



BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES SHALL REVIEW ALL DRAWINGS AND VERIFY DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THESE DRAWINGS ARE THE PROPERTY OF T. HAMM DESIGN AND DRAFTING SERVICE AND EVEREST ESTATE HOMES

DESIGN LOADS

GROUND SNOW LOAD 2.0kPa (N/mm²), S=0.40kPa (0.35psf)

ROOF DEAD LOAD 0.50 kPa (0.07psf), INCLUDES TOP & BOTTOM CHORD TRUSS LOADING

WIND LOADS 1.50 - 0.44kPa (0.19psf), 1/10 FOR DEFLECTION - 0.344kPa (7.10psf)

MIN. SOIL BEARING CAPACITY - 75 kPa

S.P.F. #182 LINES

UP TO 2.0M - ROOF/Ceiling 1 STORY

ALL HEADERS TO BE 2.0M UNLESS OTHERWISE NOTED

NON-STRUCT. SHEATHING

(2) 2x4 - 2'-1"

(2) 2x6 - 4'-4"

(2) 2x8 - 5'-1"

(2) 2x10 - 6'-2"

(2) 2x10 - 7'-1/2"

(2) 2x12 - 7'-1/2"

(2) 2x12 - 8'-1"

STEEL LINTELS: UP TO 90mm BRICK

UP TO 2.47m (8'-1") - 898896.4mm

UP TO 2.66m (8'-8") - 1028896.4mm

UP TO 2.31m (10'-10") - 1278896.4mm

STEEL LINTELS: UP TO 100mm STONE

UP TO 2.47m (8'-1") - 1028896.4mm

UP TO 2.77m (12'-4") - 1528896.4mm

ALL POINT LOADS FROM GIRDERS TRUSSES TO BE TRANSFERRED THROUGH MAIN FLOOR TO FOUNDATION. BEARING WALLS OF BIMINI HOMES SIT ON COATINGS BELOW. BEARING STUDS AS PER TABLE A-34.35 (9.23.10-17)

INTER-CONNECTED SMOKE & CO. DETECTORS
INSTALL AS PER MANUFACTURERS SPECIFICATIONS
W/ STROBE

ALL SMOKE & CO. DETECTORS MUST BE PROVIDED WITH A BATTERY BACK UP THAT IS ABLE OF SUPPLYING POWER FOR AT LEAST 3 DAYS AND IS FOLLOWED BY A 4 MINUTE ALARM

ENERGY EFFICIENCY DESIGN AS PER OBC 2012 SB-12

ALL INSULATION VALUES AS PER OBC SB-12 TABLE 3.1.2.A (IP)

(EXCENCTENCE 2.1.1.21) ZONE 2 - INSULATION PACKAGE FOR SPACE HEATING EQUIPMENT WITH AHUE = 9.2%

COMPLIANCE PACKAGE 'A5' (UNLESS OTHERWISE NOTED)

CEILING WITH ATTIC SPACE - R50 MIN.

CEILING WITHOUT ATTIC SPACE - R31 MIN.

EXPOSED ATTIC - R31 MIN.

WALLS ABOVE GRADE - R18 MIN. R5 CI

WALLS BELOW GRADE - R18 MIN. R5 CI

EDGE BELOW GRADE SLAB - 2.4" BELOW TRADE - R10 MIN.

HEATED SLAB OR SLAB - 2.4" BELOW GRADE - R10 MIN.

WINDOWS AND SLIDING GLASS DOORS MAX U-0.28, ER-25

DOOR MAX U-0.20, ER-25

SPACE HEATING EQUIPMENT MIN AHUE - 96%

HYDRAULIC SYSTEMS - R10 MIN.

D.H.W. HEATER MIN. EF - 0.8

GROSS WALL AREA - N/A SQ.FT.

GROSS WINDOWS, GLASS AREA ETC. - N/A SQ.FT.

