



AREA CALCULATIONS		ELEV. I	
GROUND FLOOR AREA	=	2925	Sq. Ft.
SECOND FLOOR AREA	=	3505	Sq. Ft.
TOTAL FLOOR AREA	=	6430	Sq. Ft.
	=	597.37	Sq. M.
1ST FLOOR OPEN AREA	=	0	Sq. Ft.
2ND FLOOR OPEN AREA	=	21	Sq. Ft.
ADD TOTAL OPEN AREAS	=	29	Sq. Ft.
ADD FIN. BASEMENT AREA	=	321	Sq. Ft.
GROSS FLOOR AREA	=	6780	Sq. Ft.
	=	629.88	Sq. M.
GROUND FLOOR COVERAGE	=	2925	Sq. Ft.
GARAGE COVERAGE / AREA	=	908	Sq. Ft.
PORCH COVERAGE / AREA	=	104	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	3937	Sq. Ft.
	=	365.76	Sq. M.
TOTAL COVERAGE W/O PORCH	=	3833	Sq. Ft.
	=	356.10	Sq. M.

AVIGNON 3		ELEV. I		COMPLIANCE PACKAGE "A1"	
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	1455.15	101.70	264.68	25.05	13.74 %
LEFT SIDE	1443.12	134.07	130.67	12.14	9.05 %
RIGHT SIDE	1490.71	138.44	82.52	7.67	5.54 %
REAR	1714.80	166.46	343.83	36.59	21.48 %
TOTAL	6681.38	620.72	816.70	81.45	13.12 %

CONSTRUCTION NOTES (UNLESS OTHERWISE NOTED)
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. CMT, RES. 2021-2012 CBC.

1. ROOF CONSTRUCTION (1-See OBC 9.1.9.1)
NO. 20 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") FLYWOOD SHEATHING WITH 1" GLUE, APPROVED WOOD TRUSSES @600mm (24") o.c. MAX. APPROVED EAVE PROTECTION TO EXTEND 400mm (16") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, 30x30 (2"x4") TRUSS BRACINGS @ 1800mm (6'-0") o.c. AT BOTTOM CHORD, PREPARED ALUM. EXISTING/ROOF, FASCIA, RAIL, 1" VENTED SOFFIT, PROVIDE ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES SUSCEPTIBLE TO DAMPING. ROOF SHEATHING TO BE FASTENED 150 (6") o.c. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 400 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2. FRAME WALL CONSTRUCTION (2"x6")
SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS PER ELEVATION, 10x14 (1"x2") VERTICAL WOOD FUSING, APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR SHEATHING, 30x40 (2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL WALL BRACINGS, RSI 3.01 (R22) INSULATION AND APPROVED VAPOR BARRIER AND APPROVED CONT. AIR BARRIER, 15mm (1/2") INT. DRYHALL FINISH.

3. BRICK VENEER CONSTRUCTION (2"x6")
40mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x10x10 (1"x2") GALV. METAL TIES @ 400mm (16") o.c. HORIZONTAL, 600mm (24") o.c. VERTICAL, APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR SHEATHING, 30x40 (2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL WALL BRACINGS, RSI 3.01 (R22) INSUL. APPROVED VAPOR BARRIER AND APPROVED CONT. AIR BARRIER, 15mm (1/2") INT. DRYHALL FINISH, PROVIDE REEF HOLDS @ 800mm (32") o.c. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

3A. STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO CBC 2.11.1(2) & 2.11.1(3) TO BE EXPLOIT A MINIMUM 6mm (1/4") DRAINAGE CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND A MINIMUM 6mm (1/4") DRAINAGE SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR EXPANDED RIGID INSULATION, APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR SHEATHING, 30x40 (2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL WALL BRACINGS, RSI 3.01 (R22) INSUL. APPROVED VAPOR BARRIER AND APPROVED CONT. AIR BARRIER, 15mm (1/2") INT. DRYHALL FINISH, STUCCO TO BE MINIMUM 6mm (1/4") ABOVE FINISH GRADE.

4. INTERIOR STUD PARTITIONS (1-See OBC 9.1.3.3 & 9.1.3.4)
30x30 (2"x4") STUDS @ 400mm (16") o.c. 30x30 (2"x4") SILL BEARING PARTITION 30x30 (2"x4") @ 400mm (16") o.c. FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS, NON-BEARING PARTITION 30x30 (2"x4") @ 400mm (16") o.c. PROVIDE 30x30 (2"x4") BOTTOM PLATE AND 2x30x30 (2"x4") TOP PLATE, 15mm (1/2") INTERIOR DRYHALL BOTH SIDES OF STUD, PROVIDE 30x40 (2"x6") STUDS/PLATES BOTH SIDES.

5. FOUNDATION WALL FOOTINGS: (1-See OBC 9.1.3.3 & 9.1.3.4)
MIN. 200mm (8") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER, MIN. 400mm (16") CONTIN. KEYED CONC. FTS. GRADE FOUNDATION WALL PRIOR TO BACKFILLING, ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 120KPa (114 psi) OR GREATER.

6. WEeping TILE (1-See OBC 9.1.3.4.3)
100mm (4") DIA. WEeping TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEeping TILES.

7. BASEMENT SLAB (1-See OBC 9.1.6.1)
100mm (4") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 15MPa (2200psi) CONC. WITH DAMPROOFING BELGIAN SLABS.

8. WOOD SUBFLOORS (1-See OBC 9.2.3.1.4 & 9.30.2.1)
10mm (3/4") T&G SUBFLOOR UNDER GROUND FINISH FLOOR, 16mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR, 16mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION, 6mm (1/4") PANEL-TYPE UNDERLAY UNDER RESILIENT / PARQUET FLOORING.

9. ROOF INSULATION (1-See SB12 - 2.1.1.2.A & 2.1.1.7)
RSI 10.51 (R60) ROOF INSULATION AND APPROVED VAPOR BARRIER, 16mm (5/8") INT. DRYHALL FINISH OR APPROVED EQUAL.

10. ALL STAIRS/EXTERIOR STAIRS (1-See OBC 9.8.1)
MAX. RISE = 200 (8-1/8")
MIN. RUN = 225 (9-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 2050 (6'-9")
RAIL @ LANDING = 400 (2'-11")
RAIL @ STAIR = 300 (1'-0")
MIN. STAIR WIDTH = 660 (2'-2")

FOR CURVED STAIRS
MIN. AVG. RUN = 200 (8")
MIN. RUN = 107 (3'-6")

11. RAILING (1-See OBC 9.8.8.1)
FINISHED RAILING OR PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS.
INTERIOR GUARDS = 400mm (2'-11") MIN.
EXTERIOR GUARDS = 1070mm (3'-6") MIN.

12. SILL PLATE (1-See OBC 9.2.3.6 & 9.23.7.1)
30x30 (2"x4") SILL PLATE WITH 15mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (1'-10") o.c. CAULKING 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 INTERIOR OF THE SUBFLOOR TO NOT MORE THAN 15mm (5/8") ABOVE THE FINISHED FLOOR OF THE BASEMENT AND NOT LESS THAN 50mm (2") TO THE PAPER, 7/16" O.S.B. EXTERIOR SHEATHING, 30x40 (2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL WALL BRACINGS, RSI 3.01 (R22) INSUL. APPROVED VAPOR BARRIER AND APPROVED CONT. AIR BARRIER, 15mm (1/2") INT. DRYHALL FINISH, STUCCO TO BE MINIMUM 6mm (1/4") ABOVE FINISH GRADE.

14. BASEMENT BEARING STUD PARTITION (1-See OBC 9.2.3.10.1)
30x30 (2"x4") STUDS @ 400mm (16") o.c. 30x30 (2"x4") SILL BEARING PARTITION 30x30 (2"x4") @ 400mm (16") o.c. FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS, NON-BEARING PARTITION 30x30 (2"x4") @ 400mm (16") o.c. PROVIDE 30x30 (2"x4") BOTTOM PLATE AND 2x30x30 (2"x4") TOP PLATE, 15mm (1/2") INTERIOR DRYHALL BOTH SIDES OF STUD, PROVIDE 30x40 (2"x6") STUDS/PLATES BOTH SIDES.

15. STEEL BEARING COLUMN (1-See OBC 9.1.7.3.1)
100mm (8-1/2") DIA. x 4.15mm (1/8") ST. COL. WITH 30x40x15mm (6"x3"x3/8") ST. TOP & BOTTOM PLATE.

16. STEEL COLUMN (1-See OBC 9.1.7.3.1)
100mm (8-1/2") DIA. x 4.15mm (1/8") ST. COL. WITH 150x10x6mm (6"x4"x1/4") STEEL TOP & BOTTOM PLATE, FIELD HED BOTTOM PLATE TO 250x10x125mm (10"x4"x1/2") BASE PLATE CAN 2-35mm (1/2") DIA. x 300mm (12") LONG x 50mm (2") WIDE, ANCHOR, ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

17. STEEL BEAM STRAPPING (1-See OBC 9.2.3.4.3.3)(C1)(C2)
10x30 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18. GARAGE SLAB (1-See OBC 9.1.6.1)
100mm (4") 30MPa (4400psi) CONC. SLAB WITH 5-0% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL, SLOPE TO FRONT 1% MIN.

19. INTERIOR GARAGE WALLS & CEILING (1-See OBC 9.1.0.1.6.1)
15mm (1/2") GYPSUM BOARD ON WALL AND CEILING, BETWEEN HOUSE AND GARAGE, RSI 3.01 (R22) 1/4" WALLS, RSI 5.46 (R39) IN CEILING, TAPE AND SEAL ALL JOINTS GAS TIGHT.

20. GARAGE DOOR GASPROOFING (1-See OBC 9.1.0.1.3.15.1)
DOOR AND FRAME GASPROOFING, DOOR EQUIPPED WITH SELF-CLOSING DEVICE AND WEATHER STRIPPING.

21. EXTERIOR STEP (1-See OBC 9.8.9.2, 9.8.9.3 & 9.8.10.1)
PRECAST CONCRETE STEP OR HD. STEP WHERE NOT EXPOSED TO WEATHER MAX. RISE 200mm (7-1/8"), MINIMUM TREAD 200mm (7-1/2").

22. DRYER VENT (1-See OBC 6.2.3.8.1(7))
CARPED DRYER EXHAUST VENTED TO EXTERIOR, USE 1000mm (4") DIA. SMOOTH WALL VENT PIPE.

23. ATTIC ACCESS (1-See OBC 9.19.2.1)
ATTIC ACCESS HATCH 540x100 (22"x28") WITH WEATHERSTRIPPING, RSI 5.46 (R39) RIGID INSULATION BACKING.

24. FIREPLACE CHIMNEYS (1-See OBC 9.2.1.1)
TOP OF FIREPLACE CHIMNEY SHALL BE 15mm (5/8") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 60mm (2'-0") ABOVE THE ROOF SURFACE WITH A HORIZ. DISTANCE OF 300mm (10'-0") FROM THE CHIMNEY.

