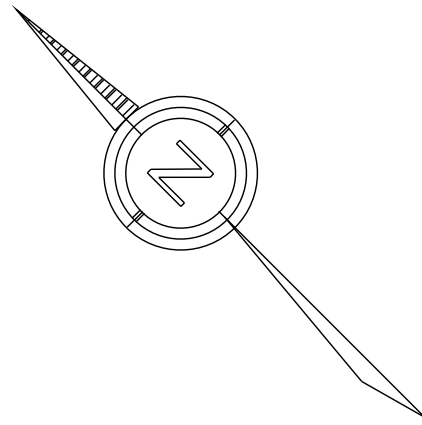


GENERAL NOTES:
DRAWING PREPARED IN ACCORDANCE WITH OBC PART 9 - 2024 EDITION
- DURASIN DRAFTING & DESIGN IS REFERRED TO AS THE DESIGNER
- THIS DRAWING IS AN INSTRUMENT OF SERVICE, ALL THE INFORMATION ON THIS DRAWING IS THE PROPERTY OF THE DESIGNER.
- THE CONTRACTOR IS TO SITE VERIFY ALL DIMENSIONS, ANY DISCREPANCY SHALL BE REPORTED BACK TO DURASIN DRAFTING & DESIGN.
- DURASIN DRAFTING & DESIGN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, MECHANICAL, ELECTRICAL, ETC. THIS DRAWING IS TO BE REVIEWED BY THE APPROPRIATE CONSULTANT AS REQUIRED.
- THE CONTRACTOR MUST ACCEPT RESPONSIBILITY FOR THE CONDITION OF THE EXISTING STRUCTURE WHEN ATTACHING NEW STRUCTURES TO EXISTING ONES.
- IF THE EXISTING STRUCTURE IS NOT SUITABLE
THE DESIGNER MUST BE INFORMED AND CHANGES MUST BE MADE TO THE DESIGN
- ALL STRUCTURAL WORK PERFORMED BY THE CONTRACTOR MUST BE APPROVED BY THE DESIGNER OR APPROPRIATE CONSULTANT PRIOR TO THE WORK BEING PERFORMED, FURTHER IT MUST BE INCLUDED ON THE DRAWINGS AND APPROVED BY THE MUNICIPALITY WHERE THE WORK IS CARRIED OUT.
CONCRETE AS PER SECTION 9.3 & 9.16.4 OF THE OBC
- COMPRESSIVE STRENGTH OF CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN:
- 30MPa (C-2 EXPOSURE) SLAB ON GRADE, GARAGE FLR, ALL EXT. FLAT WALLS
25MPa (3600 p.s.i. TYPE F-2) INTERIOR FLOORS OTHER THAN GARPORTS AND GARAGES
- (16" BASEMENT SLB AND 806) EXPOSED FOUNDATIONS
- STEEL SHALL BE PLACED IN ICF FOUNDATIONS AS PER THE OBC
- SPECIFIED LIVE LOAD ON ANY FLOOR SUPPORTED BY FOOTINGS SHALL NOT EXCEED 2.4 KPa (50psf) or IT SHALL BE DESIGNED UNDER SECTION 4.2 OF THE OBC 2012 EDITION
EXCAVATION
- EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO PREVENT DAMAGE TO EXISTING STRUCTURES ADJACENT TO THE PROPERTY AND UTILITIES.
- THERE SHALL BE NO STANDING WATER IN EXCAVATION 9.12.1.2
- PROTECTION FROM FREEZING AS PER 9.12.1.3
- FOOTINGS TO BEAR ON UNDISTURBED ORIGINAL SOIL CAPABLE OF SUSTAINING 120 KPa (14.5 p.s.i.) OR MORE BEARING PRESSURE AS PER OBC 9.15.1 & 9.12.2.
- CONTRACTOR IS TO ENSURE 5-8% AIR ENTRAINMENT FOR ALL EXTERIOR CONCRETE
- THE MINIMUM DEPTH OF FOUNDATIONS IS TO BE AS PER 9.12.2.2 THAT WILL BE EXPOSED TO FREEZE THAW CYCLE
- DURING WINTER CONSTRUCTION, THE APPROPRIATE PROTECTION PROCEDURES ARE TO BE OBSERVED, CONCRETE ADDITIVES, TEMPERATURE AND REVIEW
- GRANULAR 'A' MATERIAL UNDER SLABS TO BE COMPACTED TO MINIMUM 98% S.P.M.D.D.
- EXCAVATION IS TO BE DONE IN ACCORDANCE TO O.B.C. 9.12. OF THE OBC
- REGARDING TOP SOIL, ORGANIC MATTER, WATER IN EXCAVATION, FREEZING PROTECTION, DEPTH AND BACKFILL.
- FOOTINGS AND FOUNDATIONS ARE TO BE DONE AS PER O.B.C 9.15
CONTRACTOR AND INSPECTOR SHALL INSURE THAT SOILS, SOIL GRAIN, ARE WELL DRAINED WITH NO CLAY OR SILT
- IF TERMITES ARE KNOWN TO EXIST ALL STUMPS, ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MIN. 12" (300mm) IN EXCAVATED AREAS UNDER A BUILDING AND THE CLARENCE BETWEEN UNTREATED WOOD STRUCTURAL ELEMENTS AND THE GROUND SHALL BE NO LESS THAN 1'-6" (480mm)
- BACKFILL WITHIN 24" (600mm) OF FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS OVER 10" (250mm) DIA.

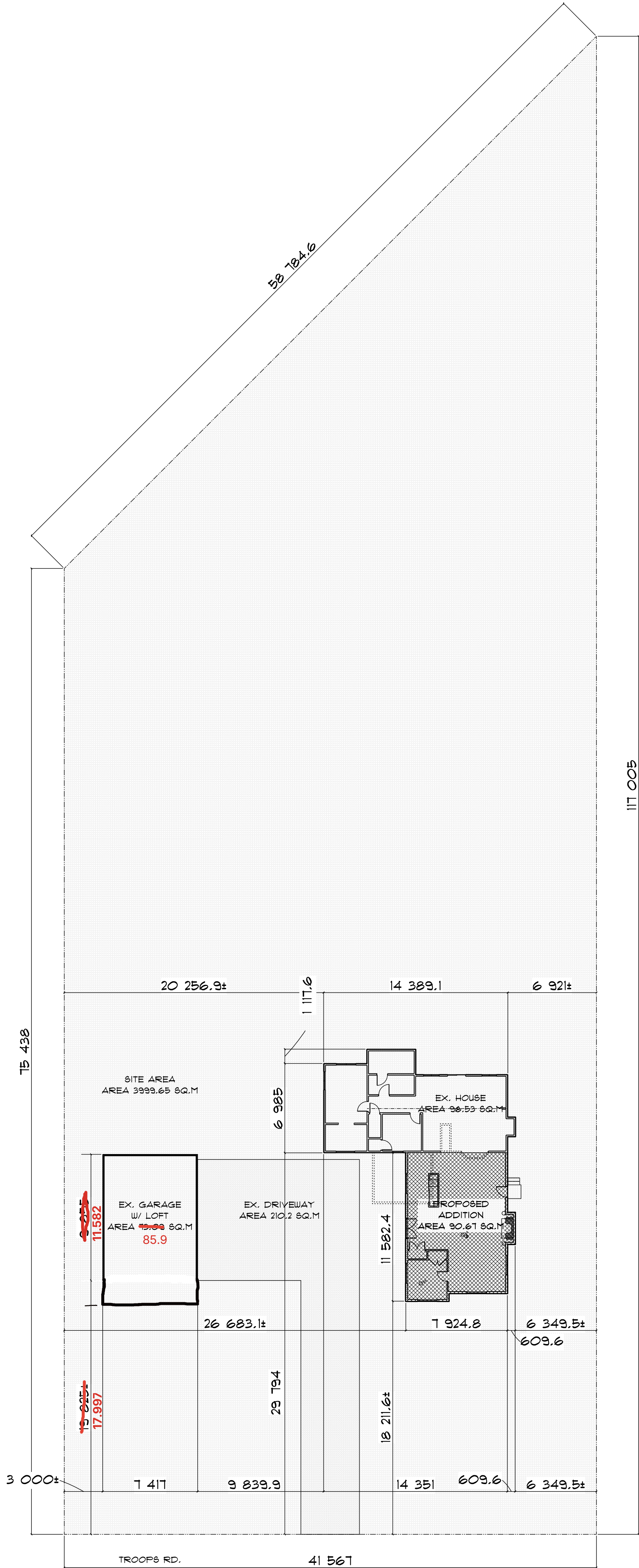
SITE NOTE:
- LOCATION OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO DIGGING OR COMMENCEMENT OF CONSTRUCTION
- EXISTING ELEVATION SHALL BE AS PER OFFICIAL SURVEY. PLEASE SEE ATTACHED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY OF PERFORM ALL NECESSARY WORKS TO ENSURE THAT NO SURFACE DRAINAGE PROBLEMS ARE CREATED ON OR ADJACENT TO PRIVATE OR PUBLIC LANDS BY REASON OF THIS DEVELOPMENT. THE INTENT OF THE EXISTING DRAINAGE PATTERS IN THE AREA OF THE SITE SHOULD BE MAINTAINED, OR IF CHANGED SHALL BE DONE BY OTHERS AND IS NOT THE RESPONSIBILITY OF THE DESIGNER.
HOARDING SHALL BE ERECTED TO THE HEIGHT OF 1.8m AROUND THE BUILDING SITE SO AS TO CONFINED BUILDING ACTIVITY WITHIN THE SITE AND SUCH HOARDING SHALL BE CONSTRUCTED OF 13mm EXT. GRADE PLYWOOD, OR ANY EQUIVALENT MATERIAL AND BE MAINTAINED IN GOOD AND SOUND CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
NO HOARDING SHALL ENCRACH ONTO TOWN-OWNED LAND UNLESS THERE IS WRITTEN PERMISSION GIVEN BY THE CITY ENGINEERS.
A SUITABLE AREA ON THE CONSTRUCTION SITE SHALL BE PROVIDED FOR THE PURPOSE OF LOADING AND UNLOADING MATERIALS AND EQUIPMENT, AND SUCH AREA SHALL BE SURFACED WITH GRAVEL TO A MIN. DEPTH OF 250mm OR OTHER EQUIVALENT METHOD, SO AS TO PREVENT THE TRACKING OF EARTH ONTO PUBLIC ROADWAYS. NO MATERIAL OR EQUIPMENT SHALL BE STORED ON TOWN-OWNED PROPERTY, INCLUDING BOULEVARD EXTENDING FROM THE PAVED SURFACE TO THE PROPERTY LINES.
A TOILET FACILITY SHALL BE PROVIDED ON THE CONSTRUCTION SITE IN A LOCATION FAR REMOVED FROM ADJACENT BUILDINGS AND THE STREET AS PRACTICAL AND MAINTAINED ON A REGULAR BASIS SO AS NOT TO EMIT OFFENSIVE ODORS.
DEBRIS AND BUILDING MATERIALS SHALL BE CONTAINED OR STORED ON SITE IN AN ORDERLY MANNER. ALL LEED BUILDINGS SHALL HAVE ALL WASTE MATERIALS STORED SEPARATELY.
STREETS AND ROADS ABUTTING TO THE CONSTRUCTION SITE SHALL BE SWEPT, SCRAPED, FLUSHED OR OTHERWISE CLEANED AS REQUIRED SO AS TO REMOVE ALL EXCESS AND SUT, DIRT AND ALL OTHER FOREIGN MATERIALS FROM SUCH STREETS AND ROADS.
THE APPLICANT WILL BE REQUIRED TO IMPLEMENT AND MONITOR ON-SITE SEDIMENT AND EROSION MEASURES DURING CONSTRUCTION OF THIS DEVELOPMENT. THE SEDIMENT AND EROSION CONTROLS SHALL MEET ONTARIO GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN SITES AS WELL AS DIRECTOR OF ENGINEERING OF THE LOCAL MUNICIPALITY AND OBC 2024.

SITE NOTES & STATISTICS
- SITE INFORMATION WAS GATHERED FROM GOOGLE MAPS & DIMS. BY OTHERS
- SURVEY WAS NOT AVAILABLE
- FILE NO. N/A
- THE PROPERTY IS IN MOUNT BRYDGES
- THE NEW DEVELOPMENT IS AN ADDITION IN THE FRONT YARD - 90.67M²
- SITE AREA = 3993.65M²
- LANDSCAPE OPEN SPACE = 3529.16M² or 3529.16/3993.65= 88.2%
- MAIN BUILDING FOOTPRINT = 96.53M²
- EX. GARAGE W/ LOFT = 73.09 FT²
- COVERAGE 496.53/73.09=90.61 = 260.29/3993.65 =46.5%
- DURASIN DRAFTING AND DESIGN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SITE PLAN, THERE IS NO SURVEY AVAILABLE. THE MEASUREMENTS ON THIS DRAWING ARE BASED ON SITE MEASUREMENTS TO ASSUMED PROPERTY LINES
- DO NOT SCALE OR COPY THIS DRAWING IN PART OR WHOLE.



SITE PLAN

SCALE: NOT TO SCALE



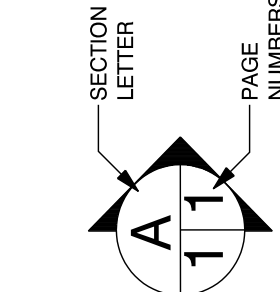
KEY PLAN

SCALE: NOT TO SCALE

1. A MIN. LIVE LOAD OF 1.9(KPa) SHALL BE APPLIED IN ALL LOCATIONS
 2. THE PRESCRIBED SNOW LOAD FOR Z25 SELECTED ONTARIO LOCATIONS IS INDICATED IN COL. 12 OF TBL. 12 IN SUPPLEMENTARY GUIDELINE B5-1 OF THE OBC 2012. THE SNOW LOAD SHALL BE APPLIED AS THE MIN. LIVE LOAD WHERE IT IS GREATER THAN 1.9(KPa)
 3. A SITE PLAN OR SURVEY IS REQUIRED SHOWING ALL LOT LINES & DIM'S, SIZE & LOCATION OF ALL EX. BLD. & DECK'S
 4. LUMBER NO. 2 SPF OR BETTER W/D POSTS MIN. 4x4 (SOLID) USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS
 5. A DECK SHALL NEVER BE SUPPORTED OR FASTENED TO BRICK VENEER
 6. CANTILEVERED JOISTS AND BEAMS ARE LIMITED TO 1/6 OF THE MEMBERS LENGTH.
 7. CONC. PIERS SHALL BEAR ON UNDISTURBED SOIL. THE BEARING CAPACITY OF THE SOIL SHALL BE MIN. 100KPA & SHALL BE DETERMINED BY CONTRACTOR OR BUILDING OFFICIAL PRIOR TO CONSTRUCTION, DURASIN DRAFTING & DESIGN IS NOT RESPONSIBLE FOR CHECKING SOIL BEARING CAPACITY.
 8. MAX. HT. REFERS TO THE HT. OF THE POST FROM THE TOP OF THE DECK SURFACE.
 9. BEAMS W/ MORE THAN 2 MEMBERS MUST BE SUPPORTED BY MIN. 6x6 POSTS.
 10. THE ALLOWABLE SOIL BEARING PRESSURE SHALL BE REDUCED BY 50% IF THE WATER TABLE IS AT OR NEAR THE BOTTOM OF THE FOOTING ETC.
 11. IT IS THE CONTRACOTR'S OR OWNERS RESPONSIBILITY TO CONTACT THE LOCAL BUILDING DEPARTMENT FOR INFORMATION ABOUT LOCAL SOIL BEARING CAPACITIES.
 12. JOISTS SPANNING MORE THAN 6'10" ARE TO HAVE BRIDGING AT 6'10" O.C MIN. UNLESS OTHERWISE DIRECTED BY THE DESIGNER
 13. WHERE JOISTS SPAN MORE THAN 8'10", EVERY OTHER JOIST SHALL BE DOUBLED.
 14. IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE THAT NEW CONC. FOUNDATIONS DO NOT BEAR ON EX. WHEEPING TILES OR CONC. FOOTINGS
 15. ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR FOR ACCURACY, DISCREPANCIES SHALL BE REPORTED TO DESIGNER.
 16. ANY REVISIONS OR CHANGES ON SITE THAT MAY RESULT IN CONSIDERATIONS TO STRUCTURAL ELEMENTS MUST BE REPORTED TO DESIGNER IMMEDIATELY.
 17. ENSURE ALL INSPECTIONS ARE ARRANGED AND CARRIED OUT.
 18. PLANS REFLECT GENERAL INTENT AND STRUCTURAL MEMBERS REQUIRED. CONTRACTOR MAY ADJUST TO SUIT FOR ARCHITECTURAL CHANGES
- PRESSURE TREATED LUMBER NOTE:
-ANCHORAGE OF THIS STRUCTURE IS TO COMPLY WITH 9.23.6.2 OF THE OBC
-ALL THE FASTENERS: BOLTS, METAL NAILS, CONNECTIONS AND SHEET MATERIAL IS: FLASHING
WHICH COME IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE COMPATIBLE WITH THE CHEMICALS USED IN THE LUMBER ON THIS PROJECT.
-CONTRACTOR IS TO BE AWARE AND UNDERSTAND THE CHEMICAL IN THE PRESSURE TREATED LUMBER USED FOR THIS PROJECT
AND MUST TAKE NECESSARY PRECAUTIONS TO PROTECT ALL THE SATENERS USED: IS: METAL NAILS, BOLTS, CONNECTIONS AND SHEET MATERIAL.
-REFER TO B5-1 AND B5-3 OF THE OBC FOR DETAIL INFORMATION ON DETAILS AND CONNECTIONS.
- FOR MORE INFORMATION SEE CAA BULLETIN:
PRESSURE TREATED WOOD ALERT.
AVAILABLE AT WWW.CAA.ON.CA
CSA BEST PRACTICE GUIDE

Neil Enns - Addition
22164 Troops Rd.
Mount Brydges
On
PHONE: n/a
FAX: n/a
MOBILE: 226-229-0940
n/a

SCALE: NOT TO SCALE
DRAWN BY:
DATE: July 13, 2026



APPROVED:
CHECKED BY:

PAGE: 1/8
SECTION LETTER
PAGE NUMBERS

SITE PLAN