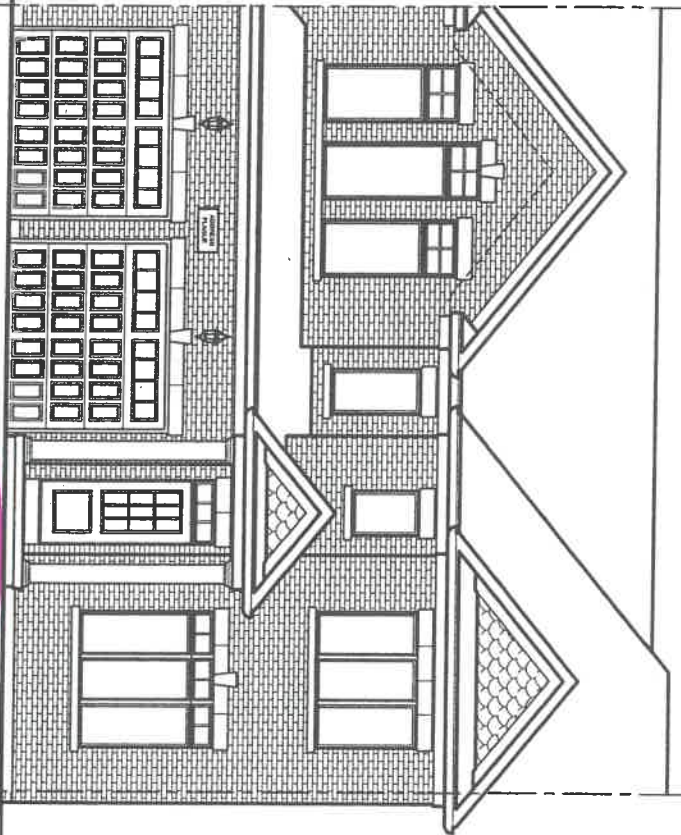
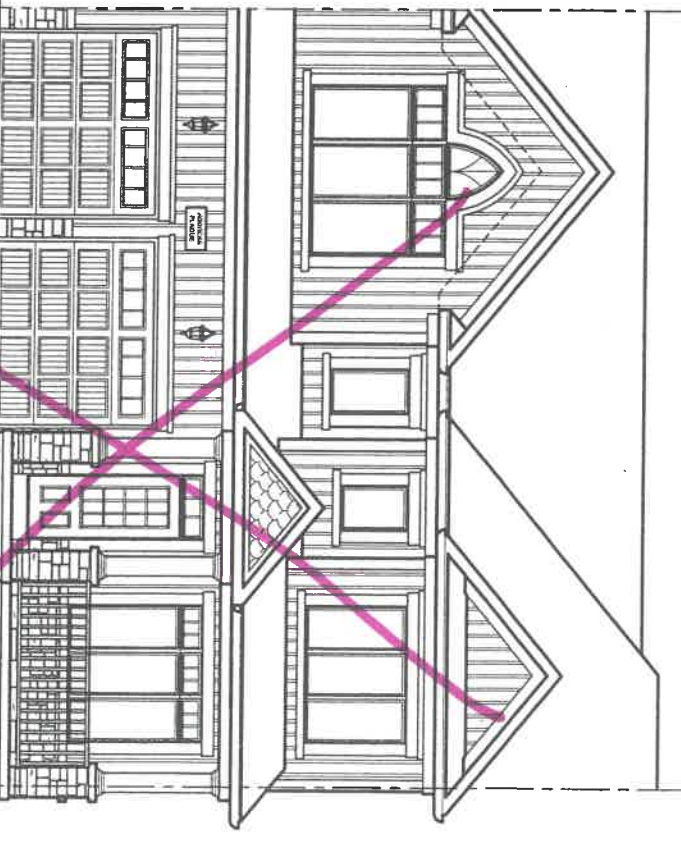


Site Copy

144-4 Elev A



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

Drawing List:

TH-4

- A0 TITLE SHEET
A1 BASEMENT FLOOR ELEV. 'A'
A2 GROUND FLOOR ELEV. 'A'
A3 SECOND FLOOR ELEV. 'A'
A4 OPT. 4 BEDROOM SECOND FLOOR ELEV. 'A'
A5 PARTIAL BASEMENT FLOOR ELEV. 'B'
A6 PARTIAL GROUND FLOOR ELEV. 'B'
A7 PARTIAL SECOND FLOOR ELEV. 'B'
A8 PARTIAL OPT. 4 BEDROOM SECOND FLOOR ELEV. 'B'
A9 FRONT ELEVATION 'A'
A10 REAR ELEVATION 'A' & 'B'
A11 REAR ELEVATION 'A' & 'B'
A12 FRONT ELEVATION 'B'
A13 PARTIAL BASEMENT FLOOR LOB CONDITION ELEV. 'A' & 'B'
A14 PARTIAL GROUND FLOOR LOB CONDITION ELEV. 'A' & 'B'
A15 REAR ELEVATION 'A' & 'B' LOB CONDITION
D1 CONSTRUCTION NOTES
D2 CONSTRUCTION NOTES
D3 CONSTRUCTION NOTES
D4-D11 CONSTRUCTION DETAILS

Areas:

	ELEVATION 'A'		ELEVATION 'B'	
	SF	SM	SF	SM
GROUND FLOOR	892.4	82.9	892.4	82.9
SECOND FLOOR	1174.1	109.1	1167.4	108.5
TOTAL AREA	2066.5	192.0	2059.8	191.4
COVERAGE INC PORCH	1334.8	124.0	1378.9	128.1
COVERAGE NOT INC PORCH	1287.4	119.6	1287.7	119.6

TOWN OF WASAGA BEACH
BUILDING & PLUMBING DEPT.

Reviewed By *[Signature]*
FOR THE CDE BUILDING OFFICIAL
MUST COMPLY WITH ONTARIO BUILDING CODE
DATE *Aug 14/17*
BUILDING PERMIT # _____



1-877-ESA-SAFE
OR VISIT
WWW.ESA-SAFE.ORG

Zancor Homes

Wasaga Townhomes

A copy of the building permit and reviewed permit drawings and documents must be made available on site for use by the various Inspectors assigned to your project.

Any proposed changes to the reviewed permit drawings or documents must be approved by the Building Department prior to making the changes.

I, NELSON CUNHA, DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF FN 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: 21032
FIRM BCIN: 26975
DATE: JULY 13, 2017
SIGNATURE: *[Signature]*

client
Zancor Homes
project
Wasaga Townhomes

location
Wasaga Beach
marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	12/04/17	SP	NC	5	ISSUED FOR FINAL	20/10/17	HAZ	NC
2	REVISED PER CLIENT COMMENTS	20/10/16	SP	NC					
3	REVISED AS PER ENG COMMENTS	20/10/17	HAZ	NC					
4	FLOOR & RISER COORDINATION	20/10/16	HAZ	NC					

