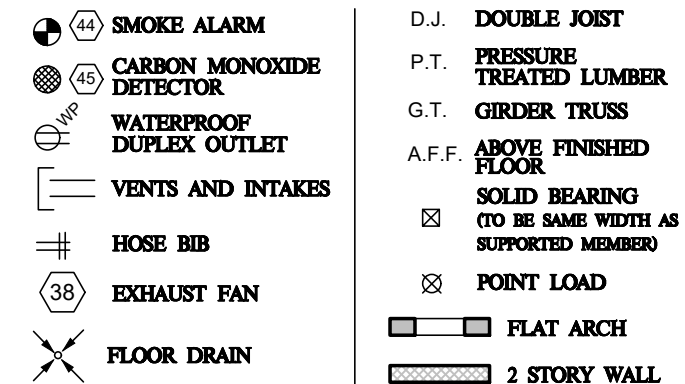
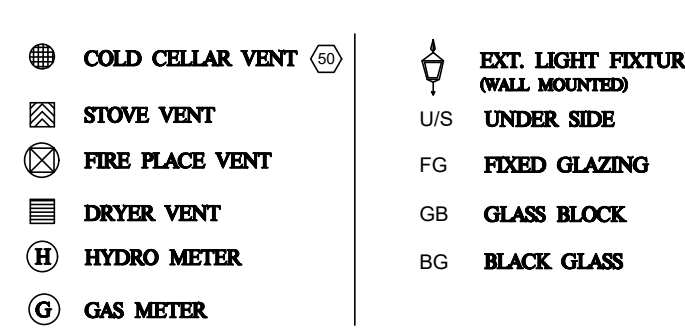


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LEGEND / PLANS



LEGEND / ELEVATIONS



I, NATALIE PANDOLFI, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS/CATEGORIES.

QUALIFIED DESIGNER BCIN	<u>41549</u>
FIRM BCIN	<u>26995</u>

DEC 1 2015 mf

DATE _____ SIGNATURE _____

[illegible]

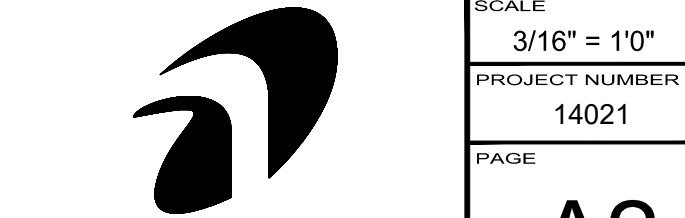
FLOOR AREA CALCULATIONS

ELEVATION	A STD. A OPT.	B STD.	B OPT.	C STD. C OPT.
FIRST FLOOR	1975	1991	1991	1968
SECOND FLOOR	2119	2122	2132	2108
TOTAL (ft ²)	4094	4113	4123	4076
DEDUCT O.T.B.	121	121	121	121
TOTAL (ft ²)	3973	3992	4002	3955
FIN. BASEMENT	134	134	134	134
TOTAL (ft ²)	4107	4126	4134	4089
LOFT PLAN	N/A	N/A	N/A	N/A
TOTAL (ft ²)	4107	4126	4134	4089
(m ²)	381.6	383.3	384.2	379.9
COVERAGE (ft ²)	2599	2615	2615	2592
W/O PORCH (m ²)	241.5	242.9	242.9	240.8
COVERAGE (ft ²)	2673	2683	2683	2659
W/ PORCH (m ²)	248.3	249.3	249.3	247.0

