

**General Construction Notes:**

All construction to follow National Building Code of Canada (NBC) and Ontario Building Code (OBC).  
 Contractor's responsibility: Verify all dimensions before construction begins.  
 Drawing Use: The drawings are meant only for the specific project identified and cannot be altered, transferred, or reproduced without permission from A. Draistra Contracting Inc.

**Soil and Foundation:**  
 Footings: Must be placed on undisturbed soil and at least 4' below finished grade.  
 Soil Conditions: Soil must be free-draining and have a bearing capacity to sustain a minimum of 75 kPa (1566 PSF)  
 Backfilling: Should be compacted in 6" layers.

**Concrete:**  
 Standards: Concrete should comply with CSA A23.1/A23.2.  
 Compressive Strength: Must reach full compressive strength at 28 days.  
 3000 psi (20MPa) for footings and piers  
 4600 psi (32 MPa) for floors and foundation walls  
 Air Entrainment: 5-8% air content in the concrete mix.  
 Relief Cuts: Should be made in the concrete slab within 24 hours of pouring.

**Lumber:**  
 Framing Lumber: Must be Grade 2 or better.  
 Exposure to Moisture: Lumber exposed to moisture must be pressure-treated unless specified otherwise.  
 Engineered Design Drawings: Required for Engineered Wood Products (EWPs) & trusses.  
 Truss Components: Detailed truss design and layout, including bracing, strapping, and connectors, are required, and must be specified by the truss manufacturer.  
 Truss Tie Down: Must be capable of handling uplift and lateral movement as per the truss design and column pier specifications.

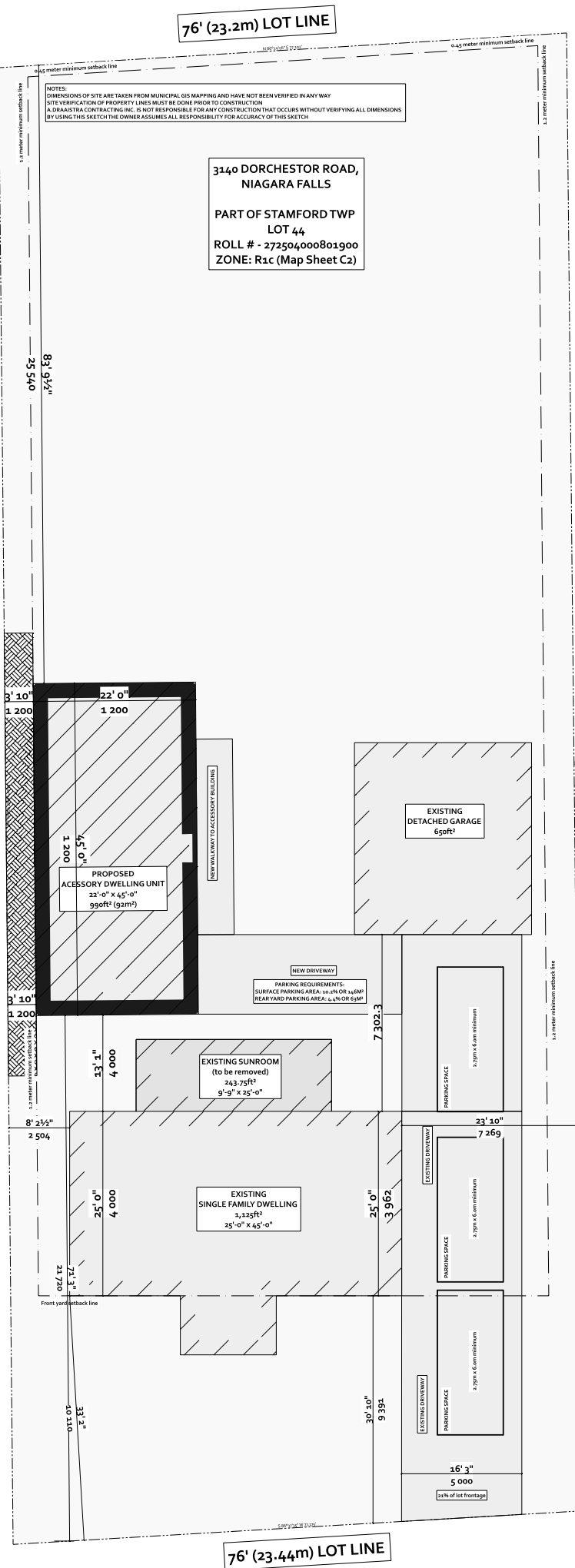
**Steel:**  
 Reinforced Concrete: Use deformed rebar complying with CSA G30.18-09  
 Reinforcing Bar: Grade 400R or better.  
 Structural Steel: Should conform to CSA G40.21 and Grade 350W.  
 Bolts: Must be Grade #5 or equivalent.

