GENERAL CONSTRUCTION NOTES:

COVERING CODE: B.C. BUILDING CODE 2012, INCLUDING ALL AMENDMENTS.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MUNICIPAL BY-LAWS, B.C. BUILDING CODE 2012, WORKSAFE BC REGULATIONS, AND AUTHORITIES HAVING JURISDICTION. ERRORS OR OMISSIONS IN THE PLANS OR SPECIFICATIONS WILL NOT REMOVE THE OBLIGATION FOR THE CONTRACTOR OR SUBCONTRACTOR TO ENSURE ALL CONSTRUCTION COMPLIES WITH ALL APPLICABLE CODES AND REGULATIONS.

ALL WORK TO BE COMPLETED TO CURRENT STANDARDS BY SKILLED TRADES.

ALL MATERIALS TO BE OF GOOD QUALITY, AND PROPERLY TRANSPORTED, STORED AND PROTECTED.

BEARING SOIL TO BE INSPECTED BY PROPER AUTHORITIES BEFORE COMMENCEMENT OF FORMWORK.

PROVIDE MINIMUM 8" CLEARANCE BETWEEN ANY WOOD MEMBERS AND SOIL.

ALL EXTERIOR WALL STUDS TO BE 2 X 6" @ 24" O.C. UNO; AND INTERIOR @ 16" O.C. U.N.O (REGARDLESS OF STUD SIZE).

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, INFORMATION, SPECIFICATIONS, SITE CONDITIONS, ETC., PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES, ERRORS, OR OMISSIONS NOT REPORTED TO THE DESIGN TEAM, ETC., BECOME THE RESPONSIBILITY OF THE CONTRACTOR.

WRITTEN SPECIFICATIONS OR AMENDMENTS BY AUTHORITIES HAVING JURISDICTION SHALL OVERRIDE ANY SPECIFICATIONS OR NOTATIONS ON DRAWINGS. CONTRACTORS, SUPPLIERS, SUBTRADES, ETC., ARE TO ENSURE THEY ARE WORKING WITH CURRENT DRAWINGS AND SHOULD VERIFY THAT THEY ARE IN POSSESSION OF LATEST ISSUE. OBSOLETE DRAWINGS TO BE

ANY VARIANCES FROM THESE DRAWINGS AND SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE SHALL BE RESOLVED BY THE CONTRACTOR AND SUCH SOLUTIONS SHALL BE THEIR SOLE RESPONSIBILITY.

THE CONTRACTOR SHALL SUPERVISE THE WORK OF SUBCONTRACTORS AND BE RESPONSIBLE TO THE OWNER FOR SUCH WORK AS IF IT WERE CARRIED OUT BY THEM-SELF. THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS RECEIVE A COPY OF RELEVANT WRITTEN SPECIFICATIONS AND DRAWINGS.

ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS, AND DETAILS, WHERE NOTES AND DETAILS ON DRAWINGS EXCEED MINIMUMS OF GENERAL NOTES AND TYPICAL DETAILS, THEY SHALL TAKE

CIVIL, ELECTRICAL, MECHANICAL, SOILS, GEOTECHNICAL, STRUCTURAL ENGINEERING, ETC., MAY BE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. IT IS THE DEVELOPER OR CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND PAY FOR THESE SERVICES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THE NEW RESIDENCE ON THE PROPERTY AND FOR CONFIRMATION OF ALL REQUIREMENTS FOR SITING.

THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING REQUIRED FOR CONSTRUCTION LOADS AND STABILITY UNTIL THE PROJECT IS COMPLETED. CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF MATERIALS SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADS.

THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE JOB SITE AND CONFORMANCE TO WORKSAFE BC REGULATIONS

WELLS AND SEPTIC DISPOSAL SYSTEMS ARE TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH REGULATIONS DURING CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT WATER COLLECTED IN THE GUTTERS, DOWNSPOUTS AND FOUNDATION PERIMETER DRAINS IS DISCHARGED IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES HAVING

CONCRETE FOOTINGS ARE TO PLACED ON COMPACT FILL, OR SOLID UNDISTURBED BEARING AND BELOW FROST LINE. GRADES SHOWN ON ELEVATIONS ARE ESTIMATED. ADJUST ON SITE AS REQUIRED. RETAINING WALLS OTHER THAN THE

FOUNDATION WALLS OF THE RESIDENCE, ARE BEYOND THE SCOPE OF THESE DRAWINGS UNLESS NOTED OTHERWISE.

ALL CONCRETE FOUNDATION WALLS ARE TO HAVE MINIMUM 1-15 M CONTINUOUS BAR AT TOP. ALL CONCRETE FOOTINGS ARE TO HAVE MINIMUM 2-15 M CONTINUOUS BARS. CONCRETE REINFORCING SHALL BE SUPPORTED BY APPROVED SUPPORTS, SPACERS, OR HANGERS PER BCBC 2012.

FOUNDATION WALLS SHALL NOT BE BACK FILLED UNTIL CONCRETE HAS REACHED IT'S SPECIFIED 28 DAY STRENGTH, OR UNTIL ADEQUATELY BRACED SUBJECT TO APPROVAL BY AUTHORITIES HAVING JURISDICTION.

ALL FRAMING, BRIDGING, BLOCKING, NAILING, ETC., SHALL CONFORM TO B.C. BUILDING CODE, 2012, SECTION 9.23.

WOOD PLATES ARE TO BE ANCHORED TO FOUNDATION WALL WITH 1/2 INCH DIAM. ANCHOR BOLTS AT MAXIMUM 6 FEET O/ C. WOOD PLATES ARE TO BE SEPARATED FROM CONCRETE WITH FOAM SILL GASKET.

UNLESS NOTED OTHERWISE, LUMBER SHALL BE 1/2" PLYWOOD (WITH H CLIPS) FOR ROOF SHEATHING, 5/8 INCH T&G PLYWOOD (GLUED AND SCREWED) FOR FLOOR SHEATHING, 1/2" PLYWOOD FOR WALL SHEATHING, K.D. SPF NO.2 AND BETTER FOR BUILT-UP BEAMS, K.D. SPF NO.2 AND BETTER FOR FLOOR JOISTS AND ROOF FRAMING, D.FIR NO.1 FOR POSTS, AND K.D. SPF NO.2 AND BETTER FOR WALL STUDS. (ALL EXTERIOR PORCH AND DECK FRAMING TO BE TREATED LUMBER.)

USE MGA OR SIMPSON STRONGTIE CONNECTOR HARDWARE WHERE REQUIRED.

ALL LINTELS OVER WINDOW AND DOOR OPENINGS TO BE 2-2 X 10 UNLESS NOTED OTHERWISE. SPANS OVER 6 FEET TO HAVE 2 CRIPPLES AND 3-2 X 10 LINTEL.

PROVIDE SOLID BLOCKING BETWEEN JOISTS AT ALL LOAD BEARING WALLS, TOP OF BEAMS OR HEADERS, BUILT-UP POSTS AND AT ALL SUPPORTS FOR CANTILEVERED JOISTS.

PROVIDE CONTINUOUS CROSS BRIDGING BETWEEN FLOOR JOISTS AT MAX. 6'-10" APART ALONG THE SPAN OF THE JOIST. MINIMUM ONE ROW.

PROVIDE DOUBLE JOISTS UNDER ALL PARTITION WALLS PARALLEL TO JOIST SPAN.

CONTINUE ALL POSTS AND CRIPPLES DOWN TO FOUNDATION COMPLETE WITH BLOCKING IN JOIST SPACE.

MANUFACTURED WOOD TRUSSES, JOISTS, AND/OR BEAMS ARE TO BE ENGINEERED BY THE MANUFACTURER AND INSTALLED AND BRACED PER THE MANUFACTURER'S INSTRUCTIONS. LAYOUT SHOWN ON PLANS TO BE CONFIRMED WITH MANUFACTURER PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR IS TO OBTAIN AN ENGINEER'S CERTIFICATE FROM THE MANUFACTURER OF ROOF TRUSSES. JOISTS, AND/OR BEAMS. PROVIDE A MINIMUM OF 4 SETS OF ENGINEERED SEALED SHOP DRAWINGS WITH NAME OF PROJECT ON DRAWINGS AND DATE ISSUED.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL INSTALLATION OF ELECTRICAL ITEMS COMPLY WITH LOCAL ELECTRICAL CODES AND REGULATIONS AND WITH LOCAL ELECTRICAL POWER SUPPLY REQUIREMENTS IN ALL RESPECTS.