MODEL

ELGIN
65-3

CLIENT **HIGHCASTLE HOMES**
RIVERWALK PHASE 2
BRAMPTON



RN design
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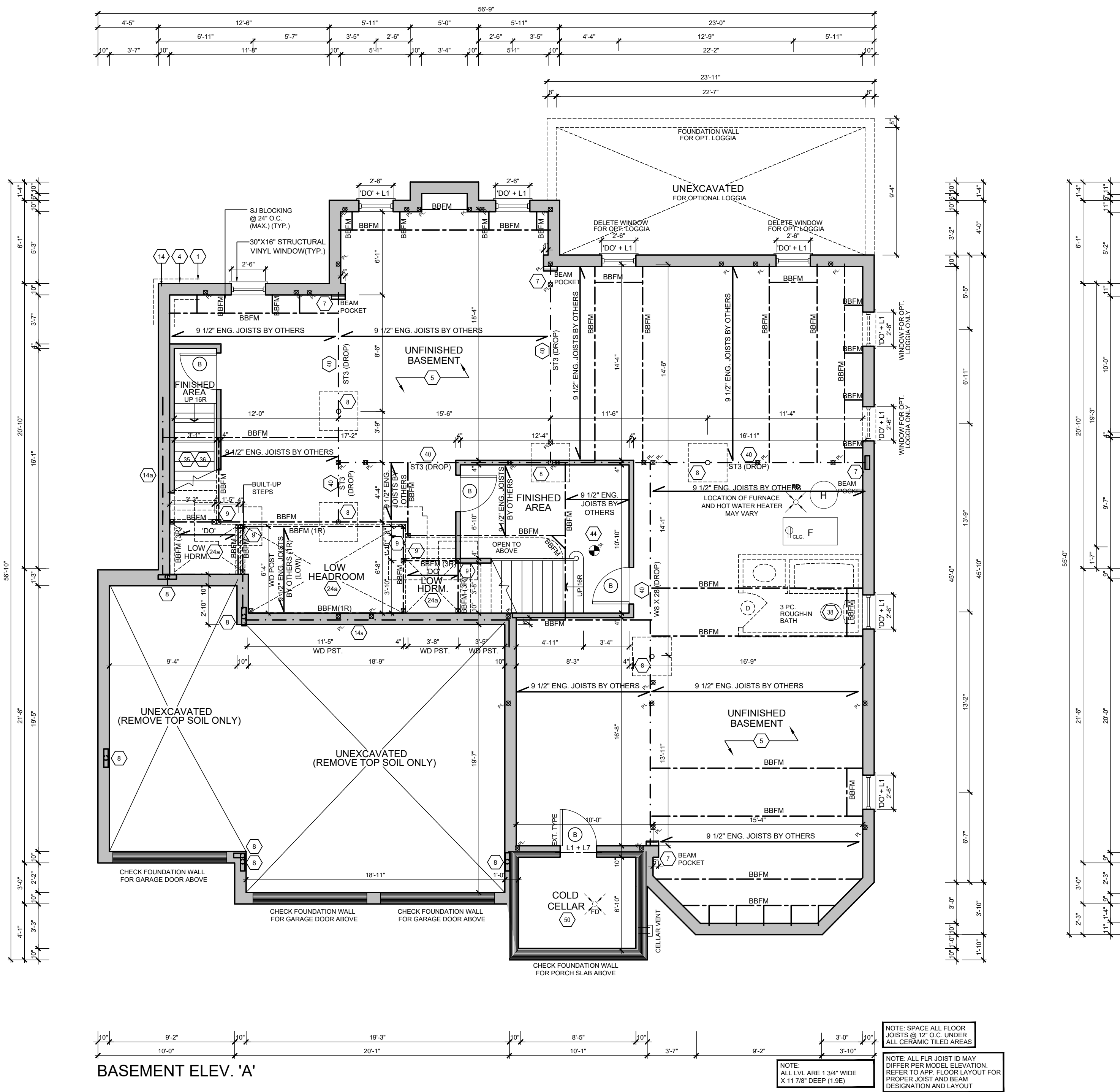
TEL.(905)738-3177
FAX.(905)738-5449
DWG@RNDESIGN.COM

SCALE

$$\frac{3}{16}'' = 1'0''$$
PROJECT NUMBER
11884

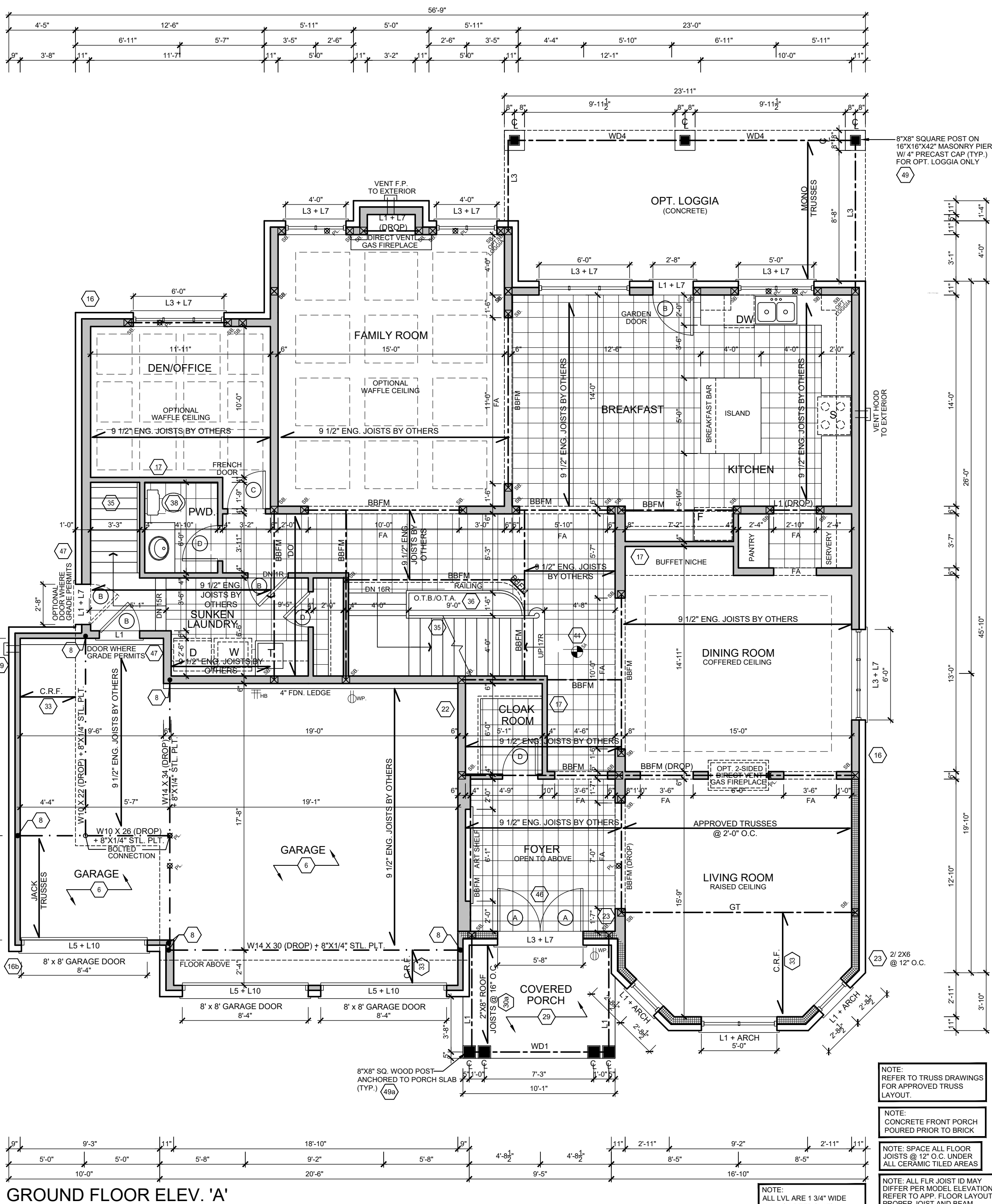
14021

A2



BASEMENT ELEV. 'A

GROUND FLOOR ELEV. 'A'



GROUND FLOOR ELEV. 'A'

NOTE:
REFER TO TRUSS DRAWINGS
FOR APPROVED TRUSS
LAYOUT

NOTE:
CONCRETE FRONT PORCH
POURED PRIOR TO BRICK

NOTE: ALL FLR JOIST ID MAY

REFER TO APP. FLOOR LAYO
PROPER JOIST AND BEAM
DESIGNATION AND LAYOUT

It is the builder's complete responsibility to ensure that all plans submitted for review are in accordance with the applicable codes and standards.

Architect is not responsible for examining or approving the working drawings with respect to the above items.

This is to certify that the work was done in accordance with the applicable Army Guidelines approved

[illegible][illegible]

5-3-FINAL (10075

LEGEND / PLANS

 SMOKE ALARM  CARBON MONOXIDE DETECTOR  WATERPROOF DUPLEX OUTLET  VENTS AND INTAKES  HOSE BIB  EXHAUST FAN  FLOOR DRAIN	D.J. DOUBLE JOIST P.T. PRESSURE TREATED LUMBER G.T. GIRDER TRUSS A.F.F. ABOVE FINISHED FLOOR  SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)  POINT LOAD  FLAT ARCH  2 STORY WALL
---	---

NATALIE PANDOLF, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN	41549
FIRM BCIN	26995

DEC. 1, 2015

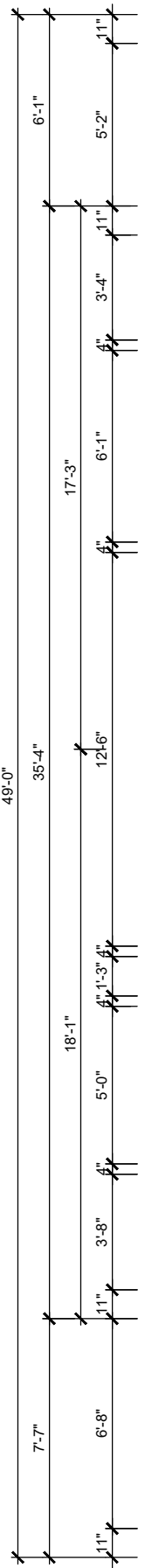
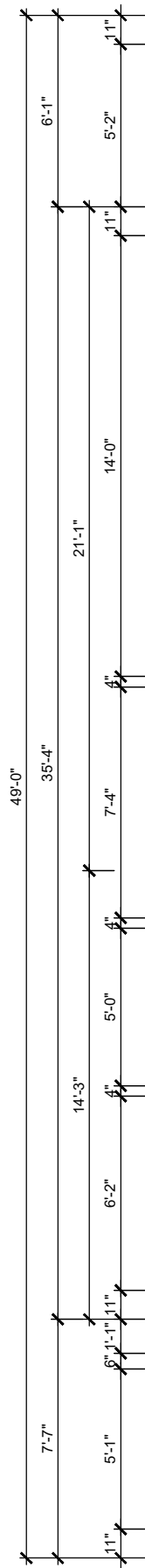
DATE

 mp

SIGNATURE

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	PAGE A3



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LEGEND / PLANS



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	PROJECT NUMBER 14021
	PAGE A4
	DATE 01/11/2011

TOTAL PERIPHERAL WALL AREA	4266.53 sf	396.36 m ²
FRONT GLAZING AREA	113.03 sf	10.50 m ²
LEFT SIDE GLAZING AREA	5.19 sf	0.48 m ²
RIGHT SIDE GLAZING AREA	51.22 sf	4.76 m ²
REAR GLAZING AREA	188.86 sf	17.50 m ²
TOTAL GLAZING AREA	358.30 sf	33.29 m ²
TOTAL GLAZING PERCENTAGE	8.40 %	



ALLOWABLE UNPROTECTED OPENINGS		ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	933.35 sf	TOTAL WALL AREA	933.35 sf
LIMITING DISTANCE	4.0 ft	LIMITING DISTANCE	4.0 ft
ALLOWABLE OPENINGS	65.33 sf	ALLOWABLE OPENINGS	65.33 sf
ACTUAL OPENINGS	23.42 sf	ACTUAL OPENINGS	38.72 sf

ALLOWABLE UNPROTECTED OPENINGS		
TOTAL WALL AREA	933.35	sq ft
LIMITING DISTANCE	4.0	ft
ALLOWABLE OPENINGS	65.33	sq ft
ACTUAL OPENINGS	38.72	sq ft

