

General Notes:

The Builder/contractor shall verify that site conditions are consistent with these plans before starting work. Work not specifically detailed shall be constructed to the same quality as similar work that is detailed. All work shall be done in accordance with the current National Building Code of Canada and local /municipal building codes.

Written dimensions and specific notes shall take precedence over scaled dimensions and general notes. The Designer shall be consulted for clarification if site conditions are encountered that are different than shown, if discrepancies are found in the plans or notes or if a question arises over the intent of the plans or notes. Contractor shall verify and is responsible for all dimensions(including rough openings).

Please see additional notes called out on other sheets.

Building Performance:

Heat loss calculations shall comply with the requirements of the National Building Code of Canada and local /municipal building codes. Porches,decks,foundations, fireplace enclosures and garages are not included in Living Area. All exhaust fans to be vented directly to the exterior. All penetrations of the building envelope shall be sealed with caulk or foam.

Electrical,Data, & Audio Notes:

Home owner shall do a walk-thru with relevant installers to verify the exact location for outlets, light switches, cable, Data,phone, audio, etc...

Electrical Notes:

1. Electrical receptacles in bathrooms, kitchens and garages shall be G.F.I. or G.F.I.C per National Electrical code requirement and local /municipal building codes.
2. Provide one smoke detector in each room and one in the corridor accessing bedrooms. Connect smoke detectors to house power and inter-connect smoke detectors so when any are tripped they all sound and provide backup for all units.
3. Circuits shall be verified with Home Owner prior to wiring installation.
4. Final switches for timers and dimmers shall be verified with home owner.
5. Fixtures to be selected by home owner.

Audio:

Location, if any to be verified by home owner.

Data/Cable:

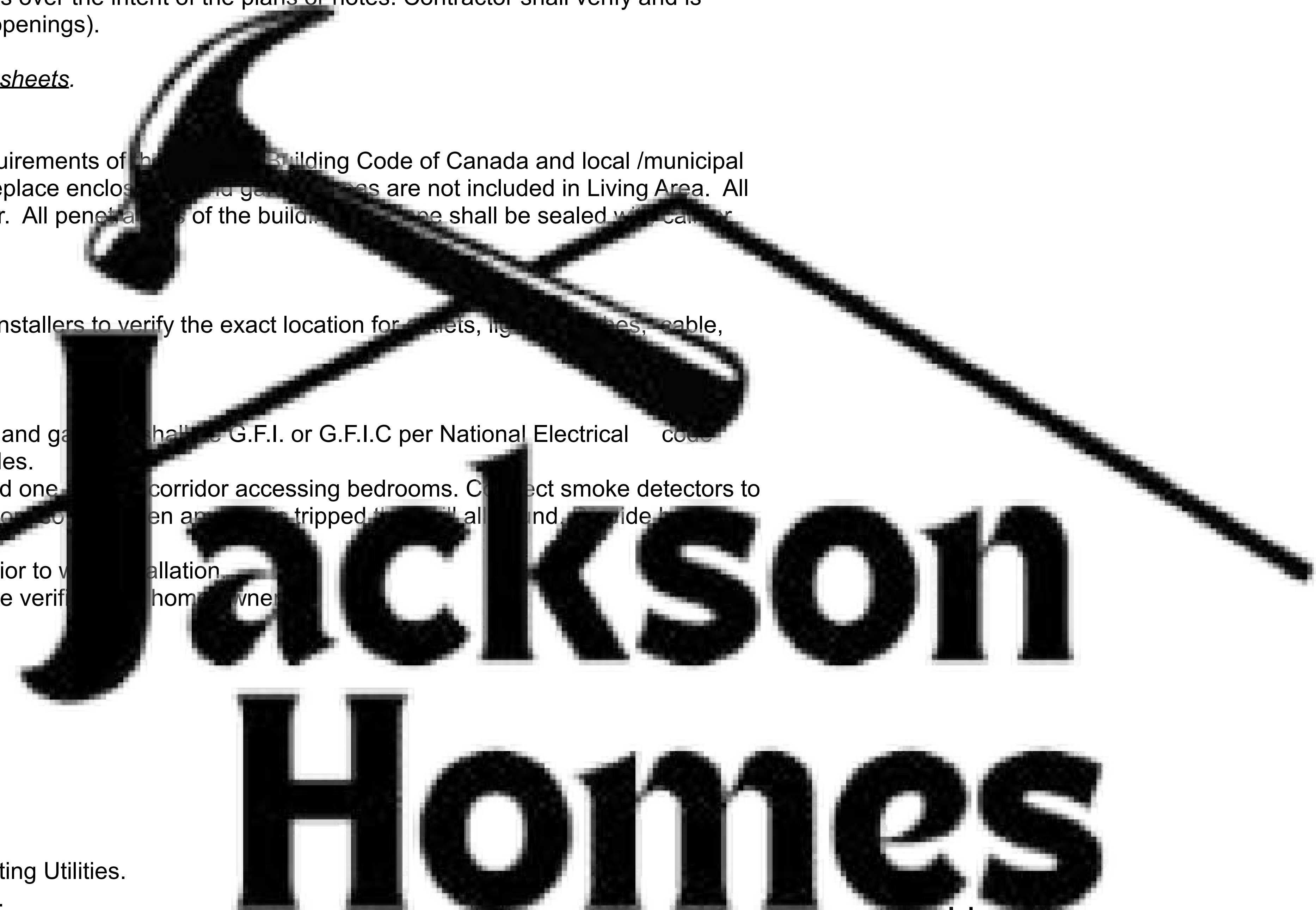
Location, to be verified by home owner.

