

R.1

February 27, 2025

Graham Figg
BelleMaison Development Corp
231 Feheregyhazi Blvd
Saskatoon, SK S7W 1G8

SENT VIA EMAIL

Re: Development Permit Denial: NHS-2025-00923
Proposal: New One Unit Dwelling
Site Address: 303 Evergreen Boulevard
Zoning District: RMTN – Townhouse Residential District

The Planning and Development Division has reviewed your submitted Building and Development Permit application. After review, the following deficiencies have been noted with the City of Saskatoon's Zoning Bylaw 9990:

1. Requirement: Section 8.8.2 states a one unit dwelling requires a minimum front yard building setback of 6 metres.

Proposed: A front yard setback of 0.997 metres is proposed.

Deficiency: This results in a front yard setback deficiency of 5.003 metres.

2. Requirement: Section 8.8.2 states the site coverage maximum for a one unit dwelling is 40%.

Proposed: A site coverage of 40.995% is proposed.

Deficiency: This results in 0.995% over the maximum permitted site coverage.

As consequence, the Planning and Development Division cannot approve your plans for a Development Permit.

Should you wish, you may appeal this decision to the Development Appeal Board. To proceed with a appeal request please fill out the online Development Appeal application form available through the following link: <https://capps.saskatoon.ca/development-appeals/> within 30 days of the date of this letter. Note there is a application fee of \$50 for this process. Attached to this email is general information about the Development Appeal process, as well as a extract from the Planning and Development Act 2007.

Alternatively, to continue with your application you may submit revised drawings that address the above points for further review within 30 days of the date of this letter to the online permit portal.

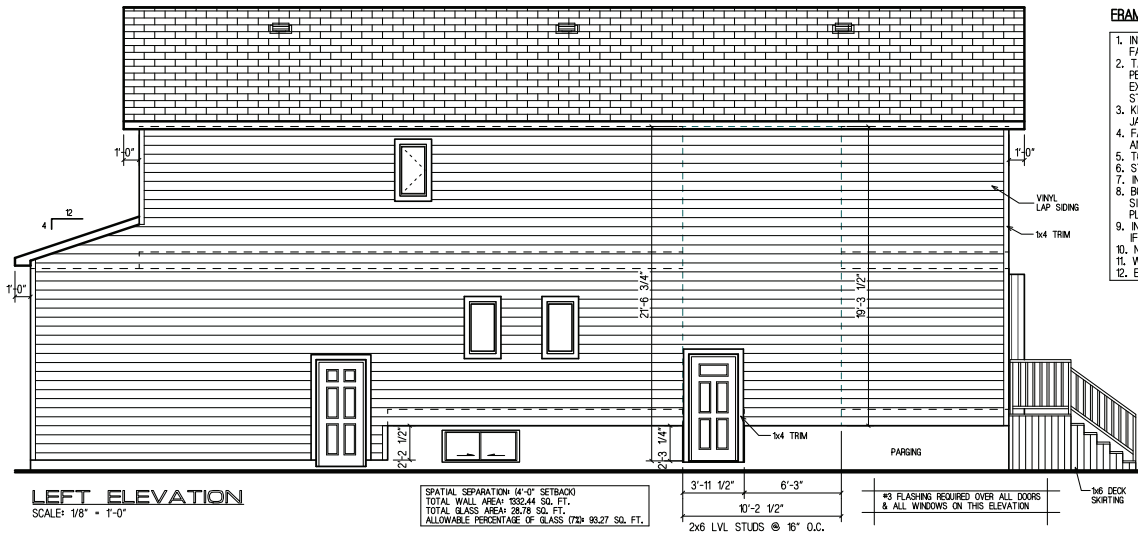
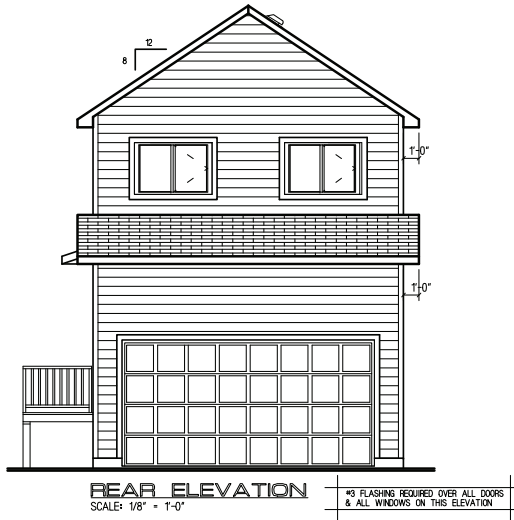
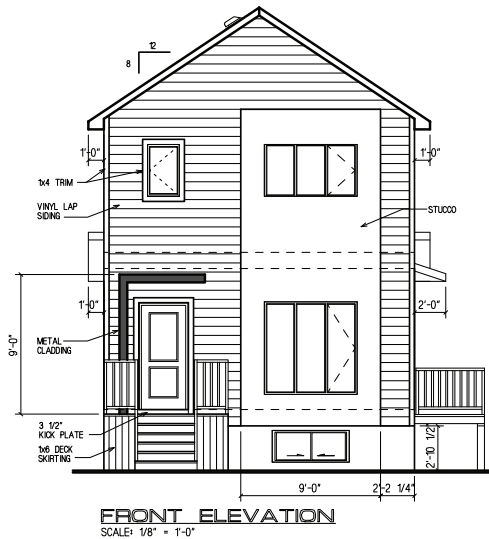
If you have any questions about this information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vanessa Champagne', with a long horizontal stroke extending to the right.

