




[illegible]

FLOOR AREA CALCULATIONS			
ELEVATION	ELEVATION A	ELEVATION B	ELEVATION C
FIRST FLOOR	2723	2052	2052
SECOND FLOOR	2213	2152	2156
TOTAL (ft <sup>2</sup> )	4286	4204	4208
DEDUCT O.T.B.	0	0	0
TOTAL (ft <sup>2</sup> )	4286	4204	4208
FIN. BASEMENT	84	84	84
TOTAL (ft <sup>2</sup> )	4370	4288	4292
LOFT PLAN	N/A	N/A	N/A
TOTAL (ft <sup>2</sup> )	4370	4288	4292
(m <sup>2</sup> )	405.99	398.37	398.74
COVERAGE (ft <sup>2</sup> )	2010	2490	2490
W/O PORCH (m <sup>2</sup> )	233.19	231.33	231.33
COVERAGE (ft <sup>2</sup> )	2741	2720	2721
W/ PORCH (m <sup>2</sup> )	254.65	252.70	252.79












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	<p>PROJECT NUMBER  <b>12011</b></p>
	<p>PAGE  <b>A1</b></p>





## LEGEND / PLANS

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

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FIRM BCIN	26995

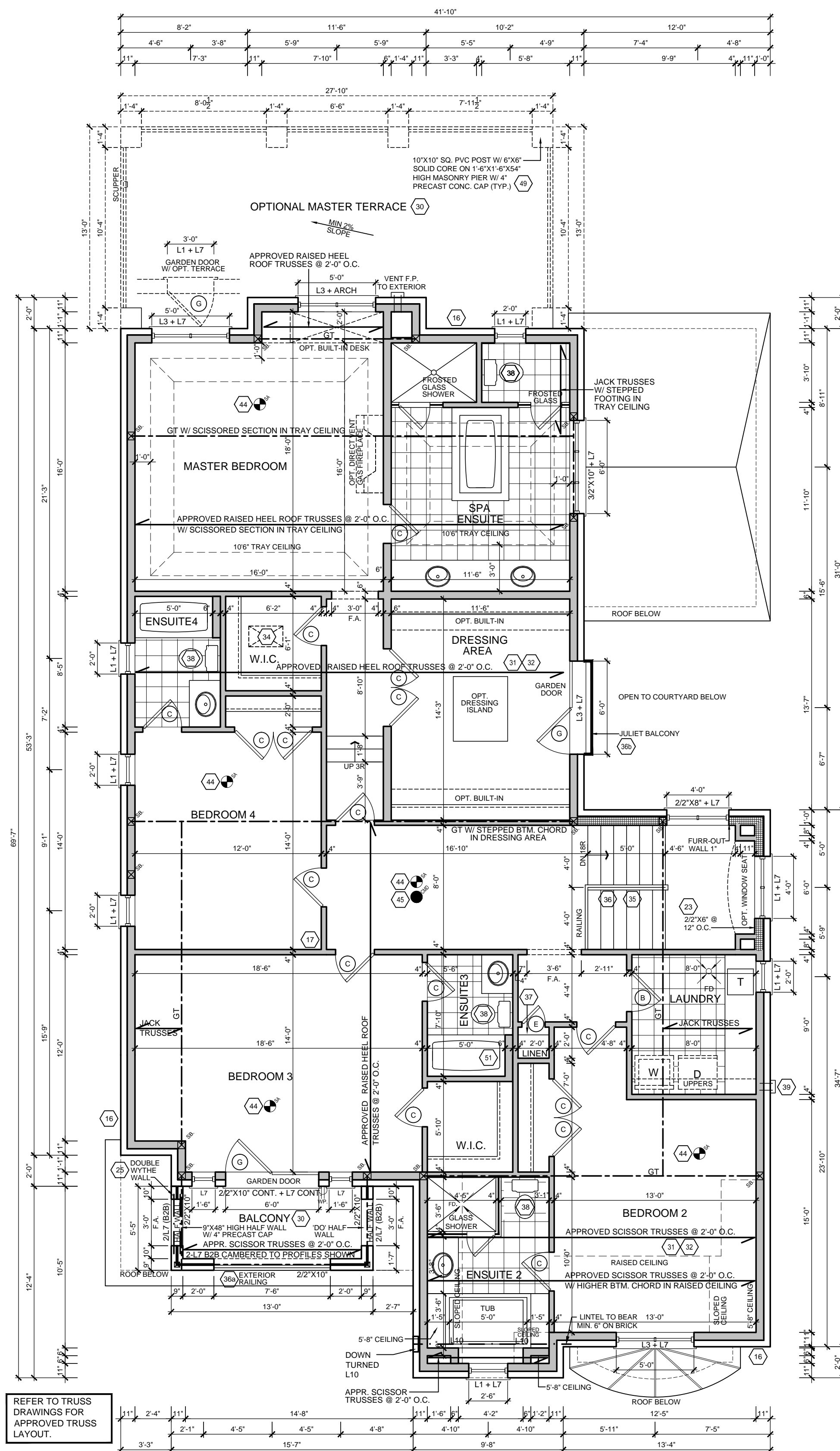
**FEBRUARY 14, 2014**

DATE	SIGNATURE
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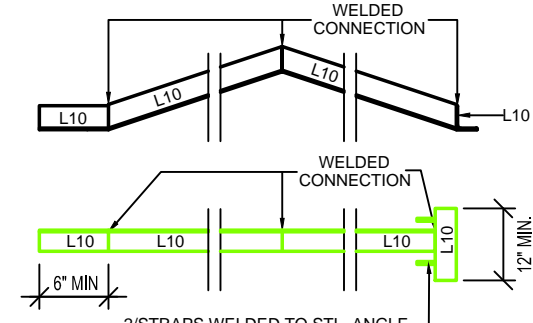
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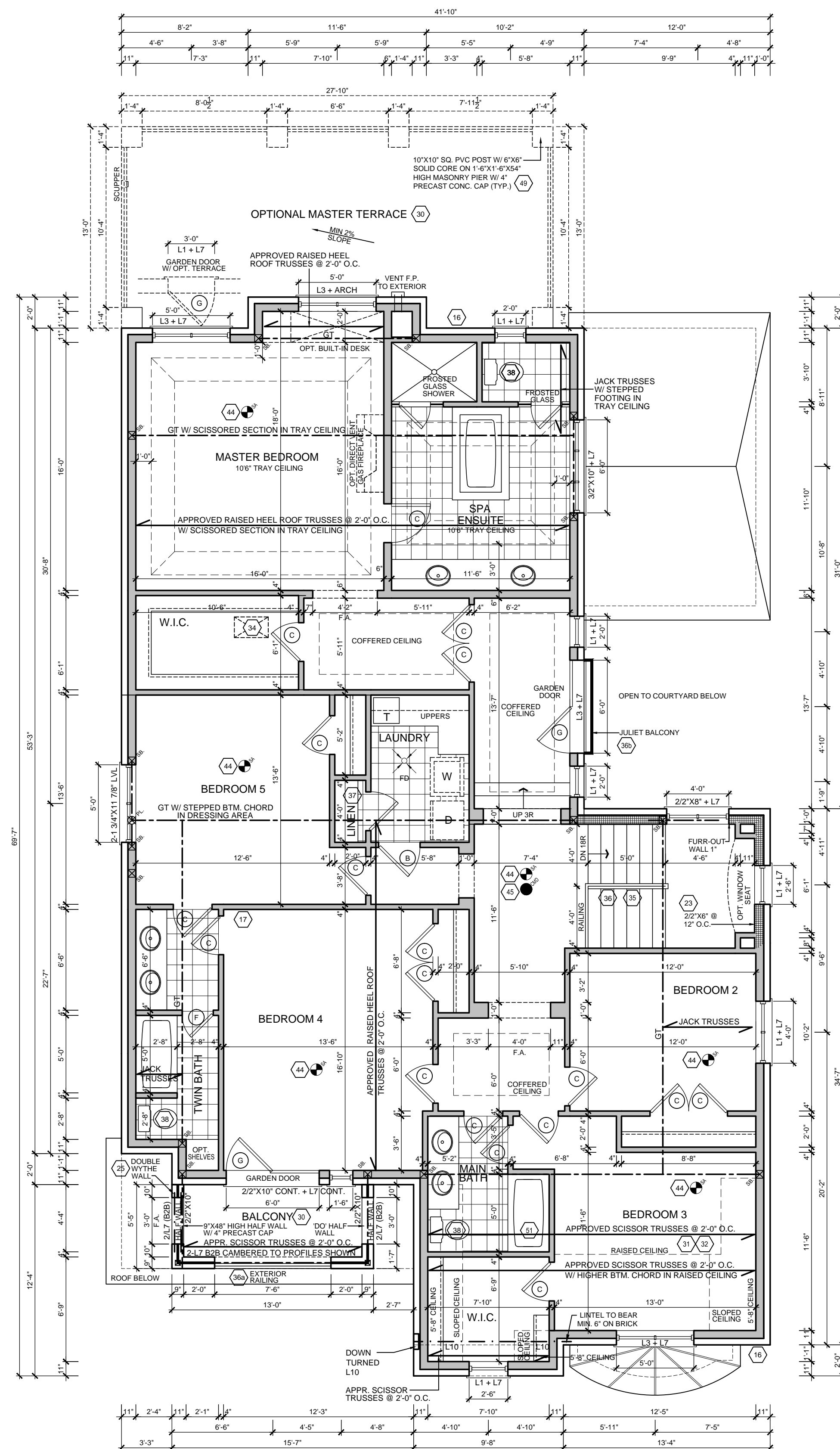
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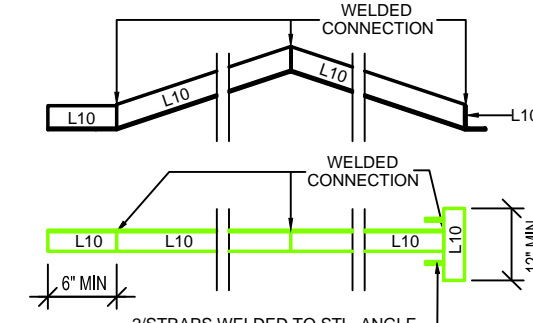
SECOND FLOOR ELEV. 'A'



