

3 SITE PLAN
1/16" = 1'-0"

ZONING DATA CHART

TYPE OF ZONE: AG		SINGLE FAMILY HOME
	REQUIRED	PROVIDED
MINIMUM LOT AREA	- m²	4,035 m²
MAXIMUM BUILDING AREA	- m²	301.16 m²
LOT COVERAGE	10 %	7.46 %
REAR YARD	10 m	29.87 m
SETBACK LOCATION		
FRONT YARD	- m	55.86 m
EXTERIOR SIDE YARD	N/A	N/A
INTERIOR SIDE YARD	10 m	13.52 m
INTERIOR SIDE YARD	10 m	10 m
NUMBER OF UNITS PER LOT	1	1

HEAT TRANSFER, AIR LEAKAGE & CONDENSATION CONTROL

AS PER OBC SECTIONS 12.3 & 9.25

PROVIDE AN AIR BARRIER IN STRICT ACCORDANCE WITH OBC SECTION 9.25.3

ENERGY EFFICIENCY REQUIREMENTS 2012 S.B. 12 ADDITION SHALL BE CONSTRUCTED UTILIZING COMPLIANCE PACKAGE (D) WITH INSULATION AS FOLLOWS
MINIMUM R20 BASEMENT
MINIMUM R24 EXTERIOR WALLS
MINIMUM R50 ATTIC SPACE

VAPOUR BARRIERS SHALL BE INSTALLED TO PROTECT THE ENTIRE SURFACES OF THERMALLY INSULATED WALL CEILING AND FLOOR ASSEMBLIES, AND TO BE INSTALLED ON THE WARM SIDE OF INSULATION. ALL PENETRATION OF THE VAPOUR BARRIER TO BE SEALED TO MAINTAIN THE INTEGRITY OF THE BARRIER SYSTEM.

GENERAL NOTES:

THE CONTRACTOR SHALL REVIEW THE DESIGN DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK OF THE CONTRACT.

THE GENERAL CONTRACTOR SHALL PROVIDE MECHANICAL DRAWINGS FOR HEATING & AIR CONDITIONING SYSTEM AND HEAT LOSS AND GAIN CALCULATIONS AND BALANCING REPORTS AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION.

ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2012 ONTARIO BUILDING CODE, ONTARIO REG. 332/12 FOR COMPLIANCE TO JULY 1, 2014 AND ALL OTHE APPLICABLE CODES AND REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM WITH THESE SECTIONS OF THE CODE WHERE APPLICABLE AND BE FIRMILAR WITH PART 8 OF THE OBC.

CONCRETE

AS PER OBC SECTION 9.13 TO 9.16

ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM SOIL BEARING PRESSURE OF 2000 PSF WITH NO WATER TABLE WITHIN LESS THE FOOTING WIDTH FROM BELOW FOOTING

IF EXCAVATIONS REVEAL SOIL CONDITIONS THAT DO NOT SUSTAIN THE MINIMUM BEARING CAPACITY OR IF EVIDENCE OF HIGHER WATER TABLE IS ENCOUNTERED THE CONTRACTOR SHALL CONTACT THE IRON PENCIL BEFORE PROCEEDING WITH WORK

CONCRETE FOR FOOTINGS AND FOUNDATIONS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa (2900 PSI) AT 28 DAYS.

WHEN USING STEP FOOTINGS THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 600mm (23 5/8"), AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600mm (23 5/8").

CONCRETE FOUNDATION WALLS SHALL EXTEND TO 6" MINIMUM ABOVE FINISHED GRADE.

FOOTING DESIGN MINIMUM 6" DEEP x 4" MINIMUM PROJECTION BEYOND FOUNDATION WALL AND A MINIMUM OF 18" WIDE.

CONCRETE FOUNDATIONS SHALL BE CONSTRUCTED TO SUFFICIENT DEPTH TO PROVIDE ADEQUATE FROST PROTECTION.

FOUNDATION WALLS TO BE DAMPPROOFED SHALL HAVE ALL HOLES AND RECESSES RESULTING FROM REMOVAL OF FORM TIES SEALED WITH MORTAR OR WATERPROOFING MATERIAL.

