



**FRONT ELEVATION**



**REAR ELEVATION**

These plans are intended for illustration purposes. Detailed working drawings will be provided to subcontractors and suppliers for construction purposes. The developer reserves the right to make changes to the plans and specifications at their discretion. Refer to colour boards for actual exterior colors. E and O E



**the cottages**  
ON OSOYOOO LAKE

unit number:  
**000**

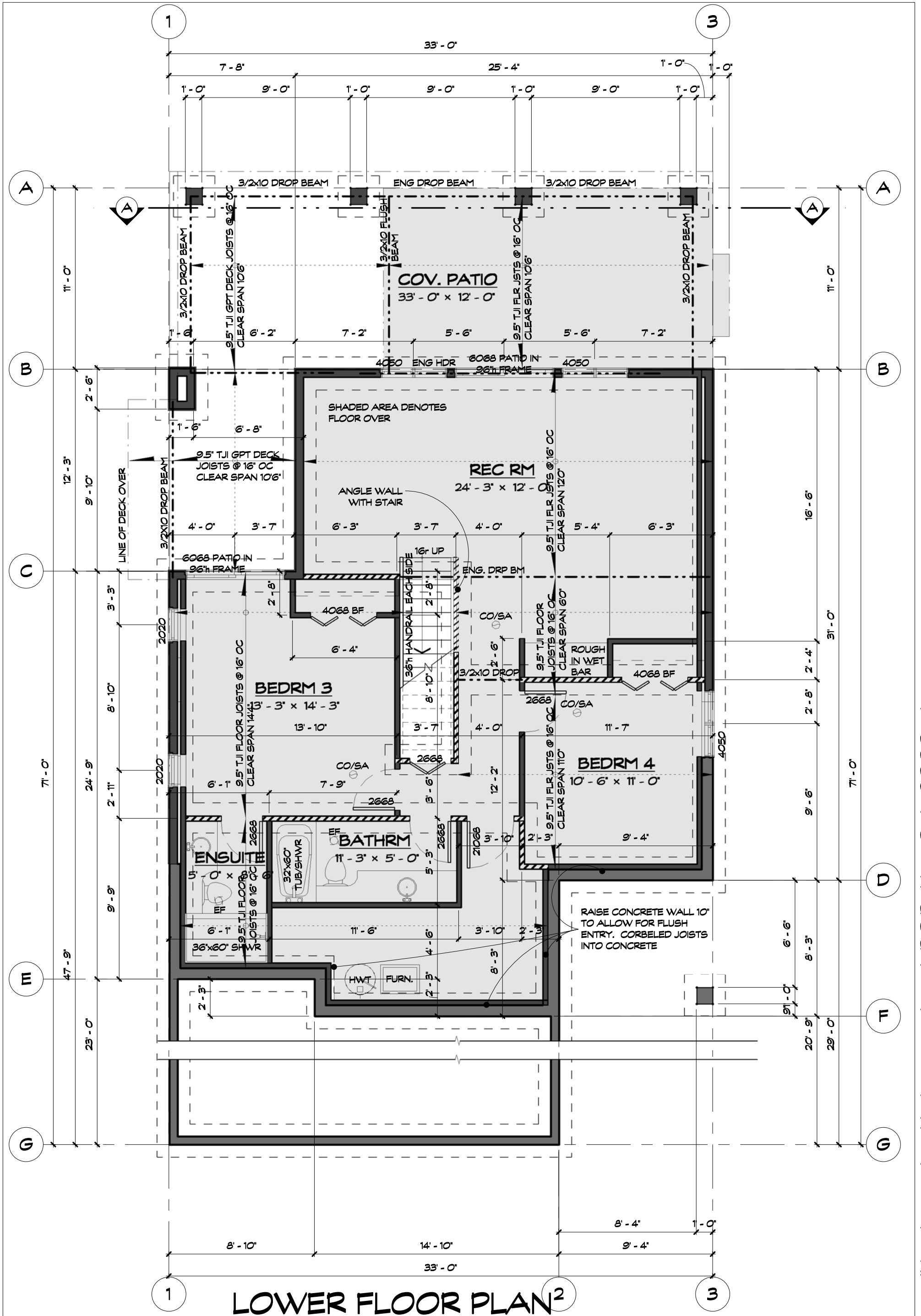
unit style:  
**Chardonnay**  
drawings prepared by:  
**Precision Building Design Associates**  
Chilliwack, B.C. (604) 792-0826

color scheme:  
**Scheme -**  
date:  
**May 15, 2018**  
scale:  
**3/16" = 1'-0"**



**van maren**  
GROUP OF COMPANIES

-Drawings are subject to change without notice. The developer reserves the right to make modifications to the drawings at their sole discretion in accordance with building code guidelines and to maintain the high quality of the homes.  
-Window sizes are subject to change from site to site based on site limiting distance calculations.  
-Drawings to be read in conjunction with structural drawings by VanDenBrink Engineering LTD.  
-These drawings are based on the original drawings and details created by Rositch Hemphill Architects, and have been subsequently modified and/or reformatted by Precision Building Design Associates Ltd.



# LOWER FLOOR PLAN

1060 SQ. FT. LOWER FLOOR AREA EXCLUDING STAIRS



unit number:  
**000**

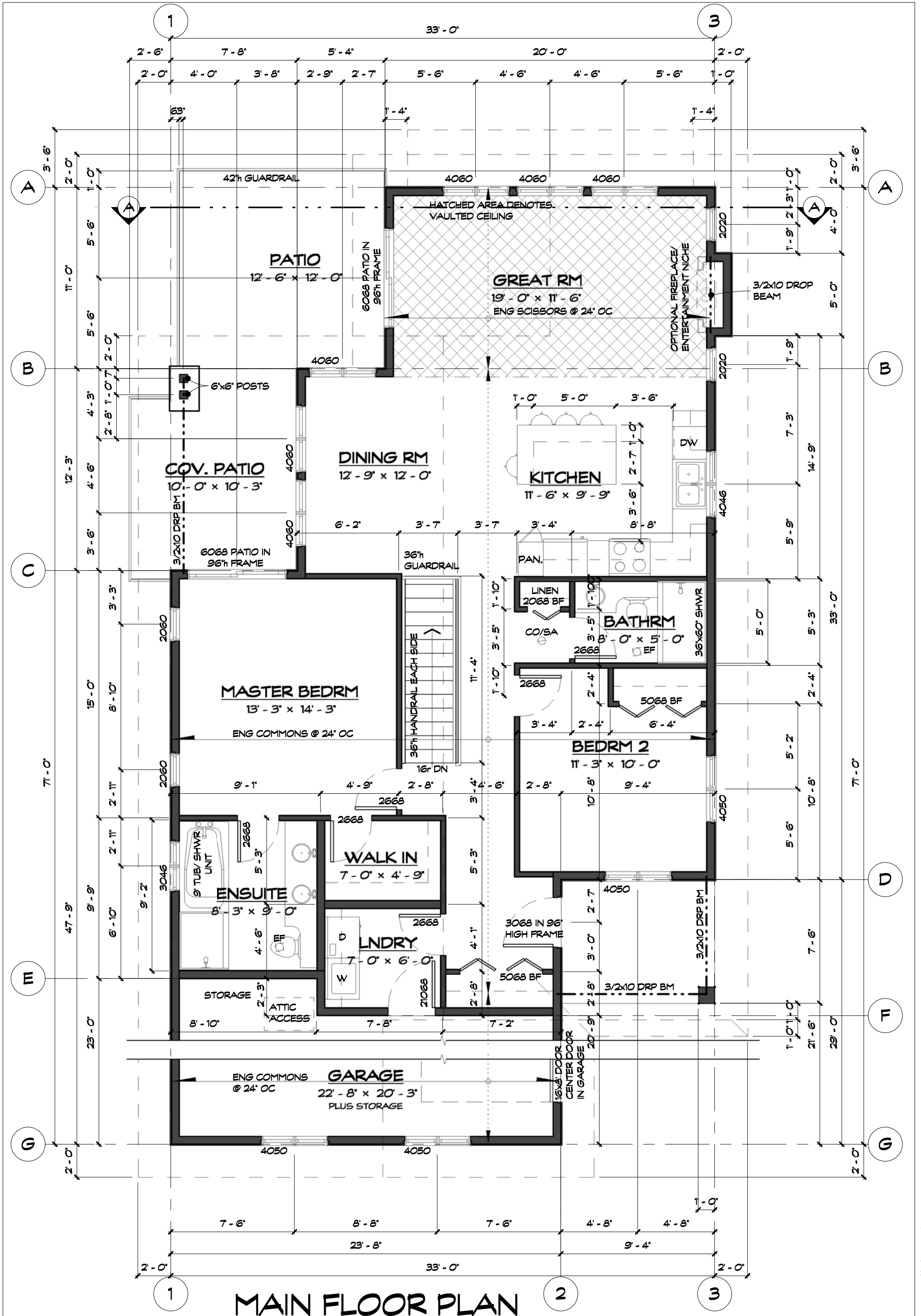
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color scheme:  
**Scheme -**  
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May 15, 2018  
scale:  
3/16" = 1'-0"



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# MAIN FLOOR PLAN

1330 SQ. FT. MAIN FLOOR AREA INCLUDING STAIRS  
 1060 SQ. FT. LOWER FLOOR AREA EXCLUDING STAIRS  
 2390 SQ. FT. TOTAL FLOOR AREA



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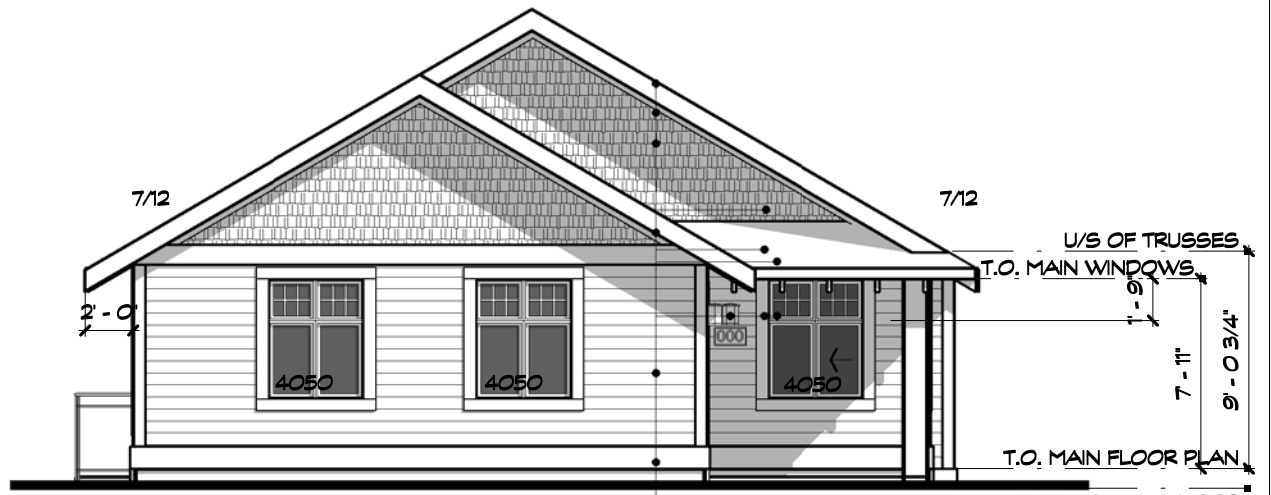
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 drawings prepared by:  
 Precision Building Design Associates  
 Chilliwack, B.C. (604) 792-0826

color scheme:  
 Scheme -  
 date:  
 May 15, 2018  
 scale:  
 3/16" = 1'-0"



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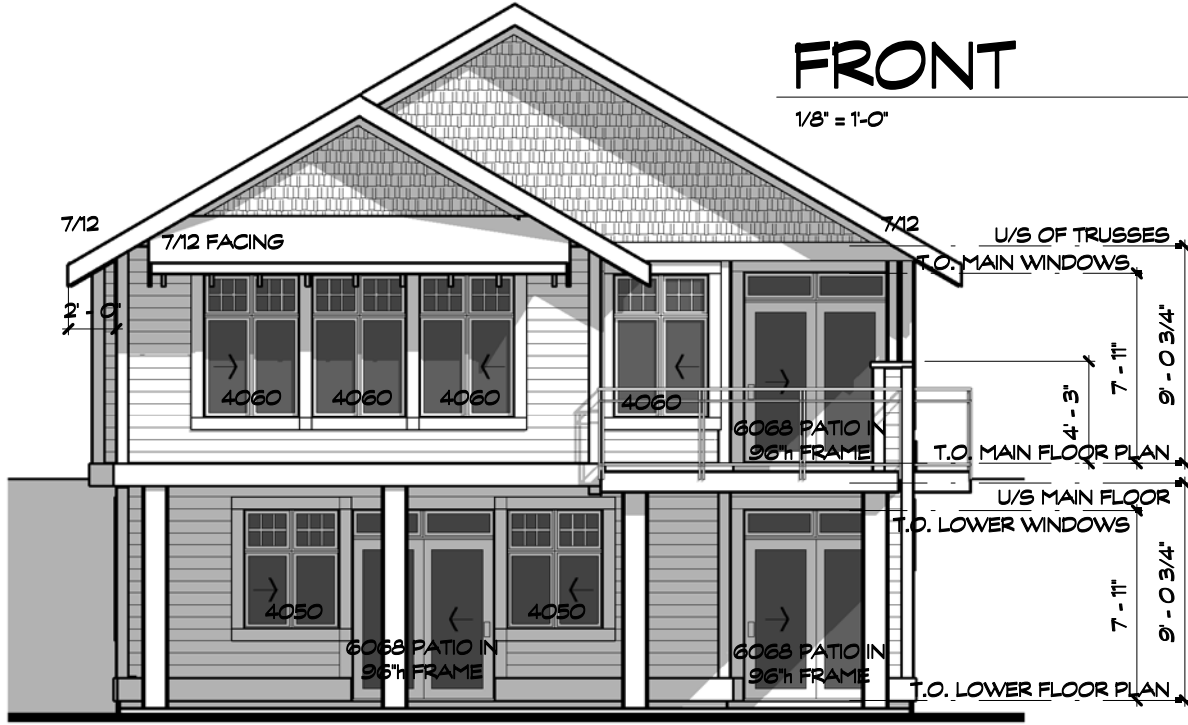
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## FRONT

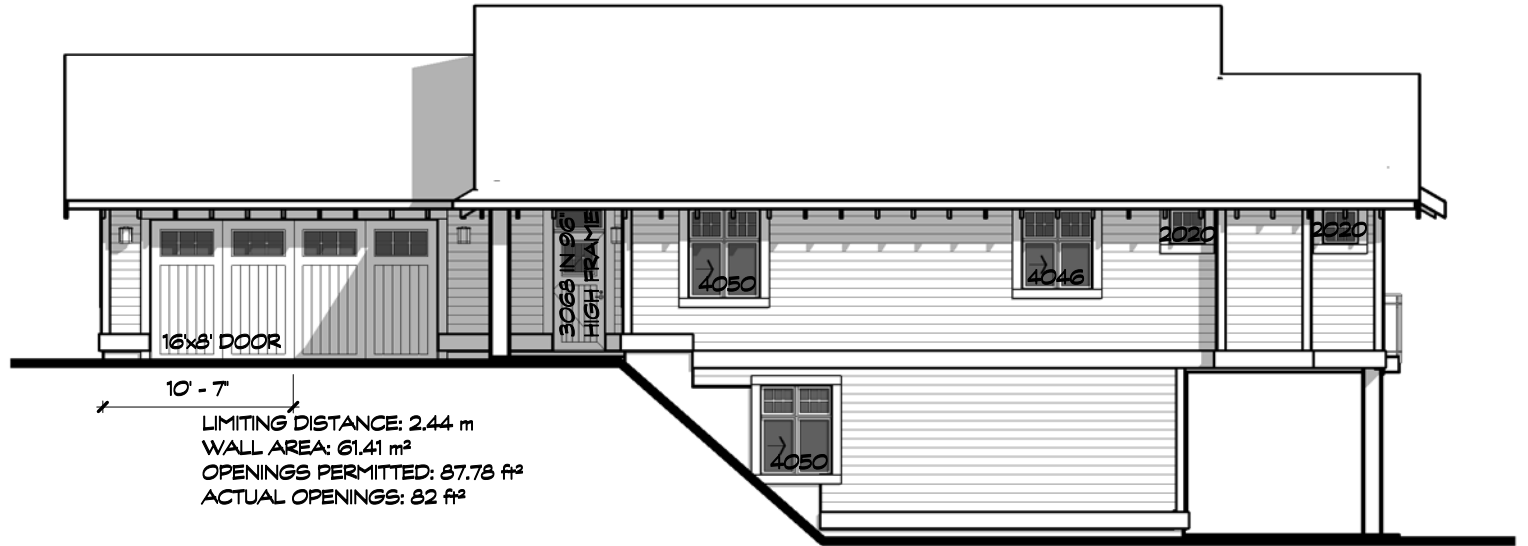
1/8" = 1'-0"

- 2x10 GABLE END FASCIA
- 2x8 TRIM BOARD
- HARDIE SHINGLES
- SHINGLE ROOF
- 2x10 TRIM BOARD
- 2x6 FASCIA BOARD
- 2x6 RAFTER TAILS @ 24" OC
- VINYL FRAME WINDOWS
- 2x6 TRIM AROUND EXTERIOR OPENINGS
- WALL LANTERN WITH UNIT NUMBER
- HORIZONTAL HARDIE SIDING
- 2x10 BARGE BOARD



## REAR ELEVATION

1/8" = 1'-0"



## RH SIDE ELEVATION

3/32" = 1'-0"



## LH SIDE ELEVATION

3/32" = 1'-0"



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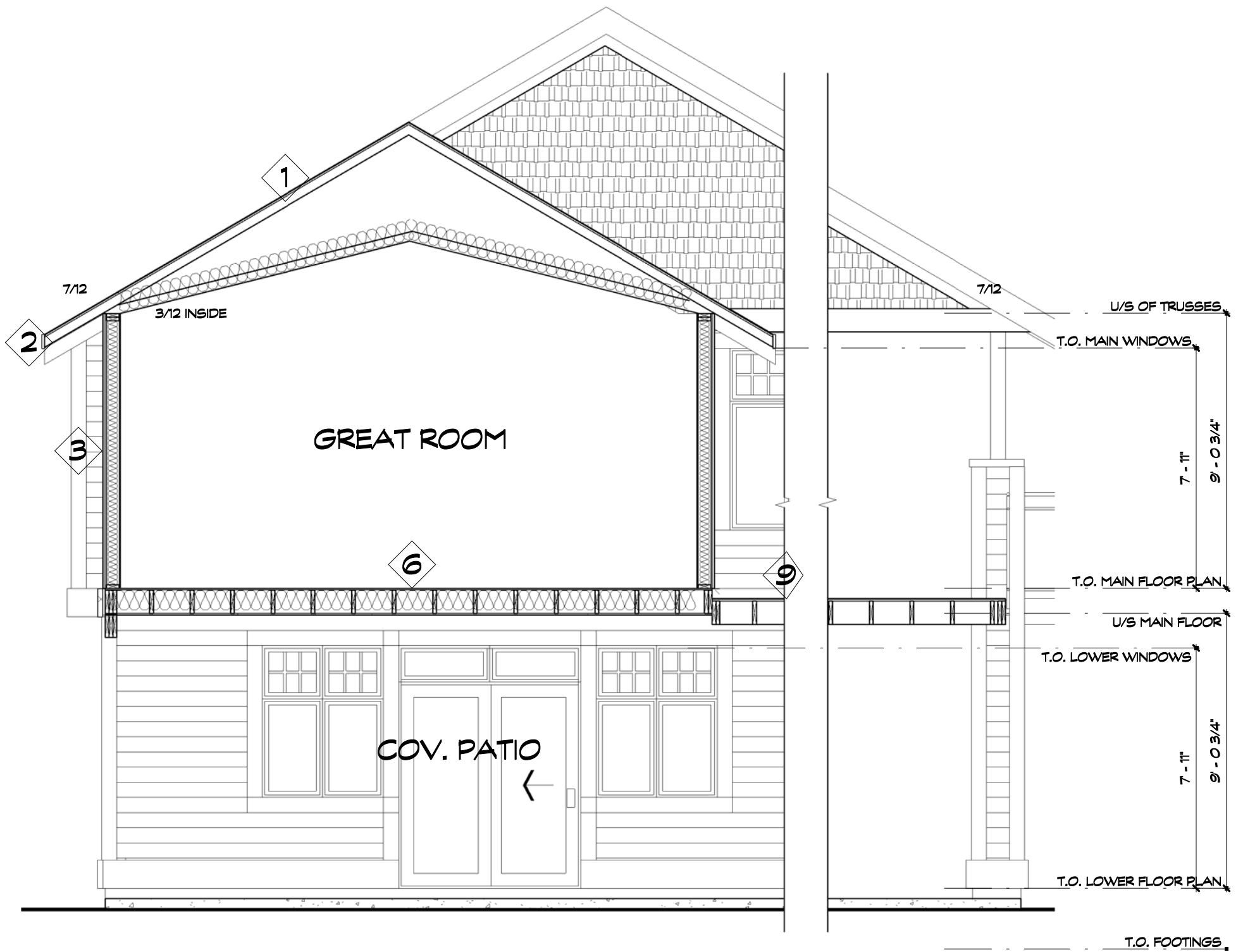
May 15, 2018

scale:

As indicated



van maren  
GROUP OF COMPANIES



**A CROSS SECTION**

ASSEMBLIES	
1	<b>MAIN ROOF</b> FIBERGLASS SHINGLE ROOF 15# BUILDING PAPER OVER ENTIRE ROOF SURFACE 1/2" OSB OR PLYWOOD SHEATHING c/w H-CLIPS AS REQ'D ENGINEERED TRUSSES @ 24" OC 1:300 ATTIC VENTILATION (PLASTIC RIDGE VENTS) R-40 LOOSE FILL ATTIC INSULATION 6mil POLY VB ON WARM SIDE 5/8" GYPSUM BOARD CEILINGS FINISHED
2	<b>FASCIA</b> 5/4"x6" HARDIE BOARD FASCIA 5/4"x10" HARDIE BOARD GABLE END FASCIA PAINTED 1/2" PLYWOOD (SLOPED WITH U/S OF ROOF SHEATHING) 2x6 RAFTER TAILS @ 24" OC
3	<b>EXTERIOR WALLS</b> HARDI SIDING (REFER TO ELEVATIONS) TYPAR 1/2" PLYWOOD OR OSB SHEATHING 2x6 STUDS @ 16" OC R20 BATT INSULATION 6mil POLY VB ON WARM SIDE 1/2" WALL GYPSUM BOARD FINISHED
4	<b>EXTERIOR FOUNDATION WALLS</b> CONCRETE FOUNDATION/FOOTINGS TO BE ENGINEERED SILL GASKET 5/8" x 10" A.B.S @ 6'-0" OC ASPHALT EMULSION 2" RIGID INSULATION LINER ON INSIDE ENG. CONCRETE FOOTING PLACE ON UNDISTURBED SOIL FREE OF FILL 4" PVC RWL ON TOP OF FOOTINGS 4" PERFORATED PVC @ BASE

ASSEMBLIES	
5	<b>INTERIOR WALLS</b> 2x4 STUDS @ 16" OC WITH DBL TOP AND SINGLE BOTTOM PLATES 1/2" WALL GYPSUM BOARD FINISHED
6	<b>WOOD FLOOR</b> 5/8" T&G PLYWOOD OR GOLD EDGE OSB GLUED/SCREWED 9.5" TJI FLOOR JOISTS @ 16" OC CROSS BRIDGING AT MID-SPAN AS REQ. PER ENG. DOUBLE RIM JOISTS PARALLEL WITH EXTERIOR/ INTERIOR LOAD BEARING WALLS 5/8" GYPSUM BOARD CEILINGS FINISHED
7	<b>CONCRETE FLOOR</b> 4" CONCRETE SLAB ON 6mil POLY MIN 6" COMPACTED GRANULAR FILL
8	<b>GARAGE FLOOR</b> 4" CONCRETE SLAB SLOPED 1% AWAY ON 6mil POLY MIN 6" COMPACTED GRANULAR FILL
9	<b>DECK</b> WATERPROOF DECKING MEMBRANE TO CONFORM TO ROOFING STANDARDS PER BCBC 2012 (9.26.2.1.) 3/4" T&G PLYWOOD GLUED AND SCREWED 2x10 DECK JOISTS @ 16" OC 2x4 BLOCKING @ MID SPAN SLOPE AWAY 2% USING TAPER SAWN SLEEPERS CONT. FLASHING @ DECK/MAIN STRUCTURE TO CONFORM TO BCBC 2012 (9.26.4.)



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