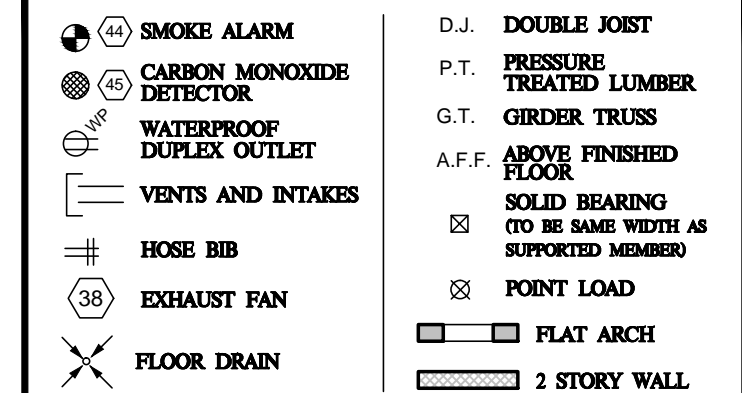
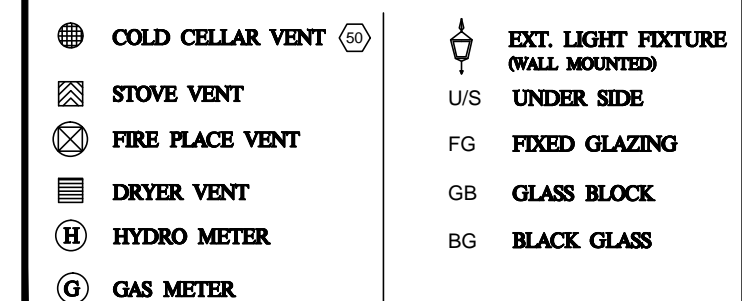


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LEGEND / PLANS



LEGEND / ELEVATIONS



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FIRM BCIN	26995

FEBRUARY 14, 2014

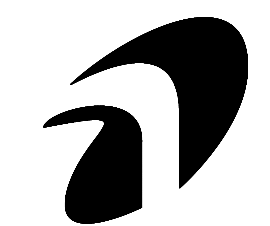
DATE _____ SIGNATURE _____

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK
1.	ISSUED FOR CLIENT REVIEW	OCT. 31/13	CG	NC
2.	ROOF TRUSS CO-ORDINATION	DEC. 23/13	SB	NC
3.	FLOOR JOIST CO-ORDINATION	JAN. 16/14	KG	NC
4.	REVISED AS PER ENGINEER COMMENTS	FEB. 13/14	KG	NC
5.	REVISED AS PER ARCHITECTURAL CONTROL COMMENTS	FEB. 13/14	PV	NC
6.	ISSUED FOR FINAL	FEB. 14/14	AL	NC

FLOOR AREA CALCULATIONS				
ELEVATION	A	B	C	
FIRST FLOOR	2733	2716	2716	
SECOND FLOOR	N/A	N/A	N/A	
TOTAL (ft ²)	2733	2716	2716	
DEDUCT O.T.B.	8	8	8	
TOTAL (ft ²)	2725	2708	2708	
FIN. BASEMENT	105	105	105	
TOTAL (ft ²)	2830	2813	2813	
LOFT PLAN	N/A	N/A	N/A	
TOTAL (ft ²)	2830	2813	2813	
(m ²)	262.92	261.34	261.34	
COVERAGE (ft ²)	3175	3157	3157	
W/O PORCH (m ²)	294.97	293.29	293.29	
COVERAGE (ft ²)	3238	3220	3221	
W/ PORCH (m ²)	300.82	299.15	299.24	

MODEL	50-1 NON LOFT
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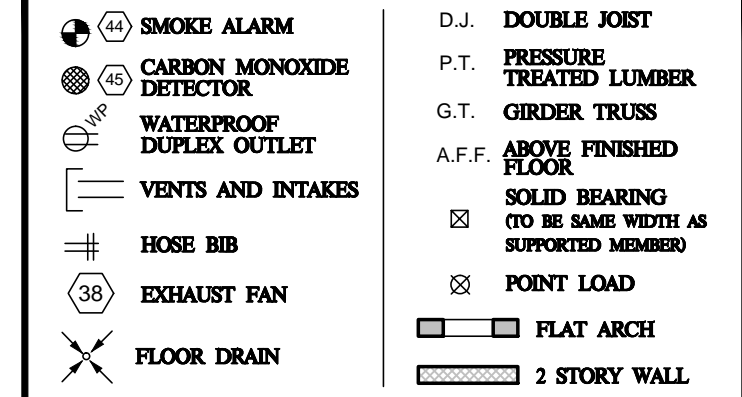
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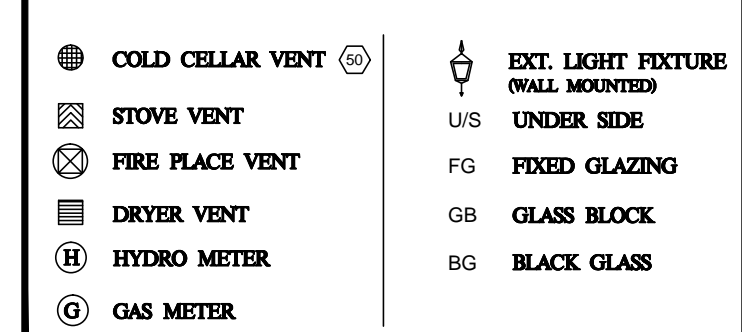
A1

