

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE.
2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

QUALIFICATION INFORMATION:
Required unless design is exempt under 2.17.5.1 of the building code.
WAYNE SIDER BCIN 32478
REGISTRATION INFORMATION:
Required unless design is exempt under 2.17.4.1 of the building code.
SIDER BROTHER BUILDERS BCIN 101543

REVISIONS

DATE	DESCRIPTION
2/29/2024	Submitting concepts for approval
3/6/2024	Submit plan to ENG.
2025-02-05	Attached Engineering
2025-02-20	Revisions for permit.
2025-07-14	Exterior siding Revised
2025-07-29	Exterior siding selection revised
2025-09-22	Electrical and Cabinet review



NORTH EAST RENDERING



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CLIENT

WADE & WANDA
PARTRIDGE

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PARKWAY
OUTBUILDING
PROJECT

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TITLE

PROJECT
OVERVIEW -
OUTBUILDING

DRAWN BY N. EMPRINGHAM

SCALE

DATE 9/23/2025

SHEET #

A1

PLAN INDEX	
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A1	Project Overview - Outbuilding
A2	General Notes, Lintel Schedules, Abbreviations
A3	Plot Plan, Survey, Mapping
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GENERAL NOTES AND SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS

All construction to be in accordance with local building codes and bylaws 333/12 including all latest amendments as well as any other codes of provincial or local applications. At all times meet or exceed the requirements of specified standards, codes or referenced documents. Avoid scaling directly from the drawings. If there is ambiguity or lack of information, inform the consultant. Any change through the disregarding of this notice to be the responsibility of the contractor.

Contractor to check and verify all drawings. Report and discrepancies to the consultant for clarification. Contractor shall be responsible for obtaining all permits and for making arrangements for all required inspections. Verify that all work, as it proceeds is executed in accordance with dimensions which maintain position, levels, and clearances to adjacent work as set out by requirements of the drawings.

DIVISION 2 SITE WORK

Remove all topsoil and vegetable matter to a minimum of 1'-0" deep and 2'-0" beyond the building's perimeter. Excavate for foundations and building services to depths required to allow for proper placement of the work. All footings to extend to minimum 4'-0" below finished grades (or as noted on plans) and to rest on undisturbed soil or rock. Excavations to be kept free from standing water. The bottom of every exterior foundation wall to be drained by drainage tile or pipe laid around the outside edge of the footing, the top and sides of the drainage tile to be covered with a continuous 12" thick layer of crushed stone. Foundation drains to drain to a sewer, drainage ditch or dry well by gravity drainage or by pumping, in accordance with local regulations.

After the construction of footings, pits, walls or piers backfill all excavations with existing approved granular materials to within 5" of underside of concrete slab and within 6" of underside of new exterior finished grades. Slope all finished grades away from building, water supply well or septic tank disposal bed and ensure proper positive surface drainage.

DIVISION 3 CONCRETE

Concrete for unreinforced footings and foundation walls to have a minimum compressive strength of 2200 psi after 28 days with max. 4" slump (20 1.1 P) Stepped footings to have a minimum 2'-0" horizontal distance between steps.

Vertical steps to be 2'-0" maximum (see 9.15.3.8. OBC.) other footings shall be 8" thick min. And minimum 4" projection beyond the face of foundation wall unless otherwise noted on drawings. Footings to adequately support all superimposed loads with a minimum bearing capacity of 2500 psf. Foundation walls to extend up minimum 8" above finished grade. Reduced foundation walls to allow brick facing and maintain a lateral support. Tie masonry to minimum 4" wide x maximum 8" high concrete upstand with dove tail masonry anchors at 8" OC vertically and 3'-0" OC horizontally. Fill collar joint solid with mortar. Provide 4"x4" brick key at top of foundation wall. Provide beam pockets (denoted on plans) wherever steel beams bear on the conc. Foundation wall. Concrete for garage and exterior porches to be 3000 psi at 28 days with 5%-7% air entrainment. Other slabs to be minimum 2200 psi at 28 days. Concrete slabs on grade to be fibre reinforced, minimum 4" thick and set on minimum 6" compacted granular "A". Garage slabs on grade to be minimum 4" thick and reinforced with 10m rebar at 24" OC located near mid-depth of the slab, set on 8" compacted granular "A". Habitable rooms on concrete slab to be damp-proofed with 6 mil polyethylene. Basement openings (windows) greater than 3'-11" in length or containing openings in more than 25% of its length to be reinforced as per Eng. Specs. (2 -# 3 rods extends 12" on each side 4'-0" window)

DIVISION 4 MASONRY

Masonry shall conform to section 9.20 of the national building code and all other applicable codes If brick veneer is to be installed, flashing shall be installed up 8" behind the building felt and below the bottom course with vertical joints raked clean. Weep holes located at 24" OC as required. Install thru-wall flashing and weep holes at base of foundation, window and door heads, and where roofing is flashed to stone. Brick veneer tie spacing to be at a max. horizontal spacing of 16" and a max. vertical spacing of 24" or a max. horizontal spacing of 24" and a max. vertical spacing of 20". Horizontal spacing to coincide with wall stud spacing. Stone copings, lintels, shall be 3-1/2" thick cut limestone, with a 1" protection beyond the stone veneer below. Slope top at retaining wall for positive drainage. Apply masonry sealer to exterior stone. Synthetic stone to be in strict accordance with manufacturers specification. Mortar type and ratio per stone manufacturers specification with max 1/2" wide joints. Grout joints utilizing grout bags.

DIVISION 5 METALS

All structural steel to conform to the requirements for grade 300w steel in CAN/CSA-g40 21-m in Canada. Minimum recommended weights and types of materials for exposed flashing are 1.73mm sheet lead, 0.33mm galvanized steel, 0.46 mm copper, 0.46mm zinc, 0.24mm aluminium. Aluminium flashing should not be used to flash masonry chimneys, fireplaces or concrete tile. Flash all changes of materials on exterior walls. Steel beams shall be supported by steel columns, steel bearing plates shall be welded to the steel beam. All steel columns, steel beams and steel angle lintels to be shop primed with one coat of rust-inhibitive paint. Refer to Lintels and Schedules on A2-A3

DIVISION 6 WOOD AND LINTELS

All floor joists and framing lumber to be no 2 grade Spruce or better. All wood lintels over openings to be (2) 2"x10"s under double top plate unless otherwise noted. All load bearing wood stud partitions to have a double top plate. Stud walls without sheathing on both sides to have mid-girts. Provide double studs around openings and triple studs in corners of load bearing stud partitions. Sill plates to be 2"x 6" on sill plate gasket (ethalfoam) and fastened onto top of poured concrete foundation with 3/8" diameter anchor bolts at 7'-0" OC and embedded minimum 8" into concrete, with one at every corner.

Load bearing stud walls parallel to floor joists to be supported by walls or beams of sufficient strength, to safely transfer the designed loads to vertical supports. Walls at right angles to floor joists to be located at maximum 2'-0" from the joist support if supporting one or more floors unless the joist size is designed to accommodate such loads.

Interior wood bearing walls in basement to be 2"x 6" at 16" OC on 6 mil polyethylene and anchored securely through asphalt course to concrete footing with 3/8" diameter bolts at 7'-0" OC. Exterior stud walls to be 2"x6" at 16" OC and interior wood stud first floor to be 2"x4" at 16" OC. Exterior and interior wood stud walls to be 2"x4" at 16" OC. All non-load bearing wood stud walls to be 2"x4" at 16" oc. Provide ribbon boards minimum 1"x4" each side of steel beam for lateral support.

Joists to have a minimum 1/2" end bearing whereas wood beams to have minimum 3 5/8" end bearing. Joists framed into the side of wood beams to be supported on metal joist hangers. Joists hangers are also required where headers, trimmers and double joists frame into the side of other members. Header joists to be doubled where they exceed 4'-0" in length. Header joists exceeding 10'-8" in length to be determined by calculation. Trimmer joists to be doubled when length of header joists exceed 2'-8". When header joist length exceeds 6'-8" the size of trimmer joists to be determined by calculation. Provide framing or solid blocking as required for proper load transfer of point loads from above.

Provide double joists under all non-loadbearing partitions over 6'-0" in length parallel to floor joist. When such partitions contain no full height openings the joists do not need to be doubled. Double joists can be separated by maximum 8" apart by using 2"x4" solid wood blocking at 4'-0" oc. Cantilevered floor joist supporting roof loads have to extend inward away from the cantilevered support for a distance equal to at least 6 times the length of the cantilever joists and beams to be staggered minimum 4" at party wall. All bridging to be 2"x2" wood cross bracing or solid wood blocking at 6'-10" oc. Where clear span of floor joist is within 18" of maximum span permitted provide bridging at 4'-0" oc.

Typical floor construction to consist of finished flooring on 5/8" T&G sheathing on wood floor joists as indicated on drawings. Provide mortar scratch coat on sheathing at locations where ceramic tile is used on floors. If floor assembly is pre-engineered, refer to shop drawings provided by manufacturer for layout and all connections.

Typical roof construction to consist of 215 lb. asphalt shingles on 1/2" plywood sheathing with H-clip edge supports on pre-engineered wood trusses at 2'-0" OC. Bottom chord of trusses to be designed to support ceiling and insulation loads. Truss manufacturer to check and verify that all loading and stresses comply with and are in accordance with the local conditions and requirements. Truss manufacturer to notify consultants of any discrepancies that may affect roof lines as indicated. Provide 2"x4" truss bracing at 7'-0" OC at bottom chord or as per manufacturer's design.

Typical stair construction Interior stairs to have a max. rise of 7 7/8", a min. run of 8.25" and a min. tread of 9.25" and min. clearance between wall surface and handrails of 2'11". Interior stair headroom to be min. of 6'8" and exterior headroom to be min. 6'9". Only one set of winders are allowed between floors with and individual winder tread of 30 degrees and max. turn of 90 degrees. Landing to be at least as long as stair width. Handrails within the dwelling unit to be 2'-8" high above the nosing. Guardrails within the dwelling unit to be 3'-0" high above the nosing. Exterior balcony guardrails to be 3'-0" high above the finished balcony level. Provide maximum 4" space between vertical pickets and no horizontal members between 4'-0" or 3'-0" above nosing or balcony level.

Typical Closet construction: provide one 1/2" thick x 12" wide wood shelf complete with coat rod and brackets as required at each clothes closet location. Provide five 1/2" thick x 18" wide wood shelves at all linen closet locations, unless noted otherwise.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

All thermal insulation and air/vapour barriers shall be installed in accordance with OBC section 12 Resource Conservation and Section 9.25. Concrete foundation walls to have all exterior tie holes and recesses sealed with mortar or waterproofing materials.

Concrete foundation walls to be damp proofed to be covered with a liberal coat of bituminous material. Cove damp proofing over all footing and obstructions to provide waterproof junction. Provide suitable fire stops for all concealed areas at floor, ceiling, roof, levels and at stairs. Clearances between chimneys or gas vents and the adjoining construction which allow air leakage and heat loss form within the building into the adjacent roof space is to be sealed with non-combustible material to prevent such leakage.

Provide the following **minimum thermal resistance values** throughout the building construction per compliance package specified on drawings.

- Ceiling below attic or roof space -R60
- 2x6 exterior wall -R22 ci
- Basement walls -R20 blanket ci
- Frost walls -R10 (2" polystyrene)

All penetrations of air/vapour barrier such as those created by the installation of doors, windows, skylights, electrical wiring, plumbing or ductwork, shall be sealed to maintain the integrity of the air/vapour barrier over the entire surface. All joints in the air/vapour barrier to be sealed and caulked or lapped a min. of 4" and clamped between framing members, blocking and drywall. Roof eave to be finished with pre-finished aluminum eave trough, fascia, and vented soffit. Provide on pre-fin aluminum down spout for each 30' run of eaves trough or part thereof around the perimeter of the building. Connect downspouts to the storm sewer system or onto grade with pre-cast concrete splashpads to prevent erosion

Ventilsation: Roof spaces shall conform to NBC/OBC section 9.19 roof spaces or attics over insulated ceiling for roofs with a slope of 2/12 or greater shall be ventilated with 1 SF of unobstructed vent area for every 300 SF of insulated ceiling area. For roofs with a slope of less than 2/12 or those constructed with roof joists the unobstructed vent area shall be not less than 1 SF for every 150 SF of insulated ceiling area. All roof spaces shall be ventilated with soffit, roof, or gable vents or a combination of these, equally distributed between the top of the roof space and soffits.

Ventilation: Crawl Spaces In crawl spaces access way with height and width not less than 23-5/8" shall be provided from access door to equipment and for a distance of 2'11" on the side or sides of equipment, plumbing, vents, etc.

Shall conform to NBC/OBC Section 9.18 minimum 0.1M2 (1.1 SF)of unobstructed vent area for every 50M2 (538 SF) of floor area. Vents shall be screened and louvered and shall be uniformly distributed on opposite sides of the crawl space. Where continuous ridge and eave ventilation is required. All ventilation openings to be protected form the weather, and insects vents to be constructed of rust proof metal.

Fireplaces and chimneys to be designed and constructed in accordance with NBC/OBC 9.20, 9.21, 9.22, and local codes.

All chimney flues to comply with NBC/OBC subsection 9.21.2 including article 9.21.2.5 and table 9.21.2.5.B. All fireplaces hearths are to conform NBC/OBC subsection 9.22.5 and elevated hearths should be extended in accordance with NBC/OBC sentence 9.22.5.1.(2) Fireplaces shall be installed by certified installer with expertise.

