

ELEVATION A
(4 BEDROOM)

DOOR & WINDOWS GLASS AREA TO PERIPHERAL INSULATED WALLS RATIO--O.B.C. SB-12 ART. 3.1.1.2(1) ELEVATION A						
ROOM	QUANTITY	WIDTH(IN.)	HEIGHT(IN.)	ARCH AREA	WINDOW / DOOR R.S.O. (SQ.FT.)	WINDOW / DOOR R.S.O. (SQ.M.)
BASEMENT	6	30	16	0	20.00	1.86
FOYER	2	23	55	0	17.57	1.63
	1	0	0	4.59	4.59	0.43
DINING/LIVING ROOM	2	48	62	0	41.33	3.84
BREAKFAST	1	36	62	0	15.50	1.44
	1	108	96	0	72.00	6.69
FAMILY ROOM	2	36	68	0	34.00	3.16
MUDROOM (SUNKEN)	1	24	40	0	6.67	0.62
MASTER BEDROOM	2	48	52	0	34.67	3.22
MASTER ENSUITE	1	48	52	0	17.33	1.61
	1	36	56	0	14.00	1.30
BEDROOM NO.2	1	48	52	0	17.33	1.61
SHARED BATH	1	24	40	0	6.67	0.62
BEDROOM NO.3	2	30	56	0	23.33	2.17
ENSUITE NO.2	1	24	62	0	10.33	0.96
	1	0	0	2.69	2.69	0.25
BEDROOM NO.4	1	72	56	0	28.00	2.60
	1	0	0	8.01	8.01	0.74
LAUNDRY	1	24	40	0	6.67	0.62
STAIRS (UPPER HALL)	1	42	68	1	20.83	1.94
DRESSING ROOM	1	36	52	0	13.00	1.21
TOTAL	31	-	-	-	414.53	38.51
WALL AREA	-	-	-	-	4156.30	386.13
RATIO	-	-	-	-	9.97	9.97

ELEVATION A
(5 BEDROOM)

DOOR & WINDOWS GLASS AREA TO PERIPHERAL INSULATED WALLS RATIO--O.B.C. SB-12 ART. 3.1.1.2(1) ELEVATION A						
ROOM	QUANTITY	WIDTH(IN.)	HEIGHT(IN.)	ARCH AREA	WINDOW / DOOR R.S.O. (SQ.FT.)	WINDOW / DOOR R.S.O. (SQ.M.)
BASEMENT	6	30	16	0	20.00	1.86
FOYER	2	23	55	0	17.57	1.63
	1	0	0	4.59	4.59	0.43
DINING/LIVING ROOM	2	48	62	0	41.33	3.84
BREAKFAST	1	36	62	0	15.50	1.44
	1	108	96	0	72.00	6.69
FAMILY ROOM	2	36	68	0	34.00	3.16
MUDROOM (SUNKEN)	1	24	40	0	6.67	0.62
MASTER BEDROOM	2	48	52	0	34.67	3.22
DRESSING ROOM	1	24	52	0	8.67	0.81
BEDROOM NO.2	2	24	52	0	17.33	1.61
SHARED BATH	1	24	40	0	6.67	0.62
BEDROOM NO.3	1	48	52	0	17.33	1.61
BEDROOM NO.4	2	30	56	0	23.33	2.17
SHARED BATH	1	24	62	0	10.33	0.96
	1	0	0	2.69	2.69	0.25
BEDROOM NO.5	1	72	56	0	28.00	2.60
	1	0	0	8.01	8.01	0.74
LAUNDRY	1	24	40	0	6.67	0.62
STAIRS (UPPER HALL)	1	42	62	0	18.08	1.68
MASTER ENSUITE	1	48	52	0	17.33	1.61
TOTAL	32	-	-	-	410.78	38.16
WALL AREA	-	-	-	-	4156.30	386.13
RATIO	-	-	-	-	9.88	9.88

W Architect Inc.
DESIGN CONTROL REVIEW
JANUARY 21, 2022
FINAL
RECERT BY: GGE
This stamp is only for the purposes of design control and carries no other professional obligations.

MODEL 40-3 SOPHIA

[illegible]

ELEVATION A (4 BEDROOM)
WITH WOOD DECK CONDITION

DOOR & WINDOWS GLASS AREA TO PERIPHERAL INSULATED WALLS RATIO--O.B.C. SB-12 ART. 3.1.1.2(1) ELEVATION A						
ROOM	QUANTITY	WIDTH(IN.)	HEIGHT(IN.)	ARCH AREA	WINDOW / DOOR R.S.O. (SQ.FT.)	WINDOW / DOOR R.S.O. (SQ.M.)
BASEMENT	5	30	16	0	16.67	1.55
	1	30	24	0	5.00	0.46
FOYER	2	23	55	0	17.57	1.63
	1	0	0	4.59	4.59	0.43
DINING/LIVING ROOM	2	48	62	0	41.33	3.84
BREAKFAST	1	36	62	0	15.50	1.44
	1	108	96	0	72.00	6.69
FAMILY ROOM	2	36	68	0	34.00	3.16
MUDROOM (SUNKEN)	1	24	40	0	6.67	0.62
MASTER BEDROOM	2	48	52	0	34.67	3.22
MASTER ENSUITE	1	48	52	0	17.33	1.61
	1	36	56	0	14.00	1.30
BEDROOM NO.2	1	48	52	0	17.33	1.61
SHARED BATH	1	24	40	0	6.67	0.62
BEDROOM NO.3	2	30	56	0	23.33	2.17
ENSUITE NO.2	1	24	62	0	10.33	0.96
	1	0	0	2.69	2.69	0.25
BEDROOM NO.4	1	72	56	0	28.00	2.60
	1	0	0	8.01	8.01	0.74
LAUNDRY	1	24	40	0	6.67	0.62
STAIRS (UPPER HALL)	1	42	68	1	20.83	1.94
DRESSING ROOM	1	36	52	0	13.00	1.21
TOTAL	31	-	-	-	416.19	38.67
WALL AREA	-	-	-	-	4323.81	401.69
RATIO	-	-	-	-	9.63	9.63

ELEVATION A (5 BEDROOM)
WITH WOOD DECK CONDITION

DOOR & WINDOWS GLASS AREA TO PERIPHERAL INSULATED WALLS RATIO--O.B.C. SB-12 ART. 3.1.1.2(1) ELEVATION A						
ROOM	QUANTITY	WIDTH(IN.)	HEIGHT(IN.)	ARCH AREA	WINDOW / DOOR R.S.O. (SQ.FT.)	WINDOW / DOOR R.S.O. (SQ.M.)
BASEMENT	5	30	16	0	16.67	1.55
	1	30	24	0	0.00	0.00
FOYER	2	23	55	0	17.57	1.63
	1	0	0	4.59	4.59	0.43
DINING/LIVING ROOM	2	48	62	0	41.33	3.84
BREAKFAST	1	36	62	0	15.50	1.44
	1	108	96	0	72.00	6.69
FAMILY ROOM	2	36	68	0	34.00	3.16
MUDROOM (SUNKEN)	1	24	40	0	6.67	0.62
MASTER BEDROOM	2	48	52	0	34.67	3.22
DRESSING ROOM	1	24	52	0	8.67	0.81
BEDROOM NO.2	2	24	52	0	17.33	1.61
SHARED BATH	1	24	40	0	6.67	0.62
BEDROOM NO.3	1	48	52	0	17.33	1.61
BEDROOM NO.4	2	30	56	0	23.33	2.17
SHARED BATH	1	24	62	0	10.33	0.96
	1	0	0	2.69	2.69	0.25
BEDROOM NO.5	1	72	56	0	28.00	2.60
	1	0	0	8.01	8.01	0.74
LAUNDRY	1	24	40	0	6.67	0.62
STAIRS (UPPER HALL)	1	42	62	0	18.08	1.68
MASTER ENSUITE	1	48	52	0	17.33	1.61
TOTAL	32	-	-	-	407.44	37.85
WALL AREA	-	-	-	-	4323.81	401.69
RATIO	-	-	-	-	9.42	9.42

W Architect Inc.
DESIGN CONTROL REVIEW
 JANUARY 21, 2022
 FINAL
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MODEL 40-3 SOPHIA

[illegible]

ELEVATION A (4 BEDROOM)
WITH WALK-UP BASEMENT CONDITION

DOOR & WINDOWS GLASS AREA TO PERIPHERAL INSULATED WALLS RATIO--O.B.C. SB-12 ART. 3.1.1.2(1) ELEVATION A						
ROOM	QUANTITY	WIDTH(IN.)	HEIGHT(IN.)	ARCH AREA	WINDOW / DOOR R.S.O. (SQ.FT.)	WINDOW / DOOR R.S.O. (SQ.M.)
BASEMENT	5	30	16	0	16.67	1.55
	1	20	32	0	4.44	0.41
FOYER	2	23	55	0	17.57	1.63
	1	0	0	4.59	4.59	0.43
DINING/LIVING ROOM	2	48	62	0	41.33	3.84
BREAKFAST	1	36	62	0	15.50	1.44
	1	108	96	0	72.00	6.69
FAMILY ROOM	2	36	68	0	34.00	3.16
MUDROOM (SUNKEN)	1	24	40	0	6.67	0.62
MASTER BEDROOM	2	48	52	0	34.67	3.22
MASTER ENSUITE	1	48	52	0	17.33	1.61
	1	36	56	0	14.00	1.30
BEDROOM NO.2	1	48	52	0	17.33	1.61
SHARED BATH	1	24	40	0	6.67	0.62
BEDROOM NO.3	2	30	56	0	23.33	2.17
ENSUITE NO.2	1	24	62	0	10.33	0.96
	1	0	0	2.69	2.69	0.25
BEDROOM NO.4	1	72	56	0	28.00	2.60
	1	0	0	8.01	8.01	0.74
LAUNDRY	1	24	40	0	6.67	0.62
STAIRS (UPPER HALL)	1	42	68	1	20.83	1.94
DRESSING ROOM	1	36	52	0	13.00	1.21
TOTAL	31	-	-	-	415.64	38.61
WALL AREA	-	-	-	-	3987.37	370.44
RATIO	-	-	-	-	10.42	10.42

ELEVATION A (5 BEDROOM)
WITH WALK-UP BASEMENT CONDITION

DOOR & WINDOWS GLASS AREA TO PERIPHERAL INSULATED WALLS RATIO--O.B.C. SB-12 ART. 3.1.1.2(1) ELEVATION A						
ROOM	QUANTITY	WIDTH(IN.)	HEIGHT(IN.)	ARCH AREA	WINDOW / DOOR R.S.O. (SQ.FT.)	WINDOW / DOOR R.S.O. (SQ.M.)
BASEMENT	5	30	16	0	16.67	1.55
	1	20	32	0	4.44	0.41
FOYER	2	23	55	0	17.57	1.63
	1	0	0	4.59	4.59	0.43
DINING/LIVING ROOM	2	48	62	0	41.33	3.84
BREAKFAST	1	36	62	0	15.50	1.44
	1	108	96	0	72.00	6.69
FAMILY ROOM	2	36	68	0	34.00	3.16
MUDROOM (SUNKEN)	1	24	40	0	6.67	0.62
MASTER BEDROOM	2	48	52	0	34.67	3.22
DRESSING ROOM	1	24	52	0	8.67	0.81
BEDROOM NO.2	2	24	52	0	17.33	1.61
SHARED BATH	1	24	40	0	6.67	0.62
BEDROOM NO.3	1	48	52	0	17.33	1.61
BEDROOM NO.4	2	30	56	0	23.33	2.17
SHARED BATH	1	24	62	0	10.33	0.96
	1	0	0	2.69	2.69	0.25
BEDROOM NO.5	1	72	56	0	28.00	2.60
	1	0	0	8.01	8.01	0.74
LAUNDRY	1	24	40	0	6.67	0.62
STAIRS (UPPER HALL)	1	42	62	0	18.08	1.68
MASTER ENSUITE	1	48	52	0	17.33	1.61
TOTAL	32	-	-	-	411.89	38.27
WALL AREA	-	-	-	-	3987.37	370.44
RATIO	-	-	-	-	10.33	10.33

W Architect Inc.
DESIGN CONTROL REVIEW
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MODEL 40-3 SOPHIA

[illegible]

ELEVATION B
(4 BEDROOM)

DOOR & WINDOWS GLASS AREA TO PERIPHERAL INSULATED WALLS RATIO--O.B.C. SB-12 ART. 3.1.1.2(1) ELEVATION B						
ROOM	QUANTITY	WIDTH(IN.)	HEIGHT(IN.)	ARCH AREA	WINDOW / DOOR R.S.O. (SQ.FT.)	WINDOW / DOOR R.S.O. (SQ.M.)
BASEMENT	6	30	16	0	20.00	1.86
FOYER	2	11	80	0	12.22	1.14
	1	12	66	0	5.50	0.51
DINING / LIVING ROOM	2	48	62	0	41.33	3.84
BREAKFAST	1	36	62	0	15.50	1.44
	1	108	96	0	72.00	6.69
FAMILY ROOM	2	36	68	0	34.00	3.16
MUDROOM (SUNKEN)	1	24	40	0	6.67	0.62
MASTER BEDROOM	2	48	52	0	34.67	3.22
MASTER ENSUITE	1	48	52	0	17.33	1.61
	1	36	56	0	14.00	1.30
BEDROOM NO.2	1	48	52	0	17.33	1.61
SHARED BATH	1	24	40	0	6.67	0.62
BEDROOM NO.3	1	24	74	0	12.33	1.15
	1	60	74	0	30.83	2.86
ENSUITE NO.2	1	24	92	0	15.33	1.42
BEDROOM NO.4	1	24	74	0	12.33	1.15
	1	8	32	0	1.78	0.17
	1	24	72	0	12.00	1.11
LAUNDRY	1	24	40	0	6.67	0.62
STAIR (UPPER HALL)	1	42	62	0	18.08	1.68
DRESSING ROOM	1	36	52	0	13.00	1.21
TOTAL	31	-	-	-	419.58	38.98
WALL AREA	-	-	-	-	4148.30	385.39
RATIO	-	-	-	-	10.11	10.11

ELEVATION B
(5 BEDROOM)

DOOR & WINDOWS GLASS AREA TO PERIPHERAL INSULATED WALLS RATIO--O.B.C. SB-12 ART. 3.1.1.2(1) ELEVATION B						
ROOM	QUANTITY	WIDTH(IN.)	HEIGHT(IN.)	ARCH AREA	WINDOW / DOOR R.S.O. (SQ.FT.)	WINDOW / DOOR R.S.O. (SQ.M.)
BASEMENT	6	30	16	0	20.00	1.86
FOYER	2	11	80	0	12.22	1.14
	1	12	66	0	5.50	0.51
DINING / LIVING ROOM	2	48	62	0	41.33	3.84
BREAKFAST	1	36	62	0	15.50	1.44
	1	108	96	0	72.00	6.69
FAMILY ROOM	2	36	68	0	34.00	3.16
MUDROOM (SUNKEN)	1	24	40	0	6.67	0.62
MASTER BEDROOM	2	48	52	0	34.67	3.22
MASTER BEDROOM	2	48	52	0	34.67	3.22
DRESSING ROOM	1	24	52	0	8.67	0.81
BEDROOM NO.2	2	24	52	0	17.33	1.61
SHARED BATH	1	24	40	0	6.67	0.62
BEDROOM NO.3	1	48	52	0	17.33	1.61
	1	24	74	0	12.33	1.15
BEDROOM NO.4	1	60	74	0	30.83	2.86
	1	24	92	0	15.33	1.42
BEDROOM NO.5	1	24	74	0	12.33	1.15
	1	8	32	0	1.78	0.17
	1	24	72	0	12.00	1.11
LAUNDRY	1	24	40	0	6.67	0.62
STAIRS (UPPER HALL)	1	42	62	0	18.08	1.68
MASTER ENSUITE	1	48	52	0	17.33	1.61
TOTAL	34	-	-	-	453.25	42.11
WALL AREA	-	-	-	-	4148.30	385.39
RATIO	-	-	-	-	10.93	10.93

