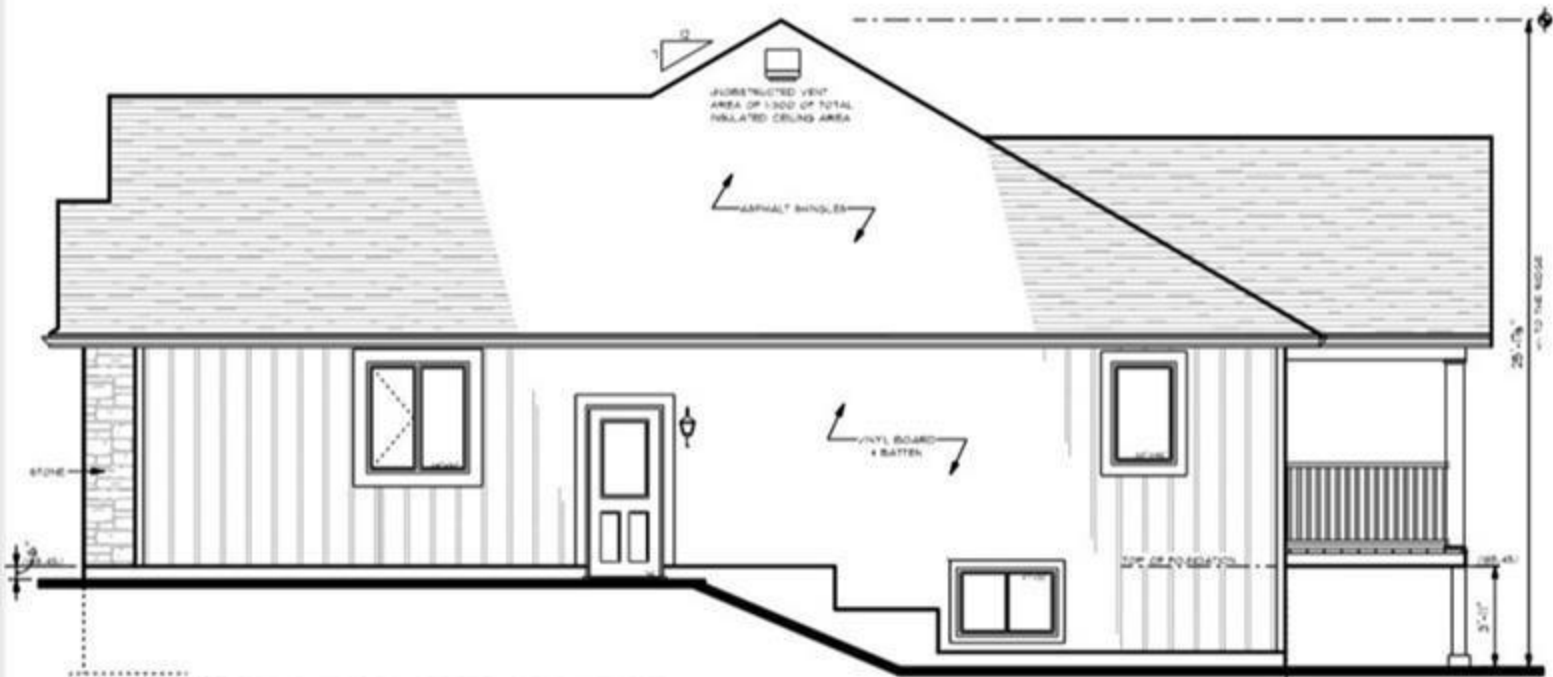




FRONT ELEVATION (SOUTH)

SCALE: 1/4" = 1'0"



RIGHT ELEVATION (EAST)

