

GENERAL NOTES:

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- ALL DIMENSIONS ARE MADE FROM EXTERIOR FACE OF WALL SHEATHING TO CENTER OF PARTY WALLS AND INTERIOR WALLS UNLESS NOTED OTHERWISE ON PLANS. OUTSIDE EDGE OF EXTERIOR WALL SHEATHING TO BE FLUSH WITH FOUNDATION WALL BELOW. DO NOT SCALE DRAWINGS. THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE BEARINGS AND DIMENSIONS WITH LEGAL SURVEY.
 - IN THE CASE OF DISCREPANCY, THE ARCHITECT IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AS SATISFACTORY.
 - REFER TO MECHANICAL DRAWINGS FOR FINAL PLUMBING AND HVAC LAYOUT AND SPECIFICATIONS.
 - REFER TO ELECTRICAL DRAWINGS FOR FINAL LIGHT, OUTLETS AND ELECTRICAL PANEL LOCATIONS AND SPEC.
 - REFER TO CIVIL DRAWINGS FOR OFFSITE CONSTRUCTION AND FINAL SITE DRAINAGE LAYOUT AND SPEC.
 - REFER TO LANDSCAPE DRAWINGS FOR FINAL LANDSCAPE LAYOUT.
 - REFER TO STRUCTURAL DRAWINGS FOR FINAL WALL/FLOOR/ROOF/COLUMN LAYOUT AND SPECIFICATIONS.
- ### ASSURANCE / COMPLIANCE REQUIREMENTS
- THE CURRENT B.C.B.C. 2006, ITS REQUIREMENTS AND ALL AGENDA, SHALL FORM AN INTEGRAL PART OF THESE DRAWINGS. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFIRM TO THESE STANDARDS.
 - ALL WORK TO CONFORM TO LOCAL BYLAWS AND DEVELOPMENT PERMIT REQUIREMENTS.
 - ALL DRAWINGS ARE TO BE READ AS A COMPLETE SET IN CONJUNCTION WITH SPECIFICATIONS AND CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS AS APPLICABLE.
 - ALL WORK WILL BE SUBJECT TO FIELD REVIEW BY THE ARCHITECT AND OR OTHER REGISTERED PROFESSIONAL AND BY THE CONSULTING ENGINEERS NAMED ON THESE DRAWINGS TO MEET THE MUNICIPAL LETTERS OF ASSURANCE / COMPLIANCE REQUIREMENTS.
 - ALL WORK MUST MEET THE APPROVAL OF THE PROFESSIONAL CONSULTANTS.
 - ALL WORK MUST MEET THE STANDARDS OF THE B.C. TRADE ASSOCIATIONS GOVERNING EACH TRADE INVOLVED IN THE PROJECT.
 - STARTING WORK ON THIS PROJECT BY ANY SUB-CONTRACTOR MEANS THAT THE ABOVE REQUIREMENTS HAVE BEEN REVIEWED AND NO EXTRA CLAIM FOR COST WILL BE PUT FORWARD TO MEET THE PROFESSIONAL CONSULTANTS FIELD REVIEW REQUIREMENTS.
 - THE SUB-CONTRACTORS ARE RESPONSIBLE FOR SITE SAFETY AND TO MEET ALL REQUIREMENTS OF THE WORKERS COMPENSATION BOARD.
 - ALL SUB-CONTRACTORS WILL BE REQUIRED TO ACKNOWLEDGE COMPLIANCE WITH ABOVE CONDITIONS BY SIGNING A COPY OF THESE REQUIREMENTS WHICH MUST ACCOMPANY THEIR QUOTATION.
 - GENERAL CONTRACTOR IS TO KEEP RECORD AND PROVIDE ARCHITECT WITH COPIES OF MUNICIPAL INSPECTION SLIPS.
 - THE CONTRACTOR / CLIENT IS TO INFORM THE ARCHITECT IN WRITING 24 HOURS PRIOR TO STARTING CONSTRUCTION OF THE PROJECT.
 - THE SUB-CONTRACTOR IS TO CHECK ALL DIMENSIONS AFFECTING HIS TRADE AND IN THE CASE OF DISCREPANCY THE CONTRACTOR IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE.
 - THE CONTRACTOR IS TO NOTIFY THE ARCHITECT 24 HOURS PRIOR TO A REQUIRED INSPECTION.

BUILDING CODE ANALYSIS:

B.C. BUILDING CODE 2006 (REFER TO B. CLARKE ENGINEERING REPORT DATED AUGUST 21/07)

- OCCUPANCY CLASSIFICATION
- BUILDING HEIGHT
- BUILDING AREA
- SIZE AND OCCUPANCY REQUIREMENTS
- CONSTRUCTION REQUIREMENTS
- FIREWALLS
- FIRE ALARM AND DETECTION SYSTEM
- ANNUNCIATOR AND ZONE INDICATION
- STANDPIPE AND HOSE SYSTEM
- EMERGENCY LIGHTING AND POWER
- REQUIREMENTS FOR EXITS
- REQUIRED FIRE SEPARATIONS
- REQUIREMENTS FOR PERSONS WITH DISABILITIES

ILLUSTRATION



CONSULTANTS:

