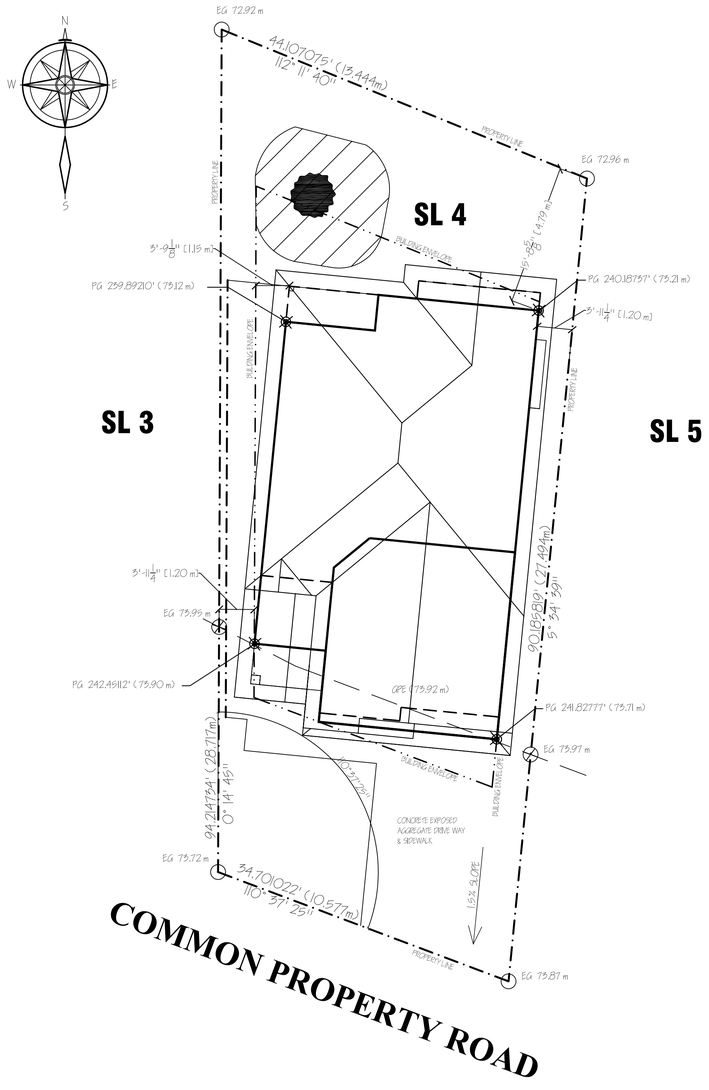


COMMON PROPERTY ROAD

A SITE PLAN
SCALE: 1/8" = 1'-0"

UPPER FLOOR AREA
1159.2778 square ft.

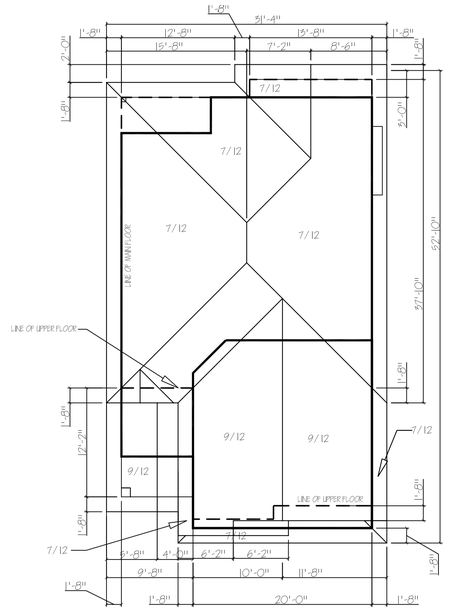
MAIN FLOOR AREA
855.5523 square ft.

GARAGE FLOOR AREA
398.0588 square ft.

BASEMENT FLOOR AREA
891.0566 square ft.

SITE COVERAGE
1320.6667 square ft.

B SCHEMATICS
SCALE: 1/16" = 1'-0"



C ROOF PLAN
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION

LEGAL DESCRIPTION

LOT # 4 NWD plan ----

SECTION # 25

ZONE

TOWNSHIP # 8

SPECIFICATIONS

TOTAL LOT AREA: (312.2 sm) = 3438.5 SQ.FT.

PROPOSED SITE COVERAGE: 1320.6667 SQ.FT.

PROPOSED FLOOR AREA 1925.7953 SQ.FT.

ELEVATIONS:

BASEMENT FLOOR	234.4344' (71.50m)
MAIN FLOOR	242.80040' (74.02m)
UPPER FLOOR	252.67581' (77.05m)
MAX HEIGHT (MEAN)	265.35110' (80.88m)
GPE (FRONT)	242.51671' (73.92 m)
GPE (BACK)	242.10499 (73.79 m)

LIST OF DRAWINGS

1. SITE PLAN AND ROOF PLAN
2. ELEVATIONS
3. MAIN AND UPPER FLOOR PLAN
4. BASEMENT/ FOUNDATION FLOOR PLAN AND CROSS-SECTION A-A

GENERAL NOTES:

1 Exterior dimensions to be measured from outside of sheathing.
2 All interior dimensions to be measured to the centre of stud, except where otherwise noted.
3 Joists, beams and posts to be Douglas fir #2 or better.
4 Chimneys to be 2" clear of all wood or other combustible material.
5 Joist in metal hanger in flush with beam. TJI's to be glues and nailed to hanger.
6 Joists to be doubled under parallel partitions.
7 Footing to be placed on undisturbed soil at a nin of 2'6" below grade
8 Concrete to have mechanical steel float finish.
9 5" of well compacted gravel fill under concrete slabs and driveways.
10 Concrete shall be 3000 PSI in 28 days. Foundation walls should not be backfilled until concrete has reached its specified strength and structural floor framing including subfloor to stabilize wall is complete and nailed and anchored
11 4" weeping drain tile around the entire perimeter of building footings.
12 Allowable soil pressure assumed at 2000 PSI fir strip footings. Footings in fill areas must be lowered to undisturbed clay upon a certified professional soils engineer.
13 All foundation walls 24" or higher should have one horizontal re-bar 3" from top corner, re-bar to be lapped 24" min.
14 All footings to have 10 mm re-bar. The re-bar should be situated such that one bar is 3" clear of the side and bottom of the footing on both sides.
15 All framing construction, mechanical and electrical work to conform to the City Bylaw.
16 'U.L.C. approved make alarms installed where required.
17 Interior stair treads 1" thick, all stringers supported at top and secured at bottom. Railings to be at 2'8" measured at tread nosing. 10" run to7.5" rise TYP.
18 All dimensions to be checked before commencement of construction.
19 Floors to be glued with construction adhesive.
20 These drawings conform to the 2006 building code and should be constructed to such.

REVISIONS	BY

LOGO

ADDRESS 1
ADDRESS 2

Date	
Scale	1/8" = 1' - 0"
Drawn	ARD
Job	
Sheet	a1 of 4
Of	Sheets