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MODEL 40-3 SOPHIA

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ELEVATION B (4 BEDROOM)
WITH WOOD DECK CONDITION

DOOR & WINDOWS GLASS AREA TO PERIPHERAL INSULATED WALLS RATIO--O.B.C. SB-12 ART. 3.1.1.2(1) ELEVATION B						
ROOM	QUANTITY	WIDTH(IN.)	HEIGHT(IN.)	ARCH AREA	WINDOW / DOOR R.S.O. (SQ.FT.)	WINDOW / DOOR R.S.O. (SQ.M.)
BASEMENT	5	30	16	0	16.67	1.55
	1	30	24	0	5.00	0.46
FOYER	2	11	80	0	12.22	1.14
	1	12	66	0	5.50	0.51
DINING / LIVING ROOM	2	48	62	0	41.33	3.84
BREAKFAST	1	36	62	0	15.50	1.44
	1	108	96	0	72.00	6.69
FAMILY ROOM	2	36	68	0	34.00	3.16
MUDROOM (SUNKEN)	1	24	40	0	6.67	0.62
MASTER BEDROOM	2	48	52	0	34.67	3.22
MASTER ENSUITE	1	48	52	0	17.33	1.61
	1	36	56	0	14.00	1.30
BEDROOM NO.2	1	48	52	0	17.33	1.61
SHARED BATH	1	24	40	0	6.67	0.62
BEDROOM NO.3	1	24	74	0	12.33	1.15
	1	60	74	0	30.83	2.86
ENSUITE NO.2	1	24	92	0	15.33	1.42
BEDROOM NO.4	1	24	74	0	12.33	1.15
	1	8	32	0	1.78	0.17
	1	24	72	0	12.00	1.11
LAUNDRY	1	24	40	0	6.67	0.62
STAIR (UPPER HALL)	1	42	62	0	18.08	1.68
DRESSING ROOM	1	36	52	0	13.00	1.21
TOTAL	31	-	-	-	421.25	39.14
WALL AREA	-	-	-	-	4315.81	400.95
RATIO	-	-	-	-	9.76	9.76

ELEVATION B (5 BEDROOM)
WITH WOOD DECK CONDITION

DOOR & WINDOWS GLASS AREA TO PERIPHERAL INSULATED WALLS RATIO--O.B.C. SB-12 ART. 3.1.1.2(1) ELEVATION B						
ROOM	QUANTITY	WIDTH(IN.)	HEIGHT(IN.)	ARCH AREA	WINDOW / DOOR R.S.O. (SQ.FT.)	WINDOW / DOOR R.S.O. (SQ.M.)
BASEMENT	5	30	16	0	16.67	1.55
	1	30	24	0	5.00	0.46
FOYER	2	11	80	0	12.22	1.14
	1	12	66	0	5.50	0.51
DINING / LIVING ROOM	2	48	62	0	41.33	3.84
BREAKFAST	1	36	62	0	15.50	1.44
	1	108	96	0	72.00	6.69
FAMILY ROOM	2	36	68	0	34.00	3.16
MUDROOM (SUNKEN)	1	24	40	0	6.67	0.62
MASTER BEDROOM	2	48	52	0	34.67	3.22
MASTER BEDROOM	2	48	52	0	34.67	3.22
DRESSING ROOM	1	24	52	0	8.67	0.81
BEDROOM NO.2	2	24	52	0	17.33	1.61
SHARED BATH	1	24	40	0	6.67	0.62
BEDROOM NO.3	1	48	52	0	17.33	1.61
BEDROOM NO.4	1	24	74	0	12.33	1.15
	1	60	74	0	30.83	2.86
SHARED BATH	1	24	92	0	15.33	1.42
BEDROOM NO.5	1	24	74	0	12.33	1.15
	1	8	32	0	1.78	0.17
	1	24	72	0	12.00	1.11
LAUNDRY	1	24	40	0	6.67	0.62
STAIRS (UPPER HALL)	1	42	62	0	18.08	1.68
MASTER ENSUITE	1	48	52	0	17.33	1.61
TOTAL	34	-	-	-	454.92	42.26
WALL AREA	-	-	-	-	4315.81	400.95
RATIO	-	-	-	-	10.54	10.54

W Architect Inc.
DESIGN CONTROL REVIEW
JANUARY 21, 2022
FINAL
RECERT BY: GGE
This stamp is only for the purposes of design control and carries no other professional obligations.

MODEL 40-3 SOPHIA

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ELEVATION B (4 BEDROOM)
WITH WALK-UP BASEMENT CONDITION

DOOR & WINDOWS GLASS AREA TO PERIPHERAL INSULATED WALLS RATIO-O.B.C. SB-12 ART. 3.1.1.2(1) ELEVATION B						
ROOM	QUANTITY	WIDTH(IN.)	HEIGHT(IN.)	ARCH AREA	WINDOW / DOOR R.S.O. (SQ.FT.)	WINDOW / DOOR R.S.O. (SQ.M.)
BASEMENT	5	30	16	0	16.67	1.55
	1	20	32	0	4.44	0.41
FOYER	2	11	80	0	12.22	1.14
	1	12	66	0	5.50	0.51
DINING / LIVING ROOM	2	48	62	0	41.33	3.84
BREAKFAST	1	36	62	0	15.50	1.44
	1	108	96	0	72.00	6.69
FAMILY ROOM	2	36	68	0	34.00	3.16
MUDROOM (SUNKEN)	1	24	40	0	6.67	0.62
MASTER BEDROOM	2	48	52	0	34.67	3.22
MASTER ENSUITE	1	48	52	0	17.33	1.61
	1	36	56	0	14.00	1.30
BEDROOM NO.2	1	48	52	0	17.33	1.61
SHARED BATH	1	24	40	0	6.67	0.62
BEDROOM NO.3	1	24	74	0	12.33	1.15
	1	60	74	0	30.83	2.86
ENSUITE NO.2	1	24	92	0	15.33	1.42
BEDROOM NO.4	1	24	74	0	12.33	1.15
	1	8	32	0	1.78	0.17
	1	24	72	0	12.00	1.11
LAUNDRY	1	24	40	0	6.67	0.62
STAIR (UPPER HALL)	1	42	62	0	18.08	1.68
DRESSING ROOM	1	36	52	0	13.00	1.21
TOTAL	31	-	-	-	420.69	39.08
WALL AREA	-	-	-	-	4241.69	394.07
RATIO	-	-	-	-	9.92	9.92

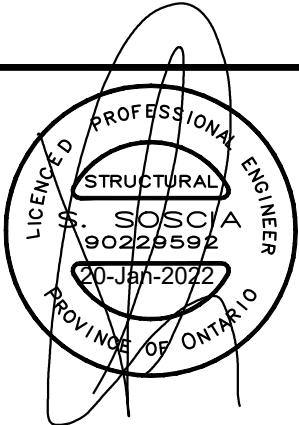
ELEVATION B (5 BEDROOM)
WITH WALK-UP BASEMENT CONDITION

DOOR & WINDOWS GLASS AREA TO PERIPHERAL INSULATED WALLS RATIO-O.B.C. SB-12 ART. 3.1.1.2(1) ELEVATION B						
ROOM	QUANTITY	WIDTH(IN.)	HEIGHT(IN.)	ARCH AREA	WINDOW / DOOR R.S.O. (SQ.FT.)	WINDOW / DOOR R.S.O. (SQ.M.)
BASEMENT	5	30	16	0	16.67	1.55
	1	20	32	0	4.44	0.41
FOYER	2	11	80	0	12.22	1.14
	1	12	66	0	5.50	0.51
DINING / LIVING ROOM	2	48	62	0	41.33	3.84
BREAKFAST	1	36	62	0	15.50	1.44
	1	108	96	0	72.00	6.69
FAMILY ROOM	2	36	68	0	34.00	3.16
MUDROOM (SUNKEN)	1	24	40	0	6.67	0.62
MASTER BEDROOM	2	48	52	0	34.67	3.22
MASTER BEDROOM	2	48	52	0	34.67	3.22
DRESSING ROOM	1	24	52	0	8.67	0.81
BEDROOM NO.2	2	24	52	0	17.33	1.61
SHARED BATH	1	24	40	0	6.67	0.62
BEDROOM NO.3	1	48	52	0	17.33	1.61
BEDROOM NO.4	1	24	74	0	12.33	1.15
	1	60	74	0	30.83	2.86
SHARED BATH	1	24	92	0	15.33	1.42
BEDROOM NO.5	1	24	74	0	12.33	1.15
	1	8	32	0	1.78	0.17
	1	24	72	0	12.00	1.11
LAUNDRY	1	24	40	0	6.67	0.62
STAIRS (UPPER HALL)	1	42	62	0	18.08	1.68
MASTER ENSUITE	1	48	52	0	17.33	1.61
TOTAL	34	-	-	-	454.36	42.21
WALL AREA	-	-	-	-	4241.69	394.07
RATIO	-	-	-	-	10.71	10.71

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MODEL 40-3 SOPHIA

3.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
2.	NOV. 08/21	ISSUED FOR BUILDING PERMIT	MS
1.	SEPT. 21/21	ISSUED TO STRUCT. ENG. HVAC FOR REVIEW AND COMMENTS	JLAM
No:	DATE:	REVISION/ISSUED:	BY:



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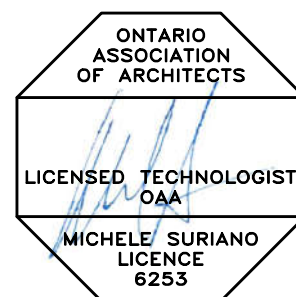
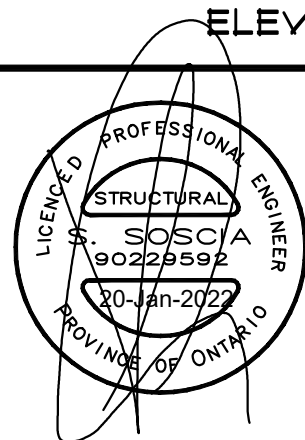
SHEET NAME: INSULATED WALL & WINDOWS OPENING AREA CALCULATION (B)		
DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H./J.LAM	AREA: 3223 SQ.FT.
DATE: OCT. 23/20	TYPE:	PAGE No: 06
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	

ROYAL PINE HOMES	
PROJECT NAME:	
MODEL NAME: MODEL 40-3 SOPHIA	



MODEL 40-3 SOPHIA

6.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
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3.	MAY 21/21	REVISED AS PER CLIENT COMMENTS	MS
2.	APRIL 09/21	ISSUED TO CLIENT FOR PRICING /BROCHURE	MS
1.	JAN. 29/21	ISSUED TO CLIENT FOR LAST REVIEW / MARKETING	MS
No:	DATE:	REVISION/ISSUED:	BY:

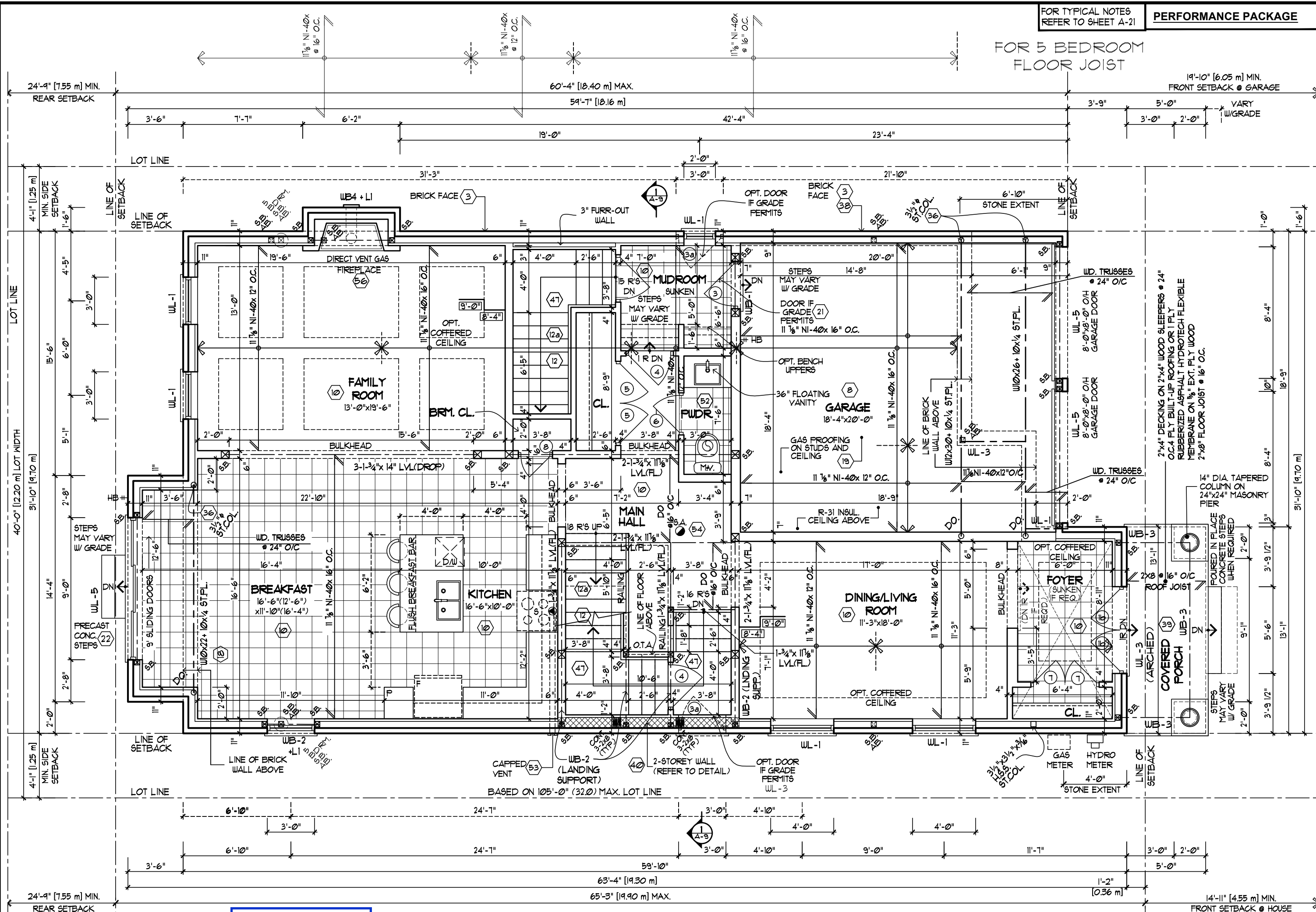


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SHEET NAME: BASEMENT FLOOR PLAN FOR ELEVATION A AND B		
DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H.	AREA: 3223 SQ.FT.
DATE: OCT. 23/20	TYPE:	PAGE No: A-1
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	

PROJECT NAME:
MODEL NAME:
MODEL 40-3 SOPHIA

FOR 5 BEDROOM
FLOOR JOIST



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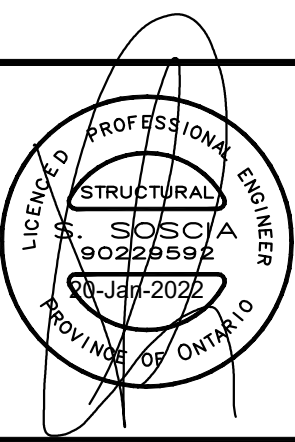
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GROUND FLOOR PLAN
ELEVATION A (FOR 4 & 5
BEDROOM)

MODEL 40-3 SOPHIA

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No.	DATE:	REVISION/ISSUED:	BY:



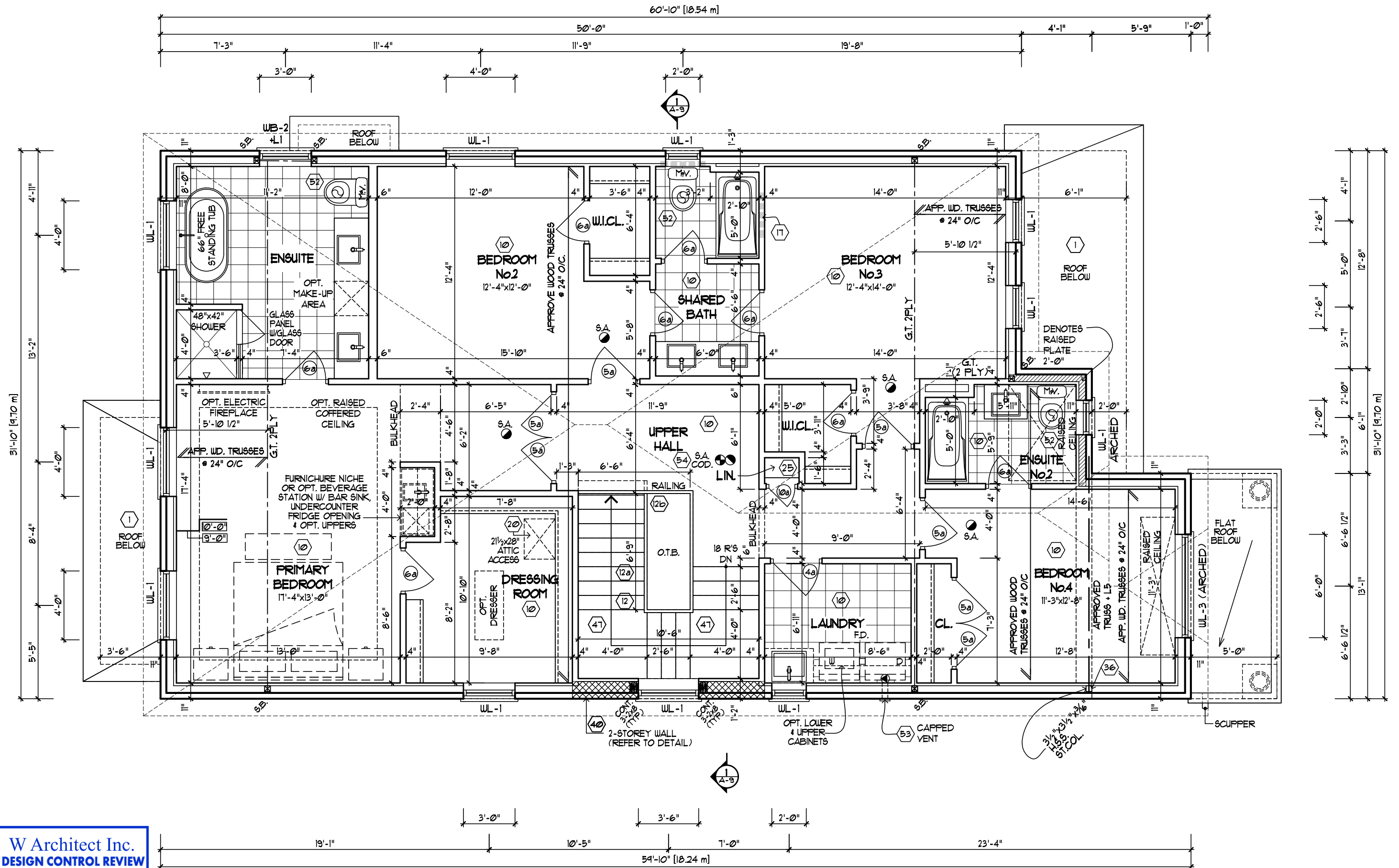
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SHEET NAME: GROUND FLOOR PLAN FOR ELEVATION A FOR 4 AND 5 BEDROOM		
DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H.	AREA: 3223 SQ.FT.
DATE: OCT. 23/20	TYPE:	PAGE No: A-2
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	

ROYAL PINE
HOMES

PROJECT NAME:
MODEL NAME:
MODEL 40-3 SOPHIA

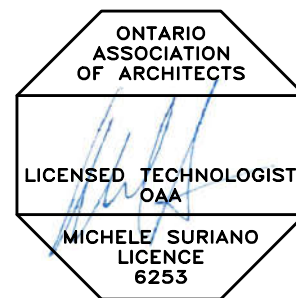
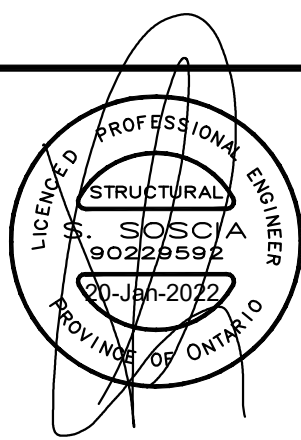


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SECOND FLOOR PLAN
ELEVATION A (4 BEDROOM)

MODEL 40-3 SOPHIA

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4.	SEPT. 21/21	ISSUED TO STRUCT. ENG./HVAC FOR REVIEW AND COMMENTS	MS
3.	MAY 21/21	REVISED AS PER CLIENT COMMENTS	MS
2.	APRIL 05/21	ISSUED TO CLIENT FOR PRICING /BROCHURE	MS
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SHEET NAME: SECOND FLOOR PLAN FOR ELEVATION A (4 BEDROOM)		
DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H.	AREA: 3223 SQ.FT.
DATE: OCT. 23/20	TYPE:	PAGE No:
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	

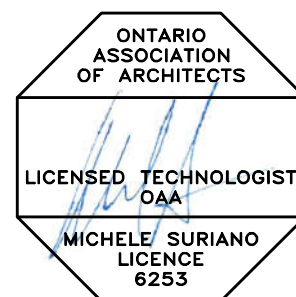
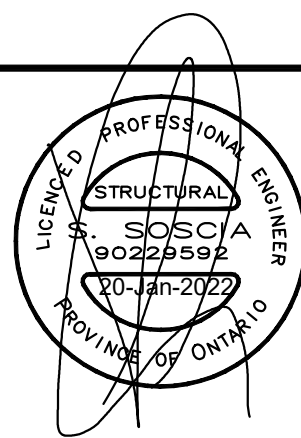
ROYAL PINE
HOMES

PROJECT NAME:
MODEL NAME:
MODEL 40-3 SOPHIA



MODEL 40-3 SOPHIA

6.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
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SHEET NAME: SECOND FLOOR PLAN FOR ELEVATION A (5 BEDROOM)		
DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H.	AREA: 3223 SQ.FT.
DATE: OCT. 23/20	TYPE:	PAGE No: A-4
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	

ROYAL PINE HOMES

PROJECT NAME:

MODEL NAME:

MODEL 40-3 SOPHIA

FOR TYPICAL NOTES
REFER TO SHEET A-21

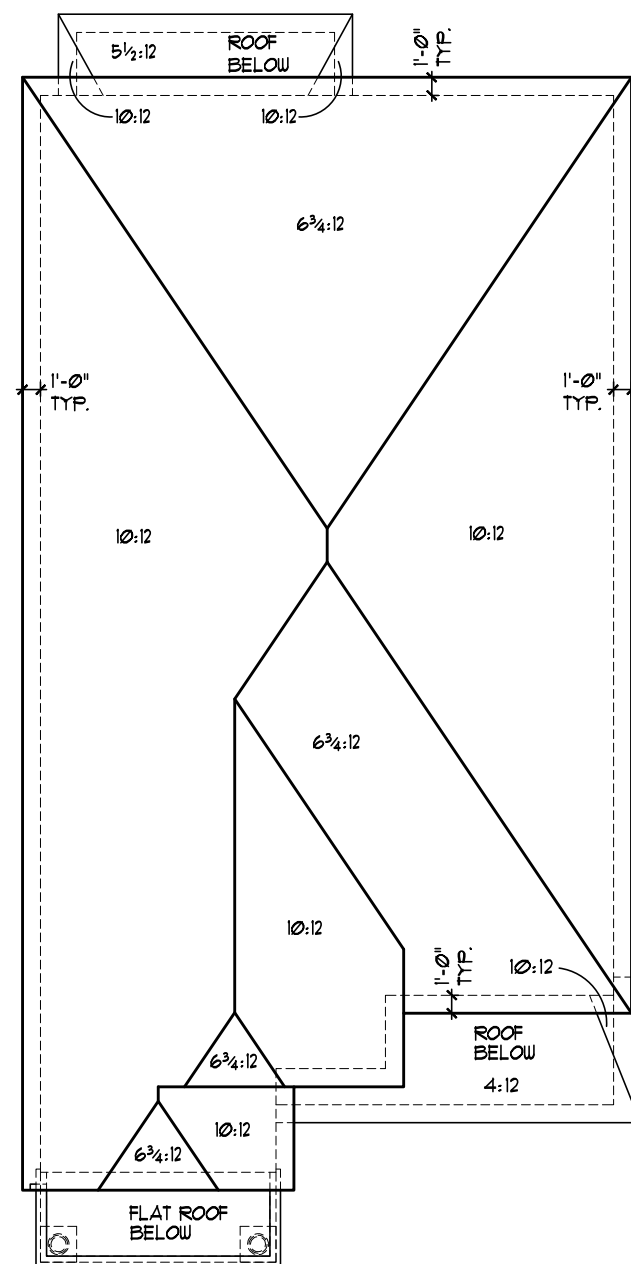
PERFORMANCE PACKAGE

NOTE: ROOF OVERHANGS ARE TO BE
12" UNLESS NOTED OTHERWISE
ON DRAWINGS

RAILING REQUIRED WHEN PORCH TO
GRADE EXCEEDS MORE THAN 2'-0"

ACTUAL FINISH GRADES MAY VARY
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(REFER TO GRADING PLANS)

REFER TRUSS SHOP DWGS. FOR
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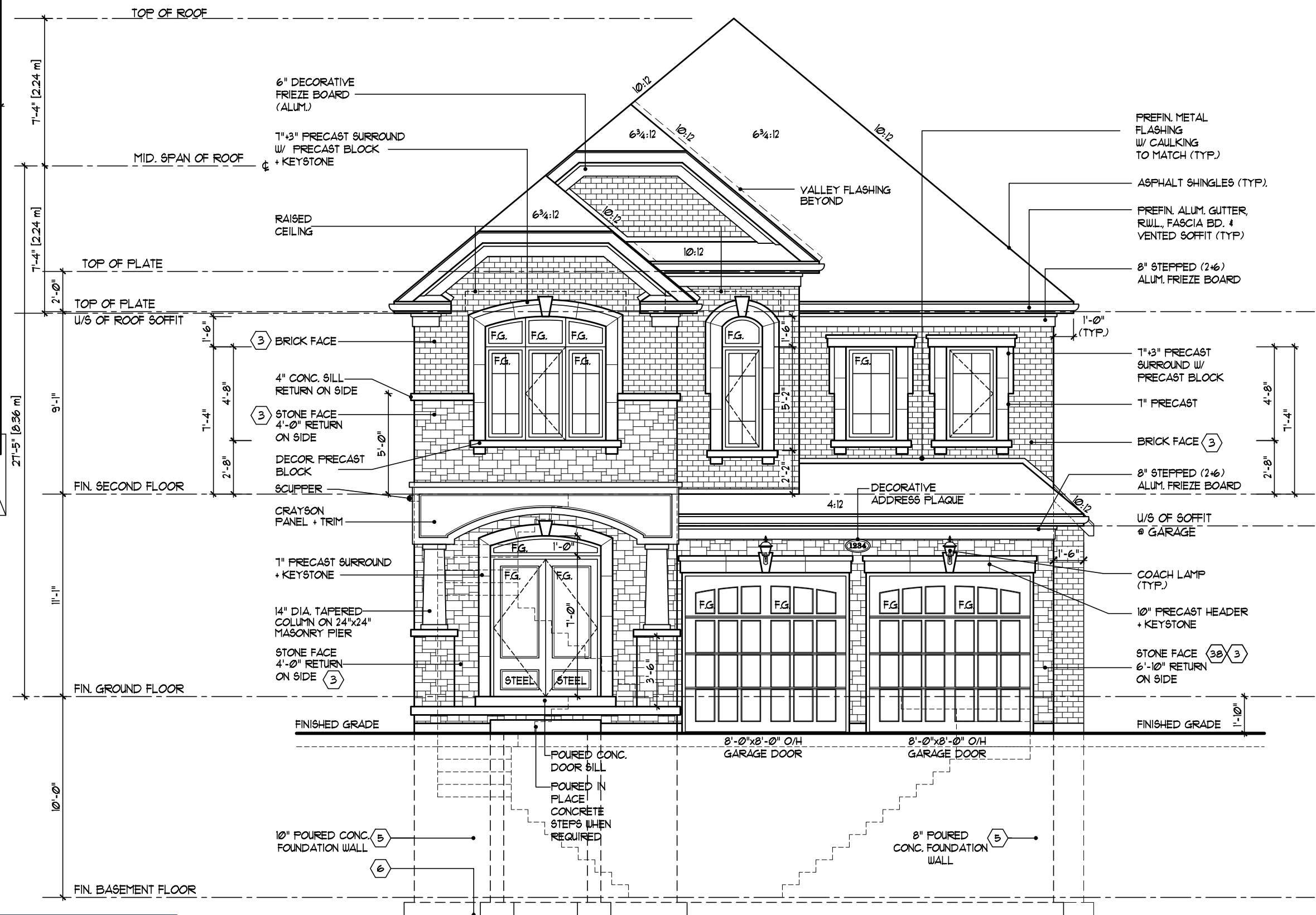


ROOF PLAN
FOR ELEVATION A
N.T.S.

AREA CALCULATION ELEVATION A

FINISHED BSMT. AREA	0	SQ. FT.
GROUND FLOOR AREA	1498	SQ. FT.
SECOND FLOOR AREA	1145	SQ. FT.
SUBTOTAL	3243	SQ. FT.
	301.28	M2
DEDUCT ALL OPEN AREAS	20	SQ. FT.
TOTAL NET AREA	3223	SQ. FT.
	299.43	M2
COVERAGE W/O PORCH	1894	SQ. FT.
	175.96	M2
COVERAGE W/PORCH	1959	SQ. FT.
	182.00	M2

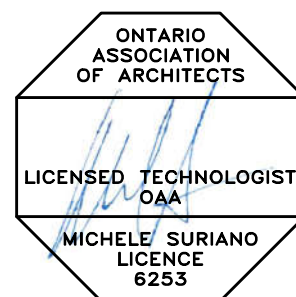
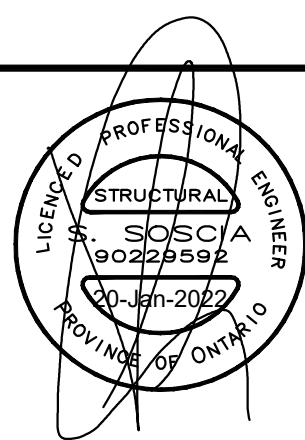
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FRONT ELEVATION A

MODEL 40-3 SOPHIA

No.	DATE:	REVISION/ISSUED:	BY:
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DATE: OCT. 23/20	TYPE:	PAGE No:
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	

ROYAL PINE
HOMES

PROJECT NAME:
MODEL NAME:
MODEL 40-3 SOPHIA

AREA OF GLAZED OPENINGS

RIGHT SIDE ELEVATION A (4 BEDROOM)

WALL AREA	= 1223.86	SQ. FT.
ALLOWABLE WINDOW AREA @ 7.00% (125m. SIDE YARD)	= 85.67	SQ. FT.
ACTUAL WINDOW AREA GLASS ONLY	= 40.56	SQ. FT.

AREA OF GLAZED OPENINGS

RIGHT SIDE ELEVATION A (5 BEDROOM)

WALL AREA	= 1223.86	SQ. FT.
ALLOWABLE WINDOW AREA @ 7.00% (125m. SIDE YARD)	= 85.67	SQ. FT.
ACTUAL WINDOW AREA GLASS ONLY	= 45.78	SQ. FT.

NOTE: ROOF OVERHANGS ARE TO BE 12" UNLESS NOTED OTHERWISE ON DRAWINGS

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REFER TRUSS SHOP DRGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

FOR TYPICAL NOTES
REFER TO SHEET A-21

PERFORMANCE PACKAGE

AREA OF GLAZED OPENINGS

RIGHT SIDE ELEVATION A (4 BEDROOM) W/ OPT. DOOR

WALL AREA	= 1223.86	SQ. FT.
ALLOWABLE WINDOW AREA @ 7.00% (125m. SIDE YARD)	= 85.67	SQ. FT.
ACTUAL WINDOW AREA GLASS ONLY	= 36.78	SQ. FT.

AREA OF GLAZED OPENINGS

RIGHT SIDE ELEVATION A (5 BEDROOM) W/ OPT. DOOR

WALL AREA	= 1223.86	SQ. FT.
ALLOWABLE WINDOW AREA @ 7.00% (125m. SIDE YARD)	= 85.67	SQ. FT.
ACTUAL WINDOW AREA GLASS ONLY	= 39.67	SQ. FT.

RIGHT SIDE ELEVATION A
FOR 4 AND 5 BEDROOM

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MODEL 40-3 SOPHIA

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DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H.	AREA: 3223 SQ.FT.
DATE: OCT. 23/20	TYPE:	PAGE No:
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	A-6

ROYAL PINE
HOMES

PROJECT NAME:
MODEL NAME:
MODEL 40-3 SOPHIA

AREA OF GLAZED OPENINGS

LEFT SIDE ELEVATION A (4 BEDROOM)

WALL AREA	= 1421.26	SQ. FT.
ALLOWABLE WINDOW AREA @ 1.00%	= 99.91	SQ. FT.
(125m. SIDE YARD)		
ACTUAL WINDOW AREA GLASS ONLY	= 89.03	SQ. FT.

AREA OF GLAZED OPENINGS

LEFT SIDE ELEVATION A (5 BEDROOM)

WALL AREA	= 1421.26	SQ. FT.
ALLOWABLE WINDOW AREA @ 1.00%	= 99.91	SQ. FT.
(125m. SIDE YARD)		
ACTUAL WINDOW AREA GLASS ONLY	= 91.43	SQ. FT.

FOR TYPICAL NOTES
REFER TO SHEET A-21

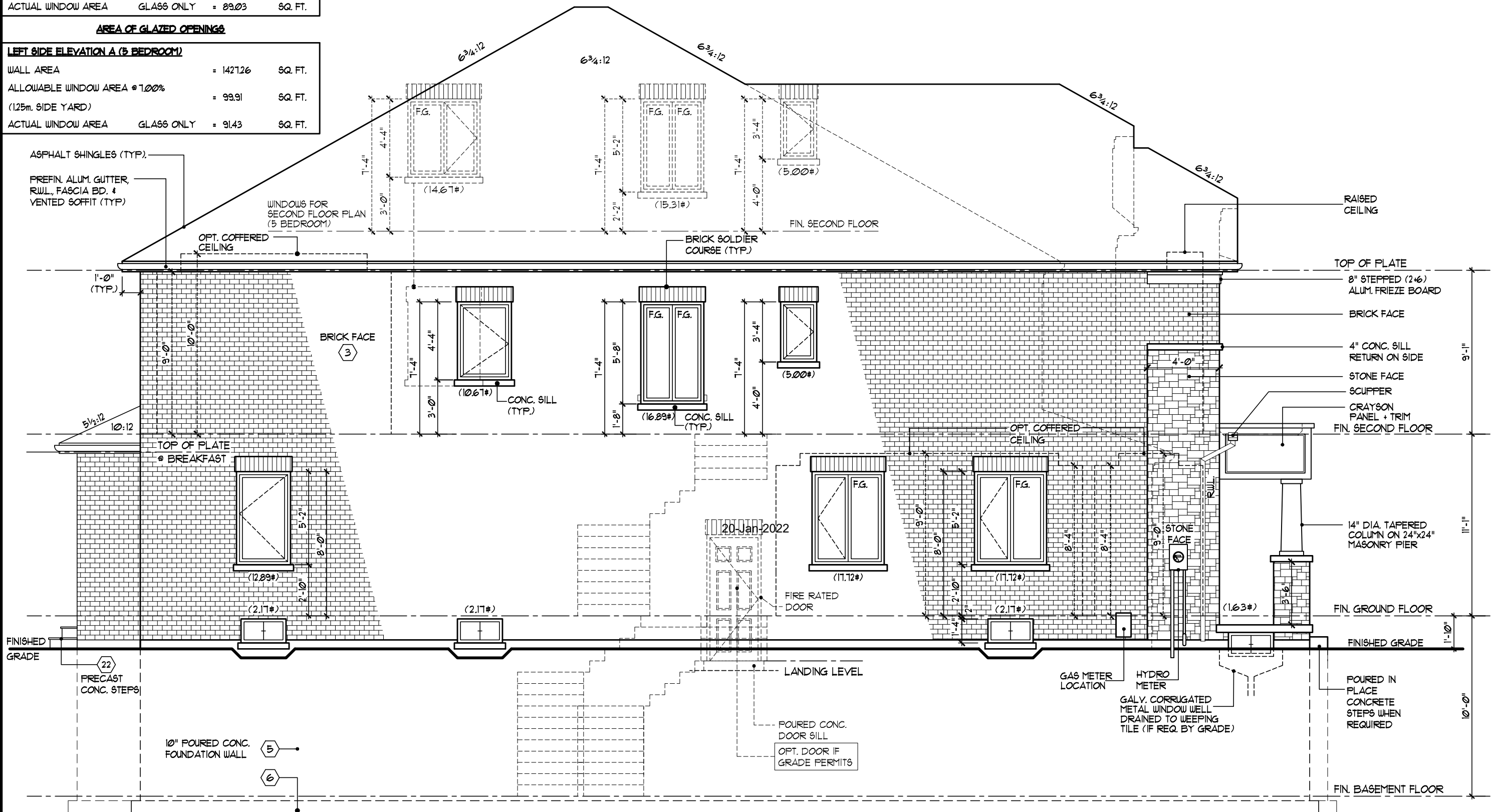
PERFORMANCE PACKAGE

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REFER TRUSS SHOP DWGS. FOR
COMPLETE TRUSS LAYOUT AND
SPECIFICATIONS



LEFT SIDE ELEVATION A
FOR 4 AND 5 BEDROOM

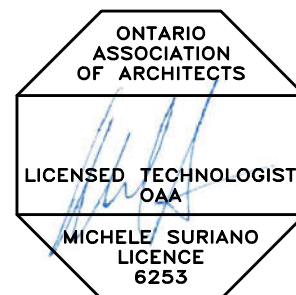
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SHEET NAME:

LEFT SIDE ELEVATION A
FOR 4 AND 5 BEDROOM

DATE PLOTTED:
DEC. 08/21

DRAWN BY:
M.H.

AREA:
3223 SQ.FT.

DATE:
OCT. 23/20

TYPE:

PAGE No:

PROJECT NAME:

SCALE:
3/16" = 1'-0"

PROJECT No:
20-103

A-7

MODEL NAME:

MODEL 40-3 SOPHIA

ROYAL PINE
HOMES

FOR TYPICAL NOTES REFER TO SHEET A-21	PERFORMANCE PACKAGE
NOTE: ROOF OVERHANGS ARE TO BE 12" UNLESS NOTED OTHERWISE ON DRAWINGS	RAILING REQUIRED WHEN PORCH TO GRADE EXCEEDS MORE THAN 2'-0"
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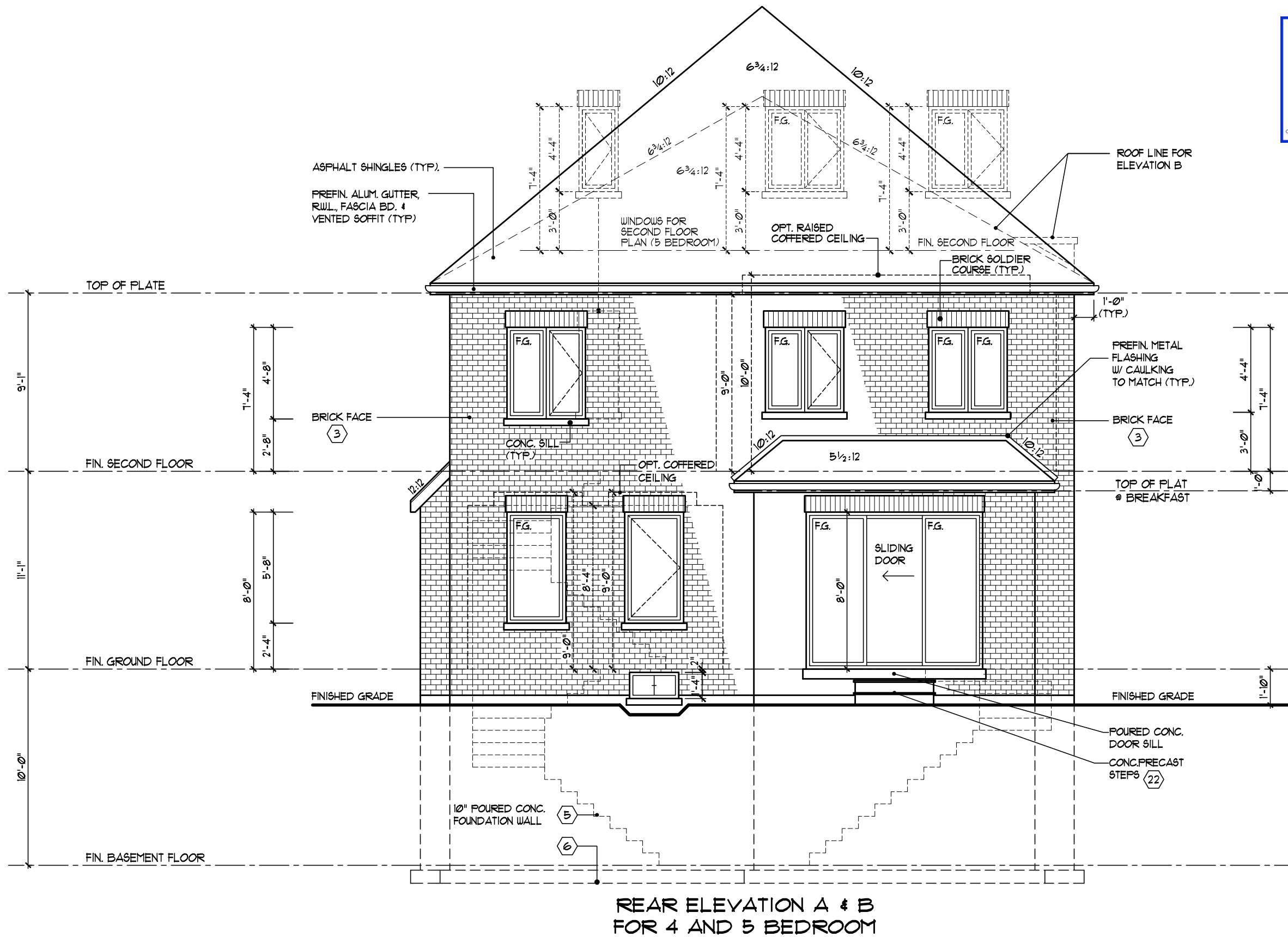
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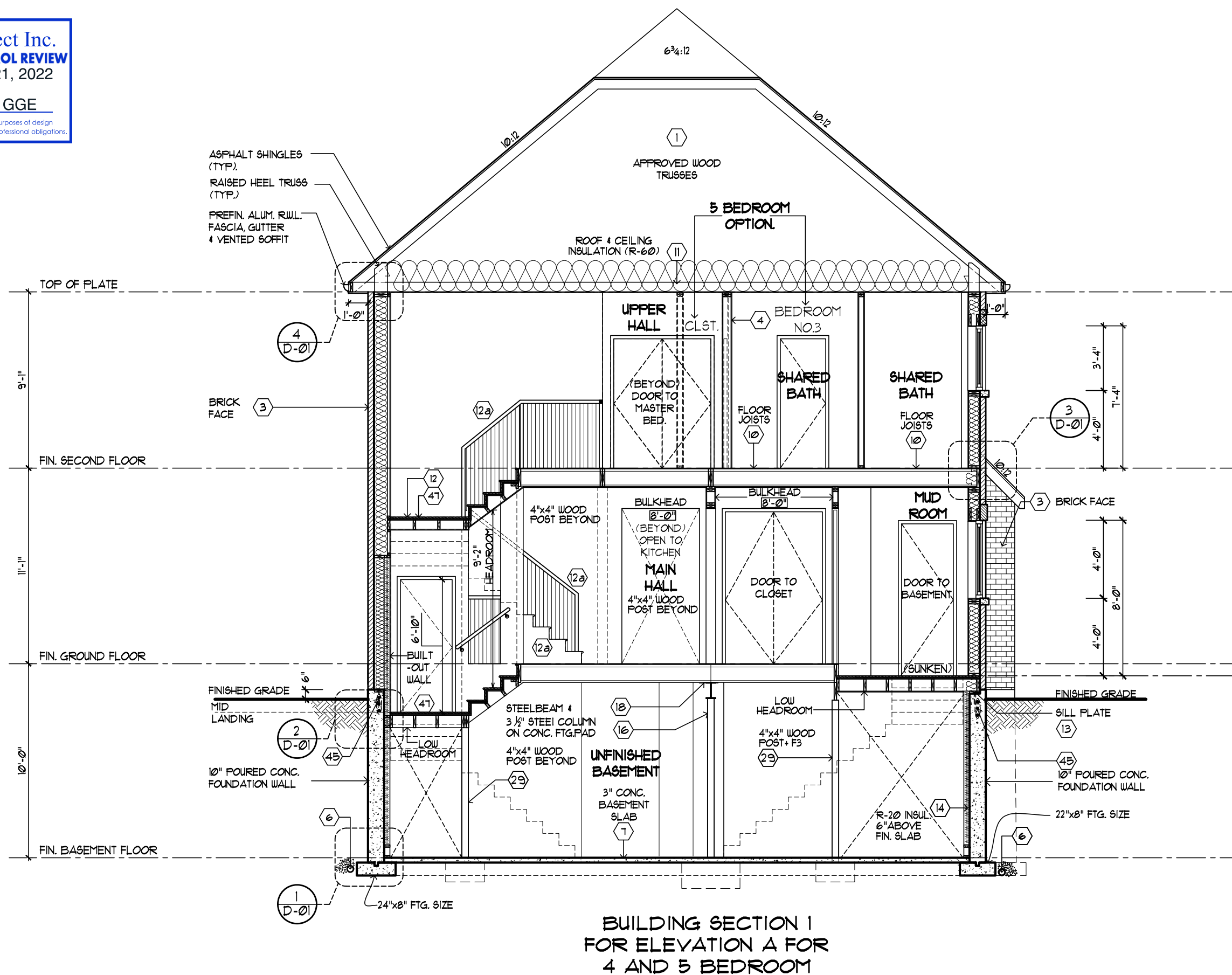


MODEL 40-3 SOPHIA

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FOR TYPICAL NOTES REFER TO SHEET A-21	PERFORMANCE PACKAGE
NOTE: ROOF OVERHANGS ARE TO BE 12" UNLESS NOTED OTHERWISE ON DRAWINGS	RAILING REQUIRED WHEN PORCH TO GRADE EXCEEDS MORE THAN 2'-0"
ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS)	REFER TRUSS SHOP DWGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

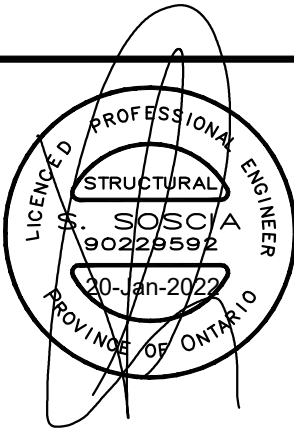
W Architect Inc.
DESIGN CONTROL REVIEW
JANUARY 21, 2022
FINAL
RECERT BY: GGE
This stamp is only for the purposes of design control and carries no other professional obligations.



