

A FIREWALL IS REQUIRED IF THE BUILDING AREA IS GREATER THAN 600 m2 (6458 sq ft) AS PER BUILDING CODE PART 9 LIMITATIONS SECTION 1.1.2.4.(1) ** DEFINITION OF BUILDING AREA AS PER PART 1.4.1.2 IS THE EXTENT OF THE GREATEST HORIZONTAL BUILDING EXTERIOR WALLS ABOVE GRADE TO IF REQ'D THE CENTER OF THE FIREWALL (DEMISING LINE) BUILDING AREA CALCULATION FOR FIREWALLS AS PER O.B.C. PART 1 SECTION 1.1.2.4.(1). PART 3.1. & 9.10.

	O D O TANT I SECTION I I	24(1), 17(11) 31 03 10
	SECTION	BUILDING AREA
	LOTS 73 - 75	3088 sq ft
	LO13 73 - 75	287 sq m
	LOTS 76 - 80	5102 sq ft
	LO13 70 - 00	474 sq m
	LOT(S) ###	0 sq ft
	LOT(3) ###	0.00 sq m

GENERAL NOTES

1. PROVIDE FIRESTOPS AS REQUIRED BY O.B.C. 9.10.16 2. REFER TO UNIT WORKING DRAWINGS, ENGINEERS DRAWINGS AND SITEPLAN FOR ADDITIONAL INFORMATION AND VERIFICATION.

3. REFER TO ROOF TRUSS MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.

4. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB REPORT ANY DISCREPANCIES TO ROYAL PINE HOMES BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF ROYAL PINE HOMES

5. COMBUSTIBLE PROJECTIONS ON THE EXTERIOR OF A WALL THAT ARE MORE THAN 1100mm (3 ft 3 in) ABOVE GROUND SHALL NOT BE PERMITTED WITHIN 1.2m (3 ft 11 in) OF A PROPERTY LINE OR CENTRE LINE OF A PUBLIC WAY OR 2.4m (7 ft 10 in) OF A COMBUSTIBLE PROJECTION ON ANOTHER BUILDING ON THE SAME PROPERTY AS PER PART 9 SECTION 9.10.14.5.(5)

LEGEND

 ↑ POURED IN PLACE STEPS WITH MASONRY VENEER ON SIDES.

♠ DROP OR RAISE BANDING BY AMOUNT INDICATED.

 $\sqrt{3}$ ADD BANDING AND/OR TRIM AS INDICATED.

4 ADDED CAMBERED HEADERS.

 $\sqrt{5}$ 8'-0" X 8'-0" GARAGE DOORS.

6 DROPPED OR RAISED SOFFIT AS INDICATED.

ADJUSTED ROOF OVERHANG AS INDICATED ON $\stackrel{\triangle}{=}$ roof plan.

8 PROVIDE GUARD PER CONSTRUCTION NOTE 11

9 FOYER SUNKEN AS INDICATED

10 LIGHT FIXTURE RELOCATED AS INDICATED.

WALL TYPE LEGEND

FRR	LINE TYPE	DETAIL
45 M I N		SECTION 1, 2
60 MIN		SECTION 8 (BL

DETAILS		
No. No.division-page	TITLE	
01.1-1	MASONRY VENEER, 2"x6" STUDS, 2 STOREY WALL SECTION	

TYP. 1HR PARTY WALL SECTION, PARALLEL ROOF TRUSSES, 8' CONC. BLOCK TYP. 1 HR. PARTYWALL SECTION AT GARAGE, PRALLEL ROOF TRUSSES, 8" CONC. BLC

01.1-3 MASONRY VENEER, 2"x4" STUDS, 1 STOREY GARAGE WALL SECTION

TYP. 8" BLOCK PARTYWALL AT OPEN 2 STOREY CONDITION

08.8-5 8" BLOCK PARTYWALL, BRICK VENEER, FLUSH UNIT

08.8-5 8" BLOCK PARTYWALL, BRICK VENEER, STAGGERED UNIT

08.8-8 8" BLOCK PARTYWALL, FLUSH AT GARAGE, BRICK VENEER

8" BLOCK PARTYWALL, STAGGERED GARAGES, BRICK VENEER

REQUIRED FIRE STOPPING AT SOFFITS SECTION

TYP. 2 HR. FIREWALL SECTION PARALLEL ROOF TRUSSES - 8" FOUNDATIO 10.10-2 TYP. 2 HR. FIREWALL SECTION PARALLEL ROOF TRUSSES - W/ VARIED FLOOR LEV

10.10-3 TYP. 2 HR. FIREWALL, BRICK VENEER, STAGGERED UNIT 10.10-7 TYP. 2 HR. FIREWALL, BRICK VENEER, FLUSH UNIT

PACKAGE

10.10-7 TYP. 2 HR. FIREWALL PROJECTION, BRICK VENEER, @ DECK PAIRING SB-12 (SECTION 2.1.1) COMPLIANCE **A**1

5.	ISSUED FOR FINAL	-	ľ
4.	UPDATED UNIT 2011 AS PER ZONING	-	
3.	REVISED AS PER A/C COMMENTS	-	
2.	REVISED AS PER CLIENT COMMENTS	-	
1.	ISSUED FOR CLIENT REVIEW .	2024.10.03	
NO.	DESCRIPTION	YYYY.MM.DD	ĺ
RE	VISIONS		



ROYAL PINE HOMES 'GROVETRAIL PH. 3", WEST GORMELY, ON.

