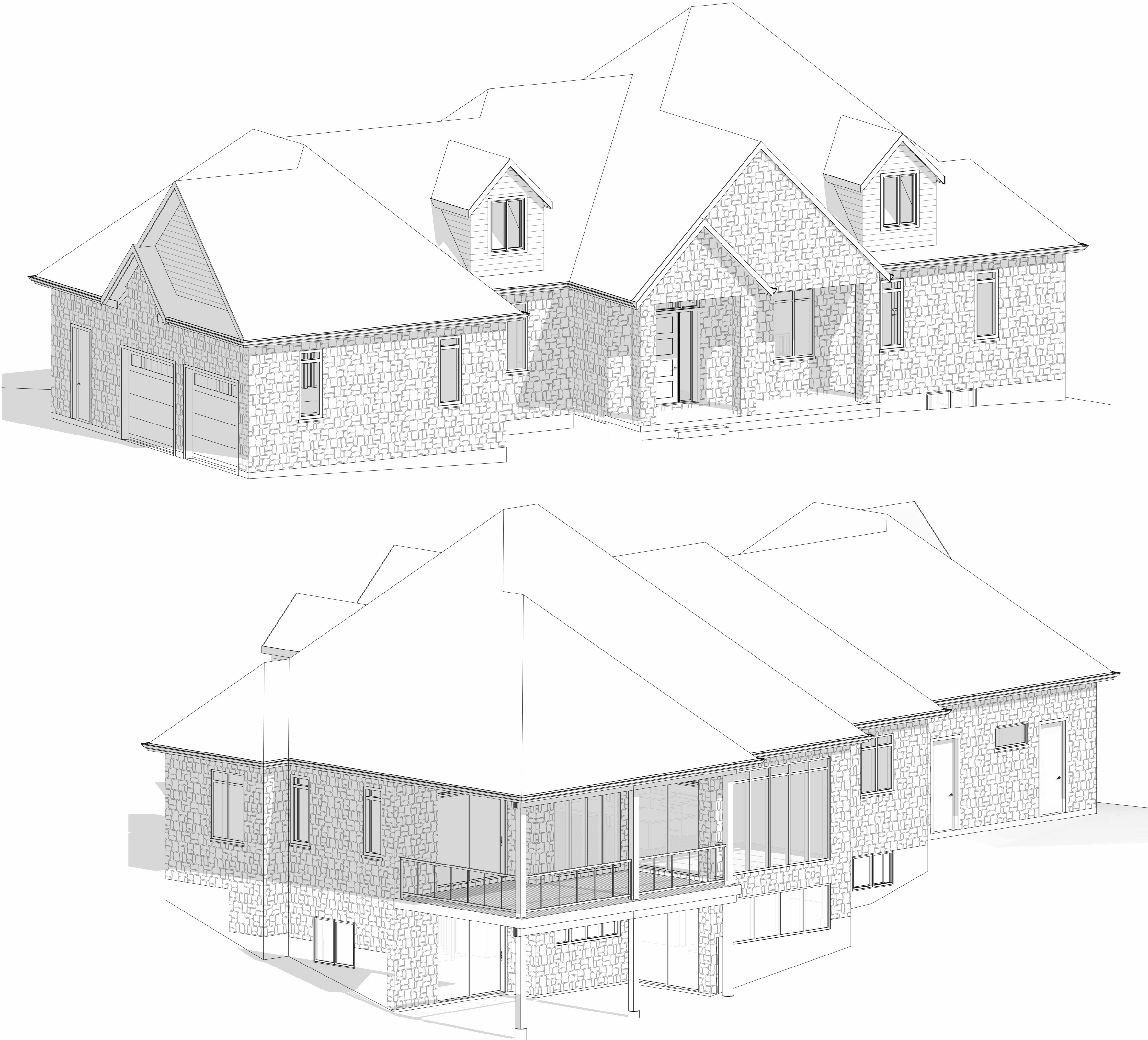




Project Information

RATFORD RESIDENCE

COACH HOUSE
1580 SEATON RD, CAMBRIDGE, ONTARIO

Set Issuance		
No.	Date	Description
1	2026.05.22	ISSUED FOR REVIEW

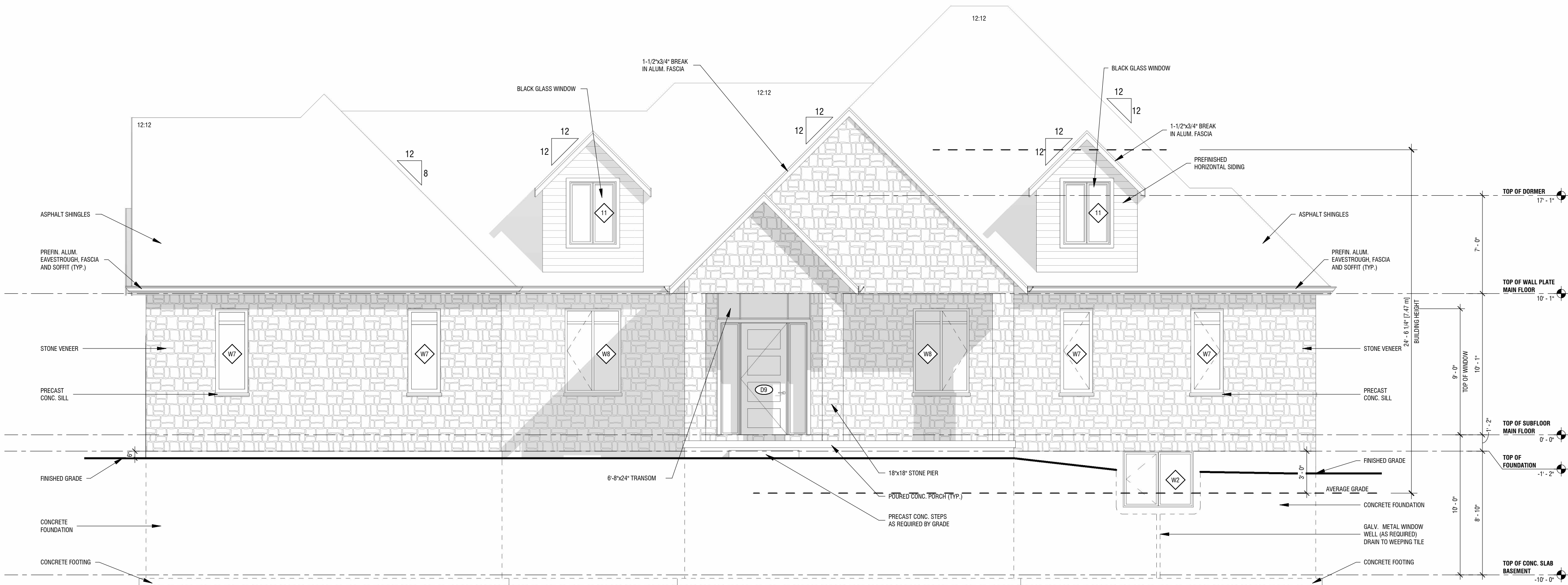
Sheet Information

COVER PAGE

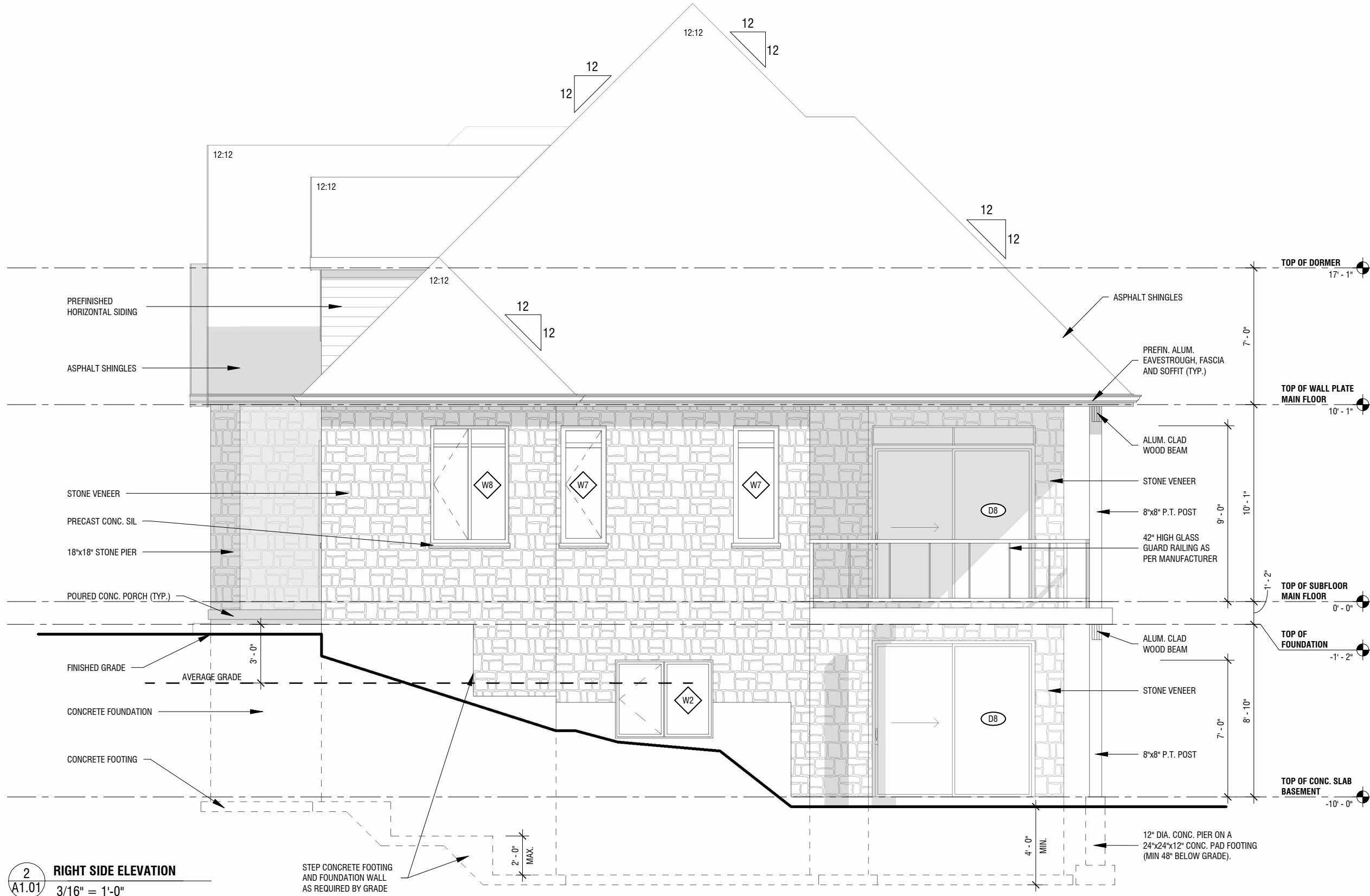
Project Number:16260
Project Start Date:2026.05.01
Drawn By:SD
Scale:

WORKING DRAWINGS

A1.00



1
A1.01 FRONT ELEVATION
3/16" = 1'-0"



2
A1.01 RIGHT SIDE ELEVATION
3/16" = 1'-0"

BUILDING HEIGHT - AVERAGE GRADE

GENERAL NOTES

- PROVIDE GUARDS (CONFORMING TO DIV. 8, PART 9.8.8 OF THE 2024 O.B.C. AND SB-7 TYPE GUARDS FOR HOUSING AND SMALL BUILDINGS) AT PORCH WHERE DISTANCE FROM PORCH TO GRADE IS 2'-0" OR GREATER.