DIVISION 8 WINDOWS AND DOORS

Window sizes shown on drawings are only estimated for design purposes. Actual window sizes vary per manufacturer.

Drawings must be reviewed with window supplier prior to ordering. It is the Contractors responsibility to coordinate the window rough opening with the purchased window size. Glazing weights shall comply with subsection 9.7.3 of the NBC/OBC. All bathroom glazing with 12" above a floor surface and skylights shall be safety glass or tempered glass. Shower and bathtub glass shall be safety glass. Patio doors are to be safety glass or tempered glass. All windows and glass door units to be insulated double glass units. Metal frames for doors or windows shall incorporate a thermal break. All windows within 6-7" of grade of grade to be resistant to forced entry. Every floor level containing a bedroom shall be proved with at least 1 window that is operable from the inside with an unobstructed open portion having a minimum area of 3.8 sf with no dimension less than 15".

Door sizes and types to be as denoted on plans. The door between the garage and habitable areas to be solid core exterior type, self closing, tight fitting weather stripping to provide an effective barrier against gas and exhaust fumes. Provide 6" step at this door.

Provide access hatches to crawl spaces or attics with roof spaces more than 2'-0" high. Access hatch opening to be a minimum 22"x36" fitted with doors or covers that are insulated and weather stripped.

All entrance doors providing direct access to the dwelling unit shall be designed to resist forced entry as per OBC div. B. 9.7.5.2. Type: metal clad casement or as specified by owner.

DIVISION 9 FINISHES

Floor finishes, bathroom vanities, bath splash, kitchen cabinets, and fireplace material to meet specification of owner. All closets shall have one shelf and one rod. Linen closet shall have 5 adjustable shelves. Drywall/gypsum wall board shall be 1/2" on 16" OC spacing and 5/8" on 24" OC spacing. Tape and finish with 3-4 coats mud.

Install moisture resistant drywall at bathroom fixture locations, drywall installation shall be with screws per manu. specification. Install 1/2" fibre-glass-reinforced cement boards to shower compartment walls and ceiling to receive tile. Additional 1/2" plywood underlay shall be provided under resilient flooring installations. Additional 1/2" plywood underlay shall be provided under ceramic tile installations. Primer and paint shall be Benjamin Moore or approved equal

Smoke alarms conforming to CAN/ULC-S531, "smoke alarms", shall be installed in each dwelling unit and in each sleeping room not within a dwelling unit and shall have a visual signalling component conforming to the requirements in the OBC section 18.5.3 (Light, colour and pulse characteristics) of NFPA72, "National Fire Alarm and Signaling Code"

The visual signalling component required need not: a) Be integrated with the smoke alarm provided if it is interconnected to it, b) Be on a battery backed or 446 c)Have synchronized flash rates, when installed in a dwelling unit

The luminous intensity for visual signalling components required that are installed in sleeping rooms shall be a min. Of 175 cd. Smoke alarms shall be installed on or near the ceiling.

DIVISION 10 PLUMBING

All plumbing shall conform to part 7 of the OBC and all municipal by-laws. An inspection in required of all plumbing sanitary /storm sewer connections and systems, building drains and -or roughed-in plumbing under test. All underground piping to be inspected prior to backfill. Install water and gas services as required; coordinate meter locations with owner. Water supplies shall be copper. Install 1" service, 1" main distribution to lines feeding bath and shower. Transition to 1/2" or 3/4" (as required) at fixture locations. Provide shutoff valves located at each fixture. Install foam rubber grommets where plumbing supply and waste lines penetrate wall framing.

DIVISION 11 MECHANICAL

Owner/Contractor shall provide to the building department a heat loss calculation and duct design prepared by a certified designer. Installation of heating system shall comply with manufacturers directions where applicable and conform with local codes and regulations.

Mechanical ventilation shall be provided in accordance with NBC/OBC section 9.32. Install ductwork from exhaust fan at bathrooms and attic space. Install ductwork from laundry dryer location through roof or wall to exterior, include grommets. Exposed dampers shall be painted to match exterior siding. Provide minimum of 1 sq. Ft. Unobstructed natural ventilated area for every 500 sq. Ft. Of floor area in crawl spaces and basements. Provide min. 3 sq. Ft. Unobstructed natural ventilated area in finished or habitable areas. Provide min. 1 sq. ft. unobstructed natural ventilated area in basements. When mechanical ventilation is required provide min. One air change per hour. Discharge exhaust directly to outdoors and provide back flow dampers at duct end or fan. Metal chimneys and vents to be ULC labeled, Class B for gas-fired furnaces. A metal chimney not supported on a foundation to be supported by non-combustible material and the support to be independent of the appliance it serves.

DIVISION 12 ELECTRICAL

Installation of electrical items must comply with local electrical codes and regulations in all respects. Electrical shall comply with section 9.34 (electrical facilities) of the Ontario building code. Contractor and Electrical Sub Trade shall perform a walk-through with the owner to determine preferred location of the outlets, switches, light fixtures, telephone, data and all other devices. Install all wiring and devices as required by code and as required to accommodate appliances and equipment. Supply and install exhaust fans in each bathroom and attic space. Coordinate with the owner a security system provider. Install hardwired smoke/fire detectors and CO2 detectors on all floors as required per code. Install 3-way switches at spaces with multiple entrances. Provide lighting at all entrances per OBC 9.34.2

NAILING FOR FRAMING O.B.C. 9.23.3.4		
CONSTRUCTION DETAIL	MINIMUM LENGTH OF NAILS, IN	MINIMUM NUMBER OR MAXIMUM SPACING OF NAILS
FLOOR JOISTS TO PLATE - TOE NAIL	3 1/2"	2
WOOD OR METAL STRAPPING TO UNDERSIDE OF FLOOR JOISTS	2 1/2"	2
CROSS BRIDGING TO JOISTS	2 1/2"	2 AT EACH END
DOUBLE HEADER OR TRIMMER JOISTS	3"	11 3/4" O/C
FLOOR JOIST TO STUD (BALCON CONSTRUCTION)	3"	2
LEDGER STRIP TO WOOD BEAM JOIST TO JOIST SPLICE	3 1/2"	2 PER JOIST
(SEE ALSO TABLE 4.23.1.3)	3"	2 AT EACH END
HEADER JOIST END NAILED TO JOISTS ALONG PERIMETER	4"	3
TAIL JOIST TO ADJACENT HEADER JOIST (END NAILED) AROUND OPENINGS	3 1/2"	5
EACH HEADER JOIST TO ADJACENT TRIMMER JOIST (END NAILED) AROUND OPENINGS	3 1/2"	5
STUD TO WALL PLATE (EACH END) TOE NAIL OR END NAIL	2 1/2"	4
DOUBLED STUDS AT OPENINGS, OR STUDS AT WALLS OR WALL INTERSECTIONS AND CORNERS	3"	30" O/C
DOUBLED TOP WALL PLATES	3"	23 5/8" O/C
BOTTOM WALL PLATE OR SOLE PLATED TO JOISTS OR BLOCKING (EXTERIOR WALLS)	3 1/2"	15 1/4" O/C
INTERIOR WALLS TO FRAMING OR SUBFLOORING	3 1/2"	23 5/8" O/C
HORIZONTAL MEMBER OVER OPENINGS IN NON-LOADBEARING WALLS - EACH END	3 1/2"	2
LINTELS TO STUDS	3 1/2"	2 AT EACH END
CEILING JOIST TO PLATE - TOE NAIL EACH END	3 1/2"	2
RAFTER RAFTER, ROOF TRUSS OR ROOF JOIST TO PLATE - TOE NAIL	4"	2
RAFTER PLATE TO EACH CEILING JOIST	4"	2
RAFTER TO JOIST (WITH RIDGE SUPPORTED)	3"	SEE O.B.C. TABLE 9.23.1.3
RAFTER TO JOIST (WITH RIDGE UNSUPPORTED)	3"	4
GUSSET PLATE TO EACH RAFTER AT PEAK	2 1/2"	3
RAFTER AT RIDGE BOARD - TOE NAIL - END NAIL	3 1/2"	3
COLLAR TIE TO RAFTER - EACH END	2 1/2"	2
COLLAR TIE LATERAL SUPPORT TO EACH COLLAR TIE	2 1/2"	2
JACK RAFTER TO HIP OR VALLEY RAFTER	3 1/2"	2
ROOF STRUT TO RAFTER	3 1/2"	2
ROOF STRUT TO DOOR/BARSIN WALL - TOE NAIL	3 1/2"	2
2"x6" OR LESS PLANK DECKING TO SUPPORT	3 1/2"	2
PLANK DECKING WIDER THAN 2"x6" TO SUPPORT (TOE NAIL)	3"	1
2" EDGE LAID PLANK TO EACH OTHER	3"	17 3/4" O/C

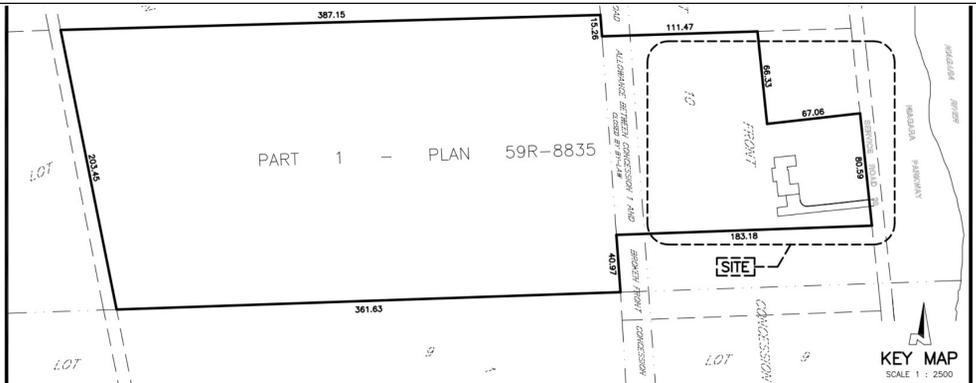
STEEL LINTEL SCHEDULE FOR STEEL BEAMS SUPPORTING MASONRY VENEER O.B.C. 9.20.5.2 (C)			
SECTION	2 1/2" BRICK	3 1/2" BRICK	4" STONE
W 6 x 15	13' - 11"	13' - 5"	12' - 11"
W 6 x 20	15' - 4"	14' - 10"	14' - 2"
W 6 x 18	17' - 3"	16' - 6"	15' - 10"
W 8 x 21	18' - 3"	17' - 7"	16' - 9"
W 8 x 24	18' - 9"	18' - 0"	17' - 2"

LEDGER BOARD ANCHOR BOLT SPACING O.B.C. TABLE 9.20.17.5		
MAX CLEAR FLOOR SPAN	STAGGERED 1/2" ANCHOR BOLTS	STAGGERED 5/8" ANCHOR BOLTS
8' - 0"	18"	20"
9' - 10"	16"	18"
13' - 1.5"	12"	16"
16' - 4"	11"	13"

STEEL LINTEL SCHEDULE FOR STEEL LINTELS SUPPORTING MASONRY VENEER (O.B.C. 9.20.5.2 B)			
MIN. ANGLE SIZE	FOR BRICK (2 1/2")	MAX. ALLOWABLE SPAN FOR BRICK (3 1/2")	FOR STONE
L - 3 1/2" x 3 1/2" x 1/4"	8' - 6" OR LESS	8' - 11" OR LESS	7' - 9" OR LESS
L - 4" x 3 1/2" x 1/4"	9' - 2"	9' - 9"	8' - 2"
L - 4 1/8" x 3 1/2" x 5/16"	11' - 5"	10' - 10"	10' - 1"
L - 4 7/8" x 3 1/2" x 3/8"	11' - 11"	11' - 5"	10' - 8"
L - 4 7/8" x 3 1/2" x 1/2"	12' - 7"	11' - 9"	10' - 11"
L - 5 1/8" x 3 1/2" x 3/8"	13' - 4"	12' - 7"	11' - 8"
L - 5 1/8" x 3 1/2" x 1/2"	14' - 2"	13' - 5"	12' - 5"
L - 5 7/8" x 4" x 1/2"	14' - 4"	13' - 6"	12' - 7"
L - 7 1/8" x 4" x 3/8"	15' - 0"	14' - 1"	13' - 1"
L - 7 1/8" x 4" x 1/2"	16' - 0"	15' - 1"	14' - 0"

-ALL ENGINEERED STEEL BEAMS SHOULD HAVE THE SUPPORTING STEEL POSTS & CONCRETE PADS SIZED BY A PROFESSIONAL ENGINEER OR APPROVED EQUAL
-ALL STEEL BEAMS SUPPORTING NON-UNIFORM LOADS (POINT LOADS, BRICK LOADS, ETC.) TO BE VERIFIED BY A PROFESSIONAL ENGINEER OR APPROVED EQUAL
-ALL COOKING APPLIANCES AND LAUNDRY SERVICES SHALL BE SUPPLIED WITH AN ELECTRICAL OUTLET, NATURAL GAS LINE OR PROPANE LINE
-ELECTRICAL LAYOUT TO BE VERIFIED ON SITE BY OWNER/BUILDER & CONTRACTOR
-THE FURNACE SHALL HAVE A BRUSHLESS DIRECT CURRENT MOTOR (AS PER O.B.C. DIV. B, 12.3.1.5) (2)
-KITCHEN LAYOUT TO BE VERIFIED BY KITCHEN DESIGNER/MANUFACTURER
-ROOF AND GIRDER TRUSS LOCATION TO BE VERIFIED BY ROOF MANUFACTURER
-PROVIDE C&B WATER SHIELD AT ALL FLAT ROOF, DORMER, VALLEY, ROOF CRICKET & HIP ROOF CONNECTIONS
-PROVIDE 1" CONTINUOUS EAVESTROUGH TO DRAIN POSITIVELY TO RAIN WATER DOWNSPOUTS LOCATED AS PER O.B.C. REQUIREMENTS & LOCAL MUNICIPAL DRAINAGE BYLAWS
-WALLS, FLOORS & CEILINGS THAT SEPARATE CONDITIONED SPACES FROM UNCONDITIONED SPACES SHALL BE CONSTRUCTED SO TO INCLUDE AN AIR BARRIER SYSTEM THAT SHALL PROVIDE A CONTINUOUS BARRIER TO AIR LEAKAGE
-THE CONTINUITY OF THE AIR BARRIER SYSTEM SHALL EXTEND THROUGHOUT THE BASEMENT & ALL PENETRATIONS MUST BE SEALED AIRTIGHT
-FOUNDATION WALLS TO BE ENGINEERED IF THE TOTAL LENGTH OF ALL OPENINGS EXCEED 25% OF THE TOTAL WALL LENGTH OR IF ANY OPENING EXCEEDS 4"
-ALL PENETRATIONS & JOINTS BETWEEN HEATED AND UNHEATED SPACES SHALL BE ADEQUATELY SEALED WITH CAULKING OR APPROVED EQUAL (INCLUDING BUT NOT LIMITED TO: WHERE THE WALL PLATES MEET THE FLOORS OR TRUSSES, AT SILL PLATES, WHERE THE SLAB MEETS THE FOUNDATION WALL, AT WINDOWS & DOORS, ATTIC ACCESSES, VENTS, PLUMBING STACKS, ELECTRICAL SERVICES, TELEPOST, ETC.) (REFER TO O.B.C. DIV. B, 9.25)
-ALL PENETRATIONS THROUGH SLAB (E. WHERE THE SLAB MEETS THE FOUNDATION WALL, TELEPOSTS, PLUMBING DRAINS, ETC.) SHALL BE ADEQUATELY SEALED
-ALL STAIRS SHALL CONFORM TO ONTARIO BUILDING CODE SECTION DIV. B. 9.8 (RISE/RUN DIMENSIONS SECTION DIV. B, 9.8.2) (LANDINGS SECTION DIV. B, 9.8.6) (HANDRAILS SECTION DIV. B, 9.8.7)
-LVL & SCL BEAMS & POSTS TO BE VERIFIED BY THE LUMBER SUPPLIER
-WOOD JOISTS SHALL HAVE ADEQUATE BLOCKING AT ALL SUPPORTS (LUMBER SUPPLIER TO VERIFY)
-ALL EXTERIOR WOOD TO BE PRESSURE TREATED
-SUBFLOOR TO BE GLUED & SCREWED TO FLOOR JOISTS (TYP)
-PROVIDE ADEQUATE CAPPING & WEATHER-FLOORING AROUND ALL EXTERIOR NONPRESSURE TREATED WOOD BEAMS
-A DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT (REFER TO O.B.C. 58-12.3.1.1.12)

WOOD LINTEL SCHEDULE (O.B.C. 9.23.1.3)						
LINTEL SUPPORTING	LINTEL SIZE	MAXIMUM SPAN, m				INTERIOR WALLS
		EXTERIOR WALLS	SPECIFIED SNOW LOAD, kPa			
		1.0	1.5	2.0	2.5	3.0
LIMITED ATTIC STORAGE AND CEILING	2 -1 1/2 x 3 1/2 2 -1 1/2 x 4 2 -1 1/2 x 4 X 2 -1 1/2 x 11 X	4' - 2" 6' - 4" 7' - 4" 9' - 5" 11' - 0"				
ROOF AND CEILING ONLY (TRIBUTARY WIDTH OF 0.8 M MAXIMUM)	2 -1 1/2 x 3 1/2 2 -1 1/2 x 4 2 -1 1/2 x 4 X 2 -1 1/2 x 11 X	8' - 4" 13' - 11" 17' - 4" 20' - 11"	7' - 4" 11' - 6" 15' - 4" 18' - 11"	6' - 8" 10' - 8" 13' - 4" 16' - 3"	6' - 2" 9' - 4" 12' - 4" 15' - 4"	5' - 10" 9' - 4" 12' - 0" 15' - 4" 18' - 3"
ROOF AND CEILING ONLY (TRIBUTARY WIDTH OF 0.6 M MAXIMUM)	2 -1 1/2 x 3 1/2 2 -1 1/2 x 4 2 -1 1/2 x 4 X 2 -1 1/2 x 11 X	4' - 2" 6' - 4" 7' - 4" 9' - 5" 11' - 0"	3' - 8" 5' - 9" 6' - 8" 8' - 11" 9' - 5"	3' - 4" 4' - 10" 5' - 11" 7' - 3" 8' - 5"	2' - 10" 4' - 5" 5' - 0" 6' - 7" 7' - 8"	2' - 10" 4' - 5" 5' - 0" 6' - 7" 7' - 8"
ROOF, CEILING, AND 1 STORY	2 -1 1/2 x 3 1/2 2 -1 1/2 x 4 2 -1 1/2 x 4 X 2 -1 1/2 x 11 X	3' - 8" 5' - 9" 6' - 8" 8' - 11" 9' - 5"	3' - 2" 4' - 6" 5' - 11" 7' - 1" 8' - 5"	2' - 11" 4' - 2" 5' - 11" 7' - 1" 8' - 5"	2' - 7" 3' - 11" 4' - 5" 5' - 3" 6' - 0"	2' - 7" 3' - 11" 4' - 5" 5' - 11" 6' - 0"
ROOF, CEILING, AND 2 STORY	2 -1 1/2 x 3 1/2 2 -1 1/2 x 4 2 -1 1/2 x 4 X 2 -1 1/2 x 11 X	3' - 8" 4' - 5" 5' - 0" 6' - 8" 8' - 11" 9' - 5"	2' - 11" 4' - 2" 5' - 11" 7' - 3" 8' - 5"	2' - 9" 3' - 11" 4' - 5" 5' - 3" 6' - 0"	2' - 7" 3' - 6" 4' - 5" 5' - 3" 6' - 0"	



SKETCH
 SHOWING TOPOGRAPHICAL INFORMATION
 PART OF LOT 10 – CONCESSION 1,
 PART OF LOT 10 – BROKEN FRONT
 CONCESSION, AND PART OF THE
 ROAD ALLOWANCE BETWEEN
 CONCESSION 1 AND BROKEN FRONT
 CONCESSION
 GEOGRAPHIC TOWNSHIP OF WILLOUGHBY
 ALL IN THE
CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 250

METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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 NOT FROM AN ACTUAL SURVEY.
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CAUTION
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
 EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

BENCHMARK
 ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOPNET RKT
 NETWORK, NAD83 CSRS, VERSION 3, EPOC 2010.

LEGEND

	• DENOTES EXISTING GROUND ELEVATION
	• DECIDUOUS TREE
	• CONIFEROUS TREE
	• ASPHALT SURFACE
	• CONCRETE SURFACE
	• PAVING BRICK SURFACE

FIELD WORK COMPLETION DATE: **MAY 18, 2022**

REVISIONS

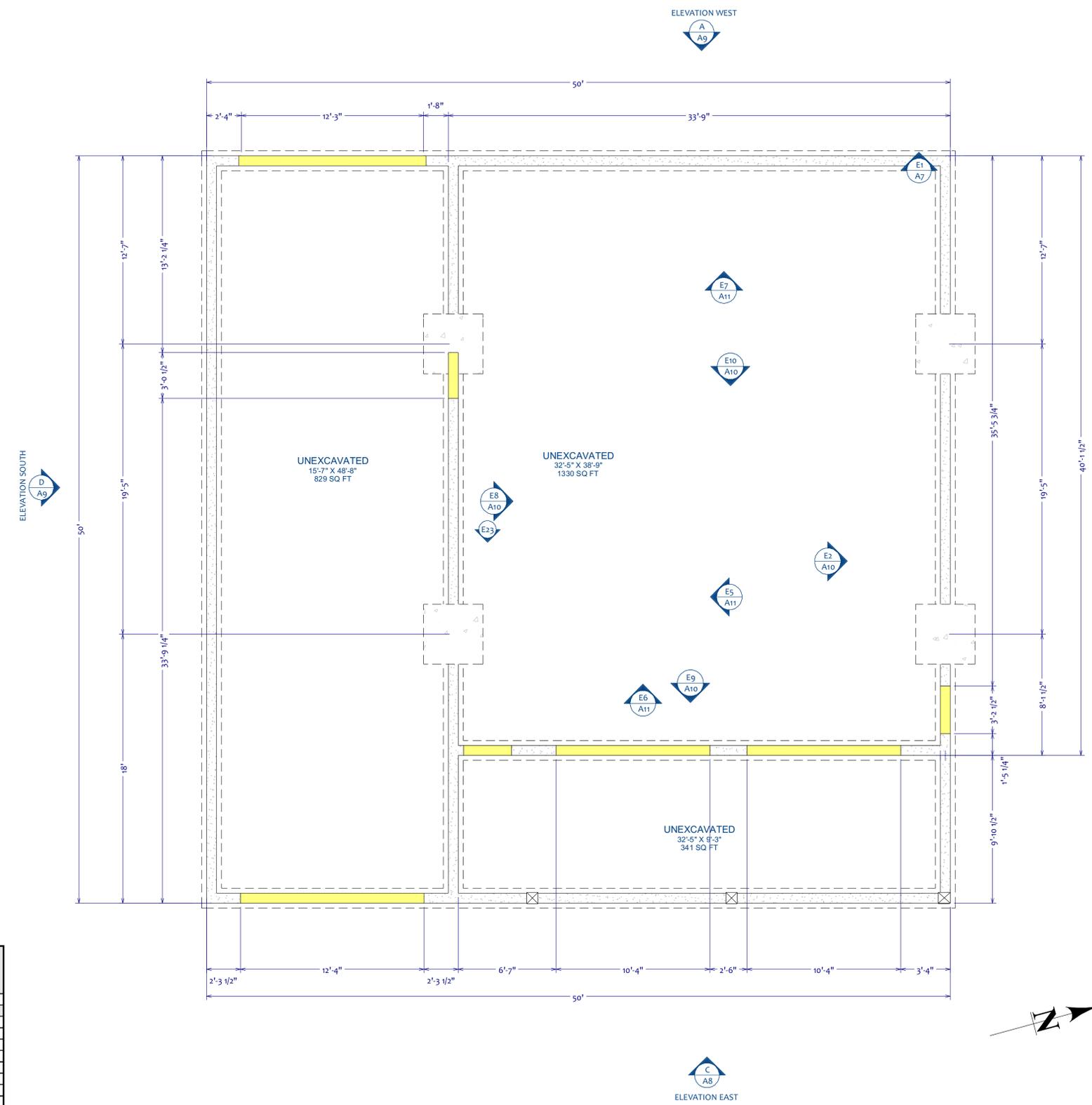
Rev #	REVISION	Date
0	Submitted to client for review	Aug 11/22

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 WELAND ONTARIO FAX (905) 735-7333
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 DRAWN BY: D. H. T. MSCAD: 22024_MS DWG: 22024_TOPO FILE No: 22-24

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE.
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QUALIFICATION INFORMATION:
 Required unless design is exempt under 2.17.5.1 of the building code.
 WAYNE SIDER BCIN 32478
 REGISTRATION INFORMATION:
 Required unless design is exempt under 2.17.4.1 of the building code.
 SIDER BROTHER BUILDERS BCIN 101543

REVISIONS	
DATE	DESCRIPTION
2/29/2024	Concepts for approval
2025-03-20	Revisions for permit
2025-07-29	Exterior siding selection revised
2025-09-22	Electrical and Cabinet review



ENERGY EFFICIENCY: TABLE 3.1.1.2.A (IP)

ZONE 1 - SPACE HEATING EQUIP. WITH AFUE₂92%
 COMPLIANCE PACKAGE A1

COMPONENT	RSI/R VALUES
THERMAL INSULATION	
CEILING WITH ATTIC SPACE	R60
CEILING WITHOUT ATTIC SPACE	R31
EXPOSED FLOOR	R31
WALLS ABOVE GRADE	R22
BASEMENT WALLS	20 ci
SLAB (ALL >600MM BELOW GRADE)	R10
SLAB (EDGE ONLY <600MM BELOW GRADE)	R10
SLAB (ALL <600MM BELOW GRD OR HEATED)	R10
WINDOWS AND DOORS	
WINDOW/SLIDING GLASS DOORS	0.28
SKYLIGHTS	0.49
MECHANICALS	
SPACE HEATING EQUIP.	96%
HRV EFFICIENCY	75%
DHW HEATER (EF)	0.8