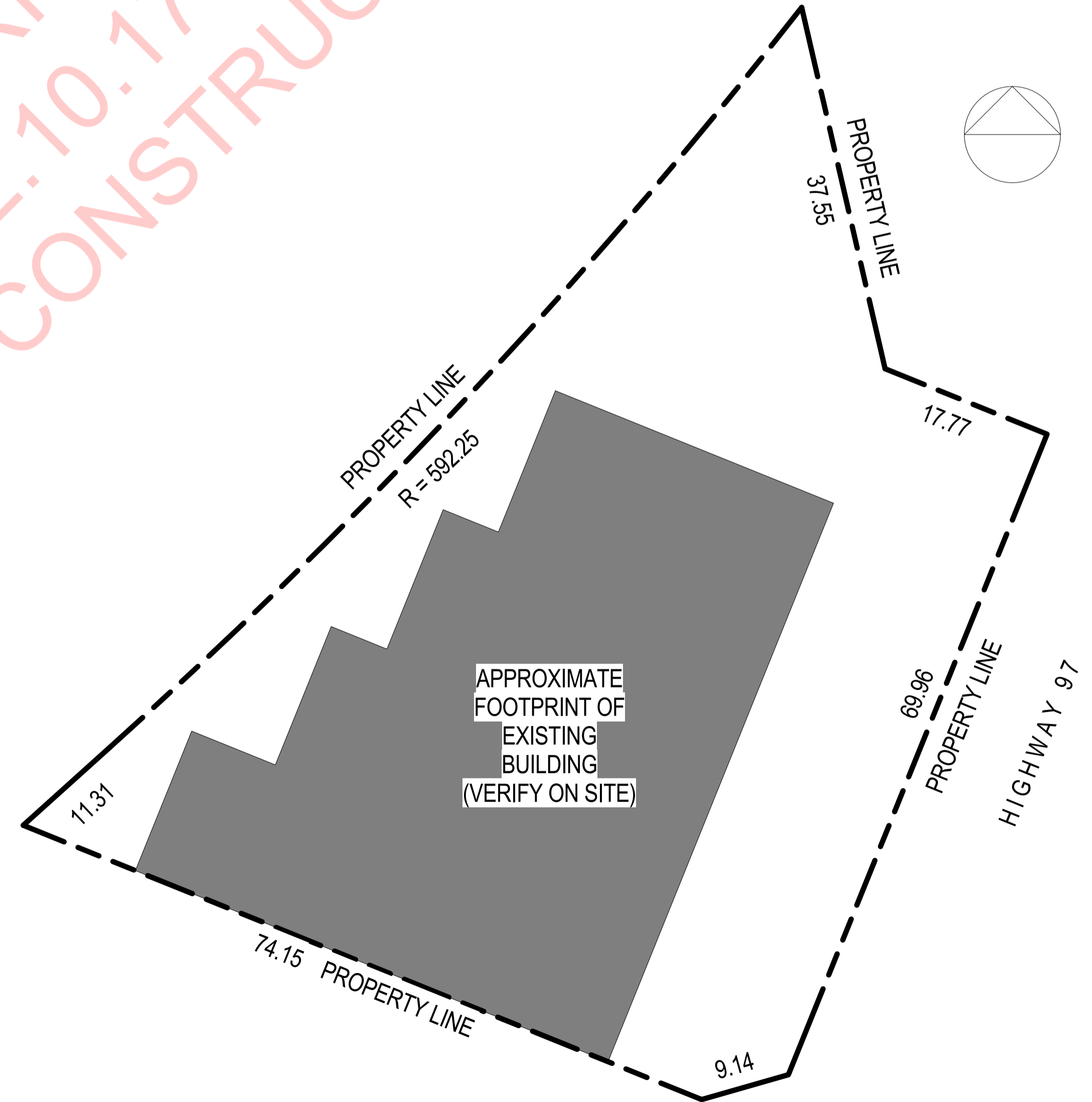
- ARCHITECTURAL**
 NEW TOWN ARCHITECTURE
 1450 PANDOSKY STREET
 KESWICK B.C. V1Y 1P3
 TEL: (250) 860-8185
 FAX: (250) 860-0985
- CIVIL**
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 .
 TEL: (250)
 FAX: (250)
- STRUCTURAL**
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 .
 TEL: (250)
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- MECHANICAL**
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- ELECTRICAL**
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 FAX: (250)
- BUILDING CODE**
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- LANDSCAPE**
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- BUILDING ENVELOPE**
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 SURVEY
- GEOTECHNICAL**
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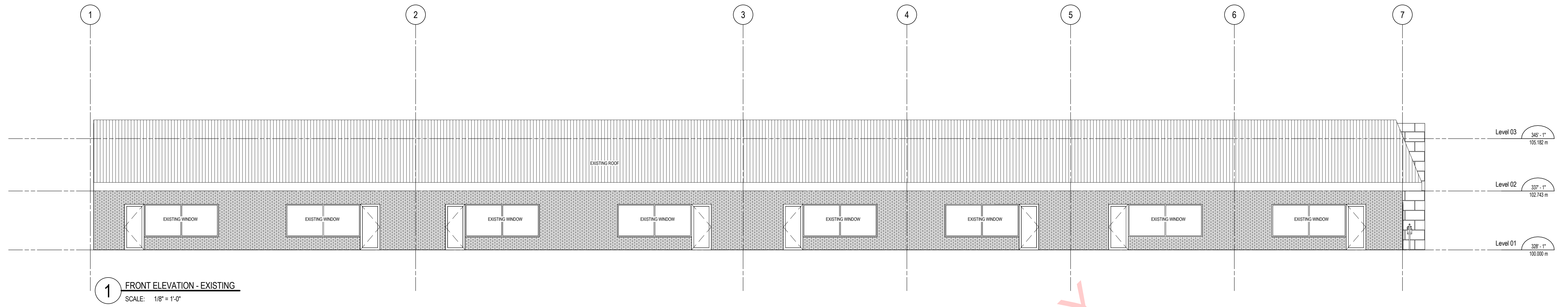
DRAWING INDEX:

- | | |
|-------|---|
| A0.01 | COVER - ILLUSTRATION, STATS AND SITE PLAN |
| A3.01 | EXTERIOR ELEVATION EAST - EXISTING, DEMO AND NEW |
| A3.02 | EXTERIOR ELEVATION NORTH - EXISTING, DEMO AND NEW |
| A3.11 | ENLARGED PARTIAL ELEVATIONS |
| A4.11 | WALL SECTIONS |
| A8.01 | EXTERIOR DETAILS |

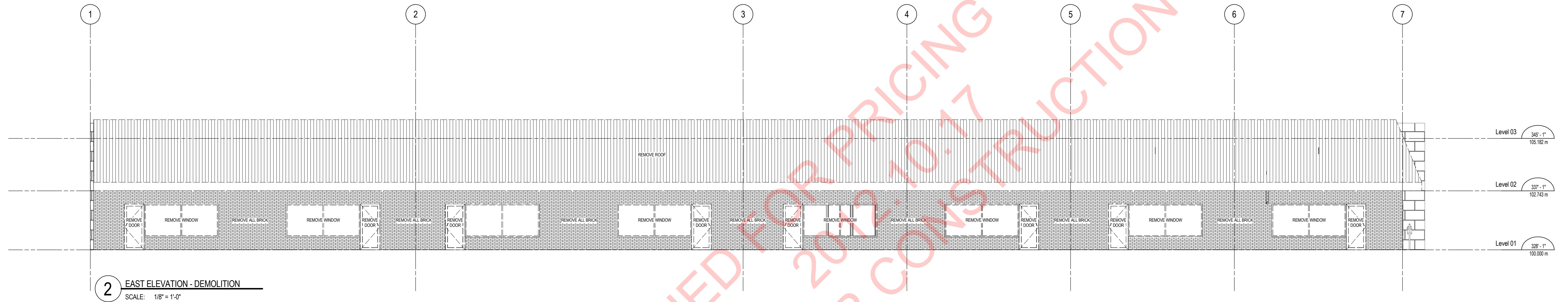
BUILDING STATISTICS:

