



250.938.5446 COLUMBIA



1 3D VIEW 1



2 3D VIEW 2

GENERAL NOTES

- 1 ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE, NATIONAL BUILDING CODE, ELECTRICAL CODE & ALL OTHER CODES, TOLERANCES AND DETAILS THAT MAY APPLY.
- 2 THE CONTRACTOR AND ALL SUBTRADE ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SEE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL AND SHALL REPORT ANY DISCREPANCIES THAT AFFECT DESIGN TO MISS IMMEDIATELY.
- 3 ALL DRAWING MATERIAL TO BE SFF #2 OR BETTER.
- 4 CONCRETE FOOTINGS AND WALLS TO BE MINIMUM 28MPA @ 28 DAYS. FLOOR SLABS AND SKELVING TO BE MINIMUM 28MPA @ 28 DAYS.
- 5 ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR ROCKY MATERIAL.

GENERAL NOTES

- 6 DAMPROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMENOUS MATERIAL.
- 7 4x4 LEMNACET RESISTANT POLY WOODS BARBER ON ALL 4" OF GRANULAR COMPACT FILL UNDER DECK OR GARAGE SLABS OR 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 PVC WITH FILTER CLOTH AND MINIMUM OF DRAIN HOLES, DRAINED TO NEAREST DRAINAGE OR TO LOCAL STANDING.
- 9 GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING.
- 10 ALL TRUSSES, JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED BY B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION.

GENERAL NOTES

- 11 CONTRACTOR TO VERIFY ALL PROPERTIES & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO LACING FOOTINGS OR RAMPING SERVICES WITH REINFORCING BARS.
- 12 ALL ROOF SPACES TO BE VENTILATED WITH ROOF AND ROOF VENTS WITH A MINIMUM DETERMINATION AREA OF 1:100 & MINIMUM 25% TO BE LOCATED AT ROOF AND MINIMUM 25% TO BE LOCATED AT GABLE.
- 13 DOOR FRAMES AT ENTRANCES AND EXTERIOR SPACES TO CHILLING UNITS SHALL BE SOLIDLY BLOCED BETWEEN DOOR FRAME AND STUD AT THE HEIGHT OF THE DOOR TO PREVENT SPREADING.
- 14 ALL GLAZED WINDOWS, SIDELITS OR WINDOWS WITHIN 12" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.
- 15 RAINWATER LEAKAGE NOT SHOWING 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.

GENERAL NOTES

- 17 APPROVED DRAIN PLUMBING TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY.
- 18 REFER TO LAYOUT AND SPECIFICATIONS FROM STRUCTURAL ENGINEER FLOOR JOIST SUPPLY AND ROOF TRUSS MANUFACTURER FOR BEAM JOIST AND ROOFING LOCATIONS AND SIZES AND INSURE PROPER BEARING IS PROVIDED FOR ALL ROOF LOADS AND STRUCTURAL SPECIFICATIONS WORK ON MRG PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADS AND SPACING 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.

SHEET LEGEND

- A1 ROOFING
- A2 BASEMENT
- A3 MAIN FLOOR
- A4 ELEVATIONS
- A5 ELEVATIONS
- A7 SECTIONS
- A8 SECTION SHIFTS

3230 PATTERSON ST
ARMSTRONG, B.C.

JOB # RESIDENCE

CANADIAN BUILDERS

JOB # 7885

REVISIONS	
CONCEPT	SEPT 16 2023
MAN REVS	SEPT 20 2023
MAN REVS	SEPT 27 2023
MAN REVS	SEPT 28 2023
PRELIM EXTERIOR	SEPT 30 2023
REVISIONS	OCT 3 2023
REVIEW	OCT 10 2023
TRUSS/ENGINEER	OCT 14 2023
PERMIT	OCT 16 2023

DATE **OCT 16 2023**

DRAWINGS **NOTES/3D**

SCALE

PAGE

A1

3230 Patterson Street Armstrong British Columbia

\$979,000

This is a NEW, 1600+sqft brand new ""to be built"" family home with 1596 Sq feet unfinished basement (set up for legal suite potential) offering incredible value waiting for your ideas. This NEW build is 3 bedrooms, 2 Bathrooms on top floor. Perfect for the growing family in a Beautiful Family friendly Neighborhood close to schools, park and all the amenities that Armstrong has to offer. Boasts a good sized 24x21 double garage with lots of room on the lot for another nice detached garage in back yard. Located on a quiet street with existing mature trees. Don't miss this great opportunity!!! GST is applicable. No landscaping and no appliances. (id:6769)

- 4pc Bathroom 8'1" x 5'
- Bedroom 11'11" x 11'2"
- Bedroom 12'1" x 11'2"
- Laundry room 11'1" x 7'5"
- Other 12'4" x 5'7"

- 4pc Ensuite bath 10'3" x 9'10"
- Primary Bedroom 13'2" x 12'7"
- Dining room 12'1" x 8'9"
- Living room 16'4" x 13'6"
- Kitchen 13'3" x 10'3"

Listing Presented By:



Originally Listed by:
Value Plus 3% Real Estate Inc.

<http://www.vp3.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com

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