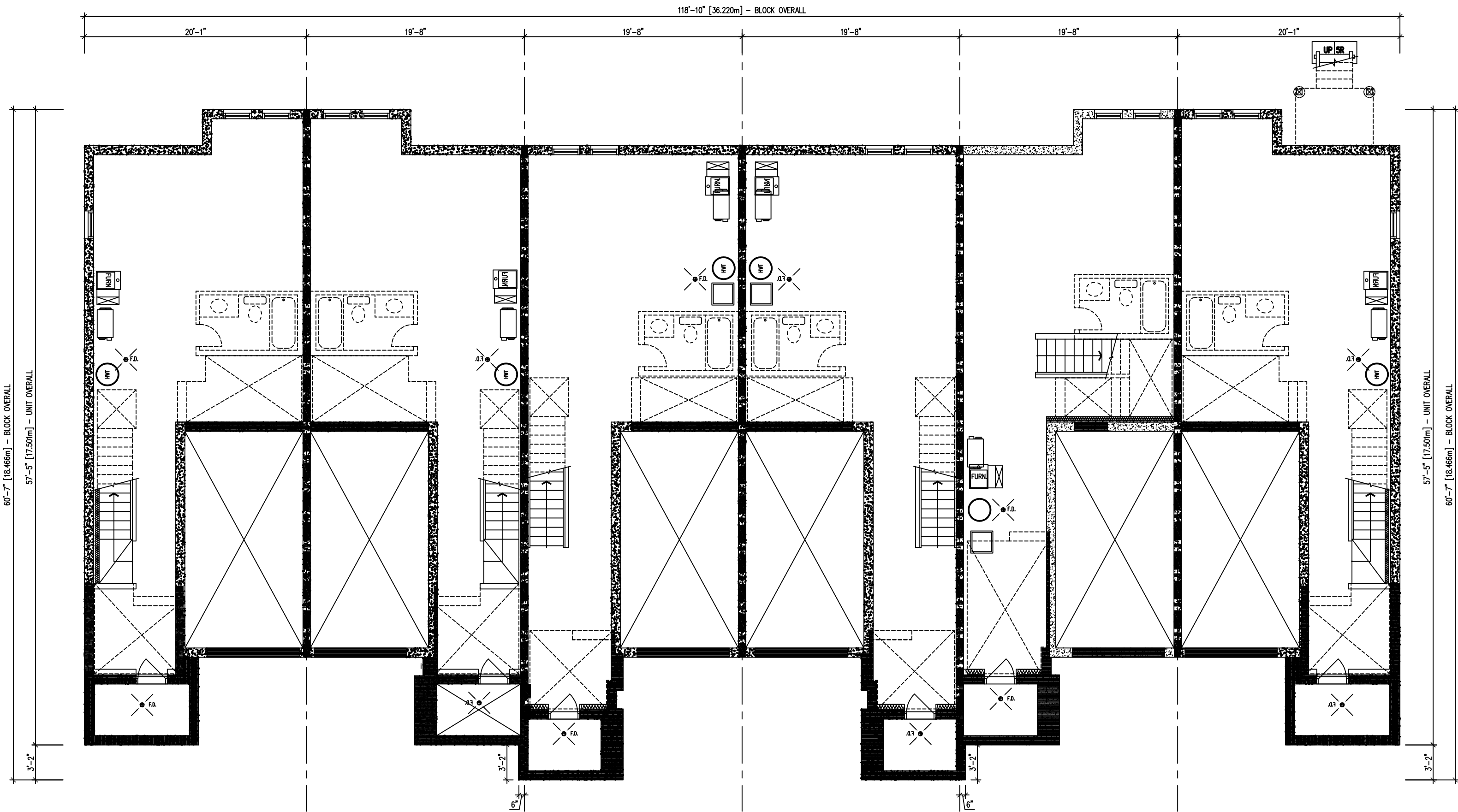


PC:\OWISE\2102WT\2102WT-BLOCKS 20\PHASE 3\DWG



62 2009-END
234 EL. 'B'

63 2009
234 EL. 'B' (REV)