### A-FRAME LINTEL DETAIL



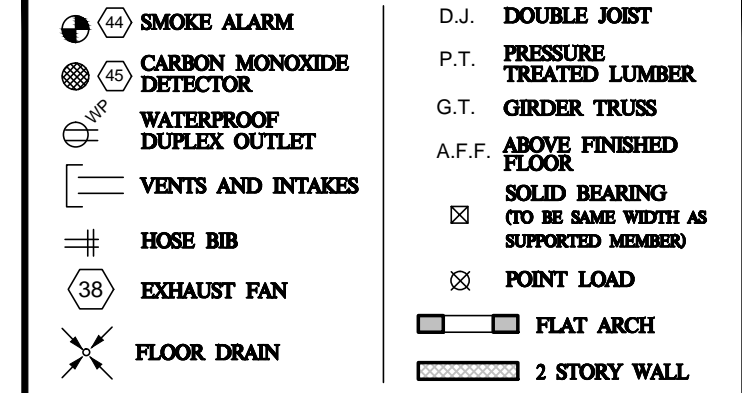
OPTIONAL SECOND FLOOR ELEV. 'A'  
5 BEDROOM PLAN



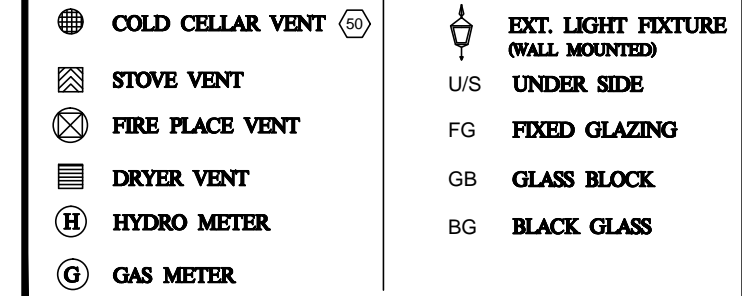
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## LEGEND / PLANS



### LEGEND / ELEVATIONS



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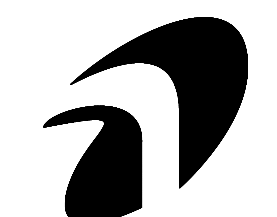
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SCALE  
3/16" = 1'0"

