

Lot 14 - Egremont Dr. London, Ontario

Project Description:

- New Construction

DO NOT SCALE DRAWINGS

- Note:
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 - 3) All works to be in accordance with the Ontario Building Code.

DESIGN STUDIO
smpl

Drawing Submissions:

Date:	Type:
2022.12.02	Engineering



Square Footage:

Main	1509.08 ft ²	140.20 m ²
Upper	1469.16 ft ²	136.49 m ²
Garage	524.58 ft ²	48.74 m ²
Covered Porch	64.00 ft ²	5.95 m ²
Covered Deck	454.25 ft ²	42.20 m ²

Architectural Design Firm:

SMPL Design Studio
Address: 15 Colbourne St,
Hamilton, Ontario
Postal: L8R 2G2
Phone: 905-529-7675

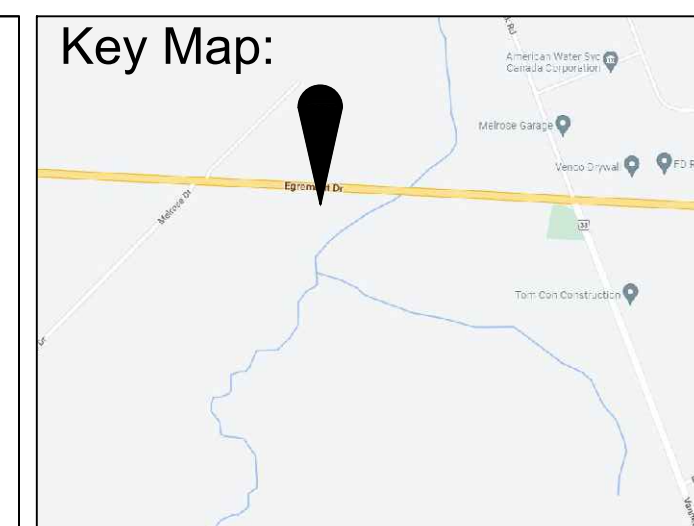
Structural Engineer:

Centric Engineering
Address: 1584 N Routledge Park,
London, Ontario
Postal: N6H 5L6
Phone: 519-963-0444

HVAC Designer:

Pedi Enterprises Inc.
Address: 32 Church St. Unit 308,
Schomberg, Ontario
Postal: L0G 1T0
Phone: 416-994-8041

Key Map:



Reviewed By: JT
Drawn By: SCJ
Plot Date:

Page
A0.01

In accordance with subsection 3.2.4. of Division C, of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 19618 Firm BCIN: 31829

David Shouldice
David Shouldice CBCO MAATO

Cover

DO NOT SCALE DRAWINGS

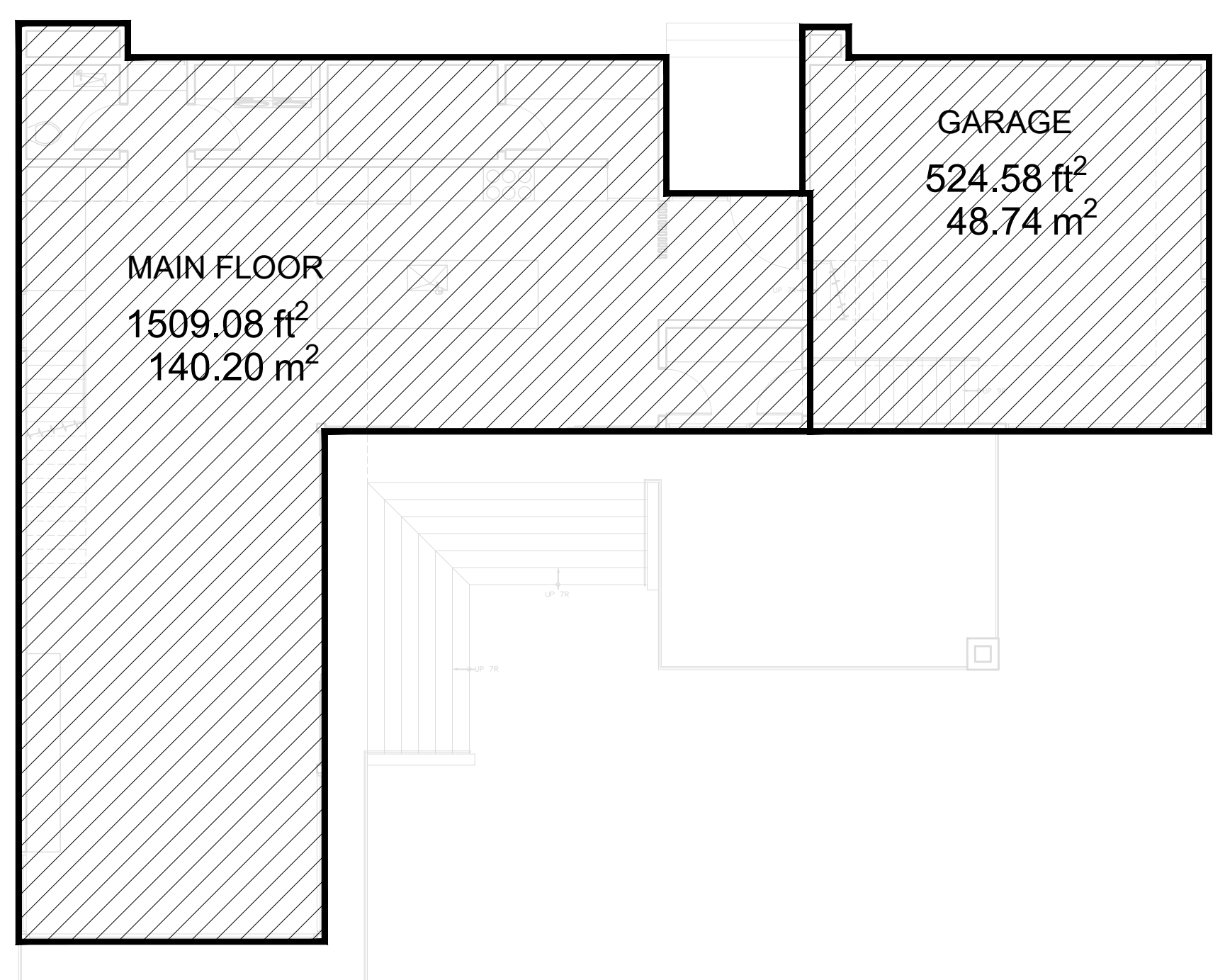
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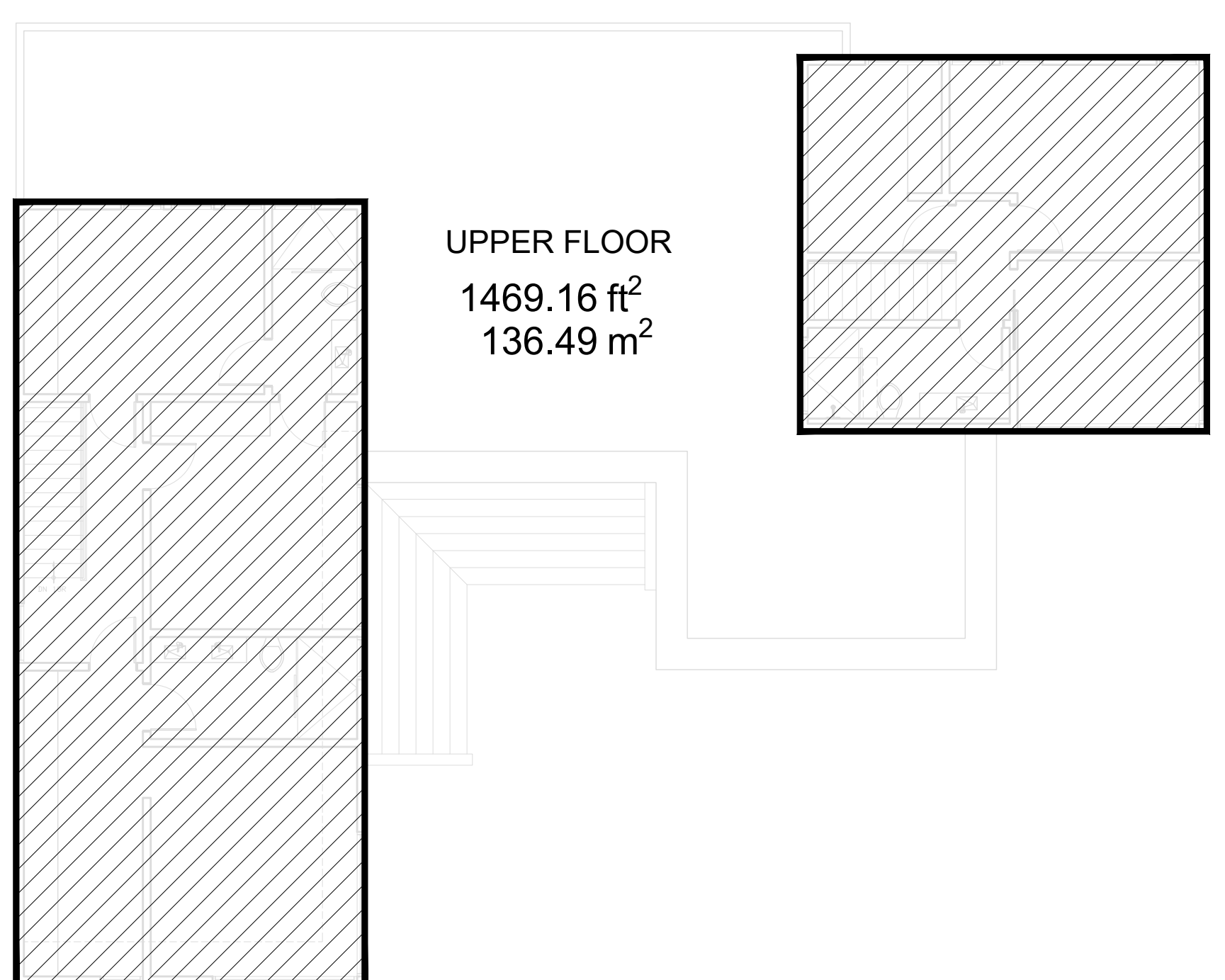
DESIGN STUDIO

smpl

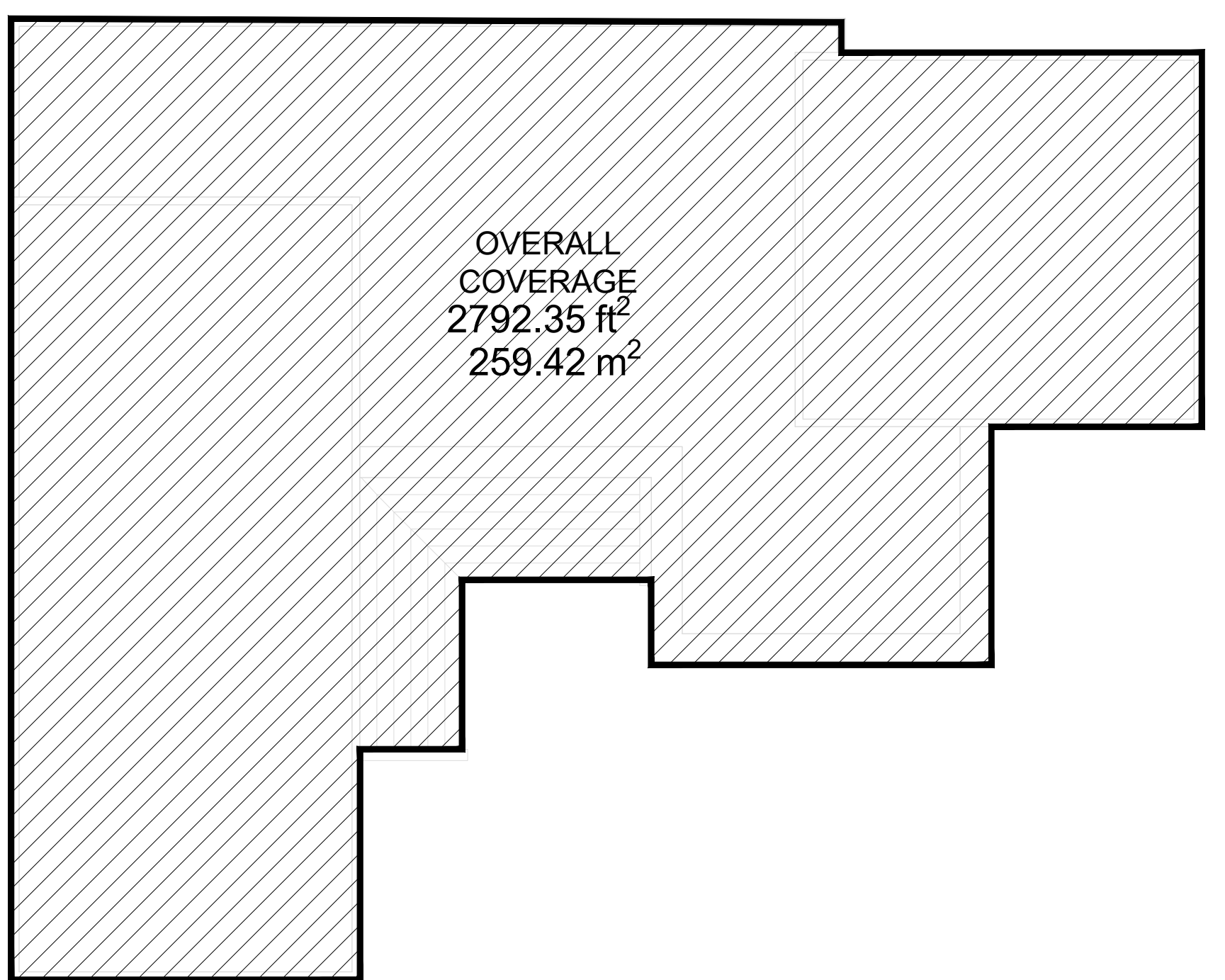
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Date:	Type:
2022.12.02	Engineering



1
Z1.01 **Main Floor Zoning**
Scale 1/8"=1'-0"



2
Z1.01 **Upper Floor Zoning**
Scale 1/8"=1'-0"



3
Z1.01 **Overall Coverage**
Scale 1/8"=1'-0"

Lot 14 - Egremont Dr.
London, Ontario

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Plot Date	

Page
Z1.01

Zoning

In accordance with subsection 3.2.4. of Division C, of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

David Shouldice
David Shouldice CBCO MAATO

Individual BCIN: 19618 Firm BCIN: 31829

NOTES

- AA attic access hatch
min. 20"x28"
- BB stairs at interior and exterior
maximum rise: 7.875"
minimum rise: 4.92"
maximum run: 10"
minimum run: 14"
maximum nosing: 1"
minimum width: 34"
minimum headroom: 78.77"
- CC guardrail
interior landings: 36"
exterior balcony: 42"
interior stairs: min. 43", max. 38"
exterior stairs: 36"
max. between pickets: <3.9"
- DD interconnected smoke alarm / carbon monoxide alarm conforming to can/csa-6.19 or UL2034 see CANULC-S531, "Smoke Alarms"
- EE torch-on roofing membrane
- II eavestrough
- JJ grade/min. 2% slope away from building per grading plan
- KK furnace per HVAC design plans
- LL tankless water heater
- MM clothes rod anchored to either end wall of closet + 12" deep shelf installed above rod
- NN 42" guardrail
- OO 3 way light switch - one at top of stairs, one at bottom
- PP parapet
- QQ exhaust fan capable of 50.0L/s c/w insulated duct to exterior vent or to HRV. See mech design
- RR heating system shall be capable of min. 22 deg throughout HVAC layout per designer
- TT built in cabinetry
- UU custom shower
- VV electrical as per ESA Ontario
- XX floor drain
- YY backwater valve

Lintel Schedule

- L1 (2)ply 2x10
- L2 lintel per eng.