APPROVED INTERCONNECTED SMOKE & CO2 DETECTORS TO BE INSTALLED AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.

SAFETY GLASS- ALL GLAZING WITHIN 36" OF DOOR LOCKS TO BE SAFETY GLASS. ALL GLAZING WITHIN 8" OF FLOOR TO BE SAFETY GLASS. ALL GLAZING OVER 20" (THAT COULD BE MISTAKEN FOR DOORS) TO BE SAFETY GLASS. ALL GLAZING IN EXTERIOR DOORS TO BE SAFETY GLASS. ALL GLAZING IN WALLS ENCLOSING BATHTUBS OR SHOWERS TO BE SAFETY GLASS AND WATERPROOFED TO THE SATISFACTION OF AUTHORITIES HAVING JURISDICTION.

SUPPLY AND INSTALL EXHAUST FANS AND DUCTING IN ALL BATHROOMS AND KITCHENS AS REQ'D.

WATERPROOF MEMBRANE TO BE INSTALLED AND FITTED TIGHTLY TO WALLS AND FLOOR OF ALL TILED SHOWERS, AND NOT TO BE PENETRATED BY FASTENERS OF ANY KIND.

INSTALLATION OF ENTIRE HEATING SYSTEM, WHETHER ELECTRIC, FORCED WARM AIR, HOT WATER, SOLID FUEL, ETC., SHALL COMPLY WITH MANUFACTURER'S DIRECTIONS WHERE APPLICABLE AND CONFORM WITH LOCAL CODES AND

REGULATIONS IN ALL RESPECTS. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS. FUEL BURNING APPLIANCES, INCLUDING FURNACES, FIRE PLACES, WOOD STOVES, ETC., ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH CURRENT NATIONAL, PROVINCIAL, AND LOCAL BUILDING

6 MIL POLY VAPOUR BARRIER SHALL BE INSTALLED ON THE WARM SIDE OF INSULATION. INSULATION REQUIREMENTS MAY VARY WITH HEATING SYSTEMS AND LOCAL CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK REQUIREMENTS WITH LOCAL AUTHORITIES.

ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF, OR GABLE VENTS, OR A COMBINATION OF THESE EQUALLY DISTRIBUTED BETWEEN TOP OF ROOF SPACE AND SOFFITS.

ATTICS OR ROOF SPACES TO BE VENTED MINIMUM 1/300 OF AREA. UNHEATED CRAWLSPACES TO BE VENTED MINIMUM 1/500 OF AREA WITH CLOSE-ABLE VENTS.

ALL MASONRY APPLICATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

ALL FIREPLACE AND CHIMNEY INSTALLATIONS SHALL BE GOVERNED, INSPECTED AND APPROVED BY MUNICIPAL AUTHORITIES. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS.

ZERO CLEARANCE TYPE METAL FIREPLACES AND METAL CHIMNEYS TO BE CSA APPROVED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.



3/32" = 1'-0"

ZONING ANALYSIS

BOWEN ISLAND, B.C. MUNICIPALITY: **ZONING:** SR-2 009-163-204 LEGAL DESCRIPTION: LOT 11, BLOCK 3, DL 490, PLAN 11088 CIVIC ADDRESS: 420 Venture Road, Bowen Island, BC LOT AREA: 788 sm (8,481.96 sf)

SITE PLAN

	ALLOWED	PROPOSED
SETBACKS:		
EAST SETBACK:	1.67 m (5.5 ft)	10'-9"
WEST SETBACK:	7.5 m (24.63 ft)	56'-5"
NORTH SIDEYARD:	3.0 m (9.84 ft)	13'-0"
SOUTH SIDEYARD:	3.0 m (9.84 ft)	11'-4"
MAXIMUM HEIGHT:	9m (29'-6")	25'-1"
MAX. LOT COVERAGE:	178.8 sm (1,924.58 sf)	1240 sf (14.6%)
FLOOR AREAS:		
MAIN FLOOR:	1,208 sf	
MIDDLE FLOOR:	656 sf	_

SURVEY COMPLETED BY: 360 LAND SURVEYING

TOTAL FLOOR AREA:

	DRAWING INDEX
A-0	SITE PLAN
A-1.1	FOUNDATION PLAN
	CONSTRUCTION ASSEMBLY SCHEDULE
	AVERAGE GRADE CALCULATIONS
	DRIVEWAY SECTION C-C
A-1.2	MAIN HOUSE FLOOR PLAN
A-1.3	MIDDLE FLOOR PLAN
A-1.4	LOWER FLOOR PLAN
A-1.5	ROOF PLAN
	WINDOW NOTES & DETAILS
	RAINSCREEN DETAIL
A-2.1	BUILDING SECTIONS A-A & B-B
A-3.1	BUILDING ELEVATIONS
	CONSTRUCTION MATERIAL LIST
A-3.2	BUILDING ELEVATIONS
	CONSTRUCTION MATERIAL LIST
A-4.1	WINDOW & DOOR SCHEDULE



DESIGN CONSULTANT:

DNA/DON NICHOLSON ARCHITECT

DRAFTED/MODELED BY:



AMY ADAMS

Building permit se

Presentation drawing set

604.612.3656 3D models & render amv.c.adams@hotmail.com Presentation board design NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND MUST ONLY BE USED IN

THE CONTRACTOR SHALL VERIFY REFERENCES, DATUM, AND DIMENSIONS ON SITE AND REQUEST CLARIFICATION FROM THE DESIGN TEAM OF ANY DISCREPANCIES OR OMISSIONS AS SOON

CORRESPONDENCE AND INFORMATION

CONJUNCTION WITH ALL OTHER

DRAWINGS, SPECIFICATIONS,

PERTINENT TO THE PROJECT.

AS THEY ARE DISCOVERED PRIOR TO EXECUTION OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF EXECUTION AND

FOR COMPLIANCE OF ALL WORK WITH

AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.

THE REQUIREMENTS OF ALL

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

THESE DRAWINGS COMPLY TO THE BCBC 2012 INCLUDING ALL REVISIONS AND AMENDMENTS. ALL WORK IS TO ALSO COMPLY WITH THE BCBC 2012 **INCLUDING ALL REVISIONS AND** AMENDMENTS.

3	AUG 9, 2017	WEST WALL WINDOWS RVSD
2	APR 18, 2017	ISSUED FOR CONSTRUCTION
1	APR 11, 2017	ADD WIN/DR SCHED
10.	DATE	REVISION

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

PROJECT TITLE:

SITE PLAN

SHEET TITLE: DRAWN BY: AMY ADAMS CHECKED BY:

DATE: 2017-08-09

SCALE: AS NOTED

AVERAGE GRADE CALCS					
#	EXISTING (m)	PROPOSED (m)			
1	13.04	13.04			
2	10.84	10.84			
3	10.20	10.00			
4	9.95	9.95			
5	11.20	10.73			
6	11.31	10.93			
7	11.42	11.33			

11.14

10.97

AVG. EXIST. GRADE:

AVG. PROP. GRADE:

DIMENSION NOTES:

ALL EXTERIOR DIMENSIONS TAKEN TO EXT. FACE OF SHEATHING.

ALL FOUNDATION DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF CONCRETE.

ALL INTERIOR DIMENSIONS ARE TAKEN TO FACE OF FRAMING.

