



5738 Byng Ave  
Niagara Falls, ON  
L2G 5C7

**Detached Accessory Dwelling Unit**



**GENERAL CONSTRUCTION NOTES:**

All construction to follow National Building Code of Canada (NBC) and Ontario Building Code (OBC)  
Contractor's responsibility: Verify all dimensions before construction begins.  
Drawing Use: The drawings are meant only for the specific project identified and cannot be altered, transferred, or reproduced without permission from A. Draaistra Contracting Inc.

**SOIL & FOUNDATION:**

Footings: Must be placed on undisturbed soil and at least 4' below finished grade.  
Soil Conditions: Soil must be free-draining and have a bearing capacity to sustain a minimum of 75 kPa (1566 PSF)  
Backfilling: Should be compacted in 6" layers.

**CONCRETE:**

Standards: Concrete should comply with CSA A23.1/A23.2.  
Compressive Strength: Must reach full compressive strength at 28 days.  
3000 psi (20MPa) for footings and piers  
4600 psi (32 MPa) for floors and foundation walls  
Air Entrainment: 5-8% air content in the concrete mix.  
Relief Cuts: Should be made in the concrete slab within 24 hours of pouring.

**LUMBER:**

Framing Lumber: Must be Grade 2 or better.  
Exposure to Moisture: Lumber exposed to moisture must be pressure-treated unless specified otherwise.  
Engineered Design Drawings: Required for Engineered Wood Products (EWPs) & trusses.  
Truss Components: Detailed truss design and layout, including bracing, strapping, and connectors, are required, and must be specified by the truss manufacturer.  
Truss Tie Down: Must be capable of handling uplift and lateral movement as per the truss design and column pier specifications.

**STEEL:**

Reinforced Concrete: Use deformed rebar complying with CSA G30.18-09  
Reinforcing Bar: Grade 400R or better.  
Structural Steel: Should conform to CSA G40.21 and Grade 350W.  
Bolts: Must be Grade #5 or equivalent.

These notes emphasize the importance of using certified materials, meeting code standards, and ensuring that the contractor adheres to best practices in terms of dimensions, structural design, and material specifications.



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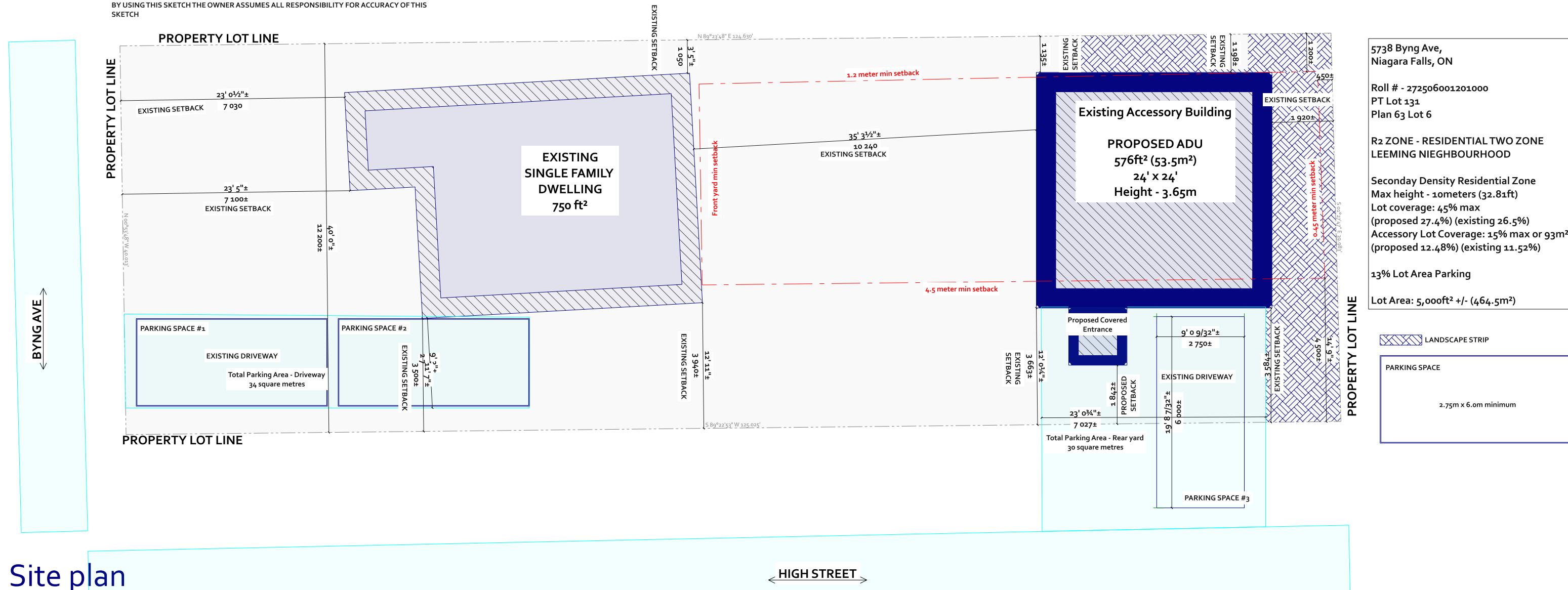
**ADDITIONAL DWELLINGS NIAGARA**  
Darren Draaistra  
74066 WELLANDPORT ROAD, Designer - Sales  
WELLANDPORT, ONTARIO 289-455-8310  
info@additionaldwellings.com

**Kiran Amin**  
5378 Byng Ave  
Niagara Falls Ontario L2G 5C7  
MOBILE: 416-525-2672  
kiran.amin@hotmail.com

DRAWN BY: D. DRAAISTRA  
SCALE: 1" = 5'-0" DATE: February 23, 2026

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Title Block

NOTES:  
DIMENSIONS OF SITE ARE TAKEN FROM MUNICIPAL GIS MAPPING AND HAVE NOT BEEN VERIFIED IN ANY WAY. THIS IS NOT A LEGAL SURVEY.  
SITE VERIFICATION OF PROPERTY LINES MUST BE DONE PRIOR TO CONSTRUCTION.  
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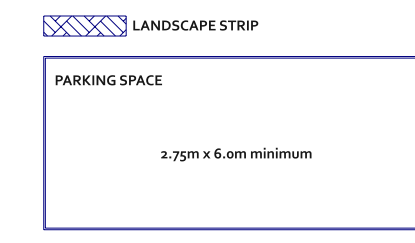
5738 Byng Ave,  
Niagara Falls, ON

Roll # - 272506001202000  
PT Lot 131  
Plan 63 Lot 6

R2 ZONE - RESIDENTIAL TWO ZONE  
LEEMING NEIGHBOURHOOD

Secondary Density Residential Zone  
Max height - 10meters (32.81ft)  
Lot coverage: 45% max  
(proposed 27.4%) (existing 26.5%)  
Accessory Lot Coverage: 15% max or 93m²  
(proposed 12.48%) (existing 11.52%)

13% Lot Area Parking  
Lot Area: 5,000ft² +/- (464.5m²)



Site plan  
SCALE: 1" = 10'-0"



