## SITE DATA

EXISTING ZONING:

R2 LOT AREA

1292.49 SQM (13912.21 SQFT) BY-LAW PROPOSED 5.99M (TO EXISTING BUILDING) 6.0M MIN. FRONT YARD SETBACK 1.2M MIN. SIDE YARD (EAST) SETBACK MIN. REAR YARD SETBACK 10.0M 57.95M 1.67M (TO EXISTING BUILDING) MIN. SIDE YARD (WEST) SETBACK 1.2M 1.33M (TO PROPOSED COV. PORCH)

GROSS FLOOR AREA

EXISTING 106.38M<sup>2</sup> 106.38M<sup>2</sup> BASEMENT (EXCLUDED FROM TOTAL) 116.18M <sup>2</sup> 0.44M² 116.62M<sup>2</sup> FIRST FLOOR 69.23M² SECOND FLOOR 60.80M<sup>2</sup> 130.03M<sup>2</sup> 45.16M<sup>2</sup> LOFT AREA 291.81 SQM (3141.12 SQFT) TOTAL GROSS FLOOR AREA

(EXCLUDING BASEMENT) EXISTING SHED 73.72M <sup>2</sup> 5.82M<sup>2</sup> EXISTING SHED EXISTING COVERED PORCH (FRONT) 15.44M² 4.60M<sup>2</sup> PROPOSED COVERED PORCH (SIDE) 35.09M<sup>2</sup> PROPOSED COVERED PORCH (REAR) 36.49M² PROPOSED GARAGE

COVERAGE

TOTAL BUILDING COVERAGE 217.97 SQM (2346.26 SQFT) (16.9%) (INCLUDING COVERED PORCHES)

~9.03 M

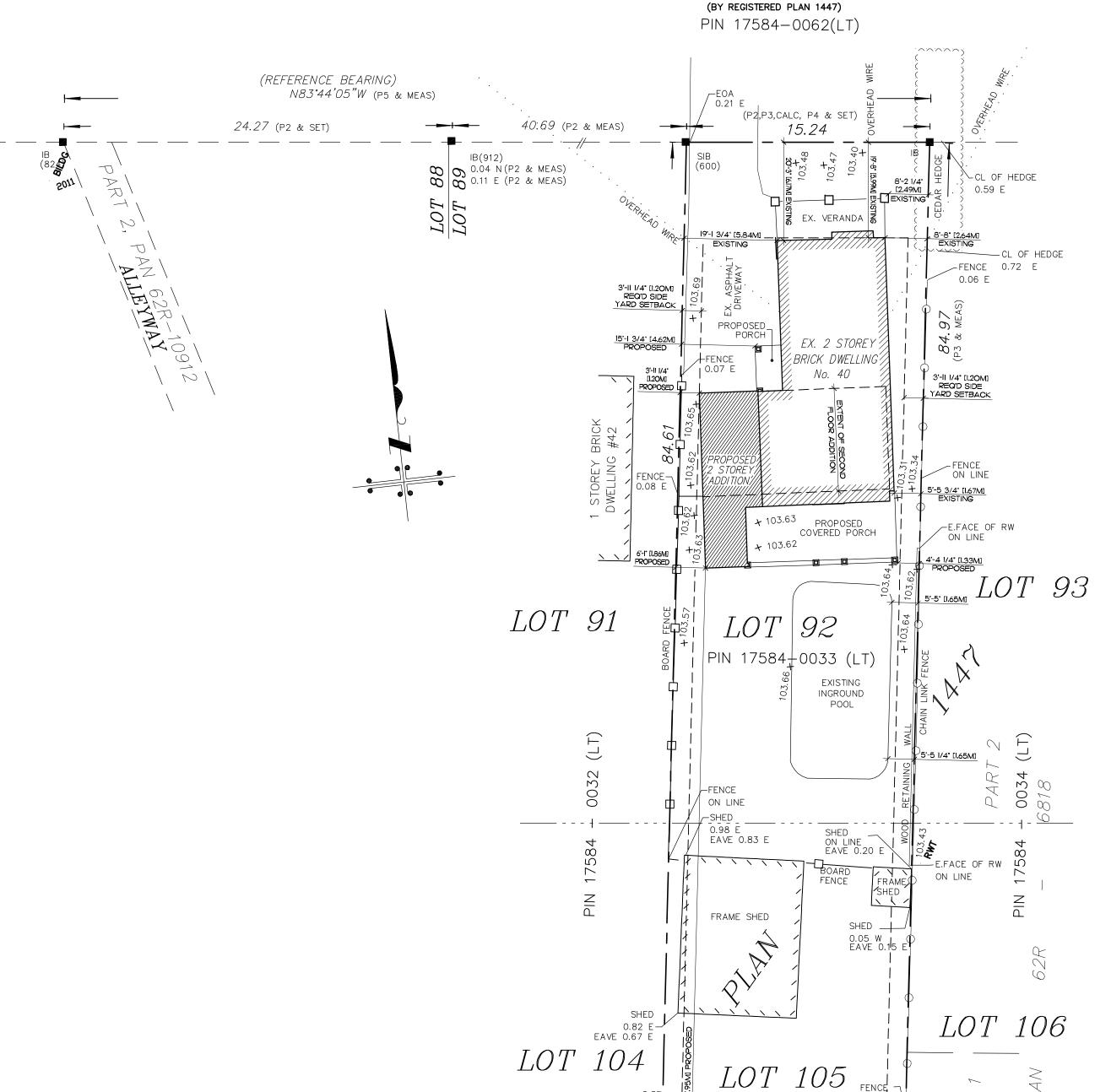
ACCESSORY COVERAGE EXISTING ACCESSORY COVERAGE

EXISTING BUILDING HEIGHT

(FROM EXISTING FIN. FLOOR)

79.54 SQM (856.16 SQFT) (6.2%) MAX. BUILDING HEIGHT 10.5 M

CAYLEY STREET (BY REGISTERED PLAN 1447)



FRAME SHED

FENCE -

0.09 W

IB(600)(WIT)

0.05 W (P5 & SET) 0.37 S (P5 & SET)

√ (P5 & SET)

ROLPH STREET

(FORMERLY MACNAB STREET, CHANGED BY BY-LAW No. 747, INST. 432)

(BY REGISTERED PLAN 1447)

(NOT TRAVELLED)

PIN 17584-0060(LT)

Bearing Reference BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF CAYLEY STREET, AS SHOWN ON PLAN 62R-10912,

Surveyor's Certificate

HAVING A BEARING OF N83°44'05"W.

I CERTIFY THAT : 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES AUT

AND THE REGULATIONS MADE UNDER THEM. 2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF FEBRUARY, 2014.

SURVEYOR'S REAL PROPERTY REPORT

REGISTERED PLAN 1447

KNOWN AS MUNICIPAL No. 40 CAYLEY STREET

LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING BOUNDARIES, EASEMENTS AND RIGHT OF WAYS — FEBRUARY 25, 2014

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

REFER TO PART 1 OF PROPERTY REPORT FOR LOCATION OF BUILDINGS AND OTHER SETBACKS

MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS

SURVEY REPORT (BEING PART 2)( to be read in conjunction with plan being Part 1)

MacKAY, MacKAY & PETERS LIMITED grants STRUCTURED CREATIONS INC. ["The Client(s)"], their solicitor and other related parties permission to use "Original Copies" of the Surveyor's Real Property Report in

transactions involving "The Client(s)".

PLAN BEING PART 1

MUST BE READ IN CONJUNCTION WITH

SURVEY REPORT (BEING PART 2)

LOTS 92 AND 105

CITY OF HAMILTON

(FORMERLY TOWN OF DUNDAS)

ADDITIONAL REMARKS:

DENOTES A SURVEY MONUMENT FOUND

SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR

SIB DENOTES STANDARD IRON BAR

WIT DENOTES WITNESS MONUMENT

(OU) DENOTES ORIGIN UNKNOWN

P2 DENOTES PLAN 62R-10912

P3 DENOTES PLAN 62R-6818 P4 DENOTES REG'D PLAN 1447

P5 DENOTES PLAN 62R-13410 CL DENOTES CENTRELINE

RW DENOTES RETAINING WALL

EOA DENOTES EDGE OF ASPHALT

BULCING TES SHOWN YEFEON ARE TO OUTS DE 54CE OF STRUCTURES, UNLESS OTYERWISE NOTED.

© DENOTES CENTRE LINE

Ø DENOTES ROUND

CC DENOTES CUT CROSS CP DENOTES CONCRETE PIN

☐ DENOTES A SURVEY MONUMENT PLANTED

PIN DENOTES PROPERTY IDENTIFICATION NUMBER

P1 DENOTES PLAN BY SIDNEY W. WOODS, DATED AUGUST 14, 1980

Legend

PLAN OF

BEING IN THE

MARCH 24, 2014 DATE

ROSS A. CLARKE ONTARIO LAND SURVEYOR FOR: MACKAY, MACKAY & PETERS LIMITED

OBC REGISTRATION , DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 32.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

D. Sanger-Smith, B.Arch BCIN26286 Structured Creations Inc. BCIN 29617

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY

ASSOCIATION OF ONTARIO

LAND SURVEYORS

PLAN SUBMISSION FORM

1902522

ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3) DRAWN BY:

14-020

A.B. PARTY CHIEF: J.M. CHECKED BY: K.J.D. PROJECT NO .:

True North:

Project North:

Key Plan:

01.09.14 REV. AS PER CLIENT 06.08.14 REV.1 AS PER CITY OF HAMILTON 9 23.06.14 SUB FOR BUILDING PERMIT 8 06.06.14 REV SURVEY w/ GRADE ELEV. 7 | 21.05.14 | REV.1 AS PER CLIENT 6 20.05.14 ISSUED FOR TENDER 5 02.05.14 SUB FOR CONSERVATION REVIEW 4 | 18.02.14 | ISSUED FOR FINAL APPR. 3 | 12.02.14 | BUDGET REV. MTG. 2 | 30.12.13 | REV.1 AS PER INIT. MTG.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED

1 30.10.13 INIT DESIGN PRESENT.

No. Date: Issue/Revision

Drawing Issues/Revisions:

CONDITIONS. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE

STRUCTURED CREATIONS

BY DARREN SANGER-SMITH 453 Brant St (O) 416.204.0351

Burlington, ON, L7R 2G3 (E): info@structuredcreations.com **GARDNER RESIDENCE** 

ONTARIO

**40 CAYLEY STREET DUNDAS** 

Sheet Title:

**RENO/ADDITION** 

SITE PLAN

Design By: Drawn By: Approved By: D.S.S. J.S. D.S.S. Project No.: SEPT 01/14 1:200 13-106

Drawing No:

Drawing Series:

Ø1/Ø9/14 DATE SIGNATURE OF DESIGNER

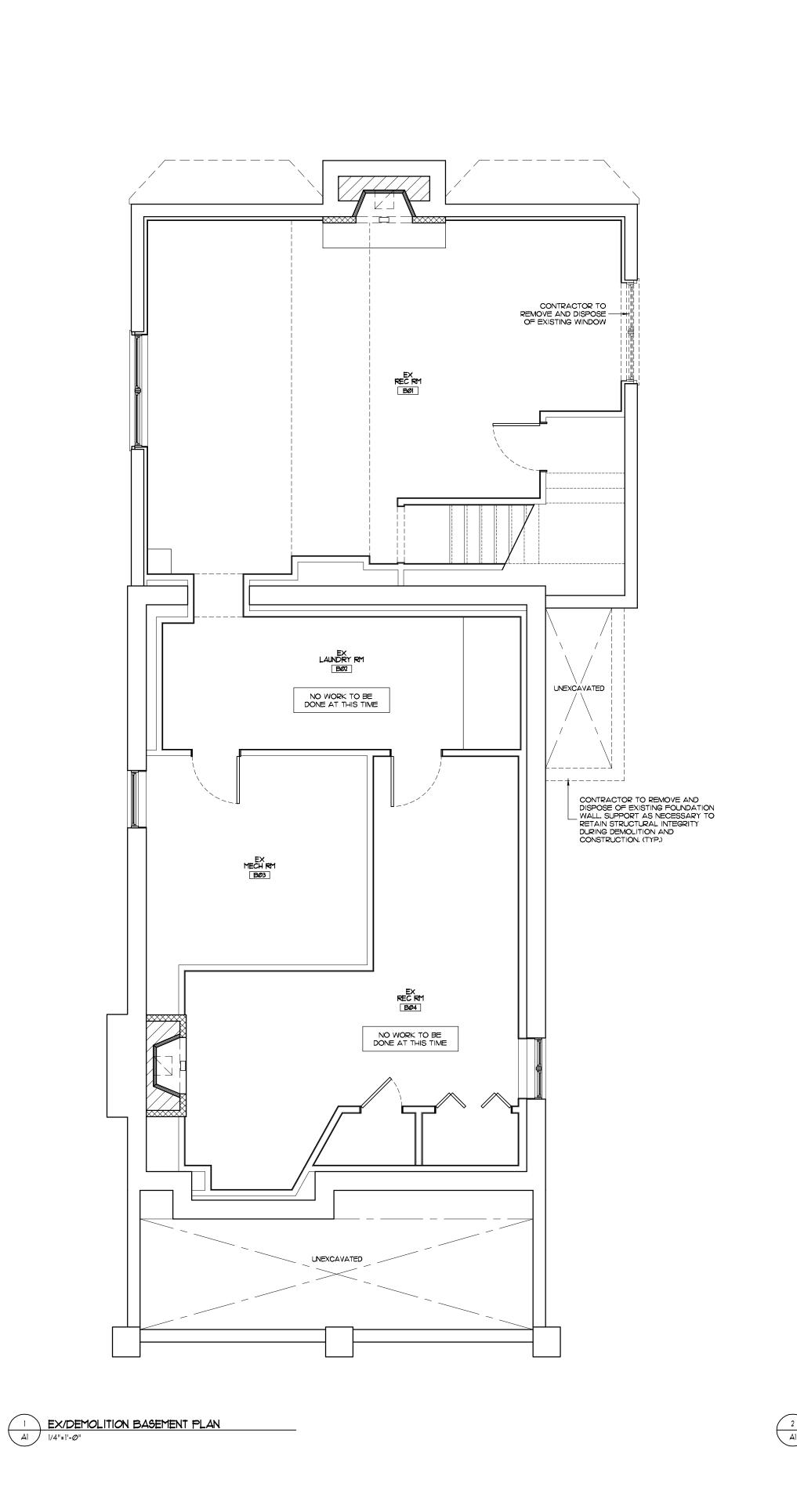
CAD FILE: X:\StructuredCreationsProjects\Projects2013\13-106Gardner\13106-PlansFinalRev2.dwg

