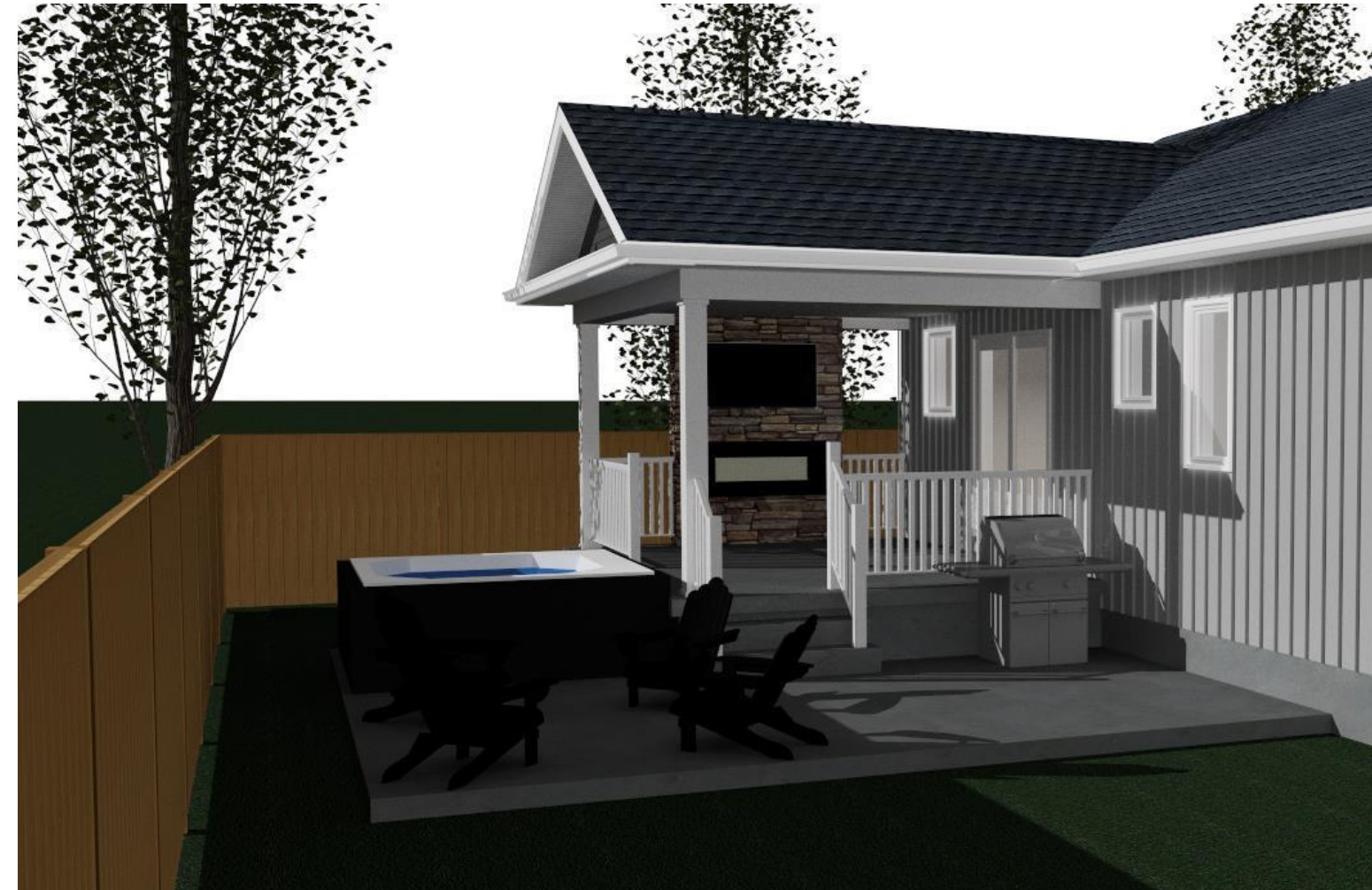
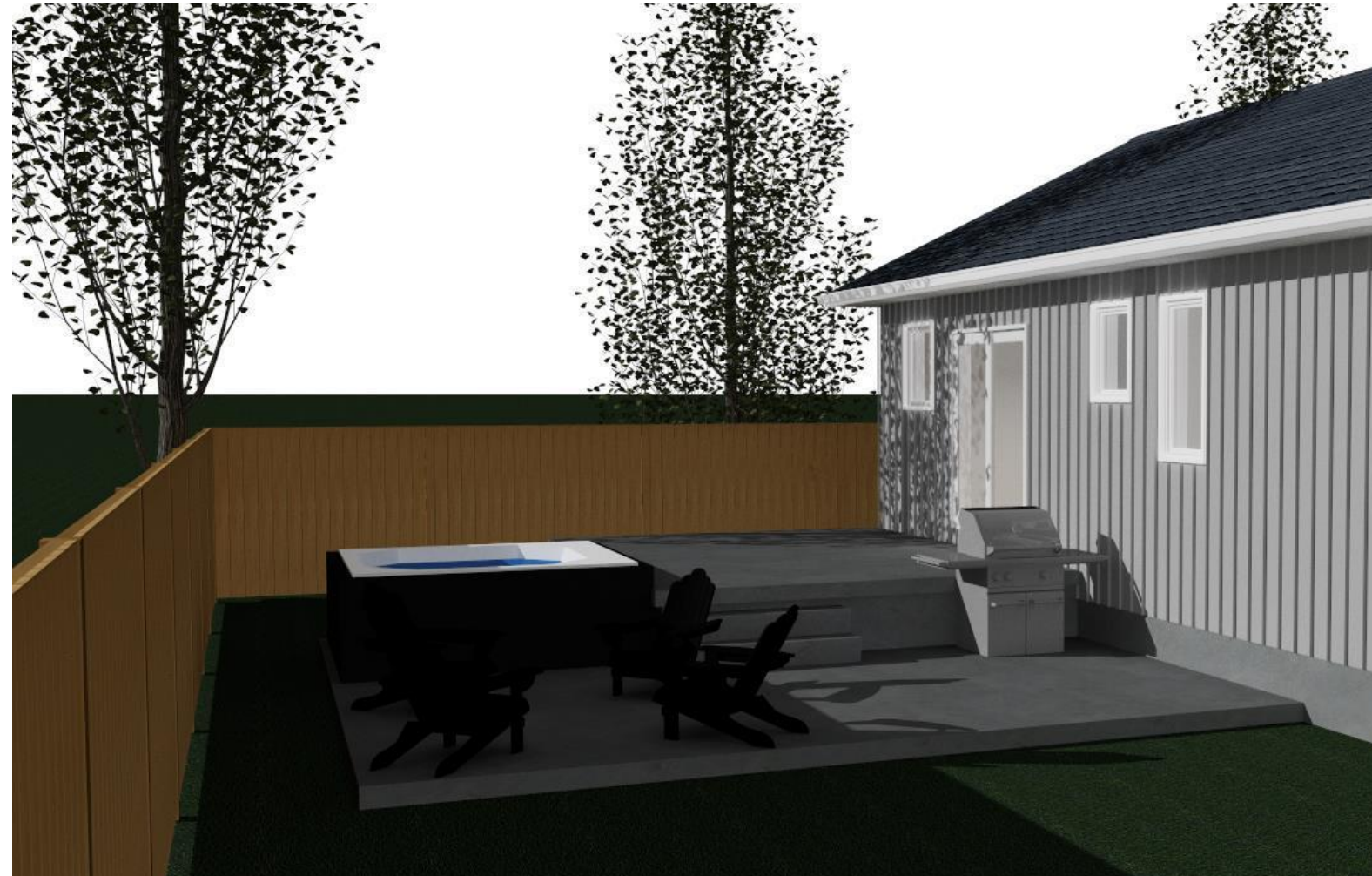


