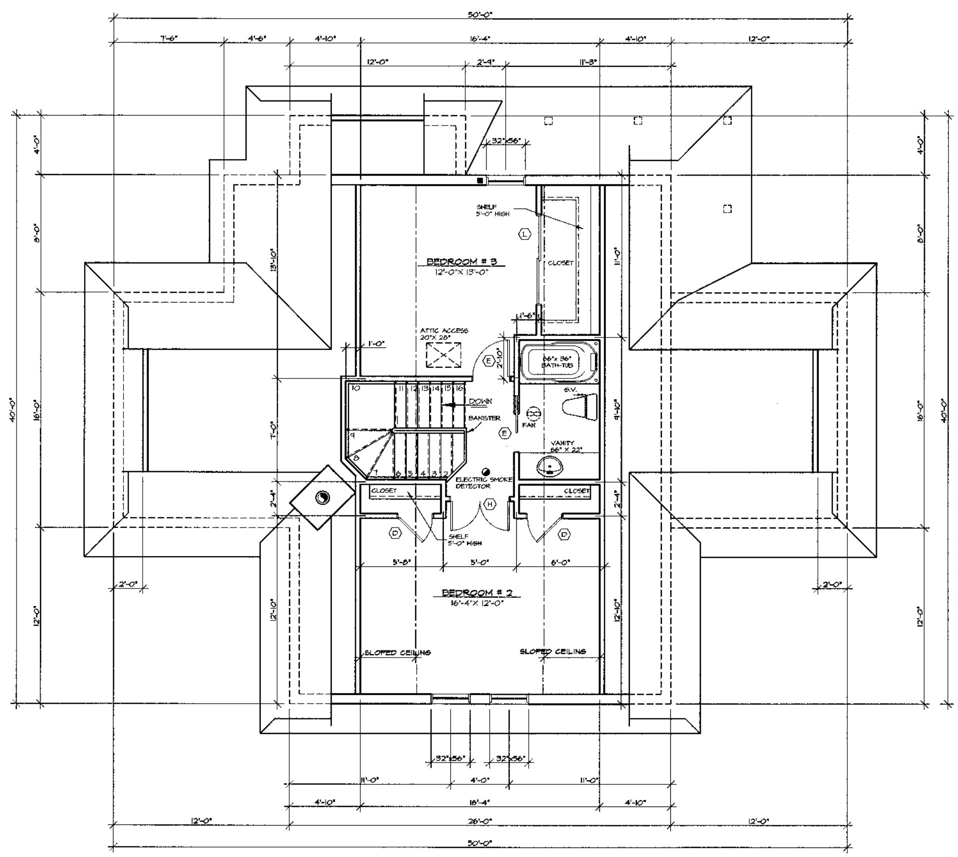
GENERAL NOTES

- FRAMING LUMBER (BEAMS, LINTELS, JOIST) TO BE GRADE NO 1 & 2 SPRUCE UNLESS OTHERWISE INDICATED.
- ALL LINTELS TO BE 2-2" X 10" UNLESS OTHERWISE NOTED.
- USE OF FLOOR JOISTS OR ROOF RAFTERS MAY REQUIRE ADJUSTMENTS TO PLAN, REFER TO MANUFACTURER'S INSTRUCTIONS.
- FLOOR JOISTS ARE TO BE DOUBLED UNDER PARALLEL PARTITIONS AND SHALL BE PLACED 4" APART TO ACCOMMODATE PLUMBING.
- PROVIDE 2" X 2" CROSS-BRIDGING SITUATED AT NO MORE THAN 7'-0" FROM A SUPPORT OR ROW OF BRIDGING.
- APPLICATION OF WOOD PRESERVATIVE REQUIRED AT EXTREMITIES OF BEAMS SUPPORTED ON MASONRY WALLS.
- AS A PRECAUTION, A FIREPROOF LINER SHOULD BE INSTALLED BETWEEN FIREBOX OF PREFABRICATED FIREPLACE AND COMBUSTIBLE FRAMING.
- MINIMUM FOUNDATION DEPTH BELOW FINISHED GROUND LEVEL IS 4'-6". THIS DEPTH MAY VARY ACCORDING TO YOUR LOCATION.
- EXTREMITIES OF STEEL BEAMS SUPPORTED ON EXTERIOR WALL SHALL BE INSULATED ON A MINIMUM DISTANCE OF 24".
- THE WINDOW DIMENSIONS DESCRIBE IN THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER.
- BASEMENT WINDOWS BELOW GRADE WILL BE PROTECTED BY GALVANIZED STEEL WINDOWS WELLS, AND A GRAVEL-FILLED 4" DRAIN, CONNECTED TO PERIMETER DRAIN AND INSTALLED ACCORDING TO THIS PLAN.
- CERTAIN DIMENSIONS MAY VARY ACCORDING TO THE MATERIAL USED AND / OR THE CONTRACTOR'S BUILDING METHODS. IF VARIATIONS EXIST BETWEEN THE BUILDING SITE AND PLANS, THE CONTRACTOR MUST ADVISE DRUMMOND DESIGNS INC. AS SOON AS POSSIBLE.
- WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE MEASUREMENTS.
- BUILDING CONTRACTOR MUST:
  1) VERIFY ALL DIMENSIONS BEFORE PROCEEDING.
  2) RESPECT, IF APPLICABLE, REQUIREMENTS OF DOCUMENTATION ATTACHED TO PLANS (EX. SPECIFICATIONS, VENTILATION PLAN, ETC.) AND INFORM CLIENT OF ANY CONSEQUENCES RESULTING FROM CHANGES TO PLAN.
- DRUMMOND DESIGNS INC. DOES NOT ASSUME LIABILITY FOR ANY OMISSIONS ON THESE PLANS.

THESE STAIRS HAVE BEEN DRAWN ACCORDING TO THE UNIVERSAL BUILDING CODE AND MIGHT NEED SOME ADJUSTMENTS TO COMPLY TO YOUR LOCAL CODE AND REGULATIONS. IT IS THEREFORE YOUR RESPONSIBILITY TO HAVE THEM VERIFIED BY YOUR REPRESENTATIVE.

FRONT



BACK

STRUCTURAL LEGEND

- IN-WALL STUD POST
- REINFORCED BEAMS SUPPORTING STRUCTURE
- BEARING WALL

ABBREVIATION

CL.	CLOSET
G.V.	GATE VALVE
H.R.	HAND RAIL
LIN. CL.	LINEN CLOSET
M.W.	MICRO WAVE OVEN

(E) MARK REFERING TO DOOR SIZE SCHEDULE

DOOR SCHEDULE

MARK	SIZE
A	16" x 80"
B	18" x 80"
C	24" x 80"
D	28" x 80"
E	30" x 80"
F	32" x 80"
G	36" x 80"
H	48" x 80"
J	60" x 80"
K	34" x 82"
L	72" x 80"

DRUMMOND DESIGNS INC.
Your Home Plan Experts

2950 Boul. Lemire , Drummondville
(Quebec) Canada , J2B 7J6
(819) 477 - 6646

ATTENTION !

FOR ANY TECHNICAL INCOMPREHENSION, PLEASE CONTACT THE PROJECT RESPONSIBLE, AT THE NUMBER ABOVE BEFORE THE BEGINNING OR THE COURSE OF THIS PROJECT.

COMMENTS

E-MAIL : team@drummond-designs.com
HEAD OFFICE : 1-819-477-3315

NOTES :

THESE PLANS HAVE BEEN DRAWN ACCORDING TO HIGH-QUALITY STANDARDS AND PRACTICES AND ARE AN ACCURATE GUIDELINE TO BUILDING CONSTRUCTION. HOWEVER, LOCAL REGULATIONS AND BUILDING CODE REQUIREMENTS VARY, AND AS SUCH, PLANS MAY REQUIRE MODIFICATIONS. THE BUILDING CONTRACTOR MUST REVISE AND INSURE THAT THE PLANS MEET ALL GOVERNMENTAL REQUIREMENTS IN THE AREA WHERE TH HOUSE WILL BE BUILT. AN ARCHITECT OR ENGINEER MAY NEED TO APPROVE THESE PLANS AND AFFIX HIS/HER SEAL FOR LEGAL OR SAFETY REASONS. DRUMMOND DESIGNS INC WILL NOT BE HELD LIABLE FOR ANY ADDITIONAL MODIFICATIONS REQUIRED BY CITY OR COUNTY OFFICIALS. DRUMMOND DESIGNS INC. WILL NOT ASSUME LIABILITY FOR MISHAPS BEFORE, DURING OR AFTER THE USE OF THESE PLANS FOR CONSTRUCTION. IF ANY ADDITIONAL INFORMATION OR CONSTRUCTION DETAILS ARE REQUIRED, CONTACT DRUMMOND DESIGNS AND IT WILL BE OUR PLEASURE TO GUIDE YOU.

THIS HOME PLAN HAS BEEN ORIGINALLY DRAWN BY DRUMMOND DESIGNS INC. AND IS ITS EXCLUSIVE PROPERTY. ANY REPRODUCTION IS STRICTLY FOREBIDDEN.

THE PURCHASE OF A HOME PLAN DOES NOT INCLUDE THE LICENCE FOR ADVERTISING USE; THIS LICENCE CAN BE BOUGHT UPON REQUEST. THE PURCHASE OF A LICENCE IS REQUIRED AS SOON AS MORE THEN ONE HOUSE IS TO BE BUILT WITH THIS HOME PLAN.

Marketed In Canada By:
SELECT HOME DESIGNS
102-9440 202nd Street, Langley, B.C.

IMPORTANT STRUCTURAL NOTE

THE FLOOR FRAMING STRUCTURE AS BEEN DESIGNED ACCORDING TO THE STANDARDS IN USE, USING A COMBINATION OF NATIONALLY AVAILABLE ENGINEERED LUMBER AND CONVENTIONAL DIMENSION WOOD MEMBERS.

ENGINEERED LUMBER SUPPLIERS OR MANUFACTURERS MAY PROPOSE COMPARABLE FLOOR FRAMING SYSTEMS, REQUIRING MODIFICATIONS TO THE STRUCTURAL DESIGN SHOWN IN THESE DRAWINGS.

THE SUPPLIER OR MANUFACTURER MUST SUPPLY THE BUILDER WITH ALL DESIGN CRITERA FOR PROPER MODIFICATIONS REGARDING OTHER TRADES INVOLVED IN THE CONSTRUCTION. (EX. FOUNDATION, STAIRS ETC.)

ALL STRUCTURAL DESIGN CHANGES MUST BE REVIEWED BY A LICENCED PROFESSIONAL ENGINEER.

REVISION	NO	DATE	BY

SEAL

COMPUTER ASSISTED DRAFTING

DESIGNED BY	D.C.
DRAWN BY	M.P.
CHECKED BY	G.B.
CLIENT	
PROJECT	NEW CONSTRUCTION
DRAWING	SECOND FLOOR PLAN
DATE	23 / 08 / 2001
SCALE	1/4" = 1'-0"
PLAN NO.	PFA 4560 — 3914 ang.
SHEET NO.	7-11