LEGEND / PLANS

SMOKE ALARM CARBON MONOXIDE DETECTOR WATERPROOF DUPLEX OUTLET VENTS AND INTAKES HOSE BIB EXHAUST FAN FLOOR DRAIN	DOUBLE JOIST PRESSURE TREATED LUMBER G.T. GIRDER TRUSS A.F.F. ABOVE FINISHED FLOOR SOLID BEARING NOT TO SAME WIDTH AS SUPPORTED MEMBER POINT LOAD FLAT ARCH 2 STORY WALL EXT. LIGHT FIXTURE (WALL MOUNTED) U/S UNDER SIDE FG FIXED GLAZING GB GLASS BLOCK BG BLACK GLASS
--	--

LEGEND / ELEVATIONS

QUALIFIED DESIGNER BCIN	<u>41549</u>
FIRM BCIN	<u>26995</u>

[illegible]

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MODEL	ELGIN 65-3
CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON



SCALE
3/16" = 1'0"
PROJECT NUMBER
14021
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TOTAL PERIPHERAL WALL AREA	4341.08 SF	403.29 m²
FRONT GLAZING AREA	123.7 SF	11.49 m²
LEFT SIDE GLAZING AREA	5.19 SF	0.48 m²
RIGHT SIDE GLAZING AREA	51.22 SF	4.76 m²
REAR GLAZING AREA	188.86 SF	17.55 m²
TOTAL GLAZING AREA	368.97 SF	34.28 m²
TOTAL GLAZING PERCENTAGE	8.50 %	



ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	928.44
LIMITING DISTANCE	4.0
ALLOWABLE OPENINGS	64.99
ACTUAL OPENINGS	23.42

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	928.44 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	64.99 SF
ACTUAL OPENINGS	38.72 SF

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	SMOKE ALARM		DOUBLE JOINT
	CARBON MONOXIDE DETECTOR		PRESSURE
	WATERPROOF DUPLEX OUTLET		TREATED LUMBER
	VENTS AND INTAKES		GRINDER TRUSS
	HOSE BIB		ABOVE FINISHED F.L.F.
	EXHAUST FAN		SOLID BEARING (TO BE SAME WEIGHT AS SUPPORTED MEMBER)
	FLOOR DRAIN		POINT LOAD
			FLAT ARCH
			2 STORY WALL

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QUALIFIED DESIGNER BCIN	<u>41549</u>
FIRM BCIN	<u>26995</u>

DEC. 1, 2015
DATE

mp
SIGNATURE

[illegible]

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MODEL	ELGIN 65-3
CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON



SCALE
3/16" = 1'0"
PROJECT NUMBER
14021
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GROSS GLAZING AREA

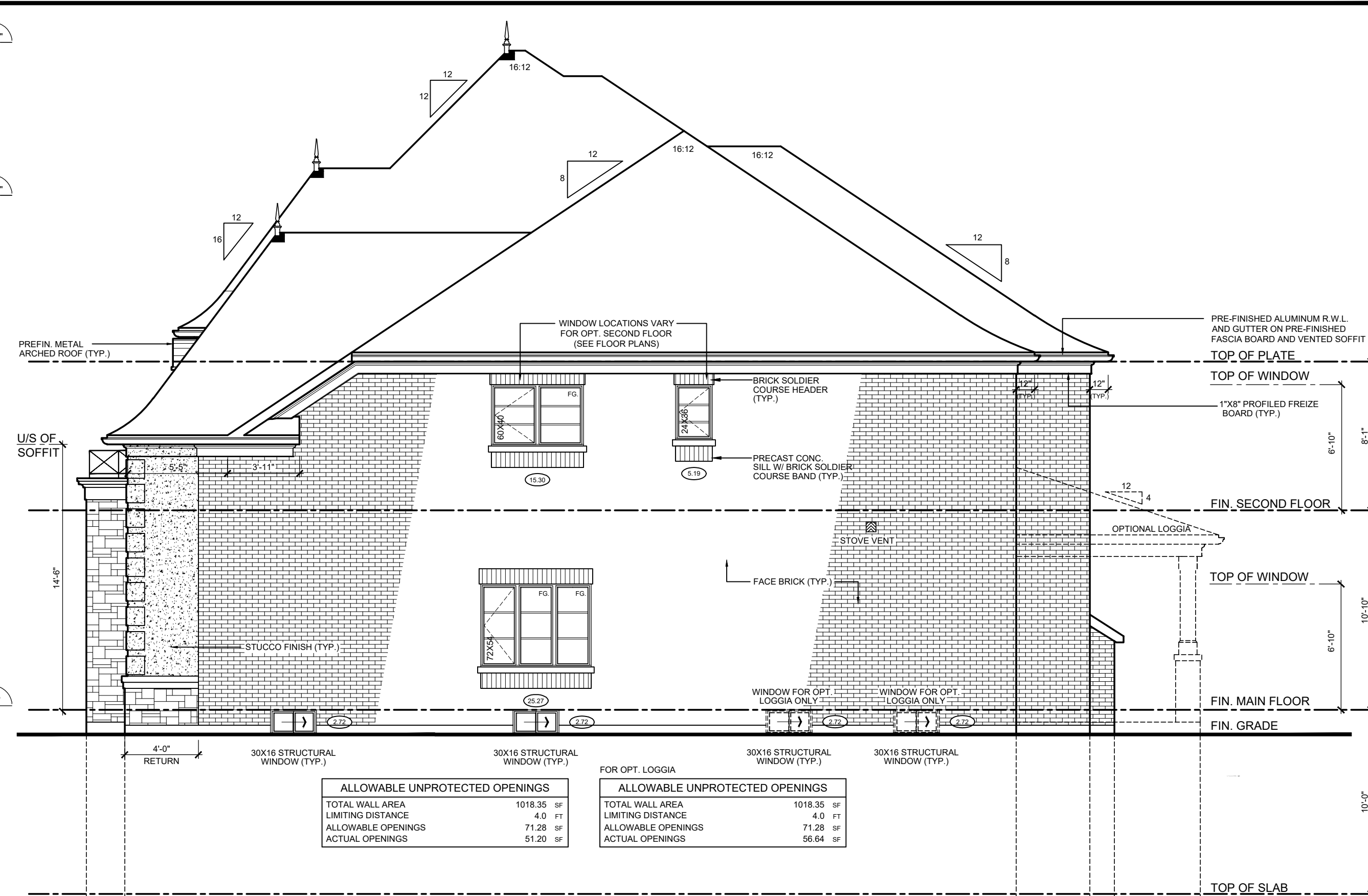
	Sq Ft	Sq M
TOTAL PERIPHERAL WALL AREA	4211.60	391.26
FRONT GLAZING AREA	1208.67	112.05
LEFT SIDE GLAZING AREA	5.19	0.48
RIGHT SIDE GLAZING AREA	51.22	4.76
REAR GLAZING AREA	188.89	17.55
TOTAL GLAZING AREA	374.94	34.83
TOTAL GLAZING PERCENTAGE	8.90 %	

