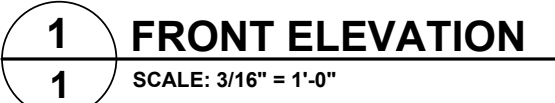


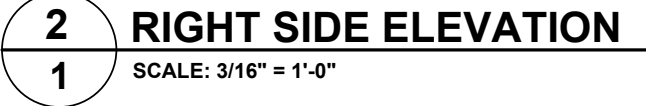


Signature Individual BCIN: 32875



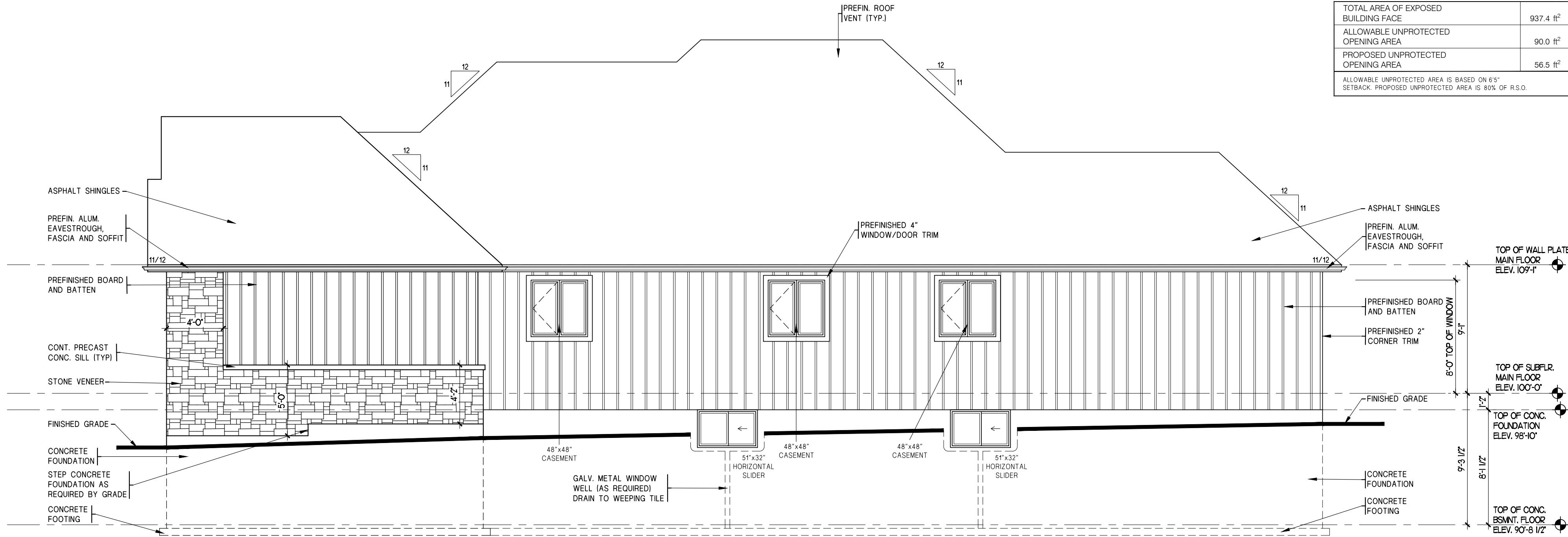
THERMAL & EFFICIENCY REQUIREMENTS*	
SB12 - A1 PACKAGE	
IN ACCORDANCE WITH SB-12 TABLE 3.112.A OF THE 2012 O.B.C.	
COMPONENT (THERMAL VALUES)	REQUIREMENT
CEILING WITH ATTIC SPACE (MIN. R-VALUE)	R60
CEILING WITHOUT ATTIC SPACE (MIN. R-VALUE)	R31
EXPOSED FLOOR (MIN. R-VALUE)	R31
WALLS ABOVE GRADE (MIN. R-VALUE)	R22
BASEMENT WALLS (MIN. R-VALUE)	R20 ci
BELOW GRADE SLAB - ENTIRE SURFACE GREATER THAN 24" BELOW GRADE (MIN. R-VALUE)	-
HEATED SLAB OR SLAB LESS THAN OR EQUAL TO 24" BELOW GRADE (MIN. R-VALUE)	R10
EDGE OF BELOW GRADE SLAB LESS THAN OR EQUAL TO 24" BELOW GRADE (MIN. R-VALUE)	R10
WINDOWS AND SLIDING GLASS DOORS (MAX. U-VALUE)	U 0.28
SKYLIGHTS (MAX. U-VALUE)	U 0.49
SPACE HEATING EQUIPMENT (MIN. AFUE)	AFUE 96%
HRV (MIN. SRE)	SRE 75%
DOMESTIC HOT WATER HEATER (MIN. EF)	EF 0.8

*SUMMARY ONLY. REFER TO SB-12 FOR FULL DESCRIPTIONS AND REQUIREMENTS.

