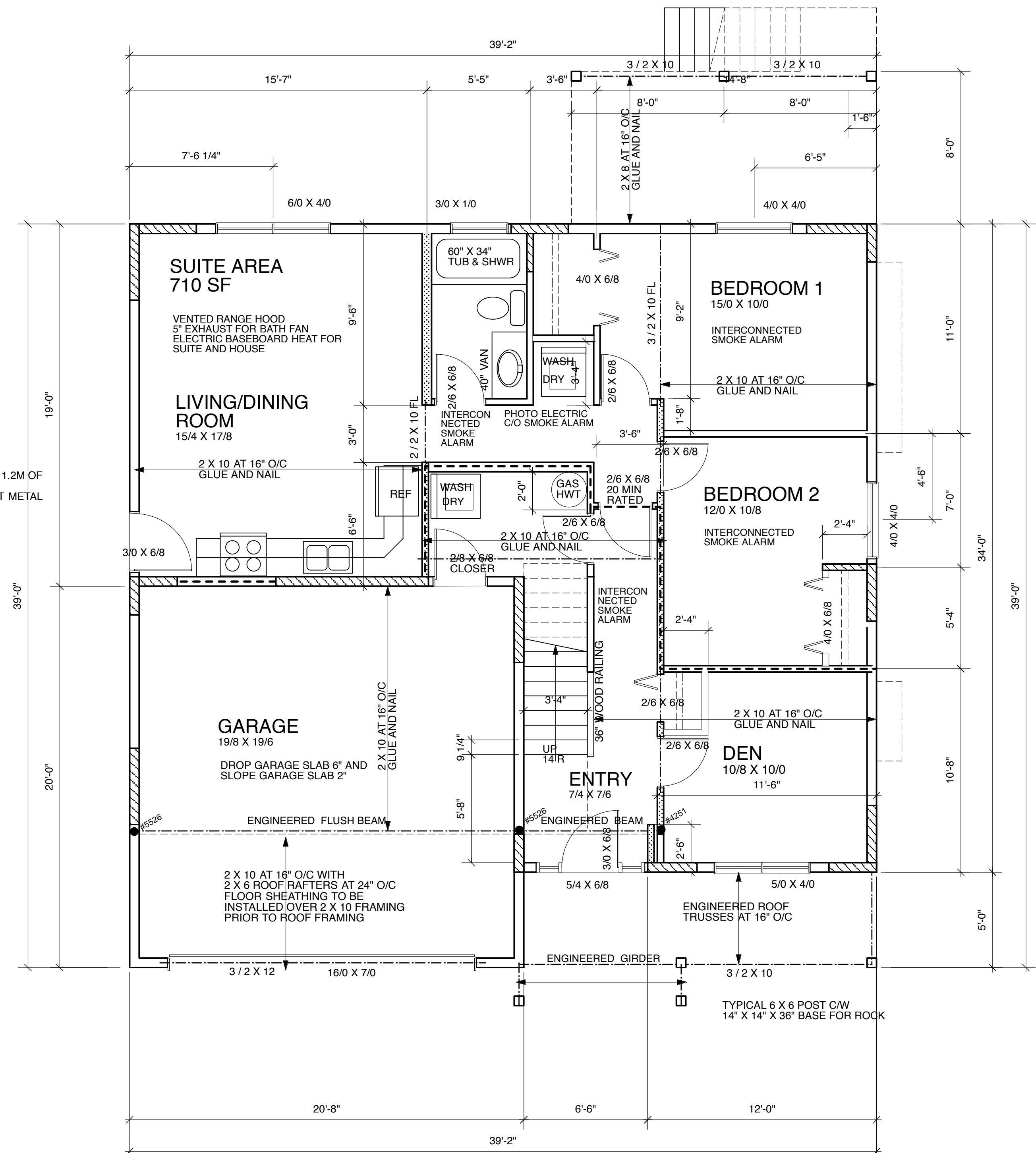


UPPER FLOOR PLAN 1291 SF

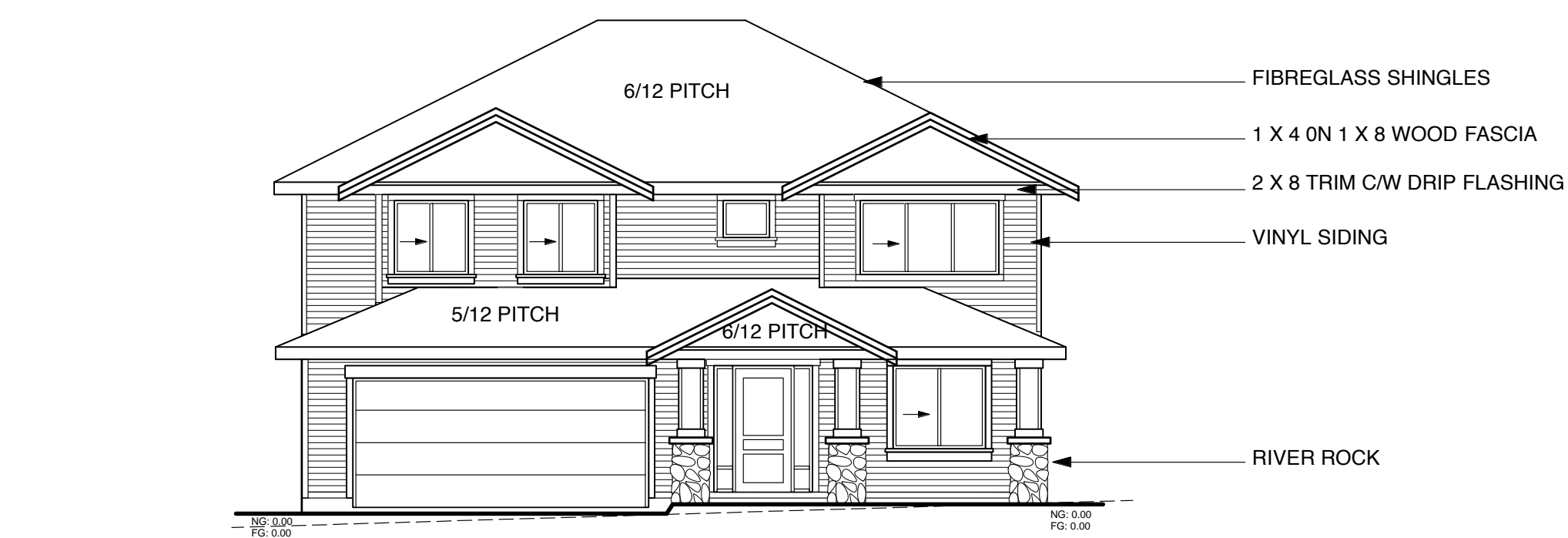
SCALE 1/4" = 1' 0"

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.

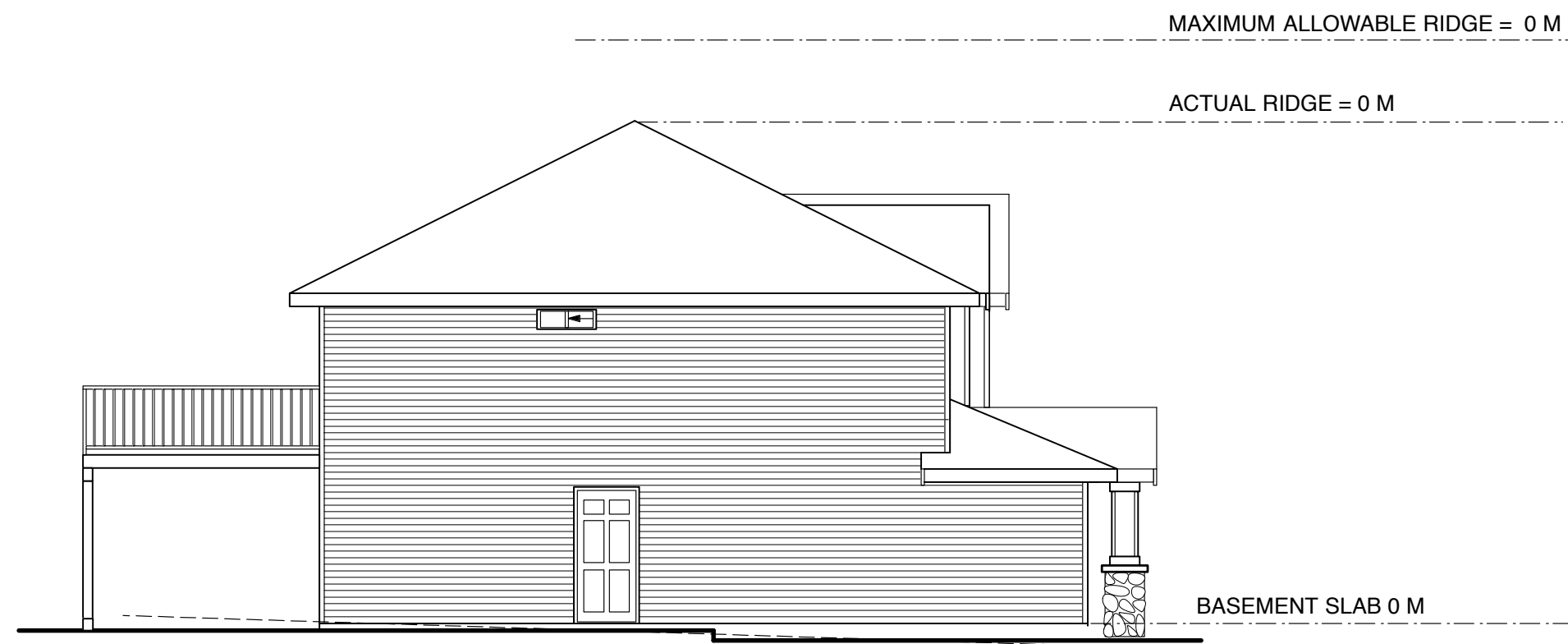


BASEMENT PLAN 1011 SF + 422 sf garage

SCALE 1/4" = 1' 0"