PEAK HEIGHT OF ROOF

- #210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS
- MID-POINT OF ROOF
- DECOR. METAL ROOF SPIRE (TYP.)
- 1'-8"x2'-6" OVAL WINDOW (BLACK GLASS) (TYP.)
- TOP OF PLATE
- TOP OF WINDOW
- 18" HIGH DECOR. METAL RAILING U/S OF LOWER SOFFIT
- TOP OF PARAPET
- FIN. SECOND FLOOR
- TOP OF TRANSOM
- TOP OF DOOR
- TOP OF WINDOW
- 8'-4" SELF SUPPORTING PRECAST CONC. ARCH W/ CENTRE KEYSTONE W/ 8'+4" PRECAST RETURN
- TOP OF BAND
- FIN. MAIN FLOOR
- FIN. GRADE
- POURED CONC. SILL
- POURED CONC. PORCH SLAB
- 8" POURED CONC. FOTH WALLS OR 10"x6" CONC. STRIP FOOTING
- TOP OF SLAB

Other Annotations:

- FINISHED ALUMINUM R.W.L. AND COVER ON PRE-FINISHED FASCIA AND VENTED SOFFIT (TYP.)
- PROFILLED FREEZE BOARD (TYP.)
- 2" STUCCO QUINN DETAIL (1" PROJECTION) (TYP.)
- OF BAND
- Raised Stucco Sill (TYP.)
- SEAMED ROOF (TYP.)
- SECOND FLOOR
- OF GARAGE SOFFIT
- LESS PLATE (TYP.)
- JUDD HEADR
- CENTRE KEYSTONE (TYP.)
- PCO FINISH (TYP.)
- MAIN FLOOR
- GRADE
- 8'x8' O.H. GARAGE DOOR
- 8'x8' O.H. GARAGE DOOR
- 8'x8' O.H. GARAGE DOOR
- 8" PRECAST CONC. HEADER W/ CENTRE KEYSTONE (TYP.)
- 14" HIGH PRECAST PARAPET DETAIL
- OF FOOTING
- RED FOOTING
- OF SLAB



ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1018.35 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	71.28 SF
ACTUAL OPENINGS	51.20 SF

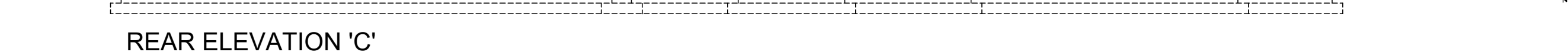
ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1018.35 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	71.28 SF
ACTUAL OPENINGS	56.64 SF

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1018.35
LIMITING DISTANCE	4.0
ALLOWABLE OPENINGS	71.28
ACTUAL OPENINGS	56.64

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ALLOWABLE UNPROTECTED OPENINGS		ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	938.92 SF	TOTAL WALL AREA	938.92 SF
LIMITING DISTANCE	4.0 FT	LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	65.72 SF	ALLOWABLE OPENINGS	65.72 SF
ACTUAL OPENINGS	23.42 SF	ACTUAL OPENINGS	38.72 SF

FOR 5 BEDROOM PLAN		
ALLOWABLE UNPROTECTED OPENINGS		
TOTAL WALL AREA	938.92	SF
LIMITING DISTANCE	4.0	FT
ALLOWABLE OPENINGS	65.72	SF
ACTUAL OPENINGS	38.72	SF

LEGEND / PLANS

 (44)	SMOKE ALARM	D.J.	DOUBLE JOIST
 (45)	CARBON MONOXIDE DETECTOR	P.T.	PRESSURE TREATED LUMBER
 (46)	WATERPROOF DUPLEX OUTLET	G.T.	GIRDER TRUSS
	VENTS AND INTAKES	A.F.F.	ABOVE FINISHED
	HOSE BIB		SOLID BEAMING (TO BE SAME WIDTH AS SUPPORTED MEMBERS)
 (38)	EXHAUST FAN		POINT LOAD
	FLOOR DRAIN		FLAT ARCH
			2 STORY WALL

