

The background of the image is a light cream color, overlaid with a pattern of stylized, hand-drawn green leaves and branches. The leaves are elongated and pointed, with some showing internal vein details. The branches are thin and curved, creating a natural, organic feel.

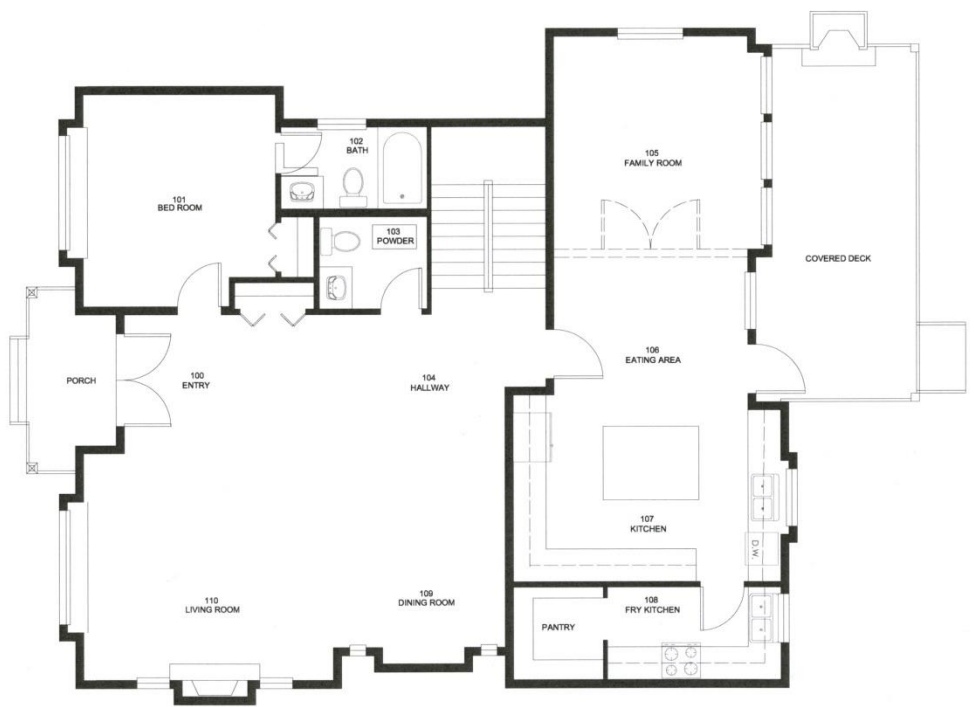
RESIDENTIAL

Architectural Detailing & Construction Documents

ROOM #	NAME
100	ENTRY
101	STUDY ROOM
102	BATHROOM
103	PWD ROOM
104	EXTRA SPACE
105	FAMILY ROOM
106	EATING AREA
107	KITCHEN
108	FRY KITCHEN
109	DINNING ROOM
110	LIVING ROOM

GENERAL NOTES

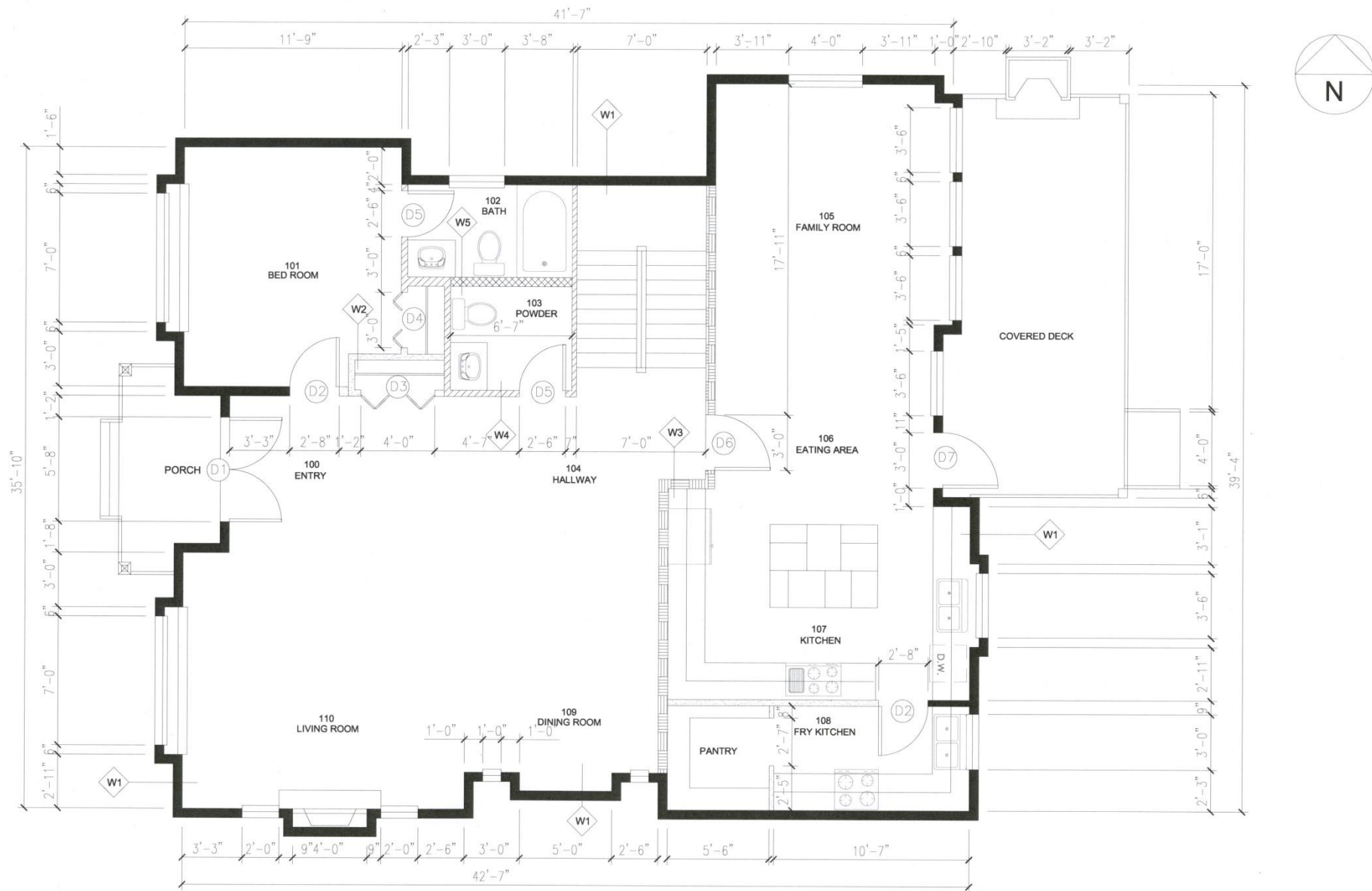
1. THESE DRAWING ARE EXCLUSIVE PROPERTY OF HUMAN DESIGN GROUP AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE PERMISSION OF HUMAN DESIGN GROUP.
2. CONTRACTORS ARE RESPONSIBLE FOR ALL SITE MEASUREMENTS AND CONDITIONS, AND IS TO REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY.
3. DIMENSIONS SHOWN WILL ALWAYS HAVE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.
4. ALL WORK SHALL COMPLY WITH LOCAL MUNICIPALITIES' BYLAWS AND BC BUILDING CODES 2012.
5. ALL EXTERIOR AND OVERALL DIMENSIONS TO BE TAKEN TO THE OUTSIDE FACE OF THE STUDS.
6. ALL INTERIOR FRAMING DIMENSIONS TO BE TAKEN TO THE OUTSIDE FACE OF STUDS.
7. ALL EXTERIOR WINDOWS AND GLAZED DOORS TO BE DOUBLE GLAZED IN ALUMINUM/VINYL FRAMES, EXCEPT OTHERWISE NOTED.
8. ALL EXTERIOR DOORS TO BE WEATHER-STRIPPED.
9. ALL GLAZING WITHIN 12" FROM FLOOR TO BE SAFETY GLASS.
10. ALL GLAZING SHOWER OR BATHTUB ENCLOSURES, GLAZED DOORS AND SIDELIGHTS AND WINDOWS TO BE SAFETY GLASS.
11. NOISE IS TO BE KEPT TO A MINIMUM AND SWEARING/FOUL LANGUAGES OR SMOKING ON THE JOB SITE WILL NOT BE TOLERATED. ANY OFFENDERS WILL BE OFF THE JOB IMMEDIATELY AND BANNED FROM FUTURE PROJECTS.
12. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE REQUIREMENTS OF BC BUILDING CODES.