FRONT ELEVATION



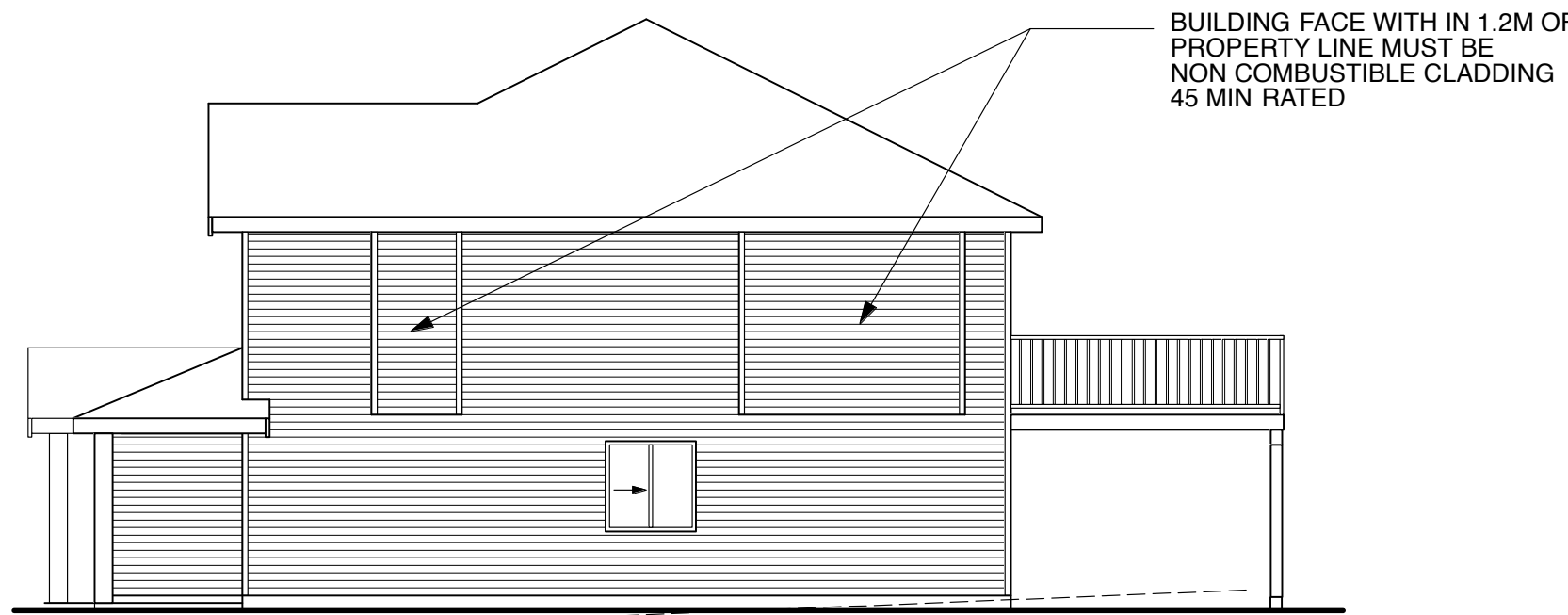
LEFT SIDE ELEVATION

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

GARAGE DOOR 0 M

12

5

R -28 BATT

3/4" FLOOR SHEATHING OVER
2 X 10 FRAMING AT 16" O/C
2 X 6 ROOF FRAMING AT 16" O/C

3/8" SHEATHING TO INSIDE FACE OF
WALL, SEE LOCATION ON PLAN

GARAGE FLOOR
SLOPE 2"

BASEMENT SLAB M

VENT 1/300

12

6 MAIN ROOF SLOPE

VENT 1/300

TYPICAL FLOOR ASSEMBLY