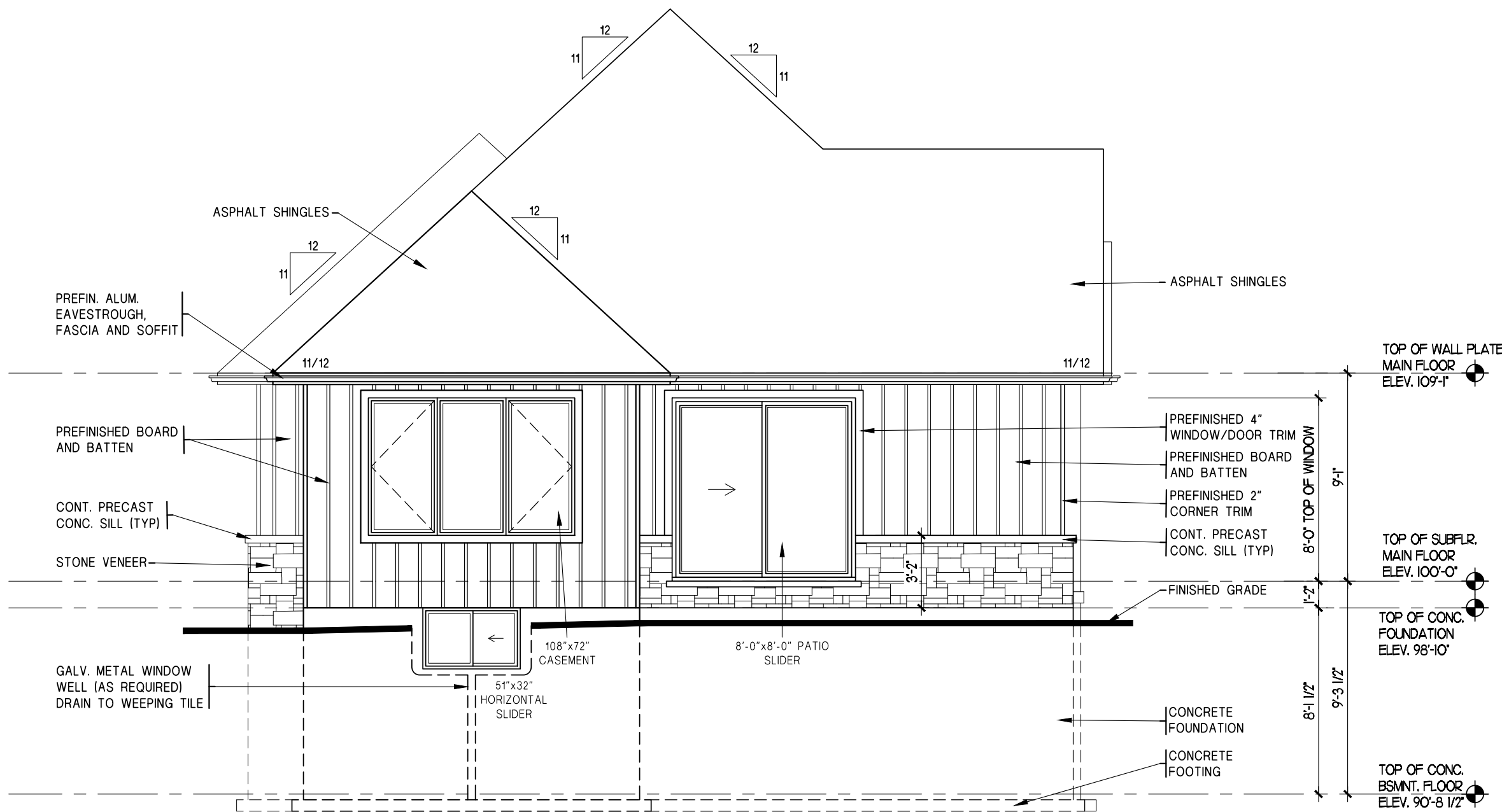


NOTE: WINDOW SIZES SHOWN ARE APPROXIMATE. EXACT ROUGH OPENINGS TO BE DETERMINED BY WINDOW MANUFACTURERS SPECIFICATIONS.

NOTE: FOR WALK-OUT & PART WALK-OUT LOT
STEP CONC. FOUNDATION AS REQ'D FOR
PROPOSED GRADES ENSURING A MAX. OF 4'-0"
OF Laterally UNSUPPORTED WALL



1 REAR ELEVATION
2 SCALE: 3/16" = 1'-0"



2 LEFT SIDE ELEVATION
2 SCALE: 3/16" = 1'-0"

ELEVATION NOTES:

NOTE: WINDOW SIZES SHOWN ARE APPROXIMATE. EXACT ROUGH OPENINGS TO BE DETERMINED BY WINDOW MANUFACTURERS SPECIFICATIONS.

NOTE: WHERE PATIO/TERRACE DOOR THRESHOLD IS GREATER THAN 2'-0" ABOVE FINISHED GRADE, PROVIDE SB-7 GUARD OR PROVIDE BLOCKING TO PREVENT DOOR FROM OPENING MORE THAN 4".

NOTE: FOR WALK-OUT & PART WALK-OUT LOTS STEP CONC. FOUNDATION AS REQ'D FOR PROPOSED GRADES ENSURING A MAX. OF 4'-0" OF LATERALLY UNSUPPORTED WALL

TOTAL AREA OF EXPOSED BUILDING FACE	937.4 ft ²
ALLOWABLE UNPROTECTED OPENING AREA	90.0 ft ²
PROPOSED UNPROTECTED OPENING AREA	56.5 ft ²
ALLOWABLE UNPROTECTED AREA IS BASED ON 6'5" SETBACK. PROPOSED UNPROTECTED AREA IS 80% OF R.S.O.	



Designer Information

I, CARRIE McMILLAN, review and take responsibility for the design work on behalf of Orchard Design Studio Incorporated registered under Firm BCIN: 28615

Signature: Cmhi Individual BCIN: 32875

Project Information



BANMAN DEVELOPMENTS
CROSSFIELD ESTATES - LOT 28
EAST GLEN DRIVE ARKONA, ONTARIO

Set Issuance

No.	Date	Description
1	2024-08-13	ISSUED FOR PERMIT

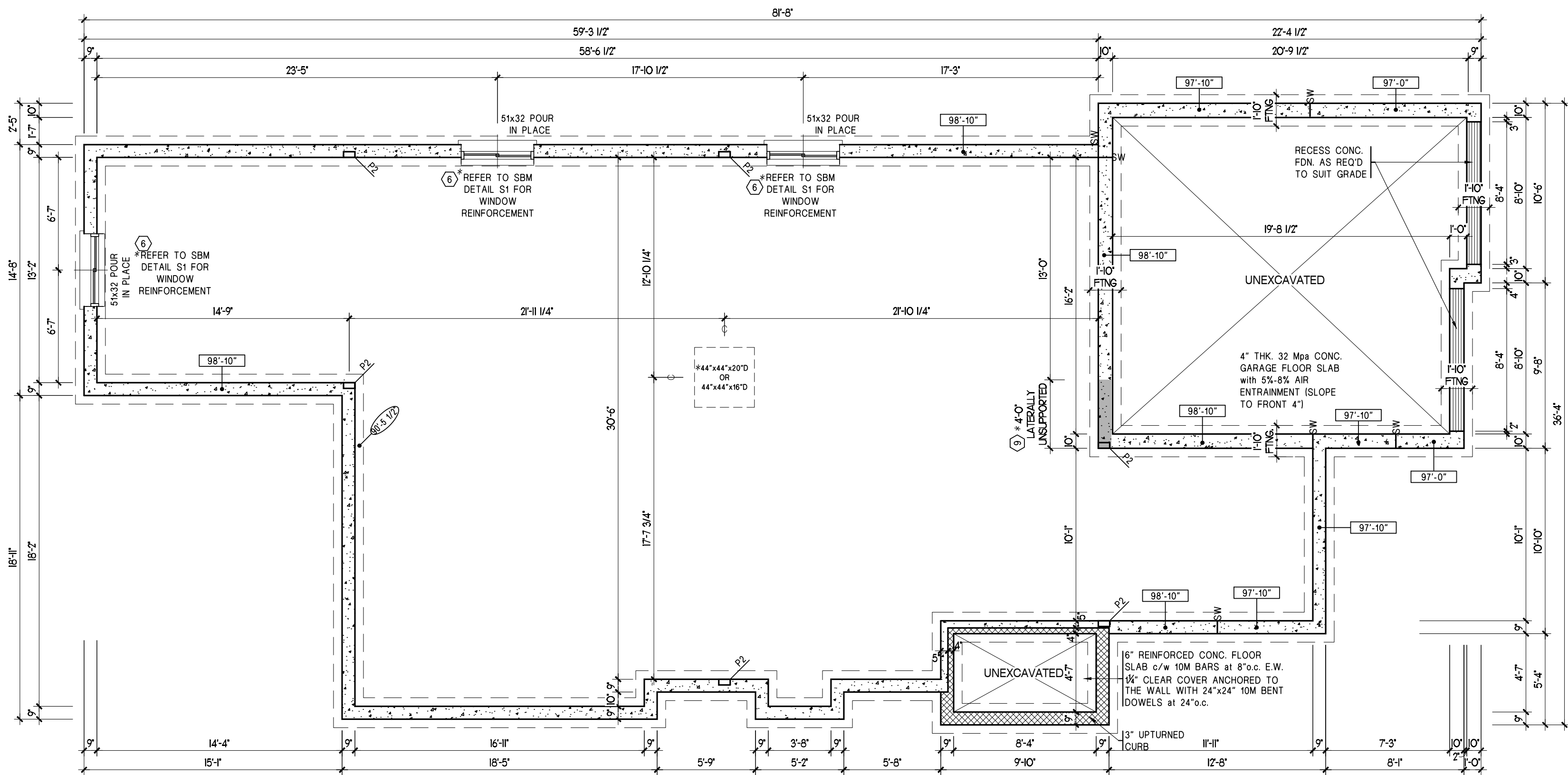
Sheet Information

REAR AND LEFT
SIDE ELEVATION

Project No. 15666
Project Start Date: 2024.06.10
File: Lot 28 Working Drawings.dwg
Drawn by: MGL
Scale: 3/16" = 1'-0"

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2



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

* LATERALLY UNSUPPORTED
FOUNDATION NOTE

PROVIDE 15M BARS AT 16" O/C EACH
WAY WITH 1 1/2" CLEAR COVER FROM
INSIDE FACE OF WALL. EXTEND BARS
MIN 32" PAST STAIR
OPENINGS. PROVIDE 24"x24"x10M HOOKED
DOWELS AT 16" O/C VERTICALLY
LAPPED & TIED TO HORIZONTAL BARS
AT THE CORNERS.
PROVIDE (3) 1/2" DIA. OBC ANCHOR
BOLTS AT 16" O/C JUST PAST THE
STAIR OPENING.

