



CONSTRUCTION NOTES (UNLESS OTHERWISE NOTED)
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND
SPECS AND TO CONFORM TO THE ONTARIO BUILDING
CODES AND ALL OTHER APPLICABLE CODES AND
AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS
ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT.
REG. 333(12) - 2012 OBC.

1. ROOF CONSTRUCTION (1" SEE OBC 9.1.9.)
NO. 210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8")
PLYWOOD SHEATHING WITH 1" CLIPS, APPROVED WOOD
TRUSSES @800mm (24") o.c. MAX. APPROVED EAVE
PROTECTION TO EXTEND 400mm (8"-0") FROM EDGE OF
ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF
EXTERIOR WALL. 30x94 (2"x4") TRESS BRACING @ 1800mm
(6'-0") o.c. AT BOTTOM CHORD. PREFIN. ALUM.
GAVESTROUGH FASCHA, RAIL 1 VENTED SOFFIT, PROVIDE
ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES
SUSCEPTIBLE TO DAMPING. ROOF SHEATHING TO BE
FASTENED TO JOIST (6") o.c. ALONG EDGES. 4 INTERMEDIATE
SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406
(16"). ATTIC VENTILATION 1:500 OF INSULATED CEILING
AREA WITH SOE AT EAVES.

2. FRAME WALL CONSTRUCTION (2"x6")
SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS
PER ELEVATION, 1/4" (1/8") VERTICAL WOOD FURRINS,
APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR
SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") o.c.,
W/ APPROVED DIAGONAL WALL BRACING RSI 3.91 (R22)
INSULATION AND APPROVED VAPOUR BARRIER AND
APPROVED CONT. AIR BARRIER, 19mm (1/2") INT. DRYWALL
FINISH.

3. BRICK VENEER CONSTRUCTION (2"x6")
10mm (4") FACE BRICK, 25mm (1") AIR SPACE,
23x180x40 (10mm (1/8") x 1/2" x 1 1/2") GALV. METAL TIES @
400mm (16") o.c. HORIZONTAL, 800mm (24") o.c. VERTICAL.
APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR
SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") o.c.,
W/ APPROVED DIAGONAL WALL BRACING RSI 3.91 (R22)
INSUL. APPROVED VAPOUR BARRIER AND APPROVED
CONT. AIR BARRIER, 19mm (1/2") INT. DRYWALL FINISH.
PROVIDE HOLE HOLES @ 400mm (32") o.c. BOTTOM
CORNER AND OVER OPENINGS. PROVIDE BASE
FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

- 3A. STUCCO WALL CONSTRUCTION (2"x6")
STUCCO GLAZING SYSTEM CONFORMING TO OBC 21.1.1.1(2)
& 4.2.8 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE
CAVITY BEHIND THE GLAZING WITH POSITIVE DRAINAGE
TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS
SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR
EXPANDED RIGID INSULATION, APPROVED SHEATHING
PAPER, 7/16" O.S.B. EXTERIOR SHEATHING, 38x140 (2"x6")
STUDS @ 400mm (16") o.c. W/ APPROVED DIAGONAL WALL
BRACING, RSI 3.91 (R22) INSUL. APPROVED VAPOUR
BARRIER AND APPROVED CONT. AIR BARRIER, 19mm (1/2")
INT. DRYWALL FINISH. STUCCO TO BE MIN. 100mm (4")
ABOVE FINISH GRADE.

4. INTERIOR STUD PARTITIONS (1" SEE OBC 9.2.3.10.6, 9.2.3.11.1)
BEARING PARTITION 38x94 (2"x4") @ 400mm (16") o.c.
FOR 2 STOREYS AND 300mm (12") LONG EMBEDDED MIN. 100mm (4") INTO
CONC. @ 2400mm (1'-10") o.c. (4") HIGH CONC.
CURS ON 38x155 (1 1/2"x6") CONC. FOOTING. AND HORIZ.
BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
DRYWALL, BOTH SIDES OF STUD, PROVIDE 38x140 (2"x6")
STUDS PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS:
MIN. 200mm (8") ROUGH CONC. FDN. WALL 15MPa
(2200psi) WITH BITUMINOUS DAMPROOFING AND
DRAINAGE LATER. MIN. 40x185 (1 1/2"x6") CONTIN. KEYED
OUTSIDE. TISS BRIDGE FOUNDATION WALL PRIOR TO
BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL
UNDISTURBED SOIL. MIN. MINIMUM BEARING CAPACITY OF
120KPa (17.4 psi) OR GREATER.

6. WEERING TILE (1" SEE OBC 9.1.4.3.1)
100mm (4") DIA. WEERING TILE 150mm (6") CRUSHED STONE
OVER AND AROUND WEERING TILES.

7. BASEMENT SLAB (1" SEE OBC 9.1.6.-1)
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm
(4") COARSE GRANULAR FILL OR 15MPa (2200psi) CONC.
W/ DAMPROOFING BELOW SLAB.

8. WOOD SUBFLOORS (1" SEE OBC 6.2.3.8.1(7))
14mm (3/4") 146 SUBFLOOR UNDER GROUND FLOOR FINISH
FLOOR, 16mm (5/8") 146 SUBFLOOR UNDER SECOND
FLOOR FINISH FLOOR, 16mm (5/8") PANEL-TYPE
UNDERLAY FOR CERAMIC TILE APPLICATION, 6mm (1/4")
PANEL-TYPE UNDERLAY (WATER RESISTANT & PARALLEL
FLOORING).

9. ROOF INSULATION (1" SEE 5B12-2.1.1.2.A & 2.1.1.7)
RSI 1.07 (R60) ROOF INSULATION AND APPROVED
VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR
APPROVED EQUAL.

10. ALL STAIRS/EXTERIOR STAIRS (1" SEE OBC 9.8.-1)
MIN. RUN: 250 (1'-10")
MIN. TREAD: 230 (9-1/4")
MAX. RISING: 190 (7-1/2")
MIN. HEADROOM: 1950 (6'-5")
RAIL @ STAIR: 865 (2'-10") TO 965 (3'-2")
MIN. STAIR WIDTH: 860 (2'-10")
FOR CURVED STAIRS: 200 (8")
MIN. RUN: 150 (6")

11. RAILING (1" SEE OBC 9.8.8.-1)
FINISHED RAILINGS ON PICKETS SPACED MAXIMUM 100mm
(4") BETWEEN PICKETS.
INTERIOR GUARDS: 400mm (2'-10") MIN.
EXTERIOR GUARDS: 1070mm (3'-6") MIN.
USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

12. SILL PLATE (1" SEE OBC 9.2.3.6 & 9.2.3.7.1)
38x94 (2"x4") SILL PLATE WITH 19mm (3/4") DIA. ANCHOR
BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO
CONC. @ 2400mm (1'-10") o.c. CALCULUS OR 25 (1") MIN.
MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL.
USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

13. BASEMENT INSULATION (1" SEE OBC 12.3.1)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE
INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO
NOT MORE THAN 150mm (6") ABOVE THE SUBFLOOR OF
THE BASEMENT AND NOT LESS THAN 50mm (2") TO THE
SLAB.
FOUNDATION WALL INSULATION SHALL BE MINIMUM RSI
3.52 (R20) BLANKET INSULATION, APPROVED VAPOUR
BARRIER, DAMPROOFING W/BLDS, PAPER BETWEEN THE
FINISH AND INSUL.

14. BASEMENT BEARING STUD PARTITION (1" SEE OBC 9.2.3.10.1)
38x94 (2"x4") STUDS @400mm (16") o.c. 38x84 (2"x4") SILL
PLATE ON DAMPROOFING MATERIAL, 19mm (1/2") DIA.
ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4")
INTO CONC. @ 2400mm (1'-10") o.c. (4") HIGH CONC.
CURS ON 38x155 (1 1/2"x6") CONC. FOOTING. AND HORIZ.
BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (1" SEE OBC 9.17.3.1)
100mm (8'-1/2") DIA. x 4.18mm (180) STL. COL. WITH
150x150x4.5mm (6'-6"x3'-8") STL. TOP & BOTTOM PLATE.

16. STEEL COLUMN (1" SEE OBC 9.17.3.1)
100mm (8'-1/2") DIA. x 4.18mm (180) STL. COLUMN WITH
200x150x4.5mm (8'-4"x3'-8") STL. TOP & BOTTOM PLATE.
FIELD WELD BOTTOM PLATE TO 250x100x12.5mm
(8'-4"x4'-1/2") BASE PLATE C/W 2.15mm (1/2") DIA. x 300mm
(12") LONG x 150mm (2") HOOK ANCHORS.

17. NIB WALLS (1" SEE OBC 9.23.8.1)
BEAM JOCKET OR 200x200 (8"x8") ROUGH CONC. RSI 3.91 (R22)
NIB WALLS. MINIMUM BEARING 90mm (3'-1/2").

18. STEEL BEAM STRAPPING (1" SEE OBC 9.23.4.3.3(10))
4x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES
OF STEEL BEAM.

19. GARAGE SLAB (1" SEE OBC 9.1.6.-1)
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8mm AIR
ENTRAINMENT ON OPT. 120 (4") COARSE GRANULAR FILL
W/ COMPACTED SUB-BASE OR COMPACTED NATIVE
FILL, SLOPE TO FRONT 18 MIN.

20. INTERIOR GARAGE WALLS & CEILING (1" SEE OBC 9.10.9.1.6.1)
19mm (1/2") GYPSUM BOARD ON WALL AND CEILING
BETWEEN HOUSE AND GARAGE, RSI 3.91 (R22) IN WALLS,
RSI 5.46 (R30) IN CEILING. TAPE AND SEAL ALL JOINTS
GAS TIGHT.

21. GARAGE DOOR GASPROOFING (1" SEE OBC 9.10.1.3.1.5)
DOOR AND FRAME GASPROOFING. DOOR EQUIPPED WITH
SELF CLOSING DEVICE AND WEATHER STRIPPINGS.

22. EXTERIOR STEP (1" SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.1)
PRECAST CONCRETE STEP OR KD. STEP WHERE NOT
EXPOSED TO WEATHER. MAX. RISE 200mm (1'-10");
MINIMUM TREAD 250mm (9'-1/2").

23. DRYER VENT (1" SEE OBC 6.2.3.8.1(7))
CARPET DRYER EXHAUST VENTED TO EXTERIOR. USE
1000mm (41") DIA. SMOOTH WALL VENT PIPE.

24. ATTIC ACCESS (1" SEE OBC 9.19.2.1)
ATTIC ACCESS HATCH 545x100 (2'-2"x3'-2") WITH
WEATHERSTRIPPINGS, RSI 5.46 (R30) RIGID INSULATION
BACKING.

25. FIREPLACE CHIMNEYS (1" OBC 9.21.-1)
TOP OF FIREPLACE CHIMNEY SHALL BE 190mm (8'-0")
ABOVE THE HIGHEST POINT AT WHICH IT COMES IN
CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE
ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3000mm
(10'-0") FROM THE CHIMNEY.

26. LINEN CLOSET (1" SEE OBC 9.2.3.1.5.1)
4 SHELVES MIN. 350mm (14") DEEP.

27. MECHANICAL EXHAUST (1" SEE OBC 9.2.3.1.5.1)
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR.

28. STEEL BEARING PLATE FOR MASONRY WALLS (1" SEE OBC 9.2.3.6.1)
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS
AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD
BEAMS BEARING ON CONC. BLOCK PARTY WALL.
ANCHORED W/ 2-HMM (3/4") x200mm (8") LONG GALV.
CLASSED 1600 (1600) CONC. FOOTING.

29. CLASS 'B' VENT (1" SEE OBC 9.17.4.1)
1/2" RATED CLASS 'B' VENT 610mm (2'-0") ABOVE THE
POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO
1/12. REFER TO THE ONTARIO GAS UTILIZATION CODE.

30. WOOD BASEMENT POST (1" OBC 9.17.4.1)
2-38x140 (2"x4") BUILT-UP POST ON METAL BASE SHOE
ANCHORED TO CONC. WITH 1/2" (1/2") DIA. BOLT ON
406x406x203 (16"x16"x8") CONC. FOOTING.