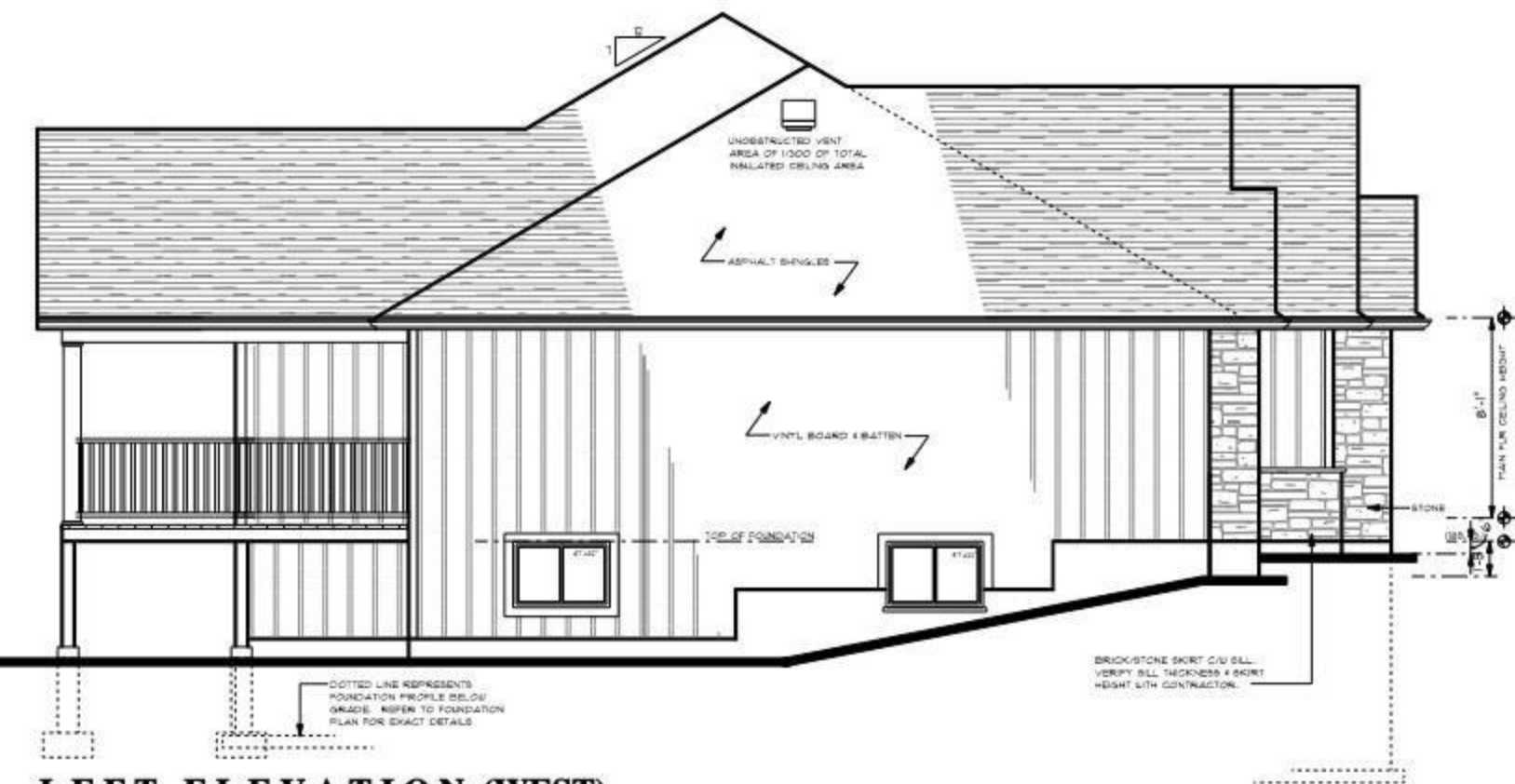
SCALE: 1/4" = 1' 0"

DOTTED LINE REPRESENTS
FOUNDATION PROFILE BELOW
GRADE. REFER TO FOUNDATION
PLAN FOR EXACT DETAILS

GENERAL ELEVATION SPECIFICATIONS:

(SEE ADDITIONAL SPECIFICATIONS ON SHEET 0402)

1. ALL EXTERIOR FINISHES (DETAILS, COLOURS, STYLES & MANUFACTURER) TO BE CONFIRMED BY HOME-BUYER & CONTRACTOR.
2. DECORATIVE TRIM & BANDING TO BE VERIFIED BY CONTRACTOR.
3. WINDOW GRILLS PATTERNS MAY VARY BASED ON WINDOW SUPPLIER. CONTRACTOR TO VERIFY. ALL TRANSOM HEIGHTS TO BE CONFIRMED BY WINDOW SUPPLIER & VERIFY WITH SUPPLY DETAILS. TRANSOM SIZES ARE IN ADDITION TO WINDOW SIZES NOTED ON PLANS.
4. ALL GUTTERS & DOWNSPUTS PURPOSELY OMITTED FOR CLARITY.
5. CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED FINISHED GRADES ON-SITE. IF APPROVED GRADING PLAN IS PRESENT, GRADES TO MATCH SAID PLAN. FINISHED GRADE MUST SLOPE AWAY FROM HOUSE.
6. PROVIDE ICE & SNOW SHIELD LAYER OVER ROOFS SLOPED 3:12 AND LESS.
7. ALL OVERHANGS TO BE AS STATED UNLESS OTHERWISE NOTED:
ROOF OVERHANGS - 6"
GARBLEND LOCK-OUT FRAMING - 3"
8. FLASHING AT INTERSECTION BETWEEN ROOFS WHERE THEY MEET SHALL BE AS PER DRC 5.16.4
9. ALL STEP PGS. AS REQUIRED TO MAINTAIN MIN. 4" GROUND COVERAGE.
FIN. RUN HORIZ. - 25/64"
FIN. MAX. RISE - 13/64"
CONTRACTOR TO VERIFY LOCATION OF ALL STEP PGS. AND THEIR HEIGHTS ON-SITE.
10. WINDOW WELLS MAY BE REQUIRED DUE TO FINAL GRADE. ALL WEEPERS IN WINDOW WELLS TO BE CONSTRUCTED TO PTS. WEEPER AND FILLED WITH 3" CLEAN GRADE.



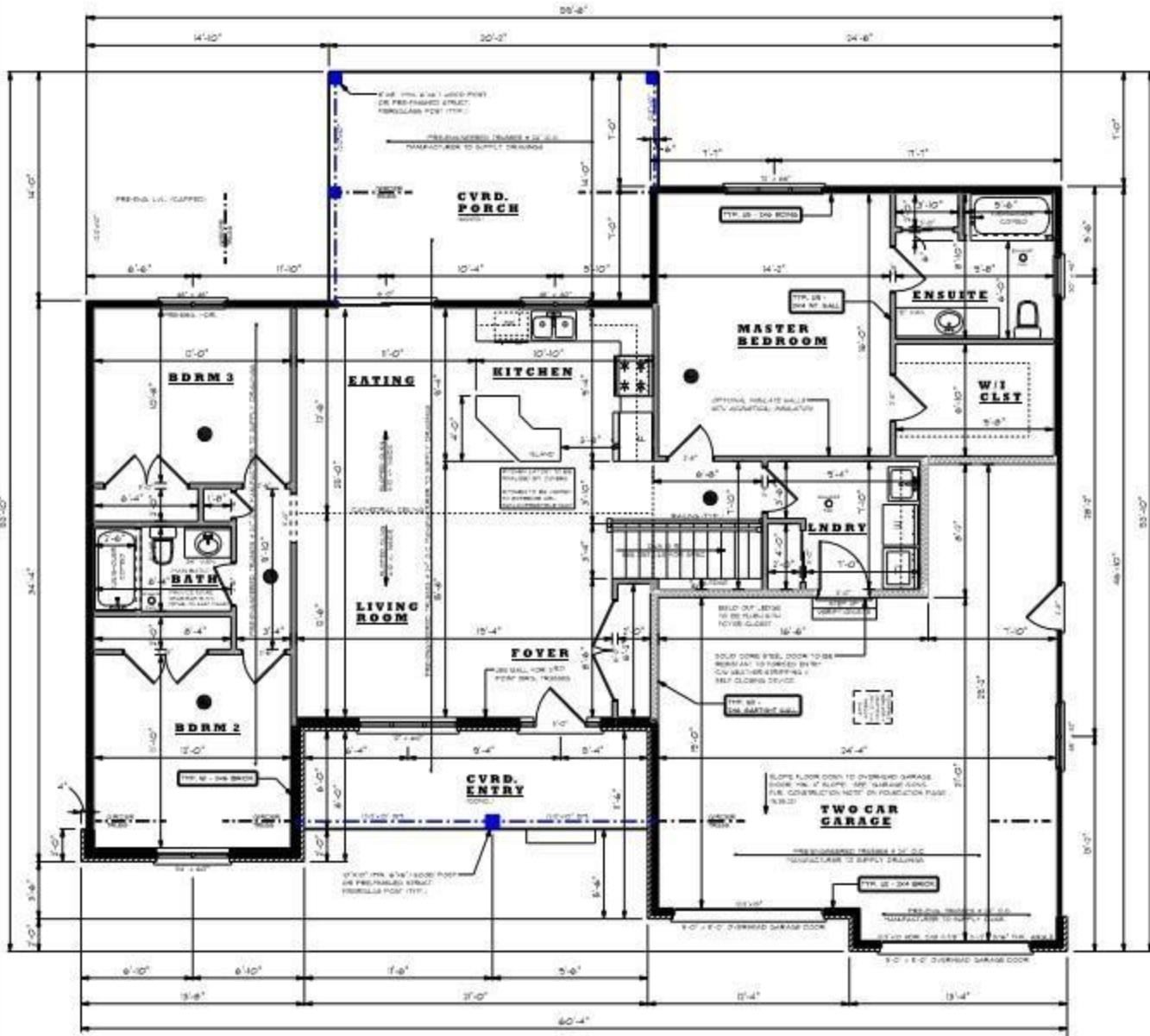
LEFT ELEVATION (WEST)

SCALE: 1/4" = 1'0"



REAR ELEVATION (NORTH)

SCALE: 1/4" = 1' 0"



1ST FLOOR PLAN

GROSS FLOOR AREA= 1587 SQ.FT.
 GARAGE AREA= 585 SQ.FT.
 CVRD DECKS/ENTRY= 509 SQ.FT.
 TOTAL UNDER ROOF= 2681 SQ.FT.

SCALE: 1/4" = 1'-0"



UNCONNECTED SPOTS ALREADY SHOWN IN SECTION. BRACE JOISTS TO BE PROVIDED WITH 1/2" DIA. BATTERY BACK-UP & SHALL HAVE A VISUAL MONITORING CAPABILITY (SEE CONTRACTING SPS. CODE, 19.16.01)

STRUCTURAL DESIGN CRITERIA
 AS PER IRC 9.4.1.4 & 9.4.1.5
 1.1 TO 1.25 THE BRIDGE SHALL BE IN KVA FOR 200 LB/FT
 1.1 TO 1.25 THE MAX LOAD IN KVA FOR 200 LB/FT
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ROOF & CEILING INSTALLATIONS
 ALL LATHES SUPPORTING TRUSS SPANS SHALL BE ANCHORED TO THE ALLOWED TO BE SUPPORTED TRUSS LENGTH AND TO BE PRE-ANCHORED TO THE TRUSS (SEE 19.16.01)
 ALL LATHES TO BE SPACED 18" ON CENTER UNLESS OTHERWISE NOTED. IF BRIDGE DECKS ARE CHANGED, PLEASE REFER TO THE LATEST PLAN FOR BRIDGE DECK CHANGES. ALL LATHES UNDER BRIDGE DECKS SHALL BE PRE-ANCHORED.
 REFER TO THE LATEST PLAN FOR BRIDGE DECK CHANGES.

GENERAL FLOOR PLAN SPECIFICATIONS

CONCRETE & EXTERIOR FINISHES
 UNLESS OTHERWISE NOTED, ALL EXTERIOR DOORS SHALL BE 2 1/2" THICK. UNLESS OTHERWISE NOTED, ALL EXTERIOR DOORS SHALL BE 2 1/2" THICK. UNLESS OTHERWISE NOTED, ALL EXTERIOR DOORS SHALL BE 2 1/2" THICK. UNLESS OTHERWISE NOTED, ALL EXTERIOR DOORS SHALL BE 2 1/2" THICK.

MECHANICAL SYSTEMS
 MECHANICAL SYSTEMS TO BE PROVIDED BY TRADE CONTRACTOR. MANUFACTURER TO BE DETERMINED BY TRADE CONTRACTOR. MANUFACTURER TO BE DETERMINED BY TRADE CONTRACTOR. MANUFACTURER TO BE DETERMINED BY TRADE CONTRACTOR.

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ALL MEMBERS & TRUSS JOINTS
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