"Rock Bluff #2"

Guenther Homes and Development Ltd.

Overview

- Custom Home to be built in Rock Bluff
- Beautiful view of Shuswap Lake and surrounding Mountains
- Quiet Cul-de-sac in Raven area
- 968 sq ft suite
- Air conditioning
- In floor heating throughout
- 9-16 ft ceilings
- 3 Bedrooms, 3 bathrooms
- LED pot lights
- Custom cabinets & quartz countertops
- ICF foundation
- Full Wheelchair Access

Exterior

- White and Iron Grey board and batten Hardie Board concrete siding
- Post and Beam wood accents
- Black Windows
- Ultra-stone decking
- Glass railing
- Gas hook-up for Barbeque on deck
- Designated electrical for Hot Tub
- Covered outside deck on 2 floors
- 40-year roof

Kitchen/Dining Room

- Custom kitchen from Renaissance Joinery
- Soft close cabinets
- Drawers in all lower cabinets
- 10'X 6" Island
- Quartz countertops
- Rock sink with Kohler fixtures
- Pull out cupboard over fridge
- Large pantry cabinet
- Appliance Package allowance

Great Room

- 9' to 15' 6" ceiling
- 8 X 8' sliding door
- Large wall of windows taking in the view
- Natural Gas fireplace

Master Suite

- Wall of windows with lake view
- 9' ceiling
- Unique layout to incorporate one wall of built-in closets and shelving

Bathroom/Laundry

- Full Bath
- Kohler fixtures
- Quartz countertops
- Custom cabinetry
- 9' ceiling
- Barn Door

Family Room

- 2nd Floor with large, covered deck and view

Landscaping

- Turf
- Rock walls
- Irrigation

Garage

- 902 sq foot
- In floor heat

Suite

- 968 sq feet
- 2nd floor above garage
- Lakeview Deck
- Air conditioning
- 9-foot ceilings
- 2 bedrooms
- Laundry facilities
- In floor heat

Lot #6 3820 – 20th St NE, Salmon Arm
Contact Kelly @ **250-793-8492**



1 **FRONT ELEVATION**
1/4" = 1'-0"



2 **REAR ELEVATION**
1/4" = 1'-0"

GENERAL NOTES

. CONSTRUCTION MATERIALS & PARTMANSHIP TO BE IN ACCORDANCE WITH CURRENT EDITION OF THE B.C. BUILDING ODE, PLUMBING CODE, ELECTRICAL CODE & OTHER CODES, ZONING AND BYLAWS AT MAY APPLY.

. CONTRACTOR AND ALL SUBTRADES ARE PONSIBLE FOR THE REVIEW OF ALL AWINGS AND SITE CONDITIONS PRIOR TO MMENCING WORK OR ORDERING ANY TERIAL AND SHALL REPORT ANY EPANCIES THAT AFFECT DESIGN TO G IMMEDIATELY.

. FRAMING MATERIAL TO BE SPF #2 OR TTER.

NCRETE FOOTINGS AND WALLS TO BE IMUM 28MPA @ 28 DAYS, FLOOR SLABS D WALKWAYS TO BE MINIMUM 32MPA @ 28 YS.

. CONCRETE FOOTINGS TO BE PLACED ORIGINAL UNDISTURBED GROUND FREE ALL ORGANIC, FROZEN OR FROSTY TERIAL.

MPROOF FOUNDATION WALLS BELOW ADE WITH 2 COATS OF BITUMINOUS TERIAL.

IL ULTRAVIOLET RESISTANT POLY VAPOUR RIER ON, AT 4" OF GRANULAR DUCTING FILL UNDER INTERIOR OR RADE SLABS OR 12" OF 3/4" CRUSH ICK OR OTHER MATERIAL SUITABLE FOR TEMENT OF RADON GAS UNDER INTERIOR BS.

. FOUNDATION DRAINS TO BE AT IGNATED P.V.C. WITH FILTER CLOTH AND IMUM 6" DRAIN ROCK, DRAINED TO NICIPAL SERVICES ACCORDING TO LOCAL NDARDS.

ADE TO BE SLOPED AWAY FROM BUILDING ALL LOCATIONS ADJACENT TO BUILDING

. TRUSSES, HJOISTS, BEAMS OR OTHER RUCTURAL MEMBERS NOT COVERED IN B.C. LDING CODE TO BE DESIGNED AND GNATED BY TRUSS MANUFACTURER OR RUCTURAL ENGINEER PRIOR TO ANY PLICATION.

NTRACTOR TO VERIFY ALL PROPERTY & NDATION LINES WITH A LEGAL LAND VEYOR PRIOR TO PLACING FOOTINGS OR MING SERVICES WITHIN BUILDING ELOPE.

. ROOF SPACES TO BE VENTILATED WITH FIT AND AIDER VENTS WITH A MINIMUM NTILATION AREA OF 1/300 A MINIMUM OF % OF VENTS TO BE LOCATED AT ROOF D MINIMUM 25% TO BE LOCATED AT EET.

FOR FRAMES AT ENTRANCES AND EXTERIOR RS TO DWELLING UNITS SHALL BE QUIRED BLOCKED BETWEEN DOOR FRAME D STUDS AT THE HEIGHT OF THE ADBOLT TO RESIST SPREADING.

. GLASS IN DOORS, SIDELITES OR NDOWS WITHIN 12" OF FINISHED FLOOR ALL BE CONSTRUCTED OF SAFETY GLASS.

WATER LEADERS NOT SHOWN ON PLAN. NTRACTOR TO DETERMINE EXACT CATION SUITABLE TO SITE AND MUNICIPAL UIREMENTS.

CTRICAL LOCATIONS TO BE DETERMINED H ELECTRICAL CONTRACTOR WITH THE ROVAL OF HOMEOWNER OR GENERAL NTRACTOR AND IN ACCORDANCE WITH RRENT ELECTRICAL CODE.

PROVED SMOKE ALARMS TO BE INSTALLED H LOCATION APPROVED BY APPROPRIATE AL MUNICIPALITY.

ER TO LAYOUTS AND SPECIFICATIONS M STRUCTURAL ENGINEER, FLOOR JOIST HJOIST AND ROOF TRUSS MANUFACTURER, H BEAM, POST AND FOOTING LOCATIONS D SIZES AND ENSURE PROPER BEARING IS OVIDED FOR ALL POINT LOADS. ANY RUCTURAL SPECIFICATIONS SHOWN ON S PLANS ARE ESTIMATES ONLY AND MAY T ACCURATELY REPRESENT LOADING AND NG OR MAY NOT INCLUDE POINT LOADS STRUCTURAL MEMBERS DESIGNED BY HERS.

G RESIDENTIAL DESIGN ACCEPTS NO BILITY AND SHALL NOT BE HELD ONSIBLE FOR ERRORS OR OMISSIONS TH THIS SET OF DRAWINGS THAT MAY GATIVELY AFFECT CONSTRUCTION. IF ORS ARE FOUND, PLEASE CONTACT MRG YOUR EARLIEST CONVENIENCE.

SHEET LEGEND

.1	3D - NOTES
.2	FOUNDATION
.3	MAIN FLOOR
.4	UPPER FLOOR
.5	ELEVATIONS
.6	ELEVATIONS
.7	SECTIONS
.8	SECTIONS

SUITE AREA

MAIN FLOOR	50 SF
PER FLOOR	916 SF
OTAL AREA	966 SF

FINISHED AREA

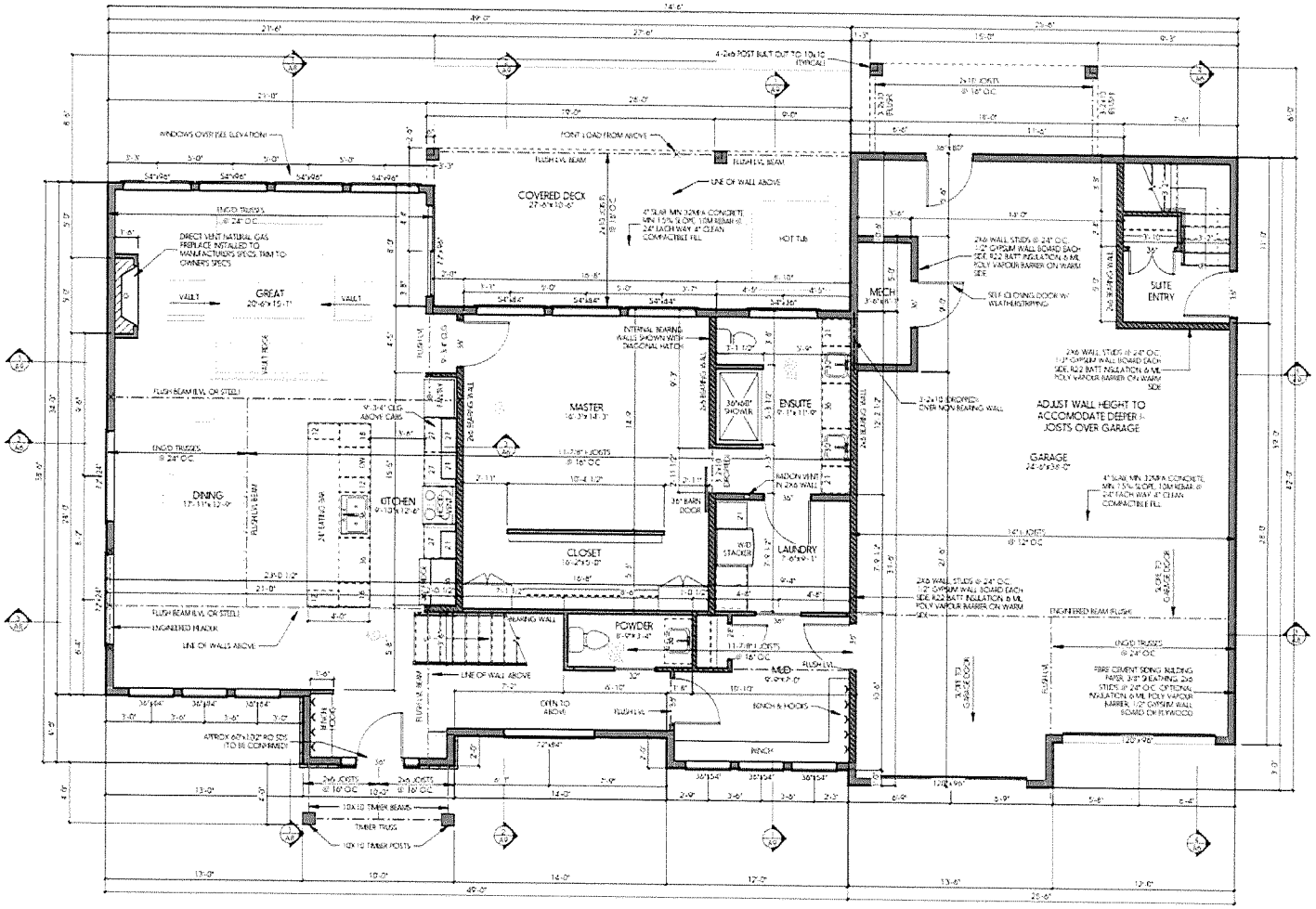
MAIN FLOOR	1594 SF
PER FLOOR	982 SF
OTAL AREA	2576 SF



2 3D VIEW



1 3D VIEW 2



1 MAIN FLOOR
1/4" = 1'-0"

FLOOR NOTES

1. FRAMED EXTERIOR WALLS INCLUDE EXTERIOR SHEATHING
2. ALL DIMENSIONS SHOWN ARE TO FRAMING AND DO NOT INCLUDE DRYWALL OR OTHER FINISHINGS
3. ALL HEADERS TO BE 3- 2X10 IN 2X6 WALLS AND 2- 2X10 IN 2X4 WALLS UNLESS NOTED OTHERWISE
4. ALL DOORS AND WINDOWS FRAMED 4-1/2" FROM ADJACENT WALLS UNLESS NOTED OTHERWISE
5. ALL DOOR SLABS TO MEASURE 80" IN HEIGHT UNLESS NOTED OTHERWISE
6. INDIVIDUAL ROOM AREAS ARE CALCULATED FROM THE INSIDE OF FRAMING WHEREAS THE OVERALL FLOOR AREA IS CALCULATED TO THE OUTSIDE OF EXTERIOR WALLS

MAIN FLOOR AREA

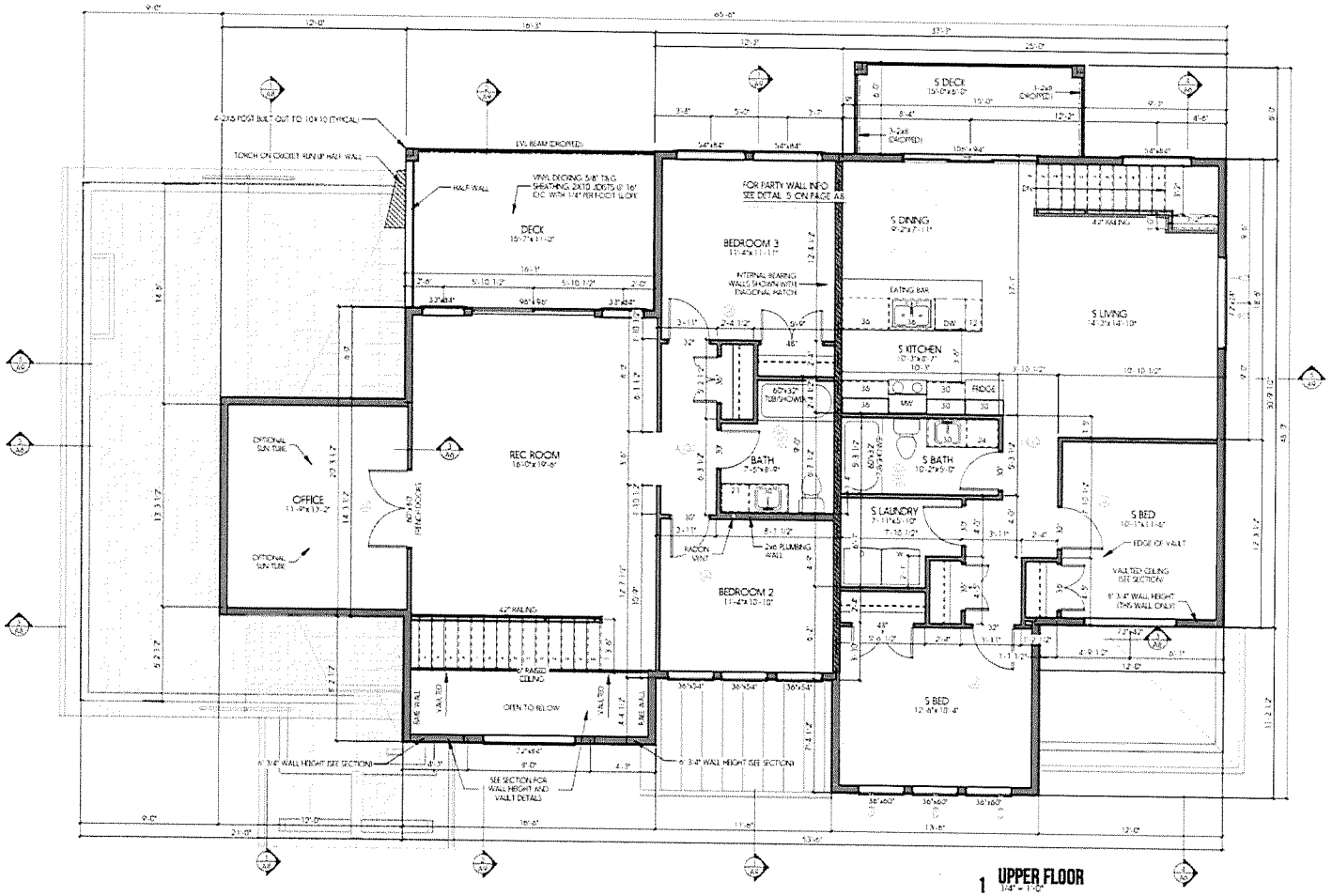
UNFINISHED	14 SF
SUITE	50 SF
GARAGE	910 SF
FINISHED	1594 SF
TOTAL FOOTPRINT	2580 SF

FLOOR NOTES

1. FRAMED EXTERIOR WALLS INCLUDE EXTERIOR SHEATHING
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3. ALL HEADERS TO BE 3-2X10 IN 2X6 WALLS AND 2-2X10 IN 2X4 WALLS UNLESS NOTED OTHERWISE
4. ALL DOORS AND WINDOWS FRAMED 4-1/2" FROM ADJACENT WALLS UNLESS NOTED OTHERWISE
5. ALL DOOR SLABS TO MEASURE 80" IN HEIGHT UNLESS NOTED OTHERWISE
6. NOMINAL ROOM AREAS ARE CALCULATED FROM THE INSIDE OF FRAMING WHEREAS THE OVERALL FLOOR AREA IS CALCULATED TO THE OUTSIDE OF EXTERIOR WALLS

UPPER FLOOR AREA

FINISHED	982 SF
SUITE	918 SF
TOTAL FOOTPRINT	1900 SF



1 **UPPER FLOOR**
3/4" = 1'-0"