31. STEP FOOTINGS (1" OBC 9.15.3.9.1)
MIN. HORIZ. STEP = 610mm (24") MAX. VERT. STEP =
610mm (24")

32. SLAB ON GRADE (1" SEE OBC 9.1.6.-1)
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8mm AIR
ENTRAINMENT COLOR AND PLS. (4") COARSE GRANULAR FILL
W/ COMPACTED SUB-BASE OR COMPACTED NATIVE
FILL, REINFORCED W/ 6x6x12x16x16 HESH PLACED NEAR
MID-DEPTH OF SLAB.

33. DIRECT VENT FURNACE (1" SEE OBC 9.17.4.1)
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM
A GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE,
FROM ALL OPENINGS, EXHAUST & INTAKE VENTS. H/V
INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL
BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

34. CARBON MONOXIDE ALARM (1" OBC 9.23.4.1)
FURNACE & FIRE HEATING APPLIANCE IS INSTALLED IN A
SUITE OF RESIDENTIAL OCCUPANCY, A CARBON
MONOXIDE ALARM SHALL BE INSTALLED TO EACH
SLEEPING AREA IN THE SUITE.

35. DIRECT VENT GAS FIREPLACE (1" SEE OBC 9.23.4.1)
DIRECT VENT GAS FIREPLACE VENT TO BE A MINIMUM
300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE.
REFER TO GAS UTILIZATION CODE.

36. JOIST STRAPPING & BRIDGING (1" SEE OBC 23.9.4.1)
ALL FLOOR JOISTS TO BE BRIDGED WITH 38x38 (2"x2")
WOOD BRACING OR SOLID BLOCKING @2100mm (6'-11")
o.c. MAX. 18x64 (1 1/2"x2") @2100mm (6'-11") o.c. UNLESS A
PANEL TYPE CEILING FINISH IS APPLIED.

37. EXPOSED BUILDING FACE (1" SEE OBC 9.10.1.5.1)
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING
OF NOT LESS THAN 45min. WHERE EXPOSING DISTANCE IS
LESS THAN 12M (39') WHERE THE EXPOSING DISTANCE IS
LESS THAN 600mm (1'-10") THE EXPOSING FACE SHALL BE
CLAD IN NON-COMBUSTIBLE MATERIAL.

38. CELL DOLLAR PORCH SLAB (1" SEE OBC 9.4.0.1)
FOR MAX. 2500mm (8'-2") PORCH DEPTH, 125mm (5") 32MPa
(4640 psi) CONC. SLAB WITH 5-8mm AIR ENTRAINMENT,
REINF. WITH 10M BARS @200mm (8") o.c. EACH WAY IN
BOTTOM THIRD OF SLAB, ANCHORED IN PERIMETER FDN.
WALLS W/ 610x160 (2'-4"x2") 10M @800mm (2'-6") o.c.
DOVELS, SLOPE SLAB MIN. 10% FROM DOOR. SLAB TO
HAVE A MIN. 15mm (5/8") BRANDING ON FDN. WALLS. 5.
PROVIDE (L)U ANCHORS UNDER CELLAR DOOR.

39. FDN. WALL REDUCTION IN THICKNESS (1" SEE OBC 9.1.5.4.7.1)
FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm
(3'-1/2") THICK TO A MAX. DEPTH OF 600mm (2'-0") FOR 8"
FDN. WALL. 12" FDN. WALL WHEN REDUCTION IN
THICKNESS IS GREATER THAN 26". FDN. WALL SHALL BE
TIED TO THE FACING MATERIAL WITH METAL TIES SPACED
200mm (8") o.c. VERTICALLY AND 400mm (36") o.c.
HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING
SOLID WITH MORETAR.

40. CONVENTIONAL ROOF FRAMING (1" SEE OBC 9.2.3.4.2.1(1))
FOR MAX. 2240mm (7'-4") SPAN, 38x94 (2"x4") RAFTERS
@400mm (16") o.c. FOR MAX. 3530mm (11'-7") SPAN,
38x140 (2"x6") RAFTERS @400mm (16") o.c. RIDGE
BOARD TO BE 31mm (1") DEEPER, 38x94 (2"x4") COLLAR
TIES AT MIDSPANS, CEILING JOISTS TO BE 38x94 (2"x4")
@400mm (16") o.c. WITH A 38x94 (2"x4") CENTER POST TO
THE TRUSS BELOW, LATERALLY BRACED @1000mm (6'-0")
o.c. VERTICALLY.

41. TWO STOREY VOLUME SPACES (1" SEE OBC 9.2.3.4.2.1(1))
FOR A MAXIMUM 5400mm (18'-0") HEIGHT, PROVIDE
2-38x140 (2"x6") CONTINUOUS STUDS @300mm (12") o.c.
FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE
SOLID WOOD BLOCKING BETWEEN STUDS @1200mm (4'-0")
o.c. VERT. 7/16" EXT. PLYWOOD.

42. EXPOSED FLOOR TO EXTERIOR (1" SEE OBC 9.2.3.1.5.1)
PROVIDE RSI 5.46 (R30) INSULATION, APPROVED VAPOUR
BARRIER AND CONTINUOUS AIR BARRIER, FINISHED.

43. PARTY WALLS (1" SEE OBC 9.2.3.1.5.1)
TYPICAL 1 HOUR RATED PARTY WALL. REFER TO DETAILS
FOR TYPE AND SPECIFICATIONS.

44. EXTERIOR WALLS FOR WALK-OUT CONDITION (1" SEE OBC 9.2.3.1.5.1)
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140
(2"x6") STUDS @400mm (16") o.c. MATCH FLOOR JOIST
SPACING WHEN PARALLEL WITH FLOOR JOISTS.

45. SMOKE ALARM (1" OBC 9.10.1.9.1)
WITHIN DWELLING UNITS, SUFFICIENT SMOKE ALARMS SHALL
BE INSTALLED SO THAT:
a. THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON
EACH STOREY, INCLUDING BASEMENTS AND
b. ON ANY STOREY OF A DWELLING UNIT CONTAINING
SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,
1. IN EACH SLEEPING ROOM AND
2. IN A LOCATION BETWEEN THE SLEEPING ROOMS
AND THE REMAINDER OF THE STOREY, AND IF THE
SLEEPING ROOMS ARE SERVED BY A HALLWAY,
THE SMOKE ALARM SHALL BE LOCATED IN THE
HALLWAY.

46. WOOD LUMBER SHALL BE SPRUCE-PINE-FIR NO.142 GRADE,
UNLESS NOTED OTHERWISE.

47. LUMBER EXPOSED TO THE EXTERIOR TO BE
SPRUCE-PINE-FIR NO.142 GRADE PRESURE TREATED OR
CEDAR, UNLESS NOTED OTHERWISE.

48. 3 ALL BEAMS, GIRDER, TRUSSES, AND METAL HANGER
CONNECTIONS SUPPORTING ROOF FRAMING TO BE
DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

49. 4 ALL BEAMS SHALL BE 2.0E (Fb=2600psi MIN.), NAIL
EACH PLY OF LVL WITH 8mm (3/4") LONG COMMON
WIRE NAILS @300mm (12") o.c. STAGGERED IN 2 ROWS
FOR 184, 240, & 300mm (7'-4"/3'-11"/2'-10") DEPTHS AND
STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR
4 PLY MEMBERS ADJ 1/2" (13mm) DIA. GALVANIZED
BOLTS BOLTED AT MID-DEPTH OF BEAM & 45mm
(9'-0") o.c.

50. PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM
TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.

51. PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND
BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP
WOOD MEMBERS.

52. WOOD FRAMING NOT TREATED WITH A WOOD
PRESERVATIVE, IN CONTACT WITH CONCRETE SHALL BE
SEPARATED FROM THE CONC. BY AT LEAST 2mm.
POLYETHYLENE FILM, NO.50 (45lb) ROLL ROOFING OR
OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE
WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE
GROUND.

53. STEEL:
STRUCTURAL STEEL AND HOLLOW STRUCTURAL SECTIONS
SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350H.

54. REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M
GRADE 400R.

55. DOOR SCHEDULE (1" SEE OBC 9.1.5.4.7.1)
NO.1 DEPTH HEIGHT HEIGHT HEIGHT
1 2'-0" 6'-8" 8'-0" 8'-0" TYPE
2 2'-0" 6'-8" 8'-0" 8'-0" INSULATED ENTRANCE DOOR
3 2'-0" 6'-8" 8'-0" 8'-0" INSULATED FRONT DOORS
4 2'-0" 6'-8" 8'-0" 8'-0" EXTERIOR SLAB DOOR
5 2'-0" 6'-8" 8'-0" 8'-0" INTERIOR SLAB DOOR
6 2'-0" 6'-8" 8'-0" 8'-0" INTERIOR SLAB DOOR
7 1'-0" 6'-8" 8'-0" 8'-0"

56. SOIL GAS CONTROL (1" OBC 9.1.3.4.1)
PREVENT CONTINUATION TO PREVENT LEAKAGE OF SOIL
GAS INTO THE BUILDING AS REQUIRED.

57. WINDOWS - CANADA ZONE C (1" OBC 9.9.10.1.1)
MINIMUM WINDOW WINDOW (1" OBC 9.9.10.1.1)
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS
TO HAVE MIN. 0.35m² (3.8 sq.ft.) UNOBTSTRUCTED GLAZED
OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3")
GLASS AREA NOT MORE THAN 17% OF GROSS
PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 0.26

58. WINDOW GUARDS (1" OBC 9.8.8.1(6))
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW
SILL IS LOCATED LESS THAN 480mm (1'-6") ABOVE FIN.
FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE
ADJACENT GRADE IS GREATER THAN 900mm (3'-0")

59. MECHANICAL VENTILATION (1" SEE OBC 9.8.8.1(6))
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3
AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS.
SEE MECHANICAL DRAWINGS.

