



MONTROSE ROAD ELEVATION

1/4" = 1'-0"

GENERAL NOTES

PRELIMINARY FOR DISCUSSION PURPOSES

DISCLAIMER:
RENDERINGS/FLOORPLANS ARE ARTISTS CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL PLANS MAY BE SUBJECT TO MIRROING. DESIGN TO BE CONFIRMED WITH ACTUAL ZONING BY-LAW FOR SUBJECT LOTS ONCE AN ACTUAL PARCEL AND MUNICIPALITY HAS BEEN CONFIRMED BY THE CLIENT.

**SQUARE FOOTAGE SHOWN ARE PRELIMINARY FINAL CONSTRUCTION DRAWINGS WILL HAVE DIFFERENT SQUARE FOOTAGE
BLOCK END UNITS WILL HAVE DIFFERENT SQUARE FOOTAGE

**BASEMENT ASSUMED 14" DEMISING WALL BOTH SIDE

**DESIGN WILL MAKE SURE DISTANCE FROM MAIN FLOOR INTERIOR FINISH WALL STUD FACE TO OPPOSITE STUD FACE ARE EQUAL (NOT INCLUDE FURING OR ANY MECH/ELEC WALL.)
(SQUARE FOOTAGE OF END UNIT vs MIDDLE UNIT vs UNITS IN JAGGED TOWNHOUSE BLOCKS VARIES DUE TO THE WALL THICKNESS AND EXTERIOR/INTERIOR FINISHES)
(MARKETING/CONCEPT DRAWINGS DOES NOT ACCOUNTING ANY MECH/ELEC, ect. SHAFT OR THICKEN FURING WALLS, FINAL DESIGN VARIES)

SQUARE FOOTAGE **INCLUDE:
-FINISHED INTERIOR SPACE
-INTERIOR WALLS AND EXTERIOR WALL NEXT TO FINISHED SPACE (INTERIOR GARAGE WALL)
-FINISHED STAIRS (STAIRS THAT HAVE SAME OVERLAPPED VERTICAL BOUNDARY COUNT ONCE, OTHER STAIR THAT HAVE LARGER OUTLINE WILL COUNT THE AREA DIFFERENCE) (ELEVATOR USE SAME RULE)

SQUARE FOOTAGE **NOT INCLUDE:
-OPEN TO BELOW AREA

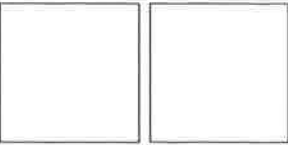
SHOWER DOOR T.B.D. *FLOOR FINISH T.B.D.*

All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
1	DEC 16 2020	FLOOR PLAN & ELEVATION	SMA
		REVISIONS	
2	JAN 8 2021	FLOOR PLAN & ELEVATION	JKC
		REVISIONS	
3	FEB 19 2021	R2	B.L
4	MAR 09 2021	R3	B.L
5	MAR 30 2021	R4	B.L
6	MAY 21 2021	R5.1	B.L
7	MAY 17 2022	PUSH GARAGE	BL

COMMISSION:

**MONTROSE RD.
DEVELOPMENT
2 STOREY UNITS**



A | C | K

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