Grading Notes:

1. Contractor/builder to verify location of all existing Utilities.
2. Provide positive drainage away from building.
3. Final grade to convey surface drainage toward rock channels and dispersion trenches
4. Grades to be determined by Contractor/builder.

Please Note:

This plan is the property of Main Street Home Hardware Building Centre and is for exclusive use. Main Street Home Hardware Building Centre assumes no liability for any errors or omissions on this plan. Contractors/builder and /or home owners are to verify all dimensions on this plan before construction and notify designer of any modifications. Construction shall comply with the current edition of the National Building Code of Canada and local /municipal building codes.



Disclaimer:

To the best of my knowledge these plans are drawn to comply with the owner's and /or builder's specifications and interpretation of the desired finished product for the home owner; any changes made on them after printed will be done at the owner's and / or builder's expense and responsibility. The contractor/builder shall verify all dimensions on the following drawings. Main Street Home Hardware Building Centre is not liable for errors or omissions of construction. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error.The contractor/builder of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. Any construction of plan must meet the National Building code of Canada and local /municipal building codes.

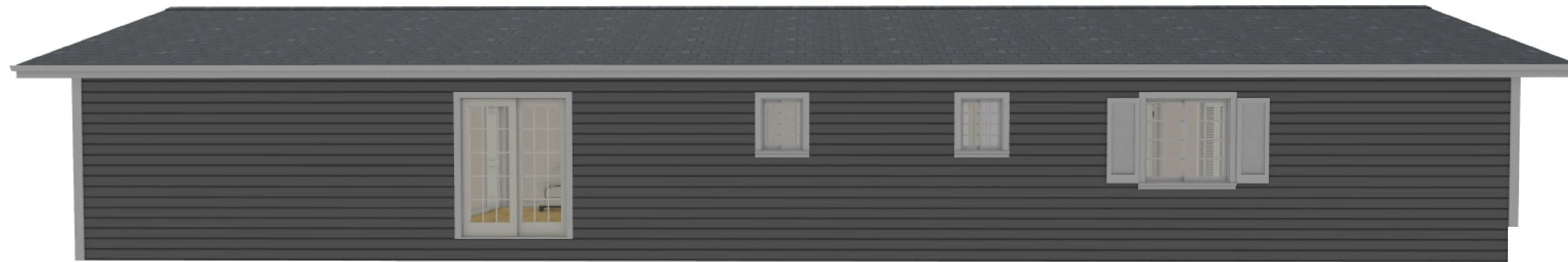
DESIGN BY: Nancy Mahar
nmahar@mehpei.ca
TEL: 902-687-3332
FAX: 902-687-1814
2022-12-06