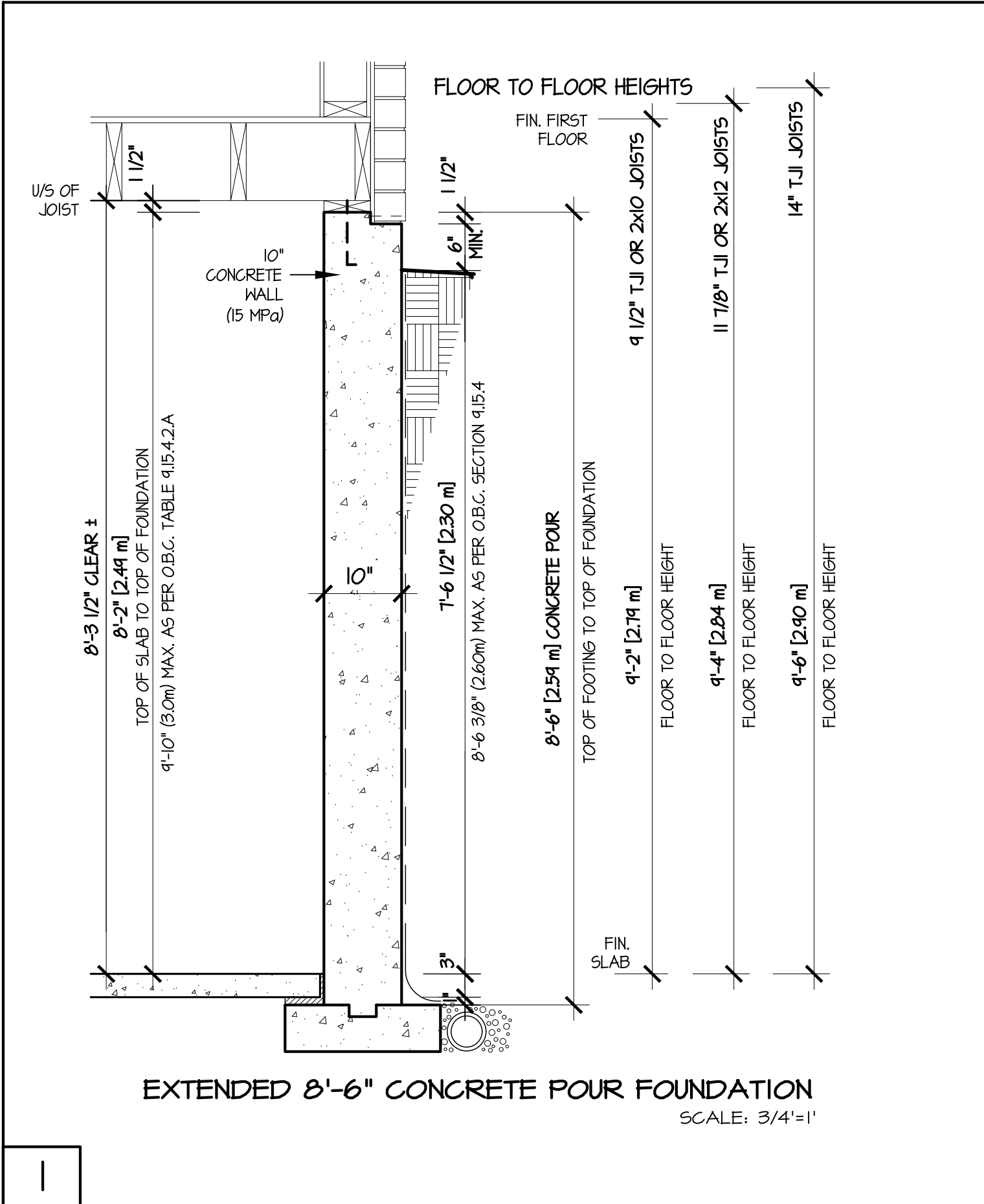
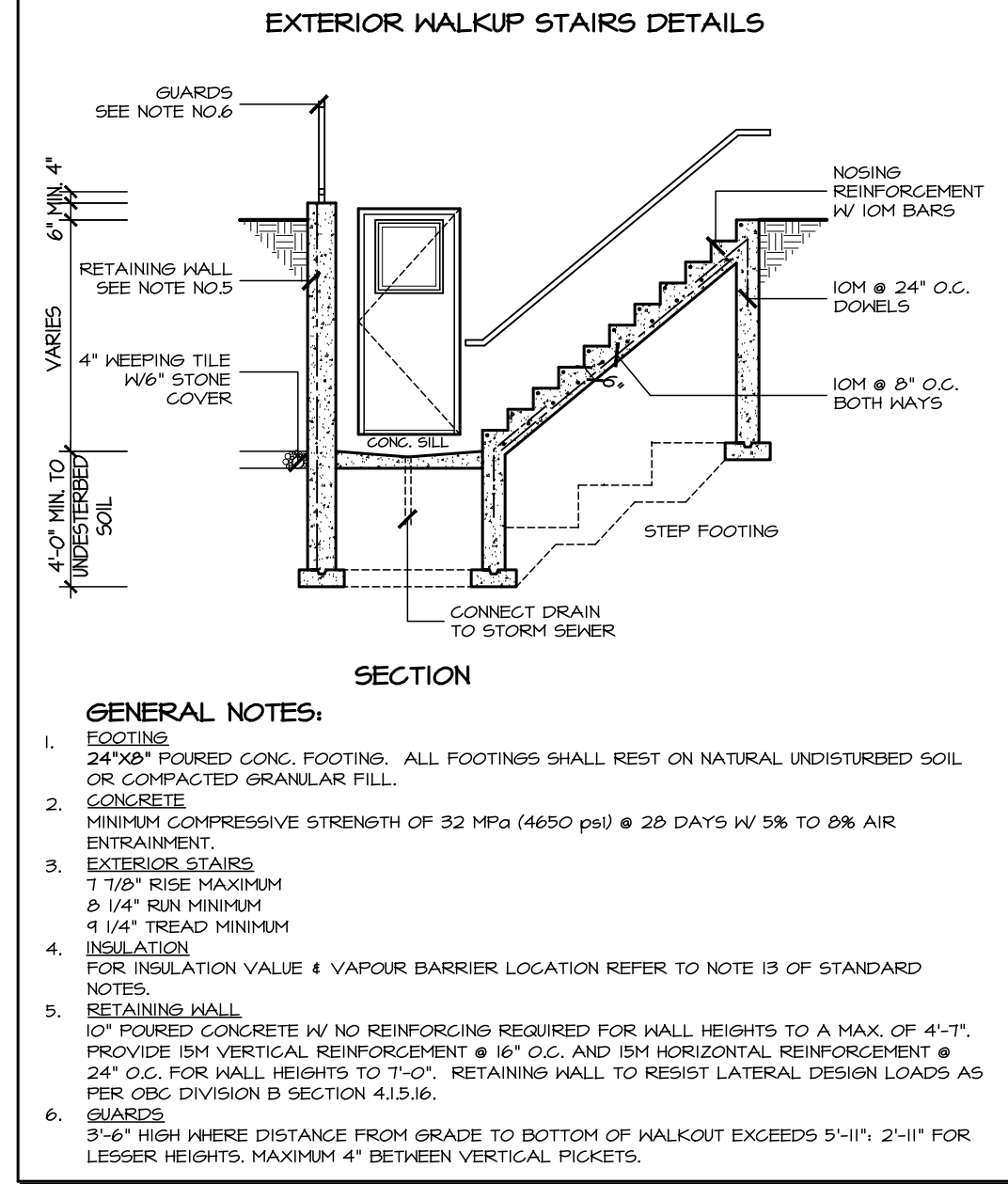
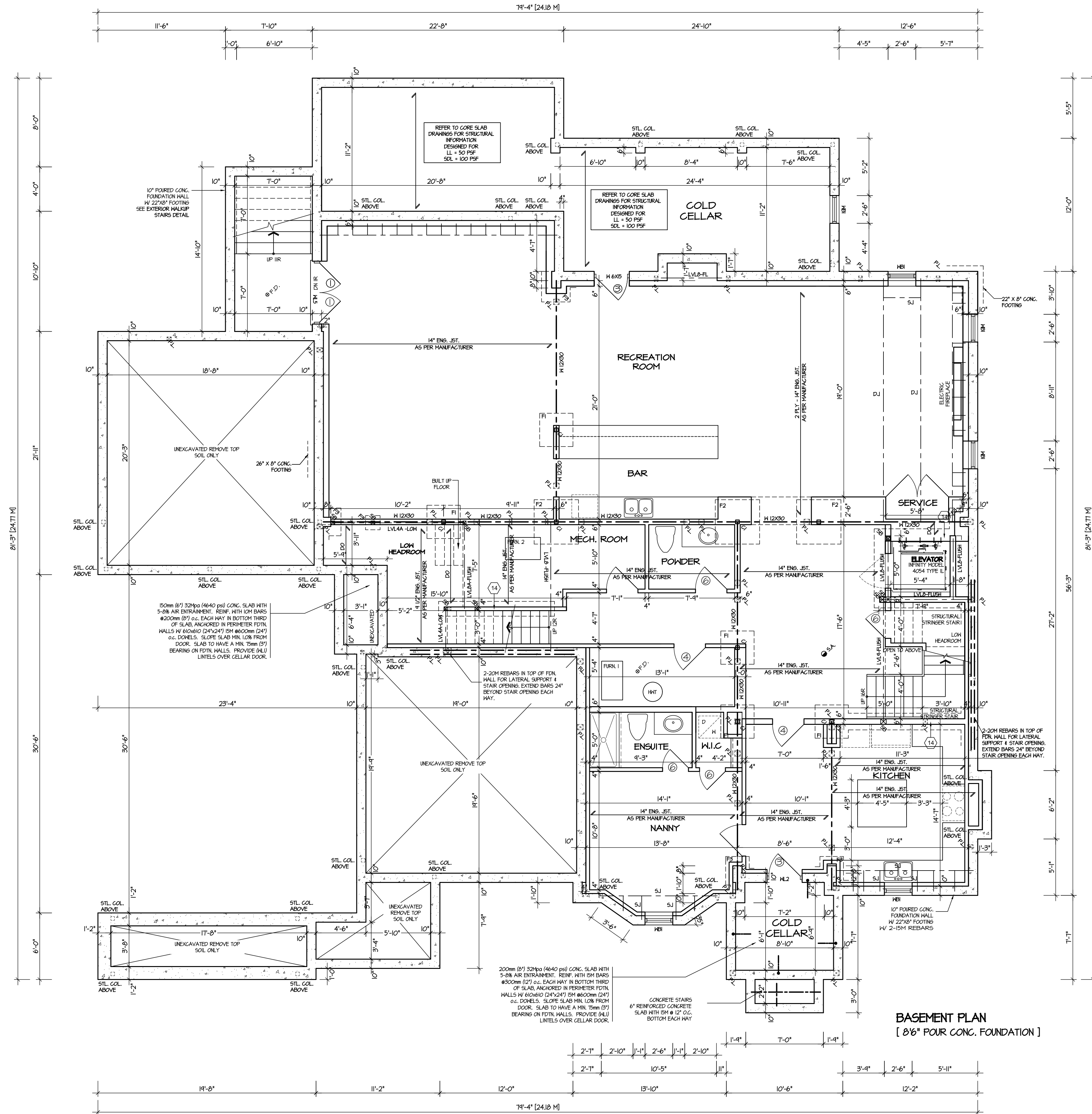
60. REINFORCEMENT FOR GRAB BARS (1" OBC 9.5.2.3.1)
RAINFORCEMENT OF STUD WALLS FOR FUTURE GRAB
BARS SHALL BE INSTALLED ADJACENT TO HOB
CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
SEE DETAIL ON PAGE 11.

61. BRICK VENEER LINTELS (1" SEE OBC 9.2.3.1.5.1)
L1 = 3'-1/2" x 12'-1/2" x 1/4" (80x40x0.6) L2 = 4'-3" x 12'-1/2" x 1/4" (100x40x0.6) L3 = 5'-3" x 12'-1/2" x 1/4" (125x40x0.6) L4 = 6'-3" x 12'-1/2" x 1/4" (150x40x0.6) L5 = 7'-3" x 12'-1/2" x 1/4" (175x40x0.6) L6 = 8'-3" x 12'-1/2" x 1/4" (200x40x0.6)

62. WOOD LUMBER AND BEAMS (1" SEE OBC 9.2.3.1.5.1)
L1 = 3'-1/2" x 12'-1/2" x 1/4" (80x40x0.6) L2 = 4'-3" x 12'-1/2" x 1/4" (100x40x0.6) L3 = 5'-3" x 12'-1/2" x 1/4" (125x40x0.6) L4 = 6'-3" x 12'-1/2" x 1/4" (150x40x0.6) L5 = 7'-3" x 12'-1/2" x 1/4" (175x40x0.6) L6 = 8'-3" x 12'-1/2" x 1/4" (200x40x0.6)

63. LOOSE STEEL LINTELS (1" SEE OBC 9.2.3.1.5.1)
L1 = 3'-1/2" x 12'-1/2" x 1/4" (80x40x0.6) L2 = 4'-3" x 12'-1/2" x 1/4" (100x40x0.6) L3 = 5'-3" x 12'-1/2" x 1/4" (125x40x0.6) L4 = 6'-3" x 12'-1/2" x 1/4" (150x40x0.6) L5 = 7'-3" x 12'-1/2" x 1/4" (175x40x0.6) L6 = 8'-3" x 12'-1/2" x 1/4" (200x40x0.6)