* WINDOW NOTE

SEE SBM DETAIL S1 FOR BASEMENT
WINDOW OPENINGS >47" AND/OR
EXCEEDING 25% OF TOTAL WALL LENGTH

NOTES

1) STEPS IN FOUNDATION WALLS AND
FOOTINGS ARE TO BE SITE VERIFIED.

2) STEP FOOTINGS NOT TO EXCEED
23 3/8"

3) STEP FOOTINGS NOT INDICATED
MAY BE REQUIRED IF ADVERSE SOIL
CONDITIONS ARE PRESENT.

4) ALL FOOTINGS ARE
21" WIDE x 6" DEEP UNLESS OTHERWISE
INDICATED.

TOP OF FND. WALL
ELEV. SHOWN THUS: 99'-10"

TOP OF FT'NG ELEV.
SHOWN THUS: 99'-11 1/2"

SW - APPROXIMATE LOCATION
OF STEP IN FND. WALL

SF - APPROXIMATE LOCATION
OF STEP IN FT'NG

LEGEND

10" LONG x 4" WIDE x 10-1/2" DEEP
BEAM POCKET
(FOR 10" STEEL)

8" LONG x 4" WIDE x 8-1/2" DEEP
BEAM POCKET
(FOR 8" STEEL)

ELEV. NOTE

TOP OF FINISHED MAIN FLOOR
ELEVATION IS REFERENCED TO
100'-0" (IMPERIAL) FOR
FOUNDATION AND FOOTING
ELEVATIONS SHOWN.

ELEV. 100'-0" IS EQUAL TO
GEODETIC ELEVATION XXX.XXm

Project Information



BANMAN
DEVELOPMENTS
CROSSFIELD ESTATES - LOT 28
EAST GLEN DRIVE ARKONA, ONTARIO

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FOUNDATION PLAN

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Project Start Date: 2024.06.10
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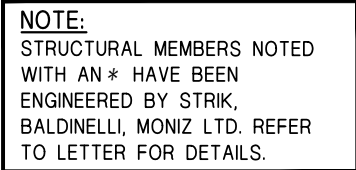
3



ORCHARD
DESIGN STUDIO INC.
marketingmeetsarchitecture

I, CARRIE McMILLAN review and take responsibility for the design work on behalf of Orchard Design Studio Incorporated registered under Firm BCIN: 28615

Signature	Individual BCIN: 32875
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NOTE:
PROVIDE BUILT-UP WOOD STUD
POST EQUAL TO STUD DEPTH x
WIDTH OF BEAM, AT BOTH ENDS
OF STEEL or WOOD BEAMS
UNLESS NOTED OTHERWISE.

LINTEL NOTE:
PROVIDE 2-2x10
ABOVE ALL MAIN FLOOR EXTERIOR
DOORS AND WINDOWS, U.N.O.

UNDERCUT DOORS:
ALL DOORS WITHIN ROOMS
WITHOUT A COLD AIR RETURN
ARE TO BE UNDERCUT 3/4" MIN.

FRAMING NOTES:
ALL INTERIOR STUD WALLS
TO BE 2x4, U.N.O.

PROVIDE DOUBLE JOIST FRAMING
UNDER ALL PARALLEL WALLS
ABOVE

INSULATION NOTE:
ENSURE MIN R12 INSULATION BEHIND
RISERS ON EXTERIOR WALLS AND
AROUND ALL DUCTS IN THE CEILING
ABOVE ANY GARAGE

HANDRAIL NOTE:
PROVIDE CONTINUOUS HANDRAIL
THROUGHOUT THE LENGTH OF STAIR
AS PER 9.8.7.2 OF THE O.B.C 2012

INTERIOR GARAGE DOOR NOTE:
ENSURE GARAGE DOOR TO DWELLING
UNIT IS GAS PROOFED AND HAS A
SELF CLOSURE.

COLUMN SCHEDULE
HSS 3"x3"x $\frac{1}{4}$ " STEEL POST ON
A 44"x44"x20" OR 44"x44"x16"
CONC. PAD FOOTING

M-E LEGEND

 - SMOKE DETECTOR

 - C.O. DETECTOR

 - CEILING MOUNTED EXHAUST FAN (ALL BATHROOMS AND WATER CLOSET ROOMS TO BE MECHANICALLY VENTED)

NOTE: VENTILATION TO BE DETERMINED IN CONFORMITY TO O.B.C. (1932) BY MECHANICAL CONTRACTOR



BANMAN
DEVELOPMENTS

**BANMAN
DEVELOPMENTS**
CROSSFIELD ESTATES - LOT 28
EAST GLEN DRIVE ARKONA, ONTARIO

No.	Date	Description
1	2024-08-13	ISSUED FOR PERMIT

BASEMENT AND MAIN FLOOR PLAN

Project No. 15666
Project Start Date: 2024.06.10
File: Lot 28 Working Drawings.dwg
Drawn by: MGL
Scale: 3/16" = 1'-0"

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Plot Date/Time - 2024-08-13 10:07:16 AM

Designer Information

I, CARRIE McMILLAN, review and take responsibility for the design work on behalf of Orchard Design Studio Incorporated registered under Firm BCIN: 28615

