SINGLE FAMILY RESIDENTIAL:

PROPOSED DETACHED GARAGE

1211 MAPLE MANOR ROAD
CAMBRIDGE, ON. N1R 5S6

DRAWING LIST	
NO.	SHEET NAME
A0.0	COVER PAGE
A1.0	FOUNDATION PROPOSED PLAN
A1.1	FOUNDATION PROPOSED PLAN
A2.0	MAIN FLOOR AND ROOF PROPOSED PLAN
A3.0	PROPOSED BUILDING ELEVATION
A3.1	PROPOSED BUILDING ELEVATION
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS AND DETAILS
A5.0	BUILDING SECTION AND DETAILS
A6.0	ARMOUR STONE WALL
SP1.0	SITE PLAN

GENERAL NOTES

1. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FOLLOWING NOTES SHALL GOVERN.
2. ALL WORK ON THIS PROJECT SHALL CONFORM TO THE 2024 ONTARIO BUILDING CODE (OBC 2024), ANY LOCAL REGULATIONS AND BYLAWS, AND THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA) AND CURRENT REGULATIONS FOR CONSTRUCTION PROJECTS. ALL CODES AND STANDARDS SHALL BE THOSE REFERENCED IN OBC 2024.
3. ALL STANDARDS ARE TO BE THE YEAR, EDITIONS, DOCUMENT NUMBERS, ETC AS PER OBC 2024 DIVISION B, T.1.3.1.2. WHERE DISCREPANCIES EXIST BETWEEN OUR DRAWINGS AND T.1.3.1.2, THE TABLE SHALL GOVERN UNLESS NOTED OTHERWISE.
4. THIS SET OF DRAWINGS SUPERCEDES AND REPLACES ALL PREVIOUS DRAWINGS.
5. READ THESE DRAWINGS IN CONJUNCTION WITH ALL RELATED CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS ON SITE.
7. IF ANY DISCREPANCIES ON THE DRAWINGS EXIST, THE MOST STRINGENT SHALL APPLY.
8. DIMENSIONS TO EXISTING WALLS ARE TO FINISHED FACE.
   ALL PROPOSED DIMENSIONS ARE TO WOOD FRAMING/STRUCTURE.
9. DRAWINGS ARE NOT TO BE SCALED.

STRUCTURAL NOTES

1. DESIGN LOADS
   SNOW = 1.28 kPa (Ss = 1.6 PART 9 DESIGN, CAMBRIDGE)
   ROOF DEAD = 0.75 kPa
   FLOOR DEAD = 0.5 kPa
   FLOOR LIVE = 1.9 kPa
   ASSUMED BEARING CAPACITY = 75 kPa

2. ALL GUARDS TO BE IN CONFORMANCE WITH OBC 2024
3. ALL LUMBER TO BE SPF No. 1/2 OR BETTER
4. ALL BUILT UP BEAMS TO HAVE CONTINUOUS PLYS BETWEEN SUPPORTS AS SHOWN ON PLAN
5. FASTEN BUILT UP MEMBERS TOGETHER WITH (3) 3" NAILS AT 12" O.C.
6. USE JOIST HANGERS WHERE MEMBERS FRAME INTO THE SIDE OF SUPPORTING MEMBERS

CONCRETE AND REINFORCING STEEL:

1. ALL CONCRETE SHALL CONFORM TO OBC 9.3.1 AND ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO OBC 9.15, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE SHALL BE:
   20 MPa FOR FOOTINGS, WALLS, AND BEAMS
   25 MPa FOR FLOOR SLABS
   32 MPa FOR EXTERIOR REINFORCED SLABS WITH 5%-8% AIR ENTRAINMENT.
3. MAINTAIN THE FOLLOWING CLEAR CONCRETE COVER TO REINFORCEMENT (U.N.O):
   a. 40mm (1 1/2") FOR CONCRETE PLACED IN FORMWORK FOR 15M OR SMALLER BARS.
   b. 50mm (2") FOR CONCRETE PLACED IN FORMWORK FOR 20M OR LARGER BARS.
   c. 65mm (2 1/2") FOR SLAB ON GRADE, TOP OF SLAB TO TOP LAYER OF STEEL.
   d. 76mm (3") FOR CONCRETE PLACED AGAINST THE EARTH (BOTTOM OF FOOTINGS).
   CHAIRS SHALL BE USED TO MAINTAIN THE SPECIFIED CONCRETE COVER.
4. USE HIGH FREQUENCY VIBRATION TO PLACE ALL CONCRETE.
5. ALL CONCRETE SHALL BE KEPT MOIST DURING THE FIRST 3 DAYS OF CURING.
6. TAKE ADEQUATE MEASURES TO PROTECT CONCRETE FROM EXPOSURE TO FREEZING TEMPERATURES AT LEAST 7 DAYS AFTER CONCRETE PLACEMENT.
7. REBAR TO BE DEFORMED BARS WITH A YIELD STRENGTH OF 400 MPa.
8. LAP LENGTH FOR 10M BARS IS 450mm (18") AND THE LAP LENGTH FOR 15M BARS IS 600mm (24")

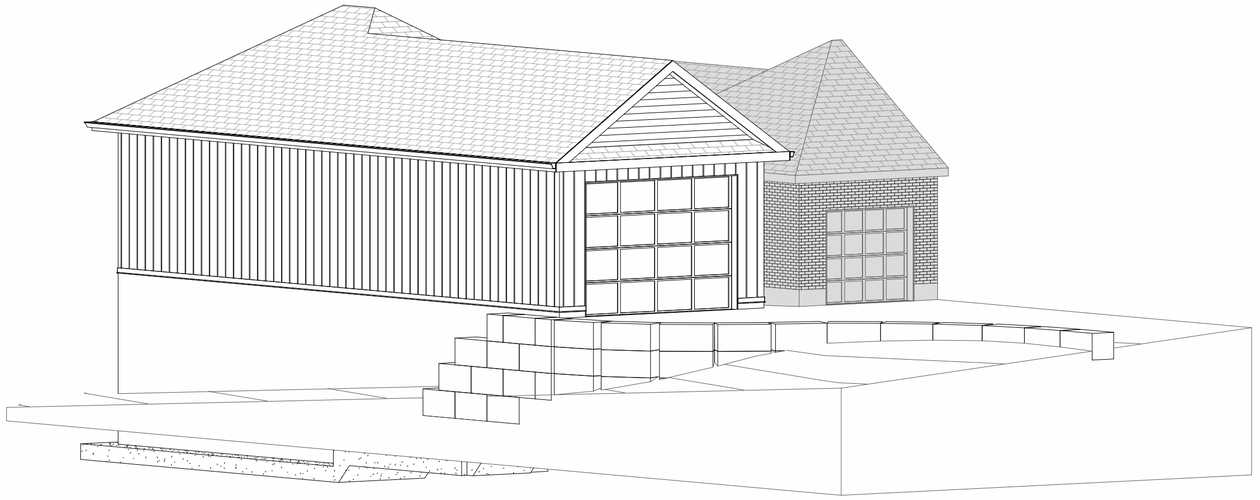
FOUNDATION:

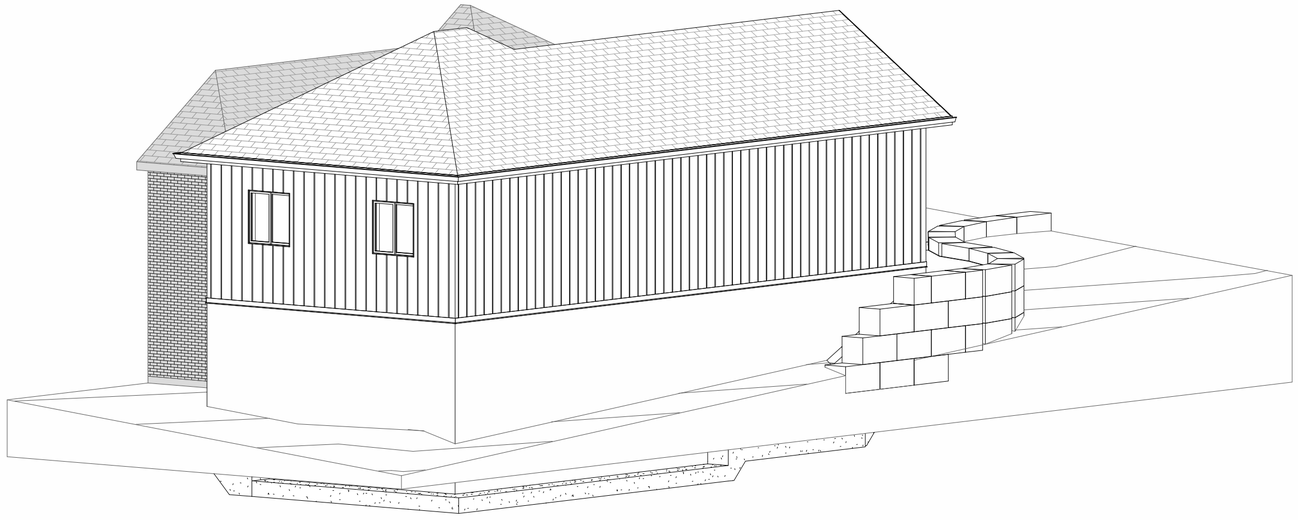
1. SOIL BEARING CAPACITY ONSITE TO BE VERIFIED BY LOCAL BUILDING DEPARTMENT OR GEOTECHNICAL ENGINEER PRIOR TO THE PLACING OF FOUNDATIONS. ANY NON-CONFORMANCE WITH THE SPECIFIED MINIMUM CAPACITIES MUST BE IMMEDIATELY REPORTED TO THE STRUCTURAL ENGINEER.
2. FOOTINGS TO BEAR DIRECTLY ON UNDISTURBED NATIVE SOILS OR APPROVED ENGINEERED FILL SUITABLE FOR MINIMUM DESIGN BEARING PRESSURES.
3. ENSURE FOUNDATION WALLS ARE LATERALLY SUPPORTED BEFORE BACKFILLING.
4. PLACE FOOTINGS WHICH ARE EXPOSED TO FREEZING WEATHER A MINIMUM OF 1200 (48") BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE.
5. SOFT AREAS UNCOVERED DURING EXCAVATION SHALL BE SUB-EXCAVATED TO SOUND MATERIAL AND FILLED WITH CLEAN FREE DRAINING GRANULAR SOIL COMPACTED TO 100% STANDARD PROCTOR DRY DENSITY (SPDD).
6. DO NOT EXCEED A RISE OF 7 AND A RUN OF 10 IN THE LINE OF SLOPE BETWEEN ADJACENT FOOTING EXCAVATIONS OR ALONG STEPPED FOOTINGS. USE STEPS NOT EXCEEDING 600mm (24") IN HEIGHT AND NOT LESS THAN 600mm (24") IN LENGTH.
7. SHOULD UNDERGROUND WATER BE ENCOUNTERED, PROVIDE DEWATERING FACILITIES TO KEEP WATER LEVEL BELOW FOOTINGS AND POUR AN ADDITIONAL 76mm (3") LAYER OF LEAN CONCRETE UNDER ALL FOOTINGS.
9. PROTECT SOIL FROM FREEZING ADJACENT TO AND BELOW ALL FOOTINGS.

WOOD LINTEL SCHEDULE

MARK	DESCRIPTION
L1	2-2x8 S.P.F. No.1 & No. 2 C/W 1 KING & 1 JACK POST EA. SIDE
L2	2-2x10 S.P.F. No.1 & No. 2 C/W 2 KING & 2 JACK POST EA. SIDE
L3	2-2x12 S.P.F. No.1 & No. 2 C/W 2 KING & 2 JACK POST EA. SIDE

NOTES:
1. LINTEL SIZES TAKEN FROM O.B.C TABLE: 9.23.12.3 - C
   1.5KPA SNOW LOAD, WITH STRUCTURAL SHEATHING
2. ENSURE LINTELS ARE PROVIDED WITH MINIMUM 1 1/2" END BEARING
3. PROVIDE 1 JACK AND 1 KING STUD FOR ALL LINTELS





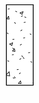
WALL SCHEDULE

FOUNDATIONS WALLS

FW1 **FOUNDATION WALL**
- 8" CAST-IN-PLACE CONCRETE
- DAMP PROOF AS REQUIRED

FW2 **FOUNDATION WALL**
- 10" CAST-IN-PLACE CONCRETE
  25MPa, 0.5 W/C RATIO, 5-8% AIR ENTRAINMENT
  REINFORCED WITH:
  15M @ 12" O.C HORIZONTAL
  15M @ 10" O.C VERTICAL

NOTES:
- REBAR TO BE GRADE 400 DEFORMED BAR
- ENSURE 150 KPa (3000 psf) SOIL BEARING CAPACITY ASSUMED. TO BE VERIFIED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION



FW3 **FOUNDATION WALL**
- 12" CAST-IN-PLACE CONCRETE
  25MPa, 0.5 W/C RATIO, 5-8% AIR ENTRAINMENT
  REINFORCED WITH:
  15M @ 12" O.C HORIZONTAL
  20M @ 6" O.C VERTICAL

NOTES:
- REBAR TO BE GRADE 400 DEFORMED BAR
- ENSURE 150 KPa (3000 psf) SOIL BEARING CAPACITY ASSUMED. TO BE VERIFIED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION

EXTERIOR WALLS

W1 **EXTERIOR SIDING WALL**
- VERTICAL VINYL SIDING
- 1" RIGID INSULATION (R5)
- AIR BARRIER
- 7/16" OSB WALL SHEATHING
- 2x6 WOOD STUDS @ 12" O.C

OPTIONAL:
- BATT INSULATION (R19)
- 6mil. VAPOUR BARRIER
- 1/2" GYPSUM BOARD

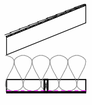
TALL WALL CONSTRUCTION
REQUIRED WHERE EXTERIOR WALLS ARE GREATER THAN 9'-9"
- 2x6 WOOD STUDS @ 12" O.C
- BLOCKING AT 4'-0" O.C
- FASTEN TOP AND BOTTOM PLATE WITH 3 1/2" TOE-NAILS
- DOUBLE TOP PLATES TO BE FASTENED TOGETHER WITH 3 1/2" NAILS @ 8" O.C
- BOTTOM PLATE TO BE FASTENED TO FLOR JOISTS, RIM BOARD WITH NOT LESS THAN 3 1/2" NAILS @ 8" O.C

FLOOR AND ROOF SCHEDULE

FLOORS

F1 **CONCRETE FLOOR 4"**
- 4" CAST-IN-PLACE CONCRETE FLOOR
- 6" GRANULAR B COMPACTED FILL

ROOFS



R1 **TYPICAL SLOPED ROOF**
- 25 YEAR ASPHALT SHINGLES
- ICE AND WATERSHIELD EAVES STARTER UP 60" MIN FROM EDGE OF ROOF (PROVIDE THROUGHOUT ROOF FOR LOW SLOPE APPLICATION)
- TAR PAPER THROUGHOUT ROOF
- 1/2" PLYWOOD ROOF SHEATHING C/W H CLIPS
- **PRE-ENGINEERED ROOF TRUSSES @ 24" O.C, BY OTHERS**

OPTIONAL:
- BLOWN-IN OR BATT INSULATION (R60)
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD, TAPED AND SANDED

No.	DATE	REVISION
2	25.09.09	REISSUED FOR CLIENT REVIEW
3	26.03.15	ISSUED FOR PERMIT
4	26.06.23	MINOR VARIANCE APPLICATION

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DETACHED GARAGE

1211 MAPLE MANOR ROAD
CAMBRIDGE, ON. N1R 5S6

COVER PAGE

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PROJECT No.: 25TC057

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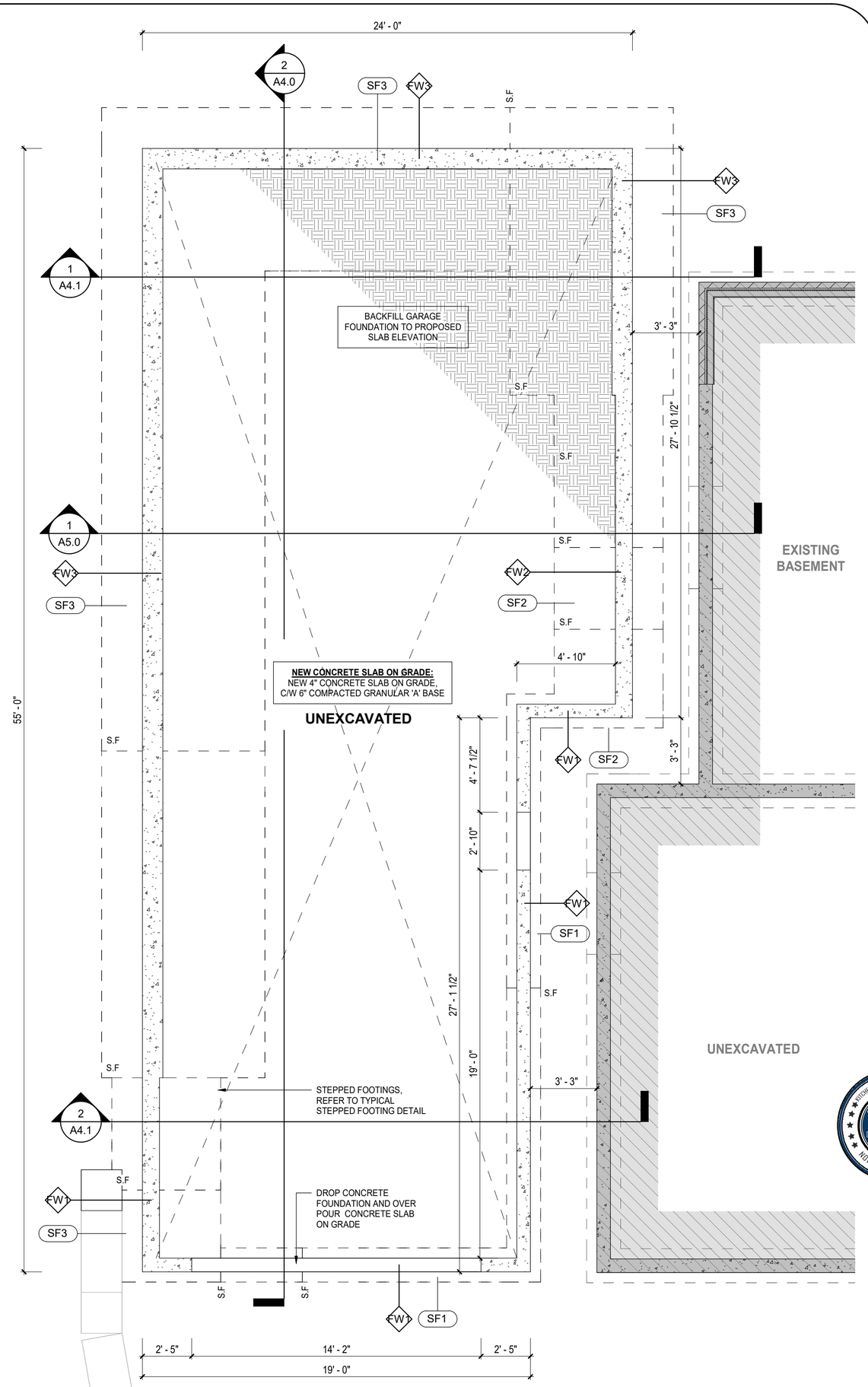

1 / A1.0 **FOUNDATION PLAN**
N.T.S.

STRIP FOOTING SCHEDULE

MARK	DESCRIPTION
SF1	20" x 6" CAST IN PLACE CONCRETE STRIP FOOTING
SF2	64" x 12" CAST IN PLACE CONCRETE FOOTING REINFORCED WITH: 20M @ 10" O.C (TOP UPPER LEVEL) (5) - 15M CONTINUOUS (TOP LOWER LEVER) (3) - 15M CONTINUOUS (BOTTOM) DOWELS: 15M x 24" H x 48" V BENT DOWELS @ 10" O.C
SF3	96" x 14" CAST IN PLACE CONCRETE FOOTING REINFORCED WITH: 20M @ 6" O.C (TOP UPPER LEVEL) (6) - 15M CONTINUOUS (TOP LOWER LEVER) (3) - 15M CONTINUOUS (BOTTOM) DOWELS: 20M x 24" H x 48" V BENT DOWELS @ 6" O.C

NOTES:
1. PROVIDE 2" CONCRETE COVER TO U/S OF REINFORCING STEEL PLACED AGAINST SOIL, U.N.O.
2. CONCRETE FOOTINGS TO BE MINIMUM = 20 MPa
3. FOOTINGS TO BE FOUNDED ON SOILS WITH A MIN. 150 kPa BEARING CAPACITY, TO BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

PROJECT TRUE

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FOUNDATION PROPOSED PLAN

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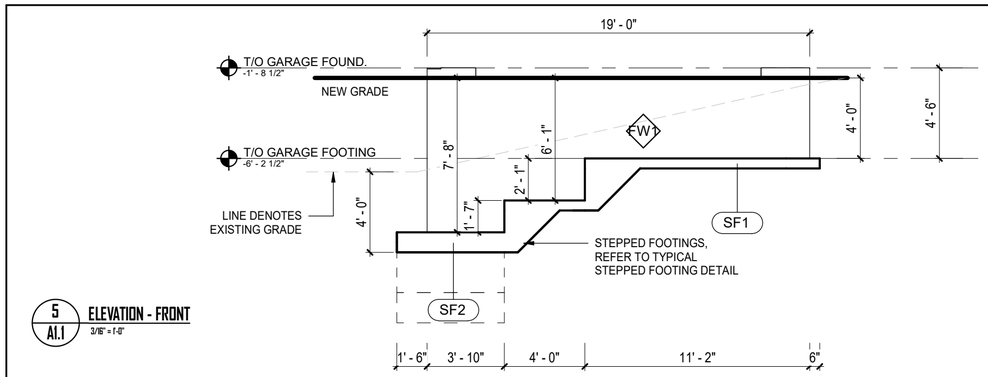
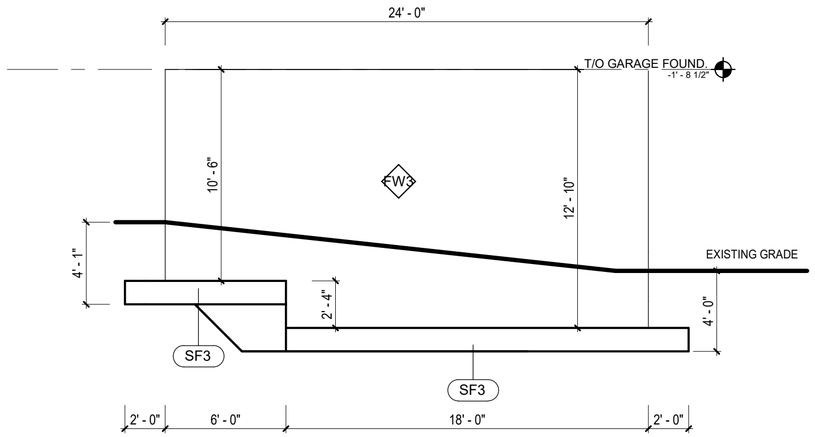
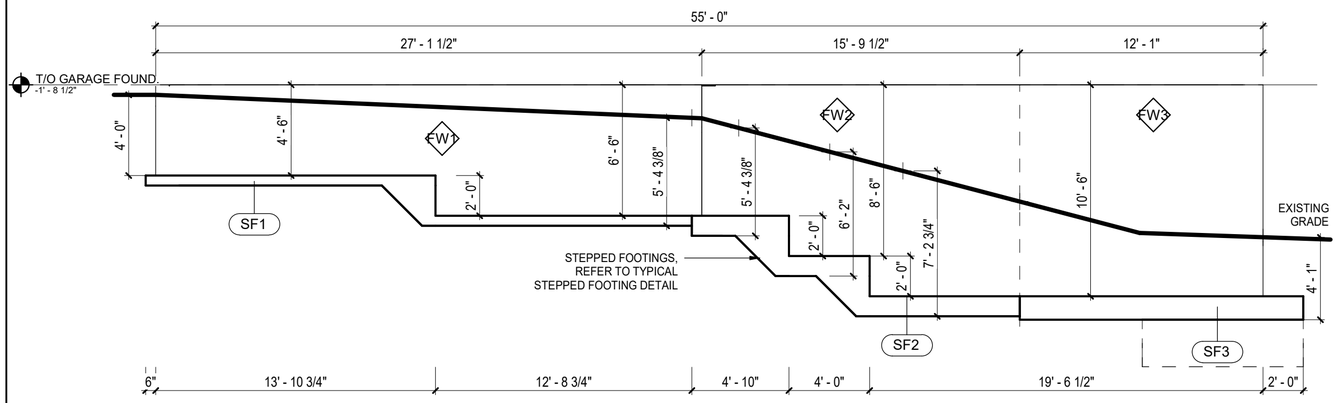
A1.0



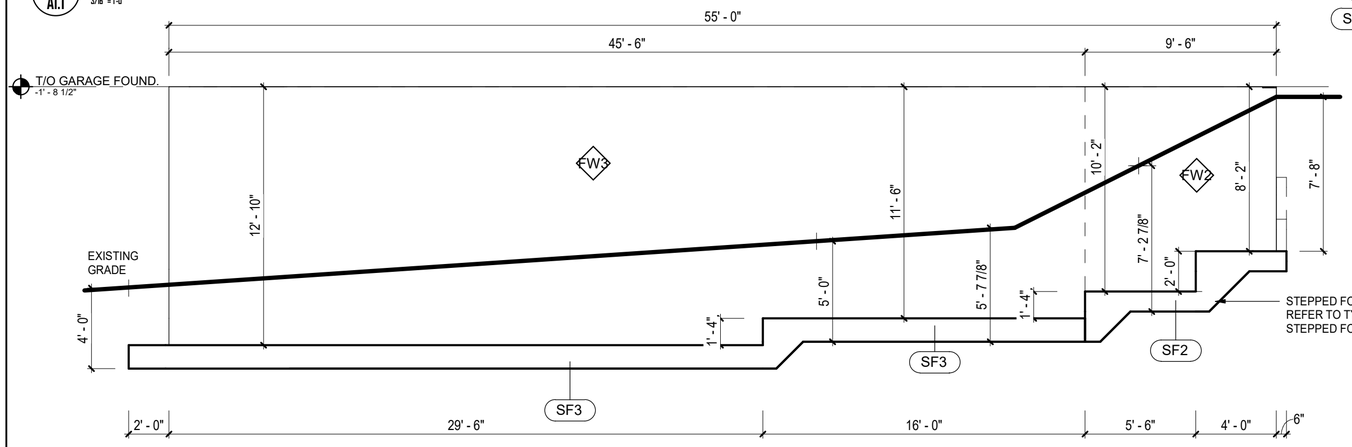
5 A1.1 **ELEVATION - FRONT**
3/16" = 1'-0"



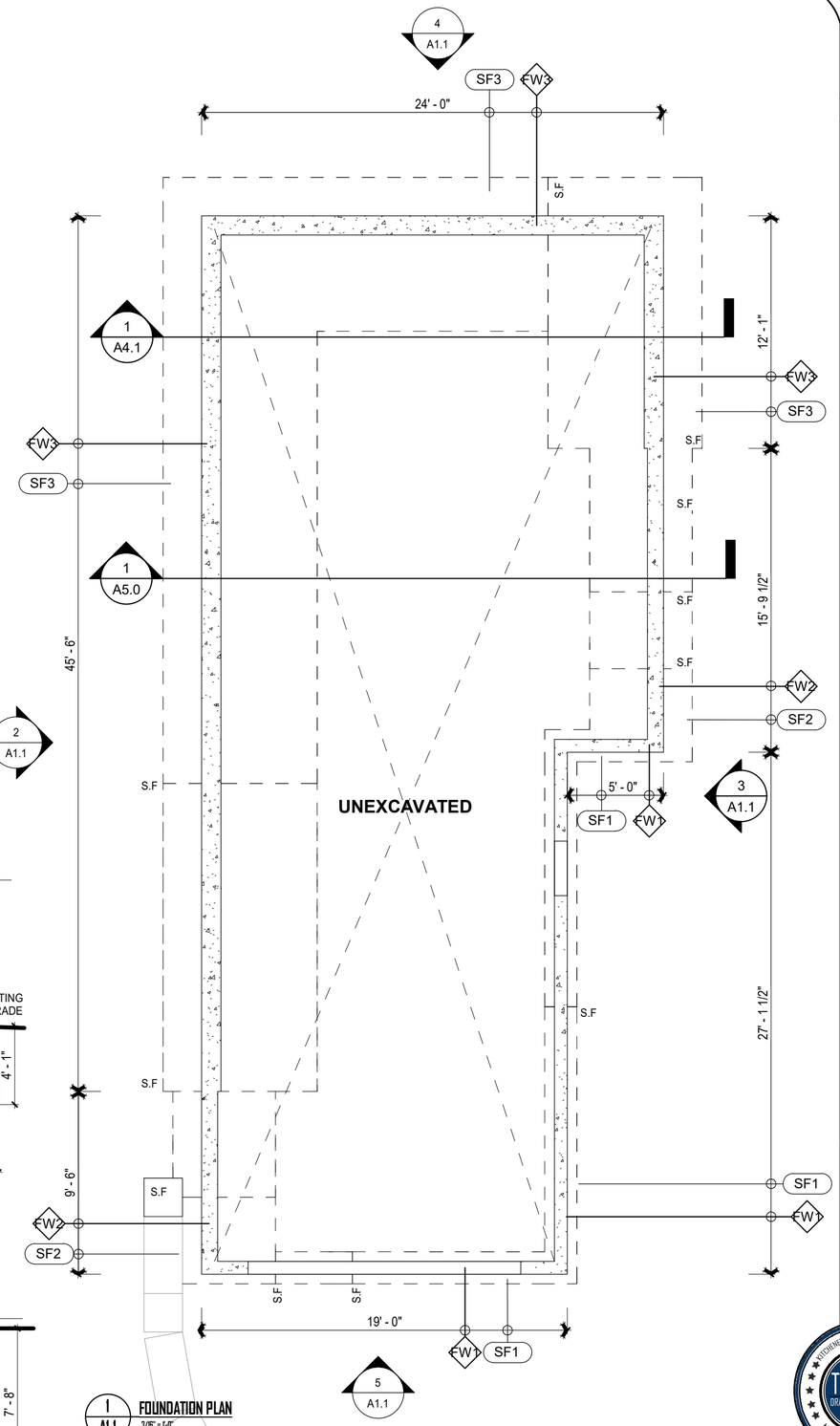
4 A1.1 **ELEVATION - REAR**
3/16" = 1'-0"



3 A1.1 **ELEVATION - RIGHT**
3/16" = 1'-0"



2 A1.1 **ELEVATION - LEFT**
3/16" = 1'-0"



1 A1.1 **FOUNDATION PLAN**
3/16" = 1'-0"

GENERAL NOTES:

1. ENSURE UNDERSIDE OF ALL FOOTINGS ARE A MINIMUM OF 4'-0" BELOW GRADE.
2. ALL DIMENSIONS SHOWN ARE ASSUMED BASED ON EXISTING ONSITE CONDITIONS. CONTRACTOR TO VERIFY ALL FOOTING DEPTHS ON SITE WITH FINISHED GRADE.
3. DO NOT UNDERMINE EXISTING BUILDING FOUNDATIONS

PROJECT TRUE

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FOUNDATION PROPOSED PLAN

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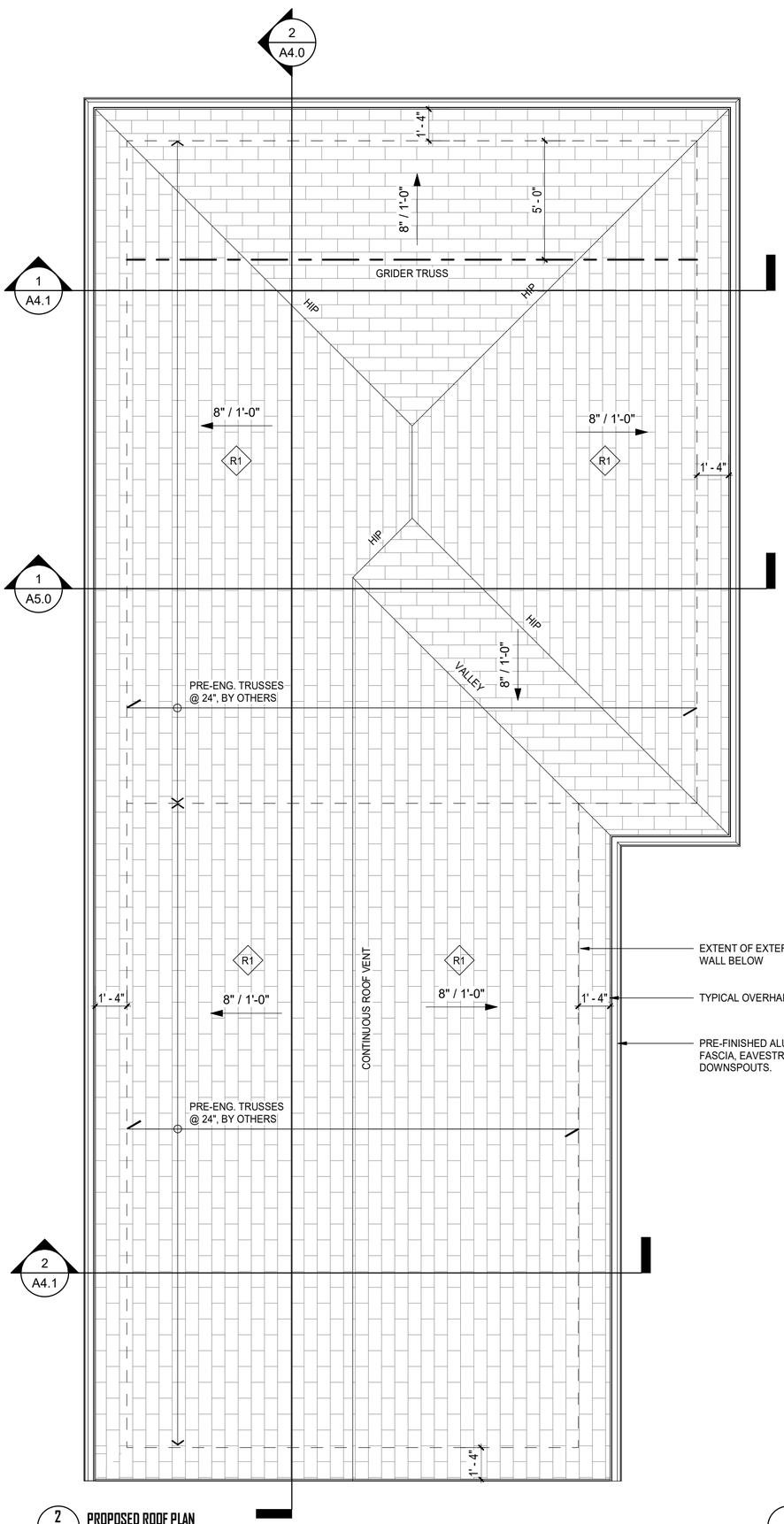
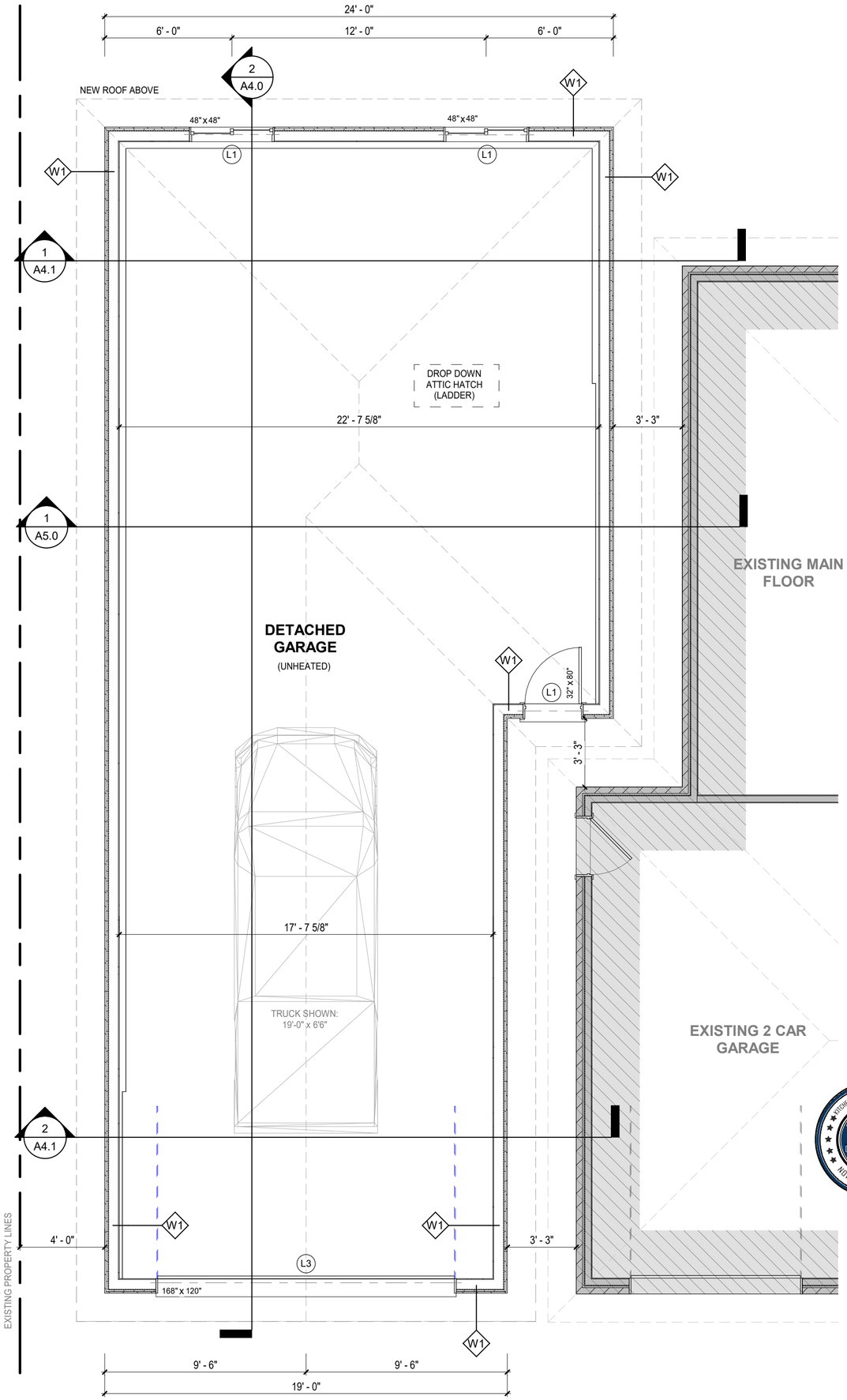
A1.1



2 A2.0 **PROPOSED ROOF PLAN**
1/4" = 1'-0"



1 A2.0 **MAIN FLOOR PROPOSED PLAN**
1/4" = 1'-0"

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MAIN FLOOR AND ROOF PROPOSED PLAN

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A2.0

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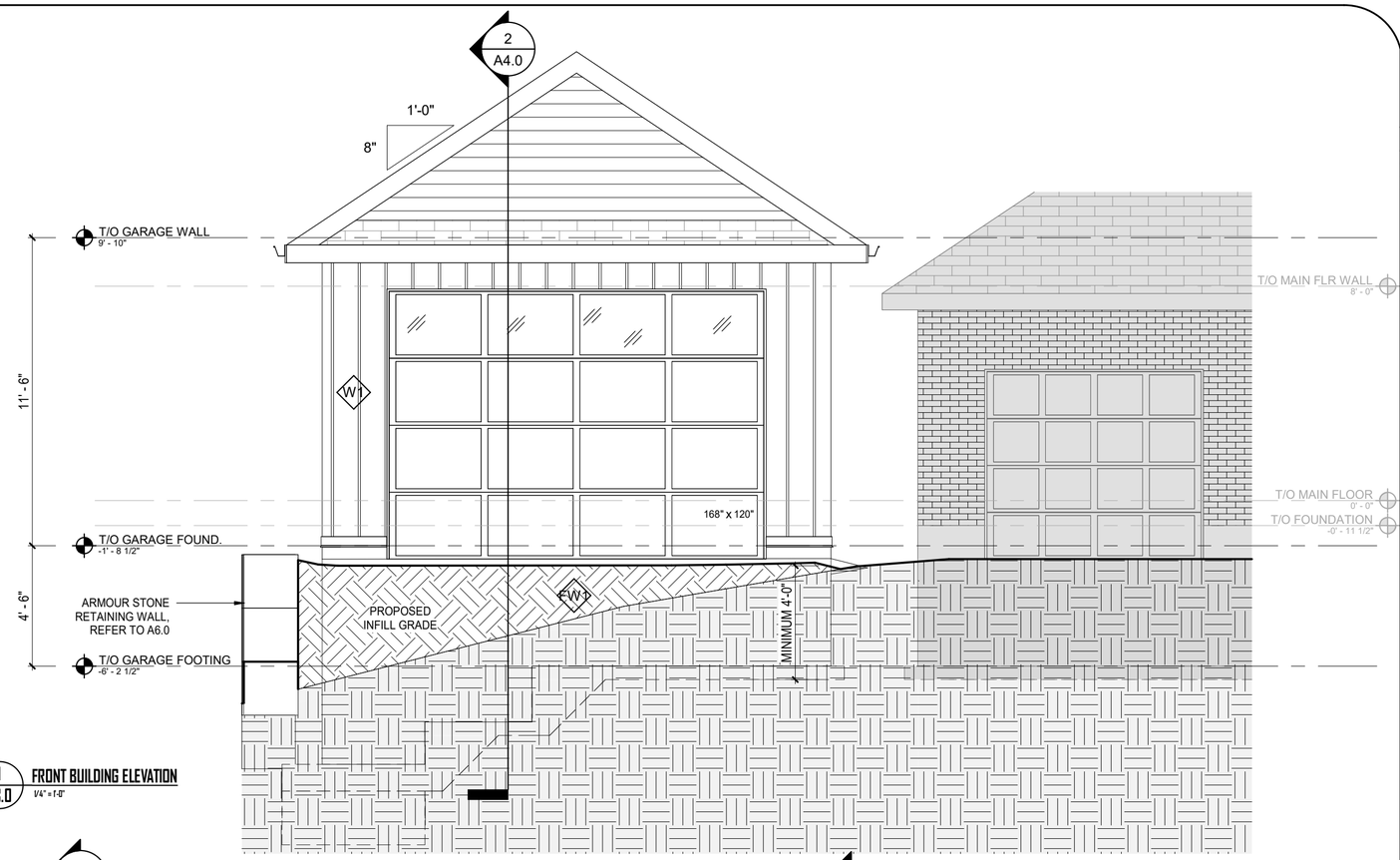
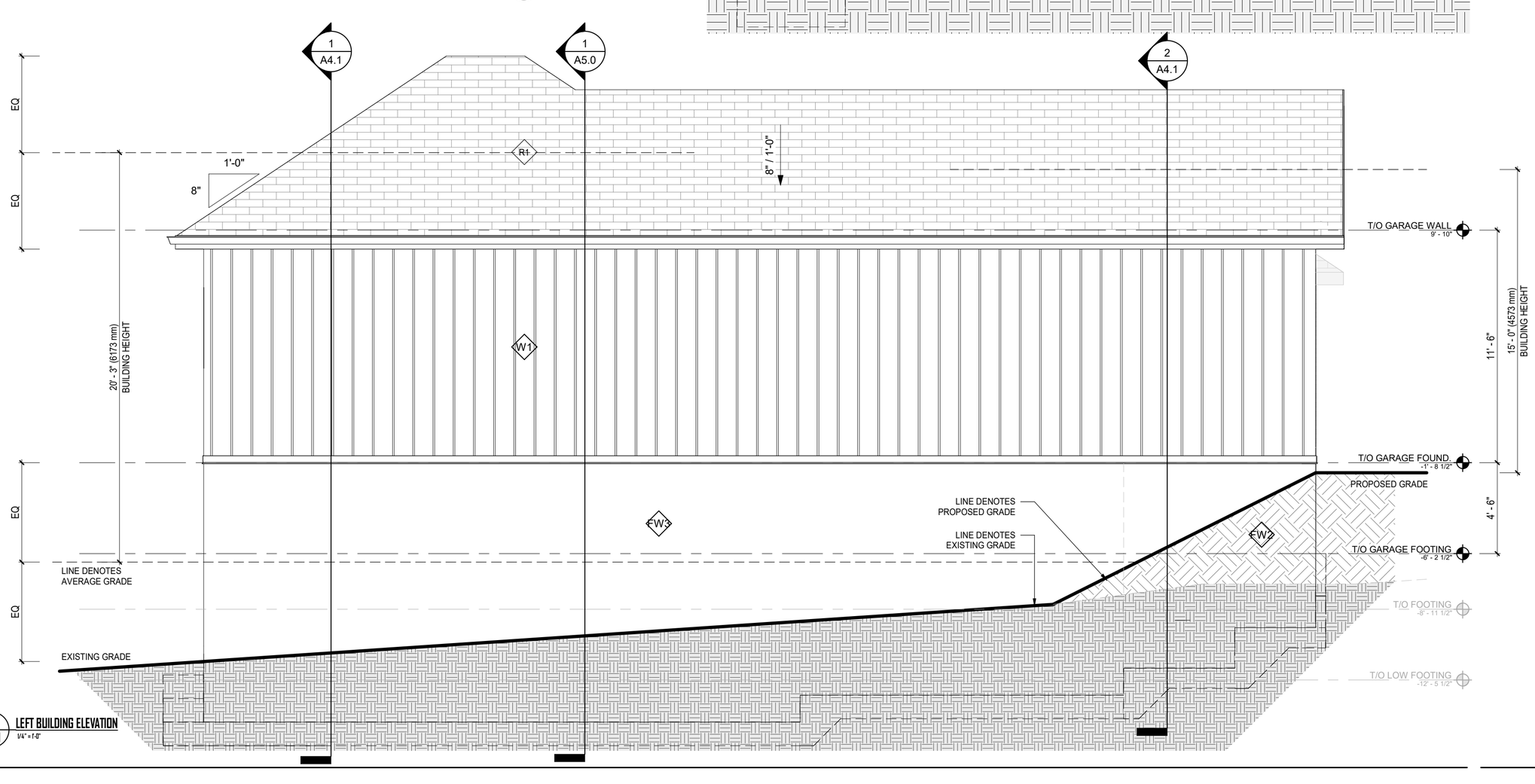


1 A3.0 **FRONT BUILDING ELEVATION**
1/4" = 1'-0"



2 A3.0 **LEFT BUILDING ELEVATION**
1/4" = 1'-0"

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PROPOSED BUILDING ELEVATION

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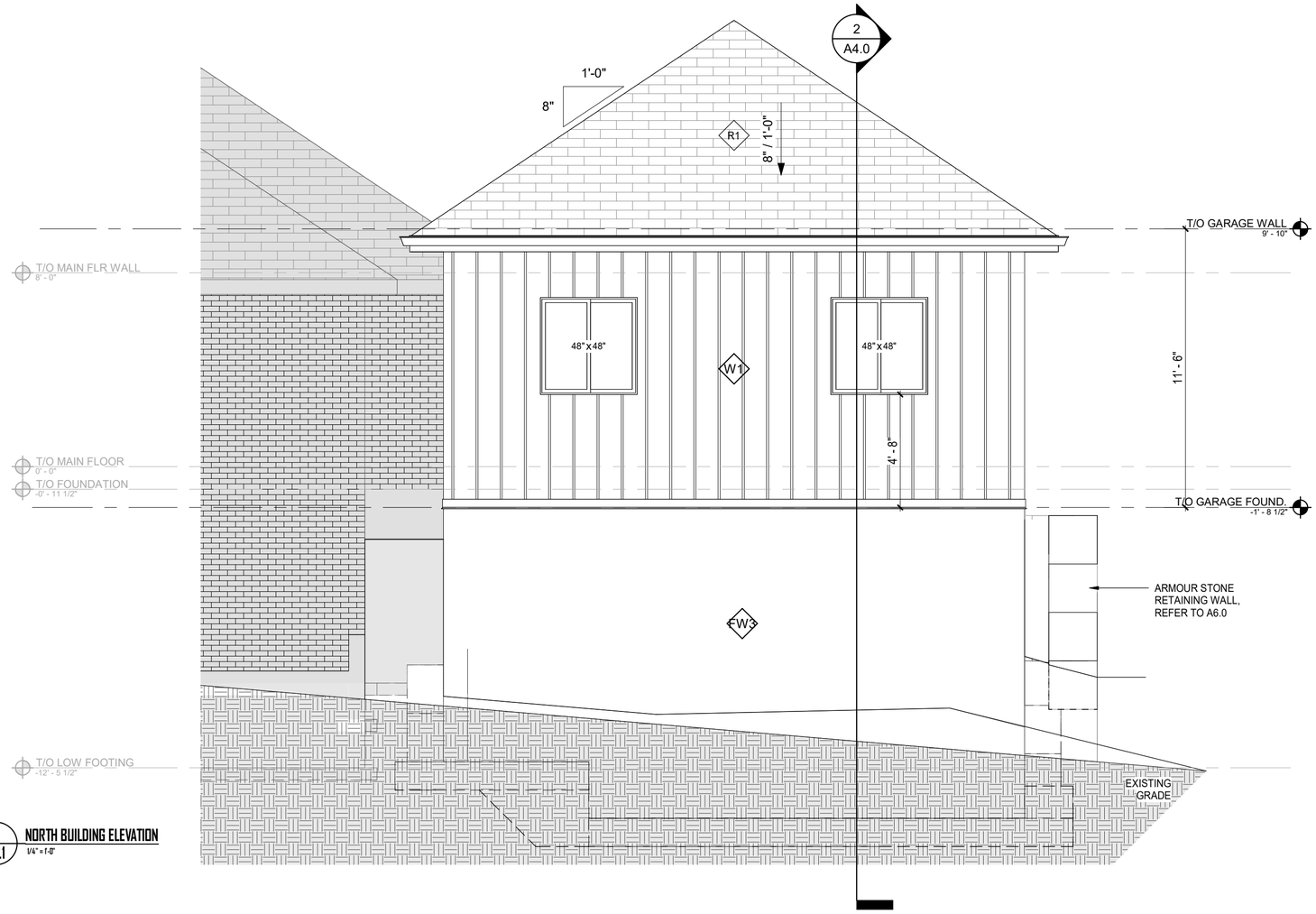
A3.0



1 / A3.1 **NORTH BUILDING ELEVATION**
1/4" = 1'-0"

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PROPOSED BUILDING ELEVATION

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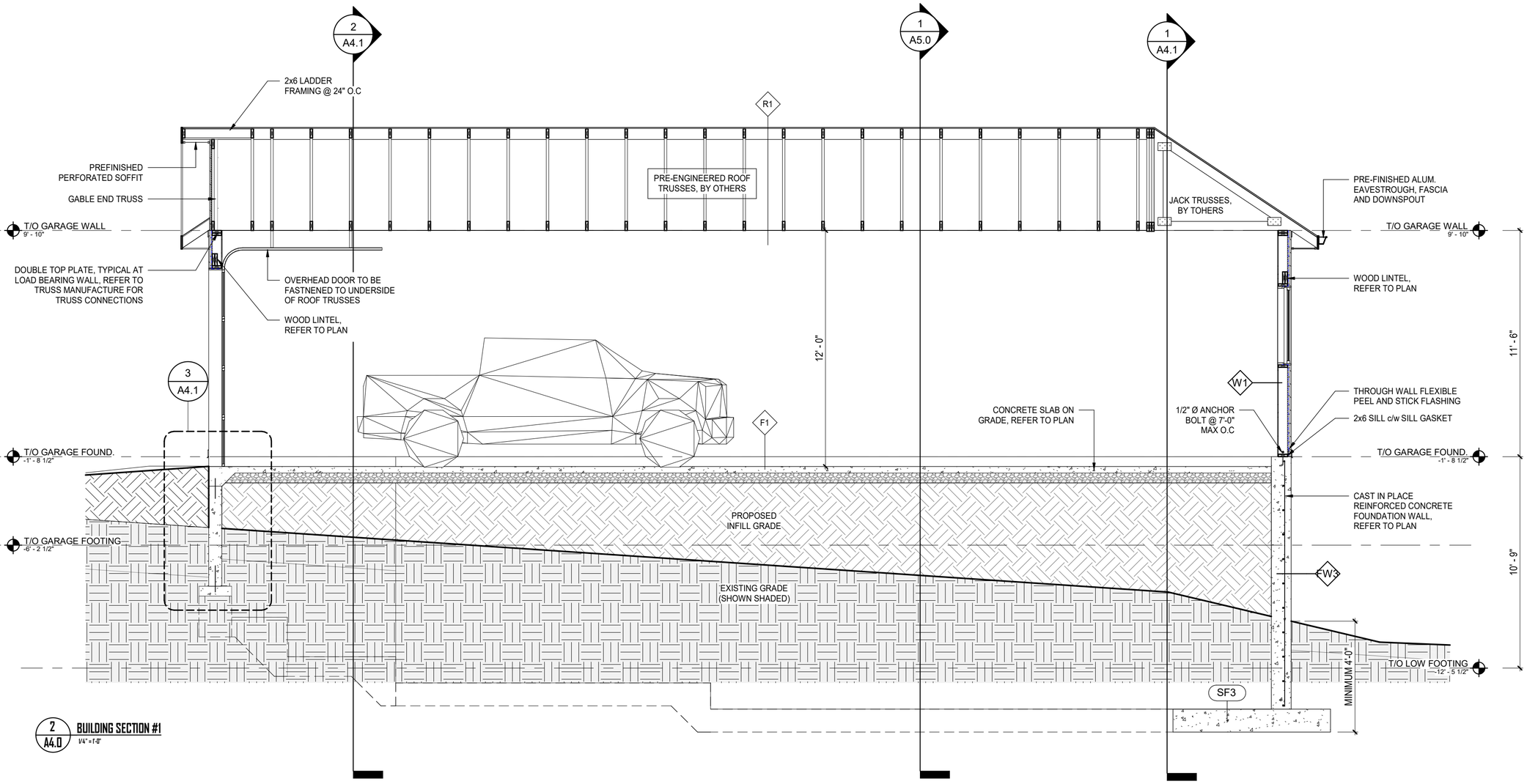
A3.1



2 A4.0 **BUILDING SECTION #1**
1/4" = 1'-0"

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BUILDING SECTIONS

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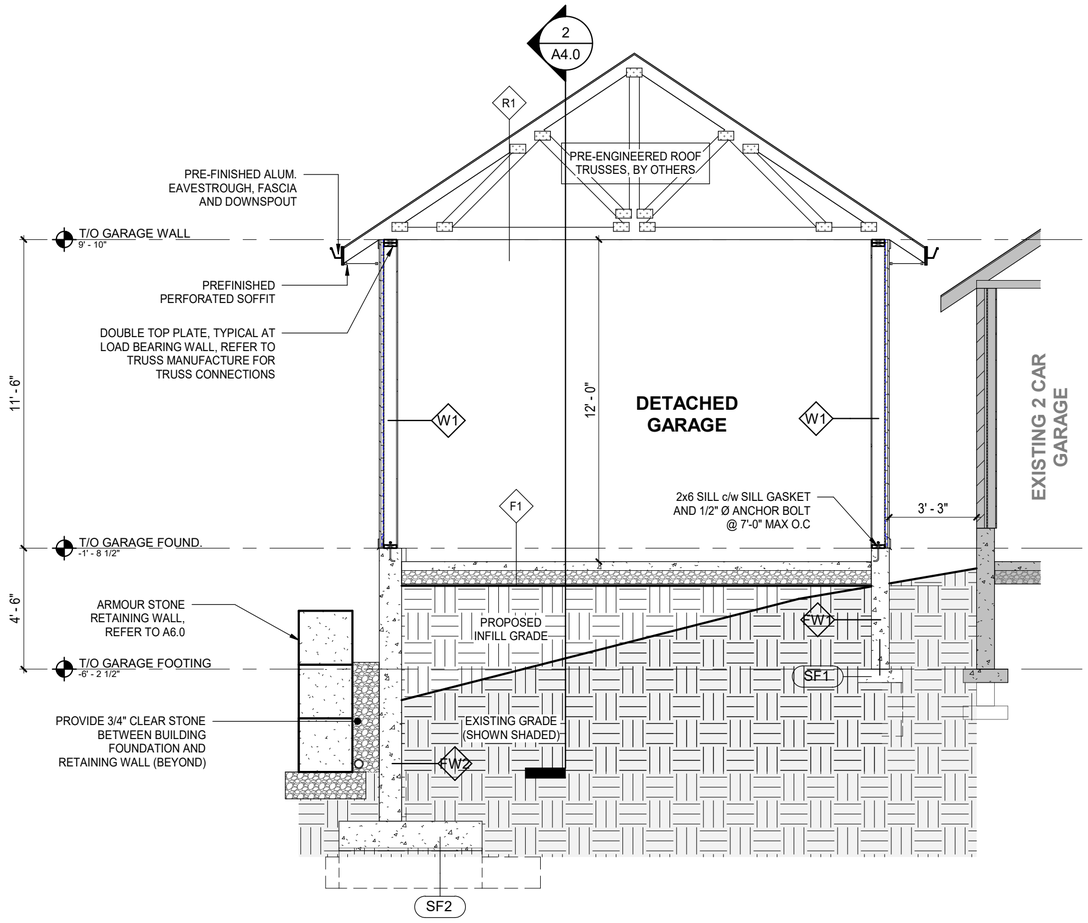
A4.0



2 A4.1 **BUILDING SECTION #3**
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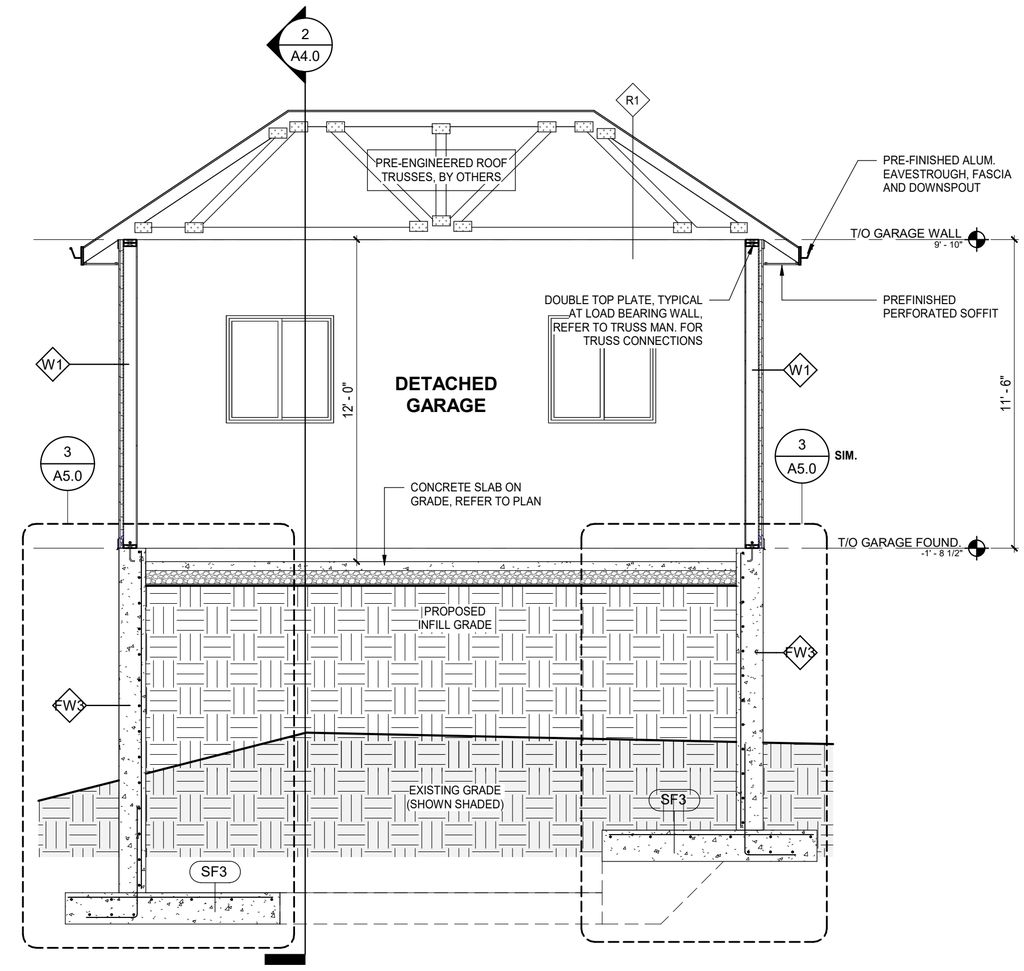
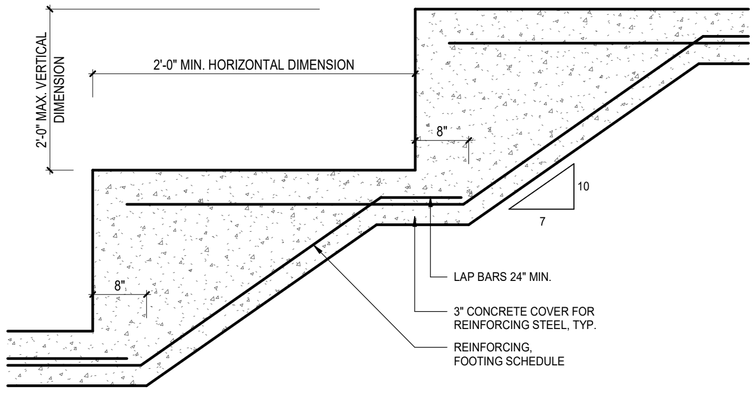
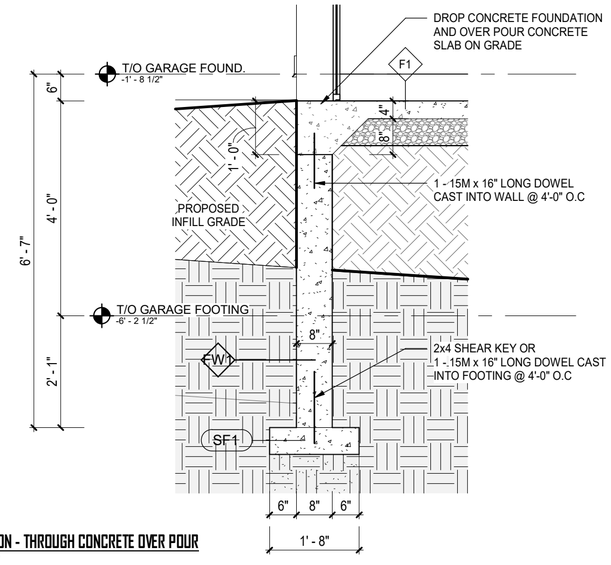


1 A4.1 **BUILDING SECTION #2**
1/4" = 1'-0"



4 A4.1 **DETAIL - TYPICAL STEPPED FOOTING**
3/4" = 1'-0"



3 A4.1 **SECTION - THROUGH CONCRETE OVER POUR**
1/2" = 1'-0"

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BUILDING SECTIONS AND DETAILS

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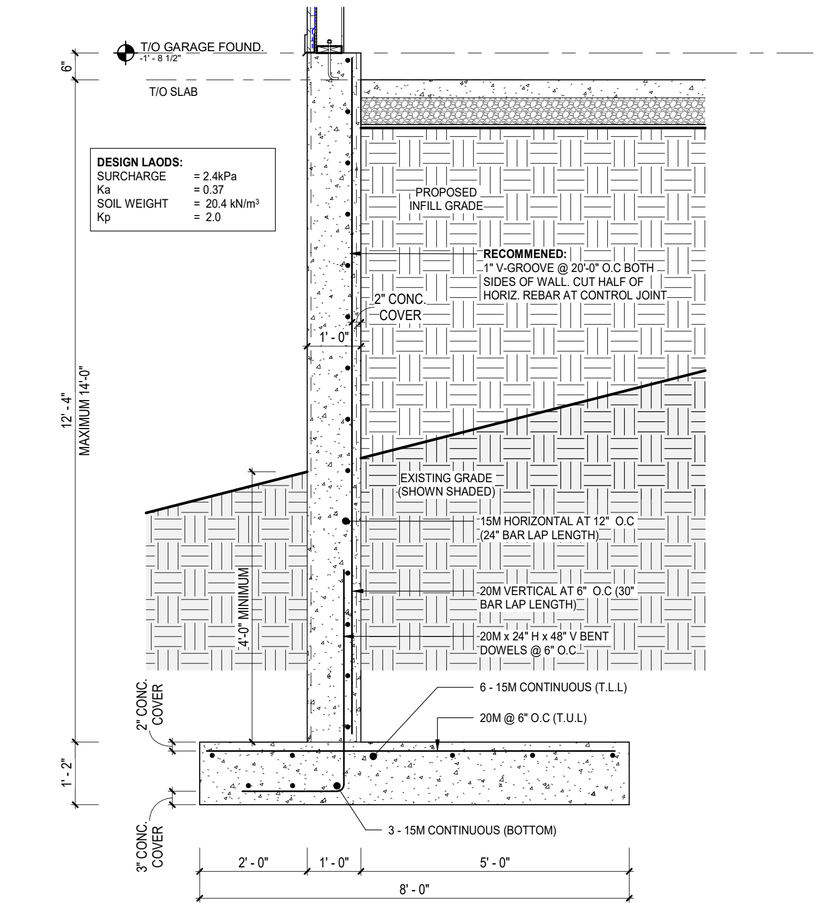
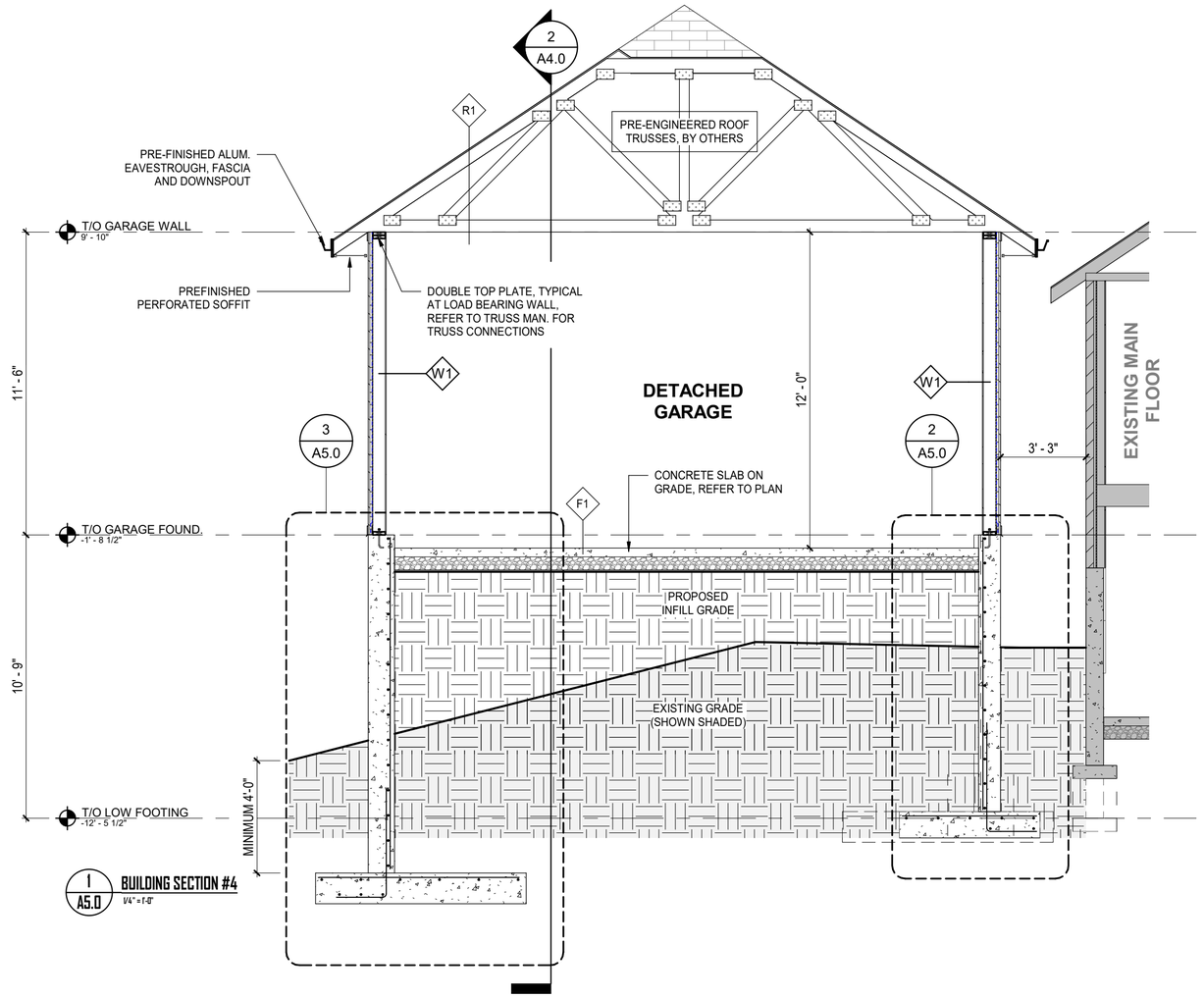
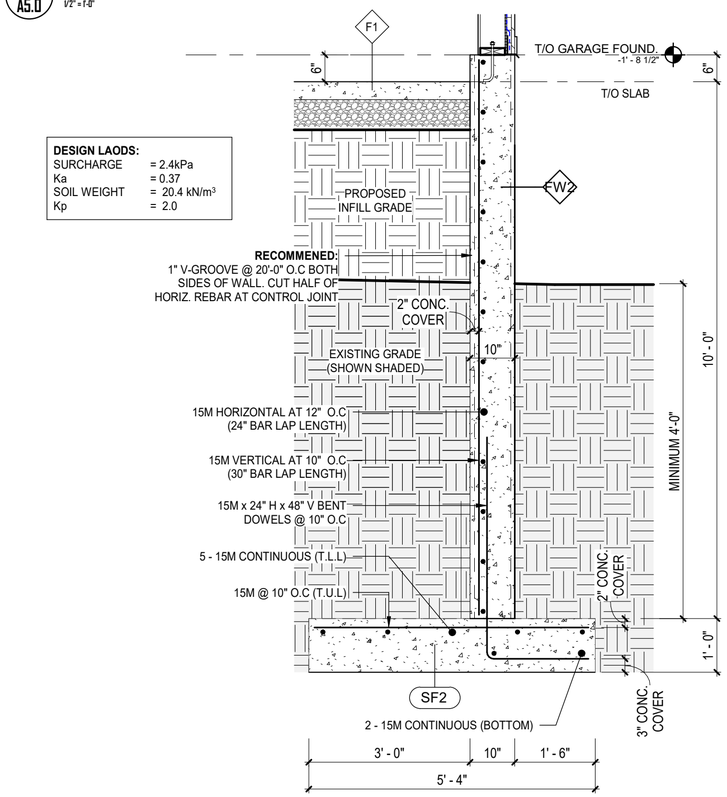
A4.1



3 / A5.0 SECTION - THROUGHCONCRETE RETAINING WALL #2
1/2" = 1'-0"



1 / A5.0 BUILDING SECTION #4
1/4" = 1'-0"



2 / A5.0 SECTION - THROUGH CONCRETE RETAINING WALL #1
1/2" = 1'-0"

No.	DATE	REVISION
2	25.09.09	REISSUED FOR CLIENT REVIEW
3	26.03.15	ISSUED FOR PERMIT
4	26.06.23	MINOR VARIANCE APPLICATION

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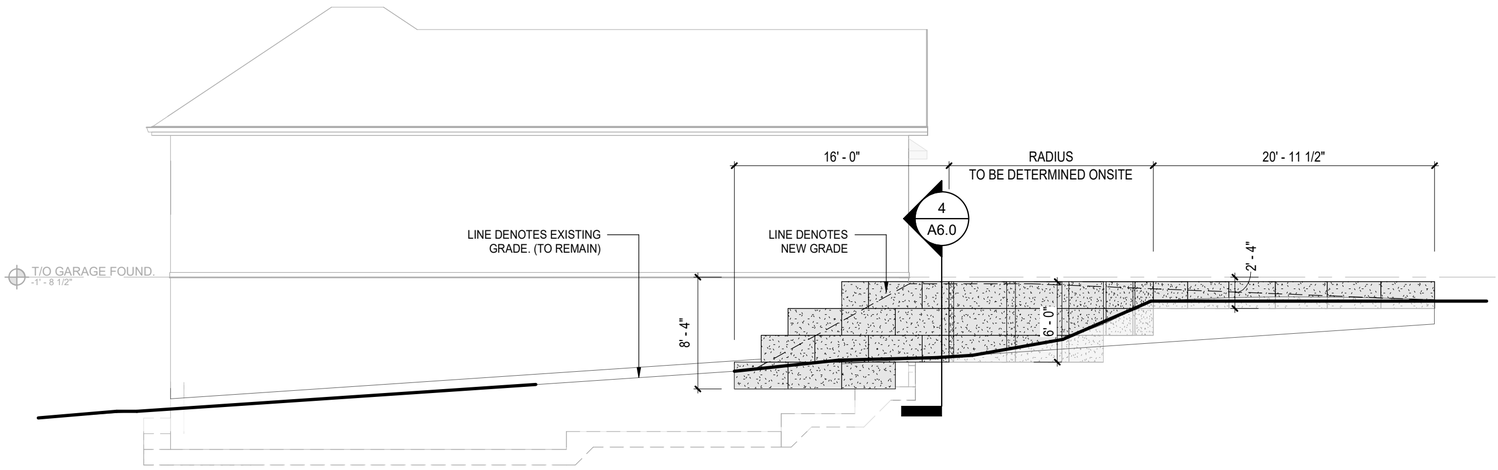
BUILDING SECTION AND DETAILS

DRAWN BY: J.KELLY
PROJECT No.: 25TC057

A5.0



2 A6.0 **ELEVAITON - RETAINING WALL**
1/8" = 1'-0"

GENERAL NOTES:

1. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FOLLOWING NOTES SHALL GOVERN.
2. ALL WORK ON THIS PROJECT SHALL CONFORM TO THE 2024 ONTARIO BUILDING CODE (OBC 2024), ANY LOCAL REGULATIONS AND BYLAWS, AND THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA) AND CURRENT REGULATION FOR CONSTRUCTION PROJECTS. ALL CODES AND STANDARDS SHALLBE THOSE REFERENCED IN OBC 2024
3. ALL STANDARDS ARE TO BE THE YEAR, EDITIONS, DOCUMENT NUMBERS, ETC AS PER OBC 2024 DIVISION B, T.1.3.1.2. WORKING STRESS DESIGN.
4. DISCREPANCIES EXIST BETWEEN OUR DRAWINGS AND T.1.3.1.2, THE TABLE SHALL GOVERN UNLESS NOTED OTHERWISE.
5. THIS SET OF DRAWINGS SUPERSEDES AND REPLACES ALL PREVIOUS DRAWINGS.
6. READ THESE DRAWINGS IN CONJUNCTION WITH ALL RELATED CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE SITE AND VERIFY ALL DIMENSIONS GIVEN ON THE DRAWINGS. REPORT TO THE ENGINEER ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE PROJECT BEFORE PROCEEDING WITH THE WORK.
8. TEMPORARY SHORING OF EXISTING STRUCTURES (I.E. FENCING) AND SOILS IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. IF ANY STRUCTURAL DISCREPANCIES ON THE DRAWINGS EXIST, THE MOST STRINGENT SHALL APPLY.
10. DRAWINGS ARE NOT TO BE SCALED.
11. CONSTRUCTION AND SHOP DRAWING REVIEW MUST BE PROVIDED AS PER CODE.
12. CONSTRUCTION LOADINGS SHALL NOT EXCEED THE SPECIFIED DESIGN LOADS INDICATED ON THE DRAWINGS.
13. OBC 2024 DIVISION C SECTION 1.2.2 REQUIRES GENERAL REVIEW OF THE CONSTRUCTION BY THE DESIGN PROFESSIONAL. TACOMA ENGINEERS SHALL BE GIVEN A MINIMUM OF 48 HOURS NOTICE AT 519-763-2000 (GUELPH) BY THE CONTRACTOR FOR THE FOLLOWING REQUIRED CONSTRUCTION REVIEWS:
    a. REVIEW OF BLOCK PLACEMENT PRIOR TO BACKFILLING.

RETAINING WALL STONE DETAILS:

1. SIZE: 24" HIGH x 48" LONG. BLOCK DEPTH AS NOTED ON DRAWINGS.
2. MINIMUM ROCK DENSITY TO BE 2640 kg/m³.
3. ARMOUR STONES SHALL BE PLACED WITH TIGHT JOINTS. STAGGER JOINTS ON SUBSEQUENT COURSES.
4. ARMOUR STONES TO BE CLEAN, HARD, DURABLE ROCK, FREE OF CRACKS OR ANGULAR SHAPES.

DESIGN PARAMETERS:

1. DESIGN LOADS ARE UNFACTORED UNLESS NOTED OTHERWISE.
    a. SOIL PARAMETERS
    CLEAR STONE
    DENSITY = 18 kN/m³
    Ka = 0.24
    ANGLE OF INTERNAL FRICTION = 36 degree
    b. SURCHARGE = 2.4 kPa
    c. FACTOR OF SAFETY FOR SLIDING AND OVERTURNING = 1.5
    d. FRICTION BETWEEN STONES AND GRANULAR = 0.55

3. GUARD LOADING ON TOP OF WALL = 1 kN OR 0.75 kN/m APPLIED AT 42"
2. WATER TABLE IS ASSUMED TO BE BELOW BASE OF WALL.

FOUNDATIONS:

1. NO GEOTECHNICAL REPORT HAS BEEN PROVIDED. BEARING CAPACITY AND SOIL PARAMETERS AND GLOBAL SLOPE STABILITY MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER.

2. DESIGN BEARING PRESSURES ON UNDISTURBED NATIVE SOIL, OR APPROVED ENGINEERED FILL ARE AS FOLLOWS:

SLS, kPa (psf)	ULS, kPa (psf)	LOCATIONS
150 (3000)	225 (4500)	ALL FOOTINGS

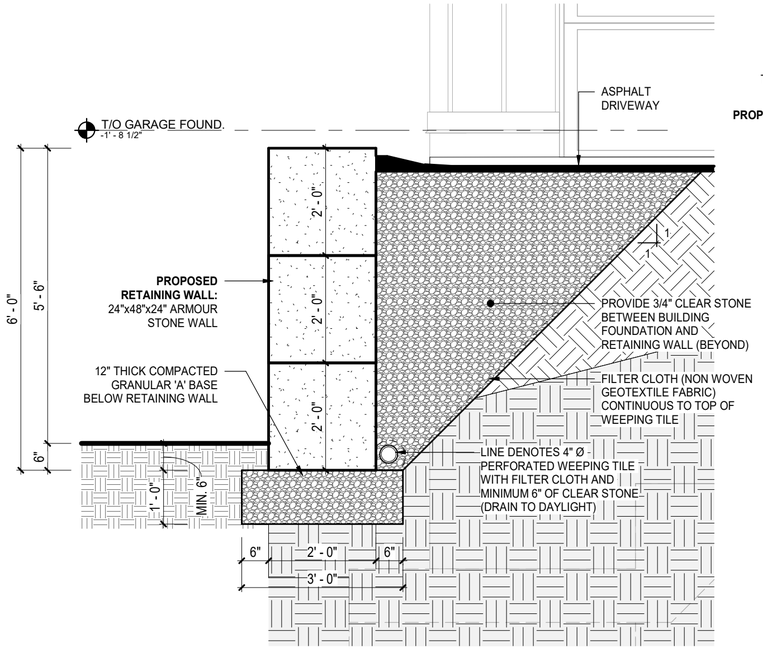
3. SOFT AREAS UNCOVERED DURING EXCAVATION SHALL BE SUB-EXCAVATED TO SOUND MATERIAL AND FILLED WITH CLEAN, FREE DRAINED GRANULAR A SOIL COMPACTED TO 100% STANDARD PROCTOR DRY DENSITY (SPD), PLACED UNDER THE DIRECTION AND SUPERVISION OF A GEOTECHNICAL ENGINEER.

4. SOIL BEARING CAPACITY, SITE CLASS, AND SOIL COEFFICIENTS SHOWN ON THE DRAWINGS (Ka, Kp, DENSITY, ETC.) MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO THE PLACING OF FOUNDATIONS. ANY NON-CONFORMANCE WITH THE SPECIFIED MINIMUM CAPACITIES MUST BE IMMEDIATELY REPORTED TO THE STRUCTURAL ENGINEER.

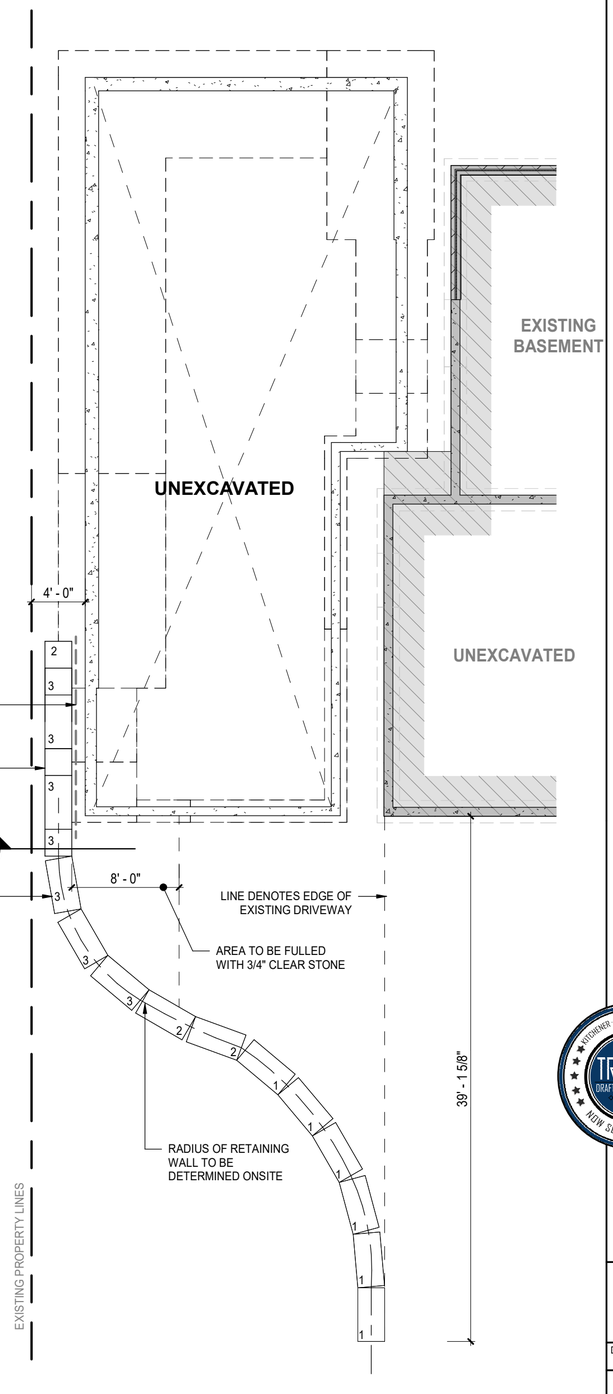
5. MAINTAIN UNSUPPORTED SIDES OF EXCAVATION ONLY IF SAFE. INCLINATION OF SIDES OF THE EXCAVATION IS PROVIDED IN ACCORDANCE WITH THE SOIL ENGINEERS RECOMMENDATIONS. IF REQUIRED, ERECT, MAINTAIN, AND REMOVE A SUPPORTING SHORING SYSTEM ALONG THE SIDES OF THE EXCAVATION, DESIGNED BY A PROFESSIONAL ENGINEER, IN ACCORDANCE WITH THE SOILS REPORT AND OHSA.

6. PROTECT SOIL FROM FREEZING ADJACENT TO AND BELOW ALL FOOTINGS.

7. SHOULD UNDERGROUND WATER BE ENCOUNTERED, PROVIDE DEWATERING FACILITIES TO KEEP WATER LEVEL BELOW FOOTINGS. REFER TO SOIL ENGINEERS RECOMMENDATIONS FOR REMEDIAL MEASURES.



4 A6.0 **SECTION - THROUGH RETAINING WALL**
1/2" = 1'-0"



3 A6.0 **PLAN - RETAINING WALL LAYOUT**
1/8" = 1'-0"

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ARMOUR STONE WALL

DRAWN BY: J.KELLY
PROJECT No.: 25TC057

A6.0