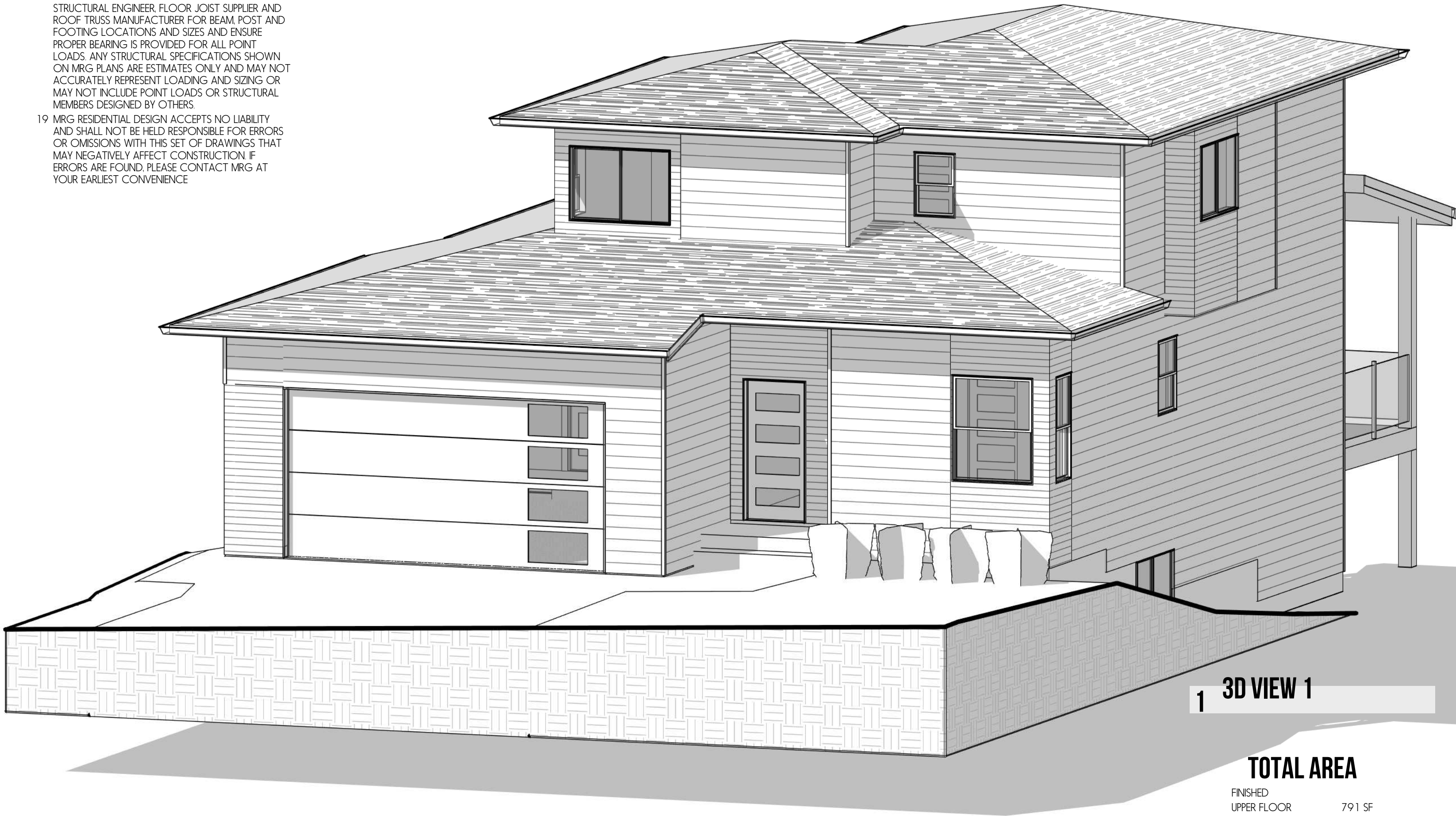


GENERAL NOTES

- 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 SPF-#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.

GENERAL NOTES

- 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.



TOTAL AREA

FINISHED	
UPPER FLOOR	791 SF
MAIN FLOOR	1028 SF
	1820 SF
GARAGE	
MAIN FLOOR	502 SF
	502 SF
UNFINISHED	
BASEMENT	884 SF
BASEMENT	200 SF
MAIN FLOOR	58 SF
	1142 SF

SHEET LEGEND

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

CONSTRUCTION OPTIONS:
NO HRV. INSTALLED
NO SPRINKLER SYSTEM
FORCED AIR
I.C.F. FOUNDATION (HOUSE)
6" CONCRETE FOUNDATION (GARAGE)



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- 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

UNFINISHED	200 SF
UNFINISHED	884 SF
TOTAL FOOTPRINT	1084 SF



JOB **LOT 16**

CLIENT **GREWAL**

JOB # **7384**

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DRAWING **BASEMENT**

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

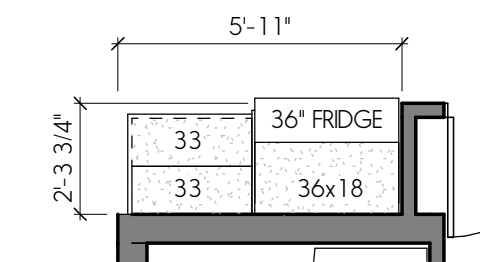
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FLOOR NOTES

- 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

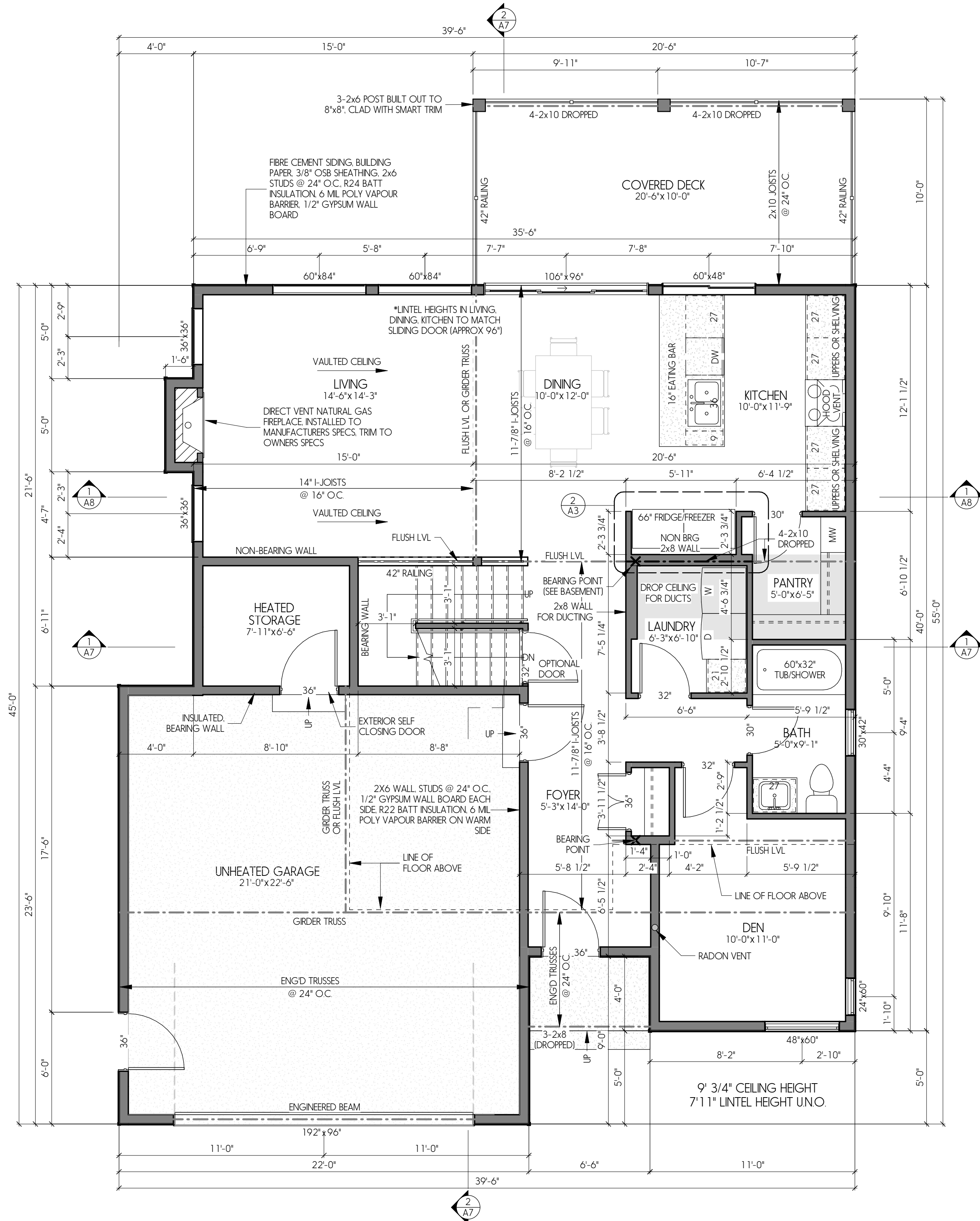
MAIN FLOOR AREA

UNFINISHED	58 SF
GARAGE	502 SF
FINISHED	1028 SF
TOTAL FOOTPRINT	1588 SF



2 FRIDGE OPTION

1/4" = 1'-0"



1 MAIN FLOOR

1/4" = 1'-0"

LOT 16,
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SALMON ARM, B.C.

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DRAWING
MAIN FLOOR

SCALE
1/4" = 1'-0"

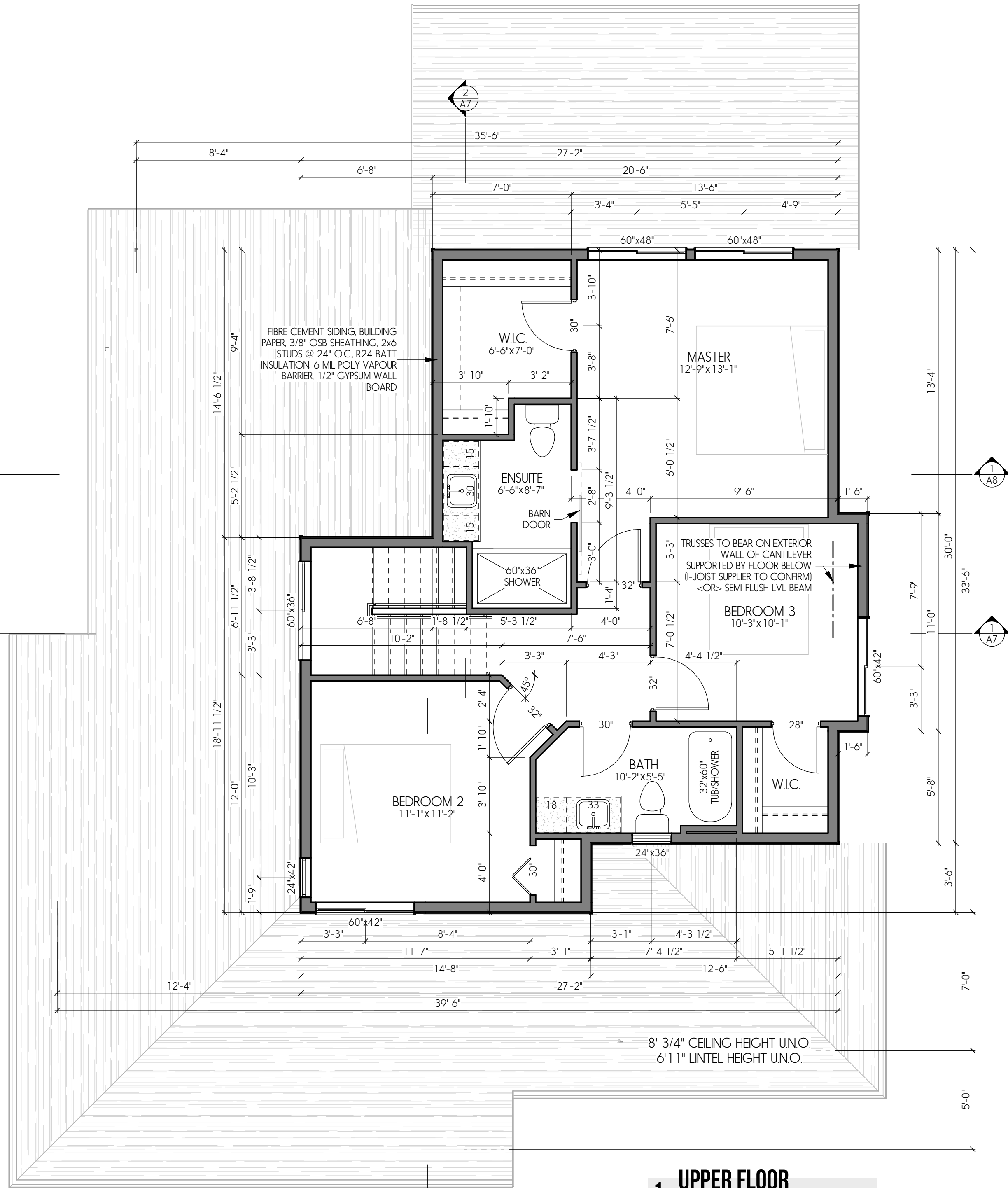
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FLOOR NOTES

- 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

UPPER FLOOR AREA

FINISHED 791 SF
TOTAL FOOTPRINT 791 SF



1 UPPER FLOOR

1/4" = 1'-0"

LOT 16,
1400 20TH ST S.E.
SALMON ARM, B.C.

JOB LOT 16

CLIENT GREWAL

JOB # 7384

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DRAWING UPPER FLOOR

SCALE 1/4" = 1'-0"

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LAYER	MATERIAL	RSI @ FRAMING	RSI @ CAVITY	RSI CONTINUOUS
OUTSIDE AIR FILM				0.030
GARAGE FINISH	13MM GYPSUM BOARD			0.080
FRAMING	38x140 SPF STUDS @ 610MM O.C.	1.190		
INSULATION	140MM R22 BATT		3.874	
VAPOUR BARRIER	6 MIL POLY *AIR BARRIER			0
INTERIOR FINISH	13MM GYPSUM BOARD & PAINT			0.080
INTERIOR AIR FILM				0.120
		TOTAL 1.19	3.874	0.310
		FRAMING/CAVITY PERCENTAGE 20%	80%	100%
		AVERAGE ASSEMBLY RSI	2.97	RSI EFFECTIVE (MIN 2.92)

LAYER	MATERIAL	RSI @ FRAMING	RSI @ CAVITY	RSI CONTINUOUS
OUTSIDE AIR FILM				0.030
DAMP-PROOFING	2 LAYERS, MOPPED (MIN 0.73KG/M)			0.210
INSULATION	2.75" EPS FOAM INSULATION			2.010
CORE	6" 28MPA CONCRETE CORE			0.050
INSULATION	2.75" EPS FOAM INSULATION			2.010
INTERIOR AIR FILM				0.120
				4.43
	FRAMING/CAVITY PERCENTAGE			100%
	AVERAGE ASSEMBLY RSI	4.43 RSI EFFECTIVE (MIN 2.98)		

LAYER	MATERIAL	RSI @ FRAMING	RSI @ CAVITY	RSI CONTINUOUS
OUTSIDE AIR FILM				0.030
TRUSSES	38x89 SPF TRUSSES @ 610MM O.C.	0.756		
INSULATION	3.5" BLOWN IN INSULATION (R9.46)		1.666	
INSULATION	15.0" BLOWN IN INSULATION (R40.54)			7.140
VAPOUR BARRIER	6 MIL POLY *AIR BARRIER			0
INTERIOR FINISH	13MM GYPSUM BOARD & PAINT			0.080
INTERIOR AIR FILM				0.120
TOTAL		0.756	1.666	7.37
FRAMING/CAVITY PERCENTAGE		11%	89%	100%
AVERAGE ASSEMBLY RSI		8.84 RSI EFFECTIVE (MIN 8.67)		

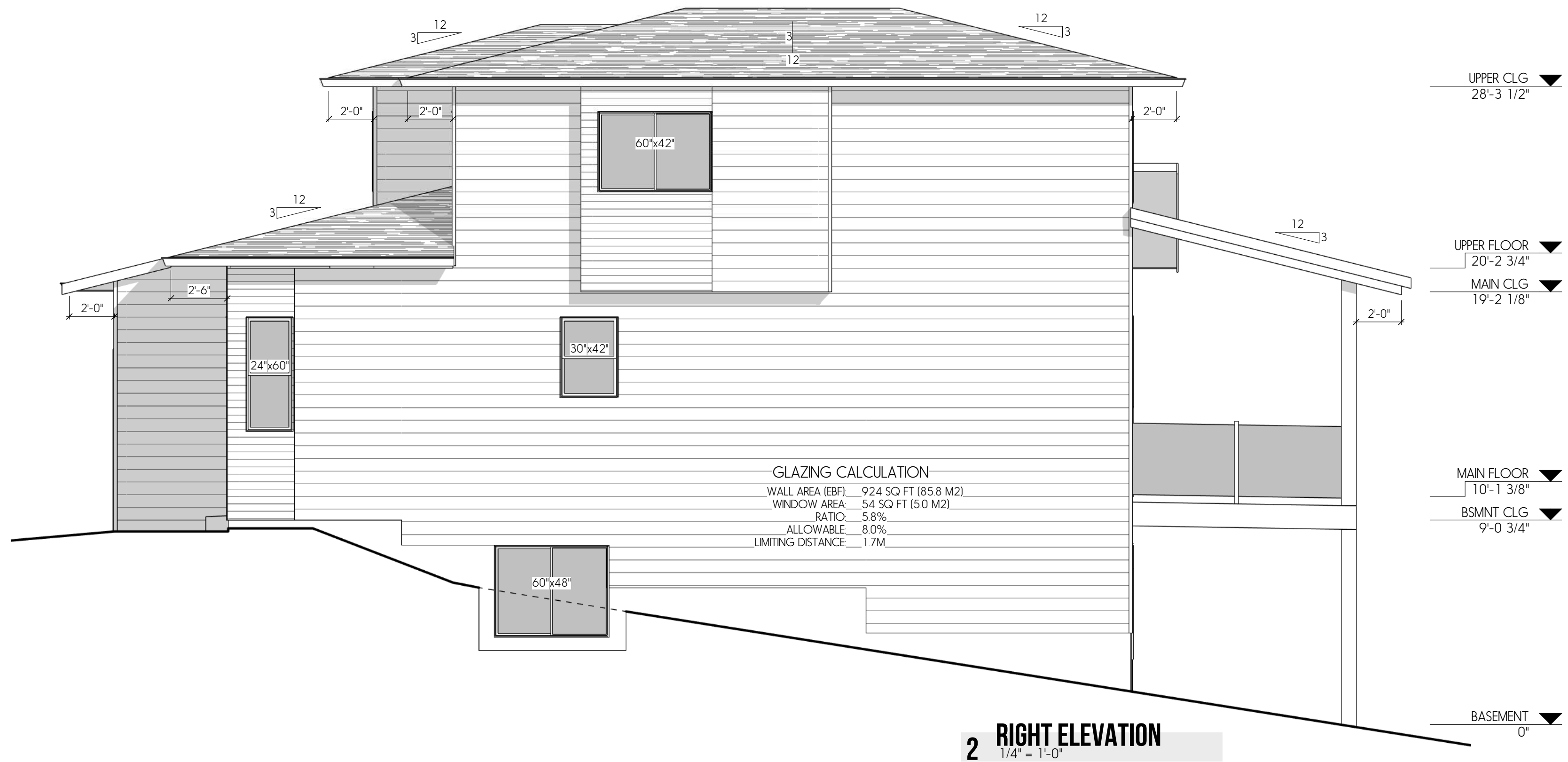
LAYER	MATERIAL	RSI @ FRAMING	RSI @ CAVITY	RSI CONTINUOUS
OUTSIDE AIR FILM				0.030
CLADDING	8MM FIBER CEMENT SIDING			0.026
SHEATHING MEMBRANE	BUILDING PAPER (TYVEK)			0
SHEATHING	9.5MM OSB			0.093
FRAMING	38x140 SPF STUDS @ 610MM O.C.	1.190		
INSULATION	140MM R24 BATT		4.226	
VAPOUR BARRIER	6 MIL POLY *AIR BARRIER			0
INTERIOR FINISH	13MM GYPSUM BOARD & PAINT			0.080
INTERIOR AIR FILM				0.120
		TOTAL 1.190	4.226	0.349
	FRAMING/CAVITY PERCENTAGE	20%	80%	100%
	AVERAGE ASSEMBLY RSI		3.14 RSI EFFECTIVE (MIN 3.08)	

LAYER	MATERIAL	RSI @ FRAMING	RSI @ CAVITY	RSI CONTINUOUS
OUTSIDE AIR FILM				0.030
CLADDING	8MM FIBER CEMENT SIDING			0.026
SHEATHING MEMBRANE	BUILDING PAPER (TYVEK)			0
RIM BOARD	28.6MM ENGINEERED OSB RIMBOARD			0.280
JOISTS	11-7/8" ENGD JOISTS @ 16" O.C.	1.190		
INSULATION	140MM R20 BATT		3.522	
VAPOUR BARRIER	6 MIL POLY *AIR BARRIER			0
INTERIOR AIR FILM				0.120
	TOTAL	1.190	3.522	0.456
	FRAMING/CAVITY PERCENTAGE	9%	91%	100%
	AVERAGE ASSEMBLY RSI		3.44 RSI EFFECTIVE (MIN 3.08)	

3 **ENDS**
SCALE N/A



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SALMON ARM, B.C.

JOB LOT 16

CLIENT GREWAL

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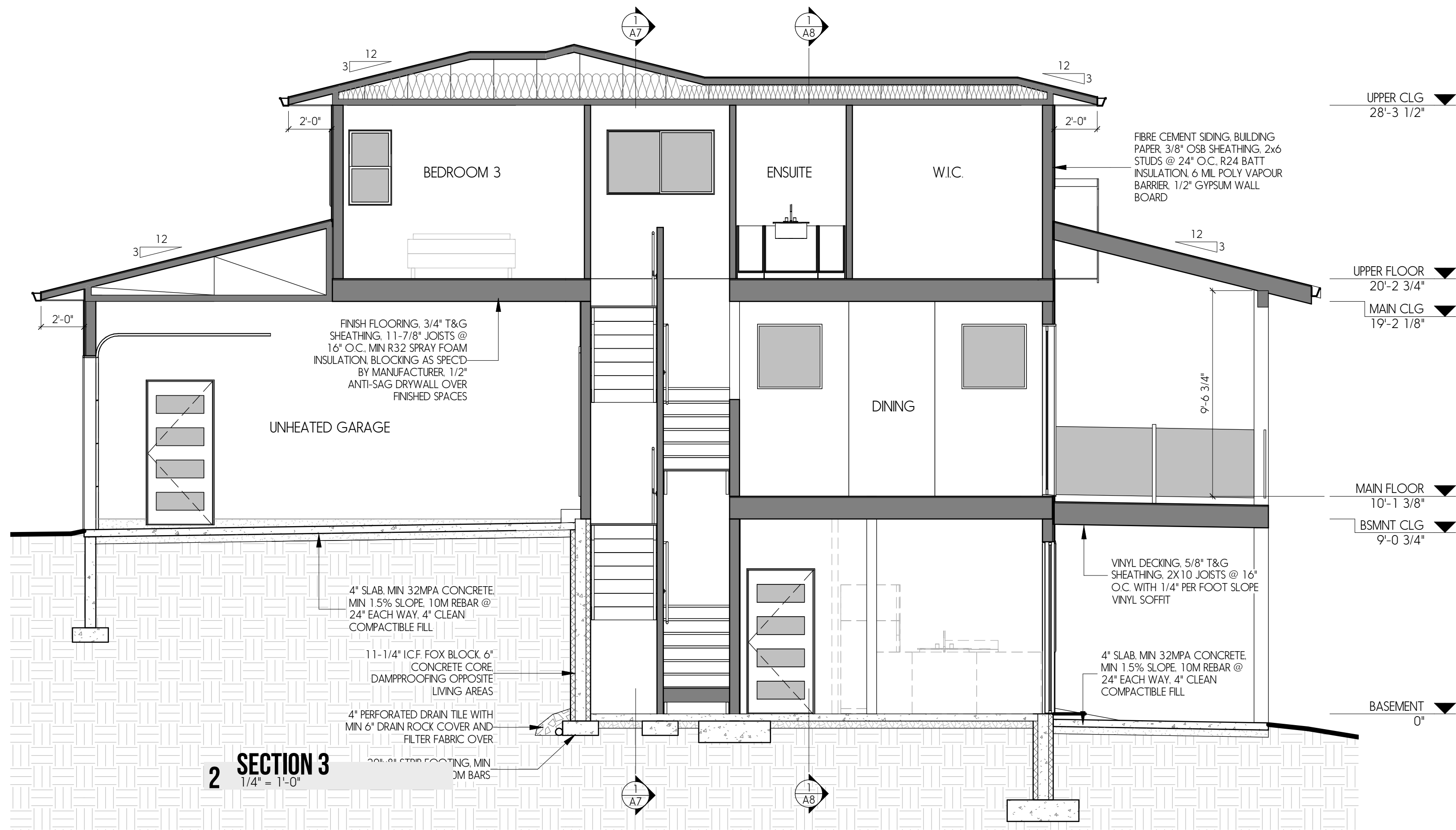
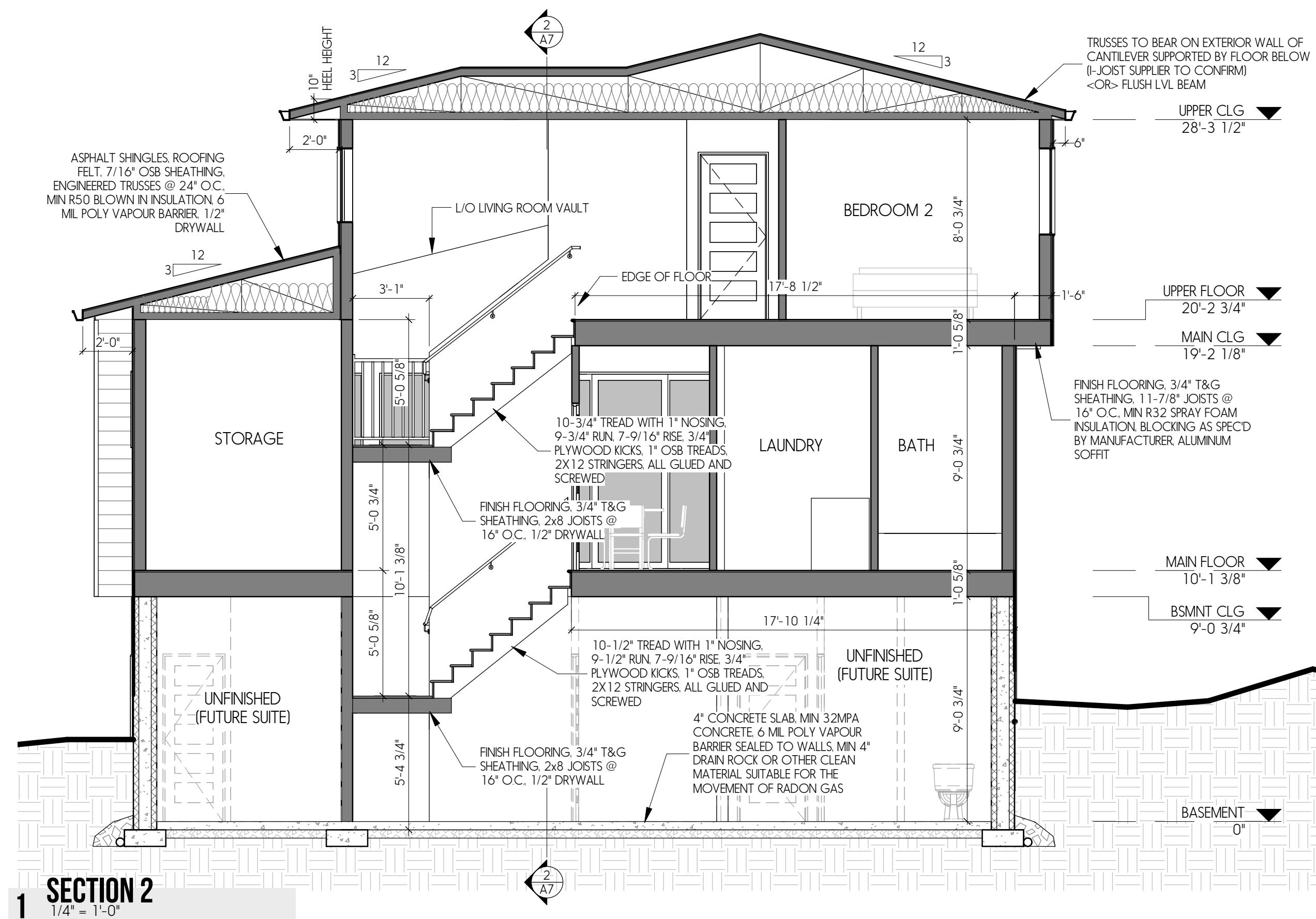
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DRAWING ELEVATIONS

SCALE 1/4" = 1'-0"

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**LOT 16,
1400 20TH ST S.E.
SALMON ARM, B.C.**

LOT 16

IENT **GREWAL**

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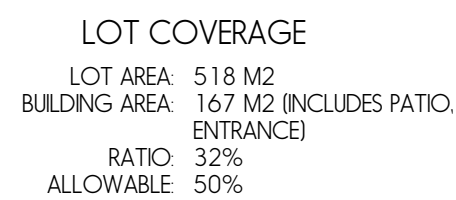
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AWING SECTIONS

1/4" = 1'-0"

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3 SITE



AGE