

FRONT ELEVATION (SOUTH)

STAIRS, GUARDS AND HANDRAILS

10 SLOPED ROOF CONSTRUCTION:

ASPHALT SHINGLES ON 15 LB. BUILDING PAPER ON 1/2" EXTERIOR GRADE PLYWOOD SHEATHING ON PRE-ENGINEERED ROOF TRUSSES AS NOTED ON DRAWINGS. PROVIDE APPROVED EAVES PROTECTION TO MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL. PROVIDE MIN. R-60 SPRAY FOAM INSULATION W/ INTEGRAL VAPOUR BARRIER (WARM SIDE) W/ 1/2" GYPSUM BOARD, GYPSUM BOARD TO BE TAPED, SANDED AND PRIMED READY FOR PAINT FINISH. PROVIDE MIN. 1 SQ.FT. OF ROOF VENT AREA FOR EVERY 300 SQ.F.T. OF INSULATED CEILING EVENLY DISTRIBUTED W/ MIN. 50% @EAVES.

7 INTERIOR/ EXTERIOR STAIRS

MIN. RISE: 5"
 MAX. RISE: 7-3/8"
 MIN. RUN: 10-1/4"
 MAX. RUN: 14"
 MIN. TREAD: 10-1/4"
 MAX. TREAD: 14"
 MAX. NOSING: 1"
 MIN. WIDTH: 2'-10"
 MIN. HEADROOM: 7'-0"

BASEMENT TO GROUND FLOOR STAIR: 14R 7.63" EA. x 13T 10-1/4" EA.
 GROUND FLOOR TO 2ND FLOOR STAIR: 15R 7.86" EA. x 14T 10-1/4" EA.
 EXTERIOR STAIR: 4R 7.78" EA. x 3T 10-1/4" EA. & 5R 7 1/2" EA. x 4T 10-1/4" EA.

6 VINYL VENEER (BOARD & BATTEN SIDING) CONSTRUCTION

2" WIDE x 1" DEEP VINYL BATTENS SPACED APPROXIMATELY 8" APART ON 1" X 10" VINYL BOARD SIDING OVER TYVEK HOUSE WRAP (AIR BARRIER/ MOISTURE BARRIER). LAYERS TO OVERLAP. JOINTS TAPED & SEALED ON 1/2" EXTERIOR GRADE PLYWOOD SHEATHING ON 2" x 6" @ 16" O.C. SPR STUD WALLS W/ R-24 SPRAY FOAM INSULATION W/ INTEGRAL VAPOUR BARRIER (WARM SIDE), DOUBLE TOP PLATE & SINGLE SOLE PLATE, 1/2" GYPSUM BOARD TAPED, SANDED & PRIMED, READY FOR PAINT FINISH.

REFER TO STRUCTURAL DRAWINGS TO SECURE WOOD STUD INTO EXISTING BLOCK WALL CONSTRUCTION. PROVIDE SILL/ CAP FLASHING AT BASE OF WOOD VENEER OVER EXISTING BRICK/ BLOCK WALL. ENSURE THAT EXISTING BRICK IS STAINED PRIOR TO INSTALLING CAP FLASHING.

6B THIN STONE VENEER CONSTRUCTION

1" THIN STONE VENEER FACE (CHARCOAL GREY COLOUR) APPLIED WITH CONSTRUCTION ADHESIVE TO REINFORCED MESH UNDERLAYMENT FASTENED OVER TYVEK HOUSE WRAP (AIR BARRIER/ MOISTURE BARRIER) ONTO EXTERIOR GRADE SHEATHING. AIR MOISTURE BARRIER LAYERS TO OVERLAP. JOINTS TAPED & SEALED ON 1/2" EXTERIOR GRADE PLYWOOD SHEATHING ON 2" x 6" @ 16" O.C. SPR STUD WALLS W/ R-20 BATT INSULATION W/ VAPOUR BARRIER (WARM SIDE), DOUBLE TOP PLATE & SINGLE SOLE PLATE, 1/2" GYPSUM BOARD TAPED, SANDED & PRIMED, READY FOR PAINT FINISH.

PROVIDE 0.03 THICK x 7/8" WIDE GALVANIZED METAL VENEER TIES @ 32" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY FASTENED WITH CORROSION RESISTANT 0.125" DIAMETER SCREWS OR SPIRAL NAILS WHICH PENETRATE A MINIMUM OF 1-3/16" INTO STUD.

AT FOUNDATION WALLS PROVIDE 20 MIL POLY FLASHING MIN. 6" UP BEHIND SHEATHING PAPER WEEP HOLES, MINIMUM 2'-7" APART AT BOTTOM COURSE OF VENEER AND ABOVE ALL OPENINGS.

7A GUARDRAILS

INTERIOR LANDINGS: 2'-11"
 EXTERIOR LANDINGS: 3'-6"
 INTERIOR/ EXTERIOR STAIRS: 2'-11"
 MAXIMUM BETWEEN PICKETS: 4"

IF DECK TO GRADE IS 5'-11" OR LESS: 2'-11"
 IF DECK TO GRADE IS GREATER THAN 5'-11": 3'-6"

NO MEMBER OR ATTACHMENT BETWEEN 4" AND 2'-11" HIGH SHALL FACILITATE CLIMBING.

6A THIN STONE CAP LEDGE

1" THIN STONE VENEER CAP (CHARCOAL GREY COLOUR) APPLIED WITH CONSTRUCTION ADHESIVE TO REINFORCED MESH UNDERLAYMENT FASTENED OVER TYVEK HOUSE WRAP (AIR BARRIER/ MOISTURE BARRIER) ONTO EXTERIOR GRADE SHEATHING.

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ASPHALT SHINGLES ON 15 LB. BUILDING PAPER ON 1/2" EXTERIOR GRADE PLYWOOD SHEATHING ON PRE-ENGINEERED ROOF TRUSSES AS NOTED ON DRAWINGS. PROVIDE APPROVED EAVES PROTECTION TO MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL. PROVIDE MIN. R-60 SPRAY FOAM INSULATION W/ INTEGRAL VAPOUR BARRIER (WARM SIDE) W/ 1/2" GYPSUM BOARD, GYPSUM BOARD TO BE TAPED, SANDED AND PRIMED READY FOR PAINT FINISH. PROVIDE MIN. 1 SQ.FT. OF ROOF VENT AREA FOR EVERY 300 SQ.F.T. OF INSULATED CEILING EVENLY DISTRIBUTED W/ MIN. 50% @EAVES.

16 ROOF SADDLE

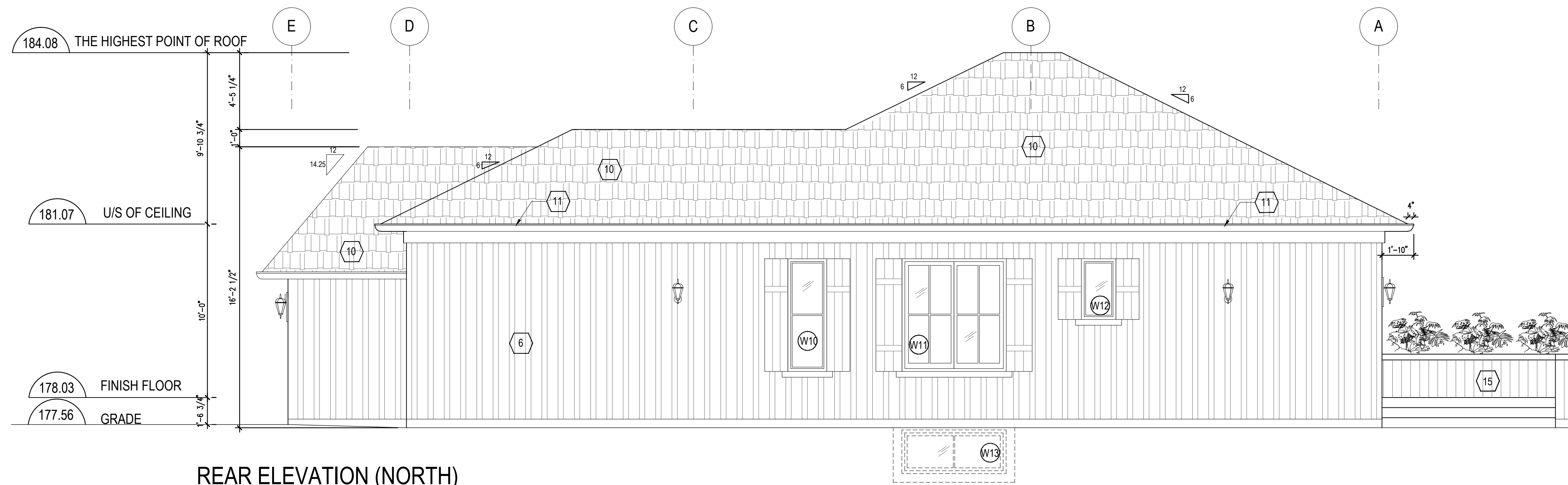
PROVIDE STICK FRAME ROOF SADDLE CONSTRUCTION OVER PRE-FABRICATED ROOF TRUSS SYSTEM TO ENSURE POSITIVE DRAINAGE TO PERIMETER EAVES DRAINAGE

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16 ROOF SADDLE

PROVIDE STICK FRAME ROOF SADDLE CONSTRUCTION OVER PRE-FABRICATED ROOF TRUSS SYSTEM TO ENSURE POSITIVE DRAINAGE TO PERIMETER EAVES DRAINAGE



REAR ELEVATION (NORTH)

Town of Pelham Building Department
 Chief Building Official
 Date: 2022-09-20
 Town of Pelham Building Department
APPROVED FOR PERMIT
 approval for permit issuance subject to revisions marked hereon or on attached deficiency list
 Plans Examiner
 Date: 2022-09-20

