

**ZIAD EL-BABA
ENGINEERING**

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DATE	REV. NO.	ISSUED FOR
JUL.20.25		PERMIT
SEP.4.25		ADD LANDSCAPE AREAS
OCT.31.25		REVISIONS

Project:
NEW MULTI DWELLING
1044-1054 HOWARD
WINDSOR ONTARIO
OWNER

Drawing Title:
MODIFIED SITE PLAN

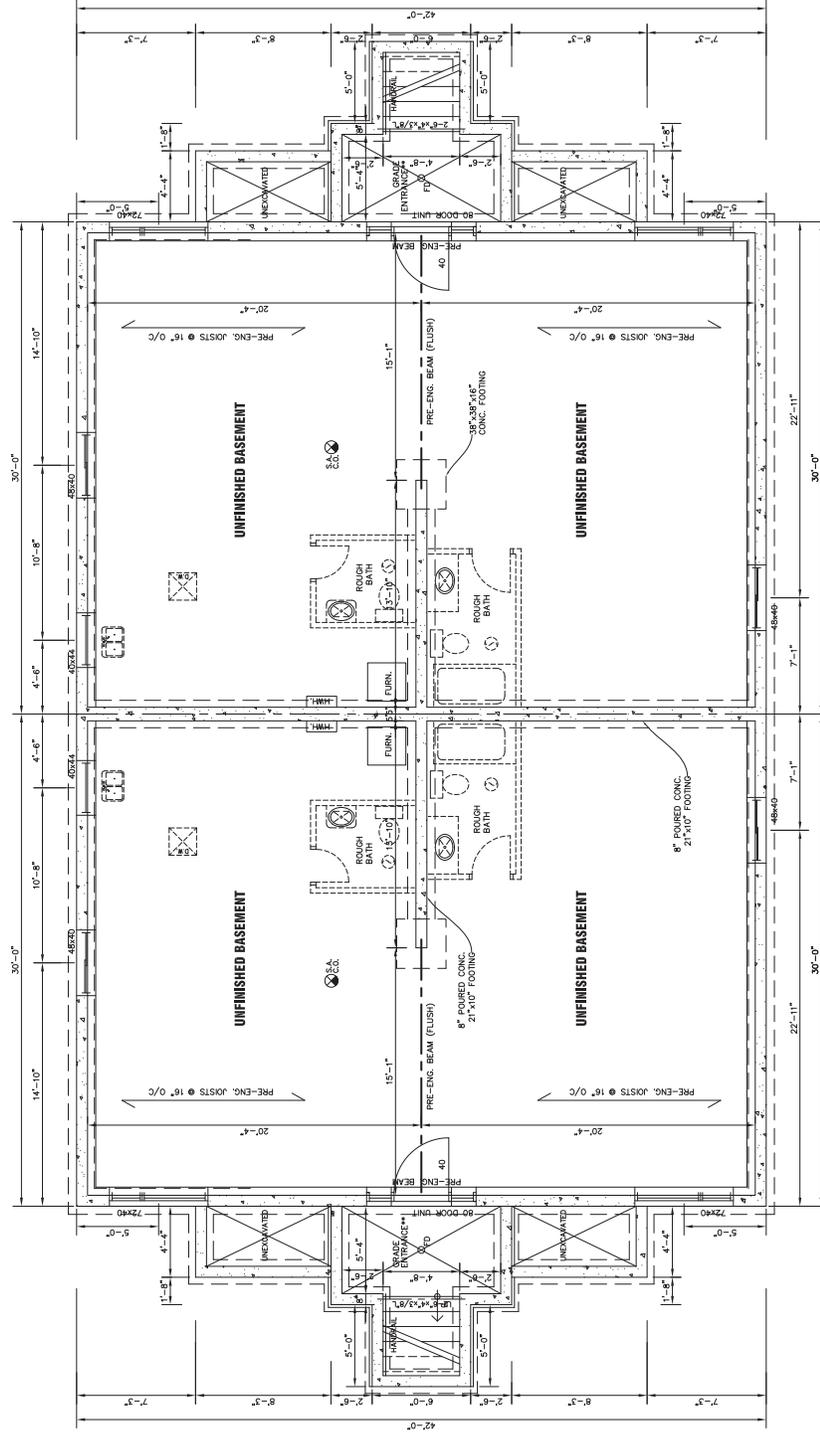
Project Number	AS NOTED
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
SP-2



