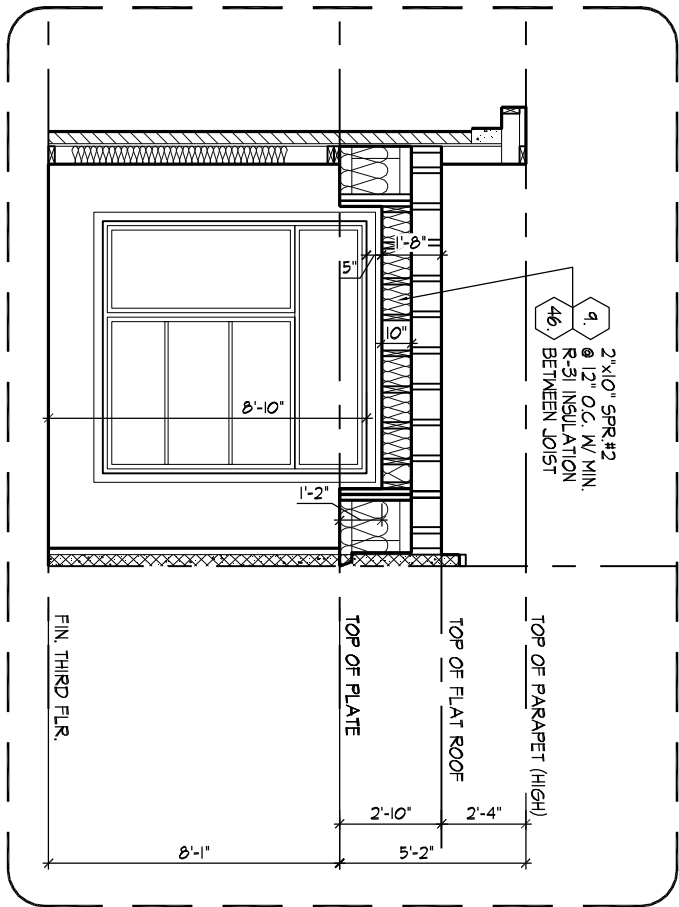
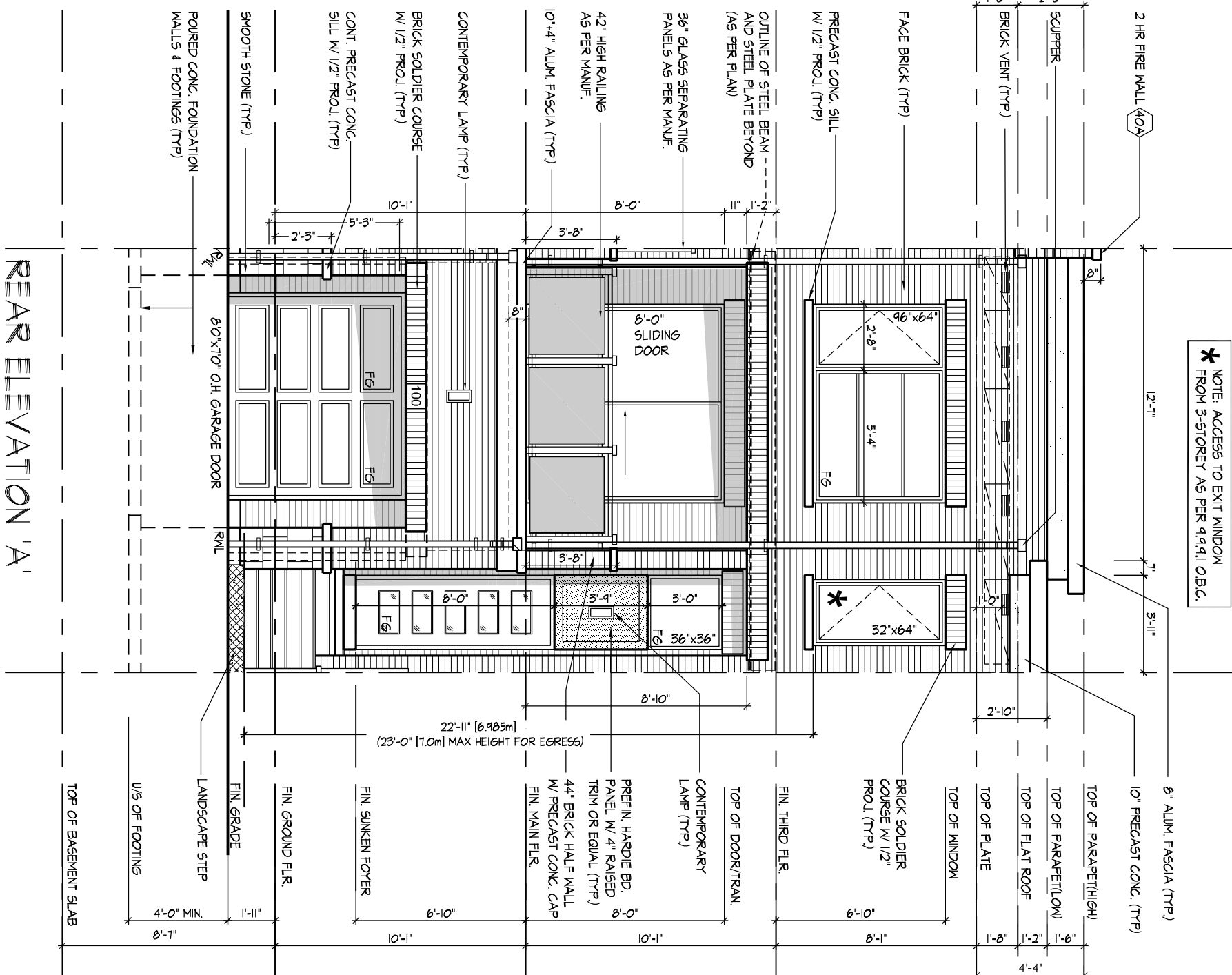
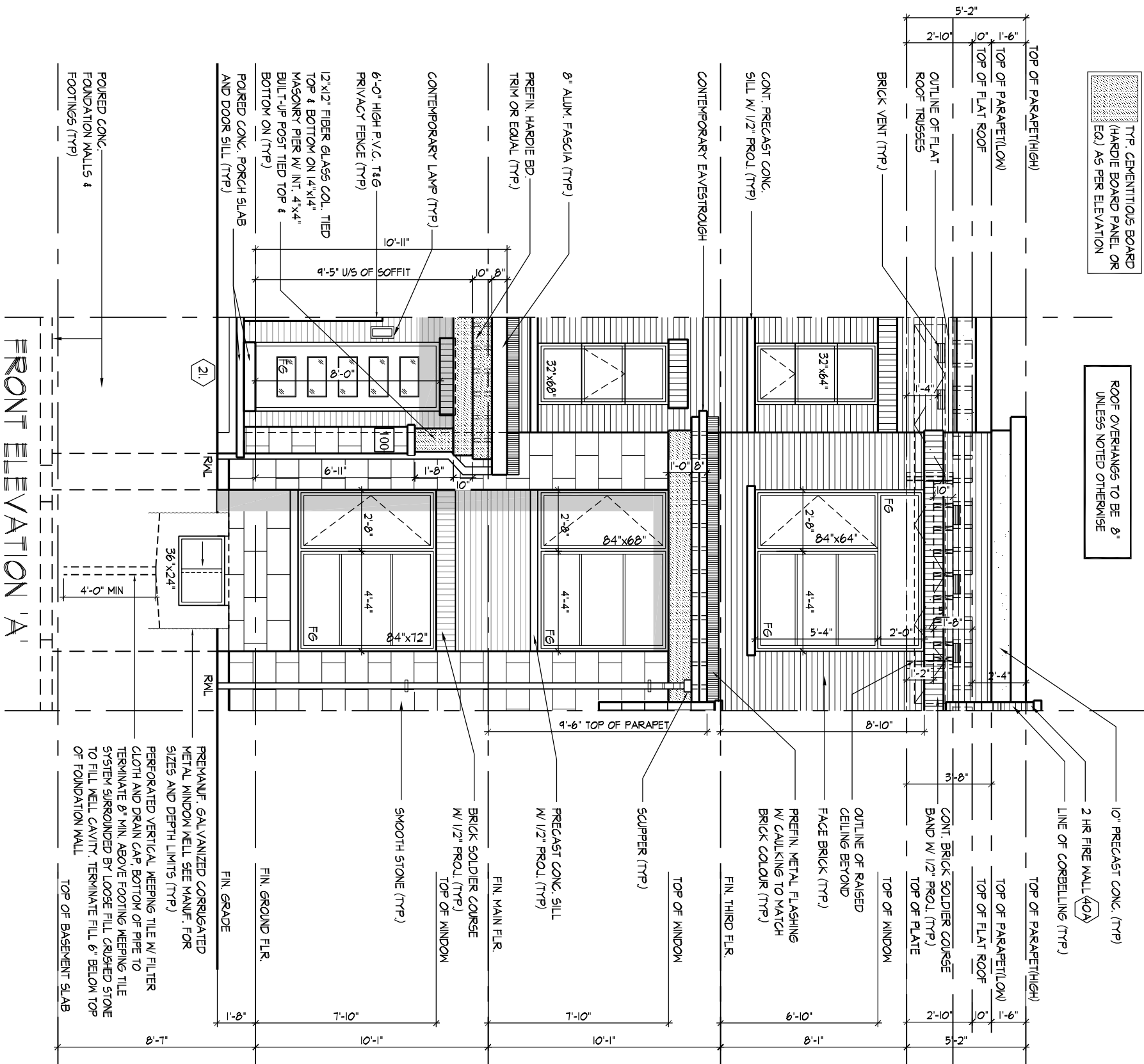
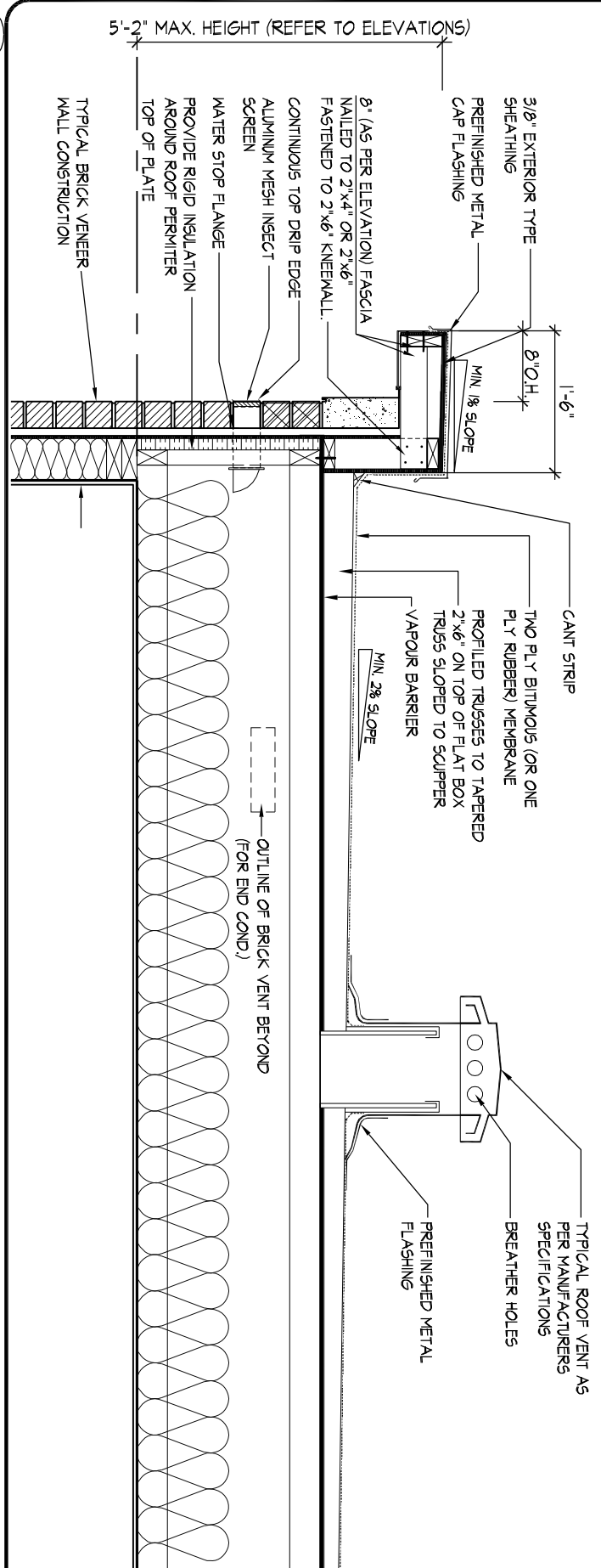


