

## A. GENERAL NOTES

### 1. GENERAL INFORMATION

- THE INFORMATION PRESENTED ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2024. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH THIS AND ALL OTHER APPLICABLE CODES AND STANDARDS NOTED HERIN. REFER TO SPECIFICATIONS FOR ALL OTHER APPLICABLE STANDARDS.
- THE MATERIALS LISTED HEREIN APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE OR ON SPECIFICATIONS.
- THESE DRAWINGS ARE FOR THE USE OF THE CLIENT ONLY. THE CONSULTANT DOES NOT GUARANTEE THAT THE DRAWINGS ARE ERROR-FREE, COMPLETE, OR FIT FOR ANY OTHER PURPOSE. THE INFORMATION SHOWN ON THE DRAWINGS STRICTLY APPLY TO THIS PROJECT ONLY. DECISIONS OR ACTIONS MADE BY THIRD PARTIES BASED ON THESE DRAWINGS IS THE SOLE RESPONSIBILITY OF SUCH PARTIES.
- THESE DRAWINGS SHOW THE COMPLETED STRUCTURE. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN, ERECTION, OPERATION, MAINTENANCE, AND REMOVAL OF TEMPORARY SUPPORTS, STRUCTURES, AND FACILITIES, AND THE DESIGN AND EXECUTION OF CONSTRUCTION METHODS REQUIRED IN THEIR USE.
- THE USE OF THESE DRAWINGS SHALL BE STRICTLY LIMITED TO THE INSTRUCTIONS IN THE REVISION BLOCK. BUILDING FROM THESE DRAWINGS SHALL PROCEED ONLY WHEN "ISSUED FOR CONSTRUCTION".
- CONSTRUCTION TO BE IN CONFORMANCE WITH DETAILS IDENTIFIED AS BEING "TYPICAL", UNLESS NOTED OTHERWISE.

### 2. SITE CONDITIONS

- THE SCOPE OF THE WORK DEPENDS ON THE SITE CONDITIONS. NOTIFY THE CONSULTANT WHERE ON-SITE CONDITIONS MAY REQUIRE MODIFICATIONS TO THE CONTRACT DOCUMENTS.
- PROTECT ALL ADJACENT BUILDING MATERIALS INCLUDING WINDOWS, DOORS, FIXTURES, SIGNAGE, PLAQUES, LANDSCAPING AND SODDING IN AND ADJACENT TO THE WORK FOR THE DURATION OF THE WORK. MAKE GOOD AND RESTORE ALL DAMAGED AREAS TO MATCH EXISTING.
- NOTIFY CONSULTANT AND OWNER OF ANY EXISTING CONDITIONS OR MATERIALS THAT MAY BECOME DAMAGED OR DISTURBED AS A RESULT OF THE WORK.
- ALL FINAL COLOURS TO BE CONFIRMED BY OWNER PRIOR TO ORDERING MATERIAL.

### 3. DIMENSIONS

- DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON THE DRAWINGS WITH THE SITE CONDITIONS. REPORT ANY INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS OTHERWISE NOTED.
- BEFORE SUBMITTING BID FOR THE WORK, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING STRUCTURES.

### 4. FIELD REVIEW

- THE CONSULTANT WILL CONDUCT PERIODIC INSPECTIONS AND PROVIDE CONSTRUCTION REVIEW REPORTS (CRR), OUTLINING PROGRESS OF WORK, AND STATING WHETHER OR NOT WORK CONFORMS TO THE CONTRACT DOCUMENTS.
- CRR'S, WILL OUTLINE ANY DEFICIENCIES FOUND.
- MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE SPECIFICATIONS SHALL BE REJECTED.
- NOTIFY CONSULTANT FOR REVIEW OF ALL RAKED OUT OR BACKPOINTED MORTAR JOINTS PRIOR TO PLACEMENT OF NEW MORTAR. CONSULTANT WILL REVIEW AND APPROVE FOR PLACEMENT OF MORTAR. PLACEMENT OF MORTAR PRIOR TO RECEIPT OF CONSULTANT ACCEPTANCE WILL BE CAUSE FOR REJECTION OF THE AFFECTED PART OF THE WORK.

### 5. MASONRY

- DO NOT USE MASONRY CEMENT. USE PORTLAND CEMENT AND LIME ONLY.
- INCLUDE FOR THE REMOVAL OF CAULKING, METAL NAILS OR PINS THAT MAY BE PRESENT IN THE JOINTS TO BE RAKED OUT.
- COMPLETE A MIN. 300mm x 300mm MOCK-UP EACH OF:
  - RAKING OUT AND JOINT PREPARATION
  - BACKPOINTING
  - FINISHPOINTING, INCLUDING MORTAR COLOUR
  - BRICK REPLACEMENT / REBUILD
- MORTAR COLOUR TO BE APPROVED BY CONSULTANT AND OWNER PRIOR TO PLACEMENT BEYOND MOCK-UP AREA.
- ALL MORTAR JOINTS TO BE INSPECTED AND APPROVED BY CONSULTANT PRIOR TO POINTING. ANY MORTAR PLACED INTO JOINTS PRIOR TO RECEIPT OF CONSULTANT APPROVAL IS TO BE REMOVED AND REINSTALLED AT THE CONTRACTOR'S OWN EXPENSE.
- REFER TO TYPICAL DETAILS FOR RAKING OUT AND REPOINTING OF MORTAR JOINTS.

### 6. ANCHORAGE

- INSTALLATION OF ALL POST-INSTALLED ANCHORS TO BE IN CONFORMANCE WITH MANUFACTURER'S DIRECTIONS, INCLUDING BUT NOT LIMITED TO: DRILL BIT SIZE AND TYPE, HOLE CLEANING, TEMPERATURE, CURING, AND TORQUE.

## B. MATERIAL AND DESIGN DATA

UNLESS NOTED OTHERWISE ON DRAWINGS OR ON SPECIFICATIONS, THE MATERIALS LISTED BELOW APPLY TO THIS PROJECT AND THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS. ALL STANDARDS TO LATEST EDITION, UNLESS NOTED.

