



**RIGHT ELEVATION**  
SCALE : 1/8" = 1'-0"



**LEFT ELEVATION**  
SCALE : 1/8" = 1'-0"

**NOTES:**

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFIRM TO THE APPROPRIATE STANDARDS IN THE CURRENT "BUILDING CODE OF BC", ALL ELECTRICAL AND PLUMBING CODES AND ALL APPLICABLE CODES AND BY-LAWS TO BE ADHERED TO.
2. ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
3. THE BUILDER SHALL BE RESPONSIBLE FOR VERIFICATION OF STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS RELATING TO SITE OR LOCAL CONDITIONS. THE MAKER OF THESE DRAWINGS ASSUMES NO RESPONSIBILITY FOR ANY ERRORS AND OMISSIONS WHICH MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED IF CORRECTIONS ARE NECESSARY.
4. PROVIDE POCKET BEAMS IN CONCRETE FOUNDATION.
5. PROVIDE SOLID BLOCKING TO FOUNDATION AT ALL POINT LOAD LOCATIONS.
6. FOUNDATIONS SHALL BE CONCRETE ON SOLID UNDISTURBED BEARING AND BELOW FROST LINE.
7. FOUNDATION WALLS SHALL NOT BE BACK FILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAY STRENGTH OR UNTIL ADEQUATELY BRACED.
8. WOOD IN CONTACT WITH CONCRETE TO BE PWF LUMBER.
9. PLATES TO BE ANCHORED TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 6 FEET MAX. O.C. AND AT CORNERS.
10. PERIMETER DRAINAGE TO BE INSTALLED WHERE REQUIRED BY SITE CONDITIONS.
11. BEAMS AS NOTED OR BEAMS SIZED BY FLOOR SUPPLIER.
12. FLOOR SYSTEM TO BE DESIGNED W/ 3/4" T & G STANDARD PLYWOOD SHEATHING GLUED & SCREWED TO JOISTS.
13. FLOOR JOIST SUPPLIER TO CONFIRM POST SIZES UNDER FLOOR BEAMS.
14. PROVIDE LINTELS IN JOIST SPACE AS REQUIRED.
15. EXACT FURNACE AND H.W.T. LOCATIONS TO BE DETERMINED ON SITE W/ OWNER AND INSTALLING CONTRACTOR.
16. HANDRAIL REQUIRED ON INTERIOR STAIRS WITH MORE THAN TWO RISERS AND ON EXTERIOR STAIRS WITH MORE THAN THREE RISERS.
17. CONFIRM ELECTRICAL SERVICE ENTRY & PANEL.
18. BACKING TO BE INSTALLED FOR ADEQUATE SUPPORT OF TOWEL BARS, CURTAIN AND CLOSET RODS, SHELVES, AND SIMILAR FIXTURES WHERE REQUIRED.
19. A FREE VENT AREA OF 1/300 OF THE INSULATED ATTIC AREA SHALL BE PROVIDED AT THE ROOF, APPROX. HALF FROM THE EAVES AND HALF FROM THE TOP
20. ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF, OR GABLE VENTS, OR A COMBINATION OF THESE EQUALLY DISTRIBUTED BETWEEN TOP OF ROOF SPACE AND SOFFITS.
21. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
22. GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
23. EXTERIOR DOORS SHALL BE SOLID CORE AND WEATHERSTRIPPED. GARAGE DOORS TO DWELLING TO BE AS ABOVE AND SELF-CLOSING.
24. FLASH AT ALL HORIZONTAL CHANGES IN EXTERIOR FINISHINGS AND CAULK AROUND ALL UNFLASHED EXTERIOR OPENINGS. FLASH OVER ALL UNPROTECTED OPENINGS.
25. COAT AND CLOTHES CLOSETS SHALL HAVE ONE ROD AND SHELF. LINEN CLOSETS SHALL HAVE FIVE ADJUSTABLE SHELVES WHERE POSSIBLE.
26. INSTALLATION OF ENTIRE HEATING SYSTEM MUST COMPLY WITH MANUFACTURERS DIRECTIONS.

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