

LEFT SIDE



RIGHT SIDE



REAR



LAKE SIDE

ELEVATIONS

2X10 BLOCKING FOR FUTURE ACCESSIBILITY PER CBC DEAD BOLTS ON ALL EXTERIOR DOORS

DO NOT SCALE - MEASUREMENTS ALWAYS GOVERN, IN ALL CASES.

ANY DISCREPANCIES ON THIS DRAWING TO BE DEALT WITH PRIOR TO ANY CONSTRUCTION. ALL CONSTRUCTION TO BE TO O.B.C. REQUIREMENTS IN ALL CASES.

PROPER SITING OF THE BUILDING IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. BUILDING(S) TO BE SITED AS PER THE APPLICABLE TOWNSHIP ZONING RESTRICTIONS.

ALL WINDOW AND DOOR LINTELS TO BE 2 - 2X10'S UNLESS NOTED AS OTHER. ALL GARAGE DOOR OPENINGS TO BE 2 FLY LVL. AS SPECIFIED BY OTHERS.

ALL LUMBER TO BE SPF #2 OR BETTER MOISTURE CONTENT 19% OR LESS IF USING AIR NAILS - ADD ONE MORE NAIL IN ALL NAILING PATTERNS.

FLOOR LOADS	ROOF LOADS
LIVE + 35PSF	LIVE + 40 PSF
DEAD + 15 PSF	DEAD + 15 PSF
TOTAL + 50 PSF	TOTAL + 55 PSF

DECK LOADS	MINIMUM SOIL BEARING CAPACITY = 15 KPA
LIVE + 60% OF GROUND	CONFIRM ALL DOOR AND WINDOW SIZES FOR ROUGH STUD OPENING
SNOW AND RAIN	
DEAD + 15 PSF	
TOTAL + 55 PSF	

HVAC, PLUMBING, TRUSS, LVL DESIGN BY OTHERS

WELL AND SEPTIC DESIGN AND LOCATION TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.

ALL "GRADING" SHOWN ON PLANS ARE ILLUSTRATIVE ONLY. CONTRACTOR TO VERIFY SITE CONDITIONS AND ADJUST ACCORDINGLY.

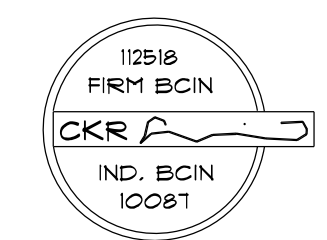
RDCC HOLDS NO LIABILITIES FOR ANY ERRORS OR OMISSIONS NOT BROUGHT FORWARD PRIOR TO CONSTRUCTION. THE OWNER AND CONTRACTOR ARE SOLELY LIABLE TO MEETING ALL CBC AND ZONING REQUIREMENTS. OWNER AND CONTRACTOR SOLELY LIABLE TO CALL FOR ALL INSPECTIONS.

RDCC HOLDS NO LIABILITY TO CHANGES MADE WITHOUT PERMISSION FROM THE CHIEF BUILDING OFFICIAL, AND/OR THE DESIGNER.

ALL SMOKE TO BE HARD WIRED AND INTERCONNECTED AND COMBINATION SMOKE, CMD, AND STROBE

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RESIDENTIAL DESIGN & CONSTRUCTION CONSULTANT

Providing cost effective solutions for project management, construction drawings, budget and cost studies, Permit applications, Minor Variance, and Zoning Applications



PROJECT: MOWAT HOUSE

1/4" = 1'

DRAWN BY: CKR

DATE: SEPT 22/25

A/1