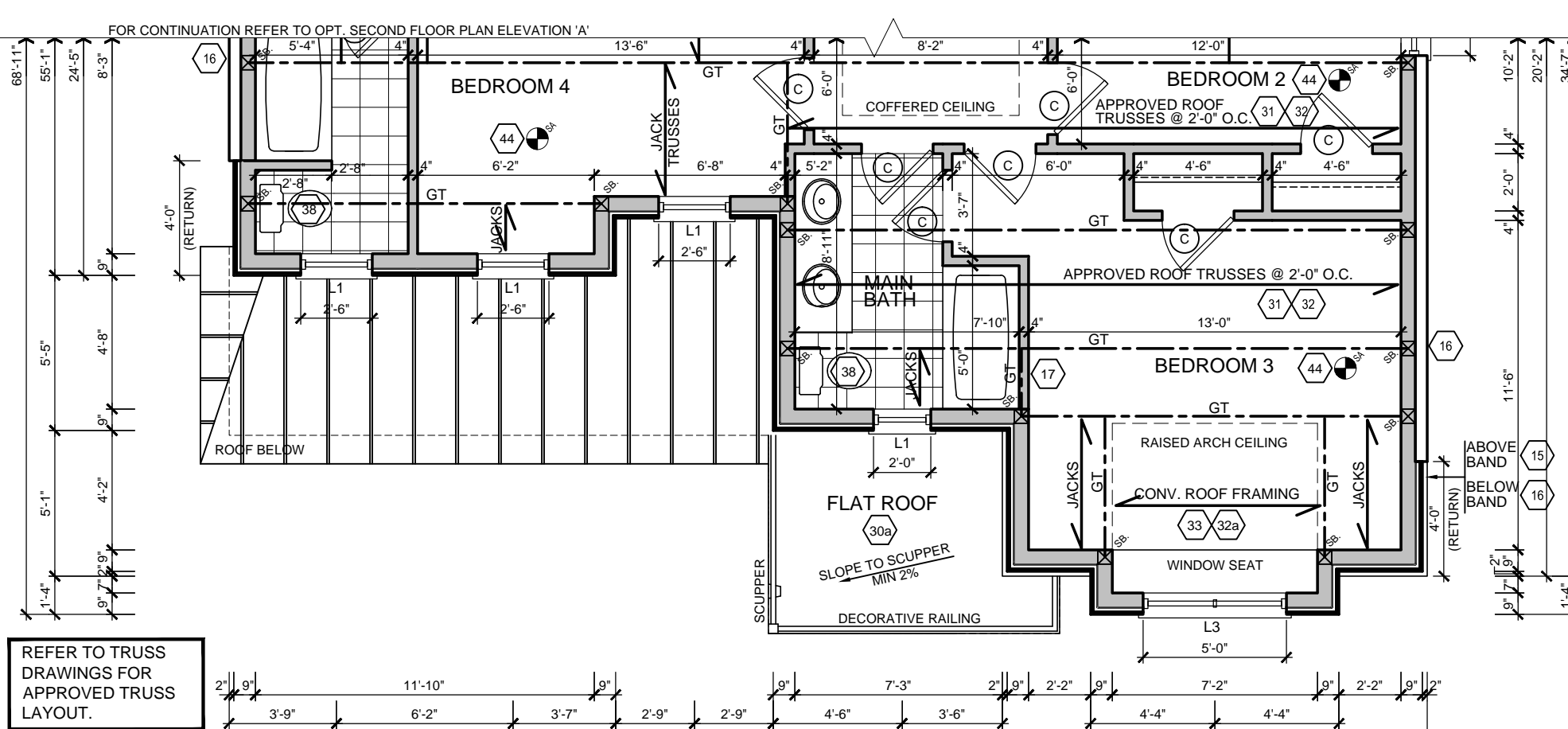
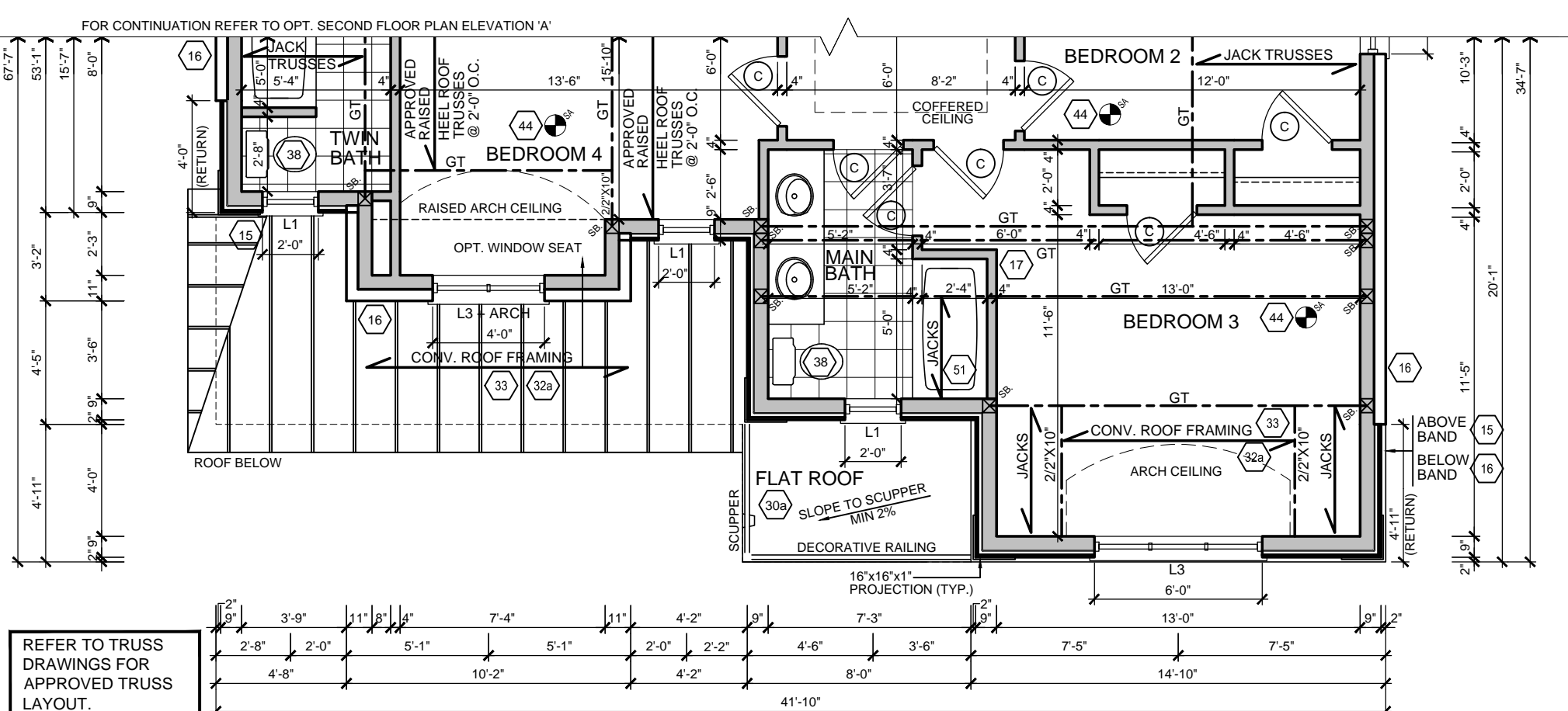
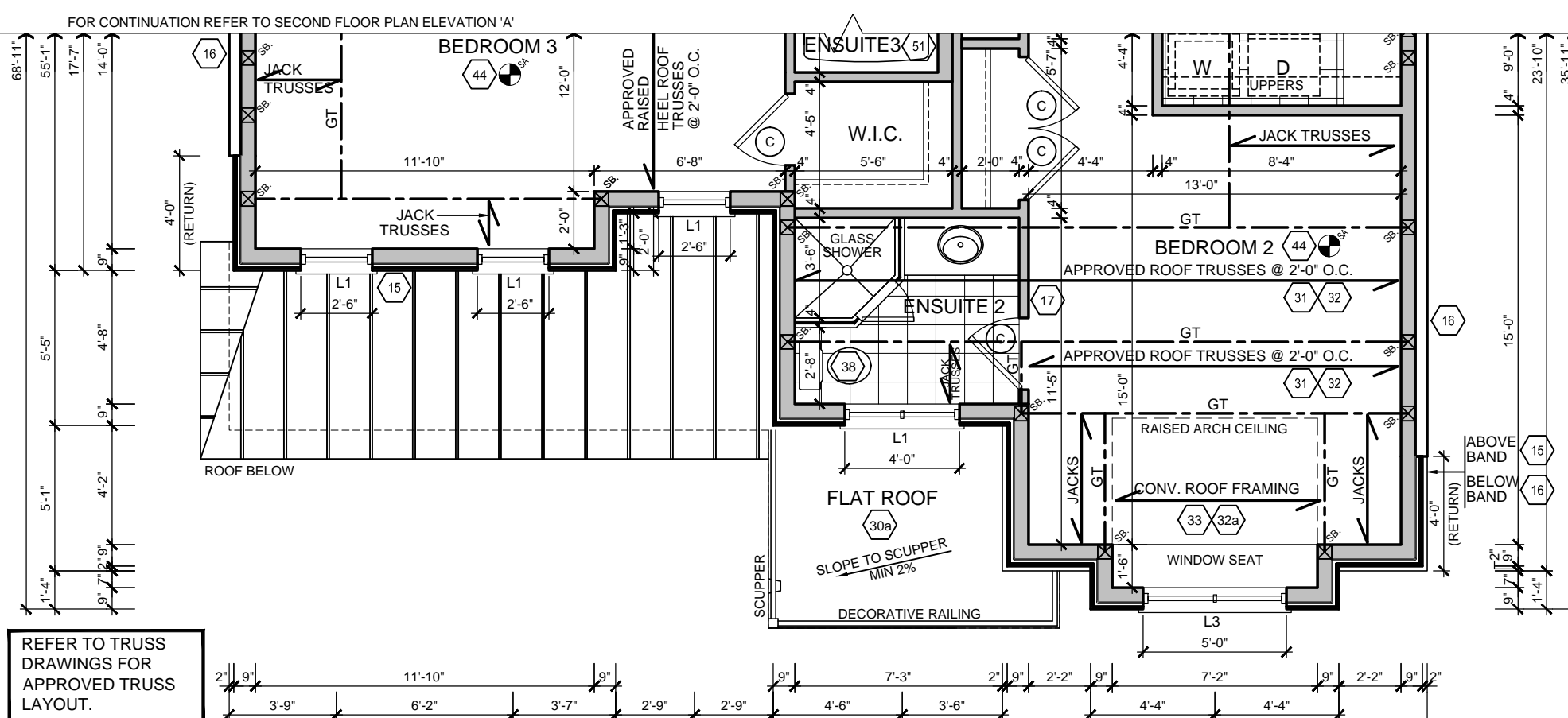
