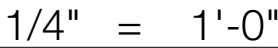






AVG. EXIST. GRADE:	11.14
AVG. PROP. GRADE:	10.97

SEE STRUCTURAL DRAWINGS FOR ALL TRUSS,  
JOIST, BEAM & POST LOCATIONS & SPECS, AS  
WELL AS CONCRETE SLAB & FDTN DETAILS.



**17 DRAINAGE**  
 ALL SITE DRAINAGE (FOUNDATION, STORM, ETC.)  
 TO BE 4" PERF. PIPE 3' BELOW T/O SLAB  
 (HOLES DOWN) W/ FILTER FABRIC ON  
 MIN 6" COMPACT GRANULAR FILL ON (ON, AROUND AND BELOW PIPE)  
 COMPACT FILL

## A-1.1



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ALL EXTERIOR DIMENSIONS TAKEN TO EXT.  
FACE OF SHEATHING.

ALL FOUNDATION DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF CONCRETE.

SEE STRUCTURAL DRAWINGS FOR ALL TRUSS  
JOIST, BEAM & POST LOCATIONS & SPECS, AS  
WELL AS CONCRETE SLAB & FDTN DETAILS.

ALL DUCTING RUNNING THROUGH UNCONDITIONED SPACE TO BE INSULATED TO R-16.

ALL NON-GASKET DEVICES INSTALLED IN INSULATED ASSEMBLIES ARE TO BE PROVIDED WITH BACKING TO ALLOW SEALING OF SHEET POLY TO POLY BOOTS.

TYPE OF HEATING SYSTEMS:  
IN FLOOR RADIANT & ELECTRIC BASEBOARD

MAIN FLOOR:	1,208 SQ FT
LOWER FLOOR:	656 SQ FT
<u>TOTAL AREA:</u>	<u>1,864 SQ FT</u>

NOTE: ALL FINISH MATERIALS TO BE CONFIRMED BY OWNER

1. **ROOF**  
TORGH DOWN MEMBRANE ROOF ON UNDERLAYMENT AS REQ'D ON 1/2" PLYWOOD SHEATHING ON ENGINEERED ROOF TRUSSES/JOISTS W/ (SEE STRUCTURAL FOR DETAILS) R-40 SPRAY FOAM INSULATION W/ 5/8" CEILING GYPSUM BOARD (PAINTED) OR STAINED T&G WOOD (AS NOTED ON PLANS)
  2. **FASCIA & SOFFIT**  
PREFINISHED ALUMINUM FASCIA GUTTER VENTED WOOD SOFFIT (PAINTED/STAINED)
  3. **ROOF OVERHANG**  
WOOD FASCIA BOARD (PAINTED/STAINED) LADDER FRAMING AS REQUIRED VENTED WOOD SOFFIT (PAINTED/STAINED)
  4. **2 X 6" EXTERIOR WALL**  
CEDAR SHAKE SIDING (STAINED)/CONCRETE BOARD SIDING ON 1/2" RAINSCREEN PRODUCT/PT PLYWOOD WRAPPING ON 2 LAYERS 30 MIN. PAPER ON (OR HOUSE WRAP) ON 1/2" PLYWOOD SHEATHING ON 2 X 6" STUDS (SEE STRUCTURAL FOR DETAILS) W/ R-20 BATT INSULATION W/ 6 MIL POLY VAPOUR BARRIER 1/2" INTERIOR WALL GYPSUM BOARD (PAINTED)
  5. **2 X 4" INTERIOR PARTITION**  
2 X 4 STUDS (SEE STRUCTURAL FOR DETAILS) W/ R-20 BATT/ACOUSTIC INSULATION AS REQ'D. SEE PLANS FOR LOCATIONS 1/2" WALL GYPSUM BOARD TO BOTH SIDES (PAINTED)
  6. **2 X 6" INTERIOR PARTITION**  
2 X 6 STUDS (SEE STRUCTURAL FOR DETAILS) 1/2" WALL GYPSUM BOARD TO BOTH SIDES (PAINTED)
  7. **FLOOR ASSEMBLY A**  
1.5" FINISHED CONCRETE SKIM COAT W/ HYDRONIC HEATING SYSTEM (SEE MANUFACTURER'S SPECS) ON 5/8" T&G PLYWOOD SUBFLOOR (GLUED & SCREWED) ON ENGINEERED FLOOR TRUSSES (SEE STRUCTURAL FOR DETAILS) W/ 5/8" TYPE "X" CEILING GYPSUM BOARD (PAINTED)
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  9. **FLOOR ASSEMBLY C**  
FINISHED FLOOR ON 5/8" T&G PLYWOOD SUBFLOOR (GLUED & SCREWED) ON ENGINEERED FLOOR TRUSSES/JOISTS (SEE STRUCTURAL FOR DETAILS) W/ R-28 BATT INSULATION W/ 6 MIL POLY V.B. W/ FINISHED PLYWOOD (PAINTED/STAINED)
  10. **STAIR - MAIN TO LOWER FLOOR**  
TOTAL RISE = 11' 1 1/4"  
18 RISERS @ 7 1/2"  
9" RUNS PLUS 1" NOSING  
1" PLYWOOD TREADS  
1/2" PLYWOOD RISERS  
2 - 2 X 12" STRINGERS  
1 - 2 X 12" INTERMEDIATE CARRIAGE  
MINIMUM 6" 6" HEADROOM  
36" HIGH CONTINUOUS HANDRAIL
  11. **EXTERIOR COLUMN**  
6 X 6" POST (STAINED/PAINTED)
  12. **DECK ASSEMBLY**  
WATER PROOF DECK MEMBRANE (RETURN UP EXT WALL 8") ON 3/4" T&G PLYWOOD GLUED & SCREWED ON SLEEPERS SLOPED MIN 1/4" PER FOOT AWAY FROM DWELLING ON CANTILEVERED ENGINEERED FLOOR TRUSSES/JOISTS (SEE STRUCTURAL FOR DETAILS)
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  14. **EXTERIOR FOUNDATION WALL (TYP)**  
CONCRETE FOUNDATION WALL STEPPED AS REQ'D (SEE STRUCTURAL FOR DETAILS)
  15. **COLUMN FOUNDATION**  
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DESIGN CONSULTANT:

