

IBC 9.32.3.13:
EXHAUST OUTLETS FOR BATHROOMS AND CLOTHES DRYERS SHALL BE LOCATED AT LEAST 1800mm (7') FROM ANY AIR INTAKES OR VENTED SOFFITS. IF AN EXHAUST OUTLET IS LOCATED WITHIN THE SOFFIT, UNVENTED SOFFIT OR BLOCKING SHALL BE INSTALLED FOR A MINIMUM 1800mm (7') ON EACH OF THE EXHAUST OUTLET.

IBC 9.32.3.9: CARBON MONOXIDE ALARMS ARE REQUIRED ON EACH FLOOR LEVEL, ADJACENT TO SLEEPING ROOMS, AND WITHIN EACH SLEEPING ROOM THAT SHARES A COMMON WALL, FLOOR, CEILING, ATTIC, OR CRAWL SPACE WITH A GARAGE.

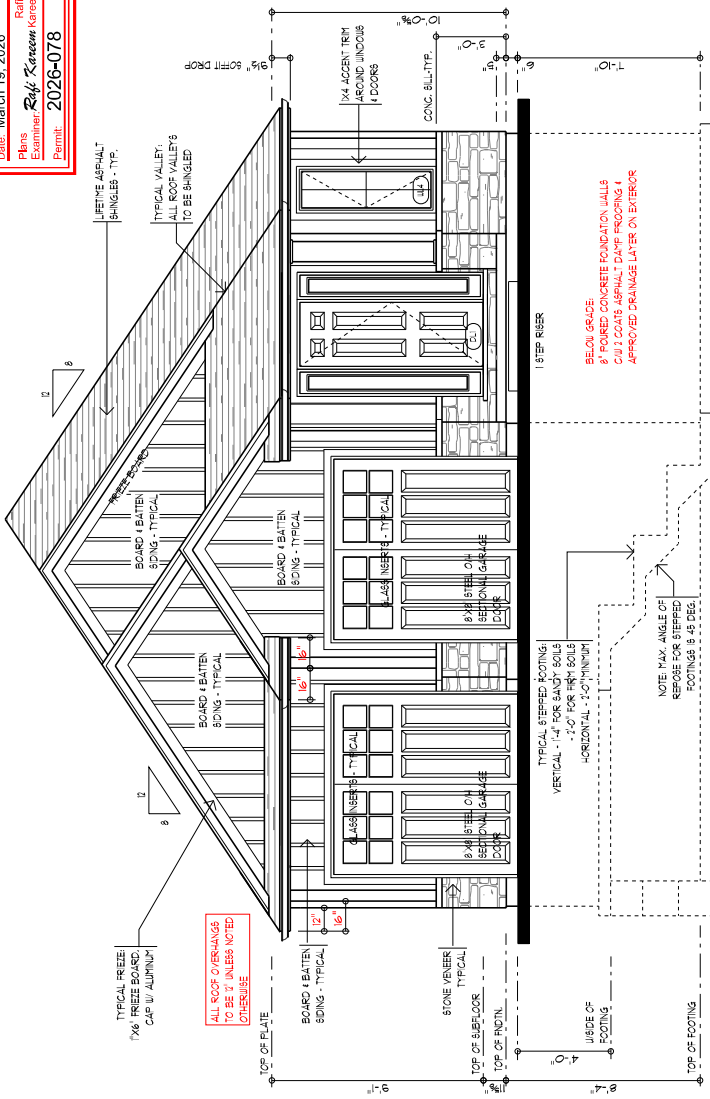
WALL / GLASS AREA		FRONT GLASS	
F12	m2	ID	AREA
352.9	37.78	DLI	8.75 F12 (0.89m2)
		UL-4	8.50 F12 (0.79m2)
			TOTAL
	1.61		m2
REAR WALL		REAR GLASS	
F12	m2	ID	AREA
619.9	51.58	ULL1	22.1 F12 (2.09m2)
		ULL2	31.4 F12 (2.92m2)
		ULL3	48.2 F12 (4.48m2)
		FBS	22.1 F12 (2.09m2)
			TOTAL
	11.94		m2
RIGHT WALL		RIGHT GLASS	
F12	m2	ID	AREA
760.6	70.66	ULL3	11.4 F12 (1.06m2)
		ULL3	3.1 F12 (0.29m2)
		FBSMT	3.24 F12 (0.30m2)
			TOTAL
	2.23		m2
LEFT WALL		LEFT GLASS	
F12	m2	ID	AREA
631.0	59.62	ULL5	6.5 F12 (0.61m2)
		ULL6	6.5 F12 (0.61m2)
		ULL7	2.0 F12 (0.18m2)
		FBS	15.5 F12 (1.25m2)
		FBSMT	9.24 F12 (0.86m2)
			TOTAL
	3.51		m2
TOTAL WALL AREA		TOTAL GLASS AREA	
F12	m2	F12	m2
2364	219.64	202.31	18.93
GLASS TO WALL + 0.6%		FBS - FRONT BUILDER'S STOCK	
		FBSMT - FOUR IN PLACE BASEMENT WINDOW	