- FOR WALK-OUT LOTS, STEP FOUNDATION AS REQUIRED FOR PROPOSED GRADES, ENSURING A MAXIMUM 4'-0" OF Laterally UNSUPPORTED WALL.
- WINDOW SIZES SHOWN ARE APPROXIMATE. EXACT ROUGH OPENINGS TO BE DETERMINED BY WINDOW MANUFACTURERS SPECIFICATIONS.
- 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".

Project Information

RATFORD RESIDENCE

COACH HOUSE
1580 SEATON RD, CAMBRIDGE, ONTARIO

Set Issuance

No.	Date	Description
1	2026.05.22	ISSUED FOR REVIEW

Sheet Information

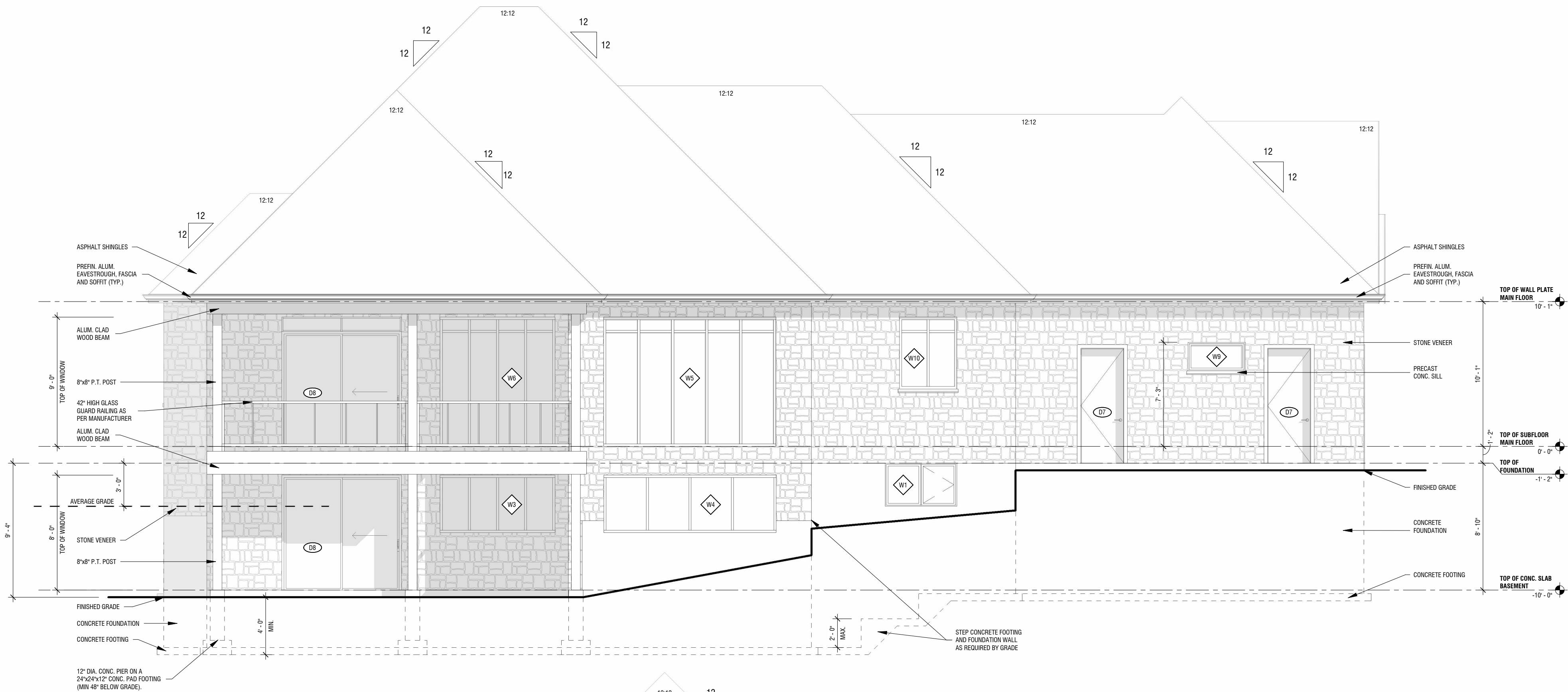
FRONT AND RIGHT SIDE ELEVATIONS

Project Number: 16260
Project Start Date: 2026.05.01
Drawn By: SD
Scale: As indicated