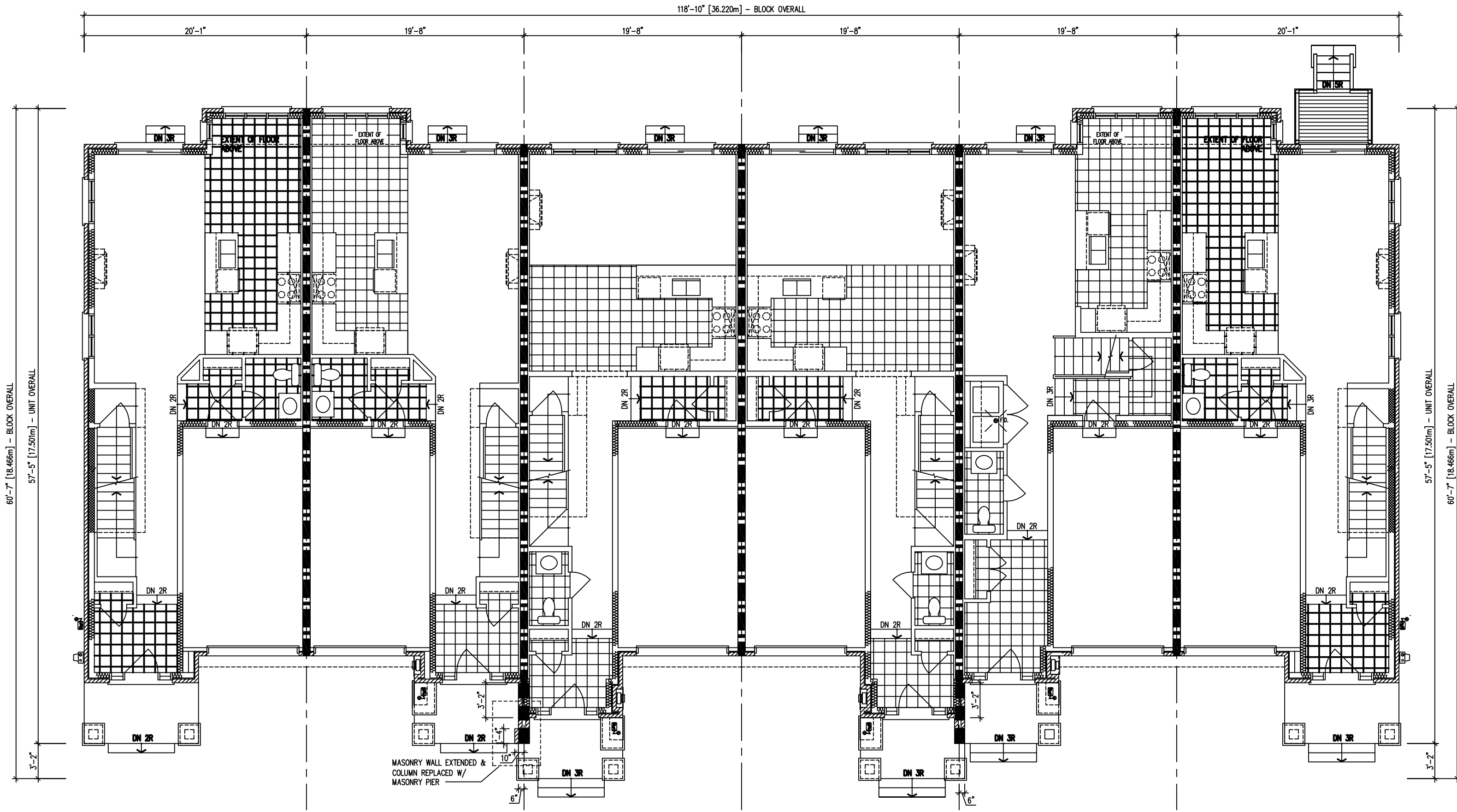
64 2008
234 EL. 'B'

65 2008
234 EL. 'B' (REV)

66 2007
234 EL. 'B'

67 2009-END
234 EL. 'B' (REV)

BASEMENT PLAN



62 2009-END
234 EL. 'B'

63 2009
234 EL. 'B' (REV)

64 2008
234 EL. 'B'

65 2008
234 EL. 'B' (REV)

66 2007
234 EL. 'B'

67 2009-END
234 EL. 'B' (REV)

GROUND FLOOR PLAN

BUILDING AREA 6133 sq ft
INCLUDING COLD CELLARS 570 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 MANUFACTURERS 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.
- △ ADD BANDING AND/OR TRIM AS INDICATED.
- △ ADDED CAMBERED HEADERS.
- △ 8'-0" X 8'-0" GARAGE DOORS.
- △ DROPPED OR RAISED SOFFIT AS INDICATED.
- △ ADJUSTED ROOF OVERHANG AS INDICATED ON ROOF PLAN.
- △ PROVIDE GUARD PER CONSTRUCTION NOTE 11.
- △ FOYER SUNKEN AS INDICATED
- △ LIGHT FIXTURE RELOCATED AS INDICATED.

