

SITE PLAN
SCALE 1"=20'-0"

SITE INFORMATION:

ZONE C-2

P.I.D. = 00373944
LOT 2A AREA = 32,160.00 sqft.

EXISTING LOBSTER HOLDING (LOT 2A)
BUILDING FOOTPRINT = 5,498.00 sqft.
GROSS FLOOR AREA = 10,966.00 sqft.

NEW ADDITION TO LOBSTER HOLDING (LOT 2A)
BUILDING FOOTPRINT = 5,880.00 sqft.
GROSS FLOOR AREA = 15,680.00 sqft.

PHASE 2 BUILDING CONNECTOR (LOT 2A)
BUILDING FOOTPRINT = 957.34 sqft.
GROSS FLOOR AREA = 957.34 sqft.

EXISTING STRUCTURE CIVIC 1319 (LOT 2A)
BUILDING FOOTPRINT = 1,130.00 sqft.
GROSS FLOOR AREA = 2,260.00 sqft.

LOT 2A TOTAL BUILDING FOOTPRINT = 13,465.00 sqft.
BUILDING FOOTPRINT ALLOWED = 7,500.00 sqft.

LOT 2A TOTAL GROSS FLOOR AREA = 29,863.34 sqft.
GROSS FLOOR AREA ALLOWED = 15,000.00 sqft.

LOT COVERAGE ALLOWED = 50%
LOT COVERAGE = 41.86%

TOTAL BUILDING FOOTPRINT (BOTH LOTS) = 21,857.00 sqft.
TOTAL GROSS FLOOR AREA (BOTH LOTS) = 41,578.34 sqft.

TOTAL LOT AREA = 65,544.00 sqft.
LOT COVERAGE ALLOWED = 50%
LOT COVERAGE = 33.34%

P.I.D. = 00400069
LOT 1B AREA = 33,384.00 sqft.

EXISTING LOBSTER HOLDING (LOT 1B)
BUILDING FOOTPRINT = 7,200.00 sqft.
GROSS FLOOR AREA = 9,600.00 sqft.

PHASE 2 BUILDING CONNECTOR (LOT 1B)
BUILDING FOOTPRINT = 269.50 sqft.
GROSS FLOOR AREA = 269.50 sqft.

EXISTING STRUCTURE CIVIC 1323 (LOT 1B)
BUILDING FOOTPRINT = 923.00 sqft.
GROSS FLOOR AREA = 1,846.00 sqft.

LOT 1B TOTAL BUILDING FOOTPRINT = 8,392.50 sqft.
BUILDING FOOTPRINT ALLOWED = 7,500.00 sqft.

LOT 1B TOTAL GROSS FLOOR AREA = 11,715.50 sqft.
GROSS FLOOR AREA ALLOWED = 15,000.00 sqft.

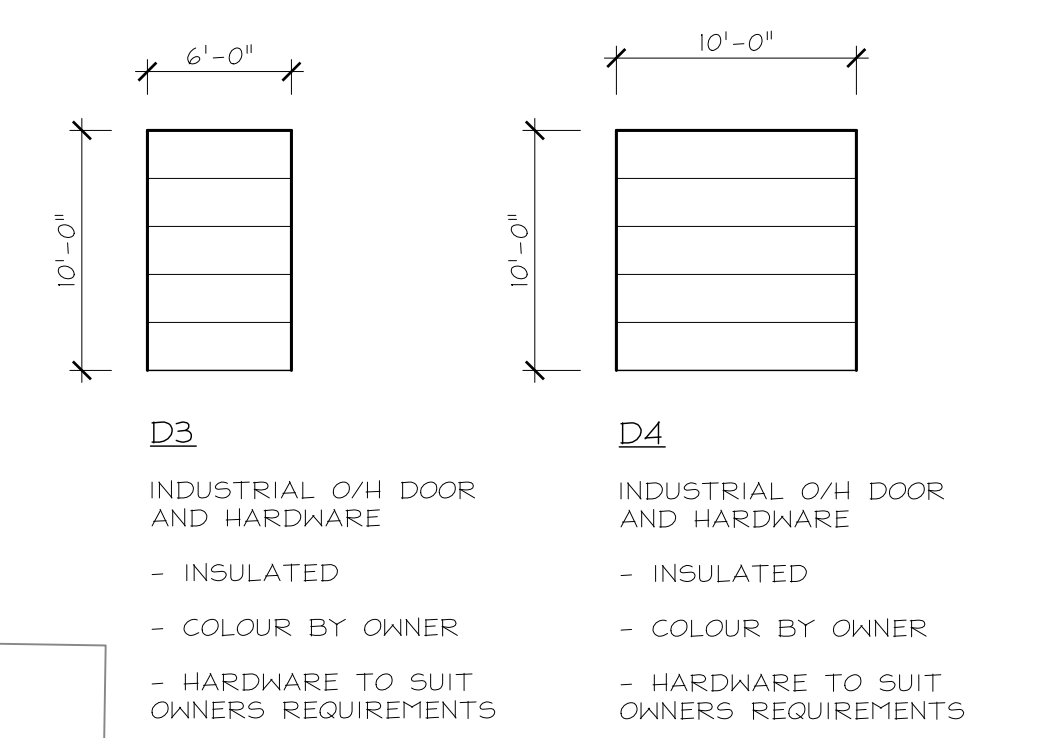
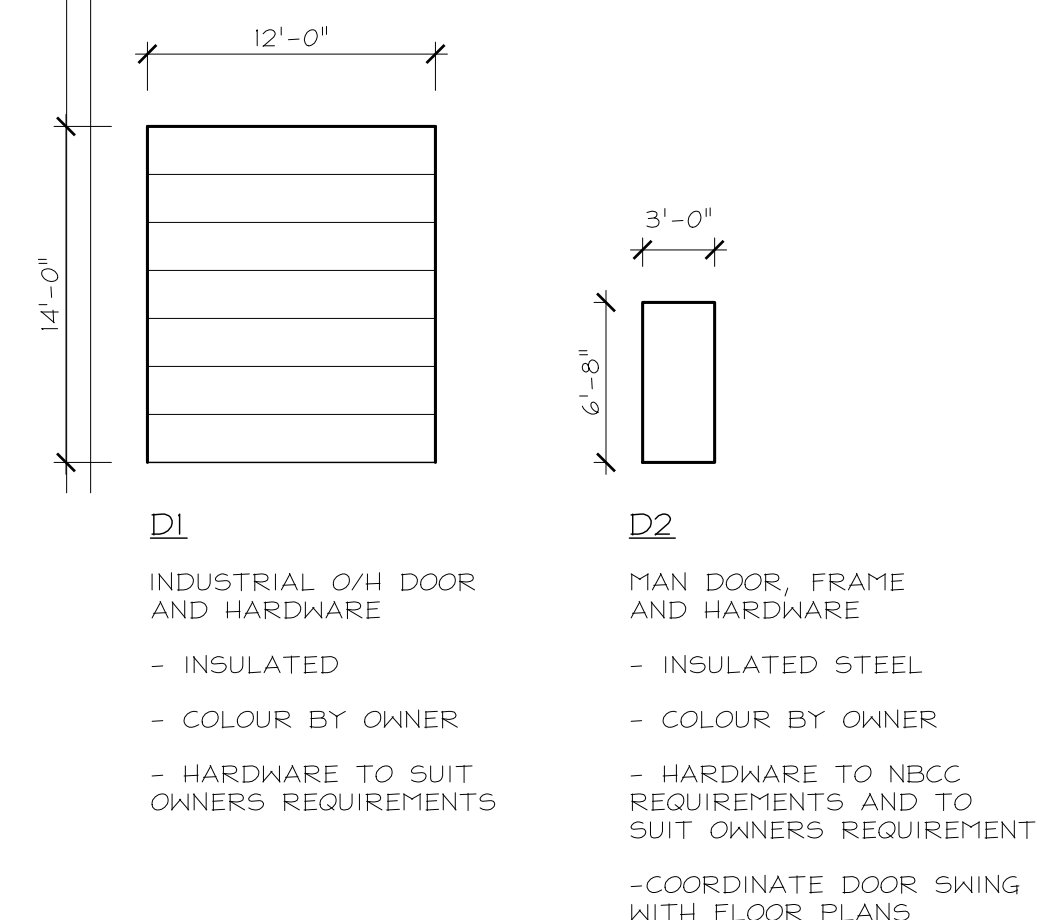
LOT COVERAGE ALLOWED = 50%
LOT COVERAGE = 25.14%

DO LOBSTER ADDITION
MAIN ROAD,
EASTERN PASSAGE

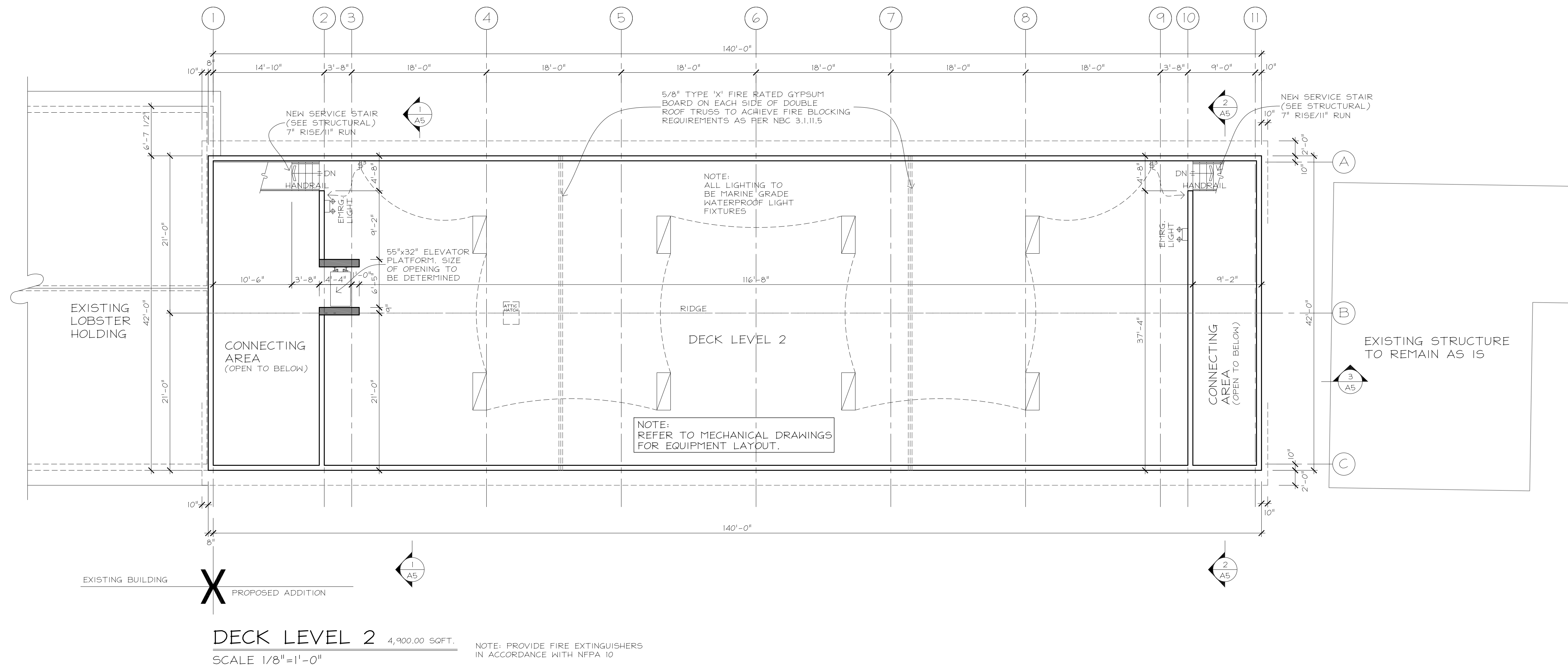
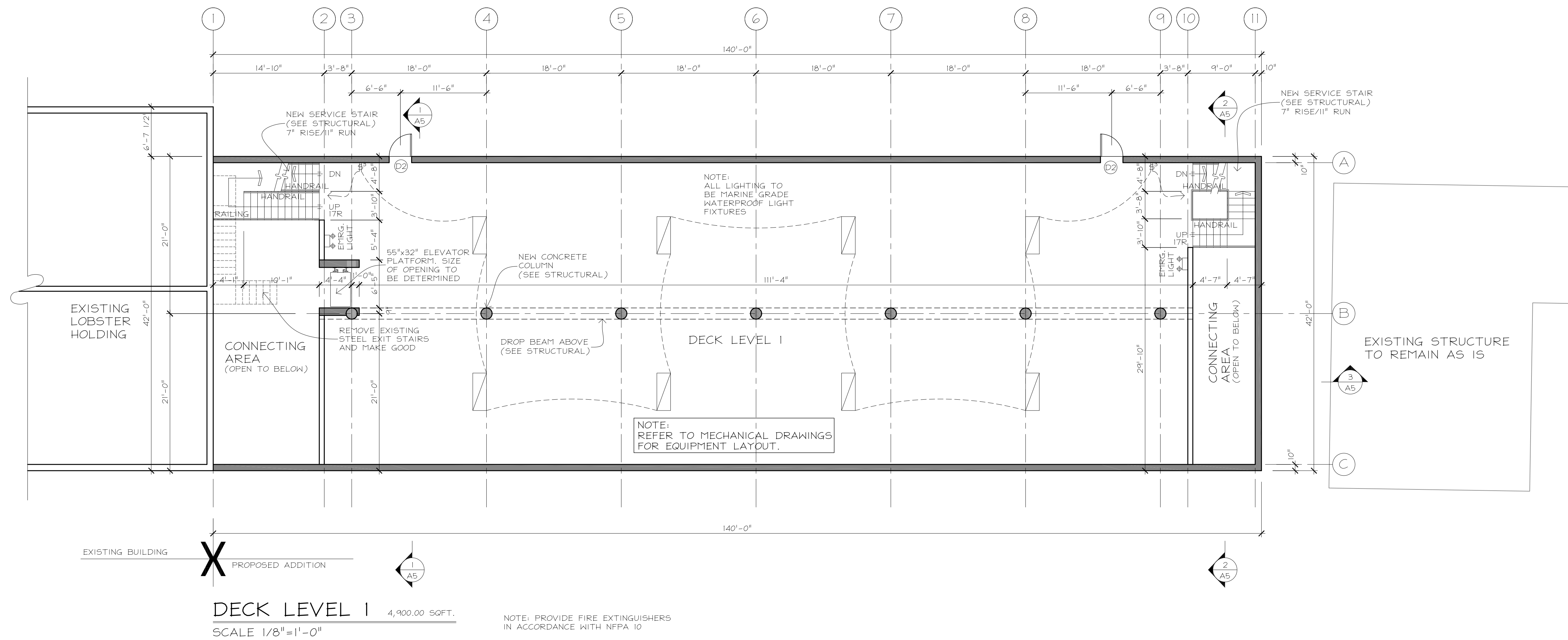
SITE PLAN AND NOTES

DATE
DECEMBER 23rd 2019
SCALE
AS NOTED
DRAWN BY
NC DESIGNS

A1



DO LOBSTER ADDITION MAIN ROAD, EASTERN PASSAGE	
FOUNDATION PLAN AND MAIN FLOOR LAYOUT	
DATE DECEMBER 23rd 2019 SCALE	AS NOTED
DRAWN BY NC DESIGNS	
A2	

