

GENERAL NOTES (PART 9 - RESIDENTIAL)

PERMIT NO. **2020-48563**

All construction must comply with the Ontario Building Code (OBC) 2012 as amended; including but not limited to the following. As a minimum, the following requirements **must** be incorporated in the final construction:

1. All footings shall rest on natural undisturbed soil or compacted granular fill with a minimum bearing capacity of 75 KPa (1570 psf) unless known capacity is less and provided for in the foundation design.
2. Step footings shall have a maximum rise of 600 mm (23 5/8") for firm soils, 400 mm (15 3/4") for sand or gravel and a minimum horizontal run of 600 mm (23 5/8").
3. Concrete for exterior steps, garage and carport floors and all exterior flat work shall have a minimum compressive strength of 32 MPa (4650 psi) at 28 days, with air entrainment of 5 to 8%. Concrete floors with no damp proofing shall have a minimum compressive strength of 25 MPa (3000 psi). All other concrete to be 15MPa (2200 psi).
4. Foundations and the soil beneath them must be protected against freezing during winter construction. Where foundation walls require permanent lateral support, the wall shall be braced or laterally supported before backfilling.
5. When the unsupported height of a foundation wall exceeds 3.0 m (9'-10"), the wall shall be designed by an engineer in accordance with OBC Part 4.
6. Exterior concrete stairs with more than 2 steps shall be supported on unit masonry, concrete walls or piers not less than 150x150 (6"x6") with footings at 1.2 m (4') below grade.
7. Where the top of a foundation wall is reduced in thickness to permit the installation of masonry exterior facing, the reduced section shall be not less than 90 mm (3 1/2") thick and tied to the facing material with metal ties conforming to Sentence 9.20.9.4. (3), spaced not more than 200 mm (7 7/8") o.c. vertically and 900 mm (2'-11") o.c. horizontally. The space between the wall and masonry veneer shall be filled with mortar.
8. Provide continuous lateral support to top flange of all steel beams. Steel beams shall have minimum 90 mm (3 1/2") bearing length. Connections to other steel beams shall have a minimum of 2-M20 (3/4" dia.) A325 steel bolts or a full welded connection (with full shear capacity of beam). Steel beams supported on wood must be designed by an engineer.
9. Provide solid blocking support under all point loads and continue down to the foundation. Built-up columns shall comply with OBC 9.23.10.7. For engineered systems, follow manufacturer's specifications for correct blocking and bearing requirements.
10. Refer to the approved engineered layout drawings for engineered floor joist and roof truss systems, including beams and supports. Follow manufacturers specifications for bridging, bracing, bearing and connection requirements for built up beams or joists.
11. Tie the lower ends of roof rafters with continuous horizontal ties to the opposing rafters unless lateral thrust is otherwise specifically designed for.
12. Guards must be constructed in accordance with Supplementary Standard 7 of the OBC or in conformance with OBC Part 4 (including design loads on guards). Min. guard height to comply with OBC 9.8.8. All guards to be non-climbable.
13. All masonry veneer ties shall be corrosion-resistant, minimum of 0.76 mm (0.03") thick, 22 mm (7/8") wide and be spaced in accordance with Table 9.20.9.5 of the OBC
14. Ceramic floor tile and its supporting floor shall be constructed in accordance to OBC 9.30.6.
15. For insulation values, window and door U-values and efficiency of appliances refer to SB-12 requirements: Prescriptive or Performance design or values specified by Energy Star requirements.
16. Foundation walls enclosing heated spaces shall be insulated to not more than 8" above the basement slab and an approved drainage layer is required on the exterior.
17. Exterior Insulated Finished System (EIFS) over wood framed wall and other moisture sensitive substrates shall consist of dual barrier with drained joints (DB/DJ). They shall be constructed in accordance to OBC 9.27.13 and shall conform to CAN/ULC-S716.1. All other exterior applied stucco finishes shall be constructed in accordance with OBC 9.28.
18. Stairs in dwelling units shall have min. headroom of 1950 mm (6'-5"), min. width of 860 mm (2'-10"); max. rise of 200 mm (7 7/8") & min. 125 mm (4 7/8"); min. run of 210 mm (8 1/4") and min. tread depth of 235 mm (9 1/4"). Curved stairs shall have a min. average run of 200 mm (7 7/8") and a min. run of 150 mm (5 7/8"). The tolerance of stair dimensions to conform to OBC 9.8.4. Secure stair stringers at top and bottom.
19. Basement ceiling height shall be min. 2.1 m. (6'-11") over at least 75% of the area and 1.95 m. (6'-5") under beams and ducts.
20. Every floor level containing a bedroom shall be provided with at least 1 outside window with an operable unobstructed opening having a minimum area of 0.35 sq. m. (3.8 sq. ft.), with no dimension less than 380 mm (15"). Every floor level, requiring travel of more than 1 storey to an exit door, shall be provided with an unobstructed escape window opening of not less than 1 m. (3'-3") in height and 0.55 m (21 5/8") in width with the sill not more than 1 m (3'-3") above the floor and 7 m. (23') above adjacent ground level or that floor shall be provided with a balcony. Except for basement locations, all windows shall have a maximum sill height of 1 m. (3'-3") above the floor.
21. Provide window protection to minimize the hazard to children in accordance with OBC 9.7.1.6.
22. Exterior walls, which are less than 1.2 m (4'-0") from the lot line, shall have no unprotected opening and be constructed with a ¾ hr. fire resistance rating. These walls shall be rated from the interior. Exterior walls, which are less than 0.6 m (2'-0") from the lot line, shall in addition have non-combustible cladding.
23. All entrance doors, doors between the dwelling unit and the attached garage, patio doors and windows within 2m (6'-7") of adjacent ground level shall conform to OBC Subsections 9.6.8 & 9.7.6 'Resistance to Forced Entry'.
24. Roof vents shall be provided on the basis of 1 sq. ft./300 sq. ft. of insulated ceiling area. Where the roof slope is less than 1 in 6 or in cathedral ceilings, roof vents shall be provided on the basis of 1 sq. ft./150 sq. ft. of insulated ceiling area. Roof vents must be uniformly distributed to ventilate each roof space with a minimum of 25% of the required vent space to be located at the top and the bottom of the roof.
25. Eave protection is required, beneath the start strip, from the edge of the roof to a minimum distance of 900 mm (3'-0") up the roof slope to not less than 300 mm (12") inside the inner face of the exterior wall on shingled, shake or tile roofs except as provided by 9.26.5.1.(2).
26. Foamed plastic insulation shall be protected with interior finishes according to OBC 9.10.17.10.
27. The wall and ceiling between an attached garage and the dwelling unit shall be constructed and sealed so as to provide an effective barrier to exhaust fumes. Door between the garage and the dwelling unit shall be tight fitting, weather-stripped and equipped with a self closing device.
28. Smoke alarms shall be provided on each floor level and be located within each bedroom. Smoke alarms shall be interconnected and hard wired with no disconnect switch. Smoke alarms are required to have a visual signaling component conforming to NFPA 72.
29. A carbon monoxide detector conforming to CAN/CGA-6.19 or UL 2034 shall be installed on every building containing a fuel burning appliance or an attached garage in conformance with the OBC 9.33.4.
30. In addition to the above carbon monoxide detectors, Town of Richmond Hill By-law No. 245-99 requires that a carbon monoxide detector, equipped with an alarm that is audible within bedrooms when the intervening doors are closed and conforming to CAN/CGA-6.19 or UL 2034, be installed in accordance with the manufacturer's instructions in every dwelling unit. Where the carbon monoxide detector is electrically powered, it must be approved by the Canadian Standards Association and be equipped with a visual indicator indicating that it is in operating condition and have NO switch between the carbon monoxide alarm and the power distribution panel.
31. A mechanical ventilation system is required in every dwelling. An exhaust only' ventilation system is permitted only where forced air heating is used, there is no electric heating or fireplace (other than a direct vent gas fireplace), and where a mechanically vented induced draft or direct vented furnace and hot water tank are used. A ventilation system with a heat recovery ventilator or Part 6 design is required in all other cases.
32. All exterior doors greater than 600mm above grade which do not exit onto a deck shall be permanently adjusted to prevent opening as per 9.6.4.1(2) of the OBC or be guarded as per 9.8.8 of the OBC
33. The main bathroom shall have stud reinforcement to accommodate future installation of grab bars adjacent to water closets and shower or bathtub as per OBC 9.5.2.3.
34. Slopes on roof surfaces shall comply with OBC 9.26.3.1.
35. Windows shall comply with OBC 9.7
36. Exhaust ducts connected to laundry drying equipment shall comply with OBC 6.2.3.8. (7)

Windows, sliding glass doors and skylights shall comply with OBC 2012 SB12 3.1.1.9, for maximum U-Values.

Window / skylight / glass door calculation
as per OBC 2012 SB-12 3.1.1.1. (1)
Gross opening area = 929.58 sqft
Gross wall area = 1660.8 sqft
% = 14.1

AN INSPECTION MAY BE REFUSED IF PERMIT DOCUMENTS
BUILDING PERMIT ARE NOT ON SITE.

REVIEWED

BY: *[Signature]* DATE: *Aug 11, 2020*

PERMIT NO. *2020-48563*

ALL CONSTRUCTION SHALL COMPLY WITH THE
ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE
STATUTORY REGULATION. THE REVIEWED DOCUMENTS
MUST BE KEPT ON SITE AT ALL TIMES.