WALL TYPE LEGEND

FRR	LINE TYPE	DETAILS
45 MN	SECTION 1, 2 & 3	
60 MN	SECTION 8 (BLOCK SECTION & WOOD STUDS)	
120 MN	SECTION 10	

DETAILS

No.	TITLE
01-1-1	MASONRY VENEER, 2"x4" STUDS, 2 STOREY WALL SECTION
01-1-3	MASONRY VENEER, 2"x4" STUDS, 1 STOREY GARAGE WALL SECTION
08-8-1	TYP. 1 HR PARTY WALL SECTION PARALLEL ROOF TRUSSES, IF CONIC BLOCK
08-8-2	TYP. 1 HR PARTY WALL SECTION AT GARAGE PARALLEL ROOF TRUSSES, IF CONIC BLOCK
08-8-3	TYP. UTILITY FROST PROTECTION IF US IF GARAGE CEILING FINISH TYP. BLOCK PARTIAL WALL
08-8-5	TYP. 8" BLOCK PARTY WALL AT OPEN 2 STOREY CONDITION
08-8-5	8" BLOCK PARTY WALL, BRICK VENEER, FLUSH UNIT
08-8-5	8" BLOCK PARTY WALL, BRICK VENEER, STAGGERED UNIT
08-8-5	8" BLOCK PARTY WALL, FLUSH AT GARAGE, BRICK VENEER
08-8-5	8" BLOCK PARTY WALL, STAGGERED UNIT & GARAGE, BRICK VENEER
08-8-5	8" BLOCK PARTY WALL, STAGGERED GARAGES, BRICK VENEER
08-8-8	REQUIRED FIRE STOPPING AT SOFFITS SECTION
10-10-1	TYP. 2 HR FIREWALL SECTION PARALLEL ROOF TRUSSES - IF FOUNDATION
10-10-2	TYP. 2 HR FIREWALL SECTION PARALLEL ROOF TRUSSES - IF VINED FLOOR LEVELS
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 PAVING

COMPLIANCE PACKAGE	SB-12 (SECTION 2.1.1)
	A1

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	XX
NO.	DESCRIPTION	XXXXX.M.D.D.	BY

REVISIONS



ROYAL PINE HOMES
GROVETRAIL, PH. 3, WEST GORMLEY, ON.

