



:: KENNELLY RESIDENCE ADDITION ::  
 ::130 ARTHUR STREET - KOMOKA::



drawings to be considered preliminary until signed by harrison loxton

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CLIENT / PROJECT INFORMATION:  
 22104 - Sean Kennelly  
 130 Arthur Street  
 Komoka, ON

COVER SHEET  
 December 7, 2022  
 SCALE: As Noted  
 DRAWN BY: HARRISON (TED) LOXTON  
 ISSUED FOR:

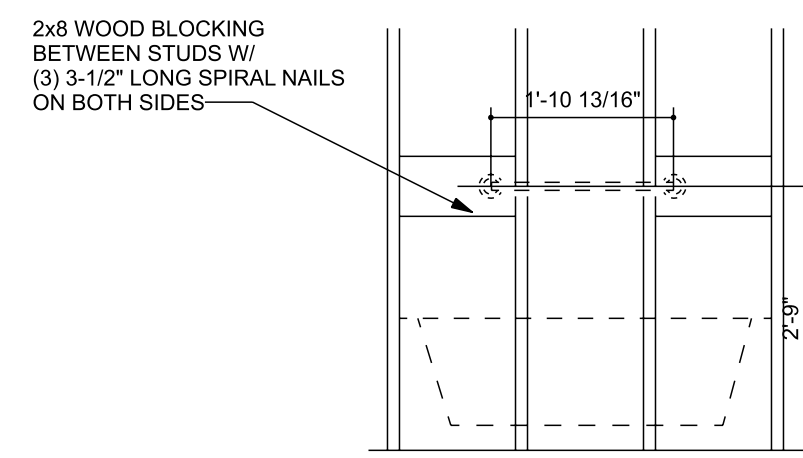
PROJECT NUMBER

**22104**

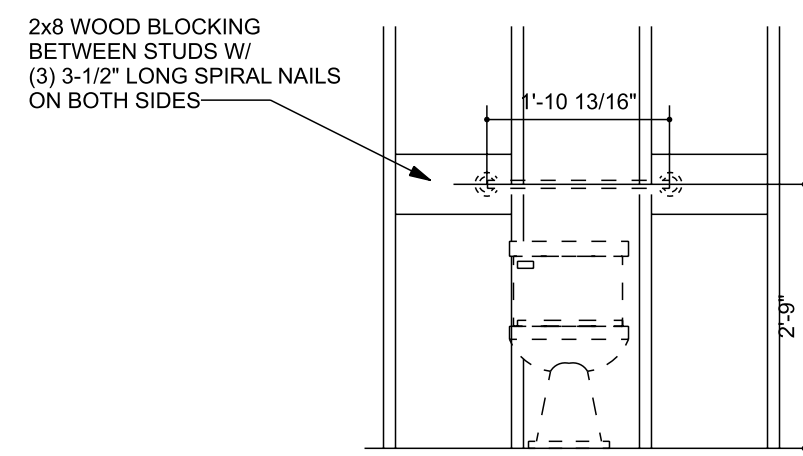
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**GENERAL NOTES**

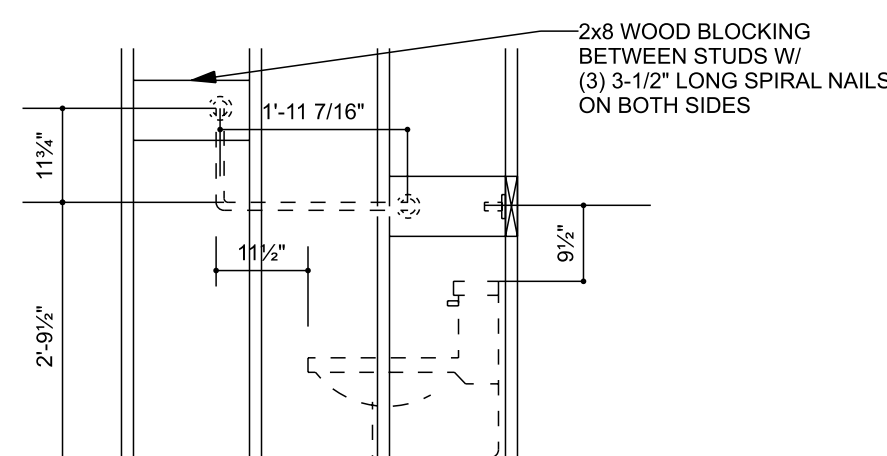
- \*BAYVIEW DESIGN GROUP ASSUMES NO LIABILITY FOR WORK COMPLETED WHERE A BUILDING PERMIT IS REQUIRED BUT HAS NOT BEEN OBTAINED.
- 1. DO NOT SCALE DRAWINGS.
- 2. THESE PLANS REMAIN PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. THESE DRAWINGS ARE TO BE USED FOR THE PROPERTY INDICATED IN THE TITLE BLOCK 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 2X6 PLATES AT THE BOTTOM OF OPENING (TYPICAL SIZES).
- 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 9.2.3.10.2 (2/5).
- 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. ALL 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 MUDDERED.
- 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 BY 2" MIN. POLY OR TYPE '3' ROLL ROOFING AS PER OBC 9.2.3.2.3 (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 THE TYPE USED IN THE DESIGN, THE DESIGN SHALL BE REASSESSED BY BAYVIEW DESIGN GROUP.



SHOWER / TUB WALL SIDE ELEVATION  
NOT TO SCALE



W.C. FRONT ELEVATION  
NOT TO SCALE



W.C. SIDE ELEVATION  
NOT TO SCALE

**BATHROOM BLOCKING DETAIL**  
SCALE: 1/2" = 1'-0"

**KITCHEN NOTES**

- 9.10.2.1.3. HORIZONTAL CLEARANCES
- (1) EXCEPT AS PROVIDED IN SENTENCES (2) AND (3), COMBUSTIBLE WALL FRAMING, FINISHES OR CABINETS WITH 450 MM (17 3/4") IN 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 3/8" MIN. (9.5 MM) 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) EXCEPT FOR CABINETS DESCRIBED IN ARTICLE 9.10.2.2, CABINETS LOCATED NOT LESS THAN 450 MM (17 3/4") ABOVE THE LEVEL OF THE HEATING ELEMENTS NEED NOT BE PROTECTED AS DESCRIBED IN SENTENCE (1).