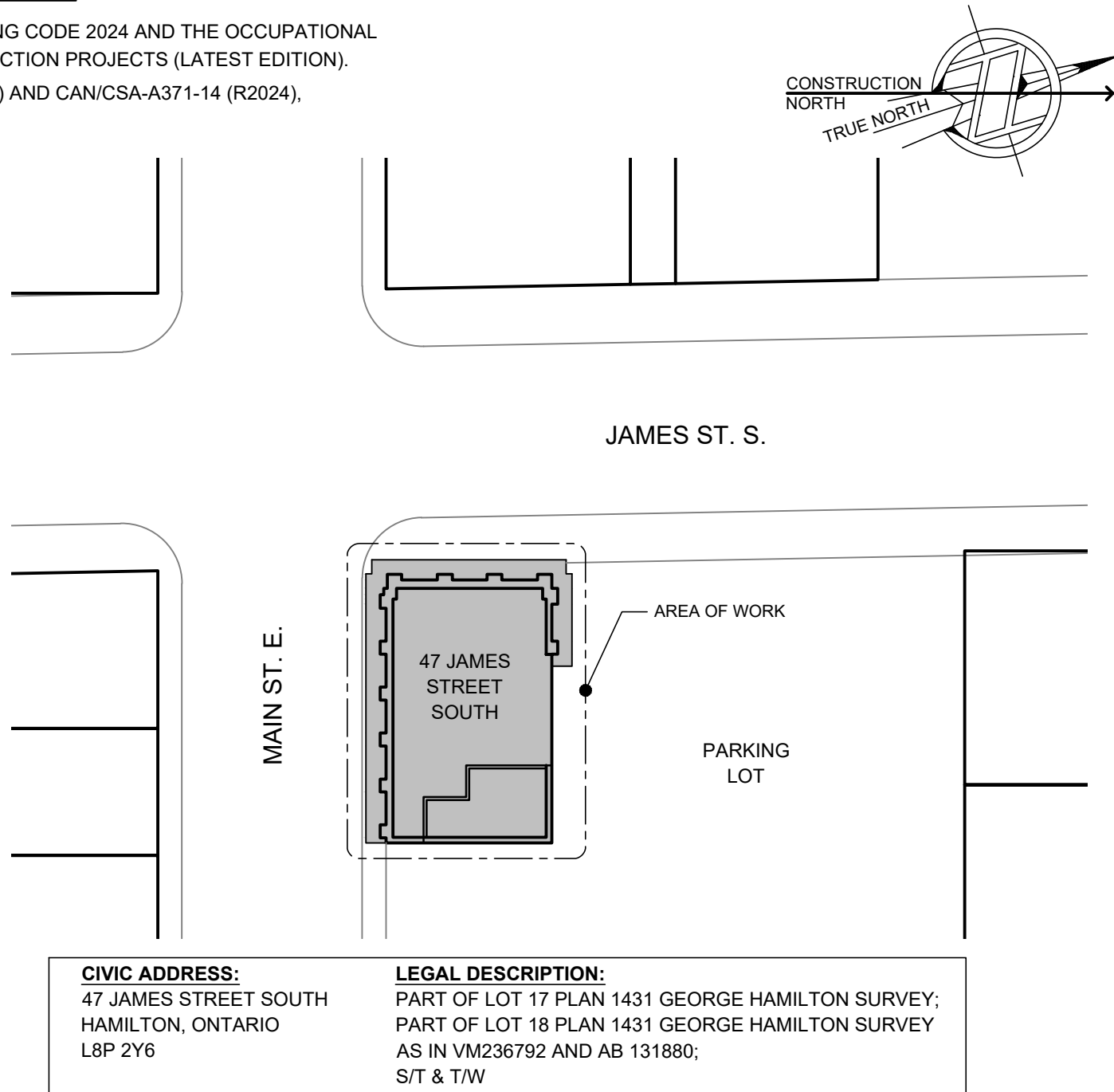
REFER TO SPECIFICATIONS FOR ALL OTHER APPLICABLE STANDARDS.

#### 1. MASONRY DESIGN AND CONSTRUCTION: CSA S304-14 (R2019) & CAN/CSA-A371-14 (R2024)

MASONRY ELEMENT TYPE	DESIGN DATA	STANDARD
A REPLACEMENT BRICK:	'SOFT' BRICK, COLOUR TO MATCH EXISTING COMPRESSIVE STRENGTH: 20 TO 35MPa 24-HOUR COLD WATER ABSORPTION: 12-18% ACCEPTABLE PRODUCT: IBSTOCK BRICK, WIENERBERGER BRICK, OR WATSONTOWN BRICK. PROVIDE SAMPLE TO CONFIRM COLOUR PRIOR TO ORDERING. -ALTERNATES ARE ACCEPTABLE TO THE APPROVAL OF CONSULTANT.	CSA-A82:14 (R2023)
B MORTAR:	TYPE O ACCEPTABLE PRODUCT: KING MASONCARE 300 OR KING MASONMIX ALTERNATES ARE ACCEPTABLE TO THE APPROVAL OF CONSULTANT AND OWNER.	CAN/CSA-A179-14 (R2024)
C CONNECTORS FOR MASONRY:	STAINLESS STEEL (TYPE 304 OR 316)	CSA A370:14 (R2023)

## C. CODES AND STANDARDS

- CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2024 AND THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS (LATEST EDITION).
- MASONRY DESIGN AND CONSTRUCTION: CSA S304-14 (R2019) AND CAN/CSA-A371-14 (R2024), RESPECTIVELY.



#### CIVIC ADDRESS:

47 JAMES STREET SOUTH  
HAMILTON, ONTARIO  
L8P 2Y6

#### LEGAL DESCRIPTION:

PART OF LOT 17 PLAN 1431 GEORGE HAMILTON SURVEY;  
PART OF LOT 18 PLAN 1431 GEORGE HAMILTON SURVEY  
AS IN VM236792 AND AB 131880;  
S/T & T/W

1

SITE PLAN

R0.01

NTS

NOTE: REFER TO DRAWING 1/R1-01 FOR APPROXIMATE BUILDING PLAN DIMENSIONS.

