

1 ARCHITECTURAL SITE PLAN

SCALE : 1" = 20'-0"

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SAFRANCE ADDITION

**168, 177 LAKESHORE DR
LAKESHORE, ONTARIO**

SCOPE :

PROJECT DESCRIPTION :
THIS PROJECT CONSISTS OF A 1-STORY ADDITION TO AN EXISTING 2-STORY SINGLE FAMILY RESIDENCE, WITH A BASEMENT. THE BUILDING IS LOCATED IN LAKESHORE, ONTARIO

BUILDING CODES :
CODE REVIEW BASED ON CODES, RULES AND REGULATIONS AS DESCRIBED IN THE FOLLOWING :

BUILDING CODE : ONTARIO BUILDING CODE 2021

DEFERRED SUBMITTALS :

THE LISTED ITEMS ARE TO BE SUBMITTED TO THE ARCHITECTURAL DESIGNER / ENGINEER FOR REVIEW PRIOR TO FABRICATION. ALLOW FIVE (5) BUSINESS DAYS FROM THE DATE THE SUBMITTALS ARE RECEIVED FOR THE REVIEW PROCESS. AS REQUIRED, APPROVED SUBMITTALS ARE TO BE SUBMITTED TO THE MUNICIPALITY PRIOR TO INSTALLATION

1. ROOF TRUSS SHOP DRAWINGS
2. STRUCTURAL STEEL FABRICATION SHOP DRAWINGS
3. WINDOW AND DOOR SCHEDULE & SHOP DRAWINGS
4. HVAC DESIGN SHOP DRAWINGS
 - BY MECHANICAL DESIGN/BUILD CONTRACTOR
5. FINAL ROOFING/INSULATION SPECIFICATIONS
6. FINAL EXTERIOR MATERIALS
7. ELEVATOR SPECIFICATIONS (IF REQUIRED)

SHEET INDEX :

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| A-1.1 | MAIN LEVEL FLOOR PLAN |
| A-1.2 | CLERESTORY/ LOW ROOF PLAN |
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| A-3.1 | BUILDING SECTIONS |
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| A-4.2 | SECTION DETAILS |
| A-8.1 | ARCH SPECIFICATIONS |
| A-8.2 | ARCH SPECIFICATIONS |
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| S-1.2 | CLERESTORY / LOW ROOF FRAMING PLAN |
| S-1.3 | LOW ROOF FRAMING PLAN |

NOTES TO THE CONTRACTOR :

ALL CONSTRUCTION SITES SHALL BE MAINTAINED IN A SAFE CONDITION AND PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24" IN DEPTH SHALL BE PROTECTED BY A 4'-0" h. MIN. CONSTRUCTION OR CHAIN LINK FENCE. CONST. FENCING IS ONLY ALLOWED FOR 30 DAYS, AT WHICH TIME A CHAIN LINK FENCE MUST BE INSTALLED UNTIL WHICH TIME ITS REMOVAL HAS BEEN AUTHORIZED BY THE BLDG OFFICIAL.

- C.M. OR G.C. MUST REVIEW ALL UTILITY TAPS/ ENTRANCES INTO BUILDING WITH EACH INDIVIDUAL TRADE ON SITE TO ENSURE COORDINATION OF ALL PIPING LOCATIONS, INVERTS AND CONNECTIONS - REPORT DISCREPANCIES TO ARCHITECT.
- ALL DEVIATIONS/ SUBSTITUTIONS FROM CITY APPROVED DRAWINGS MUST BE APPROVED IN WRITING BY THE INSPECTOR IN CHARGE OF REVIEWING SITE CONDITIONS. SUBMIT TO ARCHITECT FOR REVIEW/ RECORDS.

CONTRACTOR / CIVIL ENGINEER ARE SOLELY AND COMPLETELY RESPONSIBLE FOR ALL SITE ENGINEERING INCLUDING BUT NOT LIMITED TO DRAINAGE, RETAINING WALL DESIGN, ENVIRONMENTAL AGENCY REQUIREMENTS, UTILITIES SETBACK DIMENSIONS, FINAL GRADING, SOIL CAPACITY, ETC...

CONTRACTOR TO NOTIFY ARCHITECT OF ANY AND DRAWING OR DIMENSIONAL DISCREPANCIES IMMEDIATELY AND PRIOR TO PROCEEDING WITH CONSTRUCTION

ZONING SUMMARY :

ZONING:
RW-2 - RESIDENTIAL WATERFRONT - LAKE ST. CLAIR

LOT AREA: 44,705 S.F.

<u>SETBACKS:</u>	<u>REQUIRED:</u>
• FRONT:	25.00' (MIN.)
• REAR:	25.00' (MIN.)
• SIDES:	5.00' (MIN.)

MAX. BUILDING HEIGHT: **ALLOWED:**
EXISTING

<u>MAX. LOT COVERAGE:</u>	<u>ALLOWED:</u>
• ALL BUILDINGS	35%
	44,705 S.F. x 35% = +/- 15,647 S.F.

MIN OPEN SPACE:

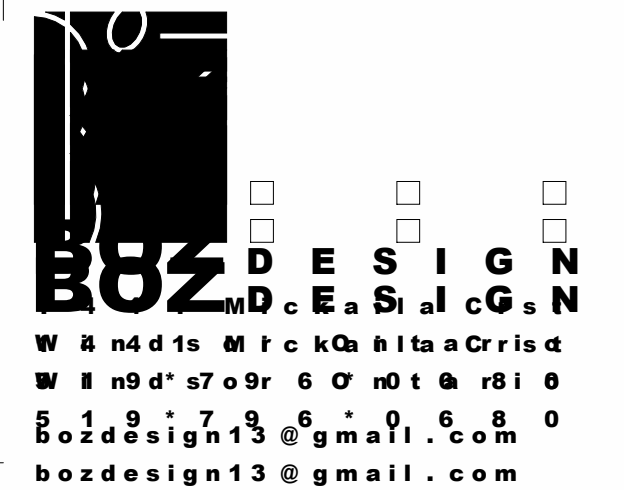
- 30% (13,411 S.F.)

PROPOSED:
47.90'
84.20'
5.2' WEST (13.5' EXIST EAST)

PROPOSED:
> EXISTING

PROPOSED:
31.8%
14.235 S.F.

PROPOSED:
34.7% (15,506 S.F.)

[illegible][illegible]

THE SAFRANCE
RESIDENCE
168, 177
LAKESHORE DR
LAKESORE, ON
LAKESORE, ON

COVER
COVER

Project No. _____
 Project No. _____
 Drawn By _____
 Dr 1" = 20'-0"
 Sc 1" = 20'-0"
 Sc
A-0.0
 Drawing No. _____
 Drawing No. _____