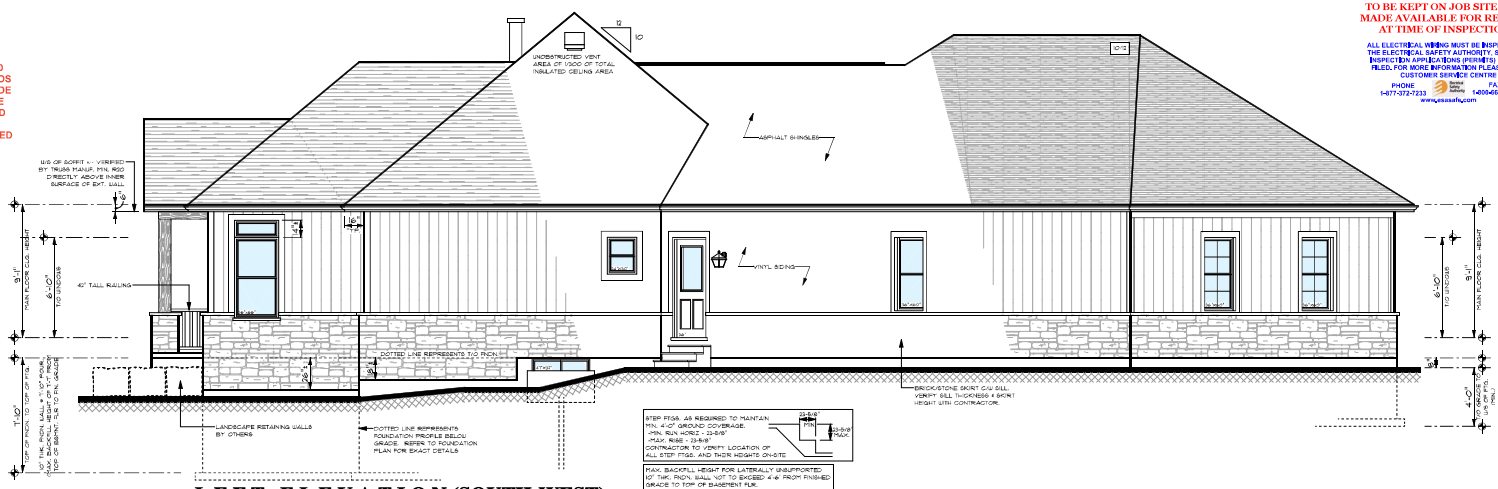
PROPOSED DEVELOPMENT SUBJECT TO NPCA PERMIT # 201801070(R) - DATED NOVEMBER 4, 2021

FRONT ELEVATION (SOUTH-EAST)

SCALE: 1/4" = 1'0"

GUARDS/RAILINGS ARE REQUIRED AROUND DECKS, PORCHES, & PATIOS >600mm(24") ABOVE FINISHED GRADE (900mm(36") HIGH GUARDS WHERE HEIGHT BETWEEN 600mm(24") AND 1800mm(5'-11") OR 1070mm(42") HIGH GUARDS REQUIRED WHERE HEIGHT >1800mm(5'-11"))



LEFT ELEVATION (SOUTH-WEST)

SCALE: 1/4" = 1'0"

Town of Fort Erie
BUILDING DEPARTMENT
PLANS REVIEWED BY:

DATE January 04, 2022

PERMIT #2021-172

THESE APPROVED DRAWINGS TO BE KEPT ON JOB SITE AND MADE AVAILABLE FOR REVIEW AT TIME OF INSPECTION

ALL ELECTRICAL WIRING MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPERATE INSPECTION APPLICATIONS (PERMITS) MUST BE FILED. FOR MORE INFORMATION PLEASE CALL: CUSTOMER SERVICE CENTRE
PHONE 1-877-372-7233 FAX 1-416-567-4278
www.esasafe.com

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KEY MAP:

GENERAL PLAN & DESIGN NOTES:

1. ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE O.B.C. (ONTARIO BUILDING CODE)
2. DO NOT SCALE DWGS.
3. ALL DIMENSIONS ARE IMPERIAL
4. ALL LUMBER TO BE No.2 GRADE SPF / BETTER
5. ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING ALL CONSTRUCTION
6. CONTRACTOR OR CLIENT TO SITE VERIFY & CHECK DIMENSIONS OF ALL ROOF TRUSSES AT THE JOB SITE PRIOR TO ORDERING
7. IF ANY ERROKS OR OMISSIONS ARE FOUND ON THESE DRAWINGS, THEY SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. MUST CHECK DRAWINGS.
8. THESE PLANS FORM THE BASIS OF THE PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS INCLUDING, BUT NOT LIMITED TO, VENTILATION & HEATING SYSTEM, WOOD STOVE, FIREPLACES, DECKS, BALCONIES & FINISHED BASEMENTS WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPT. & SIGNING BY LICENSED DESIGNER
9. ALL AUTHORIZED LEGAL COPIES OF DRAWINGS HAVE INDIVIDUAL ORIGINAL STAMPS IN RED.
10. ONLY DRAWINGS THAT HAVE THE SIGNED RED CIRCLE STAMP AND ARE ACCOMPANIED BY A MATCHING SIGNED SCHEDULE 1 BCIN FORM ARE TO BE USED FOR PERMIT APPLICATION.

I/we 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 Div. C, 3.2.4 of the building code

JASON SCHILSTRA — 27758
NAME: — BCIN:

REGISTRATION INFORMATION
Required unless design is exempt under Div. C, 3.2.5 of the building code

RIJUS HOME DESIGN INC. — 100572
FIRM NAME: — BCIN:

SIGNATURE

RIJUS HOME DESIGN INC. BCIN 100572 J. SCHILSTRA 27758 BCIN QUALIFIED DESIGNER

RIJUS
Home Design Inc.
SERVING ALL ONTARIO WITH DESIGNS FOR CUSTOM HOMES, ADDITIONS & GARAGES SINCE 1983
310 QUEEN ST. DUNNVILLE, ON.
PHONE: (905) 7 0 1 - 1 1 1 9
EMAIL: JASON@RIJUS.COM
WWW.RIJUS.COM

PROJECT INFORMATION:

GOFF RESIDENCE

GENERAL INFO:
SIZE : 2064 SQ.FT BUNGALOW C/W WALKOUT
LOCATION: DOMINION RD., FORT ERIE
BUILDER:
FRONT DOOR FACES: SOUTH
ENERGY PKG: ZONE 1, PKG A1

DATE: JAN. 2021 **SCALE:** NOTED

PROJECT NUMBER: RJF - 2021 - 109

PAGE TITLE: FRONT & LEFT ELEVATIONS

PAGE NUMBER: 1 OF 5

GENERAL ELEVATION SPECIFICATIONS:

1. ALL EXTERIOR FIN SHED DETAILS / COLOURS / STYLES & MANUFACTURER TO BE CONFIRMED BY HOME-OWNER.

2. BUILDER, OWNER / SUPPLIER TO CONFIRM ALL WINDOW & DOOR SIZES & ROUGH-STUD OPENINGS PRIOR TO ORDERING.

WINDOW GRILLS PATTERNS MAY VARY BASED ON WINDOW SUPPLIER. CONTRACTOR TO VERIFY.

ALL TRANSOM HEIGHTS TO BE CONFIRMED BY WINDOW SUPPLIER & VERIFY WITH SOFFIT HEIGHTS.
TRANSOM SIZES ARE IN ADDITION TO WINDOW SIZES NOTED ON PLANS.

3. DECORATIVE FRIEZE & BANDING TO BE VERIFIED BY CONTRACTOR.

4. ALL GUTTERS & DOWNSPOUTS PURPOSELY OMITTED FOR CLARITY.

5. CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED FINISHED GRADES ON-SITE. IF APPROVED GRADING PLAN IS PRESENT, GRADES TO MATCH SAID PLAN. FINISHED GRADE MUST SLOPE AWAY FROM HOUSE.

6. PROVIDE ICE & WATER SHIELD LAYER OVER ROOFS SLOPED 3/12 AND LESS. ALL ROOF PITCHES LESS THEN 4/12 TO HAVE "LOW SLOPE" APPLICATION SHINGLES

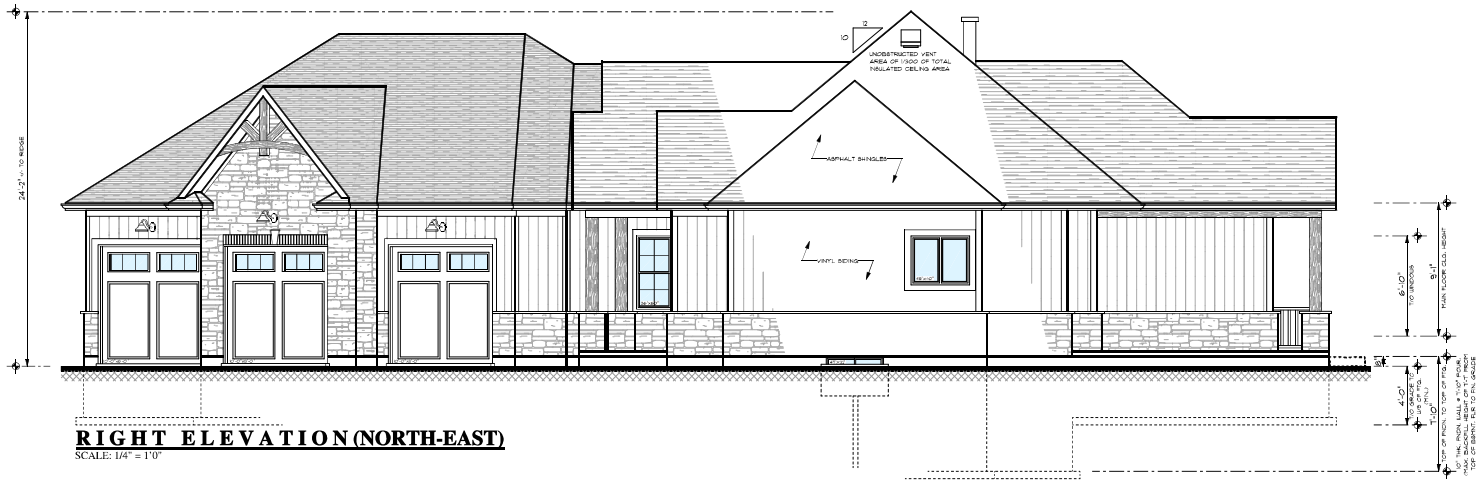
7. ALL OVERHANGS TO BE AS STATED, UNLESS OTHERWISE NOTED.
ROOF OVERHANG - 16"
GABLE END LOOK OUT FRAMING - 12"

8. FLASHING AT INTERSECTION BETWEEN ROOFS WHERE THEY ABUT WALLS AS PER OBC 9.26.4

9. ALL STEP FTGS. AS REQUIRED TO MAINTAIN MIN. 4'-0" GROUND COVERAGE.
-MIN. RUN HORIZ - 23-8/8"
-MAX. RISE - 23-8/8"
CONTRACTOR TO VERIFY LOCATION OF ALL STEP FTGS. AND THEIR HEIGHTS ON-SITE

10. WINDOW WELLS MAY BE REQUIRED DUE TO FINAL GRADE. ALL LEERSERS IN WINDOWS WELLS TO BE CONNECTED TO FTG. LEERSER AND FILLED WITH 3/4" CLEAR STONE.

11. ALL DECKS, PORCHES, LANDINGS, DOOR THRESHOLDS THAT HAVE A WALKING SURFACE MORE THEN 23-8/8" BUT LESS THEN 5'-7" ABOVE FINISHED GRADE REQUIRE 36" HIGH GUARD. WALKING SURFACES MORE THEN 5'-7" ABOVE FINISHED GRADE REQUIRE 42" HIGH GUARD. ALL GUARDS TO CONFORM TO 9B-11



RIGHT ELEVATION (NORTH-EAST)

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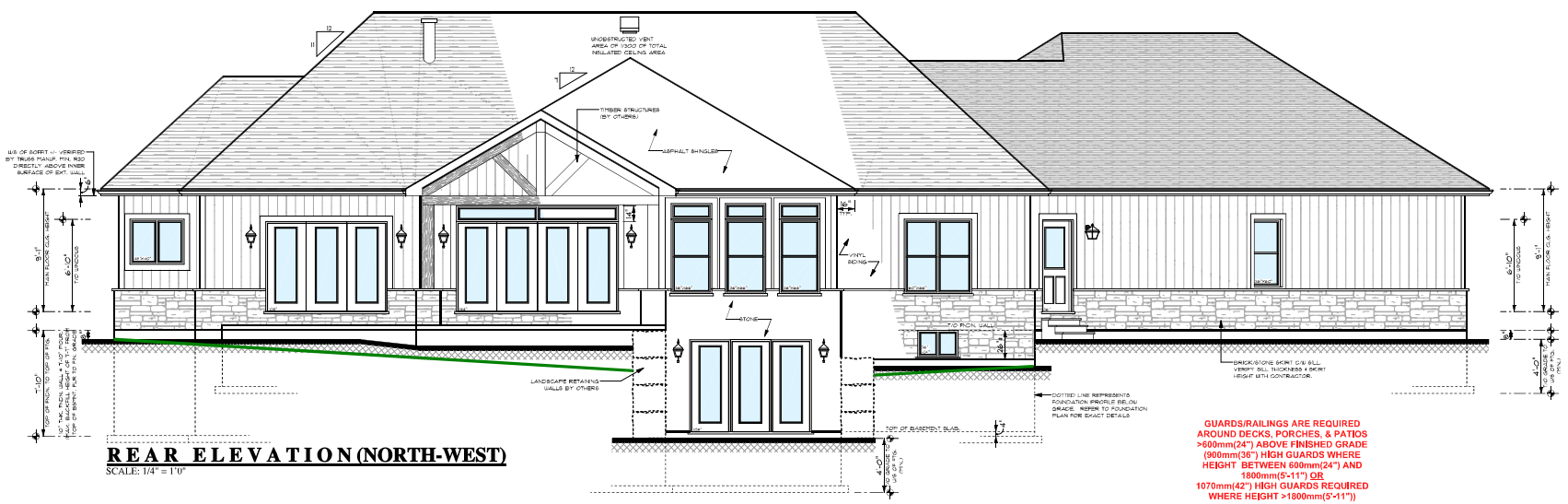

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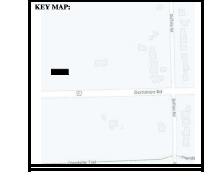

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PAGE TITLE: REAR & RIGHT ELEVATIONS

PAGE NUMBER: 2 OF 5