

**Front Elevation**

Wall Total Area: 249.14m<sup>2</sup>  
 Glazing Total Area: 54.12m<sup>2</sup> (21.7%)  
 Wall Area: 74.79m<sup>2</sup>  
 Glazing Area: 11.91m<sup>2</sup> (15.9%)

**FRONT ELEVATION**



**Rear Elevation**

Wall Area: 998.7 ft<sup>2</sup>  
 Glazing Area: 336.4 ft<sup>2</sup> (33.7%)

**REAR ELEVATION**



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DRAWINGS PROVIDED BY:

Bakker Design & Build Inc  
 519-808-8642  
 email peter@built.by

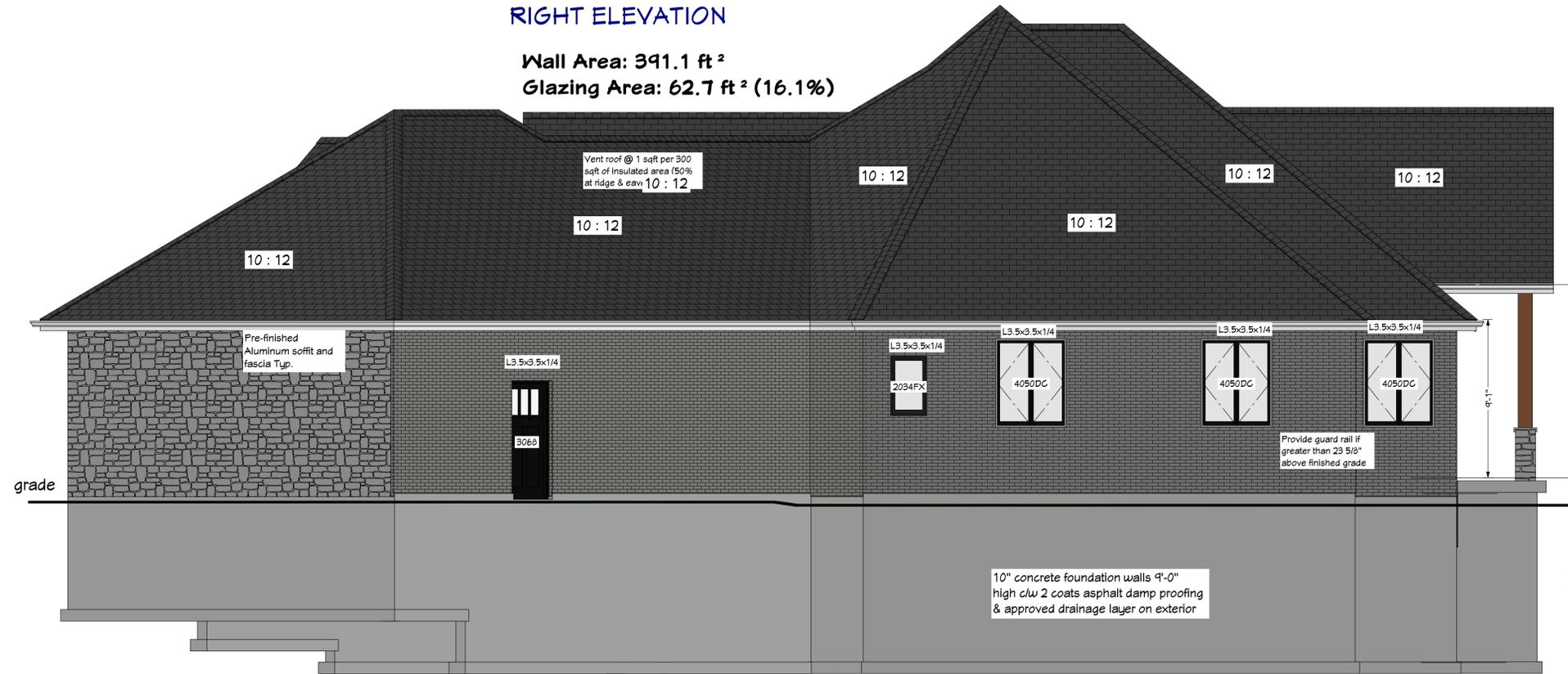
DATE: 2022-12-08

SCALE:  
 1/4" = 1'