Vanessa Champagne
Planning and Development Division (306-975-2659)
vanessa.champagne@saskatoon.ca

cc: Brent McAdam, Planning and Development
Development Appeal Board Secretary, City Clerks



FRAMING NOTES FOR ENGINEER TALL WALL

1. INSTALL ALL LINTELS, JACK STUDS, CRIPPLES, PLATES, SHEETING AND FASTENERS AS PER CURRENT NBC.
2. TALL WALL STUDS AND BUILT-UP COLUMNS TO BE SIZE/SPACING AS PER PLAN. INSTALL SIMPSON L50 TOP AND BOTTOM OF ALL STUDS EXCEEDING 10FT IN HEIGHT (NOT REQUIRED AT CORNERS). TALL WALL STUDS AND KING STUDS TO BE FULL HEIGHT CONTINUOUS TO U/S OF ROOF.
3. KING STUDS TO BE # OF PLYS AS PER PLAN IN ADDITION TO REQUIRED JACK STUDS. INSTALL SIMPSON L50 TOP AND BOTTOM OF KING STUD COLUMNS.
4. FASTEN BUILT-UP COLUMNS w/ 2 NAILS @ 12" O.C. EACH PLY (4" FROM TOP AND BOTTOM OF WALL). INSTALL NAILS BOTH SIDES FOR JACK STUD.
5. TOP AND BOTTOM PLATES TO BE SPF MATERIAL.
6. STAGGERED BLOCKING AT MAXIMUM 48" O.C.
7. INSTALL ALL SIMPSON FRAMING CLIPS WITH MANUFACTURER APPROVED FASTENERS.
8. BOTTOM PLATES ON CONCRETE WALL TO BE PRESSURE TREATED OR PROVIDE SILL GASKET/6 mil POLY FOR PROTECTION FROM DAMPNESS). FASTEN BOTTOM PLATES WITH NAILS 4" O.C. TO CONCRETE LADDER.
9. INFILL FRAMING BETWEEN AND BELOW OPENINGS MAY BE 2x6 SPF @ 16" O.C. IF STUD SPAN IS LESS THAN 14'-0".
10. NAILS TO BE 3 1/4" 12D UNLD.
11. WOOD PROPERTIES: S-P-F NO. 2 OR BETTER.
12. ENGINEERED WOOD PROPERTIES: LSL 155E OR BETTER.

NOTE:
NO VENTED SOFFITS WITHIN 12m OF THE PROPERTY LINE. PROTECT SOFFITS AS PER NBC 9.10.6.5.10). ENSURE MIN. 25% OF ROOF VENT AT LOW END OF ROOF.
(USE LOW ROOF VENTS AS REQUIRED BY OWNER MOUNTED 50" UP FROM FASCIA)

EXTERIOR FINISH AS PER SPEC.

GRADE IS ONLY SUGGESTED AND MUST BE ADJUSTED TO SUIT INDIVIDUAL SITE CONDITIONS. ADJUST CONCRETE STEPS TO SUIT GRADE.

BELLE MAISON
DEVELOPMENT CORPORATION

ADDRESS:
303 EVERGREEN BLVD.

MODEL:
CUSTOM

ORDER #:
K24028

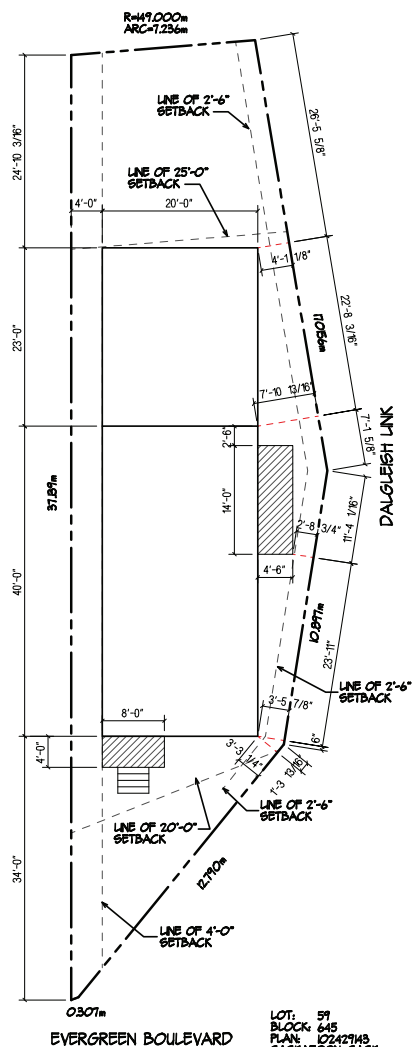
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DATE ORG. DRAWN: SEPTEMBER 16, 2024

SPECIFICATION UPDATE: 2024

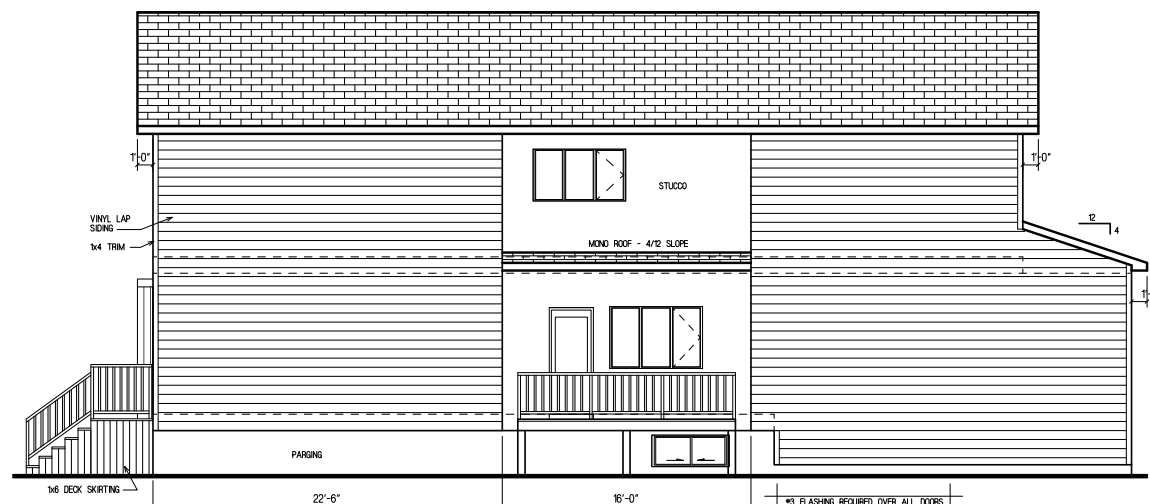
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SKETCH REVISIONS	24 SEPT 2024	LIFESPACE	
SKETCH REVISIONS	26 SEPT 2024	LIFESPACE	
WORKING DRAWINGS	11 NOV 2024	LIFESPACE	

A1



SITE PLAN
SCALE 1/16" = 1'-0"

LOT: 59
BLOCK: 645
PLAN: 102429143
SASKATOON, SASK.
CMC ADDRESS:
303 EVERGREEN BLVD.



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

*3 FLASHING REQUIRED OVER ALL DO
& ALL WINDOWS ON THIS ELEVATION

NOTE!
NO VENTED SOFFITS WITHIN 12m OF THE
PROPERTY LINE. PROTECT SOFFITS AS PER
NBC 9.10.15.5.(10). ENSURE MIN. 25% OF ROOF
VENT AT LOW END OF ROOF.
(USE LOW ROOF VENTS AS REQUIRED BY
OWNER MOUNTED 50" UP FROM FASCIA)

EXTERIOR FINISH AS PER SPEC.

GRADE IS ONLY SUGGESTED AND MUST BE
ADJUSTED TO SUIT INDIVIDUAL SITE CONDITIONS.
ADJUST CONCRETE STEPS TO SUIT GRADE.

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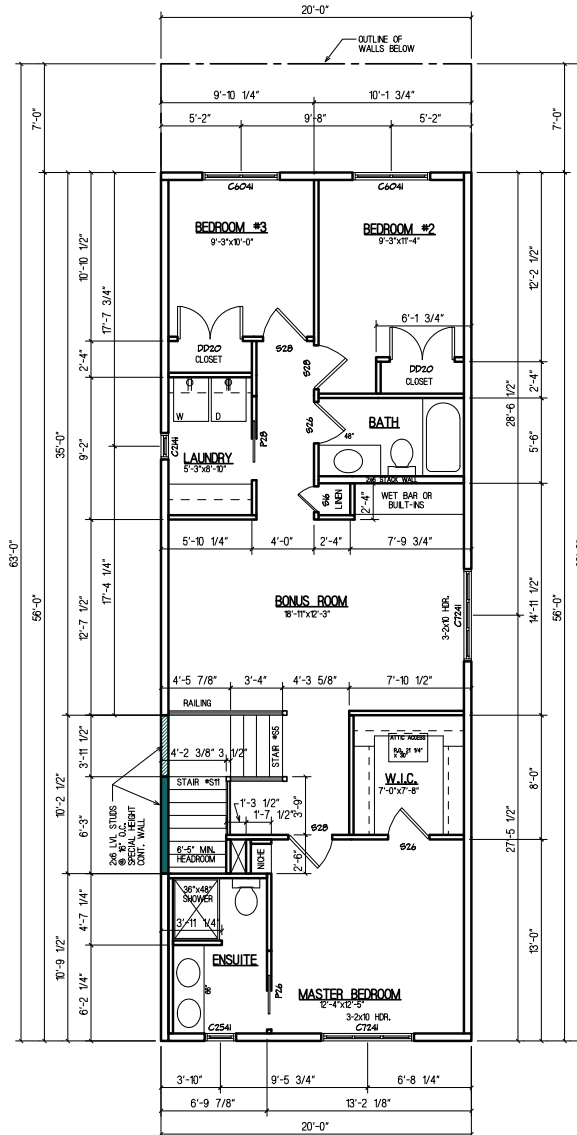
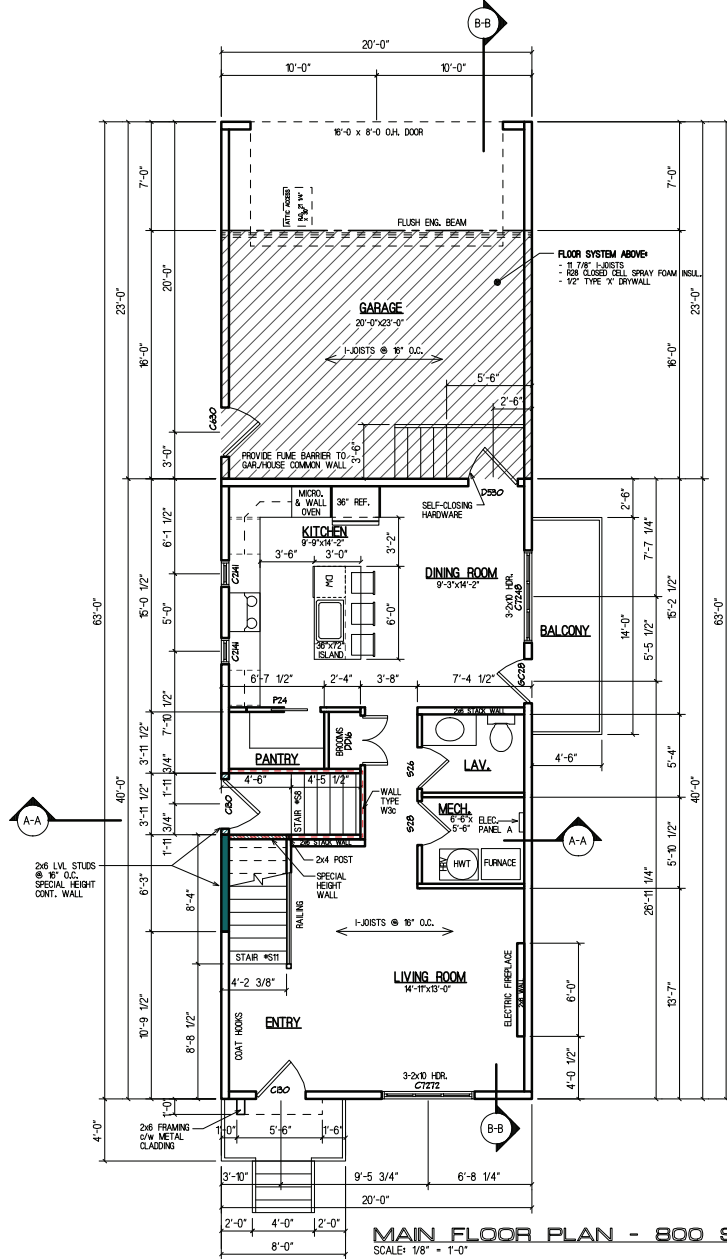
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**Association of Professional Engineers & Geoscientists
of Saskatchewan**

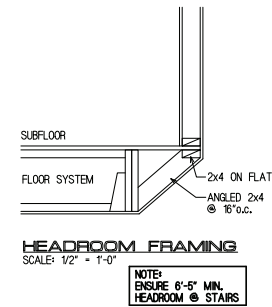
CERTIFICATE OF AUTHORIZATION
Active Engineers
Number 21392

Permission to Consult held by:

Discipline	Sk. Reg. No	Signature
CIVIL	16860	



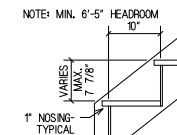
UPPER FLOOR PLAN - 1067 SQ. FT.
STAIRWELL OPENING - 53 SQ. FT.
SCALE: 1/8" = 1'-0"



STAIR #S11
STAIR SPECIFICATIONS
TOTAL RISE: 6'-11 5/8"
TOTAL RUN: 9'-8 1/4"
UNIT RISE: 0'-7 5/8"
UNIT RUN: 0'-10"
STAIR WIDTH: 3'-7 1/4"

STAIR #S5
STAIR SPECIFICATIONS
TOTAL RISE: 3'-2 1/8"
TOTAL RUN: 9'-8 1/4"
UNIT RISE: 0'-7 5/8"
UNIT RUN: 0'-10"
STAIR WIDTH: 3'-10 1/4"

STAIR #S8
STAIR SPECIFICATIONS
TOTAL RISE: 6'-8 1/4"
TOTAL RUN: 9'-8 1/4"
UNIT RISE: 0'-7 5/8"
UNIT RUN: 0'-10"
STAIR WIDTH: 3'-10 1/4"



STAIR DETAIL
SCALE: 1/2" = 1'-0"

NOTE:

1. CONTRACTOR TO VERIFY ALL DOOR & WINDOW ROUGH OPENING DIMENSIONS WITH SUPPLIERS.
2. ALL SMOKE DETECTORS TO BE HARD WIRED & INTERCONNECTED.
3. THE EXACT HEAT INSTALLATION, ELECTRICAL OUTLETS, & ELECTRICAL PANEL LOCATION TO BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR. (CONFORM WITH OWNER)
4. 2-2x10 HEADERS OVER ALL OPENINGS UNLESS OTHERWISE NOTED.
5. 3-2x12 HEADERS OR ENGINEERED TRUSS AT 9'-0" & OVER O.H. DOOR LOCATIONS.
6. INTERIOR PARTITIONS TO BE 2x4 STUDS @ 16" O.C. WITH 1/2" DRYWALL EACH SIDE.
7. ENGINEERED FLOOR & ROOF SYSTEMS INCLUDING SUPPORTING BEAMS & GIRDERS TO BE DESIGNED BY SUPPLIER & WILL BE SUPPLIED TO BUILDING STANDARDS PRIOR TO FRAMING INSPECTION.

LEGEND AND NOTES

ELECTRICAL SYMBOLS

- - CEILING OR WALL LIGHT
- ⊕ - SWITCH
- - FAN
- ⊕ - DUPLEX RECEPTACLE
- ⊕ - SWITCHED DUPLEX RECEPTACLE
- ⊕ - 220 VOLT RECEPTACLE
- ⊕ - SMOKE ALARM
- ⊕ - CARBON MONOXIDE
- ⊕ - PULL CHAIN LIGHT
- ⊕ - RECESSED OR POT LIGHT

NOTE:

- ALL BEAMS/HEADERS AND POSTS ARE DESIGNED WITH A 50 LB SNOW LOAD. AREAS W/ HIGHER SNOW LOADS WILL REQUIRE RE-DESIGN.
- H-CLIPS
 - TYPICAL BRG. HEADER TO BE 2-2x10 #2 OR BTR. SPRUCE UNLESS NOTED OTHERWISE
 - 7/16" OSB ROOF SHTG.
 - 3/8" OSB WALL SHTG.
 - 3/4" T&G OSB SUBFLOOR

- RAIN LOAD _____ lbs/SQ.FT.
- SNOW LOAD _____ lbs/SQ.FT.