DAMPPROOFING SHALL BE APPLIED WHEN THE EXTERIOR FINISHED GROUND LEVEL IS AT A HIGHER ELEVATION THAN THE GROUND LEVEL INSIDE THE FOUNDATION WALLS. EXTERIOR SURFACES OF FOUNDATION WALLS BELOW GROUND LEVEL SHALL BE DAMPPROOFED AS PER O.B.C 9.13.2

THE BOTTOM OF EVERY EXTERIOR FOUNDATION WALL SHALL HAVE A POSITIVE SYSTEM OF DRAINAGE BY PERFORATED DRAINAGE TILE AROUND THE PERIMETER CONNECTED TO A SUMP PIT. DRAINAGE TILE SHALL HAVE CRUSHED STONE SURROUND WTH A MINIMUM COVER OF 6" OVER DRAINAGE TILE AS PER O.B.C SECTION 9.14

WOOD FRAME CONSTRUCTION

AS PER OBC SECTION 9.23

ALL STRUCTURAL LUMBER TO BE SPF #2 CONSTRUCTION GRADE OR BETTER UNLESS NOTED OTHERWISE. LUMBER SIZES TO BE AS DETERMINED FROM SPAN TABLES OF THE BUILDING CODE.

SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 7' 10" MAXIMUM SPACING WITH 4" MINIMUM EMBEDMENT INTO CONCRETE.

HOLES DRILLED IN ROOF, FLOOR OR CEILING FRAMING MEMBERS SHALL BE NOT LARGER THAN ONE QUARTER THE DEPTH OF THE MEMBER AND SHALL BE LOCATED NOT LESS THAN 50mm (2") FROM THE EDGES, UNLESS THE DEPTH

FLOOR, ROOF AND CEILING FRAMING MEMBERS ARE PERMITTED TO BE NOTCHED PROVIDED THE NOTCH IS LOCATED ON THE TOP OF THE MEMBER WITHIN HALF THE JOIST DEPTH FROM THE EDGE OF BEARING AND IS NOT DEEPER THAN ONE THIRD THE JOIST DEPTH, UNLESS THE DEPTH OF THE MEMBER IS OF THE MEMBER IS INCREASED BY THE SIZE OF THE HOLE. INCREASED BY THE SIZE OF THE NOTCH.

JOIST END BEARING TO BE 1-1/2" MINIMUM.

BEAMS AND GIRDERS SHALL HAVE 3-1/2" MINIMUM END BEARING.

BEAMS AND POINT LOADS SHALL BE SUPPORTED FULL WIDTH TO FOUNDATION.

JOISTS FRAMED INTO SIDES OF BEAM SHALL BE SUPPORTED ON METAL JOIST HANGERS.

HEADER JOISTS EXCEEDING 10' 6" IN LENGTH SHALL BE DETERMINED BY CALCULATION.

LOADBEARING INTERIOR WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY BEAMS OR WALLS OF SUFFICIENT STRENGTH TO SAFELY TRANSFER THE DESIGN LOADS TO VERTICAL SUPPORTS.

LOADBEARING INTERIOR WALLS AT RIGHT ANGLES TO FLOOR JOISTS SHALL BE LOCATED 2' 11" MAXIMUM FROM JOISTS SUPPORT WHEN THE WALL DOES NOT SUPPORT ANY FLOOR LOADS AND NOT MORE THAN 24" FROM JOIST SUPPORT WHEN THE WALL SUPPORTS 1 OR MORE FLOORS, UNLESS THE JOISTS HAVE BEEN DESIGNED TO SUPPORT SUCH LOADS.

ALL NON-LOADBEARING PARTITIONS SHALL BE SUPPORTED BY DOUBLE FLOOR JOIST OR SOLID BLOCKING AT 3'11" O.C.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED FROM MOISTURE.

VENTILATION

AS PER OBC SECTION 9.19.1 & 9.32

PROVIDE VENTILATION FOR ROOF SPACES AT A RATIO OF 1 SQ. FT. MINIMUM OF UNOBSTRUCTED VENTILATION FOR EACH 300 SQ. FT. OF INSULATED CEILING AREA WITH NOT MORE THAN HALF THE REQUIRED VENTILATION LOCATED AT THE EAVES AS PER O.B.C SECTION 9.19.1.

PROVIDE BAFFLES AT EAVES TO PERMIT FREE UNOBSTRUCTED AIR FLOW.

EXTERIOR DOORS & WINDOWS

AS PER OBC SECTION 9.6.5 & 9.7

DOORS TO DWELLING SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS.

ALL EXTERIOR DOORS IF WOOD SHALL HAVE STORM DOORS OR TO BE OF METAL INSULATED TYPE.

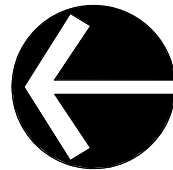
WINDOW GLASS SIZE TO COMPLY WITH CURRENT OBC REQUIREMENTS.

ALL DOORS AND WINDOWS SHALL COMPLY WITH OBC SECTIONS 9.6.8 & 9.7.6 - RESISTANCE TO FORCED ENTRY.