SYMBOL	DESCRIPTION
	EXISTING 2X4 STUDS @ 16" O.C. INTERIOR WALL FULL HT TO BE DEMOLISHED.MAKE GOOD TO THE AFFECTED AREA READY FOR FURNITURE FINISHES
	EXISTING 4'-0" WIDE X 6'-8"H, HOLLOW CORE WOOD DOOR TO BE REMOVED. SALVAGE DOORS/FRAMES, AND ALL HARDWARE FOR FUTURE USE.

DEMOLITION NOTE








1. CONTRACTOR TO OBTAIN A SEPARATE DEMOLITION PERMIT.
2. DEMOLITION TO BE DONE IN ACCORDANCE TO BUILDING CODE.
3. REMOVE ALL DESIGNATED WALLS, BASES, DOORS AND HARDWARE PER THE CONSTRUCTION/DEMOLITION PLAN. SET ASIDE FOR REUSE WHERE NOTED.
4. PATCH AND REPAIR REMAINING SURFACES WHERE DEMOLITION HAS OCCURRED, MAKE READY FOR PAINT.
5. CONTRACTOR TO PROTECT EXISTING BUILDING AND CONTENTS DURING ENTIRE CONSTRUCTION PERIOD, POLY TO BE USED WHERE REQUIRED.
6. ANY REMOVED ELECTRICAL AND MECHANICAL MATERIALS INCLUDING LIGHT FIXTURES, FIRE ALARM PANELS, AND SECURITY SYSTEMS TO BE SET ASIDE IN A PROTECTED AREA FOR RELOCATION.
7. REMOVE ALL DEBRIS AND VACUUM CLEAN TO LEAVE ALL SURFACES FREE OF DUST.








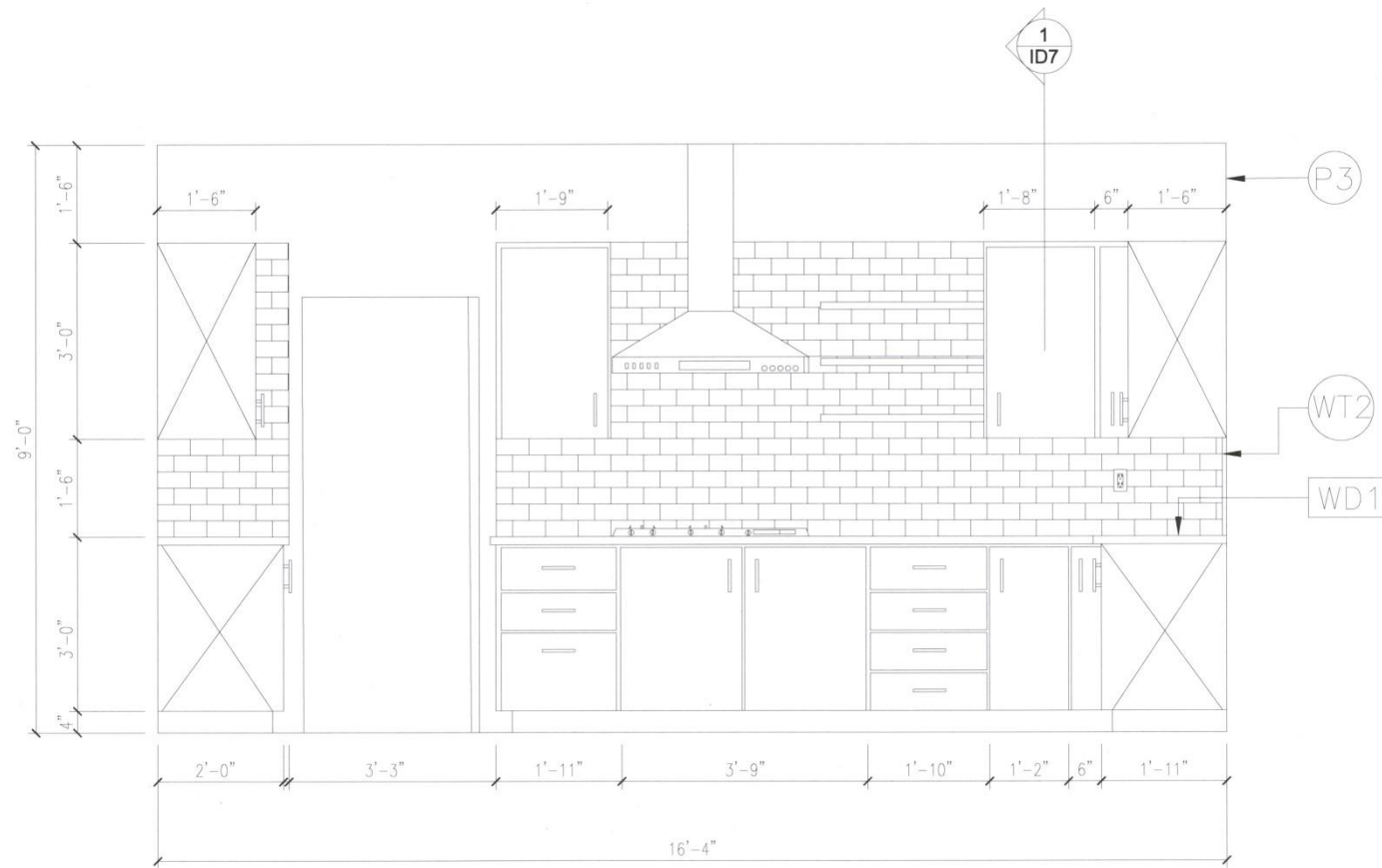
1
ID3 CONSTRUCTION PLAN
SCALE: 3/16"=1'-0"