RATIO - N/A

PROVIDE SOLID BLOCKING IN WALLS BEHIND & BEHIND

TOILET, BATH & SHOWER FOR FUTURE GRAB BARS

WINDOW ELEVATIONS

T/WINDOW MAIN FLOOR - N/A - A.F.F.

VERIFY ON SITE WITH WINDOW STYLES

Revision: By: Date:

1.

2.

3.

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2 of Division C of the Building Code. I am qualified and the firm is registered in the appropriate classes/categories.

T. HAMM DESIGN AND DRAFTING SERVICE 45374

Travis Hamm 23275

JOB 8 B.C.I.N.

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DESIGN LOADS

GROUND SNOW LOAD 2.0kPa (NAref), 5.0-40kPa (0.35psf)

ROOF DEAD LOAD 0.5 kN/m² (0.07psf), INCLUDES TOP & BOTTOM CHORD TRUSS LOADING

WIND LOADS 1.50 - 0.44kPa (0.19psf), 1/10 FOR DEFLECTION - 0.34kPa (7.10psf)

MIN. SOIL BEARING CAPACITY - 75 kPa

S.P.F. #182 LINES

UP TO 2.0M, ROOF, CEILING 1 STORY

ALL HEADERS TO 2.0M, UNLESS OTHERWISE NOTED

NON-STRUCT. SHEATHING

(2) 2x4 - 2'11"

(2) 2x6 - 4'2"

(2) 2x8 - 4'9"

(2) 2x8 - 5'1"

(2) 2x10 - 5'10"

(2) 2x10 - 7' 1/2"

(2) 2x12 - 8'1"

STEEL LINTELS: UP TO 90mm BRICK

UP TO 2.47m (8'1") - 898896.4mm

UP TO 2.66m (8'8") - 1028896.4mm

UP TO 2.31m (10'10") - 1278896.4mm

STEEL LINTELS: UP TO 100mm STONE

UP TO 2.47m (8'1") - 1028896.4mm

UP TO 2.77m (12'4") - 128896.4mm

ALL POINT LOADS FROM GIRDERS TRUSSES TO BE TRANSFERRED THROUGH MAIN FLOOR TO FOUNDATION, BEARING WALLS OF BIMIN. 100MM COATINGS BELOW, BEARING STUDS AS PER TABLE A-34.35 (2.23.10.17)

INTER-CONNECTED SMOKE & CO. DETECTORS

INSTALL AS PER MANUFACTURERS SPECIFICATIONS

W/ STROBE

ALL SMOKE & CO. DETECTORS MUST BE PROVIDED WITH A BATTERY BACK UP THAT IS ABLE TO SUPPLY POWER FOR AT LEAST 30 DAYS AND IS FOLLOWED BY A 4 MINUTE ALARM

ENERGY EFFICIENCY DESIGN AS PER OBC 2012 SB-12

ALL INSULATION VALUES AS PER OBC SB-12 TABLE 3.1.1.2.A (IP)

(SECTION 2.1.1.2.1) ZONE 2 - ENERGY PACKAGE FOR SPACE HEATING EQUIPMENT

WITH A-FUE & 9%

COMPLIANCE PACKAGE 'A5' (UNLESS OTHERWISE NOTED)

CEILING WITH ATTIC SPACE - R50 MIN.

CEILING WITHOUT ATTIC SPACE - R31 MIN.

EXPOSED RIBBED INSULATION - R15 CI

BALCONY DECKING - R15 CI

EDGE BELOW GRADE SLAB - 24" BELOW TRADE - R10 MIN.

HEATED SLAB OR SLAB - 24" BELOW GRADE - R10 MIN.

WINDOWS AND SLIDING GLASS DOORS MAX U-0.28, ER 25

SKYLIGHTS MAX U-0.28, ER 25

SPACE HEATING EQUIPMENT MIN AFUE - 96%

HYDRAULIC SYSTEMS - R10 MIN.

D.H. HEATER MIN. EF - 0.8

GROSS WALL AREA - N/A SQ.FT.

GROSS WINDOWS, GLASS AREA ETC. - N/A SQ.FT.

PROVIDE SOLID BLOCKING IN WALLS BEHIND & BEHIND

TOILET, BATH & SHOWER FOR FUTURE GRAB BARS

WINDOW ELEVATIONS

T/WINDOW MAIN FLOOR - N/A A.F.F.

VERIFY ON SITE WITH WINDOW STYLES

Revision: By: Date:
1.
2.
3.

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2 of Division C of the Building Code. I am qualified and the firm is registered in the appropriate classes/categories.

T. HAMM DESIGN AND DRAFTING SERVICE 45574

Travis Hamm 23275

JOB 8 B.C.I.N.

T Hamm Design & Drafting Service

Residential and Small Building Design

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N0E1P0
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Email: th.drafting@hotmail.com

MAIN FLOOR PLAN

Project VELDGEESGRAAF

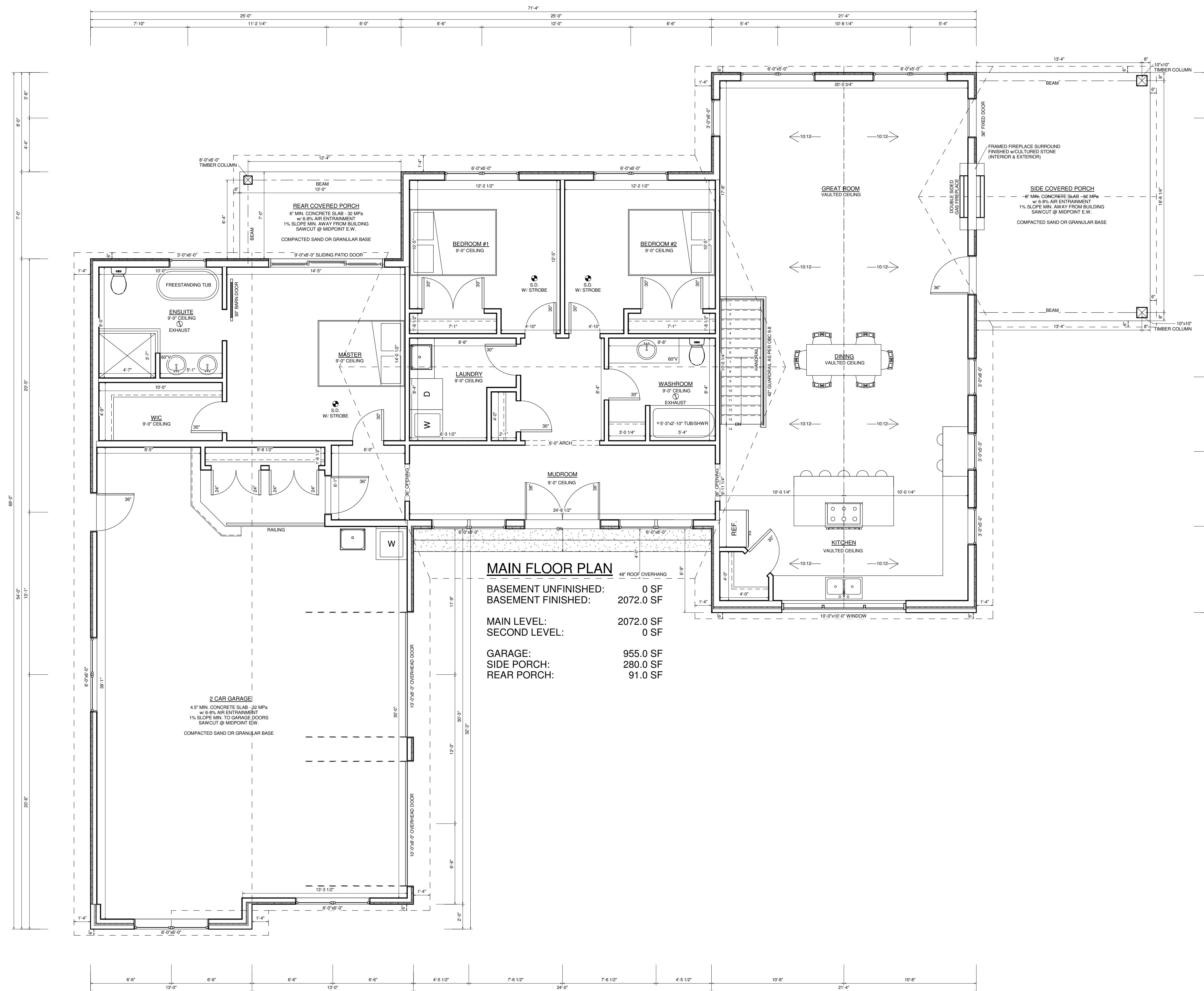
Address: WINDHAM WEST QUARTER
LINE RD, NORFOLK COUNTY