THESE PLANS WERE REVIEWED BY MIRELLA ALLISON P. ENG., P. ENG. (NO. 21161) ON JULY 20, 2020. THE REVIEW OF THESE PLANS IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN. PLEASE CALL 519-295-6267, EXT. 6877.
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The City of Windsor Zoning By-law and Ontario Building Code were applied to this building with the understanding that the building will be used as a double duplex. If the intention is to create additional dwelling units in the basement then a zoning review and Ontario Building Code review will be required.



9.10.8.3. Fire-Resistance Ratings
All loadbearing walls, columns, and beams in the storey immediately below a floor or roof assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

Every floor level containing a bedroom shall be provided with at least one outside window that is operable from the inside without the use of tools and maintains the required opening without the need for additional support. Except for basement areas, the window shall have a maximum sill height of 1000 mm above the floor.

Loadbearing interior walls at right angles to floor joists shall be located not more than 900 mm from the joist support when the wall does not support a floor, and not more than 600 mm from the joist support when the wall supports one or more floors, unless the joist size is designed to support such loads.

Covers for sump pits shall be designed to resist removal by children and sealed in accordance with 9.25.3.3.(16). OBC

**PROVIDE 3" RIGID INSULATION UNDER ALL EXTERIOR WALLS AND FOUNDATION

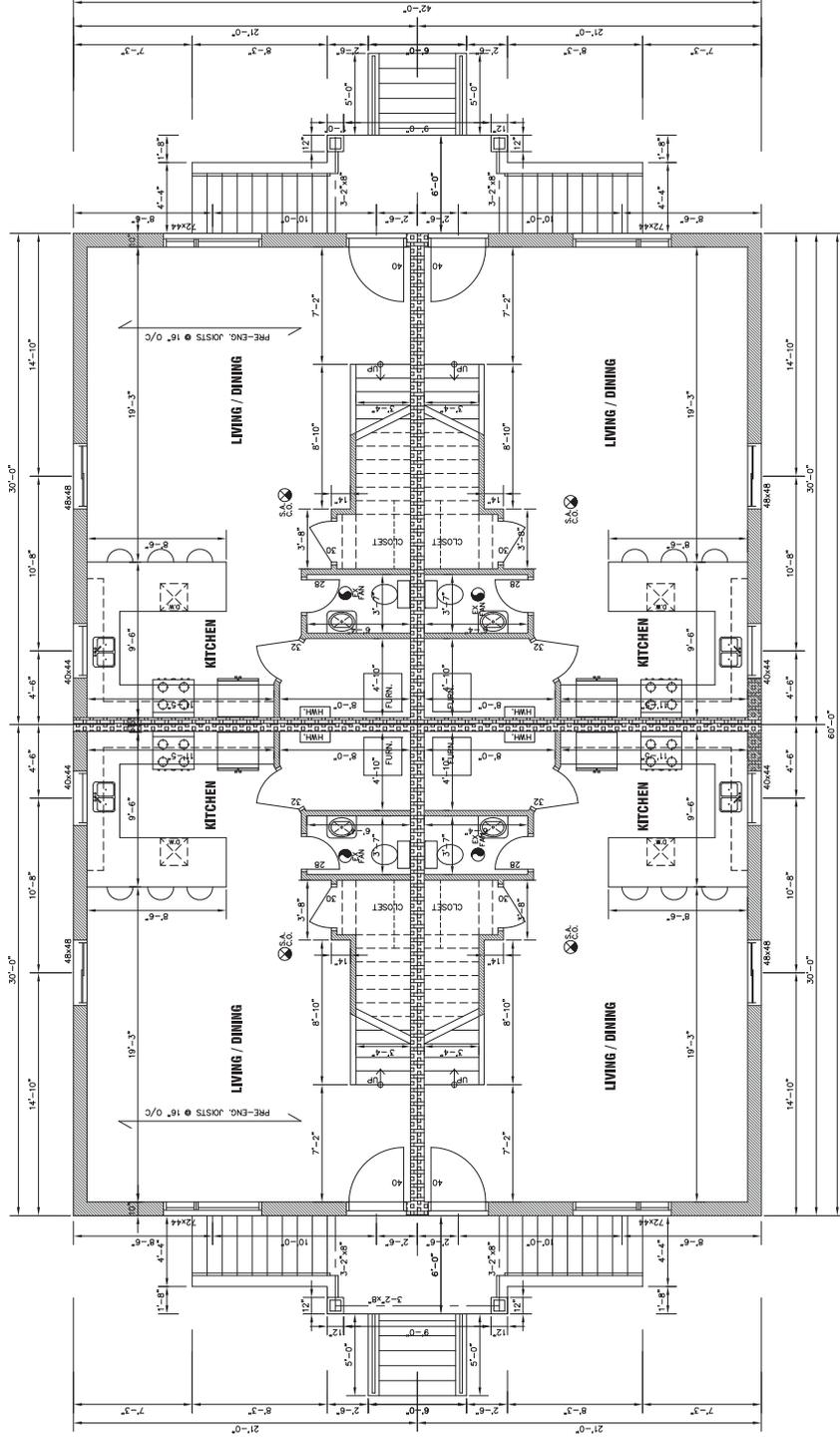


THESE PLANS WERE REVIEWED BY MIRELLA ALLISON PENG, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. PLEASE CALL 519-295-6287, EXT. 6877.
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SA Interconnected smoke alarms shall be located on each storey, including basements, in each sleeping room and in the hallway serving the sleeping rooms, have a visual component and be on battery backup. CO An interconnected carbon monoxide alarm shall be installed adjacent to each sleeping area.

A furnace serving a house shall be equipped with a brushless direct current motor. 12.3.1.5. OBC

Clothes dryer and exhaust fans shall exhaust directly to the exterior. The ductwork for the kitchen hood shall be noncombustible, corrosion-resistant, and be equipped with a grease filter at the intake.



9.10.8.3. Fire-Resistance Ratings
All loadbearing walls, columns, and beams in the storey immediately below a floor or roof assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

9.31.4.2. Laundry Fixtures
(1) Laundry facilities or a space for laundry facilities shall be provided in every dwelling unit or grouped elsewhere in the building in a location conveniently accessible to occupants of every dwelling unit.

Provide stairs, guards, handrails, and a landing conforming to 9.8. OBC.

**PORCH SLAB CONSTRUCTION:
5" CONCRETE SLAB WITH 10M BARS
@ 8" O/C - EACH WAY OVER

Vertical Clearances Above Cooktops shall comply with 9.10.22.2. OBC.
Protection Around Cooktops shall comply with 9.10.22.3. OBC.

FIRE SEPARATION:
2" x 4" @ 16" O/C
3 1/2" BATT INSUL
1" GYP BOARD
ONE SIDE @ 16" O/C
2 LAYERS 5/8" TYPE X PYPWALL
1 HR FRF / STC 51
(OBC SB-5 W5a)