ELECTRICAL SAFETY AUTHORITY (ESA)
PERMIT REQUIRED
 All electrical wiring is under the jurisdiction of the ESA. Permits must be obtained and inspections completed in accordance with their requirements. For information call: 877-372-7233

- Required Inspections
- sewer / water serv.
 - footing (prior to pour)
 - backfill
 - plumbing rough in
 - HVAC rough in
 - framing
 - fire separation
 - insulation (prior to covering)
 - air barrier
 - occupancy
 - final
 - other:
- INSPECTIONS MUST BE BOOKED 48hrs IN ADVANCE
 building-info@pelham.ca
 (905) 892-2607 ext. 344

NOTE: EXISTING CONSTRUCTION TO REMAIN (AS SHOWN TONED TYP.)

ANY UNAUTHORIZED ALTERATION, REPRODUCTION, COPYING OR USE OF THE DRAWING WITH THE WRITTEN CONSENT FROM SG&M ARCHITECTS IS STRICTLY PROHIBITED AND SHALL BE DEEMED AN INFRINGEMENT UNDER THE COPYRIGHT ACT.
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JAN 15, 2021	2	ISSUED FOR CLIENT'S REVIEW	GV
DEC 16, 2020	1	ISSUED FOR CLIENT'S REVIEW	GV

FINAL DATE ABOVE SUPERSEDES ALL PREVIOUS ISSUES

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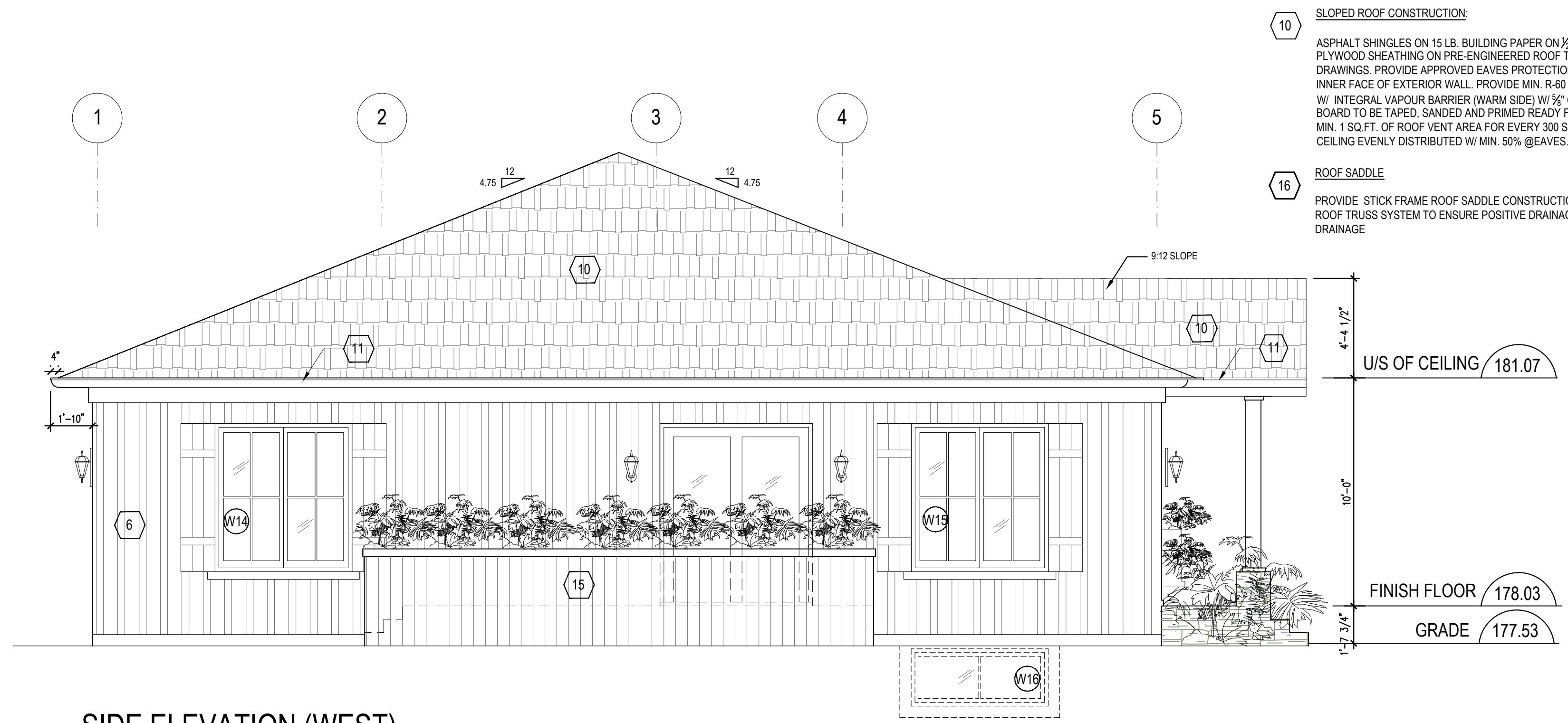
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SG & M
 Architects
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 TEL: (416) 781-6125
 WWW.SGMARCH.COM

