

## SEND US PICTURES OF YOUR HOUSE !



Drummond House Plans is always looking for homes built from our plans to be used in our different publications.

Once your construction and landscape is completed, simply take a few pictures (exterior and interior) and send them via email to [photos@drummondhouseplans.com](mailto:photos@drummondhouseplans.com) or by regular mail to:

455 St-Joseph boulevard, Suite 201  
Drummondville (Quebec) Canada J2C 7B5

Drummond House Plans could use your pictures and in turn increase your chances of being selected, you will find below some helpful tips in creating the right setting and back drop for your house to take good quality pictures.

- Set your digital camera at the highest resolution (photo quality)
- Make sure to remove everything that could damage the photo or hide the house (car in the driveway, garbage cans, bicycles, etc...)
- Take pictures when the sun is facing the house and ideally when the sky is lightly cloudy to attenuate shadows.
- Take pictures of your house from different angles, the pictures can be surprising.

*Drummond House Plans commits to treat the photographs and information received in confidence.*



### ADDITIONAL SERVICES :

#### MATERIALS LIST

Make sure you do not miss anything and control your costs by getting the complete list of materials for building your home. You will have in hand the exact quantities of materials needed to facilitate your shopping and order at each stage of construction.

#### CUSTOM HOME DESIGN SERVICES

Whether you are looking to distinguish yourself and your home from those in your neighbourhood or you simply want for your home to completely reflect your needs and life style, Drummond House Plans has the skilled design team to make your custom dream home reality. We have the tools and the expertise required to create a unique custom home plan suited to your every needs, all the while respecting your budget.

#### HOME RENOVATION DESIGN SERVICES

You are renovating your home to adapt it to your family's changing needs, or simply to upgrade it ? Drummond House Plans' professional team can design your home renovation or addition and guide you through the process in order to achieve the results you are expecting, whether it would be for the interior layout or for the exterior appearance.

## BUILDER'S PROGRAM

In order to better serve the needs of the builders' community Drummond House Plans has developed its own Builder's Program.

By subscribing to this unique Program, FREE OF CHARGE, you will have access to a wide range of plan packages and marketing tools supplied by Drummond House Plans. Through our 40 years of experience and knowledge of the builder's community, we have come to know and developed the support and services that will help you increase your productivity and differentiate the services you offer from your competitors.

For more information, contact us at 1 800 567-5267 or email us at : [info@drummondhouseplans.com](mailto:info@drummondhouseplans.com)

Are you planning on making MODIFICATIONS to your new home plan?  
Drummond House Plans can help !  
Call us NOW! 1 800 567-5267

Here are only a few of the many MODIFICATIONS that can be done to your new home plan.



Avoid any misunderstandings between you and your builder and possible costly construction errors by modifying your plan by Drummond House Plans' professional team of designers. If you plan on building your home differently than specified on your plan, be sure to make the changes before starting construction!

**YOUR PLAN SHOULD  
EXPRESS AND REPRESENT  
YOUR NEEDS EXACTLY !**



NOTES:

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CUSTOMER INFO

GINGER CATES

(305)216-4025

REVISION

NO DATE BY

STAMP BY:

PROJECT INFO

NEW CONSTRUCTION  
(CRAWLSPACE)

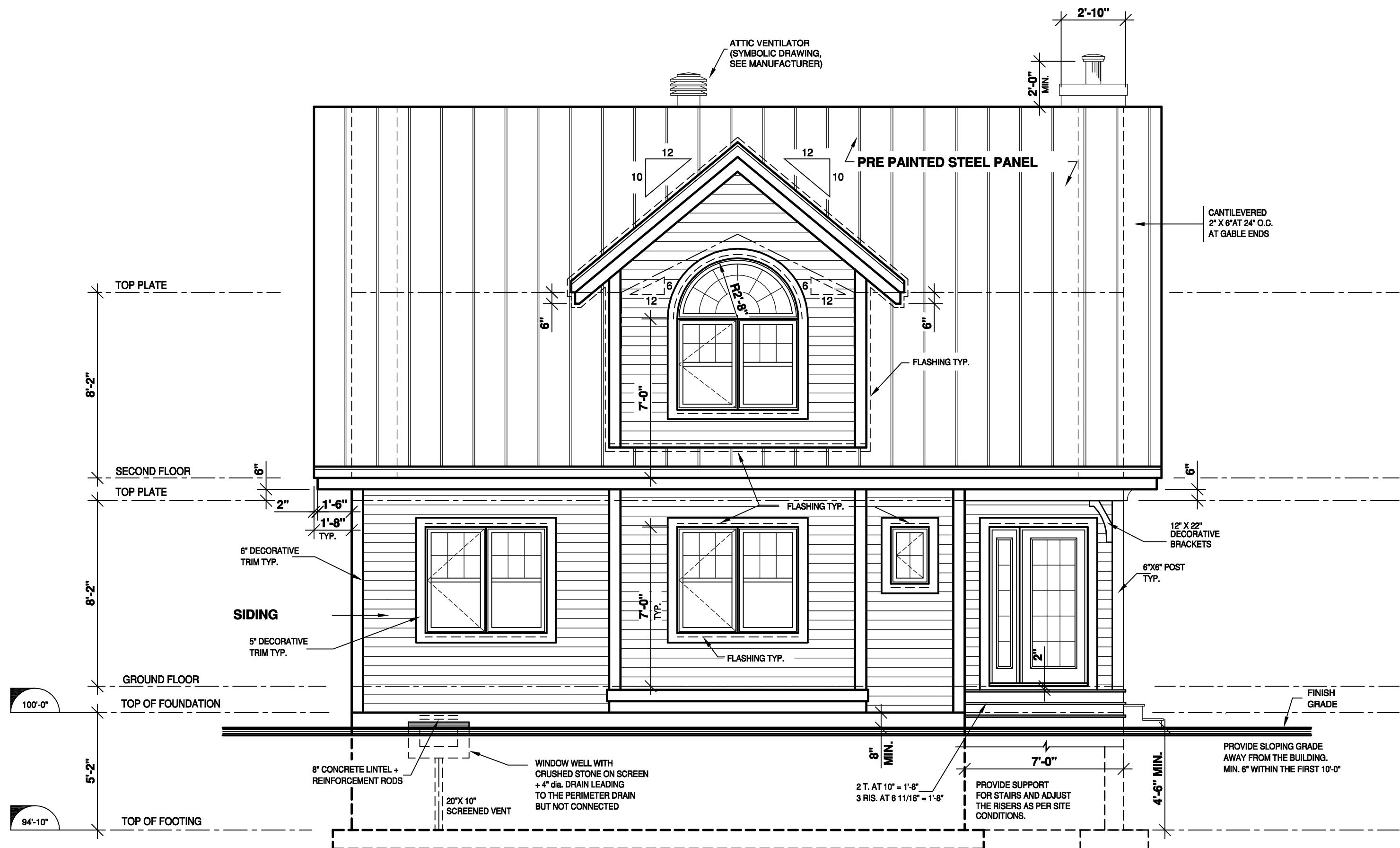
DRAWING

FRONT ELEVATION

DESIGNED BY D.C. DRAWN BY A.P. CHECKED BY V.ST-L.

DATE 08/06/2020 SCALE 1/4"=1'-0"

PLAN NO. 3937 SHEET NO. 1-12



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For more information :  
Drummond House Plans 1.800.567.5267

| AREA SCHEDULE | SQ.FT. |
|---------------|--------|
| GROUND FLOOR  | 1069   |
| SECOND FLOOR  | 809    |
| BASEMENT      | ----   |
| TOTAL:        | 1878   |
| OTHER         | ----   |
| BONUS ROOM    | ----   |
| GARAGE        | ----   |

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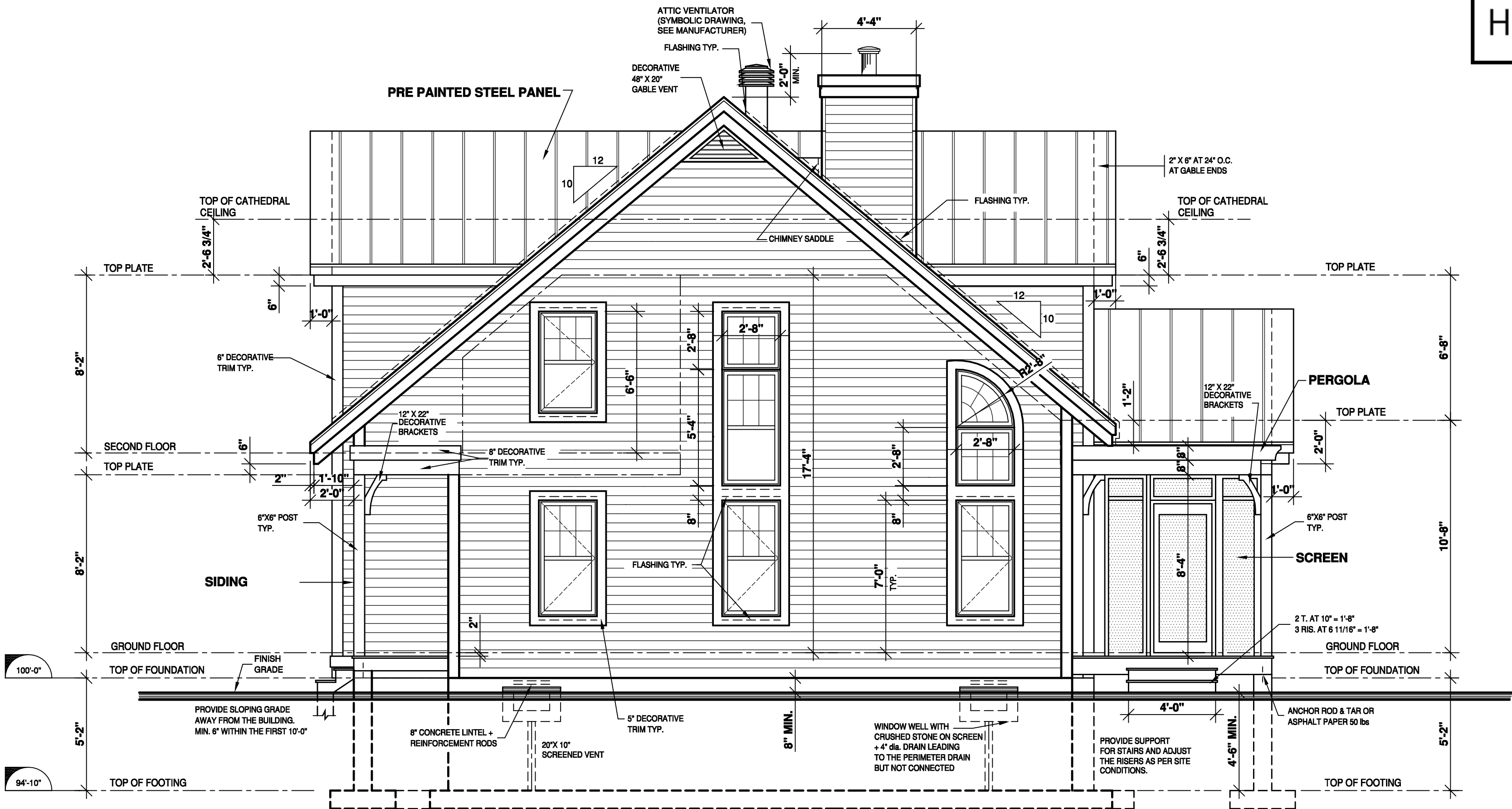
PROJECT INFO

NEW CONSTRUCTION  
(CRAWLSPACE)

DRAWING

RIGHT ELEVATION

|             |            |           |            |            |         |
|-------------|------------|-----------|------------|------------|---------|
| DESIGNED BY | D.C.       | DRAWN BY  | A.P.       | CHECKED BY | V.ST-L. |
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NEW CONSTRUCTION  
(CRAWLSPACE)

DRAWING

LEFT ELEVATION

DESIGNED BY

D.C.

DRAWN BY

A.P.

CHECKED BY

V.ST-L.

DATE

08/06/2020

SCALE

1/4"=1'-0"

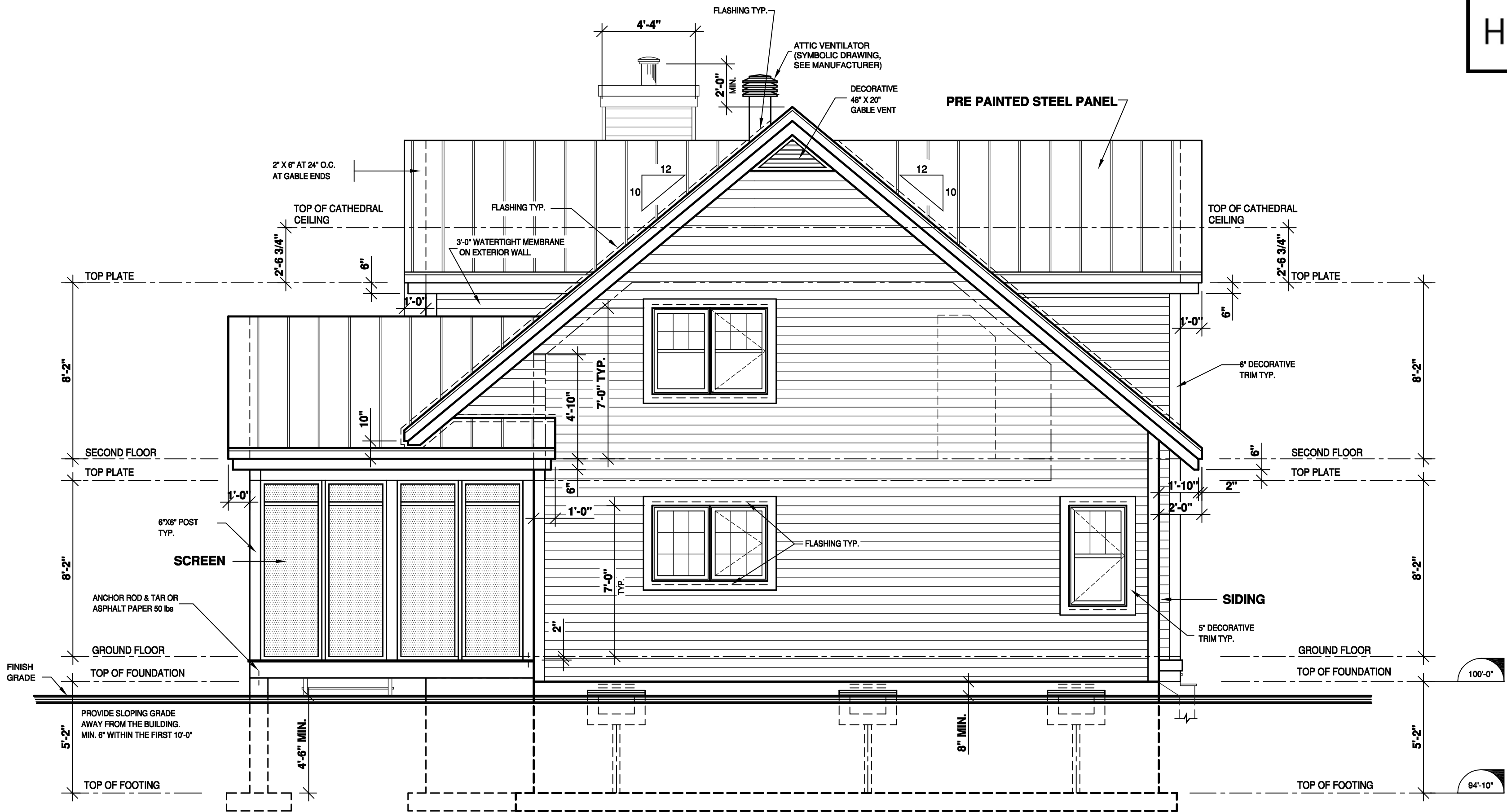
PLAN NO.

3937

SHEET NO.

3-12

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# DRUMMOND HOUSE PLANS

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## DRUMMOND HOUSE PLANS

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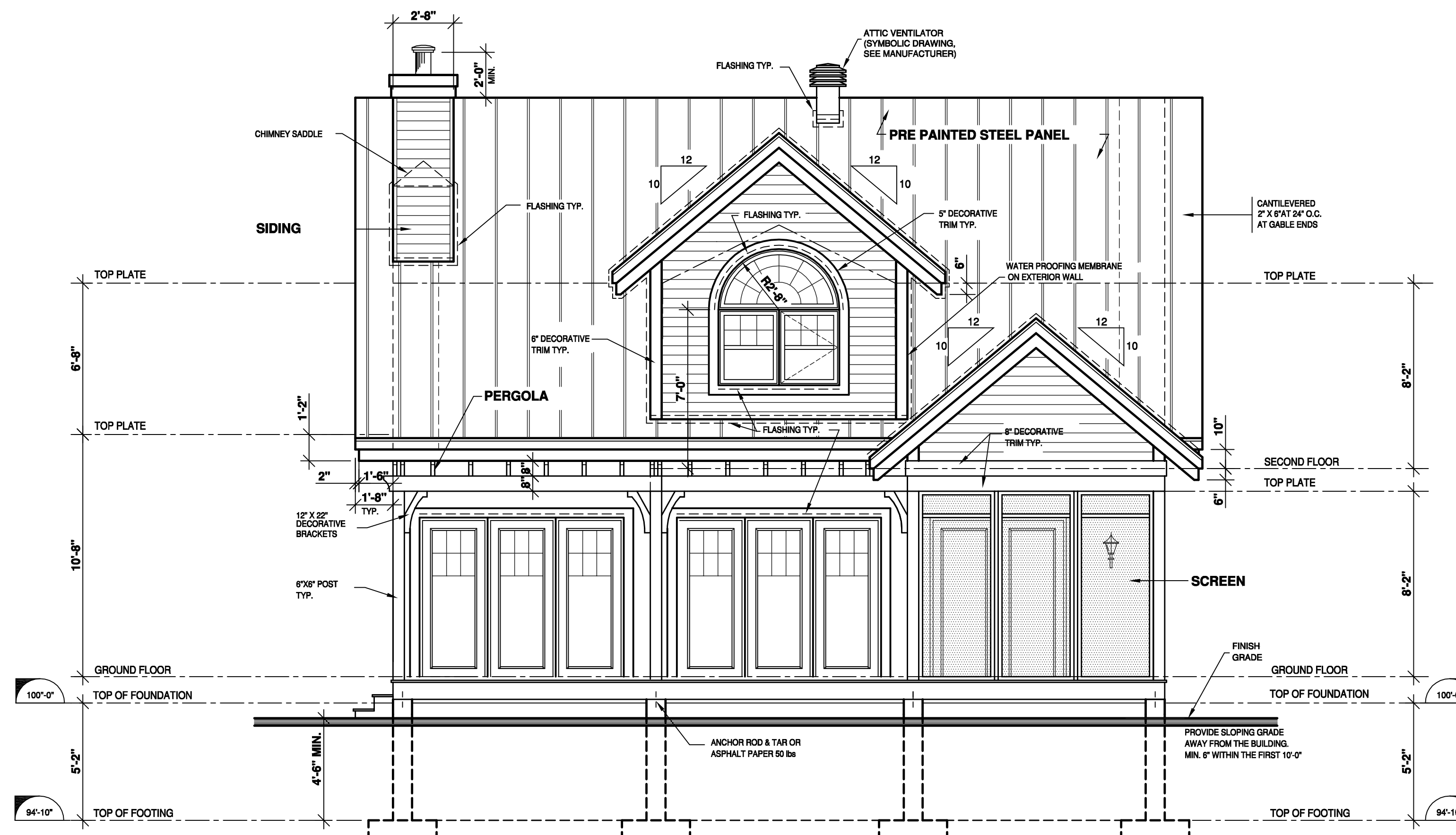
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PROJECT INFO  
**NEW CONSTRUCTION**  
(CRAWLSPACE)

DRAWING  
**REAR ELEVATION**

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| DESIGNED BY<br>D.C. | DRAWN BY<br>A.P.    | CHECKED BY<br>V.ST-L. |
| DATE<br>08/06/2020  | SCALE<br>1/4"=1'-0" | SHEET NO.<br>4-12     |
| PLAN NO.<br>3937    |                     |                       |



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## GENERAL NOTES:

### - BUILDING CONTRACTOR MUST -

- 1) VERIFY ALL DIMENSIONS BEFORE PROCEEDING.
  - 2) RESPECT REQUIREMENTS OF DOCUMENTATION ATTACHED TO PLANS AND INFORM THE CLIENT OF ANY CONSEQUENCES RESULTING FROM CHANGES TO PLAN IF APPLICABLE.
- THE DIMENSIONS ON THE PLAN HAVE PRIORITY ON THE DRAWING. 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 HOUSE PLANS INC. AS SOON AS POSSIBLE.

### IMPORTANT NOTES:

- THE CONCRETE USED MUST BE PRODUCED AND DELIVERED BY A FACTORY THAT HAS CERTIFICATE OF CONFORMITY.
- AN APPLICATION OF WOOD PRESERVATIVE IS REQUIRED AT THE EXTREMITIES OF THE BEAMS OR ELEMENTS SUPPORTED ON MASONRY WALLS.
- ALL EXTERIOR COATINGS MUST BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS.
- AS PRECAUTION, A FIREPROOF LINER SHOULD BE INSTALLED BETWEEN FIREBOX OR PREFABRICATED FIREPLACE AND COMBUSTIBLE FRAMING.
- MINIMUM FOUNDATION DEPTH BELOW FINISHED GRADE IS 4'-6". THIS DEPTH MAY VARY ACCORDING TO LOCAL CODE REQUIREMENTS.
- ENDS OF STEEL BEAMS SUPPORTED ON EXTERIOR WALL MUST BE INSULATED ON A MINIMUM LENGTH OF 24".
- TO PROTECT AGAINST FROST HEAVE ON ALL CONCRETE FOUNDATIONS WALLS, PLASTER AND CONCRETE ANGLES, MUST BE COVERED WITH EITHER A PROTECTIVE MEMBRANE, 15 LBS ASPHALT PAPER, POLYETHYLENE, RIGID INSULATION OR 1/2" TAR FIBERBOARD.
- 2" MINIMUM SPACE IS REQUIRED BETWEEN THE ROOF AREA AND MOISTURE SENSITIVE EXTERIOR FACING.

- IT IS MANDATORY TO VENTILATE THE ROOF ADEQUATELY. THE VENTILATORS CHOSEN BY THE CUSTOMER AND/OR THE CONTRACTOR WILL BE REQUIRED TO RESPECT THE CURRENT BUILDING CODE.

- BASEMENT WINDOWS BELOW GRADE WILL BE PROTECTED BY GALVANIZED STEEL WINDOW WELLS, AND GRAVEL-FILLED 4" DRAIN, CONNECTED TO PERIMETER DRAIN AND INSTALLED ACCORDING TO THIS PLAN.

- THE WINDOW DIMENSIONS IN THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. THE WINDOWS MUST COMPLY WITH THE NORTH AMERICAN STANDARD (AAMA / WDMA / CSA) CATEGORY R IS THE MINIMUM CLASSIFICATION LEVEL ACCEPTED.

- THE WINDOWS IN THE STAIRS, BATHROOMS AND THOSE THAT ARE SERVING AS A BARRIER MUST BE TEMPERED GLASS IN ACCORDANCE WITH THE CURRENT CODE.

- IT IS RECOMMENDED TO INSTALL A CHAMBER SYSTEM FOR UNDERGROUND GAS (RADON) AT THE CENTER OF THE FLOOR ON THE SLAB IN THE GRANULAR MATERIAL TO ALLOW THE CONNECTION OF THE EVACUATION SYSTEM VENT.

- ALL VAPOR BARRIERS INDICATED IN THIS PLAN SHOULD BE SEALED WHEN THEY OVERLAP AND AROUND OPENINGS. IT IS IMPORTANT TO INSTALL A VAPOR BARRIER AT THE BACK OF THE ELECTRIC BOXES AND THE SEAL IT.

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- CERAMIC TILES THAT SURROUND THE BATHTUB WALLS AND SHOWERS MUST BE INSTALLED ON A MOISTURE RESISTANT SURFACE.

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- ALL POSTS IN EXTERIOR WALL TO BE MIN. 3-2"x6" UNLESS OTHERWISE SPECIFIED.

- ALL INTERIOR POSTS TO BE MIN. 3-2"x4" UNLESS OTHERWISE SPECIFIED.

- THE TRUSS AND THE PREFABRICATED JOIST MANUFACTURER MUST VERIFY THAT ALL DIMENSIONS ARE IN COMPLIANCE WITH THE PLAN. FOLLOWING THE MANUFACTURER'S CALCULATIONS, SOME DIMENSIONS MAY REQUIRE CERTAIN ADJUSTMENTS. THE MANUFACTURER WILL BE FULLY RESPONSIBLE OF TRUSS AND FLOOR DESIGN AND WILL MAKE SURE THEY MEET THE ENGINEERING STANDARDS AND REGULATIONS.

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- THE PLYWOOD PANELS MAY BE REPLACED BY AN ORIENTED STRESS BOARD PANEL (OSB) OR EQUIVALENT.

- PROVIDE BRACING IN ALL EXTERIOR WALL CORNERS. BRACING CAN BE MADE OF 1/2" PLYWOOD, 1/2" OSB OR STEEL BRACING INSTALLED AT 45° ANGLE.

- IN A MASONRY WALL, THE HORIZONTAL STEEL CLAMPS ARE TO BE PLACED AT A MAX. 3'-0" SPACING, THE VERTICAL ONES AT 16" MAX. THE SIZE OF THE STEEL LINTELS (OVER OPENINGS) TO BE DETERMINED BY THE MAON.

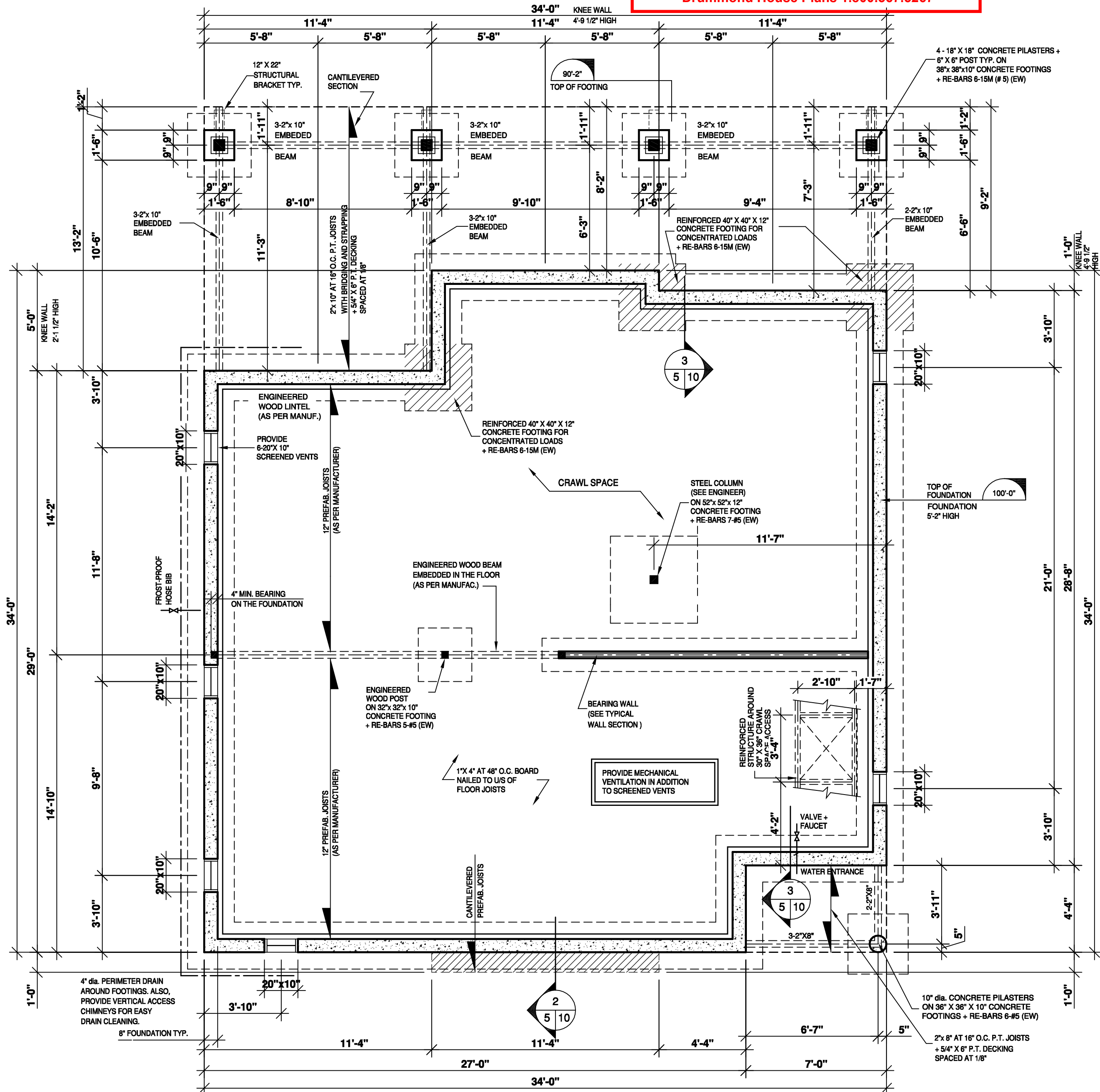
## STRUCTURAL LEGEND

- IN-WALL STUD POST
- REINFORCED BEAMS SUPPORTING STRUCTURE
- BEARING WALL
- ELECTRIC SMOKE ALARM + CARBON MONOXIDE DETECTOR
- TEMPORARY INTERRUPT DEVICE
- 4" IN DIA. PIPE THAT EXCEEDS THE FLOOR OF 8" TO 12". THE PIPE MUST BE WELL IDENTIFIED AND HAVE AN AIRTIGHT COVER

## CROSS SECTION

- ARROW INDICATING THE DIRECTION OF CUT
- SECTION NUMBER
- PAGE ON WHICH SECTION IS FOUND
- PAGE ON WHICH SECTION WAS TAKEN

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### CUSTOMER INFO

GINGER CATES

(305)216-4025

### REVISION

NO DATE BY

### STAMP BY:

### PROJECT INFO

NEW CONSTRUCTION  
(CRAWLSPACE)

### DRAWING

FOUNDATIONS PLAN

|             |            |           |            |            |         |
|-------------|------------|-----------|------------|------------|---------|
| DESIGNED BY | D.C.       | DRAWN BY  | A.P.       | CHECKED BY | V.ST-L. |
| DATE        | 08/06/2020 | SCALE     | 1/4"=1'-0" |            |         |
| PLAN NO.    | 3937       | SHEET NO. | 5-12       |            |         |

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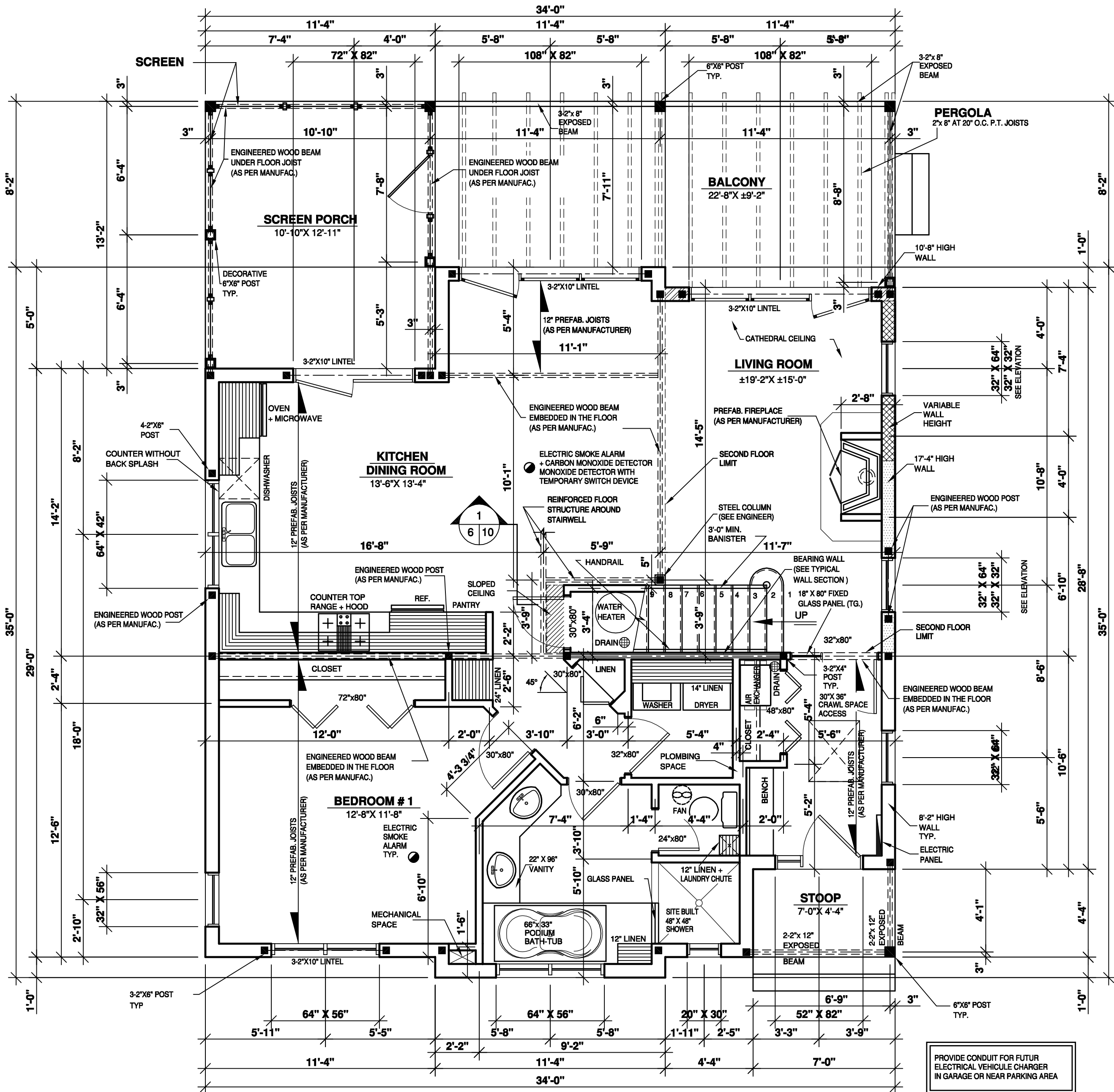
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- 4" IN DIA. PIPE THAT EXCEEDS THE FLOOR OF 8" TO 12". THE PIPE MUST BE WELL IDENTIFIED AND HAVE AN AIRTIGHT COVER

## CROSS SECTION

- ARROW INDICATING THE DIRECTION OF CUT
- SECTION NUMBER
- PAGE ON WHICH SECTION IS FOUND
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PROJECT INFO  
NEW CONSTRUCTION  
(CRAWLSPACE)

DRAWING  
GROUND FLOOR PLAN

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| DESIGNED BY<br>D.C. | DRAWN BY<br>A.P.    | CHECKED BY<br>V.ST-L. |
| DATE<br>08/06/2020  | SCALE<br>1/4"=1'-0" | SHEET NO.<br>6-12     |
| PLAN NO.<br>3937    |                     |                       |

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- BUILDING CONTRACTOR MUST:

- 1) VERIFY ALL DIMENSIONS BEFORE PROCEEDING.  
2) RESPECT REQUIREMENTS OF DOCUMENTATION ATTACHED TO PLANS AND INFORM THE CLIENT OF ANY CONSEQUENCES RESULTING FROM CHANGES TO PLAN IF APPLICABLE.
- THE DIMENSIONS ON THE PLAN HAVE PRIORITY ON THE DRAWING. 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 HOUSE PLANS INC. AS SOON AS POSSIBLE.

IMPORTANT NOTES:



- THE CONCRETE USED MUST BE PRODUCED AND DELIVERED BY A FACTORY THAT HAS CERTIFICATE OF CONFORMITY.
- AN APPLICATION OF WOOD PRESERVATIVE IS REQUIRED AT THE EXTREMITIES OF THE BEAMS OR ELEMENTS SUPPORTED ON MASONRY WALLS.
- ALL EXTERIOR COATINGS MUST BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS.
- AS PRECAUTION, A FIREPROOF LINER SHOULD BE INSTALLED BETWEEN FIREBOX OR PREFABRICATED FIREPLACE AND COMBUSTIBLE FRAMING.
- MINIMUM FOUNDATION DEPTH BELOW FINISHED GRADE IS 4'-6", THIS DEPTH MAY VARY ACCORDING TO LOCAL CODE REQUIREMENTS.
- ENDS OF STEEL BEAMS SUPPORTED ON EXTERIOR WALL MUST BE INSULATED ON A MINIMUM LENGTH OF 24".
- TO PROTECT AGAINST FROST HEAVE ON ALL CONCRETE FOUNDATIONS WALLS, PLASTER AND CONCRETE ANGLES, MUST BE COVERED WITH EITHER A PROTECTIVE MEMBRANE, 15 LBS CARBON PAPER, POLYETHYLENE, RIGID INSULATION OR 1/2" TAR FIBERBOARD.
- 2" MINIMUM SPACE IS REQUIRED BETWEEN THE ROOF AREA AND MOISTURE SENSITIVE EXTERIOR FACING.
- IT IS MANDATORY TO VENTILATE THE ROOF ADEQUATELY, THE VENTILATORS CHOSEN BY THE CUSTOMER AND/OR THE CONTRACTOR WILL BE REQUIRED TO RESPECT THE CURRENT BUILDING CODE.
- BASEMENT WINDOWS BELOW GRADE WILL BE PROTECTED BY GALVANIZED STEEL WINDOW WELLS, AND GRAVEL-FILLED 4" DRAIN, CONNECTED TO PERIMETER DRAIN AND INSTALLED ACCORDING TO THIS PLAN.
- THE WINDOW DIMENSIONS IN THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER, THE WINDOWS MUST COMPLY WITH THE NORTH AMERICAN STANDARD (AMA / WDMA / CSA). CATEGORY R IS THE MINIMUM CLASSIFICATION LEVEL ACCEPTED.
- THE WINDOWS IN THE STAIRS, BATHROOMS AND THOSE THAT ARE SERVING AS A BANISTER MUST BE TEMPORED GLASS IN ACCORDANCE WITH THE CURRENT CODE.
- IT IS RECOMMENDED TO INSTALL A CHAMBER SYSTEM FOR UNDERGROUND GAS (RADON) AT THE CENTER OF THE FLOOR ON THE SLAB IN THE GRANULAR MATERIAL TO ALLOW THE CONNECTION OF THE EVACUATION SYSTEM VENT.
- ALL VAPOR BARRIERS INDICATED IN THIS PLAN SHOULD BE SEALED WHEN THEY OVERLAP AND AROUND OPENINGS, IT IS IMPORTANT TO INSTALL A VAPOR BARRIER AT THE BACK OF THE ELECTRIC BOXES AND THE SEAL IT.
- PROVIDE A SMOKE ALARM FOR EACH FLOOR AND ONE IN EACH BEDROOM. THE SMOKE ALARMS MUST BE CONNECTED TO AN ELECTRICAL CIRCUIT AND USE BATTERY AS A SUPPLY SOURCE, 10-MIN TEMPORARY SWITCH DEVICE SHOULD BE INSTALLED IN CASE OF FALSE ALARM.
- CERAMIC TILES THAT SURROUND THE BATHTUB WALLS AND SHOWERS MUST BE INSTALLED ON A MOISTURE RESISTANT SURFACE.
- STRUCTURAL NOTES:**
- FRAMING LUMBER ( BEAMS, LINTELS, JOISTS ) TO BE GRADE NO 1 & 2 SPRUCE UNLESS OTHERWISE INDICATED.
- ALL LINTELS TO BE 2"x10" UNLESS OTHERWISE SPECIFIED.
- ALL POSTS IN EXTERIOR WALL TO BE MIN. 3"x8" UNLESS OTHERWISE SPECIFIED.
- ALL INTERIOR POSTS TO BE MIN. 3"x4" UNLESS OTHERWISE SPECIFIED.
- THE TRUSS AND THE PREFABRICATED JOIST MANUFACTURER MUST VERIFY THAT ALL DIMENSIONS ARE IN COMPLIANCE WITH THE PLAN, FOLLOWING THE MANUFACTURER'S CALCULATIONS, SOME DIMENSIONS MAY REQUIRE CERTAIN ADJUSTMENTS, THE MANUFACTURER WILL BE FULLY RESPONSIBLE FOR THE TRUSS AND FLOOR DESIGN AND WILL MAKE SURE THEY MEET THE ENGINEERING STANDARDS AND REGULATIONS.
- TEMPORARY AND PERMANENT TRUSS BRACING MUST BE INSTALLED AS PER TRUSS MANUFACTURER AND CODE REGULATIONS.
- THE PLYWOOD PANELS MAY BE REPLACED BY AN ORIENTED STRRESS BOARD PANEL (OSB) OR EQUIVALENT.
- PROVIDE BRACING IN ALL EXTERIOR WALL CORNERS, BRACING CAN BE MADE OF 1/2" PLYWOOD, 1/2" OSB OR STEEL BRACING INSTALLED AT 46" ANGLE.
- IN A MASONRY WALL, THE HORIZONTAL STEEL CLAMPS ARE TO BE PLACED AT A MAX. 3' SPACING, THE VERTICAL ONES AT 16" MAX. THE SIZE OF THE STEEL LINTELS (OVER OPENINGS) ARE TO BE DETERMINED BY THE MACON.

IN-WALL STUD POST

REINFORCED BEAMS

SUPPORTING STRUCTURE

BEARING WALL

-  ELECTRIC SMOKE ALARM + CARBON MONOXIDE DETECTOR
-  TEMPORARY INTERRUPT DEVICE

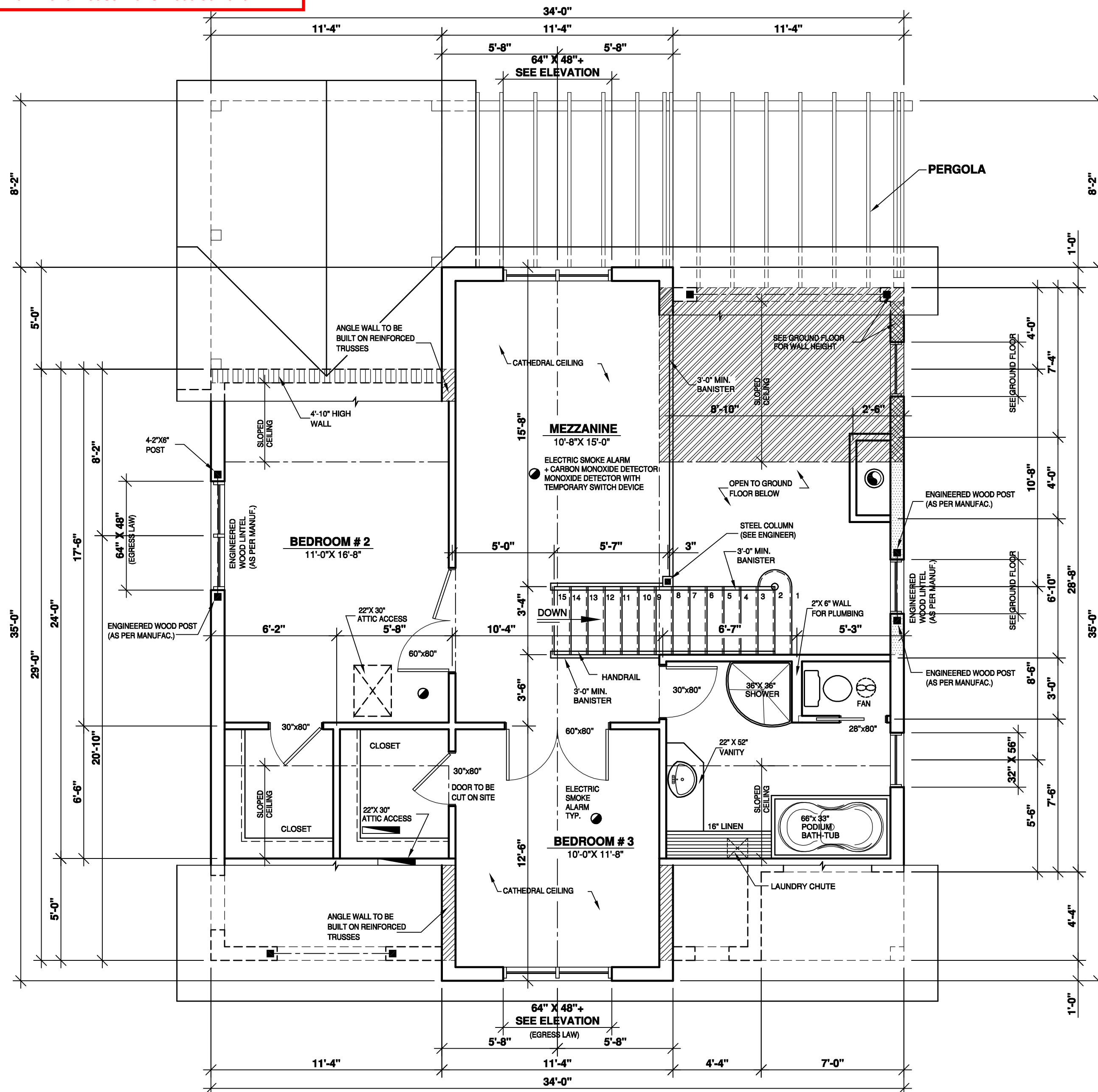
-ARROW INDICATING THE DIRECTION OF CUT

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## PROJECT INFO

NEW CONSTRUCTION  
(CRAWLSPACE)

## DRAWING

## SECOND FLOOR PLAN

|                     |                  |                       |
|---------------------|------------------|-----------------------|
| DESIGNED BY<br>D.C. | DRAWN BY<br>A.P. | CHECKED BY<br>V.ST-L. |
| DATE<br>08/06/2020  |                  | SCALE<br>1/4"=1'-0"   |
| PLAN NO.<br>3937    |                  | SHEET NO.<br>7-12     |

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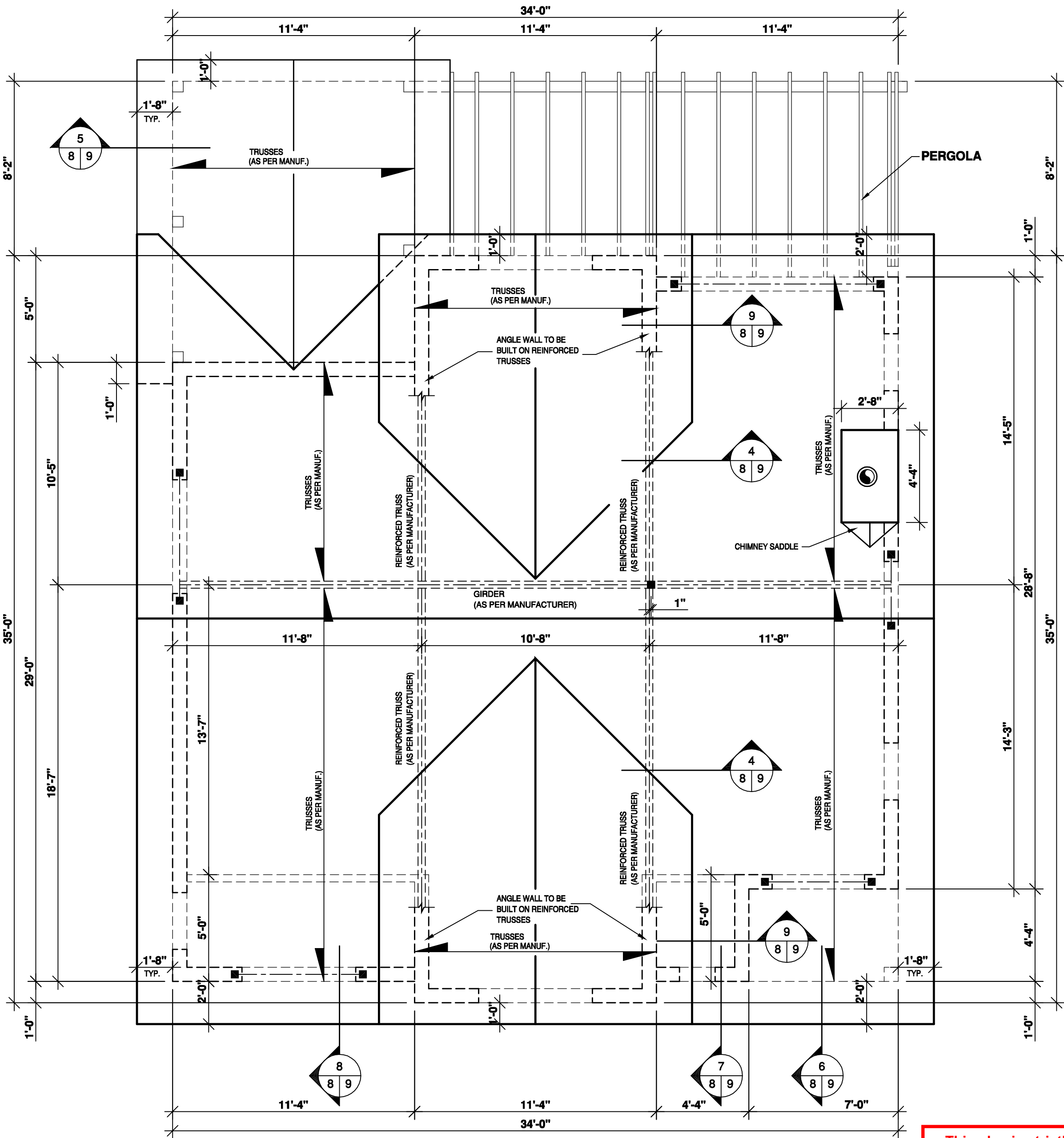
PROJECT INFO

NEW CONSTRUCTION  
(CRAWLSPACE)

DRAWING

ROOF PLAN

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| DESIGNED BY | D.C.       | DRAWN BY  | A.P.       | CHECKED BY | V.ST-L. |
| DATE        | 08/06/2020 | SCALE     | 1/4"=1'-0" |            |         |
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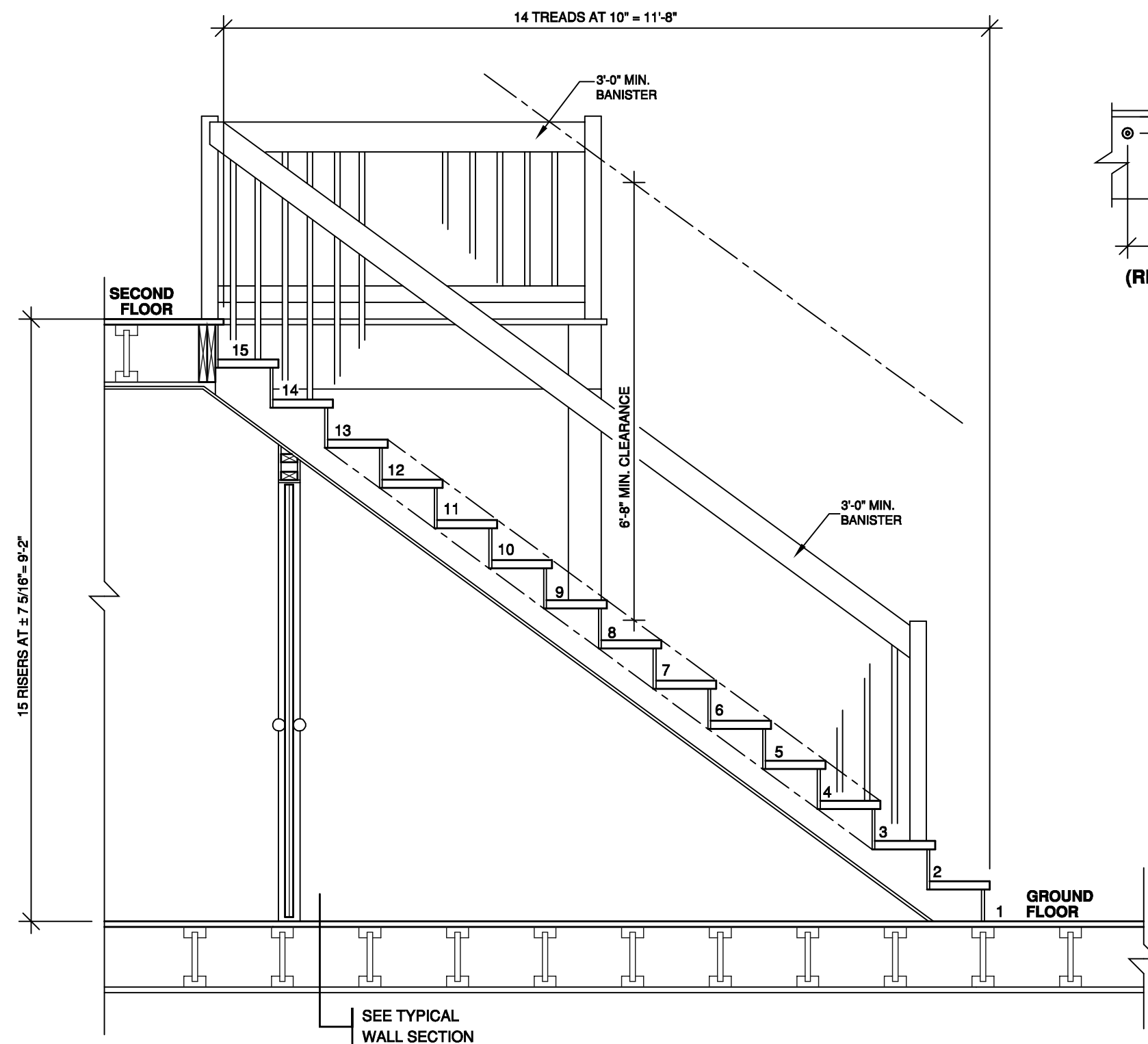
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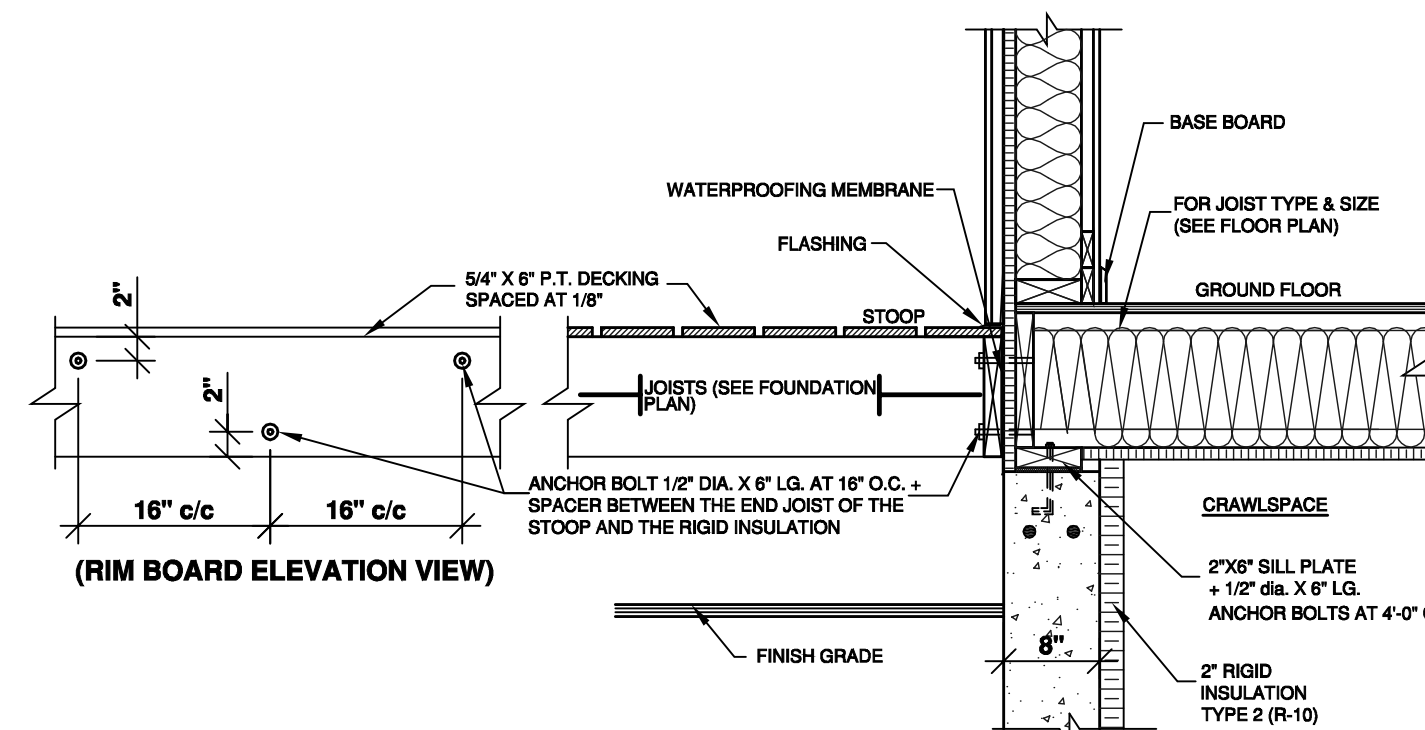
PROJECT INFO  
NEW CONSTRUCTION  
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DRAWING  
SECTIONS and DETAILS

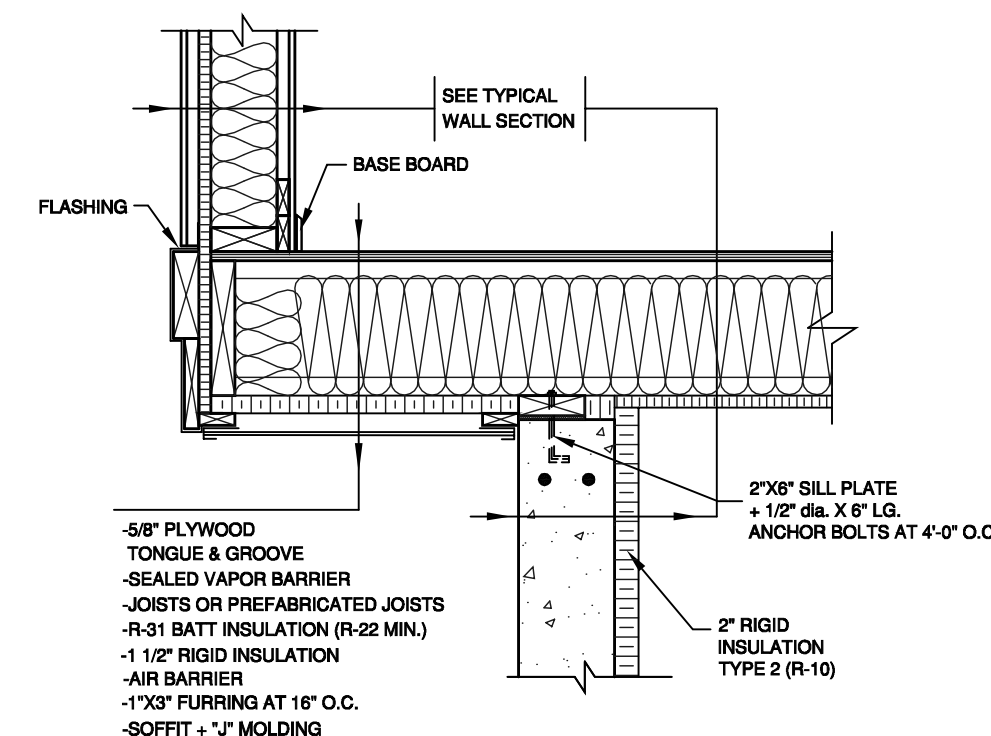
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| DESIGNED BY<br>D.C. | DRAWN BY<br>A.P.   | CHECKED BY<br>V.ST-L. |
| DATE<br>08/06/2020  | SCALE<br>AS SHOWN  |                       |
| PLAN NO.<br>3937    | SHEET NO.<br>10-12 |                       |



