

ADDRESS HERE

MAIN FLOOR + UPPER RENOVATION



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INTERIOR DESIGN SERVICES
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PROJECT NAME:
SAMPLE PROJECT

NOTES:
DRAWN BY: WREN AND COMPANY
(EMERA HOWDEN-GAREAU)

DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

SCALE:
NOTE



ID

—

GENERAL NOTES

1.

ALL CONSTRUCTION TO MEET NATIONAL BUILDING CODE (ALBERTA EDITION) 2023 + APPLICABLE LOCAL CODES/BYLAWS
2.

DIMENSIONS ARE TO:

–

FACE OF SHEATHING (EXTERIOR WALLS)

–

FACE OF FRAMING (INTERIOR WALLS)

–

FACE OF CONCRETE

–

CENTRE LINE OF PILES/COLUMNS
4.

ALL WOOD FRAMING MEMBERS IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED OR SEPERATED BY USE OF A SILL GASKET
5.

STEPS IN CONCRETE FOOTING MUST BE A MINIMUM OF 24" FOR HORIZONTAL STEPS AND A MAXIMUM OF 24" FOR VERTICAL STEPS
6.

MINIMUM SLOPE OF 2% DRAINAGE AWAY FROM THE FOR THE ENTIRETY OF THE PERIMETER
7.

ALL FOOTINGS AND PILES TO BE ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL
8.

BASEMENT CONCRETE SLAB TO BE ON GRANULAR FILL AND PERIMETER SEALED (NBC(AE)2023 9.25.3.6.) WITH RADON (9.14.4.)
9.

ENGINEERED BEAMS, I-JOISTS, ROOF TRUSSES, AND METAL HANGER CONNECTIONS TO BE DESIGNED AND BY THE MANUFACTURER
10.

PROVIDE BLOCKING WITHIN THE WALLS FOR ALL WASHROOM ACCESSORIES, HANDRAILS, GUARDS, AND FIXTURES AS REQUIRED
11.

ATTIC TO BE VENTED MINIMUM 1:300 OF AREA. NOT LESS THAN 25% OF THE OPENING ARE TO BE LOCATED AT THE TOP OF THE SPACE AND NOT LESS THEN 25% OF THE OPENING ARE TO BE LOCATED AT THE BOTTOM OF THE SPACE SEE ROOF PLAN FOR VENTILATION CALCULATIONS AND GENERAL INTENT OF ATTIC VENTILATION DESIGN
12.

WOOD STUD FRAMING BEHIND KITCHEN CABINETRY TO BE 16 ON CENTER
13.

ALL HEADER ARE TO BE 2 PLY 2 x 10 UNLESS NOTED OTHERWISE, OR AS REQUIRED
14.

JOIST DEPTH IS TO BE AS NOTED IN THE CONSTRUCTION ASSEMBLIES
15.

HEADERS AND SOLID BEARING IN WOOD FRAMED WALLS IS TO BE DESIGNED BY OTHERS WHERE LOADS FROM MANUFACTURED PRODUCTS ARE TO BE SUPPORTED
16.

SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER AND PER NBC(AE)2023 9.17.4.2

WINDOWS

17.

ALL BEDROOM WINDOWS TO HAVE EGRESS HARDWARE AND A MINIMUM OF 0.35m² UNOBSTRUCTED OPENING AREA WITH A CLEAR WIDTH OF 1'-3"
18.

ALL WINDOWS REFERENCED ON PLANS ARE WINDOW DIMENSION – REFER TO MANUFACTURER FOR ROUGH OPENING SIZES
19.

ALL WINDOWS TO HAVE LOCKING HARDWARE
20.

OPERABLE WINDOWS WITH A SILL LESS THAN 1'-6" ABOVE FINISHED FLOOR WITH A DISTANCE MORE THAN 1800mm(5'-11") TO FINISHED GRADE REQUIRE A GUARD INSTALLED; OPERABLE WINDOWS WITH A SILL LESS THAN 900mm(2'-11") ABOVE A FINISHED TREAD, LANDING OR RAMP REQUIRE A GUARD INSTALLED.
21.

WINDOW PERFORMANCE RATING IN ACCORDANCE TO THE NBC(AE)2023 9.7.4.2. BY WINDOW SUPPLIER
22.

WINDOW WELLS TO HAVE A EGRESS CLEARANCE OF 760mm(2'-6")

DOORS:

23.

DOOR BETWEEN GARAGE AND DWELLING SPACE TO BE FIRE RATED FOR 20 MINUTES AND SELF CLOSING WITH WEATHER STRIPPING
24.

INTERIOR DOOR OPENINGS IN STUD FRAMING WALLS ARE TO BE SPACED A MINIMUM OF 4" FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE

HVAC:

25.

MECHANICAL SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF THE NBC(AE)2023
26.

A DIRECT VENT FURNACE TERMINAL IS TO BE LOCATED MINIMUM 3'-0" FROM A GAS REGULATOR, WINDOW OPENINGS AND INTAKE VENTS AND MINIMUM 1'-6" ABOVE FINISHED GRADE
27.

A DIRECT VENT GAS FIREPLACE VENT IS TO BE LOCATED MINIMUM 1'-0" FROM ANY OPENING

ELECTRICAL:

28.

SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE TO BE PROVIDED AS PER NBC(AE)2023 9.10.18., 9.10.19., + 9.32.3.9.
29.

PROVIDE ONE SMOKE ALARM PER BEDROOM, AND ON EACH FLOOR LOCATED CENTRALLY OR NEAR STAIRS. INTERCONNECT ALARMS TO ACTIVATE ALL ALARMS SIMULTANEOUSLY
30.

PROVIDE ONE CARBON MONOXIDE PER FLOOR INSTALLED WITHIN 5m OF EACH BEDROOM OR IN EACH BEDROOM. INTERCONNECT ALARMS TO ACTIVATE ALL ALARMS SIMULTANEOUSLY

MILLWORK & CABINETRY NOTES

- ALL CUSTOM MILLWORK AND CABINETRY TO BE FABRICATED AND INSTALLED PER AWMAC (ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA) RESIDENTIAL STANDARDS.
- SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. INCLUDE FINAL DIMENSIONS, MATERIALS, FINISHES, AND INTEGRATION FOR PLUMBING/ELECTRICAL.
- CONTRACTOR AND MILLWORK FABRICATOR ARE RESPONSIBLE FOR TAKING ON-SITE MEASUREMENTS PRIOR TO FABRICATION OF MILLWORK.
- CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL MEASUREMENTS ON SITE AND REPORT ANY INACCURACIES TO THE DESIGNER BEFORE FABRICATION OR INSTALLATION PROCEEDS.
- ALL CABINETRY IN KITCHENS AND BATHROOMS TO INCLUDE FINISHED GABLES, TOE KICKS, SOFT-CLOSE HARDWARE, AND MOISTURE-RESISTANT FINISHES WHERE APPLICABLE.
- VERIFY ALL APPLIANCE AND PLUMBING FIXTURE SIZES PRIOR TO FABRICATION.



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GENERAL NOTES

PROJECT NAME:
SAMPLE PROJECT

NOTES:
DRAWN BY: WREN AND COMPANY
(EMERA HOWDEN-GAREAU)

DESIGNER:
EMERA HOWDEN-GAREAU

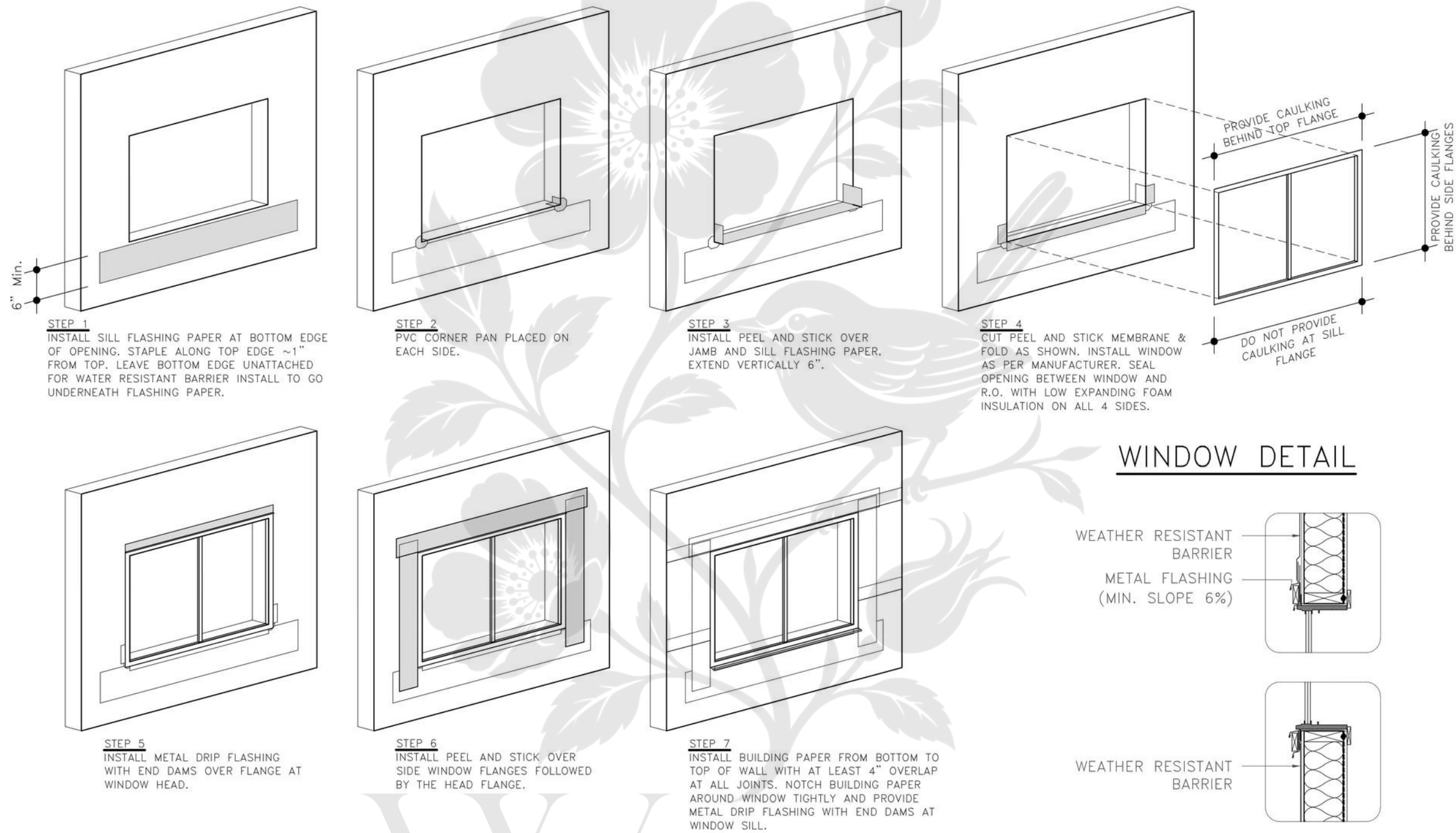
DATE:
1.04.26

SCALE:
NOTE



ID 01

WINDOW INSTALL GUIDE



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WINDOW INSTALL GUIDE

PROJECT NAME:
SAMPLE PROJECT

NOTES:
DRAWN BY: WREN AND COMPANY
(EMERA HOWDEN-GAREAU)

DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

SCALE:
NOTE

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**AS BUILTS
PROVIDED BY CLIENT**

PROJECT NAME:
SAMPLE PROJECT

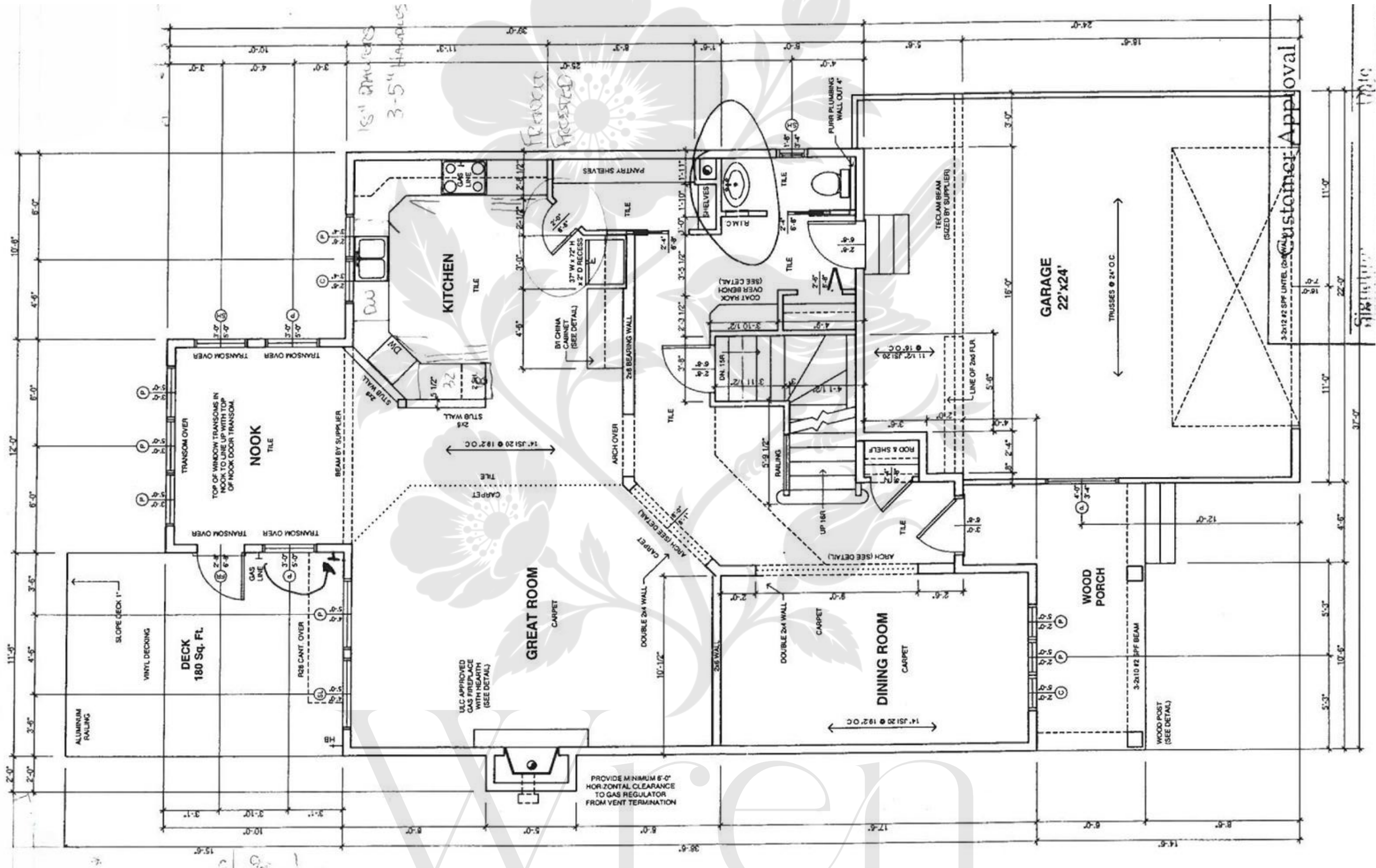
NOTES:
DRAWN BY: WREN AND COMPANY
(EMERA HOWDEN-GAREAU)

DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

SCALE:
NOTE

ID 03



1 MAIN FLOOR - EXISTING
SCALE: N.T.S.

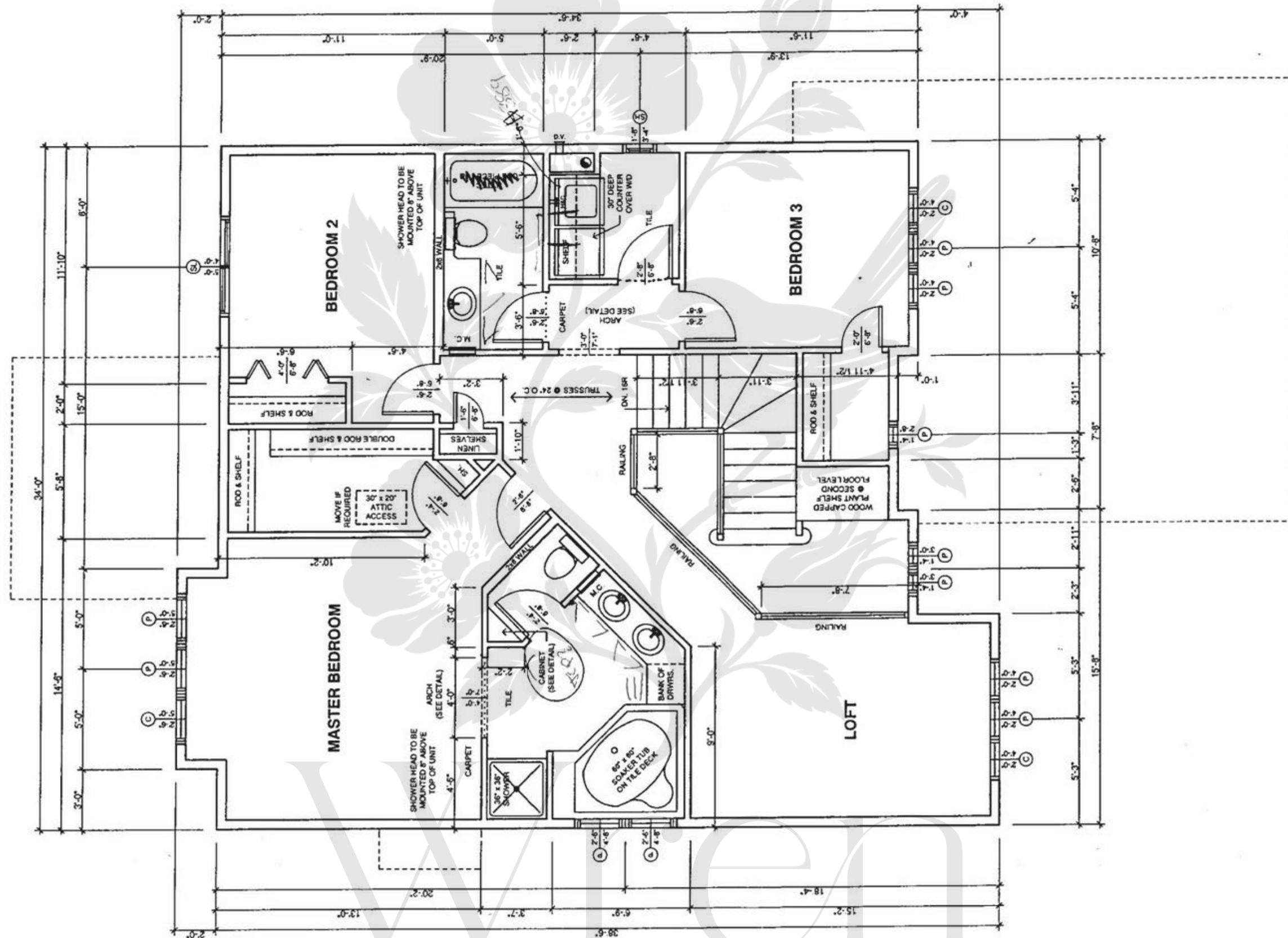




1

SECOND FLOOR - EXISTING

SCALE: N.T.S.



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AS BUILTS
PROVIDED BY CLIENT
PROJECT NAME:
SAMPLE PROJECT

NOTES:
DRAWN BY: WREN AND COMPANY
(EMERA HOWDEN-GAREAU)

DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

SCALE:
NOTE



ID04

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MAIN FLOOR RENO

PROJECT NAME:
SAMPLE PROJECT

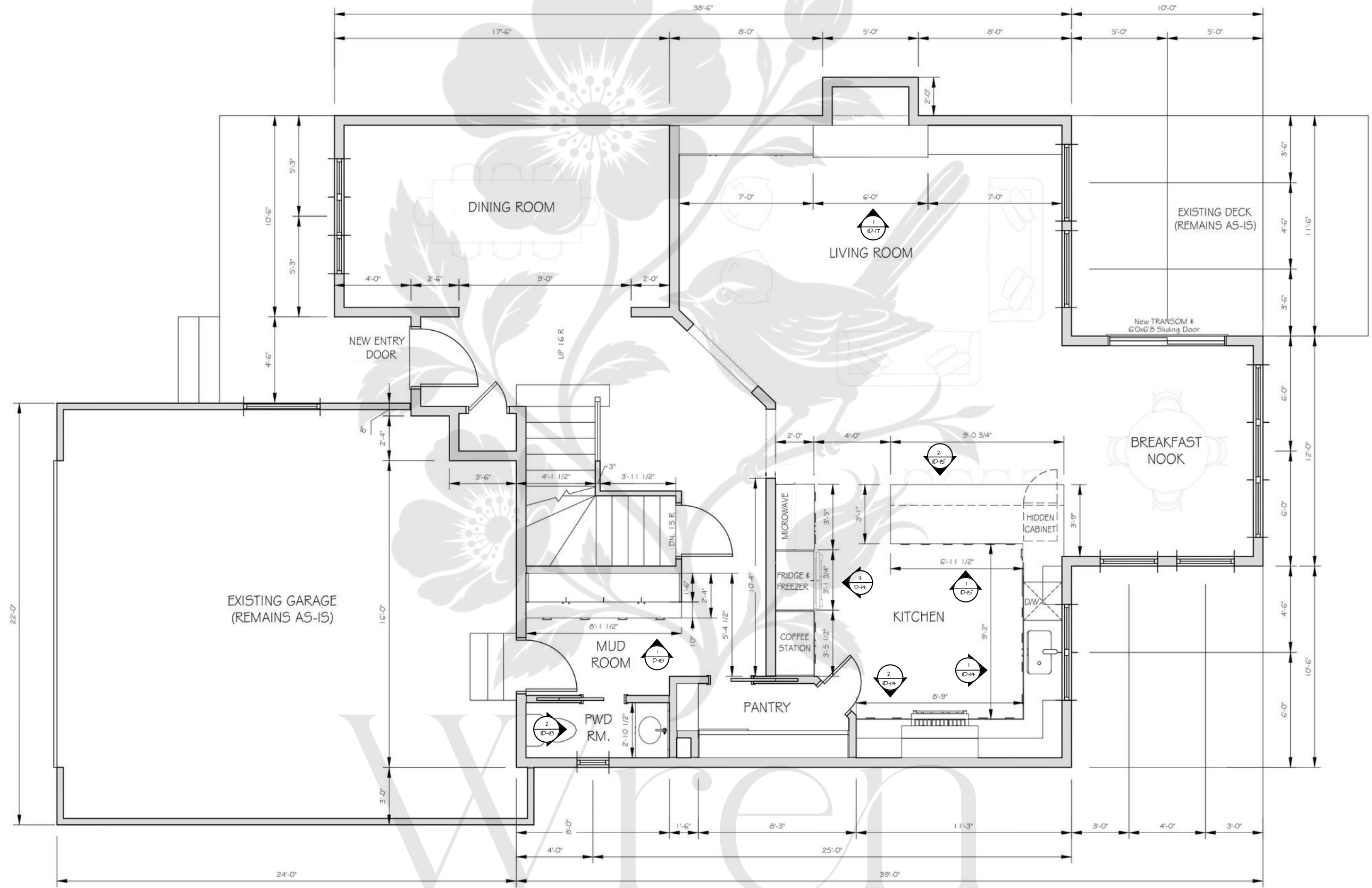
NOTES:
DRAWN BY: WREN AND COMPANY
(EMERA HOWDEN-GAREAU)

DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

SCALE:
3/16" = 1'-0"

ID 05



1 MAIN FLOOR PLAN — RENO
SCALE: 3/16" = 1' - 0"



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SECOND FLOOR RENO

PROJECT NAME:
SAMPLE PROJECT

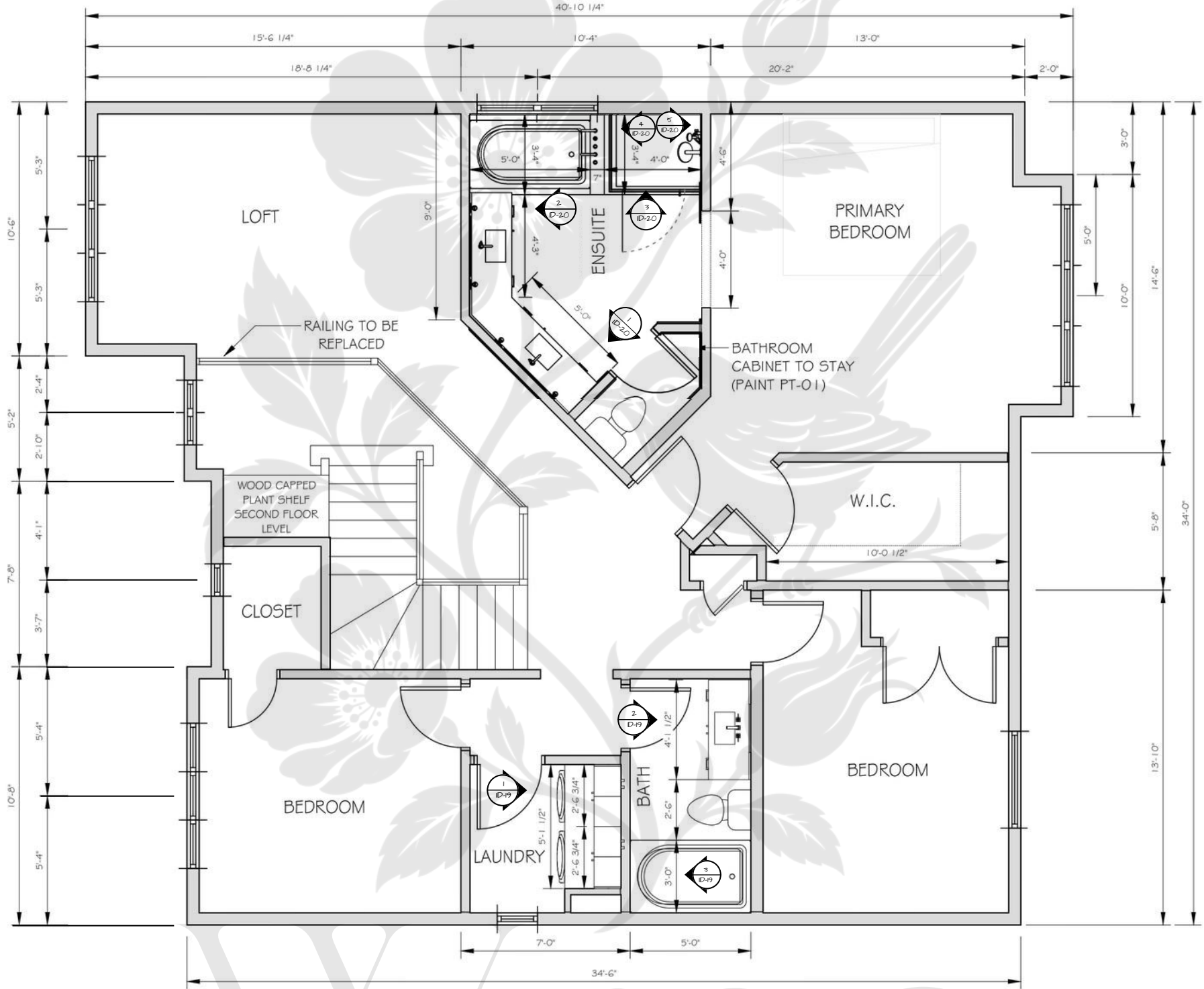
NOTES:
DRAWN BY: WREN AND COMPANY
(EMERA HOWDEN-GAREAU)

DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

SCALE:
3/16" = 1'-0"

ID 06



1 SECOND FLOOR - RENO
SCALE: 3/16" = 1' - 0"



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MAIN FLOOR DEMO

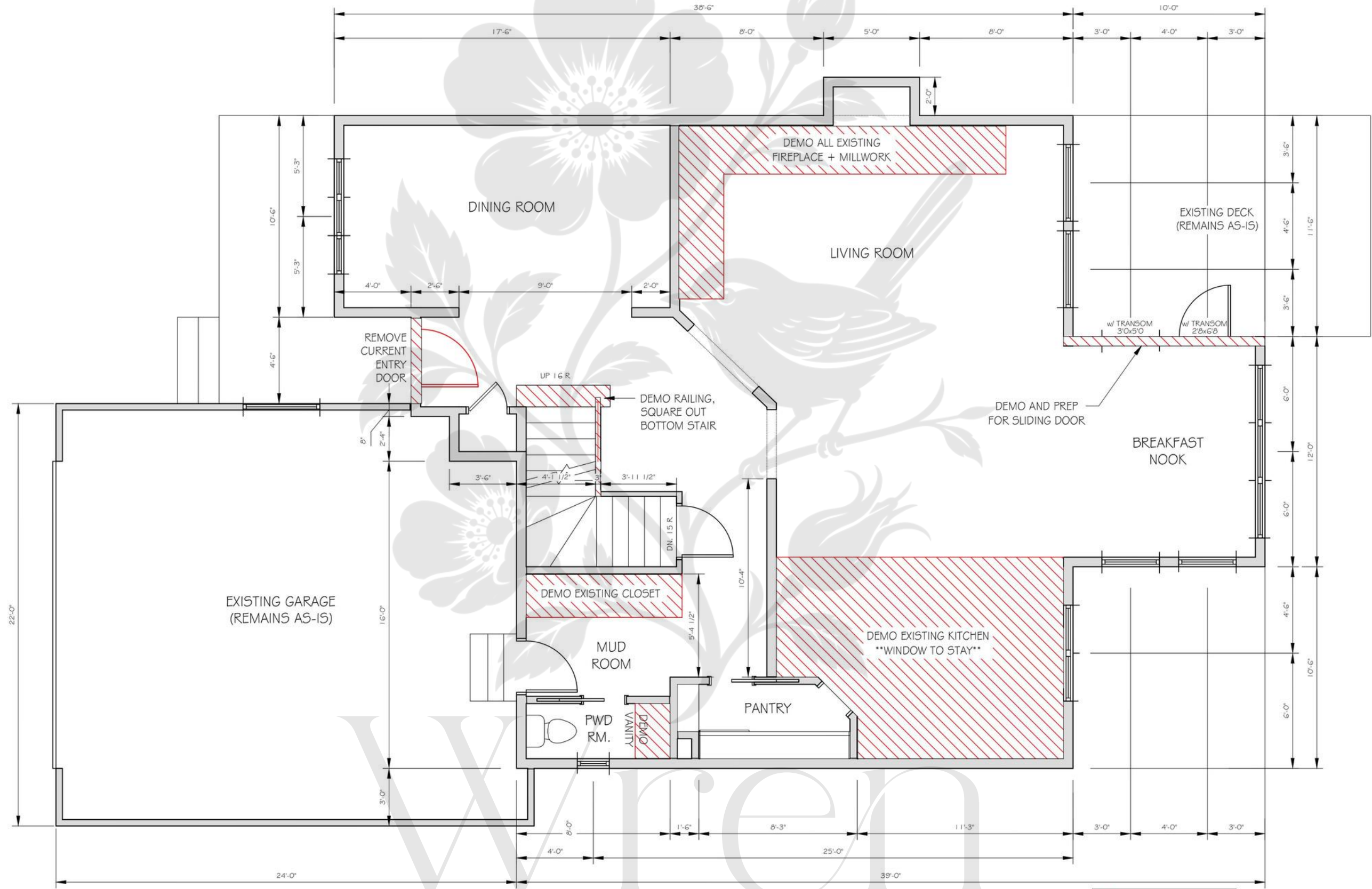
PROJECT NAME:
SAMPLE PROJECT

NOTES:
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DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

SCALE:
NOTE



1 MAIN FLOOR PLAN — DEMO
SCALE: 3/16" = 1' - 0"

TO BE DEMOLISHED
PROPOSED NEW WALL



ID 07



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SECOND FLOOR DEMO

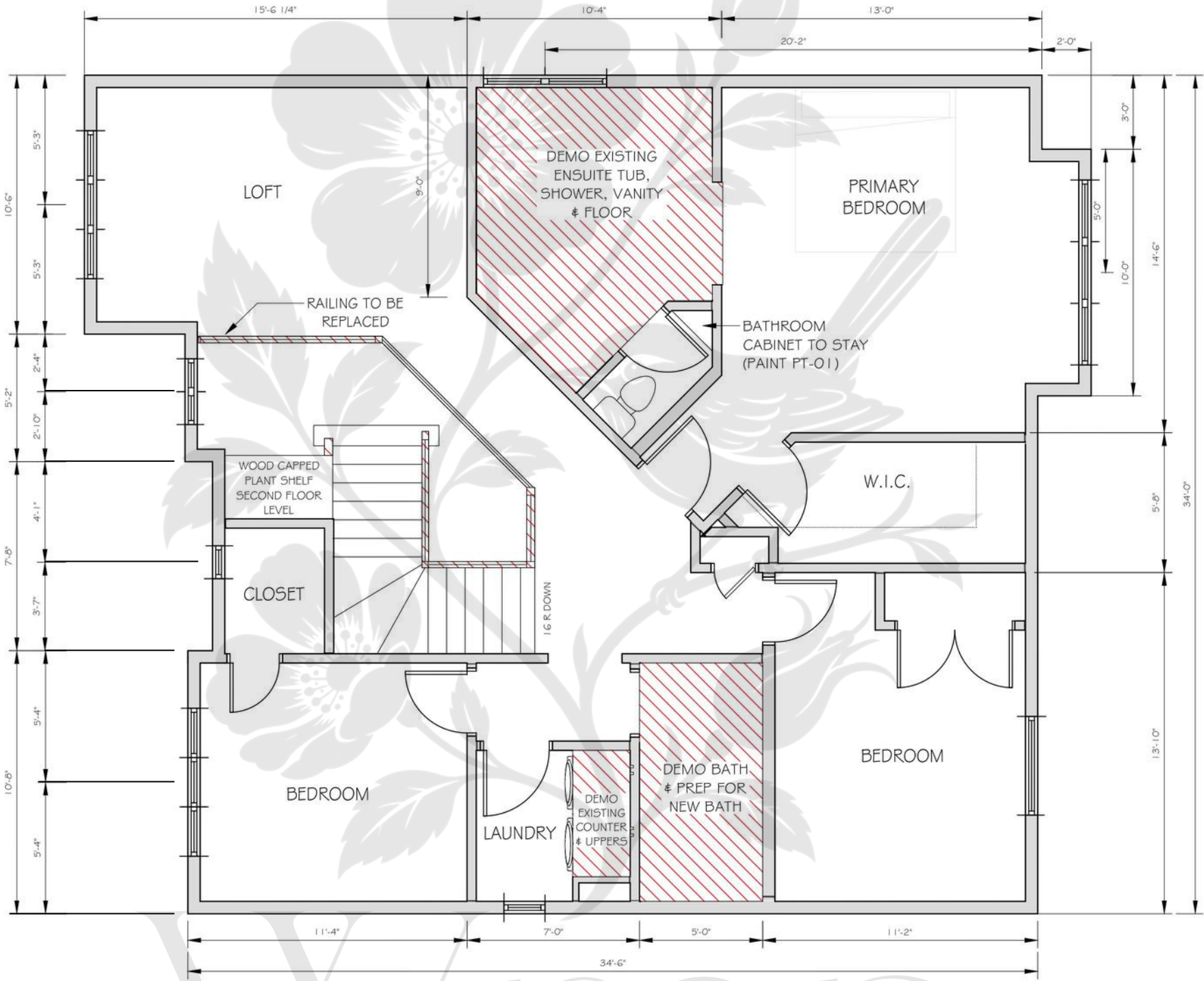
PROJECT NAME:
SAMPLE PROJECT

NOTES:
DRAWN BY: WREN AND COMPANY
(EMERA HOWDEN-GAREAU)

DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

SCALE:
NOTE



1

SECOND FLOOR — DEMO

SCALE: 3/16" = 1' - 0"



ID 08

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**MAIN FLOOR
ELECTRICAL**
PROJECT NAME:
SAMPLE PROJECT

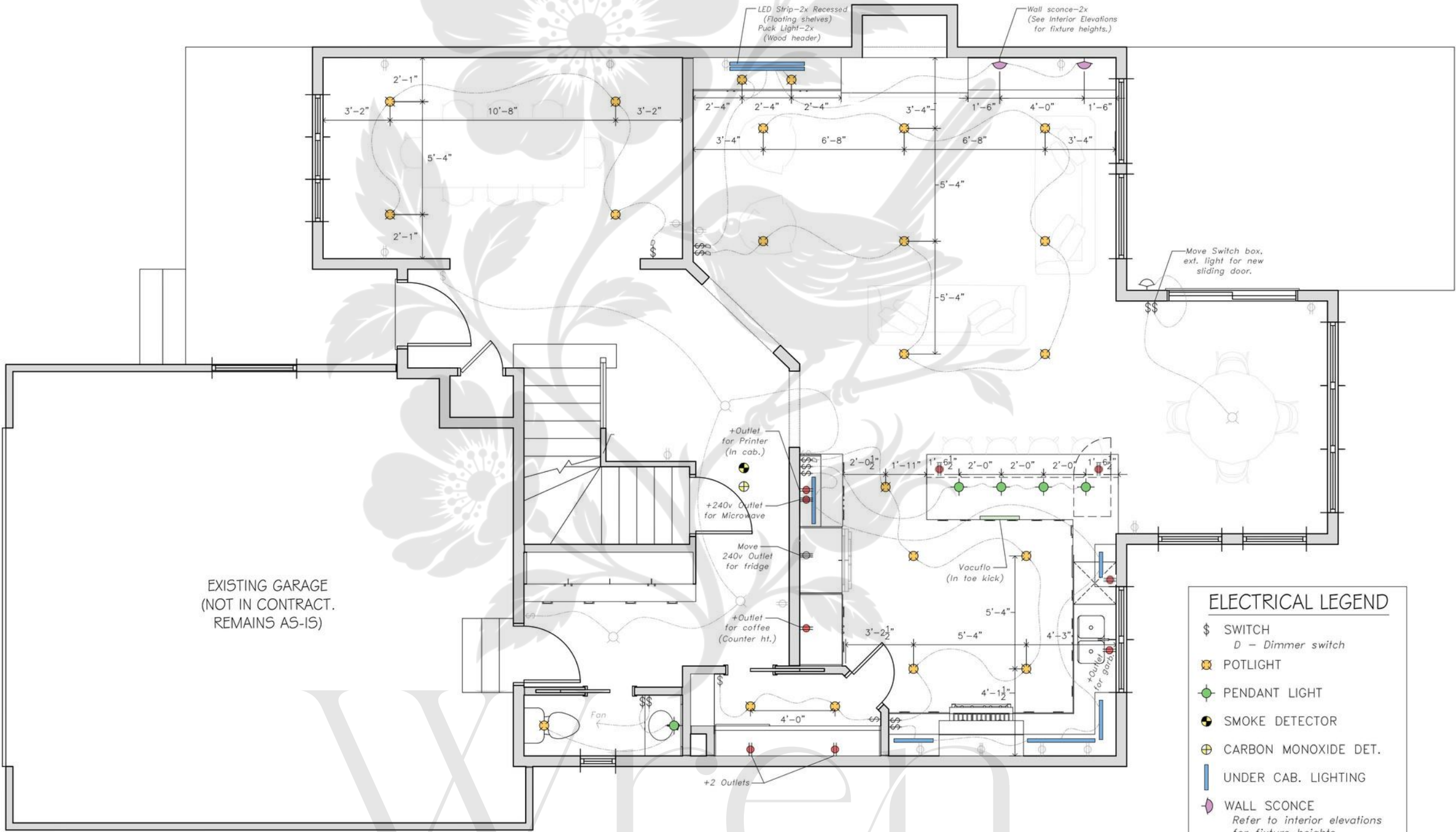
NOTES:
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(EMERA HOWDEN-GAREAU)

DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

SCALE:
NOTE

ID 09



ELECTRICAL LEGEND

- \$ SWITCH
D - Dimmer switch
- ★ POTLIGHT
- PENDANT LIGHT
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DET.
- UNDER CAB. LIGHTING
- WALL SCONCE
Refer to interior elevations for fixture heights
- NEW OUTLET
- NEW 240V OUTLET

Electrical Plan Notes

General

- Provide standard 110V duplex outlets as per plan. Confirm locations with designer before rough-in. All wiring to meet CEC + local codes.

Dedicated Circuits

Separate breakers for:

- Fridge
- Dishwasher
- Microwave
- Range
- In-cabinet printer (verify amps if non-standard)

Confirm appliance specs before rough-in.

GFI Protection

- Install GFI outlets at all wet zones/sinks per CEC. Kitchen counters within 1.5m of sink edge must be GFI.

Heights + Locations

- Counter outlets: 44" AFF (typical, per code).
- Coordinate with backsplash/millwork.
- Island outlets: flush in millwork or underside overhang. Confirm on site.

Millwork

- Coordinate outlet placement (e.g., microwave, printer cabinets) with shop drawings to ensure clearance + concealment.

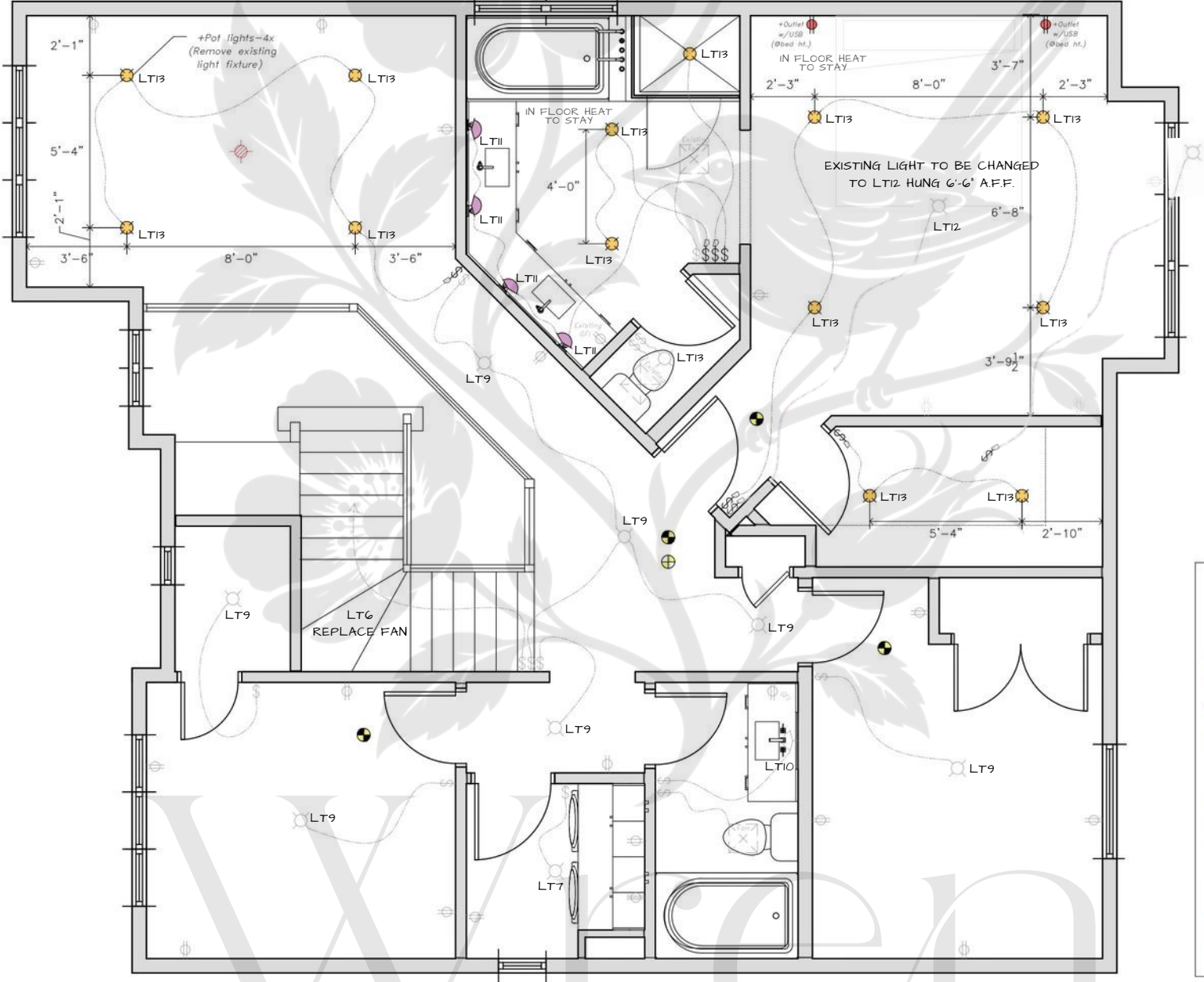
Code Compliance

- All work must meet current CEC + AHJ requirements. Licensed electrical inspection required.

Trade Coordination

- Coordinate outlet/rough-in with HVAC, plumbing, and structural. Report conflicts to designer.

Code	Item
LT-01	Wall Sconce
LT-02	Pendants
LT-03	Chandelier
LT-04	Chandelier
LT-05	Chandelier
LT-06	Ceiling Fan
LT-07	Semi-Flush Mount
LT-08	Pendant
LT-09	Flushmount
LT-10	Vanity Sconce
LT-11	Vanity Sconce
LT-12	Chandelier
LT-13	4' Pot Light
LT-14	LED Strip Light
LT-15	2' Pot Light



ELECTRICAL LEGEND	
\$	SWITCH <i>D - Dimmer switch</i>
⊗	POTLIGHT
⊕	PENDANT LIGHT
⦿	SMOKE DETECTOR
⊕	CARBON MONOXIDE DET.
—	UNDER CAB. LIGHTING
⊗	WALL SCONCE <i>Refer to interior elevations for fixture heights</i>
⦿	NEW OUTLET
⦿	NEW 240V OUTLET

REMOVE ALL SPEAKERS AND
INTEGRATED STERIO SYSTEM



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SECOND FLOOR
ELECTRICAL
PROJECT NAME:
SAMPLE PROJECT

NOTES:
DRAWN BY: WREN AND COMPANY
(EMERA HOWDEN-GAREAU)

DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

SCALE:
NOTE

ID 10



1 SECOND FLOOR — ELEC
SCALE: 3/16" = 1' = 0"



Finishes & Installation Notes

Paint & Walls

Prep surfaces smooth before painting.
Provide drawdown samples for approval.

Doors & Hardware

Standard manufacturer finish unless noted.
Floor stops at all doors unless specified otherwise.

Flooring

Transitions flush, level, secure.
Prep subfloor for in-floor heating where needed.

Tile grout: meet min. width + seal per manufacturer.

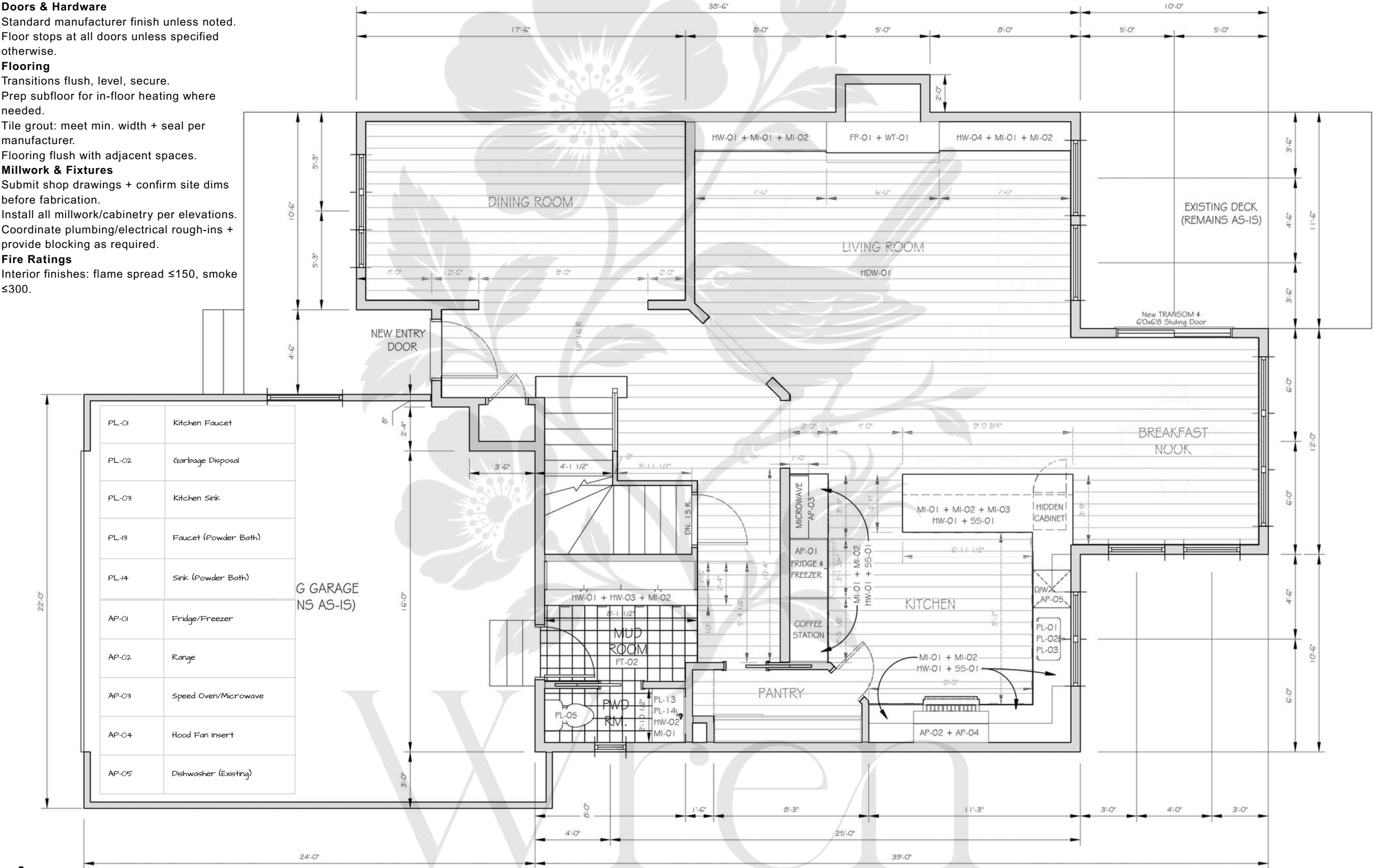
Flooring flush with adjacent spaces.

Millwork & Fixtures

Submit shop drawings + confirm site dims before fabrication.
Install all millwork/cabinetry per elevations.
Coordinate plumbing/electrical rough-ins + provide blocking as required.

Fire Ratings

Interior finishes: flame spread ≤150, smoke ≤300.



1 MAIN FLOOR - FINISHES + PLUMBING + APPLIACNES PLAN
SCALE: 3/8" = 1'-0"



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MAIN FLOOR FINISHES + PLUMBING + APPLIANCES
PROJECT NAME:
SAMPLE PROJECT

NOTES:
DRAWN BY: WREN AND COMPANY
(EMERA HOWDEN-GAREAU)

DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

SCALE:
NOTE

ID 11



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MAIN FLOOR FINISHES + PLUMBING
PROJECT NAME:
SAMPLE PROJECT

NOTES:
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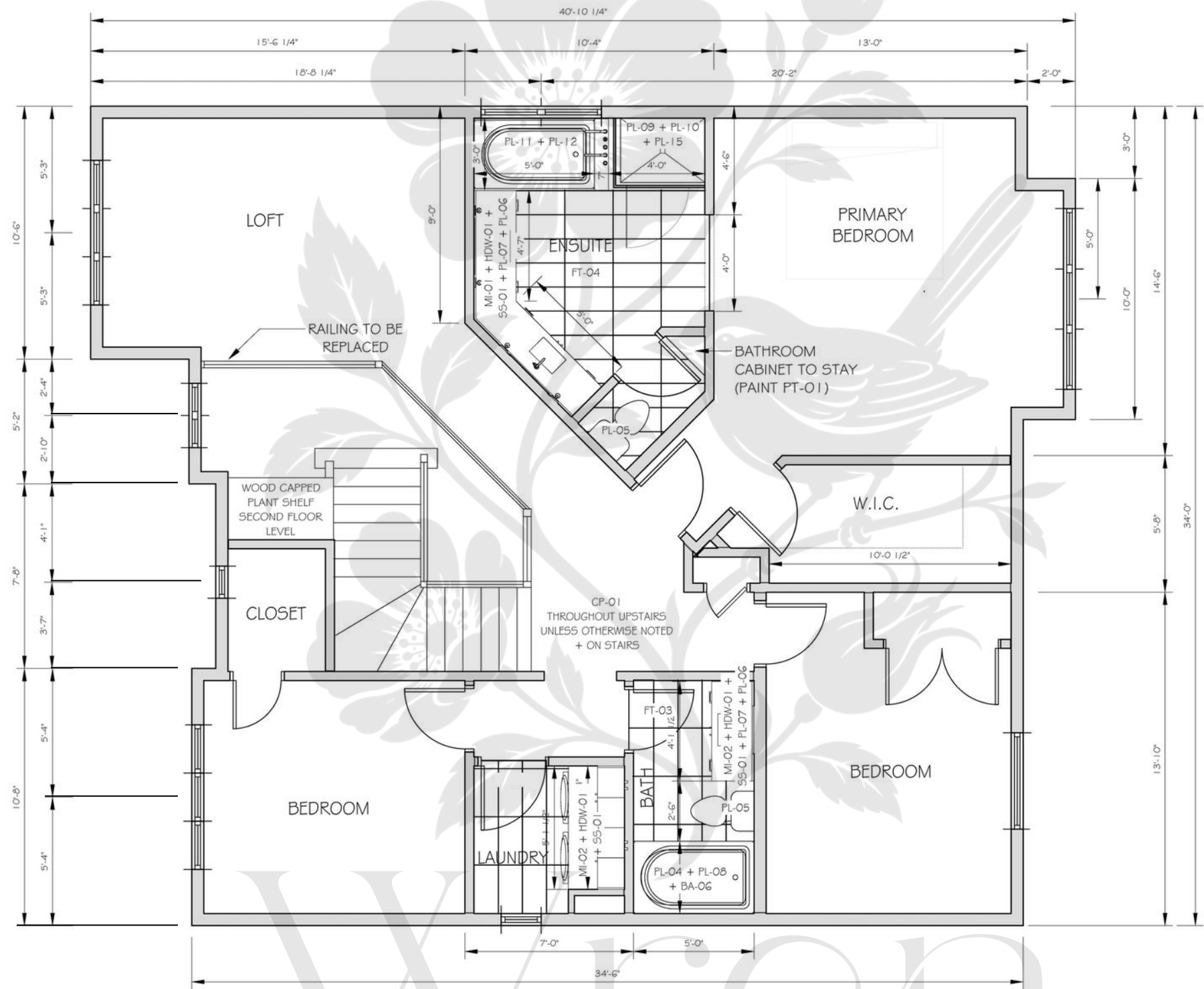
DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

SCALE:
NOTE



ID12



Finishes & Installation Notes

Paint & Walls

Prep surfaces smooth before painting.
Provide drawdown samples for approval.

Doors & Hardware

Standard manufacturer finish unless noted.
Floor stops at all doors unless specified otherwise.

Flooring

Transitions flush, level, secure.
Prep subfloor for in-floor heating where needed.

Tile grout: meet min. width + seal per manufacturer.

Flooring flush with adjacent spaces.

Millwork & Fixtures

Submit shop drawings + confirm site dims before fabrication.
Install all millwork/cabinetry per elevations.
Coordinate plumbing/electrical rough-ins + provide blocking as required.

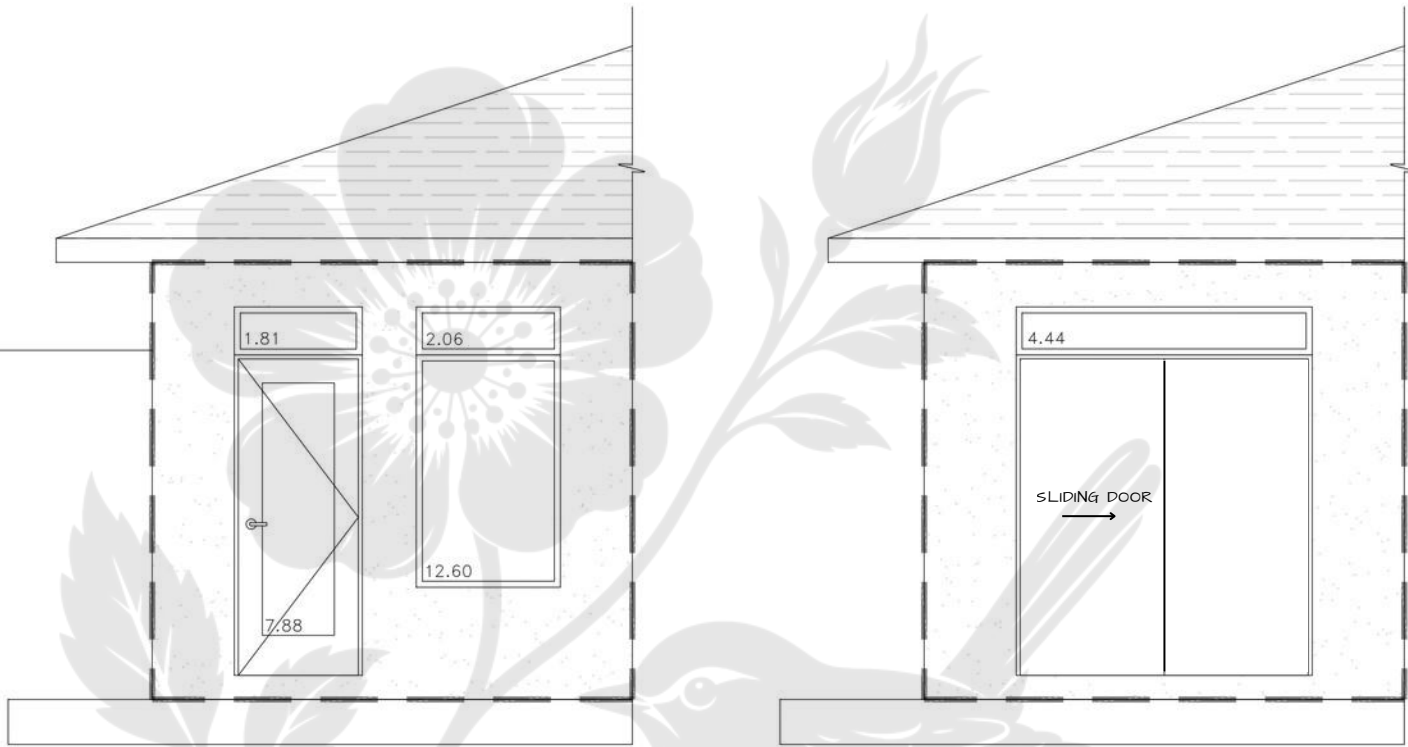
Fire Ratings

Interior finishes: flame spread ≤150, smoke ≤300.

1 SECOND FLOOR - FINISHES + PLUMBING
SCALE: 3/8" = 1'-0"



FRAME IN w/ 'W1' WALL ASSEMBLY		
W1 — EXT. WALL	RSif	RSic
Exterior Air Film		
STUCCO		
BUILDING PAPER		
3/8" EXT. SHEATHING (OSB)		
2x6 STUDS @24"o.c. INSULATED		
w/R22 FIBERGLASS BATT		
(Cavity=80%, Framing=20%)	1.19	3.87
	(140mm@0.0085)	
6 MIL POLY VAPOR BARRIER		
1/2" GYPSUM BOARD		
Interior Air Film (Wall)	1.19	3.87
	RSIparallel=2.668	
	$\left(\frac{100}{\frac{20}{1.19} + \frac{80}{3.87}} \right)$	
W1 — RSI EFFECTIVE		
Exterior Air Film		0.03
STUCCO (~13mm) (13mm@0.0009)		0.12
3/8" OSB SHEATHING		0.093
2x6 STUDS @24" INSULATED (RSIparallel)		2.668
1/2" GYPSUM BOARD		0.08
Interior Air Film (Wall)		0.12
	RSleff	3.11



Wall Area: ~90.93ft²(8.45m²)

Approx. dist. to PL: ~15½ft (4.72m)

Existing glazing: ~24.35ft²(2.26m²) [26.7%]

Proposed glazing: ~25.44ft²(2.36m²) [27.9%]

Change in glazing: + 1.09ft²(0.10m²)

Allowed % Glazing/wall: [28%]

(per NBC-AE2023 9.10.15.4.)

1 LIMITING DIST. — DECK SLIDING DOOR

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



Wall Area: ~40.92ft²(3.80m²)

Approx. dist. to PL: ~40½ft (12.34m)

Existing glazing: ~1.74ft² (0.16m²) [4.2%]

Proposed glazing: ~7.33ft² (0.68m²) [17.9%]

Change in glazing: +5.59ft² (0.52m²)

Allowed % Glazing/wall: [100%]

(per NBC-AE2023 9.10.15.4.)

2 LIMITING DIST. — FRONT DOOR w/ TRANSOM

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



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EXTERIOR

PROJECT NAME:
SAMPLE PROJECT

NOTES:
DRAWN BY: WREN AND COMPANY
(EMERA HOWDEN-GAREAU)

DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

SCALE:
NOTE



ID13



Wren
& COMPANY

WREN AND COMPANY
INTERIOR DESIGN SERVICES
E. EMERA@WRENANDCOMPANY.CA
PH. 587.802.8688

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KITCHEN ELEVATIONS

PROJECT NAME:
SAMPLE PROJECT

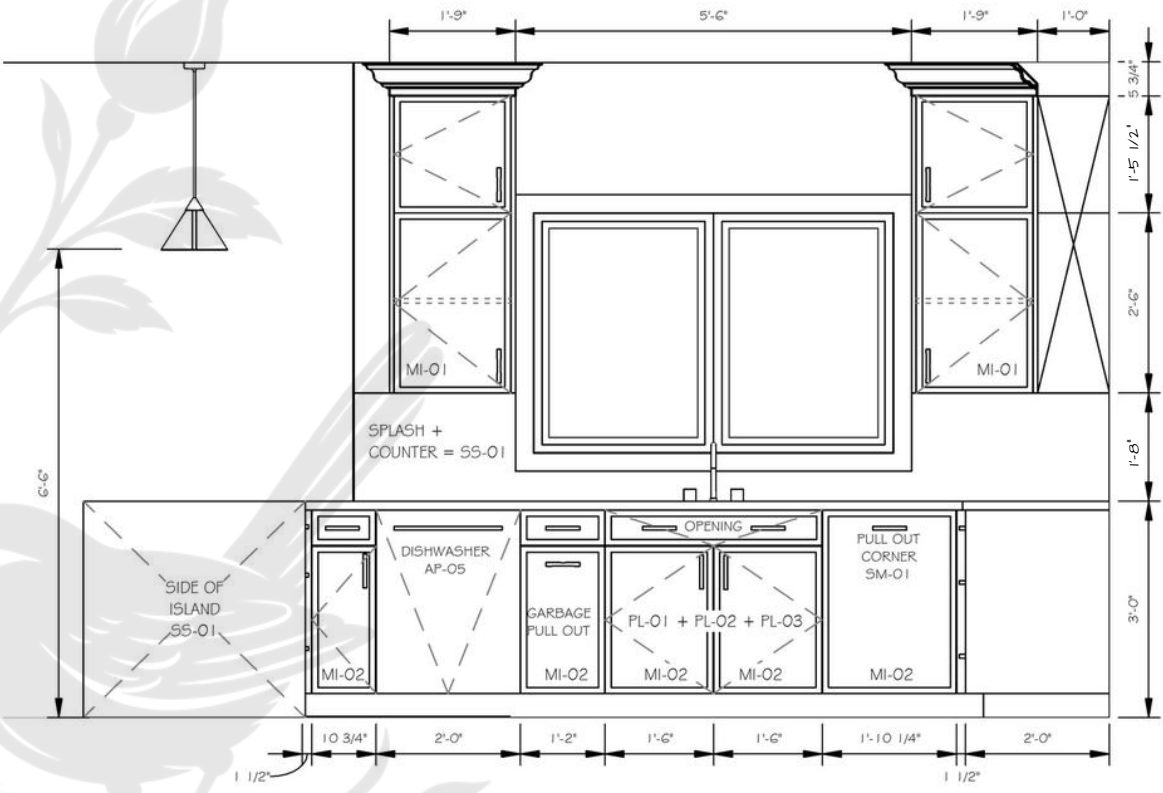
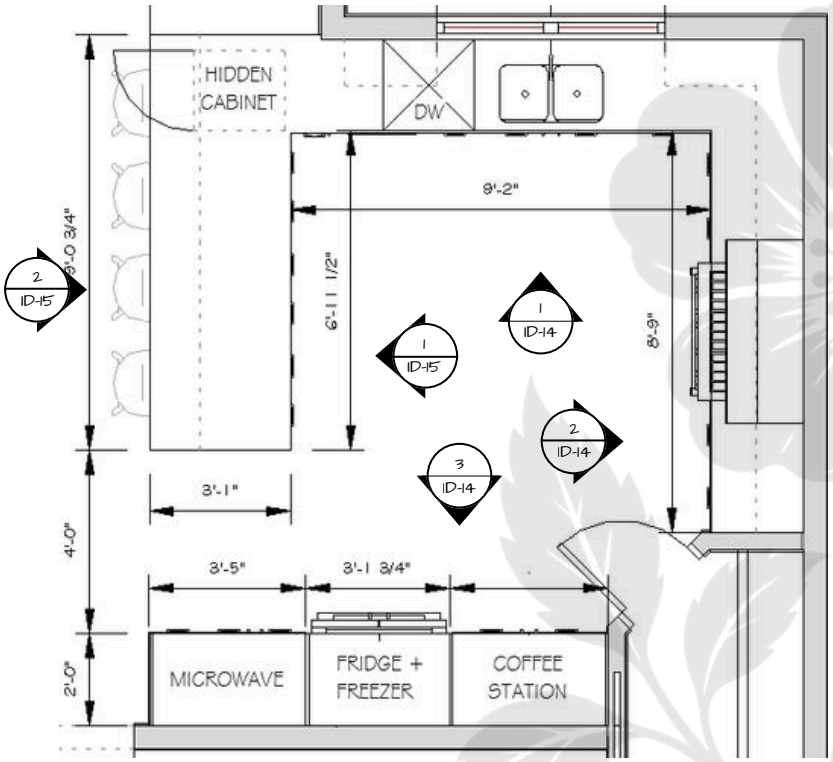
NOTES:
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(EMERA HOWDEN-GAREAU)

DESIGNER:
EMERA HOWDEN-GAREAU

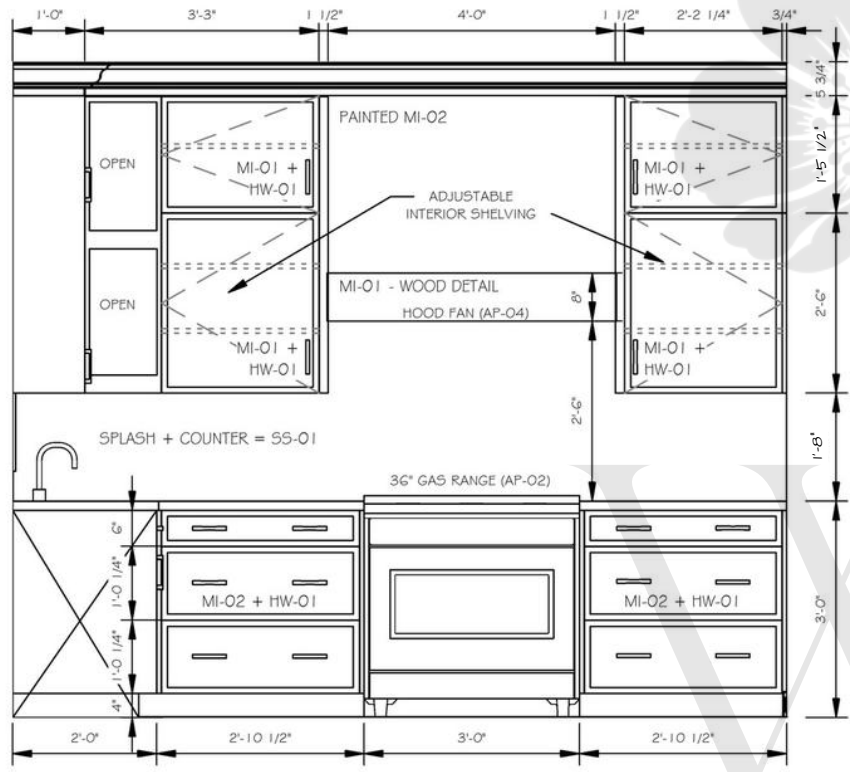
DATE:
1.04.26

SCALE:
NOTE

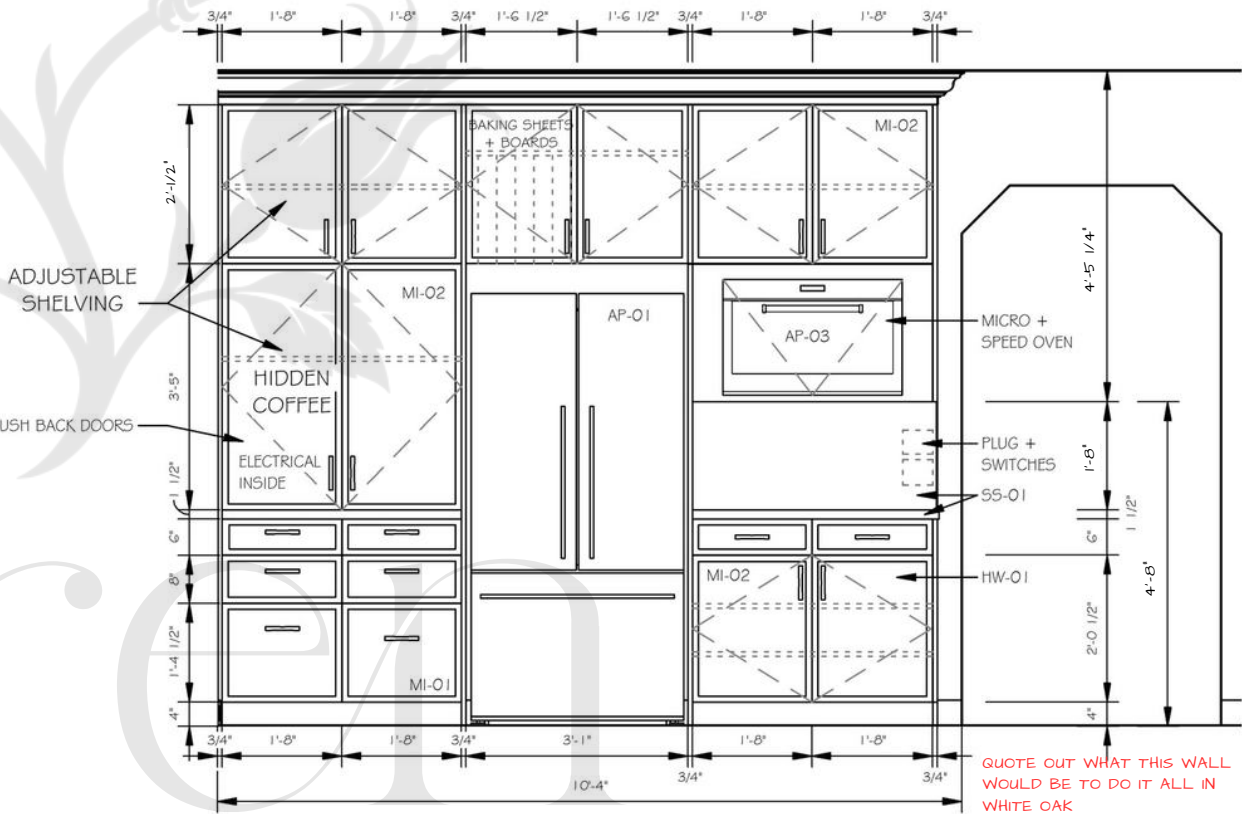
ID 14



1 KITCHEN WINDOW WALL
SCALE: 3/8" = 1'-0"

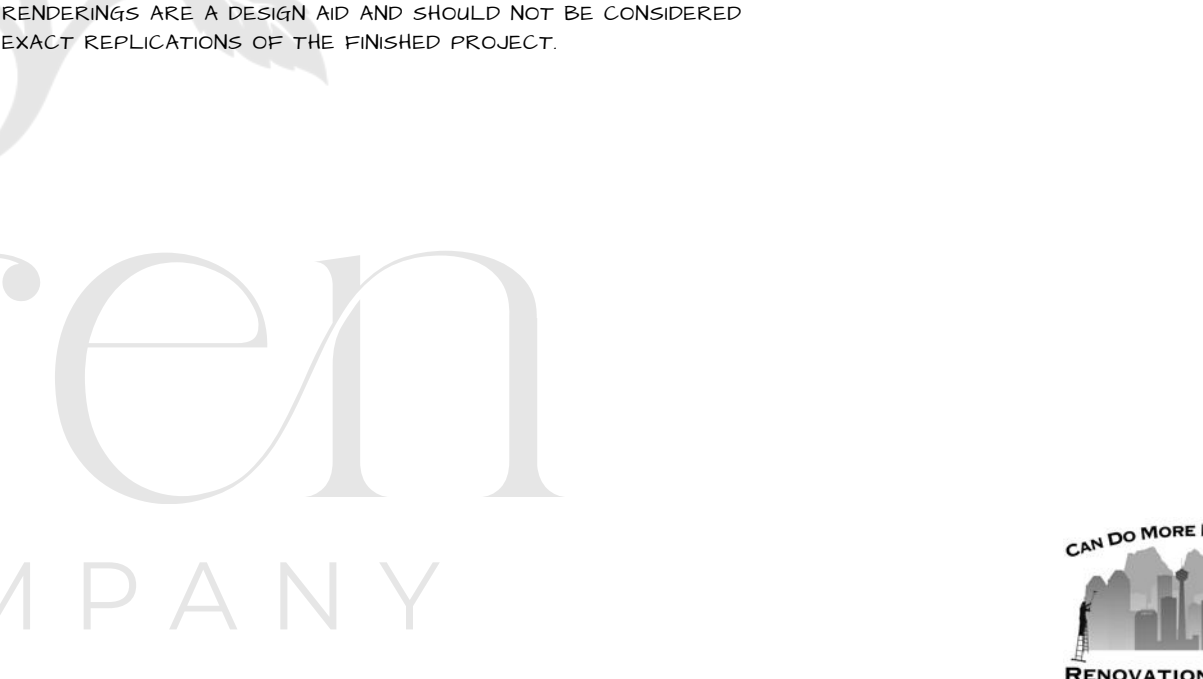


2 KITCHEN RANGE WALL
SCALE: 3/8" = 1'-0"



3 KITCHEN FRIDGE WALL
SCALE: 3/8" = 1'-0"





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KITCHEN RENDERINGS

PROJECT NAME:
SAMPLE PROJECT

NOTES:
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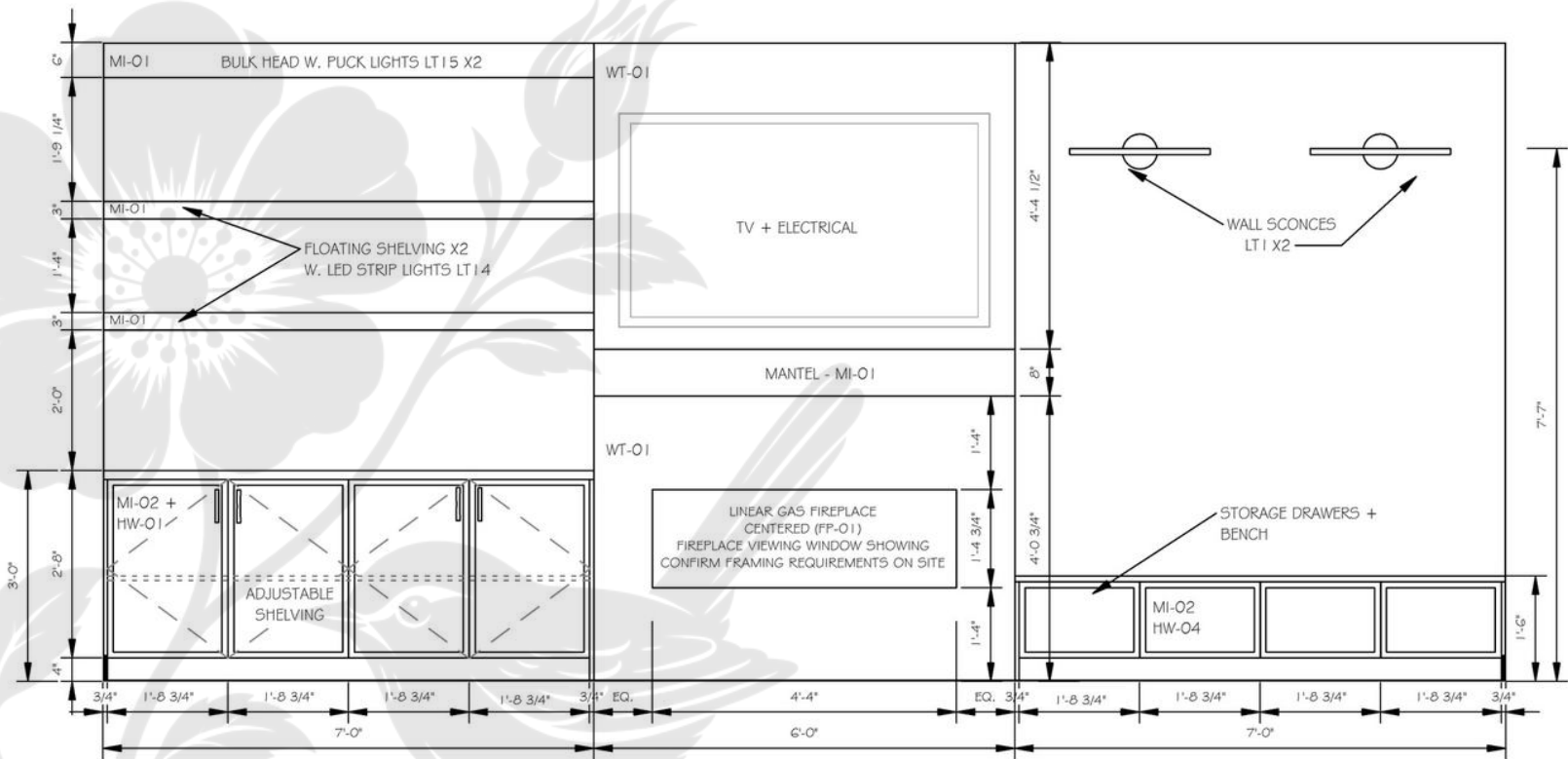
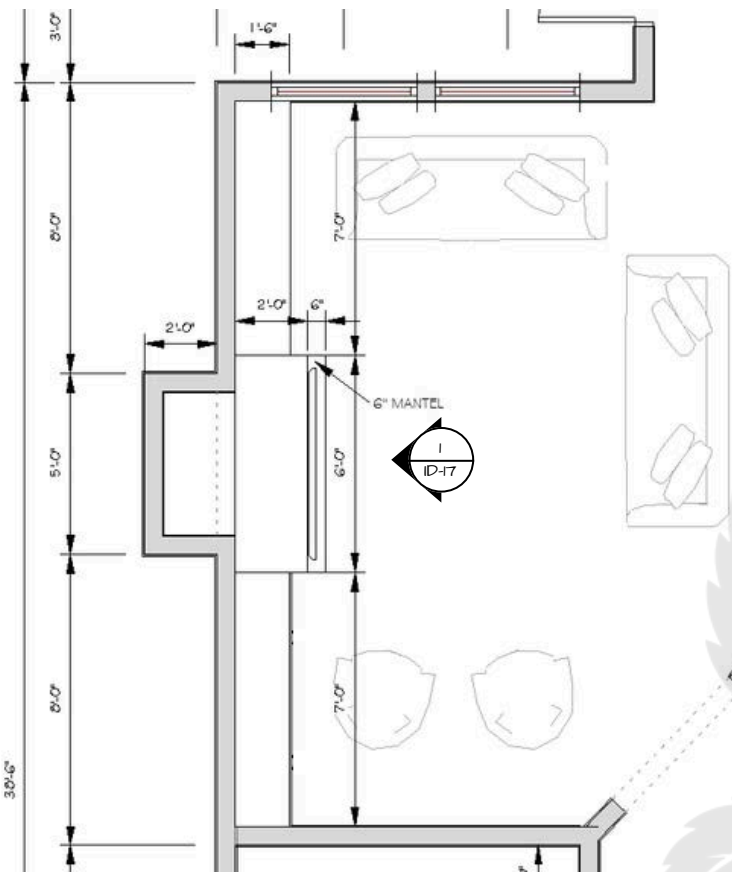
DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

SCALE:
NOTE



ID 16



1 LIVING ROOM FIREPLACE
SCALE: 3/8" = 1'-0"



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FIREPLACE ELEVATION

PROJECT NAME:
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DESIGNER:
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DATE:
1.04.26

SCALE:
NOTE

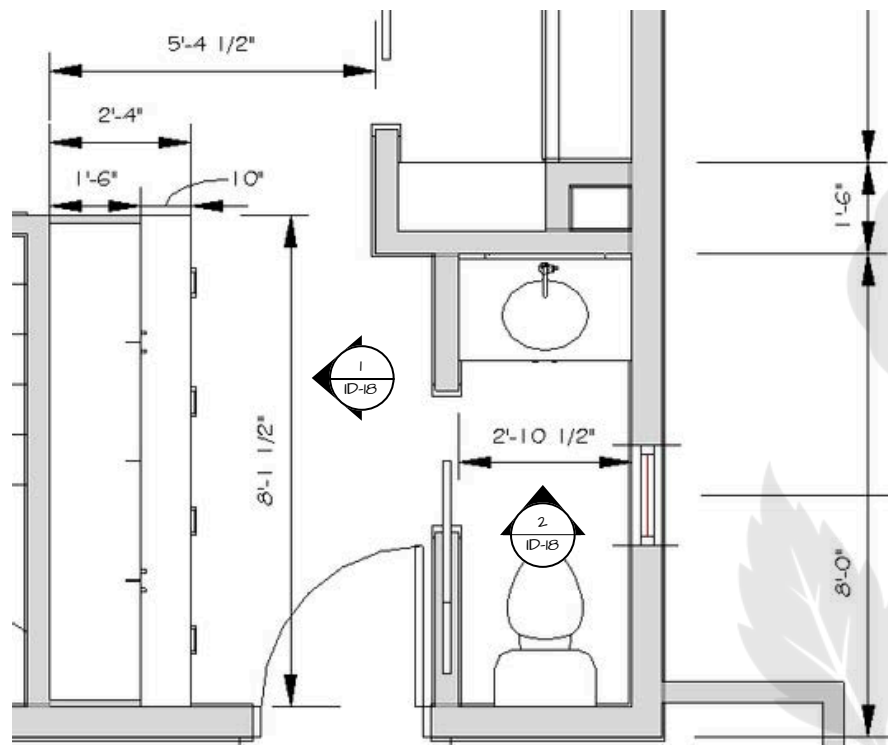


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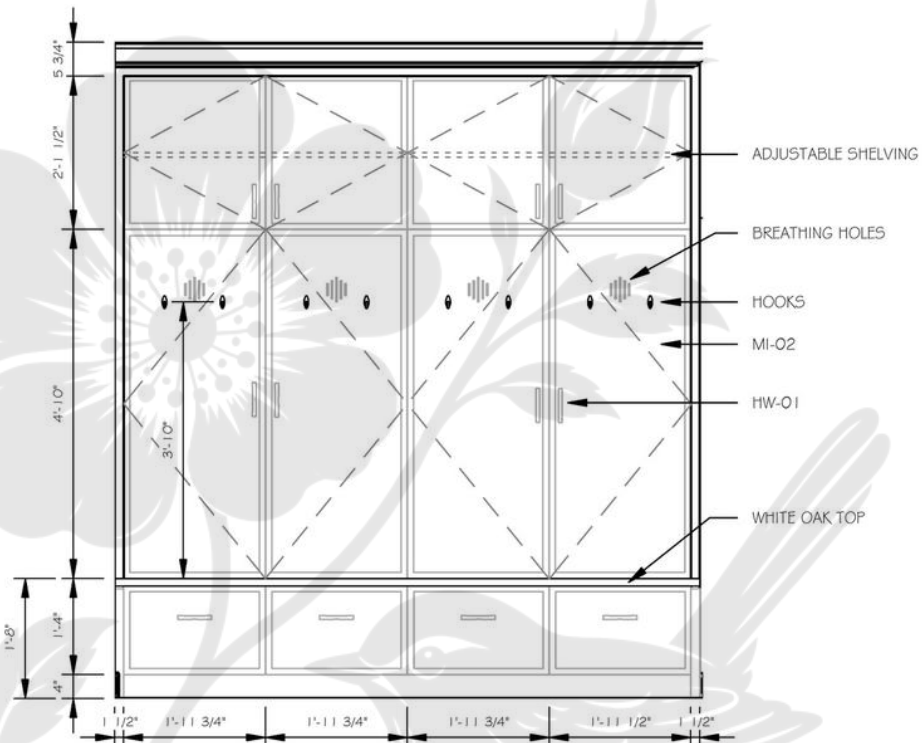
& COMPANY



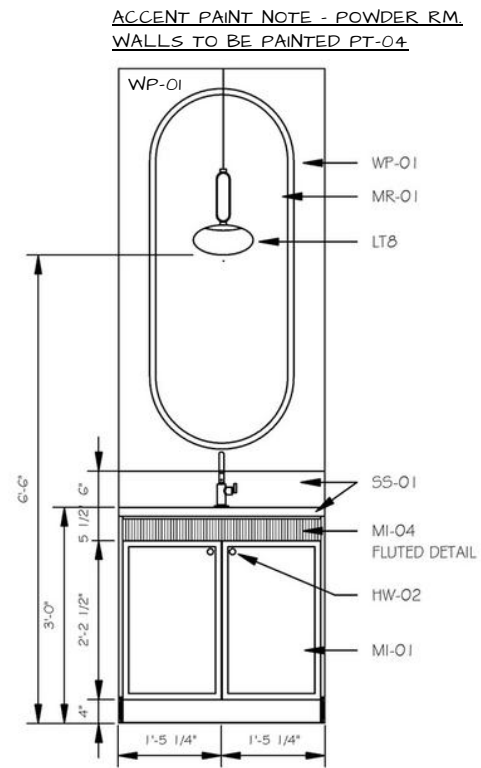
ID 17



1 MUD RM. ELEVATION
SCALE: 3/8" = 1'-0"



2 POWDER RM. VANITY
SCALE: 3/8" = 1'-0"



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MUD RM. + POWDER RM.

PROJECT NAME:
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DESIGNER:
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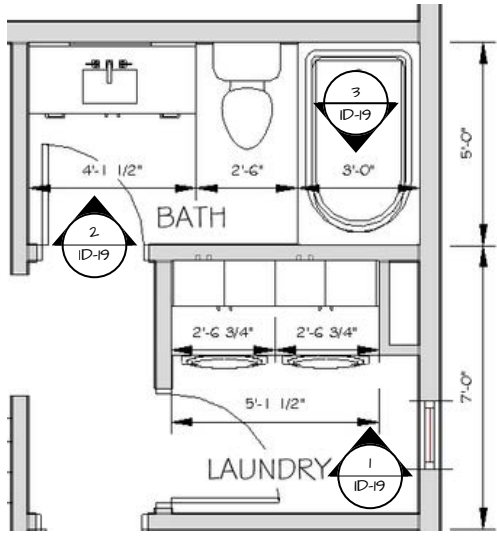
DATE:
1.04.26

SCALE:
NOTE

ID 18



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LAUNDRY RM + MAIN BATH ELEVATIONS

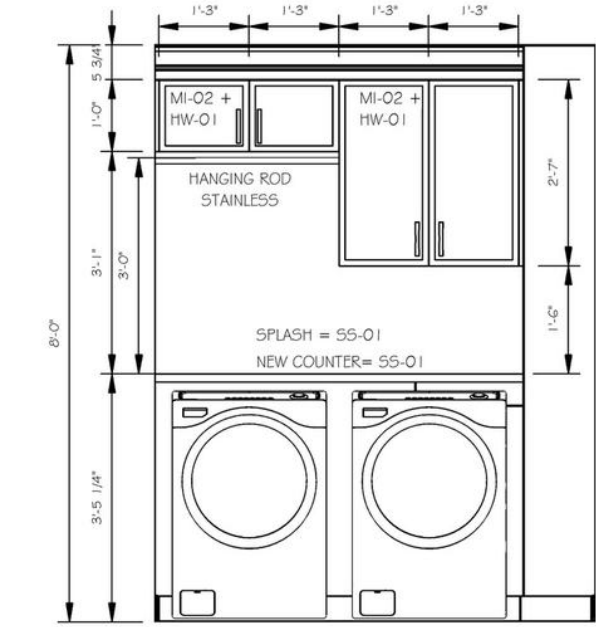
PROJECT NAME:
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NOTES:
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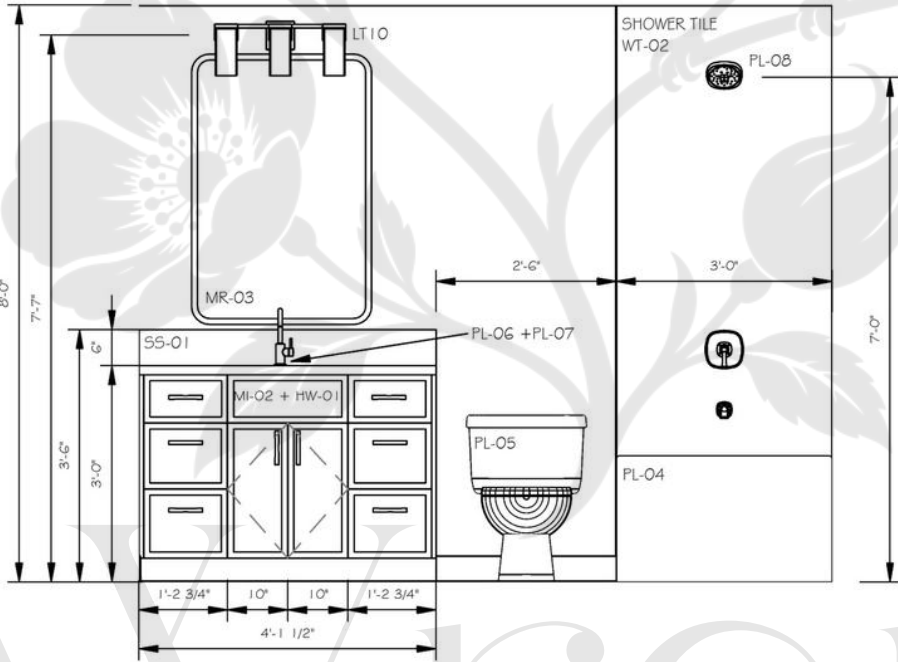
DESIGNER:
EMERA HOWDEN-GAREAU

DATE:
1.04.26

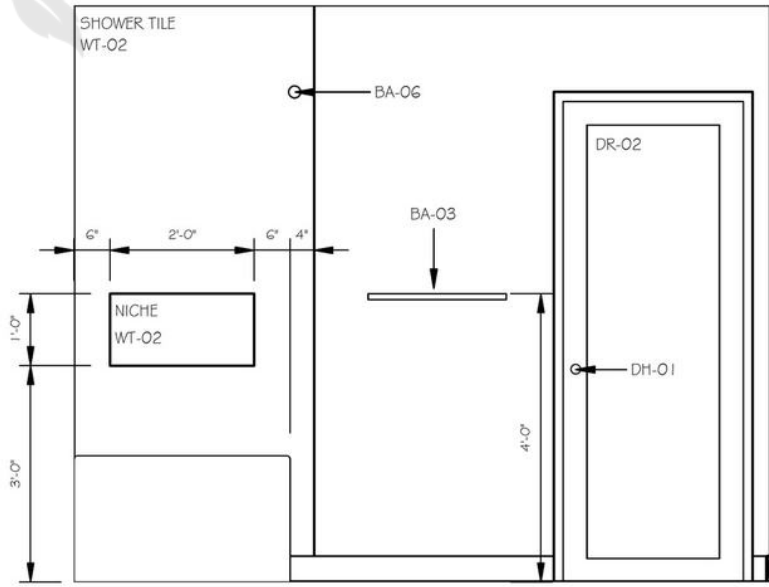
SCALE:
NOTE



1 LAUNDRY RM
SCALE: 3/8" = 1'-0"



2 MAIN BATH - VANITY VIEW
SCALE: 3/8" = 1'-0"



3 MAIN BATH - NICHE WALL
SCALE: 3/8" = 1'-0"

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ID 19



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PRIMARY ENSUITE ELEVATIONS

PROJECT NAME:
SAMPLE PROJECT

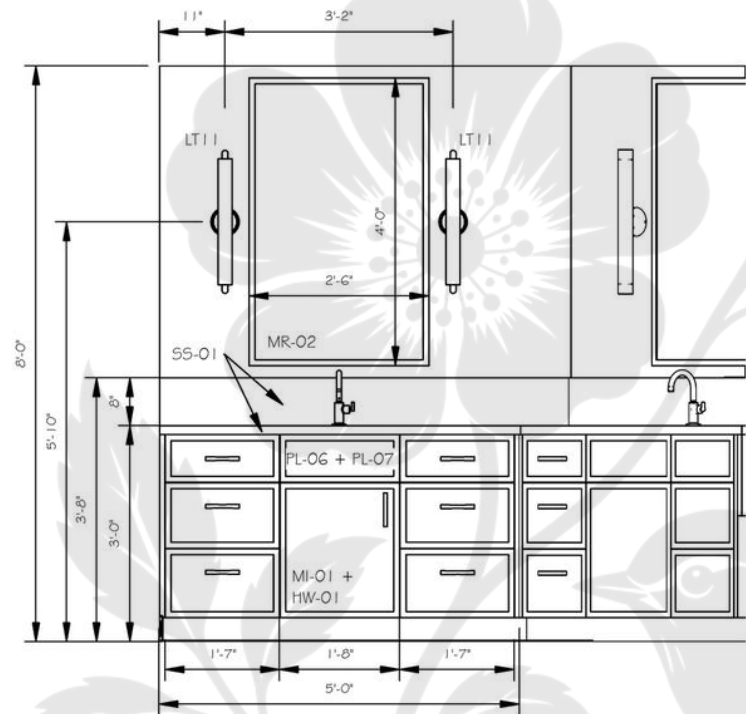
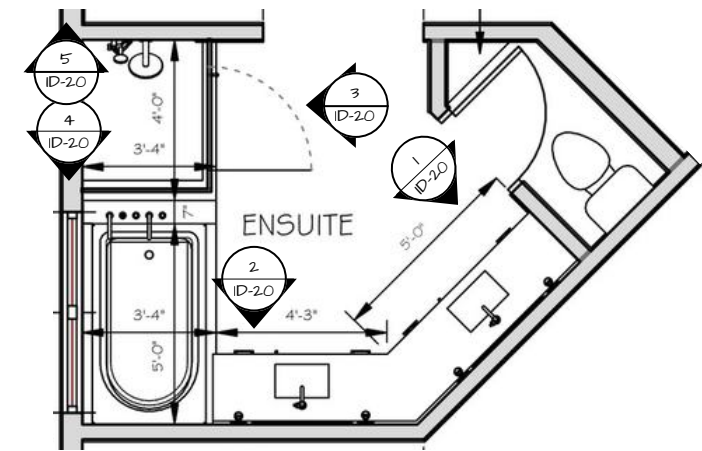
NOTES:
DRAWN BY: WREN AND COMPANY
(EMERA HOWDEN-GAREAU)

DESIGNER:
EMERA HOWDEN-GAREAU

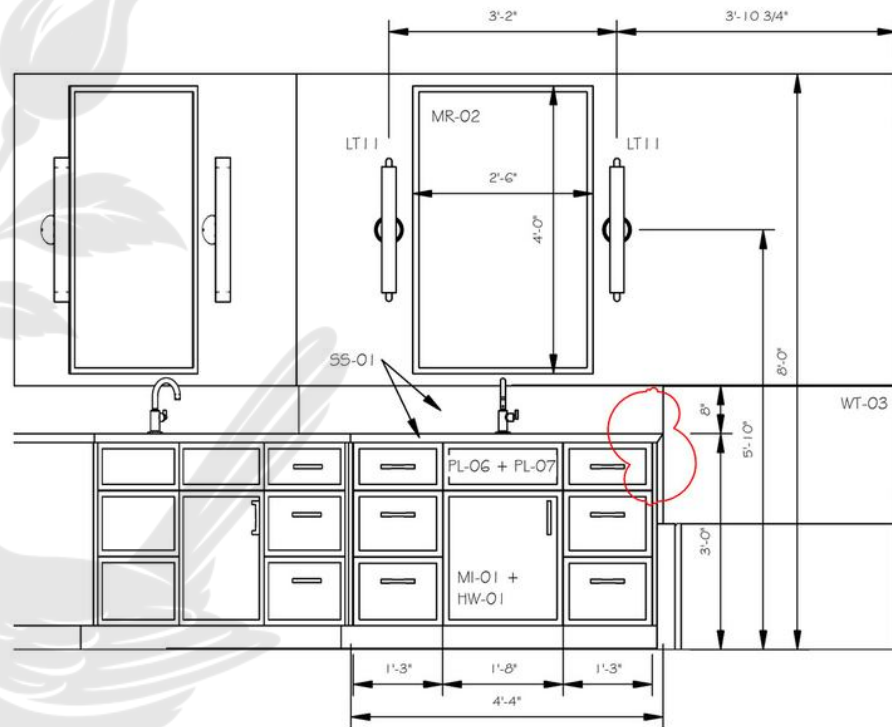
DATE:
1.04.26

SCALE:
NOTE

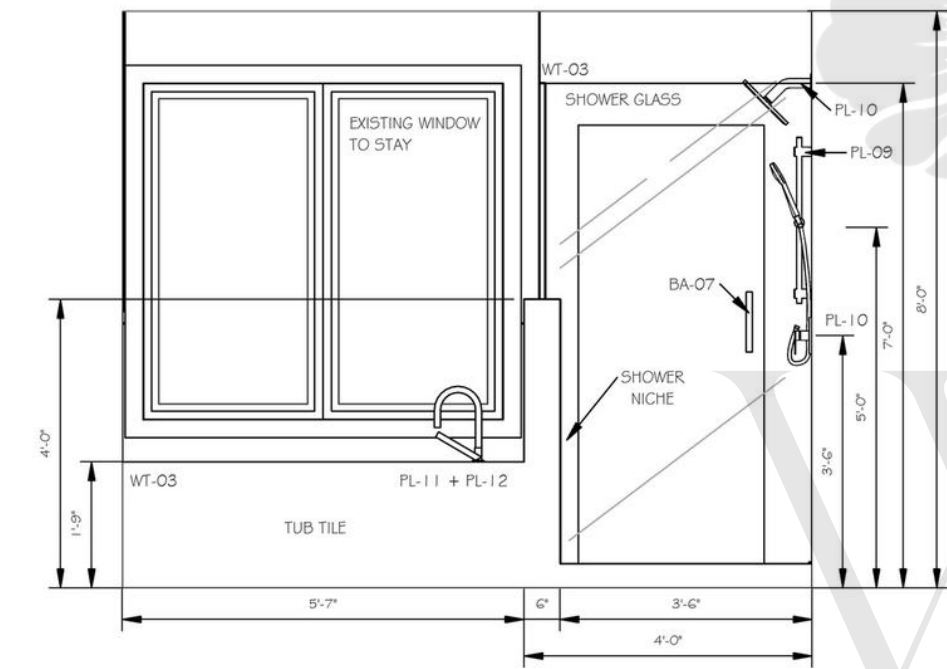
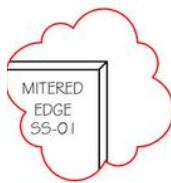
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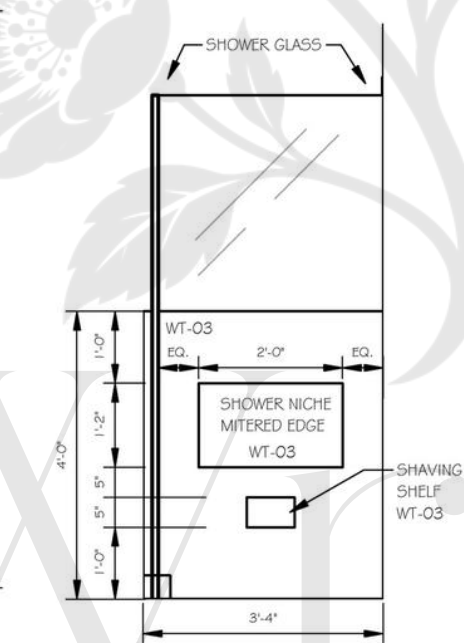
1 ENSUITE - VANITY 1
SCALE: 3/8" = 1'-0"



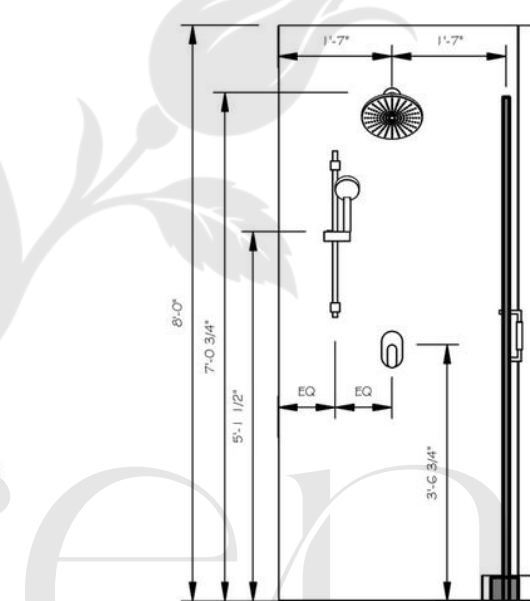
2 ENSUITE - VANITY 2
SCALE: 3/8" = 1'-0"



3 ENSUITE TUB WALL
SCALE: 3/8" = 1'-0"



4 ENS. NICHE WALL
SCALE: 3/8" = 1'-0"



5 ENS. SHOWER WALL
SCALE: 3/8" = 1'-0"



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