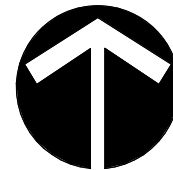
EVERY FLOOR LEVEL CONTAINING BEDROOMS SHALL HAVE AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS. THESE WINDOWS MUST HAVE AN UNOBSTRUCTED OPEN AREA OF 3.8 SQ. FT. WITH NO DIMENSION LESS THAN 15".

DOOR BETWEEN GARAGE AND LIVING AREA TO BE AN EXTERIOR TYPE INSULATED DOOR C/W SELF CLOSER AND WEATHERSTRIPPING TO PROVIDE EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES, AND SHALL COMPLY WITH RESISTANCE TO FORCED ENTRY REQUIREMENTS.

TRUE NORTH



PROJECT NORTH



ALL DRAWINGS ARE THE PROPERTY OF THE CONSULTANT AND MUST BE RETURNED ON REQUEST. CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE AND VERIFY. DO NOT SCALE DRAWINGS

FLOOR AREA - LEVEL 1: 681 Sq Ft

REV. #	DESCRIPTION	DATE
1	INSULATION REVISION FOR PERMIT	2022/06/15
2	ISSUED FOR PERMIT	2022/06/26
3	ISSUED FOR PERMIT	2022/07/02
4		
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ALL INQUIRIES REGARDING THIS PROJECT ARE TO BE DIRECTED TO THE IRON PENCIL

THE IRON PENCIL	2215 CALLINGHAM DRIVE, UNIT 24 LONDON, ONTARIO, N6G 5B8 PHONE: 519.696.3229 EMAIL: STEVE@THEIRONPENCIL.COM
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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

STEVE CHARLES		23266
NAME	SIGNATURE	BCIN
GUARANTEED DESIGNS		31270
FIRM NAME		BCIN

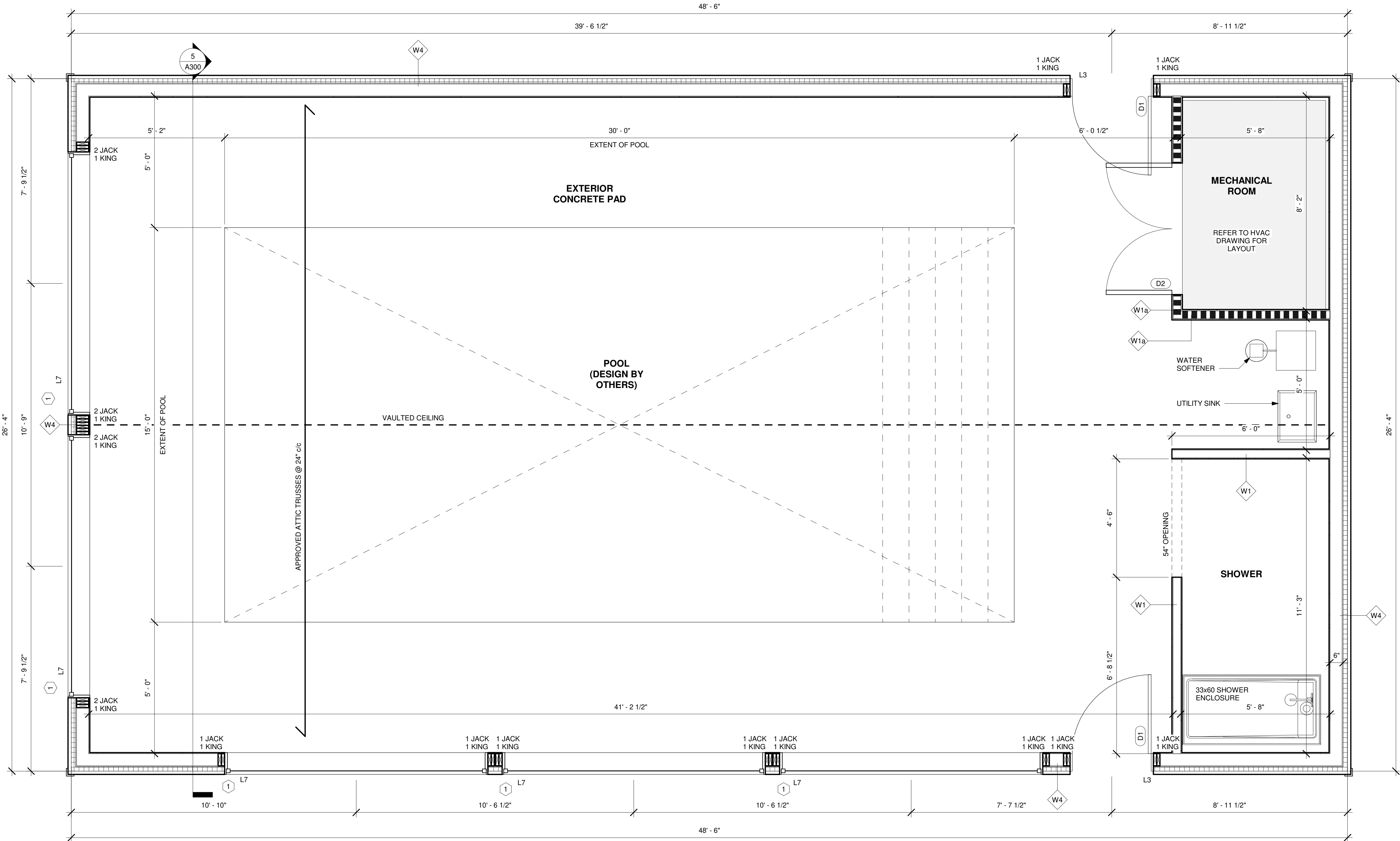
JOB TITLE
THE RIELHOF'S RESIDENCE
POOL HOUSE ADDITION

9778 LONGWOODS ROAD
LONDON, ONTARIO

SHEET
TITLE

GENERAL NOTES

SCALE As indicated	SHEET NO. A100
DRAWN SC	
CHECKED SC	



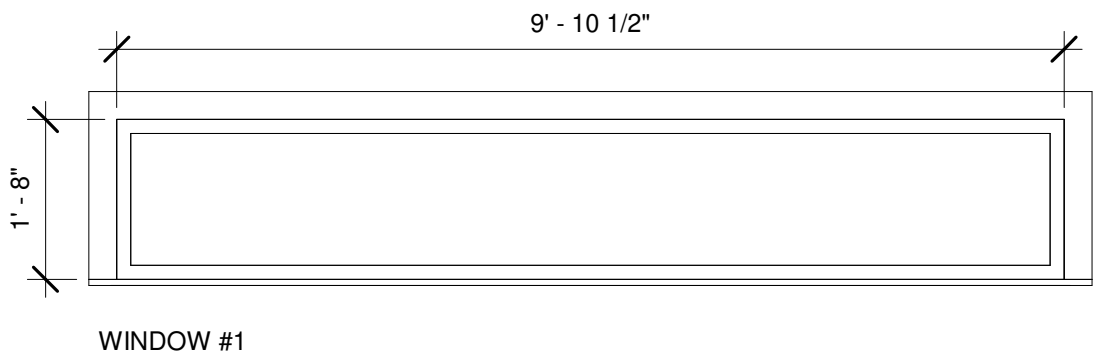
1 FINISHED FLOOR PLAN
1/2" = 1'-0"

LINTEL SCHEDULE	
L1-	(2) 2x4 (38.7")
L2-	(2) 2x6 (58.3")
L3-	(2) 2x8 (70.8")
L4-	(2) 2x10 (86.6")
L5-	(2) 2x12 (100.7")
L6-	(3) 2x10 (102.7")
L7-	(3) 2x12 (123.2")

WALL SCHEDULE

	W1 1/2" GYPSUM 2x4 WOODSTUDS @ 16" c/c 1/2" GYPSUM	
	W2 1/2" GYPSUM 2x6 WOODSTUDS @ 16" c/c 1/2" GYPSUM	
	W3 4" FACE BRICK VENEER 1" AIR SPACE 7/16" OSB SHEATHING TYVEK AIR BARRIER 2x6 WOOD STUDS @ 16" C/C R24 BATT INSULATION 6 MIL POLY VAPOUR BARRIER 1/2" GYP. BOARD	
	W4 NEW VINYL SIDING EXTERIOR WALL NEW HORIZONTAL SIDING 1x4 WOOD STRAPPING @ 16" or 24" c/c NEW 2" R-5 ROCKWOOL COMFORTBOARD RIGID INSULATION NEW 'TYVEK' AIR BARRIER 7/16" OSB SHEATHING NEW 2x6 WOOD STUDS @ 16" c/c R-22 PURPLE BATT INSULATION NEW 6 MIL VAPOUR BARRIER NEW 1/2" GYPSUM BOARD	

W1a- 45 MIN FRR WALL
NEW 5/8" TYPE 'X' GYP. BOARD
NEW 2x4 STUDS @ 16" C/C NEW NEW
BATT INSULATION (OPTIONAL)
NEW 5/8" TYPE 'X' GYP. BOARD



DOOR SCHEDULE			
TYPE MARK	WIDTH	HEIGHT	COMMENTS
D1	3' - 0"	6' - 8"	STEEL, TIGHT-FIT INSULATED DOOR c/w WEATHER-STRIPPING AND A SELF COSING DEVICE, WITH LOCKSET
D2	5' - 0"	6' - 8"	20 MIN FRR DOOR c/w AUTO CLOSURE

CEILING TO BE 2 LAYERS TYPE 'X' GYPSUM.
FIRE DAMPERS TO BE INSTALLED ON ALL
PENETRATIONS

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1	ISSUED FOR PERMIT/FOR PERMIT	2022/04/18
2	REVISED-ISSUED FOR PERMIT	2022/05/18
3	ISSUED FOR PERMIT	2022/07/02
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2215 CALLINGHAM DRIVE, UNIT 24
LONDON, ONTARIO, N6G 5B8
PHONE: 519 694 3229
EMAIL: STEVE@THEIRONPENCIL.COM

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LONDON, ONTARIO

SHEET TITLE

NEW FLOOR PLAN

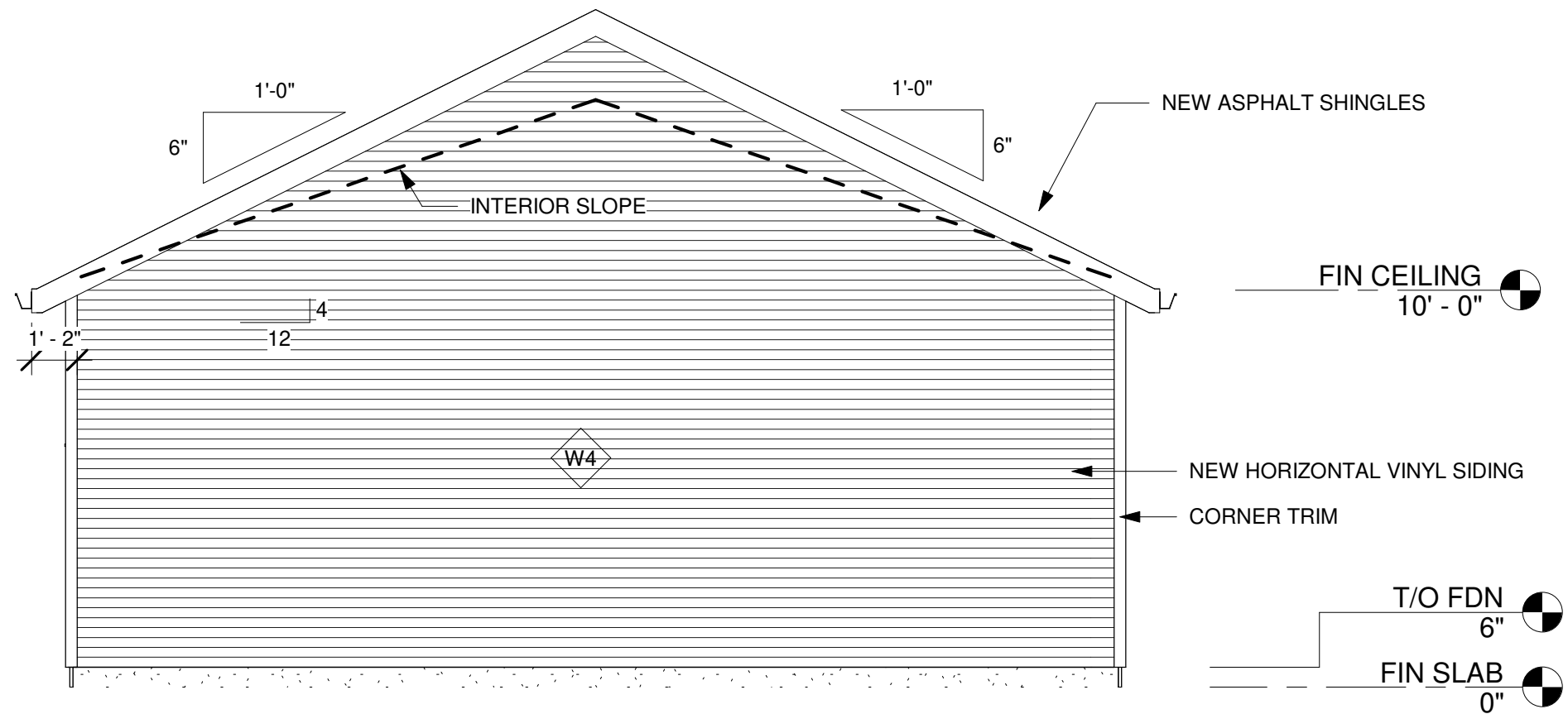
SCALE
As indicated

SHEET NO.

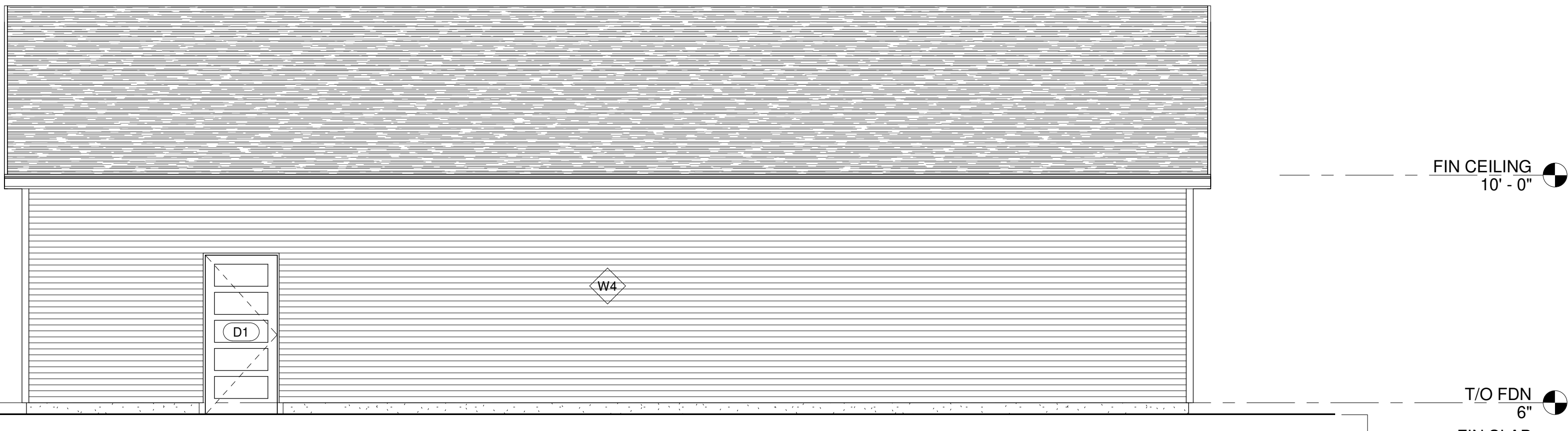
DRAWN
Author

CHECKED
SC

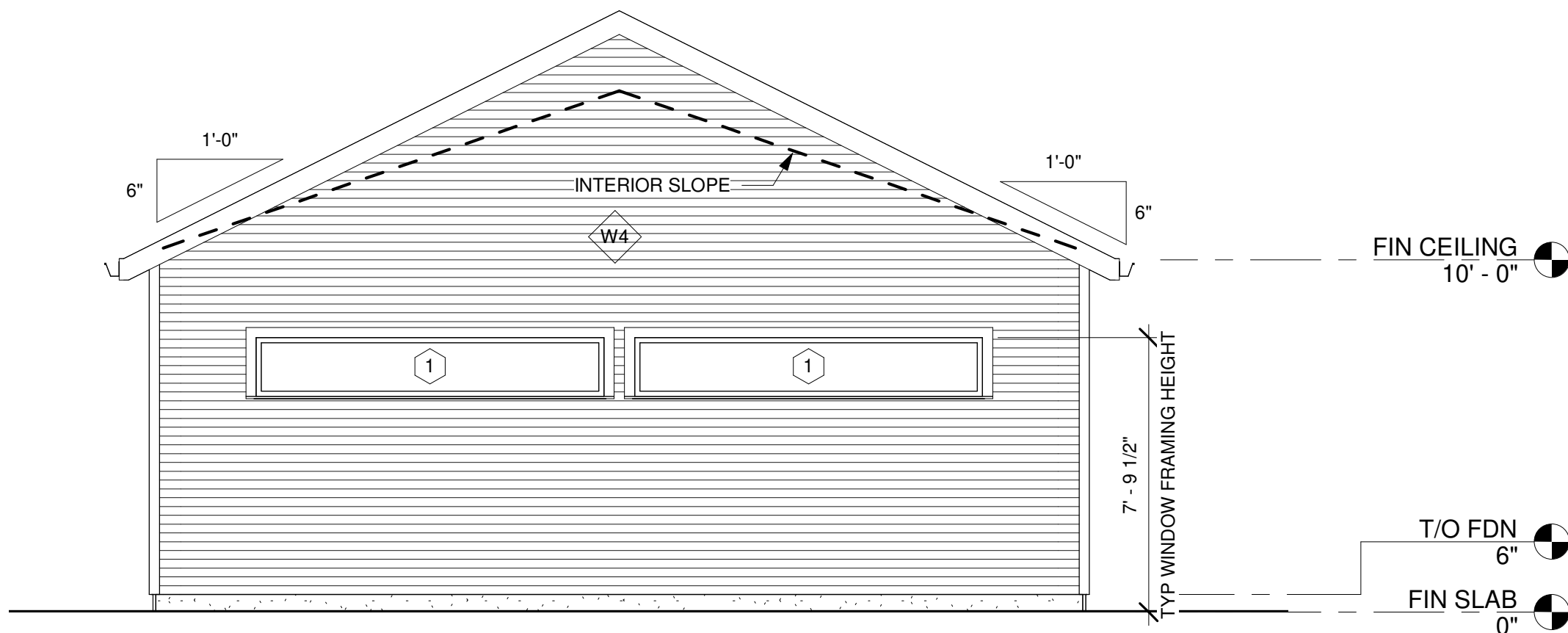
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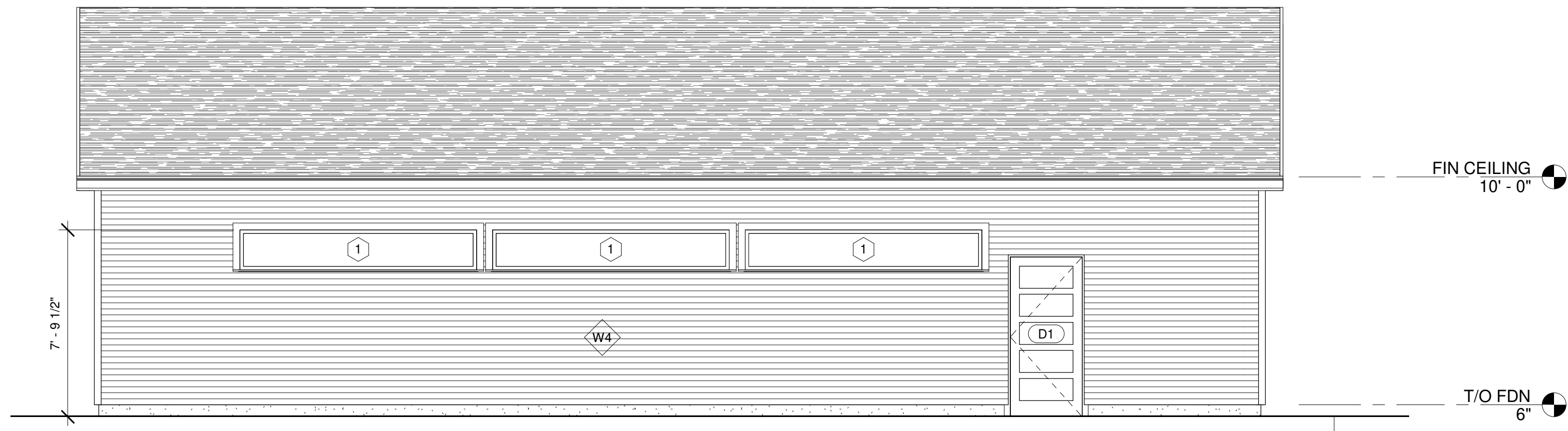
1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"

TYPICAL ROOF CONSTRUCTION
ASPHALT ROOF SHINGLES
SELF-SEALING MEMBRANE-TYPE EAVE PROTECTION 48" WIDE MIN.
1/2" PLYWOOD SHEATHING c/w H-CLIPS
PRE-ENGINEERED WOOD SCISSOR TRUSSES
R-31 BATT INSULATION (SLOPED ROOF)
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

PRE-PAINTED ALUMINUM SOFFIT
FASCIA DRIPEDGE VALLEYS
TROUGH & DOWNSPOUTS

H-1 SIMPSON CLIPS AT EACH TRUSS

NEW VINYL SIDING EXTERIOR WALL
HORIZONTAL SIDING
1x4 WOOD STRAPPING @ 16" or 24" c/c
2" R-5 ROCKWOOL COMFORTBOARD
RIGID INSULATION
"TYVEK" AIR BARRIER
7/16" OSB SHEATHING
2x6 WOOD STUDS @ 16" c/c
R-22 BATT INSULATION
6 MIL VAPOUR BARRIER
1/2" PURPLE GYPSUM BOARD

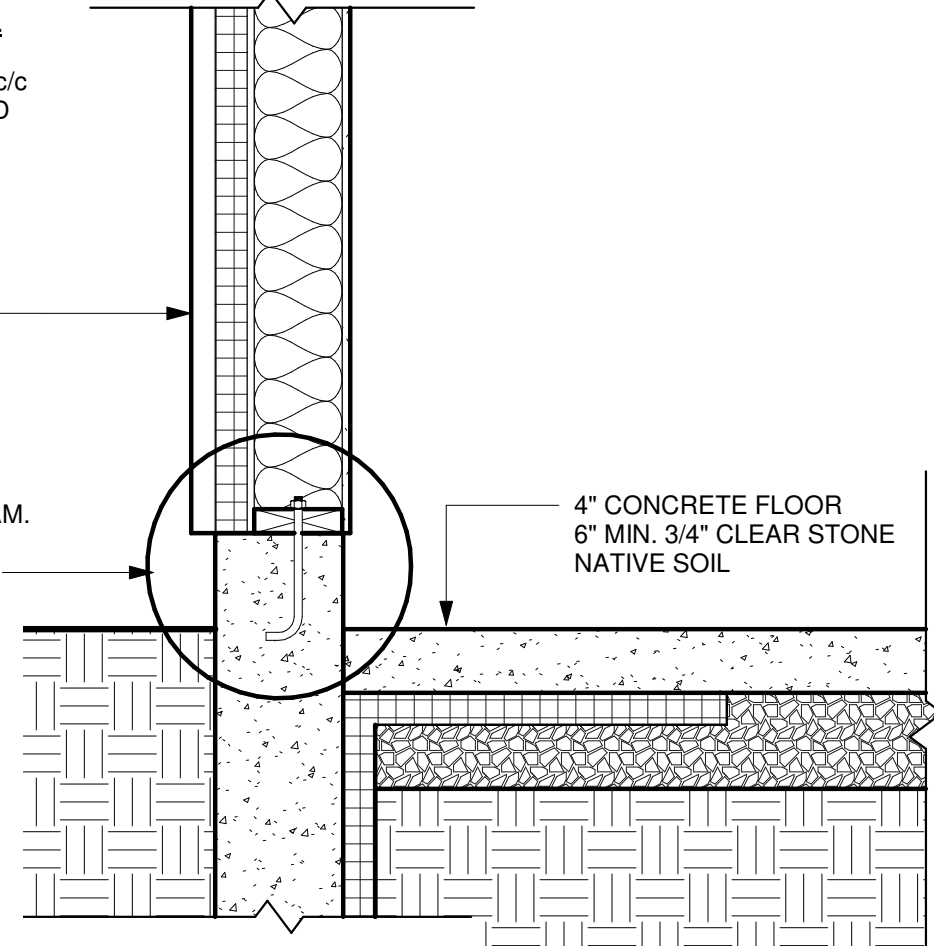
TYPICAL FOUNDATION
APPROVED PVC WATER BARRIER
DAMP-PROOFING
8" POURED CONCRETE FOUNDATION WALL
2" RIGID INSULATION (ALONG ENTIRE PERIMETER)

18x6" CONTINUOUS
CONCRETE STRIP
FOOTING

5 Section 1
1/2" = 1'-0"

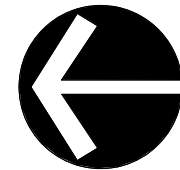
NEW VINYL SIDING EXTERIOR WALL
HORIZONTAL SIDING
1x4 WOOD STRAPPING @ 16" or 24" c/c
2" R-5 ROCKWOOL COMFORTBOARD
RIGID INSULATION
"TYVEK" AIR BARRIER
7/16" OSB SHEATHING
2x6 WOOD STUDS @ 16" c/c
R-22 BATT INSULATION
6 MIL VAPOUR BARRIER
1/2" PURPLE GYPSUM BOARD

2x6 WOOD PLATE w/ SILL GASKET
SECURED TO CONCRETE w/ 1/2" DIAM.
ANCHOR BOLTS @ 7'-10" O/C (MAX.)
SET 4" MIN. INTO CONCRETE (MIN.)

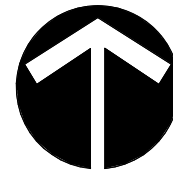


6 Section 1 - Callout 1
1" = 1'-0"

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FIRM NAME	BCIN

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POOL HOUSE ADDITION

9778 LONGWOODS ROAD
LONDON, ONTARIO

SHEET
TITLE

ELEVATIONS

SCALE As indicated	SHEET NO.
DRAWN SC	A300
CHECKED SC	