SECOND FLOOR PLAN

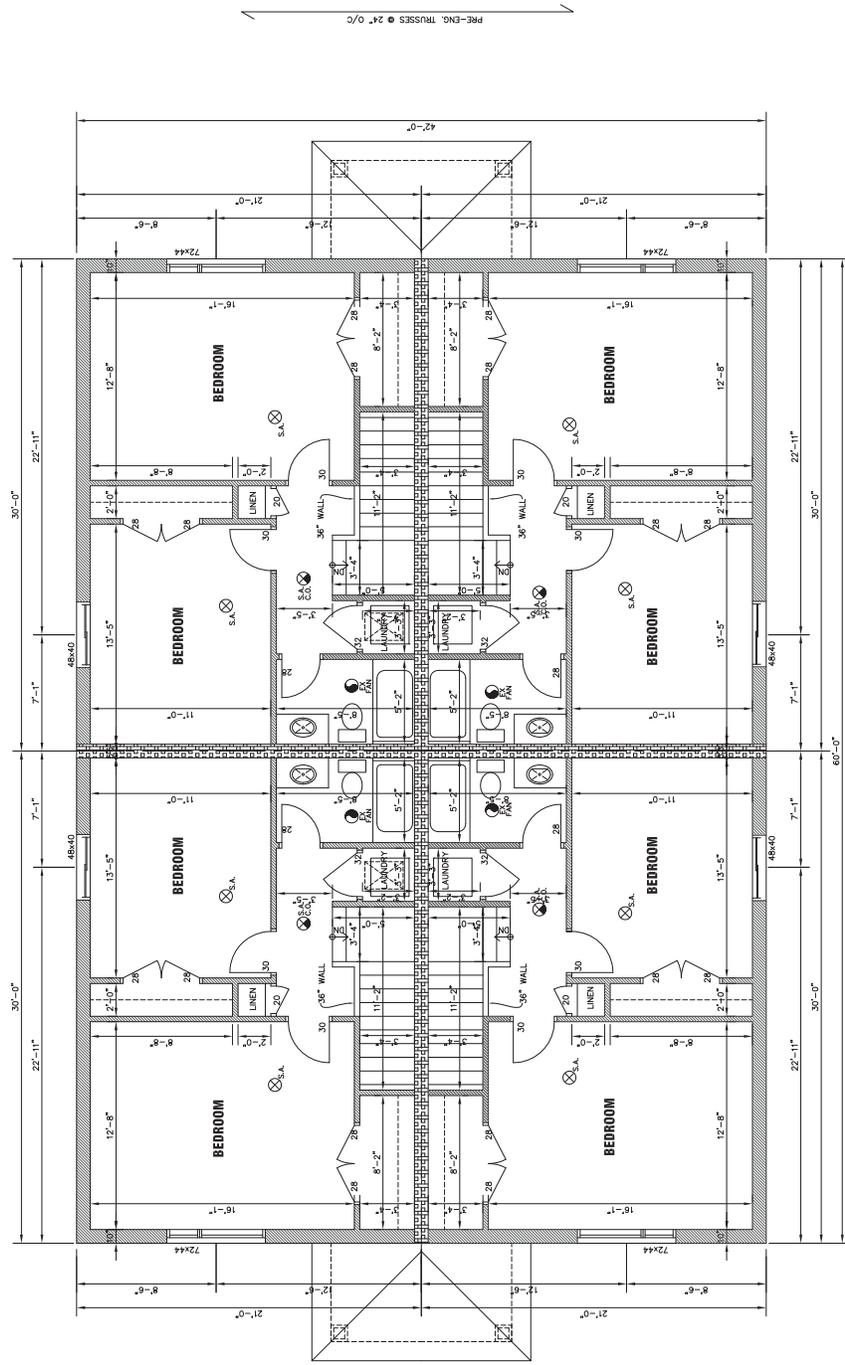
SCALE: 3/16" = 1'-0"

