

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, PREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

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COMPLIANCE PACKAGE "A1"	
GROSS INSULATED WALL AREA	= 5566.0 SQ. FT.
GROSS WINDOW AREA	= 1419.6 SQ. FT.
% WINDOWS	= 25.5 %

## ELEVATION CONSTRUCTION NOTES

- EAVE PROTECTION AS PER 9.26.5 OBC.
- FLASHING AT INTERFACE BETWEEN ROOFS WHERE THEY ABUT WALLS AS PER OBC 9.26.4.
- PROVIDE "ICE AND WATER SHIELD" LAYER OVER ROOF SLOPES OF 3/12 AND LESS, AND ALL VALLEY'S.
- WINDOW WELLS MAY BE REQUIRED DUE TO FINAL GRADE, AND MUST BE DRAINED TO FOOTING LEVEL.
- PROVIDE WEEPER IN ALL WINDOW WELLS AND FILL IN WITH 3/4" CLEAR STONE.
- SLOPE GRADE AWAY FROM HOUSE. MINIMUM 6" DROP FOR 6'-0" DISTANCE AWAY FROM HOUSE.
- CONTRACTOR TO VERIFY ALL EXISTING GRADES AND ALL FINISHED GRADES ON SITE.
- CONFIRM LOCATION AND DEPTH OF FOUNDATION WALL STEP DOWNS ON SITE.
- PROVIDE ENGINEERED LINTELS FOR ALL OPENINGS SUPPORTING TRUSSES SPANNING MORE THAN 32' 1".
- HANDRAIL FOR INTERIOR STAIRS AS PER DIV. B, PART 9.9.8.1 OF THE O.B.C. STAIRS OVER 3'-1" WIDE TO HAVE 2 HANDRAILS.
- INTERIOR STAIR HEADROOM TO CONFORM TO DIV. B, PART 9.9.8.2.2 OF THE O.B.C. MINIMUM HEADROOM TO BE 6'-5" WITHIN DWELLING UNITS AND 6'-9" NOT WITHIN DWELLING UNITS
- ALL HANDRAILS AND GUARDS TO BE INSTALLED AS PER 9B-1 OF THE O.B.C.
- ENERGY REQUIREMENTS AS PER 9B-12 OF THE O.B.C.

## GENERAL NOTES

- ALL WORK PERFORMED AND MATERIAL SUPPLIED SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
- NAUTA HOME DESIGNS IS NOT LIABLE FOR ANY ERRORS OR OMISSIONS FOUND IN THESE BLUEPRINTS.
- DO NOT SCALE BLUEPRINTS.
- ALL WINDOW AND DOOR LINTELS SHALL BE 12 GRADE 2X10 UNLESS NOTED OTHERWISE ON THESE PLANS.

## DESIGN CHANGES

ANY DEVIATION TO THE DESIGN OF THIS BUILDING OR USE OF ALTERNATIVE BUILDING MATERIALS SHALL BE NOTIFIED TO THE DESIGNER OF THESE PLANS AND SHALL NOT BE CARRIED OUT UNTIL SUCH CAN CHECKED FOR ENGINEERING AND APPROVED.

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## REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

## QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.5.1. of the building code

**Hank Nauta**  
NAME

SIGNATURE

**22863**

BCIN

## REGISTRATION INFORMATION

Required unless design is exempt under 2.17.5.1. of the building code

**Nauta Home Designs**

NAME

**29258**

BCIN

**NAUTA**  
HOME DESIGNS

**1-866-474-4320**

1789 MERRITTVILLE HWY  
WELLAND, ON L3B 5N5

PLAN NUMBER:

**T S 8 2 5**

2018-288

PROJECT :

**TWO STOREY**  
**4618 SQ. FT.**

WIDTH: **74' - 6"**

DEPTH: **74' - 8"**

BDRMS: **4**

BATHS: **3.5**

LOCATION:

PART OF LOTS 82 & 83

CORPORATION PLAN No.5

NIAGARA-ON-THE-LAKE, ON

TITLE:

**FRONT ELEV.**

**LEFT ELEV.**

DATE :

**NOV. 2018**

PAGE:

**3 OF 10**

**ALL CONSTRUCTION MUST COMPLY WITH THE ONTARIO BUILDING CODE AND REGULATIONS AS AMENDED**

**TOWN OF NIAGARA-ON-THE-LAKE**  
**BUILDING DEPARTMENT CERTIFIED**  
**DRAWINGS FOR CONSTRUCTION**  
**UNDER PERMIT No.**

15027

**B**

**DATE** **Aug. 09 / 2019**

**Mark Leone**

**INSPECTOR**

MUNICIPAL ADDRESS NUMBER SHALL BE CLEARLY VISIBLE FROM THE STREET. THE NUMBERS SHALL BE A MINIMUM OF 5" HIGH IN A CONTRASTING COLOUR FROM THE BUILDING OR PLATE WHICH THEY ARE ATTACHED.

ALL PRE - ENGINEERING DESIGN MUST BE SUBMITTED PRIOR TO INSPECTION

Waterproof finish shall be provided to a height of not less than:  
1.) 5'-11" above the floor in shower stalls.  
2.) 3'-11" above the rim of bathtubs equipped with showers, and  
3.) 16" above the rims of bathtubs not equipped with showers.

CARBON MONOXIDE DETECTORS TO BE LOCATED ADJACENT TO SLEEPING AREAS  
ALL SMOKE ALARMS TO BE HARD WIRED AND INTERCONNECTED

INTERCONNECTED SMOKE ALARMS ARE TO BE LOCATED ON EACH STOREY, IN EACH BEDROOM, AND IN A LOCATION BETWEEN THE BEDROOM AND THE REMAINDER OF THE STOREY.

WWW.NAUTAHOMEDESIGNS.COM 1-866-474-4320  
SEARCH OVER 1000 HOUSE PLANS ONLINE,  
CUSTOM DESIGNS, ADDITIONS, & RENOVATIONS.

## FRONT ELEVATION 1/4" = 1'-0"

June 24, 2019

D.V.

08:33 AM

**ADDITIONAL PERMIT  
REQUIRED TO SUBDIVIDE  
AND FINISH BASEMENT**

## LEFT ELEVATION 1/4" = 1'-0"

June 24, 2019

D.V.

08:33 AM



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#### GENERAL NOTES

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2. NAUTA HOME DESIGNS IS NOT LIABLE FOR ANY ERRORS OR OMISSIONS FOUND IN THESE BLUEPRINTS.
3. DO NOT SCALE BLUEPRINTS.
4. ALL WINDOW AND DOOR LINELS SHALL BE 1/2 GRADE 2X10 UNLESS NOTED OTHERWISE ON THESE PLANS.

