

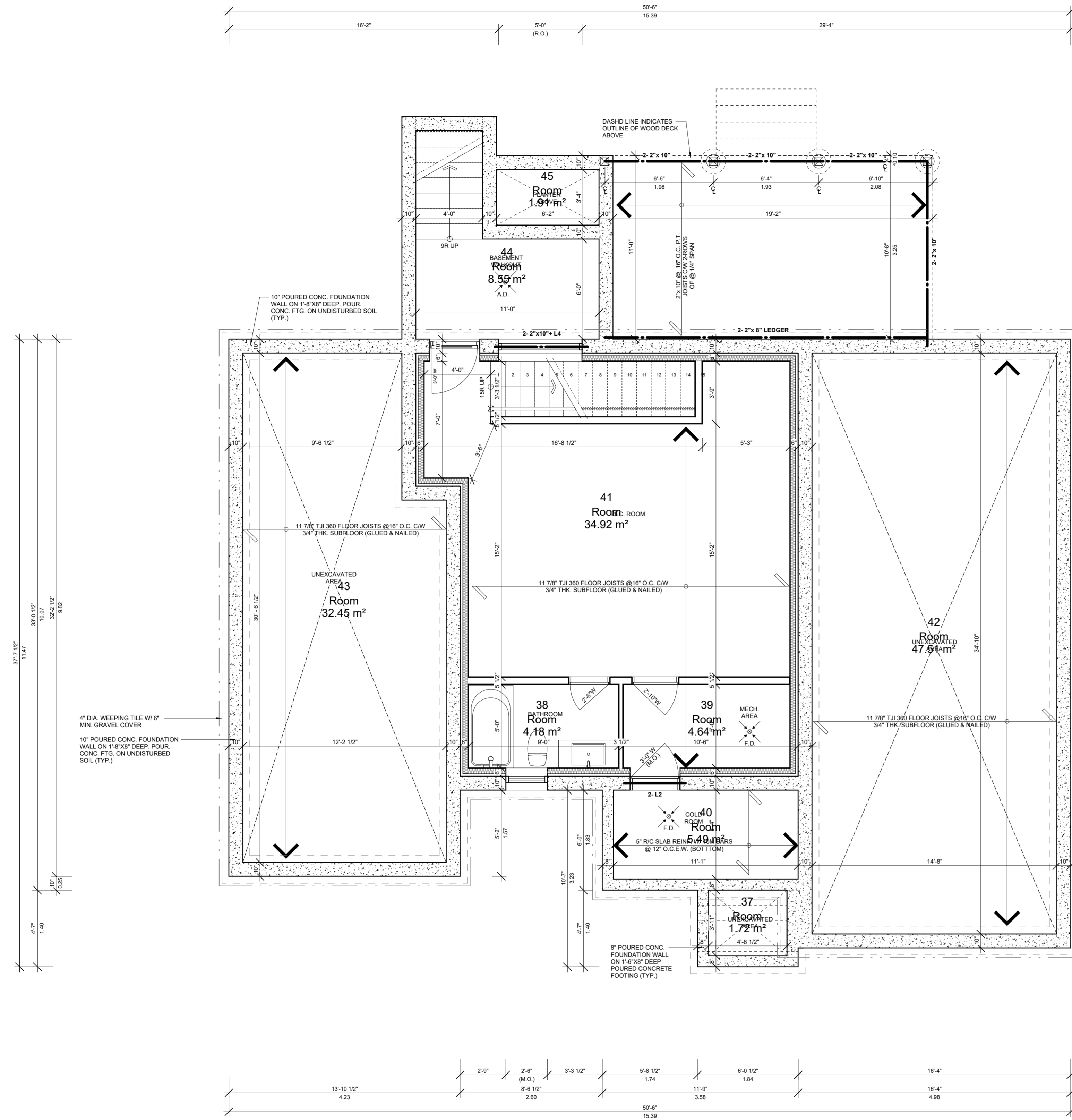
EPIC DESIGNS INC.
DO NOT SCALE DRAWINGS
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO EPIC DESIGNS INC. BEFORE PROCEEDING WITH WORK
ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF EPIC DESIGNS INC. AND SHALL NOT BE COPIED IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION.

