

**AREA OF UNPROTECTED OPENINGS.**

|   |              |
|---|--------------|
| <b>LEFT ELEVATION - 6.2% (7% MAX.)</b>  |              |
| EXPOSED BUILDING FACE                   | _1094 SQ.FT. |
| UNPROTECTED WINDOW AREA                 | _68.7 SQ.FT. |
| <b>RIGHT ELEVATION - 6.8% (7% MAX.)</b> |              |
| EXPOSED BUILDING FACE                   | _987 SQ.FT.  |
| UNPROTECTED WINDOW AREA                 | _67.1 SQ.FT. |

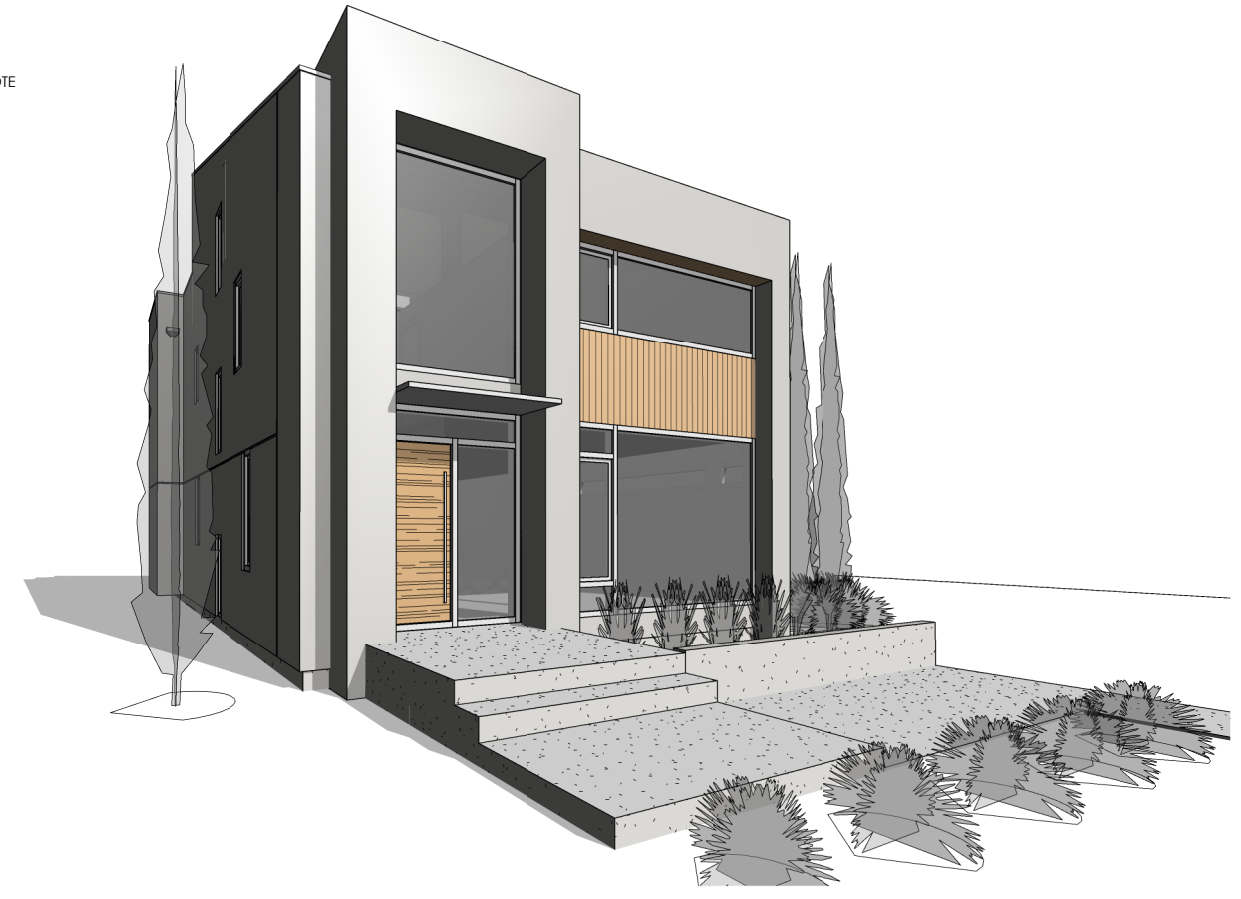
WINDOW AREA CALCULATION IS IN ACCORDANCE TO THE ABC2014 9.10.14.4 AND SUBSECTION 3.2.3.1 ( REFER TO TABLE 3.2.3.1A )

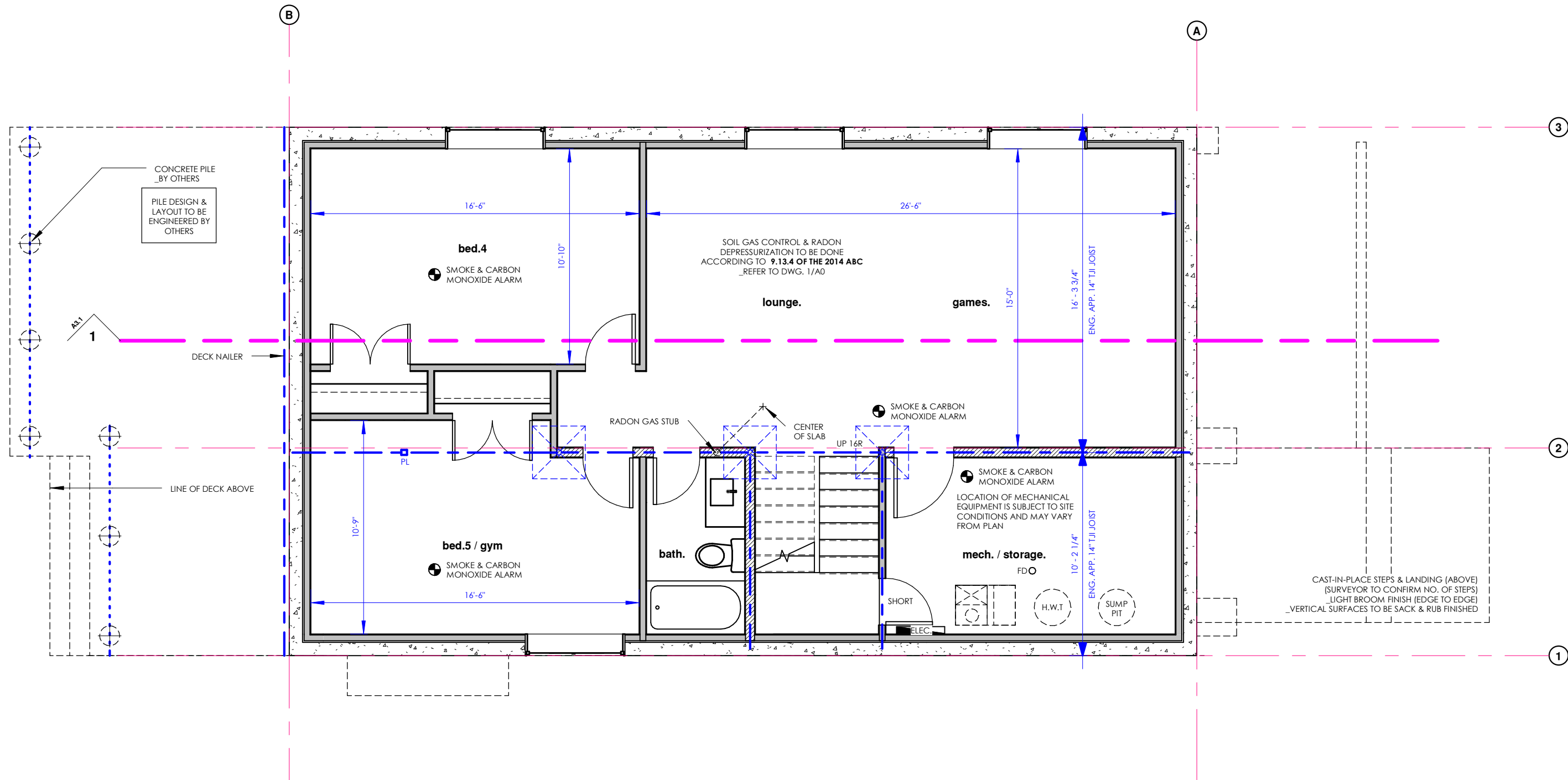
**1 FRONT ELEVATION**  
1/8" = 1'-0"

**MATERIAL LEGEND.**

- 1. WOOD CLADDING SYSTEM
- 2. EIFS STUCCO SYSTEM - (C/W 1/2"X1/2" REVEALS)
- 3. METAL FASCIA / METAL CLADDING
- 4. HYBRID WINDOW/DOOR SYSTEM - CLEAR ANODIZED EXTERIOR FINISH
- 5. SACK AND RUB FINISH CONCRETE STAIR / LANDING / PLANTER
- 6. STANDING SEAM METAL ROOF (12" W PROFILE)

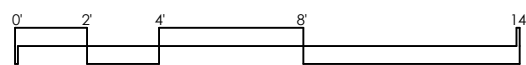
NOTES:  
 \_TYPICAL DOWNSPOUTS NOT SHOWN ON ELEVATIONS FOR BUILDING ELEVATION CLARITY.  
 \_COLORS SHOWN DO NOT REFLECT THE ACTUAL MATERIAL COLOR.  
 \_WINDOW SIZES ARE APPROXIMATIONS ONLY AND MAY VARY BETWEEN DIFFERENT WINDOW MANUFACTURERS.  
 \_ALL WINDOW DETAILS/SIZES TO BE CONFIRMED BY BUILDER/SUPPLIER TO ENSURE PROPER FITMENT/PERFORMANCE.  
 \_WINDOW AND DOOR EXTERIOR SILLS TO HAVE 6% DRAINAGE SLOPE - TYPICAL.  
 \_ALL LEDGES AND TRIMS TO HAVE 6% DRAINAGE SLOPE - TYPICAL.  
 \_ALL PRODUCTS & MATERIALS TO BE INSTALLED AS PER MANUFACTURES GUIDELINES & INSTRUCTIONS.





**1 BASEMENT FLOOR PLAN**

3/16" = 1'-0"



**LEGEND:**

- JOIST/TRUSS SPAN / DIRECTION
- ENG. APP. FLUSH BEAM SIZED BY SUPPLIER (U.N.O.)
- ENG. APP. DROPPED BEAM SIZED BY SUPPLIER (U.N.O.)
- 2x6 INTERIOR WALL

**FLOOR AREA SUMMARY:**

|              |               |
|--------------|---------------|
| MAIN FLOOR   | _1222 SQ.FT.  |
| SECOND FLOOR | _1238 SQ.FT.  |
| THIRD FLOOR  | _ 360 SQ.FT.  |
| TOTAL        | _ 2820 SQ.FT. |

**WALL HEIGHT SUMMARY:**

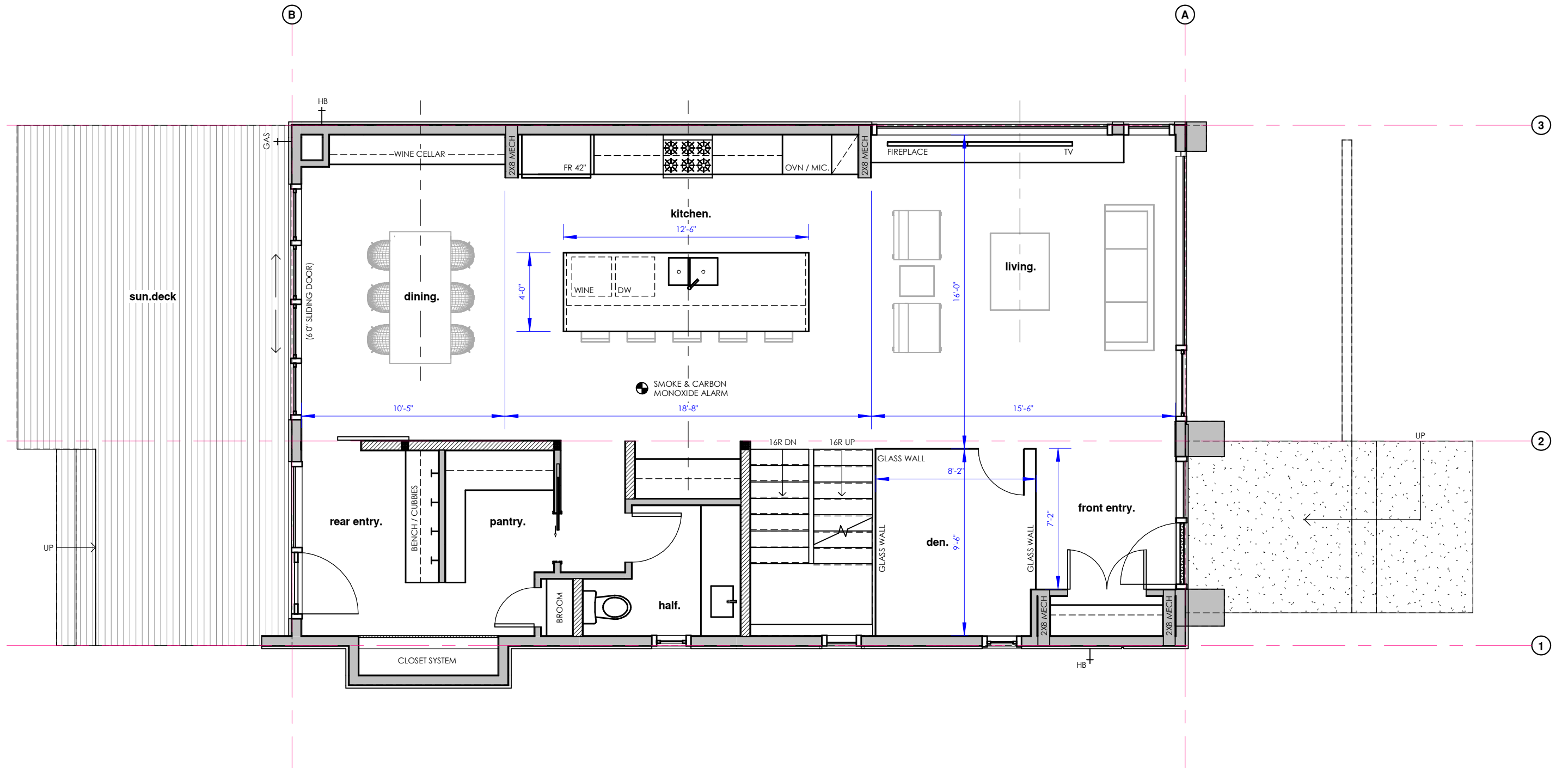
|                   |           |
|-------------------|-----------|
| FOUNDATION WALL   | _10'0"    |
| MAIN FLOOR WALL   | _9'1 1/8" |
| SECOND FLOOR WALL | _8'1 1/8" |
| THIRD FLOOR       | _6'6" +   |

**SITE / FOUNDATION NOTES:**

1. GRADE IS ONLY SUGGESTED AND MUST BE ADJUSTED TO SUITE INDIVIDUAL SITE CONDITIONS.
2. ALL DOORS TO BE INSTALLED 4" OF ADJACENT WALL. TYPICAL U.N.O.
3. ALL CLOSET DOORS TO BE CENTERED ON CLOSETS U.N.O.
4. ALL CLOSETS TO BE WARDROBE STYLE (OWNER CONFIRM STYLE & FINISH)
5. ALL BATHROOMS AND LAUNDRY RM WALLS TO BE INSULATED W/ ROXUL SAFE'n'SOUND®
6. ALL DOORS AT MAIN FLOOR TO BE 8'0" HIGH U.N.O.
7. ALL DOORS AT BASEMENT, SECOND & THIRD FLOOR TO BE 7'0" HIGH U.N.O.

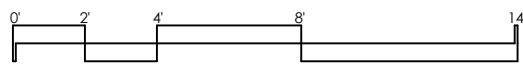
**GENERAL NOTE:**

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**1 MAIN FLOOR PLAN**

3/16" = 1'-0"



**LEGEND:**

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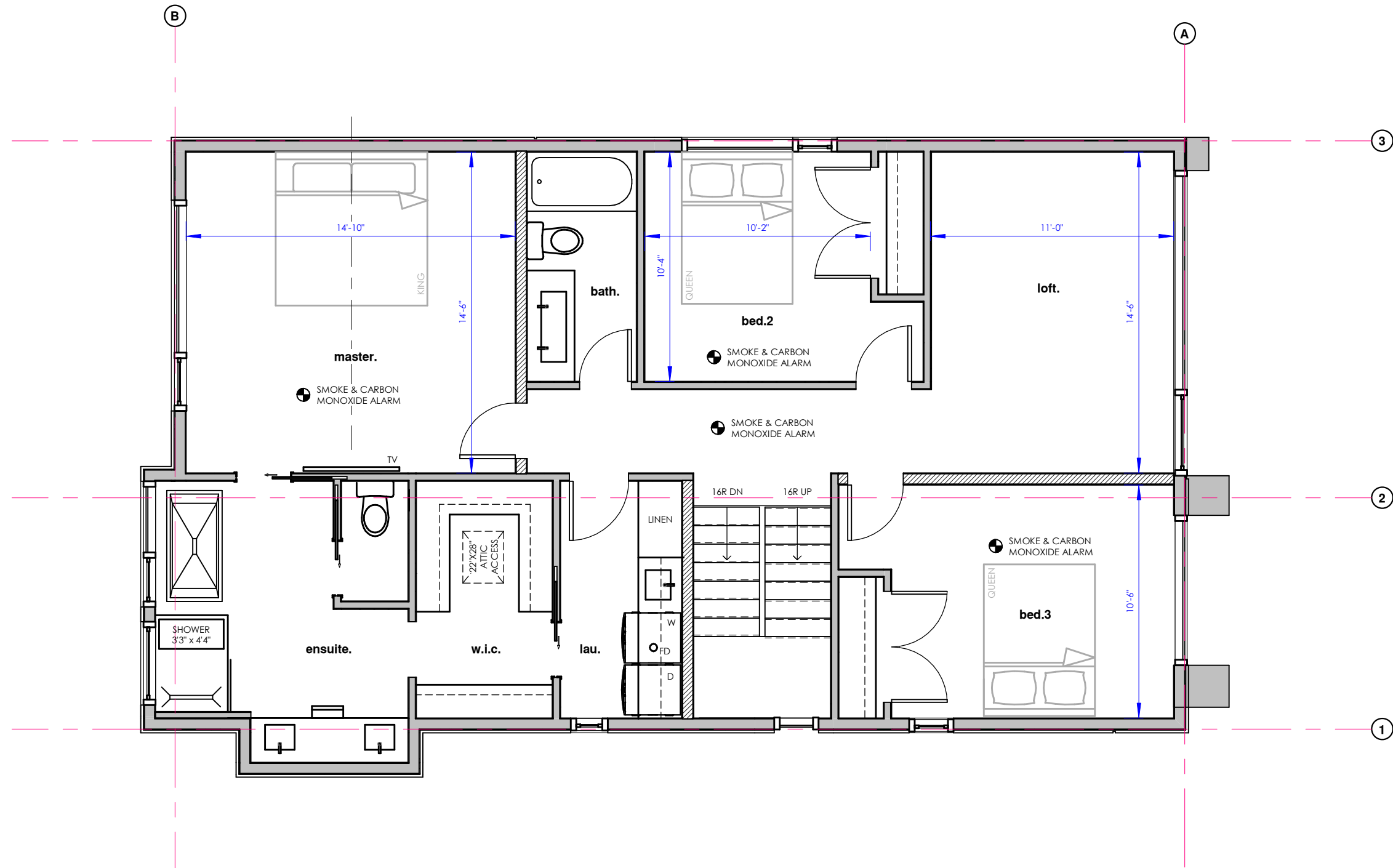
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2. ANY ENGINEERING IS THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.
3. STEPS IN FOOTINGS / FOUNDATION TO BE CALCULATED AS PER PLOT PLAN AND IN ACCORDANCE WITH THE BUILDING CODE.
4. CONFIRM ALL COLUMN LOCATION WITH ENGINEERING DRAWINGS

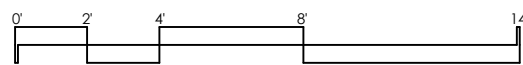
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**1 SECOND FLOOR PLAN**

3/16" = 1'-0"



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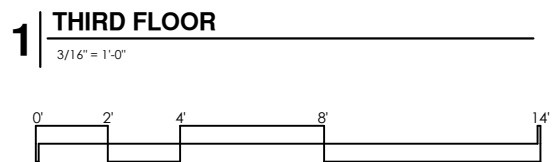
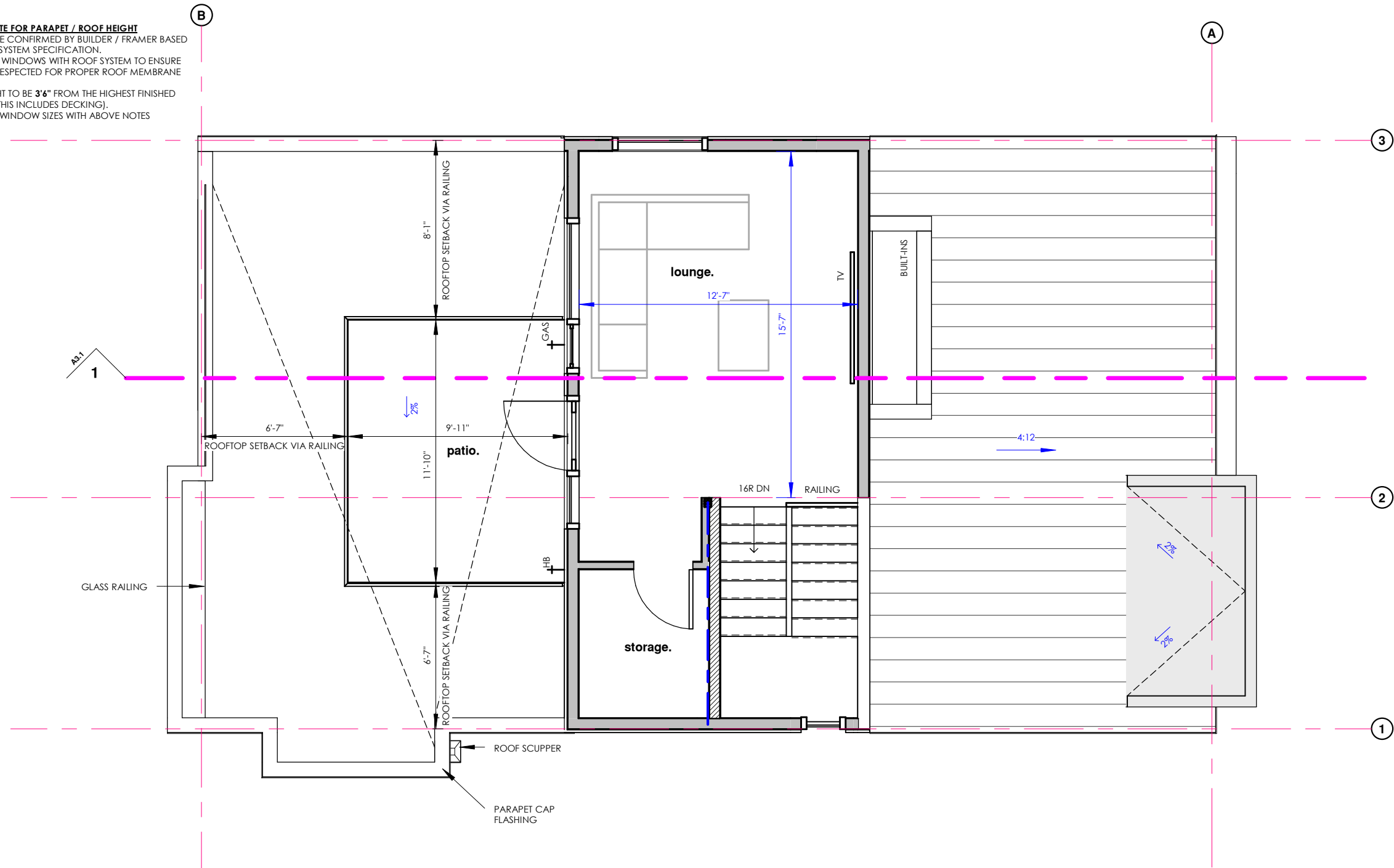
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**IMPORTANT NOTE FOR PARAPET / ROOF HEIGHT**  
 \_T/O WALL TO BE CONFIRMED BY BUILDER / FRAMER BASED ON FLAT ROOF SYSTEM SPECIFICATION.  
 \_CONFIRM B/O WINDOWS WITH ROOF SYSTEM TO ENSURE 6"-8" SPACE IS RESPECTED FOR PROPER ROOF MEMBRANE TRANSITIONS.  
 \_RAILING HEIGHT TO BE 3'6" FROM THE HIGHEST FINISHED ROOF SYSTEM (THIS INCLUDES DECKING).  
 \_CONFIRM ALL WINDOW SIZES WITH ABOVE NOTES



**LEGEND:**

|  |   |
|--|---|
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|  | 2x6 INTERIOR WALL                                 |

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