

Attachment 2: Site Plan, Floor Plans, and Elevations

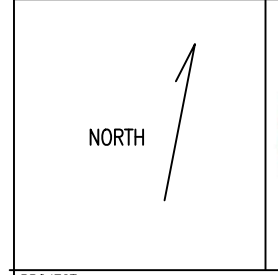
ARCHACEPT INCORPORATED
 8687 COUNTY ROAD 1
 LORETTO, ONTARIO
 LOG 1LO
 905-729-4723
 archacept@sympatico.ca

I, TIM GIBSON, BCIN 10148, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE ATTACHED PLANS AND DOCUMENTS.

TIM GIBSON JULY 4, 2024
 SIGNED DATE

- BUILDING ENTRANCES
- DIRECTION OF SURFACE FLOW
- EX. ELEVATIONS
- PROPOSED GRADES
- APPROX. LOCATION OF RWL
- EXISTING TREE
- SILT FENCE

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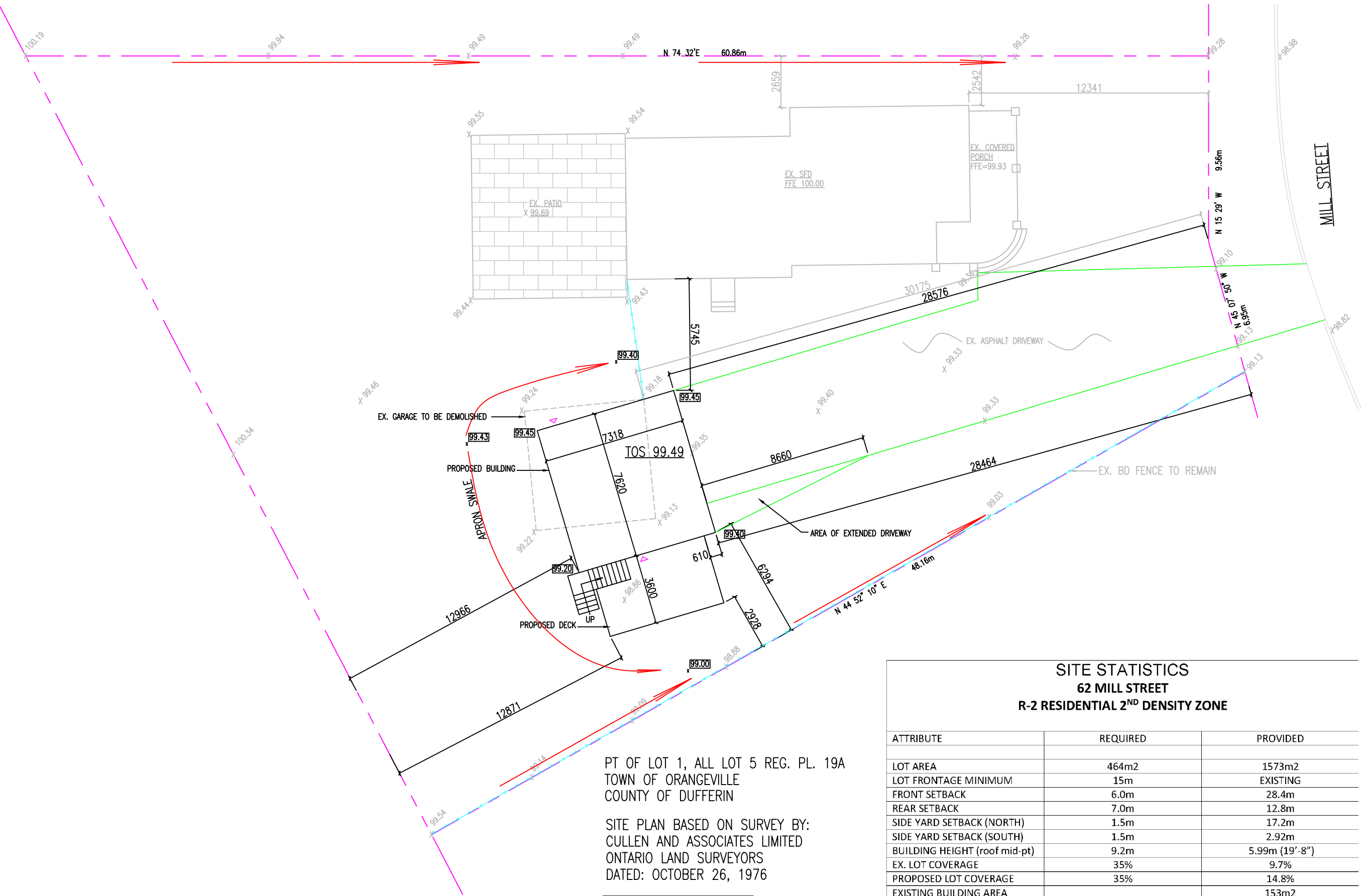
PROJECT
 ACCESSORY DWELLING FOR:
 M. ZACH
 62 MILL STREET
 ORANGEVILLE, ON

TITLE
 SITE PLAN

PROJ. NO 23-21 DRN. BY

DATE DEC. 2023 CKD. BY

SCALE 1:200 DWG. NO. SP-1



PT OF LOT 1, ALL LOT 5 REG. PL. 19A
 TOWN OF ORANGEVILLE
 COUNTY OF DUFFERIN
 SITE PLAN BASED ON SURVEY BY:
 CULLEN AND ASSOCIATES LIMITED
 ONTARIO LAND SURVEYORS
 DATED: OCTOBER 26, 1976

NO ALTERATIONS TO EXISTING BOUNDARY
 DRAINAGE PATTERNS AND FLOWS.

SITE STATISTICS 62 MILL STREET R-2 RESIDENTIAL 2ND DENSITY ZONE

ATTRIBUTE	REQUIRED	PROVIDED
LOT AREA	464m ²	1573m ²
LOT FRONTAGE MINIMUM	15m	EXISTING
FRONT SETBACK	6.0m	28.4m
REAR SETBACK	7.0m	12.8m
SIDE YARD SETBACK (NORTH)	1.5m	17.2m
SIDE YARD SETBACK (SOUTH)	1.5m	2.92m
BUILDING HEIGHT (roof mid-pt)	9.2m	5.99m (19'-8")
EX. LOT COVERAGE	35%	9.7%
PROPOSED LOT COVERAGE	35%	14.8%
EXISTING BUILDING AREA		153m ²
PROPOSED ADDITION BUILDING AREA (INCL. DECK)		80m ²
FLOOR AREA MINIMUM	N/A	

CLIMATIC DATA AND DESIGN LOADS		
CLIMATIC LOCALITY	ORANGEVILLE, ON	
	KPa	psf
ROOF LOADING:		
GROUND SNOW LOAD (Ss)	2.3	48.04
RAIN LOAD (Sr)	0.4	8.35
SNOW LOAD FACTOR (cb)	0.55	0.55
ROOF DESIGN SNOW LOAD	1.7	35.50
ROOF AND CEILING DESIGN DEAD LOAD	0.6	12.53
FLOOR LOADING:		
MAIN FLOOR LIVE	1.9	40
SECOND FLOOR DEAD	1.9	40
WIND LOADING:		
1/10 WIND PRESSURE	0.28	5.85
1/50 WIND PRESSURE	0.36	7.52
TEMPERATURE:		
DEGREE DAYS	4450	
SOIL:		
ASSUMED SOIL BEARING CAPACITY AT FOOTING ELEVATION	75	1566
THE DESIGN LOADS SPECIFIED ABOVE ARE BASED ON THE DESIGN DRAWINGS AND MATERIAL EITHER SPECIFIED OR ASSUMED. WHERE DIFFERENT OR HEAVIER MATERIALS ARE PROPOSED THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION OF ANY LOADBEARING ELEMENTS THAT MAY BE ADVERSELY AFFECTED.		

FLOOR/ROOF TRUSSES: FLOOR/ROOF TRUSS MANUFACTURER TO PROVIDE FLOOR/ROOF LAYOUT DRAWING. IF IT VARIES FROM THIS DESIGN, THE MANUFACTURER PLAN SUPERCEDES THESE PLANS.

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● INTERCONNECTED COMBINATION CARBON MONOXIDE & SMOKE ALARM C/W STROBE LIGHT

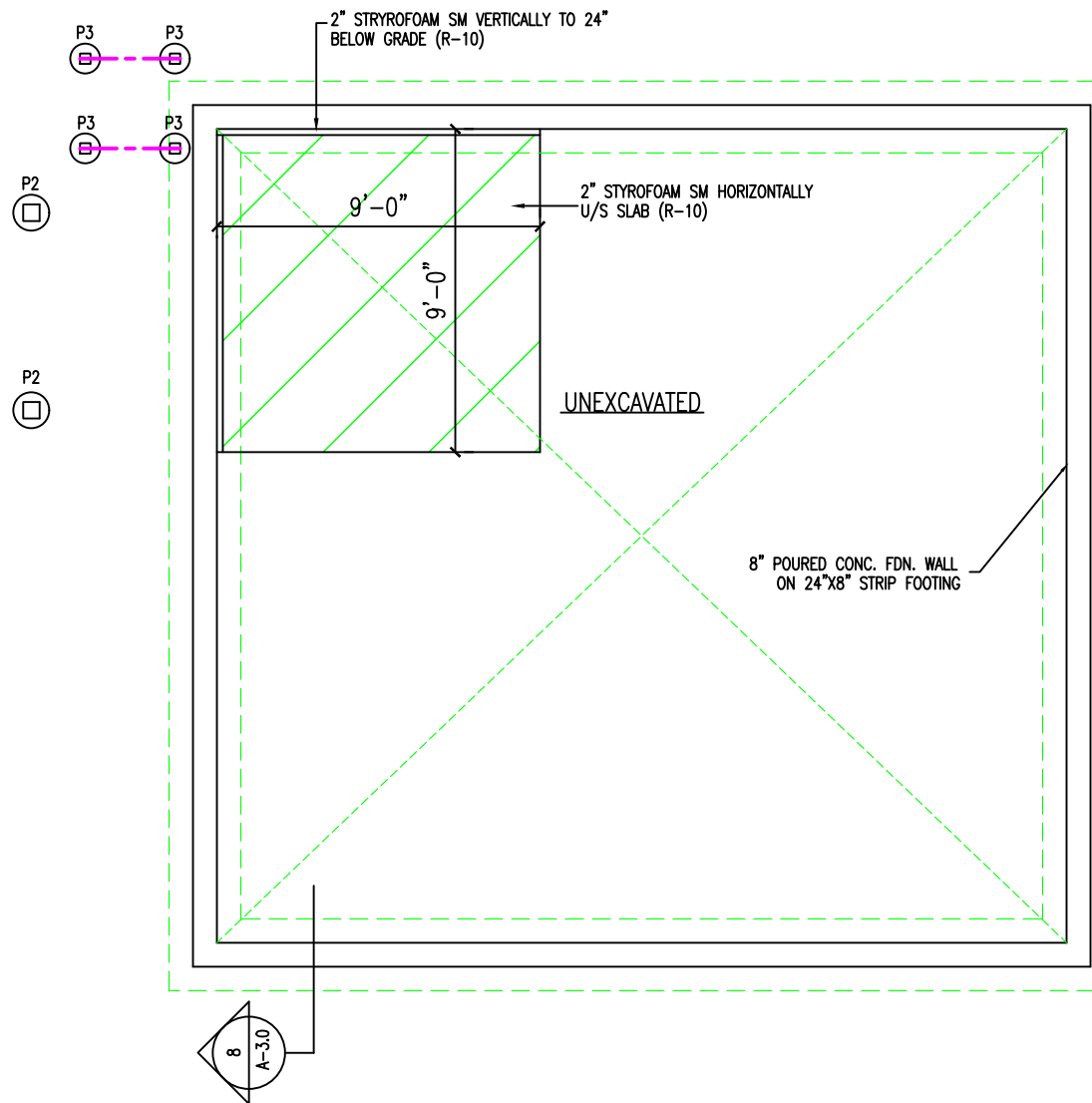
ⓔ EXHAUST FAN

Ⓢ SOLID BEARING

ENSURE FOOTING REACHES NATIVE SOIL DUE TO THE DEMOLITION OF THE EXISTING ACCESSORY BUILDING.

- P1 18" CONC. BELL FTG MIN 4'-0" BELOW GRADE ON UNDISTURBED SOIL
- P2 12" CONC. PIER/FTG MIN 4'-0" BELOW GRADE ON UNDISTURBED SOIL
- P3 10" CONC. PIER/FTG. MIN 4'-0" BELOW GRADE ON UNDISTURBED SOIL

ABU66 GALV. SADDLE BY SIMPSON STRONG STRONG TIE, EPOXY CONNECT 5/8" DIA. GALV THREADED ROD, 5" INTO PIER, C/W GALV. NUT AND WASHER, 12" POURED CONC PIER



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PROJECT
ACCESSORY DWELLING FOR:
M. ZACH
62 MILL STREET
ORANGEVILLE, ON

TITLE
FOUNDATION FLOOR PLAN

PROJ. NO 23-21	DRN. BY
DATE NOV. 2023	CKD. BY
SCALE 3/16" = 1'-0"	DWG. NO A-1.0

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- INTERCONNECTED COMBINATION CARBON MONOXIDE & SMOKE ALARM C/W STROBE LIGHT
- [E] EXHAUST FAN
- [SB] SOLID BEARING
- X POINT LOAD FROM ABOVE