25. LINEN CLOSET
4 SHELVES MIN. 350mm (14") DEEP.

26. MECHANICAL EXHAUST (1-See OBC 9.3.2.3.5, 9.32.3.1.0)
MECHANICAL EXHAUST PAN VENTED TO EXTERIOR.

27. STEEL BEARING PLATE FOR MASONRY WALLS
250x20x10 (1"x1"x5/8") ST. PLATE FOR STL BEAMS AND 250x20x10 (1"x1"x1/2") ST. PLATE FOR HD. BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED W/ 2-15mm (1/2") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE, LEVEL WITH NON-SHEAR GROU.

28. CLASS 'B' VENT
ULC, RATED CLASS 'B' VENT 60mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

29. WOOD BASEMENT POST (1-See OBC 9.17.4.1)
3-30x140 (3"x7"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 1.2 (1/2") DIA. BOLT OR 40x10x6x200 (6"x10"x6") CONC. FOOTING.

30. STEP FOOTINGS (1-See OBC 9.1.5.3.9.1)
MIN. HORIZ. STEP = 60mm (24"), MAX. VERT. STEP = 60mm (24")

31. SLAB ON GRADE (1-See OBC 9.1.6.1)
100mm (4") 30MPa (4400psi) CONC. SLAB WITH 5-0% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL, OR DAMPROOFING MATERIAL, 10mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (1'-10") o.c. CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL. USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

32. DIRECT VENT FURNACE (1-See OBC 9.1.7.3.1)
DIRECT VENT FURNACE TERMINAL MIN. 400mm (8") FROM A GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST / INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 150mm (6'-0") FROM EXHAUST TERMINALS, REFER TO GAS UTILIZATION CODE.

33. DIRECT VENT GAS FIREPLACE (1-See OBC 9.1.7.3.1)
DIRECT VENT GAS FIREPLACE, VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENINGS AND ABOVE FIN. GRADE, REFER TO GAS UTILIZATION CODE.

34. JOIST STRAPPING & BRIDGING (1-See OBC 23.9.4.1)
ALL FLOOR JOISTS TO BE BRIDGED WITH 30x30 (2"x2") CROSS BRACINGS OR SOLID BLOCKING @1200mm (6'-11") o.c. MAX. RISE 4 (1'-3") @1200mm (6'-11") o.c. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

35. EXPOSED BUILDING FACE (1-See OBC 9.1.0.1.5.1)
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATINGS OF NOT LESS THAN 45min. WHERE LIMITING DISTANCE IS LESS THAN 12M (39'-11") WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE GLAZED IN NON-COMBUSTIBLE MATERIAL.

36. GOLD CELLAR PORCH SLAB (1-See OBC 9.4.0.1)
100mm (4") 30MPa (4400psi) CONC. SLAB WITH 5-0% AIR ENTRAINMENT, REIN. WITH 12M BARS @1200mm (6'-11") o.c. EACH WAY IN BOTTOM THIRD OF SLAB, ANCHORED IN PERIMETER FDN. WALLS W/ 610x610 (24"x24") CM @1600mm (24") o.c. MAX. RISE 4 (1'-3") @1600mm (6'-11") o.c. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

37. FDN. WALL REDUCTION IN THICKNESS (1-See OBC 9.1.3.15.1)
FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 40mm (1-1/2") THICK TO A MAX. DEPTH OF 600mm (2'-0") FOR 8" FDN. WALL, 10" FDN. WALL WHEN REDUCTION IN THICKNESS IS GREATER THAN 20". FDN. WALL SHALL BE TIED TO THE FACINGS MATERIAL WITH METAL TIES SPACED 200mm (8") o.c. VERTICALLY AND 600mm (2'-0") HORIZONTALLY, FILL SPACE BETWEEN WALL AND FACING SHALL BE FILLED WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING (1-See OBC 9.2.3.4.2.1(1))
FOR MAX. 2240mm (7'-4") SPAN, 30x28 (2"x4") RAFTERS @400mm (16") o.c. FOR MAX. 3050mm (10'-1") SPAN, 30x40 (2"x6") RAFTERS @400mm (16") o.c. RIDGE BOARD TO BE 50mm (2") DEEP, 30x40 (2"x4") COLLAR TIES AT MIDSPANS, CEILING JOISTS TO BE 30x30 (2"x4") @400mm (16") o.c. FOR MAX. 2930mm (9'-7") SPAN & 30x40 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7") SPAN, RAFTERS FOR BUILT-UP ROOF TO BE 30x30 (2"x4") @400mm (16") o.c. WITH A 30x30 (2"x4") CENTER POST TO THE TOPS BELOW LATERALLY BRACED @1800mm (6'-0") o.c. VERTICALLY.

39. TWO STOREY VOLUME SPACES
FOR A MAXIMUM 5410mm (18'-0") HEIGHT, PROVIDE 2-30x40 (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. FLTHOOD 2-25.

40. EXPOSED FLOOR TO EXTERIOR (1-See OBC 2.1.1.2.2.A)
UNLESS NOTED OTHERWISE, EXPOSED FLOOR TO EXTERIOR SHALL BE SPRUCE-PINE-FIR NO.12 GRADE, FINISHED SOFFIT.

41. PARTY WALLS
CRITICAL, TIGHT RATED PARTYWALL, REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

42. EXTERIOR WALLS FOR WALK-OUT CONDITION
THE EXTERIOR BASEMENT STUD WALL TO BE 30x40mm (2"x6") STUDS @400mm (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS.

43. SMOKE ALARM (1-See OBC 9.1.0.1.19.1)
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.

44. CARBON MONOXIDE ALARM (1-See OBC 9.33.4.1)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A RESIDENTIAL OCCUPANCY, EXCEPT WHERE THE CARBON MONOXIDE ALARM SHALL BE INSTALLED TO EACH SLEEPING AREA IN THE SUITE.
a. THE CARBON MONOXIDE ALARM SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE CARBON MONOXIDE ALARM.
b. BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, WHERE LOCATED ADJACENT TO A SLEEPING AREA, AND
c. CONFORM TO:
1. CAN/CSA-6.19, 'RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES', OR
2. UL2034, 'SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS'.

45. SOIL GAS CONTROL (1-See OBC 9.13.4.1)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING AS DESCRIBED.

WINDOWS - CANADA ZONE C

(1) MINIMUM BEDROOM WINDOW (1-See OBC 9.10.1.1)
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² (3.8 sq.ft.) UNOBSTRUCTED GLAZED OPENABLE AREA WITH MIN. CLEAR HEIGHT OF 380mm (1'-7") GLASS AREA NOT MORE THAN 17% OF GROSS PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 0.22

(2) WINDOW GUARDS (1-See OBC 9.8.8.1(16))
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW IS LOCATED LESS THAN 480mm (1'-6") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").

GENERAL:
(1) MECHANICAL VENTILATION
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3" AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.

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

LUMBER:
1. ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO.12 GRADE, UNLESS NOTED OTHERWISE.
2. LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE-PINE-FIR NO.12 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
3. ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE CEDAR, UNLESS NOTED OTHERWISE.

4.1.1. BEAMS SHALL BE 2.0E (Fb=2800psi) MIN. NAIL EACH PLY OF LVL WITH 89mm (3-1/2") LONG COMMON NINE NAILS @800mm (12") o.c. STAGGERED IN 2 ROWS FOR 184, 240, & 300mm (7-1/4", 9-1/2", 11-1/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 1/2" (3mm) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 450mm (18") o.c.

5. PROVIDE TOP JOINT BEAM HANGERS FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
6. PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
7. 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 (4054) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:
STRUCTURAL STEEL AND HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40.21 GRADE 50W. REINFORCING STEEL SHALL CONFORM TO CSA-G30.18M GRADE 40CR.

STABILITY OF NARROW (20'-25') & TALL (±30') HOUSES

BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACINGS TO RESIST WIND LOADS WHEN UNDER CONSTRUCTION. FURTHER RECOMMENDATIONS:
1. REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1200mm o.c. (4'-0") FOR STANDARD CONDITIONS.
2. USE 45mm (5/8") THICK PLATHOOD OR WATERBOARD FOR THE EXTERIOR WALL SHEATHING.

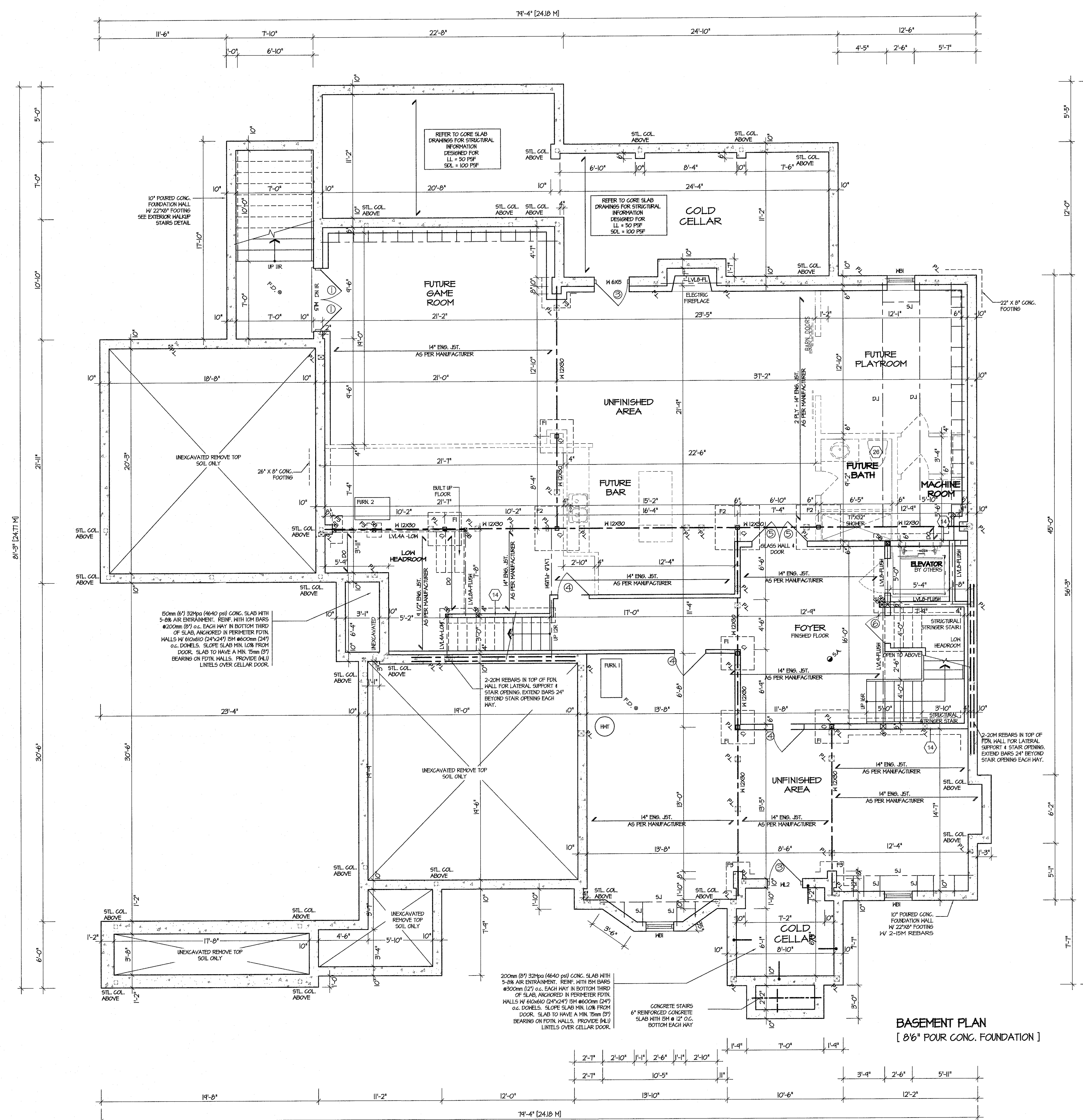
3. TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION USE 45mm (5/8") THICK PLATHOOD NAILED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS.

