



Unit 1 Floor Plan
 FIRST FLOOR AREA: 1351 sq.ft.
 GARAGE AREA: 408 sq.ft.

Unit 2 Floor Plan
 FIRST FLOOR AREA: 1353 sq.ft.
 GARAGE AREA: 378 sq.ft.

DOOR SCHEDULE	
NO.	DOOR SIZE
D1	1'-6" x 6'-8"
D2	2'-0" x 6'-8"
D3	2'-4" x 6'-8"
D4	2'-6" x 6'-8"
D5	2'-8" x 6'-8"
D6	3'-0" x 6'-8"
D7	2'-0" x 6'-8" BI-FOLD
D8	2'-6" x 6'-8" BI-FOLD
D9	4'-0" x 6'-8" BI-FOLD
D10	5'-0" x 6'-8" BI-FOLD
D11	4'-0" x 6'-8" BY-PASS
D12	5'-0" x 6'-8" BY-PASS

WINDOW LEGEND	
STYLE	DESCRIPTION
S3064-2	TWO GANG HEIGHT (INCHES)* WIDTH (INCHES)* STYLE
C	CASEMENT
D	DOUBLE HUNG
F	FIXED
HS	HORIZONTAL SLIDER
OCT	OCTAGON
OVL	OVAL
R	HALF ROUND
S	SINGLE HUNG
T	TRANSOM

NOTES

ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL BUILDING CODE, LOCAL AND PROVINCIAL BUILDING REGULATIONS.

ALL CONTRACTORS AND/OR OWNER SHALL VERIFY ALL DIMENSIONS ON DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER AND/OR OWNER PRIOR TO COMMENCING WORK ON SITE. BUILDING CONTRACTORS SHALL MEASURE AS BUILT DIMENSIONS PRIOR TO ORDERING PLUMBING FIXTURES AND CABINETS. DESIGNER NOT RESPONSIBLE FOR WRONG PLUMBING FIXTURES OR CABINETS ORDERED.

ANY DRAWINGS, CONCEPTS OR DESIGNS CREATED BY T&M HOME DESIGN ARE THE SOLE PROPERTY OF T&M HOME DESIGN AND ARE SUBJECT TO COPYRIGHT PROTECTION UNDER THE CANADIAN INTELLECTUAL PROPERTY ACT

TRUSS & FLOOR JOIST SUPPLIER SHALL SUBMIT THEIR FINAL FLOOR JOIST & TRUSS LAYOUT TO CONTRACTOR/OWNER AND DESIGNER FOR REVIEW PRIOR TO CONSTRUCTION. THE BUILDER SHALL VERIFY THAT THE FINAL TRUSS AND FLOOR JOIST SUPPLIERS DESIGN CORRESPONDS WITH THE FLOOR JOIST AND TRUSS DESIGN ASSUMED IN THESE DRAWINGS TO ENSURE STRUCTURAL INTEGRITY.

IT IS THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR, OWNER AND FLOOR JOIST AND TRUSS SUPPLIER TO ENSURE ALL UNIFORMLY DISTRIBUTED LOADS AND POINT LOADS ARE ADEQUATELY CARRIED TO SUITABLE FOUNDATION FOOTINGS.

ALL HEADERS AND BEAMS TO BE DESIGNED AS PER LATEST EDITION OF NBCC. ROOF LOADS, WIND LOADS AND FLOOR LOADS TO COMPLY WITH THE LATEST EDITION OF NBCC.

BUILDING CONTRACTOR AND/OR OWNER TO VERIFY THAT ALL WINDOW AND DOOR SIZES, TYPES, DETAILS AND RSO'S ARE CORRECT PRIOR TO ORDERING WINDOWS. DESIGNER IS NOT RESPONSIBLE FOR WRONG WINDOWS AND DOORS ORDERED OR INSTALLED.

OWNER/BUILDING CONTRACTOR TO RECEIVE APPROVAL FROM LOCAL BUILDING AUTHORITY AND FIRE MARSHAL PRIOR TO CONSTRUCTION.

ALL DIMENSIONS IN THE EXISTING STRUCTURE SHALL BE FIELD CHECKED BY THE CONTRACTOR BEFORE PERFORMING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER.

OBTAIN PERMISSION OF THE OWNER PRIOR TO CUTTING, REMOVING OR MODIFYING ANY EXISTING STRUCTURAL MEMBER COMPONENT.

NO OPENINGS, PENETRATIONS, SLEEVES OR OTHER MODIFICATIONS TO ANY STRUCTURAL MEMBER OR SLAB SHALL BE MADE UNLESS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS, OR UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE OWNER.

ALSO SEE ATTACHED WOOD AND FOUNDATION NOTES.

Designed By:
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 LEASING INC.
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 Builders
 380 Model Farm Road, Quispamsis E2G 1L8
 Phone: 506-644-8104

REVISIONS		
No.	Date	Description
A	MAY 31/16	REVISIONS
B	Feb 14/17	REVISIONS
C	Feb 22/17	REVISIONS
D	Feb 27/17	REVISIONS

Project:
McKay Builders
2 Unit Garden Home

Title:
First Floor Plans

Job No.: **16-1392** Date: **FEB 12/16**

Drawn By: **RSC** Scale: **3/16" = 1'-0"**

Sheet No.: **A1**