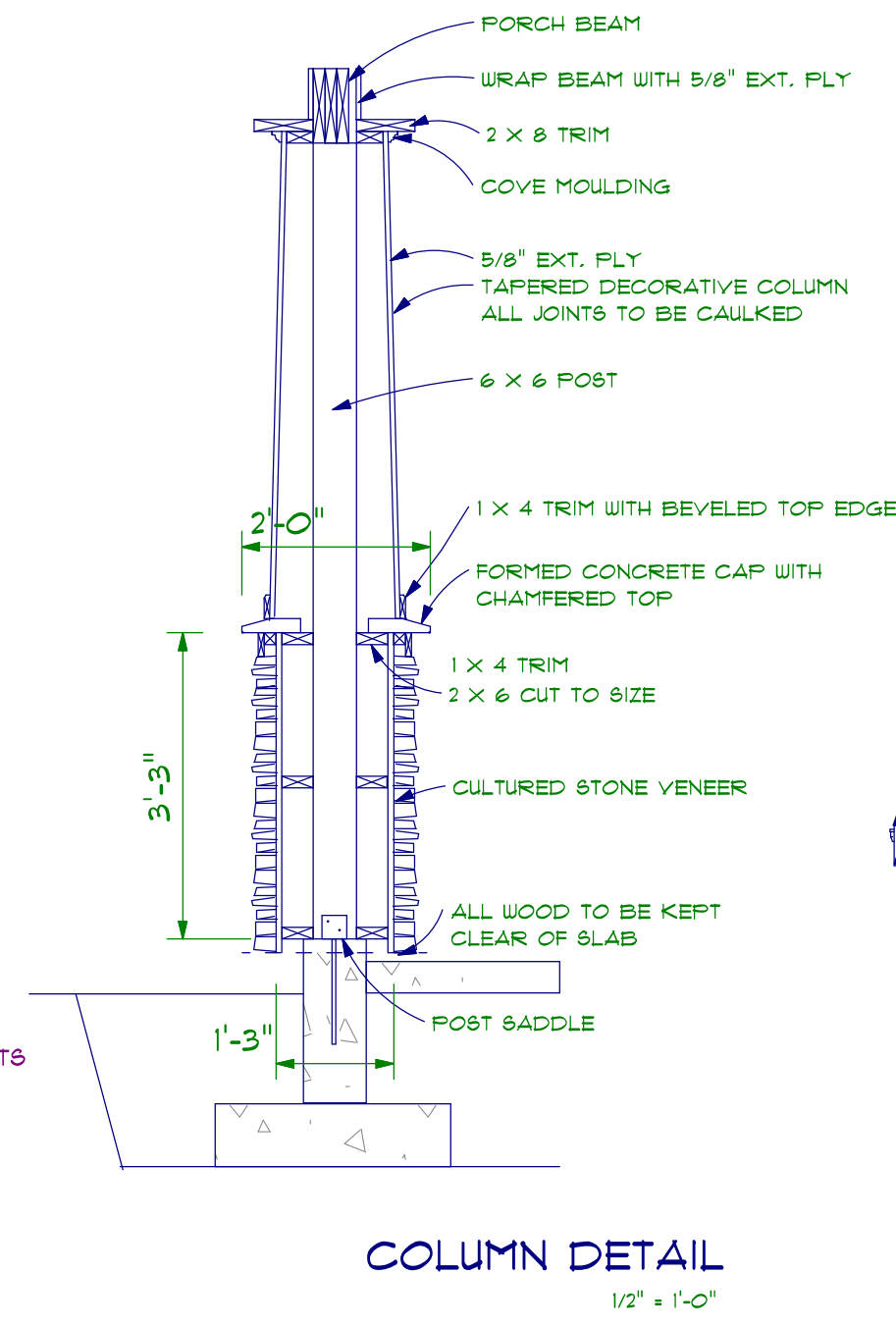