DNA/DON NICHOLSON ARCHITECT

DRAFTED/MODELED BY:



AMY ADAMS  
Architectural Technician

**V** Building permit sets  
Presentation drawing sets  
3D models & renders  
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NO.	DATE	REVISION

HOOVER RESIDENCE  
427 CARDENA ROAD  
BOWEN ISLAND, B.C.

PROJECT TITLE:

### MAIN FLOOR PLAN

SHEET TITLE:

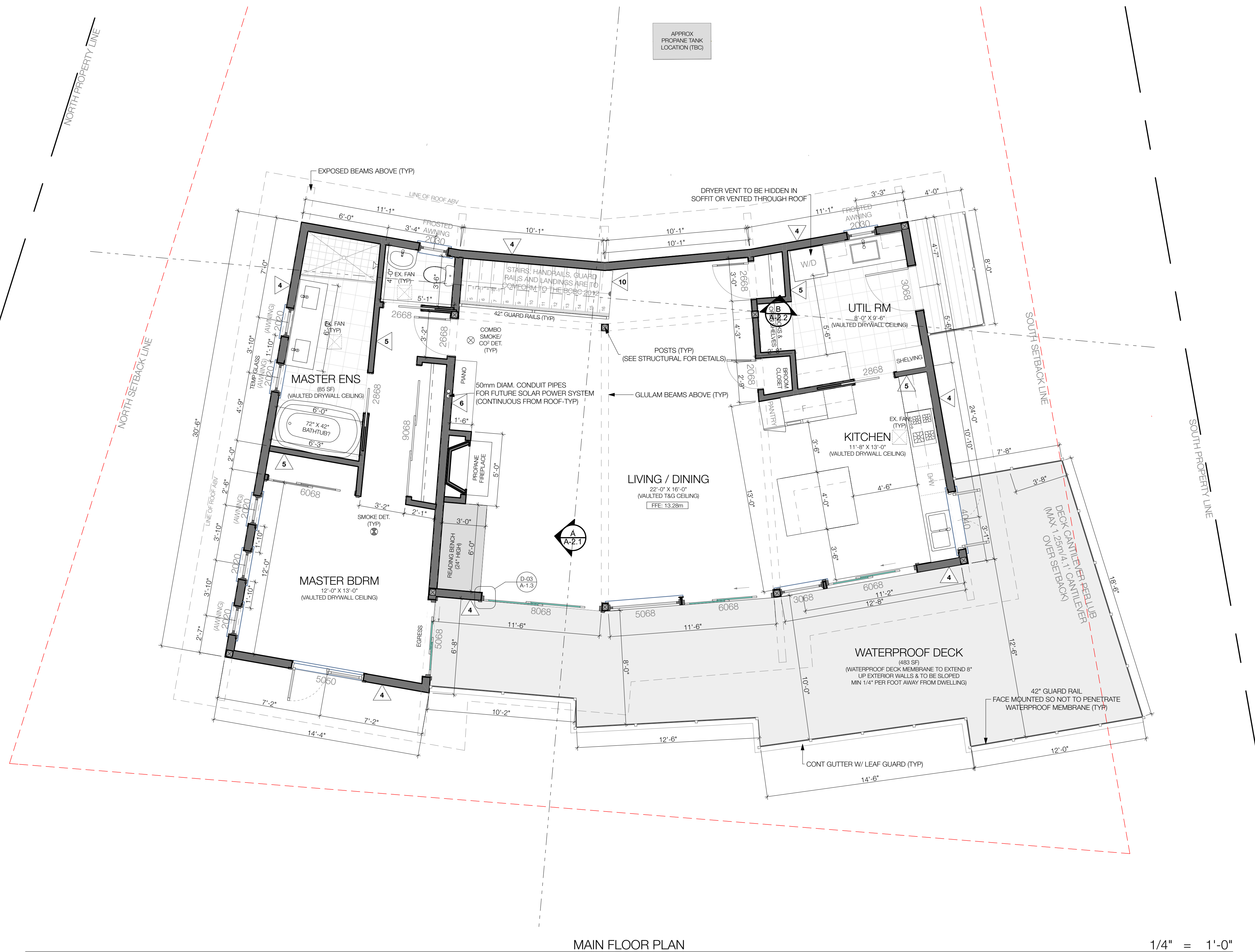
DRAWN BY: AMY ADAMS

CHECKED BY:

DATE: 2017-08-09

SCALE: AS NOTED

## A-1.2





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DESIGN CONSULTANT:

DNA/DON NICHOLSON ARCHITECT

DRAFTED/MODELED BY:



AMY ADAMS  
Architectural Technician

**V**  
604.612.3556  
amy.c.adams@

- Building permit sets
- Presentation drawing sets
- 3D models & renders
- Presentation board design

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HOOVER RESIDENCE  
427 CARDENA ROAD  
BOWEN ISLAND, B.C.

PROJECT TITLE:

### LOWER FLOOR PLAN

SHEET TITLE:

DRAWN BY: AMY ADAMS

CHECKED BY:

DATE: 2017-08-09

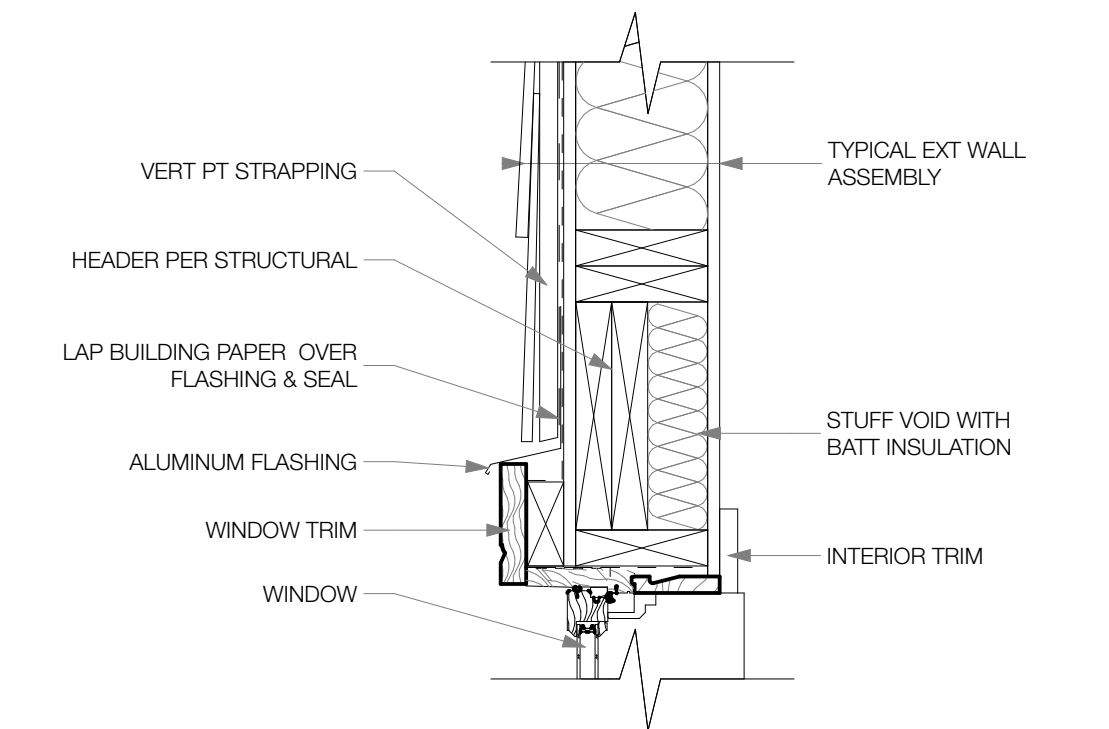
SCALE: AS NOTED

### A-1.3



ROOF TRUSS HEEL HEIGHT TO ALLOW FOR  
R-20 INSULATION ABOVE WALL PLATE AS REQ'D

- ALL WINDOW DIMENSIONS ARE TAKEN TO THE FRAME SIZE.
- ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS.
- BEDROOM WINDOWS TO COMPLY WITH BCBC 9.7.1.2.
- ALL EXTERIOR DOORS ARE DIMENSIONED TO THE DOOR SIZE.
- ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
- FRAMER TO SEE MANUFACTURER'S SPECS FOR ROUGH OPENINGS.
- ALL WINDOWS AND DOORS TO HAVE U FACTOR OF 1.8 OR BETTER.



A detailed cross-section diagram of a window assembly. The diagram shows a window unit with a frame and sash, set within a wall. Various components are labeled with lines pointing to them:

- VERT. PT. STRAPPING (Vertical Point Strapping)
- EXTERIOR TRIM
- WINDOW SILL BELOW
- WINDOW
- TYPICAL EXT WALL ASSEMBLY (Typical Exterior Wall Assembly)
- INTERIOR TRIM
- WINDOW SILL BELOW

[illegible]

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DRAWN BY: AMY ADAMS	<b>A-1.5</b>
CHECKED BY:	
DATE: 2017-08-09	
SCALE: AS NOTED	

## A-1.5



SEE STRUCTURAL DRAWINGS FOR ALL TRUSS,  
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WELL AS CONCRETE SLAB & FDTN DETAILS.

## CONSTRUCTION ASSEMBLY SCHEDULE

NOTE: ALL FINISH MATERIALS TO BE CONFIRMED BY OWNER



**AMY ADAMS**  
Architectural Technician

- Building permit set
- Exhibition drawing set
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## BUILDING SECTIONS

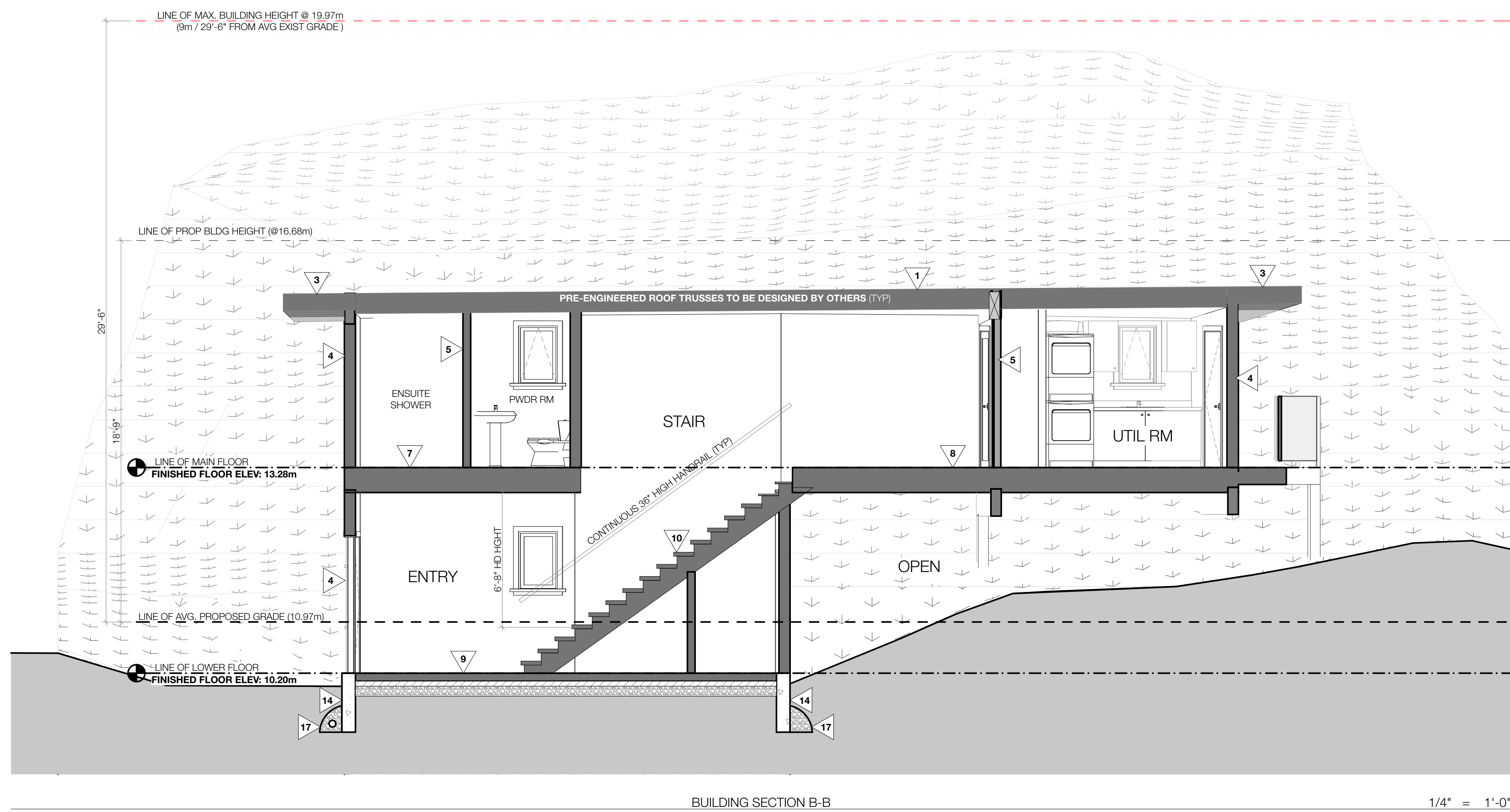
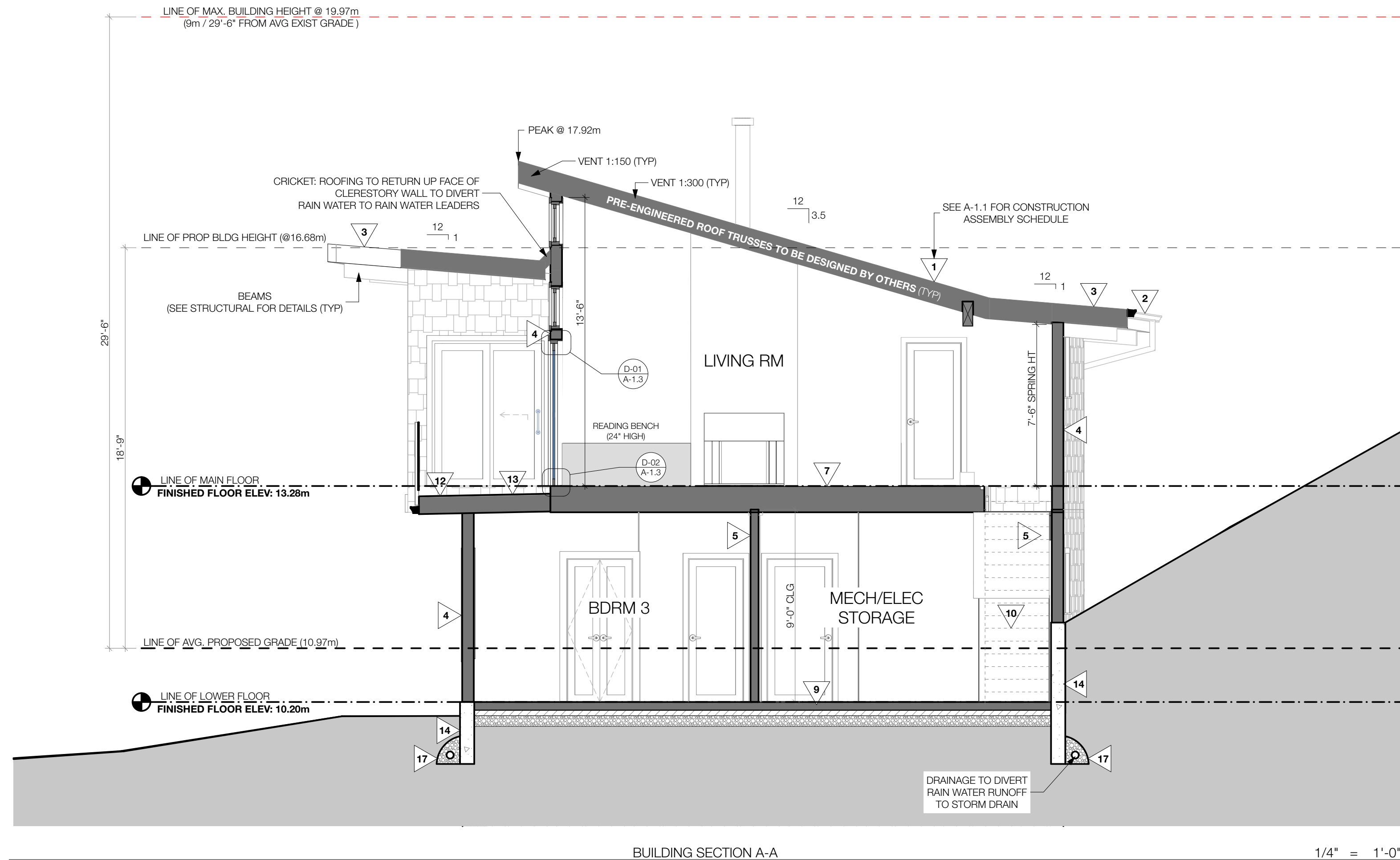
HEET TITLE:

AWN BY: AMY ADAMS

HECKED BY:

TF: 2017-08-09

ALF: AS NOTED



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4 **2 X 6" EXTERIOR WALL**  
 CEDAR SHAKE SIDING (STAINED)/CONCRETE BOARD SIDING ON  
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 2 LAYERS 30 MIN. PAPER ON (OR HOUSE WRAP) ON  
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 2 X 6" STUDS (SEE STRUCTURAL FOR DETAILS) W/  
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 1/2" INTERIOR WALL GYPSUM BOARD (PAINTED)

5

**2 X 4" INTERIOR PARTITION**  
2 X 4 STUDS (SEE STRUCTURAL FOR DETAILS)  
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10

## STAIR - MAIN TO LOWER FLOOR

TOTAL RISE = 11'-1 1/4"

18 RISERS @ 7 1/2"

9' RUNS PLUS 1" NOSING

1" PLYWOOD TREADS

1/2" PLYWOOD RISERS

2 - 2 X 12" STRINGERS

1 - 2 X 12" INTERMEDIATE CARRIAGE

MINIMUM 6'-6" HEADROOM

36" HIGH CONTINUOUS HANDRAIL

11  
EXTERIOR COLUMN  
6 X 6" POST (STAINED/PAINTED)

**12 DECK ASSEMBLY**  
 WATER PROOF DECK MEMBRANE (RETURN UP EXT WALL 8") ON  
 3/4" T&G PLYWOOD GLUED & SCREWED ON  
 SLEEPERS SLOPED MIN 1/4" PER FOOT AWAY FROM DWELLING ON  
 CANTILEVERED ENGINEERED FLOOR TRUSSES/JOISTS  
 (SEE STRUCTURAL FOR DETAILS)

**13** **DECK OVER LIVING SPACE**  
WATER PROOF DECK MEMBRANE (RETURN UP EXT WALL 8") ON  
3" 1/2" T&G PLYWOOD SUB FLOOR & SEVEN (7)  
SLEEPERS SLOPED MIN 1/4" PER FOOT AWAY FROM DWELLING ON  
CANTILEVERED ENGINEERED FLOOR TRUSSES/JOISTS  
(SEE STRUCTURAL FOR DETAILS) W/  
R-28 SPRAY FOAM INSULATION W/  
5/8" TYPE "X" GYPSUM WALL BOARD (PAINTED)

14 EXTERIOR FOUNDATION WALL (TYP)  
CONCRETE FOUNDATION WALL  
STEPPED AS REQ'D  
(SEE STRUCTURAL FOR DETAILS)

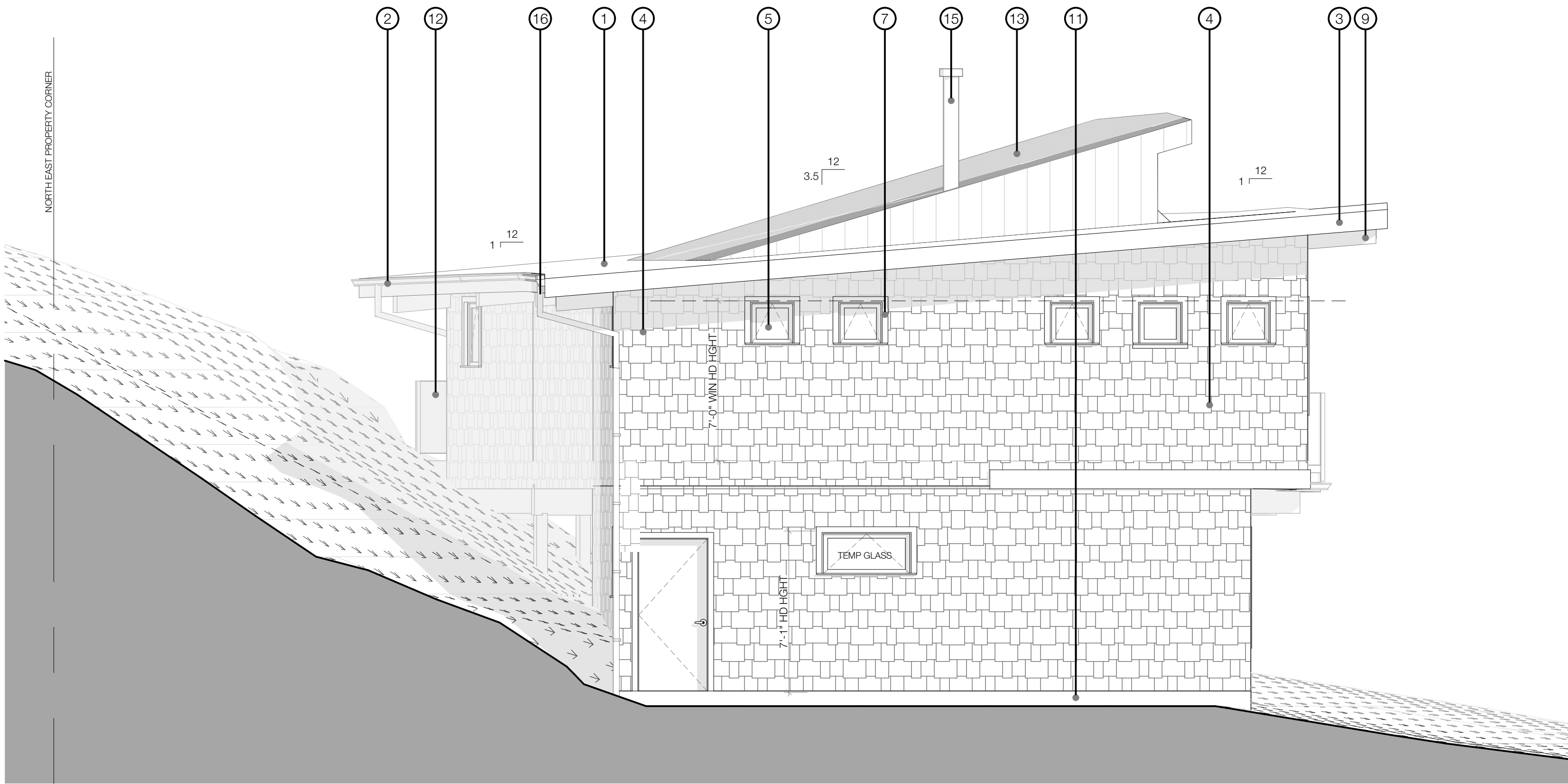
15 **COLUMN FOUNDATION**  
APPROVED ANCHOR EMBEDDED IN  
CONC PIER ON CONIC FOOTING/SCRIBED TO ROCK  
(SEE STRUCTURAL FOR DETAILS)

16 EXTERIOR STAIRS  
REINFORCED CONCRETE STAIRS OR  
PRESSURE TREATED WOOD STAIRS ON CONC PIERS  
(SEE STRUCTURAL FOR DETAILS)

**17 DRAINAGE**  
 ALL SITE DRAINAGE (FOUNDATION, STORM, ETC.)  
 TO BE 4" PERF. PIPE 3" BELOW T/O SLAB  
 (HOLES DOWN) W/ FILTER FABRIC ON  
 MIN 6" COMPACT GRANULAR FILL ON (ON, AROUND AND BELOW PIPE)  
 COMPACT FILL

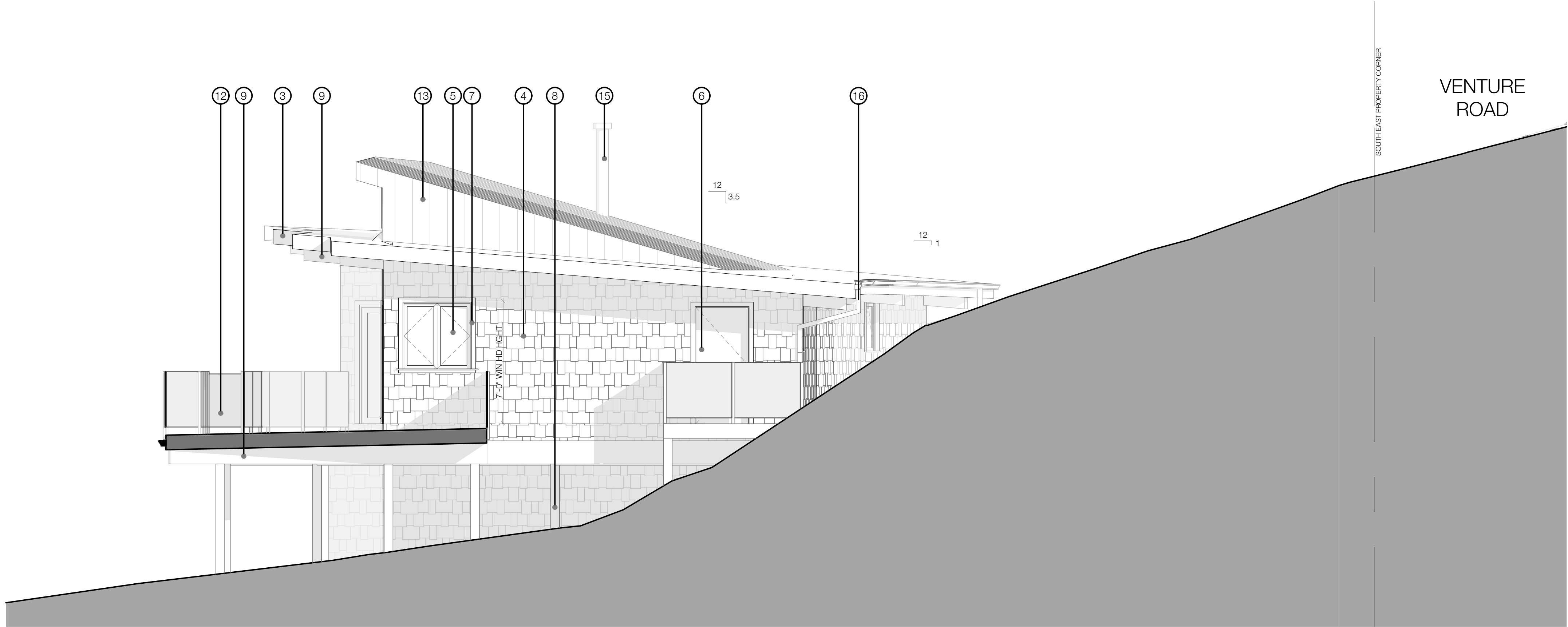






NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

#### MATERIAL LEGEND

NOTE: ALL FINISH MATERIALS TO BE TO CONFIRMED BY OWNER

- 1 TORCHDOWN MEMBRAN ROOF
- 2 WOOD FASCIA (PAINTED/STAINED) & ALUMINUM GUTTER
- 3 WOOD TRIM BOARD (PAINTED/STAINED)
- 4 SHAKE SIDING (STAINED/CONCRETE BOARD)
- 5 WINDOWS
- 6 DOORS
- 7 WOOD DOOR AND WINDOW TRIM
- 8 6 X 6 COLUMN (STAINED)
- 9 GLULAM BEAM (STAINED)
- 10 EXTERIOR STAIRS
- 11 CONCRETE FOUNDATION WALL
- 12 42" GUARD RAIL
- 13 CONTINUOUS METAL SIDING/ROOFING
- 14 WOOD SCREEN (STAINED)
- 15 METAL CHIMNEY FLUE (INSTALLED PER MANUFACTURER'S SPECS)
- 16 RAIN WATER LEADERS

#### NOTES:

CONTRACTOR TO CONFIRM LOCATIONS OF RAIN WATER LEADERS ON SITE

PROVIDE ROOF VENTS AS REQUIRED BY CODE (VENT ATTIC SPACE 1:300)

DEVELOPER TO CONFIRM ALL WINDOW SIZES, SILL HEIGHTS, VENT, ETC. PRIOR TO ORDERING WINDOWS

CLADDING TO MEET OR EXCEED THE REQUIREMENTS OF SECTION 9.27. OF THE B.C.B.C. 2012

#### NOTE:

DOORS AND WINDOWS ARE SHOW FOR ILLUSTRATIVE PURPOSES ONLY. BUILDER TO CONFIRM WITH OWNER PRIOR TO ORDERING

DESIGN CONSULTANT:

DNA/DON NICHOLSON ARCHITECT

DRAFTED/MODELED BY:



AMY ADAMS  
Architectural Technician

Building permit sets  
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#### ABBREVIATIONS:

U.N.O. - UNLESS NOTED OTHERWISE  
I/S- INSIDE  
O.C. - ON CENTER  
TYP- TYPICAL  
D.F. - DOUGLAS FIR  
GWB- GYPSUM WALL BOARD (DRYWALL)  
PT- PRESSURE TREATED  
CONT- CONTINUOUS  
ELEV- ELEVATION  
O/H- OVERHANG  
ENG- ENGINEERED  
T & G- TONGUE AND GROOVE  
EXT- EXTERIOR

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3	AUG 9, 2017	WEST WALL WINDOWS RVS'D
2	APR 18, 2017	ISSUED FOR CONSTRUCTION
1	APR 11, 2017	ADD WINDOW SCHED
NO.	DATE	REVISION

HOOVER RESIDENCE  
427 CARDENA ROAD  
BOWEN ISLAND, B.C.

PROJECT TITLE:

BUILDING ELEVATIONS

SHEET TITLE:

DRAWN BY: AMY ADAMS

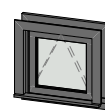
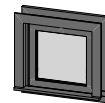


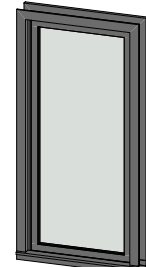
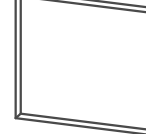

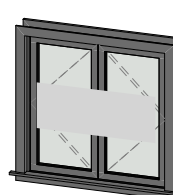
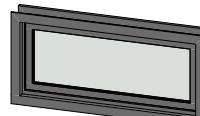
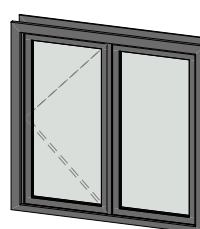
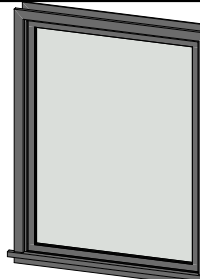
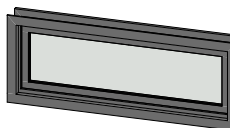
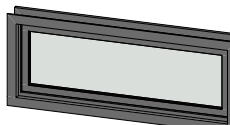
CHECKED BY:

DATE: 2017-08-09

SCALE: AS NOTED

A-3.2




3D Front Axonometry	WINDOW SCHEDULE		TYPE (HAND DET FROM INSIDE)
	SIZE		
	WIDTH	HEIGHT	
	2'-0"	2'-0"	4 TOP HUNG AWNING
	2'-0"	2'-0"	1 FIXED
	2'-0"	3'-0"	2 TOP HUNG AWNINGS
	2'-0"	3'-0"	1 FIXED
	3'-0"	6'-8"	1 FIXED
	3'-9"	3'-5"	---
	4'-0"	4'-0"	1 DOUBLE CASEMENT
	4'-0"	4'-0"	2 FIXED
	5'-0"	2'-2"	2 FIXED
	5'-0"	2'-0"	2 RH CSMNT & 1 LH CSMNT
	5'-0"	6'-8"	1 FIXED
	6'-0"	2'-0"	2 FIXED
	6'-0"	2'-2"	

DOOR SCHEDULE			
3D VIEW	SIZE		SWING/OPERATING
	W	HT	
	1'-4"	6'-8"	1 LH
	2'-0"	6'-8"	1 LH
	2'-6"	6'-8"	2 RH & 3 LH
	2'-8"	6'-8"	2 POCKET
	2'-6"	6'-8"	1 POCKET
	3'-0"	6'-8"	3 RH & 1 LH
	4'-0"	6'-8"	1 DOUBLE SWING
	4'-0"	6'-8"	1 DOUBLE SWING
	5'-0"	6'-8"	1 LH (INT CLOSET)
	6'-0"	6'-8"	2 LH (EXTERIOR)
	6'-0"	6'-8"	2 RH
	8'-0"	6'-8"	1 RH
	9'-0"	6'-8"	1 (INT CLOSET)

DESIGN CONSULTANT:  
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DRAFTED/MODELED BY:  



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PROJECT TITLE:  
**WINDOW & DOOR SCHEDULE**

SHEET TITLE:  
DRAWN BY: AMY ADAMS  
CHECKED BY:  
DATE: 2017-08-09  
SCALE: AS NOTED

**A-4.1**