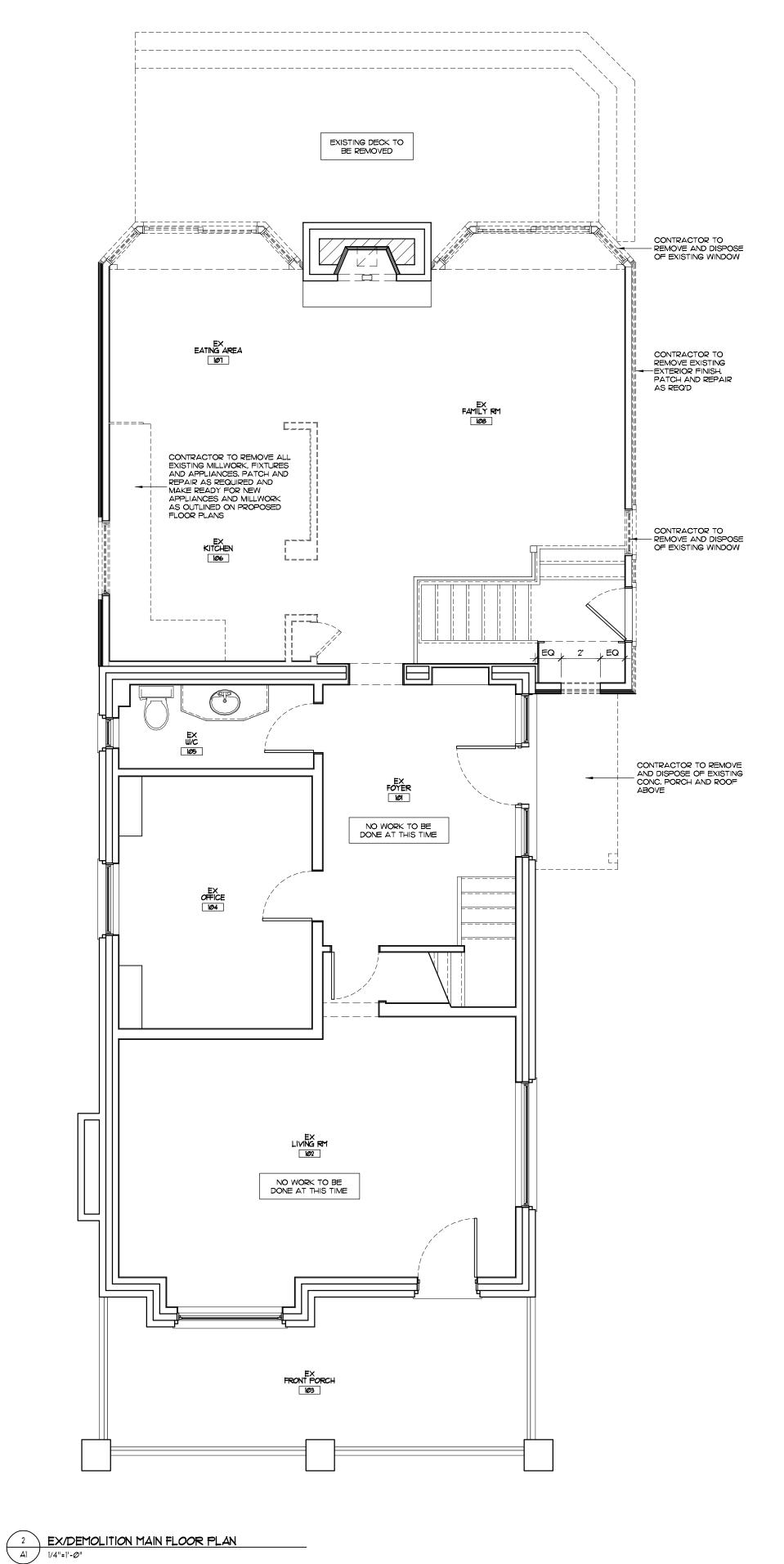
ONTARIO LAND SURVEYORS 3380 SOUTH SERVICE ROAD BURLINGTON, ONTARIO L7N 3J5 PHONE: (905) 639-1375 FAX: (905) 333-9544 e-mail: halton@mmplimited.com

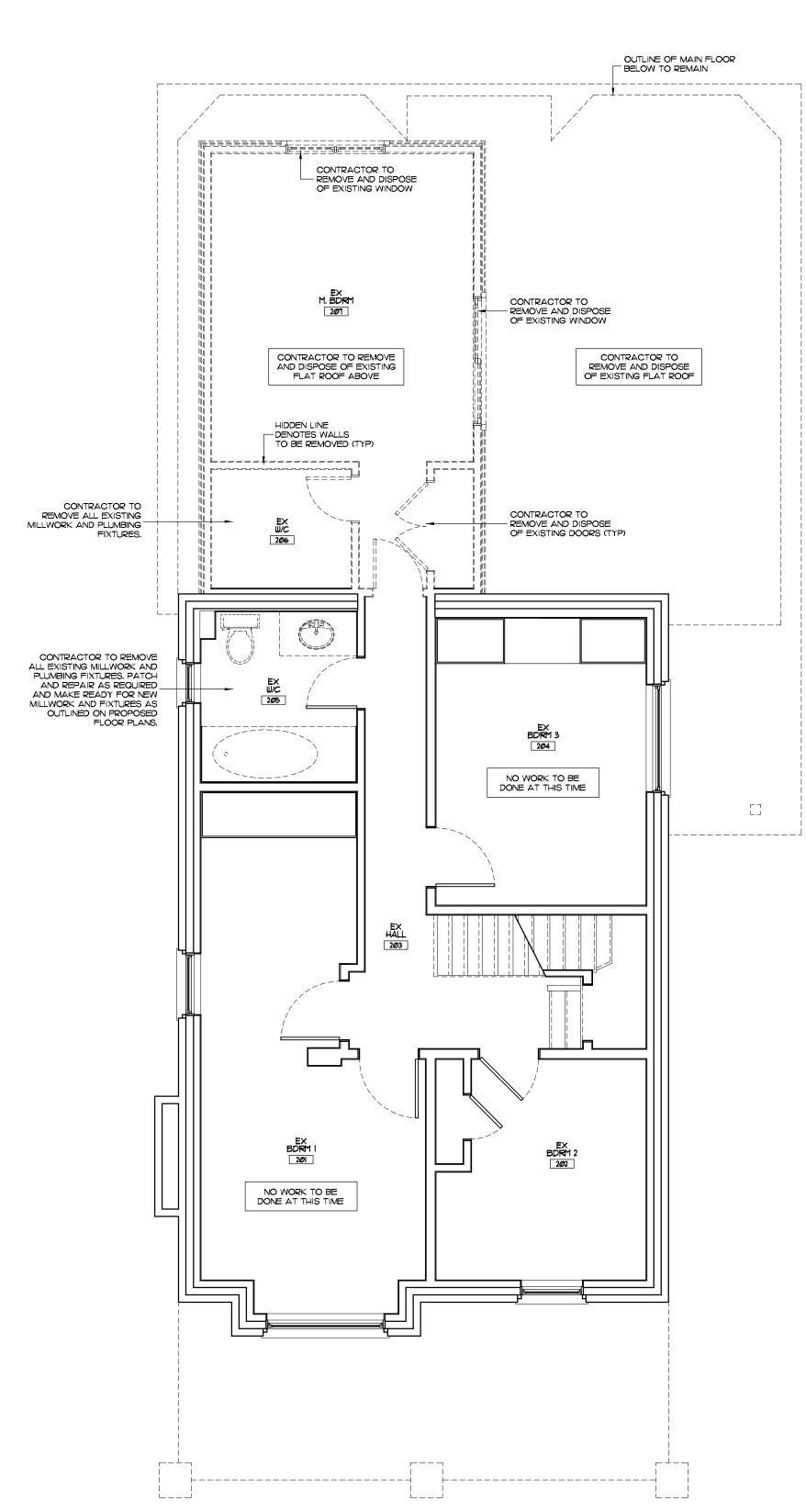
& PETERS LIMITED Records of Sewell & Sewell Established 1906 and Yates & Yates LTD.

SITE PLAN

AØ 1:200

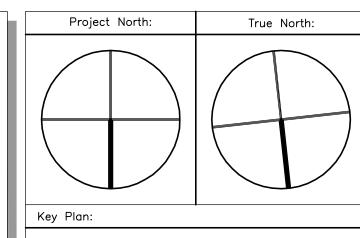






3 EX/DEMOLITION SECOND FLOOR PLAN
AI 1/4"=1"-0"

OBC REGISTRATION		
I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 32.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.		
01/09/14		
DATE SIGNATURE OF DESIGNER		
D. Sanger-Smith, B.Arch BCIN26286		
Structured Creations Inc. BCIN 29617		



11	01.09.14	REV. AS PER CLIENT	S.
10	06.08.14	REV.1 AS PER CITY OF HAMILTON	J.
9	23.06.14	SUB FOR BUILDING PERMIT	J.
8	06.06.14	REV. SURVEY w/ GRADE ELEV.	J.
7	21.05.14	REV.1 AS PER CLIENT	J.
6	20.05.14	ISSUED FOR TENDER	J.
5	02.05.14	SUB FOR CONSERVATION REVIEW	J.
4	18.02.14	ISSUED FOR FINAL APPR.	D.S
3	12.02.14	BUDGET REV. MTG.	D.S
2	30.12.13	REV.1 AS PER INIT. MTG.	D.9
1	30.10.13	INIT DESIGN PRESENT.	D.S
No.	Date:	Issue/Revision	Е

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK. ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

STRUCTURED CREATIONS BY DARREN SANGER-SMITH

453 Brant St Burlington, ON, L7R 2G3

(0) 416.204.0351 (E): info@structuredcreations.com Project: **GARDNER RESIDENCE** 