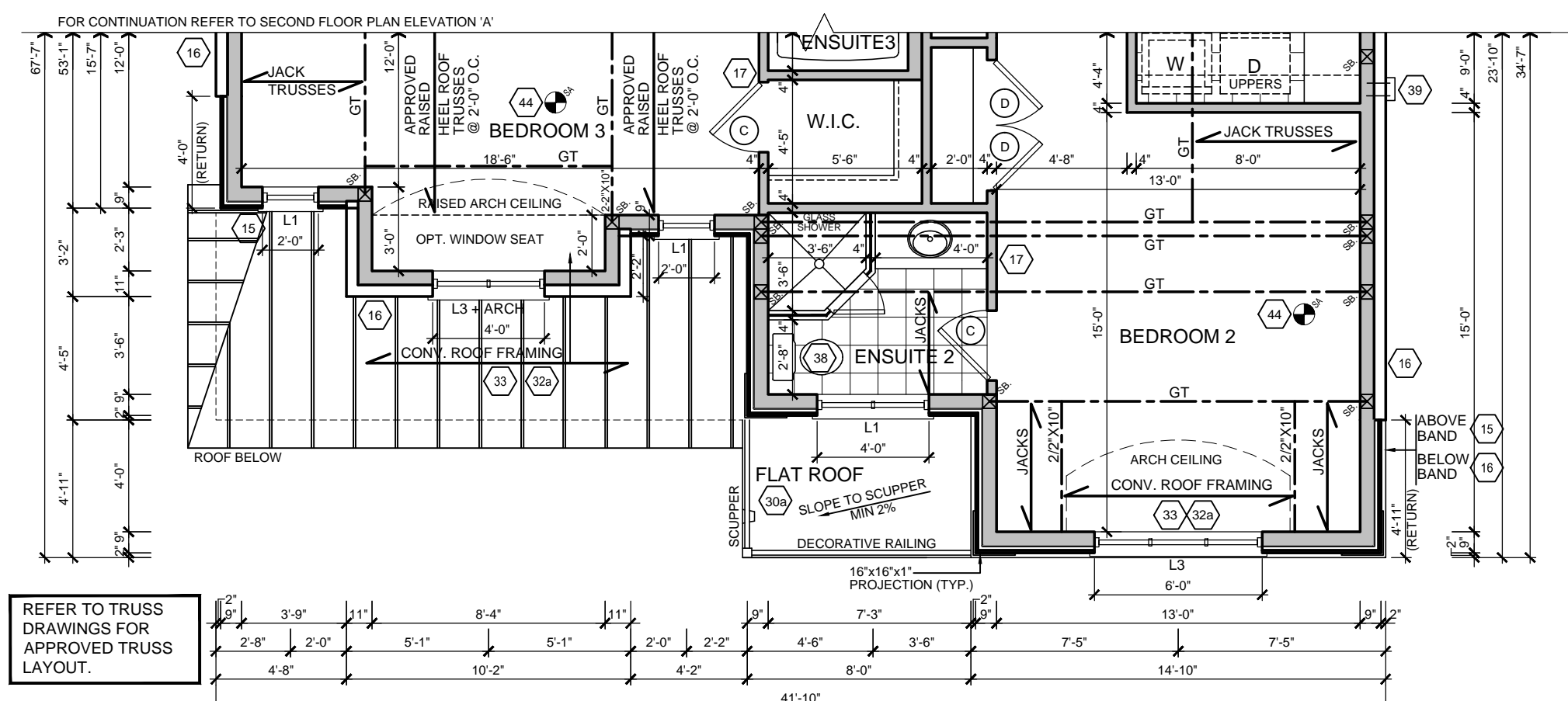
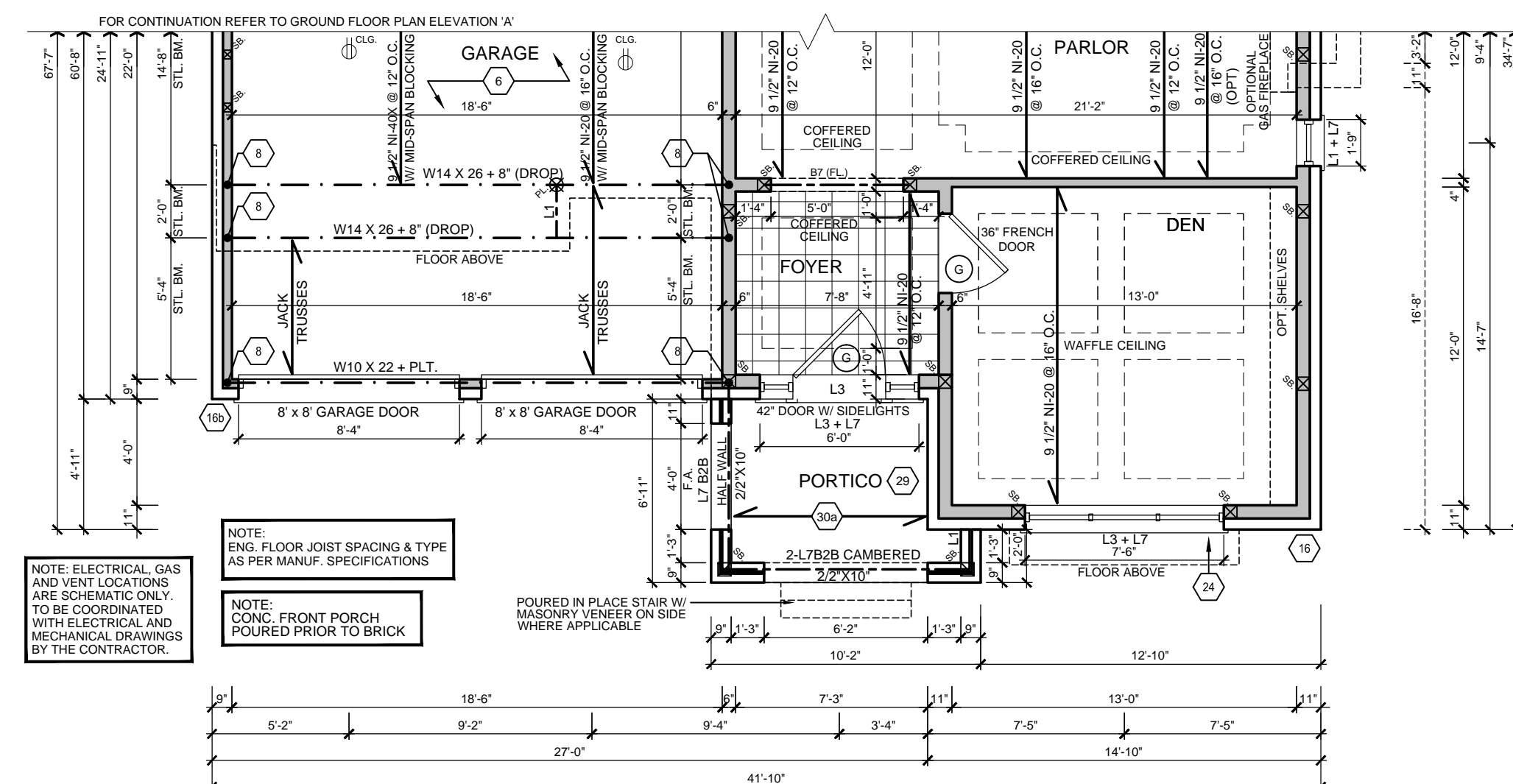
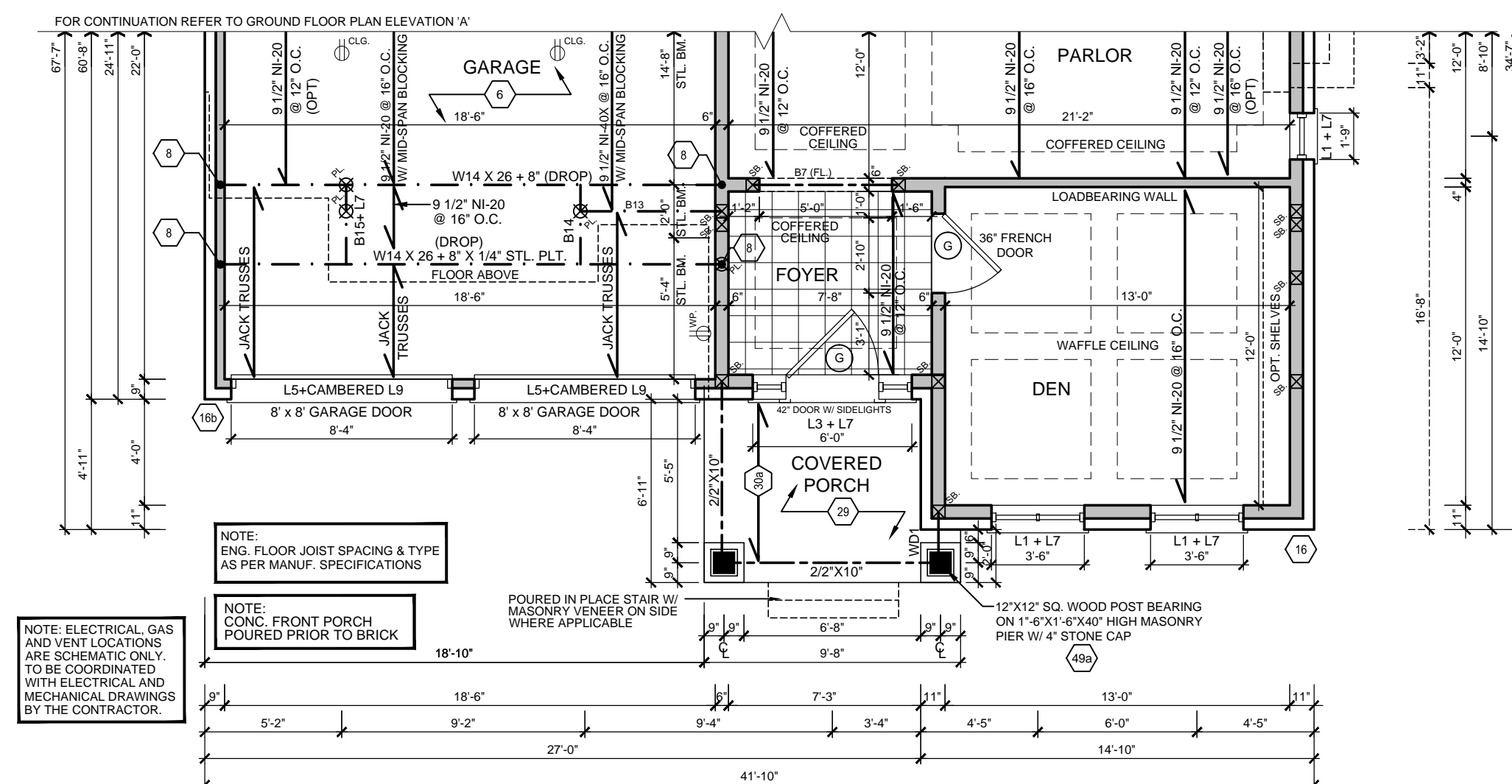
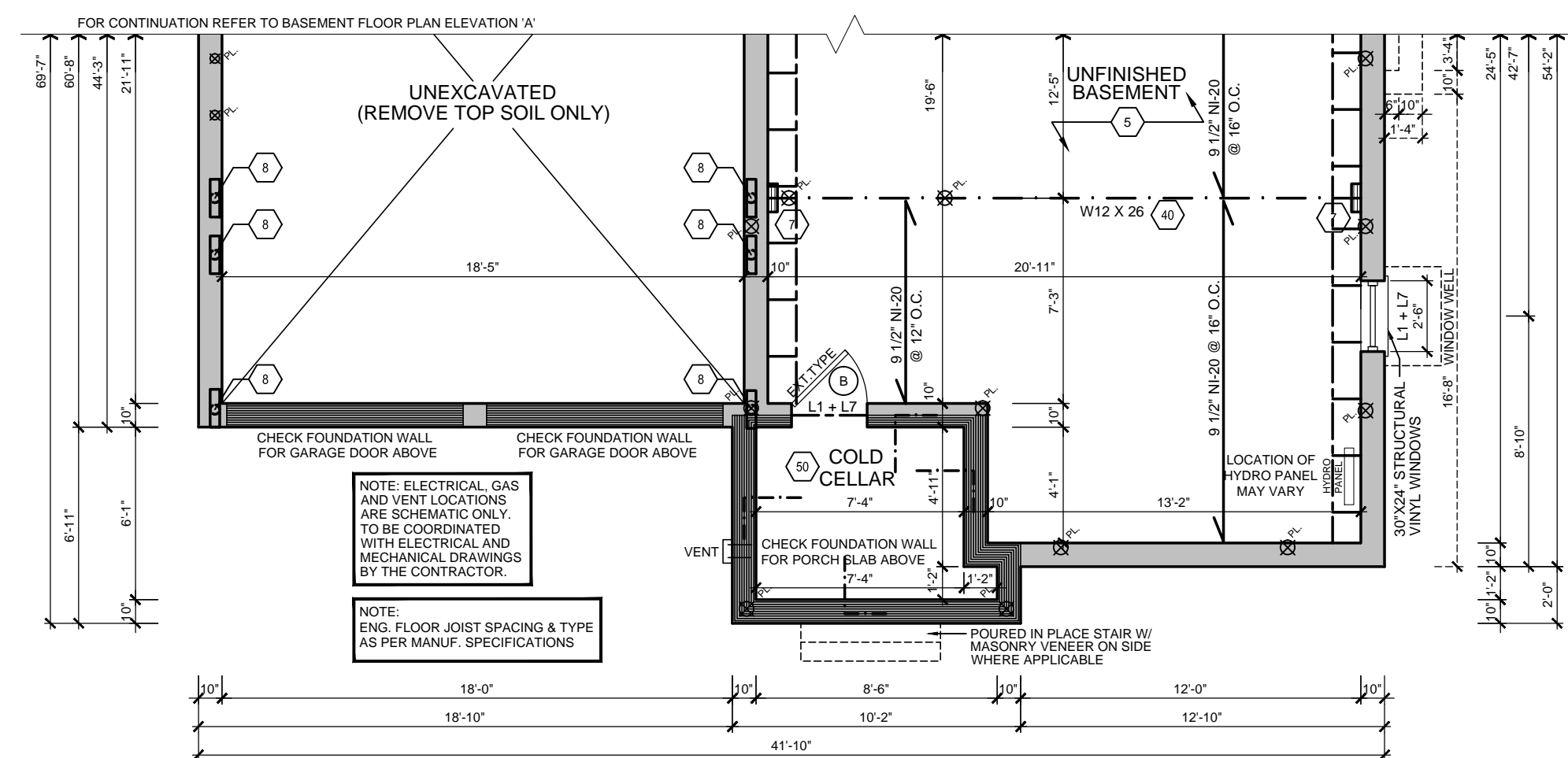
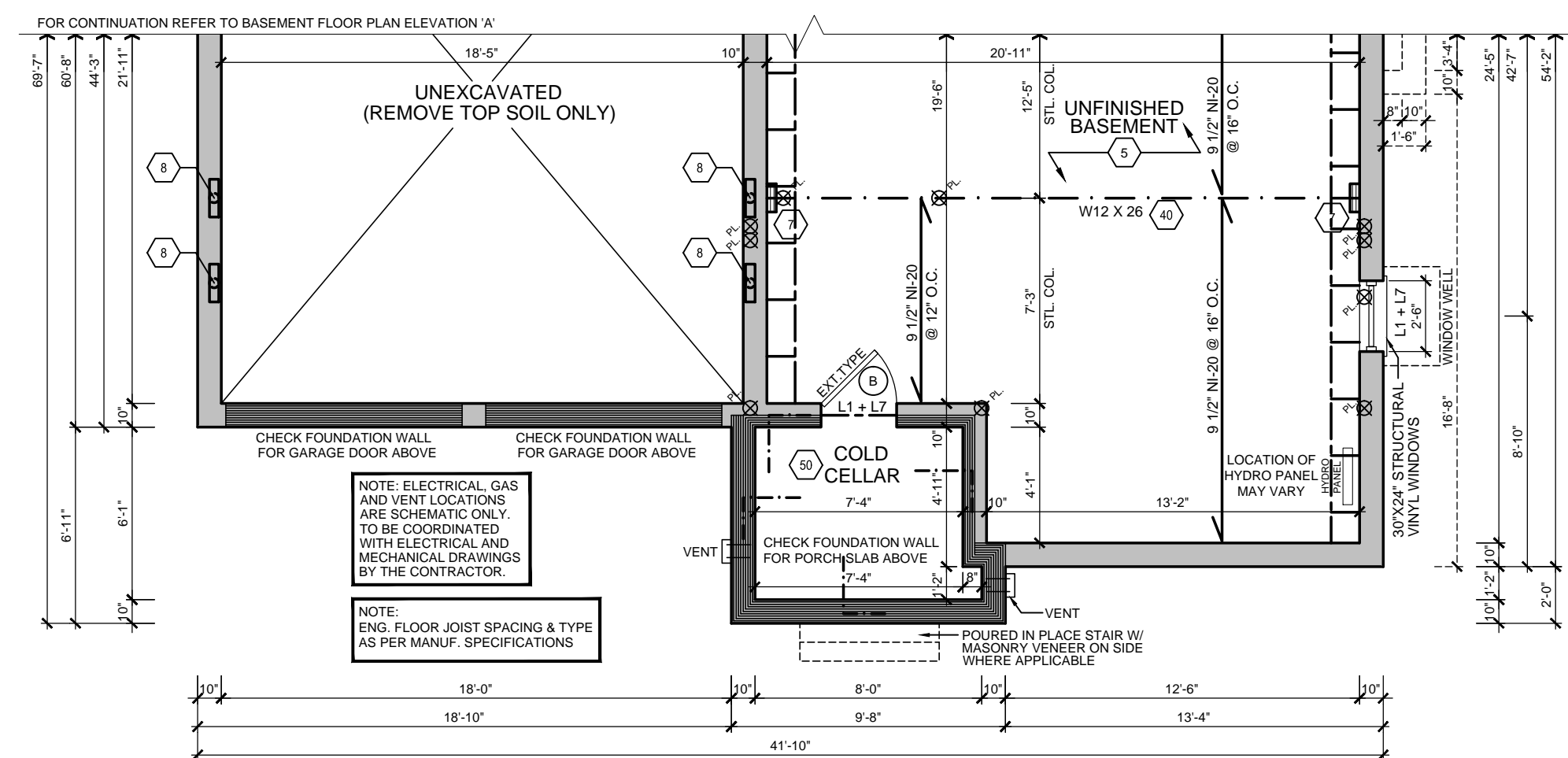
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A3








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## LEGEND / PLANS

	SMOKE ALARM		DOUBLE JOIST
	CARBON MONOXIDE DETECTOR		P.T.
	WATERPROOF		TREADED LUMBER
	DRAINAGE OUTLET		G.T.
	VENTS AND INTAKES		A.F.F.
	HOSE BIB		SOLID BEARING
	EXHAUST FAN		FLAT ARCH
	FLOOR DRAIN		2 STORY WALL

## LEGEND / ELEVATIONS

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

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FIRM BCIN \_\_\_\_\_ 26995

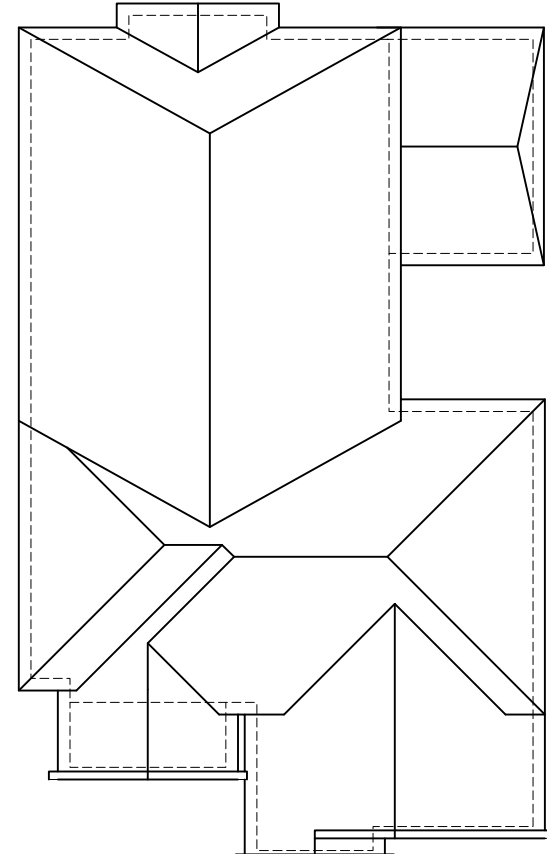
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<p><b>A4</b></p>	



ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 8 OF THE CBC. ROOF RATHERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" o.c. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

### ROOF PLAN 'A'

8'x22" PROFILED PRECAST DETAIL  
TOP OF DETAIL

PREFAB. STR. ROOF BRACKET (TYP.)

U/S OF RAISED SOFFIT

12" DECOR. ALUMINUM FRIEZE BOARD

CROWN OF PORTICO ARCH

ORIGIN OF PORTICO ARCH

TOP OF LOWERED PLATE

FACE BRICK (TYP.)

DOUBLE WYTHE WALL

EXTERIOR RAILING

PAINTED MTL. FLASHING  
W/ CAULKING TO MATCH

FIN. SECOND FLOOR

FIN. BALCONY FLOOR

U/S OF GARAGE SOFFIT

2"x8" PRECAST CONC. HEADER (TYP.)

STONE VENEER (TYP.)

TOP OF BAND

FIN. MAIN FLOOR

FIN. GRADE

FLAT STONE VENEER

U/S OF FOOTING

STEPPED FOOTING

8'x8' O.H. GARAGE DOOR

8'x8' O.H. GARAGE DOOR

POURED CONC. SILL

POURED CONC. PORCH SLAB

POURED IN PLACE STAIR W/  
MASONRY VENEER ON INSIDE  
WHERE APPLICABLE

TOP OF SLAB

### FRONT ELEVATION 'A'

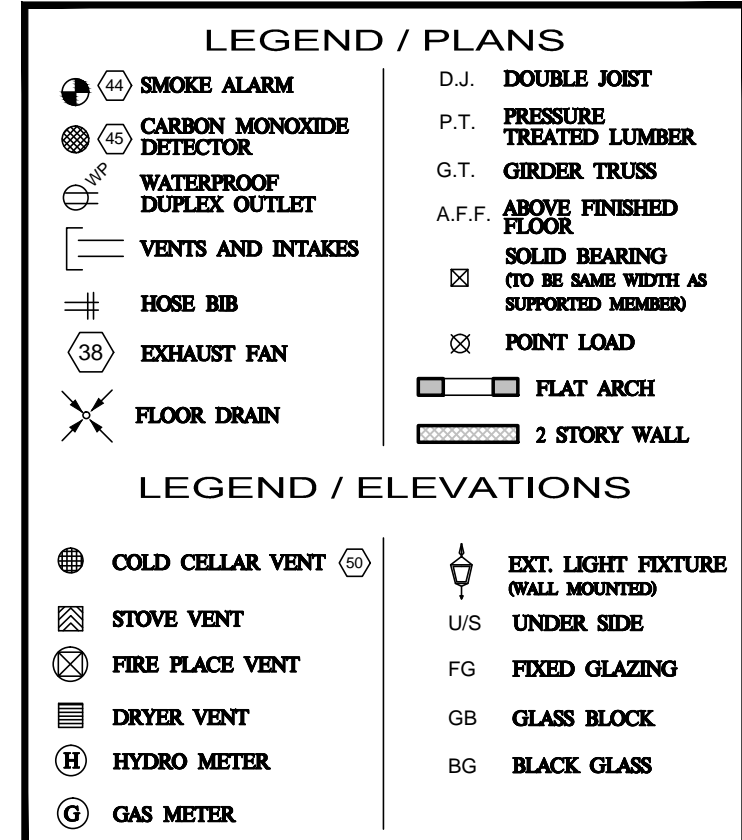


### RIGHT SIDE ELEVATION 'A'

STD. SECOND FLOOR	
ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1007.43 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	70.52 SF
ACTUAL OPENINGS	70.51 SF

OPT. SECOND FLOOR	
ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1007.43 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	70.52 SF
ACTUAL OPENINGS	70.45 SF

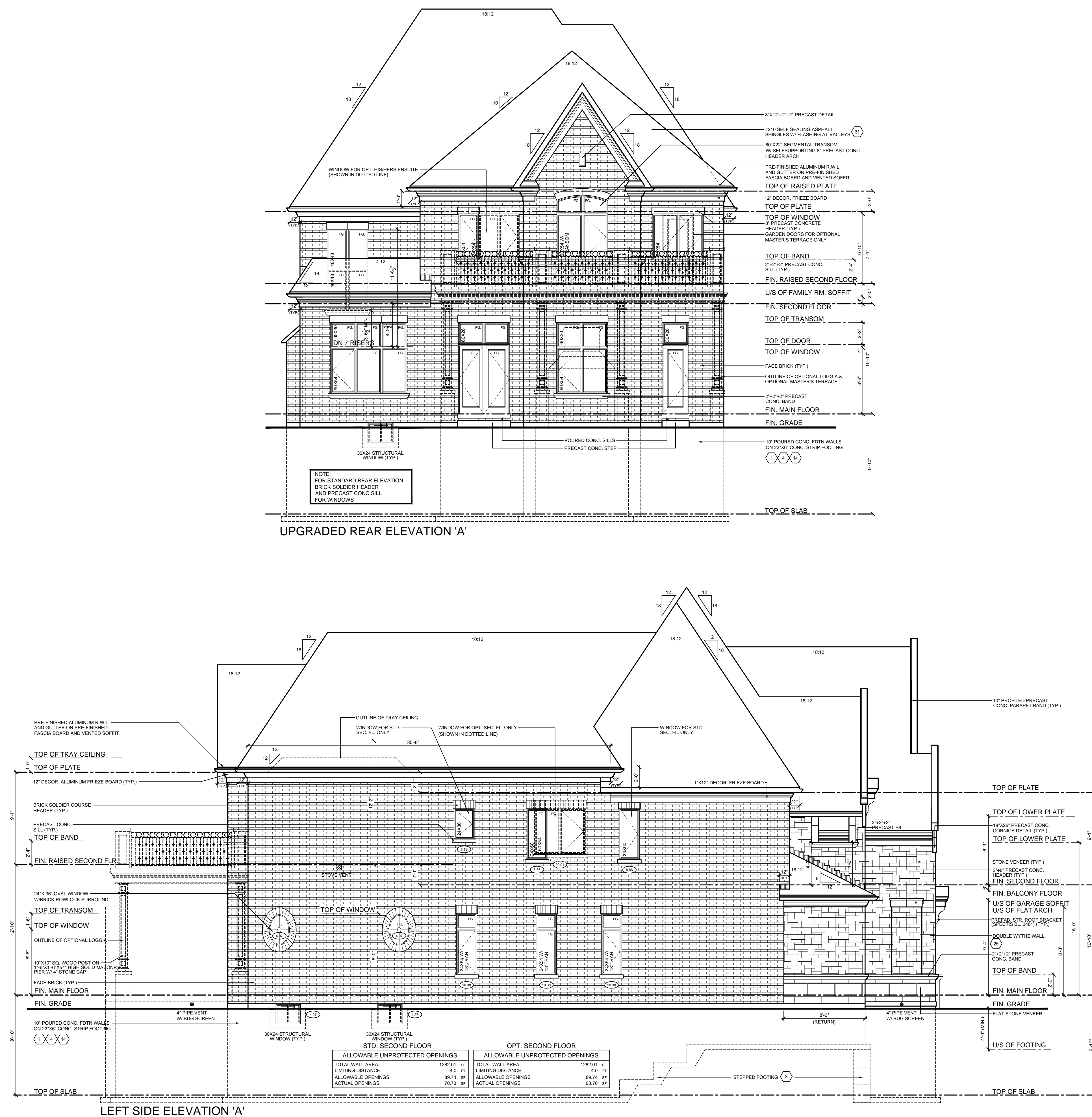
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














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### LEGEND / PLANS

 SMOKE ALARM  CARBON MONOXIDE  WATERPROOF  EXHAUST FAN  HIB  FLOOR DRAIN  STOVE VENT  DRYER VENT  HYDRO METER  GAS METER	 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)  PORT LAND  FLAT ARCH  2 STORY WALL
---	--

### LEGEND / ELEVATIONS

 COLD CELLAR  STOVE VENT  FIRE PLACE VENT  DRYER VENT  HYDRO METER  GAS METER	 EXT. LIGHT FIXTURE (WALL MOUNTED)  U/S  FG UNDER SLIDING  GB GLASS BLOCK  BG BLACK GLASS
--	--


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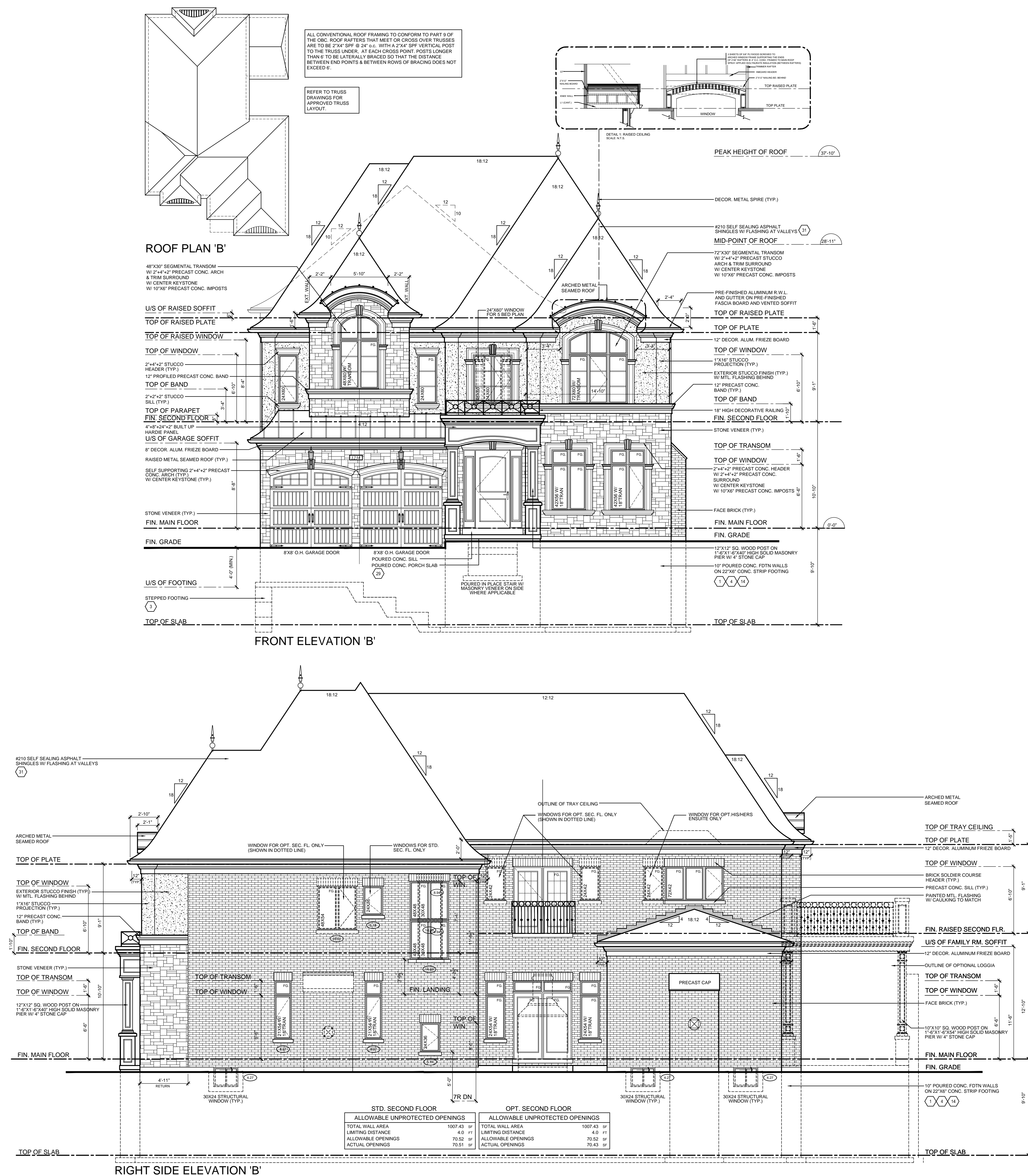
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












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	<p>PAGE</p>
	<p><b>A7</b></p>
















## LEGEND / PLANS

 SMOKE ALARM  CARBON MONOXIDE DETECTOR  WATERPROOF DUPLEX OUTLET  HOSES AND INTAKES  HOSE BIB  EXHAUST FAN  FLOOR DRAIN	 DOUBLE JOIST  P.T. PRESSURE TREATED LUMBER  G.T. GIRDER TRUSS  A.F.F. ABOVE FINISHED FLOOR  SOLID BEARING (TO BE SAWN WOOD AS SUPPORTED MEMBER)  POINT LOAD  FLAT ARCH  2 STORY WALL
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## LEGEND / ELEVATIONS

 COLD CELLAR VENT  STOVE VENT  FIRE PLACE VENT  DRYER VENT  HYDRO METER  GAS METER	 EX. LIGHT FIXTURE (WALL MOUNTED)  U/S UNDER SLIDE  FG FIXED GLAZING  GB GLASS BLOCK  BG BLACK GLAZING
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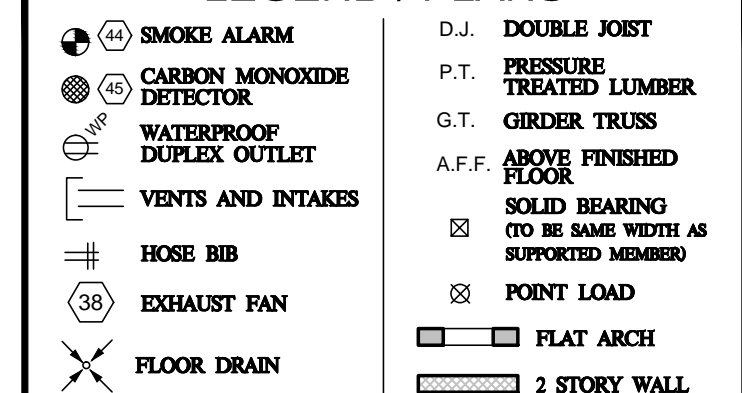
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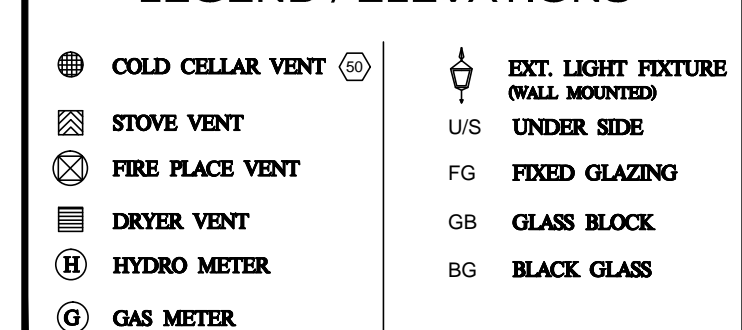


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## LEGEND / PLANS



### LEGEND / ELEVATIONS



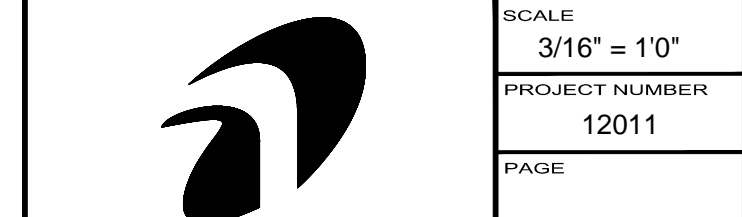
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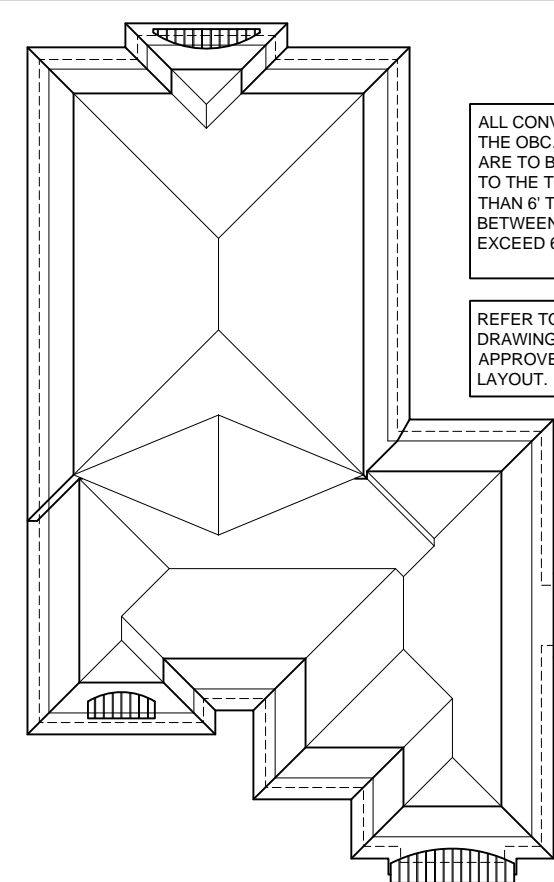
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SCALE  
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PROJECT NUMBER
12011

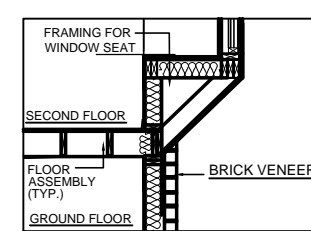
PAGE

A9



ALL CONVENTIONAL ROOF FRAMING MUST CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" o.c. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally Braced so that the distance between end points & between rows of bracing does not exceed 6'.

REFER TO TRUSS  
DRAWINGS FOR  
APPROVED TRUSS  
LAYOUT.

PEAK HEIGHT OF ROOF 30'-10"

ROOF PLAN 'C



FRONT ELEVATION 'C'

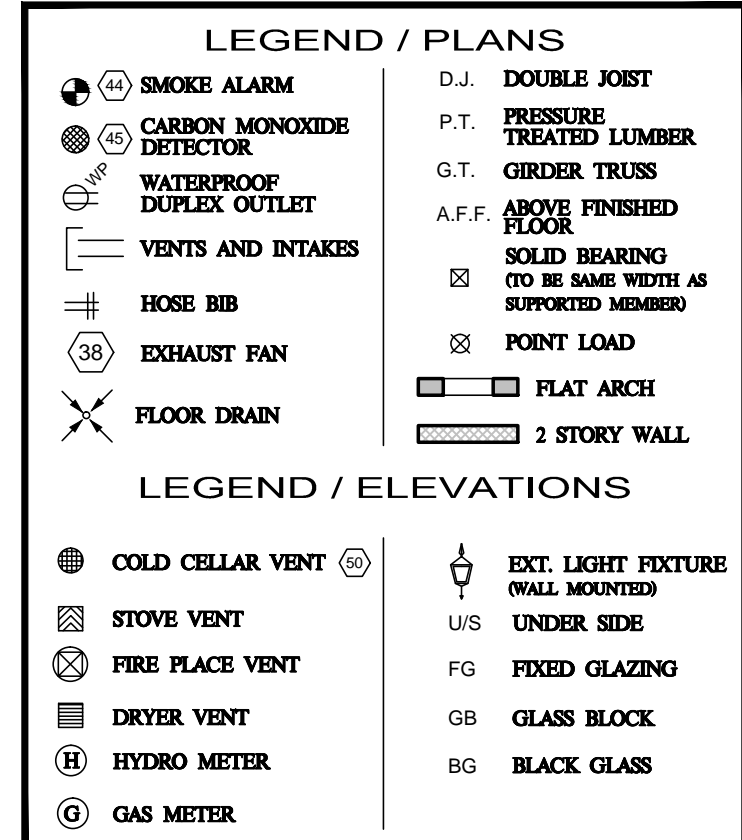


RIGHT SIDE ELEVATION 'C'

STD. SECOND FLOOR		OPT. SECOND FLOOR	
ALLOWABLE UNPROTECTED OPENINGS		ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1007.43 SF	TOTAL WALL AREA	1007.43 SF
LIMITING DISTANCE	4.0 FT	LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	70.52 SF	ALLOWABLE OPENINGS	70.52 SF
ACTUAL OPENINGS	70.51 SF	ACTUAL OPENINGS	70.43 SF



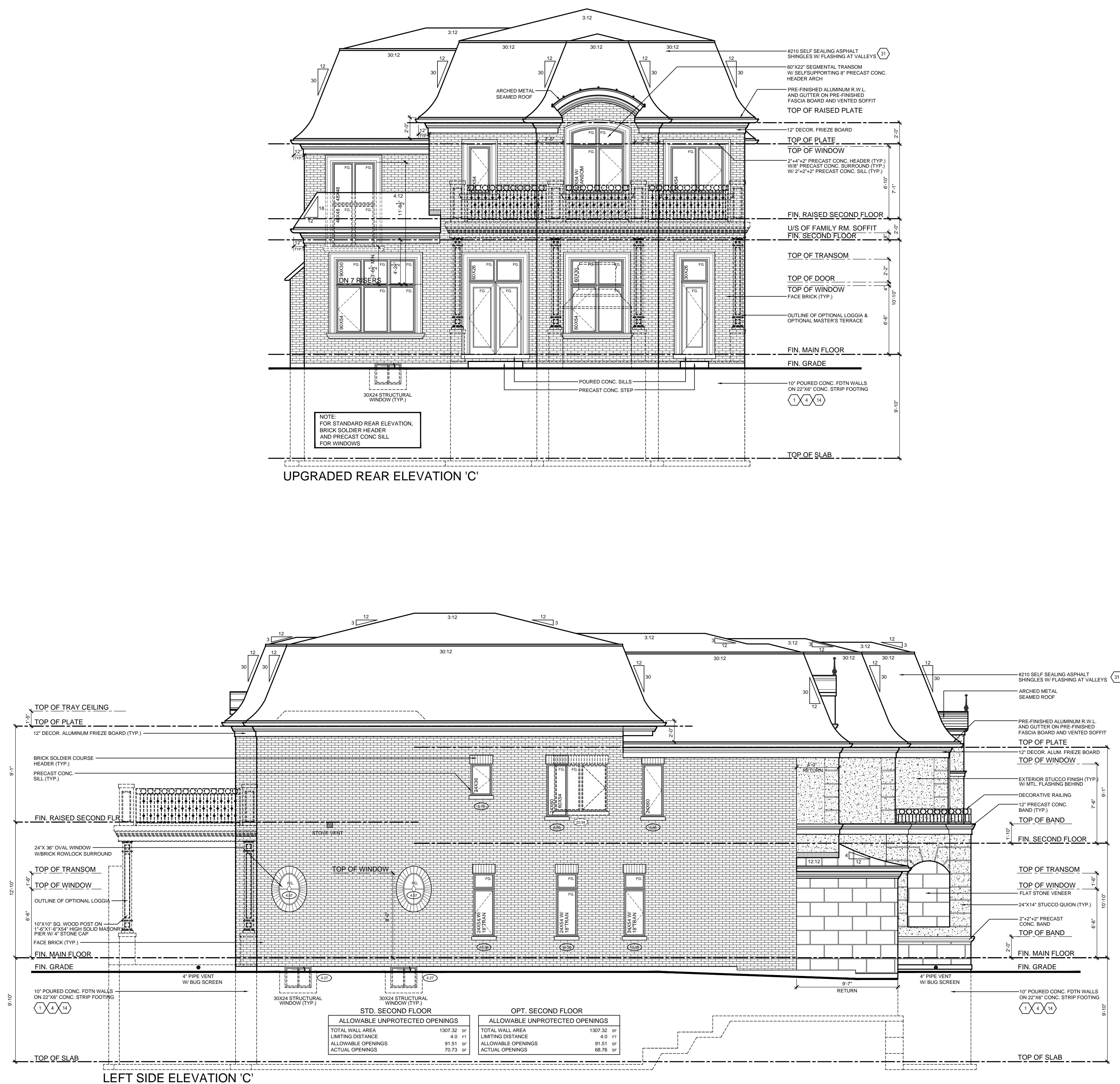
**THESE DRAWINGS ARE NOT TO BE SCALED.**  
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR  
TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES  
MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.  
REVISED: NOV. 21, 2013 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J



I, NELSON CUNHA 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	<u>21032</u>
FIRM BCIN	26995

DATE FEBRUARY 14, 2014 SIGNATURE \_\_\_\_\_

[illegible]

MODEL	50-07
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CLIENT **ZANCOR HOMES**  
**THE CASTLES OF KING CITY**  
KING CITY, ONTARIO