#### DESIGN CHANGES

ANY DEVIATION TO THE DESIGN OF THIS BUILDING OR USE OF ALTERNATIVE BUILDING MATERIALS SHALL BE NOTIFIED TO THE DESIGNER OF THESE PLANS AND SHALL NOT BE CARRIED OUT UNTIL SUCH CAN CHECKED FOR ENGINEERING AND APPROVED.

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#### REVISIONS

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#### QUALIFICATION INFORMATION

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**Hank Nauta**

NAME

SIGNATURE

**22863**

BCIN

#### REGISTRATION INFORMATION

Required unless design is exempt under 2.17.4.1. of the building code

**Nauta Home Designs**

NAME

**29258**

BCIN

**NAUTA**  
HOME DESIGNS

**1-866-474-4320**

1789 MERRITTVILLE HWY  
WELLAND, ON L3B 5N5

#### PLAN NUMBER:

**T S 8 2 5**

**2018-288**

#### PROJECT :

**TWO STOREY**  
**4618 SQ. FT.**

**WIDTH: 74' - 6"**

**DEPTH: 74' - 8"**

**BDRMS: 4**

**BATHS: 3.5**

#### LOCATION:

**PART OF LOTS 82 & 83**

**CORPORATION PLAN No.5**

**NIAGARA-ON-THE-LAKE, ON**

#### TITLE:

**REAR ELEV.**

**RIGHT ELEV.**

**DATE :**

**NOV. 2018**

**PAGE:**

**4 OF 10**

#### ELEVATION CONSTRUCTION NOTES

1. EAVE PROTECTION AS PER 9.26.5 O.B.C.
2. FLASHING AT INTERFACE BETWEEN ROOFS WHERE THEY ABUT WALLS AS PER OBC 9.26.4.
3. PROVIDE "ICE AND WATER SHIELD" LAYER OVER ROOF SLOPES OF 3/12 AND LESS, AND ALL VALLEY'S.
4. WINDOW WELLS MAY BE REQUIRED DUE TO FINAL GRADE, AND MUST BE DRAINED TO FOOTING LEVEL.
5. PROVIDE WEEPER IN ALL WINDOW WELLS AND FILL IN WITH 3/4" CLEAR STONE.
6. SLOPE GRADE AWAY FROM HOUSE. MINIMUM 6" DROP FOR 6'-0" DISTANCE AWAY FROM HOUSE.
7. CONTRACTOR TO VERIFY ALL EXISTING GRADES AND ALL FINISHED GRADES ON SITE.
8. CONFIRM LOCATION AND DEPTH OF FOUNDATION WALL STEP DOWNS ON SITE.
9. PROVIDE ENGINEERED LINELS FOR ALL OPENINGS SUPPORTING TRUSSES SPANNING MORE THAN 32' 1".
10. HANDRAIL FOR INTERIOR STAIRS AS PER DIV. B, PART 9, 9.8.1 OF THE O.B.C. STAIRS OVER 3'-1" WIDE TO HAVE 2 HANDRAILS.
11. INTERIOR STAIR HEADROOM TO CONFORM TO DIV. B, PART 9, 9.8.2.2 OF THE O.B.C. MINIMUM HEADROOM TO BE 6'-8" WITHIN DWELLING UNITS AND 6'-8" NOT WITHIN DWELLING UNITS
12. ALL HANDRAILS AND GUARDS TO BE INSTALLED AS PER 9B-1 OF THE O.B.C.
13. ENERGY REQUIREMENTS AS PER 9B-12 OF THE O.B.C.

#### REAR ELEVATION 1/4" = 1'-0"

June 24, 2019

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#### RIGHT ELEVATION 1/4" = 1'-0"

June 24, 2019

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3. DO NOT SCALE BLUEPRINTS.
4. ALL WINDOW AND DOOR LITELS SHALL BE #2 GRADE 2X4ID UNLESS NOTED OTHERWISE ON THESE PLANS.

# DESIGN CHANGES

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# QUALIFICATION INFORMATION

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**Hank Nauta**

NAME

SIGNATURE

**22863**

BCIN

# REGISTRATION INFORMATION

Required unless design is exempt under 2.17.5.1. of the building code

**Nauta Home Designs**

NAME

**29258**

BCIN

# NAUTA HOME DESIGNS

**1-866-474-4320**

1789 MERRITTVILLE HWY  
WELLAND, ON L3B 5N5

# PLAN NUMBER:

**T S 8 2 5**

2018-208

# PROJECT :

**TWO STOREY**

**4618 S.Q. FT.**

**WIDTH: 74' - 6"**

**DEPTH: 74' - 8"**

**BDRMS: 4**

**BATHS: 3.5**

# LOCATION:

**PART OF LOTS 82 & 83**

**CORPORATION PLAN No.5**

**NIAGARA-ON-THE-LAKE, ON**

# TITLE:

**FOUNDATION PLAN**

**DATE :**

**PAGE:**

**NOV. 2018**

**5 OF 10**

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, PREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

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# FOUNDATION PLAN CONSTRUCTION NOTES