FN design
Imagine • Inspire • Create

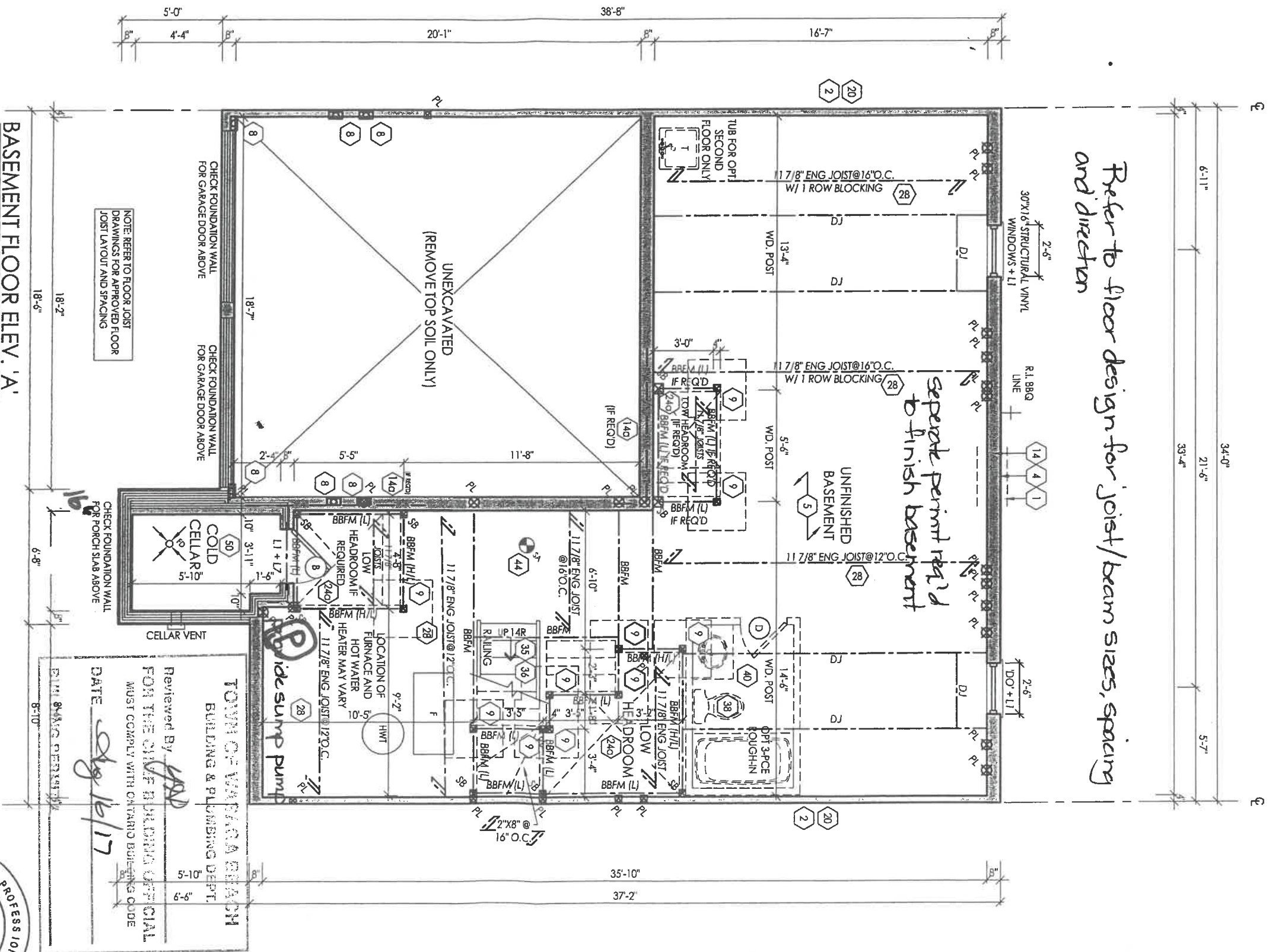
model
TH-4
scale
3/16" = 1'0"
project #
16058

page

A0

144-4

Refer to floor design for joist/beam sizes, spacing and direction



* water line to be 3/4" from main to first floor bathroom group

BASEMENT FLOOR ELEV. 'A'



I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF FIN 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: 21032
26995

DATE: JULY 13, 2017

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	12/24/17	sp	nc	5.	ISSUED FOR FINAL	2017/01/14/2	nc	
2	REVISED PER CLIENT COMMENTS	2017/06/16	sp	nc					
3.	REVISED AS PER ENG COMMENTS	2017/07/12	haz	nc					
4.	FLOOR & TRUSS COORDINATION	2017/08/04/2	nc						