Designed By:
Drawn By:
Checked By:
Date:

Author
Checker
Scale: 8 APRIL 2021

1/4" = 1'-0"

A3





BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES SHALL REVIEW ALL DRAWINGS AND VERIFY DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

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THESE DRAWINGS ARE THE PROPERTY OF
T.HAMM DESIGN AND DRAFTING SERVICE
AND EVEREST ESTATE HOMES

DESIGN

GROUND SNOW LOAD
2.0kPa (N/mm), S=40kPa (8.35psf)

ROOF DEAD LOAD
0.55kPa (11.07psf), INCLUDES TOP & BOTTOM CHORD TRUSS
LOADING

WIND LOADS
150 - 0.444kPa (9.19psf), 1/10 FOR DEFLECTION - 0.344Pa (7.10psf)

MIN. SIDE PEGGING CAPACITY: 75 kPa

STEEL LINTELS: UP TO 30mm

UP TO 2.47m (8'-1") - 898964.4mm

UP TO 2.66m (8'-8") - 1028964.4mm

UP TO 3.31m (10'-10") - 1278973.9mm

STEEL LINTELS: UP TO 100mm

UP TO 2.47m (8'-1") - 1028964.4mm

UP TO 3.77m (12'-4") - 1528963.9mm

**S.P.F. #182 ROOF RAFTERS
UP TO 2.0kPa - MAXIMUM**

12' 0" 18' 0" 24' 0"

2x4 8'-1" 7'-4" 6'-5"

2x6 12'-9" 11'-7" 10'-1"

2x8 16'-9" 15'-2" 12'-9"

2x10 21'-4" 19'-1" 15'-7"

2x12 25'-7" 22'-2" 18'-1"