9.9.3.4.2. LOCATION OF CARBON MONOXIDE ALARMS

- (1) WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE.
- (2) WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SERVICE ROOM THAT IS NOT IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM AND (B) IN THE SERVICE ROOM.
- (3) WHERE A STORAGE GARAGE IS LOCATED IN A BUILDING CONTAINING A RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE STORAGE GARAGE.
- (4) WHERE A STORAGE GARAGE SERVES ONLY THE DWELLING UNIT TO WHICH IT IS ATTACHED OR BUILT IN, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE DWELLING UNIT.
- (5) A CARBON MONOXIDE ALARM SHALL BE MECHANICALLY FIXED.
- (6) IN THE ABSENCE OF THE MANUFACTURER'S RECOMMENDED HEIGHT OR (B) IN THE ABSENCE OF SPECIFIC INSTRUCTIONS, ON OR NEAR THE CEILING.

9.13.2.1. DAMPROOFING

- (1) EXCEPT AS PROVIDED IN ARTICLE 9.13.3.1, WHERE 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 DAMPROOFED.
- (2) EXCEPT AS PROVIDED IN SENTENCE (3) AND ARTICLE 9.13.3.1, FLOORS ON-GROUND SHALL BE DAMPROOFED.
- (3) FLOORS IN GARAGES, FLOORS IN UNENCLOSED PORTIONS OF BUILDINGS AND FLOORS INSTALLED OVER GRANULAR FILL IN CONFORMANCE WITH ARTICLE 9.18.2.1 NEED NOT BE DAMPROOFED.
- (4) DAMPROOFING IN SENTENCE (1) IS NOT REQUIRED WHERE THE EXTERIOR SURFACES OF FOUNDATION WALLS BELOW GROUND LEVEL ARE WATERPROOFED.

9.13.2.5. APPLICATION OF DAMPROOFING MATERIAL

- (1) DAMPROOFING MATERIAL SHALL BE APPLIED OVER THE PAVING OR CONCRETE BELOW GROUND LEVEL.

**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. 36" 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".

OBC 9.6.1.4. TYPES OF GLASS AND PROTECTION OF GLASS

- (1) GLASS SIDELIGHTS GREATER THAN 500 MM WIDE THAT COULD BE MISTAKEN FOR DOORS, GLASS IN STORM DOORS AND GLASS IN SLIDING DOORS WITHIN OR AT EVERY ENTRANCE TO A DWELLING UNIT AND IN PUBLIC AREAS SHALL BE:
- (A) SAFETY GLASS OF THE TEMPERED OR LAMINATED TYPE CONFORMING TO CANCQSB-12.1-M, "TEMPERED OR LAMINATED SAFETY GLASS"; OR
- (B) WIRED GLASS CONFORMING TO CANCQSB-12.11-M.

- (2) EXCEPT AS PROVIDED IN SENTENCE (4), GLASS IN ENTRANCE DOORS TO DWELLING UNITS AND IN PUBLIC AREAS, OTHER THAN THE ENTRANCE DOORS DESCRIBED IN SENTENCE (1), SHALL BE SAFETY GLASS OR WIRED GLASS OF THE TYPE DESCRIBED IN SENTENCE (1) WHERE THE GLASS AREA EXCEEDS 0.5 M<sup>2</sup> AND EXTENDS TO LESS THAN 900 MM FROM THE BOTTOM OF THE DOOR.

- (3) EXCEPT AS PROVIDED IN SENTENCE (4), TRANSPARENT PANELS THAT COULD BE MISTAKEN AS A MEANS OF EGRESS SHALL BE PROTECTED BY BARRIERS OR RAILINGS.

- (4) N/A
- (5) N/A
- (6) GLASS, OTHER THAN SAFETY GLASS, SHALL NOT BE USED FOR A SHOWER OR BATHTUB ENCLOSURE.

ZONE 1 - COMPLIANCE PACKAGE FOR SPACE HEATING EQUIPMENT WITH AFUE ≥ 92% - COMPLIANCE PACKAGE A5

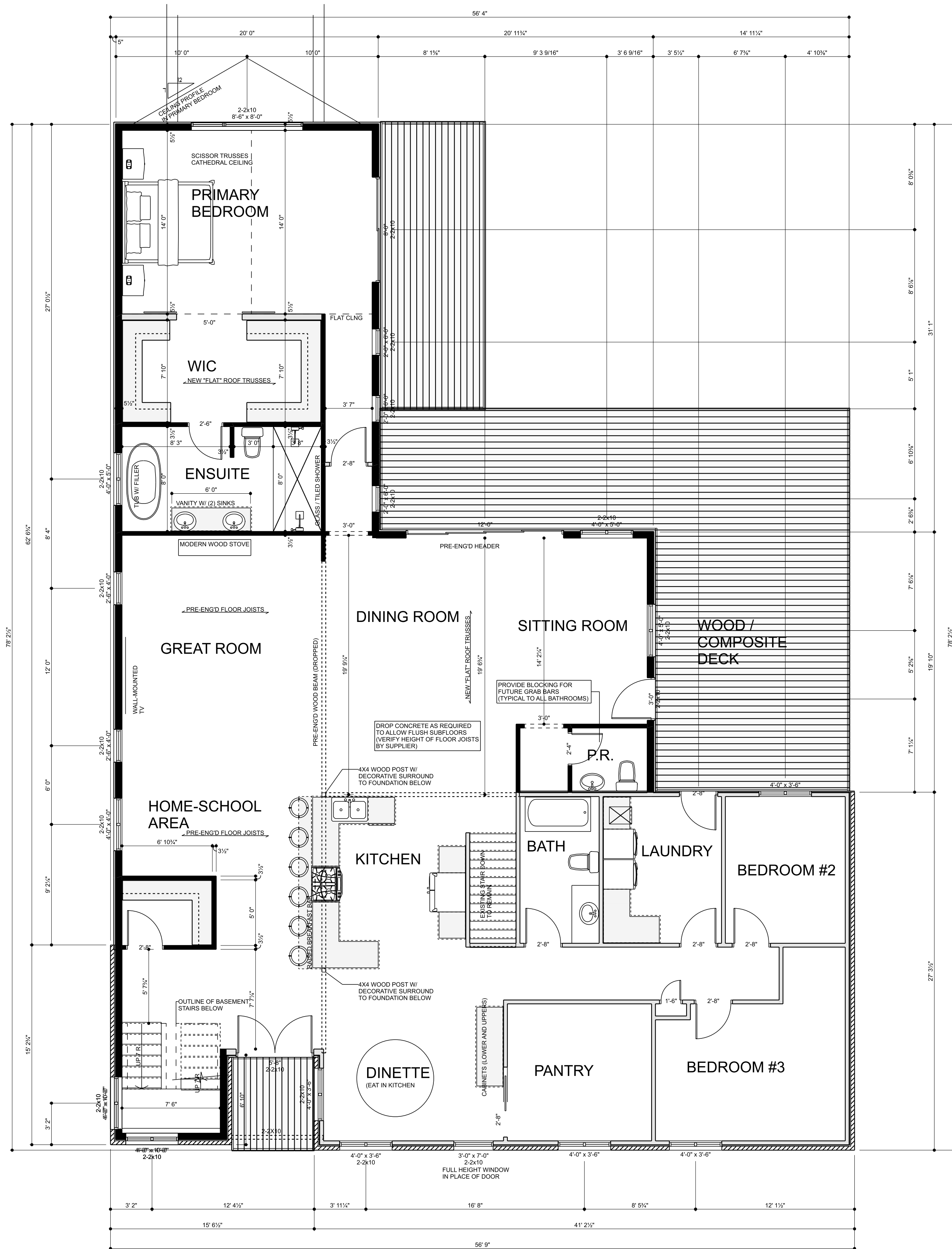
- CEILING WITH ATTIC SPACE - R50
- CEILING WITHOUT ATTIC SPACE - R31
- EXPOSED FLOOR - R35
- WALLS ABOVE GRADE - R19-c1
- BASEMENT WALLS - R19-c1
- HEATED SLAB - R10
- EDGE OF SLAB LESS THAN 600mm BELOW GRADE - R10
- WINDOWS AND SLIDING GLASS DOORS - ENERGY RATINGS 25
- SHUTTERS MAX U - 0.45
- SPACE HEATING EQUIPMENT MIN AFUE - 94%
- HV MIN. EFF. - 10%
- DOMESTIC WATER HEATER MIN EF - 0.80

9.19.1.2. 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, EAVER 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.
- (4) 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 (1 1/2") ON THE TOP OF THE ROOF JOISTS.
- (5) VENTS SHALL COMPLY WITH CAN3-A93-M, "NATURAL AIRFLOW VENTILATORS FOR BUILDINGS".

9.22.10.2. Installation of wood stoves

- (1) The installation of fireplace inserts and hearth mounted stoves vented through the throat of a fireplace shall conform to CSA B365, "Installation Code for Solid-Fuel-Burning Appliances and Equipment".
- (2) Fireplace inserts and hearth mounted stoves vented through the throat of a fireplace described in Sentence (1) may be installed in masonry fireplaces only if a minimum thickness of 150 mm of solid masonry is provided between the smoke chamber and any existing combustible materials, unless the insert is listed for lesser clearances.
- (3) A fireplace insert installed in a masonry fireplace shall have: (a) a flue collar installed in a masonry chimney; (b) a direct sealed connection to the chimney flue where such provision is part of an insert conforming to Sentence 9.22.10.1.1.



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



drawings to be considered preliminary until signed by harrison loxton

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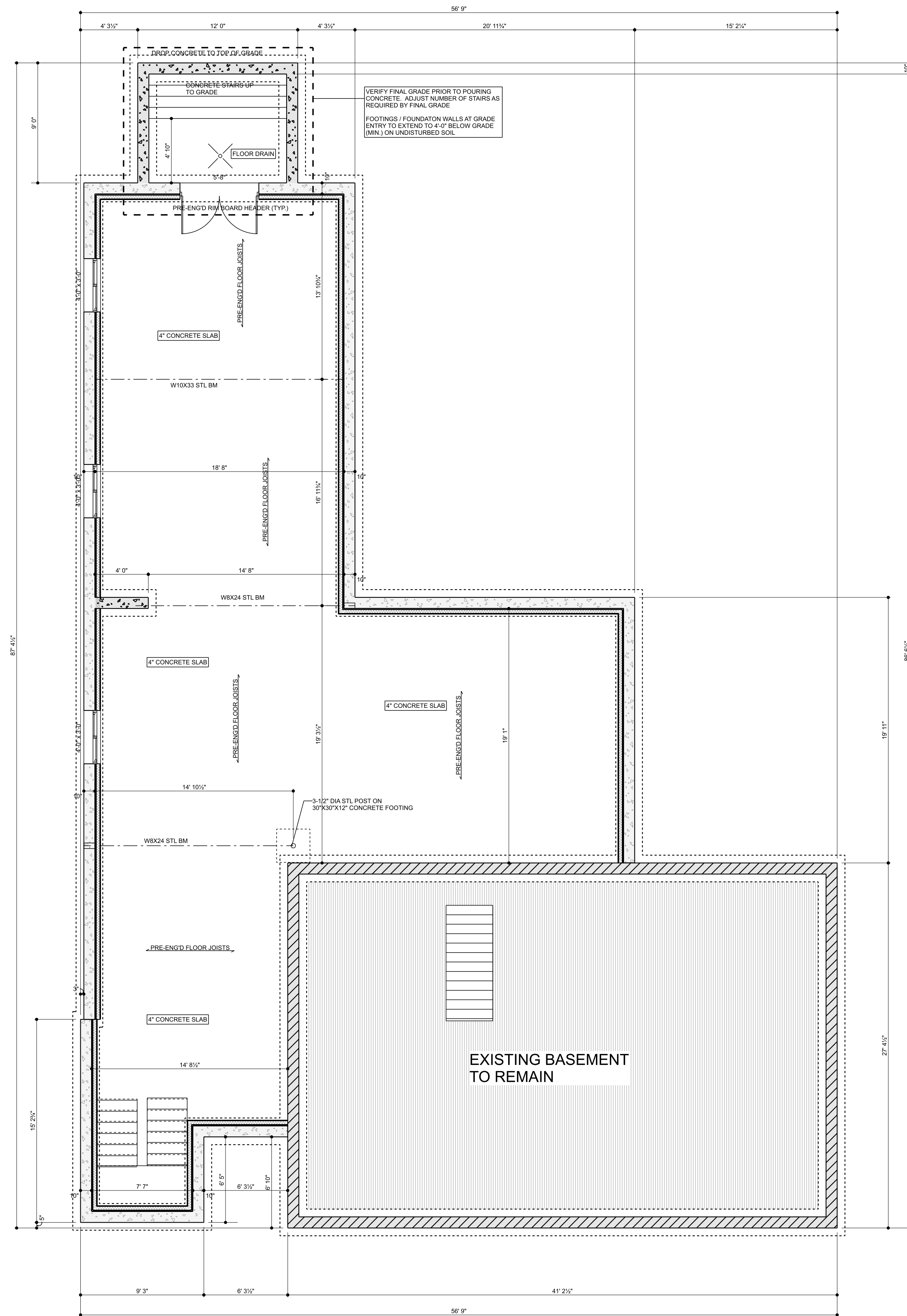
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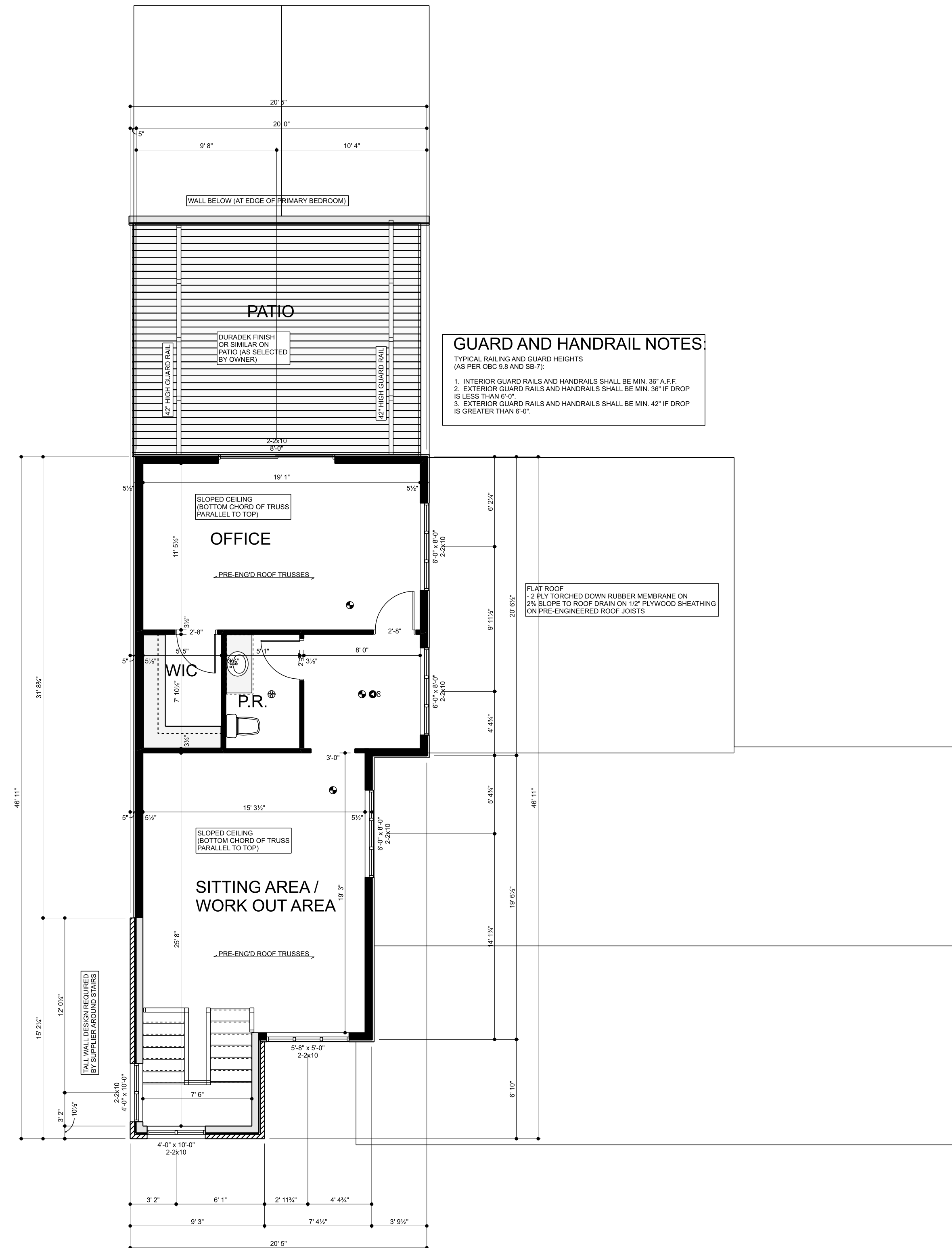
CLIENT / PROJECT INFORMATION:  
22104 - Sean Kennedy  
130 Arthur Street  
Komoka, ON

MAIN FLOOR PLAN  
December 7, 2022  
SCALE: As Noted  
DRAWN BY: HARRISON (TED) LOXTON  
ISSUED FOR:

PROJECT NUMBER  
**22104**



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



**UPPER FLOOR**  
SCALE: 3/16" = 1'-0"



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CLIENT / PROJECT INFORMATION:  
22104 - Sean Kennedy  
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Koroaka, ON

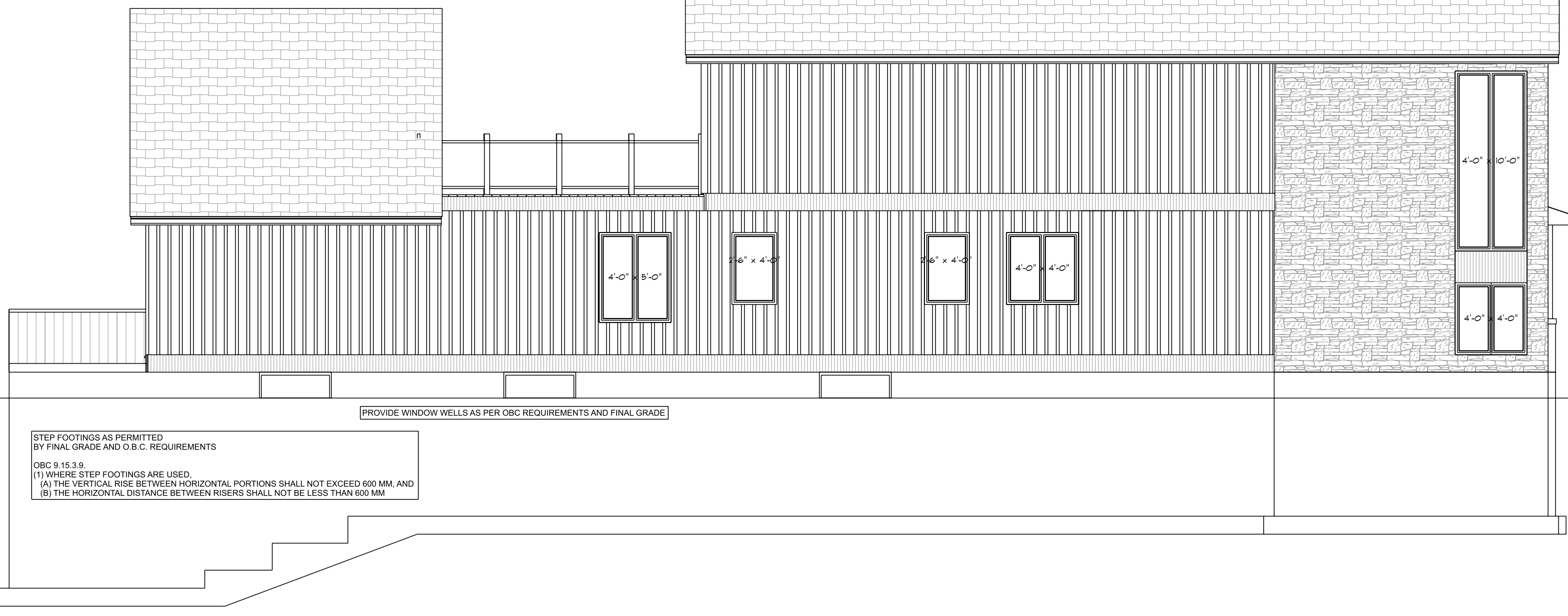
FOUNDATION AND UPPER  
December 7, 2022  
SCALE: 3/16" = 1'-0"  
DRAWN BY: HARRISON (TED) LOXTON  
ISSUED FOR:

PROJECT NUMBER

**22104**

9.19.1.2. VENT REQUIREMENTS

- (1) EXCEPT AS PROVIDED IN SENTENCE (2), THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/200 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 1/100 OF THE INSULATED CEILING AREA.
- (3) REQUIRED VENTS ARE PERMITTED TO BE ROOF TYPE, EAWE TYPE, GABLE-END TYPE OR ANY COMBINATION OF THEM, AND SHALL BE DISTRIBUTED.
- (4) UNOBSTRUCTED VENTS ON OPPOSITE SIDES OF THE BUILDING.
- (5) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE, AND
- (6) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.
- (7) 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.
- (8) VENTS SHALL COMPLY WITH CAN3-485-M, "NATURAL AIRFLOW VENTILATORS FOR BUILDINGS".



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



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



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



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

**OBC 9.6.1.4. TYPES OF GLASS AND PROTECTION OF GLASS**  
 (1) GLASS SIDELIGHTS GREATER THAN 500 MM WIDE THAT COULD BE MISTAKEN FOR DOORS, GLASS IN STORM DOORS AND GLASS IN SLIDING DOORS WITHIN OR AT EVERY ENTRANCE TO A DWELLING UNIT AND IN PUBLIC AREAS SHALL BE:  
 (A) SAFETY GLASS OF THE TEMPERED OR LAMINATED TYPE CONFORMING TO CANC558-12.1-M, "TEMPERED OR LAMINATED SAFETY GLASS"; OR  
 (B) WIRED GLASS CONFORMING TO CANC558-12.11-M.  
 (2) EXCEPT AS PROVIDED IN SENTENCE (1), GLASS IN ENTRANCE DOORS TO DWELLING UNITS AND IN PUBLIC AREAS, OTHER THAN THE ENTRANCE DOORS DESCRIBED IN SENTENCE (1), SHALL BE SAFETY GLASS OR WIRED GLASS OF THE TYPE DESCRIBED IN SENTENCE (1) WHERE THE GLASS AREA EXCEEDS 0.5 M<sup>2</sup> AND EXTENDS TO LESS THAN 900 MM FROM THE BOTTOM OF THE DOOR.  
 (3) EXCEPT AS PROVIDED IN SENTENCE (1), TRANSPARENT PANELS THAT COULD BE MISTAKEN AS MEANS OF EGRESS SHALL BE PROTECTED BY BARRIERS OR RAILINGS.  
 (4) NA  
 (5) NA  
 (6) GLASS, OTHER THAN SAFETY GLASS, SHALL NOT BE USED FOR A SHOWER OR BATHTUB ENCLOSURE.

**GUARD AND HANDRAIL NOTES:**  
 TYPICAL RAILING AND GUARD HEIGHTS (AS PER OBC 9.8 AND 9B-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".

**FLASHING**  
 9.26.4.1. REQUIRED FLASHING AT INTERSECTIONS  
 (1) EXCEPT WHERE THE OMISSION WILL NOT ADVERSELY AFFECT ADJACENT SUPPORTED OR SUPPORTING ELEMENTS, FLASHING SHALL BE INSTALLED AT JUNCTIONS BETWEEN ROOFS AND:  
 (A) WALLS THAT RISE ABOVE THE ROOF, AND  
 (B) GUARDS THAT ARE CONNECTED TO THE ROOF BY OTHER THAN POCKETS OR POSTS.  
 9.26.4.2. MATERIALS  
 (1) SHEET METAL FLASHING SHALL CONSIST OF NOT LESS THAN:  
 (A) 1.2 MM THICK SHEET LEAD,  
 (B) 0.33 MM THICK GALVANIZED STEEL,  
 (C) 0.33 MM THICK COPPER,  
 (D) 0.33 MM THICK ZINC, OR  
 (E) 0.45 MM THICK ALUMINUM.  
 9.26.4.3. VALLEY FLASHING  
 (1) WHERE SLOPING SURFACES OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED.  
 (2) VALLEY FLASHING SHALL BE INSTALLED OVER CONTINUOUS SHEATHING.  
 (3) CLOSED VALLEYS SHALL NOT BE USED WITH ROOF SHINGLES OR SLOPES OF LESS THAN 1 IN 12.  
 (4) CLOSED VALLEY FLASHING SHALL CONSIST OF SHEET METAL, SELF SEALING COMPOSITE MEMBRANES CONSISTING OF POLYETHYLENE AND BITUMINOUS MATERIAL, OR ONE LAYER OF EITHER TYPE 3 SMOOTH SURFACE ROLL ROOFING OR TYPE 1 MINERAL SURFACE ROLL ROOFING (MINERAL SURFACE DOWN) NOT LESS THAN 900 MM WIDE, AND NAILS SHALL NOT PENETRATE THE FLASHING WITHIN 75 MM OF ITS EDGE OR 124 MM OF THE BOTTOM OF THE VALLEY CENTRELINE.  
 (5) OPEN VALLEYS SHALL BE FLASHED WITH:  
 (A) AT LEAST ONE LAYER OF SHEET METAL, NOT LESS THAN 600 MM WIDE, OR  
 (B) NO FEWER THAN TWO LAYERS OF ROLL ROOFING.  
 (6) THE BOTTOM LAYER OF ROOFING REQUIRED IN SENTENCE (4) SHALL CONSIST OF NOT LESS THAN TYPE 3 SMOOTH ROLL ROOFING OR TYPE 1 MINERAL SURFACE ROLL ROOFING (MINERAL SURFACE DOWN) NOT LESS THAN 402 MM WIDE, CENTRED IN THE VALLEY AND FASTENED WITH NAILS SPACED NOT MORE THAN 450 MM O.C. LOCATED 25 MM AWAY FROM THE EDGES.  
 (7) THE TOP LAYER OF ROOFING REQUIRED IN SENTENCE (4) SHALL CONSIST OF NOT LESS THAN TYPE 1 MINERAL SURFACE ROLL ROOFING (MINERAL SURFACE UP), 914 MM WIDE, CENTRED IN THE VALLEY, APPLIED OVER A 100 MM WIDE STRIP OF CEMENT ALONG EACH EDGE OF THE BOTTOM LAYER, AND FASTENED WITH A SUFFICIENT NUMBER OF NAILS TO HOLD IT IN PLACE UNTIL THE SHINGLES ARE APPLIED.

9.26.5.1. REQUIRED EAVE PROTECTION  
 (1) EXCEPT AS PROVIDED IN SENTENCE (2), EAVE PROTECTION SHALL BE PROVIDED ON SHINGLE, SHAKE OR TILE ROOFS, EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF 800 MM UP THE ROOF SLOPE TO A LINE NOT LESS THAN 300 MM INSIDE THE INNER FACE OF THE EXTERIOR WALL.  
 (2) EAVE PROTECTION IS NOT REQUIRED:  
 (A) OVER UNHEATED GARAGES, CARPORTS AND PORCHES,  
 (B) WHERE THE ROOF OVERHANG EXCEEDS 900 MM MEASURED ALONG THE ROOF SLOPE FROM THE EDGE OF THE ROOF TO THE INNER FACE OF THE EXTERIOR WALL,  
 (C) ON ROOFS WITH SLOPES OF 1 IN 3.5 OR GREATER, OR  
 (D) IN REGIONS WITH 1,500 OR FEWER DEGREE-DAYS.



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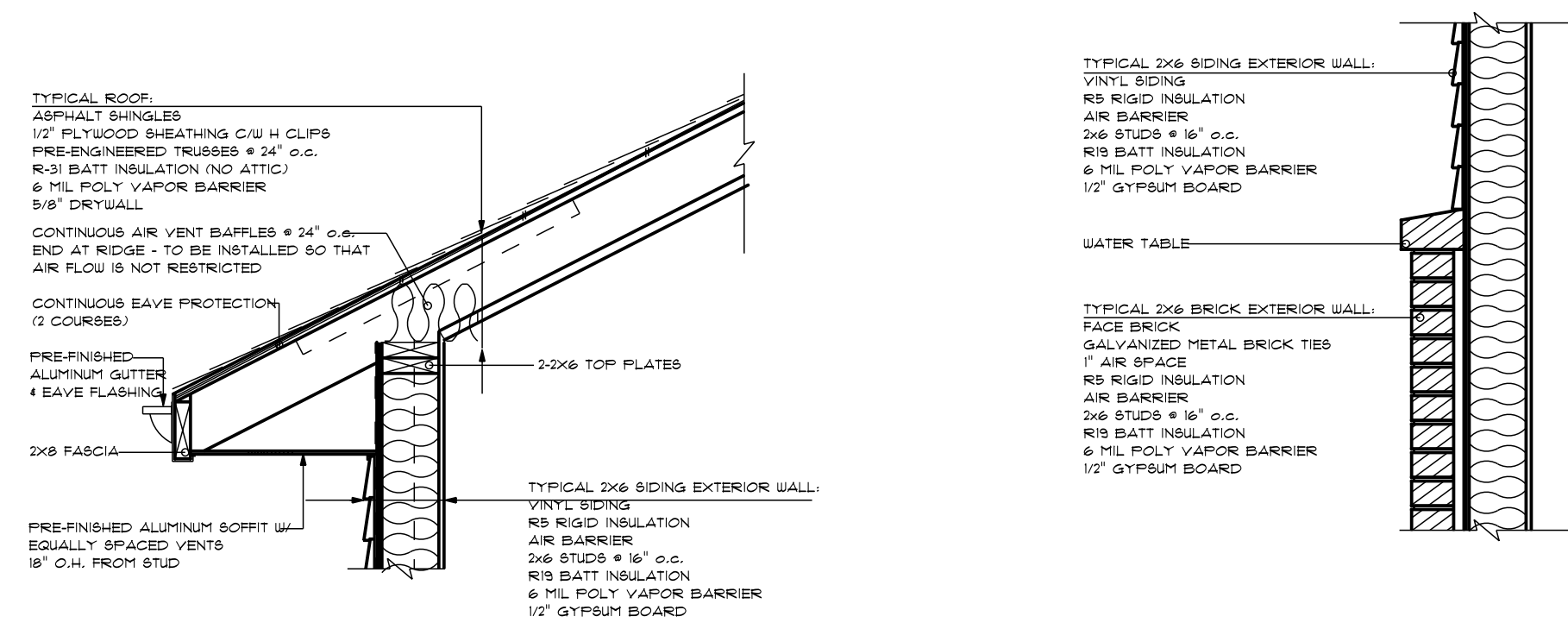


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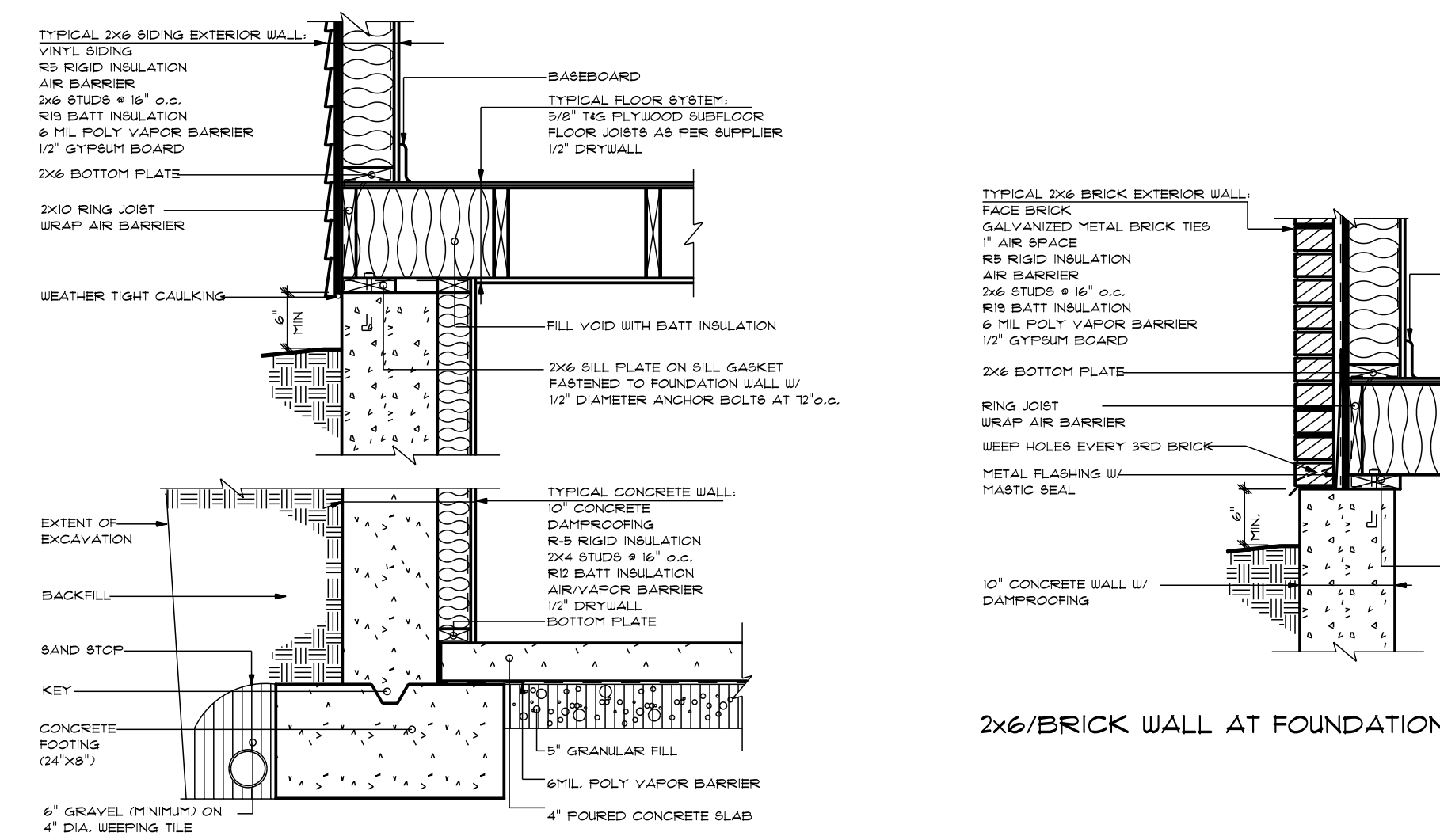
PROJECT NUMBER  
**22104**

**4**

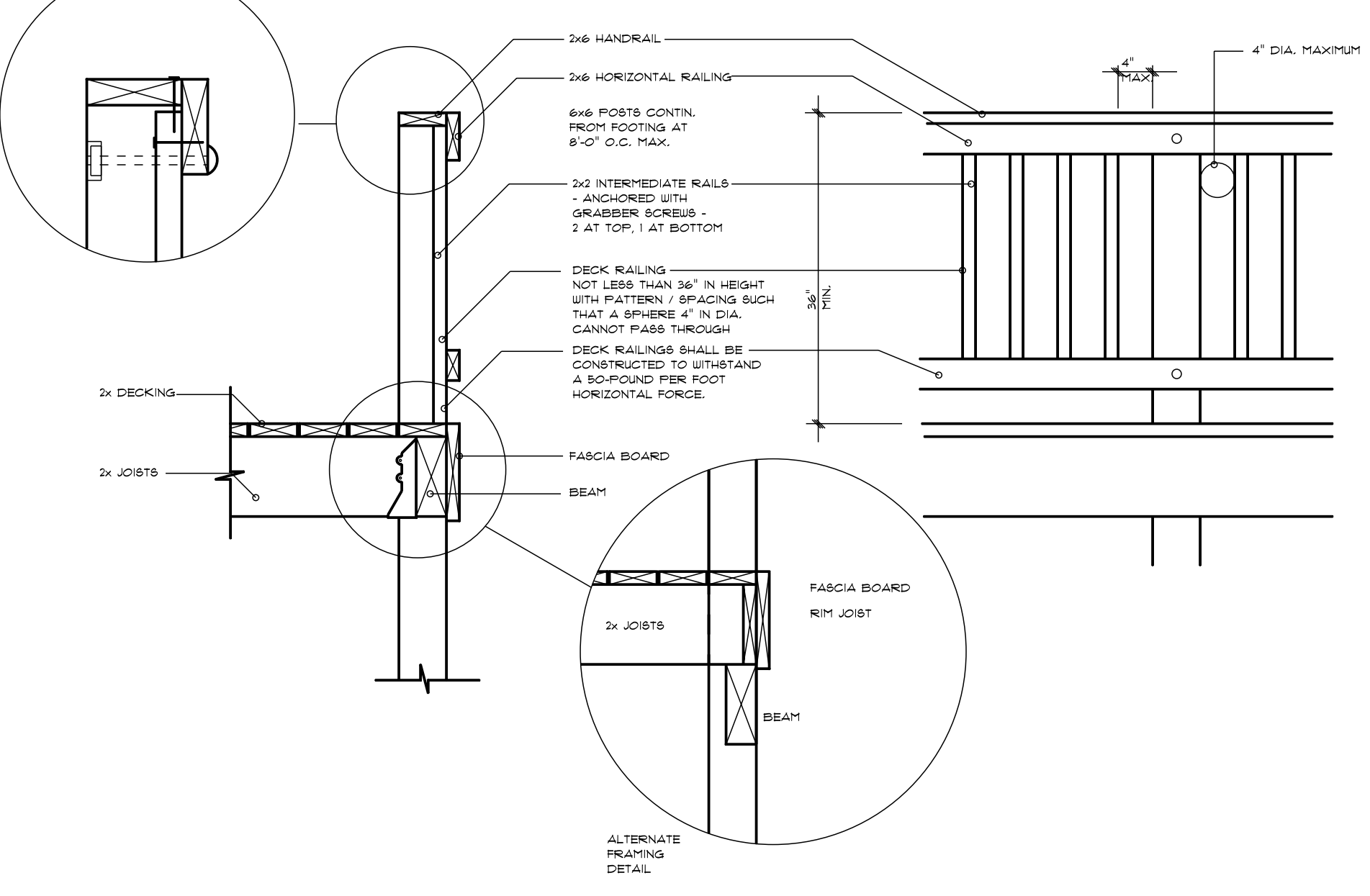


2x6/SIDING EAVE

2x6/BRICK/SIDING

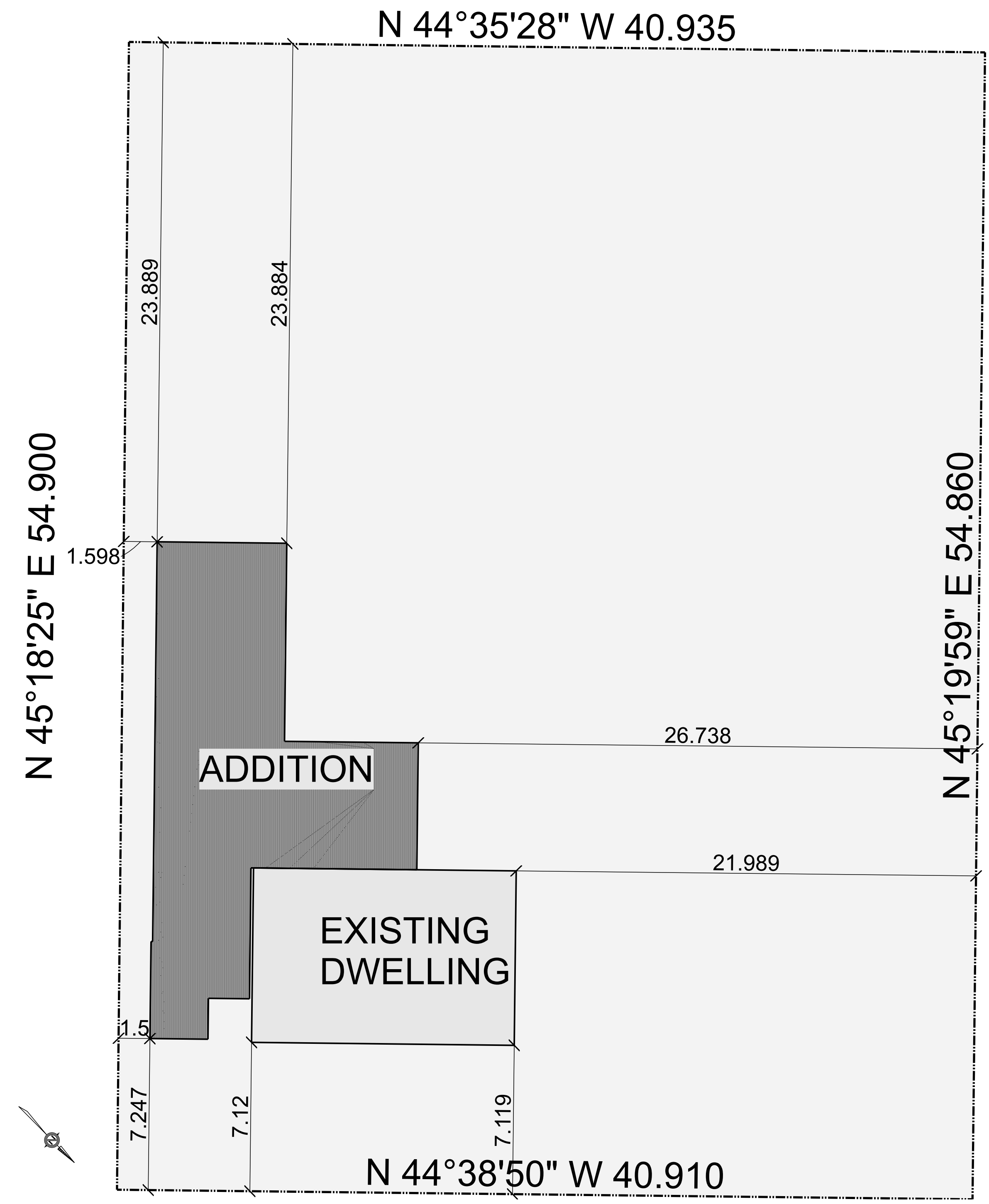


2x6/SIDING AT FOUNDATION 2x4 FINISHED BASEMENT



DECK AND RAILING (RAILING REQUIRED IF FALL >24")

14 ARTHUR STREET  
 LOT AREA = 2245.8 m<sup>2</sup>  
 EXISTING DWELLING = 104.8 m<sup>2</sup>  
 ADDITION = 110.0 m<sup>2</sup>  
 TOTAL DWELLING (PROPOSED) = 214.8 m<sup>2</sup>  
 LOT COVERAGE (PROPOSED) = 12.2%



PLOT PLAN  
 SCALE: 1:150



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PLOT PLAN  
 December 7, 2022  
 SCALE: As Noted  
 DRAWN BY: HARRISON (TED) LOXTON  
 ISSUED FOR:

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