MacPHERSON RESIDENCE

GENERAL NOTES:

1. THIS BUILDING IS GOVERNED BY THE NATIONAL BUILDING CODE OF CANADA (NBCC) PART 9.

2. IT IS ASSUMED THAT THE BUILDER IS QUALIFIED AND EXPERIENCED IN SMALL BUILDING WOOD FRAME CONSTRUCTION. PARTICULAR DETAILS FOR ALL ASPECTS OF CONSTRUCTION ARE SPECIFIED IN PART 9 AND THE BUILDER SHALL BE FAMILIAR WITH ALL SUCH REQUIREMENTS. ANY CLARIFICATIONS OF THESE REQUIREMENTS MAY BE DIRECTED TO THE DESIGNER AND / OR ENGINEER.

FIRE PROTECTION:

1. THE OCCUPANCY IS CLASSIFIED AS "RESIDENTIAL" GROUP C AS PER NBCC 9.10.2

2. THERE MAY BE RESTRICTIONS ON EXPOSED WALL GLAZING (UNPROTECTED OPENINGS) DEPENDING ON THE LIMITING DISTANCE. SITE PLANNING SHALL CONSIDER REQUIRED SET BACKS. REFER TO NBCC 9.10.15

STRUCTURAL NOTES:

1. ALL FOOTING, FOUNDATION AND DRAINAGE WORK SHALL CONFORM TO NBCC 9.14 & 15.

2. THE ALLOWABLE SOIL BEARING CAPACITY SHALL BE 150 kPa (3000 PSI) MIN. REFER TO NBCC TABLE 9.4.4.1

3. DO NOT BUILD ON DISTURBED SOIL. ANY SUSPECT SOIL CONDITIONS FOUND DURING EXCAVATION ARE TO BE REPORTED IMMEDIATELY TO THE DESIGNER AND / OR ENGINEER AND ALL WORK MUST STOP UNTIL A SITE INSPECTION IS PERFORMED.

4. FLOOR LOADS ARE CALCULATED @ 15 PSF D/L AND 40 PSF L/L (MIN.) FLOOR SYSTEM COMPONENTS SELF WEIGHT SHALL BE ADDED SEPARATELY. DEFLECTION IS LIMITED TO L/480 FOR QUALITY CONTROL.
   - FLOOR SYSTEMS SHALL BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS / REQUIREMENTS.
   - RIM BOARD SHALL BE STRUCTURAL SOLID BLOCKING FOR NAILING PURPOSES.

5. CENTER EXTERIOR STRUCTURAL SHEATHING AT FLOOR SYSTEM SUCH THAT THE LOWER AND UPPER WALLS ARE PROPERLY CONNECTED TO EACH OTHER. (IF APPLICABLE)

6. ALL ROOF TRUSSES SHALL BE DESIGNED BY QUALIFIED MANUFACTURER IN ACCORDANCE WITH "TRUSS DESIGN PROCEDURES AND SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES - LIMIT STATES DESIGN" PUBLISHED BY THE "TRUSS PLATE INSTITUTE OF CANADA".

7. CLIMACTIC DATA SHALL BE BASED IN FREDERICTON, NEW BRUNSWICK (CANADA). THE SPECIFIED SNOW LOAD SHALL BE NO LESS THAN 52.2 PSF. TRUSS DESIGNER TO VERIFY MINIMUM SNOW LOADS FOR OTHER JURISDICTIONS. DEFLECTION LIMITS SHALL BE L/180 (w / NO CLG.) OR L/360 (w / CLG.). REFER TO NBCC TABLE 9.4.3.1

8. STRUCTURAL SHEATHING SHALL BE 7/16" MIN. EDGE SUPPORTED.

9. ALL ROOF TRUSSES SHALL BE ADEQUATELY CONNECTED TO WALL FRAMING WITH CONTINUOUS EXTERIOR SHEATHING AND / OR METAL TIE-DOWNS.