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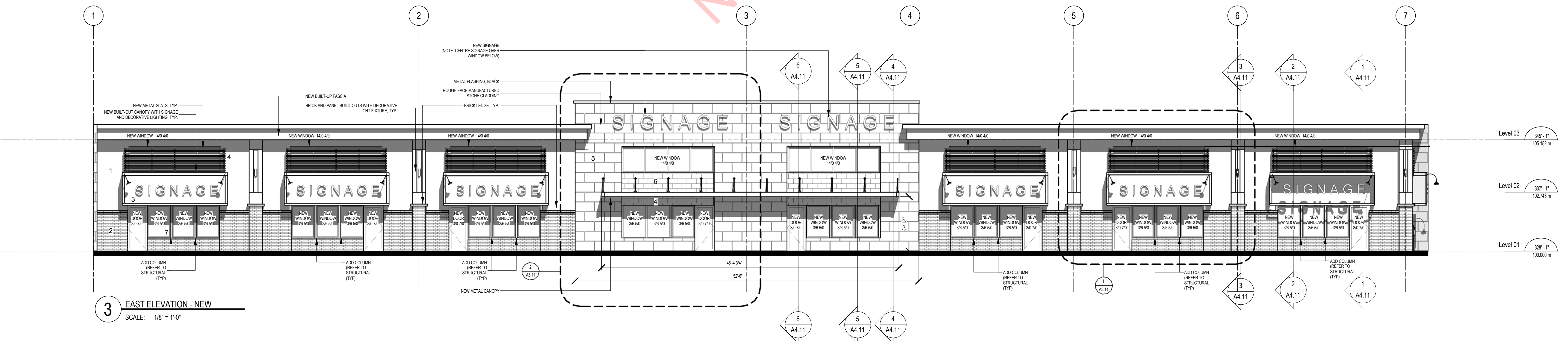
1 FRONT ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - DEMOLITION
SCALE: 1/8" = 1'-0"

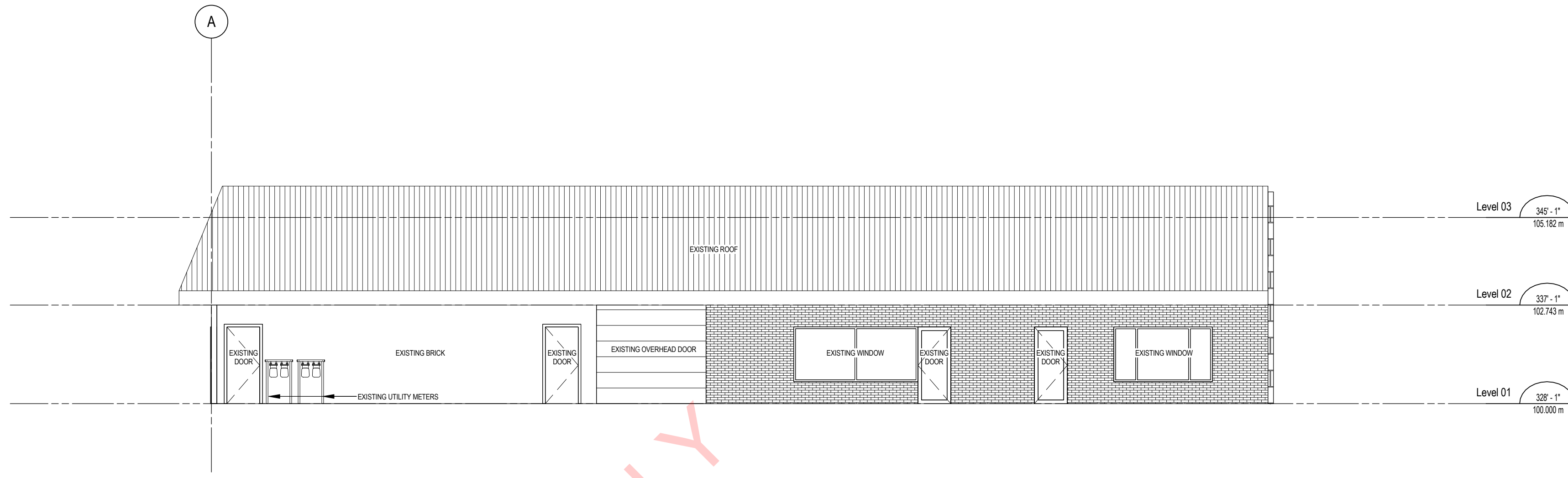
MATERIAL LEGEND

- 1 STUCCO
- 2 BRICK
- 3 PAINTED PANEL
- 4 BLACK METAL
- 5 ROUGH FACE MANUFACTURED STONE
- 6 SMOOTH FACE MANUFACTURED STONE
- 7 CLEAR GLASS WINDOWS WITH BLACK WINDOW FRAMES

