

DESIGN LOADS

GROUND SNOW LOAD
2.0kPa (N/Aval), 5.0-0.48kPa (8.35psf)

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

WIND LOADS
1.50 - 0.44kPa (8.19psf), 1/10 FOR DEFLECTION - 0.34kPa (7.10psf)

MIN. SOIL BEARING CAPACITY - 75 kPa

S.P.F. #1&2 UNTELS
UP TO 2.0KPA - ROOF/CEILING/1 STORY

NON-SLICK SHEATHING

(2) 2x4 - 2'-11"

(2) 2x6 - 4'-2"

(2) 2x8 - 5'-1"

(2) 2x10 - 6'-2"

(2) 2x12 - 7'-12"

(2) 2x4 - 3'-4"

(2) 2x6 - 4'-9"

(2) 2x8 - 5'-10"

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

(2) 2x12 - 8'-1"

STEEL UNTELS: UP TO 90mm BRICK

UP TO 2.47m (8'-1") - 88x96x4mm

UP TO 2.86m (9'-5") - 102x96x4mm

UP TO 3.31m (10'-10") - 127x96x7.3mm

STEEL UNTELS: UP TO 100mm STONE

UP TO 2.47m (8'-1") - 102x96x4mm

UP TO 3.77m (12'-4") - 152x96x7.3mm

ALL POINT LOADS FROM GIRDER TRUSSES TO BE TRANSFERRED
THROUGH MAIN FLOOR TO FOUNDATION. BEARING WALLS OF
BEAMS AND FOOTINGS BELOW. BEARING STUDS AS PER TABLE
A-34.35 (9.23.10.72)

INTER-CONNECTED
SMOKE & C.O. DETECTOR
INSTALL AS PER
MANUFACTURERS SPECIFICATIONS
W/ STROBE

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

ENERGY EFFICIENCY DESIGN AS PER CBC 2012 SB-12

ALL INSULATION VALUES AS PER CBC 2012 TABLE 3.1.1.2.2 (UP)

(REFERENCE 2-1.1.2.1)

ZONE 1 - COMPLIANCE PACKAGE FOR SPACE HEATING EQUIPMENT
WITH AFUE ≥ 92%

COMPLIANCE PACKAGE 'A5' (UNLESS OTHERWISE NOTED)

CEILING WITH ATTIC SPACE - R50 MIN.

CEILING WITHOUT ATTIC SPACE - R31 MIN.

EXPOSED FLOOR - R35 MIN.

WALLS ABOVE GRADE - R19 MIN. (R5 C1)

BASEMENT WALLS - R12 + 5 C1 MIN. (R15 C1)

EDGE BELOW GRADE SLAB - 4" 2" BELOW GRADE - R10 MIN.

HEATED SLAB OR SLAB 4" 2" BELOW GRADE - R10 MIN.

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

SPACIGHTS MAX. U-0.49

SPACE HEATING EQUIPMENT MIN AFUE - 96%

HRV MIN. EFFICIENCY 75%

D.H.W. HEATER MIN. EF - 0.80

GROSS WALL AREA - N/A SQ.FT.

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

RATIO - N/A %

PROVIDE SOLID BLOCKING IN WALLS BESIDE & BEHIND
TOILET, TUB & 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 3.2.2 of Division C. of the Building Code. I am qualified and the
firm is registered in the appropriate class/categories.

