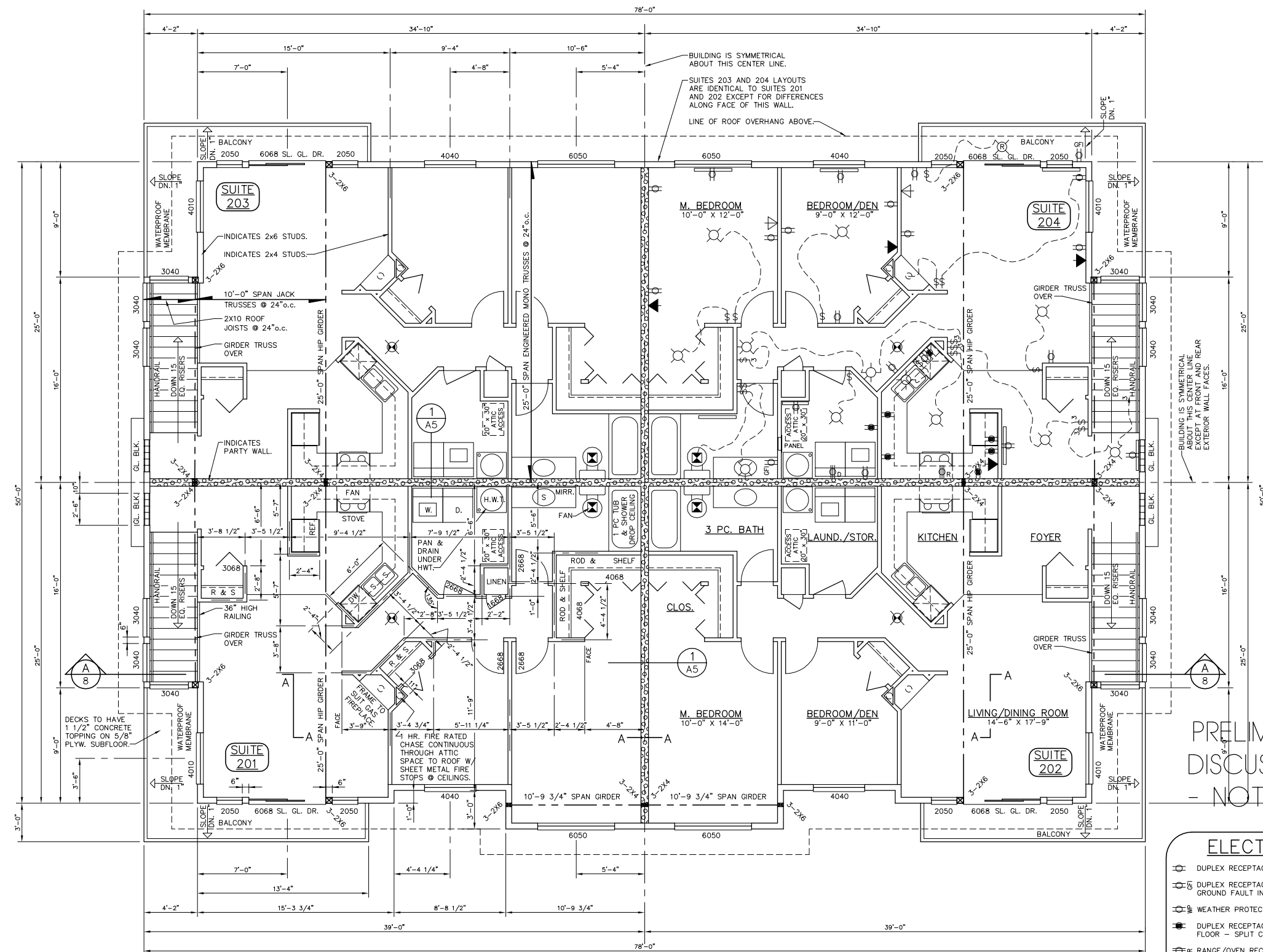


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0	-	-	GW



AREA CALCULATIONS:

SUITES 201 AND 202 (EACH):
 GROSS: 950.4 SQ. FT.
 -STAIRWELL: 43.2 SQ.FT.
 -EXT. & PARTY WALL: 49.8 SQ.FT.
 =NET AREA: 857.4 SQ. FT.