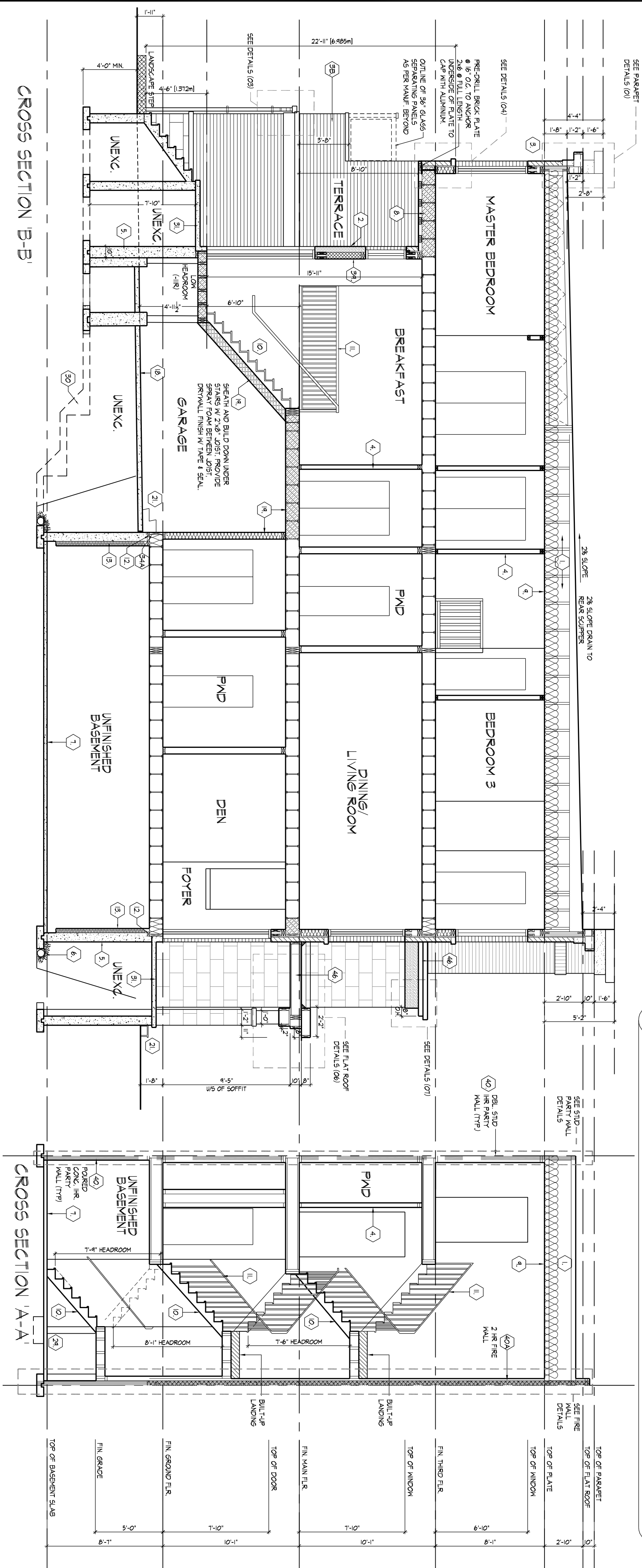


FRAMING SECTION @ FRONT 3RD FLOOR WINDOW



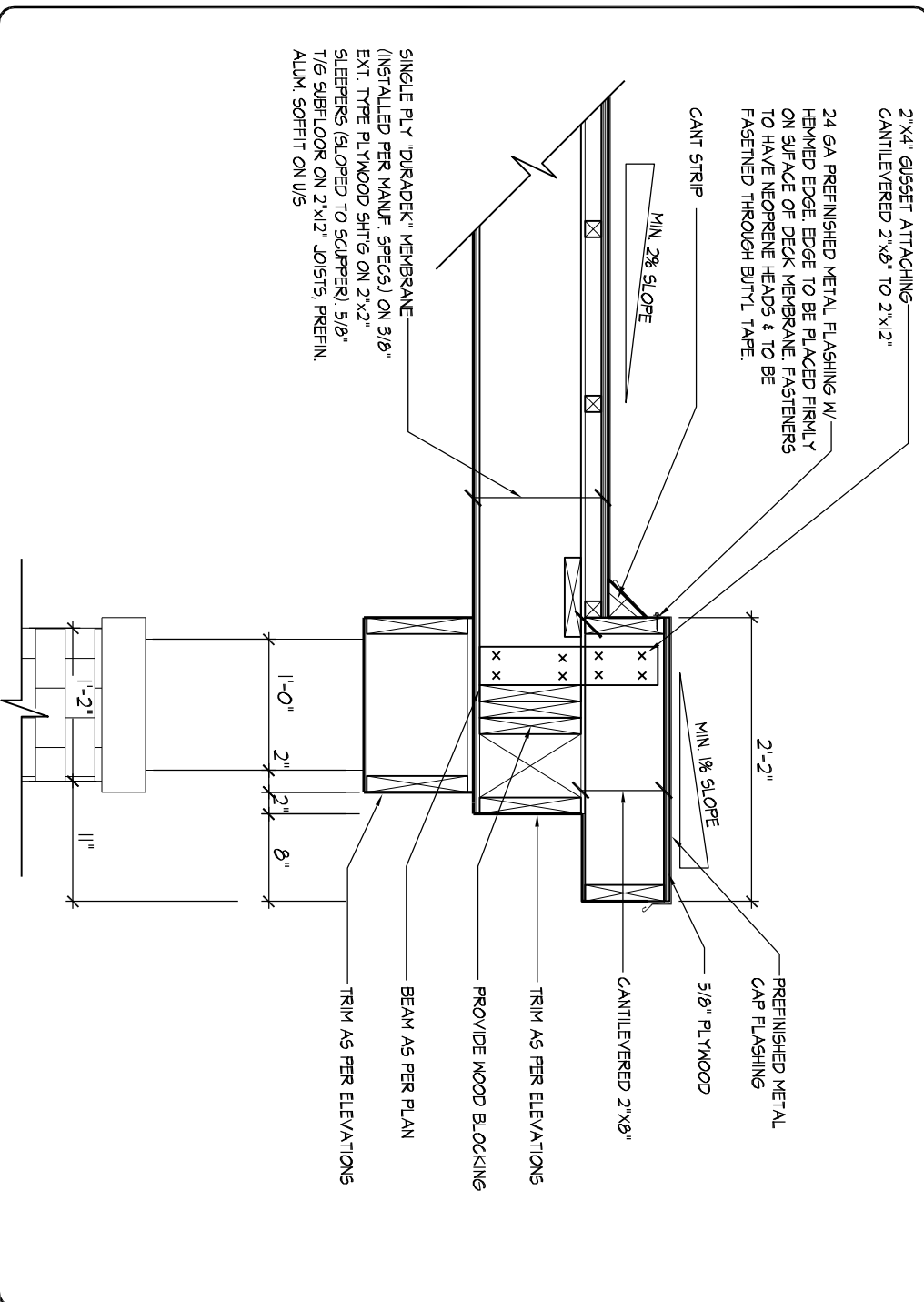


TYPICAL VENTING @ PARAPET WALL



CROSS SECTION 'B-B'

CROSS SECTION 'A-A'