BUILDING INSPECTION LINE: 905-771-5465 (24 HR)
BUILDING INSPECTION LINE: 905-771-8810

AREA CALCULATIONS		ELEV. 1
GROUND FLOOR AREA	=	2425 Sq. Ft.
SECOND FLOOR AREA	=	3505 Sq. Ft.
TOTAL FLOOR AREA	=	6430 Sq. Ft.
		547.57 Sq. M.
1ST FLOOR OPEN AREA	=	8 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.
		624.88 Sq. M.
GROUND FLOOR COVERAGE	=	2425 Sq. Ft.
GARAGE COVERAGE / AREA	=	408 Sq. Ft.
PORCH COVERAGE / AREA	=	104 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	3437 Sq. Ft.
		365.16 Sq. m.
TOTAL COVERAGE W/O PORCH	=	3233 Sq. Ft.
	=	356.10 Sq. m.

AVIGNON 3		ELEV.1	COMPLIANCE PACKAGE "A1"		
ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	155.15	181.10	264.68	25.05	13.14 %
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	1741.80	166.46	343.83	36.51	21.48 %
TOTAL	6681.38	620.72	876.70	81.45	13.12 %

SPACE CONVENTIONAL FLOOR JOISTS @ 12"
O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGINS FOR SPANS OF
5'-1", 2 ROWS FOR SPANS GREATER THAN 1'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

2"x6" STD. WALL NAILED TOGETHER AND SPACED @12" O.C. FULL HT. 6" SOLID BLOCKING 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND MAXIMUM SUPPORTED LENGTH OF TRUSS IS 40'-0"

TWO STORY HEIGHT WALL DETAIL I

2-2"x8" STUD WALL NAILED TOGETHER AND SPACED @12" O.C. FULL HT C/W SAIL BLOCKING 4'-0" O.C. VERTICAL AND 7/8" EXT. PLYWOOD SHEATHING.



MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAXIMUM SUPPORTED LENGTH OF TRUSS IS 40'-0"

TWO STORY HEIGHT WALL DETAIL 2

SUPPORTED STEEL
ANGLE UP TO 11'-7".
OTHERWISE TO BE
REVIEWED BY
ENGINEER.



**INVERTED STEEL
ANGLE DETAIL**

PLATE 4 - 3/4" DIA ANCHOR BOLTS
M - MOMENT CONNECTION BEAM/COLUMN = 35
kNm

SEP 26 2019

SITF

AVIGNON 3

COMPLIANCE PACKAGE "A1"

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

CITY OF RICHMOND HILL
BUILDING SERVICES DIVISION
MAY 25 2020
RECEIVED
Per: _____

REVISIONS

QUALIFICATION INFORMATION

AS GAJAR  SIGNATURE

GENERAL NOTES & DE

CT NAME BALTRIO

72	AREA
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NOV 2017	PAGE NO.
3/16"=1'-0"	

V.G.	
CT NO.	011101

Region Design Inc. 

8700 Dufferin St.
Concord, Ontario

L4K 456
(416) 736-4096

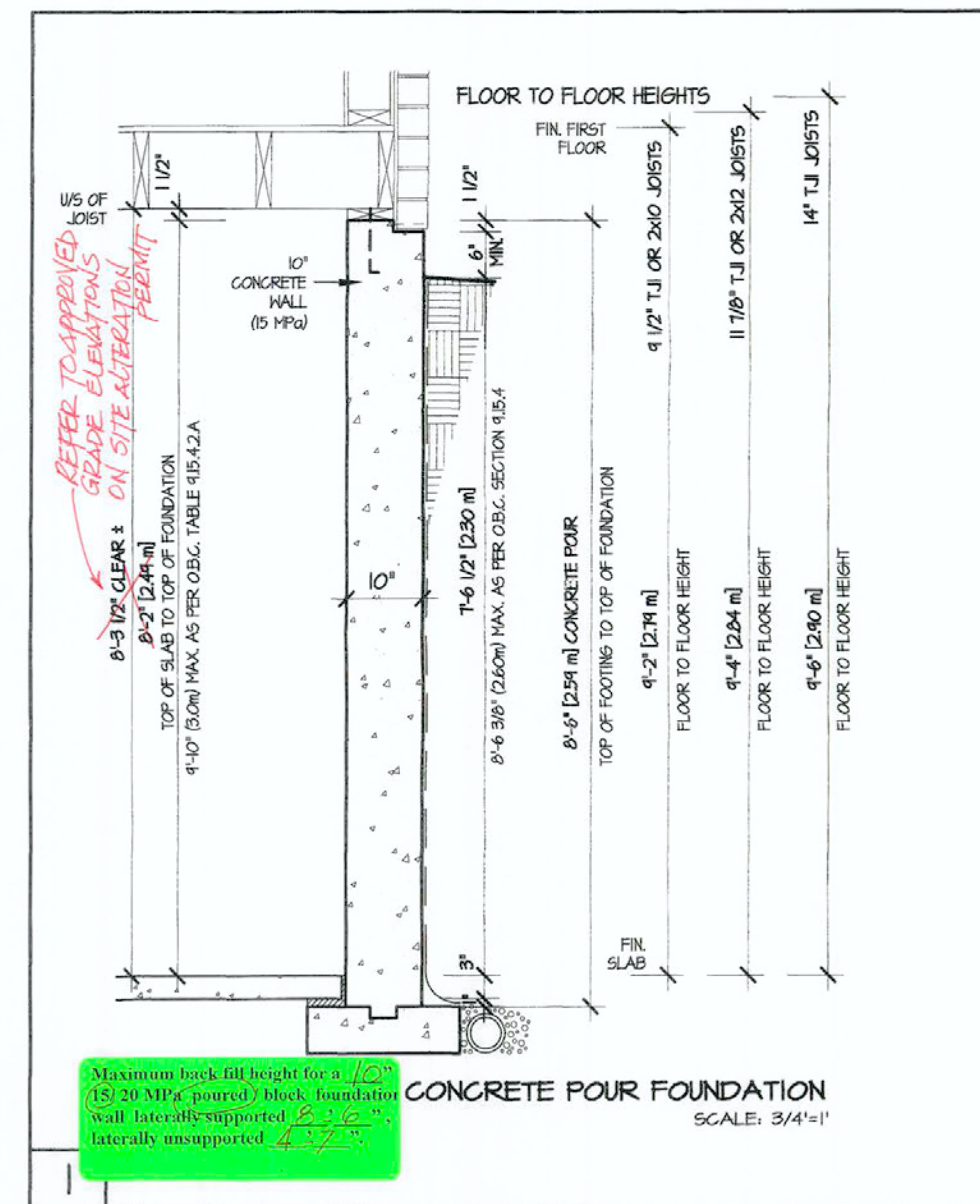
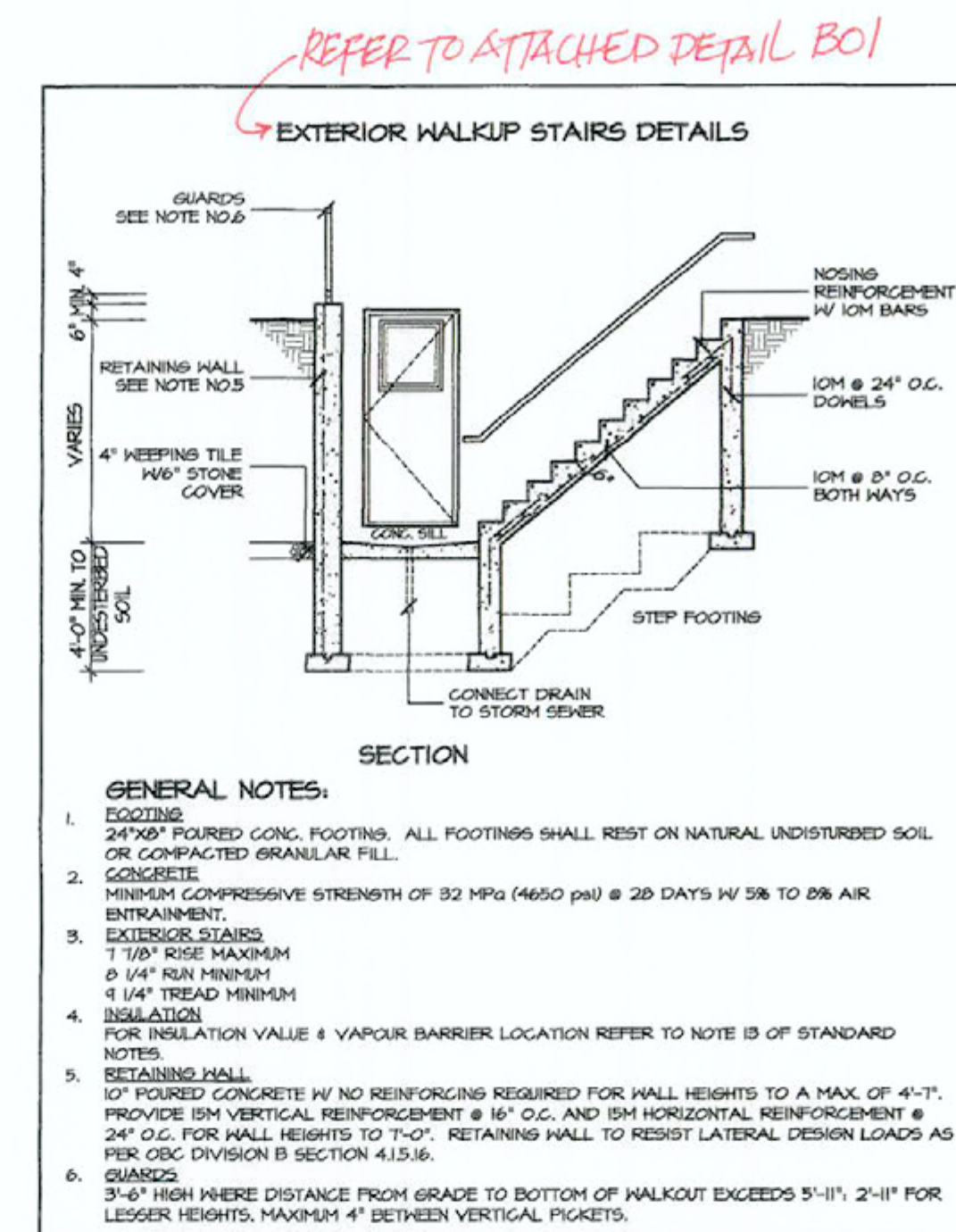
fax (905) 660-0746

Contractor

dimension
before co
work and
discrepan
designer,
to be co

 **GREENYARD**
SINGER
 HOMES

September 26 2019 1:51:52 PM



CITY OF RICHMOND HI
BUILDING SERVICES DIVISION
MAY 25 2020
RECEIVED
Per _____



5.		
4.		
3.		
2.		
1.		

