



FRONT PERSPECTIVE OF NEW RESIDENCE AT 32 HILL STREET, GRAND BEND, ONTARIO. THIS IS A GRAPHICAL REPRESENTATION ONLY AND IS NOT INTENDED TO SUPPLEMENT THE DRAWING PACKAGE. DRAWINGS MAY VARY FROM IMAGE SHOWN. ©2020 Skinner & Skinner Architects Inc.

The Sharp Residence

32 Hill Street, Grand Bend, ON

skinnerarchitects



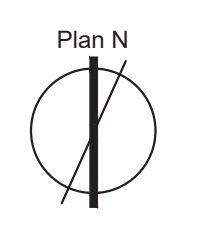
REVIEWED & SEALED FOR STRUCTURE ONLY. REFER TO CEC-581 FOR DESIGN LOADS AND STRUCTURAL SPECIFICATIONS.

copyright:

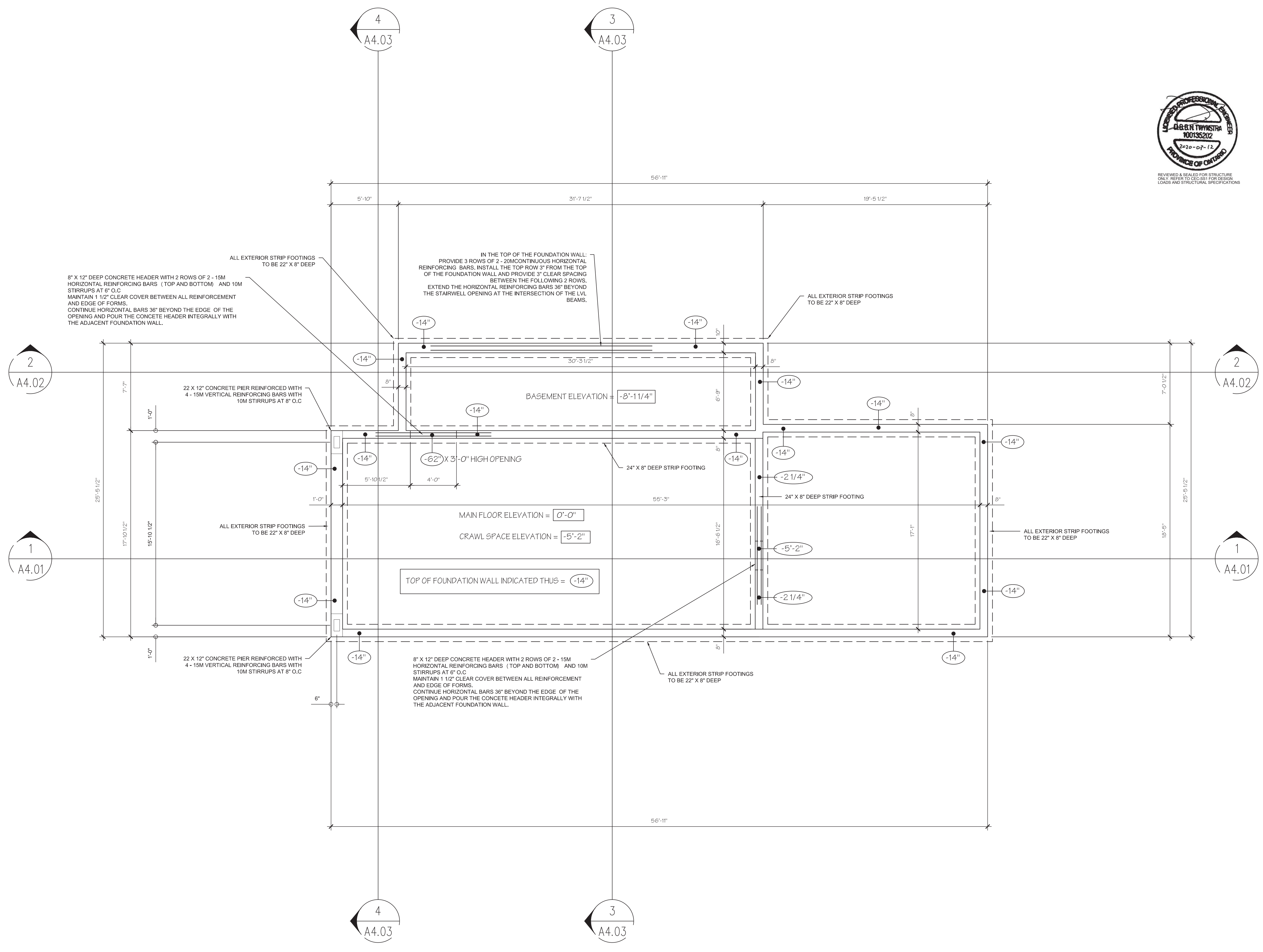
Skinner & Skinner Architects Inc.
 482 Riverside Drive, London, Ontario, N6A 1R7
 E: skinnerarchitects@mac.com, W: skinnerarchitects.com
 All rights reserved. This work is protected under the copyright laws of Canada. This work may not be reproduced, in whole or part, by any method, without the express written permission of the copyright holder.

Contractors: to complete work in accordance with the latest edition of the Ontario Building Code, and all applicable Municipal, Provincial, and Federal laws governing the project. Contractors shall verify all dimensions and report any discrepancy to the Architect before proceeding. Any variations during construction from the drawings must be reported to the Architect in writing for approval.

A
B
C
A. Detail number
B. Location sheet
C. Detail Sheet



Drawn by: T. Pittom
 Scale: 1/4" = 1'-0"
 Issue 1: 75% Review 10/02/20
 Issue 2: 95% Review 2/03/20
 Issue 3: For Permit 13/03/20



skinnerarchitects



The Sharp Residence
 32 Hill Street, Grand Bend, Ontario

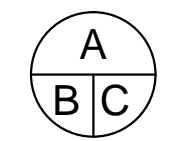
Foundation Plan

A2.01

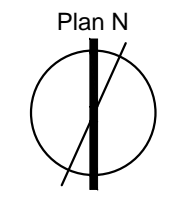
copyright:

Skinner & Skinner Architects Inc.
 482 Riverside Drive, London, Ontario, N6A 1V9
 E: skinnerarchitects@mac.com, W: skinnerarchitects.com
 All rights reserved. This work is protected under the copyright laws of Canada. This work may not be reproduced, in whole or part, by any method, without the express written permission of the copyright holder.

Contractors: to complete work in accordance with the latest edition of the Ontario Building Code, and all applicable Municipal, Provincial, and Federal laws governing the project. Contractors shall verify all dimensions and report any discrepancy to the Architect before proceeding. Any variations during construction from the drawings must be reported to the Architect in writing for approval.