PINCOMBE RESIDENCE

COVERED PORCH ADDITION



EXISTING SOUTH WEST PERSPECTIVE VIEW

PROPOSED SOUTH WEST PERSPECTIVE VIEW

PROJECT INFORMATION:

SITE ADDRESS:
96 SNIDER CRESCENT, EXETER, ON N0M 1S2

OWNER:
AUDREY PINCOMBE

SCOPE OF WORK:
CONSTRUCTION OF NEW WOOD
FRAMED COVERED PORCH OVER
EXISTING CONCRETE PATIO

DRAWING SCHEDULE:

ARCHITECTURAL	
COVER SHEET	A1
SITE PLAN	A2
FLOOR PLANS	A3
ELEVATIONS	A4
SECTIONS & DETAILS	A5

STRUCTURAL DESIGN CRITERIA:

ONTARIO BUILDING CODE SB-1 LOCATION (EXETER, ON)
BUILDING LOCATION: 96 SNIDER CRESENT, EXETER, ON

ROOF

LIVE LOAD	
Ss	2.4 kPa (50.0 psf)
Sr	0.4 kPa (8.4 psf)
Cb	0.55

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- ALL CONSTRUCTION TO MEET OR EXCEED THE 2024 ONTARIO BUILDING CODE REQUIREMENTS.
- ALL DIMENSIONS ARE IN IMPERIAL UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE TO FRAMING AND FACE OF CONCRETE WALLS. DIMENSIONS MEASURE ACTUAL SIZES (IE. 2X4 - 1-1/2" x 3-1/2").
- DIMENSIONS TO WINDOWS AND DOOR ARE TO THE CENTER OF THE OPENING. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL REQUIRED ROUGH OPENING WITH WINDOW AND DOOR MANUFACTURERS PRIOR TO CONSTRUCTION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL SITE DIMENSIONS AND ADJUST TO FIT SITE CONDITIONS ACCORDINGLY.

LUMBER:

- LUMBER USED FOR JOISTS, RAFTERS, TRUSSES AND BEAMS SHALL BE IDENTIFIED BY A GRADE STAMP TO INDICATE ITS GRADE AS DETERMINED BY THE NGLA, "STANDARD GRADING RULES FOR CANADIAN LUMBER".
- ALL LUMBER USED SHALL BE SPRUCE-PINE-FIR (SPF) NO.1 OR NO.2 OR GREATER.
- ALL LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR EXTERIOR SHALL BE PRESSURE TREATED.
- ALL PLYWOOD SHALL CONFORM TO CSA STANDARD 0121 OR 0151.
- ALL NAILS/FASTENERS USED IN PRESSURE TREATED LUMBER SHALL BE GALVANIZED OR ACQ QUALIFIED.
- LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19% AT THE TIME OF INSTALLATION.

ABBREVIATIONS

A	ABOVE FINISHED FLOOR	F	FLOOR DRAIN	N	NATIONAL BUILDING CODE	U	UNDERWRITER'S LABORATORIES
AFF	ALUMINUM	FIN	FINISH	NIC	NOT IN CONTRACT	ULC	OF CANADA
ALUM	ANODIZED	FLR	FLOOR	NO	NUMBER	U/S	UNDERSIDE
ANOD	ACOUSTIC CEILING TILE	FRR	FIRE RESISTANCE RATING	NTS	NOT TO SCALE	V	VERTICAL
ACT		G		O		VEST	VESTIBULE
B	BLKHD BULKHEAD	GAL	GALVANIZED	OBC	ONTARIO BUILDING CODE	VT	VINYL TILE
BLKHD	BLDG BUILDING	GL	GLASS	O/C	ON CENTER	W	
BLDG	BN BULLNOSE	GWB	GYPSTUM WALLBOARD	OWSJ	OPEN WEB STEEL JOISTS	W/C	WATER CLOSET
BN		H		OWWJ	OPEN WEB WOOD JOISTS	WD	WOOD
C	CPT CARPET	HB	HOSE BIB	P		WWW	WELDED WIRE MESH
CPT	CT CERAMIC TILE	HM	HOLLOW METAL	P.LAM	PLASTIC LAMINATE	W/R	WASHROOM
CT	CJ CONTROL JOINT	HSS	HOLLOW STRUCTURAL SECTION	PT	PAINT		
CJ	CLG CEILING	HORIZ	HORIZONTAL	P.T.	PRESSURE TREATED		
CLG	COL COLUMN	HT	HEIGHT	PREFIN	PREFINISHED		
COL	CONC CONCRETE	I		R			
CONC	C.I.P. CAST-IN-PLACE	INSUL	INSULATION	REIN	REINFORCED		
C.I.P.	CMU CONCRETE MASONRY UNIT	J		RD	ROOF DRAIN		
CMU	CONST CONSTRUCTION	JT	JOINT	RM	ROOM		
CONST	C.C. CENTER TO CENTER	L		RWL	RAIN WATER LEADER		
C.C.	CONT CONTINUOUS	LAV	LAVATORY	S			
CONT	C/W COMPLETE WITH	M		SPEC	SPECIFICATION		
C/W		m	METER	SS	STAINLESS STEEL		
D		mm	MILLIMETER	ST	STEEL		
Ø		MAT	MATERIAL	SHT	SHEET		
DN		MAX	MAXIMUM	STRUCT	STRUCTURAL		
DWG		MECH	MECHANICAL	T			
E		MIN	MINIMUM	TEMP	TEMPORARY		
ELEV		MISC	MISCELLANEOUS	T&G	TONGUE AND GROOVE		
EQ		M.O.	MASONRY OPENING	T/O	TOP OF		
EXIST		MIRR	MIRROR	TYP	TYPICAL		
EXP							
EXT							

CONTRACTOR:



72441 BRONSON LINE
ZURICH, ON
N0M 2T0

PHONE: 519-236-7745
MOBILE: 519-318-9982
EMAIL: finconst@hay.net

REVISION SCHEDULE

NO.	DATE	AUTHOR	DESCRIPTION
01	4/12/2026	MF	ISSUED FOR PRECONSULTATION MEETING

PROJECT ADDRESS:

96 SNIDER CRESCENT
EXETER, ON

DRAWING TITLE:

COVER SHEET

DRAWN BY:

PROJECT NO.