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NIAGARA

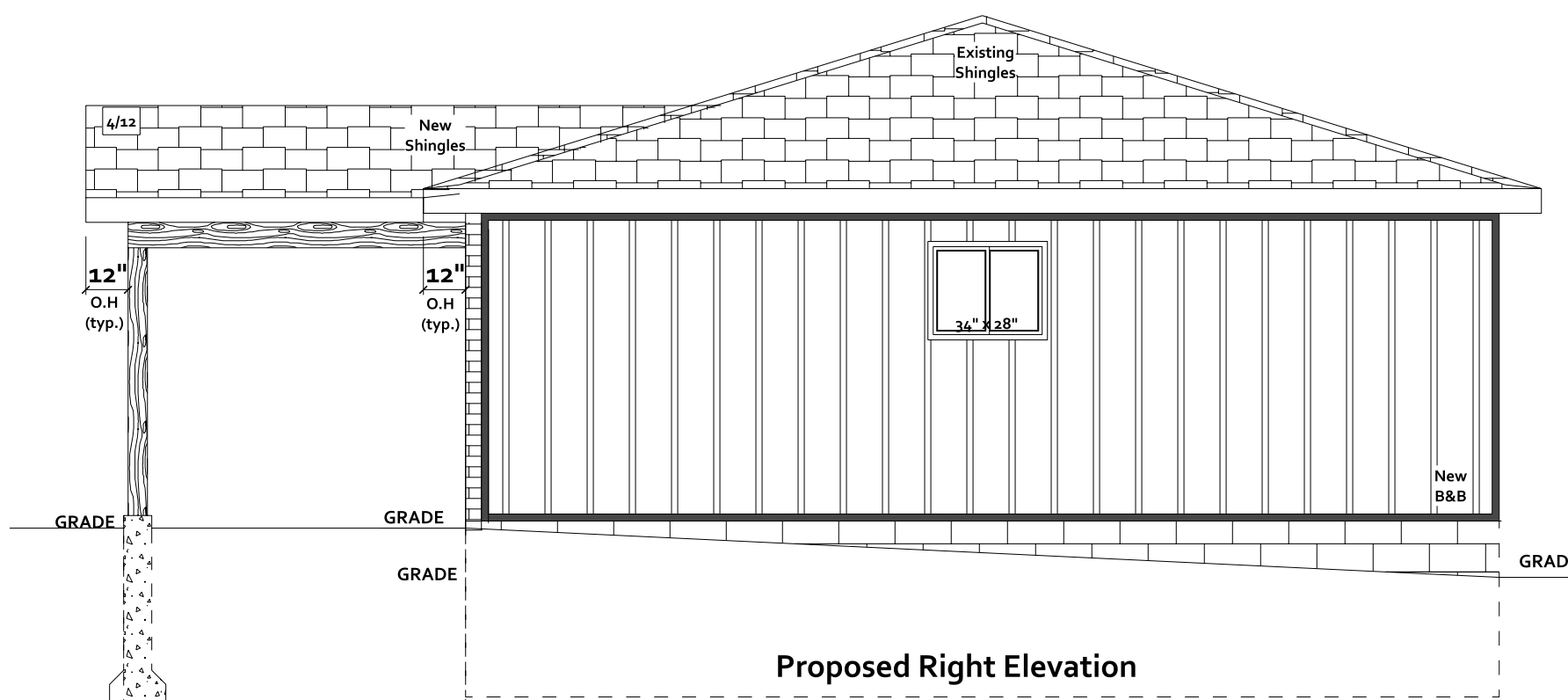
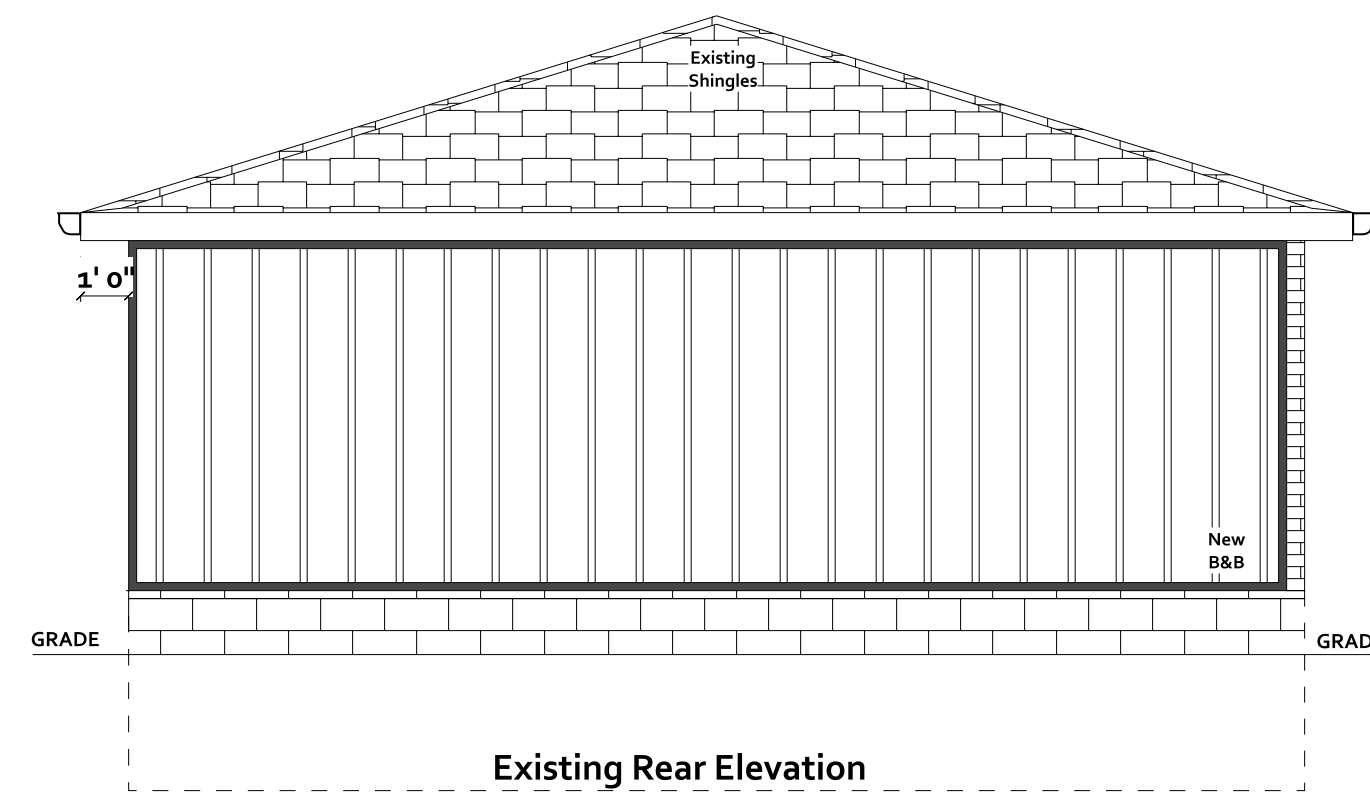
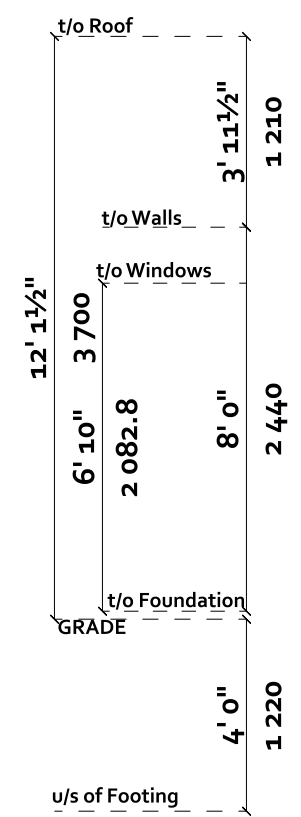
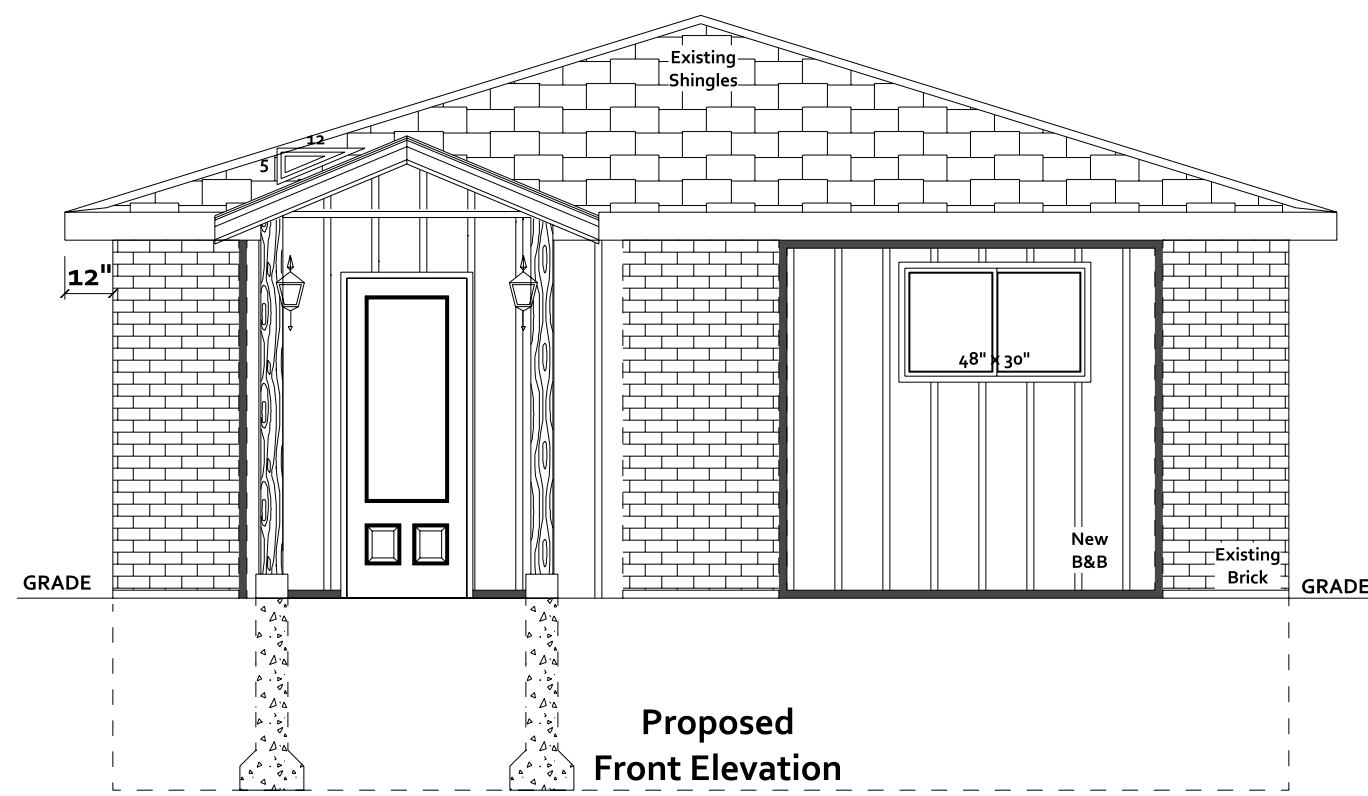
Darren Draaistra  
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WELLANDPORT, ONTARIO 289-455-8310  
info@additionaldwellings.com