BRICK VENEER LINTELS
L1 = 3-1/2"x3-1/2"x1/4" (100x100x6.0) L2 = 2-3/8"x3-1/2"x1/4" (100x100x6.0) L3 = 4-3/4"x1/2"x5/16" (125x100x6.0) L4 = 5-3/8"x1/2"x5/16" (125x100x6.0) L5 = 6-3/8"x1/2"x5/16" (125x100x6.0) L6 = 6-3/8"x1/2"x5/16" (125x100x6.0) L7 = 5-3/8"x1/2"x5/16" (125x100x6.0) L8 = 5-3/8"x1/2"x5/16" (125x100x6.0) L9 = 5-3/8"x1/2"x5/16" (125x100x6.0) L10 = 5-3/8"x1/2"x5/16" (125x100x6.0)

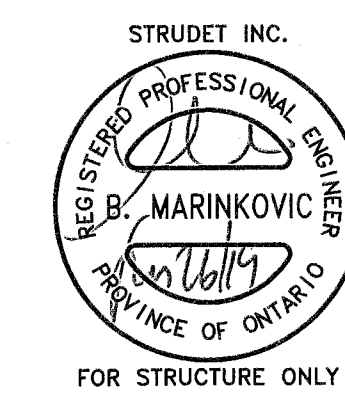
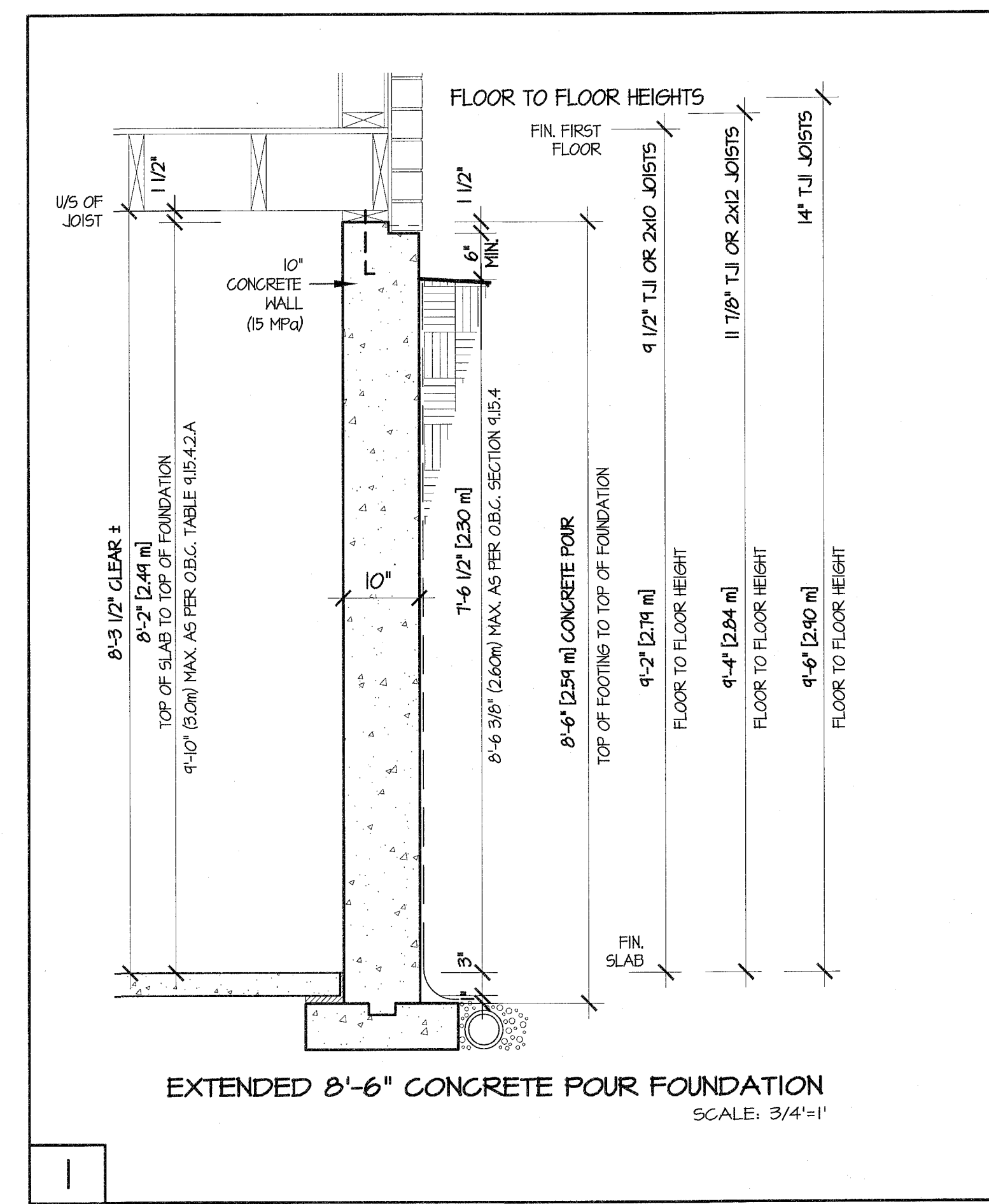
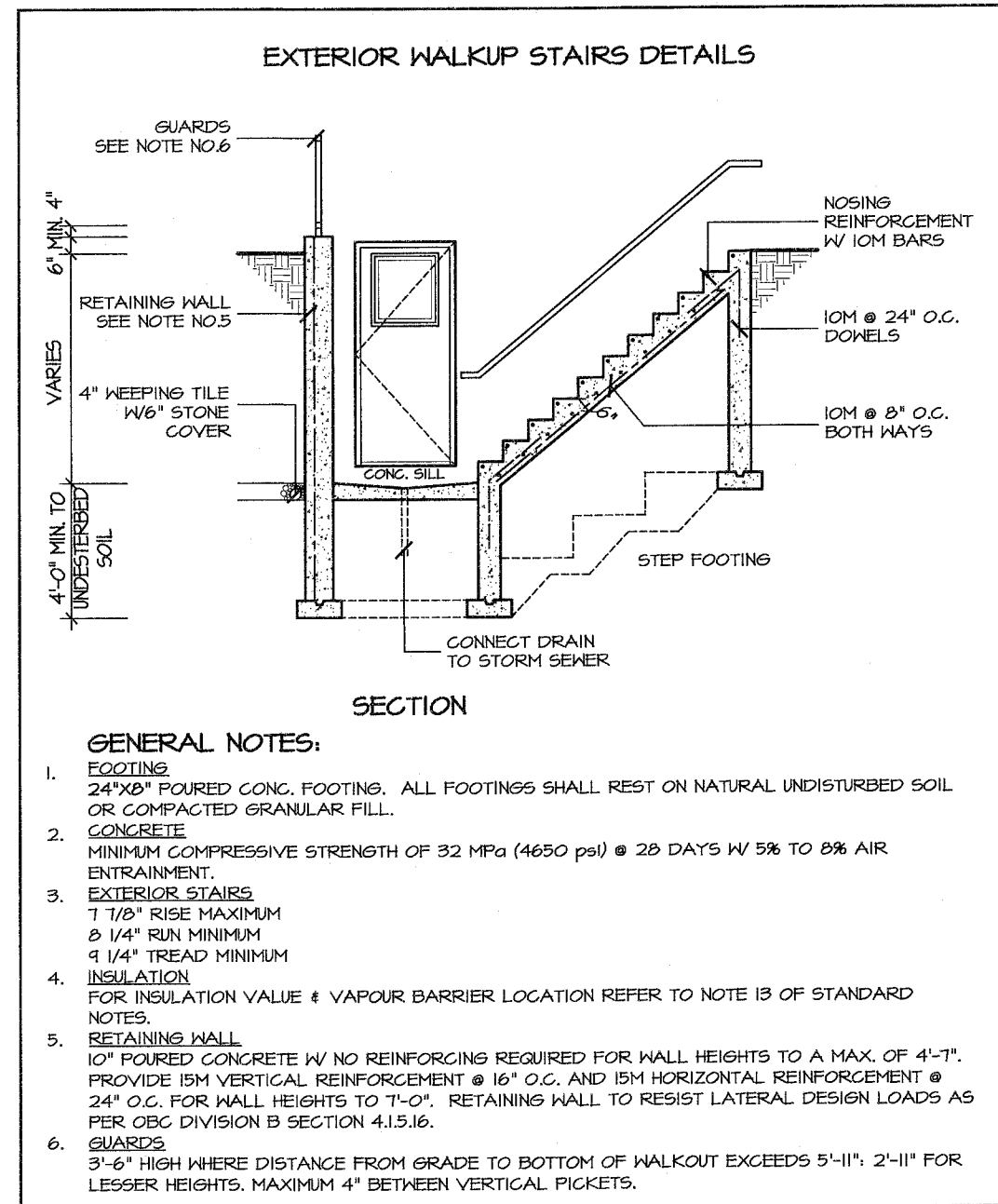
WOOD LINTELS AND BEAMS
W1 = 2-3/8"x3-1/2"x1/4" (100x100x6.0) W2 = 2-3/8"x3-1/2"x1/4" (100x100x6.0) W3 = 2-3/8"x3-1/2"x1/4" (100x100x6.0) W4 = 2-3/8"x3-1/2"x1/4" (100x100x6.0) W5 = 2-3/8"x3-1/2"x1/4" (100x100x6.0) W6 = 2-3/8"x3-1/2"x1/4" (100x100x6.0) W7 = 2-3/8"x3-1/2"x1/4" (100x100x6.0) W8 = 2-3/8"x3-1/2"x1/4" (100x100x6.0) W9 = 2-3/8"x3-1/2"x1/4" (100x100x6.0) W10 = 2-3/8"x3-1/2"x1/4" (100x100x6.0)

LOOSE STEEL LINTELS
L1 = 3-1/2"x3-1/2"x1/4" (100x100x6.0) L2 = 4-3/4"x1/2"x5/16" (125x100x6.0) L3 = 5-3/8"x1/2"x5/16" (125x100x6.0) L4 = 6-3/8"x1/2"x5/16" (125x100x6.0) L5 = 6-3/8"x1/2"x5/16" (125x100x6.0) L6 = 6-3/8"x1/2"x5/16" (125x100x6.0) L7 = 5-3/8"x1/2"x5/16" (125x100x6.0) L8 = 5-3/8"x1/2"x5/16" (125x100x6.0) L9 = 5-3/8"x1/2"x5/16" (125x100x6.0) L10 = 5-3/8"x1/2"x5/16" (125x100x6.0)