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NORTH

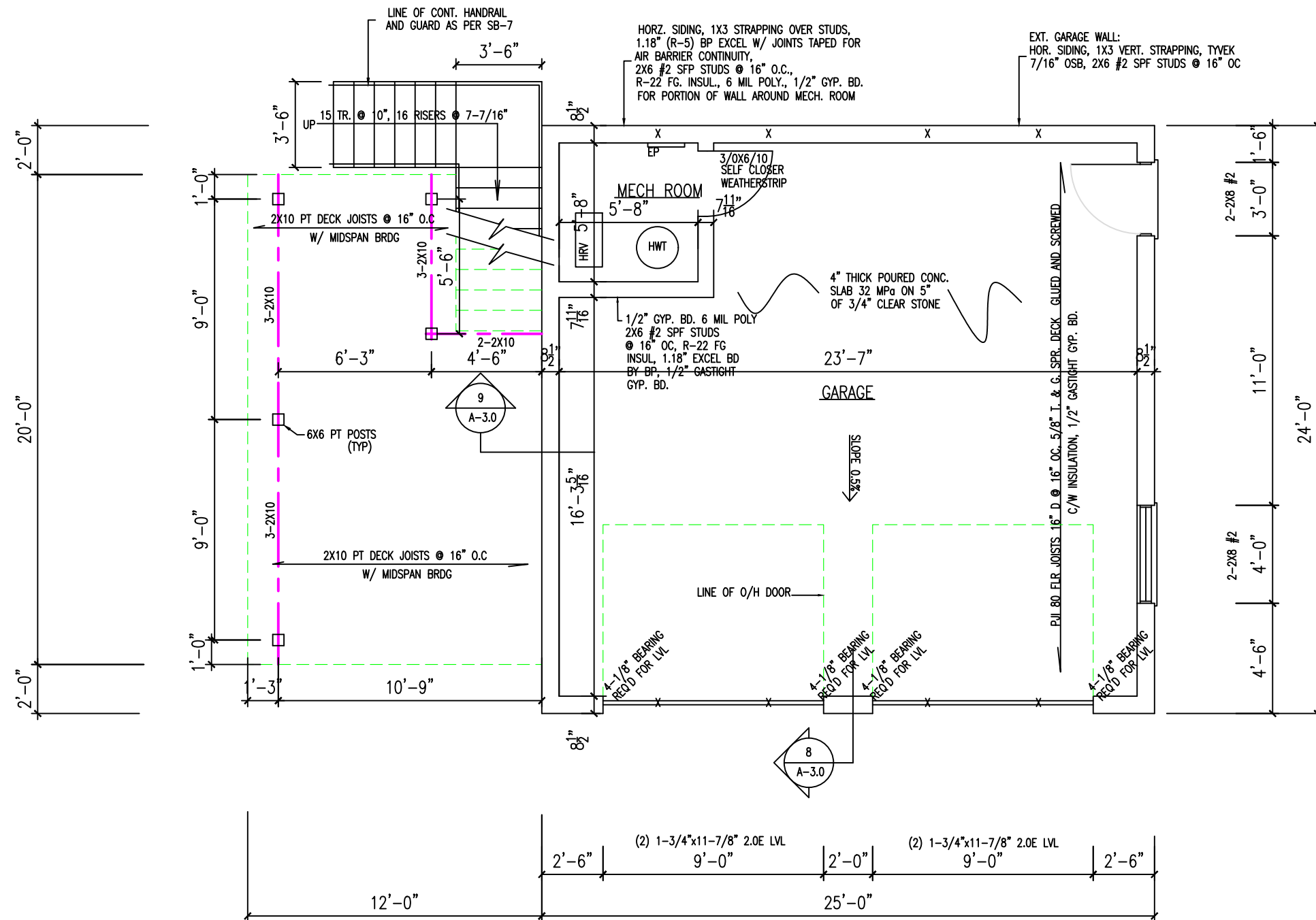
PROJECT
ACCESSORY DWELLING FOR:
M. ZACH
62 MILL STREET
ORANGEVILLE, ON

TITLE
MAIN FLOOR PLAN

PROJ. NO 23-21	DRN. BY
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DATE NOV. 2023	CKD. BY
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SCALE 3/16" = 1'-0"	DWG. NO A-1.1
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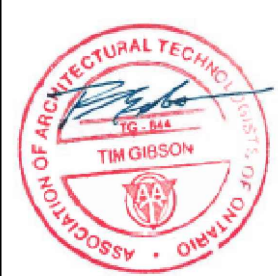
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- ⊠ EXHAUST FAN
- ▣ SOLID BEARING

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PROJ. NO
23-21

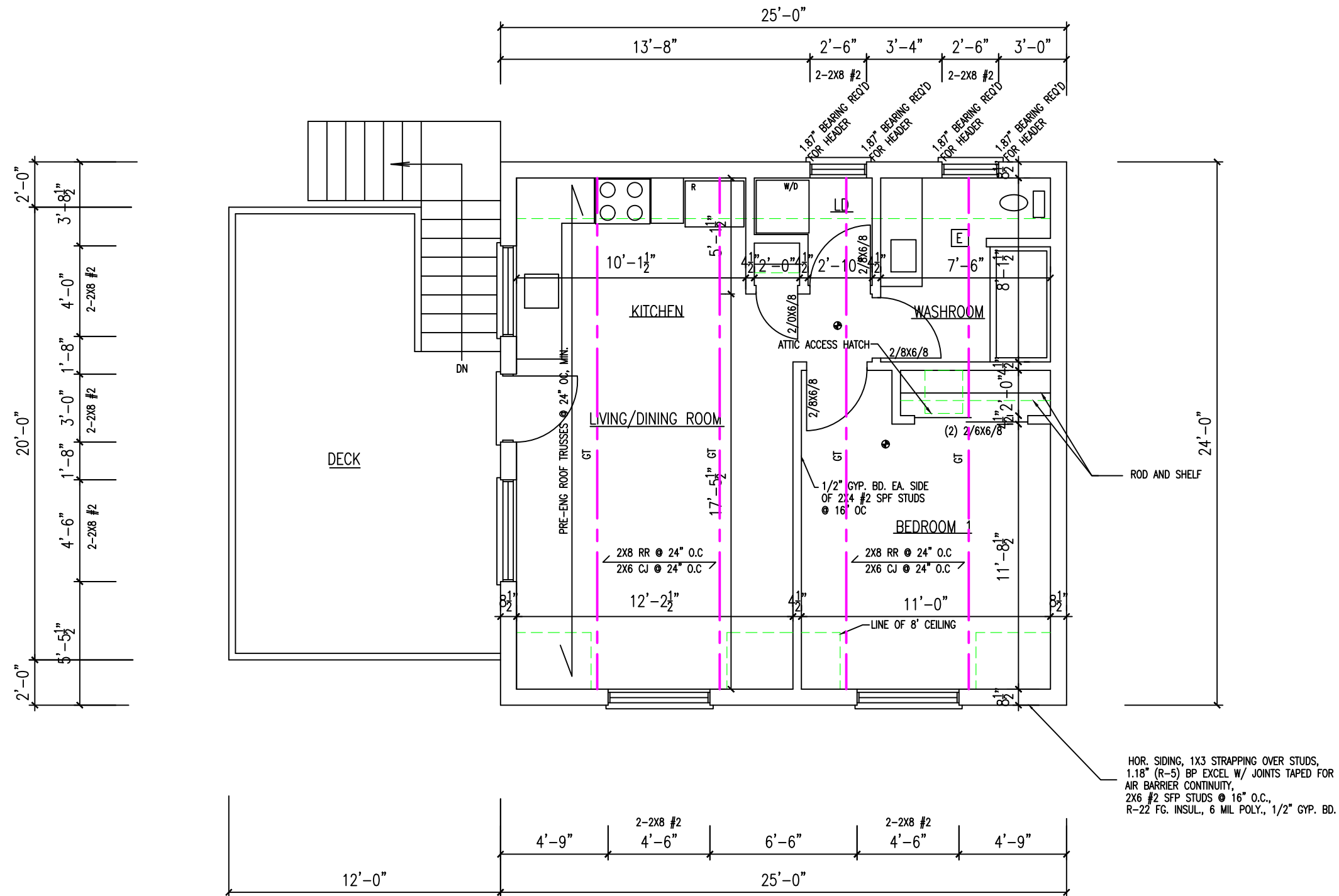
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SCALE
3/16"=1'-0"