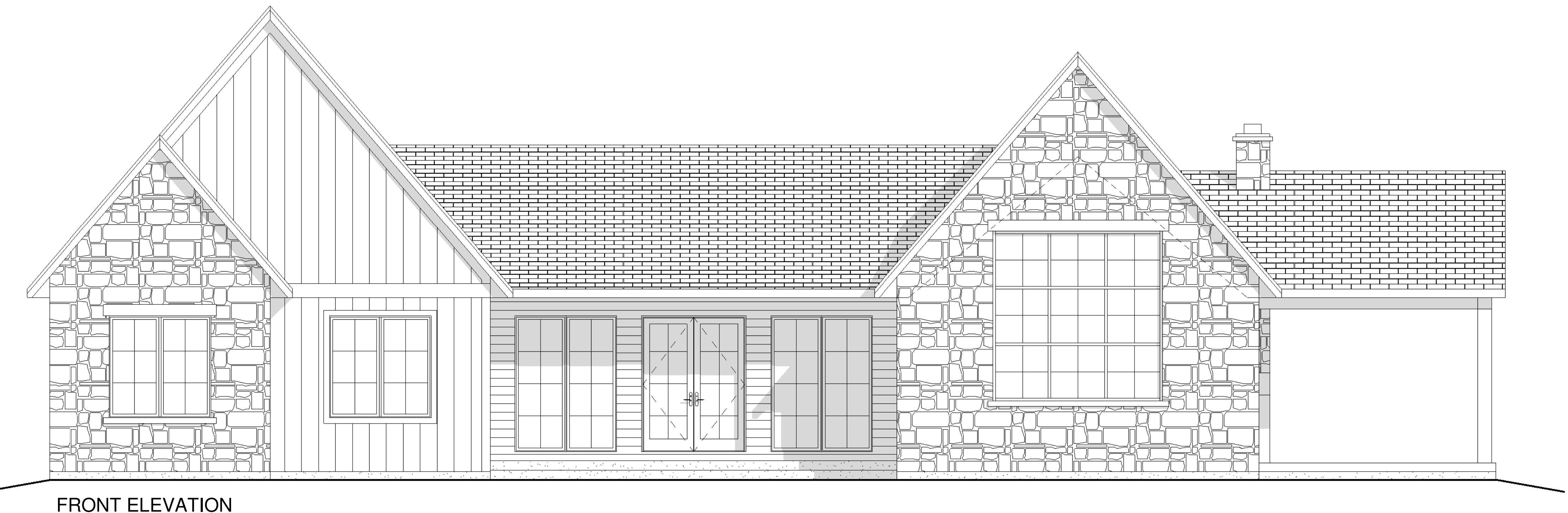
ALL POINT LOADS FROM GIRDERS TRUSSSES TO BE TRANSFERRED
THROUGH MAIN FLOOR TO FOUNDATION, BEARING WALLS OF
BEAMS AND FOOTINGS BELOW. BEARING STUDS AS PER TABLE
A-94.35 (9.23.10.72)

**INTER-CONNECTED
SMOKE & CO. DETECTORS
INDIVIDUAL SMOKE & CO. DETECTORS
MANUFACTURERS SPECIFICATIONS
W/ STROBE**

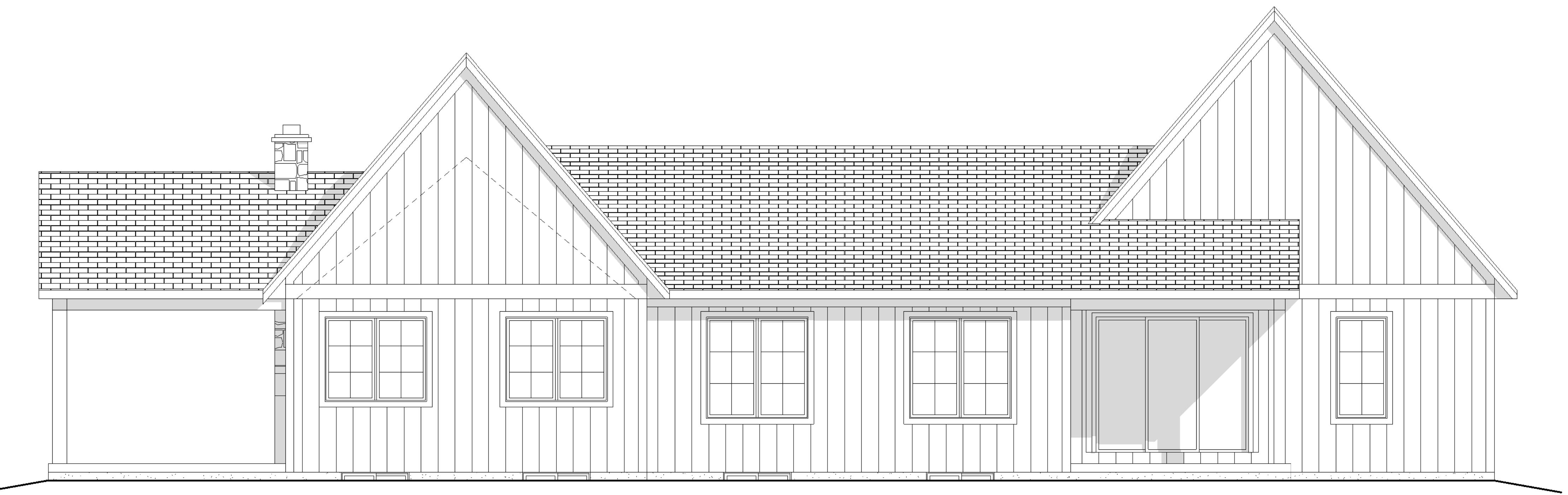
ALL SMOKE & CO. DETECTORS MUST BE PROVIDED WITH
A BATTERY BACK-UP THAT IS ABLE OF SUPPLYING
POWER FOR AT LEAST 7 DAYS AND IS FOLLOWED BY A 4
MINUTE ALARM

