

MAIN FLOOR
SCALE: 3/16"=1'-0"

SYMBOL LEGEND

- STUD WALL - SEE DRAWING A-002 FOR WALL CONSTRUCTION
- CONCRETE WALL - SEE DRAWING A-002 FOR WALL CONSTRUCTION
- CONSTRUCTION NOTE
- WALL TYPE - SEE DRAWING A-002
- EXTERIOR WOOD HANDRAIL
- RAN WATER LEADER
- FLOOR DRAIN
- BUILDING CROSS SECTION NUMBER SHEET NUMBER

GENERAL NOTES

1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING / FACE OF CONCRETE UNLESS OTHERWISE NOTED.
3. INTERIOR DOORS TO BE INSTALLED 1/2" FROM FACE OF STUD TO EDGE OF ROOM OPENING IF NOT DIMENSIONED. IF DIMENSIONS ARE REQUIRED THEY SHALL BE TO CENTER OF ROOM OPENING. ALL CLOSET OPENINGS SHALL BE CENTERED ON TOTAL CLOSET WIDTH IF NOT DIMENSIONED.
4. ALL WINDOWS IN WOOD STUD SHALL BE DIMENSIONED TO CENTER OF ROUGH OPENING. ALL WINDOWS IN CONCRETE SHALL BE DIMENSIONED TO EDGE OF ROUGH OPENING.
5. ALL INTERIOR WALLS TO BE (C) UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURE DRAWING A-002 FOR CONSTRUCTION WALL TYPES.
6. ALL EXTERIOR WALLS TO BE (M) UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURE DRAWING A-002 FOR CONSTRUCTION WALL TYPES.

CONSTRUCTION NOTES

- (C) OUTLINE OF CONCRETE FIXING ABOVE
- (M) DOOR IS METADROPPIED AND SELF CLOSING

NOTE:
REFER TO TABLE 612.2.2 OF THE NATIONAL BUILDING CODE AND CONSULT WITH LOCAL REQUIREMENTS FOR ACCEPTED STANDARDS. SOIL TESTS TO BE CARRIED OUT TO CONFIRM FOOTINGS AND BASEMENT WALL DESIGN.

CONCRETE FOUNDATION

1. GARAGE: 4" CONCRETE SLAB, 6 MIL POLY VAPOUR BARRIER, 5" COMPACTED SAND AND GRAVEL.
2. BASEMENT: 4" CONCRETE SLAB, 6 MIL POLY VAPOUR BARRIER, 5" COMPACTED SAND AND GRAVEL.
3. CRANKSPACE: 2" CONCRETE SHIM COAT SLAB, 6 MIL POLY VAPOUR BARRIER, 5" COMPACTED SAND AND GRAVEL.
4. PLACE FOOTINGS ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION.
5. FOUNDATION WALLS SHOULD NOT BE BACK FILLED UNTIL CONCRETE HAS REACHED ITS 28 DAY STRENGTH.
6. FOUNDATION WALLS TO BE DESIGNED BY ENGINEER. THE REINFORCING BARS ARE TO BE SPACED SO THAT THERE IS NO LESS THAN 3" CONCRETE CLEARANCE.
7. GRADES SHOWN ARE ESTIMATED AND SHOULD BE CONFIRMED WITH SITE SURVEY.
8. LOCATED POINT LOAD FOOTINGS ACCORDING TO MAIN FLOOR POINT LOADS AS PER FLOOR FRAMING PLANS SUPPLIED BY OTHERS.

FLOOR AREAS

MAIN FLOOR: 1367 sq ft
GARAGE: 211 sq ft

DWELL
DESIGN STUDIO

DATE:	
ISSUE:	
REVISION:	

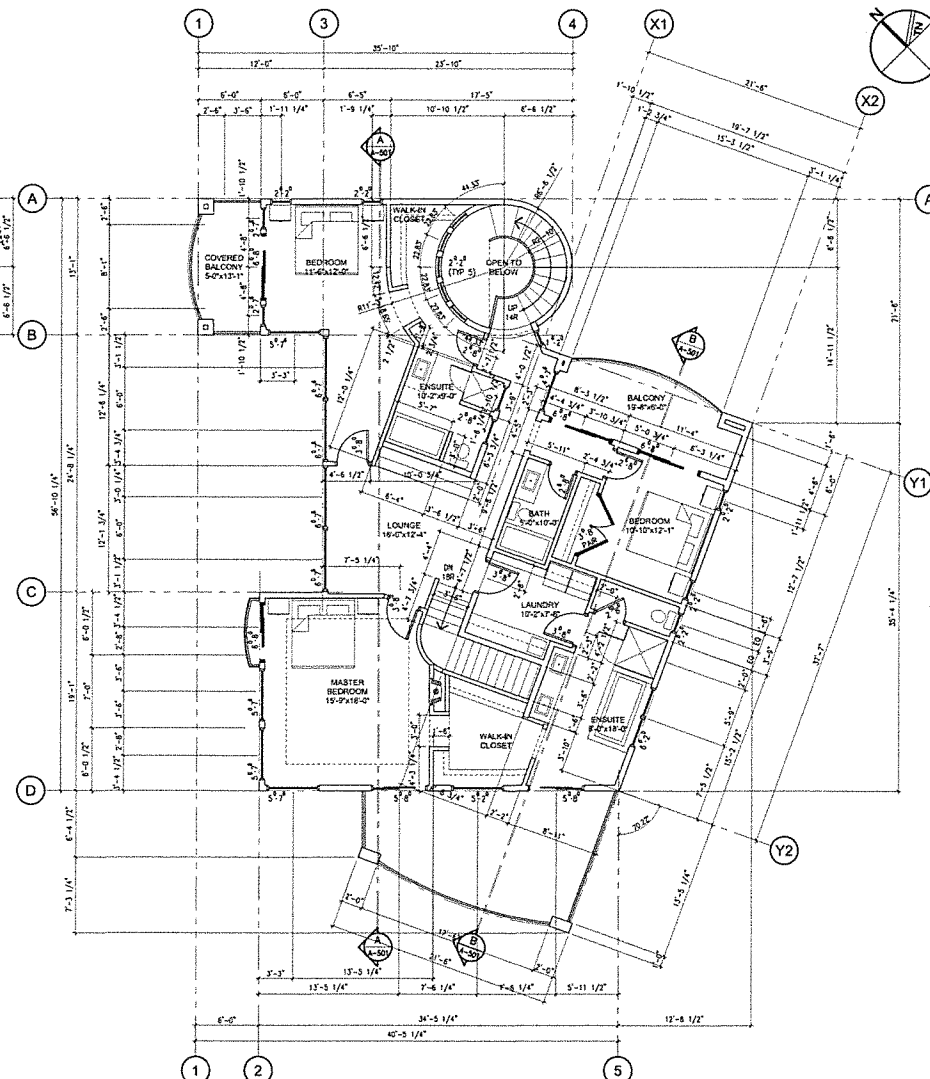
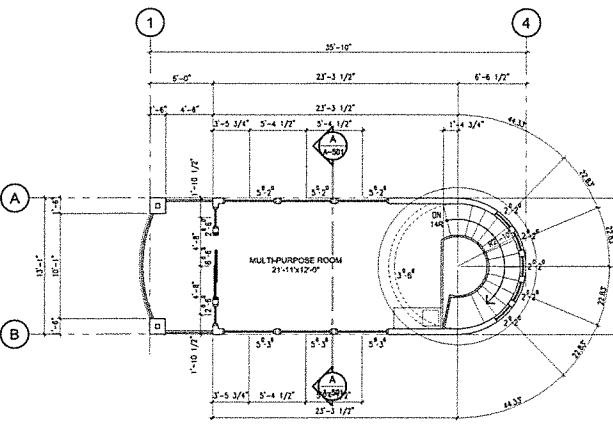
PROJECT TITLE:	
CLIENT:	
ADDRESS:	

PROJECT TITLE
GELTER RESIDENCE
7373 BROOKS LANE,
VERNON, BC

DRAWING TITLE
MAIN FLOOR PLAN

PROJECT: 2011-001
SCALE: 3/16"=1'-0"
DRAWN BY: CV
DRAWING:

A-202
OF



- SYMBOL LEGEND**
- STUD WALL - SEE DRAWING A-202 FOR WALL CONSTRUCTION
 - CONCRETE WALL - SEE DRAWING A-202 FOR WALL CONSTRUCTION
 - CONSTRUCTION NOTE
 - WALL TYPE - SEE DRAWING A-202
 - EXTERIOR WINDOW NUMBER
 - ORWL FAN WATER LEADER
 - FD FLOOR DRAIN
 - BUILDING CROSS SECTION NUMBER SHEET NUMBER

- GENERAL NOTES**
1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING / FACE OF CONCRETE UNLESS OTHERWISE NOTED.
 3. INTERIOR DOORS TO BE INSTALLED 1/2" FROM FACE OF STUD TO EDGE OF ROOM OPENING. IF NOT DIMENSIONED, DIMENSIONS ARE REQUIRED THEY SHALL BE TO CENTER OF ROOM OPENING. ALL CLOSET OPENINGS SHALL BE CENTERED ON TOTAL CLOSET WIDTH IF NOT DIMENSIONED.
 4. ALL WINDOWS IN WOOD STUD SHALL BE DIMENSIONED TO CENTER OF ROOM OPENING. ALL WINDOWS IN CONCRETE SHALL BE DIMENSIONED TO TOP OF ROOM OPENING.
 5. ALL INTERIOR WALLS TO BE (PT) UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURE DRAWING A-202 FOR CONSTRUCTION WALL TYPES.
 6. ALL EXTERIOR WALLS TO BE (WT) UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURE DRAWING A-202 FOR CONSTRUCTION WALL TYPES.

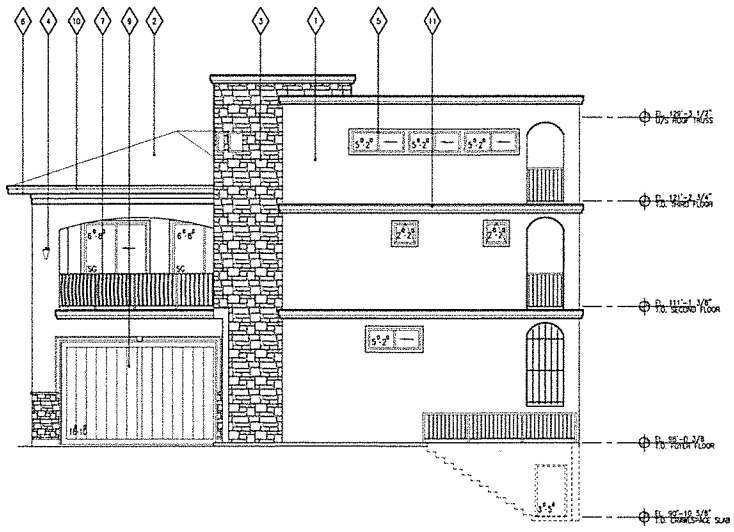
- CONSTRUCTION NOTES**
1. OUTLINE OF CONCRETE FOOTING ABOVE.
 2. FOOTING STRIP FOOTING. LOCATION TO BE CONFIRMED WITH LOCATION OF 3/4" POINT WALL ABOVE.
 3. 1'-0" TRAY CEILING.

NOTE:
REFER TO TABLE 9.2.2.2 OF THE NATIONAL BUILDING CODE AND CONSULT WITH LOCAL REQUIREMENTS FOR ACCEPTED STANDARDS. SOIL TESTS TO BE CARRIED OUT TO CONFIRM FOOTINGS AND BASEMENT WALL DESIGN.

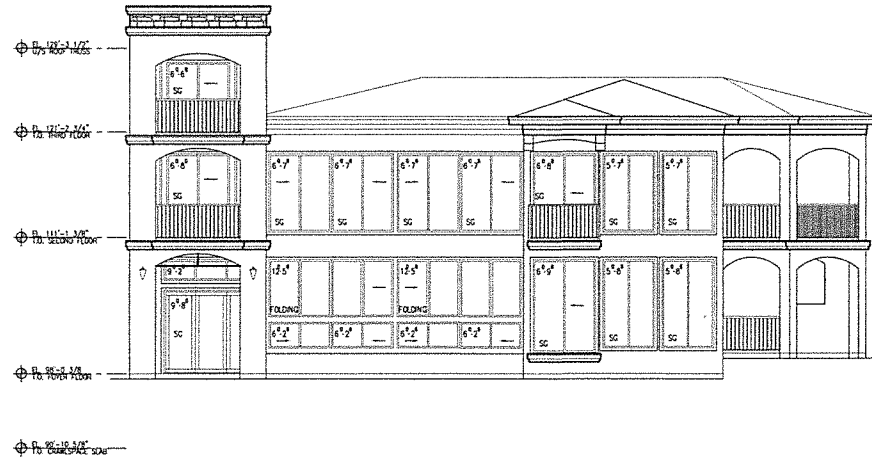
- CONCRETE FOUNDATION**
1. GARAGE: 4" CONCRETE SLAB, 6 MIL POLY VAPOUR BARRIER, 5" COMPACTED SAND AND GRAVEL.
 2. BASEMENT: 4" CONCRETE SLAB, 6 MIL POLY VAPOUR BARRIER, 5" COMPACTED SAND AND GRAVEL.
 3. CRAWLSPACE: 2" CONCRETE SKIM COAT SLAB, 6 MIL POLY VAPOUR BARRIER, 5" COMPACTED SAND AND GRAVEL.
 4. PLACE FOOTINGS ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION.
 5. FOUNDATION WALLS SHOULD NOT BE BACK FILLED UNTIL CONCRETE HAS REACHED ITS 28 DAY STRENGTH.
 6. FOUNDATION WALLS TO BE DESIGNED BY ENGINEER. THE REINFORCING BARS ARE TO BE SPACED SO THAT THERE IS NO LESS THAN 3" CONCRETE CLEARANCE.
 7. GRADES SHOWN ARE ESTIMATED AND SHOULD BE CONFIRMED WITH SITE SURVEY.
 8. LOCATED POINT LOAD FOOTINGS ACCORDING TO MAIN FLOOR POINT LOADS AS PER FLOOR FRAMING PLANS SUPPLIED BY OTHERS.

FLOOR AREAS

SECOND	1853 sf
GRADE	1853 sf
STAR/OPEN AREA	511 sf
NET	11692 sf
THIRD	
GROSS	372 sf



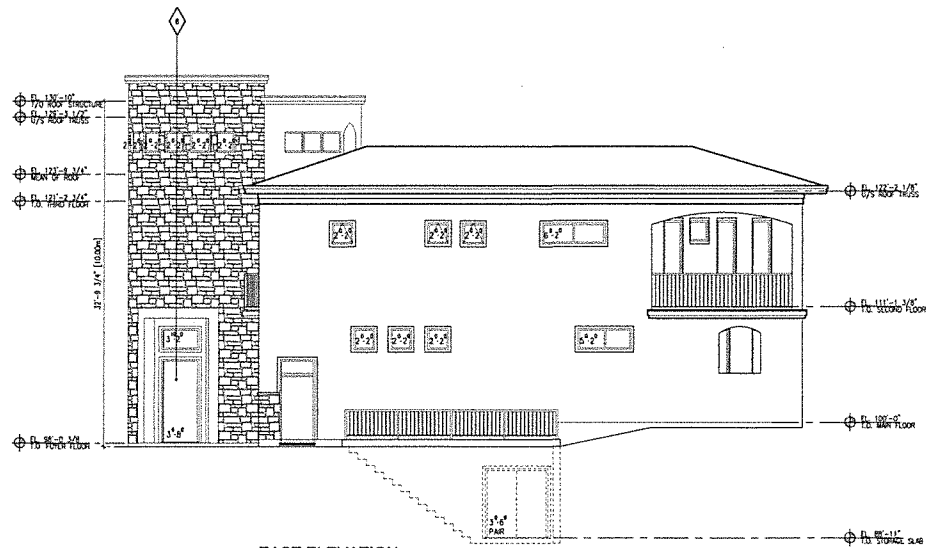
EAST ELEVATION
SCALE: 3/16"=1'-0"



NORTH ELEVATION
SCALE: 3/16"=1'-0"



WEST ELEVATION
SCALE: 3/16"=1'-0"



EAST ELEVATION
SCALE: 3/16"=1'-0"

SYMBOL LEGEND

- ◇ STUCCO (BODY)
- ◇ CONCRETE TILE
- ◇ STONE VENEER SYSTEM
- ◇ EXTERIOR COACH LIGHTS
- ◇ METAL-CLAD WINDOW FRAMES
- ◇ METAL VENTED SOFFIT
- ◇ METAL RAILING
- ◇ FIBRE-GLASS ENTRY DOOR
- ◇ INSULATED METAL GARAGE DOOR (W/ WOOD VENEER/DETAIL)
- ◇ METAL GRITTER ON FIBRE-CEMENT FASCIA
- ◇ STUCCO (TRIM/DETAIL)

DWELL
DESIGN STUDIO

PROJECT TITLE
GELTER RESIDENCE
7373 BROOKS LANE,
VERNON, BC

DRAWING TITLE
EXTERIOR ELEVATIONS

PROJECT: 2011-001
SCALE: 3/16"=1'-0"
DRAWN BY: CV
DRAWING:
A-401
OF