06 FLAT ROOF DETAIL @ COVERED PORCH - (JOIST PERPENDICULAR TO HOUSE)
3/4" = 1'-0"

FIRE & SOUND RATINGS - PARTY WALL		
WALL TYPE	CODE REFERENCE	RATINGS
W3C	O.B.C. 5B-3	54 STC 10 IRR FRR



TYPICAL 1 HR PARTY WALL SECTION, PARALLEL ROOF TRUSSES,



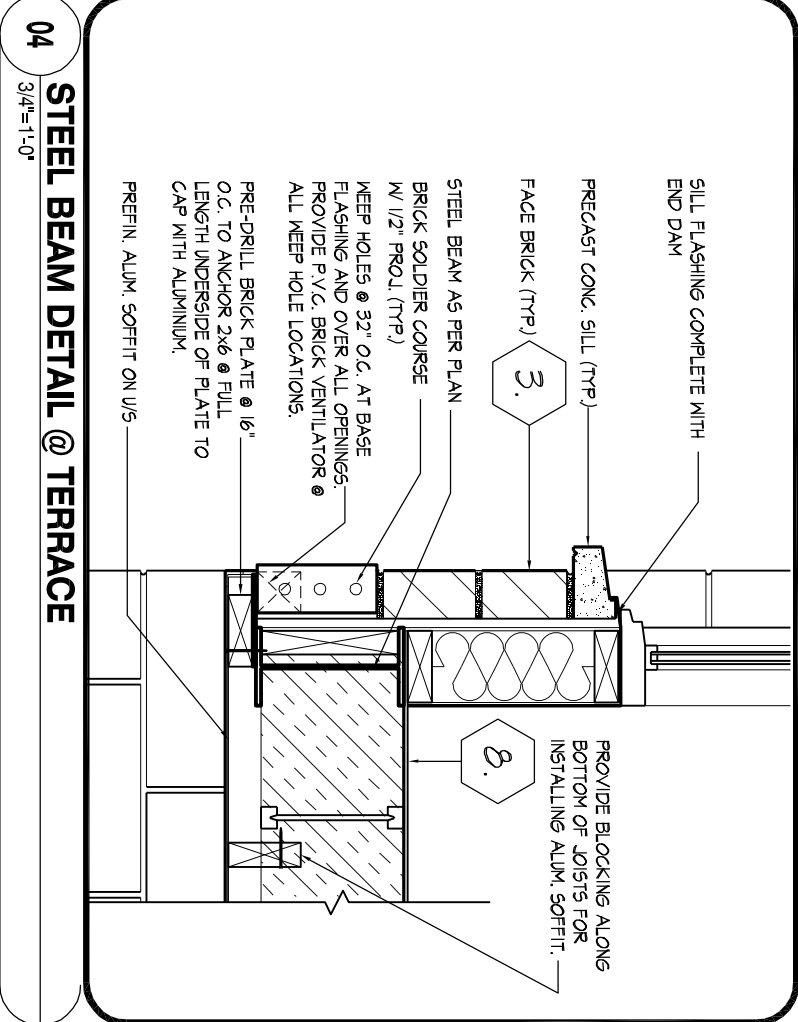
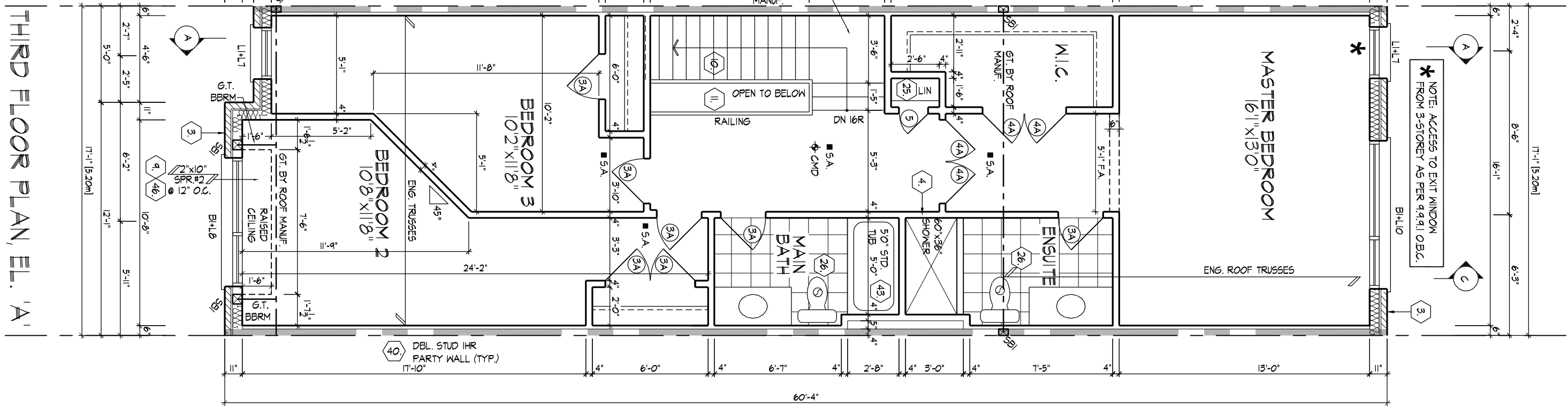
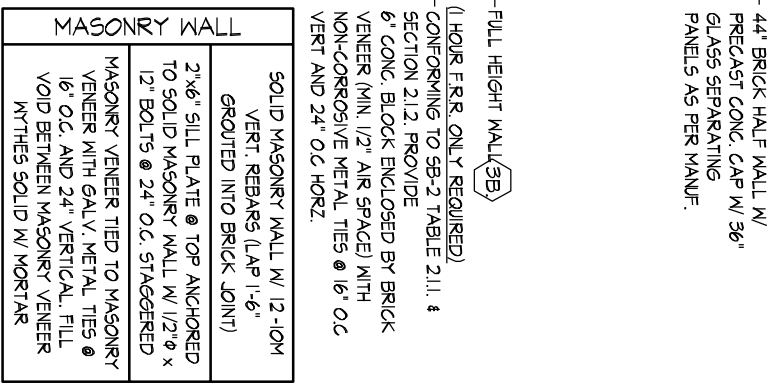
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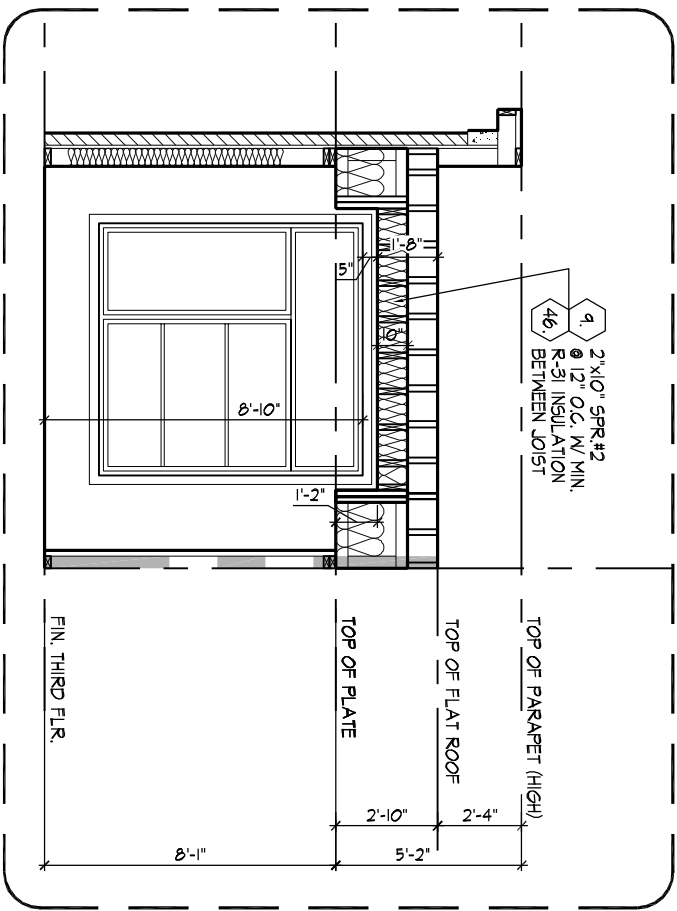
- 1 - TITLE PAGE
- 2 - BASEMENT PLAN, EL. 'A', GROUND FLOOR PLAN, EL. 'A'
- 3 - MAIN FLOOR PLAN, EL. 'A', THIRD FLOOR PLAN EL. 'A' & DETAILS
- 4 - FRONT, REAR ELEVATION 'A' & DETAILS
- 5 - CROSS SECTION 'A-A' & DETAILS
- 6 - PARTIAL CROSS SECTION, ROOF PLAN & DETAILS
- 7 - CONSTRUCTION NOTES 1 & 2



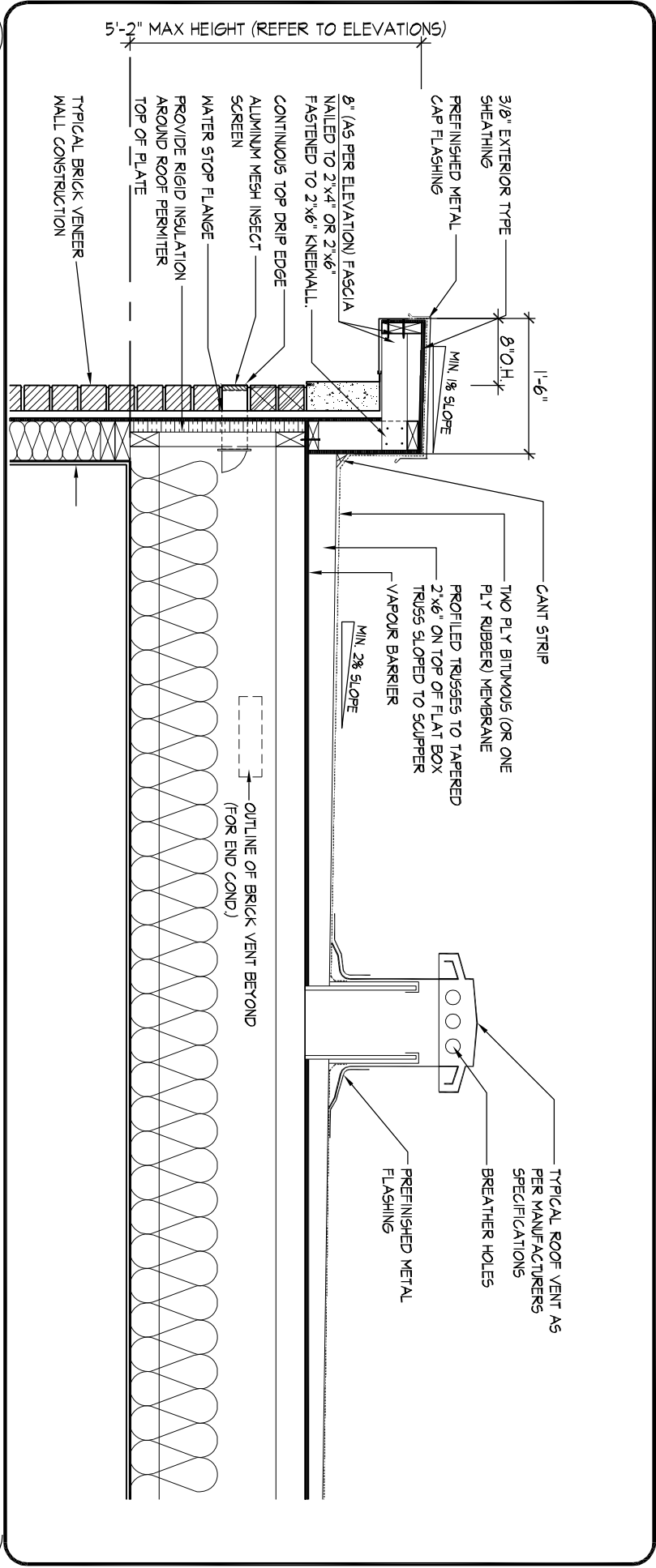
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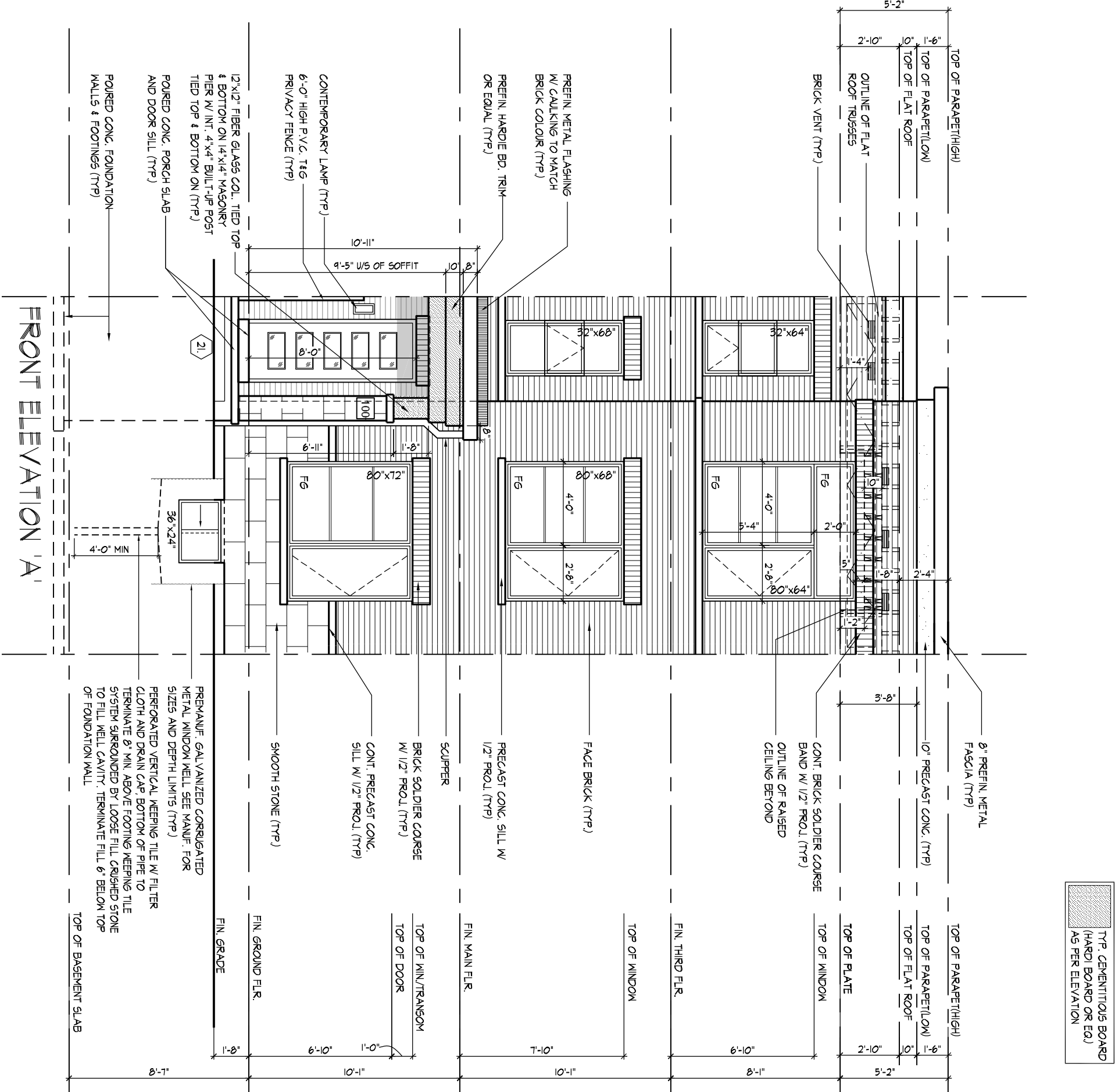