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*** * * IMPORTANT NOTES FOR THE BUILDER *****
PLEASE READ CAREFULLY

ALL MANUFACTURED PRODUCTS SUCH AS FLOOR JOISTS, ROOF TRUSSES, BEAMS, ETC. AND / OR PRE-MANUFACTURED ITEMS TO BE INSTALLED ARE TO BE DESIGNED BY THEIR MANUFACTURERS AND BE ACCOMPANIED BY THE APPROPRIATE ENGINEERED DRAWINGS COMPLETE WITH CERTIFICATION BY THEIR ENGINEERING DEPARTMENT(S).

ANY AND ALL ENGINEERED PRODUCTS REQUIRING SPECIAL CONNECTION(S), ASSEMBLY DETAIL(S), SPECIFIC INSTALLATION INSTRUCTION(S), ETC. ARE TO BE PROVIDED BY THE MANUFACTURER, SUPPLIER, OR AN ENGINEER QUALIFIED TO PROVIDE SUCH INFORMATION ANY SUCH DRAWINGS ARE CONSIDERED AN ADDENDUM TO THESE PLANS, FOR WHICH THE MYCROFT DESIGN GROUP ASSUMES NO LIABILITY NOR RESPONSIBILITY.

NOTE:
IN THE ABSENCE OF AN ENGINEER'S STAMP, ALL DETAIL(S), PRODUCT SPECIFICATION(S), REFERENCES TO CONSTRUCTION MATERIALS, OR INSTALLATION PRACTICES THAT EXCEED THE SCOPE OF THE LATEST EDITION OF THE N.B.C.C. ARE TO BE REVIEWED AND APPROVED BY A QUALIFIED ENGINEER.
THIS DESIGN IS INTENDED TO ASSIST IN OBTAINING SUCH CERTIFICATION AND DOES NOT IN ITSELF REPRESENT ANY ENGINEERED SOLUTION(S).

THE MYCROFT DESIGN GROUP PREPARES IT'S PLANS CAREFULLY FOR OUR CLIENTS. HOWEVER, ADAPTATION OF THESE PLANS TO MEET SPECIFIC PROVINCIAL AND MUNICIPAL BUILDING CODES AND REGULATIONS, AND CERTAIN SITE CONDITIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALSO, THE MYCROFT DESIGN GROUP WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY AND INTEGRITY OF THESE PLANS. THE CONTRACTOR MUST THEREFORE THOROUGHLY INSPECT ALL DIMENSIONS AND DETAILS IN THESE PLANS FOR ERRORS, OMISSIONS AND CHANGES REQUIRED BY CODE FOR WHICH THEY WILL BE HELD RESPONSIBLE.

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR USE IN THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. USE OF THESE PLANS BY ANY OTHER PARTY OTHER THAN THE CUSTOMER EXCEPT ON LOAN BY THE CUSTOMER TO THIRD PARTIES NECESSARY TO ASSIST THE CUSTOMER IN USING THE PLANS, (CONTRACTORS & SUBCONTRACTORS) IS STRICTLY PROHIBITED. THESE PLANS MAY NOT BE REUSED OR COPIED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF THE MYCROFT DESIGN GROUP, WHICH RETAINS COPYRIGHT TO AND SOLE OWNERSHIP OF THESE PLANS.

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Canadian Home Builders' Association

DRAWING LIST:

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SEALS:

N.B. SOCIETY OF CERTIFIED ENGINEERING TECHNICIANS & TECHNOLOGISTS
Chris Chase, CTech
TM1371

DATE ISSUED:

DEC.31, 2023

CLIENT:

MacPHERSON

PROJECT TITLE:

RESIDENTIAL TWO STOREY

CONDITIONED SPACES:

MAIN FLOOR	1056 Sq.Ft.
TOP FLOOR	528 Sq.Ft.
TOTAL	1584 Sq.Ft.
GARAGE	390 Sq.Ft.

NBSCETT

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WRITTEN DIMENSIONS HAVE PRECEDENCE OVER THOSE SCALED. DO NOT SCALE DRAWINGS.

EACH BEDROOM MUST HAVE AT LEAST ONE EGRESS WINDOW.

ANY LUMBER OR WOOD STRUCTURE ON THE EXTERIOR OF THE HOME IS TO BE PRESSURE TREATED OR OTHERWISE PROTECTED FROM THE ELEMENTS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FRAMING SIZES AND RSO'S OF MANUFACTURED PRODUCTS TO BE INSTALLED.

NOTE:

ALL WINDOWS & DOORS TO HAVE A MAX. U-VALUE OF 1.60 OR A MIN. ENERGY RATING OF 25.

CONTRACTOR TO ENSURE THAT ALL CONCRETE FOOTINGS ARE POURED BELOW THE LOCAL FROST DEPTH AS REQUIRED BY THE LOCAL BUILDING AUTHORITY. DIMENSIONS ON THIS PLAN ARE NOMINAL AND MAY NEED REVISION DEPENDING ON LOCATION.

FRONT ELEVATION

GRADE LINES MAY CHANGE DUE TO VARIANCES IN EXISTING SITE CONDITIONS.

LEFT ELEVATION

BUILDER TO INSTALL GUTTERS & DOWNSPOUTS AS REQUIRED.

RIGHT ELEVATION

REAR ELEVATION

★ THIS WINDOW MEETS EGRESS PER NBC 9.9.10

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ANY AND ALL ENGINEERED PRODUCTS REQUIRING SPECIAL CONNECTION(S), ASSEMBLY DETAIL(S), SPECIFIC INSTALLATION INSTRUCTION(S), ETC. ARE TO BE PROVIDED BY THE MANUFACTURER, SUPPLIER, OR AN ENGINEER QUALIFIED TO PROVIDE SUCH INFORMATION ANY SUCH DRAWINGS ARE CONSIDERED AN ADDENDUM TO THESE PLANS, FOR WHICH THE MYCROFT DESIGN GROUP ASSUMES NO LIABILITY NOR RESPONSIBILITY.

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PROJECT TITLE:

RESIDENTIAL TWO STOREY

DRAWING TITLE:

EXTERIOR ELEVATION(S)

CLIENT:

MacPHERSON

ISSUE DATE:	JOB No:
DEC.31, 2023	Y-4254
SCALE:	DRAWN BY:
1/8" = 1'-0"	CHRIS CHASE

PAGE No:

Y-4254-01

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*** IMPORTANT ***
CONTRACTOR TO ROUGH-IN FOR SOIL GAS (RADON) EXTRACTION PER NBC 9.13.4.3
ENSURE ROUGH-IN HAS AN AIR-TIGHT CAP AND IS CLEARLY LABELED AS "RADON EXTRACTION"

1) 4" SCHEDULE 40 PVC PIPE (PER NBCC) FOR RADON GAS EXTRACTION TO HAVE MIN. 4" CRUSHED STONE BEYOND TERMINATION OF PIPE.

2) RADON PIPING TO BE INSTALLED NO CLOSER THAN 1m TO ANY OTHER PIPING.

3) RADON EXTRACTION DESIGN TO BE VERIFIED BY EXPERIENCED INSTALLER.

4) INSTALL 4" SOLID PVC THROUGH INTERIOR FOOTINGS AS REQ'D TO CONNECT RADON PIPING TO ALL AREAS OF FNDTN. BELOW SLAB.

MECHANICAL EFFICIENCY:
HRV - ERV SYSTEMS MUST HAVE A MINIMUM EFFICIENCY OF 60% @ AN OUTSIDE AIR-TEST TEMPERATURE OF 0°C AND 55% @ AN OUTSIDE AIR-TEST TEMPERATURE OF -25°C. REFER TO NBC 9.36.3.9

ALL HVAC EQUIPMENT MUST CONFORM TO PERFORMANCE REQUIREMENTS STATED IN NBC TABLE 9.36.3.10

1/4" = 1'-0"

FOUNDATION CONTRACTOR TO PROVIDE RAISED CURB UNDER ALL BEARING WALLS.
- CURB TO BE RAISED THE DEPTH OF SLAB (~ 4")
- CURB WIDTH TO MATCH BRG. WALL WIDTH.

RECOMMENDED CURB @ INTERIOR FTG'S.

BASEMENT PLAN

3/16" = 1'-0"

WRITTEN DIMENSIONS HAVE PRECEDENCE OVER THOSE SCALED. DO NOT SCALE DRAWINGS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FRAMING SIZES AND RSO'S OF MANUFACTURED PRODUCTS TO BE INSTALLED.

ALL BEAM, TRUSS, AND JOIST SIZES AND / OR SPANS, WHETHER INDICATED OR NOT, TO BE VERIFIED BY BUILDER.

FLOOR DRAIN TO BE INSTALLED IN BASEMENT (NEAR HRV AND/OR CLOTHES WASHER).

CONTRACTOR TO ENSURE THAT ALL CONCRETE FOOTINGS ARE POURED BELOW THE LOCAL FROST DEPTH AS REQUIRED BY THE LOCAL BUILDING AUTHORITY. DIMENSIONS ON THIS PLAN ARE NOMINAL AND MAY NEED REVISION DEPENDING ON LOCATION.

IMPORTANT :
IT IS STRONGLY RECOMMENDED THAT ANY OPENING IN AN EXTERIOR WALL (OR LOAD BRG. WALL) SPANNING MORE THAN 6'-0" HAVE AN ENGINEERED LVL HEADER. IF BUILDER CHOOSES DIMENSIONAL LUMBER (BUILT-UP BEAMS), THEN NBC SPAN TABLES TAKE PRECEDENCE.

● SMOKE ALARM	SMOKE ALARMS TO BE INSTALLED PER NBCC 9.10.19
◆ CO	CARBON MONOXIDE ALARMS TO BE INSTALLED PER NBCC 9.32.3.9

NOTES:

ALL MANUFACTURED PRODUCTS SUCH AS FLOOR JOISTS, ROOF TRUSSES, BEAMS, ETC. AND / OR PRE-MANUFACTURED ITEMS TO BE INSTALLED ARE TO BE DESIGNED BY THEIR MANUFACTURERS AND BE ACCOMPANIED BY THE APPROPRIATE ENGINEERED DRAWINGS COMPLETE WITH CERTIFICATION BY THEIR ENGINEERING DEPARTMENT(S).

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PROJECT TITLE:
RESIDENTIAL TWO STOREY

DRAWING TITLE:
BASEMENT PLAN

CLIENT:
MacPHERSON

ISSUE DATE:	JOB No:
DEC.31, 2023	Y-4254
SCALE: AS NOTED	DRAWN BY: CHRIS CHASE
PAGE No: Y-4254-02	

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WRITTEN DIMENSIONS HAVE PRECEDENCE OVER THOSE SCALED. DO NOT SCALE DRAWINGS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FRAMING SIZES AND RSO'S OF MANUFACTURED PRODUCTS TO BE INSTALLED.

ALL BEAM, TRUSS, AND JOIST SIZES AND / OR SPANS, WHETHER INDICATED OR NOT, TO BE VERIFIED BY BUILDER.

1/4" = 1'-0"

LEDGER ANCHORAGE:

1/2" Ø LAG SCREWS, 3" LONG - STAGGER 3 LAGS PER FT. SPACING OR 1 PER 6" STAGGERED. MAINTAIN 2" MIN. EDGE DISTANCE

STAIR DIMENSIONS ARE NOMINAL AND MAY REQUIRE ADJUSTMENT. BUILDER TO CONFIRM AND REVISE STAIR CONFIGURATION AS NECESSARY, CONFORMING WITH LATEST EDITION OF NBC.

VERTICAL DIMENSION MAIN FLR. SUBFLR. TO TOP FLR. SUBFLR.	9'-8 1/4"
No. OF RISERS	15
RISER HEIGHT	7-3/4"

NOTE:
BUILDER TO VERIFY STONE LOCATION AND FOUNDATION REQUIREMENTS PRIOR TO CONSTRUCTION. PROVIDE BRICK (STONE) LEDGE(S) AS REQ'D.

IMPORTANT :
IT IS STRONGLY RECOMMENDED THAT ANY OPENING IN AN EXTERIOR WALL (OR LOAD BRG. WALL) SPANNING MORE THAN 6'-0" HAVE AN ENGINEERED LVL HEADER. IF BUILDER CHOOSES DIMENSIONAL LUMBER (BUILT-UP BEAMS), THEN NBC SPAN TABLES TAKE PRECEDENCE.

● SMOKE ALARM	SMOKE ALARMS TO BE INSTALLED PER NBCC 9.10.19
◆ CO	CARBON MONOXIDE ALARMS TO BE INSTALLED PER NBCC 9.32.3.9

MAIN FLOOR PLAN

3/16" = 1'-0"

NOTES:

ALL MANUFACTURED PRODUCTS SUCH AS FLOOR JOISTS, ROOF TRUSSES, BEAMS, ETC. AND / OR PRE-MANUFACTURED ITEMS TO BE INSTALLED ARE TO BE DESIGNED BY THEIR MANUFACTURERS AND BE ACCOMPANIED BY THE APPROPRIATE ENGINEERED DRAWINGS COMPLETE WITH CERTIFICATION BY THEIR ENGINEERING DEPARTMENT(S).

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PROJECT TITLE: RESIDENTIAL TWO STOREY

DRAWING TITLE: MAIN FLOOR PLAN

CLIENT: MacPHERSON

ISSUE DATE:	JOB No:
DEC.31, 2023	Y-4254
SCALE: AS NOTED	DRAWN BY: CHRIS CHASE

PAGE No: Y-4254-03

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WRITTEN DIMENSIONS
HAVE PRECEDENCE
OVER THOSE SCALED.
DO NOT SCALE
DRAWINGS.

ATTIC HATCHES TO BE INSULATED
TO CEILING R VALUE. ATTIC HATCH
RSO 30" X 22".

IT IS THE RESPONSIBILITY OF THE
CONTRACTOR TO VERIFY ALL FRAMING
SIZES AND RSO'S OF MANUFACTURED
PRODUCTS TO BE INSTALLED.

ALL BEAM, TRUSS, AND JOIST SIZES
AND / OR SPANS, WHETHER INDICATED
OR NOT, TO BE VERIFIED BY BUILDER.

IMPORTANT :
IT IS STRONGLY RECOMMENDED THAT ANY OPENING IN AN EXTERIOR WALL (OR LOAD BRG. WALL) SPANNING MORE THAN 6'-0" HAVE AN ENGINEERED LVL HEADER. IF BUILDER CHOOSES DIMENSIONAL LUMBER (BUILT-UP BEAMS), THEN NBC SPAN TABLES TAKE PRECEDENCE.

● SMOKE ALARM	SMOKE ALARMS TO BE INSTALLED PER NBCC 9.10.19
◆ CO	CARBON MONOXIDE ALARMS TO BE INSTALLED PER NBCC 9.32.3.9

NOTES:

ALL MANUFACTURED PRODUCTS SUCH AS FLOOR JOISTS, ROOF TRUSSES, BEAMS, ETC. AND / OR PRE-MANUFACTURED ITEMS TO BE INSTALLED ARE TO BE DESIGNED BY THEIR MANUFACTURERS AND BE ACCOMPANIED BY THE APPROPRIATE ENGINEERED DRAWINGS COMPLETE WITH CERTIFICATION BY THEIR ENGINEERING DEPARTMENT(S).

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PROJECT TITLE:
RESIDENTIAL
TWO STOREY

DRAWING TITLE:
TOP FLOOR
PLAN

CLIENT:
MacPHERSON

ISSUE DATE:	JOB No:
DEC.31, 2023	Y-4254
SCALE:	DRAWN BY:
1/4" = 1'-0"	CHRIS CHASE

PAGE No:
Y-4254-04

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CATHEDRAL CEILINGS & FLAT ROOFS PARALLEL CHORD TRUSSES @ 24" O.C.	EFFECTIVE RSI	EFFECTIVE R-VALUE
ROOF SHEATHING	N / A	N / A
VENTED ROOF AIR SPACE	0.03	0.17
BLOWN-IN CELLULOSE (268 mm @ 0.025 RSI / mm)	6.70	38.04
NOMINAL CAVITY FILL (R-12 BETWEEN BTM. CHORDS)	1.76	9.99
POLYETHYLENE VAPOUR BARRIER	N / A	N / A
AIR CAVITY @ CEILING (3/4" STRAPPING)	0.15	0.85
1/2" GYPSUM BOARD @ (0.0063 RSI / mm)	0.08	0.45
AIR FILM (INTERIOR)	0.11	0.62
TOTAL:	8.83	50.12
MINIMUM REQ'D:	4.67	26.52

NOTE:
ENERGY EFFICIENCY TABLES LIST THE MINIMUM REQUIRED INSULATION VALUES AND VALUES ACHIEVED THROUGH CONVENTIONAL CONSTRUCTION METHODS. CONSULT WITH OWNER TO VERIFY INSULATION REQUIREMENTS, CONFIRMATION OF NBC 9.36 COMPLIANCE TO BE PROVIDED BY THIRD PARTY ENERGY EFFICIENCY EVALUATORS

NOTE:
HOMEOWNER ASSUMES ALL RESPONSIBILITY FOR WINTER MAINTENANCE OF COVERED BALCONY (ie: SNOW & ICE REMOVAL)

ABOVE GRADE EXTERIOR WALL 2X6 @ 16" O.C. (RSI 1.19 m2K / W)	EFFECTIVE RSI	EFFECTIVE R-VALUE
AIR FILM (EXTERIOR)	0.03	0.17
VINYL SIDING (HOLLOW BACK)	0.11	0.62
EXTRUDED POLYSTYRENE (XPS) 1" @ 0.0336 RSI / mm)	0.85	4.83
7/16" OSB SHEATHING @ (0.0098 RSI / mm)	0.11	0.62
NOMINAL CAVITY FILL (R-20 BATT)	2.43	13.80
POLYETHYLENE VAPOUR BARRIER	N / A	N / A
1/2" GYPSUM BOARD @ (0.0063 RSI / mm)	0.08	0.45
AIR FILM (INTERIOR)	0.12	0.68
TOTAL:	3.73	21.17
MINIMUM REQ'D:	2.97	16.86

ICF EXTERIOR WALL BELOW GRADE	EFFECTIVE RSI	EFFECTIVE R-VALUE
TYPE 2 EPS (63 mm @ 0.028 RSI / mm)	1.76	10.0
8" CONCRETE WALL (200 mm @ 0.0004 RSI / mm)	0.08	0.45
TYPE 2 EPS (63 mm @ 0.028 RSI / mm)	1.76	10.0
1/2" GYPSUM BOARD @ (0.0063 RSI / mm)	0.08	0.45
AIR FILM (INTERIOR)	0.12	0.68
TOTAL:	3.80	21.58
MINIMUM REQ'D:	2.98	16.92

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DETAIL A-A

ALL DIMENSIONS RELATIVE TO HEIGHT ARE SUBJECT TO CHANGE DUE TO FLOOR JOIST DEPTH, STUD HEIGHT, AND CONTRACTOR SPECIFIC BUILDING PRACTICES.

NOTES:

ALL MANUFACTURED PRODUCTS SUCH AS FLOOR JOISTS, ROOF TRUSSES, BEAMS, ETC. AND / OR PRE-MANUFACTURED ITEMS TO BE INSTALLED ARE TO BE DESIGNED BY THEIR MANUFACTURERS AND BE ACCOMPANIED BY THE APPROPRIATE ENGINEERED DRAWINGS COMPLETE WITH CERTIFICATION BY THEIR ENGINEERING DEPARTMENT(S).

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PROJECT TITLE:
RESIDENTIAL
TWO STOREY

DRAWING TITLE:
DETAIL
A - A

CLIENT:
MacPHERSON

ISSUE DATE: DEC.31, 2023

JOB No: Y-4254

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

DRAWN BY: CHRIS CHASE

PAGE No: Y-4254-05

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