T-HAMM DESIGN AND DRAFTING SERVICE 45374

JOB # 28272

Francis Hamm

T-Hamm Design & Drafting Service

Residential and Small Building Design

21 HWY 24 E.

St. William, ON

N4E1P0

Tel: 519-586-3440

Email: th.drafting@hotmail.com

MAIN FLOOR PLAN

Project VELDGESGRAAF

Address: WINDHAM WEST QUARTER

LINE RD, NORFOLK COUNTY

Designed By: Designer

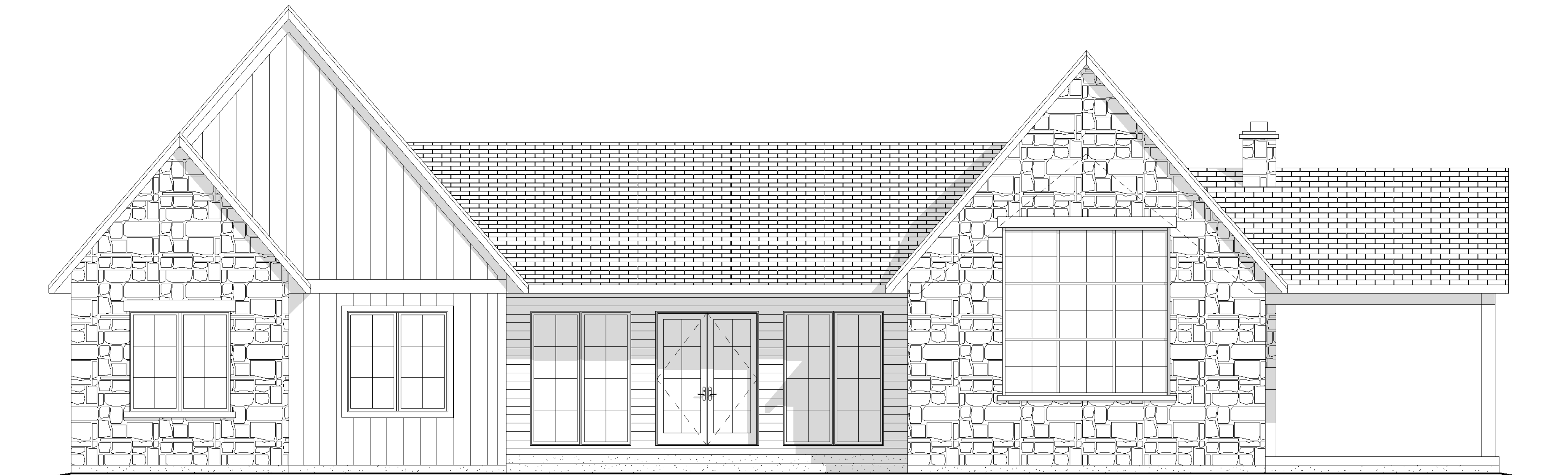
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Checked By: Checker

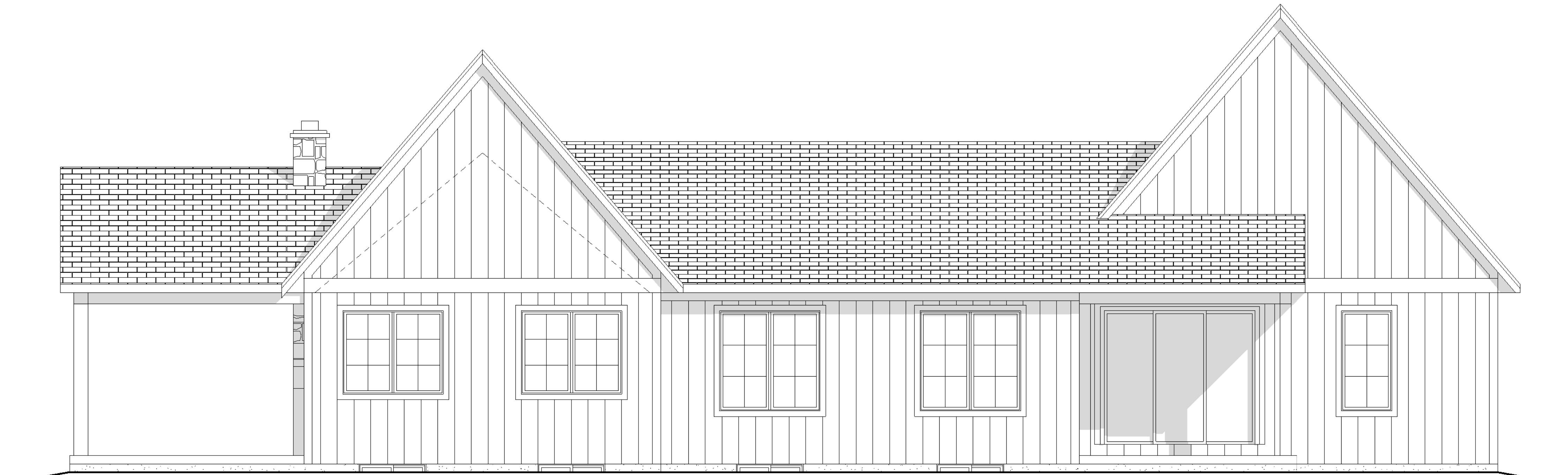
Date: 8 APRIL 2021

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

A3



FRONT ELEVATION



REAR ELEVATION



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

THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED

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

DESIGN

GROUND SNOW LOAD
2.0kPa (N/Aval), S-I 0.48kPa (8.35psf)

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

WIND LOADS
1.50 - 0.44kPa (8.19psf), 1/10 FOR DEFLECTION - 0.34kPa (7.10psf)

