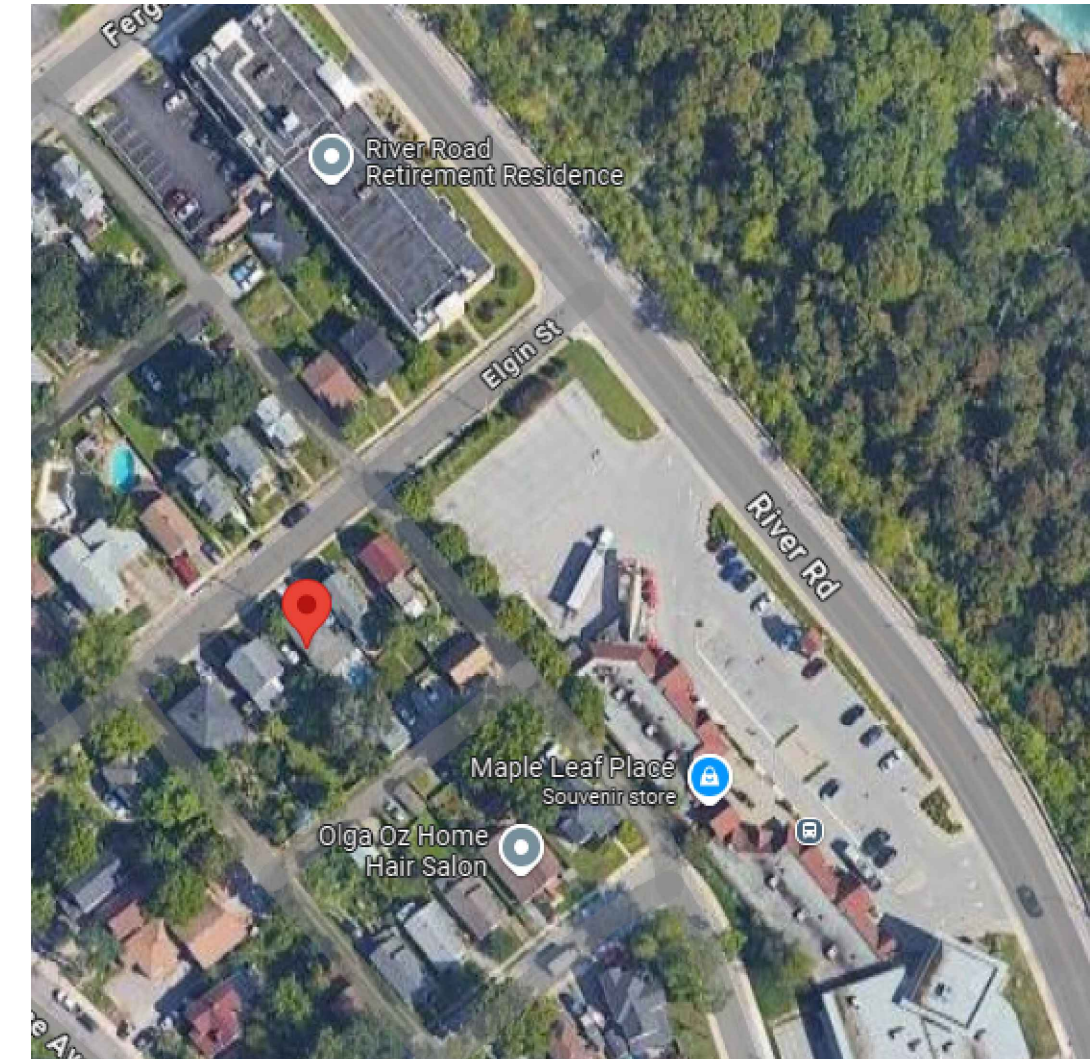


GENERAL NOTES:

- 1. ALL CONSTRUCTION TO COMPLY WITH THE REVISED ONTARIO BUILDING CODE .
- 2. ALL DIMENSIONS ARE MEASURED TO ROUGH FRAMING OR TO MASONRY SURFACES UNLESS OTHERWISE NOTED.
- 3. ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENINGS.
- 4. CONTRACTOR IS TO VERIFY WINDOW OPENINGS WITH WINDOW MANUFACTURER PRIOR TO COMMENCING WORK.
- 5. READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- 6. ELEVATION REFERENCES ARE BASED ON 100'-0" = 131.70m GEODETIC ELEVATIONS AS NOTED ON A1 SITE PLAN.
- 7. ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION. AND INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
- 8. THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFIRM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.
- 9. PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.
- 10. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCING NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.
- 11. REFER TO LANDSCAPING PLAN FOR PLANTING CONFIRM LAYOUT WITH LANDSCAPE CONTRACTOR
- 12. DESIGNER NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.



Sheet No	Description
A00	Cover Sheet
A01	Site Plan
A02	Existing and As-Built Floor
A03	Elevations
A04	Elevations
A05	Notes and Details

Project NO: 2315

4248 Elgin St
Niagara Falls, ON

As-Built Garage
Upper Level Addition

Date: 10-Apr-25

No.	Revisions	Date

Drawn By :

Checked and Approved By:
Aidar Akbar



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C206-1040 Garner Rd W Ancaster ON
905-902 6221
sasconstruction.ca

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- 4. All drawings, report and related documents are copyright property of SAS Construction, reproduction of this property in whole or in part is prohibited without permit.
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- 6. Contractor will be responsible to satisfy all construction health and safety requirements.



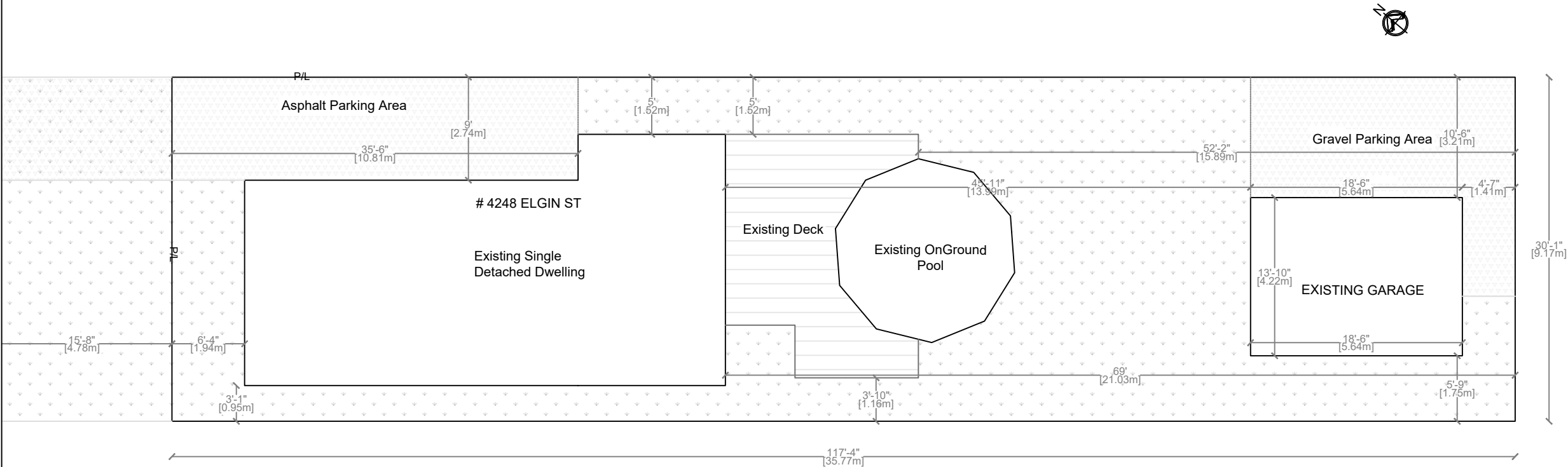
Drawing Name:

Cover Sheet

Sheet No:
A00

Scale:
1/4" = 1'

By-Law	79-200	
Zoning	R2	
Use	Single Family Dw.	
Lot Area	328.9	sqm
Frontage	9.1	m
Existing House	76.9	sqm
Existing Garage	23.7	sqm
Total Coverage	31.0	%
Landscaped Area	132.9	sqm
Landscaped Area Ratio	40.4	%



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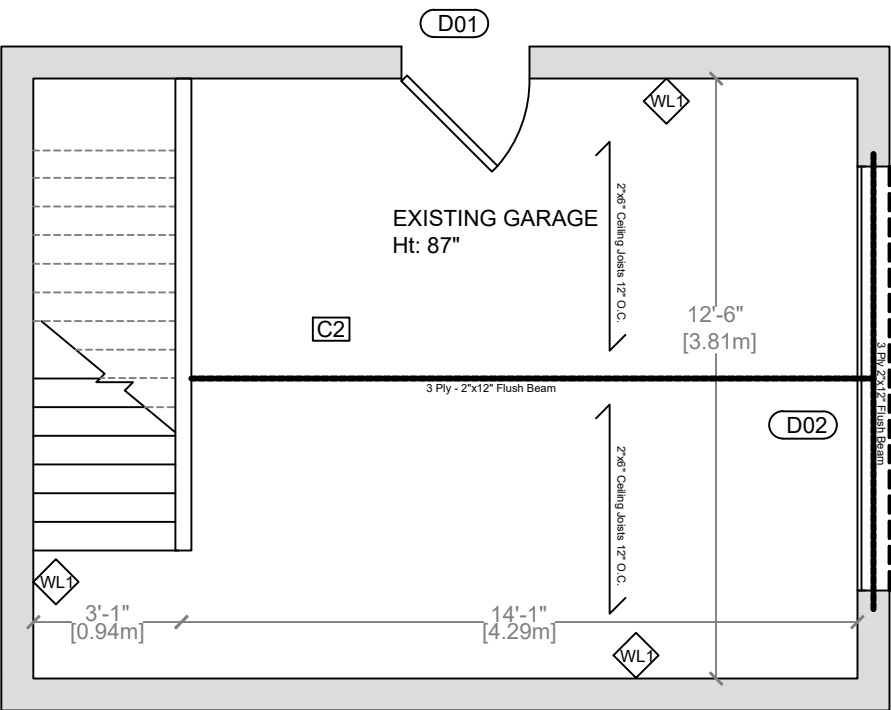


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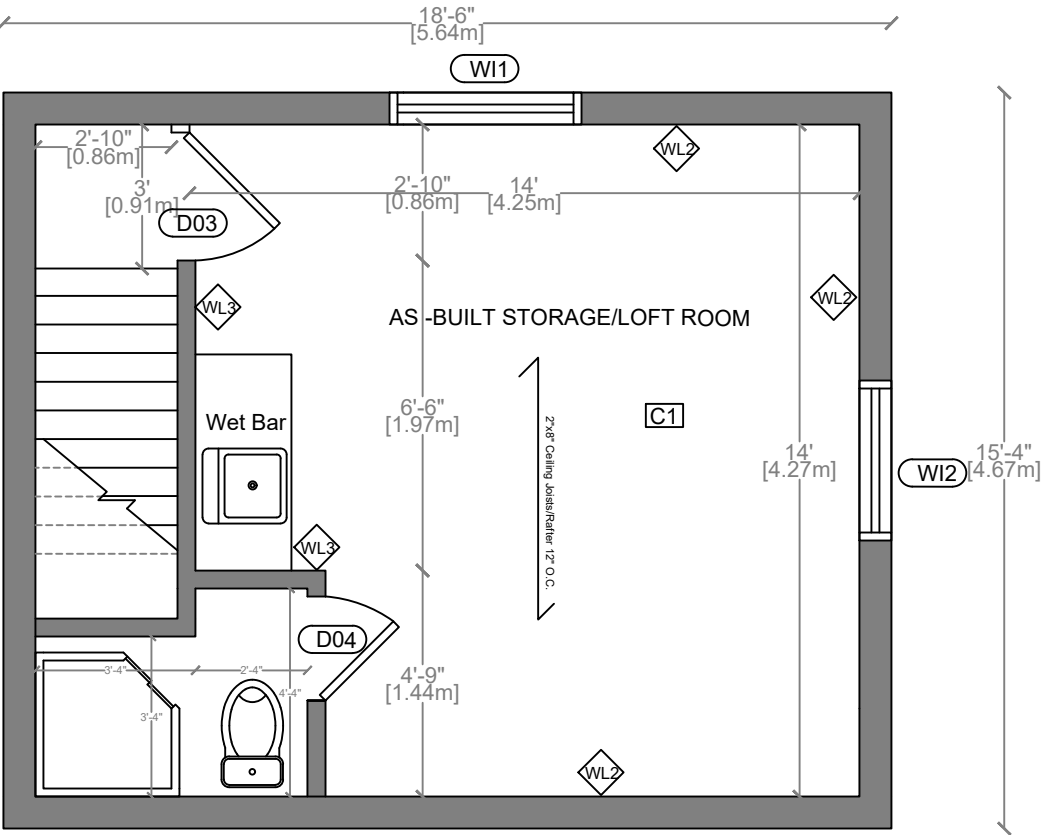
SITE PLAN

Sheet No:
A01

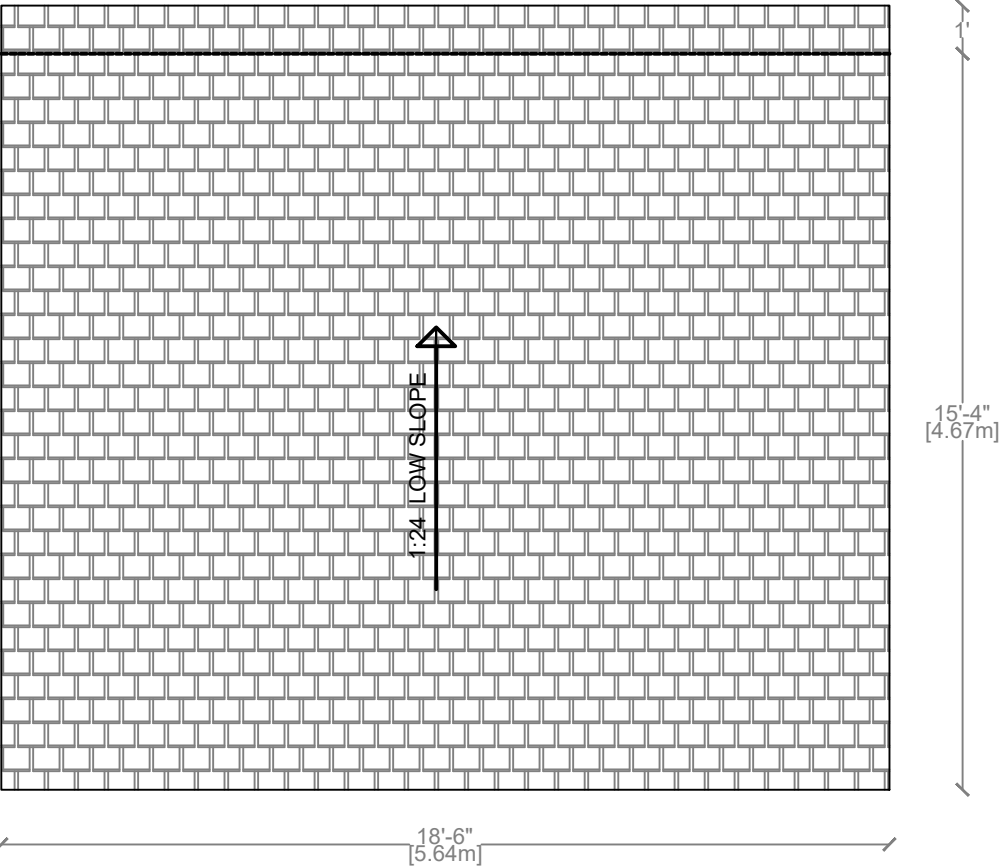
Scale:
3/32" = 1'



EXISTING GARAGE



AS-BUILT UPPER LEVEL LOFT / STORAGE ADDITION



ROOF PLAN

Project NO: 2315

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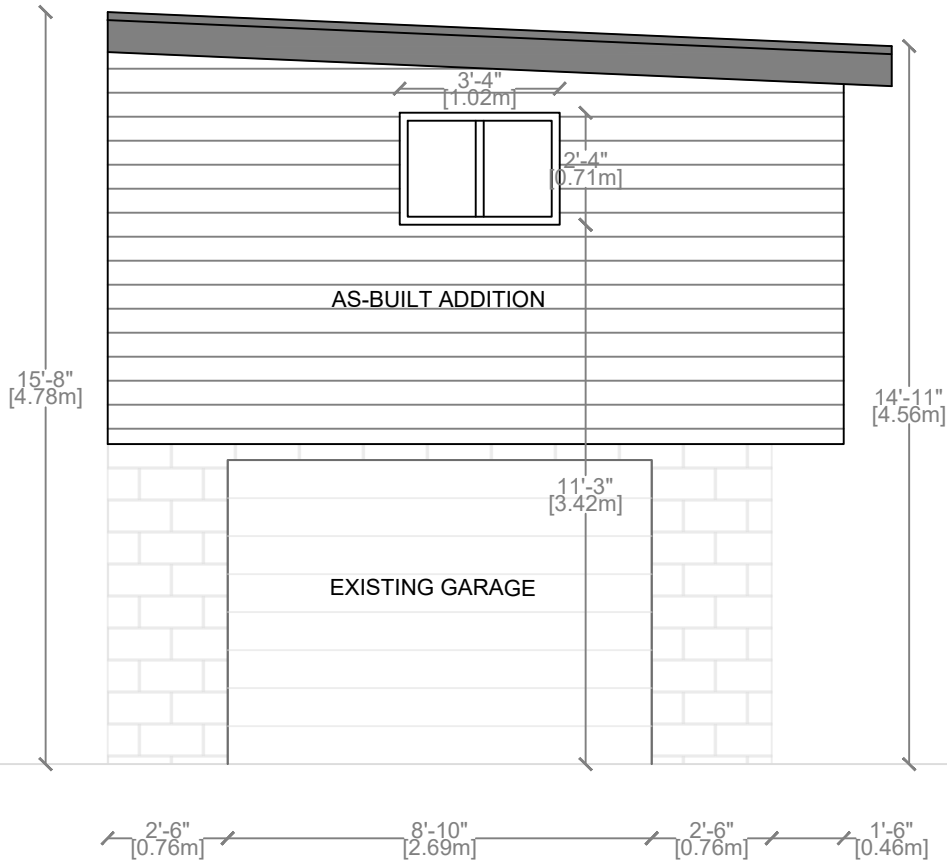


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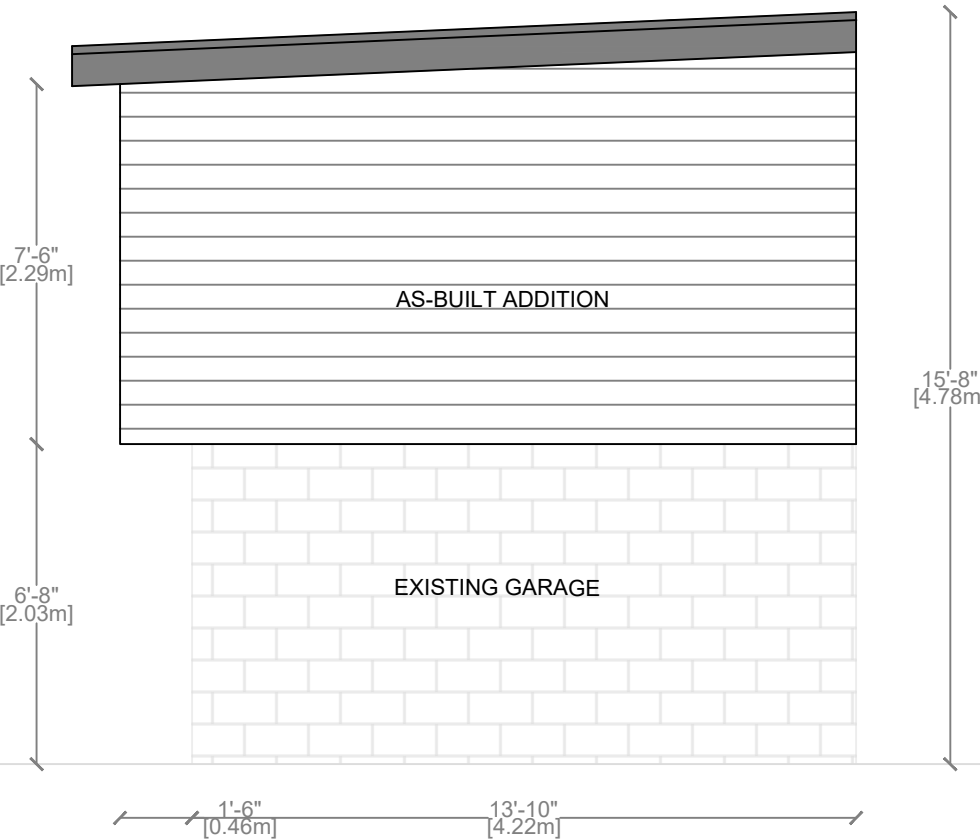
LAYOUT PLAN

Sheet No:
A02

Scale:
1/4" = 1'



SOUTH ELEVATION



NORTH ELEVATION

Project NO: 2315

4248 Elgin St
Niagara Falls, ON

As-Built Garage
Upper Level Addition

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Drawing Name:

ELEVATIONS

Sheet No:
A03

Scale:
1/4" = 1'



