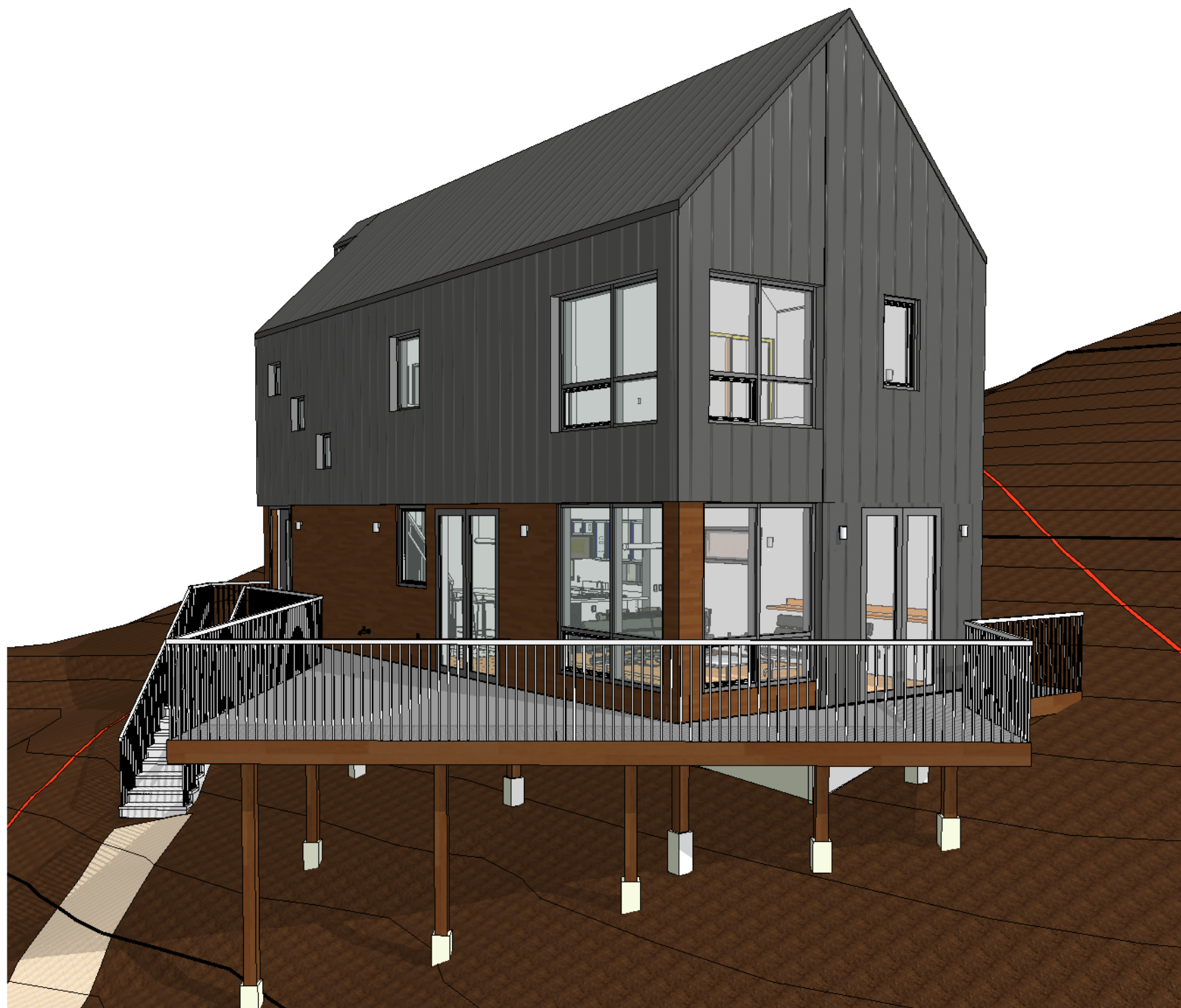




SHEET NUMBER

A000	CONTENTS & PROJECT DATA
A000.1	UNPROTECTED OPENINGS
A002	GENERAL NOTES/SPECIFICATIONS
A004	CONSTRUCTION ASSEMBLIES
A100	SITE PLAN
A100.1	SITE SERVICES AND PARKING
A105	FOUNDATION & MAJOR FRAMING PLAN
A130	FLOOR/ROOF PLANS
A303	BUILDING ELEVATIONS
A310	INTERIOR ELEVATIONS - CASEWORK & MILLWORK
A401	BUILDING SECTIONS
A402	BUILDING SECTIONS
A403	SECTION DETAILS