BUILDING DATA CHART	
DWELLING AREA:	142.6 m ²
LOT COVERAGE:	43.2% 31.2%
GARAGE AREA:	41.1 m ²
GARAGE COVERAGE:	9.0%
LOT AREA:	451.6 m ²

NOTE:
IT IS THE CONSTRUCTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
NOTATIONS MADE ON THESE DRAWINGS ARE FOR INFORMATION AND GUIDANCE ONLY AND DO NOT NECESSARILY ADDRESS ALL AREAS OF CONSTRUCTION.
ALL CONSTRUCTION IS SUBJECT TO FIELD REVIEW AND APPROVAL

MAIN ENTRANCE DOORS TO DWELLING UNIT SHALL BE PROVIDED WITH A DOOR VIEWER OR TRANSPARENT GLAZING IN THE DOOR, OR A SIDELIGHT, (9.7.2.1.(2))

ST THOMAS
THE REALTORS CITY
Building Services
Approved Plans
Date: March 19, 2026
Plans Examiner: *Rafiq Karim* (Karim)
Permit: 2026-078



FRONT ELEVATION
GLAZING INDICATED ON ELEVATION FOR ILLUSTRATION ONLY. ACTUAL GLAZING MAY DIFFER.

NOTE:
ALL FOOTINGS TO BE FOUNDED MIN. 4" BELOW GRADE TO BE ACCORDING TO PROTECTED LAYER C.B.G.

COLLIER HOMES
42372 JOHN WISE LINE
ST THOMAS, ON.
TEL: 519-633-9642

SCALE: 3/16" = 1'-0"
DRAIN BY: K.D.S.
AREA: UNFINISHED BSMT.
PREPARED BY: DAKOTA DESIGNS

DATE: FEB. 26, 2026
PLAN: CH2026-02
REVISIONS: SEAPREEZE
REVIEWED: [Signature]
EMAIL: dekorte@stthomas.com

MUN# 6, LOT 43 BALTUSROL COURT

BASEMENT AIR BARRIER
SUMP PUMP LIDS, JOINTS AT
INTERSECTIONS & ALL PENETRATIONS
OF THE SLAB MUST BE SEALED TO
PREVENT AIR LEAKAGE.



- 1. TYP. 2X6 BRICK EXTERIOR WALL
- 2. 3/12 BRICK VENEER C/J 2 GAUGE CORRUGATED GALVANIZED METAL BRICK TIEB 24" O.C. VERT. 1/8" O.C. HORIZ. 4" AIR SPACE
- 3. 1/2" ASPHALT BLDG. PAPER
- 4. 1" R5ci ENERGY SHIELD SHEATHING METAL UNDERBRACING
- 5. 2X6 WOOD STUDS # 16" O.C.
- 6. R2 CELLULOSE INSULATION
- 7. COMPLIANCE PACKAGE "A3" SB-0.1
- 8. 6 MIL POLY VAPOR BARR.
- 9. VAPOR BARRIER ACTS AS 1/2" AIR BARRIER
- 10. 1/2" DRYWALL TAFFED & SANDED

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STRUCTURAL NOTE:
 CENTRIC ENGINEERING SEAL FOR STRUCTURAL ITEMS NOTED WITH AN ASTERISK (*) ONLY. SEE STRUCTURAL SPECIFICATIONS ON SHEET SK-1 PROVIDED.

CONTRACTOR:
 COLLIER HOMES
 1100 WILSON AVENUE
 ST THOMAS, ON, L1N 1A1
 TEL: 519-633-9842

SCALE: 3/16" = 1'-0"
DATE: FEB. 26, 2026
PREPARED BY: DAKOTA DESIGNS
 RESIDENTIAL DESIGN & DRAFTING
 1783 DENISON AVENUE, SUITE 101
 LONDON, ON, N6G 5N2
 TEL: 519-819-7977
 EMAIL: dakotadesigns101@gmail.com

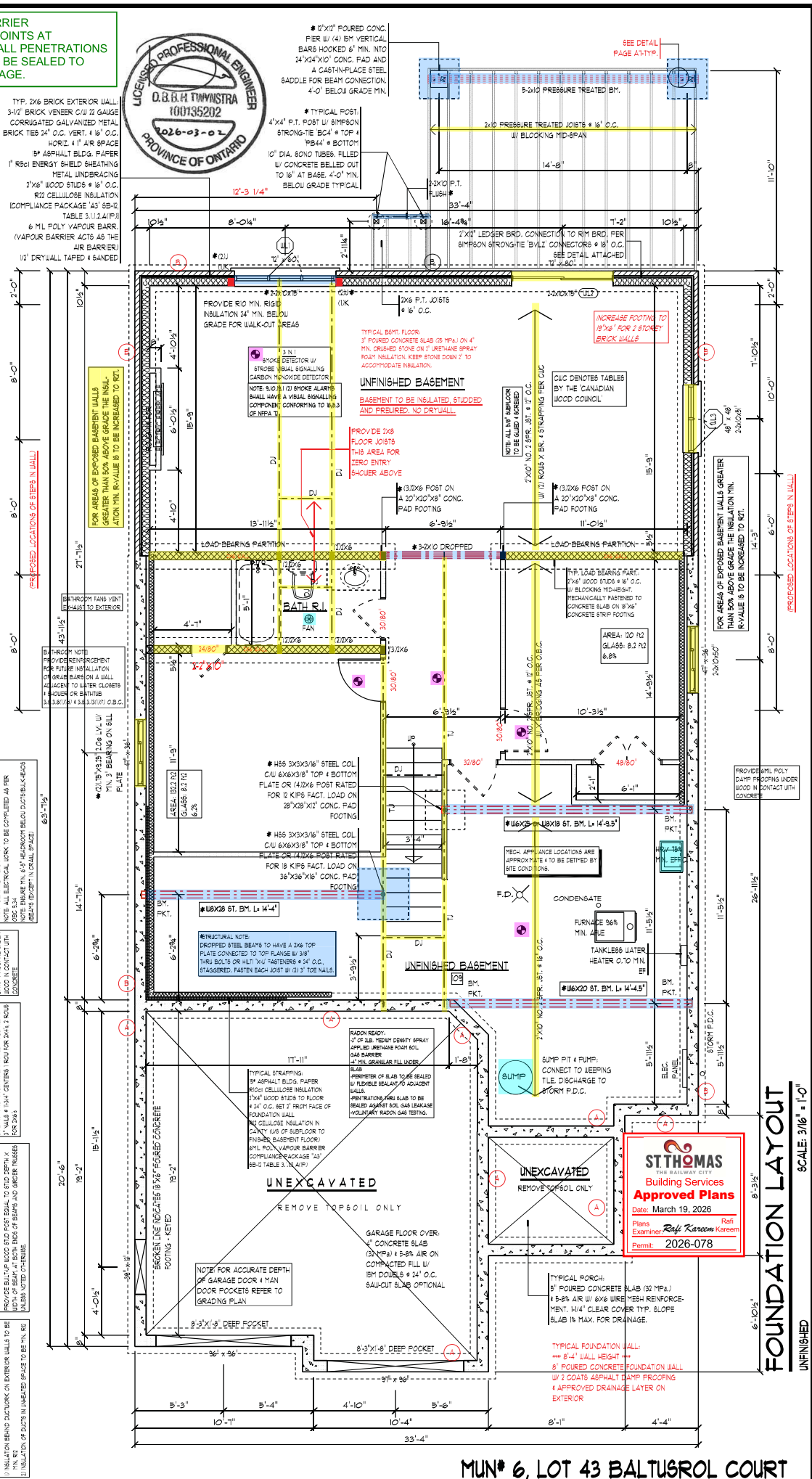
AREA: 1556 SQ. FT. MAIN UNFINISHED BBHT.
REVISIONS:
 1. INSULATION BEING DISCLOSED ON EXTERIOR WALLS TO BE 1" MIN. NET WIDTH OF BEAM AT BOTH END OF BEAMS AND GREATER THUSHER (UNLESS NOTED OTHERWISE)
 2. INSULATION OF DOORS IN UNFINISHED GARAGE TO BE 1" MIN. NET

STRUCTURAL NOTE:
 PROVIDE ALL STEEL ANGLES SUPPORTING BRICK TO HAVE 2" BEARING EDGE TYP. TO BE COMPLETED AS PER NOTE 1. PROVIDE ALL STEEL ANGLES TO BE COMPLETED AS PER NOTE 1. PROVIDE ALL STEEL ANGLES TO BE COMPLETED AS PER NOTE 1. PROVIDE ALL STEEL ANGLES TO BE COMPLETED AS PER NOTE 1.

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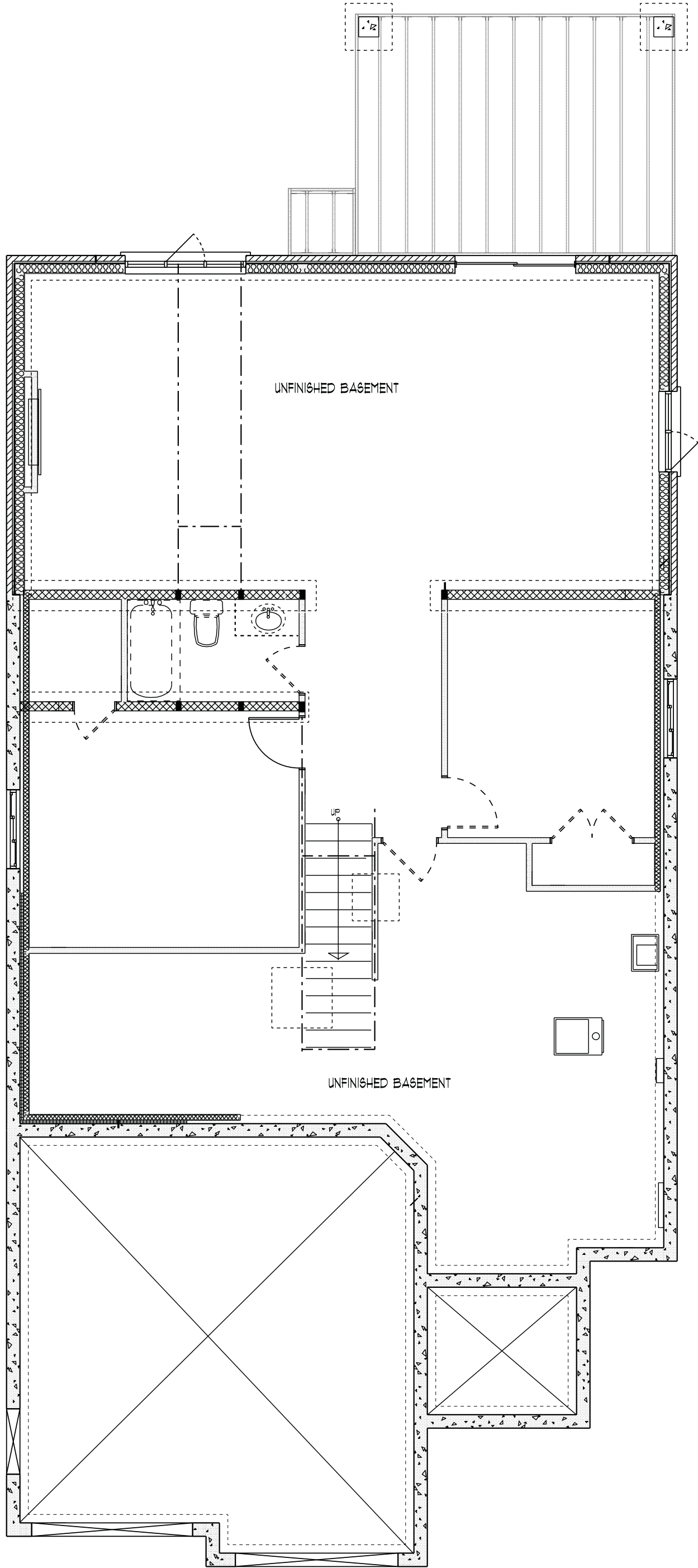
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 THE RAILWAY CITY
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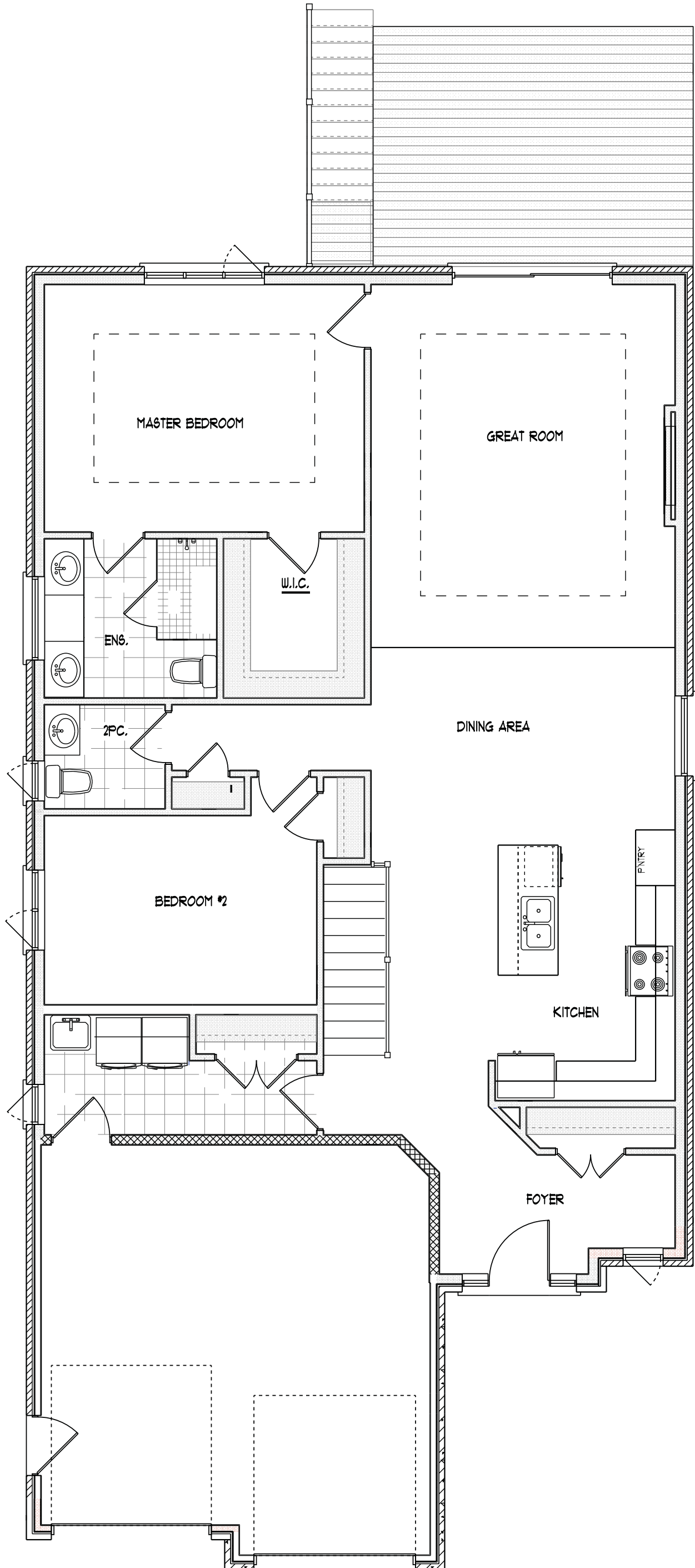
FOUNDATION LAYOUT
 UNFINISHED
 SCALE: 3/16" = 1'-0"

MUN# 6, LOT 43 BALTUSROL COURT



FOUNDATION LAYOUT
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MAIN FLOOR LAYOUT

1556 SQ. FT.

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