1. ISSUED FOR PERMIT	001
REVISIONS	

The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements 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	287
NAME	SIGNATURE

BASEMENT PLAN

PROJECT NAME	BALTRIS
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LOT	72	AREA	7.782
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DATE	NOV 2017	PAGE NO.	
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SCALE	3/16"=1'-0"
BY	V.G.

PROJECT NO.	04-14-01
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Business Division Inc.

8700 Dufferin St.

Concord, Ontario

(416) 736-4096

fax (905) 660-0746

	Contractor shall check dimensions and elevations.
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work and report any discrepancies to the

designer. Prints are not to be scored.

GREENYORK

SINGER
 — HOMES —

AVIGNON 3
COMPLIANCE PACKAGE "A1"

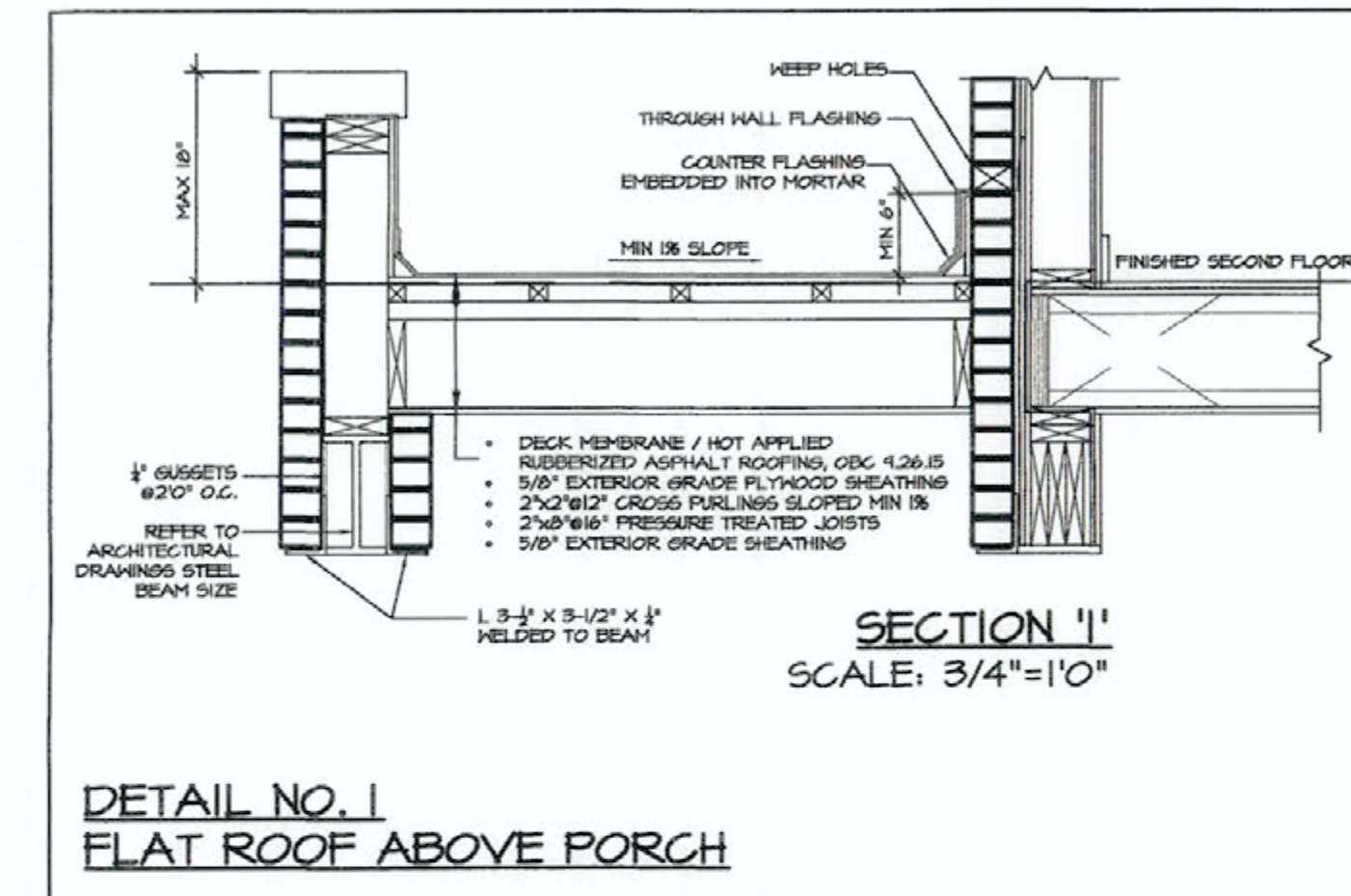


GREENYOR
HOMES

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

— 24 —

NEW YORK



DETAIL NO. 1
FLAT ROOF ABOVE PORCH

SECTION 'I'
SCALE: 3/4"=1'0"

For approved engineered floor joist system, including beams and support, refer to the approved engineered floor layout enclosed. Follow manufactures specifications and bearing requirements as specific

all garage doors into the house shall be gasproofed and have self-closing devices. Each door shall have stairs conforming to O.B.C. Section 9.8.

MOTOR COURTYARD

MOTOR COURTYARD

FIRST FLOOR PLAN

CITY OF RICHMOND - ALL
BUILDING SERVICES DIVISION

MAY 25 2020

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SEP 26 2019

AVIGNON 3
COMPLIANCE PACKAGE "A1"



5.		
4.		
3.		
2.	ADD DOOR FROM GARAGE 2 TO STORAGE	JAN 2016
1.	ISSUED FOR PERMIT	OCT 2017

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

QUALIFICATION INFORMATION

VIKAS GAJJAR	28770
NAME	SIGNATURE
	BCIN

FIRST FLOOR PLAN

PROJECT NAME	BAI TRIO
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LOT	72	AREA	7.782
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DATE	NOV 2017	PAGE NO.
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SCALE 3/16"=1' 0"

3/16-1-0	2
BY	

PROJECT NO.	04-14-01
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Design: Design, Inc.	
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8700 Dufferin St.

Concord, Ontario

L4K 4S8 DESIGN

(416) 736-4096
Fax: (905) 660-0746
INC.

fax (903) 600-0740	

Contractor shall check all dimensions and elevations before commencing with work and report same.

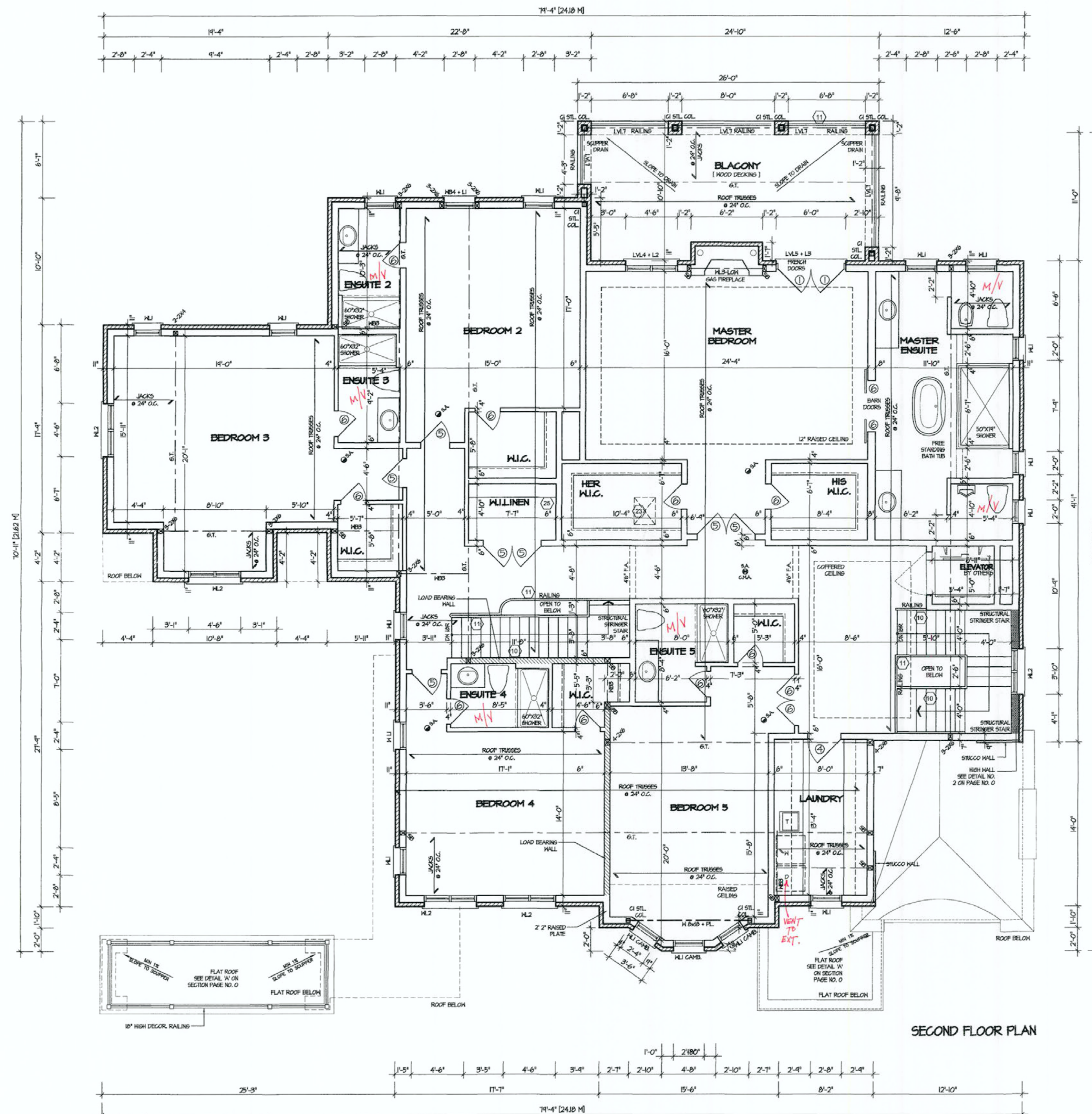
work and report any discrepancies to the designer. Prints are not to be scaled.

to the structural

GREENYORK

_____ HOMES _____

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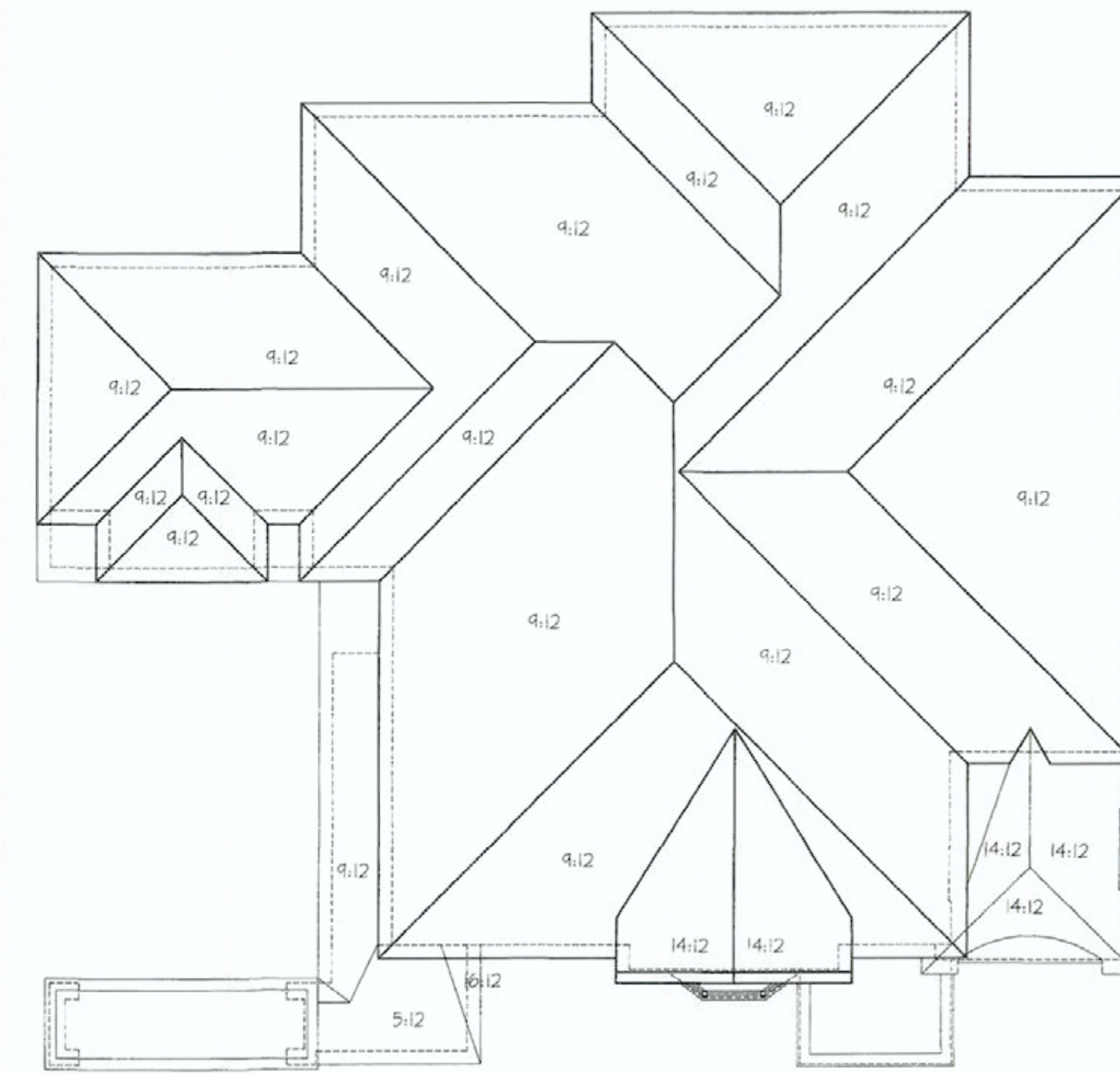


CITY OF RICHMOND HILL
BUILDING SERVICES DIVISION
MAY 25 2020
RECEIVED

SECOND FLOOR PLAN



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 3.2.8 of the building code		
NAME	VIKAS GALLAR	28770 BCIN
SIGNATURE		
SECOND FLOOR PLAN		
PROJECT NAME		
BALTRIO		
LOT	72	AREA 7.782
DATE	NOV 2017	PAGE NO.
SCALE	3/16"=1'-0"	3
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.		

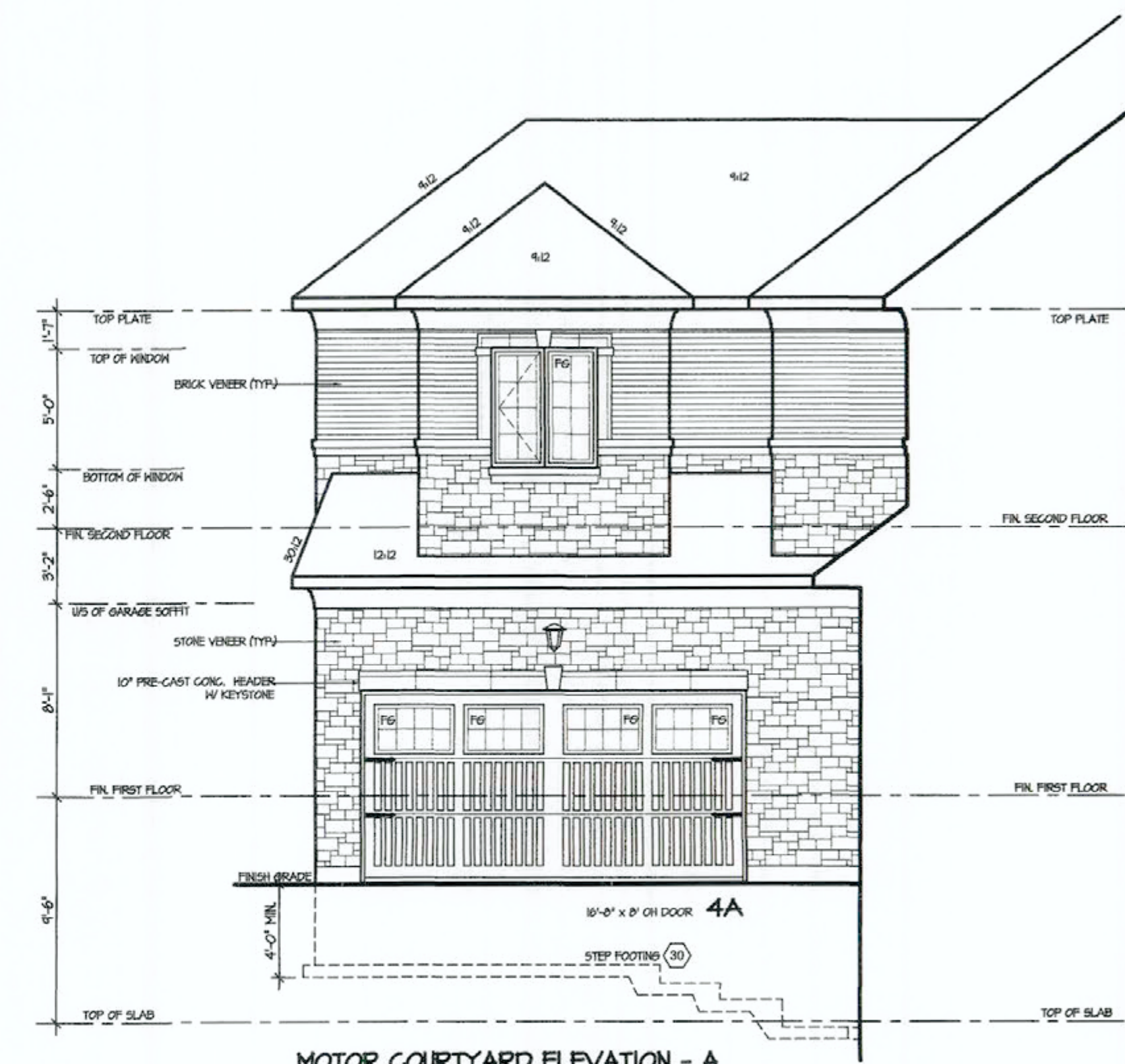


Refer to approved truss drawings for roof framing layout and specifications for correct bearing, uplift and anchorage.

