

③ SITE PLAN
1/16" = 1'-0"

ZONING DATA CHART

| TYPE OF ZONE: AG | SINGLE FAMILY HOME | |
|-------------------------|--------------------|-----------------------|
| | REQUIRED | PROVIDED |
| MINIMUM LOT AREA | - m ² | 4,035 m ² |
| MAXIMUM BUILDING AREA | - m ² | 301.16 m ² |
| 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 OTHER 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 FAMILIAR 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 WITH 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 OF THE MEMBER IS INCREASED BY THE SIZE OF THE HOLE.
 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 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 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

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

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

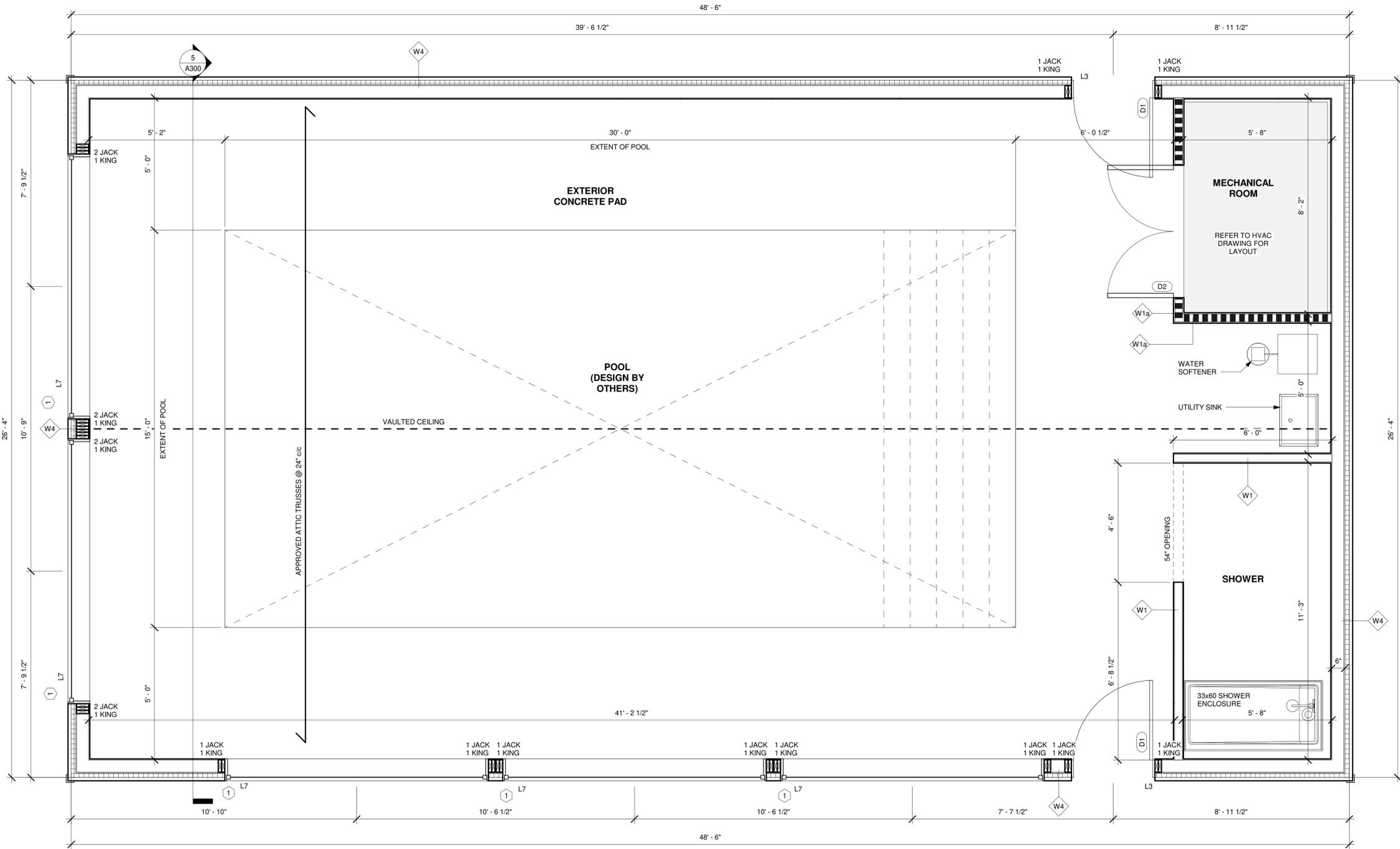
| | | |
|--------------------|--------------------|-------|
| STEVE CHARLES | <i>[Signature]</i> | 23266 |
| NAME | SIGNATURE | BCIN |
| GUARANTEED DESIGNS | | 31270 |
| FIRM NAME | | BCIN |