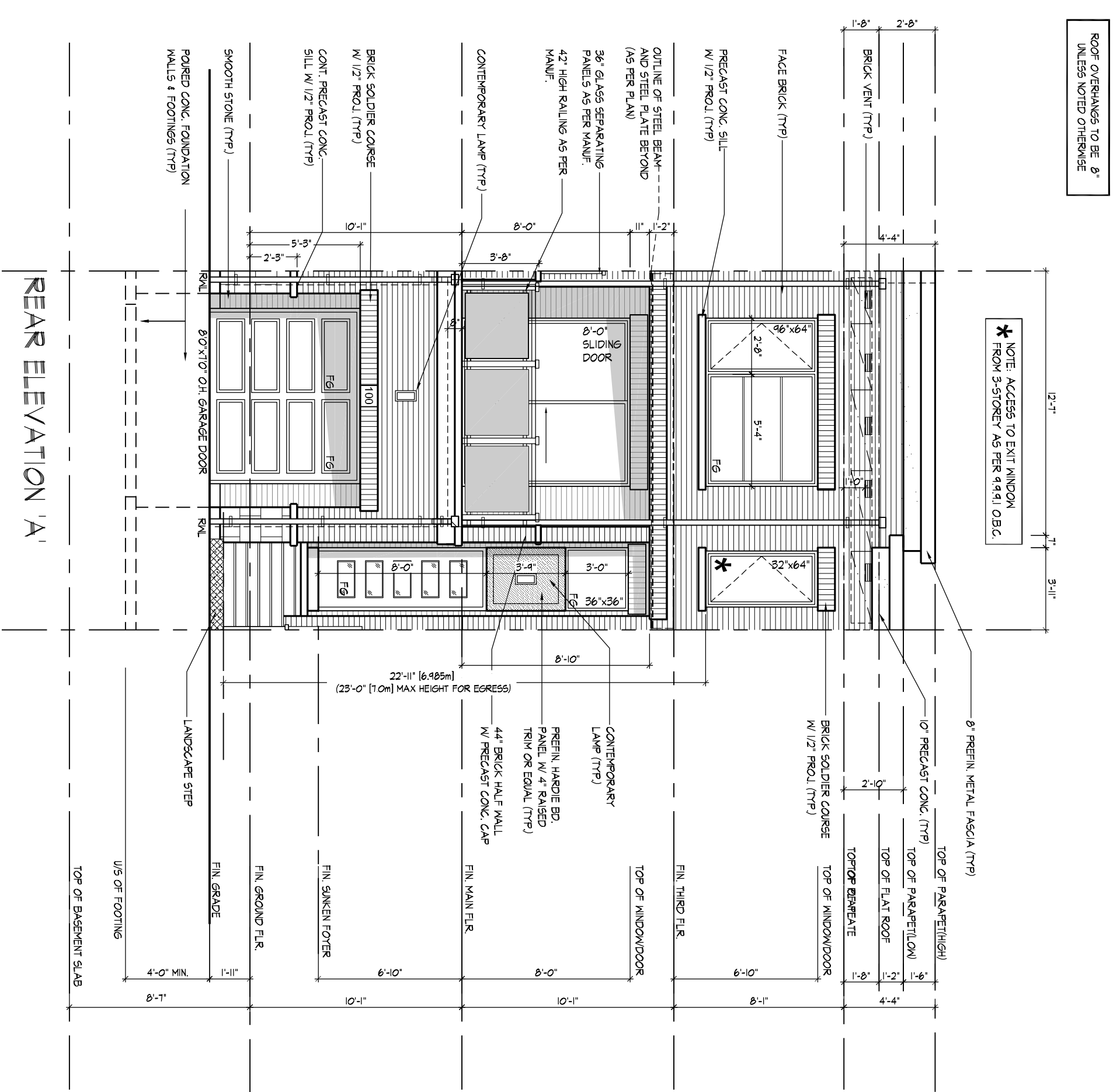
FRAMING SECTION @ FRONT 3RD FLOOR WINDOW



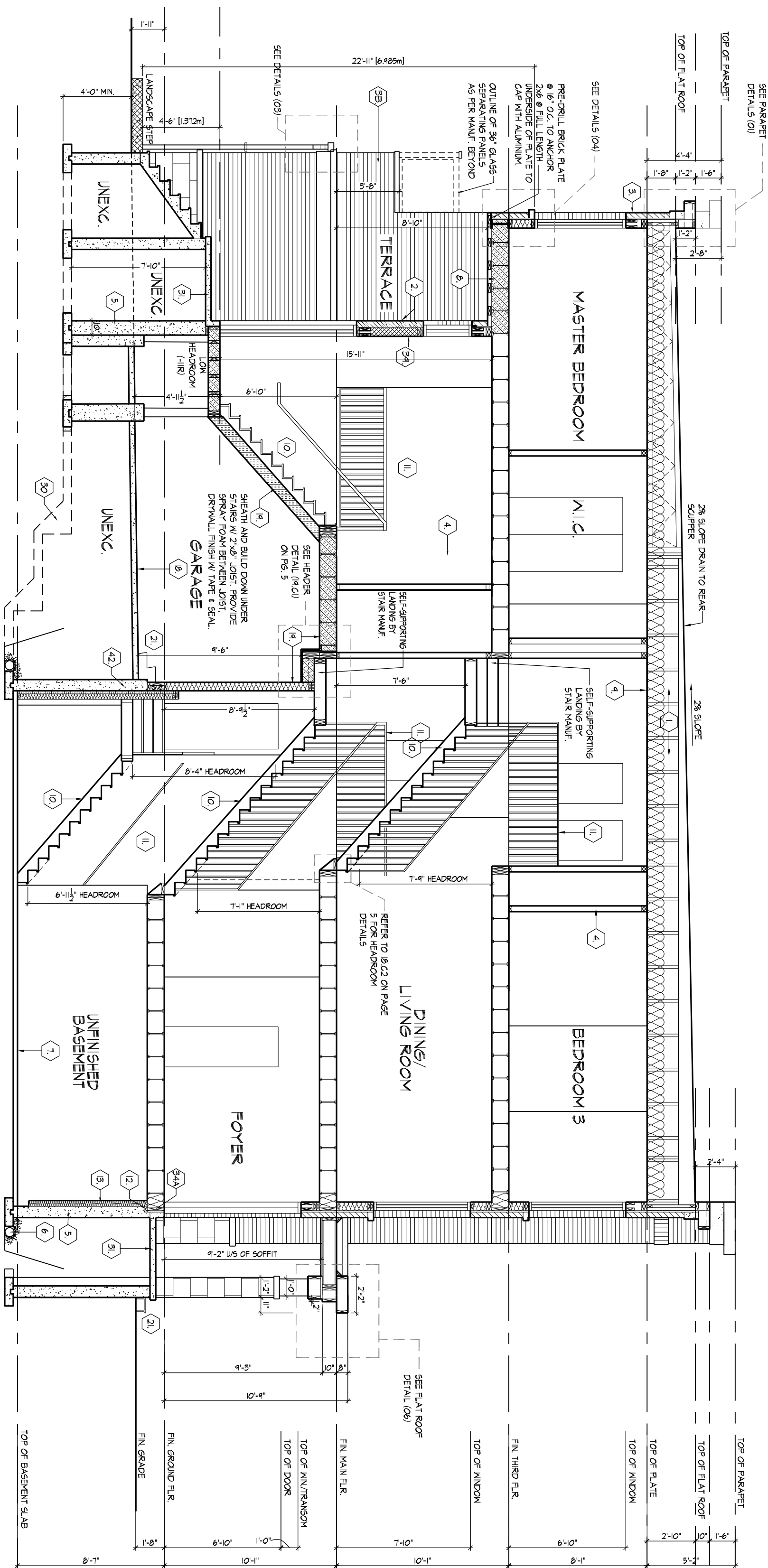
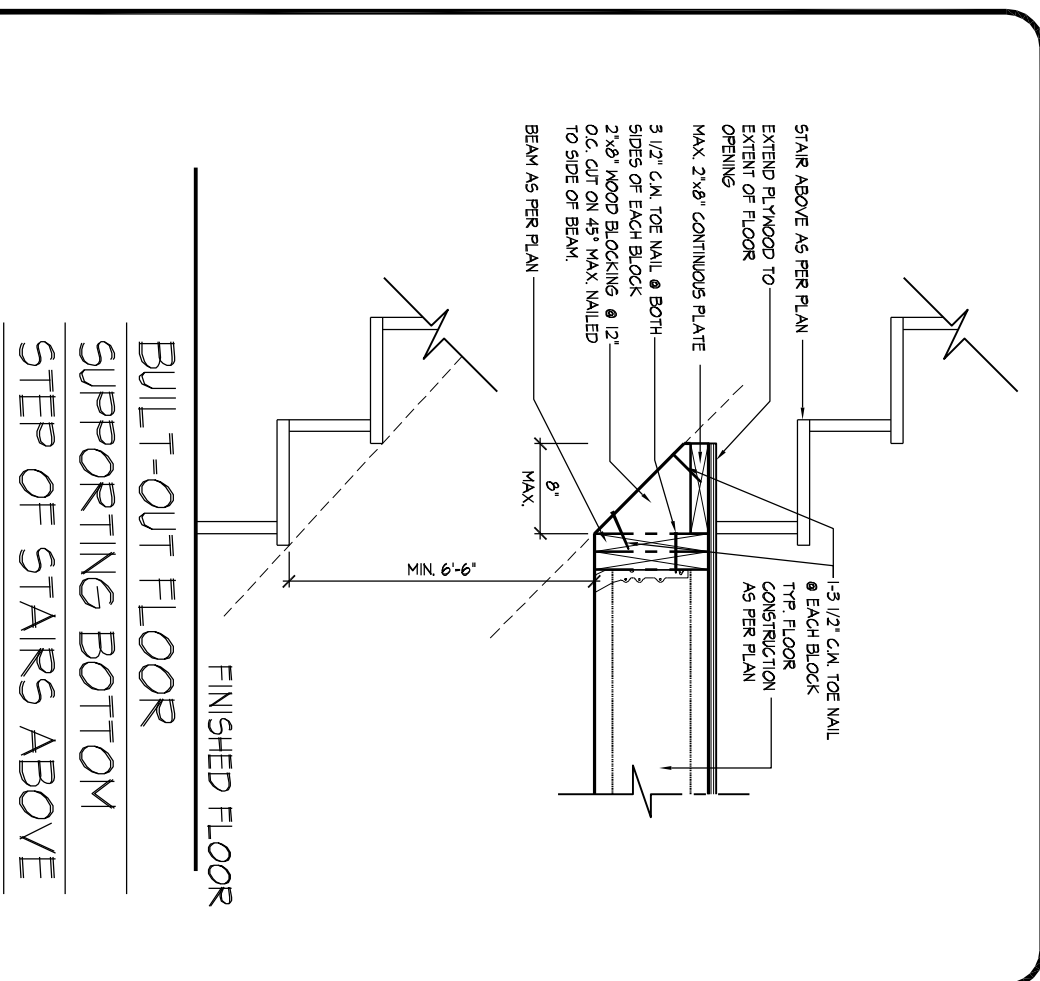
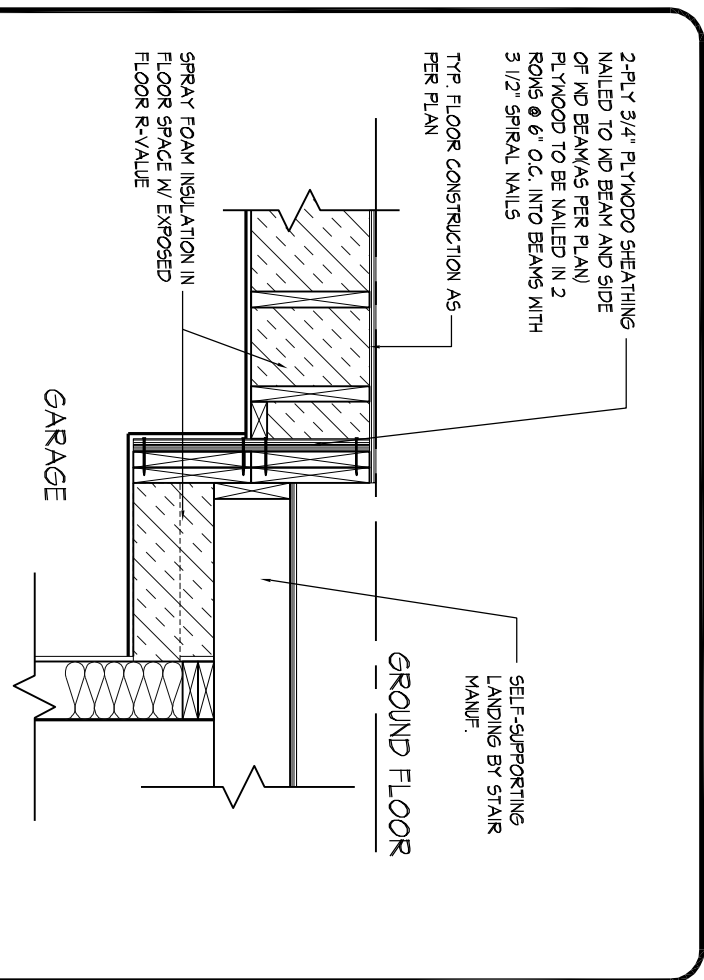
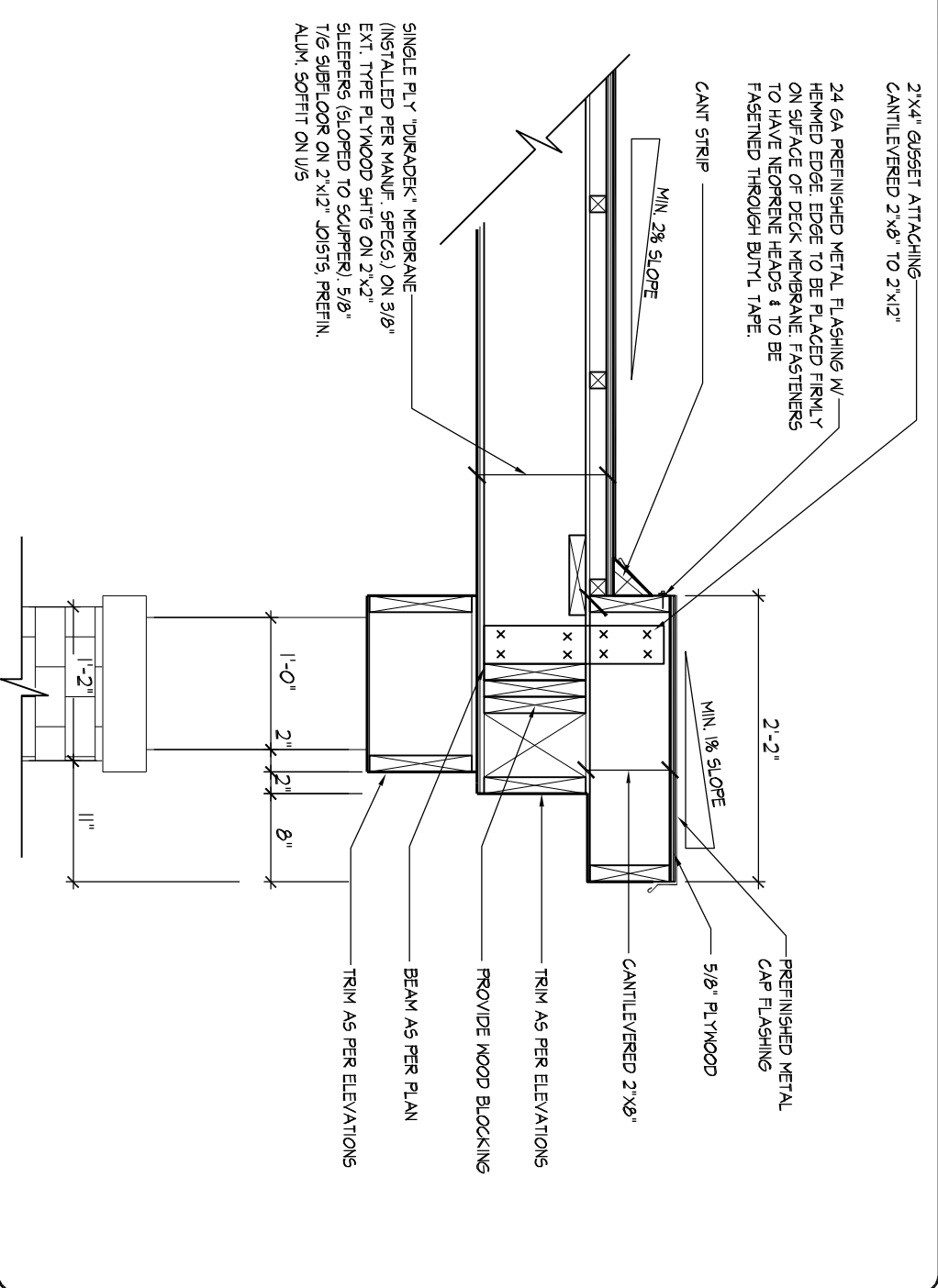
01 TYPICAL VENTING @ PARAPET WALL
1/2\"/>



FRONT ELEVATION 'A'



REAR ELEVATION 'A'



FOUNDATION REDUCTION IN THICKNESS FOR MASONRY

21 EXTERIOR AND GARAGE STEPS

- [illegible]

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2., 3.1.3. OF THE OBC.

SECTION 1.1. WALL STUDPS	3.3. DOOR SCHEDULE
--------------------------	--------------------

- [illegible]

5	INTERIOR	1'-6" x 6'-8" x 1'-3/8" (460 x 2030 x 35)	