Steel Lintel Schedule

- SL1 89x89x6.4mm (max span; 2.47m@.10ft)
- SL2 127x89x7.9mm (max span; 3.31m@.10.85ft)
- SL3 178x102x13mm (max span; 4.87m@.16ft w. 70mm stone)

Floor Schedule

* provide water resistant floors @ kitchen, bathrooms, mudroom*

- | | |
|--|--|
| <p>F01 4" 32 Mpa concrete slab
8" coarse granular fill
undisturbed soil
slope to door @ 2%</p> <p>F02 fn. floor providing water resistance TBD
3/4" T&G OSB 0-2 subfloor
11 7/8" TJI floor joists @ 16" O.C.
R32 2LB spray foam insulation
1/2" gypsum</p> <p>F03 fn. floor providing water resistance TBD
3/4" T&G OSB 0-2 subfloor
11 7/8" TJI floor joists @ 16" O.C.
1/2" gypsum</p> <p>F04 fn. floor providing water resistance TBD
3/4" T&G OSB 0-2 subfloor
9 1/2" TJI floor joists @ 16" O.C.
1/2" gypsum</p> <p>F05 fn. floor providing water resistance TBD
3/4" T&G OSB 0-2 subfloor
11 7/8" TJI floor joists @ 16" O.C.
R32 2LB spray foam insulation
1x furring @ 16" o.c.
5/8" type-x gypsum board</p> <p>F06 fn. floor providing water resistance TBD
3/4" T&G OSB 0-2 subfloor
9 1/2" TJI floor joists @ 16" O.C.
R32 2LB spray foam insulation
1x furring @ 16" o.c.
5/8" type-x gypsum board</p> <p>F07 duradek walking surface and waterproof membrane
3/4" T&G OSB 0-2 subfloor
2x sloped sleepers - min. 2%
11 7/8" TJI floor joists @ 16" O.C.
1x furring @ 16" o.c.
vented metal soffit @ eaves
c/w min. 1/300 venting.</p> | <p>F08 fn. floor providing water resistance TBD
3/4" T&G OSB 0-2 subfloor
5 1/2" TJI floor joists @ 16" O.C.
R32 2LB spray foam insulation
1/2" gypsum</p> <p>F09 fn. floor providing water resistance TBD
3/4" T&G OSB 0-2 subfloor
9 1/2" TJI floor joists @ 16" O.C.
R32 2LB spray foam insulation
5/8" type-x gypsum board</p> |
|--|--|

Wall Schedule

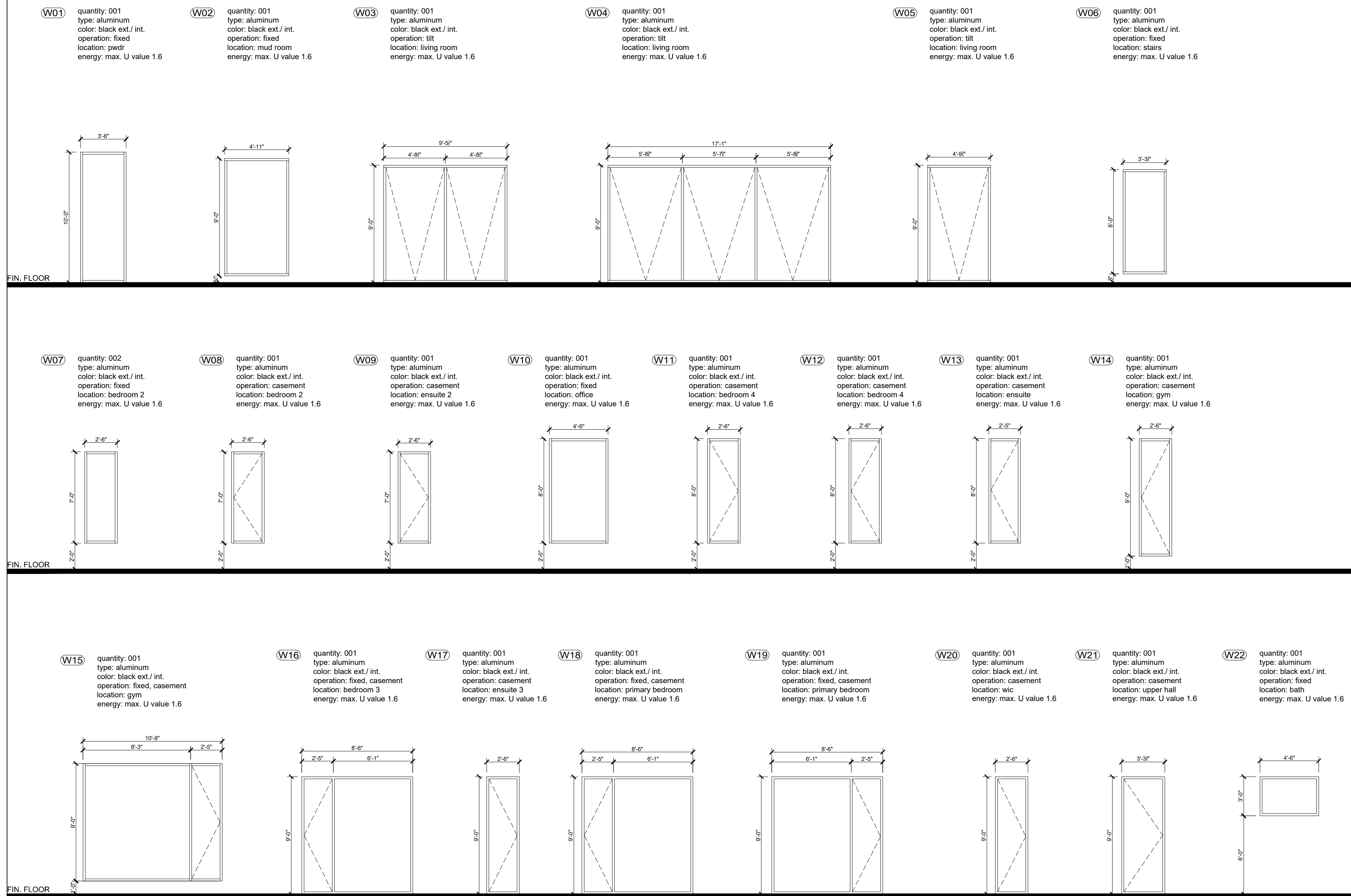
- W01 parge above grade
approved drainage layer
dampproofing
8" poured 20 Mpa concrete foundation wall
- W02 vertical wood siding
1x strapping
wall sheathing membrane - CAN/CGSB-51.32-M
7/16" OSB 0-2 sheathing
2x6 framing @ 16" O.C.
5/8" type-x gypsum board
- W03 1/2" gypsum
2x6 framing @ 16" O.C.
1/2" gypsum
- W04 ACM paneling (white)
1x strapping
wall sheathing membrane - CAN/CGSB-51.32-M
7/16" OSB 0-2 sheathing
2x6 framing @ 16" O.C.
air space
2x6 framing @ 16" O.C.
5/8" type-x gypsum board
- W05 ACM paneling (white)
1x strapping
wall sheathing membrane - CAN/CGSB-51.32-M
7/16" OSB 0-2 sheathing
2x6 framing @ 16" O.C.
air space
2x6 framing @ 16" O.C.
R24 batt insulation
Poly Air/VB-CAN/CGSB-51.34-M-seal joints w/Tremco acoustical sealant
1/2" gypsum
- W06 ACM paneling (white)
1x strapping
wall sheathing membrane - CAN/CGSB-51.32-M
7/16" OSB 0-2 sheathing
2x6 framing @ 16" O.C.
5/8" type-x gypsum board
- W07 ACM paneling (white)
1x strapping
wall sheathing membrane - CAN/CGSB-51.32-M
7/16" OSB 0-2 sheathing
2x6 framing @ 16" O.C.
R24 batt insulation
Poly Air/VB-CAN/CGSB-51.34-M-seal joints w/Tremco acoustical sealant
1/2" gypsum
- W08 1/2" gypsum
Poly Air/VB-CAN/CGSB-51.34-M-seal joints w/Tremco acoustical sealant
2x6 framing @ 16" O.C.
R24 batt insulation
5/8" type-x gypsum board
- W09 ACM paneling (black)
1x strapping
wall sheathing membrane - CAN/CGSB-51.32-M
7/16" OSB 0-2 sheathing
2x6 framing @ 16" O.C.
R24 batt insulation
Poly Air/VB-CAN/CGSB-51.34-M-seal joints w/Tremco acoustical sealant
1/2" gypsum
- W10 vertical wood siding
1x strapping
wall sheathing membrane - CAN/CGSB-51.32-M
7/16" OSB 0-2 sheathing
2x6 framing @ 16" O.C.
R24 batt insulation
Poly Air/VB-CAN/CGSB-51.34-M-seal joints w/Tremco acoustical sealant
1/2" gypsum
- W11 ACM paneling (white)
1x strapping
wall sheathing membrane - CAN/CGSB-51.32-M
7/16" OSB 0-2 sheathing
2x6 framing @ 16" O.C.
air space
2x6 framing @ 16" O.C.
7/16" OSB 0-2 sheathing
wall sheathing membrane - CAN/CGSB-51.32-M
1x strapping
ACM paneling (white)
- W12 1/2" gypsum
2x4 framing @ 16" O.C.
1/2" gypsum

Roof Schedule

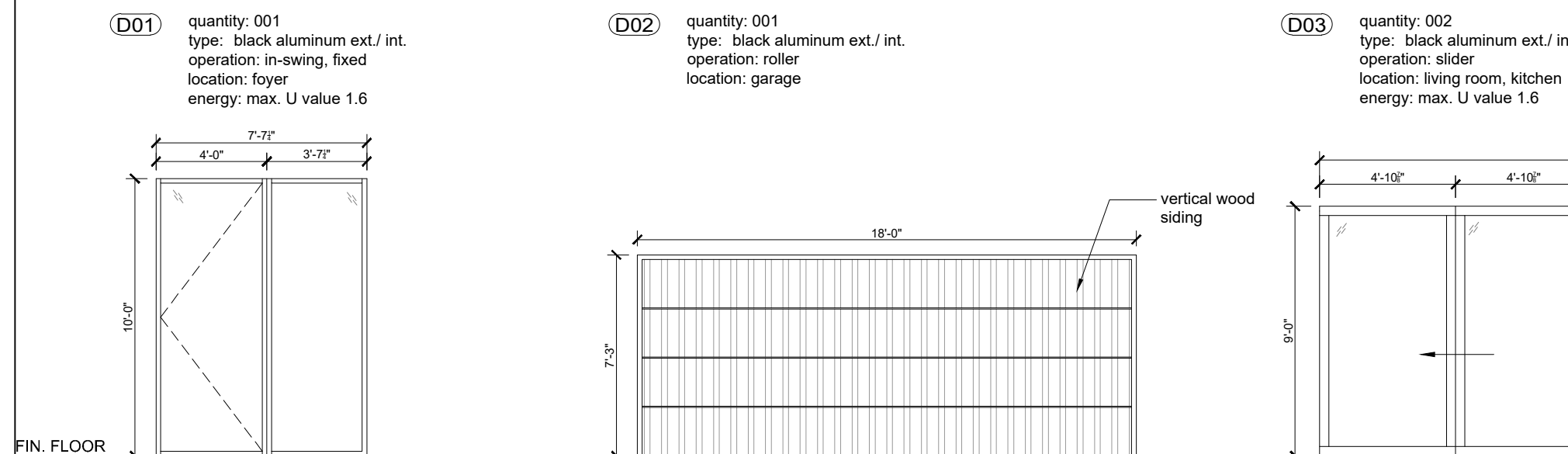
- R01 two ply torch on roof membrane
1/2" plywood roof sheathing c/w h clips
2x sloped sleepers - min. 2%
11 7/8" TJI roof joists @ 16" O.C.
R32 2LB spray foam insulation
1x furring @ 16" o.c.
1/2" gypsum
- R02 two ply torch on roof membrane
1/2" plywood roof sheathing c/w h clips
2x sloped sleepers - min. 2%
11 7/8" TJI roof joists @ 16" O.C.
R32 2LB spray foam insulation
1x furring @ 16" o.c.
vented metal soffit @ eaves
c/w min. 1/300 venting

Window Schedule

* BUILDER TO CO-ORDINATE FINAL SIZES, CONFIGURATIONS, AND RSO'S WITH WINDOW SUPPLIER PRIOR TO ORDERING AND CONSTRUCTION*



Door Schedule



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2022.12.02	Engineering

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London, Ontario

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Drawn By: SCJ

Plot Date:

Page
A0.02

Schedule

In accordance with subsection 3.2.4. of Division C, of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

David Shouclike CBCO MAATO

Individual BCIN: 19618 Firm BCIN: 31829

2.3.1.4 Hot Water Piping Insulation

- Hot water pipes that are vertically connected to a hot water storage tank shall have heat traps on both inlet and outlet piping as close as practical to the tank, except where the tank:
 - has an integral heat trap, or
 - serves a recirculating system
- The first 2.5m of hot water outlet piping of a hot water storage tank serving non-recirculating systems shall be insulated to provide a thermal resistance of not less than RSI 0.62.
- The inlet pipe of a hot water storage tank between the heat trap and the tank serving non-recirculating systems shall be insulated to provide a thermal resistance of not less than RSI 0.62.

