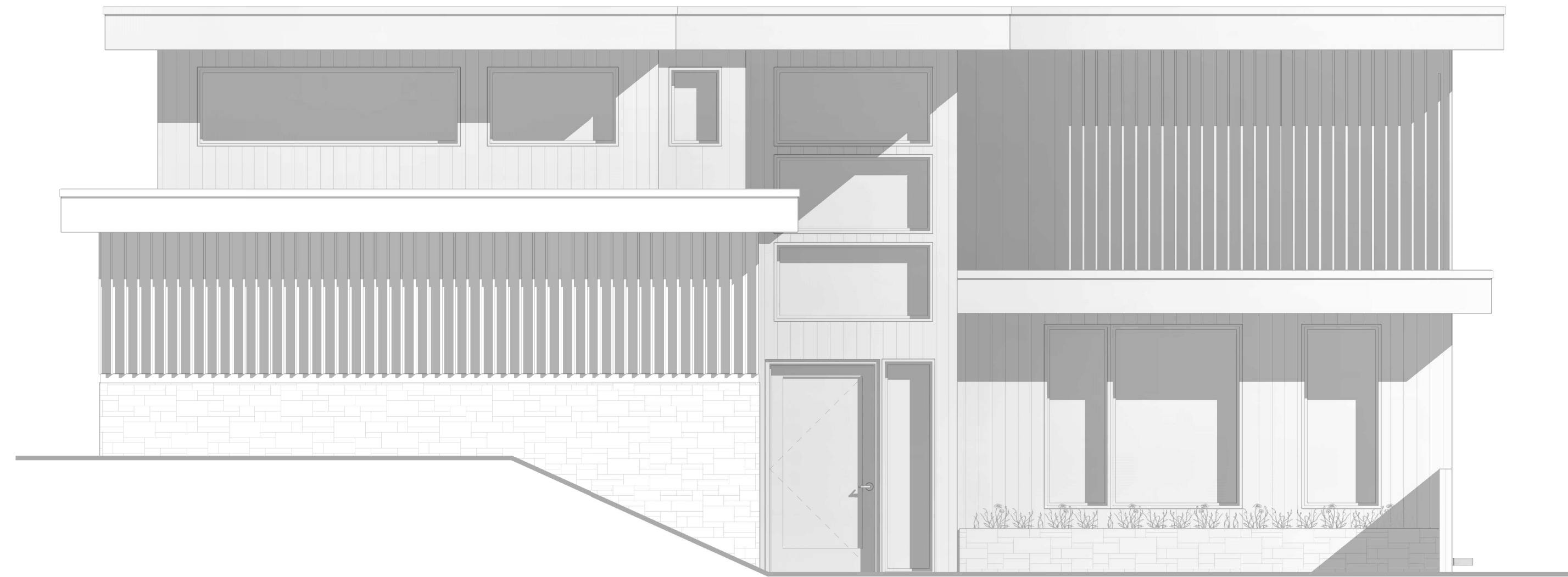


# STEWART ROAD RESIDENCE

ISSUED FOR COORDINATION  
26 August 2020



## ABBREVIATION LEGEND

|        |                        |         |                          |
|--------|------------------------|---------|--------------------------|
| a.f.f. | = above finished floor | hm.     | = hollow metal           |
| alum.  | = aluminum             | hss     | = hollow steel section   |
| ano.   | = anodized             | ihm.    | = insulated hollow metal |
| arch.  | = architectural        | insul.  | = insulation             |
| bdg.   | = building             | max.    | = maximum                |
| btm.   | = bottom               | mech.   | = mechanical             |
| b/s    | = both sides           | min.    | = minimum                |
| clad   | = cladding             | mtl.    | = metal                  |
| cj.    | = control joint        | n/a.    | = not applicable         |
| col.   | = column               | n.i.c.  | = not in contract        |
| conc.  | = concrete             | no.     | = number                 |
| cont.  | = continuous           | n.t.s.  | = not to scale           |
| cpl.   | = carpet               | o.c.    | = on center              |
| c/w.   | = complete with        | owsj    | = open web steel joist   |
| dim.   | = dimension            | p.t.    | = pressure treated       |
| dn.    | = down                 | ptd.    | = painted                |
| dwg.   | = drawing              | p.l.    | = property line          |
| ej.    | = expansion joint      | reqd.   | = required               |
| elec.  | = electrical           | r.d.    | = roof drain             |
| el.    | = elevation            | rm.     | = room                   |
| elev.  | = elevation            | r.w.l.  | = rain water leader      |
| eq.    | = equal                | sim.    | = similar                |
| equip. | = equipment            | spec.   | = specification          |
| e/s    | = each side            | s.s.    | = stainless steel        |
| exist. | = existing             | stl.    | = steel                  |
| exst.  | = existing             | struct. | = structural             |
| exp.   | = expansion            | t/o.    | = top of                 |
| fd.    | = floor drain          | typ.    | = typical                |
| fe.    | = fire extinguisher    | u.n.o.  | = unless noted otherwise |
| fin.   | = finish               | u/s.    | = underside              |
| flr.   | = floor                | vert.   | = vertical               |
| fdn.   | = foundation           | w/      | = with                   |
| ga.    | = gauge                | w/o     | = without                |
| gwb    | = gypsum wall board    | wd.     | = wood                   |

Door size tags indicate feet then inches noted as width first then height.  
For example: 2068 = 2'-0" x 6'-8"

## DRAWING LIST

### ARCHITECTURAL

|      |                                       |
|------|---------------------------------------|
| A002 | Site Plan                             |
| A003 | Limiting Distance & Gross Floor Areas |
| A101 | Lower Floor Plan                      |
| A102 | Main Floor Plan                       |
| A103 | Upper Floor                           |
| A104 | Roof Plan                             |
| A201 | Elevations                            |
| A202 | Elevations                            |
| A401 | Sections                              |
| A501 | Assemblies & Wall Sections            |

## GENERAL NOTES

1. Copyright of this drawing and design is reserved by the designer / architect and may not be reproduced in whole or in part without prior written permission.
2. Drawings shall not to be used for construction until noted as such.
3. Drawings shall be read in conjunction with all other subconsultant drawings.
4. Prior to commencement of the work, the contractor shall verify all dimensions, datums, and levels and shall notify the designer / architect of all discrepancies.
5. All labour, materials, and products shall comply with the requirements of the applicable codes, standards, and by-laws as established by the authority having jurisdiction.

**SITE INFO**

**PROJECT ADDRESS:**

No civic address yet.  
Lot5 Stewart Rd. Gibsons BC

**LEGAL:**

**PID:**

**SITE AREA:** 9,254.81 SF (859.8 SQM)

**ZONING:** R-1

**DPA:** 8 - INTENSIVE RESIDENTIAL  
9 - AQUIFER, LOWER SUBAREA,  
WELL HEAD PROTECTION

**VIEW PROTECTION AREA:**

YES  
GFA ALLOWABLE: 4000 SQFT (372 SQM)  
GFA PROPOSED: 4000 SQFT (372 SQM)

**COVERAGE:**

ALLOWABLE: 4,164.66 SF (45%)  
PROPOSED: 4,150 SF (45%)

**HEIGHT:**

ALLOWABLE: 8.0 M  
PROPOSED: 7.9 M

**PARKING:**

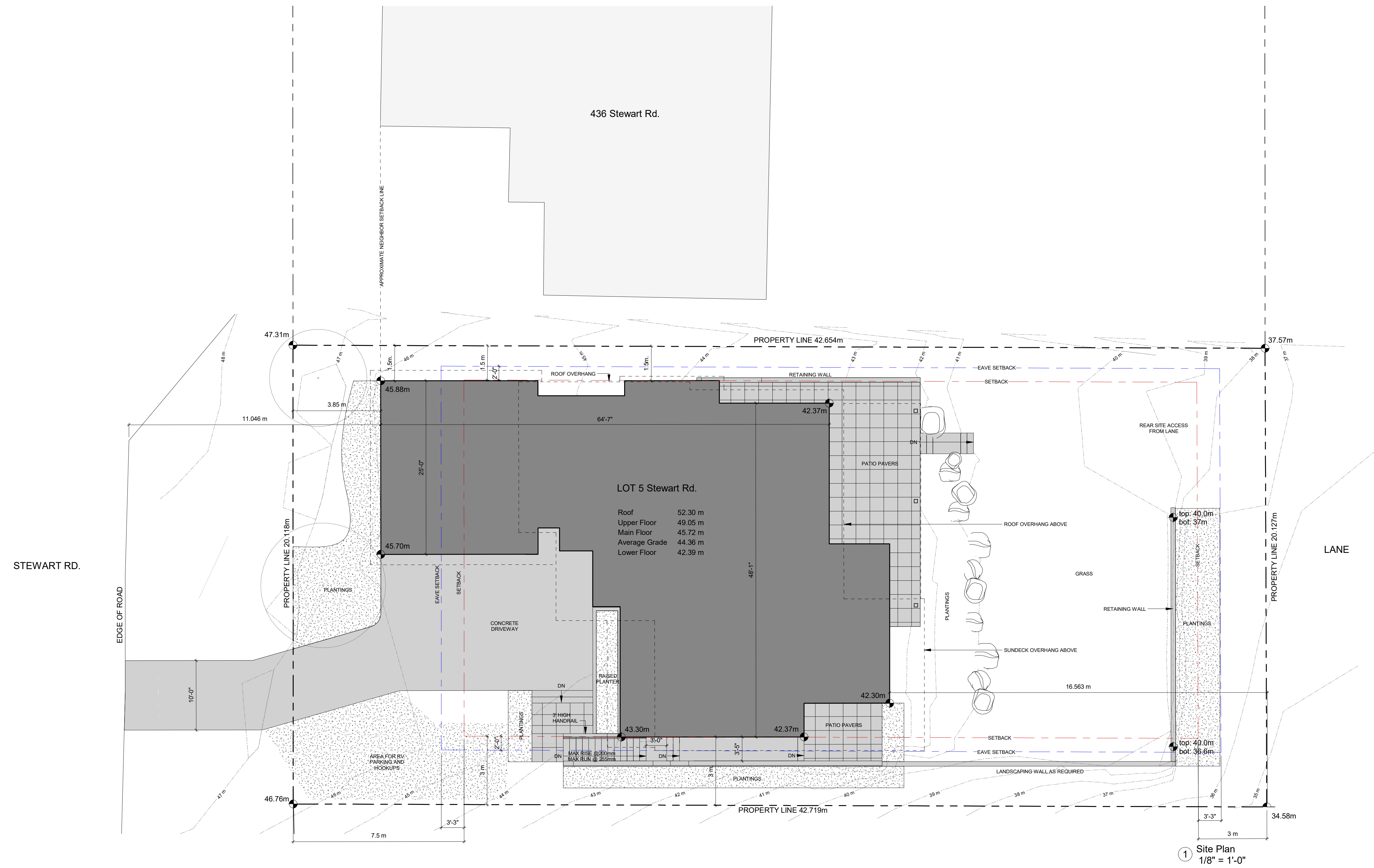
REQUIRED: 2  
PROPOSED: 2

**PROJECT DESCRIPTION:**

NEW SINGLE FAMILY RESIDENCE

| INCLUDED IN GFA CALCULATION |         |
|-----------------------------|---------|
| Upper Floor                 | 1217 SF |
| Main Floor                  | 1606 SF |
| Lower Floor                 | 1175 SF |
| Grand total: 3              | 3998 SF |

| TOTAL FLOOR AREA |         |
|------------------|---------|
| Upper Floor      | 1511 SF |
| Main Floor       | 2254 SF |
| Lower Floor      | 1484 SF |
| Grand total: 3   | 5249 SF |



1 Site Plan  
1/8" = 1'-0"

ISSUES + REVISIONS

| NO | DATE | DESCRIPTION |
|----|------|-------------|
| 1  |      |             |

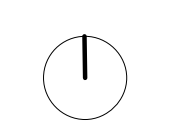
**Stewart Rd. Residence**

Lot 5  
Stewart Rd.  
Gibsons, BC

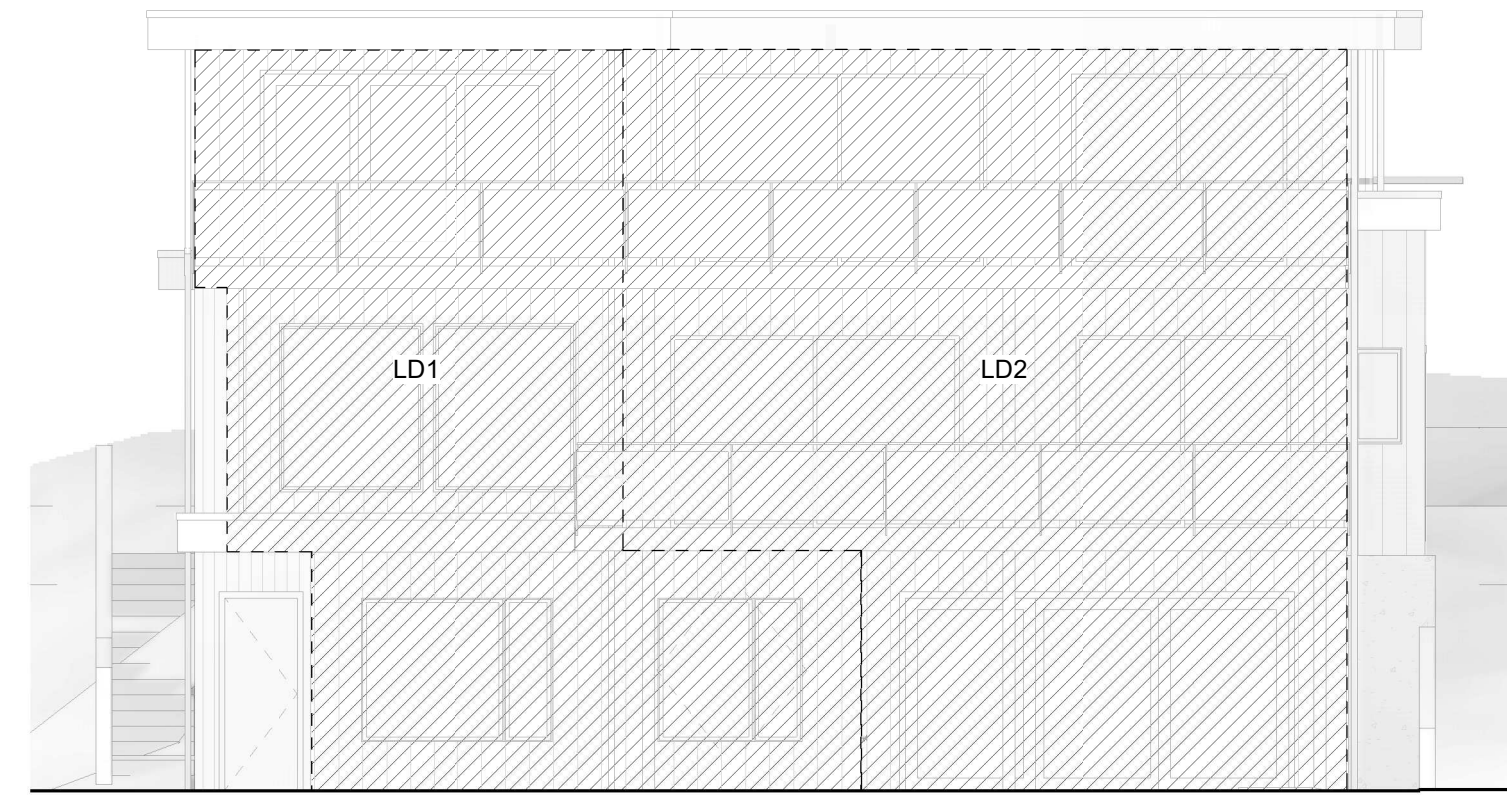
PROJECT ID  
2008

SCALE  
As indicated

**Site Plan**







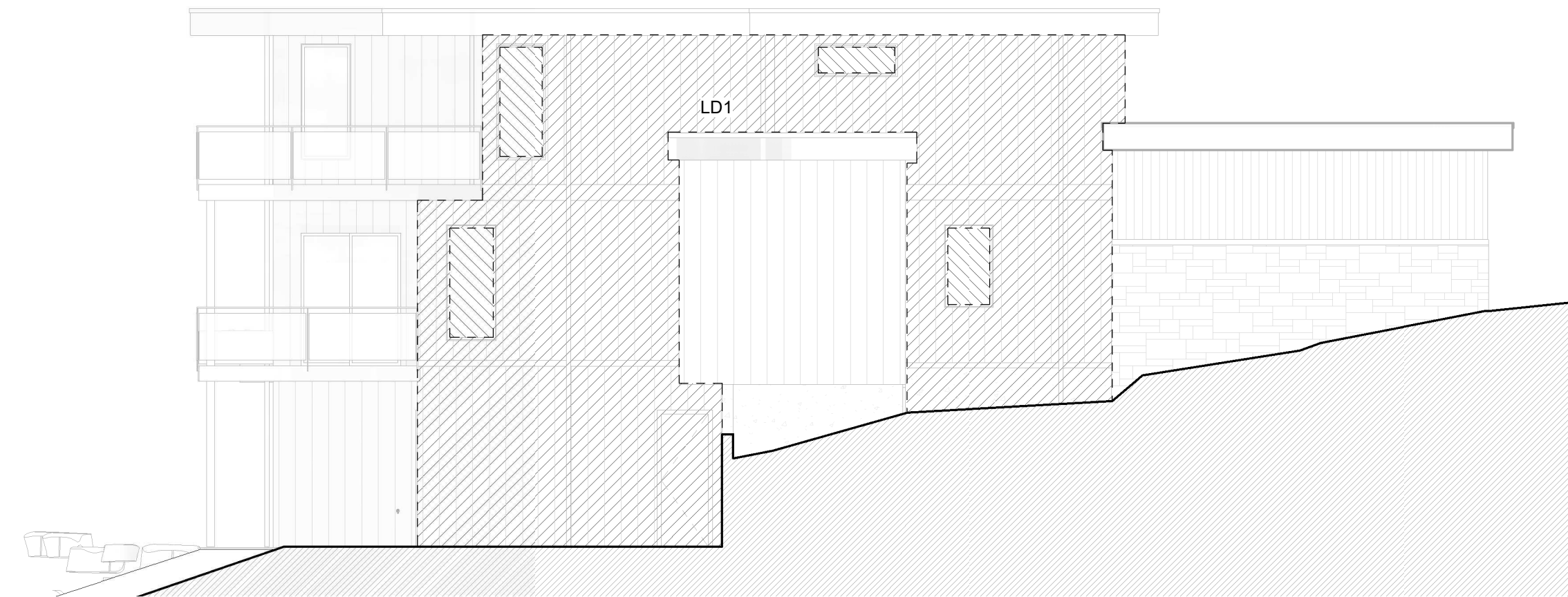
④ East Elevation - Limiting Distance  
1/8" = 1'-0"

**EAST ELEVATION**

BCBC Table 9.10.15.3

**LD1**  
LIMITING DISTANCE = 8.3M (16.6m/2 PER 9.10.15.4.2).  
TOTAL EXPOSED AREA = 55.8m<sup>2</sup>  
ALLOWABLE UNPROTECTED AREA = 100%

**LD2**  
LIMITING DISTANCE = 9.7M (19.4m/2 PER 9.10.15.4.2).  
TOTAL EXPOSED AREA = 77.3m<sup>2</sup>  
ALLOWABLE UNPROTECTED AREA = 100%

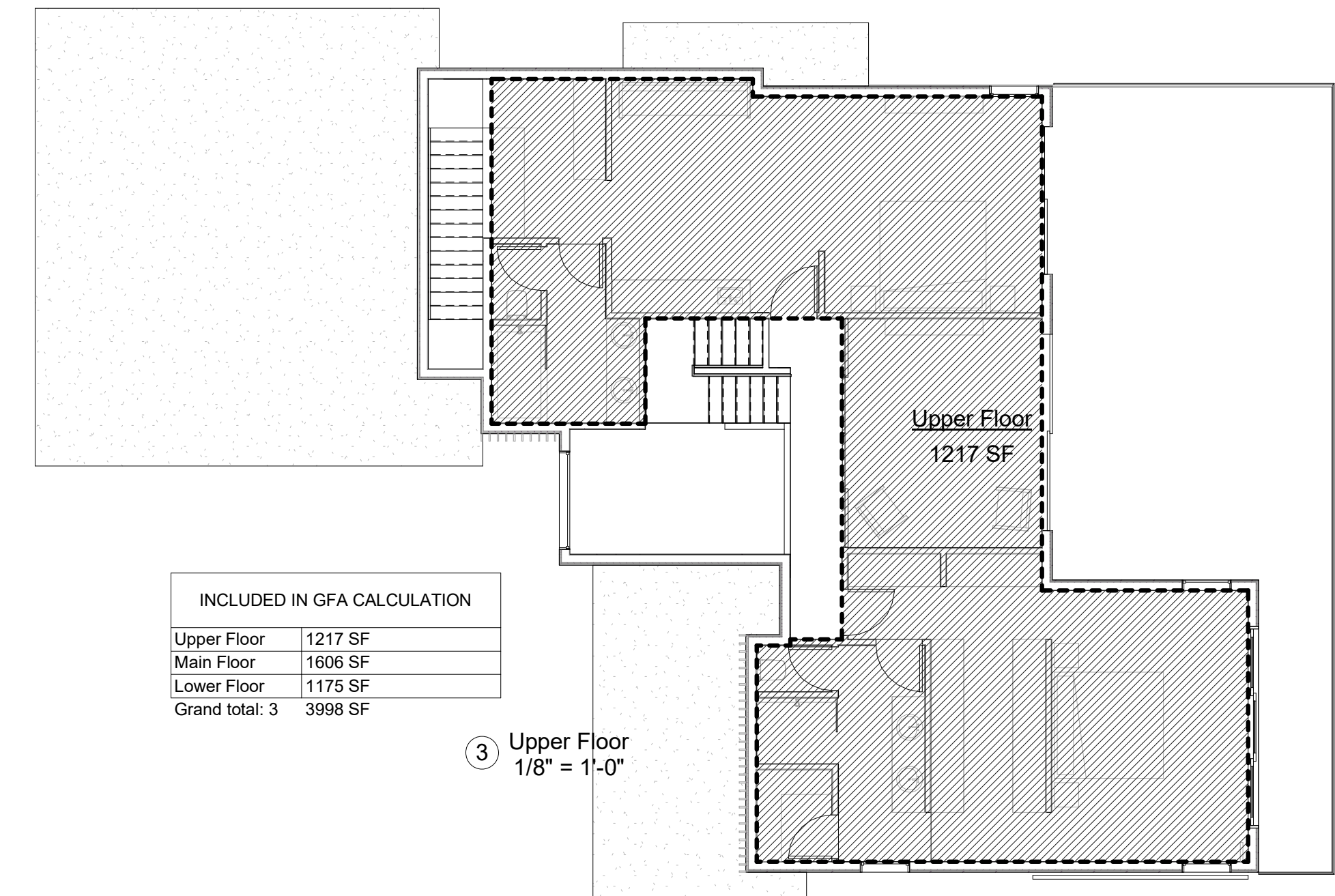


⑤ North Elevation - Limiting Distance  
1/8" = 1'-0"

**NORTH ELEVATION**

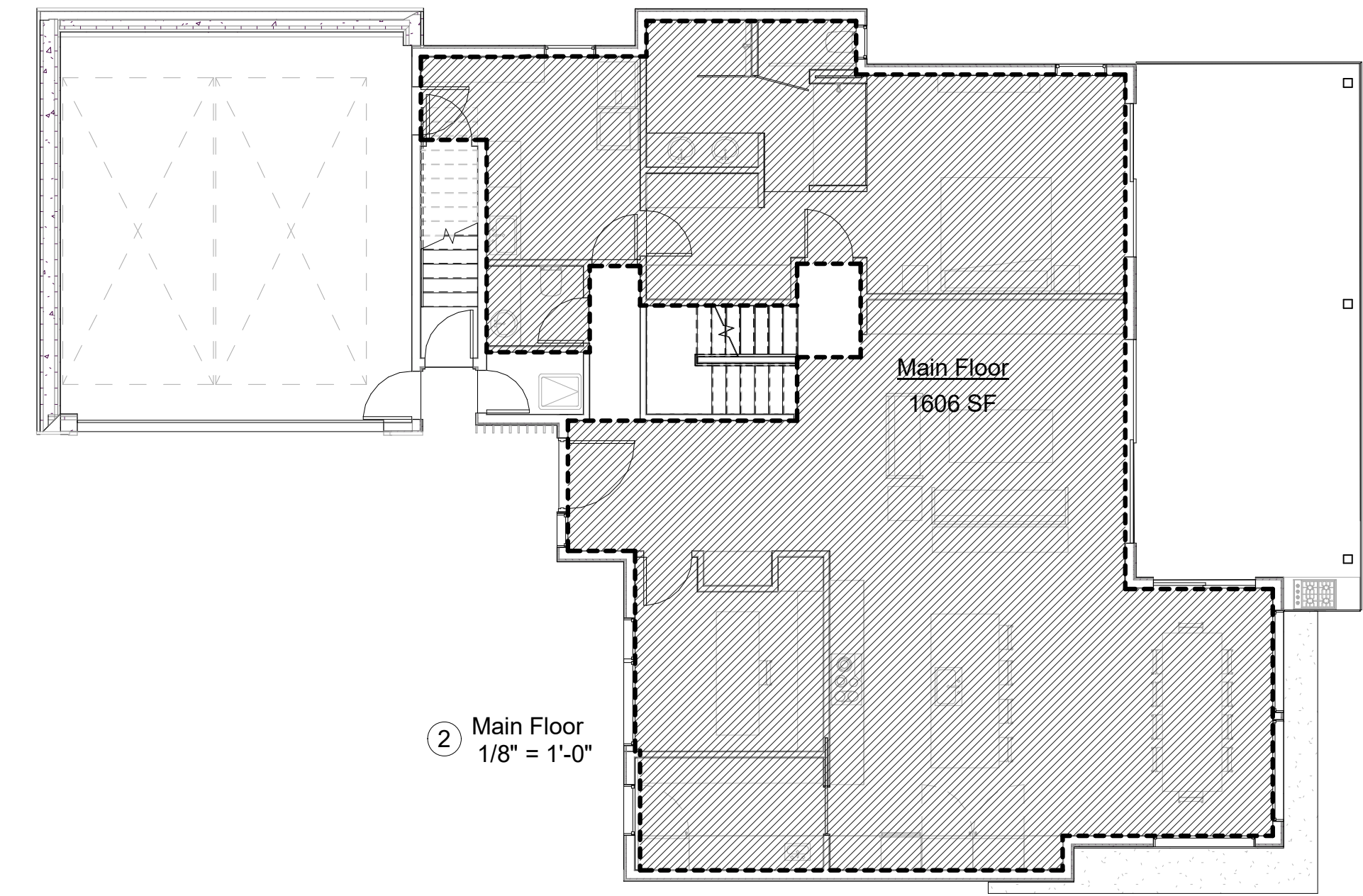
BCBC Table 9.10.15.3

**LD1**  
LIMITING DISTANCE = 1.1m (2.2m/2 PER 9.10.15.4.2).  
TOTAL EXPOSED AREA = 77.5m<sup>2</sup>  
INTERPOLATION EQUATION:  
X = 0 + [(1.1-0)/(1.2-0)]\*(7-0)  
X = 0 + (0.9167)  
X = 6.4%  
ALLOWABLE UNPROTECTED AREA = 5m<sup>2</sup>  
PROPOSED UNPROTECTED AREA = 5m<sup>2</sup>

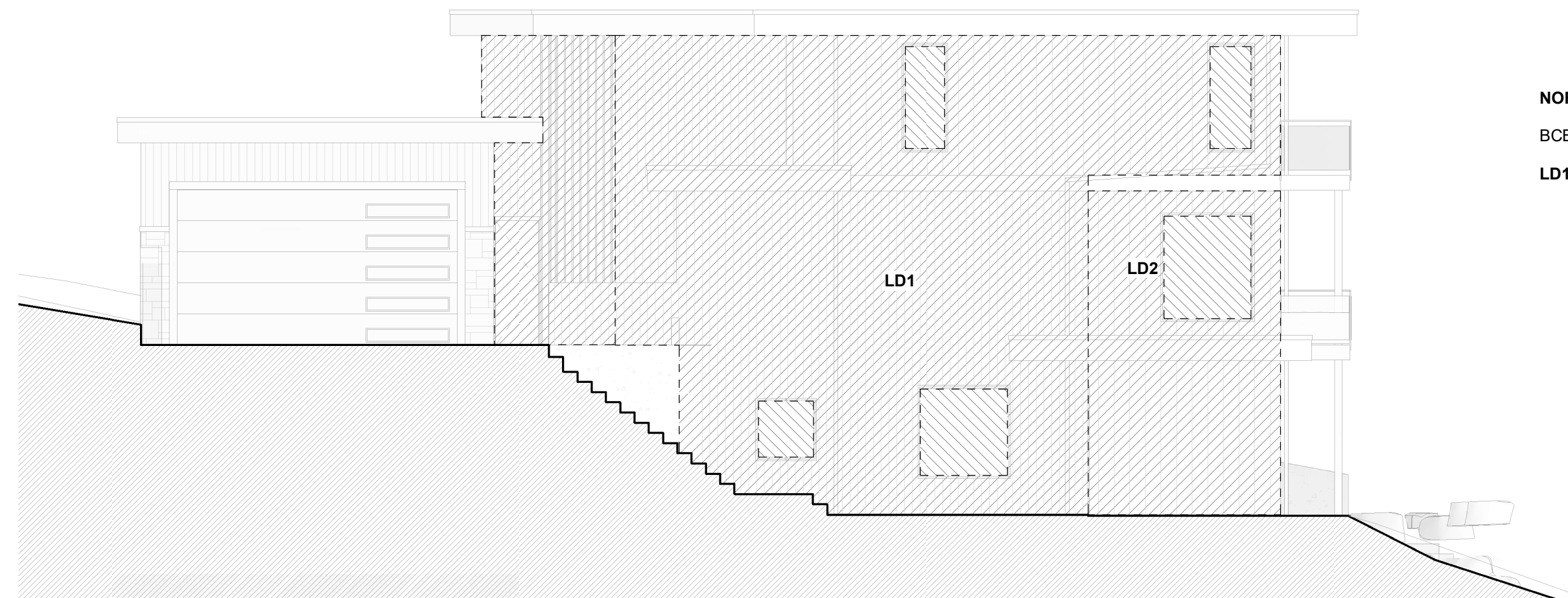


| INCLUDED IN GFA CALCULATION |         |
|-----------------------------|---------|
| Upper Floor                 | 1217 SF |
| Main Floor                  | 1606 SF |
| Lower Floor                 | 1175 SF |
| Grand total:                | 3998 SF |

③ Upper Floor  
1/8" = 1'-0"



② Main Floor  
1/8" = 1'-0"



⑥ South Elevation - Limiting Distance  
1/8" = 1'-0"

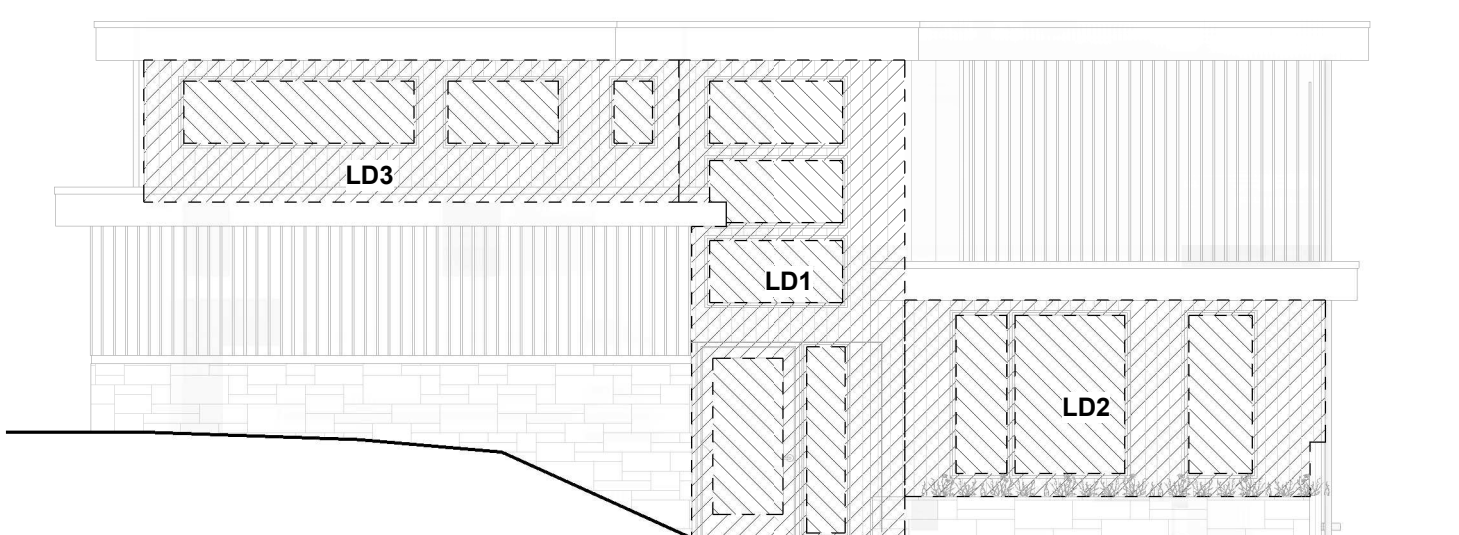
**NORTH ELEVATION**

BCBC Table 9.10.15.3

**LD1**  
LIMITING DISTANCE = 1.5m (3.0m/2 PER 9.10.15.4.2).  
TOTAL EXPOSED AREA = 91.6m<sup>2</sup>  
8% =  
ALLOWABLE UNPROTECTED AREA = 7.3m<sup>2</sup>  
PROPOSED UNPROTECTED AREA = 7.3m<sup>2</sup>

**LD2**

LIMITING DISTANCE = 1.8m (3.6m/2 PER 9.10.15.4.2).  
TOTAL EXPOSED AREA = 38.2m<sup>2</sup>  
INTERPOLATION EQUATION:  
X = 9 + [(1.8-1.5)/(2-1.5)]\*(12-9)  
X = 9 + (6.3)  
X = 10.8%  
ALLOWABLE UNPROTECTED AREA = 4.1m<sup>2</sup>  
PROPOSED UNPROTECTED AREA = 3.4m<sup>2</sup>



⑦ West Elevation - Limiting Distance  
1/8" = 1'-0"

**NORTH ELEVATION**

BCBC Table 9.10.15.3

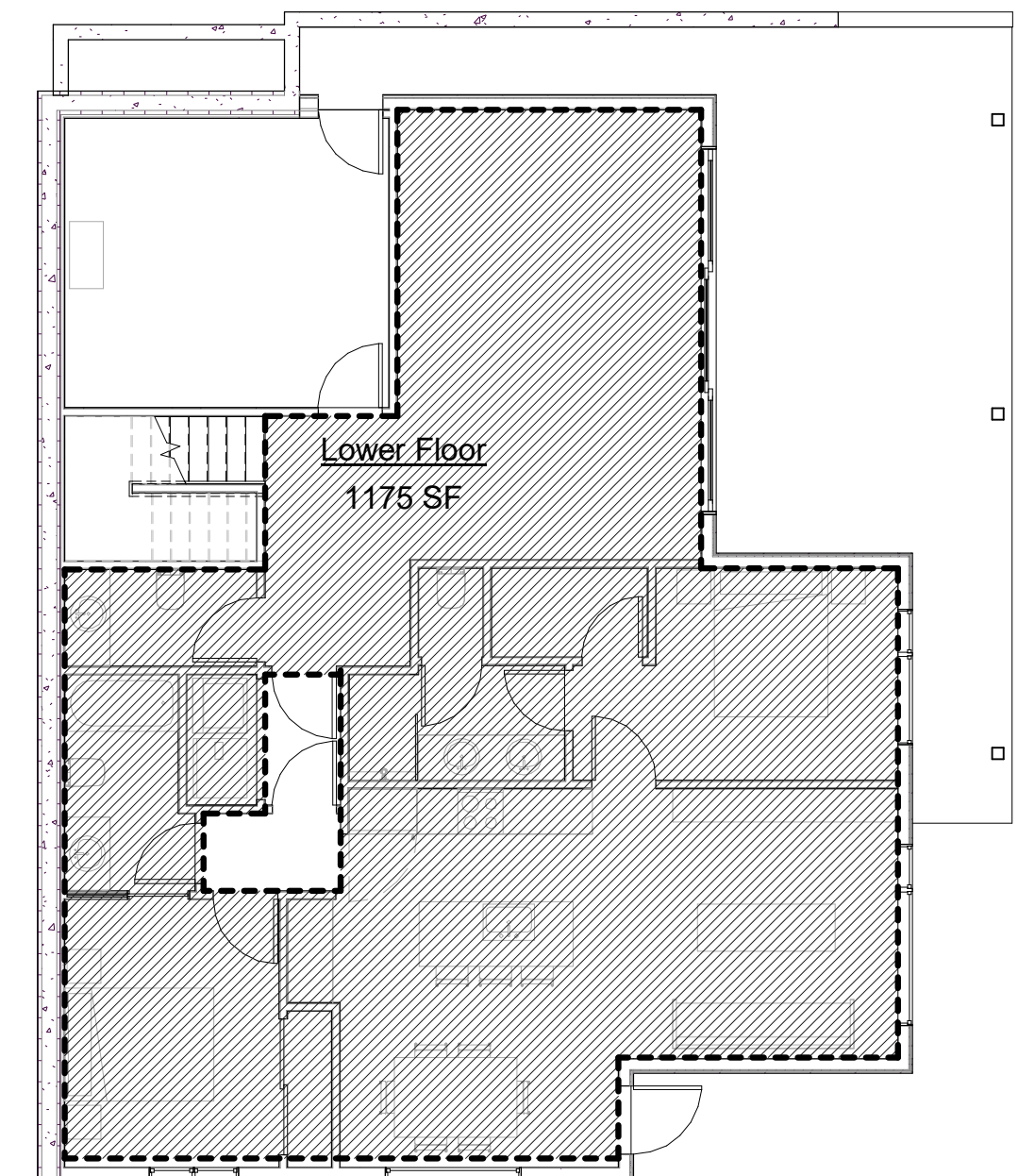
**LD1**  
LIMITING DISTANCE = 6.6m (13.2m/2 PER 9.10.15.4.2).  
TOTAL EXPOSED AREA = 16.7m<sup>2</sup>  
INTERPOLATION EQUATION:  
X = 88 + [(6.6-6)/(8-6)]\*(100-88)  
X = 88 + (3.12)  
X = 91.6%  
ALLOWABLE UNPROTECTED AREA = 15.3m<sup>2</sup>  
PROPOSED UNPROTECTED AREA = 6.9m<sup>2</sup>

**LD2**

LIMITING DISTANCE = 7.2m (14.4m/2 PER 9.10.15.4.2).  
TOTAL EXPOSED AREA = 13.8m<sup>2</sup>  
INTERPOLATION EQUATION:  
X = 88 + [(7.2-6)/(8-6)]\*(100-88)  
X = 88 + (6.12)  
X = 95.2%  
ALLOWABLE UNPROTECTED AREA = 13.1m<sup>2</sup>  
PROPOSED UNPROTECTED AREA = 5.7m<sup>2</sup>