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- [illegible]

FLR	FLOOR	TP	TYPICAL
GT	GIRDER TRUSS	US	UNDERSIDE

- [illegible]

PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRING TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS. ONE COINDED ALARMS ARE TO BE CONNECTED TO AN

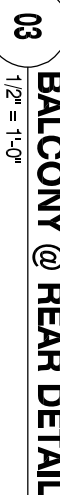
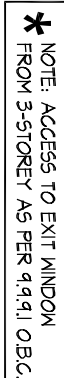
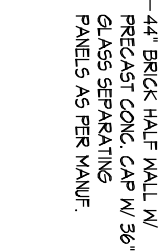
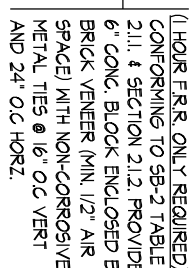
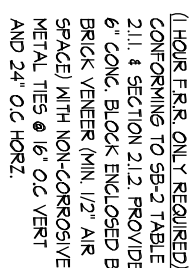
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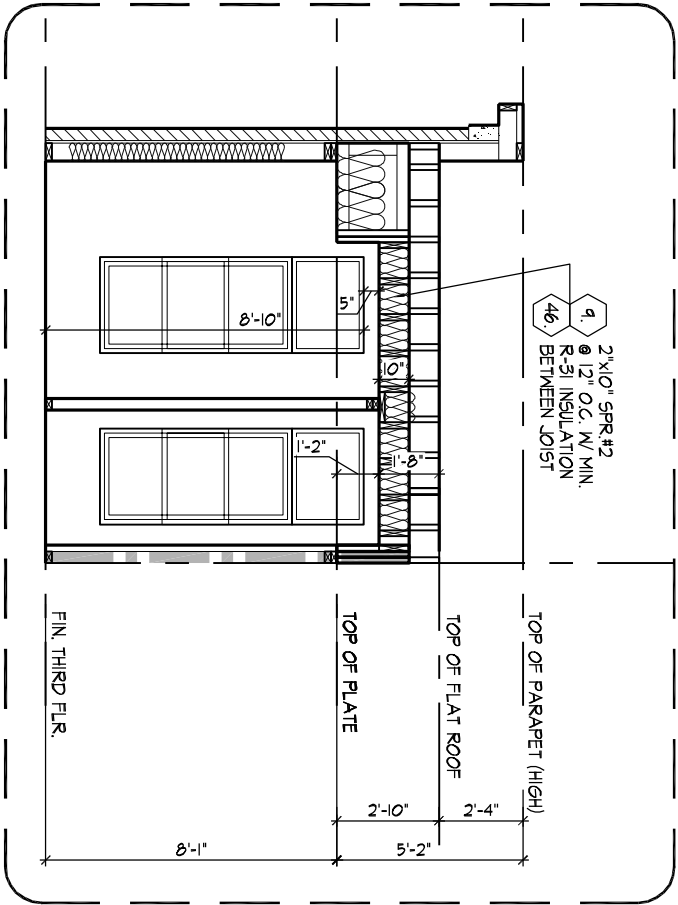
	1 HR. PARTY WALL REFER TO HEX NOTE 40.
	2 HR. FIREWALL REFER TO HEX NOTE 40A.