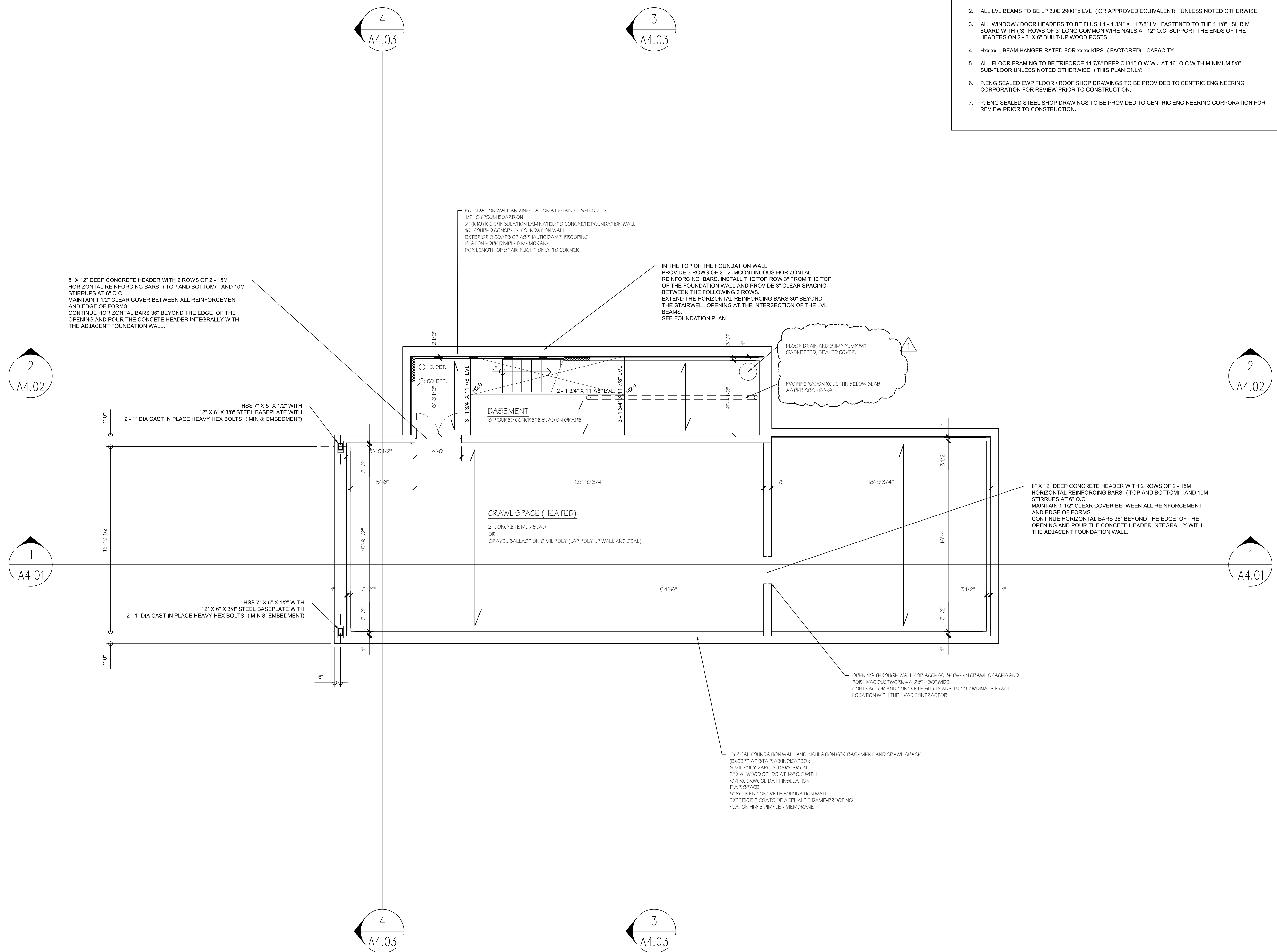


A. Detail number
 B. Location sheet
 C. Detail Sheet



Drawn by: T. Pittom
 Scale: 1/4" = 1'-0"
 Issue 1: 75% Review 10/02/20
 Issue 2: 95% Review 2/03/20
 Issue 3: For Permit 13/03/20
 Issue 4: Revision 1 - 11/05/20

- STRUCTURAL NOTES:**
- ALL BEAMS TO BE FLUSH UNLESS NOTED OTHERWISE.
 - ALL LVL BEAMS TO BE LP 2.0E 2900Fb LVL (OR APPROVED EQUIVALENT) UNLESS NOTED OTHERWISE
 - ALL WINDOW / DOOR HEADERS TO BE FLUSH 1 - 1 3/4" X 11 7/8" LVL FASTENED TO THE 1 1/8" LSL RIM BOARD WITH (3) ROWS OF 3" LONG COMMON WIRE NAILS AT 12" O.C. SUPPORT THE ENDS OF THE HEADERS ON 2 - 2" X 6" BUILT-UP WOOD POSTS
 - Hxx,xx = BEAM HANGER RATED FOR xxx,xxx KIPS (FACTORED) CAPACITY.
 - ALL FLOOR FRAMING TO BE TRIFORCE 11 7/8" DEEP OJ315 O.W.W.J AT 16" O.C WITH MINIMUM 5/8" SUB-FLOOR UNLESS NOTED OTHERWISE (THIS PLAN ONLY)
 - P.ENG SEALED EWP FLOOR / ROOF SHOP DRAWINGS TO BE PROVIDED TO CENTRIC ENGINEERING CORPORATION FOR REVIEW PRIOR TO CONSTRUCTION.
 - P.ENG SEALED STEEL SHOP DRAWINGS TO BE PROVIDED TO CENTRIC ENGINEERING CORPORATION FOR REVIEW PRIOR TO CONSTRUCTION.