9.10.19 Smoke Alarms

- Within dwelling units sufficient smoke alarms conforming to CANULC-631 shall be installed so that:
 - There is at least one smoke alarm on each storey, including basements, and
 - On any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed:
 - in each sleeping room, and
 - in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.
- Smoke alarms shall have a visual signalling component conforming to the requirements in 18.5.3. of NFPA 72. The visual signalling component need not be integrated with the smoke alarm provided it is interconnected to it.

Interconnected smoke alarms to be permanently connected and have a battery backup as per OBC 9.10.19.4

9.5.2.3 Stud Wall Reinforcement

- If wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of the following:
 - For a water closet a grab bar described in Clauses 3.8.3.9 (3)(a) and a grab bar described in Clause 3.8.3.8 (3)(c)
 - For a shower a grab bar described in Clause 3.8.3.13 (2)(f), and
 - For a bathtub a grab bar described in Clause 3.8.3.13 (4)(c)

9.29.2 Waterproof Wall Finish

- Waterproof finish shall be provided to a height of not less than:
 - 1.8m (5'11") above the floor in shower stalls,
 - 1.2m (3'11") above the rims of bathtubs equipped with showers, and
 - 0.4m (15-3/4") above the rims of bathtubs not equipped with showers

9.29.10.4

- Ceramic and plastic tile installed on walls around bathtubs or showers shall be applied over moisture resistance backing

9.30.1.2 Water Resistance

- Finished flooring in bathrooms, kitchens, public entrance halls, laundry, and general storage areas shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mastic or other types of flooring providing similar degrees of water resistance.

Section 9.8 Stairs, Handrails, Guards

All interior/exterior stairs, handrails, and guards shall conform to O.B.C. Section 9.8. Maximum rise (10") minimum run 210mm (8-1/4"), minimum run 225mm (10"), handrail not less 850mm (34") high and not more than 965mm (38") high above line through nosings. Guards for porches, decks, landings, and balconies, serving not more than 1 dwelling unit and which are not more than 1800 mm (5'11") above finished ground level are permitted to be minimum 900mm (35-3/8") and must be minimum 1070mm (42") high for areas greater than 1800mm (5'11") above finished grade. Openings through required guards on balconies, porches, decks, stairs, landings and floor level around a stairwell in a dwelling unit shall prevent passage of a 100mm (4") diameter spherical object and prevent climbing. Headroom measured vertically through a line of outer edge of nosings shall be at least 1950mm (6'5") for stairs serving a single dwelling unit and 2050mm (6'9") for all other stairs. Handrails are required for interior stairs with more than 2 risers and exterior stairs with more than 3 risers. Design guard on that no member, attachment or opening is located between 140mm (5-7/8") & 900mm (35-7/8") above deck surface will facilitate climbing.

9.10.22 Fire Protection for Gas, Propane and Electric Cooktops

Framing, finishes and cabinetry installed directly above the location of the cooktop shall be not less than 750mm (29-7/8") above the level of cooktop burners or elements. Framing, finishes and cabinets installed directly above the location of the cooktop is permitted to be reduced to 600mm (23-7/8") above the level of the elements or burners in compliance with 9.10.22.2 (2) (a) and (b). Except as provided in 9.10.22.2 (2) and (3), combustible wall framing, finishes or cabinets within 450mm (17-7/8") of the area where the cooktop is to be located shall be protected above the level of the heating elements or burners by material providing fire resistance not less than that of a 9.5mm (3/8") thickness of gypsum board.

Note: all wood framed window openings that exceed 48" wide are to have 2/2x6 plates @ bottom of opening (typ.) U.N.O.

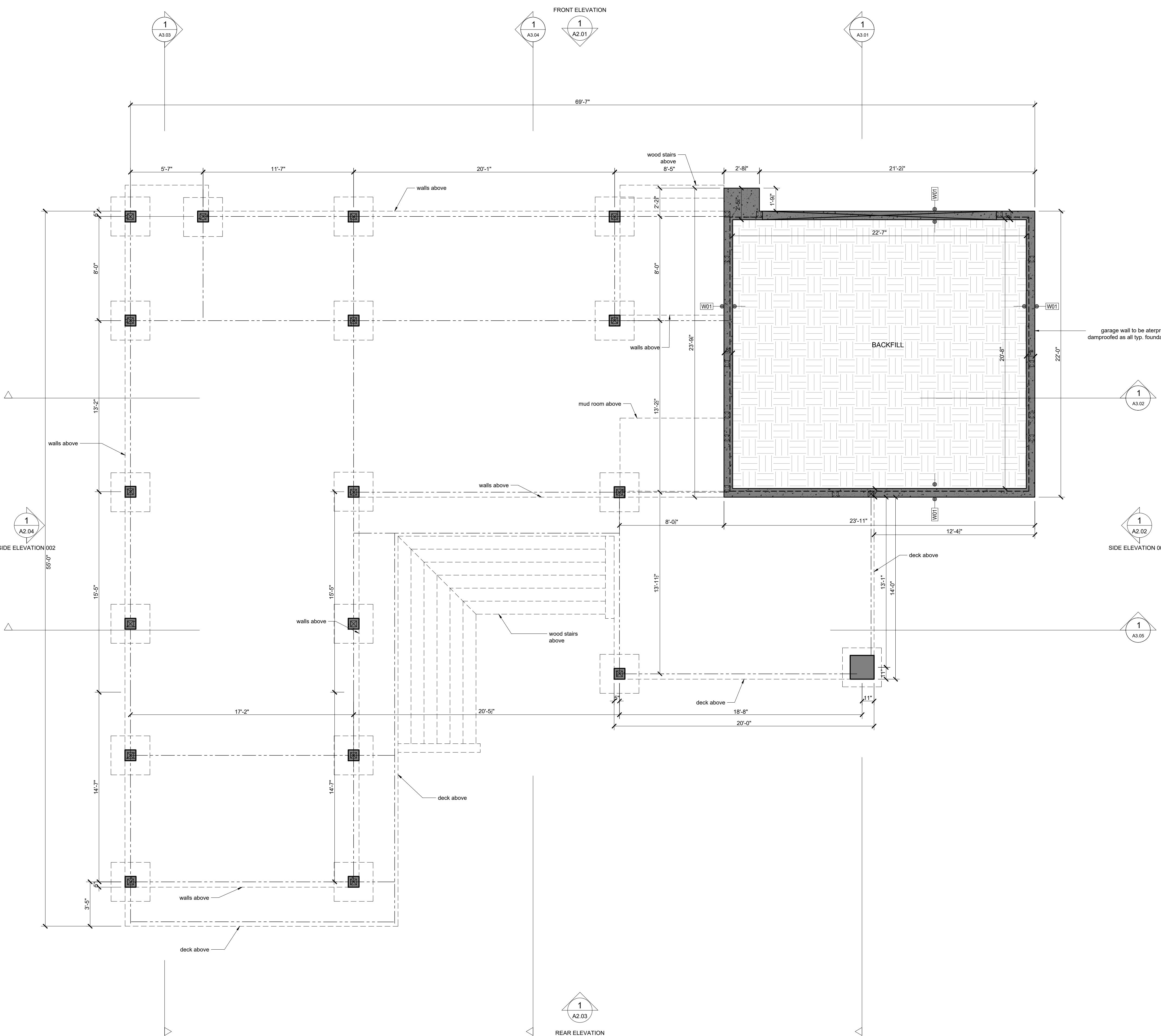
Note: structural engineer to be notified prior to pouring of concrete to inspect re-bar set-up during construction engineer will not certify walls or footing slabs unless prior inspection is conducted. It is the responsibility of the contractor to notify the project engineer and make all arrangements.

Note: adjustments or changes made to the floor layout, roof truss layout, beams, lintels & point loads or required load bearing walls must be identified prior to construction and SMR, Design Studio and project engineer must be notified for further review and approval.

Drawing Legend

- joist direction
- interconnected smoke/CO alarm w/ visual indicator
- fan
- floor drain
- roof vent per OBC 9.19
- direct vent gas fireplace exhaust
- cold room exhaust
- 20"x28" attic access hatch

Proposed Foundation Plan
Scale 1/4" = 1'-0"



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Design Studio

smp

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London, Ontario

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Drawn By: SCJ
Plot Date:

Page
A1.01a

Foundation Plan

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David Shouldice
David Shouldice CBCO MAATO

Individual BCIN: 19618 Firm BCIN: 31829

Note: all wood framed window openings that exceed 48" wide are to have 2x2x6 plates @ bottom of opening (typ.) U.N.O.

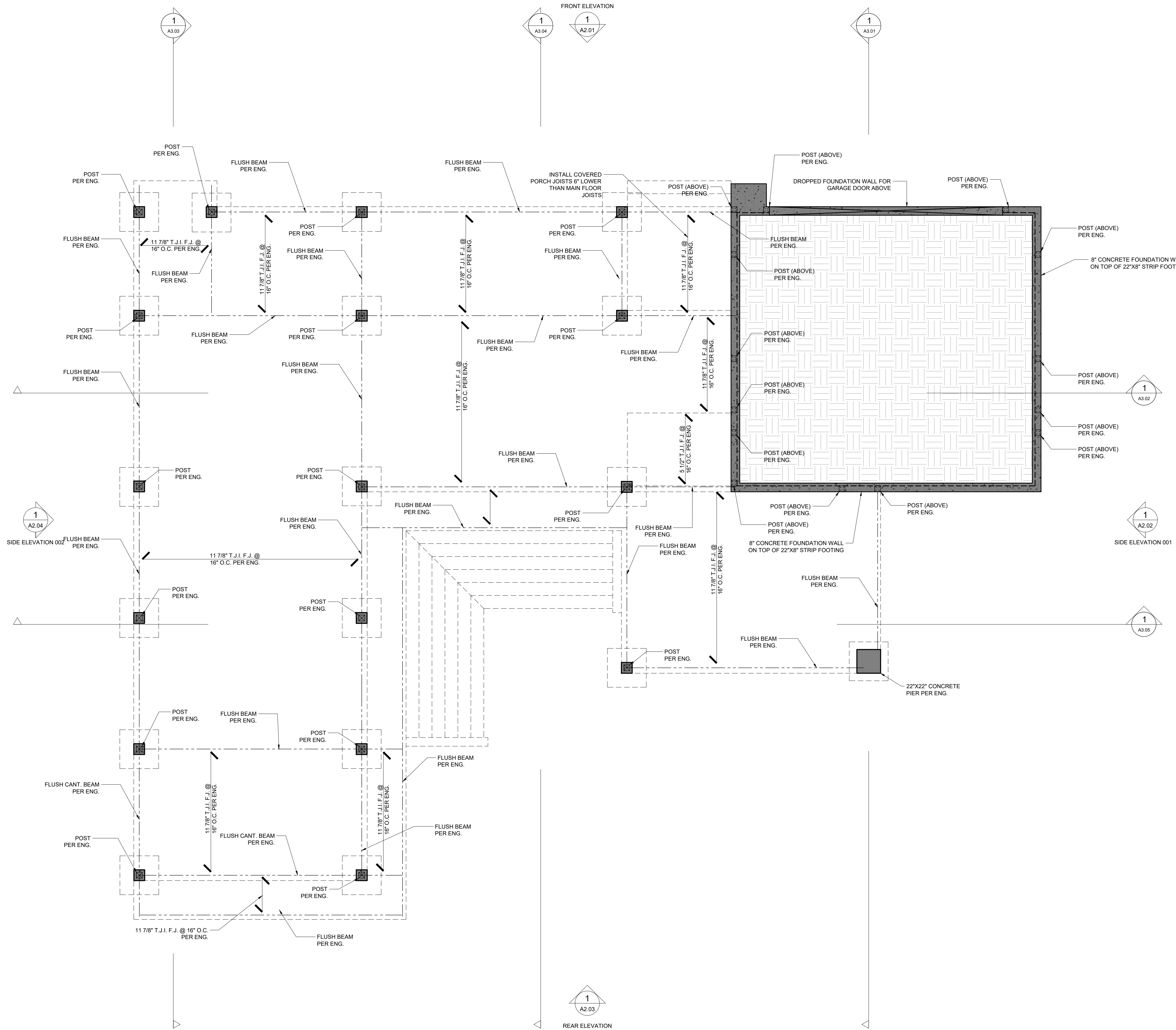
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Note: adjustments or changes made to the floor layout, roof truss layout, beams, sills & plate bands or required load bearing walls must be identified prior to construction and SMP, Design Studio and project engineer must be notified for further review and approval.

9.5.2.3 Stud Wall Reinforcement

- (1) If wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of the following:
- (a) For a water closet a grab bar described in Clauses 3.8.3.8 (3)(a) and a grab bar described in Clause 3.8.3.8 (3)(c)
 - (b) For a shower a grab bar described in Clause 3.8.3.13 (2)(f), and
 - (c) For a bathtub a grab bar described in Clause 3.8.3.13 (4)(c)

Drawing Legend
 joist direction



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Page
A1.01b

Main Floor Framing

2.3.1.4 Hot Water Piping Insulation

- Hot water pipes that are vertically connected to a hot water storage tank shall have heat traps on both inlet and outlet piping as close as practical to the tank, except where the tank:
 - has an integral heat trap, or
 - serves a recirculating system
- The first 2.5m of hot water outlet piping of a hot water storage tank serving non-recirculating systems shall be insulated to provide a thermal resistance of not less than RSI 0.62.
- The inlet pipe of a hot water storage tank between the heat trap and the tank serving non-recirculating systems shall be insulated to provide a thermal resistance of not less than RSI 0.62.

9.10.19 Smoke Alarms

- Within dwelling units sufficient smoke alarms conforming to CANULC-531 shall be installed so that:
 - There is at least one smoke alarm on each storey, including basements, and
 - On any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed:
 - in each sleeping room, and
 - in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.
- Smoke alarms shall have a visual signalling component conforming to the requirements in 18.5.3. of NFPA 72. The visual signalling component need not be integrated with the smoke alarm provided it is interconnected to it.

Interconnected smoke alarms to be permanently connected and have a battery backup as per OBC 9.10.19.4

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- If wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of the following:
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 - For a shower a grab bar described in Clause 3.8.3.13 (2)(f), and
 - For a bathtub a grab bar described in Clause 3.8.3.13 (4)(c)

9.29.2 Waterproof Wall Finish

- Waterproof finish shall be provided to a height of not less than:
 - 1.8m (5'11") above the floor in shower stalls,
 - 1.2m (3'11") above the rims of bathtubs equipped with showers, and
 - 0.4m (15-3/4") above the rims of bathtubs not equipped with showers

9.29.10.4

- Ceramic and plastic tile installed on walls around bathtubs or showers shall be applied over moisture resistance backing

9.30.1.2 Water Resistance

- Finished flooring in bathrooms, kitchens, public entrance halls, laundry, and general storage areas shall consist of resilient flooring, felted-synthetic-fiber floor coverings, concrete, terrazzo, ceramic tile, mastic or other types of flooring providing similar degrees of water resistance.

