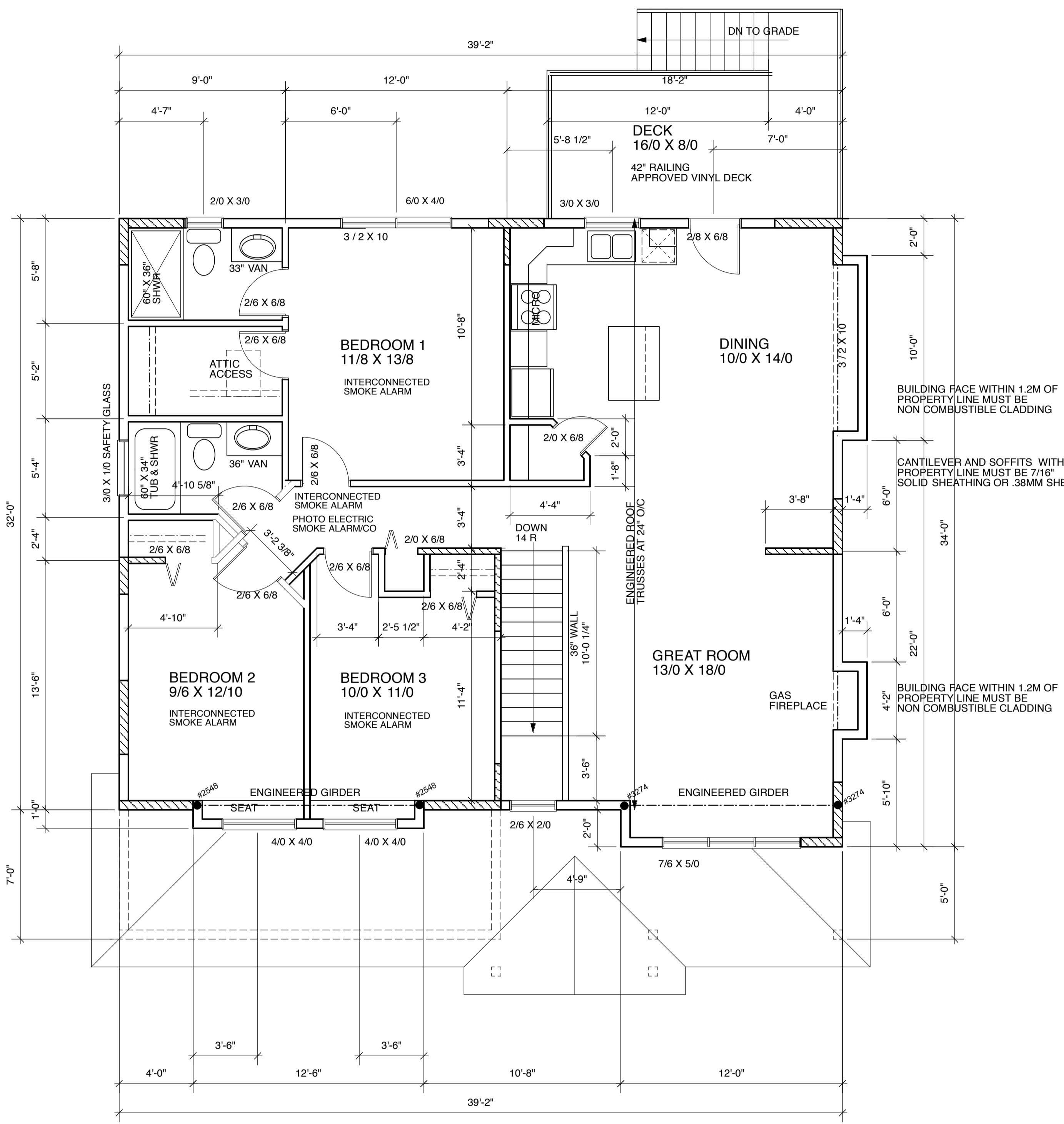
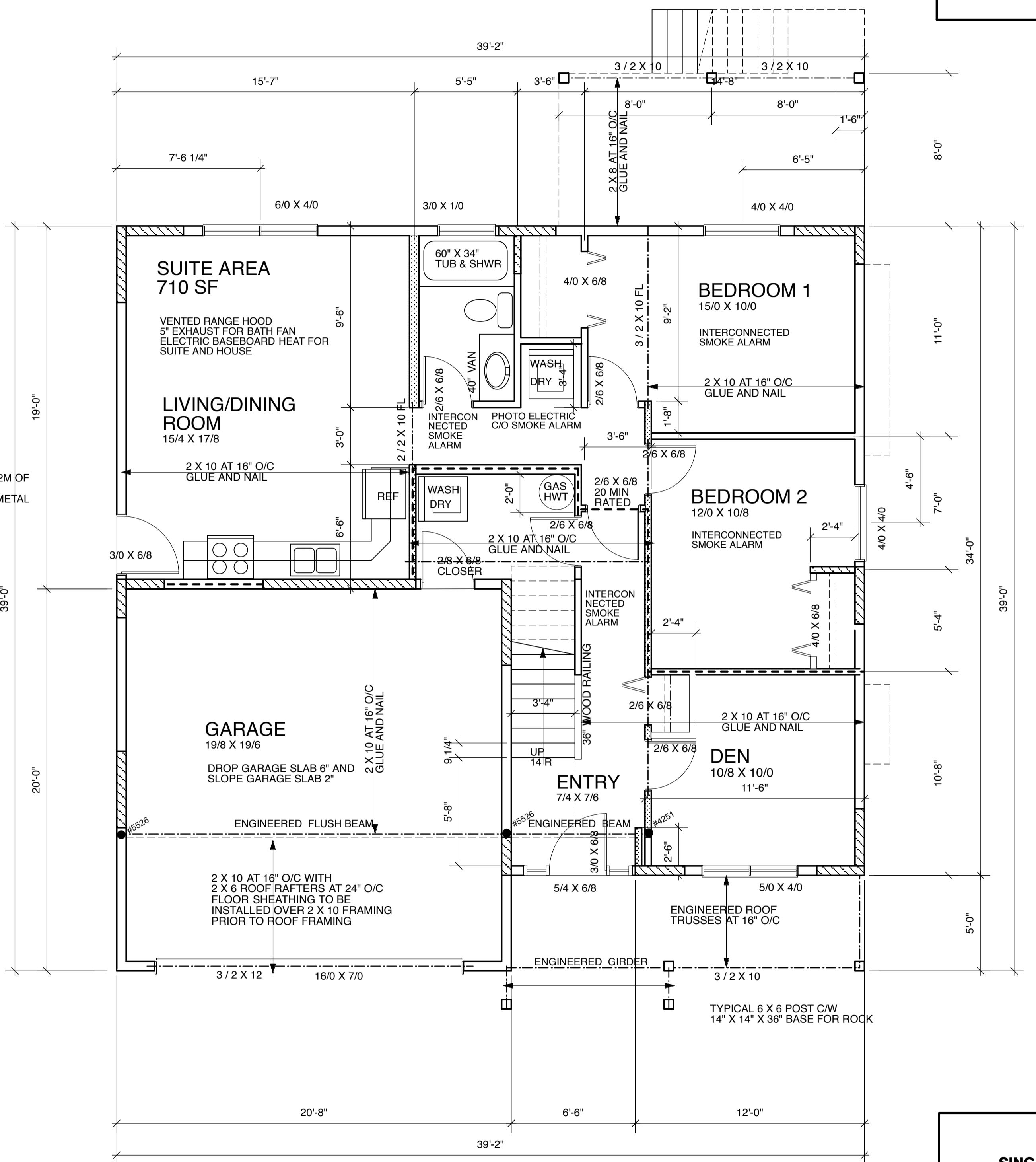


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 All work to be done in a prudent manner and to the approval of warranty provider, designer is not responsible for any field review or compliance to codes and/or poor building practices. Designer recommends that owner / builder retain independent inspections to ensure proper design and construction of building envelope.



UPPER FLOOR PLAN 1291 SF
 SCALE 1/4" = 1' 0"

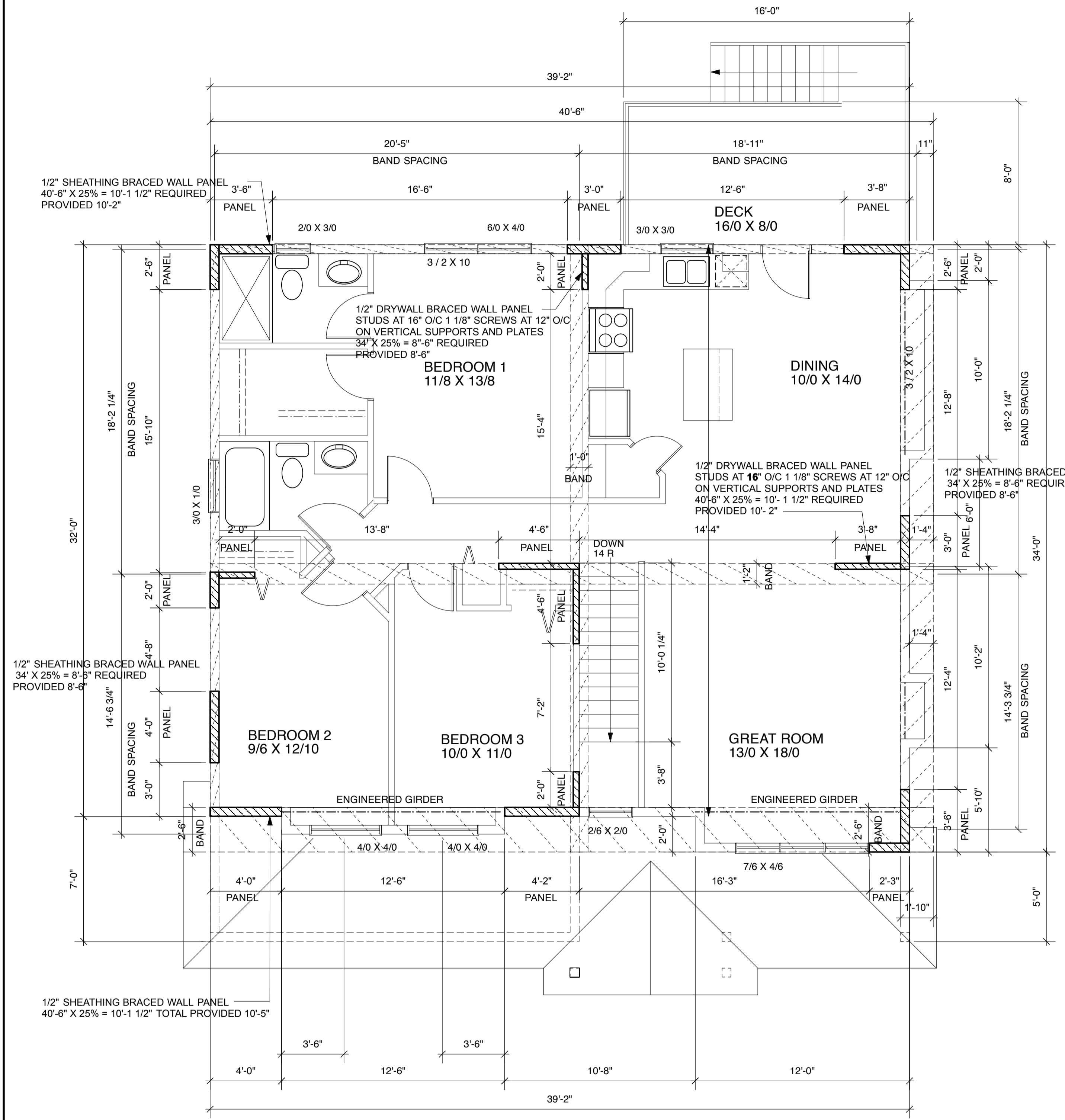
GENERAL NOTES:
 ALL LUMBER TO BE S.P.F. # 2 OR BETTER
 ALL LINTELS TO BE 2 - 2 X 10 U.N.O.
 CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS AND LOCATION OF SERVICES PRIOR TO STARTING CONSTRUCTION.
 DRAWINGS ARE NOT TO BE SCALED.
 ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED NATIVE SOIL OR ENGINEERED FILL AND BELOW FROST DEPTH.



BASEMENT PLAN 1011 SF + 422 sf garage
 SCALE 1/4" = 1' 0"

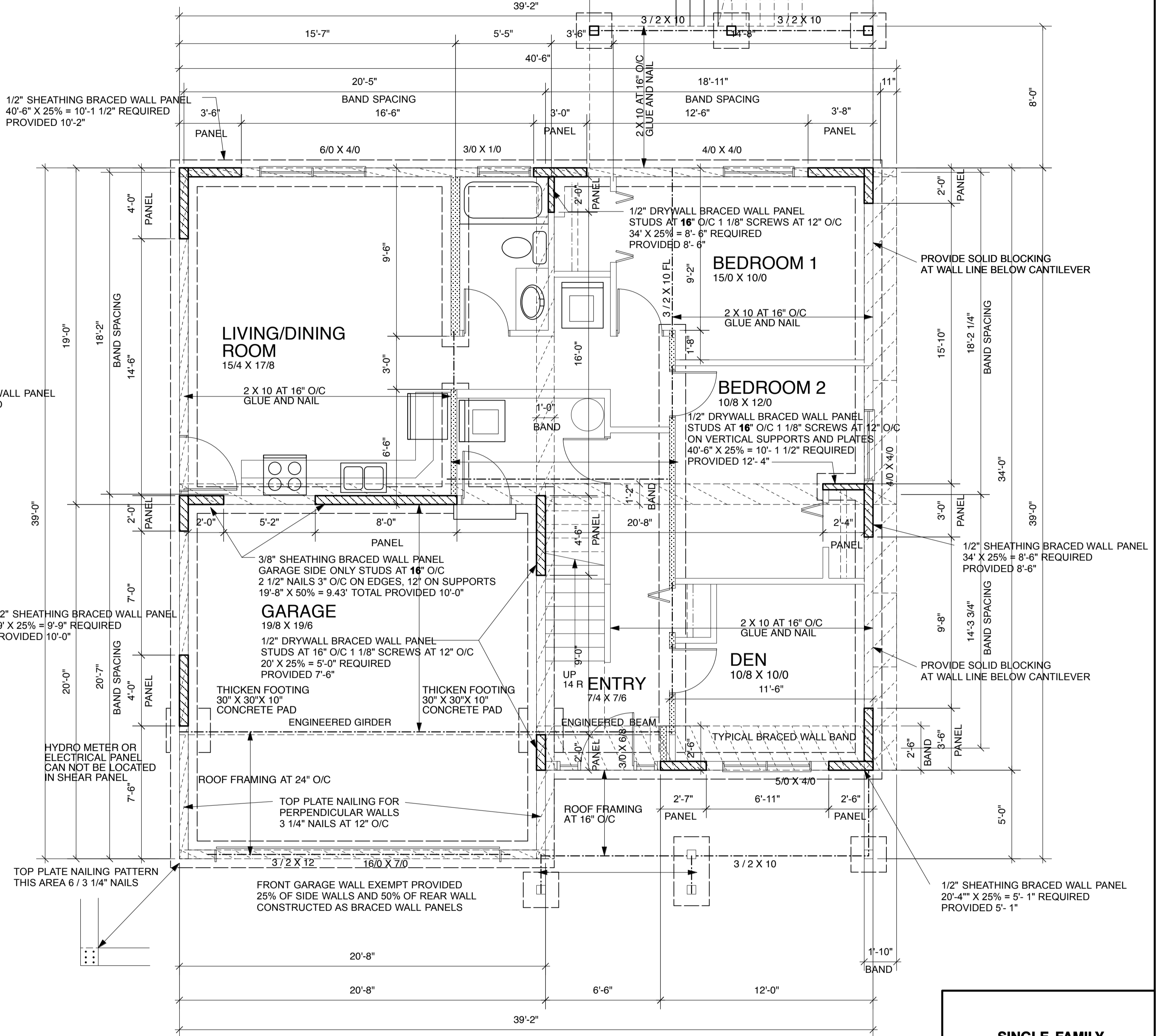
SINGLE FAMILY SAMPLE PLAN	
CITY OF NANAIMO	
SCALE:	NOTED
DATE:	SEPT 2013
SHEET:	

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UPPER FLOOR LATERAL LOAD PLAN
 SCALE 1/4" = 1' 0"

GENERAL NOTES:
 ALL LUMBER TO BE S.P.F. # 2 OR BETTER
 ALL LINTELS TO BE 2 - 2 X 10 U.N.G.
 CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS AND LOCATION OF SERVICES PRIOR TO STARTING CONSTRUCTION.
 DRAWINGS ARE NOT TO BE SCALED.
 ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED NATIVE SOIL OR ENGINEERED FILL AND BELOW FROST DEPTH.

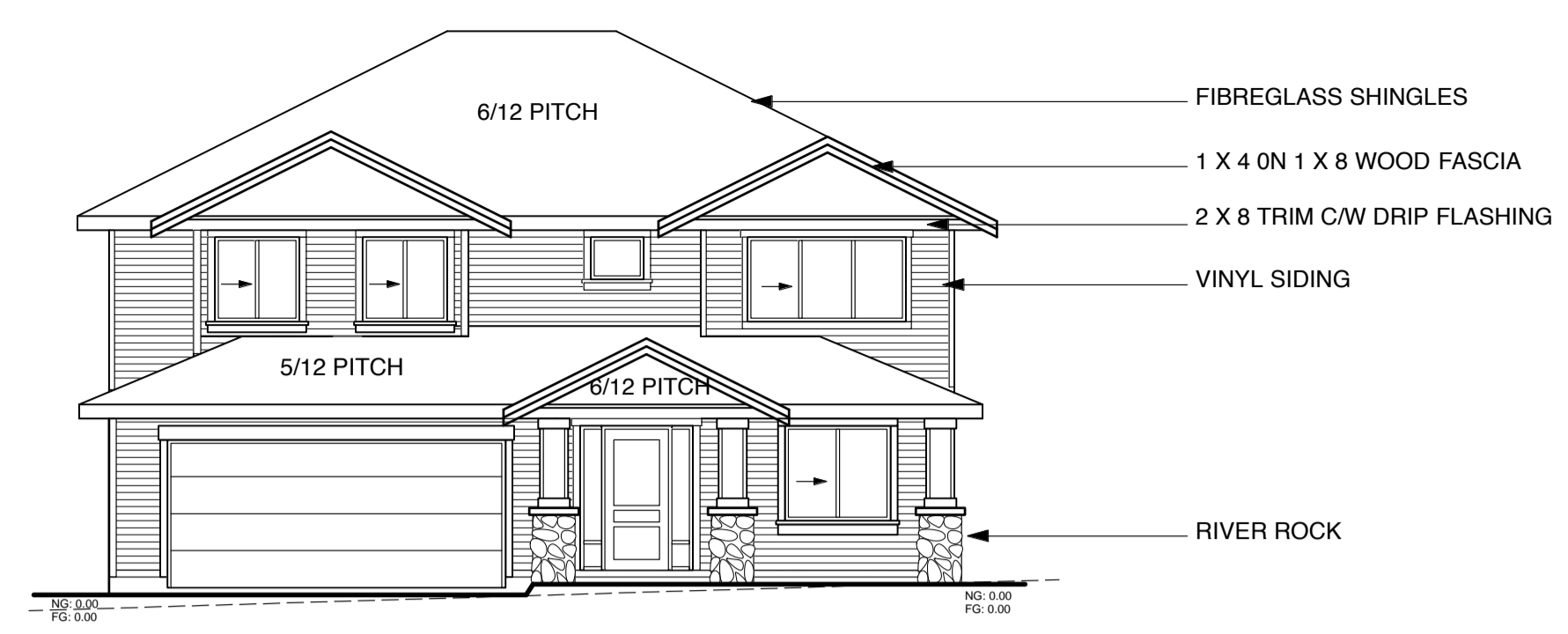


BASEMENT FOUNDATION/LATERAL LOAD PLAN
 SCALE 1/4" = 1' 0"

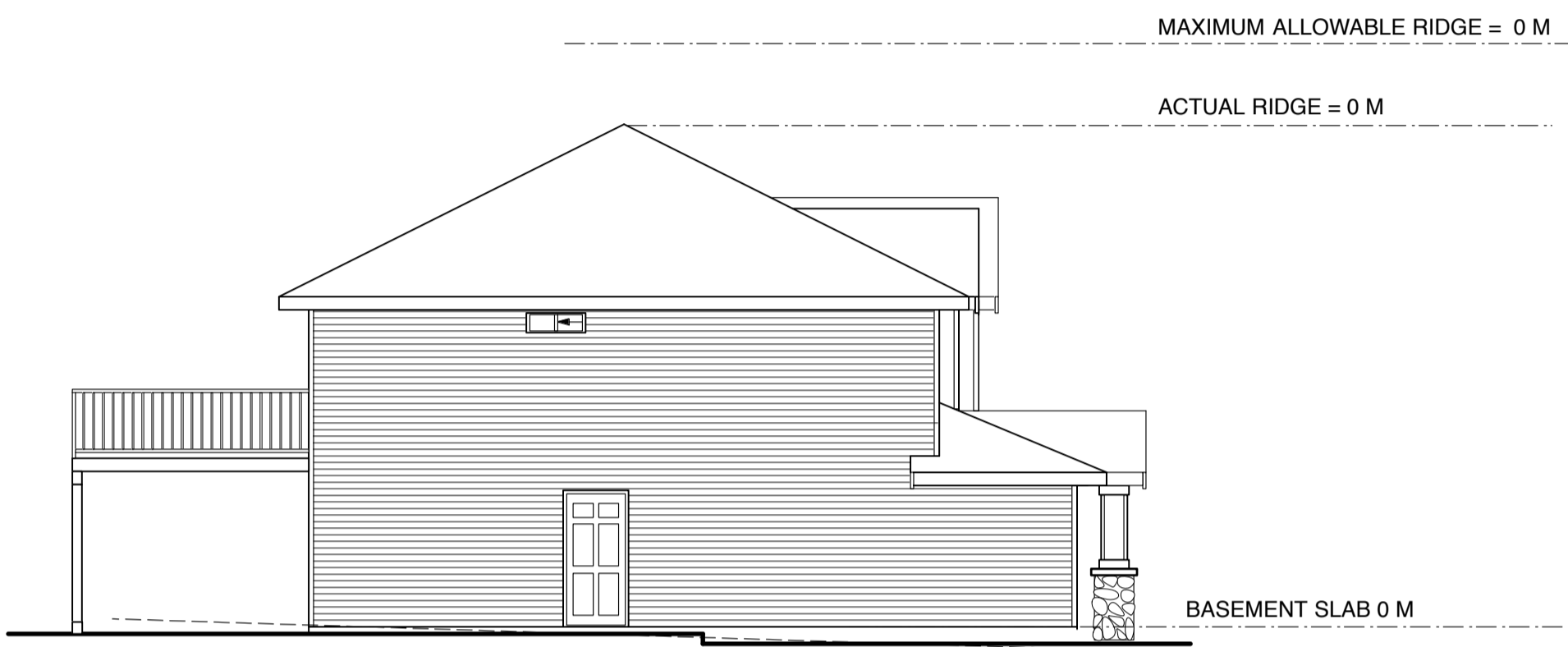
TYPICAL FOUNDATION
 6" CONCRETE WALL
 ON 18" X 6" FOOTING C/W 2 - 10M
TYPICAL PAD
 8" X 8" CONCRETE PIER ON
 24" X 24" X 8" PAD
REAR FOUNDATION
 8" CONCRETE WALL
 ON 18" X 6" FOOTING C/W 2 - 10M

SINGLE FAMILY SAMPLE PLAN	
CITY OF NANAIMO	
SCALE:	NOTED
DATE:	SEPT 2013
SHEET:	

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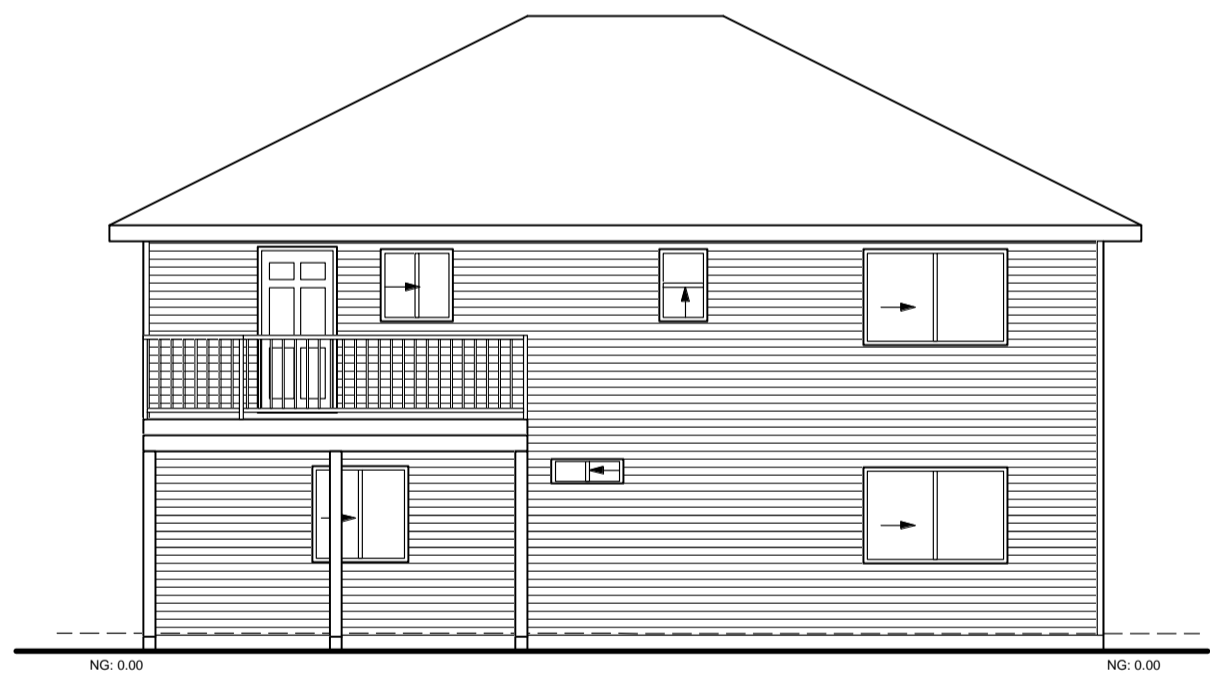


FRONT ELEVATION



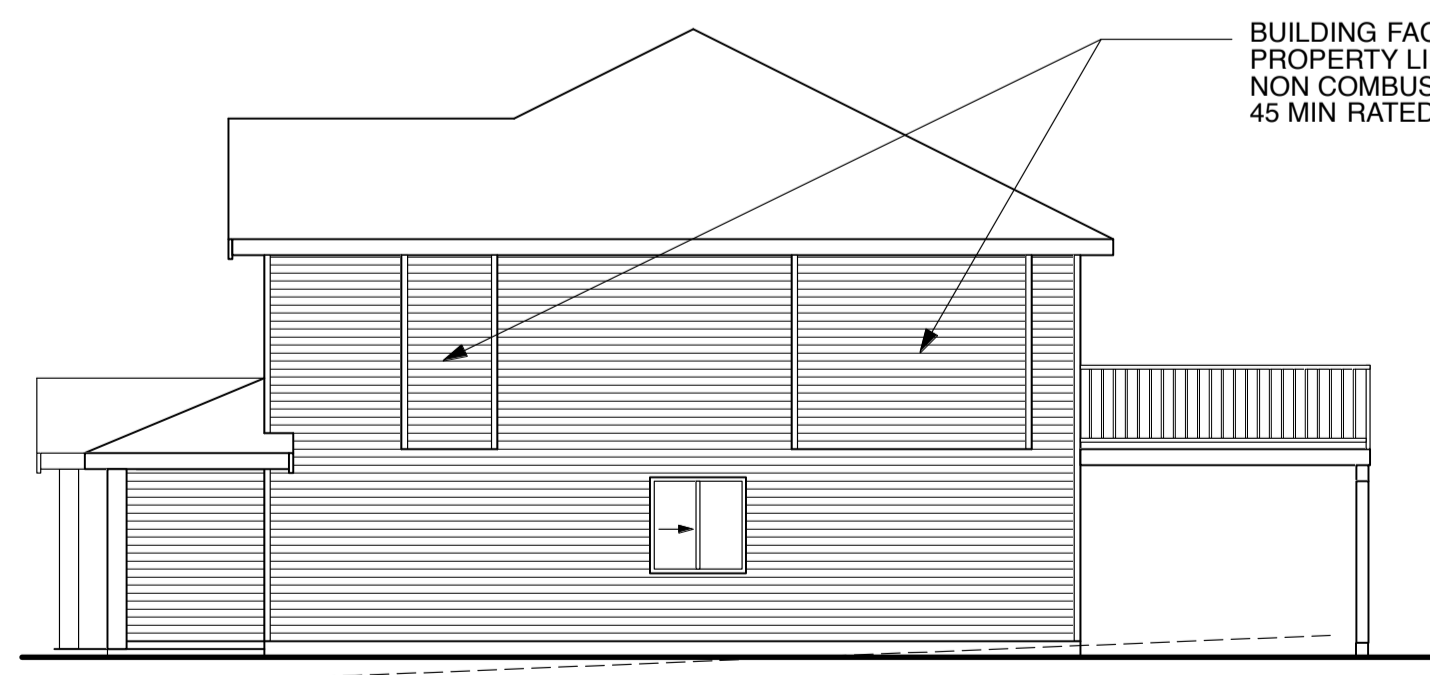
LEFT SIDE ELEVATION

SPATIAL SEPARATION
LIMITING DISTANCE 5.0'
WALL AREA 610 SF
ALLOWABLE OPENINGS 51 SF (8%)
ACTUAL OPENINGS 22SF (4 %)



REAR ELEVATION

ALL UNPROTECTED OPENINGS TO HAVE SLOPED METAL FLASHING



RIGHT SIDE ELEVATION

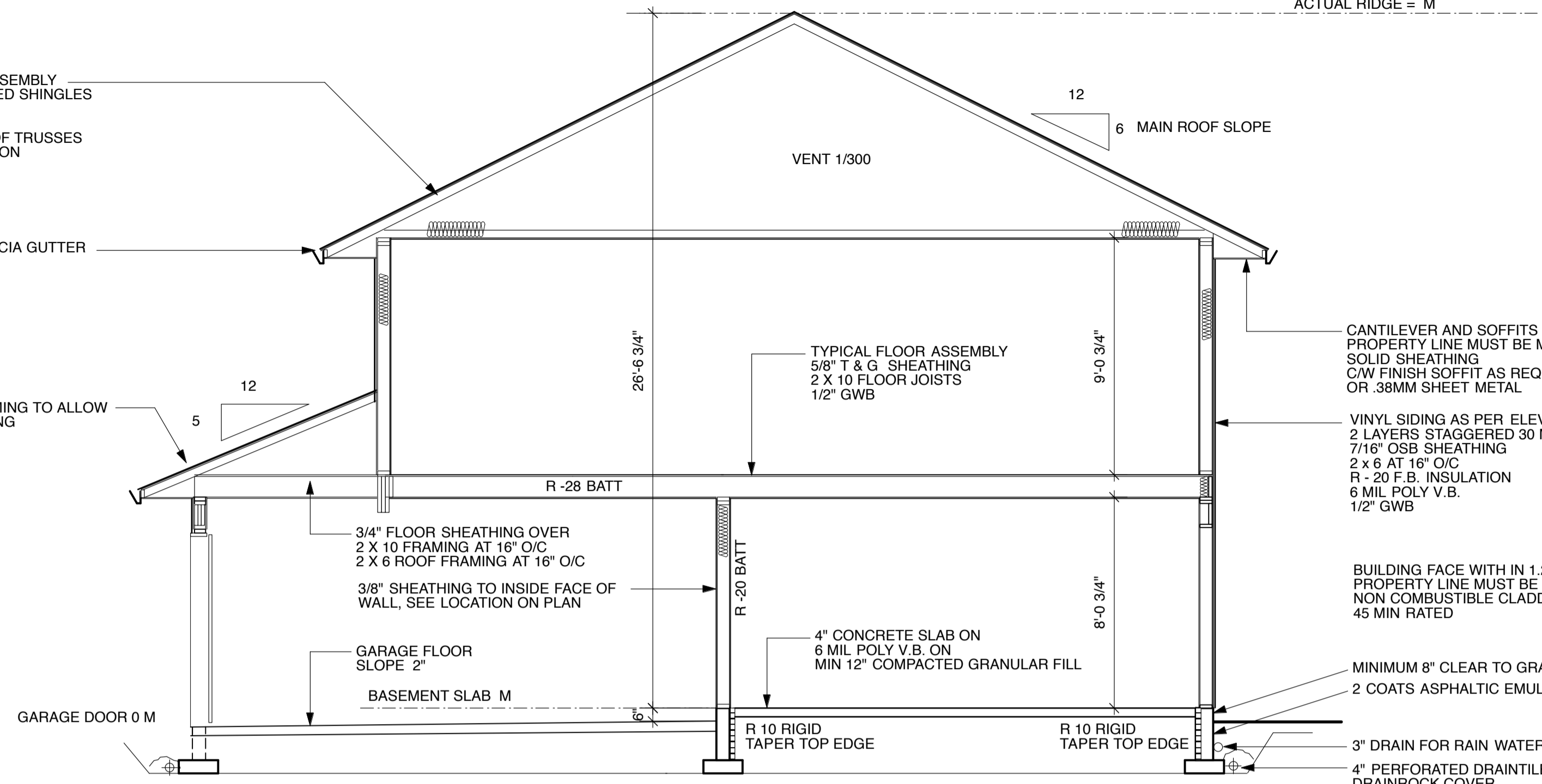
SCALE 1/8" = 1'-0"

