



Proposed Southeast Corner: Perspective (NTS)

Zoning Data

Keyplan | Morriston, ON

Consultants

Sheet Index

Zoning Information & Stats

Site Area: **890.2 sm** Req'd: 1390sm
Site Zoning: **HR (Hamlet Residential)**
Frontage: **15.09m*** Rq'd: 25m
Max. Coverage: 30% Prop. **10% + 6.7%**
(Residence & Suite Combined)
Landscaped Area: **83.3%** Req'd: 30%

FYSB: **1.97m*** Rq'd: 10m
RYSB: **46.33m** Rq'd: 7.5m
CSYSB: **0 + 7.01m*** Req'd: 4+1m

Max. Ht. N/A Prop. **9m**
Min. Gross Floor Area: 90sm Prop. **183.23 + 59.72 = 242.95sm**

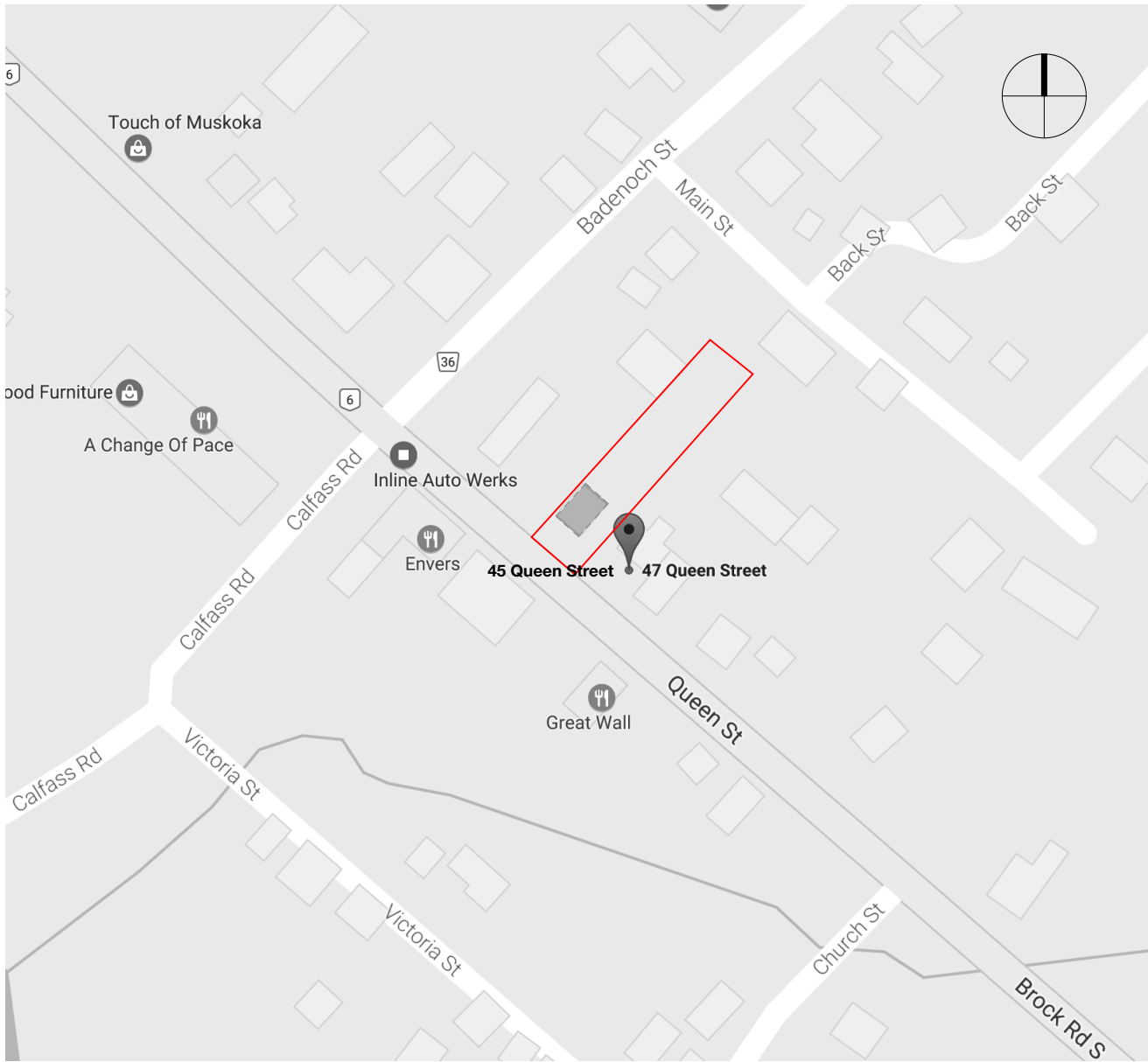
Building Use: Single Family Residence(s)
Building Area (OBC): TBDsm
Occupancy Group (OBC): C
Construction: Combustible
Sprinklers: Not Sprinklered

LEGAL DESC'N: Zone 31, Parcel
06030000

PER OBC: (To Be Confirmed by Septic Designer)
Req'd Septic Tiling: (1)x 115m trench
(1x 2,000 l/day)
Req'd Dist. b/t Well/Septic: 50' (@ <20' well depth)

F/R/I/S/C YSB = Front/Rear/Interior/Side/Combined
Yard Set Backs

*** Legally Non-Conforming - No Changes Proposed**



Structural Engineer

Blackwell
134 Peter St. 1301
Toronto Ontario
M6J 2S6
tel: (416) 659-8115
tjoyce@blackwell.ca

Geotechnical Engineer

N/A

Landscape

N/A

Mechanical & Electrical Engineer

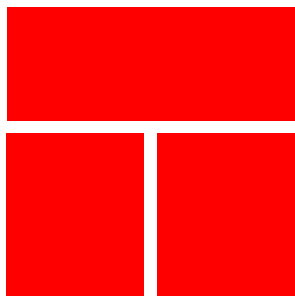
TBD

General Information		
A0.01	04 - WIP	Cover Sheet
A0.02	04 - WIP	General Notes & Legends
A0.03	04 - WIP	Keynotes
A0.04	04 - WIP	Construction Assemblies
A0.05	04 - WIP	OBC Matrix & Code Notes
Site Plans		
A1.01	04 - WIP	Site Plan
A1.02	04 - WIP	Site Plan Enlarged
Measured Plans		
A2.13	04 - WIP	Existing Foundation Plan
A2.14	04 - WIP	Existing Main Floor Plan
A2.15	04 - WIP	Existing Upper Floor Plan
A2.16	04 - WIP	Existing Roof Plan
Demolition Plans		
A2.23	04 - WIP	Demo Foundation Plan
A2.24	04 - WIP	Demo Main Floor Plan
A2.25	04 - WIP	Demo Upper Floor Plan
A2.26	04 - WIP	Demo Roof Plan
Proposed Design Plans		
A2.31	04 - WIP	Main Floor Plan
A2.32	04 - WIP	Second Floor Plan
A2.33	04 - WIP	Loft & Roof Plan
Proposed Construction Plans		
A2.43	04 - WIP	Foundation Plan
A2.44	04 - WIP	Main Floor Plan
A2.45	04 - WIP	Upper Floor Plan
A2.46	04 - WIP	Loft & Roof Plan
Elevations		
A4.01	04 - WIP	Existing Elevations
A4.02	04 - WIP	Proposed Elevations
A4.03	04 - WIP	Framing Elevations
Building Sections		
A5.01	04 - WIP	Building Sections
A5.02	04 - WIP	Building Sections
A5.03	04 - WIP	Building Sections
Wall Sections		
A5.04	04 - WIP	Wall Sections
Details		
A6.01	04 - WIP	Details
A6.02	04 - WIP	Details
A6.03	04 - WIP	Details
A6.04	04 - WIP	Details
Interior Elevations		
A7.01	04 - WIP	Interior Elevations
Interior Renderings		
A7.02	04 - WIP	INTERIOR RENDERS
Schedules		
A8.01	04 - WIP	Door Schedule
A8.02	04 - WIP	Window Schedules
A8.03	04 - WIP	Electrical Schedule
A8.04	04 - WIP	Quantity Schedules
A8.05	04 - WIP	Room Finish Schedules
3D Documents		
A9.01	04 - WIP	3D Views
A9.02	04 - WIP	3D Views
A9.03	04 - WIP	3D Views

45 Queen St.

Issued for Permit | Revision 04 - WIP | 2018-07-31

Client:
Melinda Newark
#Site Full Address



ANDY THOMSON | ARCHITECT

104 Shirley Avenue. Barrie, ON L4N 1N4
cell: 647.607.7920 office: 705.417.2751
email: a@andythomson.ca

45 Queen St.

project no. 1816
#Client Company
47 Queen St. (Hwy 6)
MorristonON#Client Postcode

Revision
04 - WIP
Cover Sheet

A0.01

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. If Construction Administration services are included in the Architect's scope of work, the Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing or continuing with any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures may be indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect. General and construction notes are intended to apply to all locations affected by the work. For locations of work refer to structural, mechanical and electrical documents, in addition to architectural.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction" and countersigned by the Architect.

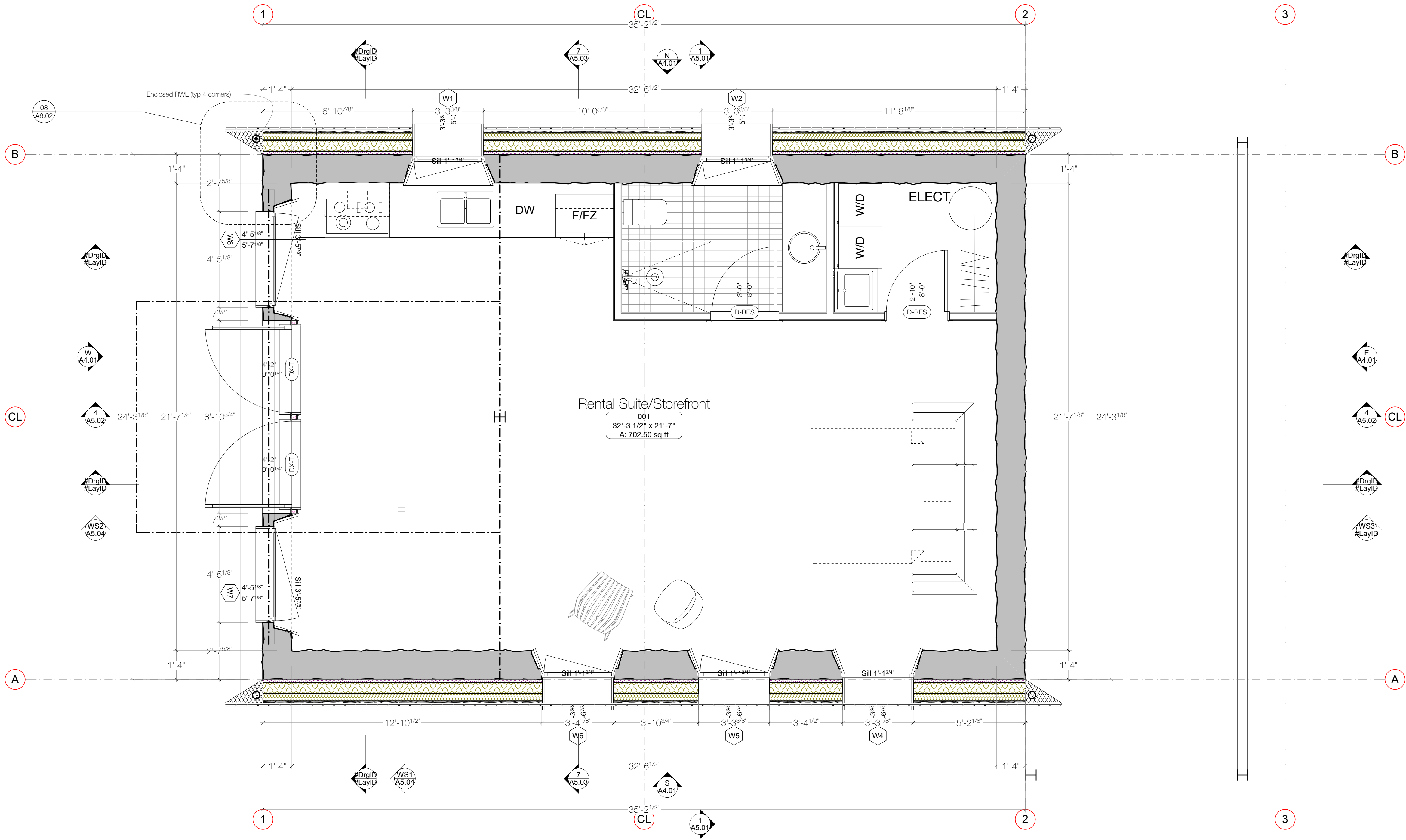
6. All work is to be carried out in conformance with the most current Building Code and Bylaws of the authorities having jurisdiction. All plumbing and drainage work to conform to current Ontario regulations. All electrical work to conform to Ontario Hydro Electrical Safety Code as amended.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the buildings represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© Andy Thomson, M.Arch, OAA Architect.