	COLD CELLAR VENT		EXT. LIGHT FIXTURE (WALL MOUNTED)
	STOVE VENT		UNDER SIDE
	FIRE PLACE VENT		FIXED GLAZING
	DRYER VENT		GLASS BLOCK
	HYDRO METER		BLACK GLASS
	GAS METER		

QUALIFIED DESIGNER BCIN	<u>41549</u>
FIRM BCIN	<u>26995</u>

[illegible]

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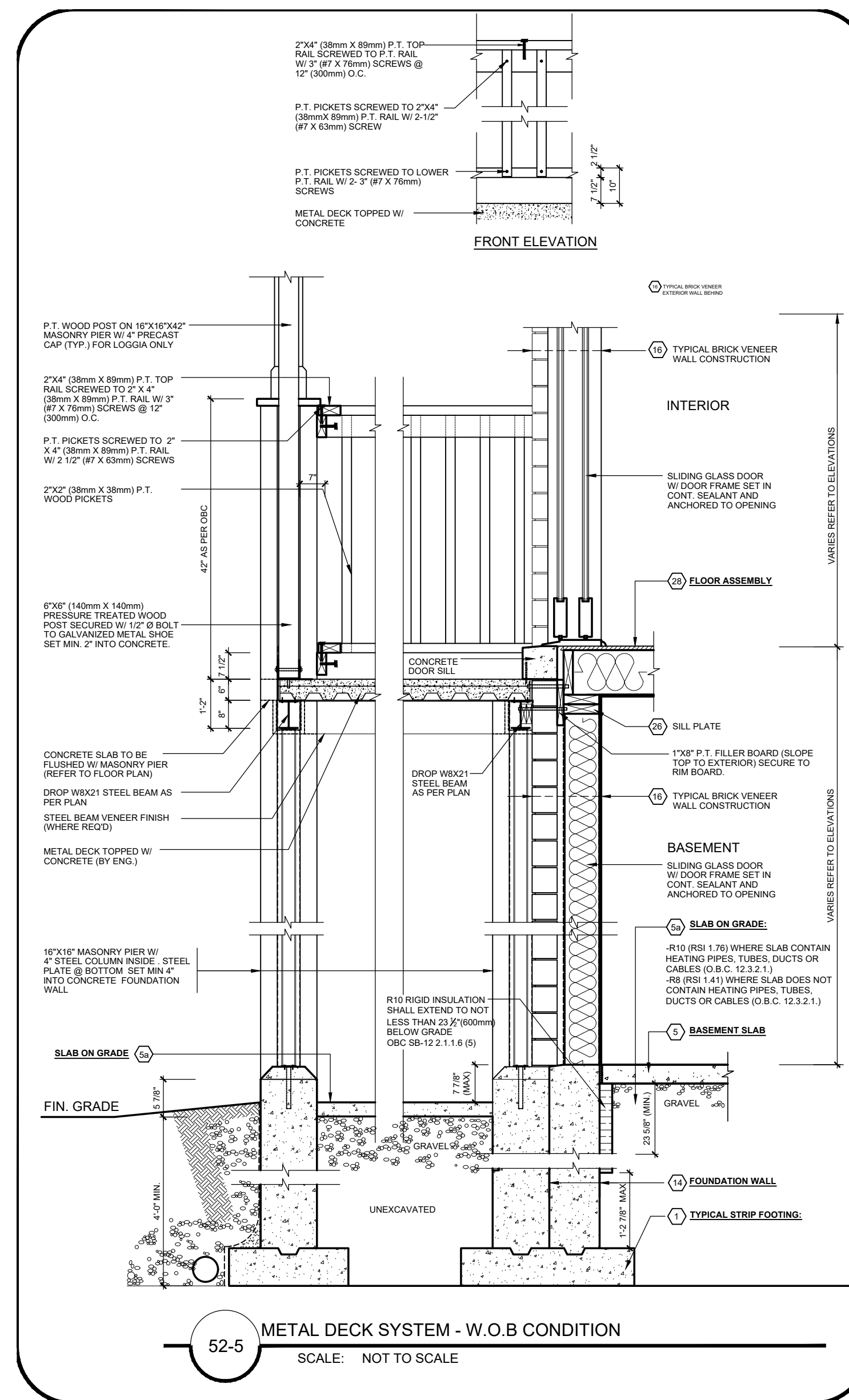
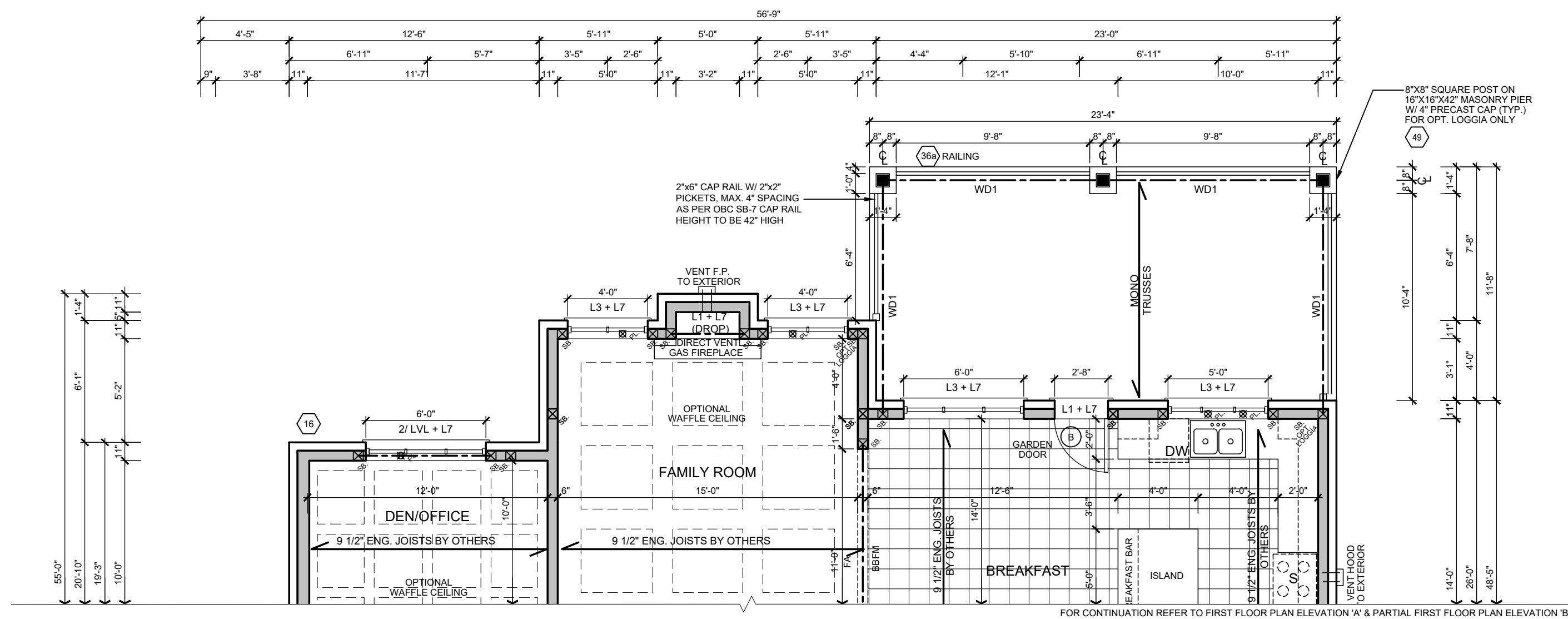
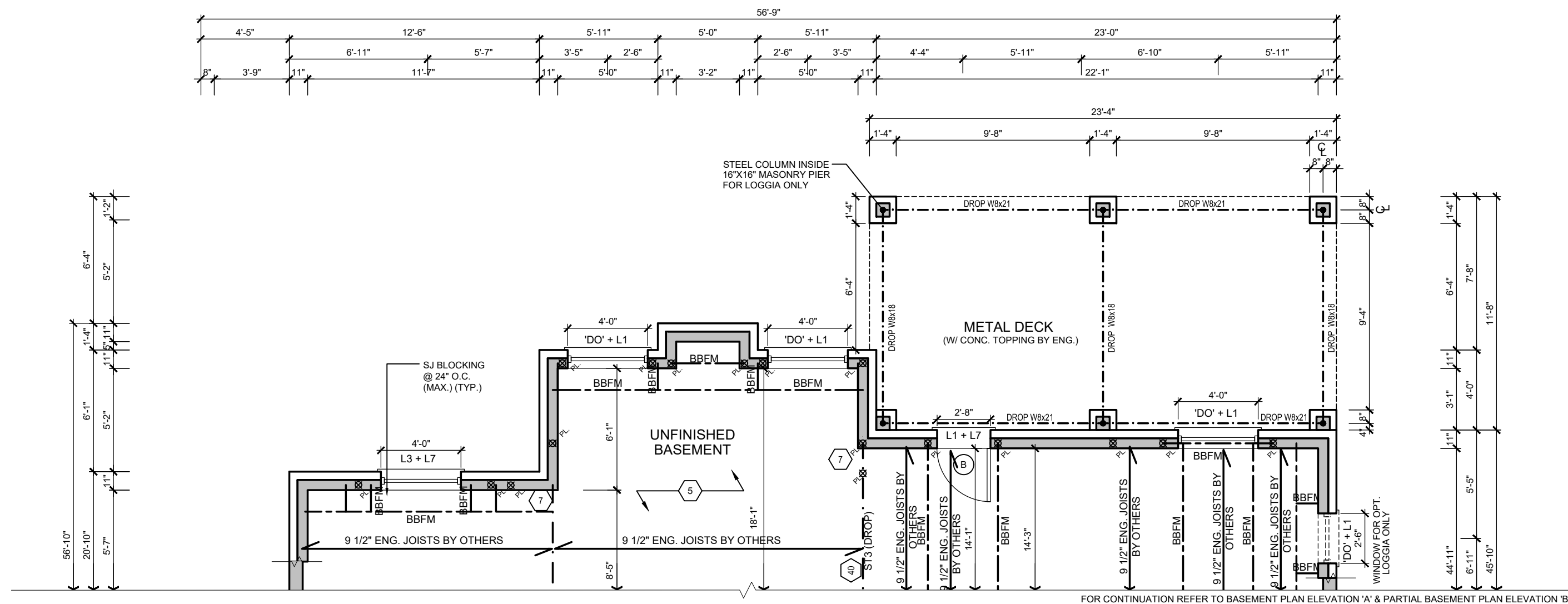
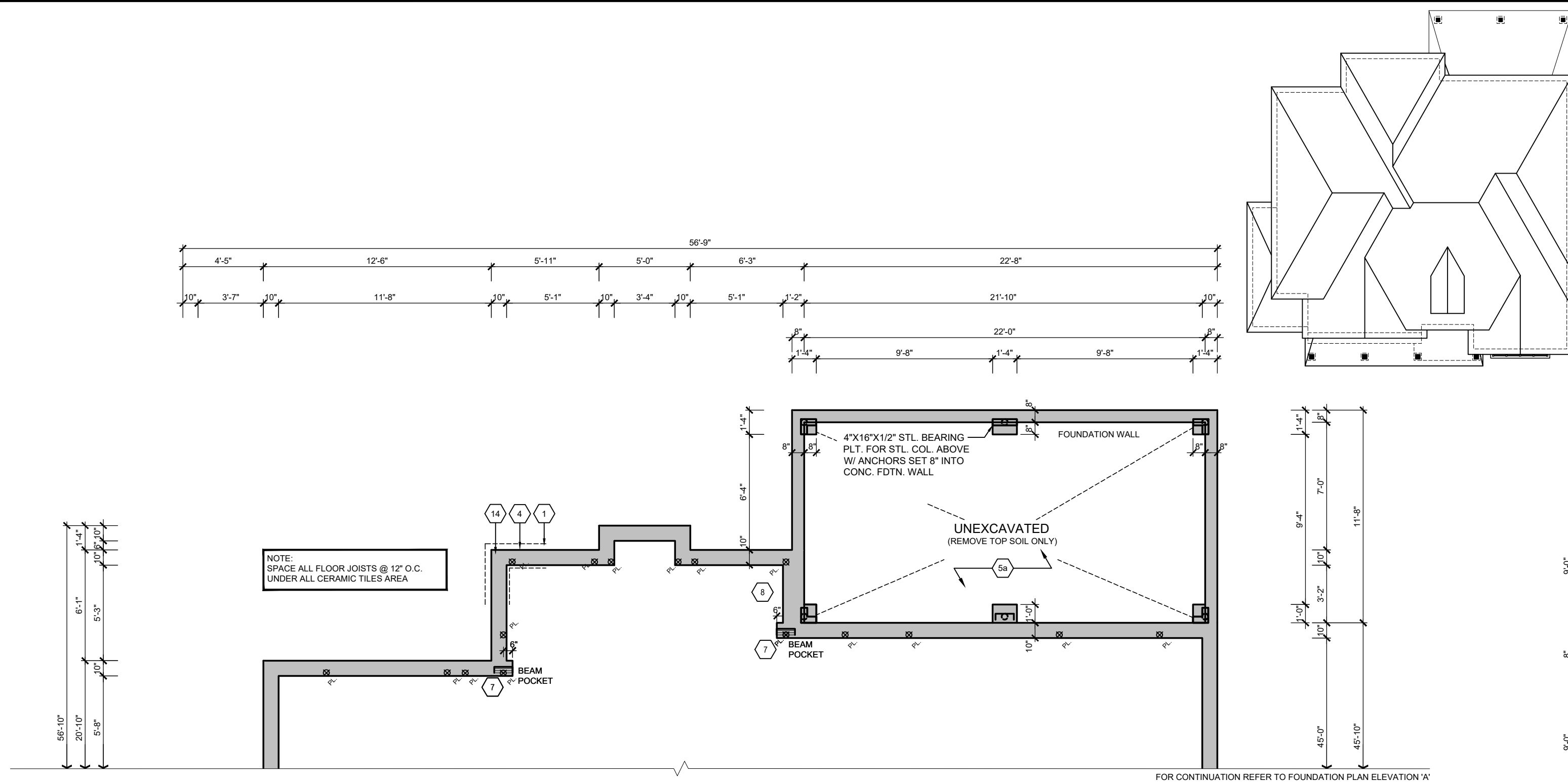
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	PROJECT NUMBER 14021
	PAGE A7
	DATE 01/10/2012

[illegible]

TYPICAL DECK RAILING CONSTRUCTION
SCALE: 1/2"=1'-0"



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LEGEND / ELEVATIONS	
	SMOKE ALARM
	CARBON MONOXIDE DETECTOR
	WATERPROOF DUPLEX OUTLET
	FLOOD
	VENTS AND INTAKES
	HOSE BIB
	EXHAUST FAN
	FLOOR DRAIN
	D.J. DOUBLE JOIST
	P.T. PRESSURE TREATED LUMBER
	G.T. GIRDER TRUSS
	A.F.F. ABOVE FINISHED
	SOLID BEARING TO BE SAME WIDTH AS SUPPORTED MEMBER
	POINT LOAD
	FLAT ARCH
	2 STORY WALL
LEGEND / ELEVATIONS	
	COLD CELLAR VENT
	STOVE VENT
	FIRE PLACE VENT
	DRYER VENT
	HYDRO METER
	GAS METER
	EXT. LIGHT FIXTURE (WALL MOUNTED)
	UG UNDER SIDE
	FG FIXED GLAZING
	GB GLASS BLOCK
	BG BLACK GLASS

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QUALIFIED DESIGNER BCIN 41549
FIRM BCIN 26995
DEC. 1, 2015 mp
DATE SIGNATURE

[illegible]

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MODEL	ELGIN 65-3
CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON

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	3/16" = 1'0"
	PROJECT NUMBER
	14021
	PAGE
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