



#### GENERAL NOTES:

- All dimensions given are in Imperial units and are measured from either the element finished face or center line. (Unless otherwise noted)
- All construction to comply with the Ontario Building Code 2012 Edition.
- All building site work shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties.
- Every excavation shall be undertaken in such a manner as to prevent movement which would cause damage to adjacent property, existing structures, utilities, roads and sidewalks at all stages of construction. Ensure that the bottom of excavation for foundations are free of all organic material. If termite are known to exist, all stumps, roots and wood debris shall be removed to a min. depth of 11-24" in excavated area. The distance between untreated structural wood elements and ground should be 17-34".
- No work shall encroach onto adjoining properties surfaces. Drainage shall not be discharged directly or indirectly onto sidewalk, driveway, stairway or any adjoining property.
- It is the contractor's responsibility to check elevations and inverts of all municipal services and establish appropriate methods of dealing with those services.
- All framing lumber shall be SPF #1 kiln dried unless noted. Provide exterior grade plywood where required by OBC.
- All dimensions and existing conditions shall be verified by the general contractor at the site prior to construction. The general contractor shall be responsible to notify the client of any discrepancies between the site conditions and the assumed design conditions prior to the commencement of construction.
- All penetrations through a required fire separation are to be fire-stopped and smoke sealed, as well as any and all combustible services penetrating a required fire separation are to be protected with a fire-stop system.
- The general contractor shall be solely responsible for the construction, method of erection and installation procedures of all structural members including the erection of any pre-engineered components. The general contractor shall exercise extreme caution and care during the demolition process of any existing structure and masonry walls, be solely responsible to support the existing structure and call a professional structural engineer for an inspection and review prior to cutting existing members or removing existing walls.

#### GENERAL SCOPE OF WORK

- CLIENT APPLICATION TO CREATE A DETACHED SECONDARY DWELLING UNIT STRUCTURE, STAND ALONE FROM PRINCIPLE DWELLING, IN COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS AND THE ONTARIO BUILDING CODE.
- MAINTAIN ALL EXISTING MUNICIPAL SANITARY AND DOMESTIC WATER SERVICES ON PROPERTY. CONNECT AND TIE-IN NEW DWELLING UNIT SERVICES TO PRINCIPAL DWELLING AS PER MUNICIPAL BY-LAWS AND REGULATIONS.

#### LIMITATIONS OF DESIGN:

- It shall be the contractor's responsibility to ensure all material, appliances, assemblies, and labour conform to all applicable Codes, Bylaws, and Good Construction Practices.
- Notations on the drawings are to assist the contractor and do not necessarily address all aspects of construction.
- The contractor shall check and verify all dimensions and existing site conditions and advise the owner of any discrepancy prior to commencing work.
- The contractor shall verify window and door rough stud openings with manufacturer & owner prior to framing.
- Technical design data for all pre-engineered framing components are required for the building permit application.
- Any expenses for engaging a Professional Engineer shall be the sole responsibility of the Owner.

I, ROHIT WALIA, DECLARE THAT I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4, DIV. 'C' OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES FOR SUCH DESIGN WORK.

INDIVIDUAL BCIN#: 35171

FIRM BCIN#: 123463

ROHIT WALIA; PRINCIPAL DESIGNER  
CR DESIGN BUILD INC.

|         |                  |         |             |           |    |
|---------|------------------|---------|-------------|-----------|----|
| PROJECT | 10 UNIT BUILDING | DRAWN   | RW          | SHEET     |    |
| ADDRESS | 3692 HWY. 144    | CHECKED | RW          | PROJECT # |    |
| TITLE   | Plot Plan        | DATE    | 2023-12-18  | DRAWING   | PP |
|         |                  | SCALE   | 1/16"=1'-0" |           |    |