ATTIC VENTILATION
1IN. 1 SF/300 SF
W/ 50% NEAR RIDGE



FRONT ELEVATION I



MOTOR COURTYARD ELEVATION - A

CITY OF RICHMOND HILL
BUILDING SERVICES DIVISION
MAY 25 2020
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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 signed under Division C, Subsection 3.2.5 of the building code	
NAME	VIKAS GALLIAR
SIGNATURE	28770 BCIN
FRONT ELEVATION	
PROJECT NAME	BALTRIO
LOT	72
AREA	7,782
DATE	NOV 2017
PAGE NO.	4
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	

SEP. 26 2019

AVIGNON 3
COMPLIANCE PACKAGE "A1"

GREENYORK
HOMES

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

September 26, 2019



LEFT ELEVATION I

Residential Unprotected Opening Calculation
 Landing Dist. = 7.25m (24'0")
 Wall Area = 2.25 sq. m.
 Allowable Glazing = 2.25 sq. m.
 Proposed Glazing = 2.25 sq. m.
 Note: No unprotected openings are permitted for walls within 1.2m (4ft) of the lot line, as per 9.10.14 of the OBC.

No unprotected openings permitted within 1.2 metres of the lot line as per 9.10.14, of the Ontario Building Code.



RIGHT ELEVATION I

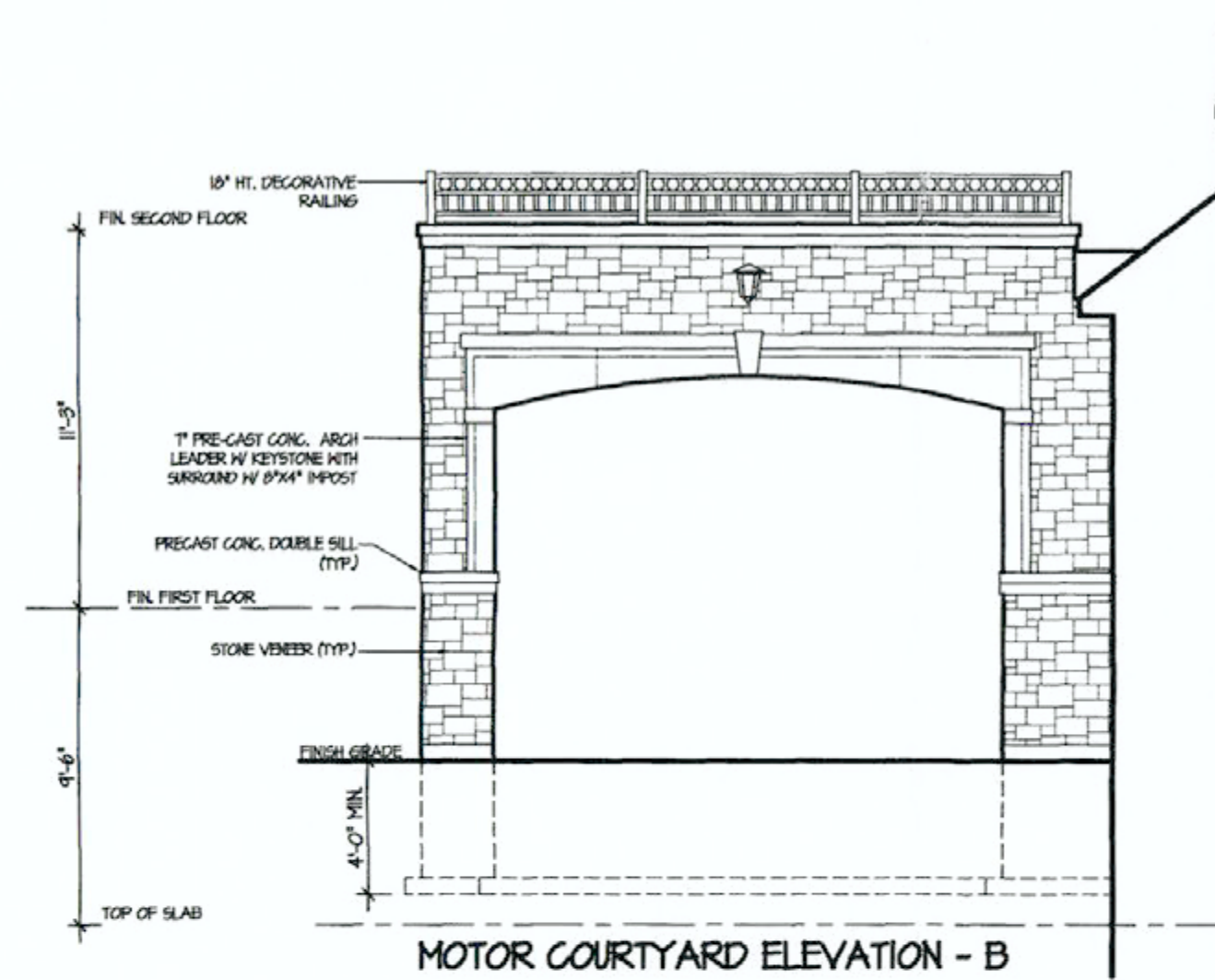
ALLOWABLE GLAZING
 WALL AREA = 185 Sq. Ft.
 ALLOWABLE GLAZED AREA @ 14% IS 26.5 Sq. Ft.
 ACTUAL GLAZED AREA = 24.8 Sq. Ft.

No unprotected openings permitted within 1.2 metres of the lot line as per 9.10.14, of the Ontario Building Code.



6.	
4.	
2.	
T. 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	
NAME	VIKAS GAJJAR
SIGNATURE	[Signature]
28770	BCN
SIDE ELEVATIONS	
PROJECT NAME: BALTRIO	
LOT	72
AREA	7,782
DATE	NOV 2017
SCALE	3/16"=1'-0"
BY	V.G.
PROJECT NO.	04-14-01
Region Design Inc. 8700 Dufferin St. Concord, Ontario L4K 4S6 (416) 738-4096 fax (905) 860-0746	
REGION DESIGN INC.	
SEP. 26 2019	
AVIGNON 3 COMPLIANCE PACKAGE "A1"	
GREENYORK HOMES	

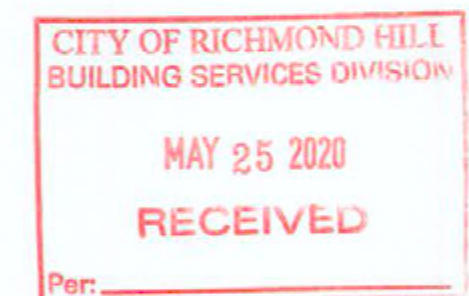
September 26, 2019



MOTOR COURTYARD ELEVATION - B



REAR ELEVATION I



5.		
4.		
3.		
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 GALLAR 28770 NAME SIGNATURE BOIN		
REAR ELEVATION PROJECT NAME BALTRIO LOT 72 AREA 7,782 DATE NOV 2017 PAGE NO. 6 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 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. GREENYORK HOMES		

SEP 26 2019

AVIGNON 3
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September 26, 2019

CUT OPENING FOR NEW EXTERIOR TYPE DOOR & PROVIDE LINTEL SEE NOTE NO. 7.

TIE NEW CONCRETE TO EXISTING WITH 10M ROD 8" LONG 4" INTO WALL EVERY OTHER COURSE (@ 16" O.C.)

UNDERPINNING NUMBERS INDICATE SEQUENCE OF WORK

HALL INSULATION SEE NOTE NO. 4

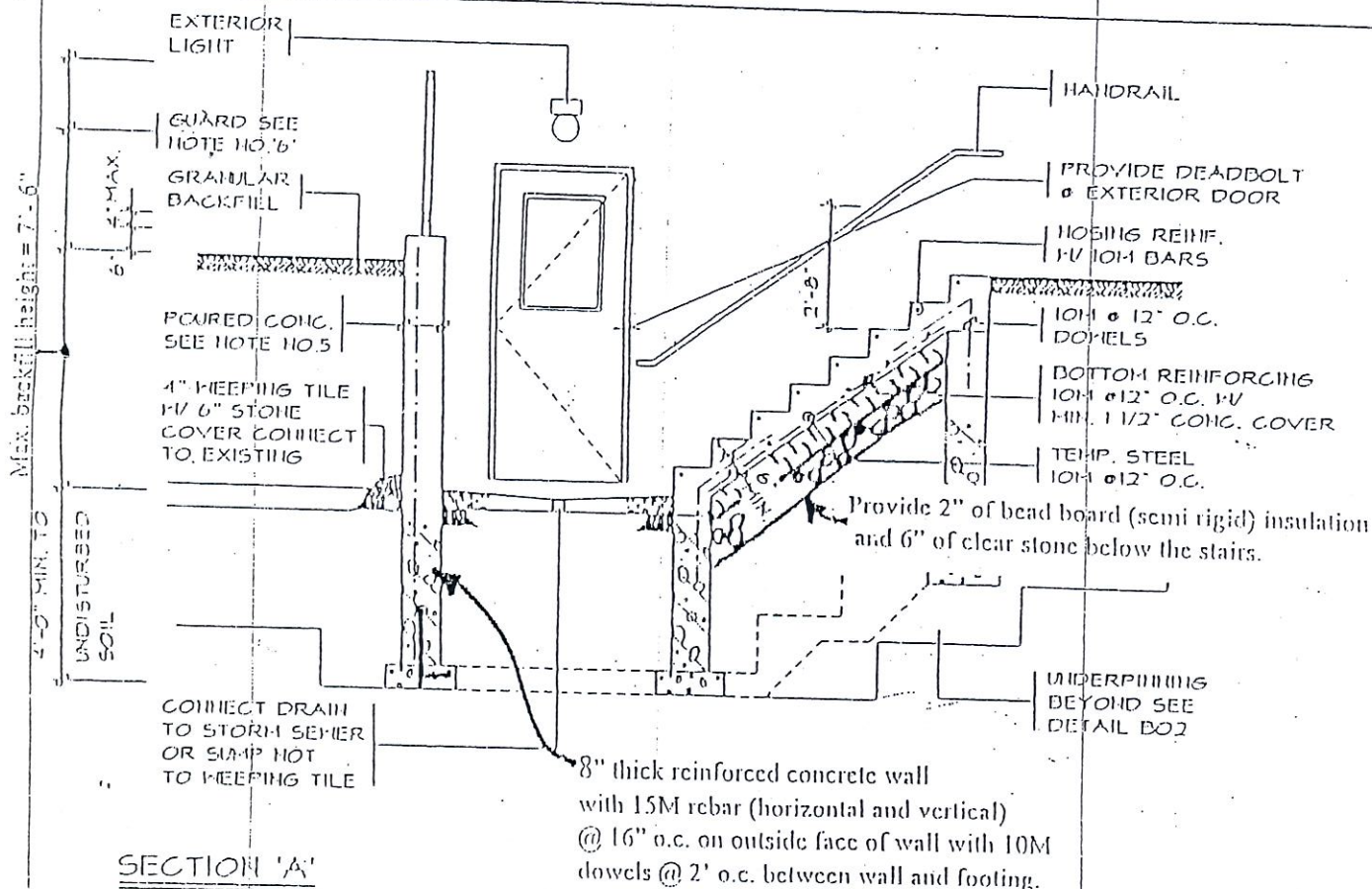
2ND FLOOR DRAIN

NEW GUARD SEE SECTION 'A'

PLAN

CONNECT NEW WEEPING TILE TO EXISTING

POURED CONCRETE SLAB 4 STEPS 1650 PSI W/ 5%-8% AIR ENTRAINMENT



GENERAL NOTES

1. FOOTINGS

16" X 6" POURED CONC. FOOTING ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL

2. CONCRETE

MINIMUM COMPRESSIVE STRENGTH OF 1650 PSI @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT

3. EXTERIOR STAIRS

7 1/8" RISE MAXIMUM 4 7/8" MINIMUM
6 1/4" RUN MINIMUM 14" MAXIMUM
9 1/4" TREAD MINIMUM 14" MAXIMUM

4. INSULATION

MINIMUM **R20 CONTINUOUS** INSULATION & VAPOUR BARRIER ON THE INSIDE FACE OF THE EXPOSED FOUNDATION WALL

5. RETAINING WALL

Reinforcing steel in side walls to be located on outside face of walls with 1 1/2" concrete cover.

6. GUARDS

3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"; 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS

7. LINTELS

1. SOLID MASONRY: 2-3 1/2" X 3 1/2" X 1/4" ANGLES
2. BRICK VENEER: 1-3 1/2" X 3 1/2" X 1/4" L + 2-2X4
3. WOOD FRAME/SIDING: 2-2" X 4"

8. Underpinning, or extra depth footing to a level 4ft. below the walkout slab, is required for all footings within a 4ft. radius of any point of the walkout slab.



BASEMENT WALKOUT

PLAN, SECTION & NOTES

PERMIT APPLICATION NO.

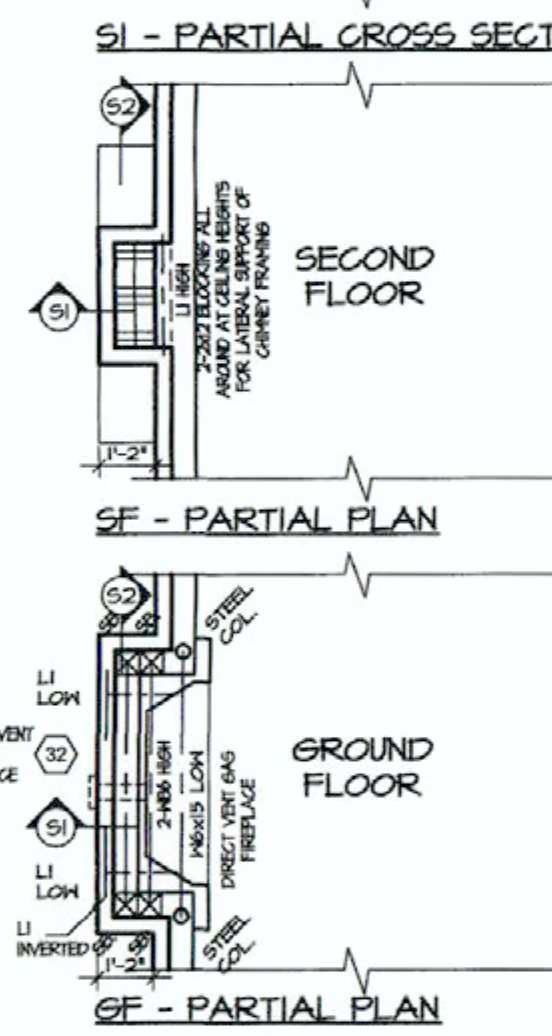
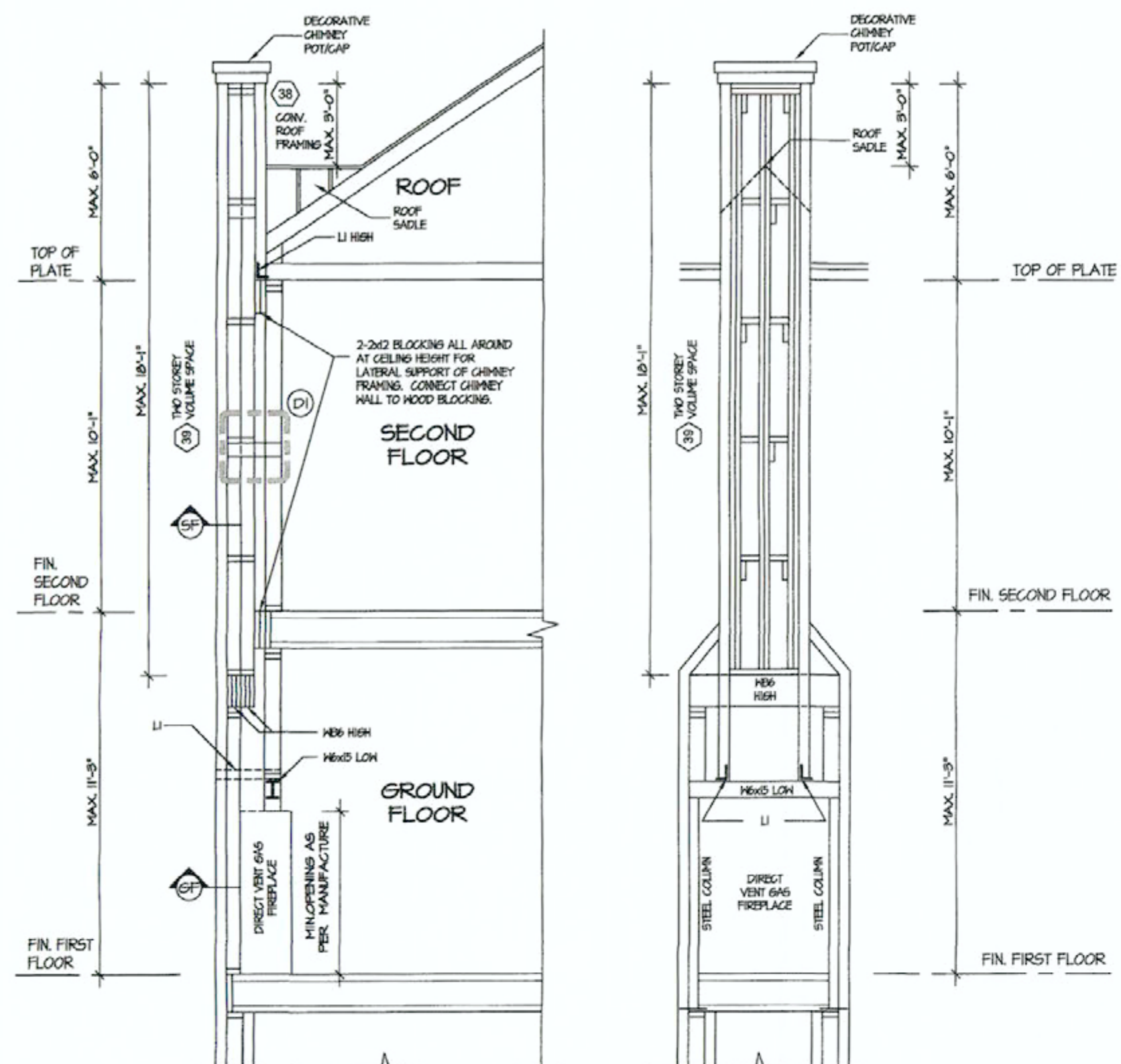
REVIEWED BY:

DATE:

DWG. NO.

BO1

07-98

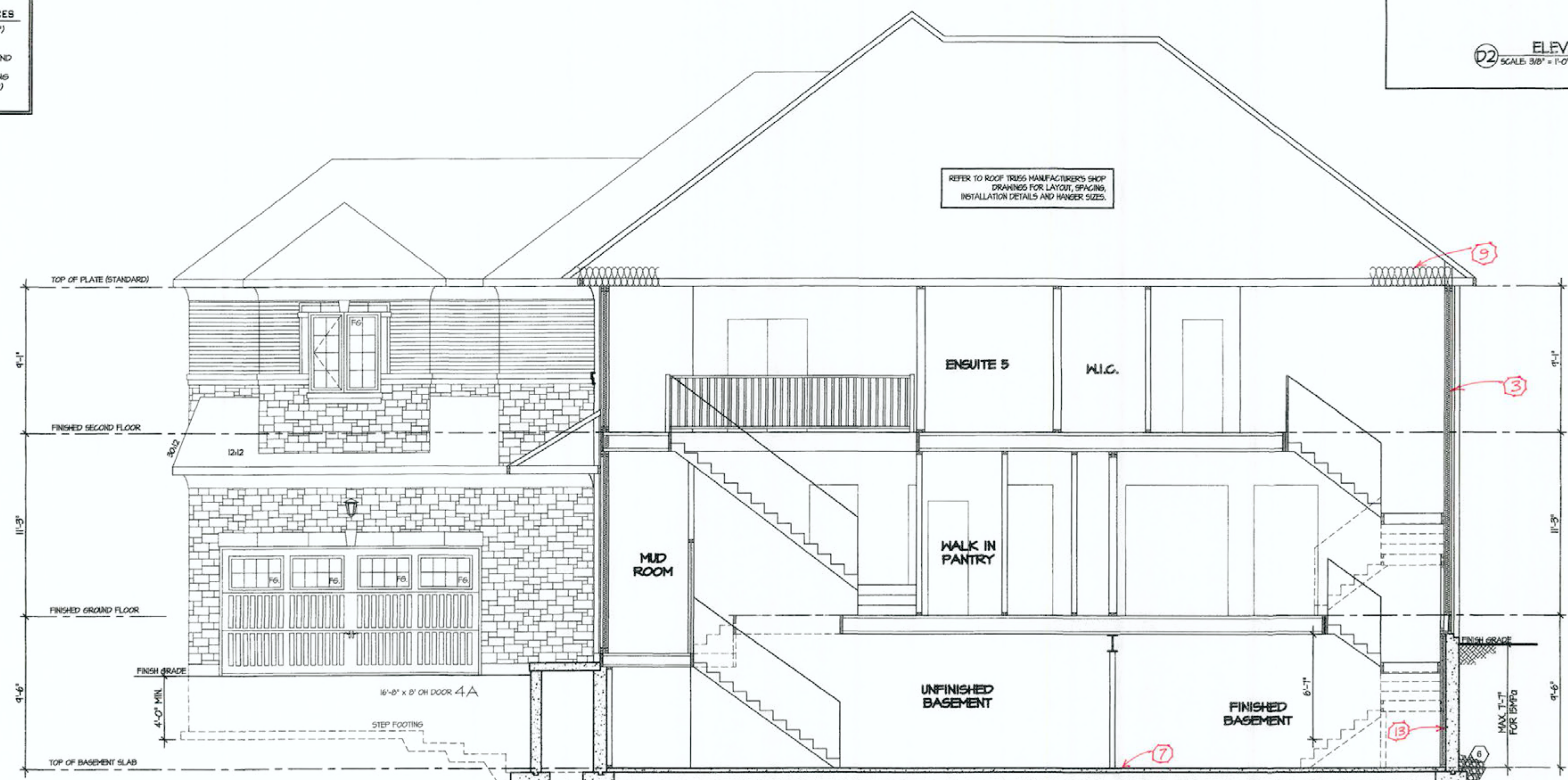
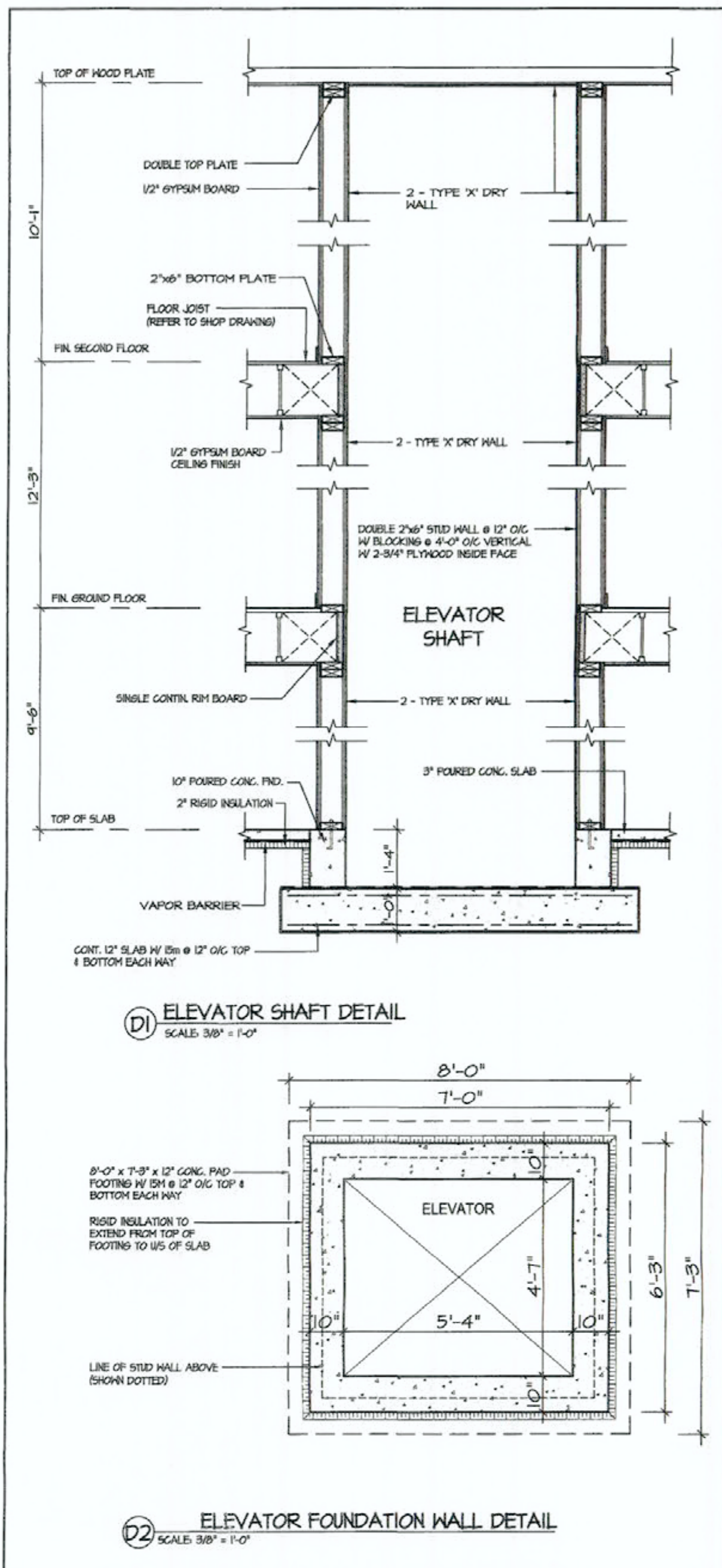
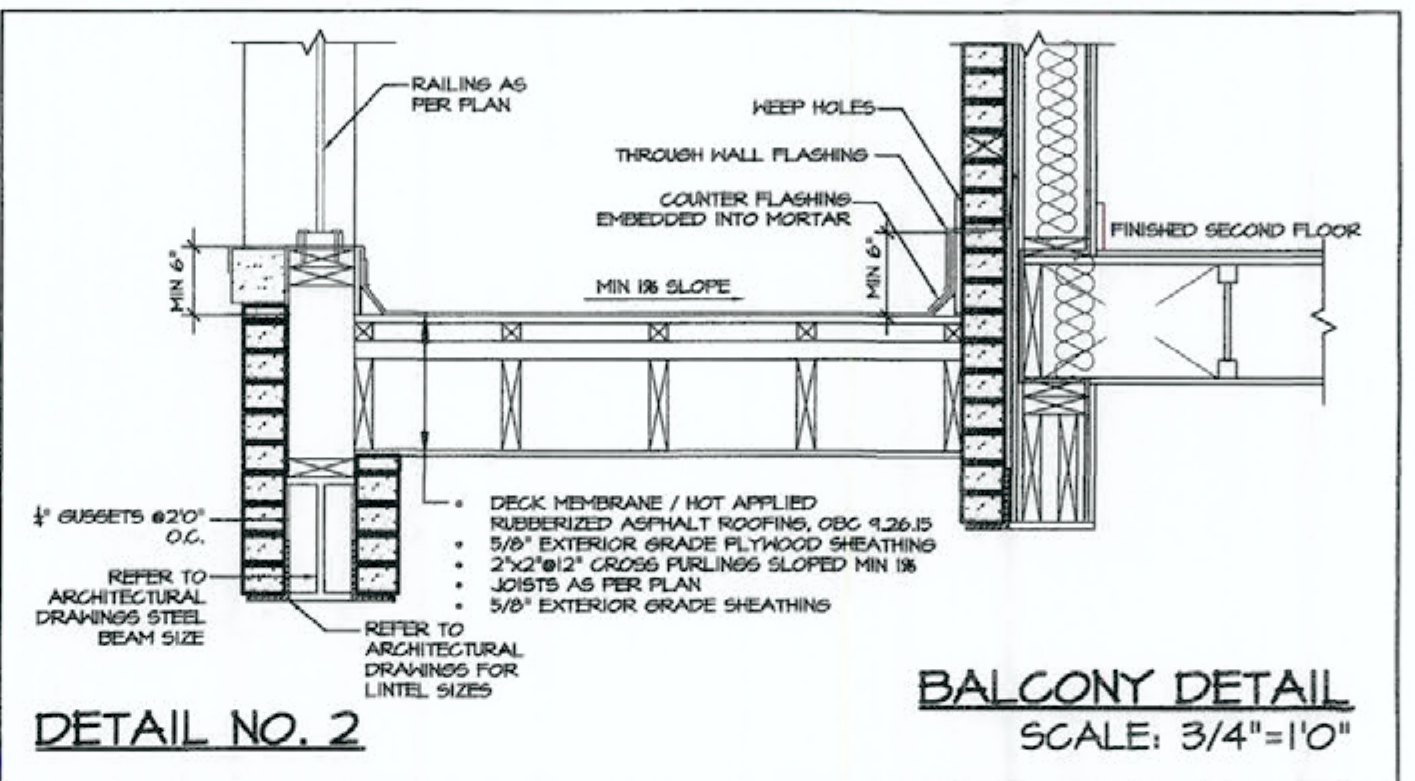
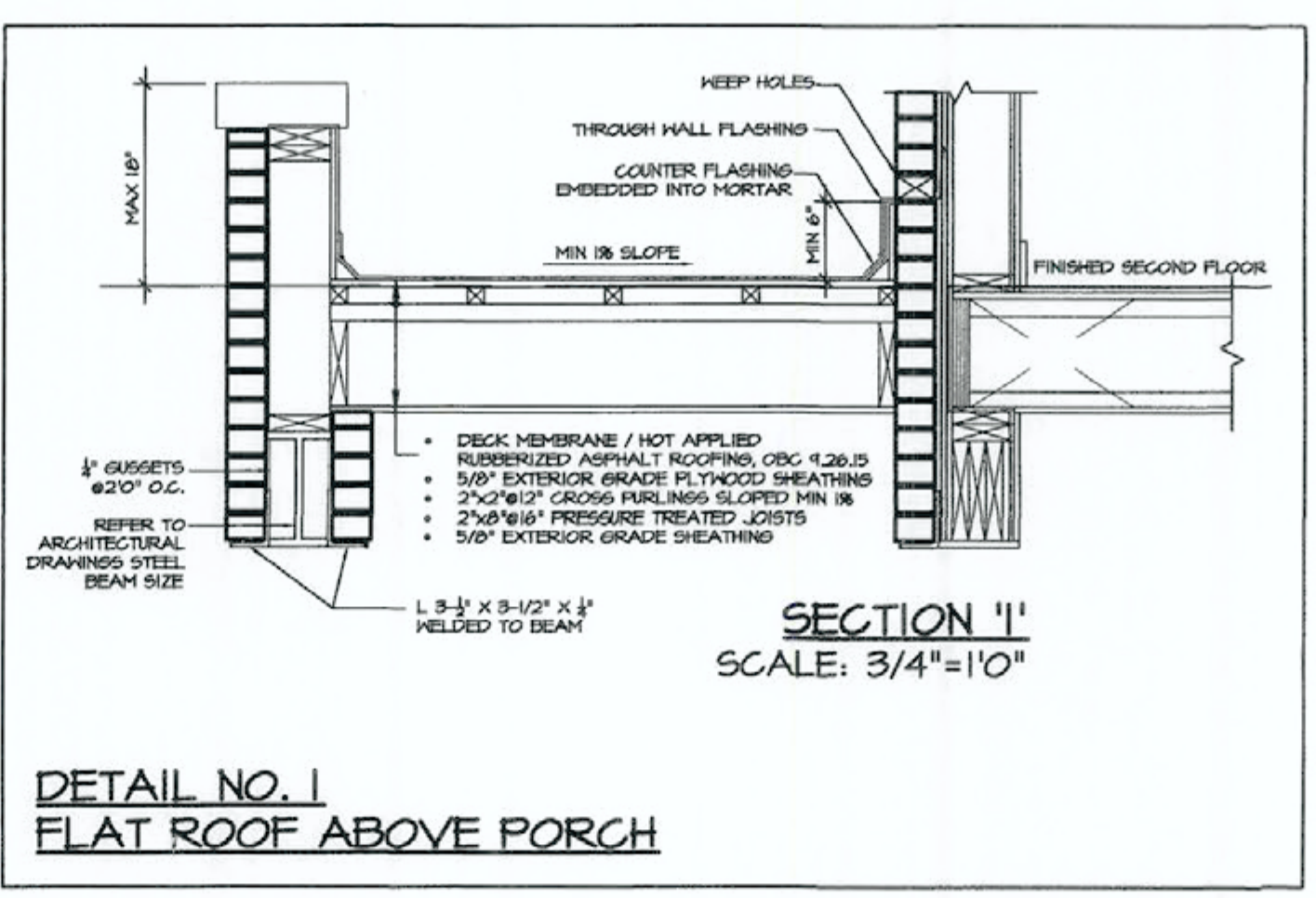
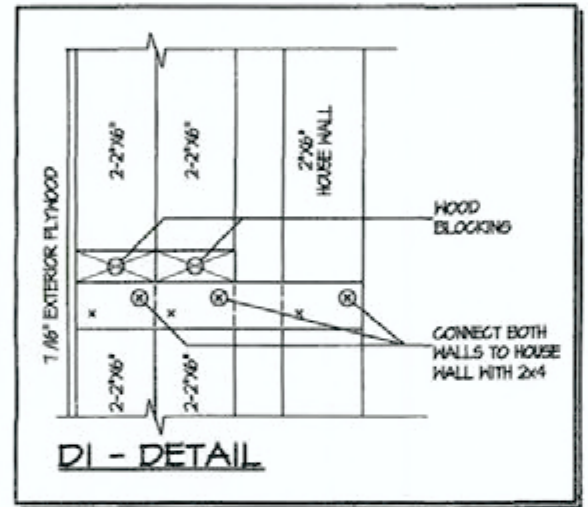


NOTES:

32 DIRECT VENT GAS FIREPLACE:
DIRECT VENT GAS FIREPLACE:
VENT TO BE A MINIMUM 300mm
(12") FROM ANY OPENING AND
ABOVE FIN. GRADE. REFER TO
GAS UTILIZATION CODE.

36 CONVENTIONAL ROOF FRAMING
(1) SEE OBC 9.23.4.2.1(1)
FOR MAX. 2240mm (7'-1") SPAN,
30x40 (2"x4") RAFTERS @ 400mm
(16") o.c. FOR MAX. 30'x30mm (11'-7")
SPAN 30x40 (2"x6") RAFTERS
@ 400mm (16") o.c. RIGID BOARDS
TO BE 5mm (2") DEEPER, 30x34
(2"x4") COLLAR TIES AT MIDSPANS.
CEILING JOISTS TO BE 30x40
(2"x4") @ 400mm (16") o.c. FOR MAX.
2080mm (6'-10") SPAN. 30x40
(2"x6") @ 400 (16") o.c. FOR MAX.
4450mm (14'-7") SPAN. RAFTERS
FOR BUILT-UP ROOF TO BE 30x40
(2"x4") @ 400mm (16") o.c. WITH A
30x40 (2"x4") CENTER POST TO THE
TRUSS BELOW, LATERALLY BRACED
@ 9000mm (29'-7") o.c. VERTICALLY.

38 TWO STOREY VOLUME SPACES
FOR A HANDBAY 5450mm (18'-1")
HEIGHT, PROVIDE 2-30x40
(2"x6") CONTINUOUS STUDS
@ 800mm (25") o.c. FOR BRICK AND
400mm (16") o.c. FOR SIDING.
PROVIDE SOLID HOOD BLOCKING
BETWEEN STUDS @ 1220mm (4'-0")
o.c. VERT. 1/2" EXT. PLYWOOD.



Maximum back fill height for a 10' (3.05m) deep foundation wall laterally supported 2.5' (0.76m) laterally unsupported 4.5' (1.37m)

Foundation walls enclosing heated spaces shall be insulated (min. R-25) with a minimum 5" above the basement slab with an approved drainage layer on the exterior.

**CITY OF RICHMOND HILL
BUILDING SERVICES DIVISION**

**MAY 25 2020
RECEIVED**

SECTION 2
REFER TO ELEVATIONS ON APPROVED SITE ALTERATION

**AVIGNON 3
COMPLIANCE PACKAGE "A1"**



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SIGNATURE	[Signature]	
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