1044 HOWARD FOUR-PLEX

ROSELAND HOMES

JULY 20, 2020

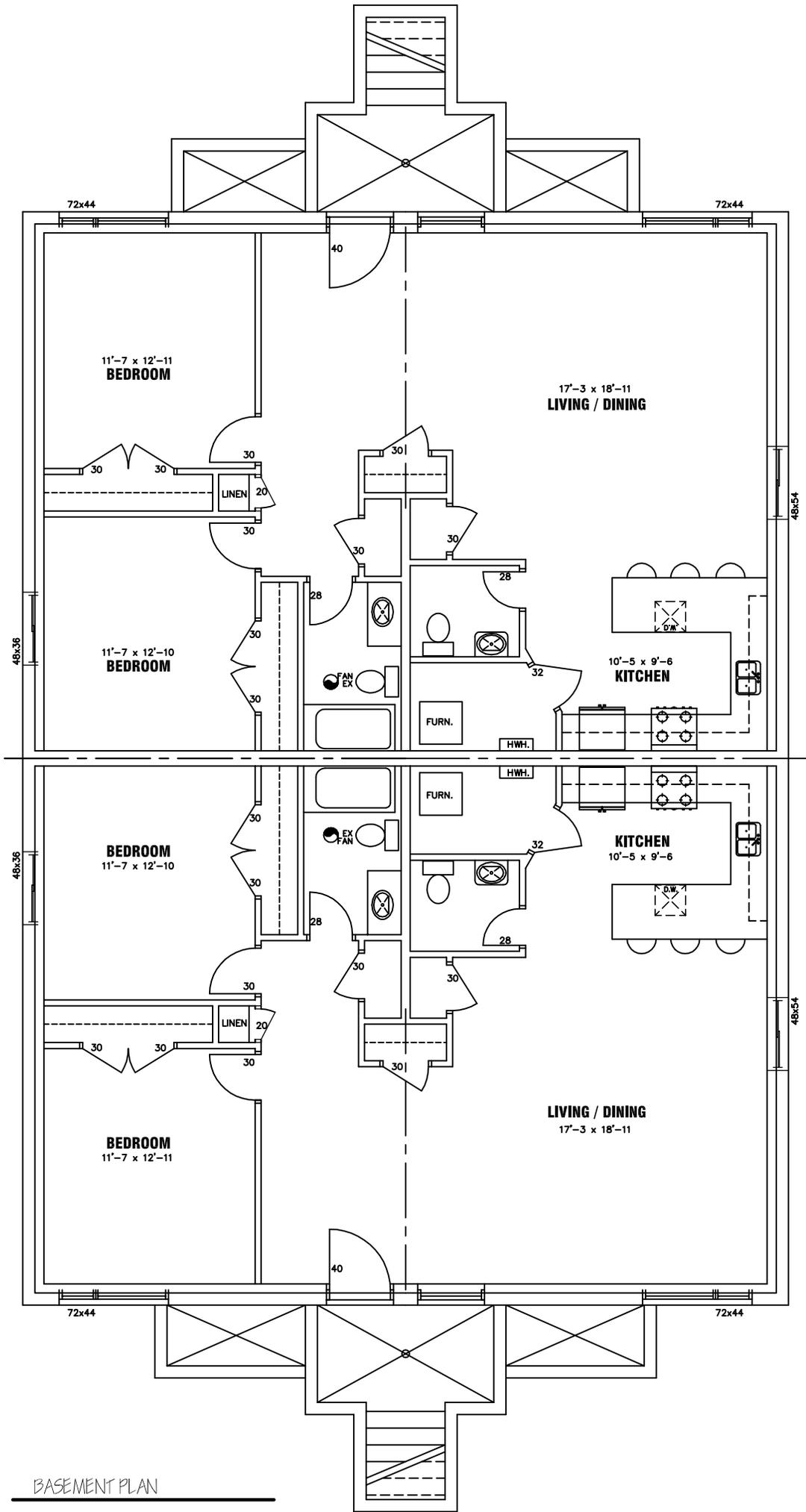
THESE PLANS WERE REVIEWED BY MIRELLA ALISON PENG, PROFESSIONAL ENGINEER, ON 07/20/2020. THE REVIEW OF THESE PLANS IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS. PLEASE CALL 519-295-6287 EXT. 6874.
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A furnace serving a house shall be equipped with a brushless direct current motor. 12.3.1.5. OBC

Every attic or roof space shall be provided with an access hatch not less than 0.32 m2 in area with no dimension less than 545 mm, or 500 mm by 700 mm.

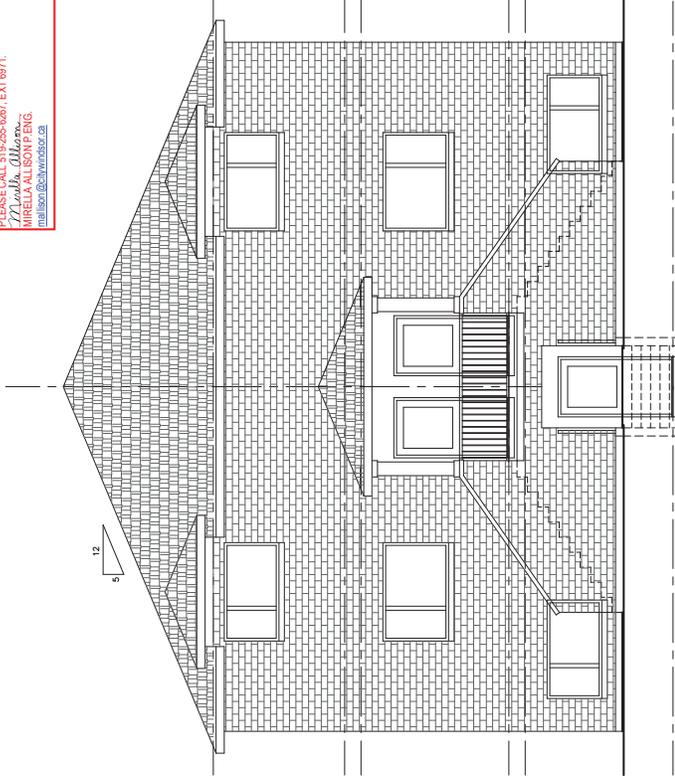
- REVISIONS**
- 1 FIRE SEPARATION: 2"x4" @ 16" O/C
 - 2 3/4" BATT INSUL
 - 3 1/2" GYPSUM PANELS ON
 - 4 1/2" GYPSUM PANELS ON
 - 5 ONE SIDE @ 16" O/C
 - 6 5/8" TYPE X FRYWALL
 - 7 LAYERS @ 8" TYPE X FRYWALL
 - 8 1 HR FRF / STC 51
 - (OBC SB-5 WS5)



