



June 25, 2007

The Merritt Centennials Hockey Club is breaking new ground – literally, they are building a spec house on Nicola Lake.

This community sponsored home is being built by Custom Home Builder, Rick Mettler. It is located on Strata Lot 34, Strata Plan KAS2809 on beautiful Nicola Lake. The three-floor cottage comes with a full basement, 1212 square feet on the main floor, a 620 square foot loft and a freestanding garage and bonus room. It can be yours for \$839,000.00.

Why not contact a realtor for a complete listing of this opportunity:

Darch Osborne	Century 21	250-378-6166
Tom McDonagh	HomeLife Merritt	250-378-6181
Chris Langhaug	NAI Commercial	604-260-6224

or you can contact me at 250-378-4176 (ext 309).

A handwritten signature in black ink that reads "Frank Rizzardo". The signature is written in a cursive, flowing style.

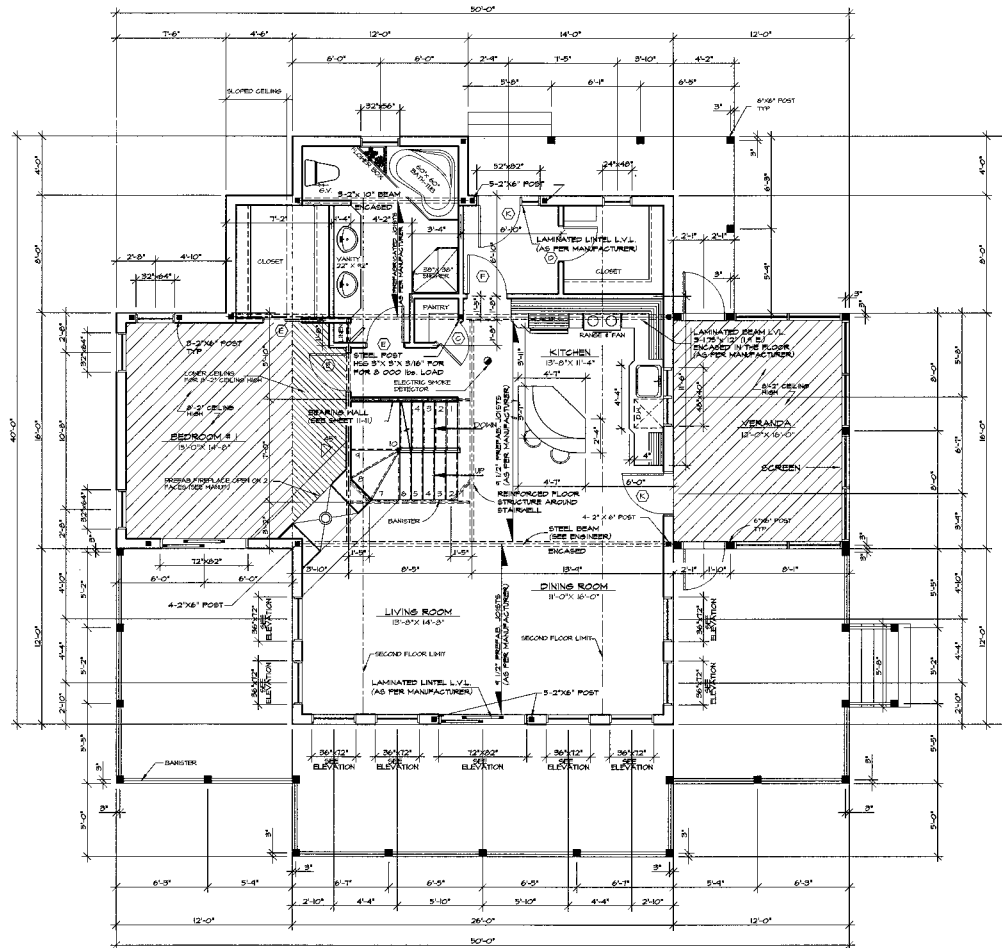
Frank Rizzardo  
Marketing Manager



**GENERAL NOTES**

- 1. FLOOR LAMINATED BEAMS (LVL) SHOWN TO BE GRADE NO 11 2 SPRINKLER RISERS NOT SHOWN.
- 2. ALL LINES TO BE 3/16" UNLESS OTHERWISE NOTED.
- 3. USE OF FLOOR LAMINATED BEAMS (LVL) OR ROOF RAFTERS MAY REQUIRE REVISIONS TO MANUFACTURER'S INSTRUCTIONS.
- 4. FLOOR JOISTS ARE TO BE DOWNED IN PARALLEL POSITION AND SHALL BE PLACED 7' ON CENTER TO ACCOMMODATE FLOORING FINISH (2" CAROLANER) TO BE AT 10' ON CENTER FROM 10' FROM CENTER TO CENTER.
- 5. APPLICATION OF MOIST PREVENTATIVE REQUIRED AT EXTERIOR OR INTERIOR PARTITION OR WINDOW WALLS.
- 6. AS A PRECAUTION A PREPARED LAYER SHOULD BE INSTALLED BETWEEN EXTERIOR OR INTERIOR PARTITION AND CONCRETE FOUNDATION.
- 7. CONCRETE FOUNDATION (OPT) BELOW FINISHED GRADE LEVEL IS 4'-0".
- 8. HEIGHT OF WALL BEAMS SUPPORTING ON EXTERIOR WALL SHALL BE PROVIDED BY MANUFACTURER'S DATA.
- 9. THE ARCHITECT'S DESIGN IN THIS PLAN MAY VARY FROM THE MANUFACTURER'S DATA.
- 10. RAFTERS AND/OR JOISTS SHALL BE PROVIDED BY MANUFACTURER'S DATA AND A GRADE FILLED SHALL BE PROVIDED TO PERMIT DRAIN AND INSTALLED ACCORDING TO THE PLAN.
- 11. CERTAIN DIMENSIONS MAY VARY ACCORDING TO THE MATERIAL USED AND/OR THE MANUFACTURER'S INSTRUCTIONS. ATTENTION TO ALL DIMENSIONS AND SPECIFICATIONS SHALL BE GIVEN TO ALL DIMENSIONS AND SPECIFICATIONS.
- 12. THE CONTRACTOR MUST ADVISE DESIGNER OF ANY DIMENSIONS THAT VARY FROM THE PLAN.
- 13. DESIGN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE DIMENSIONS.
- 14. REVIEW CONTRACTOR PLAN.
- 15. VERIFY ALL DIMENSIONS BEFORE PROCEEDING.
- 16. VERIFY IF ANY CHANGE, REQUIREMENTS OF DISCREPANCY, ATTACHED TO PLAN OR DISCREPANCY, DISCREPANCY PLAN BEING CHANGED TO PLAN.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIMENSIONS OF THIS PLAN.

**FRONT**



**BACK**

**STRUCTURAL LEGEND**

- 1. 2x4 WALL STUD POST
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THESE STAIRS HAVE BEEN DRAWN ACCORDING TO THE UNIVERSAL BUILDING CODE AND MIGHT NEED SOME ADJUSTMENTS TO COMPLY TO YOUR LOCAL CODE AND REGULATIONS. IT IS THEREFORE YOUR RESPONSIBILITY TO HAVE THEM VERIFIED BY YOUR REPRESENTATIVE.

**JDC**  
**DRUMMOND DESIGNS INC.**  
 Your Home Plan Experts

2950 Blvd. Lemire, Drummondville  
 (Québec) Canada, J2B 7J6  
 (819) 477-6646

**ATTENTION !**  
 FOR ANY TECHNICAL INCOMPREHENSION, PLEASE CONTACT THE PROJECT RESPONSIBLE AT THE NUMBER ABOVE BEFORE THE BEGINNING OR THE COURSE OF THIS PROJECT.

**COMMENTS**  
 E-MAIL : leand@drummond-designs.com  
 HEAD OFFICE : (819) 477-5959

**NOTES :**  
 THESE PLANS HAVE BEEN DRAWN ACCORDING TO HIGH QUALITY STANDARDS AND PRACTICES AND ARE AN ACCURATE GUIDE TO BUILDING CONSTRUCTION. HOWEVER, LOCAL REGULATIONS AND BUILDING CODES REQUIREMENTS VARY AND AS SUCH PLANS MAY REQUIRE MODIFICATIONS. THE BUILDING CONTRACTOR MUST REVIEW AND INSURE THAT THE PLANS MEET ALL GOVERNMENTAL REQUIREMENTS IN THE AREA WHERE THE HOME WILL BE BUILT. AN ARCHITECT OR ENGINEER MAY NEED TO APPROVE THESE PLANS AND APPROVE THEM FOR LEGAL OR SAFETY REASONS. DRUMMOND DESIGNS INC. WILL NOT BE HELD LIABLE FOR ANY ADDITIONAL MODIFICATIONS REQUIRED BY CITY OR COUNTY OFFICIALS. DRUMMOND DESIGNS INC. WILL NOT ASSUME LIABILITY FOR INJURIES BEFORE, DURING OR AFTER THE USE OF THESE PLANS FOR CONSTRUCTION. IF ANY ADDITIONAL INFORMATION OR CONSTRUCTION DETAILS ARE REQUIRED, CONTACT DRUMMOND DESIGNS AND IT WILL BE OUR PLEASURE TO ASSIST YOU.

THIS HOME PLAN HAS BEEN ORIGINALLY DRAWN BY DRUMMOND DESIGNS INC. AND IS ITS EXCLUSIVE PROPERTY. ANY REPRODUCTION IS STRICTLY FORBIDDEN.

THE PURCHASE OF A HOME PLAN DOES NOT INCLUDE THE LICENSE FOR ADVERTISING USE. THE LICENSE CAN BE BOUGHT UPON REQUEST. THE PURCHASE OF A LICENSE IS REQUIRED AS SOON AS HOME THEN THE HOME IS TO BE BUILT WITH THIS HOME PLAN.

1000-1000 Blvd. Lemire, J2B 7J6

**IMPORTANT STRUCTURAL NOTE**  
 THE FLOOR FRAMING STRUCTURE AS BEEN DESIGNED ACCORDING TO THE STANDARDS IN USE. BEING A COMBINATION OF RATIONALLY ENGINEERED LAMINATED AND CONVENTIONAL DIMENSION FLOOR MEMBERS. ENGINEERED LAMINATED BEAMS OR MANUFACTURERS MAY PROVIDE COMPARABLE FLOOR FRAMING SYSTEMS. REQUIREMENTS MODIFICATIONS TO THE STRUCTURAL DESIGN SHOWN IN THESE DRAWINGS.  
 THE SUPPLIER OR MANUFACTURER MUST NOTIFY THE BUYER WITH ALL DESIGN CRITERIA FOR PROPER MODIFICATIONS REGARDING OTHER TRACERS INVOLVED IN THE CONSTRUCTION. (SEE FOUNDATION DRAWINGS ETC.)  
 ALL STRUCTURAL DESIGN CHANGES MUST BE REVIEWED BY A LICENSED PROFESSIONAL ENGINEER.

REVISION	NO	DATE	BY

MARK	SIZE
A	16" x 20"
B	16" x 20"
C	24" x 20"
D	24" x 20"
E	24" x 20"
F	24" x 20"
G	24" x 20"
H	24" x 20"
I	24" x 20"
J	24" x 20"
K	24" x 20"
L	24" x 20"
M	24" x 20"
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O	24" x 20"
P	24" x 20"
Q	24" x 20"
R	24" x 20"
S	24" x 20"
T	24" x 20"
U	24" x 20"
V	24" x 20"
W	24" x 20"
X	24" x 20"
Y	24" x 20"
Z	24" x 20"

DEIGNED BY: D.G.  
 DRAWN BY: M.P.  
 CHECKED BY: G.B.

**NEW CONSTRUCTION**  
**GROUND FLOOR PLAN**  
 DATE: 23 / 08 / 2001  
 SCALE: 1/4" = 1'-0"  
 PLAN NO: 22.A.46a  
 SHEET NO: 6-11