**40 CAYLEY STREET DUNDAS** 

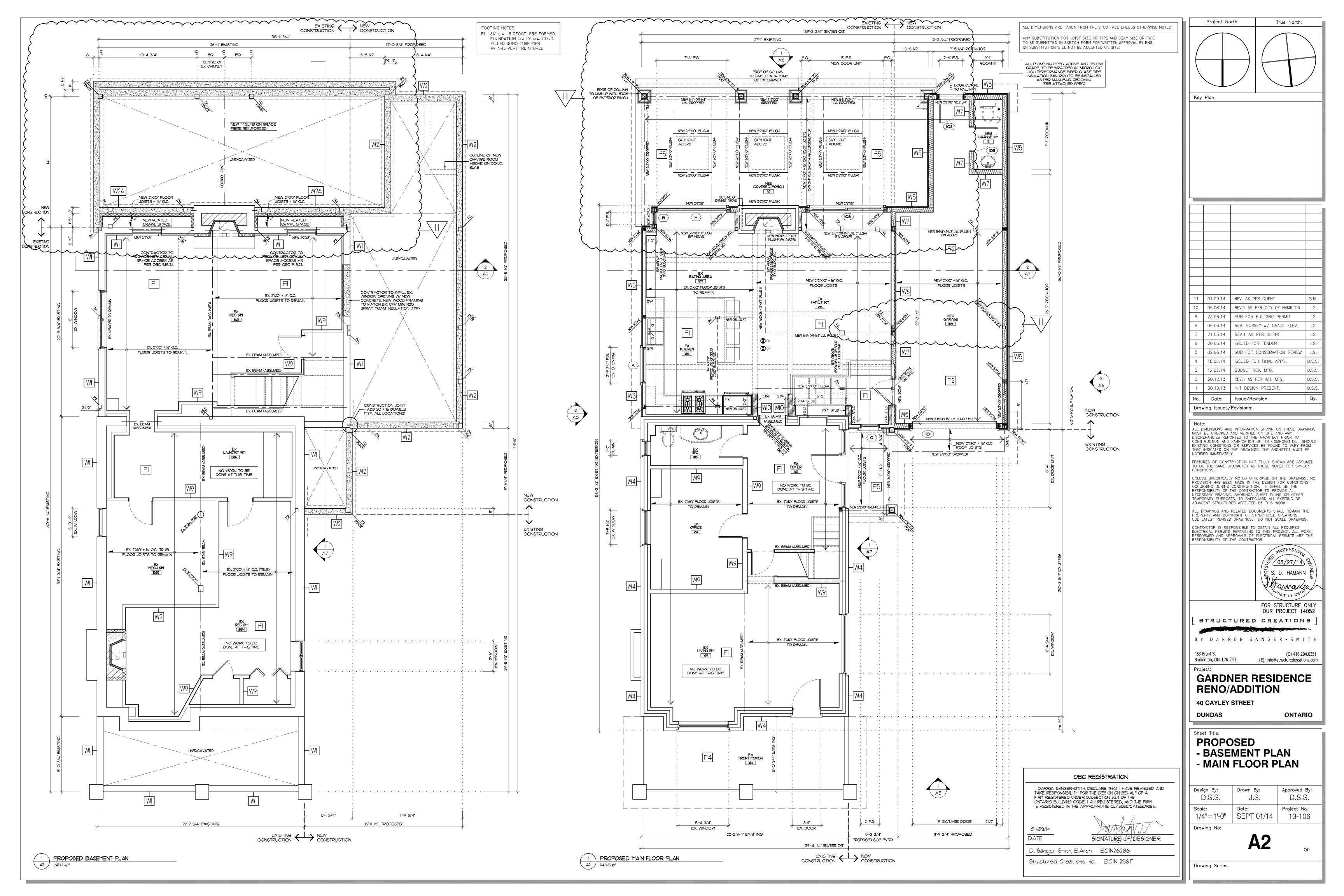
ONTARIO

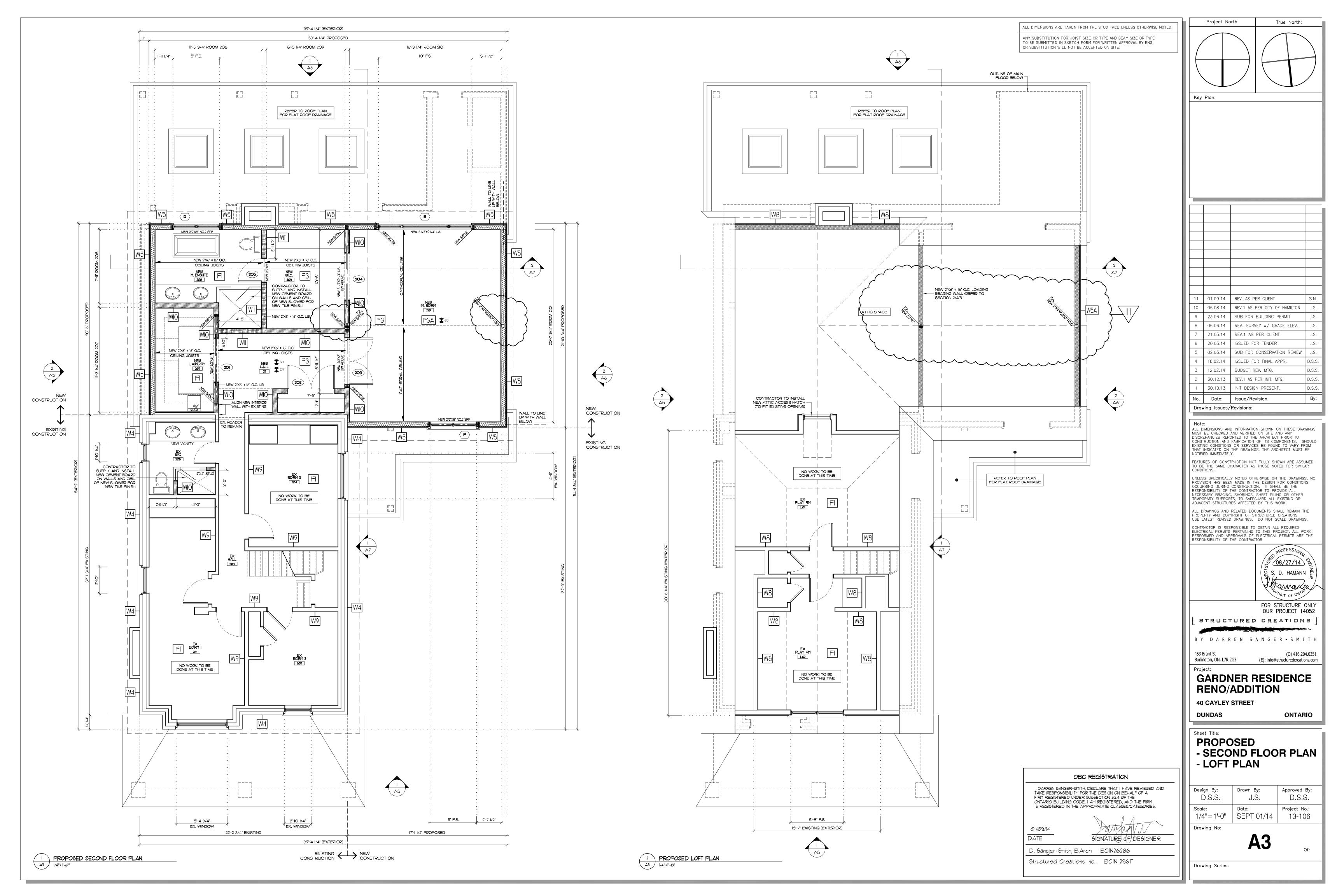
Sheet Title: **EX/DEMOLITION PLAN** 

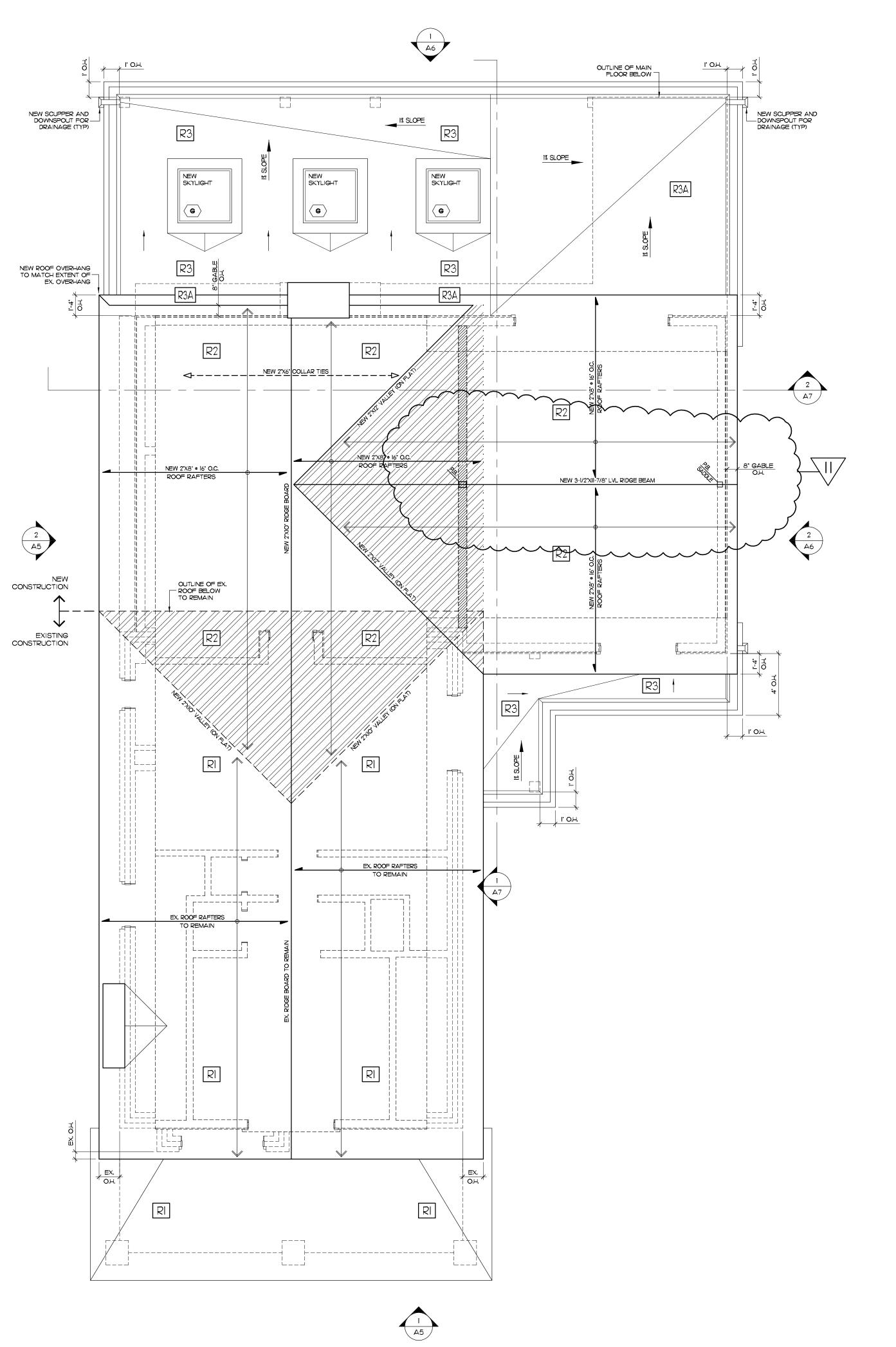
**RENO/ADDITION** 

Approved By: Drawn By: D.S.S. Scale: Project No.: SEPT 01/14 13-106 1/4" = 1' - 0"Drawing No:

Drawing Series:







WALL CONSTRUCTION

WI (EX. BASEMENT FOUNDATION WALL) - EXISTING CONC. FOUNDATION WALL TO REMAIN (EX. 20"X8" FTG.)

W2 (8" CONCRETE FOUNDATION WALL) - 8" POURED CONC. FOUNDATION ALL NEW FTGS TO BE 20"X8" WITH 3 ROWS OF 15M BAR

> W2A (8" CONCRETE FOUNDATION W/ INSUL.) - 8" POURED CONC. FOUNDATION ALL NEW FTGS TO BE 20"X8" WITH 3 ROWS OF 15M BAR - 2"X4" • 16" O.C. WOOD FRAMING - MIN, R24 SPRAY FOAM INSULATION (2 LB, CLOSED CELL SPRAY FOAM)

W3 (EX. EXTERIOR WALL W/ NEW BOARD/BATTEN SIDING) - NEW 1"X12" NATURAL WOOD BOARD/BATTEN SIDING (PRODUCT AVAILABLE FROM GOODFELLOW INC. CONTACT TITO DEVITO 416-678-4624) (INSTALL AS PER MANUFAC. RECOMM. C/W PREFINISHED NAILS AS PER MANUFAC.) - NEW 3/4" WOOD STRAPPING © 16" O.C. - NEW TYVEK HOUSEWRAP

- EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN (TYP)

W4 (EX. DOUBLE BRICK WALL) EXISTING DOUBLE BRICK CONSTRUCTION

> W5 (NEW BOARD/BATTEN SIDING WALL) - I"XI2" NATURAL WOOD BOARD/BATTEN SIDING (PRODUCT AVAILABLE FROM GOODFELLOW INC. CONTACT TITO DEVITO 416-678-4624)
> (INSTALL AS PER MANUFAC, RECOMM, C/W PREFINISHED NAILS AS PER MANUFAC.) - 3/4" WOOD STRAPPING © 16" O.C. - TYVEK HOUSEWRAP - ITVER HOUSEWRAP - 1/2" PLYWOOD SHEATHING - 2"X6" \* 16" O.C. WOOD FRAMING - MIN. R24 SPRAY FOAM INSULATION (2 LB. CLOSED CELL SPRAY FOAM) - 1/2" DRYWALL (TAPED AND SANDED)

W5A (NEW BOARD/BATTEN SIDING WALL) SAME CONSTRUCTION AS NOTED ABOVE (NO INSULATION OR DRYWALL REQUIRED) W6 (EX. EXTERIOR WALL / NEW INTERIOR GARAGE WALL)

- MIN. R24 SPRAY FOAM INSULATION (2 LB. CLOSED CELL SPRAY FOAM) - EXISTING EXTERIOR WALL CONSTRUCTION - GAS PROOFING AS PER O.B.C. (GARAGE SPACE) - 1/2" DRYWALL (TAPED AND SANDED)

W7 (NEW INTERIOR GARAGE WALL) - I/2" DRYWALL (TAPED AND SANDED) - MIN. R24 SPRAY FOAM INSULATION
(2 LB. CLOSED CELL SPRAY FOAM)
- 2"X6" • 16" O.C. FRAMING
- GAS PROOFING AS PER O.B.C. (GARAGE SPACE)
- 1/2" DRYWALL (TAPED AND SANDED)

> ALTERNATE CONSTRUCTION: - MIN. R24 BATT INSULATION - 6 MIL. POLY VAP, BARRIER

W8 (NEW PREFINISHED CEDAR SHINGLE SIDING) - NEW CEDAR SHINGLE PANELS, 4 - COURSE (PRODUCT AVAILABLE FROM GOODFELLOW INC. CONTACT TITO DEVITO 416-678-4624) (INSTALL AS PER MANUFAC. RECOMM. C/W PREFINISHED NAILS AS PER MANUFAC.)