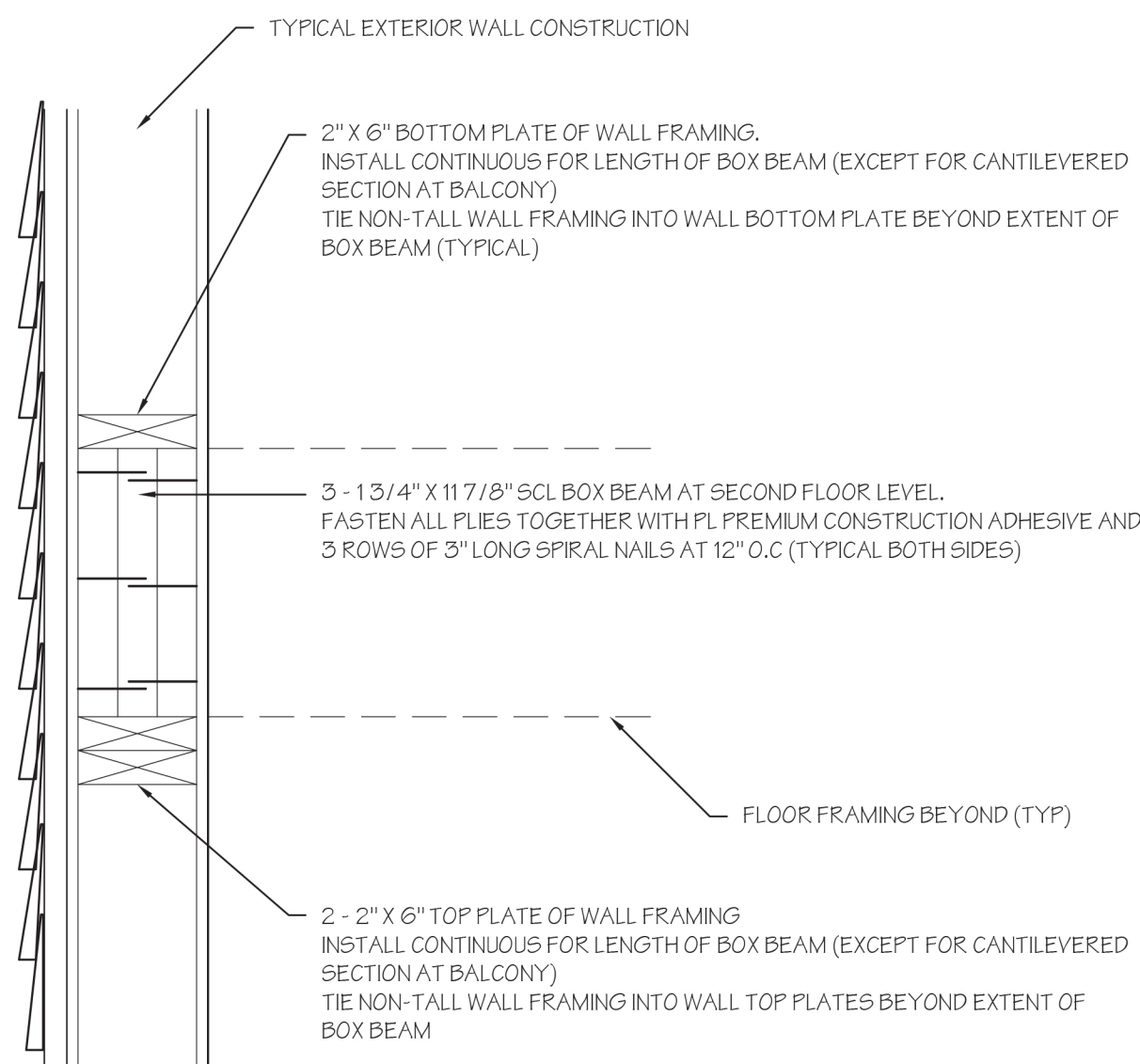
skinnerarchitects



The Sharp Residence
 32 Hill Street, Grand Bend, Ontario

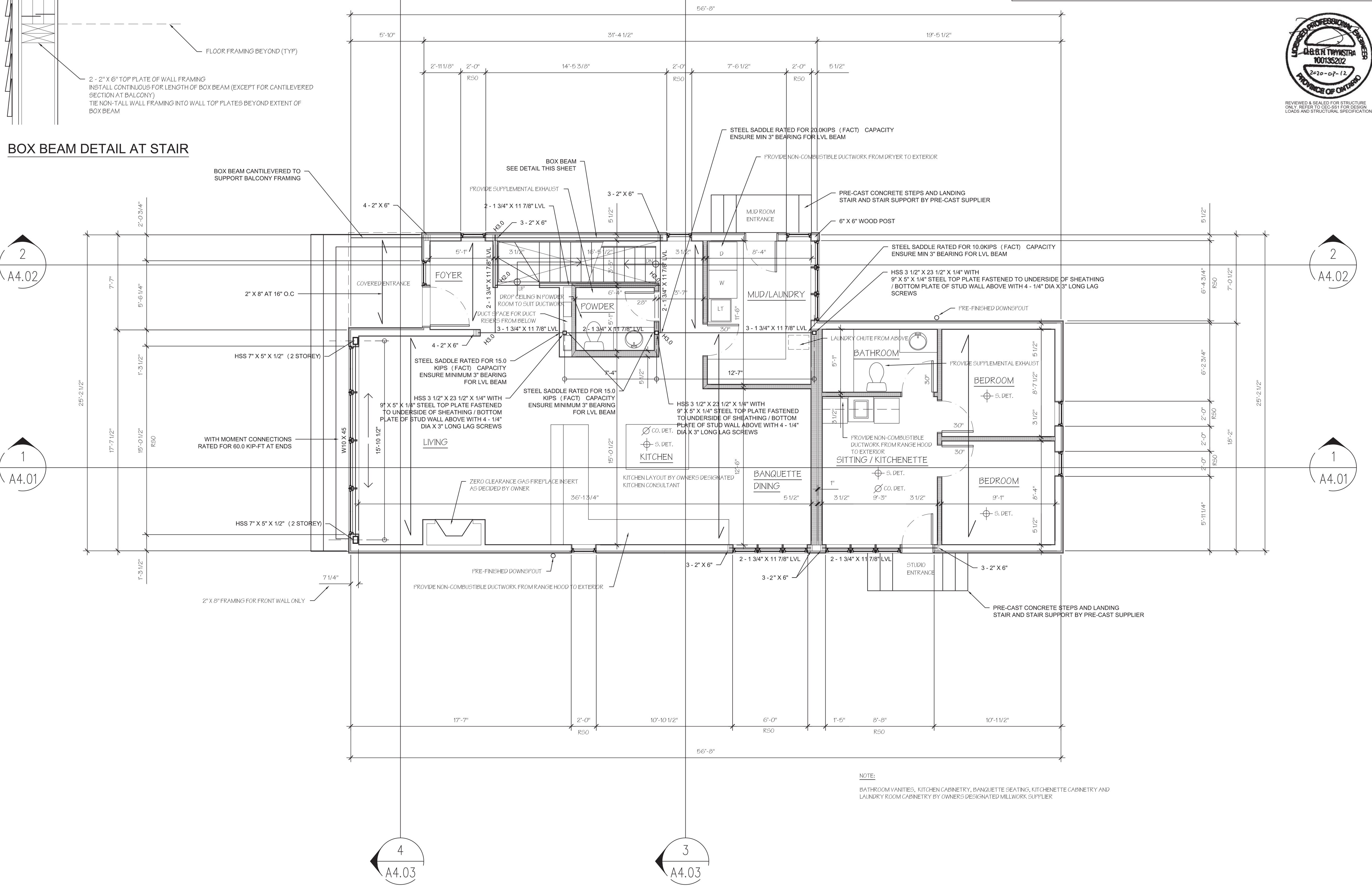
Basement Plan

A2.02



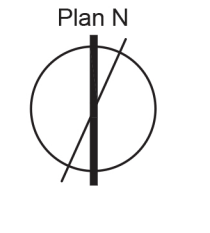
BOX BEAM DETAIL AT STAIR

- STRUCTURAL NOTES:**
- ALL BEAMS TO BE FLUSH UNLESS NOTED OTHERWISE.
 - ALL LVL BEAMS TO BE LP 2.0E 2900Fb LVL (OR APPROVED EQUIVALENT) UNLESS NOTED OTHERWISE
 - ALL WINDOW / DOOR HEADERS TO BE FLUSH 1 - 1 3/4" X 11 7/8" LVL FASTENED TO THE 1 1/8" LSL RIM BOARD WITH (3) ROWS OF 3" LONG COMMON WIRE NAILS AT 12" O.C. SUPPORT THE ENDS OF THE HEADERS ON 2 - 2" X 6" BUILT-UP WOOD POSTS
 - Hxx.xx = BEAM HANGER RATED FOR xxx KIPS (FACTORED) CAPACITY.
 - ALL FLOOR / ROOF FRAMING TO BE TRIFORM 11 7/8" DEEP OJ315 O.W.W.J AT 16" O.C WITH MINIMUM 5/8" SUB-FLOOR UNLESS NOTED OTHERWISE (THIS PLAN ONLY)
 - P. ENG SEALED EWP FLOOR / ROOF SHOP DRAWINGS TO BE PROVIDED TO CENTRIC ENGINEERING CORPORATION FOR REVIEW PRIOR TO CONSTRUCTION.
 - P. ENG SEALED STEEL SHOP DRAWINGS TO BE PROVIDED TO CENTRIC ENGINEERING CORPORATION FOR REVIEW PRIOR TO CONSTRUCTION.



A
B
C

A. Detail number
B. Location sheet
C. Detail Sheet



Drawn by: T. Pittom
Scale: 1/4" = 1'-0"
Issue 1: 75% Review 10/02/20
Issue 2: 95% Review 2/03/20
Issue 3: For Permit 13/03/20

skinnerarchitects



The Sharp Residence
32 Hill Street, Grand Bend, Ontario

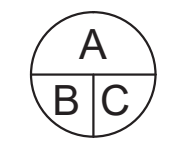
Main Floor Plan
Second Floor and
Low Roof Framing

A2.03

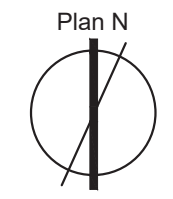
copyright:

Skinner & Skinner Architects Inc.
 482 Riverside Drive, London, Ontario, N6A 1G9
 E: skinnerarchitects@mac.com, W: skinnerarchitects.com
 All rights reserved. This work is protected under the copyright laws of Canada. This work may not be reproduced, in whole or part, by any method, without the express written permission of the copyright holder.

Contractors to complete work in accordance with the latest edition of the Ontario Building Code, and all applicable Municipal, Provincial, and Federal laws governing the project. Contractors shall verify all dimensions and report any discrepancy to the Architect before proceeding. Any variations during construction from the drawings must be reported to the Architect in writing for approval.