BUILDING SECTION I
FOR ELEVATION A FOR
4 AND 5 BEDROOM

MODEL 40-3 SOPHIA

6.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
5.	NOV. 05/21	ISSUED FOR BUILDING PERMIT	MS
4.	SEPT. 21/21	ISSUED TO STRUCT. ENG./HVAC FOR REVIEW AND COMMENTS	MS
3.	MAY 21/21	REVISED AS PER CLIENT COMMENTS	MS
2.	APRIL 05/21	ISSUED TO CLIENT FOR PRICING /BROCHURE	MS
1.	JAN. 29/21	ISSUED TO CLIENT FOR LAST REVIEW / MARKETING	MS
No:	DATE:	REVISION/ISSUED:	BY:



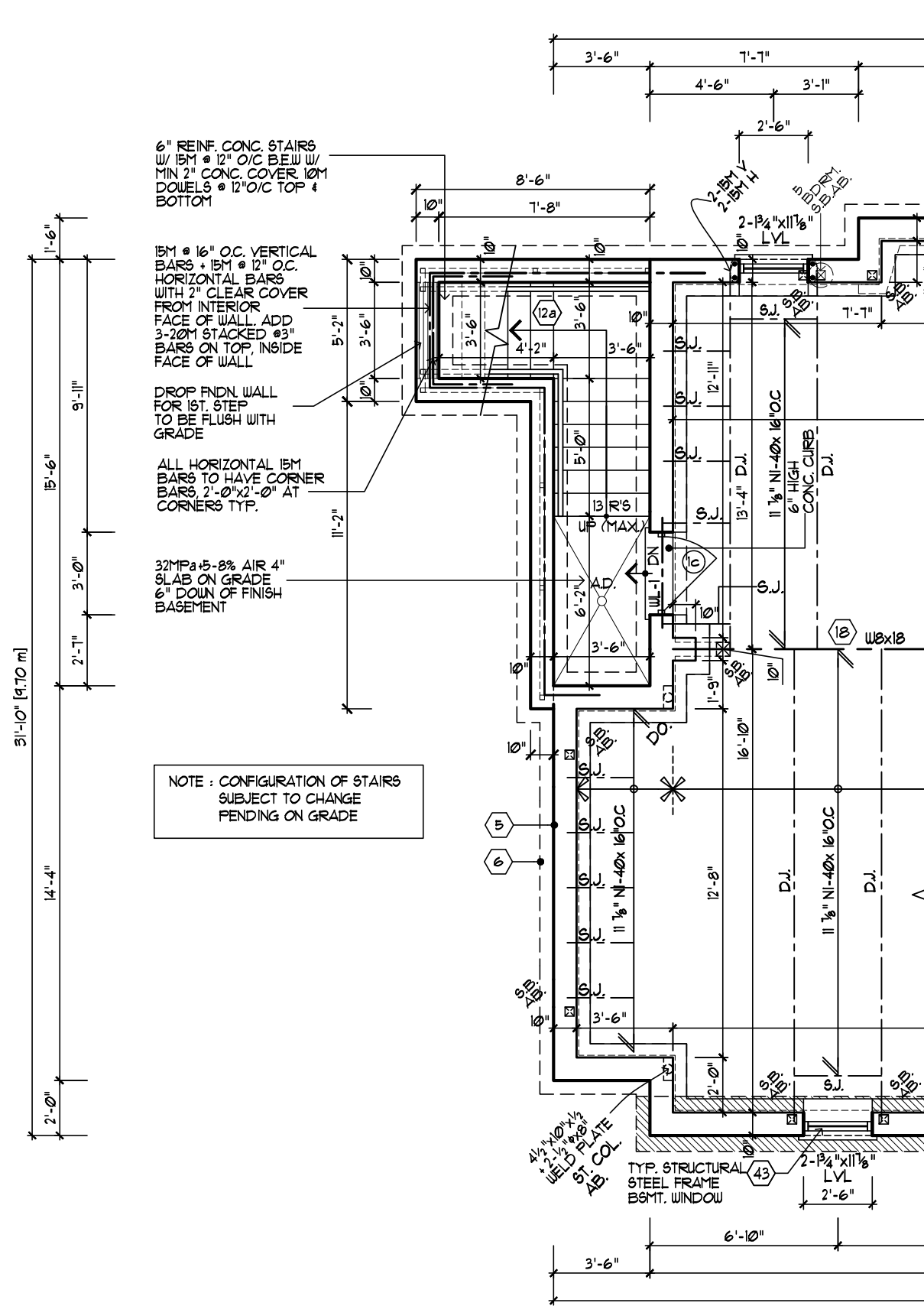
SURIANO.
ARCHITECTURAL DESIGN

SURIANO DESIGN CONSULTANTS INC.
51 Reysun Road, Unit 1
Vaughan, Ontario L4L 8P9
T. 905-264-0924

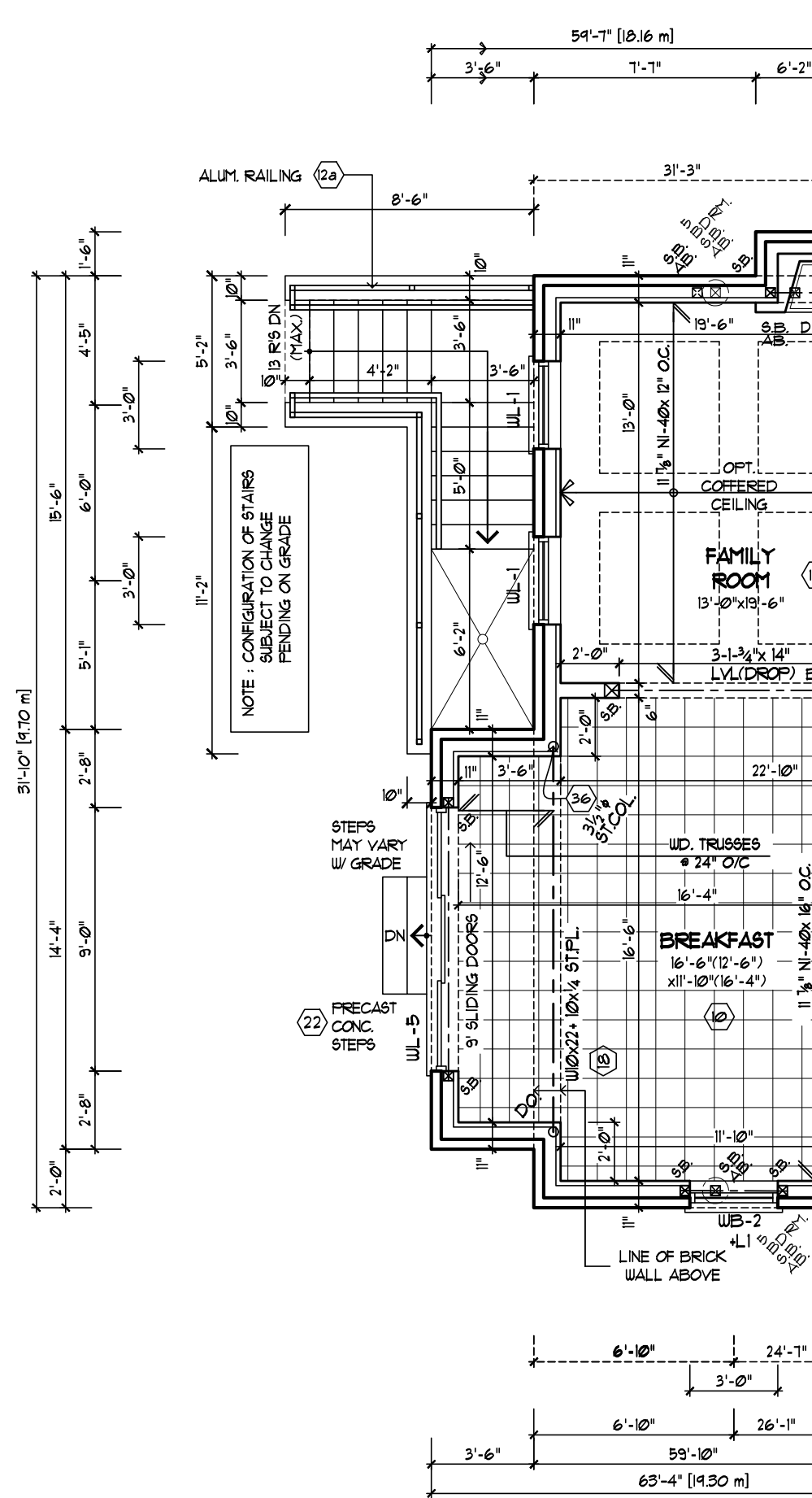
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DATE: OCT. 23/20	TYPE:	PAGE No: A-9
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	

ROYAL PINE
HOMES

PROJECT NAME:
MODEL NAME:
MODEL 40-3 SOPHIA



PARTIAL BASEMENT FLOOR PLAN
WITH WALK-UP BASEMENT CONDITION
FOR ELEVATION A AND B

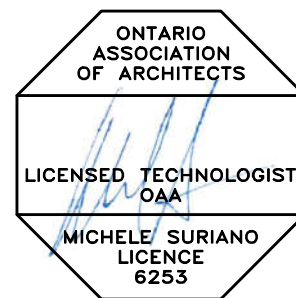
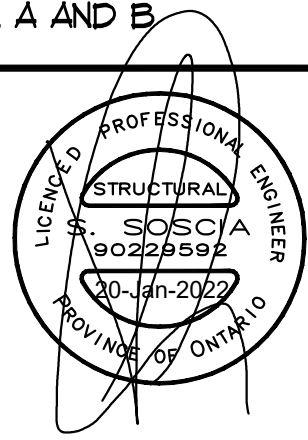


PARTIAL GROUND FLOOR PLAN
WITH WALK-UP BASEMENT CONDITION
FOR ELEVATION A AND B

W Architect Inc.
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JANUARY 21, 2022
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MODEL 40-3 SOPHIA

No.	DATE:	REVISION/ISSUED:	BY:
6.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
5.	NOV. 05/21	ISSUED FOR BUILDING PERMIT	MS
4.	SEPT. 21/21	ISSUED TO STRUCT. ENG./HVAC FOR REVIEW AND COMMENTS	MS
3.	MAY 21/21	REVISED AS PER CLIENT COMMENTS	MS
2.	APRIL 05/21	ISSUED TO CLIENT FOR PRICING /BROCHURE	MS
1.	JAN. 29/21	ISSUED TO CLIENT FOR LAST REVIEW / MARKETING	MS



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T. 905-264-0924

SHEET NAME: PARTIAL FLOOR PLANS W/ WALK-UP BASEMENT CONDITION FOR ELEV. A AND B		
DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H.	AREA: 3223 SQ.FT.
DATE: OCT. 23/20	TYPE:	PAGE No:
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	A-10

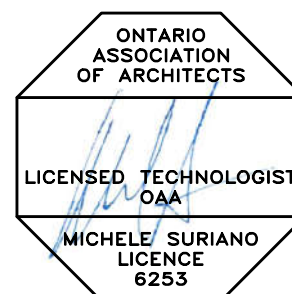
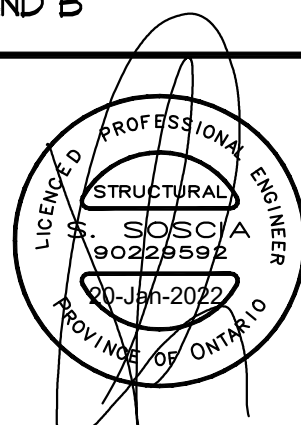
ROYAL PINE
HOMES

PROJECT NAME:
MODEL NAME:
MODEL 40-3 SOPHIA



MODEL 40-3 SOPHIA

6.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
5.	NOV. 08/21	ISSUED FOR BUILDING PERMIT	MS
4.	SEPT. 21/21	ISSUED TO STRUCT. ENG./HVAC FOR REVIEW AND COMMENTS	MS
3.	MAY 21/21	REVISED AS PER CLIENT COMMENTS	MS
2.	APRIL 05/21	ISSUED TO CLIENT FOR PRICING /BROCHURE	MS
1.	JAN. 23/21	ISSUED TO CLIENT FOR LAST REVIEW / MARKETING	MS
No:	DATE:	REVISION/ISSUED:	BY:



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SURIANO DESIGN CONSULTANTS INC.
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Vaughan, Ontario L4L 8P9
T. 905-264-0924

SHEET NAME:

PARTIAL FLOOR PLANS W/ WOOD DECK
CONDITION FOR ELEV. A AND B

DATE PLOTTED:
DEC. 08/21

DRAWN BY:
M.H.

AREA:	322
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DATE:
OCT. 23/20

TYPE:	
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	PAGE No:
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PROJECT NAME:	
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3/16" = 1'-0"

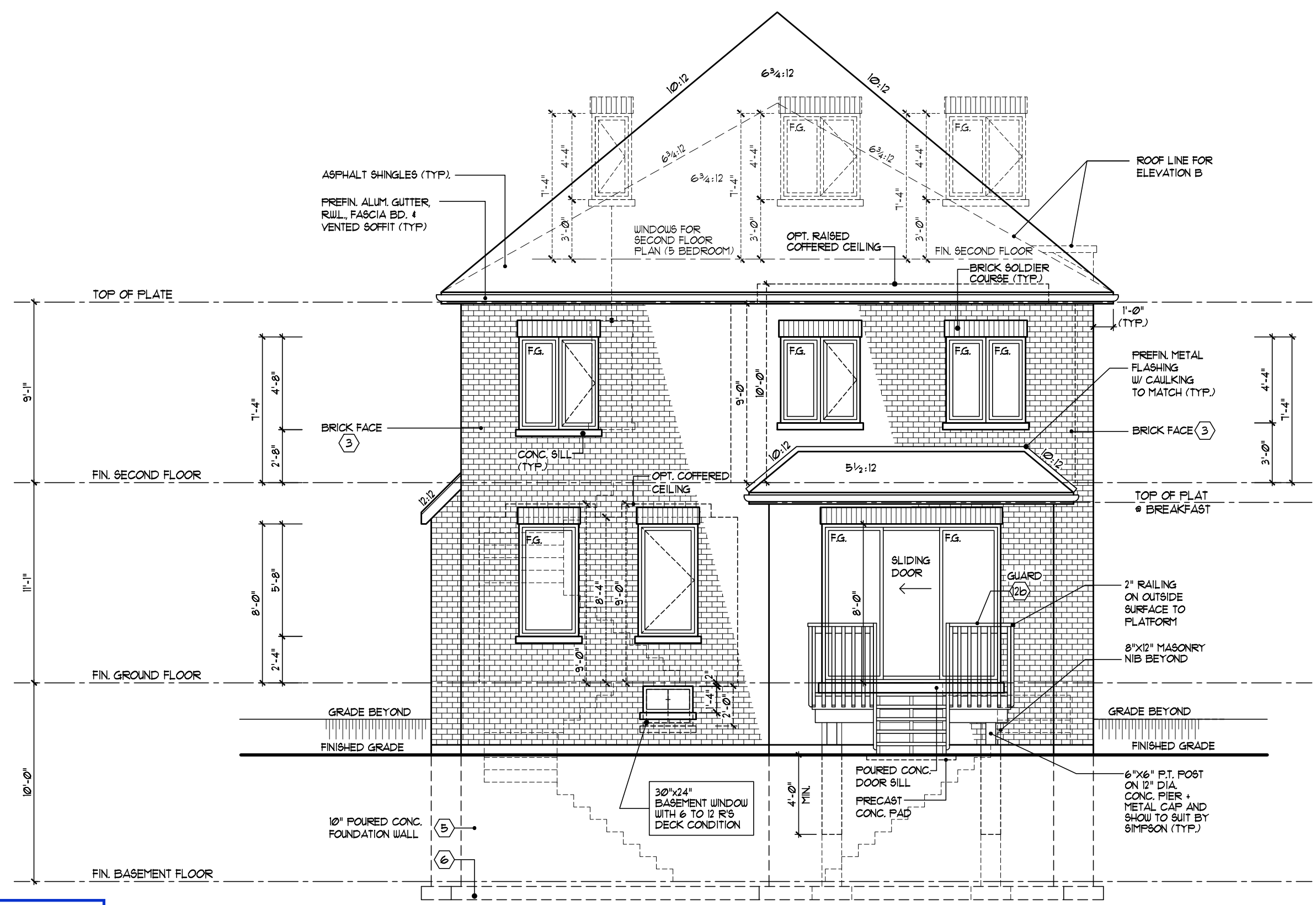
PROJECT No	20-103
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A-12

MODEL NAME:

MODEL 40-3 SOPHIA

FOR TYPICAL NOTES REFER TO SHEET A-21	PERFORMANCE PACKAGE
NOTE: ROOF OVERHANGS ARE TO BE 12" UNLESS NOTED OTHERWISE ON DRAWINGS	RAILING REQUIRED WHEN PORCH TO GRADE EXCEEDS MORE THAN 2'-0"
ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS)	REFER TRUSS SHOP DWGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS



REAR ELEVATION A AND B
WITH WOOD DECK CONDITION

W Architect Inc.
DESIGN CONTROL REVIEW
JANUARY 21, 2022

FINAL
RECERT BY: GGE

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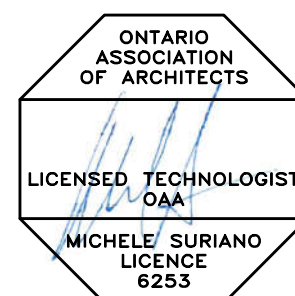
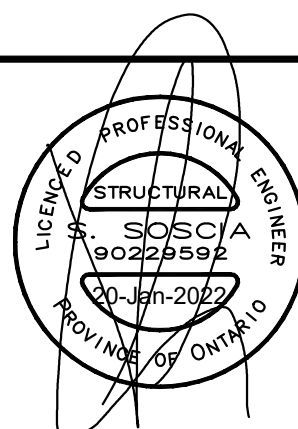
MODEL 40-3 SOPHIA

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(FOR 4 & 5
BEDROOM)

ROYAL PINE HOMES

[illegible]

