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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: \_\_\_\_\_  
DATE: MAY 18, 2021

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**OUTDOOR AIR INTAKE SEPARATION**  
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.

- KITCHEN EXHAUST. 3.0m
- DRIVEWAY, PARKING SPACE, ROAD. 1.5m
- SOLID FUEL APPLIANCE EXHAUST. 3.0m

KIT-EX-NOTE-2020.dwg



**NOTE:**  
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

**ROOF NOTE R1**  
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

**NOTE J1:** PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

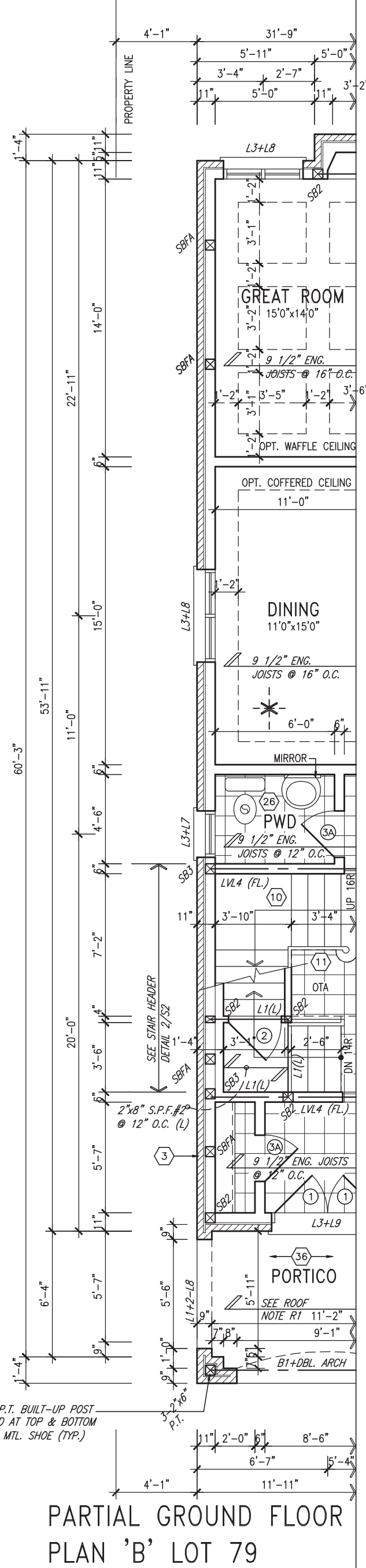
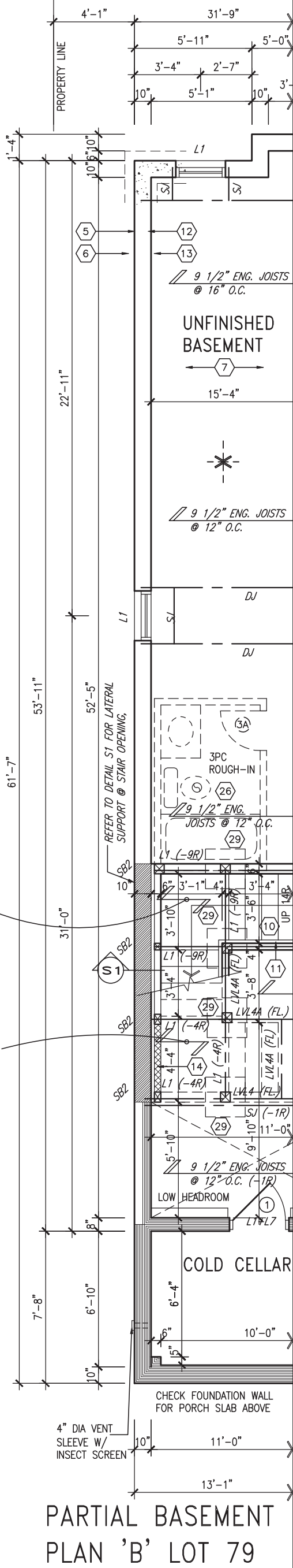
**NOTE:**  
SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

**NOTE:**  
FLOOR TRUSS INFORMATION REFER TO FLOOR TRUSS SHOP DRAWINGS FOR ALL FLOOR FRAMING INFORMATION UNLESS OTHERWISE NOTED.