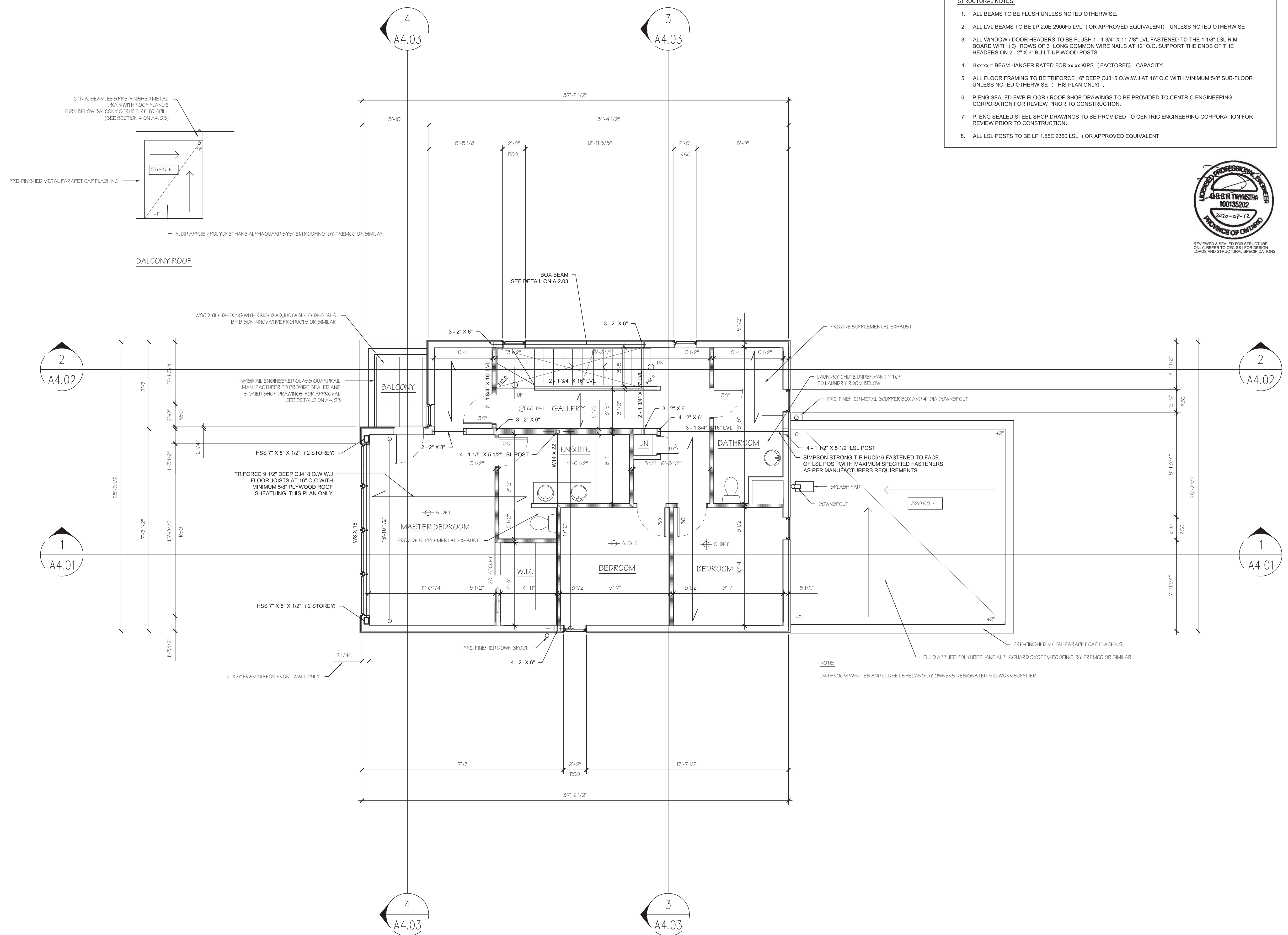


A. Detail number
 B. Location sheet
 C. Detail Sheet



Drawn by: T. Pittom
 Scale: 1/4" = 1'-0"
 Issue 1: 75% Review 10/02/20
 Issue 2: 95% Review 2/03/20
 Issue 3: For Permit 13/03/20

- STRUCTURAL NOTES:**
1. ALL BEAMS TO BE FLUSH UNLESS NOTED OTHERWISE.
 2. ALL LVL BEAMS TO BE LP 2.0E 2900Fb LVL (OR APPROVED EQUIVALENT) UNLESS NOTED OTHERWISE
 3. ALL WINDOW / DOOR HEADERS TO BE FLUSH 1 - 1 3/4" X 11 7/8" LVL FASTENED TO THE 1 1/8" LSL RIM BOARD WITH (3) ROWS OF 3" LONG COMMON WIRE NAILS AT 12" O.C. SUPPORT THE ENDS OF THE HEADERS ON 2 - 2" X 6" BUILT-UP WOOD POSTS
 4. Hxx.xx = BEAM HANGER RATED FOR xx.xx KIPS (FACTORED) CAPACITY.
 5. ALL FLOOR FRAMING TO BE TRIFORME 16" DEEP QJ315 O.W.W.J AT 16" O.C WITH MINIMUM 5/8" SUB-FLOOR UNLESS NOTED OTHERWISE (THIS PLAN ONLY)
 6. P.ENG SEALED EWP FLOOR / ROOF SHOP DRAWINGS TO BE PROVIDED TO CENTRIC ENGINEERING CORPORATION FOR REVIEW PRIOR TO CONSTRUCTION.
 7. P.ENG SEALED STEEL SHOP DRAWINGS TO BE PROVIDED TO CENTRIC ENGINEERING CORPORATION FOR REVIEW PRIOR TO CONSTRUCTION.
 8. ALL LSL POSTS TO BE LP 1.55E 2360 LSL (OR APPROVED EQUIVALENT)



skinnerarchitects



The Sharp Residence
 32 Hill Street, Grand Bend, Ontario

Second Floor Plan
 Low Roof Plan
 Third Floor Framing

A2.04

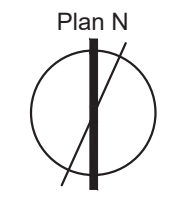
copyright:

Skinner & Skinner Architects Inc.
 482 Riverside Drive, London, Ontario, N6A 3P9
 E: skinnerarchitects@mac.com, W: skinnerarchitects.com
 All rights reserved. This work is protected under the copyright laws of Canada. This work may not be reproduced, in whole or part, by any method, without the express written permission of the copyright holder.

Contractors: to complete work in accordance with the latest edition of the Ontario Building Code, and all applicable Municipal, Provincial, and Federal laws governing the project. Contractors shall verify all dimensions and report any discrepancy to the Architect before proceeding. Any variations during construction from the drawings must be reported to the Architect in writing for approval.

A
B
C

A. Detail number
B. Location sheet
C. Detail Sheet

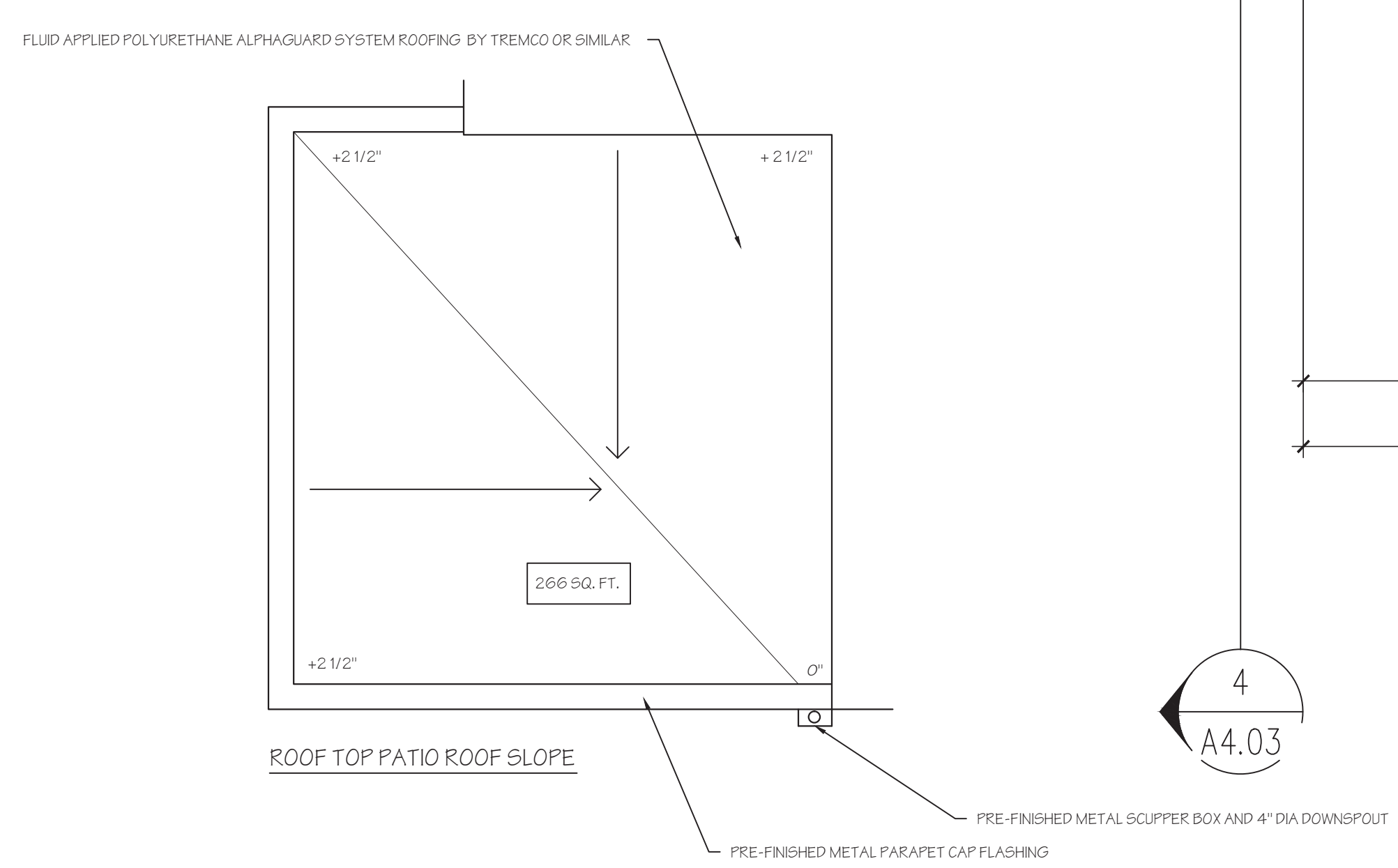
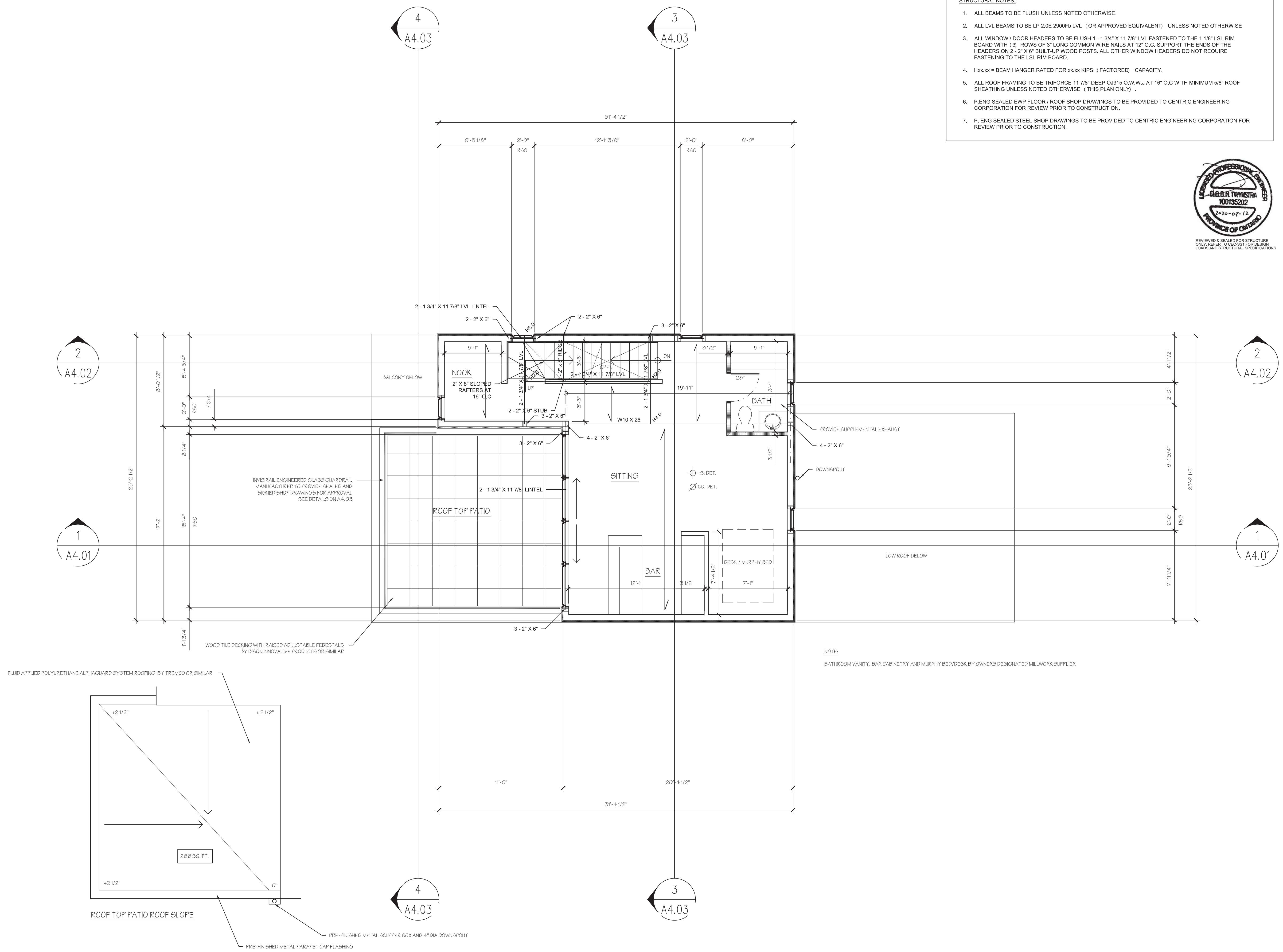


Drawn by: T. Pittom
 Scale: 1/4" = 1'-0"
 Issue 1: 75% Review 10/02/20
 Issue 2: 95% Review 2/03/20
 Issue 3: For Permit 13/03/20



REVIEWED & SEALED FOR STRUCTURE ONLY. REFER TO CECS-181 FOR DESIGN LOADS AND STRUCTURAL SPECIFICATIONS

- STRUCTURAL NOTES:**
1. ALL BEAMS TO BE FLUSH UNLESS NOTED OTHERWISE.
 2. ALL LVL BEAMS TO BE LP 2.0E 2900Fb LVL (OR APPROVED EQUIVALENT) UNLESS NOTED OTHERWISE.
 3. ALL WINDOW / DOOR HEADERS TO BE FLUSH 1 - 1 3/4" X 11 7/8" LVL FASTENED TO THE 1 1/8" LSL RIM BOARD WITH (3) ROWS OF 3" LONG COMMON WIRE NAILS AT 12" O.C. SUPPORT THE ENDS OF THE HEADERS ON 2 - 2" X 6" BUILT-UP WOOD POSTS. ALL OTHER WINDOW HEADERS DO NOT REQUIRE FASTENING TO THE LSL RIM BOARD.
 4. Hxx.xx = BEAM HANGER RATED FOR xx.xx KIPS (FACTORED) CAPACITY.
 5. ALL ROOF FRAMING TO BE TRIFORCE 11 7/8" DEEP OJ315 O.W.W.J AT 16" O.C WITH MINIMUM 5/8" ROOF SHEATHING UNLESS NOTED OTHERWISE (THIS PLAN ONLY).
 6. P. ENG SEALED EWP FLOOR / ROOF SHOP DRAWINGS TO BE PROVIDED TO CENTRIC ENGINEERING CORPORATION FOR REVIEW PRIOR TO CONSTRUCTION.
 7. P. ENG SEALED STEEL SHOP DRAWINGS TO BE PROVIDED TO CENTRIC ENGINEERING CORPORATION FOR REVIEW PRIOR TO CONSTRUCTION.



NOTE:
 BATHROOM VANITY, BAR CABINETS AND MURPHY BED/DESK BY OWNERS DESIGNATED MILLWORK SUPPLIER

skinnerarchitects



The Sharp Residence
 32 Hill Street, Grand Bend, Ontario

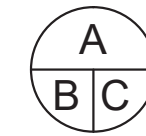
Third Floor Plan
 Roof Framing Plan

A2.05

copyright:

Skinner & Skinner Architects Inc.
482 Riverside Drive, London, Ontario, N6A 1R1
E: skinnerarchitects@mac.com, W: skinnerarchitects.com
All rights reserved. This work is protected under the copyright laws of Canada. This work may not be reproduced, in whole or part, by any method, without the express written permission of the copyright holder.

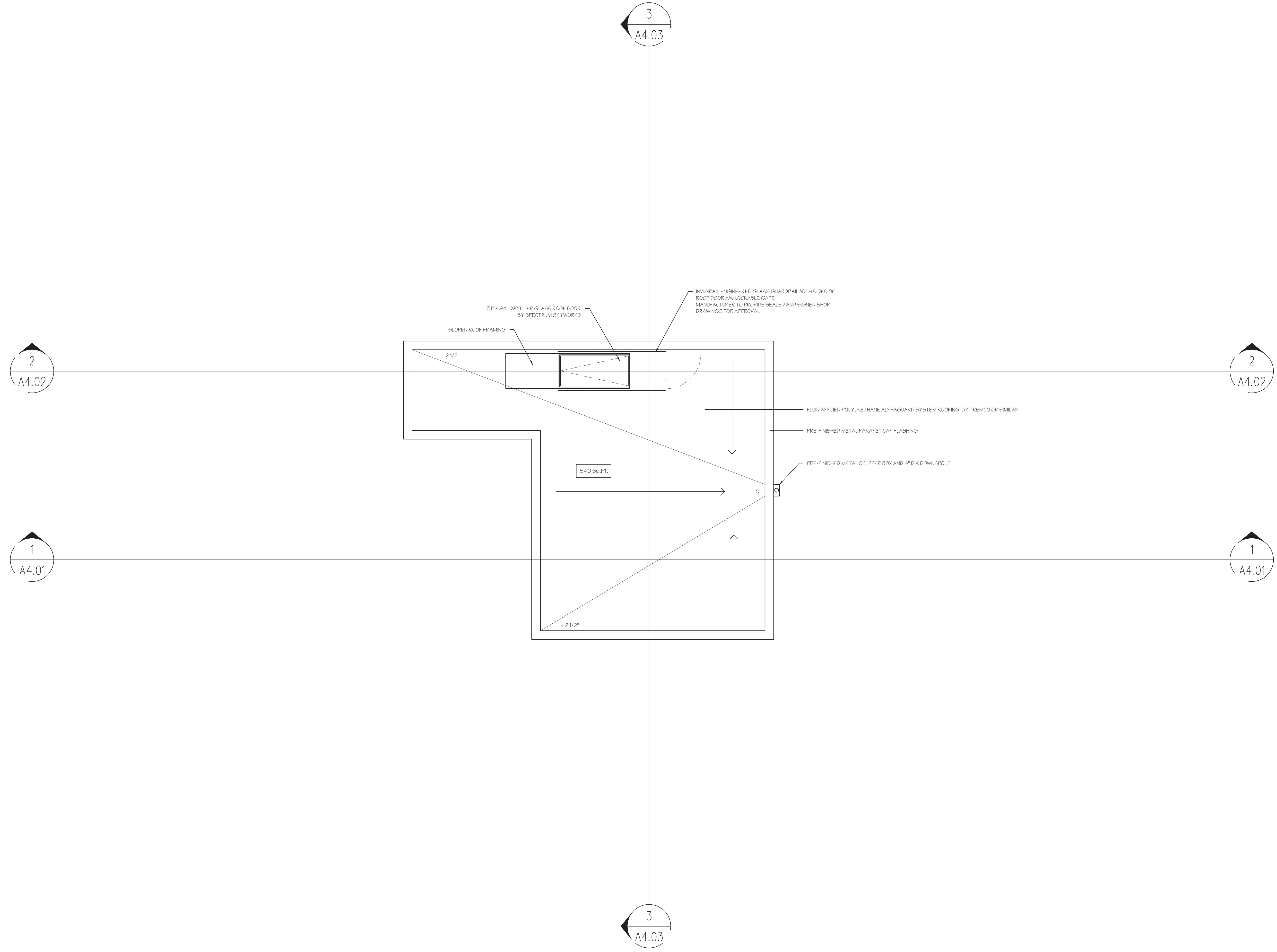
Contractors: to complete work in accordance with the latest edition of the Ontario Building Code, and all applicable Municipal, Provincial, and Federal laws governing the project. Contractors shall verify all dimensions and report any discrepancy to the Architect before proceeding. Any variations during construction from the drawings must be reported to the Architect in writing for approval.



A. Detail number
B. Location sheet
C. Detail Sheet



Drawn by: T. Pittom
Scale: 1/4" = 1'-0"
Issue 1: 75% Review 10/02/20
Issue 2: 95% Review 2/03/20
Issue 3: For Permit 13/03/20



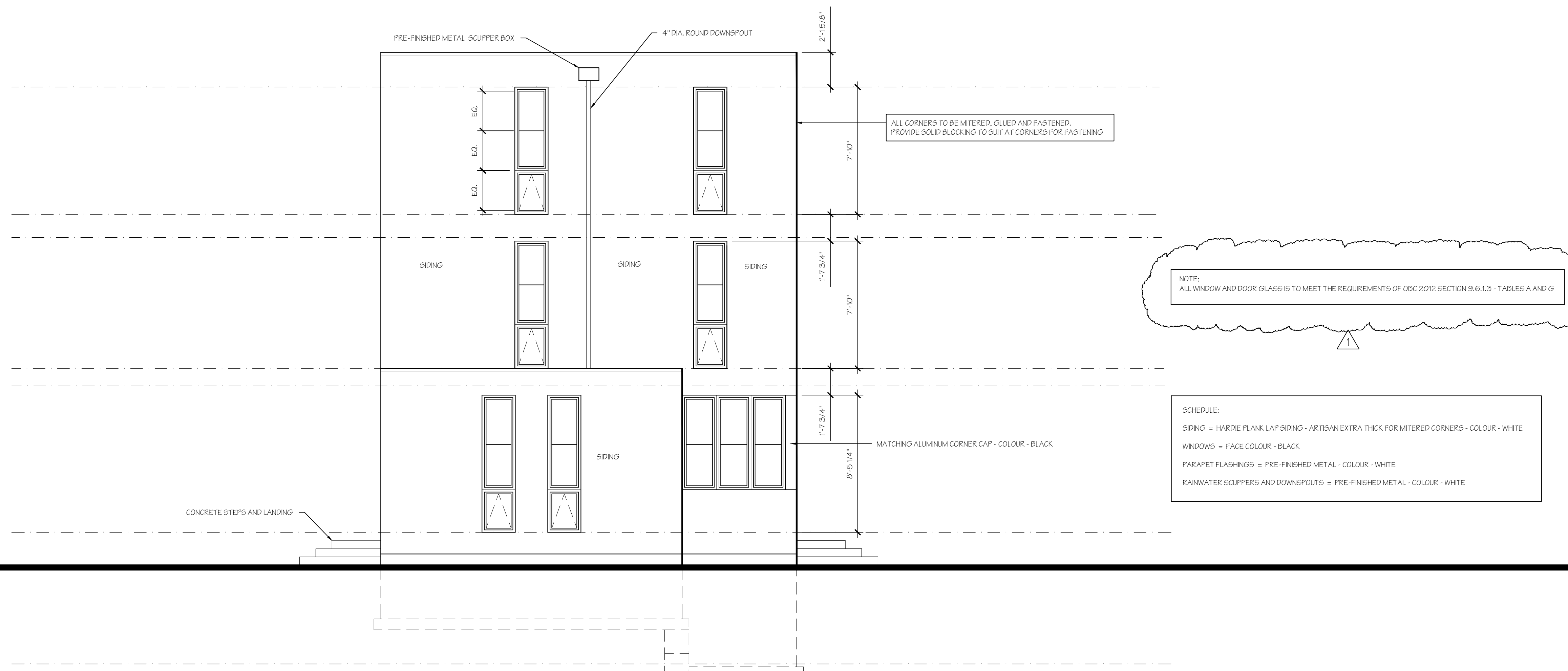
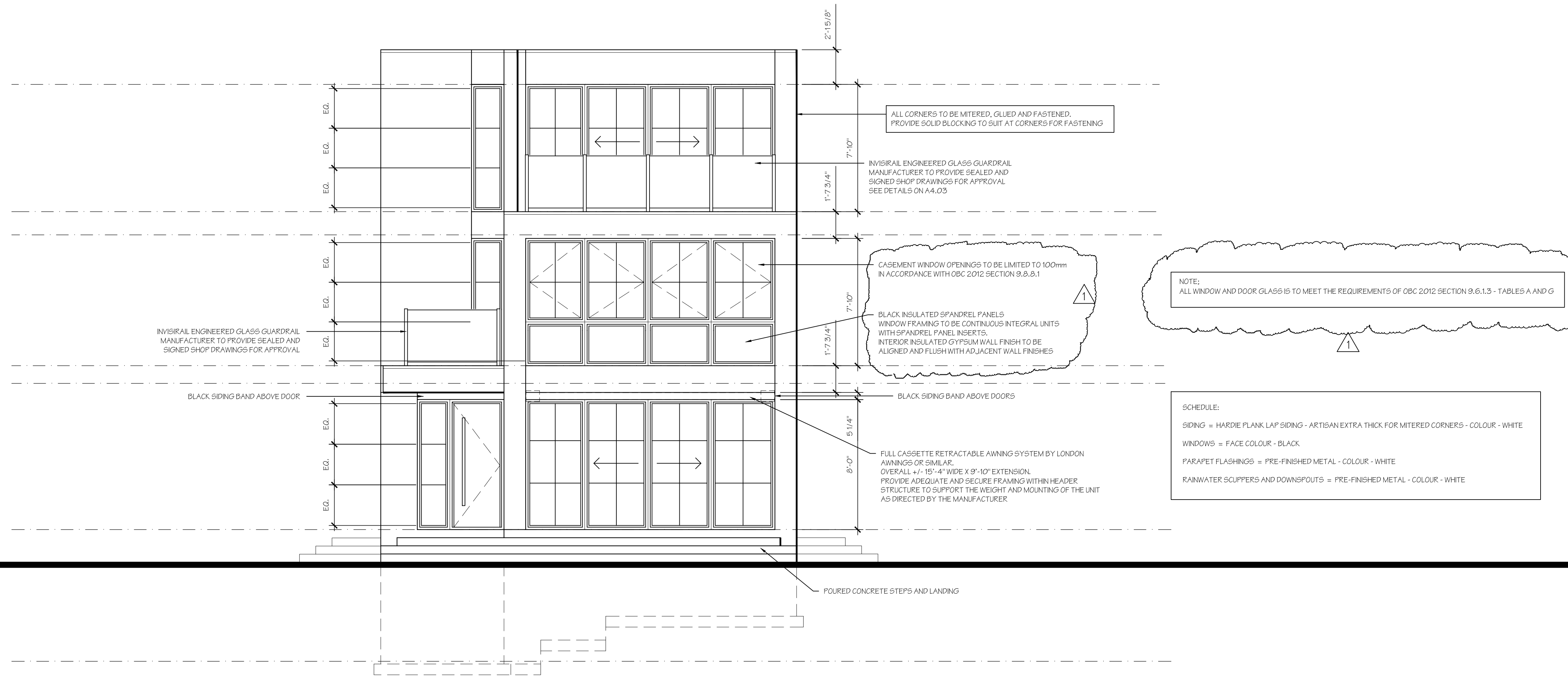
skinnerarchitects



The Sharp Residence
32 Hill Street, Grand Bend, Ontario

Roof Plan

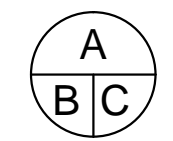
A2.06



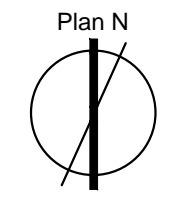
copyright:

Skinner & Skinner Architects Inc.
 482 Riverside Drive, London, Ontario, N6A 3K1
 E: skinnerarchitects@mac.com, W: skinnerarchitects.com
 All rights reserved. This work is protected under the copyright laws of Canada. This work may not be reproduced, in whole or part, by any method, without the express written permission of the copyright holder.

Contractors: to complete work in accordance with the latest edition of the Ontario Building Code, and all applicable Municipal, Provincial, and Federal laws governing the project. Contractors shall verify all dimensions and report any discrepancy to the Architect before proceeding. Any variations during construction from the drawings must be reported to the Architect in writing for approval.



A. Detail number
 B. Location sheet
 C. Detail Sheet



Drawn by: T. Pitton
 Scale: 1/4" = 1'-0"
 Issue 1: 75% Review 10/02/20
 Issue 2: 95% Review 2/03/20
 Issue 3: For Permit 13/03/20
 Issue 4: Revision 1 15/05/20

NOTE:
 ALL WINDOW AND DOOR GLASS IS TO MEET THE REQUIREMENTS OF OBC 2012 SECTION 9.6.1.3 - TABLES A AND G

SCHEDULE:
 SIDING = HARDIE PLANK LAP SIDING - ARTISAN EXTRA THICK FOR MITERED CORNERS - COLOUR - WHITE
 WINDOWS = FACE COLOUR - BLACK
 PARAPET FLASHINGS = PRE-FINISHED METAL - COLOUR - WHITE
 RAINWATER SCUPPERS AND DOWNSPOUTS = PRE-FINISHED METAL - COLOUR - WHITE

NOTE:
 ALL WINDOW AND DOOR GLASS IS TO MEET THE REQUIREMENTS OF OBC 2012 SECTION 9.6.1.3 - TABLES A AND G

SCHEDULE:
 SIDING = HARDIE PLANK LAP SIDING - ARTISAN EXTRA THICK FOR MITERED CORNERS - COLOUR - WHITE
 WINDOWS = FACE COLOUR - BLACK
 PARAPET FLASHINGS = PRE-FINISHED METAL - COLOUR - WHITE
 RAINWATER SCUPPERS AND DOWNSPOUTS = PRE-FINISHED METAL - COLOUR - WHITE

skinnerarchitects



The Sharp Residence
 32 Hill Street, Grand Bend, Ontario

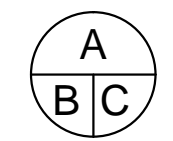
East Elevation
 West Elevation

A3.01

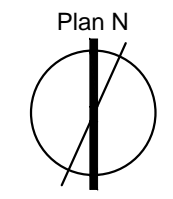
copyright:

Skinner & Skinner Architects Inc.
482 Riverside Drive, London, Ontario, N6A 3R7
E: skinnerarchitects@mac.com, W: skinnerarchitects.com
All rights reserved. This work is protected under the copyright laws of Canada. This work may not be reproduced, in whole or part, by any method, without the express written permission of the copyright holder.

Contractors: to complete work in accordance with the latest edition of the Ontario Building Code, and all applicable Municipal, Provincial, and Federal laws governing the project. Contractors shall verify all dimensions and report any discrepancy to the Architect before proceeding. Any variations during construction from the drawings must be reported to the Architect in writing for approval.

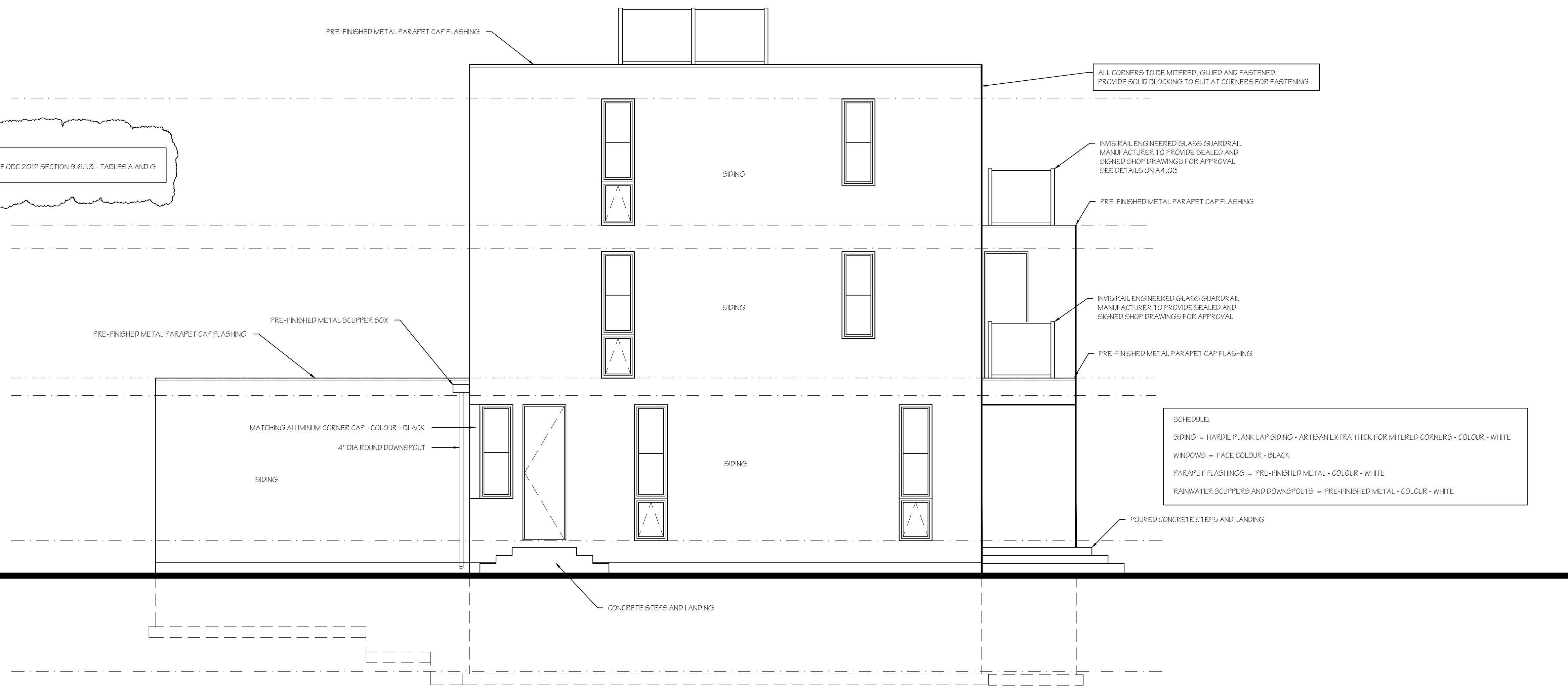


A. Detail number
B. Location sheet
C. Detail Sheet



Drawn by: T. Pittom
Scale: 1/4" = 1'-0"
Issue 1: 75% Review 10/02/20
Issue 2: 95% Review 2/03/20
Issue 3: For Permit 13/03/20
Issue 4: Revision 1 15/05/20

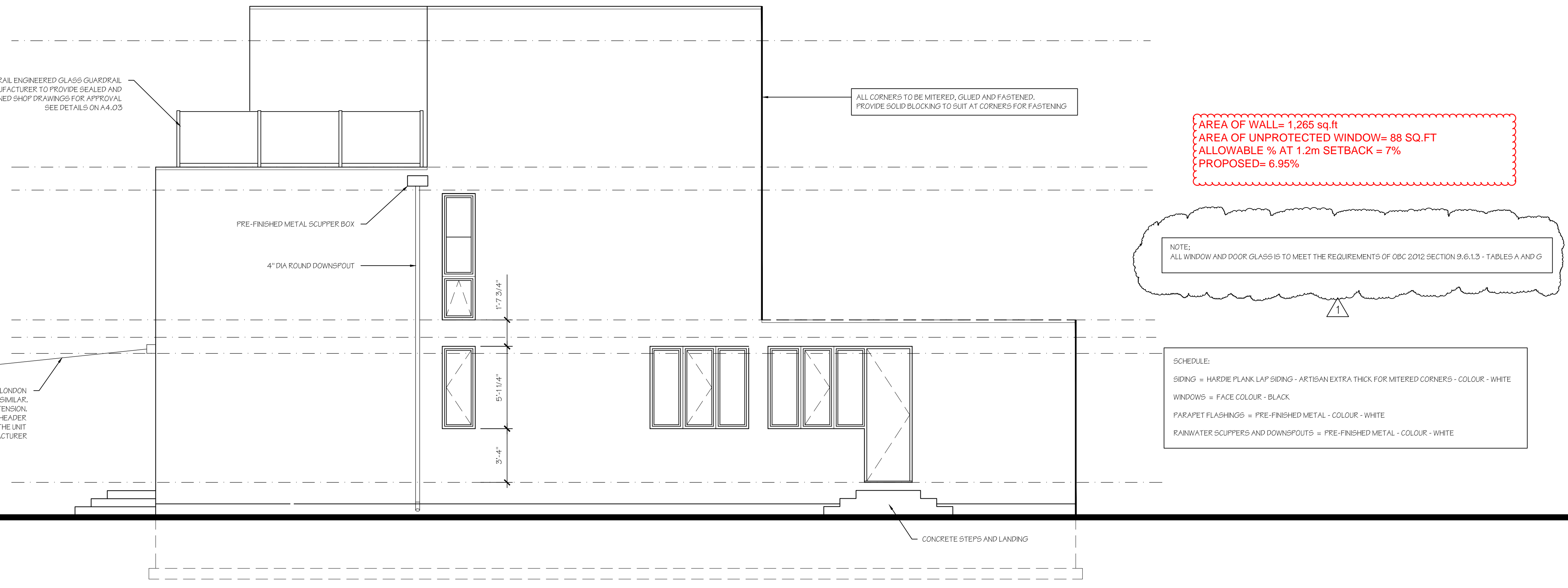
NOTE:
ALL WINDOW AND DOOR GLASS IS TO MEET THE REQUIREMENTS OF OBC 2012 SECTION 9.6.1.3 - TABLES A AND G



SCHEDULE:
SIDING = HARDIE PLANK LAP SIDING - ARTISAN EXTRA THICK FOR MITERED CORNERS - COLOUR - WHITE
WINDOWS = FACE COLOUR - BLACK
PARAPET FLASHINGS = PRE-FINISHED METAL - COLOUR - WHITE
RAINWATER SCUPPERS AND DOWNSPOUTS = PRE-FINISHED METAL - COLOUR - WHITE

AREA OF WALL= 1,265 sq.ft
AREA OF UNPROTECTED WINDOW= 88 SQ.FT
ALLOWABLE % AT 1.2m SETBACK = 7%
PROPOSED= 6.95%

NOTE:
ALL WINDOW AND DOOR GLASS IS TO MEET THE REQUIREMENTS OF OBC 2012 SECTION 9.6.1.3 - TABLES A AND G



SCHEDULE:
SIDING = HARDIE PLANK LAP SIDING - ARTISAN EXTRA THICK FOR MITERED CORNERS - COLOUR - WHITE
WINDOWS = FACE COLOUR - BLACK
PARAPET FLASHINGS = PRE-FINISHED METAL - COLOUR - WHITE
RAINWATER SCUPPERS AND DOWNSPOUTS = PRE-FINISHED METAL - COLOUR - WHITE

FULL CASSETTE RETRACTABLE AWNING SYSTEM BY LONDON AWNINGS OR SIMILAR.
OVERALL 1'-15\"/>

skinnerarchitects



The Sharp Residence
32 Hill Street, Grand Bend, Ontario

North Elevation
South Elevation

A3.02