Cmh
Signature Individual BCIN: 32875

NOTE:
CONFIRM TRUSS
LAYOUT WITH P.
ENG. DRAWINGS

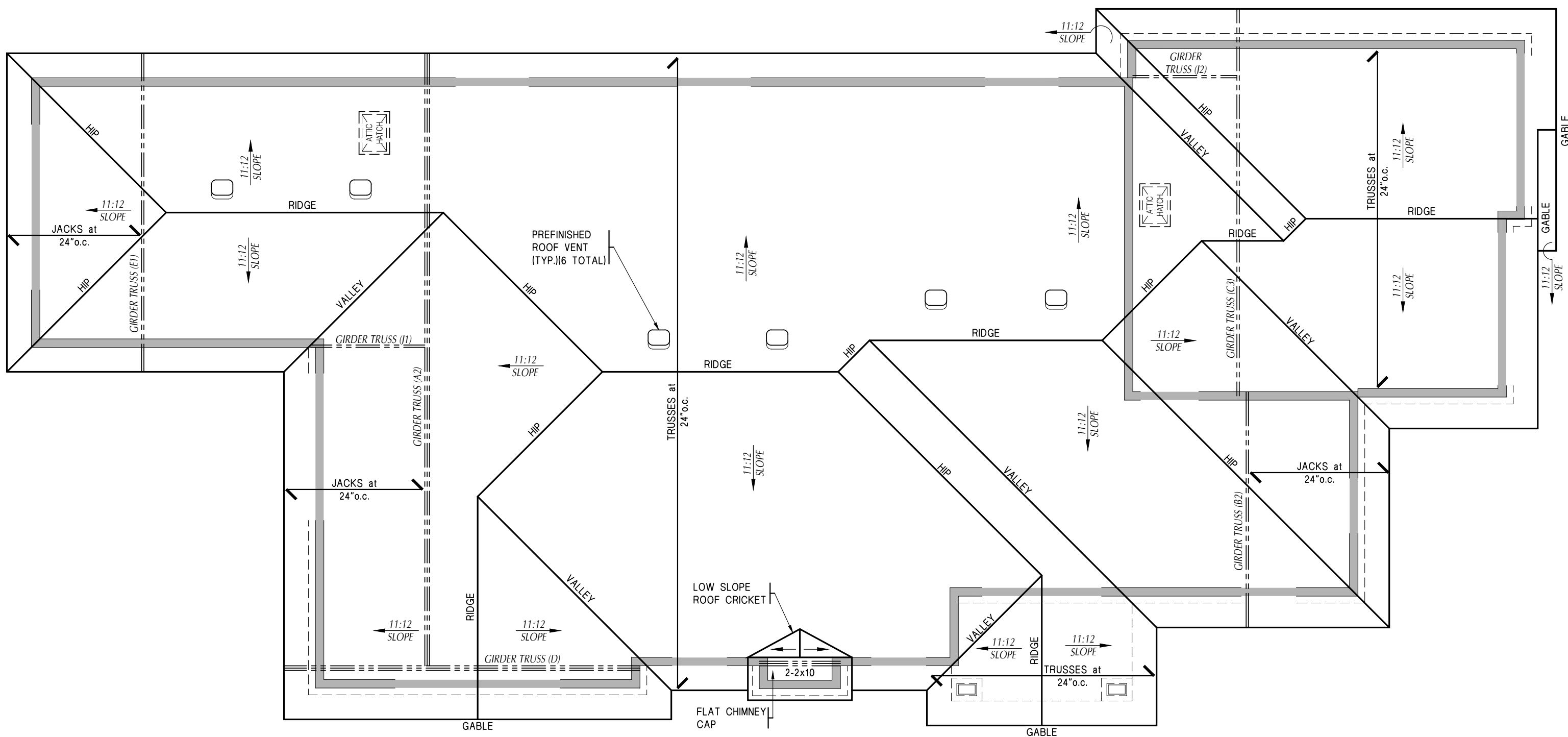
NOTE:
STRUCTURAL MEMBERS NOTED WITH
AN * HAVE BEEN ENGINEERED BY
STRIK, BALDINELLI & ASSOCIATES LTD.
REFER TO ENGINEERING LETTER FOR
DETAILS.

TRUSS MANUFACTURER NOTE:
TRUSS MANUFACTURER OR BUILDER
TO PROVIDE ROOF TRUSS
DRAWINGS TO ORCHARD DESIGN
STUDIO PRIOR TO TRUSS
MANUFACTURING.

NOTE:
PROVIDE 1'-4" ROOF OVERHANG, U.N.O.
(FROM FOUNDATION)

FRAMING NOTES:

1. PROVIDE BUILT-UP WOOD STUD POST EQUAL TO WIDTH OF BEAM / GIRDER UNDER ALL BEAMS AND GIRDER TRUSSES.
2. ROOF AND CEILING FRAMING TO BE AS PER 2012 OBC PART 9.23.13. ALL ROOF RAFTERS TO BE 2x6 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE 2x4 (MIN.) COLLAR TIES, WHERE REQUIRED, TO ENSURE RAFTER SPAN DOES NOT EXCEED 12'-9" HORIZONTALLY. COLLAR TIES MORE THAN 7'-10" LONG TO BE LATERALLY SUPPORTED NEAR THEIR CENTRES BY 1x4 (MIN.) CONTINUOUS MEMBERS PERPENDICULAR TO THE COLLAR TIES. FOR AN UNSUPPORTED RIDGE, RAFTERS ARE TO BE TIED TO CEILING JOISTS AT BASE AND NAILED IN ACCORDANCE WITH TABLE 9.23.13.8 TO PREVENT OUTWARD MOVEMENT. WHEN CEILING JOISTS ARE PERPENDICULAR TO RAFTERS, PROVIDE 2x6 RAFTER TIES (OR OUTRIGGERS) EVERY 3'-11" (MAX.) NAILED TO RAFTERS AS PER TABLE 9.23.13.8.
3. OVERFRAMED RAFTERS TO BE SUPPORTED ON LOWER RAFTERS BY 2x4 PROPS @ 24" E.W. OR DOUBLE LOWER RAFTERS WHERE THEY SUPPORT OVERFRAMED RAFTERS.
4. CEILING BEAMS DESIGNED ASSUMING NO LOADING FROM UPPER ROOF (U.N.O.). IF OTHERWISE, CONTACT ENGINEER TO REVIEW.
5. PROVIDE ROOF TIES AS REQUIRED.
6. DARKENED WALLS REPRESENT LOAD BEARING WALLS.



Project Information



BANMAN
DEVELOPMENTS
CROSSFIELD ESTATES - LOT 28
EAST GLEN DRIVE ARKONA, ONTARIO

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ROOF PLAN

Project No. 15666
Project Start Date: 2024.06.10
File: Lot 28 Working Drawings.dwg
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Scale: 3/16" = 1'-0"

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WALL TYPES

TYPICAL EXTERIOR FOUNDATION WALL

- 9" CONCRETE FOUNDATION BETWEEN ASPHALTIC DAMP PROOFING TO FINISHED GRADE
- R20 FULL HEIGHT BLANKET INSULATION
- 6mil POLY VAPOUR BARRIER OVERLAPPED AND SEALED
- FOUNDATION DRAINAGE LAYER

TYPICAL FOUNDATION WALL at GARAGE

- 10" CONCRETE FOUNDATION BETWEEN ASPHALTIC DAMP PROOFING TO FINISHED GRADE
- R20 FULL HEIGHT BLANKET INSULATION
- 6mil POLY VAPOUR BARRIER OVERLAPPED AND SEALED
- FOUNDATION DRAINAGE LAYER

TYPICAL EXTERIOR MASONRY VENEER WALL

- BRICK VENEER c/w GALVANIZED BRICK TIES OVERHANG FOUNDATION
- 1" MINIMUM AIR SPACE
- 15lb BUILDING PAPER
- 2x6 WOOD STUDS at 16"o.c.
- R22 BATT INSULATION
- 6mil POLY VAPOUR/AIR BARRIER OVERLAPPED AND SEALED
- 1/2" GYPSUM BOARD

TYPICAL EXTERIOR SIDING WALL

- PREFINISHED HORIZONTAL SIDING OR PREFINISHED VERTICAL SIDING (VERTICAL ONLY)
- 1x3 HORIZONTAL STRAPPING
- 15lb BUILDING PAPER
- 2x6 WOOD STUDS at 16"o.c.
- R22 BATT INSULATION
- 6mil POLY VAPOUR/AIR BARRIER OVERLAPPED AND SEALED
- 1/2" GYPSUM BOARD

TYPICAL INTERIOR GARAGE WALL

- 1/2" GAS PROOF GYPSUM BOARD
- 2x6 WOOD STUDS at 16"o.c.
- R22 BATT INSULATION
- 1/2" GYPSUM BOARD

FLOOR TYPES

TYPICAL EXTERIOR GARAGE WALL

- BRICK VENEER c/w GALVANIZED BRICK TIES OVERHANG FOUNDATION
- 1" MINIMUM AIR SPACE
- 15lb BUILDING PAPER
- 3/8" SHEATHING
- 2x6 WOOD STUDS at 16"o.c.
- 1/2" GYPSUM BOARD

GARAGE WALL TO BE CONSTRUCTED AS PER SBM ITEM 8

TYPICAL WOOD STUD PARTITION

- 1/2" GYPSUM BOARD
- 2x4 WOOD STUDS at 16"o.c.
- 1/2" GYPSUM BOARD
- CHANGE TO 2x6 WOOD STUDS WHERE DIMENSIONED ON PLANS

TYPICAL SLAB ON GRADE

- 3" CONCRETE SLAB ON 6mil POLY DAMP PROOFING
- GRANULAR 'A' BASE (COMPACT IN MINIMUM 6" THICK LAYERS)
- PROVIDE SAWN CONTROL JOINTS c/w JOINT FILLER

TYPICAL FRAMED FLOOR

- 5/8" or 3/4" T&G SUBFLOOR ON 11 7/8" PRE-ENGINEERED JOISTS (SPACING TO BE DETERMINED BY FLOORING MANUFACTURER)
- 2x2 CROSS BRIDGING at 6'-10" MAXIMUM
- 1/2" GYPSUM BOARD CEILING (SECOND FLOOR ONLY)
- 1/4" PLYWOOD UNDERLAY IN VINYL FLOOR AREAS
- BATT INSULATION at EXTERIOR HEADER SPACE
- FLOOR TYPE IS SPECIFIC TO CERTAIN PLANS. REFER TO FLOORPLANS TO CONFIRM.

TYPICAL INSULATED FRAMED FLOOR (GARAGES)

- SAME AS FLOOR ABOVE EXCEPT
- 6" SPRAYED URETHANE FOAM INSULATION - MINIMUM R31
- SEAL JOIST SPACE FROM AIR INFILTRATION AND COVER COMPLETELY ALL PIPES

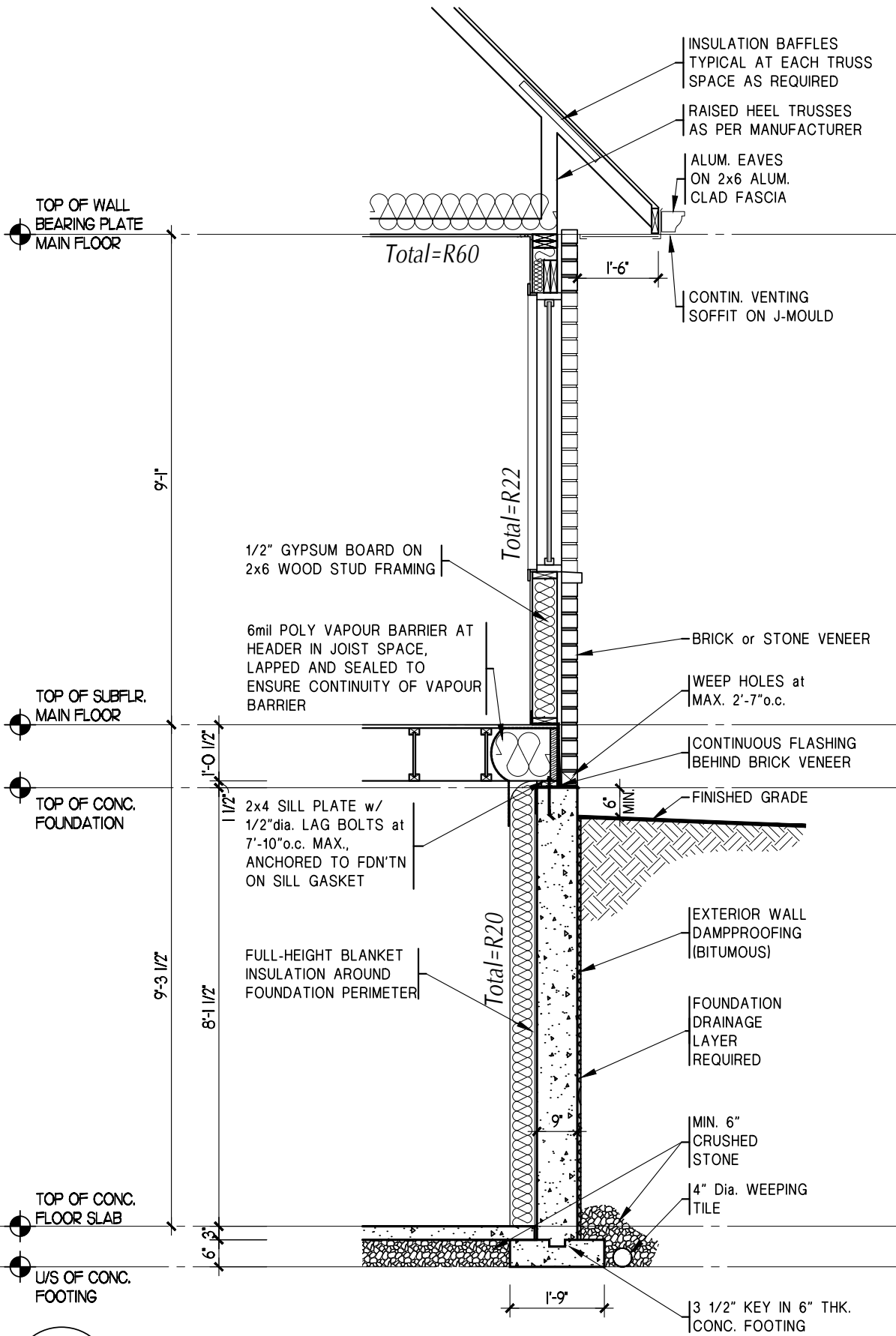
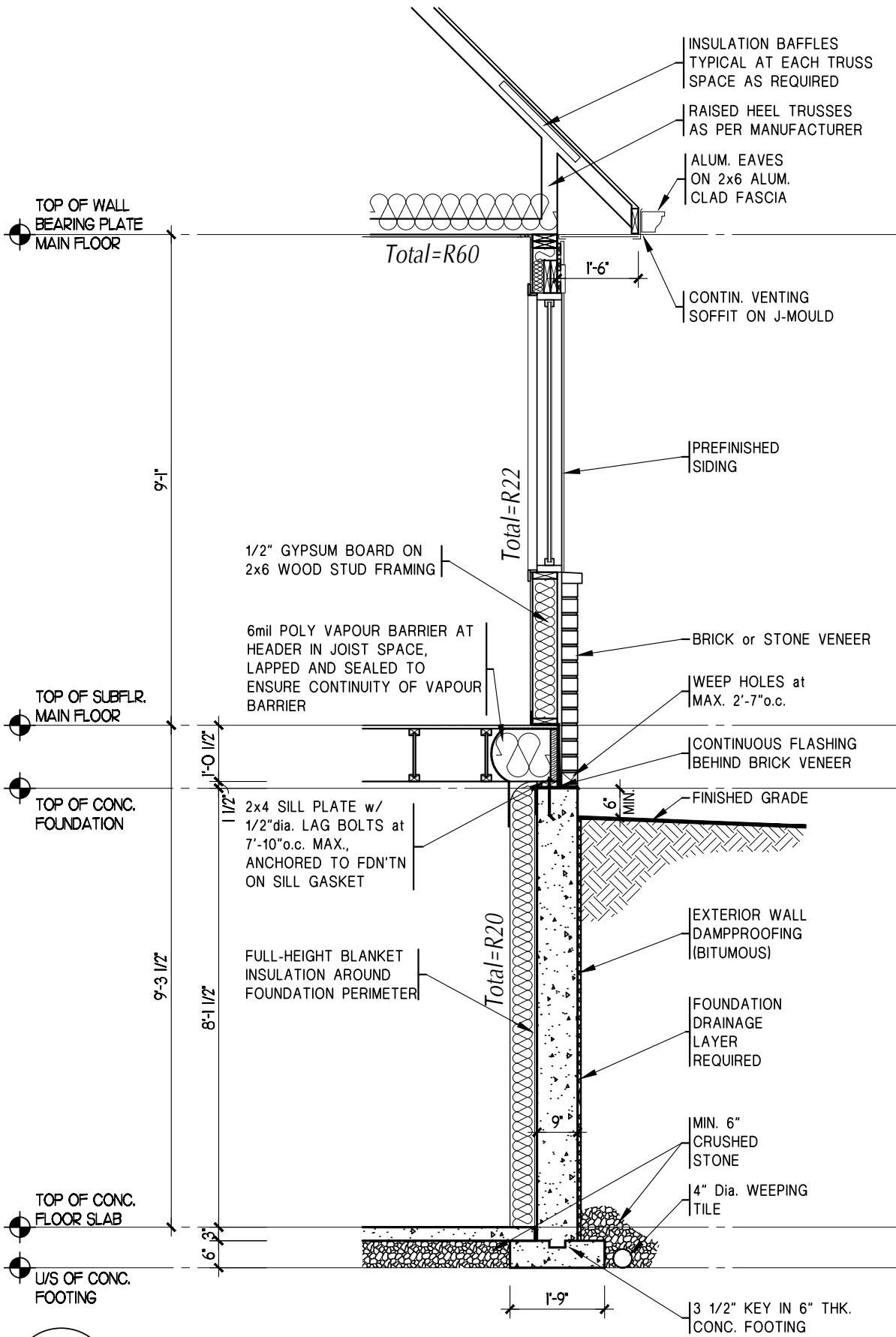
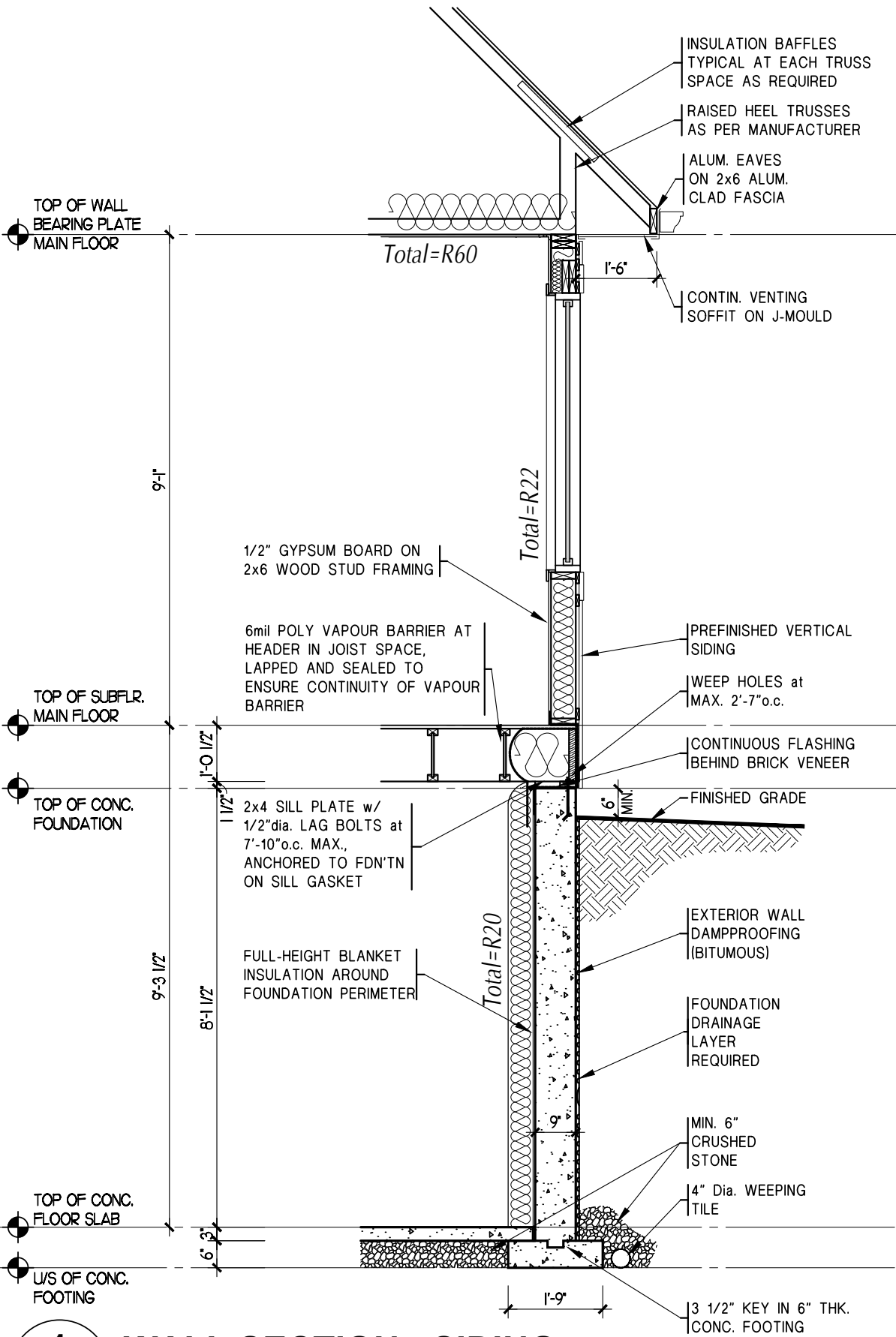
ROOF TYPES

TYPICAL WOOD RAFTER ROOF

- MINIMUM 210lb. ASPHALT SHINGLES
- MINIMUM 36" WIDE EAVE PROTECTION TO MINIMUM 12" INSIDE INNER FACE OF WALL
- MINIMUM 36" WIDE VALLEY FLASHINGS AS REQUIRED
- ROOF VENTS WITH UNOBSTRUCTED FREE AREA OF 1300 OF INSULATION CEILING AREA
- 7/16" PLYWOOD, WAFERBOARD OR O.S.B. SHEATHING c/w EDGE CLIPS ON 2x6 WOOD RAFTERS at 16"o.c. (UNLESS NOTED OTHERWISE ON FRAMING PLAN)
- R60 INSULATION AT BOTTOM CHORD OF CEILING JOISTS
- INSULATION BAFFLES & AIR CHANNELS TO ENSURE ADEQUATE VENTILATION
- 6mil CONTINUOUS POLY VAPOUR BARRIER
- 1/2" GYPSUM CEILING BOARD
- R31 BATT INSULATION IN ROOF JOISTS (WHERE APPLICABLE) & ENSURE 3" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING

TYPICAL WOOD TRUSS ROOF

- MINIMUM 210lb. ASPHALT SHINGLES
- MINIMUM 36" WIDE EAVE PROTECTION TO MINIMUM 12" INSIDE INNER FACE OF WALL
- MINIMUM 36" WIDE VALLEY FLASHINGS AS REQUIRED
- ROOF VENTS WITH UNOBSTRUCTED FREE AREA OF 1300 OF INSULATION CEILING AREA
- 7/16" PLYWOOD, WAFERBOARD OR O.S.B. SHEATHING c/w EDGE CLIPS ON PRE-ENGINEERED WOOD TRUSSES at 24"o.c.
- R60 INSULATION AT BOTTOM CHORD OF CEILING JOISTS
- INSULATION BAFFLES & AIR CHANNELS TO ENSURE ADEQUATE VENTILATION
- 6mil CONTINUOUS POLY VAPOUR BARRIER
- 1/2" GYPSUM CEILING BOARD
- IN SLOPED AREAS (SCISSOR TRUSSES WHERE NOTED ON PLANS) PROVIDE R31 BATT INSULATION (MINIMUM) & ENSURE 3" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING



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SCHEDULES AND WALL SECTIONS

CODES AND STANDARDS

1. STAIR DIMENSIONS

INTERIOR STAIRS (INCLUDING THE GARAGE)

MAX. RISE 200mm (7 7/8")
MIN. RISE 125mm (4 15/16")
MIN. RUN 235mm (10 1/16")
MAX. RUN 355mm (14")
NOSING 25mm (1")
UNIFORM RISE AND RUN IN ANY ONE FLIGHT OF STAIRS
MIN. HEADROOM 1950mm (6'-5")

GUARD HEIGHT:

- AT LANDINGS 900mm (35")
- AT STAIRS 900mm (35")
- GUARDS TO BE NON-CLIMBABLE WITH MAX. SPACING OF 100mm (4")
- HANDRAILS INSTALLED 900mm (35")

EXTERIOR STAIRS

MAX. RISE 200mm (7 7/8")
MIN. RISE 125mm (4 15/16")
MIN. RUN 235mm (10 1/16")
MAX. RUN 355mm (14")
NOSING 25mm (1")

GUARD HEIGHT:

GREATER THAN 2'-0" ABOVE GRADE = 900mm (35")
GREATER THAN 5'-11" ABOVE GRADE = 1070mm (42")

A LANDING IS REQUIRED AT THE MAIN ENTRANCE.
A LANDING IS REQUIRED AT ANY SECONDARY ENTRANCE
WHEN MORE THAN 3 RISERS AND INSTALLED 900mm (35")

GUARD NOTES:

ALL INTERIOR AND EXTERIOR GUARDS
SHALL CONFORM TO THE ONTARIO BUILDING CODE 2012
SUPPLEMENTARY STANDARD

SB-7 GUARDS FOR HOUSING AND SMALL
BUILDINGS.

2.2 STRUCTURAL DETAILS

FROM TABLE 2.2.1 - EXTERIOR POST AND RAIL SYSTEM
CONNECTION DETAILS REFER TO CONNECTION
DETAILS EA-1, EB-1 AND EC-4. FROM TABLE 2.2.2
EXTERIOR CANTILEVERED PICKET SYSTEM
CONNECTION DETAILS REFER TO
CONNECTION DETAILS ED-1, ED-2, AND ED-5

3.2 STRUCTURAL DETAILS

FROM TABLE 3.2.1 - INTERIOR POST AND
RAIL SYSTEM CONNECTION DETAILS
REFER TO CONNECTION DETAILS IA-1, IB-1, IC-2 AND ID-1
FROM TABLE 3.2.3. - INTERIOR STAIR GAURD
CONNECTION DETAILS REFER TO CONNECTION
DETAILS IF-1, IG-1, IG-3, IG-4, AND IH-1
(ALSO IC-2 MODIFIED TO SUIT SLOPE)

- ALL FLOORS WITH CERAMIC TILE TO BE REINFORCED
AS PER DIVISION B, 9.30.6 OF THE O.B.C.
- ALL LIGHTING AND ELECTRICAL TO COMPLY WITH
O.B.C. 9.34.
- SMOKE DETECTORS ARE REQUIRED ON EACH FLOOR
LEVEL AS WELL AS IN EACH SLEEPING ROOM
AND ARE TO BE INTERCONNECTED.
- RANGE HOBDH TO BE VENTED TO THE EXTERIOR
c/w NON-COMBUSTIBLE PIPING.
- ATTIC VENTILATION TO COMPLY WITH
DIVISION B, 9.19.1 OF THE O.B.C.

- PROVIDE AN AIR BARRIER IN ACCORDANCE
WITH DIVISION B, 9.25.5 OF THE O.B.C.
- HEADROOM UNDER DUCTS AND BEAMS MIN. 6'-5".
- INSULATE & WEATHERSTRIP ATTIC ACCESS HATCHES
(MIN. 21.5"x28")
- ALL DOORS AND WINDOWS TO COMPLY WITH RESISTANCE
TO FORCED ENTRY DIVISION B, 9.7.3.1 OF THE O.B.C.
- DOOR FROM GARAGE TO HOUSE TO BE EXTERIOR TYPE
c/w WEATHERSTRIPPING AND CLOSER.
- PROVIDE MINIMUM R22 INSULATION ON INTERIOR
GARAGE WALL
- PROVIDE MINIMUM R31 INSULATION IN FLOOR SPACE OVER
GARAGE, AND ENSURE WALLS AND CEILING ON GARAGE SIDE
ADJACENT TO LIVING SPACE ARE TO BE DRYWALLED AND
SEALED (GAS-PROOFED).
- EVERY FLOOR CONTAINING BEDROOMS MUST HAVE AT LEAST
ONE WINDOW WITH AN UNOBSTRUCTED OPENING WITH AN
OPENABLE PORTION NOT LESS THAN 0.35sq.m. (3.8sq.ft.),
WITH NO DIMENSION LESS THAN 380mm (15"), AND A
SILL HEIGHT NO MORE THAN 1m (3'-3") ABOVE FIN. FLOOR.
- FOR MASONRY VENEER INSTALLATION, PROVIDE CONTINUOUS
FLASHING AND WEEPHOLES EVERY 31"o/c MAX.
- PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER
MUST VERIFY ALL INFORMATION, DIMENSIONS AND
SPECIFICATIONS OF THIS PLAN.
- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON WORKING
DRAWINGS AND REPORT ANY DISCREPANCIES TO ORCHARD
DESIGN STUDIO BEFORE PROCEEDING WITH THE WORK. ANY
CHANGES, ALTERATIONS OR REVISIONS MUST BE REPORTED TO
ORCHARD DESIGN STUDIO BEFORE PROCEEDING WITH THE WORK.