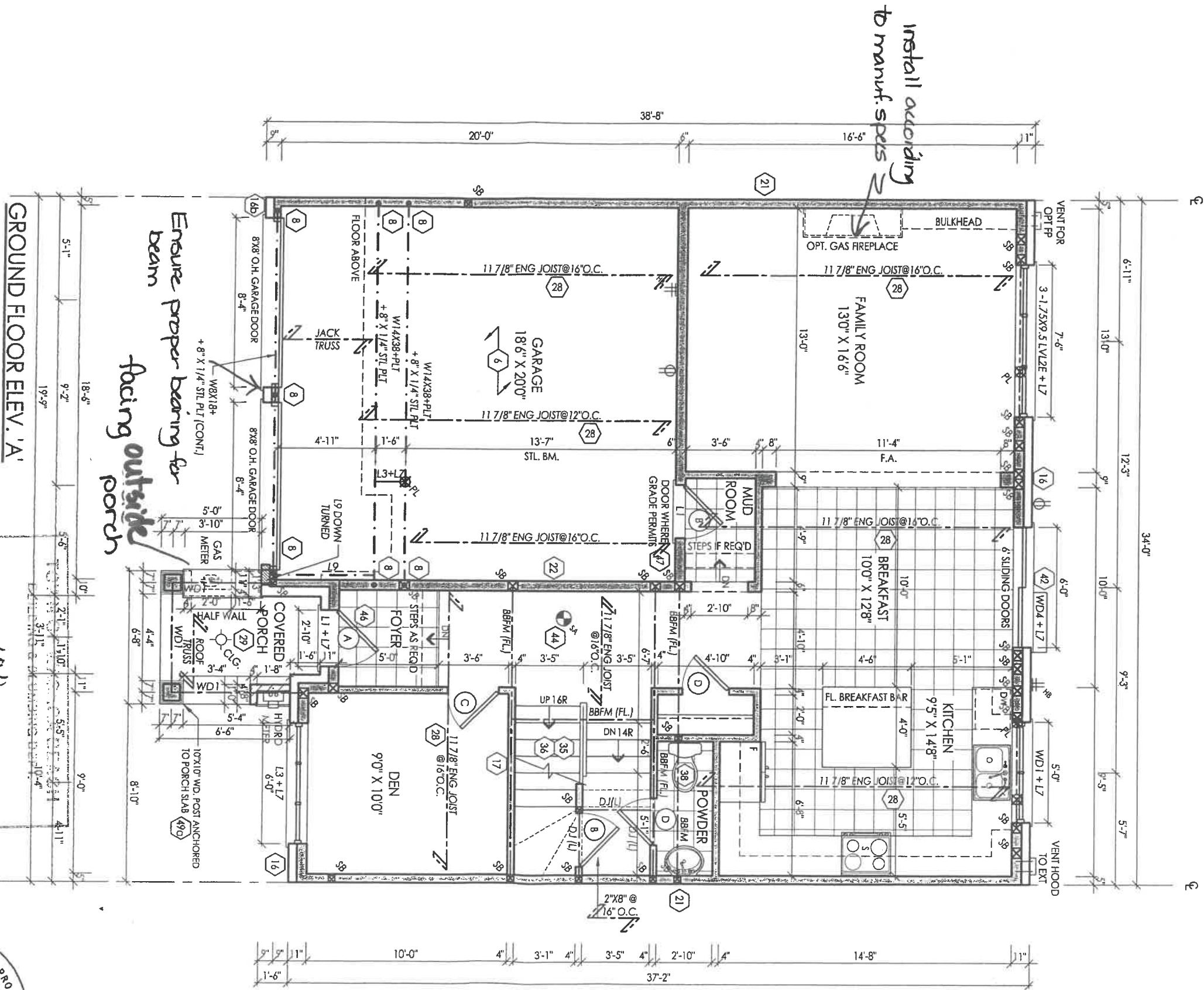
FIN design
Imagine • Inspire • Create



model TH-4
scale 3/16" = 1'0"
project # 16056
page

A1

144-4



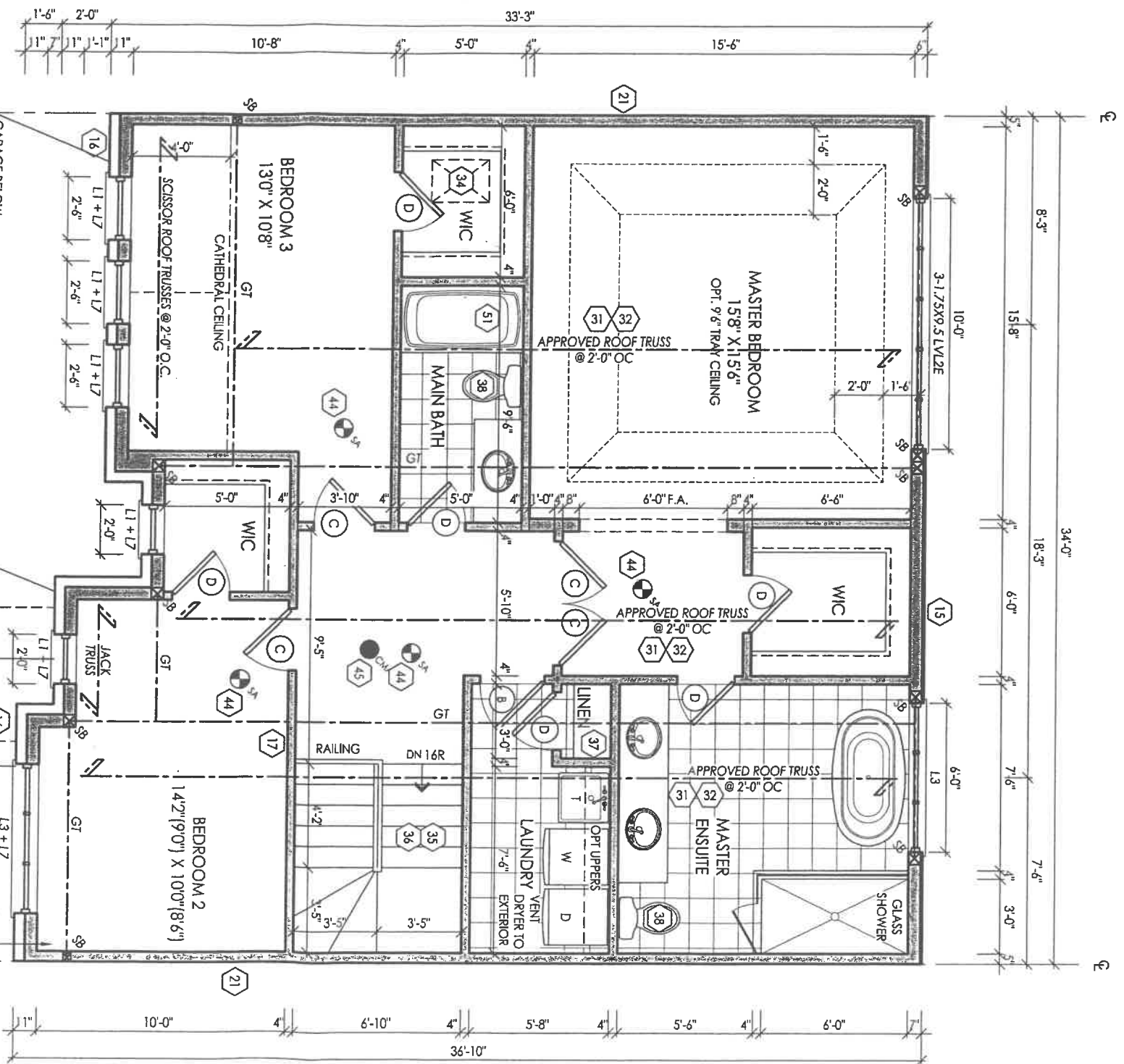
Reviewed by *[Signature]*
FOR THE OFFICE BUILDING OFFICIAL
MUST COMPLY WITH ONTARIO BUILDING CODE
DATE *Aug 16/17*
BUILDING PERMIT # _____



I, NELSON CUNHA, 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: 21032
FIRM BCIN: 26995
DATE: JULY 13, 2017
SIGNATURE: *[Signature]*

client				location			
Zancor Homes				Wasaga Beach			
Project				marketing name			
Wasaga Townhomes							
#	revisions	date	dwn	chk	#	revisions	date
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2	REVISED PER CLIENT COMMENTS	2017/04/16	SP	NC			
3	REVISED AS PER ENG COMMENTS	2017/07/12	HAZ	NC			
4	FLOOR & TRUSS COORDINATION	2017/07/04	HAZ	NC			



