

METRIC

ALL PROPERTY DIMENSIONS
IN METERS UNLESS
OTHERWISE NOTED

CITY OF HAMILTON
Building Division
Permit No. 16-125411
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FEB 2 2018
FEB 27 2018
FOR THE BUILDING OFFICIAL

PROPERTY LINE N38° 36' 50" E PROPERTY LINE

PROPERTY LINE

N38° 36' 50" E

PROPERTY LINE

PROPERTY LINE N38° 36' 50" E PROPERTY LINE

WENTWORTH STREET S.

262.29

262.05

29.30

26.93

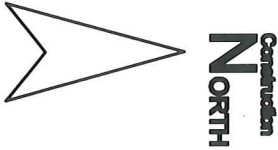
76
WENTWORTH
STREET SOUTH
3-STORY
DETACHED
DWELLING

PROPERTY LINE

N38° 36' 50" E

PROPERTY LINE

KEEP
EGRESS
PATH
CLEAR
AT ALL
TIMES.



SCOPE OF WORK:

ALTERATIONS TO EXISTING ATTACHED
THREE STOREY RESIDENTIAL DWELLING.

INCLUDING MODIFICATIONS TO BUILDING
FOR TWO (2) SEPARATE RESIDENTIAL
DWELLING SUITES.

AND

ALTERATIONS TO FIRST FLOOR AND
BASEMENT COMMERCIAL UNIT.

ALL CONSTRUCTION TO ADHERE TO
RELEVANT CODES AND AS INDICATED
IN THIS DRAWING SET.

INFORMATION TAKEN FROM SURVEY:

SURVEYOR'S REAL PROPERTY REPORT
PART 1

PLAN OF SURVEY OF
LOT 87 - REGISTRAR'S COMPILED PLAN
REGISTERED PLAN NO. 1360
IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON
WENTWORTH
BY J.D. BARNES LTD.
DATED 3 MAY 1983.

INFORMATION SCHEDULE: MEANS OF EGRESS			
NO.	LOCATION	TYPE	DETAILS
1.	UNIT 1 (1ST FLR + BSMNT)	DOOR	32" W EXISTING
2.	UNIT 2 (2ND FLR)	DOOR	32" WIDE TO STAIRWELL
3.	UNIT 3 (3RD FLR)	DOOR	32" WIDE TO STAIRWELL

INFORMATION SCHEDULE: FIRE PROTECTION RATING			
NO.	LOCATION	FPR	DETAILS
1.	FURNACE RM (BSMNT)	1HR.	CEIL - DWG S7 DETAIL E WALLS - DWG S7 - SEC A
2.	UNIT SEP. (FLR. 1/2)	1HR	CEIL - DWG S7 DETAIL E
	UNIT SEP. (FLR. 2/3)	1HR	CEIL - DWG S7 DETAIL E
3.	NORTH STAIRWELL	1HR	CEIL - DWG S7 DETAIL E
		1HR	WALLS - DWG S7 - SEC C

BUILDING AND LOT STATISTICS
AREA
FIRST LEVEL 94.15 SM
SECOND LEVEL 81.84 SM
THIRD LEVEL 54.54 SM
SUBTOTAL 230.53 SM

COVERAGE 94.15 SM

LOADING
SNOW - 1.12kPa
S=Cb(Ss+Sr) OBC 9.4.2.2.
S=1.12kPa
LIVE (ROOF) - 1kPa
LIVE (INTERIOR) - 1.9kPa

RETAIL



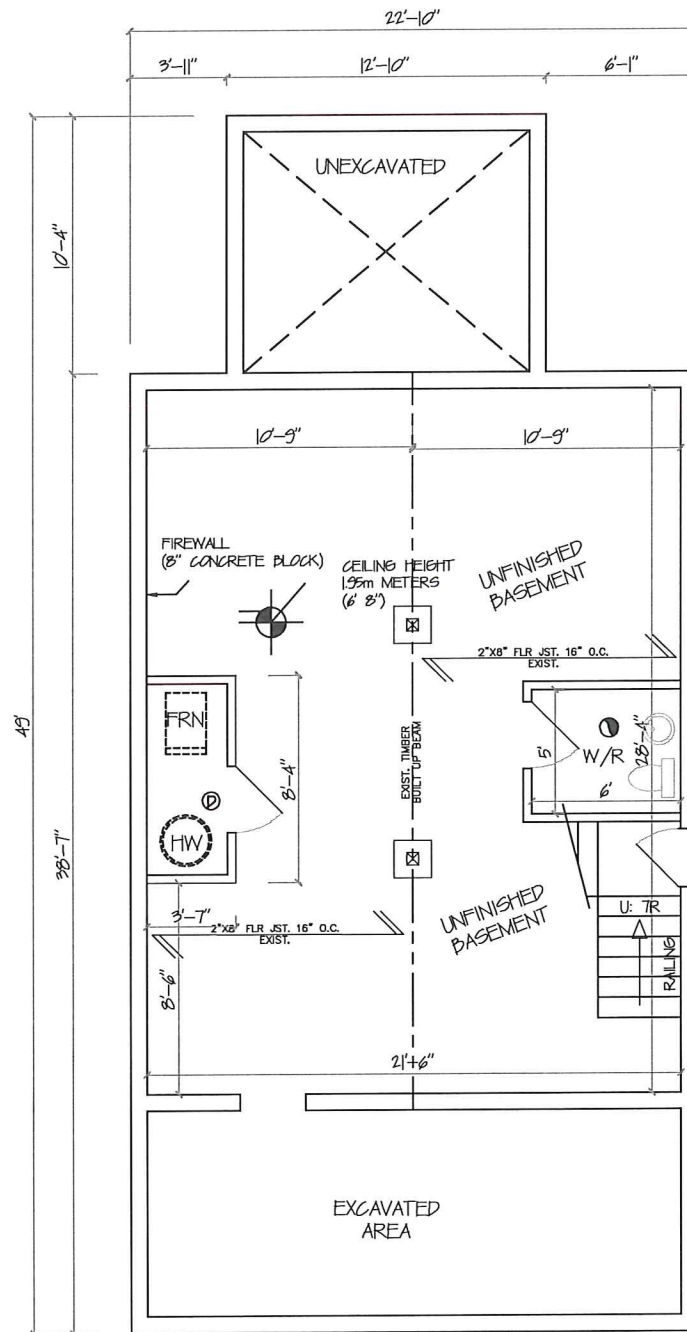
No.	Revision/Issue	Date
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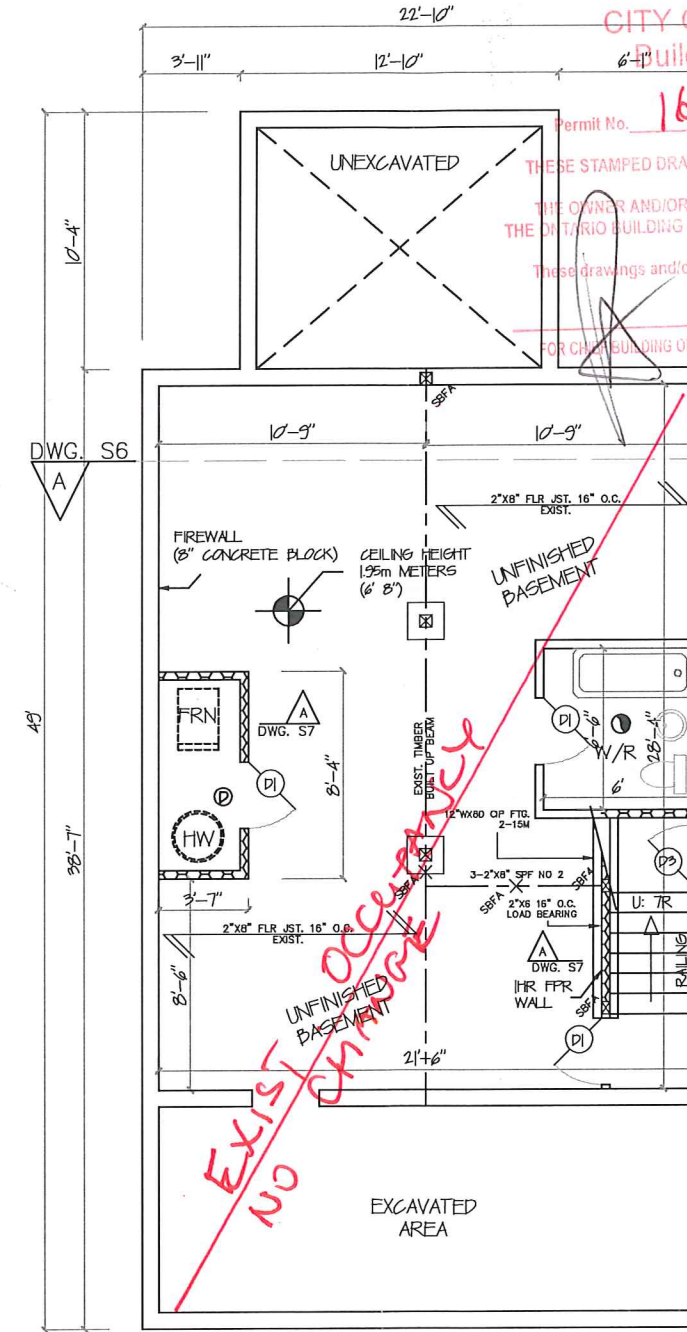
76 WENTWORTH STREET SOUTH
ALTERATIONS
Hamilton, Ontario

TITLE:
SITE PLAN

Drawing No. S1	
Project No. 1719	
Date APR '17	
Scale 1:150	
Drawn by: DF	Checked by: DF



PLAN - BASEMENT
EXISTING



PLAN - BASEMENT
RENOVATED

CITY OF HAMILTON
Building Division

Permit No. **16-125411**

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FEB 27 2018
FOR CHIEF BUILDING OFFICIAL DATE

ALL MATERIAL FINISHES TO BE DETERMINED BY
HOME OWNER DURING CONSTRUCTION

DOOR SCHEDULE		
MK	SIZE	FPR
D1	32"W X 6'8" w/ SELF LATCHING DEVICE	45MIN
D2	28"W X 6'8" - WOOD	N/A
D3	30"W X 6'8" - WOOD	N/A
D4	32"W X 6'8" - WOOD	N/A

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 02 2018
REC. BY _____ DATE _____
REF'D TO _____ DATE _____

LEGEND

- REMOVALS
- FIRE RATED WALL, SEE CONSTRUCTION DETAILS
- REMOVALS (APPURTENANCES)
- EXHAUST FAN - 50CFM MIN VENTED TO OUTSIDE
- CARBON MONOXIDE DETECTOR
- CEILING MOUNTED SMOKE ALARM (INTER-CONNECTED)
- HVAC DIFFUSER - R DENOTES RETURN
- HYDRAULIC SPRINKLER HEAD
- INTERNAL FRN DUCT SMOKE DETECTOR
- 1HR BATTERY POWERED EMERG. LIGHT

PRIOR TO REMOVING ANY LOAD BEARING MEMBERS, CONTRACTOR MUST ENSURE THAT JOISTS ARE ADEQUATELY SUPPORTED.