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

CONSTRUCTION ASSEMBLY SCHEDULE

NOTE: ALL FINISH MATERIALS TO BE CONFIRMED BY OWNER



TORCH 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



PREFINISHED ALUMINUM FASCIA GUTTER VENTED WOOD SOFFIT (PAINTED/STAINED)

(AS NOTED ON PLANS)





2 X 6" EXTERIOR WALL CEDAR SHAKE SIDING (STAINED)/CONCRETE BOARD SIDING ON 1/2" RAINSCREEN PRODUCT/PT PLYWOOD STRAPPING 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/



1/2" INTERIOR WALL GYPSUM BOARD (PAINTED) 2 X 4" INTERIOR PARTITION

6 MIL POLY VAPOUR BARRIER

VENTED WOOD SOFFIT (PAINTED/STAINED)

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)



2 X 6" INTERIOR PARTITION

2 X 6 STUDS (SEE STRUCTURAL FOR DETAILS) 1/2" WALL GYPSUM BOARD TO BOTH SIDES (PAINTED)



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)



FLOOR ASSEMBLY B

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/JOISTS (SEE STRUCTURAL FOR DETAILS) W/ R-28 BATT INSULATION W/ 6 MIL POLY V.B. W/ FINISHED PLYWOOD (PAINTED/STAINED)



FLOOR ASSEMBLY C 6 MIL POLY V.B. ON

4" CONC SLAB ON 3" RIGID FOAM INSULATION (R-15) ON 6" GRANULAR FILL ON COMPACTED FILL (SEE STRUCTURAL FOR DETAILS)



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





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)



DECK OVER LIVING SPACE 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) W/ R-28 SPRAY FOAM INSULATION W/ 5/8" TYPE "X" GYPSUM WALL BOARD (PAINTED)



EXTERIOR FOUNDATION WALL (TYP) CONCRETE FOUNDATION WALL STEPPED AS REQ'D

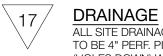
COLUMN FOUNDATION APPROVED ANCHOR EMBEDDED IN CONC PIER ON CONC FOOTING/SCRIBED TO ROCK

(SEE STRUCTURAL FOR DETAILS)



EXTERIOR STAIRS

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



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

Building permit sets

AMY ADAMS

Architectural Technician

DESIGN CONSULTANT:

DRAFTED/MODELED BY:

DNA/DON NICHOLSON ARCHITECT

Presentation drawing sets 604.612.3656 3D models & renders amy.c.adams@hotmail.com Presentation board design

NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND MUST ONLY BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS, CORRESPONDENCE AND INFORMATION PERTINENT TO THE PROJECT.

THE CONTRACTOR SHALL VERIFY REFERENCES, DATUM, AND DIMENSIONS ON SITE AND REQUEST CLARIFICATION FROM THE DESIGN TEAM OF ANY DISCREPANCIES OR OMISSIONS AS SOON AS THEY ARE DISCOVERED PRIOR TO EXECUTION OF ANY WORK.

THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF EXECUTION AND FOR COMPLIANCE OF ALL WORK WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.

DO NOT SCALE DRAWINGS.

ABBREVIATIONS:

ENG- ENGINEERED

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

T & G- TONGUE AND GROOVE EXT.- EXTERIOR THESE DRAWINGS COMPLY TO THE

BCBC 2012 INCLUDING ALL REVISIONS AND AMENDMENTS. ALL WORK IS TO ALSO COMPLY WITH THE BCBC 2012 INCLUDING ALL REVISIONS AND AMENDMENTS.

ı	1	1
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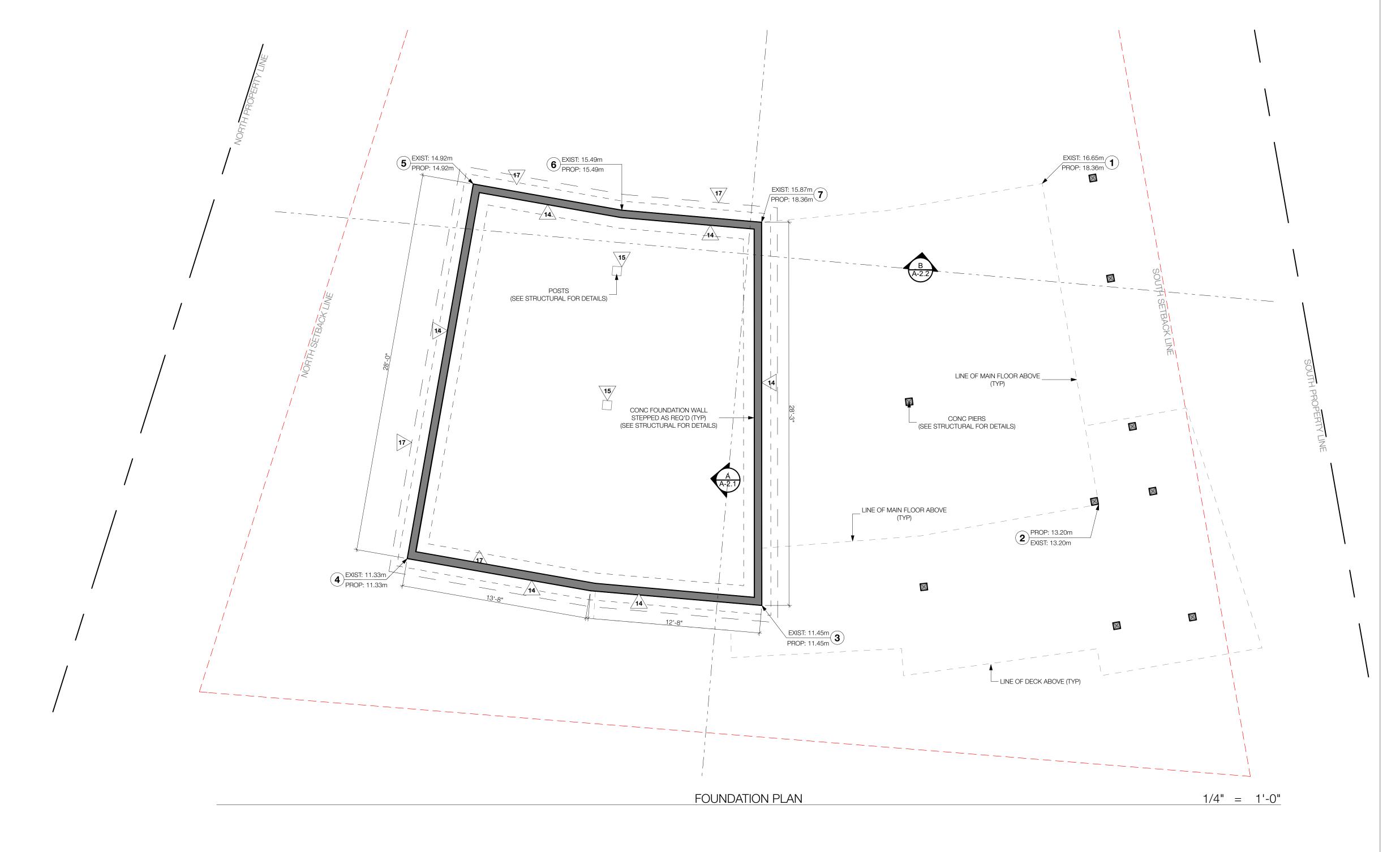
PROJECT TITLE:

SCALE: AS NOTED

FOUNDATION PLAN & CONSTR. ASSEMBLY SCHEDULE

DRAWN BY: AMY ADAMS CHECKED BY: DATE: 2017-08-09

SHEET TITLE:



CONTINUOUS AIR BARRIER

A CONTINUOUS AIR BARRIER IS REQUIRED PER SECTION 9.36.2.9 OF THE **REVISED BCBC 2012**. THIS BARRIER IS REQUIRED IN THE FOLLOWING AREAS: ACROSS JOINTS; BETWEEN ASSEMBLIES; AND AROUND ANY PENETRATIONS. FURTHER REQUIREMENTS FOR AIR BARRIERS ARE DEFINED IN SECTION 9.25.3 OF THE **REVISED BCBC 2012**.

VENTILATION:

ALL VENTILATION IS TO CONFORM TO ALL EXISTING AND NEW REQUIREMENTS IN SECTION 9.32 OF THE **REVISED BCBC 2012**. THIS INCLUDES BUT IS NOT LIMITED TO CHANGES IN REQUIREMENTS OF EFFICIENCY, SEALING AND INSULATION, TEMPERATURE CONTROLS AND EQUIPMENT PLACEMENT.

EXPOSED BEAMS ABOVE (TYP)

MASTER ENS

(VAULTED DRYWALL CEILING)

MASTER BDRM 12'-0" X 13'-0" (VAULTED DRYWALL CEILING)

SMOKE DET.

DIMENSION NOTES:

PROPANE TANK

LOCATION (TBC)

POSTS (TYP)

(SEE STRUCTURAL FOR DETAILS)

LIVING / DINING

22'-0" X 16'-0" (VAULTED T&G CEILING)

FFE: 13.28m

MAIN FLOOR PLAN

RAILS AND LANDINGS ARE ITO

FOR FUTURE SOLAR POWER SYSTEM GLULAM BEAMS ABOVE (TYP)

CO² DET.

50mm DIAM. CONDUIT PIPES

(CONTINUOUS FROM ROOF-TYP)

ALL EXTERIOR DIMENSIONS TAKEN TO EXT. FACE OF SHEATHING.

ALL FOUNDATION DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF CONCRETE.

DRYER VENT TO BE HIDDEN IN

SOFFIT OR VENTED THROUGH ROOF

UTIL RM

8'-0" X 9'-6" WAULTED DRYWALL CEILING

> KITCHEN 11'-8" X 13'-0"

WATERPROOF DECK (483 SF) (WATERPROOF DECK MEMBRANE TO EXTEND 8"

UP EXTERIOR WALLS & TO BE SLOPED MIN 1/4" PER FOOT AWAY FROM DWELLING)

CONT GUTTER W/ LEAF GUARD (TYP)

ALL INTERIOR DIMENSIONS ARE TAKEN TO FACE OF FRAMING.

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

FLOOR AREA

引----

42" GUARD RAIL

FACE MOUNTED SO NOT TO PENETRATE

WATERPROOF MEMBRANE (TYP)

MAIN FLOOR: 1,208 SQ FT LOWER FLOOR: 656 SQ FT TOTAL AREA: 1,864 SQ FT

CONSTRUCTION ASSEMBLY SCHEDULE

NOTE: ALL FINISH MATERIALS TO BE CONFIRMED BY OWNER

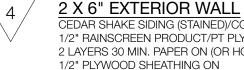


TORCH DOWN MEMBRANE ROOF ON UNDERLAYMENT AS REQ'D ON 1/2" PLYWOOD SHEATHING ON ENGINEERED ROOF TRUSSES/JOISTS W/ (SEE STRUCTURAL FOR DETAILS) R-40 SPRAY FOAM INSULATION W/ 5/8" CEILING GYPSUM BOARD (PAINTED) OR STAINED T&G WOOD (AS NOTED ON PLANS)

FASCIA & SOFFIT PREFINISHED ALUMINUM FASCIA GUTTER



ROOF OVERHANG WOOD FASCIA BOARD (PAINTED/STAINED) LADDER FRAMING AS REQUIRED VENTED WOOD SOFFIT (PAINTED/STAINED)



CEDAR SHAKE SIDING (STAINED)/CONCRETE BOARD SIDING ON 1/2" RAINSCREEN PRODUCT/PT PLYWOOD STRAPPING ON 2 LAYERS 30 MIN. PAPER ON (OR HOUSE WRAP) 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)



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)



2 X 6" INTERIOR PARTITION

2 X 6 STUDS (SEE STRUCTURAL FOR DETAILS) 1/2" WALL GYPSUM BOARD TO BOTH SIDES (PAINTED)



FLOOR ASSEMBLY A 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)



FLOOR ASSEMBLY B 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/JOISTS (SEE STRUCTURAL FOR DETAILS) W/ R-28 BATT INSULATION W/ 6 MIL POLY V.B. W/ FINISHED PLYWOOD (PAINTED/STAINED)



FLOOR ASSEMBLY C

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)



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



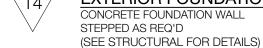


WATER PROOF DECK MEMBRANE (RETURN UP EXT WALL 8") ON 3/4" T&G PLYWOOD GLUED & SCREWED ON SLEEPERS SLOPED MIN 1/4" PER FOOT AWAY FROM DWELLING ON CANTILEVERED ENGINEERED FLOOR TRUSSES/JOISTS (SEE STRUCTURAL FOR DETAILS)



DECK OVER LIVING SPACE

VATER 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) W/ R-28 SPRAY FOAM INSULATION W/



EXTERIOR FOUNDATION WALL (TYP) CONCRETE FOUNDATION WALL

COLUMN FOUNDATION APPROVED ANCHOR EMBEDDED IN CONC PIER ON CONC FOOTING/SCRIBED TO ROCK

(SEE STRUCTURAL FOR DETAILS)



REINFORCED CONCRETE STAIRS OR PRESSURE TREATED WOOD STAIRS ON CONC PIERS



1/4" = 1'-0"

DNA/DON NICHOLSON ARCHITECT

DRAFTED/MODELED BY:

DESIGN CONSULTANT:



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604.612.3656 3D models & renders amv.c.adams@hotmail.com Presentation board design NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND MUST ONLY BE USED IN

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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**

ENG- ENGINEERED T & G- TONGUE AND GROOVE EXT.- EXTERIOR

O/H- OVERHANG

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3	AUG 9, 2017	WEST WALL WINDOWS RVSD
2	APR 18, 2017	ISSUED FOR CONSTRUCTION
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NO.	DATE	REVISION

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

PROJECT TITLE:

SCALE: AS NOTED

SHEET TITLE:

MAIN FLOOR PLAN

DRAWN BY: AMY ADAMS CHECKED BY: DATE: 2017-08-09

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

DECK ASSEMBLY

5/8" TYPE "X" GYPSUM WALL BOARD (PAINTED)

EXTERIOR STAIRS

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

CONTINUOUS AIR BARRIER

A CONTINUOUS AIR BARRIER IS REQUIRED PER SECTION 9.36.2.9 OF THE **REVISED BCBC 2012**. THIS BARRIER IS REQUIRED IN THE FOLLOWING AREAS: ACROSS JOINTS; BETWEEN ASSEMBLIES; AND AROUND ANY PENETRATIONS. FURTHER REQUIREMENTS FOR AIR BARRIERS ARE DEFINED IN SECTION 9.25.3 OF THE **REVISED BCBC 2012**.

VENTILATION:

ALL VENTILATION IS TO CONFORM TO ALL EXISTING AND NEW REQUIREMENTS IN SECTION 9.32 OF THE **REVISED BCBC 2012**. THIS INCLUDES BUT IS NOT LIMITED TO CHANGES IN REQUIREMENTS OF EFFICIENCY, SEALING AND INSULATION, TEMPERATURE CONTROLS AND EQUIPMENT PLACEMENT.

> MECH/ELEC STORAGE

FUTURE SOLAR

POWER SYSTEM

CONDUITS (TYP)

11'-4" 5

MAIN FLOOR PLAN

BDRM 3

11'-9" X 13'-0"

ACCOUSTIC INSUL (TYP) -

BDRM 2

10'-3" X 13'-0"

LINE OF MAIN FLOOR ABOVE

MIDDLE FLOOR FFE: 10.20m

ROUGH IN FOR

FUTURE ELEC CAR —

CHARGE STATION

DIMENSION NOTES:

ALL EXTERIOR DIMENSIONS TAKEN TO EXT. FACE OF SHEATHING.

ALL FOUNDATION DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF CONCRETE.

BEAMS ABOVE

(SEE STRUCTURAL FOR DETAILS)

(SEE STRUCTURAL FOR DETAILS)

OPEN BELOW

MAIN FLOOR

LINE OF MAIN FLOOR ABOVE

(TYP)

- LINE OF DECK ABOVE (TYP)

ALL INTERIOR DIMENSIONS ARE TAKEN TO FACE OF FRAMING.

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.

= ---==

BEAMS ABOVE

TYPE OF HEATING SYSTEMS: IN FLOOR RADIANT & ELECTRIC BASEBOARD

FLOOR AREA

MAIN FLOOR: 1,208 SQ FT LOWER FLOOR: 656 SQ FT TOTAL AREA: 1,864 SQ FT

NOTE: ALL FINISH MATERIALS TO BE CONFIRMED BY OWNER



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/ (AS NOTED ON PLANS)

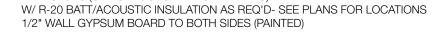
















FLOOR ASSEMBLY B 1.5" FINISHED CONCRETE SKIM COAT W/ HYDRONIC HEATING SYSTEM (SEE MANUFACTURER'S SPECS) ON 5/8" T&G PLYWOOD SUBFLOOR (GLUED & SCREWED) ON

R-28 BATT INSULATION W/ 6 MIL POLY V.B. W/



ENGINEERED FLOOR TRUSSES/JOISTS (SEE STRUCTURAL FOR DETAILS) W/ R-28 BATT INSULATION W/ 6 MIL POLY V.B. W/ FINISHED PLYWOOD (PAINTED/STAINED)

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 MINIMUM 6'-6" HEADROOM 36" HIGH CONTINUOUS HANDRAIL

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

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)

DECK OVER LIVING SPACE

VATER 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) W/ R-28 SPRAY FOAM INSULATION W/

STEPPED AS REQ'D (SEE STRUCTURAL FOR DETAILS)

COLUMN FOUNDATION APPROVED ANCHOR EMBEDDED IN

EXTERIOR STAIRS REINFORCED CONCRETE STAIRS OR

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)

CONSTRUCTION ASSEMBLY SCHEDULE



TORCH DOWN MEMBRANE ROOF ON 5/8" CEILING GYPSUM BOARD (PAINTED) OR STAINED T&G WOOD

PREFINISHED ALUMINUM FASCIA GUTTER





2 X 6" STUDS (SEE STRUCTURAL FOR DETAILS) W/ 6 MIL POLY VAPOUR BARRIER

1/2" INTERIOR WALL GYPSUM BOARD (PAINTED) 2 X 4" INTERIOR PARTITION

2 X 6" INTERIOR PARTITION

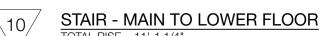


ENGINEERED FLOOR TRUSSES (SEE STRUCTURAL FOR DETAILS) W/ 5/8" TYPE "X" CEILING GYPSUM BOARD (PAINTED)

ENGINEERED FLOOR TRUSSES/JOISTS (SEE STRUCTURAL FOR DETAILS) W/ FINISHED PLYWOOD (PAINTED/STAINED)



5/8" T&G PLYWOOD SUBFLOOR (GLUED & SCREWED) ON



1 - 2 X 12" INTERMEDIATE CARRIAGE





5/8" TYPE "X" GYPSUM WALL BOARD (PAINTED)

EXTERIOR FOUNDATION WALL (TYP) CONCRETE FOUNDATION WALL

CONC PIER ON CONC FOOTING/SCRIBED TO ROCK

(SEE STRUCTURAL FOR DETAILS)

PRESSURE TREATED WOOD STAIRS ON CONC PIERS

(SEE STRUCTURAL FOR DETAILS)

1/4" = 1'-0"

COMPACT FILL

DRAFTED/MODELED BY:

DNA/DON NICHOLSON ARCHITECT

DESIGN CONSULTANT:

AMY ADAMS Architectural Technician

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CONT- CONTINUOUS

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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

CONTRACTOR TO CONFIRM LOCATIONS OF RAIN WATER LEADERS ON SITE.

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

> 50mm DIAM. CONDUIT PIPES — FOR FUTURE SOLAR POWER SYSTEM

(CONTINUOUS FROM ROOF-TYP)

CHIMNEY FLUE TO BE INSTALLED PER MANUFACTURER'S

TORCH DOWN ROOFING

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

WINDOW AND DOOR NOTES:

- 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.

METAL ROOFING/SIDING

TO SEAMLESSLY CLAD

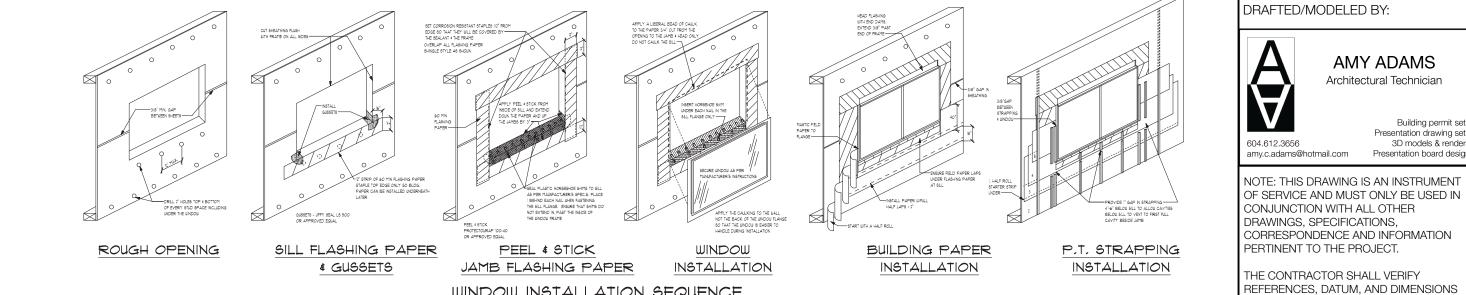
CLERESTORY SECTION

BELOW (TYP)

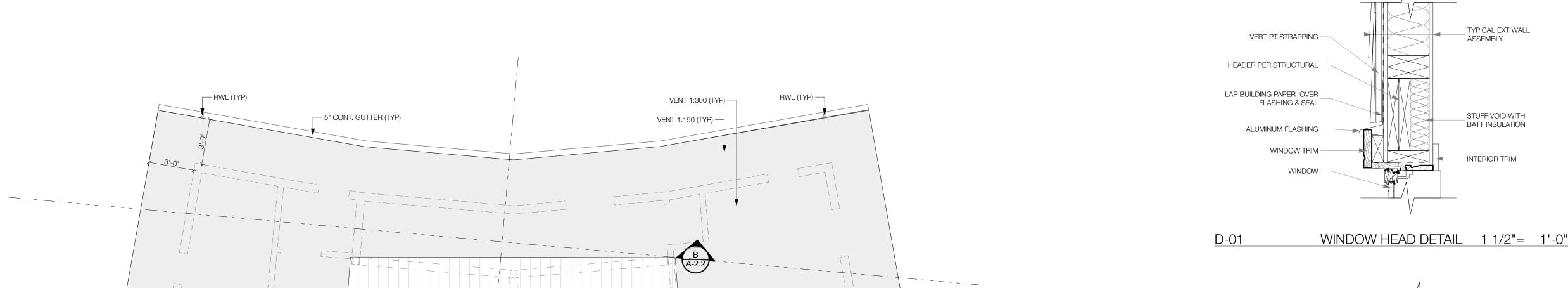
ROOF PLAN

CRICKET: ROOFING TO RETURN UP FACE OF CLERESTORY WALL TO DIVERT — RAIN WATER TO RAIN WATER LEADERS

- FRAMER TO SEE MANUFACTURER'S SPECS FOR ROUGH OPENINGS.
- ALL WINDOWS AND DOORS TO HAVE U FACTOR OF 1.8 OR BETTER.



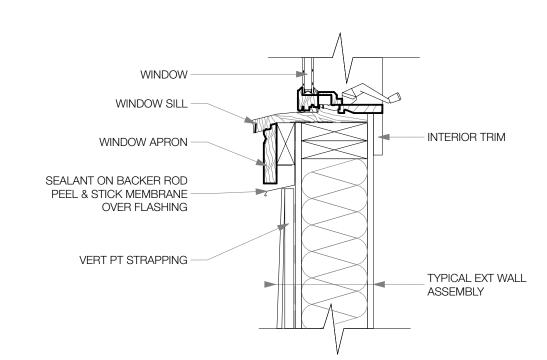
WINDOW INSTALLATION SEQUENCE

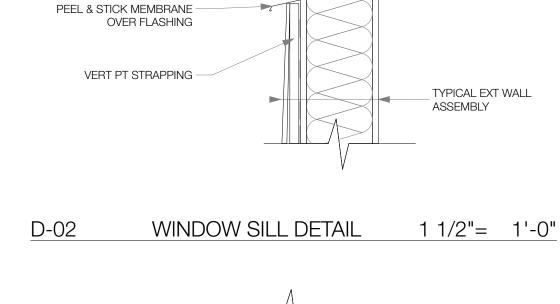


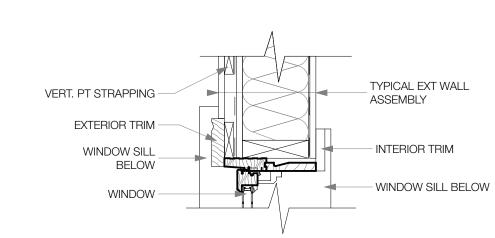
WALLS BELOW (TYP)

TORCH DOWN ROOFING

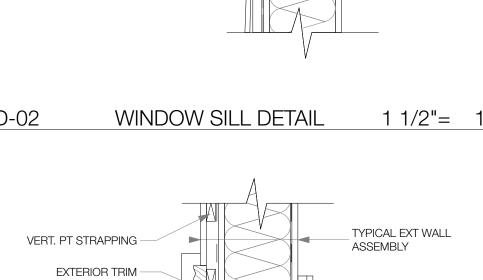
1/4" = 1'-0"







WINDOW JAMB DETAIL 1 1/2"= 1'-0"



HOOVER RESIDENCE

DESIGN CONSULTANT:

DNA/DON NICHOLSON ARCHITECT

ON SITE AND REQUEST CLARIFICATION FROM THE DESIGN TEAM OF ANY DISCREPANCIES OR OMISSIONS AS SOON AS THEY ARE DISCOVERED PRIOR TO

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ENG- ENGINEERED

AMENDMENTS.

PT- PRESSURE TREATED CONT- CONTINUOUS

T & G- TONGUE AND GROOVE EXT.- EXTERIOR

I/S- INSIDE

AMY ADAMS

Architectural Technician

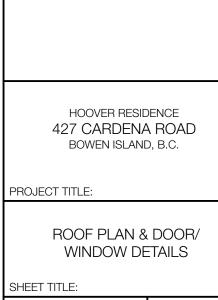
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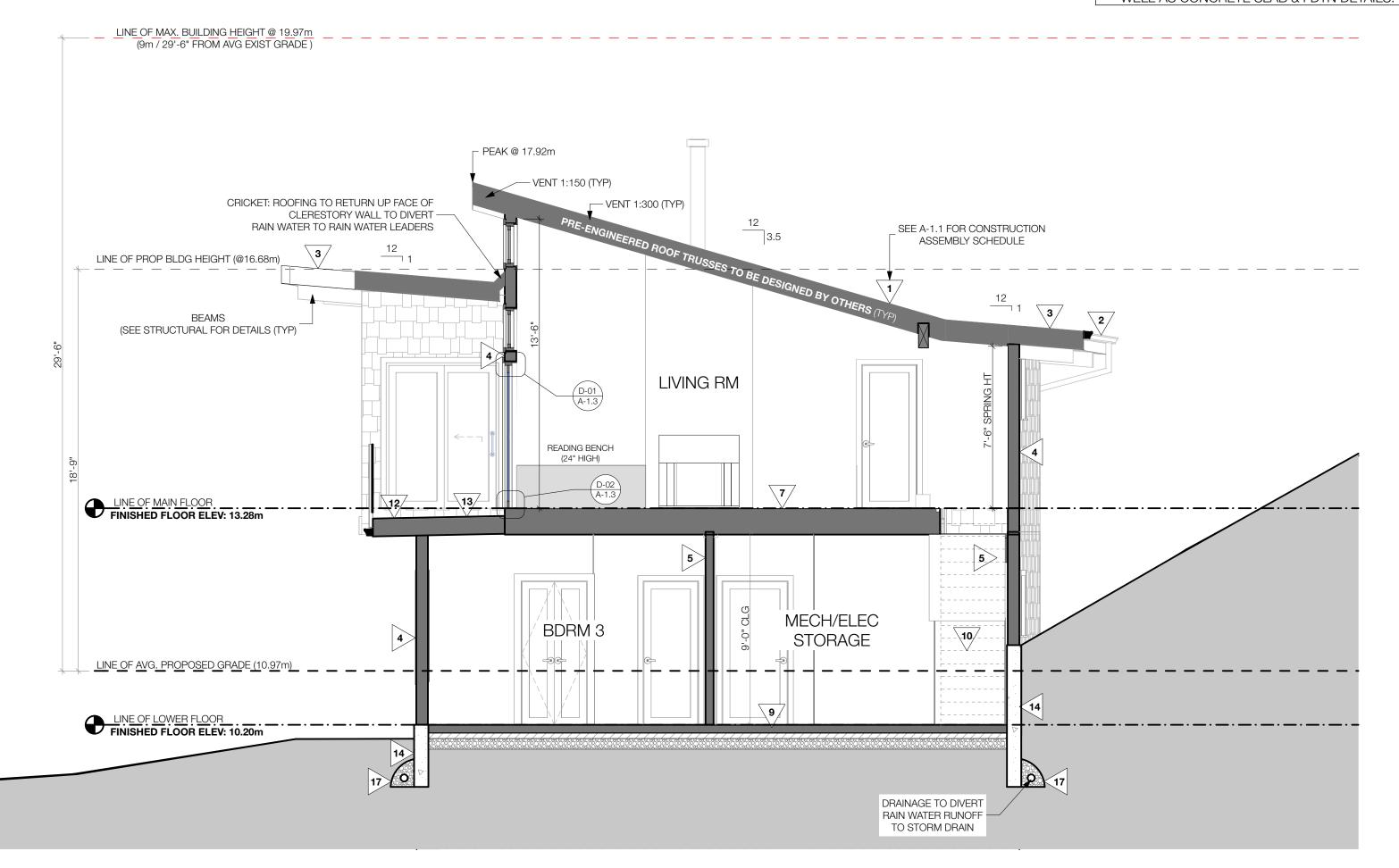
PROJECT TITLE:

WINDOW DETAILS

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



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



BUILDING SECTION A-A

LINE OF MAX. BUILDING HEIGHT @ 19.97m (9m / 29'-6" FROM AVG EXIST GRADE) LINE OF PROP BLDG HEIGHT (@16.68m) **ENSUITE** SHOWER STAIR

CONSTRUCTION ASSEMBLY SCHEDULE

NOTE: ALL FINISH MATERIALS TO BE CONFIRMED BY OWNER



TORCH 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



VENTED WOOD SOFFIT (PAINTED/STAINED)

(AS NOTED ON PLANS)





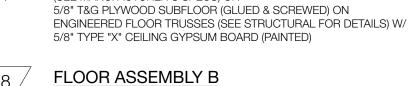


W/ R-20 BATT/ACOUSTIC INSULATION AS REQ'D- SEE PLANS FOR LOCATIONS 1/2" WALL GYPSUM BOARD TO BOTH SIDES (PAINTED)



2 X 6" INTERIOR PARTITION 2 X 6 STUDS (SEE STRUCTURAL FOR DETAILS) 1/2" WALL GYPSUM BOARD TO BOTH SIDES (PAINTED)

FLOOR ASSEMBLY A 5" FINISHED CONCRETE SKIM COAT W/ HYDRONIC HEATING SYSTEM (SEE MANUFACTURER'S SPECS) ON



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/JOISTS (SEE STRUCTURAL FOR DETAILS) W/ R-28 BATT INSULATION W/ 6 MIL POLY V.B. W/ FINISHED PLYWOOD (PAINTED/STAINED)



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)



1/4" = 1'-0"

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DECK ASSEMBLY WATER PROOF DECK MEMBRANE (RETURN UP EXT WALL 8") ON

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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) W/ R-28 SPRAY FOAM INSULATION W/ 5/8" TYPE "X" GYPSUM WALL BOARD (PAINTED)



COLUMN FOUNDATION APPROVED ANCHOR EMBEDDED IN CONC PIER ON CONC FOOTING/SCRIBED TO ROCK



(SEE STRUCTURAL FOR DETAILS)

(SEE STRUCTURAL FOR DETAILS) 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

DESIGN CONSULTANT:

DNA/DON NICHOLSON ARCHITECT

DRAFTED/MODELED BY:

amy.c.adams@hotmail.com

AMY ADAMS Architectural Technician

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CONT- CONTINUOUS

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AUG 9, 2017 APR 18, 2017 APR 11, 2017 ADD WIN/DR SCHED DATE REVISION

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

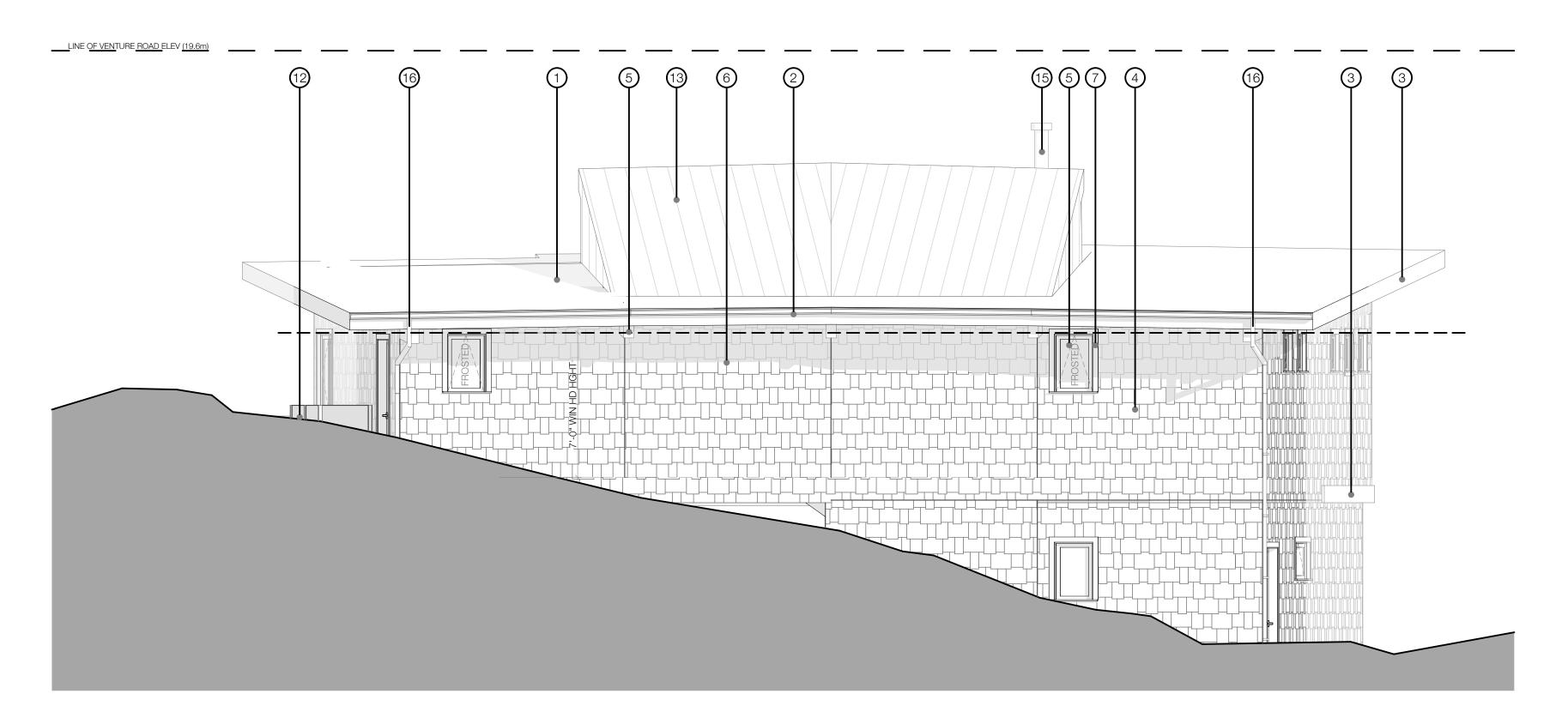
PROJECT TITLE:

BUILDING SECTIONS

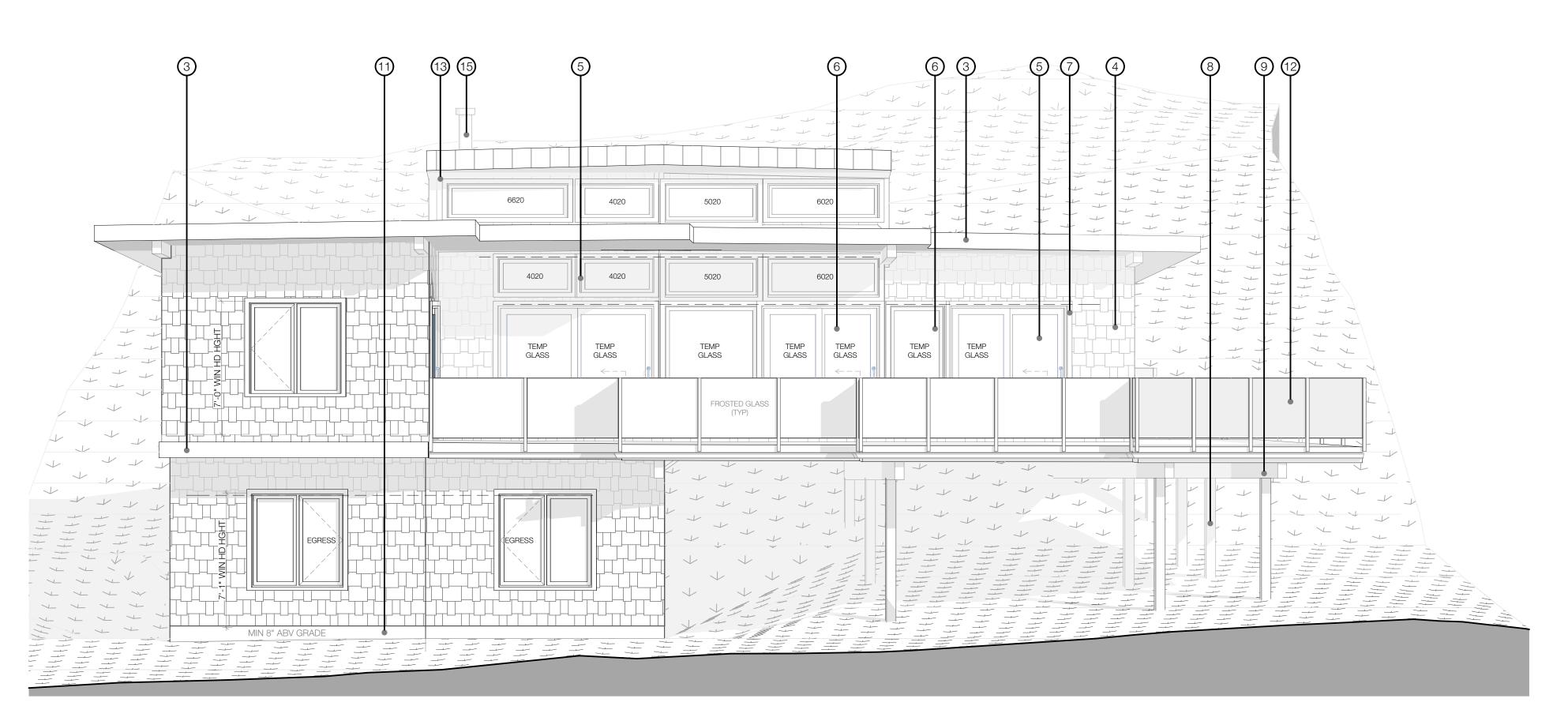
DRAWN BY: AMY ADAMS CHECKED BY:

DATE: 2017-08-09 SCALE: AS NOTED

BUILDING SECTION B-B 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"



WEST ELEVATION 1/4" = 1'-0" MATERIAL LEGEND

NOTE: ALL FINISH MATERIALS TO BE TO CONFIRMED BY OWNER

(1) TORCHDOWN MEMBRANE 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

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:



Architectural Technician

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

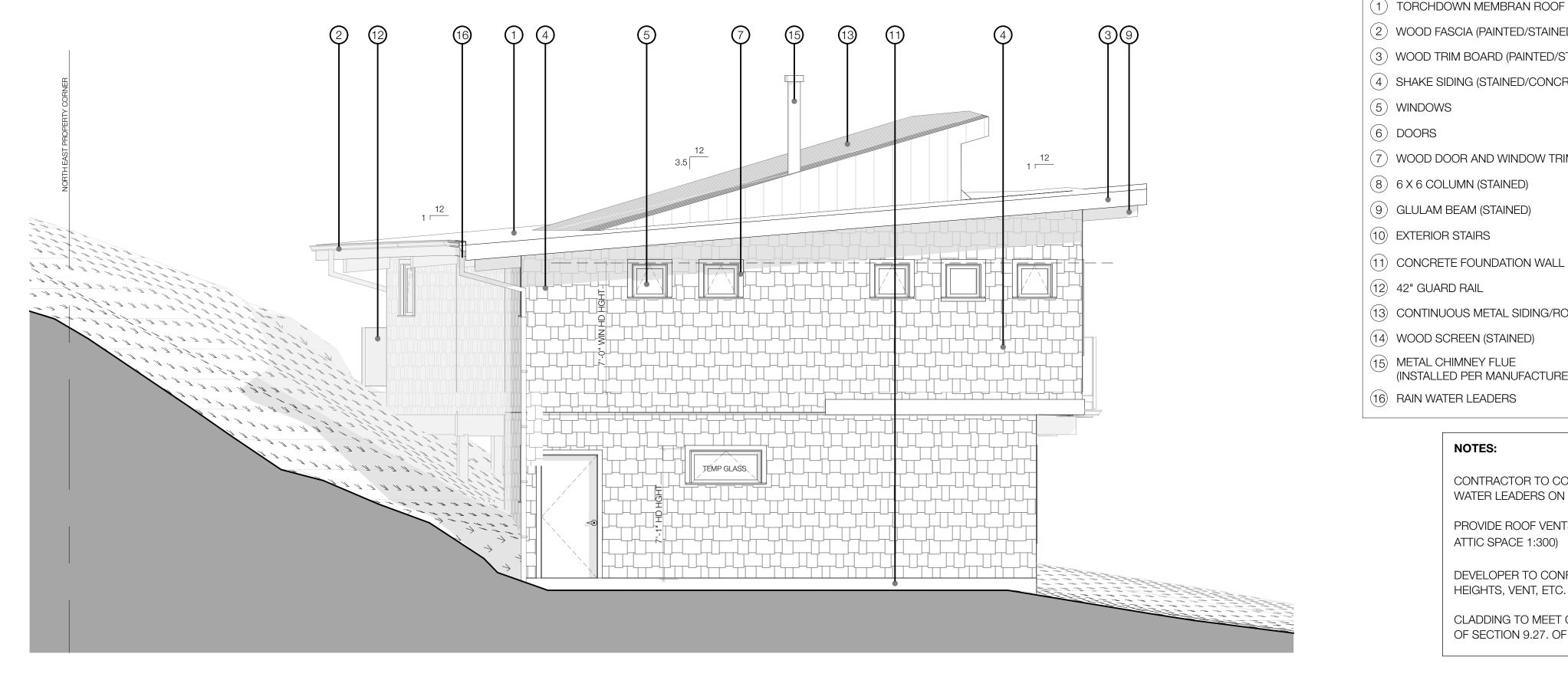
PROJECT TITLE:

SCALE: AS NOTED

BUILDING ELEVATIONS

DRAWN BY: AMY ADAMS CHECKED BY: DATE: 2017-08-09

A-3.1



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

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

1/4" = 1'-0"

NOTES:

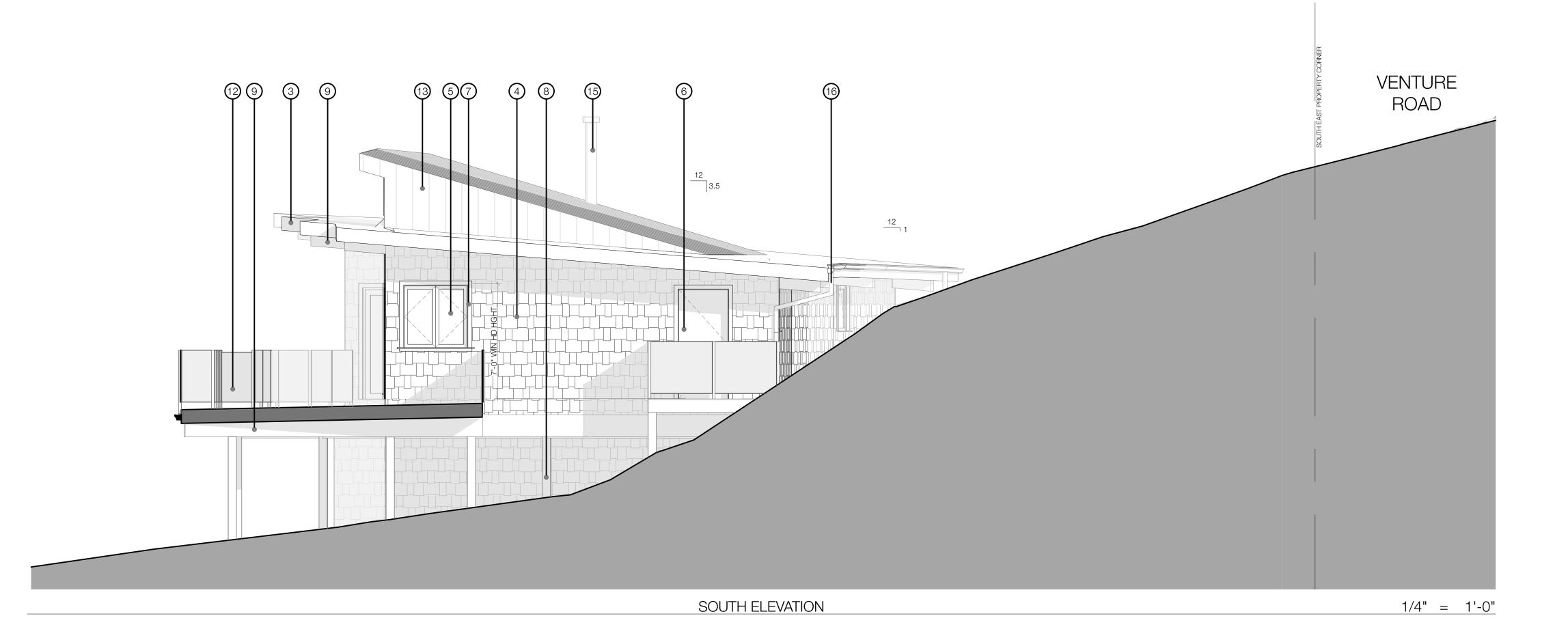
CONTRACTOR TO CONFIRM LOCATIONS OF RAIN WATER LEADERS ON SITE

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

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



NORTH ELEVATION

DESIGN CONSULTANT:

DNA/DON NICHOLSON ARCHITECT

DRAFTED/MODELED BY:



Building permit sets Presentation drawing sets 604.612.3656 3D models & renders amy.c.adams@hotmail.com Presentation board design

NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND MUST ONLY BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS, CORRESPONDENCE AND INFORMATION

THE CONTRACTOR SHALL VERIFY REFERENCES, DATUM, AND DIMENSIONS ON SITE AND REQUEST CLARIFICATION FROM THE DESIGN TEAM OF ANY DISCREPANCIES OR OMISSIONS AS SOON AS THEY ARE DISCOVERED PRIOR TO

PERTINENT TO THE PROJECT.

EXECUTION OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF EXECUTION AND

FOR COMPLIANCE OF ALL WORK WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.

DO NOT SCALE DRAWINGS.

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

PROJECT TITLE:

BUILDING ELEVATIONS

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A-3.2 SCALE: AS NOTED

WINDOW SCHEDULE					
3D Front Axonometry		IZE HEIGHT	TYPE (HAND DET FROM INSIDE)		
	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	
9	W 1'-4"	HT 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	
52	3'-0"	6'-8"	3 RH & 1 LH	
200	4'-0"	6'-8"	1 DOUBLE SWING	
26	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:

DNA/DON NICHOLSON ARCHITECT

DRAFTED/MODELED BY:



AMY ADAMS

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Presentation drawing sets
3D models & renders
amy.c.adams@hotmail.com

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PROJECT TITLE:

WINDOW & DOOR SCHEDULE

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