- | (DIVISION B PART 5, TABLES A8 TO A10 AND A12, A13.6.1, A13.7.1) | | | | | |
|--|-----------------------|-----------------------|------------------------|------------------------|------------------------|
| FORMING PART OF SENTENCE 9.2(4.2)(3), 9.2(4.2)(4), 9.2(4.2)(11)(B), 9.2(4.2)(18.6), 9.1(2.1.1) | | | | | |
| 2x6 SPRUCE #2 | 2x10 SPRUCE #2 | 2x12 SPRUCE #2 | | | |
| L1 22'x6" (5338.184) | L3 22'x10" (5238.255) | L5 22'x12" (5338.269) | L7 22'x12" (5338.269) | L9 22'x12" (5338.269) | L11 22'x12" (5338.269) |
| B1 32'x6" (5338.184) | B3 32'x10" (5338.255) | B5 32'x12" (5338.269) | B7 32'x12" (5338.269) | B9 32'x12" (5338.269) | B11 32'x12" (5338.269) |
| B2 42'x6" (5338.184) | B4 42'x10" (5338.255) | B6 42'x12" (5338.269) | B8 42'x12" (5338.269) | B10 42'x12" (5338.269) | B12 42'x12" (5338.269) |
| B7 52'x6" (5338.184) | B8 52'x10" (5338.255) | B9 52'x12" (5338.269) | B10 52'x12" (5338.269) | B11 52'x12" (5338.269) | B12 52'x12" (5338.269) |
| ENGINEERED LUMBER SCHEDULE | | | | | |
| 1 3/4" x 9 1/2" LVL | 1 3/4" x 11 7/8" LVL | 1 3/4" x 14" LVL | | | |
| W2 1-1/4" x 9 1/2" | W3 1-1/4" x 11 7/8" | W4 1-1/4" x 14" | W5 1-1/4" x 14" | W6 1-1/4" x 14" | W7 1-1/4" x 14" |
| W8 2-1/4" x 9 1/2" | W9 2-1/4" x 11 7/8" | W10 2-1/4" x 14" | W11 2-1/4" x 14" | W12 2-1/4" x 14" | W13 2-1/4" x 14" |

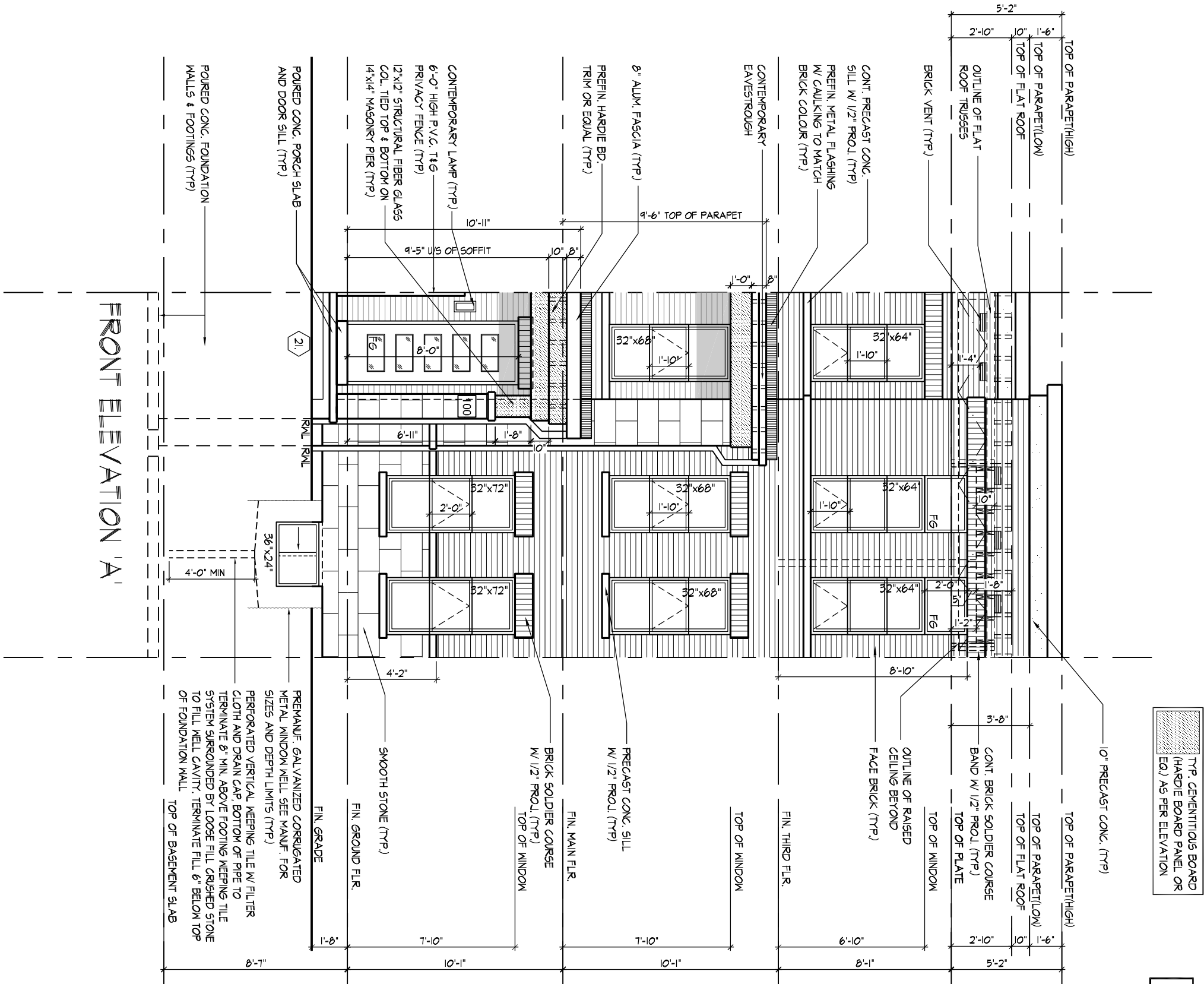
DESIGN ASSOCIATES INC. (H.D.A.), BEFORE PROCEEDING WITH THE WORK, ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A. ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION

- | | | | |
|-----|--|-----------------|-----------------|
| L10 | 4.708' x 3.172' x 3.08' (12' x 99 x 11) | 11'-5" (3.480m) | 10'-7" (3.240m) |
| L11 | 5.770' x 3.172' x 3.08' (152' x 99 x 11) | 12'-6" (3.820m) | 11'-7" (3.540m) |
| L12 | 7.108' x 4' x 3.08' (178' x 102 x 11) | 14'-1" (4.300m) | 13'-1" (3.990m) |

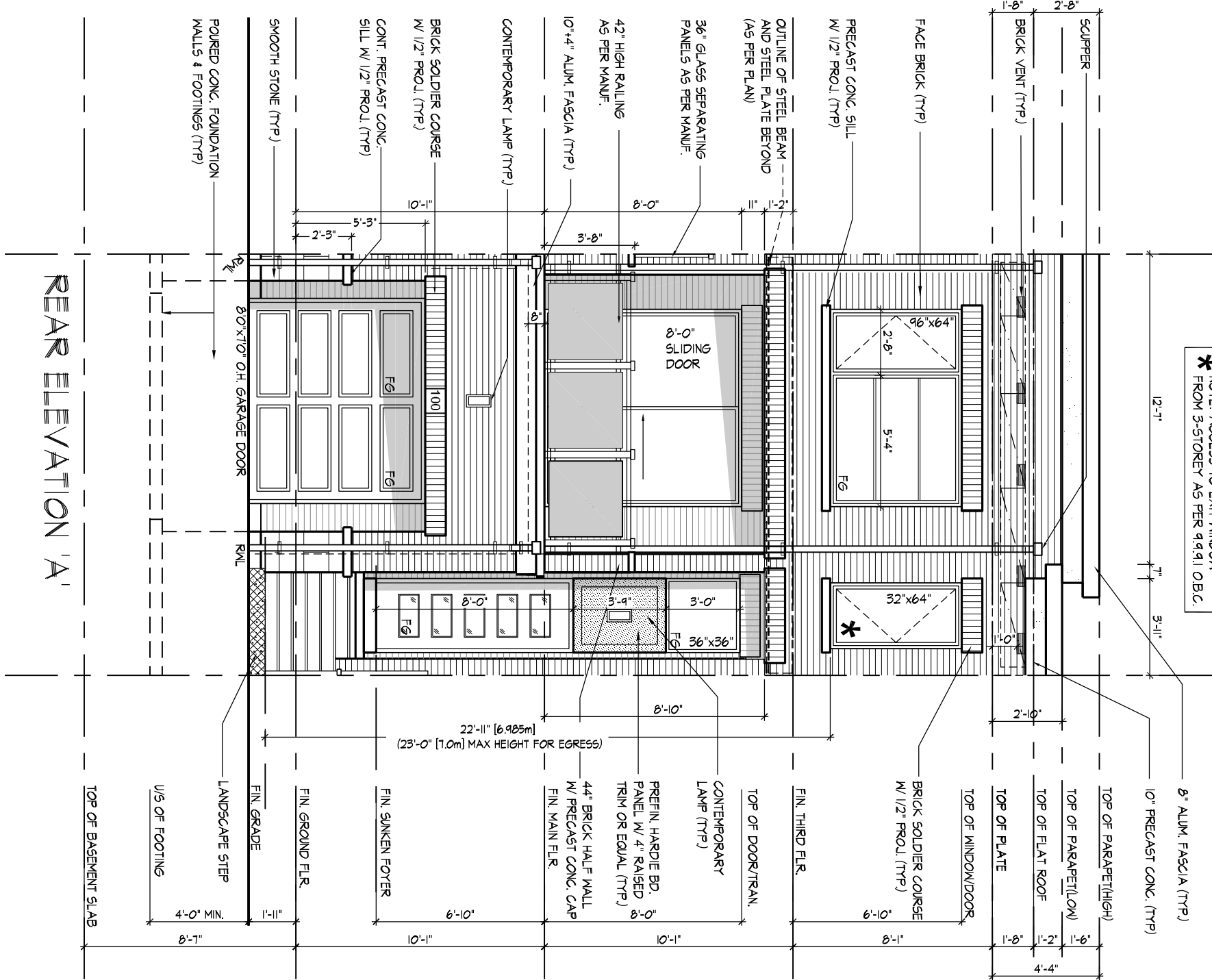




FRAMING SECTION @ FRONT 3RD FLOOR WINDOW



REAR ELEVATION 'A'





FOUNDATION REDUCTION IN THICKNESS FOR MASONRY

21 EXTERIOR AND GARAGE STEPS

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1, 3.1.2, 3.1.3. OF THE OBC.

- [illegible]

**REFER TO SB-12 ENERGY EFFICIENCY DESIGN
SECTION 1.1. WALL STUDS**

- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXISTING WALLS ONLY. REFER TO SINKING & GRADING PLAN OF THIS UNIT FOR CONTINGUOUS TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION.
 - IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE REVIEWED AND APPROVED BY ENGINEER.
 SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1)
 SUPPORTED LOADS (INTERIOR)

3	INTERIOR	2'-4" x 6'-8" x 1'-3/8" (170 x 2030 x 33)	INTERIOR DOORS FOR ALL 10' CEILING CONDITIONS
4	INTERIOR	2'-0" x 6'-8" x 1'-3/8" (610 x 2030 x 33)	
4A	INTERIOR	2'-2" x 6'-8" x 1'-3/8" (660 x 2030 x 33)	
5	INTERIOR	1'-6" x 6'-8" x 1'-3/8" (460 x 2030 x 33)	
3.4. ACRONYMS			

- 1) BACKLASH ACTION ON THE SAME LEVEL AS THE NEXT LEVEL OF THE BUILDING. THE WINDOW MUST BE DESIGNED TO HAVE AT LEAST ONE OUTSIDE WINDOW WITH A MINIMUM UNOBSTRUCTED OPEN POSITION IN NO DIMENSION LESS THAN 1'3" (30") CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT. COMPARED TO 93.10.
- 2) WINDOW GLAZES, GLASS PARTS WITH A MAXIMUM EXPOSED AREA OF 100 SQ. FT. PER WINDOW, SHALL BE LIMITED TO ONE GLASS PART PER WINDOW. THE GLASS SHALL BE LOCATED LESS THAN 1'480 ABOVE THE FLOOR AND THE DISTANCE FROM THE INSIDE EDGE OF THE GLASS PART TO THE INSIDE EDGE OF THE WINDOW FRAME SHALL BE GREATER THAN 5'1" (150"). (93.10, 103.7)
- 3) WINDOW EOLR SHALL HAVE EXTENDED TO 2'4" (610). (93.10, 103.7)
- 4) THE BUILDING SHALL BE IDENTIFIED BY GLAZES AS FOLLOWS:
- a) THE BUILDING SHALL BE IDENTIFIED BY GLAZES AS FOLLOWS:
- i) TO MINIMIZE THE SPECIFIED LOADS FOR GLAZES AS PROVIDED IN 4.1.5.15 OR 93.62.
- 4.1.5.15 TO THE PLACE FOR MAX. STAYLE REQUIREMENTS

BEDROOM	OVER ALL OF THE REQUIRED FLOOR AREA.
BASEMENT	6-11' OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-3".
BATHROOM, LAUNDRY AREA ABOVE GARAGE	6-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING

- | | |
|------------------------|---------------|
| METHOD OF MEASUREMENT | 6'-1" |
| MECHANICAL VENTILATION | 6'-1" |
| STORAGE GARAGE | 6'-7" (93.3%) |
- 3.2 MECHANICAL / PLUMBING**
- 1) MECHANICAL VENTILATIONS ARE REQUIRED TO PROVIDE AIR CHANGE PER HOUR NOT AIR CONDITIONED PER HOUR AS SPECIFIED AVERAGE OVER 24 HOURS. MECHANICAL VENTILATIONS SHALL BE PROVIDED FOR ALL ROOMS TO OEB 33.2.4. HEALTHY AIR IS REQUIRED. CONFORM TO 93.2.1 REFER TO MECHANICAL DRAWINGS.
 - 2) REFER TO LOT WATER MAIN/FACILITY EQUIPMENT, CONFORM TO OEB 33.6.
 - 3) REFER TO THE PACE FOR SPACE HEATING EQUIPMENT, HEAVY AND DOMESTIC HOT WATER HEATER (WARMER UNITS), WILL BE INSTALLED CONFORMING TO THE 10 PAUL WATER LEAK RECOVERY UNIT(S). WILL BE INSTALLED CONFORMING TO THE

4) ALL DOWNWARD LENGTH LOMBING IS TO BE DONE UNDER PROCESS, AND THE HAASER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER;

5) JOIST HANGERS: APPROVED APPROVED HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.

6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 cm POLYETHYLENE

- 2.6. STEELS:** ALL ROOFING OF THE HIGH-PARAMETER AREAS, EXCEPT THE ROOF OF THE MAIN BUILDING, SHALL BE MADE OF STEEL IN THE FOLLOWING LIST OF (1) TO ABOVE THE GROUND.
- 2.6.1. STEEL:** (2.6.2.1.)
- STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40.21 GRADE 300W, 400L, 500L, 600L, 800L, 1000L, 1200L, 1500L, 1700L, 2000L, 2500L, 3000L, 3500L, 4000L, 4500L, 5000L, 5500L, 6000L, 6500L, 7000L, 7500L, 8000L, 8500L, 9000L, 9500L, 10000L, 10500L, 11000L, 11500L, 12000L, 12500L, 13000L, 13500L, 14000L, 14500L, 15000L, 15500L, 16000L, 16500L, 17000L, 17500L, 18000L, 18500L, 19000L, 19500L, 20000L, 20500L, 21000L, 21500L, 22000L, 22500L, 23000L, 23500L, 24000L, 24500L, 25000L, 25500L, 26000L, 26500L, 27000L, 27500L, 28000L, 28500L, 29000L, 29500L, 30000L, 30500L, 31000L, 31500L, 32000L, 32500L, 33000L, 33500L, 34000L, 34500L, 35000L, 35500L, 36000L, 36500L, 37000L, 37500L, 38000L, 38500L, 39000L, 39500L, 40000L, 40500L, 41000L, 41500L, 42000L, 42500L, 43000L, 43500L, 44000L, 44500L, 45000L, 45500L, 46000L, 46500L, 47000L, 47500L, 48000L, 48500L, 49000L, 49500L, 50000L, 50500L, 51000L, 51500L, 52000L, 52500L, 53000L, 53500L, 54000L, 54500L, 55000L, 55500L, 56000L, 56500L, 57000L, 57500L, 58000L, 58500L, 59000L, 59500L, 60000L, 60500L, 61000L, 61500L, 62000L, 62500L, 63000L, 63500L, 64000L, 64500L, 65000L, 65500L, 66000L, 66500L, 67000L, 67500L, 68000L, 68500L, 69000L, 69500L, 70000L, 70500L, 71000L, 71500L, 72000L, 72500L, 73000L, 73500L, 74000L, 74500L, 75000L, 75500L, 76000L, 76500L, 77000L, 77500L, 78000L, 78500L, 79000L, 79500L, 80000L, 80500L, 81000L, 81500L, 82000L, 82500L, 83000L, 83500L, 84000L, 84500L, 85000L, 85500L, 86000L, 86500L, 87000L, 87500L, 88000L, 88500L, 89000L, 89500L, 90000L, 90500L, 91000L, 91500L, 92000L, 92500L, 93000L, 93500L, 94000L, 94500L, 95000L, 95500L, 96000L, 96500L, 97000L, 97500L, 98000L, 98500L, 99000L, 99500L, 100000L, 100500L, 101000L, 101500L, 102000L, 102500L, 103000L, 103500L, 104000L, 104500L, 105000L, 105500L, 106000L, 106500L, 107000L, 107500L, 108000L, 108500L, 109000L, 109500L, 110000L, 110500L, 111000L, 111500L, 112000L, 112500L, 113000L, 113500L, 114000L, 114500L, 115000L, 115500L, 116000L, 116500L, 117000L, 117500L, 118000L, 118500L, 119000L, 119500L, 120000L, 120500L, 121000L, 121500L, 122000L, 122500L, 123000L, 123500L, 124000L, 124500L, 125000L, 125500L, 126000L, 126500L, 127000L, 127500L, 128000L, 128500L, 129000L, 129500L, 130000L, 130500L, 131000L, 131500L, 132000L, 132500L, 133000L, 133500L, 134000L, 134500L, 135000L, 135500L, 136000L, 136500L, 137000L, 137500L, 138000L, 138500L, 139000L, 139500L, 140000L, 140500L, 141000L, 141500L, 142000L, 142500L, 143000L, 143500L, 144000L, 144500L, 145000L, 145500L, 146000L, 146500L, 147000L, 147500L, 148000L, 148500L, 149000L, 149500L, 150000L, 150500L, 151000L, 151500L, 152000L, 152500L, 153000L, 153500L, 154000L, 154500L, 155000L, 155500L, 156000L, 156500L, 157000L, 157500L, 158000L, 158500L, 159000L, 159500L, 160000L, 160500L, 161000L, 161500L, 162000L, 162500L, 163000L, 163500L, 164000L, 164500L, 165000L, 165500L, 166000L, 166500L, 167000L, 167500L, 168000L, 168500L, 169000L, 169500L, 170000L, 170500L, 171000L, 171500L, 172000L, 172500L, 173000L, 173500L, 174000L, 174500L, 175000L, 175500L, 176000L, 176500L, 177000L, 177500L, 178000L, 178500L, 179000L, 179500L, 180000L, 180500L, 181000L, 181500L, 182000L, 182500L, 183000L, 183500L, 184000L, 184500L, 185000L, 185500L, 186000L, 186500L, 187000L, 187500L, 188000L, 188500L, 189000L, 189500L, 190000L, 190500L, 191000L, 191500L, 192000L, 192500L, 193000L, 193500L, 194000L, 194500L, 195000L, 195500L, 196000L, 196500L, 197000L, 197500L, 198000L, 198500L, 199000L, 199500L, 200000L, 200500L, 201000L, 201500L, 202000L, 202500L, 203000L, 203500L, 204000L, 204500L, 205000L, 205500L, 206000L, 206500L, 207000L, 207500L, 208000L, 208500L, 209000L, 209500L, 210000L, 210500L, 211000L, 211500L, 212000L, 212500L, 213000L, 213500L, 214000L, 214500L, 215000L, 215500L, 216000L, 216500L, 217000L, 217500L, 218000L, 218500L, 219000L, 219500L, 220000L, 220500L, 221000L, 221500L, 222000L, 222500L, 223000L, 223500L, 224000L, 224500L, 225000L, 225500L, 226000L, 226500L, 227000L, 227500L, 228000L, 228500L, 229000L, 229500L, 230000L, 230500L, 231000L, 231500L,

REFLECT TO HEX NOTE 40.	REFLECT TO HEX NOTE 40A.
SECTION 4.0. CLIMATIC DATA DESIGN SNOW LOAD (9.4.2.2): 1.12 kPa	

- | | | |
|----------------|------------|----------|
| WIND LOAD (30) | SB - 1.2): | 0.44 KPa |
|----------------|------------|----------|

ALL CONSTRUCTION TO MEET THE OTHER PLANS AND SPECIFICATIONS AND TO CONFORM TO THE OHIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 33212

CONSTRUCTION NOTE REVISION DATE: **Jan. 11 2018**

FIRE & SOUND RATINGS - PARTY WALL		
WALL TYPE	CODE REFERENCE	RATING
W3C	O.B.C. 5B-3	54 STC 10 HR FRR



NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING MASSORY WALL	SUPPORTING EXTERIOR	SUPPORTING PARTIAL
1	16' x 6' x 8' D	16' x 6' x 8' D	16' x 6' x 8' D
2	24' x 6' x 8' D	20' x 6' x 8' D	24' x 6' x 8' D
3	36' x 14' x 4' D	26' x 6' x 4' D	36' x 14' x 4' D

NOTE: FLOORING SIZE SUBJECT TO CERTIFICATION BY A SOIL CONSULTANT

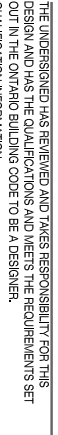
TYPICAL 1 HR PARTY WALL SECTION, PARALLEL ROOF TRUSSES,



PREScriptive COMPLIANCE

AREA CALCULATIONS

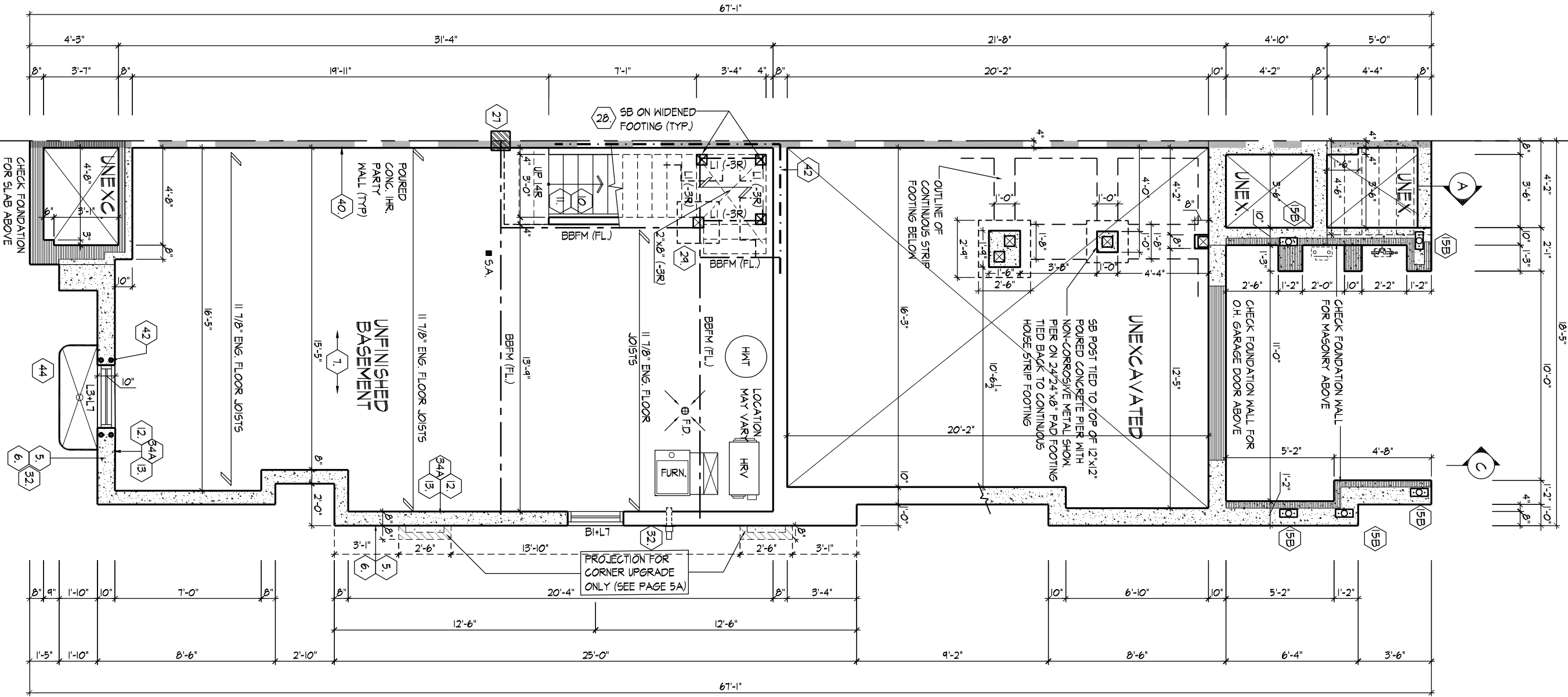
TOTAL WINDOW %	10.29 %	12.00 %
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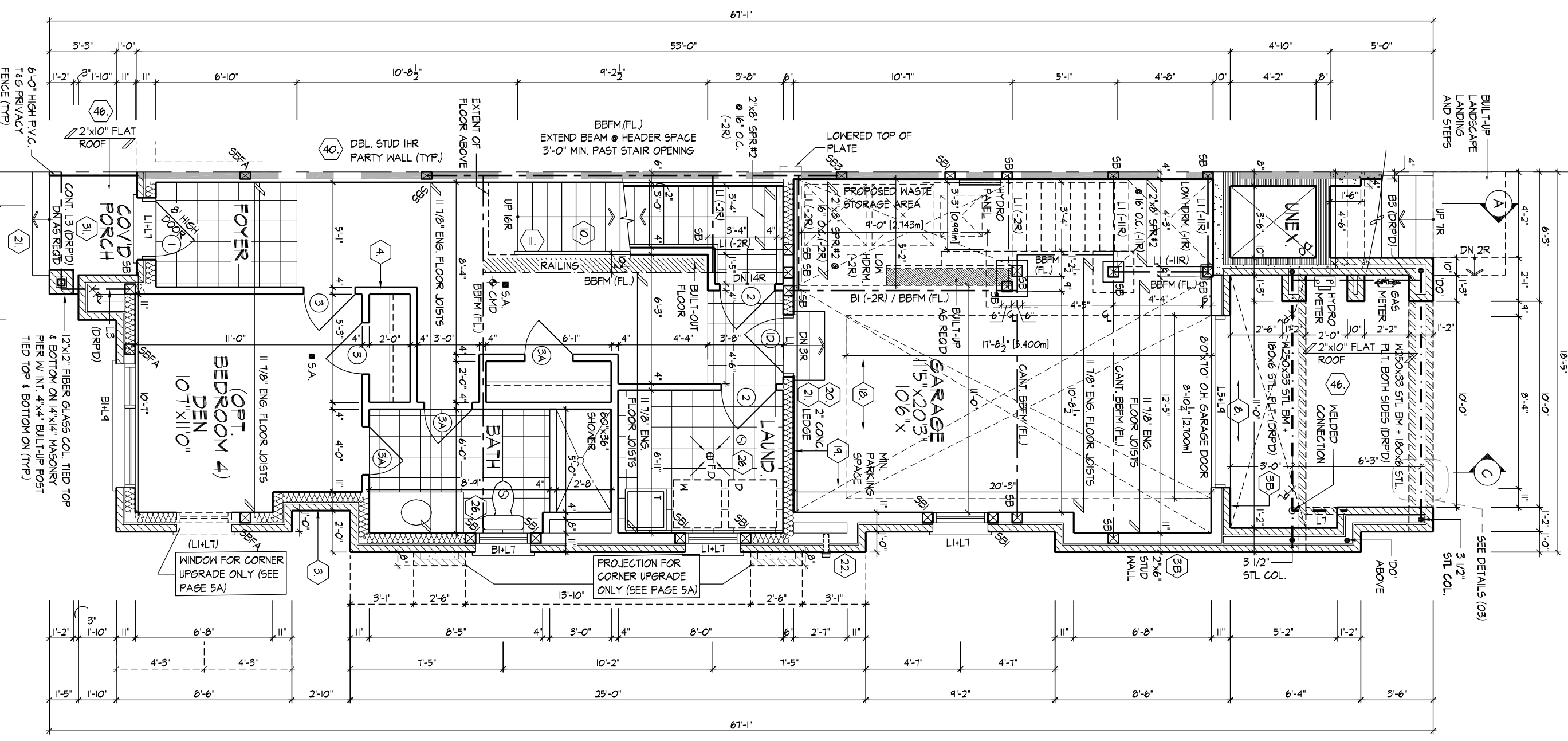
6. ISSUED FOR FINAL APPROVAL
5. REVISED AS PER ARCHITECTURAL CONTROL COMMENTS
4. REVISED AS PER STRUCTURAL ENGINEER COMMENTS
3. COORDINATE AS PER ROOF TRUSS & FLOOR MANUFACTURE PLANS
2. REVISED AS PER CLIENT'S COMMENTS (2018)
1. ISSUED FOR CLIENT REVIEW

-	-
-	-
V.2018.08.07	MM
-	-
V.2018.10.18	DS
2018.09.14	DS

DSANTOS | FRI MAR 15/19 07:31 PM | K:\PROJECTS\2015\215044.ROY\WORKING\TOWNS\17' RL-TOWNS\215044WS1704.DWG



BASEMENT PLAN, EL. 'A'



GROUND FLOOR PLAN, EL. 'A'

WOOD LINTEL NOTES:
ALL OPENINGS IN LOAD BEARING WALLS
SHALL BE REINFORCED WITH WOOD LINTELS
HAVING A SINGLE JACK AND KING POST ON EACH SIDE.
OPENINGS LARGER THAN 5'-6" SHALL HAVE A
MINIMUM OF TWO JACK POSTS AND ONE KING
POST ON EACH SIDE UNLESS NOTED OTHERWISE.

ALL POSTS NOTED AS 'SB' SHALL BE
MIN. 2.2"x4" OR 2.2"x6" UNLESS
OTHERWISE NOTED AS FOLLOWS:
SB1 - MIN. 4/2"x4" OR 4/2"x6"
SB2 - MIN. 4/2"x4" OR 4/2"x6"
SB3 - MIN. 3/2"x4" OR 3/2"x6"
SB4 - MIN. 3/2"x4" OR 3/2"x6"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE CALCULATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES. I AM A REGISTERED PROFESSIONAL ENGINEER IN THE PROVINCE OF ONTARIO.

DESIGNER: SANTOS

DATE: 3/16/2018

PROJECT: 215044WS1704.DWG

ROYAL PINE HOMES - 215044
FORESTSIDE ESTATES PH6, BRAMPTON, ONT.
UNIT 1704

REV. 2018-12-10

HUNT DESIGN ASSOCIATES INC.

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PROJECT INFORMATION

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