WEST ELEVATION

EAST ELEVATION

Project NO: 2315

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Niagara Falls, ON

As-Built Garage
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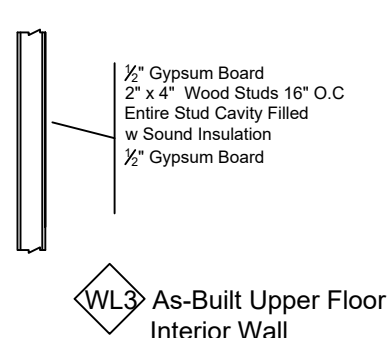
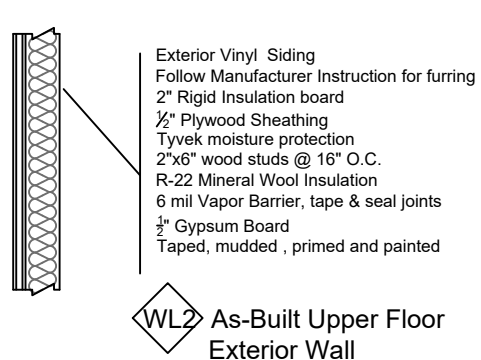
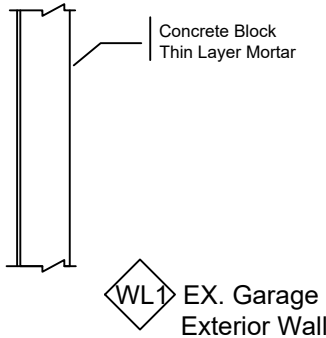
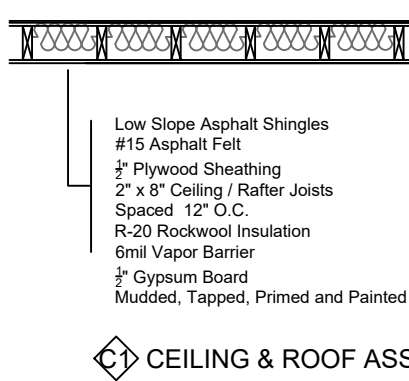
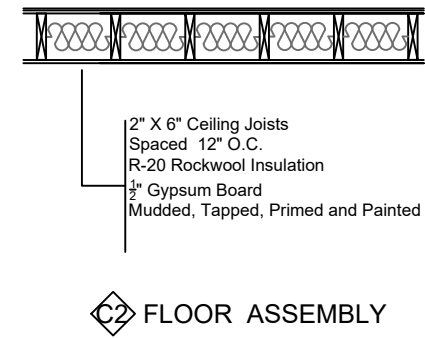


Drawing Name:

ELEVATIONS

Sheet No:
A04

Scale:
1/4" = 1'



GENERAL NOTES

- ALL DIMENSIONS AND LOCATIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- ALL WOOD USED IN THE CONSTRUCTION TO BE SPF NO.1 OR NO.2
- MIN BEARING OF STEEL LINTELS TO BE 150mm. MIN BEARING OF WOOD BEAM / LINTELS TO BE 90mm. MINIMUM BEARING OF WOOD JOISTS TO BE 40mm.
- INTERIOR DOORS ARE SLAB DOOR 1-3/8” TH. HOLLOW CORE. SEE DETAILS AND DIMENSIONS ON DOORS SCHEDULE TABLE.
- THE EXISTING GARAGE STRUCTURE REMAINS INTACT, WITH THE ORIGINAL ATTIC AND ROOFING FULLY REMOVED TO ACCOMMODATE THE NEW ADDITION.
- THE PROPOSED SECOND-STOREY ADDITION IS INTENDED FOR USE AS A LOFT AREA, PRIMARILY FOR STORAGE AND OCCASIONAL USE AS A SMALL ROOM. NO OCCUPANCY IS PLANNED FOR THE SPACE

Window Schedule							
ID	SIZE (Inch)	Floor	Room	Status	Type	Glaze area (sqft)	Header
WI1	48"w x 40"	Upper	Loft	As-Built	Casement	11.99	2 x 2"x8"
WI2	40"w x 28"	Upper	Loft	As-Built	Casement	6.98	2 x 2"x8"
Door Schedule							
D1	32"W X 78"	Lower	Garage	As-Built	Exterior		
D2	104"w x 78"	Lower	Garage	Existing	Garage Bay		
D3	34"w x 78"	Upper	Loft	As-Built	Exterior single		
D4	26"W X 78"	Upper	Powder Room	As-Built	Interior single		

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Drawing Name:
DETAILS

Sheet No: A05Scale: NTS