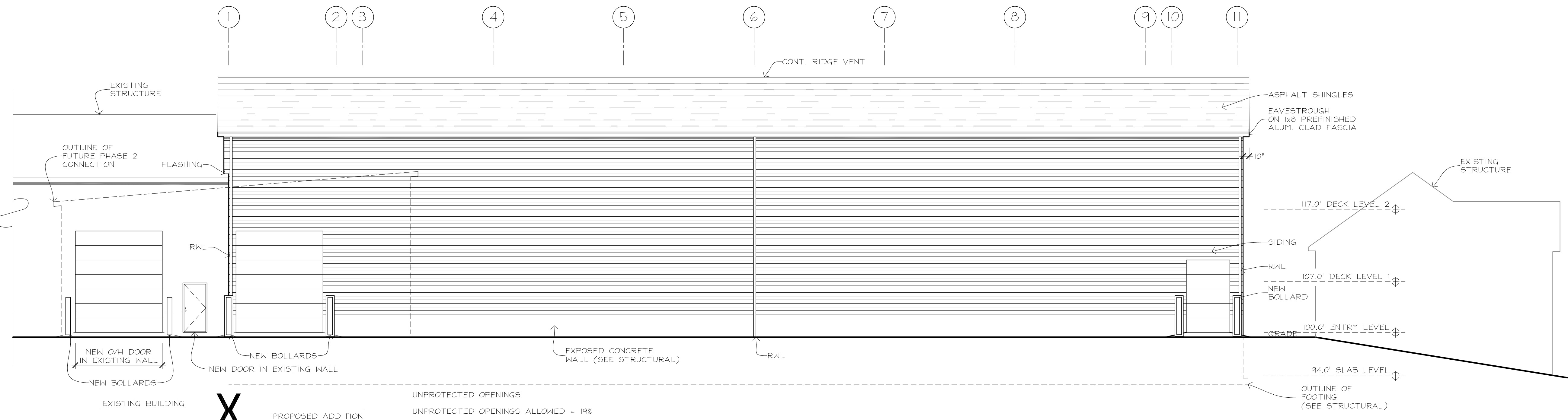


DO LOBSTER ADDITION
MAIN ROAD,
EASTERN PASSAGE

STORAGE LEVEL
AND UPPER LEVEL
LAYOUTS

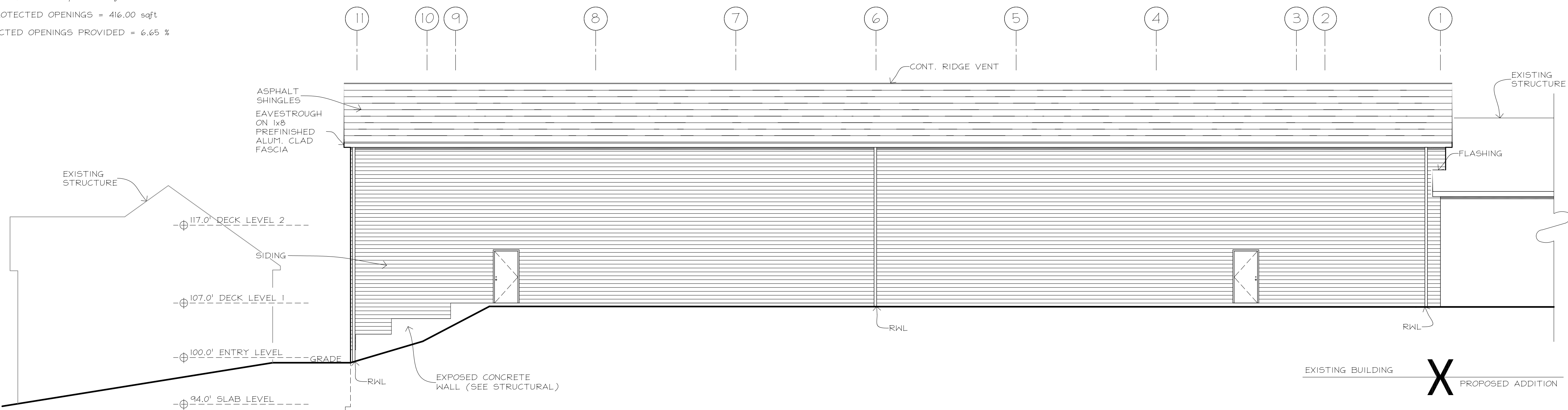
DATE
DECEMBER 23rd 2019
SCALE
AS NOTED
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A3



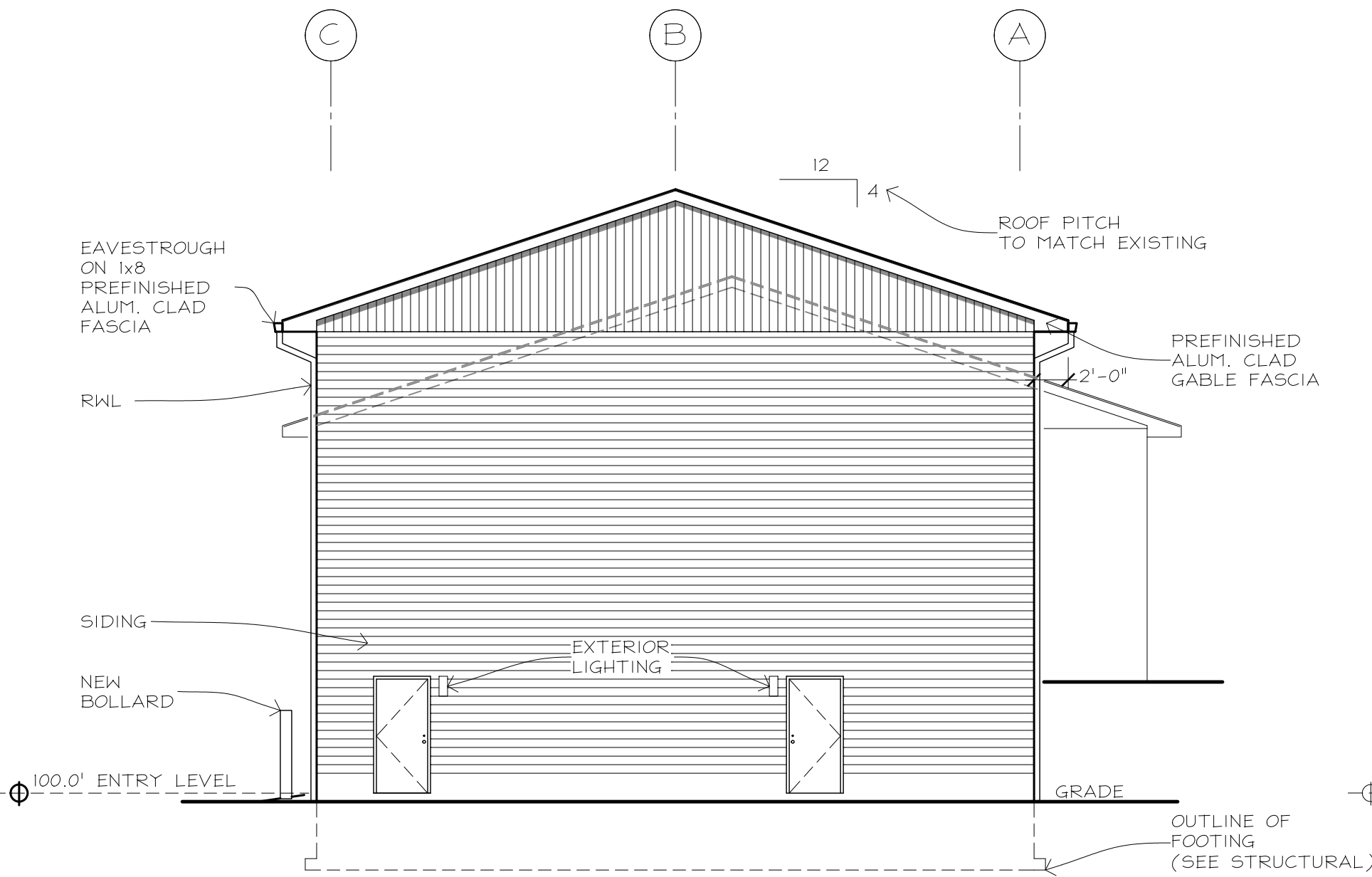
EAST ELEVATION
SCALE 1/8"=1'-0"

UNPROTECTED OPENINGS
UNPROTECTED OPENINGS ALLOWED = 19%
AREA OF BUILDING FACE = 6,243.44 sqft
AREA OF UNPROTECTED OPENINGS = 416.00 sqft
% OF UNPROTECTED OPENINGS PROVIDED = 6.65 %



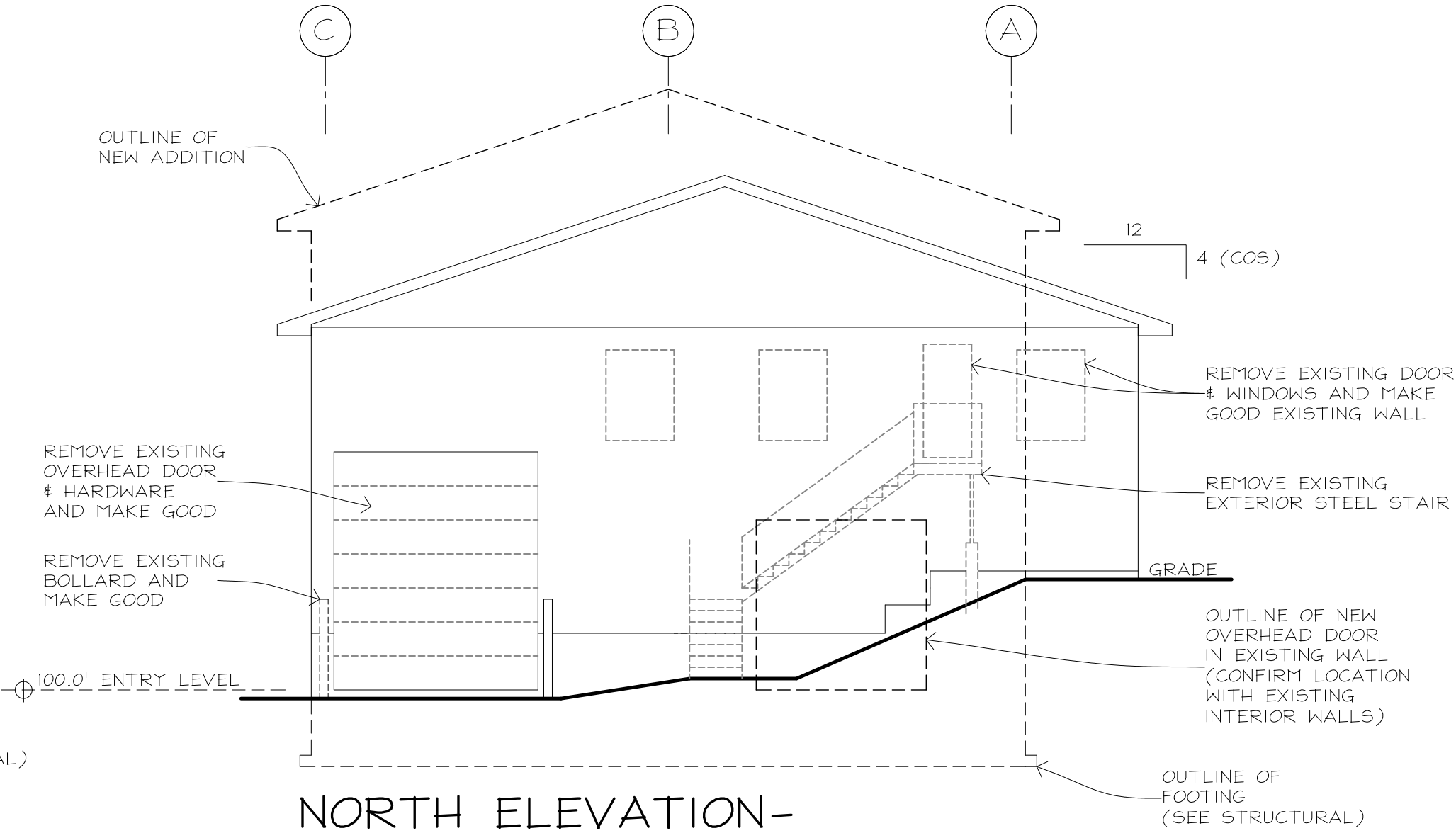
WEST ELEVATION
SCALE 1/8"=1'-0"

