



DESIGN ASSOCIATES INC.

Manorwood Homes - 220097

Cidery Towns
Town of Thornbury, Ontario

September 16, 2021

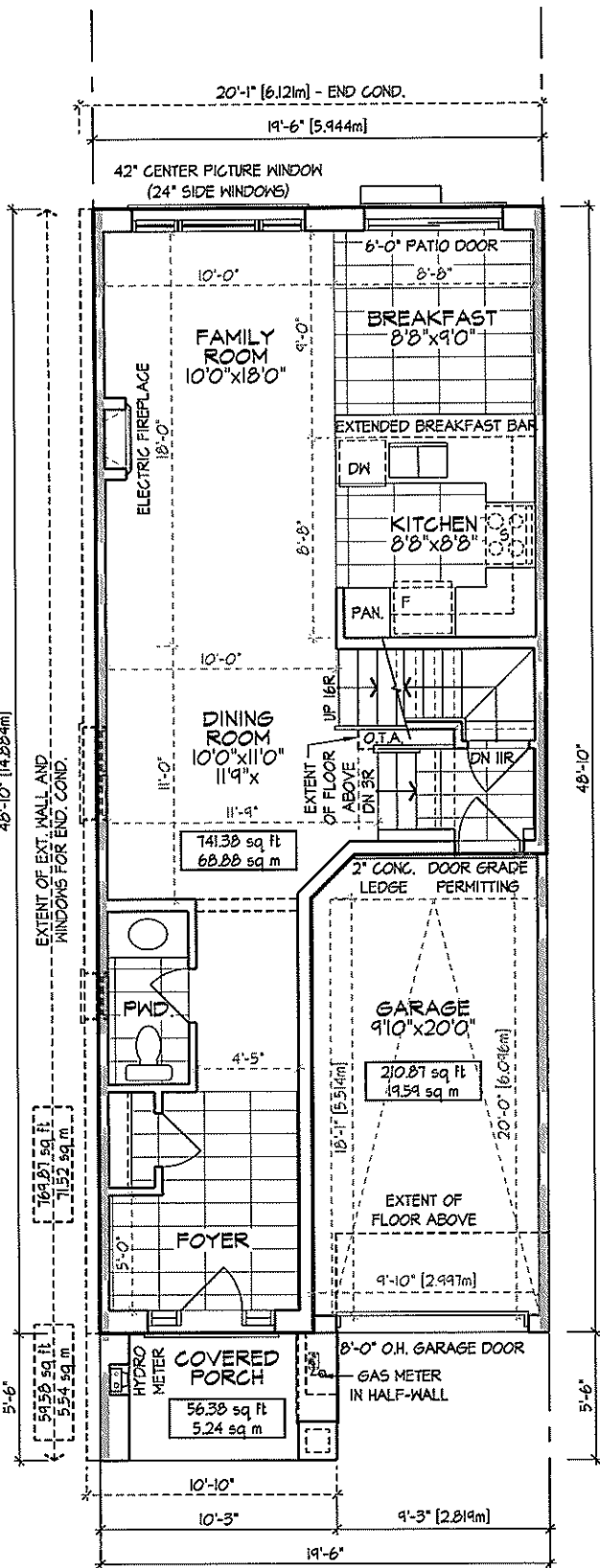
DL: John PM: Jadewin

DESIGN NET AREA CALCULATION

<u>20' Towns (3 Blk)</u>	<u>Elev. 'A'</u>	<u>Elev. 'B'</u>
2001	1650 SF	1653 SF
	1708 SF-END	1711 SF-END
2002	1720 SF	1723 SF
	1780 SF-END	1783 SF-END
2003	1801 SF	1804 SF
2004	1848 SF	1851 SF
2005-END	1955 SF	1955 SF
2006-END	2023 SF	2016 SF

Note: Total of 7 building blocks

Ceiling Heights	
Ground Floor	9'0"
Second Floor	9'0"
Terrace Floor	8'0"
Basement	8'0"



GROUND FLOOR PLAN, EL. 'A'

741 sq ft
COVERAGE W/O PORCH
COVERAGE W/ PORCH

452 sq ft
1009 sq ft

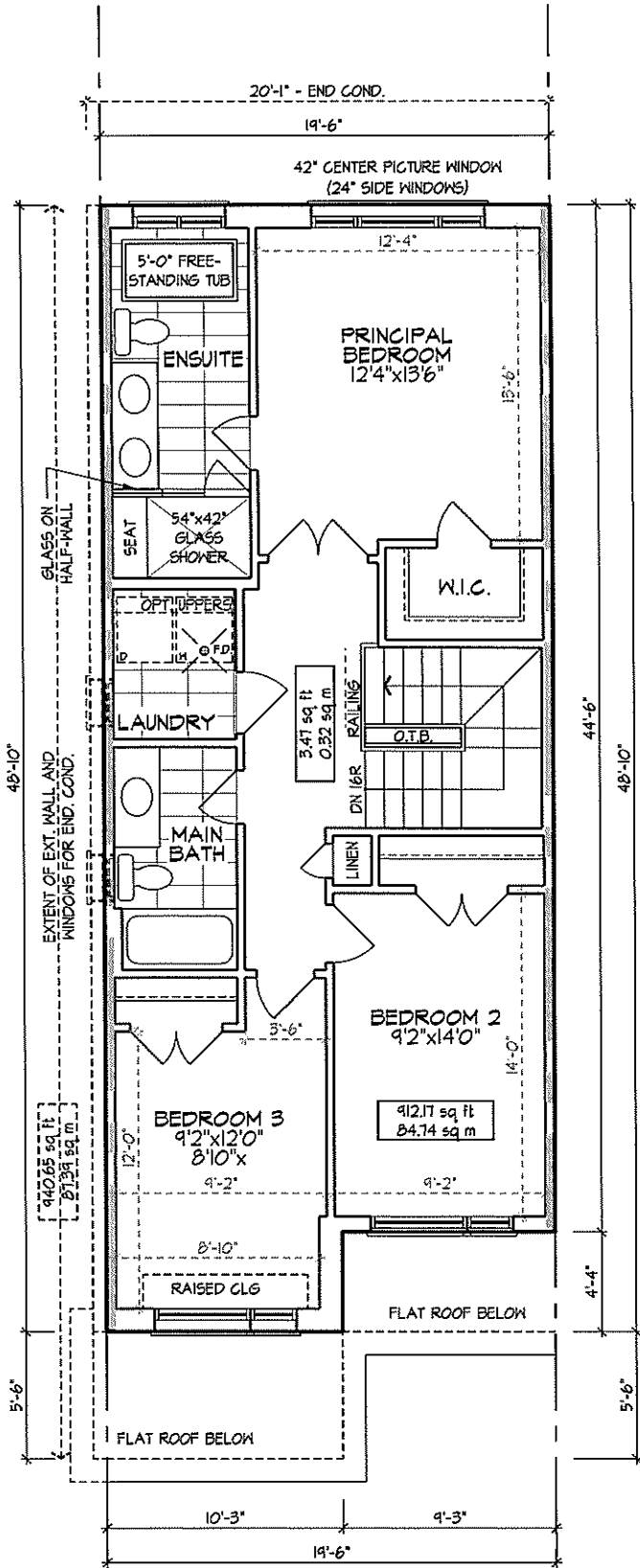
9'-0" CEILING

GROUND FLOOR PLAN, EL. 'A' END CONDITION

710 sq ft
COVERAGE W/O PORCH
COVERAGE W/ PORCH

981 sq ft
1040 sq ft

9'-0" CEILING



SECOND FLOOR PLAN, EL. 'A'