NOTE: REFER TO TRUSS DRAWINGS
FOR APPROVED TRUSS LAYOUT

SECOND FLOOR ELEV. 'A'

Reviewed By *[Signature]*
FOR THE CHIEF BUILDING OFFICIAL
MUST COMPLY WITH ONTARIO BUILDING CODE
DATE *July 16/17*
BUILDING PERMIT # _____



I, NELSON CUNHA, 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.

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26995
DATE: JULY 13, 2017
SIGNATURE: *[Signature]*

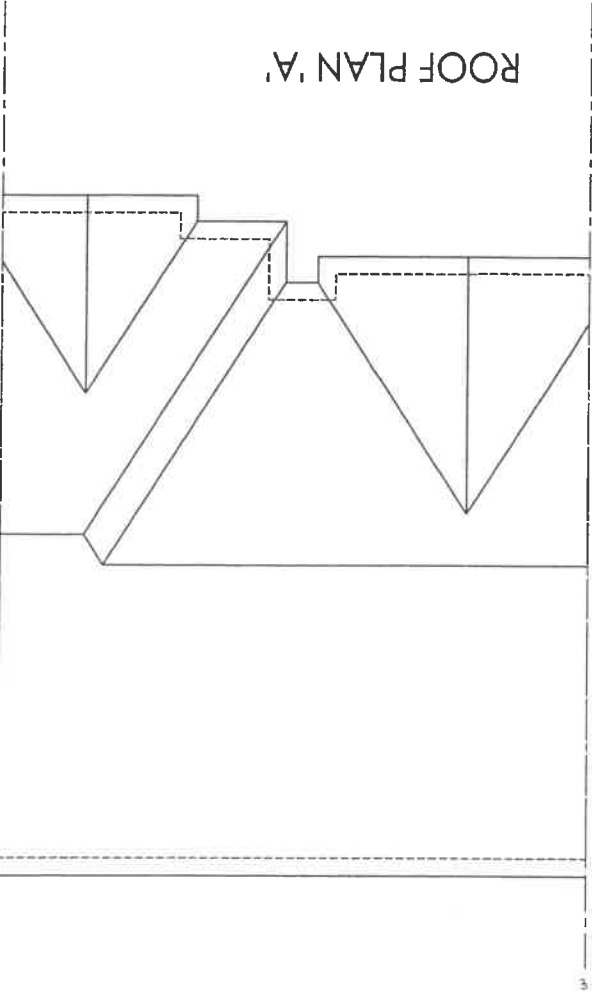
Client				Location			
Zancor Homes				Wasaga Beach			
Project				Marketing name			
Wasaga Townhomes							
#	revisions	date	dwn	chk	#	revisions	date
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2	REVISED PER CLIENT COMMENTS	20/06/16	SP	NC			
3	REVISED AS PER ENG COMMENTS	20/07/12	HAZ	NC			
4	FLOOR & TRUSS COORDINATION	20/07/06	HAZ	NC			

PN design
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model TH-4
scale 3/16" = 1'0"
project # 16058
page

A3



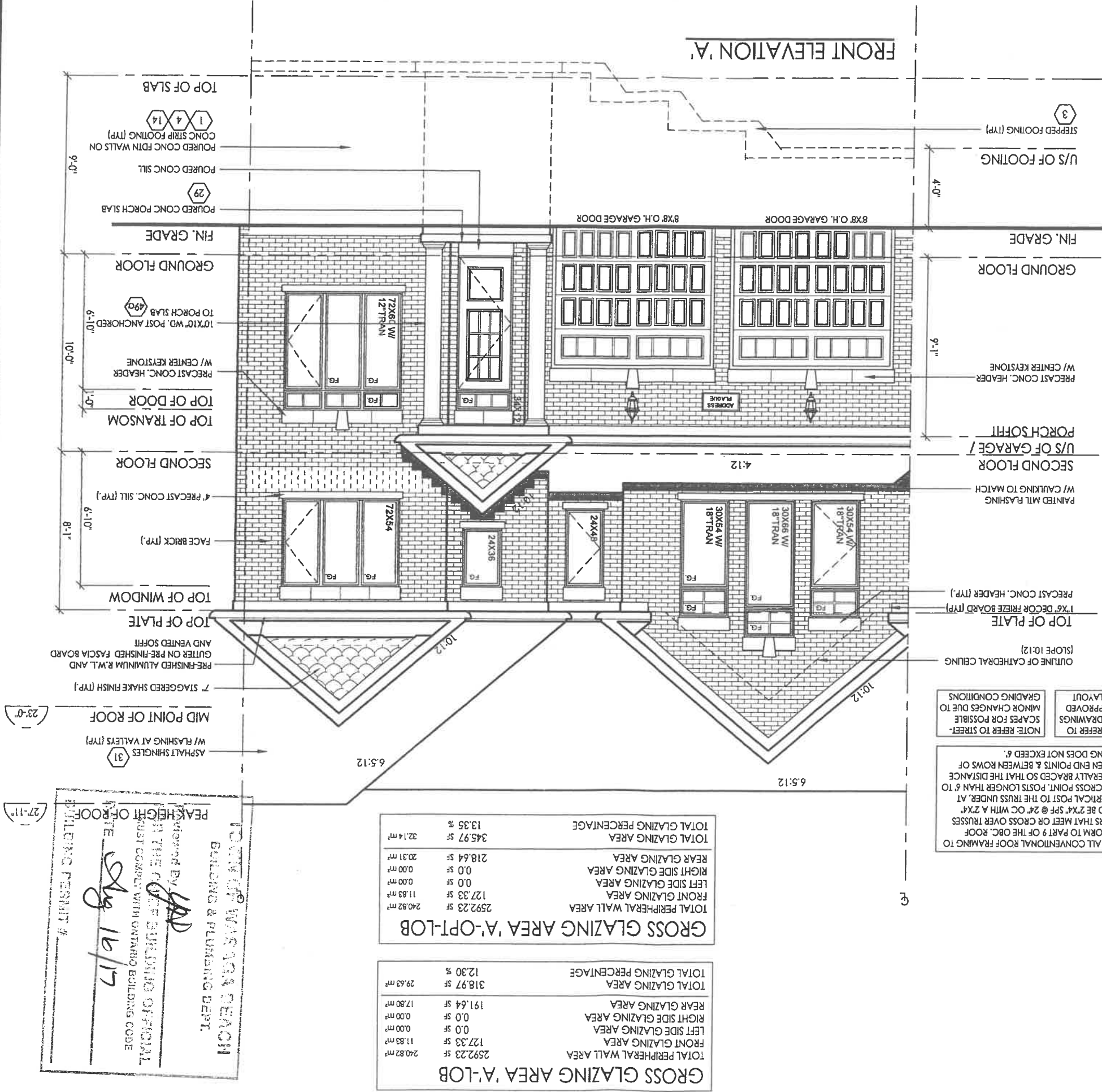
GROSS GLAZING AREA 'A'					
TOTAL PERIPHERAL WALL AREA	2592.23	SF	11.83	m²	
FRONT GLAZING AREA	127.33	SF	0.00	m²	
LEFT SIDE GLAZING AREA	0.0	SF	0.00	m²	
RIGHT SIDE GLAZING AREA	0.0	SF	0.00	m²	
REAR GLAZING AREA	167.05	SF	15.52	m²	
TOTAL GLAZING AREA	294.38	SF	11.36	%	

GROSS GLAZING AREA 'A'-OPT					
TOTAL PERIPHERAL WALL AREA	2592.23	SF	11.83	m²	
FRONT GLAZING AREA	127.33	SF	0.00	m²	
LEFT SIDE GLAZING AREA	0.0	SF	0.00	m²	
RIGHT SIDE GLAZING AREA	0.0	SF	0.00	m²	
REAR GLAZING AREA	194.05	SF	18.03	m²	
TOTAL GLAZING AREA	321.38	SF	12.40	%	

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" OC 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'.

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 'A'-LOB					
TOTAL PERIPHERAL WALL AREA	2592.23	SF	11.83	m²	
FRONT GLAZING AREA	127.33	SF	0.00	m²	
LEFT SIDE GLAZING AREA	0.0	SF	0.00	m²	
RIGHT SIDE GLAZING AREA	0.0	SF	0.00	m²	
REAR GLAZING AREA	191.64	SF	17.80	m²	
TOTAL GLAZING AREA	318.97	SF	12.30	%	

GROSS GLAZING AREA 'A'-OPT-LOB					
TOTAL PERIPHERAL WALL AREA	2592.23	SF	11.83	m²	
FRONT GLAZING AREA	127.33	SF	0.00	m²	
LEFT SIDE GLAZING AREA	0.0	SF	0.00	m²	
RIGHT SIDE GLAZING AREA	0.0	SF	0.00	m²	
REAR GLAZING AREA	218.64	SF	20.31	m²	
TOTAL GLAZING AREA	345.97	SF	13.35	%	

NOTED BY *YAD*
IN THE OFF BUILDING OFFICIAL
TRUST COMPACT WITH ONTARIO BUILDING CODE
DATE *Aug 16/17*
BUILDING PERMIT # *27-11*

client: **Zancor Homes** location: **Wasaga Beach**

project: **Wasaga Townhomes** marketing name: **Wasaga Beach**

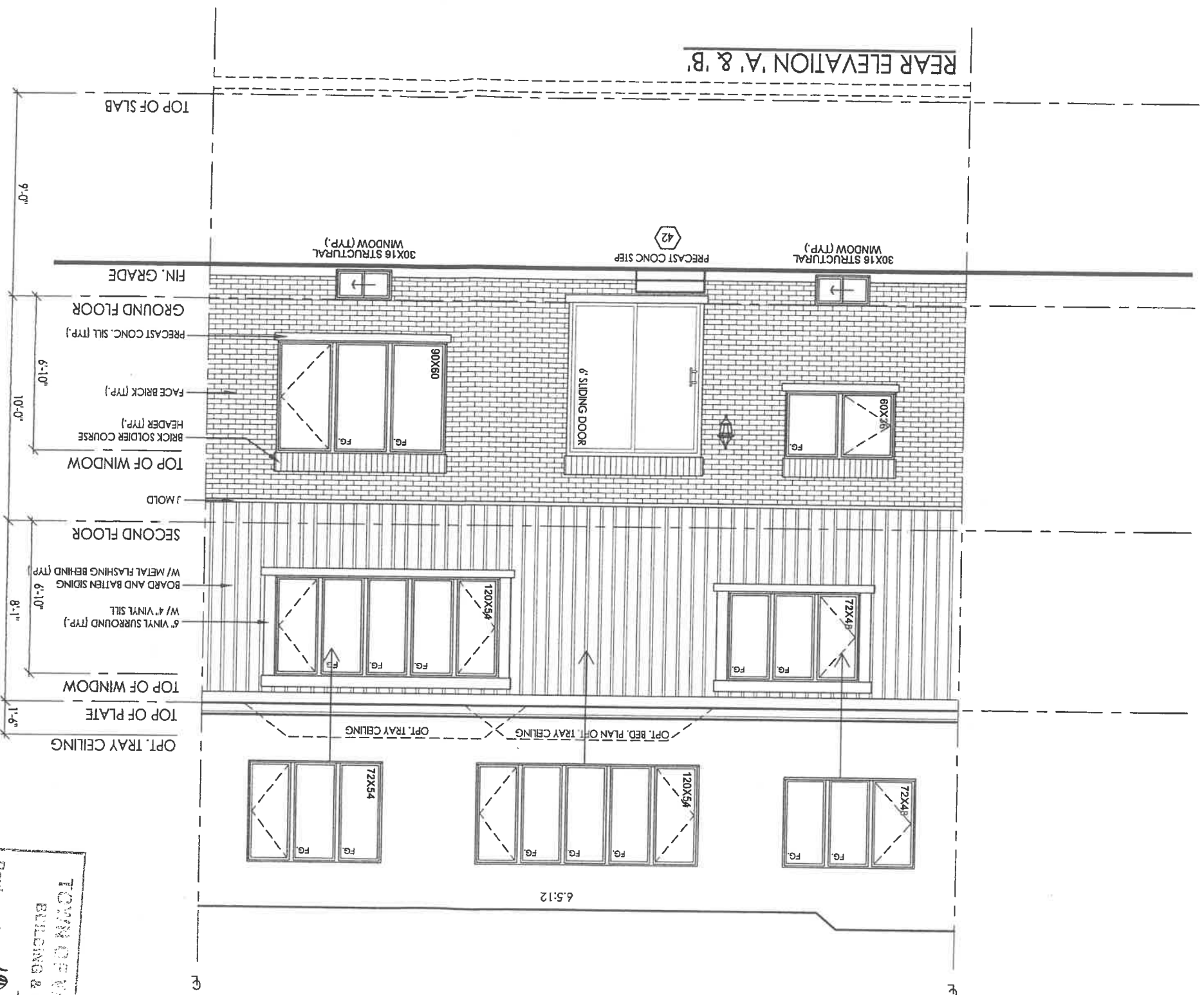
21032 26995
FIRM BCN: DATE: JULY 13, 2017

QUALIFIED DESIGNER BCN: *[Signature]*

I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY 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.

#	revisions	date	own	chk	#	revisions	date	own	chk
1	ISSUED FOR CLIENT REVIEW	12/04/17	SP	NC	5	ISSUED FOR FINAL	2017/07/11	HAZ	NC
2	REVISED PER CLIENT COMMENTS	2017/06/16	SP	NC					
3	REVISED AS PER BNC COMMENTS	2017/07/12	HAZ	NC					
4	FLOOR & TRUSS COORDINATION	2017/07/08	HAZ	NC					

REAR ELEVATION 'A' & 'B'



TOWN OF WABAGO BEACH
BUILDING & PLUMBING DEPT.
Reviewed By *[Signature]*
FOR THE CHIEF BUILDING OFFICIAL
MUST COMPLY WITH ONTARIO BUILDING CODE
DATE *Aug 16/17*
BUILDING PERMIT #

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1. NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD**, UNDER DIVISION 3, PAR.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:

21032
26995
JULY 13, 2017

SIGNATURE:

client

Zancor Homes

Wasaga Beach location

project	
Waggon Township	

#	revisions	date			#	revisions	date		
		dwn	chk	5.			dwn	chk	5.
1	ISSUED FOR CLIENT REVIEW	12/24/17	SP	INC	5.				
2	REVISED PER CLIENT COMMENTS	2017/06/16	SP	INC					
3	REVISED AS PER BNG COMMENTS	2017/07/12	HAZ	INC					
4.	FLOOR 3, TRUSS COORDINATION	2017/07/06	HAZ	INC					

PRN design
Imagine • Inspire • Create

model
TH-4

scale	project #
3/16" = 1'0"	16058

page

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