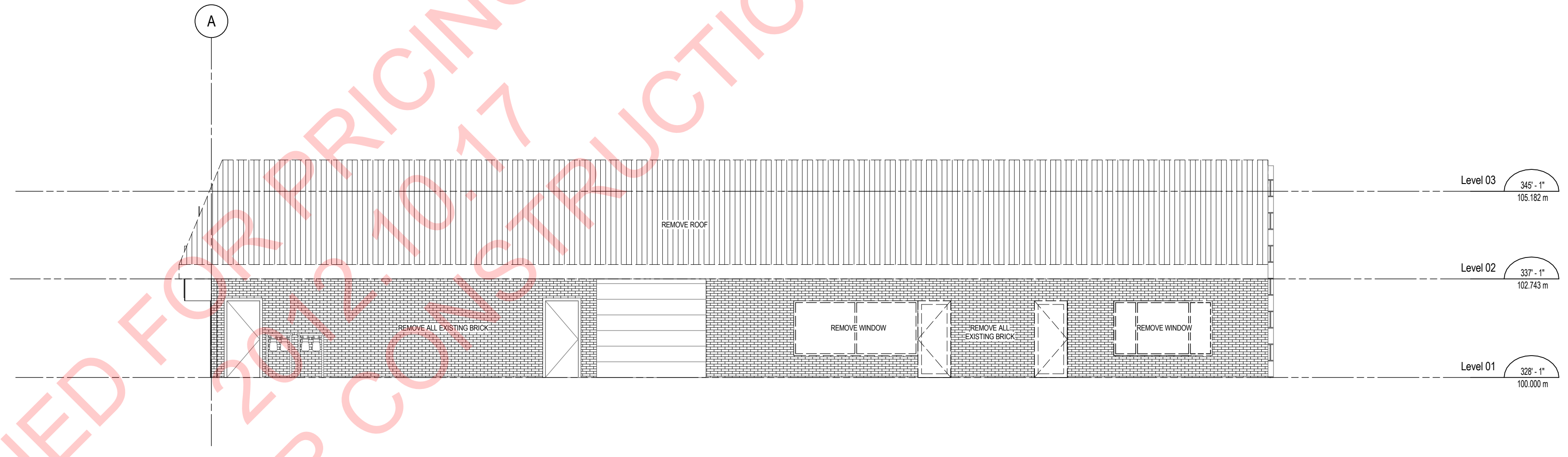


3 EAST ELEVATION - NEW
SCALE: 1/8" = 1'-0"

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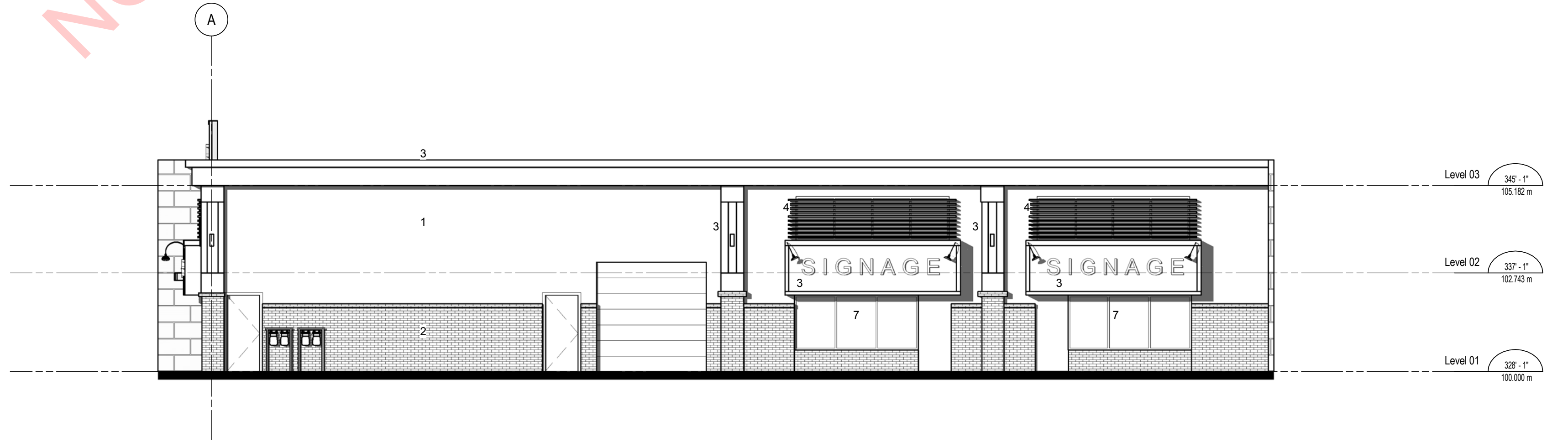


1 NORTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - DEMO
SCALE: 1/8" = 1'-0"

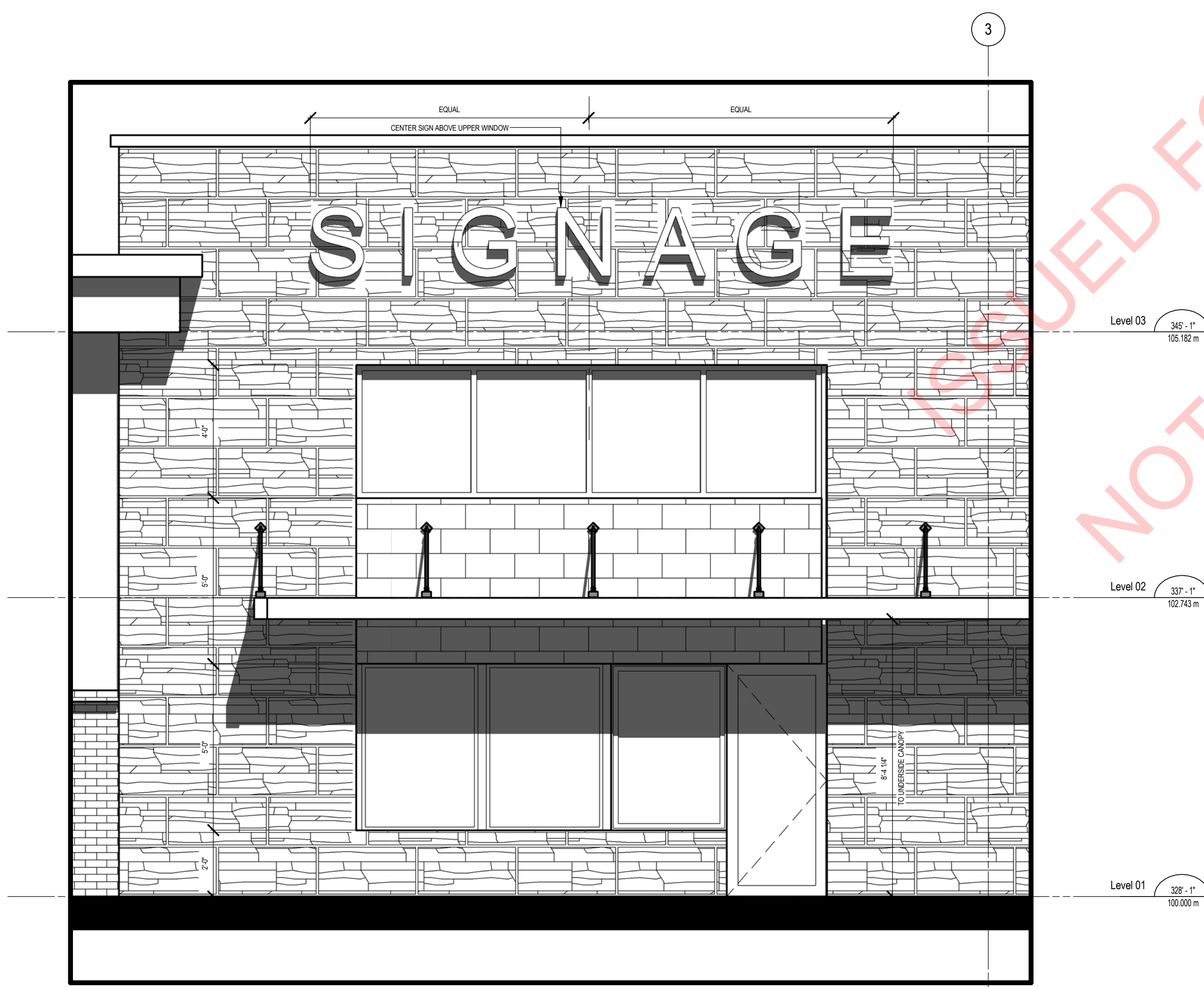
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3 NORTH ELEVATION - NEW
SCALE: 1/8" = 1'-0"

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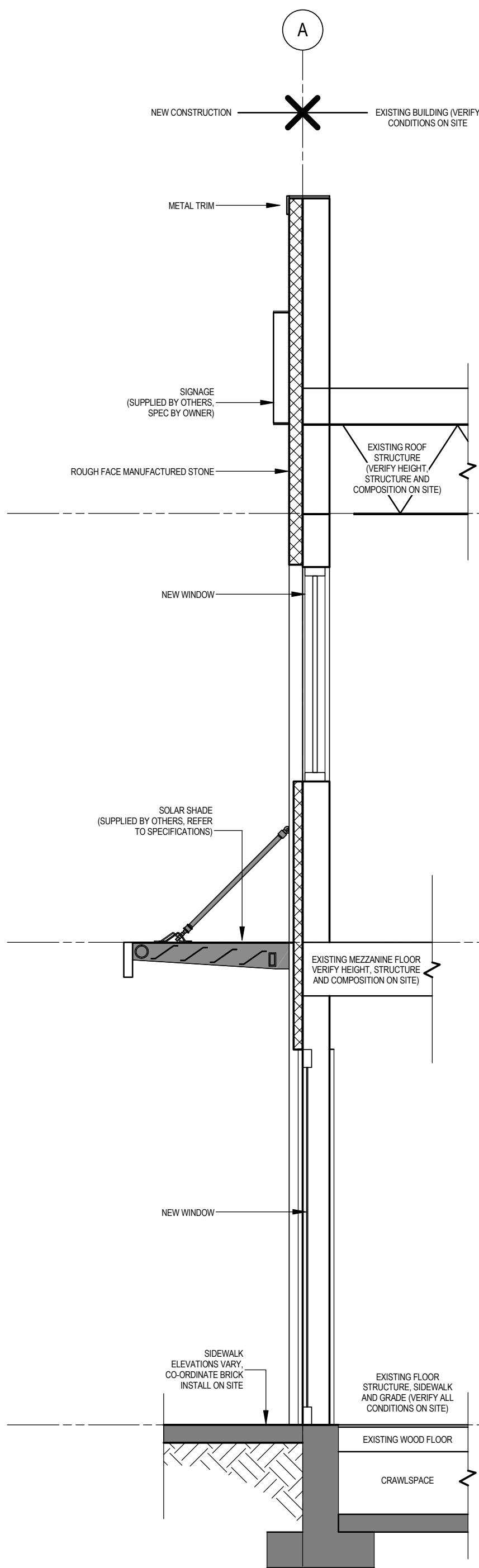


