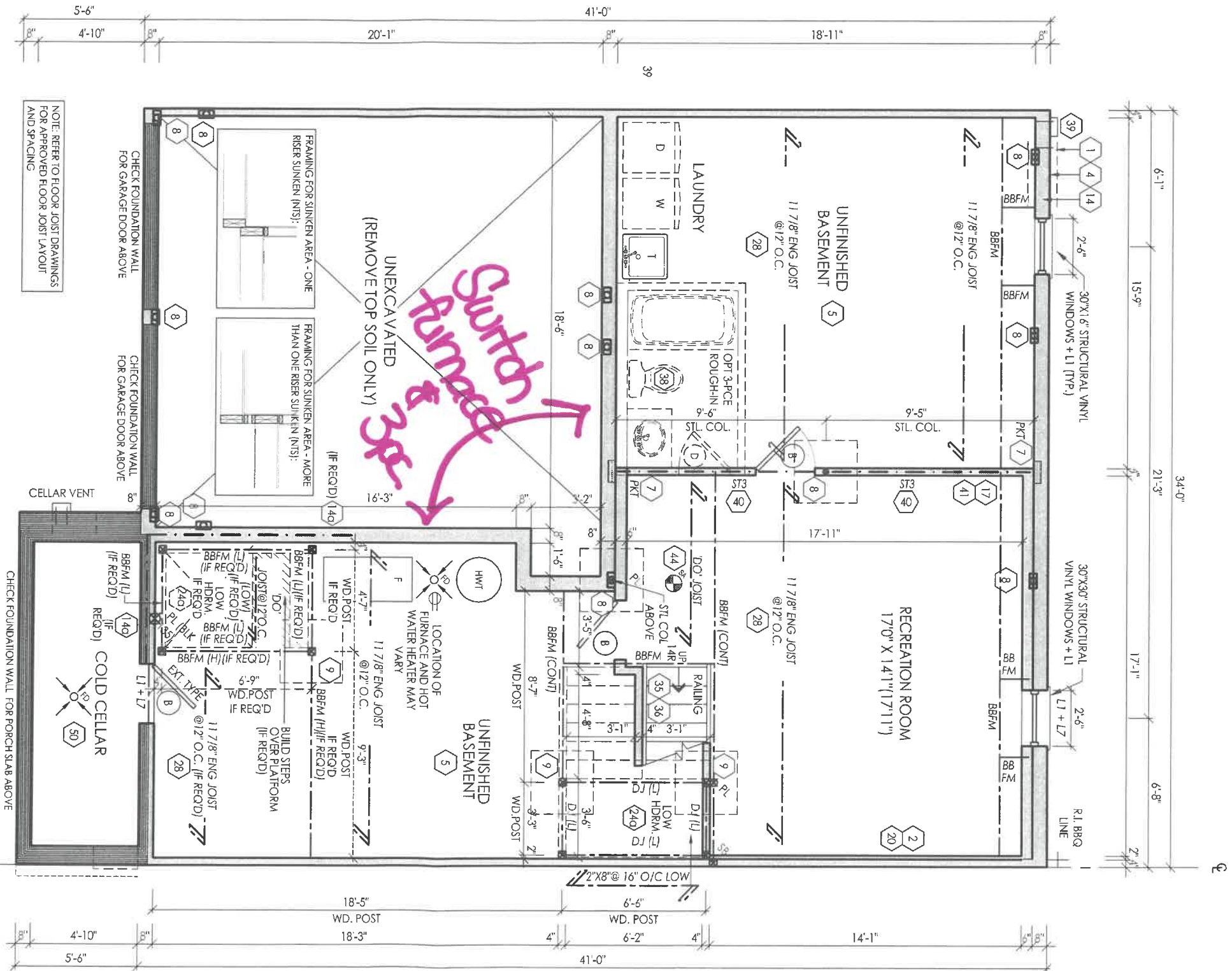


135-5



BASEMENT FLOOR ELEV. 'A' & 'B'
INTERIOR CONDITION

1. DECLARE THAT I HAVE REVIEWED AND TAKEN
DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF
OF **RM DESIGN LTD** 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:
FIRM BCIN:
DATE:
DATEOUT

client					location				
Zancor Homes					Wasaga Beach				
project					marketing name				
Wasaga Townhomes									
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	08 DEC 19	AL	AL					
2	REVISED PER FLOOR COORDINATION	JAN 13 20	HZ	CR					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	28 JAN 20	HZ	CR					