CONSTRUCTION NOTES

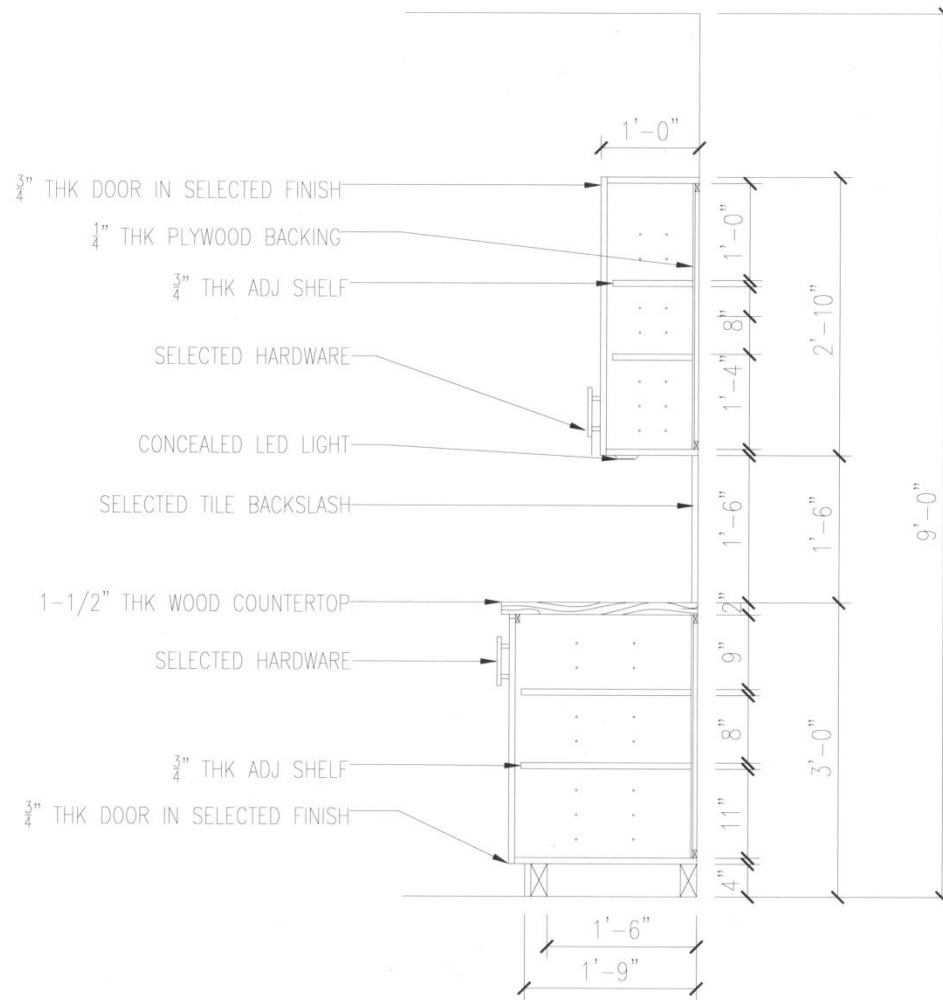
1. WHERE TEXT "ALIGN" IS NOTED, PARTITIONS ARE TO BE ALIGNED TO FINISHED SURFACE AS SHOWN.
2. DRYWALL AND DOOR/FRAME CONTRACTOR TO ENSURE ALL OPENINGS TO RECEIVE GLAZING ARE CONSTRUCTED
3. SQUARE & RIGID TO ACCOMMODATE THE GLAZING AS SPECIFIED.
4. DRYWALL CONTRACTOR TO INSTALL DRYWALL SO WHERE THE FLOOR AND WALL MEET THE SURFACE IS SMOOTH AND
5. CAN ACCOMMODATE BASE.
6. PROVIDE A MIN. 1/2" THICK PLYWOOD BACKING FOR MOUNTING 1V OR ANY BUILT IN EQUIPMENT; HEIGHT TO BE
7. CONFIRMED ON PLAN AND MILLWORK ELEVATION/SECTION.

SYMBOL	DESCRIPTION
	2 OF 2'-10" W X 8'-0" H X 3/4" THK, SOLID CORE WOOD DOOR WITH 4" WOOD FRAMES, ENTRY LOCK (WITH DEAD BOLT)
	2'-8" W X 8'-0" H X 3/4" THK, HOLLOW CORE WOOD DOOR WITH 4" WOOD FRAMES, PASSAGE LOCK
	2 SETS 1'-0" W X 8'-0" H X 3/8" THK HOLLOW CORE BI-FOLD CLOSET DOOR, FRAMELESS, WITH D-PULL OUTSIDE ONLY
	1 SETS 1'-6" W X 8'-0" H X 3/8" THK HOLLOW CORE BI-FOLD CLOSET DOOR, FRAMELESS, WITH D-PULL OUTSIDE ONLY
	2'-6" W X 8'-0" H X 3/4" THK SOLID CORE WOOD DOOR WITH 4" WOOD FRAMES, PRIVACY LOCK
	3'-0" W X 8'-0" H X 3/4" THK, SOLID CORE WOOD DOOR WITH 4" WOOD FRAMES, PASSAGE LOCK
	3'-0" W X 8'-0" H X 3/4" THK, SOLID CORE WOOD DOOR WITH 4" WOOD FRAMES, ENTRY LOCK

SYMBOL	DESCRIPTION
	EXTERIOR WALL
	2X4 STUDS @ 16" O.C. 1/2" DRYWALL ON BOTH SIDES
	SAME CONSTRUCTION AS WALL TYPE 2, EXCEPT BATT INSTALLATION IN CAVITY.
	2X4 STUDS @ 16" O.C. 1/2" DRYWALL ON ONE SIDE 1/2" MOISTURE RESISTANT DRYWALL ON WET SIDE
	SAME AS WALL TYPE 4, EXCEPT 2X6 STUDS @ 16" O.C. 1/2" MOISTURE RESISTANT DRYWALL ON BOTH SIDES

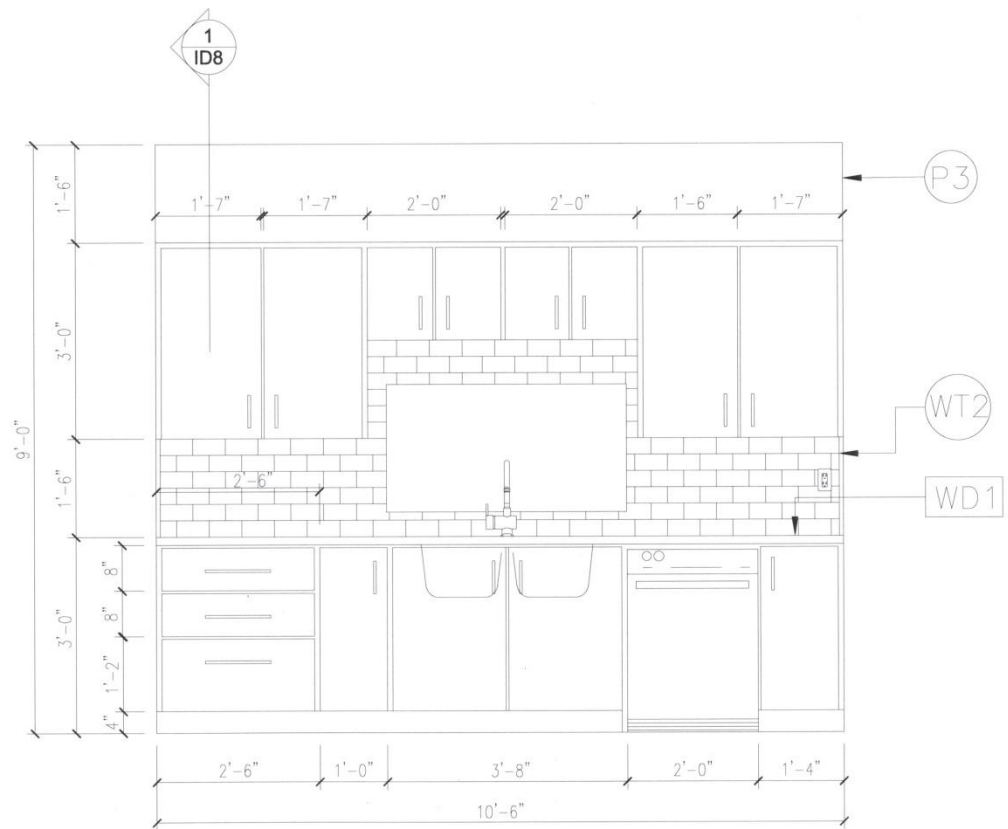


1
ID5 KITCHEN ELEVATION 1
SCALE: 1/2"=1'-0"

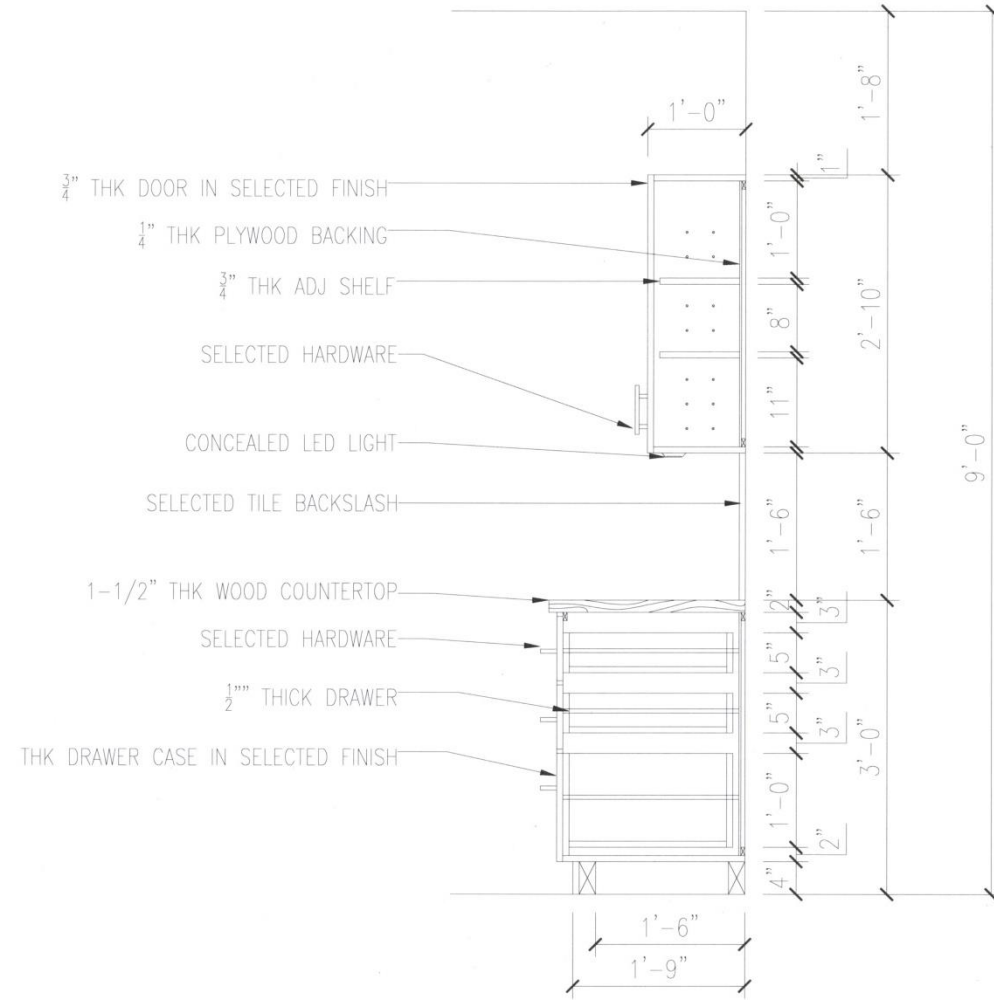


1
ID6

KITCHEN SECTION 1
SCALE: 3/4"=1'-0"

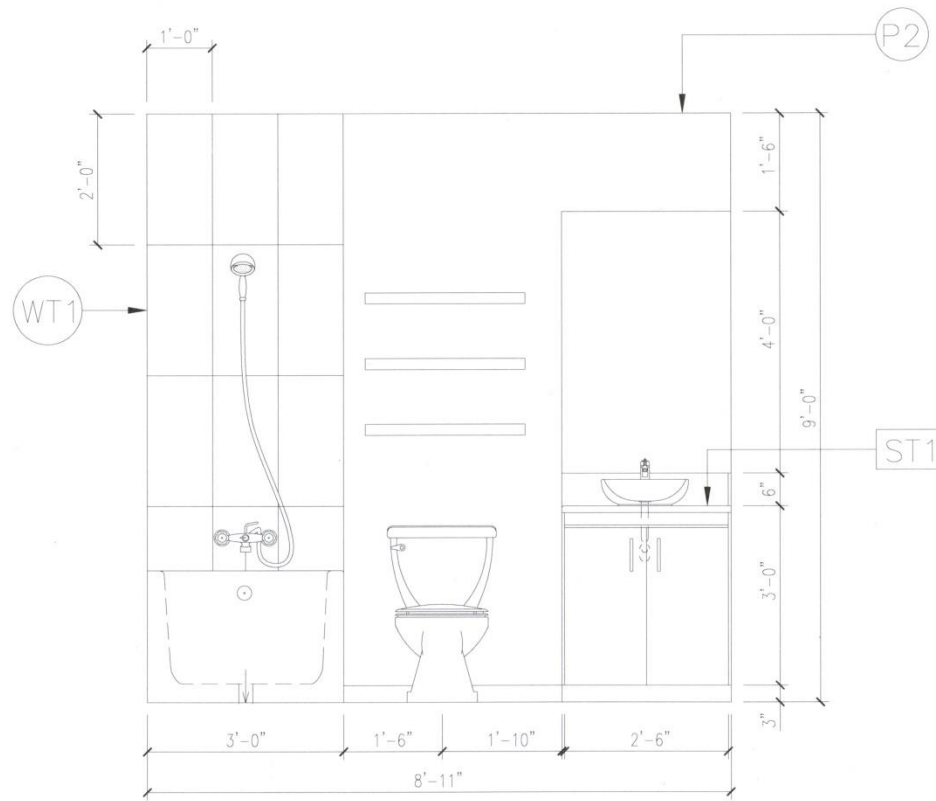


1 ID7 KITCHEN ELEVATION 2
SCALE: 1/2"=1'-0"

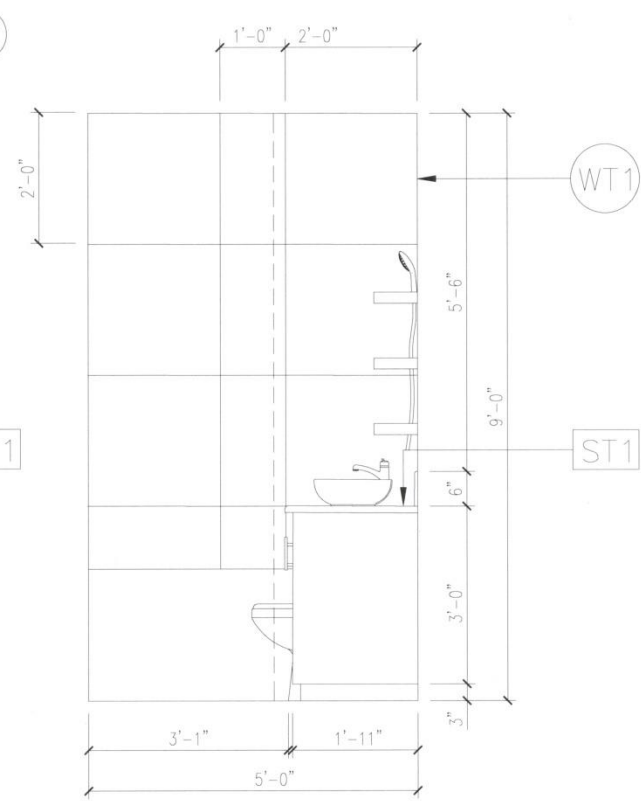


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ID8

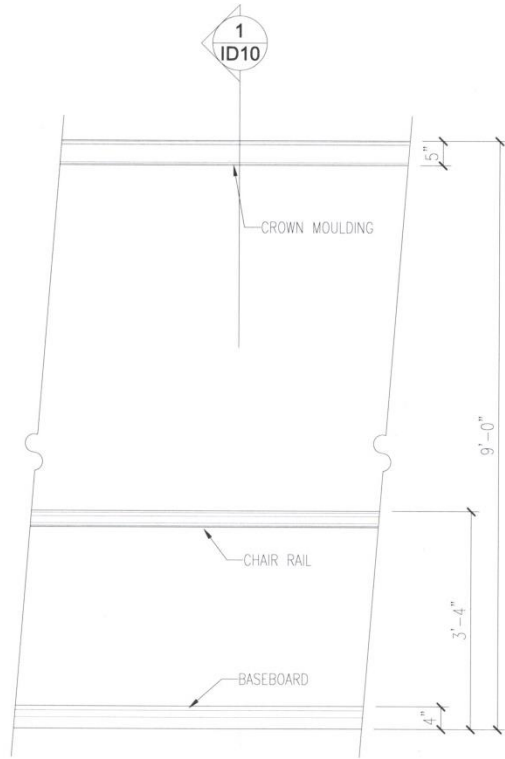
KITCHEN SECTION 2
SCALE: 1/2"=1'-0"



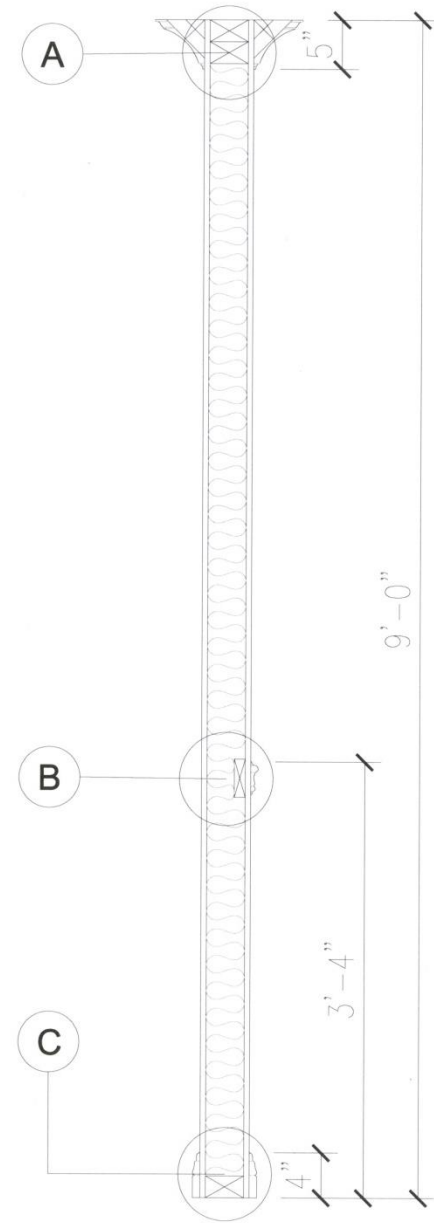
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ID9 WASHROOM ELEVATION 1
SCALE: 1/2"=1'-0"



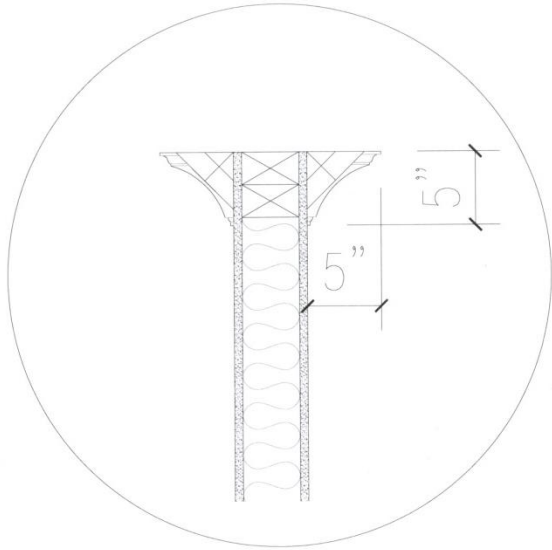
2
ID9 WASHROOM ELEVATION 2
SCALE: 1/2"=1'-0"