1 SECTION  
6 10 SCALE: 1/2" = 1'-0"



3 SECTION  
5 10 NO SCALE



2 SECTION  
5 10 NO SCALE

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PROJECT INFO  
NEW CONSTRUCTION  
(CRAWLSPACE)

DRAWING  
TYPICAL WALL SECTION

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| PLAN NO.<br>3937    |                   |                       |

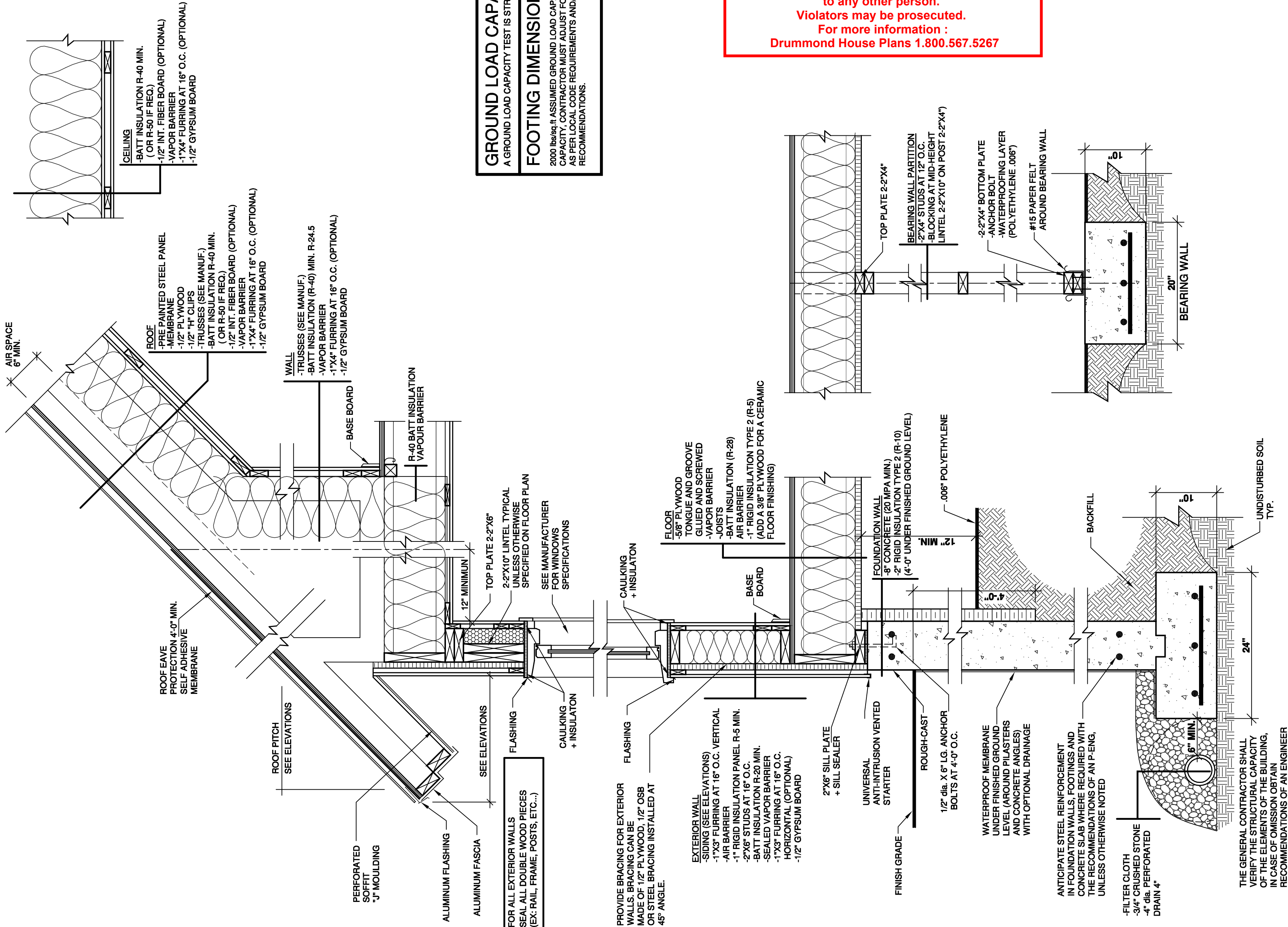
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GROUND LOAD CAPACITY

A GROUND LOAD CAPACITY TEST IS STRONGLY SUGGESTED

FOOTING DIMENSION

2000 lbs/sq.ft ASSUMED GROUND LOAD CAPACITY. FOR LESSER CAPACITY, CONTRACTOR MUST ADJUST FOOTING DIMENSIONS, AS PER LOCAL CODE REQUIREMENTS AND/OR ENGINEER RECOMMENDATIONS.





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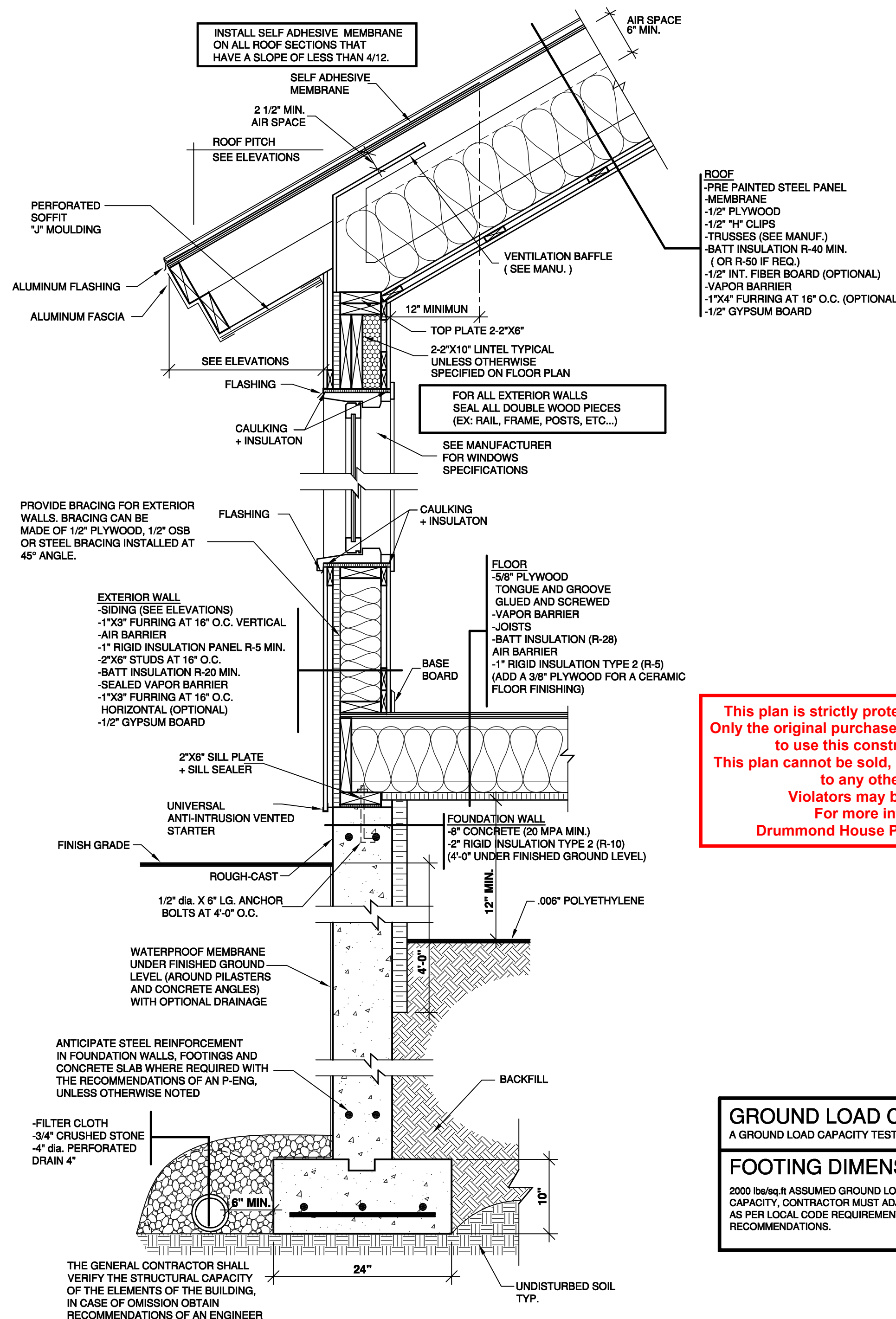
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DRAWING  
TYPICAL WALL SECTION

|                     |                   |                       |
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A GROUND LOAD CAPACITY TEST IS STRONGLY SUGGESTED

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