SUITES 203 AND 204 (EACH):
 GROSS: 937.5 SQ. FT.
 -STAIRWELL: 43.2 SQ.FT.
 -EXT. & PARTY WALL: 47.4 SQ.FT.
 =NET AREA: 846.9 SQ. FT.

TOTAL UPPER FLOOR AREA:
 TWO @ 950.4: 1900.8 SQ. FT.
 +TWO @ 937.5: 1875.0 SQ. FT.

=GROSS AREA: 3775.8 SQ. FT.
 -4 STAIRS @ 43.2: 172.8 SQ. FT.
 -2 EXT. WALLS @ 49.8: 99.6 SQ. FT.
 -2 EXT. WALLS @ 47.4: 94.8 SQ. FT.
 =NET AREA: 3408.6 SQ. FT.

NOTES:

- EXTERIOR DOORS TO BE 1-3/4" THICK SOLID CORE WOOD OR INSULATED METAL DOORS; INTERIOR DOORS TO 1-3/8" THICK HOLLOW CORE WOOD DOORS; CLOSET BIFOLD DOORS TO BE 1-1/8" THICK HOLLOW CORE PANELS.
- ROOM SIZES AS INDICATED ARE NOMINAL ONLY. CHECK ACTUAL SITE CONDITIONS WHEN MEASURING FOR MATERIALS OR QUANTITIES OF WORK REQUIRED.
- [Symbol] SYMBOL IN STUD WALL INDICATES LAMINATED STUD COLUMN IN WALL. 2 STUDS TYPICAL UNLESS NOTED OTHERWISE. ENSURE ADEQUATE SUPPORT OF LOADS DOWN THROUGH STRUCTURE TO CONCRETE FOUNDATIONS.

NOTE:
 PRELIMINARY DRAWING FOR DISCUSSION PURPOSES ONLY - NOT FOR CONSTRUCTION.

ELECTRICAL SYMBOL LEGEND

[Symbol] DUPLEX RECEPTACLE	[Symbol] CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
[Symbol] DUPLEX RECEPTACLE ON GROUND FAULT INTERRUPTER	[Symbol] WALL MOUNTED INCANDESCENT LIGHT FIXTURE
[Symbol] WEATHER PROTECTED RECEPTACLE	[Symbol] RECESSED INCANDESCENT LIGHT FIXTURE
[Symbol] DUPLEX RECEPTACLE @ 42" ABOVE FLOOR - SPLIT CIRCUIT	[Symbol] EXHAUST FAN
[Symbol] RANGE/OVEN RECEPTACLE	[Symbol] CABLEVISION OUTLET
[Symbol] DRYER RECEPTACLE	[Symbol] TELEPHONE OUTLET
[Symbol] DUPLEX RECEPTACLE - TOP HALF ON SWITCH	[Symbol] SMOKE ALARM AS PER SECTION 9.10.18 OF THE B.C. BUILDING CODE.
[Symbol] SINGLE POLE SWITCH	[Symbol] ELECTRIC BASEBOARD HEATER. DESIGN BY OTHERS.
[Symbol] THREE POLE SWITCH	

UPPER FLOOR PLAN.

SEE ALSO GENERAL NOTES SHEET A8

Chislett Manson & Company
 ARCHITECTURE PLANNING AND LANDSCAPE INC.