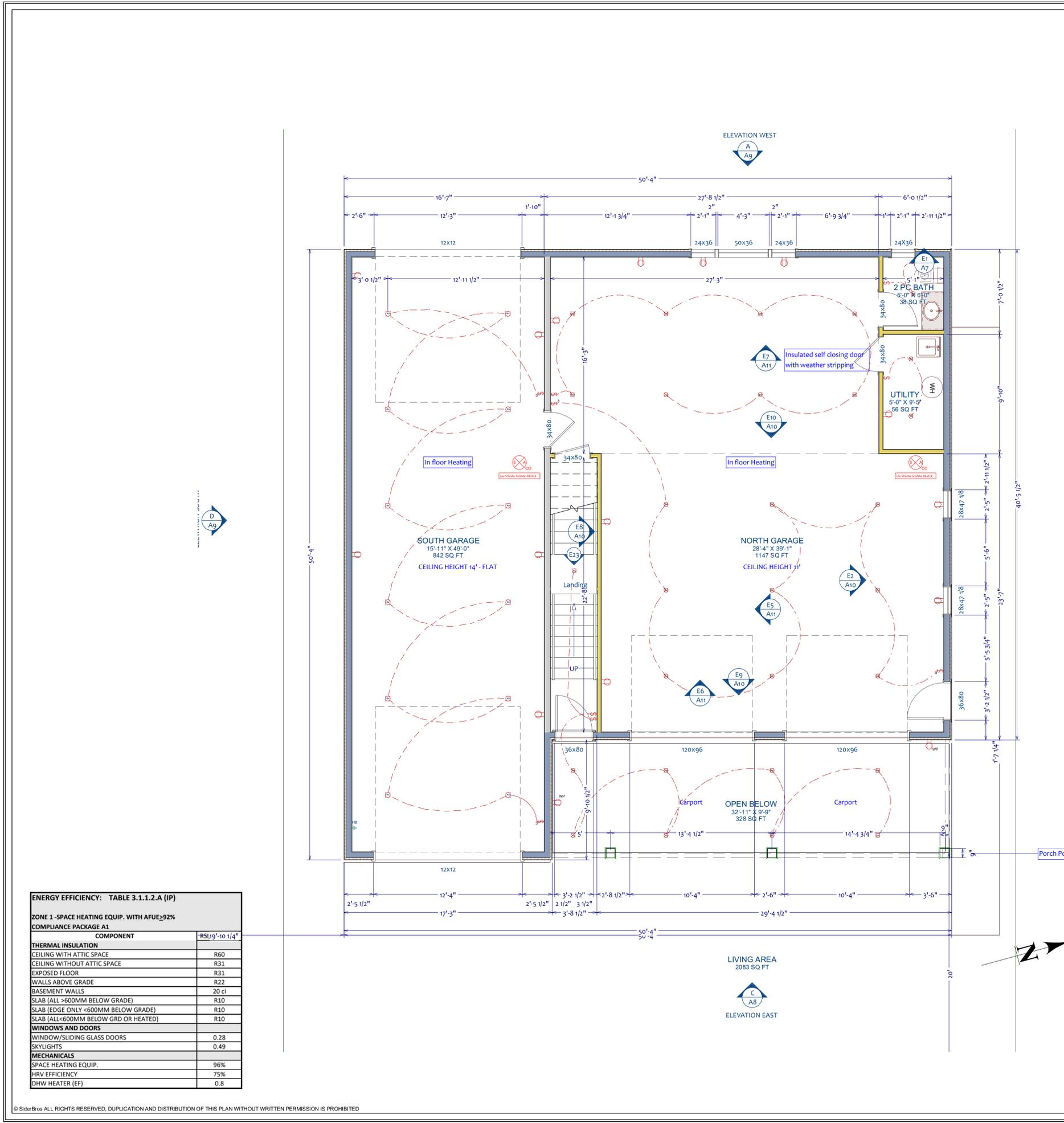
AREA SQUARE FOOTAGE	
	PROPOSED
SECOND FLOOR	1280
WALK OUT	324
GARAGE	2080
TOTAL AREAS	3684

CLIENT
WADE & WANDA PARTRIDGE
 11743 NIAGARA PARKWAY
 OUTBUILDING PROJECT
 EMAIL: wadepart@icloud.com

TITLE
FOUNDATION PLAN

DRAWN BY N. EMPRINGHAM
 SCALE 1/4" = 1'0"
 DATE 9/23/2025
 SHEET #

A4



Window Schedule						
Floor	Qty	Width	Height	Room Name	Description	Area, Actual (sq ft)
1	1	24"	36"	2 Pc Bath	Single Casement-HL	6
1	1	24"	36"	North Garage	Single Casement-HL	6
1	1	24"	36"	North Garage	Single Casement-HR	6
1	1	50"	36"	North Garage	Fixed Glass	12.5
1	2	28"	47 1/8"	North Garage	Single Casement-HL	9.16
2	1	56"	44"	Bedroom #1	Double Casement-LHL/RHR	17.11
2	1	56"	36"	Living	Double Casement-LHL/RHR	16
2	1	56"	44"	Bedroom #2	Double Casement-LHL/RHR	17.11
2	1	56"	44"	Living	Double Casement-LHL/RHR	17.11
2	2	56"	44"	Living/Porch - Wood	Double Casement-LHL/RHR	17.11
3	3	48"	24"		Fixed Glass	8
Totals:						172.37

Door Schedule						
Floor	Qty	Width	Height	Room Name	Description	EX/IN Area, Actual (sq ft)
1	1	34"	80"	South Garage/North Garage	Hinged-9355 Shaker Series 20 Min. Fire-Rated Door	IN 18.89
1	1	34"	80"	2 Pc Bath/North Garage	Hinged-9355 Shaker Series 20 Min. Fire-Rated Door	IN 18.89
1	2	120"	96"	North Garage/Open Below	Garage-Modern Steel - Flush	EX 80
1	2	144"	144"	South Garage	Garage-FP - Closed	EX 144
1	1	36"	96"	Garage/Open Below	Ext. Hinged-Commercial Door 8	EX 24
1	1	34"	80"	Garage/North Garage	Hinged-9355 Shaker Series 20 Min. Fire-Rated Door	IN 18.89
1	1	34"	80"	Utility/North Garage	Hinged-9355 Shaker Series 20 Min. Fire-Rated Door	IN 18.89
1	1	36"	96"	North Garage	Ext. Hinged-Commercial Door 8	EX 24
2	1	34"	80"	LANDING/Living	Hinged-Recess 5 Panel Door	IN 18.89
2	1	14x2"	80"	Living/Porch - Wood	Ext. Quad Slider Glass Panel	EX 78.89
2	1	34"	80"	Bedroom #2/Living	Hinged-9355 Shaker Series 20 Min. Fire-Rated Door	IN 18.89
2	1	72"	80"	Laundry/Living	4 Dr. Bifold-9355 Shaker Series 20 Min. Fire-Rated Door	IN 40
2	1	34"	80"	Living/Bath	Hinged-9355 Shaker Series 20 Min. Fire-Rated Door	IN 18.89
2	1	34"	80"	Living/Bedroom #1	Hinged-Recess 5 Panel Door	IN 18.89
Totals:						766.01

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation/Exhaust Fan Ceiling Mounted
	Ceiling Mounted Light Fixtures: Recessed 4", Heat Lamp, Low Voltage, Puck
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Refrigerator/Freezer, Oven, Hood Range
	Microwave, Clothes Washer, Clothes Dryer
	Garbage Disposal, GD Switch
	240V Receptacle
	Floor Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV
	Telephone Jack, Door Chime, Door Bell Button
	Intercom
	Thermostat
	Smoke Alarm, CO Detector
	Under cabinet Tube/Rab light
	Electrical Breaker Panel
	Low Voltage Wiring for auto blinds
	Ceiling Heater

ELECTRICAL NOTES:

- 1 4" Round Recessed Pot Lights throughout (white on drywall ceilings) - dimmers as noted
- 2 Exterior Outlets as per plan
- 3 Bath fan on timer
- 4 Sonos speakers?

STANDARDS

All switches locate 43" to Bottom of the box
 All receptacles 16" to center of box
 Vanity over sink sconce 88" to Center
 Wall sconces 68" to Center
 Switch style TBD
 Smoke and Carbon locations to code

AREA SQUARE FOOTAGE	
	PROPOSED
SECOND FLOOR	1280
WALK OUT	324
GARAGE	2080
TOTAL AREAS	3684

ENERGY EFFICIENCY: TABLE 3.1.1.2.A (IP)	
ZONE 1 - SPACE HEATING EQUIP. WITH AFUE≥92% COMPLIANCE PACKAGE A1	
COMPONENT	RSI(19'-10 1/4")
THERMAL INSULATION	
CEILING WITH ATTIC SPACE	R60
CEILING WITHOUT ATTIC SPACE	R31
EXPOSED FLOOR	R31
WALLS ABOVE GRADE	R22
BASEMENT WALLS	20 ci
SLAB (ALL >600MM BELOW GRADE)	R10
SLAB (EDGE ONLY <600MM BELOW GRADE)	R10
SLAB (ALL <600MM BELOW GRD OR HEATED)	R10
WINDOWS AND DOORS	
WINDOW/SLIDING GLASS DOORS	0.28
SKYLIGHTS	0.49
MECHANICALS	
SPACE HEATING EQUIP.	96%
HRV EFFICIENCY	75%
DHW HEATER (EF)	0.8

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2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

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 Required unless design is exempt under 2.17.5.1 of the building code.
 WAYNE SIDER BCIN 32478
 REGISTRATION INFORMATION:
 Required unless design is exempt under 2.17.4.1 of the building code.
 SIDER BROTHER BUILDERS BCIN 101543

REVISIONS	
DATE	DESCRIPTION
2/29/2024	Concepts for approval
2025-03-20	Revisions for permit
2025-07-29	Exterior siding selection revised
2025-09-22	Electrical and Cabinet review

SIDER BROS BUILDERS
 SINCE 1972

5199 MICHENER RD.
 RIDGWAY ONTARIO
 L0S 1S0
 905-894-9999
www.siderbros.com

CLIENT
WADE & WANDA PARTRIDGE

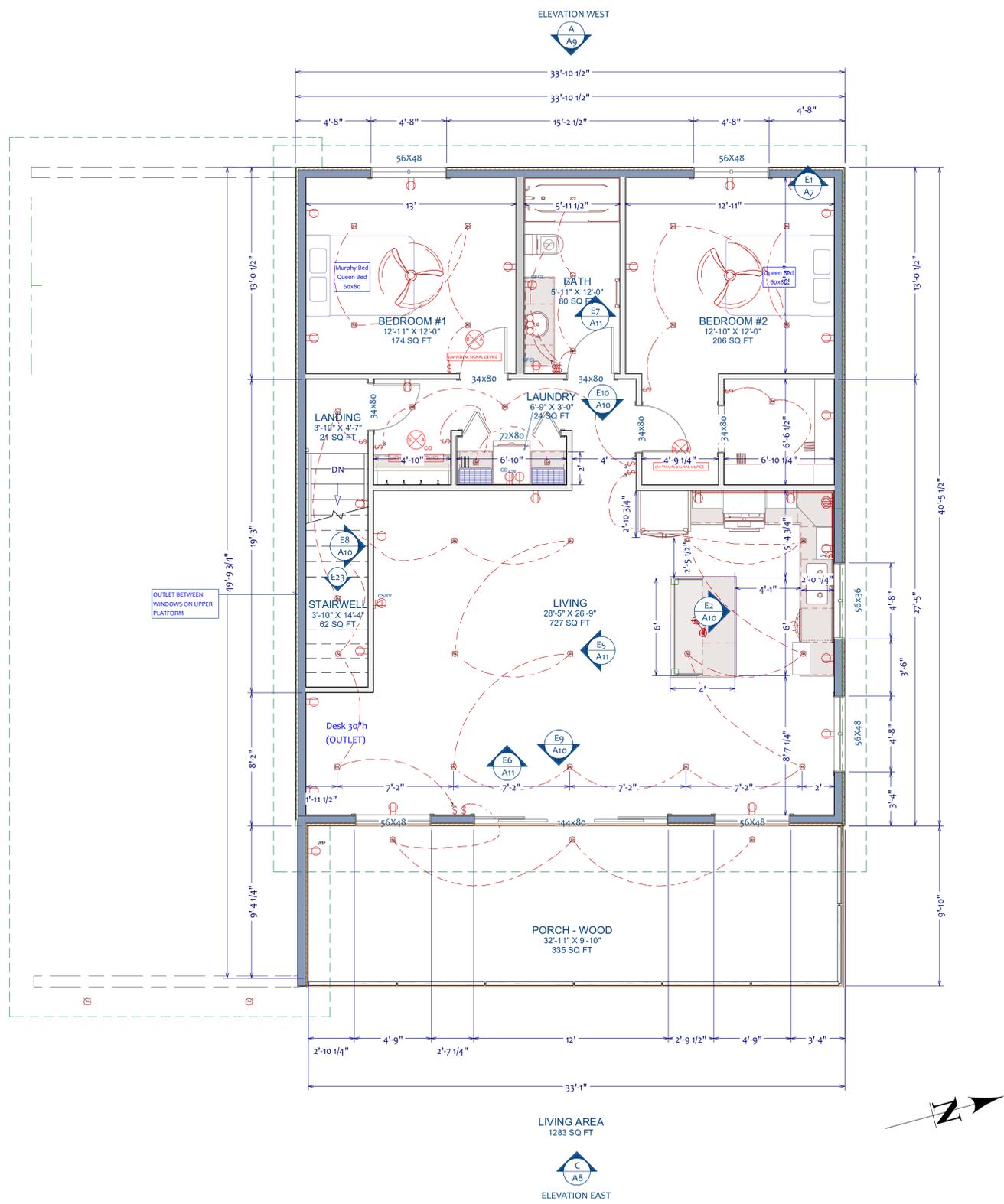
**11743 NIAGARA PARKWAY
 OUTBUILDING PROJECT**

EMAIL: wadepart@icloud.com

TITLE
MAIN FLOOR PLAN

DRAWN BY N. EMPRINGHAM
 SCALE 1/4" = 1'0"
 DATE 9/23/2025
 SHEET #

A5



Window Schedule						
Floor	Qty	Width	Height	Room Name	Description	Area, Actual (sq ft)
1	1	24"	36"	2 Pc Bath	Single Casement-HL	6
1	1	24"	36"	North Garage	Single Casement-HL	6
1	1	24"	36"	North Garage	Single Casement-HR	6
1	1	50"	36"	North Garage	Fixed Glass	12.5
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2	1	56"	44"	Bedroom #1	Double Casement-LHL/RHR	17.11
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2	1	56"	44"	Living	Double Casement-LHL/RHR	17.11
2	2	56"	44"	Living/Porch - Wood	Double Casement-LHL/RHR	17.11
3	3	48"	24"		Fixed Glass	8
Totals:						172.37