2 ENLARGED FRONT PARTIAL ELEVATION - NEW
SCALE: 3/8" = 1'-0"

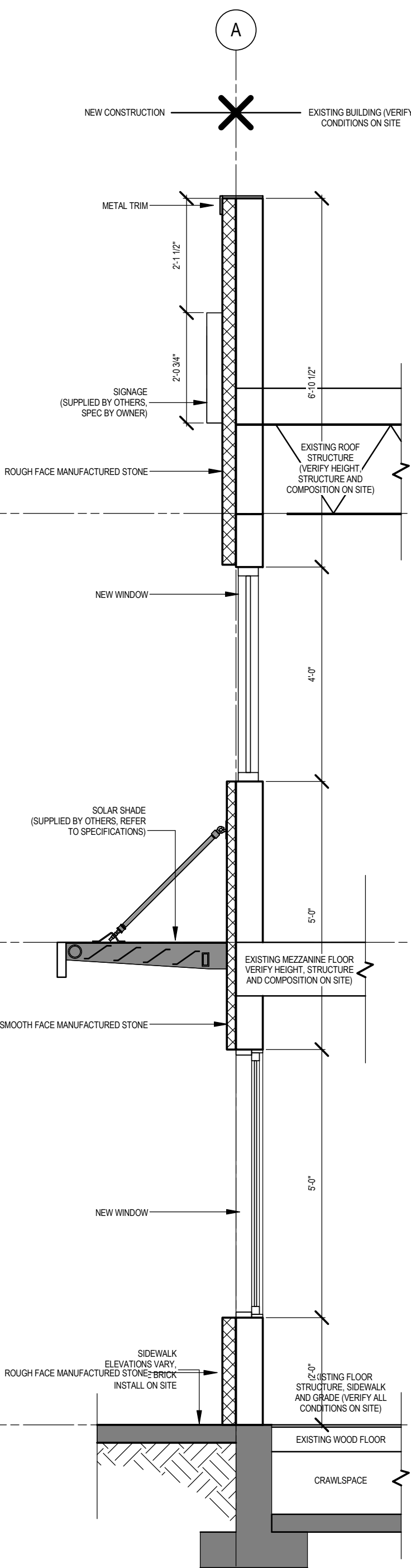


1 ENLARGED FRONT PARTIAL ELEVATION - NEW
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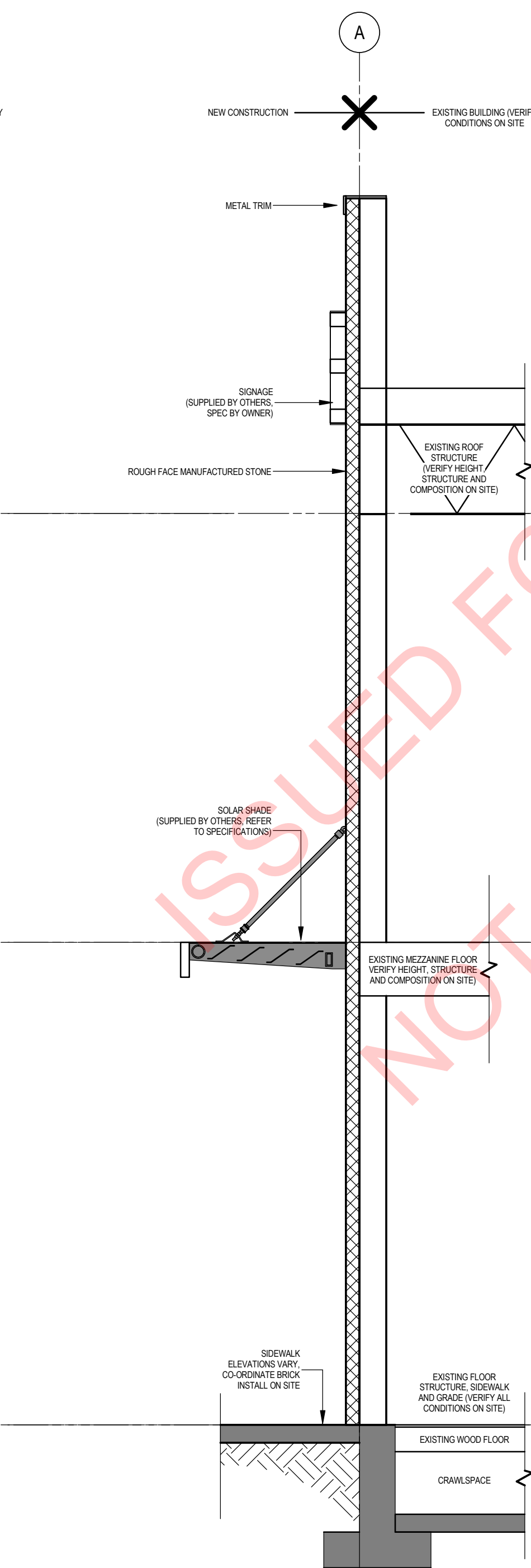
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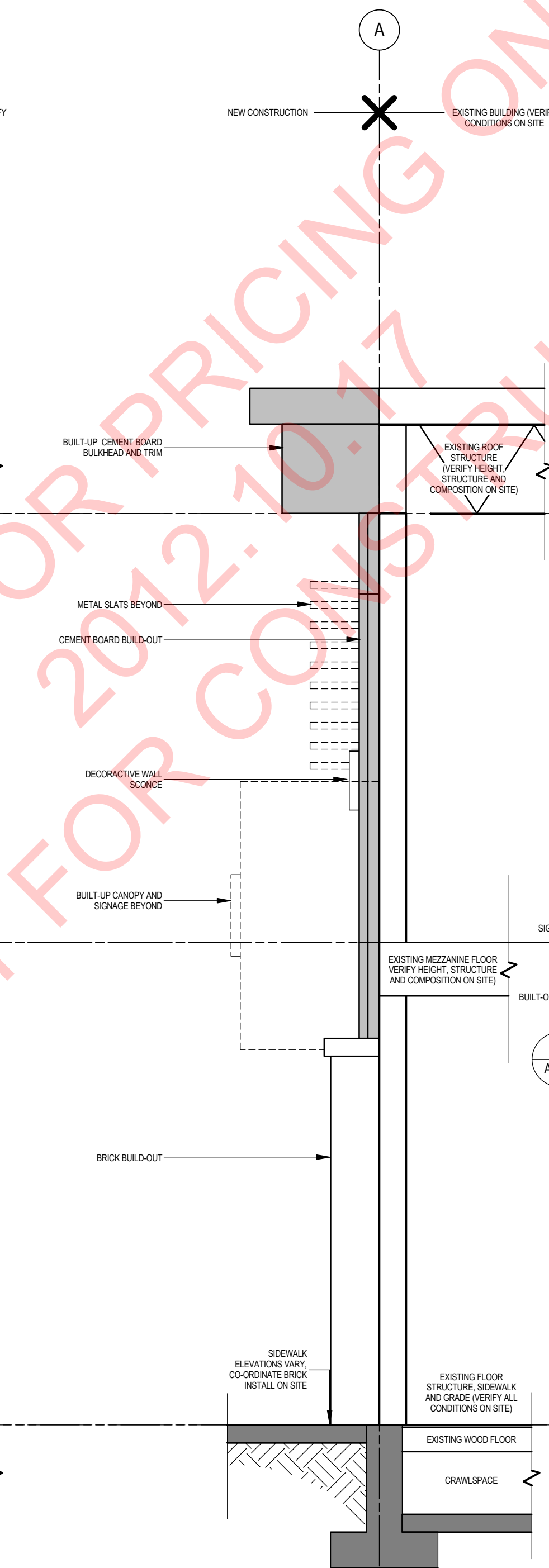
6 WALL SECTION - WINDOW AND DOOR AT MANUFACTURED STONE FACE
SCALE: 1/2" = 1'-0"



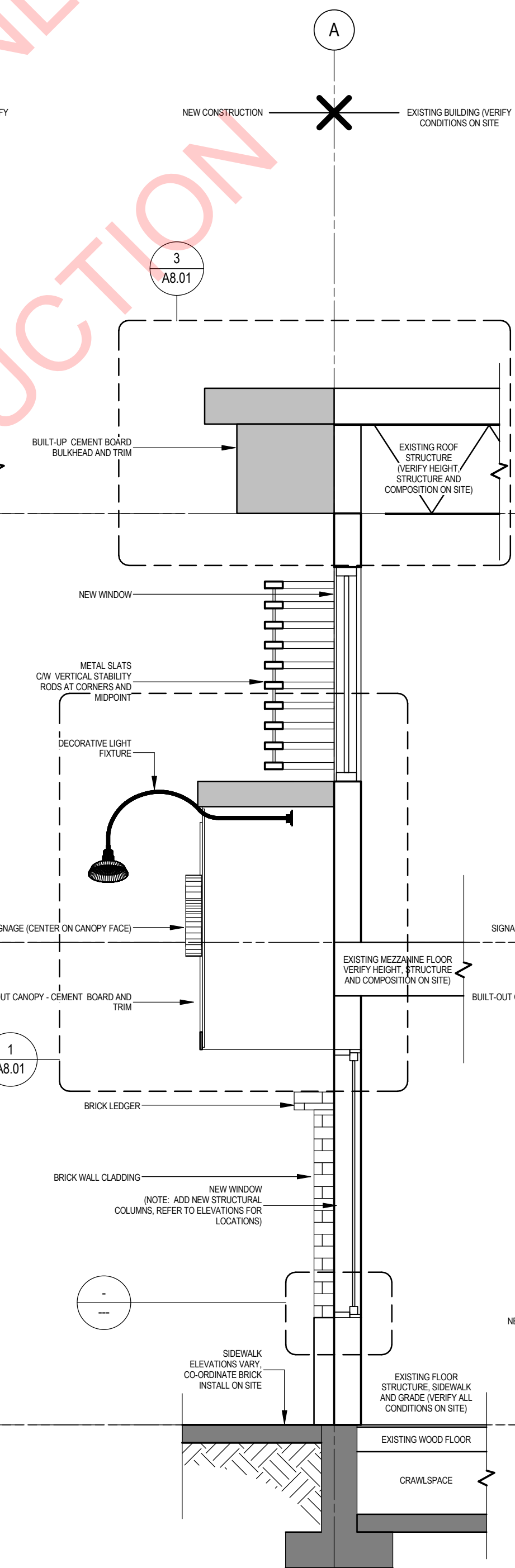
5 WALL SECTION - WINDOWS AT MANUFACTURED STONE FACE
SCALE: 1/2" = 1'-0"



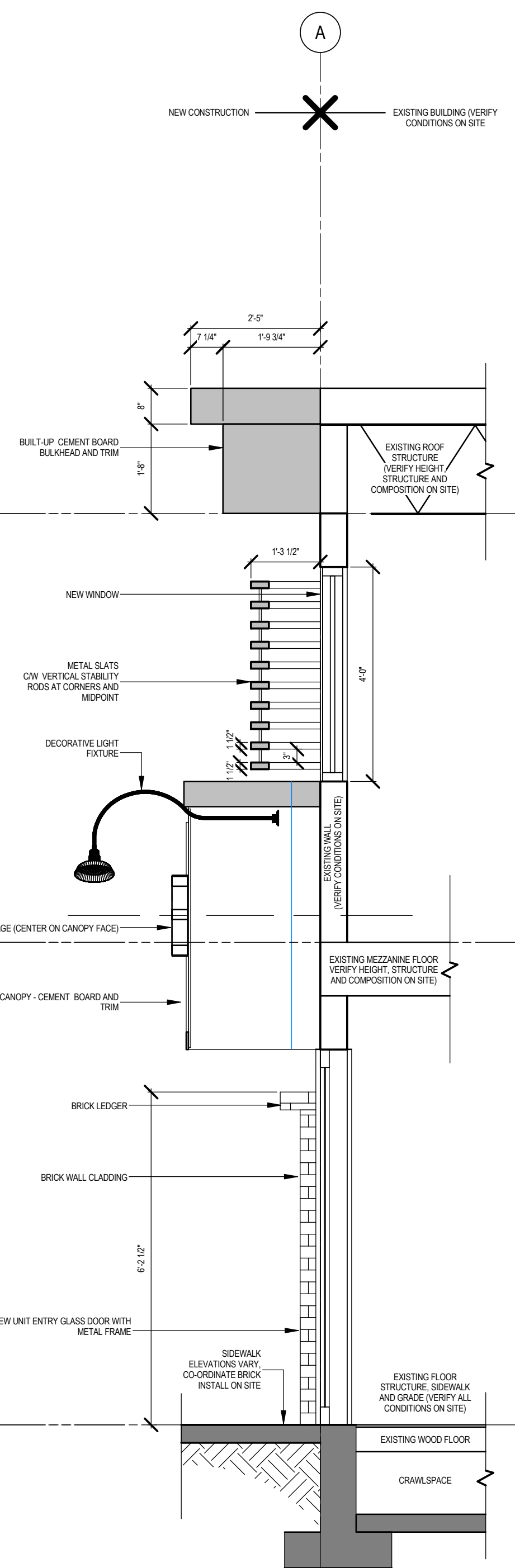
4 WALL SECTION - MANUFACTURED STONE WALL FACE
SCALE: 1/2" = 1'-0"



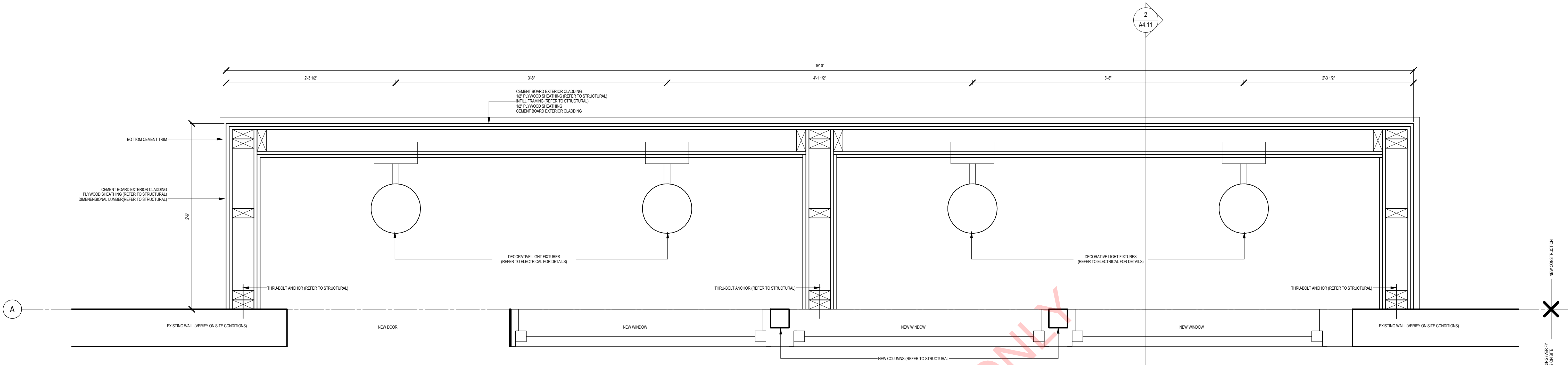
3 WALL SECTION - BUILD OUT @ STUCCO WALL
SCALE: 1/2" = 1'-0"