Kiran Amin

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Niagara Falls Ontario  
MOBILE: 416-525-2672  
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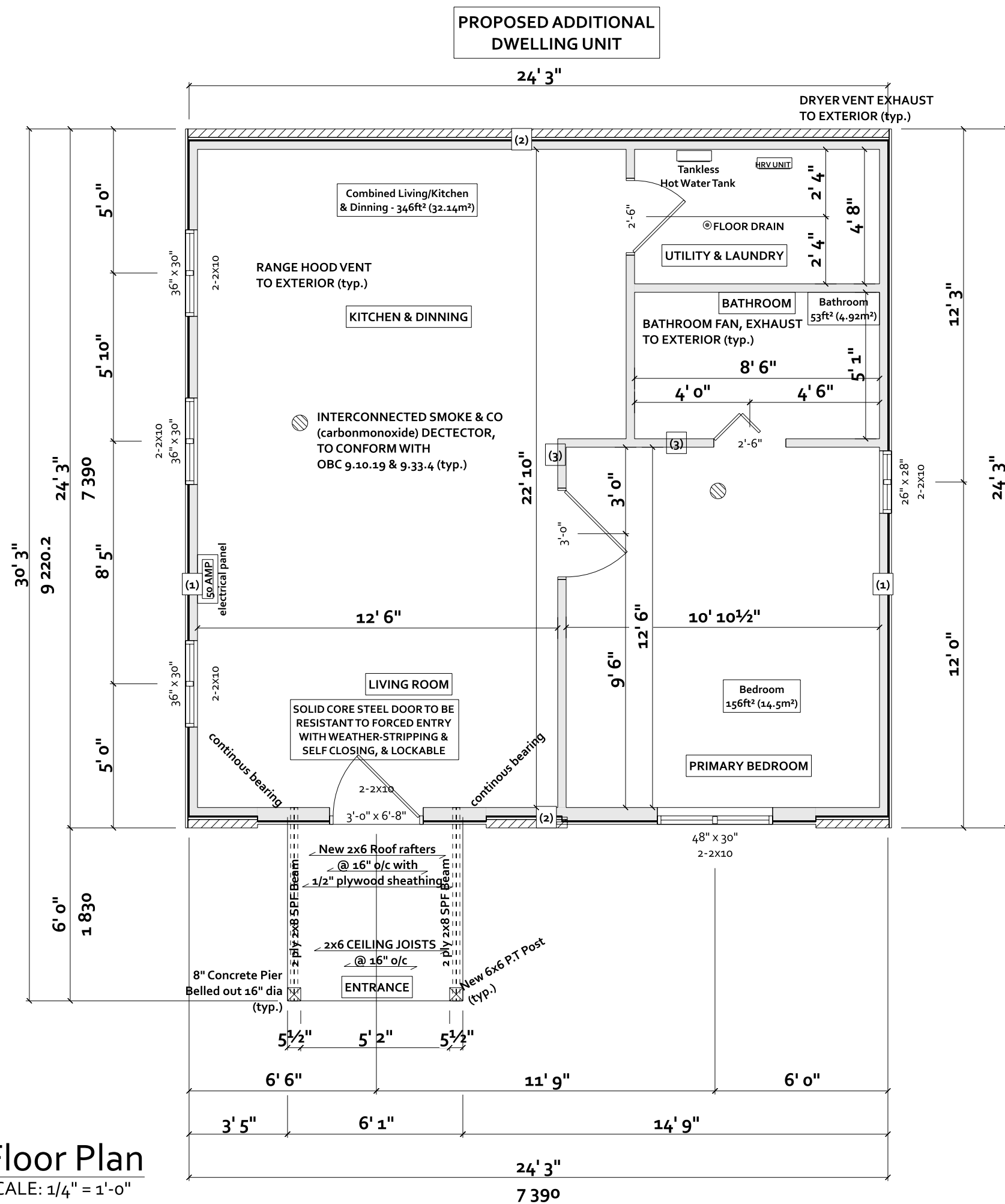
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Site plan



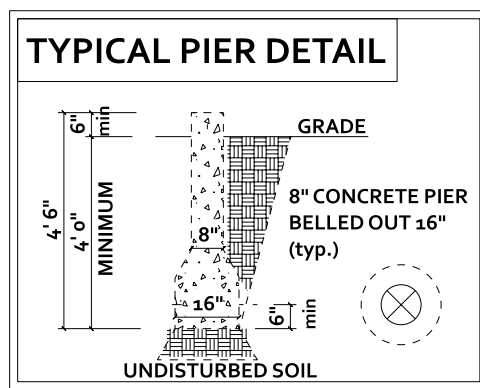
**Proposed Elevations**  
SCALE: 1/4" = 1'-0"

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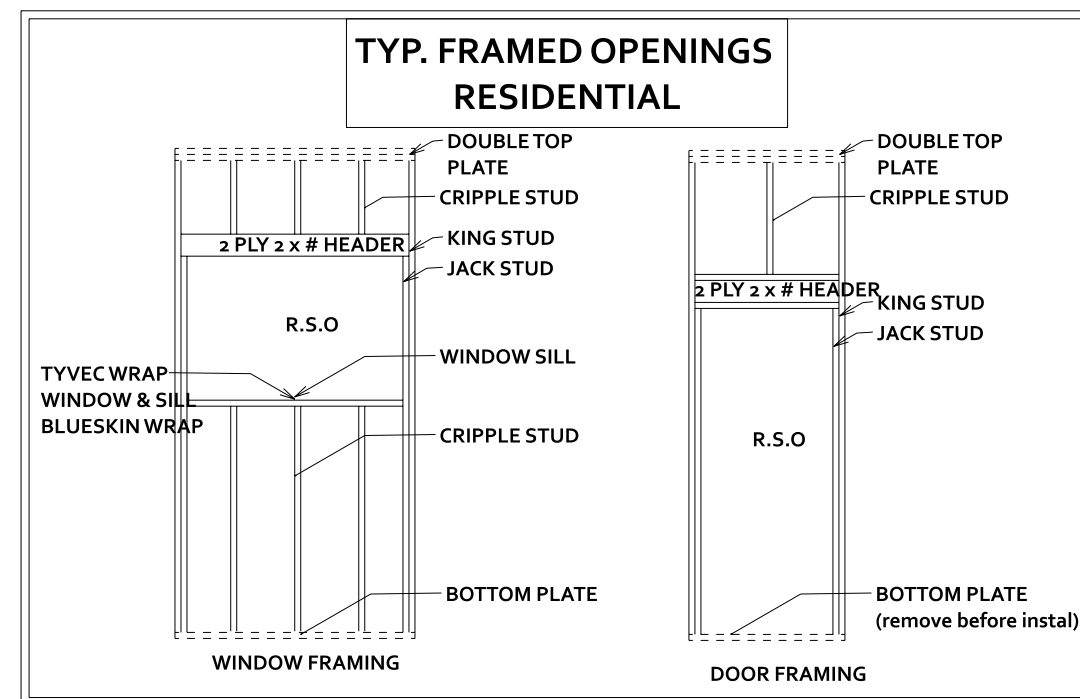
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**Floor Plan**  
SCALE: 1/4" = 1'-0"

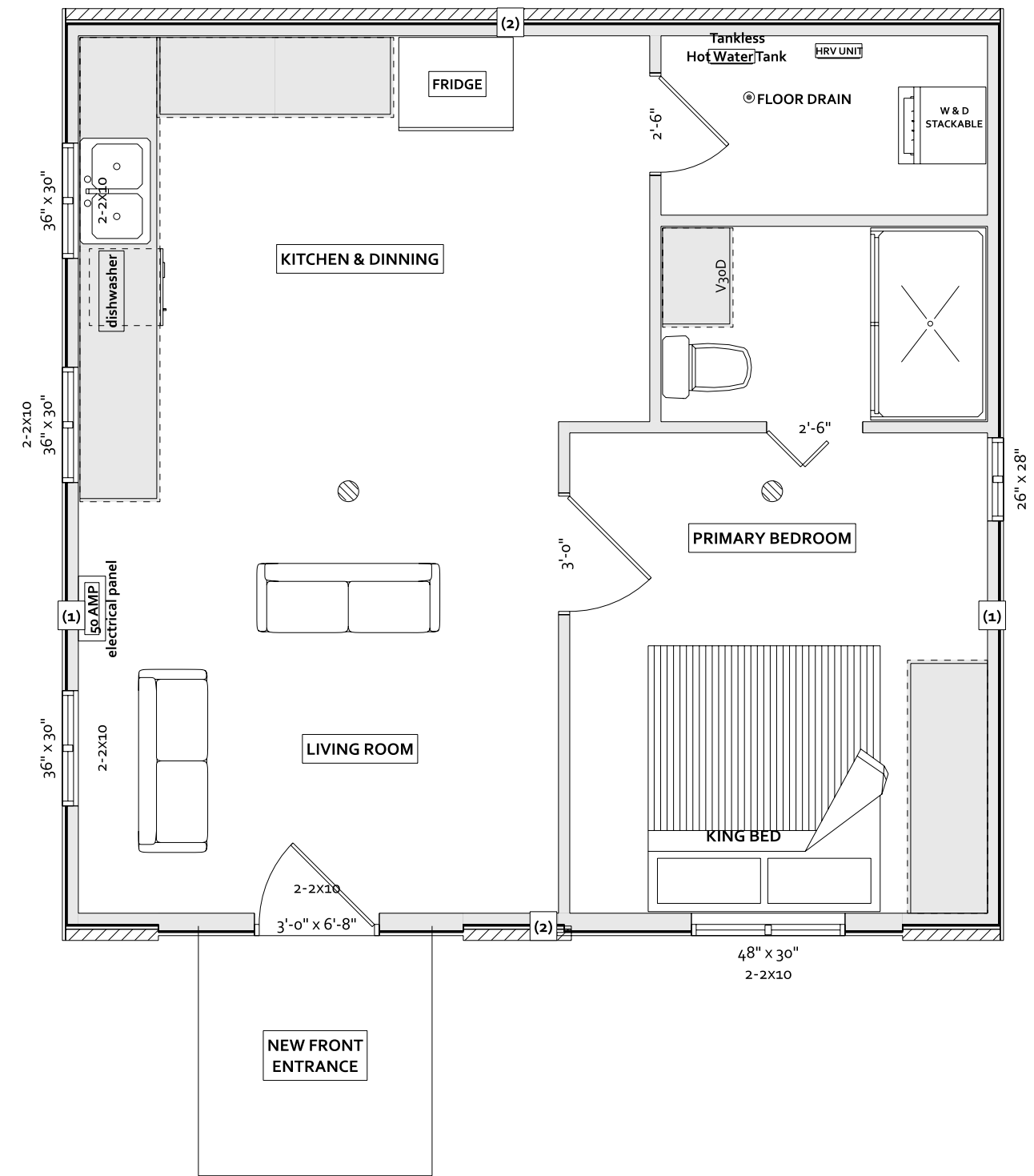


**8" Pier Detail**  
SCALE: 1/4" = 1'-0"



**Framing Detail**  
SCALE: 1/4" = 1'-0"

**PROPOSED ADDITIONAL DWELLING UNIT LAYOUT**



**INTERIOR & EXTERIOR WALL TYPES**

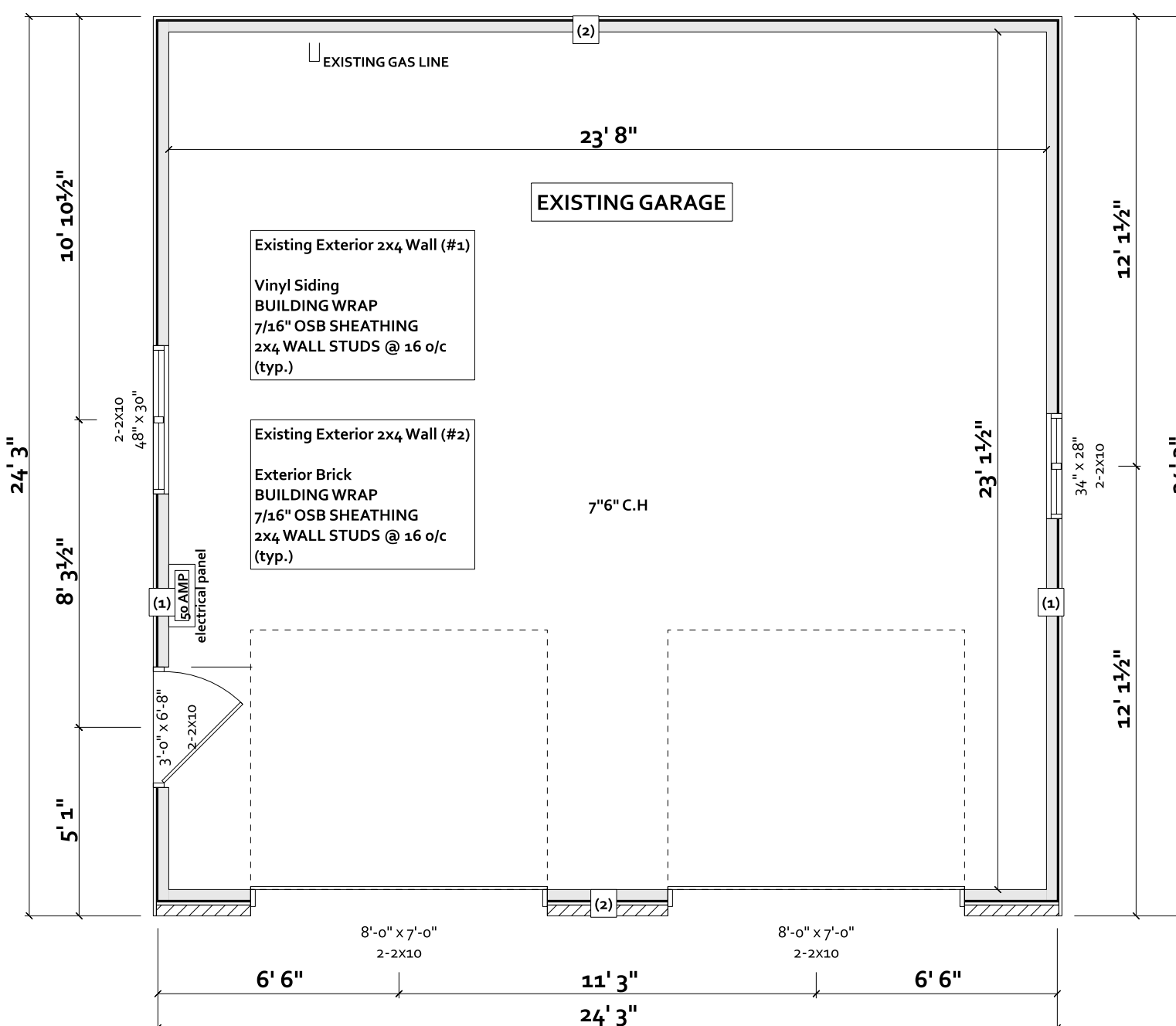
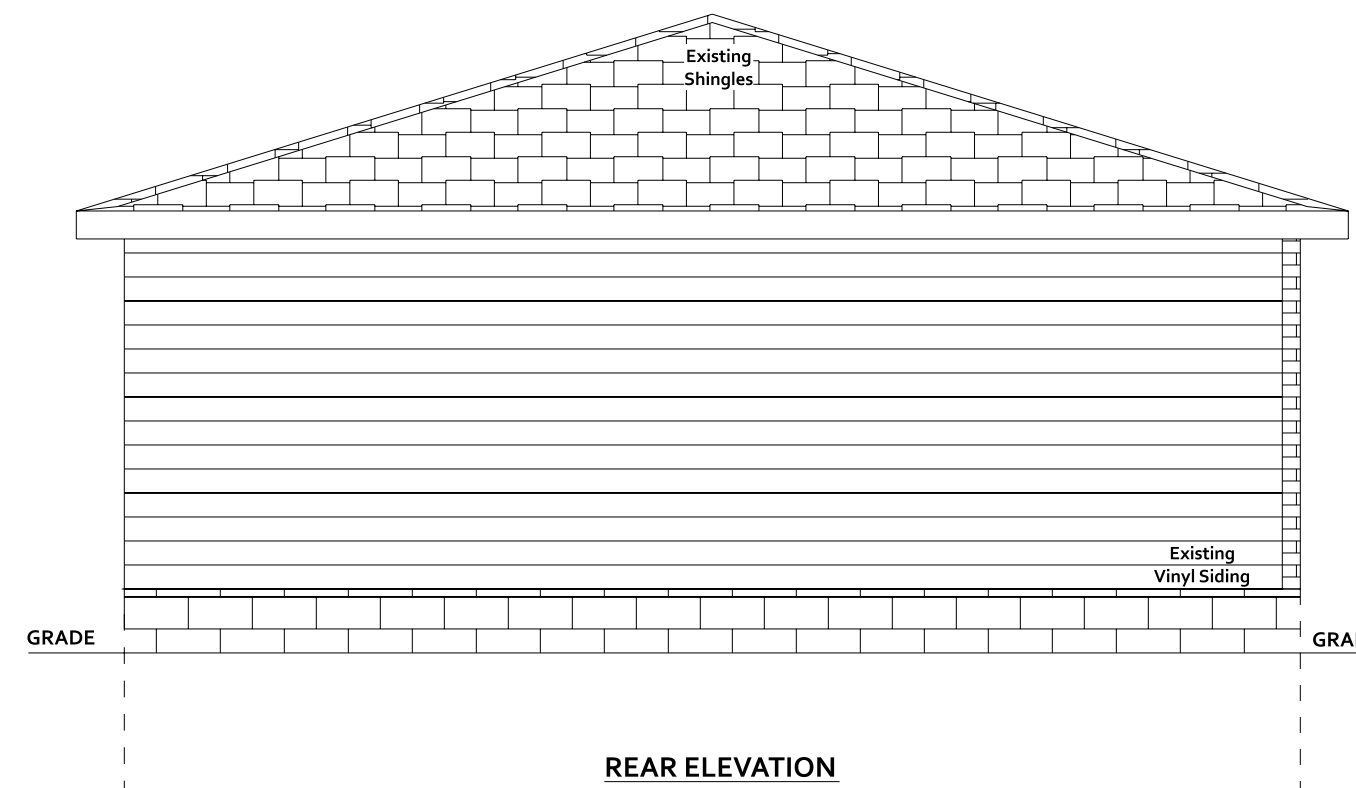
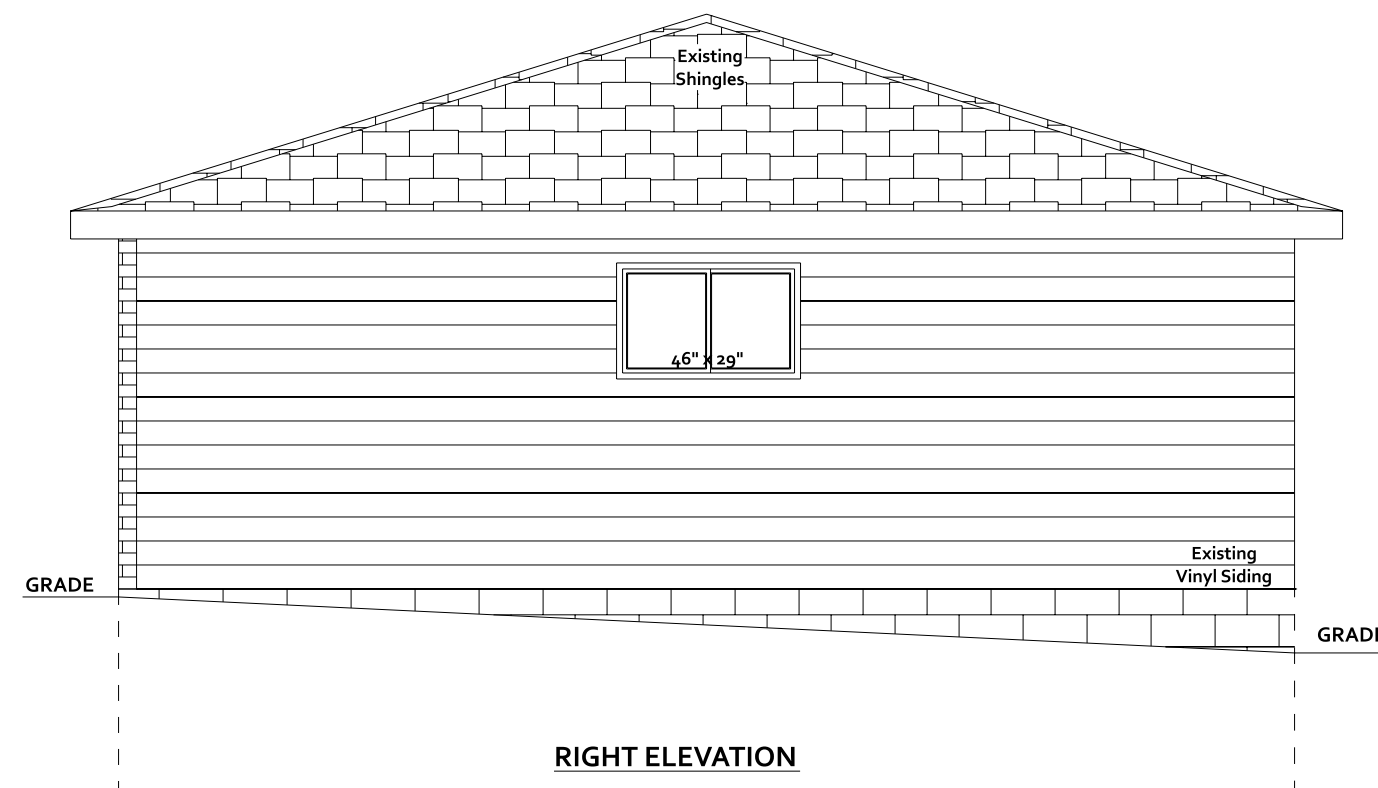
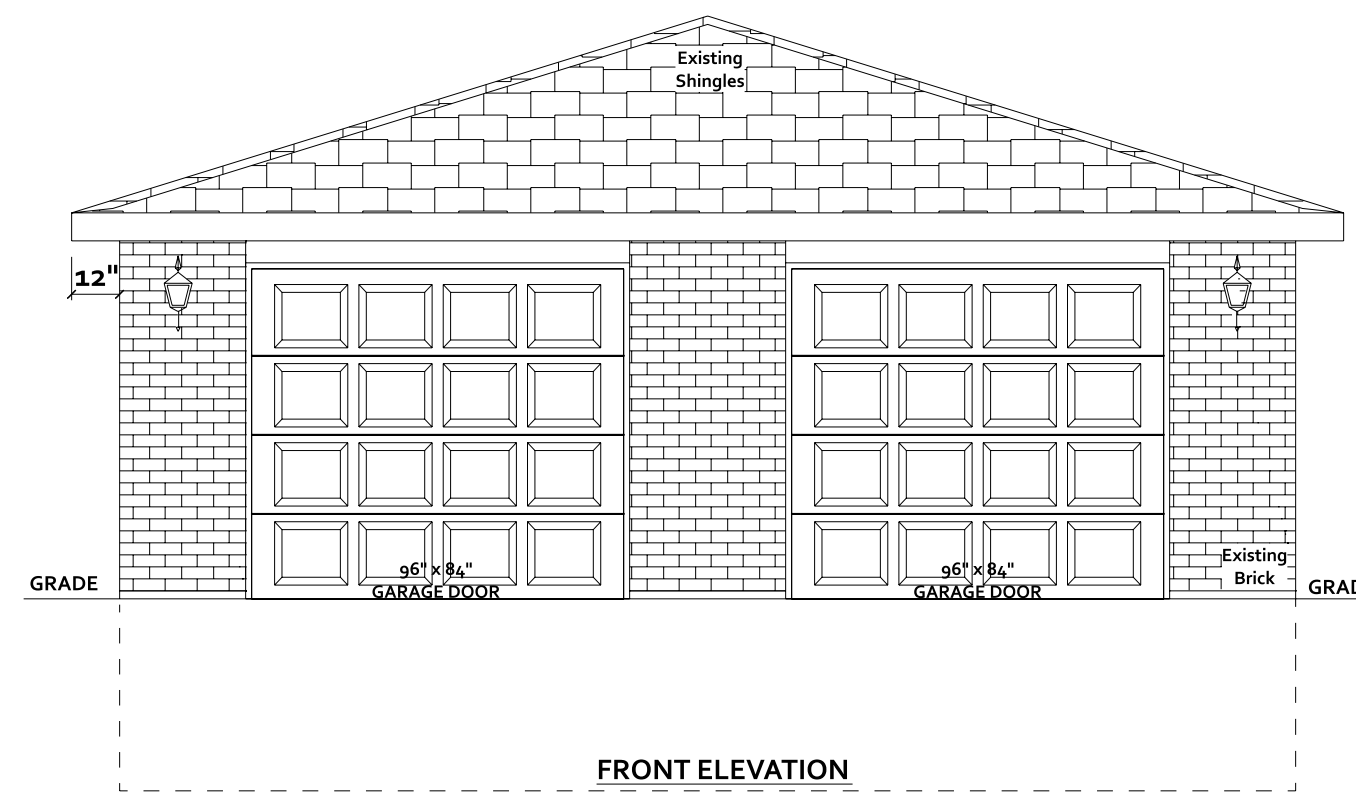
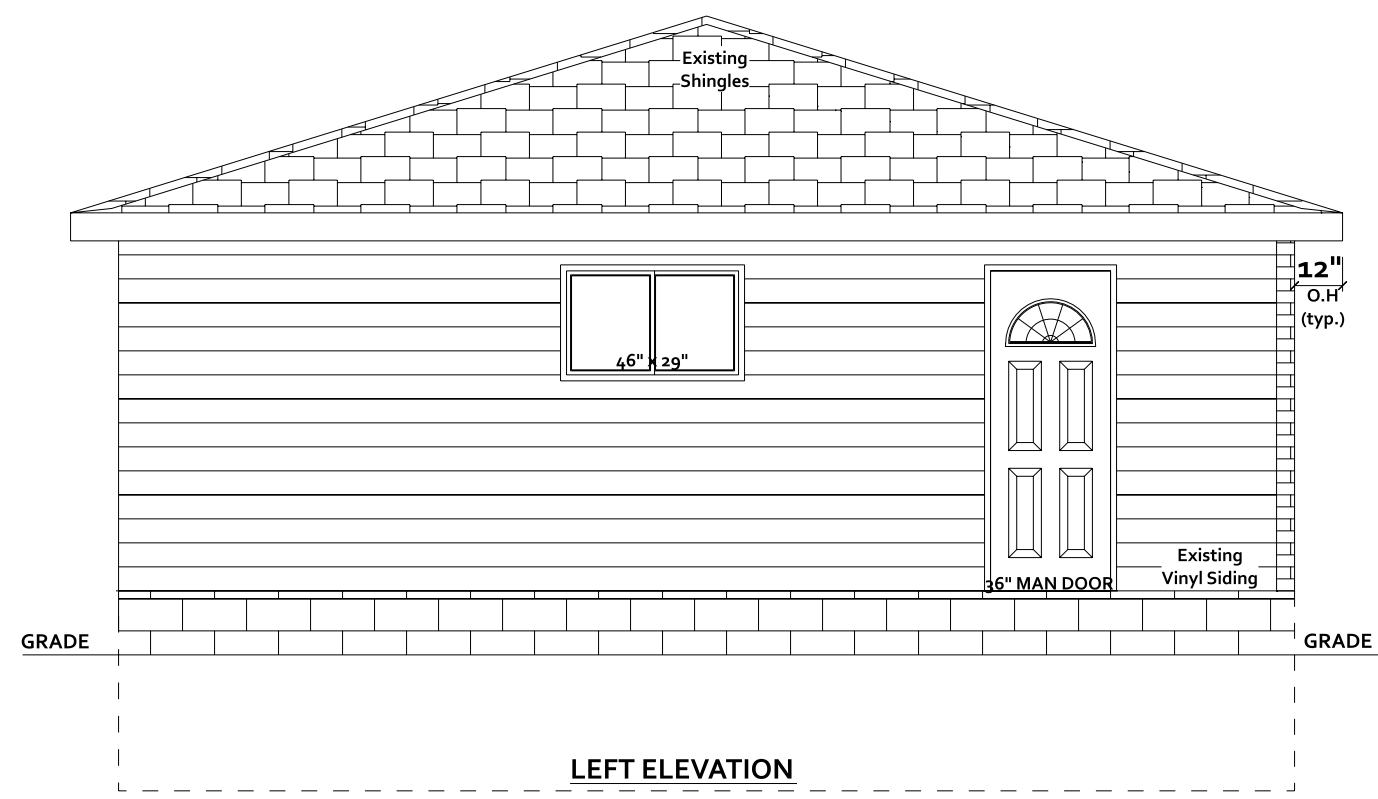
Existing Exterior 2x4 Wall (#2)	Exterior Brick BUILDING WRAP 7/16" OSB SHEATHING 2x4 WALL STUDS @ 16 o/c New 1/2" Finish Material (typ.)
Existing Exterior 2x4 Wall (#1)	Vinyl Siding BUILDING WRAP 7/16" OSB SHEATHING 2x4 WALL STUDS @ 16 o/c New 1/2" Finish material (typ.)
Proposed Exterior 2x6 Wall (#3)	Vinyl Siding 1" R5 Foam Sheathing Building Wrap 7/16" OSB SHEATHING 2x6 Wall Studs @ 16 o/c 1/2" Finished material (typ.)
New Interior Walls (#4)	1/2" Drywall 2x4 Studs @ 16" o/c 1/2" Drywall (typ.)