SURIANO.
ARCHITECTURAL DESIGN

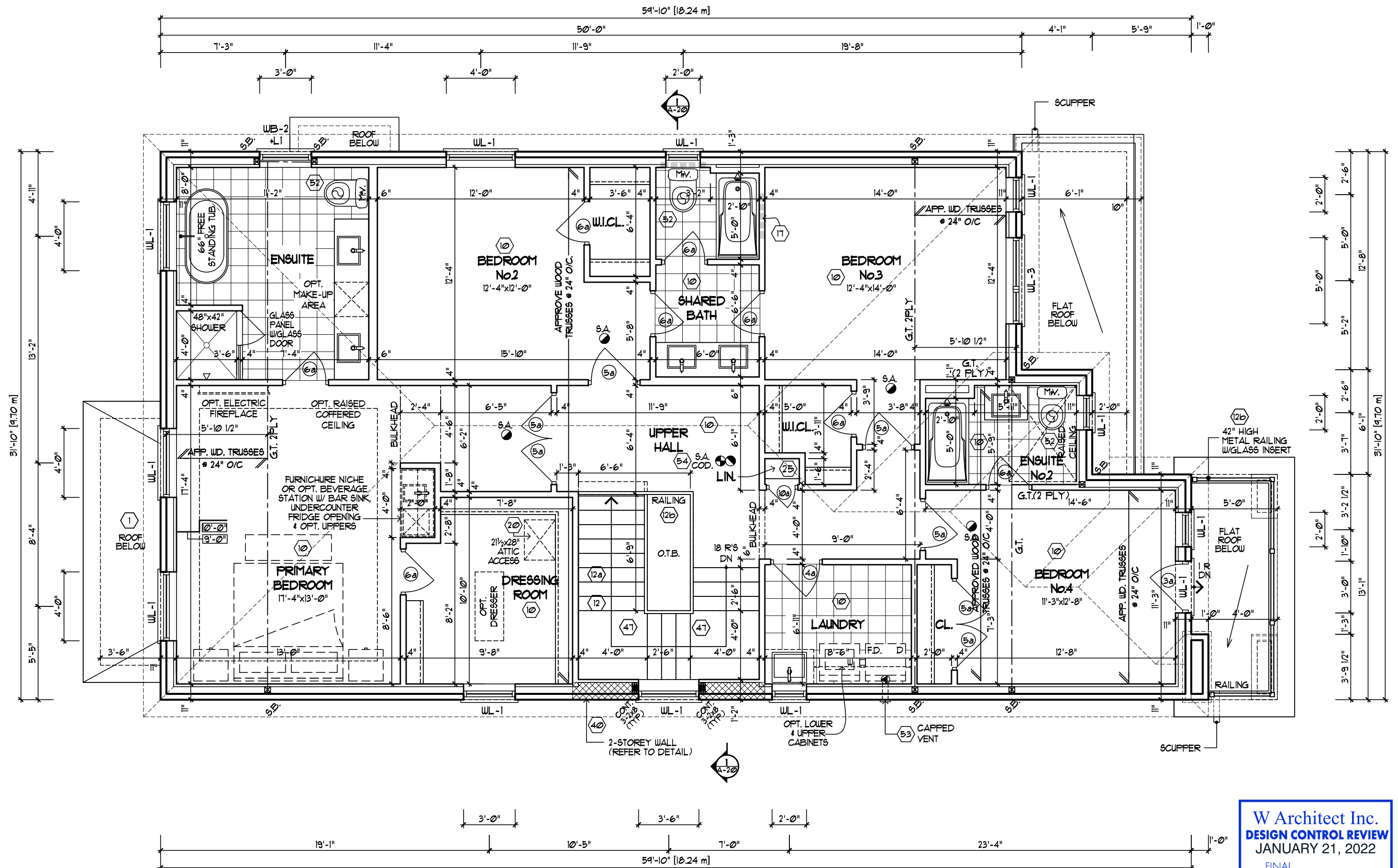
SURIANO DESIGN CONSULTANTS INC.
51 Roysun Road, Unit 1
Vaughan, Ontario L4L 8P9
T. 905-264-0924

SHEET NAME: FIRST FLOOR PLAN FOR ELEVATION B FOR 4 AND 5 BEDROOM		
DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H.	AREA: 3223 SQ.FT.
DATE: OCT. 23/20	TYPE:	PAGE No: <div style="font-size: 2em; text-align: center;">A-14</div>
SCALE: 3/16" = 1' - 0"	PROJECT No: 20-103	

PROJECT NAME:	
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MODEL NAME:

MODEL 40-3 SOPHIA

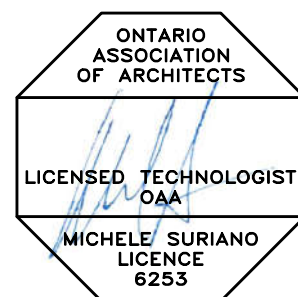
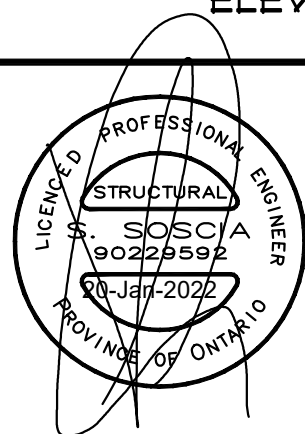


SECOND FLOOR PLAN
ELEVATION B (4 BEDROOM)

W Architect Inc.
DESIGN CONTROL REVIEW
JANUARY 21, 2022
FINAL
RECEIVED BY: GGE
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control and carries no other professional obligations.

MODEL 40-3 SOPHIA

6.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
5.	NOV. 05/21	ISSUED FOR BUILDING PERMIT	MS
4.	SEPT. 21/21	ISSUED TO STRUCT. ENG./HVAC FOR REVIEW AND COMMENTS	MS
3.	MAY 21/21	REVISED AS PER CLIENT COMMENTS	MS
2.	APRIL 05/21	ISSUED TO CLIENT FOR PRICING /BROCHURE	MS
1.	JAN. 29/21	ISSUED TO CLIENT FOR LAST REVIEW / MARKETING	MS
No:	DATE:	REVISION/ISSUED:	BY:



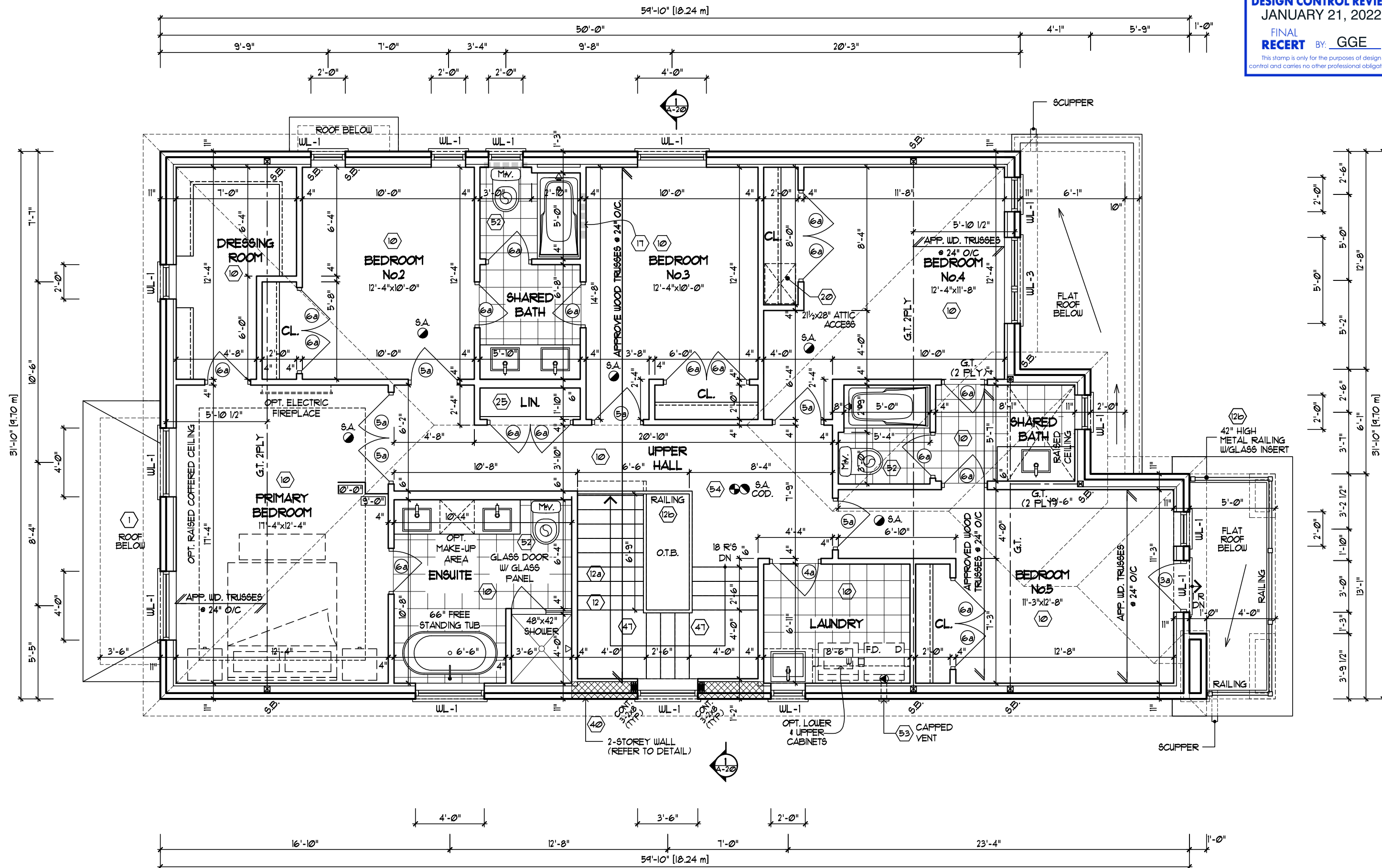
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ARCHITECTURAL DESIGN

SURIANO DESIGN CONSULTANTS INC.
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Vaughan, Ontario L4L 8P9
T. 905-264-0924

SHEET NAME: SECOND FLOOR PLAN FOR ELEVATION B (4 BEDROOM)		
DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H.	AREA: 3223 SQ.FT.
DATE: OCT. 23/20	TYPE:	PAGE No: A-15
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	

ROYAL PINE
HOMES

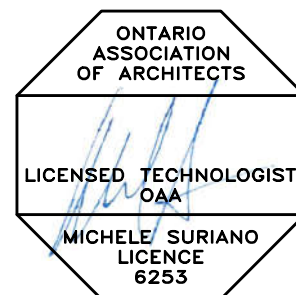
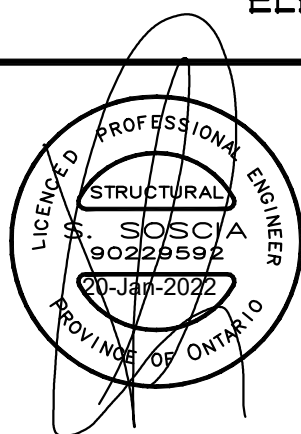
PROJECT NAME:
MODEL NAME:
MODEL 40-3 SOPHIA



SECOND FLOOR PLAN
ELEVATION B (5 BEDROOM)

MODEL 40-3 SOPHIA

6.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
5.	NOV. 05/21	ISSUED FOR BUILDING PERMIT	MS
4.	SEPT. 21/21	ISSUED TO STRUCT. ENG./HVAC FOR REVIEW AND COMMENTS	MS
3.	MAY 21/21	REVISED AS PER CLIENT COMMENTS	MS
2.	APRIL 05/21	ISSUED TO CLIENT FOR PRICING /BROCHURE	MS
1.	JAN. 29/21	ISSUED TO CLIENT FOR LAST REVIEW / MARKETING	MS
No:	DATE:	REVISION/ISSUED:	BY:



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T. 905-264-0924

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DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H.	AREA: 3223 SQ.FT.
DATE: OCT. 23/20	TYPE:	PAGE No: A-16
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	

ROYAL PINE
HOMES

PROJECT NAME:
MODEL NAME:
MODEL 40-3 SOPHIA

NOTE: ROOF OVERHANGS ARE TO BE 12" UNLESS NOTED OTHERWISE ON DRAWINGS

RAILING REQUIRED WHEN PORCH TO GRADE EXCEEDS MORE THAN 2'-0"

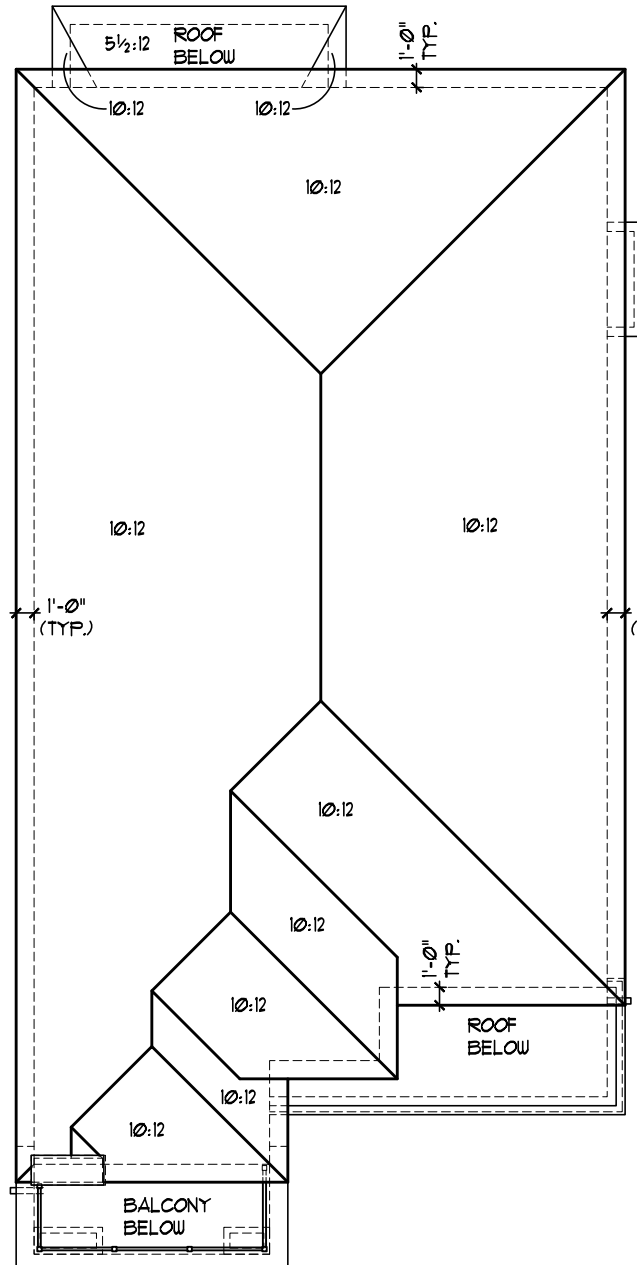
ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS)

REFER TRUSS SHOP DWGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

W Architect Inc.
DESIGN CONTROL REVIEW
JANUARY 21, 2022

FINAL
RECERT BY: GGE

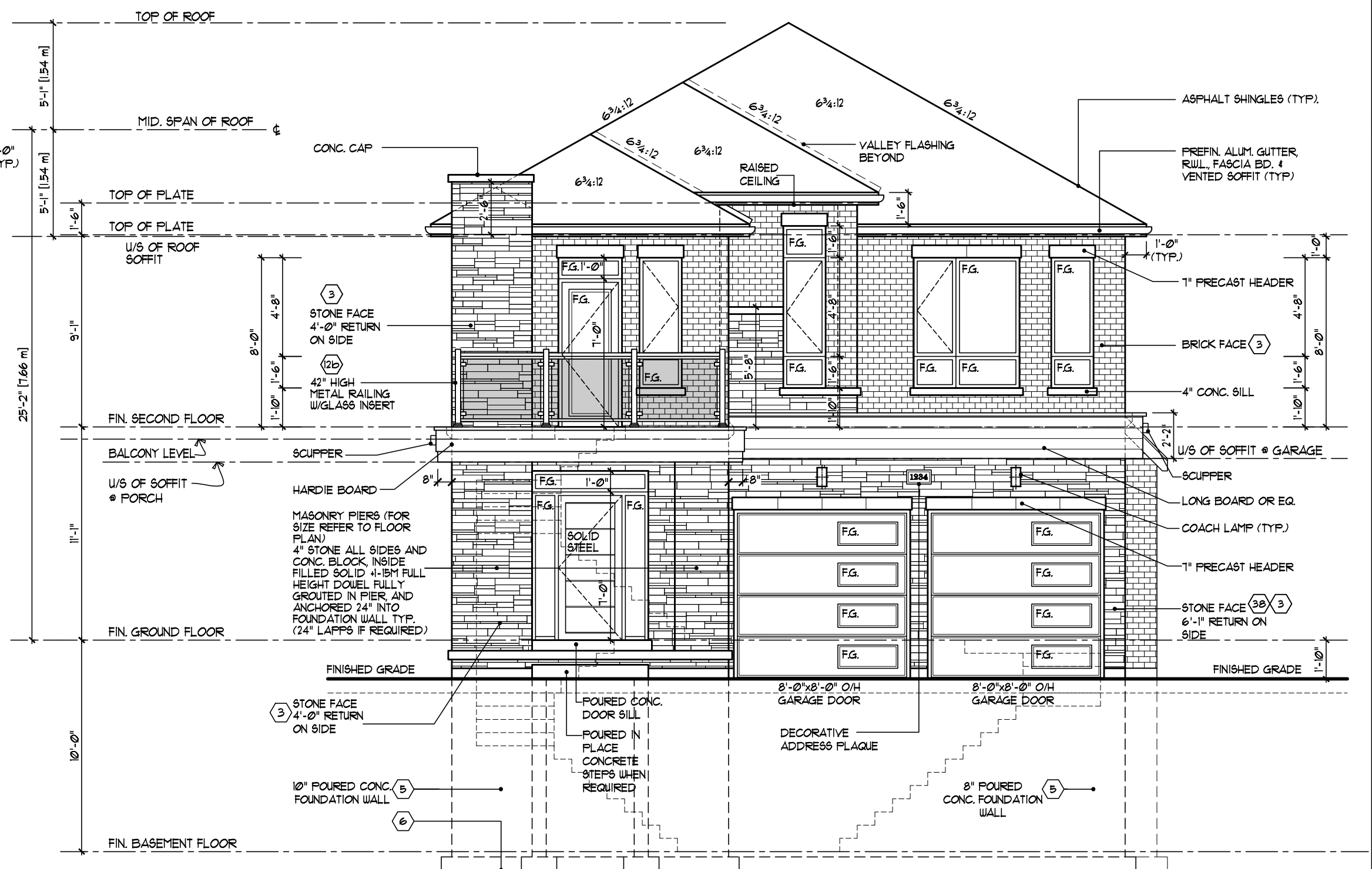
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ROOF PLAN
FOR ELEVATION B
N.T.S.