1

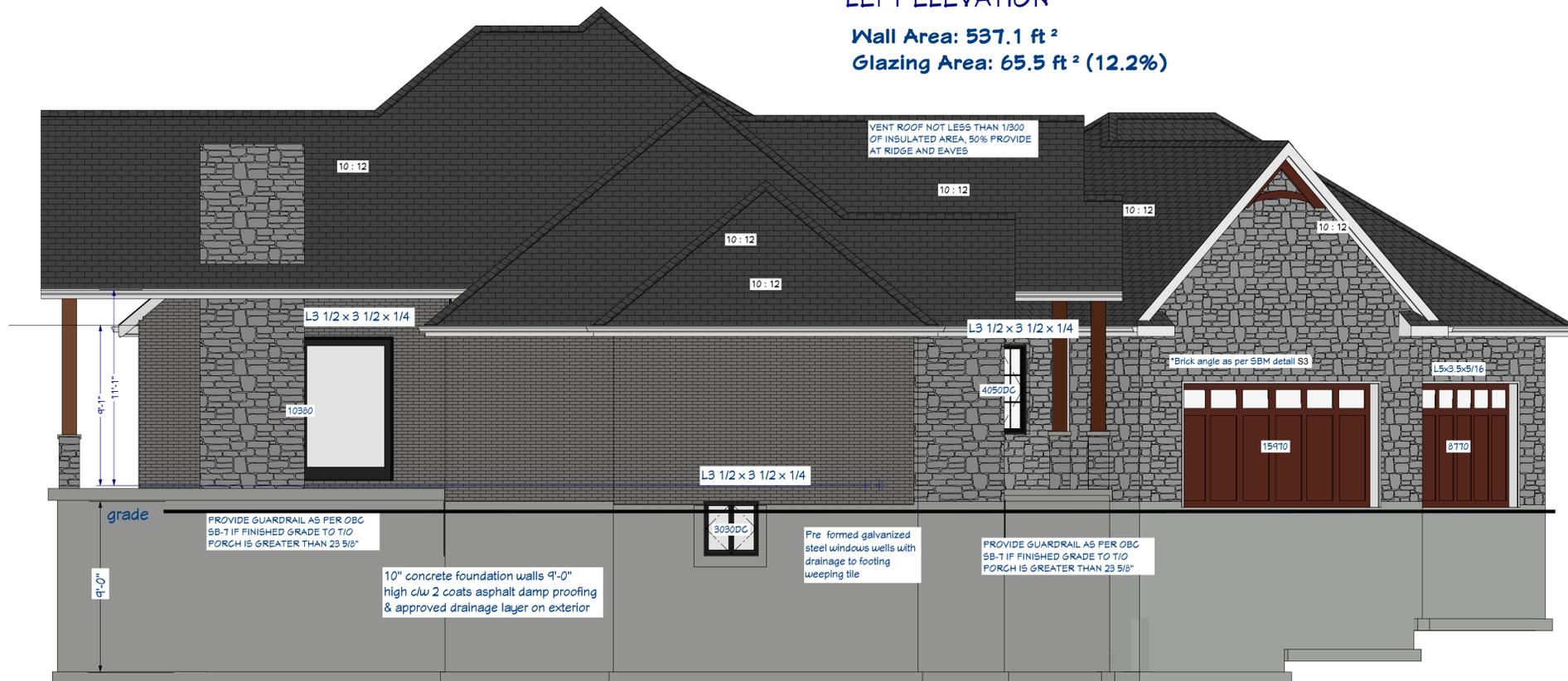
**RIGHT ELEVATION**

**Wall Area: 391.1 ft<sup>2</sup>**  
**Glazing Area: 62.7 ft<sup>2</sup> (16.1%)**



**LEFT ELEVATION**

**Wall Area: 537.1 ft<sup>2</sup>**  
**Glazing Area: 65.5 ft<sup>2</sup> (12.2%)**



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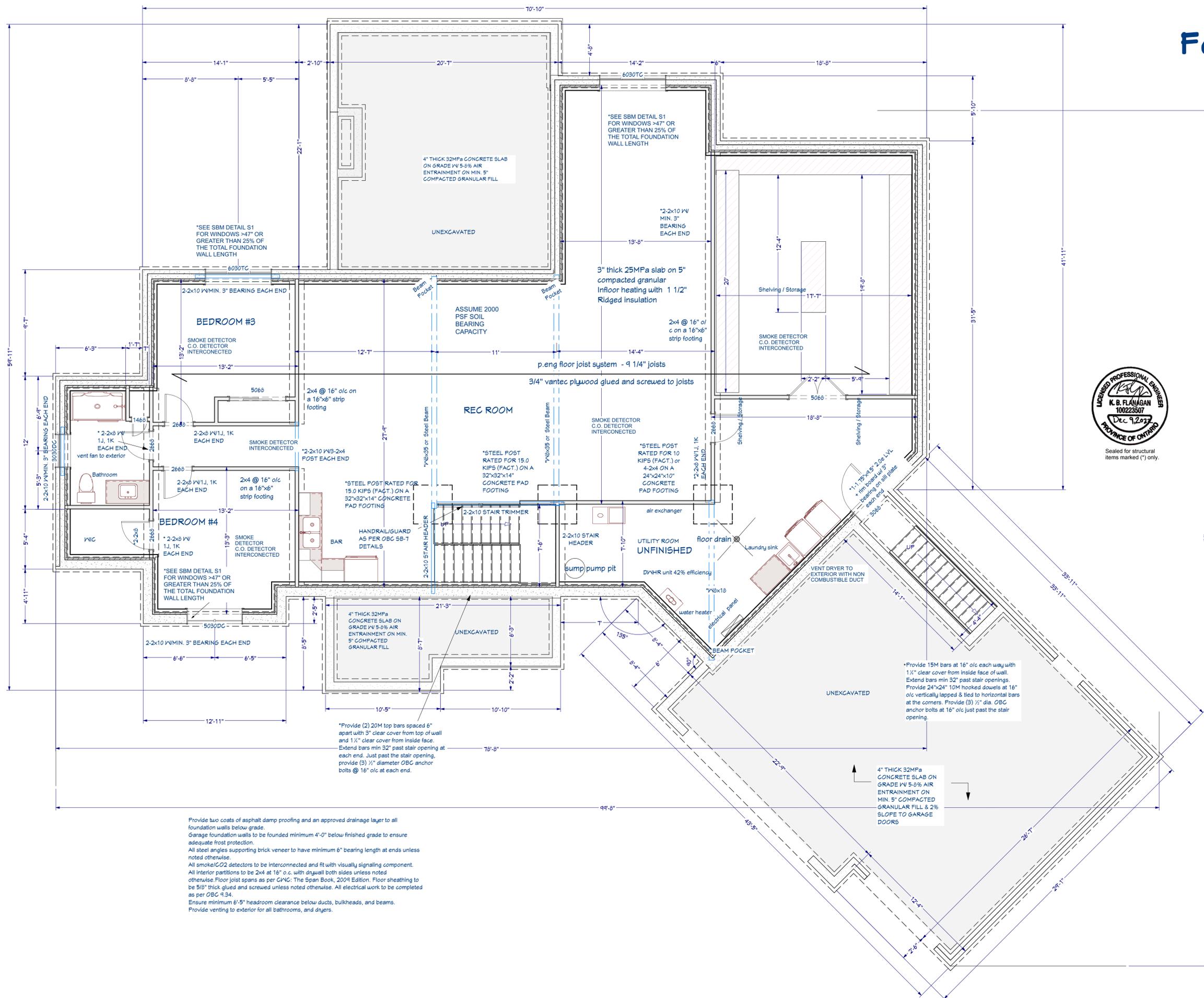
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 1/4" = 1'

**2**

# Foundation Plan



Provide two coats of asphalt damp proofing and an approved drainage layer to all foundation walls below grade.  
 Garage foundation walls to be founded minimum 4'-0" below finished grade to ensure adequate frost protection.  
 All steel angles supporting brick veneer to have minimum 6" bearing length at ends unless noted otherwise.  
 All smoke/CO2 detectors to be interconnected and fit with visually signaling component.  
 All interior partitions to be 2x4 at 16" o.c. with drywall both sides unless noted otherwise. Floor joist spans as per C/N.C. The Span Book, 2009 Edition. Floor sheathing to be 5/8" thick glued and screwed unless noted otherwise. All electrical work to be completed as per OBC 9.34.  
 Ensure minimum 6'-5" headroom clearance below ducts, bulkheads, and beams.  
 Provide venting to exterior for all bathrooms, and dryers.

\*Provide 15M bars at 16" o/c each way with 1 1/2" clear cover from inside face of wall. Extend bars min 32" past stair openings. Provide 24"x24" 10M hooked dowels at 16" o/c vertically lapped & tied to horizontal bars at the corners. Provide (3) 1/2" dia. OBC anchor bolts at 16" o/c just past the stair opening.

\*Provide (2) 20M top bars spaced 6" apart with 3" clear cover from top of wall and 1 1/2" clear cover from inside face. Extend bars min 32" past stair opening at each end. Just past the stair opening, provide (3) 1/2" diameter OBC anchor bolts @ 16" o/c at each end.

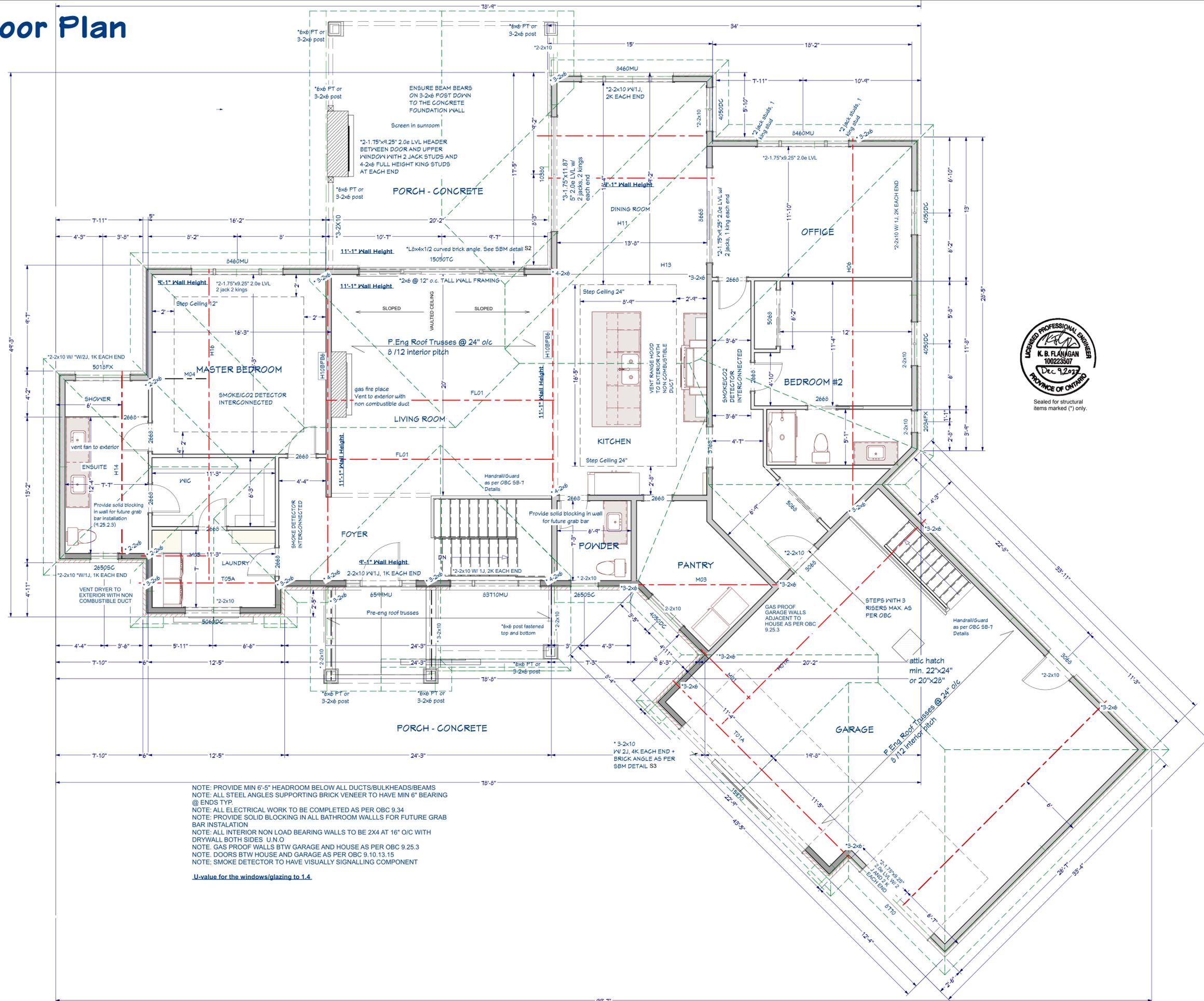


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 1/4" = 1' **3**

# Main Floor Plan



NOTE: PROVIDE MIN 6'-5" HEADROOM BELOW ALL DUCTS/BULKHEADS/BEAMS @ ENDS TYP.  
 NOTE: ALL STEEL ANGLES SUPPORTING BRICK VENEER TO HAVE MIN 6" BEARING  
 NOTE: ALL ELECTRICAL WORK TO BE COMPLETED AS PER OBC 9.34  
 NOTE: PROVIDE SOLID BLOCKING IN ALL BATHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION  
 NOTE: ALL INTERIOR NON LOAD BEARING WALLS TO BE 2X4 AT 16" O/C WITH DRYWALL BOTH SIDES U.N.O  
 NOTE: GAS PROOF WALLS BTW GARAGE AND HOUSE AS PER OBC 9.25.3  
 NOTE: DOORS BTW HOUSE AND GARAGE AS PER OBC 9.10.13.15  
 NOTE: SMOKE DETECTOR TO HAVE VISUALLY SIGNALLING COMPONENT

**U-value for the windows/glazing to 1.4.**

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SCALE:  
 1/4" = 1'

**4**