DWG. NO
A-1.2



HOR. SIDING, 1X3 STRAPPING OVER STUDS,
1.18" (R-5) BP EXCEL W/ JOINTS TAPED FOR
AIR BARRIER CONTINUITY,
2X6 #2 SFP STUDS @ 16" O.C.,
R-22 FG. INSUL., 6 MIL POLY., 1/2" GYP. BD.

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EAST ELEVATION

PROJ. NO
23-21

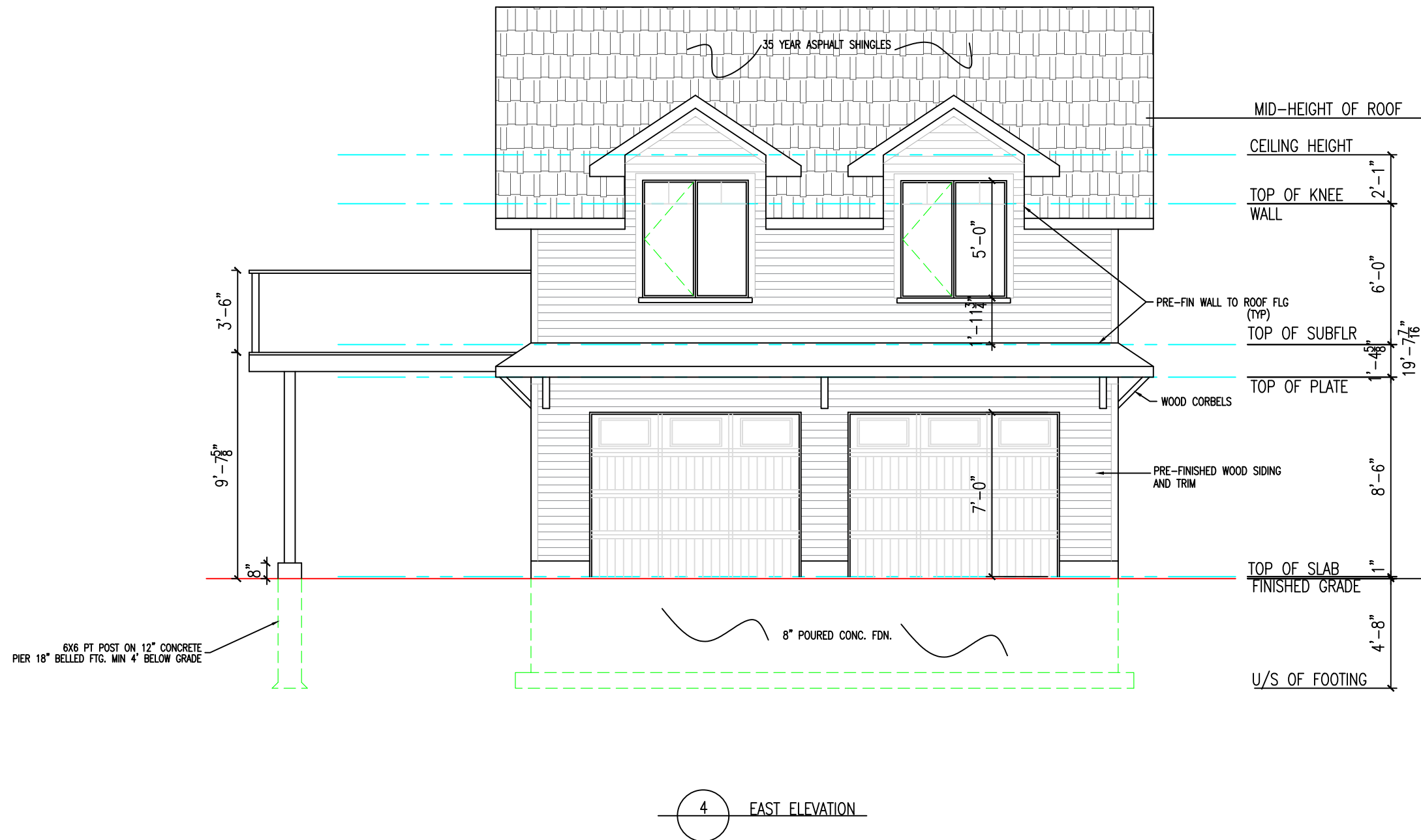
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SCALE
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DWG. NO
A-2.0



4 EAST ELEVATION

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TITLE
 WEST ELEVATION

PROJ. NO
 23-21

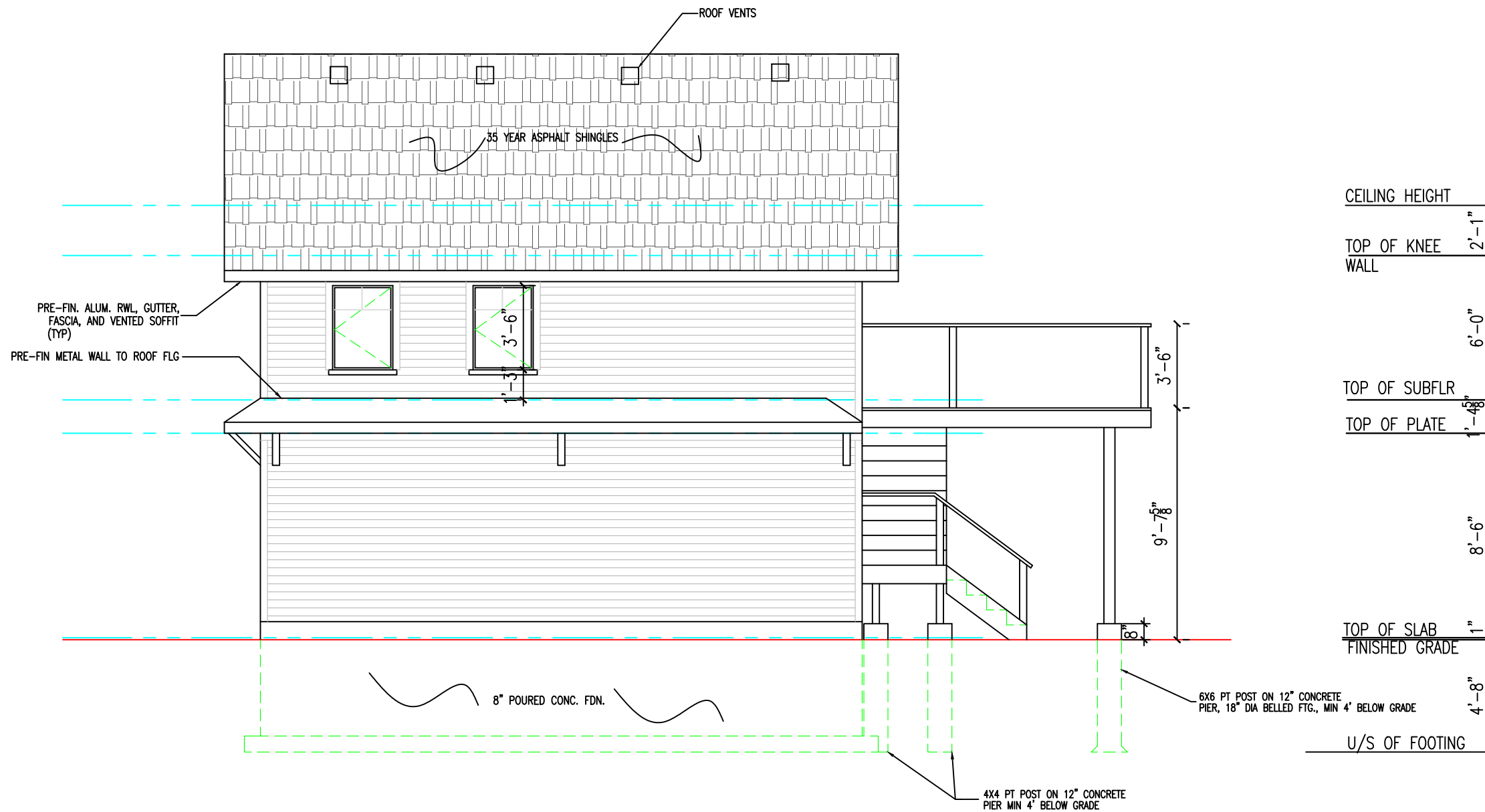
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DATE
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SCALE
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DWG. NO
 A-2.1



4 WEST ELEVATION

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TITLE
NORTH ELEVATION

PROJ. NO
23-21

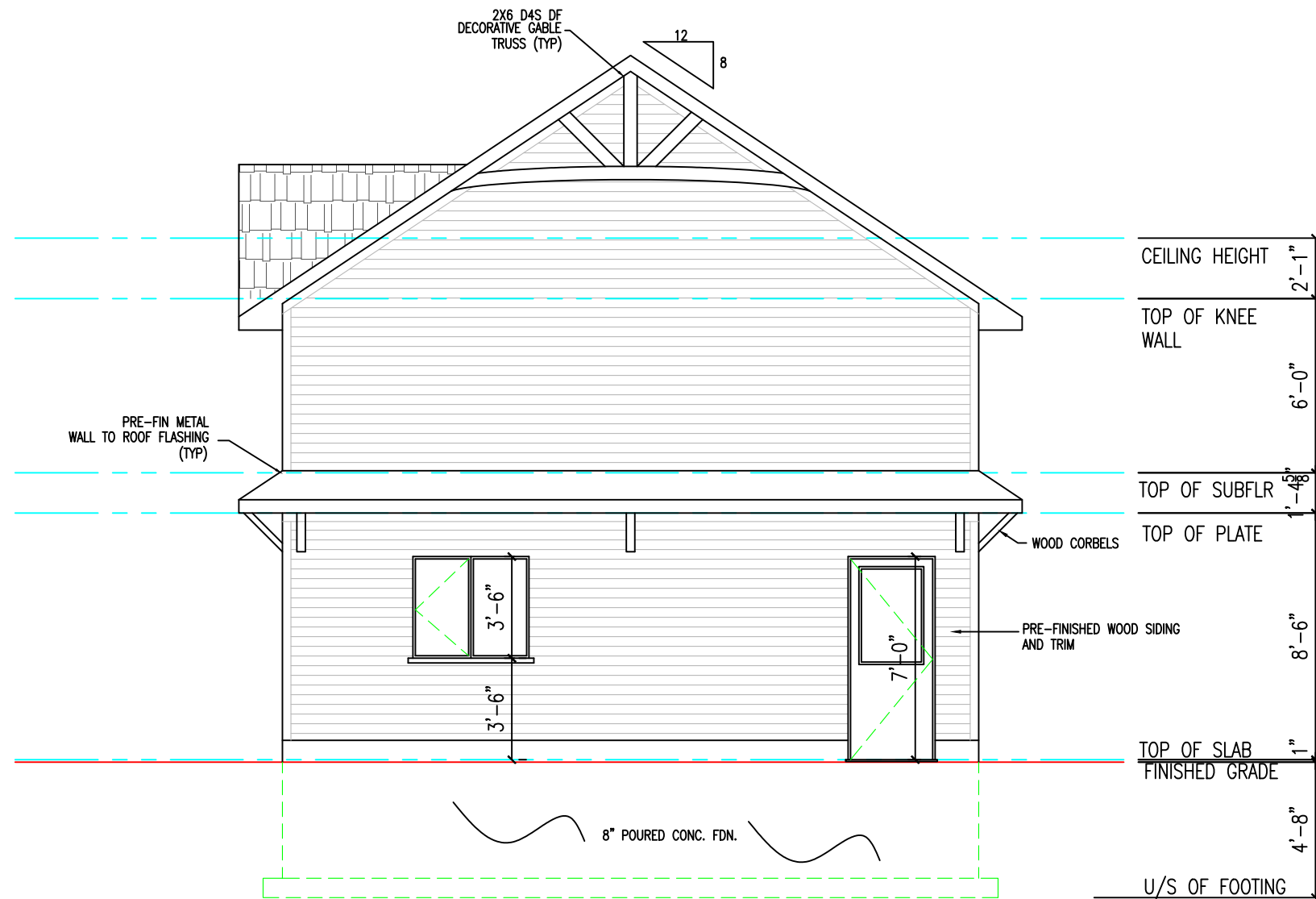
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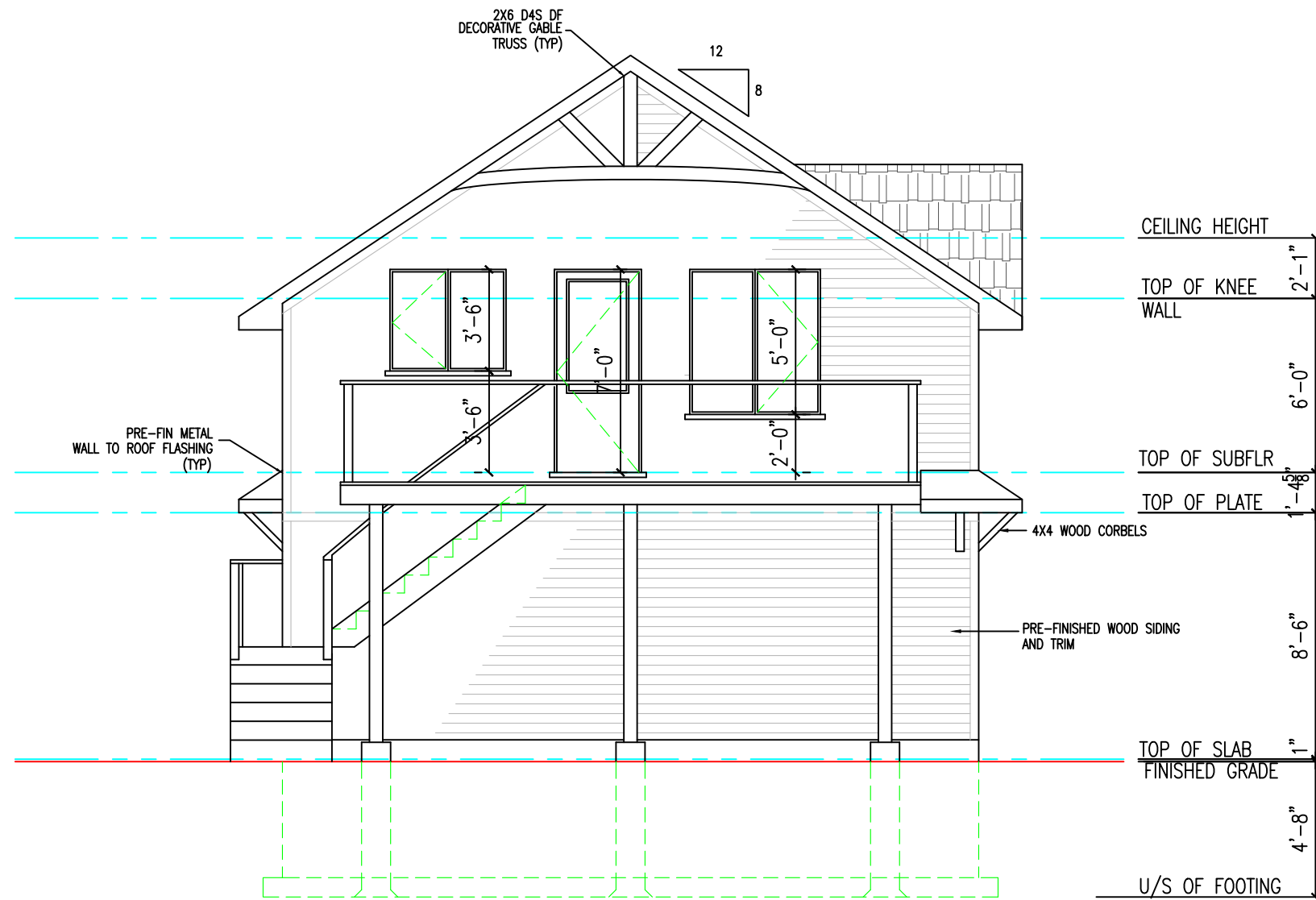
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SCALE
3/16"=1'-0"

DWG. NO
A-2.2



5 NORTH ELEVATION



6 SOUTH ELEVATION

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TITLE
SOUTH ELEVATION

PROJ. NO
23-21

DRN. BY

DATE
NOV. 2023

CKD. BY

SCALE
3/16"=1'-0"

DWG. NO
A-2.3

GENERAL

- USE ONLY THE LATEST ISSUES OF ANY GOVERNMENT CODES, STANDARDS, OR REGULATIONS MENTIONED IN THE FOLLOWING NOTES.
- EXCEPT WHERE NOTED OTHERWISE, PROVIDE ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE (OBC) AND ITS LATEST REGULATIONS.
- VERIFY ALL DIMENSIONS, LEVELS AND ELEVATIONS PROVIDED BY THE DRAWINGS WITH OTHER DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE THESE DRAWINGS.
- CO-ORDINATE WITH ALL OTHER TRADES WHERE SUCH TRADES AFFECT THE STRUCTURE.
- THE STRUCTURAL DESIGN OF THE BUILDING IS BASED ON THE FULL INTERACTION OF ALL ITS COMPONENT PARTS. NO PROVISIONS HAVE BEEN MADE FOR CONDITIONS OCCURRING DURING CONSTRUCTION. MAKE ADEQUATE PROVISIONS FOR CONSTRUCTION STRESSES AND FOR SUFFICIENT TEMPORARY BRACING AND SHORING TO KEEP THE STRUCTURE PLUMB AND LEVEL DURING ALL PHASES OF THE WORK.
- NO HOLES, OTHER THAN THOSE DETAILED ON THE STRUCTURAL DRAWINGS OR SHOP DRAWINGS APPROVED BY THE DESIGNER, WILL BE PERMITTED THROUGH STRUCTURAL MEMBERS.
- ALL DESIGN LOADS INDICATED ON THE DRAWINGS ARE SPECIFIED LOADS (i.e. UNFACTORED SERVICE) LOADINGS UNLESS NOTED OTHERWISE.

FOUNDATION

- THE FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED MINIMUM ALLOWABLE NET BEARING CAPACITY OF 1566 psf. FOUND ALL FOOTINGS ON NATURAL UNDISTURBED INORGANIC SOIL.
- A SOILS CONSULTANT SHALL APPROVE ON SITE THE ASSIGNED SAFE NET BEARING PRESSURE FOR EACH FOOTING. IF THE SAFE NET BEARING PRESSURE USED FOR DESIGN IS NOT APPROVED, THE FOUNDATION DETAILS WILL BE ADJUSTED BY THE DESIGNER ACCORDING TO ACTUAL SITE CONDITIONS.
- REMOVE ANY SOFT OR FROZEN SOIL MATERIAL ENCOUNTERED UNDER FOOTINGS AND REPLACE WITH MASS CONCRETE OF 2000 psi MINIMUM 28 DAY STRENGTH TO UNDERSIDE OF FOOTING.
- INSTALL THE UNDERSIDE OF ALL EXTERIOR WALL AND COLUMN FOOTINGS AT LEAST 4'-0" BELOW THE FINISHED NEW GRADE. PROTECT ALL FOOTINGS, WALLS, SLAB-ON-GRADE AND ADJACENT SOIL AGAINST FREEZING AND FROST ACTION AT ALL TIMES DURING CONSTRUCTION.
- IF SOIL SOFTENING OCCURS BEFORE FOOTING CONCRETE CAN BE POURED, OR AS REQUIRED BY THE SOILS REPORT, CONSTRUCT THE FOOTINGS ON A LEVEL 2" THICK SKIM SLAB OF 2000 psi MINIMUM 28 DAY STRENGTH, PLACED IMMEDIATELY AFTER COMPLETION OF EXCAVATION.
- USE EXCAVATED MATERIALS AS BACKFILL ONLY AS APPROVED BY THE SOILS CONSULTANT.
- HORIZONTAL CONSTRUCTION OR "COLD" JOINTS IN CONCRETE RETAINING WALLS ARE NOT PERMITTED UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

CAST IN PLACE CONCRETE

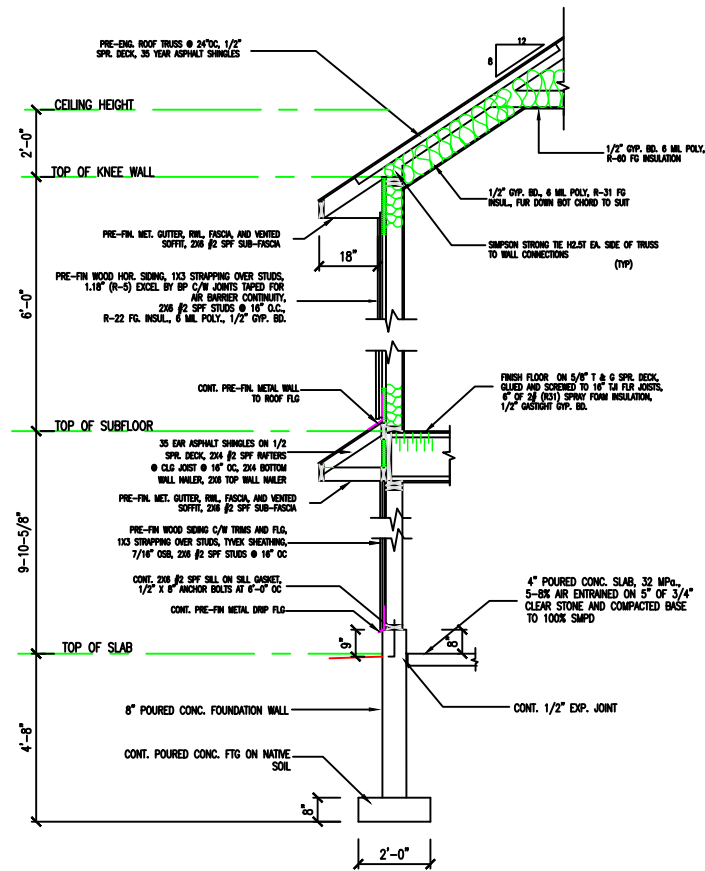
- CONFORM TO THE REQUIREMENTS OF CSA STANDARDS CAN3-A23.1-M AND CAN3-A23.2-M FOR CONCRETE MIX COMPONENTS, PLACING, CURING AND TESTING.
- CEMENT: NORMAL (TYPE 10) PORTLAND CEMENT CONFORMING TO CSACAN3-A5-M.
- FORMWORK: TO CSA STANDARD S269.1, TREAT ALL FORMWORK SURFACES IN ACCORDANCE WITH THE REQUIREMENT OF CSA STANDARD CAN3-A23.1M.
- USE CONCRETE EXPOSURE CLASS A FOR SIDEWALKS, CLASS B FOR EXTERNALLY EXPOSED CONCRETE AND CLASS C FOR ALL OTHER CONCRETE.
- PROVIDE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS AND A SLUMP AT DISCHARGE OF 3", +/- 1", UNLESS OTHERWISE NOTED.
- REINFORCING STEEL FOR ALL REINFORCEMENT, USE DEFORMED BARS OF GRADE 400 (60,000psi). COMPLY WITH THE REQUIREMENTS OF CSA STANDARD G30.18-M FOR ALL REINFORCEMENT.
- CONFORM TO CSA STANDARD G30.5-M REQUIREMENTS FOR WELDED WIRE FABRIC. MINIMUM YIELD STRENGTH TO BE 65,000 psi.
- LAP CONTINUOUS REINFORCING STEEL 30 BAR DIAMETERS AT SPLICES AND CORNERS UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING CLEAR COVER TO REINFORCING STEEL:
 - (a) FORMED SLABS AND WALLS NOT EXPOSED TO SOIL OR WEATHER - 3/4"
 - (b) CONCRETE PLACED ON SOIL - 3"
 - (c) TOP OF SLAB TO WELDED WIRE FABRIC - 1-1/2"

LUMBER

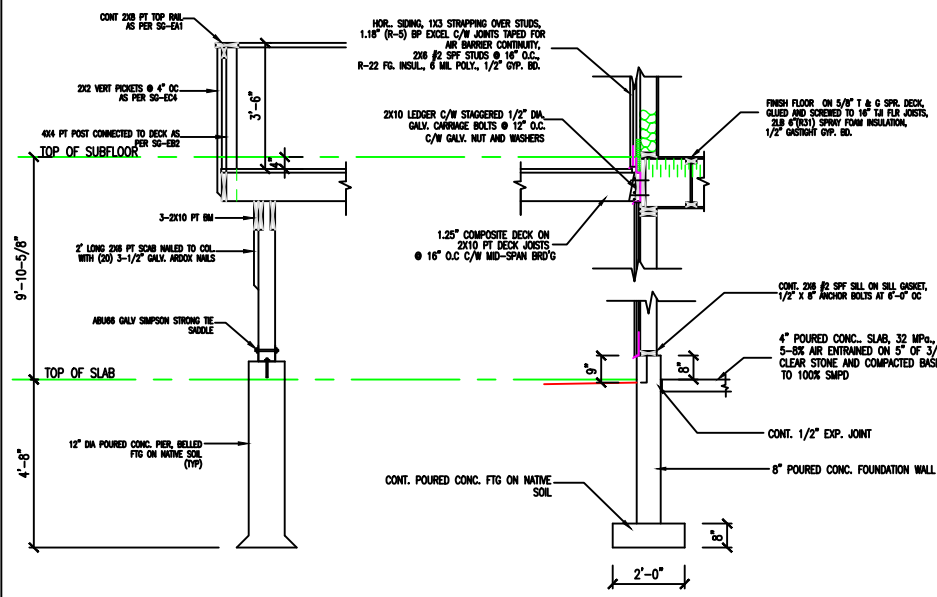
- CONFORM TO THE STANDARD GRADING RULES OF THE NATIONAL LUMBER GRADE AUTHORITY (NLGA) AND TO CSA STANDARD CAN3-086-M.
- ALL FRAMING LUMBER TO BE #2 GRADE SPRUCE UNLESS NOTED OTHERWISE.
- FRAMING LUMBER FOR THE EXTERIOR IS TO BE PRESSURE TREATED TO CAN/CSA-080.1-M UNLESS OTHERWISE NOTED.
- PSL/LVL MATERIAL AND FLOOR TRUSSES ARE TO BE BY "TRUS JOIST MACMILLAN". THE MANUFACTURER IS TO PROVIDE SHOP DRAWINGS OF ALL MATERIALS TO THE DESIGNER.

HARDWARE AND CONNECTIONS

- NAILS AND SPIKES: TO CSA STANDARD B111 FOR COMMON SPIRAL (ARDOX) NAILS.
- CONFORM TO THE REQUIREMENTS OF TABLE 9.23.3.4 AND 9.23.4.5 OF THE ONTARIO BUILDING CODE UNLESS NOTED OTHERWISE.
- NAILS USED WITH PRESSURE TREATED LUMBER OR IN LOCATIONS EXPOSED TO THE WEATHER SHALL BE HT DIPPED GALVANIZED.



8 EXTERIOR WALL SECTION
A-1.0



9 DECK DETAIL
A-1.0

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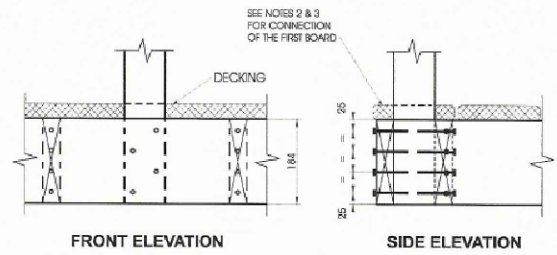
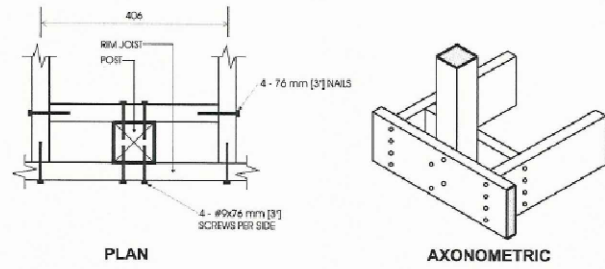
REVISIONS



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SECTIONS

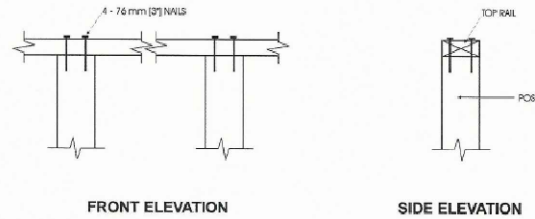
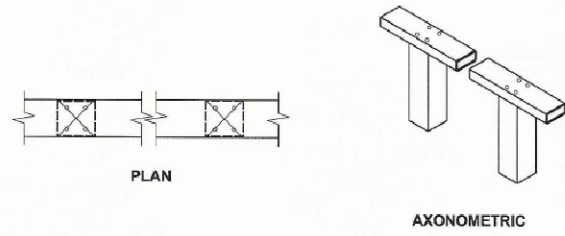
PROJ. NO 23-21	DRN. BY
DATE NOV. 2023	CKD. BY
SCALE 1/2" = 1'-0"	DWG. NO A-3.0



Detail EB-2
Exterior Connection: Post Screwed to Rim Joist

- Notes:**
- Decking is omitted from the plan view and the axonometric view for clarity.
 - Fasten 25 mm x 140 mm (1" x 6" nominal) outer deck board to rim joist with 63 mm (2 1/2") nails at 300 mm (12").
 - Fasten 25 mm x 140 mm (1" x 6" nominal) outer deck board to floor joist with 1 - 63 mm (2 1/2") nail at each joist.
 - The post may be positioned anywhere between the joists.
 - #9 screws may be replaced by #8 screws if the maximum spacing between posts is not more than 1.20 m (3'-11").
 - Dimensions shown are in mm unless otherwise specified.

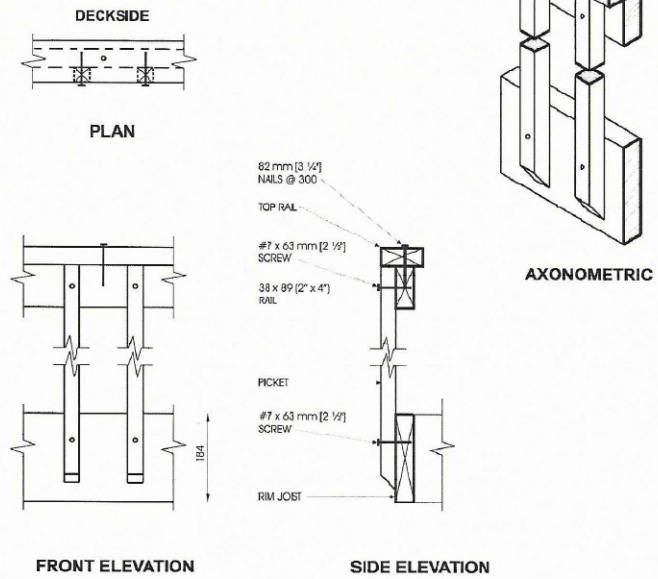
MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.56 (5'-1")
Northern Species	1.20 (3'-11")
Column 1	2



Detail EA-1
Exterior Connection: Top Rail Nailed to Post

- Notes:**
- The top rail must be continuous. Use Detail EA-5 at the end spans, where continuity ends.

MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.52 (5'-0")
Northern Species	1.52 (5'-0")
Column 1	2



Detail EC-4
Exterior Connection: Infill Picket Screwed to Top Rail and Rim Joist

- Note:**
- Dimensions shown are in mm unless otherwise specified.

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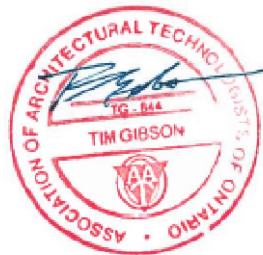
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