AREA CALCULATION ELEVATION B

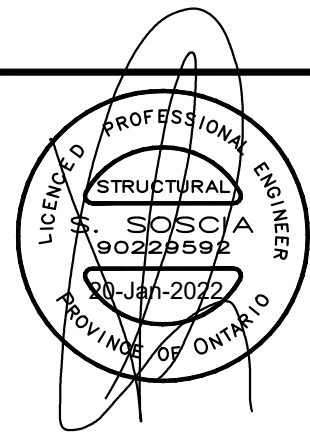
FINISHED BSMT. AREA	0	SQ. FT.
GROUND FLOOR AREA	1498	SQ. FT.
SECOND FLOOR AREA	1745	SQ. FT.
SUBTOTAL	3243	SQ. FT.
	30128	M2
DEDUCT ALL OPEN AREAS	20	SQ. FT.
TOTAL NET AREA	3223	SQ. FT.
	299.43	M2
COVERAGE W/O PORCH	1893	SQ. FT.
	175.81	M2
COVERAGE W/PORCH	1958	SQ. FT.
	181.90	M2



FRONT ELEVATION B

MODEL 40-3 SOPHIA

No.	DATE:	REVISION/ISSUED:	BY:
6.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
5.	NOV. 05/21	ISSUED FOR BUILDING PERMIT	MS
4.	SEPT. 21/21	ISSUED TO STRUCT. ENG./HVAC FOR REVIEW AND COMMENTS	MS
3.	MAY 21/21	REVISED AS PER CLIENT COMMENTS	MS
2.	APRIL 05/21	ISSUED TO CLIENT FOR PRICING /BROCHURE	MS
1.	JAN. 29/21	ISSUED TO CLIENT FOR LAST REVIEW / MARKETING	MS

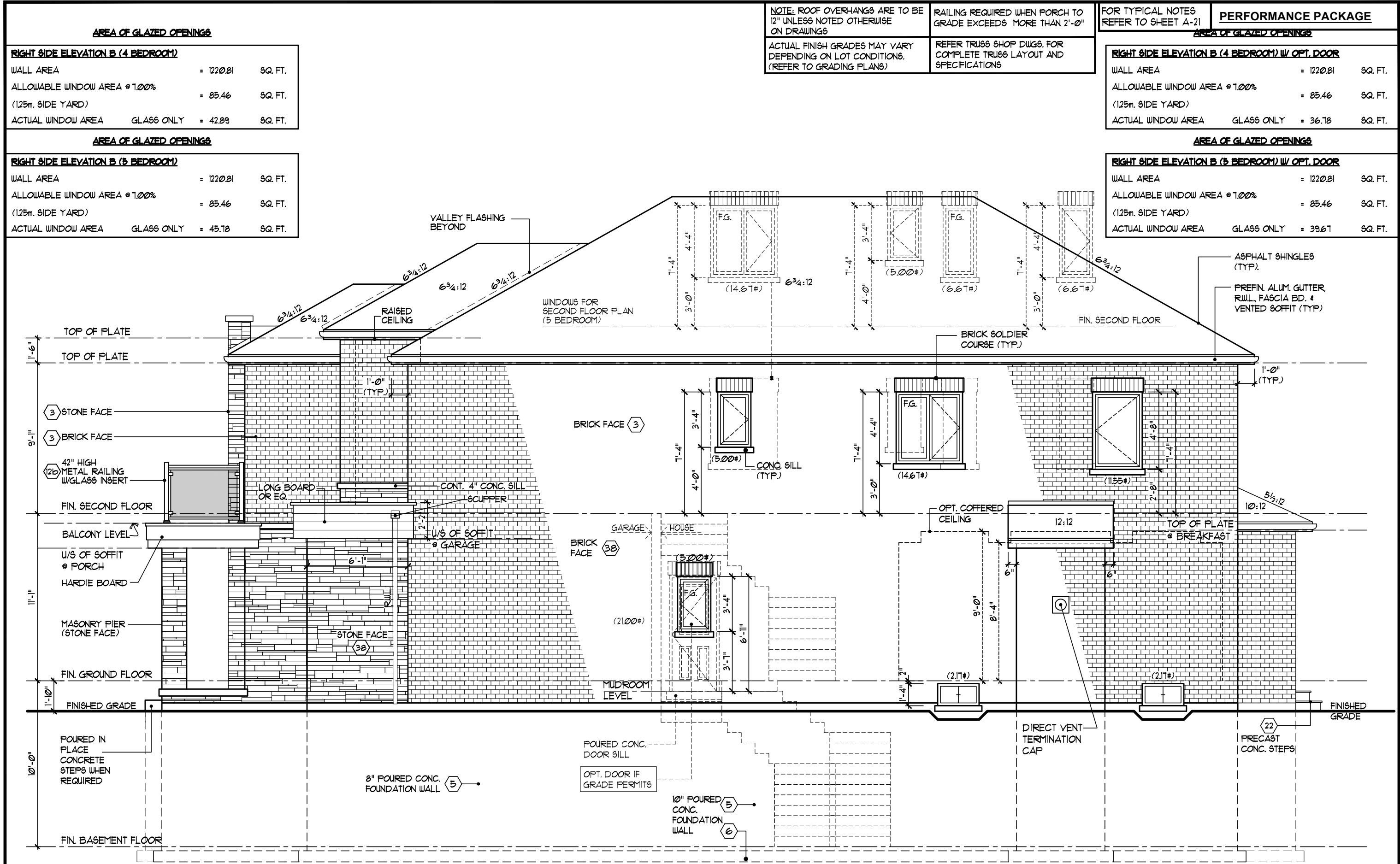


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Vaughan, Ontario L4L 8P9
T. 905-264-0924

SHEET NAME: FRONT ELEVATION B		
DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H.	AREA: 3223 SQ.FT.
DATE: OCT. 23/20	TYPE:	PAGE No: A-17
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	

ROYAL PINE HOMES	
PROJECT NAME:	
MODEL NAME: MODEL 40-3 SOPHIA	

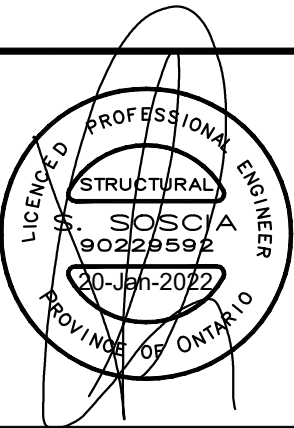


RIGHT SIDE ELEVATION B
FOR 4 AND 5 BEDROOM

W Architect Inc.
DESIGN CONTROL REVIEW
JANUARY 21, 2022
FINAL
RECEIVED BY: GGE
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MODEL 40-3 SOPHIA

6.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
5.	NOV. 05/21	ISSUED FOR BUILDING PERMIT	MS
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SURIANO DESIGN CONSULTANTS INC.
51 Reysun Road, Unit 1
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T. 905-264-0924

SHEET NAME: RIGHT SIDE ELEVATION B FOR 4 AND 5 BEDROOM		
DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H.	AREA: 3223 SQ.FT.
DATE: OCT. 23/20	TYPE:	PAGE No: A-18
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	

ROYAL PINE
HOMES

PROJECT NAME:
MODEL NAME:
MODEL 40-3 SOPHIA

AREA OF GLAZED OPENINGS

LEFT SIDE ELEVATION B (4 BEDROOM)

WALL AREA	= 1448.84	SQ. FT.
ALLOWABLE WINDOW AREA @ 7.00% (125m. SIDE YARD)	= 101.42	SQ. FT.
ACTUAL WINDOW AREA GLASS ONLY	= 89.03	SQ. FT.

AREA OF GLAZED OPENINGS

LEFT SIDE ELEVATION B (5 BEDROOM)

WALL AREA	= 1448.84	SQ. FT.
ALLOWABLE WINDOW AREA @ 7.00% (125m. SIDE YARD)	= 101.42	SQ. FT.
ACTUAL WINDOW AREA GLASS ONLY	= 90.91	SQ. FT.

NOTE: ROOF OVERHANGS ARE TO BE 12" UNLESS NOTED OTHERWISE ON DRAWINGS

ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS)

RAILING REQUIRED WHEN PORCH TO GRADE EXCEEDS MORE THAN 2'-0"

REFER TRUSS SHOP DUGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

FOR TYPICAL NOTES REFER TO SHEET A-21

PERFORMANCE PACKAGE

AREA OF GLAZED OPENINGS

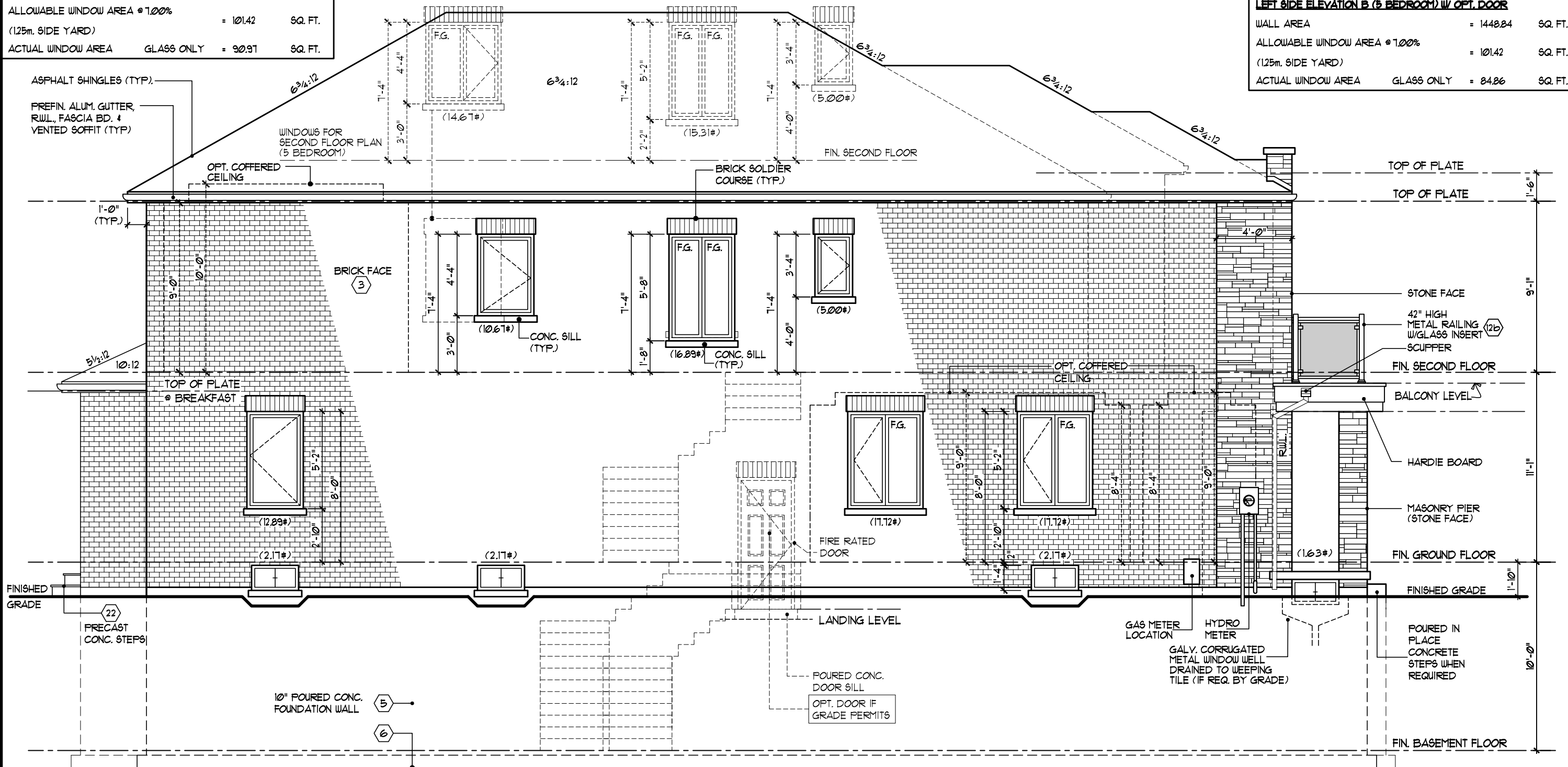
LEFT SIDE ELEVATION B (4 BEDROOM) W/ OPT. DOOR

WALL AREA	= 1448.84	SQ. FT.
ALLOWABLE WINDOW AREA @ 7.00% (125m. SIDE YARD)	= 101.42	SQ. FT.
ACTUAL WINDOW AREA GLASS ONLY	= 81.74	SQ. FT.

AREA OF GLAZED OPENINGS

LEFT SIDE ELEVATION B (5 BEDROOM) W/ OPT. DOOR

WALL AREA	= 1448.84	SQ. FT.
ALLOWABLE WINDOW AREA @ 7.00% (125m. SIDE YARD)	= 101.42	SQ. FT.
ACTUAL WINDOW AREA GLASS ONLY	= 84.86	SQ. FT.