These notes emphasize the importance of using certified materials, meeting code standards, and ensuring that the contractor adheres to best practices in terms of dimensions, structural design, and material specifications.

**3140 DORCHESTER ROAD  
 NIAGARA FALLS  
 ONTARIO, L2J 2Z7**



**Siteplan**  
 SCALE: 1" = 20'-0"



SITE INFORMATION		
ADDRESS:	3140 Dorchester Road, Niagara Falls	
OWNER:	Peter & Wendy	
LEGAL TEXT:	PART OF STAMFORD TWP LOT 44 ROLL # - 272504000801900	
	Required: Zoning By Law	Existing/Proposed
LOT AREA:	5,920sf (550m <sup>2</sup> )	15,425sf (1,433m <sup>2</sup> )
ZONING:	R1C Zone	R1C Zone
FRONTAGE:	15m (49.2ft)	23.2m (76ft)
MIN FRONT YARD SETBACK:	Not Allowed	Rear yard
MIN REAR YARD SETBACK:	0.45m	25.54m
MIN INTERIOR SIDEYARD SETBACK:	1.2m	1.2m (3.833ft)
MIN EXTERIOR SIDE YARD SETBACK:	N/A	N/A
BUILDING HEIGHT:	4.6m (15.09ft)	4.6m (15.09ft)
TOTAL EXISTING LOT COVERAGE:	45%	13.1%
TOTAL PROPOSED LOT COVERAGE:	45%	17.9%
ACCESSORY LOT COVERAGE:	15% or 93m <sup>2</sup>	10.64% or 152.4m <sup>2</sup>

A landscape plan is required to be provided with the required site plan and adjacent to an accessory building, including additional planting, soil, and soil health plan, fences, driveway and other landscaping and includes any outdoor work, and trees to be removed.

**PERMITTED SPACE**  
 3.0m x 6.0m maximum  
 1.5m maximum height  
 4.0m maximum parking area covered  
 4.0m maximum parking area covered

**MINIMUM LANDSCAPED OPEN SPACE - 30%**  
 PROPOSED 6.0m OPEN SPACE



PROFESSIONAL ENGINEER

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION  
 required unless design is exempt under Division C, subsection 3.2.5. of the O.B.C.

DARREN DRAAISTRA 128905  
 DESIGNER NAME SIGNATURE B.C.E.N.

REGISTRATION INFORMATION  
 required unless design is exempt under Division C, subsection 3.2.4. of the O.B.C.

OAKLINE DESIGN INC. 202911  
 ORGANIZATION NAME SIGNATURE B.C.E.N.

**OAKLINE DESIGN**  
 222 St. Catharines Street,  
 West Lincoln, Ontario

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DISCLAIMER: BUILDING CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL CONSTRUCTION SHALL COMPLY WITH PART 9 OF THE ONTARIO BUILDING CODE (OBC).

THE ENTIRETY OF THE CONSTRUCTION DRAWINGS SET MUST BE SIGNED TO BE VALID FOR PERMIT. THE DRAWINGS ARE VALID ONLY FOR THE ORIGINAL ADDRESS NOTED IN THE TITLE BLOCK.

**ADDITIONAL DWELLINGS NIAGARA**

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 SCALE: As Noted DATE: May 26, 2026

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