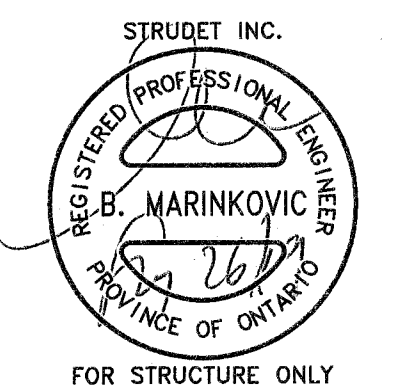
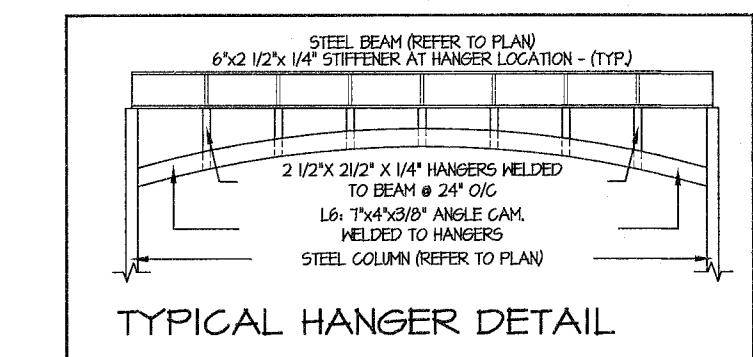
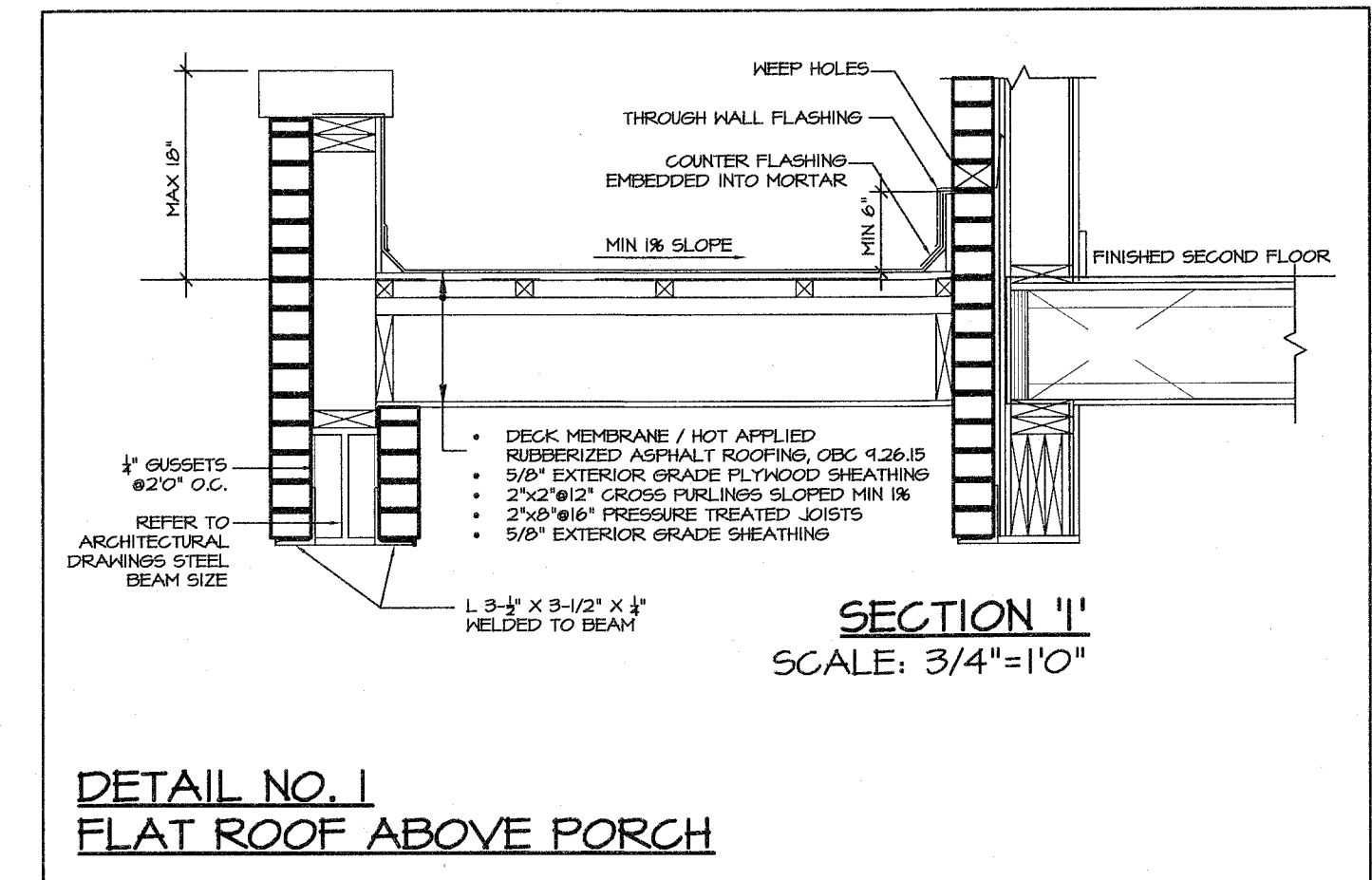
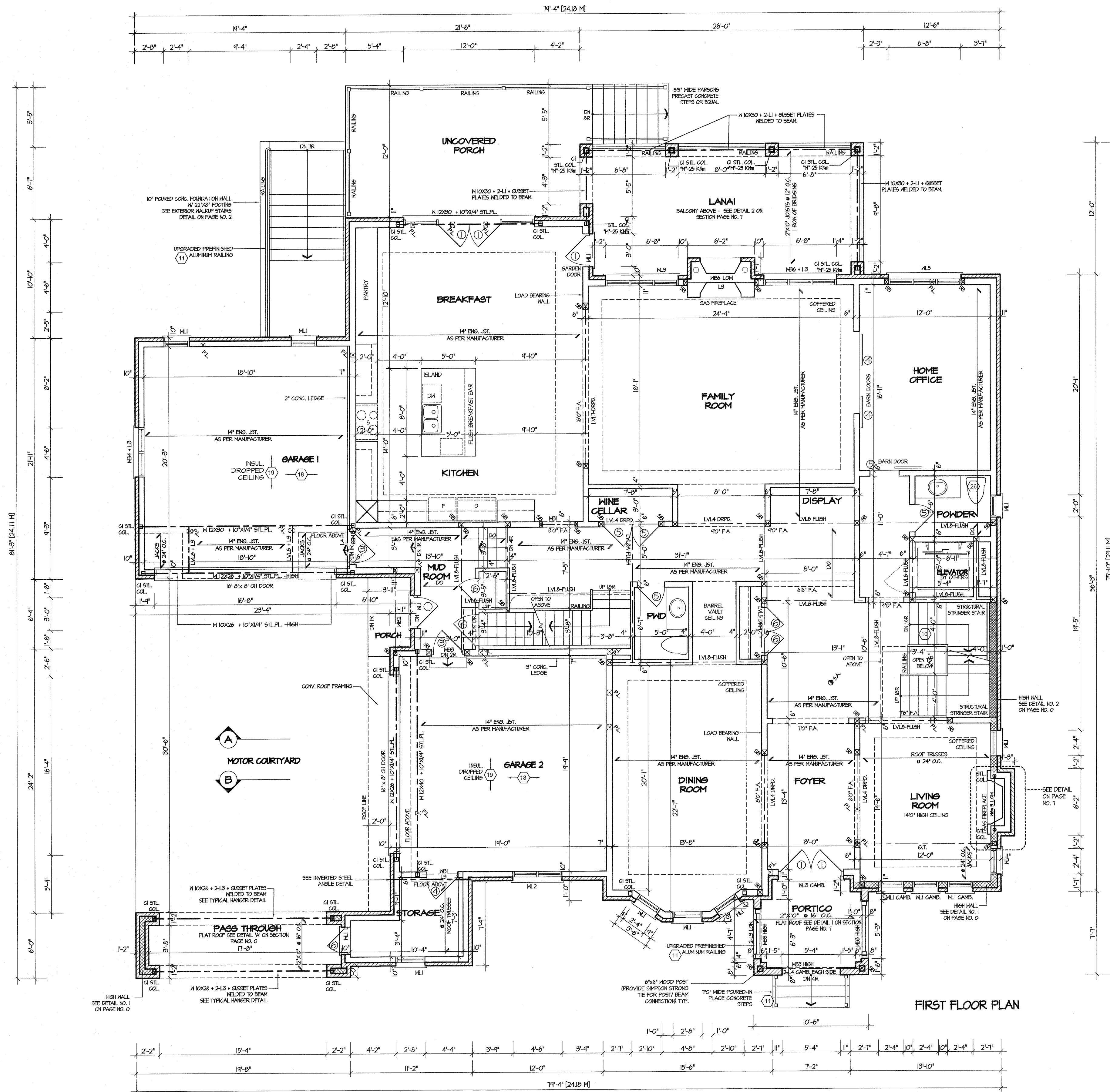
LAMINATED VENEER LUMBER (LVL) BEAMS
LVL1A = 1-1/4" x 3-1/4" x 1/4" (4-45x184) LVL1B = 2-1/4" x 3-1/4" x 1/4" (4-45x184) LVL2A = 1-1/4" x 3-1/4" x 1/4" (4-45x184) LVL2B = 2-1/4" x 3-1/4" x 1/4" (4-45x184) LVL3A = 1-1/4" x 3-1/4" x 1/4" (4-45x184) LVL3B = 2-1/4" x 3-1/4" x 1/4" (4-45x184) LVL4A = 1-1/4" x 3-1/4" x 1/4" (4-45x184) LVL4B = 2-1/4" x 3-1/4" x 1/4" (4-45x184) LVL5A = 1-1/4" x 3-1/4" x 1/4" (4-45x184) LVL5B = 2-1/4" x 3-1/4



BASEMENT PLAN
[8'6" POUR CONC. FOUNDATION]



5.		
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2.		
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
BASEMENT PLAN		
PROJECT NAME		
BALTRIO		
LOT	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) 736-4086 fax (905) 660-0746		
GREENYORK HOMES		



4.		
3.		
2.		
1.	ADD DOOR FROM GARAGE 2 TO STORAGE	JAN 2018
1.	ISSUED FOR PERMIT	OCT 2017

REVISIONS

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QUALIFICATION INFORMATION

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

VIKAS GAJJAR28770

NAMESIGNATUREBCIN

FIRST FLOOR PLAN

PROJECT NAMEBALTRIO

LOT	72	AREA	7,782
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DATE	NOV 2017	PAGE NO.	
SCALE	3/16"=1'-0"		2
BY	V.G.		

PROJECT NO.04-14-01

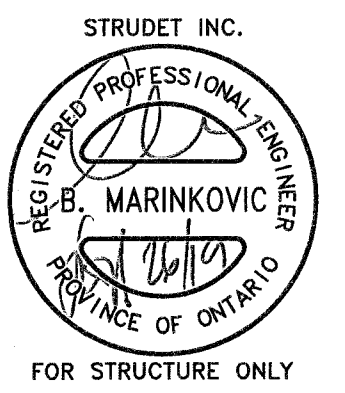
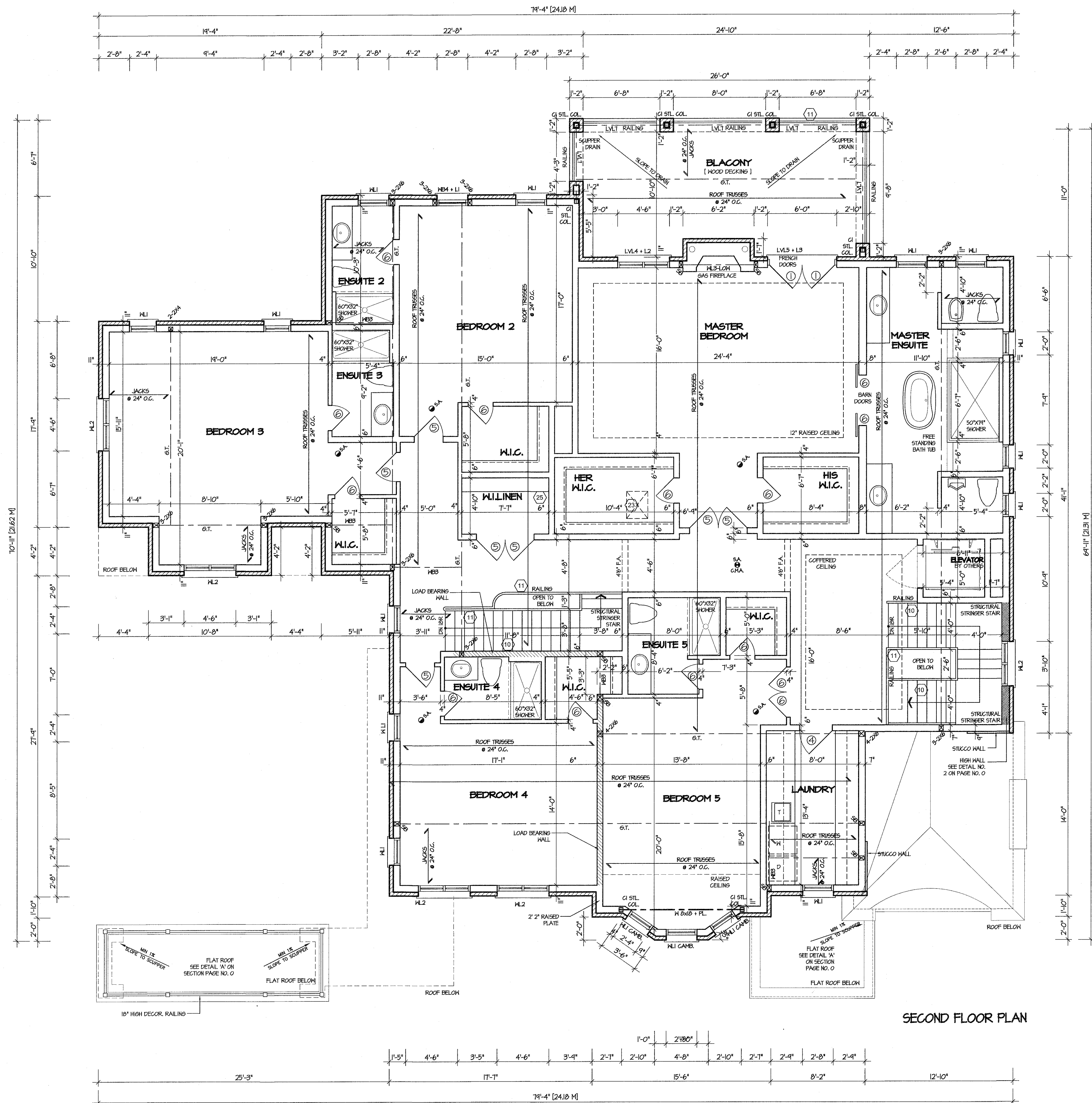
Region Design Inc. 8700 Dufferin St. Concord, Ontario L4K 4S6 (416) 736-4096 fax (905) 660-0746	REGION DESIGN INC.
--	-----------------------------------

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

GREEN YORK
HOMES

MAPPROJECTSBALTRIO - RICHARD HILLMAN/KN3 MASTER/DRWS3.27/28 PMSeptember 26, 2019





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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

Region Design Inc.
8700 Dufferin St.
Concord, Ontario
L4K 4S8
(416) 736-4096
fax (905) 660-0746

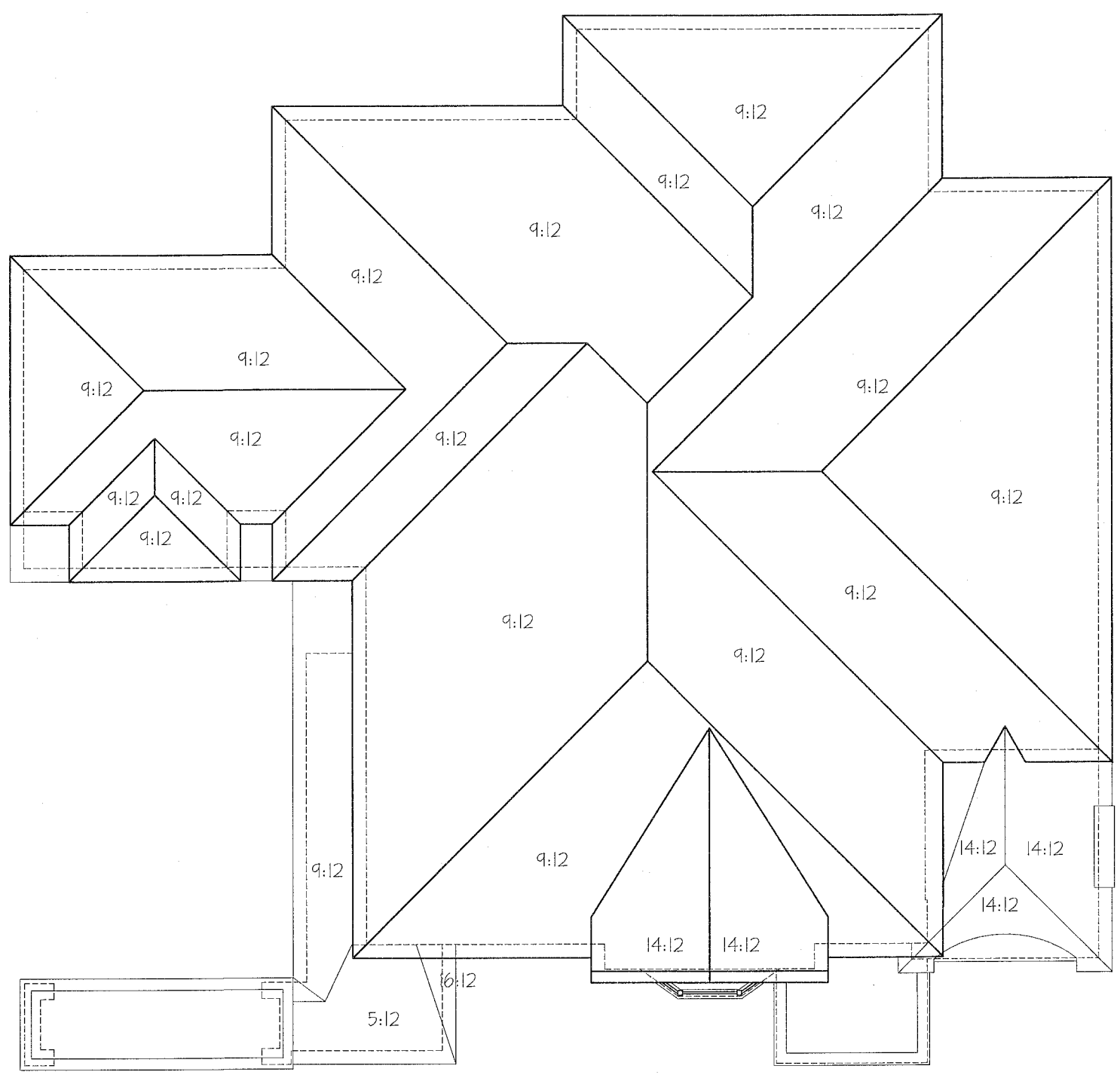


Contractor shall check all dimensions and elevations before commencing with work and report any discrepancies to the designer. Prints are not to be scaled.



AVIGNON 3
COMPLIANCE PACKAGE "A1"

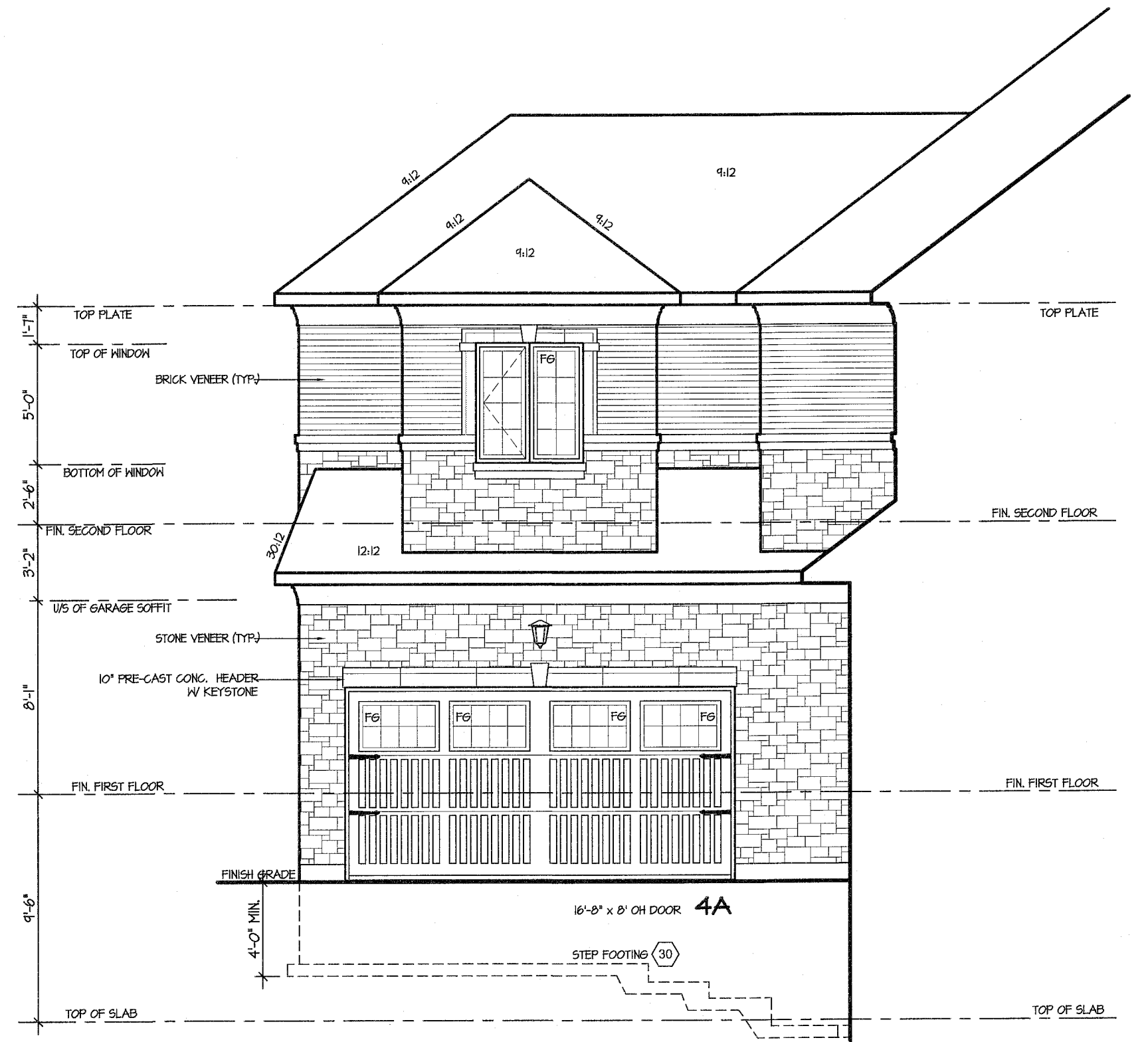
SEP 26 2019



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" SIPS @ 24" o.c. WITH A 2"x4" SIPS VERTICAL POST TO THE TRUSS MEMBERS AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.



FRONT ELEVATION I



MOTOR COURTYARD ELEVATION - A

5.		
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1.	ISSUED FOR PERMIT	OCT 2017
REVISIONS		
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QUALIFICATION INFORMATION		
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VIKAS GALLIAR	SIGNATURE	28770
NAME		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) 726-4096 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.		



LEFT ELEVATION I



RIGHT ELEVATION I

ALLOWABLE GLAZING
 WALL AREA = 105 Sq. Ft.
 ALLOWABLE GLAZED AREA @ 14% LT H SIDE YARD = 8164 Sq. Ft.
 ACTUAL GLAZED AREA = 841 Sq. Ft.

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QUALIFICATION INFORMATION		
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code		
NAME	VIKAS GALJARI	28770
SIGNATURE		BCIN
SIDE ELEVATIONS		
PROJECT NAME		
BALTRIO		
LOT	72	AREA 7,782
DATE	NOV 2017	PAGE NO.
SCALE	3/16"=1'-0"	5
BY	V.G.	
PROJECT NO. 04-14-01		
Region Design Inc. 5700 Dufferin St. Concord, Ontario L4K 4S6 (416) 736-4096 fax (905) 860-0746		
REGION DESIGN INC.		
Contractor shall check all dimensions and elevations before commencing work and report any discrepancies to the designer. Prints are not to be scaled.		

SEP 26 2019

AVIGNON 3
 COMPLIANCE PACKAGE "A1"

GREENYORK
 HOMES



5.		
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1.	ISSUED FOR PERMIT	OCT 2017

REVISIONS

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QUALIFICATION INFORMATION

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VIKAS GAJJAR		28770
NAME	SIGNATURE	BCIN

VIKAS GAJJAR  28770
NAME SIGNATURE BCIN

REAR ELEVATION

PROJECT NAME

BALTRIO

LOT	
-----	--

	AREA
--	------

DATE	NOV 2017
------	----------

PAGE NO.

SCALE $0.1 \text{ cm} = 1 \text{ cm}$

6

BY V.G.

04-14-01

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

REGION
DESIGN
INC.

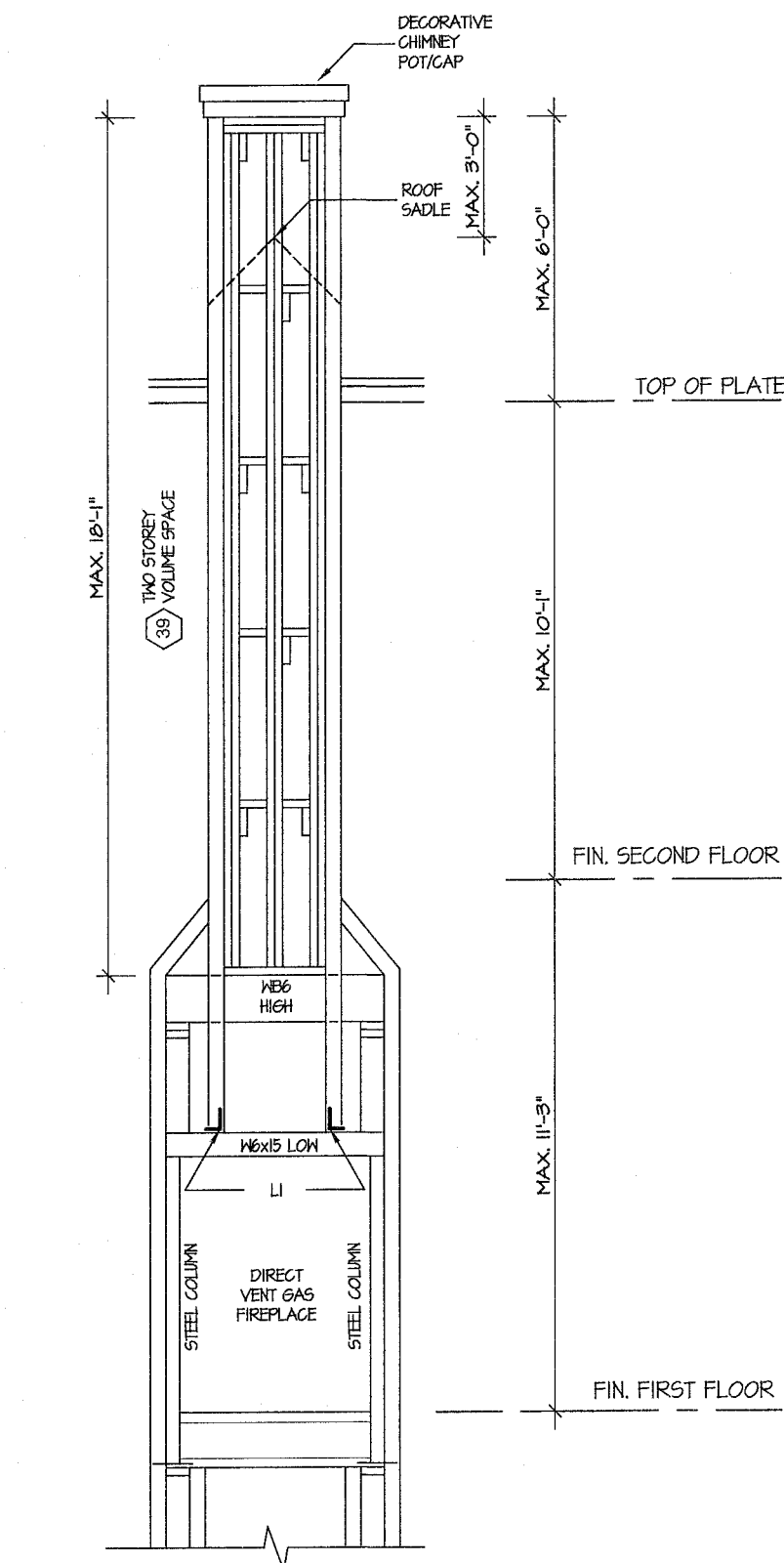
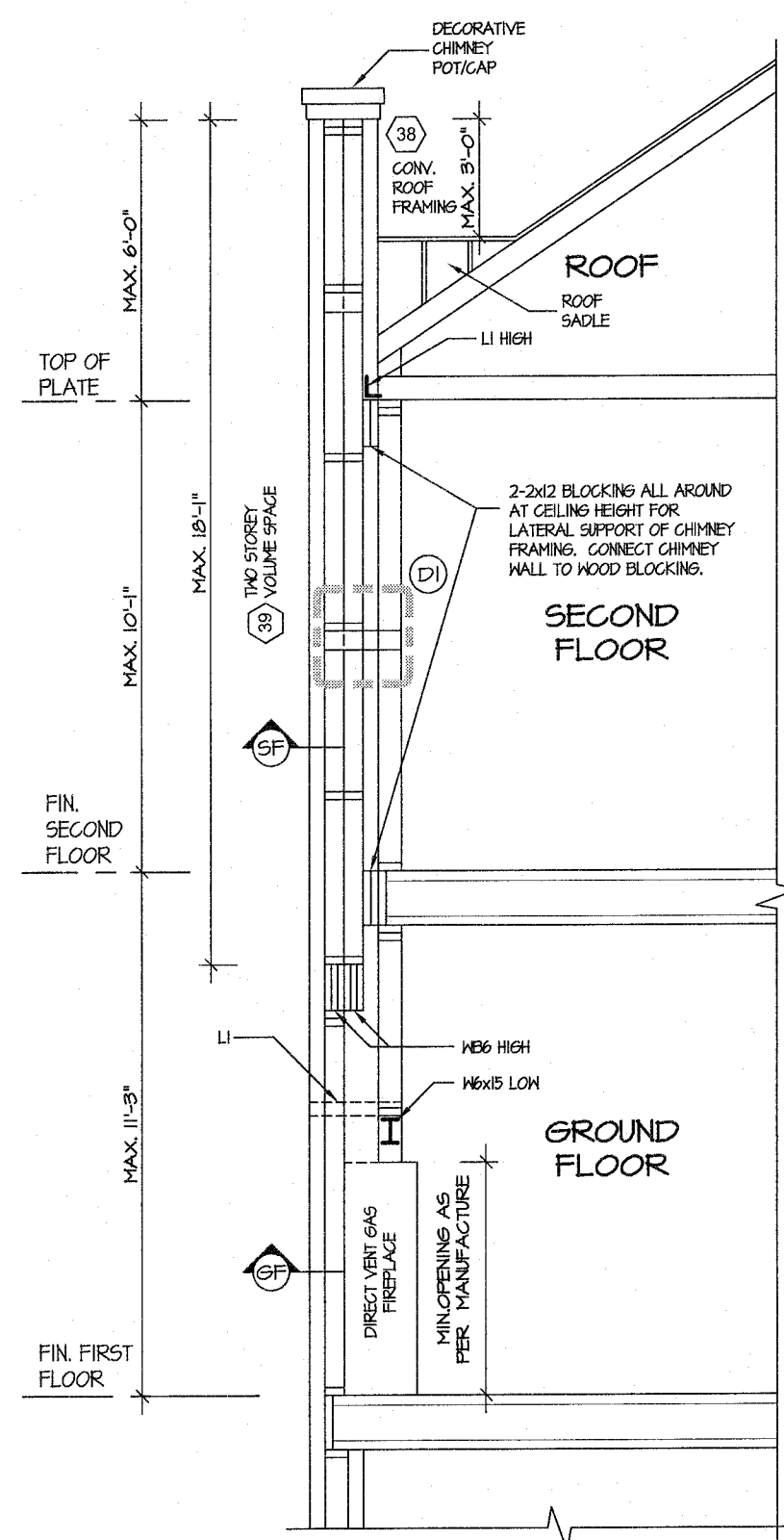
Contractor shall check all dimensions and elevations before commencing with work and report any discrepancies to the designer. Prints are not to be spoiled.

SEP 26 2019

AVIGNON 3
COMPLIANCE PACKAGE "A1"

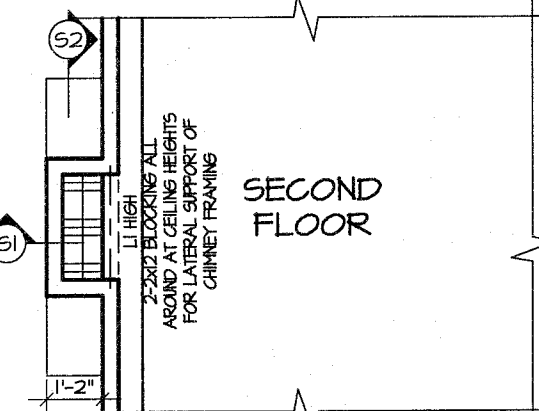


September 26, 2019 1:51:34 PM M:\PROJECTS\BALTICO - RICHMOND HILL\AVGNON 3 MASTER.DWG

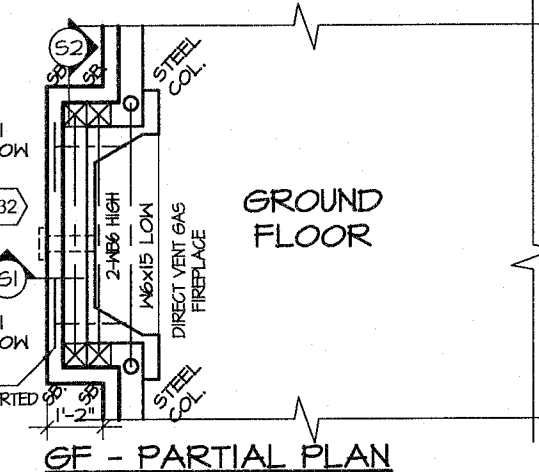


S1 - PARTIAL CROSS SECTION

S2 - PARTIAL CROSS SECTION

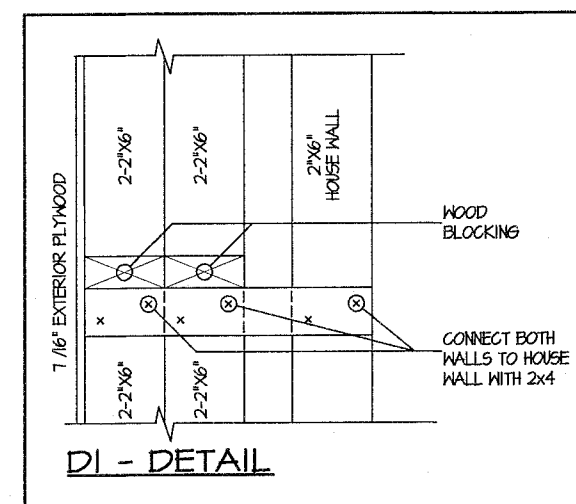


S3 - PARTIAL CROSS SECTION

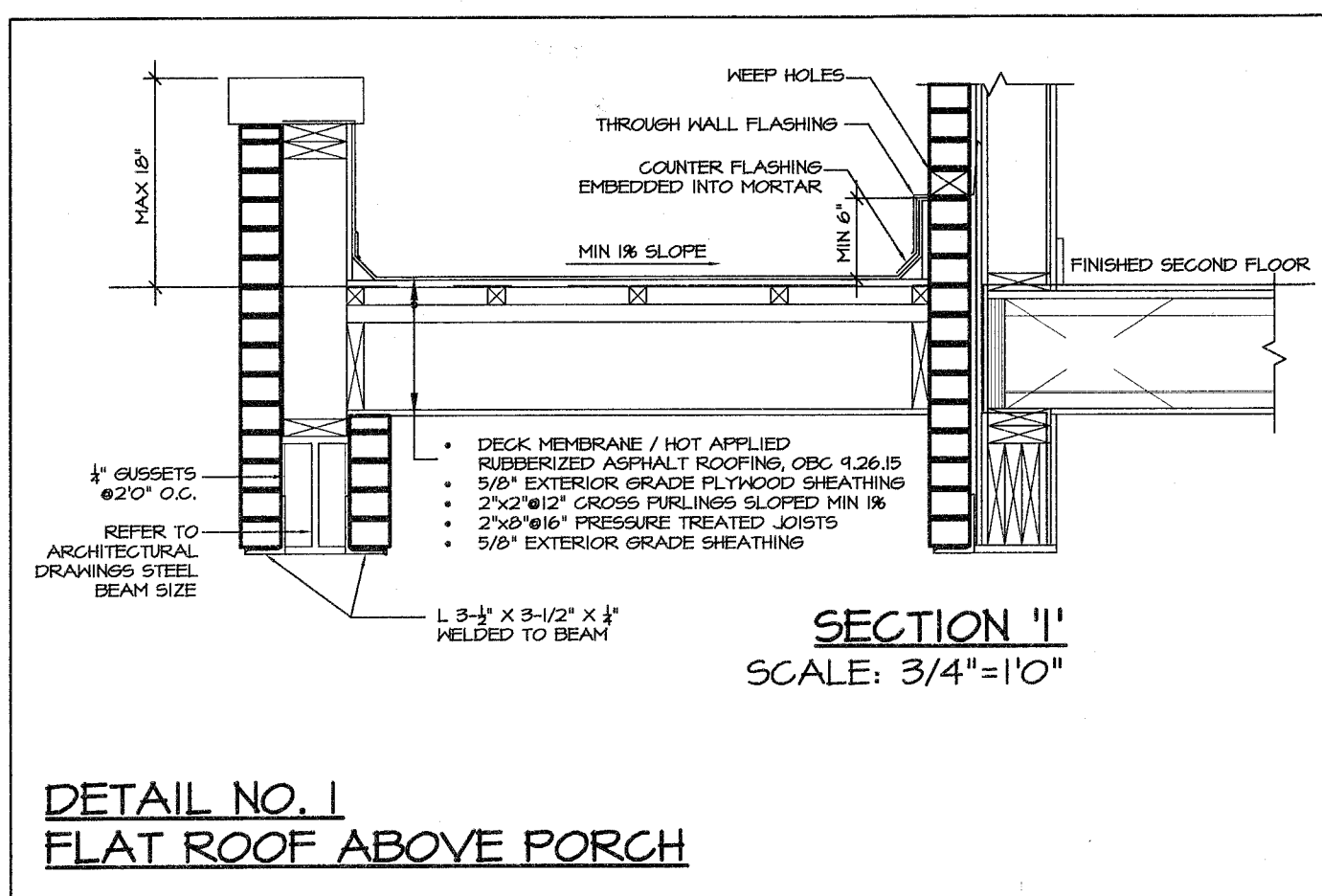


S4 - PARTIAL CROSS SECTION

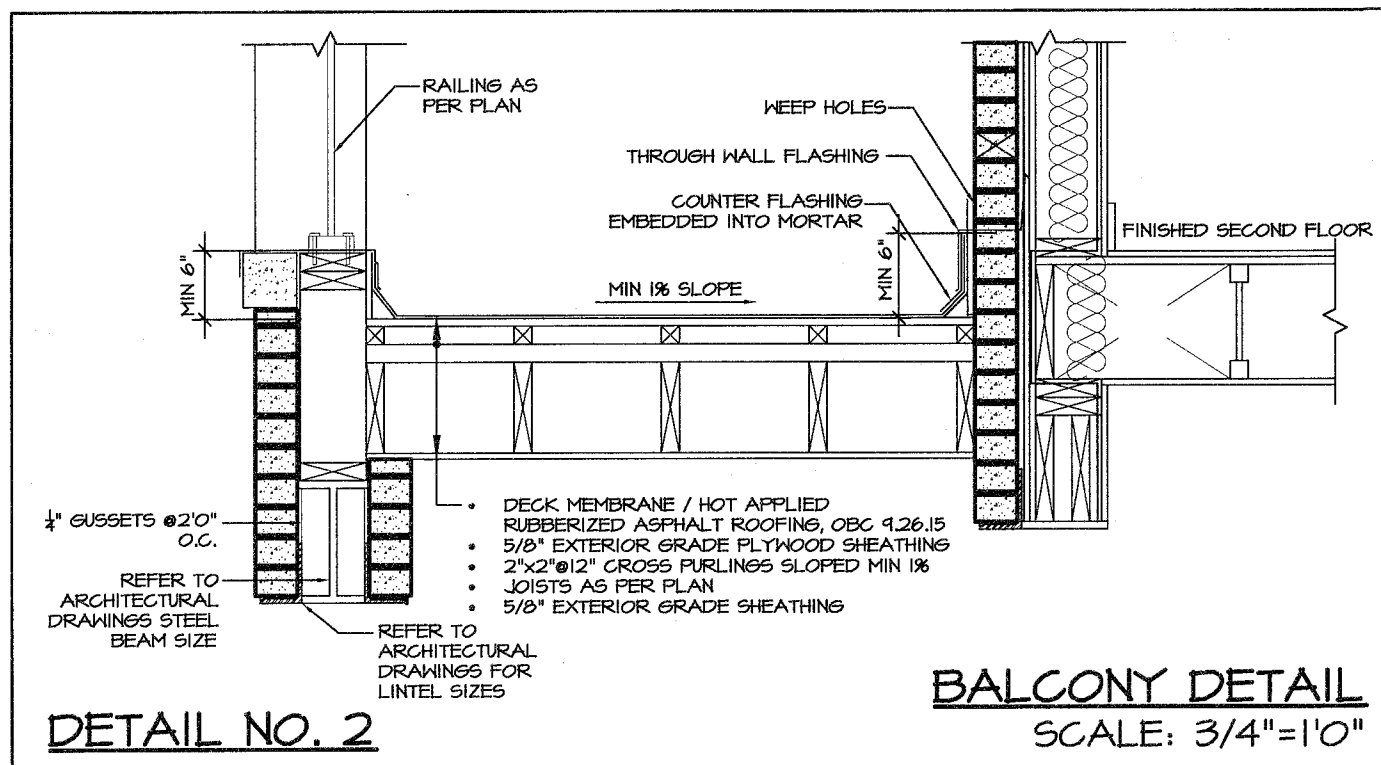
- NOTES:**
- 32 DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENINGS AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.
 - 38 CONVENTIONAL ROOF FRAMING (SEE DBC 9.23.4.2.11) FOR MAX. 2240mm (9'-1") SPAN, 38x94 (2"x4") RAFTERS @ 400mm (16") o.c. FOR MAX. 3550mm (11'-7") SPAN, 38x140 (2"x6") RAFTERS @ 400mm (16") o.c. RIDGE BOARD TO BE 50mm (2") DEEPER. 38x94 (2"x4") COLLAR TIES AT MIDSPAN. CEILING JOISTS TO BE 38x94 (2"x4") @ 400mm (16") o.c. FOR MAX. 2830mm (9'-3") SPAN, 43x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7") SPAN, RAFTERS FOR BUILT-UP ROOF TO BE 38x94 (2"x4") @ 600mm (24") o.c. WITH A 38x94 (2"x4") CENTER POST TO THE TRUSS BEAMS. LATERALLY BRACED @ 800mm (6'-0") o.c. VERTICALLY.
 - 40 TWO STOREY VOLUME SPACES FOR A MAXIMUM 5490mm (18'-0") HEIGHT, PROVIDE 2-38x140 (2"x6") CONTINUOUS STUDS @ 500mm (12") o.c. FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE SOLID HOOD BLOCKING BETWEEN STUDS @ 220mm (4'-0") o.c. VERT. 1/4" EXT. PLYWOOD, o.c. VERT. 1/4" EXT. PLYWOOD.



D1 - DETAIL

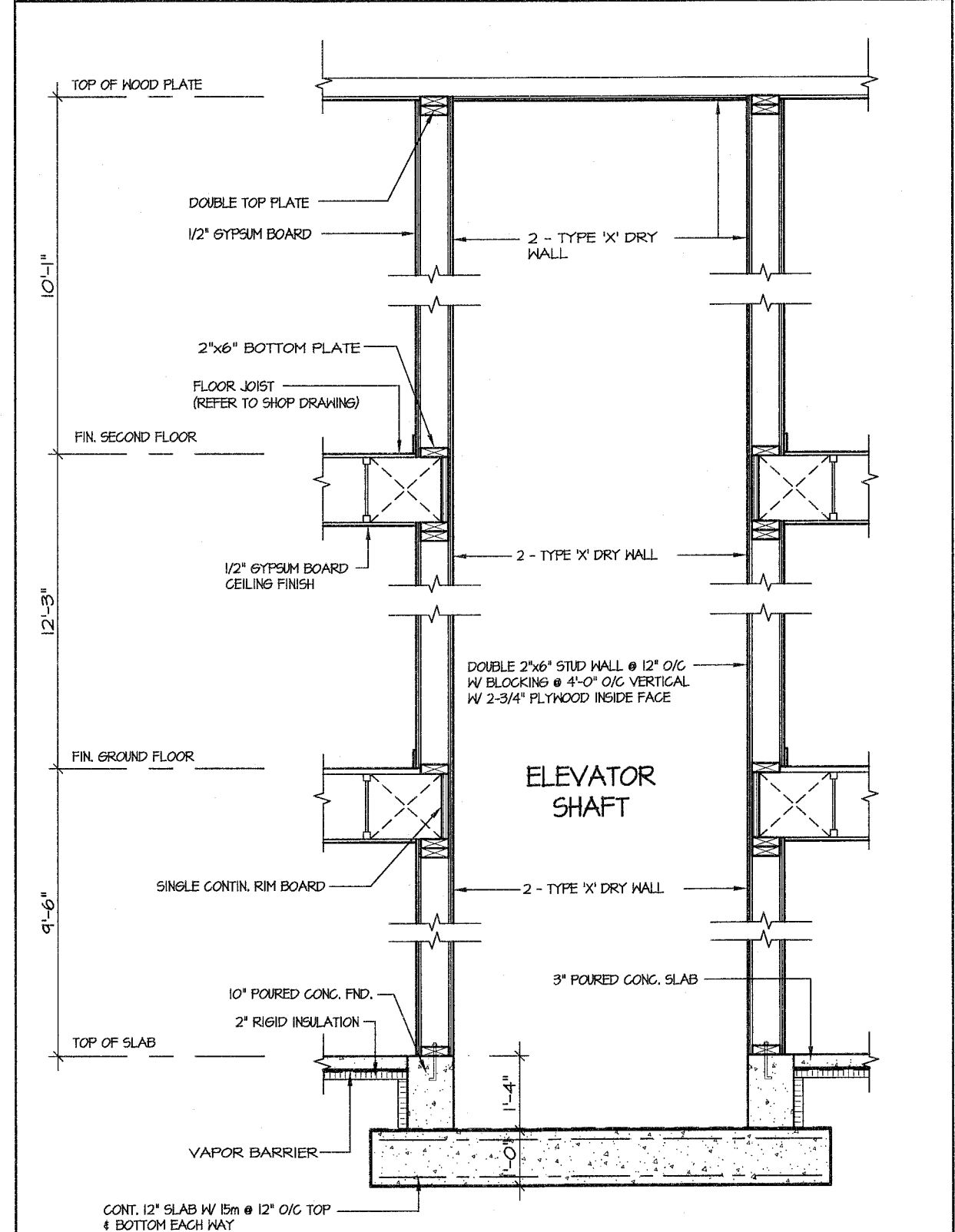


DETAIL NO. 1
FLAT ROOF ABOVE PORCH



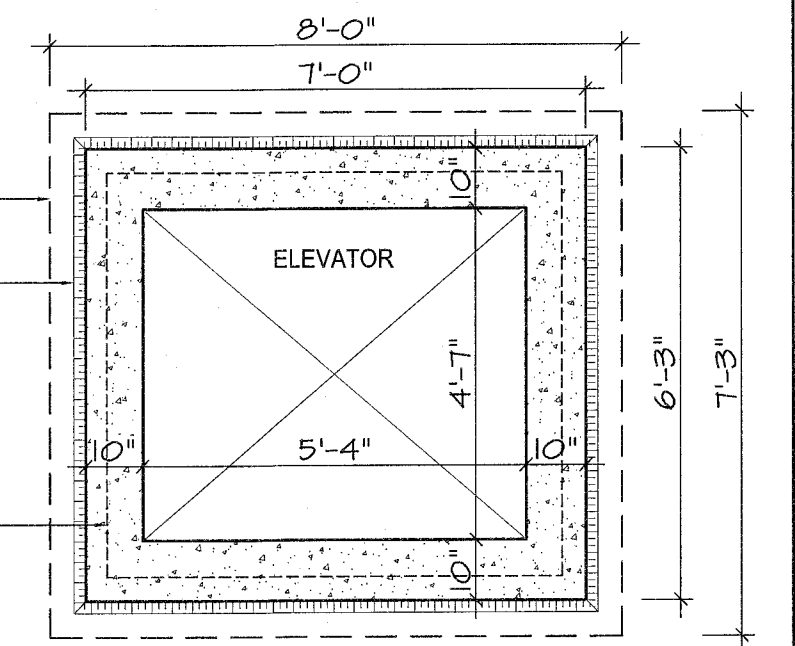
DETAIL NO. 2

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



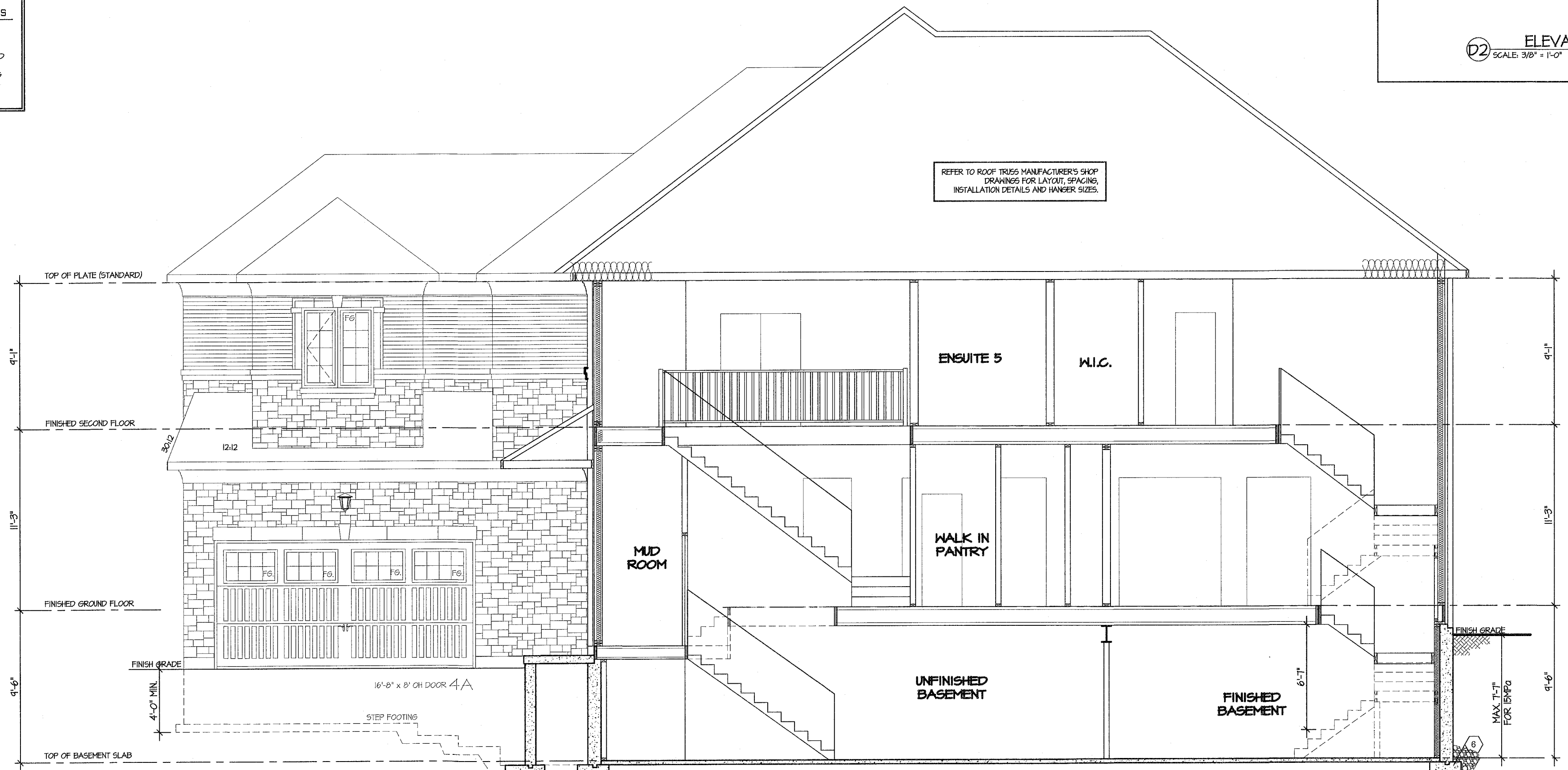
D1 ELEVATOR SHAFT DETAIL

SCALE: 3/8"=1'-0"



D2 ELEVATOR FOUNDATION WALL DETAIL

SCALE: 3/8"=1'-0"



SECTION
3/8" FOUR FOUNDATION WALL

SEP 26 2019

AVIGNON 3
COMPLIANCE PACKAGE "A1"



5.		
4.		
3.		
2.		
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VIKAS GAJJAR NAME 28770 SIGNATURE BCIN

CROSS SECTION

PROJECT NAME
BALTRIO

LOT 72 AREA 7,782

DATE NOV 2017 PAGE NO. 7

SCALE 3/16"=1'-0"

BY V.G.

PROJECT NO. 04-14-01

Region Design Inc.
8700 Dufferin St.
Concord, Ontario
L4K 4S8
(416) 736-4096
fax (905) 860-0746



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