PART 7 RIVER ROAD
"The Nino" Model Type
 PELHAM, ONTARIO

ELEVATIONS

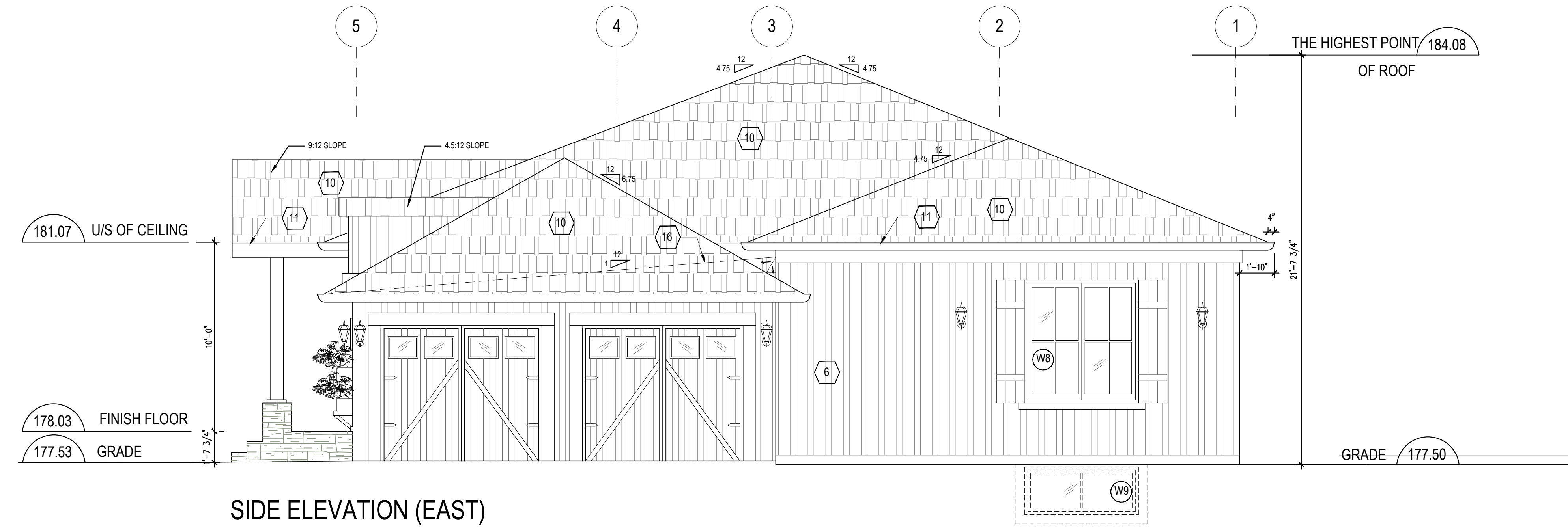
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 PROJ. NO. 2020-57 DRAWING NO. A3-1



SIDE ELEVATION (WEST)

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16 ROOF SADDLE
 PROVIDE STICK FRAME ROOF SADDLE CONSTRUCTION OVER PRE-FABRICATED ROOF TRUSS SYSTEM TO ENSURE POSITIVE DRAINAGE TO PERIMETER EAVES DRAINAGE



SIDE ELEVATION (EAST)

6 VINYL VENEER (BOARD & BATTEN SIDING) CONSTRUCTION
 2" WIDE x 1" DEEP VINYL BATTENS SPACED APPROXIMATELY 8" APART ON 1" x 10" VINYL BOARD SIDING OVER TYVEK HOUSE WRAP (AIR BARRIER/ MOISTURE BARRIER), LAYERS TO OVERLAP, JOINTS TAPED & SEALED ON 1/2" EXTERIOR GRADE PLYWOOD SHEATHING ON 2" x 6" @ 16" O.C. SPR STUD WALLS W/ R-24 SPRAY FOAM INSULATION W/ INTEGRAL VAPOUR BARRIER (WARM SIDE). DOUBLE TOP PLATE & SINGLE SOLE PLATE, 1/2" GYPSUM BOARD TAPED, SANDED & PRIMED, READY FOR PAINT FINISH.
 REFER TO STRUCTURAL DRAWINGS TO SECURE WOOD STUD INTO EXISTING BLOCK WALL CONSTRUCTION. PROVIDE SILV/ CAP FLASHING AT BASE OF WOOD VENEER OVER EXISTING BRICK BLOCK WALL WALL. ENSURE THAT EXISTING BRICK IS STAINED PRIOR TO INSTALLING CAP FLASHING.

6A THIN STONE CAP LEDGE
 1" THIN STONE VENEER CAP (CHARCOAL GREY COLOUR) APPLIED WITH CONSTRUCTION ADHESIVE TO REINFORCED MESH UNDERLAYMENT FASTENED OVER TYVEK HOUSE WRAP (AIR BARRIER/ MOISTURE BARRIER) ONTO EXTERIOR GRADE SHEATHING.

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AT FOUNDATION WALLS PROVIDE 20 MIL POLY FLASHING MIN. 6" UP BEHIND SHEATHING PAPER WEEP HOLES, MINIMUM 2-7" APART AT BOTTOM COURSE OF VENEER AND ABOVE ALL OPENINGS.

5A WALLS (WHERE NOTED ON DRAWINGS) FOUNDATION (BASEMENT) WALLS AND FOOTINGS

1. A DRAINAGE LAYER IS REQUIRED FOR FOUNDATION WALLS. WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 2'-11" BELOW EXTERIOR GRADE.
2. 2 1/2" CEMENT PORCH COATING OF WATER DAMP PROOFING ON CONCRETE 6" ABOVE GRADE.
3. PROVIDE 1/4" PARPING COVERED OVER CONCRETE FOOTING.
4. FOUNDATION WALLS SHALL BE BRACED OR HAVE FLOOR JOISTS INSTALLED BEFORE BACKFILLING.
5. 15 LB. BUILDING PAPER OVER FOUNDATION WALL (INSIDE), 1/2" AIR SPACE, 2" x 4" WOOD STRAPPING @ 16" O.C., R-20 SPRAY FOAM INSULATION W/ INTEGRAL VAPOUR BARRIER, FULL HEIGHT 1/2" GYPSUM BOARD TAPED, SANDED & PRIMED READY FOR PAINT.
6. CONT. 2" x 6" WOOD SILL PLATE FASTENED W/ 1/2" DIAMETER x 12" LONG ANCHOR BOLTS EMBEDDED 6" IN CONCRETE @ 6'-0" O.C. MAX. & PROVIDE A FLEXIBLE SILL GASKET BETWEEN PLATE AND FOUNDATION.
7. INSTALL ELECTRICAL DUPLEX RECEPTACLES AS PER ELECTRICAL PLAN

NOTE: EXISTING CONSTRUCTION TO REMAIN (AS SHOWN TONED TYP.)

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PART 7 RIVER ROAD "The Nino" Model Type
 PELHAM, ONTARIO

ELEVATIONS

SCALE 1/4"=1'-0"
 DRAWN G.Y.
 CHECKED L.M.
 DATE DEC. 10, 2020
 PROJ. NO. 2020-57 DRAWING NO. A3-2

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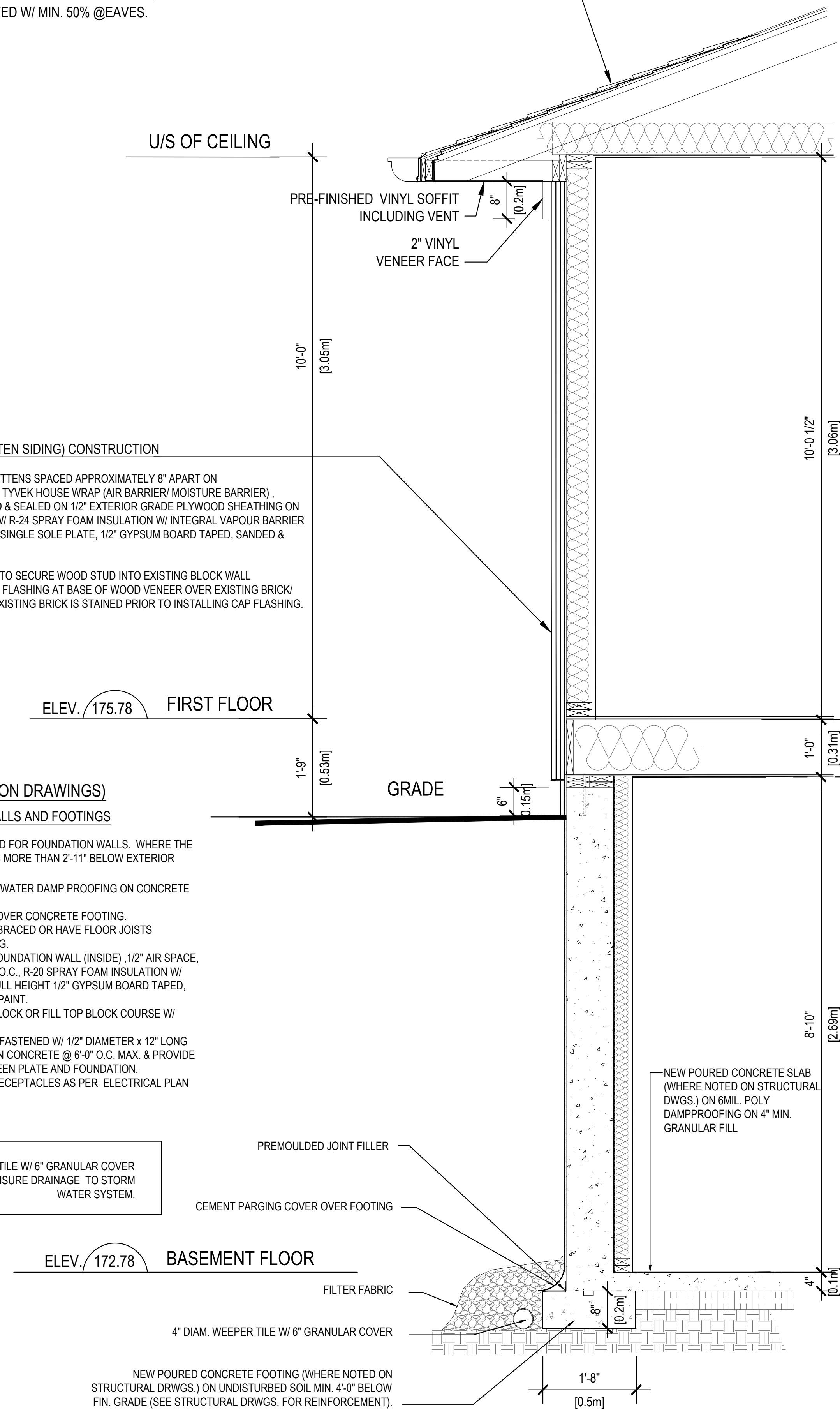
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5A WALLS (WHERE NOTED ON DRAWINGS)

FOUNDATION (BASEMENT) WALLS AND FOOTINGS

1. A DRAINAGE LAYER IS REQUIRED FOR FOUNDATION WALLS. WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 2'-11" BELOW EXTERIOR GRADE.
2. 1/2" CEMENT PORCH COATING OF WATER DAMP PROOFING ON CONCRETE BLOCK 12" ABOVE GRADE.
3. PROVIDE 1/4" PARGING COVED OVER CONCRETE FOOTING.
4. FOUNDATION WALLS SHALL BE BRACED OR HAVE FLOOR JOISTS INSTALLED BEFORE BACKFILLING.
5. 15 LB. BUILDING PAPER OVER FOUNDATION WALL (INSIDE), 1/2" AIR SPACE, 2" x 4" WOOD STRAPPING @ 16" O.C., R-20 SPRAY FOAM INSULATION W/ INTEGRAL VAPOUR BARRIER, FULL HEIGHT 1/2" GYPSUM BOARD TAPED, SANDED & PRIMED READY FOR PAINT.
6. PROVIDE SOLID TOP COURSE BLOCK OR FILL TOP BLOCK COURSE W/ MORTAR OR CONCRETE.
7. CONT. 2" x 6" WOOD SILL PLATE FASTENED W/ 1/2" DIAMETER x 12" LONG ANCHOR BOLTS EMBEDDED 6" IN CONCRETE @ 6'-0" O.C. MAX. & PROVIDE A FLEXIBLE SILL GASKET BETWEEN PLATE AND FOUNDATION.
8. INSTALL ELECTRICAL DUPLEX RECEPTACLES AS PER ELECTRICAL PLAN

ENSURE THAT NEW 4" DIAM. WEEPER TILE W/ 6" GRANULAR COVER IS COINNECTED TO ENSURE DRAINAGE TO STORM WATER SYSTEM.



SIDE AND REAR EXTERIOR WALL SECTION

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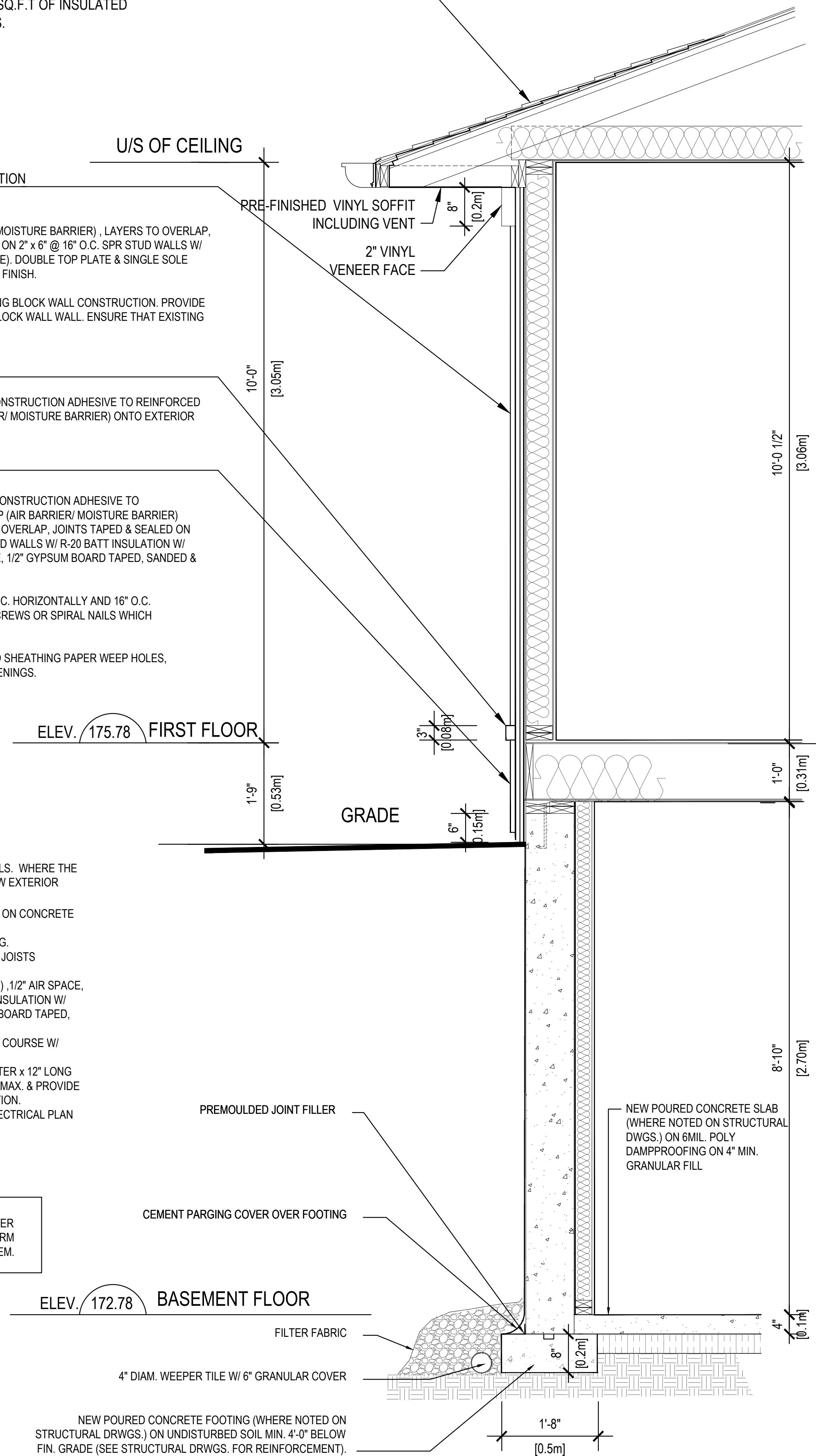
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FRONT EXTERIOR WALL SECTION

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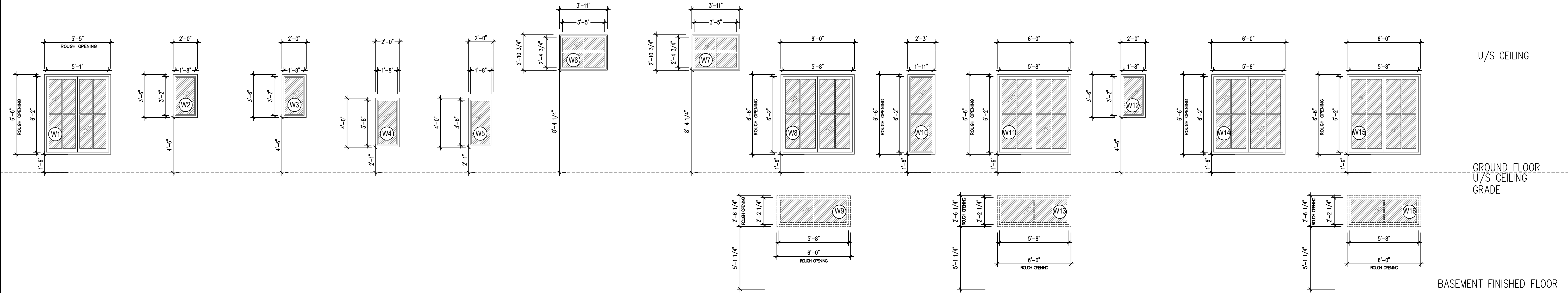
ONTARIO ASSOCIATION
of
ARCHITECTS
LAWRENCE W. MALEK
LICENCE
4435

915 RIVER ROAD
"The Nino" Model Type
PELHAM, ONTARIO

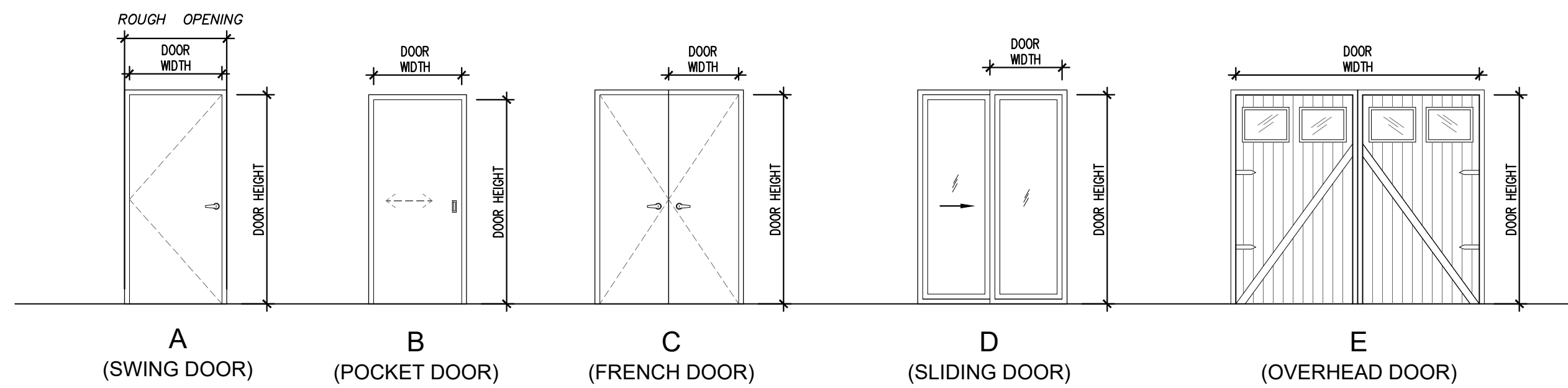
WALL SECTION

SCALE 3/4"=1'-0"
DRAWN G.Y.
CHECKED L.M.
DATE DEC. 10, 2020
PROJ. NO. 2020-57 DRAWING NO. **A4-1**

WINDOW SCHEDULE



DOOR TYPE



DOOR SCHEDULE

DOOR #	DOOR SIZE	FRAME TYPE	DOOR TYPE	REMARKS
D1	3'-4" x 8'-8" x 1-3/4"	F1	A	SWING DOOR
D2	8'-2" x 7'-2" x 1-3/4"	F	E	OVERHEAD DOOR
D3	8'-2" x 7'-2" x 1-3/4"	F	E	OVERHEAD DOOR
D4	2'-3'-0" x 7'-10" x 1-3/4"	F	D	SLIDING DOOR
D5	2'-8" x 8'-0" x 1-3/4"	F1	A	SWING DOOR
D6	2'-2'-6" x 8'-0" x 1-3/4"	F1	C	FRENCH DOOR
D7	2'-1'-6" x 8'-0" x 1-3/4"	F1	C	FRENCH DOOR
D8	2'-6" x 8'-0" x 1-3/4"	F1	A	SWING DOOR
D9	2'-2'-4" x 8'-0" x 1-3/4"	F1	C	FRENCH DOOR
D10	2'-6" x 8'-0" x 1-3/4"	F1	A	SWING DOOR
D11	2'-8" x 8'-0" x 1-3/4"	F1	A	SWING DOOR
D12	2'-1'-6" x 8'-0" x 1-3/4"	F	B	POCKET DOOR
D13	2'-6" x 8'-0" x 1-3/4"	F1	A	SWING DOOR
D14	2'-6" x 8'-0" x 1-3/4"	F1	A	SWING DOOR
D15	2'-2'-6" x 8'-0" x 1-3/4"	F1	C	FRENCH DOOR
D16	2'-6" x 8'-0" x 1-3/4"	F1	A	SWING DOOR
D17	2'-6" x 8'-0" x 1-3/4"	F1	A	SWING DOOR
D18	2'-2'-6" x 8'-0" x 1-3/4"	F1	C	FRENCH DOOR

ALL EXTERIOR DOORS TO HAVE WEATHERSTRIPPING. CONFIRM ARCHITECTURAL DOOR HARDWARE WITH ARCHITECT AND OWNER PRIOR TO ORDERING.

NOTE: EXISTING CONSTRUCTION TO REMAIN (AS SHOWN TYP.)

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DATE	NO.	DESCRIPTION	BY
JUNE 15 2022	4	REVISED FOR PERMIT & PRICING	OY
MAR 08 2021	3	ISSUED FOR PERMIT & PRICING	OY
JAN 15 2021	2	ISSUED FOR CLIENT'S REVIEW	OY
DEC 16 2020	1	ISSUED FOR CLIENT'S REVIEW	OY

FINAL DATE ABOVE SUPERSEDES ALL PREVIOUS ISSUES

REVISIONS

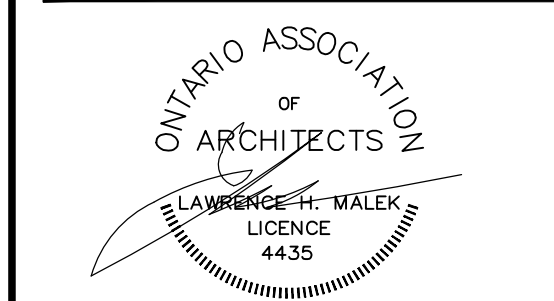
KEY TO DETAIL LOCATION

○ DETAIL NOTATION

○ DRAWING NUMBER

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.



915 RIVER ROAD
"The Nino" Model Type
PELHAM, ONTARIO

SCHEDULES

SCALE N/A
DRAWN G.Y.
CHECKED L.M.
DATE DEC 10, 2020
PROJ. NO. 2020-57 DRAWING NO. A4-2