904 sq ft
GROSS FLOOR AREA
DEDUCT OPEN AREAS
NET AREA

912 sq ft
3 sq ft
909 sq ft

9'-0" CEILING

SECOND FLOOR PLAN, EL. 'A' END CONDITION

458 sq ft
GROSS FLOOR AREA
DEDUCT OPEN AREAS
NET AREA

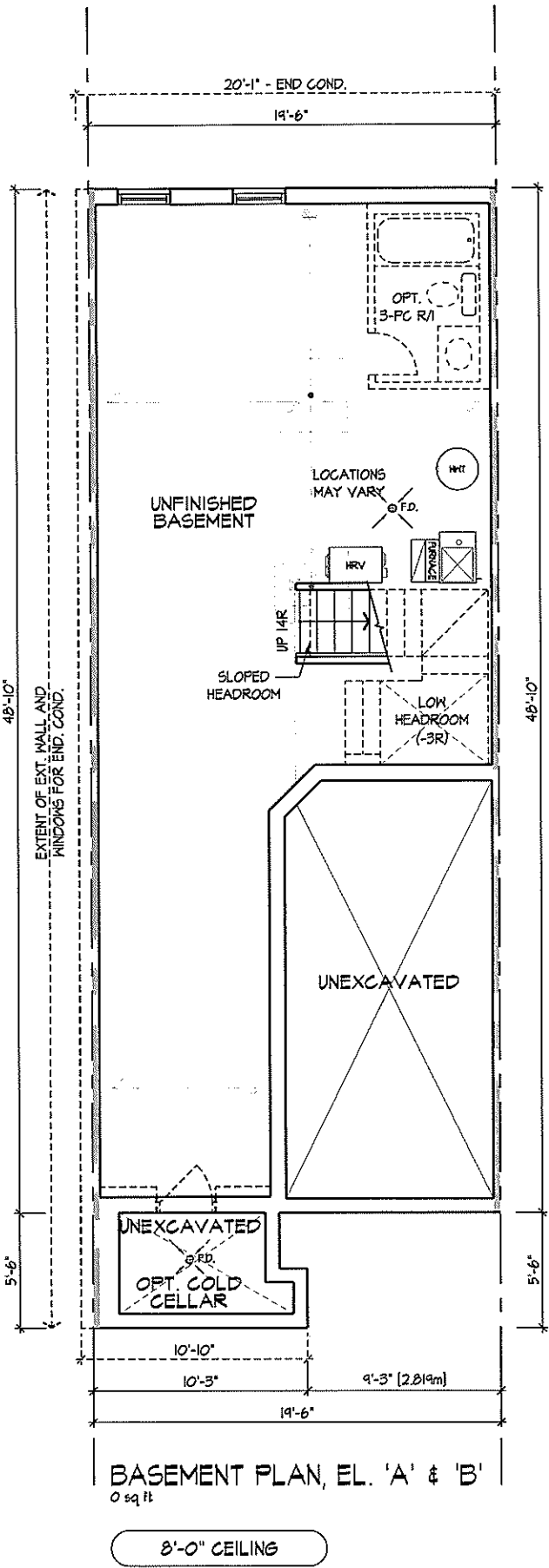
941 sq ft
3 sq ft
938 sq ft

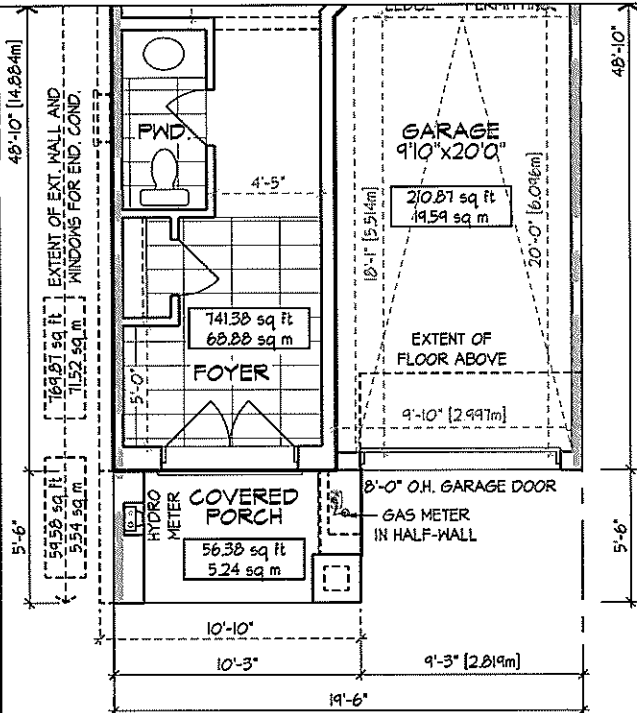
9'-0" CEILING

FOR TYPES A, B & C

ZONING STANDARDS

MAX. HOUSE WIDTH	19'-6"/20'-1"
MAX. LENGTH GARAGE SIDE	48'-10"
MAX. LENGTH HOUSE SIDE	48'-10"
MAX. COVERAGE W/ PORCH	-
MAX. COVERAGE W/O PORCH	-
MAX. G.F.A.	-
MAX. HEIGHT	-
MIN. GARAGE WIDTH	2.75m X 5.5m
MAX. GARAGE WIDTH	-
MAX. GARAGE PROJ.	-



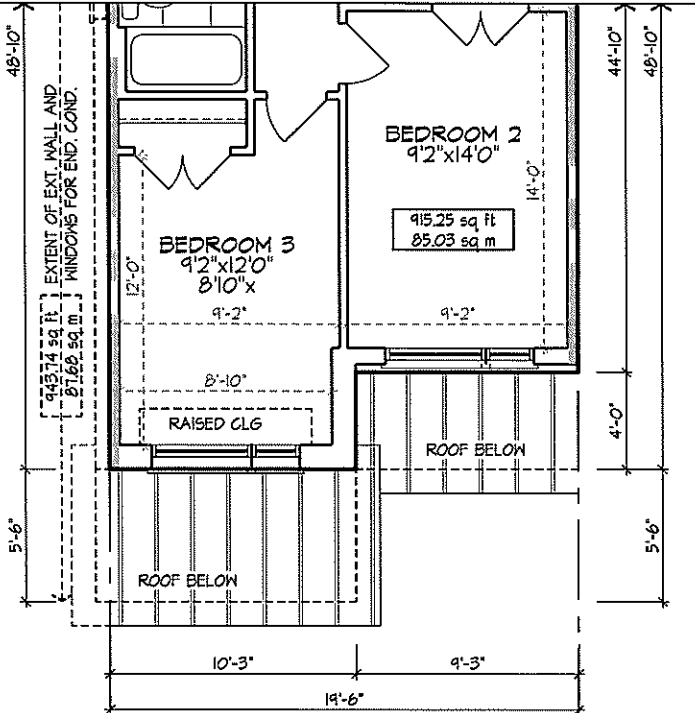


PART. GROUND FLOOR PLAN, EL. 'B'
741 sq ft
COVERAGE W/O PORCH 952 sq ft
COVERAGE W/ PORCH 1009 sq ft

9'-0" CEILING

PART. GROUND FLOOR PLAN, EL. 'B' END CONDITION
710 sq ft
COVERAGE W/O PORCH 981 sq ft
COVERAGE W/ PORCH 1040 sq ft

9'-0" CEILING

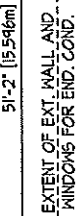


PART. SECOND FLOOR PLAN, EL. 'B'
912 sq ft
GROSS FLOOR AREA 915 sq ft
DEDUCT OPEN AREAS 3 sq ft
NET AREA 912 sq ft

9'-0" CEILING

PART. SECOND FLOOR PLAN, EL. 'B' END CONDITION
941 sq ft
GROSS FLOOR AREA 944 sq ft
DEDUCT OPEN AREAS 3 sq ft
NET AREA 941 sq ft

9'-0" CEILING

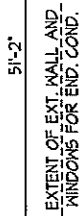


775 sq ft

987 sq ft
1045 sq ft

805 sq ft

1017 sq ft
1078 sq ft



945 sq ft

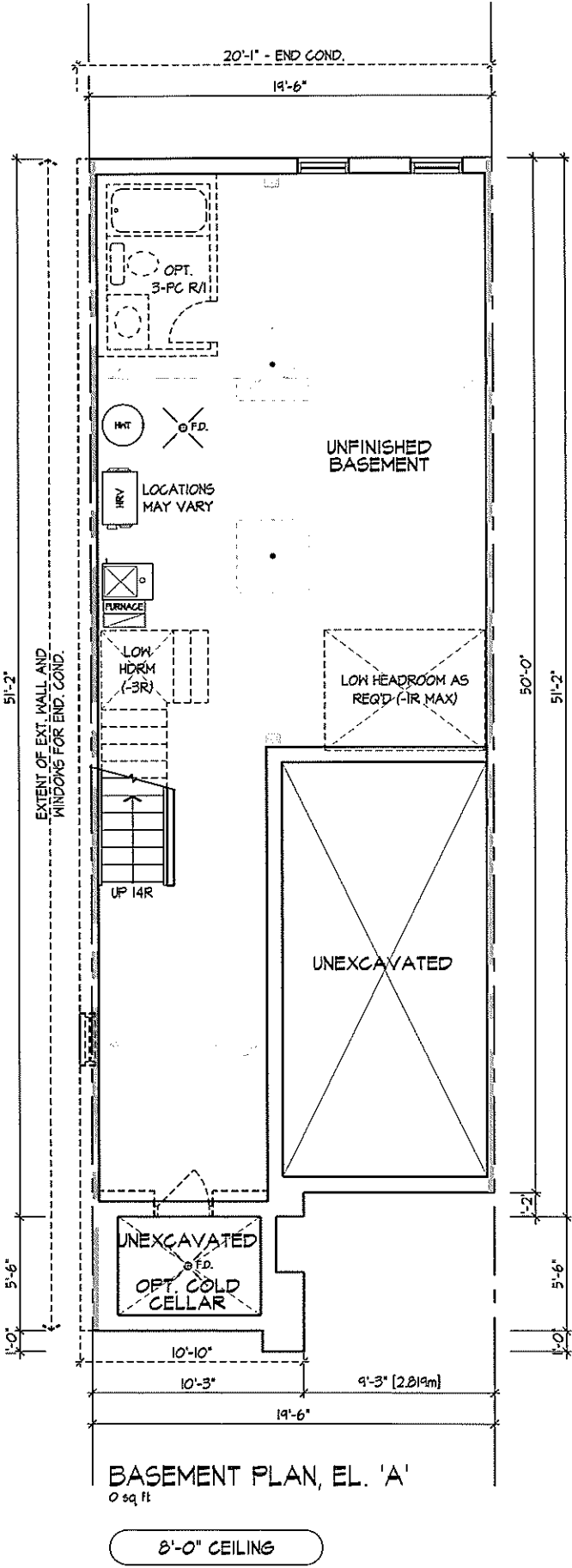
956 sq ft
11 sq ft

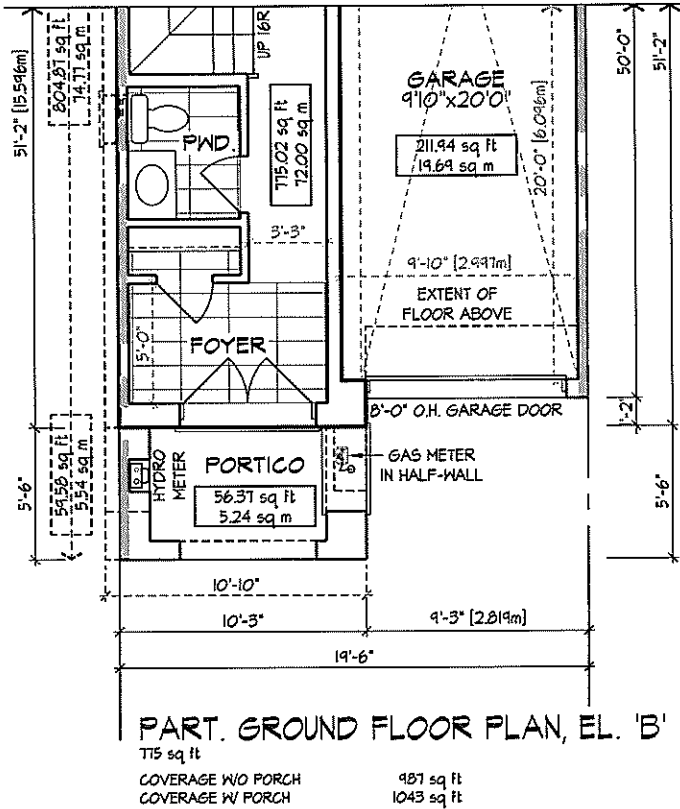
975 sq ft

986 sq ft
11 sq ft

ZONING STANDARDS

MAX. HOUSE WIDTH	19'-6"/20'-1"
MAX. LENGTH GARAGE SIDE	51'-4"
MAX. LENGTH HOUSE SIDE	51'-4"
MAX. COVERAGE W/ PORCH	-
MAX. COVERAGE W/O PORCH	-
MAX. G.F.A.	-
MAX. HEIGHT	-
MIN. GARAGE WIDTH	2.75m X 5.5m
MAX. GARAGE WIDTH	-
MAX. GARAGE PROJ.	-

