

General notes

1 SITE PLAN
1/8" = 1' - 0"



Division 1 - General Requirements

- 1. Contractor is to check and verify all drawings, dimensions, and elevations before commencing work. Report any discrepancies immediately to the Designer. The Contractor shall co-ordinate the work of trades to avoid delays.
- 2. All overall external dimensions to be taken to face of external finish which require base of concrete unless noted otherwise - All interior dimensions to be taken to face of internal finish unless otherwise noted.
- 3. Architectural drawings are not to be scaled, of physical standing where applicable.
- 4. Construction methods are to conform to those prescribed by the British Columbia Building Code (latest edition).
- 5. Survey information (including legal description, dimensions, notes, easements, site services, grades, etc.) shall be supplied by the Owner and the Designer does not warrant the accuracy or completeness of this information.
- 6. All materials are to be used in strict accordance with the manufacturer's recommendations.
- 7. All materials are to be approved by local municipal authorities prior to commencing construction.
- 8. Guards and handrails shall conform to local building bylaws and British Columbia Building Bylaw (latest edition), manufacturer's recommended conditions.
- 9. The Contractor shall take any necessary precautions to ensure public safety during construction as specified by the current edition of the Occupational Safety and Health Act and Regulations.
- 10. The Contractor shall obtain and pay for all permits required for performance of the work. Obtain and submit all certificates and approvals required to permit occupancy of the project by the Owner.
- 11. All construction and related details shall be removed from the site daily as it occurs; do not allow accumulation.
- 12. Touch-up and clean-up to be done to the Designer's and/or Owner's approval.
- 13. No certificate given, payment, partial or full use of the work shall be construed as an acceptance of defective work by the Owner.

Division 2 - Site Works

- 1. Provide temporary drainage to keep the site and work free from water, and terminate the site upon completion.
- 2. Existing trees to be retained shall be protected during construction as per local By-Law. Trees damaged during construction shall be replaced with equal size and type.

Division 3 - Concrete

- 1. Allow for reinforced openings in concrete work for services as required.
- 2. Steel Structural for specifications.

Division 5 - Metals

- 1. Exposed steel metal flashing shall be 24 gauge unless otherwise indicated.
- 2. Flashing shall be installed to protect from moisture penetration on all horizontal and oblique change of plane or material on exterior.
- 3. Flashings shall be installed over all exterior openings, complete with drip line.

Division 6 - Wood & Plastics

- 1. Wood members in contact with concrete shall be protected by an approved preservative.
- 2. Steel gables shall be anchored to foundations (see structural).
- 3. Steel framed wood members shall be connected with galvanized metal framing anchors to sill design loads. (see structural).
- 4. Dashed lines shall be provided on exterior doors and windows, (except gypsum doors) to indicate glass subject to vibration and pressures parallel to direction of sash.
- 5. Joists spanning more than 7'-0" shall have cross-bracing of lightly filled 2x2 bracing or solid blocking to the same depth as the joists at midspan or located as shown.
- 6. Exterior steel trusses with vertical siding shall be metal clad (see detail).
- 7. Exterior steel trusses with vertical siding shall be metal clad (see detail).
- 8. Roof trusses shall be designed by registered structural engineer and shall be C.S.A. approved - shop drawings should be submitted for review by Balaichy Hweal prior to fabrication.
- 9. Applicable design loads shall be determined by a registered professional engineer.
- 10. Exposed exterior wood (except cedar) shall be pressure treated.
- 11. Wood blocking to be provided (as required) in walls and ceilings for support of cabinets, handrails, guardsails, stair treads, artwork, etc.
- 12. Wood blocking to be provided (as required) in walls and ceilings for support of cabinets, handrails, guardsails, stair treads, artwork, etc.
- 13. All exterior fasteners including nails shall be hot galvanized or stainless steel.

Division 7 - Thermal and Moisture Protection

- 1. Weather Barrier shall conform to the British Columbia Building Code, (latest edition).
- 2. Weather Barrier shall be applied in accordance with the manufacturer's recommendations.
- 3. When a joint is horizontal or oblique, the lower sheet shall be installed first so that the upper sheet covers the top of the lower.
- 4. Peel and Stick membranes shall be tightly installed around all openings starting at the bottom, sides next, and finishing at the top such that each layer overlaps the layer below. Prepare and prime all materials prior to installation as per manufacturers recommendations.
- 5. Penetrable caulking shall be installed around all exterior openings or penetrations. Use galvanized metal or vinyl sashco steps to seal openings where doors or windows meet exterior structure.
- 6. All exterior doors and windows shall be lapped a minimum of 1/2" and caulked to tape. Vapour barrier to be 6 mil (minimum) and shall be inspected prior to application of driveway.
- 7. Under slab moisture barrier shall be 6 mil poly with minimum 24" lapped joints.
- 8. All exterior decks shall drain entirely to approved drains, and overflow scuppers. All flat roofs shall be sloped a minimum of 1/4" per foot and have drains and overflow scuppers. - See drawings for details.

Division 8 - Doors and Windows

- 1. Windows and sliding glass shall be identified with CHIC acceptance numbers.
- 2. Windows shall be wood unless noted otherwise.
- 3. Glazing within 12" of the floor in a door, sliding shower doors, in skylights, and glazed canopies shall be laminated safety glass.
- 4. Glazing shall be double glazed with min 1/2" air space unless otherwise noted.
- 5. Glazing heights shall conform to the B.C. Building Code.

Division 9 - Finishes

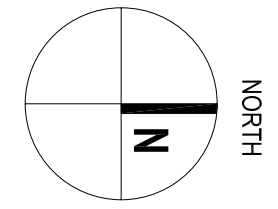
- 1. Interior floor finishes shall be carpet or approved underlayment, tile, or hardwood flooring unless otherwise noted - see plans.
- 2. Carpet, underlayment, vinyl tiles, and linoleum shall be identified with CHIC acceptance numbers.
- 3. All wood siding, etc., shall be finished as noted with minimum two coats prior to installation on all surfaces including saw cut ends and corners.
- 4. Interior surfaces receiving paint shall be sealed or primed, followed by a full two coat application as per manufacturers recommendations and shall conform to the standards contained in the Master Painters Institute Architectural Painting Specification Manual (latest edition), to the highest noted standard.
- 5. All gypsum board to be moisture resistant gypsum boards (unless otherwise noted) in utility and bathrooms.
- 6. Moldings, baseboards, balcony areas shall receive disease/dirty finish on walls and ceilings.
- 7. All door cases to be spaced with "bushings" or spacers.

Division 15 - Mechanical

- 1. Mechanical ventilation to conform to British Columbia Building Code.
- 2. Drip tray, exhaust vent outlets shall be located on the roof or as noted on drawings. All exterior vent hoods to be gasketed to units noted otherwise. All locations to be confirmed w/ designer on site prior to installation.
- 3. Enclosed roof and attic spaces shall be vented in accordance with CAN-5-A93 and shall be no less than 1/150 of insulated ceiling area.
- 4. Natural ventilation of enclosed, unheated crawl spaces shall be evenly distributed at intervals of 0.1 sq. m. / 50 sq.ft. of space no less than 1500 in accordance with British Columbia Building Code, and at other applicable codes and local by-laws.
- 5. The design and installation of the heating system shall be in accordance with the British Columbia Building Code (latest edition) and ASHRAE standards, whichever is most restrictive.
- 6. Sprinkling shall conform to current edition of NFPA 13B.
- 7. Install metal fireplaces and chimneys in strict conformance with manufacturer's recommendations and to the approval of the Fire Marshall in accordance to British Columbia Building Code (latest edition). All components including the stopping barriers shall conform to section 910.13.3 and the CSA and ULCC approved.

Division 16 - Electrical

- 1. The electrical installations shall be in accordance with the British Columbia Building Code (latest edition), and all other applicable codes and local by-laws.
- 2. Smoke alarms and heat detectors shall be installed in accordance with applicable local by-law and standards.
- 3. All electrical work shall be done in accordance with the Canadian Electrical Code Part I (CEC) and all other applicable codes and standards.
- 4. Electrical devices occurring on the same wall shall be aligned vertically whenever possible.



Finished grade
existing grade
(NOTE: if no fin. grade
detected, then same as
existing grade)

drawing list (architectural)

A0.0	Site Plan, Gen. Notes, Project Data
A1.0	Main floor - proposed
A1.1	Upper floor - existing
A1.2	Upper floor - proposed
A1.3	Main floor - proposed
A1.4	Upper floor - proposed
A1.5	Roof - proposed
A1.6	Roof - proposed
A2.0	Section
A2.1	Elevations
A2.2	Elevations
A4.0	Interior elevations

Project data

Legal Description	L03 Block 1, D.L. 811, Plan V487, Group 1
CHIC Address	P1.D, 015248-581 4727 Piccadilly South, West Vancouver, B.C.

Existing/Required	Proposed
Building Area	2779.2 sq. ft. / 2742.9 sq. ft.
Height	- / unchanged
Side Yard Setback (east)	- / unchanged
Side Yard Setback (west)	- / unchanged
Rear Yard Setback (north)	- / unchanged
Front Yard Setback (south)	- / unchanged

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march 5, 2012

Pankratz Residence
4727 Piccadilly South, West Vancouver

SITE PLAN AND DATA
A0.0