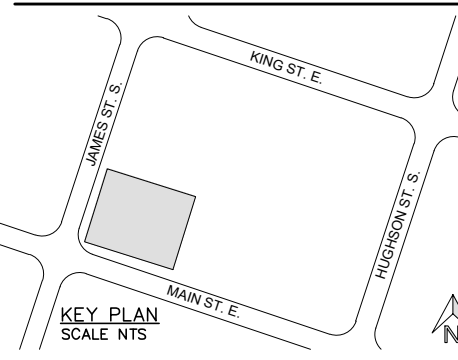
## DRAWING LIST

- |       |                             |
|-------|-----------------------------|
| S0.01 | GENERAL NOTES AND SITE PLAN |
| S1.01 | EXISTING ROOF PLAN          |
| S2.01 | PARAPET WALL ELEVATIONS     |
| S3.01 | TYPICAL DETAILS             |

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SEAL:



issued or revised

no.	description	date
02	ISSUED FOR BUILDING PERMIT	2025-06-23
01	ISSUED FOR PRICING	2025-06-23

PROJECT:

BRICK  
PARAPET REPAIRS  
47 JAMES STREET S,  
HAMILTON, ONTARIO

DRAWING:

GENERAL NOTES  
AND SITE PLAN

DESIGNED BY:

SF / JD

DRAWN BY:

CP

SCALE:

DATE:

AS SHOWN

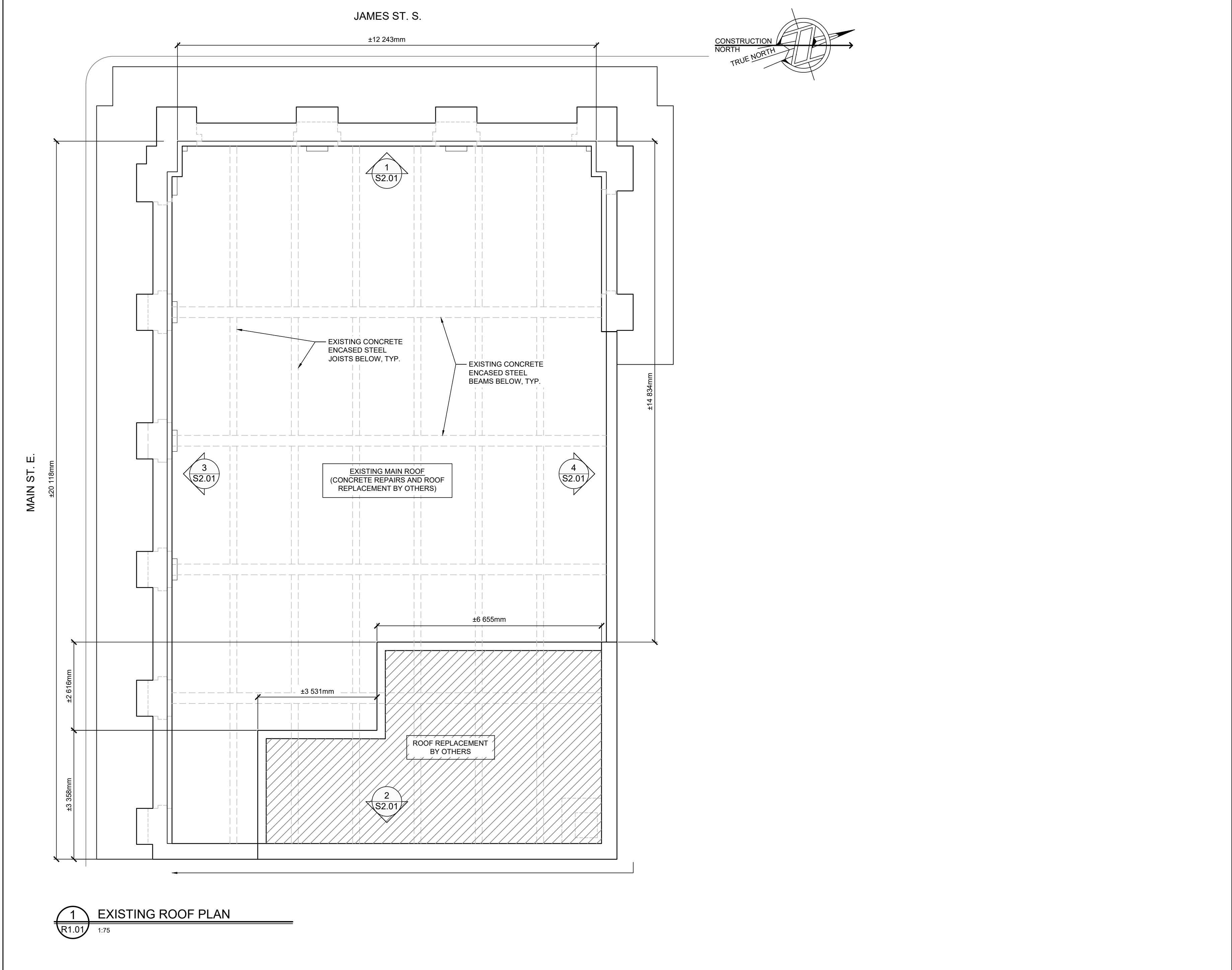
2025-05-08

PROJECT No.

25115

DRAWING No.

R0.01



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KEY PLAN SCALE NTS

SEAL:

LICENSED PROFESSIONAL ENGINEER

J. K. DEE

100162005

JUN-23-2025

PROVINCE OF ONTARIO

issued or revised

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02	ISSUED FOR BUILDING PERMIT	2025-06-23
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PROJECT:

BRICK PARAPET REPAIRS

47 JAMES STREET S, HAMILTON, ONTARIO

DRAWING:

EXISTING ROOF PLAN

DESIGNED BY: SF / JD

DRAWN BY: CP

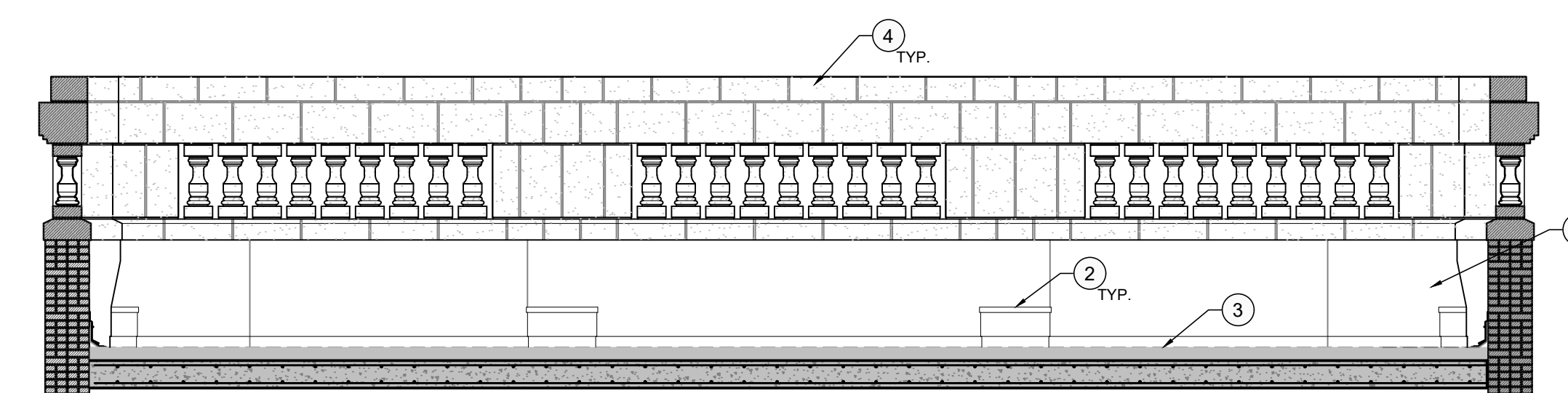
SCALE: AS SHOWN DATE: 2025-05-08

PROJECT No. 25115

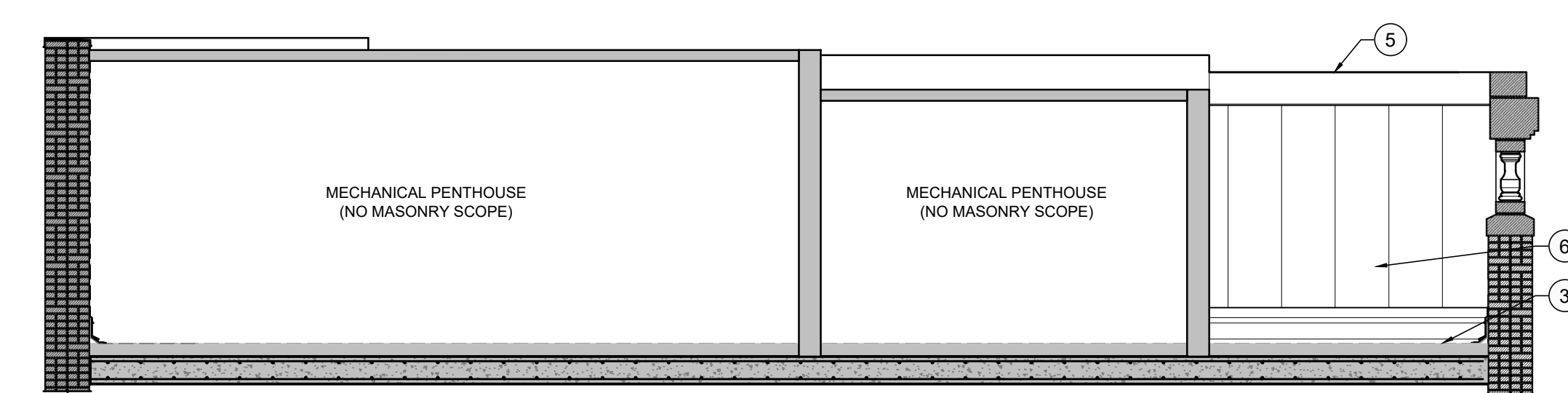
DRAWING No.

R1.01

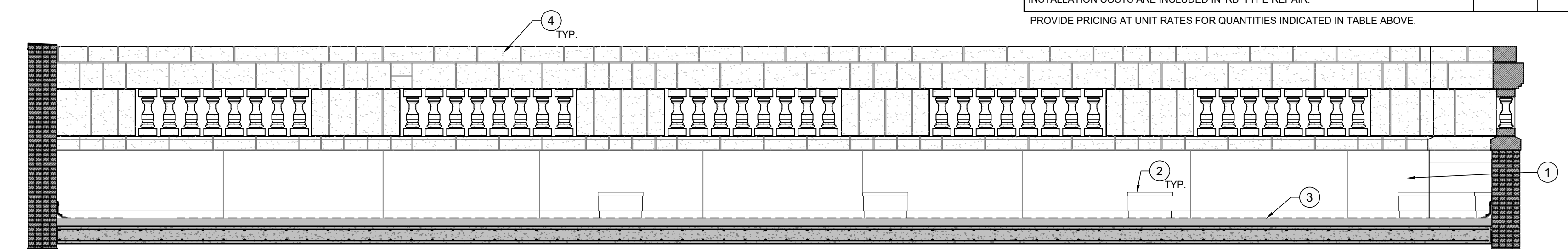




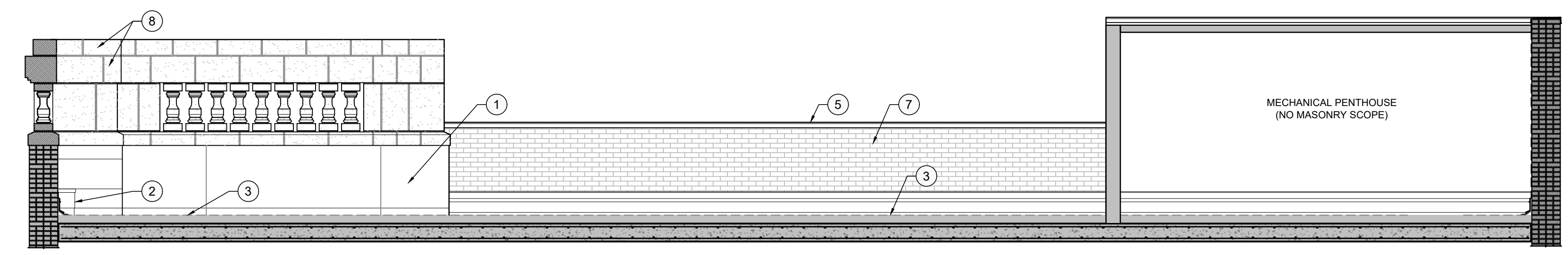
1 INTERIOR ELEVATION OF WEST PARAPET  
R2.01 1:50