Section 9.8 Stairs Handrails, Guards

All interior/exterior stairs, handrails, and guards shall conform to O.B.C. Section 9.8. Maximum rise (10') minimum run 210mm (8-1/4") minimum run 225mm (10") handrail not less 865mm (34") high and not more than 965mm (38") high above line through nosings. Guards for porches, decks, landings, and balconies, serving not more than 1 dwelling unit and which are not more than 1800 mm (5'7") above finished ground level are permitted to be minimum 900mm (35-3/4") and must be minimum 1070mm (42") high for areas greater than 1800mm (5'11") above finished grade. Openings through required guards on balconies, porches, decks, stairs, landings and floor level around a stairwell in a dwelling unit shall prevent passage of a 100mm (4") diameter spherical object and prevent climbing. Headroom measured vertically through a line of outer edge of nosings shall be at least 1950mm (6'5") for stairs serving a single dwelling unit and 2050mm (6'9") for all other stairs. Handrails are required for interior stairs with more than 2 risers and exterior stairs with more than 3 risers. Design guard on that no member, attachment or opening is located between 140mm (5-7/8") and 900mm (35-7/8") above deck surface will facilitate climbing.

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Framing, finishes and cabinetry installed directly above the location of the cooktop shall be not less than 760mm (29-7/8") above the level of cooktop burners or elements. Framing, finishes and cabinets installed directly above the location of the cooktop is permitted to be reduced to 600mm (23-5/8") above the level of the elements or burners in compliance with 9.10.22.2 (2) (a) and (b). Except as provided in 9.10.22.2 (2) and (3), combustible wall framing, finishes or cabinets within 450mm (17-7/8") of the area where the cooktop is to be located shall be protected above the level of the heating elements or burners by material providing fire resistance not less than that of a 9.5mm (3/8") thickness of gypsum board.

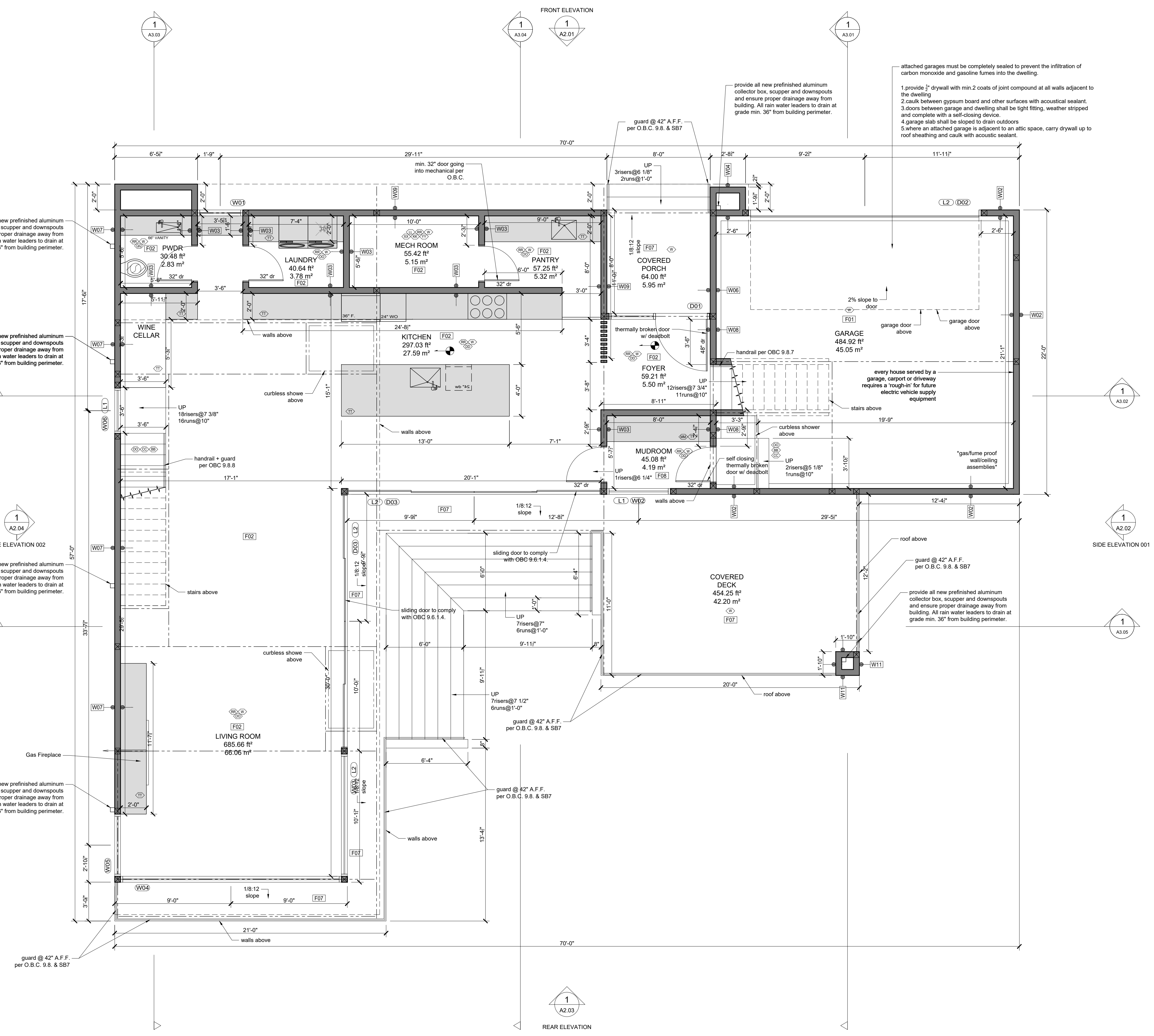
Note: all wood framed window openings that exceed 48" wide are to have 2x2nd plates @ bottom of opening (typ.) U.N.O.

Note: structural engineer to be notified prior to pouring of concrete to inspect re-bar set-up during construction engineer will not certify walls or footing slabs unless prior inspection is conducted it is the responsibility of the contractor to notify the project engineer and make all arrangements.

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Drawing Legend

- joist direction
- interconnected smoke/CO alarm w/ visual indicator
- fan
- floor drain
- roof vent per OBC 9.19
- direct vent gas fireplace exhaust
- cold room exhaust
- 20"x28" attic access hatch



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Design Studio

smpl

Lot 14 - Egremont Dr. London, Ontario

Proposed Main Floor

Reviewed By: JT
 Drawn By: SCJ
 Plot Date:
 Page: **A1.02a**
 In accordance with subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
 Individual BCIN: 19618 Firm BCIN: 31829 David Shouclidge CBCO MAATO

Note: all wood framed window openings that exceed 48" wide are to have 2x2x6 plates @ bottom of opening (typ.) U.N.O.

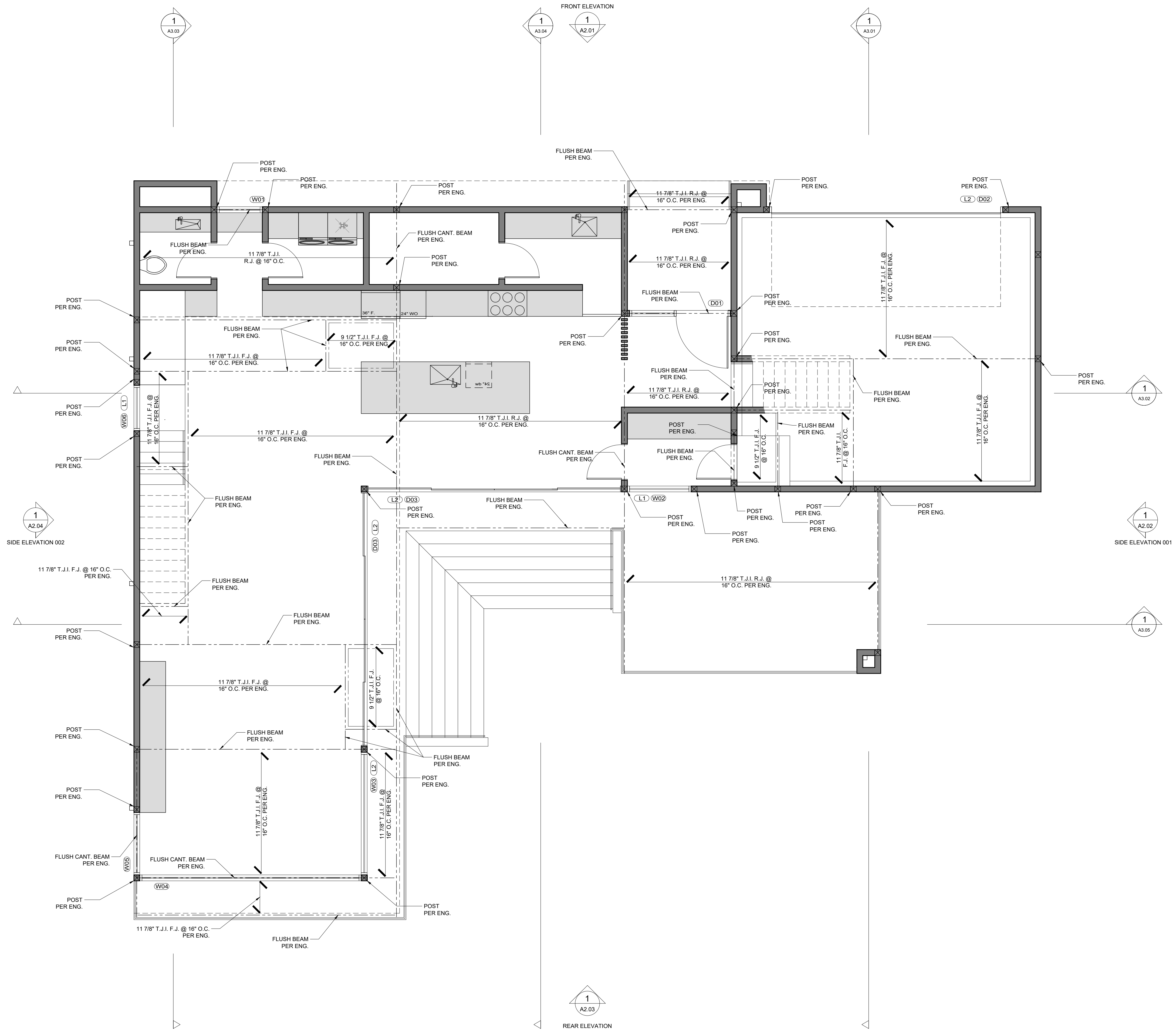
Note: structural engineer to be notified prior to pouring of concrete to inspect re-bar set-up during construction; engineer will not certify walls or footing slabs unless prior inspection is conducted. It is the responsibility of the contractor to notify the project engineer and make all arrangements.

Note: adjustments or changes made to the floor layout, roof truss layout, beams, sills & plate bands or required load bearing walls must be identified prior to construction and SMP, Design Studio and project engineer must be notified for further review and approval.

9.5.2.3 Stud Wall Reinforcement

- (1) If wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of the following:
- (a) For a water closet a grab bar described in Clauses 3.8.3.8 (3)(a) and a grab bar described in Clause 3.8.3.8 (3)(c)
 - (b) For a shower a grab bar described in Clause 3.8.3.13 (2)(f), and
 - (c) For a bathtub a grab bar described in Clause 3.8.3.13 (4)(c)

Drawing Legend
 joist direction



DO NOT SCALE DRAWINGS

Note:

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- 3) All works to be in accordance with the Ontario Building Code.

Design Studio
smpl

Drawing Submissions:
 Date: 2022.12.02
 Type: Engineering

Lot 14 - Egremont Dr.
 London, Ontario

Reviewed By: JT
 Drawn By: SCJ
 Plot Date:

Page
A1.02b

Upper Floor Framing

2.3.1.4 Hot Water Piping Insulation

- Hot water pipes that are vertically connected to a hot water storage tank shall have heat traps on both inlet and outlet piping as close as practical to the tank, except where the tank:
 - has an integral heat trap, or
 - serves a recirculating system
- The first 2.5m of hot water outlet piping of a hot water storage tank serving non-recirculating systems shall be insulated to provide a thermal resistance of not less than RSI 0.62.
- The inlet pipe of a hot water storage tank between the heat trap and the tank serving non-recirculating systems shall be insulated to provide a thermal resistance of not less than RSI 0.62.

9.10.19 Smoke Alarms

- Within dwelling units sufficient smoke alarms conforming to CANULC-631 shall be installed so that:
 - There is at least one smoke alarm on each storey, including basements, and
 - On any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed:
 - in each sleeping room, and
 - in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.
- Smoke alarms shall have a visual signalling component conforming to the requirements in 18.5.3. of NFPA 72. The visual signalling component need not be integrated with the smoke alarm provided it is interconnected to it.

Interconnected smoke alarms to be permanently connected and have a battery backup as per OBC 9.10.19.4

9.5.2.3 Stud Wall Reinforcement

- If wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of the following:
 - For a water closet a grab bar described in Clauses 3.8.3.9 (3)(a) and a grab bar described in Clause 3.8.3.8 (3)(c)
 - For a shower a grab bar described in Clause 3.8.3.13 (2)(f), and
 - For a bathtub a grab bar described in Clause 3.8.3.13 (4)(c)

9.29.2 Waterproof Wall Finish

- Waterproof finish shall be provided to a height of not less than:
 - 1.8m (5'11") above the floor in shower stalls,
 - 1.2m (3'11") above the rims of bathtubs equipped with showers, and
 - 0.4m (15-3/4") above the rims of bathtubs not equipped with showers

9.29.10.4

- Ceramic and plastic tile installed on walls around bathtubs or showers shall be applied over moisture resistance backing

9.30.1.2 Water Resistance

- Finished flooring in bathrooms, kitchens, public entrance halls, laundry, and general storage areas shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mastic or other types of flooring providing similar degrees of water resistance.

