

TO BE BUILT IN REVERSE

IMPORTANT - PLEASE READ
 Building contractor to verify all dimensions before proceeding. Dimensions always take precedence over scale measurements.
 Grades shown on elevations are assumed. Adjust on the site as required.
 Building location to be confirmed by local authorities.
 We assume no responsibility for plans complying with the municipal sideyards and setbacks of a specific piece of property unless we are provided with the most recent registered legal survey of the property before the plans are purchased.
 Ground snow loading on all stock plans is 40#/sq. ft. unless otherwise noted.

For details and specifications for septic tanks see your local Municipal Building Department.
 All construction shall comply with the National Building Code of Canada, Residential Standards, Current Edition.
 Fire separations to conform to local regulations.
 All concrete to be 3000 p.s.i. at 28 days.
 All footings to be taken down to undisturbed substrate below frost line.
 All wood plates on concrete shall have 45 lb Roofing D.P.C. with 1/2" bolts @ 4'-0" o.c.
 All beam sizes shown on the drawings are based on No. 2 F.L. For other common species refer to the Span Tables of the National Building Code.

All plans to be 2" x 1/4" unless otherwise noted. No. 2 and better D. Fir or Spruce.
 Flush framed wood members shall be anchored with 2000 lb. joist hangers. Unless otherwise noted.
 All headers and trimmers to comply with section 17, National Building Code Current edition.
 Flashing of fireplaces.
 Provide cast iron cleanouts for all fireplace flues.
 Glazing weights shall comply with Section 26, National Building Code.
 If glass sliding patio doors are to be installed they must be of tempered glass or have a muntin bar.
 Electrical to comply with Section 33, National Building Code.

Flash over all exterior openings.
 Caulk over and around all exterior openings.
 Finish all changes in materials on exterior walls.
 All siding or stucco to be minimum 8" above finish grade.
 If brick veneer is to be installed there shall be 4 oz. copper fabric counterflashed up to 8" behind building felt and below bottom course with vertical joints raked clean. Weep holes 24" o.c.
 All balcony railings to be 3' 6" in height. Maximum spacing between vertical members is 4". Minimum distance between horizontal rails is 32".
 Refer to BASIC CONSTRUCTION DETAIL sheet for additional information.
 Owner or Contractor to obtain certificate from manufacturer of trusses or glue laminated beams.

It is recommended that an exterior type thermostat be installed to override the inside thermostat.
 All workmanship to be of a standard equal to good building practice, in all respects.
 Approved heat/smoke detectors to be installed as required. Refer to local authorities.
 When snow loading is higher than noted, drawings must be revised accordingly. Depth of footings below finished grade will also be affected accordingly to frost and soil conditions.
 FRAMING LUMBER MUST BE NO. 2 BETTER D. FIR OR SPRUCE UNLESS INDICATED OTHERWISE ON PLANS.
PLEASE REFER TO YOUR INFORMATION COVER SHEET.

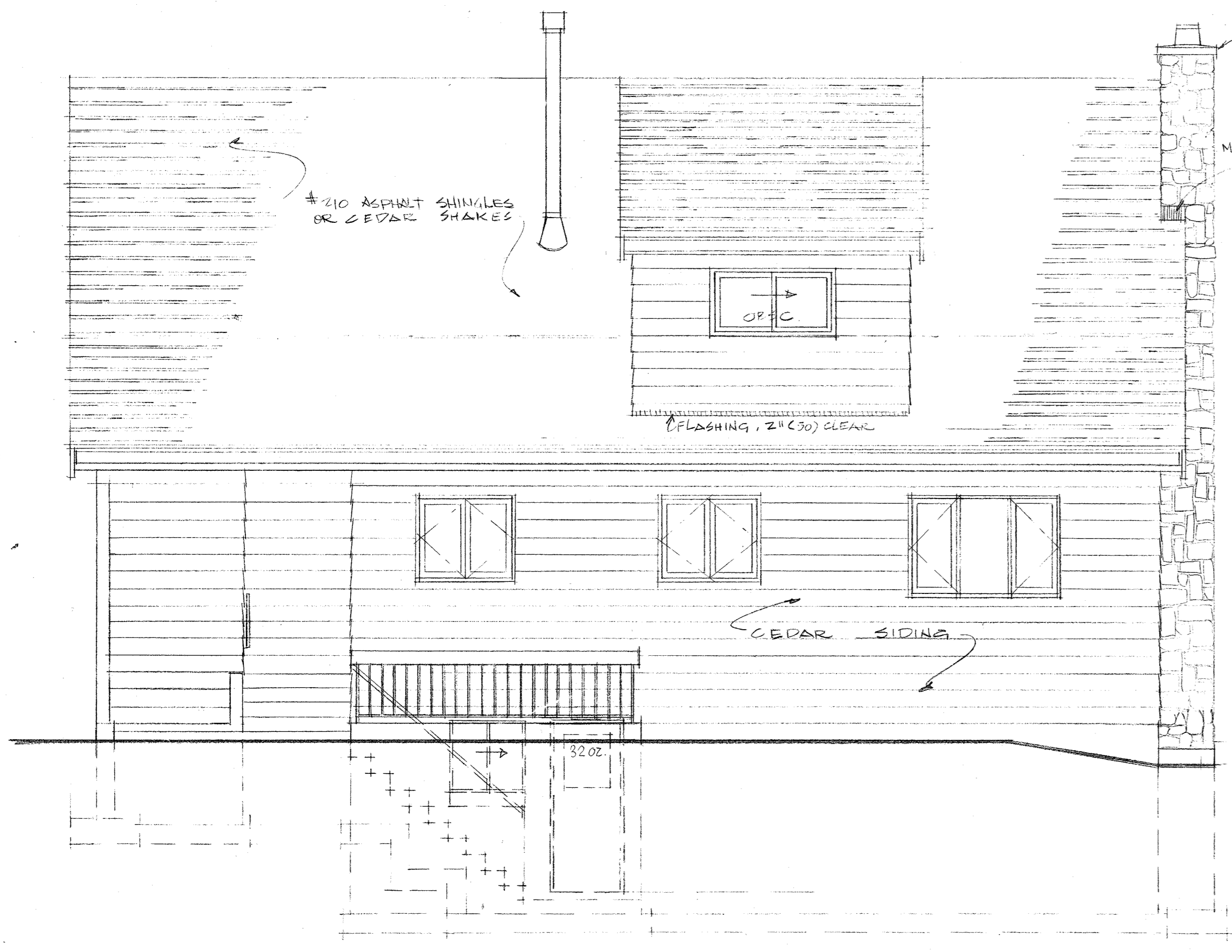
These plans are drawn in accordance with the current edition of the National Building Code. However, Select Home Designs does not assume liability for any errors or omissions on these plans. All information must be confirmed prior to commencement of construction. Please advise Select Home Designs if any discrepancies are observed, or explanations required.
 All windows and door units to be double or triple glazed. Refer to Owner.

DOOR SCHEDULE	
A	3/0 x 6/8 x 13/4" SOLID CORE
B	2/8 x 6/8 x 13/4" SOLID CORE
C	2/8 x 6/8 x 13/8" HOLLOW CORE
D	2/8 x 6/8 x 13/8" HOLLOW CORE
E	2 1/2 x 6/8 x 13/8" HOLLOW CORE
F	2/0 x 6/8 x 11/8" LOUVRED BI-FOLD
G	3/0 x 6/8 x 11/8" LOUVRED BI-FOLD
H	4/0 x 6/8 x 11/8" LOUVRED BI-FOLD
I	5/0 x 6/8 x 11/8" LOUVRED BI-FOLD
J	6/0 x 11/8" LOUVRED BI-FOLD
L	2/8 x 6/8 x 13/4" FRENCH DOOR
M	

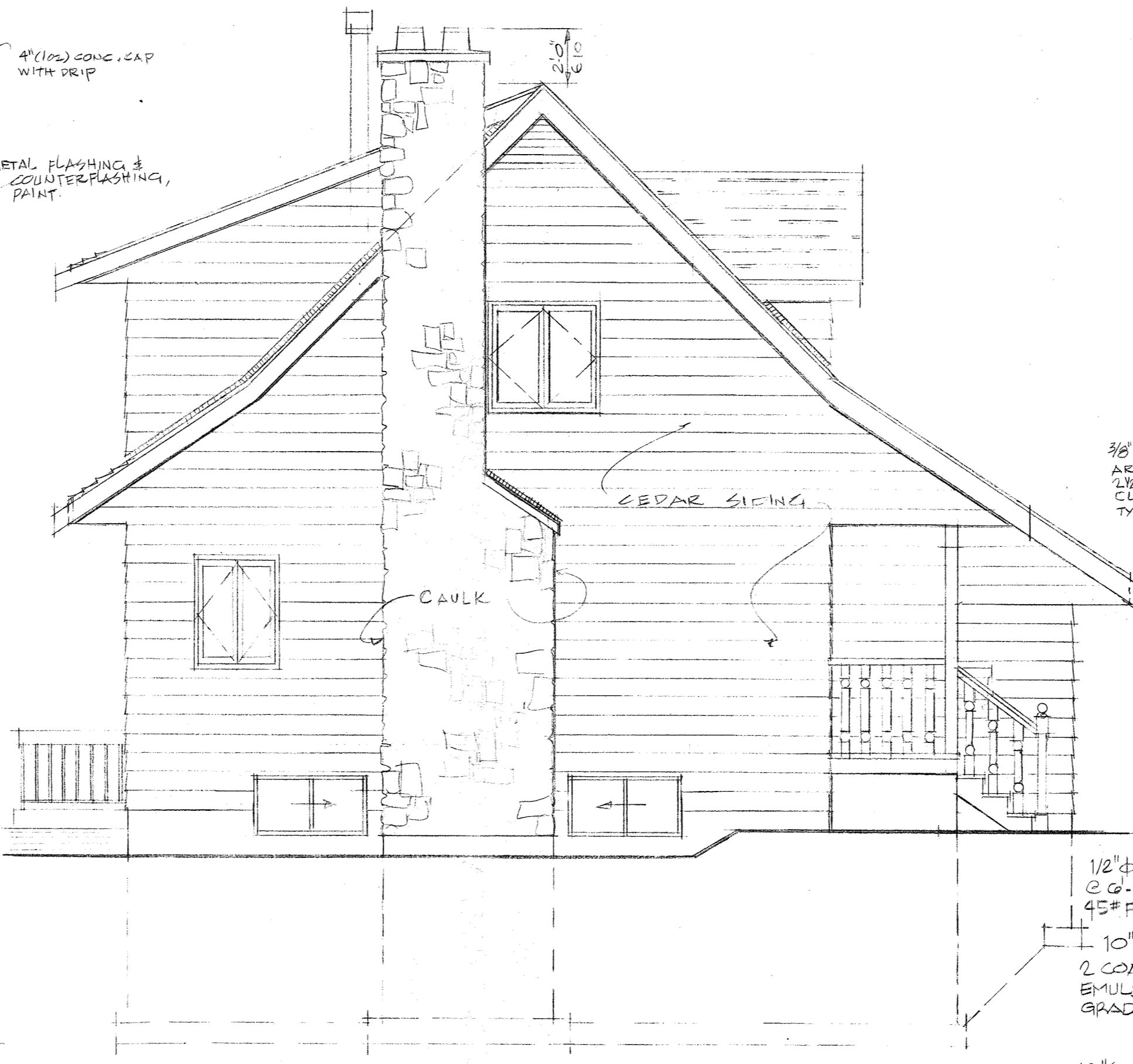
SYMBOLS	
○	LIGHT
○	DUPLEX CONV. OUTLET
○	SWITCH 2 WAY, 3 WAY, ETC.
○	WEATHERPROOF OUTLET
○	FORCED AIR OUTLET
○	RETURN AIR
○	MEDICINE CHEST
○	HOT WATER TANK
○	TIME SWITCH
○	SMOKE ALARM
○	GLAZED PATIO DOOR