2 INTERIOR ELEVATION OF EAST PARAPET  
R2.01 1:50



3 INTERIOR ELEVATIONS OF SOUTH PARAPET  
R2.01 1:50



4 INTERIOR ELEVATIONS OF NORTH PARAPET  
R2.01 1:50

## DRAWING NOTES:

- FOR FULL EXTENT OF INTERIOR FACE OF PARAPET WALL BELOW TERRA COTTA UNITS:
  - REMOVE EXISTING METAL FLASHING.
  - REMOVE EXISTING ROOFING MEMBRANE FLASHING.
  - REMOVE EXISTING PARGING TO EXPOSE BRICK MASONRY.
  - REPOINT 100% OF EXPOSED MORTAR JOINTS IN BRICK MASONRY, FROM T/O SLAB TO U/S OF TERRA COTTA.
  - REBUILD BRICK MASONRY AT UNIT RATES, AT UNIT RATES AND IN ACCORDANCE WITH QUANTITY TABLE BELOW, AS DIRECTED ON SITE BY CONSULTANT.
  - REPLACE FAILED EXISTING BRICK WITH NEW BRICK, AT UNIT RATES AND IN ACCORDANCE WITH QUANTITY TABLE BELOW, AS DIRECTED ON SITE BY CONSULTANT.
  - COORDINATE/SEQUENCE WORK WITH ROOFING WORK (BY OTHERS).
- EX. PIER EXTENSIONS CLAD WITH METAL CAP AND COUNTER FLASHING. REMOVE FLASHING AND ROOFING, AND REPAIR UNDERLYING BRICK MASONRY (ASSUMED) AS FOR ITEM 1.
- EX. ROOFING AND FLASHING TO BE REPLACED WITH NEW ROOF ASSEMBLY (BY OTHERS).
- EX. TERRA COTTA PARAPET UNITS (AS SHADED) TO REMAIN.
- EX. METAL FLASHING TO REMAIN.
- REMOVE BULGING SECTION OF EX. METAL SIDING. ALLOW CONSULTANT TO INSPECT EXPOSED UNDERLYING BRICK MASONRY. REINSTATE SIDING INTO S-LOCK JOINTS ALONG ADJACENT PANELS. FASTEN USING STAINLESS STEEL FASTENERS WITH NEOPRENE WASHERS, IF REQ.
- EXISTING EXPOSED BRICK IN FAIR CONDITION AT INSIDE FACE OF PARAPET WALL, TO REMAIN. CONSULTANT TO REVIEW CONDITION OF BRICK MASONRY EXPOSED UPON REMOVAL OF EXISTING FLASHING AND ROOFING MEMBRANE DURING ROOFING WORK (BY OTHERS).
- PROVIDE OPTIONAL PRICE TO COMPLETE INVESTIGATORY REMOVALS, AS FOLLOWS:
  - CAREFULLY REMOVE AND SALVAGE EXISTING TERRA COTTA UNITS INDICATED.
  - ALLOW FOR CONSULTANT TO REVIEW EXPOSED CONDITIONS.
  - REINSTATE SALVAGED TERRA COTTA UNIT, USING SAME MORTAR AS INDICATED FOR BRICK, ELSEWHERE.
  - FOR PRICING ASSUME THAT REINSTATING UNITS WILL REQUIRE PLACEMENT OF 4 NEW BENT 304 STAINLESS STEEL (SS) ANCHORS (3 mm TK. PLATE, 75 WD., UP TO 300 LG.) C/W 10 SS THREADED ROD DOWELS AND SS ANCHORAGE TO BACKUP MASONRY. CONSULTANT WILL PROVIDE DIRECTION UPON REMOVALS.

## MASONRY REPAIR QUANTITIES:

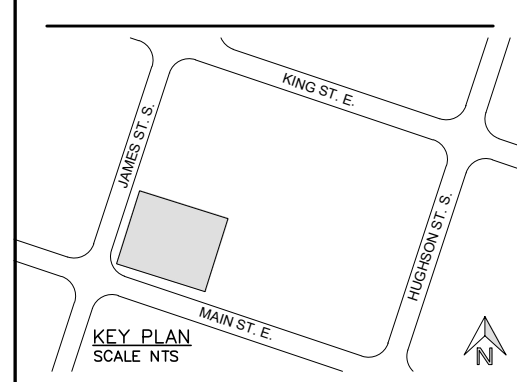
REPAIR TYPE	UNIT	QUANTITY
<b>DISMANTLE AND REBUILD BRICK MASONRY:</b> REMOVE, SALVAGE AND RESET EXISTING BRICK AS DIRECTED BY CONSULTANT AND IN ACCORDANCE WITH TYPICAL DETAILS. KEY REBUILD AREA TO BACKUP WITH NEW HEADER BRICKS, TO MATCH EXISTING BOND PATTERN. ASSUME HELICAL ANCHORS TO BE INSTALLED AT 400 O.C. EACH WAY. QUANTITIES SHALL BE RECORDED ON A PER WYTHE BASIS WHERE REBUILDING OF BACKUP WYTHES IS REQUIRED. (E.G. IF 1.0m <sup>2</sup> OF OUTER AND 0.5m <sup>2</sup> OF INNER WYTHE REBUILDING IS REQUIRED. THIS WOULD BE RECORDED AS 1.5m <sup>2</sup> )	m <sup>2</sup>	25
<b>REPLACE WITH NEW BRICK:</b> SUPPLY NEW BRICK TO REPLACE BRICKS REMOVED DURING REBUILDING WHICH HAVE BEEN DEEMED UNSUITABLE FOR REUSE BY CONSULTANT. COST TO INCLUDE MATERIAL SUPPLY ONLY, CREDITING UNNECESSARY SALVAGING WORK, INSTALLATION COSTS ARE INCLUDED IN 'RB' TYPE REPAIR.	m <sup>2</sup>	20

PROVIDE PRICING AT UNIT RATES FOR QUANTITIES INDICATED IN TABLE ABOVE.

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SEAL:

LICENSED PROFESSIONAL ENGINEER  
J. K. DEE  
100162005  
JUN-23-2025  
PROVINCE OF ONTARIO

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01	ISSUED FOR PRICING	2025-06-23

PROJECT:

BRICK  
PARAPET REPAIRS  
47 JAMES STREET S.  
HAMILTON, ONTARIO

DRAWING:

PARAPET WALL  
ELEVATIONS

DESIGNED BY: \_\_\_\_\_ SF / JD

DRAWN BY: \_\_\_\_\_ CP

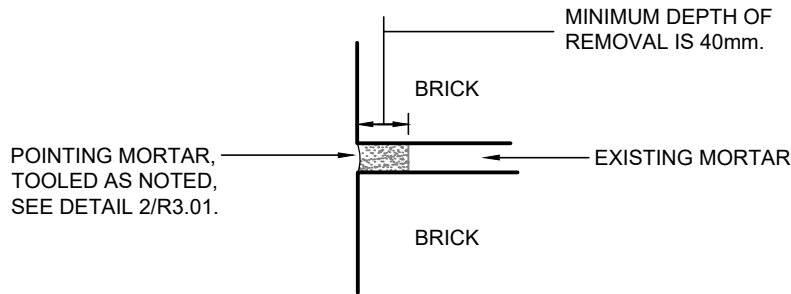
SCALE: AS SHOWN DATE: 2025-05-08

PROJECT No. 25115

DRAWING No. \_\_\_\_\_

R2.01





**RAKING OUT PROCEDURE:**

1. RAKE OUT EXISTING MORTAR SQUARE TO BRICK.
2. REMOVE ALL OVERPOINTING FROM BRICK FACE.
3. CLEAN OUT JOINT USING COMPRESSED AIR, OR WASH OUT JOINTS USING PRESSURIZED WATER, PRIOR TO REPOINTING.
4. REMOVE ALL RESIDUE FROM BRICK FACE TO ALLOW NEW MORTAR TO BOND TO BRICK.