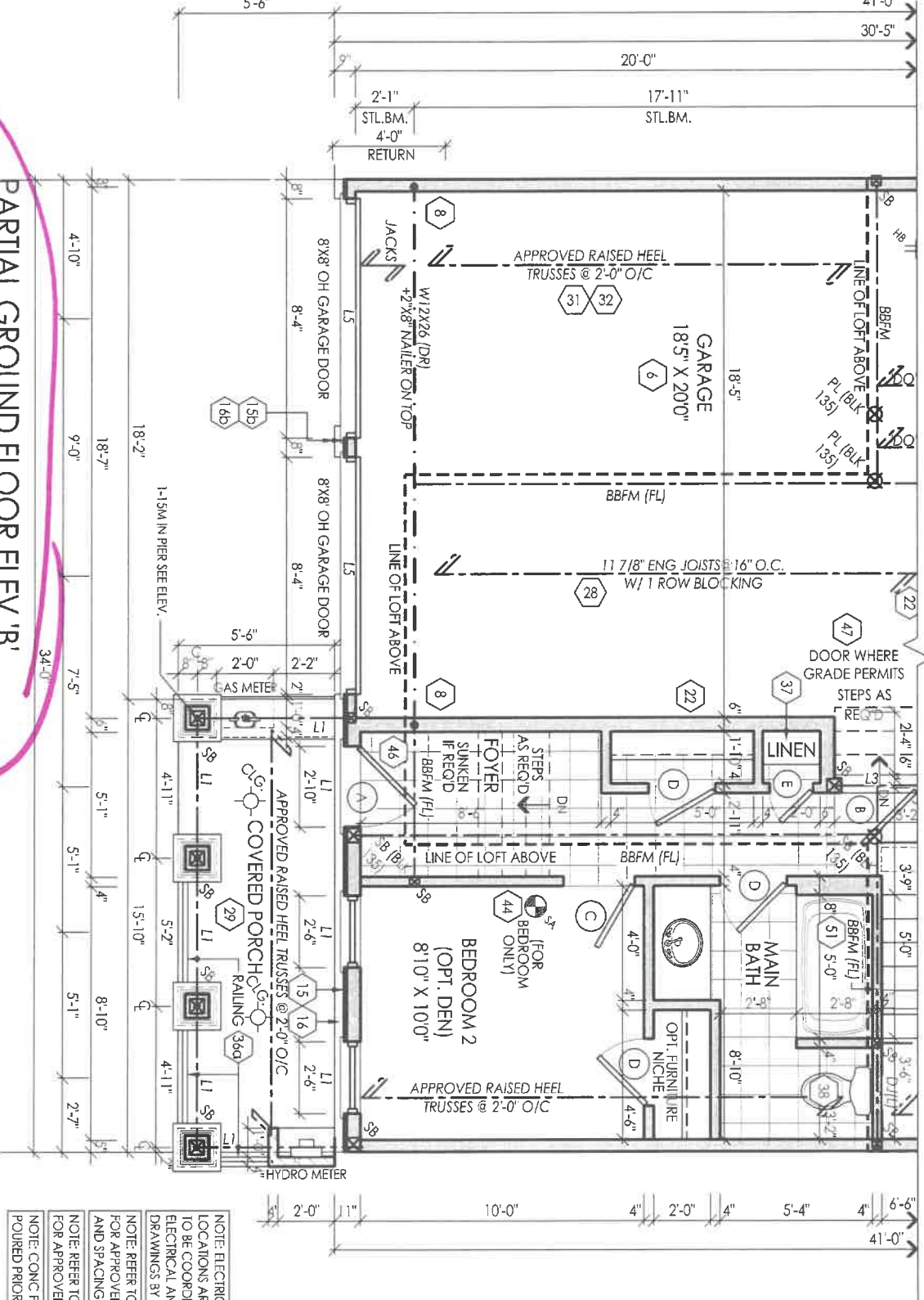


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project #
16058

page

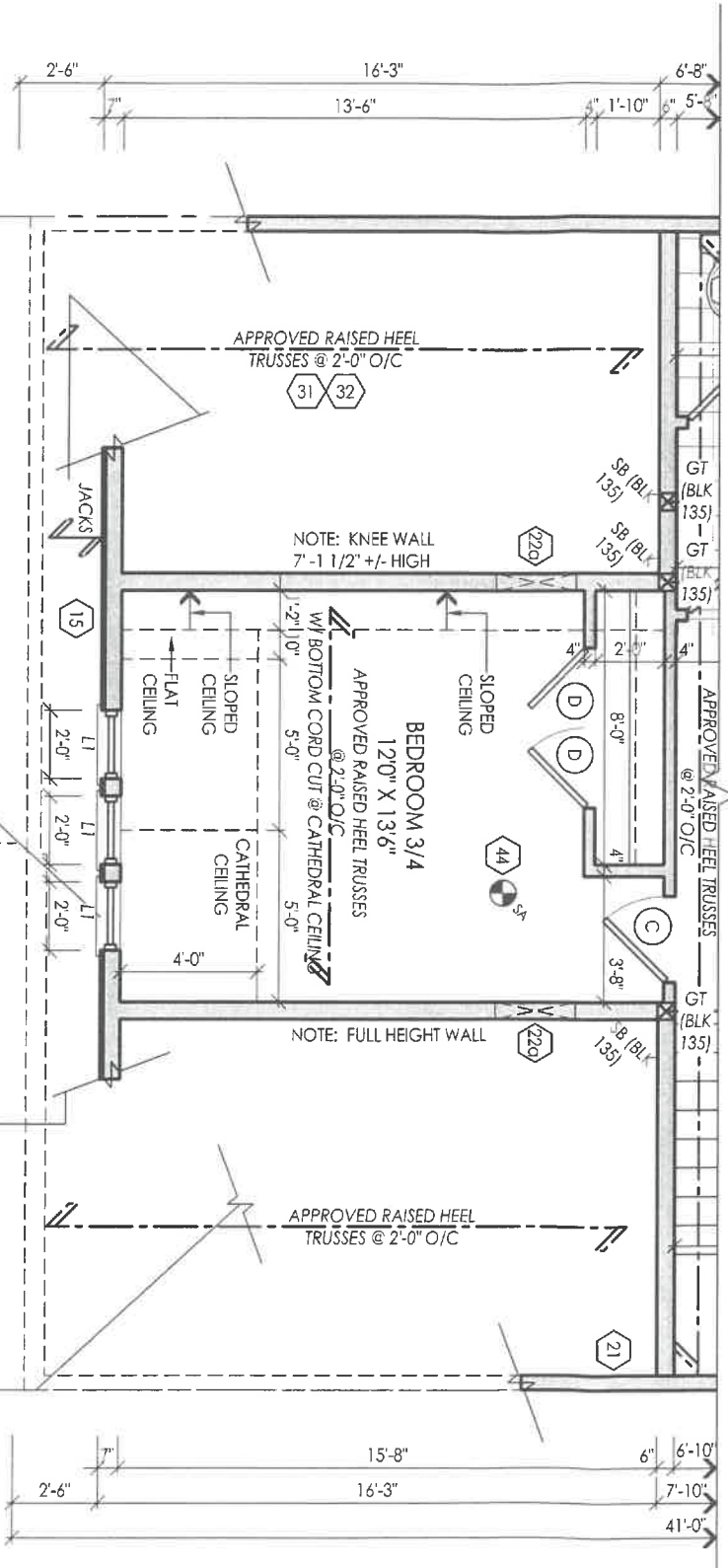
A36

FOR CONTINUATION REFER TO GROUND FLOOR ELEV 'A'.



PARTIAL GROUND FLOOR ELEV 'B'
INTERIOR CONDITION

FOR CONTINUATION REFER TO LOFT FLOOR ELEV 'A'.