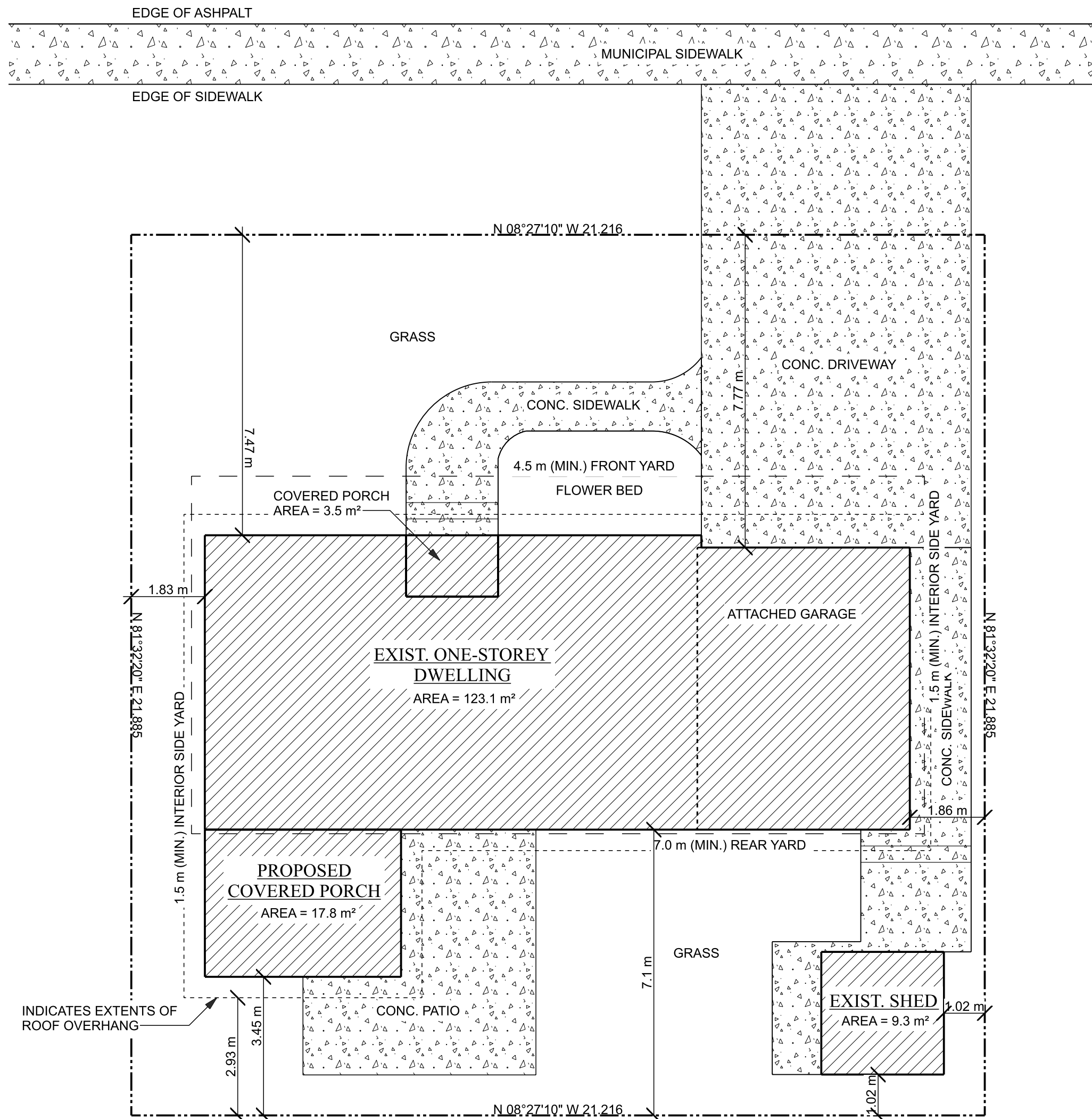
A1

PT LOT 304
 REGISTERED PLAN NO. 376
 IN THE TOWN OF EXETER
 MUNICIPALITY OF SOUTH HURON
 COUNTY OF HURON

- NOTES:
- PROPERTY BOUNDARIES FROM PLAN OF SURVEY OF PART LOT 304 BY D.CULBERT LTD., PLAN NUMBER 2-GZ-1991, DATED JUNE 9, 2016 IN GODERICH, ONTARIO.
 - EXISTING BUILDING LOCATION FROM SITE PLAN BY MELABU DESIGN & DRAFTING DATED FEBRUARY 6, 2017.
 - SITE SKETCH IS CONCEPTUAL. FINAL SITING BY OTHERS.
 - THIS IS NOT A LEGAL SURVEY.

MUNICIPALITY OF SOUTH HURON RESIDENTIAL - LOW DENSITY (R1-12) ZONE ZONING BY-LAW 69-2018 - KEY MAP 5D				
DETAIL	REQUIRED	EXISTING	PROPOSED	COMMENT
ZONE AREA (MIN.)	450 m ²	464.3 m ²	464.3 m ²	---
FRONTAGE (MIN.)	15.0 m	21.2 m	21.2 m	---
PROPERTY DEPTH	30.0 m	21.885 m	21.885 m	---
FRONT YARD (MIN.)				
MAIN DWELLING	4.5 m	7.5 m	7.5 m	---
ATTACHED GARAGE	6.0 m	7.8 m	7.8 m	---
INTERIOR SIDE YARD (MIN.)	1.5 m	1.8 m	1.8 m	---
EXTERIOR SIDE YARD (MIN.)	6.0 m	N/A	N/A	---
REAR YARD (MIN.)	7.0 m	7.1 m	2.9 m	*** MINOR VARIANCE REQUIRED *** EXISTING FOUNDATION WALLS ALREADY PRESENT IN REQUIRED REAR YARD ***
ZONE COVERAGE (MAX.)				
ALL STRUCTURES	45%	29.3%	33.1%	---
MAIN BUILDING	40%	27.3%	31.1%	---
LANDSCAPED OPEN SPACE (MIN.)	30%	59.5%	55.6%	---
BUILDING HEIGHT (MAX.)	14.0 m	EXIST.	EXIST.	---

SNIDER CRESCENT



SITE PLAN
 SCALE: 1:100

CONTRACTOR:



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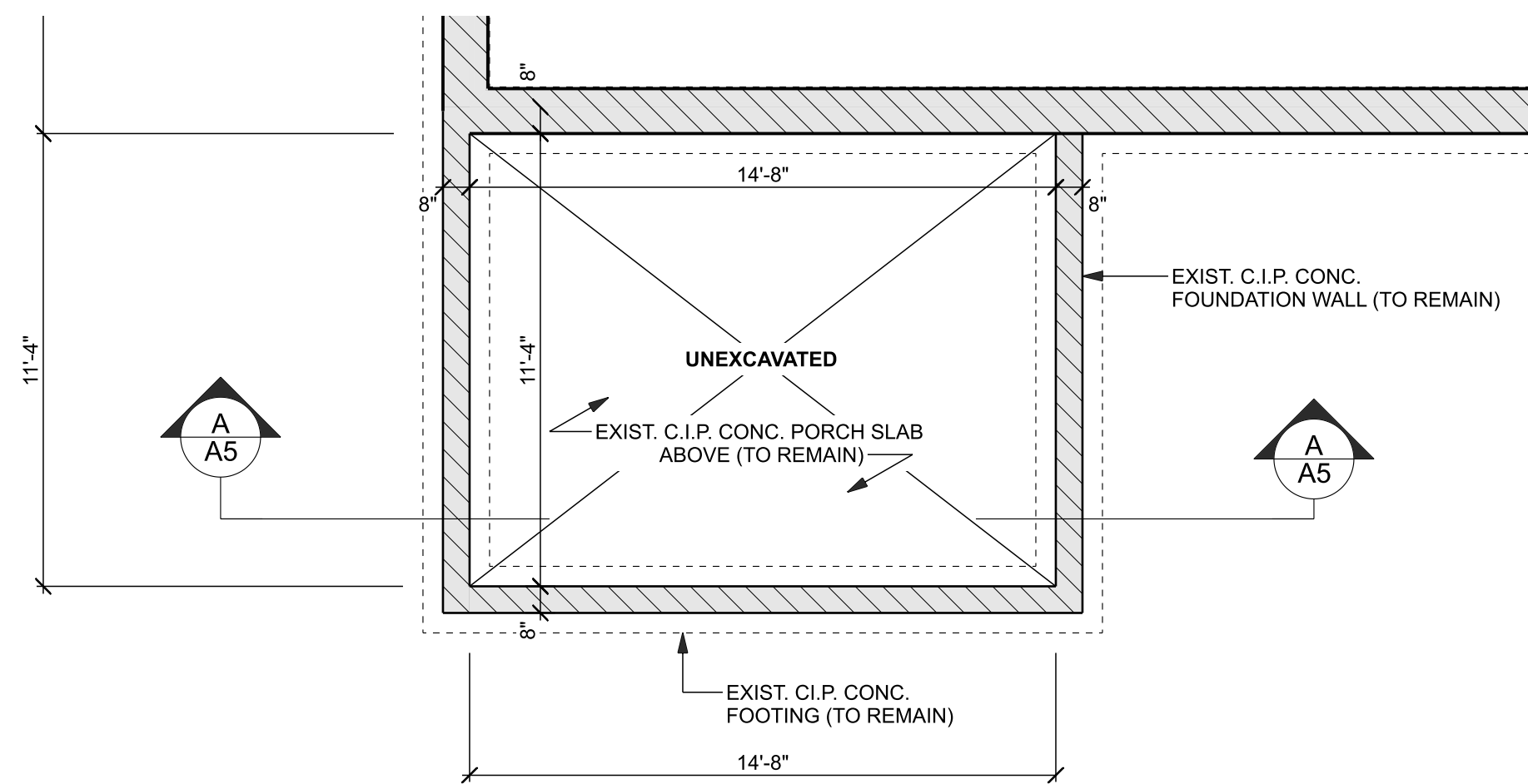
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SITE PLAN

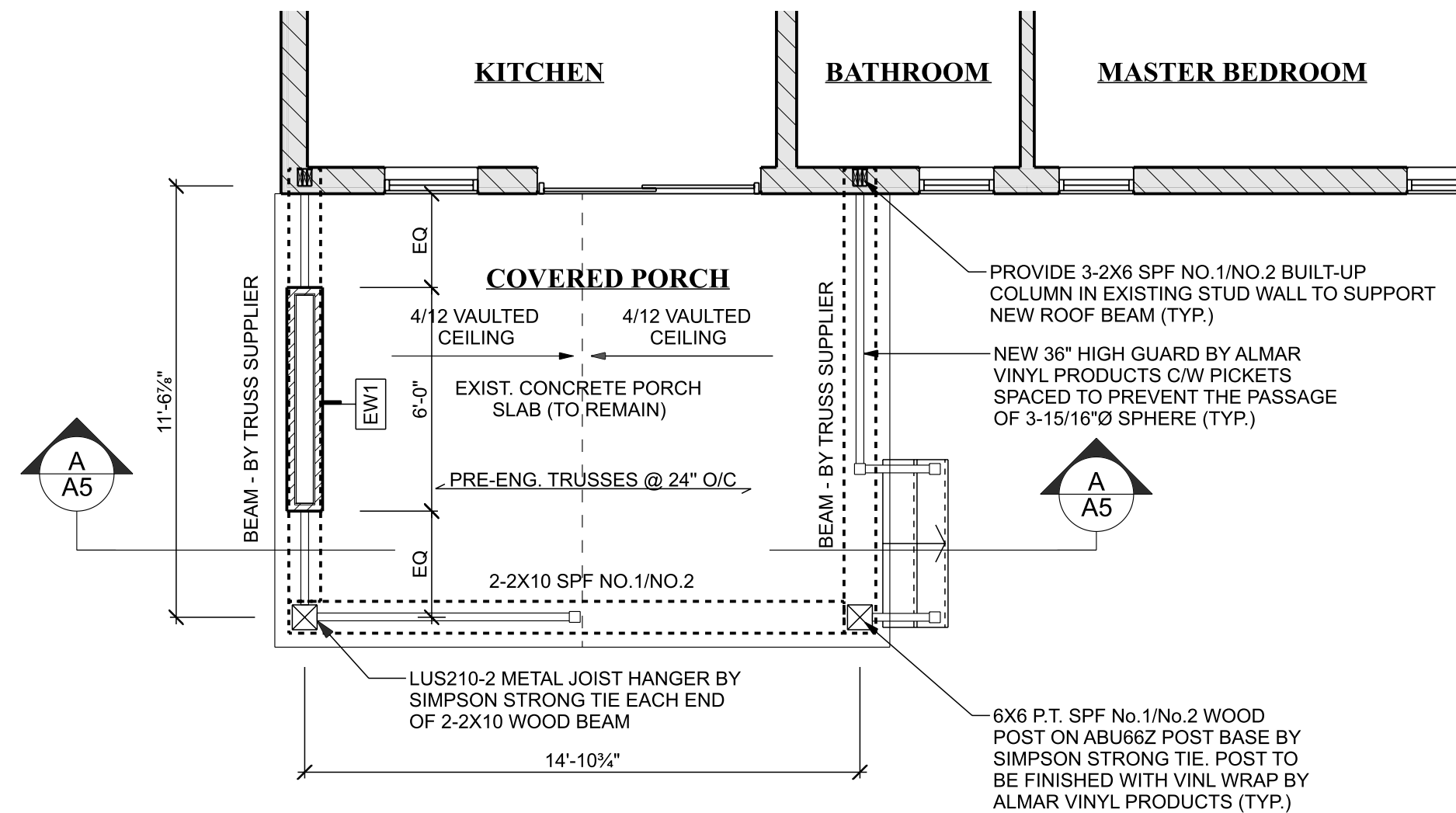
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A2

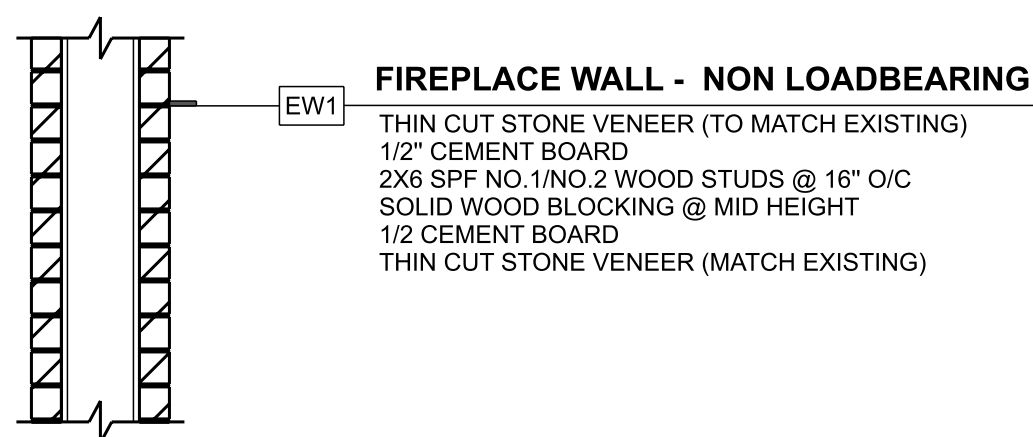
PINCOMBE RESIDENCE



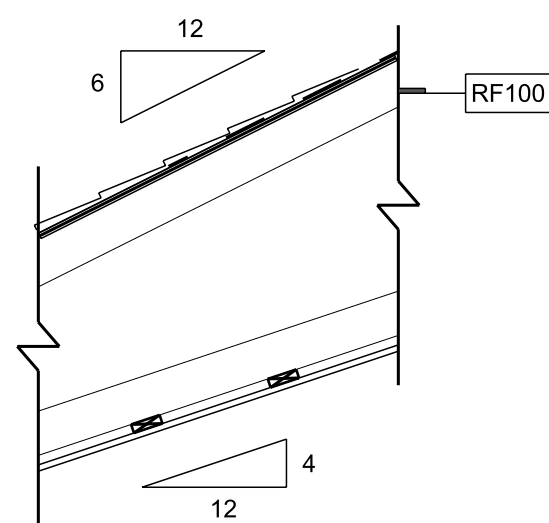
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



WALL TYPE LEGEND
SCALE: 3/4" = 1'-0"



ROOF TYPE LEGEND
SCALE: 3/4" = 1'-0"

ROOF CONSTRUCTION
29ga. PRE-FIN. ROOF STEEL - TO MATCH EXISTING
PEEL 'N' STICK SYNTHETIC ROOF UNDERLAYMENT (ENTIRE ROOF)
1/2" PLYWOOD W/ 'H'-CLIPS @ 24" O/C
PRE-ENG. WOOD TRUSSES @ 24" O/C
1X3 STRAPPING @ 12" O/C
CHAMCLAD SOFFIT - COLOUR AND PROFILE BY OWNER

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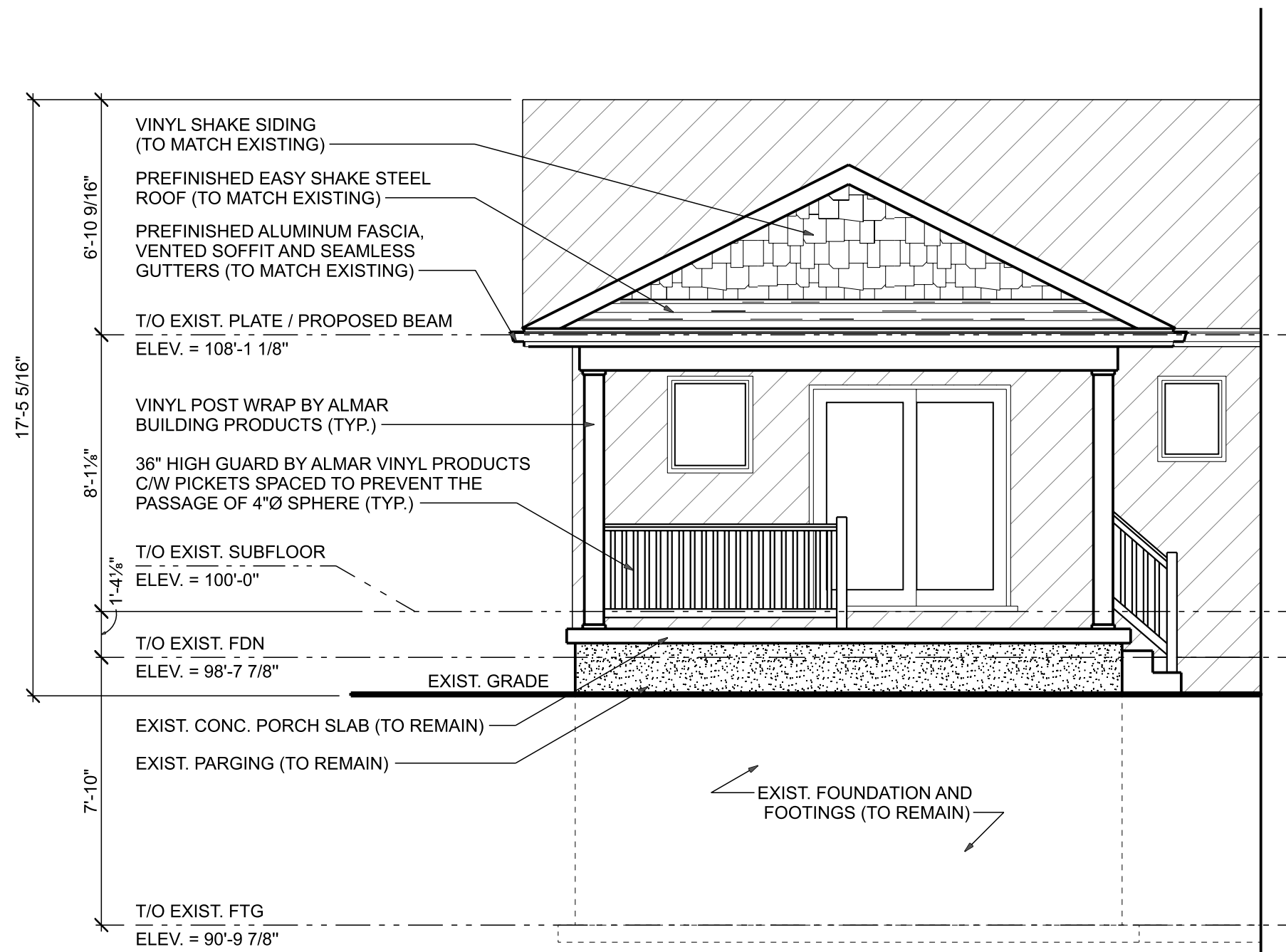
PROJECT ADDRESS:
96 SNIDER CRESCENT
EXETER, ON

DRAWING TITLE:
FLOOR PLANS

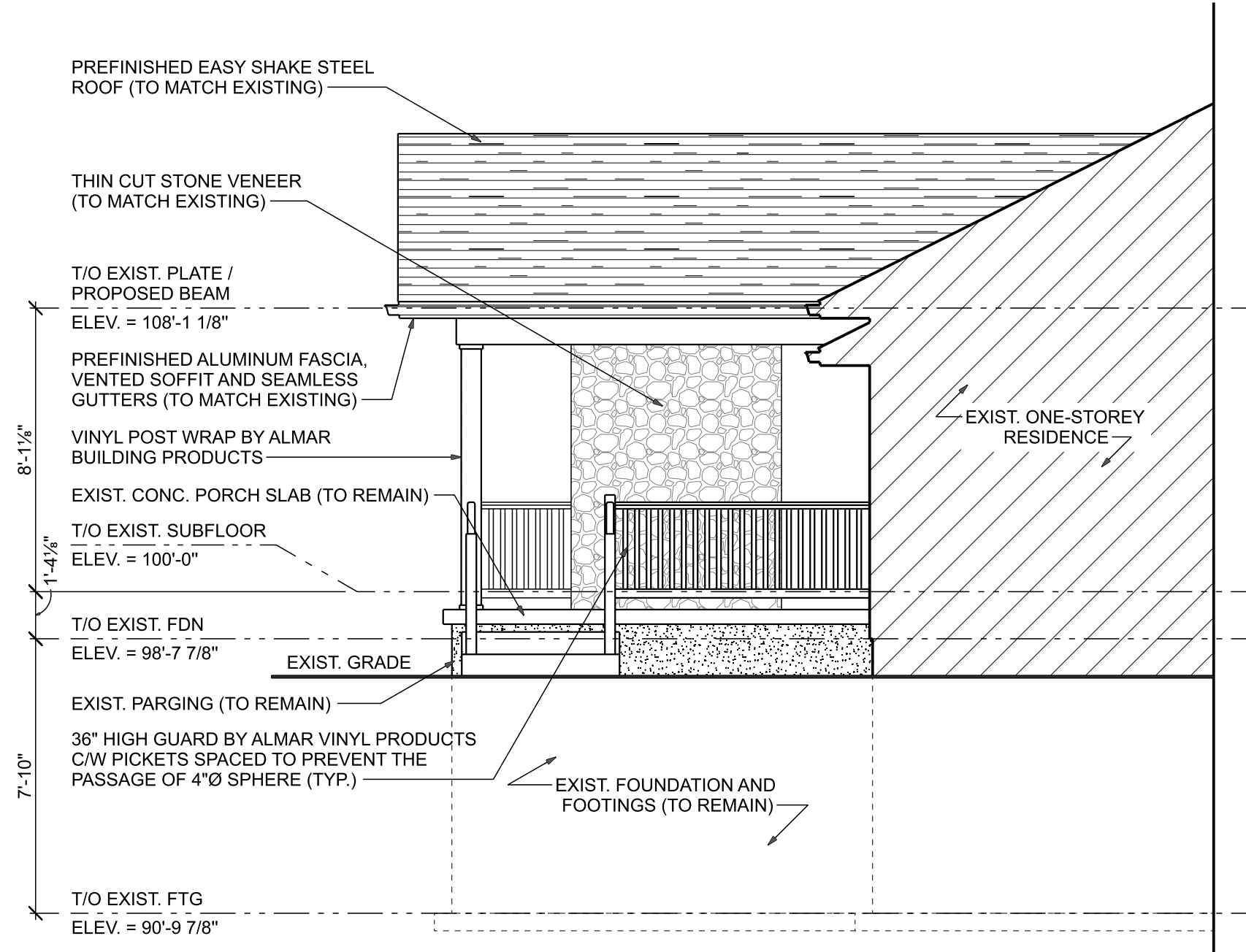
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A3