**NOTES:**

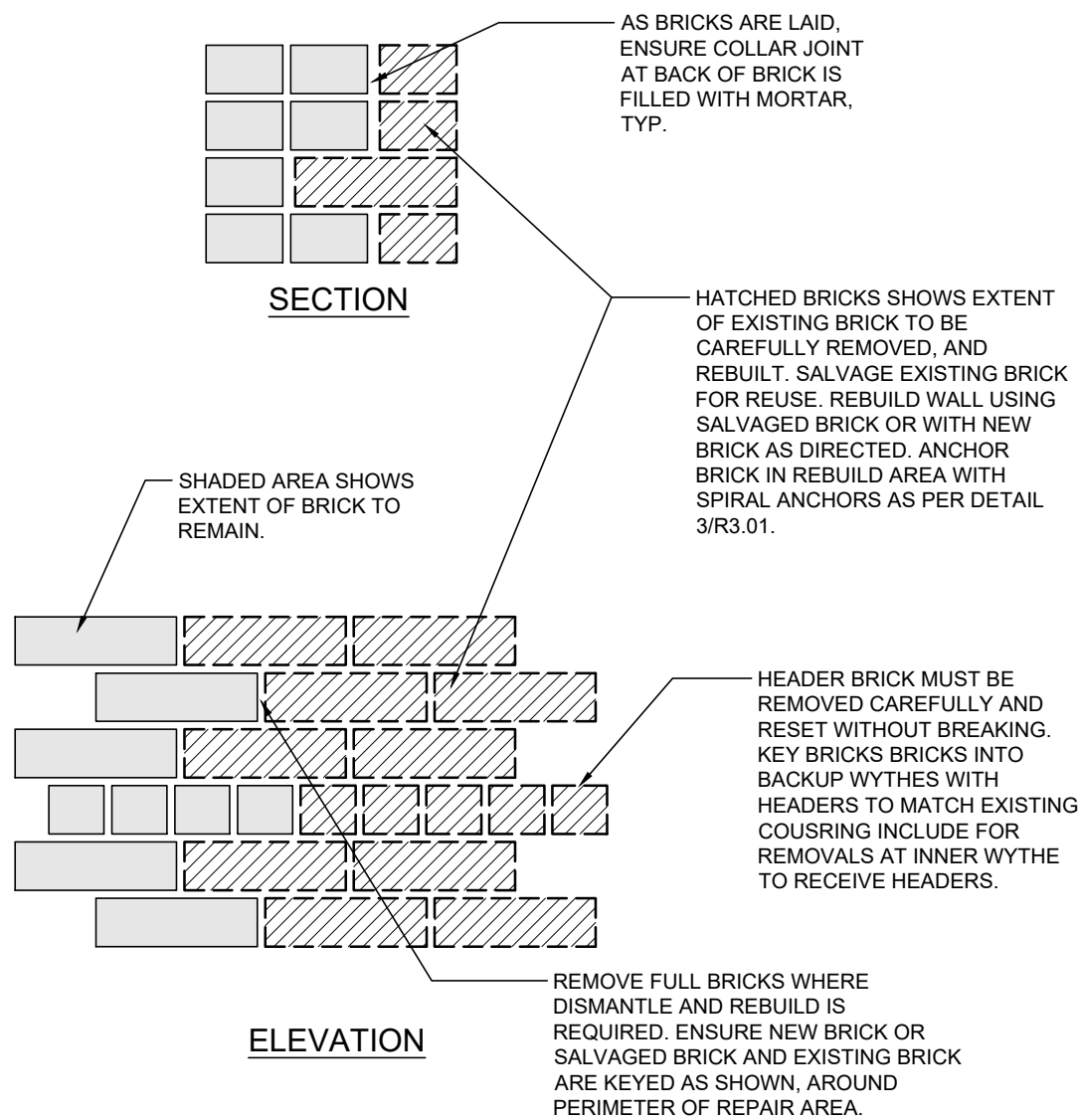
- DO NOT CHIP OR OTHERWISE DAMAGE EDGE OF BRICK DURING REMOVALS.
- GRINDERS OR SAW BLADES MUST NOT TOUCH BRICK FACE. CUT CENTRE OF JOINT CAREFULLY, WITHOUT MARKING BRICK. REMOVE REMAINDER OF MORTAR USING HAND TOOLS. MECHANICAL TOOLS ONLY TO BE USED WHEN APPROVED TO MAKE RELIEF CUTS IN THE CENTRE OF JOINTS.
- ALL CRACKED MORTAR, MORTAR DEBONDED FROM BRICK, OR DETERIORATED MORTAR, MUST BE REMOVED FROM JOINT PRIOR TO REPOINTING.
- INTENT IS TO REMOVE ALL PORTLAND CEMENT BASED MORTARS FROM JOINTS.
- REFER TO SCOPE OF WORK, DEFINED ELSEWHERE, FOR PROJECT REQUIREMENTS.
- REMOVE ALL CAULKING, WHERE PRESENT IN JOINTS.
- NOTIFY CONSULTANT WHERE BRICK BECOMES LOOSE.
- WHERE FULL DEPTH REMOVALS IN HORIZONTAL JOINTS ARE NECESSARY, EXERCISE CAUTION SO AS NOT TO DESTABILIZE THE WALL. IN THIS CASE, REMOVE MORTAR IN ONLY SMALL PORTIONS OF THE WALL AND REPOINT EXCEPT FOR FINAL LAYER BEFORE PROCEEDING WITH RAKING OUT.

**FOR PRICING, ASSUME THE FOLLOWING:**

1. AVERAGE DEPTH OF BRICK: 100mm.
2. CEMENTITIOUS PARGING MUST BE REMOVED FROM THE FACE OF THE WALL PRIOR TO REPOINTING. 50% OF THIS PARGING IS DELAMINATED FROM THE BRICK.
3. 60% OF REMOVALS FOR VERTICAL JOINTS ARE IN THE ORDER OF 30 TO 40mm DEEP AND THE REMAINDER ARE FULL DEPTH REMOVALS.
4. 40% OF REMOVALS FOR HORIZONTAL JOINTS ARE IN THE ORDER OF 30 TO 40mm DEEP AND THE REMAINDER ARE FULL DEPTH REMOVALS.