MIN. WIND RESISTANCE CAPACITY - 70 kPa

STEEL LINTELS UP TO 90mm

UP TO 2.47m (8'-1") - 88x89x6.4mm

UP TO 2.68m (8'-8") - 102x89x6.4mm

UP TO 3.31m (10'-10") - 127x89x7.9mm

STEEL LINTELS UP TO 100mm

UP TO 2.47m (8'-1") - 102x89x6.4mm

UP TO 3.77m (12'-4") - 152x89x13mm

S.P.F. #1&2 ROOF RAFTERS

UP TO 2.0KPA - MAXIMUM

	12" o/c	15" o/c	24" o/c
2x4	6'-1"	7'-4"	6'-5"
2x6	12'-9"	11'-7"	10'-1"
2x8	16'-9"	15'-2.5"	12'-9"
2x10	21'-4.5"	19'-1"	15'-7"
2x12	25'-7"	22'-2"	18'-1"

ALL POINT LOADS FROM GIRDER TRUSSES TO BE TRANSFERRED
THROUGH MAIN FLOOR TO FOUNDATION, BEARING WALLS OF
BEAMS AND FOOTINGS BELOW. BEARING STUDS AS PER TITLE
A-34.35 (9.23.10.7(2))

INTER-CONNECTED
SMOKE & C.O. DETECTOR
INSTALL AS PER
MANUFACTURERS SPECIFICATIONS
W/ STROBE

ALL SMOKE & C.O. 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

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 3.2.6 of Division C. of the Building Code. I am qualified and the
firm is registered in the appropriate class/categories.

T.HAMM DESIGN AND DRAFTING SERVICE 45374

B.C.T.N.

Travis Hamm 28278

JOB # B.C.T.N.

T Hamm Design & Drafting
Residential and Small Building Design

21 HWY 24 E.
St. Williams, ON
N0E1P0

Tel: 519-886-3440
Email: th.drafting@hotmail.com

ELEVATIONS

Project VELDGESGRAAF

Address: WINDHAM WEST QUARTER
LINE RD, NORFOLK COUNTY

Designed Designer

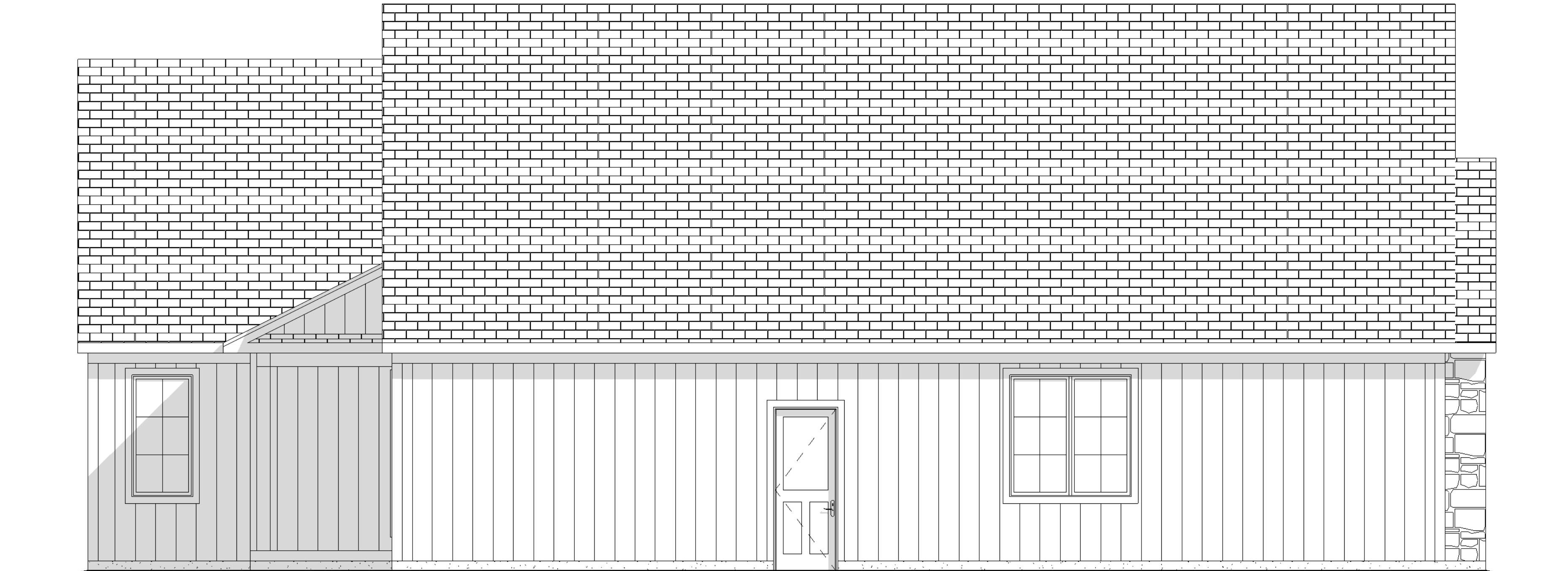
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Checked By: Checker

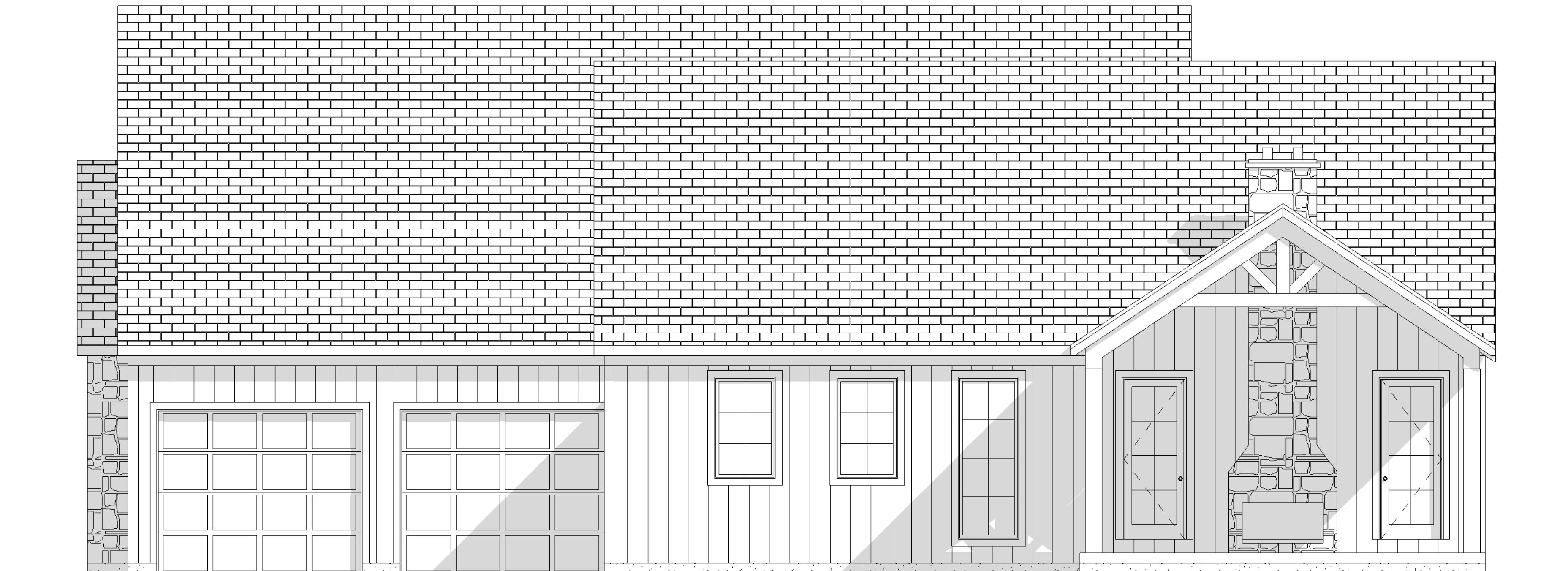
Date: 8 APRIL 2021

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

A4



LEFT ELEVATION



RIGHT ELEVATION



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

DESIGN

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

WIND LOADS
1.50 - 0.44kPa (8.19psf), 1/10 FOR DEFLECTION - 0.34kPa (7.10psf)

MIN. WIND RESISTANCE CAPACITY - 75 kN/m²

STEEL LINTELS UP TO 90mm

UP TO 2.47m (8'-1") - 88x89x6.4mm

UP TO 2.66m (8'-8") - 102x89x6.4mm

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S.P.F. #1&2 ROOF RAFTERS

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INTER-CONNECTED SMOKE & C.O. DETECTOR INSTALL AS PER MANUFACTURERS SPECIFICATIONS W/ STROBE

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

WINDOW

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 3.2.4 of Division C, of the Building Code. I am qualified and the firm is registered in the appropriate class/categories.

T-HAMM DESIGN AND DRAFTING SERVICE	45374
B.C.T.N.	

Travis Hamm	28278
JOB #	B.C.T.N.

T Hamm Design & Drafting

Residential and Small Building Design

21 HWY 24 E.
St. Williams, ON
N0E1P0

Tel: 519-886-3440
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