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LEGEND / PLANS



LEGEND / ELEVATIONS

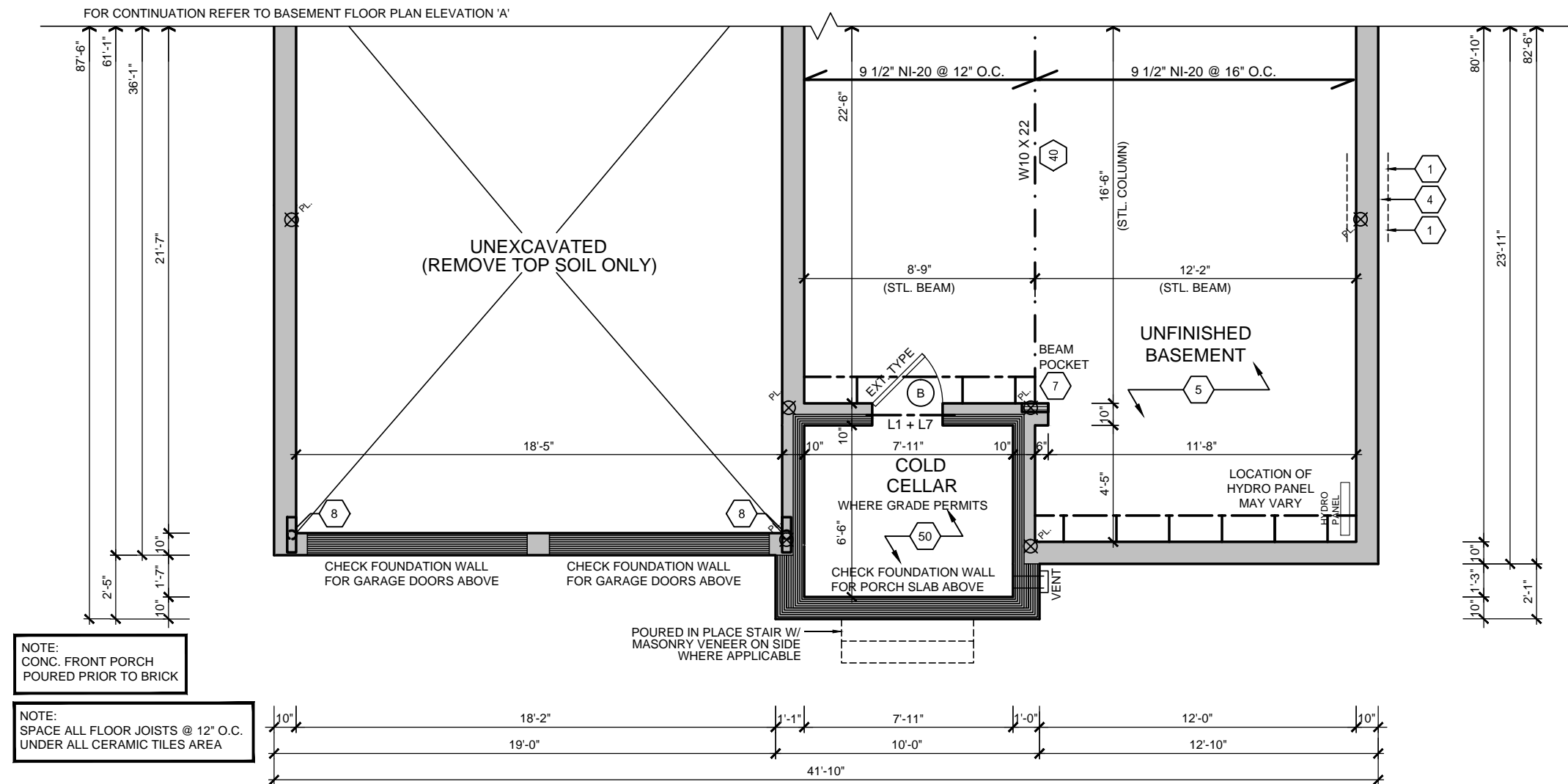


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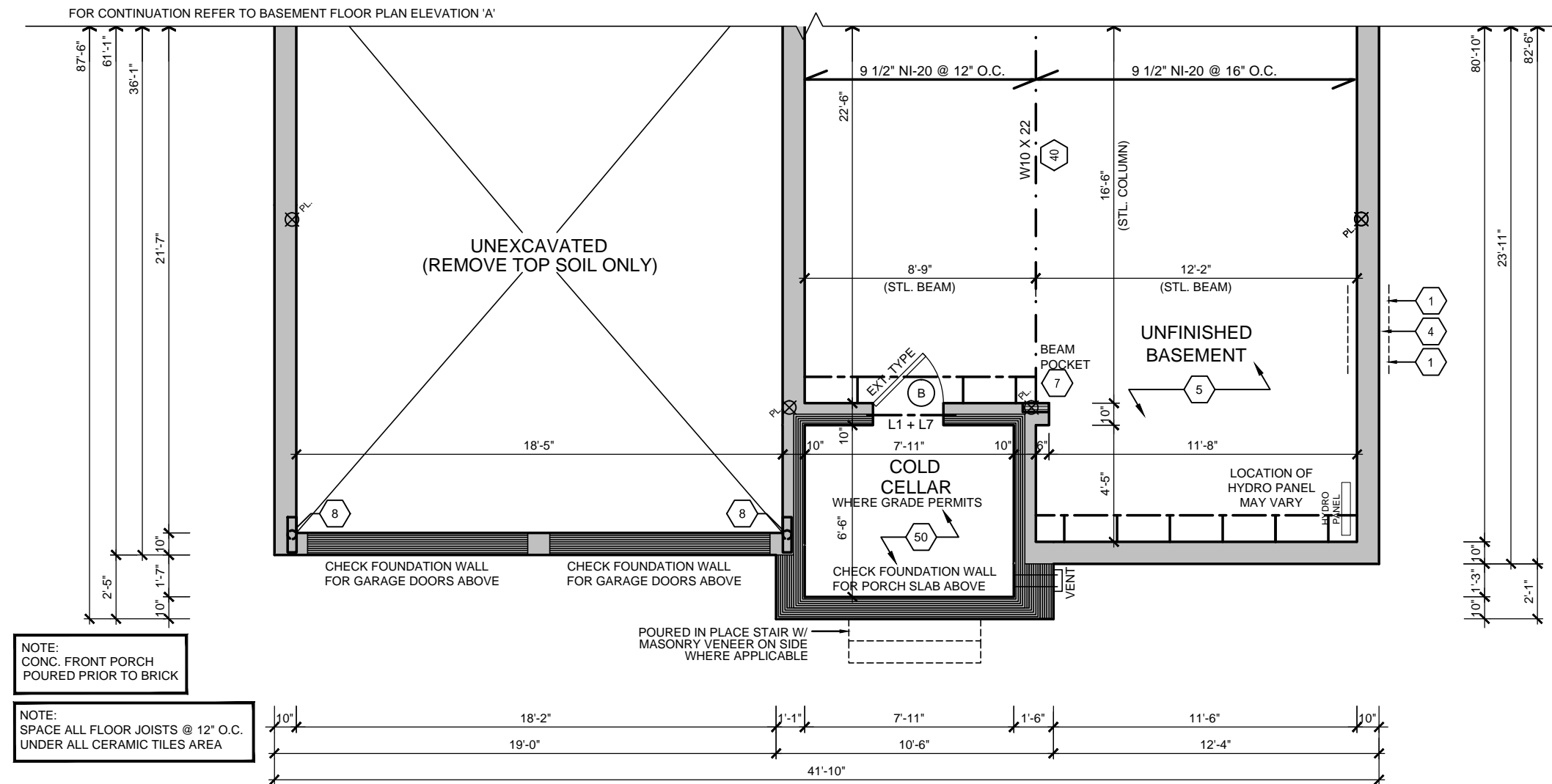
QUALIFIED DESIGNER BCIN	21032
FIRM BCIN	26995

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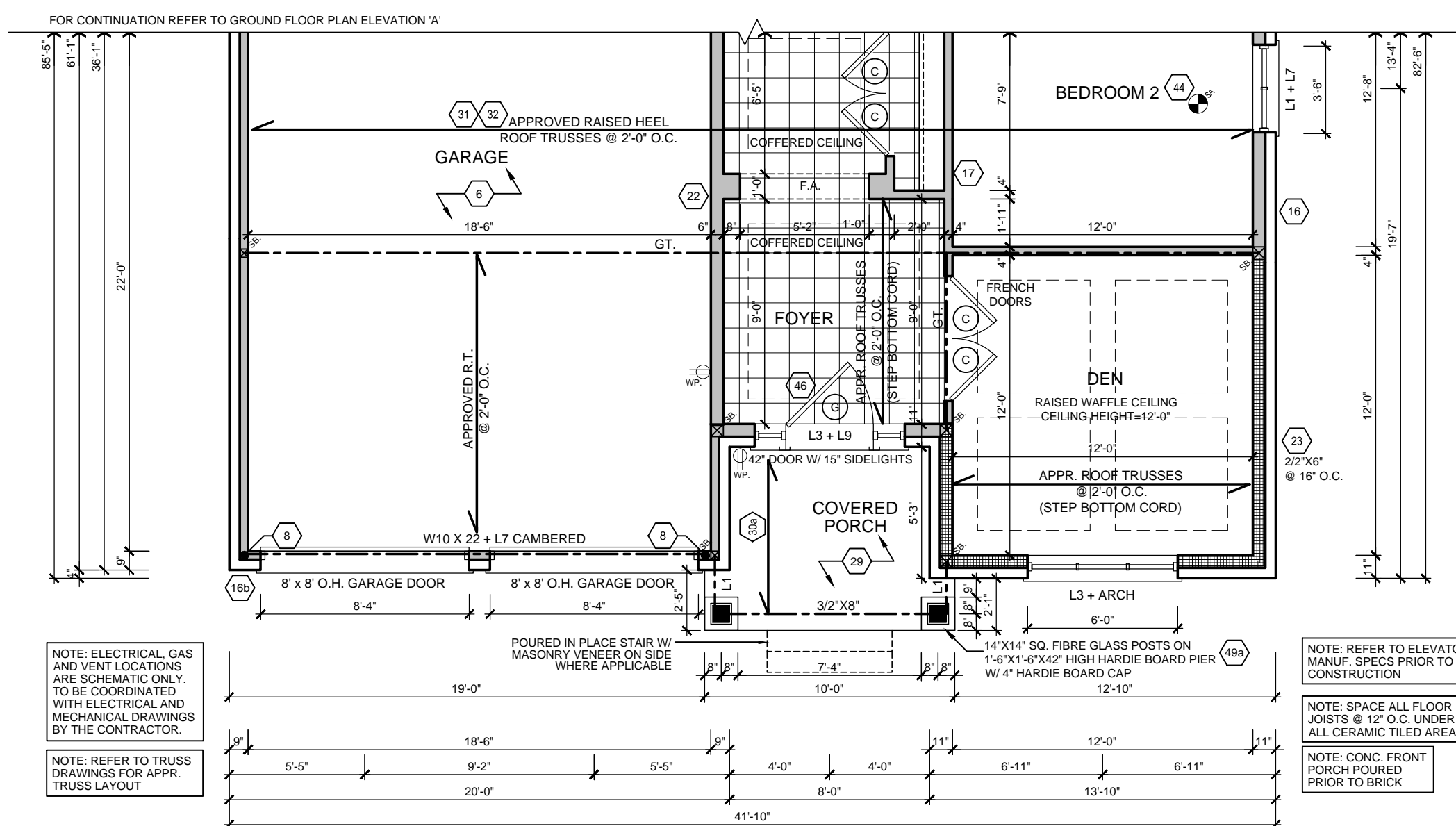
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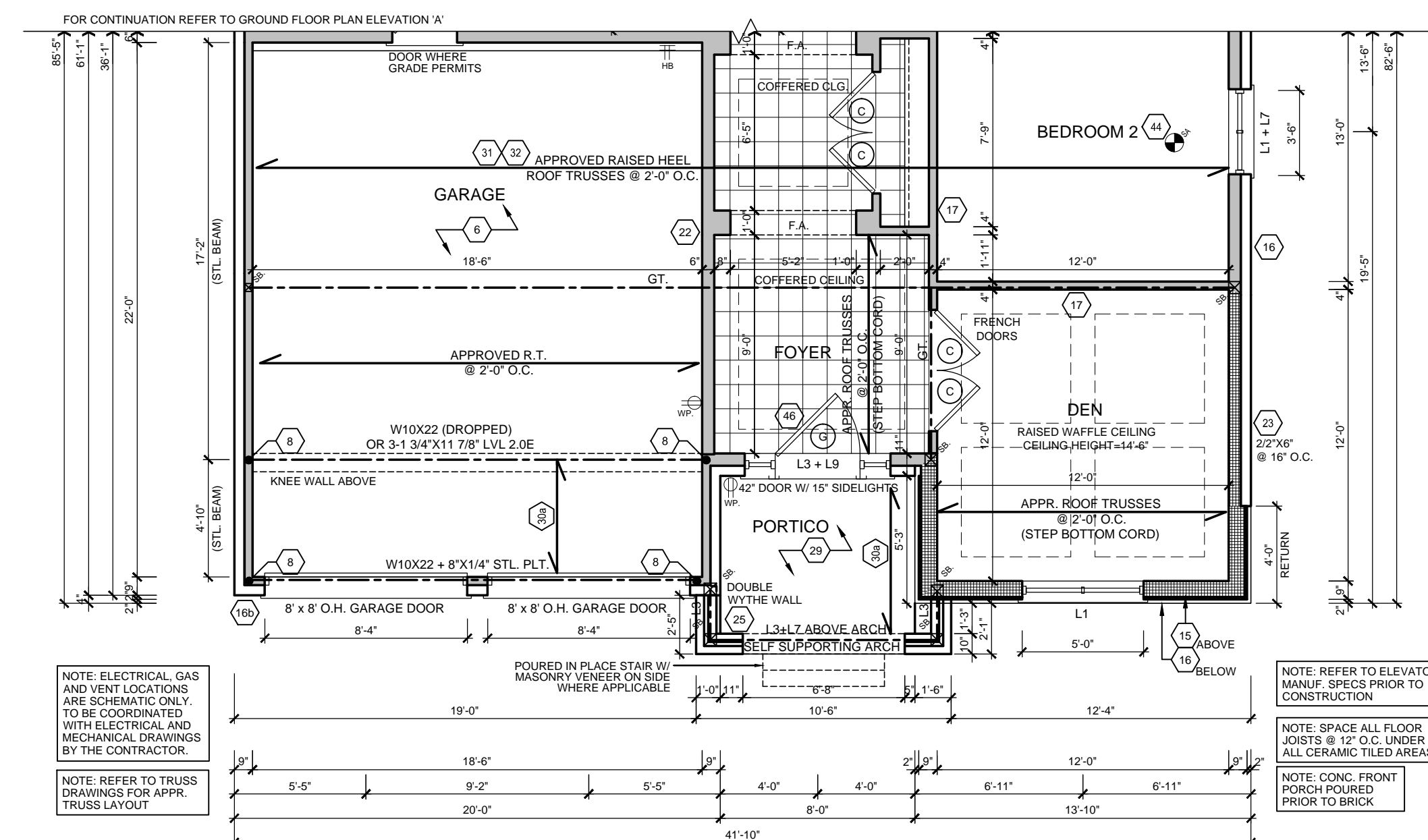
PARTIAL BASEMENT FLOOR ELEV. 'B'