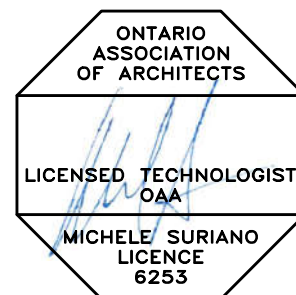
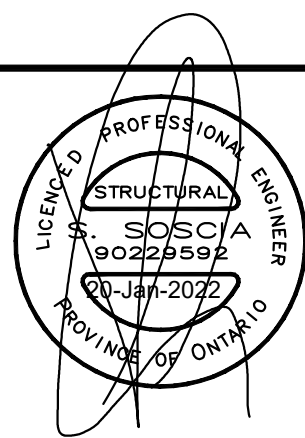


LEFT SIDE ELEVATION B
FOR 4 AND 5 BEDROOM

W Architect Inc.
DESIGN CONTROL REVIEW
JANUARY 21, 2022
FINAL
RECERT BY: GGE
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MODEL 40-3 SOPHIA

6.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
5.	NOV. 05/21	ISSUED FOR BUILDING PERMIT	MS
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1.	JAN. 29/21	ISSUED TO CLIENT FOR LAST REVIEW / MARKETING	MS
No:	DATE:	REVISION/ISSUED:	BY:



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ARCHITECTURAL DESIGN

SURIANO DESIGN CONSULTANTS INC.
51 Roysun Road, Unit 1
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T. 905-264-0924

SHEET NAME: LEFT SIDE ELEVATION B FOR 4 AND 5 BEDROOM		
DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H.	AREA: 3223 SQ.FT.
DATE: OCT. 23/20	TYPE:	PAGE No: A-19
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	

ROYAL PINE
HOMES

PROJECT NAME:
MODEL NAME:
MODEL 40-3 SOPHIA

FOR TYPICAL NOTES
REFER TO SHEET A-21

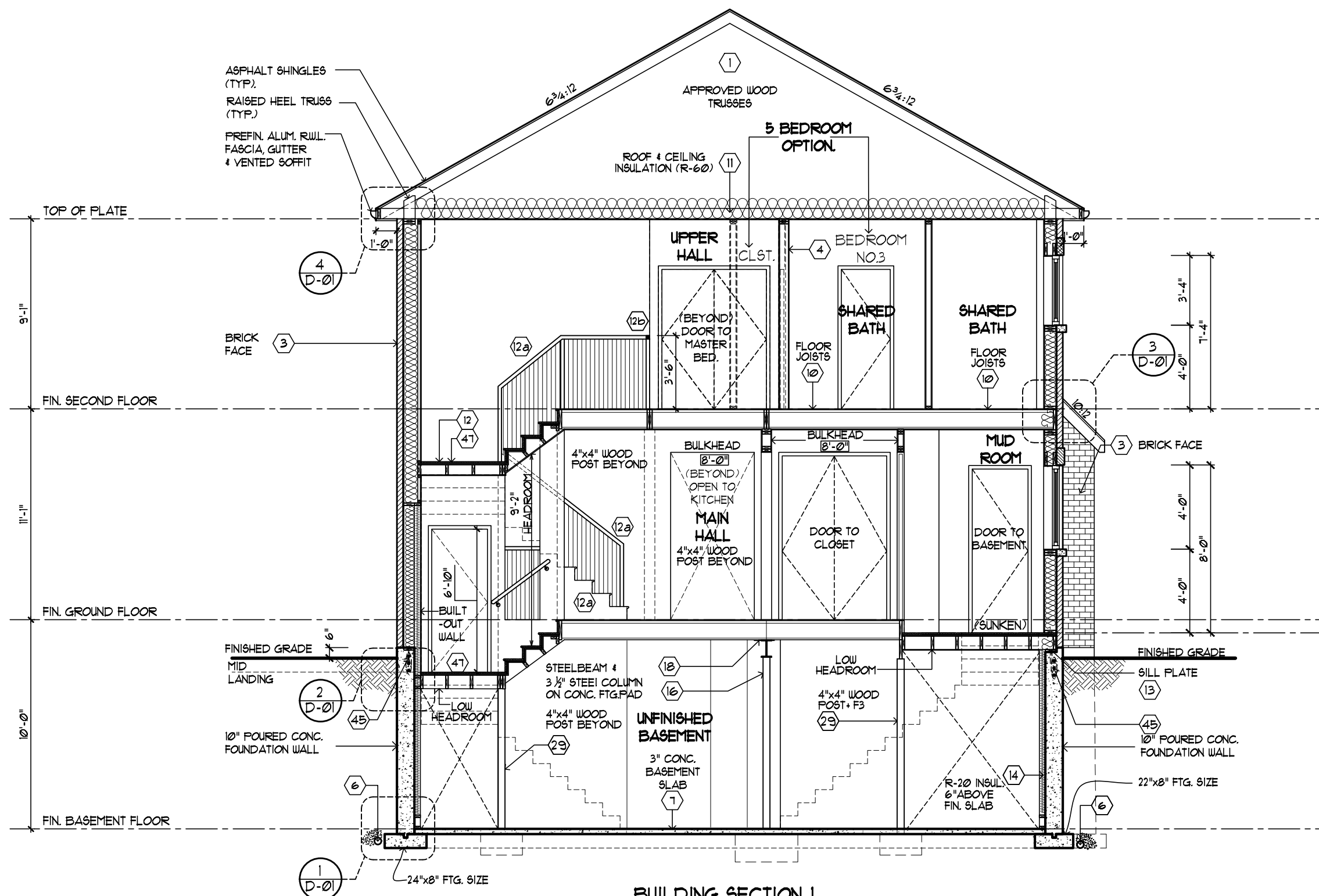
PERFORMANCE PACKAGE

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REFER TRUSS SHOP DWGS. FOR
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SPECIFICATIONS

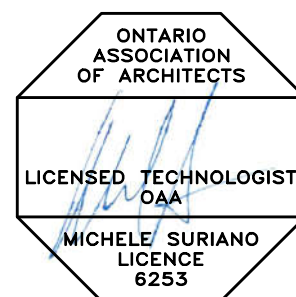
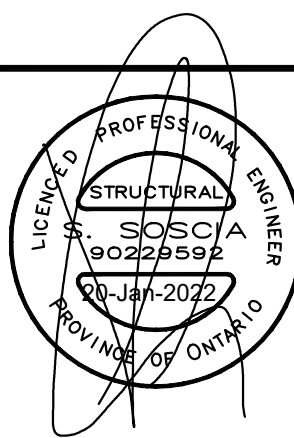


BUILDING SECTION I
FOR ELEVATION B FOR 4
AND 5 BEDROOM

W Architect Inc.
DESIGN CONTROL REVIEW
JANUARY 21, 2022
FINAL
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SHEET NAME: BUILDING SECTION I FOR ELEVATION B FOR 4 AND 5 BEDROOM		
DATE PLOTTED: DEC. 08/21	DRAWN BY: FK-S	AREA: 3223 SQ.FT.
DATE: OCT. 23/20	TYPE:	PAGE No: A-20
SCALE: 3/16" = 1'-0"	PROJECT No: 20-103	

ROYAL PINE
HOMES

PROJECT NAME:
MODEL NAME:
MODEL 40-3 SOPHIA

TYPICAL BASEMENT FLOOR PLAN NOTES:

TYPICAL NOTES:

ALL CONCRETE FOOTING SHALL REST ON UNDISTURBED SOIL WITH A MIN. ALLOWABLE BEARING CAPACITY OF 150 Kpa (3000 PSF) AND BE FOUNDED A MIN. OF 4'-0" BELOW FINISHED GRADE.

CONCRETE STRENGTH FOR FOOTINGS SHALL BE A MIN. OF **25 MPa**, OR **3750 PSI**, AS PER OBC TABLE 9.15.4.2.A.

CONCRETE STRENGTH FOR GARAGE SLAB, CONCRETE PORCHES AND STEPS SHALL BE A MIN. **32 MPa**, WITH 5 - 8% ENTRAINMENT, UNLESS NOTED OTHERWISE.

CONCRETE STRIP FOOTING SIZE FOR 10" P. CONC. WALLS SHALL BE MIN. OF **8"x22"** UNREINFORCED FOR UP TO 16'-0" JOIST SPAN.

THE ABOVE FOOTING SIZE WILL BE USED FOR FOUNDATION WALLS WHICH SUPPORT 2 STOREYS OF BRICK VENEER WALL CONSTRUCTION, 2 FLOORS AND ROOF OF LIGHT WOOD FRAME CONSTRUCTION, WITH SPAN OF SUPPORTED JOIST THAT DO NOT EXCEED 4.9m (16'-1") AT A SPECIFIED LIVE LOAD OF NOT GREATER THAN 2.4 Kpa (50 PSF).

REFER TO BASEMENT PLAN FOR FOOTING SIZES IN AREAS EXCEEDING THE ABOVE CONDITIONS.

3/4" SUB FLOOR TO BE GLUED & NAILED (TYP.)

REFER JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & LAYOUT.

ALL JOISTS UNDER CERAMIC TILES TO BE INSTALLED AS PER JOIST MANUF. SHOP DRAWINGS.

ALL LVL'S SHALL BE 1.8E/2.0E GRADE MICROLAM LVL OR BETTER U.S.O.

BRICK VENEER LINTELS

WL1	= 3 1/2" x 3 1/2" x 1/4"	(90x90x6)	+ 2- 2" x 8"	SFF
WL2	= 4" x 3 1/2" x 5/16"	(100x90x8)	+ 2- 2" x 8"	SFF
WL3	= 5" x 3 1/2" x 5/16"	(125x90x8)	+ 2- 2" x 10"	SFF
WL4	= 6" x 3 1/2" x 3/8"	(150x90x10)	+ 2- 2" x 12"	SFF
WL5	= 6" x 4" x 3/8"	(150x100x10)	+ 2- 2" x 12"	SFF
WL6	= 5" x 3 1/2" x 5/16"	(125x90x8)	+ 2- 2" x 12"	SFF
WL7	= 5" x 3 1/2" x 5/16"	(125x90x8)	+ 3- 2" x 10"	SFF
WL8	= 5" x 3 1/2" x 5/16"	(125x90x8)	+ 3- 2" x 12"	SFF
WL9	= 6" x 4" x 5/16"	(150x100x10)	+ 3- 2" x 12"	SFF

CI= 3 1/2"x1 1/4" STEEL COL. ON CONC. FTG.
+ 6"x6"x1/2" BASE & CAP PLATE. WELD TO BM. ANCHOR TO FTG. W/ 2- 1/2"x6" AB

F1= 36"x36"x16"

F2= 24"x24"x12"

F3= 18"x18"x8"

ALL RETURN AIR PARTITIONS TO BE 6" - REFER TO HVAC DRAWINGS

SOLID BEARING:

SB MINIMUM 3-2"x4" OR 3-2"x6" BUILT UP COLUMNS

BUILT UP COLUMNS:

- NAILED W/ 1 ROW FOR 2"x4" COLUMN
- NAILED W/ 2 ROW FOR 2"x6" COLUMN
- NAIL LENGTH TO MATCH TOTAL BUILT UP WIDTH
- NAILS SPACED @ 8" O/C
- PROVIDE SQUASH BLOCKS TO TRANSFER POINT LOADS BETWEEN FLOORS

STEEL LINTELS

L1	= 3 1/2" x 3 1/2" x 1/4"	(89x89x6.4)
L2	= 4" x 3 1/2" x 5/16"	(102x89x7.9)
L3	= 5" x 3 1/2" x 5/16"	(127x89x7.9)
L4	= 6" x 3 1/2" x 3/8"	(152x89x9.5)
L5	= 6" x 4" x 3/8"	(152x102x9.5)
L6	= 7" x 4" x 3/8"	(178x102x9.5)
L7	= 7" x 4" x 1/2"	(178x102x13)

WOOD LINTELS AND BEAMS

WB1	= 2- 2" x 8"	SFF
WB2	= 3- 2" x 8"	SFF
WB3	= 2- 2" x 10"	SFF
WB4	= 3- 2" x 10"	SFF
WB5	= 2- 2" x 12"	SFF
WB6	= 3- 2" x 12"	SFF
WB7	= 5- 2" x 12"	SFF
WB11	= 4- 2" x 10"	SFF
WB12	= 4- 2" x 12"	SFF

FOR APPROVED ENGINEERED FLOOR JOIST SYSTEM, INCLUDING BEAMS AND SUPPORT, REFER TO THE APPROVED ENGINEERED FLOOR LAY OUT ENCLOSED

FOR TYPICAL NOTES
REFER TO SHEET A-21

PERFORMANCE PACKAGE

TYPICAL ELEVATION NOTES:

REFER TO TRUSS SHOP DWGS.
FOR COMPLETE TRUSS LAYOUT
AND SPECIFICATIONS

NOTE: ELEVATIONS DO NOT REPRESENT
ACTUAL FINISHED GRADES (REFER TO
GRADING PLANS)

RAILING REQUIRED WHEN PORCH TO
GRADE EXCEEDS MORE THAN 2'-0"

REFER JOIST MANUFACTURER'S
SPECIFICATIONS FOR ALL
TECHNICAL DETAILS & INFO.

TYPICAL GROUND FLOOR PLAN NOTES:

ALL RETURN AIR PARTITIONS TO BE 6" - REFER TO HVAC DRAWINGS

9'-0"
8'-4" DENOTES CEILING HEIGHT

TYPICAL GROUND FLOOR NOTES

- REFER JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & LAYOUT
- 5/8" SUB-FLOOR TO BE GLUED & NAILED (TYP.)
- ALL JOISTS UNDER CERAMIC TILES TO BE INSTALLED AS PER JOIST MANUF. SHOP DWGS.
- ALL LVL'S SHALL BE 1.8E GRADE MICROLAM LVL OR BETTER U.S.O.

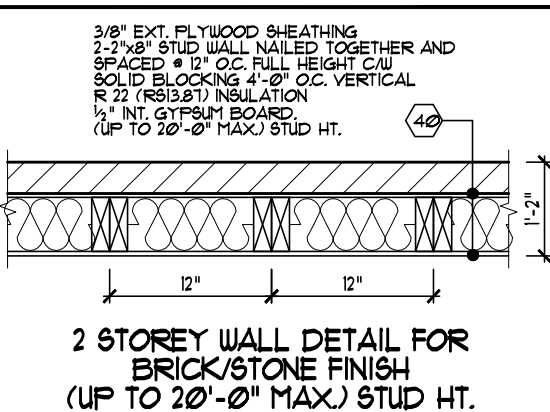
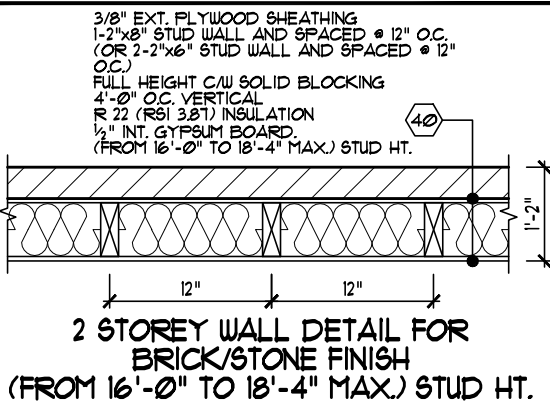
FOR APPROVED ENGINEERED FLOOR JOIST SYSTEM, INCLUDING BEAMS AND SUPPORT, REFER TO THE APPROVED ENGINEERED FLOOR LAY OUT ENCLOSED

ALL GARAGE DOORS INTO THE HOUSE SHALL BE GAS PROOFED AND HAVE SELF-CLOSING DEVICES. EACH DOOR SHALL HAVE STAIRS CONFORMING TO O.B.C. SECTION 9.8

W Architect Inc.
DESIGN CONTROL REVIEW
JANUARY 21, 2022

FINAL
RECERT BY: GGE

This stamp is only for the purposes of design
control and carries no other professional obligations.



TYPICAL SECOND FLOOR PLAN NOTES:

REFER TRUSS SHOP DWGS. FOR COMPLETE TRUSS
LAYOUT AND SPECIFICATIONS

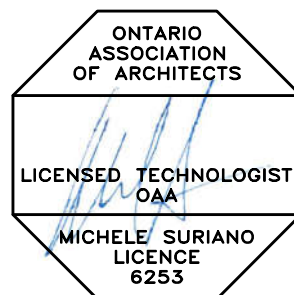
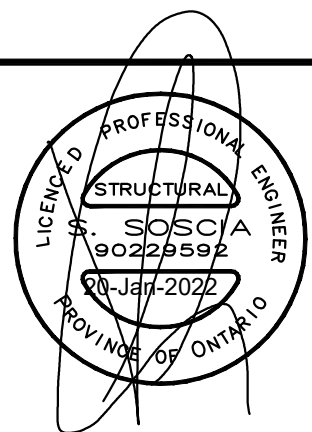
ALL RETURN AIR PARTITIONS TO BE 6". REFER TO HVAC
DRAWINGS

10'-0"
9'-0" DENOTES CEILING HEIGHT

11 DENOTES STUD WALL REINFORCED FOR
FUTURE GRAB BARS. REFER TO DETAIL 3/D-10

MODEL 40-3 SOPHIA

No:	DATE:	REVISION/ISSUED:	BY:
6.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
5.	NOV. 05/21	ISSUED FOR BUILDING PERMIT	MS
4.	SEPT. 21/21	ISSUED TO STRUCT. ENG./HVAC FOR REVIEW AND COMMENTS	MS
3.	MAY 21/21	REVISED AS PER CLIENT COMMENTS	MS
2.	APRIL 05/21	ISSUED TO CLIENT FOR PRICING /BROCHURE	MS
1.	JAN. 29/21	ISSUED TO CLIENT FOR LAST REVIEW / MARKETING	MS



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