2nd Floor - 2798 Fourth Street, Cary, NC 27513
 Phone 919 238-5771 Fax 919 238-5772

PROJECT:
8 Suite Residential Building For:

EDITED BY: GW SCALE: AS NOTED

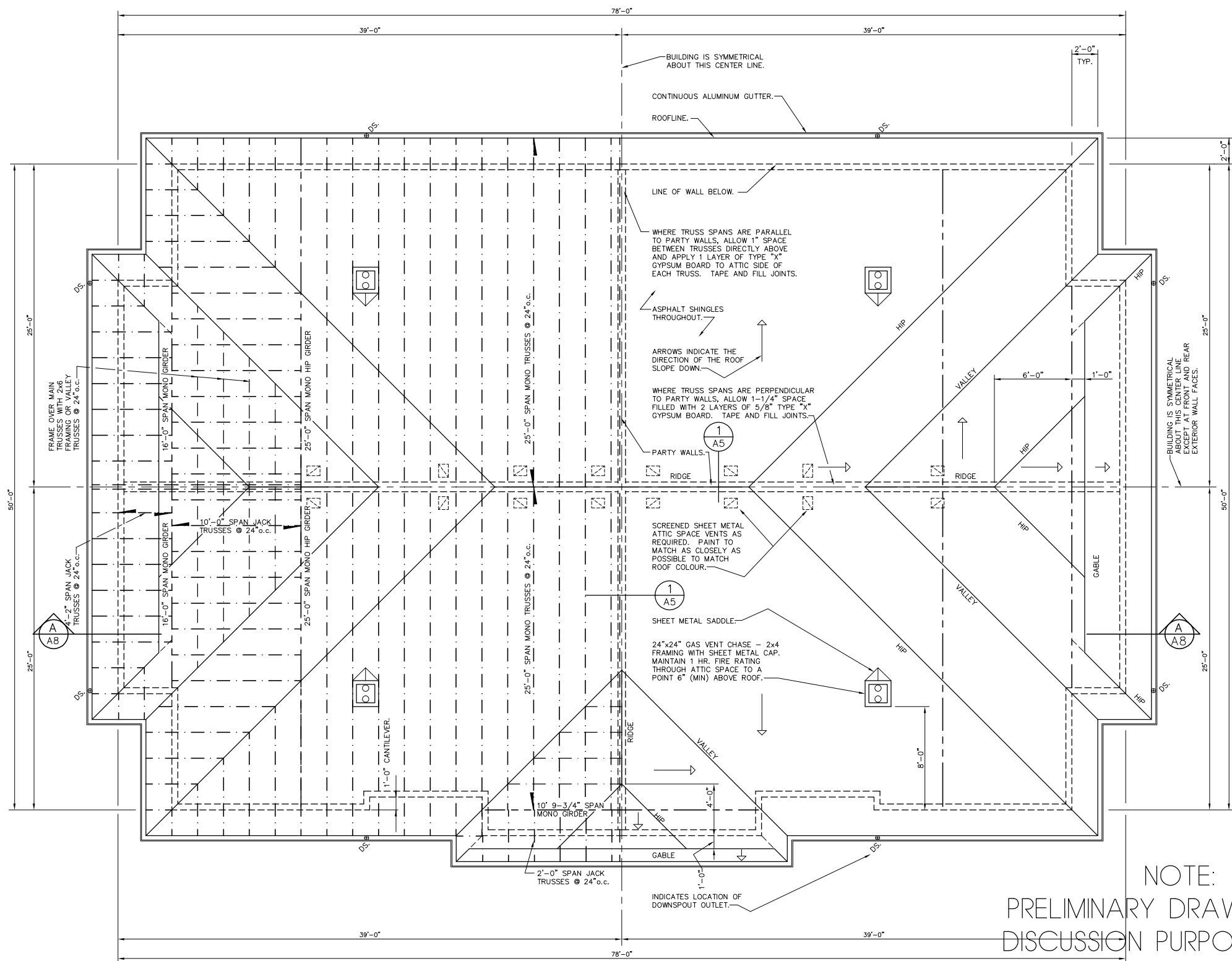
REVIEWED BY: DATE:

DRAWING NAME:
UPPER FLOOR PLAN

PROJECT NUMBER: DRAWING NUMBER:
 A4 of 8

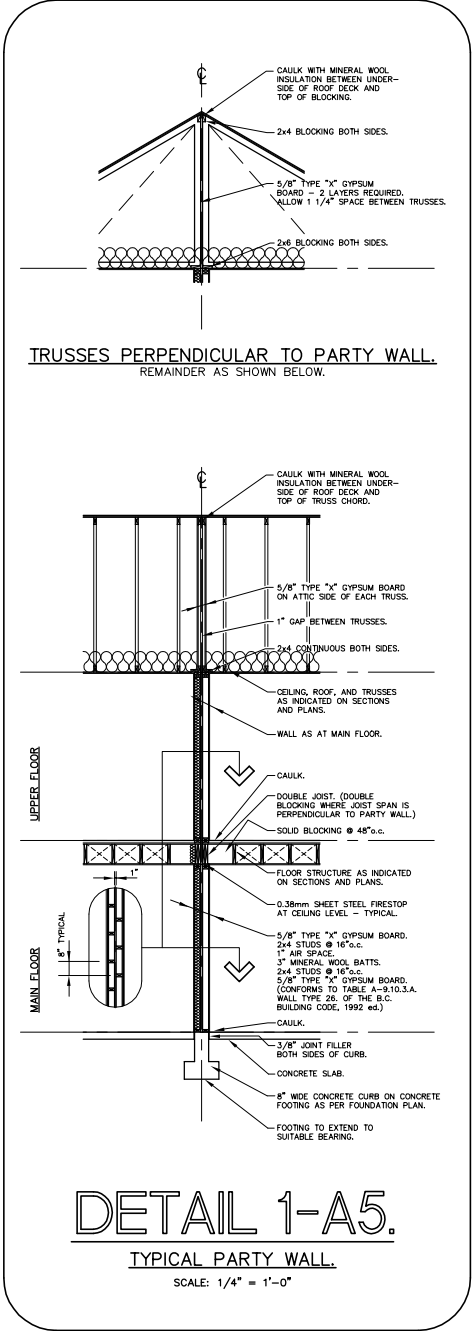
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ROOF PLAN.

NOTE:
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DETAIL 1-A5.
 TYPICAL PARTY WALL.
 SCALE: 1/4" = 1'-0"

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2nd Floor - 298 Fourth Street, Courtenay, BC, V9N 1C7
 Phone: 250-338-5771 Fax: 250-338-5772

PROJECT:
8 Suite Residential Building For:

EDITED BY:	SCALE:
GW	AS NOTED
REVIEWED BY:	DATE:

DRAWING NAME:
ROOF PLAN

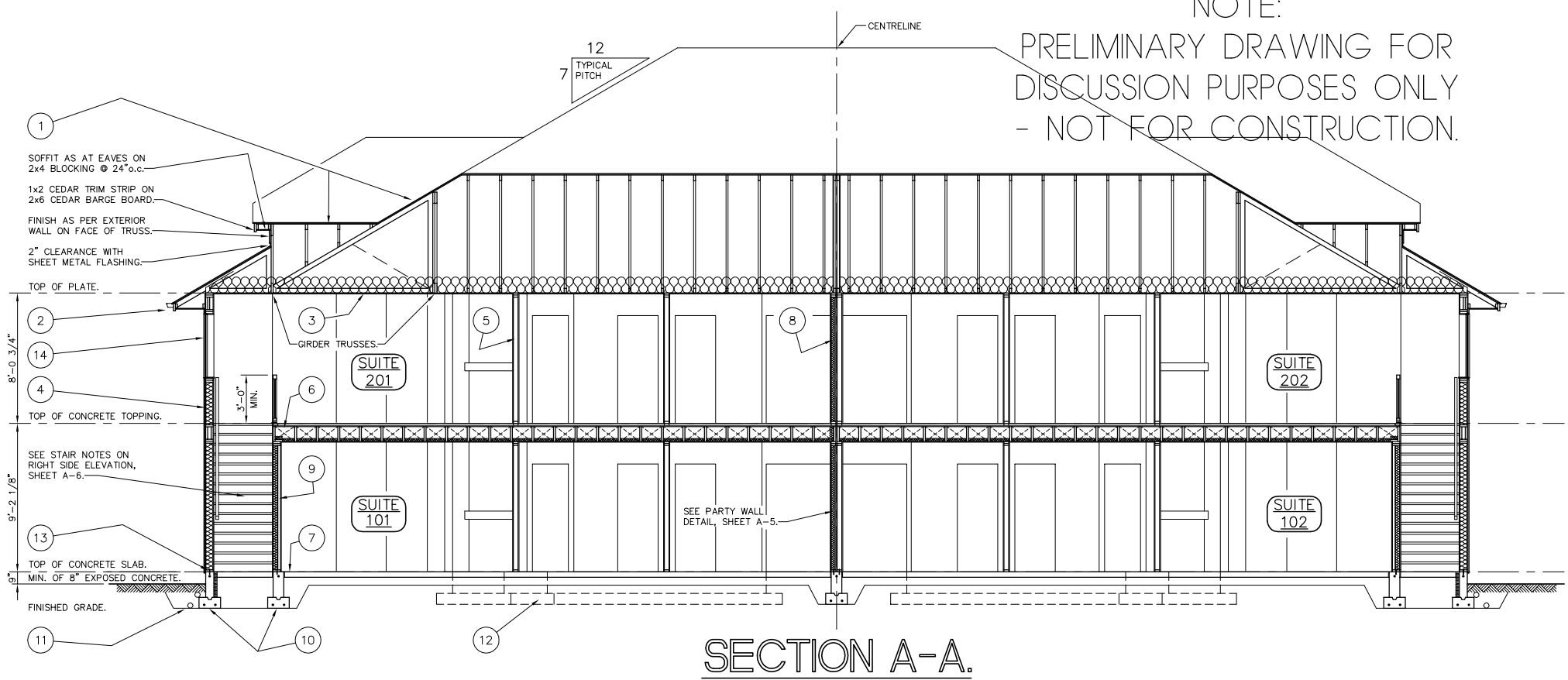
PROJECT NUMBER:	DRAWING NUMBER:
	A5 of 8

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SPECIFICATIONS

- 1 **ROOF - 7:12 SLOPE:**
 ASPHALT SHINGLES.
 1/2" O.S.B. OR PLYWOOD SHEATHING.
 ENGINEERED TRUSSES @ 24" o.c.
 INSTALL INSULATION "STOPS" AT EAVES TO ALLOW A MINIMUM OF 1-1/2" AIR PASSAGE OVER INSULATION.
 INSTALL 2 LAYERS OF ASPHALT SATURATED FELT EAVES PROTECTION TO A POINT AT LEAST 36" UP ROOF SLOPE AS WELL AS 12" BEYOND THE INSIDE FACE OF THE EXTERIOR WALL.
- 2 **SOFFIT / FASCIA:**
 CONTINUOUS ALUMINUM GUTTERS.
 ON 2x6 CEDAR FASCIA BOARD OR ALUMINUM FASCIA-GUTTER SYSTEM.
 VENTED ALUMINUM SOFFIT.
- 3 **CEILING:**
 R40 THERMAL INSULATION.
 6 MIL. POLY (U.V. RESISTANT) VAPOUR BARRIER.
 5/8" TYPE "X" GYPSUM BOARD.
- 4 **EXTERIOR WALL:**
 STUCCO ON WIRE MESH OR HORIZONTAL SIDING DEPENDING ON LOCATION (SEE ELEVATIONS).
 BREATHER-TYPE BUILDING PAPER.
 3/8" O.S.B. OR PLYWOOD SHEATHING.
 2x6 STUDS @ 16" o.c.
 R20 BATT INSULATION.
 6 MIL. POLY (U.V. RESISTANT) VAPOUR BARRIER.
 5/8" TYPE "X" GYPSUM BOARD.
- 5 **INTERIOR WALL:**
 2x4 STUDS @ 16" o.c.
 1/2" GYPSUM BOARD ON BOTH SIDES IF NON-BEARING.
 5/8" TYPE "X" GYPSUM BOARD ON BOTH SIDES IF BEARING.
- 6 **UPPER FLOOR:**
 FINISHED FLOORING ON UNDERLAY.
 1-1/2" LIGHTWEIGHT CONCRETE TOPPING.
 5/8" 1&G PLYWOOD SUBFLOOR (GLUED & NAILED.)
 2x12 FLOOR JOISTS @ 16" o.c.
 2x2 CROSSBRIDGING OR SOLID BLOCKING THE SAME DEPTH AS THE JOISTS AT 7'-0" MAXIMUM SPACING.
 3" SOUND ATTENUATION BATTS
 5/8" TYPE "X" GYPSUM BOARD ON RESILIENT CHANNELS.
 AS PER FLOOR TYPE 11 OF TABLE A-9.10.3.B OF THE B.C. BLDG. CODE, 1992 ed. (3/4 HR. FIRE RATING/STC 57.)
- 7 **MAIN FLOOR:**
 4" CONCRETE SLAB - INSTALL 3/8" MASTIC JOINT FILLER AT INTERSECTIONS OF SLAB AND CONCRETE WALLS.
 6 MIL. POLYETHYLENE MOISTURE BARRIER.
 MINIMUM OF 6" GRANULAR FILL.
- 8 **PARTY WALL:**
 2 ROWS OF 2x4 STUDS @ 16" o.c. STAGGERED @ 8" o.c. ON SEPARATE 2x4 PLATES.
 MINIMUM OF 1" AIR SPACE BETWEEN ROWS.
 3" SOUND ATTENUATION BATTS ON ONE SIDE.
 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF ASSEMBLY.
 8" CONCRETE WALL WITH 1 - 15m BAR CONTIN. AT TOP.
 16"x8" CONTINUOUS CONCRETE FOOTING WITH 2 - 15m BARS CONTINUOUS 2" CLEAR OF BOTTOM.
 AS PER WALL TYPE 26 OF TABLE A-9.10.3.A OF THE B.C. BLDG. CODE, 1992 ed. (1 HR. FIRE RATING/STC 53.)
- 9 **PARTY WALL AT STAIRWELL:**
 2x4 STUDS @ 8" o.c. STAGGERED ALTERNATELY FROM SIDE TO SIDE ON A SINGLE 2x6 PLATE.
 3" SOUND ATTENUATION BATTS.
 5/8" TYPE "X" GYPSUM BOARD ON BOTH SIDES.
 AS PER WALL TYPE 24 OF TABLE A-9.10.3.A OF THE B.C. BLDG. CODE, 1992 ed. (1 HR. FIRE RATING/STC 51.)
- 10 **EXTERIOR FOUNDATION:**
 8" CONCRETE WALL WITH 1 - 15m BAR CONTIN. AT TOP.
 16"x8" CONTINUOUS CONCRETE FOOTING WITH 2 - 15m BARS CONTINUOUS 2" CLEAR OF BOTTOM.
 (WALLS AROUND STAIRWELLS AND ELECTRICAL SERVICE ROOMS TO BE 6" WITH 1 - 15m BAR CONTIN. AT TOP ON FOOTING AS ABOVE - SEE FOUNDATION PLAN.)
 2-1/2" [R12] RIGID INSULATION TO INSIDE FACE OF CONCRETE FOUNDATION WALL.
- 11 **DRAINAGE:**
 4" DIA. PERFORATED PERIMETER DRAIN PIPE WITH A MINIMUM OF 6" DRAIN ROCK COVER.
 4" DIA. NON-PERFORATED DRAIN PIPE FOR RAIN WATER LEADERS.
- 12 **INTERIOR FOUNDATION:**
 6" CONCRETE WALL WITH 1 - 15m BAR CONTIN. AT TOP.
 16"x8" CONTINUOUS CONCRETE FOOTING WITH 2 - 15m BARS CONTINUOUS 2" CLEAR OF BOTTOM.
 (SEE FOUNDATION PLAN FOR LOCATIONS.)
- 13 **FOUNDATION ANCHORAGE:**
 ANCHOR WALL PLATES TO FOUNDATIONS WITH 5/8" DIAMETER STEEL ANCHOR BOLTS AT A MAX. SPACING OF 6'-0".
 SET PLATES ON AN APPROVED SILL GASKET.
- 14 **WINDOWS:**
 WINDOWS TO BE DOUBLE GLAZING IN BAKED ENAMEL FINISHED ALUMINUM FRAMES. CAULK AROUND ALL OPENINGS TO THE EXTERIOR AND FLASH OVER ALL OTHERWISE UNPROTECTED OPENINGS TO THE EXTERIOR.