- 1/4" CEDAR 'BREATHER' UNDERLAY - TYVEK HOUSEWRAP 1/2" PLYWOOD SHEATHING - 2"X6" @ 16" O.C. WOOD FRAMING

W9 (EX. INTERIOR PARTITION) - EXISTING INTERIOR WALL TO REMAIN

WIO (NEW INTERIOR PARTITION) - 1/2" DRYWALL (TAPED AND SANDED) · 2"X6" • 16" O.C. FRAMING (UNLESS NOTED OTHERWISE) - I/2" DRYWALL (TAPED AND SANDED)

WII (SOUNDPROOF WALLS) - 1/2" DRYWALL (TAPED AND SANDED) - 2"X6" @ 16" O.C. FRAMING (UNLESS NOTED OTHERWISE) - FIBREGLASS NOISESTOP BLANKETS - 1/2" DRYWALL (TAPED AND SANDED)

WINDOW SCHEDULE WIN NO. F.S. NOTES DOUBLE CASEMENT WINDOW (TO FIT EX. OPENING - CONTRACTOR TO VERIFY DIM. ON-SITE) 3'-9 3/4"W X 3'-1 3/4"H I'-4"W X 4'-6"H SINGLE CASEMENT WINDOW 2'-O"W X 3'-O"H OVAL WINDOW DOUBLE CASEMENT WINDOW TRIPLE CASEMENT WINDOW (SEE ELEVATIONS FOR CONFIG.) 10'-0"W X 5'-0"L 5'-O"W X 5'-O"H DOUBLE CASEMENT WINDOW

SKYLIGHT BY VELUX

ALL WINDOWS (EXCLUDING SKYLIGHTS) TO BE FROM RIDLEY WINDOWS AND DOORS. CONTACT SCOT COLLINS AT 905-854-2228 WINDOWS TO BE ALUMINUM CLAD KOLBE KOLBE WITH WOOD INTERIORS (EXT. COLOR TBA) CONTRACTOR TO PROVIDE DESIGNER WITH FINAL SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING ALL DIMENSIONS ABOVE ARE FRAME SIZE, UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY ALL EX. OPENING DIMENSIONS

DOOR SCHEDULE

3'-6"W X 3'-6"H

DR NO.	DOOR F.S.	NOTES		
101	10'-0"W X 8'-0"H (DOOR SIZE)	SOLID WOOD GARAGE DOOR W/ GLASS PANEL TO BE STAINED (BY OVERHEAD DOOR LTD.)		
102	2'-6"W X 7'-0"H (DOOR SIZE)	SOLID WOOD EXTERIOR GRADE DOOR W/ GLASS PANEL		
103	8'-O"W X 6'-IO 1/2"H	SLIDING GLASS DOORS		
104	5'-10 1/2"W X 6'-4 1/4"H	SLIDING GLASS DOORS (TO FIT EX. OPENING - CONTRACTOR TO VERIFY DIM. ON-SITE)		
ALL EXTERIOR DOORS (EXCLUDING GARAGE DOORS) TO BE FROM RIDLEY WINDOWS AND DOORS. CONTACT SCOT COLLINS AT 905-854-2228				

CONTRACTOR TO PROVIDE DESIGNER WITH FINAL SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING ALL DIMENSIONS ABOVE ARE FRAME SIZE, UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY ALL EX. OPENING DIMENSIONS

REFER TO ELEVATIONS FOR OPERATION DIRECTIONS AND GRILL LAYOUT

REFER TO ELEVATIONS FOR OPERATION DIRECTIONS AND GRILL LAYOUT

DR NO.	DOOR SIZE	NOTES		
105	30"W X 84"H	SOLID WOOD DOOR - FLAT PANEL W/ WOOD STILES - LOCKABLE		
201	(2) 28"W X 84"H	SOLID WOOD POCKET DOOR - FLAT PANEL W/ WOOD STILES		
202	(2) 30"W X 84"H	SOLID WOOD DOOR - FLAT PANEL W/ WOOD STILES		
203	(2) 30"W X 84"H	SOLID WOOD DOOR - FLAT PANEL W/ WOOD STILES		
204	(2) 30"W X 84"H	SOLID WOOD POCKET DOOR - FLAT PANEL W/ WOOD STILES		
205	30°W X 84°H	SOLID WOOD DOOR - FLAT PANEL W/ WOOD STILES - LOCKABLE		
ALL INTERIOR DOORS TO BE FROM ROYAL DOORS LTD. TEL: 905-669-2954 ALL DOOR TO BE SERIES 600 FLAT PANEL, STYLE # 610FP				

FLOOR CONSTRUCTION

FI (EXISTING FLOOR) - EXISTING FLOOR TO REMAIN

F2 (CONCRETE GARAGE SLAB) 5" FIBRE REINFORCED CONCRETE SLAB (5-8% AIR ENTRAINMENT) SAW CUTS AS INDICATED 6" X 6" X 6/6 WIRE MESH MIN. 2" RIGID INSULATION

- 5" GRANULAR FILL "A" - UNDISTURBED SOIL OR COMPACTED MATERIAL F3 (NEW SECOND FLOOR) - 3/4" TEG SPRUCE PLYWOOD SUBFLOOR (GLUED AND SCREWED)

- FLOOR JOISTS AS INDICATED ON PLAN - 1/2" DRYWALL (TAPED AND SANDED) F3A - SAME CONSTRUCTION AS NOTED ABOVE - MIN. R3I SPRAY FOAM INSULATION (2 LB. CLOSED CELL SPRAY FOAM) - GAS PROOFING AS PER O.B.C. (GARAGE SPACE)

F4 (EXISTING WOOD DECK) - EXISTING WOOD DECK CONSTRUCTION TO REMAIN

- 5" GRANULAR FILL "A"

F5 (CONCRETE PORCH SLAB) - RANDOM PATTERN FLAGSTONE MIN, 1/2" MORTAR LAYER 4" FIBRE REINFORCED CONCRETE SLAB SAW CUTS AS REQUIRED

UNDISTURBED SOIL OR COMPACTED MATERIAL

ROOF CONSTRUCTION

RI (EXISTING ROOF) - EXISTING ROOF CONSTRUCTION TO REMAIN

R2 (NEW MAIN ROOF)

FOR ROOF SLOPES 4/12 AND LESS, PROVIDE ICE AND WATERSHIELD ON ENTIRE ROOF - EAVES PROTECTION IN ACCORDANCE WITH O.B.C. EAVES PROTECTION IN ACCORDANCE WITH O.E
I/2" PLYWOOD SHEATHING
ROOF RAFTERS AS INDICATED ON DRAWINGS
VENTILATED ATTIC SPACE AS PER O.B.C.
R6O BATT CELLULOSE (BLOWN IN) / (MIN R5O)
R3I BATT INSULATION FOR SLOPED CEILINGS
W/ 2-I/2" MINIMUM AIR SPACE ABOVE
6 MILL POLY V.B. - 6 MIL. POLY V.B. - 1/2" DRYWALL (TAPED AND SANDED)

R3 (NEW PORCH FLAT ROOF) EPDM WATERPROOFING MEMBRANE MIN. 2" RIGID INSULATION (TAPERED FOR DRAINAGE) 1/2" PLYWOOD SHEATHING - 2"X6" • 16" O.C. WOOD SLEEPER BEAM (TAPERED) - 3/4" PLYWOOD SHEATHING VENTILATED ATTIC SPACE AS PER O.B.C. ROOF JOISTS AS INDICATED ON DRAWINGS 1"X6" V-GROOVE CEDAR BOARDS

R3A CONSTRUCTION AS NOTED ABOVE (NO V-GROOVE CEDAR BOARDS REQ'D) - MIN, R31 SPRAY FOAM INSULATION (2 LB. CLOSED CELL SPRAY FOAM) · I/2" DRYWALL (TAPED AND SANDED)

HATCH DENOTES OVER FRAMING (ROOF PLAN ONLY.

2"X6" @ 16" O.C. LOAD BEARING WALL BELOW

SMOKE DETECTOR

[9.10.19.3.] LOCATION OF SMOKE ALARMS

( I ) WITHIN DWELLING UNITS SUFFICIENT SMOKE ALARMS SHALL BE INSTALLED SO THAT

(A) THERE IS AT LEAST ONE SMOKE ALARM ON EACH STOREY, INCLUDING BASEMENTS, AND

(B) ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED, (I) IN EACH SLEEPING ROOM, AND

(II) IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY

SMOKE ALARMS TO BE INTERCONNECTED, WITH A PERMANENT CONNECTION, AND HAVE BATTERY BACKUP AS PER OBC 9.10.19.4

CARBON MONOXIDE DETECTOR

ANY SUBSTITUTION FOR JOIST SIZE OR TYPE AND BEAM SIZE OR TYPE

TO BE SUBMITTED IN SKETCH FORM FOR WRITTEN APPROVAL BY ENG.

OR SUBSTITUTION WILL NOT BE ACCEPTED ON SITE.

CARBON MONOXIDE DETECTORS [OBC 9.33.4]

WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM (CMA) SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE. WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SERVICE ROOM THAT IS NOT IN A SUITE OF A RESIDENTIAL OCCUPANCY, A CMA SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM AND IN THE SERVICE ROOM.

WHERE A STORAGE GARAGE IS LOCATED IN A BUILDING CONTAINING A RESIDENTIAL OCCUPANCY, A CMA SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE STORAGE GARAGE. WHERE A STORAGE GARAGE SERVES ONLY THE DWELLING UNIT TO WHICH IT IS ATTACHED OR BUILT IN, A CMA SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE DWELLING UNIT.

THE CMA SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVER CURRENT DEVICE AND THE CMA, IT SHALL BE WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE ALARMS WITHIN THE SUITE OF RESIDENTIAL OCCUPANCY AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. THEY SHALL CONFORM TO:

I) CAN/CGA-6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES", OR II) UL 2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS" AND BE MECHANICALLY FIXED AT THE MANUFACTURER'S RECOMMENDED HEIGHT OR ON OR NEAR THE CEILING.

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.
01/09/14 DATE SIGNATURE OF DESIGNER

OBC REGISTRATION

D. Sanger-Smith, B.Arch BCIN26286 Structured Creations Inc. BCIN 29617

Project North: True North: Key Plan:

06.08.14 | REV.1 AS PER CITY OF HAMILTON 23.06.14 | SUB FOR BUILDING PERMIT 8 06.06.14 REV. SURVEY w/ GRADE ELEV. 7 | 21.05.14 | REV.1 AS PER CLIENT 6 | 20.05.14 | ISSUED FOR TENDER 5 | 02.05.14 | SUB FOR CONSERVATION REVIEW 4 18.02.14 ISSUED FOR FINAL APPR. 12.02.14 BUDGET REV. MTG. 30.12.13 REV.1 AS PER INIT. MTG. 1 30.10.13 INIT DESIGN PRESENT No. Date: Issue/Revision Drawing Issues/Revisions:

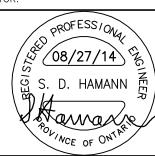
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED

ELECTRICAL PERMITS PERTAINING TO THIS PROJECT, ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE



FOR STRUCTURE ONLY OUR PROJECT 14052

ONTARIO

STRUCTURED CREATIONS

BY DARREN SANGER-SMITH 453 Brant St

(O) 416.204.0351 Burlington, ON, L7R 2G3 (E): info@structuredcreations.com **GARDNER RESIDENCE** 

**40 CAYLEY STREET** 

Project:

**DUNDAS** 

**RENO/ADDITION** 

Sheet Title: **PROPOSED** 

- ROOF PLAN **GENERAL NOTES** 

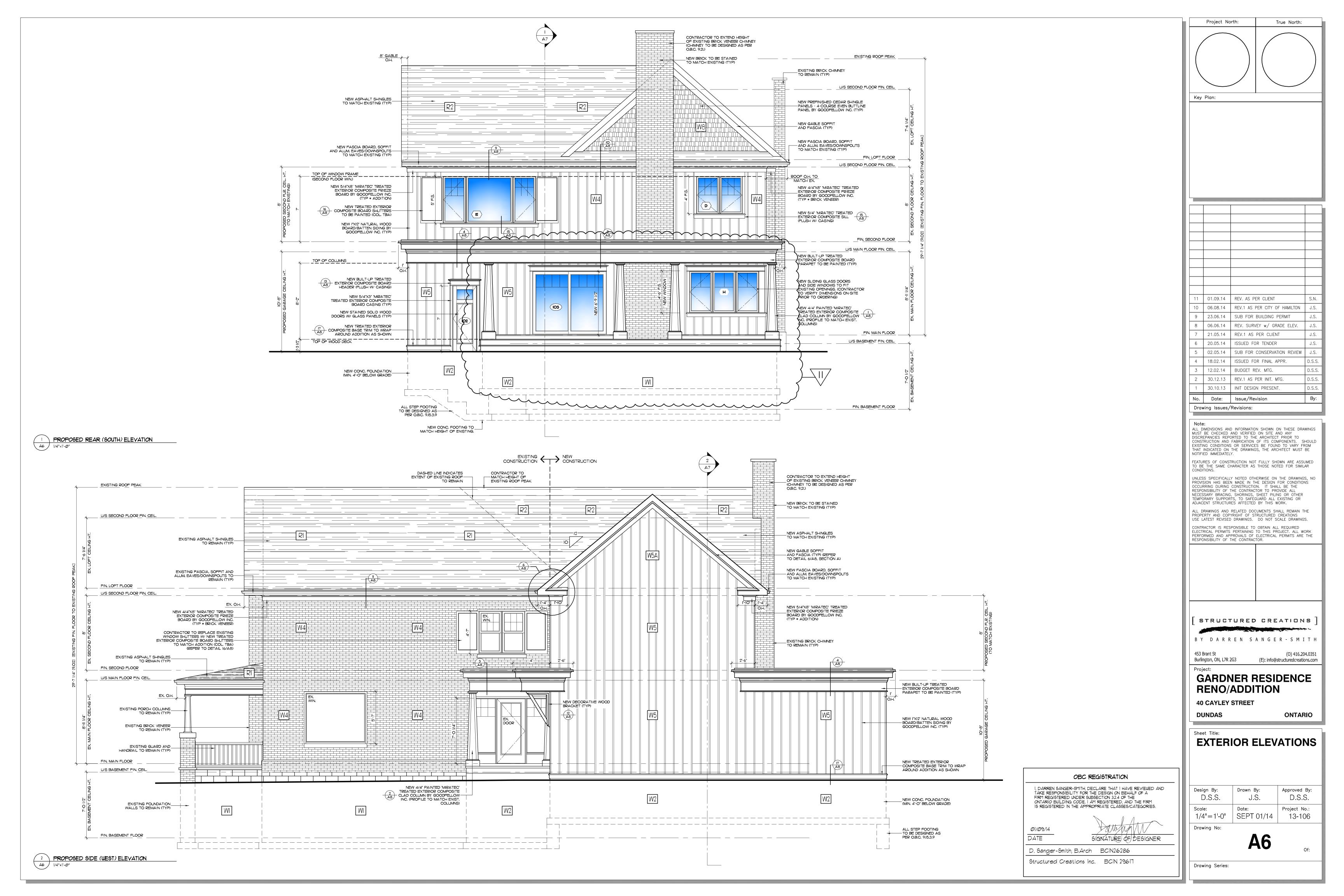
Drawn By: Approved By: J.S. D.S.S. Project No.: Scale: SEPT 01/14 1/4" = 1'-0"13-106

Drawing No:

Drawing Series:

PROPOSED ROOF PLAN 







Project North: True North: Key Plan: 01.09.14 REV. AS PER CLIENT 06.08.14 REV.1 AS PER CITY OF HAMILTON 9 23.06.14 SUB FOR BUILDING PERMIT 8 06.06.14 REV. SURVEY w/ GRADE ELEV. 7 | 21.05.14 | REV.1 AS PER CLIENT 6 20.05.14 ISSUED FOR TENDER 5 02.05.14 SUB FOR CONSERVATION REVIEW

> ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS
> MUST BE CHECKED AND VERIFIED ON SITE AND ANY
> DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO
> CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD
> EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM
> THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILA CONDITIONS.

4 18.02.14 ISSUED FOR FINAL APPR.

2 | 30.12.13 | REV.1 AS PER INIT. MTG.

1 30.10.13 INIT DESIGN PRESENT.

No. Date: Issue/Revision

Drawing Issues/Revisions:

3 | 12.02.14 | BUDGET REV. MTG.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

> (08/27/14) S. D. HAMANN & tamaxie

FOR STRUCTURE ONLY OUR PROJECT 14052

STRUCTURED CREATIONS

453 Brant St

(O) 416.204.0351 Burlington, ON, L7R 2G3 (E): info@structuredcreations.com Project:

**GARDNER RESIDENCE** 

BY DARREN SANGER-SMITH

**RENO/ADDITION 40 CAYLEY STREET** 

ONTARIO

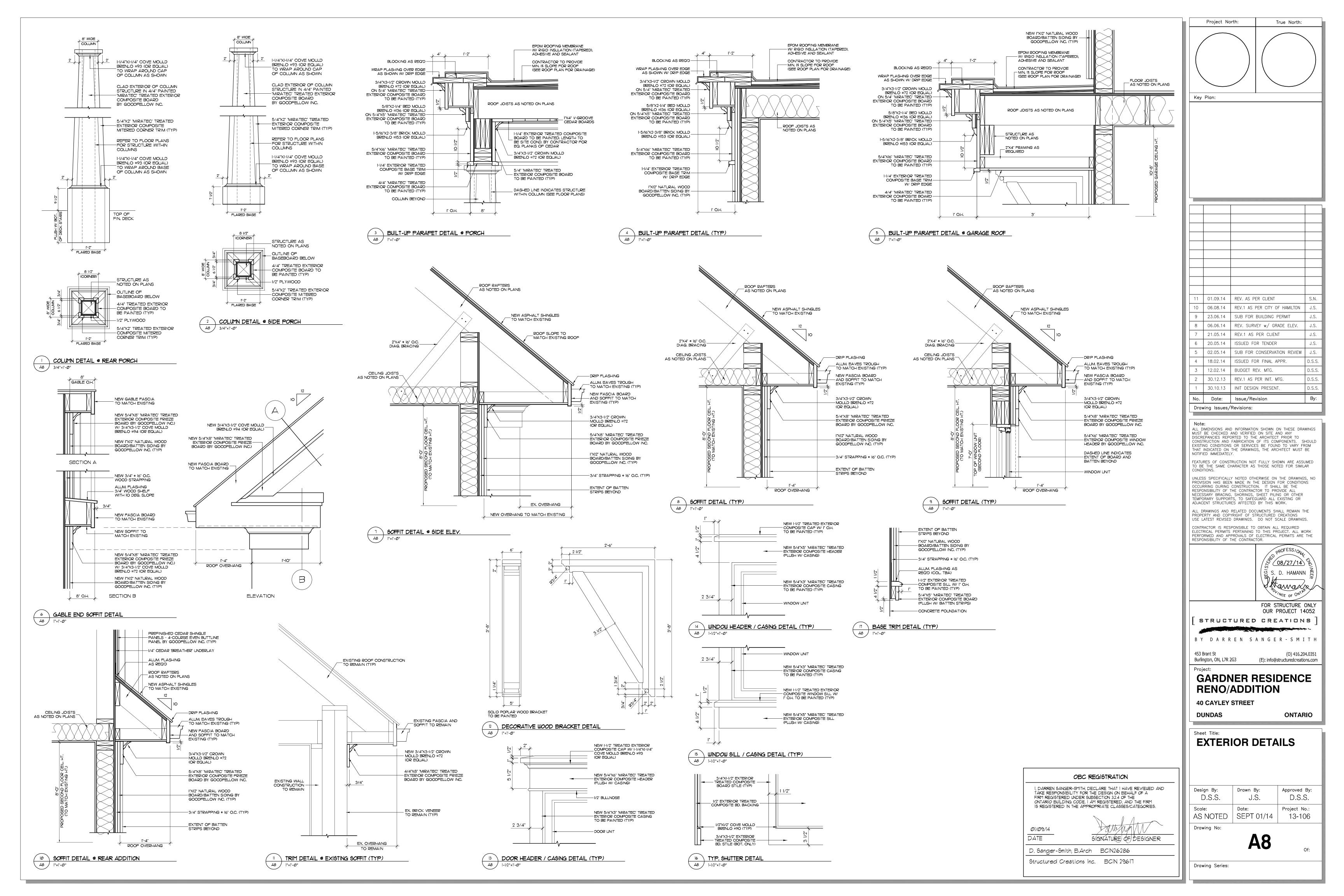
**DUNDAS** 

CONSTRUCTION **SECTIONS** 

Drawn By: Approved By: D.S.S. J.S. Scale: Project No.: 1/4" = 1' - 0"SEPT 01/14 13-106

Drawing No:

Drawing Series:



FOUNDATION PLAN NOTES

I. NEW FOOTINGS SHALL BE CARRIED DOWN TO NATURAL UNDISTURBED SOIL CAPABLE OF SUSTAINING 1500psf (75kPa) AT S.L.S. AND 2100psf (105kpa) AT U.L.S. AS PER THE 2006 OBC; DIVISION B - PART 4 AND IN ALL CASES AT LEAST 12" BELOW EXISTING

INFORMATION RELATING TO THE VALUE OF THE SOIL UNDER THE FOOTINGS IS BASED ON THE INFORMATION AVAILABLE AT THE TIME DRAWINGS ARE ISSUED. THE CONTRACTOR SHALL PLACE FOOTINGS AND FLOORS ON SOIL CAPABLE OF SUPPORTING THE PRESSURES GIVEN ON THE DRAWINGS. ANY ADJUSTMENTS CONSIDERED NECESSARY SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE

2. BOTTOM OF GARAGE/CRAWLSPACE WALL FOOTINGS AT ASSUMED ELEVATION -4'-0" BELOW FINISHED EXTERIOR GRADE. CRAWL SPACE SHALL BE HEATED, OR FOOTINGS PROTECTED WITH 4" RIGID INSULATION.

3. WE RECOMMEND SUBSOIL AT FOOTING FOUNDING LEVELS SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER TO CONFIRM ALLOWABLE BEARING CAPACITY PRIOR TO

4. PROVIDE A 2" SKIM COAT OF CONCRETE IN FOOTING EXCAVATIONS, IF REQUIRED TO PROTECT FOUNDING LEVELS FROM SEEPAGE WATER.

5. CONCRETE STRENGTH SHALL BE 25 MPa, UNLESS NOTED. EXPOSED CONCRETE SHALL BE AIR ENTRAINED. SEE CONCRETE NOTES.

6. RIGID INSULATION WHERE INDICATED SHALL BE DOW SM OR EQUIVALENT HAVING A MINIMUM COMPRESSIVE STRENGTH OF 40 psi.

7. CONTRACTOR SHALL OBTAIN INFORMATION RELATING TO EXISTING AND PROPOSED MECHANICAL SERVICES ADJACENT FOOTING LOCATIONS. ADJUST FOOTING FOUNDING LEVELS ACCORDINGLY. DIRECT INTERFERENCES SHALL BE REPORTED TO THE ARCHITECT

8. SDF - STEP DOWN FOOTING

- CONCRETE PAD FOOTING PA - POST ABOVE. SEE POST SCHEDULE S1 BPL - STEEL BASE PLATE WELDED TO POST ABOVE. SEE POST SCHEDULE NOTES S1

BFG - BELOW FINISHED GRADE PBASE - TIMBER POST BASE. USE SIMPSON CB SERIES STRONG TIE CONNECTOR PRODUCTS.

9. F1 - 24" dia. 'BIG FOOT' CONCRETE FORM FOOTING + 10" dia. CONCRETE FILLED SONOTUBE. REINF. 4-15 VERTICAL c/w 4" BOTTOM HOOK.

1. FOOTINGS - STEP DOWN WALL FOOTINGS TO MATCH EXISTING AT END. DO NOT EXCEED DEPTH OF EXISTING. 2. MASONRY FOUNDATION WALLS - PROVIDE 20@16 DOWELS x 24" LG DRILLED AND GROUTED

INTO EXISTING WALL. FILL COLLAR JOINT SOLID. 3. CONCRETE FOUNDATION WALLS - PROVIDE 20@16 DOWELS x 24" LG DRILLED AND GROUTED INTO EXISTING WALL.

4. STUD WALLS - LAG FIRST WALL STUD TO EXISTING MASONRY WALL WITH 1/2" LAG BOLTS + LEAD SHIELDS @ 16" c/c VERT.

5. AT OPENINGS THRU EXISTING MASONRY WALLS: DRILL AND GROUT 10@16 DOWELS INTO FACE OF CUT WALL, PRIOR TO FORMING AND POURING 4" MIN. x THICKNESS OF WALL VERTICAL CONCRETE CAP. IN ADDITION TO CONC. BEARING PAD FOR SUPPORTED BEAM AS PER PLAN

6. BENCH FOOTINGS - DO NOT STRAIGHT CUT SOIL BELOW EXISTING FOOTINGS. SLOPE CUT AT AN ANGLE NOT EXCEEDING 7 VERTICAL:10 HORIZONTAL.

ALL STRUCTURAL INFORMATION RELATING TO EXISTING MEMBERS, PROPERTIES AND LOCATIONS ARE ASSUMED ONLY.

HAMANN ENGINEERING IS NOT RESPONSIBLE FOR DISCREPANCIES OF ASSUMED EXISTING CONDITIONS ON DRAWINGS AND ACTUAL CONDITIONS DISCOVERED ON SITE.

THE CONTRACTOR SHALL NOTE AND REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONDITIONS INDICATED ON THESE DRAWINGS. REMEDIAL WORK WILL BE ISSUED AS REQUIRED BY THE ENGINEER.

GROUND FLOOR NOTES

1. DECK AREA LL = 40 psf.

2. TOP OF DECK -6" BELOW FINISHED GROUND FLOOR ELEVATION 0'-0" EXCEPT AS CROSSED AND NOTED. SEE ARCHITECTURAL DRAWINGS FOR FLOOR FINISH.

3. DECKING SHALL BE 2x6 PT LAID FLAT.

4. —— INDICATES SPAN DIRECTION OF LOAD BEARING JOISTS.

5. ALL BEAMS ARE FLUSH BEAMS UNLESS NOTED. PROVIDE METAL HANGERS AT ALL JOISTS FRAMING INTO FLUSH BEAMS, AND FOR FLUSH BEAM CONNECTIONS. USE SIMPSON STRONG TIE POSTS NOT SHEATHED WITHIN A STUD WALL SHALL BE CONSIDERED POST AND BEAM

CONSTRUCTION, AND APPROPRIATE BASE AND BEAM CONNECTIONS SHALL BE USED. LEVATED DECK FRAMING SHAL BE CONSIDERED POST AND BEAM CONSTRUCTION.

6. STRUCTURAL DRAWINGS ARE FOR MEMBER SIZES ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, DETAILS AND SPECIFICATIONS. ALL FRAMING TO BE IN CONFORMANCE WITH PART 9, SECTION 9.23 OF THE OBC.

ALL TIMBER MEMBERS ARE TO BE NO. 2 SPF UNLESS NOTED. MEMBER SIZES ARE MINIMUM FOR STRUCTURAL REQUIREMENTS. ALL EXTERIOR TIMBER SHALL BE PRESSURE TREATED AND ALL HARDWARE GALVANIZED. LWMF HANGERS IN CONTACT WITH PT TIMBER SHALL BE APPROPRIATE TYPE WITH EXTRA HEAVY GALV. COATING, AS PER MANUFACTURER'S RECOMMENDATIONS. EXPOSED PSL AND LVL MATERIAL SHALL BE WEATHER PROTECTED, OR USE IS PROHIBITED.

8. BM - BEAM TOD - TOP OF DECK

BW - BEARING WALL; 2x6@16 STUD WALL U/N.

CANTIL - CANTILEVER BPL - STEEL BASE PLATE WELDED TO POST ABOVE. SEE POST SCHEDULE NOTES S1

DBL - DOUBLE JOIST L - BEAM DIRECTLY OVER WALL OPENING

LSL - LONGITUDINAL STRAND LUMBER BY TIMBER STRAND. E=1.7e6psi; Fb=3140psi LVL - LAMINATED VENEER LUMBER BY LOUISIANA PACIFIC CORP. E=2.0e6psi; Fb = 5452psi PA - POST ABOVE. SEE POST SCHEDULE

PB - POST BELOW. SEE POST SCHEDULE UPT - UPTURNED BEAM; FLUSH WITH FLOOR FRAMING ON BOTTOM

WPL - LOOSE STEEL BEARING PLATE PCAP - TIMBER POST CAP. USE SIMPSON CC SERIES STRONG TIE CONNECTOR PRODUCTS. PBASE - TIMBER POST BASE. USE SIMPSON CB SERIES STRONG TIE CONNECTOR PRODUCTS.

PT- PRESSURE TREATED LUMBER TMH - TOP MOUNT BEAM HANGER - USE SIMPSON HW SERIES.

9. PROVIDE LINES OF 2"x2" CROSS BRIDGING IN JOIST BAYS UTILIZING SPF FRAMING AT A SPACING NOT EXCEEDING 7'-0" FROM ADJACENT BRIDGING LINES OR SUPPORT POINT OF JOIST. PROVIDE LINES OF 1"x3" STRAPPING IN JOIST BAYS AT A SPACING NOT EXCEEDING 7'-0" FROM ADJACENT STRAPPING LINES OR SUPPORT POINT OF JOIST. FASTEN STRAPPING TO PLATE OR HEADER EACH END. TYPICAL WHERE JOISTS DO

NOT HAVE CEILING FINISH FASTENED DIRECTLY TO UNDERSIDE OF JOISTS. 10. LOAD BEARING EXTERIOR WALLS SUPPORTING SECOND FLOOR FRAMING SHALL BE 2x6@16

STUD WALLS, EXCEPT AS NOTED. CONCRETE STRENGTH SHALL BE 25 MPa AT 28 DAYS MINIMUM. CLASS C2 FOR EXPOSED CONCRETE, CLASS C4 OTHERWISE. SEE NOTES S2.1 FOR AREAS EXPOSED TO DEICING

ADDITIONAL REQUIREMENTS FOR INTERIOR AND EXTERIOR PARKING AREA CONCRETE:

A) CONCRETE STRENGTH SHALL BE 32 MPa, HAVING A MINIMUM CEMENT CONTENT OF 335 B) CONCRETE SHALL MEET THE REQUIREMENTS OF EXPOSURE CLASS C2, AS SET FORTH

IN CSA STANDARD A23.1. C) AIR CONTENT SHALL BE 5 %-8 % D) APPLY NONMETALLIC HARDENER, NATURAL SYNTHETIC MATERIALS WITH MOH HARDNESS 7 MINIMUM, PREMIXED WITH PORTLAND CEMENT. FOLLOW MANUFACTURER'S SPECIAL INSTRUCTIONS FOR AIR ENTRAINED CONCRETE.

NFW/FXISTING CONSTRUCTION: MASONRY FOUNDATION WALLS - PROVIDE 20@16 DOWELS x 24" LG DRILLED AND GROUTED INTO EXISTING WALL. FILL COLLAR JOINT SOLID. CONCRETE FOUNDATION WALLS - PROVIDE 20@16 DOWELS x 24" LG DRILLED AND GROUTED INTO EXISTING WALL STUD WALLS - LAG FIRST WALL STUD TO EXISTING MASONRY WALL WITH 1/2" LAG BOLTS + LEAD SHIELDS @ 16" c/c VERT. AT OPENINGS THRU EXISTING MASONRY WALLS: DRILL AND GROUT 10@16 DOWELS INTO FACE OF CUT WALL, PRIOR TO FORMING AND POURING 4" MIN. x THICKNESS OF WALL VERTICAL CONCRETE CAP. IN ADDITION TO CONC. BEARING PAD FOR SUPPORTED BEAM AS PER PLAN.

ALL STRUCTURAL INFORMATION RELATING TO EXISTING MEMBERS, PROPERTIES AND LOCATIONS ARE ASSUMED ONLY.

HAMANN ENGINEERING IS NOT RESPONSIBLE FOR DISCREPANCIES OF ASSUMED EXISTING CONDITIONS ON DRAWINGS AND ACTUAL CONDITIONS DISCOVERED ON SITE.

THE CONTRACTOR SHALL NOTE AND REPORT TO THE ENGINEER ANY DISCREPANCIES RETWEEN EXISTING CONDITIONS AND CONDITIONS INDICATED ON THESE DRAWINGS. REMEDIAL WORK WILL BE ISSUED AS REQUIRED BY THE ENGINEER.

SECOND FLOOR FRAMING PLAN NOTES

DL = 35 psf, INCLUDING A 20 psf PARTITION ALLOWANCE.

2. TOP OF DECK O" BELOW FINISHED SECOND FLOOR ELEVATION +" EXCEPT AS CROSSED AND NOTED. SEE ARCHITECTURAL DRAWINGS FOR FLOOR FINISH.

3. SUBFLOOR DECK SHALL BE 3/4" T&G DOUGLAS FIR PLYWOOD. SEE ALSO TIMBER

4. —— INDICATES SPAN DIRECTION OF LOAD BEARING JOISTS.

5. ALL BEAMS ARE FLUSH BEAMS UNLESS NOTED. PROVIDE METAL HANGERS AT ALL JOISTS FRAMING INTO FLUSH BEAMS, AND FOR FLUSH BEAM CONNECTIONS. USE SIMPSON STRONG TIE CONNECTORS OR AN APPROVED EQUIVALENT.

6. STRUCTURAL DRAWINGS ARE FOR MEMBER SIZES ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, DETAILS AND SPECIFICATIONS. ALL FRAMING TO BE IN CONFORMANCE WITH PART 9, SECTION 9.23 OF THE OBC.

7. ALL TIMBER MEMBERS ARE TO BE NO. 2 SPF UNLESS NOTED. MEMBER SIZES ARE MINIMUM FOR STRUCTURAL REQUIREMENTS. ALL EXTERIOR TIMBER SHALL BE PRESSURE TREATED AND ALL HARDWARE GALVANIZED. LWMF HANGERS IN CONTACT WITH PT TIMBER SHALL BE APPROPRIATE TYPE WITH EXTRA HEAVY GALV. COATING, AS PER MANUFACTURER'S RECOMMENDATIONS. EXPOSED PSL AND LVL MATERIAL SHALL BE WEATHER PROTECTED, OR USE IS PROHIBITED.

8. BW - BEARING WALL; 2x6@16 STUD WALL U/N. TOD - TOP OF DECK

CANTIL - CANTILEVER

DBL - DOUBLE JOIST \_ - BEAM DIRECTLY OVER WALL OPENING LVL - LAMINATED VENEER LUMBER BY LOUISIANA PACIFIC CORP. E=2.0e6psi; Fb = 5452psi PA - POST ABOVE, SEE POST SCHEDULE,

PB - POST BELOW, SEE POST SCHEDULE PCAP - TIMBER POST CAP. USE SIMPSON CC SERIES STRONG TIE CONNECTOR PRODUCTS. PBASE - TIMBER POST BASE. USE SIMPSON CB SERIES STRONG TIE CONNECTOR PRODUCTS.

C.J. - CEILING JOISTS CAPL - STEEL CAP PLATE. SEE POST SCHEDULE NOTES S1 SADDLE - BENT STEEL U-PLATE WELDED TO POST & BOLTED TO TIMBER BEAM. SEE POST SCHEDULE NOTES \$1 TEMP. PB - TEMPORARY SHORING POST

JPT - UPTURNED BEAM; FLUSH WITH FLOOR FRAMING ON BOTTOM PT- PRESSURE TREATED LUMBER TMH - TOP MOUNT BEAM HANGER - USE SIMPSON HW SERIES.

9. PROVIDE LINES OF 2"x2" CROSS BRIDGING IN JOIST BAYS UTILIZING SPF FRAMING AT A SPACING NOT EXCEEDING 7'-0" FROM ADJACENT BRIDGING LINES OR SUPPORT POINT OF JOIST. PROVIDE LINES OF 1"x3" STRAPPING IN JOIST BAYS AT A SPACING NOT EXCEEDING 7'-0" FROM ADJACENT STRAPPING LINES OR SUPPORT POINT OF JOIST FASTEN STRAPPING TO PLATE OR HEADER EACH END. TYPICAL WHERE JOISTS DO NOT HAVE CEILING FINISH FASTENED DIRECTLY TO UNDERSIDE OF JOISTS.

10. PROVIDE SOLID BLOCKING @ 16" O.C. BETWEEN THE FIRST PARALLEL FLOOR JOIST AND THE EXTERIOR WALL

11. PROVIDE DOUBLE FLOOR JOIST DIRECTLY BELOW NON LOAD BEARING PARTITION WALL WHICH IS PARALLEL TO DIRECTION OF FLOOR JOISTS. PROVIDE LINE OF SOLID 2" BLOCKING BETWEEN JOISTS DIRECTLY BELOW NON LOAD BEARING PARTITION WALL WHICH IS PERPENDICULAR TO DIRECTION OF FLOOR JOISTS.

12. LOAD BEARING EXTERIOR WALLS SUPPORTING STICK FRAMED ROOF FRAMING SHALL BE 2x6@16 WALLS, EXCEPT AS NOTED. LOAD BEARING EXTERIOR WALLS SUPPORTING PRE ENGINEERED ROOF TRUSSES SHALL BE 2x6@12 FOR 24" TRUSS SPACING & 2x6@16 FOR 16" TRUSS SPACING. SEE ROOF TRUSS NOTES.

13. L1 - 2-2x8 No.2 SPF

14. NEW/EXISTING CONSTRUCTION:

STUD WALLS - LAG FIRST WALL STUD TO EXISTING MASONRY WALL WITH 1/2" LAG BOLTS + LEAD SHIELDS @ 16" c/c VERT. AT OPENINGS THRU EXISTING MASONRY WALLS: DRILL AND GROUT 10@16 DOWELS INTO FACE OF CUT WALL, PRIOR TO FORMING AND POURING 4" MIN. x THICKNESS OF WALL VERTICAL CONCRETE CAP. IN ADDITION TO CONC. BEARING PAD FOR SUPPORTED BEAM AS PER PLAN.

ALL STRUCTURAL INFORMATION RELATING TO EXISTING MEMBERS, PROPERTIES AND LOCATIONS ARE ASSUMED ONLY. HAMANN ENGINEERING IS NOT RESPONSIBLE FOR DISCREPANCIES OF ASSUMED EXISTING CONDITIONS ON DRAWINGS AND ACTUAL CONDITIONS DISCOVERED ON SITE.

THE CONTRACTOR SHALL NOTE AND REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONDITIONS INDICATED ON THESE DRAWINGS. REMEDIAL WORK WILL BE ISSUED AS REQUIRED BY THE ENGINEER.

ROOF FRAMING PLAN NOTES

1. SLOPED ROOF; LL = 22 psf SPECIFIED SNOW LOAD for DUNDAS. DL = 21 psf

2. TOP OF DECK O" BELOW FINISHED ROOF EXCEPT AS NOTED.

3. ROOF DECK SHALL BE 1/2" D.FIR PLYWOOD FOR SUPPORT FRAMING UP TO 24". PROVIDE "H" CLIPS AT ALL UNSUPPORTED EDGES. SEE ALSO TIMBER FRAMING NOTES. ROOF DECK SHALL BE 2" T&G PLANK DECK FOR SUPPORT FRAMING 24" TO 48".

4. INDICATES SPAN DIRECTION OF LOAD BEARING JOISTS. SHADED AREAS ON PLAN INDICATE FALSE ROOF FRAMING TO BE BUILT UP FROM MAIN ROOF FRAMING BELOW TO CREATE REQUIRED ARCHITECTURAL SHAPE. USE 2x6@16 MINIMUM. PROVIDE 1-2x8 LAID FLAT ON EXIST. ROOF DECK FOR FALSE RAFTER PLATE.

5. PROVIDE HOLD DOWN CONNECTORS FOR SPANS EXCEEDING 15'-0" AND ALL CANTILEVERED CONDITIONS. USE SIMPSON STRONG TIE 'H' SERIES TO SUIT SUPPORTED MEMBER.

6. ALL BEAMS ARE FLUSH BEAMS UNLESS NOTED. PROVIDE METAL HANGERS AT ALL JOISTS FRAMING INTO FLUSH BEAMS, AND FOR FLUSH BEAM CONNECTIONS. USE SIMPSON STRONG TIE CONNECTORS OR AN APPROVED FOUIVALENT.

7. STRUCTURAL DRAWINGS ARE FOR MEMBER SIZES ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, DETAILS AND SPECIFICATIONS. ALL FRAMING TO BE IN

CONFORMANCE WITH PART 9, SECTION 9.23 OF THE OBC. 8. ALL TIMBER MEMBERS ARE TO BE NO. 2 SPF UNLESS NOTED. MEMBER SIZES ARE MINIMUM FOR STRUCTURAL REQUIREMENTS. ALL EXTERIOR TIMBER SHALL BE PRESSURE TREATED AND ALL HARDWARE GALVANIZED. LWMF HANGERS IN CONTACT WITH PT TIMBER SHALL BE APPROPRIATE TYPE WITH EXTRA HEAVY GALV. COATING. AS PER MANUFACTURER'S RECOMMENDATIONS EXPOSED PSL AND LVL MATERIAL SHALL BE WEATHER PROTECTED, OR USE IS PROHIBITED.

9. CANTIL - CANTILEVER DBL - DOUBLE JOIST

RB – RIDGE BEAM

HB — HIP BFAM

VB — VALLEY BEAM

L - BEAM DIRECTLY OVER WALL OPENING LSL - LONGITUDINAL STRAND LUMBER BY TIMBER STRAND. E=1.7e6psi; Fb=3140psi LVL - LAMINATED VENEER LUMBER BY LOUISIANA PACIFIC CORP. E=2.0e6psi; Fb = 5452psi PB - POST BELOW. SEE POST SCHEDULE. C.J. - CEILING JOISTS

TOD - TOP OF DECK UPT - UPTURNED; FLUSH BOTTOM WITH CEIL.

TMH - TOP MOUNT BEAM HANGER - USE SIMPSON HW SERIES. 10. SEE ARCHITECTURAL DRAWINGS FOR ROOF SLOPES.

11. PROVIDE CEILING JOISTS HANGERS FROM ROOF JOISTS WHERE REQUIRED AS FOLLOWS; AT ALL CEILING JOIST LAP SPLICES AND NOT FEWER THAN: 2x4@16 CEIL. JOISTS HANGERS AT 9'-3" o/c MAX. 2x6@16 CEIL. JOISTS HANGERS AT 14'-6" o/c MAX.

12. PROVIDE 2x4@16 COLLAR TIES IN CONVENTIONAL HIP AND GABLE ROOF FRAMING. COLLAR TIES AT EA. PAIR OF RAFTERS, LOCATED AT MID HEIGHT OF ROOF RIDGE ABOVE CEILING JOISTS. FOR ROOF SLOPES GREATER THAN OR EQUAL TO 1 IN 3.

13. L1 - 2-2x8 No.2 SPF L2 - 3-1/2x9 1/4LVL

ALL STRUCTURAL INFORMATION RELATING TO EXISTING MEMBERS, PROPERTIES AND LOCATIONS ARE ASSUMED ONLY. HAMANN ENGINEERING IS NOT RESPONSIBLE FOR DISCREPANCIES OF ASSUMED EXISTING CONDITIONS ON DRAWINGS AND ACTUAL CONDITIONS DISCOVERED ON SITE.

THE CONTRACTOR SHALL NOTE AND REPORT TO THE ENGINEER ANY DISCREPANCIES RETWEEN EXISTING CONDITIONS AND CONDITIONS INDICATED ON THESE DRAWINGS. REMEDIAL WORK WILL BE ISSUED AS REQUIRED BY THE ENGINEER.

1.1 DESIGN AND CONSTRUCTION IS TO CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, REFER ALSO TO TYPICAL DETAILS, NOTES UNDER PLANS AND SCHEDULES ON THE STRUCTURAL DRAWINGS. ALL DIMENSIONS. OTHER THAN PURFLY STRUCTURAL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.

1.2 REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR DETAILS BY OTHER TRADES.

1.3 UNLESS SPECIFICALLY NOTED ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS O PROVIDE ALL BRACING AND SHORING REQUIRED TO SAFELY CARRY OUT THE WORK, INCLUDING TEMPORARY SUPPORT OF EXISTING OR ADJACENT STRUCTURES AFFECTED

PROVIDE SHOP DRAWINGS FOR ALL STRUCTURAL COMPONENTS SHOWN ON THE STRUCTURAL

3.0 INSPECTION AND TESTING

A SOILS CONSULTANT AND AN INDEPENDENT INSPECTION AND TESTING AGENCY ARE TO BE ENGAGED TO CARRY OUT SOME OR ALL OF THE FOLLOWING SERVICES AS SPECIFIED BY THE ARCHITECT/ENGINEER:

.1 SOIL - FOOTING EXCAVATIONS AT FOUNDING LEVELS.

.2 SLAB ON GRADE - CONFIRM THAT THE REQUIRED DEGREE OF COMPACTION HAS BEEN ATTAINED. .3 CAST-IN-PLACE CONCRETE - ROUTINE INSPECTION OF MATERIALS, INCLUDING SLUMP, CYLINDER AND AIR ENTRAINMENT TESTS & REINFORCING TESTS WHEN REQUIRED OR DIRECTED IN ACCORDANCE WITH CSA CAN3-A23.2M., BUT NOT LESS THAN ONE TEST FOR THE PROJECT AND/OR ONE TEST/100m3 OF CONCRETE.

CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF CSA CAN3-S16.1M. ALL INSPECTION AND TESTING SERVICES ARE TO BE PERFORMED BY COMPANIES CERTIFIED BY THE CANADIAN STANDARDS ASSOCIATION AND FOR WELDING, INSPECTORS ARE TO BE CERTIFIED BY THE CANADIAN WELDING BUREAU.

.4 STRUCTURAL STEEL - ROUTINE SHOP AND FIELD INSPECTION SHALL BE

4.1 REFER TO NOTES UNDER FOUNDATION PLANS. ALL EXTERIOR FOOTINGS OR OTHER FOOTINGS EXPOSED TO FREEZING IN THE FINISHED BUILDING SHALL BE FOUNDED AT A MINIMUM OF 1200 mm (4'-0") BELOW FINISHED GRADE, UNLESS OTHERWISE NOTED. FOOTINGS EXPOSED TO FROST ACTION DURING CONSTRUCTION SHALL BE PROTECTED BY A MINIMUM OF 1200 mm (4'-0") OF EARTH OR ITS EQUIVALENT TO

4.2 THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10, MAXIMUM STEP 600 mm

4.3 IF ACTUAL JOB SITE OR SOIL CONDITIONS VARY FROM THOSE ASSUMED, THEN WRITTEN DIRECTIONS MUST BE OBTAINED FROM THE STRUCTURAL CONSULTANT BEFORE PROCEEDING WITH THE WORK.

5.0 BACKFILLING AND COMPACTION

5.1 SLABS-ON-GRADE AND ALL STRUCTURAL ELEMENTS FRAMING INTO WALLS WHICH RETAIN EARTH MUST BE IN PLACE BEFORE BACKFILLING.

5.2 AT FOUNDATION WALLS WITH GRADE ON BOTH SIDES, UNLESS ADEQUATELY SHORED BACKFILL AND COMPACT EACH SIDE OF WALL SIMULTANEOUSLY.

5.3 UNDER SLAB-ON-GRADE REMOVE SOFT SPOTS, ORGANIC AND FOREIGN MATTER IN THE

5.4 BACKFILL UNDER SLAB-ON-GRADE ONLY WITH APPROVED MATERIAL, CARRIED OUT IN MAXIMUM OF 200 mm (8") LIFTS OF LOOSE FILL, EACH COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.

5.5 UNLESS OTHERWISE NOTED, PROVIDE IMMEDIATELY UNDER SLABS-ON-GRADE A MINIMUM OF 200 mm (8") OF COMPACTED GRANULAR 'A' MATERIAL, COMPACTED TO A MINIMUM 98% STANDARD PROCTOR DRY DENSITY.

6. CAST-IN PLACE CONCRETE NOTES

PROVIDE ALL LABOUR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO CARRY OUT WORK.

PORTLAND CEMENT, WATER AND AGGREGATES SHALL CONFORM TO CSA CAN3-A23.3.1M.

COARSE AGGREGATE: NORMAL EIGHT, MAX. SIZE 20mm PROVIDE AN APPROVED WATER REDUCING ADDITIVE IN ALL CONCRETE. 4 PROVIDE AN APPROVED AIR ENTRAINING ADDITIVE IN ALL CONCRETE WHICH WILL BE EXPOSED TO A FREEZE/THAW CYCLE AND/OR THE ACTION OF DE-ICING CHEMICALS.

.5 ADMIXTURES SHALL CONFORM TO CSA CAN3-A266M SERIES. .6 FORMWORK SHALL CONFORM TO CSA CAN3-A23.1M AND FALSEWORK SHALL CONFORM TO .7 PROVIDE STANDARD ADJUSTABLE MASONRY ANCHOR SLOTS FOR ALL MASONRY FACING

ABUTTING CONCRETE FACES. .8 REINFORCING STEEL, UNLESS SPECIFICALLY NOTED, SHALL BE DEFORMED BARS CONFORMING TO CSA G30 12M GRADE 400 (580

.9 DRY-PACK GROUT TO BE 1 PART PORTLAND CEMENT TO 1-1/2 PARTS SAND TO 2 PARTS OF 8mm PEA GRAVEL WITH ONLY SUFFICIENT WATER TO DAMPEN THE MIXTURE. COMPRESSIVE STRENGTH 50 MPa AT 28 DAYS. 10 NON-SHRINK GROUT TO BE AN APPROVED PRE-MIXED PROPRIETARY PRODUCT.

.11 CURING AND SEALING COMPOUNDS WHERE APPROVED FOR USE TO CONFORM TO ASTM

STANDARD C309. GENERALLY, ALL CONCRETE SURFACES ARE TO BE SEALED UNLESS NOTED OTHERWISE COMPOLINDS ARE TO BE COMPATIBLE WITH APPLIED FINISHES. .12 DRILLED BOLTS: KWIK BOLTS BY HILTI CANADA LIMITED, SIZE AND LOCATION AS SPECIFIED ON THE DRAWINGS.

6.3 EXECUTION MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE AT 28 DAYS SHALL BE AS NOTED ON THE DRAWINGS (20 MPg MINIMUM) SLUMP AT THE POINT OF DISCHARGE SHALL BE CONSISTENT AT 90mm (3.5"). CONSTRUCTION JOINTS FOR THE WALLS, SLABS, AND BEAMS NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE CONSULTANT BEFORE CONSTRUCTION. FLOOR FINISHES SHALL CONFORM TO CSA STANDARD CAN3-A23.1M (CLASS A FINISH UNLESS NOTED).

6.4 DESIGN CONCRETE MEMBERS ARE DESIGNED IN ACCORDANCE WITH CSA STANDARD A23.3. 10 SAWN TIMBER NOTES

10.1 REFERENCE STANDARDS CAN/CSA-086.1M89 CSA 0121 M CSA 0141 M

ONTARIO BUILDING CODE 10.2 DESIGN CONNECTIONS, BRACKETS, AND HARDWARE TO RESIST THE REACTIONS PRODUCED BY THE FRAMING OR LOAD CONDITIONS

10.3 THE CONTRACTOR SHALL PROVIDE CCMC REPORTS FOR ALL PRE-ENGINEERED PRODUCTS TO BE USED. BOTH FOR THOSE PRODUCTS SPECIFIED, OR PROPOSED FOR USE. .1 SAWN LUMBER: PROVIDE GRADE NO. 2 SPF LUMBER AS SHOWN ON DRAWINGS

CONFORMING TO CSA 0141M AND NLGA GRADING RULES FOR CANADIAN LUMBER. USE ONLY KILN DRIFD LUMBER.

.2 LVL - LONGITUDINAL STRAND LUMBER BY LOUISIANA PACIFIC CORP. OR AN APPROVED EQUIVALENT HAVING AN ALLOWABLE BENDING STRESS OF Fb = 37.6 MPa (5452psi) AND E=2.0e6psi.

.3 PSL LUMBER: PARALLEL STRAND BY TRUS JOIST MacMILLAN OR APPROVED EQUIVALENT HAVING A MINIMUM ALLOWABLE BENDING STRESS f'b= 39.5 MPa (5730 psi) AND E=2.0e6psi. .4 LSL LUMBER: LONGITUDINAL STRAND BY TRUS JOIST MacMILLAN OR APPROVED EQUIVALENT HAVING A MINIMUM ALLOWABLE BENDING STRESS f'b= 30.6 MPa (4435 psi) AND E=1.8e6psi.

.3 PLYWOOD: PANELS FOR ROOF, EXTERIOR WALL AND SUB FLOORING TO MEET SPECIFIED REQUIREMENTS OF CSA 0121M DOUGLAS FIR PLYWOOD (DFP) AND/OR CSA 0151M CANADIAN SOFT PLYWOOD (CSP). PANELS SHALL BE 4'-0" x 8'-0" IN SIZE, AND OF THICKNESS SHOWN ON DRAWINGS.

.4 FASTENINGS AND HARDWARE: NAILS, SPIKES AND STAPLES: TO CONFORM TO CSA STANDARD B111 BOLTS & LAG SCREWS: TO CONFORM TO ASTM STANDARD A307, CARBON STEEL, TRUSS PLATES: MANUFACTURED FROM GALVANIZED SHEET STEEL CONFORMING TO GRADE B OF ASTM STANDARD A446, SHEET STEEL, ZINC COATED BY THE HOT DIP PROCESS, STRUCTURAL QUALITY. JOIST HANGERS: MINIMUM .040" THICK SHEET STEEL GALVANIZE 696 COATING DESIGNATION, 1500 lb. BEARING STRENGTH. .5 ADHESIVES: SUB FLOORING ADHESIVE TO CONFORM TO CGSB 71-GP-26M

MAKE ADEQUATE PROVISION FOR HORIZONTAL AND VERTICAL ERECTION LOADS AND FOR SUFFICIENT TEMPORARY BRACING TO KEEP THE STRUCTURAL FRAME PLUMB AND IN TRUE ALIGNMENT UNTIL THE COMPLETION OF ERECTION AND THE INSTALLATION OF MASONRY, CONCRETE WORK, AND FLOOR AND ROOF DECKS WHICH WILL PROVIDE THE NECESSARY PERMANENT BRACING PROVIDE TEMPORARY WOOD MEMBERS AS MAY BE REQUIRED FOR ERECTION PURPOSES AND REMOVE THEM WHEN NO LONGER REQUIRED.

COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, SECTION 9.23, EXCEPT WHERE OTHERWISE SPECIFIED OR SHOWN ON THE DRAWINGS. SEE ALSO PREFABRICATED TIMBER ROOF TRUSS NOTES. ANCHOR ROOF DECKS TO SUPPORTING FRAME TO RESIST UPLIFTS SPECIFIED IN THE NATIONAL BUILDING CODE OF CANADA AND SUPPLEMENT. GLUE AND SCREW DECKING MATERIAL TO FLOOR JOISTS.

8. STRUCTURAL STEEL NOTES

STRUCTURAL STEEL DESIGN SHALL CONFORM TO CSA STANDARD CAN3-S16.1M. CONNECTIONS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER EXPERIENCED IN THIS TYPE OF WORK, HIS SEAL SHALL APPEAR ON SHOP DRAWINGS.

8.2 WELDING SHALL CONFORM TO CSA STANDARD W59 AND BE PERFORMED BY A FABRICATOR

8.3 BEAM CONNECTIONS SHALL BE DESIGNED FOR A MINIMUM OF 50% OF THE BEAM SHEAR CAPACITY UNLESS OTHERWISE NOTED, AND IN NO CASE BE LESS THAN THE LOADS

.1 ALL STRUCTURAL; STEEL MEMBERS SHALL CONFORM TO CSA CAN3- G40.21-M. ROLLED SECTIONS, PLATES, SAG RODS, STRAP ANCHORS AND BARS SHALL BE TYPE 350 W AND HOLLOW STRUCTURAL SECTIONS SHALL BE TYPE 350W, CLASS H FOR SQUARE

.2 BOLTS, NUTS AND WASHERS FOR CONNECTIONS TO CONFORM TO ASTM A325 UNLESS .3 ANCHOR BOLTS, NUTS AND WASHERS FOR BASE PLATES, BEARING PLATES & WELD

PLATES TO CONFORM TO ASTM A307 UNLESS NOTED. .4 WELDING MATERIALS TO CONFORM TO CSA W48-M (SERIES). .5 PRIMER PAINT TO CONFORM TO CGSB 1-GP-40M OR CISC/CPMA 2-75. .6 GRATING: WELDED STEEL, OF SIZE AND TYPE SPECIFIED ON THE DRAWINGS SUFFICIENT TO SUPPORT LOADINGS GIVEN ON THE DRAWINGS, WITH MAXIMUM

.7 DRILLED BOLTS SHALL BE HILTI KWIK BOLTS BY HILTI CANADA OR AN APPROVED

DEFLECTION OF 1/180 OF SPAN. AND NOT TO EXCEED 1/4" MAXIMUM.

EQUIVALENT, OF THE SIZE AND SPACING INDICATED ON THE DRAWINGS.

COLOUR AS SPECIFIED BY THE ARCHITECT.

SHOWN ON OR IMPLIED BY THE DRAWINGS.

HSS AND CLASS C FOR ROUND HSS.

1 FABRICATION, HANDLING & ERECTION TO CONFORM TO CSA CAN 3-S16.1-M. BEAMS TO BE WELDED TO BEARING PLATES. PROVIDE ADJUSTABLE ANCHORS TO ALL STEEL TO BE BUILT INTO, ABUTTED OR

FACED WITH MASONRY. CLEAN, PREPARE SURFACES AND SHOP PRIME STRUCTURAL STEEL WITH ONE COAT OF SPECIFIED PRIMER PAINT IN ACCORDANCE WITH CSA CAN 3-S16.1-M. FIELD TOUCH UP BOLTS WELDS BURNED OR SCRAPED SURFACES AFTER ERECTION. \*\* PROVIDE ALL NEW STEEL CLEANED TO SSPC-SP10 TO NEAR WHITE SURFACE, AND PRIME PAINTED WITH ONE COAT OF ZINC-RICH PAINT TO CGSB SPECIFICATION 1-GP-181M @ 3 MILS D.F.T., AND TWO COATS OF EPOXY PAINT TO CGSB SPECIFICATION 1-GP-193 @ 4 MILS D.F.T. FINISH WITH ONE COAT OF POLYURETHANE PAINT, TYPE AND

SHALL BE MADE IN ANY STEEL MEMBER WITHOUT WRITTEN PERMISSION OF THE STRUCTURAL CONSULTANT. .1 STRUCTURAL STEEL IS DESIGNED IN ACCORDANCE WITH CSA STANDARD \$16.1. UNIT FLOOR AND ROOF LOADS GIVEN ON THE DRAWINGS ARE SPECIFIED LOADS.

MEMBER FORCES GIVEN ON THE DRAWINGS ARE FACTORED LOADS.

.5 NO HOLES OTHER THAN THOSE SHOWN ON REVIEWED SHOP DRAWINGS

POST SCHEDULE & NOTES NO. POST TYPE WALL TYPE COMMENTS 2-2x6 No.2 SPF 2 ROWS OF 3" COMMON NAILS @ 9" c/c -2x8 No.2 SPF VERT. TYPICAL FOR ALL WALL OPENING 2-2x4 NO.2 SPF 2x4@16 LINTELS IF NOT INDICATED ON DWGS. 2. 3-2x6 No.2 SPF 2 ROWS OF 4 1/2" COMMON NAILS @ 9" c/c 2x6@16 3-2x8 NO.2 SPF 2x8@16 3-2x4 NO.2 SPF 2x4@16 3. 4-2x6 No.2 SPF 2x6@16 2 ROWS OF 6" COMMON NAILS @ 9" c/c 4-2x8 No.2 SPF 2x8@16

4-2x4 NO.2 SPF 2x4@16 4. HSS 4x4x0.250 SEE POST NOTES BELOW. 5. 6x6 No.2 SPF PRESSURE TREATED

1. NUMBER OF POST MEMBERS INDICATED IN SCHEDULE DOES NOT INCLUDE ONE FULL HEIGHT STUD. THE NUMBER REPRESENTS CRIPPLE STUDS SUPPORTING BEAM MEMBER. 2. WHERE STEEL POSTS BEAR ON STEEL BEAM SUPPORT, PROVIDE 1-3/8" STIFFENER PLATE EACH SIDE OF BEAM WEB DIRECTLY BELOW POST. PROVIDE BASE PLATE 6x1/2x10" LG.

WELDED TO POST WITH 4-5/8" dia. A307 BOLTS CONNECTED TO BEAM FLANGE. 3. WHERE STEEL BEAMS BEAR ON STEEL POSTS, PROVIDE 1-3/8" STIFFENER PLATE EACH SIDE OF BEAM WEB DIRECTLY ABOVE POST. PROVIDE CAP PLATE 6x1/2x10" LG. WELDED TO POST WITH 4-5/8" dia. A307 BOLTS CONNECTED TO BEAM FLANGE.

4.1. WHERE STEEL POSTS BEAR ON MASONRY PIER OR CONCRETE PIER OR FOOTING, PROVIDE BASE PLATE 10x5/8x10 WITH 4-5/8" dia.x1'-2" LG. A307 A.BOLTS, TYPICAL. BASE PLATES .2. WHERE STEEL POSTS BEAR ON MASONRY OR CONCRETE WALL, PROVIDE BASE PLATE TO SUIT WALL JOIST SHELF WIDTH; 4" SHELF: BASE PLATE 4x3/4x10 WITH 2-5/8" dia.x1'-2" LG. A307 A.BOLTS. JOIST SHELF WIDTH; 6" SHELF: BASE PLATE 6x5/8x10 WITH 2-5/8" dia.x1'-2" LG. A307 A.BOLTS. .3. WHERE STEEL POSTS BEAR ON TIMBER BEAM, PROVIDE 1/4" x6" LG. STEEL PLATE SADDLE,

c/w 4" SIDE PLATES AND 2-5/8" dia. A307 A.BOLTS @ 3"c/c. SADDLE WIDTH & BOLT LENGTH TO SUIT

FIMBER SUPPORTING MEMBER WIDTH + 1/8" FOR CLEARANCE .4. BASE PLATES SHALL BEAR ON 2" DRY PACK GROUT, TYPICAL, FOR BEARING ON MASONRY WALLS. PROVIDE A BEARING PAD OF CONCRETE OR SOLID CONCRETE BRICK MIN. 24" LG. x WIDTH OF

MEMBERS FOR DIRECT BEARING OF POST ONTO SILL AT TOP OF FOUNDATION WALL.

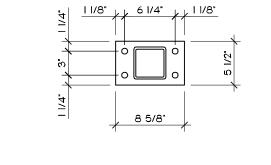
5. WHERE TIMBER POSTS (OR BEAMS) BEAR ON DIRECTLY ON CONCRETE OR MASONRY PIER OR FOOTING, PROVIDE STEEL POST CONNECTOR ANCHORED TO FOUNDATION AND BOLTED TO SUPPORTED MEMBER. USE SIMPSON STRONG TIE STANDARD CONNECTOR, UNLESS NOTED. WHERE TIMBER POSTS BEAR ON STEEL BEAMS, PROVIDE STEEL POST CONNECTOR BOLTED OR WELDED TO SUPPORTING BEAM. 6. PROVIDE SOLID BLOCKING FOR POSTS AT EACH FLOOR FRAMING LEVEL FOR LATERAL RESTRAINT OF POSTS BY FLOOR DECK. PROVIDE SOLID BLOCKING UNDER ALL POST

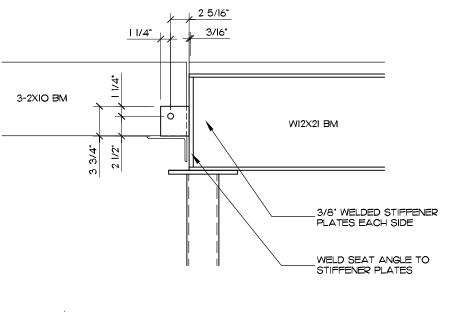
7. PROVIDE STEEL SADDLE CONNECTION WELDED TO TOP OF STEEL POST AND BOLTED TO EACH SUPPORTED TIMBER MEMBER WITH MIN. 2-5/8" dia. A307 BOLTS. USE SIMPSON STRONG TIE STANDARD CONNECTOR, UNLESS NOTED. 8. STEEL POSTS MAY BE SPLICED AT FLOOR LEVELS ONLY. USE 1/2" CAP

PLATE & BASE PLATE WITH 4-5/8" dia. A307 BOLTS.

9. PROVIDE SIMPSON STRONG-TIE MEG 7ga WELDABLE FACED MOUNT BEAM HANGERS WELDED TO FACE OF STEEL POST TO

10. FOR POST AND BEAM CONSTRUCTION, 1/4" STEEL PLATE CONNECTORS SHALL BE USED, AND BE THRU BOLTED TO BOTH THE SUPPORTED AND THE SUPPORTING MEMBERS. USE SIMPSON STRONG-TIE CONNECTORS, OR EQUAL.







HOLES FOR 4-5/8" A307 A.BOLTS c/w NUTS & WASHERS PLATE Fy = 350MPa2. 1-L5x3 1/2x3/8"LLH WELDED STEEL SEAT

PLATE Fy = 350MPa

E480XX ELECTRODES.

1. 1/2" WELDED CAP PLATE & BASE PLATE c/w 4-3/4" dia.

3. 2-1/4" WELDED STEEL SIDE PL c/w 5/8" dia. HOLES FOR 1/2" A307 BOLT c/w NUTS & WASHERS PLATE Fy = 350MPa

4. ALL WELDED CONNECTIONS USE 3/8" FILLET WELDS U/N.

T = SUPPORTED BEAM WIDTH + 1/8"

06.08.14 | REV.1 AS PER CITY OF HAMILTON 23.06.14 | SUB FOR BUILDING PERMIT 8 | 06.06.14 | REV. SURVEY w/ GRADE ELEV. 7 | 21.05.14 | REV.1 AS PER CLIENT 6 | 20.05.14 | ISSUED FOR TENDER 5 | 02.05.14 | SUB FOR CONSERVATION REVIEW | 4 18.02.14 ISSUED FOR FINAL APPR. 12.02.14 BUDGET REV. MTG. 30.12.13 REV.1 AS PER INIT. MTG. 1 30.10.13 INIT DESIGN PRESENT No. | Date: | Issue/Revision Drawing Issues/Revisions:

Project North

Key Plan:

True North:

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM HAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

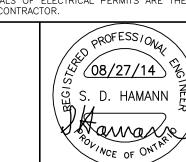
FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO

CONDITIONS

PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS. TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED FLECTRICAL PERMITS PERTAINING TO THIS PROJECT ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE



(E): info@structuredcreations.com

ONTARIO

FOR STRUCTURE ONLY OUR PROJECT 14052 STRUCTURED CREATIONS

BY DARREN SANGER-SMITH (O) 416.204.0351

**GARDNER RESIDENCE** 

**RENO/ADDITION 40 CAYLEY STREET** 

**DUNDAS** 

Burlington, ON, L7R 2G3

453 Brant St

Project

STRUCTURAL NOTES

Drawn By: Approved By: J.S. D.S.S. Scale: Project No.: 1/4" = 1'-0"SEPT 01/14 13-106

I. DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 32.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED. AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES. Drawing No:

D. Sanger-Smith, B.Arch BCIN26286 Structured Creations Inc. BCIN 29617

*0*1/*0*9/14

DATE

OBC REGISTRATION

SIGNATURE OF DESIGNER

Drawing Series: