

## Site Plan and Proposed Elevations - 2214 Clarence Avenue South

CONSTRUCTION NOTES:

ALL CONSTRUCTION SHALL COMPLY  
WITH CURRENT NATIONAL BUILDING  
CODE REQUIREMENTS & ALL OTHER  
APPLICABLE CODES & STANDARDS

CONTRACTOR TO BE RESPONSIBLE  
TO CHECK ALL MEASUREMENTS  
PRIOR TO CONSTRUCTION &  
FOLLOW METHODS OF  
CONSTRUCTION.

DO NOT SCALE OFF DRAWINGS.

REPORT ERRORS TO OWNER  
BEFORE PROCEEDING.

ENSURE OPENING WINDOWS IN ALL BEDROOMS COMPLY WITH THE NATIONAL BLDG. CODE MINIMUM SIZES- CONTRACTOR TO CONFIRM ALL ROUGH OPENING SIZES WITH WINDOW SUPPLIER.

EFFECTIVE FUME BARRIER REQ'D  
BETWEEN HOUSE & GARAGE- DOOR  
REQ'S CLOSER AND  
WEATHERSTRIPPING.

ALL LINTELS TO BE 2 PLY 2x10 SPF  
#2 UNLESS NOTED OTHERWISE.

ALL STAIRS, HANDRAILS & GUARDS  
TO CONFORM TO THE NBC- STAIRS  
TO HAVE 1" NOSINGS.

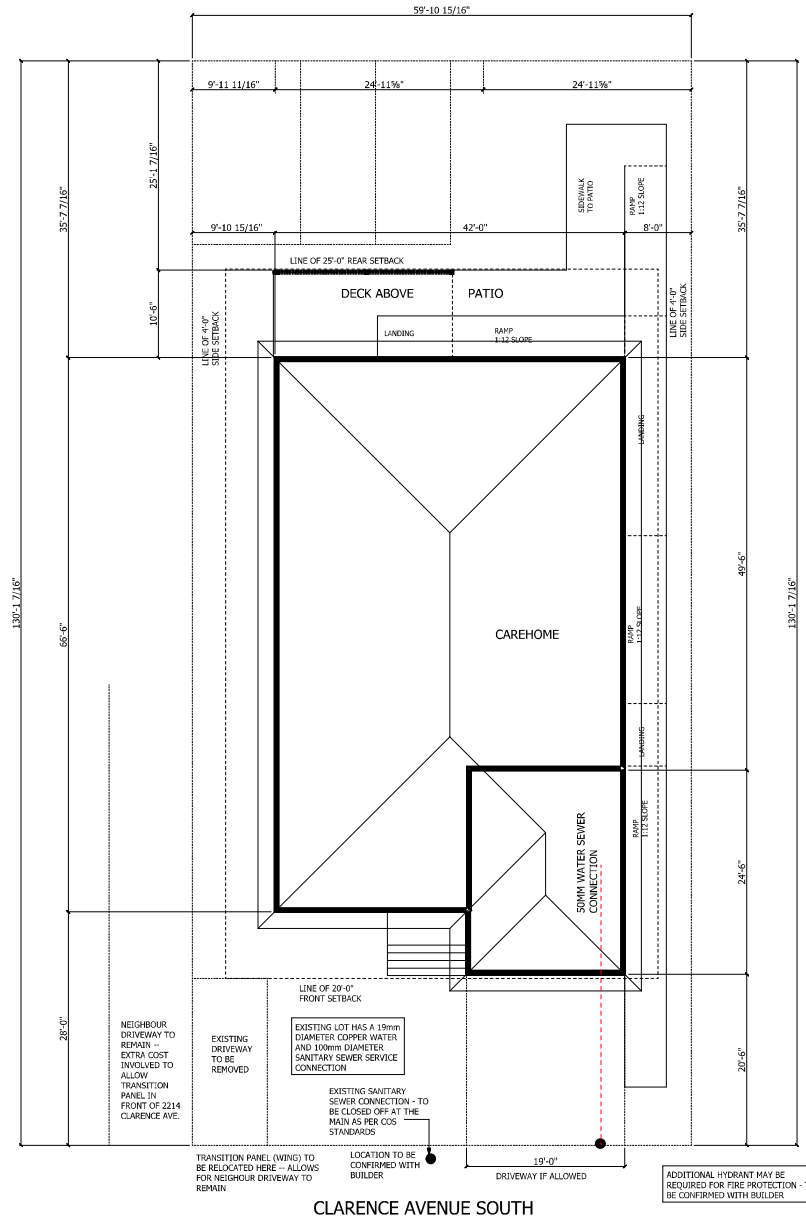
FINISH WALLS AROUND TUB & SHOWER WITH AQUABOARD.