SOLID BLOCKING @ 16" O.C
FIRST JOIST SPAN WHEN
PARALLEL W/ EXTERIOR WALL

- SB3 - 3-2"x6" SOLID BEARING
SB4 - 4-2"x6" SOLID BEARING
SB5 - 5-2"x6" SOLID BEARING
SB6 - 5-2"x8" SOLID BEARING
ALL SOLID BEARING TO BE BRACED AT TOP AND BOTTOM

BEAM SCHEDULE		
B1	2-2"x8"	SPF.#2
B2	3-2"x8"	SPF.#2
B3	2-2"x10"	SPF.#2
B4	3-2"x10"	SPF.#2
B5	3-2"x12"	SPF.#2
B6	3/2"x12"	SPF.#2
B7	1 3/4"x11 7/8"	LVL

LINTEL SCHEDULE (METRIC)		
L1	90x90x6.0	mm
L2	90x90x8.0	mm
L3	100x90x8.0	mm
L4	125x90x8.0	mm
L5	125x90x10.0	mm
L6	150x100x10.0	mm
L7	200x100x10.0	mm

LVL BEAMS SHALL BE 2.0E MIN.. NAIL EACH PLY OF LVL WITH 89mm LG. COMMON WIRE NAILS @ 300mm O.C. STAGGERED IN 2 ROWS FOR DEPTHS UP TO 11-7/8" AND 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm DIA. GALV. BOLTS BOLTED AT MID-DEPTH OF BEAM AT 918mm O.C.



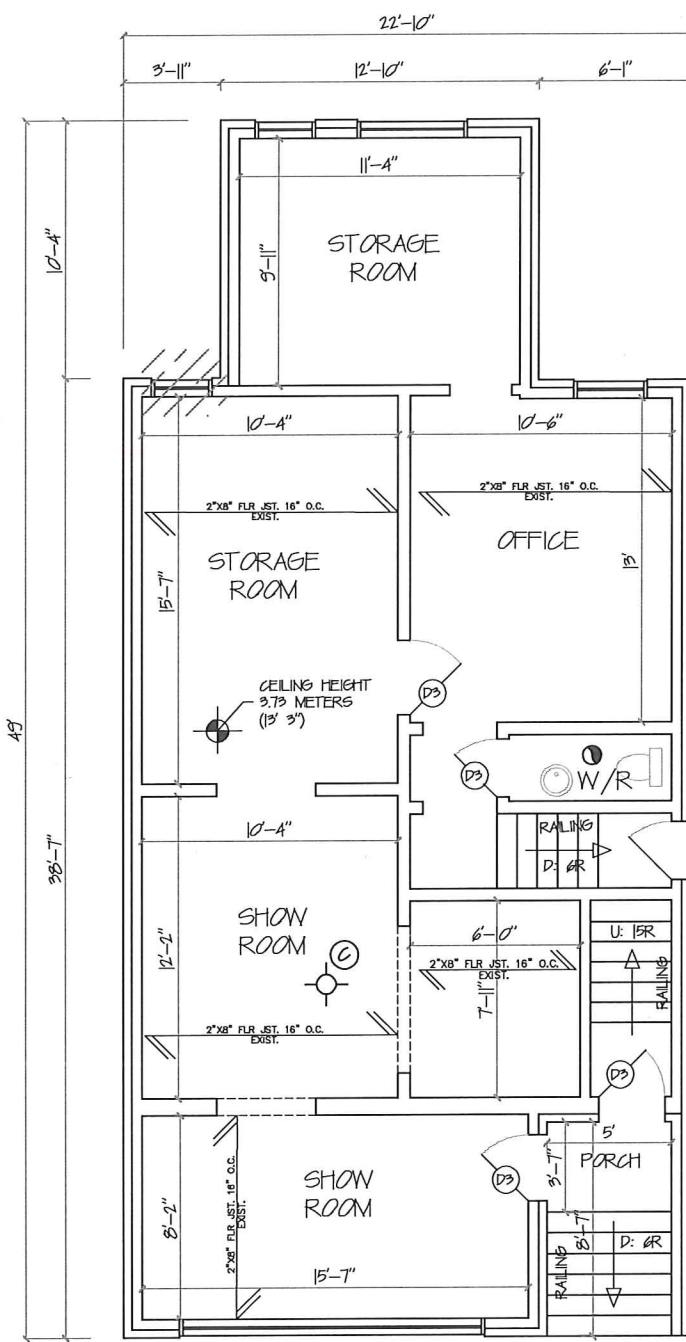
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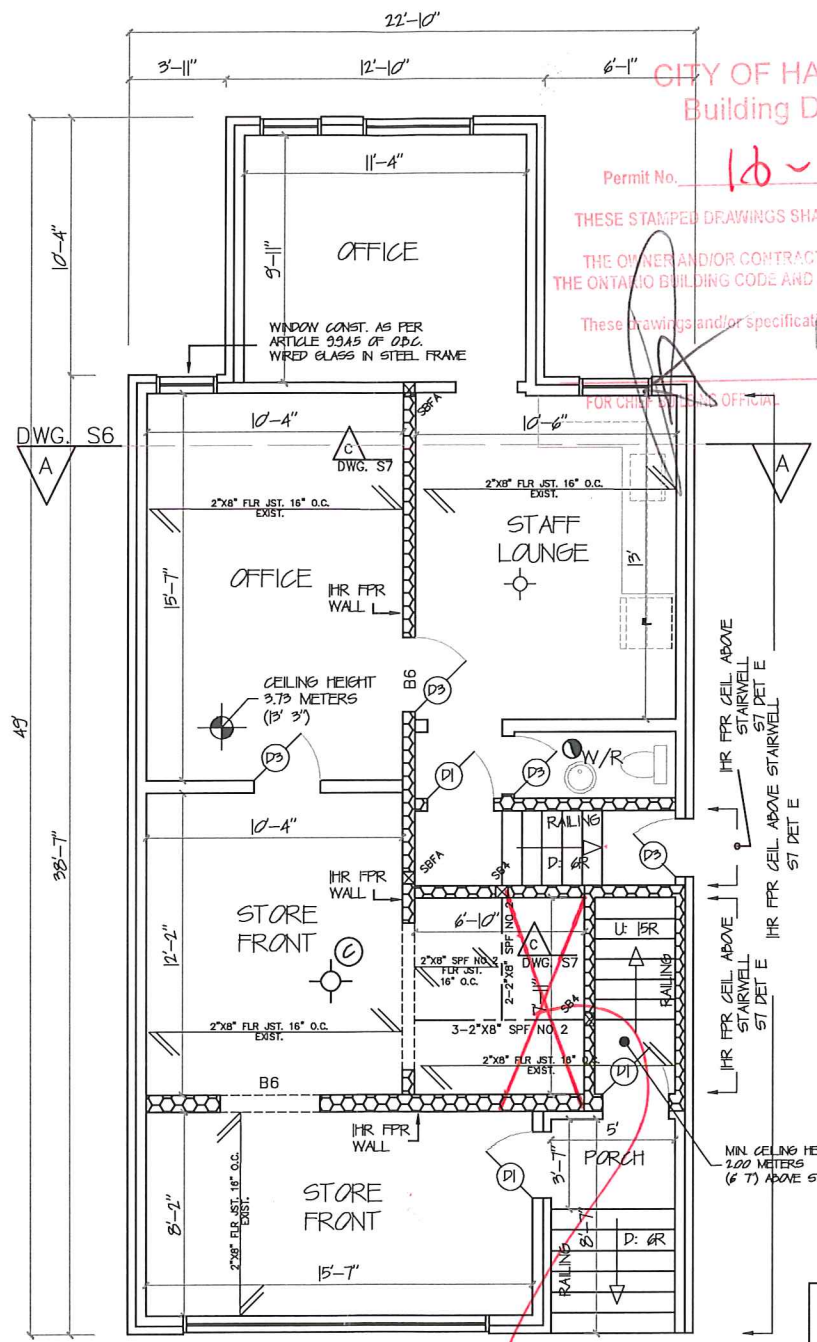
76 WENTWORTH STREET SOUTH
ALTERATIONS
Hamilton, Ontario

TITLE:
**PLAN
BASEMENT
EXISTING**

Drawing No.	S2
Project No.	1719
Date	APR '17
Scale	1:90
Drawn by:	DF
Checked by:	DF



PLAN - FIRST FLOOR
EXISTING



PLAN - FIRST FLOOR
RENOVATED

NO PENETRATIONS
INTO EXIT
ABOVE.