Rev ID	Issue Name	Change ID	Change Name	Date
04 - WIP	Issue for Permit			2018-06-25
03	Issued for Construction			2018-05-11
02	Issued for Client Review			2018-05-10
01	Issued for Client Review			

Work in Progress



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. If Construction Administration services are included in the Architect's scope of work, The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing or continuing with any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures may be indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect. General and construction notes are intended to apply to all locations affected by the work. For locations of work refer to structural, mechanical and electrical documents, in addition to architectural.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction" and countersigned by the Architect.

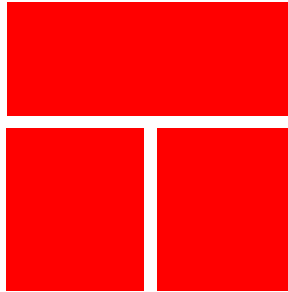
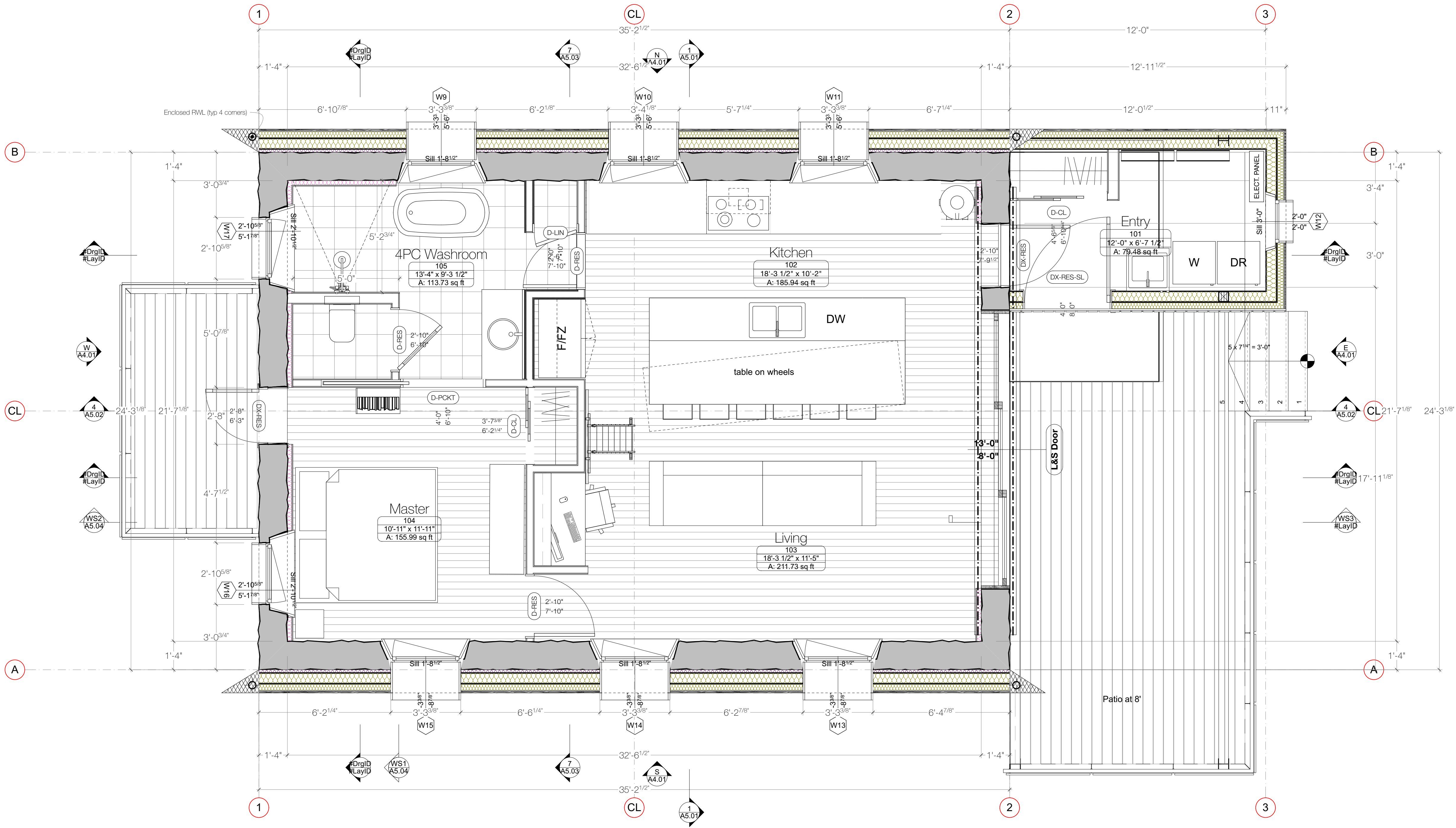
6. All work is to be carried out in conformance with the most current Building Code and Bylaws of the authorities having jurisdiction. All plumbing and drainage work to conform to current Ontario regulations. All electrical work to conform to Ontario Hydro Electrical Safety Code as amended.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the buildings represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© Andy Thomson, M.Arch, OAA Architect.

Rev ID	Issue Name	Change ID	Change Name	Date
04 - WIP	Issue for permit			Work in Progress
03	Issued for Construction			2018-06-25
02	Issued for Client Review			2018-05-11
01	Issued for Client Review			2018-05-10

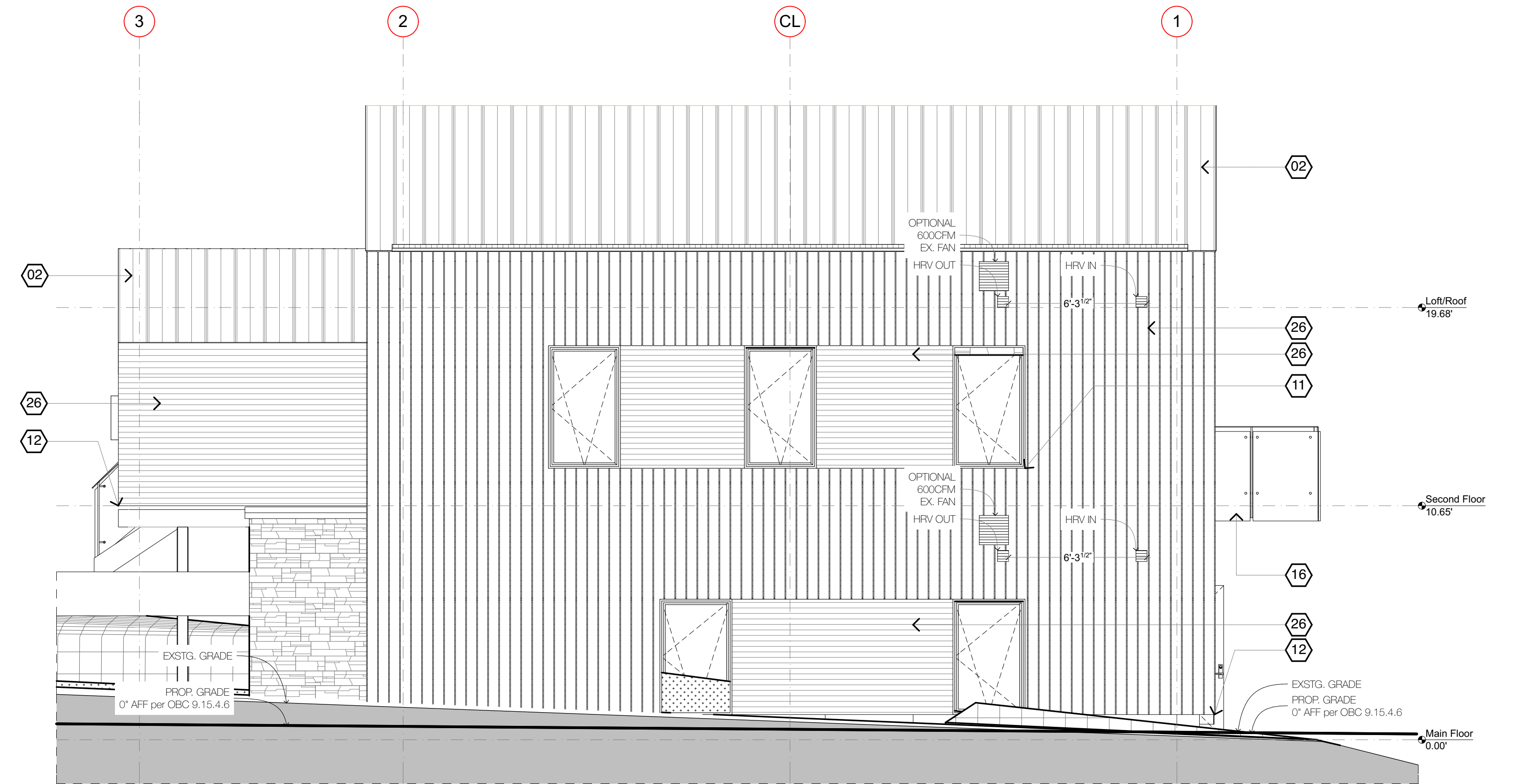
Work in Progress



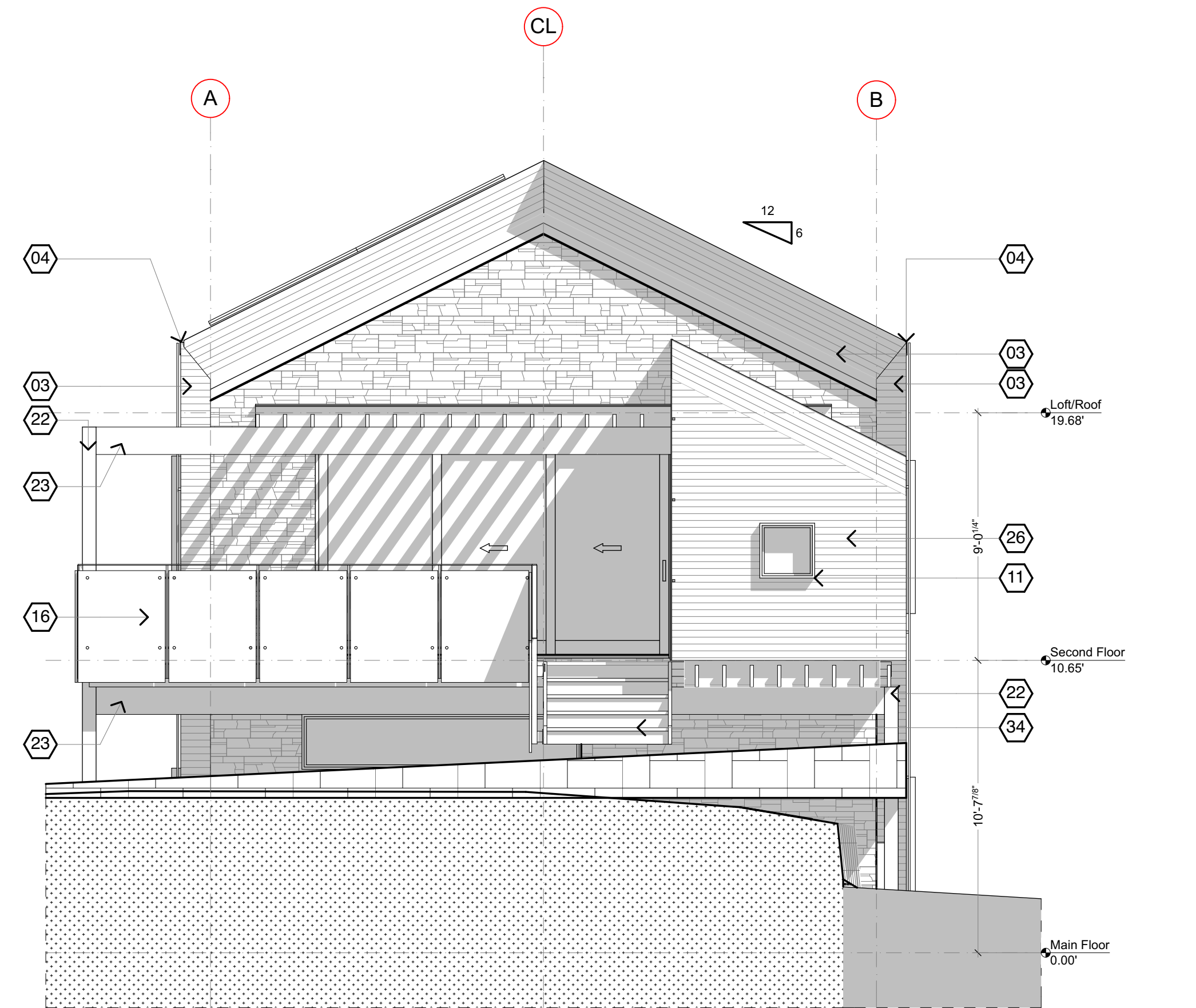
ANDY THOMSON | ARCHITECT

104 Shirley Avenue. Barrie, ON L4N 1N4
cell: 647.607.7920 office: 705.417.2751
email: a@andythomson.ca

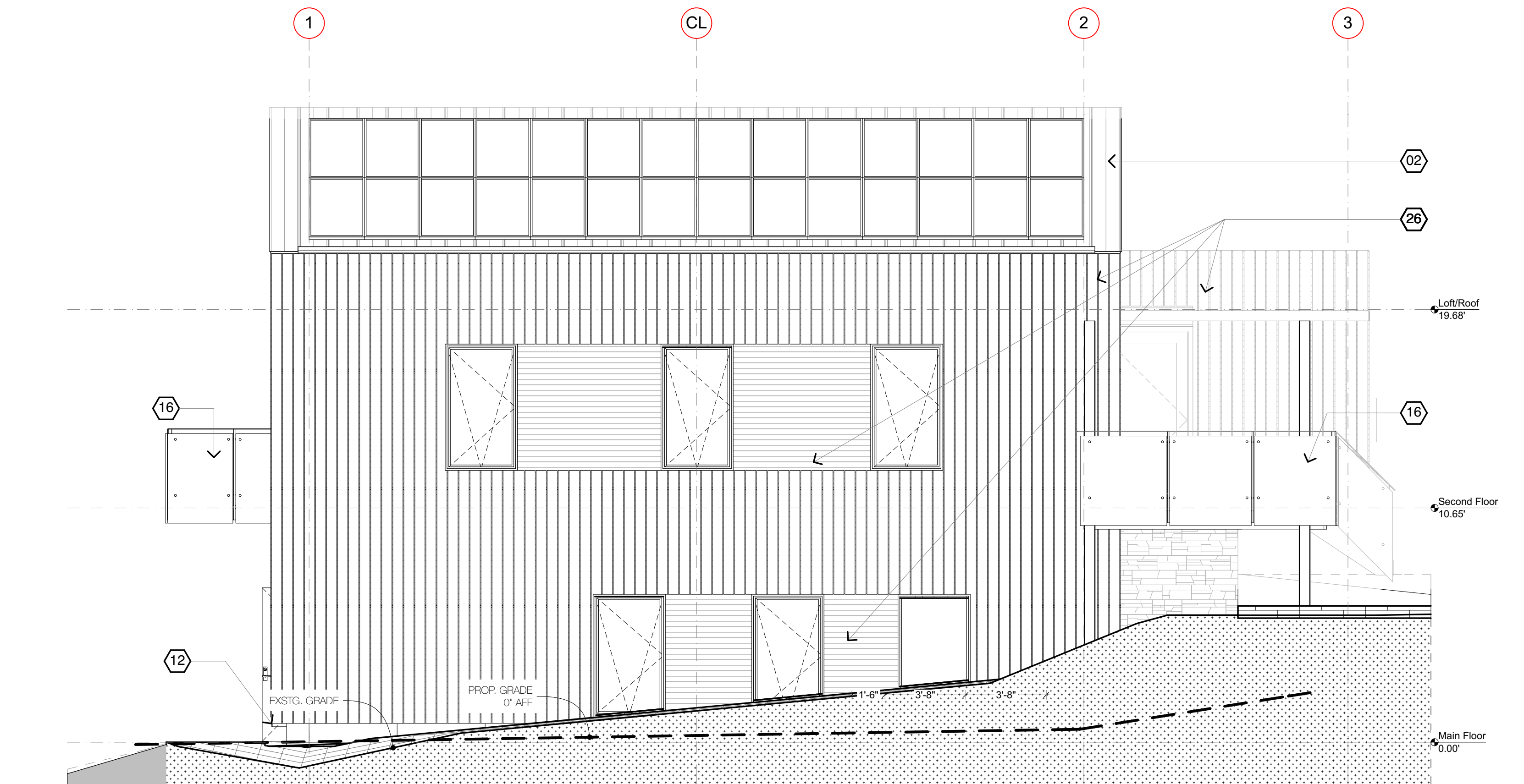
45 Queen St.
project no. 1816
#Client Company
47 Queen St. (Hwy 6)
MorristonON#Client Postcode



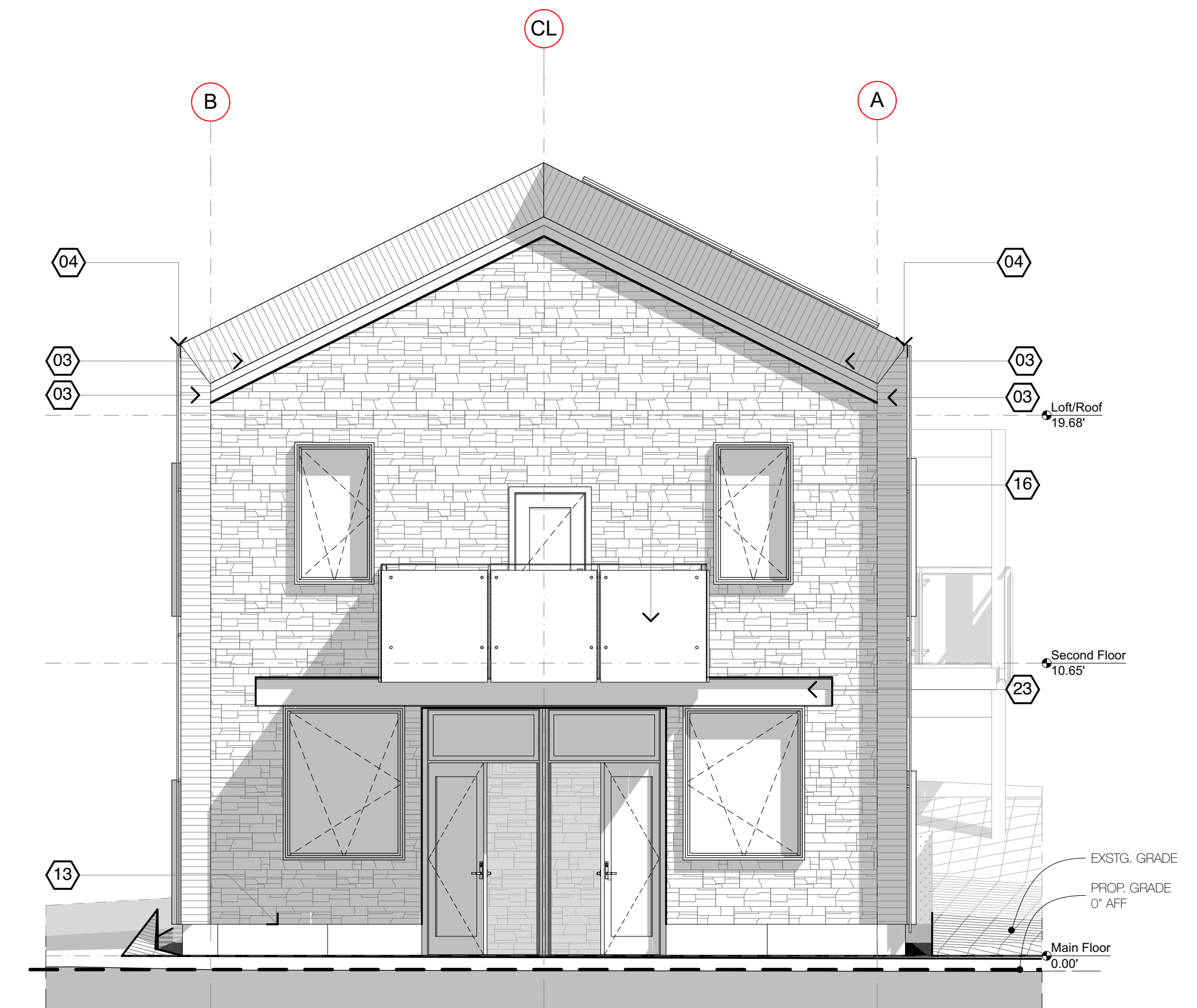
N North House Elevation
SCALE: 1/4" = 1'-0"



E East House Elevation
SCALE: 1/4" = 1'-0"



S South House Elevation
SCALE: 1/4" = 1'-0"



W West House Elevation
SCALE: 1/4" = 1'-0"

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. If Construction Administration services are included in the Architect's scope of work, The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing or continuing with any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures may be indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect. General and construction notes are intended to apply to all locations affected by the work. For locations of work refer to structural, mechanical and electrical documents, in addition to architectural.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction" and countersigned by the Architect.

6. All work is to be carried out in conformance with the most current Building Code and Bylaws of the authorities having jurisdiction. All plumbing and drainage work to conform to current Ontario regulations. All electrical work to conform to Ontario Hydro Electrical Safety Code as amended.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the buildings represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© Andy Thomson, M.Arch, OAA Architect.

Rev. ID	Issue Name	Change ID	Change Name	Date
04 - WIP	Issue for permit			Work in Progress
03	Issued for Construction			2018-06-25
02	Issued for Client Review			2018-05-11
01	Issued for Client Review			2018-05-10

Work in Progress

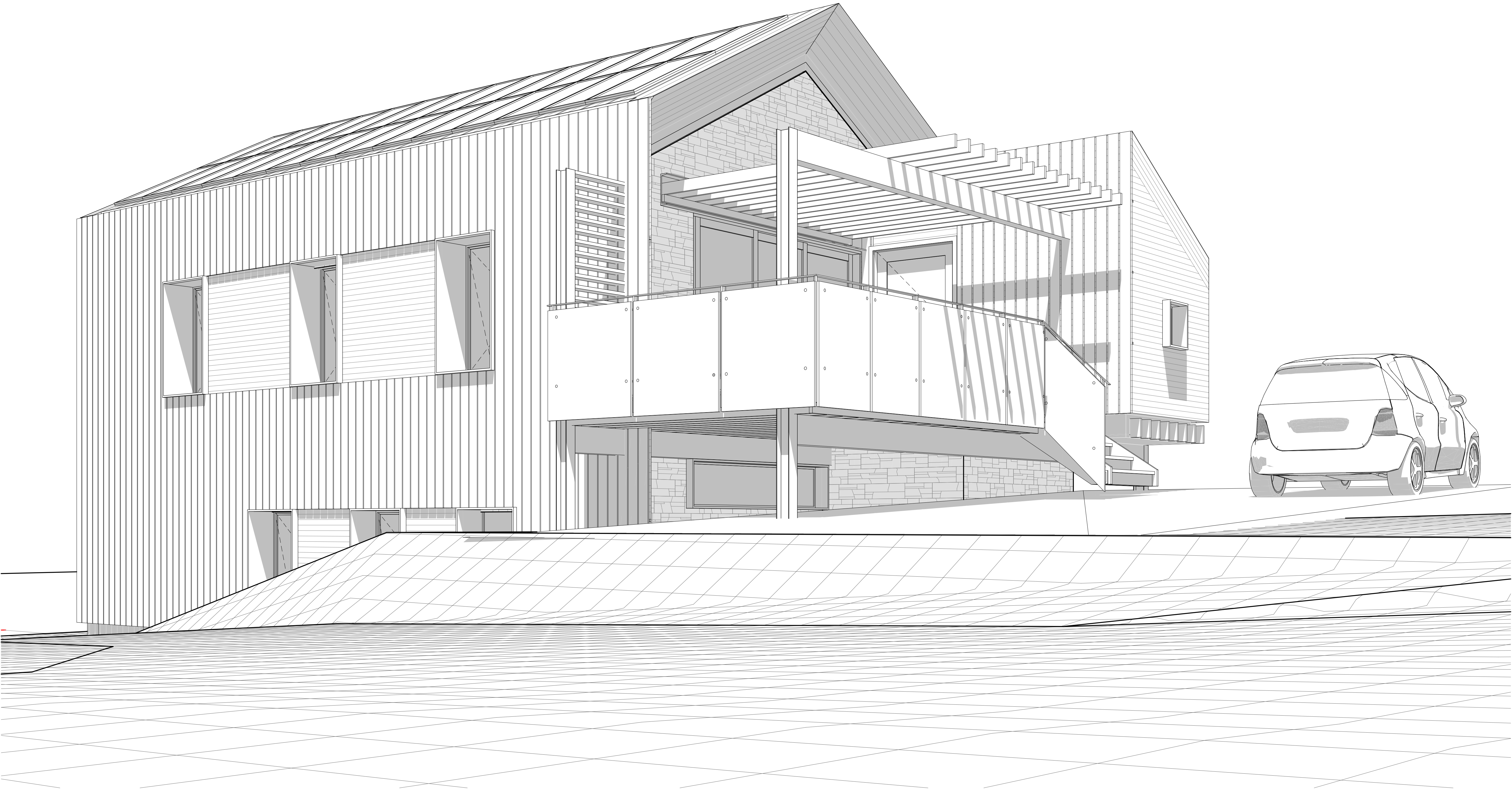


ANDY THOMSON | ARCHITECT
104 Shirley Avenue. Barrie, ON L4N 1N4
cell: 647.607.7920 office: 705.417.2751
email: a@andythomson.ca

45 Queen St.
project no. 1816
#Client Company
47 Queen St. (Hwy 6)
MorristonON#Client Postcode

Revision
04 - WIP
Proposed Elevations

A4.02



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. If Construction Administration services are included in the Architect's scope of work, The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing or continuing with any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures may be indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect. General and construction notes are intended to apply at all locations affected by the work. For locations of work refer to structural, mechanical and electrical documents, in addition to architectural.