Section 9.8 Stairs, Handrails, Guards

All interior/exterior stairs, handrails, and guards shall conform to O.B.C. Section 9.8. Maximum rise (10') minimum run 210mm (8-1/4") minimum run 225mm (10") handrail not less than 850mm (34") high and not more than 950mm (38") high above line through nosings. Guards for porches, decks, landings, and balconies, serving not more than 1 dwelling unit and which are not more than 1800 mm (5'11") above finished ground level are permitted to be minimum 900mm (35-3/8") and must be minimum 1070mm (42") high for areas greater than 1800mm (5'11") above finished grade. Openings through required guards on balconies, porches, decks, stairs, landings and floor level around a stairwell in a dwelling unit shall prevent passage of a 100mm (4") diameter spherical object and prevent climbing. Headroom measured vertically through a line of outer edge of nosings shall be at least 1950mm (6'5") for stairs serving a single dwelling unit and 2050mm (6'9") for all other stairs. Handrails are required for interior stairs with more than 2 risers and exterior stairs with more than 3 risers. Design guard on that no member, attachment or opening is located between 140mm (5-7/8") & 900mm (35-7/8") above deck surface will facilitate climbing.

9.10.2.2 Fire Protection for Gas, Propane and Electric Cooktops

Framing, finishes and cabinetry installed directly above the location of the cooktop shall be not less than 750mm (29-7/8") above the level of cooktop burners or elements. Framing, finishes and cabinets installed directly above the location of the cooktop is permitted to be reduced to 600mm (23-7/8") above the level of the elements or burners in compliance with 9.10.2.2.2 (2) (a) and (b). Except as provided in 9.10.2.2.2 (2) and (3), combustible wall framing, finishes or cabinets within 450mm (17-7/8") of the area where the cooktop is to be located shall be protected above the level of the heating elements or burners by material providing fire resistance not less than that of a 9.5mm (3/8") thickness of gypsum board.

Note: all wood framed window openings that exceed 48" wide are to have 2/2nd plates @ bottom of opening (typ.) U.N.O.

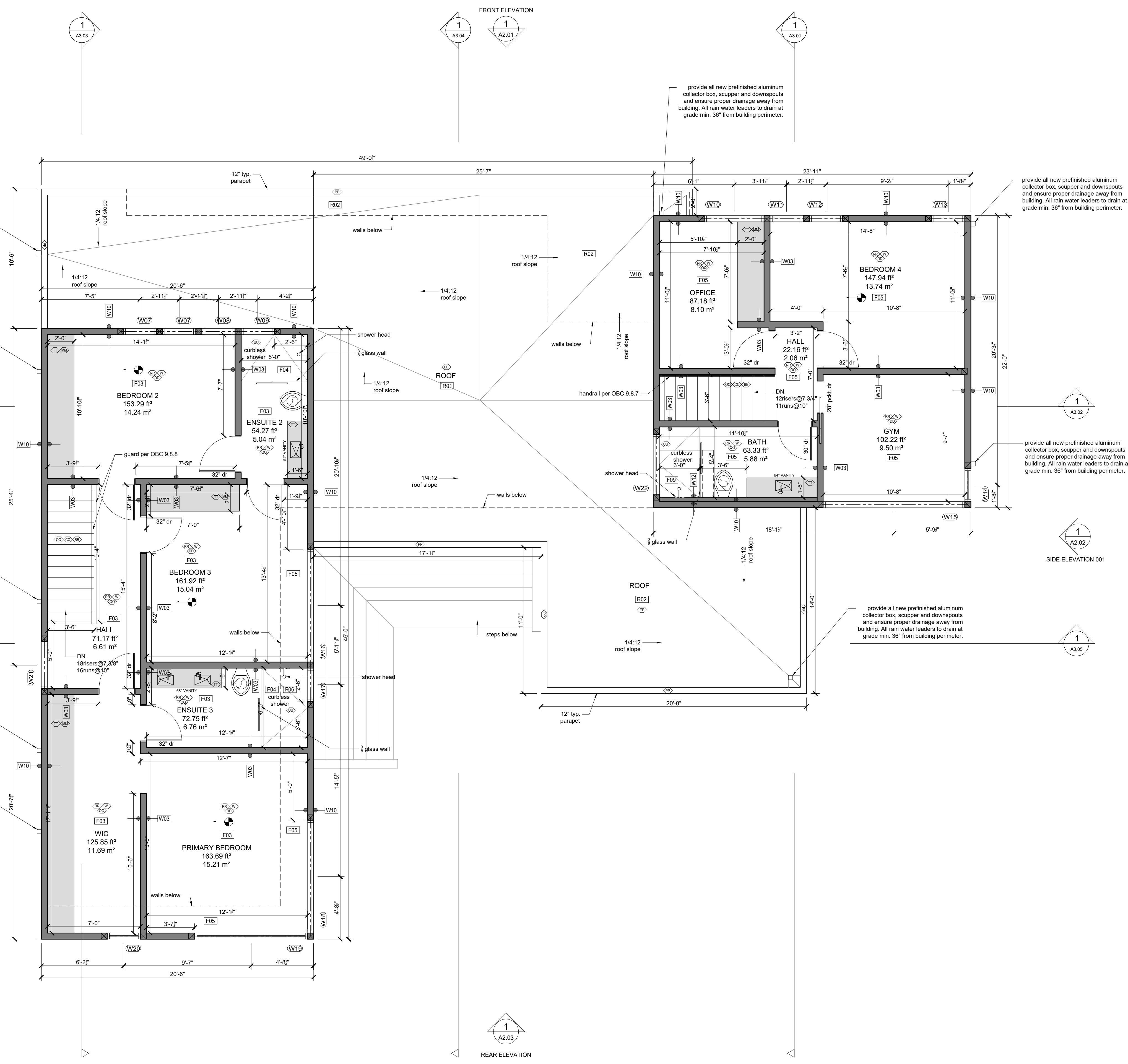
Note: structural engineer to be notified prior to pouring of concrete to inspect re-bar set-up during construction engineer will not certify walls or footing slabs unless prior inspection is conducted; it is the responsibility of the contractor to notify the project engineer and make all arrangements.

Note: adjustments or changes made to the floor layout, roof truss layout, beams, inlets & point loads or required load bearing walls must be identified prior to construction and SMR. Design Studio and project engineer must be notified for further review and approval.

Drawing Legend

- joist direction
- interconnected smoke/CO alarm w/ visual indicator
- fan
- floor drain
- roof vent per OBC 9.19
- direct vent gas fireplace exhaust
- cold room exhaust
- 20"x28" attic access hatch

Proposed Upper Floor Plan
Scale 1/4" = 1'-0"



DO NOT SCALE DRAWINGS

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- All works to be in accordance with the Ontario Building Code.

DESIGN STUDIO

smp

Drawing Submissions:

Date: 2022.12.02 Type: Engineering

Lot 14 - Egremont Dr.
London, Ontario

Reviewed By: JT
Drawn By: SCJ
Plot Date:

Page **A1.03a**

Proposed Upper Floor

In accordance with subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 19618 Firm BCIN: 31829

David Shouclidge CBCO MAATO

Note: all wood framed window openings that exceed 48" wide are to have 2x2x6 plates @ bottom of opening (typ.) U.N.O.

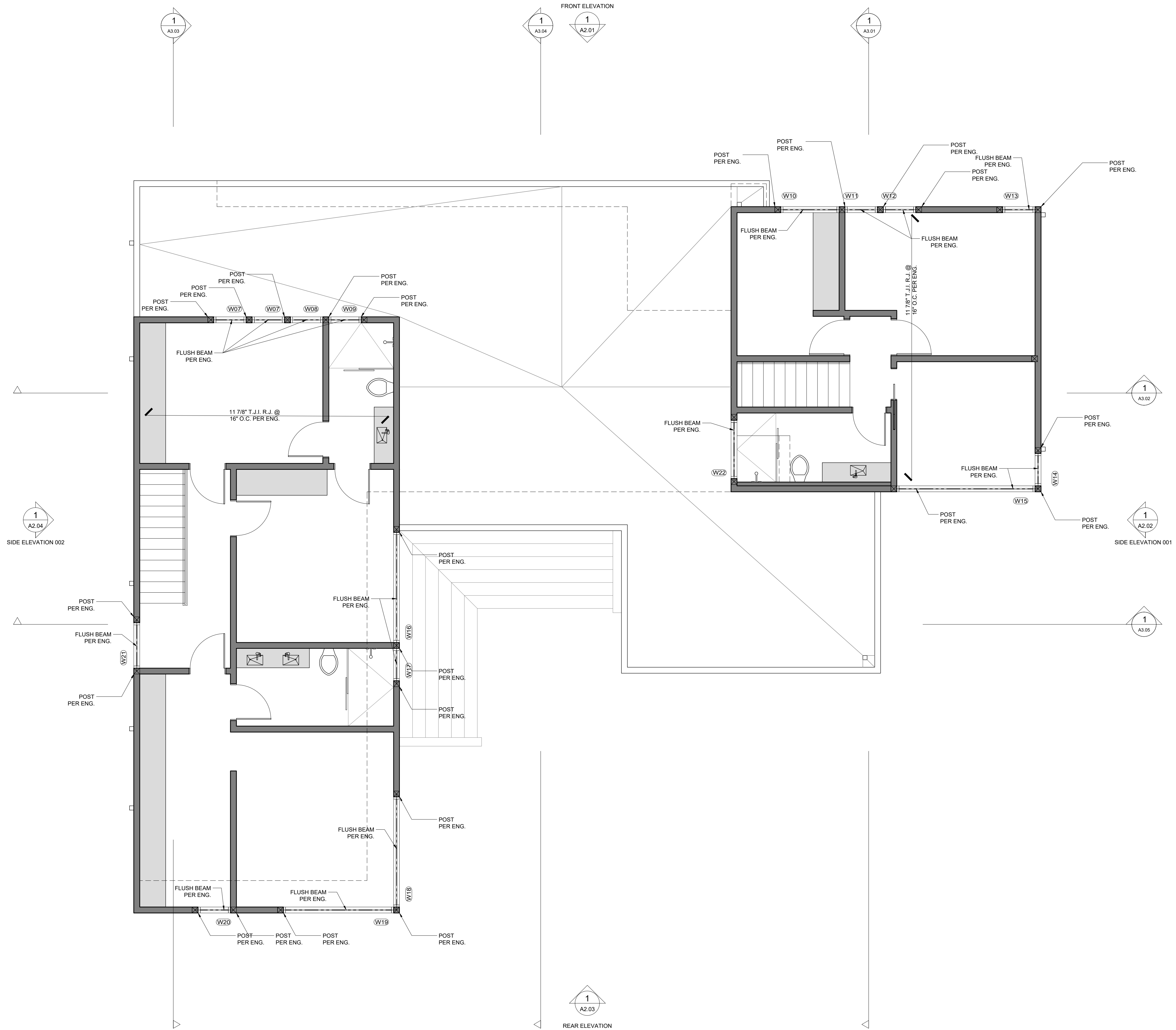
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9.5.2.3 Stud Wall Reinforcement

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Drawing Legend
 joist direction



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smpl
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 STUDIO

Drawing Submissions:

Date:	Type:
2022.12.02	Engineering

Lot 14 - Egremont Dr.
 London, Ontario

Reviewed By: JT
 Drawn By: SCJ
 Plot Date:

Page
A1.03b

Roof
 Framing

1
 A1.03b

Proposed Roof Framing Plan
 Scale 1/4"=1'-0"

In accordance with subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 19618 Firm BCIN: 31829

David Shouldice CBCO MAATO

9.26.5
Eaves protection shall be provided on shingle, shake or tile roofs, extending from the edge of the roof a minimum distance of 600 mm (2'11") up the roof slope to a line not less than 300 mm
1) (11-2) inside the inner face of the exterior wall. Eave protection not required over unheated areas, for roof slopes 1 in 1.5 or greater or in a region with fewer than 3 500 degree-days.

Typical flat roof spec
Rubber membrane roofing to meet O.B.C. 9.20.2.1 (g) requirements CGSB 37-GP-52M roofing & waterproofing membrane, sheet applied, elastomeric
Note: provide continuous ice and water shield membrane over sheathing on all roofs less than 4/12

DO NOT SCALE DRAWINGS

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Drawing Submissions:

Date:	Type:
2022.12.02	Engineering

Lot 14 - Egremont Dr.
London, Ontario

Reviewed By: JT
Drawn By: SCJ
Plot Date:

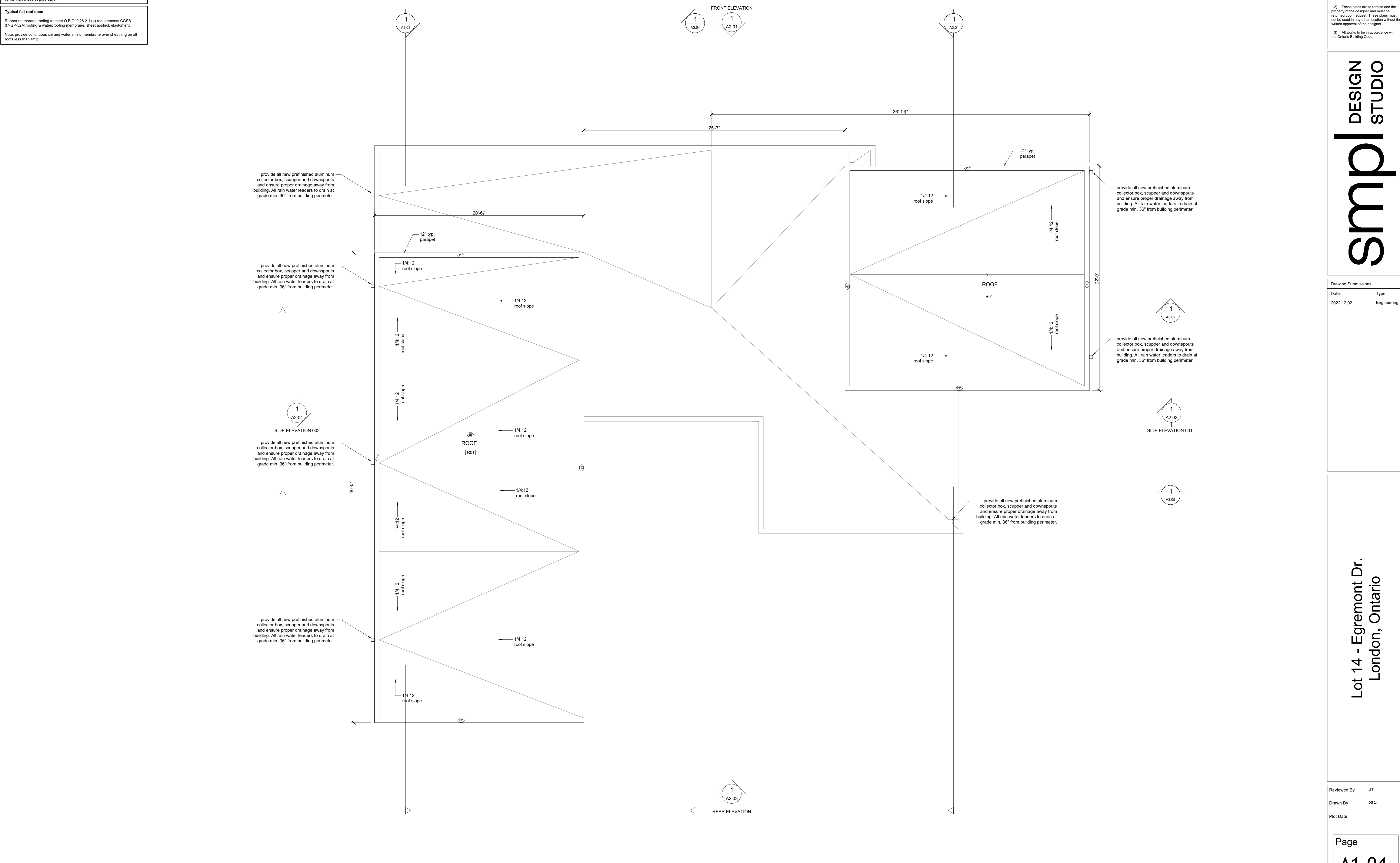
Page
A1.04

Proposed Roof

Proposed Roof Plan
Scale 1/4"=1'-0"

In accordance with subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
Individual BCIN: 19618 Firm BCIN: 31829

David Shouldice
David Shouldice CBCO MAATO



Note:
 prefinished "natural" wood siding to comply with Ont. reg. 350/06
 subsection 9.27.6. lumber-siding and table 9.27.5.4.