ALL MATERIAL FINISHES TO BE DETERMINED BY
HOME OWNER DURING CONSTRUCTION

CITY OF HAMILTON
Building Division

Permit No. 10-12541

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FEB 27 2018

LEGEND

- REMOVALS
- FIRE RATED WALL, SEE
CONSTRUCTION DETAILS
- REMOVALS (APPURTENANCES)
- EXHAUST FAN - 50CFM MIN VENTED
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(INTER-CONNECTED)
- HVAC DIFFUSER - R DENOTES
RETURN
- HYDRAULIC SPRINKLER HEAD
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DETECTOR
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LIGHT

PRIOR TO REMOVING ANY LOAD BEARING
MEMBERS, CONTRACTOR MUST ENSURE THAT
JOISTS ARE ADEQUATELY SUPPORTED.

SOLID BLOCKING @ 16" O.C
FIRST JOIST SPAN WHEN
PARALLEL W/ EXTERIOR WALL

- SB3 - 3-2"x6" SOLID BEARING
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- SB6 - 5-2"x8" SOLID BEARING
- ALL SOLID BEARING TO BE BRACED
AT TOP AND BOTTOM

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STAGGERED IN 2 ROWS FOR DEPTHS UP TO 11-7/8" AND
3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS
ADD 13mm DIA. GALV. BOLTS BOLTED AT MID-DEPTH OF
BEAM AT 918mm O.C.

DOOR SCHEDULE		
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D1	32"W X 6'8" w/ SELF LATCHING DEVICE	45MIN
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D4	32"W X 6'8" - WOOD	N/A

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 02 2018



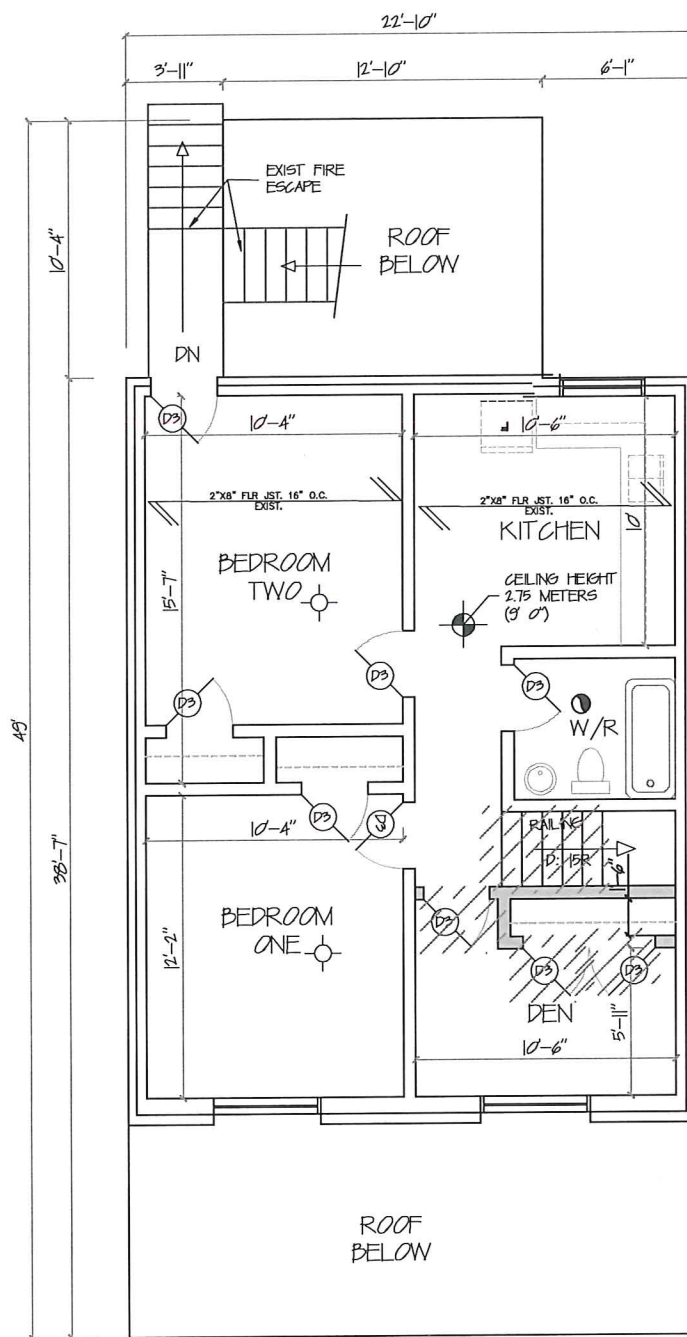
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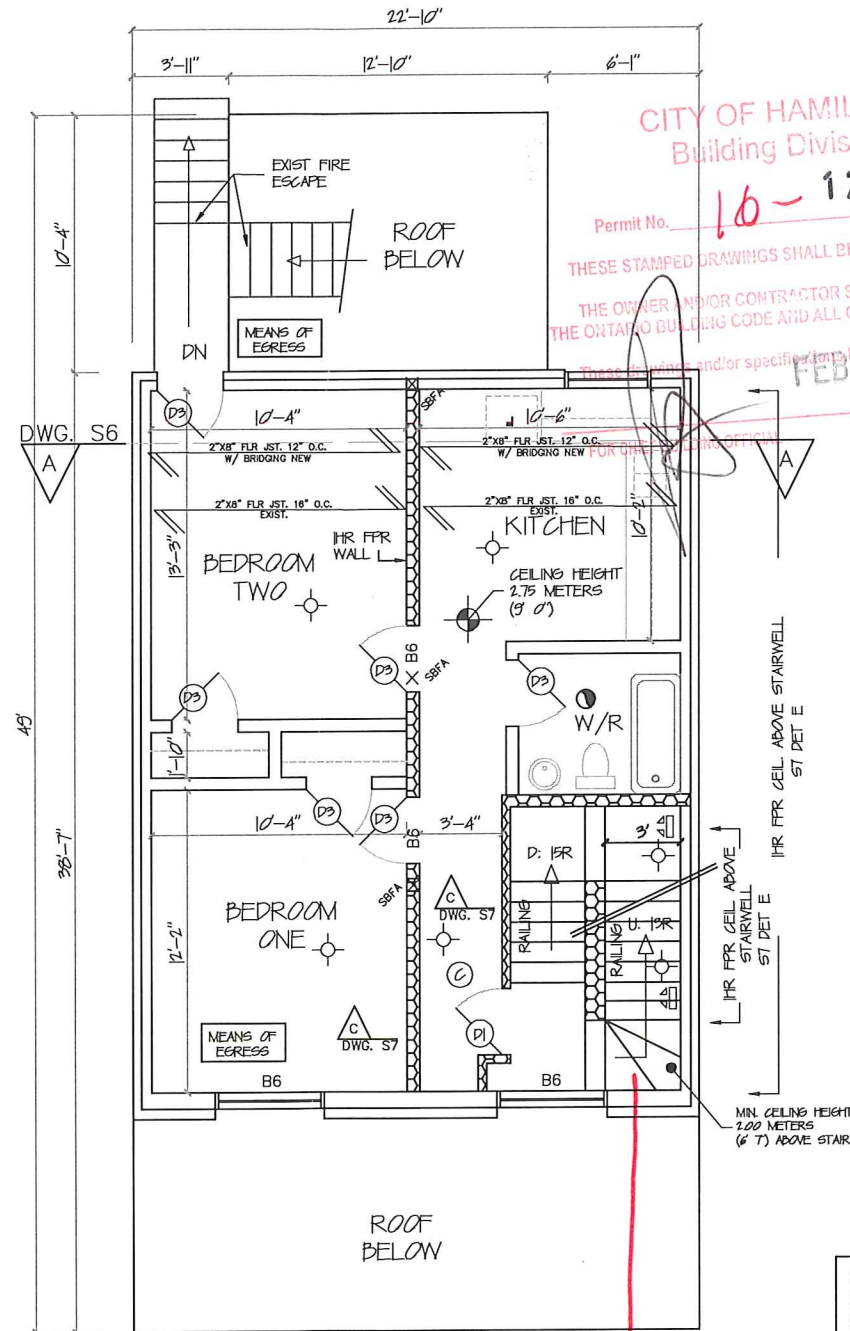
76 WENTWORTH STREET SOUTH
ALTERATIONS
Hamilton, Ontario

TITLE
PLAN
FIRST FLOOR

Drawing No.	S3
Project No.	1719
Date	APR '17
Scale	1:100
Drawn by:	DF
Checked by:	DF



PLAN - SECOND FLOOR
EXISTING



PLAN - SECOND FLOOR
RENOVATED

PROVIDE
HANDRAILS
AS PER OAC
9.8.7.

ALL MATERIAL FINISHES TO BE DETERMINED BY
HOME OWNER DURING CONSTRUCTION

DOOR SCHEDULE		
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D1	32"W X 6'8" w/ SELF LATCHING DEVICE	45MIN
D2	28"W X 6'8" - WOOD	N/A
D3	30"W X 6'8" - WOOD	N/A
D4	32"W X 6'8" - WOOD	N/A

LEGEND

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- REMOVALS (APPURTENANCES)
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SOLID BLOCKING @ 16" O.C
FIRST JOIST SPAN WHEN
PARALLEL W/ EXTERIOR WALL

SB3 - 3-2"x6" SOLID BEARING
SB4 - 4-2"x6" SOLID BEARING
SB5 - 5-2"x6" SOLID BEARING
SB6 - 5-2"x8" SOLID BEARING
ALL SOLID BEARING TO BE BRACED AT TOP AND BOTTOM

LVL BEAMS SHALL BE 2.0E MIN.. NAIL EACH PLY OF LVL WITH 89mm LG. COMMON WIRE NAILS @ 300mm O.C. STAGGERED IN 2 ROWS FOR DEPTHS UP TO 11-7/8" AND 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm DIA. GALV. BOLTS BOLTED AT MID-DEPTH OF BEAM AT 918mm O.C.