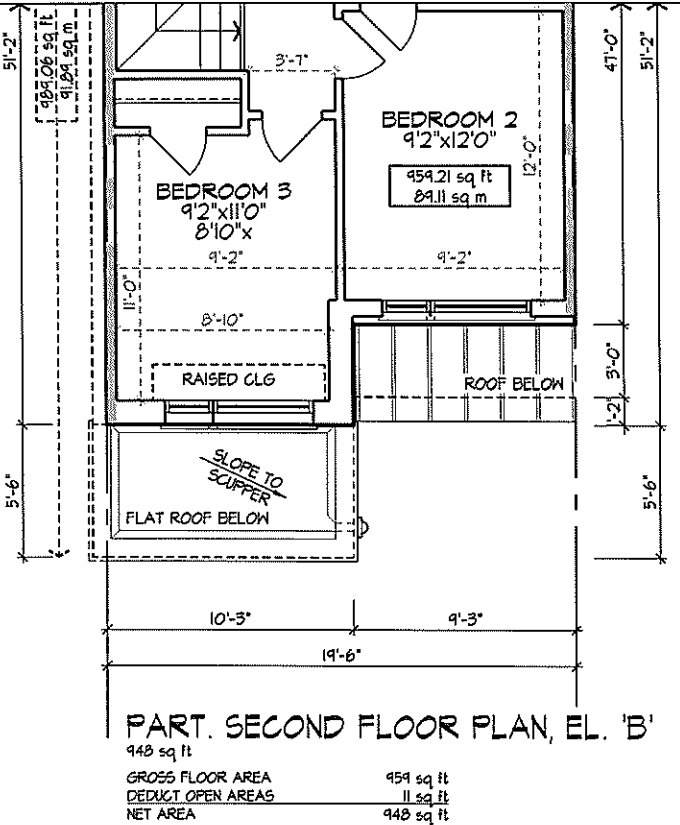




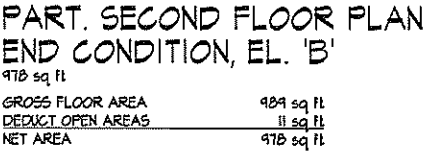
9'-0" CEILING



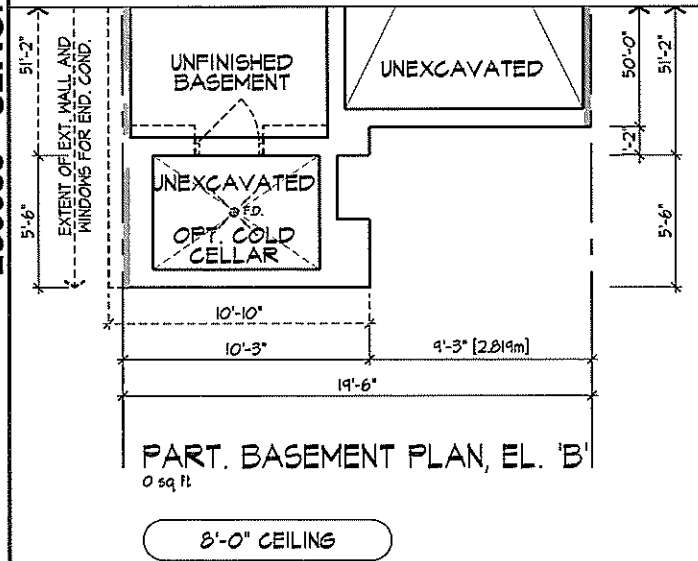
9'-0" CEILING



9'-0" CEILING



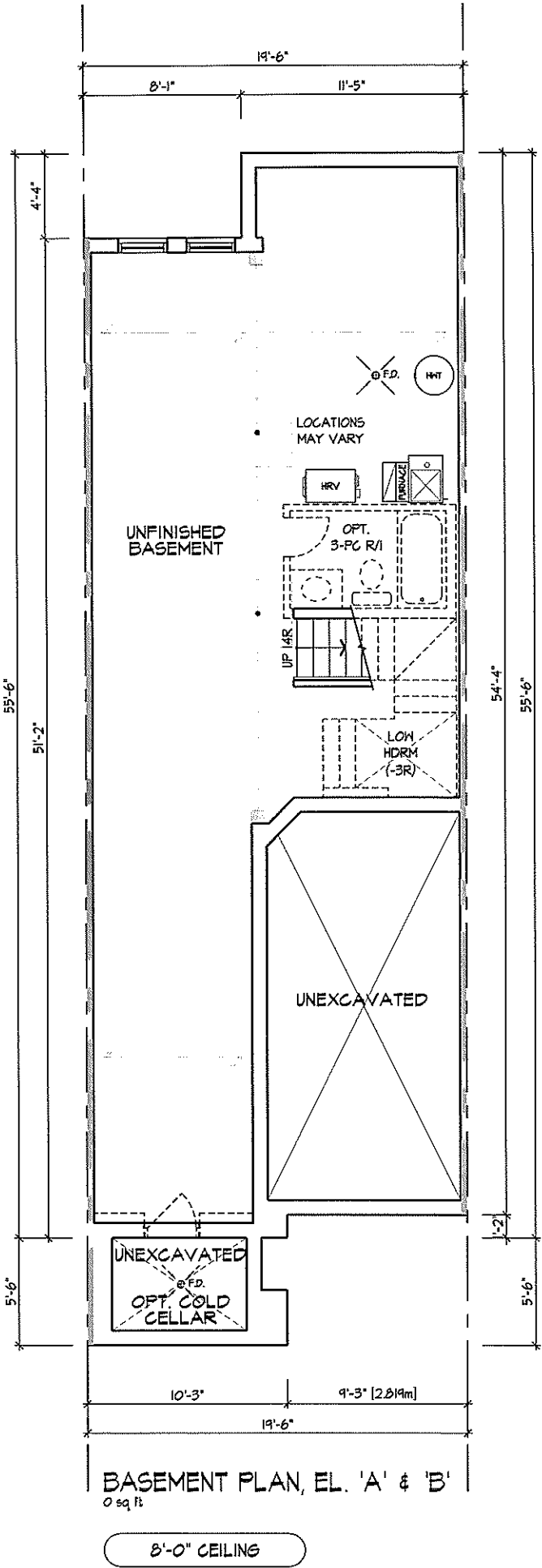
9'-0" CEILING

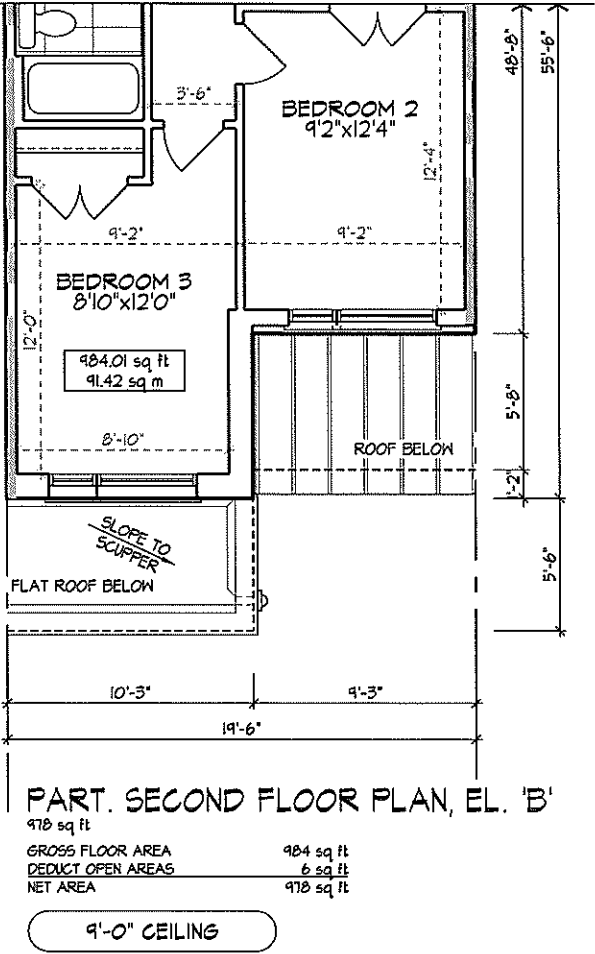
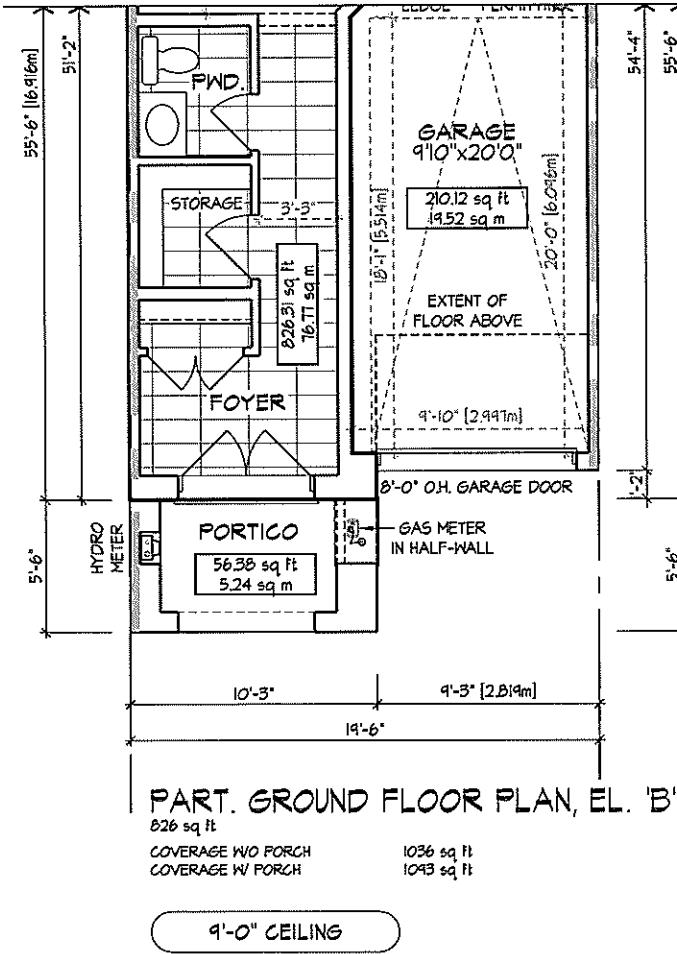


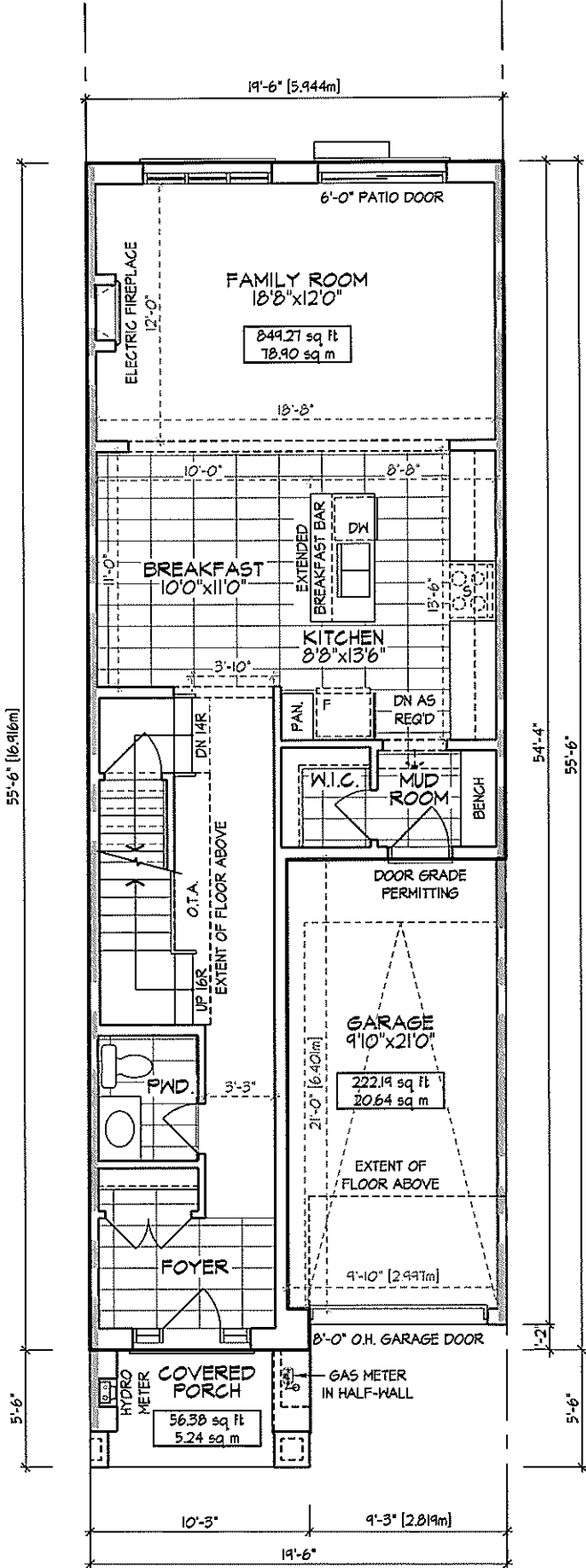
UNIT 2003



ZONING STANDARDS	
MAX. HOUSE WIDTH	19'-6"
MAX. LENGTH GARAGE SIDE	56'-5"
MAX. LENGTH HOUSE SIDE	56'-5"
MAX. COVERAGE W/ PORCH	-
MAX. COVERAGE W/O PORCH	-
MAX. G.F.A.	-
MAX. HEIGHT	-
MIN. GARAGE WIDTH	2.75m X 5.5m
MAX. GARAGE WIDTH	-
MAX. GARAGE PROJ.	-



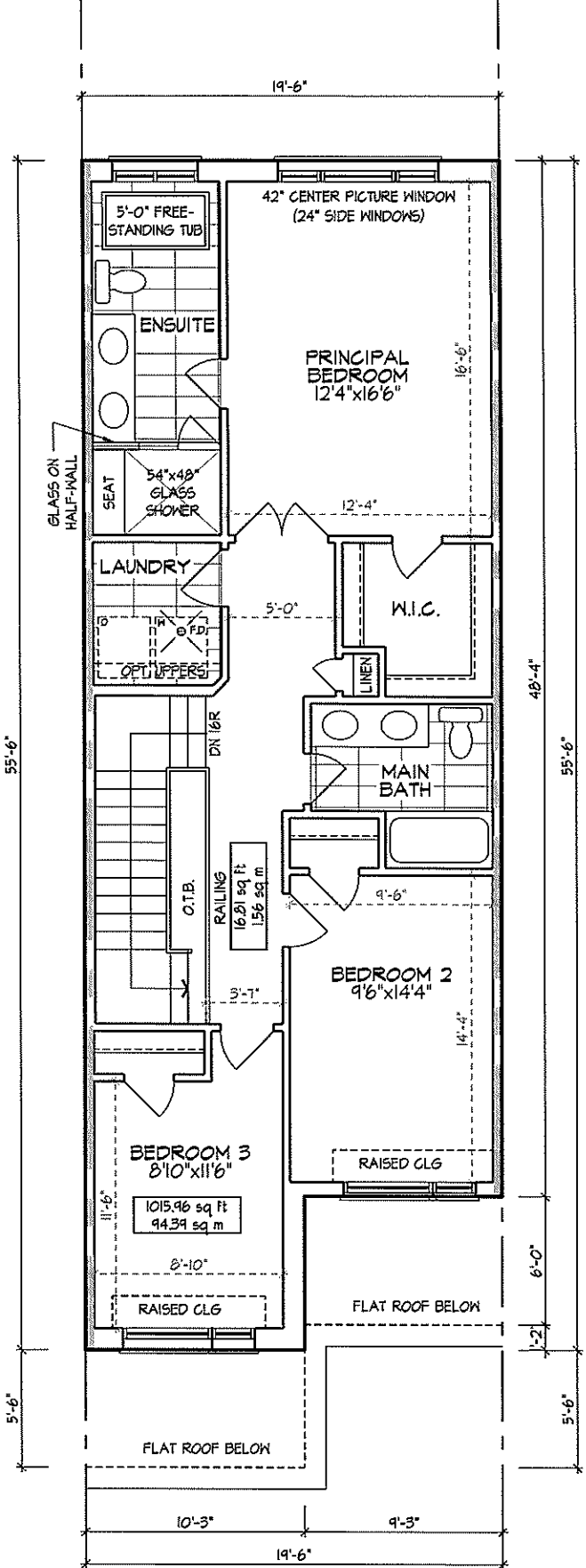




GROUND FLOOR PLAN, EL. 'A'

849 sq ft
COVERAGE W/O PORCH 1071 sq ft
COVERAGE W/ PORCH 1128 sq ft

9'-0" CEILING



SECOND FLOOR PLAN, EL. 'A'

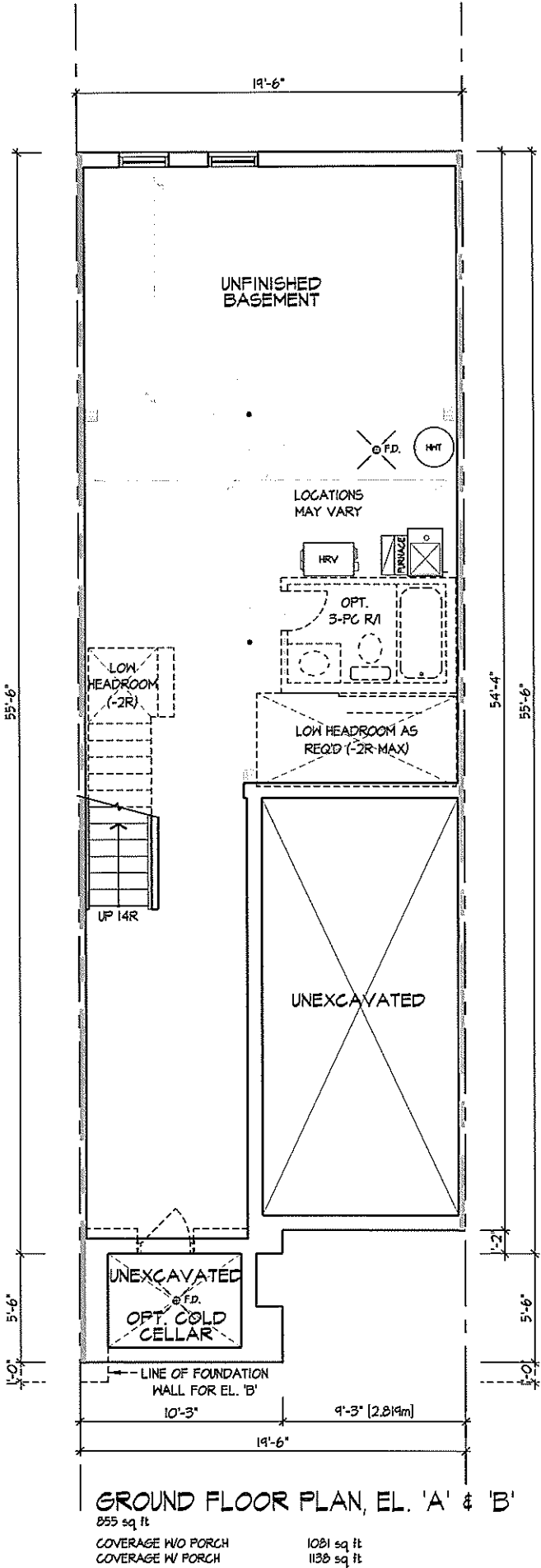
999 sq ft
GROSS FLOOR AREA 1016 sq ft
DEDUCT OPEN AREAS 17 sq ft
NET AREA 999 sq ft

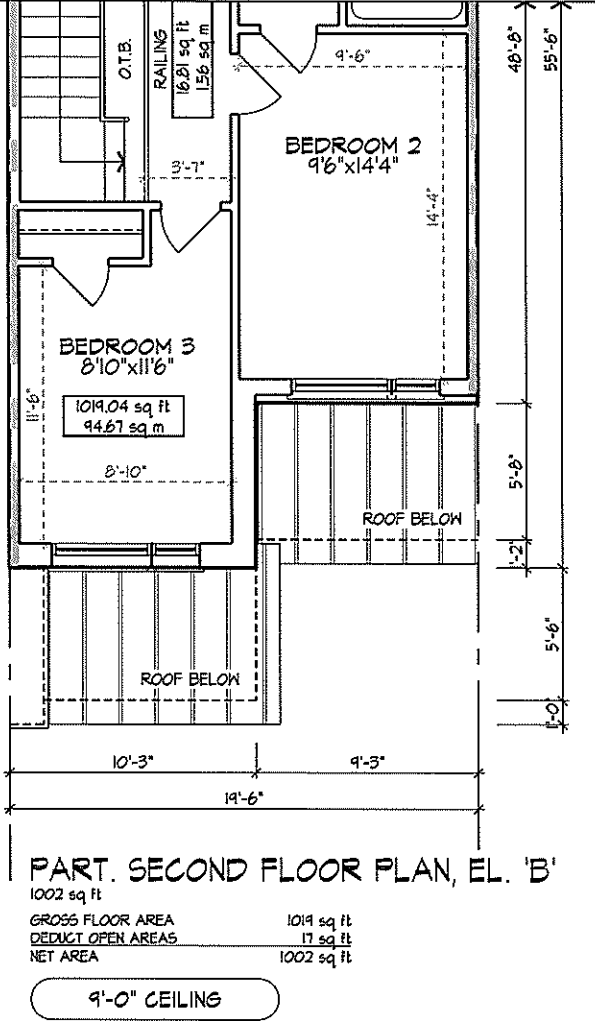
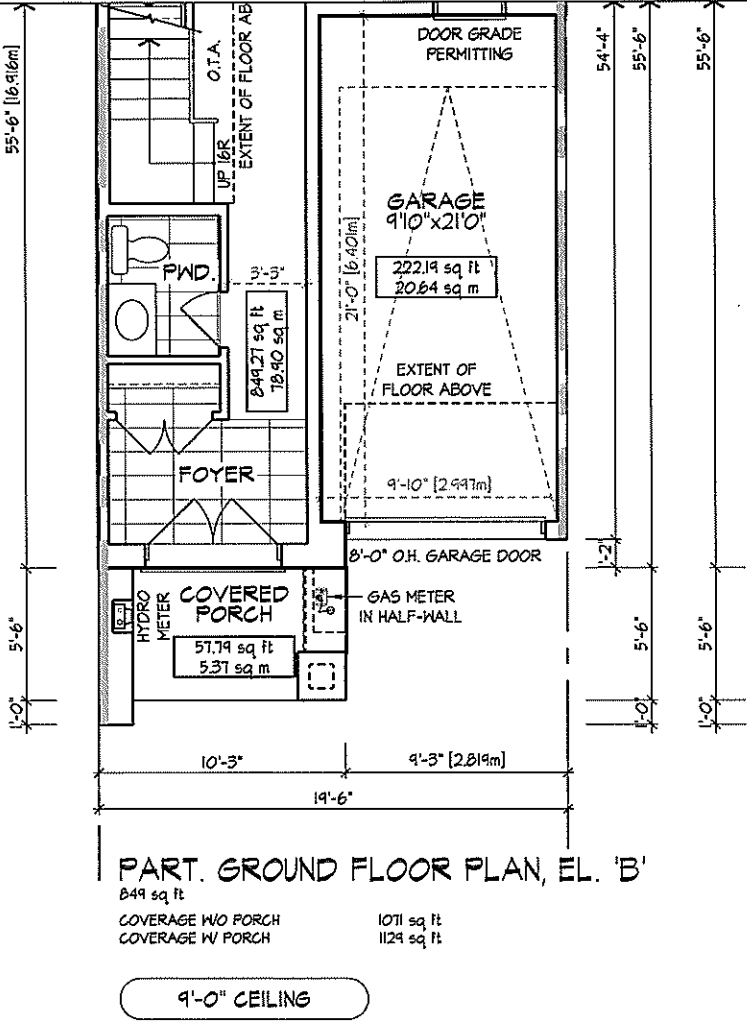
9'-0" CEILING

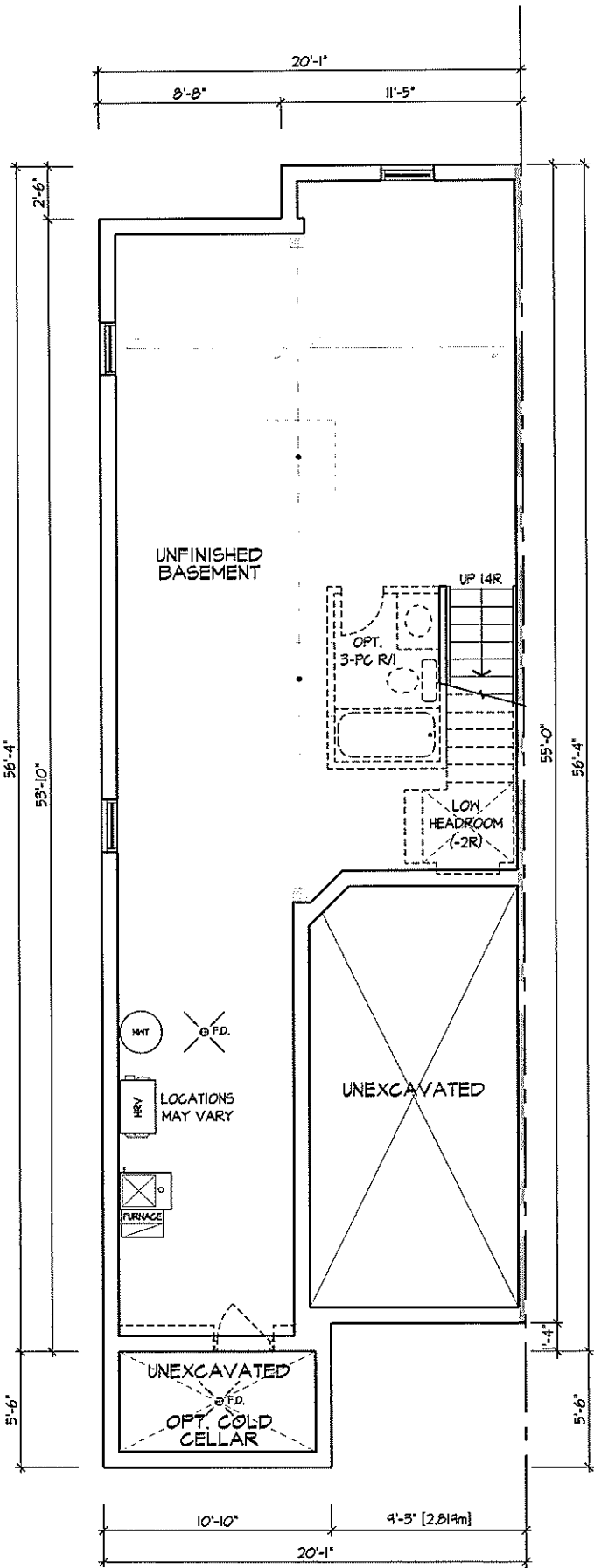
FOR TYPES A & C

ZONING STANDARDS

MAX. HOUSE WIDTH	19'-6"
MAX. LENGTH GARAGE SIDE	56'-5"
MAX. LENGTH HOUSE SIDE	56'-5"
MAX. COVERAGE W/ PORCH	-
MAX. COVERAGE W/O PORCH	-
MAX. G.F.A.	-
MAX. HEIGHT	-
MIN. GARAGE WIDTH	2.75m X 5.5m
MAX. GARAGE WIDTH	-
MAX. GARAGE PROJ.	-

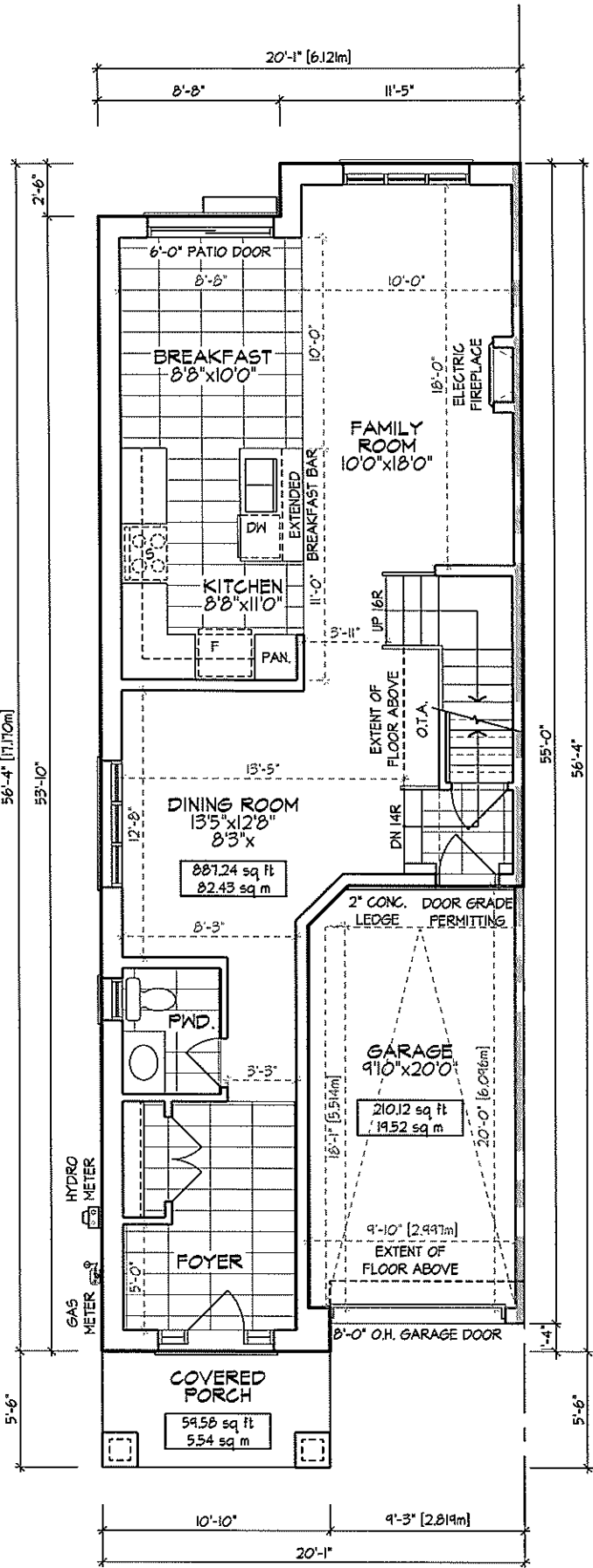






BASEMENT PLAN, EL. 'A'
0 sq ft

8'-0" CEILING



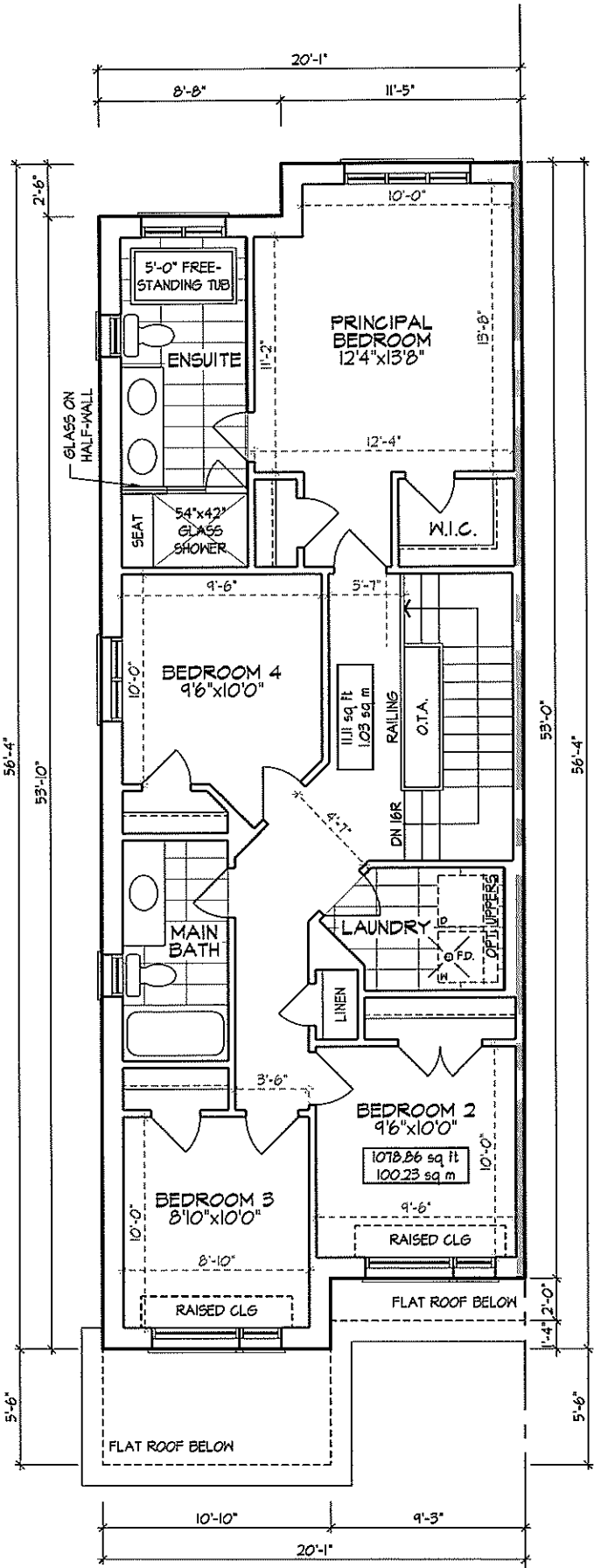
GROUND FLOOR PLAN, EL. 'A'
887 sq ft

COVERAGE W/O PORCH 1097 sq ft
COVERAGE W/ PORCH 1157 sq ft

9'-0" CEILING

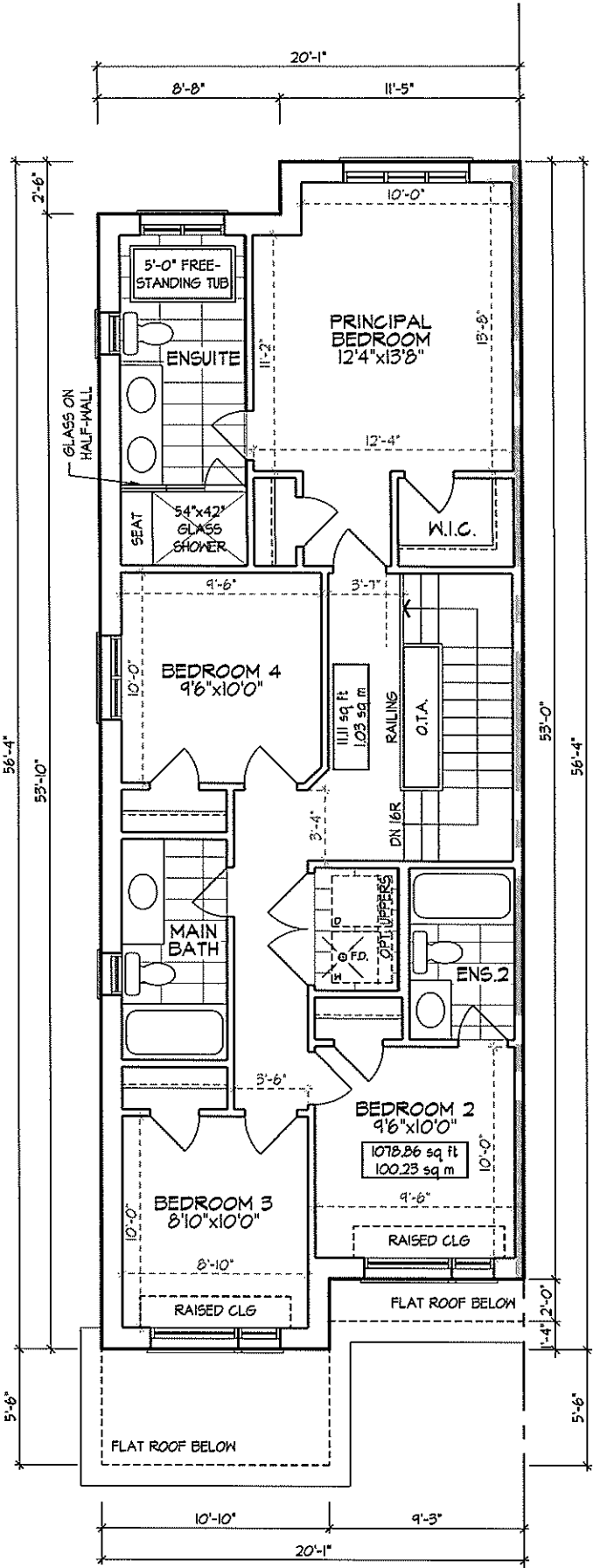
FOR TYPES A & C

ZONING STANDARDS	
MAX. HOUSE WIDTH	20'-1"
MAX. LENGTH GARAGE SIDE	56'-5"
MAX. LENGTH HOUSE SIDE	56'-5"
MAX. COVERAGE W/ PORCH	-
MAX. COVERAGE W/O PORCH	-
MAX. G.F.A.	-
MAX. HEIGHT	-
MIN. GARAGE WIDTH	2.75m X 5.5m
MAX. GARAGE WIDTH	-
MAX. GARAGE PROJ.	-



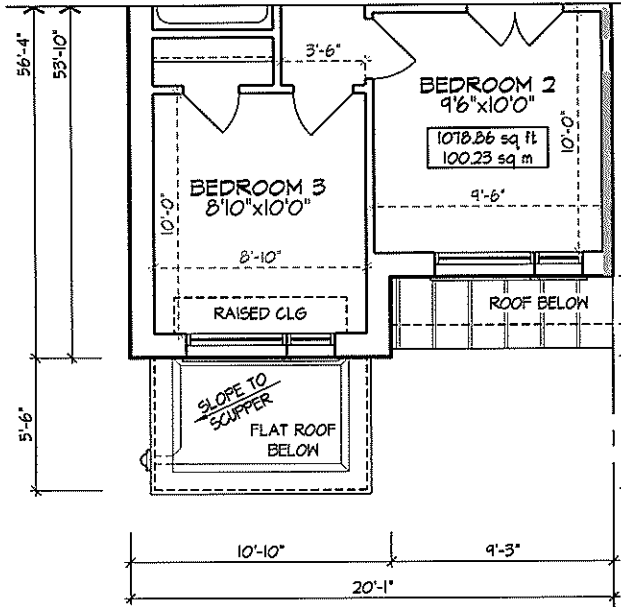
SECOND FLOOR PLAN, EL. 'A'
1068 sq ft
GROSS FLOOR AREA 1074 sq ft
DEDUCT OPEN AREAS 11 sq ft
NET AREA 1068 sq ft

9'-0" CEILING



OPT. SECOND FLOOR, W/
3 BATH PLAN, EL. 'A'
1074 sq ft
GROSS FLOOR AREA 1074 sq ft
DEDUCT OPEN AREAS 11 sq ft
NET AREA 1068 sq ft

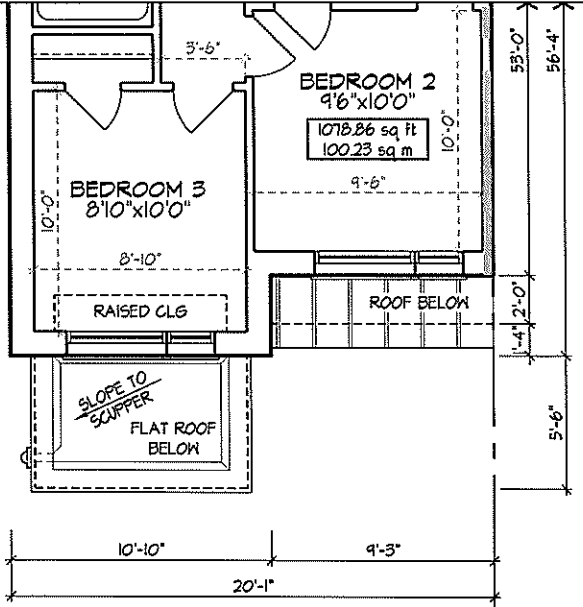
9'-0" CEILING



PART. SECOND FLOOR PLAN, EL. 'B'

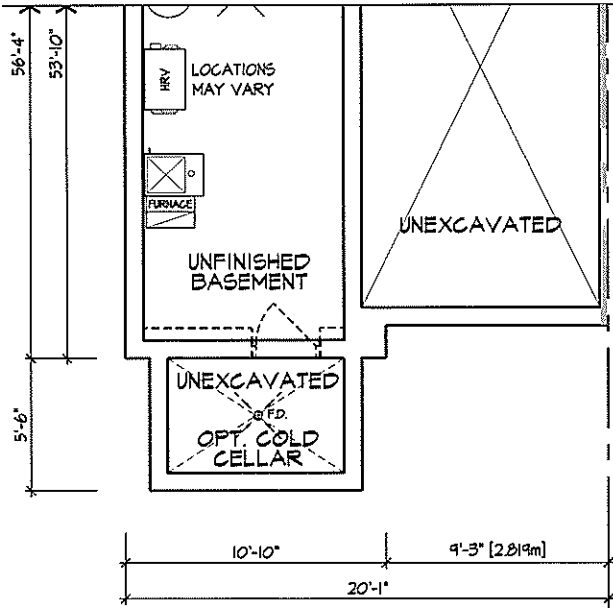
1068 sq ft
GROSS FLOOR AREA 1079 sq ft
DEDUCT OPEN AREAS 11 sq ft
NET AREA 1068 sq ft

9'-0" CEILING



PART. OPT. SECOND FLOOR,
W/ 3 BATH PLAN, EL. 'B'

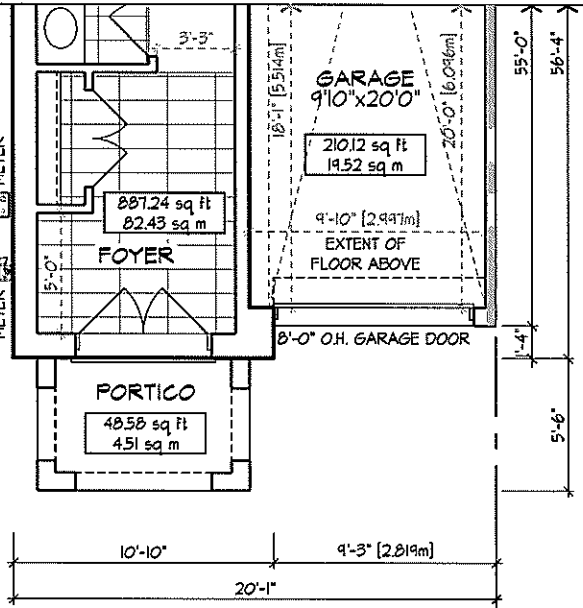
9'-0" CEILING



PART. BASEMENT PLAN, EL. 'B'

0 sq ft

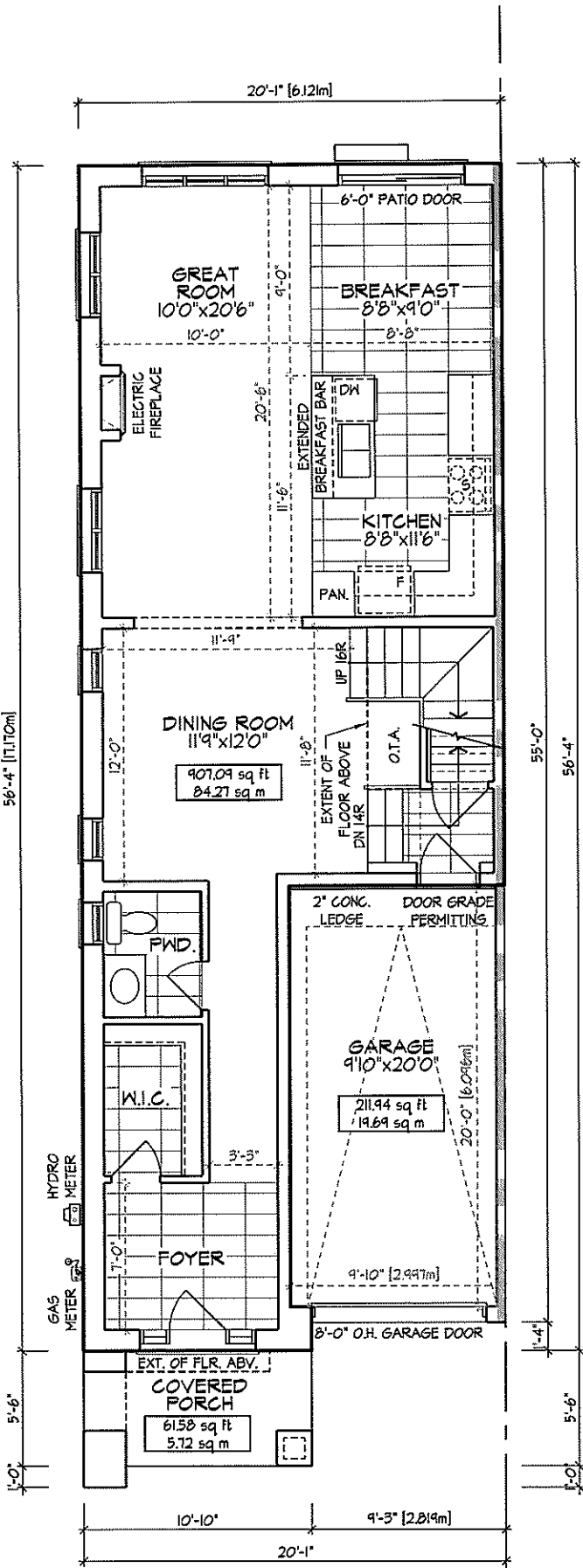
8'-0" CEILING



PART. GROUND FLOOR PLAN, EL. 'B'

887 sq ft
COVERAGE W/O PORCH 1097 sq ft
COVERAGE W/ PORCH 1146 sq ft

9'-0" CEILING

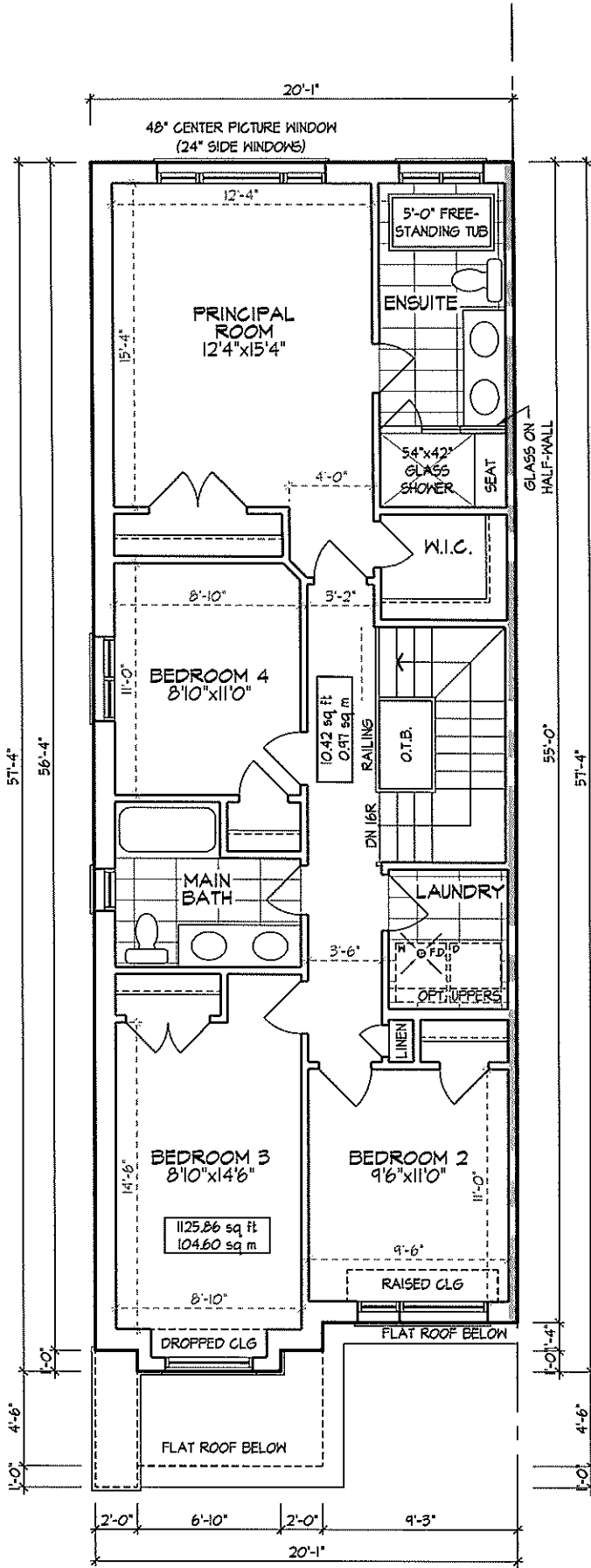


GROUND FLOOR PLAN, EL. 'A'

907 sq ft

COVERAGE W/O PORCH 1119 sq ft

COVERAGE W/ PORCH 1181 sq ft



SECOND FLOOR PLAN, EL. 'A'

1116 sq ft

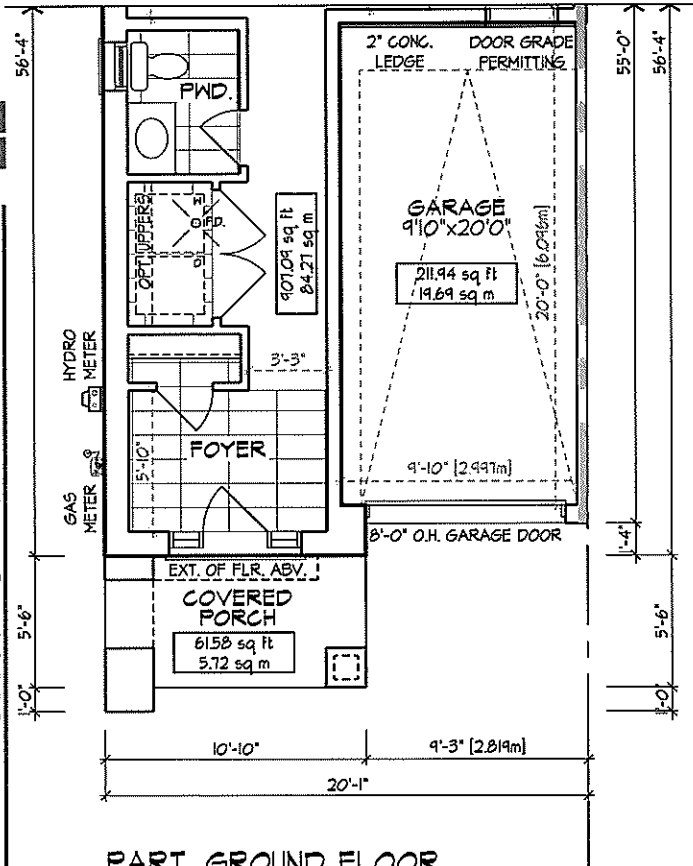
GROSS FLOOR AREA 1126 sq ft

DEDUCT OPEN AREAS 10 sq ft

NET AREA 1116 sq ft

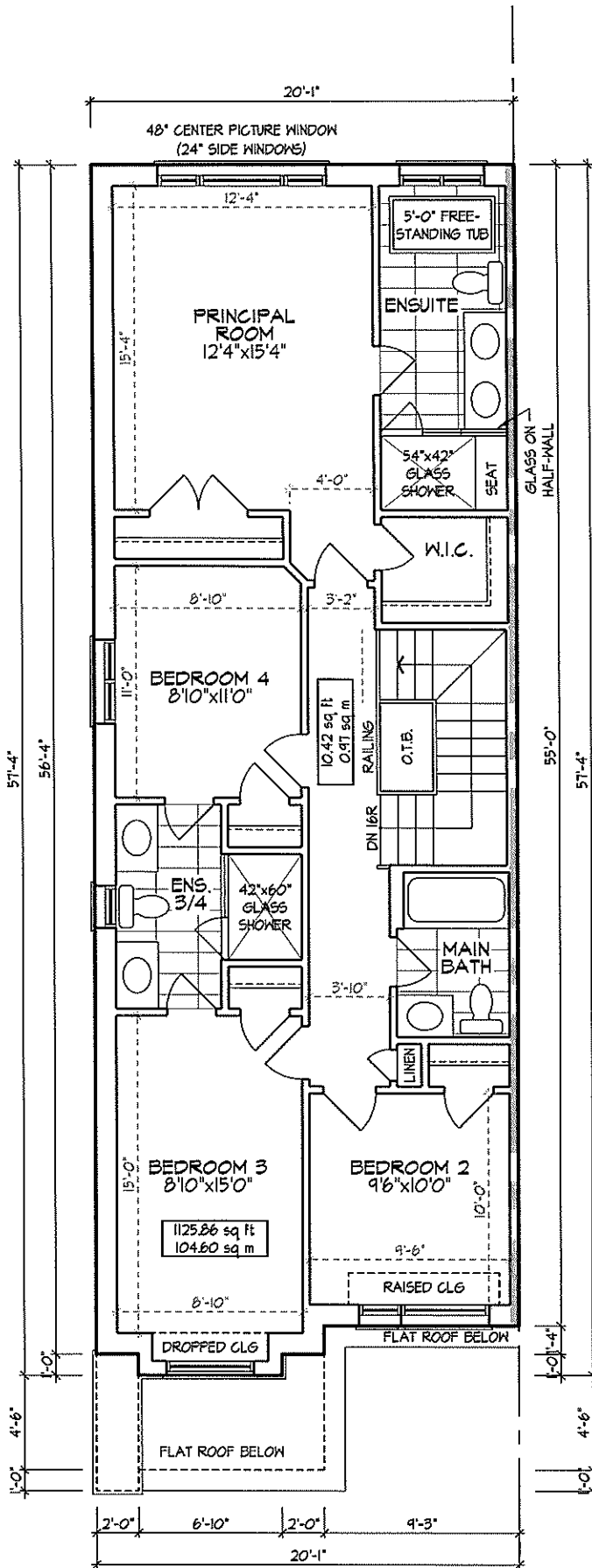
FOR TYPES A & C

ZONING STANDARDS	
MAX. HOUSE WIDTH	20'-1"
MAX. LENGTH GARAGE SIDE	58'-5"
MAX. LENGTH HOUSE SIDE	56'-5"
MAX. COVERAGE W/ PORCH	-
MAX. COVERAGE W/O PORCH	-
MAX. G.F.A.	-
MAX. HEIGHT	-
MIN. GARAGE WIDTH	2.75m X 5.5m
MAX. GARAGE WIDTH	-
MAX. GARAGE PROJ.	-



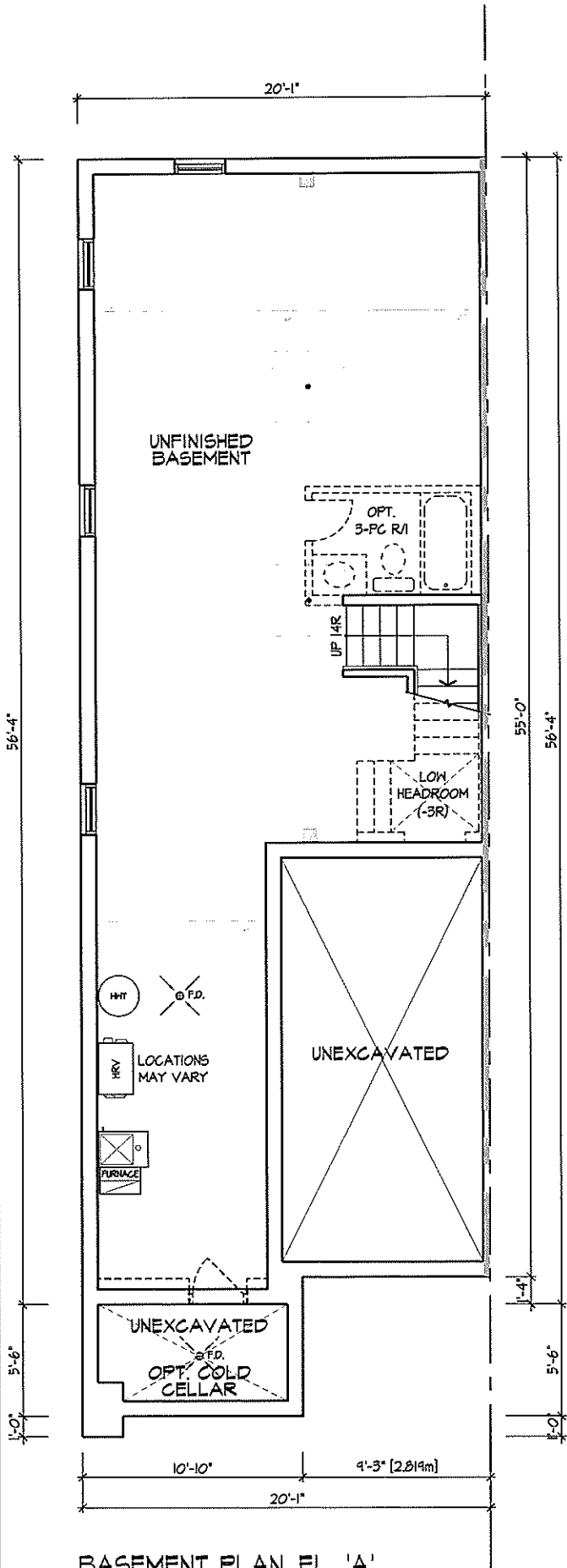
PART. GROUND FLOOR,
FOR OPT. SECOND FLOOR
W/ 3 BATH PLAN, EL. 'A'

9'-0" CEILING



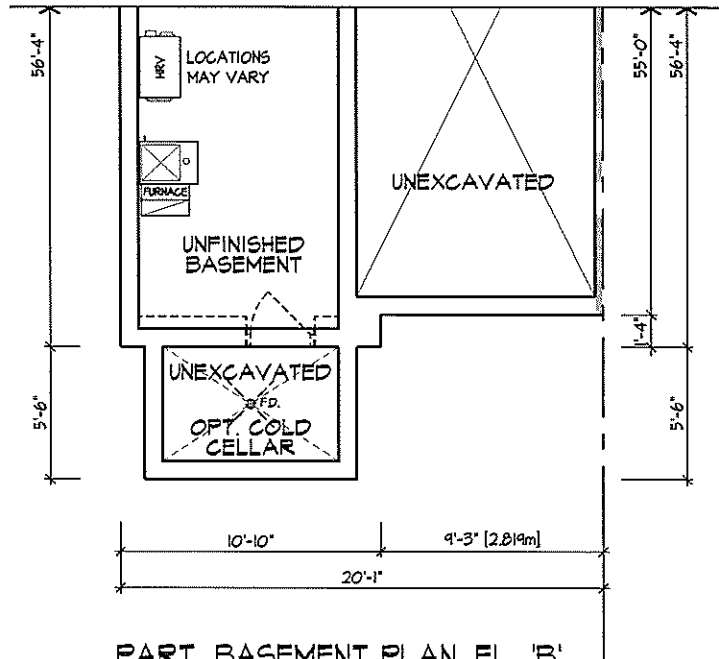
OPT. SECOND FLOOR
W/ 3 BATH PLAN, EL. 'A'

9'-0" CEILING



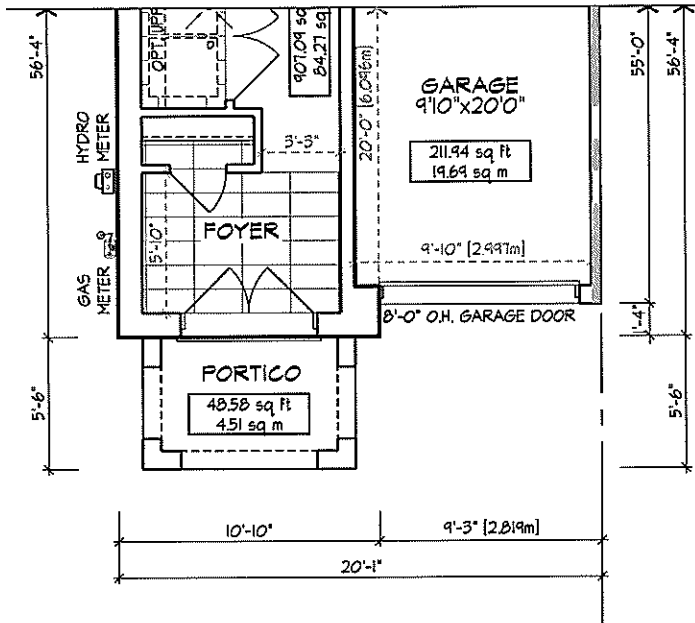
BASEMENT PLAN, EL. 'A'
0 sq ft

8'-0" CEILING



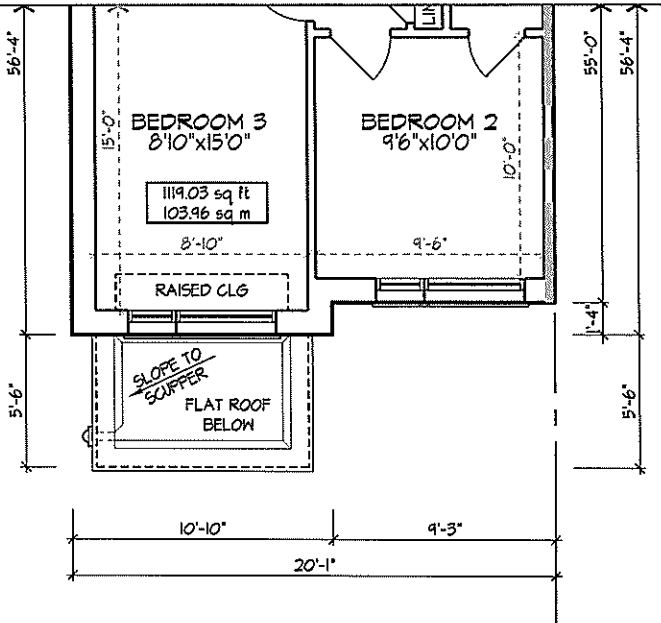
PART. BASEMENT PLAN, EL. 'B'
0 sq ft

8'-0" CEILING



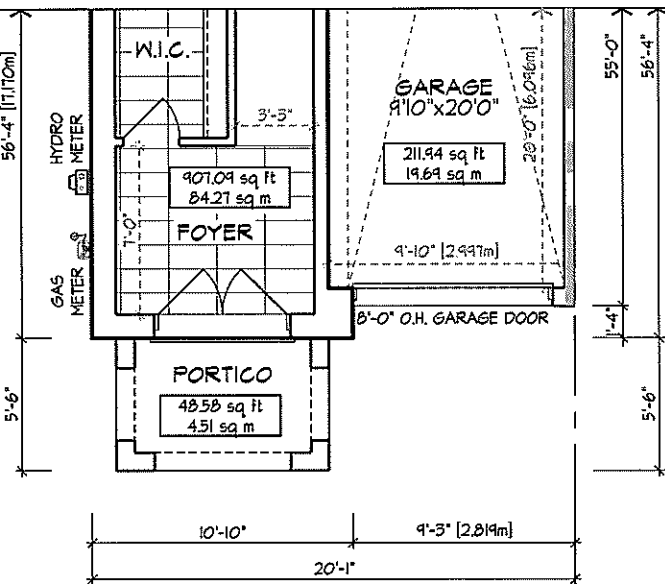
PART. GROUND FLOOR,
FOR OPT. SECOND FLOOR
W/ 3 BATH PLAN, EL. 'B'

9'-0" CEILING



PART. OPT. SECOND FLOOR
W/ 3 BATH PLAN, EL. 'B'

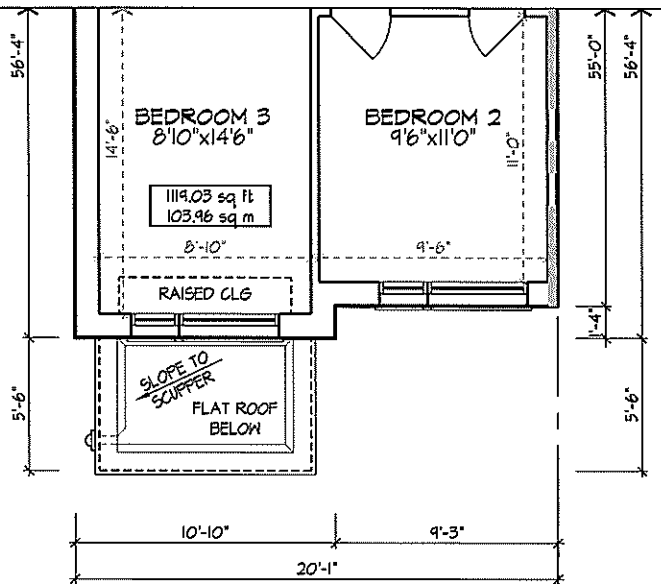
9'-0" CEILING



PART. GROUND FLOOR PLAN, EL. 'B'

907 sq ft
COVERAGE W/O PORCH 1119 sq ft
COVERAGE W/ PORCH 1168 sq ft

9'-0" CEILING



PART. SECOND FLOOR PLAN, EL. 'B'

1109 sq ft
GROSS FLOOR AREA 1119 sq ft
DEDUCT OPEN AREAS 10 sq ft
NET AREA 1109 sq ft

9'-0" CEILING