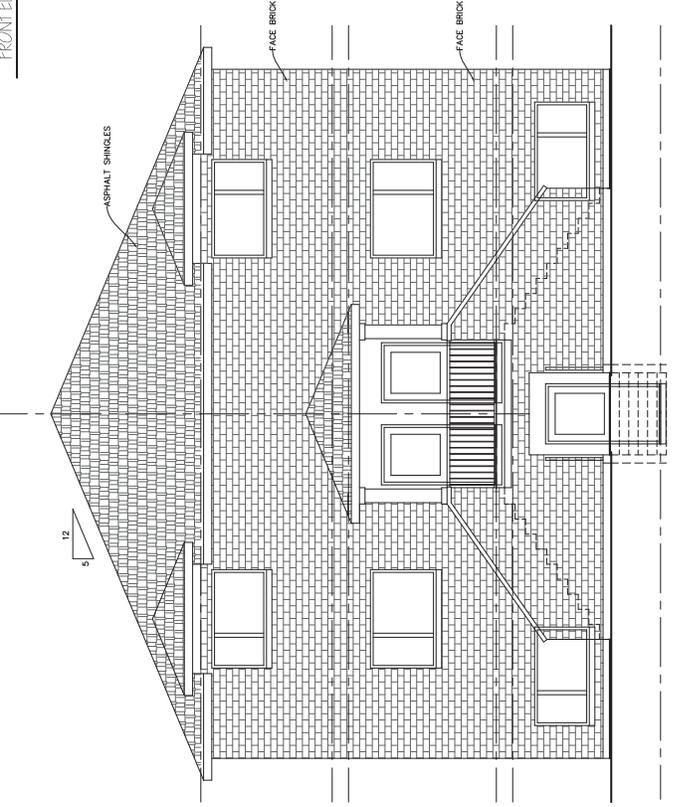
BASEMENT PLAN



THESE PLANS WERE REVIEWED BY MIRELLA ALISON P ENG.
 PROJECT NO. 2020-07-001. THE REVIEW OF THESE PLANS
 PLEASE CALL 519-255-6987 EXT 6877.
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FRONT ELEVATION



BACK ELEVATION

Downspouts adjacent to hardscape surfaces are to be extended underground to pop up drainage emitters (NDS) that discharge onto landscaped areas. Maintain a 2 ft clearance from all hard surfaces.

Main entrance doors to dwelling units shall be provided with: a door viewer, transparent glazing in the door or a sidelight, a deadbolt, and an exterior lighting outlet with fixture controlled by a wall switch located within the building.

NOTES:

- SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARDWired AND EQUIPPED WITH BATTERY BACK-UP AND PROVIDE AUDIBLE AND VISUAL SIGNALS
- FLOOR JOISTS TO BE SIZED FOR A MAX. DEFLECTION OF L/480
- PRE-FIN. BEAMS TO BE SIZED FOR A MAX. DEFLECTION OF L/600
- PROVIDE MIN. 20" x 28" ATTIC INSULATION WITH 2" RIGID INSUL. & WEATHERSTRIP
- PROVIDE BLOCKS FOR FUTURE GRAB BARS AT MAIN BATH TUB & TOILET
- SUBMIT ROOF TRUSS, FLOOR JOIST AND ENGINEERED BEAM DRAWINGS PRIOR TO FRAMING INSPECTION
- ALL INTERIOR WALLS ARE NOMINAL 4" - UNLESS OTHERWISE NOTED.
- A DRAIN WATER HEAT RECOVER DEVICE MUST BE PROVIDED TO SERVE AT LEAST 2 SHOWERS
- PROVIDE DEADBOLTS AND DOOR VIEWERS ON ALL EXTERIOR DOORS

WOOD LINTEL SCHEDULE
 * ROOF & SEWING (BY STRUCTURAL, SEE DRAWING)

CLEAR SPAN	LINTEL SIZE
UP TO 3'-10"	2-2"x4"
UP TO 5'-5"	2-2"x6"
UP TO 6'-9"	2-2"x8"
UP TO 8'-2"	2-2"x10"
UP TO 9'-7"	2-2"x12"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE DRAWINGS.

WOOD LINTEL SCHEDULE
 * ROOF & SEWING (BY STRUCTURAL, SEE DRAWING)

CLEAR SPAN	LINTEL SIZE
UP TO 3'-7"	2-2"x4"
UP TO 5'-1"	2-2"x6"
UP TO 6'-5"	2-2"x8"
UP TO 8'-0"	2-2"x10"
UP TO 9'-4"	2-2"x12"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE DRAWINGS.