PROJECT ZONING CODE DATA

CIVIC ADDRESS: 1178 MILLER ROAD, BOWEN ISLAND, B.C.
LEGAL DESCRIPTION: LOT B, DL 1628, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN 13818
ZONING: SR2
LOT AREA: 9,267 SQFT (860.9 SQM)

SETBACKS

FRONT	REQUIRED: 24.6 FT (7.5 m)	PROPOSED: 79.29 FT
REAR	REQUIRED: 24.6 FT (7.5 m)	PROPOSED: 26.90 FT
SIDE (EAST)	REQUIRED: 9.84 FT (3 m)	PROPOSED: 10.04 FT
SIDE (WEST)	REQUIRED: 9.84 FT (3 m)	PROPOSED: 9.86 FT

BUILDING HEIGHT:

AVERAGE NATURAL GRADE CALCULATION

VERTEX	NAT. GRADE	FACE LENGTH	FACE AREA
A	273.00 FT		
B	271.87 FT	46.33 FT	12,621.9 SQFT
C	266.54 FT	17.56 FT	4,727.2 SQFT
D	268.29 FT	42.36 FT	11,327.6 SQFT
E	270.2 FT	7.46 FT	2,008.6 SQFT
F	269.96 FT	3.96 FT	1,069.5 SQFT
A	273 FT	10.08 FT	2,736.5 SQFT
		TOTAL: 127.78 FT	34,491.3 SQFT
		AVE NAT. GRADE = 34,491.3/127.78 = 269.93 FT	

RESULTING AVE. NAT. GRADE: 269.93 FT MAX BUILDING HEIGHT: 29.61 FT	PROPOSED CEILING TO PEAK MID POINT: 296.60 FT PROPOSED BUILDING HEIGHT: 26.67 FT
--	--

LOT COVERAGE:

MAX: 1075.8 SQFT + 10% OF LOT AREA = 1075.8 SQFT + 9267 SQFT x 0.1 = 2002.5 SQFT
UP TO MAX 5379.2 SQFT
PROPOSED = 1244.4 SQFT

OFF-STREET PARKING

REQUIRED: 2 PER DWELLING, 2 TOTAL PROPOSED: 2

PROJECT BUILDING CODE DATA

BCBC 2024, PART 9 - HOUSING AND SMALL BUILDINGS

OCCUPANCY: GROUP C, RESIDENTIAL

9.10.2.1

FIRE RESISTANCE RATING OF FLOORS AND ROOFS

TABLE 9.10.8.1

MAX: 3 STOREY,
FLOORS: 45 MIN
UNOCCUPIED ROOFS: NONE

FIRE RESISTANCE RATING OF WALLS, COLUMNS, ARCHES

9.10.8.3

SPATIAL SEPARATION

TABLE 9.10.15.4

FOR ANALYSIS DETAILS SEE 2 / A000.1

PROPOSED UNIT

BUILDING FACE	I.D.	MAX % UNPROTECTED OPENINGS	PROPOSED UNPROTECTED OPENINGS
NORTH	6.90m	34%	11.1%
SOUTH A	4.17m	32%	9.6%
SOUTH B	8.00m	100%	32.2%
EAST	6.35m	69%	37.4%
WEST	5.00m	32%	7.8%
ROOF (SKYLIGHTS)	9.23m	100%	12.8%

CONSTRUCTION ASSEMBLY THERMAL RESISTANCE - SEE ENERGY ADVISER'S REPORT FOR REQUIRED VALUES



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[illegible]