BLOCK 242

LOTS 73 - 80 BASEMENT & GROUND FLOOR PLAN REV.2024.10.03

1/8"=1'-0"

ROOF PLAN

A FIREWALL IS REQUIRED IF THE BUILDING AREA IS GREATER THAN 600 m2 (6458 sq ft) AS PER BUILDING CODE PART 9 LIMITATIONS SECTION 1.1.2.4.(1) ** DEFINITION OF BUILDING AREA AS PER PART 1.4.1.2. IS THE EXTENT OF THE GREATEST HORIZONTAL BUILDING EXTERIOR WALLS ABOVE GRADE TO IF REQ'D THE CENTER OF THE FIREWALL (DEMISING LINE) BUILDING AREA CALCULATION FOR FIREWALLS AS PE

O.B.C. PART 1 SECTION 1.1.2.4.(1), PART 3.1. & 9.10. SECTION **BUILDING AREA** LOTS 73 - 75 287 sq m 5102 sq ft LOTS 76 - 80 474 sq m 0 sq ft 0.00 sq m LOT(S) ###

GENERAL NOTES

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3. REFER TO ROOF TRUSS MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.

4. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB REPORT ANY DISCREPANCIES TO ROYAL PINE HOMES BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF ROYAL PINE HOMES

5. COMBUSTIBLE PROJECTIONS ON THE EXTERIOR OF A WALL THAT ARE MORE THAN 1100mm (3 ft 3 in) ABOVE GROUND SHALL NOT BE PERMITTED WITHIN 1.2m (3 ft 11 in) OF A PROPERTY LINE OR CENTRE LINE OF A PUBLIC WAY OR 2.4m (7 ft 10 in) OF A COMBUSTIBLE PROJECTION ON ANOTHER BUILDING ON THE SAME PROPERTY AS PER PART 9 SECTION 9.10.14.5.(5)

LEGEND

VENEER ON SIDES.

DROP OR RAISE BANDING BY AMOUNT INDICATED.

 $\sqrt{3}$ ADD BANDING AND/OR TRIM AS INDICATED.

4 ADDED CAMBERED HEADERS.

<u>√5</u> 8'-0" X 8'-0" GARAGE DOORS.

6 DROPPED OR RAISED SOFFIT AS INDICATED.

ADJUSTED ROOF OVERHANG AS INDICATED ON ROOF PLAN.

8 PROVIDE GUARD PER CONSTRUCTION NOTE 11

5 FOYER SUNKEN AS INDICATED

LIGHT FIXTURE RELOCATED AS INDICATED.

WALL TYPE LEGEND

LINE TYPE DETAILS 60 MIN SECTION 8 (BLOCK)
SECTION 9 (WOOD STUD SECTION 10

MASONRY VENEER, 2"x6" STUDS, 2 STOREY WALL SECTION

MASONRY VENEER, 2"x4" STUDS, 1 STOREY GARAGE WALL SECTIO

TYP. 1HR PARTY WALL SECTION, PARALLEL ROOF TRUSSES, 8' CONC. BLOCK

TYP. 1 HR. PARTYWALL SECTION AT GARAGE, PRALLEL ROOF TRUSSES, 8" CONC. BLC TYP. UTILITY FROST PROTECTION AT U/S OF GARAGE CEILING SPACE, TYP. BLOCK PARTYW

08.8-5 TYP. 8" BLOCK PARTYWALL AT OPEN 2 STOREY CONDITION

08.8-5 8" BLOCK PARTYWALL, BRICK VENEER, FLUSH UNIT

08.8-5 8" BLOCK PARTYWALL, BRICK VENEER, STAGGERED UNIT

08.8-8 8" BLOCK PARTYWALL, FLUSH AT GARAGE, BRICK VENEER 08.8-8 8" BLOCK PARTYWALL, STAGGERED UNIT & GARAGE, BRICK VENEER

08.8-8 8" BLOCK PARTYWALL, STAGGERED GARAGES, BRICK VENEER

08.8-8 REQUIRED FIRE STOPPING AT SOFFITS SECTION

10.10-1 TYP. 2 HR. FIREWALL SECTION PARALLEL ROOF TRUSSES - 8" FOUNDATIO 10.10-2 TYP. 2 HR. FIREWALL SECTION PARALLEL ROOF TRUSSES - W/ VARIED FLOOR LEV 10.10-3 TYP. 2 HR. FIREWALL, BRICK VENEER, STAGGERED UNIT

10.10-3 TYP. 2 HR. FIREWALL, BRICK VENEER AT PORCH 10.10-7 TYP. 2 HR. FIREWALL, BRICK VENEER, FLUSH UNIT

10.10-7 TYP. 2 HR. FIREWALL PROJECTION, BRICK VENEER, @ DECK PAIRING

COMPLIANCE SB-12 (SECTION 2.1.1) **A**1 **PACKAGE**

5.	ISSUED FOR FINAL	-
4.	UPDATED UNIT 2011 AS PER ZONING	-
3.	REVISED AS PER A/C COMMENTS	-
2.	REVISED AS PER CLIENT COMMENTS	-
1.	ISSUED FOR CLIENT REVIEW	2024.10.03
NO.	DESCRIPTION	YYYY.MM.DD
RE	EVISIONS	



ROYAL PINE HOMES 'GROVETRAIL PH. 3", WEST GORMELY, ON.

BLOCK 242 LOTS 73 - 80

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SECOND FLOOR & ROOF PLAN

REV.2024.10.03 1/8"=1'-0"



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	SECTION	BUILDING AREA
	LOTS 73 - 75	3088 sq ft
	LO13 73 - 75	287 sq m
-	LOTS 76 - 80	5102 sq ft
	LO13 76 - 80	474 sq m
	LOT(S) ###	0 sq ft
	LOT(3) ###	0.00

GENERAL NOTES

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LEGEND

 ↑ POURED IN PLACE STEPS WITH MASONRY VENEER ON SIDES.

INDICATED.

ADD BANDING AND/OR TRIM AS INDICATED.

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9 FOYER SUNKEN AS INDICATED

LIGHT FIXTURE RELOCATED AS INDICATED.

WALL TYPE LEGEND EDD LINE TYPE DETAILS

FRR	LINE TYPE	DETAILS
45 M I N		SECTION 1, 2 & 3
60 M I N		SECTION 8 (BLOCK SECTION 9 (WOOD S

DETAILS

TITLE MASONRY VENEER, 2"x6" STUDS, 2 STOREY WALL SECTION MASONRY VENEER, 2"x4" STUDS, 1 STOREY GARAGE WALL SECTION

TYP. 1HR PARTY WALL SECTION, PARALLEL ROOF TRUSSES, 81 CONC. BLOCK

YP. 1 HR. PARTYWALL SECTION AT GARAGE, PRALLEL ROOF TRUSSES, 8" CONC. BLC

YP. 8" BLOCK PARTYWALL AT OPEN 2 STOREY CONDITION

B" BLOCK PARTYWALL, BRICK VENEER, FLUSH UNIT

8" BLOCK PARTYWALL, BRICK VENEER, STAGGERED UNIT B" BLOCK PARTYWALL, FLUSH AT GARAGE, BRICK VENEER

B" BLOCK PARTYWALL, STAGGERED UNIT & GARAGE, BRICK VENEER

B" BLOCK PARTYWALL, STAGGERED GARAGES, BRICK VENEER

REQUIRED FIRE STOPPING AT SOFFITS SECTION

YP. 2 HR. FIREWALL SECTION PARALLEL ROOF TRUSSES - 8" FOUNDATIO

TYP. 2 HR. FIREWALL SECTION PARALLEL ROOF TRUSSES - W/ VARIED FLOOR LEV

TYP. 2 HR. FIREWALL, BRICK VENEER, STAGGERED UNIT

TYP. 2 HR. FIREWALL, BRICK VENEER AT PORCH

PACKAGE

10.10-7 TYP. 2 HR. FIREWALL, BRICK VENEER, FLUSH UNIT 10.10-7 TYP. 2 HR. FIREWALL PROJECTION, BRICK VENEER, @ DECK PAIRING

SB-12 (SECTION 2.1.1) COMPLIANCE **A**1

5.	ISSUED FOR FINAL	-	
4.	UPDATED UNIT 2011 AS PER ZONING .	-	
3.	REVISED AS PER A/C COMMENTS	-	
2.	REVISED AS PER CLIENT COMMENTS	-	

REVISIONS

ISSUED FOR CLIENT REVIEW

NO. DESCRIPTION



ROYAL PINE HOMES GROVETRAIL PH. 3", WEST GORMELY, ON.

BLOCK 242 LOTS 73 - 80

ELEVATIONS REV.2024.10.03

1/8"=1'-0"