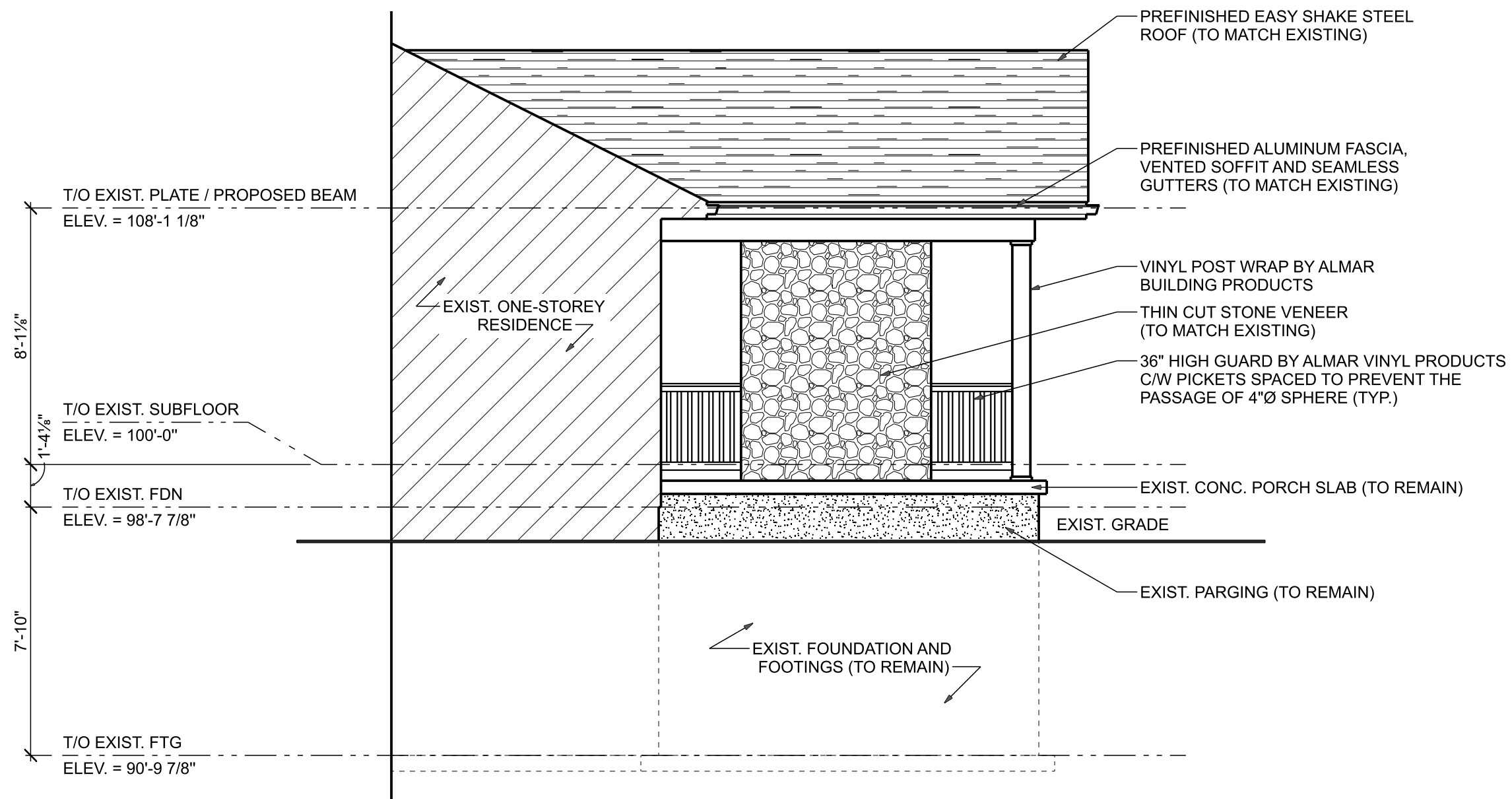
PINCOMBE RESIDENCE



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWING TITLE:

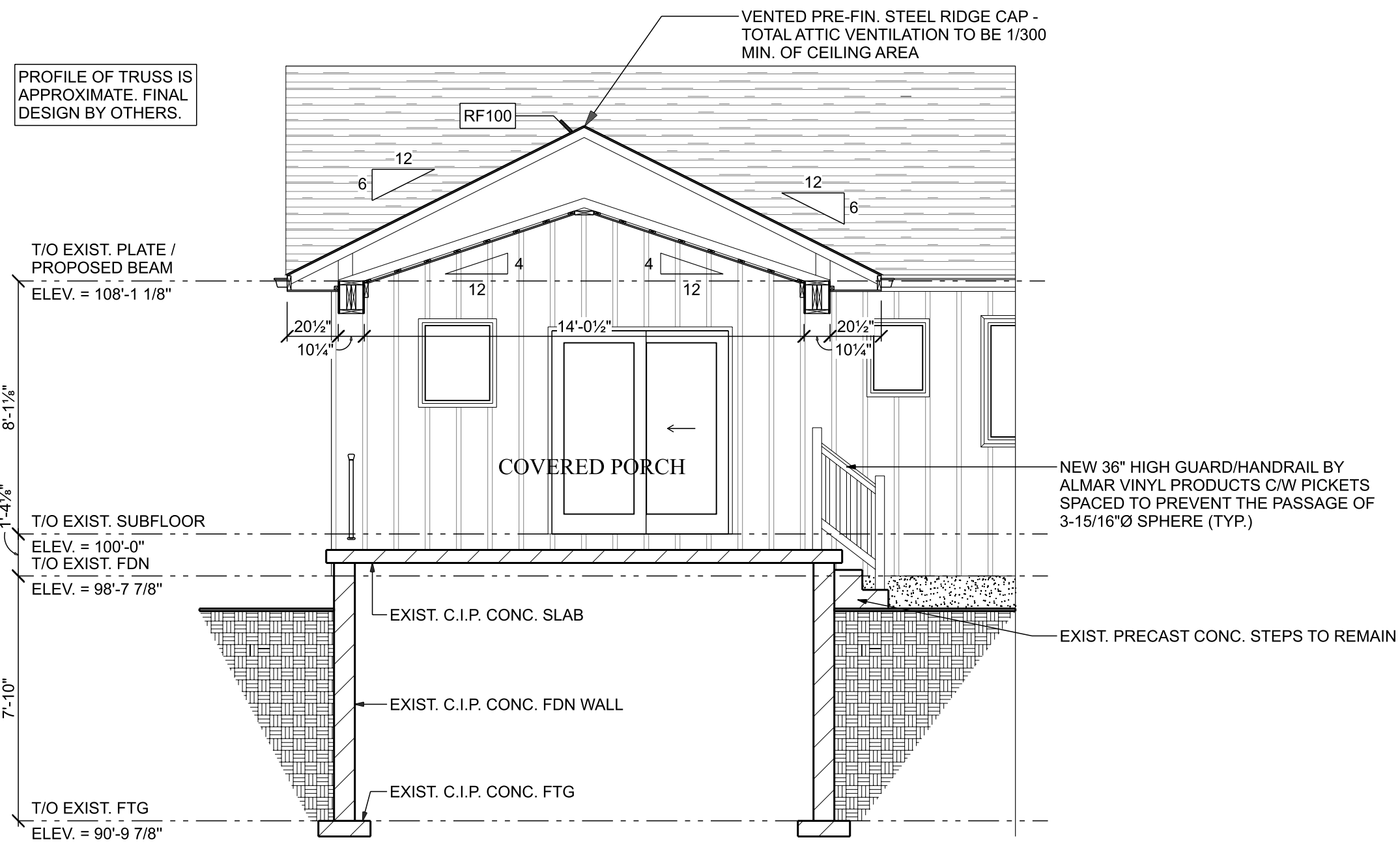
ELEVATIONS

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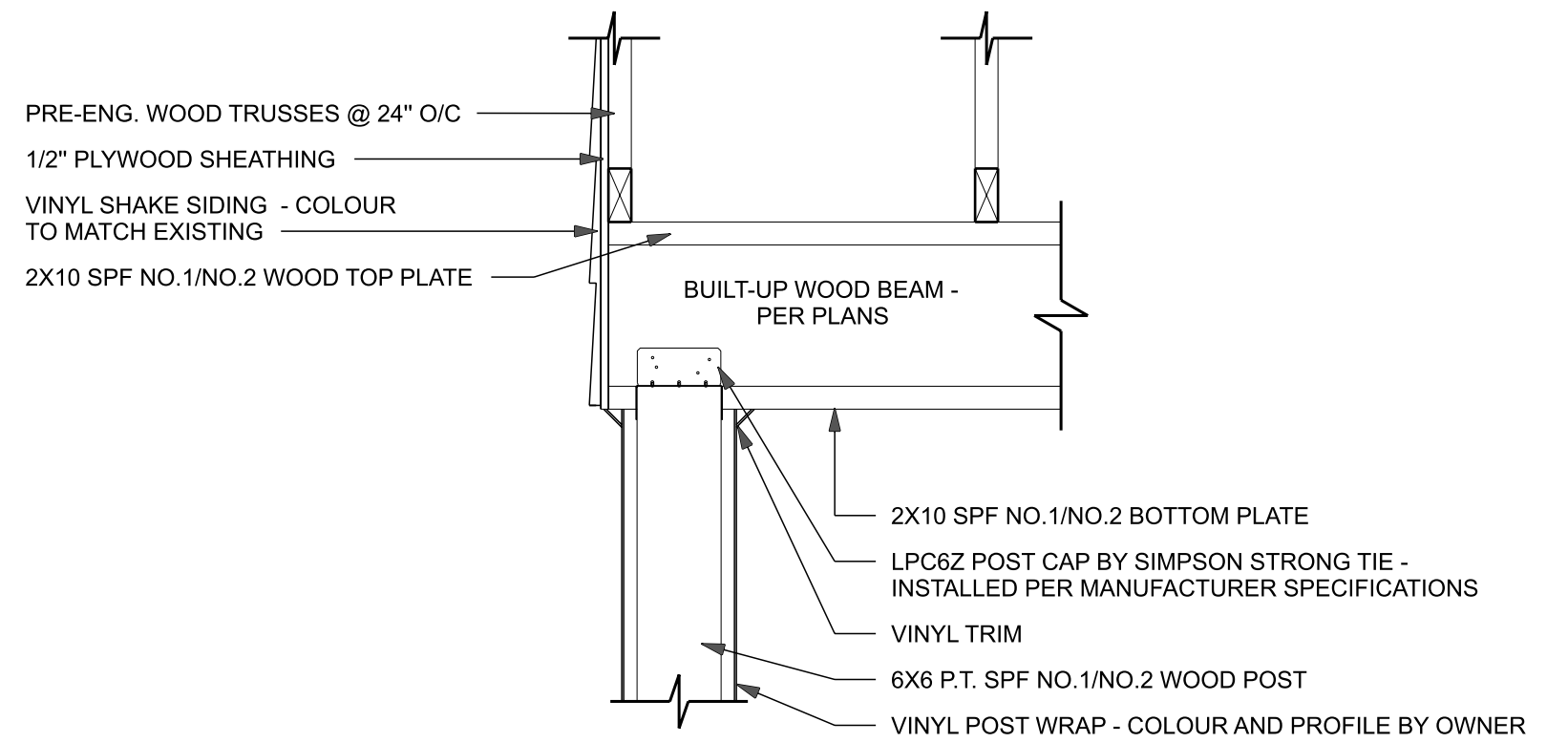
PROJECT NO.

A4

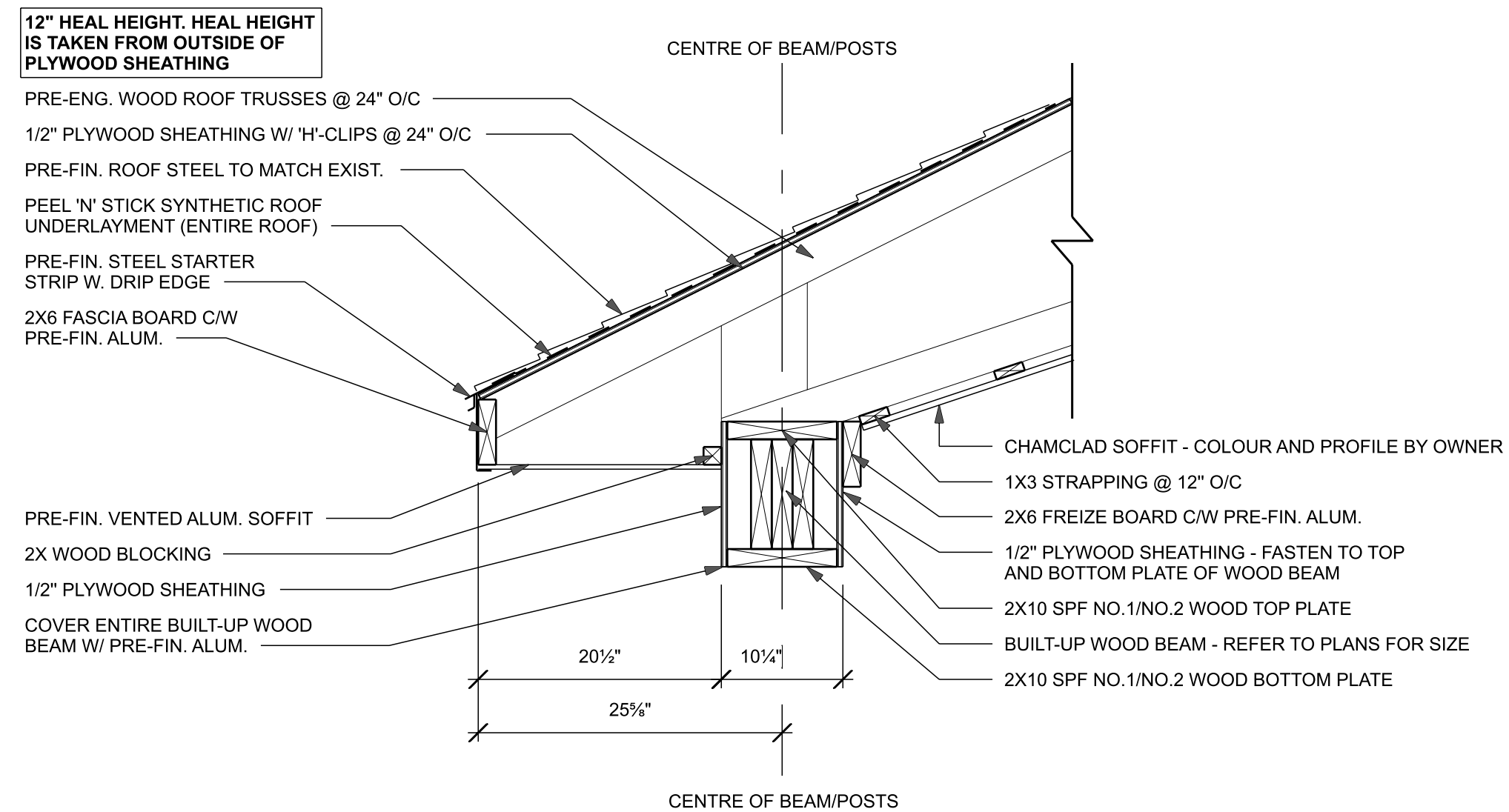
PINCOMBE RESIDENCE



A
A3 SECTION THROUGH COVERED PORCH
SCALE: 1/4" = 1'-0"



2
A3 POST TO BEAM CONNECTION SECTION DETAIL
SCALE: 1" = 1'-0"



1
A3 TRUSS HEAL SECTION DETAIL
SCALE: 1" = 1'-0"

CONTRACTOR:



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EXETER, ON

DRAWING TITLE:

**SECTIONS
& DETAILS**

DRAWN BY:

PROJECT NO.

A5

PINCOMBE RESIDENCE