**LD3**

LIMITING DISTANCE = 5.25m (10.5m/2 PER 9.10.15.4.2).  
TOTAL EXPOSED AREA = 12.3m<sup>2</sup>  
INTERPOLATION EQUATION:  
X = 39 + [(5.25-5)/(6-4)]\*(88-39)  
X = 39 + (3.75\*49)  
X = 57.4%  
ALLOWABLE UNPROTECTED AREA = 7m<sup>2</sup>  
PROPOSED UNPROTECTED AREA = 3.8m<sup>2</sup>



① Lower Floor  
1/8" = 1'-0"

ISSUES + REVISIONS  
NO DATE DESCRIPTION

**Stewart Rd. Residence**

Lot 5  
Stewart Rd.  
Gibsons, BC

PROJECT ID  
2008

SCALE  
1/8" = 1'-0"

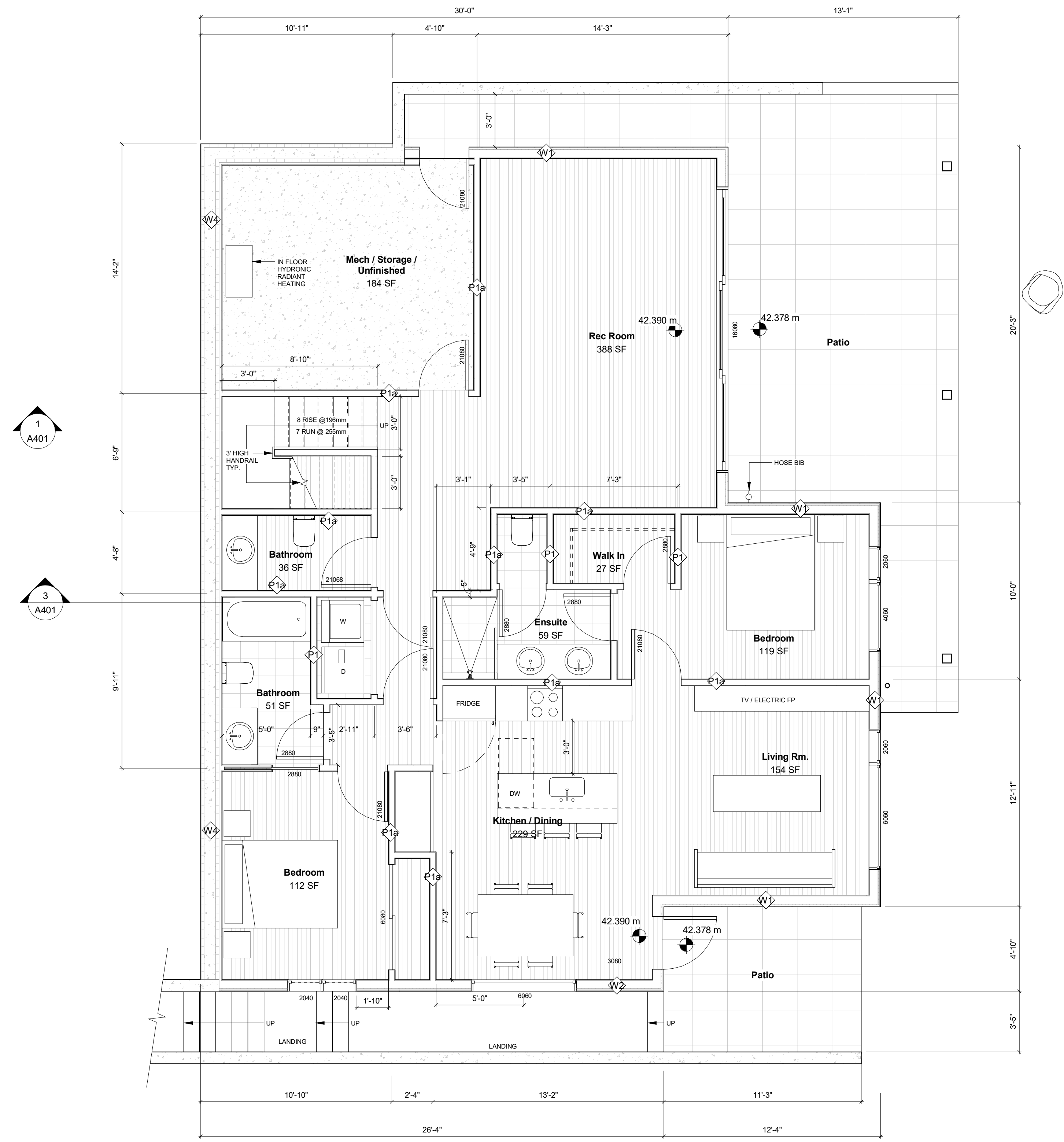
**Limiting Distance & Gross Floor Areas**



| INCLUDED IN GFA CALCULATION |         |
|-----------------------------|---------|
| Upper Floor                 | 1217 SF |
| Main Floor                  | 1606 SF |
| Lower Floor                 | 1175 SF |
| Grand total: 3              | 3998 SF |

| TOTAL FLOOR AREA |         |
|------------------|---------|
| Upper Floor      | 1511 SF |
| Main Floor       | 2254 SF |
| Lower Floor      | 1484 SF |
| Grand total: 3   | 5249 SF |

SUITE = 830 SF



1 Lower Floor Plan  
1/4" = 1'-0"

| ISSUES + REVISIONS |      |             |
|--------------------|------|-------------|
| NO                 | DATE | DESCRIPTION |
|                    |      |             |

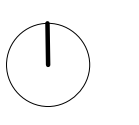
### Stewart Rd. Residence

Lot 5  
Stewart Rd.  
Gibsons, BC

PROJECT ID  
2008

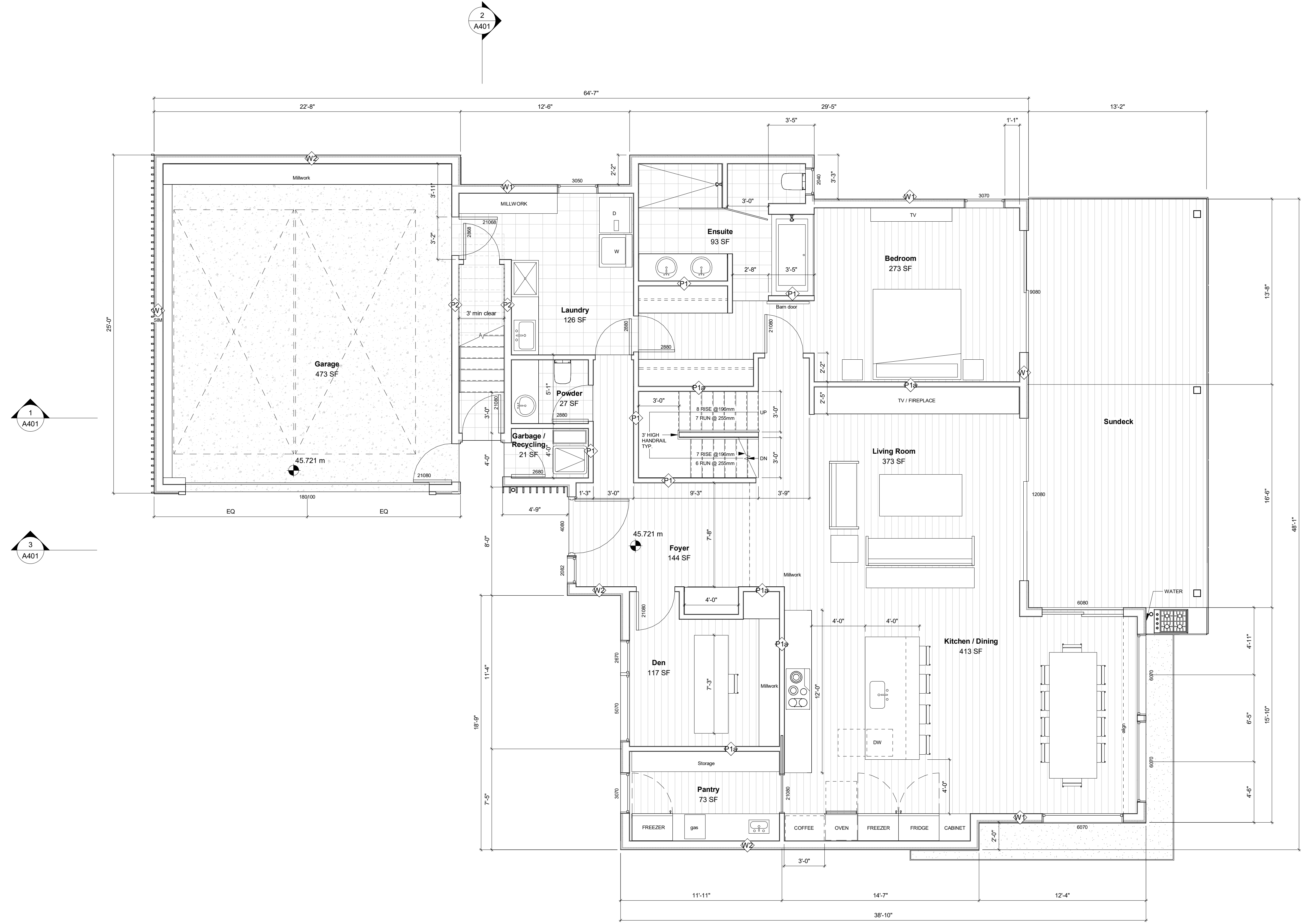
SCALE  
1/4" = 1'-0"

### Lower Floor Plan



| INCLUDED IN GFA CALCULATION |         |
|-----------------------------|---------|
| Upper Floor                 | 1217 SF |
| Main Floor                  | 1606 SF |
| Lower Floor                 | 1175 SF |
| Grand total: 3              | 3998 SF |

| TOTAL FLOOR AREA |         |
|------------------|---------|
| Upper Floor      | 1511 SF |
| Main Floor       | 2254 SF |
| Lower Floor      | 1484 SF |
| Grand total: 3   | 5249 SF |



| ISSUES + REVISIONS |             |
|--------------------|-------------|
| NO                 | DESCRIPTION |
|                    |             |

**Stewart Rd.  
Residence**

Lot 5  
Stewart Rd.  
Gibsons, BC

PROJECT ID  
2008

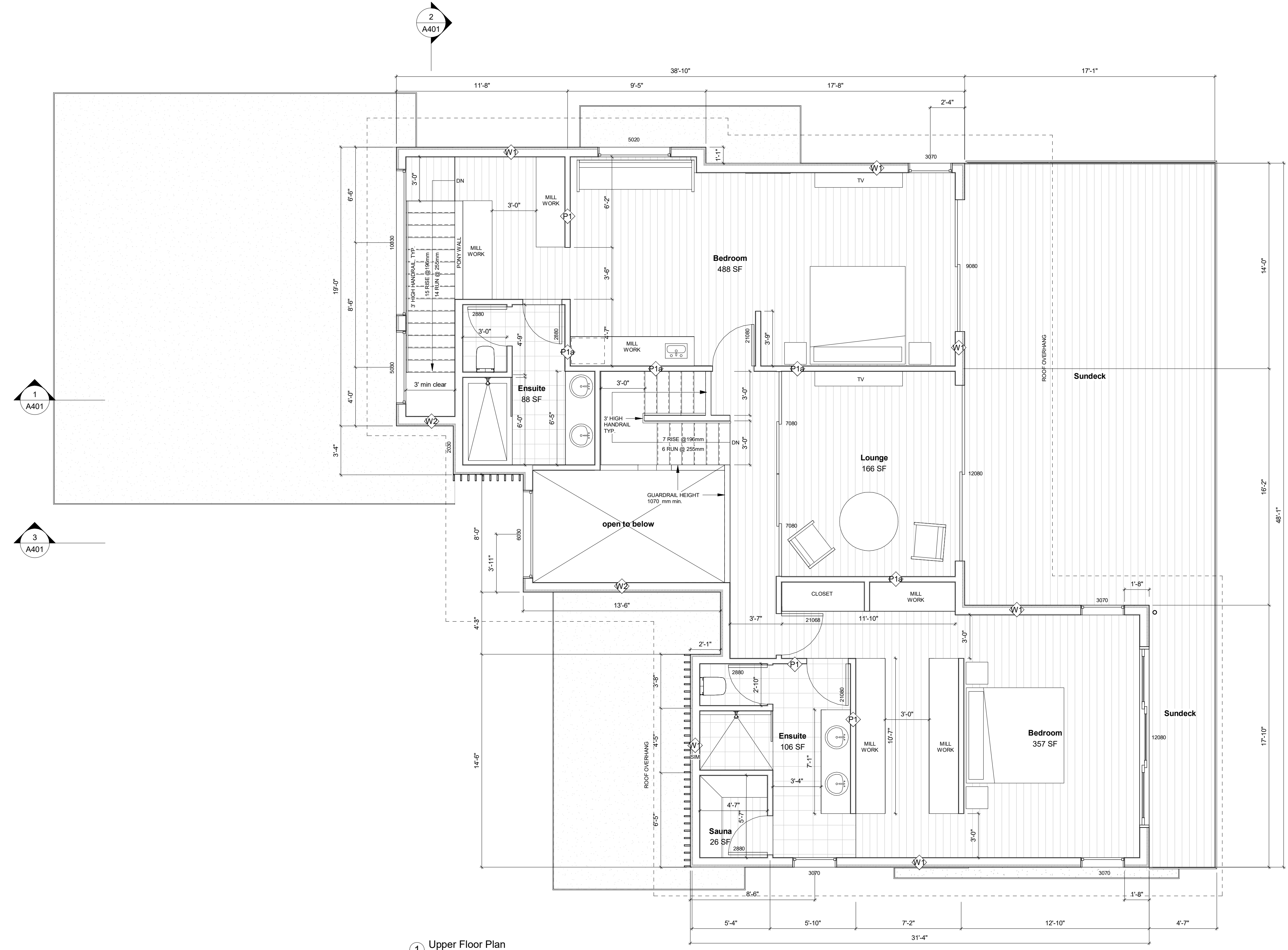
SCALE  
1/4" = 1'-0"

**Main Floor  
Plan**

① Main Floor Plan  
1/4" = 1'-0"

| INCLUDED IN GFA CALCULATION |         |
|-----------------------------|---------|
| Upper Floor                 | 1217 SF |
| Main Floor                  | 1606 SF |
| Lower Floor                 | 1175 SF |
| Grand total: 3              | 3998 SF |

| TOTAL FLOOR AREA |         |
|------------------|---------|
| Upper Floor      | 1511 SF |
| Main Floor       | 2254 SF |
| Lower Floor      | 1484 SF |
| Grand total: 3   | 5249 SF |



① Upper Floor Plan  
1/4" = 1'-0"

| ISSUES + REVISIONS |             |
|--------------------|-------------|
| NO                 | DESCRIPTION |
|                    |             |

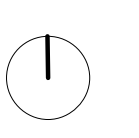
### Stewart Rd. Residence

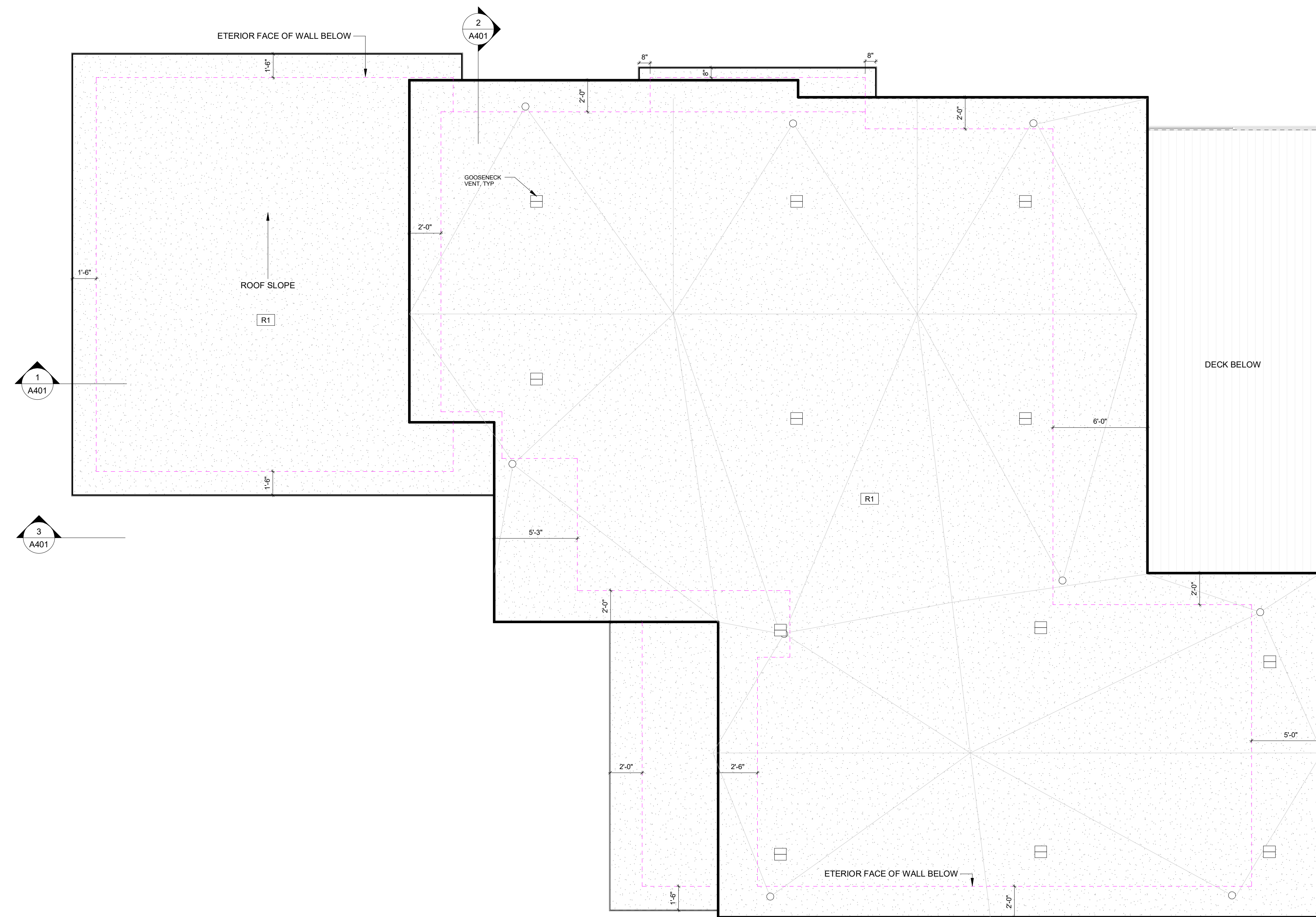
Lot 5  
Stewart Rd.  
Gibsons, BC

PROJECT ID  
2008

SCALE  
1/4" = 1'-0"

### Upper Floor





① Roof Plan  
1/4" = 1'-0"

| ISSUES • REVISIONS |      |             |
|--------------------|------|-------------|
| NO                 | DATE | DESCRIPTION |
|                    |      |             |

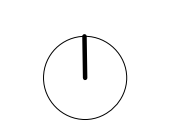
## Stewart Rd. Residence

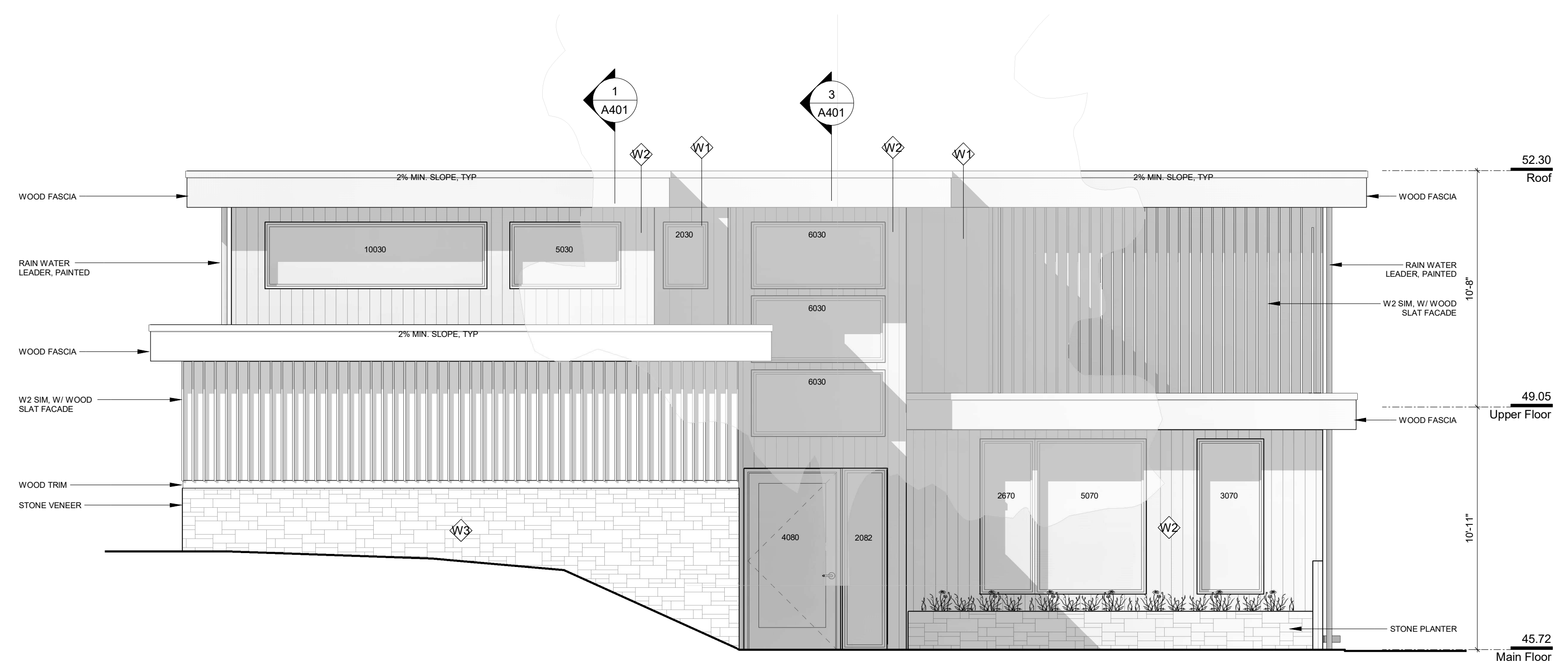
Lot 5  
Stewart Rd.  
Gibsons, BC

PROJECT ID  
2008

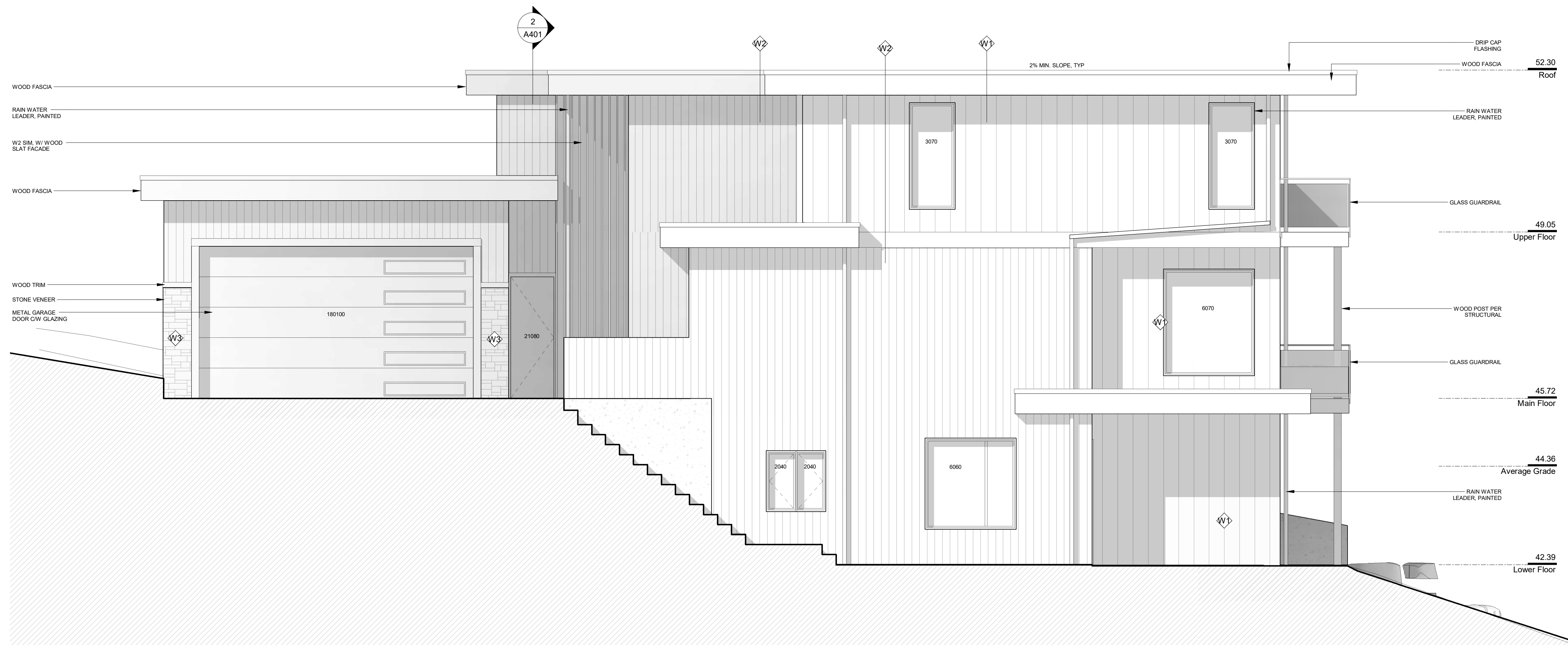
SCALE  
1/4" = 1'-0"

### Roof Plan





① West Elevation  
1/4" = 1'-0"



② South Elevation  
1/4" = 1'-0"

ISSUES • REVISIONS  
NO DATE DESCRIPTION

Stewart Rd.  
Residence

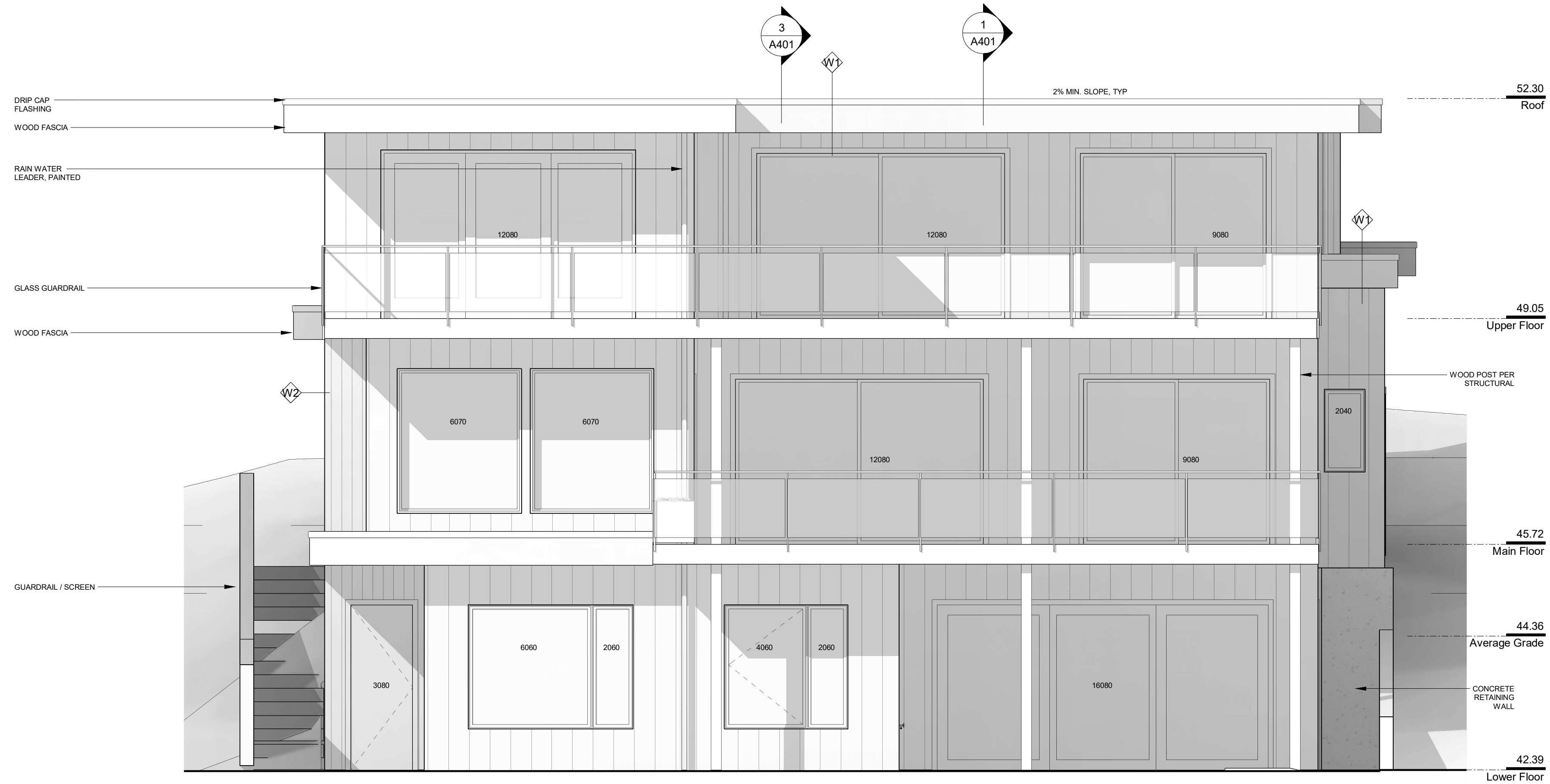
Lot 5  
Stewart Rd.  
Gibsons, BC

PROJECT ID  
2008

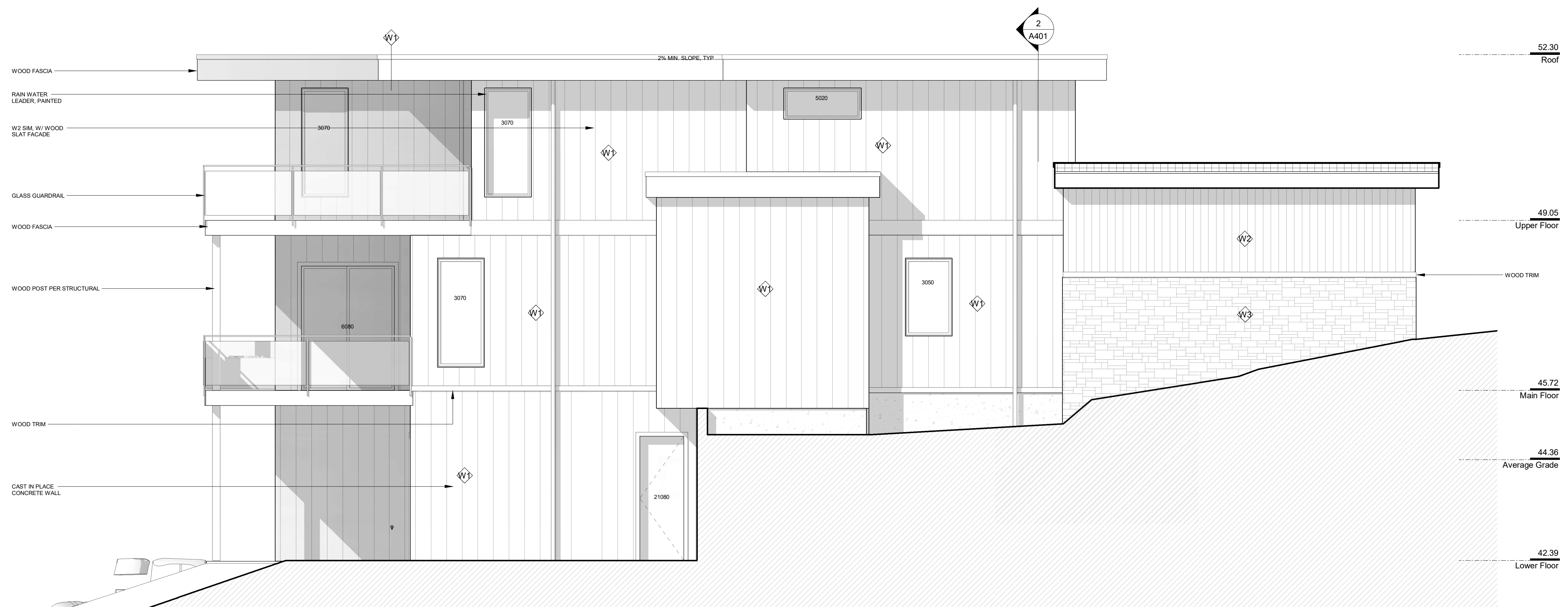
SCALE  
1/4" = 1'-0"

Elevations





① East Elevation  
1/4" = 1'-0"



② North Elevation  
1/4" = 1'-0"

ISSUES + REVISIONS  
NO DATE DESCRIPTION

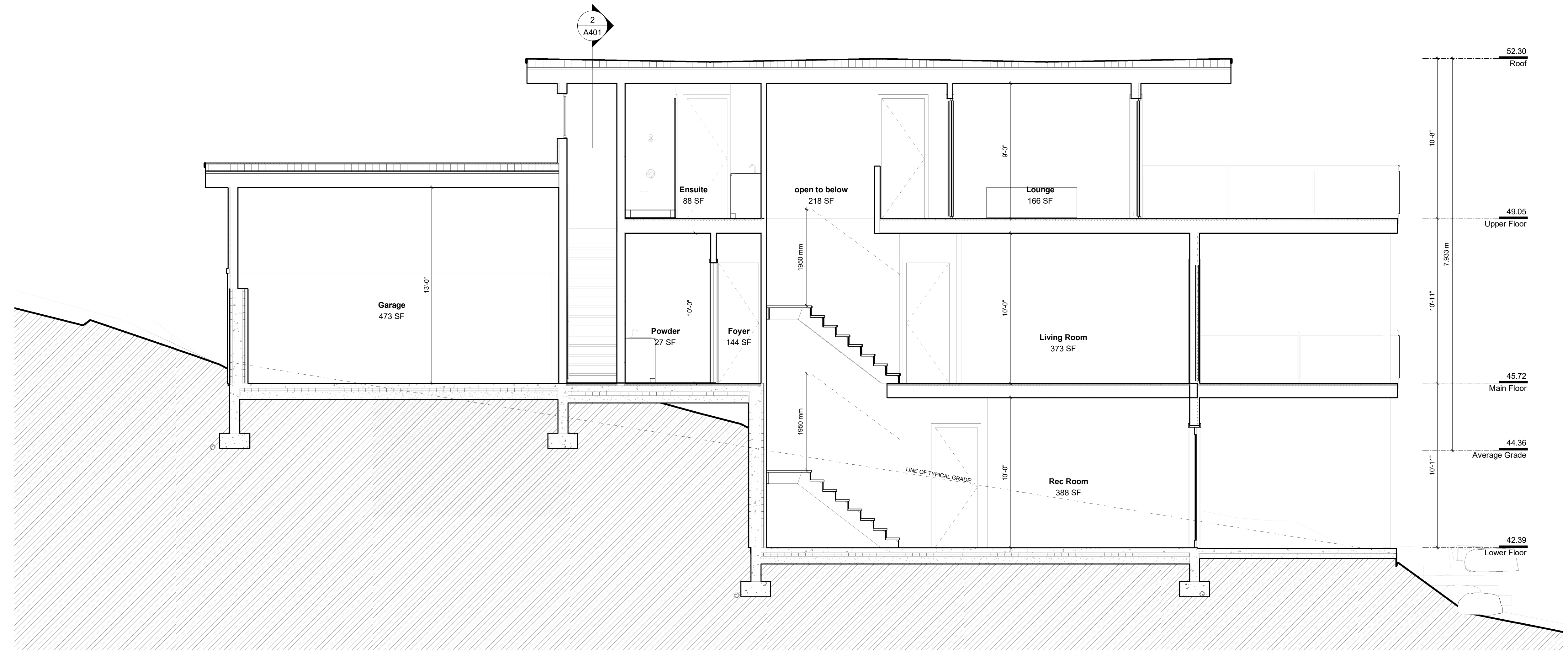
Stewart Rd.  
Residence

Lot 5  
Stewart Rd.  
Gibsons, BC

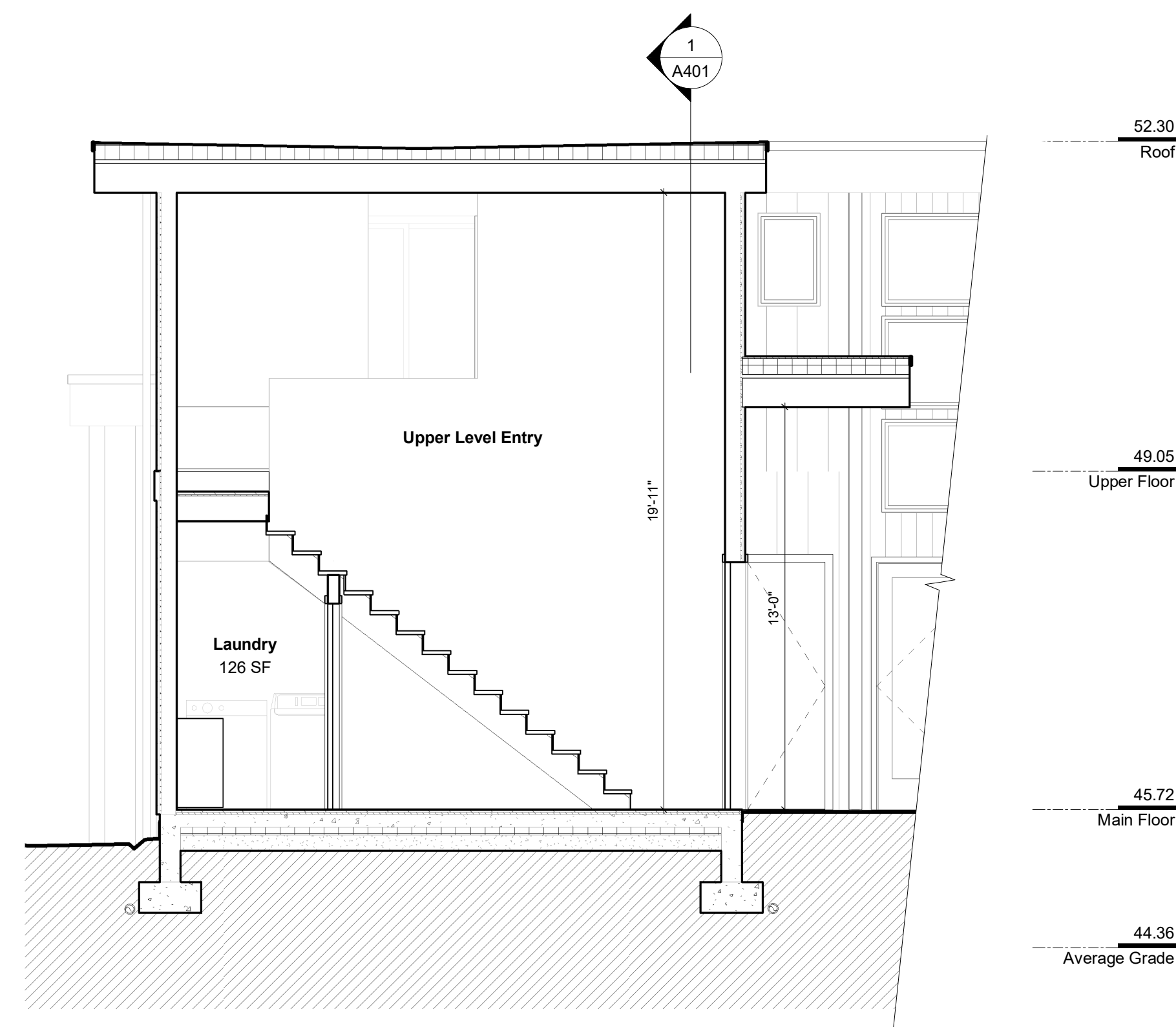
PROJECT ID  
2008

SCALE  
1/4" = 1'-0"

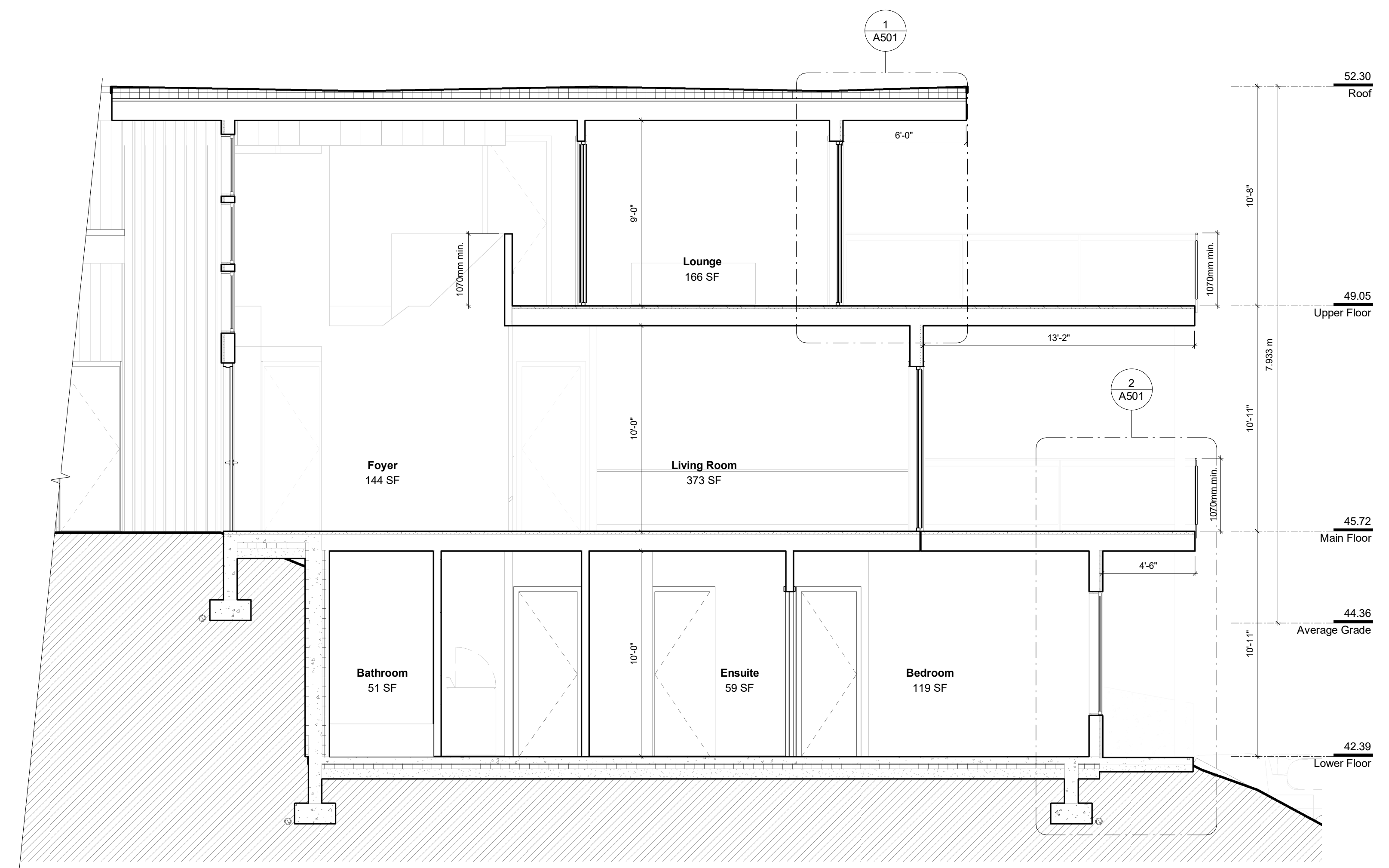
Elevations



① Section 1  
1/4" = 1'-0"



② Section 2  
1/4" = 1'-0"



③ Section 3  
1/4" = 1'-0"

ISSUES + REVISIONS  
NO DATE DESCRIPTION

**Stewart Rd.  
Residence**

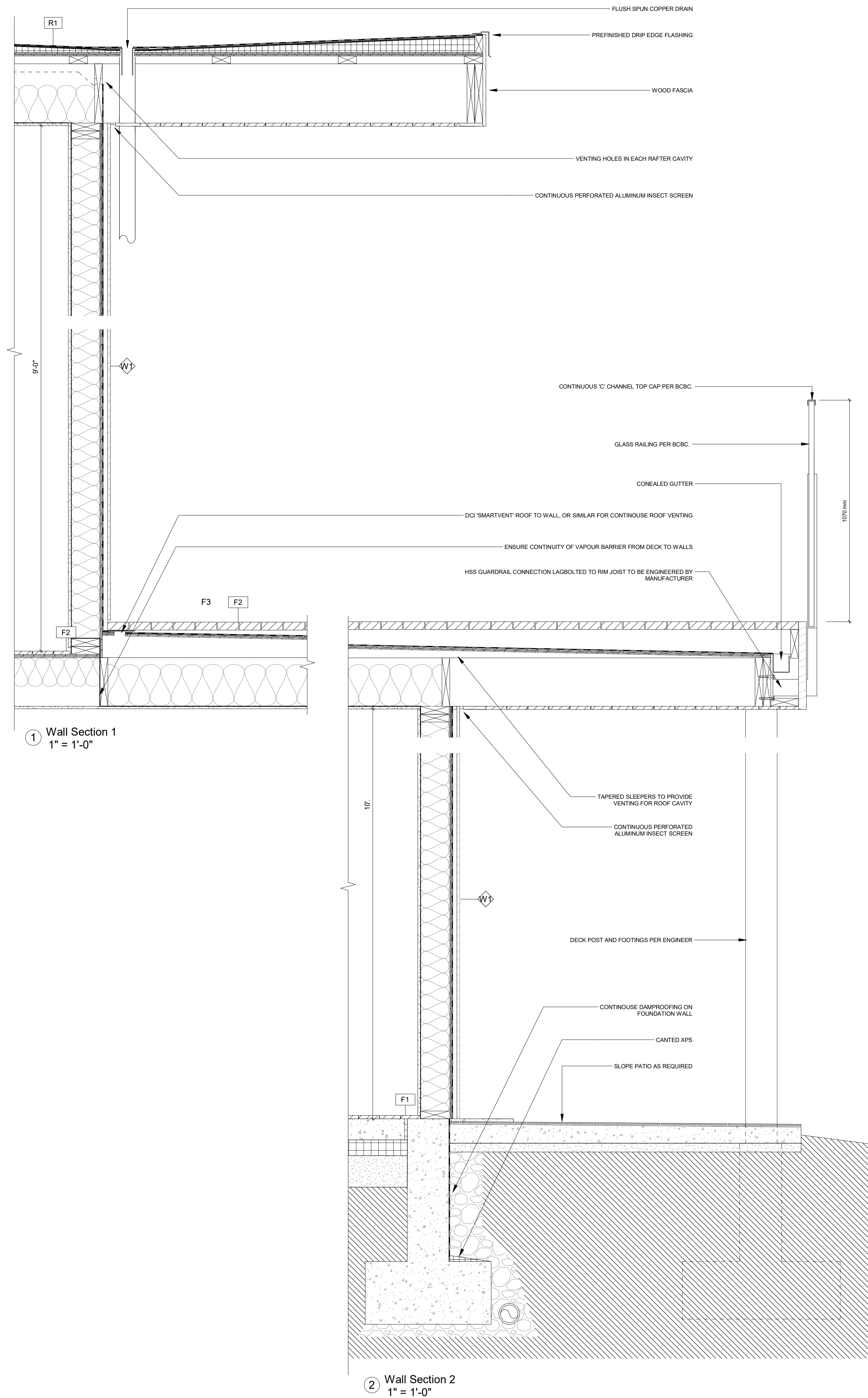
Lot 5  
Stewart Rd.  
Gibsons, BC

PROJECT ID  
2008

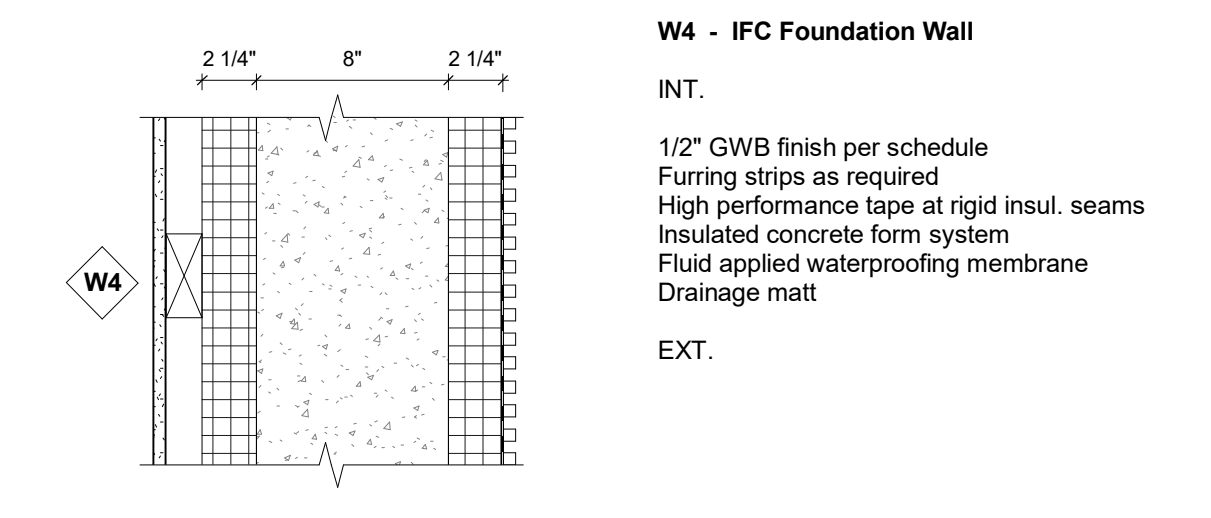
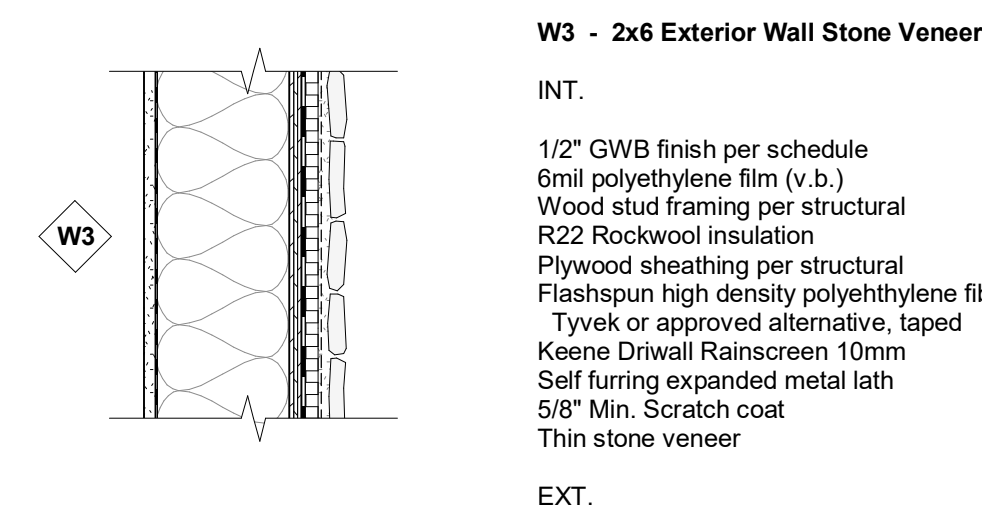
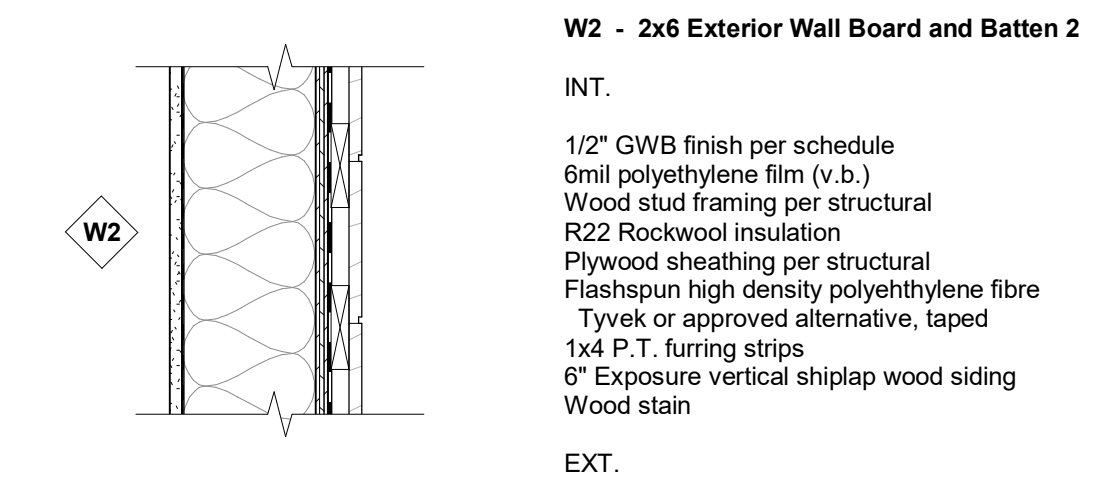
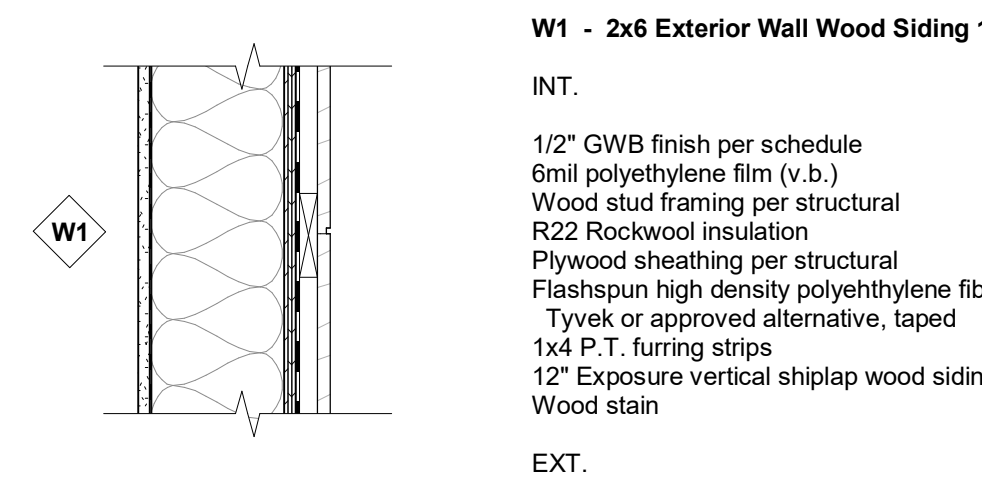
SCALE  
1/4" = 1'-0"

**Sections**

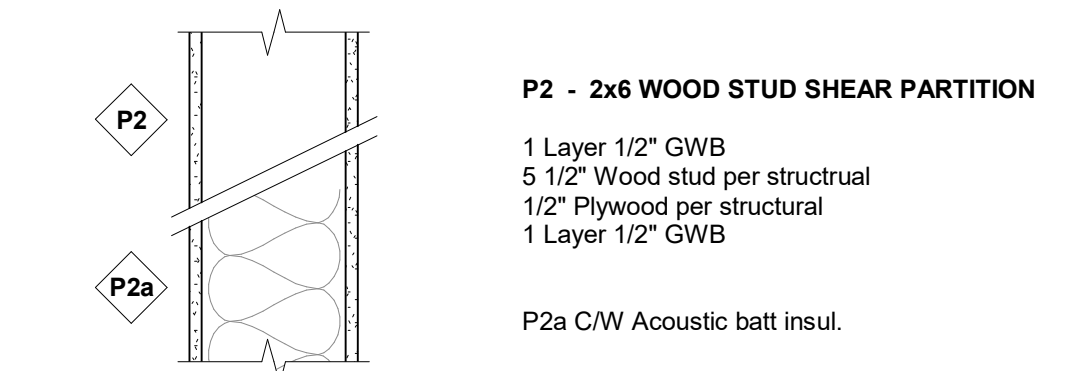
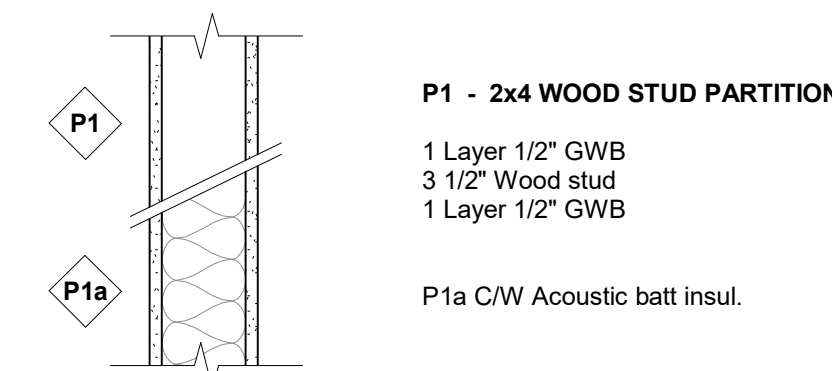
**A401**



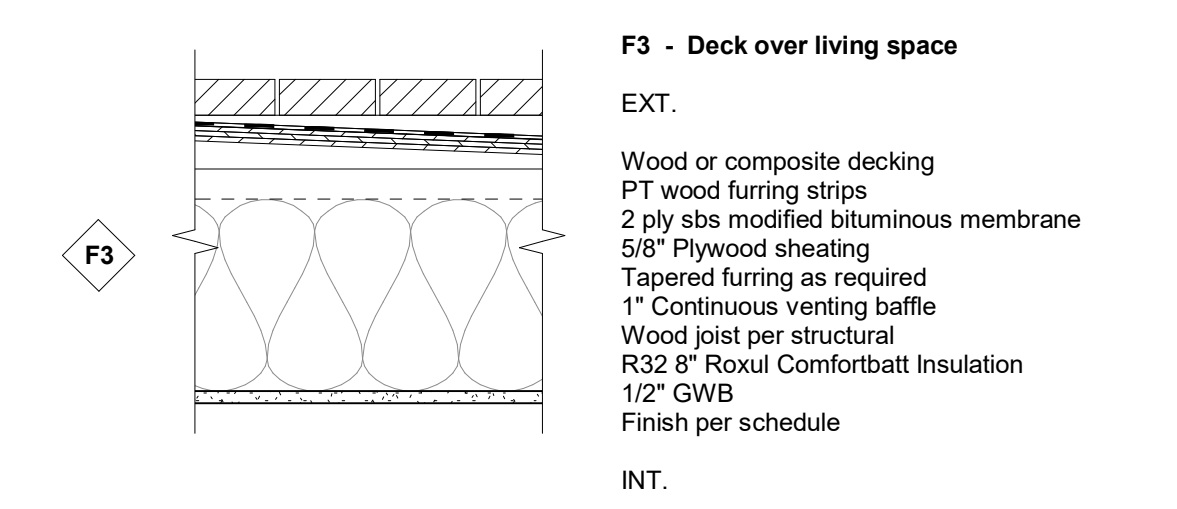
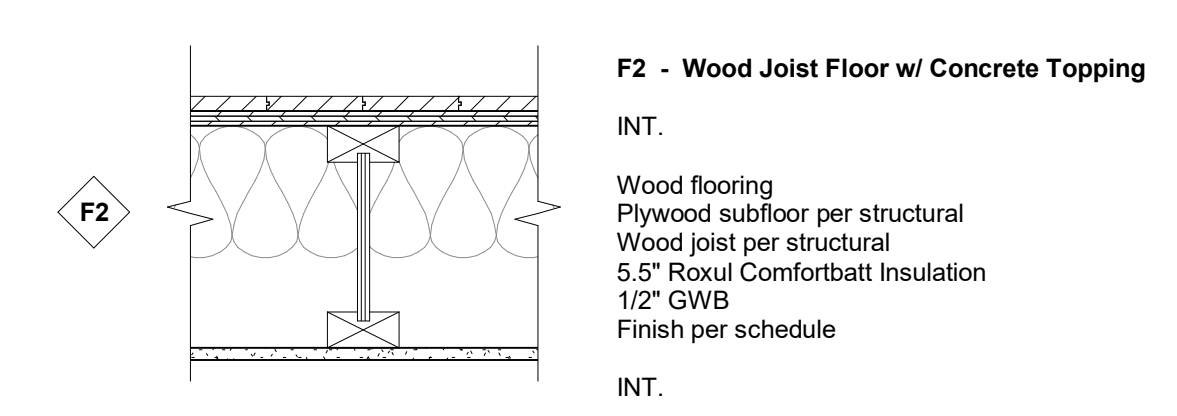
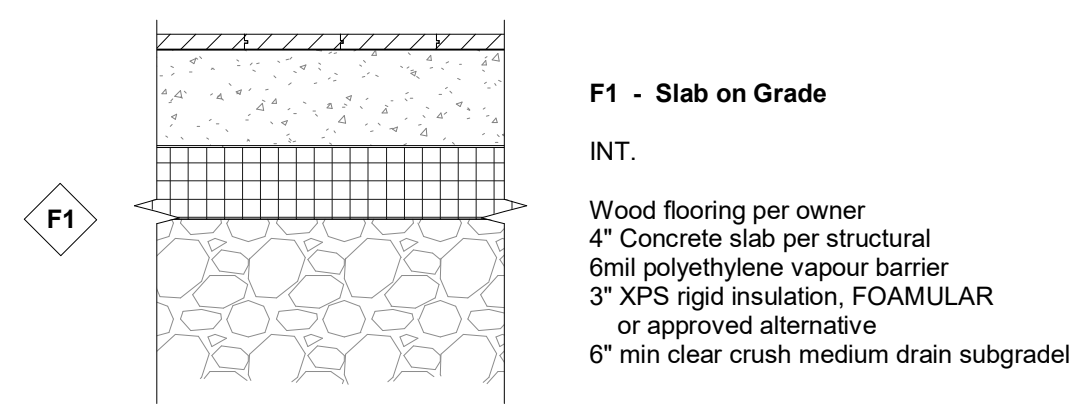
**WALL ASSEMBLIES**



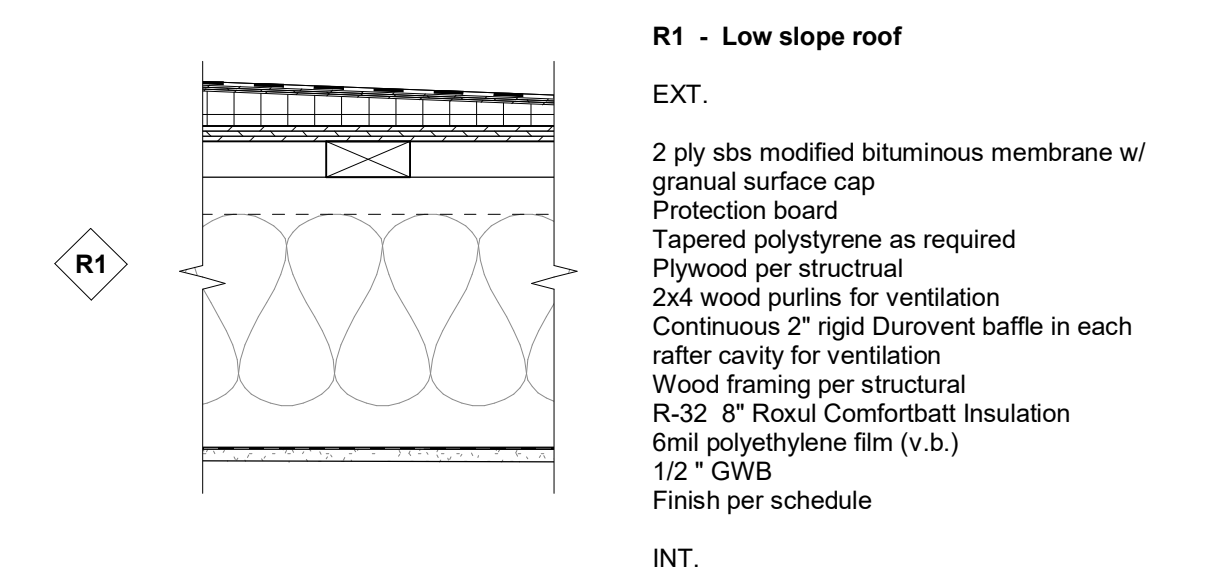
**PARTITION ASSEMBLIES**



**FLOOR ASSEMBLIES**



**ROOF ASSEMBLIES**



| ISSUES + REVISIONS |             |
|--------------------|-------------|
| NO                 | DESCRIPTION |
|                    |             |

**Stewart Rd. Residence**

Lot 5  
Stewart Rd.  
Gibsons, BC

PROJECT ID  
2008

SCALE  
As indicated

**Assemblies & Wall Sections**

**A501**