

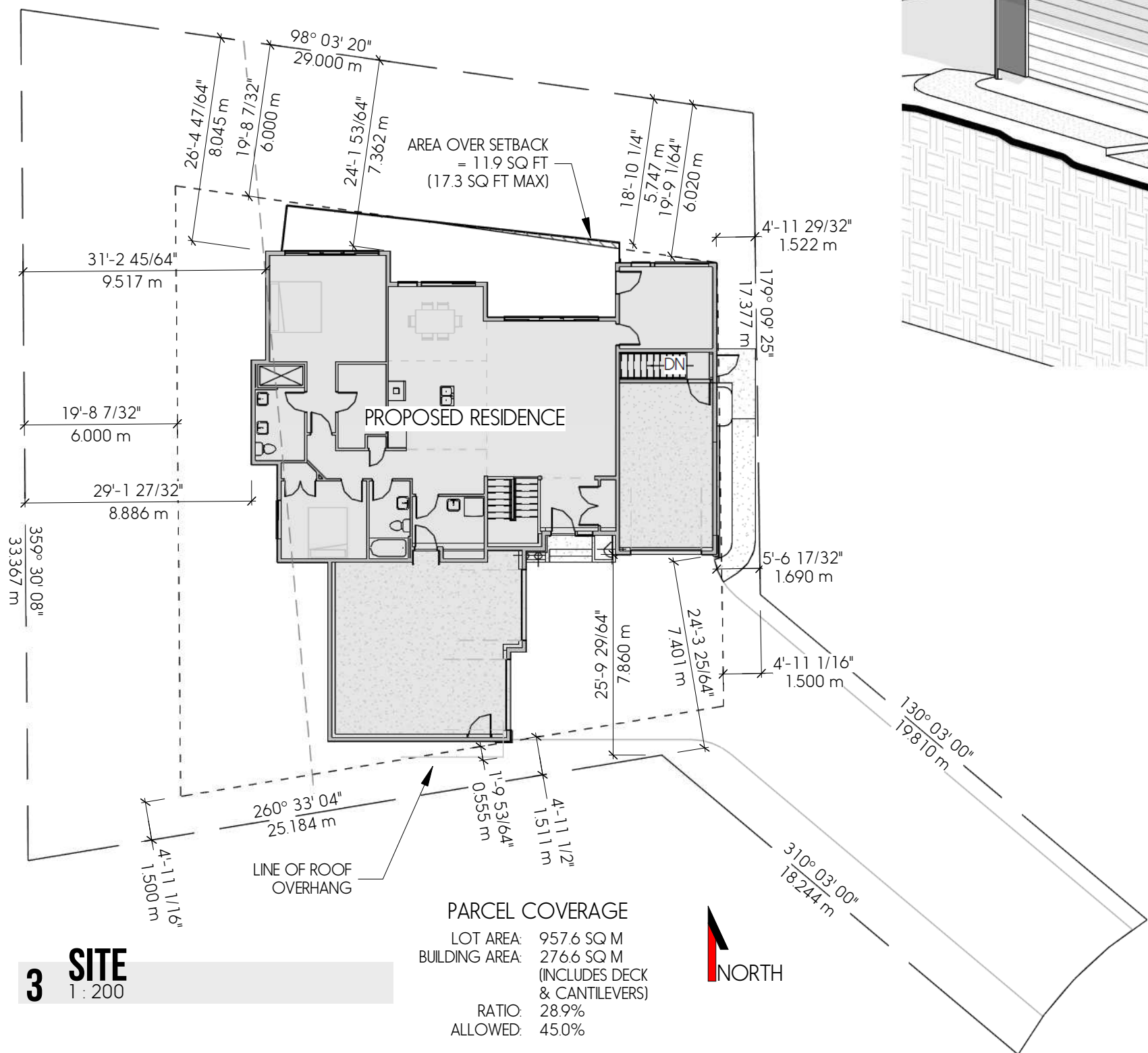
REVISIONS	
CONCEPT	SEP 5 2018
CONCEPT	SEP 6 2018
CONCEPT	SEPT 25 2018
REVIEW	SEPT 28 2018
WINDOWS	OCT 1 2018
RENDER SITE	OCT 5 2018
REVIEW	NOV 12 2018



1 3D VIEW



2 NE 3D



3 SITE
1 : 200

GENERAL NOTES

- ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE PLUMBING CODE, ELECTRICAL CODE & ALL OTHER CODES, ZONING AND BYLAWS THAT MAY APPLY.
- THE CONTRACTOR AND ALL SUBTRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL AND SHALL REPORT ANY DISCREPANCIES THAT AFFECT DESIGN TO MRG IMMEDIATELY.
- ALL FRAMING MATERIAL TO BE SPF #2 OR BETTER.
- CONCRETE FOOTINGS AND WALLS TO BE MINIMUM 28MPA @ 28 DAYS. FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS.
- ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL.
- DAMP-PROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.
- 6 MIL ULTRAVIOLET RESISTANT POLY VAPOUR BARRIER ON A) 4" OF GRANULAR COMPACTIBLE FILL UNDER EXTERIOR OR GARAGE SLABS OR B) 4" OF 3/4" DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS.

GENERAL NOTES

- ALL FOUNDATION DRAINS TO BE 4" PERFORATED P.V.C. WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK, DRAINED TO MUNICIPAL SERVICES ACCORDING TO LOCAL STANDARDS.
- GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING.
- ALL TRUSSES, I-JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED IN B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION.
- CONTRACTOR TO VERIFY ALL PROPERTY & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE.
- ALL ROOF SPACES TO BE VENTILATED WITH SOFFIT AND ROOF VENTS WITH A MINIMUM DISTRIBUTION AREA OF 1/300. A MINIMUM OF 25% OF VENTS TO BE LOCATED AT ROOF, AND MINIMUM 25% TO BE LOCATED AT SOFFIT.
- DOOR FRAMES AT ENTRANCES AND EXTERIOR SPACES TO DWELLING UNITS SHALL BE SOLIDLY BLOCKED BETWEEN DOOR FRAME AND STUDS AT THE HEIGHT OF THE DEADBOLT TO RESIST SPREADING.
- ALL GLASS IN DOORS, SIDELITES OR WINDOWS WITHIN 12" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.

GENERAL NOTES

- RAINWATER LEADERS NOT SHOWN ON PLAN. CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE.
- ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF HOMEOWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE.
- APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY.
- REFER TO LAYOUTS AND SPECIFICATIONS FROM STRUCTURAL ENGINEER FLOOR JOIST SUPPLIER AND ROOF TRUSS MANUFACTURER FOR BEAM, POST AND FOOTING LOCATIONS AND SIZES AND ENSURE PROPER BEARING IS PROVIDED FOR ALL POINT LOADS. ANY STRUCTURAL SPECIFICATIONS SHOWN ON MRG PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADING AND SIZING OR MAY NOT INCLUDE POINT LOADS OR STRUCTURAL MEMBERS DESIGNED BY OTHERS.
- MRG RESIDENTIAL DESIGN ACCEPTS NO LIABILITY AND SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS WITH THIS SET OF DRAWINGS THAT MAY NEGATIVELY AFFECT CONSTRUCTION. IF ERRORS ARE FOUND, PLEASE CONTACT MRG AT YOUR EARLIEST CONVENIENCE.

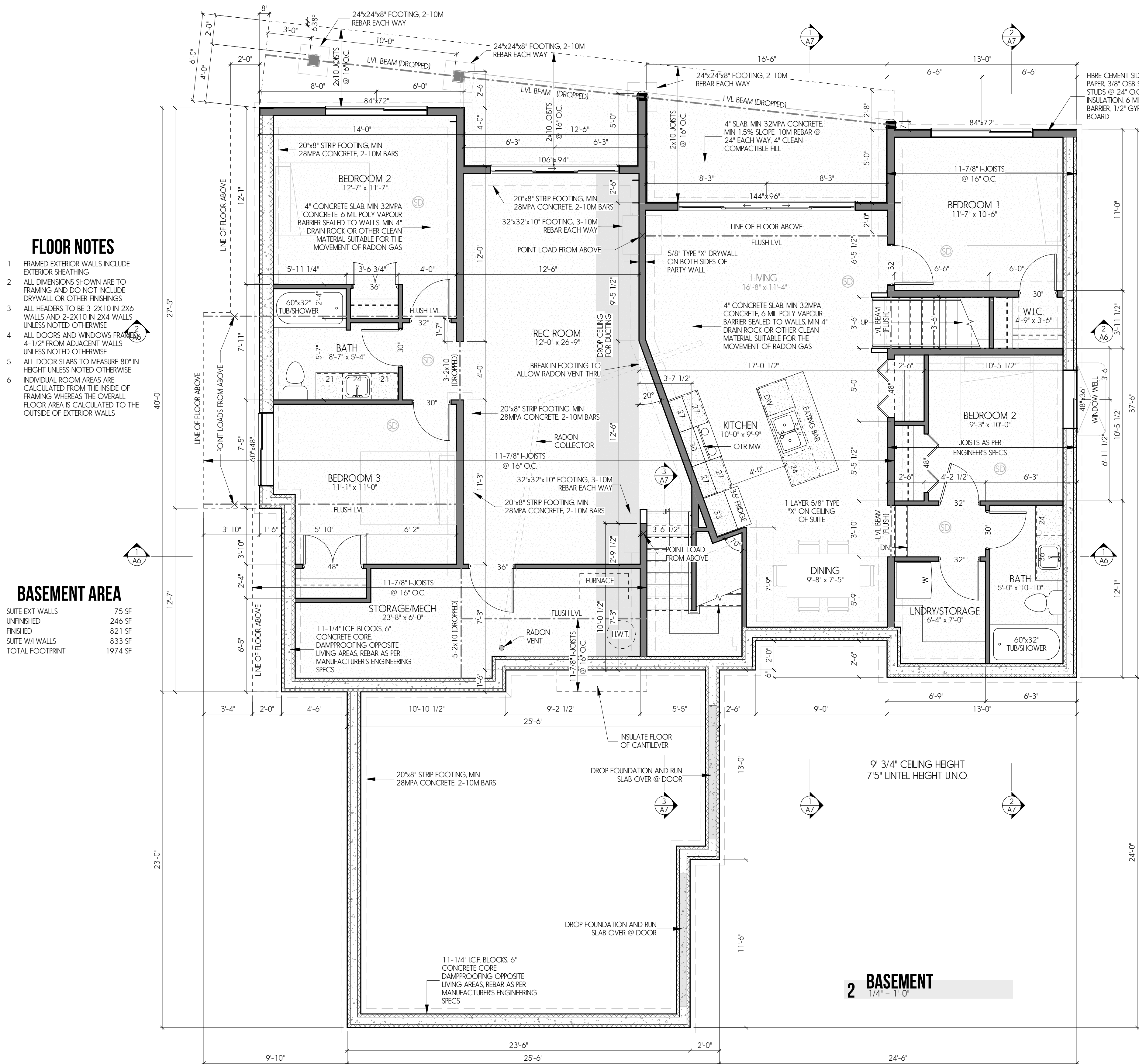
FINISHED AREA

BASEMENT	821 SF
MAIN FLOOR	1693 SF
TOTAL AREA	2514 SF

SHEET LEGEND

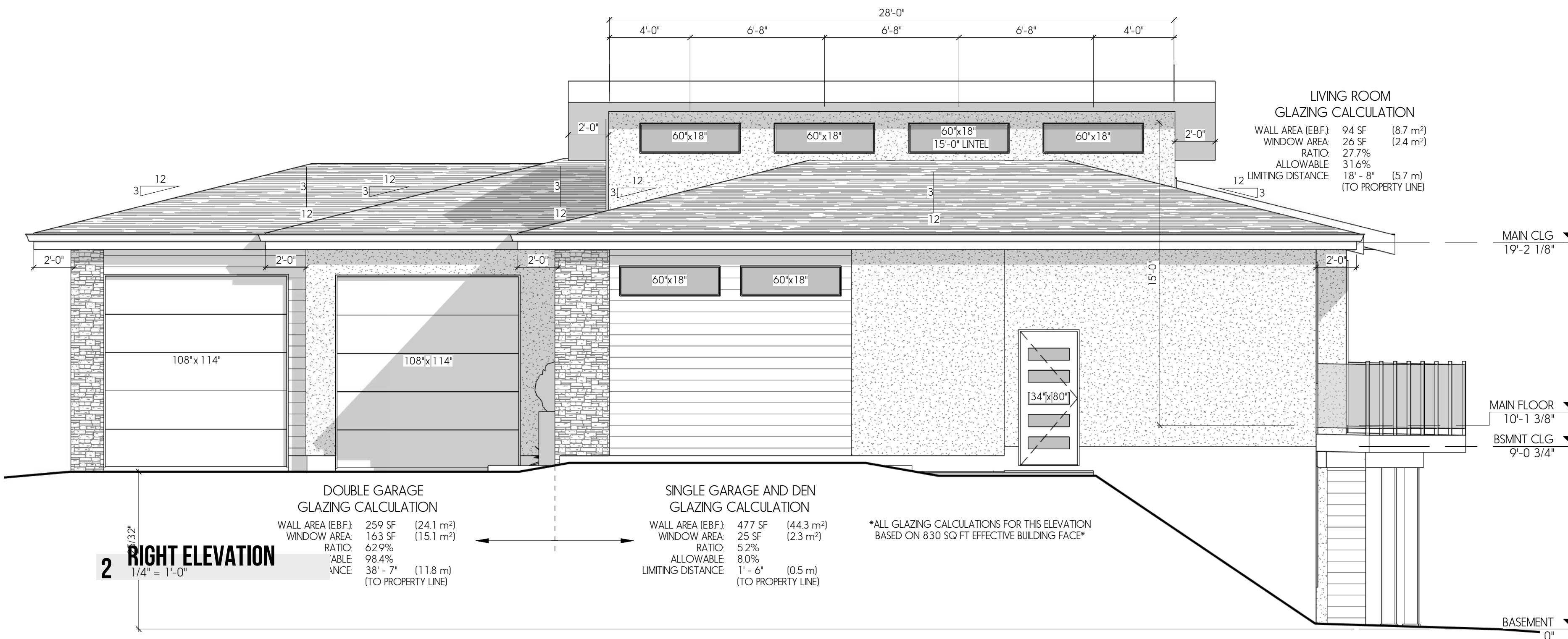
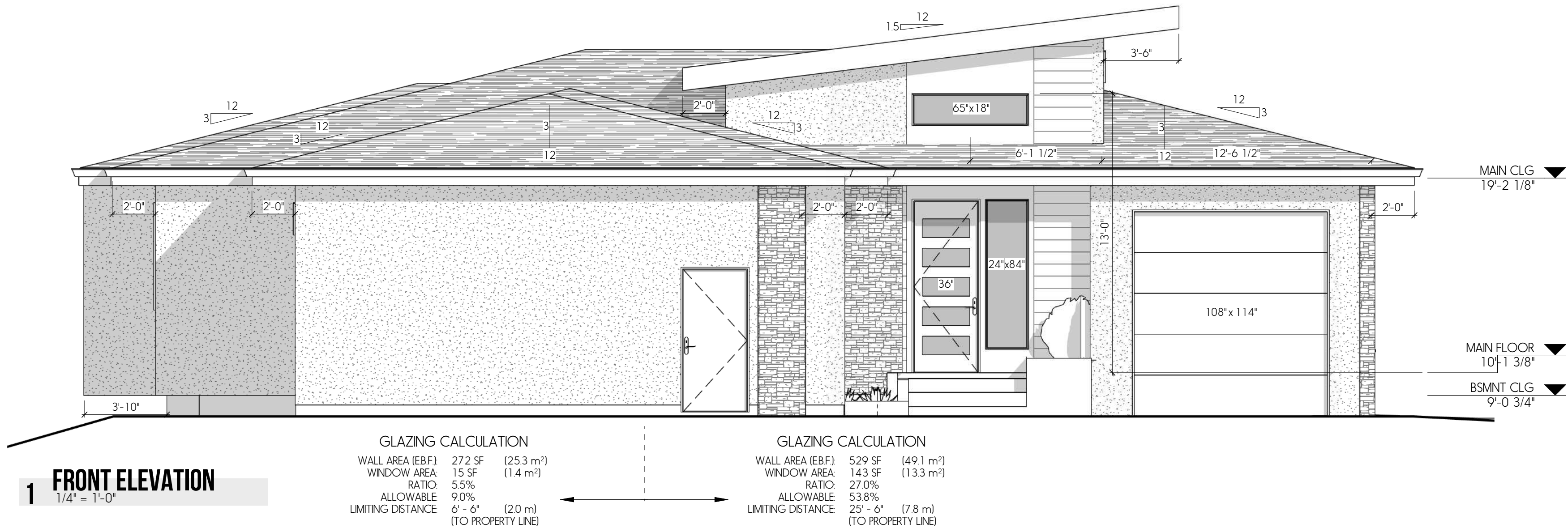
A0	COVER
A1	SITE / 3D
A2	BASEMENT
A3	MAIN FLOOR
A4	ELEVATIONS
A5	ELEVATIONS
A6	SECTIONS
A7	SECTIONS
A8	ROOF/ENERGY

CONSTRUCTION OPTIONS:
NO H.R.V. INSTALLED
NO SPRINKLER SYSTEM
FORCED AIR
I.C.F. FOUNDATION (HOUSE)
I.C.F. FOUNDATION (GARAGE)





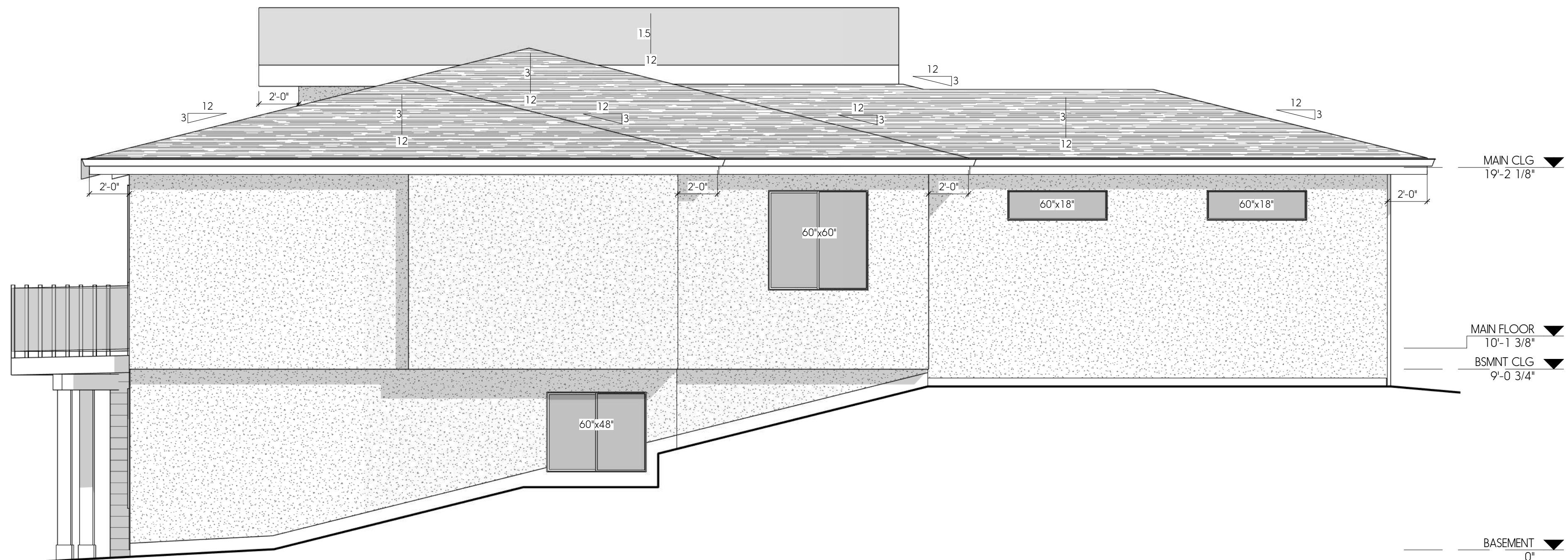
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1 REAR ELEVATION

PRELIMINARY DRAWINGS
DO NOT USE FOR PERMIT OR CONSTRUCTION



2 LEFT ELEVATION

**1411 9TH AVE S.E.
SALMON ARM, B.C.**

JOB RESIDENCE

CLIENT G&H DEVELOPMENT

JOB # **7469**

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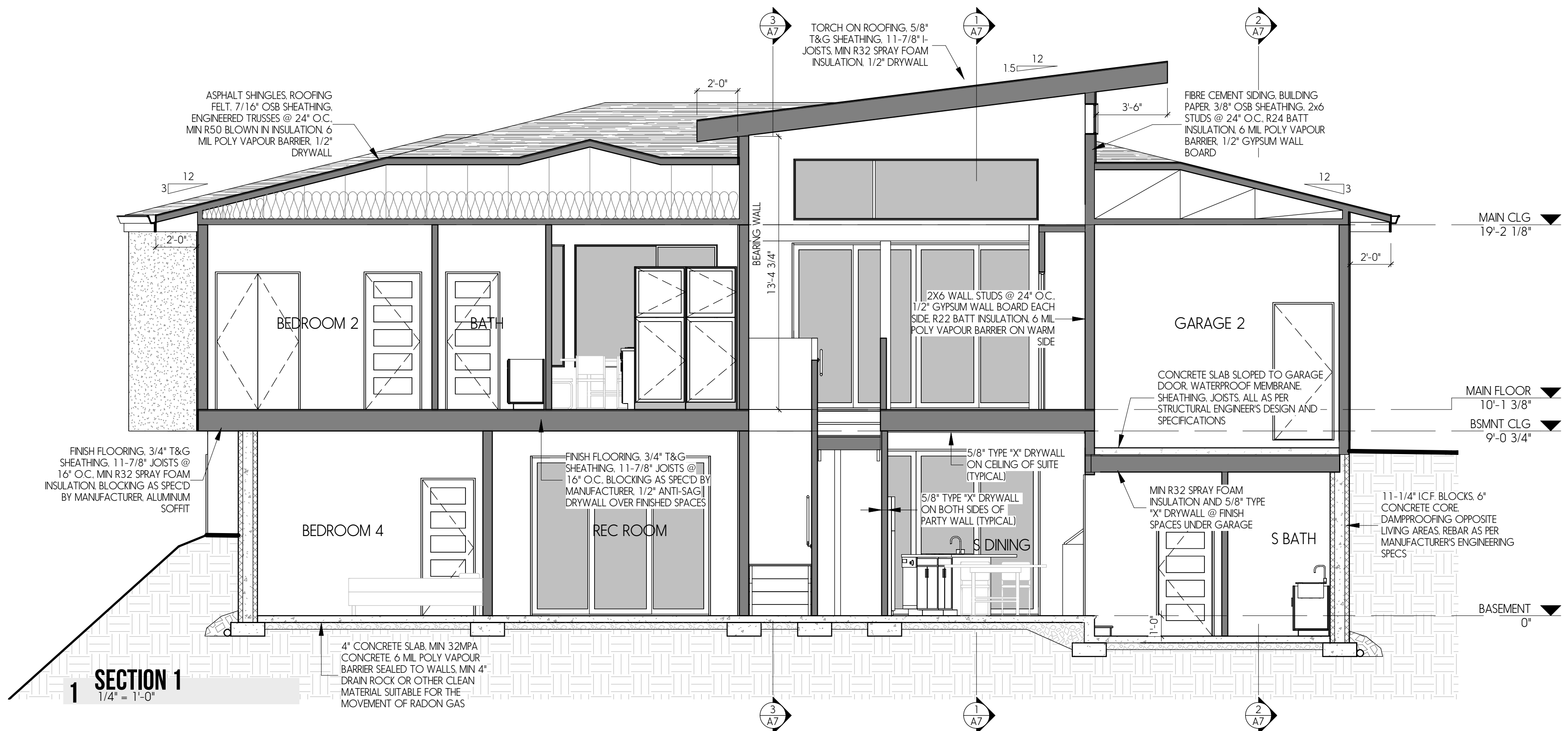
DATE **NOV 12 2018**

DRAWING ELEVATIONS

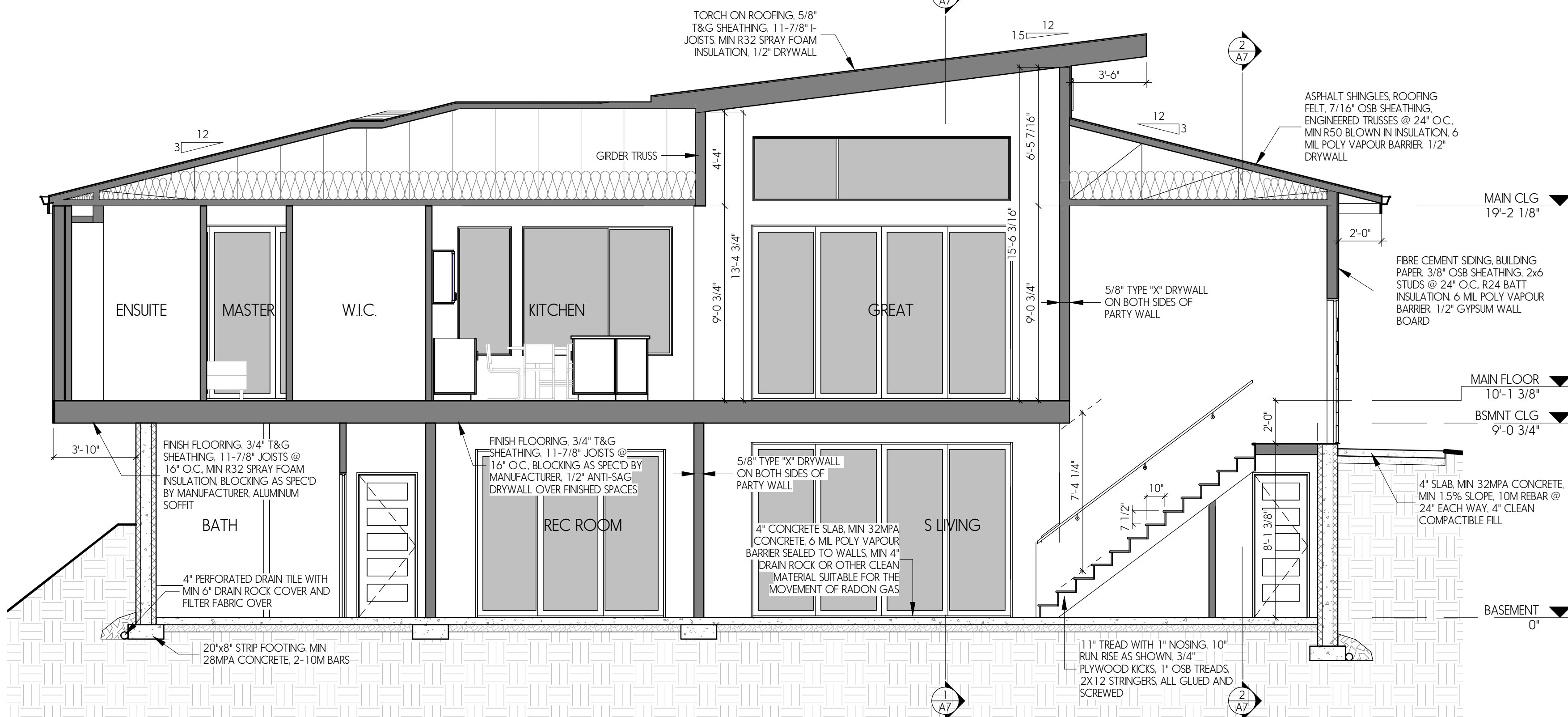
SCALE **1/4" = 1'-0"**

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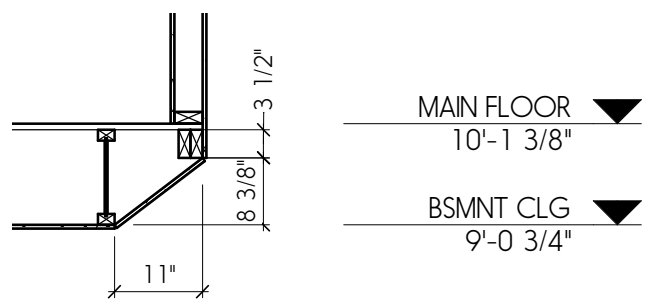
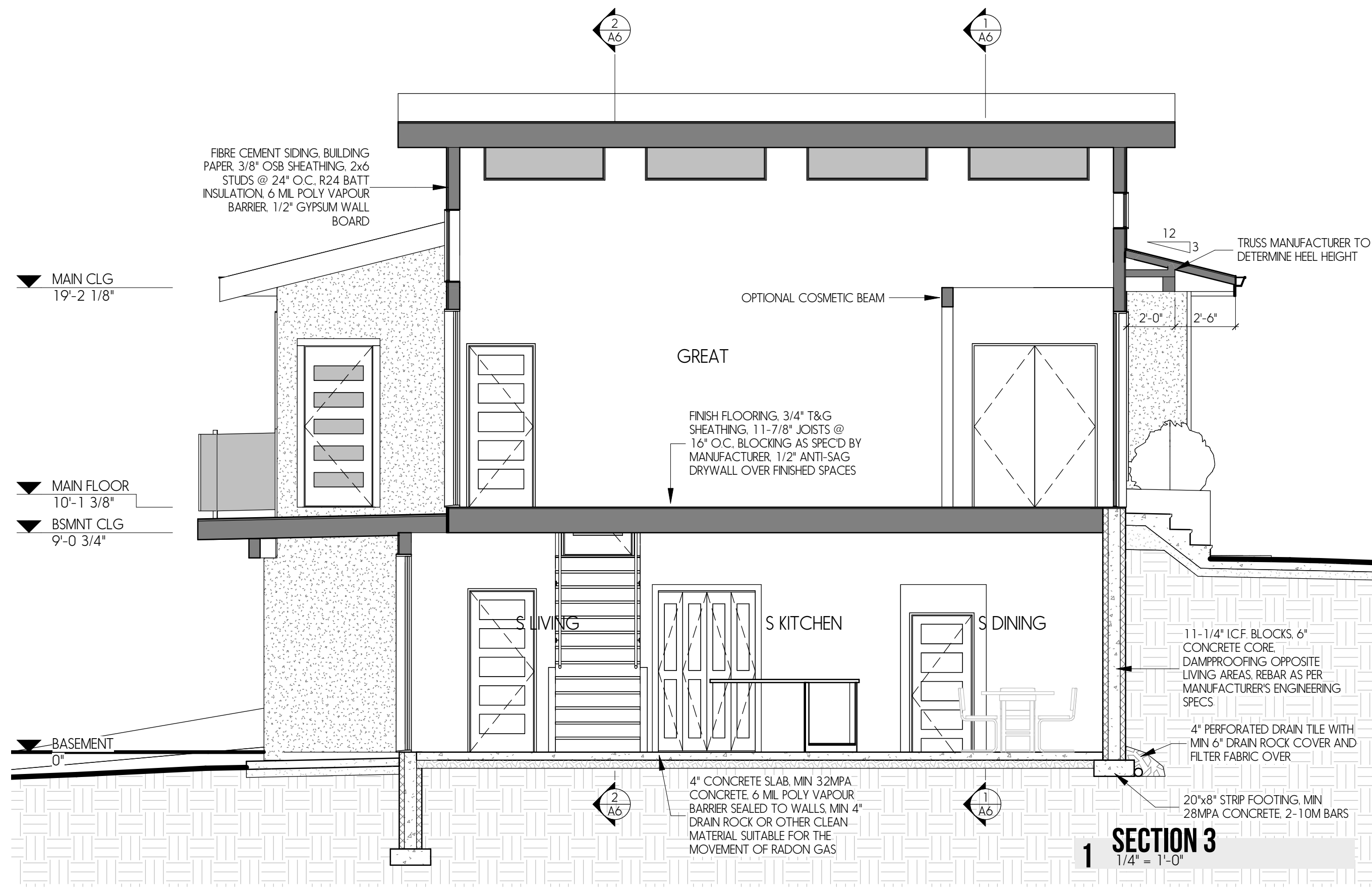


1 SECTION 1
1/4" = 1'-0"

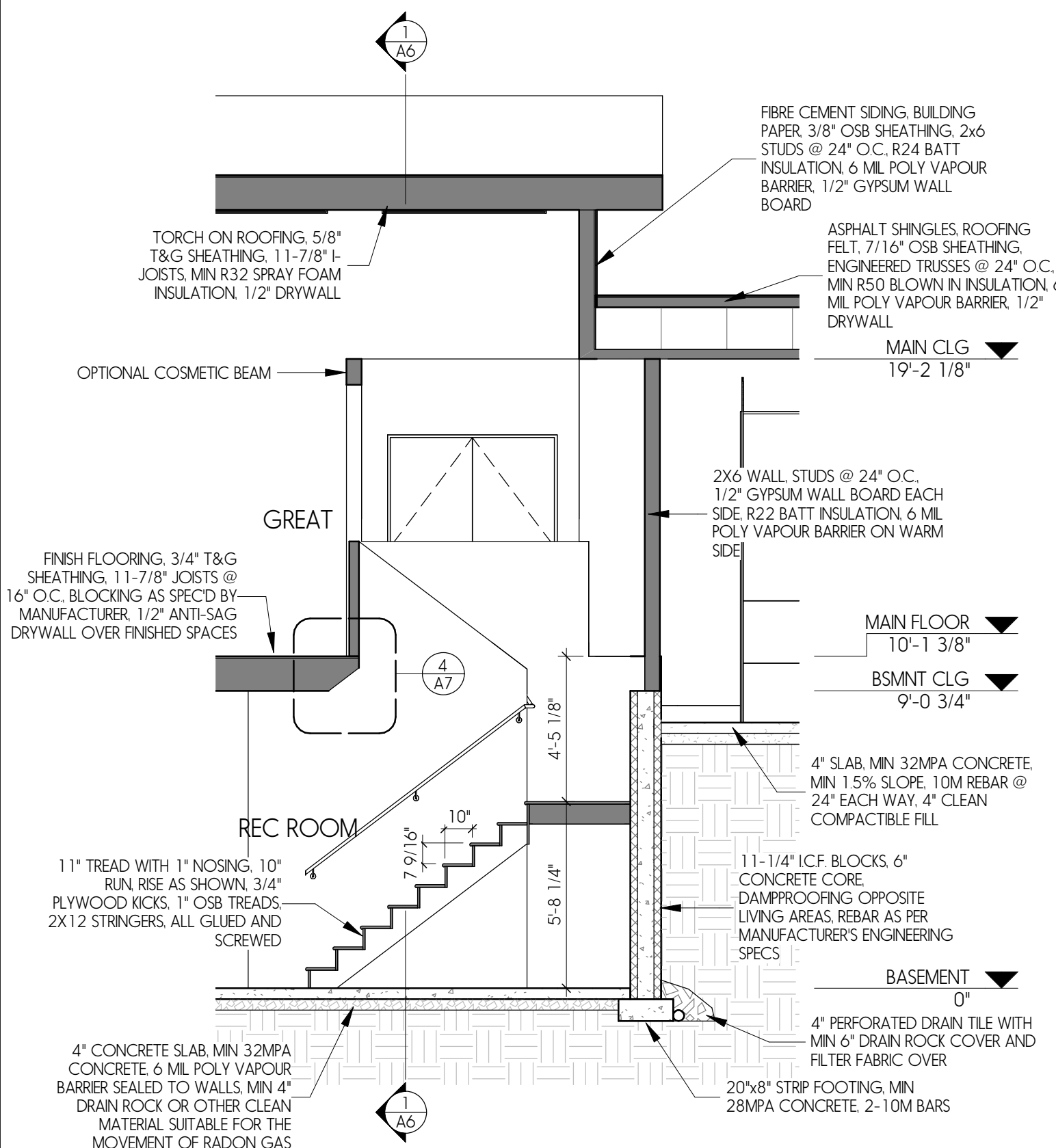


2 SECTION 2
1/4" = 1'-0"

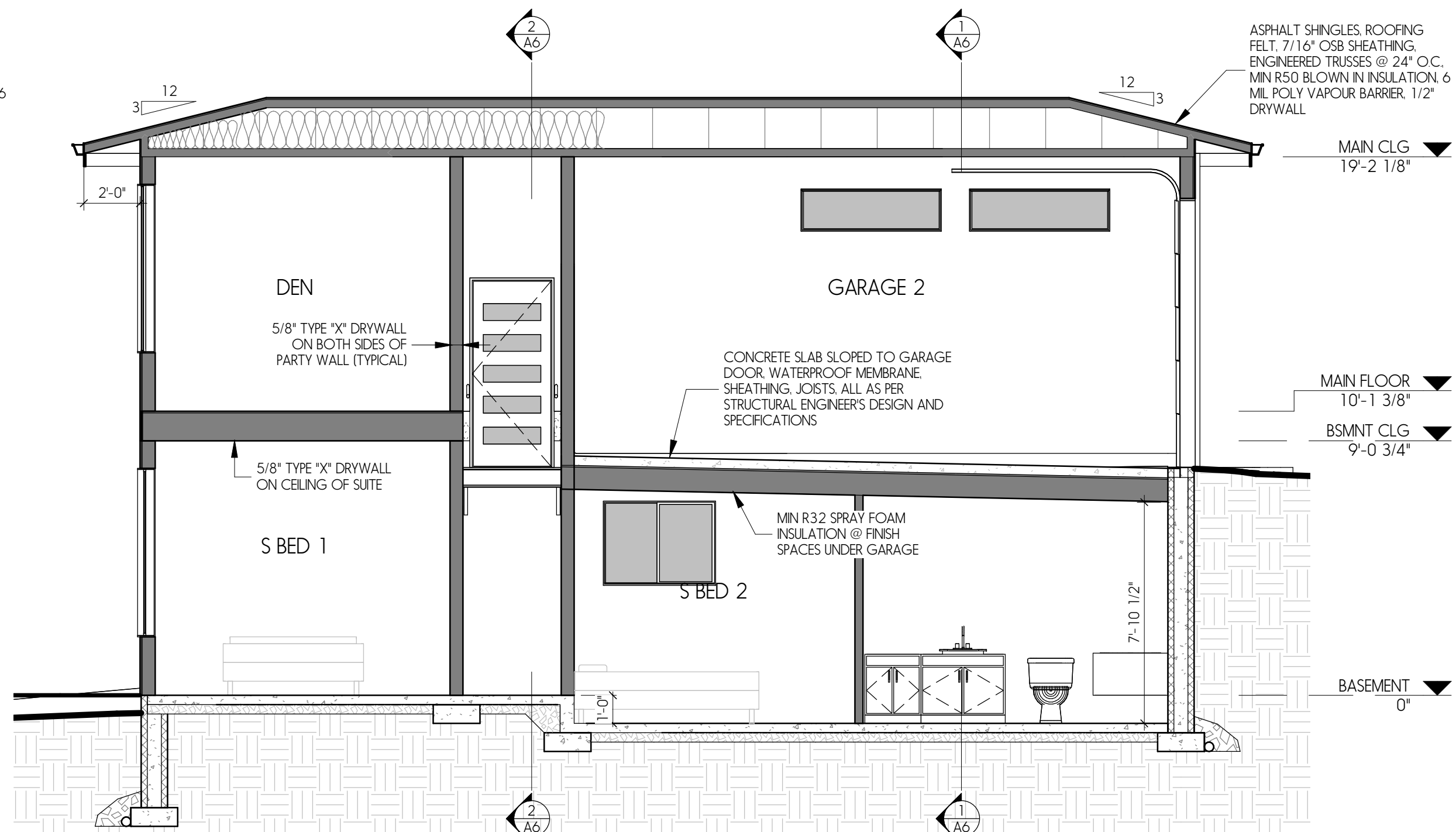
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4 CALLOUT - OVER STAIRS
1/2" = 1'-0"



3 SECTION 5
1/4" = 1'-0"



2 SECTION 4
1/4" = 1'-0"



**1411 9TH AVE S.E.
SALMON ARM, B.C.**

CLIENT G&H DEVELOPMENT

JOB #	7469
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SCALE AS INDICATED

PAGE **A8**

LAYER	MATERIAL	RSI @ FRAMING	RSI @ CAVITY	RSI CONTINUOUS
VENTED AIR SPACE				0
OUTSIDE AIR FILM				0.030
FRAME	38x215 SPF JOISTS @ 406MM O.C.	1.827		
INSULATION	R34 BATT INSULATION		5.988	
VAPOUR BARRIER	6 MIL POLY *AIR BARRIER			0
INTERIOR FINISH	13MM GYPSUM BOARD & PAINT			0.080
INTERIOR AIR FILM				0.120
TOTAL		1.827	5.988	0.230
FRAMING/CAVITY PERCENTAGE		13%	87%	100%
AVERAGE ASSEMBLY RSI		4.85 RSI EFFECTIVE (MIN 4.67)		



2 ENERGY
SCALE N/A