5/8" T & G SHEATHING
2 X 10 FLOOR JOISTS
1/2" GWB

R -28 BATT

3/4" FLOOR SHEATHING OVER
2 X 10 FRAMING AT 16" O/C
2 X 6 ROOF FRAMING AT 16" O/C

3/8" SHEATHING TO INSIDE FACE OF
WALL, SEE LOCATION ON PLAN

GARAGE FLOOR
SLOPE 2"

BASEMENT SLAB M

12

6 MAIN ROOF SLOPE

12

6 MAIN ROOF SLOPE

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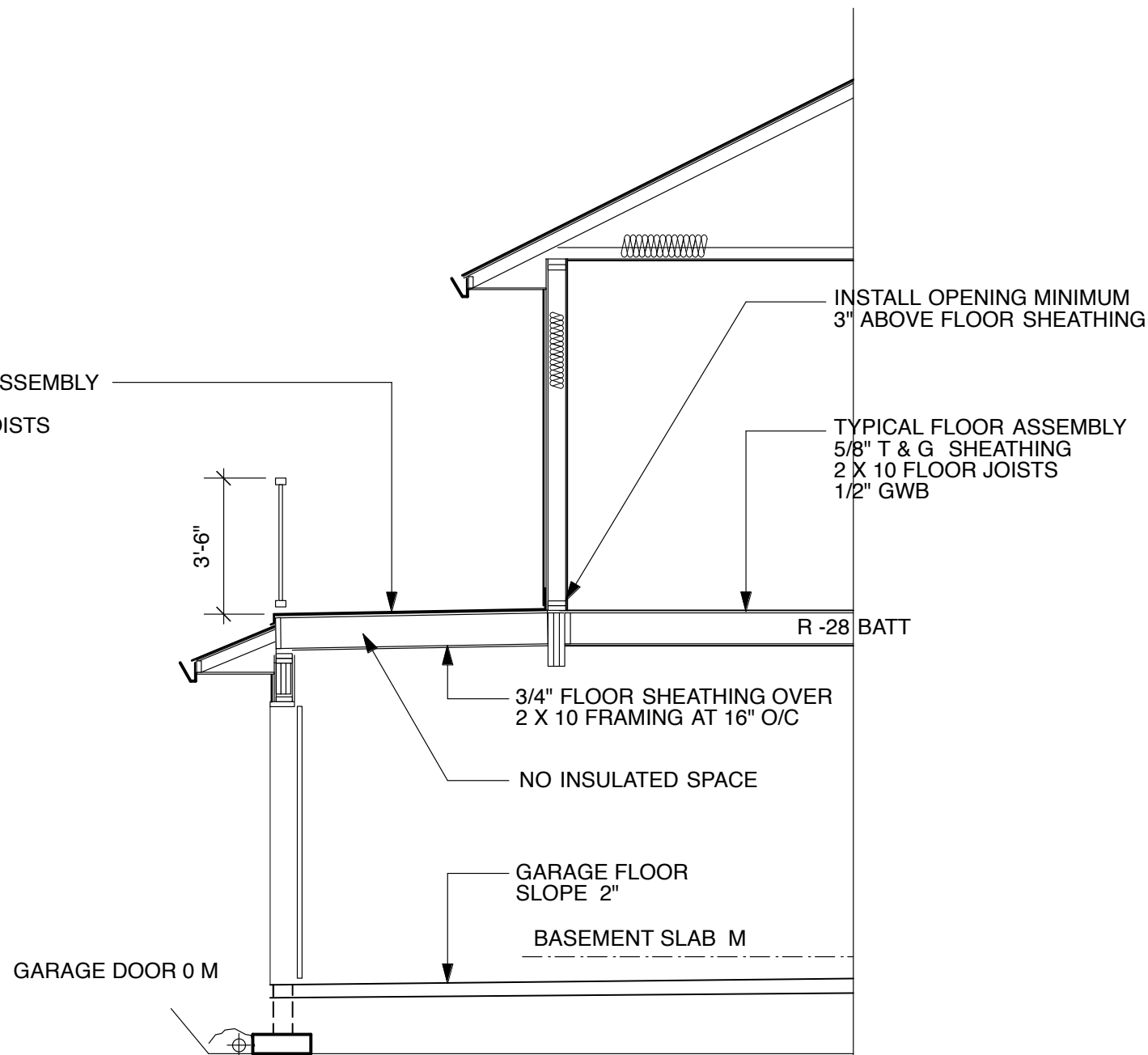
6 MAIN ROOF SLOPE

MAXIMUM ALLOWABLE RIDGE = M

ACTUAL RIDGE = M

TYPICAL SECTION

SCALE 1/4" = 1' 0"



SECTION SHOWING
DECK OPTION

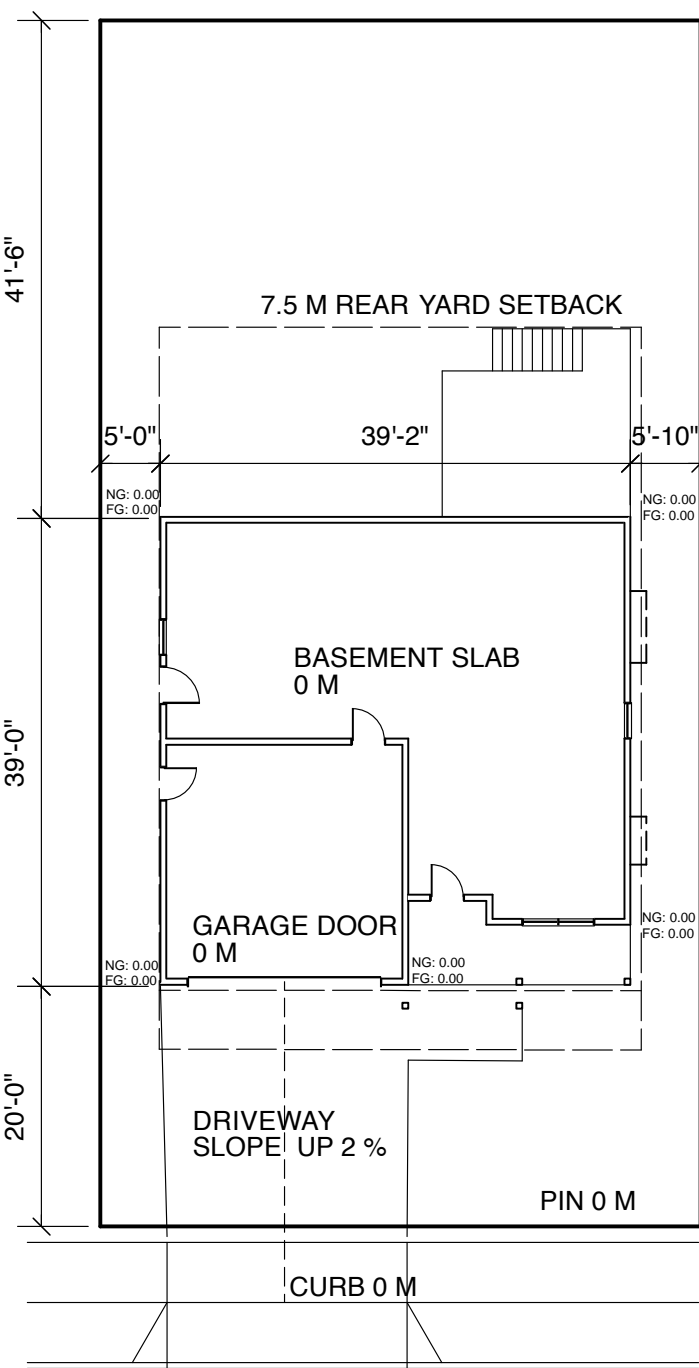
SCALE 1/4" = 1' 0"

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"



ROAD