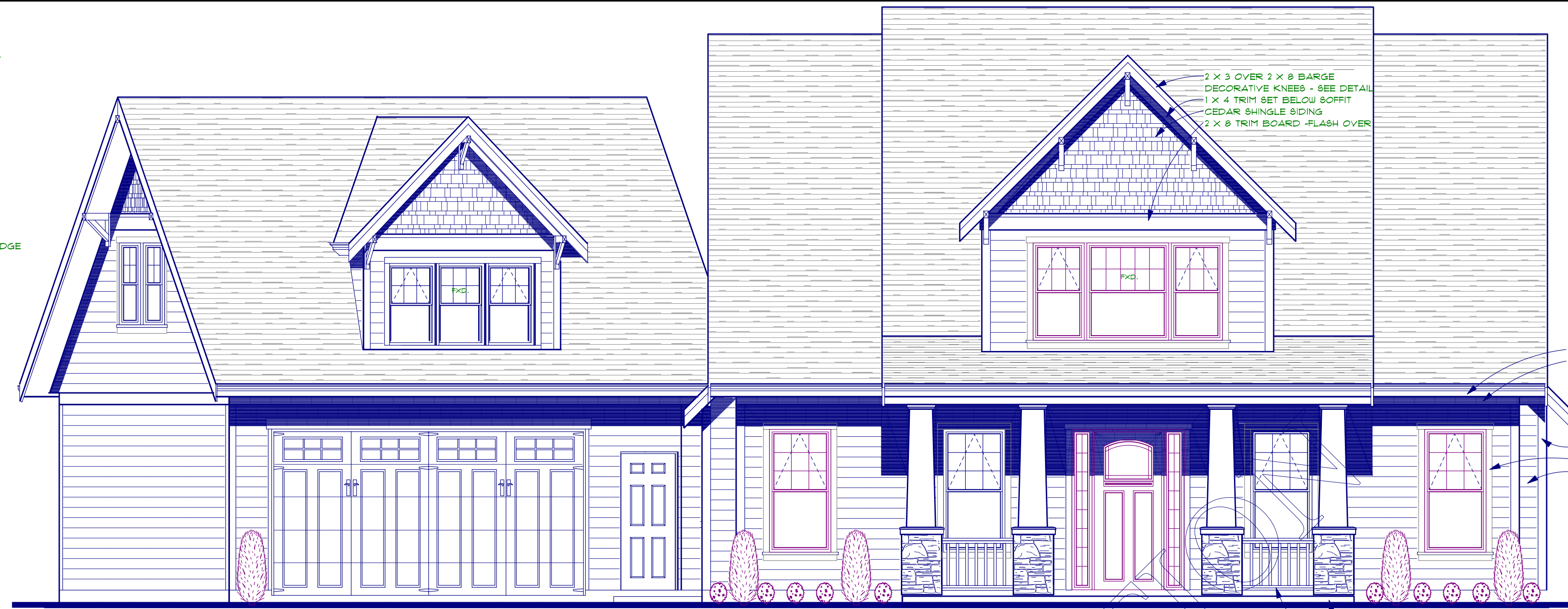


GENERAL NOTES

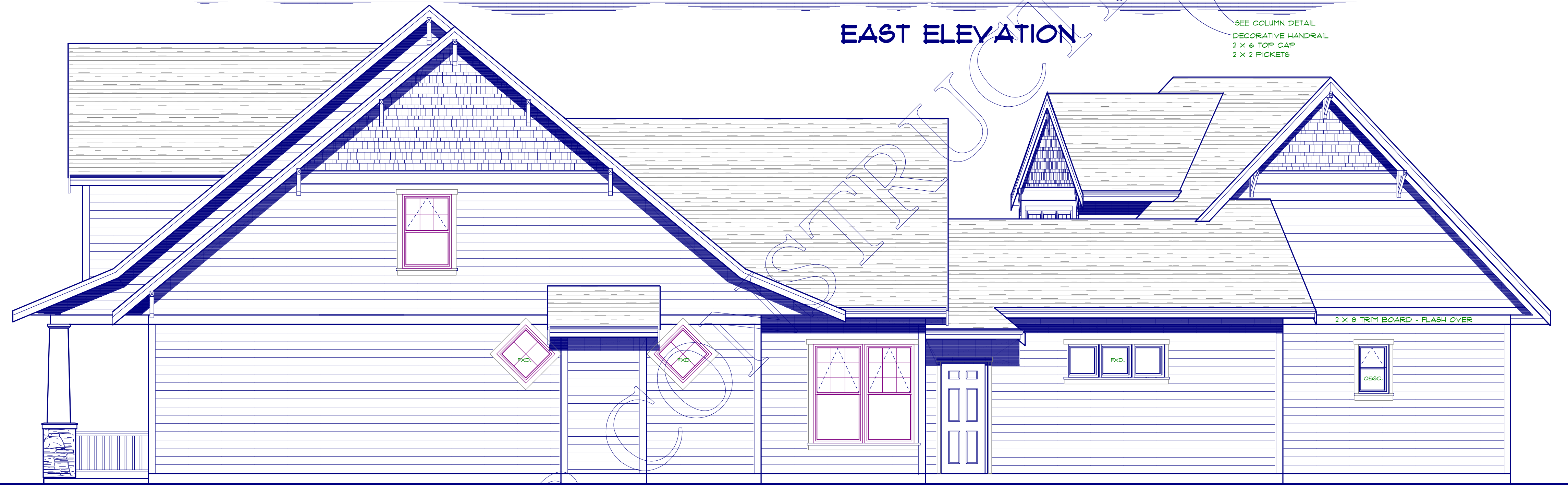
- OWNER TO REVIEW DRAWINGS PRIOR TO CONSTRUCTION AND BE SATISFIED AS TO ALL ASPECTS OF THE DESIGN.
- ALL FRAMING LUMBER TO BE #2 OR BETTER HEM / FIR OR SPRUCE
- ALL LINTELS TO BE 2 - 2X10 UNLESS OTHERWISE SPECIFIED
- ALL CONCRETE TO BE 3000 LB. # 28 DAYS MIN.
- CONSTRUCTION TO CONFORM TO B.C. BUILDING CODE AND OR LOCAL MUNICIPAL CODES
- BUILDER TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- BUILDER TO CONSULT OWNER IF SPECS. ARE TO BE ALTERED FROM FINAL PLAN
- LOCAL SOIL CONDITIONS AND OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING AND FOUNDATION WALL DESIGN, WHICH MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER, THIS WILL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO PROVIDE.
- ALL POINT LOADS CREATED BY THE ROOF STRUCTURE ARE TO BE ASSESSED FOR LOAD STACKING TO FOUNDATION, REGARDING BEAMS HEADERS, JOISTS AND TRIMMERS.
- LOCAL CODE INTERPRETATION OR LOCAL PRACTICE MAY NECESSITATE USING THE SERVICES OF A CERTIFIED STRUCTURAL ENGINEER TO REVIEW THE DRAWINGS AND MODIFY THE SPECIFICATIONS STATED ON THE DRAWING TO MEET THE CRITERIA OF THE ENGINEER, THIS WILL BE THE RESPONSIBILITY OF OWNER OR CONTRACTOR TO PROVIDE.
- ALL STRUCTURAL COMPONENTS FALLING WITHIN PART 4 OF THE B.C. BUILDING CODE MUST BE SEALED BY THE PROFESSIONAL ENGINEER RESPONSIBLE FOR THE PLAN REVIEW AND PROJECT FIELD REVIEWS, AND BE ACCOMPANIED BY A SCHEDULE B-1 FORM AT TIME OF PERMIT APPLICATION AND SCHEDULE C FORM PRIOR TO FRAMING INSPECTION.
- VENTILATION REQUIREMENTS ARE TO CONFORM TO LOCAL CODES AND BE DETERMINED BY A HEATING OR VENTILATION CONSULTANT, SOME DISTRICTS REQUIRE A "VENT LETTER" BE SUPPLIED PRIOR TO ISSUING A BUILDING PERMIT, IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO OBTAIN THIS LETTER IF REQUESTED.
- ALL ENGINEERED COMPONENTS TO BE INSTALLED TO MANUFACTURER'S SPEC.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS
- BUILDER MUST VERIFY ALL DIMENSIONS, INFORMATION, AND SPECIFICATIONS BEFORE STARTING WORK AND NOTIFY DESIGNER OF ANY ERRORS
- JOISTS ARE TO BE DOUBLED UNDER PARTITIONS



COLUMN DETAIL
1/2" = 1'-0"

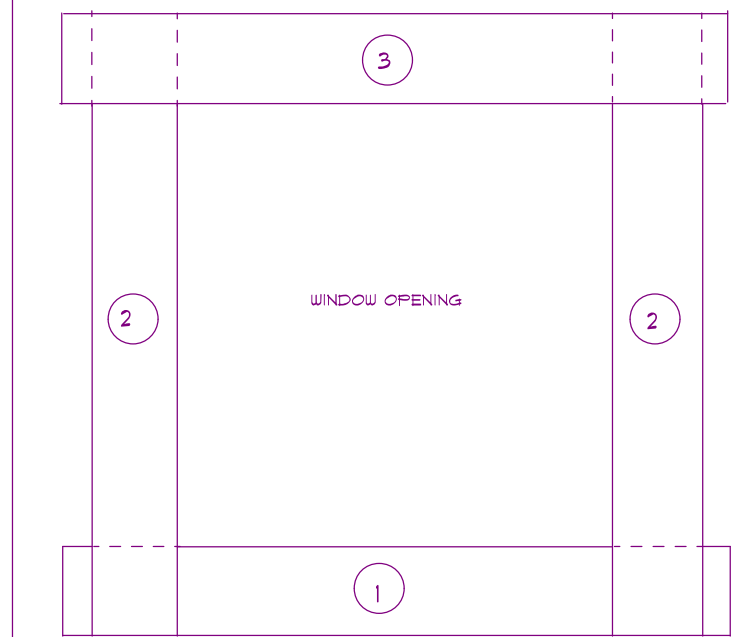


EAST ELEVATION

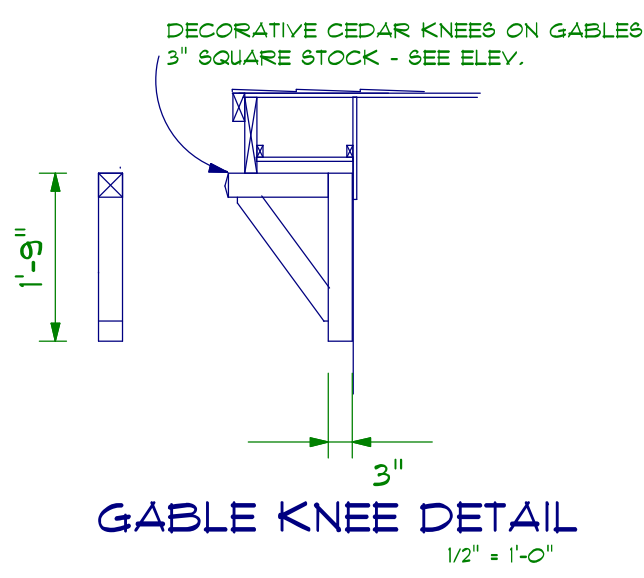


NORTH ELEVATION

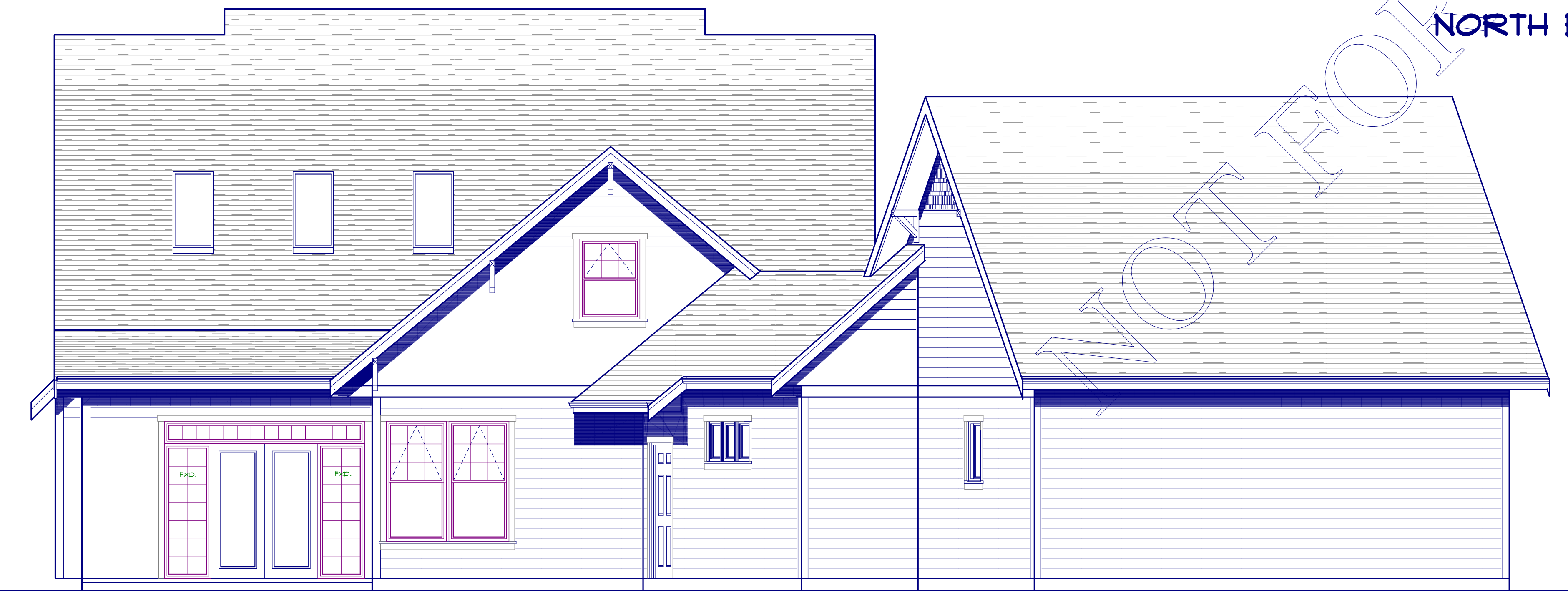
WINDOW PAPER SEQUENCE (TYP)



- 1) THE STARTER STRIPS OF BUILDING PAPER MUST BE INSTALLED IN THE ABOVE NOTED SEQUENCE.
- 2) THE USE OF HEAVIER BUILDING PAPER WILL MINIMIZE DAMAGE THAT MAY OCCUR DURING CONSTRUCTION.
- 3) ENSURE THE USE OF FOUR INDIVIDUAL PIECES, ONE CONTIGUOUS PIECE FOLDED AT THE CORNER IS NOT ADEQUATE.
- 4) WHEN INSTALLING THE REMAINDER OF THE BUILDING PAPER ON THE EXTERIOR, ATTENTION MUST BE PAID IN ORDER TO ENSURE THAT THE FULL STARTER STRIP #1 IS PULLED OUT OVER THE TOP OF THE BUILDING PAPER, THE LOWER WINDOW FLANGE SHOULD ALWAYS BE VISIBLE PRIOR TO GLAZING.



GABLE KNEE DETAIL
1/2" = 1'-0"



WEST ELEVATION

PACIFIC WEST HOME DESIGNS LTD.
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746 1720 PHONE • FAX www.pacificwestdesign.com

TITLE: **lot 88 Mill Springs Phase 5**

ELEVATIONS

SEAL:	DATE PLOTTED: APRIL 6 2006	JOB No:
DESIGN: B.J.	DRAWN: B.J.	SHEET No: 4 OF 5
SCALE: 1 / 4 " = 1' - 0"		