**TYP. Wall Types**  
SCALE: 1/4" = 1'-0"

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Existing  
SCALE: 1/4" = 1'-0"

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**9.3.1. CONCRETE**  
9.3.1.1. GENERAL  
(1) Except as provided in sentence (2), unreinforced and nominally reinforced concrete shall be designed, mixed, placed, cured and tested in accordance with the requirements for "M" class concrete stated in clause 8.3.3 of CSA A23.1, "Concrete Materials and Methods of Concrete Construction."  
(2) Unreinforced and nominally reinforced site-batched concrete shall be designed, mixed, placed and cured in accordance with Articles 9.3.1.2. to 9.3.1.9.

9.3.1.2. CEMENT  
(1) Cement shall meet the requirements of CAN/CSA-A300, "Cementitious Materials for use in concrete."  
9.3.1.3. CONCRETE IN CONTACT WITH SULFATE SOIL  
(1) Concrete in contact with sulfate soil, which is deleterious to normal cement, shall conform to the requirements in clause 5.5.5 of CAN/CSA-A23.1, "Concrete Materials and Methods of Concrete Construction."  
9.3.1.4. AGGREGATES  
(1) Aggregates shall:  
(a) consist of sand, gravel, crushed rock, crushed air-cooled blast furnace slag, expanded shale or expanded clay conforming to CAN/CSA-A-23.1 "Concrete materials and methods of concrete construction"; and  
(b) be clean, well-graded and free of injurious amounts of organic and other deleterious material.  
9.3.1.5. WATER  
(1) Water shall be clean and free of injurious amounts of, organic matter, sediment or any other deleterious material.  
9.3.1.6. COMPRESSIVE STRENGTH  
(1) Except as provided elsewhere in this part, the compressive strength of unreinforced concrete after 28 days shall be not less than:  
(a) 20 MPa for garage floors, carport floors and all exterior flatwork  
(b) 20 MPa for interior floors other than those for garages and carports, and  
(c) 25 MPa for all other applications  
(2) Site-batched concrete used for garage floors, carport floors and exterior flatwork shall have an air content of 5 to 8%  
9.3.1.7. CONCRETE MIXTURES  
(1) For pre-mixed and site-batched concrete mixes described in Table 9.3.1.7, the maximum ratio of water to cementing materials measured by weight shall not exceed:  
(a) 45 for garage floors, carport floors and all exterior flatwork  
(b) 45 for interior floors other than those for garages and carports, and  
(c) 70 for all other applications  
(2) The size of aggregate in unreinforced site-batched concrete mixes referred to in sentence (1) shall not exceed:  
(a) 1/3 the distance between the sides of vertical forms, or  
(b) 1/3 the thickness of flatwork  
9.3.1.8. ADMIXTURES  
(1) Admixtures shall conform to ASTM C494/C494M, "Chemical admixtures for concrete", or ASTM C494/C494M, "Chemical admixtures for concrete", as applicable  
9.3.1.9. COLD WEATHER REQUIREMENTS  
(1) When the air temperature is below 5°C, concrete shall be:  
(a) kept at a temperature of not less than 10°C or more than 25°C while being mixed and placed, and  
(b) maintained at a temperature of not less than 10°C for 72h after placing  
(2) No frozen material or ice shall be used in concrete described in sentence (1)

**9.3.2. LUMBER & WOOD PRODUCTS**  
9.3.2.1. GENERAL  
(1) Lumber for joists, rafters, trusses and beams and for the uses listed in Table 9.3.2.1 shall be identified by a grade stamp to indicate its grade as determined by the NGLA, "Standard Grading Rules for Canadian Lumber"

**9.3.2.2. WOOD FRAME CONSTRUCTION**  
GENERAL:  
9.3.2.2.1. STRENGTH & RIGIDITY  
(1) All members shall be so framed, anchored, fastened, tied and brace to provide the necessary strength and rigidity  
9.3.2.2.2. FASTENERS  
9.3.2.2.3. STANDARDS FOR NAILS & SCREWS  
(1) Unless otherwise indicated in part 9, nails specified in this section shall be common steel wire nails or common spiral nails, conforming to:  
(a) ASTM F467 "Driven fasteners: Nails, Spikes and Staples", or  
(b) CSA B113, "Wire nails, spikes and staples".  
refer to OBC Table 9.23.3.4  
(2) Wood screws specified in this section shall conform to ANSI/ASME B8.6.1. "Wood screws (inch series)".  
9.3.2.2.4. LENGTH OF NAILS  
(1) All nails shall be long enough so that not less than half their required length penetrates into the second member  
9.3.2.2.5. PREVENTION OF SPLITTING  
(1) Splitting of wood member shall be minimized by staggering the nails in the directions of the grain and by keeping nails well in from the edges  
9.3.2.2.6. NAILING OF FRAMING  
(1) Except as provided in sentence (2), nailing of exterior wall shall conform to Table 9.23.3.4.  
(2) Where the bottom wall plate or sole plate of an exterior wall is not nailed to joists or blocking in conformance with Table 9.23.3.4, the exterior wall may be fastened to the floor framing by:  
(a) Having plywood, OSB or waferboard sheathing extend down over floor framing and fastened to the floor framing by nails or staples conforming to article 9.23.3.5, or  
(b) Having the wall framing to the floor framing by 50 mm wide galvanized-metal strips, (not less than 0.43 mm in thickness)  
(c) Spaced not more than 1.2 m apart, and  
(d) Fastened at each end with at least two 6mm nails

**9.3.2.3. ROOF SHEATHING**  
9.3.2.3.1. REQUIRED ROOF SHEATHING  
(1) Except where the 1-in-50 hourly wind pressure is less than 0.8kpa and the seismic spectral accelerations, S<sub>elo</sub>(z), is less than or equal to 0.70, continuous lumber or panel-type roof sheathing shall be installed to support the roofing  
9.3.2.3.2. MATERIAL STANDARDS  
(1) Wood-based panels used for roof sheathing shall conform to the requirements of:  
(a) CSA 0211, "Douglas fir plywood,"  
(b) CSA 0153, "Canadian softwood plywood,"  
(c) CSA 0153, "Poplar plywood"  
(d) CSA 0235, "Construction sheathing," or  
(e) CSA 0277, "OSB and Waferboard"  
9.3.2.3.3. DIRECTION OF INSTALLATION  
(1) Plywood roof sheathing shall be installed with the surface grain at right angles to the roof framing  
(2) OSB roof sheathing conforming to CSA 0235, "Construction sheathing," or the 0-3 and 0-2 grades as specified in CSA 0437.0, "OSB & Waferboard," shall be installed with the direction of face orientation at right angles to the roof framing members. (note A-9.23.15.4. (2))  
9.3.2.3.4. LUMBER ROOF SHEATHING  
(1) Lumber roof sheathing shall not be more than 286 mm wide and shall be applied so that all ends are supported with end joints staggered  
9.3.2.3.5. EDGE SUPPORT  
(1) Except as permitted in sentence (2), where panel-type roof sheathing requires edge support, the support shall consist of metal H clips or not less than 38mmx38mm blocking securely nailed between framing members  
(2) The supports referred to in sentence (1) are not required when tongued & grooved edge panel-type sheathing board is used  
9.3.2.3.6. THICKNESS OR RATING  
(1) The thickness or rating of roof sheathing on a flat roof used as a walking deck shall conform to either 9.23.15.7-A or 9.23.15.7-B for subfloors  
(2) The thickness or rating of roof sheathing on a roof not used as a walking deck shall conform to either 9.23.15.7-A or Table 9.23.15.7-B  
(3) Asphalt-coated or asphalt-impregnated fibreboard not less than 21.1mm thick conforming to CAN/ULC S706.1, "Standard for wood fibre insulating boards for buildings" is permitted to be used as a roof sheathing over supports spaced not more than 400mm o/c, provided the roofing consists of:  
(a) a continuous sheet of galvanized steel not less than 0.33mm in thickness, or  
(b) a continuous sheet of aluminum not less than 0.65 mm in thickness  
(4) All edges of sheathing described in sentence (1) shall be supported by blocking or framing

**Table 9.23.17.2-A**  
**Wall Sheathing Thickness and Specifications**  
Forming Part of Sentence 9.23.17.2.1

Type of Sheathing	Minimum Thickness, mm <sup>1</sup>		Material Standards
	With Supports 400 mm o.c.	With Supports 600 mm o.c.	
Fibreboard (insulating)	9.5	11.1	CAN/ULC-S706.1
Gypsum Sheathing	9.5	12.7	ASTM C1177 / C1177M ASTM C1396 / C1396M <sup>2</sup>
Lumber	17.0	17.0	See Table 9.3.2.1.
Mineral Fibre, Rigid Board, Type 2	25	25	CAN/ULC-S702.1
OSB, O-2 Grade	6.0	7.5	CSA 0437.0
OSB, O-1 Grade, and Waferboard, R-1 Grade	6.35	7.9	CSA 0437.0
Phenolic, faced	25	25	CAN/CSOB-S1.25-M
Plywood (exterior type)	6.0	7.5	CSA 0121 CSA 0151 CSA 0153
Polystyrene, Types 1 and 2	38	38	CAN/ULC-S701.1
Polystyrene, Types 3 and 4	25	25	CAN/ULC-S701.1
Polyurethane and Polyisocyanurate Type 1, faced	38	38	CAN/ULC-S704.1
Polyurethane and Polyisocyanurate Types 2 and 3, faced	25	25	CAN/ULC-S704.1

**Table 9.23.4.3**  
**Maximum Spans for Steel Beams Supporting Floors in Dwelling Units<sup>1</sup>**  
Forming Part of Sentence 9.23.4.3.1

Section	Supported Joist Length, m (Half the sum of joist spans on both sides of the beam)					
	2.4	3.0	3.6	4.2	4.8	5.4
	One Storey Supported					
W150 x 22	5.5	5.2	4.9	4.8	4.6	4.3
W200 x 21	6.5	6.2	5.9	5.7	5.4	4.9
W200 x 27	7.3	6.9	6.6	6.3	6.1	5.9
W200 x 31	7.8	7.4	7.1	6.8	6.6	6.4
W250 x 24	8.1	7.6	7.3	7.0	6.6	6.2
W250 x 33	9.2	8.7	8.3	8.0	7.7	7.5
W250 x 39	10.0	9.4	9.0	8.6	8.4	7.9
W310 x 31	10.4	9.8	9.4	8.9	8.4	7.6
W310 x 39	11.4	10.7	10.2	9.8	9.5	9.0
Section	Two Storeys Supported					
W150 x 22	4.9	4.4	4.1	3.8	3.5	3.4
W200 x 21	5.6	5.1	4.6	4.3	4.1	3.8
W200 x 27	6.4	6.1	5.6	5.3	4.9	4.7
W200 x 31	6.9	6.5	6.2	5.8	5.4	5.1
W250 x 24	6.8	6.1	5.6	5.2	4.9	4.6
W250 x 33	8.2	7.7	7.0	6.5	6.1	5.8
W250 x 39	8.8	8.3	7.8	7.2	6.8	6.4
W310 x 31	8.7	7.8	7.2	6.7	6.2	5.9
W310 x 39	10.0	9.3	8.5	7.9	7.4	7.0

**9.3.4.2. LIGHTING OUTLETS**  
9.3.4.2.1. LIGHTING OF ENTRANCES  
(1) An exterior lighting outlet with fixture controlled by a wall switch located within the building shall be provided at every entrance to buildings of residential occupancy.  
9.3.4.2.2. GARAGES AND CARPORTS  
(1) A lighting outlet with fixture shall be provided for an attached, built-in or detached garage or carport.  
(2) Except as provided in sentence (3), outlets required in sentence (1) shall be controlled by a wall switch near the doorway  
(3) Where the outlet and fixture required in sentence (1) are ceiling mounted above an area not normally occupied by a parked car, or are wall mounted, a fixture with a built-in switch is permitted to be used  
(4) Where a carport is lighted by a light at the entrance to a dwelling unit, additional carport lighting is not required

**Table 9.15.3.4**  
**Minimum Footing Sizes**  
Forming Part of Sentence 9.15.3.4 (1)

Number of Floors Supported	Minimum Width of Strip Footings, mm		Minimum Footing Area for Columns Spaced 3 m o.c. <sup>1</sup> , m <sup>2</sup>
	Supporting Exterior Walls <sup>2</sup>	Supporting Interior Walls <sup>3</sup>	
1	250	200	0.40
2	350	350	0.75
3	450	500	1.0

**Table 9.23.4.4**  
**Nailing for Framing**  
Forming Part of Sentences 9.23.4.1 (1), (2) and 9.23.14.4 (2)

Construction Detail	Minimum Length of Nail, mm	Minimum Number or Maximum Spacing of Nails
Floor joist or blocking perpendicular to all plate or top wall plate below - toe nail	82	2 per floor joist or blocking
Toe nail	82	150 mm o.c.
Toe nail, header joist or blocking - supporting walls with required braced wall panels - toe nail	82	2 per floor joist or blocking
Toe nail, header joist or blocking - toe nail	82	2 per floor joist or blocking
Cross-briding to joists	57	2 at each end
Double header or trimmer joists	76	300 mm o.c.
Toe nail, header joist or blocking - toe nail	76	2 at each end
Ledge strip to wood beam	82	2 per joist
Joist to joist splice (See also Table 9.23.14.8)	76	2 at each end
Header joist end nail to joist along perimeter	101	3
Toe nail to adjacent header joist	82	5
(end nailed) around openings	101	3
Toe nail, header joist to adjacent trimmer joist	82	5
(end nailed) around openings	101	3
Stud to wall plate (each end) toe nail	63	4
or end nail	82	2
Doubled studs at openings, or studs at walls or wall intersections and corners	76	750 mm o.c.
Doubled top wall plates <sup>1</sup>	76	600 mm o.c.
Bottom wall plate or sole plate in four panels, min joists or blocking (exterior walls) <sup>2</sup>	82	400 mm o.c.
Bottom wall plate or sole plate - in required braced wall panels - to floor joist, rim joist or blocking (interior walls) <sup>2</sup>	82	150 mm o.c.
Joist to joist splice to framing or subflooring	82	600 mm o.c.
Required braced wall panels - in interior walls - to framing above and below	82	150 mm o.c.
Horizontal member over openings in non-loadbearing walls - each end	82	2
or end nail	82	2 at each end
Ceiling joist to plate - toe nail each end	82	2
Roof rafter, roof truss or roof joist to plate - toe nail <sup>3</sup>	82	3
Roof plate to each rafter or joist	101	3
Rafter to joist (with ridge supported)	76	3
Rafter to joist (with ridge unsupported)	76	See Table 9.23.14.8
Roof plate to each rafter or joist	82	3
Rafter to ridge board - toe nail - end nail	82	3
Collar tie to rafter - each end	76	3
Collar tie lateral support to each collar tie	82	2
Jack rafter to hip or valley rafter	82	2
Roof stud to rafter	76	3
Roof stud to wall	82	2
38 mm x 140 mm or less plank decking to support	82	2
Plank decking wider than 38 mm x 140 mm to support	82	3
23 mm edge lap plank decking to support (toe nail)	76	1
38 mm edge lap plank to each other	76	400 mm o.c.
End joist and end-rafter to built-up wall stud <sup>4</sup>	76	5 or 8 <sup>5</sup>

**9.15.4. FOUNDATION WALLS**  
9.15.4.1. FOUNDATION WALL THICKNESS & REQUIRED LATERAL SUPPORT  
(1) Except as required in sentence (2), the thickness of foundation walls made of unreinforced concrete block, concrete core in flat wall, insulating concrete forms or solid concrete and subject to lateral earth pressure shall conform to Table 9.15.4.2-A. For walls not exceeding 3.0m in unsupported height  
(2) The concrete core in flat insulating concrete form foundation walls shall be not less than the greater of:  
(a) 50mm, or  
(b) the thickness of the concrete in the wall above  
(3) Foundation walls made of flat insulating concrete form units shall be laterally supported at the top and at the bottom.  
(4) The thickness and reinforcing of foundation walls made of reinforced concrete block and subject to lateral earth pressure shall conform to Table 9.15.4.2-B and sentences (4) to (7) where:  
(a) the walls are laterally supported at the top  
(b) average stable soils are encountered, and  
(c) wind loads on the exposed portion of the foundation are no greater than 0.70kpa  
(5) For concrete block walls required to be reinforced, continuous vertical reinforcement shall:  
(a) be provided at wall corners, wall ends, wall intersections, at changes in wall height, at the jamps of all openings and at movement joints  
(b) extend from the top of the footing to the top of the foundation wall, and  
(c) where foundation walls are laterally supported at the top, have not less than 50mm embedment into the footing, if the floor slab does not provide lateral support at the wall base.  
(6) For concrete block walls required to be reinforced, a continuous horizontal bond beam containing not less than one #4 bar shall be installed:  
(a) along the top of the wall  
(b) at the sill and head of all openings greater than 1.2m in width, and  
(c) at structurally connected floors  
(7) In concrete block walls required to be reinforced, all vertical bar reinforcement shall be installed along the centre line of the wall.  
(8) In concrete block walls required to be reinforced, ladder- or truss-type lateral reinforcement not less than 3.8mm in diameter (No. 9 ASWG) shall be installed in the bed joint of every second masonry course

**9.10.14.4. Openings in Exposed Building Face**

(1) Except as provided in Sentences (6) to (10) and Sentence 9.10.14.6.(1), the maximum aggregate area of unprotected openings in an exposed building face shall:  
(a) conform to Table 9.10.14.4,  
(b) conform to Subsection 3.2.3., or  
(c) where the limiting distance is not less than 1.2 m, be equal to or less than:  
(i) the limiting distance squared, for residential occupancies, business and personal services occupancies and low-hazard industrial occupancies, and  
(ii) half the limiting distance squared, for mercantile occupancies and medium-hazard industrial occupancies.

**Table 9.10.14.4**  
**Maximum Aggregate Area of Unprotected Openings in Exterior Walls**  
Forming Part of Sentence 9.10.14.4 (1)

Occupancy Classification of Building	Maximum Total Area of Exposed Building Face, m <sup>2</sup>	Maximum Aggregate Area of Unprotected Openings, % of Exposed Building Face Area															
		Limiting Distance, m															
		Less than 1.2	1.2	1.5	2	2.5	3	4	6	8	10	12	16	20	25		
Residential, business and personal services, and low-hazard industrial	10	0	8	12	21	33	55	96	100	100	100	100	100	100	100		
	15	0	8	10	17	25	37	67	100	100	100	100	100	100	100		
	20	0	8	10	15	21	30	53	100	100	100	100	100	100	100		
	25	0	8	9	13	19	26	45	100	100	100	100	100	100	100		
	30	0	7	9	12	17	23	39	88	100	100	100	100	100	100		
	40	0	7	8	11	15	20	32	69	100	100	100	100	100	100		
	50	0	7	8	10	14	18	28	57	100	100	100	100	100	100		
	100	0	7	8	9	11	13	18	34	56	84	100	100	100	100		
	Over 100	0	7	7	8	9	10	12	19	28	40	55	92	100	100		
	Mercantile and medium-hazard industrial	10	0	4	6	10	17	25	48	100	100	100	100	100	100		
15		0	4	5	8	13	18	34	82	100	100	100	100	100			
20		0	4	5	7	11	15	27	63	100	100	100	100	100			
25		0	4	5	7	9	13	22	51	94	100	100	100	100			
30		0	4	4	6	9	12	20	44	80	100	100	100	100			
40		0	4	4	6	8	10	16	34	61	97	100	100	100			
50		0	4	4	5	7	9	14	29	50	79	100	100	100			
100		0	4	4	4	5	6	9	17	28	42	60	100	100			
Over 100		0	4	4	4	4	5	6	10	14	20	27	46	70			

**General notes**  
SCALE: 1/8" = 1'-0"

**ADDITIONAL DWELLINGS**  
NIAGARA  
Darren Draaistra  
74066 WELLANDPORT ROAD, Designer - Sales  
WELLANDPORT, ONTARIO 289-455-8310  
info@additionaldwellings.com

Kiran Amin  
5378 Byng Ave  
Niagara Falls Ontario  
L2G 5C7  
MOBILE: 416-525-2672  
kiran.amin@hotmail.com

DRAWN BY: D. DRAAISTRA  
SCALE: 1/8" = 1'-0" DATE: February 23, 2026  
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