64. LAMINATED VENEER LUMBER (LVL) BEAMS (1" SEE OBC 9.2.3.1.5.1)
LVL1A = 1-1/4" x 3/4" x 1/4" (1-1/4" x 3/4" x 1/4") LVL1B = 2-1/4" x 3/4" x 1/4" (2-1/4" x 3/4" x 1/4") LVL1C = 3-1/4" x 3/4" x 1/4" (3-1/4" x 3/4" x 1/4") LVL1D = 4-1/4" x 3/4" x 1/4" (4-1/4" x 3/4" x 1/4") LVL1E = 5-1/4" x 3/4" x 1/4" (5-1/4" x 3/4" x 1/4") LVL1F = 6-1/4" x 3/4" x 1/4" (6-1/4" x 3/4" x 1/4") LVL1G = 7-1/4" x 3/4" x 1/4" (7-1/4" x 3/4" x 1/4") LVL1H = 8-1/4" x 3/4" x 1/4" (8-1/4" x 3/4" x 1/4") LVL1I = 9-1/4" x 3/4" x 1/4" (9-1/4" x 3/4" x 1/4") LVL1J = 10-1/4" x 3/4" x 1/4" (10-1/4" x 3/4" x 1/4") LVL1K = 11-1/4" x 3/4" x 1/4" (11-1/4" x 3/4" x 1/4") LVL1L = 12-1/4" x 3/4" x 1/4" (12-1/4" x 3/4" x 1/4") LVL1M = 13-1/4" x 3/4" x 1/4" (13-1/4" x 3/4" x 1/4") LVL1N = 14-1/4" x 3/4" x 1/4" (14-1/4" x 3/4" x 1/4") LVL1O = 15-1/4" x 3/4" x 1/4" (15-1/4" x 3/4" x 1/4") LVL1P = 16-1/4" x 3/4" x 1/4" (16-1/4" x 3/4" x 1/4") LVL1Q = 17-1/4" x 3/4" x 1/4" (17-1/4" x 3/4" x 1/4") LVL1R = 18-1/4" x 3/4" x 1/4" (18-1/4" x 3/4" x 1/4") LVL1S = 19-1/4" x 3/4" x 1/4" (19-1/4" x 3/4" x 1/4") LVL1T = 20-1/4" x 3/4" x 1/4" (20-1/4" x 3/4" x 1/4") LVL1U = 21-1/4" x 3/4" x 1/4" (21-1/4" x 3/4" x 1/4") LVL1V = 22-1/4" x 3/4" x 1/4" (22-1/4" x 3/4" x 1/4") LVL1W = 23-1/4" x 3/4" x 1/4" (23-1/4" x 3/4" x 1/4") LVL1X = 24-1/4" x 3/4" x 1/4" (24-1/4" x 3/4" x 1/4") LVL1Y = 25-1/4" x 3/4" x 1/4" (25-1/4" x 3/4" x 1/4") LVL1Z = 26-1/4" x 3/4" x 1/4" (26-1/4" x 3/4" x 1/4") LVL1AA = 27-1/4" x 3/4" x 1/4" (27-1/4" x 3/4" x 1/4") LVL1AB = 28-1/4" x 3/4" x 1/4" (28-1/4" x 3/4" x 1/4") LVL1AC = 29-1/4" x 3/4" x 1/4" (29-1/4" x 3/4" x 1/4") LVL1AD = 30-1/4" x 3/4" x 1/4" (30-1/4" x 3/4" x 1/4") LVL1AE = 31-1/4" x 3/4" x 1/4" (31-1/4" x 3/4" x 1/4") LVL1AF = 32-1/4" x 3/4" x 1/4" (32-1/4" x 3/4" x 1/4") LVL1AG = 33-1/4" x 3/4" x 1/4" (33-1/4" x 3/4" x 1/4") LVL1AH = 34-1/4" x 3/4" x 1/4" (34-1/4" x 3/4" x 1/4") LVL1AI = 35-1/4" x 3/4" x 1/4" (35-1/4" x 3/4" x 1/4") LVL1AJ = 36-1/4" x 3/4" x 1/4" (36-1/4" x 3/4" x 1/4") LVL1AK = 37-1/4" x 3/4" x 1/4" (37-1/4" x 3/4" x 1/4") LVL1AL = 38-1/4" x 3/4" x 1/4" (38-1/4" x 3/4" x 1/4") LVL1AM = 39-1/4" x 3/4" x 1/4" (39-1/4" x 3/4" x 1/4") LVL1AN = 40-1/4" x 3/4" x 1/4" (40-1/4" x 3/4" x 1/4") LVL1AO = 41-1/4" x 3/4" x 1/4" (41-1/4" x 3/4" x 1/4") LVL1AP = 42-1/4" x 3/4" x 1/4" (42-1/4" x 3/4" x 1/4") LVL1AQ = 43-1/4" x 3/4" x 1/4" (4



STUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

5.		
4.		
3.	UPDATED FINISH AREA	SEP 2020
2.	ISSUED FOR PERMIT	OCT 2017

REVISIONS

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.

Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR

28770

NAME

SIGNATURE

BCIN

BASEMENT PLAN

PROJECT NAME

BALTRIO

LIT

72

AREA

7,782

DATE

NOV 2017

PAGE NO.

1

SCALE

3/16"=1'-0"

BY

V.G.

PROJECT NO.

04-14-01

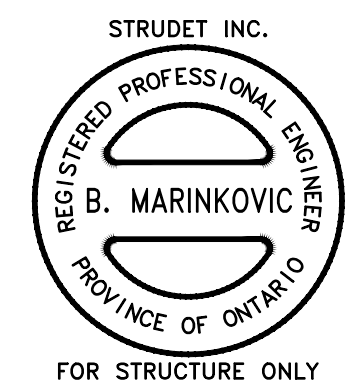
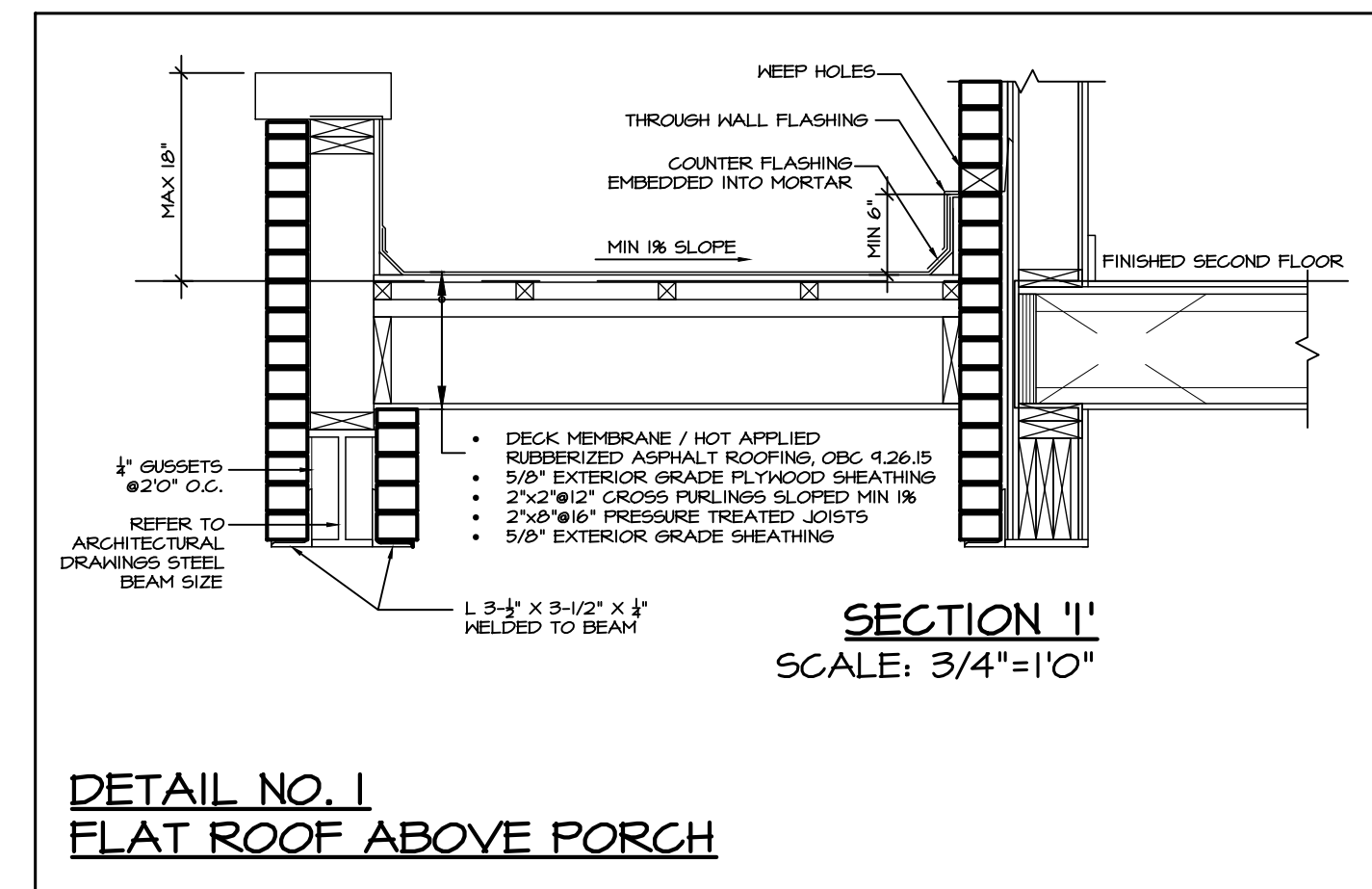
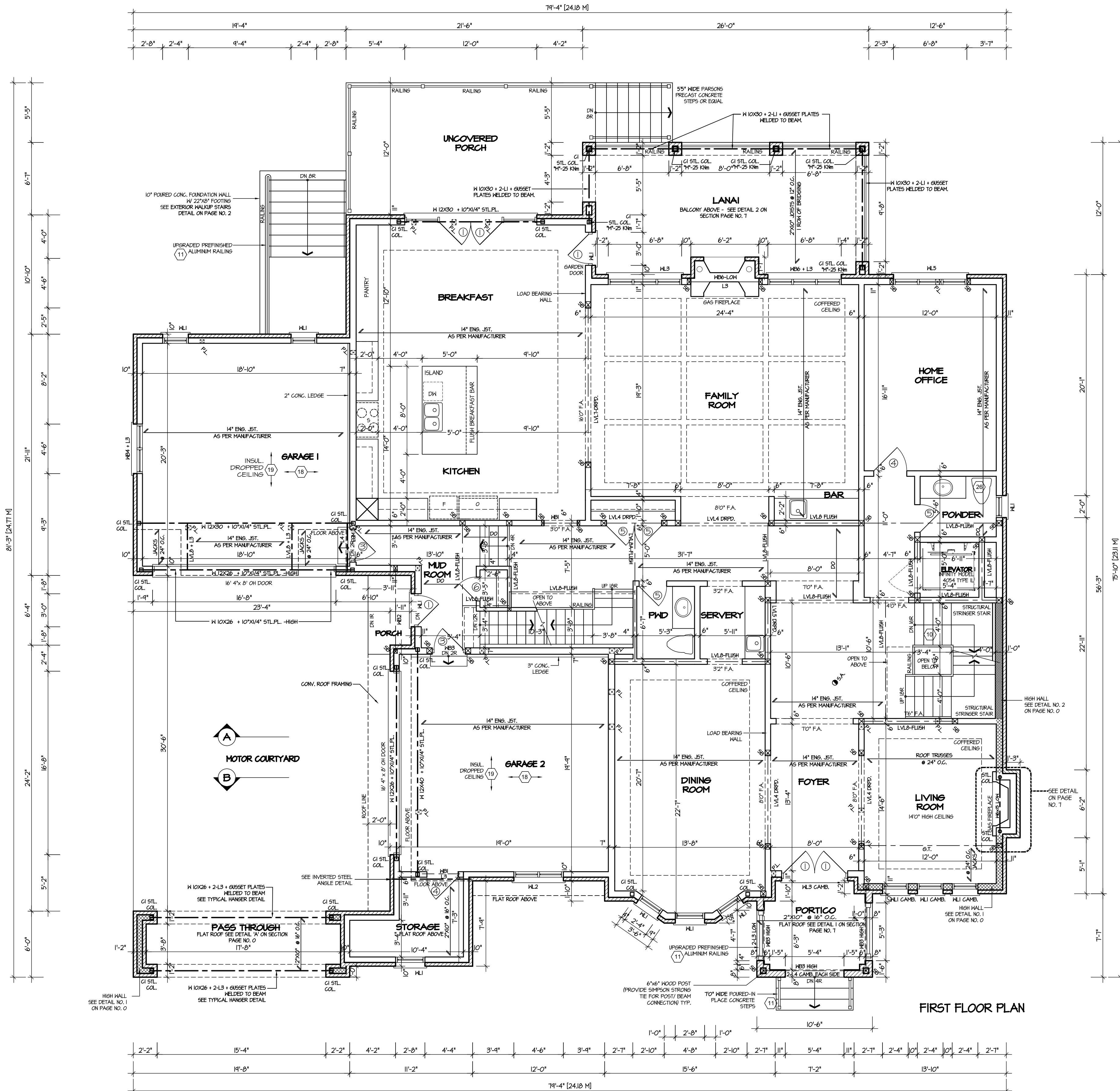
Region Design Inc.
8700 Dufferin St.
Concord, Ontario
L4K 4S6
(416) 736-4096
fax (905) 660-0746

REGION
DESIGN
INC.

Contractor shall check all dimensions and elevations before commencing with work and report any discrepancies to the designer. Prints are not to be scaled.

AVIGNON 3
COMPLIANCE PACKAGE "A1"

September 22, 2020



5.		
4.		
3.	UPDATED	SEP 2020
2.	ADD DOOR FROM GARAGE 2 TO STORAGE	JAN 2019
1.	ISSUED FOR PERMIT	OCT 2017

REVISIONS

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Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

FIRST FLOOR PLAN

PROJECT NAME
BALTRIO

LOT	72	AREA	7,782
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DATE
NOV 2017

SCALE
3/16"=1'-0"

BY
V.G.

PROJECT NO.
04-14-01

Region Design Inc.
8700 Dufferin St.
Concord, Ontario
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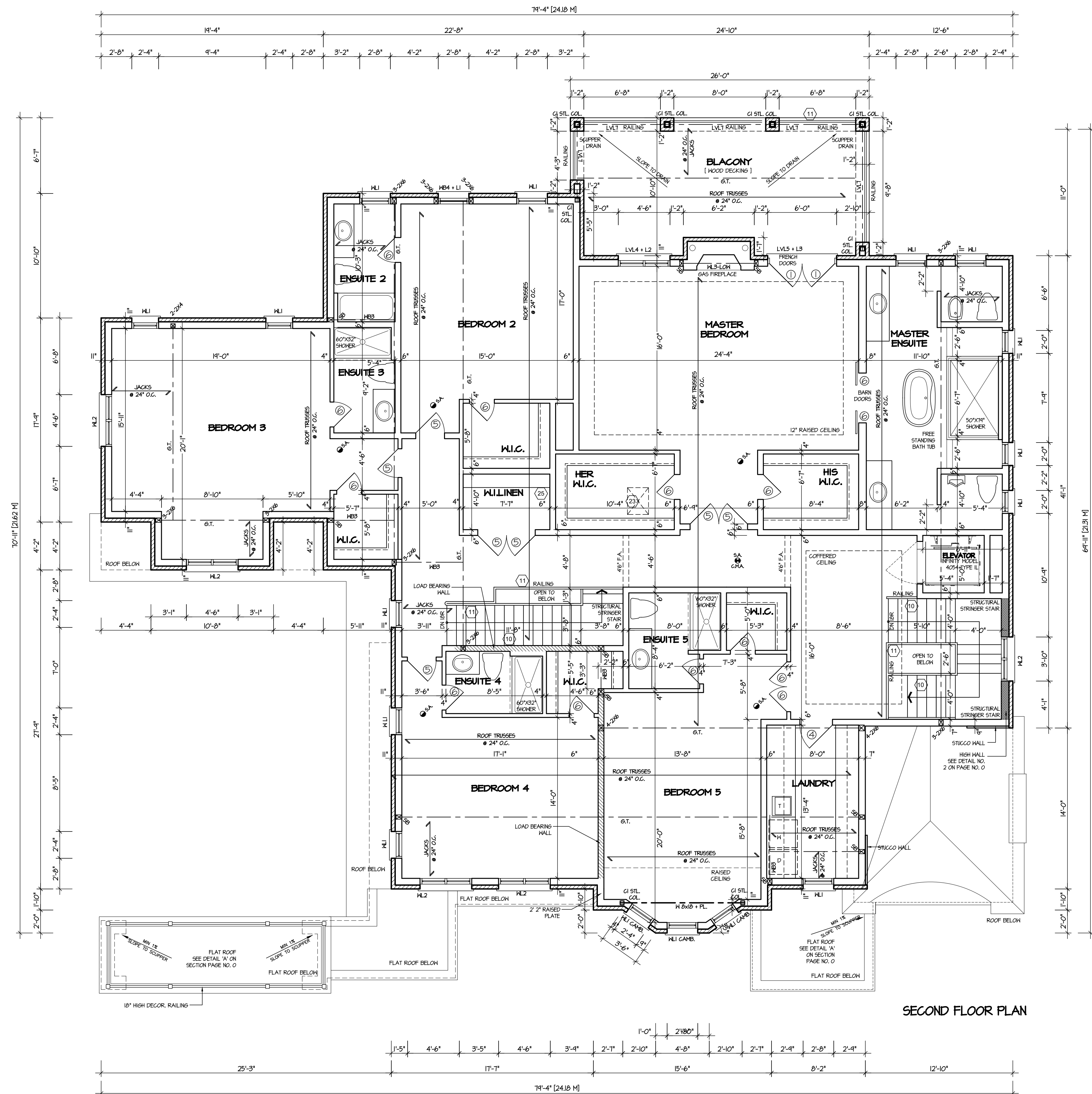


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GREENYORK HOMES

AVIGNON 3
COMPLIANCE PACKAGE "A1"





SECOND FLOOR PLAN



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1.	ISSUED FOR PERMIT OCT 2017

REVISIONS

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VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

SECOND FLOOR PLAN

PROJECT NAME	BALTRIO
LOT	72
AREA	7,782

DATE	NOV 2017	PAGE NO.	3
SCALE	3/16"=1'-0"		
BY	V.G.		

PROJECT NO. 04-14-01

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Concord, Ontario
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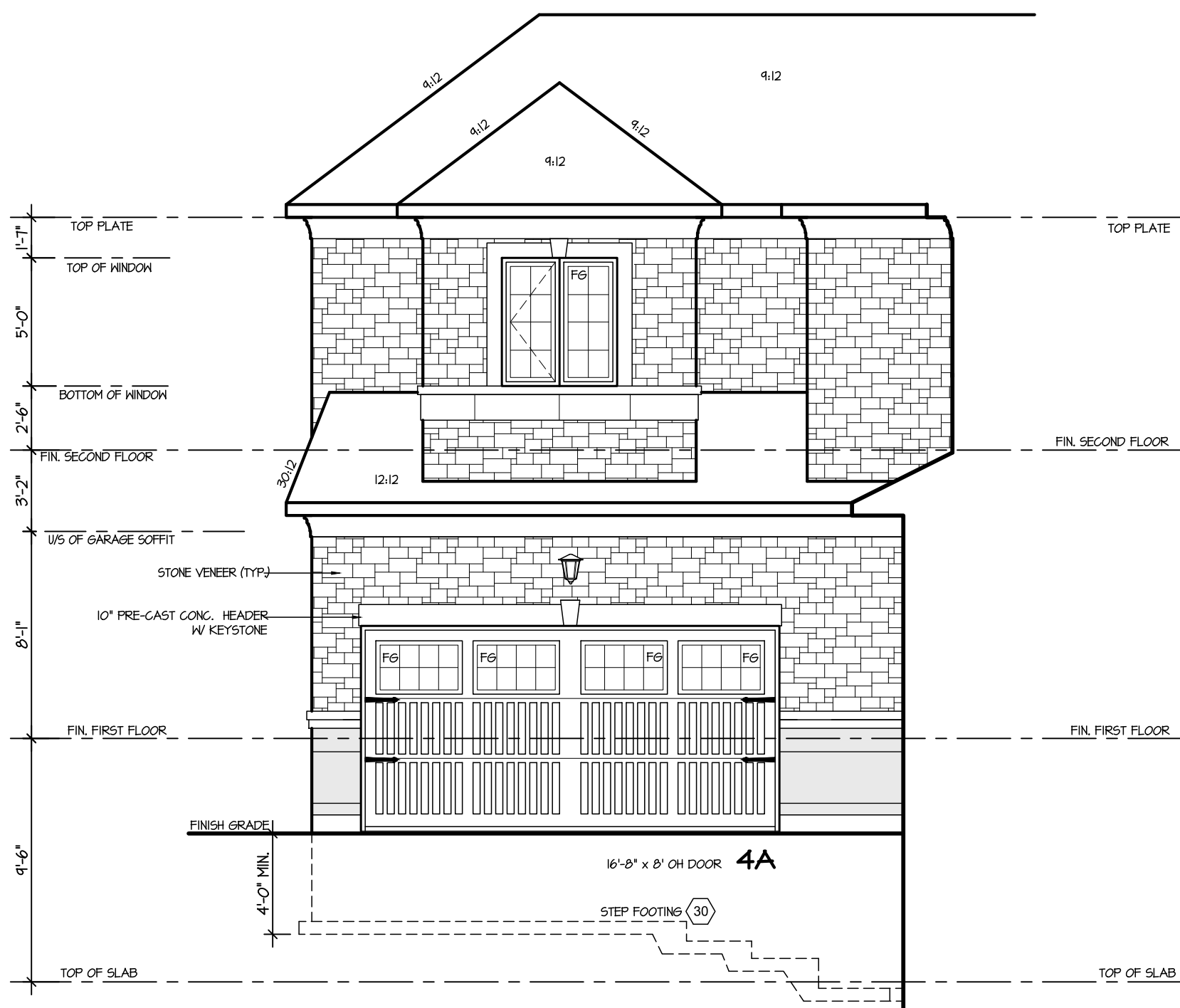
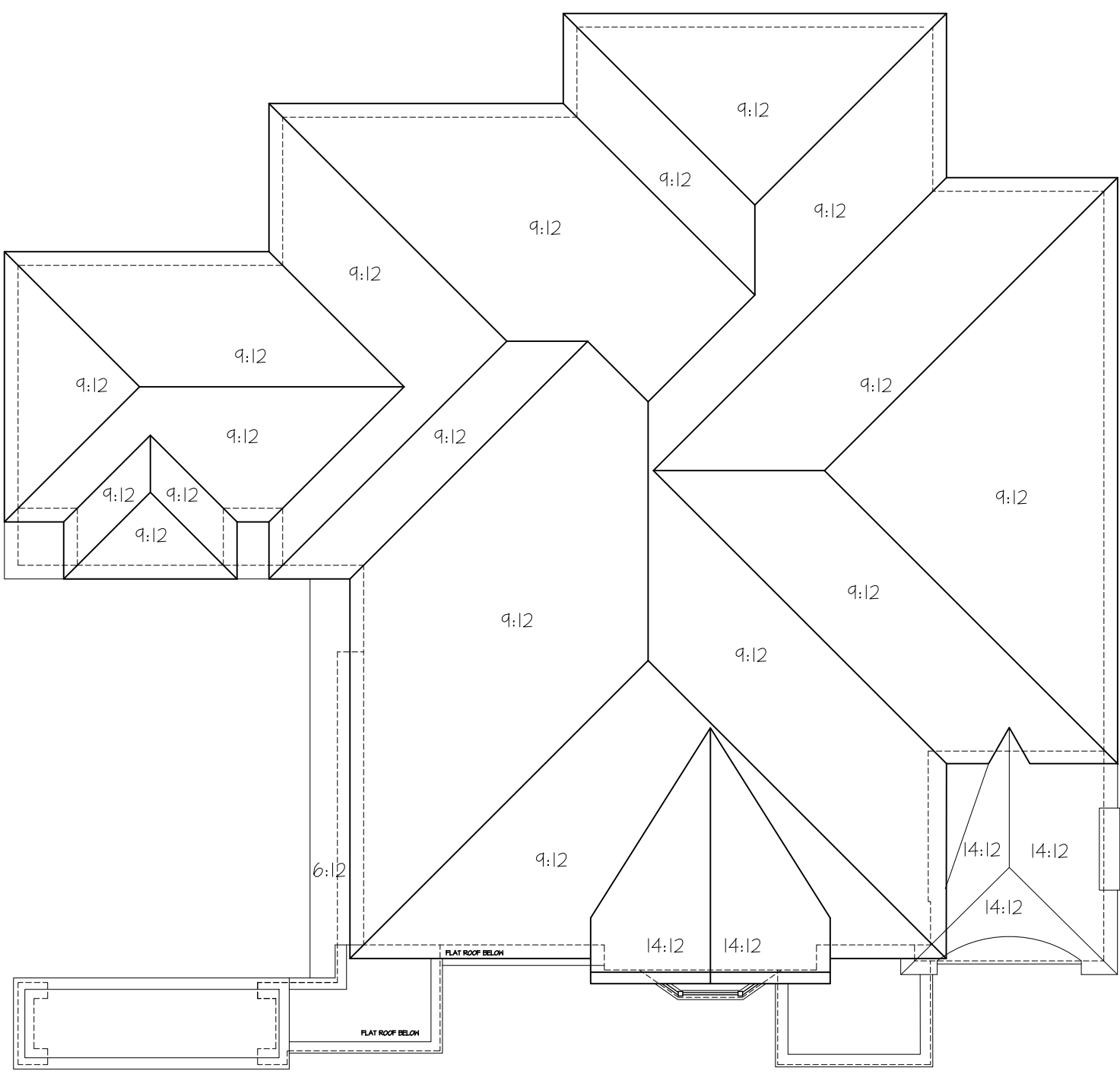


Contractor shall check all dimensions and elevations before commencing with work and report any discrepancies to the designer. Prints are not to be scaled.





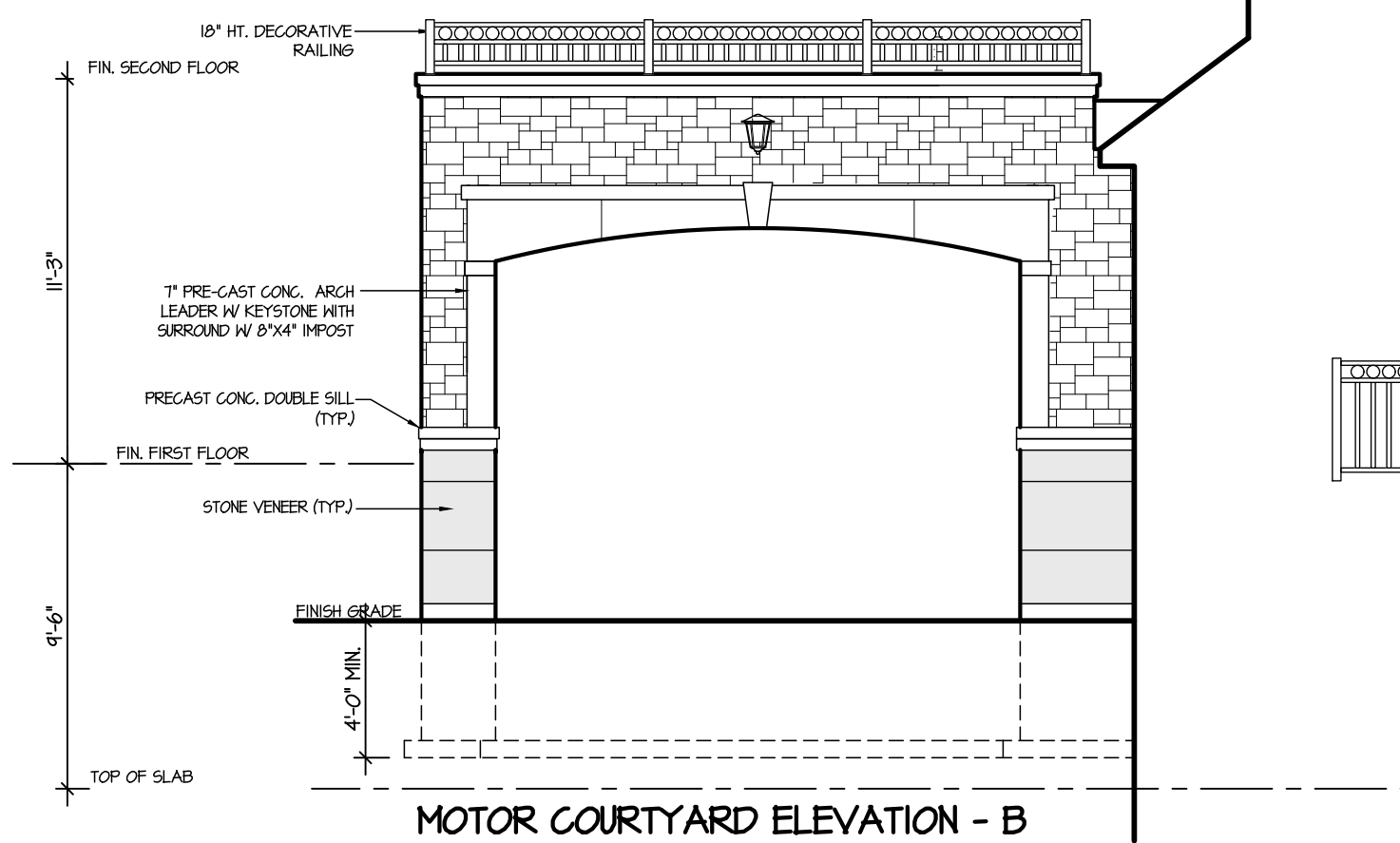
FRONT ELEVATION I



MOTOR COURTYARD ELEVATION - A

ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 4 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SP @ 24" O.C. WITH A 2"x4" SP VERTICAL POST TO THE TRUSS JOINTS. AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE LATERNALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN RINGS OF BRACING DOES NOT EXCEED 6'.

5.		
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1.	ISSUED FOR PERMIT	OCT 2017
REVISIONS		
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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code		
VIKAS GAJJAR	28770	
NAME	SIGNATURE	BCIN
FRONT ELEVATION		
PROJECT NAME		
BALTRIO		
LOT	72	AREA 7.782
DATE	NOV 2017	PAGE NO.
SCALE	3/16"=1'-0"	4
BY	V.G.	
PROJECT NO.	04-14-01	
Region Design Inc. 8700 Dufferin St. Concord, Ontario L4K 4S6 (416) 736-4096 fax (905) 660-0746		
REGION DESIGN INC.		
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QUALIFICATION INFORMATION
VIKAS GAJJAR 28770
NAME SIGNATURE BCIN

REAR ELEVATION

PROJECT NAME
BALTRIO

LOT	72	AREA	7,782
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DATE	NOV 2017	PAGE NO.	6
SCALE	3/16"=1'-0"		
BY	V.G.		

PROJECT NO. 04-14-01

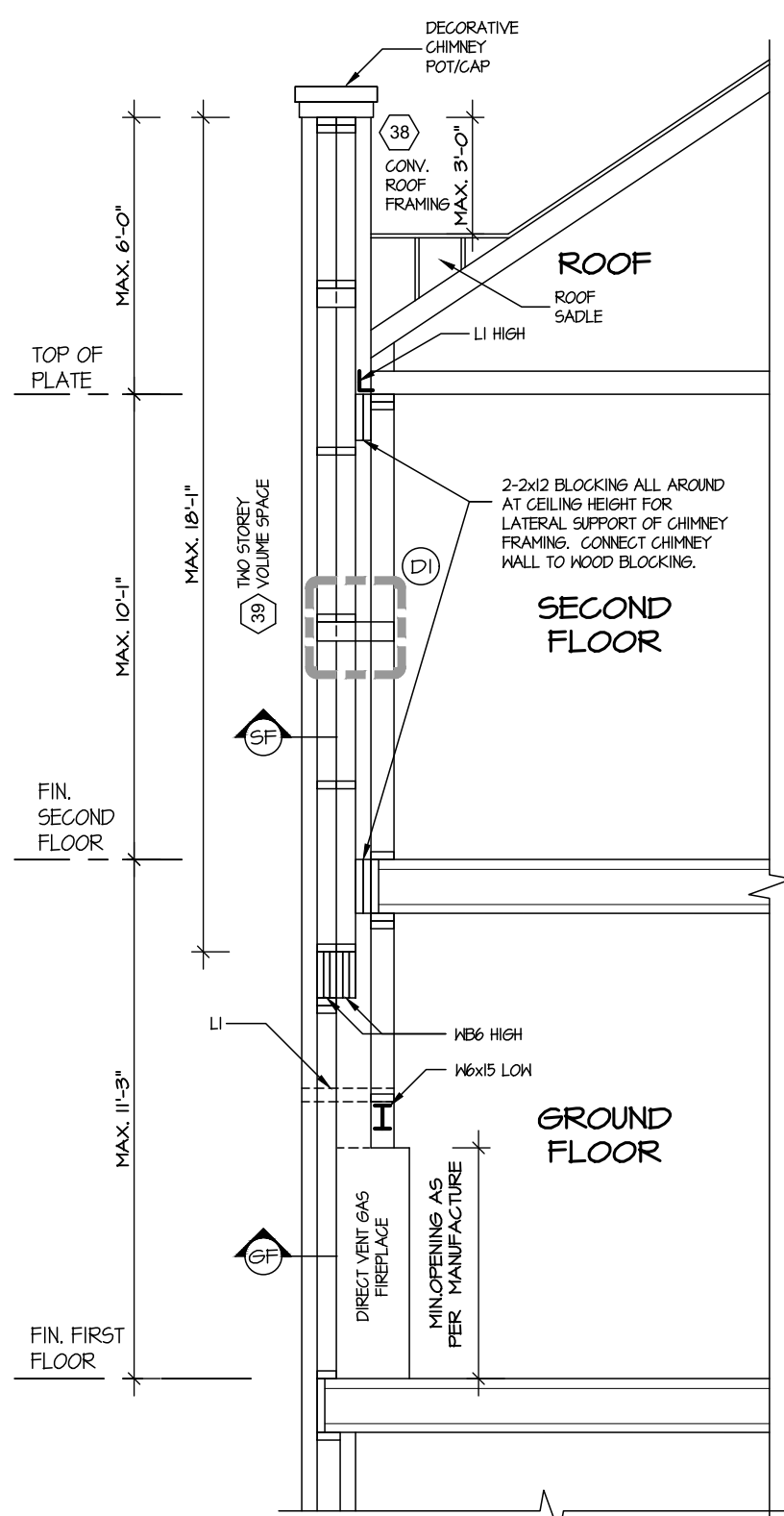
Region Design Inc.
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(416) 736-4096
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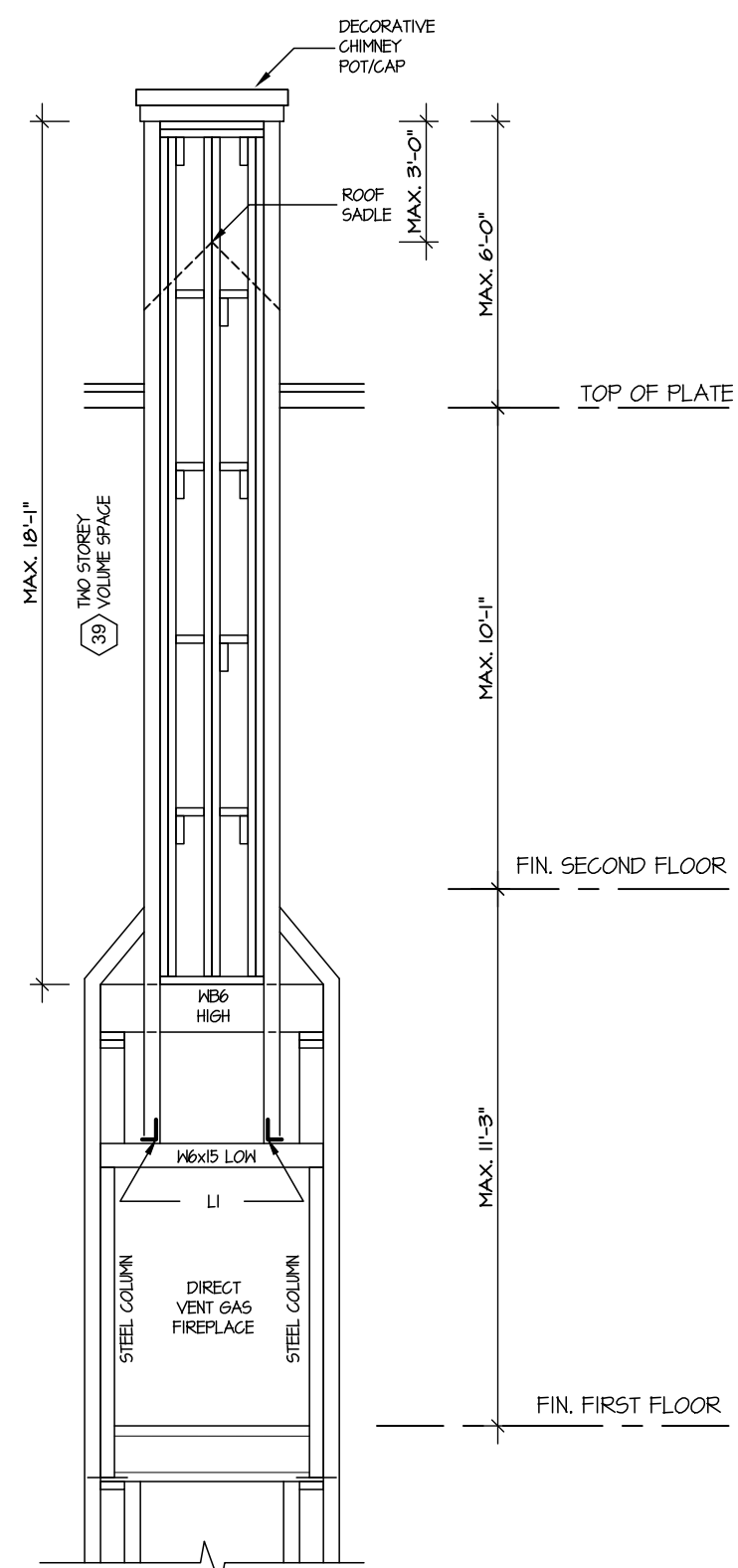
Contractor shall check all dimensions and elevations before commencing with work and report any discrepancies to the designer. Prints are not to be scaled.