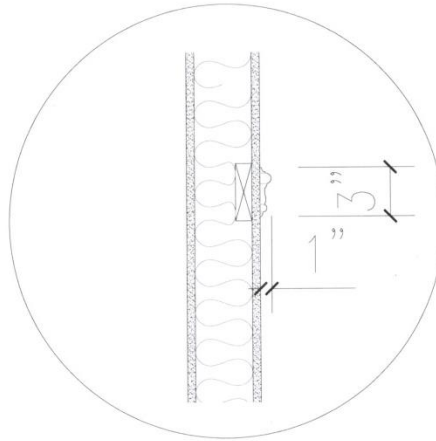
1 WALL ELEVATION
SCALE: 1/2"=1'-0"



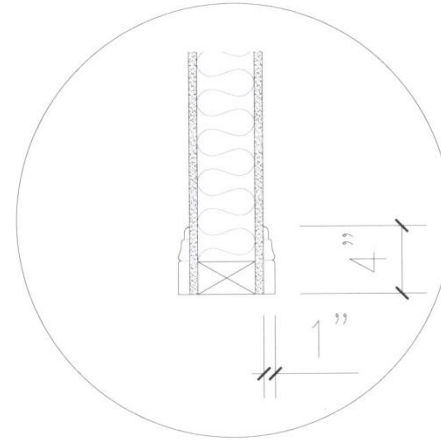
2 WALL SECTION
SCALE: 1"=1'-0"



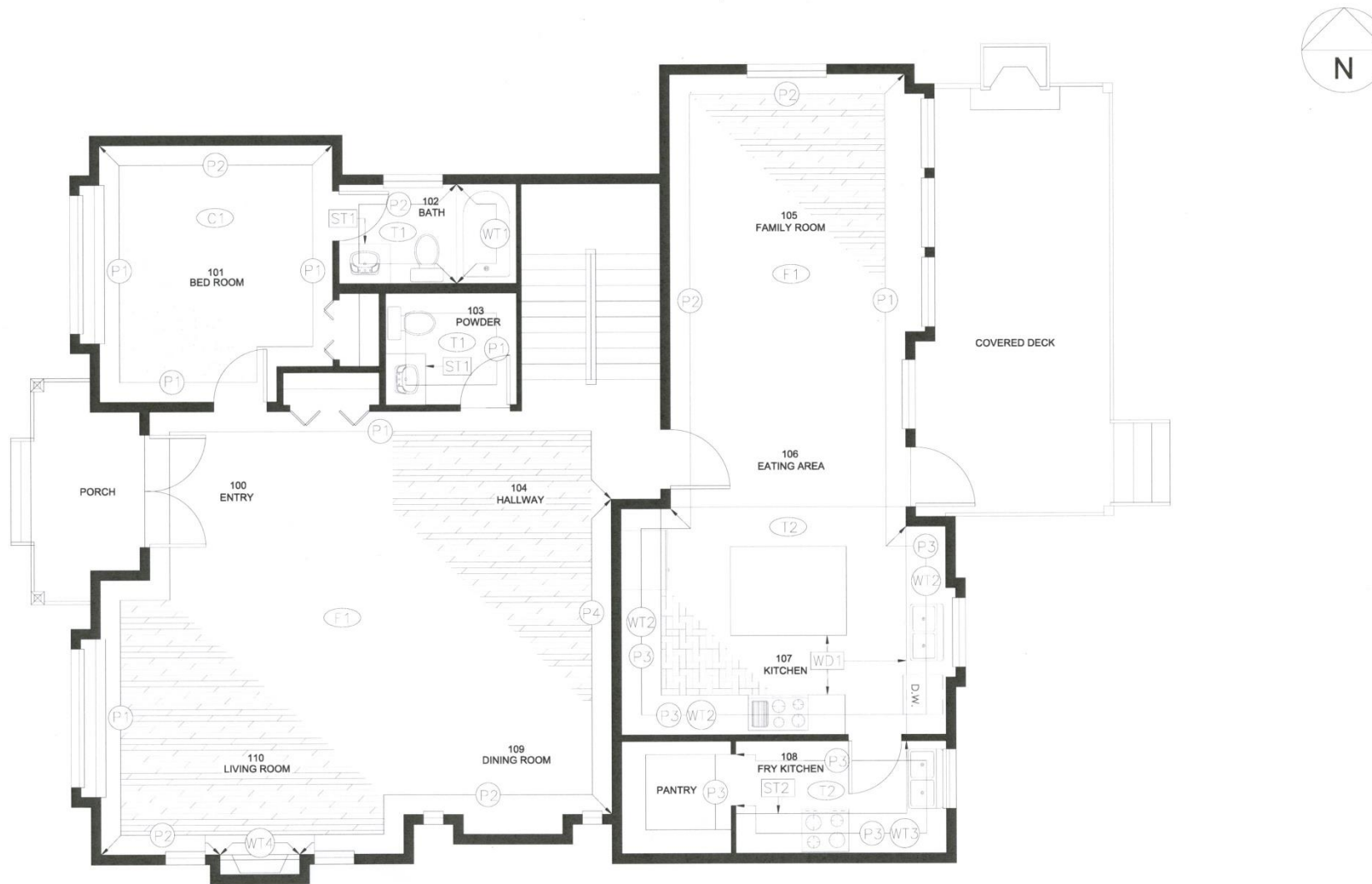
1
ID11
DETAIL A
SCALE: 1-1/2"=1'-0"



2
ID11
DETAIL B
SCALE: 1-1/2"=1'-0"



3
ID11
DETAIL C
SCALE: 1-1/2"=1'-0"



1
ID12

FINISHES PLAN
SCALE: 3/16"=1'-0"




FINISHES SCHEDULE							
LOCATION	FLOORING TYPE	WALL FINISH				BASE BOARDS	MILLWORK FINISHES
		N	E	S	W		
100 ENTRY	(F1) LAMINATE	P1	N/A	N/A	P1	B1	N/A
101 BEDROOM	(C1) CARPET	P2	P1	P1	P1	B1	N/A
102 BATHROOM	(T1) TILE	WT1, P2	WT1	WT1,P2	P2	B1	ST1
103 PWD ROOM	(T1) TILE	P1	P1	P1	P1	B1	ST1
104 HALL WAY	(F1) LAMINATE	P1	P1	P1	P1	B1	N/A
105 FAMILY ROOM	(F1) LAMINATE	P2	P1	N/A	P2	B1	N/A
106 EATING AREA	(F1) LAMINATE	N/A	P1	N/A	P2	B1	N/A
107 KITCHEN	(T2) TILE	WT2, P3	WT2, P3	WT2, P3	WT2, P3	B1	WD1
108 FRY KITCHEN	(F1) LAMINATE	P3	WT3, P3	WT3, P3	WT3, P3	B1	ST2
109 DINING ROOM	(F1) LAMINATE	N/A	P4	P2	N/A	B1	N/A
110 LIVING ROOM	(F1) LAMINATE	P1	P1	WT4, P2	P1	B1	N/A

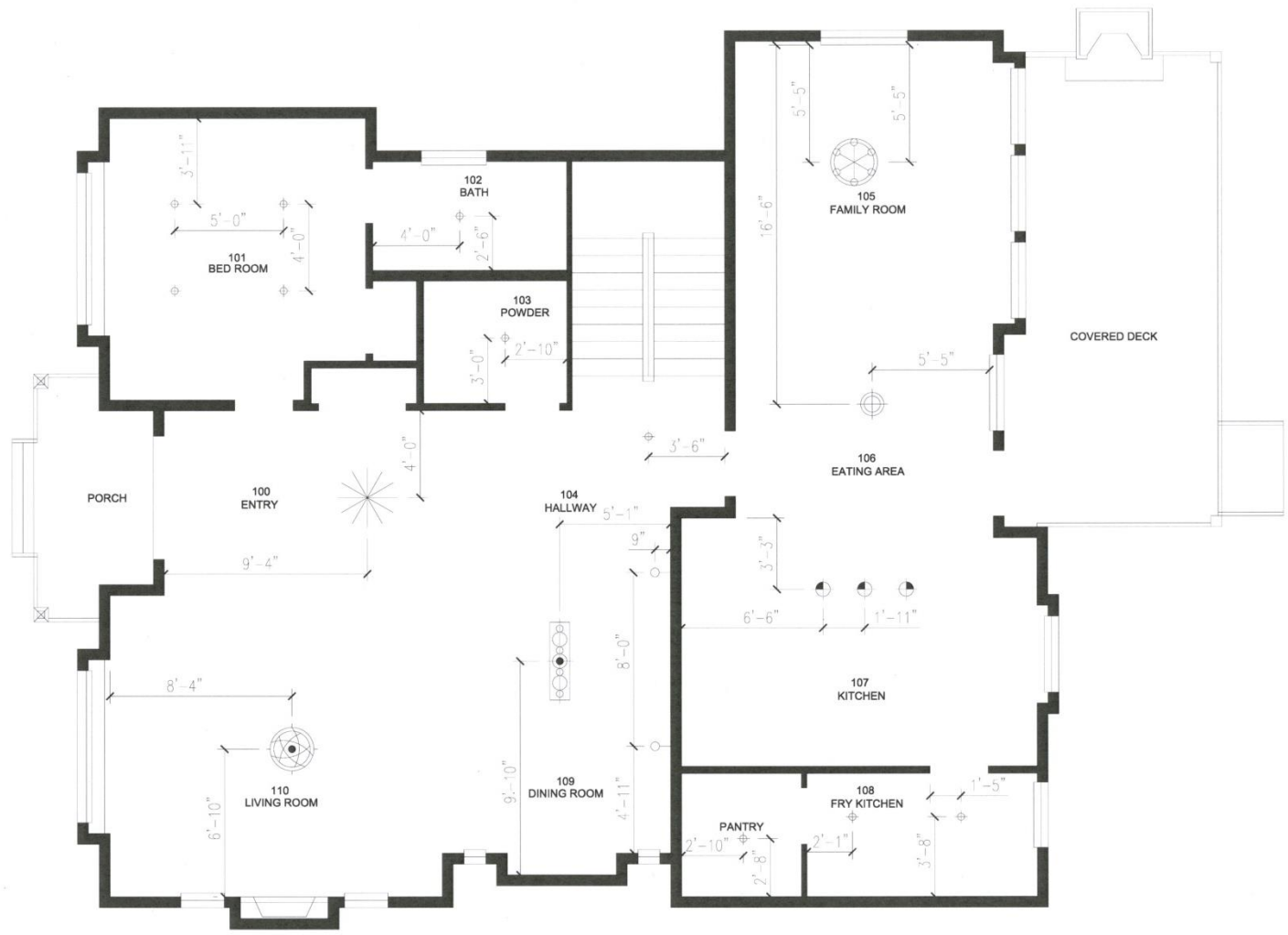
FINISHES GENERAL NOTES

1. REFER TO CEILING PLAN FOR CEILING FINISHES.
2. ALL FLOORING TRANSITIONS ARE TO OCCUR AT THE CENTERLINE OF THE DOOR.
3. ENSURE ALL FLOOR TRANSITIONS ARE LEVEL, FEATHERED BACK SUBSTRATE TO ENSURE SMOOTH TRANSITION.
4. WHEN INSTALLING FLOOR TILE, ENSURE THAT PERIMETER PIECES ARE NOT LESS THAN 50% OF THE LENGTH OR WIDTH.
5. WHEN INSTALLING CARPET TILE ENSURE THAT PERIMETER PIECES ARE NOT LESS THAN 50% OF THE LENGTH OR WIDTH.
6. ALL WALLS TO BE PAINTED P1 UNLESS OTHERWISE NOTED.
7. ALL BASE BOARDS TO BE B1 UNLESS OTHERWISE NOTED.
8. FLOORING IS TO BE INSTALLED PRIOR TO LOWER CABINETS.
9. ALL FLOORING TO BE F1 UNLESS OTHERWISE NOTED.
10. ALL WASHROOM FLOORS TO BE T1 UNLESS OTHERWISE NOTED.

INTERIOR FINISHES LEGEND													
WALL PAINTS			FLOORING			WALL TILES			MILLWORK TOPS				
<div>P1</div> <div>MFG. BENJAMIN MOORE</div> <div>MODEL: K513</div> <div>COLOUR: PINK DAMASK 0C-72</div> <div>FINISH: EGGSHELL</div>	<div>P2</div> <div>MFG. BENJAMIN MOORE</div> <div>MODEL: K513</div> <div>COLOUR: CHOCOLATE MOUSSE 1025</div> <div>FINISH: EGGSHELL</div>	<div>P3</div> <div>MFG. BENJAMIN MOORE</div> <div>MODEL: K514</div> <div>COLOUR: LITCHFEILD GRAY HC-78</div> <div>FINISH: SATIN</div>	<div>P4</div> <div>MGF. BENJAMIN MOORE</div> <div>MODEL: K514</div> <div>COLOUR: TICONDEROGA TAUPE 992</div> <div>FINISH: EGGSHELL</div>	<div>F1</div> <div>SUPPLIER: ARMSTRONG</div> <div>MODEL#: PREMIUM L8709</div> <div>FINISH: DESERT TAN</div> <div>SIZE: 5" X 4'-0" X 12MM</div> <div>MATERIAL: LAMINATE PLANKS</div>				<div>WT1</div> <div>SUPPLIER: EUROTILE</div> <div>MODEL#: MTC-BCAR1224</div> <div>FINISH: GLAZED</div> <div>SIZE: 12" X 24" X 8mm</div> <div>COLOUR: BIANCO CARRARA</div> <div>MATERIAL: PORCELAIN</div>	<div>ST1</div> <div>SUPPLIER: AVONITE SURFACES</div> <div>MODEL#: 8586</div> <div>FINISH: POLISHED</div> <div>SIZE: 24" X 2 1⁄4"</div> <div>COLOUR: LUNA GREY</div> <div>MATERIAL: CRYSTELLES</div>				
				CARPET FLOORING						<div>WT2</div> <div>SUPPLIER: EUROTILE</div> <div>MODEL#: EQ-EVO36</div> <div>FINISH: GLAZED</div> <div>SIZE: 3" X 6" X 8mm</div> <div>COLOUR: BLANCO WHITE</div> <div>MATERIAL: CERAMIC</div>	<div>ST2</div> <div>SUPPLIER: AVONITE SURFACES</div> <div>MODEL#: 1800</div> <div>FINISH: POLISHED</div> <div>SIZE: 24" X 1 1⁄2"</div> <div>COLOUR: WHITE</div> <div>MATERIAL: CALACATTA STONE</div>		
				<div>C1</div> <div>SUPPLIER: BERMUDA DUNES II</div> <div>MODEL#: 2227</div> <div>TYPE: LEVEL LOOP</div> <div>COLOUR: 01 SNOW WHITE</div> <div>MATERIAL: NYLON</div>				<div>WT3</div> <div>SUPPLIER: EUROTILE</div> <div>MODEL#: ARV-KEN1523</div> <div>FINISH: GLAZED</div> <div>SIZE: 1 1⁄2" X 7 7⁄8"</div> <div>COLOUR: GREY</div> <div>MATERIAL: GLASS</div>	<div>WD1</div> <div>SUPPLIER: FLOFORM</div> <div>MODEL#: N/A</div> <div>FINISH: WALNUT</div> <div>SIZE: 24" X 1" 1⁄2</div> <div>COLOUR: DARK</div> <div>MATERIAL: SOLID WOOD</div>				
				TILE FLOORING						<div>WT4</div> <div>SUPPLIER: EUROTILE</div> <div>MODEL#: SE-NY48</div> <div>FINISH: GLAZED</div> <div>SIZE: 4" X 8" X 10.5mm</div> <div>COLOUR: SOHO</div> <div>MATERIAL: PORCELAIN</div>			
<div>PAINTING NOTES;</div> <div>ALL WALLS TO BE P1 UNLESS OTHERWISE NOTED.</div> <div>PAINTING CONTRACTOR TO PROVIDE DRAWINGS OF ALL COLORS SPECIFIED TO DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.</div>				<div>T1</div> <div>SUPPLIER: ARMSTRONG</div> <div>MODEL#: ALTERNA D7175</div> <div>FINISH: LOW GLOSS</div> <div>SIZE: 12" X 24" X 0.160</div> <div>COLOUR: HINT OF GREY</div> <div>MATERIAL: ENGINEERED STONE</div>				<div>1) WALL TILE-INSTALL BRUSHED CHROME FINISH TILE EDGE(SCHLUTER OR APPROVED AT TERNATE) TO ALL EXPOSED TILE EDGES. APPLY SEALER TO GROUT, STONE AND POROUS TILES. AS PER MANUFACTURERS RECOMMENDATIONS.</div>					
				<div>T2</div> <div>SUPPLIER: ARMSTRONG</div> <div>MODEL#: ALTERNA D7196</div> <div>FINISH: LOW GLOSS</div> <div>SIZE: 12" X 24" X 0.160</div> <div>COLOUR: SILVER SHIMMER</div> <div>MATERIAL: ENGINEERED STONE</div>									



FLOOR FINISHES						
TYPE	COLOUR	FINISH	PRODUCT #	SIZE L x W	MANU	IMAGE
Laminate	Desert Tan Maple	Medium Gloss	L8709	47.76" x 4.92"	Armstrong	
Level Cut Loop	02 Lace	100% BCF Nylon	2227	12'-0"	Kraus	
Engineered Tile	Gray	Low Gloss	D7175	12'-0"	Armstrong	
Engineered Tile	Silver Shimmer	Low Gloss	D7196	24" x 12"	Armstrong	
COUNTER TOPS						
TYPE	COLOUR	FINISH	PRODUCT #	SIZE L x W	MANU	IMAGE
Crystelles	Luna Grey	Polished	8586	36" x 1/2"	Avonite	
Walnut	Dark	Wood	N/A	36" x 1-1/2"	FloForm	
Calacatta Stone	White	Polished	1800	36" x 1/2"	Avonite	
WALL TILES						
TYPE	COLOUR	FINISH	PRODUCT #	SIZE L x W	MANU	IMAGE
Porcelian	Bianco Carrara	Polished	MTC-BCAR1224	12" x 24"	Euro	
Ceramic	Blanco White	Polished	EQ-EVO36	3" x 6"	Euro	
Glass	V2 Grey	Polished	ARV-KEN1523	1/2" x 7/8"	Euro	
Porcelian	V4 Soho	Polished	SE-NY48	4" x 8"	Euro	

WALL PAINTS				
FINISH	COLOUR	PRODUCT #	MANU	IMAGE
Eggshell	Pink Damask	OC-72	Benjamin Moore	
Eggshell	Chocolate Mousse	1025	Benjamin Moore	
Satin	Litchfield Gray	HC-78	Benjamin Moore	
Eggshell	Ticondergoda Taupe	992	Benjamin Moore	



SYMBOL	TYPE
	CHANDELIER
	RECESSED INTO CEILING
	ATTACHED TO CEILING
	CHANDELIER
	PENDANT
	CHANDELIER
	WALL SCONCE
	PENDANT CHANDELIER

1 LIGHTING PLAN
ID16 SCALE:3/16"=1'-0"

LIGHT FIXTURES									
LOCATION	FIXTURE TYPE	# OF LAMPS	WATT	LAMP TYPE	MANU	PRODUCT #	DIM L x W x H	FINISH	IMAGE
100 Entry	Sputnik Chandelier	15	40w	LED	Lamps Plus	7F397	33"X13"	Bronze	
101 Bedroom	Recessed down light	1	15w	Retrofit LED	Lamps Plus	1W561	5"	White Aluminum	
102 Bathroom	Recessed down light	1	15w	Retrofit LED	Lamps Plus	1W561	5"	White Aluminum	
103 Powder room	Recessed down light	1	15w	Retrofit LED	Lamps Plus	1W561	5"	White Aluminum	
104 Hallway	Recessed down light	1	15w	Retrofit LED	Lamps Plus	1W561	5"	White Aluminum	
105 Family room	Chandelier	6	7w	LED	Lamps Plus	7C662	26"X22"	Bronze	
106 Eating area	Ceiling light	3	7w	LED	Lamps Plus	35F49	13"X7"	Bronze	
107 Kitchen	Minni Pendant	1	10w	LED	Lamps Plus	7C289	8"X5	Bronze	
108 Fry kitchen / Pantry	Recessed down light	1	15w	Retrofit LED	Lamps Plus	1W561	5"	White Aluminum	
109 Dining room	Chandelier	6	4w	LED	Lamps Plus	32C15	44"X12"X5"	Rust paint	
109 Dining room	Wall Scone	1	7w	LED	Lamps Plus	3.50E+24	11"X5"X(6") off wall	Iron & Glass	
110 Living room	Sphere Pendant		7w	LED	Lamps Plus	8G444	24"X26"	Bronze	

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