BLOCK 234
LOTS 62 - 67

BASEMENT & GROUND FLOOR PLAN

REV.2024.10.03

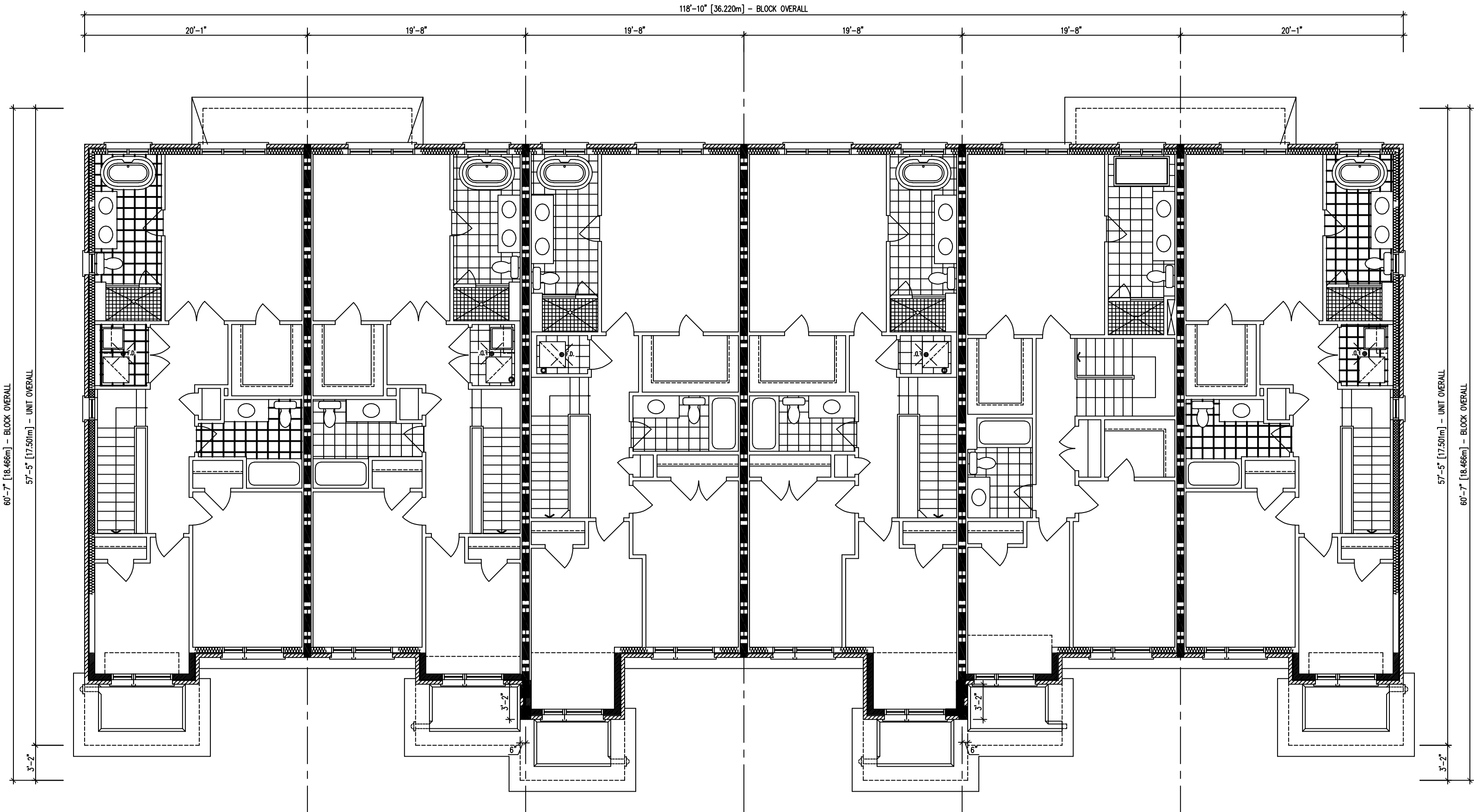
Scale: 1/8"=1'-0"

216102WT-BLOCKS 20' (Phase 3)

1 of 3

BLOCK NUMBER 234

PC:\OWISE\ONKSON - GROVETRAIL DEVELOPMENT\IN PHASE 3\BLOCKS 20\1007\BLOCKS 20' PHASE 3.dwg



62 2009-END
734 EL. 'B'

63 2009
734 EL. 'B' (REV)

