MRG
RESIDENTIALDESIGN

250.804.5403
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CLIENT
GUENTHER

JOB
RESIDENCE

LOT 7, 3820 20 ST NE,
SALMON ARM, B.C.

JOB #
7788

REVISIONS

CONCEPT	AUG 1 2022
PRELIM EXT	AUG 9 2022
ROOF OPTION	AUG 18 2022
REVIEW	SEPT 6 2022
REVIEW	NOV 3 2022
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REVIEW	APR 2 2024
PERMIT	APR 24 2024

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DRAWING
COVER

SCALE

PAGE
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GENERAL NOTES

1 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.

2 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.

3 ALL FRAMING MATERIAL TO BE S.P.F.#2 OR BETTER

4 CONCRETE FOOTINGS AND WALLS TO BE MINIMUM 28MPA @ 28 DAYS; FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS.

5 ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL.

6 DAMPPROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.

7 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

8 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

9 GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING

10 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

11 CONTRACTOR TO VERIFY ALL PROPERTY & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE.

12 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

13 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

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

15 RAINWATER LEADERS NOT SHOWN ON PLAN. CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE

16 ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF HOMEOWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE.

17 APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY

18 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.

19 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



1 3D VIEW 1

FINISHED AREA

Not Placed	Not Placed
MAIN FLOOR	830 SF
UPPER FLOOR	2011 SF
TOTAL AREA	2840 SF



2 3D VIEW 2

SHEET LEGEND

A0	COVER
A1	NOTES/3D
A2	FOUNDATION
A3	MAIN FLOOR
A4	UPPER FLOOR
A5	ELEVATIONS
A6	ELEVATIONS
A7	SECTIONS
A8	SECTIONS
A9	SECTION/SITE
A10	SHOP
A11	SHOP

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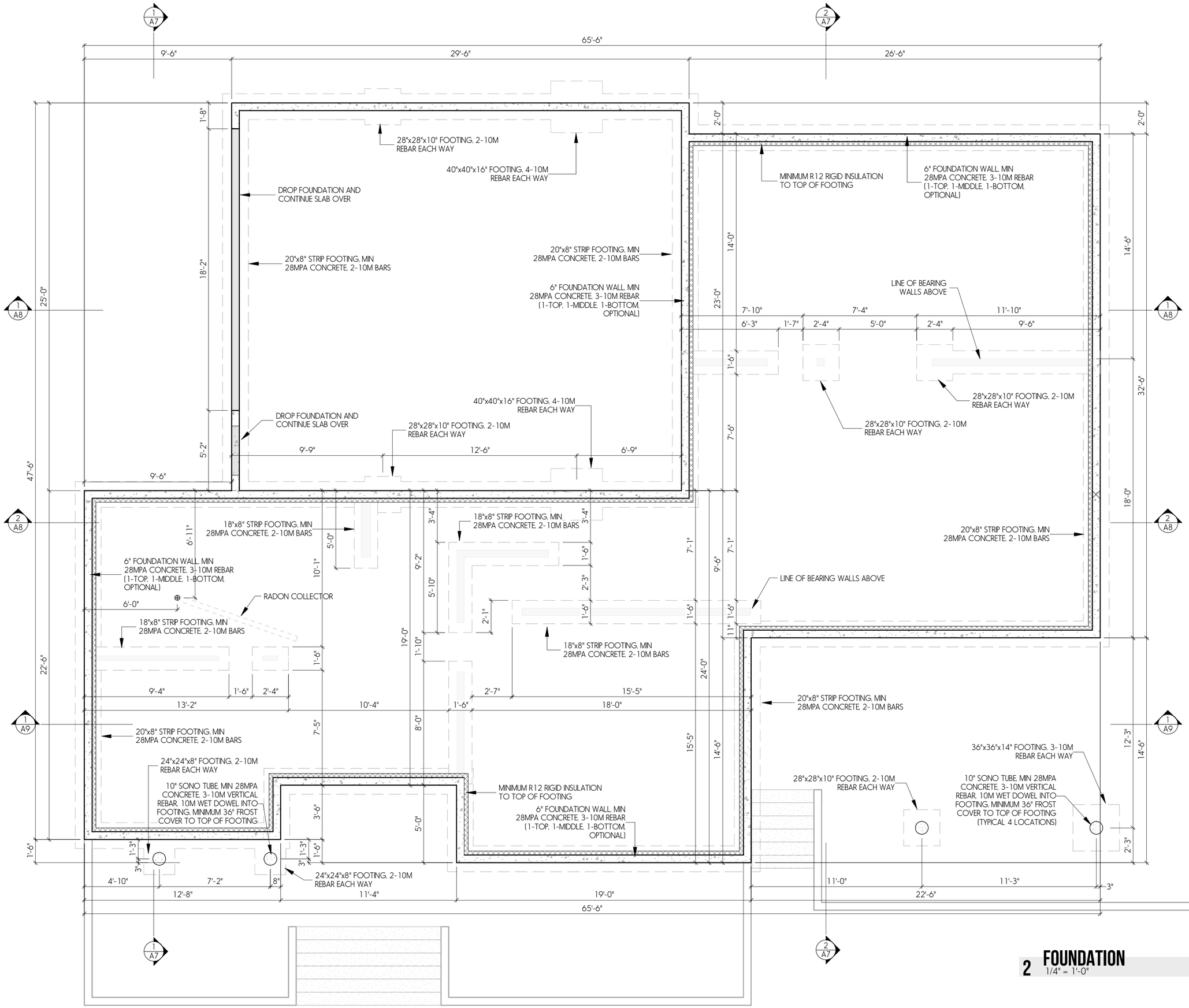
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DRAWING
NOTES/3D

SCALE

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2 FOUNDATION
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
7. FOR CEILING HEIGHTS REFER TO SECTIONS, WHICH TAKE PRECEDENCE OVER FLOOR PLANS FOR CEILING HT INFO.

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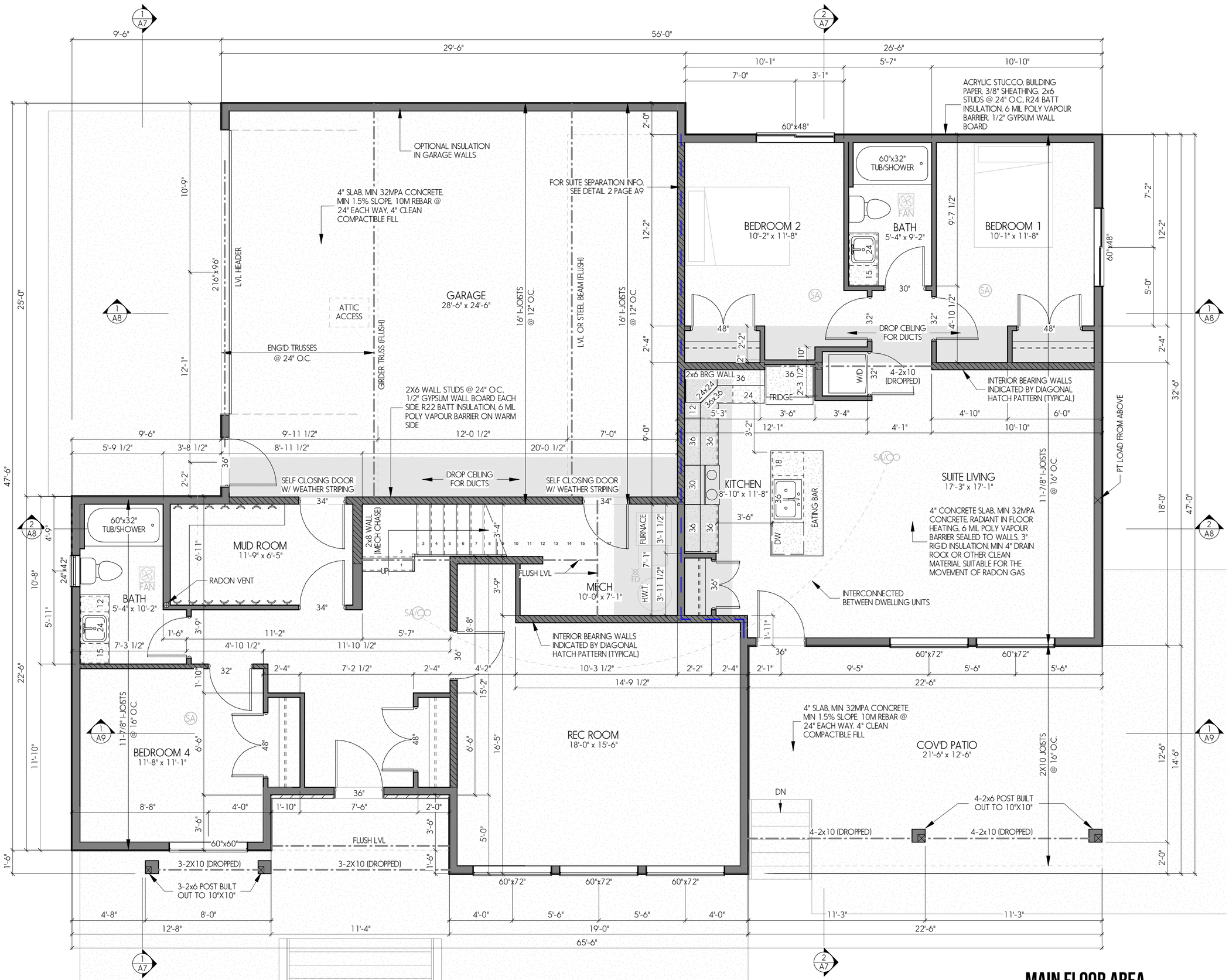
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DRAWING
FOUNDATION

SCALE
1/4" = 1'-0"

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

MAIN FLOOR AREA

UNFINISHED	92 SF
GARAGE	727 SF
FINISHED	830 SF
SUITE	869 SF
TOTAL	2517 SF

FLOOR NOTES

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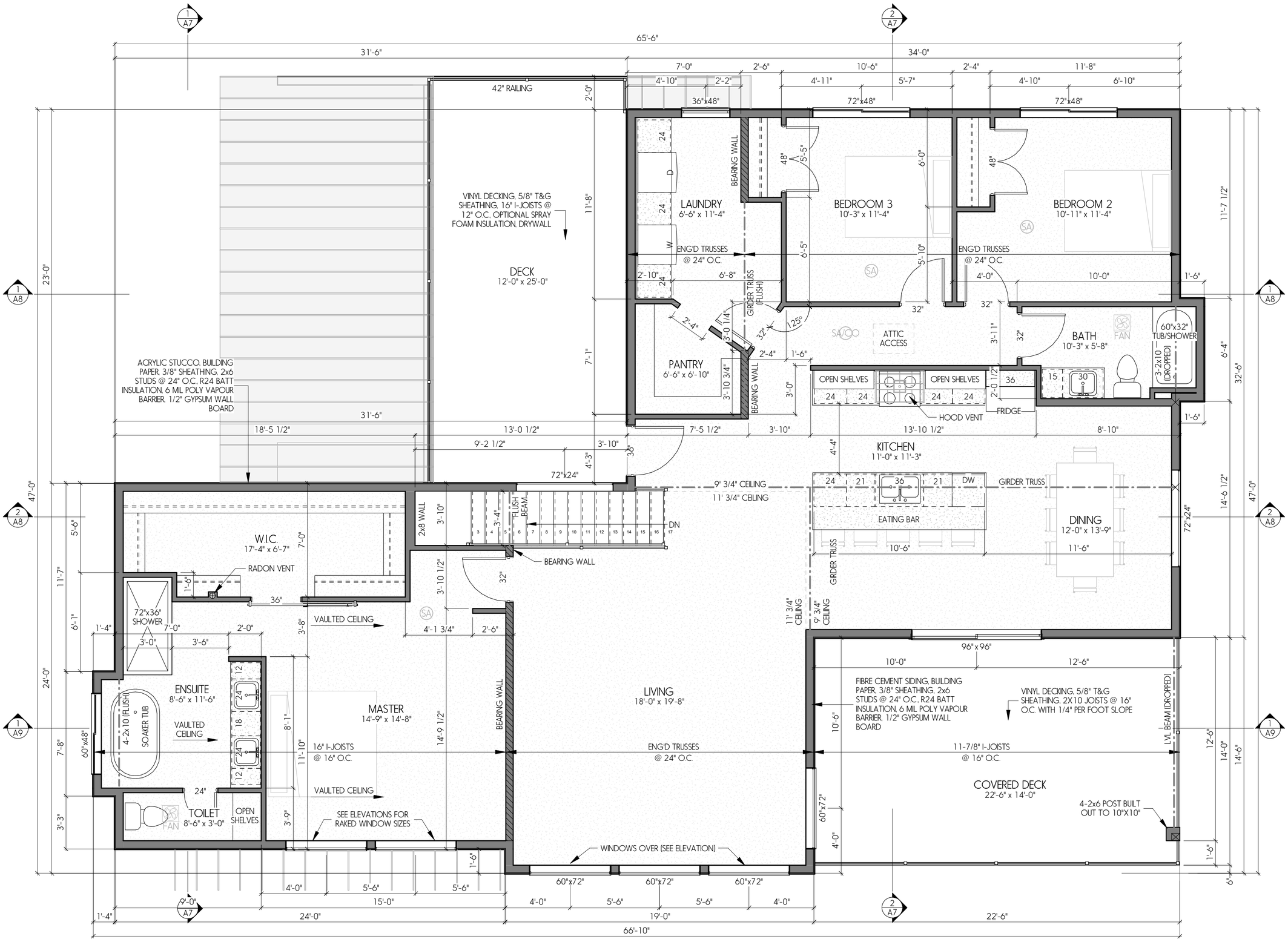
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DRAWING
MAIN FLOOR

SCALE
1/4" = 1'-0"

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

UPPER FLOOR AREA
FINISHED 2011 SF

FLOOR NOTES

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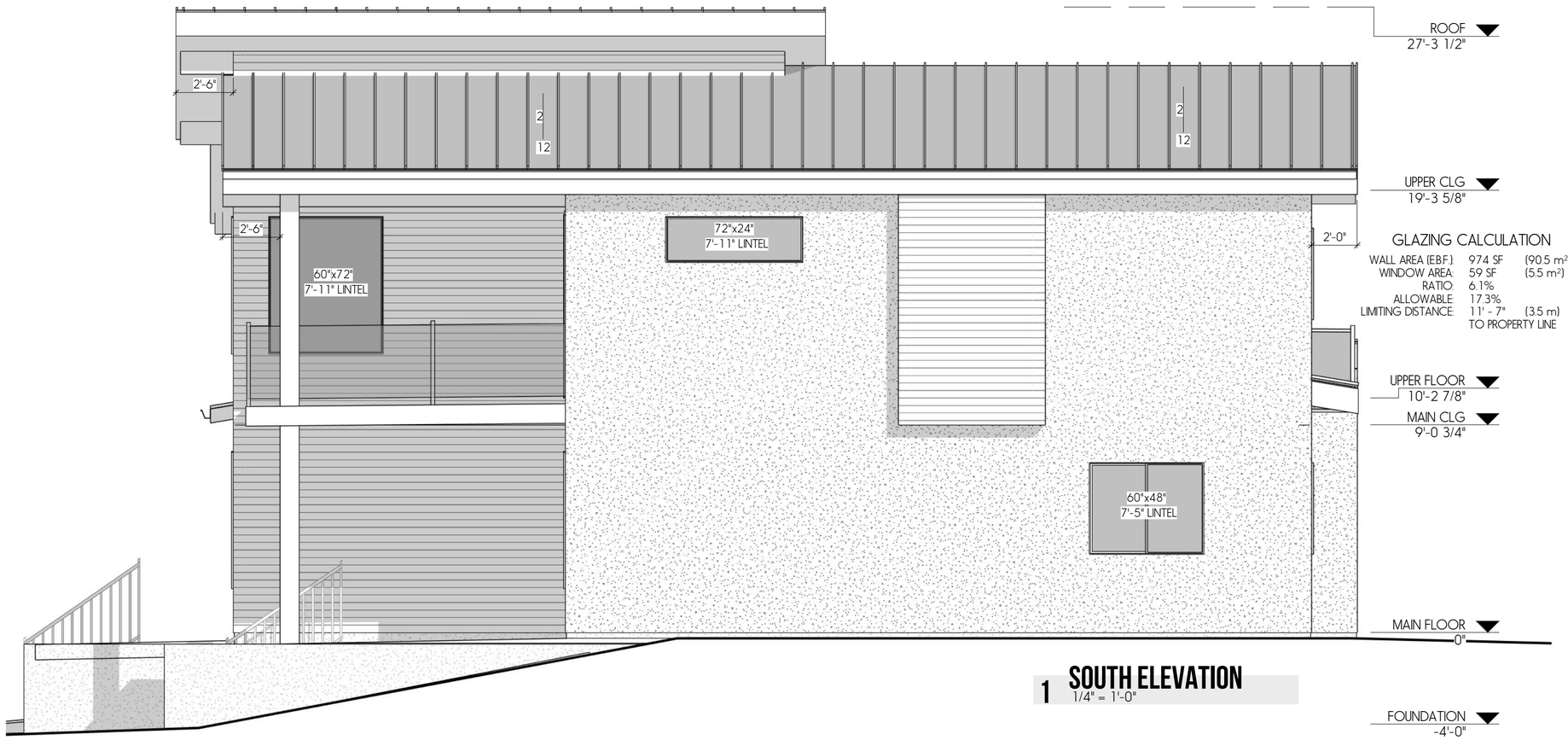
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DRAWING
UPPER FLOOR

SCALE
1/4" = 1'-0"

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1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

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DRAWING
ELEVATIONS

SCALE
1/4" = 1'-0"

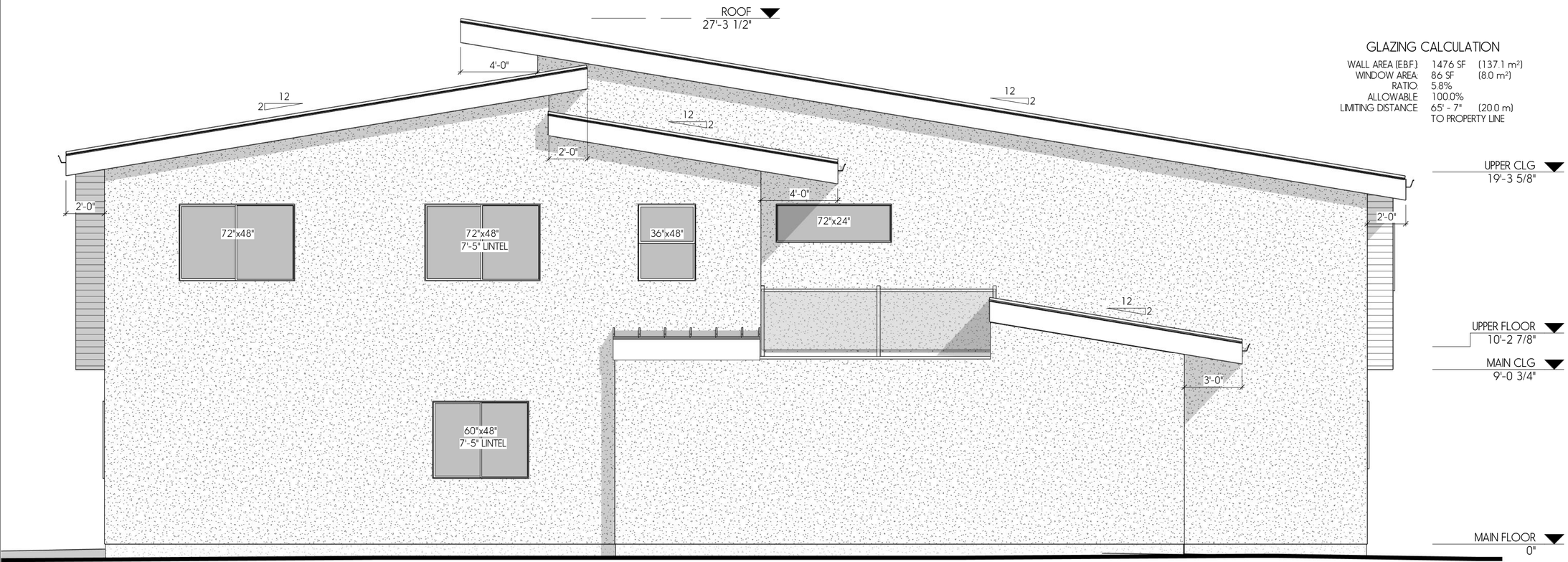
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1 NORTH ELEVATION
1/4" = 1'-0"

GLAZING CALCULATION

WALL AREA (E.B.F.):	821 SF	(76.3 m²)
WINDOW AREA:	56 SF	(5.2 m²)
RATIO:	6.8%	
ALLOWABLE:	21.4%	
LIMITING DISTANCE:	12' - 4"	(3.8 m)
	TO PROPERTY LINE	



2 EAST ELEVATION
1/4" = 1'-0"

GLAZING CALCULATION

WALL AREA (E.B.F.):	1476 SF	(137.1 m²)
WINDOW AREA:	86 SF	(8.0 m²)
RATIO:	5.8%	
ALLOWABLE:	100.0%	
LIMITING DISTANCE:	65' - 7"	(20.0 m)
	TO PROPERTY LINE	

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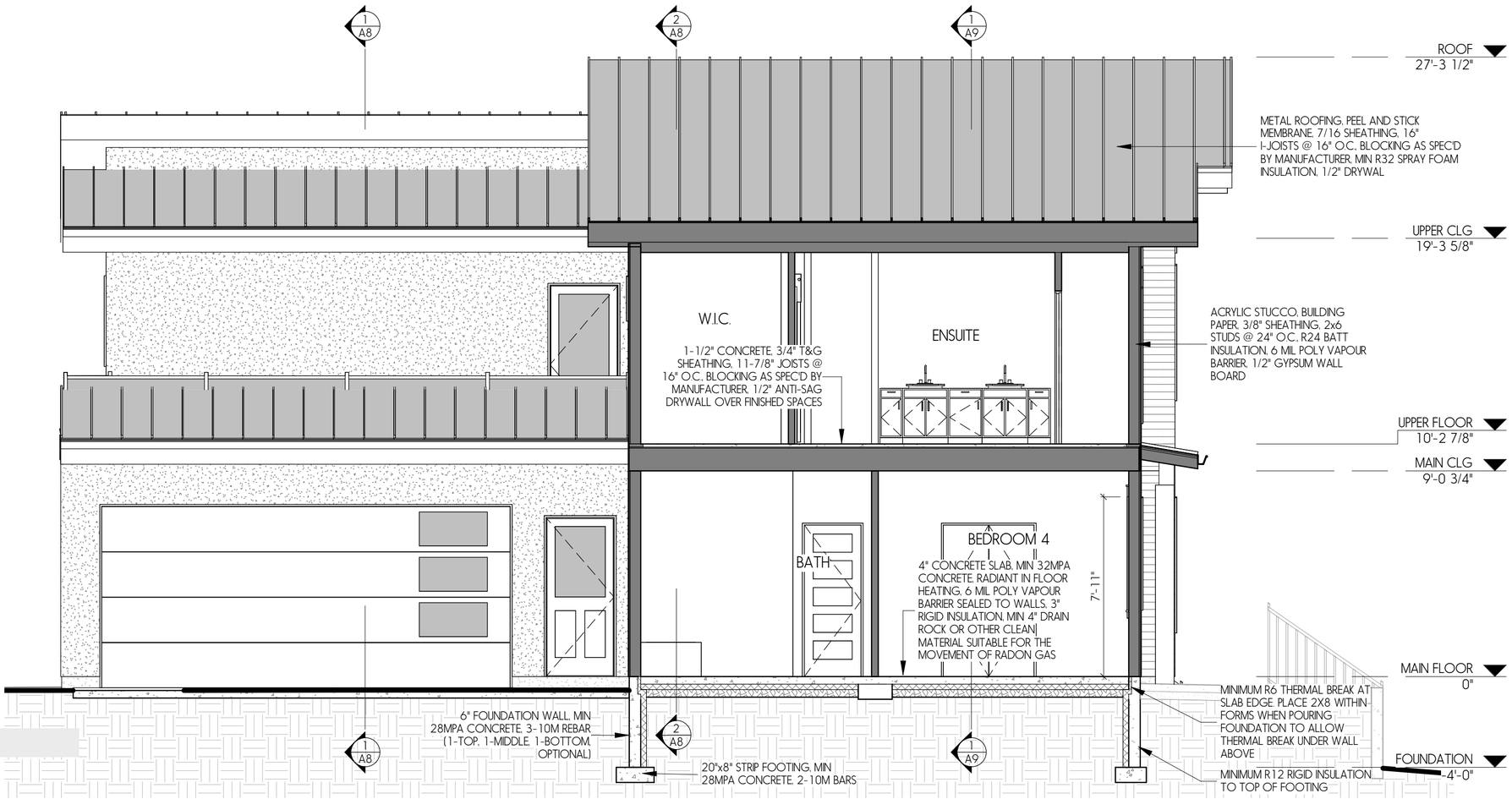
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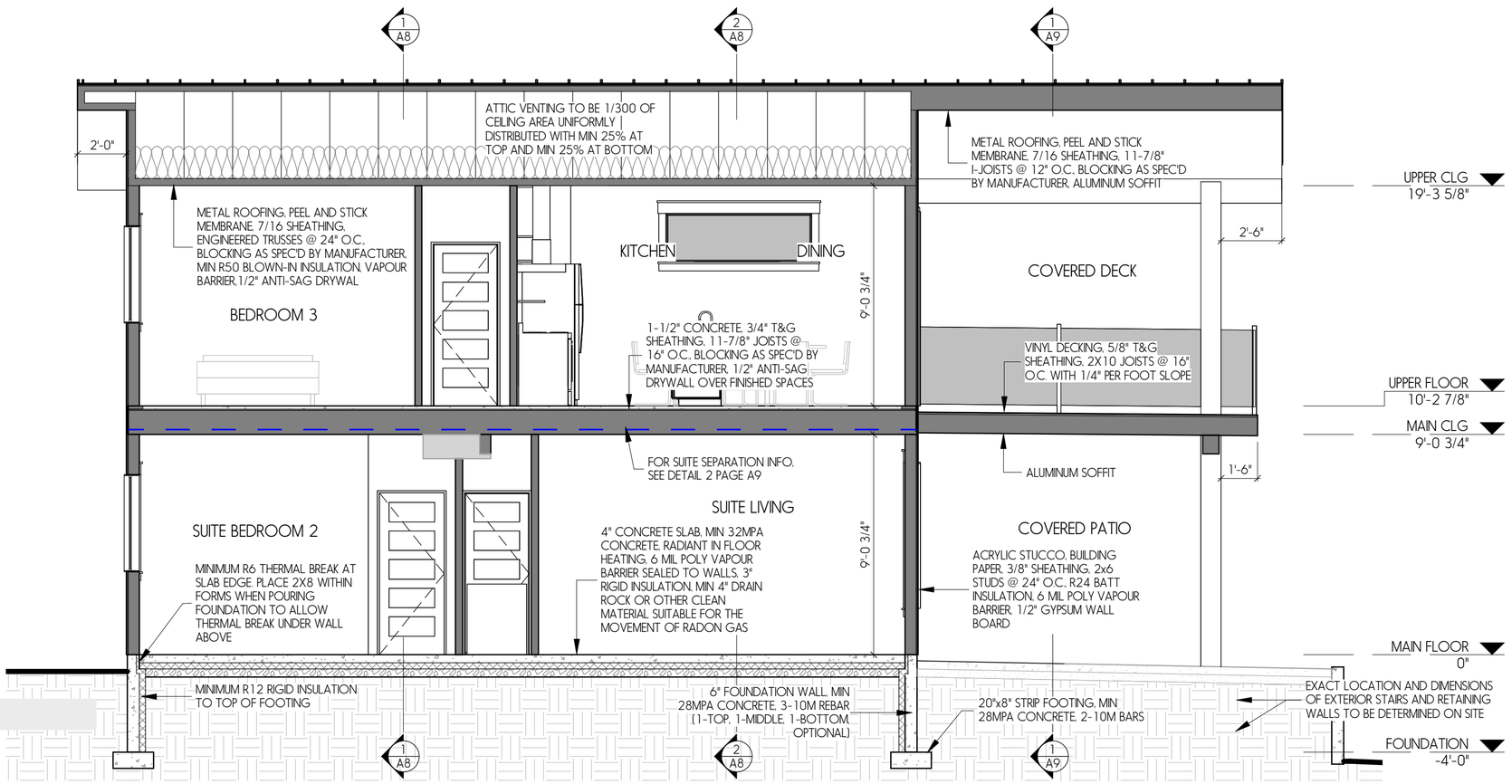
DRAWING
ELEVATIONS

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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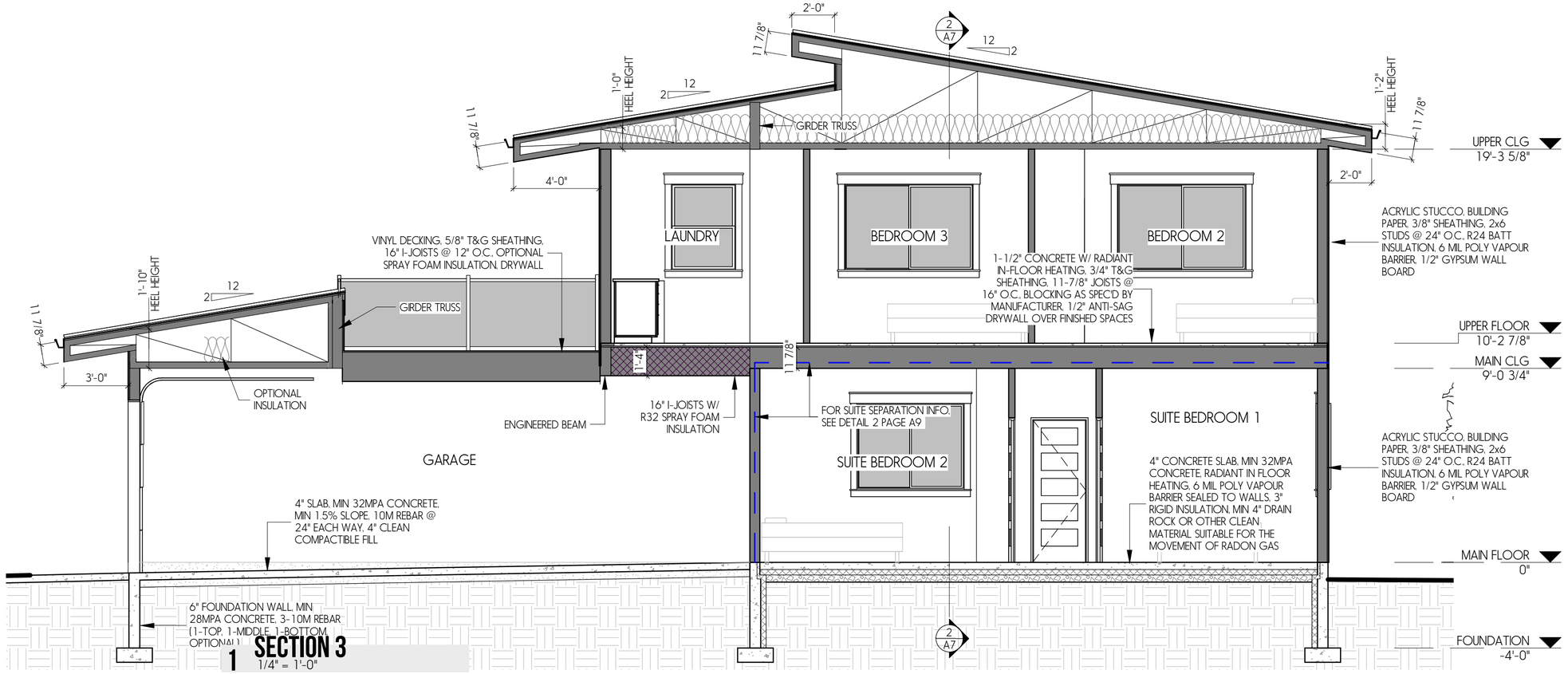
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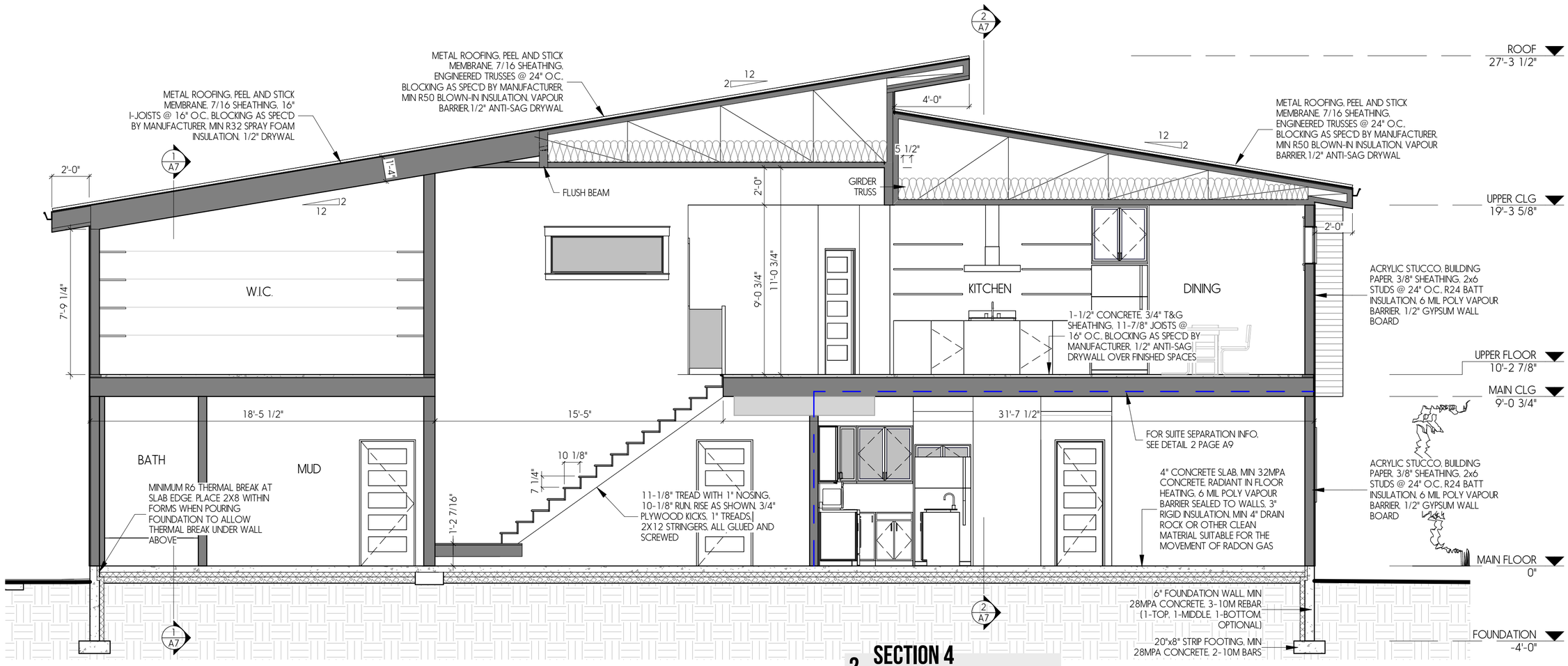
DRAWING
SECTIONS

SCALE
1/4" = 1'-0"

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



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

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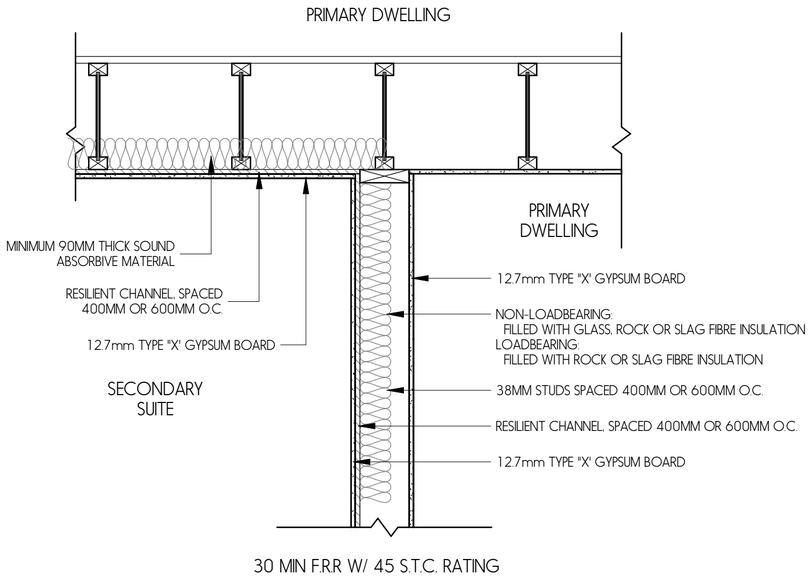
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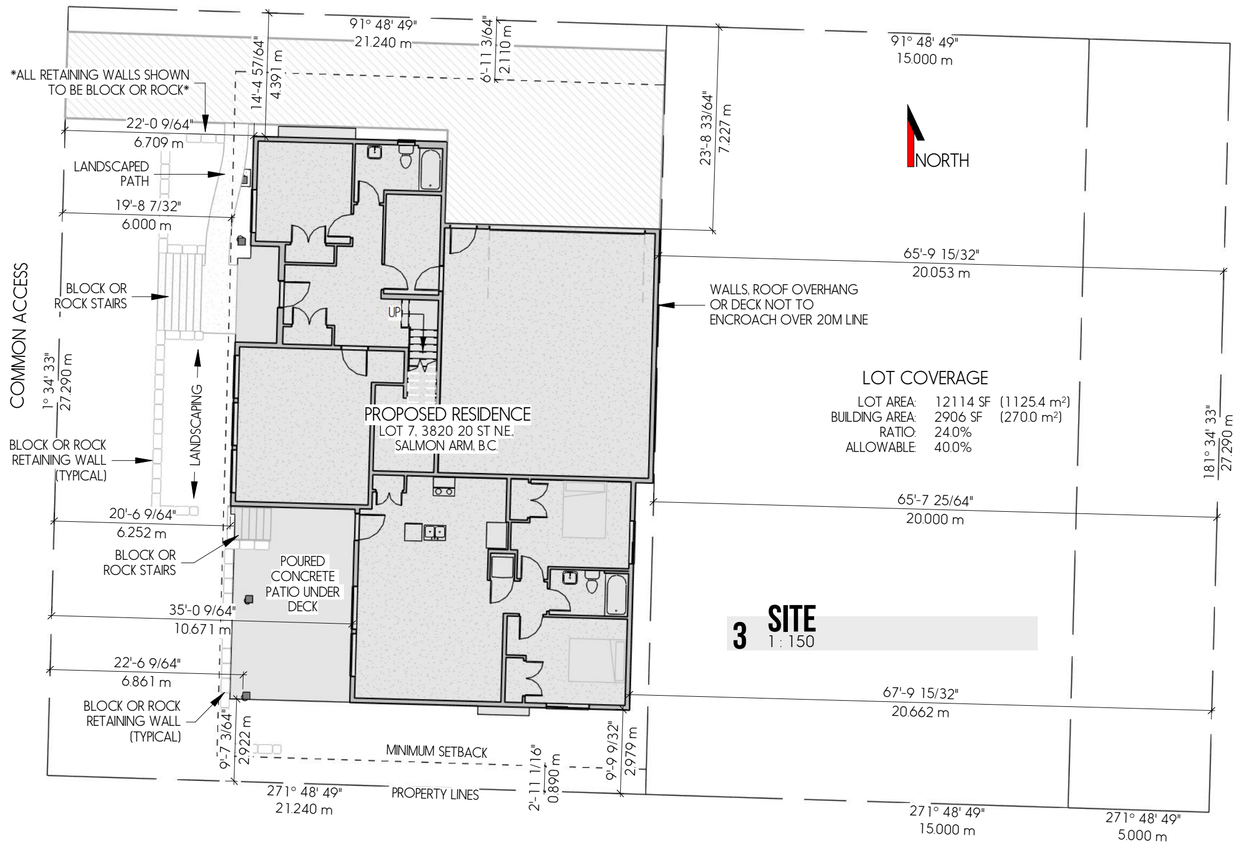
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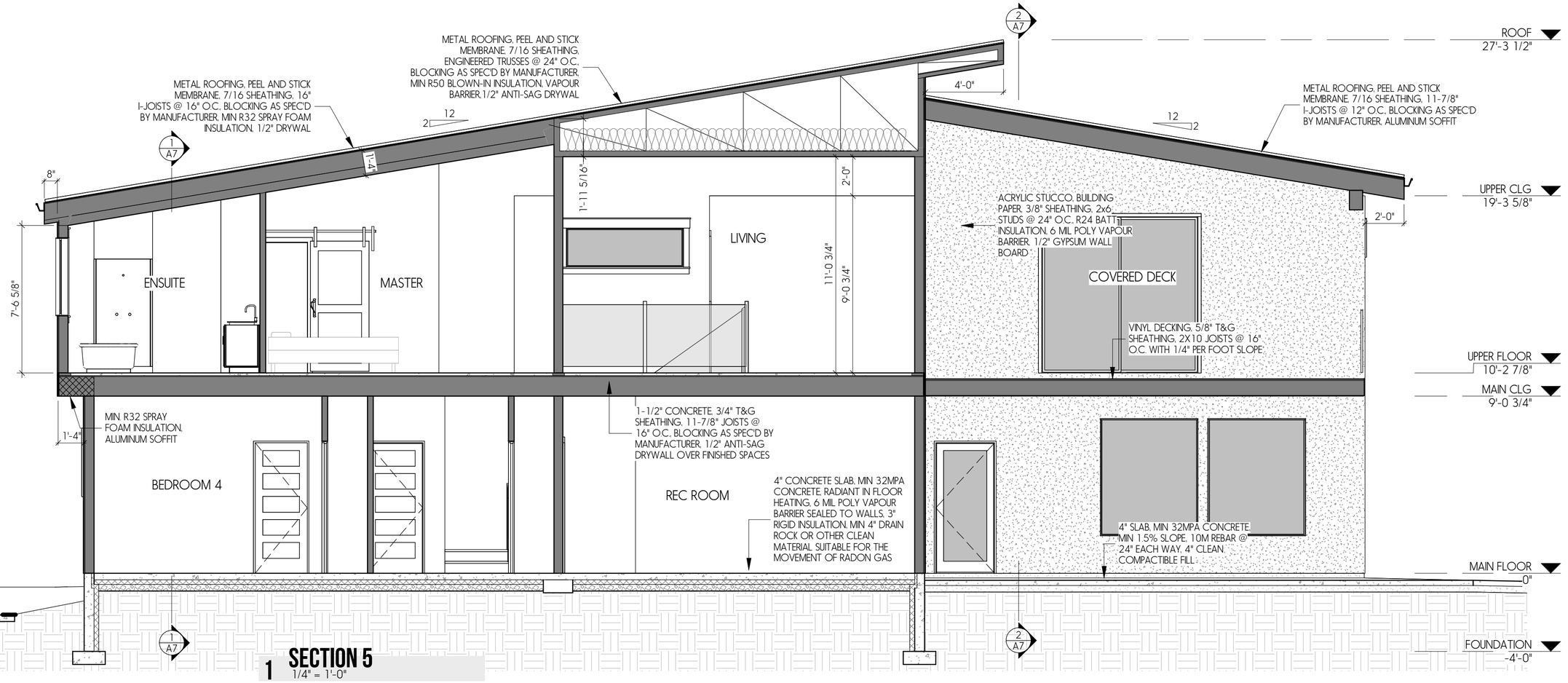
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2 FRR DETAIL
1" = 1'-0"



3 SITE
1 : 150



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

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