UNPROTECTED OPENINGS
UNPROTECTED OPENINGS ALLOWED = 5.5%
AREA OF BUILDING FACE = 4,425.06 sqft
AREA OF UNPROTECTED OPENINGS = 40.00 sqft
% OF UNPROTECTED OPENINGS PROVIDED = 0.90 %

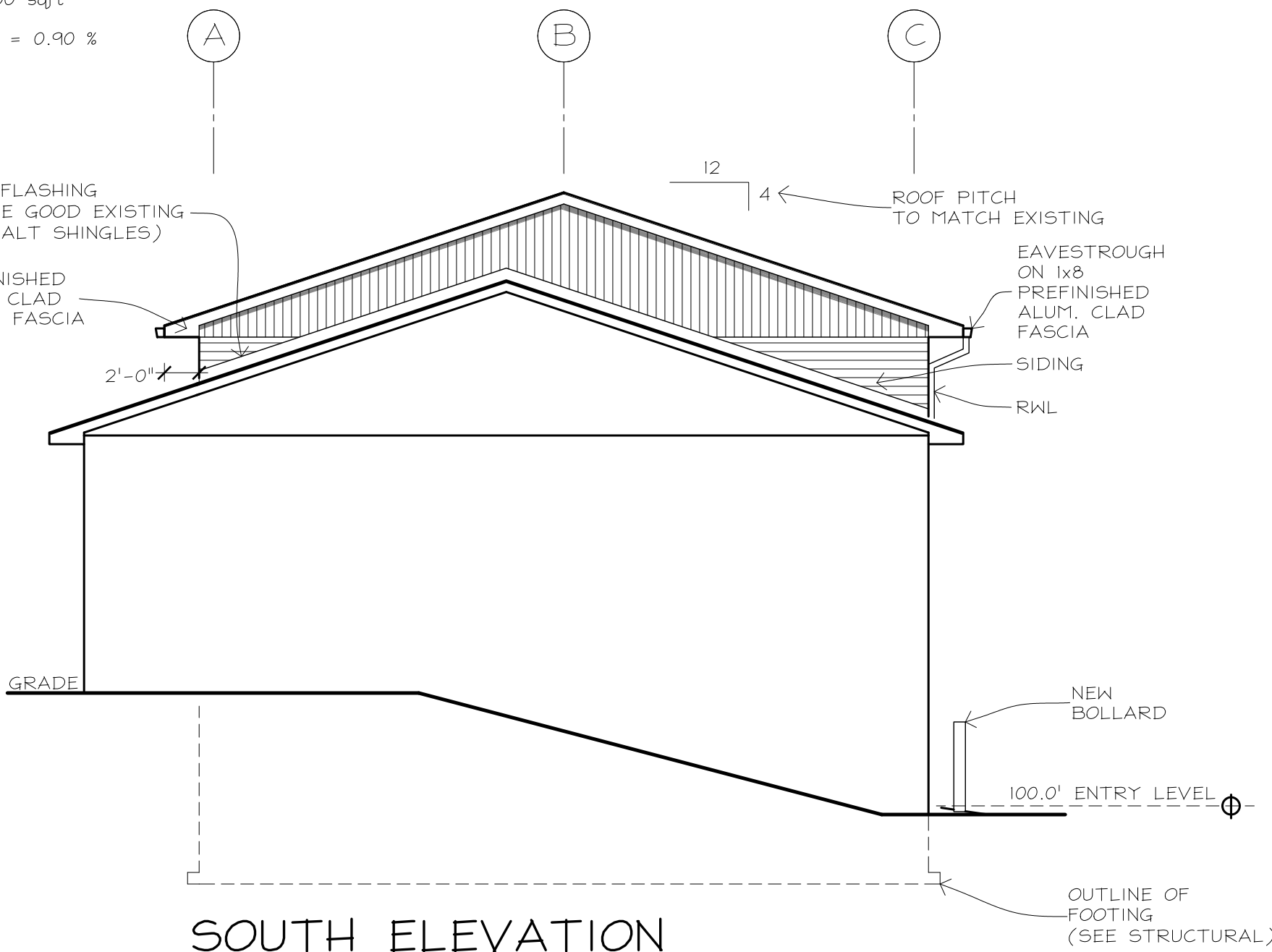


NORTH ELEVATION
SCALE 1/8"=1'-0"

UNPROTECTED OPENINGS
UNPROTECTED OPENINGS ALLOWED = 7%
AREA OF BUILDING FACE = 1,113.00 sqft
AREA OF UNPROTECTED OPENINGS = 39.96 sqft
% OF UNPROTECTED OPENINGS PROVIDED = 3.59 %



NORTH ELEVATION-EXISTING BUILDING FACE
SCALE 1/8"=1'-0"



SOUTH ELEVATION
SCALE 1/8"=1'-0"

DO LOBSTER ADDITION MAIN ROAD, EASTERN PASSAGE	
ELEVATIONS	
DATE DECEMBER 23rd 2019	A4
SCALE AS NOTED	
DRAWN BY NC DESIGNS	

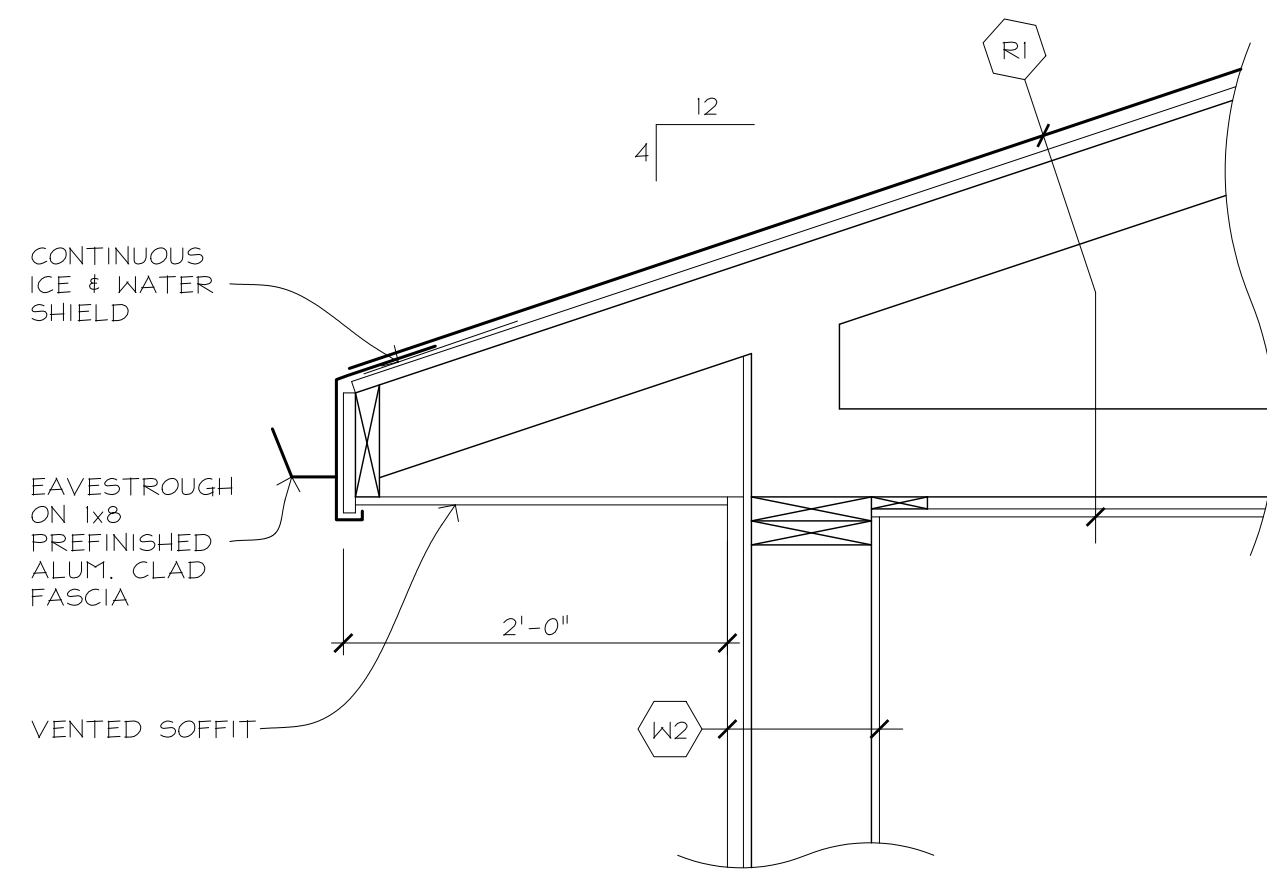


- NOTES:

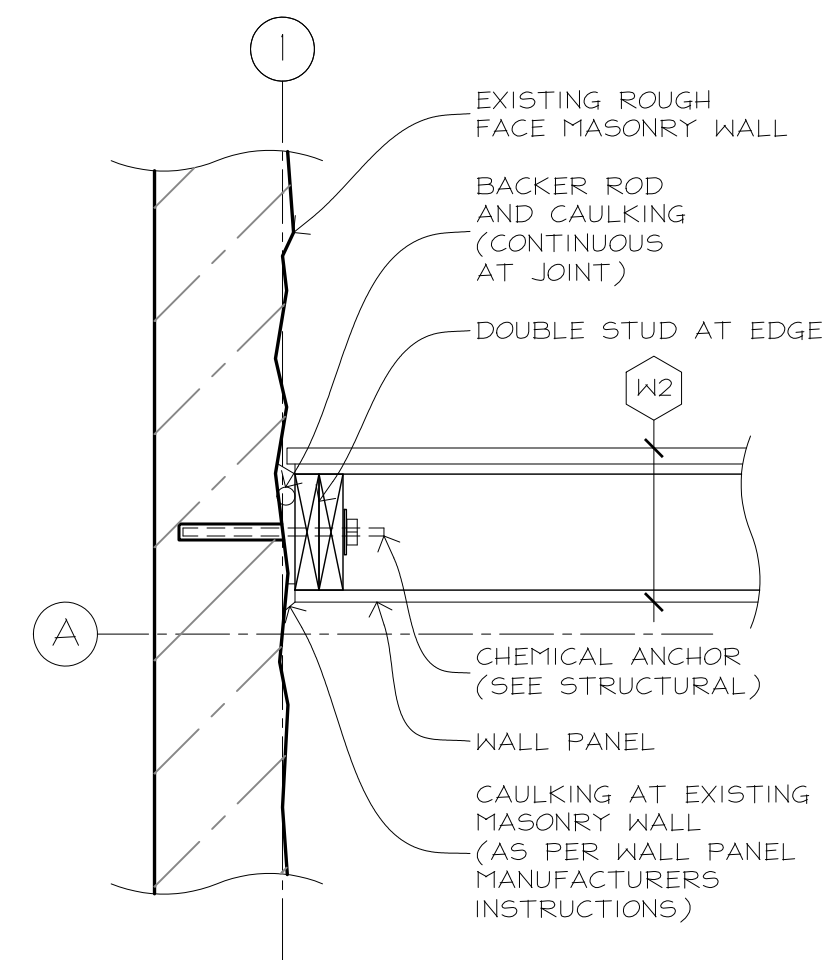
- 1- CONTRACTOR SHALL EXAMINE THESE DRAWINGS, REPORTING ANY ERRORS OR OMISSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 2- CONTRACTOR SHALL ENSURE SOIL BEARING CAPACITY AND FOOTING SIZES CONFORM WITH ARTICLE 4.15.3 NBC.
- 3- ROOF FRAMING LAYOUT AND DESIGN BY THE ROOF TRUSS SUPPLIER/MANUFACTURER TO INCLUDE SNOW DRIFT LOAD AND BEAMS UNDER GIRDER TRUSSES FOR WINDOWS.
- 4- ROOF TRUSS SUPPLIER/MANUFACTURER TO REVIEW DRAWINGS AND CONFIRM BEARING PROVIDED MEETS THE ROOF TRUSS LOAD REQUIREMENTS.
- 5- ROOF TRUSS SUPPLIER/MANUFACTURER SHALL ADVISE THE DESIGNER OF UNDER DESIGNED SUPPORTS AND PROVIDE ROOF TRUSS LOADS TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION.



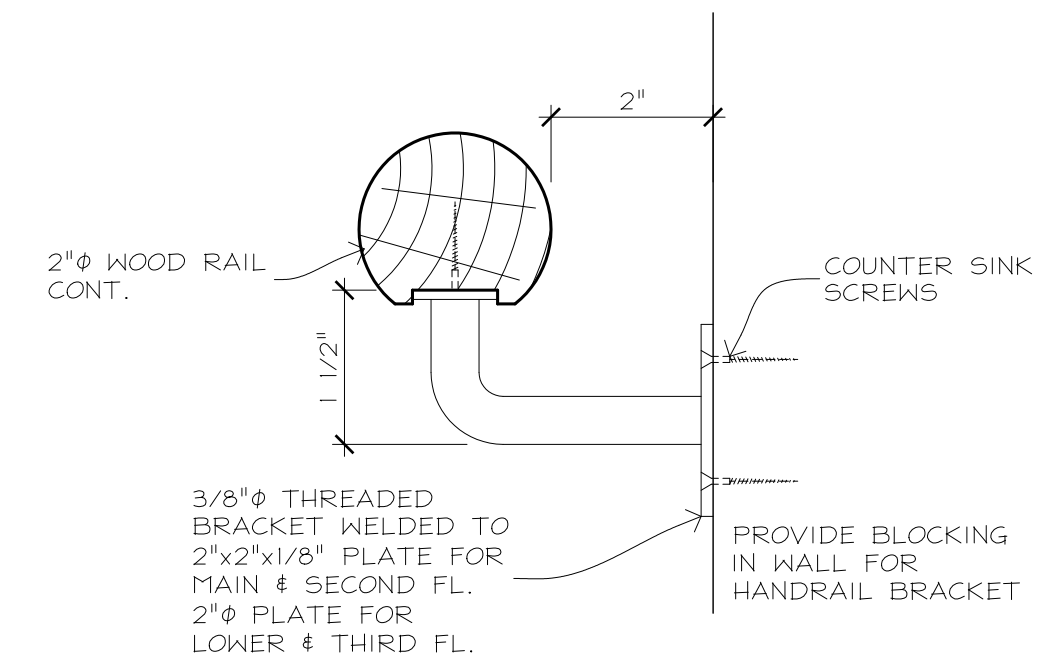
A5



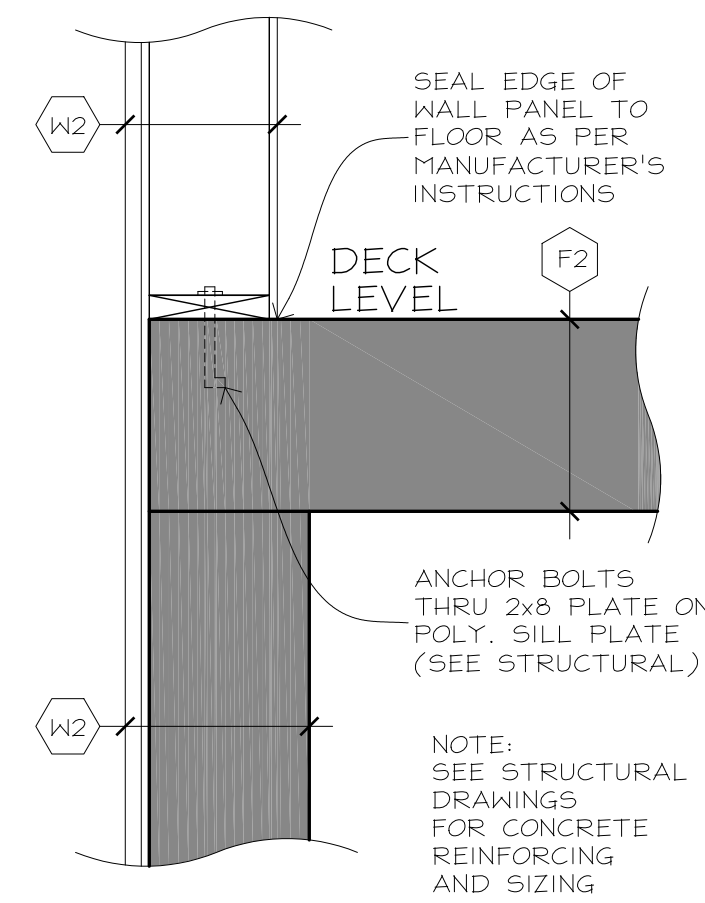
1 EAVES DETAIL
A6 SCALE 1"=1'-0"