PARTIAL OPT. LOFT FLOOR ELEV 'B'
INTERIOR CONDITION

NOTE: REFER TO TRUSS DRAWINGS
FOR APPROVED TRUSS LAYOUT

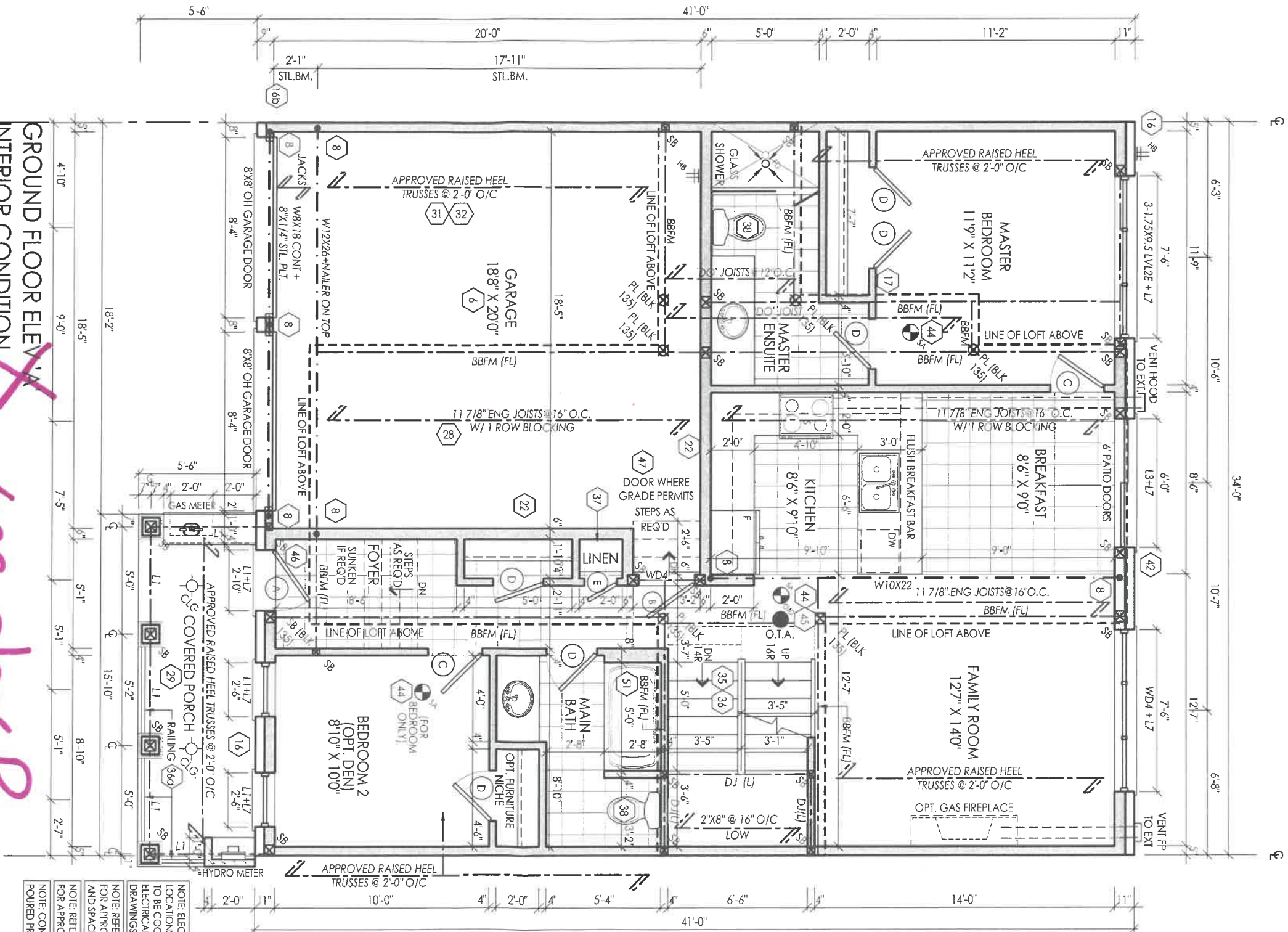
NOTE: ELECTRICAL, GAS AND VENT
LOCATIONS ARE SCHEMATIC ONLY.
TO BE COORDINATED WITH
ELECTRICAL AND MECHANICAL
DRAWINGS BY THE CONTRACTOR
FOR APPROVED FLOOR JOIST LAYOUT
AND SPACING
NOTE: REFER TO TRUSS DRAWINGS
FOR APPROVED TRUSS LAYOUT
NOTE: CONC FRONT PORCH
POURED PRIOR TO BRICK



I, ARTHUR PU YAN LAW DECLARE THAT I HAVE REVIEWED AND
TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON
BEHALF OF **RN DESIGN LTD.** 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: 41230
FIRM BCIN: 26995
DATE: JAN-30-2020

client		Zancor Homes		location		Wasaga Beach			
project		Wasaga Townhomes		marketing name					
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	09 DEC '19	AL	AL	5	REVISED PER ENGINEER COMMENTS &	28 JAN '20	CR	CR
2	ADJUSTED CLO OUTLINE INFO IN BEDRM 3/4	18 DEC '19	CR	CR		ISSUED FOR PERMIT			
3	REVISED PER TRUSS COORD - BLOCK 135	JAN 13 '20	H2	CR					
4	REVISED PER FLOOR COORD	JAN 13 '20	H2	CR					





GROUND FLOOR ELEVATION
INTERIOR CONDITION

see elev B.

NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY, TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR

NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING

NOTE: APPROVED TRUSS LAYOUT

NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK



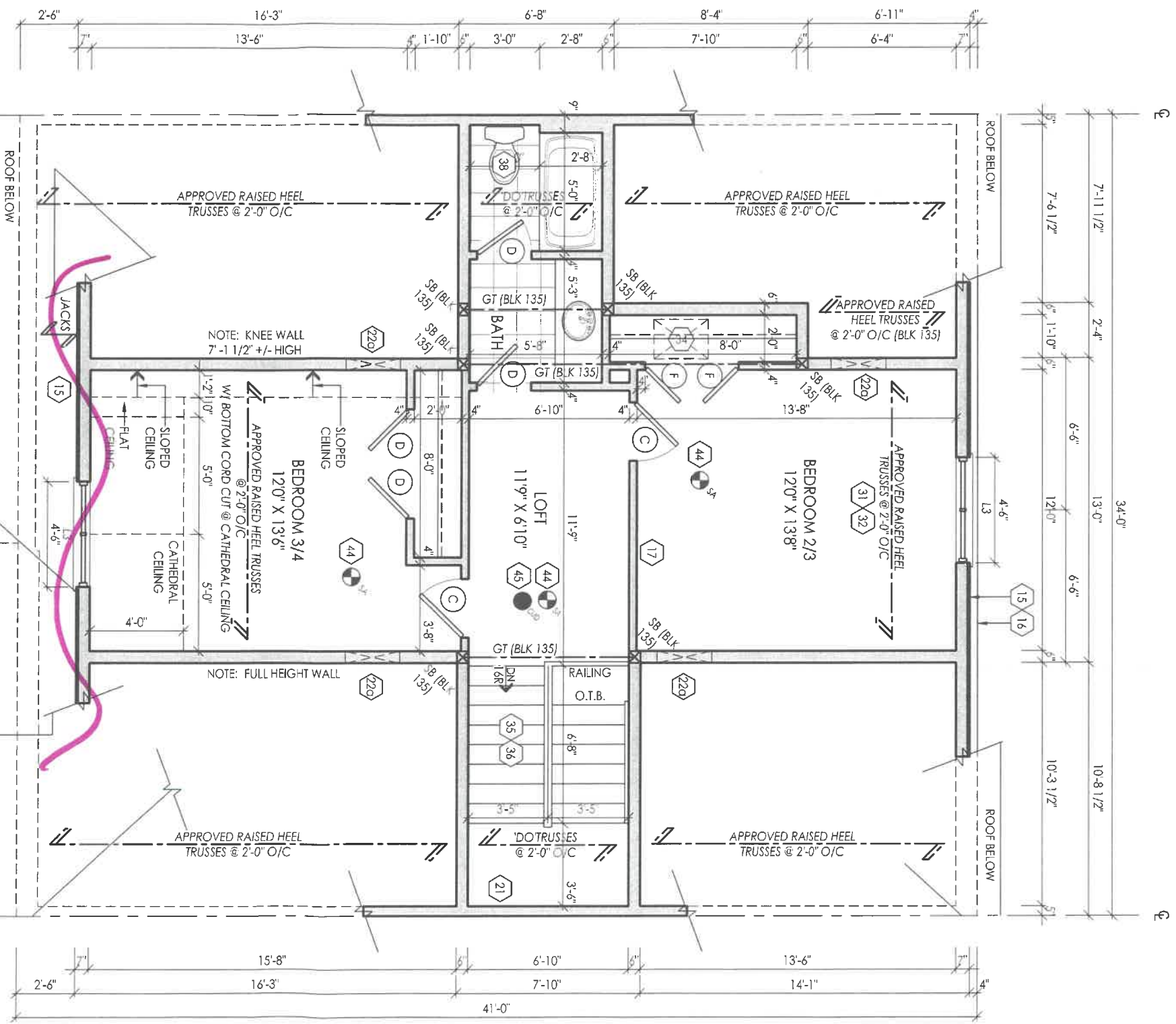
I, ARTHUR PU YAN LAW DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 41230
FIRM BCIN: 26995
DATE: JAN-30-2020

SIGNATURE: _____

client				location					
Zancor Homes				Wasaga Beach					
project				marketing name					
Wasaga Townhomes									
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	09-DEC-19	AL	AL					
2	REVISED PER FLOOR COORDINATION	JAN-13-2020	HZ	CR					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	28 JAN-2020	HZ	CR					