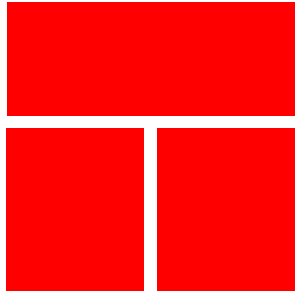
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction" and countersigned by the Architect.

6. All work is to be carried out in conformance with the most current Building Code and Bylaws of the authorities having jurisdiction. All plumbing and drainage work to conform to current Ontario regulations. All electrical work to conform to Ontario Hydro Electrical Safety Code as amended.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the buildings represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© Andy Thomson, M.Arch, OAA Architect.

Rev. ID	Issue Name	Change ID	Change Name	Date
04 - WIP	Issued for Permit			Work in Progress
03	Issued for Construction			2018-06-25
02	Issued for Client Review			2018-05-11
01	Issued for Client Review			2018-05-10

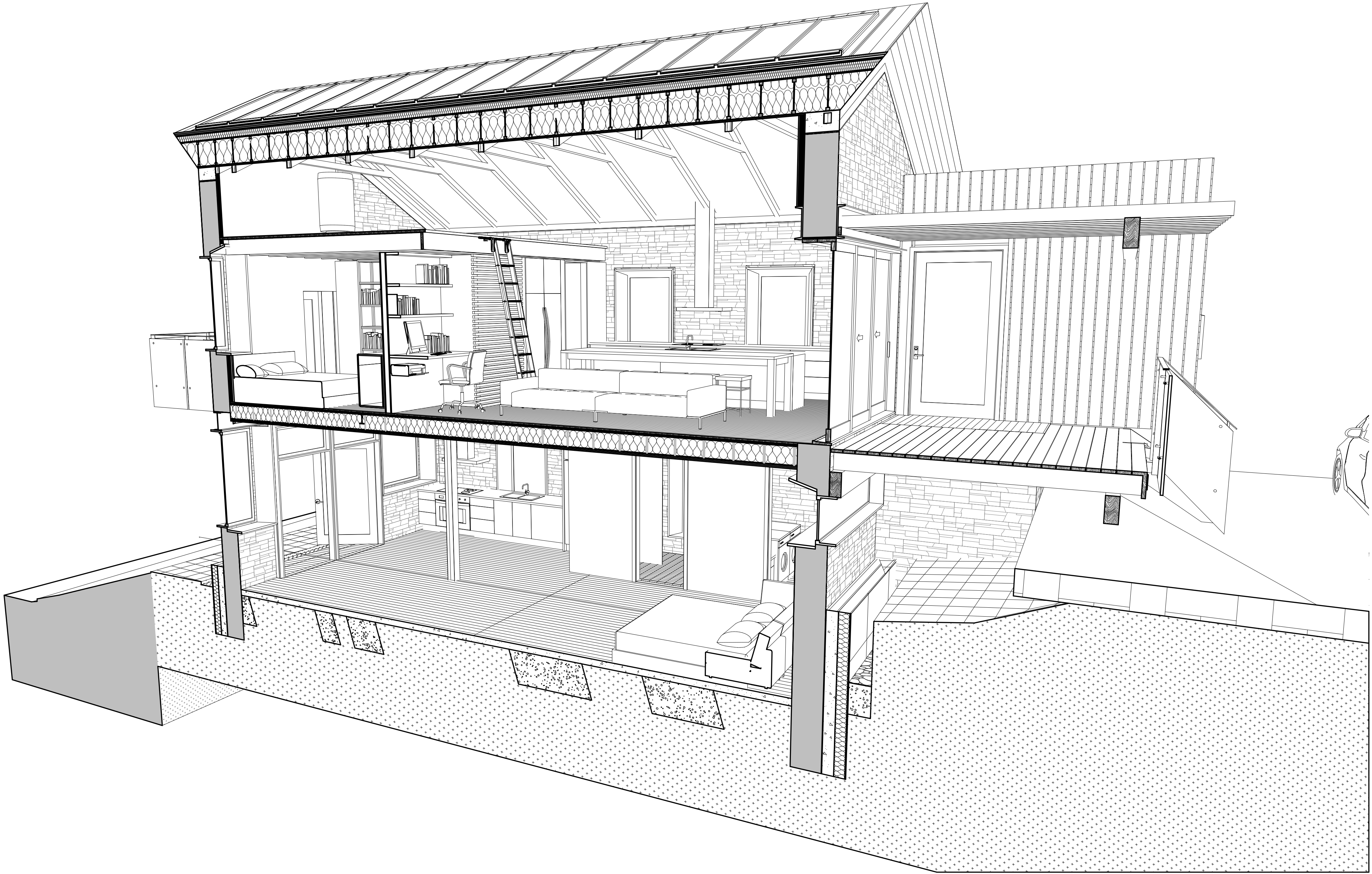


ANDY THOMSON | ARCHITECT

104 Shirley Avenue. Barrie, ON L4N 1N4
cell: 647.607.7920 office: 705.417.2751
email: a@andythomson.ca

45 Queen St.
project no. 1816
#Client Company
47 Queen St. (Hwy 6)
MorristonON#Client Postcode

Revision
04 - WIP
3D Views



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. If Construction Administration services are included in the Architect's scope of work, The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing or continuing with any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures may be indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect. General and construction notes are intended to apply to all locations affected by the work. For locations of work refer to structural, mechanical and electrical documents, in addition to architectural.

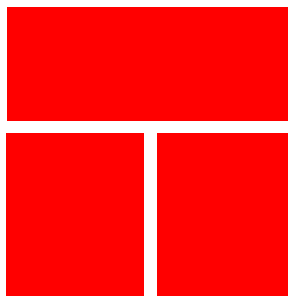
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction" and countersigned by the Architect.

6. All work is to be carried out in conformance with the most current Building Code and Bylaws of the authorities having jurisdiction. All plumbing and drainage work to conform to current Ontario regulations. All electrical work to conform to Ontario Hydro Electrical Safety Code as amended.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the buildings represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© Andy Thomson, M.Arch, OAA Architect.

Rev. ID	Issue Name	Change ID	Change Name	Date
04 - WIP	Issue for permit			Work in Progress
03	Issued for Construction			2018-06-25
02	Issued for Client Review			2018-05-11
01	Issued for Client Review			2018-05-10



ANDY THOMSON | ARCHITECT
104 Shirley Avenue. Barrie, ON L4N 1N4
cell: 647.607.7920 office: 705.417.2751
email: a@andythomson.ca

45 Queen St.
project no. 1816
#Client Company
47 Queen St. (Hwy 6)
MorristonON#Client Postcode

Revision
04 - WIP
3D Views





1 5 Perspective

SCALE: 1:20.1164

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. If Construction Administration services are included in the Architect's scope of work, The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing or continuing with any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures may be indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect. General and construction notes are intended to apply to all locations affected by the work. For locations of work refer to structural, mechanical and electrical documents, in addition to architectural.

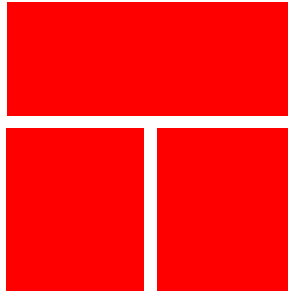
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction" and countersigned by the Architect.

6. All work is to be carried out in conformance with the most current Building Code and Bylaws of the authorities having jurisdiction. All plumbing and drainage work to conform to current Ontario regulations. All electrical work to conform to Ontario Hydro Electrical Safety Code as amended.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the buildings represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© Andy Thomson, M.Arch, OAA Architect.

Rev. ID	Issue Name	Change ID	Change Name	Date
04 - WIP	Issue for Permit			Work in Progress
03	Issued for Construction			2018-06-25
02	Issued for Client Review			2018-05-11
01	Issued for Client Review			2018-05-10



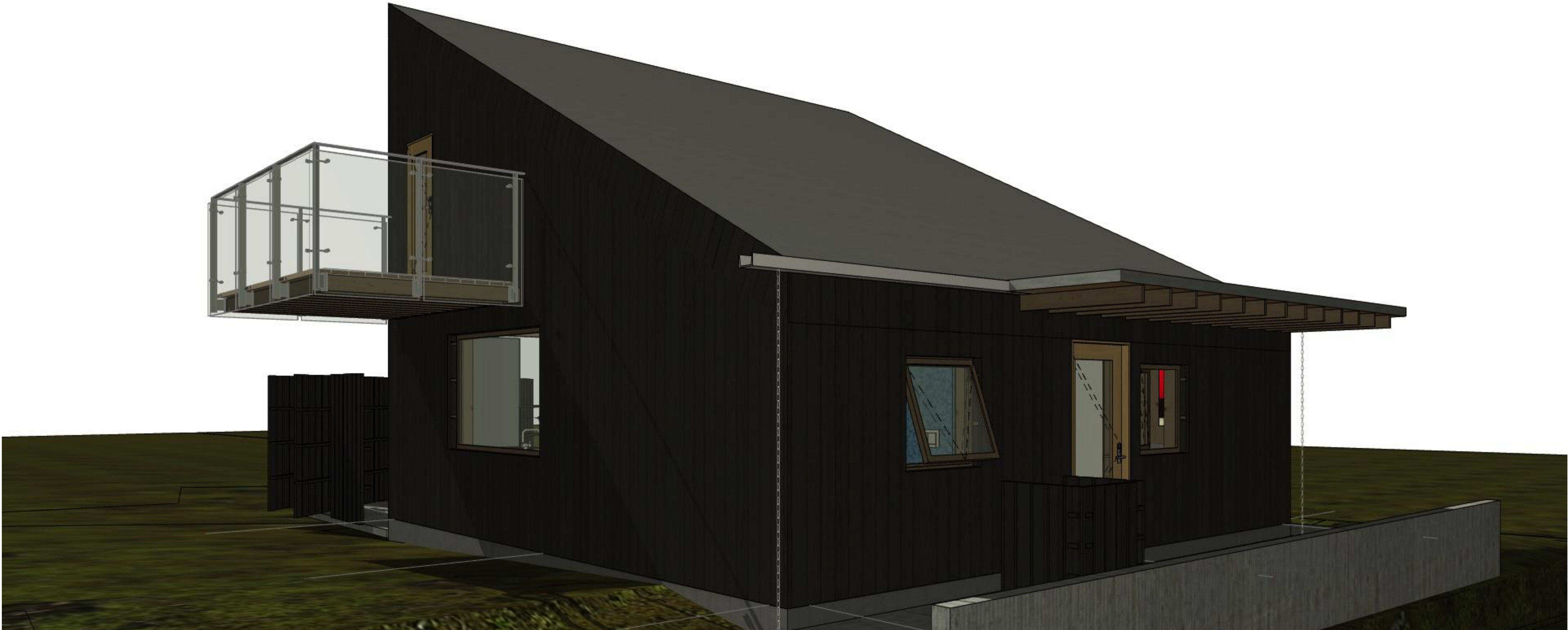
ANDY THOMSON | ARCHITECT

104 Shirley Avenue. Barrie, ON L4N 1N4
cell: 647.607.7920 office: 705.417.2751
email: a@andythomson.ca

45 Queen St.
project no. 1816
#Client Company
47 Queen St. (Hwy 6)
MorristonON#Client Postcode

Revision
04 - WIP
3D Views

A9.03



45 Queen St. Addition

Issued for Coordination 02 - WIP

Client:
Melinda Newark
#Site Full Address

Zoning Data

Keyplan | Morriston, ON

Consultants

Sheet Index

Zoning Information & Stats

Site Area: **890.2 sm** Req'd: 1390sm
Site Zoning: **HR (Hamlet Residential)**
Frontage: **15.09m*** Req'd: 25m
Max. Coverage: 30% Prop. **10% + 6.7%**
(Residence & Suite Combined)
Landscaped Area: **83.3%** Req'd: 30%

FYSB: **19.14** Req'd: 10m
RYSB: **32.37m** Req'd: 7.5m
CSYSB: **2.0 + 5.82m** Req'd: 1+4m

Max. Ht. N/A Prop. **6.35m**
Min. Gross Floor Area: 90sm Prop. **183.23 + 59.72 = 242.95sm**

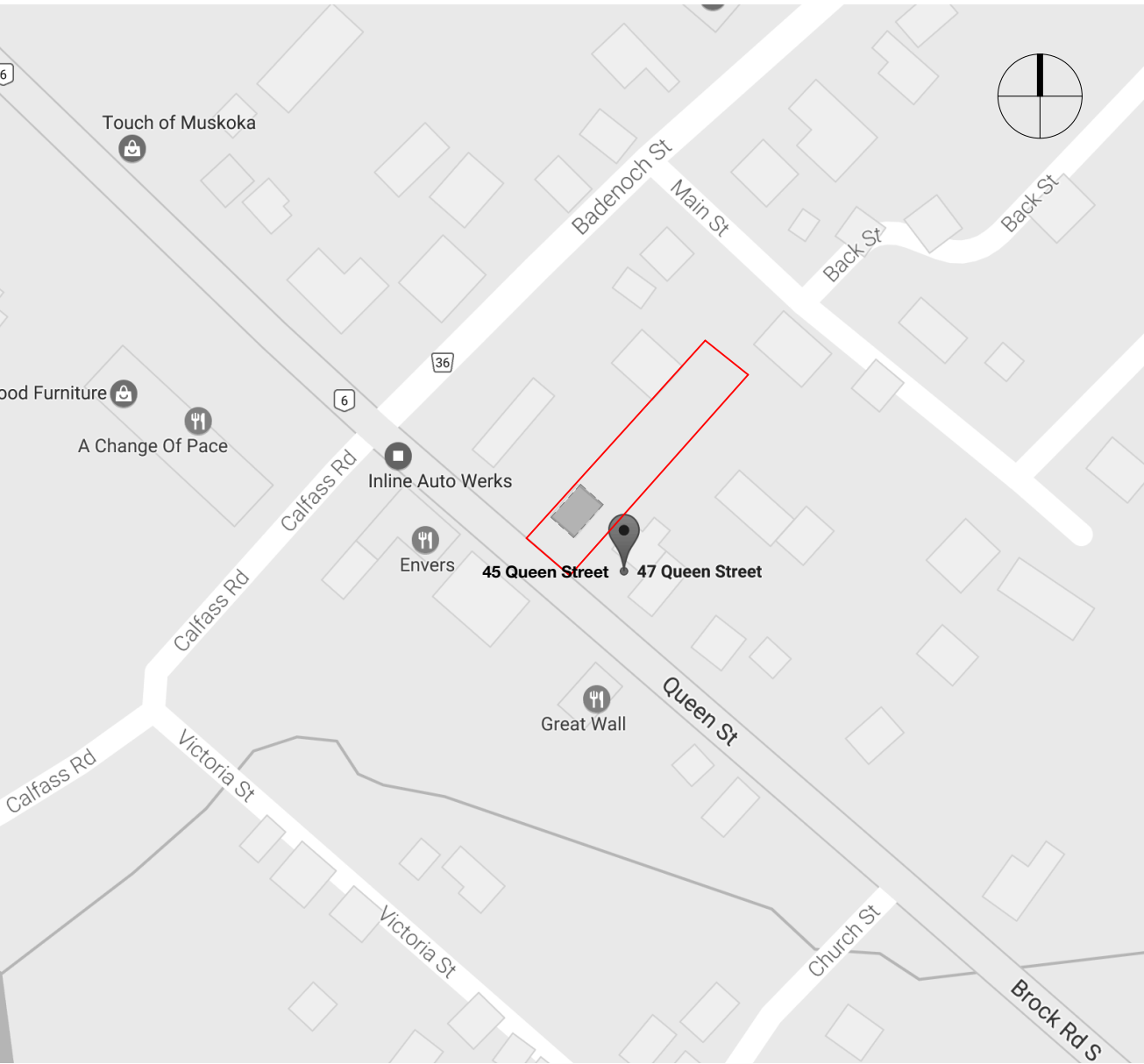
Building Use: Single Family Residence(s) + ADU
Building Area (OBC): 148.95sm
Occupancy Group (OBC): C
Construction: Combustible
Sprinklers: Not Sprinklered

LEGAL DESC'N: Zone 31, Parcel
06030000

PER OBC: (To Be Confirmed by Septic Designer)
Req'd Septic Tiling: (1)x 115m trench
(1x 2,000 l/day)
Req'd Dist. b/t Well/Septic: 50' (@ <20' well depth)

F/R/I/S/C YSB = Front/Rear/Interior/Side/Combined
Yard Set Backs

*** Legally Non-Conforming - No Changes
Proposed**



Structural Engineer

Blackwell
134 Peter St. 1301
Toronto Ontario
M6J 2S6
tel: (416) 659-8115
tjoyce@blackwell.ca

Geotechnical Engineer

N/A

Landscape

N/A

Mechanical & Electrical Engineer

TBD

General Information

A0.01 02 - WIP Cover Sheet
A0.02 02 - WIP Notes & Legends
A0.03 02 - WIP Construction Assemblies
A0.04 02 - WIP OBC Matrix & Code Notes

Site Plans

A1.01 02 - WIP Site Plan

Proposed Construction Plans

A2.43 02 - WIP Foundation Plans
A2.44 02 - WIP Construction Floor Plans
A2.45 02 - WIP Floor Framing Plans

Elevations

A4.01 02 - WIP Elevations
A4.02 02 - WIP Framing Elevations

Building Sections

A5.01 02 - WIP Building Sections
A5.02 02 - WIP Building Sections

Wall Sections

A5.03 02 - WIP Wall Sections

Details

A6.02 02 - WIP Details

Interior Elevations

A7.01 02 - WIP Interior Elevations

Interior Renderings

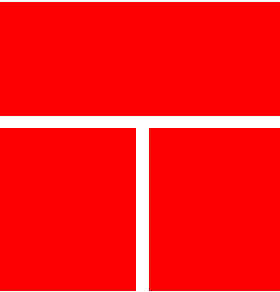
A7.02 02 - WIP INTERIOR RENDERS

Schedules

A8.01 02 - WIP Door Schedule
A8.02 02 - WIP Window Schedules
A8.05 02 - WIP Room Finish Schedules

3D Documents

A9.01 02 - WIP Framing Schematic
A9.02 02 - WIP Framing Schematic



ANDY THOMSON | ARCHITECT

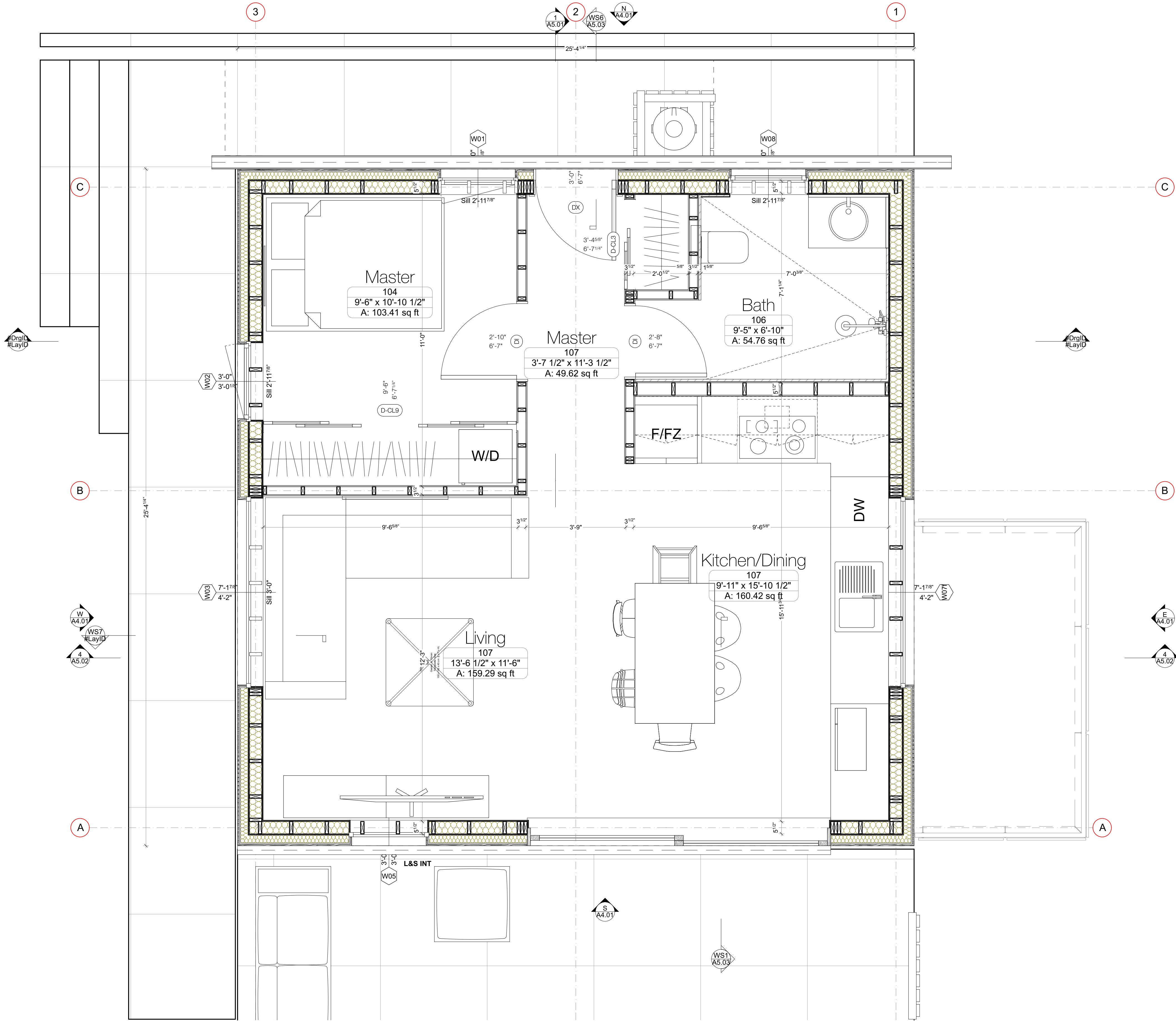
104 Shirley Avenue. Barrie, ON L4N 1N4
cell: 647.607.7920 office: 705.417.2751
email: a@andythomson.ca

45 Queen St. Addition

project no. 1816
#Client Company
47 Queen St. (Hwy 6)
MorristonON#Client Postcode

Revision
02 - WIP
Cover Sheet

A0.01



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. If Construction Administration services are included in the Architect's scope of work, the Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing or continuing with any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures may be indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect. General and construction notes are intended to apply to all locations affected by the work. For locations of work refer to structural, mechanical and electrical documents, in addition to architectural.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction" and countersigned by the Architect.

6. All work is to be carried out in conformance with the most current Building Code and Bylaws of the authorities having jurisdiction. All plumbing and drainage work to conform to current Ontario regulations. All electrical work to conform to Ontario Hydro Electrical Safety Code as amended.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the buildings represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© Andy Thomson, M.Arch, OAA Architect.

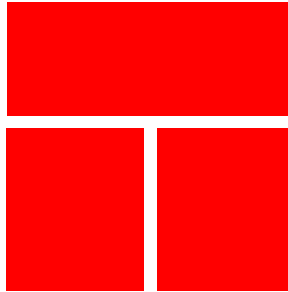
Rev ID	Issue Name	Change ID	Change Name	Date
02 - WIP	Issue 1: Coordination			Work in Progress
01	Issued for Review			2018-07-26

Proposed Room Schedule Addition (Net Area)

#	Room Name	Area	Ht.	Width	Length
104	Master	103	8'-0"	9'-6"	10'-10 ⁵ / ₈ "
106	Bath	55	8'-0"	9'-5"	6'-10"
107	Master	50	8'-0"	3'-7 ³ / ₄ "	11'-3 ³ / ₈ "
107	Kitchen/Dining	160	8'-0"	9'-10 ³ / ₄ "	15'-10 ¹ / ₂ "
107	Living	168	8'-0"	13'-6 ¹ / ₂ "	12'-17 ⁸ / ₈ "
		536 sq ft			

Proposed Building Area (Gross Construction Area)

#	Room Name	Area
000	GCA	643
200	Loft	163
L001	Dogtrot	131
L002	South Patio	507



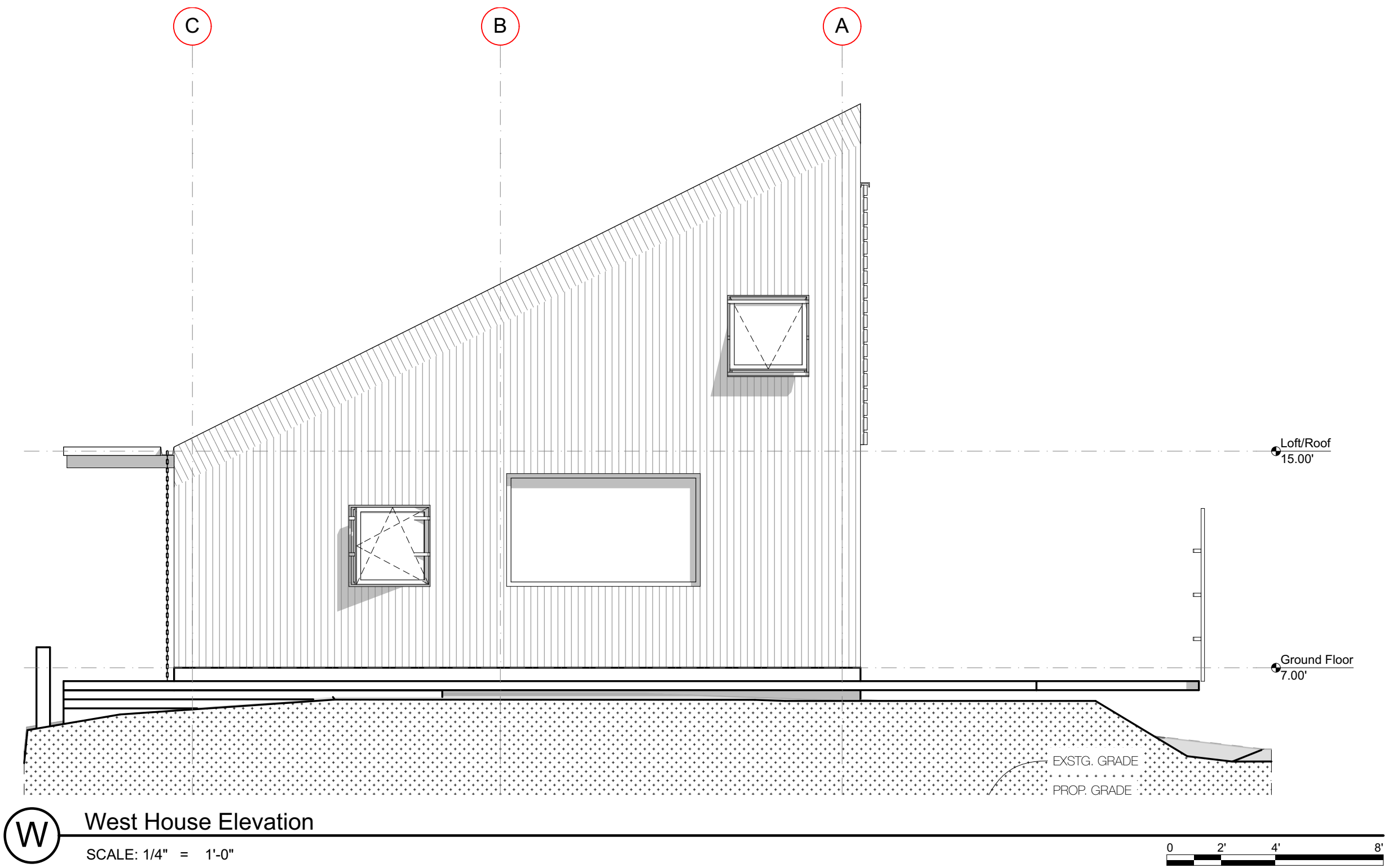
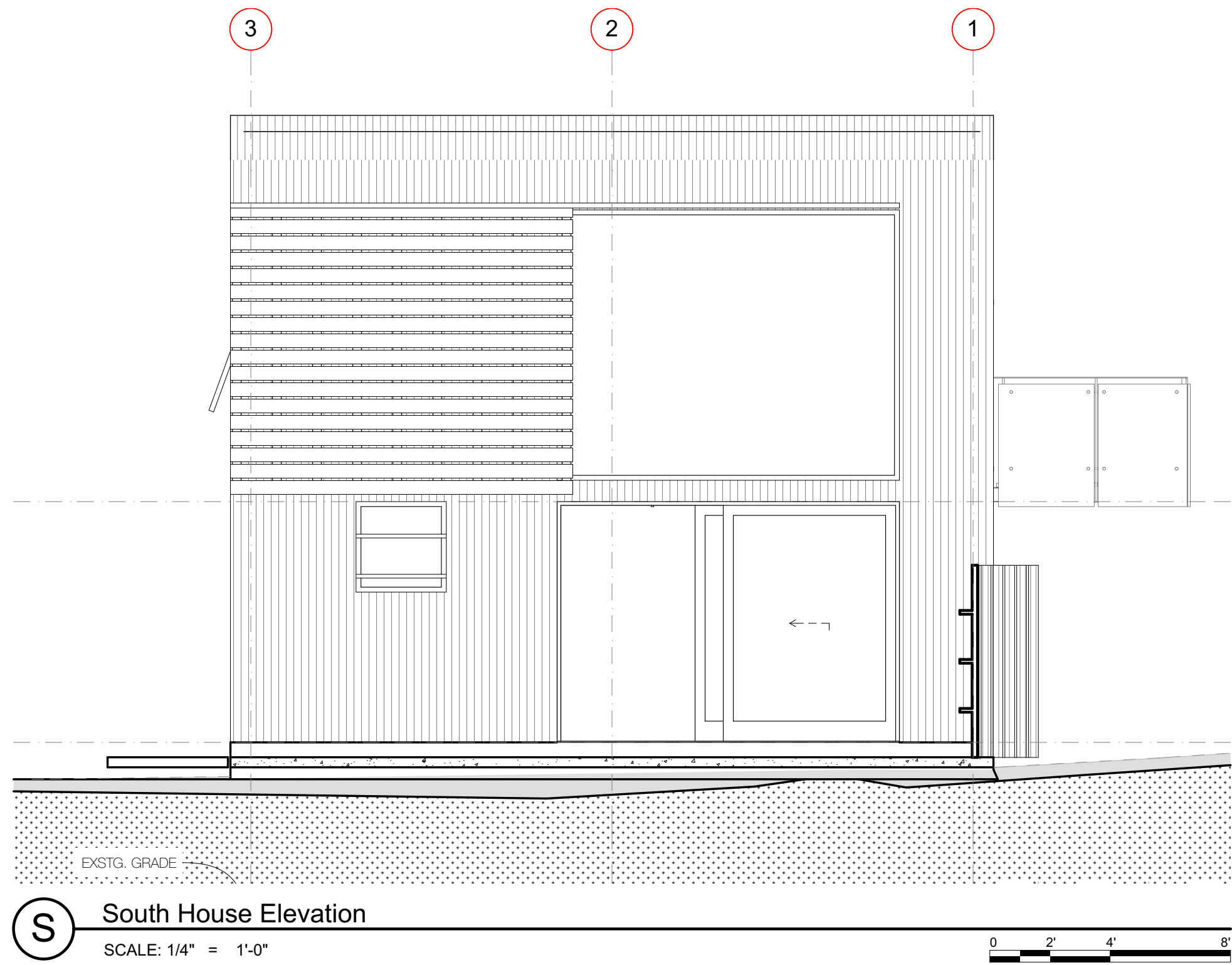
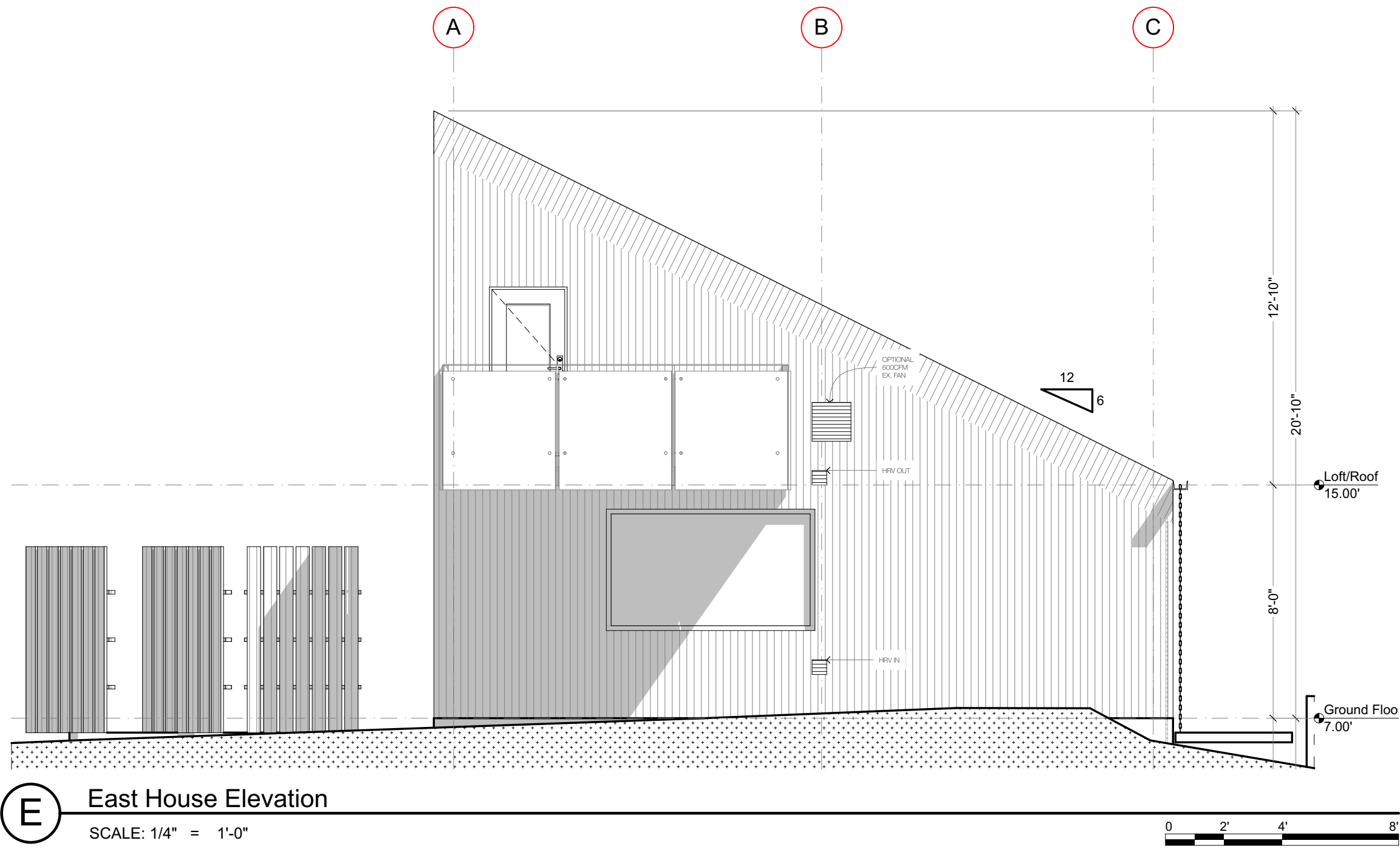
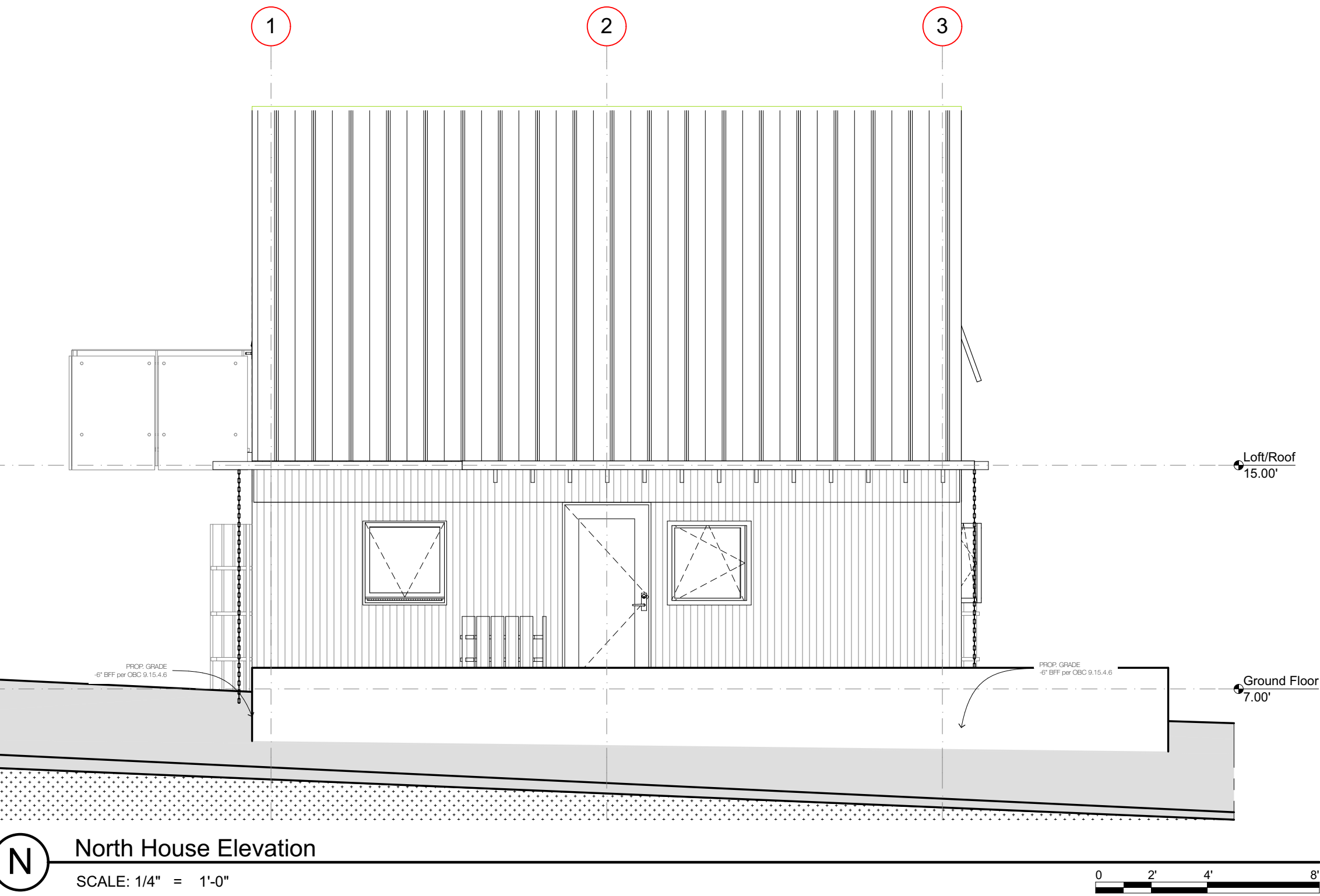
ANDY THOMSON | ARCHITECT

104 Shirley Avenue. Barrie, ON L4N 1N4
cell: 647.607.7920 office: 705.417.2751
email: a@andythomson.ca

45 Queen St. Addition
project no. 1816
#Client Company
47 Queen St. (Hwy 6)
MorristonON#Client Postcode

Revision
02 - WIP
Construction Floor Plans

A2.44



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. If Construction Administration services are included in the Architect's scope of work, The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing or continuing with any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures may be indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect. General and construction notes are intended to apply to all locations affected by the work. For locations of work refer to structural, mechanical and electrical documents, in addition to architectural.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction" and countersigned by the Architect.

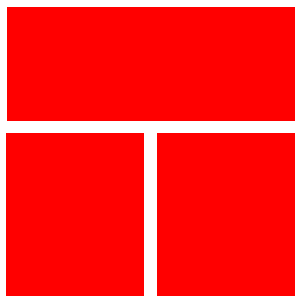
6. All work is to be carried out in conformance with the most current Building Code and Bylaws of the authorities having jurisdiction. All plumbing and drainage work to conform to current Ontario regulations. All electrical work to conform to Ontario Hydro Electrical Safety Code as amended.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the buildings represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© Andy Thomson, M.Arch, OAA Architect.

Rev. ID	Issue Name	Change ID	Change Name	Date
02 - WIP	Issue 2: Coordination			2018-07-28
01	Issued for Review			

Work in Progress



ANDY THOMSON | ARCHITECT
104 Shirley Avenue. Barrie, ON L4N 1N4
cell: 647.607.7920 office: 705.417.2751
email: a@andythomson.ca

45 Queen St. Addition
project no. 1816
#Client Company
47 Queen St. (Hwy 6)
MorristonON#Client Postcode

Revision
02 - WIP
Elevations

A4.01

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. If Construction Administration services are included in the Architect's scope of work, The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing or continuing with any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures may be indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect. General and construction notes are intended to apply to all locations affected by the work. For locations of work refer to structural, mechanical and electrical documents, in addition to architectural.

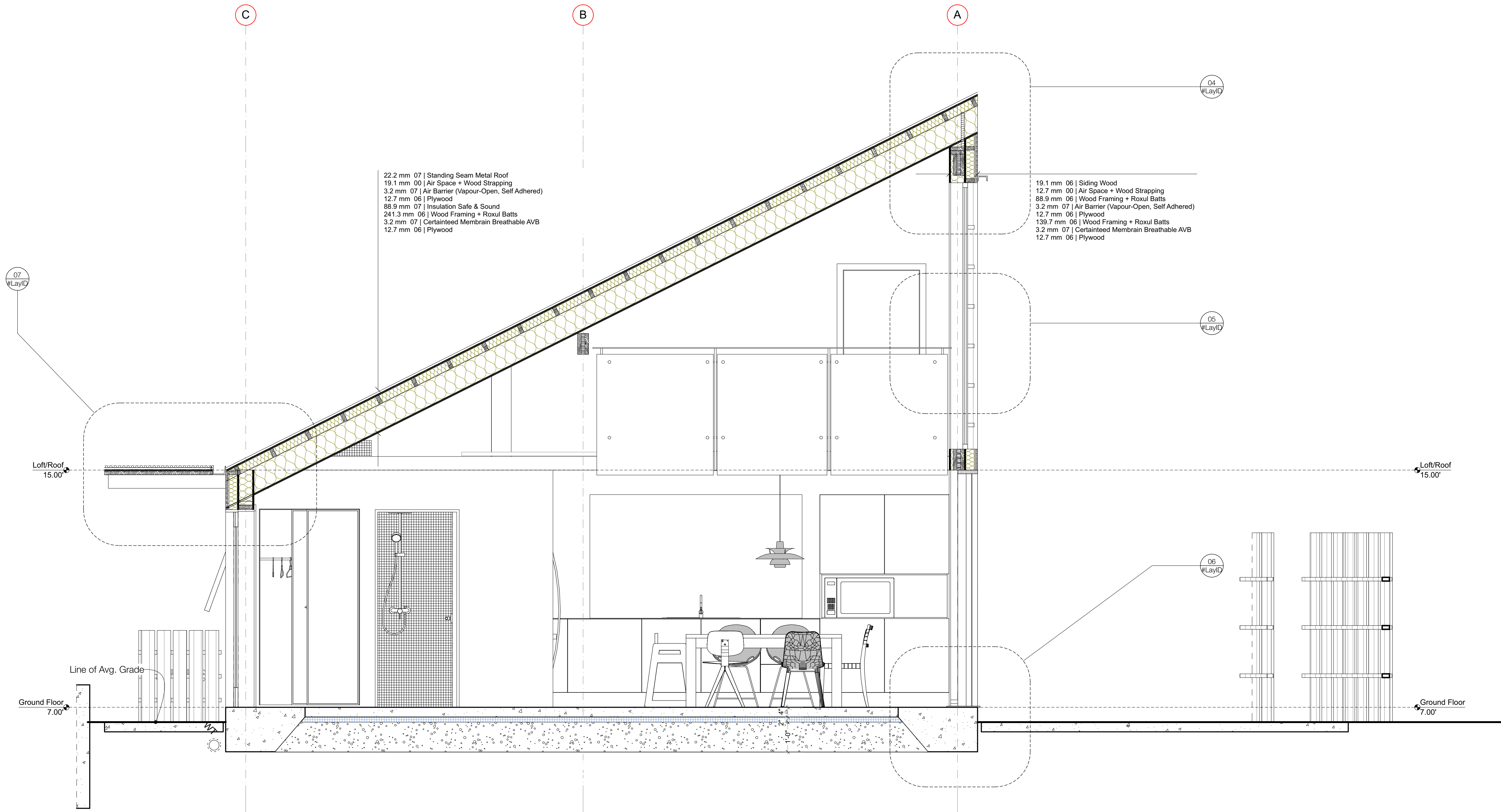
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction" and countersigned by the Architect.

6. All work is to be carried out in conformance with the most current Building Code and Bylaws of the authorities having jurisdiction. All plumbing and drainage work to conform to current Ontario regulations. All electrical work to conform to Ontario Hydro Electrical Safety Code as amended.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the buildings represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

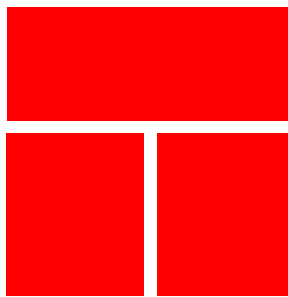
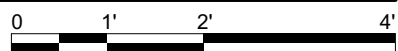
© Andy Thomson, M.Arch, OAA Architect.

Rev. ID	Issue Name	Change ID	Change Name	Date
02 - WIP	Issue 02 - Coordination			Work in Progress
01	Issue 01 - Review			2018-07-28



1 Section 1

SCALE: 1/2" = 1'-0"



ANDY THOMSON | ARCHITECT

104 Shirley Avenue. Barrie, ON L4N 1N4
cell: 647.607.7920 office: 705.417.2751
email: a@andythomson.ca

45 Queen St. Addition
project no. 1816
#Client Company
47 Queen St. (Hwy 6)
MorristonON#Client Postcode

Revision
02 - WIP
Building Sections

A5.01

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. If Construction Administration services are included in the Architect's scope of work, The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing or continuing with any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures may be indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect. General and construction notes are intended to apply to all locations affected by the work. For locations of work refer to structural, mechanical and electrical documents, in addition to architectural.

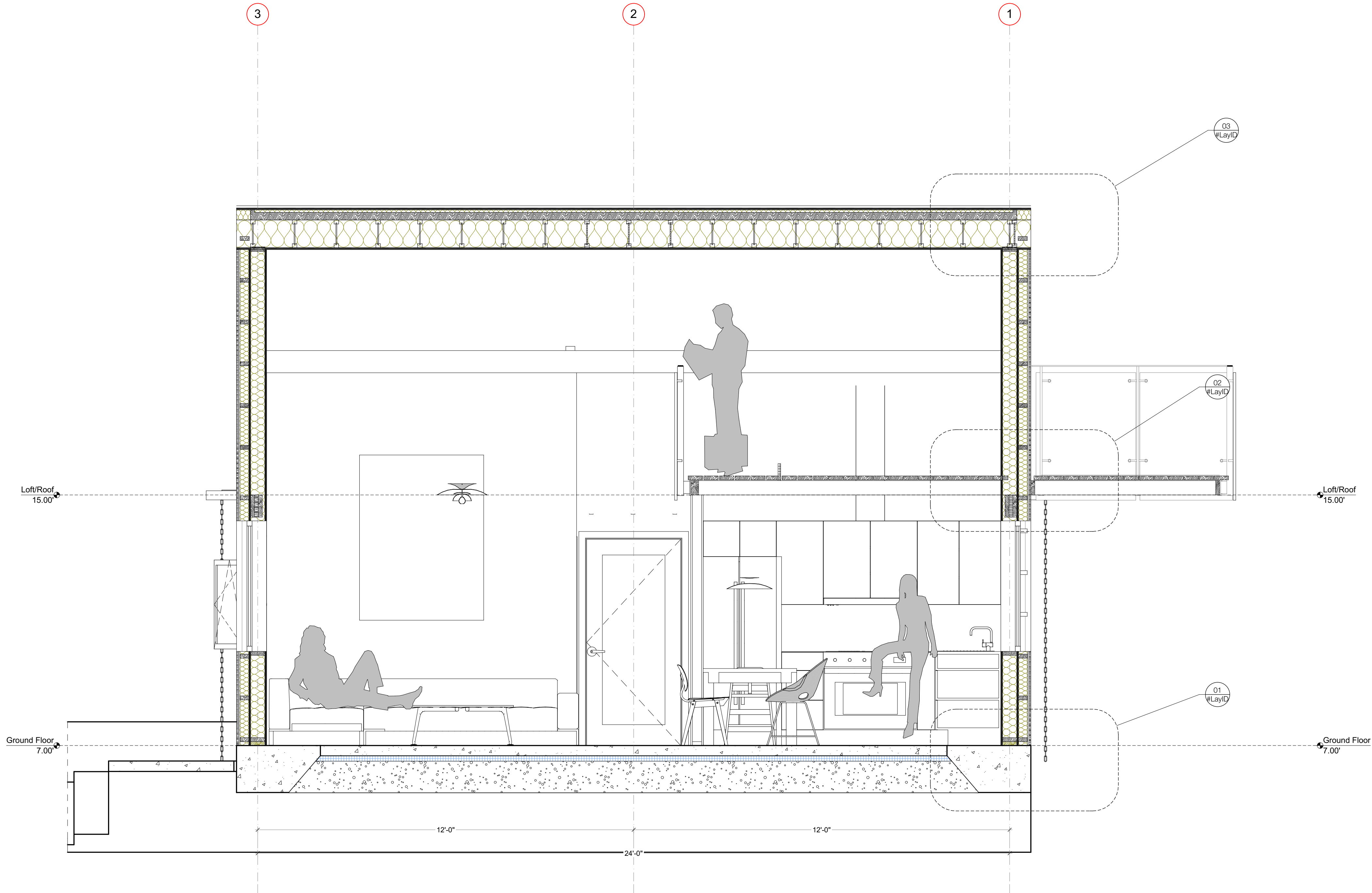
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction" and countersigned by the Architect.

6. All work is to be carried out in conformance with the most current Building Code and Bylaws of the authorities having jurisdiction. All plumbing and drainage work to conform to current Ontario regulations. All electrical work to conform to Ontario Hydro Electrical Safety Code as amended.

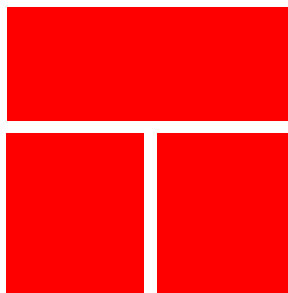
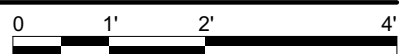
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the buildings represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© Andy Thomson, M.Arch, OAA Architect.

Rev. ID	Issue Name	Change ID	Change Name	Date
02 - WIP	Issue 02 - Coordination			Work in Progress
01	Issued for Review			2018-07-28



4 Section 4
SCALE: 1/2" = 1'-0"



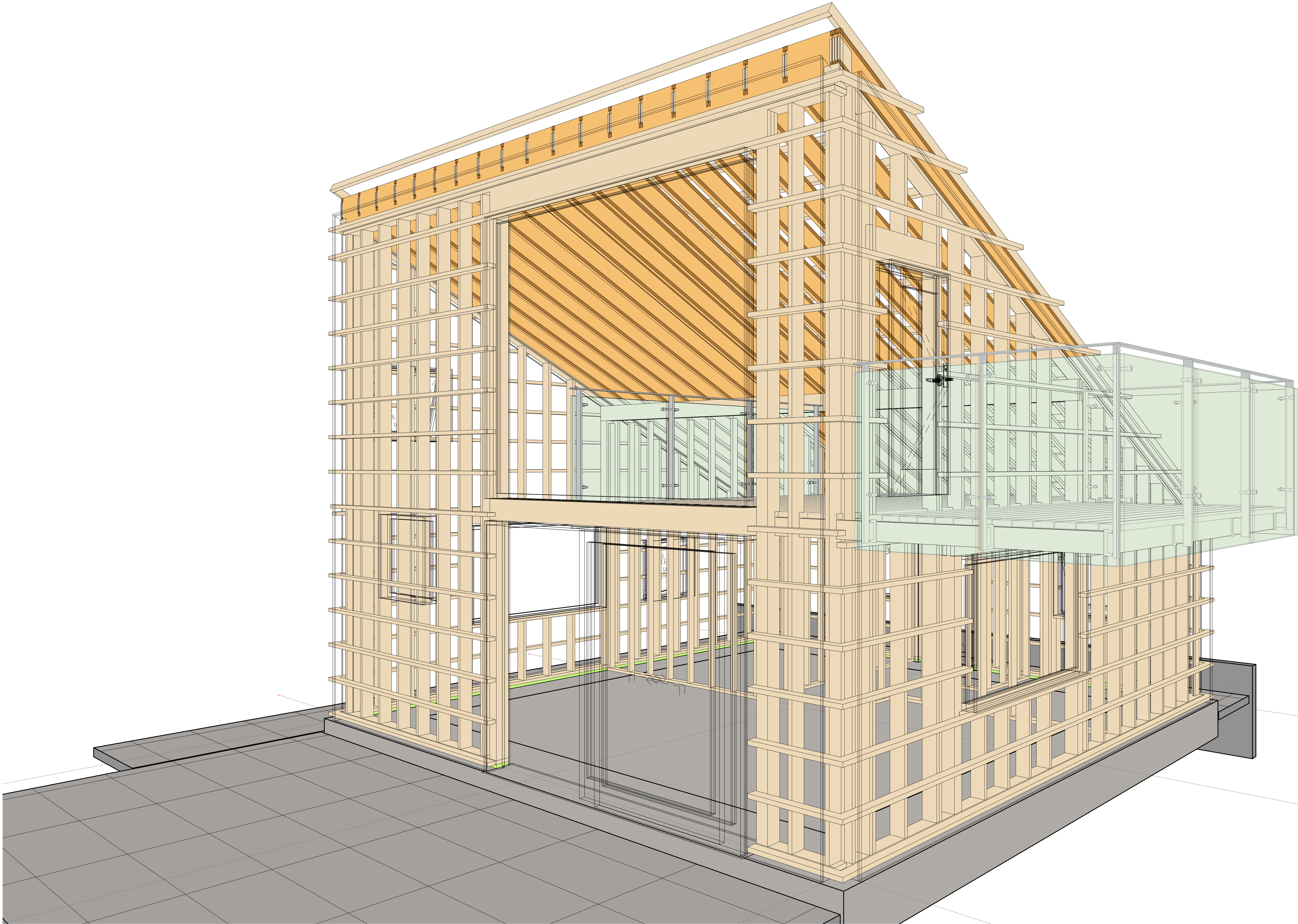
ANDY THOMSON | ARCHITECT

104 Shirley Avenue. Barrie, ON L4N 1N4
cell: 647.607.7920 office: 705.417.2751
email: a@andythomson.ca

45 Queen St. Addition
project no. 1816
#Client Company
47 Queen St. (Hwy 6)
MorristonON#Client Postcode

Revision
02 - WIP
Building Sections

A5.02



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. If Construction Administration services are included in the Architect's scope of work, The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing or continuing with any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures may be indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect. General and construction notes are intended to apply to all locations affected by the work. For locations of work refer to structural, mechanical and electrical documents, in addition to architectural.

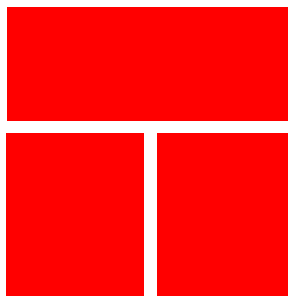
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction" and countersigned by the Architect.

6. All work is to be carried out in conformance with the most current Building Code and Bylaws of the authorities having jurisdiction. All plumbing and drainage work to conform to current Ontario regulations. All electrical work to conform to Ontario Hydro Electrical Safety Code as amended.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the buildings represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© Andy Thomson, M.Arch, OAA Architect.

Rev. ID	Issue Name	Change ID	Change Name	Date
02 - WIP	Issue 02 - WIP			
01	Issue 01 - WIP			2018-07-28

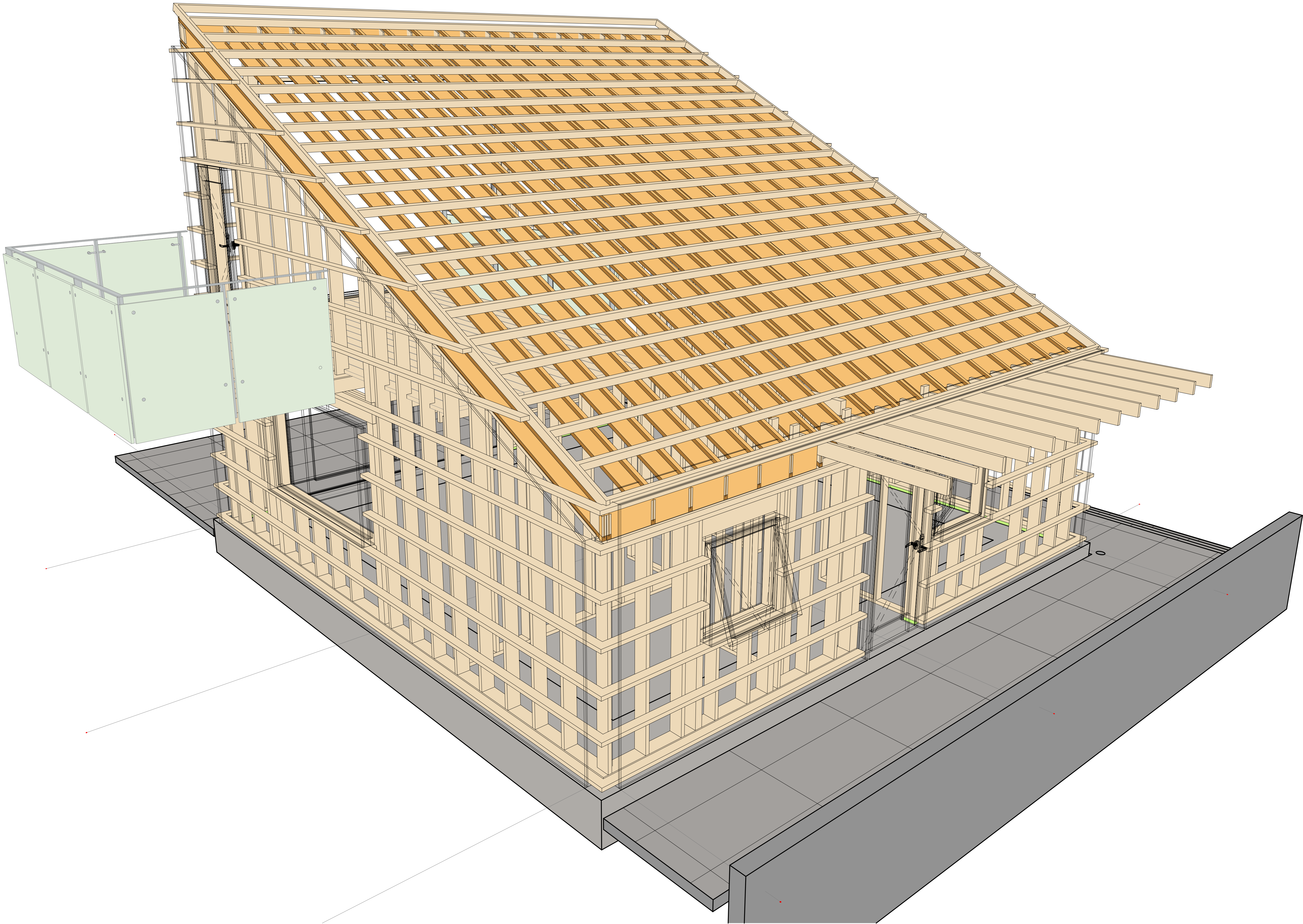


ANDY THOMSON | ARCHITECT
104 Shirley Avenue. Barrie, ON L4N 1N4
cell: 647.607.7920 office: 705.417.2751
email: a@andythomson.ca

45 Queen St. Addition
project no. 1816
#Client Company
47 Queen St. (Hwy 6)
MorristonON#Client Postcode

Revision
02 - WIP
Framing Schematic

A9.01



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. If Construction Administration services are included in the Architect's scope of work, The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing or continuing with any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures may be indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect. General and construction notes are intended to apply to all locations affected by the work. For locations of work refer to structural, mechanical and electrical documents, in addition to architectural.

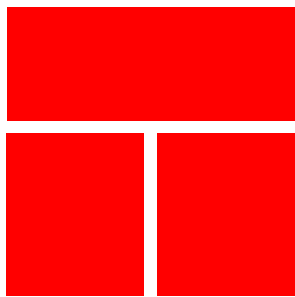
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction" and countersigned by the Architect.

6. All work is to be carried out in conformance with the most current Building Code and Bylaws of the authorities having jurisdiction. All plumbing and drainage work to conform to current Ontario regulations. All electrical work to conform to Ontario Hydro Electrical Safety Code as amended.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the buildings represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© Andy Thomson, M.Arch, OAA Architect.

Rev ID	Issue Name	Change ID	Change Name	Date
02 - WIP	Issue 02 - WIP			
01	Issue 01 - WIP			2018-07-28



ANDY THOMSON | ARCHITECT
104 Shirley Avenue. Barrie, ON L4N 1N4
cell: 647.607.7920 office: 705.417.2751
email: a@andythomson.ca

45 Queen St. Addition
project no. 1816
#Client Company
47 Queen St. (Hwy 6)
MorristonON#Client Postcode

Revision
02 - WIP
Framing Schematic

A9.02