1178 Miller Road, Bowen Island, B.C

Project number

Date 2024-10-01

Drawn by GS

Checked by GS

A000

Scale $1/4" = 1'-0"$

EW1		12" PROLOCK STANDING SEAM ROOF PANELS 1/2" P.T. RAINSCREEN STRAPPING COMMERCIAL GRADE BUILDING WRAP 6 1/2" MANUFACTURED SIP PANEL 6 mil POLY VAPOR BARRIER 1/2" GWB SEE SIP MANUFACTURER'S ENGINEERED DETAILS AND PROJECT ENGINEER'S DRAWINGS FOR PANEL JOINT CONNECTIONS.	FRR	FRR REF.	RSI (R-VALUE) 4.26 (24.2)
Basic Wall Miller Rd - Exterior Wall - SIP Standing Seam Metal					
EW1.1		12" PROLOCK STANDING SEAM ROOF PANELS 4" P.T. RAINSCREEN STRAPPING & SHIM COMMERCIAL GRADE BUILDING WRAP 6 1/2" MANUFACTURED SIP PANEL 6 mil POLY VAPOR BARRIER 1/2" GWB SEE SIP MANUFACTURER'S ENGINEERED DETAILS AND PROJECT ENGINEER'S DRAWINGS FOR PANEL JOINT CONNECTIONS.	FRR	FRR REF.	RSI (R-VALUE) 4.26 (24.2)
Basic Wall Miller Rd - Exterior Wall - SIP Standing Seam Metal - Furred 4"					
EW2		FINE LINE CEDAR SIDING 1/2" P.T. RAINSCREEN STRAPPING COMMERCIAL GRADE BUILDING WRAP 6 1/2" MANUFACTURED SIP PANEL 6 mil POLY VAPOR BARRIER 1/2" GWB SEE SIP MANUFACTURER'S ENGINEERED DETAILS AND PROJECT ENGINEER'S DRAWINGS FOR PANEL JOINT CONNECTIONS.	FRR	FRR REF.	RSI (R-VALUE) 4.26 (24.2)
Basic Wall Miller Rd - Exterior Wall - SIP Cedar Siding					

IF1 Basic Wall 3.25" conc-faced rigid insul - IF1	DRAIN MATT & FILTER (BELOW GRADE) FIBER CEMENT BOARD FACING (FROM 4" BELOW GRADE TO TOP OF FOUNDATION) RIGID INSULATION R-12.5 LIQUID-APPLIED FOUNDATION WATER PROOFING CONCRETE FOUNDATION WALL RIGID INSULATION R-12.5	FRR TOP FRR REF.	RSI (R-VALUE) 2.2 (12.5)
IF2 Basic Wall Miller Rod - Foundation Concrete Wall 8"	CONCRETE FOUNDATION WALL	FRR FRR REF.	RSI (R-VALUE)

P1		FRR FRR REF. RSI (R-VALUE)
P2		FRR FRR REF. RSI (R-VALUE)