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4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
3	ADD OPT. 9' BASEMENT	APR 06-21	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
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no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

Wellington Jno-Baptiste 25591  
name  
signature  
BCIN

registration information  
VA3 Design Inc. 42658

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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>S38-6 LOT 79</b> BAROSSA 6	
project name <b>GREEN VALLEY EAST</b>	municipality <b>BRADFORD, ONT.</b>	project no. <b>16023</b>	
date <b>JANUARY, 2017</b>	scale <b>3/16" = 1'-0"</b>	file name <b>16023-S38-6</b>	drawing no. <b>36</b>
drawn by <b>WT</b>	checked by <b>RC</b>	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-6.dwg - Tue - May 18 2021 - 8:00 AM	

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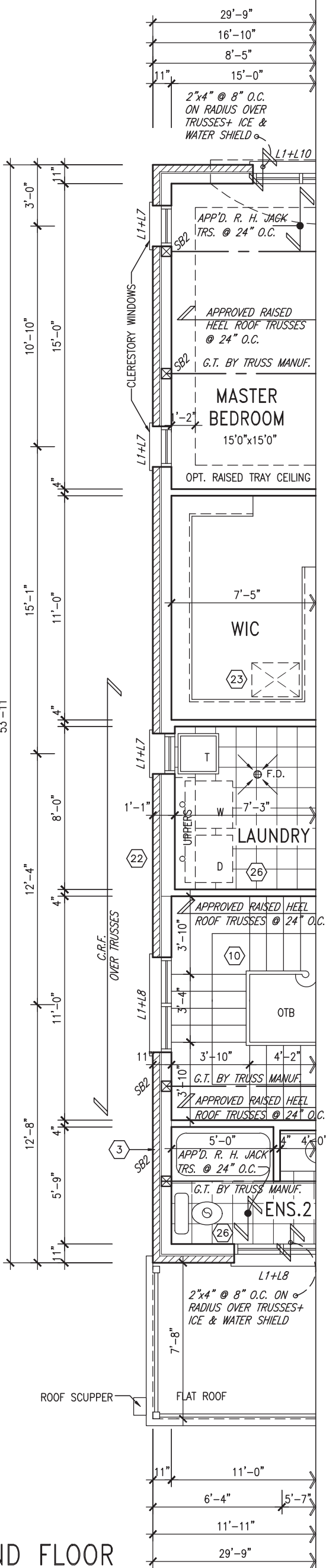
MAY 18, 2021

**NOTE:**  
ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.  
NOTE R1

**GRAB BAR NOTE:**

**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

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## PARTIAL SECOND FLOOR PLAN 'B' LOT 79

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**S38-6 LOT 79**  
BAROSSA 6

project name  
**GREEN VALLEY EAST**

municipality  
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date  
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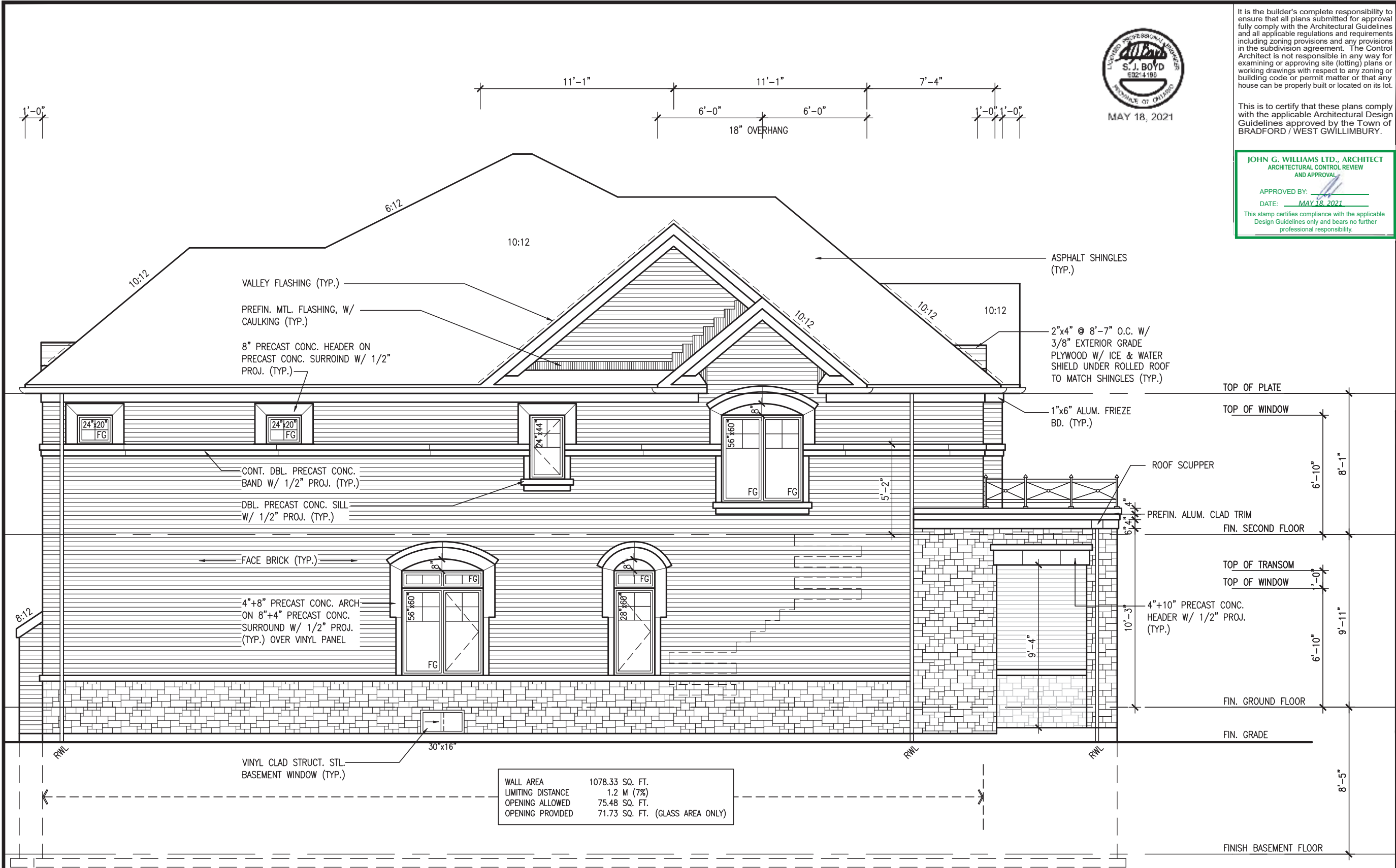
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drawing no.  
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Project no.

S38-6 LOT 79

Project no.

BAROSSA 6

Project name

GREEN VALLEY EAST

Project no.

16023

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Project name

LEFT SIDE ELEVATION 'B' W/ SIDE UPGRADE

Project no.

16023-S38-6

Project no.

38

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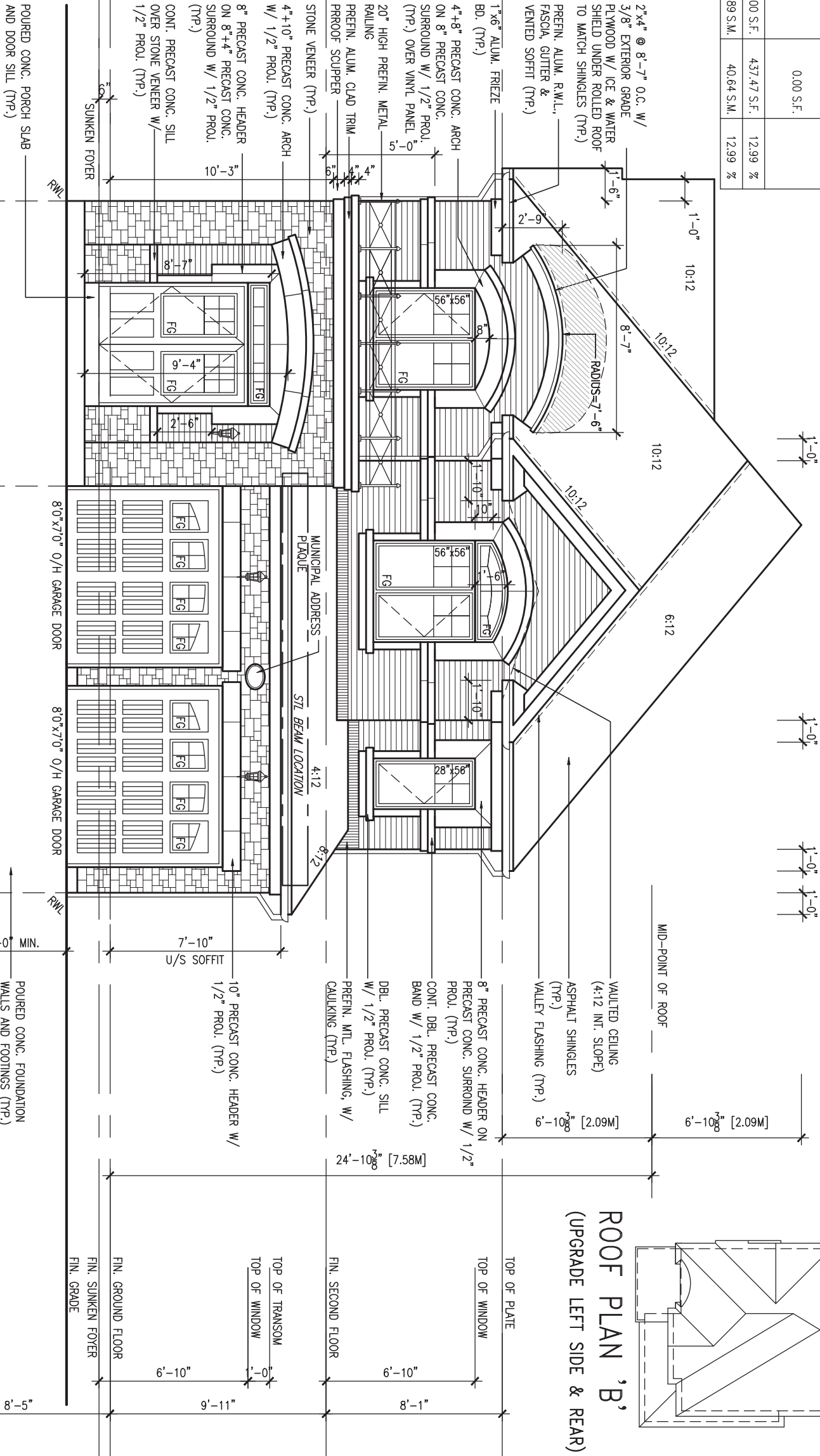
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REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

UNINSULATED OPENINGS (PER OBC. SB-12.3.1(7))		
38-6 ELEVATION B LOT 79	<b>ENERGY EFFICIENCY – OBC SB12</b>	
ELEVATION	WALL AREA S.F.	OPENING S.F.   PERCENTAGE
FRONT	595.00 S.F.	126.33 S.F. 21.23 %
LEFT SIDE	1089.00 S.F.	82.67 S.F. 7.59 %
RIGHT SIDE	1089.00 S.F.	82.91 S.F. 7.61 %
REAR	595.00 S.F.	145.56 S.F. 24.46 %
* OPENINGS OMITTED AS PER SB-12 3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		
TOTAL SQ. FT.	3368.00 S.F.	437.47 S.F. 12.99 %
TOTAL SQ. M.	312.89 S.M.	40.64 S.M. 12.99 %



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