Main Street Home Hardware Building
Centre
Everett Jackson 2 bedroom

Date:
Scale:
Sheet:



Jackson Homes



DESIGN BY: Nancy Mahar
nmahar@mepei.ca
TEL: 902-687-3332
FAX: 902-687-1814
2022-12-06

Main Street Home Hardware Building
Centre

Everett Jackson 2 bedroom

Please Note:

This plan is the property of Main Street Home Hardware Building Centre and is for exclusive use.
Main Street Home Hardware Building Centre assumes no liability for any errors or omissions on this plan.
Contractors/builder and /or home owners are to verify all dimensions on this plan before construction and notify designer of any modifications.
Construction shall comply with the current edition of the National Building Code of Canada and local /municipal building codes.

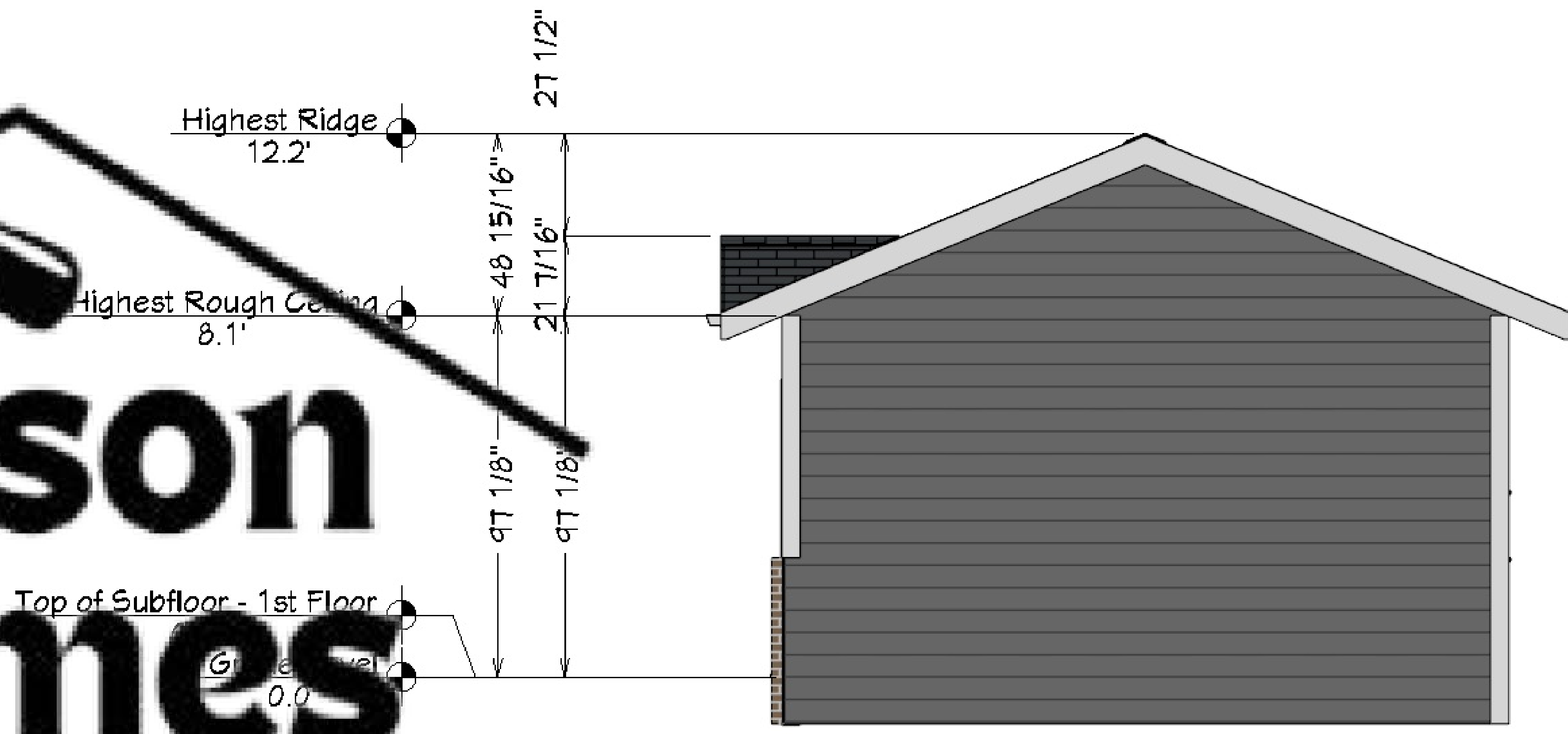
Date:
Scale:
Sheet:

Wall detail:(TYP)
 Roof: 25yr. Asphalt shingles, Color: __2 tone black__
 Ice and water shield
 5/8" roof Sheathing plywood
 Roof Truss by MFR. Pitch_5_ in 12, Type: __Common__
 R-50 Batt/Cellulose insulation
 6 mil. poly
 1"x4" strapping
 1/2" drywall
 Eave trough
 vented soffit and baffles

Ext. siding-Type: __vinyl__ Color: __grey__
 House wrap: __None__
 1/2" wall sheathing plywood
 2"x6" studs@16" O.C.
 R-24 Batt insulation
 6 mil. poly
 1/2" drywall
 Wall height: __8'__

Posts by other
 Gravel fill
 undisturbed or compacted fill.

Jackson Homes



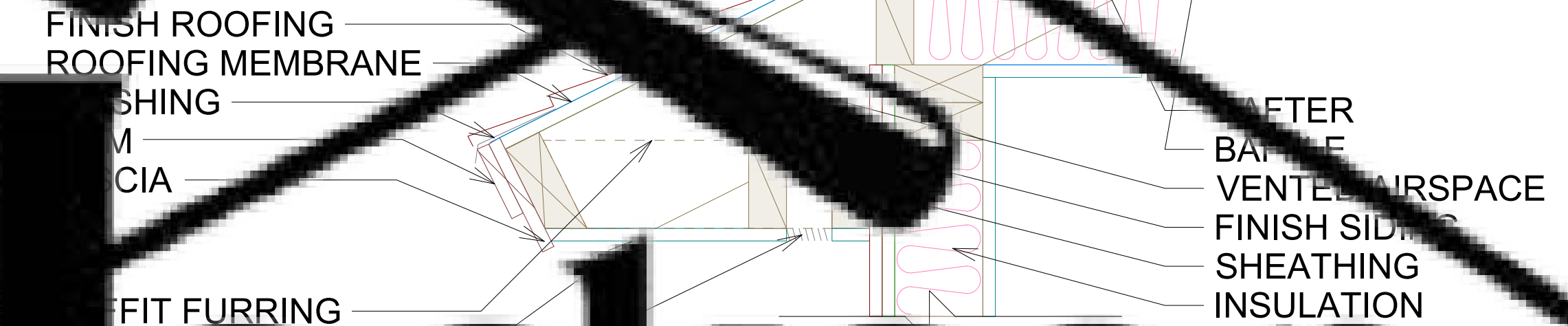
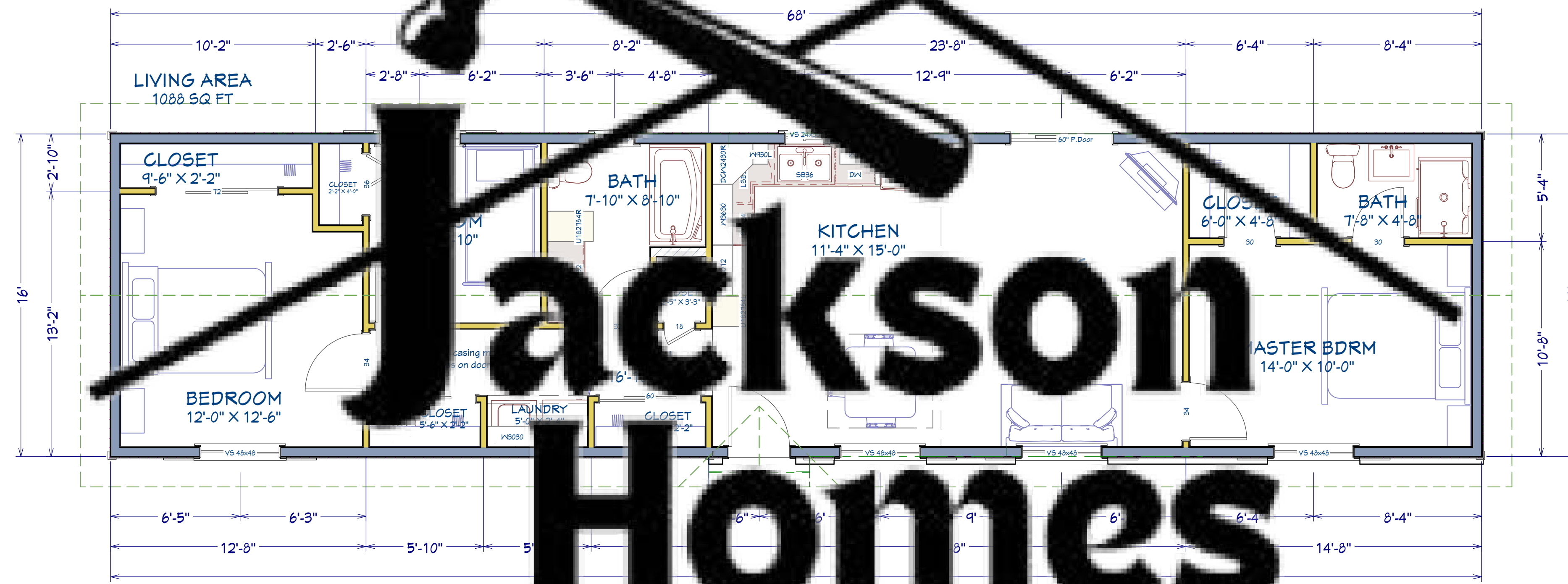
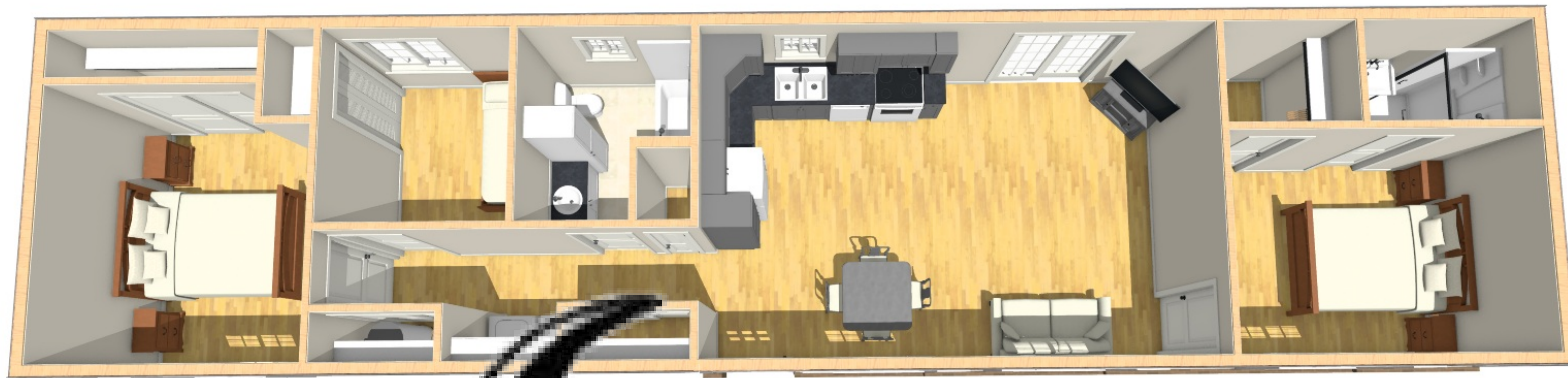
Please Note:

This plan is the property of Main Street Home Hardware Building Centre and is for exclusive use.
 Main Street Home Hardware Building Centre assumes no liability for any errors or omissions on this plan.
 Contractors/builder and /or home owners are to verify all dimensions on this plan before construction and notify designer of any modifications.
 Construction shall comply with the current edition of the National Building Code of Canada and local /municipal building codes.

DESIGN BY: Nancy Mahar
 nmahar@mepei.ca
 TEL: 902-687-3332
 FAX: 902-687-1814
 2022-12-06

Main Street Home Hardware Building
 Centre
 Everett Jackson 2 bedroom

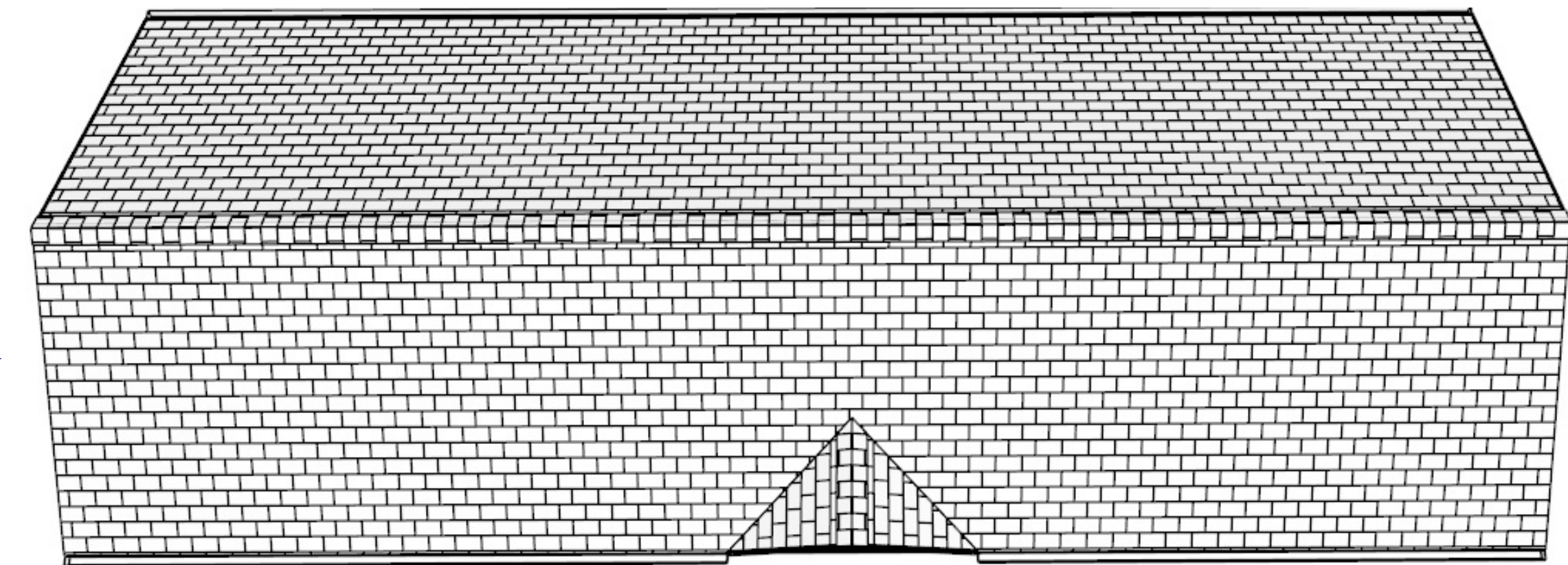
Date:
 Scale:
 Sheet:



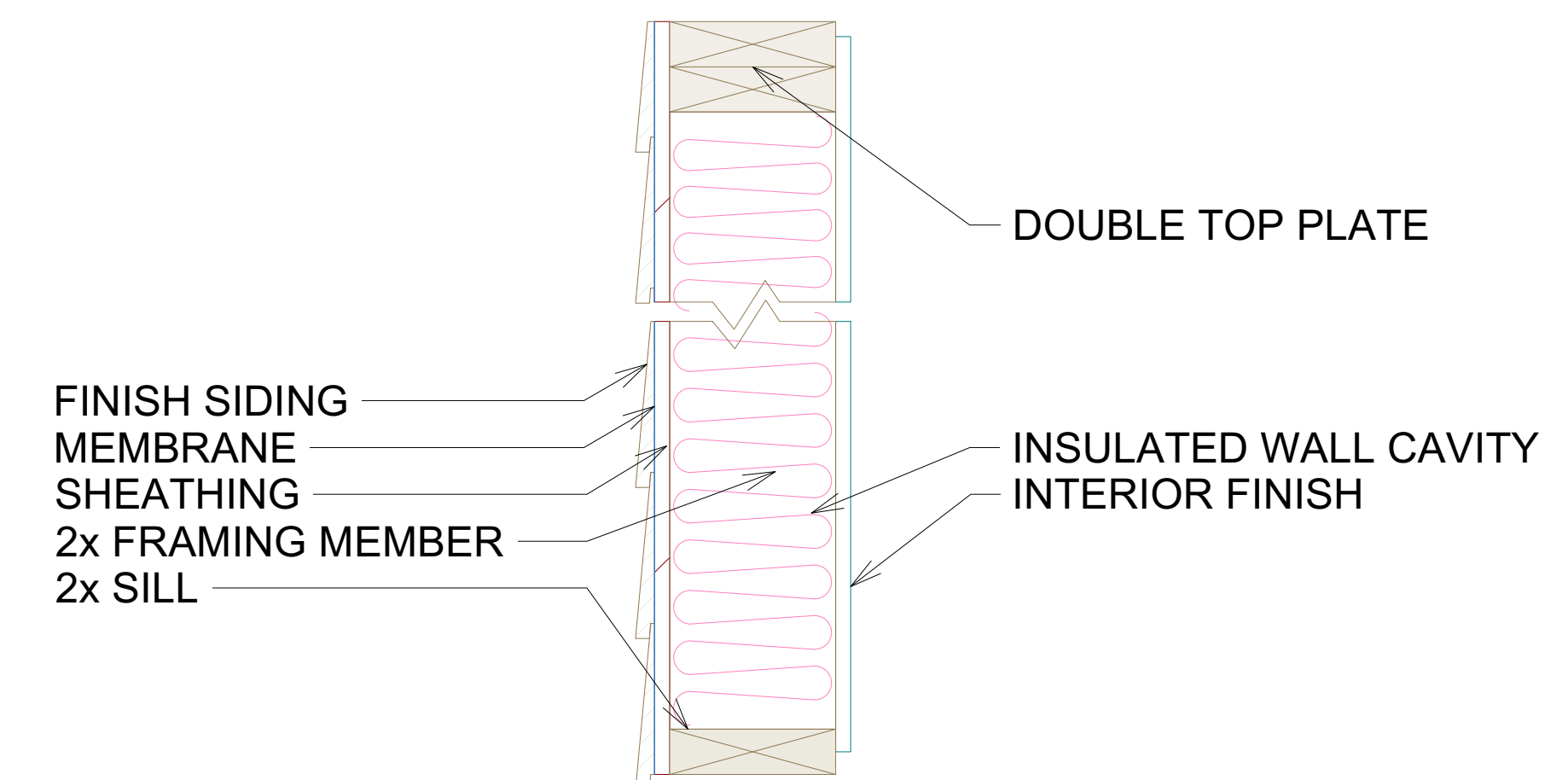
Roof: 25yr. Asphalt shingles, Color: 2-tone black

Ice and water shield
 5/8" roof heating plywood
 Roof Truss by King GR 5-10
 R-50 Batt cellular insulation
 6 mil. polyethylene vapor barrier
 1"x4" striping
 1/2" drywall
 Eave trough
 vented soffit and baffles

Roof view



Wall



Please Note:

This plan is the property of Main Street Home Hardware Building Centre and is for exclusive use. Main Street Home Hardware Building Centre assumes no liability for any errors or omissions on this plan. Contractors/builder and /or home owners are to verify all dimensions on this plan before construction and notify designer of any modifications. Construction shall comply with the current edition of the National Building Code of Canada and local /municipal building codes.

DESIGN BY: Narmad Mahar
 nmahar@mep.ca
 TEL: 902-687-3332
 FAX: 902-687-1814
 2022-12-06

Main Street Home Hardware Building
 Centre
 Everett Jackson 2 bedroom

Date:
 Scale:
 Sheet: