THESE DRAWINGS ARE PROPERTY OF BAYVIEW DESIGN GROUP AND ARE TO BE USED ONLY FOR THE ADDRESS SHOWN IN THE TITLE BLOCK. ANY OTHER USE OF THESE DRAWINGS IS PROHIBITED. THESE DRAWINGS ARE NOT TO BE COPIED OR REPRODUCED WITHOUT PERMISSION OF BAYVIEW DESIGN GROUP.

GENERAL NOTES

* BAYVIEW DESIGN GROUP ASSUMES NO LIABILITY FOR WORK COMPLETED WHERE A BUILDING PERMIT IS REQUIRED BUT HASN'T BEEN OBTAINED.

1. DO NOT SCALE DRAWINGS.
2. THESE PLANS REMAIN PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. THESE DRAWINGS ARE TO BE USED FOR THE PROPERTY INDICATED IN THE TITLEBLOCK ONLY. OTHER USE IS PROHIBITED.
3. ALL WORK TO BE UNDERTAKEN IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, 2012 EDITION. ALL CODE REFERENCES REFER TO OBC 2012 DIVISION 'B'
4. CONTRACTOR TO VERIFY ALL SPECIFICATIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR REPORTING DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.
5. DESIGNER AND/OR ENGINEER SHALL BE NOTIFIED PRIOR TO POURING CONCRETE FOR VERIFICATION OF REBAR.
6. ALL WINDOW OPENINGS THAT EXCEED 48" WIDE SHALL HAVE 2-2X6 PLATES AT THE BOTTOM OF OPENING (TYPICAL UNO)
7. ADJUSTMENTS OR CHANGES MADE TO THESE DRAWINGS, FLOOR OR TRUSS LAYOUT, AND POINT LOADS SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION. BAYVIEW DESIGN GROUP SHALL BE NOTIFIED FOR FURTHER REVIEW AND APPROVAL.
8. ALL SHOP DRAWINGS AND ANY PRECAST UNITS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION.
9. REFER TO TRUSS DRAWINGS FOR CONNECTION DETAILS.
10. INSULATION VALUES TO COMPLY WITH SB-12, COMPLIANCE PACKAGE A1.
11. WHERE LOAD BEARING WALLS ARE NOT FINISHED WITH GYPSUM BOARD OR A SUITABLE INTERIOR FINISH, BLOCKING SHALL BE FASTENED TO THE STUDS @ 4'-0" O.C. AS PER OBC 9.23.10.2.(2)(f)
12. 5/8" SUBFLOOR SHEATHING TO BE GLUED AND SCREWED TO PRE-ENGINEERED JOISTS ON ALL LEVELS.
13. TYPICAL NON-BEARING PARTITION SHALL BE CONSTRUCTED OF 2X4 STUDS @ 16"O.C. W/ DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
14. REFER TO SHEETS A3 OR A4 FOR BATHROOM BLOCKING DETAILS, TO COMPLY WITH OBC 9.5.2.3 (TYPICAL TO ALL BATHROOMS)
15. ALL RIGID OR SPRAY FOAM INSULATION MUST BE PROTECTED WITH GYPSUM BOARD, TAPED AND MUDDED.
16. SPECIFIC LOCATION OF HYDRO METER TO BE VERIFIED BY UTILITY COMPANY.
17. ALL ELECTRICAL PANELS AND COMPONENTS TO COMPLY WITH OBC 9.34. AND ANY SPECIFIC REQUIREMENTS OF LOCAL UTILITY COMPANY.
18. ALL WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND WHICH ARE SUPPORTED ON CONCRETE, IN CONTACT WITH GROUND OR FILL SHALL BE SEPARATED FROM THE CONCRETE W/ MIN. 6MIL POLY OR TYPE 'S' ROLL ROOFING AS PER OBC 9.23.2.3 (1) & (2).
19. ALL WOOD POSTS TO PROVIDED AS INDICATED ON DRAWINGS.
20. FLOOR DRAINS TO BE LOCATED IN EVERY MECHANICAL ROOM, LOWER TERRACE, WINDOW WELL & LAUNDRY ROOM.
21. WINDOWS AND GLASS DOORS LESS THAN 24" ABOVE FINISHED FLOOR SHALL BE TEMPERED GLASS.
22. STRUCTURAL STEEL SHOP DRAWING REVIEW TO BE DONE BY BUILDER. BUILDER TO SITE-CONFIRM DIMENSIONS AS PER SHOP DRAWINGS PREPARED BY STEEL SUPPLIER.
23. IF DURING CONSTRUCTION, GROUND WATER OR SOIL CONDITIONS ARE FOUND TO BE NOT OF TYE TYPE USED IN THE DESIGN, THE DESIGN SHALL BE REASSESSED BY BAYVIEW DESIGN GROUP.

ZONE 1 - COMPLIANCE PACKAGE FOR SPACE HEATING EQUIPMENT
WITH AFUE > 90% - COMPLIANCE PACKAGE A3

CEILING WITH ATTIC SPACE - R60
CEILING WITHOUT ATTIC SPACE - R31
EXPOSED FLOOR - R31
WALLS ABOVE GRADE - 19+5c.
BASEMENT WALLS - 12+5c.
HEATED SLAB - R10
EDGE OF SLAB LESS THAN 600mm BELOW GRADE - R10
WINDOWS AND LIGHT-IN-LIVING GLASS DOORS - ENERGY RATING 25
SKYLIGHTS AND LIGHTS - 0.55
SPACE HEATING EQUIPMENT MIN AFUE - 94%
HRV MIN SRE - 70%
DOMESTIC WATER HEATER MIN EF - 0.80

GUARD AND HANDRAIL NOTES

TYPICAL RAILING AND GUARD HEIGHTS
(AS PER OBC 9.8 AND SB-7)

1. INTERIOR GUARD RAILS AND HANDRAILS SHALL BE MIN. 30" A.F.F.
2. EXTERIOR GUARD RAILS AND HANDRAILS SHALL BE MIN. 36" IF DROP IS LESS THAN 6'-0"
3. EXTERIOR GUARD RAILS AND HANDRAILS SHALL BE MIN. 42" IF DROP IS GREATER THAN 6'-0"

KITCHEN NOTES

9.10.21.3. HORIZONTAL CLEARANCES
(1) EXCEPT FOR PROVISIONS IN SENTENCES (2) AND (3), COMBUSTIBLE WALL FRAMING, FINISHES OR CABINETS WITHIN 450 MM (17½ IN) OF THE AREA WHERE THE RANGE IS TO BE LOCATED SHALL BE PROTECTED ABOVE THE LEVEL OF THE HEATING ELEMENTS BY MATERIAL PROVIDING FIRE RESISTANCE NOT LESS THAN THAT OF A 9.5 MM (3 IN) THICKNESS OF GYPSUM BOARD.
(2) COUNTER-TOP SPLASH BOARDS OR BACK PLATES WHICH EXTEND ABOVE THE LEVEL OF THE HEATING ELEMENTS NEED NOT BE PROTECTED AS DESCRIBED IN SENTENCE (1).
(3) WALL FRAMING, FINISHES OR CABINETRY LOCATED NOT LESS THAN 450 MM (17½ IN) ABOVE THE LEVEL OF THE HEATING ELEMENTS NEED NOT BE PROTECTED AS DESCRIBED IN SENTENCE (1).

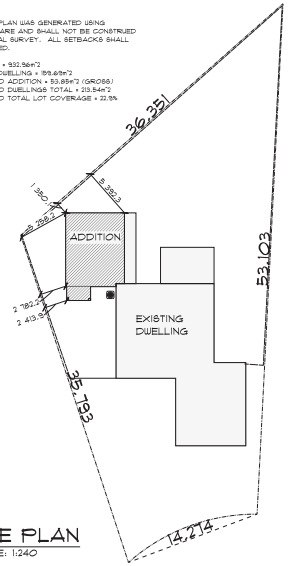
STAIRS
Maximum Rise 7 7/8"
Minimum Rise 5"
Maximum Run 14"
Minimum Run 10"
Minimum Tread (run + nosing) 11"
Minimum Head Room 6' + 3/4"
Minimum Width 2'-10"

NOTE:
PRE-ENGINEERED ITEMS (ROOF TRUSSES AND LAYOUT, FLOOR LAYOUT AND BEAMS) TO BE SUBMITTED TO AND APPROVED BY BAYVIEW DESIGN GROUP PRIOR TO CONSTRUCTION.
THE SUBMITTED SHOP DRAWINGS MUST BE FOLLOWED THROUGH-OUT CONSTRUCTION. ANY CHANGES FROM THESE SHOP DRAWINGS MUST BE APPROVED IN WRITING BY BAYVIEW DESIGN GROUP AND THE MUNICIPALITY PRIOR TO THE CHANGE BEING MADE.

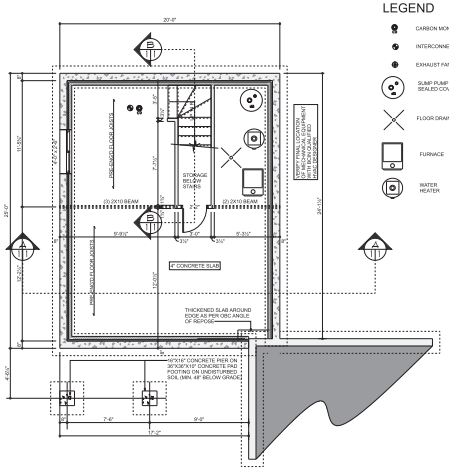
VERIFY FINAL LOCATION OF MECHANICAL EQUIPMENT WITH BCIN QUALIFIED HVAC DESIGNER

NOTE:
THIS SITE PLAN WAS GENERATED USING GIS SOFTWARE AND SHALL NOT BE CONSTRUED AS A LEGAL SURVEY. ALL SETBACKS SHALL BE VERIFIED.

LOT AREA = 932.56m^2
EXISTING DWELLING = 159.67m^2
PROPOSED ADDITION = 59.85m^2 (GROSS)
PROPOSED DWELLINGS TOTAL = 219.54m^2
PROPOSED TOTAL LOT COVERAGE = 23.5%

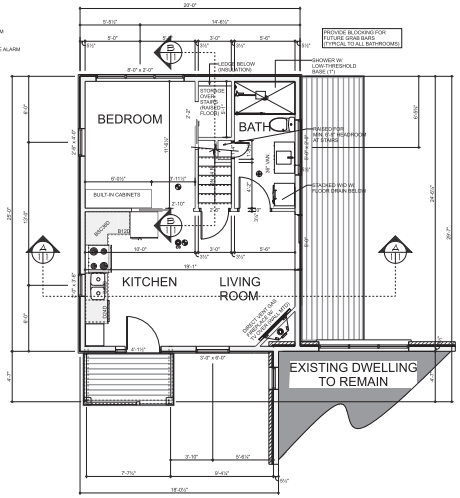


SITE PLAN
SCALE: 1:240



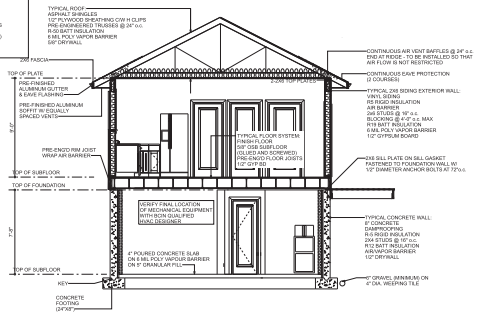
BASEMENT
SCALE: 3/16" = 1'-0"

LEGEND
- CARBON MONOXIDE ALARM
- INTERCONNECTED SMOKE ALARM
- EXHAUST FAN
- SUMP PUMP W/ SEALED COVER
- FLOOR DRAIN
- FURNACE
- WATER HEATER

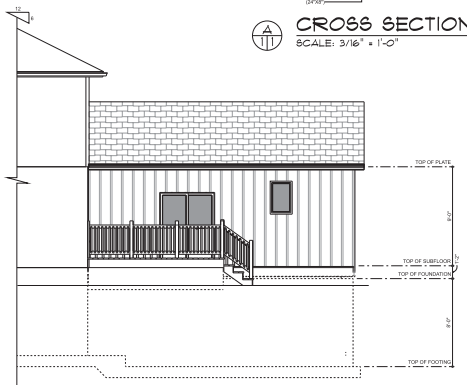


MAIN FLOOR PROPOSED
SCALE: 3/16" = 1'-0"

CROSS SECTION B
SCALE: 3/16" = 1'-0"



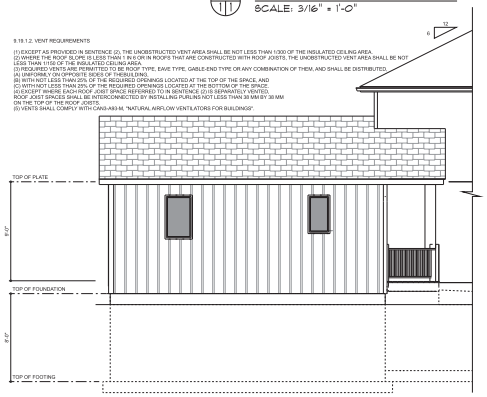
CROSS SECTION A
SCALE: 3/16" = 1'-0"



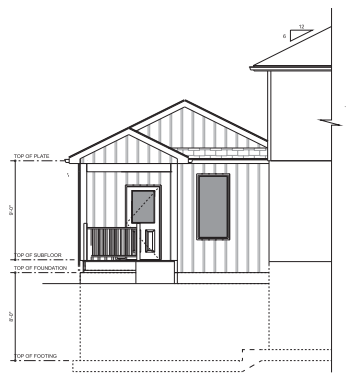
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

9.18.1.2. VENT REQUIREMENTS

(1) EXCEPT AS PROVIDED IN SENTENCE (2), THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
(2) WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.
(3) REQUIRED VENTS ARE PERMITTED TO BE ROOF TYPE, EAVE TYPE, GABLE-END TYPE OR ANY COMBINATION OF THEM, AND SHALL BE DISTRIBUTED:
(a) UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING
(b) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE, AND
(c) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
(d) EXCEPT WHERE EACH ROOF JOIST SPACE REFERRED TO IN SENTENCE (2) IS SEPARATELY VENTED, ROOF JOIST SPACES SHALL BE INTERCONNECTED BY INSTALLING PURLINS NOT LESS THAN 38 MM BY 38 MM ON THE TOP OF THE ROOF JOISTS.
(5) VENTS SHALL COMPLY WITH CGSB-A93-M, "NATURAL AIRFLOW VENTILATORS FOR BUILDINGS".



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

REAR ELEVATION
SCALE: 3/16" = 1'-0"

No.	Date	Description
.	.	.

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CLIENT / PROJECT INFORMATION:
25204 - Simmons Residence
490 Petersen Avenue
Strathroy, ON
for variance

MAIN FLOOR PLAN

May 13, 2025
SCALE: As Noted
DRAWN BY: Harrison (Ted) Loxton
ISSUED FOR: for variance

PROJECT NUMBER
25204

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