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DEVELOPMENT CORPORATION

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A3



PROFESSIONAL ENGINEER
Z.A
SHEIKH
MEMBER 16860
25 / 01 / 30
YR MN DAY
SASKATCHEWAN

Piles, Grade Beam and
laterally unsupported
foundation wall at stairs
Wood tall wall only



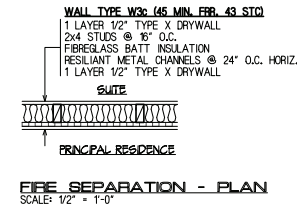
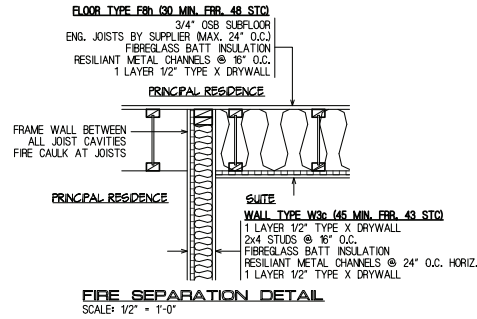
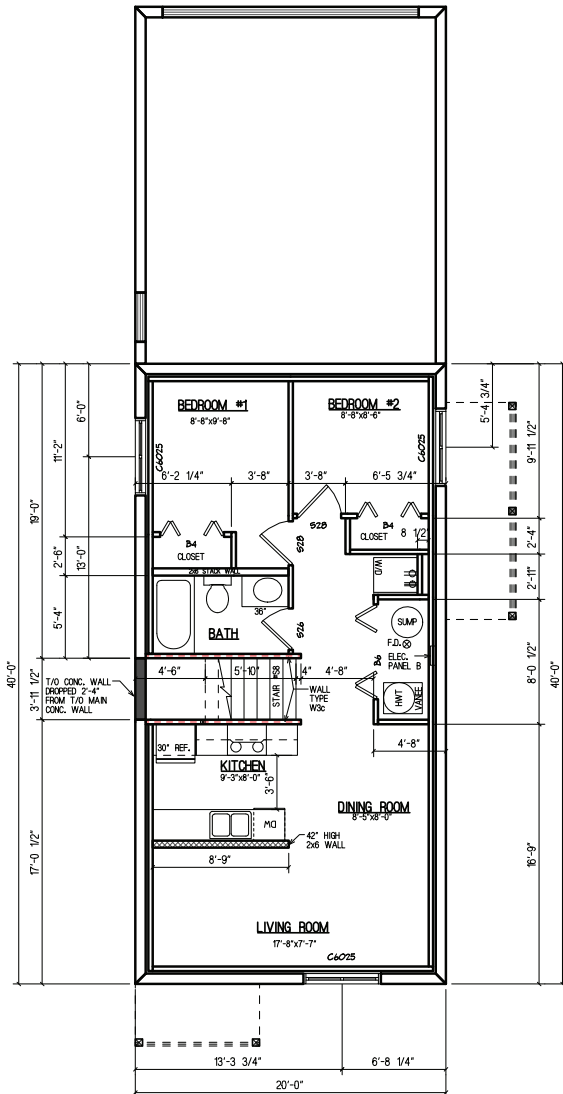
NOTE: WINDOW REINFORCING DESIGN IS BASED ON THE ASSUMPTION THAT BACKFILL WILL BE GRANULAR & FREE DRAINING TO WEEPING TILE.

THE CAST-IN-PLACE CONC. PILE DESIGN IS BASED ON THE ASSUMPTION THAT THE SOIL IS COHESIVE (CLAY OR TILL) AND HAS A MINIMUM SKIN FRICTION CAPACITY OF 20KPa. IF THE CONTRACTOR OBSERVES A SOIL THAT IS COHESIONLESS (SAND OR SILT), CONCRETE PILES MAY NOT BE APPROPRIATE. ALSO, IF THE PILES ARE PLACED IN FILL MATERIAL MORE THAN 8'-0" IN DEPTH, THE PILE SHOULD BE LENGTHENED BY THE FILL DEPTH GREATER THAN 8'-0".

1. ALL FOOTINGS TO BE CAST UPON UNDISTURBED SOIL ONLY. ANY OVER EXCAVATION SHALL BE FILLED WITH CONCRETE.
2. ALL CONC. FOR FOOTINGS, WALLS, GRADE BEAMS SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 25MPa, USING SULPHATE RESISTANT CEMENT TYPE HS.
3. ALL CONC. FOR THE BSMT. FLOOR SLAB & GARAGE SLAB SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH 20 MPa FOR BSMT. SLAB & 30MPa FOR GARAGE SLAB, USING SULPHATE RESISTANT CEMENT TYPE HS.
4. ALL DEPTHS INDICATED IN THE DRAWINGS SHALL BE MAINTAINED AS REQUIRED FOR PILES AFFECTED BY EXCAVATIONS, OR TRENCHING FOR SERVICES.
5. CONCRETE PROPERTIES FOR PILES -
20 MPa. TYPE HS CEMENT.
6. FOUNDATION REINFORCEMENT:
HORIZONTAL - MINIMUM 2-10M REBAR T/M/B
VERTICAL - 10M REBAR @ 12"oc., 2" FROM INSIDE FACE
7. ENGINEERED FLOOR & ROOF SYSTEMS INCLUDING SUPPORTING BEAMS & SLABS TO BE DESIGNED BY SUPPLIER & WILL BE SUPPLIED TO BLDG. STDS. PRIOR TO FRAMING INSPECTION.

- CONSTRUCTION SHOULD NOT START UNTIL AFTER THE PLAN EXAMINATION REVIEW HAS BEEN COMPLETED AND BUILDING PERMITS ARE ISSUED.
- FLOOR SYSTEM LAYOUT DESIGNED BY OTHERS. BEAM AND BEAM POCKET SIZES BY OTHERS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM BEAM POCKET SIZES WITH OWNER.
- ALL BOTTOM PLATES ON THE INTERIOR WALLS (BEARING & NONBEARING) THAT SIT ON A CONCRETE FLOOR ARE P.W.F. MATERIAL.
- ALL FOUNDATIONS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE LATEST MUNICIPAL, CITY, PRELIMINAL AND NATIONAL ENGINEERS REPORT TO CONFIRM THIS DESIGN. IF SUCH REPORT IS REQUIRED, IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO PROVIDE THE REPORT.
- FOUNDATION AND FOOTING DESIGN IS TO BE DESIGNED TO SUIT LOCAL SOIL CONDITIONS AND LOAD REQUIREMENTS.
- FOUNDATION IS TO BE DESIGNED TO ENSURE FOOTINGS AND/OR PILES EXCEED BELOW PROPOSED LEVEL.
- DIMENSIONS TO BE CHECKED BY INSTALLING CONTRACTOR AND ANY DISCREPANCY TO BE REPORTED TO OWNER.
- CHECK CROSS SECTION FOR BASEMENT WALL HEIGHTS.
- THE EXACT FURNACE AND H.W.T. LOCATION IS TO BE DETERMINED ON SITE BY THE INSTALLING CONTRACTOR.

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NOTE:
ALL DIMENSIONS MEASURED TO ROUGH
OPENING SIZES AND TO BE CONFIRMED
BEFORE FRAMING. OPENING SCHEDULE
TO BE USED AS A GUIDE ONLY.

OPENING SCHEDULE							MAIN FLOOR PLAN
NAME	TYPE	QTY.	SWING	HAND	WIDTH	HEIGHT	DESCRIPTION
16x8	EXTERIOR DOOR	1	-	-	16'-3"	8'-1 1/2"	16x8 OH DOOR w/ 10" BUCK
C160	EXTERIOR DOOR	2	as per plan	as per plan	3'-2 1/4"	6'-10 5/8"	3'-0" EXT CLAD DOOR
C630	EXTERIOR DOOR	1	as per plan	as per plan	3'-2 1/4"	6'-10 5/8"	3'-0" EXT CLAD SERVICE DOOR w/ 9" BUCK
D530	EXTERIOR DOOR	1	as per plan	as per plan	3'-2 1/4"	6'-10 5/8"	3'-0" EXT CLAD DOOR w/ CLOSURE
C628	EXTERIOR DOOR	1	as per plan	as per plan	2'-10 1/8"	6'-9 3/4"	1 PANEL CLAD GARDEN DOOR
D016	EXTERIOR DOOR	1	as per plan	as per plan	3'-2 1/4"	6'-10 1/4"	2'-1'-6" DBL. INTERIOR SWING DOORS
P24	INTERIOR DOOR	1	as per plan	as per plan	4'-9"	7'-0 1/2"	2'-4'-6" POCKET DOOR
S26	INTERIOR DOOR	1	as per plan	as per plan	2'-8"	6'-10 1/4"	2'-6" INTERIOR SWING DOOR
S28	INTERIOR DOOR	1	as per plan	as per plan	2'-10"	6'-10 1/4"	2'-8" INTERIOR SWING DOOR
C2141	WINDOW	2	-	-	1'-8 1/2"	3'-4 1/8"	PLYGEM - RO: 20 1/2 x 40 1/8
C7248	WINDOW	1	-	-	5'-11 5/8"	4'-0"	PLYGEM - RO: 71 5/8 x 48
C7272	WINDOW	1	-	-	5'-11 5/8"	5'-11 5/8"	PLYGEM - RO: 71 5/8 x 71 5/8

OPENING SCHEDULE							UPPER FLOOR PLAN
NAME	TYPE	QTY.	SWING	HAND	WIDTH	HEIGHT	DESCRIPTION
D020	INTERIOR DOOR	2	as per plan	as per plan	4'-2 1/4"	6'-10 1/4"	2'-2'-0" DOUBLE INTERIOR SWING DOORS
P26	INTERIOR DOOR	1	as per plan	as per plan	5'-1"	7'-0 1/2"	2'-6"x6'-8" POCKET DOOR
P28	INTERIOR DOOR	1	as per plan	as per plan	5'-5"	7'-0 1/2"	2'-8"x6'-8" POCKET DOOR
S16	INTERIOR DOOR	1	as per plan	as per plan	1'-8"	6'-10 1/4"	1'-6" INTERIOR SWING DOOR
S26	INTERIOR DOOR	2	as per plan	as per plan	2'-8"	6'-10 1/4"	2'-6" INTERIOR SWING DOOR
S28	INTERIOR DOOR	3	as per plan	as per plan	2'-10"	6'-10 1/4"	2'-8" INTERIOR SWING DOOR
C2141	WINDOW	1	-	-	1'-8 1/2"	3'-4 1/8"	PLYGEM - RO: 20 1/2 x 40 1/8
C2541	WINDOW	1	-	-	2'-0 3/8"	3'-4 1/8"	PLYGEM - RO: 24 3/8 x 40 1/8
B6041	WINDOW	2	-	-	4'-11 7/8"	3'-4 1/8"	PLYGEM - RO: 59 7/8 x 40 1/8
C7241	WINDOW	2	-	-	5'-11 5/8"	3'-4 1/8"	PLYGEM - RO: 71 5/8 x 40 1/8"

OPENING SCHEDULE							BASEMENT FINISH PLAN
NAME	TYPE	QTY.	SWING	HAND	WIDTH	HEIGHT	DESCRIPTION
B4	INTERIOR DOOR	2	as per plan	as per plan	4'-1 1/4"	6'-9 1/2"	4'-0" BIFOLD
B6	INTERIOR DOOR	1	as per plan	as per plan	6'-1 1/4"	6'-9 1/2"	6'-0" BIFOLD
S26	INTERIOR DOOR	1	as per plan	as per plan	2'-8"	6'-10 1/4"	2'-6" INTERIOR SWING DOOR
S28	INTERIOR DOOR	2	as per plan	as per plan	2'-10"	6'-10 1/4"	2'-8" INTERIOR SWING DOOR
C6025	WINDOW	3	-	-	4'-11 7/8"	2'-0 1/2"	PLYGEM - RO: 59 7/8 x 24 1/2

BELLE MAISON DEVELOPMENT CORPORATION

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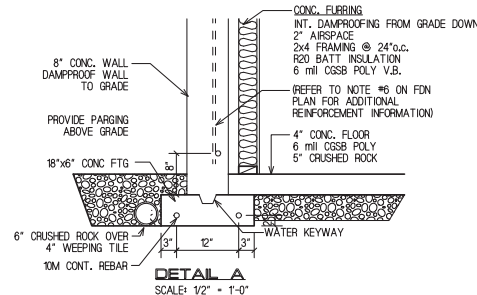
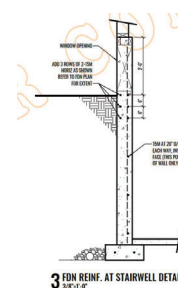
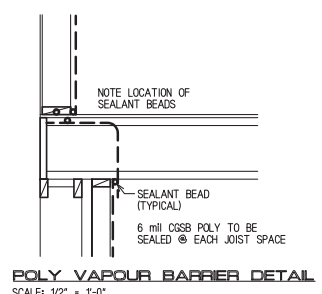
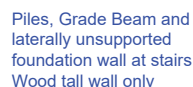
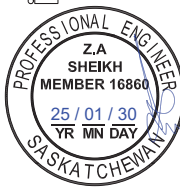
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WORKING DRAWINGS	11 NOV 2024	LIFESPACE	

A5



NOTE

- ALL REQUIREMENTS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE LATEST MUNICIPAL, CITY, PROVINCIAL, AND NATIONAL BUILDING CODES AND/OR AUTHORITY HAVING JURISDICTION.
- THIS FOUNDATION PLAN HAS BEEN DESIGNED USING STANDARD BUILDING PRACTICES, AND CONFORMS TO THE INTENT OF THE CODE. IT IS POSSIBLE THAT LOCAL AUTHORITIES MAY REQUIRE AN ENGINEER'S REPORT TO CONFIRM THIS DESIGN. IF SUCH REPORT IS REQUIRED, IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO PROVIDE THE REPORT.
- FOUNDATION AND FOOTING DESIGN IS TO BE DESIGNED TO SUIT LOCAL SOIL CONDITIONS AND LOAD REQUIREMENTS.
- FOUNDATION IS TO BE DESIGNED TO ENSURE FOOTINGS AND/OR PILES EXTEND BELOW FROST LEVEL.
- DIMENSIONS TO BE CHECKED BY INSTALLING CONCRETE. ANY AND ALL DISCREPANCY TO BE VERIFIED BY OWNER.

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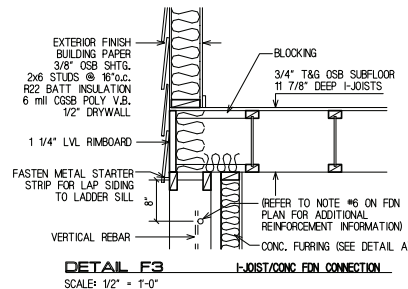
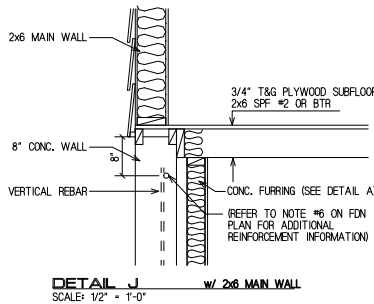
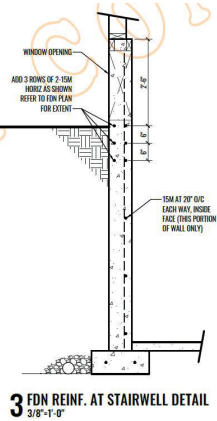
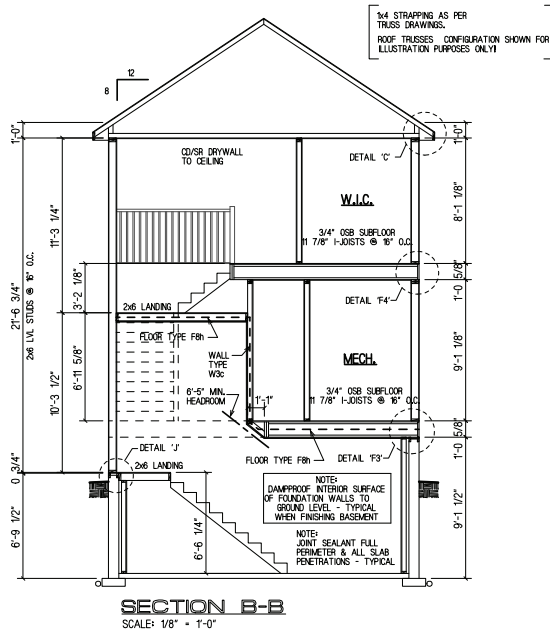
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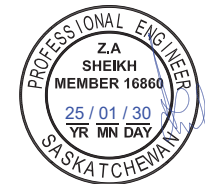
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Piles, Grade Beam and laterally unsupported foundation wall at stairs
Wood tall wall only



NOTE:

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ORDER #:
K24028

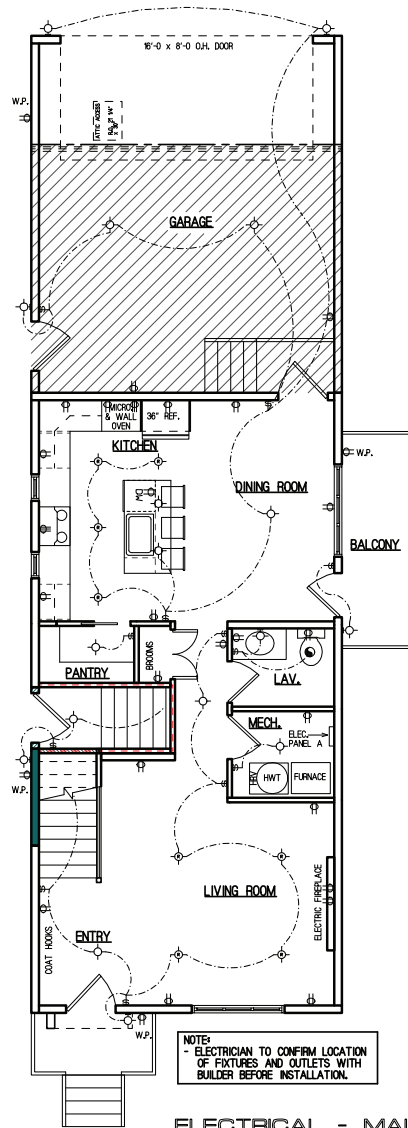
DRAWN BY: LIFESPACE DESIGN (2020) INC.

DATE ORIG. DRAWN: SEPTEMBER 16, 2024

SPECIFICATION UPDATE: 2024

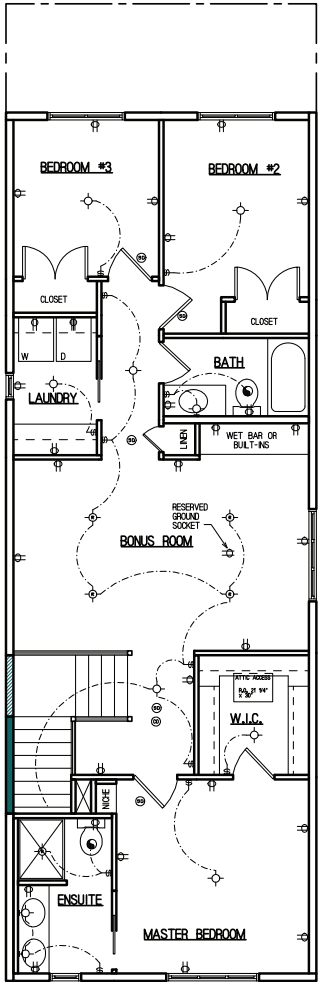
REVISIONS	DATE (MM/YY)	DRAWN	CHECKED
SKETCH REVISIONS	24 SEPT 2024	LIFESPACE	
SKETCH REVISIONS	26 SEPT 2024	LIFESPACE	
WORKING DRAWINGS	11 NOV 2024	LIFESPACE	

A7



ELECTRICAL - MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



ELECTRICAL - UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"

LEGEND AND NOTES

ELECTRICAL SYMBOLS

- CEILING OR WALL LIGHT
- SWITCH
- FAN
- DUPLEX RECEPTACLE
- SWITCHED DUPLEX RECEPTACLE
- 220 VOLT RECEPTACLE
- SMOKE ALARM
- CARBON MONOXIDE
- PULL CHAIN LIGHT
- RECESSED OR POT LIGHT

NOTE!

ALL BEAMS/HEADERS AND POSTS ARE DESIGNED WITH A 50 LB SNOW LOAD. AREAS W/ HIGHER SNOW LOADS WILL REQUIRE RE-DESIGN.

- H-CLIPS
- TYPICAL BRG. HEADER TO BE 2-2x10 #2 OR BTR. SPRUCE UNLESS NOTED OTHERWISE
- 7/16" OSB ROOF SHTG.
- 3/8" OSB WALL SHTG.
- 3/4" T&G OSB SUBFLOOR

- RAIN LOAD _____lbs/SQ.FT.
- SNOW LOAD _____lbs/SQ.FT.

BELLE MAISON
DEVELOPMENT CORPORATION

ADDRESS
303 EVERGREEN BLVD.

MODEL
CUSTOM

ORDER #
K24028

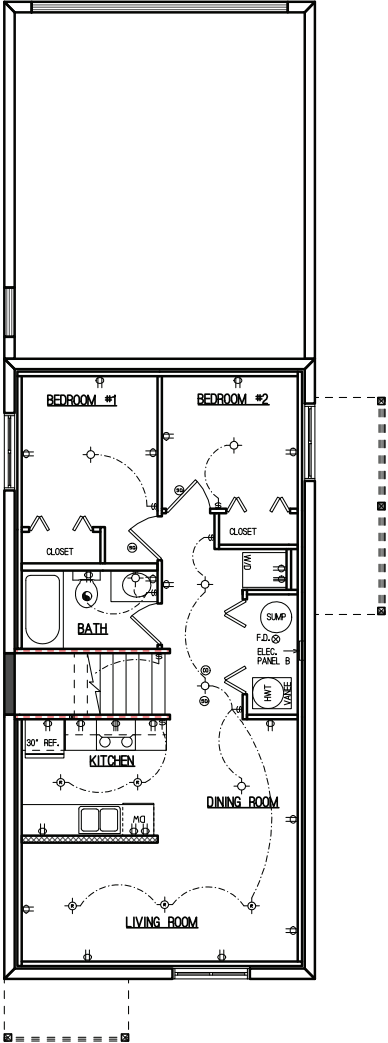
A8

DRAWN BY: LIFESPACE DESIGN GROUP INC.

DATE ORG. DRAWN: SEPTEMBER 16, 2024

SPECIFICATION UPDATE: 2024

REVISIONS	DATE (MM/YY)	DRAWN	CHECKED
SKETCH REVISIONS	24 SEPT 2024	LIFESPACE	
SKETCH REVISIONS	26 SEPT 2024	LIFESPACE	
WORKING DRAWINGS	17 NOV 2024	LIFESPACE	



BELLE MAISON DEVELOPMENT CORPORATION			
ADDRESS: 303 EVERGREEN BLVD.			
MODEL: CUSTOM			A9
ORDER #: K24028			
DRAWN BY: LIFESPACE DESIGN GROUP INC.			
DATE ORG. DRAWN: SEPTEMBER 16, 2024			
SPECIFICATION UPDATE: 2024			
REVISIONS	DATE (MM/YY)	DRAWN	CHECKED
SKETCH REVISIONS	24 SEPT 2024	LIFESPACE	
SKETCH REVISIONS	26 SEPT 2024	LIFESPACE	
WORKING DRAWINGS	17 NOV 2024	LIFESPACE	