**PROVIDE SOLID BLOCKING IN WALLS BESIDE & BEHIND
TOILET, TUB & SHOWER FOR FUTURE GRAB BARS**

WINDOW
TWINDOW MAIN FLOOR - NA A.F.F.
VERIFY ON SITE WITH WINDOW STYLES



FRONT ELEVATION



REAR ELEVATION

Revision: By: Date:
1.
2.
3.

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2 of Division C of the Building Code. I am qualified and my firm is registered in the appropriate classes/categories.

T. HAMM DESIGN AND DRAFTING SERVICE B.C.I.N.

Travis Hamm 23275 B.C.I.N.

T Hamm Design & Drafting
Residential and Small Building Design
21 HWY 24 E.
St. Williams, ON.
N0E1P0
Tel: 519-586-3440
Email: th.drafting@hotmail.com

ELEVATIONS

Project: VELDGESGRAAF

Address: WINDHAM WEST QUARTER
LINE RD, NORFOLK COUNTY

Designed: Designer

Drawn By: Author

Checked By: Checker

Date: 8 APRIL 2021

Scale: 1/4" = 1'-0"

A4



BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES SHALL REVIEW ALL DRAWINGS AND VERIFY DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

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T.HAMM DESIGN AND DRAFTING SERVICE
AND EVEREST ESTATE HOMES

DESIGN

GROUND SNOW LOAD
2.0kPa (N/mm), 5.040kPa (8.35psf)

ROOF DEAD LOAD
0.50kPa (0.07psf), INCLUDES TOP & BOTTOM CHORD TRUSS

LOADING

WIND LOADS
150 - 0.444kPa (9.19psf), 1/10 FOR DEFLECTION - 0.344kPa (7.10psf)

MIN. SCAFFOLDING CAPACITY: 75 kPa

STEEL LINTELS: UP TO 90mm

UP TO 2.47m (8'-1") - 89896.4mm

UP TO 2.66m (8'-8") - 102896.4mm

UP TO 3.31m (10'-10") - 127897.9mm

STEEL LINTELS: UP TO 100mm

UP TO 2.47m (8'-1") - 102896.4mm

UP TO 3.77m (12'-4") - 152893.9mm

S.P.F. #182 ROOF RAFTERS

UP TO 2.0kPa - MAXIMUM

1' 0" 18' 0" 24' 0"

2x4 8'-1" 7'-4" 6'-5"

2x6 12'-9" 11'-7" 10'-1"

2x8 16'-9" 15'-2" 12'-9"

2x10 21'-4" 19'-1" 15'-7"

2x12 25'-7" 22'-2" 18'-1"

ALL POINT LOADS FROM GIRDERS TRUSSSES TO BE TRANSFERRED
THROUGH MAIN FLOOR TO FOUNDATION, BEARING WALLS AS PER TABLE
A-94.35 (9.23.10.72)

SMOKE & CO. DETECTOR
INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
W/ STROBE

ALL SMOKE & CO. DETECTORS MUST BE PROVIDED WITH
A BATTERY BACK-UP THAT IS ABLE OF SUPPLYING
POWER FOR AT LEAST 7 DAYS AND IS FOLLOWED BY A 4
MINUTE ALARM

PROVIDE SOLID BLOCKING IN WALLS BESIDE & BEHIND
TOILET, TUB & SHOWER FOR FUTURE GRAB BARS

WINDOW
TWINDOW MAIN FLOOR - NA A.F.F.
VERIFY ON SITE WITH WINDOW STYLES

Revision: By: Date:
1.
2.
3.

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C of the Building Code. I am qualified and the firm is registered in the appropriate classes/categories.

T. HAMM DESIGN AND DRAFTING SERVICE B.C.I.N. 45574

Travis Hamm B.C.I.N. 23275
JOB 8

T Hamm Design & Drafting
Residential and Small Building Design

21 HWY 24 E.
St. Williams, ON.
N0E1P0
Tel: 519-586-3440
Email: th.drafting@hotmail.com

ELEVATIONS

Project VELDGESGRAAF

Address: WINDHAM WEST QUARTER
LINE RD, NORFOLK COUNTY

Designed: Designer

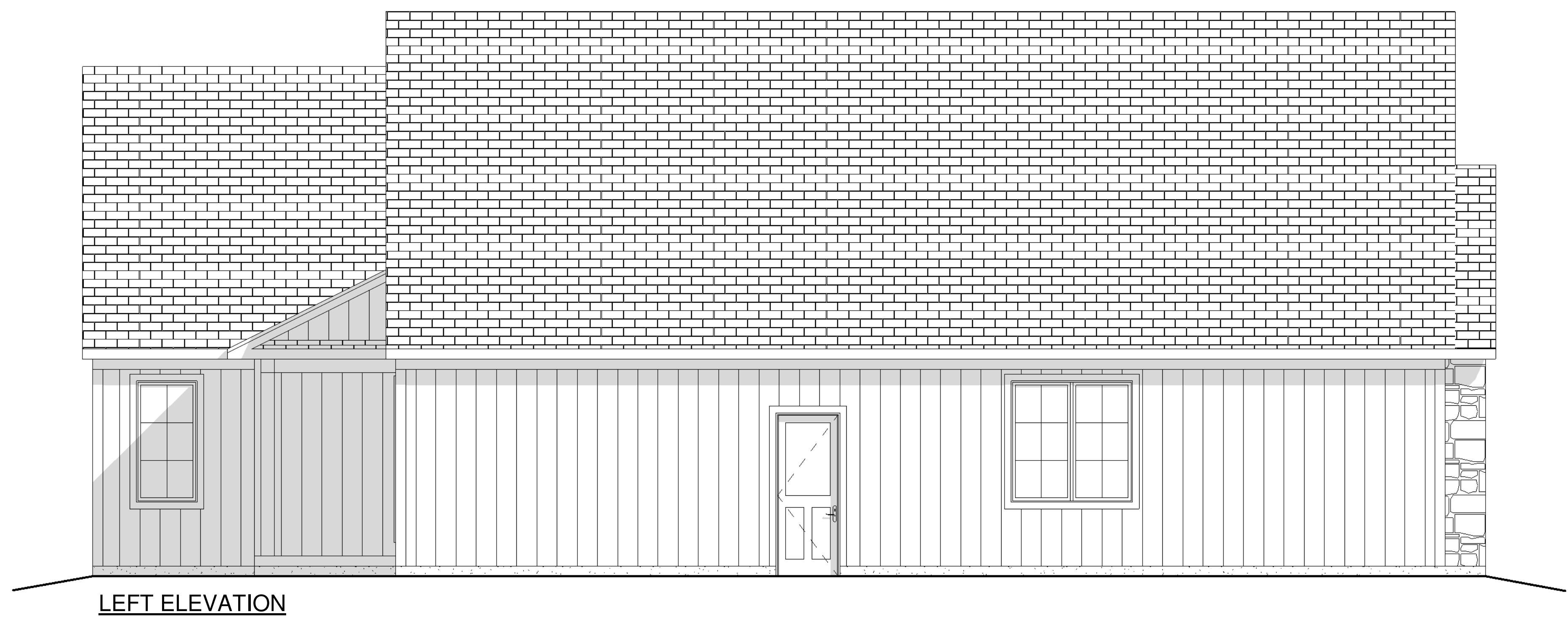
Drawn By: Author

Checked By: Checker

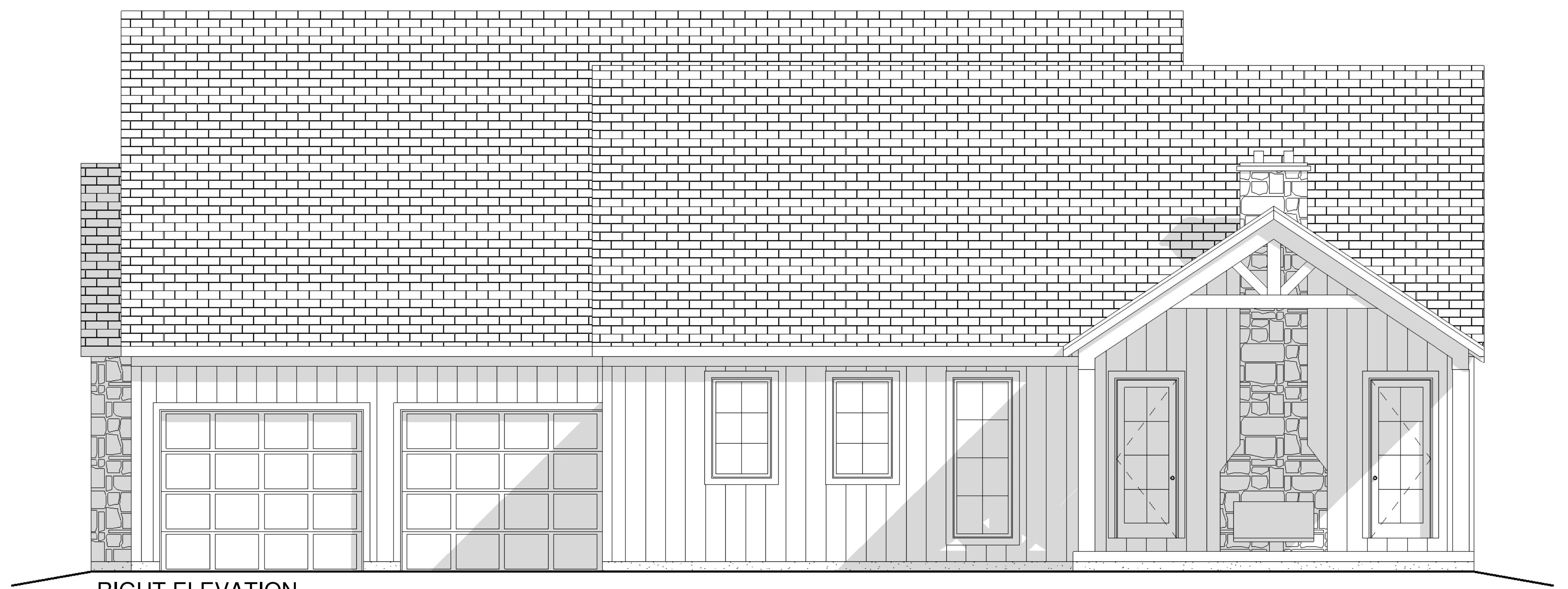
Date: 8 APRIL 2021

Scale: 1/4" = 1'-0"

A5



LEFT ELEVATION



RIGHT ELEVATION