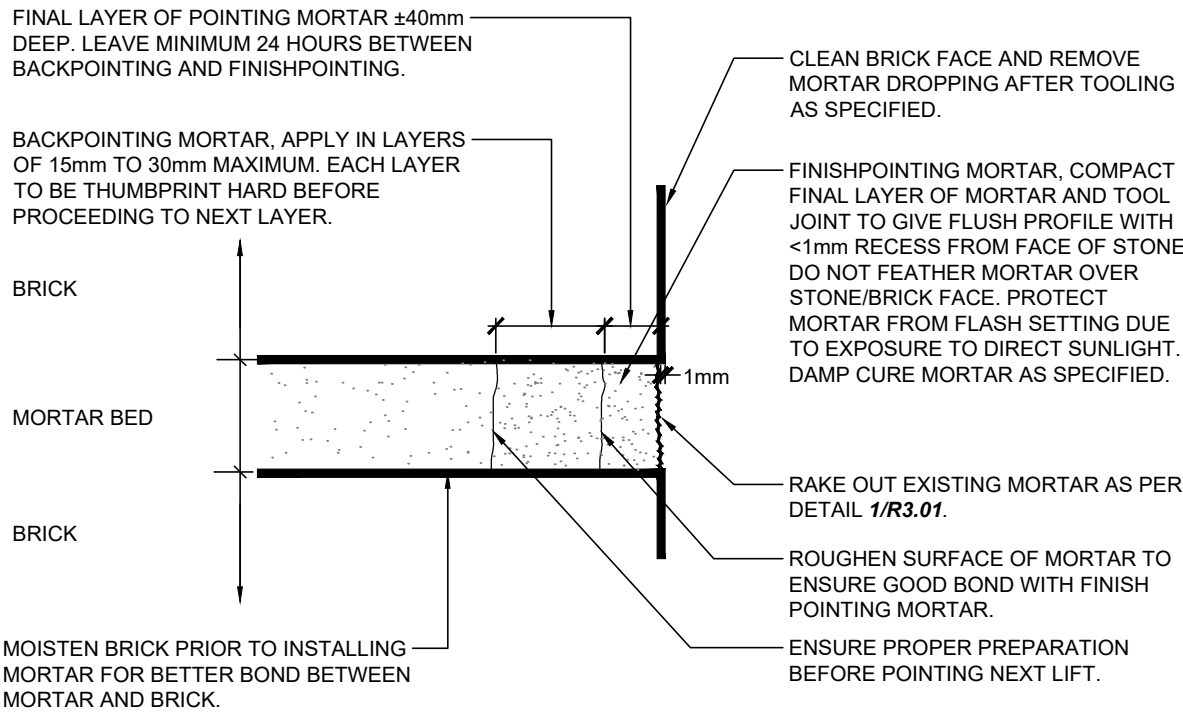
**1 TYPICAL RAKING OUT DETAIL**

R3.01 NTS



**4 TYPICAL BRICK DISMANTLE AND REBUILD**

R3.01 NTS

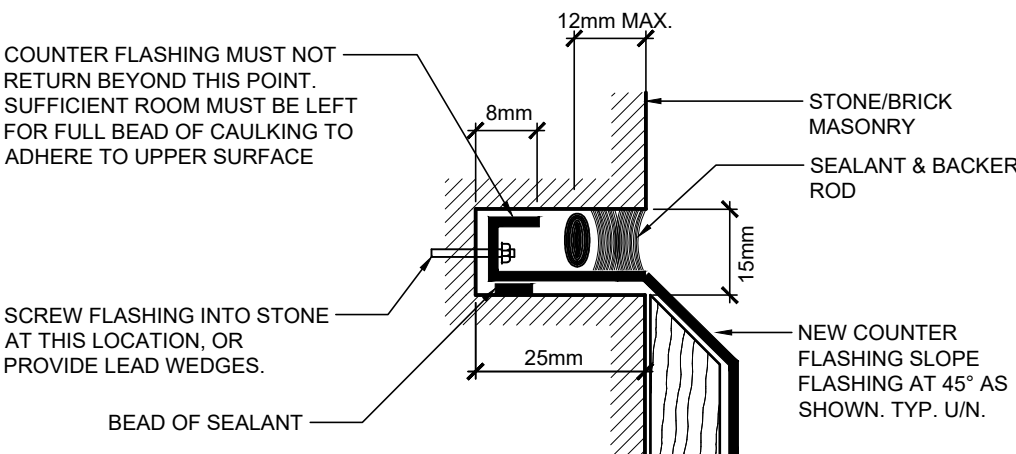


**NOTES:**

- BACKPOINTING: REQUEST INSPECTION TO REVIEW PRIOR TO BACKPOINTING. REQUEST INSPECTION FOR REVIEW OF COMPLETED BACKPOINTING BEFORE PROCEEDING TO MASONRY REPAIRS AND FINISHPOINTING.