FOUNDATION NOTES

- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE
CONSTRUCTION SAFETY ACT 1980 AND ANY SUBSEQUENT
AMENDMENTS.
- REMOVE ALL TOPSOIL, ORGANIC AND LOOSE FILL MATERIAL FROM
BUILDING AREA BEFORE STARTING CONSTRUCTION.
- PROOF ROLL EXISTING FILL MATERIAL. REMOVE ANY LOOSE OR
SOFTENED AREAS BENEATH SLAB ON GRADE BEFORE PLACING
GRANULAR FILL.
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED
FILL WITH A MINIMUM SOIL BEARING CAPACITY OF 143.6 KPa.
- APPROVED GRANULAR FILL UNDER FOOTINGS AND FLOOR SLABS
SHALL BE COMPACTED IN 8" LAYERS TO 98% STANDARD
PROCTOR MAXIMUM DRY DENSITY.
- ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4 ft. BELOW
FINISHED EXTERIOR GRADE TO PROTECT THE FOOTINGS FROM
FROST ACTION.
- ALL CONCRETE WORK TO CONFORM TO CSA STANDARD
A438-00 AND A23.1-04.
- REINFORCING STEEL SHALL BE DEFORMED HI-BOND HARD GRADE
WITH A MINIMUM YIELD STRENGTH OF 841.2 MPa
- ALL STUD WALLS SHALL BE ANCHORED TO THE FOUNDATION OR
FLOOR SLAB WITH 5/8" DIAMETER ANCHOR BOLTS AT 4 ft.
o/c MAXIMUM.
- THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER
28 DAYS SHALL NOT BE LESS THAN,
32 MPa FOR GARAGE and CARPORT FLOORS and ALL EXTERIOR FLATWORK
20 MPa FOR INTERIOR FLOORS OTHER THAN THOSE FOR GARAGES
AND CARPORTS; and
15 MPa FOR ALL OTHER APPLICATIONS, UNLESS NOTED OTHERWISE

- ALL CONCRETE FORMS TO BE WET THOROUGHLY BEFORE
POURING CONCRETE.
- DO NOT ADD WATER TO CONCRETE. IF HIGHER SLUMP CONCRETE
IS DESIRED, CONCRETE SUPPLIER SHALL DESIGN AND SUPPLY
ACCORDINGLY.
- WATER CURING OF CONCRETE IS RECOMMENDED.
- USE A MINIMUM OF 8" COMPACTED LAYER OF 3/4" CLEAR STONE UNDER
ALL GROUND SLABS.
- ANY NECESSARY PRECAUTIONS SHALL BE TAKEN TO ENSURE THAT
EXISTING FOOTINGS ARE NOT DISTURBED OR UNDERMINED IN ANY WAY
DURING EXCAVATION.
- THE FOLLOWING MINIMUM CONCRETE COVERS FOR REINFORCING STEEL
SHALL BE PROVIDED: FOOTINGS 3"+/-, PIERS AND WALLS: 1 1/2"+/-
UNLESS NOTED OTHERWISE.
- SPACING OF CONTROL JOINTS IN CONCRETE SLABS SHALL NOT EXCEED
20 FEET O.C.

FRAMING NOTES

- STRUCTURAL STEEL SHALL CONFORM TO CSA G40.21-44W, G40.21-50W
CLASS H FOR H.S.S AND G40.21-50W FOR W SHAPE SECTIONS.
- STEEL BEAMS SHALL HAVE 3 1/2" MINIMUM END BEARING.
STEEL LINTELS SHALL HAVE MIN. 6" BEARING ON MASONRY UNLESS
INDICATED OTHERWISE.
- ALL BEAMS CANTILEVERED OVER A COLUMN OR OTHER SUPPORT SHALL
HAVE A MINIMUM OF 2- 3/8" THICK STIFFENER PLATES EACH SIDE
OF WEB UNLESS INDICATED OTHERWISE.
- COLUMN BASE PLATES AND BEAM BEARING PLATES SHALL BE GROUTED
WITH 1 1/2" NON-SHRINK GROUT.
- SHOP DRAWINGS OF STRUCTURAL STEEL SHALL BE SUBMITTED TO THE
BUILDER FOR REVIEW BEFORE FABRICATION.
- WELDING OF STRUCTURAL STEEL SHALL CONFORM TO THE
REQUIREMENTS OF CSA STANDARD W59 AND SHALL BE UNDERTAKEN BY
A FABRICATOR FULLY APPROVED BY THE CANADIAN WELDING BUREAU
TO THE REQUIREMENTS OF CSA STANDARD W47.
- BOLTED CONNECTIONS SHALL USE A325 BOLTS, USING BEARING TYPE
CONNECTIONS.
- PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE DETAILS
AND DESIGN LOADS ON THE ARCHITECTURAL DRAWINGS AND/OR O.B.C. REQUIREMENTS.
SHOP DRAWINGS OF THE ROOF TRUSSES INCLUDING LAYOUT OF THE TRUSSES, BRIDGING,
BRACING AND BEARING DETAILS (INCLUDING HOLD-DOWN CLIPS) SHALL BEAR THE STAMP OF
A REGISTERED PROFESSIONAL ENGINEER OF THE PROVINCE OF ONTARIO AND SHALL BE
SUBMITTED TO THE BUILDER AND DESIGNER FOR REVIEW BEFORE FABRICATION.
- ALL TIMBER FOR WOOD TRUSSES SHALL BE KILN DRIED AND WELL
SEASONED IN ORDER TO PREVENT POSSIBLE DISTORTION OR
DEFORMATION OF THE TRUSSES.
- NAILING REQUIREMENTS (AS PER O.B.C.) SHALL BE AS FOLLOWS:
A. VERTICAL STUDS TO BOTTOM PLATES: 4- 3" ARDOX NAILS.
B. VERTICAL STUDS TO TOP PLATES: 4- 3 1/2" ARDOX NAILS.
C. ROOF TRUSSES TO PLATES: TO BE DESIGNED BY TRUSS ENGINEER.
D. WIND BRACING (PER TRUSS): TO BE DESIGNED BY TRUSS ENGINEER.
E. BRIDGING (PER TRUSS): TO BE DESIGNED BY TRUSS ENGINEER.
F. LINTELS: 3 1/2" ARDOX NAILS @ 12" O.C.
HORIZONTAL AND 4" O.C. VERTICAL STAGGERED.
G. WALL SHEATHING: 1 1/2" ARDOX NAILS @ 8" O.C. TO STUDS & PLATES.
- ALL STUD WALLS SHALL BE ANCHORED TO THE FOUNDATION OR FLOOR
SLAB WITH 5/8" DIAMETER ANCHOR BOLTS AT 4 FEET O.C. MAXIMUM.
- ALL WOOD SHALL BE No. 2 SPRUCE OR BETTER.
- THE GENERAL CONTRACTOR SHALL TAKE PRECAUTIONS TO NOT
OVERLOAD THE STRUCTURE DURING CONSTRUCTION.
- WHERE FLOOR JOISTS ARE PARALLEL TO EXTERIOR SUPPORT WALL
TURN JOISTS BACK 2'-0" FOR BRICK CANTILEVER.



Designer Information

I, CARRIE McMILLAN, review and take
responsibility for the design work on behalf of
Orchard Design Studio Incorporated registered
under Firm BCIN: 28615

Cmk
Signature Individual BCIN: 32875

Project Information



**BANMAN
DEVELOPMENTS**
CROSSFIELD ESTATES - LOT 28
EAST GLEN DRIVE ARKONA, ONTARIO

Set Issuance

No.	Date	Description
1	2024-08-13	ISSUED FOR PERMIT

Sheet Information

CODES AND
STANDARDS

Project No. 15666
Project Start Date: 2024.06.10
FileCrossfield - Schedules and Specs - Lot 28.dwg
Drawn by: MGL
Scale: N/A

PERMIT

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