BEAM SCHEDULE		
B1	2-2"x8"	SPF.#2
B2	3-2"x8"	SPF.#2
B3	2-2"x10"	SPF.#2
B4	3-2"x10"	SPF.#2
B5	3-2"x12"	SPF.#2
B6	3/2"x12"	SPF.#2
B7	1 3/4"x11 7/8"	LVL

UNTEL. SCHEDULE (METRIC)		
L1	90x90x6.0	mm
L2	90x90x8.0	mm
L3	100x90x6.0	mm
L4	125x90x8.0	mm
L5	125x90x10.0	mm
L6	150x100x10.0	mm
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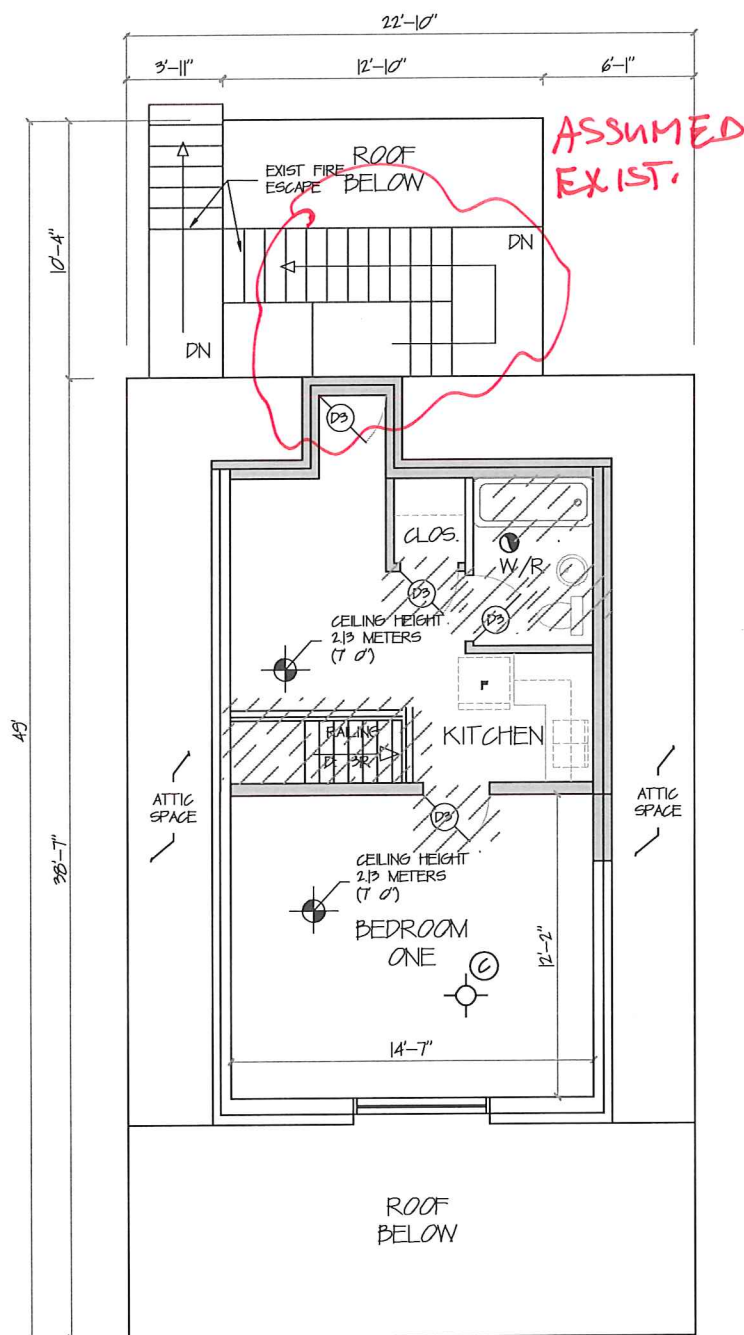
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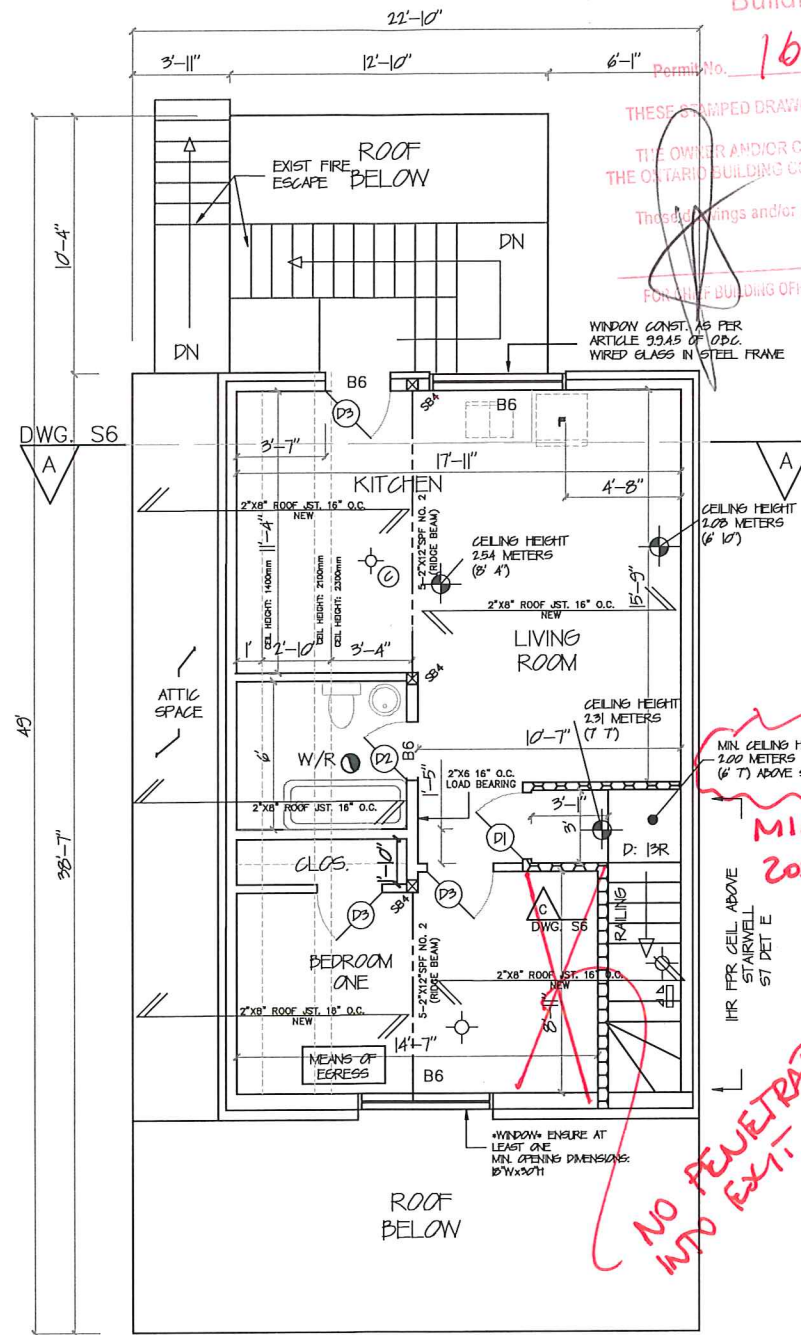
76 WENTWORTH STREET SOUTH
ALTERATIONS
Hamilton, Ontario

TITLE:
**PLAN
SECOND FLOOR**

Drawing No.	S4
Project No.	1719
Date	APR '17
Scale	1:100
Drawn by:	DF
Checked by:	DF



PLAN - THIRD FLOOR
EXISTING



PLAN - THIRD FLOOR
RENOVATED

CITY OF HAMILTON
Building Division

ALL MATERIAL FINISHES TO BE DETERMINED BY
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DOOR SCHEDULE		
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D2	28"W X 6'8" - WOOD	N/A
D3	30"W X 6'8" - WOOD	N/A
D4	32"W X 6'8" - WOOD	N/A

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REGULATIONS AND/OR SPECIFICATIONS HAVE BEEN REVIEWED BY
THE BUILDING OFFICIAL

FEB 27 2018

LEGEND

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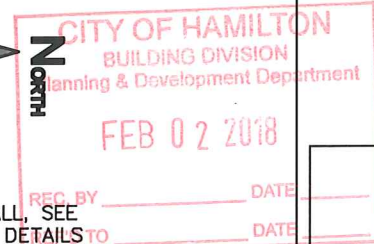
BEAM SCHEDULE		
B1	2-2"x8"	SPF.#2
B2	3-2"x8"	SPF.#2
B3	2-2"x10"	SPF.#2
B4	3-2"x10"	SPF.#2
B5	3-2"x12"	SPF.#2
B6	3/2"x12"	SPF.#2
B7	1 3/4"x11 7/8"	LVL

LINTEL SCHEDULE (METRIC)		
L1	90x90x6.0	mm
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L3	100x90x6.0	mm
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L5	125x90x10.0	mm
L6	150x100x10.0	mm
L7	200x100x10.0	mm

SOLID BLOCKING @ 16" O.C.
FIRST JOIST SPAN WHEN
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ALL SOLID BEARING TO BE BRACED AT TOP AND BOTTOM

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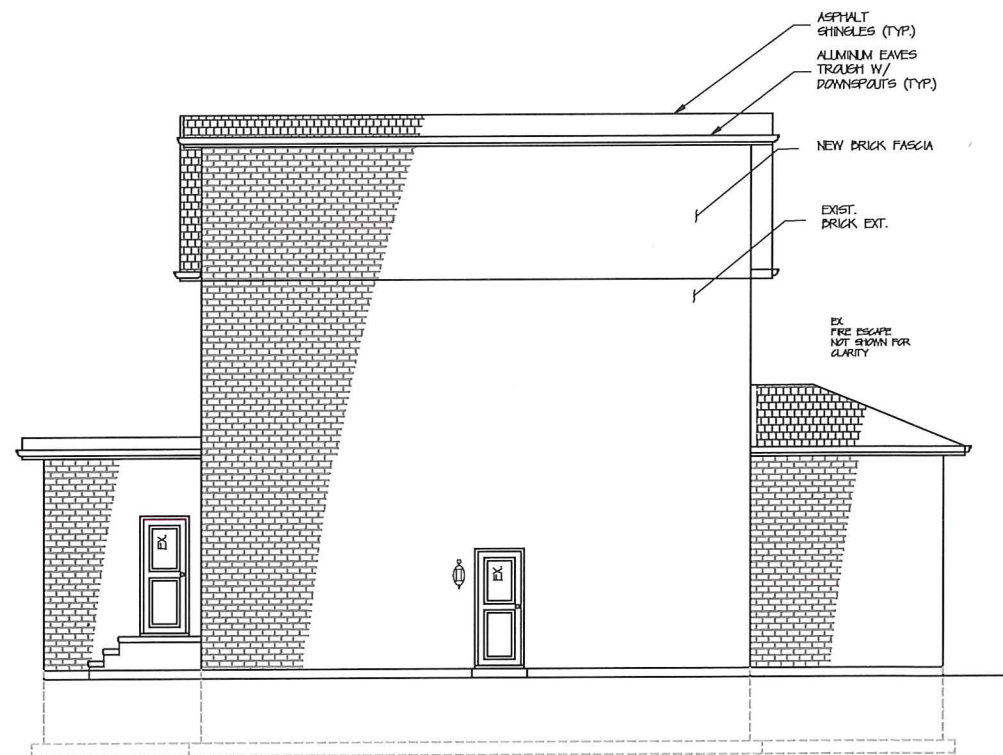
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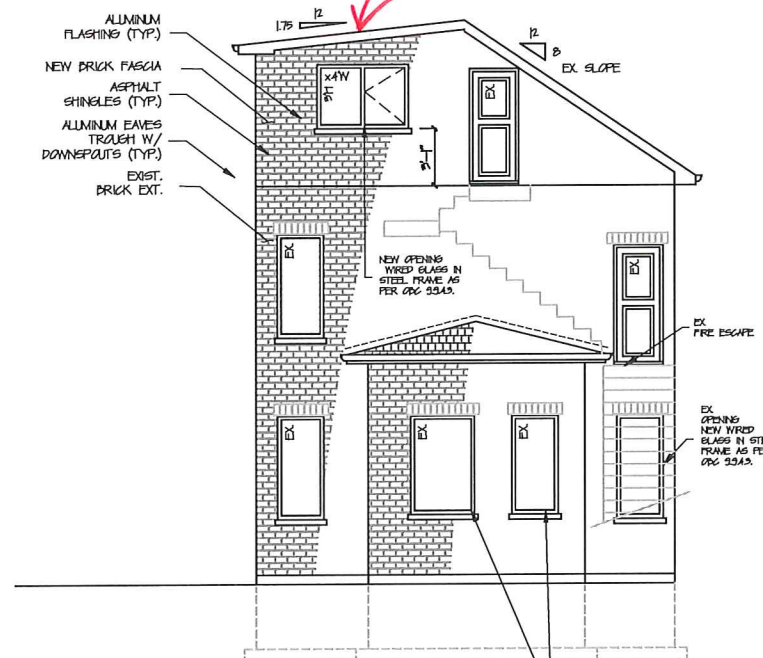
76 WENTWORTH STREET SOUTH
ALTERATIONS
Hamilton, Ontario

TITLE:
**PLAN
THIRD FLOOR**

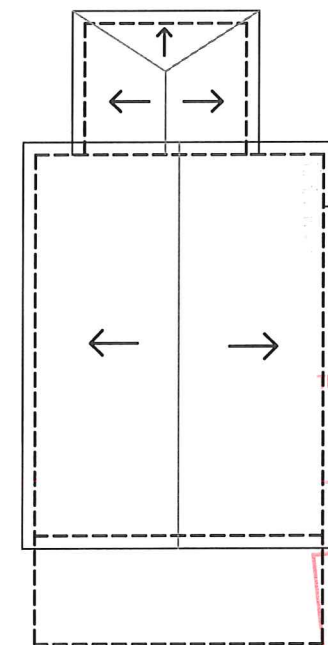
Drawing No.	S5
Project No.	1719
Date	APR '17
Scale	1:90
Drawn by:	DF
Checked by:	DF



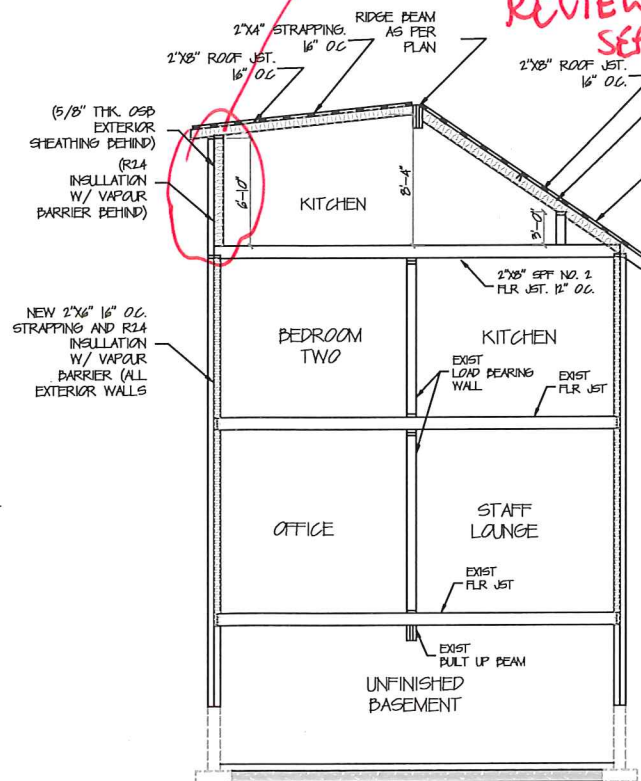
ELEVATION RENOVATED NORTH



ELEVATION RENOVATED WEST



PLAN - ROOF



CROSS SECTION A-A

CITY OF HAMILTON
Building Division
FROM EXTERIOR FACE No. 10-125411
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Planning & Development Department
FEB 02 2018
REC. BY DATE
REF'D TO DATE



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1		
No.	Revision/Issue	Date

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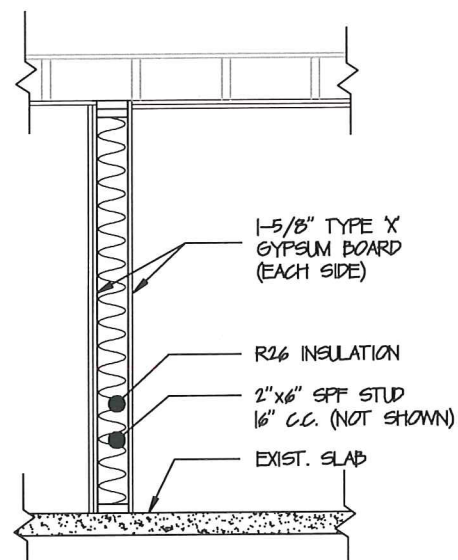
78 WENTWORTH STREET SOUTH
ALTERATIONS
Hamilton, Ontario

TITLE:
PLAN
THIRD FLOOR

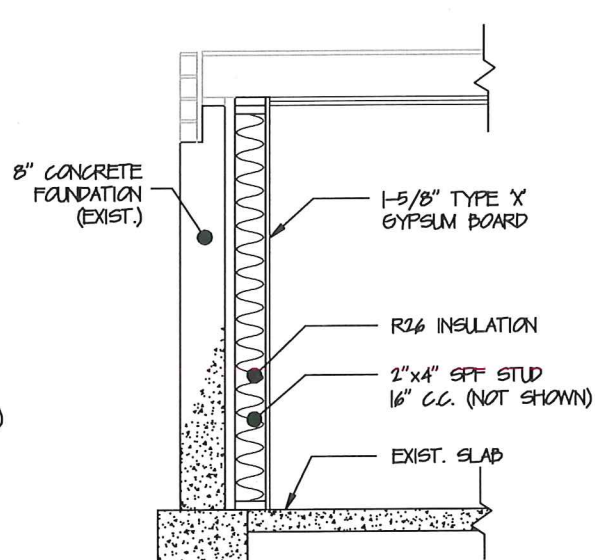
Drawing No.	S6
Project No.	1719
Date	APR '17
Scale	1:90
Drawn by:	DF
Checked by:	DF

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD. ANY DISCREPANCIES MUST BE REPORTED BEFORE PROCEEDING WITH THE WORK.

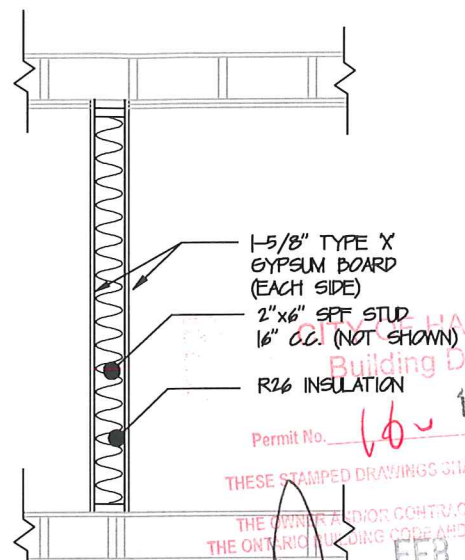
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND/OR SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 350/06.



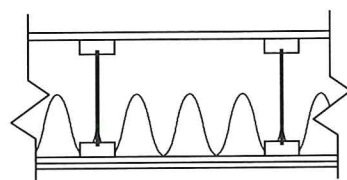
SECTION A-A: WALL
FIRE-PROOFING DETAILS



SECTION B-B: WALL
FIRE-PROOFING DETAILS



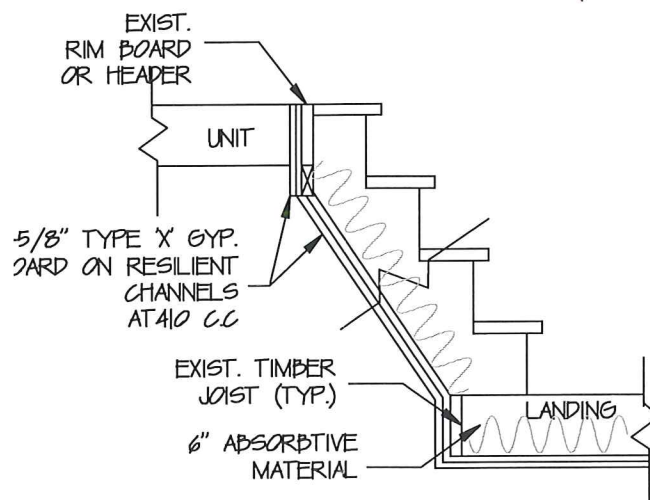
SECTION C-C: WALL
FIRE-PROOFING DETAILS



DETAIL E: CEILING
DETAILS

15.5mm OSB SUBFLOOR;
WOOD JOISTS AT 610mm O.C.;
RESILIENT CHANNELS AT 406mm O.C.;
2 LAYERS 12.7mm TYPE X DRYWALL;
6" ABSORPTIVE MATERIAL IN CAVITIES;

SP3 ASMBLY: F9g FPR: 1H STC: 51



DETAIL D: STAIRS
FIRE-PROOFING DETAILS

1:40

GENERAL NOTES:

2.1 LUMBER:

1. ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER UNLESS NOTED OTHERWISE.

2. STUDS SHALL BE STUD GRADE SPRUCE, UNLESS OTHERWISE NOTED.

3. JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.

4. WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2mm POLYURETHANE FILM, No. 50 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL.

2.2 STEEL:

1. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-C40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS 'H'.

2. REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400W.

2.3 CONCRETE:

1. THE MINIMUM COMPRESSIVE STRENGTH F'c OF ALL CONCRETE SHALL BE 30MPa.

2. CLEAR COVER TO REINFORCING STEEL SHALL BE AS FOLLOWS:

100mm +/- 20mm FOOTINGS CAST AGAINST EARTH
70mm +/- 20mm REMAINDER UNLESS NOTED

2.3 MECHANICAL:

1. MECHANICAL VENTILATION SHALL PROVIDE 1 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED 0.5 PER HOUR IF AIR CONDITIONED AVERAGED OVER 25 HOURS.

2. HOT WATER TANK MANUFACTURER SPECS SHALL CONFORM TO OBC 9.31.6.

2.4 FLASHINGS:

1. FLASHING MATERIALS AND DISTALLATION SHALL CONFORM TO O.B.C SECTIONS 9.20.13, 9.26.4 & 9.27.3

2.5 ELECTRICAL FACILITIES:

1. ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34

2.6 GRADING:

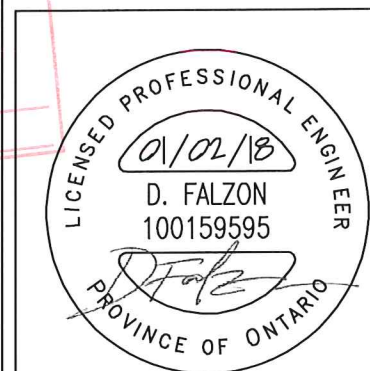
1. THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. GRADING SHALL CONFORM TO 9.14.6.

ALL FRAMING TO BE COMPLETED IN ACCORDANCE TO OBC SECTION 9.23

ALL INTERIOR PARTION WALLS TO BE FRAMED WITH 2"x4" OR 2"x6" SPF NO.1/2 AT 16" C.C.

ALL FRAMING MEMBERS SHOWN TO BE SPF NO.1/2 UNLESS OTHERWISE NOTED.

ALL TIMBER MEMBERS SPECIFIED 'LVL' TO BE TRUSJOIST MANUFACTURED BY WAYERHAUSER OR APPROVED EQUIVALENT.



2		
1		
No.	Revision/Issue	Date

LASONNE

76 WENTWORTH STREET SOUTH
ALTERATIONS
Hamilton, Ontario

TITLE:

**FIREPROOFING
DETAILS**

Drawing No.	S7
Project No.	1719
Date	APR '17
Scale	1:100
Drawn by:	DF
Checked by:	DF

GENERAL NOTES:

EXCAVATION AND BACKFILL

1. EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTIES AND UTILITIES.
2. THE TOPSOIL AND VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED. THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIAL.
3. IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MINIMUM DEPTH OF 500MM IN EXCAVATED AREAS UNDER A BUILDING, AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE GROUND SHALL BE NO LESS THAN 450MM.
4. BACKFILL WITHIN 600MM OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS OVER 250MM IN DIAMETER.

DAMP-PROOFING AND DRAINAGE

1. IN NORMAL SOIL CONDITIONS, THE EXTERIOR SURFACES OF FOUNDATION WALLS ENCLOSING BASEMENTS AND CRAWL SPACES SHALL BE DAMP-PROOFED WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM IS REQUIRED.
2. MASONRY FOUNDATION WALLS SHALL BE PARGED WITH 6MM OF MORTAR COVED OVER THE FOOTING PRIOR TO DAMP-PROOFING.
3. 100MM DIA. FOUNDATION DRAINS SHALL BE LAID ON LEVEL, UNDISTURBED GROUND ADJACENT TO THE FOOTINGS AT OR BELOW THE TOP OF THE BASEMENT SLAB OR CRAWL SPACE FLOOR, AND SHALL BE COVERED WITH 150MM OF CRUSHED STONE. FOUNDATION DRAINS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP.
4. WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR TO A DITCH OR SUMP PUMP.
5. DOWNSPOUTS NOT DIRECTLY CONNECTED TO A STORM SEWER SHALL HAVE EXTENSIONS TO CARRY WATER AWAY FROM THE BUILDING, AND PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION.
6. CONCRETE SLABS IN ATTACHED GARAGES SHALL BE SLOPED TO DRAIN TO THE EXTERIOR.
7. THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

FOOTINGS

1. MINIMUM 30MPA POURED CONCRETE.
2. MINIMUM 1200MM BELOW FINISHED GRADE. FOOTINGS SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MINIMUM BEARING CAPACITY OF 15KPA.

FOUNDATION WALLS

1. TO BE POURED CONCRETE, UNIT MASONRY, ICF OR PRESERVED WOOD (SEE DRAWINGS FOR TYPE AND THICKNESS).
2. DAMP-PROOFING SHALL BE A HEAVY COAT OF BITUMINOUS MATERIAL.
3. FOUNDATION WALL TO EXTEND MINIMUM 150MM ABOVE FINISHED GRADE.
4. A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 900MM BELOW EXTERIOR GRADE.
5. A DRAINAGE LAYER SHALL CONSIST OF: MIN. 19MM MINERAL FIBRE INSULATION WITH MIN. DENSITY OF 57 KG/M³ MIN. 100MM OF FREE DRAINAGE GRANULAR MATERIAL OR AN APPROVED SYSTEM WHICH PROVIDES EQUIVALENT PERFORMANCE. FOUNDATION WALLS SHALL BE BRACED OR HAVE THE FLOOR JOISTS INSTALLED BEFORE BACKFILLING.

CONCRETE FLOOR SLABS

1. GARAGE, CARPORT AND EXTERIOR SLABS AND EXTERIOR STEPS SHALL BE 32MPA CONCRETE WITH 5-8% AIR ENTRAINMENT.
2. BASEMENT SLAB 25MPA CONCRETE, MINIMUM 75MM THICK, PLACED ON A MINIMUM 100MM OF COARSE, CLEAN, GRANULAR MATERIAL.
3. ALL FILL OTHER THAN COARSE CLEAN MATERIAL PLACED BENEATH CONCRETE SLABS SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT

MASONRY WALLS

1. WHERE CONSTRUCTED OF 90MM BRICK, WALL SHALL BE BONDED WITH A HEADER COURSE EVERY 600MM O/C VERTICALLY AND HORIZONTALLY AND 900MM O/C FOR BLOCK OR TILE.
2. PROVIDE 50MM SOLID MASONRY, CONCRETE FILLED TOP COURSE OR CONTINUOUS 38X89 WOOD PLATE UNDER ALL ROOF AND FLOOR FRAMING MEMBERS.
3. PROVIDE 190MM SOLID MASONRY UNDER BEAMS AND COLUMNS.
4. MASONRY WALL TO BE TIED TO EACH TIER OF JOISTS WITH 40MM X 4.76MM CORROSION RESISTANT STEEL STRAPS, KEYED MINIMUM 100MM INTO MASONRY. WHEN JOISTS ARE PARALLEL TO WALL, TIES ARE TO EXTEND ACROSS AT LEAST 3 JOISTS @ 2000MM O.C.
5. INSIDE OF WALL TO BE PARGED AND COVERED WITH NO. 15 BREATHER-TYPE ASPHALT PAPER.

7. FOR REDUCED FOUNDATION WALLS TO ALLOW A BRICK FACING WHILE MAINTAINING LATERAL SUPPORT, TIE MINIMUM 90MM BRICK TO MINIMUM 90MM BACKUP BLOCK WITH CORROSION RESISTANT TIES AT LEAST 17.8MM IN CROSS SECTIONAL AREA, SPACED 200MM VERTICALLY AND 900MM HORIZONTALLY, WITH JOINTS COMPLETELY FILLED WITH MORTAR.

8. MASONRY OVER OPENINGS SHALL BE SUPPORTED ON CORROSION RESISTANT OR PRIME PAINTED STEEL LINTELS WITH A MINIMUM OF 150MM END BEARING.

MASONRY VENEER

1. MINIMUM 70MM THICK IF JOINTS ARE NOT RAKED AND 10MM THICK IF JOINTS ARE RAKED.
2. MINIMUM 25MM AIR SPACE TO SHEATHING.
3. PROVIDE WEEP HOLES @ 800MM O.C. AT THE BOTTOM OF THE CAVITY AND OVER DOORS AND WINDOWS.
4. DIRECT DRAINAGE THROUGH WEEP HOLES WITH 0.5MM POLY FLASHING EXTENDING MINIMUM 150MM UP BEHIND THE SHEATHING PAPER.
5. VENEER TIES MINIMUM 0.76MM THICK X 22MM WIDE CORROSION RESISTANT STRAPS SPACED @ 500MM VERTICALLY AND 600MM HORIZONTALLY.
6. FASTEN TIES WITH CORROSION RESISTANT 3.18MM DIAMETER SCREWS OR SPIRAL NAILS WHICH PENETRATE AT LEAST 50MM INTO STUDS.

WOOD FRAME CONSTRUCTION

1. ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO. 1 & 2, AND SHALL BE IDENTIFIED BY A GRADE STAMP
2. MAXIMUM MOISTURE CONTENT 19% AT TIME OF INSTALLATION.
3. WOOD FRAMING MEMBERS WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL SHALL BE SEPARATED FROM THE CONCRETE WITH 0.05MM POLYETHYLENE OR TYPE 'S' ROLL ROOFING.

WALLS

1. EXTERIOR WALLS SHALL CONSIST OF:
- CLADDING
 - AIR BARRIER SYSTEM LAPPED 100MM AT JOINTS
 - LUMBER, PLYWOOD, OSB OR GYPSUM SHEATHING
 - 38X140 STUDS @ 400MM O.C.
 - RSI 4.23 INSULATION

2. INTERIOR LOADBEARING WALLS SHALL CONSIST OF:
- 38X89 STUDS @ 400MM O.C.
 - 38X89 BOTTOM PLATE AND DOUBLE38X89 TOP PLATE
 - 38X89 MID-GIRTS IF NOT SHEATHED
 - 12.7MM GYPSUM BOARD SHEATHING

FLOORS

1. JOISTS TO HAVE MINIMUM 38MM OF END BEARING.
2. JOISTS SHALL BEAR ON A SILL PLATE FIXED TO FOUNDATION WITH 12.7MM ANCHOR BOLTS @ 2400MM O.C.
3. HEADER JOISTS BETWEEN 1200MM AND 3200MM IN LENGTH SHALL BE SIZED BY CALCULATIONS.
4. TRIMMER JOISTS SHALL BE DOUBLED WHEN SUPPORTED HEADER IS BETWEEN 800MM AND 2000MM. TRIMMER JOISTS SHALL BE SIZED BY CALCULATIONS WHEN SUPPORTED HEADER EXCEEDS 2000MM.
5. 38X38 CROSS BRIDGING REQUIRED NOT MORE THAN 2100MM FROM EACH SUPPORT AND FROM OTHER ROWS OF BRIDGING.
6. JOISTS SHALL BE SUPPORTED ON JOIST HANGERS AT ALL FLUSH BEAMS, TRIMMERS AND HEADERS.
7. NON-LOADBEARING PARTITIONS SHALL BE SUPPORTED ON A JOIST OR ON A BLOCKING BETWEEN JOISTS.

ROOF & CEILINGS

1. HIP AND VALLEY RAFTER SHALL BE 38MM DEEPER THAN COMMON RAFTERS.
2. 38X39 COLLAR TIES @ RAFTER SPACING WITH 19X84 CONTINUOUS BRACE AT MID SPAN IF COLLAR TIE EXCEEDS 2400MM IN LENGTH.

NOTCHING & DRILLING TRUSSES, JOIST, RAFTERS

1. HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE NOT LARGER THAN 1/4 THE ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 50MM FROM EDGES.
2. NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF MEMBER WITHIN 1/2 THE ACTUAL DEPTH FROM THE EDGE OF BEARING AND NOT GREATER THAN 1/3 THE JOIST SPAN.
3. WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN 2/3 THE DEPTH OF THE STUD REMAINS, IF LOAD BEARING, AND 40MM IF NON-LOAD BEARING.
4. ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN.

ROOFING

1. FASTENERS FOR ROOFING SHALL BE CORROSION RESISTANT. ROOFING NAILS SHALL PENETRATE THROUGH OR AT LEAST 12MM INTO ROOF SHEATHING.
2. EVERY ASPHALT SHINGLE SHALL BE FASTENED WITH AT LEAST 4 NAILS FOR 1000MM WIDE SHINGLE (OR 611MM STAPLES).
3. EAVES PROTECTION SHALL EXTEND 900MM UP THE ROOF SLOPE FROM THE EDGE AND AT LEAST 300MM FROM THE INSIDE FACE OF THE EXTERIOR WALL AND SHALL CONSIST OF TYPE M OR TYPE S ROLL ROOFING LAID WITH MINIMUM 100MM HEAD AND END LAPS CEMENTED TOGETHER, OR GLASS FIBRE OR POLYESTER FIBRE COATED BASE SHEETS, OR SELF SEALING COMPOSITE MEMBRANES CONSISTING OF MODIFIED BITUMINOUS COATED MATERIAL OR NO. 15 SATURATED FELT LAPPED AND CEMENTED. EAVE PROTECTION IS NOT REQUIRED FOR UNHEATED BUILDINGS, FOR ROOFS EXCEEDING A SLOPE OF 1 IN 1.5, OR WHERE A LOW SLOPE ASPHALT SHINGLE APPLICATION IS PROVIDED.
4. OPEN VALLEYS SHALL BE FLASHED WITH 2 LAYERS OF ROLL ROOFING, OR 1 LAYER OF SHEET METAL MIN. 600MM WIDE.
5. SHEET METAL SHALL CONSIST OF NOT LESS THAN 1.73M SHEET LEAD, 0.33MM GALVANIZED STEEL, 0.33MM COPPER, 0.35M ZINC, OR 0.48MM ALUMINUM.

COLUMNS, BEAMS & LINTELS

1. STEEL BEAMS AND COLUMNS SHALL BE SHOP PRIMED 350W STEEL
2. MINIMUM 89MM END BEARING FOR WOOD AND STEEL BEAMS, WITH 190MM SOLID MASONRY BENEATH THE BEAM.
3. STEEL COLUMNS TO HAVE MINIMUM OUTSIDE DIAMETER OF 73MM AND MINIMUM WALL THICKNESS OF 4.76MM.
4. WOOD COLUMNS FOR CARPORTS AND GARAGES SHALL BE MINIMUM 89MMX89MM; IN ALL OTHER CASES EITHER 140MMX140MM OR 184MM ROUND, UNLESS CALCULATIONS BASED ON ACTUAL LOADS SHOW LESSER SIZES ARE ADEQUATE. ALL COLUMNS SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.
5. MASONRY COLUMNS SHALL BE A MINIMUM OF 290 MMX290 MM OR 240MM X 380MM.
6. PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS.

INSULATION AND WATERPROOFING

1. SUPPLY DUCTS IN UNHEATED SPACE INSULATION SHALL BE PROTECTED WITH GYPSUM BOARD OR AN EQUIVALENT INTERIOR FINISH, EXCEPT FOR UNFINISHED BASEMENTS WHERE 0.15MM POLY IS SUFFICIENT FOR FIBERGLASS TYPE INSULATIONS.
2. DUCTS PASSING THROUGH UNHEATED SPACE SHALL BE MADE AIRTIGHT WITH TAPE OR SEALANT.
3. CAULKING SHALL BE PROVIDED FOR ALL EXTERIOR DOORS AND WINDOWS BETWEEN THE FRAME AND THE EXTERIOR CLADDING.
4. WEATHERSTRIPPING SHALL BE PROVIDED ON ALL DOORS AND ACCESS HATCHES TO THE EXTERIOR, EXCEPT DOORS FROM A GARAGE TO THE EXTERIOR.
5. EXTERIOR WALLS, CEILINGS AND FLOORS SHALL BE CONSTRUCTED SO AS TO PROVIDE A CONTINUOUS BARRIER TO THE PASSAGE OF WATER VAPOUR FROM THE INTERIOR AND TO THE LEAKAGE OF AIR FROM THE EXTERIOR.

NATURAL VENTILATION

- EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL
1. BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA
2. INSULATED ROOF SPACES NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.
3. ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED WITH MIN. 25% AT TOP OF THE SPACE AND 25% AT BOTTOM OF THE SPACE DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW OR INSECTS
4. UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 0.1M² OF VENTILATION FOR EACH 50M²
5. MINIMUM NATURAL VENTILATION AREAS, WHERE MECHANICAL VENTILATION IS NOT PROVIDED, ARE:
BATHROOMS: 0.09M²
OTHER ROOMS: 0.28M²
UNFINISHED BASEMENT: 0.2% OF FLOOR AREA

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and specifications have been reviewed by

For



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No.	Revision/Issue	Date

LASONNE

76 WENTWORTH STREET SOUTH
ALTERATIONS
Hamilton, Ontario

TITLE:
GENERAL NOTES I

Drawing No.	S8	
Project No.	1719	
Date	APR '17	
Scale		
Drawn by:	DF	Checked by: DF

HANDRAILS AND GUARDS

- 1. A HANDRAIL IS REQUIRED FOR INTERIOR STAIRS CONTAINING MORE THAN 2 RISERS AND EXTERIOR STAIRS CONTAINING MORE THAN 3 RISERS.
- 2. GUARDS ARE REQUIRED AROUND EVERY ACCESSIBLE SURFACE WHICH IS MORE THAN 600MM ABOVE THE ADJACENT LEVEL AND WHERE THE ADJACENT SURFACE HAS A SLOPE OF MORE THAN 1:2.
- 3. INTERIOR AND EXTERIOR GUARDS MIN. 900MM HIGH.
- 4. EXTERIOR GUARDS SHALL BE 1070MM HIGH WHERE HEIGHT ABOVE ADJACENT SURFACE EXCEEDS 1800MM.
- 5. GUARDS SHALL HAVE OPENINGS SMALLER THAN 100MM AND NO MEMBER BETWEEN 140MM AND 900MM THAT WILL FACILITATE CLIMBING.

PLUMBING

- 1. EVERY DWELLING REQUIRES A KITCHEN SINK, LAVATORY, WATER CLOSET, BATHTUB OR SHOWER STALL AND THE INSTALLATION OR AVAILABILITY OF LAUNDRY FACILITIES.
- 2. A FLOOR DRAIN SHALL BE INSTALLED IN THE BASEMENT, AND CONNECTED TO THE SANITARY SEWER WHERE GRAVITY DRAINAGE IS POSSIBLE. IN OTHER CASES, IT SHALL BE CONNECTED TO A SEWAGE EJECTION PUMP.

ELECTRICAL

- 1. AN EXTERIOR LIGHT CONTROLLED BY AN INTERIOR SWITCH IS REQUIRED AT EVERY ENTRANCE.
- 2. A LIGHT CONTROLLED BY A SWITCH IS REQUIRED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, UTILITY ROOM, LAUNDRY ROOM, DINING ROOM, BATHROOM, VESTIBULE, HALLWAY, GARAGE AND CARPORT. A SWITCHED RECEPTACLE MAY BE PROVIDED INSTEAD OF A LIGHT IN BEDROOMS AND LIVING ROOMS.
- 3. STAIRS SHALL BE LIGHTED, AND EXCEPT WHERE SERVING AN UNFINISHED BASEMENT SHALL BE CONTROLLED BY A 3 WAY SWITCH AT THE HEAD OF THE STAIRS.
- 4. BASEMENTS REQUIRE A LIGHT FOR EACH 30M CONTROLLED BY A SWITCH AT THE HEAD OF THE STAIRS.

MECHANICAL VENTILATION

- 1. A MECHANICAL VENTILATION SYSTEM IS REQUIRED WITH A TOTAL CAPACITY AT LEAST EQUAL TO THE SUM OF:
10.0 L/S EACH FOR BASEMENT AND MASTER BEDROOM
5.0 L/S FOR EACH OTHER ROOM
- 2. A PRINCIPAL DWELLING EXHAUST FAN SHALL BE INSTALLED AND CONTROLLED BY A CENTRALLY LOCATED SWITCH IDENTIFIED AS SUCH.
- 3. SUPPLEMENTAL EXHAUST SHALL BE INSTALLED SO THAT THE TOTAL CAPACITY OF ALL KITCHEN, BATHROOM AND OTHER EXHAUSTS, LESS THE PRINCIPAL EXHAUST, IS NOT LESS THAN THE TOTAL REQUIRED CAPACITY.
- 4. A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION. AN HRV IS REQUIRED IF ANY SOLID FUEL BURNING APPLIANCES ARE INSTALLED.
- 5. SUPPLY AIR INTAKES SHALL BE LOCATED SO AS TO AVOID CONTAMINATION FROM EXHAUST OUTLETS.

DOORS AND WINDOWS

- 1. EVERY FLOOR LEVEL CONTAINING A BEDROOM AND NOT SERVED BY AN EXTERIOR DOOR SHALL CONTAIN AT LEAST 1 WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 0.35M2 AND NO DIMENSION LESS THAN 380MM, WHICH IS OPENABLE FROM THE INSIDE WITHOUT TOOLS. MAXIMUM SILL HEIGHT 1000MM FOR FIN. FLOORS ABOVE GRADE.
- 2. EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 2000MM FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEADBOLT LOCK
- 3. THE PRINCIPAL ENTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT GLAZING OR A SIDELIGHT
- 4. MAXIMUM U-VALUE 1.8 FOR WINDOWS & SLIDING GLASS DOORS

EXTERIOR WALLS

- 1. NO WINDOWS OR OTHER UNPROTECTED OPENINGS ARE PERMITTED IN EXTERIOR WALLS LESS THAN 1200MM FROM PROPERTY LINES
- 2. 15.9MM TYPE 'X' FIRE RATED DRYWALL SHALL BE INSTALLED ON THE INSIDE FACE OF ATTACHED GARAGE EXTERIOR WALLS AND GABLE ENDS OF ROOFS WHICH ARE LESS THAN
- 3. 1200MM AND NOT LESS THAN 600MM FROM PROPERTY LINES
- 4. NON COMBUSTIBLE CLADDING SHALL BE INSTALLED ON ALL EXTERIOR WALLS LESS THAN 600MM FROM PROPERTY LINES

CERAMIC TILE

- 1. WHEN CERAMIC TILE IS APPLIED TO A MORTAR BED WITH ADHESIVE, THE BED SHALL BE A MINIMUM OF 12.5MM THICK & REINFORCED WITH GALVANIZED DIAMOND MESH LATH, APPLIED OVER POLYETHYLENE ON SUBFLOORING AN JOISTS AT NO MORE THAN 400MM O.C. WITH AT LEAST 2 ROWS CROSS BRIDGING

ACCESS TO ATTICS AND CRAWL SPACES

- 1. ACCESS HATCH MINIMUM 545MMX 588MM TO BE PROVIDED TO EVERY ROOF SPACE WHICH IS 10M OR MORE IN AREA AND MORE THAN 600MM IN HEIGHT.ACCESS HATCH MINIMUM 500MMX 700MM TO BE PROVIDED TO EVERY CRAW SPACE.

GARAGE GAS-PROOFING

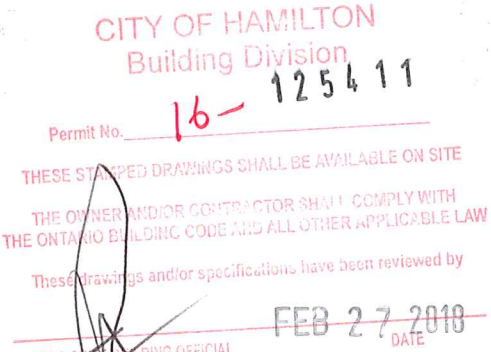
- 1. THE WALLS AND CEILING OF AN ATTACHED GARAGE SHALL BE CONSTRUCTED AND SEALED SO AS TO PROVIDE AN EFFECTIVE BARRIER TO EXHAUST FUMES.
- 2. ALL PLUMBING AND OTHER PENETRATIONS THROUGH THE WALLS AND CEILING SHALL BE CAULKED.
- 3. DOORS BETWEEN THE DWELLING AND ATTACHED GARAGE MAY NOT OPEN INTO A BEDROOM AND SHALL BE WEATHER-STRIPPED AND HAVE A SELF-CLOSER.

ALARMS AND DETECTORS

- 1. AT LEAST ONE SMOKE ALARM SHALL BE INSTALLED ON OR NEAR THE CEILING ON EACH FLOOR AND BASEMENT LEVEL 900MM OR MORE ABOVE AN ADJACENT LEVEL
- 2. SMOKE ALARMS SHALL BE INTERCONNECTED AND LOCATED SUCH THAT ONE IS WITHIN 5M OF EVERY BEDROOM DOOR AND NO MORE THAN 15M TRAVEL DISTANCE FROM ANY POINT ON A FLOOR.
- 3. A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EVERY SLEEPING AREA FOR DWELLINGS WITH FUEL BURNING FIREPLACE OR STOVE, OR AN ATTACHED GARAGE.

STAIRS

- 1. MAXIMUM RISE : 200MM
MINIMUM RUN: 210MM
MINIMUM TREAD: 235MM
MINIMUM HEAD ROOM: 1950MM
MINIMUM WIDTH: 860MM
- 2. CURVED STAIRS SHALL HAVE A MIN. RUN OF 150MM AT ANY POINT AND A MINIMUM AVERAGE RUN OF 200MM
- 3. WINDERS WHICH CONVERGE TO A POINT IN STAIRS MUST TURN THROUGH AN ANGLE OF NO MORE THAN 90° WITH NO LESS THAN 30° OR MORE THAN 45° PER TREAD. SETS OF WINDERS MUST BE SEPARATED BY 1200MM ALONG THE RUN OF THE STAIR.
- 4. A LANDING IS REQUIRED AT THE TOP OF ANY STAIR LEADING TO THE PRINCIPAL ENTRANCE TO O DWELLING AND OTHER EXTERIOR ENTRANCES WITH MORE THAN 3 RISERS.
- 5. EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS REQUIRE FOUNDATIONS.



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No.	Revision/Issue	Date

LASONNE

76 WENTWORTH STREET SOUTH
ALTERATIONS
Hamilton, Ontario

TITLE:
GENERAL NOTES II

Drawing No.	S9	
Project No.	1719	
Date	APR '17	
Scale		
Drawn by:	DF	Checked by: DF