Note:
 blocking or furring for the attachment of siding to comply with 9.27.5.2 and
 9.27.5.3 and as per manufacturers specifications

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DESIGN
 STUDIO

smpl

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 Date: 2022.12.02 Type: Engineering

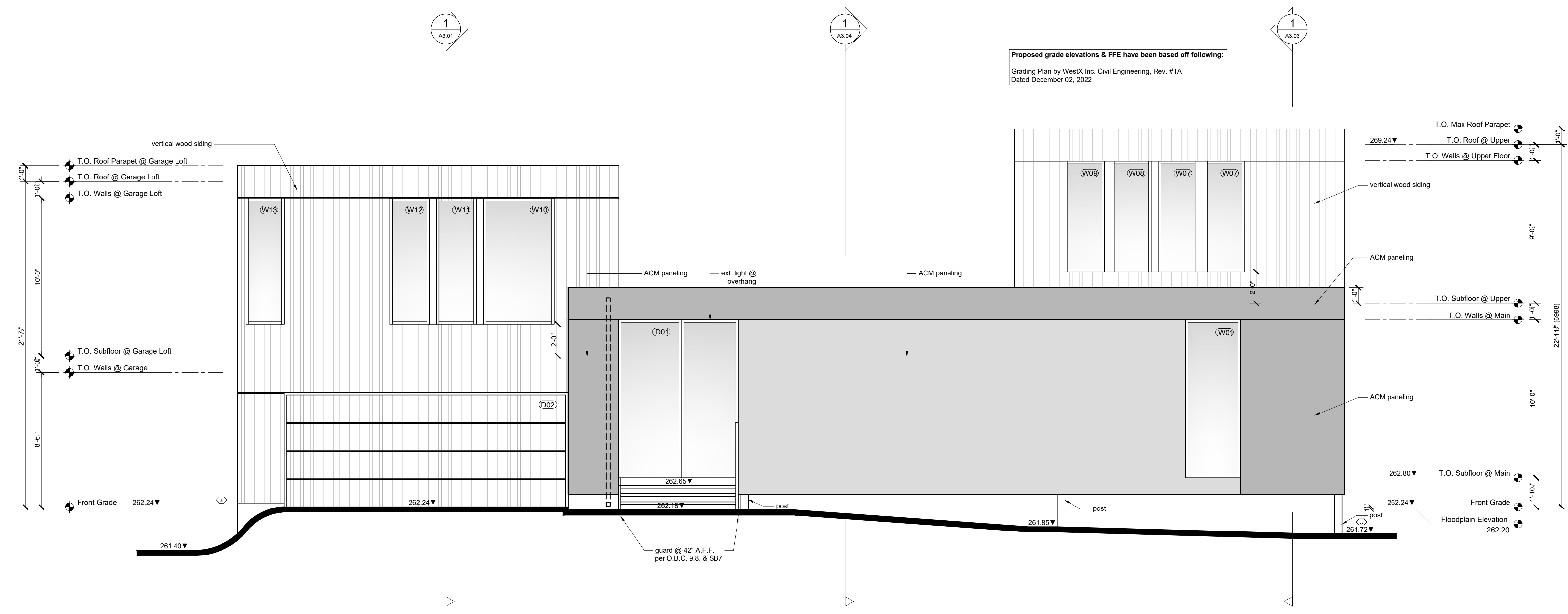
Lot 14 - Egremont Dr.
 London, Ontario

Reviewed By: JT
 Drawn By: SCJ
 Plot Date:

Page
A2.01

Elevation

Proposed grade elevations & FFE have been based off following:
 Grading Plan by WestX Inc. Civil Engineering, Rev. #1A
 Dated December 02, 2022



1
 A2.01

Front Elevation
 Scale 1/4"=1'-0"

In accordance with subsection 3.2.4. of Division C,
 of the Building Code. I am qualified, and the firm is
 registered, in the appropriate classes/categories.

David Shouldice
 David Shouldice CBCO MAATO

Individual BCIN: 19618 Firm BCIN: 31829

Note:
 prefinished "natural" wood siding to comply with Ont. reg. 350/06
 subsection 9.27.6. lumber-siding and table 9.27.5.4.

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DO NOT SCALE DRAWINGS

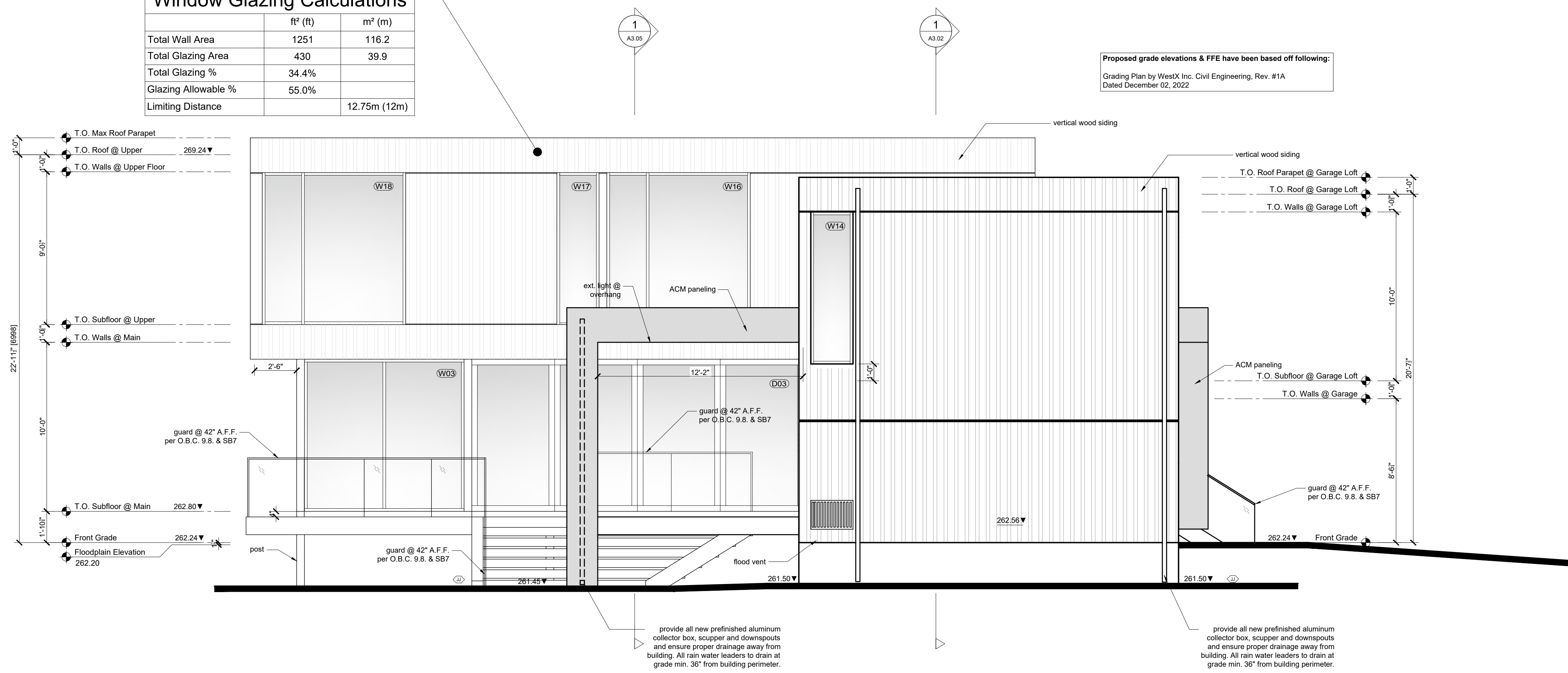
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DESIGN STUDIO
smpl

Window Glazing Calculations

	ft ² (ft)	m ² (m)
Total Wall Area	1251	116.2
Total Glazing Area	430	39.9
Total Glazing %	34.4%	
Glazing Allowable %	55.0%	
Limiting Distance		12.75m (12m)

Proposed grade elevations & FFE have been based off following:
 Grading Plan by WestX Inc. Civil Engineering, Rev. #1A
 Dated December 02, 2022



Drawing Submissions:
 Date: 2022.12.02
 Type: Engineering

Lot 14 - Egremont Dr.
 London, Ontario

Reviewed By: JT
 Drawn By: SCJ
 Plot Date:

Page
A2.02

Elevation

In accordance with subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

David Shouldice
 David Shouldice CBCO MAATO
 Individual BCIN: 19618 Firm BCIN: 31829

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 prefinished "natural" wood siding to comply with Ont. reg. 350/06
 subsection 9.27.6. lumber-siding and table 9.27.5.4.

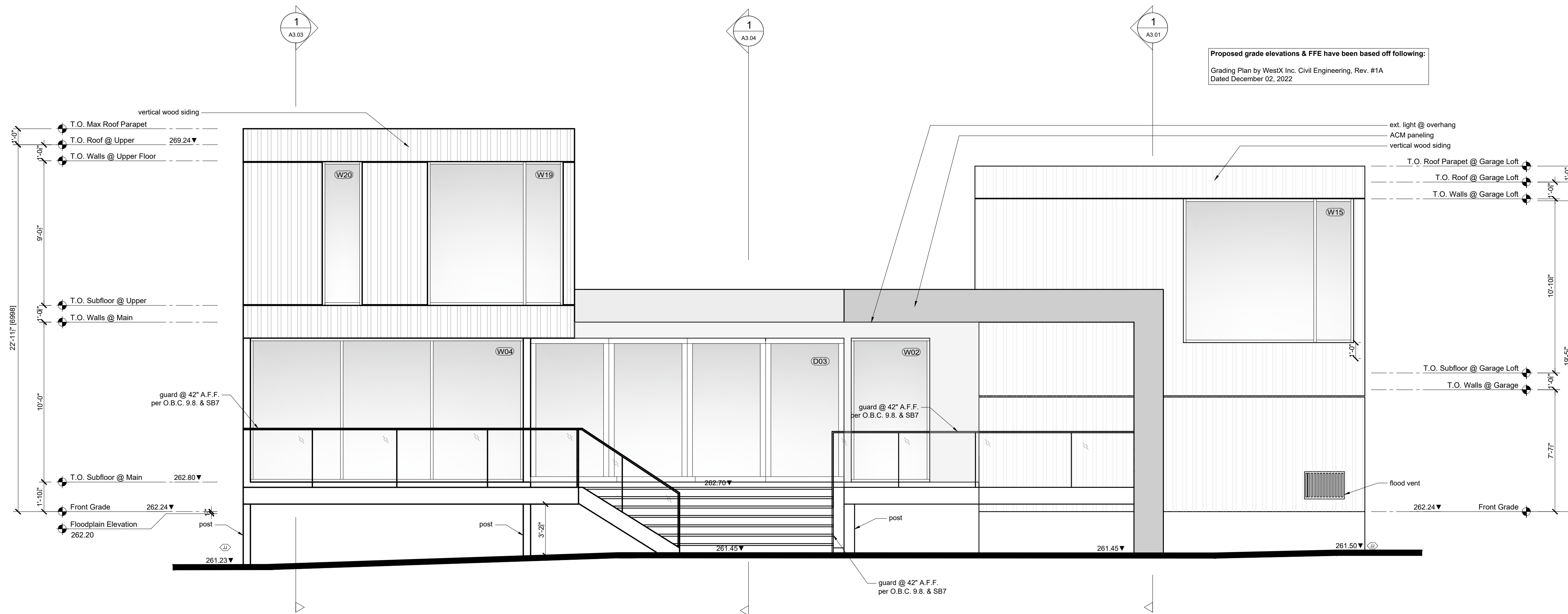
Note:
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DO NOT SCALE DRAWINGS

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DESIGN STUDIO
smpl

Drawing Submissions:
 Date: 2022.12.02 Type: Engineering



1
 A2.03
Rear Elevation
 Scale 1/4"=1'-0"

In accordance with subsection 3.2.4. of Division C,
 of the Building Code. I am qualified, and the firm is
 registered, in the appropriate classes/categories.

David Shouldice
 David Shouldice CBCO MAATO

Individual BCIN: 19618 Firm BCIN: 31829

Reviewed By JT
 Drawn By SCJ
 Plot Date

Page
A2.03

Elevation

Lot 14 - Egremont Dr.
 London, Ontario

Note:
 prefinished "natural" wood siding to comply with Ont. reg. 350/06
 subsection 9.27.6. lumber-siding and table 9.27.5.4.

