

1. General Notes

All work to comply to BCBC, 2012 Edition, and Worker's Compensation Board standards.

The use of these drawings is limited to that identified in the "Issued for" column. Do not construct from these drawings unless marked.

Dimensioning

All interior dimensions to finished wall face u.n.o.

Scaling

Do not scale drawings.

Dimension Verification

Contractor shall verify all dimensions. All errors, inconsistencies and omissions to be reported immediately to the Architect.

Discrepancies

Notify Architect immediately of any discrepancies: on drawings, with site conditions and between architectural and consultant's drawings.

Modifications

Any modifications to work other than specified must be confirmed with Architect prior to construction.

2. Site Reviews

The contractor shall notify the Architect a minimum of 36 hours prior to site reviews. The Architect is required, as a minimum, to be contacted to review the following:

- Framing
- gwb/firestopping
- waterproofing details
- final review (exits, closures, h/c requirements, etc)

3. Submissions

Contractor to submit one digital copy of shop drawings to the Consultant unless otherwise notified. Shop drawings to be reviewed by General Contractor prior to submission to verify:

- quantities
- dimensions
- accuracy
- completeness
- compliance with the specifications

Contractor to allow a minimum of five (5) working days for review by Architect. Shop drawings not reviewed by contractor prior to submission will not be accepted. Shop drawings furnished but not specifically requested will be returned without review. The following items are required to be submitted for review by the Consultant:

- demising wall framing: shop drawings & certification of installation, signed and sealed by the registered Engineer.
- glazing and skylight shop drawings
- cabinetry shop drawings
- canopy shop drawings
- shop drawings & certification of installation, signed and sealed by the registered Engineer.
- colour samples of finishes

Zoning: RM-3A FSR Requirements

Unit #	Permitted	Existing	Proposed
1	n/a	735.0 sf	n/c
2a	n/a	694.5 sf	n/c
2b	n/a	548.0 sf	0.0 sf
common area	n/a	803.5 sf	1351.5 sf
mech/ service area	n/a	341.5 sf	n/c
Lower Floor Total (excluding mech/service area)	n/a	2,781.0 sf	n/c
3	n/a	666.0 sf	n/c
4	n/a	663.0 sf	n/c
5	n/a	737.5 sf	n/c
6	n/a	725.0 sf	n/c
common area	n/a	308.0 sf	n/c
Main Floor Total	n/a	3,099.5 sf	n/c
7	n/a	742.0 sf	n/c
8	n/a	727.0 sf	n/c
9	n/a	685.0 sf	n/c
10	n/a	672.5 sf	n/c
common area	n/a	290.0 sf	
Upper Floor Total	n/a	3,116.5 sf	n/c
Building Area Total (excluding mech/service area)	1.0x SA 6,306.3 sf	8,997.0 sf	n/c
Site Coverage	n/a	>50%	n/c
Site Area	n/a	6,306.3 sf	n/c

Parking & Bicycle Requirements

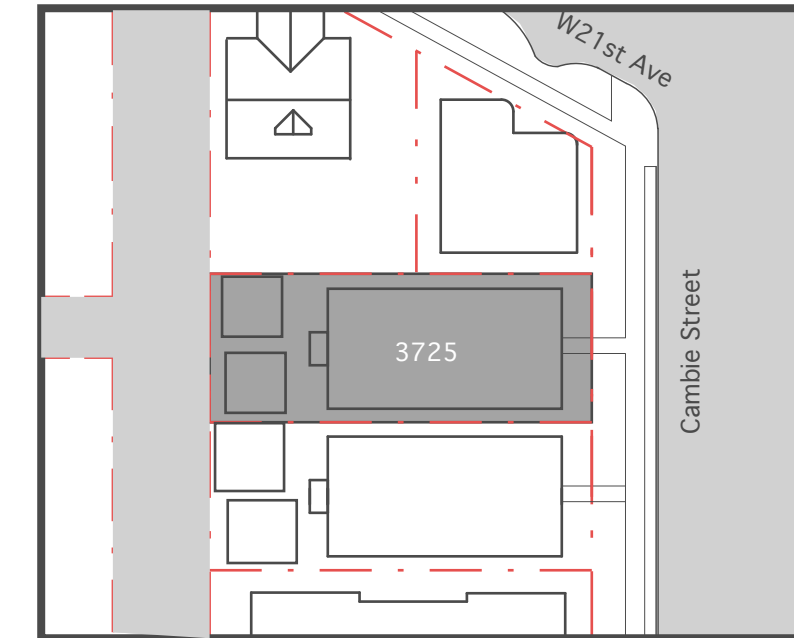
zoning	10 Unit requirement	11 Unit requirement	Existing/ Proposed
0.5 spaces/ unit <50sm 0.6 spaces/ unit >50sm + 1 space/200sm	10 suites 6,996 sf 9.25 spaces (6+ 3.25)	11 suites 7,554 sf 10.1 spaces (6.6+ 3.5)	4 spaces
Bicycle - class A (1.5<65sm, 2.5>65sm)	19 class A	20.5 class A	0 spaces

Accessory Requirements

zoning RM-3A	Garage A	Garage B
Max Height 3.7m	<3.7m	<3.7m
Min 3.1m from lane centre line	>3.1m	>3.1m
Min distance to dwelling 3.7m	>3.7m	3.43<3.7m
Max width: 33ft 66.67% site width	40'-8" (20.3'+20.3')	
Max area: 612 sf 35% rear yard or min. 48sm	761sf (371+390)	

Address:
3725 Cambie Street, City of Vancouver

Legal Description:
Lot 3, Block , DL 526, GP1, NWD, Plan



2 Context Plan NTS

Drawing List

- A1.0 Notes
- A1.1 Site and Context
- A2.1 Lower Floor
- A2.2 Main & Upper Floor
- A3.1 Fire Escape Elevations
- A3.2 Garage Elevations
- X2.1 Lower Area
- X2.2 Main & Upper Areas

ISSUE

No.	Date	Issued for
01	15 June 2019	DP Revisions

note

This drawing is the exclusive property of the architect and can be reproduced only with his permission. Any reproduction of the drawing must bear his name.

Contractor shall verify all dimensions, datum, and levels prior to commencement of work. All errors and omissions to be reported immediately to the architect.

Variations and modifications to the work shown on these drawings shall not be carried out without the approval of the architect.

consultants



scale

blackwell architecture inc.

Suite 607 - 318 Homer St.
Vancouver, B.C. V6B 2V2
www.blackwellarchitecture.com
tel: 604.780.4489

project title

Fire Escape
Repair &
Undocumented
Dwgs of Basement
Suite & Garages
@ 3725 Cambie

FSR

scale

as noted

drawing title

Notes

A1.0