HVAC CONTRACTOR TO LOCATE  
& INSTALL PRINCIPLE EXHAUST  
FAN IN ACCORDANCE TO NBC

CONTRACTOR TO VERIFY PAD  
LOADING WITH FLOOR SUPPLIER

**DISCLAIMER:**

The draftsman assumes no liability or responsibility for any errors or omissions and any incidental, indirect or consequential damages, whatsoever, arising from the use of these drawings or the information provided therein.



NOTE:  
- SURVEYOR TO CONFIRM SIZE AND SHAPE OF LOT PRIOR TO CONSTRUCTION  
- SURVEYOR TO CONFIRM SIZE AND LOCATION OF ALL EASEMENTS, IF ANY



2214 CLARENCE AVENUE SOUTH  
BLK 25  
LOT 30  
PLAN G191  
SURFACE PARCEL NUMBERS - 136064785, 120080461, 120080472  
ZONING - R2

**1 SITE PLAN**  
HOUSE FOOTPRINT: 2936 SQ.FT.  
LOT SIZE: 7796 SQ.FT.  
37.7% SITE COVERAGE



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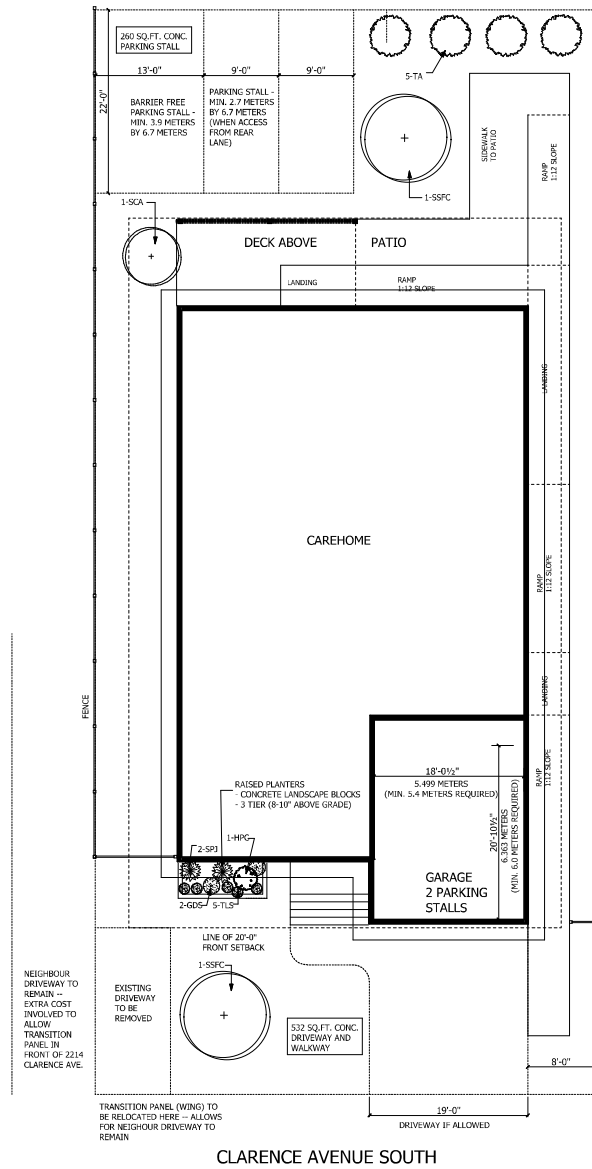
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#### PLANTING SCHEDULE