Note:
 blocking or furring for the attachment of siding to comply with 9.27.5.2 and
 9.27.5.3 and as per manufacturers specifications

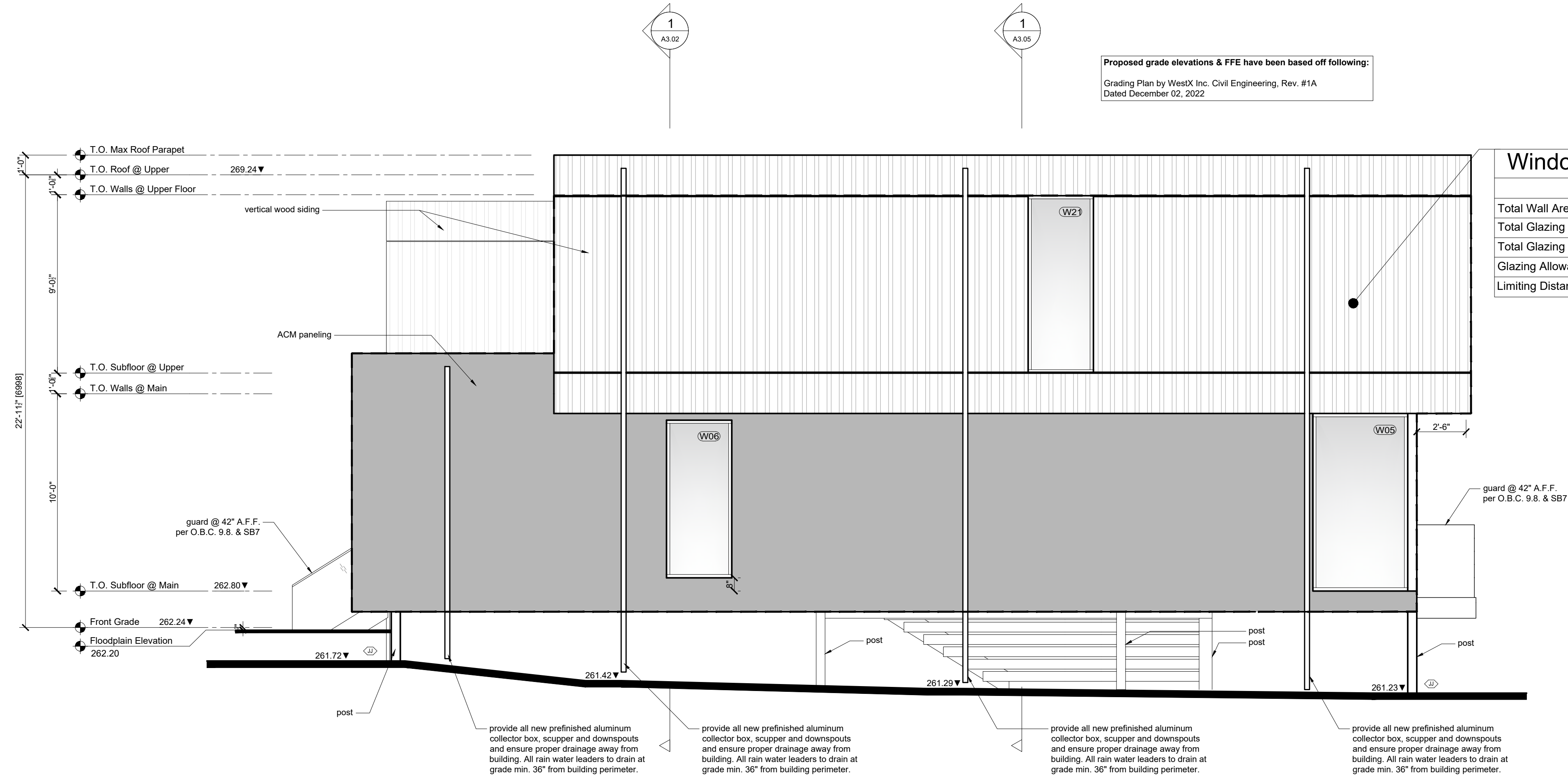
DO NOT SCALE DRAWINGS

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DESIGN STUDIO
smpl

Drawing Submissions:
 Date: 2022.12.02 Type: Engineering

Proposed grade elevations & FFE have been based off following:
 Grading Plan by WestX Inc. Civil Engineering, Rev. #1A
 Dated December 02, 2022



Window Glazing Calculations

	ft² (ft)	m² (m)
Total Wall Area	1088	101.1
Total Glazing Area	88	8.2
Total Glazing %	8.1%	
Glazing Allowable %	9.0%	
Limiting Distance		2.47m (2.50m)

Lot 14 - Egremont Dr.
 London, Ontario

Reviewed By: JT
 Drawn By: SCJ
 Plot Date:

Page
A2.04

Elevation

1
 A2.04
Side Elevation 002
 Scale 1/4"=1'-0"

In accordance with subsection 3.2.4. of Division C,
 of the Building Code. I am qualified, and the firm is
 registered, in the appropriate classes/categories.

Individual BCIN: 19618 Firm BCIN: 31829

David Shouldice
 David Shouldice CBCO MAATO

9.26.5 Eaves protection shall be provided on shingle, shake or tile roofs, extending from the edge of the roof a minimum distance of 300 mm (2'-11") up the roof slope to a line not less than 300 mm (11-3/4") inside the inner face of the exterior wall. Eave protection not required over unheated areas, for roof slopes 1 in 1.5 or greater or in a region with fewer than 3 500 degree-days.

9.19.2.1 Attic and roof spaces shall be provided by an access hatch if the space is not less than 10 sq.m (108 sq.ft) in area, 1000mm (3'3") in length or width, and 600mm (23-1/8") in height over the described area or contains a fuel-fired appliance. Except where an attic or roof space contains a fuel-fired appliance the hatch required shall be not less than 500mm (21-1/4") by 900mm (2'-11") except that where the hatch serves a single dwelling unit, the hatch may be reduced to 0.32 sq.m (3.4 sq.ft) in area with no dimension less than 545mm (21-1/2") or 600mm (19-11/16") by 700mm (27-1/8"). Hatchways to be fitted with doors or covers. The thermal resistance value at the location directly above an access hatch shall not be less than RSI 3.52 (R20)

DO NOT SCALE DRAWINGS

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smpl DESIGN STUDIO

Drawing Submissions:

Date:	Type:
2022.12.02	Engineering

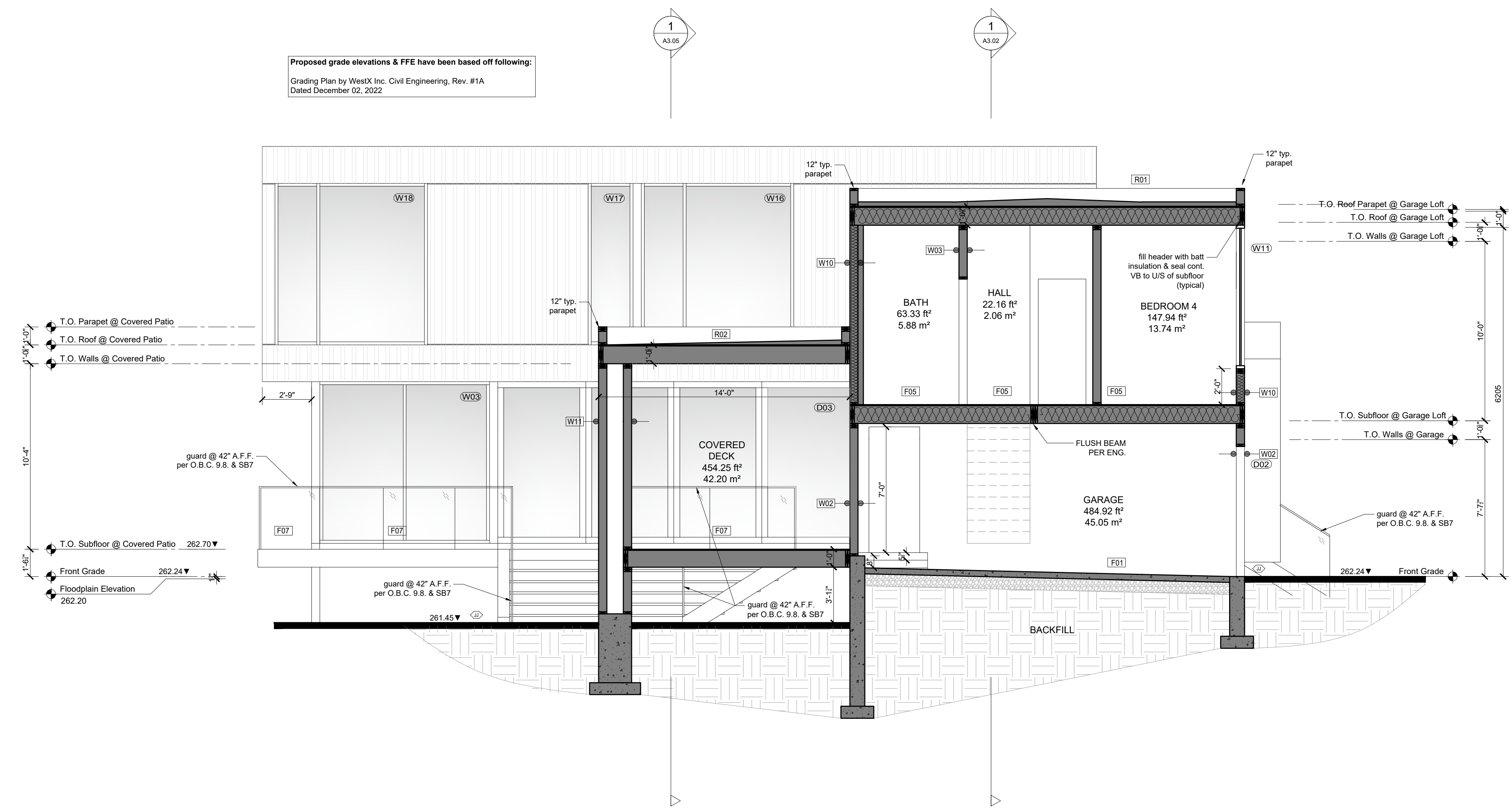
Lot 14 - Egremont Dr.
London, Ontario

Reviewed By: JT
Drawn By: SCJ
Plot Date:

Page
A3.01

Building Section

Proposed grade elevations & FFE have been based off following:
Grading Plan by WestX Inc. Civil Engineering, Rev. #1A
Dated December 02, 2022



9.26.5 Eaves protection shall be provided on shingle, shake or tile roofs, extending from the edge of the roof a minimum distance of 300 mm (2'-11") up the roof slope to a line not less than 300 mm

Note:

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DO NOT SCALE DRAWINGS

smpl DESIGN STUDIO

Drawing Submissions:

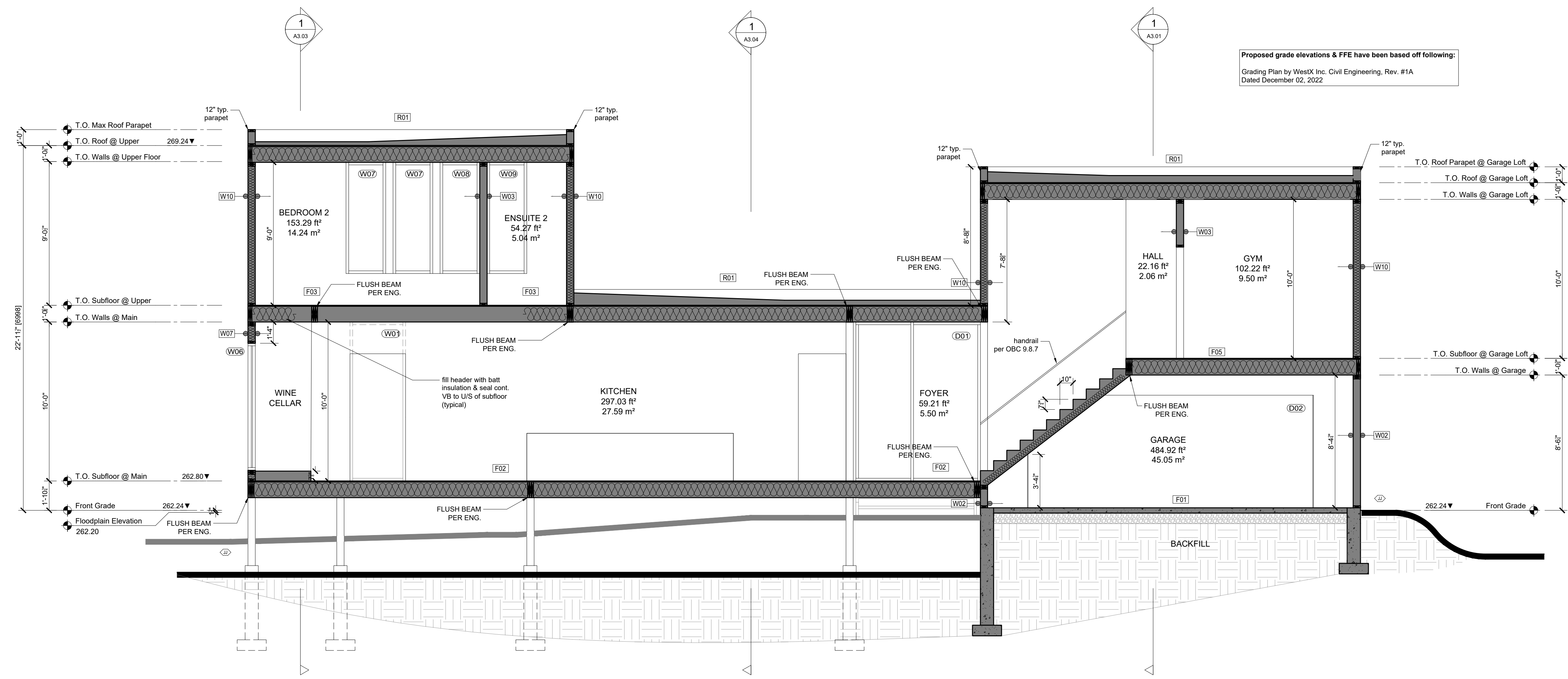
Date:	Type:
2022.12.02	Engineering

Lot 14 - Egremont Dr.
London, Ontario

Reviewed By: JT
 Drawn By: SCJ
 Plot Date:
 Page: A3.02

Building Section

Proposed grade elevations & FFE have been based off following:
 Grading Plan by WestX Inc. Civil Engineering, Rev. #1A
 Dated December 02, 2022



1 A3.02 Building Section 002
 Scale 1/4"=1'-0"

In accordance with subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 19618 Firm BCIN: 31829 David Shouldice CBCO MAATO

9.26.6 Eaves protection shall be provided on shingle, shake or tile roofs, extending from the edge of the roof a minimum distance of 300 mm (2'-11") up the roof slope to a line not less than 300 mm

9.19.2.1 Attic and roof spaces shall be provided by an access hatch if the space is not less than 10 sq.m (108 sq.ft) in area, 1000mm (3'3") in length or width, and 600mm (2'-3") in height over the described area or contains a fuel-fired appliance. Except where an attic or roof space contains a fuel-fired appliance the hatch required shall be not less than 500mm (2'-0") by 900mm (2'-11") except that where the hatch serves a single dwelling unit, the hatch may be reduced to 0.32 sq.m (3.4 sq.ft) in area with no dimension less than 545mm (2'-2") or 600mm (1'-10") by 700mm (2'-6"). Hatchways to be fitted with doors or covers. The thermal resistance value at the location directly above an access hatch shall not be less than RSI 3.52 (R20)

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Drawing Submissions:

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2022.12.02	Engineering

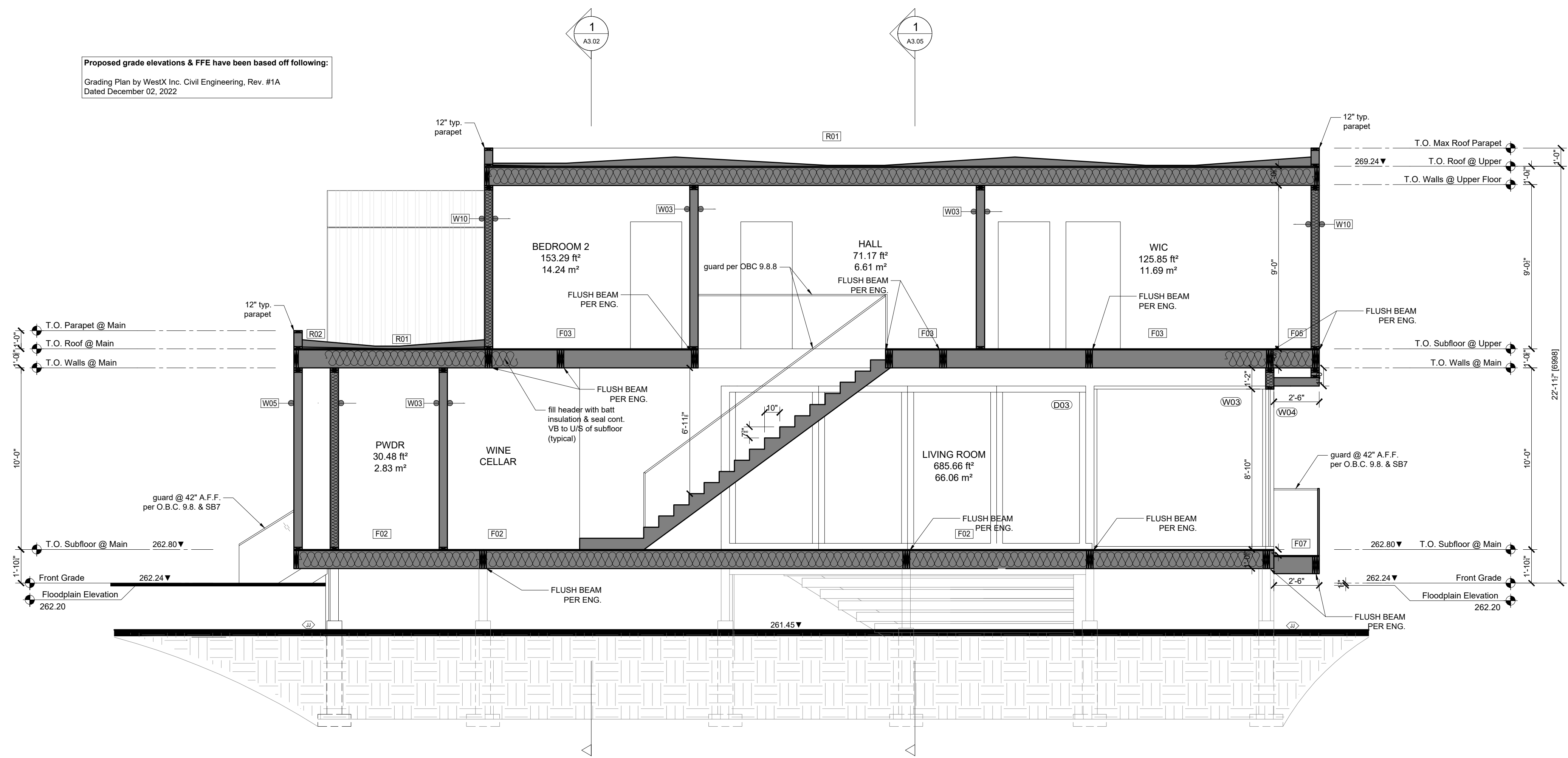
Lot 14 - Egremont Dr.
London, Ontario

Reviewed By: JT
Drawn By: SCJ
Plot Date:

Page
A3.03

Building Section

Proposed grade elevations & FFE have been based off following:
Grading Plan by WestX Inc. Civil Engineering, Rev. #1A
Dated December 02, 2022



9.26.5 Eaves protection shall be provided on shingle, shake or tile roofs, extending from the edge of the roof a minimum distance of 300 mm (2'-11") up the roof slope to a line not less than 300 mm

Note:
 1) (1'-11") inside the inner face of the exterior wall. Eave protection not required over unheated areas, for roof slopes 1 in 1.5 or greater or in a region with fewer than 3 500 degree-days.

9.19.2.1 Attic and roof spaces shall be provided by an access hatch if the space is not less than 10 sq.m (108 sq.ft) in area, 1000mm (3'3") in length or width, and 600mm (2'-3") in height over the described area or contains a fuel-fired appliance. Except where an attic or roof space contains a fuel-fired appliance the hatch required shall be not less than 500mm (21-7/8") by 900mm (2'-11") except that where the hatch serves a single dwelling unit, the hatch may be reduced to 0.32 sq.m (3.4 sq.ft) in area with no dimension less than 545mm (21-7/8") or 600mm (19-1/8") by 700mm (27-1/8"). Hatchways to be fitted with doors or covers. The thermal resistance value at the location directly above an access hatch shall not be less than RSI 3.52 (R20)

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Drawing Submissions:
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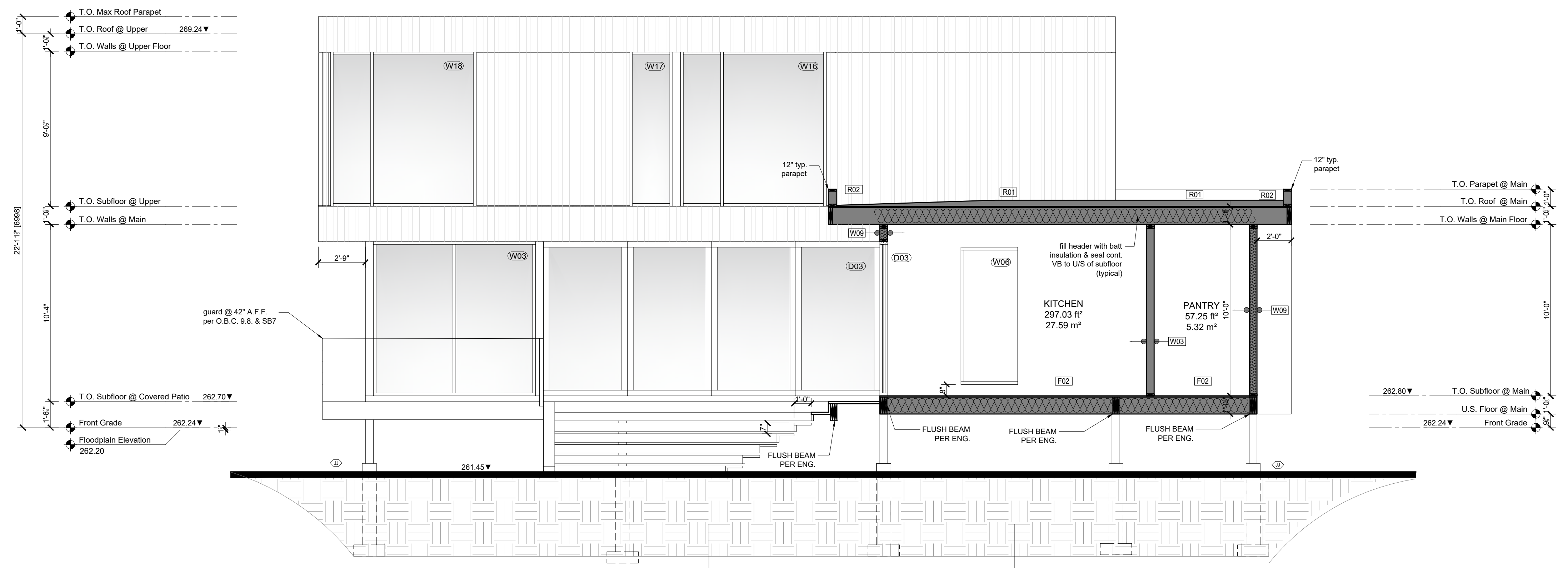
Lot 14 - Egremont Dr.
 London, Ontario

Reviewed By: JT
 Drawn By: SCJ
 Plot Date:

Page
A3.04

Building Section

Proposed grade elevations & FFE have been based off following:
 Grading Plan by WestX Inc. Civil Engineering, Rev. #1A
 Dated December 02, 2022



Building Section 004
 Scale 1/4"=1'-0"

In accordance with subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 19618 Firm BCIN: 31829 David Shouldice CBCO MAATO

9.26.6 Eaves protection shall be provided on shingle, shake or tile roofs, extending from the edge of the roof a minimum distance of 300 mm (2'-11") up the roof slope to a line not less than 300 mm

Note:
 1) (1'-11") inside the inner face of the exterior wall. Eave protection not required over unheated areas, for roof slopes 1 in 1.5 or greater or in a region with fewer than 3 500 degree-days.

9.19.2.1 Attic and roof spaces shall be provided by an access hatch if the space is not less than 10 sq.m (108 sq.ft) in area, 1000mm (3'3") in length or width, and 600mm (23") in height over the described area or contains a fuel-fired appliance. Except where an attic or roof space contains a fuel-fired appliance the hatch required shall be not less than 500mm (21") by 900mm (2'11") except that where the hatch serves a single dwelling unit, the hatch may be reduced to 0.32 sq.m (3.4 sq.ft) in area with no dimension less than 545mm(21-7/8") or 600mm (19-1/8") by 700mm (27-1/8"). Hatchways to be fitted with doors or covers. The thermal resistance value at the location directly above an access hatch shall not be less than RSI 3.52 (R20)

DO NOT SCALE DRAWINGS

Note:
 1) Contractor to check all dimensions, specifications, section title and shall be responsible for reporting any discrepancy to the engineer and/or designer.
 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
 3) All works to be in accordance with the Ontario Building Code.

smpl DESIGN STUDIO

Drawing Submissions:
 Date: 2022.12.02 Type: Engineering

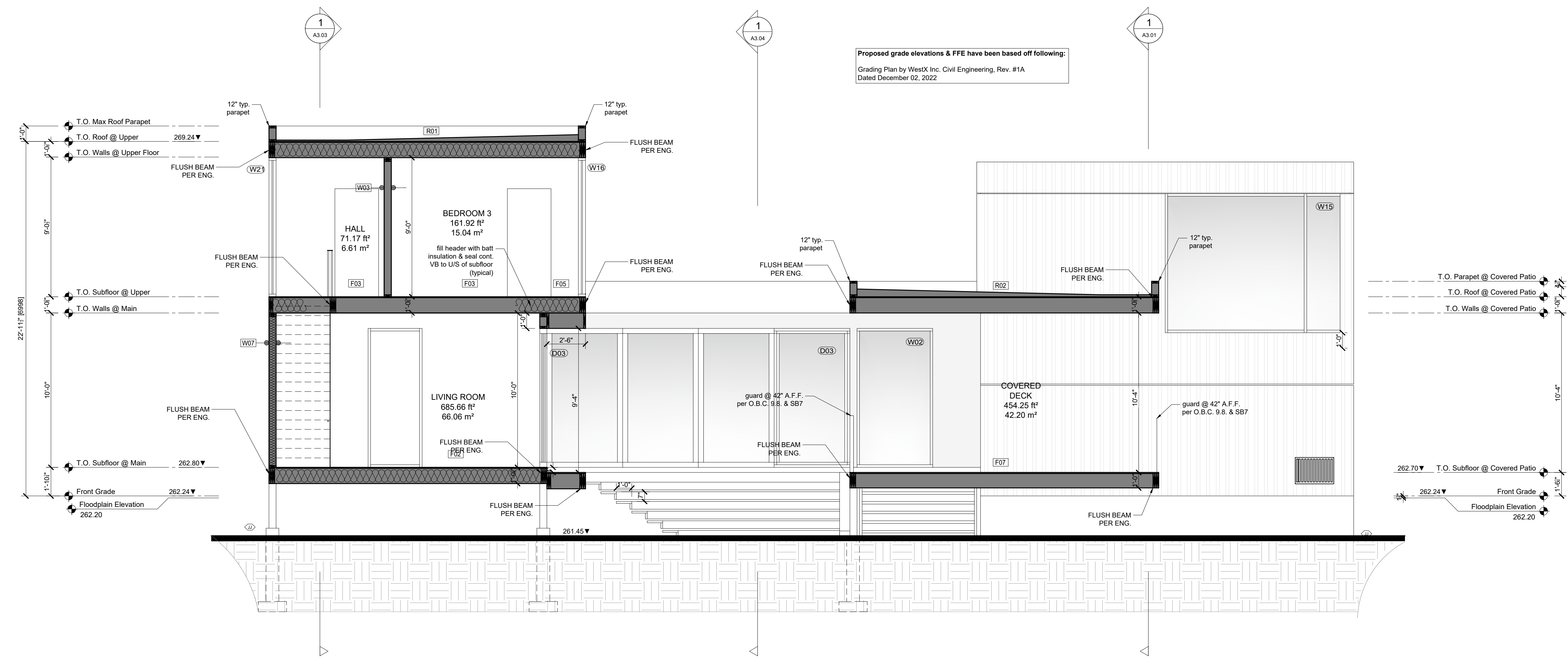
Lot 14 - Egremont Dr.
 London, Ontario

Reviewed By: JT
 Drawn By: SCJ
 Plot Date:

Page
A3.05

Building Section

Proposed grade elevations & FFE have been based off following:
 Grading Plan by WestX Inc. Civil Engineering, Rev. #1A
 Dated December 02, 2022



Building Section 005
 Scale 1/4"=1'-0"

In accordance with subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

David Shouldice
 David Shouldice CBCO MAATO

Individual BCIN: 19618 Firm BCIN: 31829