OPT. LOFT FLOOR ELEV 'A'
INTERIOR CONDITION

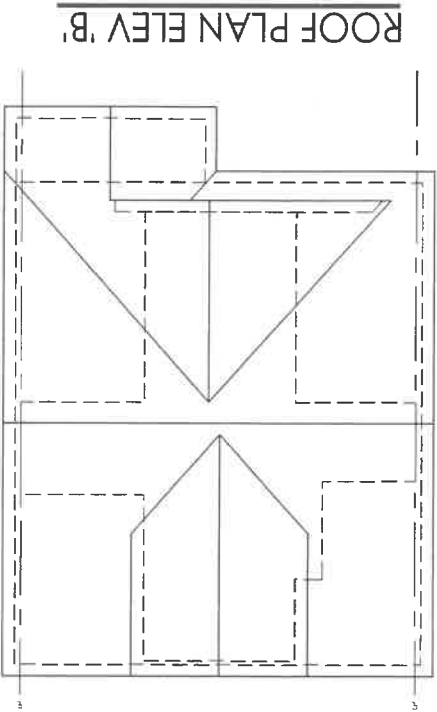
NOTE: REFER TO TRUSS DRAWINGS
FOR APPROVED TRUSS LAYOUT

see elev
B.



client		location	
Zancor Homes		Wasaga Beach	
project		marketing name	
Wasaga Townhomes			
#	revisions	date	dwn chk #
1	ISSUED FOR CLIENT REVIEW	09 DEC 19	AL AL
2	ADJUSTED CLG OUTLINE IN BEDRM 3/4	18 DEC 19	CR CR
3	REVISED PER TRUSS COORDINATION - BLOCK 135	JAN 13 2021	HZ CR
4	ISSUED FOR PERMIT	28 JAN 2021	HZ CR

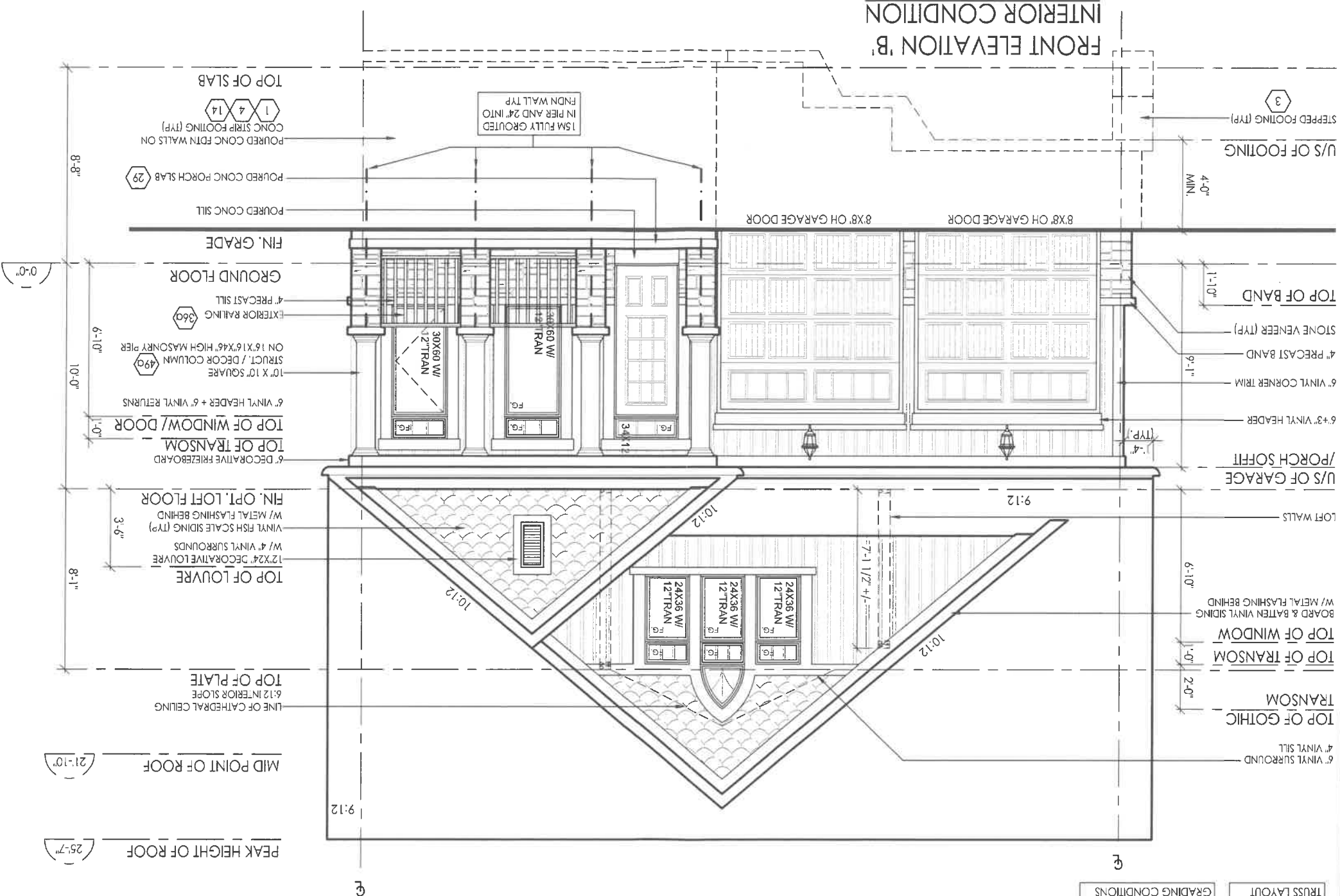
I, ARTHUR PUI YAN LAW DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RND DESIGN LTD.** UNDER DIVISION C PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
QUALIFIED DESIGNER BCIN: 41230
FIRM BCIN: 26995
DATE: JAN-30-2020
SIGNATURE:



NOTE: ALL CONVENTIONAL ROOF FRAMING TO 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 TRUSS DOES NOT EXCEED 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT
NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

GROSS GLAZING AREA-ELEV B			
INTERIOR CONDITION			
TOTAL PERIPHERAL WALL AREA			
2720.59	SF	76.19	SF
252.75	m ²	7.08	m ²
FRONT GLAZING AREA			
0.00	SF	0.00	m ²
LEFT SIDE GLAZING AREA			
0.00	SF	0.00	m ²
RIGHT SIDE GLAZING AREA			
0.00	SF	0.00	m ²
REAR GLAZING AREA			
145.83	SF	13.55	m ²
222.03	SF	20.63	m ²
8.16	%		



PEAK HEIGHT OF ROOF (25'-7")
MILD POINT OF ROOF (21'-10")

LINE OF CATHEDRAL CEILING 6:12 INTERIOR SLOPE
TOP OF PLATE
TOP OF LOUVRE
W/ 4" VINYL SURROUNDS
12"x24" DECORATIVE LOUVRE
VINYL FISH SCALE SIDING (TYP)
W/ METAL FLASHING BEHIND
FIN. OPT. LOFT FLOOR
6" DECORATIVE FRIEZEBORD
TOP OF TRANSOM
TOP OF WINDOW/ DOOR
6" VINYL HEADER + 6" VINYL RETURNS
10" X 10" SQUARE
STRUCT. / DECOR COLUMN
ON 1.6"X1.6"X46" HIGH MASONRY PIER
4" PRECAST SILL
EXTERIOR RAILING
GROUND FLOOR
FIN. GRADE

POURED CONC SILL
POURED CONC PORCH SLAB
POURED CONC FDN WALLS ON
CONC STRIP FOOTING (TYP)
TOP OF SLAB
1SM FULLY GROUTED
IN PIER AND 24" INTO
FNDN WALL TYP

4" VINYL SURROUND
TOP OF GOTHIC
TRANSOM
2'-0"
1'-0"
TOP OF TRANSOM
TOP OF WINDOW
BOARD & BATTEN VINYL SIDING
W/ METAL FLASHING BEHIND
6'-10"
LOFT WALLS
U/S OF GARAGE
/PORCH SOFFIT
6"+3" VINYL HEADER
6" VINYL CORNER TRIM
4" PRECAST BAND
STONE VENEER (TYP)
1'-10"
4'-0" MIN.
U/S OF FOOTING
STEPPED FOOTING (TYP)

FRONT ELEVATION 'B'
INTERIOR CONDITION

8'X8" OH GARAGE DOOR
8'X8" OH GARAGE DOOR

THESE PLANS WERE PREPARED BY THE ARCHITECT AND DO NOT CONSTITUTE A CONTRACT. ANY CHANGES TO THE PLANS MUST BE MADE BY THE ARCHITECT.

I, ARTHUR PU YAN LAW, DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **AN DESIGN LTD** 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.
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FIRM BCIN: 26995
DATE: JAN-30-2020

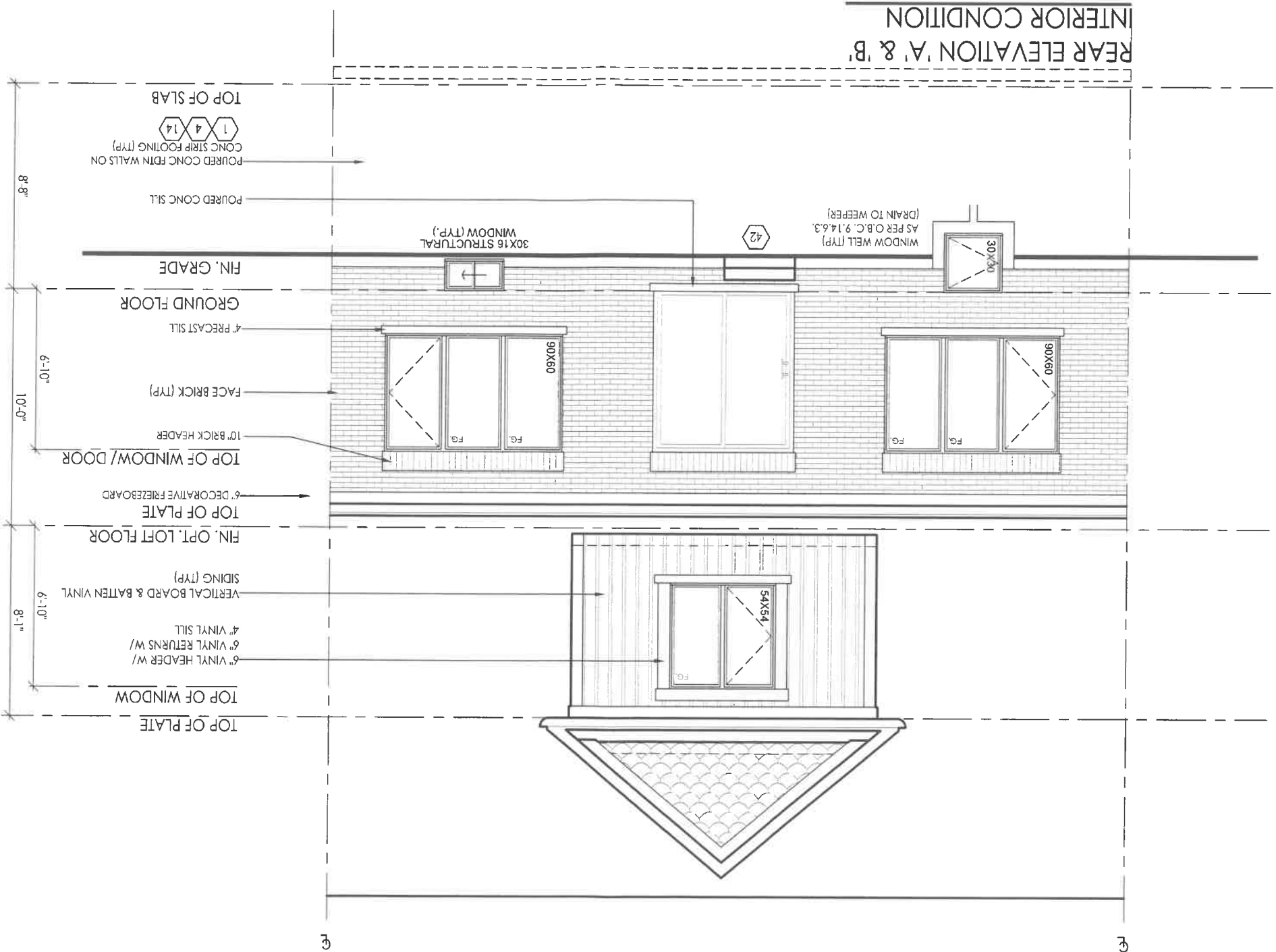
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client			
Zancor Homes			
project			
Wasaga Townhomes			
location			
Wasaga Beach			
marking name			
#	revisions	date	dwn
1	ISSUED FOR CLIENT REVIEW	08 DEC 19	AL
2	ISSUED FOR PERMIT	28 JAN 20	HZ



WWW.ANDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

model
TH-1-LOFT
scale
3/16" = 1'0"
project #
16058
page
A42



I, ARTHUR PU YAN LAW DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD** 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.
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FIRM BCIN: 26995
DATE: JAN-30-2020

client					location				
Zancor Homes					Wasaga Beach				
project					marketing name				
Wasaga Townhomes									
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	09/26/19	AL	AL					
2	ISSUED FOR PERMIT	28 JAN 20	HZ	CR					
				</					