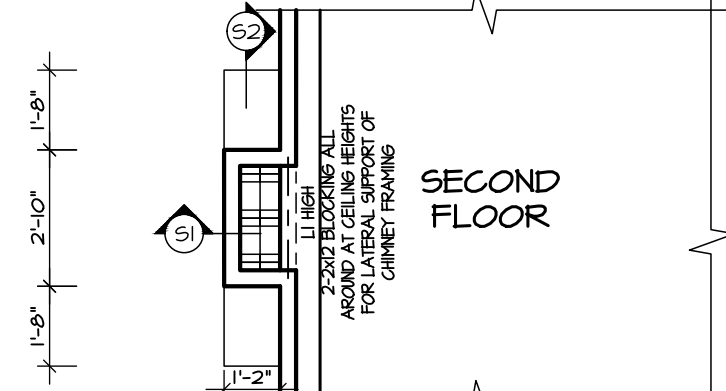
AVIGNON 3
COMPLIANCE PACKAGE "A1"



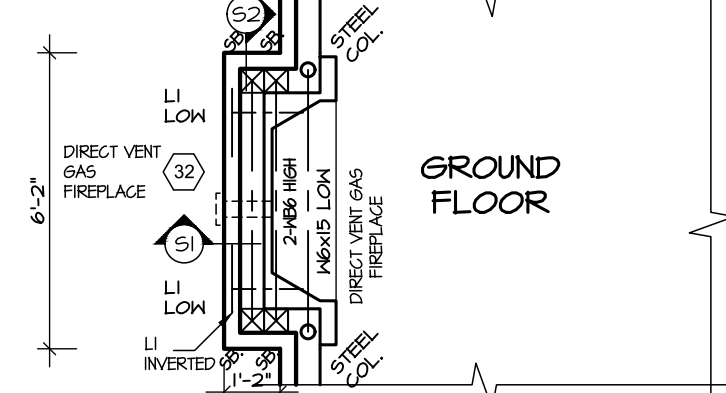
S1 - PARTIAL CROSS SECTION



S2 - PARTIAL CROSS SECTION

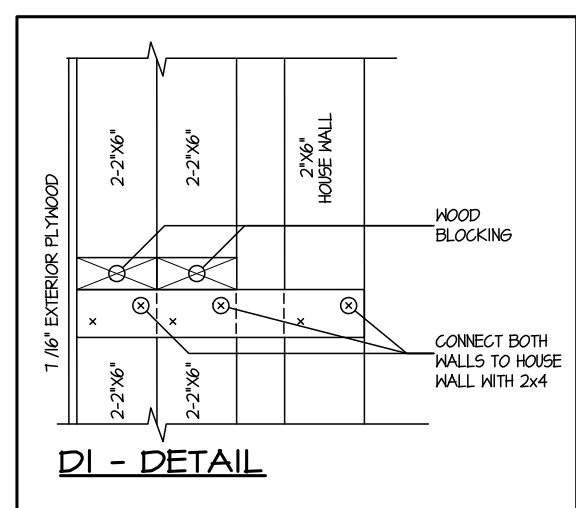


SF - PARTIAL PLAN

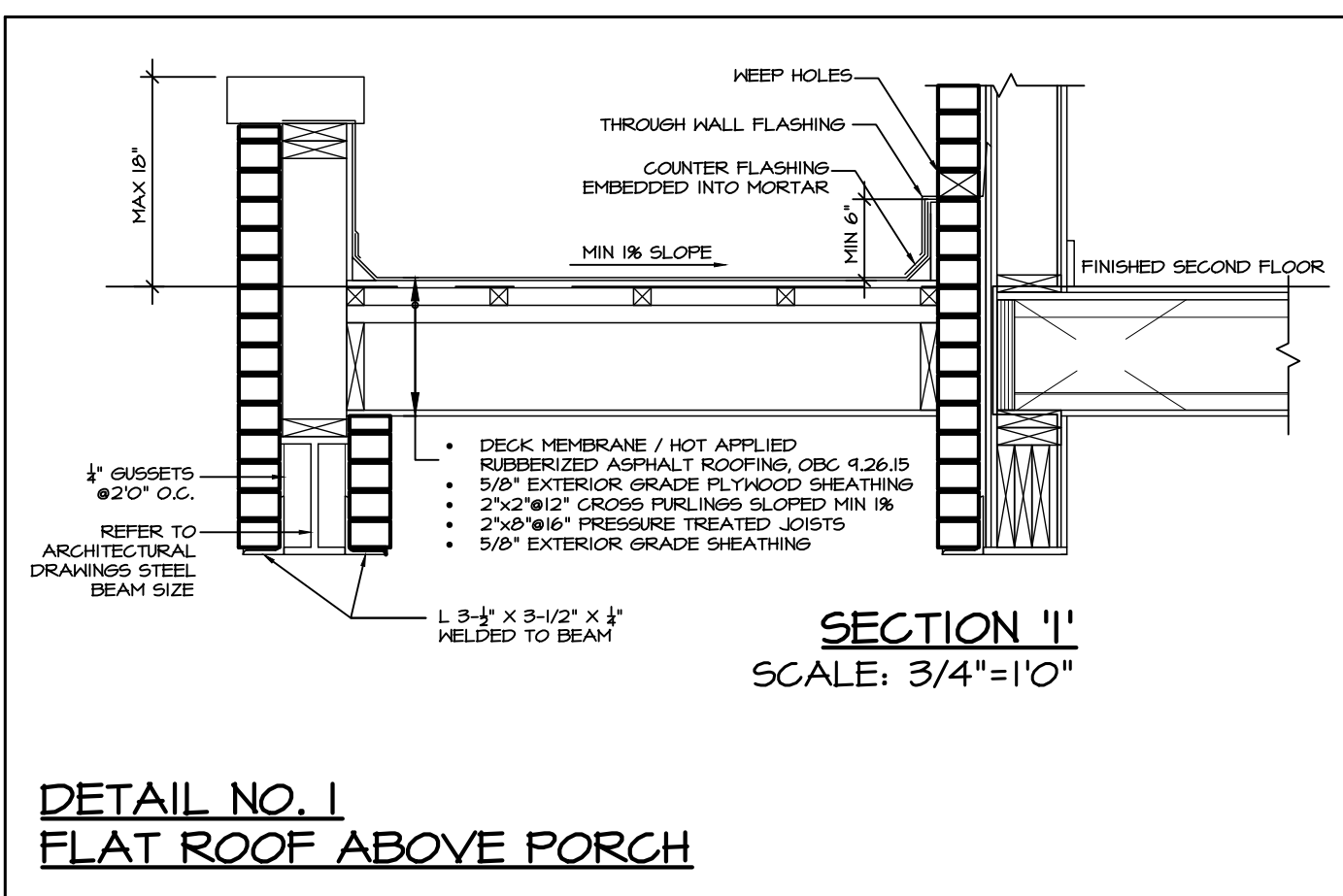


GF - PARTIAL PLAN

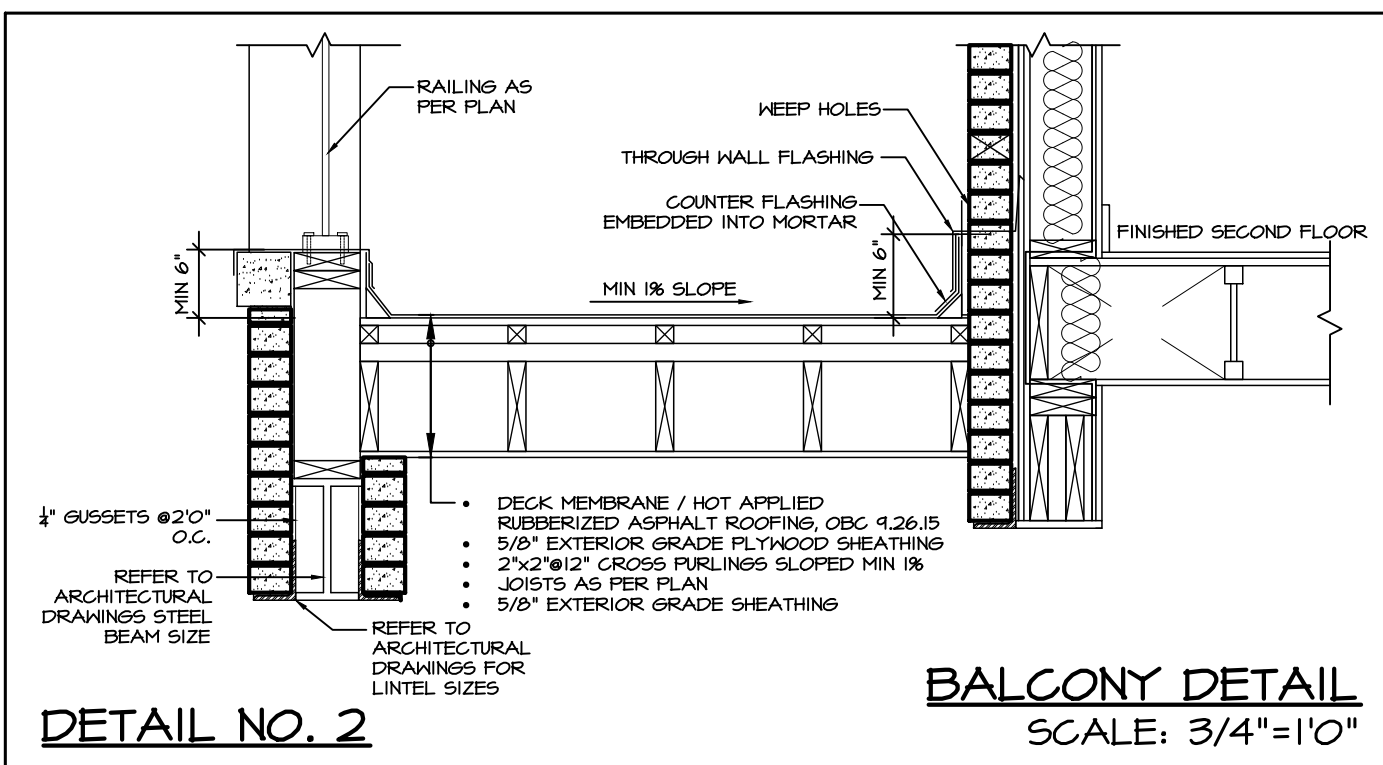
- NOTES:**
- 32 DIRECT VENT GAS FIREPLACE:
VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE
 - 38 CONVENTIONAL ROOF FRAMING
(SEE OBC 9.23.4.2.1.1)
FOR MAX. 2240mm (7'-4") SPAN, 30x34 (2"x4") RAFTERS @ 400mm (16") o.c. FOR MAX. 3530mm (11'-7") SPAN, 30x40 (2"x6") RAFTERS @ 400mm (16") o.c. RIDGE BOARD TO BE 51mm (2") DEEPER. 30x34 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 30x41 (2"x4") @ 400mm (16") o.c. FOR MAX. 2930mm (9'-8") SPAN. 4" 30x40 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 30x41 (2"x4") @ 600mm (24") o.c. WITH A 30x49 (2"x4") CENTER POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") o.c. VERTICALLY, o.c. VERT. 1/8" EXT. PLYWOOD.
 - 39 TWO STOREY VOLUME SPACES
FOR A MAXIMUM 5480mm (18'-0") HEIGHT, PROVIDE 2-30x40 (2"x6") CONTINUOUS STUDS @ 900mm (12") o.c. FOR BRICK, AND 400mm (16") o.c. FOR SIDING. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @ 2200mm (4'-0") o.c. VERT. 1/8" EXT. PLYWOOD.



D1 - DETAIL

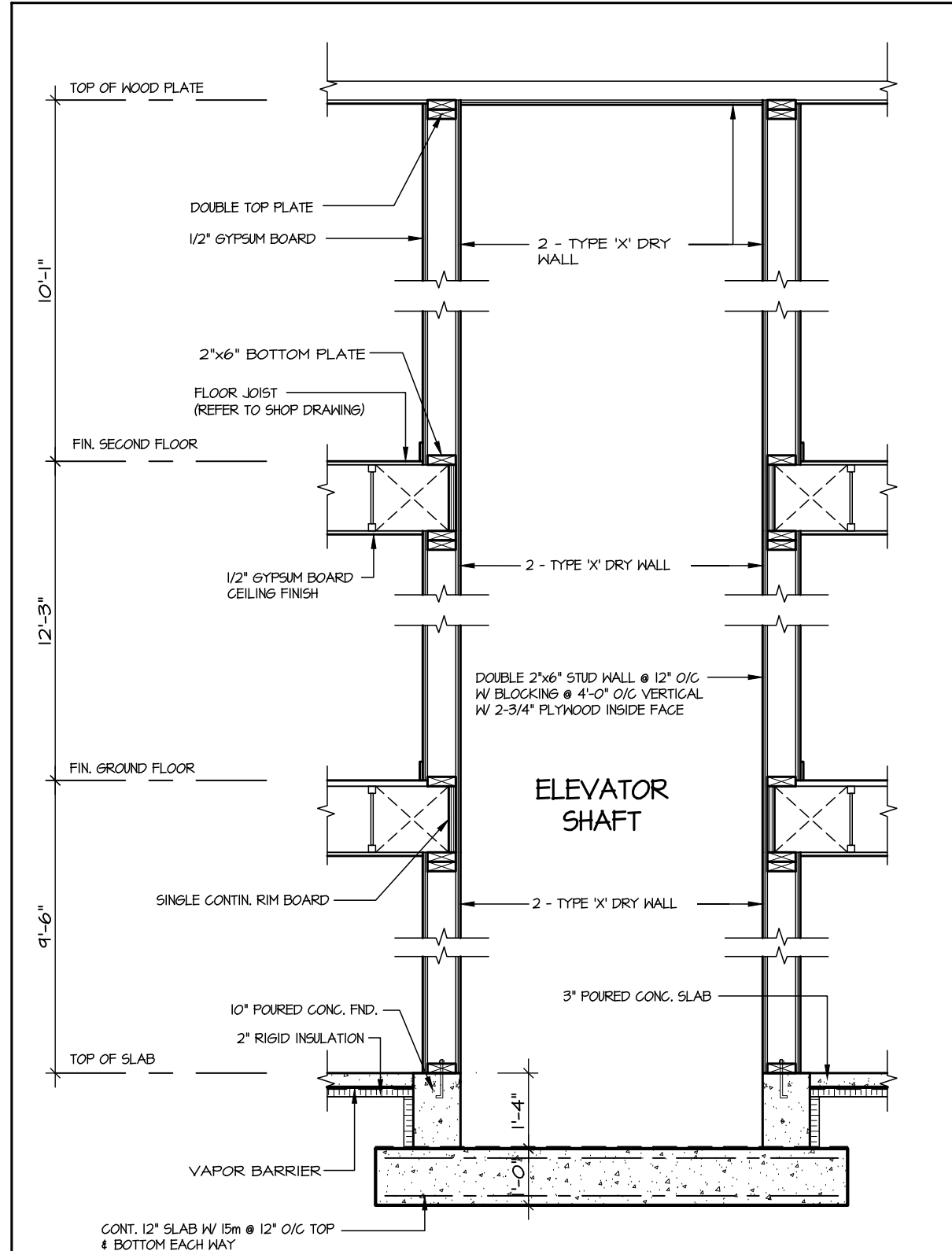


DETAIL NO. 1
FLAT ROOF ABOVE PORCH

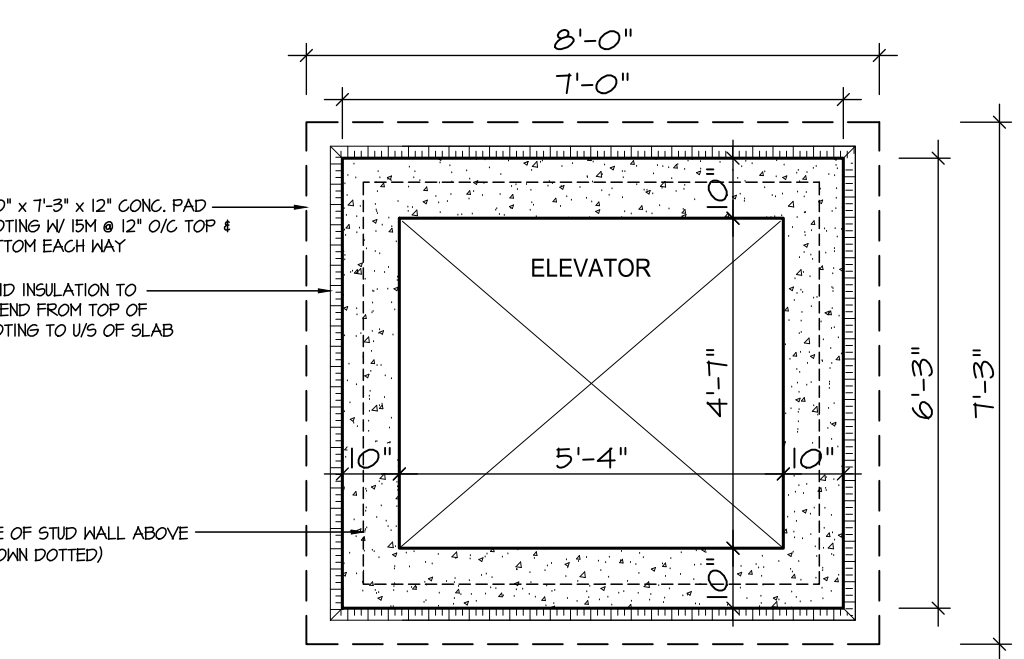


DETAIL NO. 2

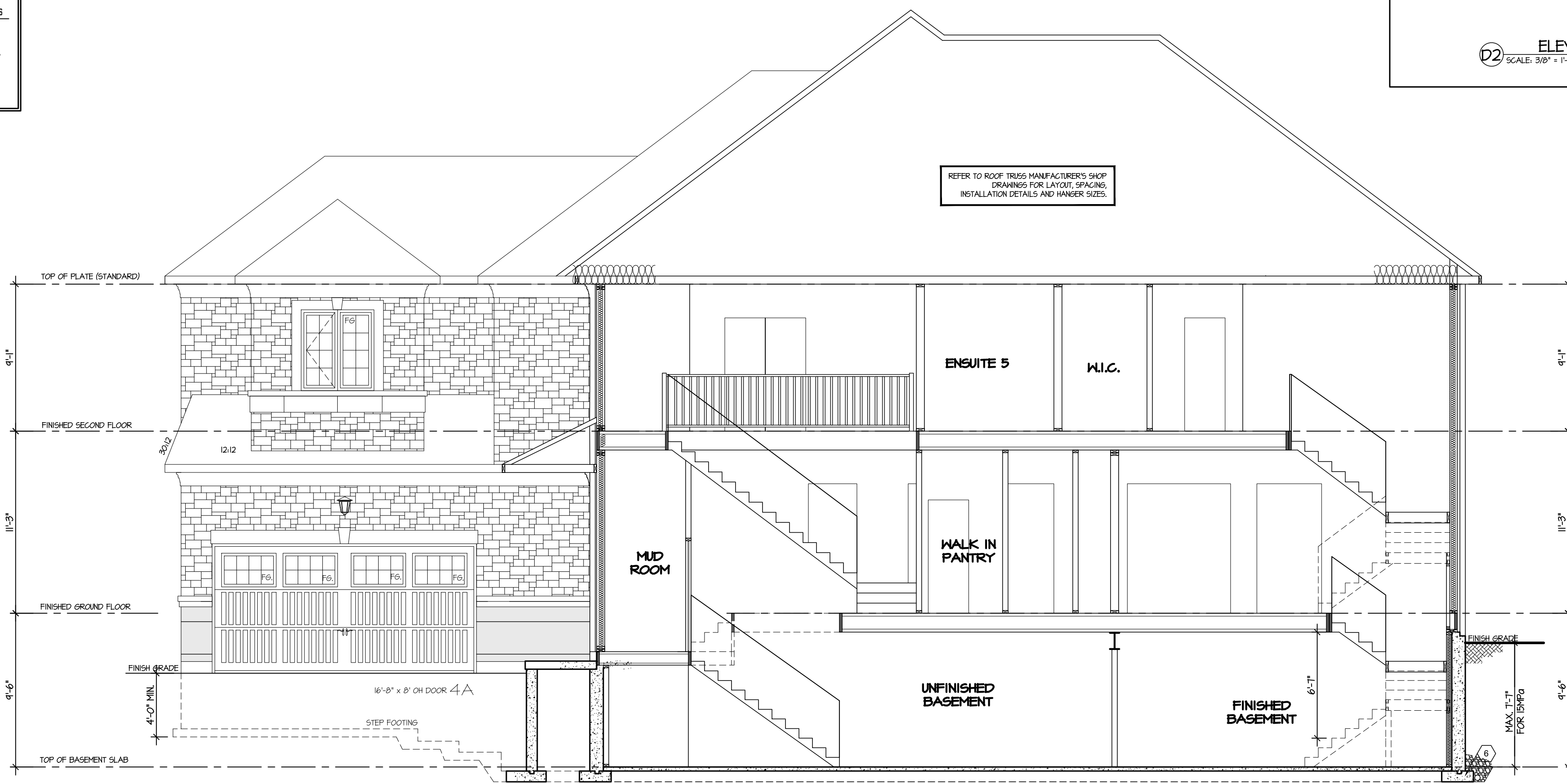
BALCONY DETAIL
SCALE: 3/4"=1'-0"



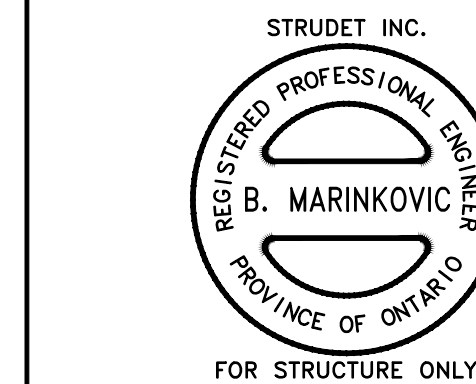
D1 ELEVATOR SHAFT DETAIL
SCALE: 3/8" = 1'-0"



D2 ELEVATOR FOUNDATION WALL DETAIL
SCALE: 3/8" = 1'-0"



SECTION
8'6" FOUR FOUNDATION WALL



5.	
4.	
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QUALIFICATION INFORMATION

VIKAS GAJJAR 28770

NAME SIGNATURE BCIN

CROSS SECTION

PROJECT NAME

BALTRIO

LOT AREA

72 7,782

DATE NOV 2017 PAGE NO.

SCALE 3/16"=1'-0" 7

BY V.G.

PROJECT NO. 04-14-01

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AVIGNON 3
COMPLIANCE PACKAGE "A1"