1. ALL STEEL BEAMS WITH POINT LOADS TO BE SIZED BY PROFESSIONAL ENGINEER.
2. SEE SUPPLIER ENGINEERING DATA FOR ALL PRE-ENGINEERED WOOD, HEADERS, BEAMS, COLUMNS, AND WOOD I'S.
3. ALL EXTERIOR CONCRETE "FLATWORK" TO BE MINIMUM 32 MPa WITH 3% - 8% AIR ENTRAINMENT.
4. SUSPENDED CONCRETE SLAB CONSTR. AS PER O.B.C. 9.33.1.4  
SUSPENDED CONCRETE SLAB TO BE 5" THICK C/W 10M REBAR @ 1 1/8" O/C EA. WAY.
5. 10M BENT DOWELS @ 23 5/8" O/C AT PERIMETER OF SUSPENDED SLAB
6. CONCRETE STRENGTHS  
- FOOTINGS = 20 MPa  
- FOUNDATION WALLS = 20 MPa  
- CONC. FLOOR = 25 MPa  
- GARAGE FLOOR = 32 MPa  
NO WATER ADDED ON SITE
7. SUMP PUMP C/W CHILD PROOF LID (9.14.5.2.(2)).  
INSTALLED & OPERATIONAL PRIOR TO OCCUPANCY.
8. ALL SMOKE ALARMS ARE TO BE INTER-CONNECTED.  
ALL SMOKE ALARMS TO HAVE A VISUAL SIGNAL DEVICE IN ADDITION TO AN AUDIBLE SIGNAL DEVICE
9. SMOKE ALARMS SHALL BE WIRED SO THAT WHEN THE ALARM SOUNDS, ALL ALARMS SOUND.
10. CARBON MONOXIDE DETECTORS REQUIRED FOR FUEL APPLIANCES (OBC 9.33.4.2), AS WELL AS ADJACENT TO EACH SLEEPING AREA.
11. CONFIRM WITH BUILDER THE NUMBER OF, LOCATION, AND SIZE OF ALL BASEMENT WINDOWS.
12. ALL BASEMENT WINDOWS ARE TO BE VINYL, AND "POURED IN PLACE".
13. WINDOW WELLS MAY BE REQUIRED DUE TO FINAL GRADE. CONFIRM WITH BUILDER.
14. BASEMENT BEAM POCKET BEARING TO BE MINIMUM 3 1/2" AS PER 9.23.8.1 OBC
15. HANDRAIL FOR INTERIOR STAIRS AS PER DIV. B, PART 9.9.8.1 OF THE O.B.C.  
STAIRS OVER 3'-1" WIDE TO HAVE 2 HANDRAILS.
16. INTERIOR STAIR HEADROOM TO CONFORM TO DIV. B, PART 9.9.8.2.2 OF THE O.B.C.  
MINIMUM HEADROOM TO BE 6'-5" WITHIN DWELLING UNITS AND 6'-9" NOT WITHIN DWELLING UNITS
17. ALL HANDRAILS AND GUARDS TO BE INSTALLED AS PER 9B-1 OF THE O.B.C.
18. PROVIDE ENGINEERING DATA ON ALL MANUFACTURED COLUMNS AND TELEPOSTS.
19. ALL TELEPOSTS TO BEAR LABEL FOR RATED CAPACITY.
20. ANY PORTION OF CONCRETE WALL THAT IS Laterally UNSUPPORTED FOR 48" OR MORE IN LENGTH, MUST BE ENGINEERED
21. ENERGY REQUIREMENTS AS PER 9B-12 OF THE O.B.C.

# WALL LEGEND

	- 10"TH. CONCRETE FOUNDATION WALL
	- 10"TH. CONCRETE FOUNDATION WALL C/W 5" WIDE x 8" DEEP JOIST SHELF
	- 10"TH. CONCRETE FOUNDATION WALL C/W 5"TH RIGID INSUL. 2x4 STRAPPING @ 16" O/C C/W R12 BATT INSUL. SUPER 6 MIL VAP. BAR. 1/2" DRYWALL
	- 14"TH. CONCRETE FOUNDATION WALL
	- 2x6 BEARING WALL
	- R20 BLANKET WRAP INSULATION
	- FUTURE 2x4 PARTITION WALL

# FOUNDATION PLAN 1/4" = 1'0"

June 24, 2019

D.V.

08:33 AM

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GENERAL NOTES

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2. NAUTA HOME DESIGNS IS NOT LIABLE FOR ANY ERRORS OR OMISSIONS FOUND IN THESE BLUEPRINTS.
3. DO NOT SCALE BLUEPRINTS.
4. ALL WINDOW AND DOOR LINTELS SHALL BE #2 GRADE 2X10 UNLESS NOTED OTHERWISE ON THESE PLANS.

DESIGN CHANGES

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REVISIONS

FLOOR PLAN CONSTRUCTION NOTES

1. ALL STEEL BEAMS WITH POINT LOADS TO BE SIZED BY PROFESSIONAL ENGINEER.
2. SEE SUPPLIER ENGINEERING DATA FOR ALL PRE-ENGINEERED WOOD, HEADERS, BEAMS, COLUMNS, WOOD JOISTS, AND TRUSSES.
3. ALL WINDOW AND DOOR LINTELS SHALL BE #2 GRADE 2X10 UNLESS NOTED OTHERWISE ON THESE PLANS.
4. ALL EXTERIOR CONCRETE "FLATWORK" TO BE MIN. 32 MPa WITH 5% - 8% AIR ENTRAINMENT.
5. PLUMBING NOTE:
  - PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES FOR SHOWER UNITS.
  - PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES FOR ALL FAUCETS OR WATER HEATER SOURCE.
6. ENTRANCE DOOR FROM GARAGE TO BE STEEL, INSULATED DOOR C/W WEATHER-STRIPPING AND SELF-CLOSING DEVICE.
7. GARAGE/HOUSE SEPARATION WALL:
  - 2X6 STUDS @ 16" O/C
  - R22 BATT INSULATION
  - SUPER 6 MIL VAPOUR BARRIER ON HOUSE SIDE
  - FIRE-RATED DRYWALL 45 MIN. ON GARAGE SIDE
  - C/W MUD AND TAPED JOINTS
8. GARAGE FLOOR TO BE 5" THICK CONCRETE SLAB ON GRADE MIN. 32 MPa (4650 PSI), MAX. 4" SLUMP 5% - 8% AIR ENTRAINMENT 6"x6"x6/8 W.W.M. 6" MIN. 3/4" THICK CLEAR STONE COMPACTED BASE 1" SAUCUTS @ 8'-0" O/C EA. WAY WITHIN 24 HOURS OF POUR
9. GAS SEAL GARAGE FROM HOUSE. ALL DRYWALL JOINTS TO BE MUDDED & TAPED.
10. ALL SMOKE ALARMS ARE TO BE INTER-CONNECTED.
11. SMOKE ALARMS SHALL BE WIRED SO THAT WHEN THE ALARM SOUNDS, ALL ALARMS SOUND.
12. CARBON MONOXIDE DETECTORS REQUIRED FOR FUEL APPLIANCES (OBC 9.33.4.2), AS WELL AS ADJACENT TO EACH SLEEPING AREA.
13. HANDRAIL FOR INTERIOR STAIRS AS PER DIV. B, PART 9, 9.8.1 OF THE O.B.C. STAIRS OVER 3'-1" WIDE TO HAVE 2 HANDRAILS.
14. INTERIOR STAIR HEADROOM TO CONFORM TO DIV. B, PART 9, 9.8.2.2 OF THE O.B.C. MINIMUM HEADROOM TO BE 6'-8" WITHIN DWELLING UNITS AND 6'-3" NOT WITHIN DWELLING UNITS
15. ALL HANDRAILS AND GUARDS TO BE INSTALLED AS PER 98-1 OF THE O.B.C.
16. PROVIDE ENGINEERING DATA ON ALL MANUFACTURED COLUMNS AND TELEPOSTS.
17. ALL TELEPOSTS TO BEAR LABEL FOR RATED CAPACITY.
18. PROVIDE ENGINEERED LINTELS FOR ALL OPENINGS SUPPORTING TRUSSES SPANNING MORE THAN 32' 1".
19. ALL SWITCHES AND OUTLETS TO BE INSTALLED AS PER PART 9.34.2 OF THE O.B.C.
20. ALL LVL BEAMS & HEADERS TO BE PRE ENGINEERED BY LVL SUPPLIER
21. ENERGY REQUIREMENTS AS PER 98-12 OF THE O.B.C.
22. TALL WALL DESIGN TO BE DESIGNED BY A STRUCTURAL ENGINEER.

COLUMN SCHEDULE

COL.1	3 1/2" ONE PIECE HEAVY DUTY TELEPOST
COL.2	2-2x6 BUILT UP WOOD COLUMN
COL.3	3-2x6 BUILT UP WOOD COLUMN
COL.4	4-2x6 BUILT UP WOOD COLUMN
COL.5	2-2x6 BUILT UP PARALLAM COLUMN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Hank Nauta

NAME

SIGNATURE

22863

BCIN

REGISTRATION INFORMATION

Residential design is exempt under 2.17.5.1 of the building code

Nauta Home Designs

NAME

29258

BCIN

**NAUTA**  
HOME DESIGNS

1-866-474-4320

1789 MERRITTVILLE HWY  
WELLAND, ON L3B 5N5

PLAN NUMBER:

T S 8 2 5

2018-288

PROJECT :

TWO STOREY  
4618 SQ. FT.

WIDTH: 14' - 6"

DEPTH: 14' - 8"

BDRMS: 4

BATHS: 3.5

LOCATION:

PART OF LOTS 82 & 83

CORPORATION PLAN No.5

NIAGARA-ON-THE-LAKE, ON

TITLE:

1ST  
FLOOR PLAN

DATE :

NOV. 2018

PAGE:

6 OF 10

1ST FLOOR PLAN 1/4" = 1'-0"

GROSS FLOOR AREA = 2519 SQ. FT.

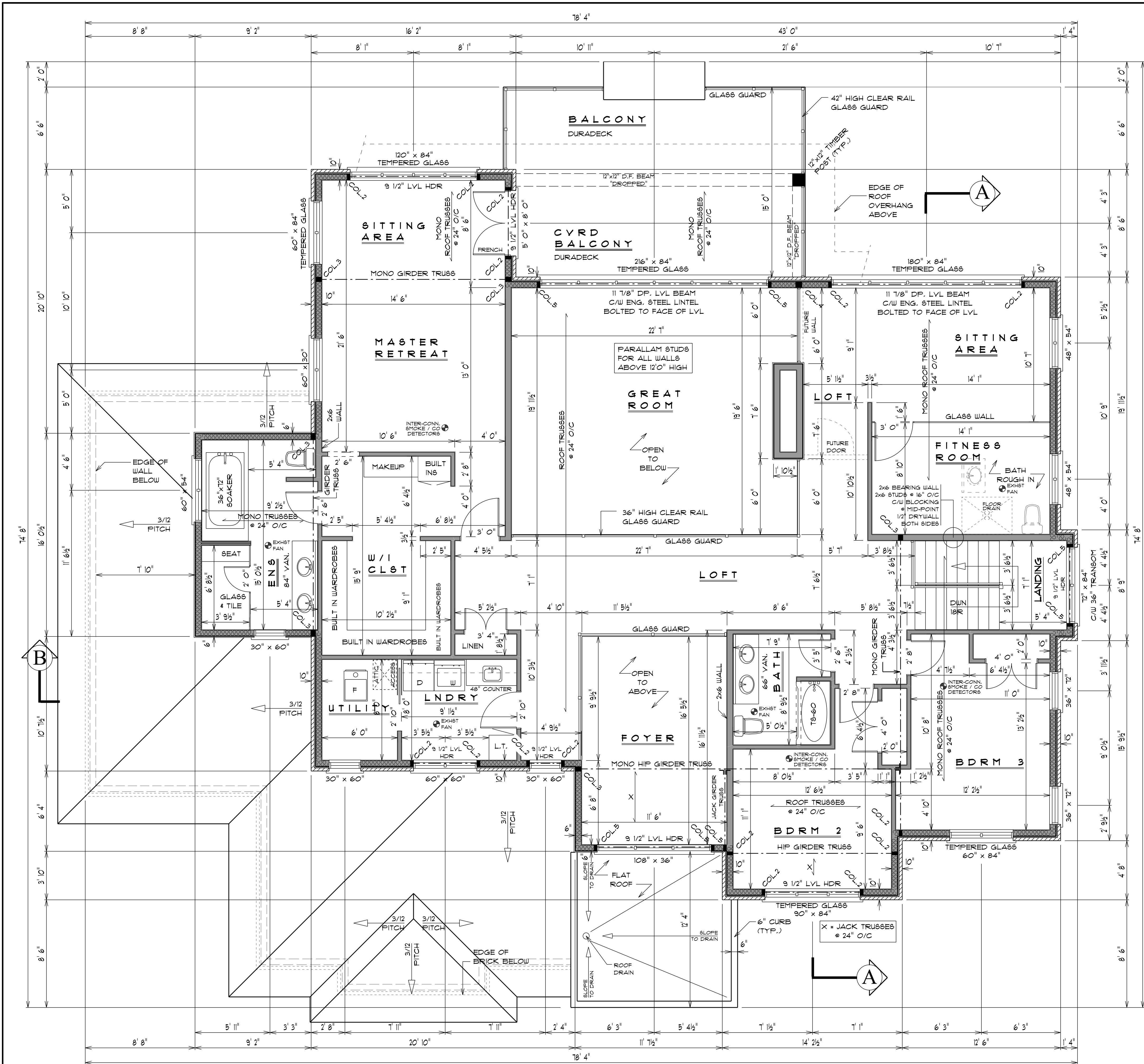
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2ND FLOOR PLAN 1/4" = 1'0"

GROSS FLOOR AREA = 2159 SQ. FT.

June 24, 2019

D.V.