JOB TITLE
 THE RIELHOF'S RESIDENCE
 POOL HOUSE ADDITION

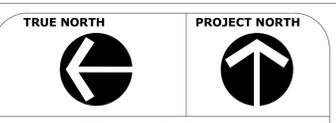
9778 LONGWOODS ROAD
 LONDON, ONTARIO

SHEET TITLE
 GENERAL NOTES

| | |
|-----------------------|-----------|
| SCALE As indicated | SHEET NO. |
| DRAWN SC | A100 |
| CHECKED SC | |



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



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FLOOR AREA - LEVEL 1: 681 Sq Ft

| REV. # | DESCRIPTION | DATE |
|--------|------------------------------|------------|
| 1 | ISSUED FOR PERMIT FOR PERMIT | 2022/04/18 |
| 2 | REVISED-ISSUED FOR PERMIT | 2022/05/18 |
| 3 | ISSUED FOR PERMIT | 2022/07/02 |
| 4 | | |
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LONDON, ONTARIO

SHEET TITLE

NEW FLOOR PLAN

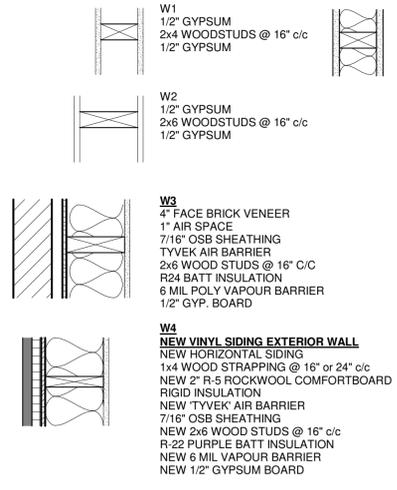
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|-----------------------|-----------|
| SCALE As indicated | SHEET NO. |
| DRAWN Author | A200 |
| CHECKED SC | |

