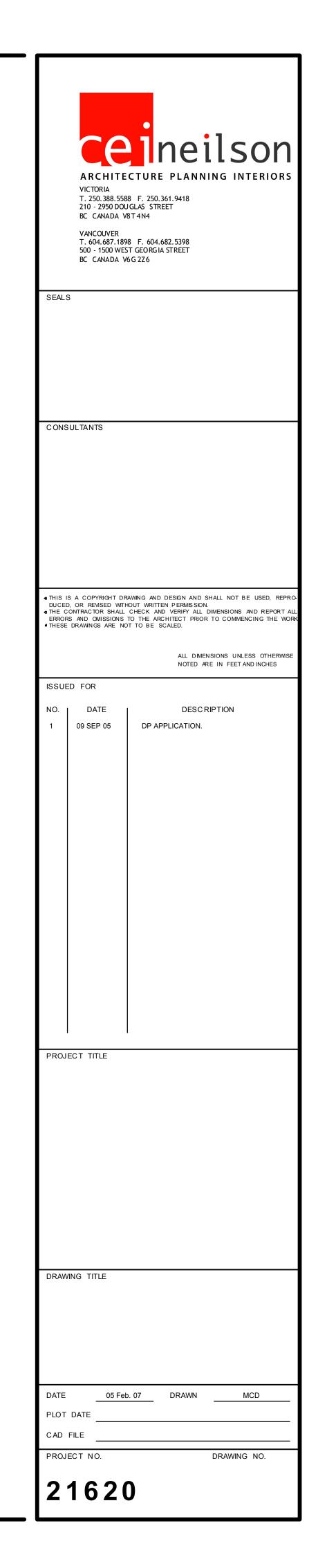
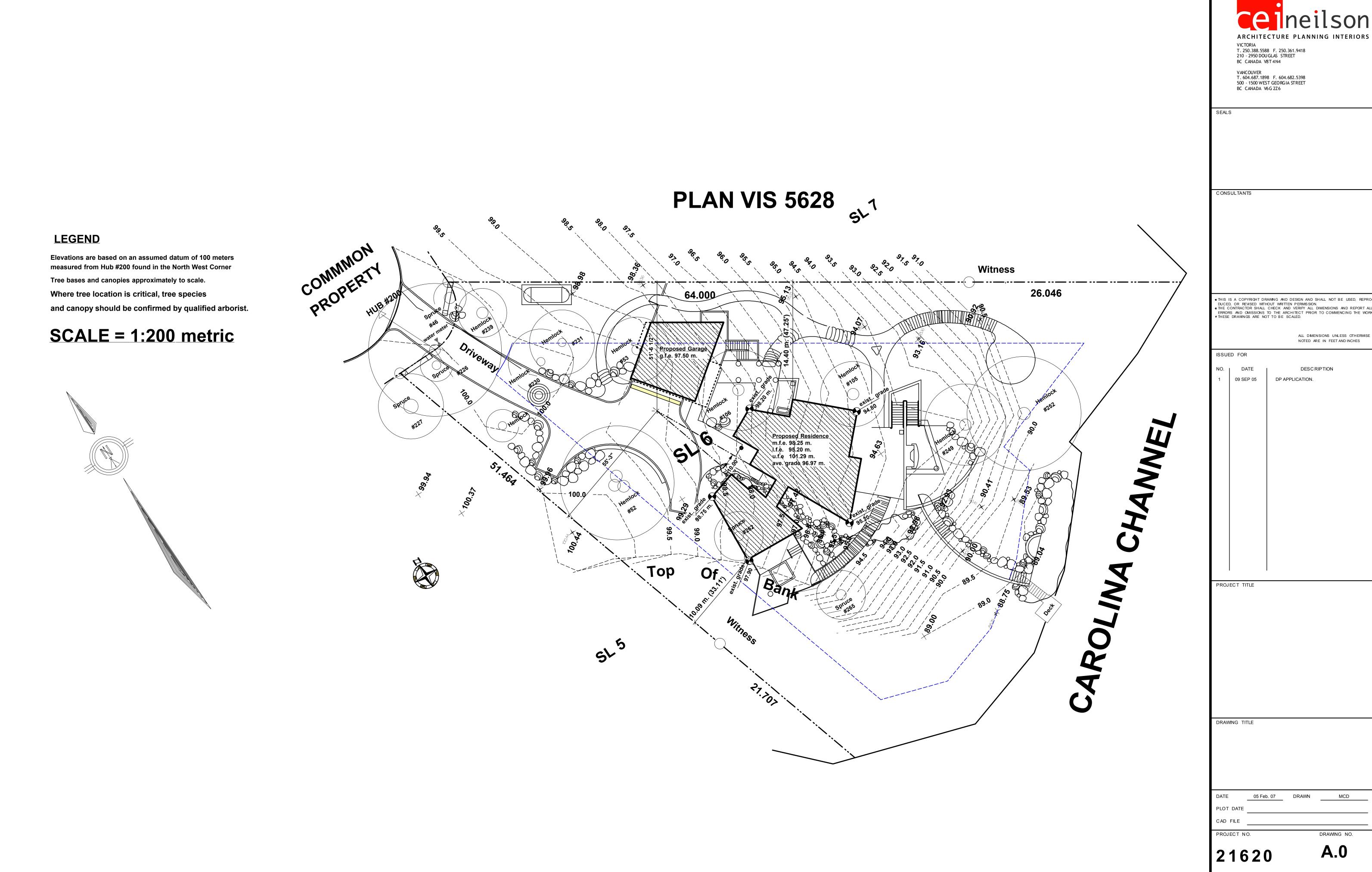


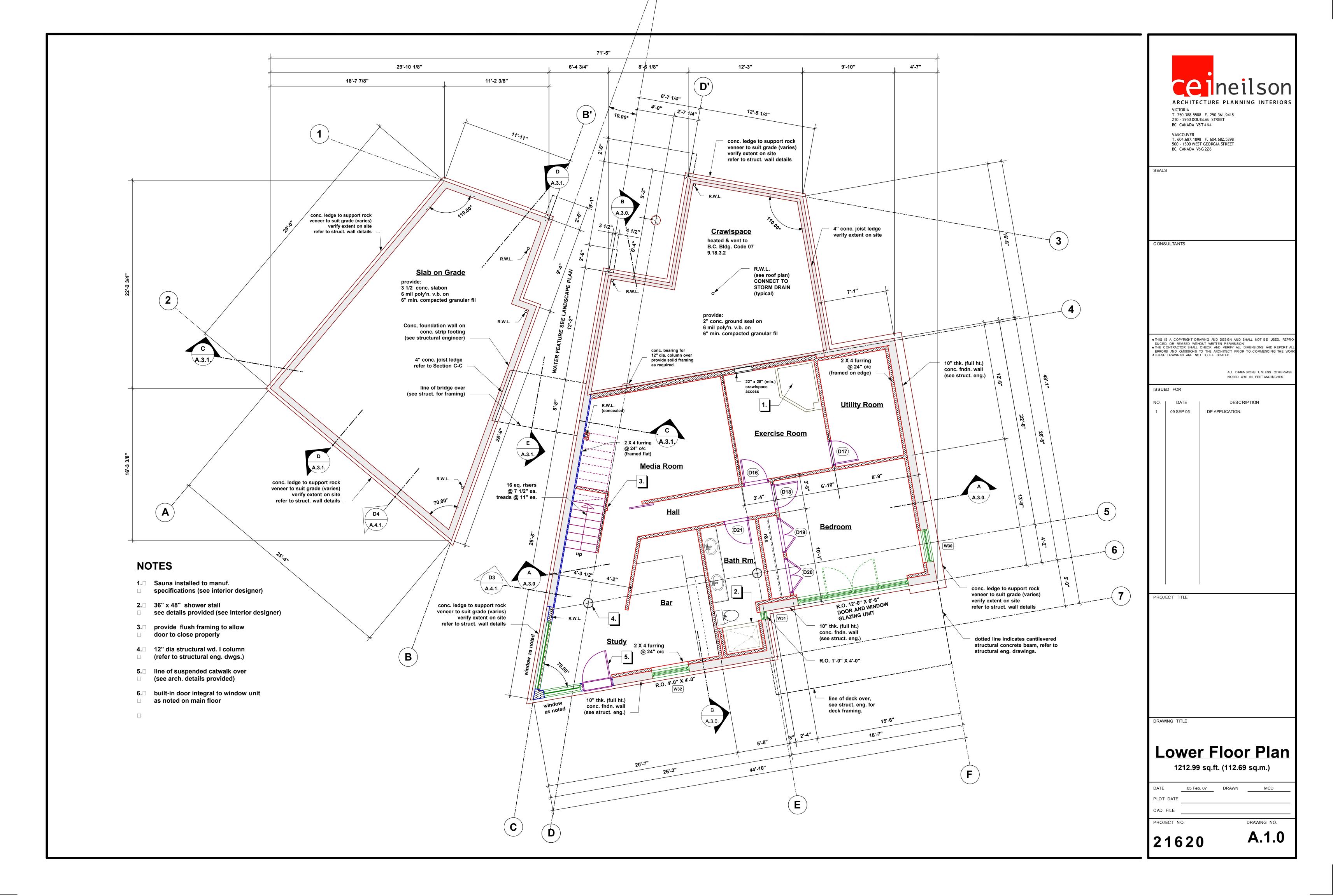
# **List of Drawings**

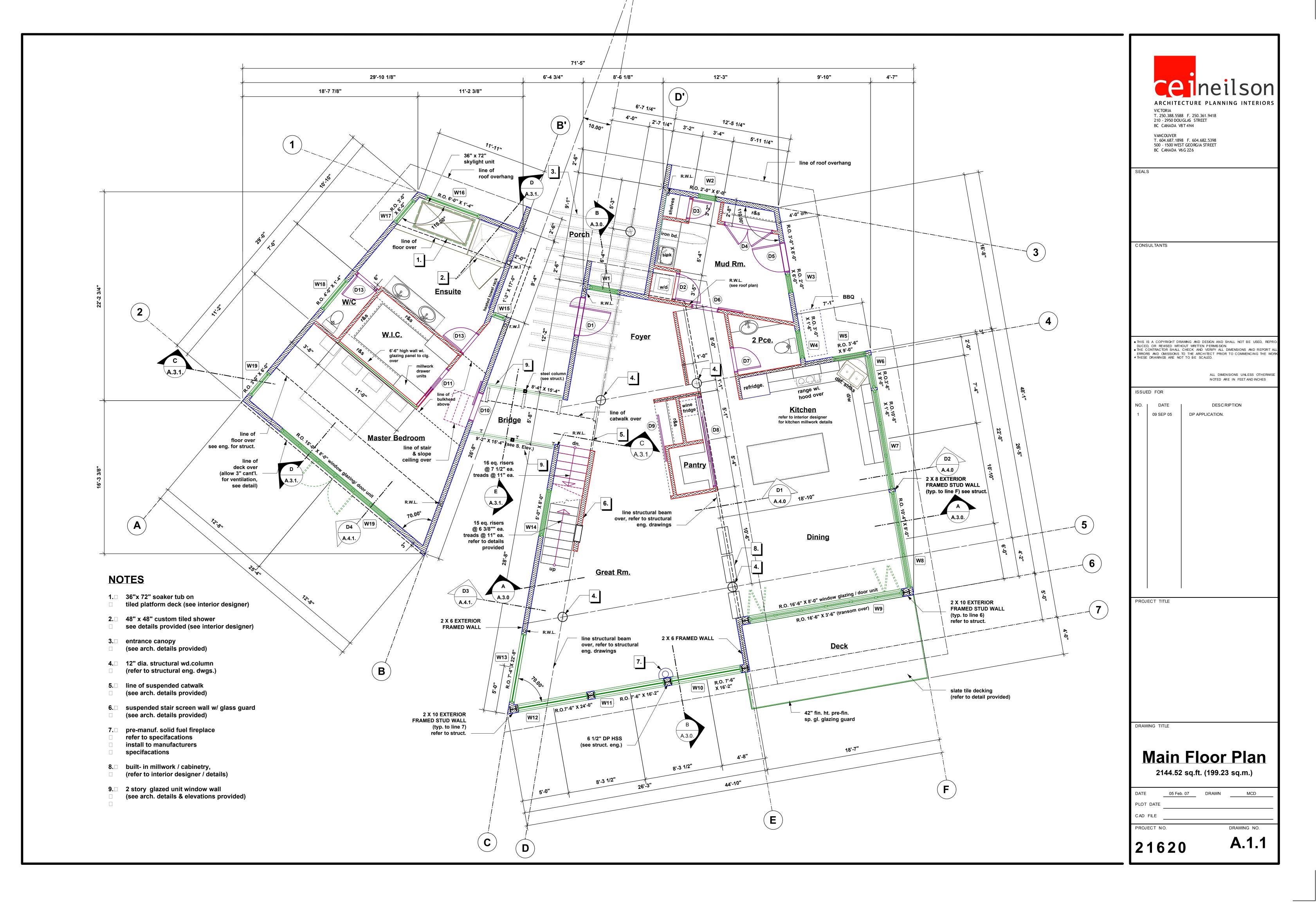
| Title Sheet □ □ □ □             |             |  |              |
|---------------------------------|-------------|--|--------------|
| Site Plan                       |             |  | <b>A.0</b>   |
| Lower Floor Plan                |             |  | A.1.0        |
| Main Floor Plan                 |             |  | <b>A.1.1</b> |
| <b>Upper Floor Plan</b> □ □     |             |  | A.1.2        |
| Roof Plan                       |             |  | A.1.3        |
| Elevations 1.                   |             |  | A.2.0        |
| Elevations 2.                   |             |  | <b>A.2.1</b> |
| <b>Cross Sections A and B</b> □ |             |  | <b>A.3.1</b> |
| <b>Cross Sections C, D, and</b> | $E \square$ |  | A.3.2        |
| <b>Details 1 and 2</b> □ □ □    |             |  | A.4.0        |
| Details 2 and 3□ □ □            |             |  | Δ.4.1        |

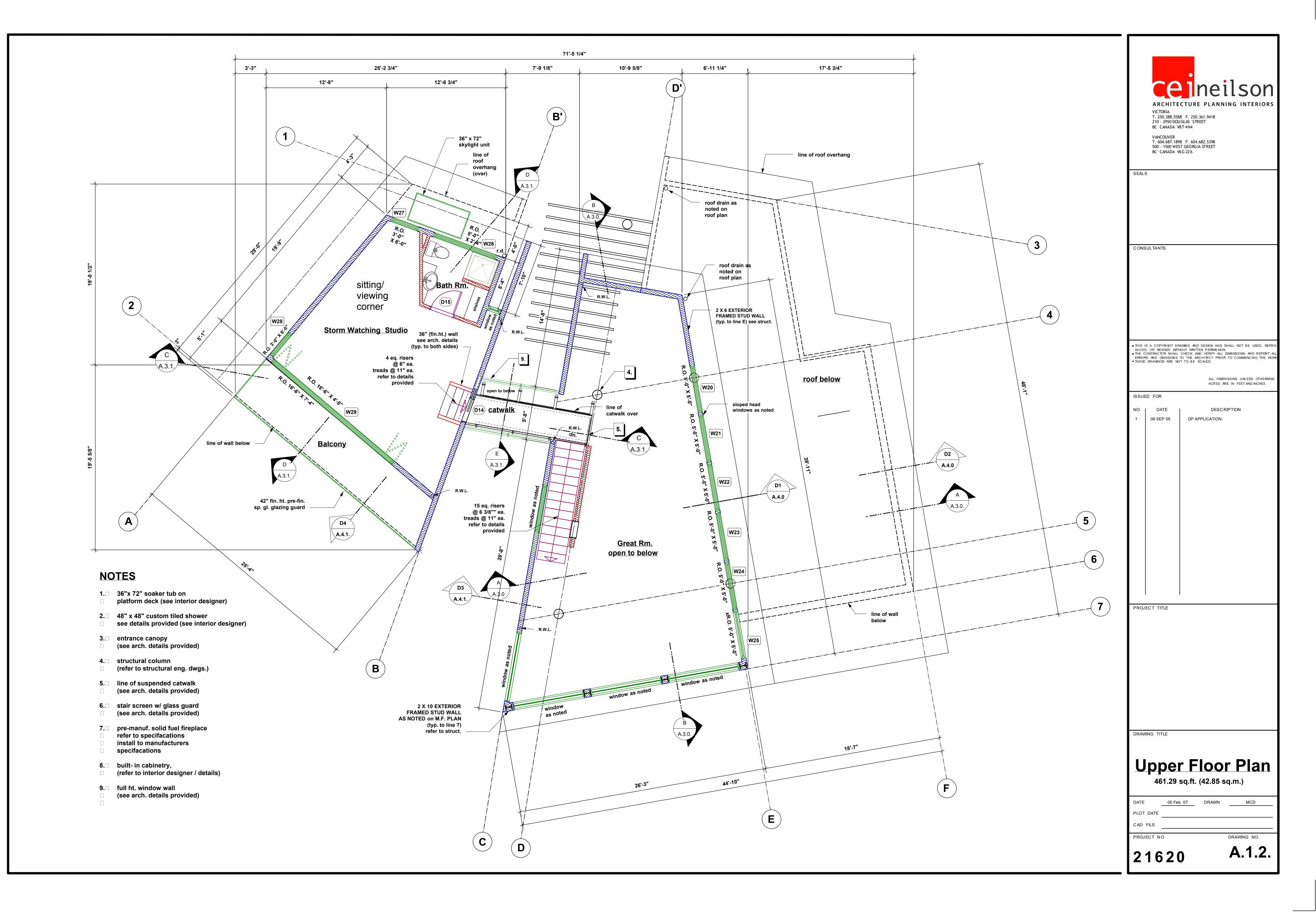


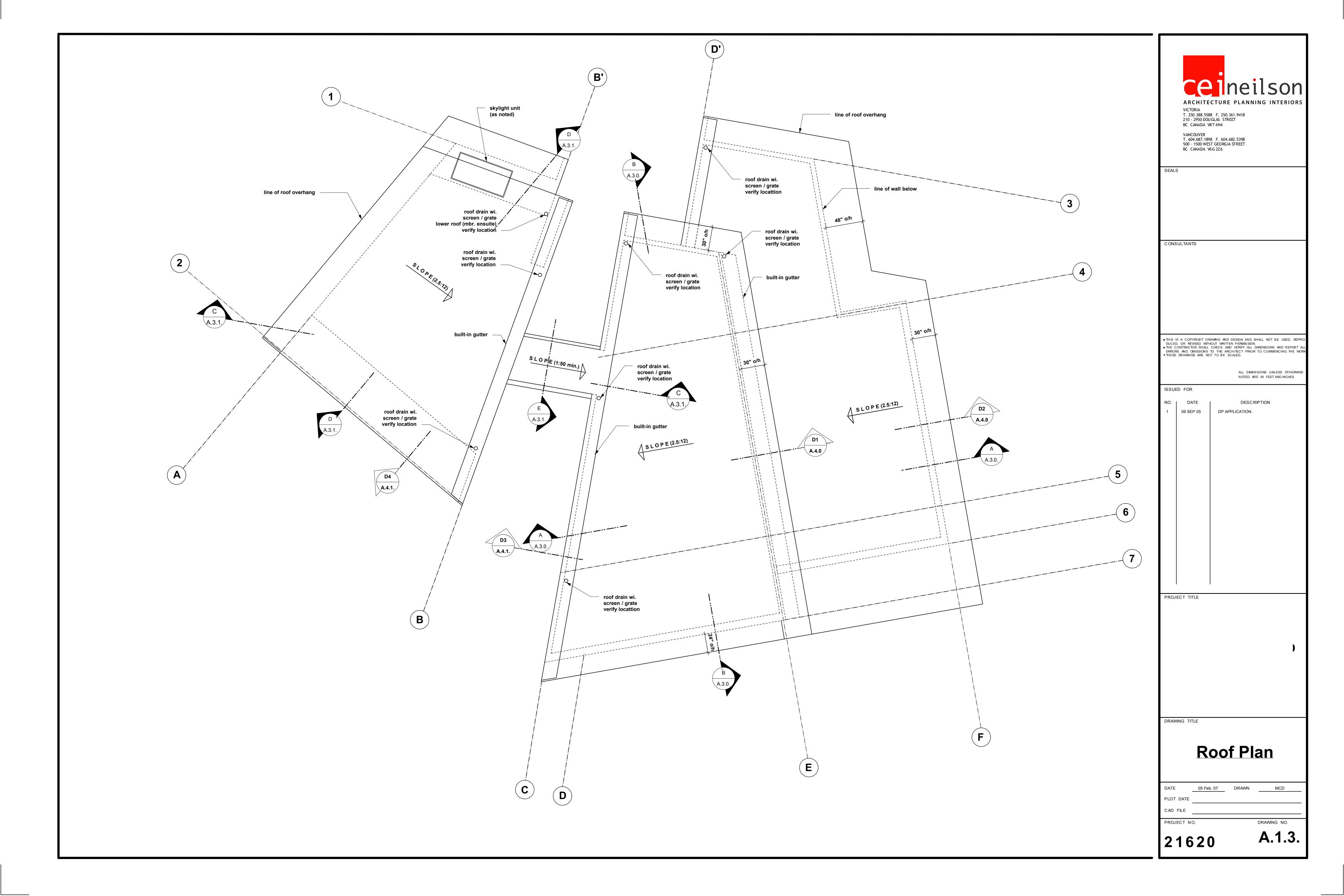


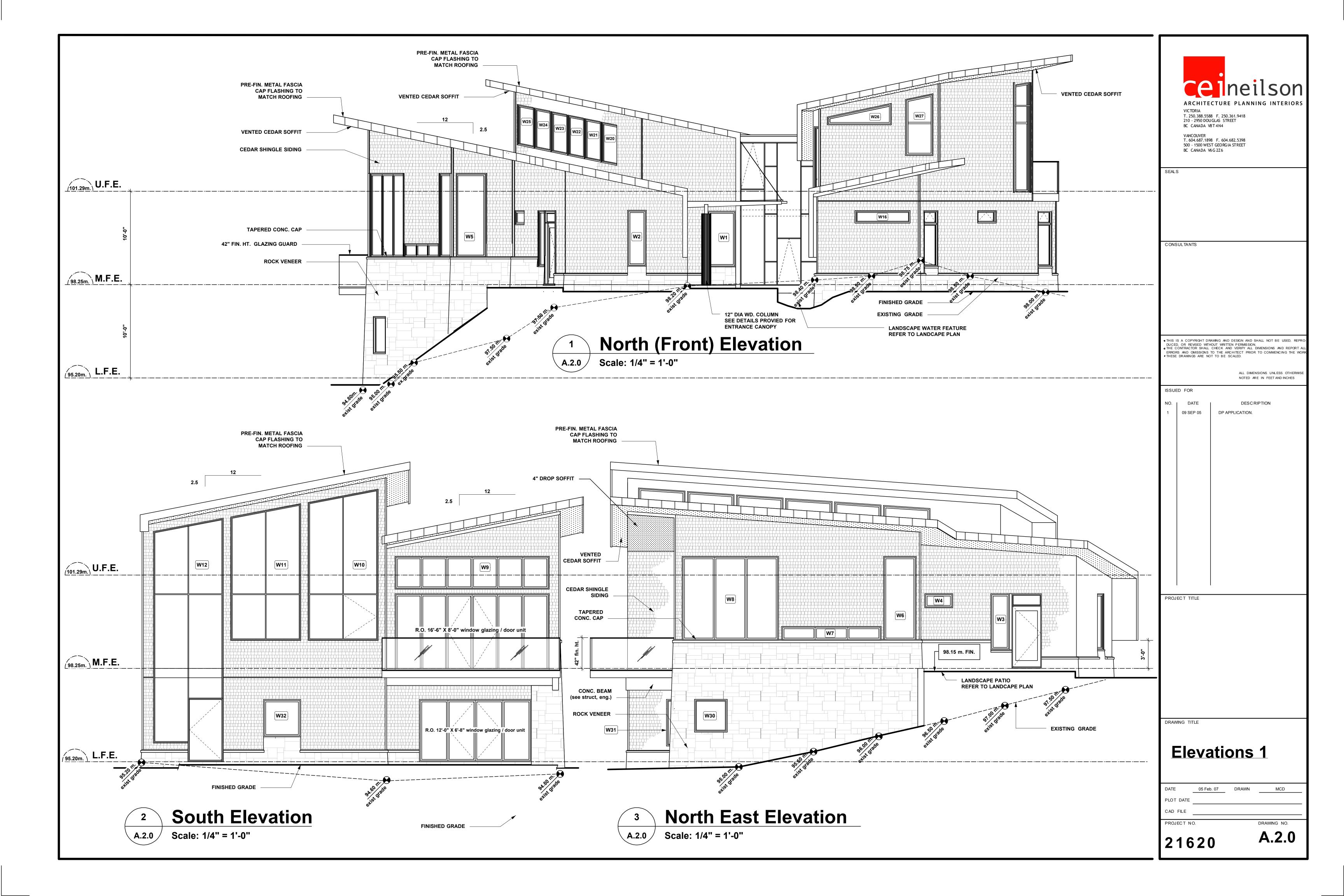
|       | ARCHITECTURE PLANNING INTERIORS VICTORIA T. 250.388.5588 F. 250.361.9418 210 - 2950 DOUGLAS STREET BC CANADA V8T 4N4  VANCOUVER T. 604.687.1898 F. 604.682.5398 500 - 1500 WEST GEORGIA STREET BC CANADA V6G 2Z6 |
|-------|--|
| SEALS |  |

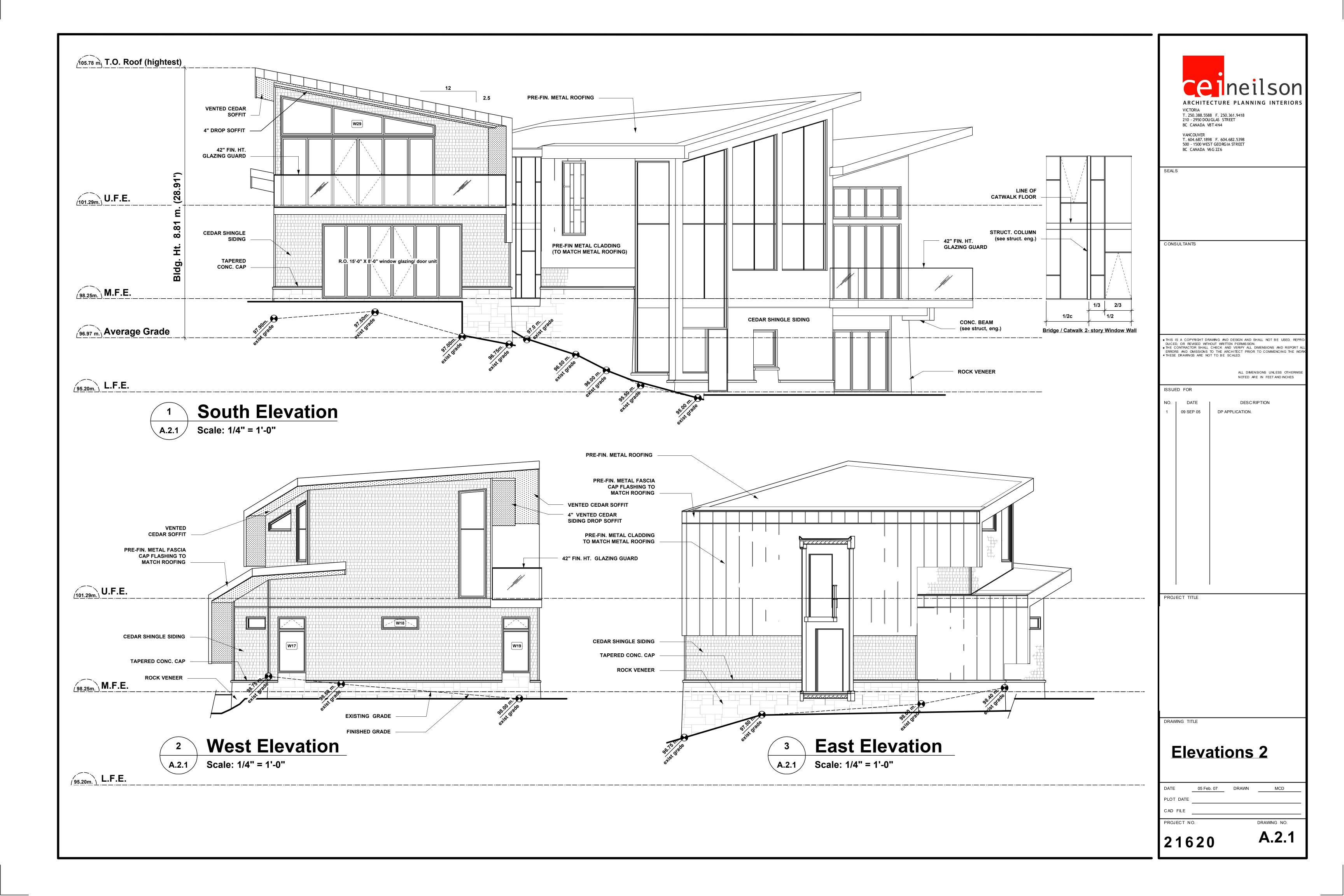


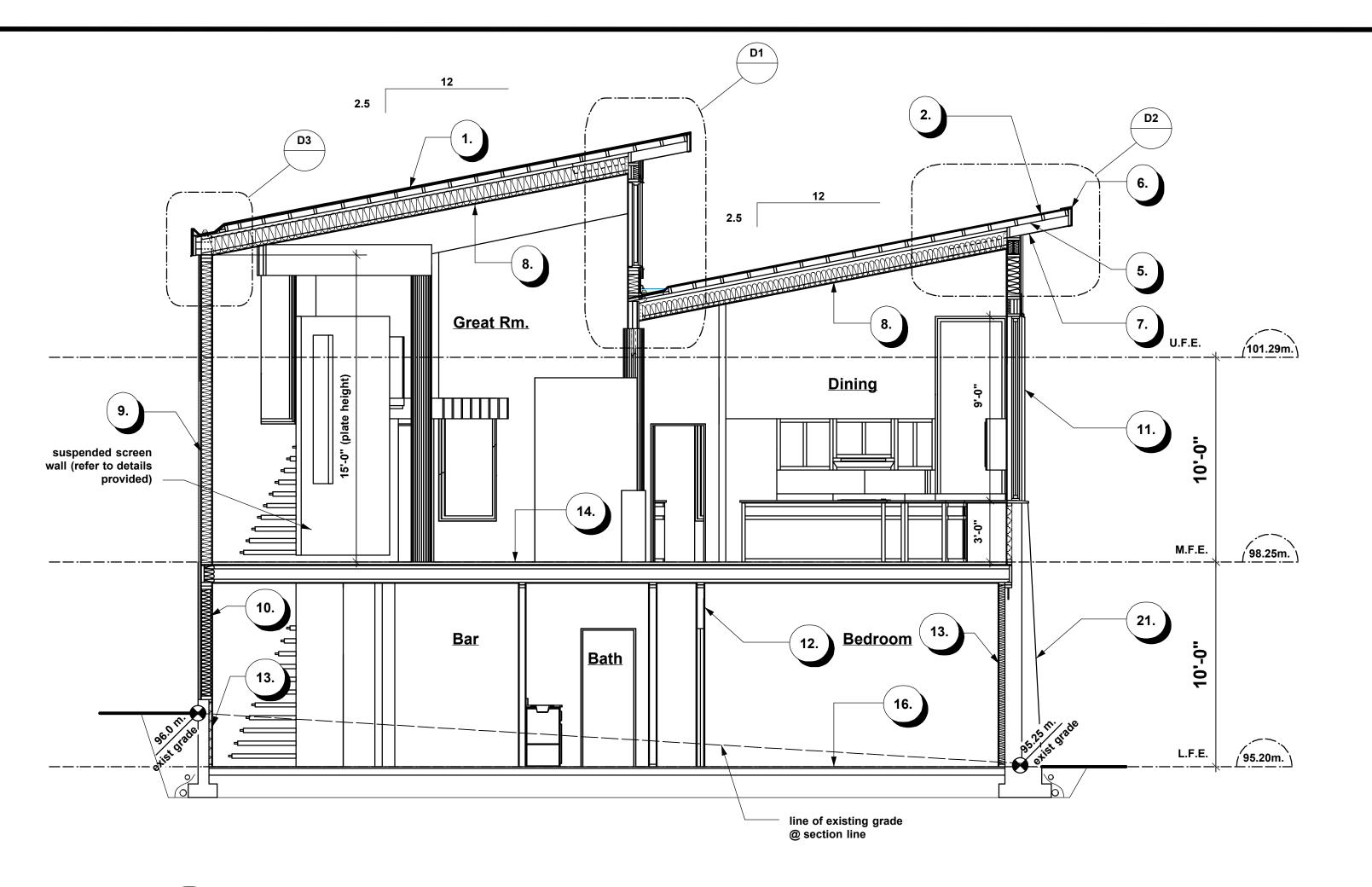














## **ROOFS and CEILINGS**

#### 1. ☐ PRE-FIN METAL ROOFING ON

- 1 PLY TORCH ON ROOFING MEMBRANE ON 5/8" T & G PLYWOOD SHEATHING ON 2 X 4 STRAPPING (on edge) @ 24" O/C ON ENG. ROOF JOISTS (see struct. eng.) C/W R 28 F/G BATT INSULATION
- 2. ☐ PRE-FIN METAL ROOFING ON 1 PLY TORCH ON ROOFING MEMBRANE ON 5/8" T & G PLYWOOD SHEATHING ON 2 X 4 STRAPPING (on edge) @ 24" O/C ON 2 X 6 LOOK-OUTJOISTS (roof overhang) (see details provided by struct. eng.)
- 3. □ 2 PLY TORCH ON ROOFING MEMBRANE ON 5/8" T & G PLYWOOD SHEATHING ON 2 X 4 STRAPPING (framed flat) @ 24" O/C ON 2 X 6 ROOF JOISTS (see struct. eng.) RIPPED DOWN TO 4" THK. C/W **R 28 RIGID INSULATION**
- 4. □ 2 PLY TORCH ON ROOFING MEMBRANE ON 5/8" T & G PLYWOOD SHEATHING ON **BUILT-IN GUTTER** (see arch. details provided)
- 5. PROVIDE 1 SQ.FT. ROOF VENT'LN. PER 150 SQ.FT. OF ROOF AREA MIN. 25% OF REQUIRED TO BE @ TOP AND BOTTOM
- 6. PRE-FIN. METAL CAP FLASHING TO OVERLAP PRE-FIN METAL ROOFING ON 1 PLY TORCH ON ROOFING MEMBRANE TO EXTEND OVER 2 X 10 FASCIA BOARD (see arch detail provided)
- 7.□ VENTED CEDAR SOFFIT C/W 2" CONT. SCREENED VENT TO U.S. OF LOOKOUT (overhang) JSTS.
- 8. ☐ 1/2" GYPSUM BOARD CEILING 6 MIL POLY'N V.B. ON U.S. OF ROOF JOIST SPACED @ 16" O/C 5/8" GYP.BD. CEILING FOR FRAMING SPACED @ 24" O/C

# **WALLS and FLOORS**

- 9.□ CEDAR SHINGLE SIDING ON 3/4" P.T. STRAPPING @ 6" O/C (horiz.) (verify spacing to allow for 4" exposure) ON 3/4" P.T. STRAPPING @ 24" O/C (vert.) TO PROVIDE AIRSPACE ON 2 LAYERS 30 MIN. BUILDING PAPER ON 1/2" PLYWOOD SHEATHING OR EQ. ON 2 X 6, 8 or 10 STUDS @ 16" O.C. (note: stud wall thickness varies, refer to floor plans, see struct. eng. for detail) REFER TO BUILDING ENVELOPE CONSULTANT DRAWINGS FOR RAINSCREEN WALL APPLICATION AND FLASHING DETAILS. (note: provide dbl. bottom plate to allow for conc. topping)
- 10. □1/2" GYP'BD. ON □ c/w 6 MIL. POLY'N. & **R** -20 INSULATION
- 11. DOUBLE GLAZING IN THERMAL BREAK FRAMES LINTEL OVER ( see struct. eng.) FLASHING OVER @ EXTERIOR ( glazing in all exterior doors & within 3 ft. of exterior doors to be shatterproof (SP)) ALL WINDOWS TO COMPLY WITH B.C. BLDG. CODE 2006 9.7.2.1 (1) b, A-9.7.2.1.(1) & A-9.7.6.1.(1) WINDOW RATINGS ("A,B,C, & F") MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
- 12. INTERIOR PARTITION 1/2" GYPSUM BOARD ON EACH SIDE OF 2 X 4 STUDS @ 16" o/c (note: provide dbl. bottom plate to allow for conc. topping)
- 13. □1/2" GYSUM BOARD ON 6 MIL POLY'N. V.B. ON 2" X 4" FURRING @ 24" O/C (framed on flat or on edge, see floor plan) C/W R 12 F/G BATT OR RIGID INSULATION PROVIDE 1 LAYER 30 MIN. B.P. OR AIR SPACE BETWEEN FRAMING & CONC. FNDN. WALL provide required firestops in wall assemblies to comply wi. B.C. Bldg. Code 9.10.16
- 14. □FINISHED FLOORING ON 1 1/2" CONCRETE TOPPING C/W IN FLOOR HEATING SYSTEM (installed to mauf. spec.) on 5/8" T &x G PLYWOOD SUBFLOOR ON (nailed and glued to floor structure below, verify thickness of sheathing for conc,) ENG. T J I FLOOR JOISTS (see struct. eng.)
- 15. □FINISHED FLOORING ON 1 1/2" CONCRETE TOPPING C/W IN FLOOR HEATING SYSTEM (installed to mauf. spec.) on 5/8" T & G PLYWOOD SUBFLOOR ON (nailed and glued to floor structure below, verify thickness of sheathing for conc,) 2 X 6 FLOOR JOISTS (@ BRIDGE ON M.F.) (see struct. eng. ) C/W **R 28 RIGID INSULATION VENTED CEDAR SOFFIT TO U.S. OF** FLOOR JOISTS

- 16. ☐ FINISHED FLOORING ON 1 1/2" CONCRETE TOPPING C/W IN FLOOR HEATING SYSTEM (installed to mauf. spec.) on 5/8" T & G PLYWOOD SUBFLOOR ON (nailed and glued to floor structure below, verify thickness of sheathing for conc,) 2 X 6 FLOOR JOISTS (@ CATWALK ON M.F.)
- 17. ☐ FINISHED FLOORING ON IN-FLOOR HEATING SYSTEM (installed to mauf. spec.) in 3.5" CONCRETE SLAB 6 MIL. POLY'N V.B. 6" COMPACTED GRAVEL OR SAND (verify requirments for in-floor heating

1/2" GYP'BD. CLG. TO U.S. OF FLOOR

(see struct. eng. )

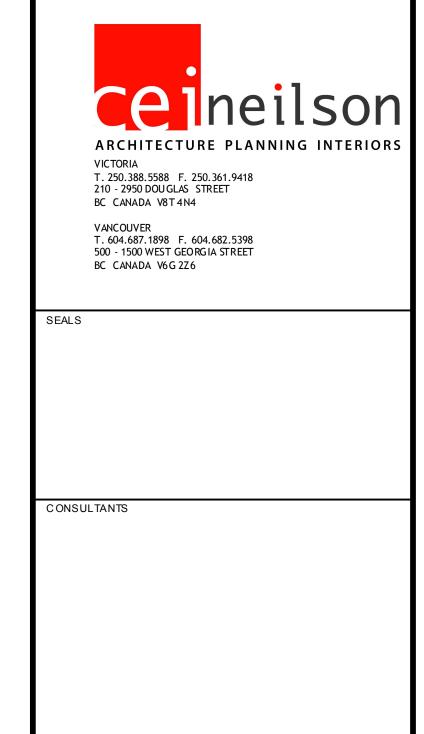
18. SLATE TILE ON THINSET MOTER ON WATERPROOF DECKING MEMBRANE (to comply wi. CAN.CGSB 37.54) ON 5/8" T & G PLY WOOD SHEATHING (nailed and glued to floor struct. below) ON WD. DECK JOISTS (by struct. eng.) ADD VENTED CEDAR SOFFIT TO U.S. OF DECK JOISTS.

in conc. slab prior to starting work.)

- 19. ☐ SLATE TILE ON THINSET MOTER ON WATERPROOF DECKING MEMBRANE (to comply wi. CAN.CGSB 37.54) ON 5/8" T & G PLY WOOD SHEATHING (nailed and glued to floor struct. below) ON 2 X 4 STRAPPING @ 24" O/C ON WD. DECK JOISTS (by struct. eng.) C/W R 28 F/G BATT INSULATION IN JST. CAVITY 6 MIL POLY'N. V.B. & 1/2" GYP'BD. TO U.S. OF FLOOR JOISTS provide 1:50 slope to drain (see details provided)
- **20.** □ STONE VENEER ON (installed to manuf. spec) LIME BASED MORTER ON WIRE LATHE ON APPROVED BREATHER BACKING BOARD ON 3/4" P.T. STRAPPING TO PROVIDE AIRSPACE ON 2 LAYERS 30 MIN. BUILDING PAPER ON 7/16" PLYWOOD SHEATHING OR EQ. ON 2 X 6 STUDS @ 16" O/C C/W R 20 F/G BATT INSULATION (see details provided)
- 21. ☐ STONE VENEER ON (installed to manuf. spec) LIME BASED MORTER ON WIRE LATHE ON APPROVED BREATHER BACKING BOARD ON 3/4" P.T. STRAPPING TO PROVIDE AIRSPACE ON 2 LAYERS 30 MIN. BUILDING PAPER ON 7/16" PLYWOOD SHEATHING OR EQ. ON 2" X 6" STUDS @ 16" O/C C/W R 20 F/G BATT INSULATION (see details provided)

### **FOUNDATION WALLS and FOOTINGS**

- 22. 2.0" CONCRETE GROUND SEAL (CRAWLSPACE) ON 6 MIL. POLY'N V.B. 6" COMPACTED GRAVEL OR SAND□
- 23. DAMPROOFING (where required) ON **ENG. CONC. FOUNDATION WALL** THICKNESS OF FOUNDATION WALL VARIES (see fndn. plan provided by structural eng.)
- 24. ☐ CEDAR SHINGLE SIDING ON 3/4" P.T. STRAPPING @ 6" O/C (horiz.) (verify spacing to allow for 4" exposure) ON 3/4" P.T. STRAPPING @ 24" O/C (vert.) TO PROVIDE AIRSPACE ON 2 LAYERS 30 MIN. BUILDING PAPER ON 1/2" PLYWOOD SHEATHING OR EQ. ON **FULL- HT. ENG. CONC. FOUNDATION WALL.** THICKNESS OF FOUNDATION WALL VARIES (see fndn. plan provided by structural eng.)
- 25. ☐ ENG. CONC. STRIP FOOTING (see fndn. plan provided by structural eng.) ON UNDISTURBED SOIL( SOLID BEARING)
- 26. ☐ 4" PERIMETER DRAIN 3 " TIGHT PIPE FOR RWL **DRAIN ROCK** CONNECT TO STORM DRAIN
- 27. ☐ ANCHOR BOLTS (see struct, eng.) C/W SILL GASKETS
- 28. ☐ R-12 RIGID INSULATION FOR 2'-0" CONT. AROUND PERIMETER (VARIES) (under slab where less than 2'-0" below grade where required. or applied to int. face of fndn. wall in crawlspaces)



■ THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPI DUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING THE WOR THESE DRAWNGS ARE NOT TO BE SCALED.

> ALL DIMENSIONS UNLESS OTHERWIS NOTED ARE IN FEET AND INCHES

> > DESCRIPTION

ISSUED FOR

| 1 | 09 SEP 05 | DP APPLICATION. |
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PROJECT TITLE

# **Cross Sections** A and B

| 216       | 20         |       | A.3.0       |
|-----------|------------|-------|-------------|
| PROJECT N | 0.         |       | DRAWING NO. |
| CAD FILE  |            |       |             |
| PLOT DATE |            |       |             |
| DATE      | 05 Feb. 07 | DRAWN | MCD         |
|           |            |       |             |

21620

A.3.0 / Scale: 1/4" = 1'-0"

|   | 7              |                    |
|---|----------------|--------------------|
| 9.  |                |                    |
| sloped structural beam flush wi, 4" exposure  | U.F.E.         | /101.29m.\         |
| entrance canopy (see details provided)  Foyer  Foyer  10.  Foyer  Foyer  Foyer  10.  Formula W. 4 exposure wood column solid fireplace (by others)  10. | 11.            |                    |
| 22. 27. 1   | M.F.E.         | <u>/98.25m.</u> \  |
| Media Room  12. Study  15. Study  16. July 18. Study  | 24.            |                    |
|   |                | <u>/ 95.20m. \</u> |
| 2 Cross Section B-B   | <b>26. 25.</b> |                    |

