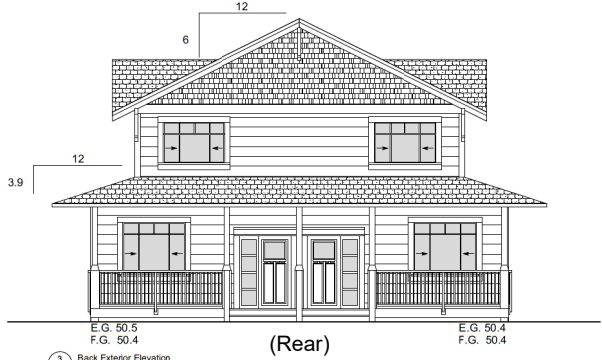
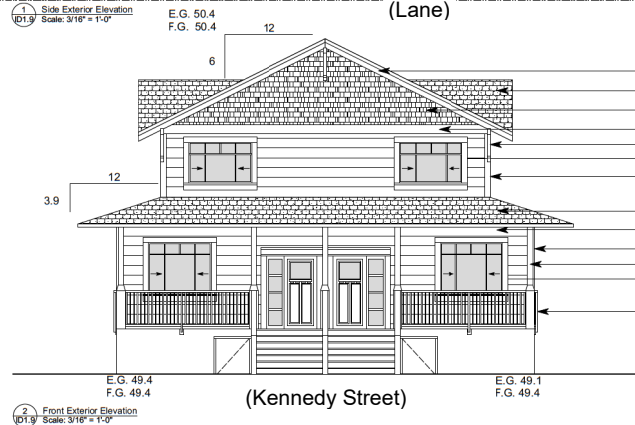
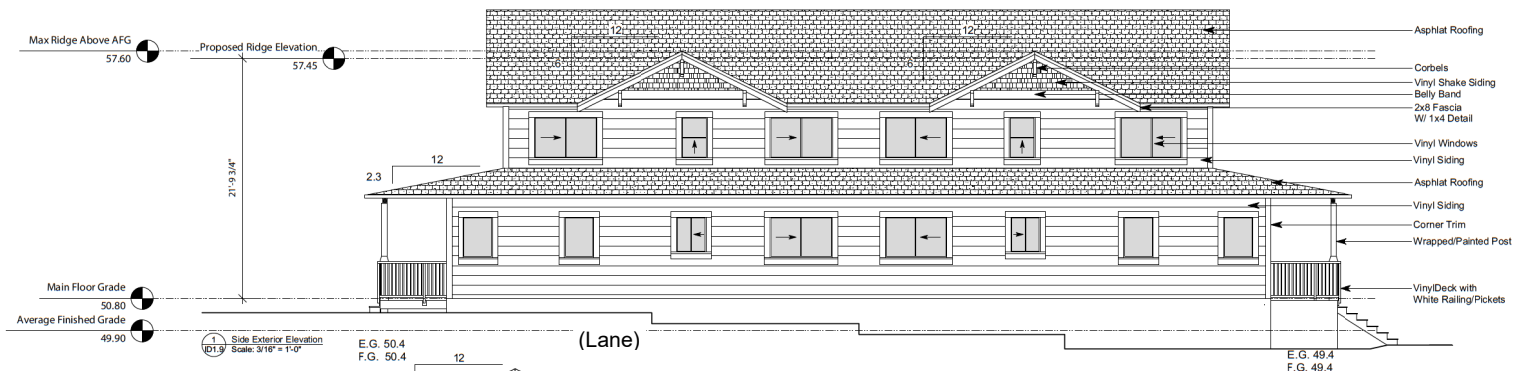


ATTACHMENT E BUILDING ELEVATIONS



- General Notes**
- These drawings are the property of Open Interiors Inc. and may not be copied or reproduced in any manner other than that defined on the drawings without express written permission.
 - Do not scale the drawings. Larger scale drawings shall take precedence over smaller scale drawings.
 - Construction procedures and materials shall conform to the current edition of the B.C. Building Code and all addenda thereto as well as all local Bylaws and Regulations.
 - The Contractor shall verify all lines, levels, surveys, dimensions, and location of all services before commencing construction. Commencement of construction shall constitute acceptance of conditions as satisfactory.
 - The Owner shall obtain the municipal building permit. The Contractor shall obtain all other required permits.
 - Dimensions are taken at face or centre line of walls as indicated, and top of slab, subfloor or plate, or at underside of lintel as indicated.
 - The Contractor shall visit the site and ascertain all physical conditions affecting the contract. No claim shall be considered with respect to problems that the site inspection would have disclosed.
 - Safety, care of adjacent properties during construction, and compliance with regulations regarding safety shall be the responsibility of the Contractor.
 - All materials purchased for and delivered to the site shall remain on site.
 - The Contractor shall consult the Designer if at any time a variation in the construction or in quality of materials as specified would, in his judgement, be beneficial or expedite the execution of his work or that of other trades.
 - Substitutions in materials or methods of construction, when necessary because of material shortages or in order to avoid serious delays, may be made only after consultation with and receipt of written approval from the Designer.
 - Workmanship shall be best quality and good trade practice, executed by workers experienced and skilled in respective duties for which they are employed. Immediately notify Consultant if required Work is such as to make it impractical to produce required results.
 - Framing lumber shall be SPF No.2 or better unless noted otherwise.
 - Lintels over openings shall be 2x2/10 minimum unless noted otherwise.
 - Built up posts shall have laminations equal in number to the laminations of the supported beam.
 - Footings shall bear on solid undisturbed native soil or engineered granular fill below the frost depth.
 - Engineered manufactured joists and beams shall be designed by a professional engineer licensed to practice in British Columbia. Shop drawings for engineered manufactured joists and beams shall be signed and sealed by a professional engineer licensed to practice in British Columbia.
 - Engineered wood roof trusses shall be designed by a professional engineer licensed to practice in British Columbia. Shop drawings for engineered wood roof trusses shall be signed and sealed by a professional engineer licensed to practice in British Columbia.

- Construction Notes**
- All walls to be W4 unless otherwise noted
 - Suites to have the following:
 - Own water shut off
 - No connected HVAC or venting
 - Interconnected smoke/heat
 - Mechanical
 - Forced Air Furnace
 - 50 gal hot water tank

Construction Facilitator
Construction and project to be managed by Shining Knight Construction

RECEIVED
OFFICE
2020-JUL-31
Current Planning

Open Interiors
PROFESSIONAL DESIGN SERVICES
3011 Meadow Drive
Nanaimo BC V9R 7G5
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Revision	Date	By
1. Client Review	Nov 05.18	JL
2. Issued for Preliminary Pricing	Nov 23.18	JL
3. Client Review	Feb 11.19	JL
4. Client Review	Apr 12.19	JL
5. Issued for Preliminary Pricing	Sept 17.19	JL
6. Issued to Consultants	Dec 04.19	JL
7. Issued for Permit	Jan 3.20	JL
8. Issued for Revisions	Jul 13.20	JL

Project Name & Address InVivo Ventures 611 Kennedy, Nanaimo, BC		Drawing Name Exterior Elevations
Drawn By JL	Date 16.07.2020	Revision No. 7
Scale 1/4"=1'-0"	Sheet Number ID1.9	