PLANT CODE	QTY	COMMON NAME	INSTALL (mm)	SPACING O.C.
TREES				
TA	5	TOWERING ASPEN	1.8m dia / 1500-2000 height	1.8m
SSFC	2	SPRING SNOW FLOWERING CRAB	40mm cal / 2400-3000 height	9-10mm
SEA	1	SWEDISH COLUMNAR ASPEN	20mm cal / 1500-2000 height	1.2-1.5m
SHRUBS				
HPC	1	HOLMSTROP PYRAMIDAL CEDAR	1.5mm height	1-1.5m
GOS	2	GOLD SPIREA	#2 pot / 300-450 height	50cm
TLS	5	THREE LOBE SPIREA	#3 pot / 450-600 height	100cm



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ZONING - R2

1 LANDSCAPE PLAN



DESIGNER:  
JACQUE POLLOCK  
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SCALE: 1" = 15'-0"  
July 08, 2022

2214 CLARENCE AVE. S.  
ADELAIDE/CHURCHILL, SASKATOON, SK.

LANDSCAPE PLAN

A3

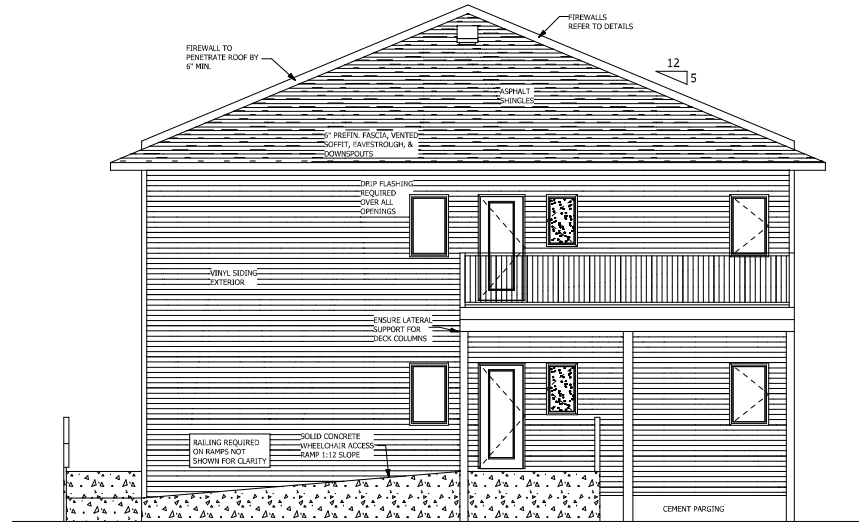


1 FRONT ELEVATION

- 4" TRIM AROUND ALL FRONT WINDOWS AND DOORS AS SHOWN  
 - 6" TRIM IN GABLE ENDS  
 - WINDOWS MOUNTED TO MATCH HEIGHT OF DOORS  
 - 45 SQ. FT. STONE ON FRONT ELEVATION

2 REAR ELEVATION

- WINDOWS MOUNTED TO MATCH HEIGHT OF DOORS



2 REAR ELEVATION

EXACT RAMP AND RAILING TO BE DETERMINED ON SITE

WINDOW AND DOOR GRILLE PATTERNS ARE FOR ILLUSTRATION PURPOSES ONLY - CORRECT PATTERNS TO BE DETERMINED BY WINDOW SUPPLIER.



3 CUBES  
HOME DESIGN



DESIGNER:  
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SCALE: 1/8" = 1'-0"  
July 08, 2022

2214 CLARENCE AVE. S.  
ADELAIDE/CHURCHILL, SASKATOON, SK.

ELEVATIONS

A4