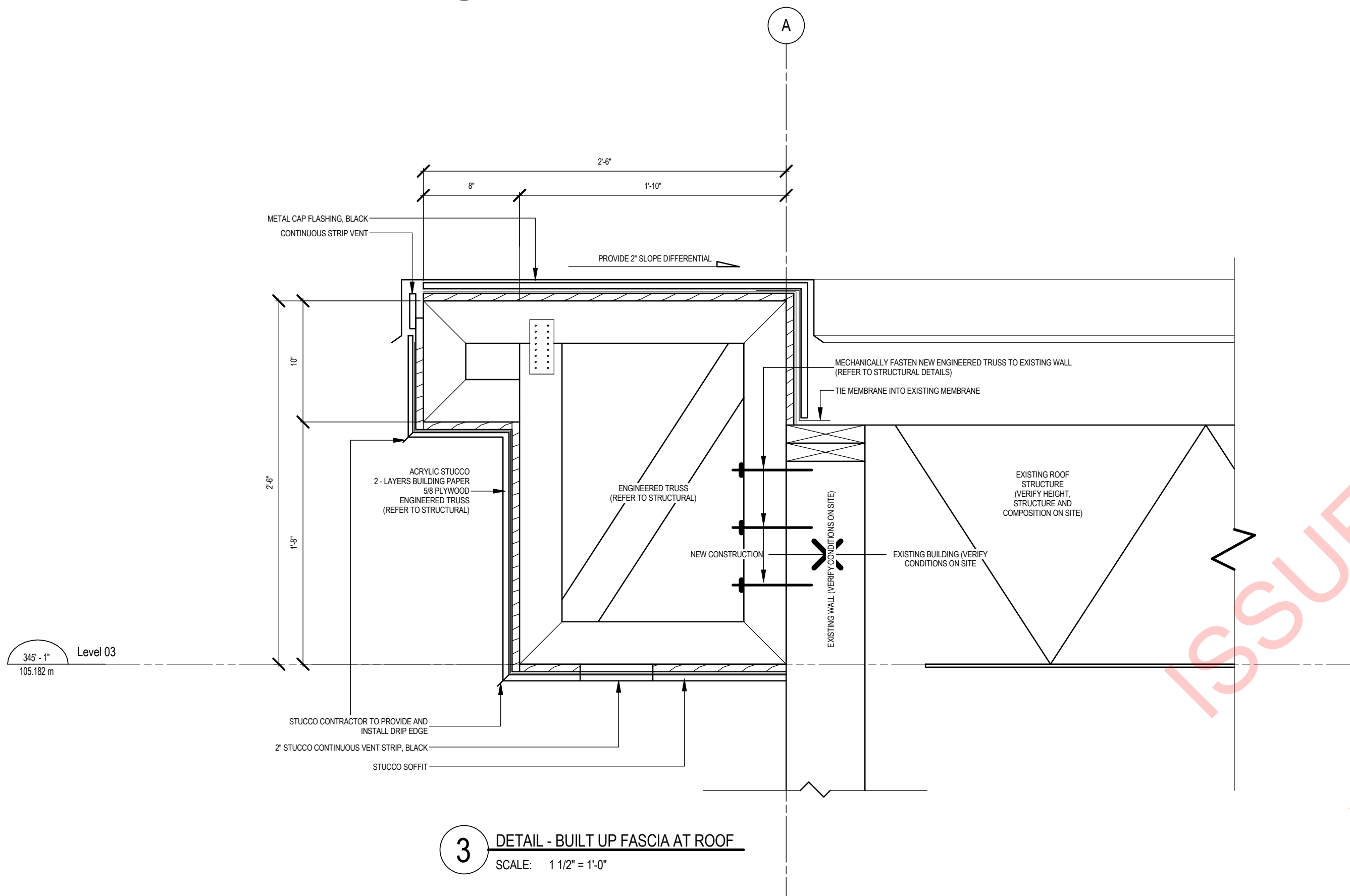
2 WALL SECTION - WINDOW @ STUCCO WALL
SCALE: 1/2" = 1'-0"



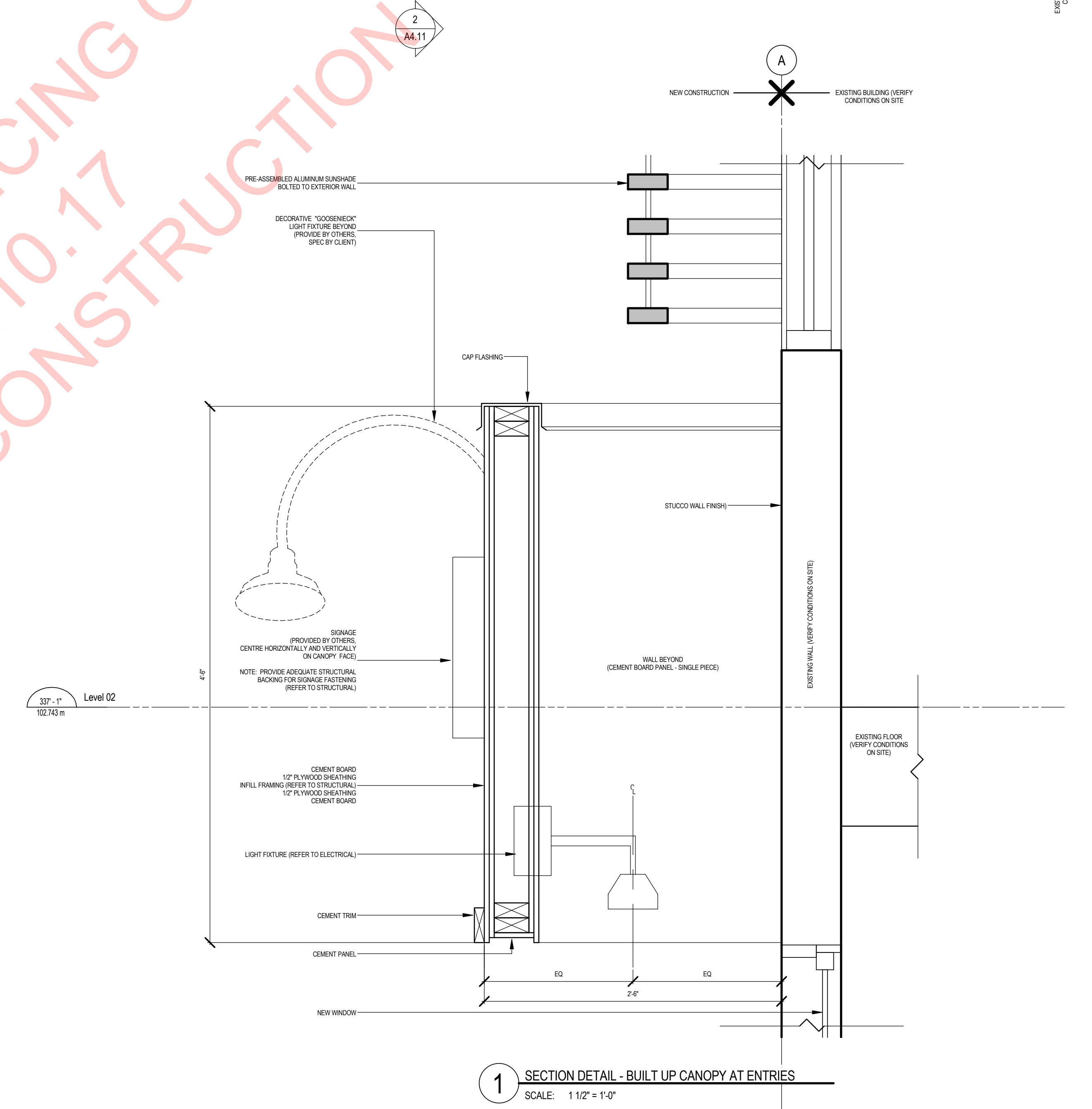
1 WALL SECTION - DOOR @ STUCCO WALL
SCALE: 1/2" = 1'-0"



2 PLAN DETAIL - BUILT UP CANOPY AT ENTRIES
SCALE: 1 1/2" = 1'-0"



3 DETAIL - BUILT UP FASCIA AT ROOF
SCALE: 1 1/2" = 1'-0"



1 SECTION DETAIL - BUILT UP CANOPY AT ENTRIES
SCALE: 1 1/2" = 1'-0"

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