

GENERAL NOTES:

- ALL CONSTRUCTION TO CONFORM TO LOCAL BYLAWS AND THE N.B.C. -A-E
- DESIGN IS BASED ON AN ENGINEERED FLOOR JOIST SYSTEM - SEE ENGINEER'S DESIGN
- DESIGN IS BASED ON AN ENGINEERED ROOF TRUSS SYSTEM - SEE ENGINEER'S DESIGN
- EXTERIOR WALLS ARE SHOWN AS 6" THICK AND INCLUDE AN ALLOWANCE FOR 1/2" OF SHEATHING ON THE EXTERIOR
- INTERIOR WALLS ARE SHOWN AS 3/4", 5/8" OR 1/2" THICK - WALLBOARD REDUCES THE ROOM SIZES
- ALL DIMENSIONS ARE TAKEN TO THE FACE OF INTERIOR STUDS AND OUTSIDE FACE OF SHEATHING ON EXTERIOR WALLS AND OUTSIDE FACE OF CONCRETE WALLS
- ALL BEAMS (ENGINEERED OR DIMENSIONAL) TO BE SIZED / VERIFIED BY SUPPLIER
- ALL WINDOWS SUBJECT TO LOCAL BYLAWS AND MUST MEET CODE FOR EGRESS IN REQUIRED ROOMS
- WINDOW SIZES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED WITH THE BUILDER / CONTRACTOR / OWNER PRIOR TO ORDERING / INSTALLATION - INCLUDING ROUGH OPENINGS / STYLE / TYPE / GRILLES
- ALL OVERHANGS SUBJECT TO LOCAL BYLAWS - WEAVING TILE TO BE INSTALLED AROUND ALL STRIP FOOTINGS AND TIED TO DRAINAGE SYSTEM
- ALL WALLS / CEILINGS / FLOORS / DOORS THAT ARE COMMON TO HOUSE AND GARAGE TO BE FIRE-RATED AND GAS-PROOFED TO MEET CODE
- GARAGE FLE LAYOUT (IF REQUIRED) TO BE DESIGNED AND VERIFIED BY A QUALIFIED STRUCTURAL ENGINEER
- ATTIC ACCESS(ES) TO BE MINIMUM 21 1/2" x 23" AS PER N.B.C. -A.B. c/w WEATHERSTRIPPING AND INSULATION
- ROOF VENTS TO BE PROVIDED TO MEET CODE
- INSULATION STOPS TO BE INSTALLED AS REQUIRED
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS TO BE PROVIDED TO MEET CODE
- FLASHING TO BE INSTALLED TO MEET CODE AND LOCAL REQUIREMENTS
- GRADE LINES ARE ESTIMATED ONLY AND SHOULD BE VERIFIED WITH A QUALIFIED SURVEYOR - ENTRY STEPS TO BE ADJUSTED ACCORDINGLY
- DECK SLOPE = MIN. 1/4" PER 12", MAX. 1/4" PER 12"
- MAIN FLOOR ELEVATION TO FRONT OF GARAGE SLAB ELEVATION TO BE VERIFIED WITH A QUALIFIED SURVEYOR
- MINIMUM 2" CLEARANCE TO BE MAINTAINED AROUND FURNACE AND FIREPLACE FLUES
- ALL GLASS SHOWER DOORS / WALLS MUST BE TEMPERED GLASS
- DRYER VENT TO BE 4" DIAMETER c/w HOOD
- ALL EXHAUST FANS TO VENT TO EXTERIOR
- ALL WINDOWS 8'-0" AND OVER TO HAVE LINTEL SIZED BY SUPPLIER
- INTERIOR DOOR FRAMING HEIGHT TO BE 83" FOR 6'-8" DOOR, 99" FOR 8'-0" DOOR
- ALL CONSTRUCTION TO ADHERE TO ENERGY EFFICIENCY DETAILS & EFFECTIVE THERMAL RESISTANCE CALCULATIONS (RSI) SHOWN ON LATER PAGES OF THESE DRAWINGS IF BUILDING TO PRESCRIPTIVE PATH

SHUTTERS
- AS SHOWN
ASPHALT SHINGLE ROOFING

GABLE TREATMENT:
- 6" SHADOW BATTEN
- WOOD/VINYL SHAKES
AS SHOWN
- BOARD & BATTEN
AS SHOWN

18" OVERHANGS (TYP.)
UNLESS OTHERWISE NOTED

T.O. SECOND FLOOR

8" FASCIA (TYP.)

COLUMN CONSTRUCTION:

- 16" x 16" CULTURED STONE BASE
- 6" BATTENS
- 11" x 11" BUILT UP WOOD POST
- AS SHOWN/SEE DETAILS

HARDIBOARD SIDING c/w
HARDIBOARD CORNERS

T.O. MAIN FLOOR

6" BATTENS (1" PROUD TOP & BOTTOM) AROUND FRONT & REAR WINDOWS & DOORS AS SHOWN

CULTURED STONE AS SHOWN

RAILING AT STAIRS / DECK / VERANDA TO MEET CODE

T.O. BSMT. FLOOR



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

VERANDA ROOF DIMENSION IS FROM UNDERSIDE OF SOFFIT TO TOP OF MAIN FLOOR

GRADES ARE ESTIMATED - VERIFY WITH PLOT PLAN

MAIN FLOOR = 1018 sq.ft.
SECOND FLOOR = 1118 sq.ft.
TOTAL = 2136 sq.ft.
OPT. BSMT. DEV. = 0 sq.ft.



REAR ELEVATION

SCALE: 3/16" = 1'-0"

GRADES ARE ESTIMATED - VERIFY WITH PLOT PLAN

*** MAX 24" PARGING ***
PROVIDE NAILING STRIPS IN FOUNDATION WALL FOR DROPPED SIDING AS REQUIRED

16855

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