- GENERAL NOTES:
- DRAWING NOTES
- LEGEND:
- SA SMOKE ALARM
 - C.M.D. CARBON MONOXIDE DETECTOR
 - M.V. MECHANICAL VENTILATION
 - S.B. SOLID WOOD BEARING
 - P.L. POINT LOAD
 - F.D. FLOOR DRAIN
 - A.D. AREA DRAIN
 - NEW PARTITION WALL
 - LOAD BRG.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

QUALIFICATION INFORMATION:
Required unless design is exempt under 3.2.1.1 of the building code
MARCO VIERA 25562
NAME SIGNATURE BCIN
REGISTRATION INFORMATION:
Required unless design is exempt under 3.2.5.1 of the building code
EPIC DESIGNS INC. 30710
FIRM NAME BCIN

epic designs inc.
257 DUNRAVEN DRIVE
TORONTO, ONTARIO, M6M - 1H8
TEL: (416) 564 - 2435
WWW.EPICDESIGNSINC.CA



1
A2 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1' - 0"

SITE STATISTICS:	PROPOSED	ARU BY-LAW
ZONING:		
LOT AREA:	525,000.00 SQ.M.	
LOT COVERAGE:	(SQ. M.) (SQ. FT.) (%)	(SQ. M.) (SQ. FT.) (%)
EXISTING DWELLING =	191.25 2,058.60 0.04%	
PROPOSED DWELLING =	147.89 1,591.87 0.03%	
PROP. COVERED CONC. PORCH AND STAIRS (FRONT) =	0.00 0.00 0.00%	
LOT COVERAGE =	339.14 3,650.47 0.06%	

G.F.A. (EXISTING HOUSE):	PROPOSED	REQUIRED
EXISTING COLD ROOM =	10.85 116.79 0.00%	
EXISTING UNFINISHED AREA =	191.25 2,058.60 0.04%	
TOTAL EXISTING BASEMENT AREA =	202.10 2,175.38 0.04%	
TOTAL EXISTING FIRST FLOOR =	191.25 2,058.60 0.04%	
EXISTING GARAGE =	72.40 779.31 0.01%	
EXISTING SECOND FLOOR =	147.66 1,589.40 0.03%	
TOTAL EXISTING G.F.A. (EXISTING HOUSE) =	541.01 5,823.38 0.10%	N/A

G.F.A. (PROPOSED ARU):	PROPOSED	REQUIRED
PROPOSED BASEMENT =	49.82 536.26 0.01%	
PROP. COLD ROOM =	5.51 59.31 0.00%	
TOTAL PROP. BASEMENT AREA =	55.33 595.57 0.01%	
TOTAL PROP. FIRST FLOOR =	147.89 1,591.87 0.03%	
TOTAL G.F.A. (PROPOSED ARU) =	203.22 2,187.44 37.56%	243.45 2620.52 45% OF MAIN DWELLING G.F.A. UP TO 130.00 1399.31 MAX. OF 130 m2

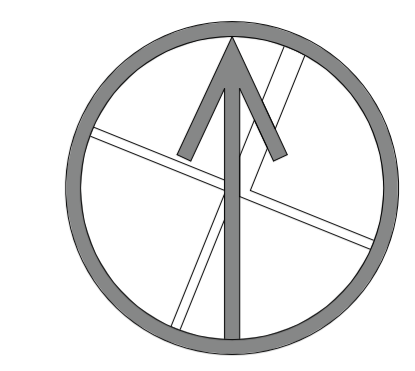
No.	DESCRIPTION	DATE
REVISIONS		

PROJECT TITLE
PROPOSED ONE STOREY DWELLING
AT
5768 WELLINGTON COUNTY RD 29, GUELPH, ON.

BASEMENT FLOOR PLAN

DESIGNED BY: FRANCISCO LANDEROS
DRAWN BY: FRANCISCO LANDEROS
CHECKED BY: M.V.
SCALE: 1/4" = 1'-0"
DATE: MARCH 2024
DRAWING: A2
REV. No:

PROJECT No.: **2023-01**



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QUALIFICATION INFORMATION:
Required unless design is exempt under 3.2.1 of the building code
MARCO VIERA 25562
NAME SIGNATURE BCIN

REGISTRATION INFORMATION:
Required unless design is exempt under 3.2.51 of the building code
EPIC DESIGNS INC. 30710
FIRM NAME BCIN



257 DUNRAVEN DRIVE
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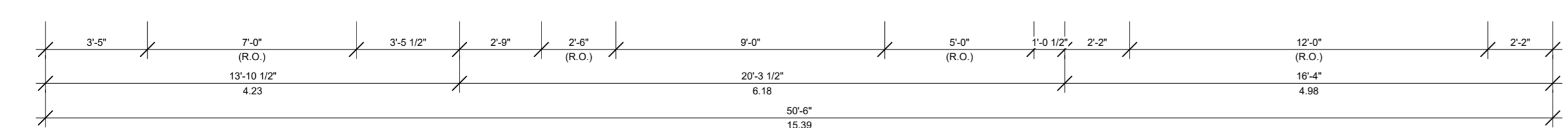
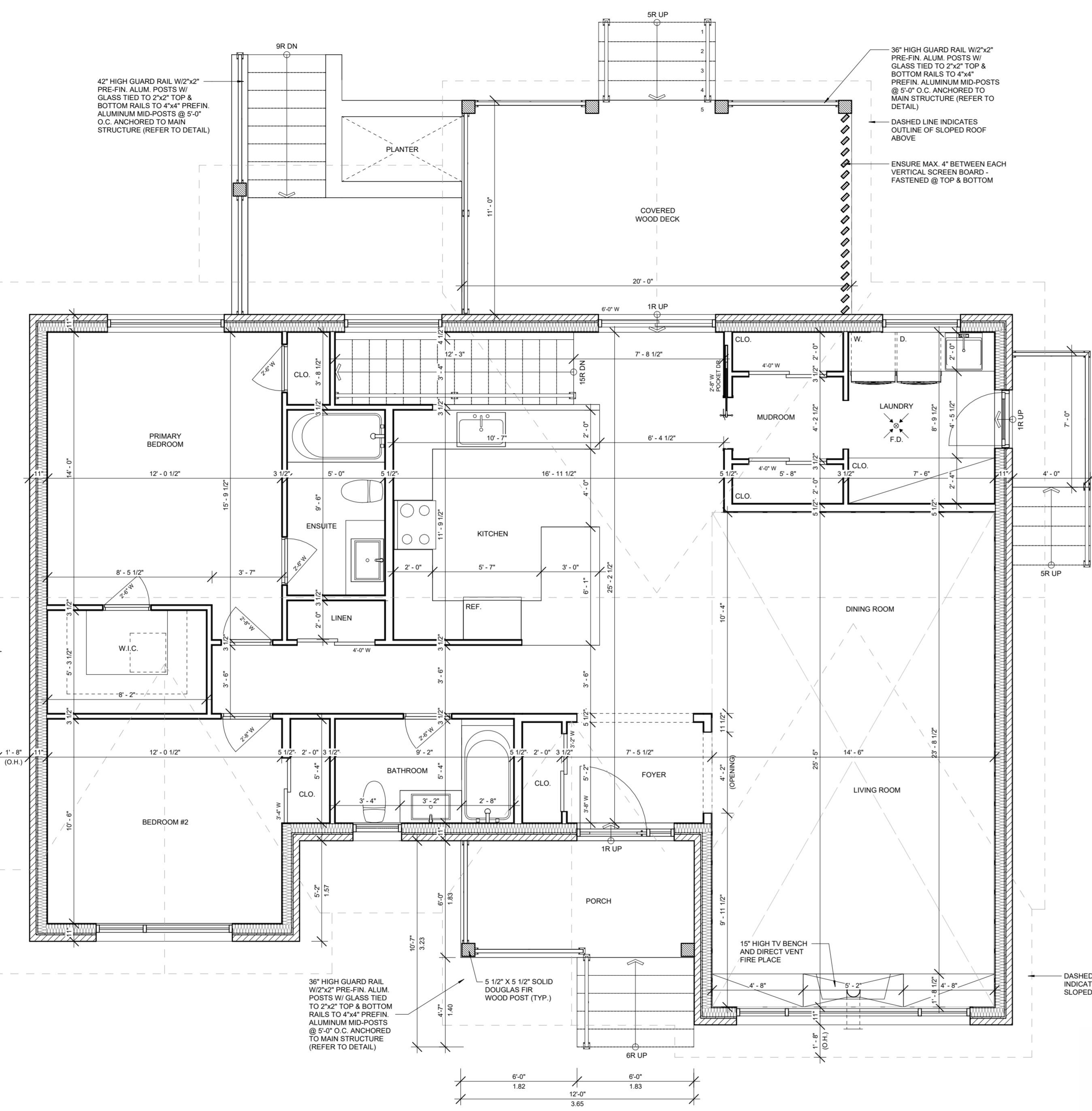
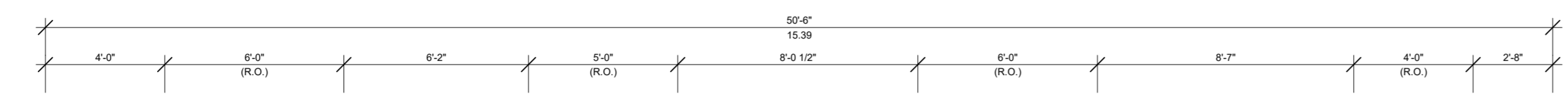
No.	DESCRIPTION	DATE
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PROJECT TITLE
PROPOSED ONE STOREY DWELLING
AT
5768 WELLINGTON
COUNTY RD 29, GUELPH,
ON.

DRAWING TITLE
FIRST FLOOR PLAN

DESIGNED BY: FRANCISCO LANDEROS
DRAWN BY: FRANCISCO LANDEROS
CHECKED BY: M.V.
SCALE: 1/4" = 1'-0"
DATE: MARCH 2024
DRAWING: A3
REV. No.

PROJECT No.: 2023-01



1
A3 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SITE STATISTICS:	PROPOSED			ARU BY-LAW		
ZONING:						
LOT AREA:	525,000.00 SQ.M.					
LOT COVERAGE:	(SQ. M.)	(SQ. FT.)	(%)	(SQ. M.)	(SQ. FT.)	(%)
EXISTING DWELLING =	191.25	2,058.60	0.04%	/		
PROPOSED DWELLING =	147.89	1,591.87	0.03%			
PROP. COVERED CONC. PORCH AND STAIRS (FRONT) =		0.00	0.00%			
LOT COVERAGE =	339.14	3,650.47	0.06%			

G.F.A. (EXISTING HOUSE):	PROPOSED			REQUIRED		
EXISTING COLD ROOM =	10.85	116.79	0.00%	/		
EXISTING UNFINISHED AREA =	191.25	2,058.60	0.04%			
TOTAL EXISTING BASEMENT AREA =	202.10	2,175.38	0.04%			
TOTAL EXISTING FIRST FLOOR =	191.25	2,058.60	0.04%			
EXISTING GARAGE =	72.40	779.31	0.01%			
EXISTING SECOND FLOOR =	147.66	1,589.40	0.03%			
TOTAL EXISTING G.F.A. (EXISTING HOUSE) =	541.01	5,823.38	0.10%	N/A		

G.F.A. (PROPOSED ARU):	PROPOSED			REQUIRED		
PROPOSED BASEMENT =	49.82	536.26	0.01%	/		
PROP. COLD ROOM =	5.51	59.31	0.00%			
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TOTAL G.F.A. (PROPOSED ARU) =	203.22	2,187.44	37.56%	243.45	2620.52	45% OF MAIN DWELLING G.F.A. UP TO MAX. OF 130 m2