Door Schedule						
Floor	Qty	Width	Height	Room Name	Description	EX/IN Area, Actual (sq ft)
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1	1	34"	80"	2 Pc Bath/North Garage	Hinged-9355 Shaker Series 20 Min. Fire-Rated Door	IN 18.89
1	2	120"	96"	North Garage/Open Below	Garage-Modern Steel - Flush	EX 80
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1	1	36"	96"	Garage/Open Below	Ext. Hinged-Commercial Door 8	EX 24
1	1	34"	80"	Garage/North Garage	Hinged-9355 Shaker Series 20 Min. Fire-Rated Door	IN 18.89
1	1	34"	80"	Utility/North Garage	Hinged-9355 Shaker Series 20 Min. Fire-Rated Door	IN 18.89
1	1	36"	96"	North Garage	Ext. Hinged-Commercial Door 8	EX 24
2	1	34"	80"	LANDING/Living	Hinged-Recess 5 Panel Door	IN 18.89
2	1	142"	80"	Living/Porch - Wood	Ext. Quad Slider-Glass Panel	EX 78.89
2	1	34"	80"	Bedroom #2/Living	Hinged-9355 Shaker Series 20 Min. Fire-Rated Door	IN 18.89
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SYMBOL	DESCRIPTION
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	Ventilation/Exhaust Fan Ceiling Mounted
	Ceiling Mounted Light Fixtures: Recessed 4", Heat Lamp, Low Voltage, Puck
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Refrigerator/Freezer, Oven, Hood Range
	Microwave, Clothes Washer, Clothes Dryer
	Garbage Disposal, GD Switch
	240V Receptacle
	Floor Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV
	Telephone Jack, Door Chime, Door Bell Button
	Intercom
	Thermostat
	Smoke Alarm, CO Detector
	Under cabinet Tube/Rab light
	Electrical Breaker Panel
	Low Voltage Wiring for auto blinds
	Ceiling Heater

- ELECTRICAL NOTES:**
- 1 4" Round Recessed Pot Lights throughout (white on drywall ceilings) - dimmers as noted
 - 2 Exterior Outlets as per plan
 - 3 Bath fan on timer
 - 4 Sonos speakers?

- STANDARDS**
- All switches locate 43" to Bottom of the box
 - All receptacles 16" to center of box
 - Vanity over sink sconce 88" to Center
 - Wall sconces 68" to Center
 - Switch style TBD
 - Smoke and Carbon locations to code

AREA SQUARE FOOTAGE	
	PROPOSED
SECOND FLOOR	1280
WALK OUT	324
GARAGE	2080
TOTAL AREAS	3684

ENERGY EFFICIENCY: TABLE 3.1.1.2.A (IP)

ZONE 1 - SPACE HEATING EQUIP. WITH AFUE>92% COMPLIANCE PACKAGE A1

COMPONENT	RSI/R VALUES
THERMAL INSULATION	
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CEILING WITHOUT ATTIC SPACE	R31
EXPOSED FLOOR	R31
WALLS ABOVE GRADE	R22
BASEMENT WALLS	20 ci
SLAB (ALL >600MM BELOW GRADE)	R10
SLAB (EDGE ONLY <600MM BELOW GRADE)	R10
SLAB (ALL-<600MM BELOW GRD OR HEATED)	R10
WINDOWS AND DOORS	
WINDOW/SLIDING GLASS DOORS	0.28
SKYLIGHTS	0.49
MECHANICALS	
SPACE HEATING EQUIP.	96%
HRV EFFICIENCY	75%
DHW HEATER (EF)	0.8

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WAYNE SIDER BCIN 32478
REGISTRATION INFORMATION:
Required unless design is exempt under 2.17.4.1 of the building code.
SIDER BROTHER BUILDERS BCIN 101543

REVISIONS

DATE	DESCRIPTION
2/29/2024	Concepts for approval
2025-03-20	Revisions for permit
2025-07-29	Exterior siding selection reviewed
2025-09-22	Electrical and Cabinet review

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WADE & WANDA PARTRIDGE

**11743 NIAGARA PARKWAY
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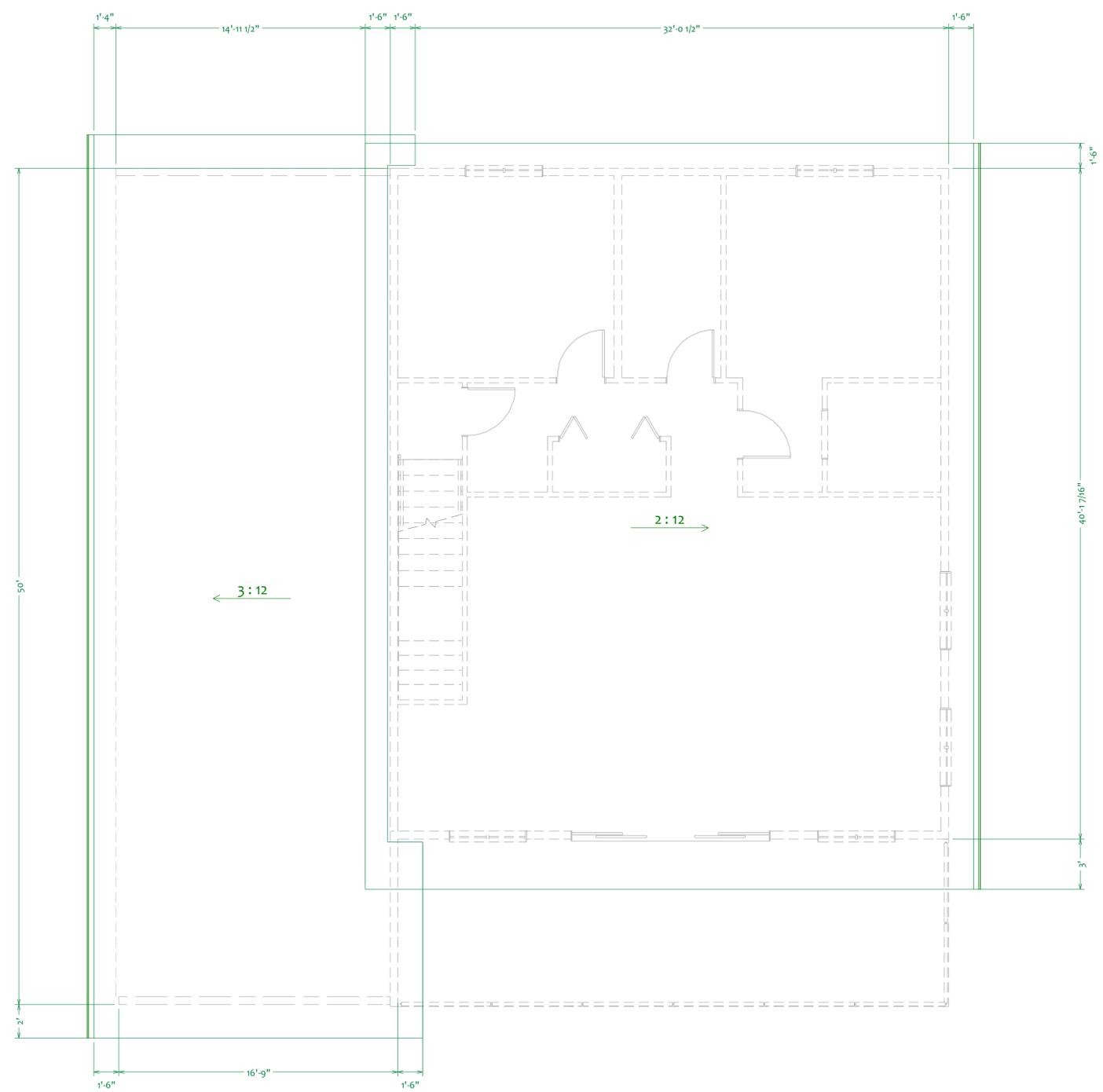
TITLE
SECOND FLOOR PLAN

DRAWN BY N. EMPRINGHAM
SCALE 1/4" = 1'0"
DATE 9/23/2025
SHEET #

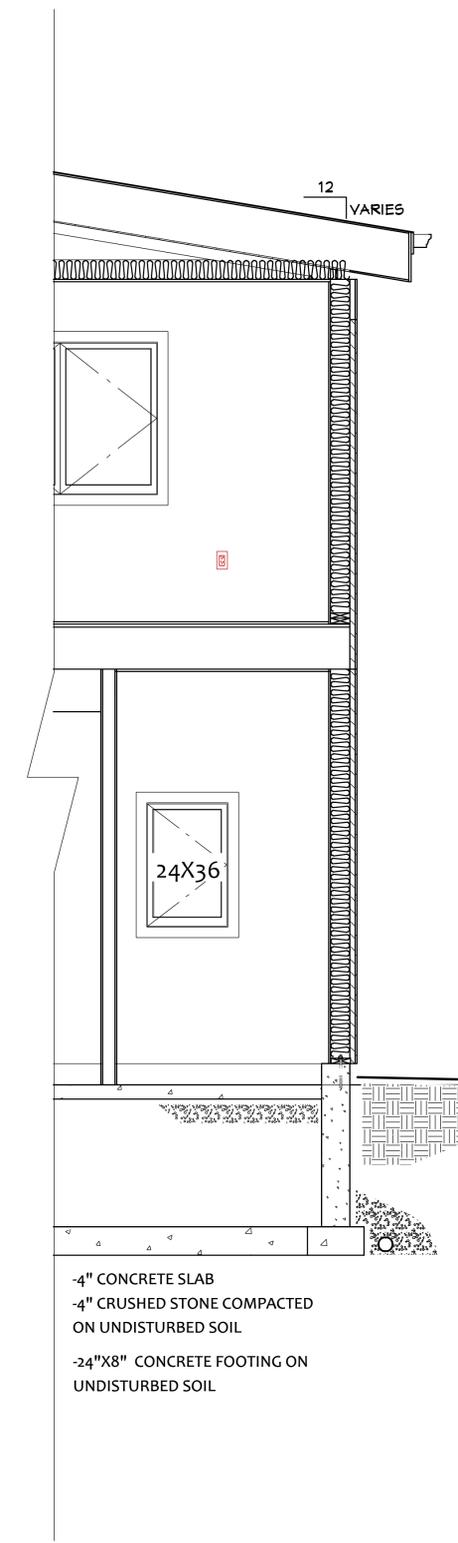
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ROOF LAYOUT 1/4"



TYPICAL WALL DETAIL 1/2"=1'0

****ROOF SYSTEM AND FLOOR SYSTEM DESIGN BY OTHERS****

- METAL STANDING SEAM ROOF**
- 5/8" PLYWOOD SHEATHING
 - Roof Rafter System Design by others
 - R60 BLOWN IN INSULATION
 - GRACE ICE AND WATER SHIELD
 - 5/8" DRYWALL (TYP)

- EXTERIOR FINISH**
- Upper North Section of Garage to be Micro Cement
 - Lower Garage and ALL of South bay to be Horizontal LUXYCLAD; Aluminum siding; DARK FIR finish to match main house
 - Metal SOFFITS and FASCIA (final sizes tbd by supplier/Manuf.)(final SIZES tbd on site by Supplier/Manuf.)
 - Posts and Balcony Fascia to be painted SAPELE

- TYVEC AIR BARRIER CONTINUOUS FROM TOP OF CEILING TO TOP OF BASEMENT SLAB (AS PER OBC 9.25.3)
- 1 1/2" R6 ZIP PANEL SYSTEM, (1" X 3" W STRAPPING, MB/WD SHEATHING/R5 RIGID INS.) R6.6 PER MANUFACTURER
- 2X6 STUDS @ 16" O/C
- 6 MIL VAPOUR BARRIER
- 1/2" DRYWALL

- BASE FLASHING CONTINUOUS**
- 2X6 SPRUCE SILL PLATE ON SILL GASKET ANCHORED /W 8" LG X1/2" ANCHOR BOLTS 48" O/C

- BACKFILL NOT TO EXCEED ABOVE 6" FROM STONE LEDGE
- FINISH GRADE TO SLOPE AWAY

- DELTA-MS WATER DRAINAGE & DAMPPROOF SYSTEMS ON: 10" (HOUSE), 8" (GARAGE)
- POURED CONCRETE FOUNDATION WALL (TO BE ENGINEERED)

- 4" CONCRETE SLAB
- 4" CRUSHED STONE COMPACTED ON UNDISTURBED SOIL
- 24"X8" CONCRETE FOOTING ON UNDISTURBED SOIL

- 4" WEEPING TILE (FILTER CLOTH) WITH 6" MIN. GRANULAR STONE COVER (TYP)

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CLIENT
WADE & WANDA PARTRIDGE
11743 NIAGARA PARKWAY
OUTBUILDING PROJECT
EMAIL: wadepart@icloud.com

TITLE
ATTIC, ROOF PLAN & TYPICAL WALL DETAIL

DRAWN BY N. EMPRINGHAM
SCALE 1/4" = 1'0"
DATE 9/23/2025
SHEET #

A7



ELEVATION NORTH



ELEVATION EAST

EXTERIOR FINISH
 -Upper North Section of Garage to be Micro Cement
 -Lower Garage and ALL of South bay to be Horizontal LUXYCLAD; DARK FIR finish to match main house
 -Metal SOFFITS and FASCIA (final sizes tbd by supplier/Manuf.)
 -Posts and Balcony Fascia to be painted SAPELE
 -Metal standing seam roof; 14" fascia boards with 4" shadow board
 Casement windows
 Metal railings with glass panels on balcony
 Support posts to be wrapped metal clad 9"sq.
 Flexstone surface on balcony walkout
 In floor heating
 Main FLOOR 11' CEILINGS IN NORTH SECTION (10'x8' garage doors)
 14' CEILINGS IN SOUTH SECTION (12'x13' garage doors)

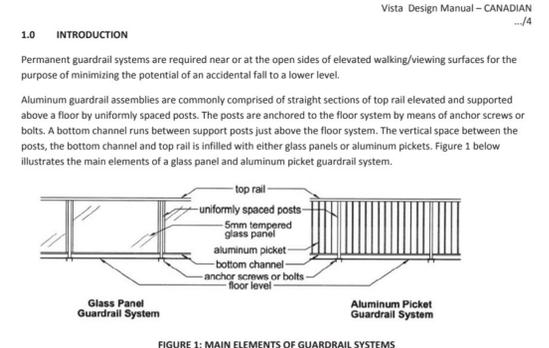
WALK OUT PATIO CONSTRUCTION:
 Flexible waterproof coating system, 3/4" plywood, 2"x8" joist metal frame glass railing system
 Tempered glass panels
 Guards to conform to 9.8.8 and 9.8.7 of the OBC

42" (HEIGHT) RAILING (MIN)
 NO OPENING IN RAILING/GUARD CAN PERMIT THE PASSAGE OF A SPHERICAL OBJECT 4" IN DIAMETER
 NO MEMBER OF THE RAILING BETWEEN 5.5" & 36" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE DESIGNED TO FACILITATE CLIMBING (REFER TO O.B.C. DIV. B.9.8.8.)

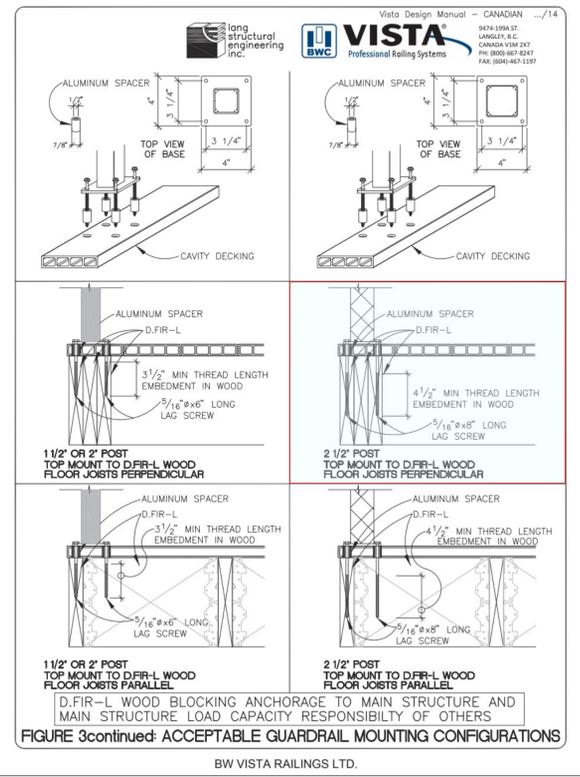
OBC 9.8.8.3
 Exterior guards serving not more than one dwelling unit should be not less than 900mm high where the walking surface served by the guard is not more than 1800 mm above the finished ground level.
 Then height of guards for exterior stairs and landings more than 15m above adjacent ground level should be not less than 1500mm.

Exterior Notes:

- Upper North Section of Garage to be Micro Cement
- Lower Garage and ALL of South bay to be Horizontal LUXYCLAD; Aluminum siding; DARK FIR finish to match main house
- Metal SOFFITS and FASCIA (final sizes tbd by supplier/Manuf.) (final SIZES tbd on site by Supplier/Manuf.)
- Posts and Balcony Fascia to be painted SAPELE
- Metal standing seam roof; 14" fascia boards with 4" shadow board
- Casement windows
- Metal railings with glass panels on balcony
- Support posts to be wrapped metal clad 9"sq.
- Flexstone surface on balcony walkout
- In floor heating
- Main FLOOR 11' CEILINGS IN NORTH SECTION (10'x8' garage doors)
- 14' CEILINGS IN SOUTH SECTION (12'x13' garage doors)



- 1.0 INTRODUCTION**
 Permanent guardrail systems are required near or at the open sides of elevated walking/viewing surfaces for the purpose of minimizing the potential of an accidental fall to a lower level.
 Aluminum guardrail assemblies are commonly comprised of straight sections of top rail elevated and supported above a floor by uniformly spaced posts. The posts are anchored to the floor system by means of anchor screws or bolts. A bottom channel runs between support posts just above the floor system. The vertical space between the posts, the bottom channel and top rail is infilled with either glass panels or aluminum pickets. Figure 1 below illustrates the main elements of a glass panel and aluminum picket guardrail system.
- 2.0 GENERAL DESIGN**
 This manual has been compiled to provide relevant structural information which will enable designers, installers, architects, and engineers to select safe and code-conforming guardrail designs using Alco Ventures Inc. products.
 The major considerations for the structural design of guardrails are:
- Structural design criteria as established by governing building codes, bodies and authorities or by special established project design requirements.
 - Mechanical properties of material used in manufacture of guardrail elements.
 - Physical properties of guardrail elements.
 - Load capacities of guardrail elements and component systems.
 - Load distribution characteristics of various guardrail elements and systems, and
 - Proper anchorage of support elements to surrounding supporting structures.



3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT IT WILL LOOK LIKE.
 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

QUALIFICATION INFORMATION:
 Required unless design is exempt under 2.17.5.1 of the building code.
 WAYNE SIDER BCIN 32478
 REGISTRATION INFORMATION:
 Required unless design is exempt under 2.17.4.1 of the building code.
 SIDER BROTHER BUILDERS BCIN 101543

REVISIONS	
DATE	DESCRIPTION
2/29/2024	Concepts for approval
2025-03-20	Revisions for permit
2025-07-29	Exterior siding selection revised
2025-09-22	Electrical and Cabinet review

SIDER BROS BUILDERS
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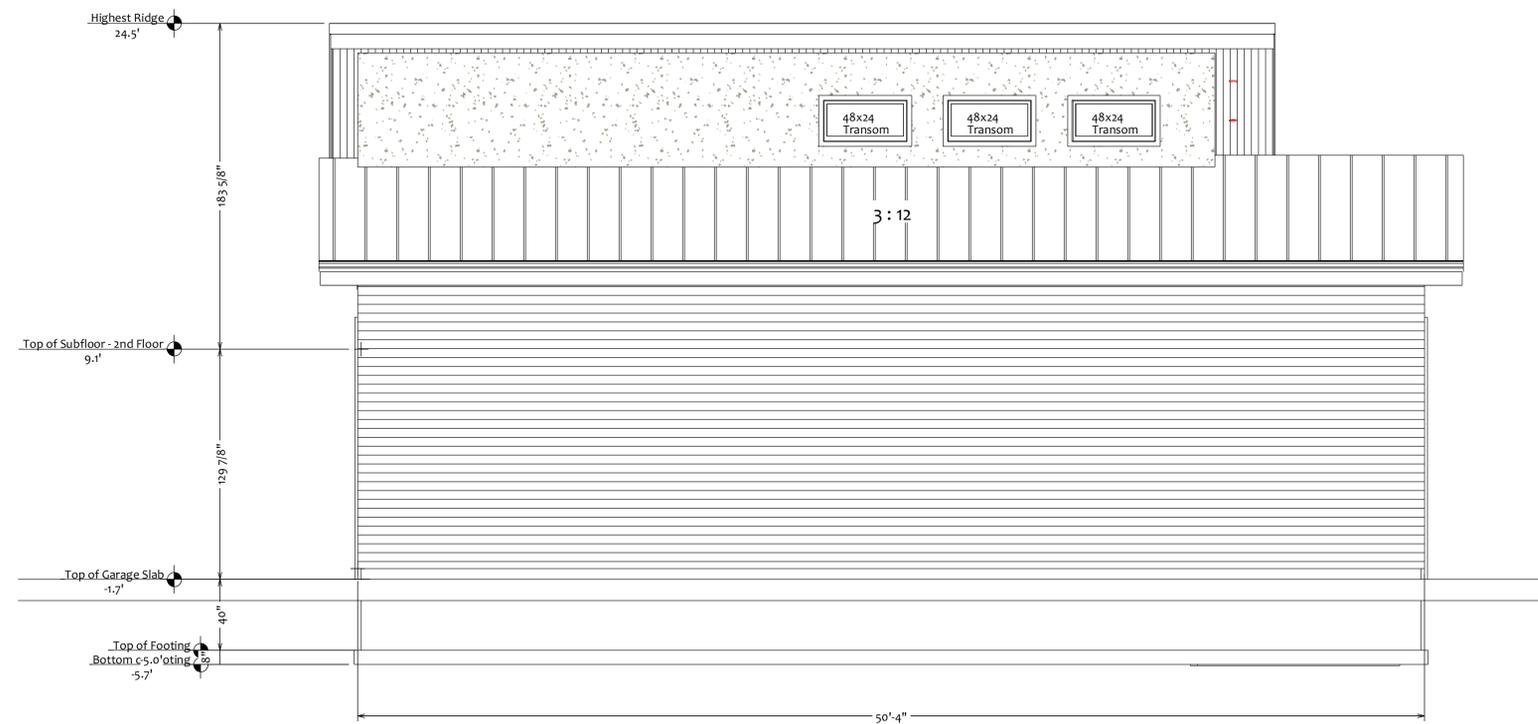
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 11743 NIAGARA PARKWAY
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 EMAIL: wadepart@icloud.com

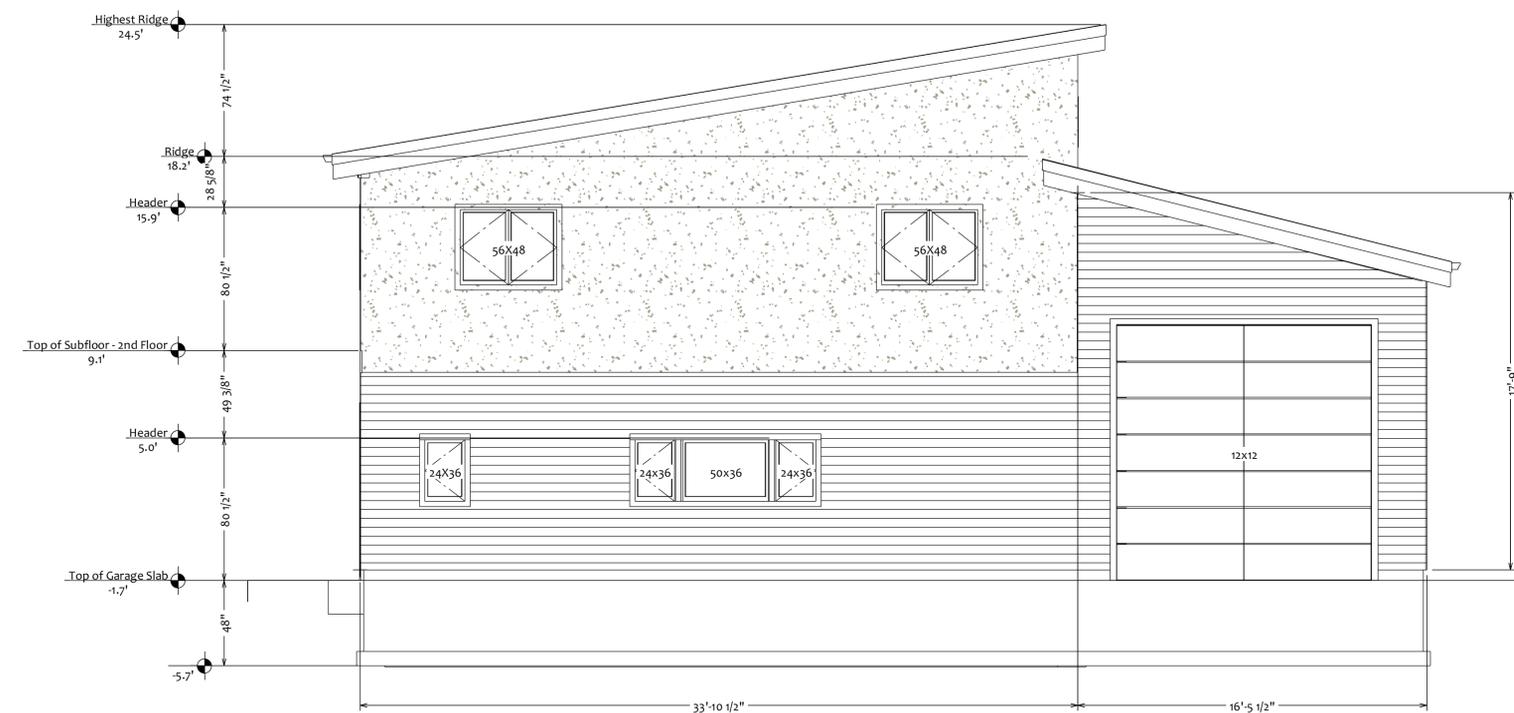
TITLE
ELEVATION NORTH & EAST

DRAWN BY N. EMPRINGHAM
 SCALE 1/4" = 1'0"
 DATE 9/23/2025
 SHEET #

A8



ELEVATION SOUTH



ELEVATION WEST

Exterior Notes:

- Upper North Section of Garage to be Micro Cement
- Lower Garage and ALL of South bay to be Horizontal LUXYCLAD; Aluminum siding; DARK FIR finish to match main house
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TITLE
ELEVATION SOUTH & WEST

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SCALE 1/4" = 1'0"
DATE 9/23/2025
SHEET #

A9

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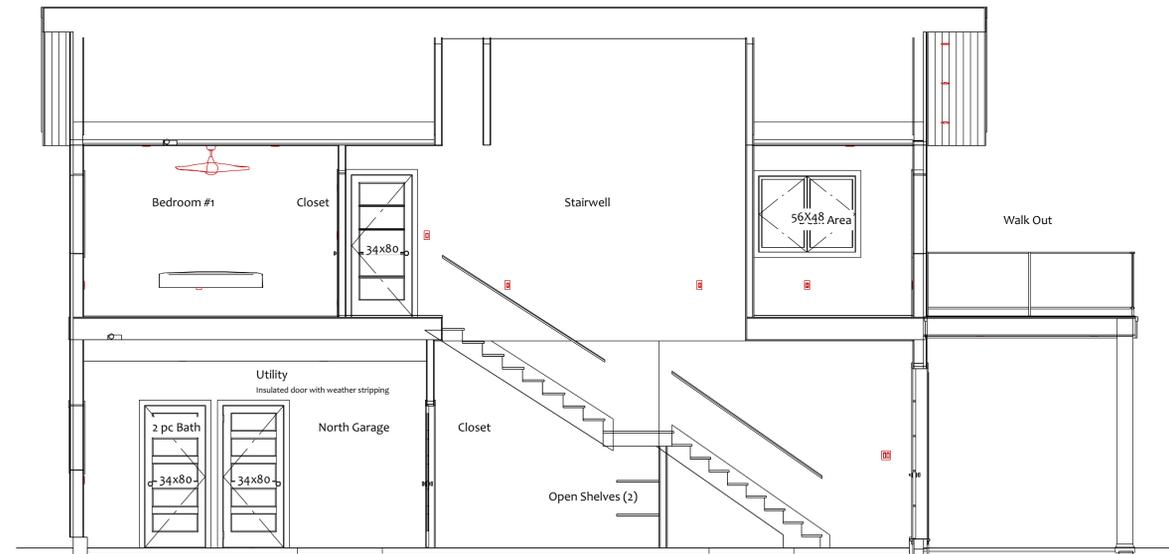
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REVISIONS

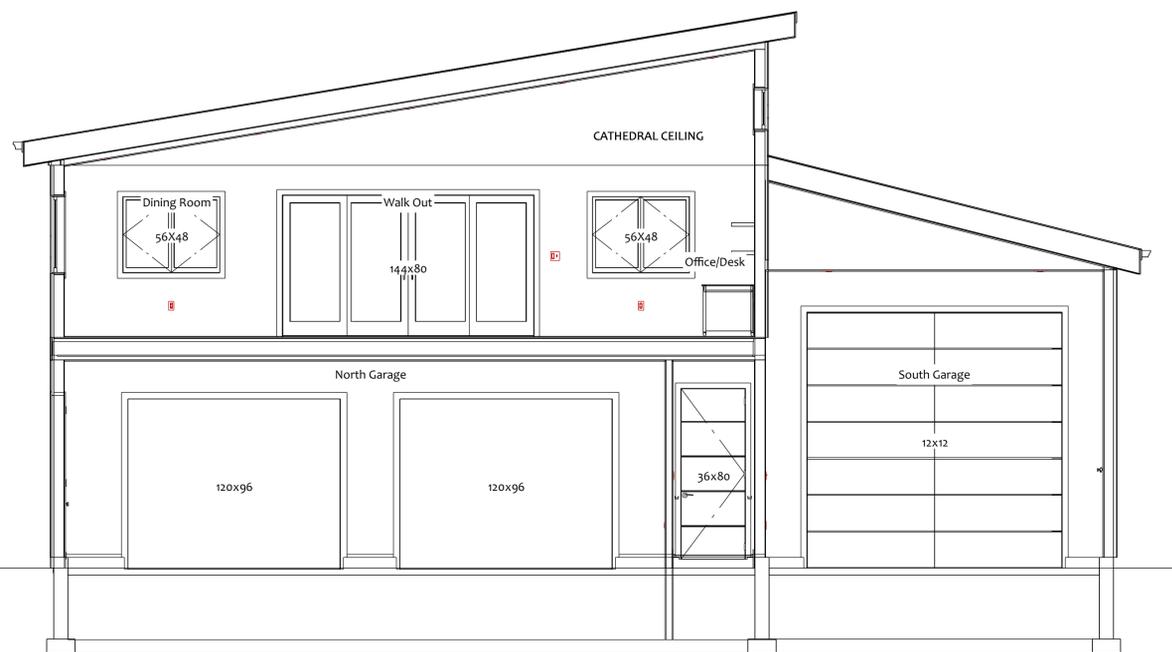
DATE	DESCRIPTION
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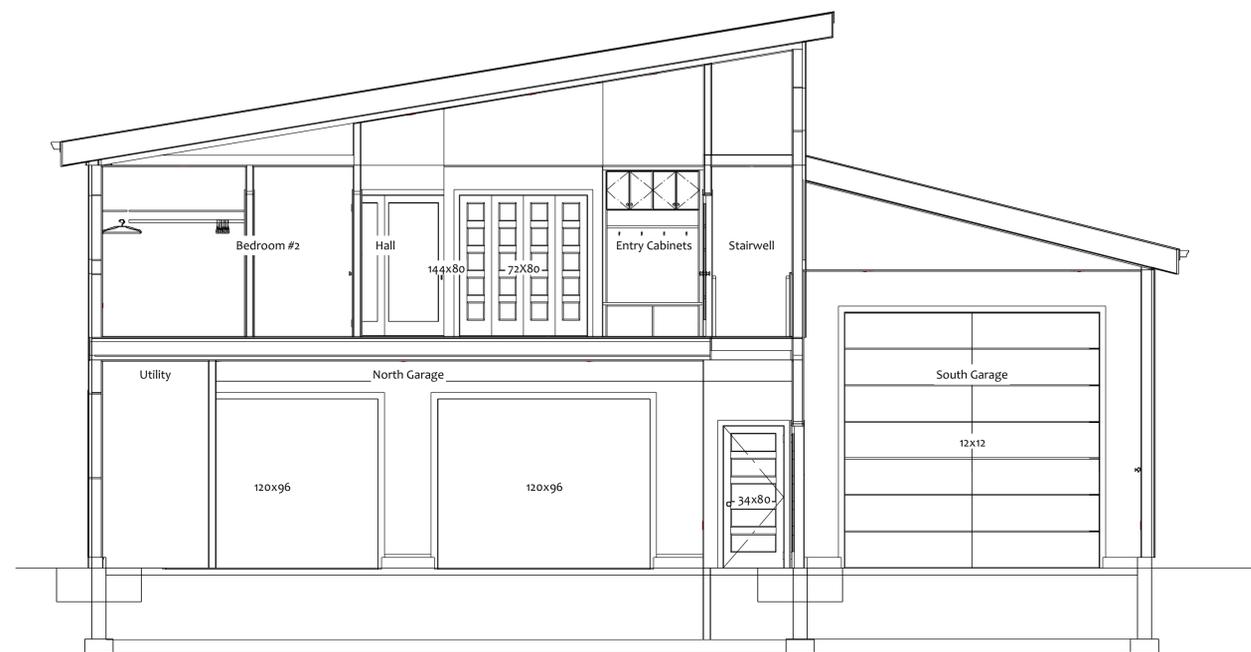
CROSS SECTION NORTH A



CROSS SECTION NORTH B



CROSS SECTION EAST A



CROSS SECTION EAST B



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TITLE
**CROSS
SECTIONS**

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SCALE 1/4" = 1'0"
DATE 9/23/2025
SHEET #

A10

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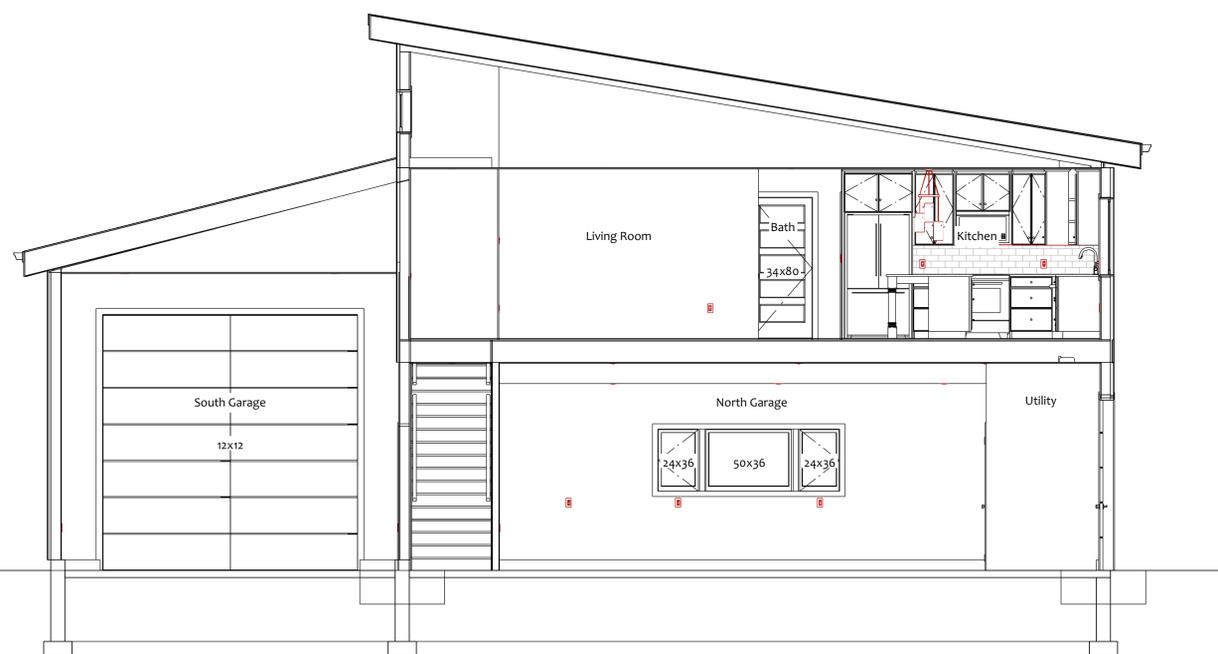
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REVISIONS

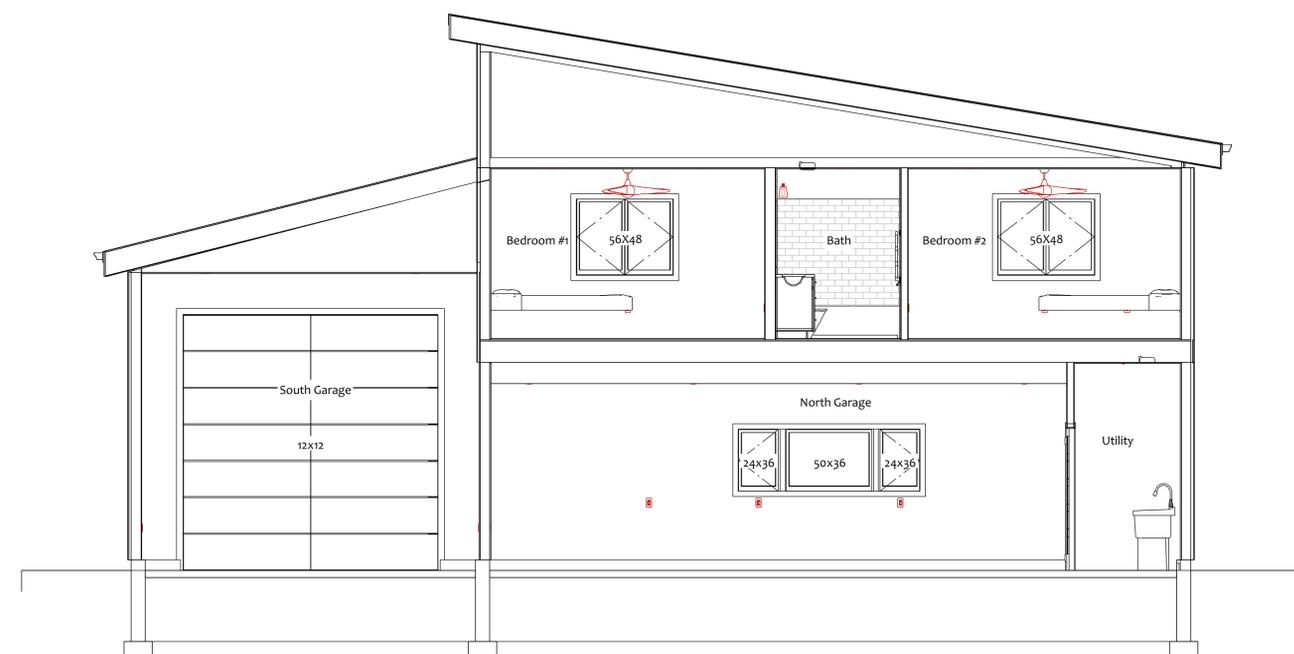
DATE	DESCRIPTION
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CROSS SECTION SOUTH



CROSS SECTION WEST A



CROSS SECTION WEST B



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TITLE

CROSS
SECTIONS

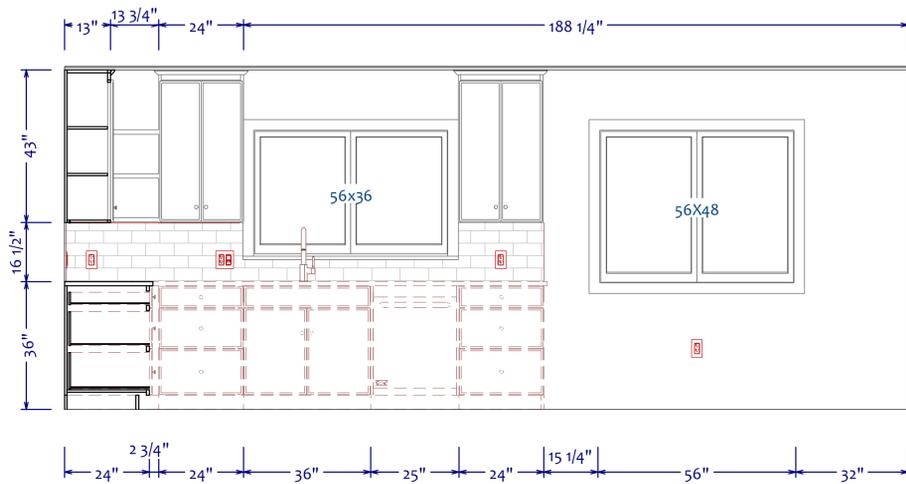
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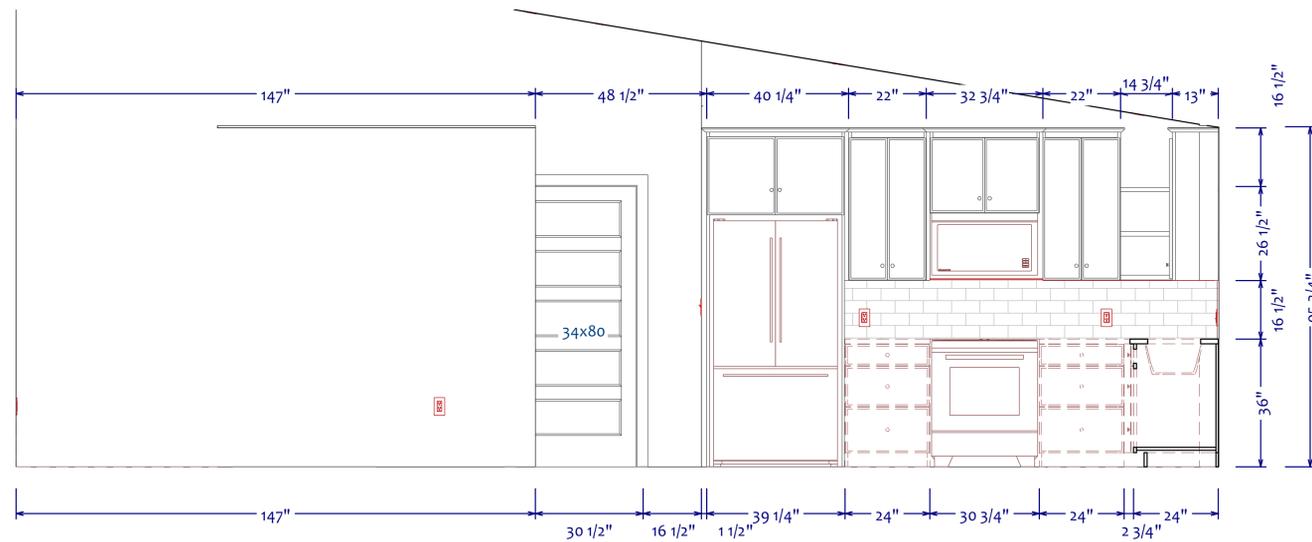
DATE 9/23/2025

SHEET #

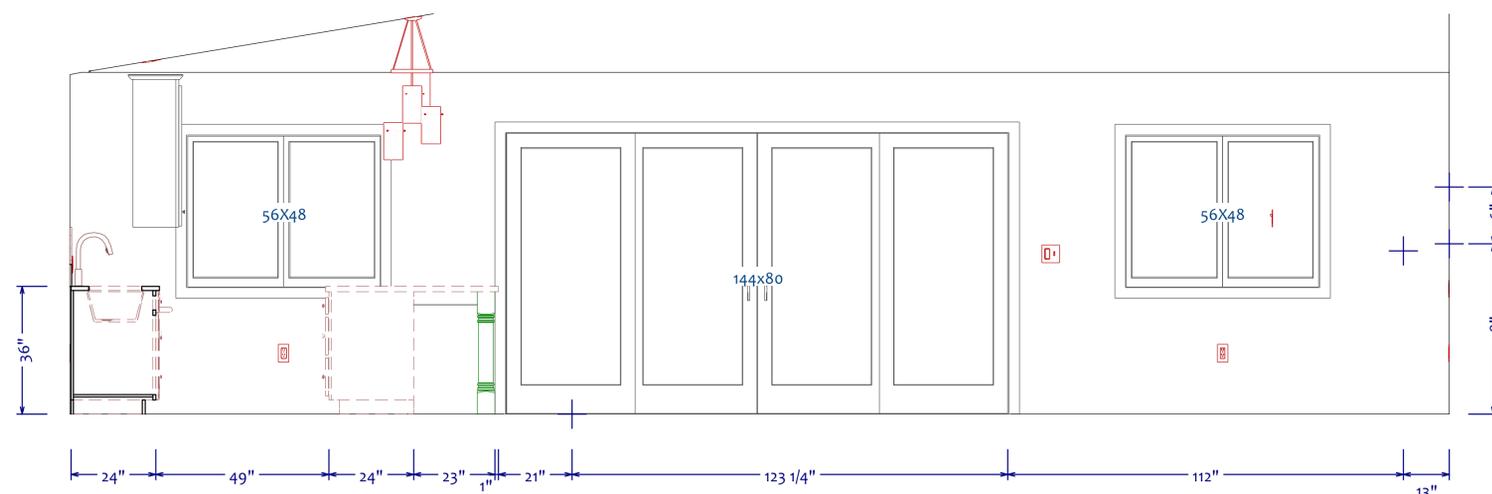
A11



KITCHEN NORTH



KITCHEN WEST



ISLAND WEST SIDE



KITCHEN RENDERING

KITCHEN NOTES

Ceiling; drywall

Walls; drywall

Floors; LVP

Millwork; Painted

ISLAND

4'x6'

5" corner posts

panels on back side

Electrical

1. Under counter strip lighting
2. Outlets spaced to code
3. Desk in south east corner to have "gaming" desk height outlet

APPLIANCES

- 36" Fridge
- 30" Gas Stove
- 30" Over Range Microwave
- 24" DISH WASHER SS

Washer
Dryer

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SIDER BROTHER BUILDERS BCIN 101543

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2025-09-22	Electrical and Cabinet review

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TITLE
CABINET ELEVATIONS - KITCHEN

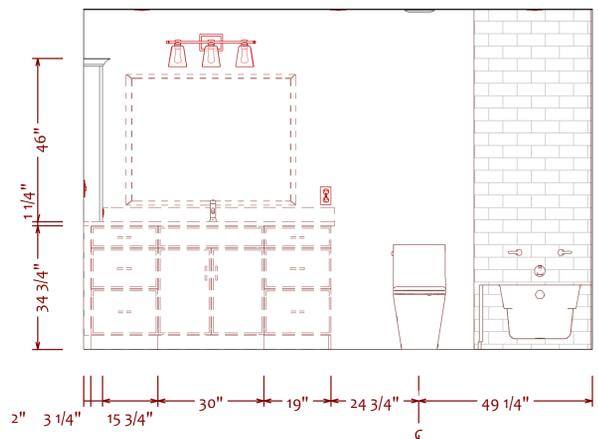
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DATE 9/23/2025
SHEET #

A12

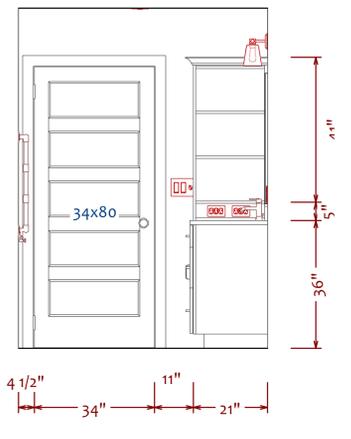
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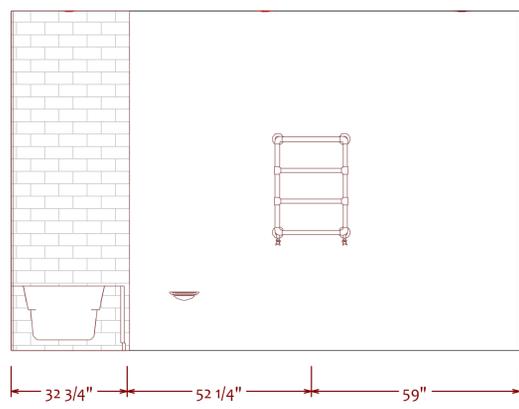
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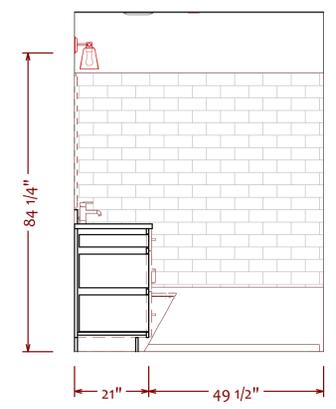
BATH SOUTH



BATH EAST



BATH NORTH



BATH WEST

BATH NOTES

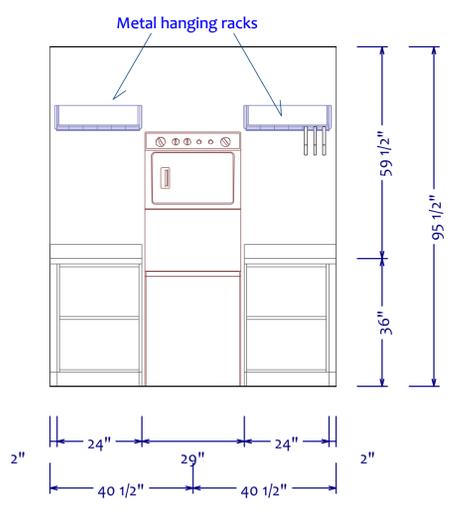
Ceiling; drywall
Walls; drywall and tile bath
Floors; LVP
Millwork; Painted

Electrical

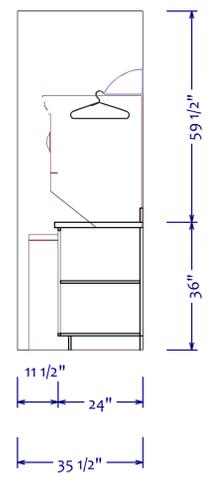
1. Single vanity light
2. Multiple Outlets inset in east vanity tower
3. Stackable washer/dryer
4. Heated Towel Bar

Entry Cabinet NOTES

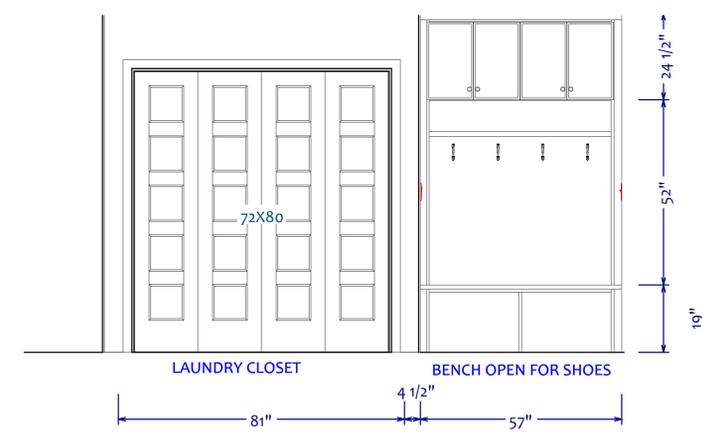
Painted Cabinet:
Upper doors
Open Shelf
Hooks
Wood Bench Top
Open to floor; no bottom



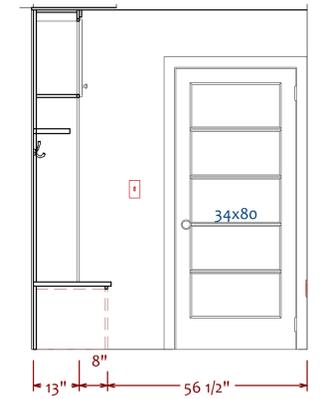
LAUNDRY CLOSET EAST



LAUNDRY CLOSET NORTH



ENTRY CABINET/BENCH



ENTRY CABINET SIDE ELEVATION

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TITLE
CABINET ELEVATIONS - BATH

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SHEET #