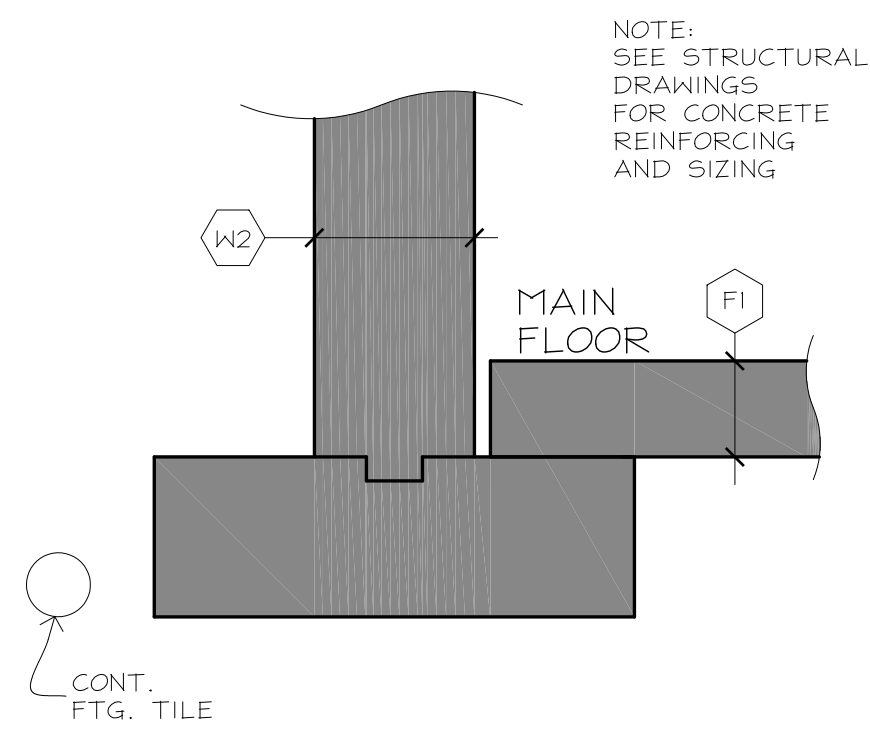
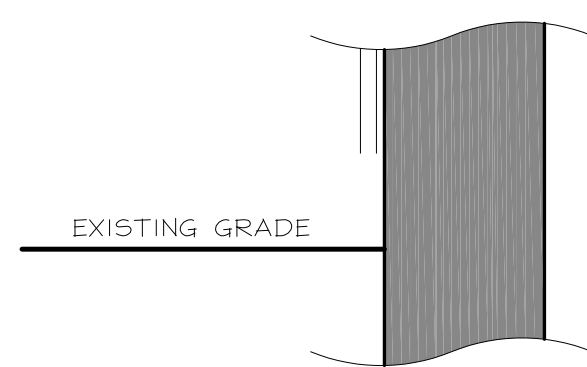
4 PLAN DETAIL AT EXISTING TO NEW WALL CONNECTION
A6 SCALE 3/4"=1'-0"



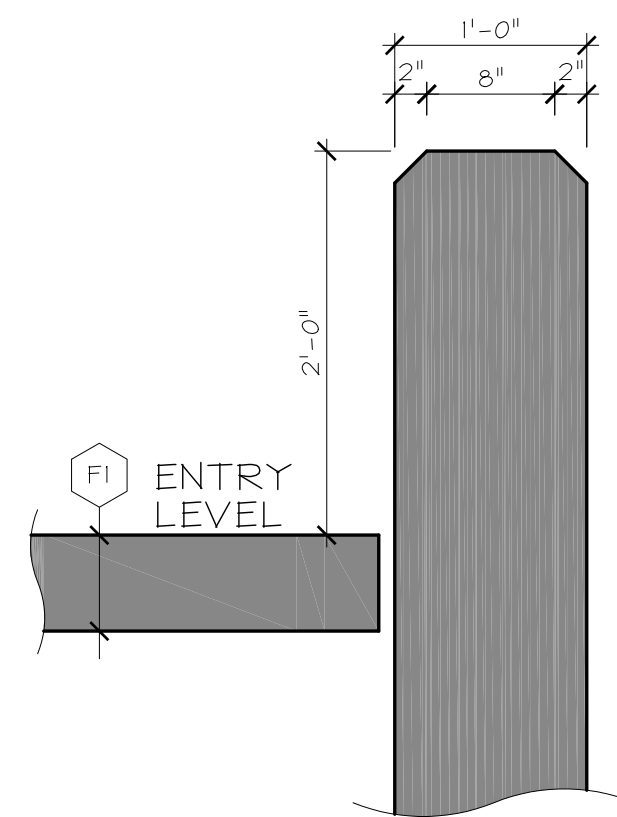
6 INTERIOR RAILING DETAIL
A6 NOT TO SCALE



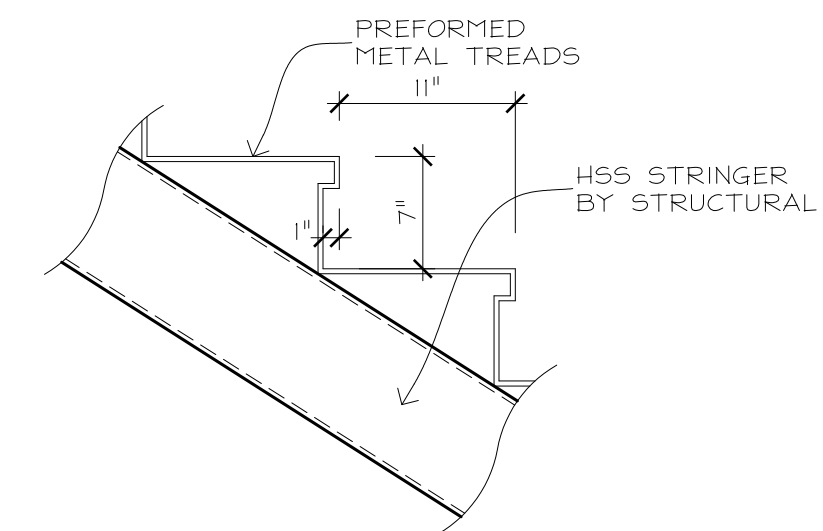
2 DETAIL
A6 SCALE 1"=1'-0"



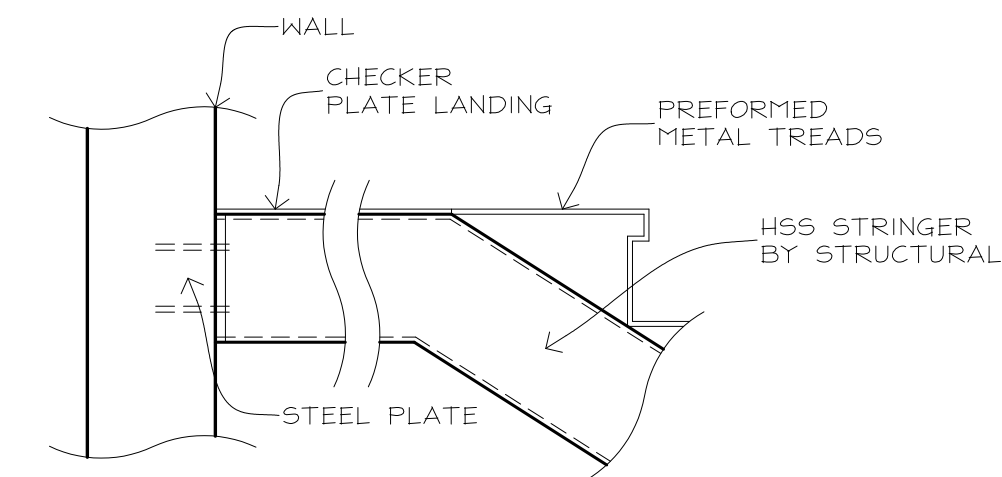
3 DETAIL
A6 SCALE 1"=1'-0"



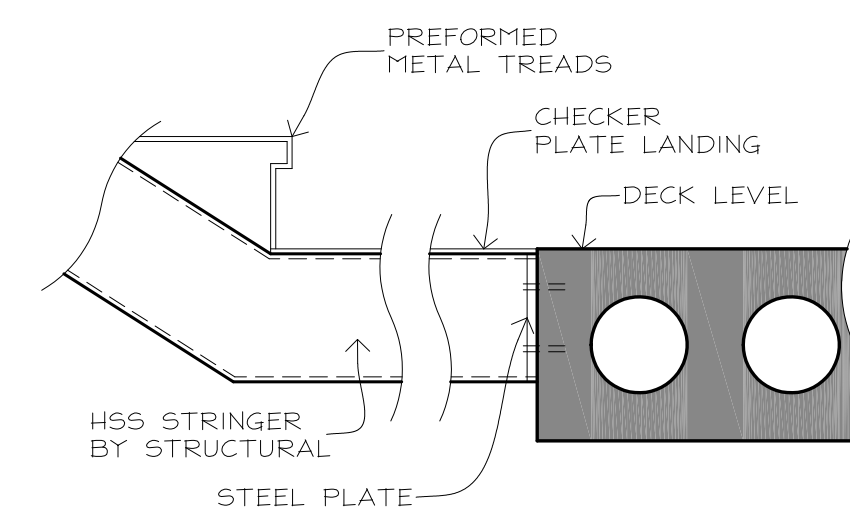
5 DETAIL
A6 SCALE 1"=1'-0"



7 STAIR TREAD DETAIL
A6 NOT TO SCALE



8 STAIR LANDING DETAIL 1
A6 NOT TO SCALE



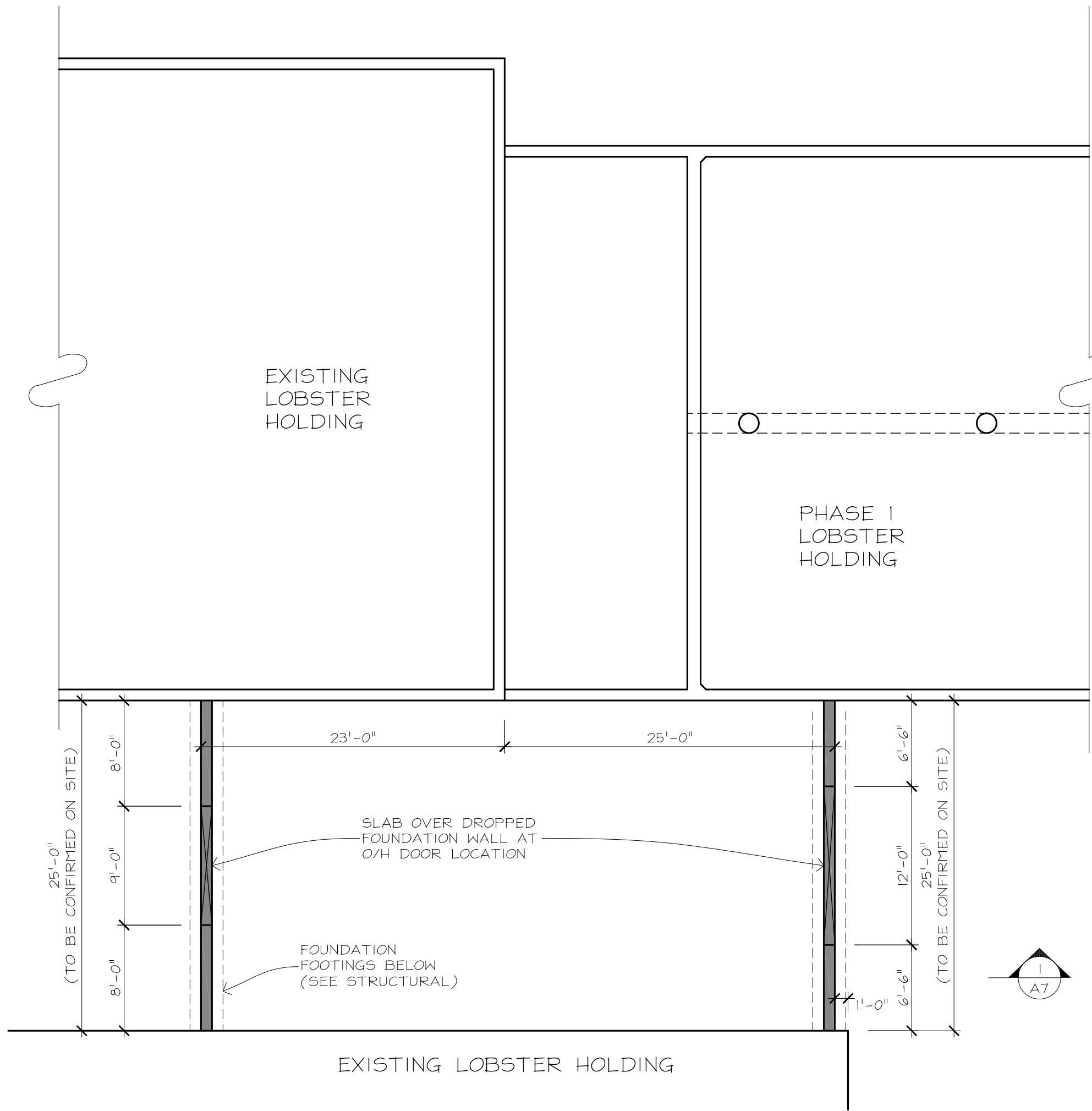
9 STAIR LANDING DETAIL 2
A6 NOT TO SCALE

DO LOBSTER ADDITION
MAIN ROAD,
EASTERN PASSAGE

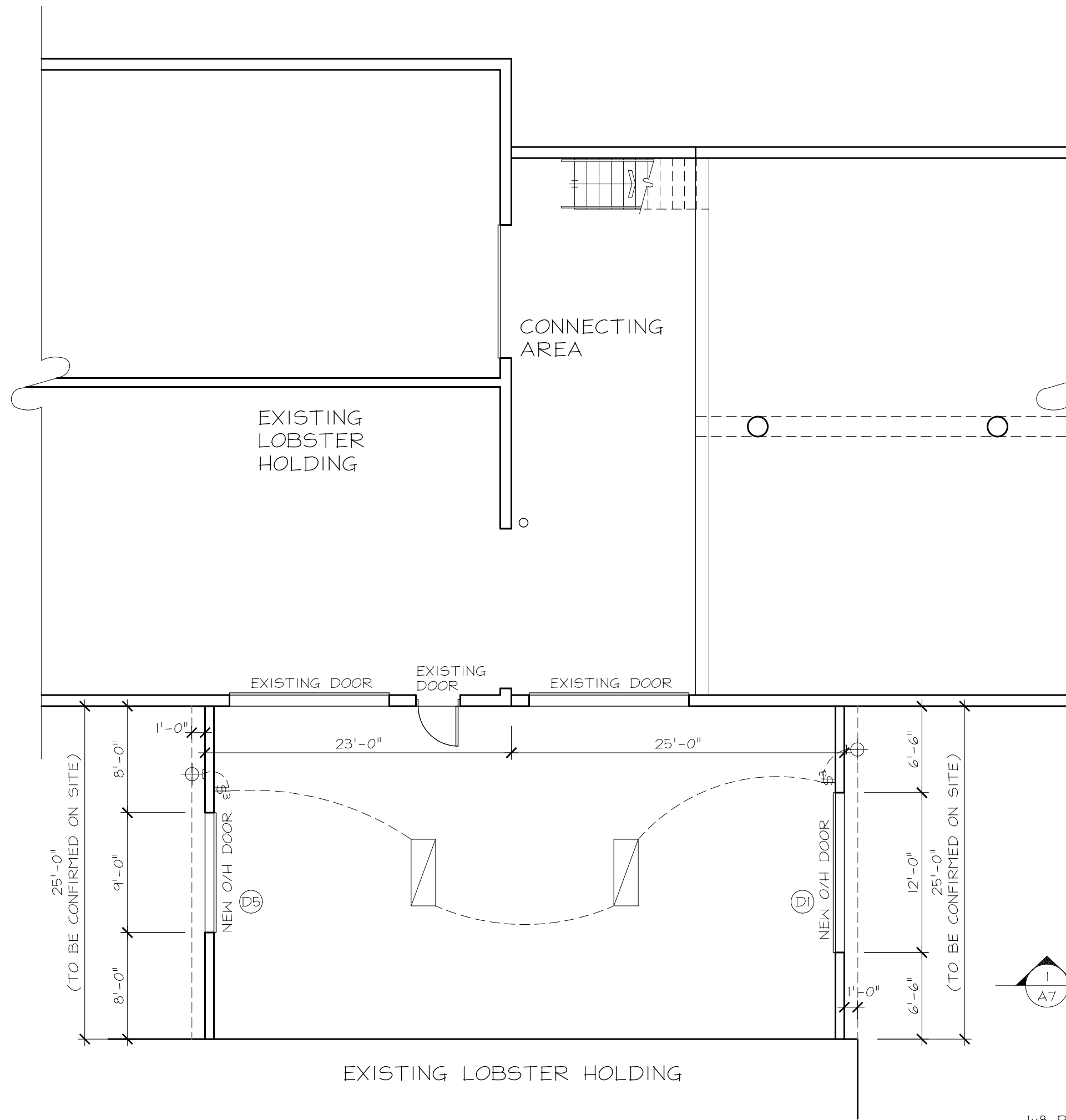
SECTION DETAILS

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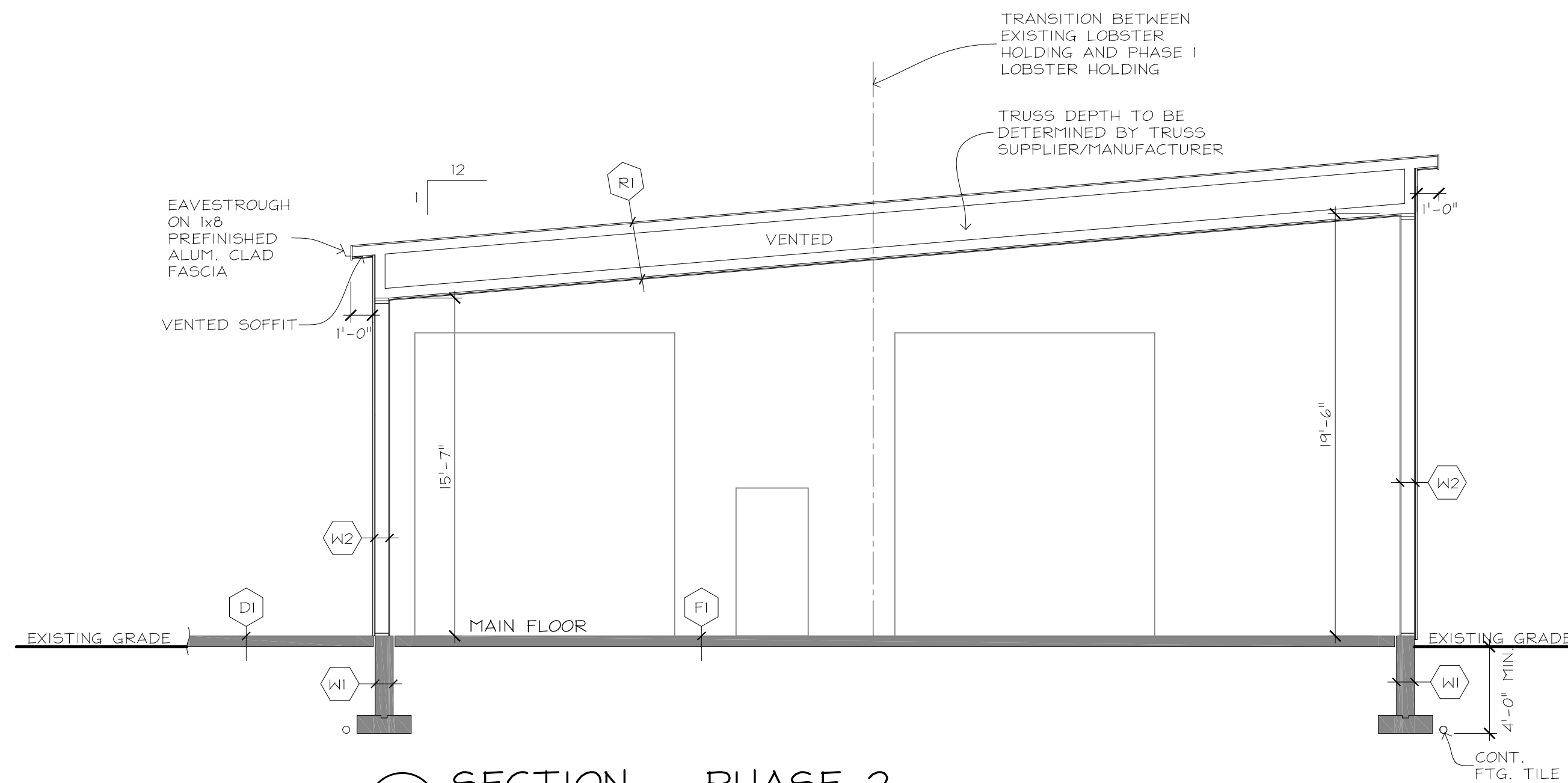
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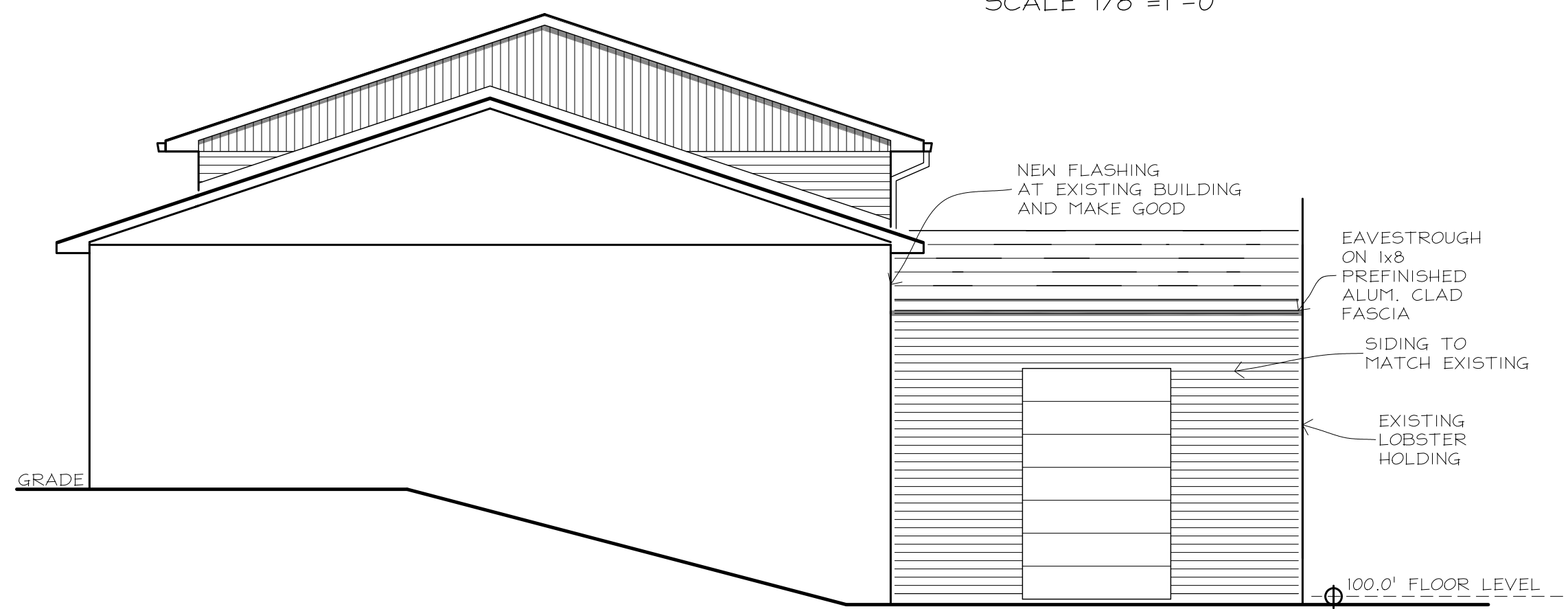
FOUNDATION PLAN
SCALE 1/8"=1'-0"



MAIN FLOOR
1,200.00 SQFT.
SCALE 1/8"=1'-0"



SECTION - PHASE 2
SCALE 3/16"=1'-0"



SOUTH ELEVATION
SCALE 1/8"=1'-0"



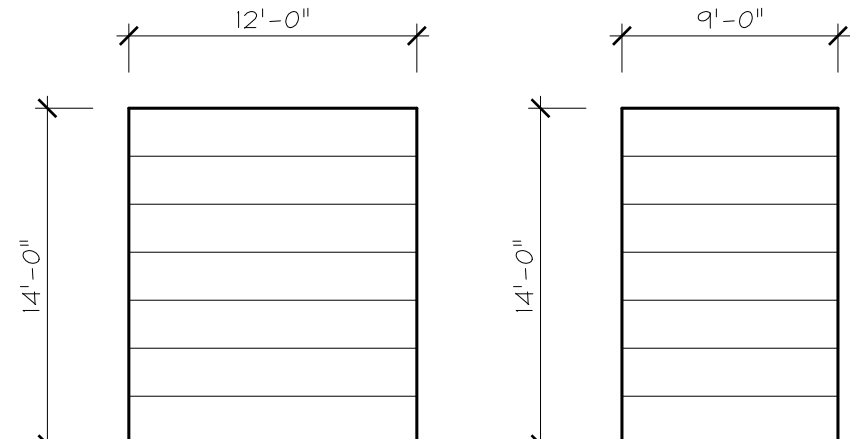
NORTH ELEVATION
SCALE 1/8"=1'-0"

CONSTRUCTION SCHEDULE

- F1- SEE STRUCTURAL DRAWINGS
- W1- GRANULAR BACK FILL
DAMP PROOFING MEMBRANE
CONCRETE FOUNDATION WALL
(SEE STRUCTURAL DRAWINGS)
- W2- NON COMBUSTIBLE SIDING
c/w RAIN SCREEN
AIR BARRIER
1/2" WALL SHEATHING
2x8 STUDS AT 16" o/c
c/w BLOCKING AT MID HEIGHT
R24 BATT INSULATION
6 MIL POLY. VAPOUR BARRIER
OR
R24 SPRAY FOAM INSULATION,
CLOSED CELL 2 lbs R6.6/INCH,
'INSULTHANE 200' OR EQUAL
5/8" TYPE 'X' FIRE RATED GYPSUM BOARD
(TO ACHIEVE 1HR FIRE RESISTANCE RATING)
- R1- ASPHALT SHINGLES
EAVES PROTECTION
ROOFING FELT - OPTION
1/2" ROOF SHEATHING w/ 'H' CLIPS
ROOF TRUSSES AT 24" o/c
VENTED AIR SPACE
R50 BATT INSULATION, LAPPED
1x4 STRAPPING @ 16" o/c
6 MIL POLY. VAPOUR BARRIER
OR
R50 SPRAY FOAM INSULATION,
CLOSED CELL 2 lbs R6.6/INCH,
'INSULTHANE 200' OR EQUAL
1x4 STRAPPING AT 16" o/c
5/8" TYPE 'X' FIRE RATED GYPSUM BOARD
(TO ACHIEVE 1HR FIRE RESISTANCE RATING)
- D1- EXPOSED CONCRETE SLAB
(SEE STRUCTURAL DRAWINGS)

NOTES:

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- D1 INDUSTRIAL O/H DOOR AND HARDWARE
- INSULATED
 - COLOUR BY OWNER
 - HARDWARE TO SUIT OWNERS REQUIREMENTS
- D5 INDUSTRIAL O/H DOOR AND HARDWARE
- INSULATED
 - COLOUR BY OWNER
 - HARDWARE TO SUIT OWNERS REQUIREMENTS

DO LOBSTER ADDITION
MAIN ROAD,
EASTERN PASSAGE

PHASE 2
CONNECTION

DATE
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