PARTIAL BASEMENT FLOOR ELEV. 'C



PARTIAL GROUND FLOOR ELEV. 'B



PARTIAL GROUND FLOOR ELEV. 'C'

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SCALE
0/40" 1/10"

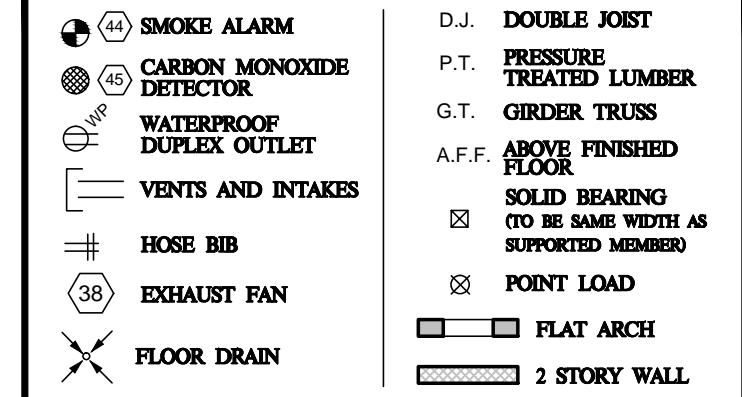
PROJECT NUMBER
12011

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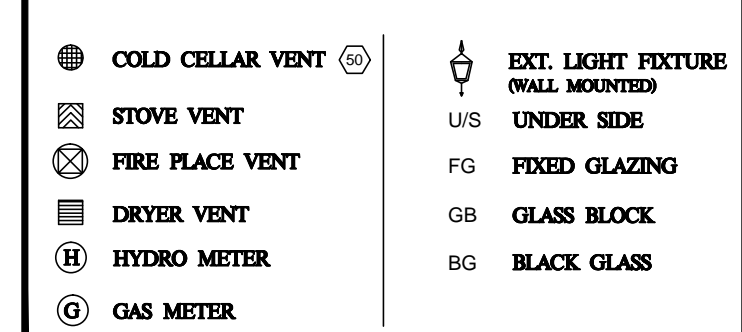
A2

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PROJECT NUMBER	12011
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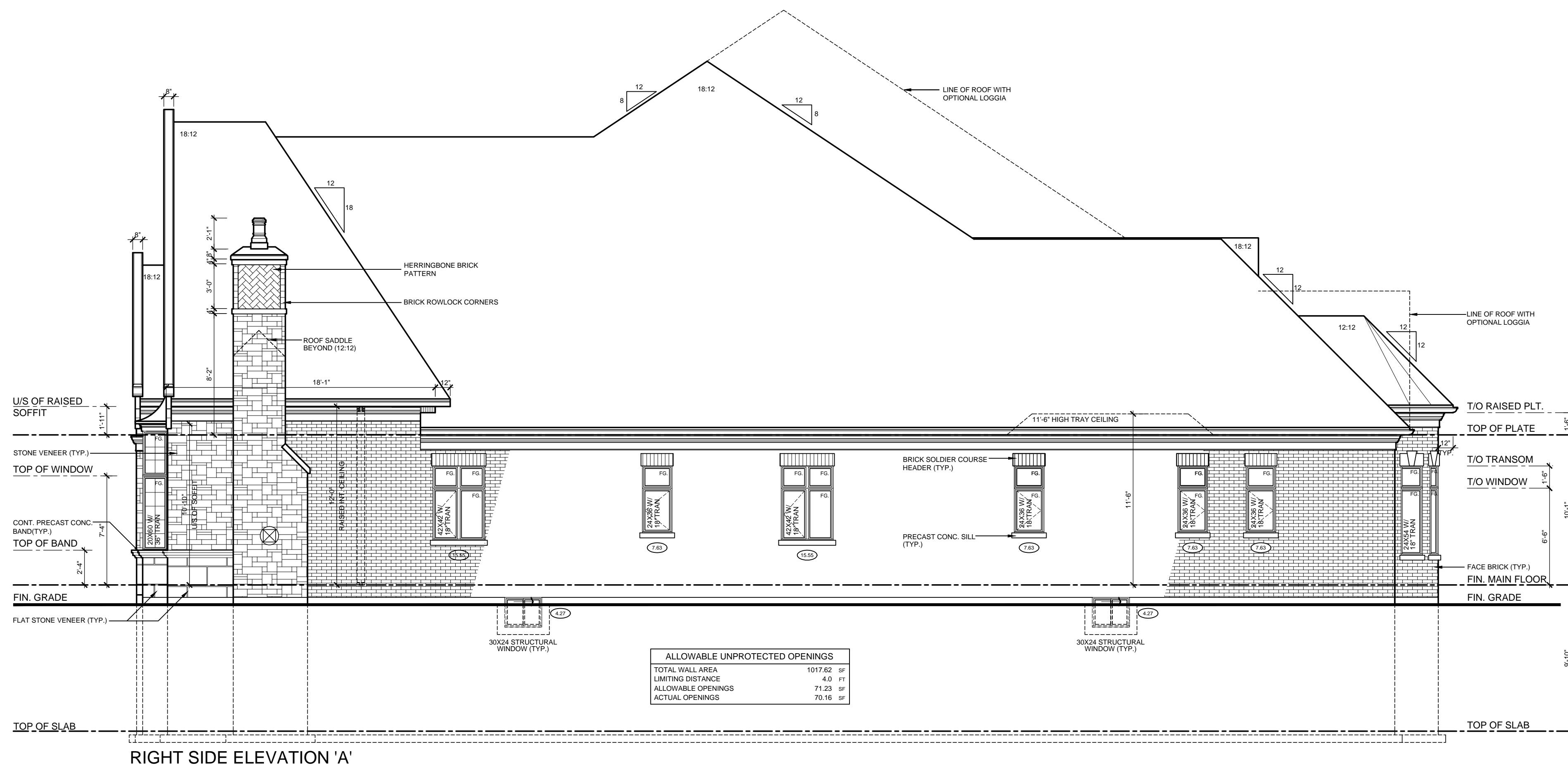
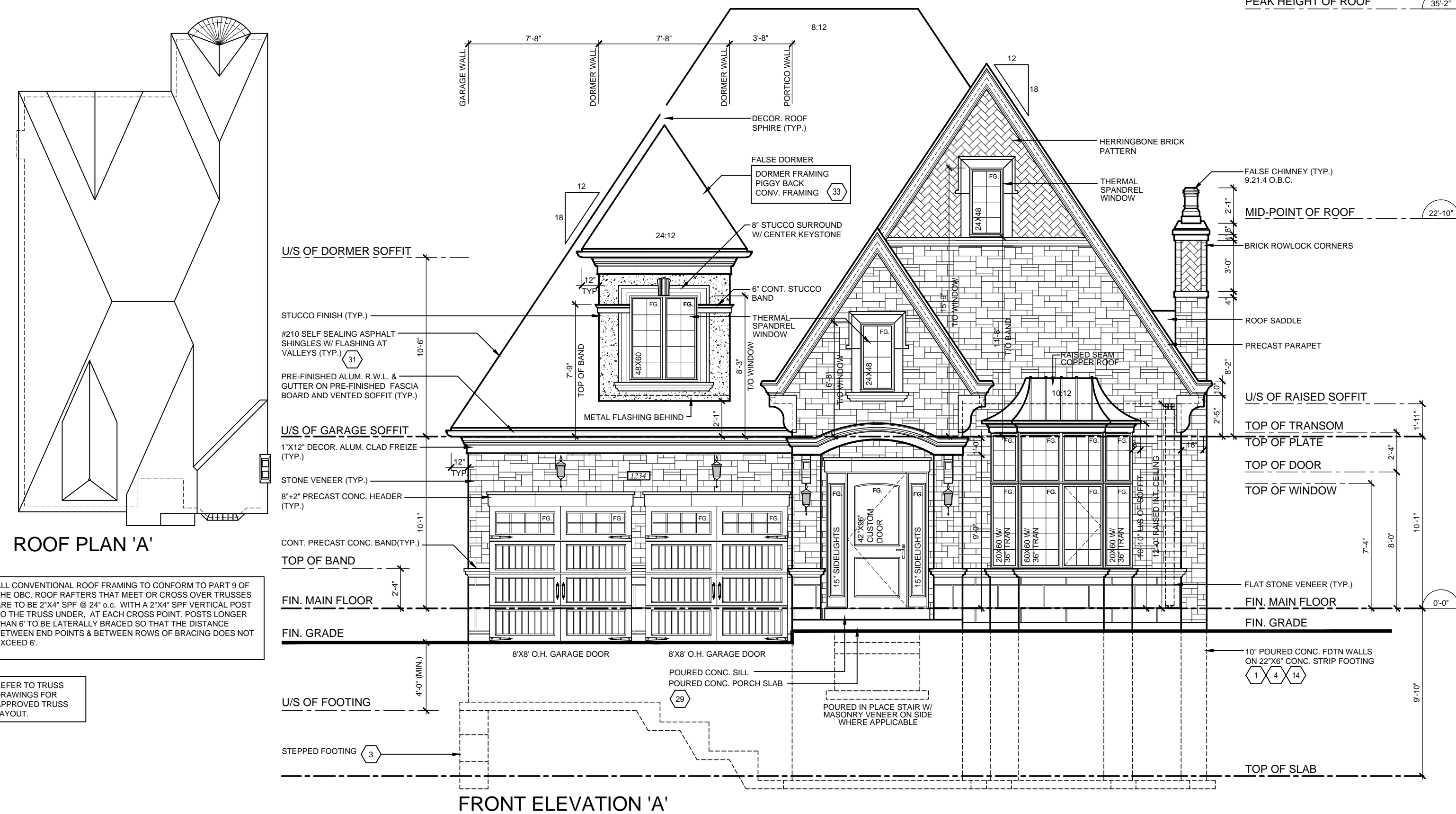
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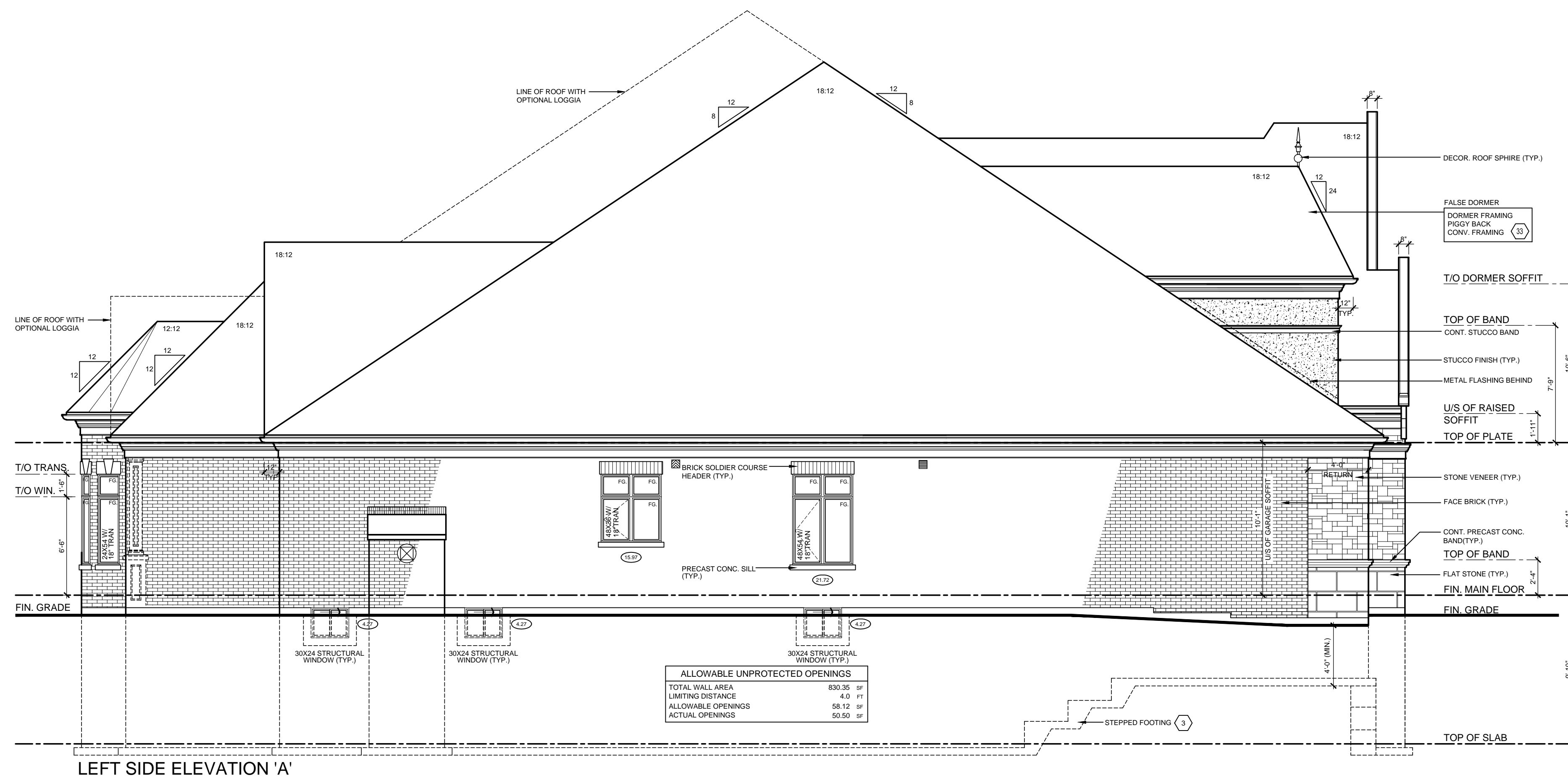
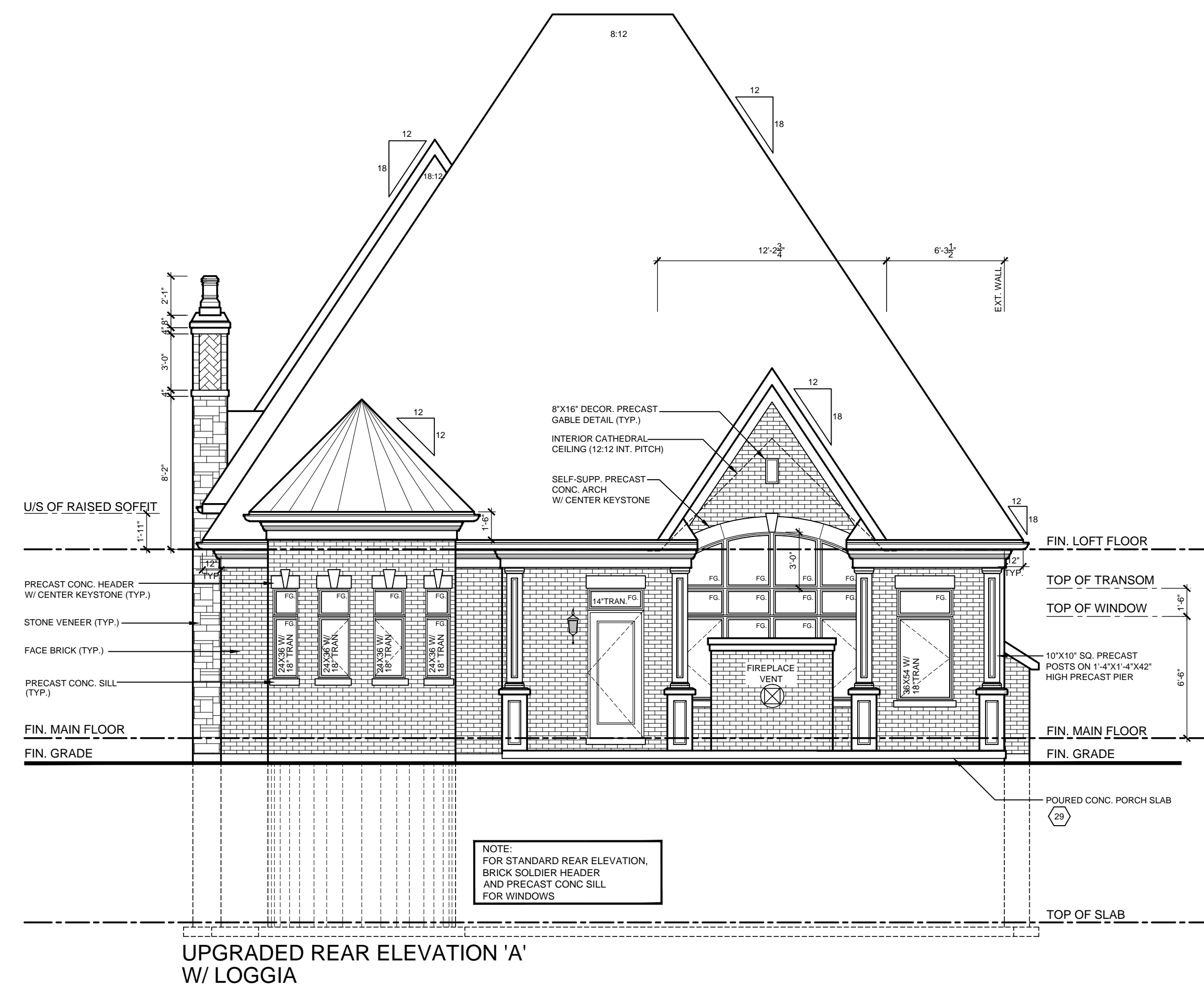
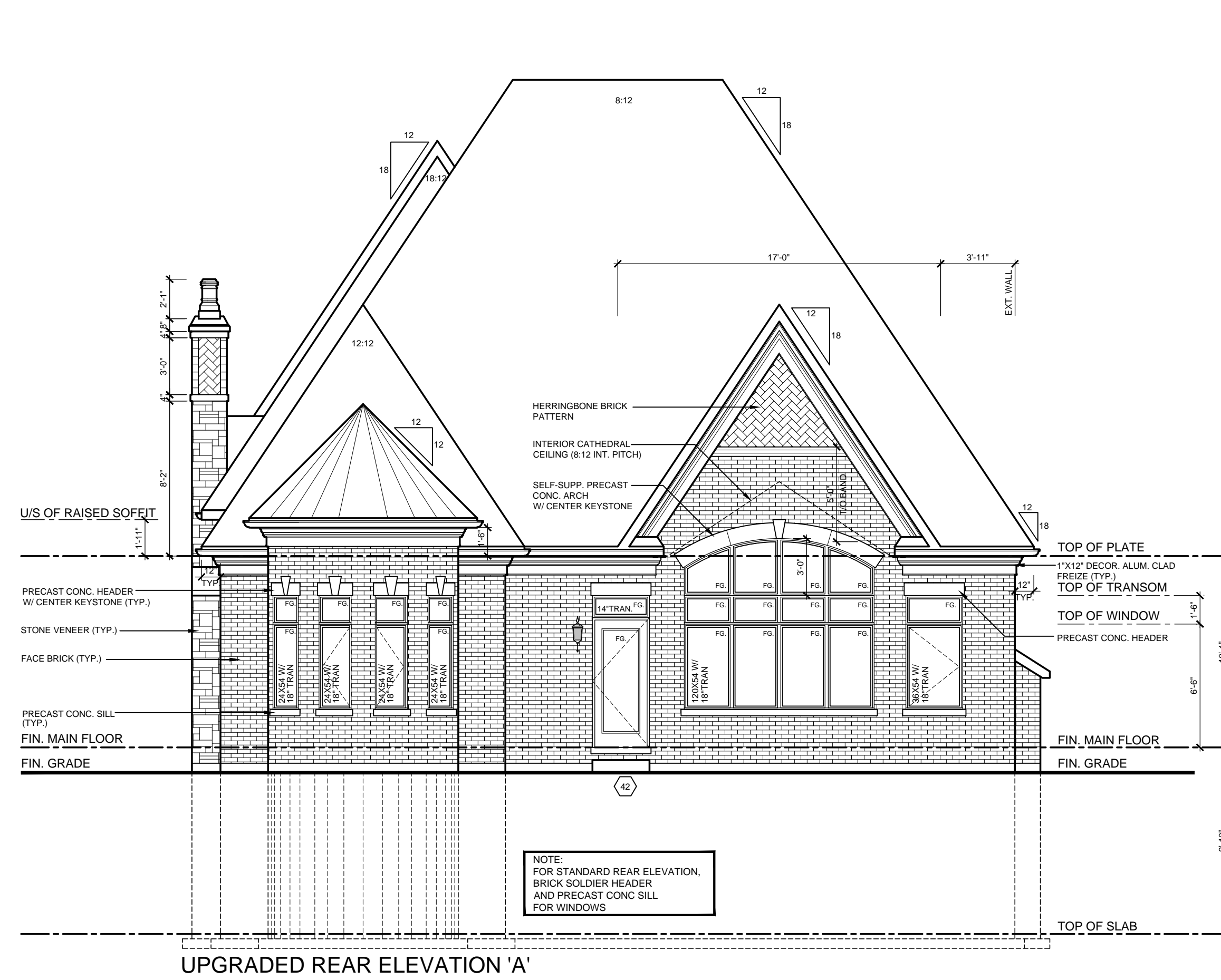


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













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LEGEND / PLANS

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

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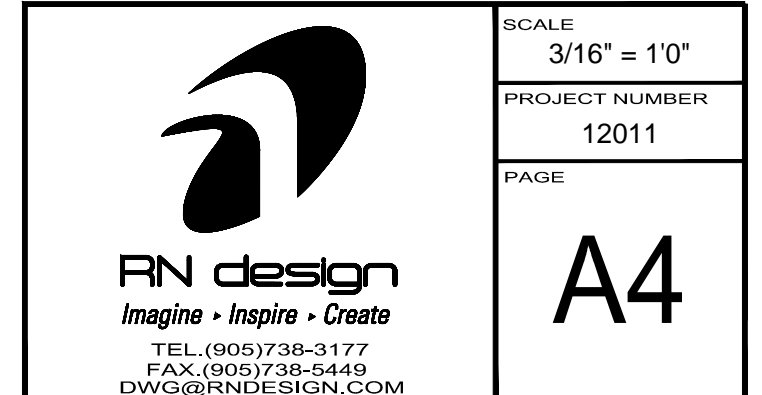
FIRM BCIN _____ 26995

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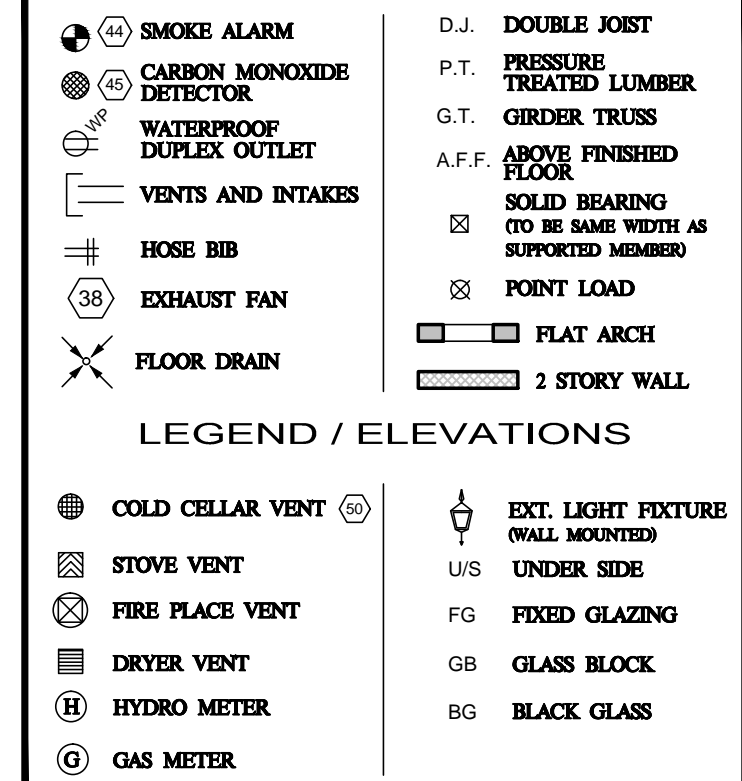
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MODEL	50-1 NON LOFT
CLIENT	ZANCOR HOMES THE CASTLES OF KING CITY KING CITY, ONTARIO



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FIRM BCIN	26995

DATE FEBRUARY 14, 2014

[illegible]

MODEL	50-1 NON LOFT
CLIENT	ZANCOR HOMES THE CASTLES OF KING CITY KING CITY, ONTARIO



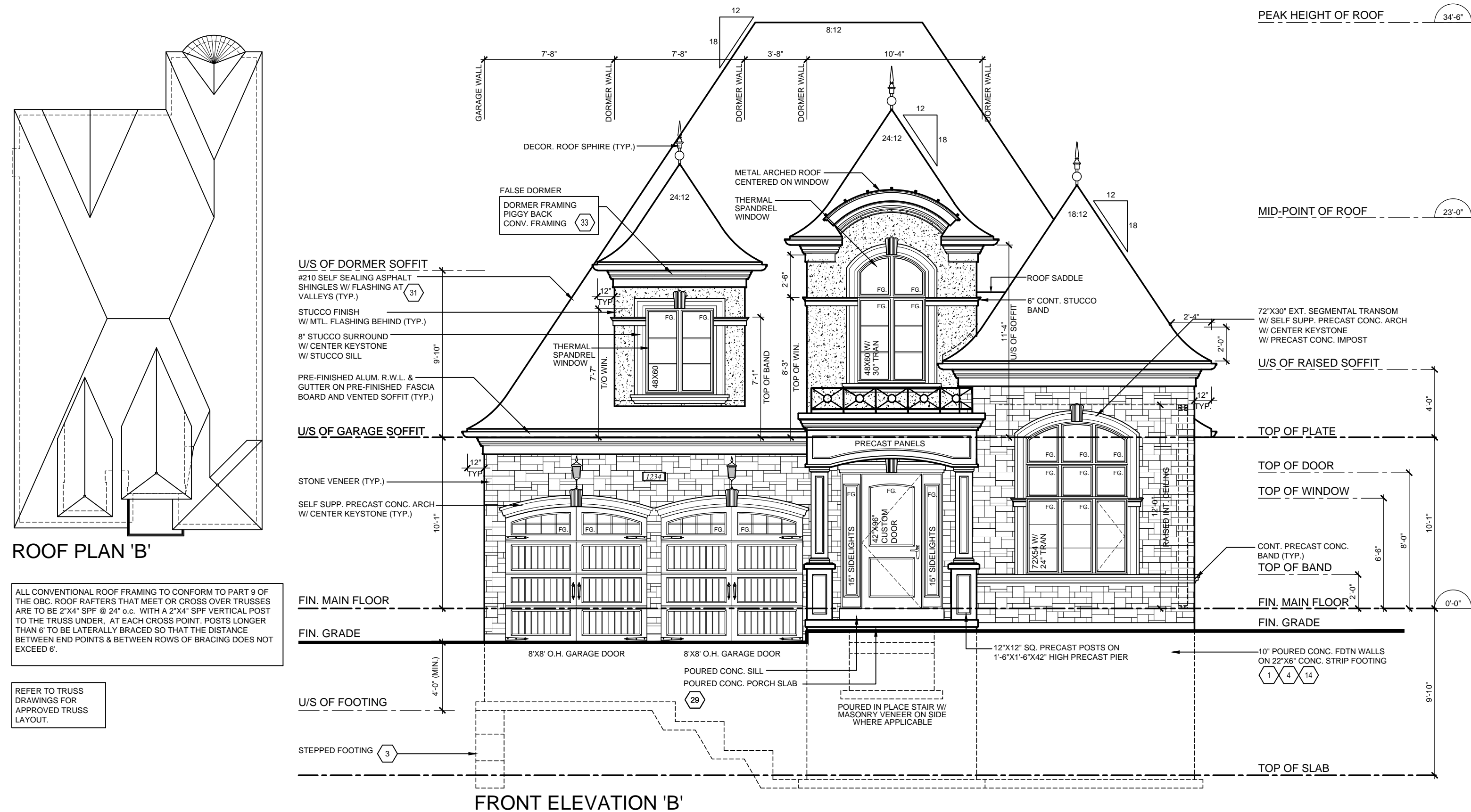
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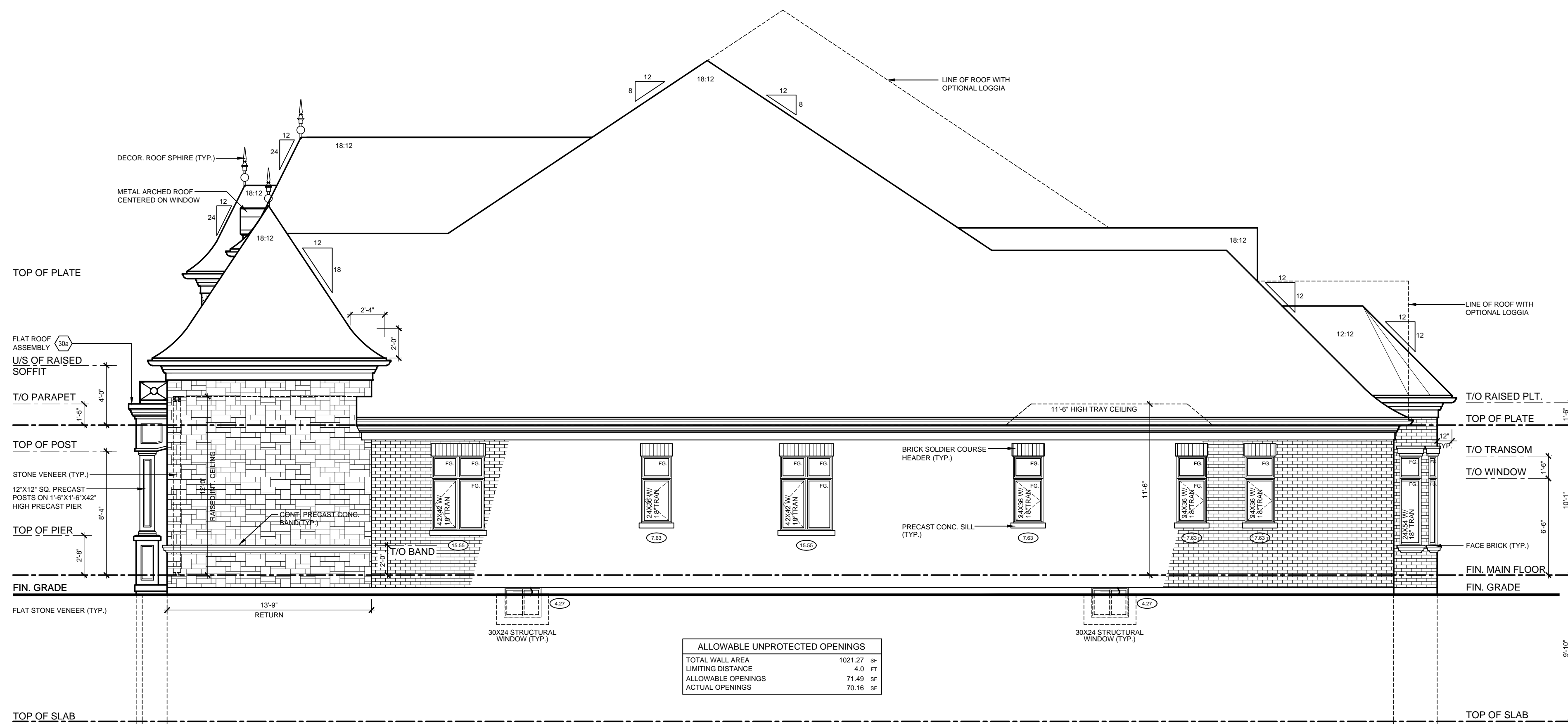
A5



ROOF PLAN 'B'

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 BRACING DOES NOT EXCEED 6'.

REFER TO TRUSS
DRAWINGS FOR
APPROVED TRUSS
LAYOUT.

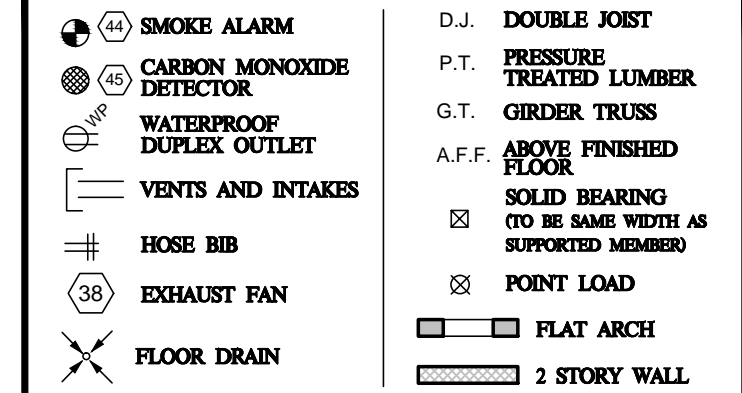


RIGHT SIDE ELEVATION 'B'

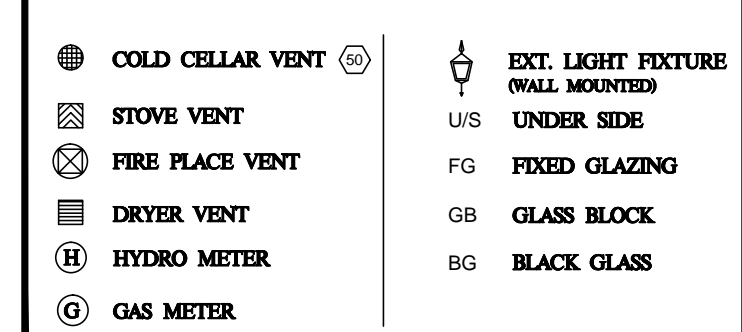
ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1021.27 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	71.49 SF
ACTUAL OPENINGS	70.16 SF

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LEGEND / PLANS



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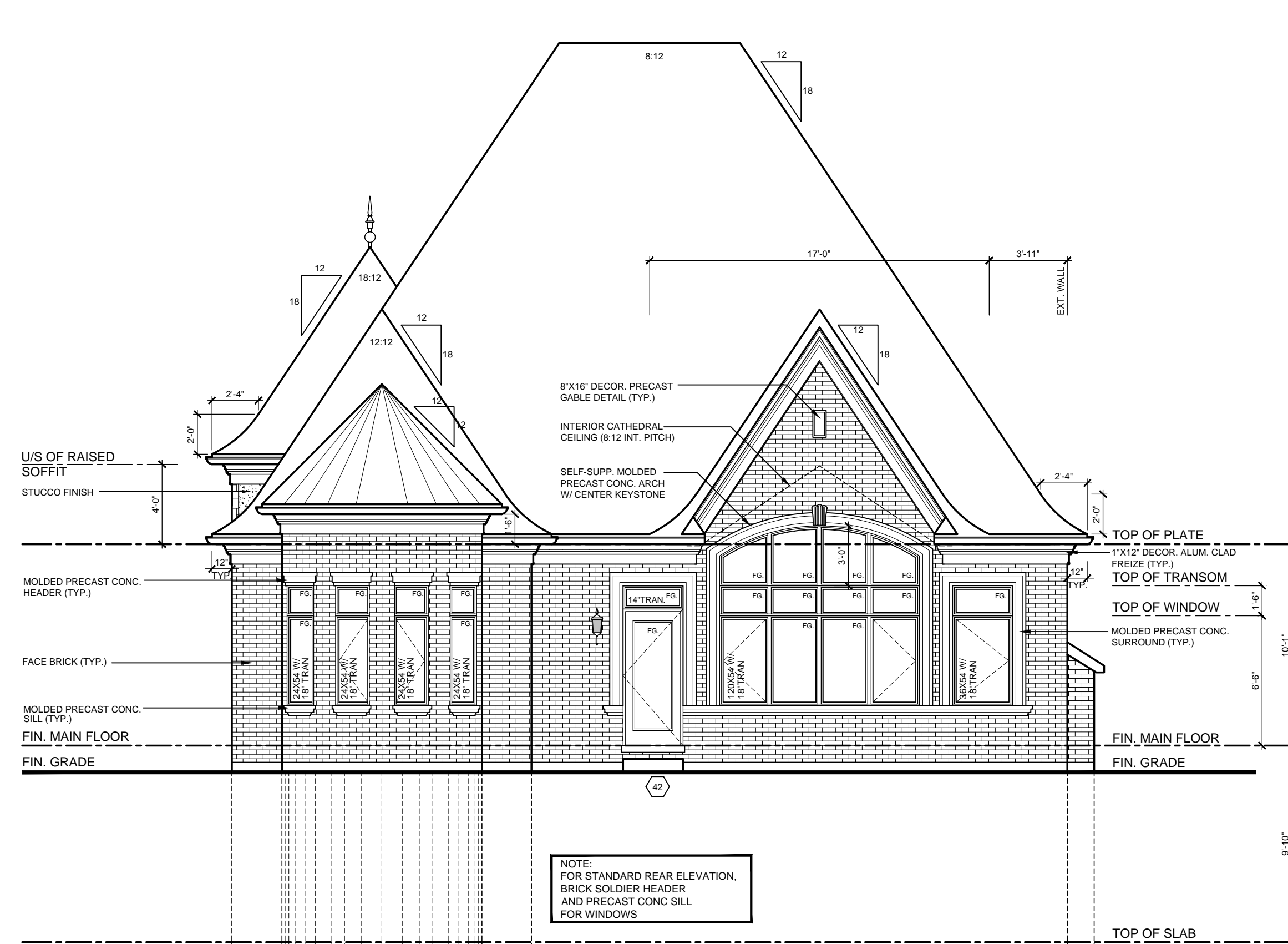
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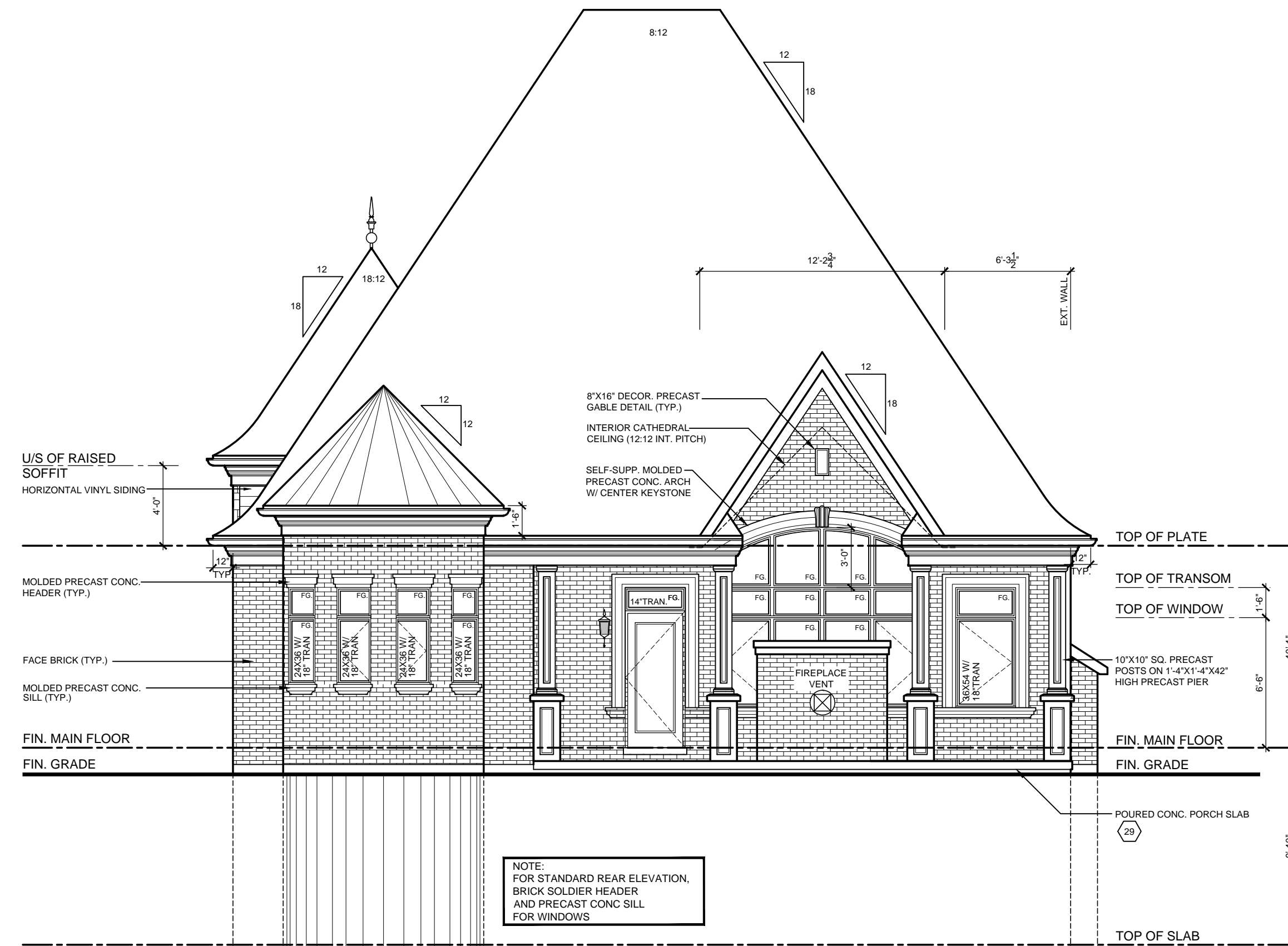
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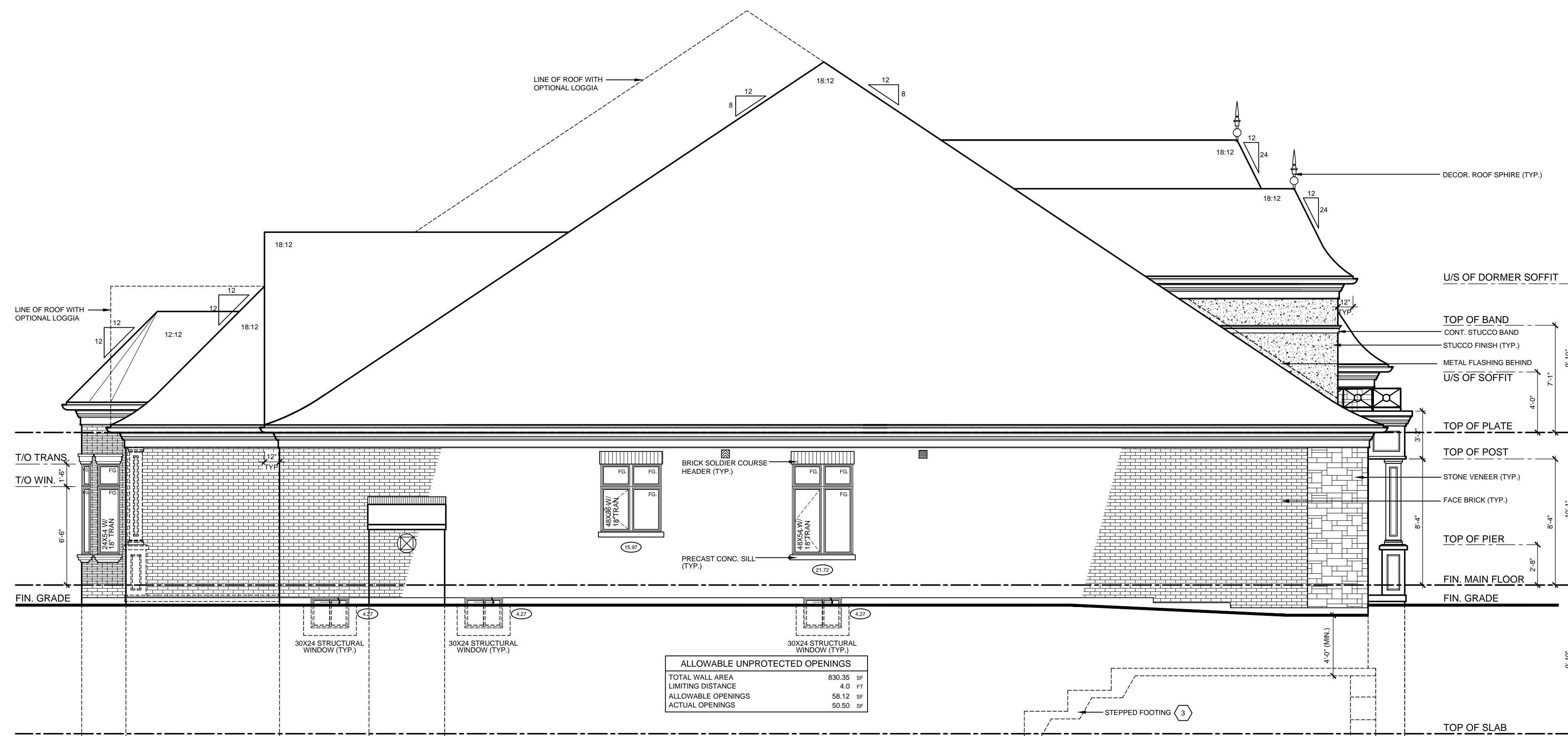
A6



UPGRADED REAR ELEVATION 'B'



UPGRADED REAR ELEVATION 'B'
W/ LOGGIA

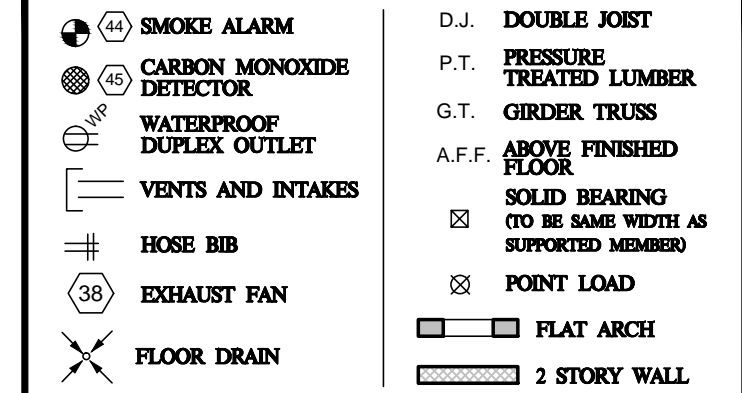


LEFT SIDE ELEVATION 'B'

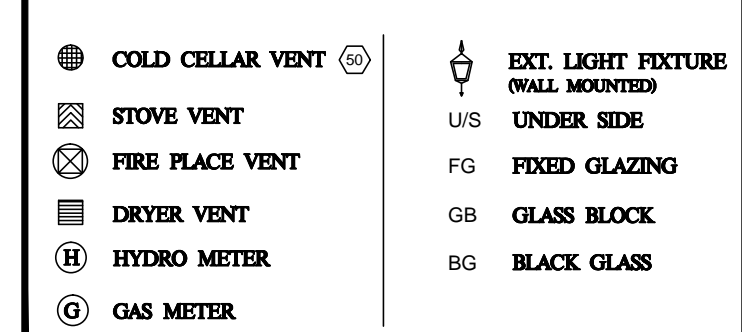
ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	830.35
LIMITING DISTANCE	4.0
ALLOWABLE OPENINGS	58.12
ACTUAL OPENINGS	50.50

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LEGEND / PLANS



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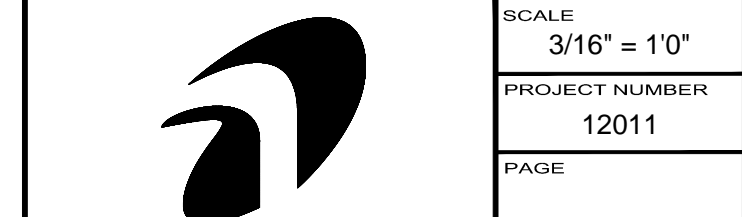
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FIRM BCIN	<u>26995</u>

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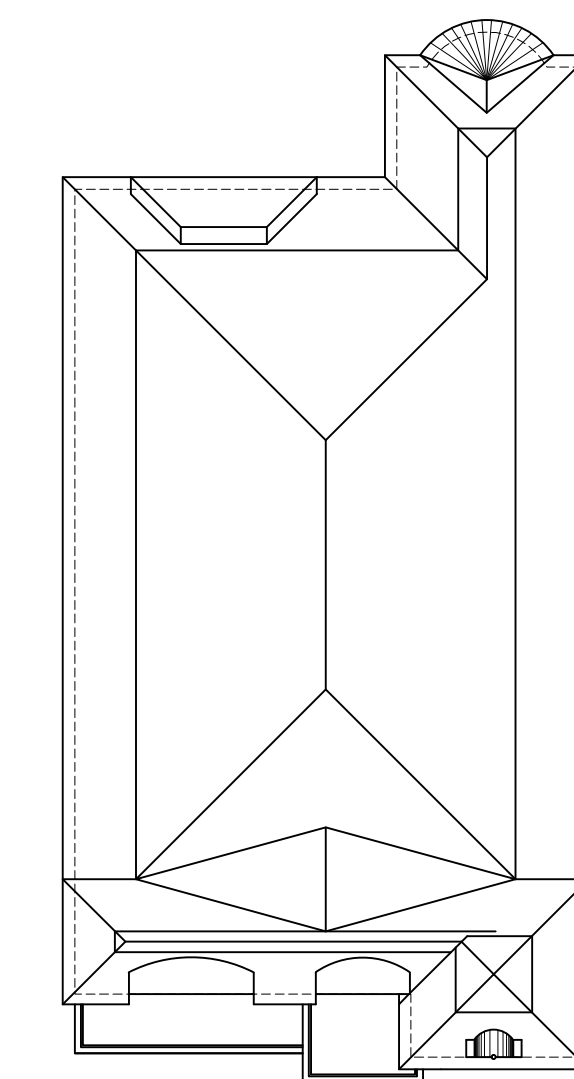
A7

$$3/16'' = 1'0''$$

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GE

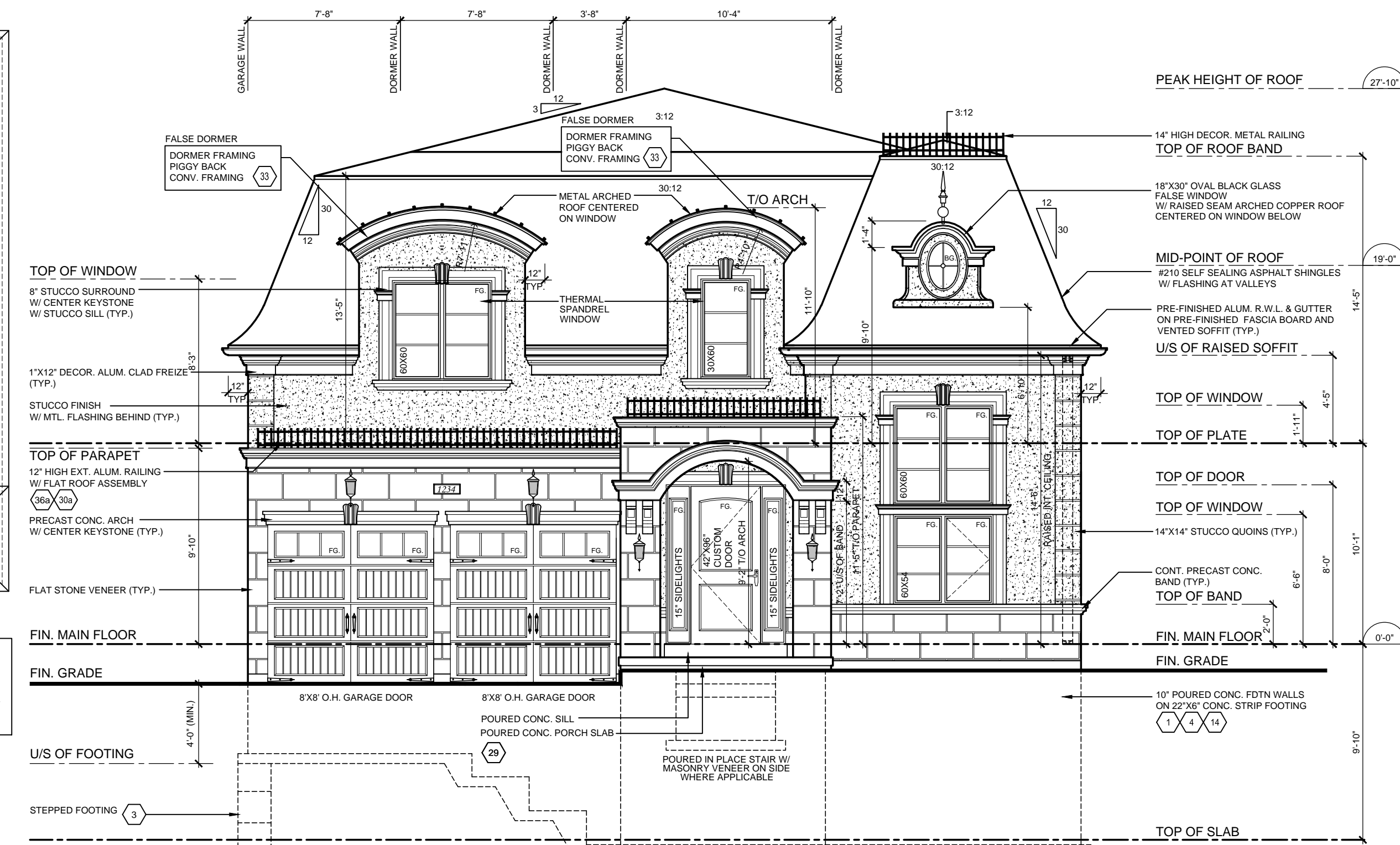
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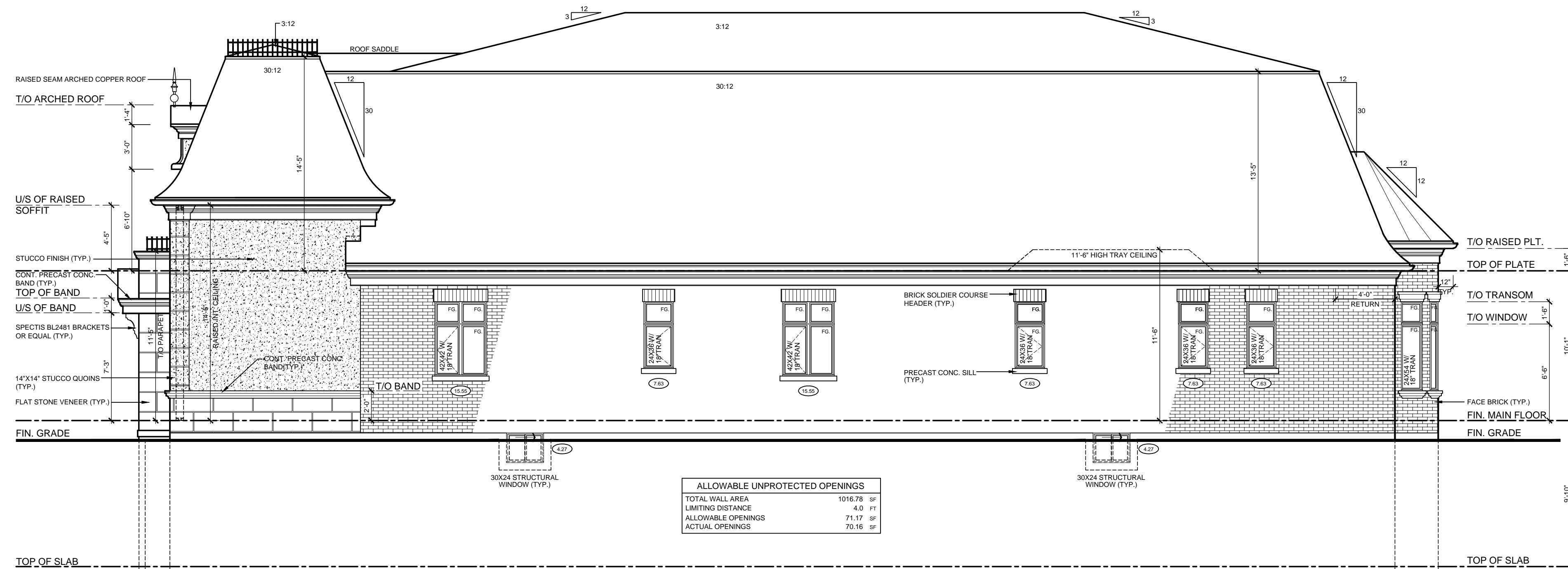
ROOF PLAN 'C'

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REFER TO TRUSS
DRAWINGS FOR
APPROVED TRUSS
LAYOUT.



FRONT ELEVATION 'C'

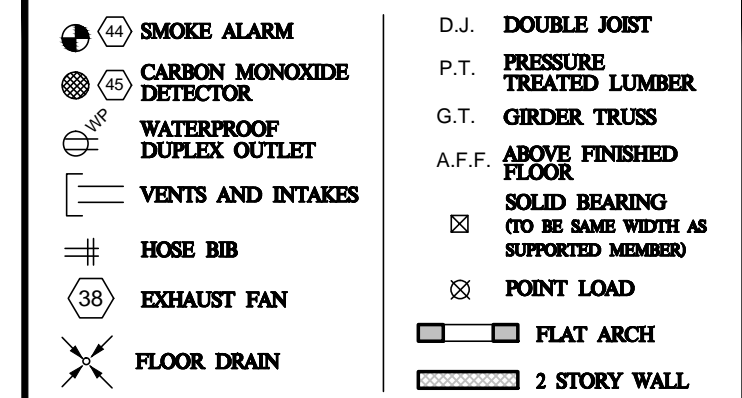


RIGHT SIDE ELEVATION 'C' (W/ LOFT)

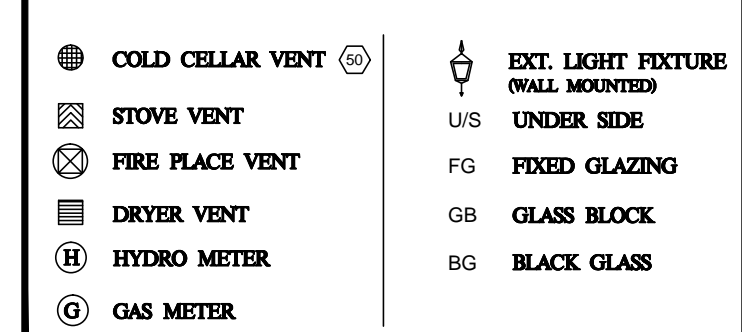
ALLOWABLE UNPROTECTED OPENINGS		
TOTAL WALL AREA	1016.78	SF
LIMITING DISTANCE	4.0	FT
ALLOWABLE OPENINGS	71.17	SF
ACTUAL OPENINGS	70.16	SF

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QUALIFIED DESIGNER BCIN	<u>21032</u>
FIRM BCIN	<u>26995</u>

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