08:33 AM

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2ND FLOOR PLAN  
CONSTRUCTION NOTES

1. PROVIDE ENGINEERED LINTELS FOR ALL OPENINGS SUPPORTING TRUSSES SPANNING MORE THAN 40 FEET.
2. SEE SUPPLIER ENGINEERING DATA FOR ALL PRE-ENGINEERED WOOD, HEADERS, BEAMS, COLUMNS, AND WOOD JOISTS.
3. ALL WINDOW AND DOOR LINTELS SHALL BE #2 GRADE 2-X10 UNLESS NOTED OTHERWISE ON THESE PLANS.
4. PLUMBING NOTE:
  - PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES FOR SHOWER UNITS.
  - PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES FOR ALL FAUCETS OR WATER HEATER SOURCE.
5. ALL SMOKE ALARMS ARE TO BE INTER-CONNECTED. ALL SMOKE ALARMS SHALL HAVE VISUAL SIGNAL IN ADDITION TO AN AUDIBLE SIGNAL DEVICE.
6. SMOKE ALARMS SHALL BE WIRED SO THAT WHEN THE ALARM SOUNDS, ALL ALARMS SOUND.
7. CARBON MONOXIDE DETECTORS REQUIRED FOR FUEL APPLIANCES (OBC 9.33.4.2), AS WELL AS ADJACENT TO EACH SLEEPING AREA.
8. HANDRAIL FOR INTERIOR STAIRS AS PER DIV. B, PART 9.9.2.1 OF THE O.B.C. STAIRS OVER 3'-1" WIDE TO HAVE 2 HANDRAILS.
9. INTERIOR STAIR HEADROOM TO CONFORM TO DIV. B, PART 9.9.2.2 OF THE O.B.C. MINIMUM HEADROOM TO BE 6'-5" WITHIN DWELLING UNITS AND 6'-9" NOT WITHIN DWELLING UNITS.
10. ALL HANDRAILS AND GUARDS TO BE INSTALLED AS PER 9B-1 OF THE O.B.C.
11. PROVIDE ENGINEERING DATA ON ALL MANUFACTURED COLUMNS AND TELEPOSTS.
12. ALL TELEPOSTS TO BEAR LABEL FOR RATED CAPACITY.
13. ALL STEEL BEAMS WITH POINT LOADS TO BE SIZED BY PROFESSIONAL ENGINEER.
14. ENERGY REQUIREMENTS AS PER 9B-12 OF THE O.B.C.

COLUMN SCHEDULE

COL.1	3 1/2" ONE PIECE HEAVY DUTY TELEPOST
COL.2	2-2x6 BUILT UP WOOD COLUMN
COL.3	3-2x6 BUILT UP WOOD COLUMN
COL.4	4-2x6 BUILT UP WOOD COLUMN
COL.5	2-2x6 BUILT UP PARALLAM COLUMN

Windows over stairs and landings, that are less than 2'11" above the treads or landings shall be protected by a guard OR non-openable and designed as a guard

WALL LEGEND

	2x6 WALL C/W BRICK/STONE VENEER (INSULATED)		2x6 PARTITION WALL
	2x6 WALL C/W FAUX WOOD SIDING		2x6 PARTITION WALL C/W CULTURED STONE VENEER
	WALL BELOW ROOF		2x4 PARTITION WALL
			GLASS WALL
			2x4 HALF WALL C/W GLASS WALL ABOVE

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REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.5.1. of the building code

Hank Nauta

NAME

22863

BCIN

REGISTRATION INFORMATION

Required unless design is exempt under 2.17.5.1. of the building code

Nauta Home Designs

NAME

29258

BCIN

**NAUTA**  
HOME DESIGNS

1-866-474-4320

1789 MERRITTVILLE HWY  
WELLAND, ON L3B 5N5

PLAN NUMBER:

TS825

2018-208

PROJECT :

TWO STOREY  
4618 SQ. FT.

WIDTH: 74' - 6"

DEPTH: 74' - 8"

BDRMS: 4

BATHS: 3.5

LOCATION:

PART OF LOTS 82 & 83

CORPORATION PLAN No.5

NIAGARA-ON-THE-LAKE, ON

TITLE:

2ND  
FLOOR PLAN

WWW.NAUTAHOMEDESIGNS.COM 1-866-474-4320  
SEARCH OVER 1000 HOUSE PLANS ONLINE,  
CUSTOM DESIGNS, ADDITIONS, & RENOVATIONS.

DATE :

NOV. 2018

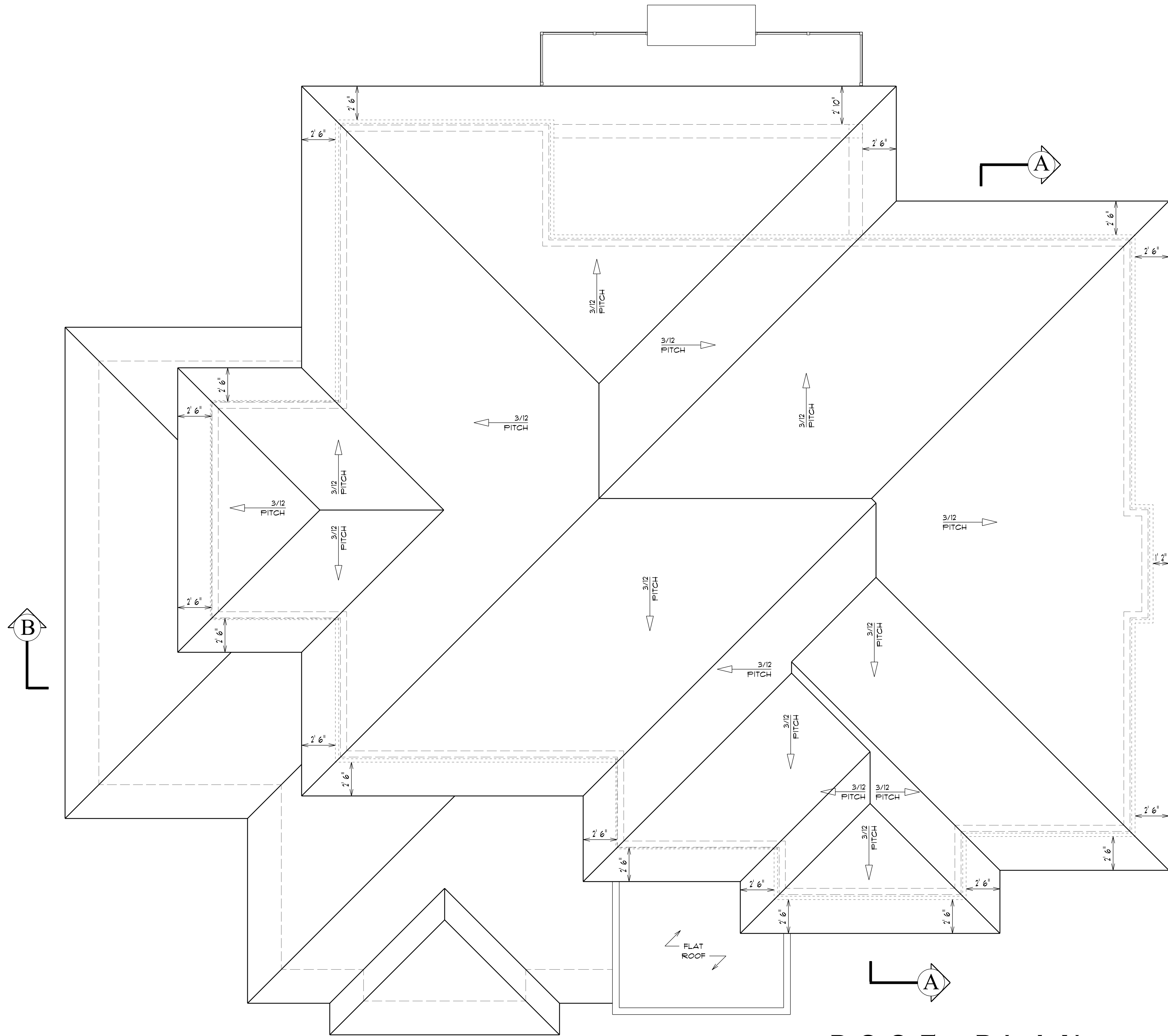
PAGE:

7 OF 10



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### ROOF PLAN CONSTRUCTION NOTES

- SEE SUPPLIER ENGINEERING DATA FOR ALL PRE-ENGINEERED WOOD, HEADERS, BEAMS, COLUMNS, WOOD I'S, AND TRUSSES.
- PROVIDE ENGINEERED LINTELS FOR ALL OPENINGS SUPPORTING TRUSSES SPANNING MORE THAN 32' 11".
- ALL LVL BEAMS & HEADERS TO BE PRE ENGINEERED BY LVL SUPPLIER
- PROVIDE "ICE AND WATER SHIELD" LAYER OVER ROOF SLOPES OF 3/12 AND LESS, AND ALL VALLEY'S.

## ROOF PLAN

1/4" = 1'0"

June 24, 2019

D.V.

08:33 AM

### GENERAL NOTES

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- DO NOT SCALE BLUEPRINTS.
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### DESIGN CHANGES

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### REVISIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

### QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.5.1. of the building code

**Hank Nauta**

NAME

SIGNATURE

**22863**

BCIN

### REGISTRATION INFORMATION

Required unless design is exempt under 2.17.4.1. of the building code

**Nauta Home Designs**

NAME

**29258**

BCIN

**NAUTA**  
HOME DESIGNS

**1-866-474-4320**

1789 MERRITTVILLE HWY  
WELLAND, ON L3B 5N5

### PLAN NUMBER:

**T S 8 2 5**

2018-208

### PROJECT :

**TWO STOREY  
4678 SQ. FT.**

WIDTH: 74' - 6"

DEPTH: 74' - 8"

BDRMS: 4

BATHS: 3.5

### LOCATION:

PART OF LOTS 82 & 83

CORPORATION PLAN No.5

NIAGARA-ON-THE-LAKE, ON

### TITLE:

**ROOF PLAN**

DATE :

NOV. 2018

PAGE:

8 OF 10

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OR IN PART WITHOUT THE EXPRESS WRITTEN  
PERMISSION OF NAUTA HOME DESIGNS.


undersigned has reviewed and takes responsibility  
his design, and has the qualifications and meets  
requirements set out in the Ontario Building Code  
e a designer.

## AME

22863

CIN

## I. II. D. :

## CIN

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**NAUTA**  
HOME DESIGNS

-866-474-4320

789 MERRITTVILLE HWY  
WELLAND, ON L3B 5N5

T S 8 2 5

2018-288

PROJECT :

TWO STOREY  
4678 SQ. FT.

WIDTH: 74' - 6"

3DRMS: 4  
BATHS: 3.5

LOCATION:

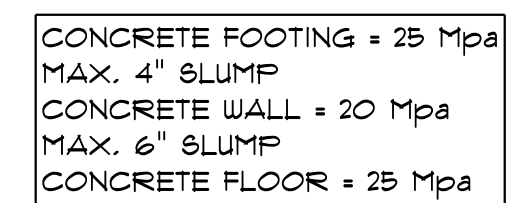
PART OF LOTS 82 & 83  
INCORPORATION PLAN No.5  
NIAGARA-ON-THE-LAKE, ON

TITLE:

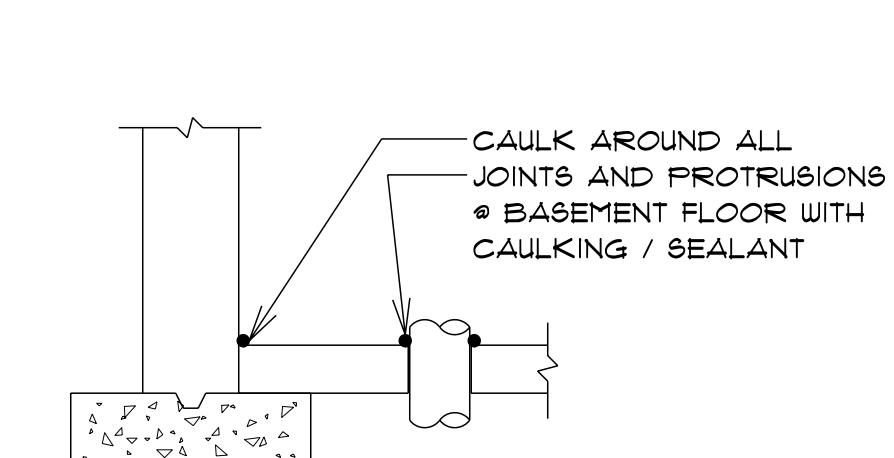
CROSS  
SECTION A-A

DATE :	PAGE:
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NOV. 2018 | 9 OF 10

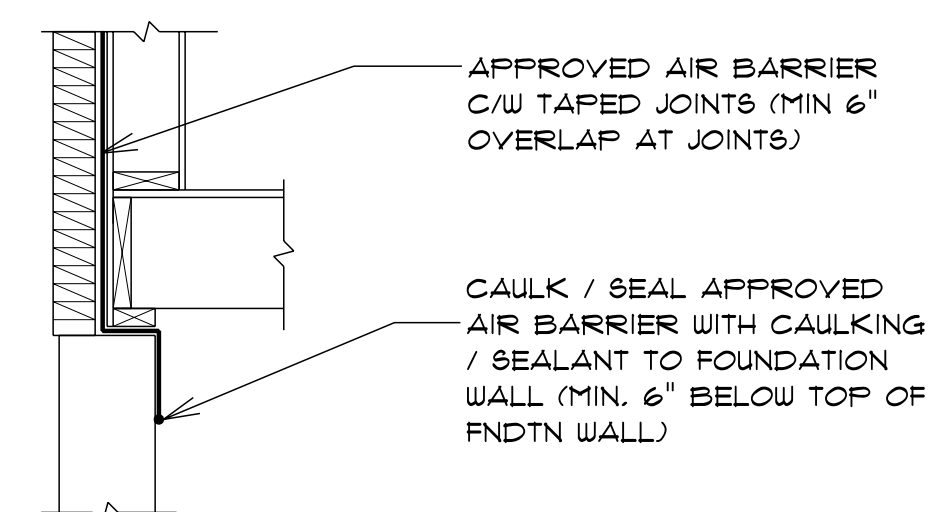


NO WATER SHALL BE ADDED  
TO CONCRETE ON SITE.

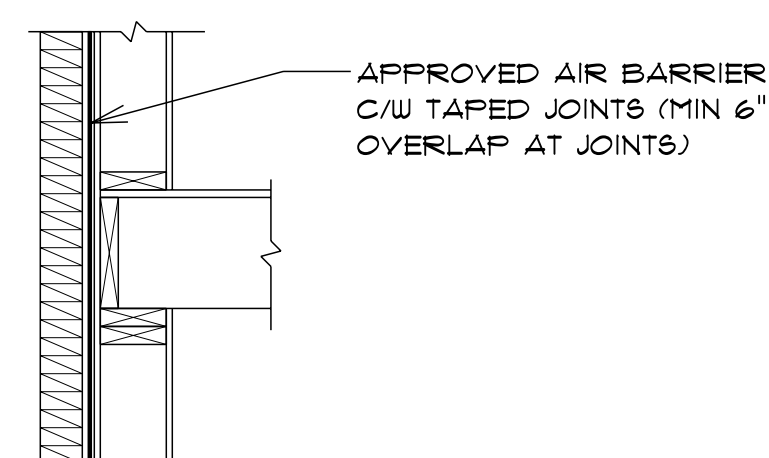


### AIR BARRIER DETAIL

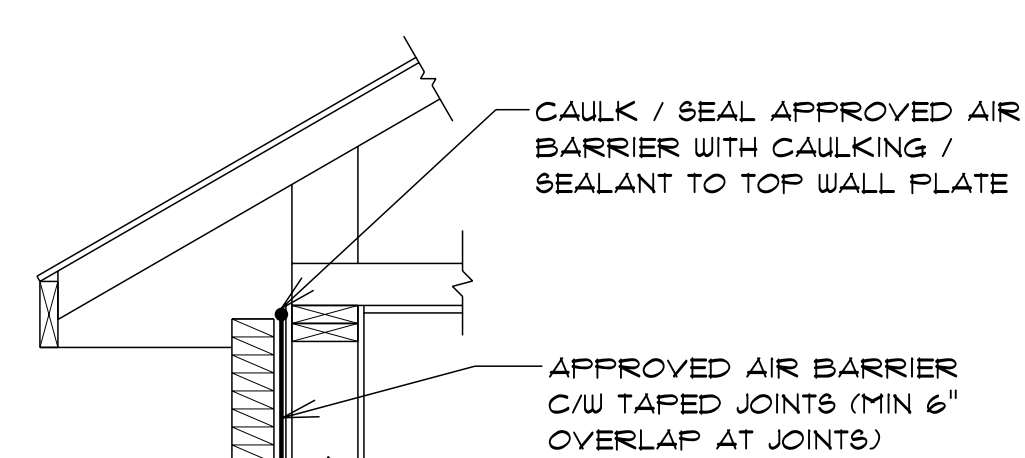
#### @ CONCRETE FLOOR



AIR BARRIER DETAIL  
@ TOP OF ENDTN WALL



AIR BARRIER DETAIL  
@ TOP OF RIM JOIST



AIR BARRIER DETAIL  
@ TOP OF WALL

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#### REVISIONS

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#### QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.3.1. of the building code

Hank Nauta

NAME

SIGNATURE

22863

BCIN

#### REGISTRATION INFORMATION

Required unless design is exempt under 2.17.3.1. of the building code

Nauta Home Designs

NAME

29258

BCIN

**NAUTA**  
HOME DESIGNS

1-866-474-4320

1789 MERRITTVILLE HWY  
WELLAND, ON L3B 5N5

#### PLAN NUMBER:

T S 8 2 5

2018-288

#### PROJECT :

TWO STOREY  
4618 SQ. FT.

WIDTH: 74' - 6"

DEPTH: 74' - 8"