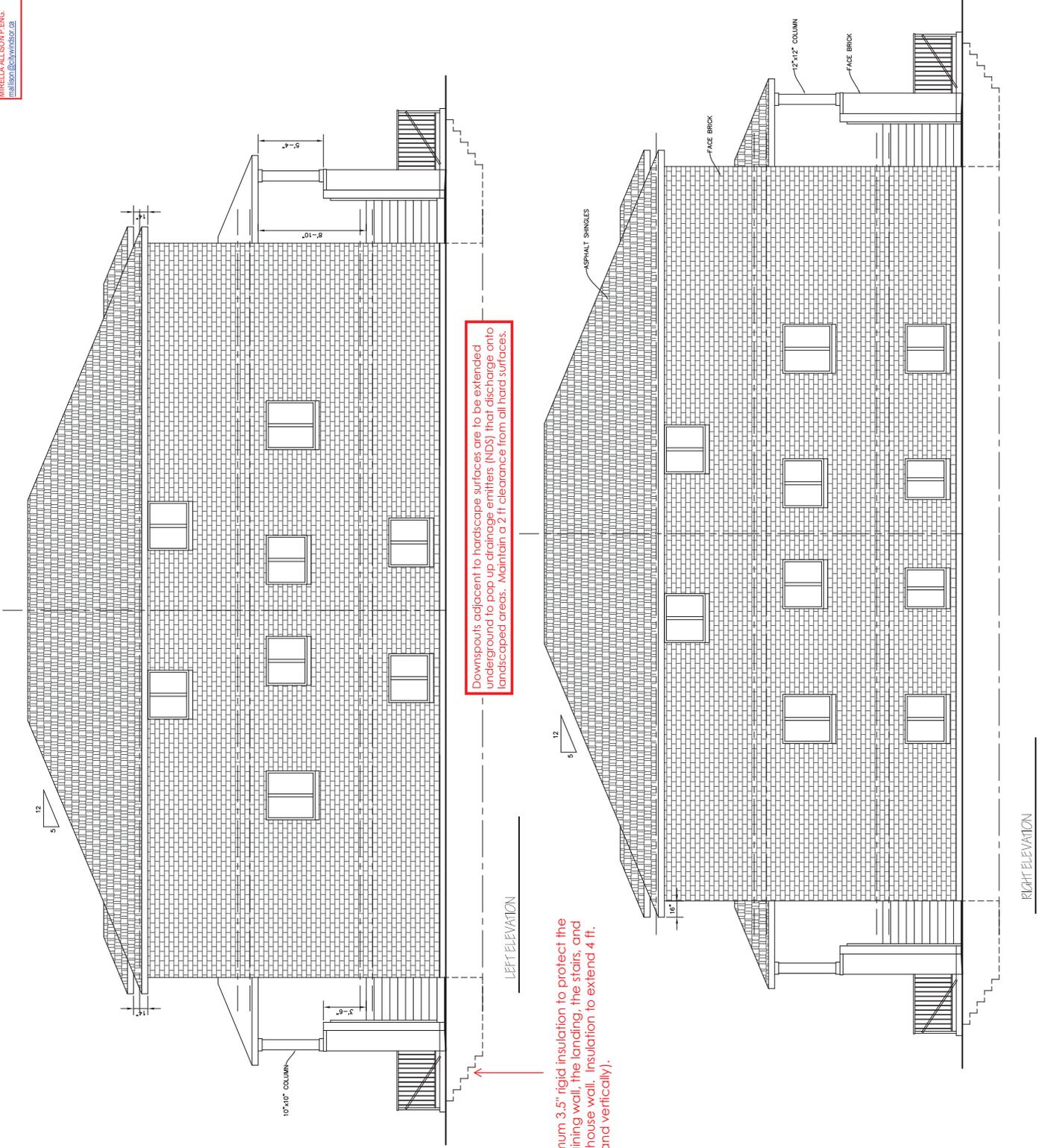
STEEL LINTEL SCHEDULE
 * ROOF & SEWING (BY STRUCTURAL, SEE DRAWING)

CLEAR SPAN	LINTEL SIZE
UP TO 5'-0"	3-1/2" x 3-1/2" x 5/8"
UP TO 7'-0"	4" x 3-1/2" x 5/8"
UP TO 8'-0"	4" x 3-1/2" x 5/8"
UP TO 10'-0"	6" x 3-1/2" x 3/8"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE DRAWINGS.



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Downspouts adjacent to hardscape surfaces are to be extended underground to pop up drainage emitters (NDS) that discharge onto landscaped areas. Maintain a 2 ft clearance from all hard surfaces.

Provide minimum 3.5" rigid insulation to protect the exposed retaining wall, the landing, the stairs, and the exposed house wall. Insulation to extend 4 ft. (horizontally and vertically).