

**ARCHITECTURAL GENERAL NOTES**

Drawings are not to be scaled.

All interior dimensions are to the face of stud unless otherwise indicated.

All exterior dimensions are to face of plywood/concrete unless otherwise indicated.

Written dimensions shall take precedence.

All materials, details and workmanship shall conform to the 2006 edition of the British Columbia Building Code.

The contractor shall familiarize him/herself with the construction documents and specifications. Any discrepancies shall be brought to the attention of the consultant before proceeding with the affected work.

Any variation or substitution of materials or details from those indicated in the documents may not be made without the prior approval of the consultant.

Provide 2x4 blocking for all wall mounted items including but not limited to cabinets, curtain and traverse rods, shower curtain rods, chair rails and baseboards, clothes hooks, mirrors, towel rods, soap dispensers, toilet paper holders, and shelving required to provide secure fastening.

Provide fire stop around all penetrations.

Provide blocking for all mechanical and electrical attachments.

**SITE DATA**

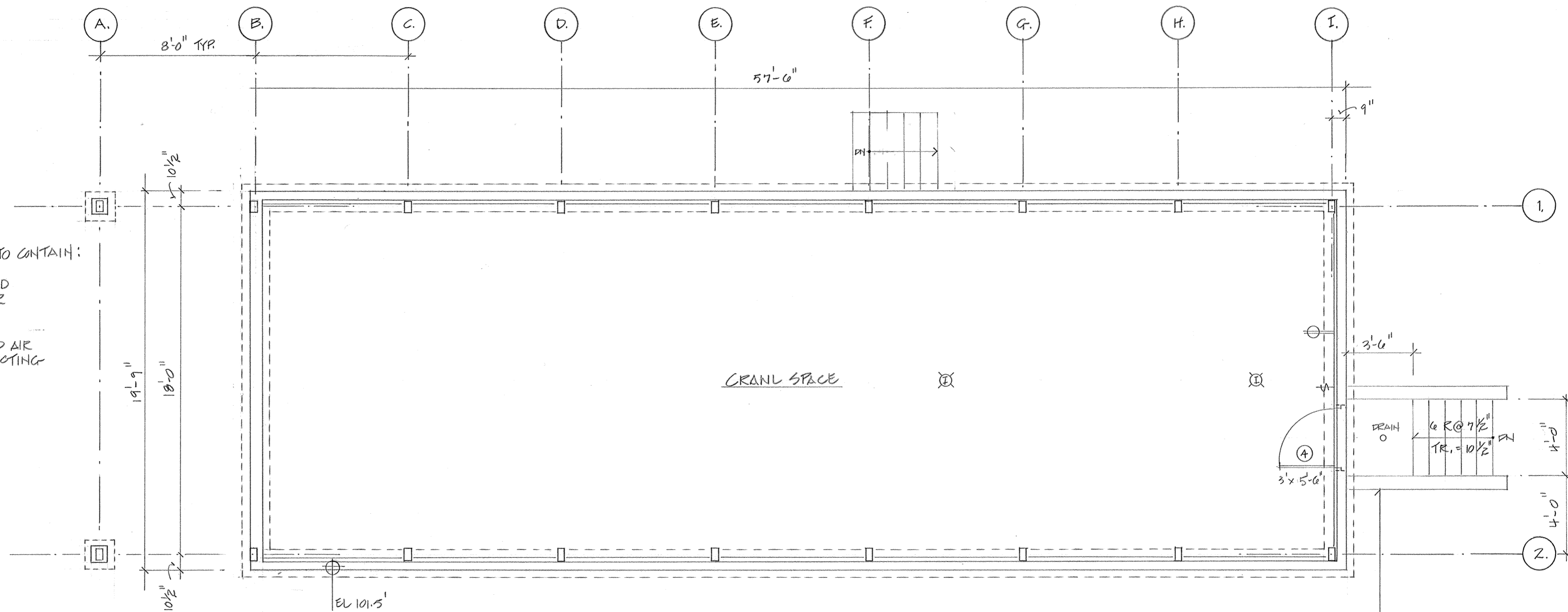
<b>LEGAL DESCRIPTION</b>	Lot 40, District Lot 1780, Plan BCP 21241
<b>LOCATION</b>	Brigade Bay, Gambier Island, British Columbia
<b>SITE AREA</b>	6.75 acres ( 2.73 hectares ) ( 294,030 sq ft )
<b>ZONING</b>	Rural Residential Zone (RR)
<b>SITE COVERAGE</b>	Allowed: 52,925 sq ft (18%) Proposed 1,137 sq ft (.0039%)
<b>BUILDING AREA</b>	Main Floor 19'-11" x 57'-1" = 1,137 sq ft Covered Terrace 8'-0" x 19'-11" = 159 sq ft Crawl Space 19'-11" x 57'-1" = 1,137 sq ft

**DRAWING LIST**

A-1	SITE PLAN, ROOF PLAN, DATA
A-2	FOUNDATION PLAN, ASSEMBLIES
A-3	FLOOR PLAN
A-4	EXTERIOR ELEVATIONS
A-5	BUILDING SECTIONS, ELEVATIONS
A-6	BUILDING SECTIONS
A-7	EXTERIOR DETAILS
A-8	INTERIOR DETAILS
A-9	WINDOW DETAILS, SCHEDULES
A-10	DETAILS
A-11	DETAILS
A-12	DETAILS

SOUTHERLY PROPERTY LINE  
106° 21' 00"  
15' (4.5m)  
REQUIRED SETBACK

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**BUILDING ASSEMBLIES**

**WALLS**

W1	Found. Wall	Damproofing fully adhered to reinforced concrete as per structural 2" fully adhered rigid insulation
W2	Exterior	1x4 T&G cedar siding, stained sheathing paper 1x2 vert strapping @16" o.c. for rainscreen 1/2" plywood sheathing 2x6 stud framing @16" o.c. with R-20 batt insulation 6 mil poly vapour barrier 1/2" finished ply interior
W3	Interior	1/2" finished ply interior 2X4 studs @16" o.c. 1/2" finished ply interior
W4	Interior Sound Barrier	1/2" finished ply interior 1/2" plywood 2X4 studs @16" o.c. with Batt insulation 1/2" finished ply interior
W5	Interior Bathroom Plumbing	1/2" finished ply interior 2X6 studs @16" o.c. 1/2" plywood 1/2" finished ply interior
W6	Interior At shower	1/2" finished ply interior or Cementitious board at shower 2X4 studs @16" o.c. Batt insulation 1/2" finished ply interior

W7	Windows	Columbia 4500T window wall Sealed units: 6mm lowE over 6mm clear (Phoenix Glass)
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**FLOORS**

F1	Crawl Space	2" concrete skim coat 6 mil poly vapour barrier compacted fill
F2	Typ. Floor	Finish hardwood flooring 3/4" T&G plywood subfloor glued and nailed to TJI truss joists ( see structural ) R28 batt insulation over heated crawl space
F3	Terraces	Textured concrete pavers set on 3" sand bed on granular fill material sloped 1:100

**ROOF**

R1	Sloped	2.15 in 12 sloped roof (10 degrees) Galvalume finished standing seam panels at 12" o.c. (Lam Metal) Peel and stick membrane 5/8" T&G plywood sheathing Gable truss to build up slope R-28 batt insulation vented to ext. min.1:300 6 mil poly vapour barrier 1x6 T&G wood ceiling stained w. soffit vents
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**POST & BEAM STRUCTURE ( see structural drawings )**

Posts	Glulam	5 1/8" x 7 1/2"
Beams	Glulam	5 1/8" x 12"
Braces btwn Posts	Glulam	5 1/8" x 7 1/2"
BRACE BEL BEAM at South Ext wall	Glulam	5 1/8" x 5 1/8"
Purlins	D. Fir	3 x 6
Purlins at East & West exterior walls	Glulam	5 1/8" x 5 1/2"
Blocking btwn purlins at North & South exterior walls	D. Fir	6 x 6

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Foundation Plan, Assemblies

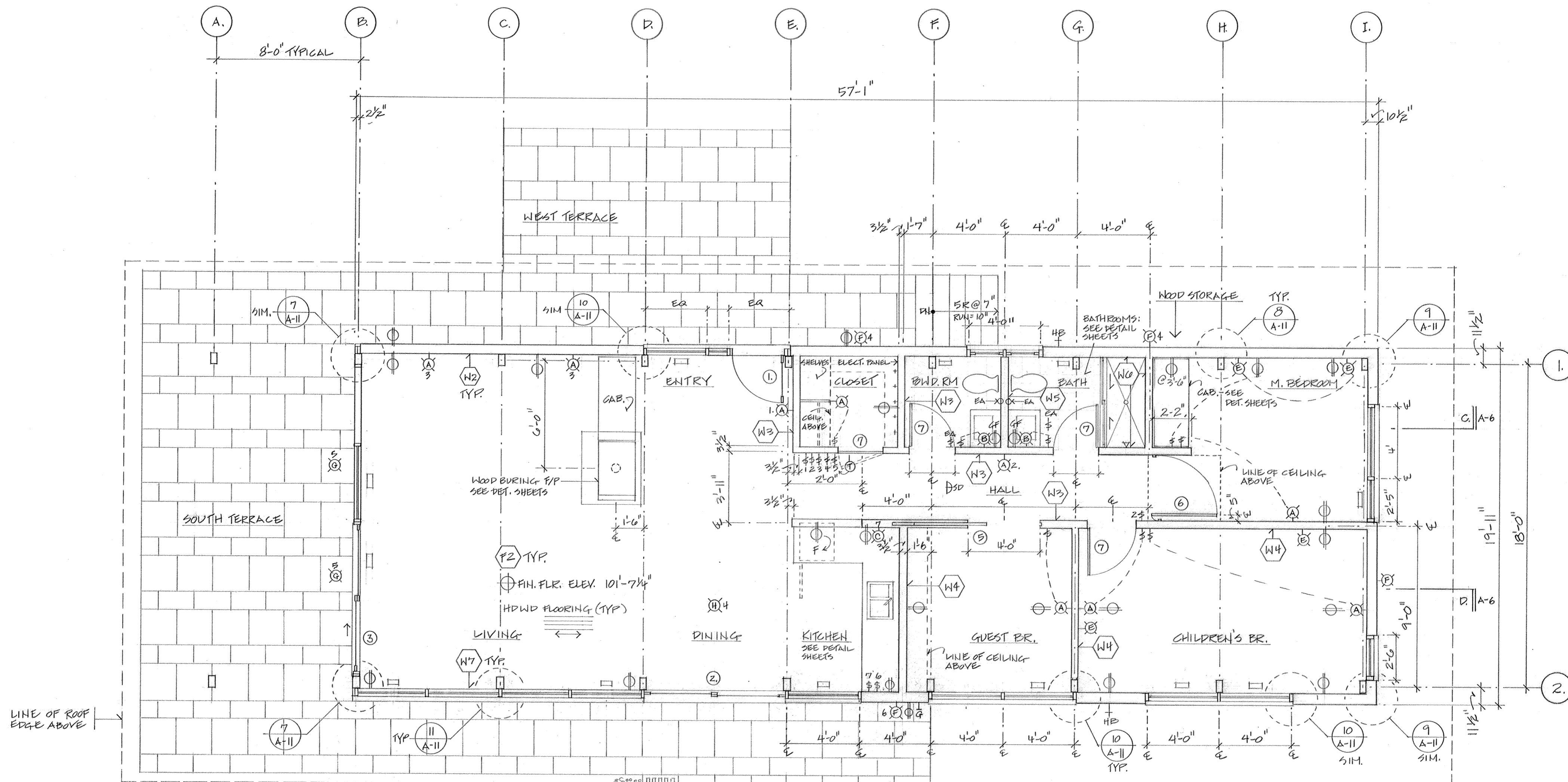
A-2

May 3, 07 - B.P. & Costing  
JUNE 15, 07 - FOR CONSTRUCTION

301 - 2274 York Avenue  
Vancouver BC V6K 1C6  
604-737-1952

Gambier Island  
Brigade Bay - Lot 40  
British Columbia

1/4"=1'-0"  
May 1, 2007



- LEGEND OF SYMBOLS**  
 (NUMBER BESIDE ELECTRICAL SYMBOL INDICATES SWITCHING)
- △ S.D. SMOKE DETECTOR
  - ▽ TELEPHONE JACK
  - ▽ CABLE CONNECTION (WHITE)
  - ⊕ LEVETON DECORA DUPLEX RECEPTACLE
  - ⊕ LEVETON DECORA SPLIT FEED RECEPTACLE
  - ⊕ LEVETON DECORA GROUND FAULT RECEPTACLE
  - ⊕ WATER PROOF DUPLEX RECEPTACLE (ALUM FINISH)
  - ⊕ LEVETON DECORA WALL MOUNTED SWITCH
  - ⊕ LEVETON DECORA TOUCH DIMMER
  - AIR SUPPLY GRILL
  - EA AIR EXHAUST
  - ⊕ THERMOSTAT
  - ⊕ HB HOSE BIB
  - ⊕ FURNACE (LENNOX - CONVERTED TO PROPANE)

WASHED RIVER ROCK BED @ DRIP LINE

CONCRETE GRASS GRID PAVES @ DRIP LINE

PRECAST CONC. UNIT PAVES CHARCOAL.

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**Floor Plan**

**A-3**

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1. EAST ELEVATION



2. WEST ELEVATION

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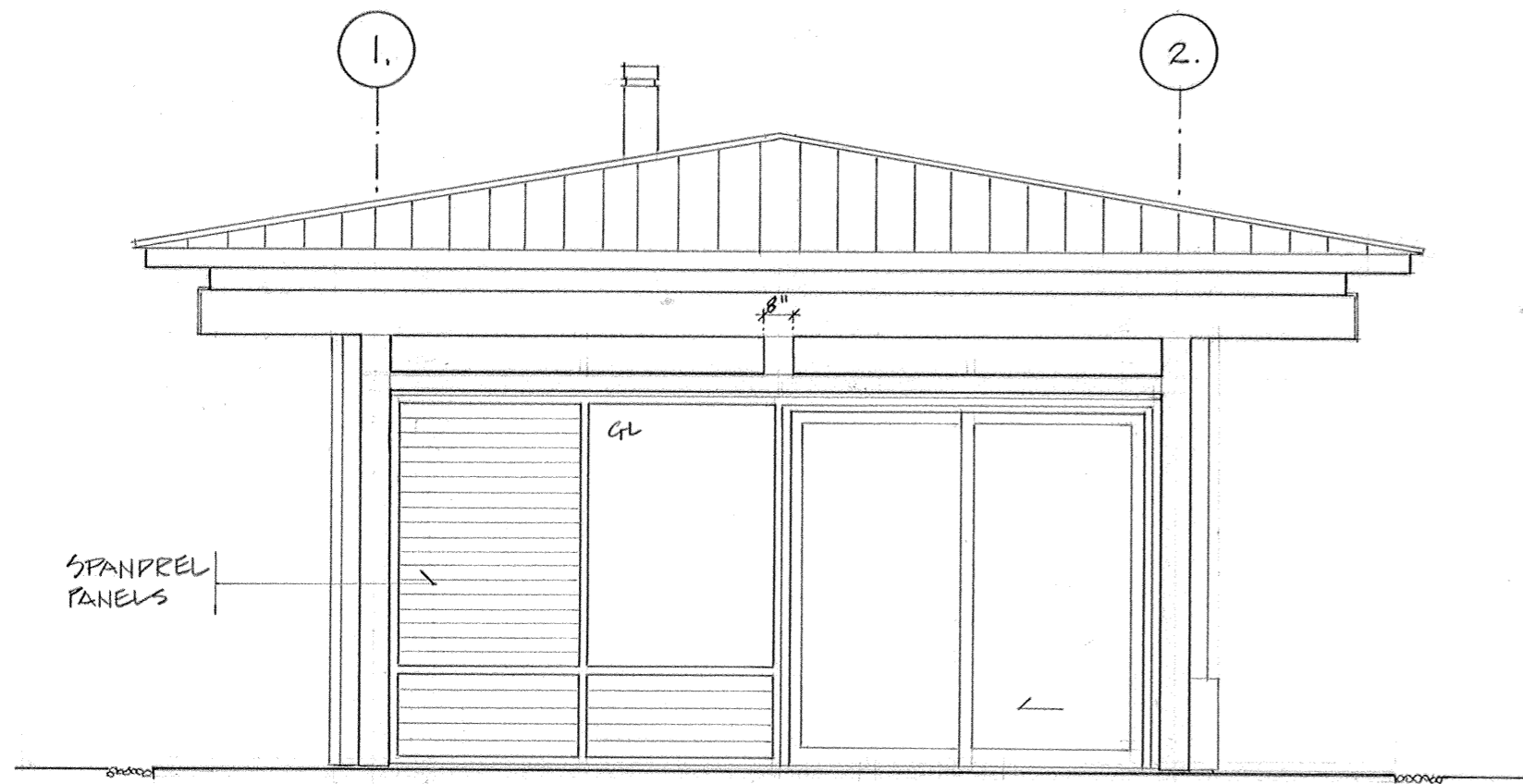
Gambier Island  
Brigade Bay - Lot 40  
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Exterior Elevations

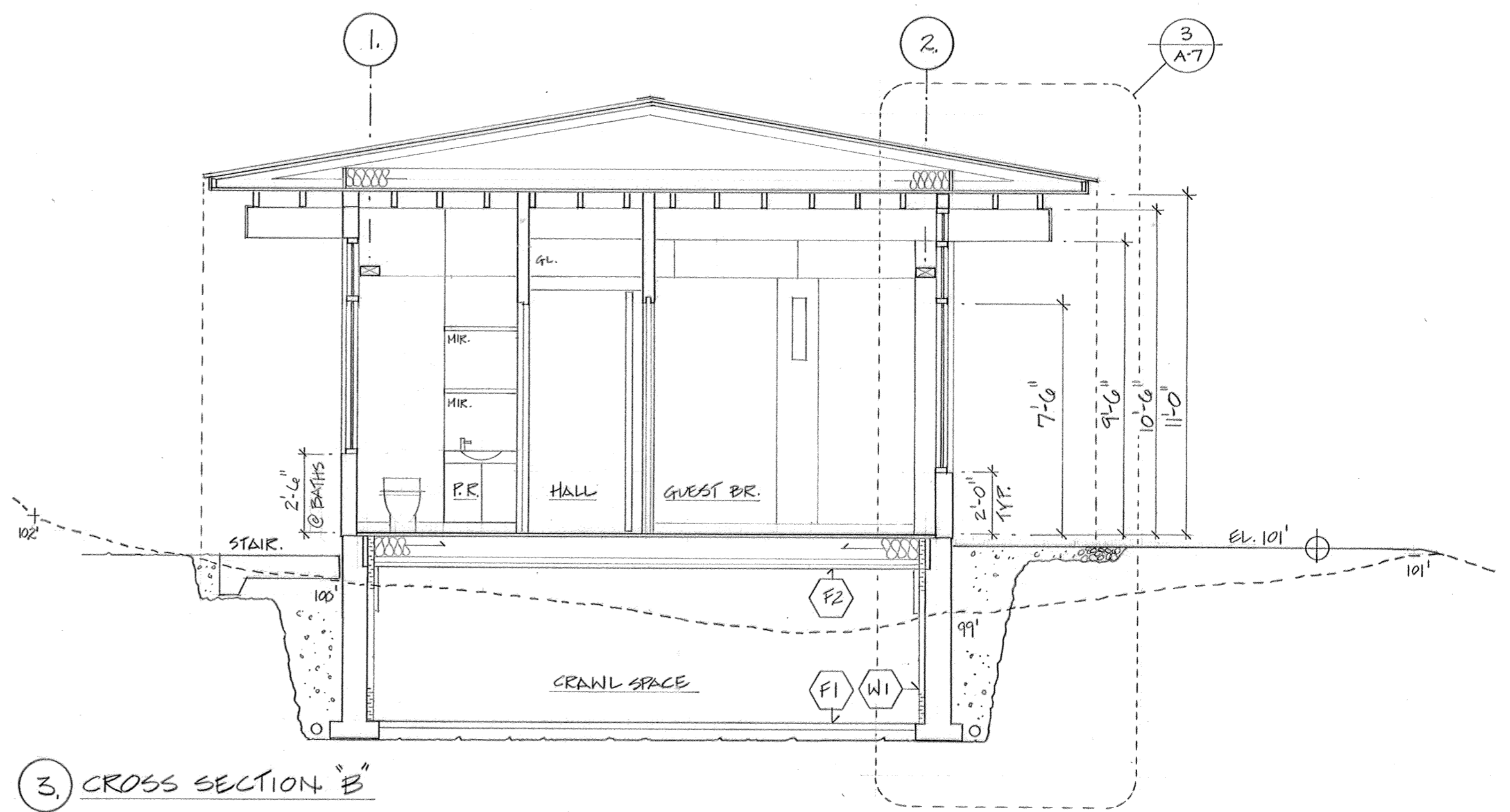
1/4"=1'-0"  
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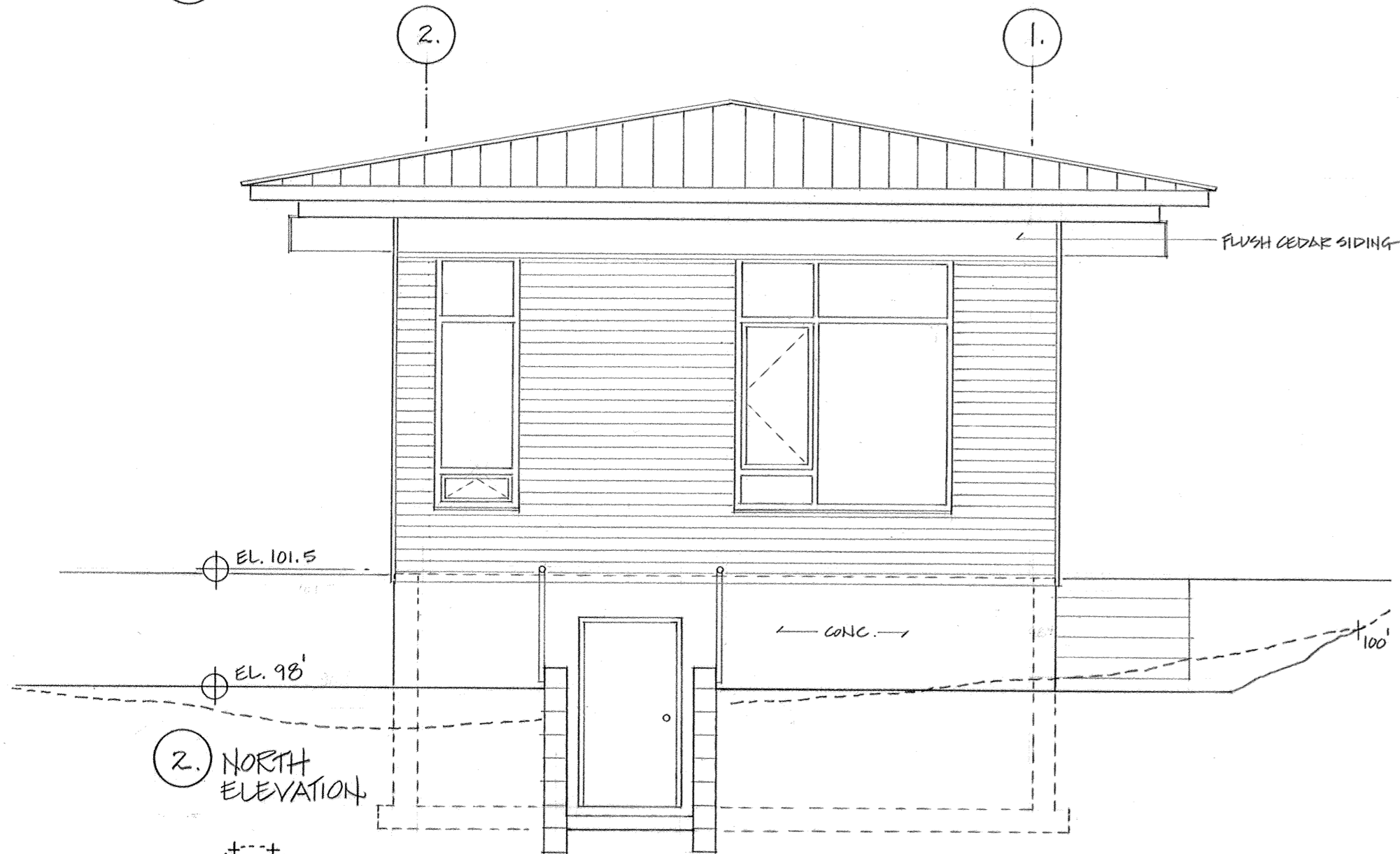




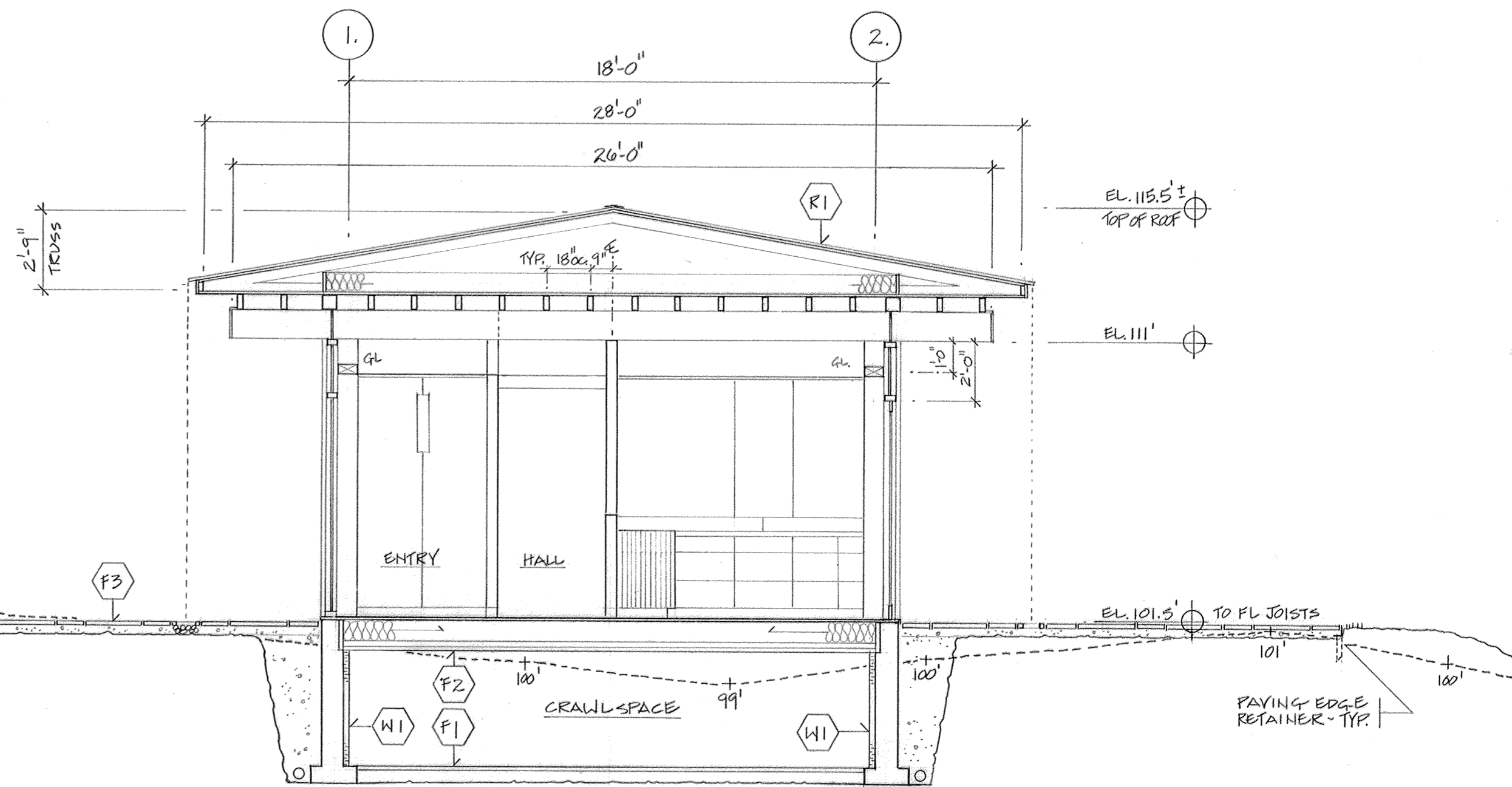
1. SOUTH ELEVATION



3. CROSS SECTION "B"



2. NORTH ELEVATION



4. CROSS SECTION "A"

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Building Sections, Elevations

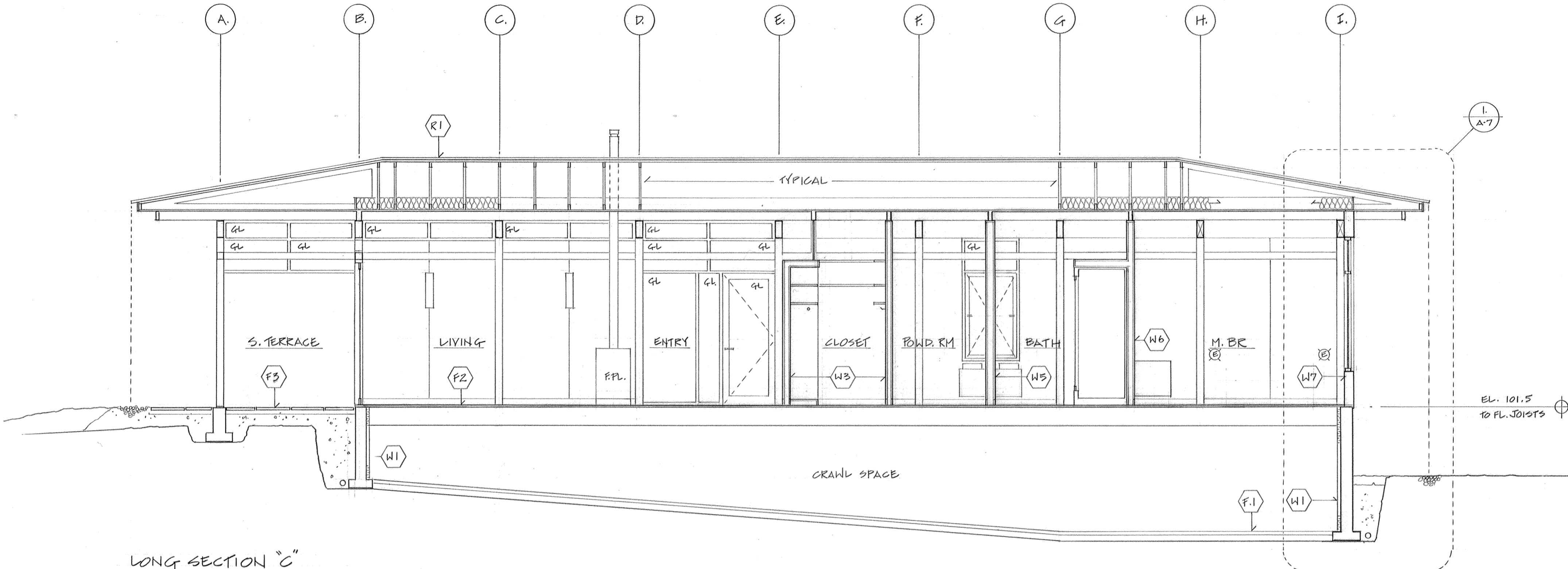
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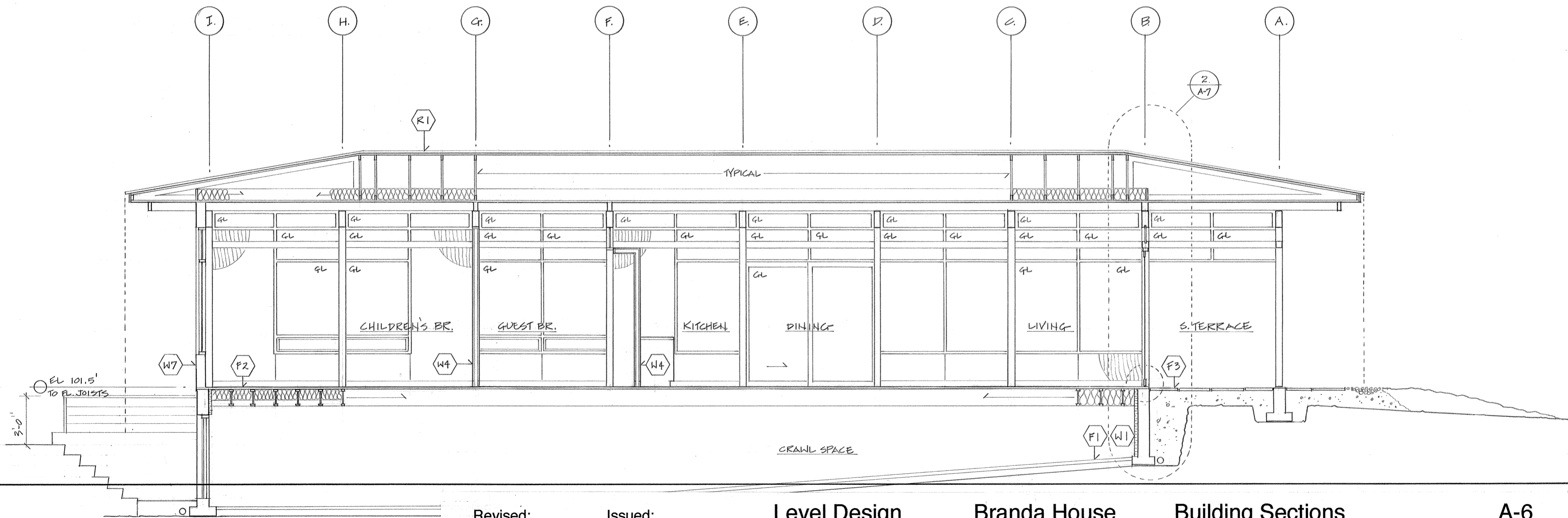
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May 1, 2007



LONG SECTION "C"



LONG SECTION "D"

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Building Sections

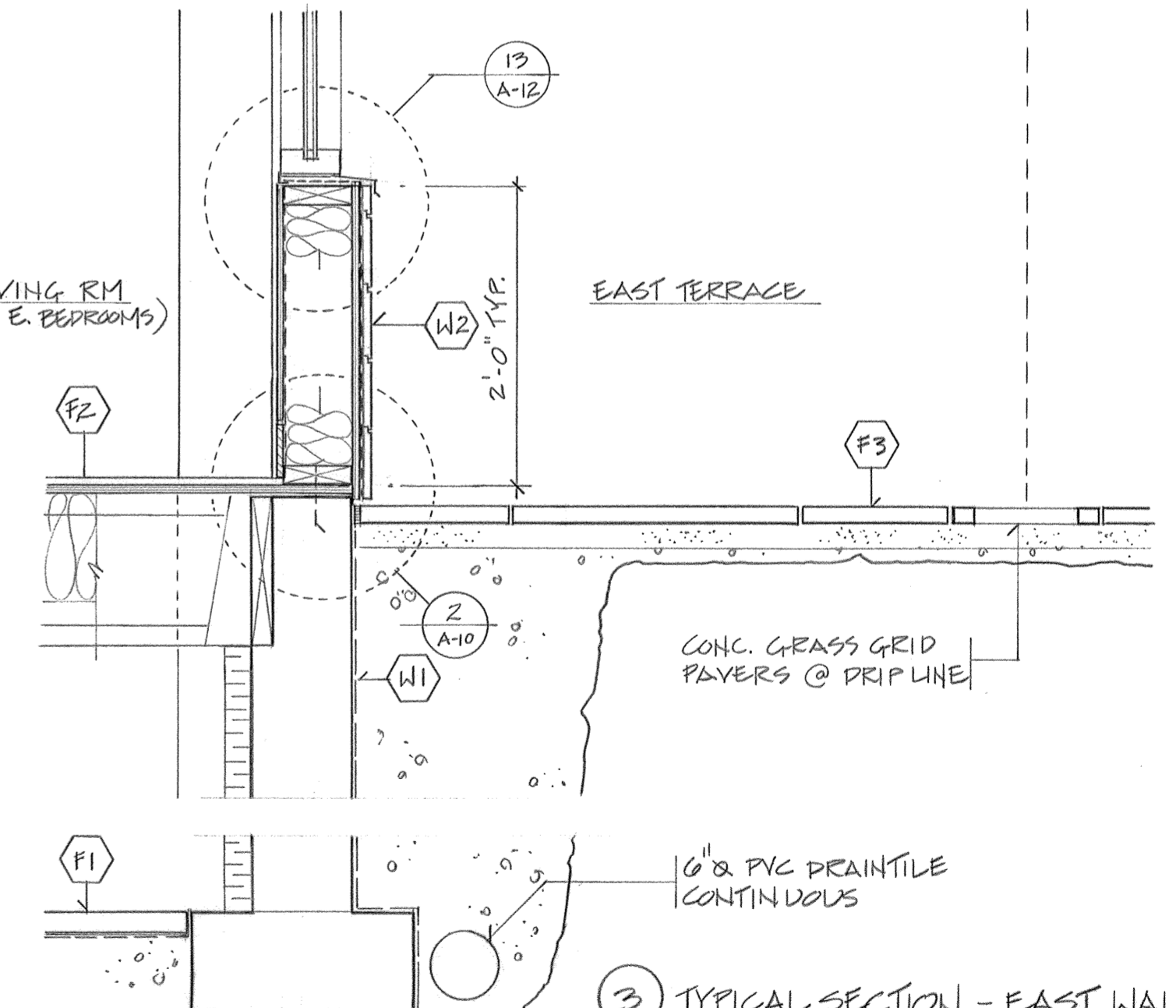
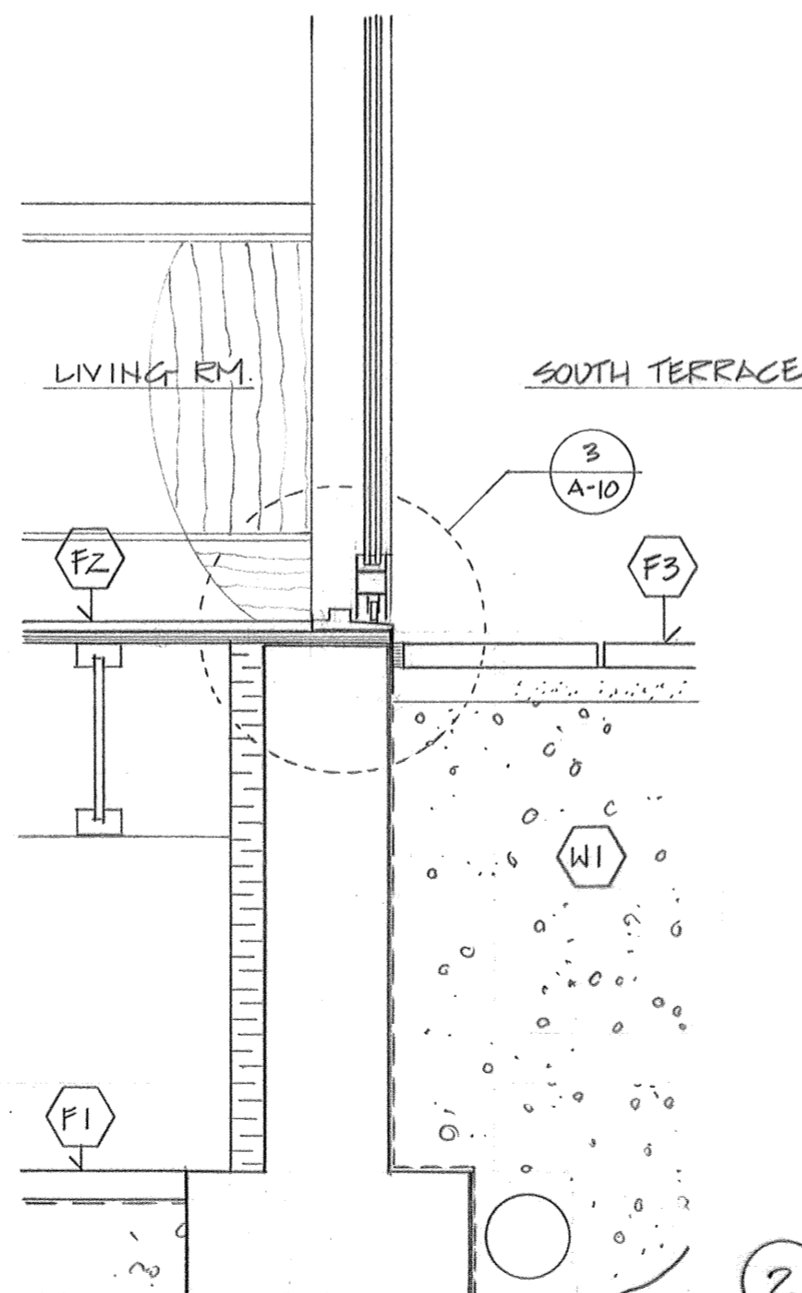
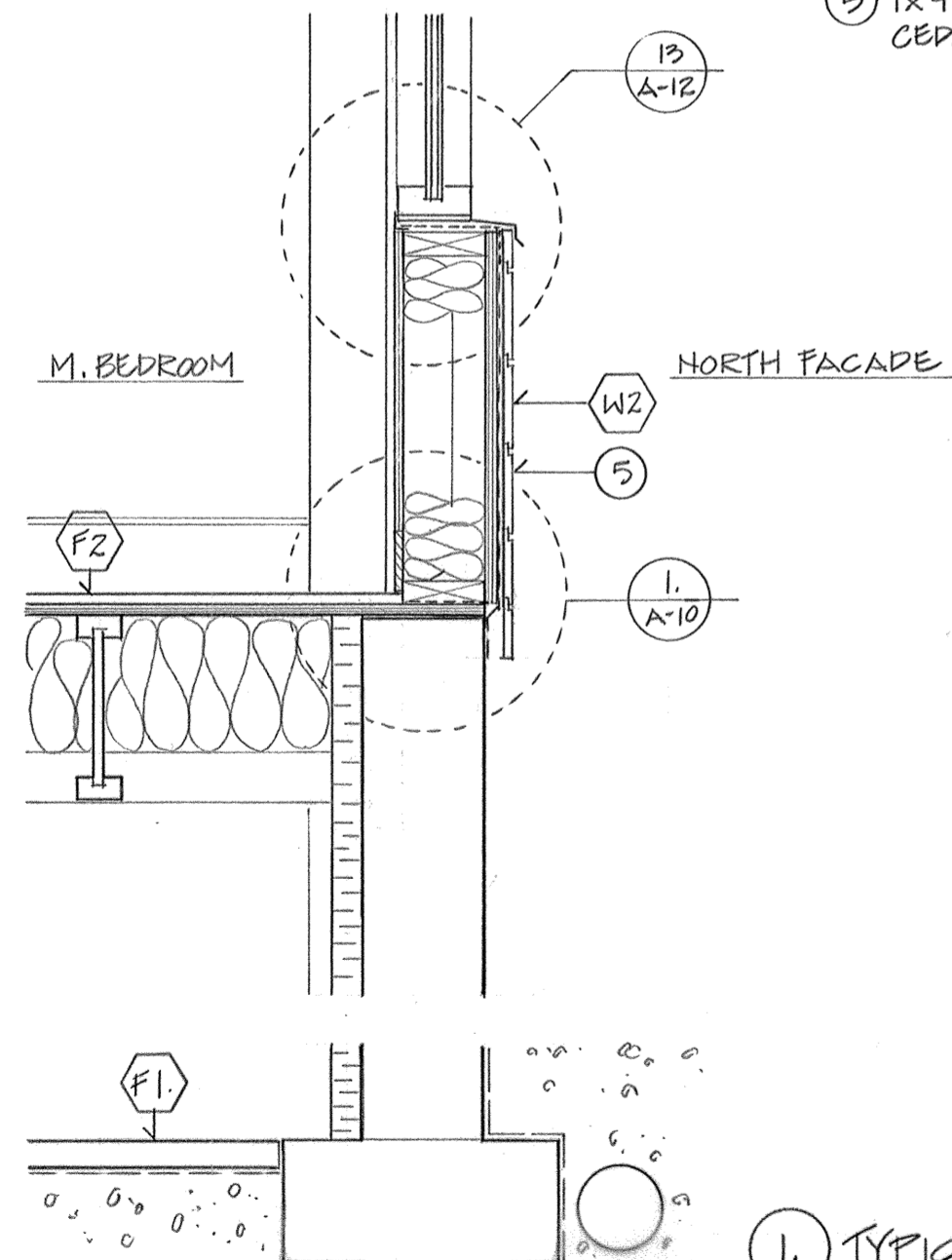
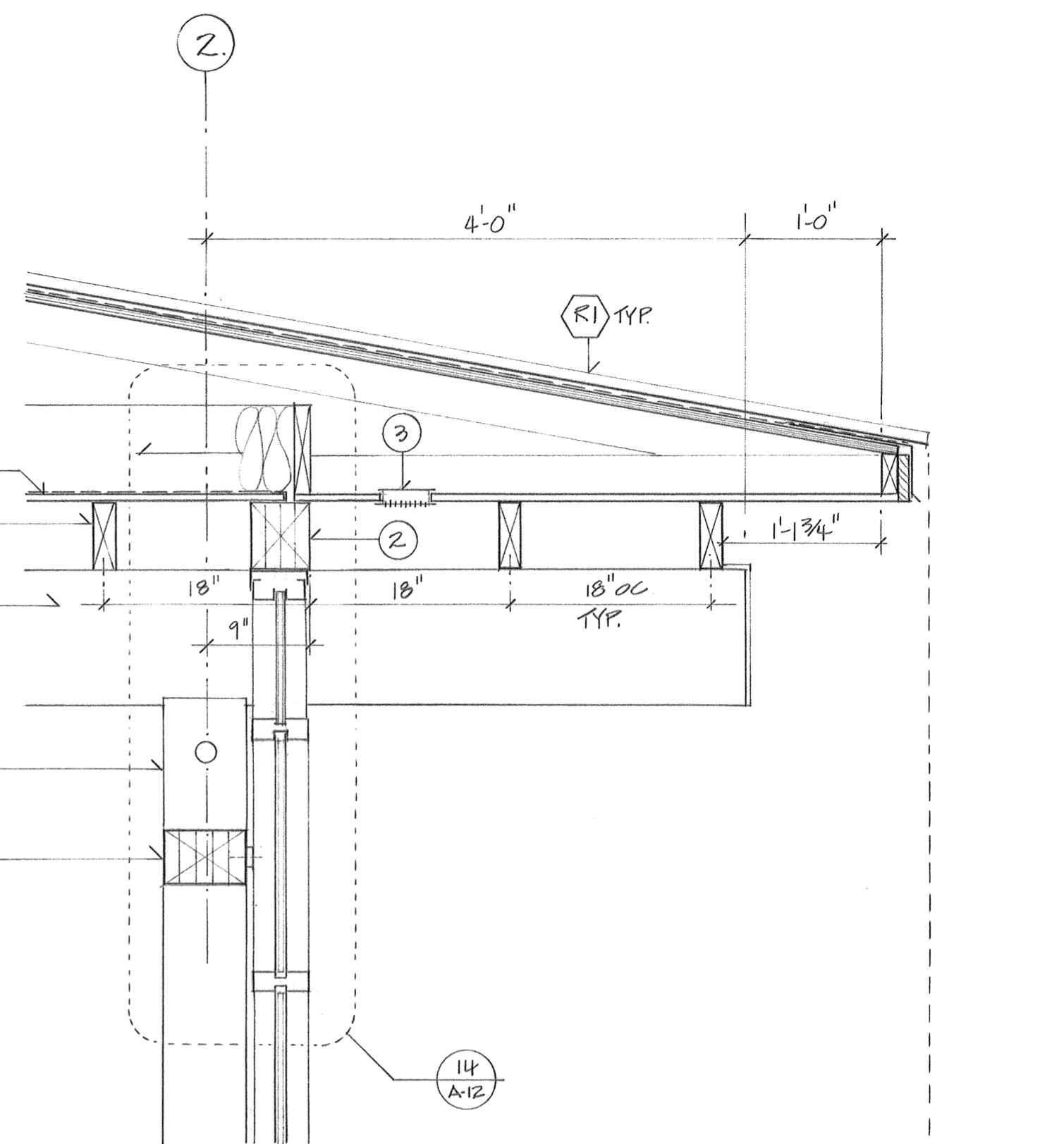
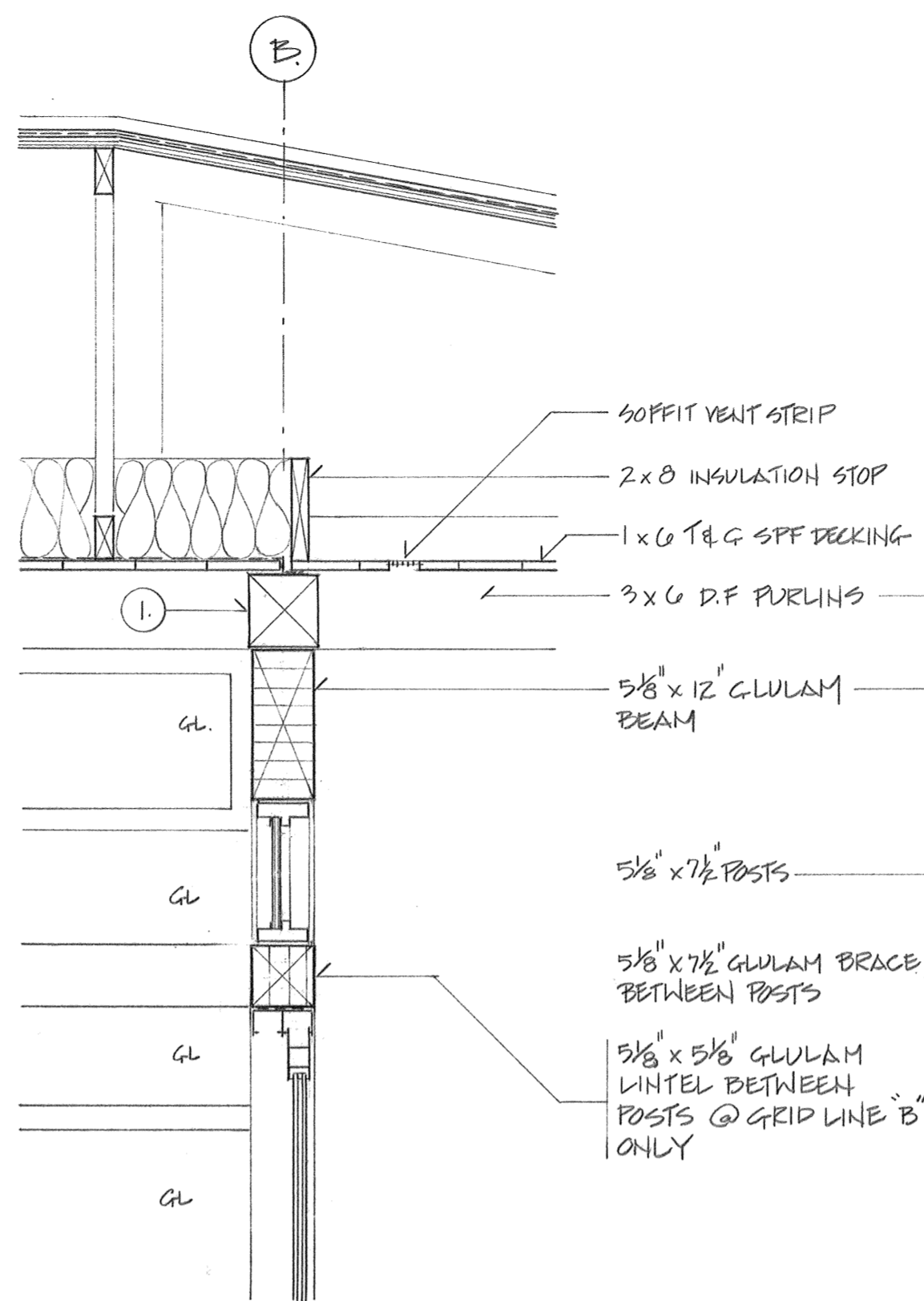
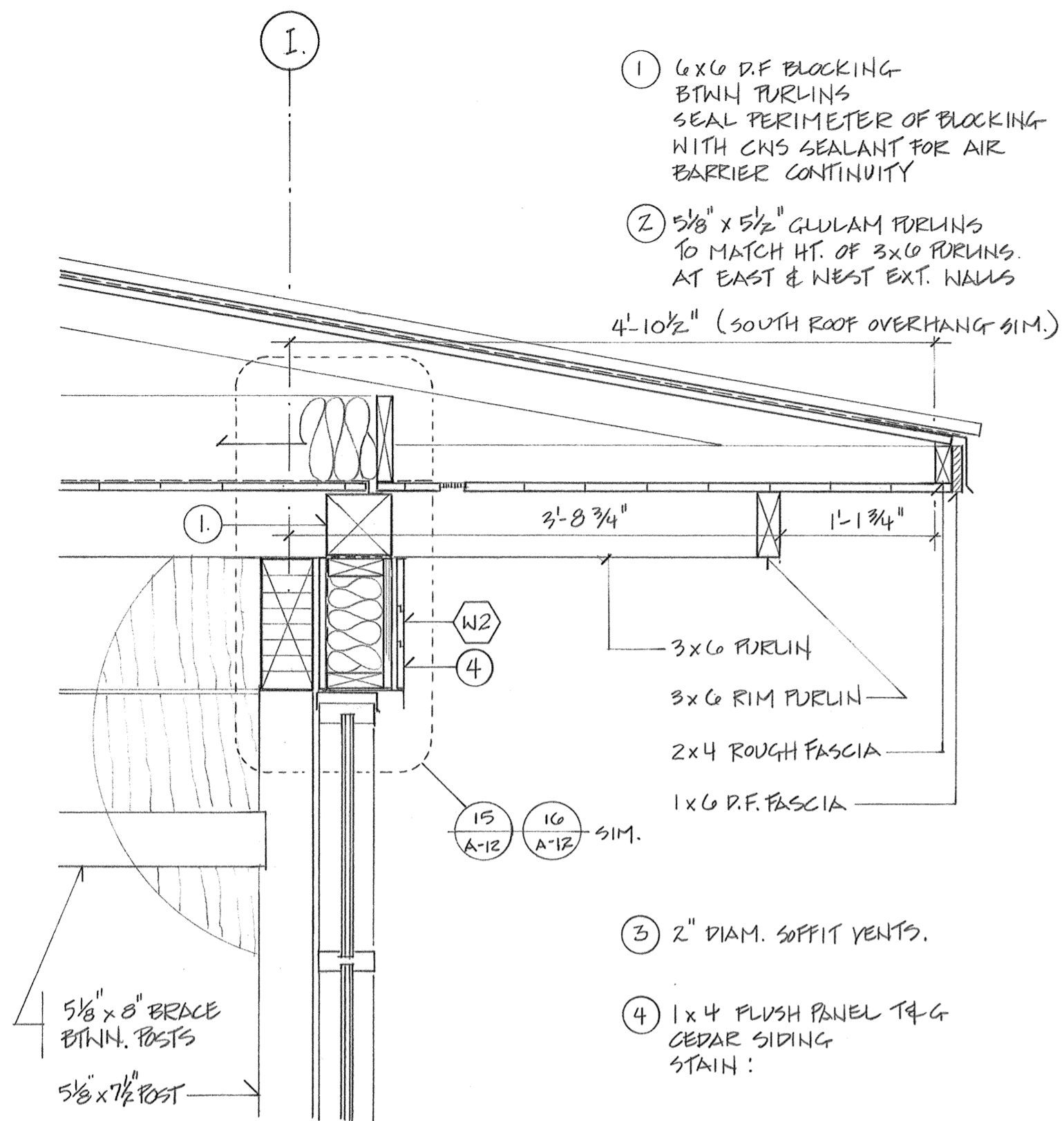
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1/4"=1'-0"  
May 1, 2007



1. TYPICAL SECTION @ NORTH WALL

2. SECTION @ SOUTH WALL

3. TYPICAL SECTION - EAST WALL (& WEST WALL)

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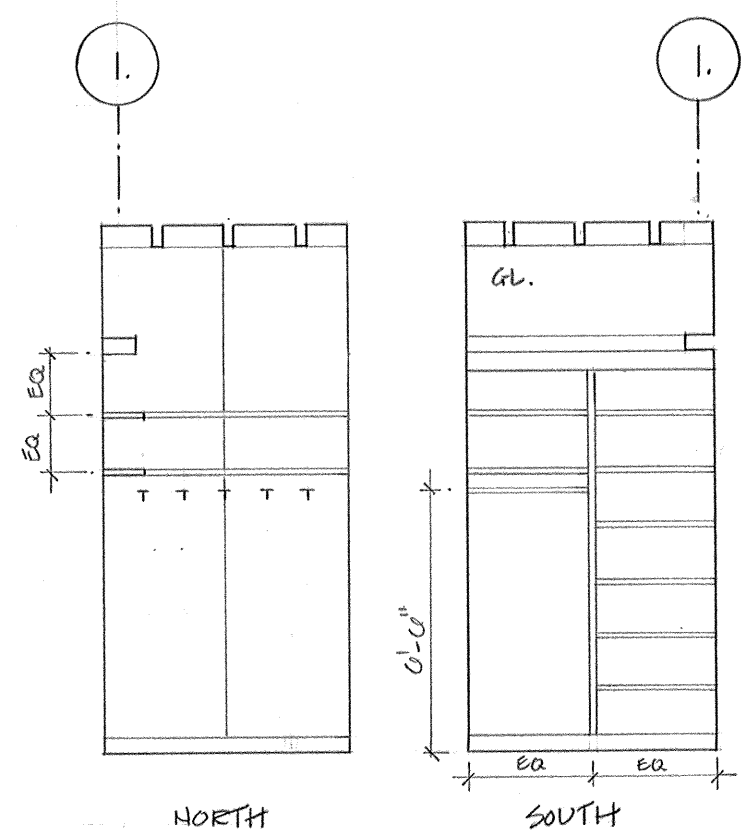
Gambier Island  
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British Columbia

Exterior Details

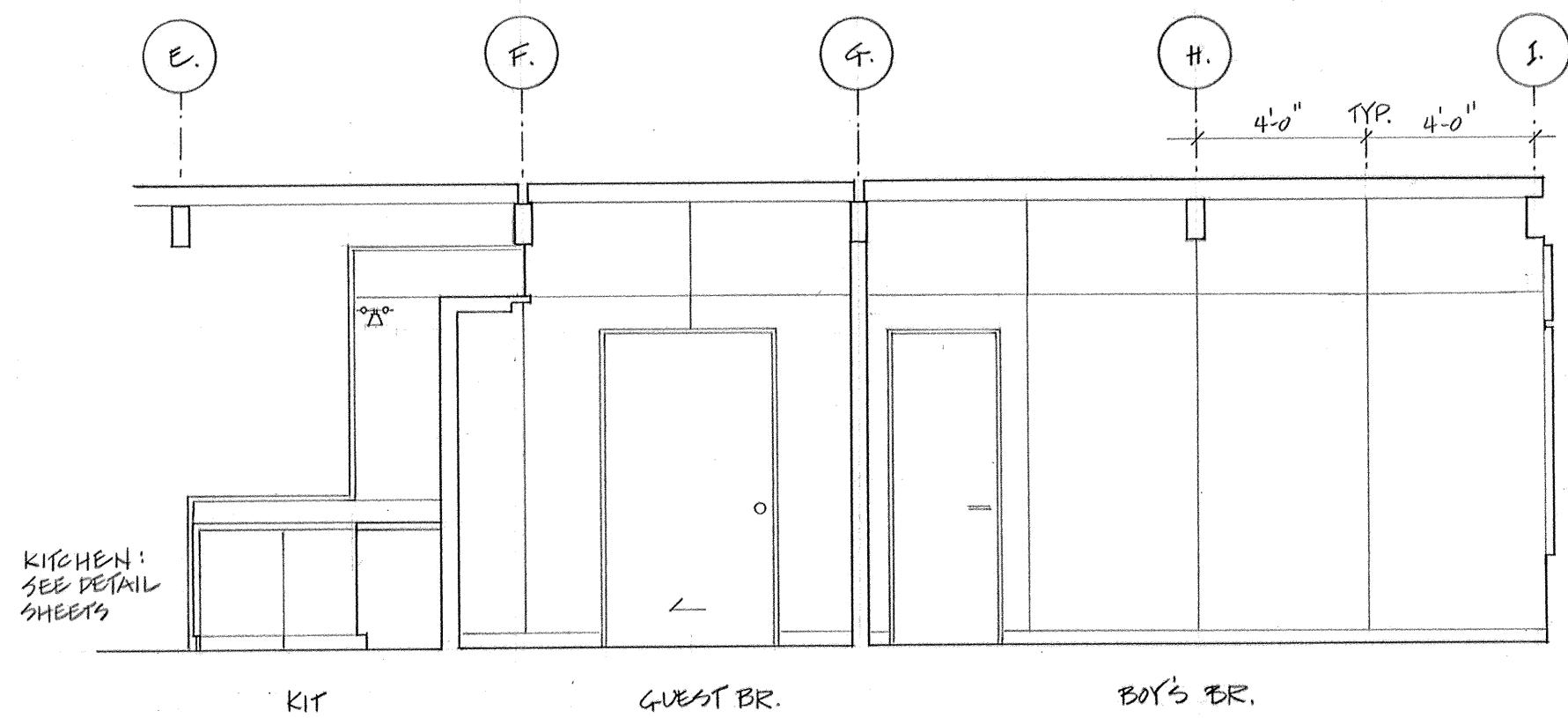
1" = 1'-0"  
May 1, 2007

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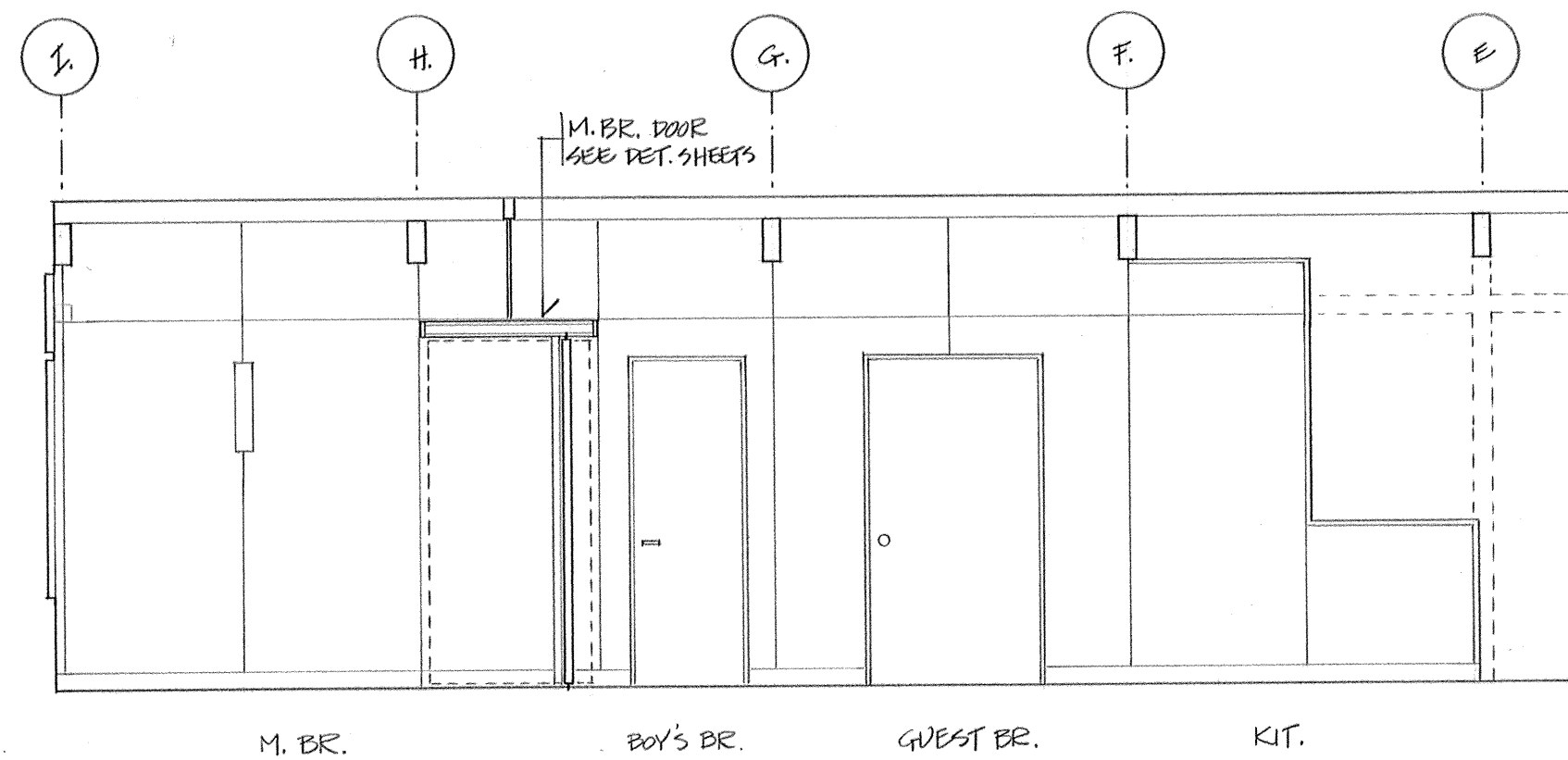




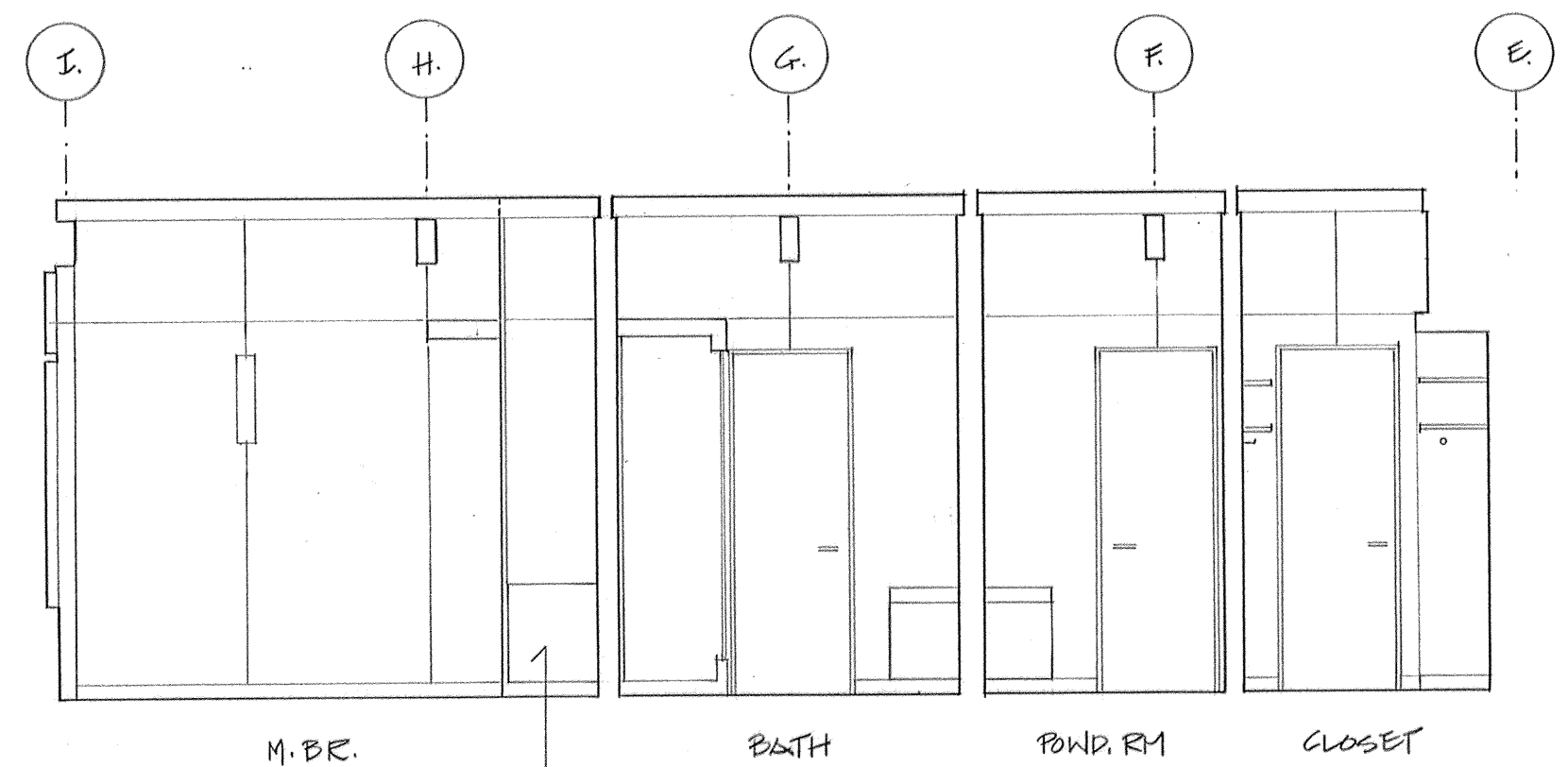
5. ELEVATIONS @ CLOSET



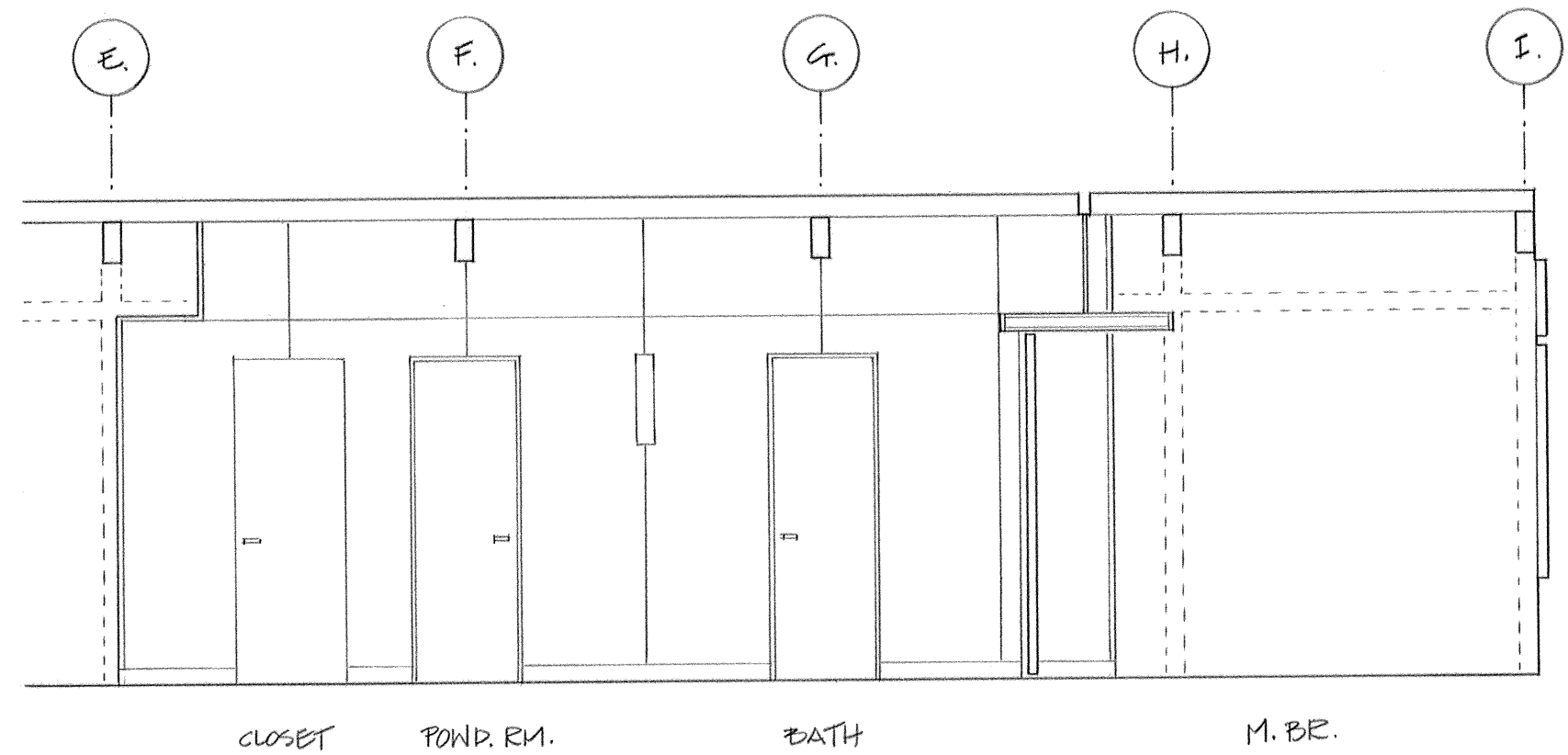
3. ELEVATIONS LOOKING WEST



1. ELEVATION @ HALL LOOKING EAST



4. ELEVATIONS LOOKING EAST



2. ELEVATION @ HALL LOOKING WEST

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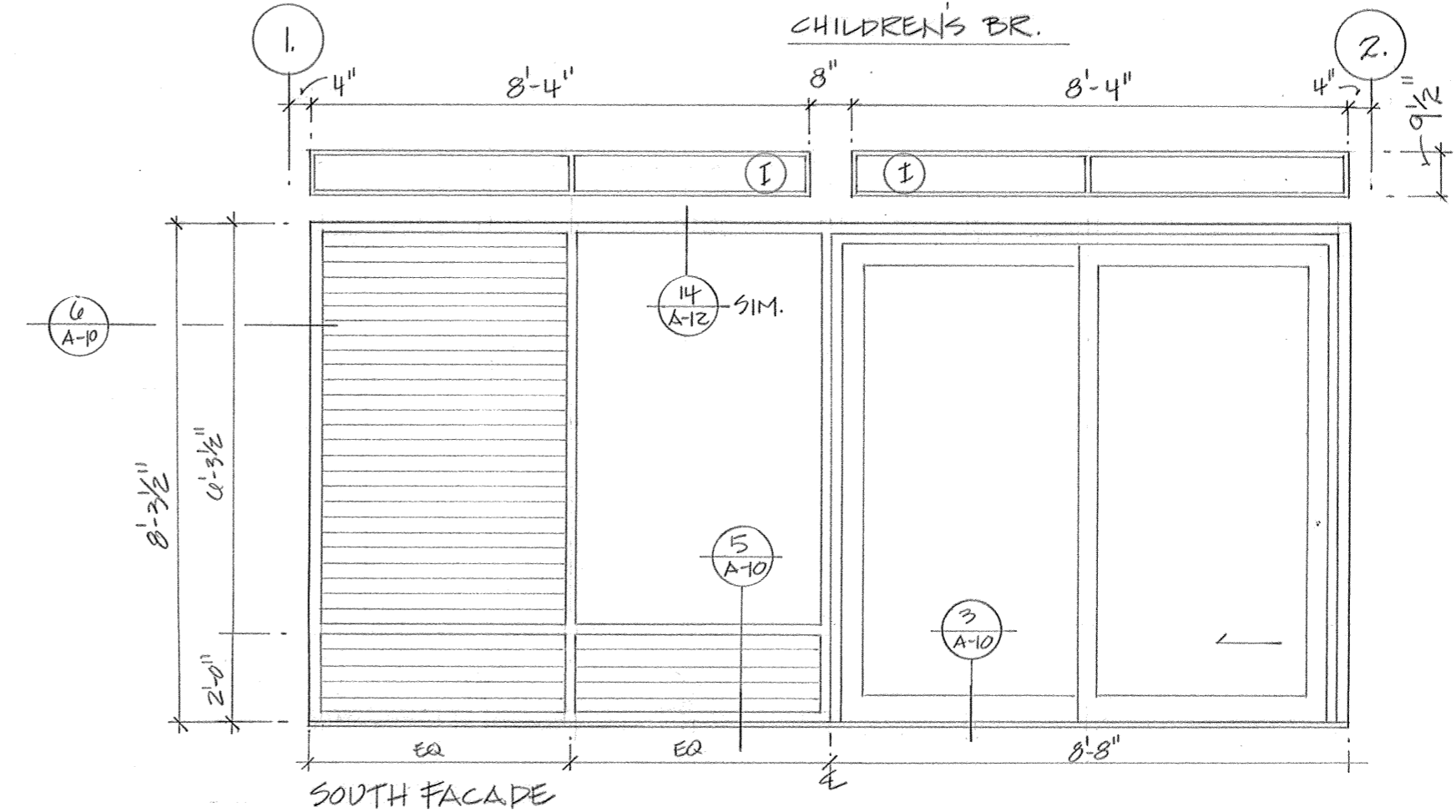
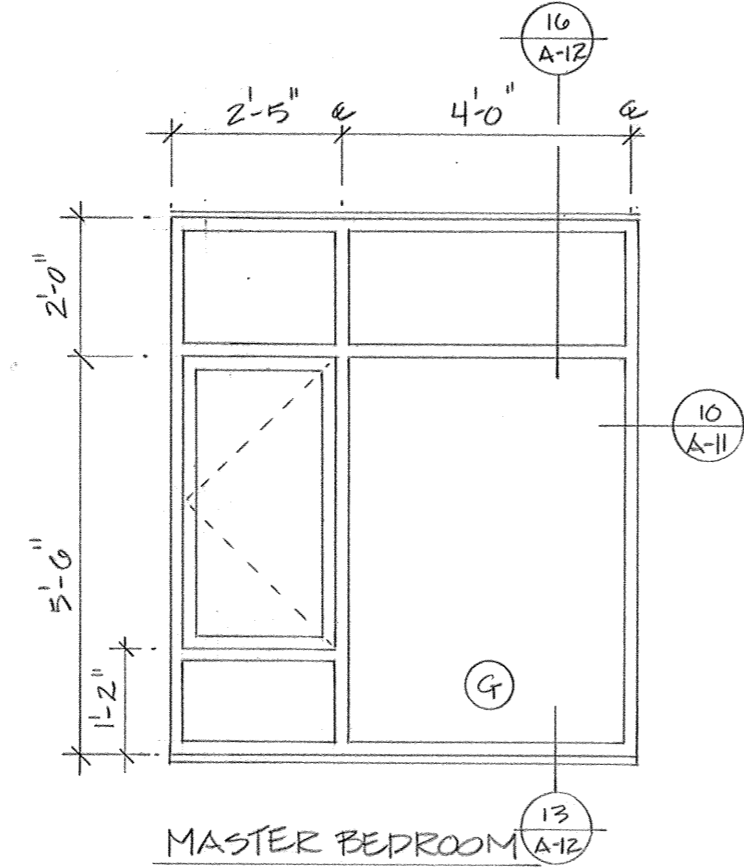
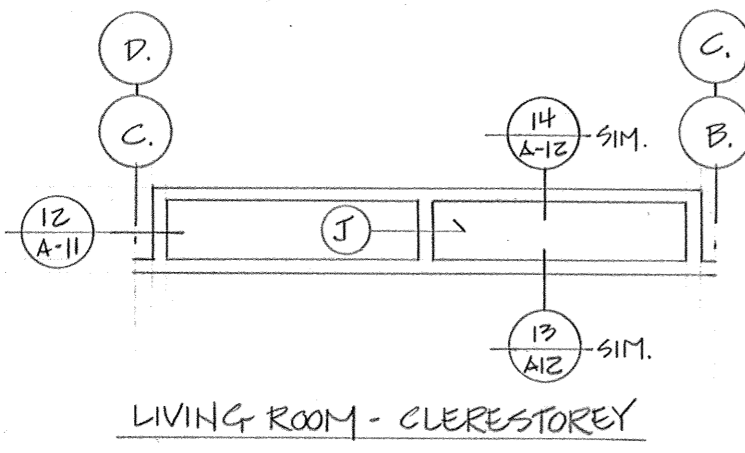
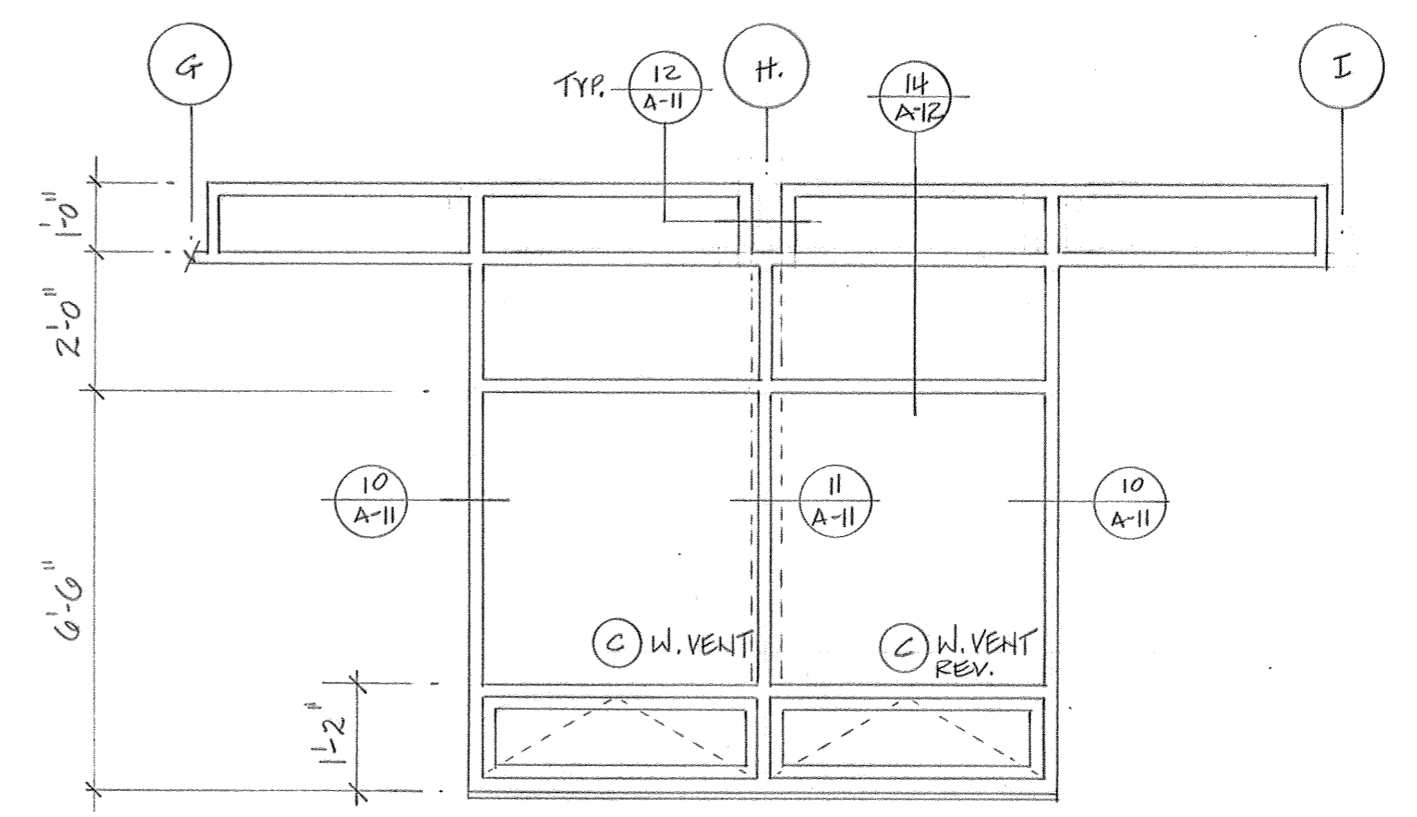
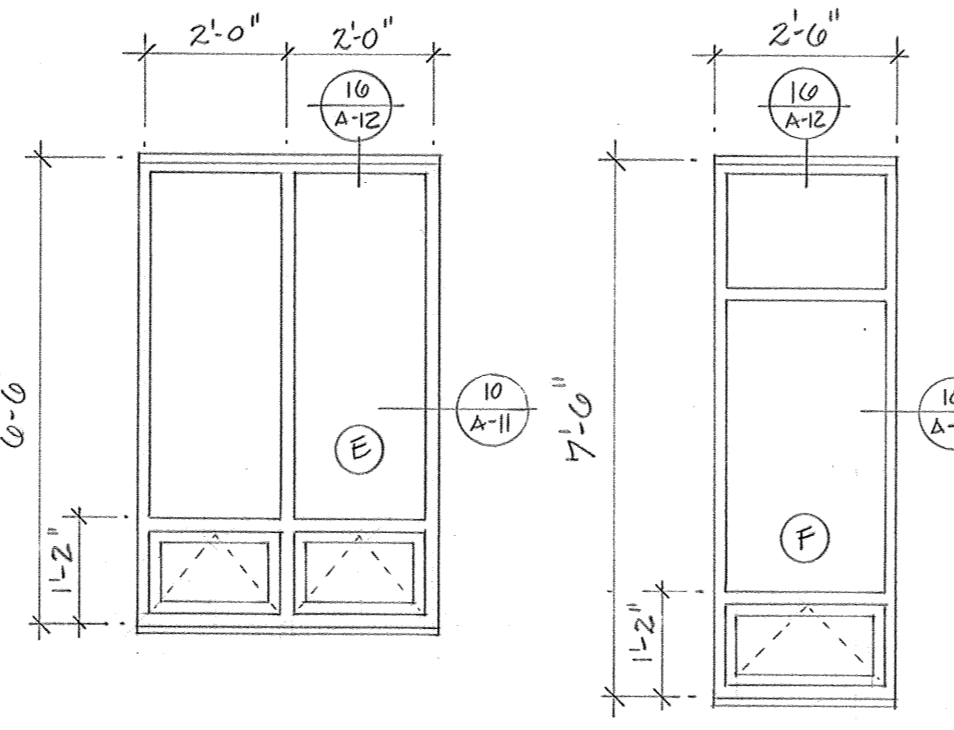
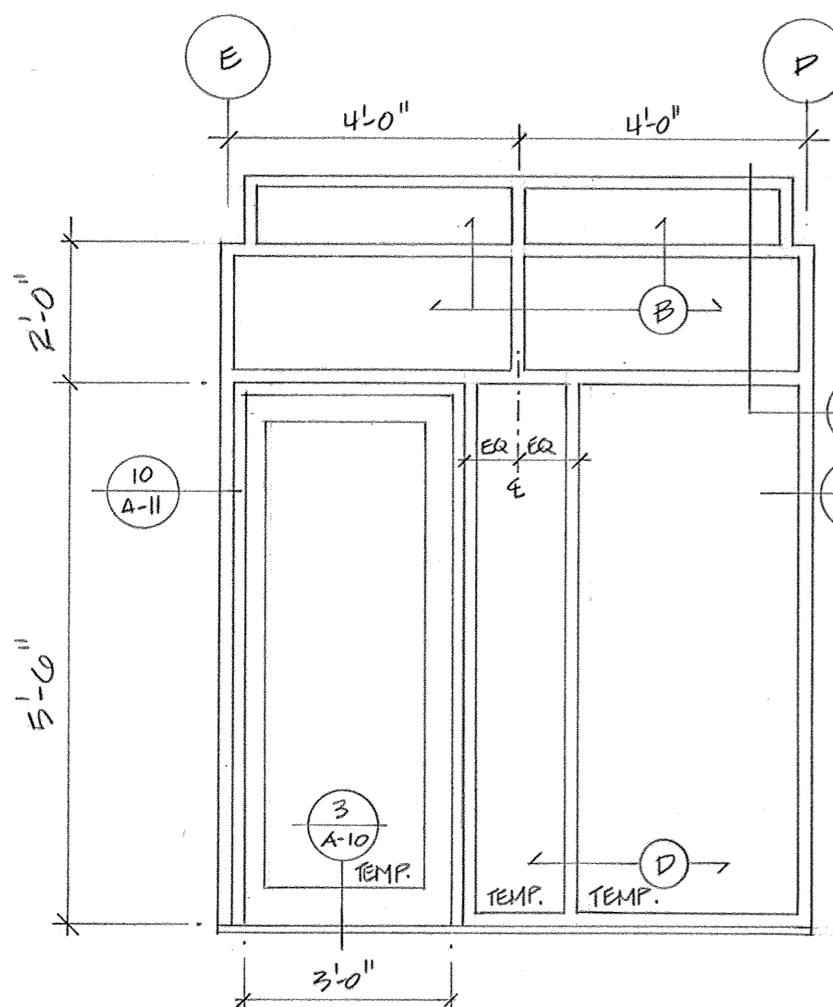
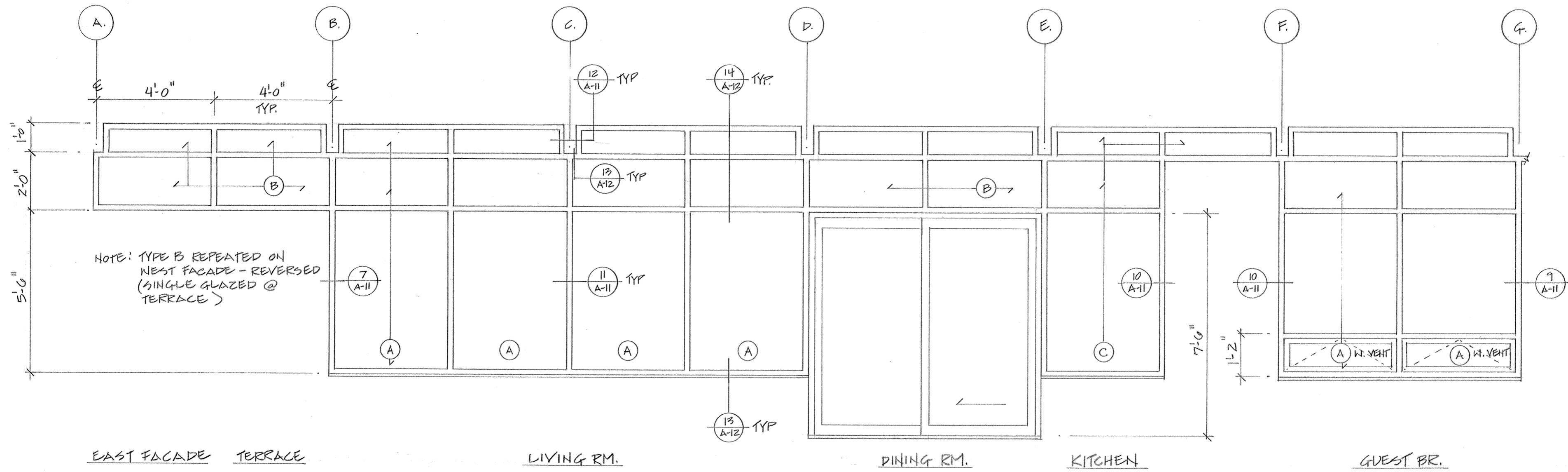
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Interior Details

1/4"=1'-0"

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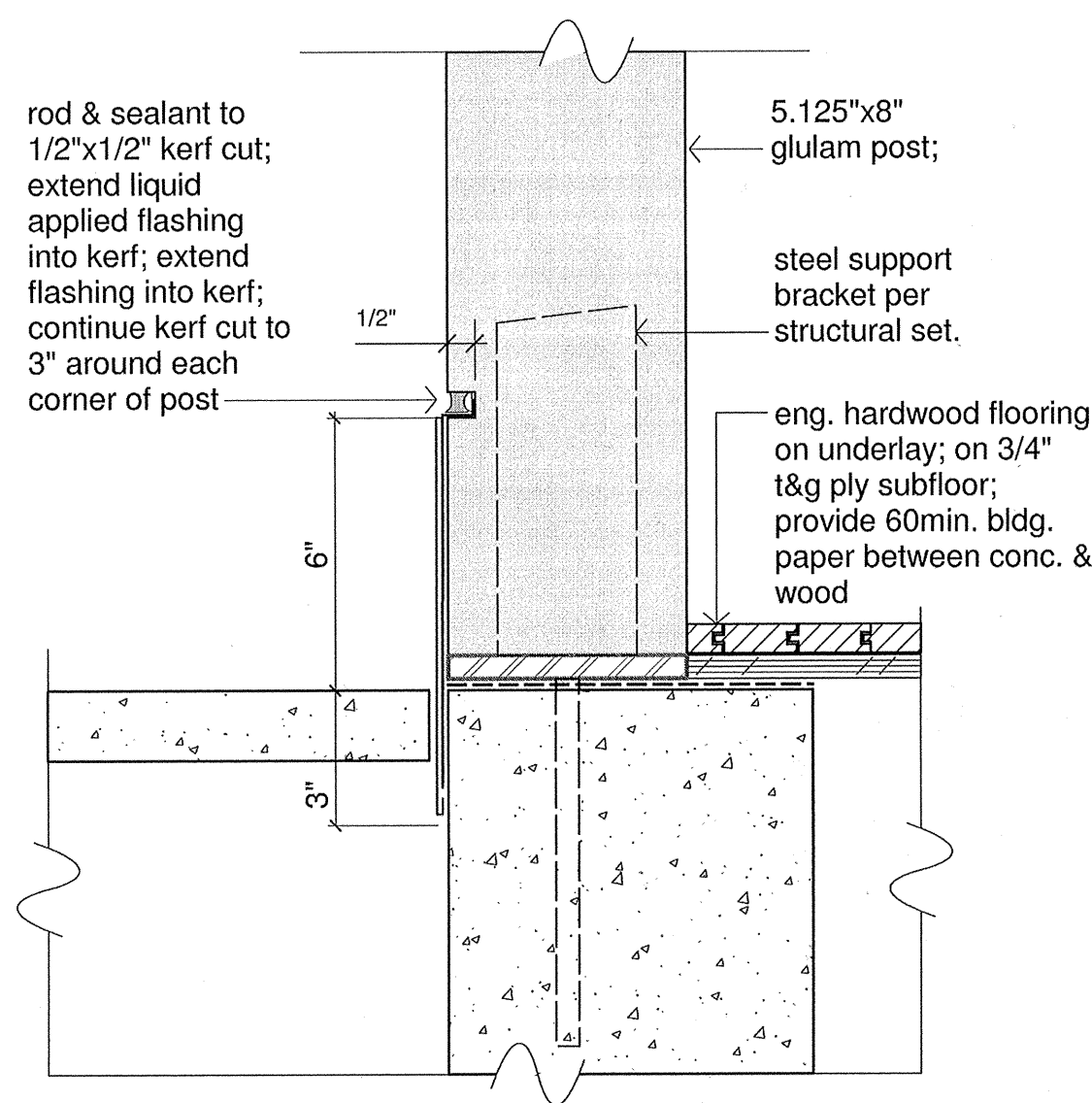
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British Columbia

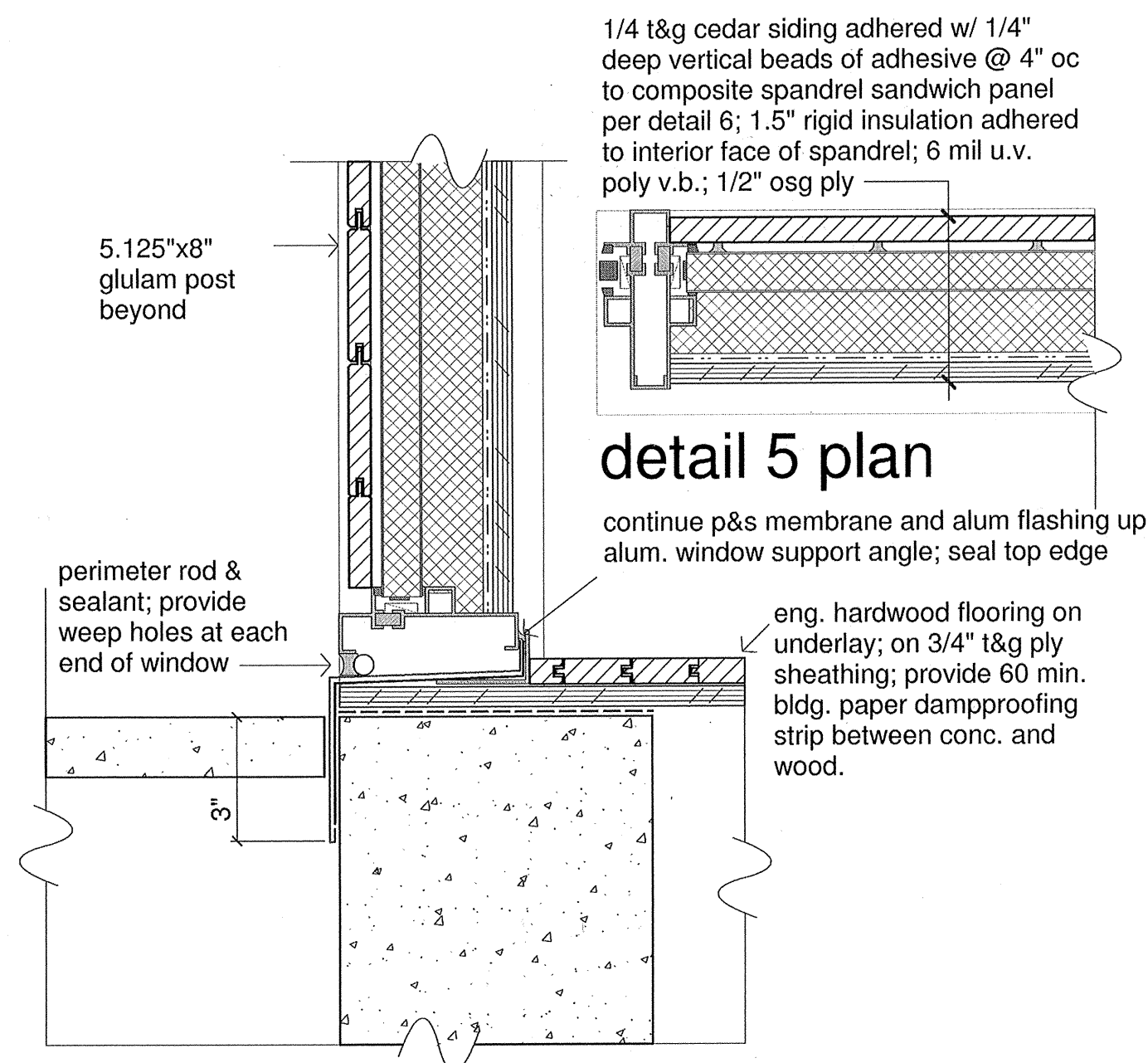
Window Details, Schedules

3/8" = 1'-0"  
May 31, 2007

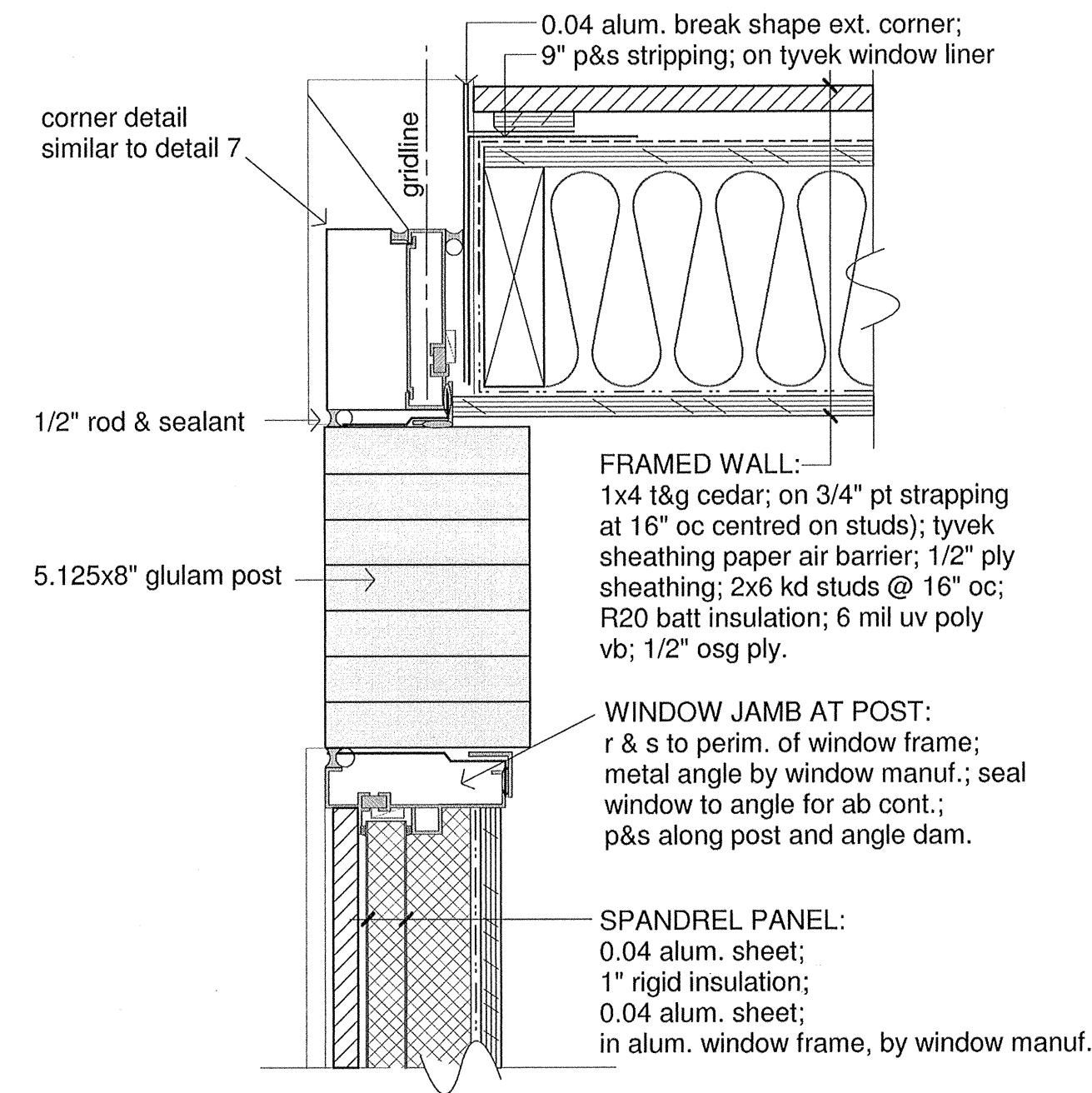
A-9



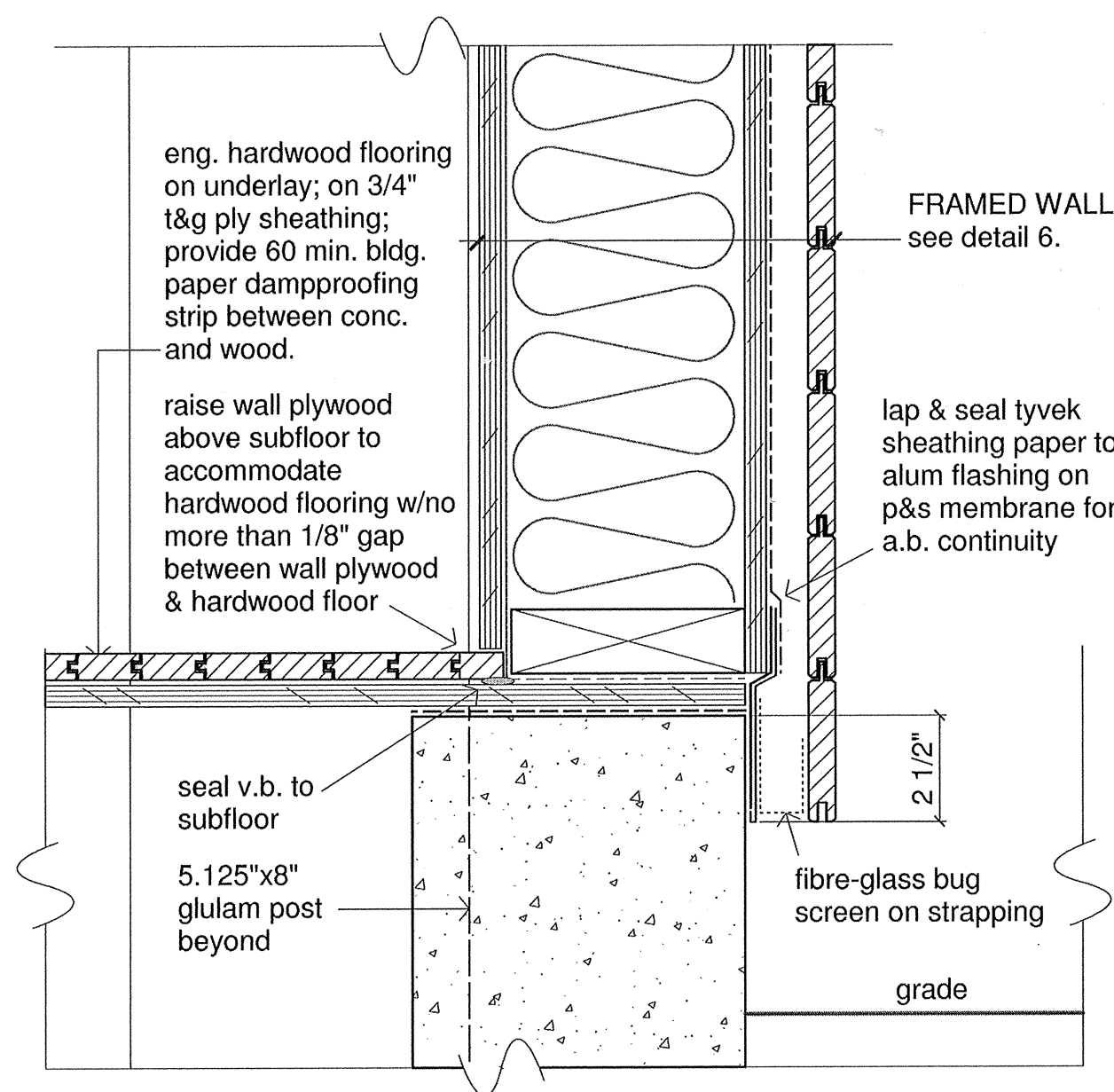
**4** base of post at south terrace



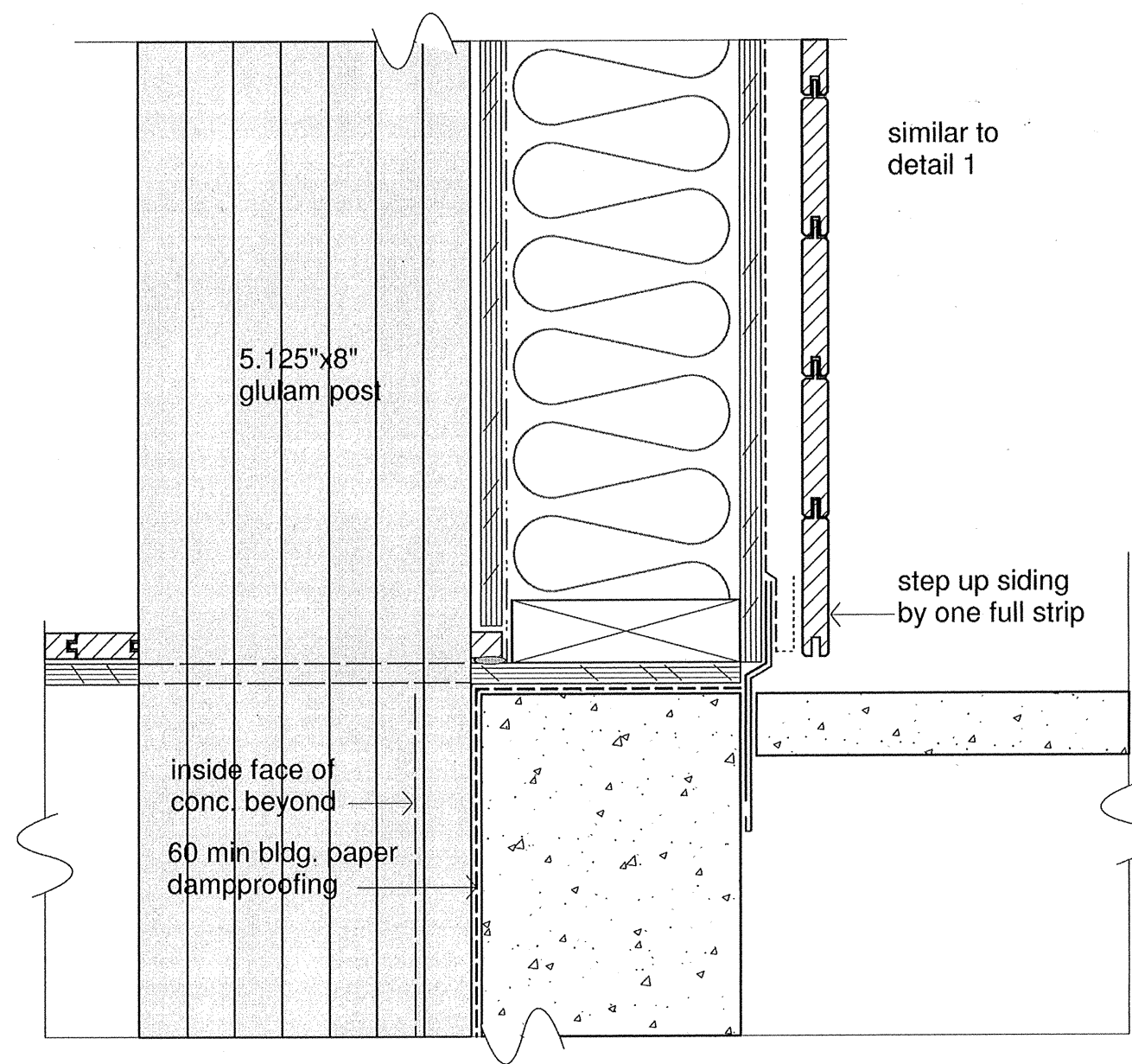
**5** base of wall at south terrace spandrel



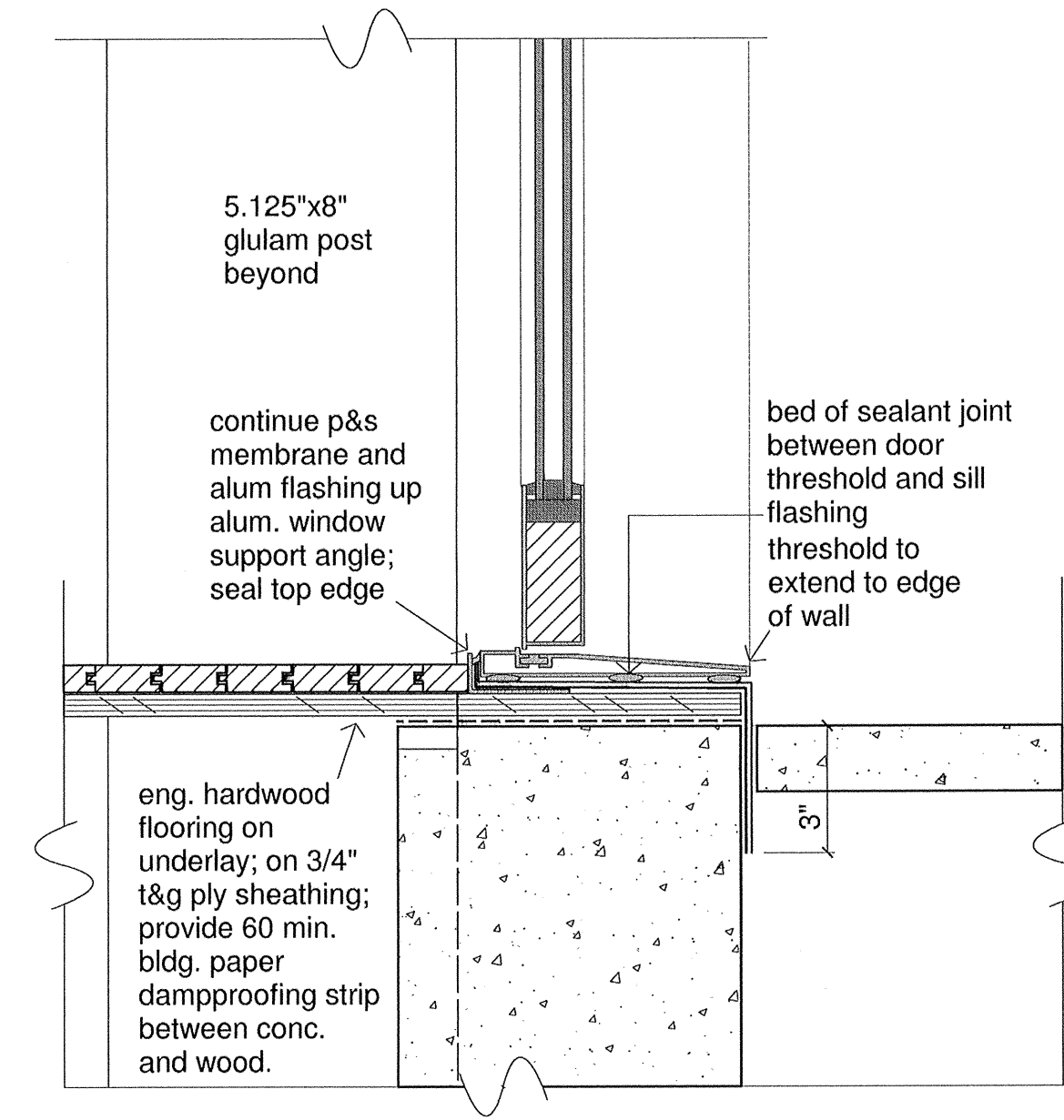
**6** south west corner plan



**1** base of wall at grade



**2** base of wall at east & west terrace



**3** base of wall at threshold

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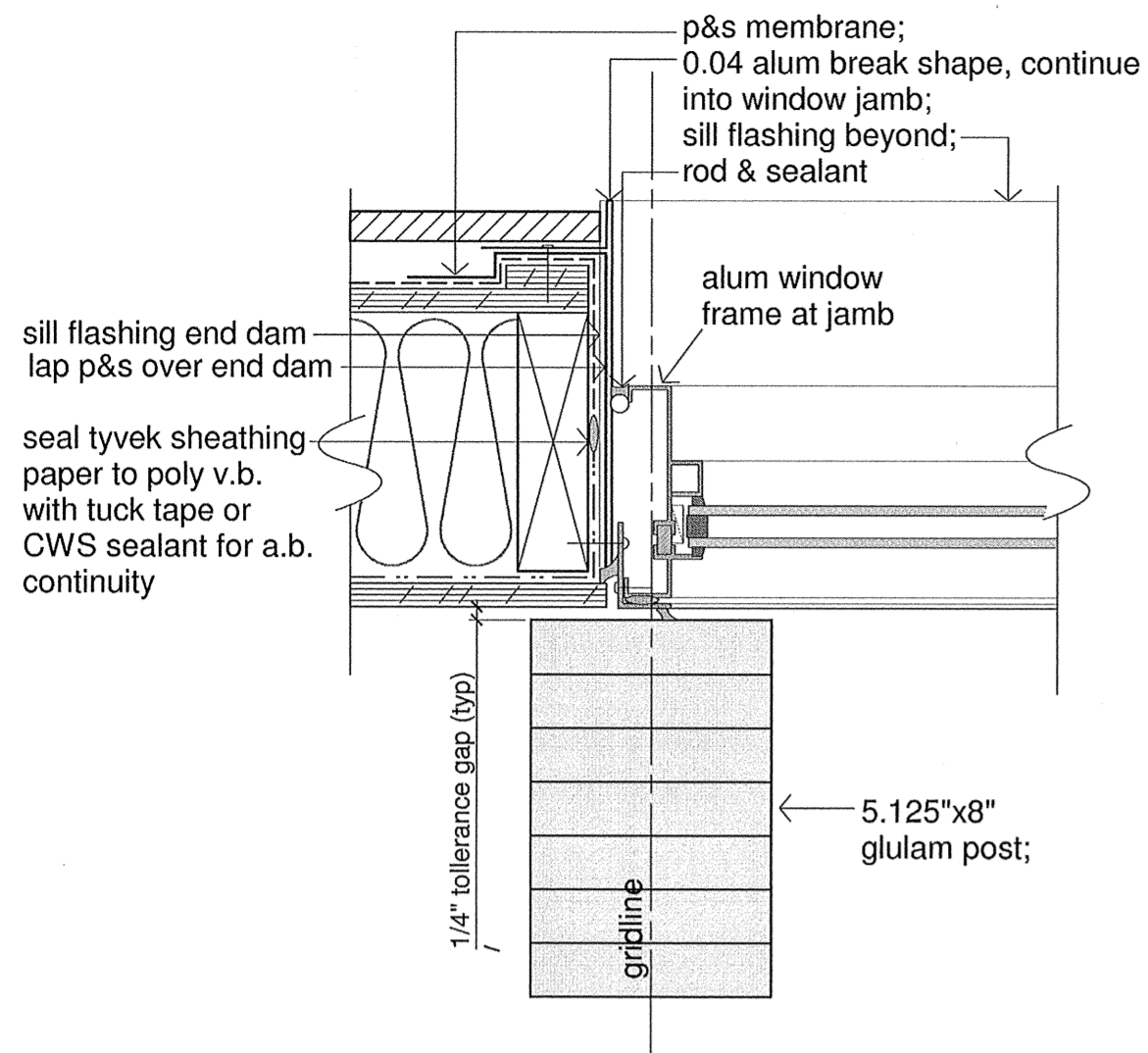
Details

3"=1'-0"

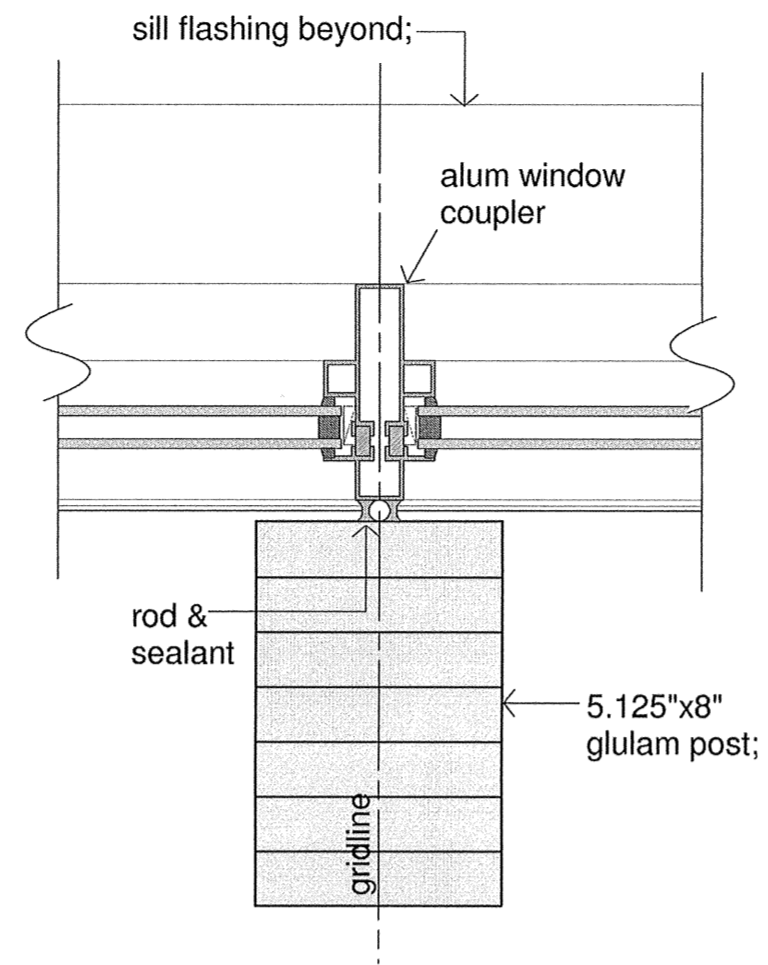
June 15, 2007

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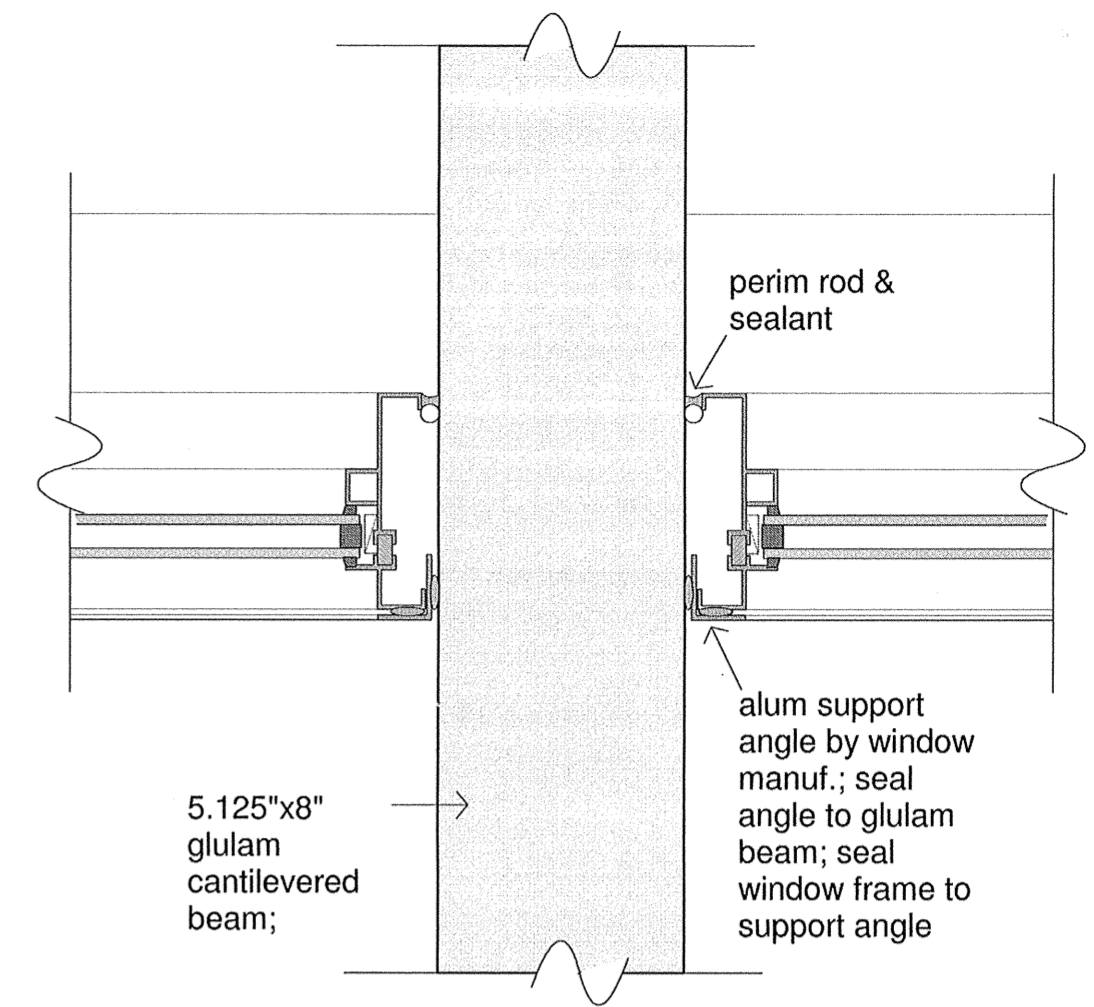




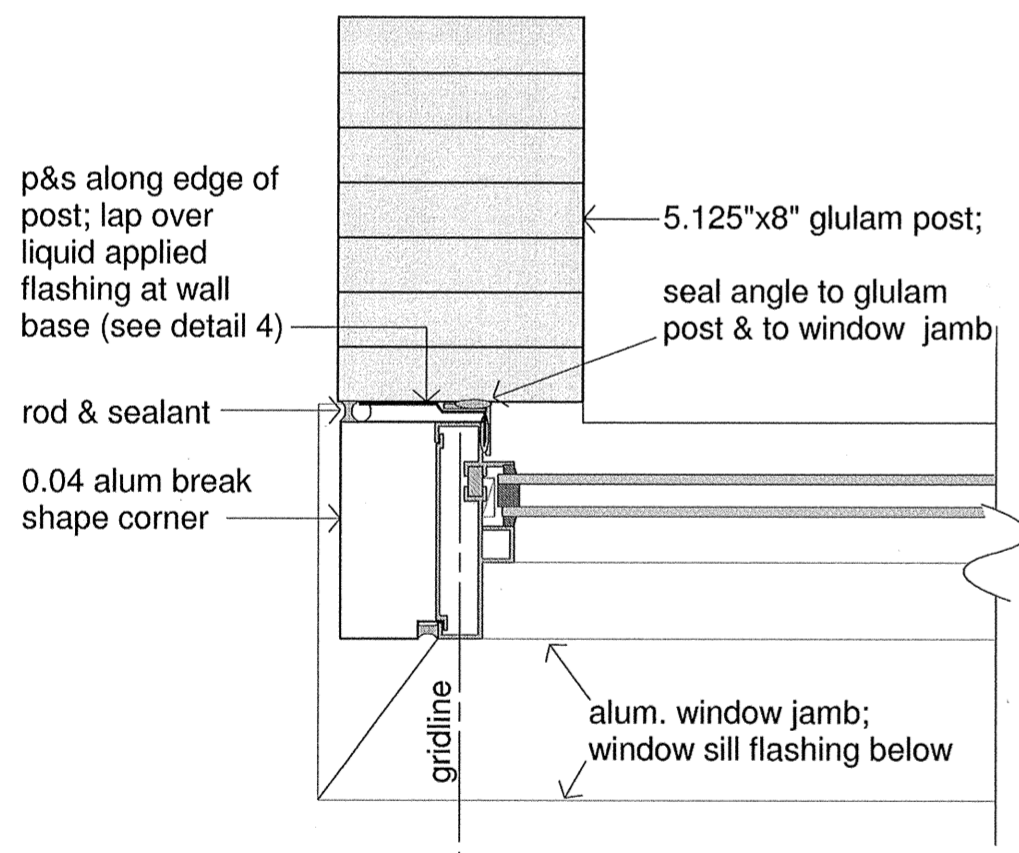
10 window jamb at post



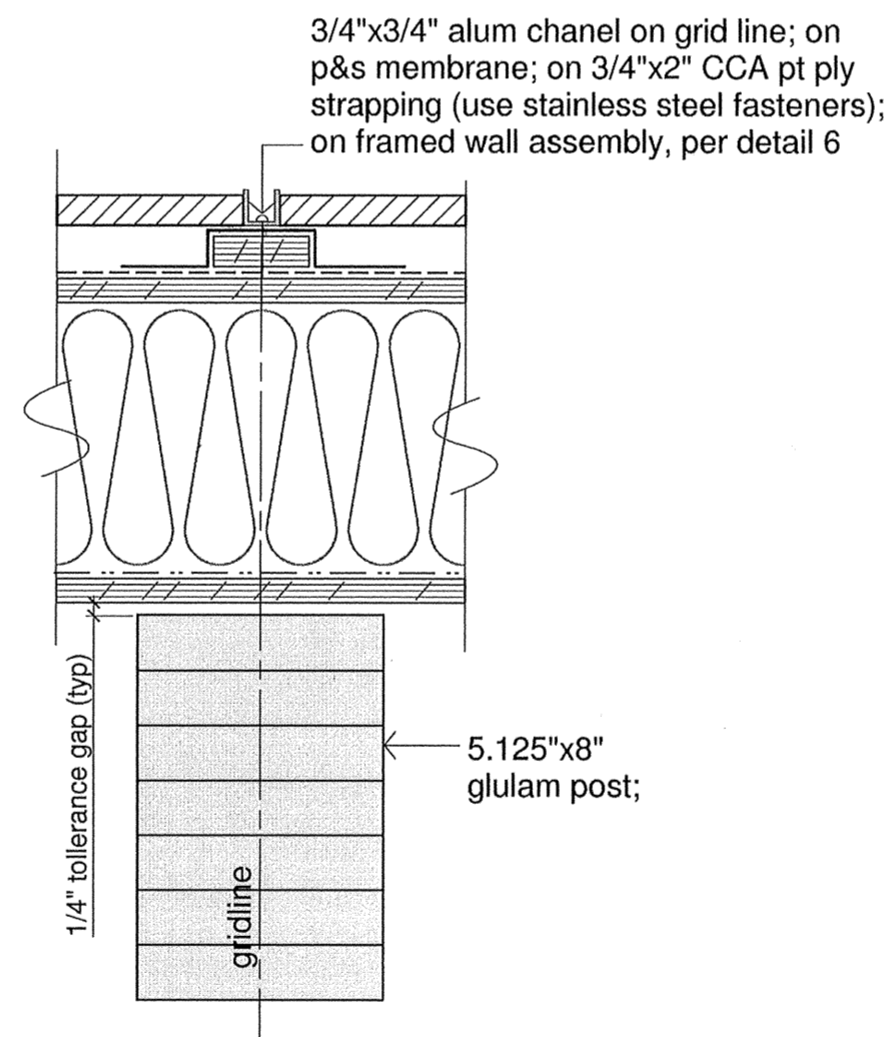
11 window coupler at post



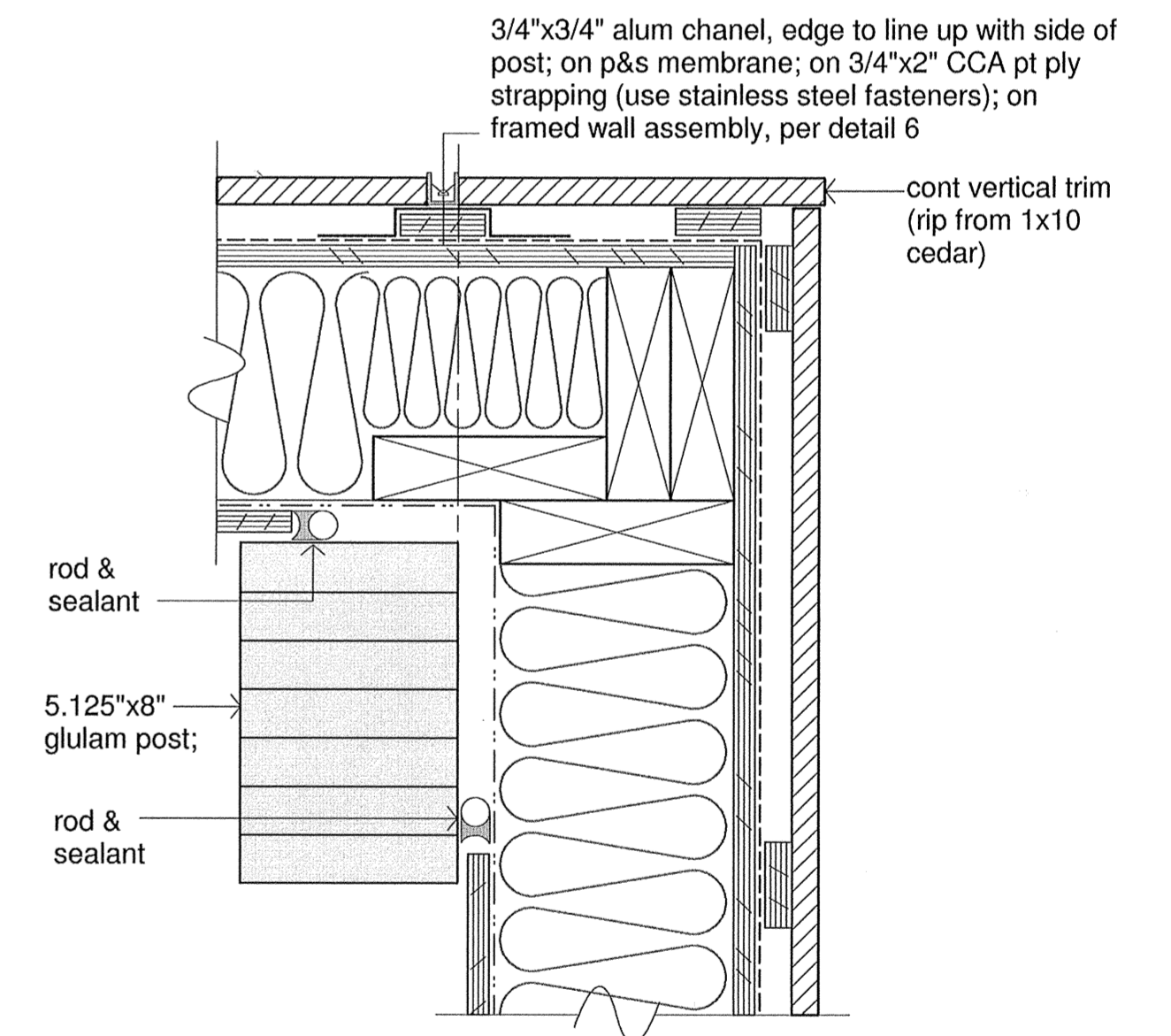
12 window jamb at beam



7 south east corner



8 siding chanel joint



9 north west corner

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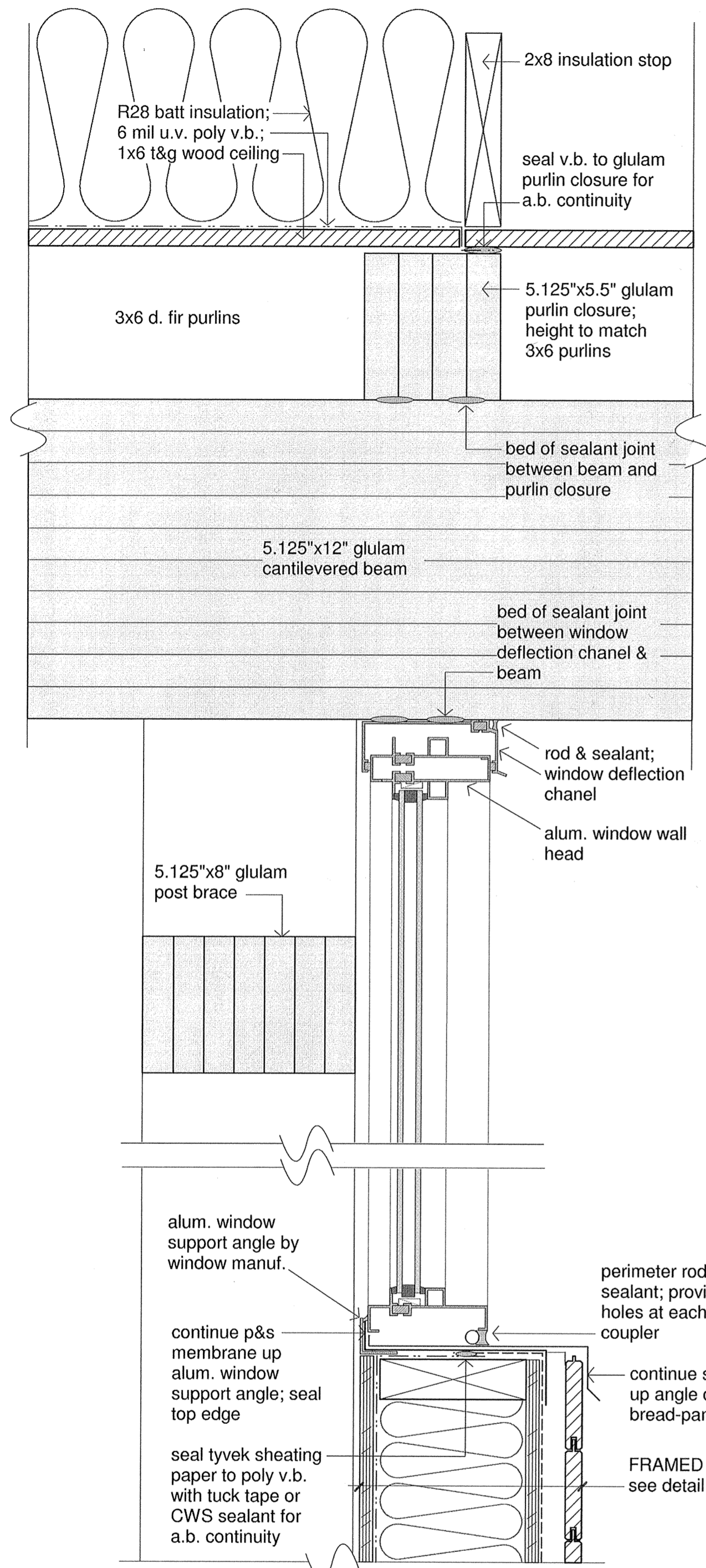
Gambier Island  
Brigade Bay - Lot 40  
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Details

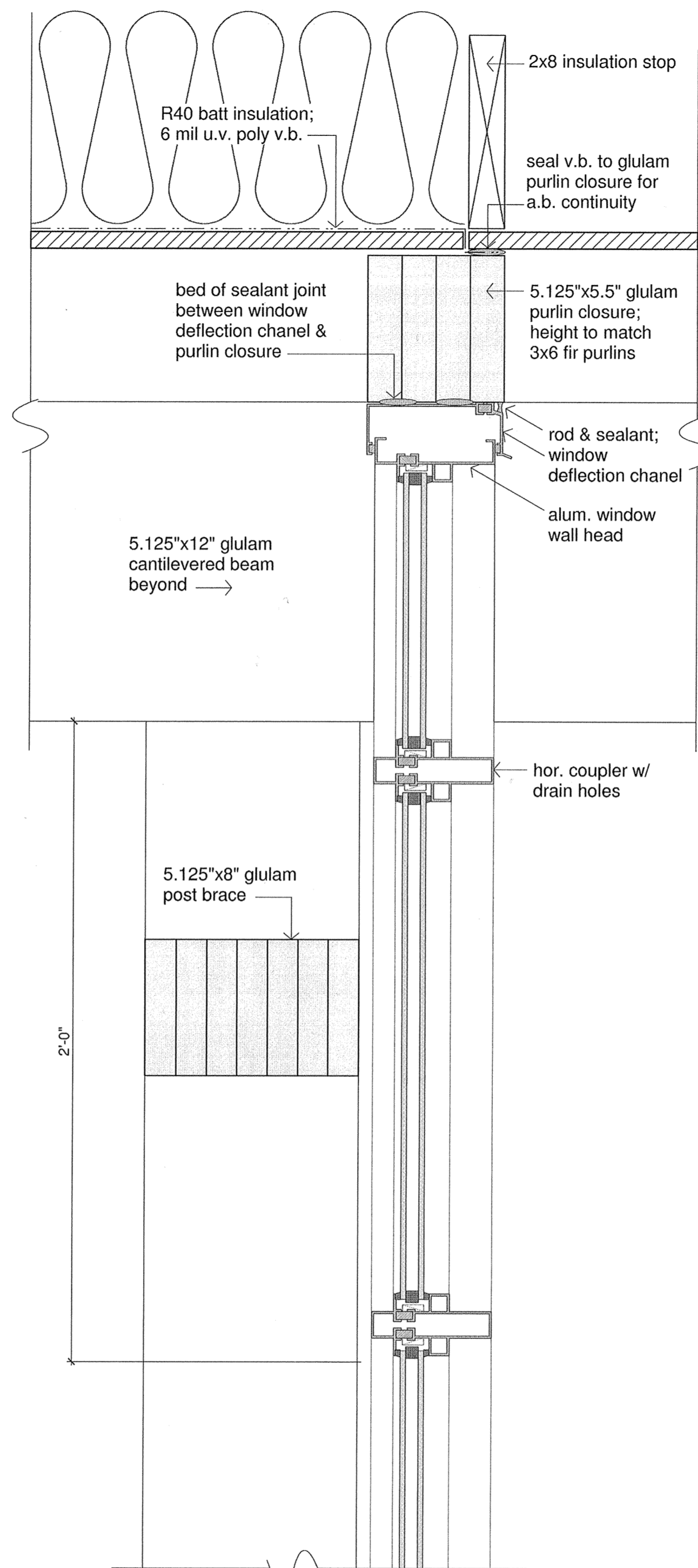
3"=1'-0"

June 15, 2007

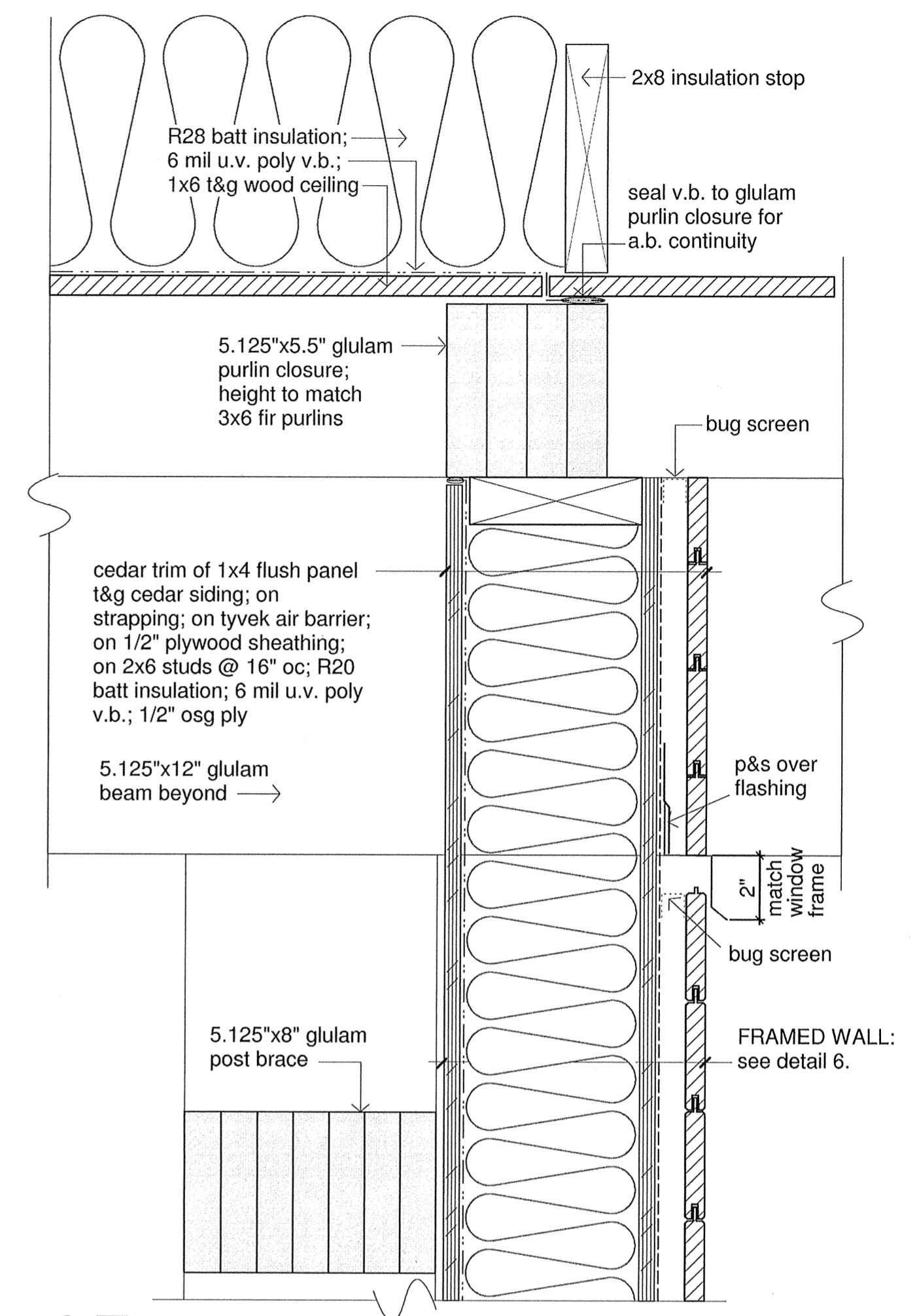
A-11



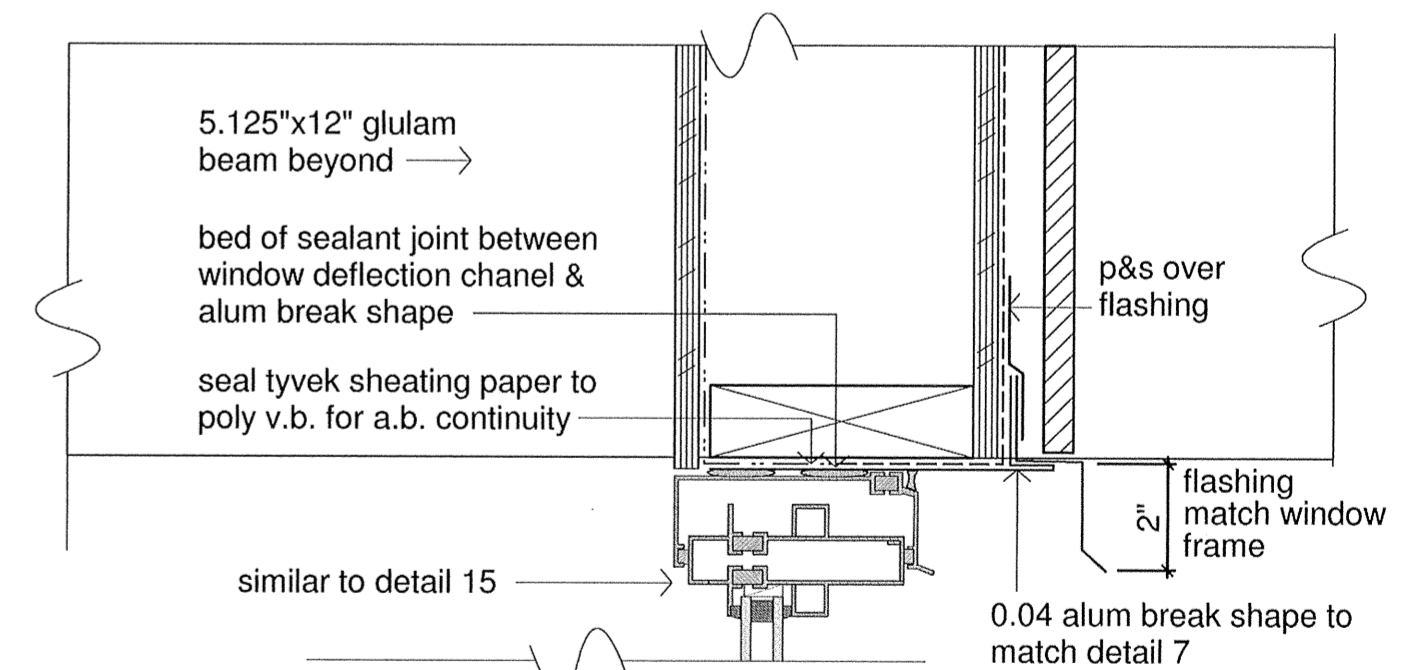
**13** window head & sill at beam



**14** window head at purlin closure



**15** wall section at purlin closure



**16** window head at trim band

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Details

A-12

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3"=1'-0"

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