BDRMS: 4

BATHS: 3.5

#### LOCATION:

PART OF LOTS 82 & 83

CORPORATION PLAN No.5

NIAGARA-ON-THE-LAKE, ON

#### TITLE:

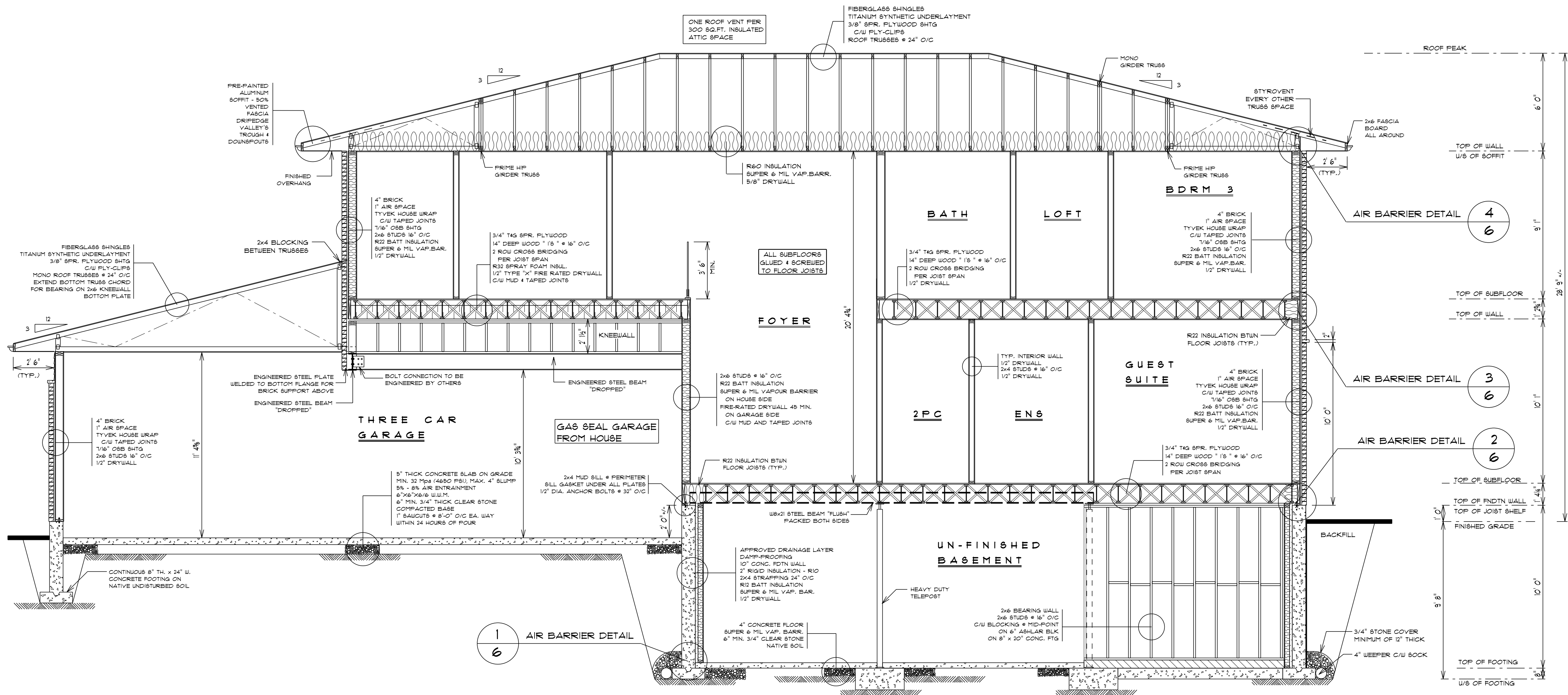
CROSS  
SECTION B-B

DATE :

NOV. 2018

PAGE:

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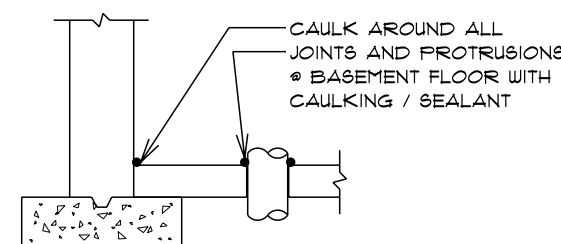


#### CROSS SECTION B-B 1/4" = 1'0"

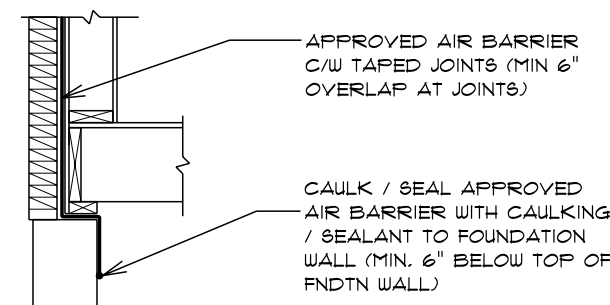
June 24, 2019

D.V.

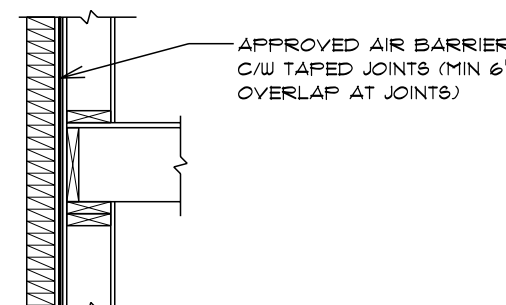
08:33 AM



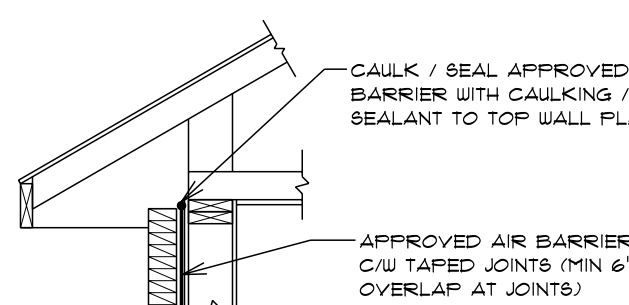
AIR BARRIER DETAIL  
1  
6  
• CONCRETE FLOOR



AIR BARRIER DETAIL  
2  
6  
• TOP OF FNDTN WALL



AIR BARRIER DETAIL  
3  
6  
• TOP OF RIM JOIST



AIR BARRIER DETAIL  
4  
6  
• TOP OF WALL

CONCRETE FOOTING • 25 MPa  
MAX. 4' SLUMP  
CONCRETE WALL • 20 MPa  
MAX. 6' SLUMP  
CONCRETE FLOOR • 25 MPa  
NO WATER SHALL BE ADDED TO CONCRETE ON SITE.

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**Hank Nauta**

NAME

SIGNATURE

**22863**

BCIN

REGISTRATION INFORMATION

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**Nauta Home Designs**

NAME

**29258**

BCIN

**NAUTA**  
HOME DESIGNS

**1-866-474-4320**

1789 MERRITTVILLE HWY  
WELLAND, ON L3B 5N5

PLAN NUMBER:

**T 9 8 2 5**

2018-2018

PROJECT :

**TWO STOREY**  
**4618 SQ. FT.**

WIDTH: 14' - 6"  
DEPTH: 14' - 8"  
BDRMS: 4  
BATHS: 3.5

LOCATION:

PART OF LOTS 82 & 83

CORPORATION PLAN No.5

NIAGARA-ON-THE-LAKE, ON

TITLE:

**SITE PLAN**

DATE :

NOV. 2018

PAGE:

1 OF 10

M C N A B ROAD



**SITE PLAN** N.T.S.

June 24, 2019

D.V.

08:33 AM

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