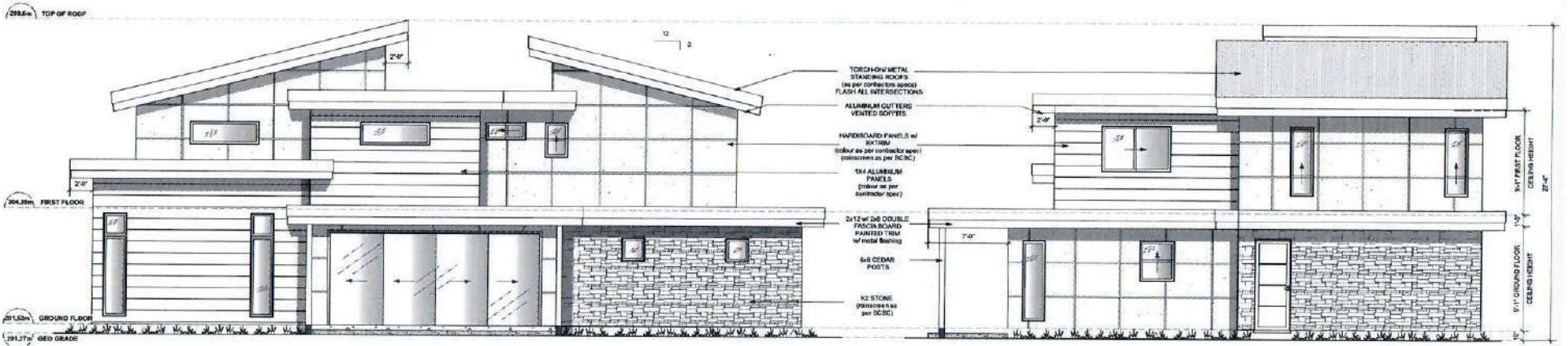


1 Front Elevation (East)
A1 Scale: 1/4" = 1'-0"

3 Left Elevation (South)
A1 Scale: 1/4" = 1'-0"



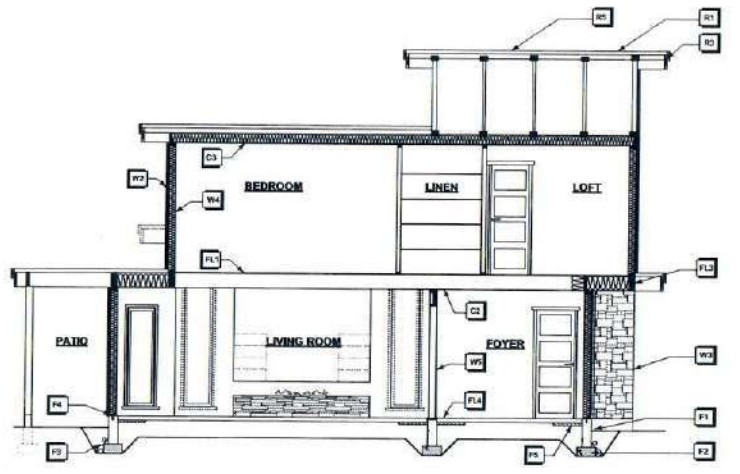
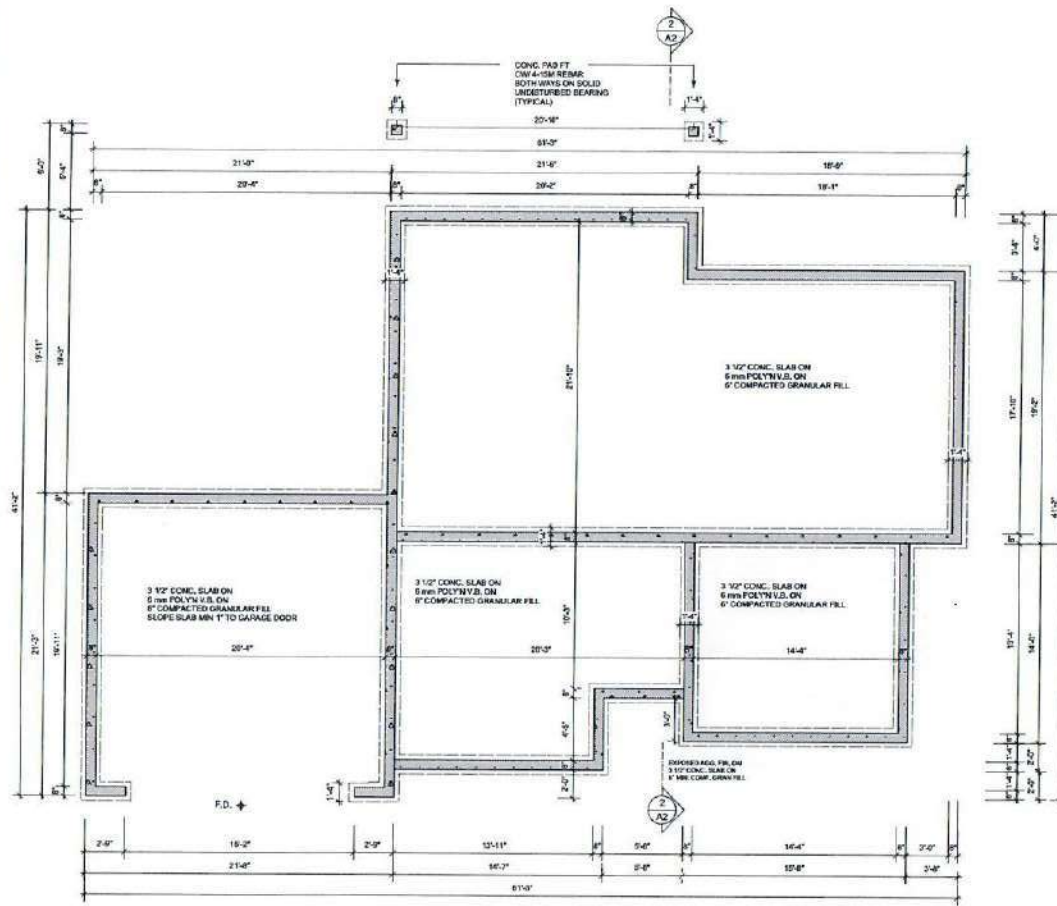
1 Rear Elevation (West)
A1 Scale: 1/4" = 1'-0"

3 Right Elevation (North)
A1 Scale: 1/4" = 1'-0"

Limiting Distance	2.25 m.
Exposed Building Face	23.55 sq.m.
Allowable Openings	16 %
Allowable Opening Area	3.77 sq.m.
Proposed Openings	3.14 sq.m.

LOT	Lot 33
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ELEVATIONS	
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proposed verify all



2 SECTION
Scale: 1/4" = 1'-0"
SECTION NOTES
ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER. STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 2012 9.23.12.2 AND SUPPLY DETAIL S IF REQUIRED

Floors	Walls	Roofs & Ceiling
<p>F1. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (unless specified to floor above), below ON 2x12 FLOOR JOISTS @ 16" OR 24" OC C/W 1/2" INSULATION TO 2x12 BEAMS (W) 1/2" GYPSUM BOARD</p> <p>F2. FINISHED FLOORING ON 3/4" T&G PLYWOOD OR EQ. (unless specified to floor above), below ON 2x12 FLOOR JOISTS @ 16" OR 24" OC C/W 1/2" INSULATION TO 2x12 BEAMS (W) 3/4" GYPSUM BOARD</p> <p>F3. FINISHED FLOORING ON 3/8" T&G PLYWOOD OR EQ. (unless specified to floor above), below ON 2x12 FLOOR JOISTS @ 16" OR 24" OC C/W 1/2" INSULATION TO 2x12 BEAMS (W) 3/8" GYPSUM BOARD</p> <p>F4. FINISHED FLOORING ON 3/8" T&G PLYWOOD OR EQ. (unless specified to floor above), below ON 2x12 FLOOR JOISTS @ 16" OR 24" OC C/W 1/2" INSULATION TO 2x12 BEAMS (W) 3/8" GYPSUM BOARD</p> <p>F5. 3" T&G CONCRETE SLAB ON 6" POLYETHYLENE ON 6" COMPACTED GRANULAR FILL</p>	<p>W1. DOUBLE GLAZING 24" X 24" MINIMUM EXTERNAL BREAK FRAMES 2x4 BRACED OVER 2x12 BEAMS WITH 1/2" INSULATION TO 2x12 BEAMS (W) 2x4 BRACED OVER 2x12 BEAMS WITH 1/2" INSULATION TO 2x12 BEAMS (W) ALL UNBRACED JOISTS TO COMPLY WITH B.C. BUILDING CODE 2012 9.23.1.2.2 AND SUPPLY DETAIL S IF REQUIRED</p> <p>W2. EXTERIOR CLADDING ON 1/2" T&G GYPSUM BOARD ON 2x4 STUDS @ 16" OC WITH 1/2" INSULATION TO 2x12 BEAMS (W) 1/2" GYPSUM BOARD ON 2x4 STUDS @ 16" OC WITH 1/2" INSULATION TO 2x12 BEAMS (W)</p> <p>W3. PRE-MANUFACTURED STONE VENEER (installed by manufacturer)</p> <p>W4. 1/2" GYPSUM BOARD ON 2x4 STUDS @ 16" OC WITH 1/2" INSULATION TO 2x12 BEAMS (W) 1/2" GYPSUM BOARD ON 2x4 STUDS @ 16" OC WITH 1/2" INSULATION TO 2x12 BEAMS (W)</p> <p>W5. INTERIOR PARTITION 1/2" GYPSUM BOARD ON 2x4 STUDS @ 16" OC WITH 1/2" INSULATION TO 2x12 BEAMS (W) 1/2" GYPSUM BOARD ON 2x4 STUDS @ 16" OC WITH 1/2" INSULATION TO 2x12 BEAMS (W)</p>	<p>R1. 2" PLYWOOD OR ROOFING ON 12" PLWOOD OR EQUAL ON W/2" STRAPPING ON W/2 TRUSSES (DESIGNED BY MAINT.) 1/2" INSULATION 5/8" POLYETHYLENE</p> <p>R2. PROVIDE 2" CLEAR BETWEEN INSULATION AND SHEATHING (MIN. FOR 2x12 BRACED JOISTS)</p> <p>R3. PRE-FINISHED FACIA CUTTER 2"x4" FACIA ON 2"x6" FACIA ON 2"x12" FACIA DO VENTED SOFFIT (see section)</p> <p>R4. DAWN PROTECTION CUT UP ROOF SLOPE FOR 12" HAT SET TO TRUSS W/LL</p> <p>R5. PROVIDE 1/2" VENT PER 30 SQ. FT. MIN. 12% OF REQUIRED TO BE @ TOP AND BOTTOM</p> <p>R6. 5/8" GYPSUM BOARD ON 1/2" POLYETHYLENE ON 2x4 STUDS @ 16" OC WITH 1/2" INSULATION TO 2x12 BEAMS (W) 1/2" GYPSUM BOARD ON 2x4 STUDS @ 16" OC WITH 1/2" INSULATION TO 2x12 BEAMS (W)</p> <p>R7. 2"x4" GYPSUM BOARD ON 1/2" POLYETHYLENE ON 2x4 STUDS @ 16" OC WITH 1/2" INSULATION TO 2x12 BEAMS (W) 2"x4" GYPSUM BOARD ON 1/2" POLYETHYLENE ON 2x4 STUDS @ 16" OC WITH 1/2" INSULATION TO 2x12 BEAMS (W)</p>

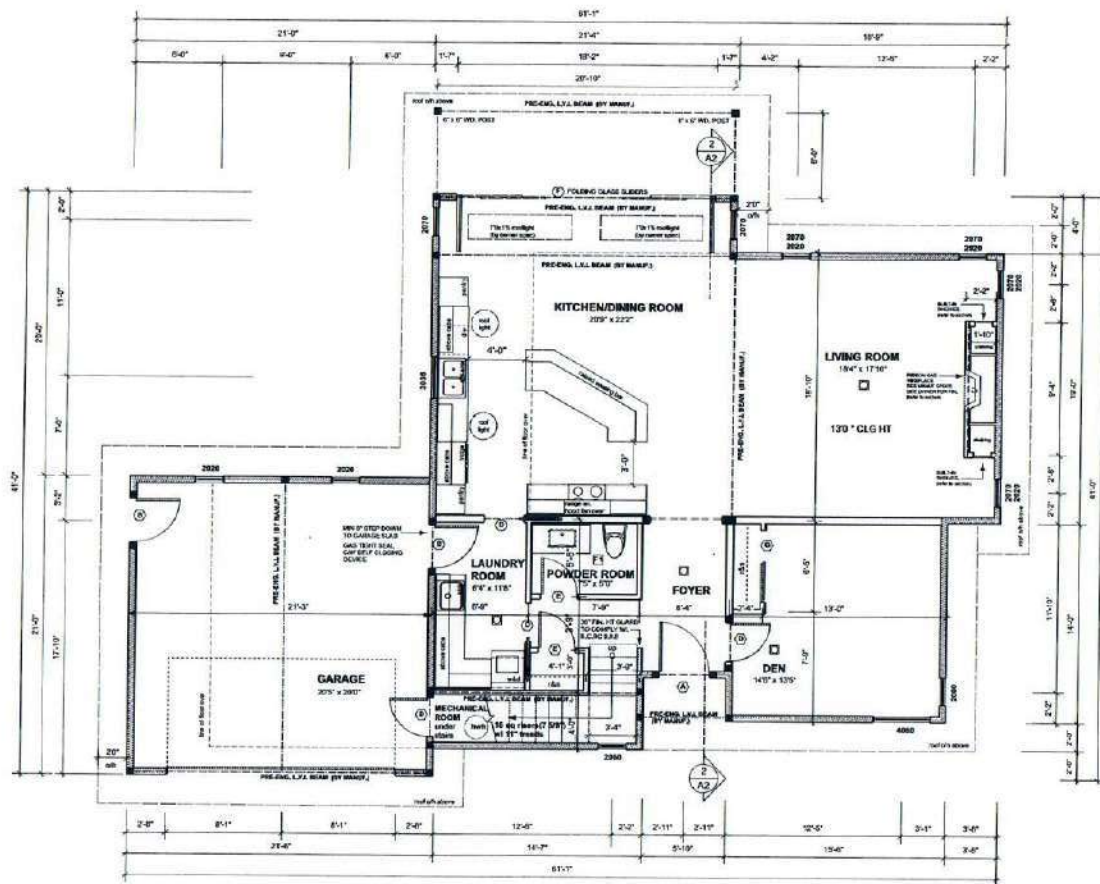
5 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

NOTE: ROOM SIZES NOTED ON FLOOR PLAN ARE FOR REFERENCE PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SIZES AND ARE TO BE USED FOR CONSTRUCTION

Wall Legend	
BUILT-UP WALL POST	
BUILT-UP WALL POST TO SUPPORT LOAD FROM ABOVE	
POINT LOAD ON BEAM FROM ABOVE	

DATE:	Rev:	Lot 33
REV:		A2 OF A6
REV:		FOUNDATION PLAN SECTION PLAN
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REV:		as shown

proposed verify all



1 MAIN FLOOR PLAN
A3 Scale: 1/4" = 1'-0"

NOTE: ROOM SIZES NOTED ON FLOOR PLAN ARE FOR REFERENCE PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SIZES AND ARE TO BE USED FOR CONSTRUCTION

Interconnected Smoke & Carbon Monoxide Alarm

75 cfm. ventilation fan also interconnected control
50 cfm. ventilation fan
 refer to general notes for existing code (see mech.)

DOOR SCHEDULE

- A 36 X 78 (1067 K 2337)
- B 36 X 78 (844 K 2337)
- C 210 X 718 (884 K 2337)
- D 218 X 78 (813 K 2337)
- E 218 X 78 (762 K 2337)
- F 180 X 810 (1488 K 2433)
- G 59 X 78 (1524 K 2337)
- H 59 X 78 (1525 K 2337)

Wall Legend

- 2' x 6" EXTERIOR WALL
- 2' x 4" INTERIOR WALL
- 2' x 4" INTERIOR PARTITION
- 8" THK CONC. FOUNDATION WALL
- 18" x 6" CONC. STRIP FOOTING
- BUILT-UP WDL POST
- BUILT-UP WDL POST TO SUPPORT LOAD FROM ABOVE
- POINT LOAD ON BEAM FROM ABOVE

NO.:	Lot 33
REV. NO.:	A3 OF A5
DATE:	March 24, 2016
BY:	as shown

proposed verify all