SPATIAL SEPARATION
LIMITING DISTANCE 5'-10"
WALL AREA 560 SF
ALLOWABLE OPENINGS 47 SF (8 %)
ACTUAL OPENINGS 24 SF (4 %)

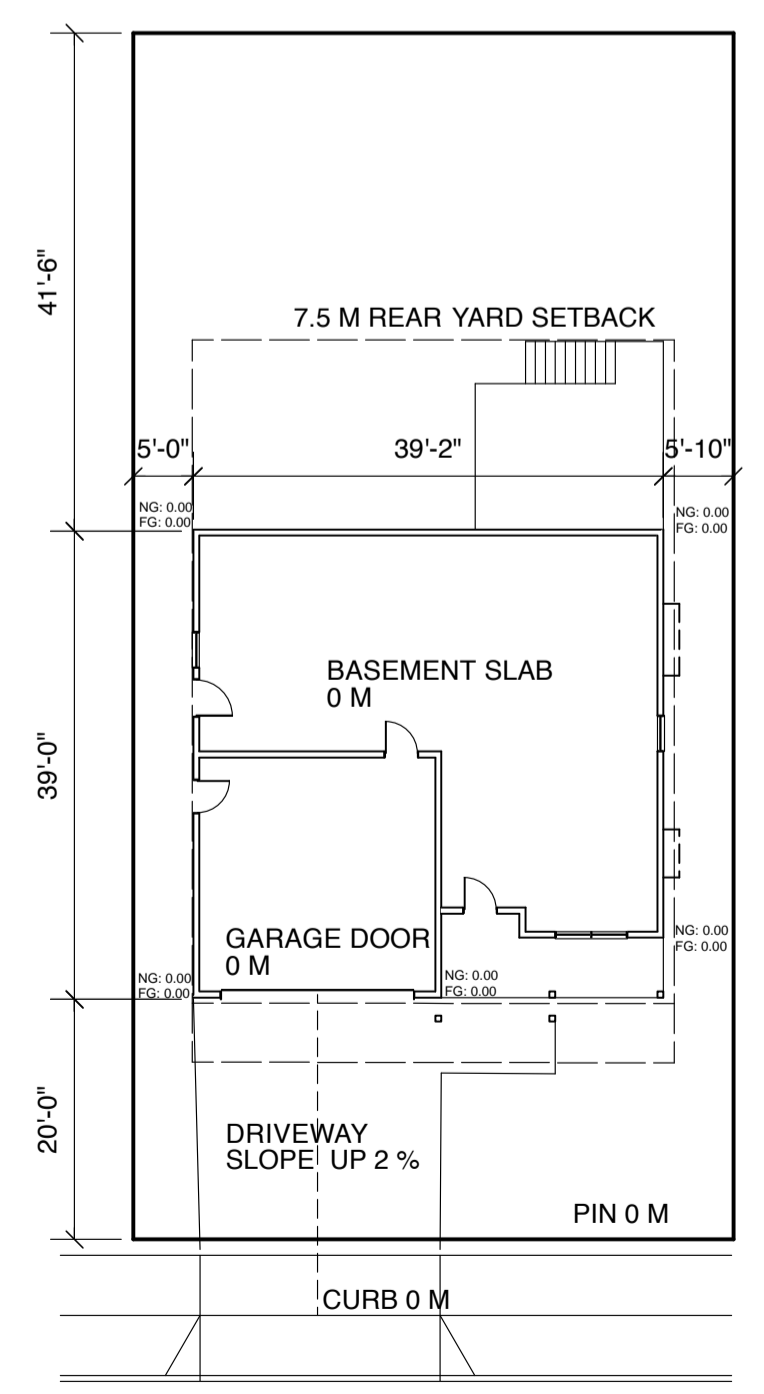
TYPICAL ROOF ASSEMBLY
30 YEAR LAMINATED SHINGLES
ROOFING FELT
7/16" SHEATHING
ENGINEERED ROOF TRUSSES
R 40 F.B. INSULATION
6 MIL POLY V.B.
5/8" TYPE 'X' GWB

5" ALUMINUM FASCIA GUTTER

RAISE ROOF FRAMING TO ALLOW FOR 2 X 10 FRAMING



TYPICAL SECTION
SCALE 1/4" = 1' 0"

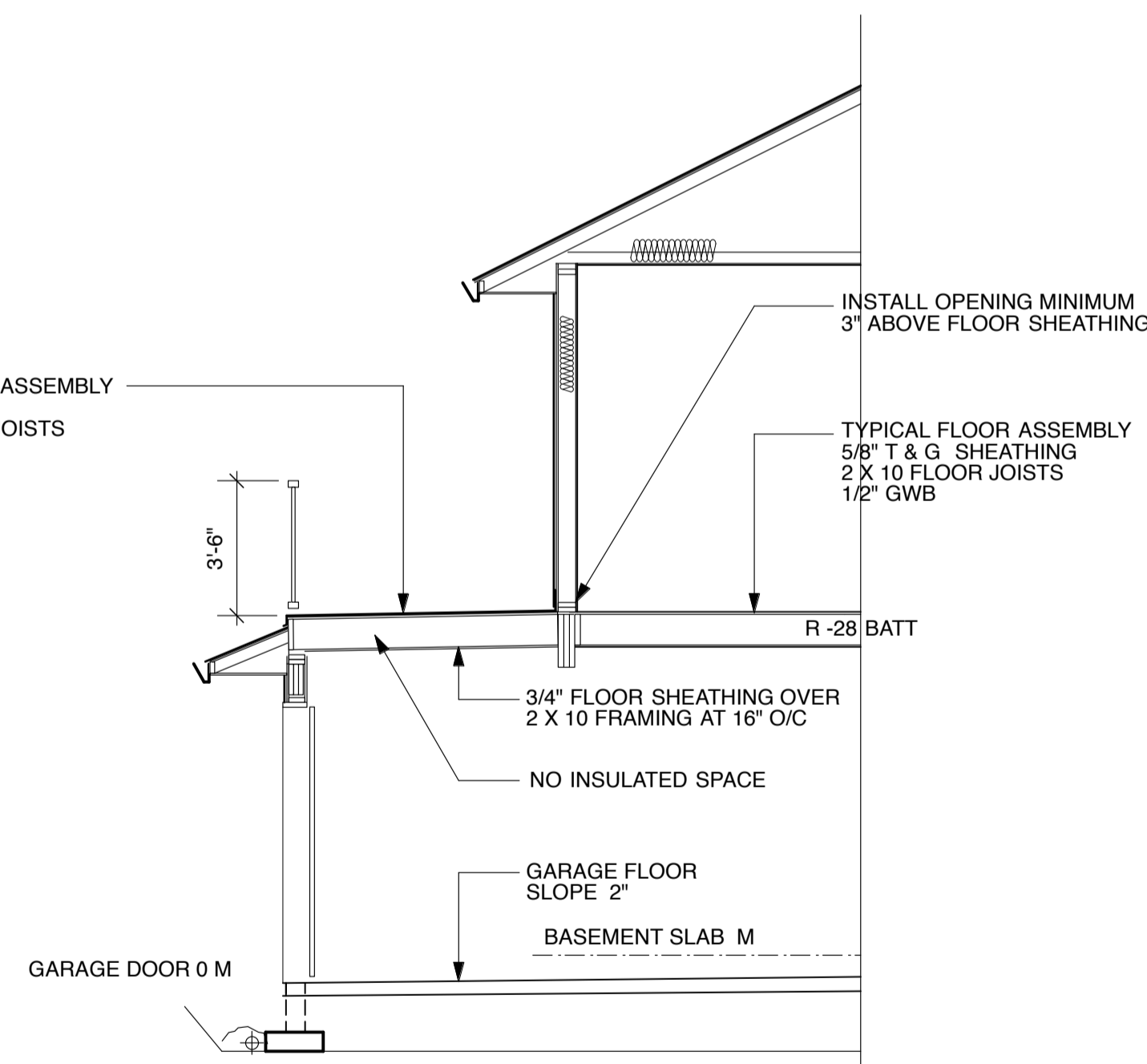


AVERAGE NATURAL GRADE = 0 M
MAXIMUM ALLOWABLE RIDGE = 0 M
AVERAGE PROPOSED GRADE = 0 M
MAXIMUM ALLOWABLE RIDGE = 0 M

ACTUAL RIDGE = 0 M

CIVIC: ROAD
LEGAL: LOT 11 PLAN VIP
ZONE: R 1
LOT AREA: 5540 SF
FLOOR AREA RATIO: 0.46
LOT COVERAGE: 32.6 %
BUILDING AREA:
MAIN 1291 SF
BASEMENT 1011 SF + 422 SF GARAGE
TOTAL 2302 SF
COVERED DECKS 105 SF
PROPOSED BUILDING HEIGHT 26'-0"

APPROVED DECK ASSEMBLY
3/4" SHEATHING
2 X 10 AT 16" O/C JOISTS
6 MIL POLY V.B.
5/8" TYPE 'X' GWB



SECTION SHOWING DECK OPTION
SCALE 1/4" = 1' 0"

SINGLE FAMILY
SAMPLE PLAN

CITY OF NANAIMO

SCALE: NOTED

DATE: SEPT 2013

SHEET: