

VENTURE WAY

GENERAL NOTES

ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE. THESE DRAWINGS SHOW THE COMPLETED PROJECT ONLY AND DO NOT INCLUDE CONSTRUCTION DETAILS. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND THE GENERAL CONTRACTOR SHALL ENSURE THE STABILITY OF THE STRUCTURE AS A WHOLE DURING ALL STAGES BY TEMPORARY BRACING AND BRACING, AS NECESSARY UNTIL THE STRUCTURE IS COMPLETE AND CLOSED IN.

THE USE OF THESE DRAWINGS SHALL BE STRICTLY LIMITED TO THE INSTRUCTION LISTED IN THE REVISION BLOCK OF THESE DRAWINGS.

BUILDING FROM THESE DRAWINGS SHALL PROCEED ONLY WHEN THE DRAWING HAS BEEN ISSUED FOR CONSTRUCTION.

1. ALL FINISHES & MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF B.C.B.C.
2. ALL FINISHES AS SPECIFIED ON PLANS ARE TO BE CONFIRMED BY THE OWNER.
3. ALL DOOR AND WINDOW MANUFACTURERS AS PER OWNER'S SPECIFICATIONS.
4. CLOSET DEPTHS ARE 2'-0" FROM FACE TO FACE OF CLOSET STUD WALLS UNLESS OTHERWISE NOTED.
5. MECHANICAL CONNECTORS REQUIRED FOR ALL POST/BEAM & POST/BASE CONNECTIONS.

METALS:

1. JOIST HANGERS: 20 GA. OR BETTER.
2. NAILS: GALVANIZED AT EXTERIOR APPLICATION.
3. ANCHOR BOLTS AS PER STRUCTURAL DRAWS.
4. THREADED REINFORCING RODS AS PER STRUCTURAL DRAWS.

SHEET METAL FLASHING

- SEAL ALL SEAMS AND JOINTS
- FLASHING MATERIAL TO BE MIN. 26 GA.
- FLASHING MATERIAL TO BE MIN. 16 GA.
- AT WINDOW SILLS TOP.
- GALVANIZED S-L-LOCK OR STANDING SEAM JOINTS ONLY

NOTE TO FASTENING:

- PROVIDE SOLID 2" X 6" WOOD BLOCKING AND 3/8" DIA. ANCHOR BOLTS AT ALL WINDOW AND DOOR SILL JOINTS. ACCESSORIES / GREAT-BARS / HANDRAILS / CUPBOARDS / CABINETS / W/M. PARTITIONS TO BE FASTENED TO WALL AS REQUIRED.

NOTES STAIRS & RAILINGS

- GUARDBOARDS SHALL BE FINISHED WITH FINISH BETWEEN GRADE AND LANDINGS EXCEEDS 1'-11" TO ALL HANDRAILS SHALL BE 2'-9" TO 3'-0" HT. MAX. ABOVE NOSINGS / ALL EXTERIOR WOOD TO BE PAINTED / WEATHER-TREATED ON OUTSIDES / ALL STEEL PRIMED AND PAINTED / GLASS GUARDRAILS TO BE OR 2" X 2" VERTICALS WITH 2" X 2" VERTICALS WITH 4" MAX. OPENINGS BETWEEN NO GUARDRAILS SHALL HAVE 4" ABOVE LANDING AND TOP RAIL EXTERIOR GUARDRAILS SHALL BE 8" ABOVE FIN. FLR.

FINISHES

- ALL MILLWORK SHALL CONFORM TO THE CURRENT EDITION OF THE ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA (AWMA/ACC).
- ALL WALL FINISHES SHALL CONFORM TO THE CURRENT EDITION OF THE ASSOCIATION OF WALL & CEILING CONTRACTORS OF B.C. SPECIFICATION STANDARD MANUAL (AW/C.C.) HAVE A PRIMER BASE COAT AND 3 COATS WITH WALLS SHALL BE EGGSHELL FINISH / CEILING SHALL BE FLAT FINISH / ALL COLOURS SHALL BE CONFIRMED BY THE OWNER.
- ALL EXTERIOR WOOD TO BE PRIMED & PAINTED / WEATHER-TREATED

CONCRETE:

1. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL CAPABLE OF SUSTAINING 3000 PSF. AND TO A MINIMUM DEPTH OF 18" BELOW FINISHED GRADE.
2. CONCRETE SHALL BE 28 DAYS CURED AND 28 DAYS CURED FOR COMPRESSIVE STRENGTH OF CONCRETE FOR FOOTINGS: 20 MPA AT 28 DAYS.
3. FOR CONCRETE SLABS: 20 MPA AT 28 DAYS. WALLS 28 MPA AT 28 DAYS.
4. ALL EXTERIOR STAIRS TO SIT ON CONCRETE PAD, UNLESS OTHERWISE NOTED.

ELECTRICAL:

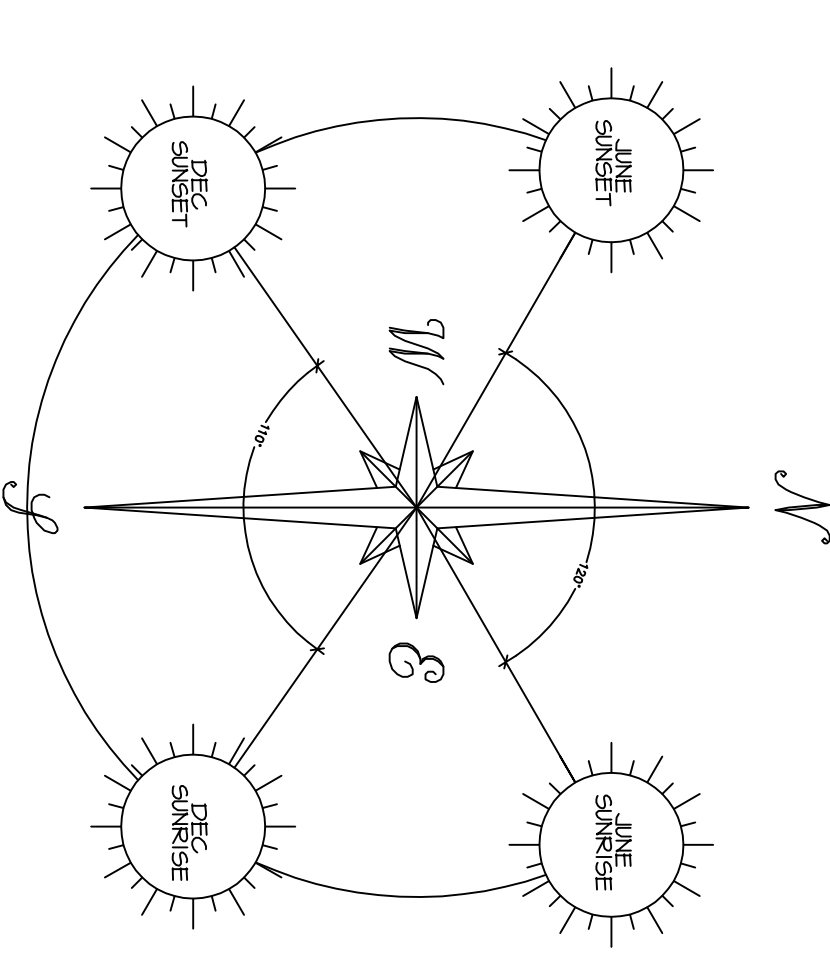
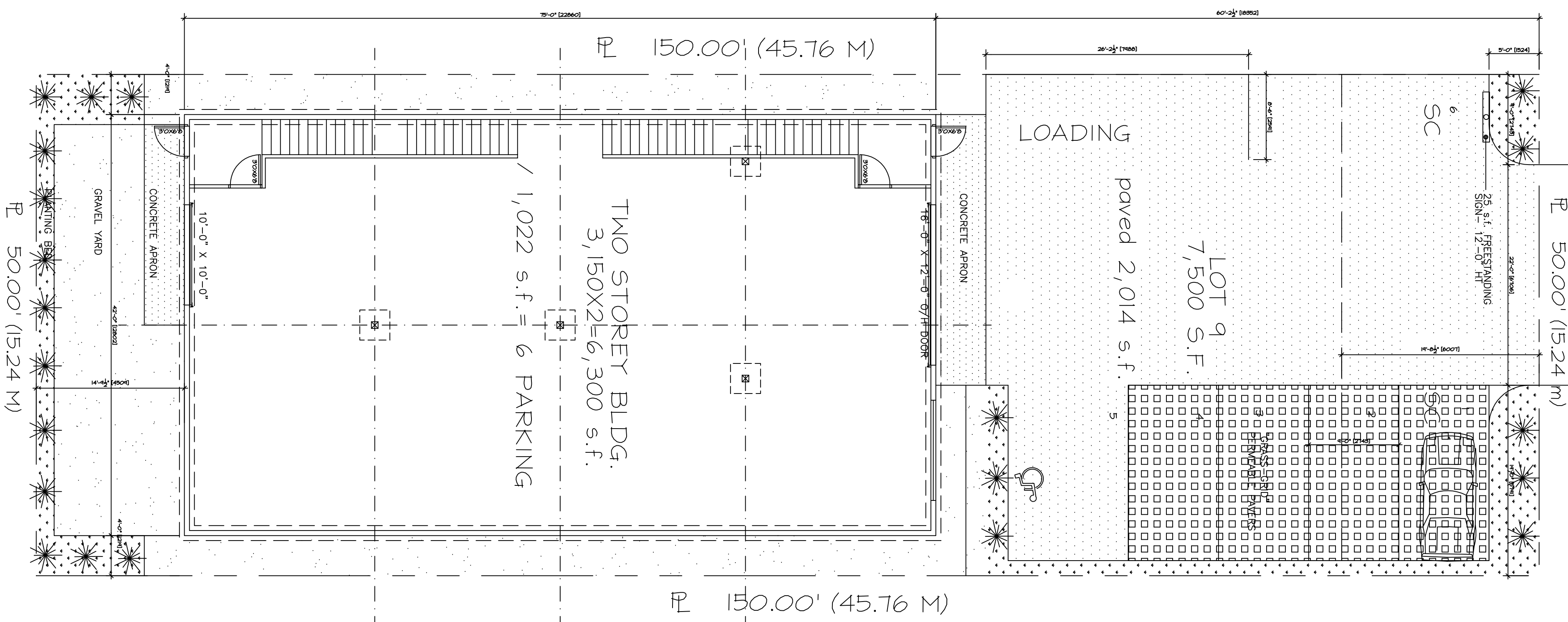
1. SWITCHES, SWITCH PLATES, AND RECEPTACLES AS SPECIFIED BY OWNER.
2. ELECTRIC BASEBOARD HEATERS TO BE CSA APPROVED SPECIFIED BY OWNER.
3. SMOKE ALARMS TO BE WIRED IN AND INTERCONNECTED

CARPENTRY:

1. ALL STRUCTURAL WOOD TO BE NO. 1 & 2 KILN DRIED D.F.R. (EQ. OR BETTER).
2. TYPE LUMBER, KLEAF/FR. OR WEATHER-TREATED WOLMINKTED
3. PROVIDE DOUBLE STUDS AROUND OPENINGS, TRIPLE STUDS AT CORNERS, SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE, UNLESS OTHERWISE NOTED
4. JOISTS: PROVIDE DOUBLE JOIST TIMBERS AROUND STAR OPENINGS.
5. EXTERIOR WALL FRAMING TO BE 2x6 WOOD STUDS @ 16" O/C. WITH 2x8 WOOD GIRT AT MID-HEIGHT. PROVIDE DOUBLE PLATE AT TOP SILL PLATE AT BOTTOM U.N.O. PARTITIONS TO BE 2x6 STUDS @ 16" O/C. UNLESS OTHERWISE NOTED
6. ALL ENGINEERED TRUSSES AND TIPS TO BEAR ENGINEER'S SEAL
7. PLYWOOD SHEATHING: 1/2" EXT. GRADE D.F.R.
8. PLYWOOD SUBFLOOR: 5/8" MIN. TAG D.F.R. ALL WOOD SUBFLOORS TO BE NAILED AND GLUED.
9. DOOR & WINDOW FRAMES AS PER MANUFACTURER'S SPECIFIED ROUGH OPENINGS. VERIFY WITH MANUFACTURER'S SPECIFICATIONS.
10. PROVIDE WOOD HANDRAIL (OR EQUIV.) AS APPROVED BY OWNER AT STAIR (127 MIN) ABOVE ABOVE FINISH FLOOR. 3" - 6" GUARDRAIL AT EXTERIOR CONDITIONS
11. CONTRACTOR TO VERIFY WINDOW OPENINGS & ALL STAR RISES AND RUNS ON SITE.
12. CONTRACTOR TO VERIFY WINDOW OPENINGS & ALL STAR RISES AND RUNS ON SITE.

THERMAL AND MOISTURE PROTECTION:

1. BATT INSULATION: FIBREGLASS CANADA BATT INSULATION IN R-WALLS
2. MONITOR ON DRUMS: 6 MIL. VENE LUX, RESISTANT SHEET, LAP 8" AT JOINTS AND EXTEND CONTINUOUSLY TO CONNECT WALL, FLOOR, AND CEILING CONSTRUCTION AS REQUIRED.
3. HORIZONTAL TRIM BOARDS WHERE REQUIRED
4. PROVIDE FLASHING & MEMBRANE APPLICATIONS @ VALLEYS AND ALL ROOF TO WALL
5. CALCULUS DYNAMIC BY TREMCO OR CSA APPROVED EQUAL, INSTALL AS PER SECTION 9. OF THE B.C. BUILDING CODE.
6. ROOF VENTILATION SHALL CONFORM TO THE CURRENT EDITION OF THE B.C. BUILDING CODE
7. ALL DOORS AND WINDOWS TO BE ENGINEERED
8. PROVIDE WINDOW SILL FLASHING
9. ENGINEERED SHOP DRAWINGS TO BE AFFIXED WITH ENGINEER'S SEAL
10. CONFORMING TO CANA/WMA/CSA 101/S2/A440-08.
11. CONFORMING TO CANA/WMA/CSA 101/S2/A440-09.
12. Supplement to AWMA/WMA/CSA 101/S2/A440. NAFS



SITE LIGHTING
EACH GRADING LEVEL, ENTRY/EXIT DOOR TO HAVE EXTERIOR DIRECTIONAL WALL MOUNTED LIGHTING
ALL SITE LIGHTING TO BE LOCATED SO AS NOT TO CAUSE AN LIGHT NEIGHBORING RESIDENTIAL PROPERTIES

PROJECT DATA

CIVIC ADDRESS:	LOT 9 VENTURE WAY GIBBONS, B.C.
LEGAL DESCRIPTION:	P.O.I.: 007-206-091 Lot: 9 Block: 9 District Lot: 889 Approximate Lot Size: 7500 SQUARE FEET ZONING: I-1 SITE AREA: 646 m2 (1500 sq ft)
PROPOSED BUILDING:	2x2 m2 (350 sq ft) 42%
TOTAL BUILDING COVERAGE:	2x2 m2 (2014 sq ft) 28%
TOTAL HARD SURFACE COVERAGE:	181 m2 (2014 sq ft) 28%
TOTAL SOFT LANDSCAPE:	35x2.65 sq ft, 16%
SETBACKS:	REAR: 6 M (20'-0") FRONT: 6 M (20'-0") SIDE: 1.4 M (4'-0") REAR: 4.5 M (15'-0") HEIGHT: 12 M (39'-4") PARKING: 6 LOADING: 1

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REVISION	NO.	DATE	REMARKS
A	1		ISSUED FOR REVIEW
B	1		DEVELOPMENT PERMIT ISSUED
C	1		ISSUED FOR BLDG. PERMIT
D			GENERAL REVISIONS

NOTE:
5/2 BATT SOUND INSULATION TO ALL PERIMETER WALL CONNECTIONS REQUIRE MECHANICAL CONNECTORS AT BASE
ALL POST TO HAVE EMBEDDED MECHANICAL CONNECTORS AT BASE
ALL REINFORCING AND STEEL LANCED HEADERS SHOE ALARMS INTERCONNECTED
ALL EXTERIOR WOOD TO BE PAINTED OR WEATHER-TREATED ON OUTSIDES / ALL STEEL PRIMED AND PAINTED / PRE-FINISH ALL SITES OF EXTERIOR AFTER EDITION
MOOD SIDING 8" ABOVE GRADE TOP
MOOD STEPS TO HAVE CONCRETE LANDINGS ELEVATE STRAINERS ABOVE GRADE
BEDROOMS TO HAVE ONE 3'6" SQ. FT. MINIMUM WITH 1-3/8" MIN. DIMENSION FLASH ALL HORIZONTAL SIDING JOINTS
ALL STEEL PRIMED AND PAINTED
MECHANICAL CONNECTORS TO BE GALVANIZED
CONCRETE CONNECTIONS AS PER 1/2" DIA. INTERIOR WALL FINISH TYPICAL
3/4" STRIP BD. CEILING FINISH TYPICAL
GEMENT BOARD OR TRUSSES AS APPROVED EQ. AS TITLE BACKING
ALL DOORS AND WINDOWS 5'-8" HT. (MIN.) 4" MIN. CLEAR FROM WALLS FOR FINISH
2" X 6" FLOOR JOISTS @ 16" O.C.
2" X 2" FLOOR JOISTS @ 16" O.C.
SCREENED BRISER TOP
WALLS TO BE WEATHER-TREATED
ALL EXTERIOR DOORS AND DOORS TO GIVE LEADER TO KICKERS AND DOORS TO MEET STAIRING AND THRESHOLD
REQUIRE SOLID 2" X 6" WOOD BLOCKING AND 3/8" DIA. ANCHOR BOLTS AT ALL WINDOW AND DOOR SILL JOINTS
ACCESSORIES / GREAT-BARS / HANDRAILS / CUPBOARDS / CABINETS / W/M. PARTITIONS TO BE FASTENED TO WALL AS REQUIRED

this drawing must not be scaled. the general contractor shall verify all dimensions, details and elevations prior to commencement of work. all errors or omissions shall be reported in writing to the architect.

TITLE	DATE	SCALE	DRAWN	CHECKED	PROJECT NO.	SHEET NO.	REV. NO.
LOT 9 VENTURE WAY GIBBONS, B.C.	FEB 2017	1/8" = 1'-0"	A1	A		A1	A

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REVISION	NO.	DATE	REMARKS
	A	06/01/16	ISSUED FOR REVIEW
	B	06/07/16	REVISED FOR CONTRACT
	C		ISSUED FOR BLDG. PERMIT
	D	06/07/16	SETBACK VARIANCE

NOTE:
 5/2" BATT SOUND INSULATION TO ALL EXTERIOR WALLS AND ROOFS.
 ALL MECHANICAL CONNECTIONS REQUIRE MECHANICAL ANCHORS.
 ALL POSTS TO HAVE EMBEDDED MECHANICAL CONNECTORS AT BASE.
 ALL BEAMS AND SPINE JOISTED HEADERS AND HARDWARE TO BE INTERCONNECTED AND HARDWARE INTERCONNECTED.
 ALL EXTERIOR WOOD TO BE PAINTED OR OTHERWISE WEATHER-TREATED AFTER PROTECTION.
 WOOD SIDING 8" ABOVE GRADE TYP. ELEVATE STRINGERS ABOVE GRADE.
 BEDROOMS TO HAVE ONE 3'36" SQ. FT. WINDOW WITH 1-3/8" MIN. DIMENSION FLASH ALL HORIZONTAL SIDING JOINTS.
 ALL STEEL PRIMED AND PAINTED MECHANICAL CONNECTORS TO BE GALVANNEAL.
 FLOOR JOIST SPECIFICATIONS AS PER 1/2" G.M.B. INTERIOR WALL FINISH TYPICAL 3/4" GYPSUM BD. CEILING FINISH TYPICAL GYPSUM BOARD OR TRUSS/CLASP OR APPROVED EQ. AS TILE BACKING.
 4" MIN. CLEAR FROM WALLS FOR FINISH.
 2" X 10" FLOOR JOISTS @ 16" O.C.
 3" X 12" FLOOR JOISTS @ 16" O.C. SCREENED BRIDGE TYP. REFER TO ENG. DRAWINGS FOR DETAILS OF DOORS AND WINDOWS TO MATCH EXISTING.
 REQUIRE 2" X 2" WOOD BLOCKING FOR CABINETS/THESE PARTITIONS TO BE FASTENED TO WALL AS REQUIRED.

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PROJECT

LOT 9 VENTURE

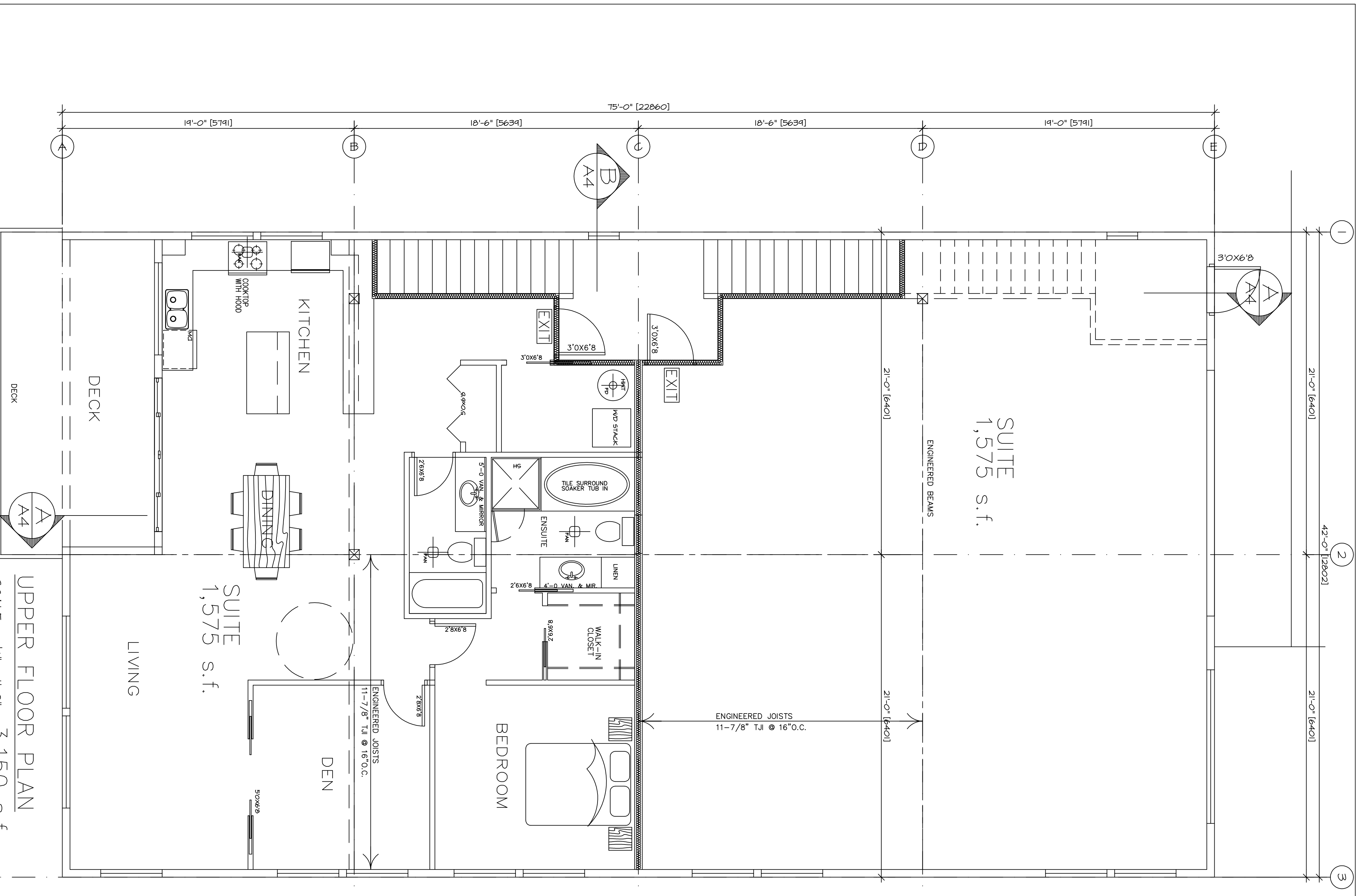
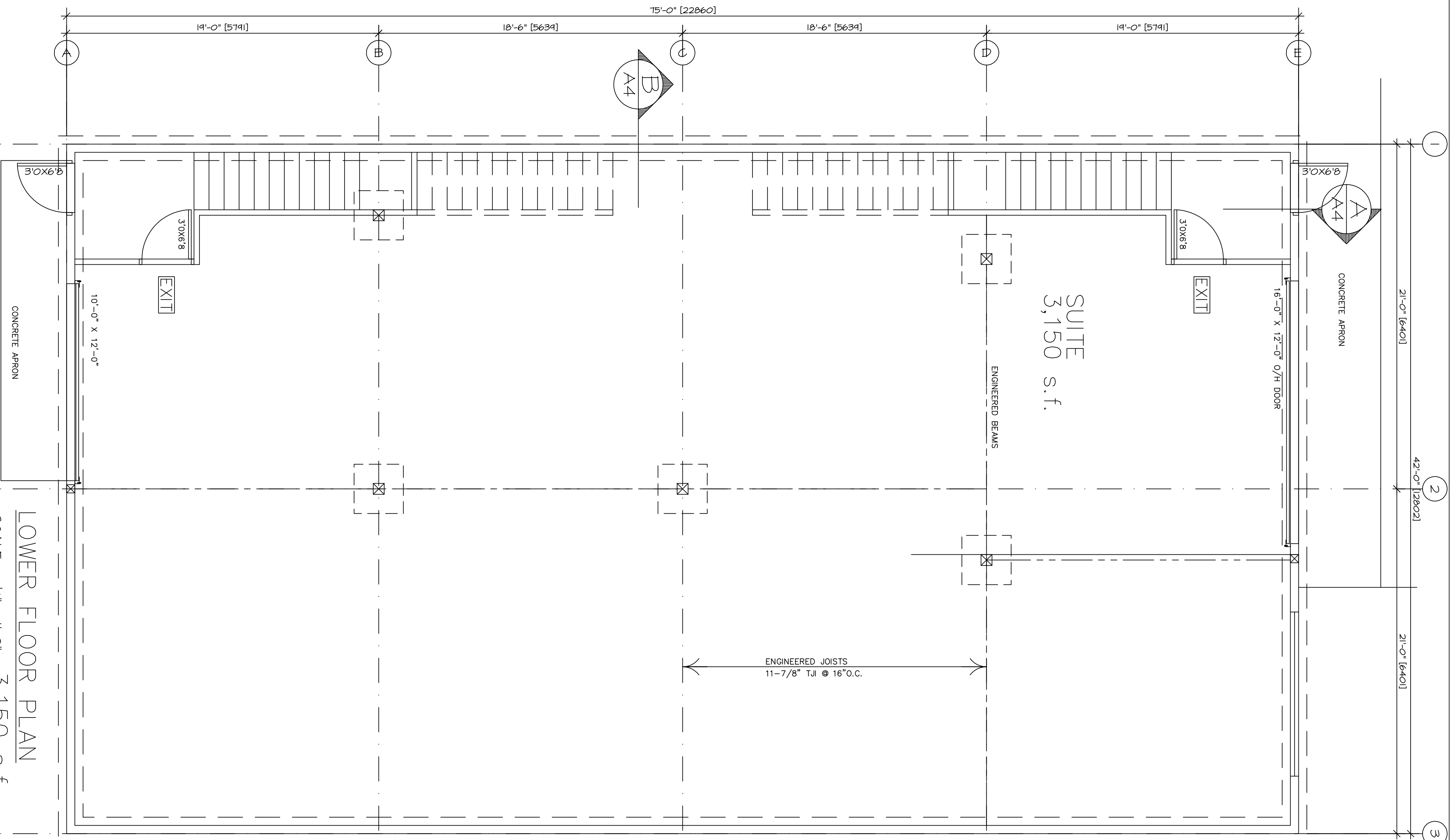
LOT 9
VENTURE WAY
GIBSONS, B.C.

TITLE FLOOR PLANS & DETAILS

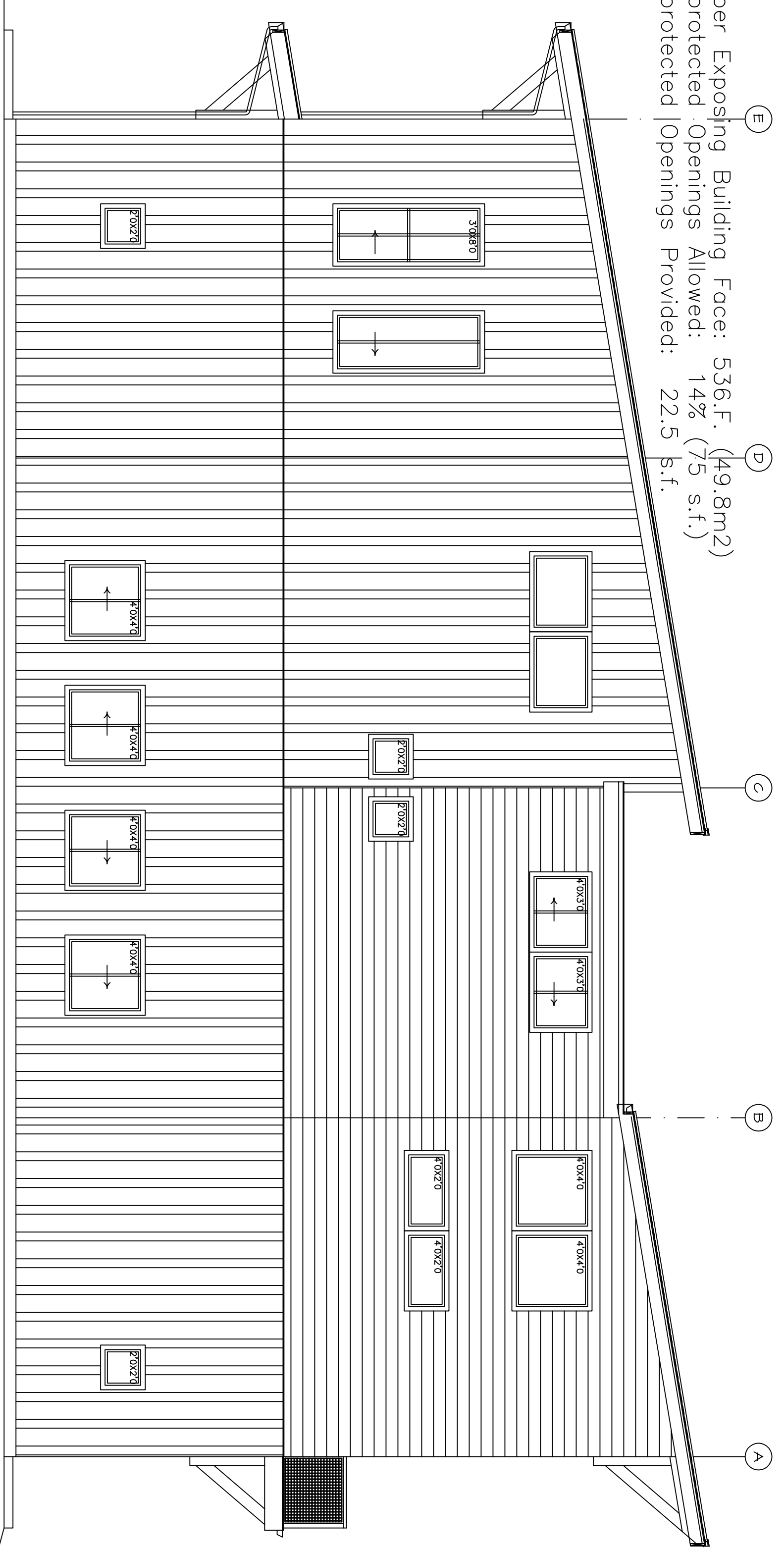
DATE JUN. 2016
 SCALE 1/4" = 1'-0"

DRAWN
 CHECKED

PROJECT NO. SHEET NO. REV. NO.
A 2 D



Upper Exposing Building Face: 536.F. (49.8m²)
 Unprotected Openings Allowed: 14% (75 s.f.)
 Unprotected Openings Provided: 22.5 s.f.



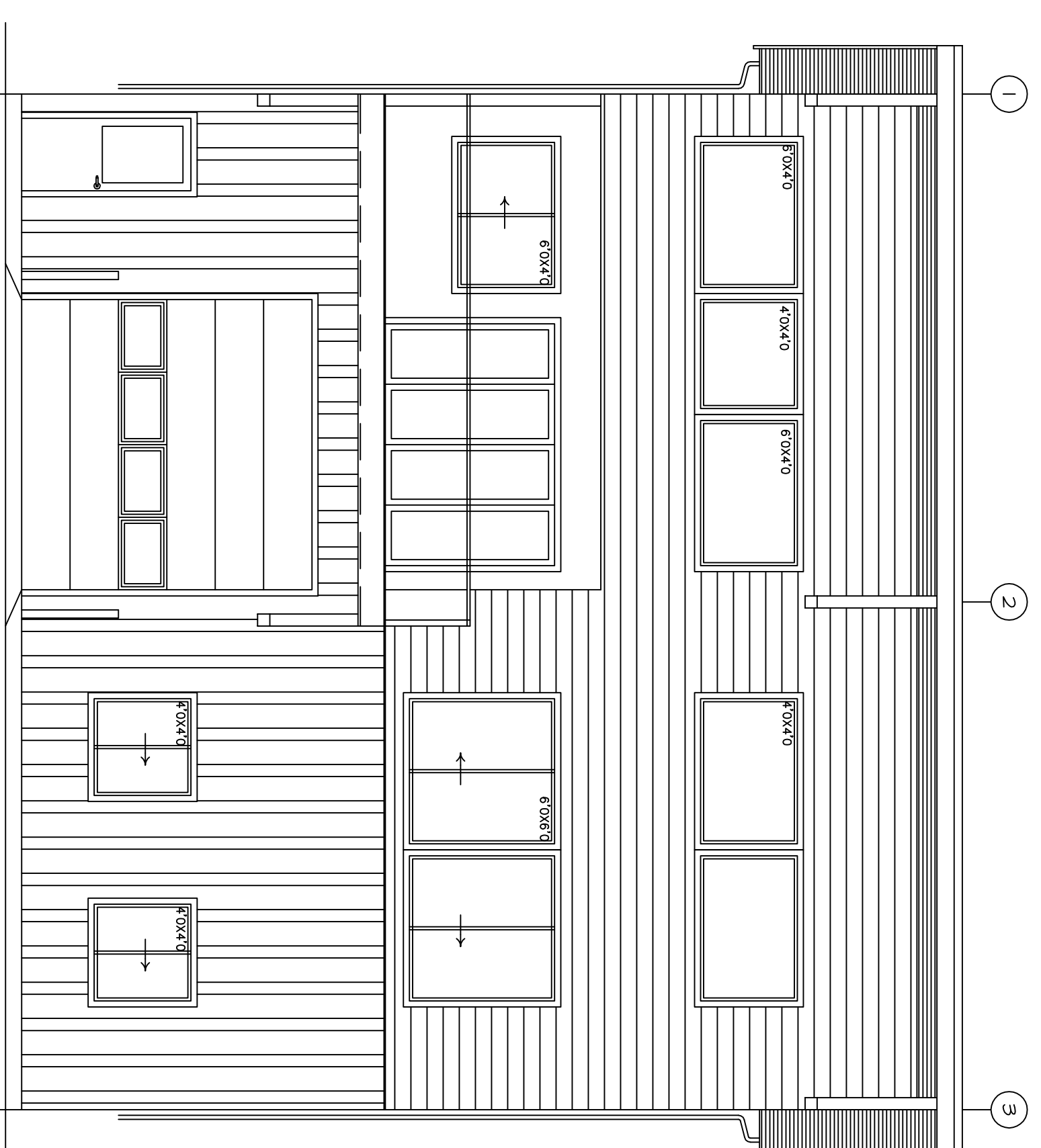
B.C.B.C. Table 3.2.3.1.D
 Unprotected Opening Limits in Exposing Building Face
 Fire Separation at Floor: 45 min. FRR
 Limiting Distance: 4'-0" (1.22m) to Property Line

Lower Exposing Building Face: 542 S.F. (50.3 m²)
 Unprotected Openings Allowed: 14% (75.88 s.f.)
 Unprotected Openings Provided: 22.5 s.f.

WEST ELEVATION

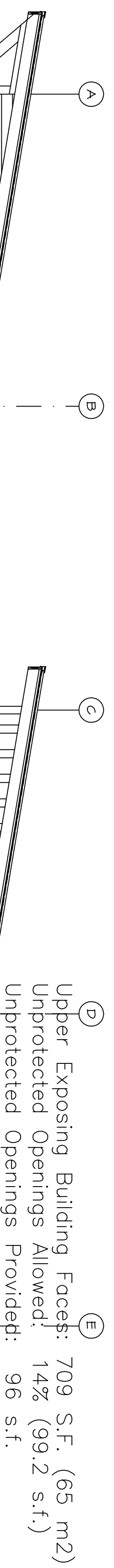
SCALE : 3/8" = 1'-0"

BRACES, 2"x4" AND 2"x6" DIMENSIONS
 BRACES, 2"x6" AND 2"x8" DIMENSIONS



SOUTH ELEVATION

SCALE : 3/8" = 1'-0"



B.C.B.C. Table 3.2.3.1.D
 Unprotected Opening Limits in Exposing Building Face
 Fire Separation at Floor: 45 min. FRR
 Limiting Distance: 4'-0" (1.22m) to Property Line

Lower Exposing Building Face: 1,050 S.F. (97.5 m²)
 Unprotected Openings Allowed: 14% (147 s.f.)
 Unprotected Openings Provided: 144 s.f.

EAST ELEVATION

SCALE : 3/8" = 1'-0"



NORTH ELEVATION

SCALE : 3/8" = 1'-0"

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REVISION	NO.	DATE	REMARKS
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	B		DEVELOPMENT PERMIT
			ISSUED FOR BIDS PERMIT

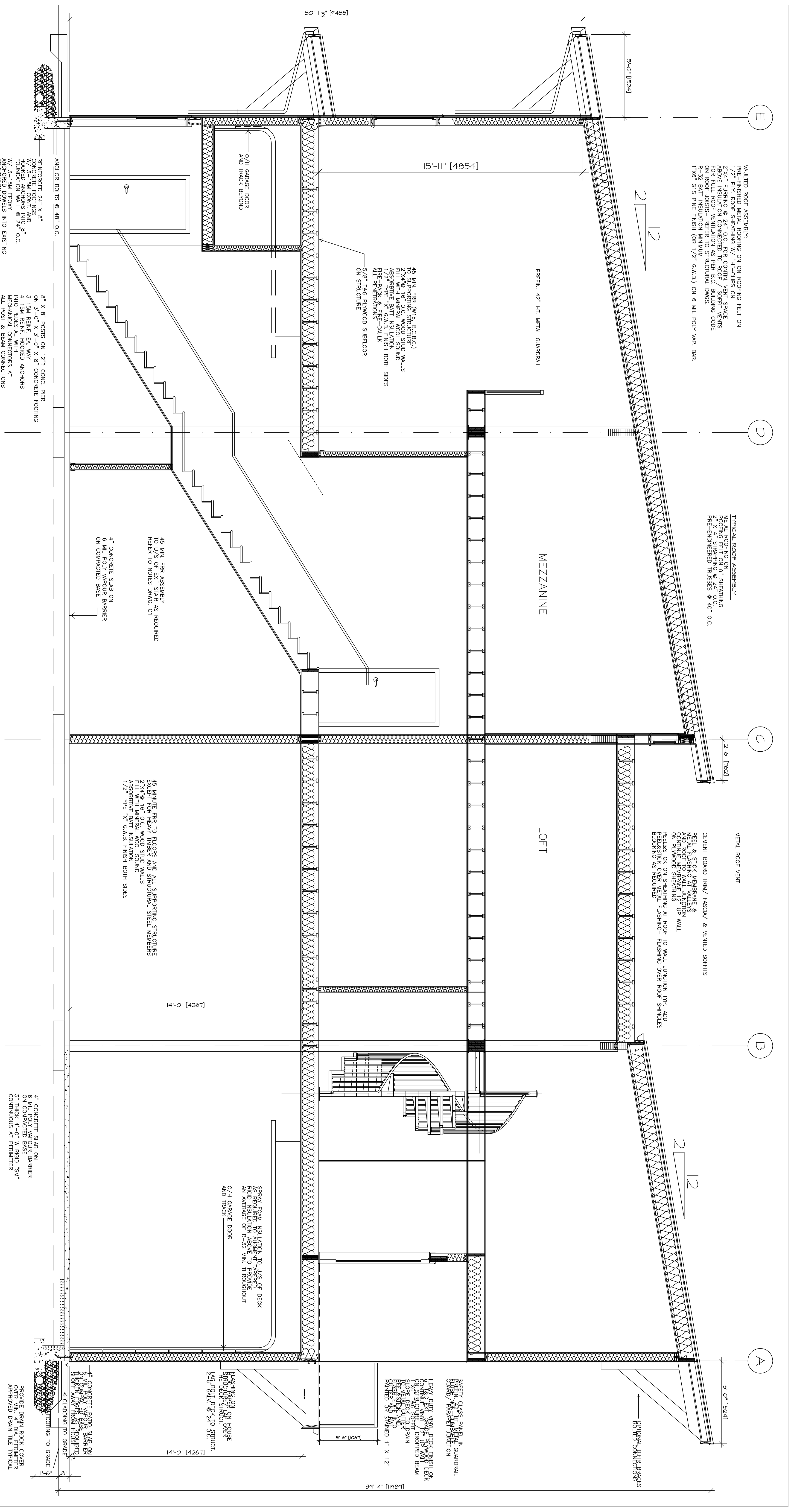
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PROJECT

**LOT 9
 VENTURE WAY
 GIBSONS, B.C.**

TITLE
**LOT 9
 VENTURE WAY
 GIBSONS, B.C.**
 EXTERIOR
 ELEVATIONS

DATE	MARCH 2017
SCALE	3/16" = 1'-0"
DRAWN	
CHECKED	
PROJECT NO.	
SHEET NO.	A 3
REV. NO.	D



VAULTED ROOF ASSEMBLY:
 PRE-FINISHED METAL ROOFING ON ON ROOFING FELT ON
 1 1/2" MIN. INSULATION MINIMUM R-32 BATT INSULATION
 2"x4" FLUORING @ 24" O.C. FOR CONTIN. VENT SPACE
 ABOVE INSULATION CONNECTED TO ROOF / SOFFIT VENTS
 FOR FULL ROOF VENTILATION AS PER B.C. BUILDING CODE
 R-32 BATT INSULATION MINIMUM R-32 BATT INSULATION
 1"x6" G15 PINE FINISH (OR 1/2" G.W.B.) ON 6 MIL POLY VAP. BAR.

TYPICAL ROOF ASSEMBLY
 METAL ROOFING ON SHEATHING
 ROOFING FELT ON 2" SHEATHING
 PRE-ENGINEERED TRUSSES @ 40" O.C.

METAL ROOF VENT
 CEMENT BOARD TRIM/ FASCIA/ & VENTED SOFFITS
 PEEL & STICK MEMBRANE & VENTED SOFFITS
 AND FLASHING AT VALLEY
 CONTINUOUS MEMBRANE 1/2" UP WALL
 ON PLWOOD SHEATHING AT ROOF TO WALL JUNCTION DPG-ADD
 FELT/STICK OVER METAL FLASHING- FLASHING OVER ROOF SHINGLES
 BLOCKING AS REQUIRED

45 MIN. FRP (M.B. B.C.B.C.)
 2"x4 @ 16" O.C. WOOD STUD WALLS
 FILL WITH MINERAL WOOL SOUND
 1/2" TYPE "X" G.W.B. FINISH BOTH SIDES
 FIRE-PAK & FIRE-CAULK
 ALL PENETRATIONS
 5/8" T&G PLYWOOD SUBFLOOR
 ON STRUCTURE

45 MIN. FRP ASSEMBLY
 TO U/S OF EXIT STAIR AS REQUIRED
 REFER TO NOTES DRWG. C1

45 MINUTE FRP TO FLOORS AND ALL SUPPORTING STRUCTURE
 EXCEPT FOR HEAVY TIMBER AND STRUCTURAL STEEL MEMBERS
 FILL WITH 6" MINERAL WOOL SOUND
 ABSORPTIVE BATT INSULATION
 1/2" TYPE "X" G.W.B. FINISH BOTH SIDES

ANCHOR BOLTS @ 48" O.C.
 REINFORCED 24" X 8"
 CONCRETE FOOTINGS AND
 HOOKED ANCHORS INTO 8"
 FOUNDATION WALL @ 24" O.C.
 HOOKED ANCHORS INTO EXISTING
 FOUNDATION WALL

8" X 8" POSTS ON 12" CONC. PIER
 0" X 1" 8" CONCRETE FOOTING
 3" 15M REIN. EA WAY
 4-15M REIN. HOOKED ANCHORS
 INTO PEDESTAL WITH
 MECHANICAL CONNECTIONS AT
 ALL JOINTS & BEAM CONNECTIONS

NON-SLIP FINISH TO ALLE
 AND SIDEWALKS FLUSH TRANSITIONS
 ON 6 MIL POLY VAPOUR BARRIER
 THICKEN EXTERIOR EDGES AS REQ'D.
 SCOPE AWAY FROM BUILDING.

SECTION A-A
 SCALE: 3/8" = 1'-0"

NOTE TO NEW DOORS & WINDOWS
 ALL DOORS AND WINDOWS AS PER MANUFACTURER'S
 ENGINEERED SHOP DRAWINGS WITH ENGINEER'S SEAL
 (MERS-08) AS WELL AS CSA CANOS 109 Condition
 Supplement to AAMA/WDMA/CSA 101/152/A440, NAFS
 BACK-CALK AROUND WINDOW FLANGE
 BACK-CALK AROUND WINDOW FRAME
 BACK-CALK AROUND JOISTS
 FEEL & STICK SEAL & ROUGH
 FLASH AT HEAD & SILL C/W END DAM
 REFER TO RANSCREEN DETAILS (ATTACHED)

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NO.	DATE	REMARKS
A		ISSUED FOR REVIEW
B		ISSUED FOR BLDG. PERMIT
C		

Project		Title	
LOT 9 VENTURE		SECTION	
START DATE MAR 2017		PROJECT NO.	
SCALE 3/8"=1'-0"		SHEET NO. A 4	
DRAWN SH		REV. NO. A	
CHECKED			

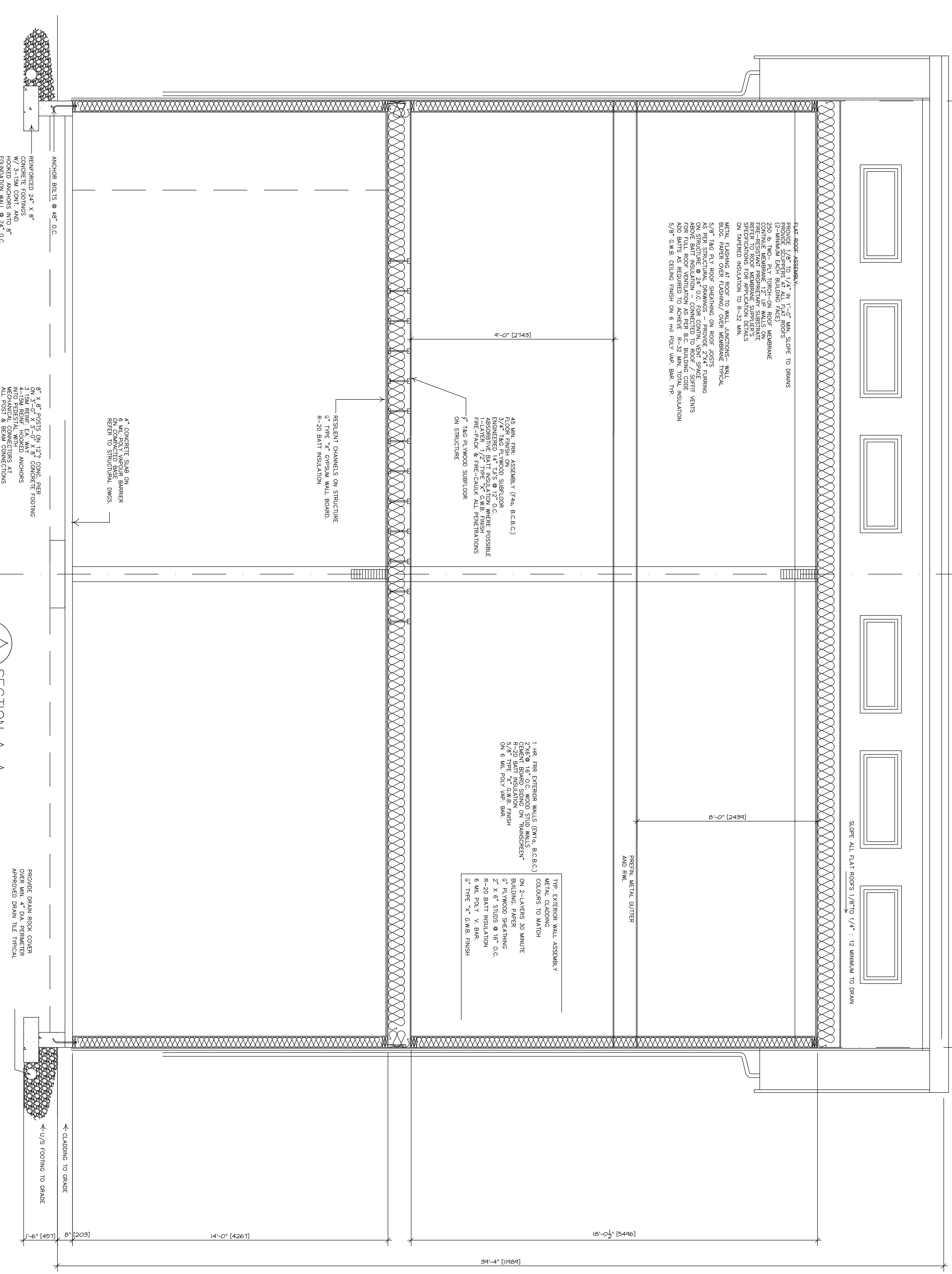
REFER TO STRUCTURAL DRWGS.

1

2

3

METAL ROOF FLASH/ CAP



SECTION A-A

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Project:

LOT 9 VENTURE
 LOT 9 VENTURE WAY
 GIBSONS, B.C.

TITLE:

SECTION:

DATE: JUN. 2016

SCALE: 1/2" = 1'-0"

DRAWN:

CHECKED:

PROJECT NO.

SHEET NO. **A 2** REV. NO. **A**