PROPOSED RESIDENCE
 SCALE: 1/4" = 1'-0"
 DESIGNER: Y.T.
 SHEET: 1 OF 2
 DATE: MARCH 1981

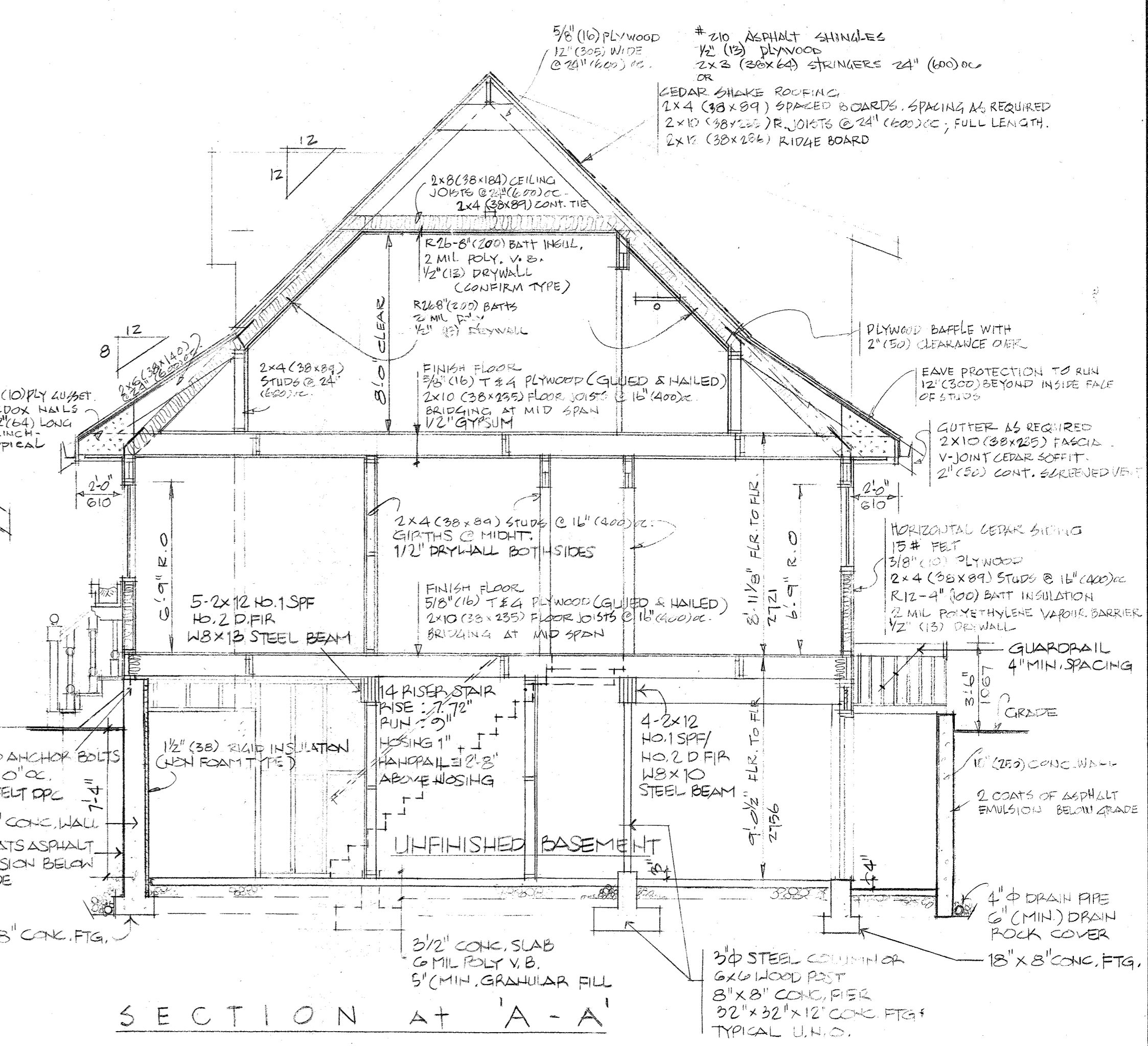
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SELECT HOME DESIGNS: PLAN SERVICE
 382 WEST BROADWAY
 VANCOUVER, B.C. V6Y 1R2
 PHONE: (604) 679-4144
PLAN NO. 81-1341
 BRANCH OFFICE: TORONTO.
 SHEET: 1 OF 2
 DATE: MARCH 1981
 NOV 22 85 SPALL SPACE ADDED
 POST + BEAM BASEMENT - NOV 85



REAR ELEVATION



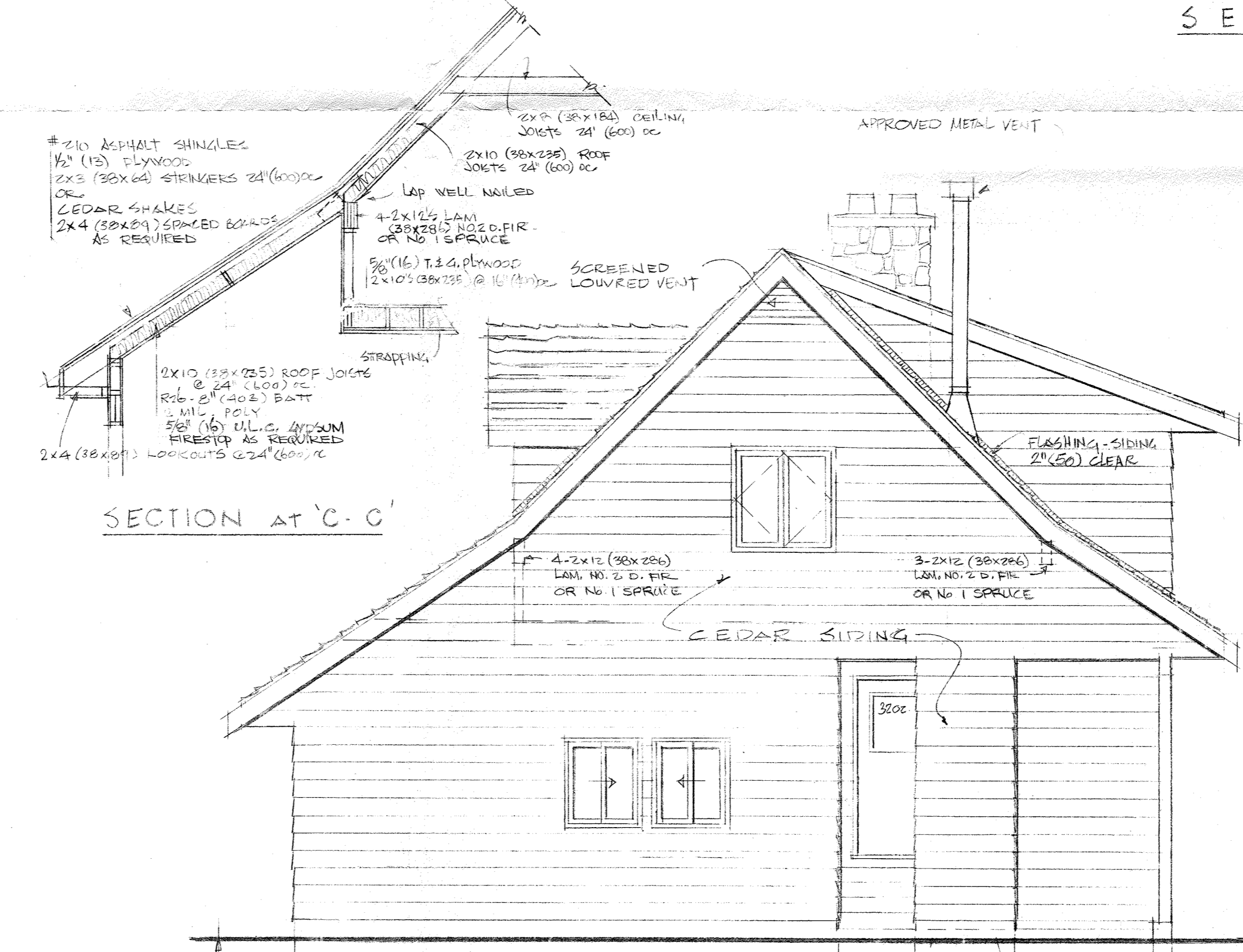
LEFT ELEVATION



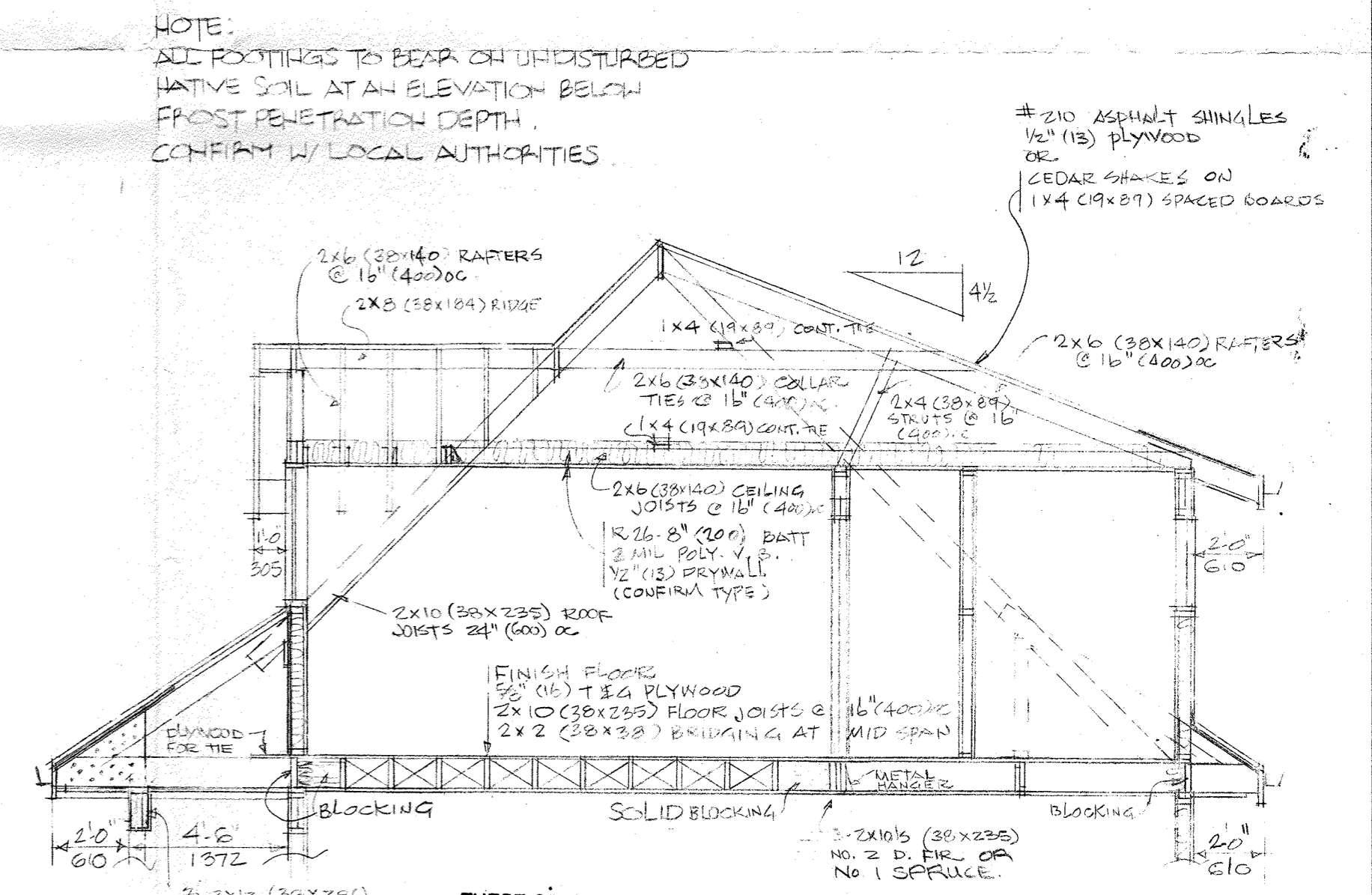
SECTION AT 'A-A'



FRONT ELEVATION



RIGHT ELEVATION



SECTION AT 'B-B'

GROUND SNOW LOAD IS 50#/SQ.FT. (237 KN/M²)

NOTE:
ALL ROOFING TO BEAR ON UNDISTURBED NATIVE SOIL AT AN ELEVATION BELOW FROST PENETRATION DEPTH. CONFIRM W/ LOCAL AUTHORITIES.

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SCALE 1/4" = 1'-0"	DESIGNER Y.T.	PLAN No. 81-1341	SHEET 2 OF 2
			DATE MARCH 1981