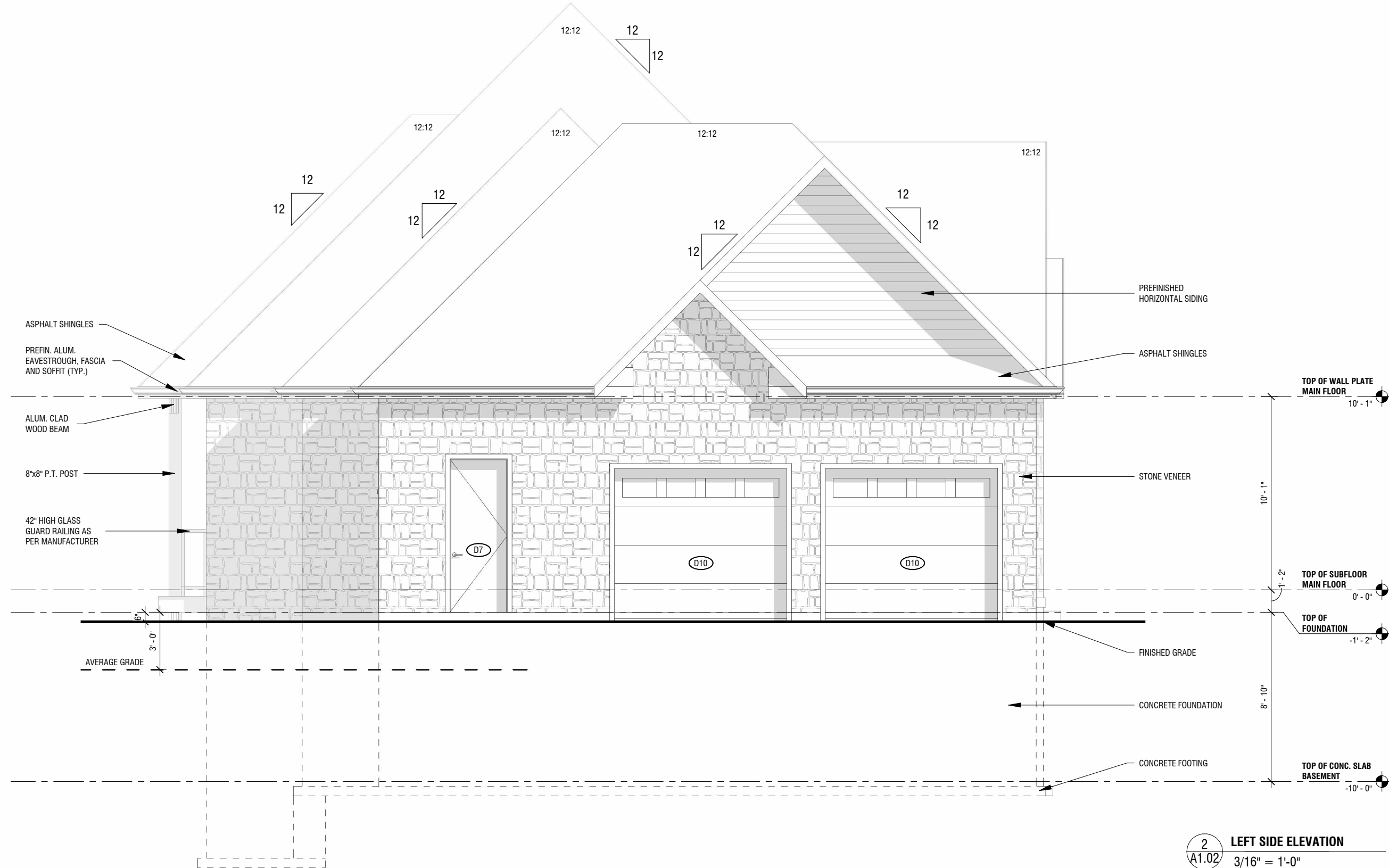
WORKING DRAWINGS

A1.01

Plot Date: 7/6/2026 10:01:33 AM



1
A1.02 REAR ELEVATION
3/16" = 1'-0"



2
A1.02 LEFT SIDE ELEVATION
3/16" = 1'-0"

GENERAL NOTES

1. PROVIDE GUARDS (CONFORMING TO DIV. 8, PART 9.8.8 OF THE 2024 O.B.C. AND SB-7 TYPE GUARDS FOR HOUSING AND SMALL BUILDINGS) AT PORCH WHERE DISTANCE FROM PORCH TO GRADE IS 2'-0" OR GREATER.
2. FOR WALK-OUT LOTS, STEP FOUNDATION AS REQUIRED FOR PROPOSED GRADES, ENSURING A MAXIMUM 4'-0" OF Laterally UNSUPPORTED WALL.
3. WINDOW SIZES SHOWN ARE APPROXIMATE. EXACT ROUGH OPENINGS TO BE DETERMINED BY WINDOW MANUFACTURERS SPECIFICATIONS.
4. 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".

Project Information

RATFORD RESIDENCE

COACH HOUSE

1580 SEATON RD, CAMBRIDGE, ONTARIO

Set Issuance

No.	Date	Description
1	2026.05.22	ISSUED FOR REVIEW

Sheet Information

REAR AND LEFT SIDE ELEVATIONS

Project Number: 16260
Project Start Date: 2026.05.01
Drawn By: SD
Scale: As indicated

WORKING DRAWINGS

A1.02

Plot Date: 7/6/2026 10:01:37 AM

COACH HOUSE
1580 SEATON RD, CAMBRIDGE, ONTARIO

Sheet Information

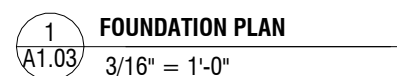
Project Number:	16260
Project Start Date:	2026.05.01
Drawn By:	SD
Scale:	As indicated

WORKING DRAWINGS

4.100

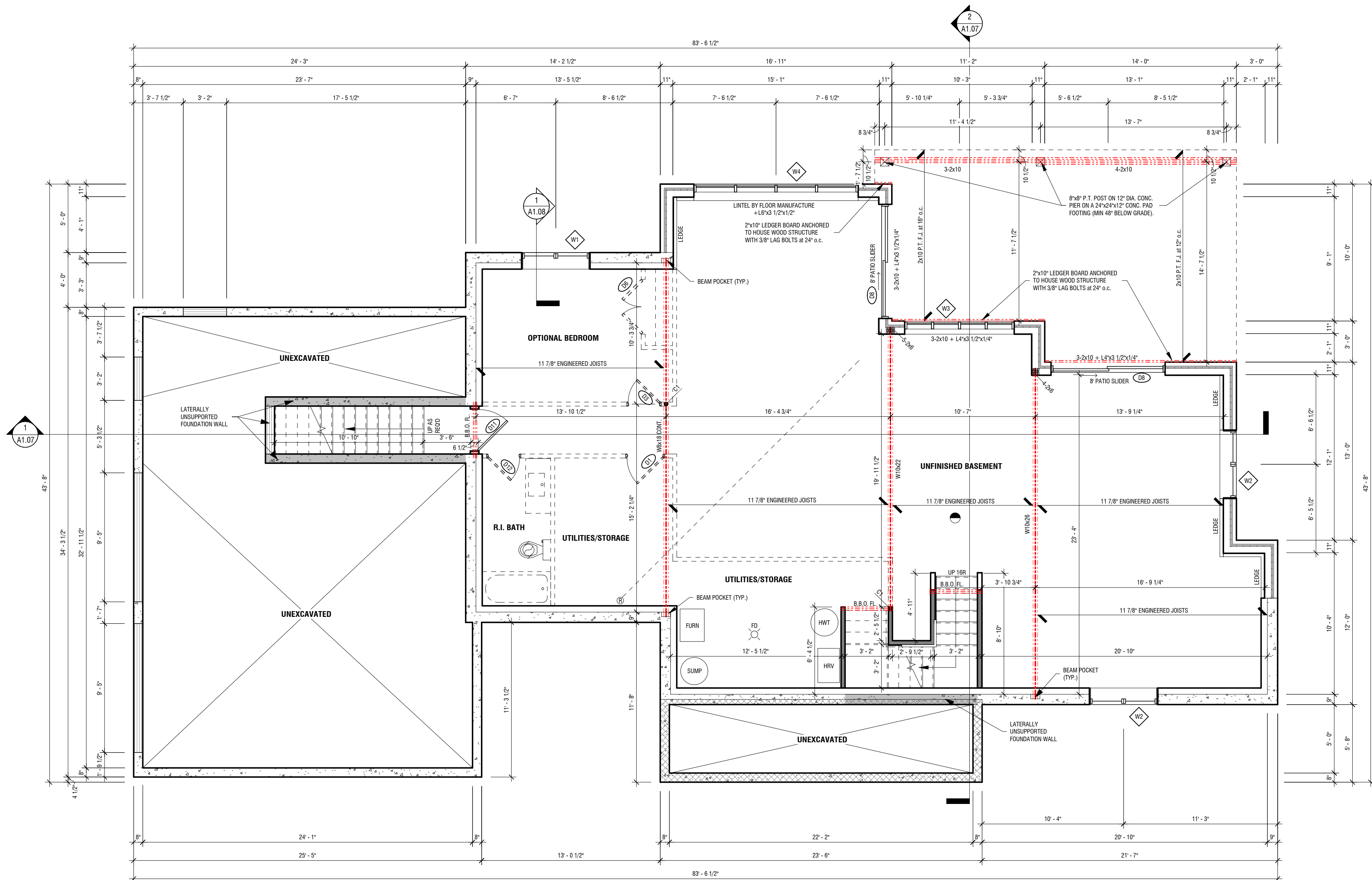
A1 03

	71.00
Old Bill	7/3/2000 10:04:00 AM



1. ALL CONCRETE WORK TO CONFORM TO C.S.A. STANDARD A438-00 AND A23.1-04
2. STRIP FOOTING SHALL COMPLY WITH O.B.C. TABLES 9.15.3.4 AND 9.15.3.5 (TO BE VERIFIED BY ENGINEER).
3. PROVIDE LATERAL SUPPORT PER SK DETAILS PROVIDED BY ENGINEER.
4. FOR LOCATION AND SIZE OF DECK CONCRETE PIERS AND TYPICAL DECK CONSTRUCTION DETAILS (IF REQUIRED), REFER TO DECK SPECIFICATION SHEETS.
5. TOP OF FINISHED FLOOR ELEVATION IS REFERENCED TO 100'-0" (IMPERIAL) FOR FOUNDATION AND FOOTING ELEVATIONS SHOWN.

	TOP OF FOUNDATION WALL ELEVATION
	TOP OF FOOTING ELEVATION
	DROPPED TOP OF FOUNDATION WALL
	4" BRICK CHECK
	LATERALLY UNSUPPORTED WALL



1
A1.04
BASEMENT FLOOR PLAN
3/16" = 1'-0"

GENERAL NOTES

- FOR STANDARD FOUNDATION AND FRAMING NOTES, CODE REQUIREMENTS AND TYPICAL CONSTRUCTION ASSEMBLIES, REFER TO GENERAL NOTES AND O.B.C. SPECIFICATIONS.
- PROVIDE BUILT-UP WOOD STUD POST EQUAL TO STUD DEPTH x BEAM WIDTH, AT BOTH ENDS OF STEEL or WOOD BEAMS, UNLESS NOTED OTHERWISE (U.N.O.).
- ALL INTERIOR STUD WALLS ARE TO BE 2x4, U.N.O.
- PROVIDE DOUBLE JOIST FRAMING UNDER ALL PARALLEL WALLS ABOVE.
- ALL LINTELS AND BEAMS ARE TO BE DROPPED, U.N.O.
- FIRESTOP JOISTS, POSTS, AND BEAMS AT ALL PARTY WALL LOCATIONS.
- ALL STRIP FOOTINGS TO BE 20"x6" (PER O.B.C. TABLE 9.15.3.4 & 9.15.3.5), U.N.O.
- PROVIDE GUARDS (SB-7 TYPE GUARDS FOR HOUSING AND SMALL BUILDINGS) AT PORCH WHERE DISTANCE FROM PORCH TO GRADE IS 2'-0" OR GREATER.
- SUMP PUMP/PIT SHALL BE INSTALLED AND CONNECTED TO THE STORM SEWER, CONTACT DEPARTMENT OF PUBLIC WORKS FOR VERIFICATION OF LOCATION.
- ENSURE THE GARAGE DOOR TO THE DWELLING UNIT IS GAS PROOFED AND HAS A SELF CLOSURE.
- PROVIDE SOLID WOOD BLOCKING AS REQUIRED AROUND STAIRWELL WALLS FOR FUTURE RAILING ATTACHMENT.
- PROVIDE A CONTINUOUS HANDRAIL THROUGHOUT THE STAIR, AS PER O.B.C. DIVISION B, PART 9.8.7.2.
- REINFORCE STUDS IN THE MAIN BATH FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO THE TUB AND WATER CLOSET, AS PER O.B.C. DIVISION B, PART 9.9.5.2.3.
- PROVIDE 2-2x10 LINTELS ABOVE ALL EXTERIOR WINDOWS, U.N.O. ADD L3-1/2" x 3-1/2" x 1/4" STEEL ANGLE WHERE REQUIRED BY MASONRY ABOVE.
- CONFIRM ALL OPTIONS AND OPTIONAL LAYOUTS WITH INDIVIDUAL PURCHASER AGREEMENTS.

M-E LEGEND

- SMOKE ALARM (CONFORMING TO CAN/ULC-S531 WITH VISUAL SIGNALING COMPONENT AS PER O.B.C. 9.10.19 AND INSTALLED WITH AT LEAST ONE ON EACH STOREY, INCLUDING BASEMENTS, AND IN EACH SLEEPING ROOM, INSTALLED IN CONFORMITY TO O.B.C. 9.10.19.3.)
- CARBON MONOXIDE DETECTOR (ADJACENT TO EACH SLEEPING AREA, MECHANICALLY FIXED AT THE MANUFACTURER'S RECOMMENDED HEIGHT, OR IN THE ABSENCE OF SPECIFIC INSTRUCTIONS, ON OR NEAR THE CEILING, IN CONFORMITY TO O.B.C. (9.3.2.3.9A).)
- 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. (9.3.2.3.9A) BY MECHANICAL CONTRACTOR.

RADON VENT NOTE

- R LOCATED IN UTILITY SPACE WHERE POSSIBLE AND EXTENDING UNDER SLAB AND TERMINATING AT OR NEAR THE CENTER.
A 6 mil POLY SOIL GAS BARRIER SYSTEM TO BE INSTALLED UNDER ENTIRE SLAB.

COLUMN SCHEDULE

- 3"x3"x18" STEEL COLUMN (19,500 lb.) (ON 42"x42"x20"dp. CONC. FTG., WHERE SHOWN)

Project Information

RATFORD RESIDENCE

COACH HOUSE

1580 SEATON RD, CAMBRIDGE, ONTARIO

Set Issuance

No.	Date	Description
1	2026.05.22	ISSUED FOR REVIEW

Sheet Information

BASEMENT FLOOR PLAN

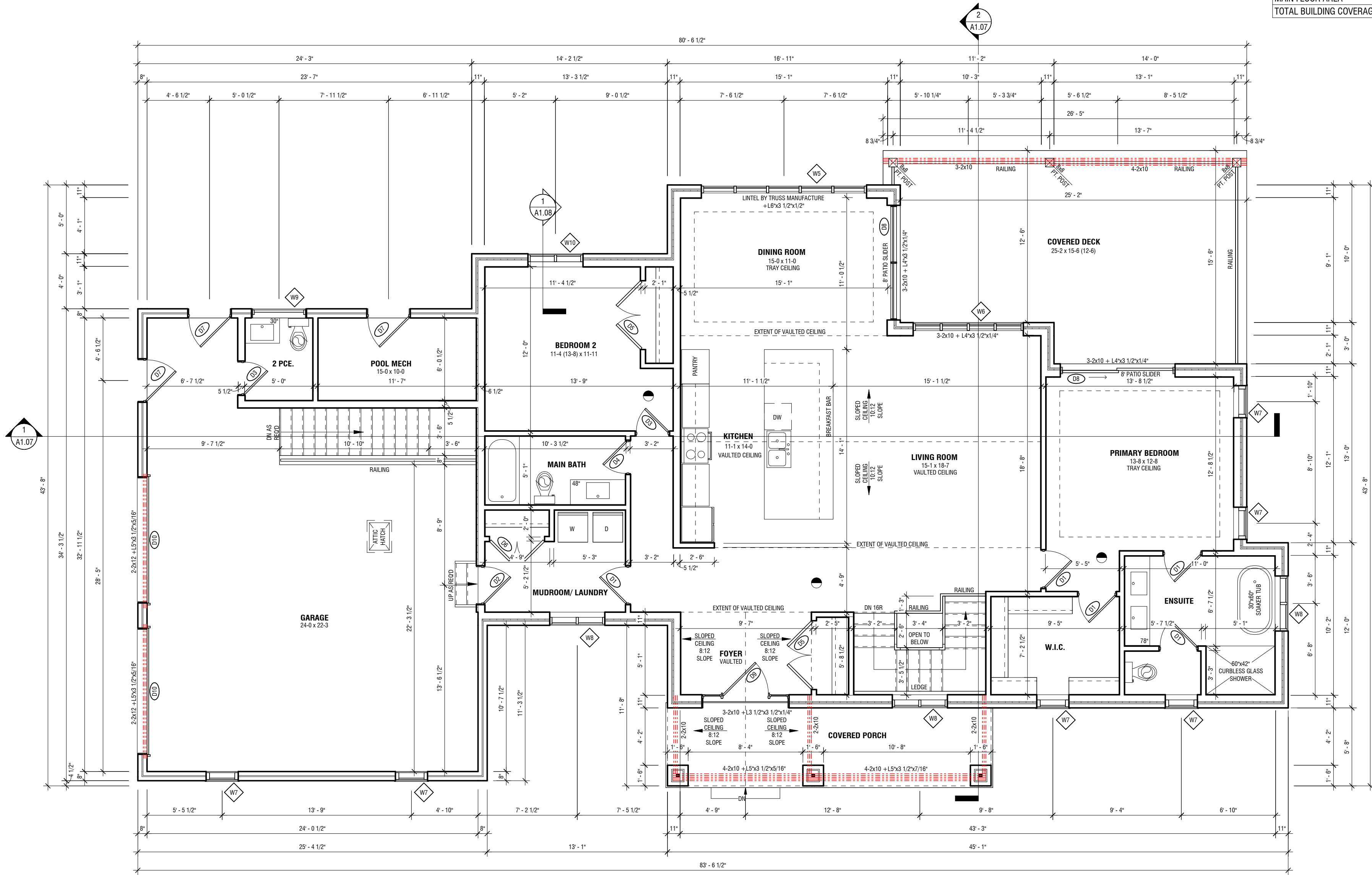
Project Number: 16260
Project Start Date: 2026.05.01
Drawn By: SD
Scale: As indicated

WORKING DRAWINGS

A1.04

Plot Date: 7/6/2026 10:01:40 AM

COVERED PORCH AREA	133 ft ²
COVERED DECK AREA	360 ft ²
GARAGE AREA	855 ft ²
MAIN FLOOR AREA	1714 ft ²
TOTAL BUILDING COVERAGE:	3063 ft ²



1 MAIN FLOOR PLAN
A1.05 3/16" = 1'-0"

GENERAL NOTES

- FOR STANDARD FOUNDATION AND FRAMING NOTES, CODE REQUIREMENTS AND TYPICAL CONSTRUCTION ASSEMBLIES, REFER TO GENERAL NOTES AND O.B.C. SPECIFICATIONS.
- PROVIDE BUILT-UP WOOD STUD POST EQUAL TO STUD DEPTH x BEAM WIDTH, AT BOTH ENDS OF STEEL OR WOOD BEAMS, UNLESS NOTED OTHERWISE (U.N.O.).
- ALL INTERIOR STUD WALLS ARE TO BE 2x4, U.N.O.
- PROVIDE DOUBLE JOIST FRAMING UNDER ALL PARALLEL WALLS ABOVE.
- ALL LINTELS AND BEAMS ARE TO BE DROPPED, U.N.O.
- FIRESTOP JOISTS, POSTS, AND BEAMS AT ALL PARTY WALL LOCATIONS.
- ALL STRIP FOOTINGS TO BE 20"HP (PER O.B.C. TABLE 9.15.3.4 & 9.15.3.5), U.N.O.
- PROVIDE GUARDS (S8-7 TYPE GUARDS FOR HOUSING AND SMALL BUILDINGS) AT PORCH WHERE DISTANCE FROM PORCH TO GRADE IS 2'-0" OR GREATER.
- SUMP PUMP/PIT SHALL BE INSTALLED AND CONNECTED TO THE STORM SEWER, CONTACT DEPARTMENT OF PUBLIC WORKS FOR VERIFICATION OF LOCATION.
- ENSURE THE GARAGE DOOR TO THE DWELLING UNIT IS GAS PROOFED AND HAS A SELF CLOSURE.
- PROVIDE SOLID WOOD BLOCKING AS REQUIRED AROUND STAIRWELL WALLS FOR FUTURE RAILING ATTACHMENT.
- PROVIDE A CONTINUOUS HANDRAIL THROUGHOUT THE STAIR, AS PER O.B.C. DIVISION B, PART 9.8.7.2.
- REINFORCE STUDS IN THE MAIN BATH FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO THE TUB AND WATER CLOSET, AS PER O.B.C. DIVISION B, PART 9.9.5.2.3.
- PROVIDE 2-2x10 LINTELS ABOVE ALL EXTERIOR WINDOWS, U.N.O. ADD L3-1/2" x 3-1/2" x 1/4" STEEL ANGLE WHERE REQUIRED BY MASONRY ABOVE.
- CONFIRM ALL OPTIONS AND OPTIONAL LAYOUTS WITH INDIVIDUAL PURCHASER AGREEMENTS.

M-E LEGEND

- SMOKE ALARM (CONFORMING TO CAN/ULC-S531 WITH VISUAL SIGNALING COMPONENT AS PER O.B.C. 9.10.19. AND INSTALLED WITH AT LEAST ONE ON EACH STOREY, INCLUDING BASEMENTS, AND IN EACH SLEEPING ROOM, INSTALLED IN CONFORMITY TO O.B.C. 9.10.19.3.).
- CARBON MONOXIDE DETECTOR (ADJACENT TO EACH SLEEPING AREA, MECHANICALLY FIXED AT THE MANUFACTURER'S RECOMMENDED HEIGHT, OR IN THE ABSENCE OF SPECIFIC INSTRUCTIONS, ON OR NEAR THE CEILING, IN CONFORMITY TO O.B.C. 9.32.3.9A.).
- 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. (9.3.2.) BY MECHANICAL CONTRACTOR.

Project Information

RATFORD RESIDENCE

COACH HOUSE
1580 SEATON RD, CAMBRIDGE, ONTARIO

Set Issuance

No.	Date	Description
1	2026.05.22	ISSUED FOR REVIEW

Sheet Information

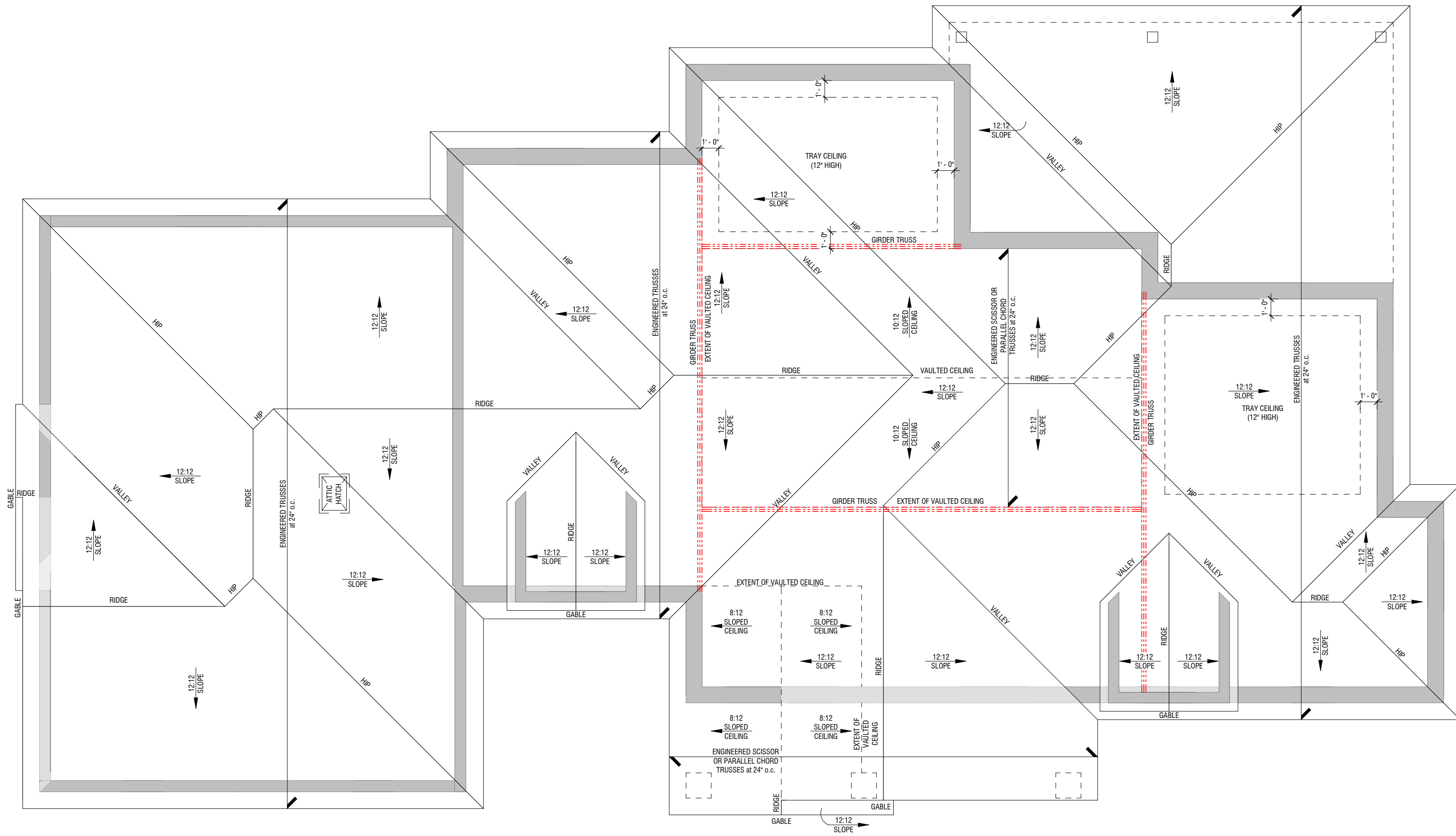
MAIN FLOOR PLAN

Project Number: 16260
Project Start Date: 2026.05.01
Drawn By: SD
Scale: As indicated

WORKING DRAWINGS

A1.05

Plot Date: 7/6/2026 10:01:42 AM



1 ROOF PLAN
A1.06 3/16" = 1'-0"

ROOF NOTES

1. PROVIDE BUILT-UP WOOD STUD POST EQUAL TO WIDTH OF BEAM / GIRDER UNDER ALL BEAMS AND GIRDER TRUSSES, UNLESS NOTED OTHERWISE (U.N.O.).
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 (MINIMUM) 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 CENTERS BY 1x4 (MINIMUM) 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" (MAXIMUM) 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.

OVERHANG NOTE:

SIDING OR STUCCO WALLS: PROVIDE 1'-0" ROOF OVERHANG, STUD TO FASCIA, U.N.O.

MASONRY WALLS: PROVIDE 1'-5 1/2" ROOF OVERHANG, STUD TO FASCIA (1'-0" FINISHED), U.N.O.

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

LINTEL NOTE: LINTELS AND TRUSS TIE DOWN BY ENGINEER. (WHEN TRUSS SPAN IS GREATER THAN 32'-2")

 DENOTES ATTIC HATCH
(28" x 21 1/2")

Project Information

RATFORD RESIDENCE

COACH HOUSE
1580 SEATON RD, CAMBRIDGE, ONTARIO

Set Issuance

No.	Date	Description
1	2026.05.22	ISSUED FOR REVIEW

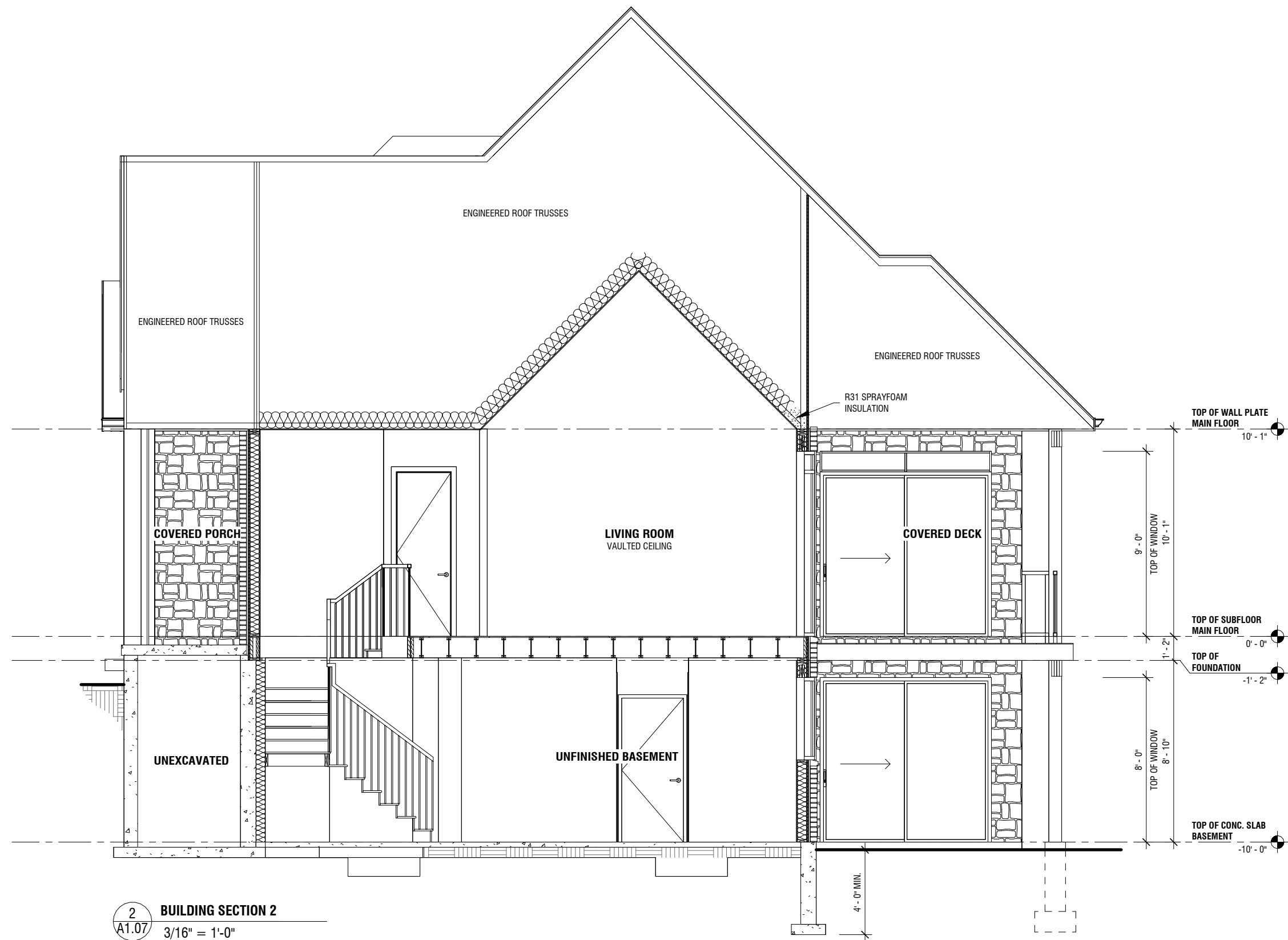
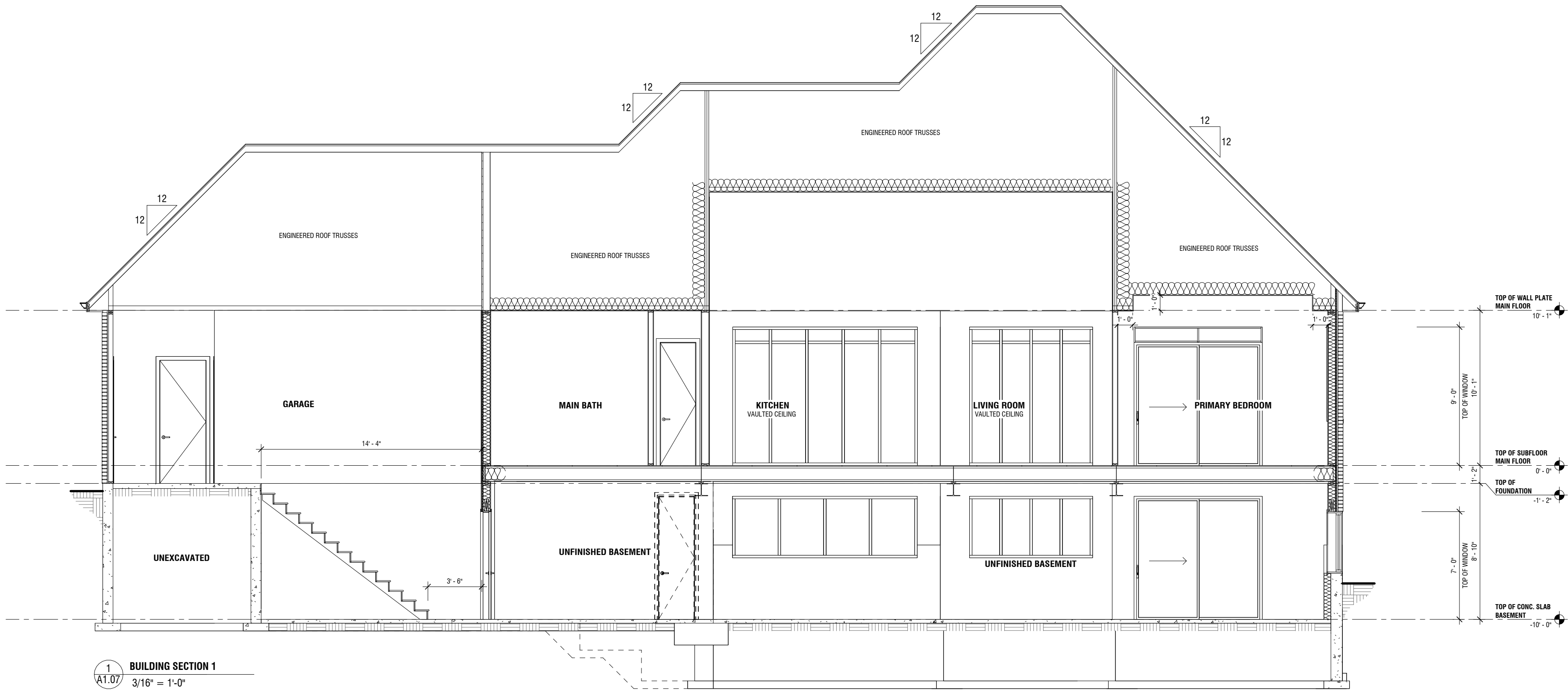
Sheet Information

ROOF PLAN

Project Number: 16260
Project Start Date: 2026.05.01
Drawn By: SD
Scale: As indicated

WORKING DRAWINGS

A1.06



Project Information

RATFORD RESIDENCE

COACH HOUSE
1580 SEATON RD, CAMBRIDGE, ONTARIO

Set Issuance

No.	Date	Description
1	2026.05.22	ISSUED FOR REVIEW

Sheet Information

BUILDING SECTIONS

Project Number: 16260
Project Start Date: 2026.05.01
Drawn By: SD
Scale: 3/16" = 1'-0"

WORKING DRAWINGS

A1.07

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 6" MINIMUM 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.
- 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:

VERTICAL STUDS TO BOTTOM PLATES: (4) 3" ARDOX NAILS.
VERTICAL STUDS TO TOP PLATES: (4) 3 1/2" ARDOX NAILS.

ROOF TRUSSES TO PLATES: TO BE DESIGNED BY TRUSS Eng.
WIND BRACING (PER TRUSS): TO BE DESIGNED BY TRUSS Eng.
BRIDGING (PER TRUSS): TO BE DESIGNED BY TRUSS Eng.
LINTELS: 3 1/2" ARDOX NAILS
@ 12" o/c HORIZONTAL AND
4" o/c VERTICAL STAGGERED.
1 1/2" ARDOX NAILS
@ 8" o/c TO STUDS AND PLATES.

- ALL STUD WALLS SHALL BE ANCHORED TO THE FOUNDATION OR FLOOR SLAB WITH 1/2" DIAMETER ANCHOR BOLTS AT 7'-10 1/2" 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.

FOUNDATION DETAILS

- 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 AS PER O.B.C. 9.15.1.
- ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED EXTERIOR GRADE TO PROTECT THE FOOTINGS FROM FROST ACTION AS PER O.B.C. 9.12.2.
- 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 400 MPa as per 9.3.1.1(4)(b).
- ALL STUD WALLS SHALL BE ANCHORED TO THE FOUNDATION OR FLOOR SLAB WITH 1/2" DIAMETER ANCHOR BOLTS AT 7'-10 1/2" 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.
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 4" 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'-0" o/c.

STRUCTURAL DETAILS

- 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 DIVISION B, 9.34. OF THE O.B.C.
- SMOKE DETECTORS ARE REQUIRED ON EACH FLOOR LEVEL AND ARE TO BE INTERCONNECTED.
- RANGE HOODS TO BE VENTED TO THE EXTERIOR c/w NON-COMBUSTIBLE PIPING.
- ATTIC VENTILATION TO COMPLY WITH DIVISION B, 9.32. 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 MINIMUM 6'-5".
- INSULATE & WEATHERSTRIP ATTIC ACCESS HATCHES (MIN. 21'-1/2" X 28").
- ALL DOORS AND WINDOWS TO COMPLY WITH RESISTANCE TO FORCED ENTRY DIVISION B, 9.7.5.2-3 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 R32 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. (3.8 sqft.) WITH NO DIMENSION LESS THAN 380mm (15") AND A SILL HEIGHT NO MORE THAN 1m (3'-3") ABOVE FINISHED FLOOR.
- FOR MASONRY VENEER INSTALLATION PROVIDE CONTINUOUS FLASHING AND WEEP HOLES 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.
- ALL CONSTRUCTION FOR THE INSTALLATION OF DUCTS AND PLENUMS TO BE IN COMPLIANCE WITH 6.3.2. OF THE ONTARIO BUILDING CODE.
- PROVISIONS SHALL BE MADE FOR THE RETURN OF THE AIR FROM ALL ROOMS BY LEAVING A GAP ON THE UNDERSIDE OF THE DOOR OR BY PROVIDING A LOUVED DOOR.

STAIRS AND GUARDS

PRIVATE STAIRS (INCLUDING GARAGE)

MAINTAIN UNIFORM RISE AND RUN IN ANY ONE FLIGHT OF STAIRS.

MAXIMUM RISE:	200mm	(7-7/8")
MINIMUM RUN:	255mm	(10-1/16")
MINIMUM TREAD:	280mm	(11")
NOSING:	25mm	(1")
MINIMUM HEADROOM:	1950mm	(6'-5")

PUBLIC STAIRS

MAXIMUM RISE:	180mm	(7-1/16")
MINIMUM RUN:	280mm	(11")
MINIMUM RISE:	125mm	(5")
MAXIMUM RUN:	N/A	N/A

INTERIOR GUARDS

AT LANDINGS:	900mm	(35")
AT STAIRS:	900mm	(35")
HANDRAILS INSTALLED AT:	900mm	(35")
GUARDS TO BE NON CLIMBABLE WITH A MAXIMUM SPACING OF:	100mm	(4")

EXTERIOR GUARDS

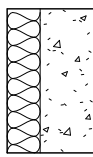
GREATER THAN 2'-0" ABOVE GRADE:	900mm	(35")
GREATER THAN 5'-11" ABOVE GRADE:	1070mm	(42")

GUARD NOTES

- 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") ABOVE FLOOR.
- ALL INTERIOR AND EXTERIOR GUARDS SHALL COMPLY TO THE ONTARIO BUILDING CODE 2024 SUPPLEMENTARY STANDARD S8-7 GUARDS FOR HOUSING AND SMALL BUILDINGS.
- 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.
- FROM TABLE 3.2.1 - INTERIOR POST AND RAIL SYSTEM CONNECTION DETAILS REFER TO CONNECTION DETAILS IH-1, IB-1, IC-2 AND ID-1.
- FROM TABLE 3.2.3 - INTERIOR STAIR GUARD CONNECTION DETAILS REFER TO CONNECTION DETAILS IF-1, IG-1, IG-3, IG-4 AND IH-1 (ALSO IC-2 MODIFIED TO SUIT SLOPE).

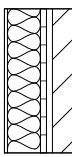
WALL TYPES

TYPICAL FOUNDATION WALL



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

TYPICAL EXTERIOR MASONRY VENEER WALL



- STONE VENEER c/w GALVANIZED BRICK TIES OVERHANG FOUNDATION
- 1" MINIMUM AIR SPACE
- 1" (R5) RIGID INSULATION
- 2x6 WOOD STUDS at 24" o.c. OR 16" o.c. IN KITCHEN AREA
- R20 BATT INSULATION
- 6mil POLY VAPOUR/AIR BARRIER OVERLAPPED AND SEALED
- 1/2" GYPSUM BOARD

TYPICAL INTERIOR STUD WALL



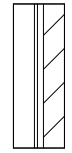
- 1/2" GYPSUM WALL BOARD
- 2x4 WOOD STUDS at 16" o.c.
- 1/2" GYPSUM WALL BOARD
- CHANGE TO 2x6 WOOD STUDS WHERE DIMENSIONED ON PLANS

TYPICAL FOUNDATION WALL AT GARAGE



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

TYPICAL EXTERIOR MASONRY VENEER GARAGE WALL



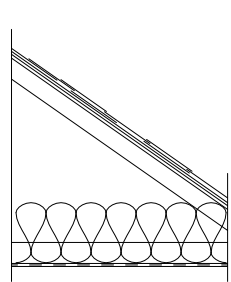
- BRICK VENEER c/w GALVANIZED BRICK TIES OVERHANG FOUNDATION
- 1" MINIMUM AIR SPACE
- 1/4" WAFER BOARD OR O.S.B. SHEATHING
- 2x4 WOOD STUDS at 16" o.c.

TYPICAL INTERIOR GARAGE WALL



- 1/2" GAS PROOF GYPSUM BOARD
- 1" RIGID INSULATION (R5)
- 2x6 WOOD STUDS at 16" o.c.
- R20 BATT INSULATION
- 1/2" GYPSUM BOARD

ROOF TYPES



TYPICAL ENGINEERED WOOD TRUSS ROOF

- MINIMUM 210lb. ASPHALT SHINGLES
- MINIMUM 36" WIDE EAVE PROTECTION TO MINIMUM 12" INSIDE INNER FACE OF WALL
- MINIMUM 36" WIDE VALLEY FLASHING AS REQUIRED
- ROOF VENTS WITH UNOBSTRUCTED FREE AREA OF 1:300 OF INSULATION CEILING AREA
- 7/16" PLYWOOD, WAFER BOARD OR O.S.B. SHEATHING c/w EDGE CLIPS ON
- PRE-ENGINEERED WOOD TRUSSES
- R20 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 ROOF AREAS PROVIDE MINIMUM R31 BATT INSULATION AND ENSURE 3" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING

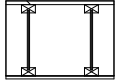
FLOOR TYPES

TYPICAL CONCRETE BASEMENT SLAB



- 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 CONCRETE BASEMENT SLAB



- 5/8" or 3/4" T&G SUBFLOOR ON
- 11 7/8" PRE-ENGINEERED JOISTS (SEE PLANS FOR JOIST SPACING)
- 2x2 CROSS BRIDGING at 8'-10" MAXIMUM
- 1/2" GYPSUM BOARD CEILING (SECOND FLOOR ONLY)
- 1/4" PLYWOOD UNDERLAY IN VINYL FLOOR AREAS
- BATT INSULATION AT EXTERIOR HEADER SPACE

DOOR SCHEDULE

32" x 96"	D1	2'-8"	8'-0"	6
32" x 96" Insulated	D2	2'-8"	8'-0"	1
30" x 96"	D3	2'-4"	8'-0"	3
28" x 96"	D4	2'-4"	8'-0"	1
60" x 96"	D5	5'-0"	8'-0"	2
48" x 96"	D6	4'-0"	8'-0"	2
36" x 96"	D7	3'-0"	8'-0"	3
96" x 94"	D8	8'-0"	7'-10"	4
36" x 80" w/ 2-16" SIDELITES w/ 24" TRANSOM	D9	3'-4"	8'-0"	1
9' x 8' - OVERHEAD GARAGE DOOR	D10	9'-0"	8'-0"	2
36" x 84" - INSULATED STEEL	D11	3'-0"	7'-0"	1
28" x 80"	D12	2'-4"	6'-8"	1

WINDOWS SCHEDULE

60"x36" CASEMENT	W1	5'-0"	3'-0"	1
60"x48" CASEMENT	W2	5'-0"	4'-0"	2
96" x 48" - CASEMENT	W3	8'-0"	4'-0"	1
144" x 48" - CASEMENT	W4	12'-0"	4'-0"	1
144" x 108" - CASEMENT	W5	12'-0"	9'-0"	1
96" x 108" - CASEMENT	W6	8'-0"	9'-0"	1
28" x 72" CASEMENT	W7	2'-4"	6'-0"	6
48" x 72" CASEMENT	W8	4'-0"	6'-0"	3
48"x24" PICTURE	W9	4'-0"	2'-0"	1
48" x 60" CASEMENT	W10	4'-0"	5'-0"	1

TYPICAL STONE VENNEN WALL SECTION

3/8" = 1'-0"

Project Information

RATFORD RESIDENCE

COACH HOUSE
1580 SEATON RD, CAMBRIDGE, ONTARIO

Set Issuance

No.	Date	Description
1	2026.05.22	ISSUED FOR REVIEW

Sheet Information

WALL SECTION, SCHEDULES AND SPECS

Project Number: 16260
Project Start Date: 2026.05.01
Drawn By: SD
Scale: 3/8" = 1'-0"

WORKING DRAWINGS

A1.08