GENERAL NOTES:

THE BUILDER SHALL CHECK AND VERIFY ALL DRAWINGS FOR ACCURACY PRIOR TO COMMENCING CONSTRUCTION.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE.

EXTERIOR DIMENSIONS ARE TAKEN AT THE FACE OF STUD OR CONCRETE. INTERIOR DIMENSIONS ARE TAKEN AT FACE OR CENTER-LINE OF STUD AS INDICATED.

CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN THE BRITISH COLUMBIA BUILDING CODE, 1992, AND ALL ADDENDA THERETO, AS WELL AS APPLICABLE LOCAL BY-LAWS.

SLOPE FINISHED GRADES DOWN FROM BUILDING AT APPROXIMATELY 1% TO FACILITATE RUN-OFF OF SURFACE WATER.

GROUND SNOW LOAD: 2.5 kpa/53 psf.

ASSUMED SOIL BEARING CAPACITY: 2000 psf.

CONCRETE WORK TO BE DONE IN CONFORMANCE WITH CSA CAN. 3-A.23.1/M77.

CONCRETE STRENGTH TO BE 3000 psi @ 28 DAYS.

FOOTINGS AND CONCRETE WALLS SHALL REST ON SUITABLE BEARING BELOW FROST PENETRATION DEPTH.

ALLOW OPENINGS IN FOUNDATIONS FOR SERVICES AS REQUIRED. CONFIRM REQUIREMENTS BEFORE POURING CONCRETE.

PROTECT ALL LUMBER IN CONTACT WITH CONCRETE BY INSTALLING A 45 LB. FELT OR 6 MIL. POLYETHYLENE DAMP PROOFING LAYER, OR OTHER APPROVED METHOD.

STRUCTURAL WOOD: DO ALL WORK TO C.S.A. CAN. 3-086-H84.
 -LUMBER: MINIMUM GRADE SPF #1/2 OR D. FIR #1/2.
 -SUBFLOORING: MATERIALS TO CONFORM TO 9.23.14 OF THE B.C. BLDG. CODE, 1992.
 -WALL SHEATHING: MATERIALS TO CONFORM TO 9.23.16 OF THE B.C. BLDG. CODE, 1992.
 -ROOF SHEATHING: MATERIALS TO CONFORM TO 9.23.15 OF THE B.C. BLDG. CODE, 1992.

TRUSSES AND MICRO-LAM BEAMS, IF REQUIRED, TO BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.

TRUSS LAYOUT SHOWN ON PLANS IS SUGGESTED ONLY AND SHOULD BE CONFIRMED WITH MANUFACTURER BEFORE COMMENCING CONSTRUCTION. ENSURE THAT ALL LOADS ARE PROPERLY AND ADEQUATELY TRANSFERRED TO THE BUILDING'S FOUNDATIONS.

SECURE FLUSH FRAMED WOOD MEMBERS WITH APPROVED METAL ANCHORS.

INSTALL 2x2 CROSSBRIDGING OR SOLID BLOCKING THE SAME DEPTH AS THE JOISTS BETWEEN FLOOR JOISTS AT A MAXIMUM SPACING OF 7'-0".

DOUBLE-UP FLOOR JOISTS UNDER PARTITIONS PARALLEL TO JOISTS, OR INSTALL SOLID BLOCKING @ 48" o.c. BETWEEN THE FLANKING JOISTS BELOW THE PARTITION.

GLUE AND NAIL SUBFLOORING TO FLOOR JOISTS.

STAIR CONSTRUCTION TO CONFORM TO 9.8 AND 3.3.1.15 OF THE B.C. BLDG. CODE, 1992.

INSULATION AND VAPOUR BARRIER MATERIALS AND INSTALLATION TO CONFORM TO SECTION 9.25 OF THE B.C. BUILDING CODE, 1992.

A MECHANICAL VENTILATION SYSTEM IS TO BE INSTALLED IN EACH DWELLING UNIT IN CONFORMANCE WITH SECTION 9.32.3 OF THE B.C. BLDG. CODE, 1992.

EXTERIOR ACCESS DOORS AND ASSOCIATED FRAMING SHALL CONFORM TO SECTION 9.6.6 OF THE B.C. BUILDING CODE, 1992.

DOOR GLAZING TO CONFORM TO SECTION 9.6.5 OF THE B.C. BLDG. CODE, 1992.

CAULK AROUND ALL OPENINGS TO THE EXTERIOR.

INSTALL SHEET METAL FLASHING OVER ALL OTHERWISE UNPROTECTED OPENINGS TO THE EXTERIOR.

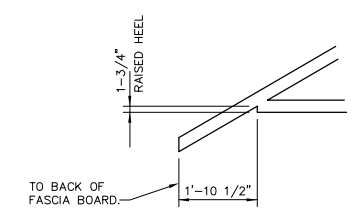
ATTIC SPACES SHALL BE VENTED TO THE EXTERIOR USING VENTS HAVING A MINIMUM FREE VENT AREA EQUALLING AT LEAST 1/300th OF THE INSULATED CEILING AREA. SUCH VENTS SHALL BE UNIFORMLY DISTRIBUTED.

INSTALL SHEET METAL FLASHING TO PROTECT FROM MOISTURE PENETRATION ALL EXTERIOR HORIZONTAL OR OBLIQUE CHANGES OF PLANE OR MATERIAL.

INSTALL 2 LAYERS OF ASPHALT-FELT EAVES PROTECTION EXTENDING FROM THE EDGE OF THE ROOF TO A POINT AT LEAST 3'-0" UP THE SLOPE AND A MINIMUM OF 12" PAST THE INNER FACE OF THE EXTERIOR WALL. (PITCHED ROOF OVER HEATED SPACES ONLY.)

DOWNSPOUTS TO DRAIN INTO INDEPENDENT PERIMETER DRAINAGE SYSTEM.

ELECTRICAL, PLUMBING, AND HEATING INSTALLATIONS AND EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS OUTLINED BY THE B.C. BLDG. CODE. DETAILED DESIGN BY OTHERS.



TRUSS HEEL DIAGRAM.
 SCALE: 1/2" = 1'-0"

Chislett Manson & Company
 ARCHITECTURE PLANNING AND LANDSCAPE INC.
 2nd Floor - 298 Fourth Street Courtenay, BC V9N 5T7
 Phone 250 338-5771 Fax 250 338-5772

PROJECT:
8 Suite Residential Building For:

EDITED BY: GW SCALE: AS NOTED
 REVIEWED BY: DATE:

DRAWING NAME:
SECTION A-A AND GENERAL NOTES

PROJECT NUMBER: DRAWING NUMBER:
 A8 of 8