**2 TYPICAL REPOINTING DETAIL**

R3.01 NTS

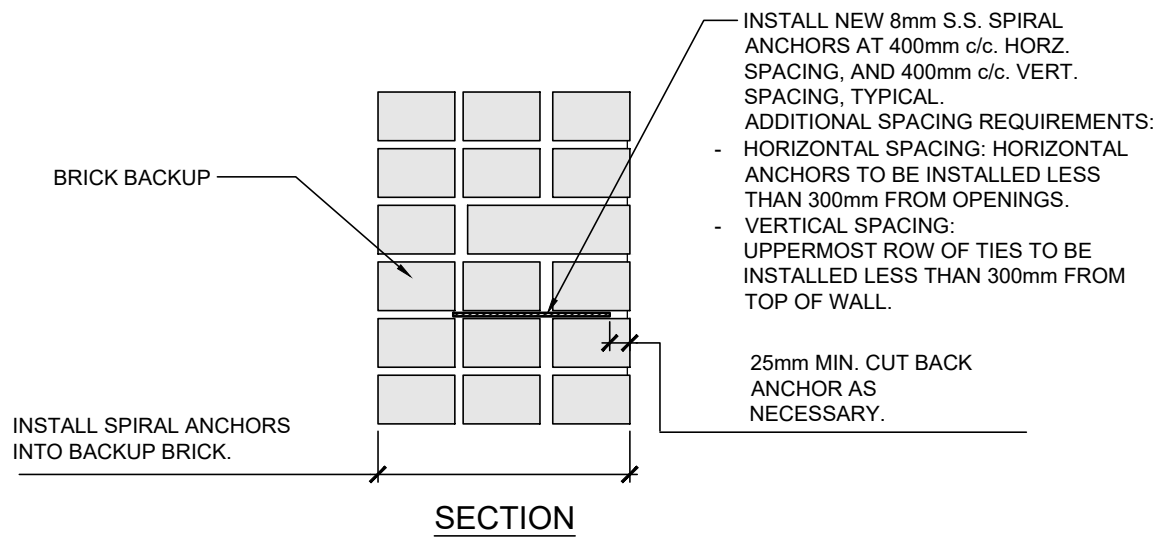


**NOTES:**

1. ALLOW FOR REPOINTING BEHIND ALL EXISTING FLASHING, ONCE EXISTING FLASHING IS REMOVED. ASSUMED RAKE OUR AND REPOINTING DEPTH IS 100mm. SEE DETAILS 1 AND 2 ON R3.01.
2. SEE ROOF REPLACEMENT DRAWINGS (BY OTHERS) FOR BALANCE OF ROOFING AND FLASHING WORK.

**3 TYPICAL RETROFIT ANCHOR DETAIL**

R3.01 NTS



**MATERIALS:**

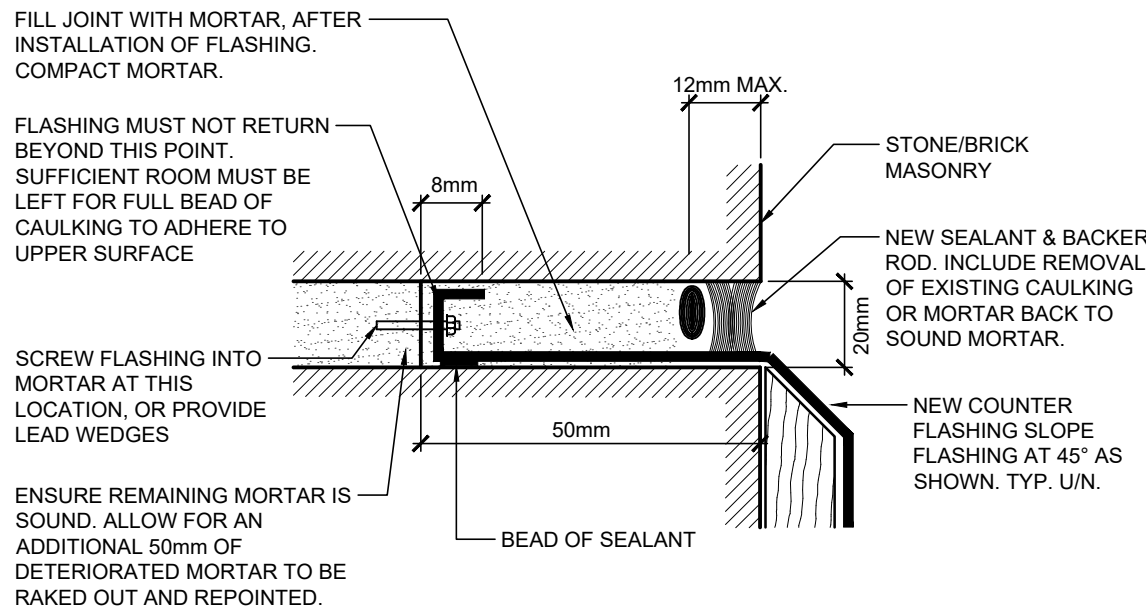
1. RETROFIT ANCHOR TYPE: STAINLESS STEEL HELICAL WALL TIE.
2. ANCHOR DIAMETER: 8mmØ
3. ANCHOR LENGTH: 195mm
4. RECOMMENDED PRODUCT IS SPIRAL-LOK BY BLOK-LOK. SUBMIT DATA SHEETS FOR REVIEW.
5. DRILL TYPE: BECAUSE THE BACK-UP MATERIAL IS BRICK, A SPECIALIZED DRILL IS REQUIRED, WHICH HAS A REDUCED POWER HAMMER SETTING.
- 5.1. APPROVED DRILLS:
  - HILTI TE 2-S DRILL, WITH A 30% HAMMER ACTION SETTING
  - HIGH SPEED ROTARY PERCUSSION DRILL, 3-JAW CHUCK TYPE.

**INSTALLATION INSTRUCTIONS:**

1. FOLLOW MANUFACTURER'S INSTRUCTIONS, AND NOTE THE FOLLOWING.
2. INSTALLATION TYPE: BRICK TO BRICK (ENTRY THROUGH MORTAR JOINT)
  - 2.1. DRILL 5mm PILOT HOLE INTO MORTAR JOINT IN BRICK BACK-UP, MIN. 75mm EMBEDMENT.
  - 2.2. DRILL TYPE FOR PILOT HOLE TO BE AS PER NOTE 5.1
  - 2.3. HOLE LOCATION SHALL BE IN BED JOINT, AVOIDING AS BEST AS POSSIBLE THE CORES OF THE BRICK, AND NOT IN THE 'T' JOINT.
  - 2.4. INSTALL 8mm SPIRA-LOK ANCHOR, DRIVEN INTO POSITION USING THE BLOK-LOK DRY SET INSTALLATION TOOL. MOUNTED ON AN ELECTRIC SDS HAMMER DRILL. ANCHOR TO BE INSET INTO MORTAR JOINT BY 10mm.
- 2.5. EMBED ANCHORS INTO BED JOINTS OF NEW BRICK TO BE REBUILT.

**3 TYPICAL RETROFIT ANCHOR DETAIL**

R3.01 NTS



**NOTES:**

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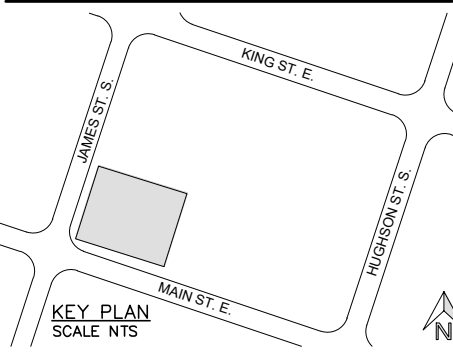
**3 TYPICAL RETROFIT ANCHOR DETAIL**

R3.01 NTS

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**BRICK  
PARAPET REPAIRS**  
47 JAMES STREET S,  
HAMILTON, ONTARIO

DRAWING:

**TYPICAL DETAILS**

DESIGNED BY:	SF / JD
DRAWN BY:	CP
SCALE:	DATE:
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DRAWING No.	

**R3.01**