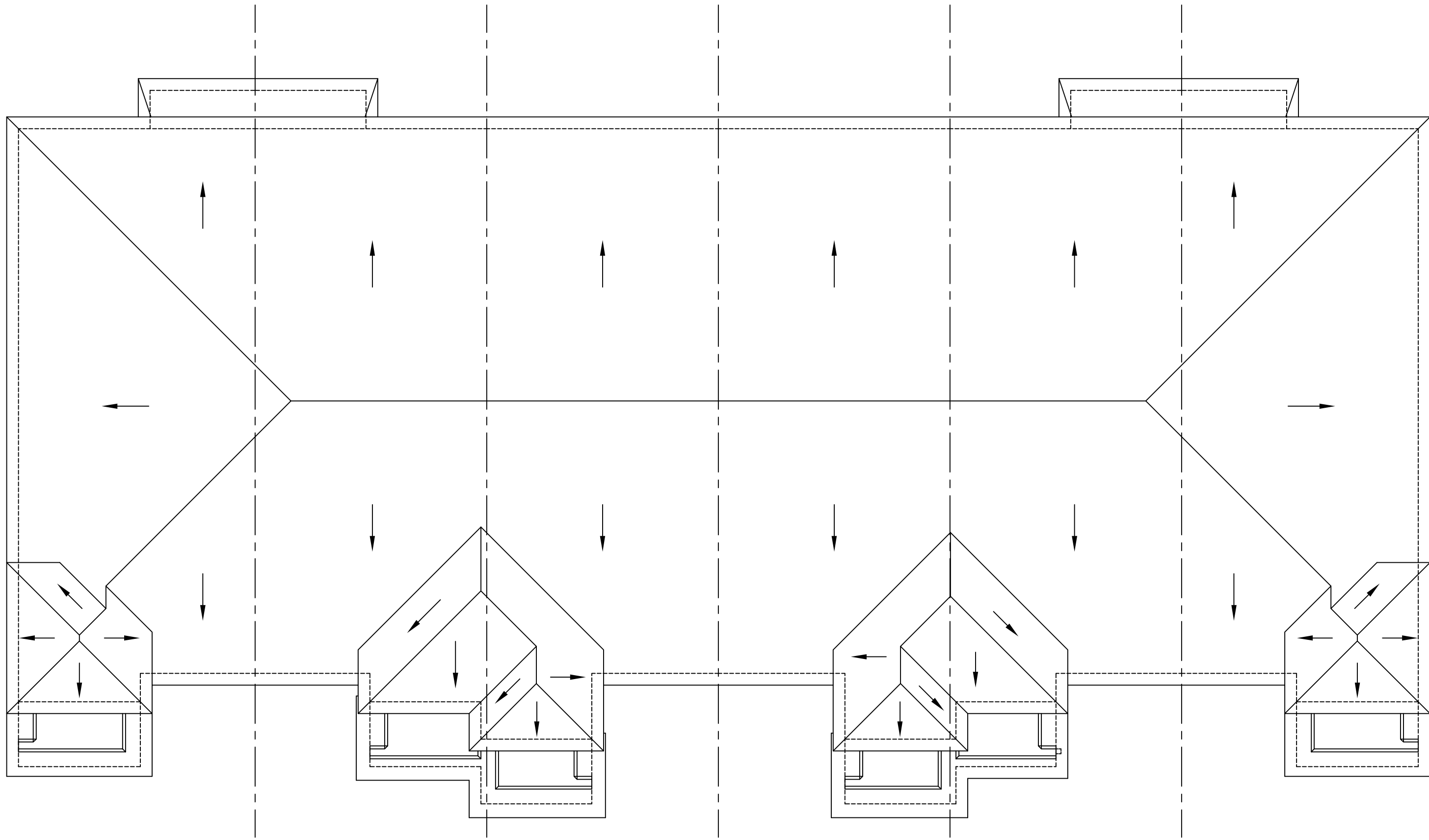
64 2008
734 EL. 'B'

65 2008
734 EL. 'B' (REV)

66 2007
734 EL. 'B2'

67 2009-END
734 EL. 'B' (REV)

SECOND FLOOR PLAN



62 2009-END
734 EL. 'B'

63 2009
734 EL. 'B' (REV)

64 2008
734 EL. 'B'

65 2008
734 EL. 'B' (REV)

66 2007
734 EL. 'B2'

67 2009-END
734 EL. 'B' (REV)

ROOF PLAN

BUILDING AREA 6133 sq ft
INCLUDING COLD CELLARS 570 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 MANUFACTURERS 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.
- ADD BANDING AND/OR TRIM AS INDICATED.
- ADDED CAMBERED HEADERS.
- 8'-0" X 8'-0" GARAGE DOORS.
- DROPPED OR RAISED SOFFIT AS INDICATED.
- ADJUSTED ROOF OVERHANG AS INDICATED ON ROOF PLAN.
- PROVIDE GUARD PER CONSTRUCTION NOTE 11.
- FOYER SUNKEN AS INDICATED
- LIGHT FIXTURE RELOCATED AS INDICATED.

WALL TYPE LEGEND

FRR	LINE TYPE	DETAILS
45 MIN	SECTION 1, 2 & 3	SECTION 1, 2 & 3
60 MIN	SECTION 8 (BLOCK SECTION 8 WOOD STUDS)	SECTION 8 (BLOCK SECTION 8 WOOD STUDS)
120 MIN	SECTION 10	SECTION 10

DETAILS

No.	TITLE
01-1-1	MASONRY VENEER, 2"x4" STUDS, 2 STOREY WALL SECTION
01-1-3	MASONRY VENEER, 2"x4" STUDS, 1 STOREY GARAGE WALL SECTION
08-8-1	TYP. 1 HR PARTY WALL SECTION PARALLEL ROOF TRUSSES, IF CONIC BLOCK
08-8-2	TYP. 1 HR PARTY WALL SECTION AT GARAGE PARALLEL ROOF TRUSSES, IF CONIC BLOCK
08-8-3	TYP. UTILITY PROTECTION IF US IF GARAGE CEILING PRIZE TYP. BLOCK NATURAL
08-8-4	TYP. 8" BLOCK PARTY WALL AT OPEN 2 STOREY CONDITION
08-8-5	8" BLOCK PARTY WALL, BRICK VENEER, FLUSH UNIT
08-8-6	8" BLOCK PARTY WALL, BRICK VENEER, STAGGERED UNIT
08-8-7	8" BLOCK PARTY WALL, FLUSH AT GARAGE, BRICK VENEER
08-8-8	8" BLOCK PARTY WALL, STAGGERED UNIT & GARAGE, BRICK VENEER
08-8-9	8" BLOCK PARTY WALL, STAGGERED GARAGES, BRICK VENEER
08-8-10	REQUIRED FIRE STOPPING AT SOFFITS SECTION
10-10-1	TYP. 2 HR. FIREWALL SECTION PARALLEL ROOF TRUSSES - IF FOUNDATION
10-10-2	TYP. 2 HR. FIREWALL SECTION PARALLEL ROOF TRUSSES - IF VINED FLOOR LEVELS
10-10-3	TYP. 2 HR. FIREWALL, BRICK VENEER, STAGGERED UNIT
10-10-4	TYP. 2 HR. FIREWALL, BRICK VENEER AT PORCH
10-10-5	TYP. 2 HR. FIREWALL, BRICK VENEER, FLUSH UNIT
10-10-6	TYP. 2 HR. FIREWALL, BRICK VENEER, FLUSH UNIT
10-10-7	TYP. 2 HR. FIREWALL PROJECTION, BRICK VENEER, @ DECK PAVING

COMPLIANCE PACKAGE	SB-12 (SECTION 2.1.1)
A1	

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	XX
NO.	DESCRIPTION	YYYY.MM.DD	BY

REVISIONS



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

BLOCK 234
LOTS 62 - 67

SECOND FLOOR & ROOF PLAN

REV.2024.10.03

Scale: 1/8"=1'-0" Drawn By: DS Checked By: DS

Page Number: 216102WT-BLOCKS 20' (Phase 3) 2 of 3

BLOCK NUMBER 234

BUILDING AREA
INCLUDING COLD CELLARS

6133 sq ft
570 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 MANUFACTURERS DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.
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LEGEND

- POURED IN PLACE STEPS WITH MASONRY VENEER ON SIDES.
- DROP OR RAISE BANDING BY AMOUNT INDICATED.
- ADD BANDING AND/OR TRIM AS INDICATED.
- ADDED CAMBERED HEADERS.
- 8'-0" X 8'-0" GARAGE DOORS.
- DROPPED OR RAISED SOFFIT AS INDICATED.
- ADJUSTED ROOF OVERHANG AS INDICATED ON ROOF PLAN.
- PROVIDE GUARD PER CONSTRUCTION NOTE 11.
- FOYER SUNKEN AS INDICATED
- LIGHT FIXTURE RELOCATED AS INDICATED.

WALL TYPE LEGEND

FRR	LINE TYPE	DETAILS
45 MIN		SECTION 1, 2 & 3
60 MIN		SECTION 8 (BLOCK)
120 MIN		SECTION 9 (WOOD STUDS)
		SECTION 10

DETAILS

NO.	TITLE
01-1-1	MASONRY VENEER, 2"x4" STUDS, 2 STOREY WALL SECTION
01-1-3	MASONRY VENEER, 2"x4" STUDS, 1 STOREY GARAGE WALL SECTION
08-8-1	TYP. 1 HR. PARTY WALL SECTION PARALLEL ROOF TRUSSES, 8" CONIC BLOCK
08-8-2	TYP. 1 HR. PARTY WALL SECTION AT GARAGE PARALLEL ROOF TRUSSES, 8" CONIC BLOCK
08-8-3	TYP. 1 HR. PARTY WALL SECTION AT GARAGE PARALLEL ROOF TRUSSES, 16" WIND FLOOR LEVEL
08-8-4	TYP. 8" BLOCK PARTY WALL AT OPEN 2 STOREY CONDITION
08-8-5	8" BLOCK PARTY WALL, BRICK VENEER, FLUSH UNIT
08-8-6	8" BLOCK PARTY WALL, BRICK VENEER, STAGGERED UNIT
08-8-7	8" BLOCK PARTY WALL, FLUSH AT GARAGE, BRICK VENEER
08-8-8	8" BLOCK PARTY WALL, STAGGERED UNIT & GARAGE, BRICK VENEER
08-8-9	8" BLOCK PARTY WALL, STAGGERED GARAGES, BRICK VENEER
08-8-10	REQUIRED FIRE STOPPING AT SOFFITS SECTION
10-10-1	TYP. 2 HR. FIREWALL SECTION PARALLEL ROOF TRUSSES, 8" FOUNDATION
10-10-2	TYP. 2 HR. FIREWALL SECTION PARALLEL ROOF TRUSSES, 16" WIND FLOOR LEVEL
10-10-3	TYP. 2 HR. FIREWALL, BRICK VENEER, STAGGERED UNIT
10-10-4	TYP. 2 HR. FIREWALL, BRICK VENEER AT PORCH
10-10-5	TYP. 2 HR. FIREWALL, BRICK VENEER, FLUSH UNIT
10-10-6	TYP. 2 HR. FIREWALL, BRICK VENEER, 8" DECK FINISH

COMPLIANCE PACKAGE	SB-12 (SECTION 2.1.1)
	A1

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	XX
NO	DESCRIPTION	XXXXXX.MD	BY

REVISIONS



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

BLOCK 234
LOTS 62 - 67

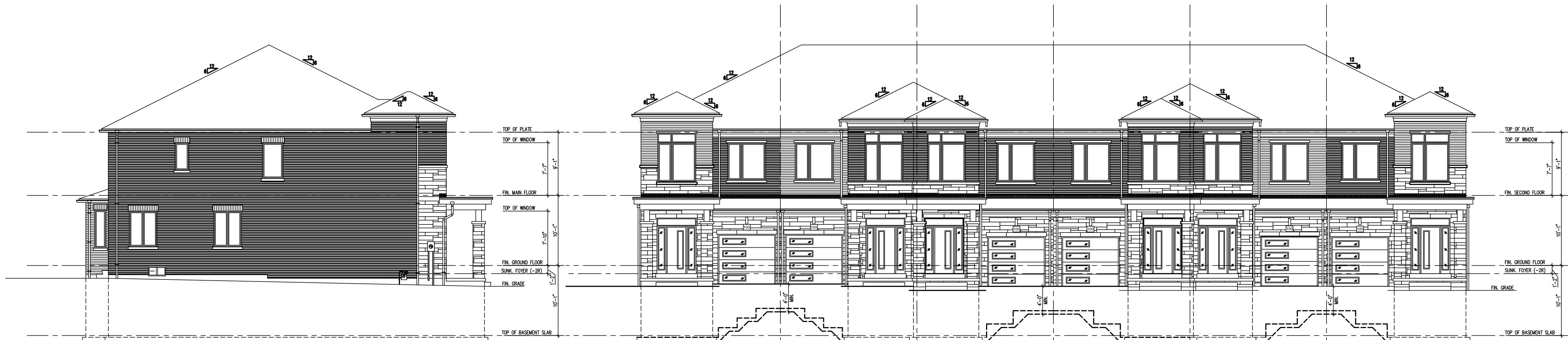
ELEVATIONS

Scale: 1/8"=1'-0"
Drawn By: DS
Checked By: DS

216102WT-BLOCKS 20' (Phase 3)

REV.2024.10.03

3 of 3



62 2009-END
234 EL. 'B'
LEFT SIDE ELEVATION

62 2009-END
234 EL. 'B'
63 2009
234 EL. 'B' (REV)
64 2008
234 EL. 'B'
65 2008
234 EL. 'B' (REV)
66 2007
234 EL. 'B2'
67 2009-END
234 EL. 'B' (REV)
FRONT ELEVATION



67 2009-END
234 EL. 'B' (REV)
RIGHT SIDE ELEVATION

67 2009-END
234 EL. 'B' (REV)
66 2007
234 EL. 'B'
65 2008
234 EL. 'B' (REV)
64 2008
234 EL. 'B'
63 2009
234 EL. 'B' (REV)
62 2009-END
234 EL. 'B'
REAR ELEVATION