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

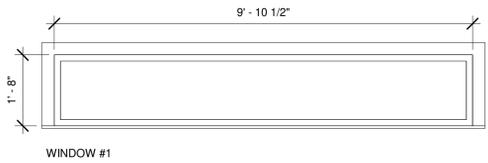
WALL SCHEDULE

INTEL 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') |



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



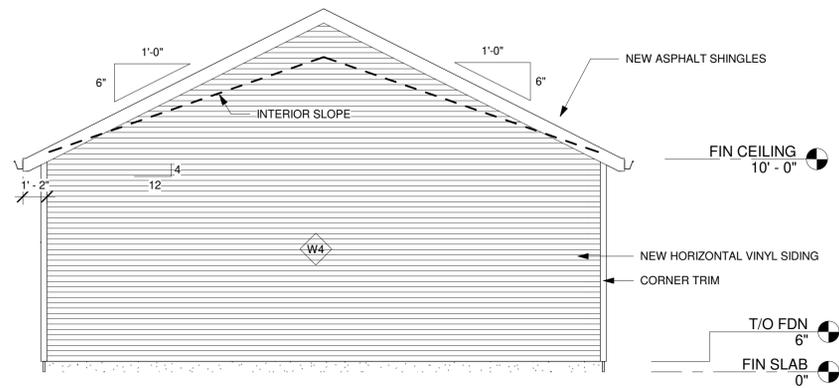
DOOR SCHEDULE

| 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 |

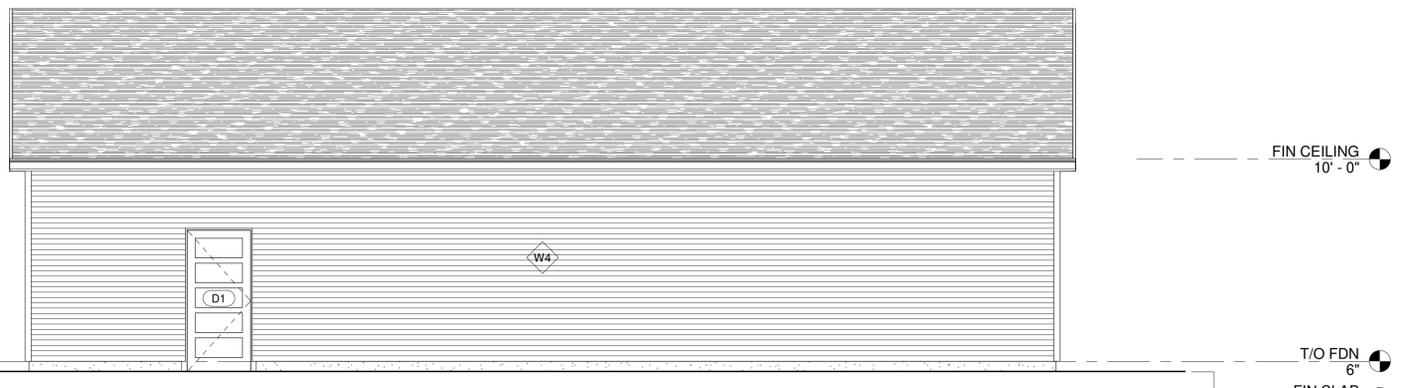
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FLOOR AREA - LEVEL 1: 681 Sq Ft

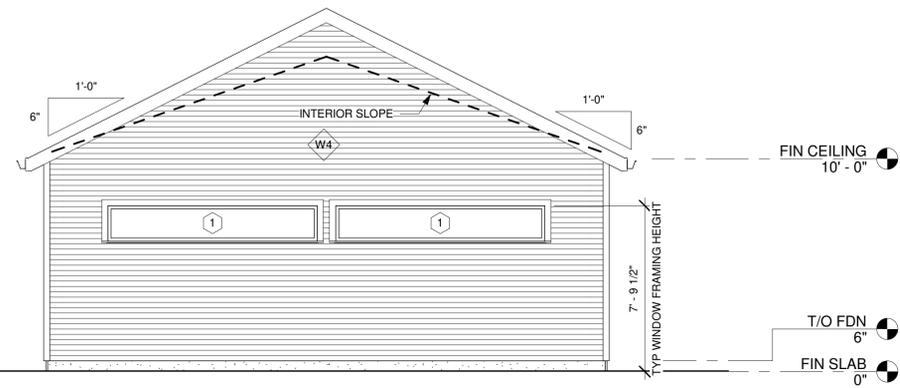
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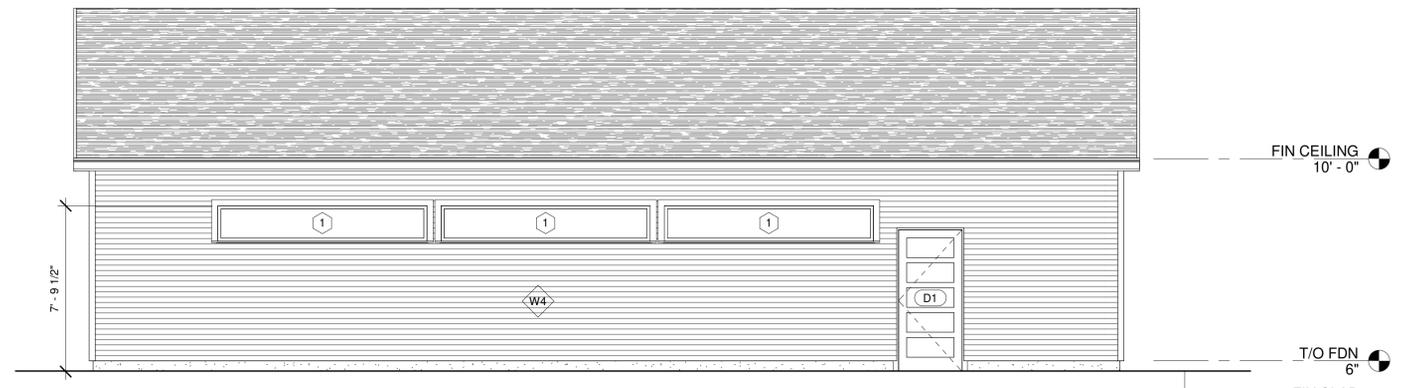
1 SOUTH ELEVATION
1/4" = 1'-0"



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



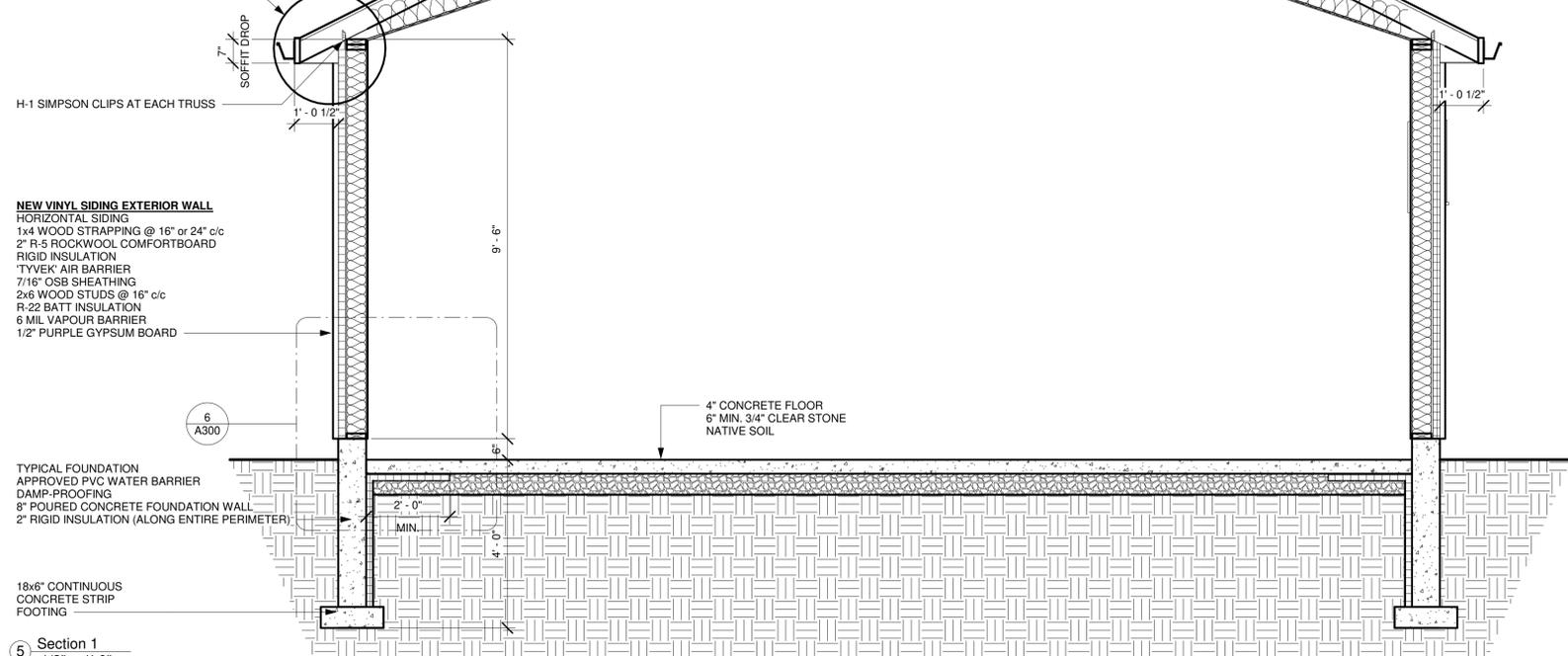
4 NORTH ELEVATION
1/4" = 1'-0"



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

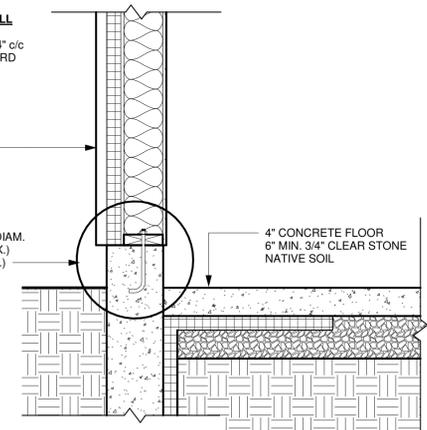
PRE-PAINTED ALUMINUM SOFFIT
 FASCIA DRIPEDGE VALLEYS
 TROUGH & DOWNSPOUTS



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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 NAME SIGNATURE 23266 BCIN
 GUARANTEED DESIGNS 31270 BCIN
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9778 LONGWOODS ROAD
 LONDON, ONTARIO

SHEET TITLE
 ELEVATIONS

SCALE As indicated SHEET NO. A300
 DRAWN SC
 CHECKED SC