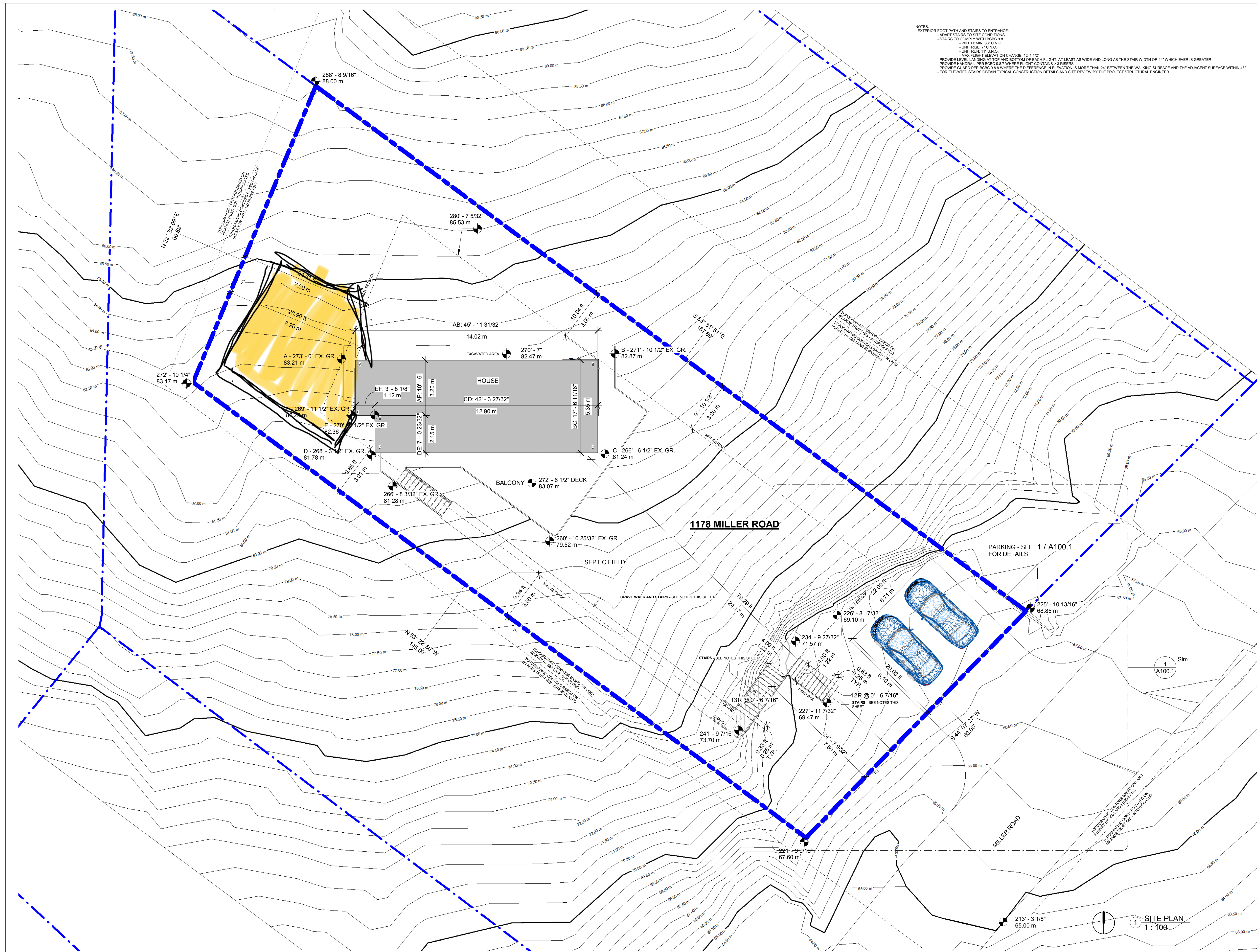
R1		1" PROLOCK STANDING SEAM METAL ROOF PANELS SAM HY ROOF MEMBRANE 1/2" EXD GRADE ROOF SHEATHING 2X3 WOOD STRAPPING (VERTICAL) COMMERCIAL GRADE BUILDING WRAP 10 1/2" MANUFACTURED SIP ROOF PANELS 6 mil POLY VAPOR BARRIER 1" GWB	RSI (R-VALUE) 7.1 (40.3)
Basic Roof Miller Rd - SIP Portion		SEE SIP MANUFACTURER'S ENGINEERED DETAILS AND PROJECT ENGINEER'S DRAWINGS FOR PANEL JOINT CONNECTIONS.	

C1 Compound Ceiling GWB & 2X6 Drop Ceiling	2X6 WOOD CEILING JOISTS 1/2" GWB	RSI (R-VALUE)
--	---	----------------------

F1 Floor Miller Rd - 11 7/8" T/I Floor	FINISH FLOORING - NOT SHOWN 3/4" EXT GRADE PLYWOOD SHEATHING 11/8" T/I JOISTS AND 3.9" ACOUSTIC BATT INSULATION RESILIENT CHANNEL 1/2" GWB	RSI (R-VALUE)
F2 Floor 9 1/2" T/I Floor	FINISH FLOORING - NOT SHOWN 3/4" EXT GRADE PLYWOOD SHEATHING 9 1/2" T/I JOISTS & R-30 BATT INSULATION FIBER CEMENT PANEL SOFFIT FINISH	RSI (R-VALUE) 5.61 (31.8)
F3 Floor 5" Slab w 3" XPS Insulation - F3	FINISH FLOORING - NOT SHOWN 5" REINFORCED CONCRETE SLAB 10 ml POLY V.B. 3" EPS INSULATION MIN R-12.5	RSI (R-VALUE) 2.2 (12.5)
F4 Floor 2x10 Floor - Plywood Deck & Soffit	VINYL DECK MEMBRANE 3/4" EXT GRADE P.T. PLYWOOD SHEATHING P.T. 2x10 JOISTS	RSI (R-VALUE)



RULOFF RESIDENCE	
1178 Miller Road, Bowen Island, B.C.	
CONSTRUCTION ASSEMBLIES	
Project number	
Date	2024-10-01
Drawn by	Author
Checked by	Checker
A004	
Scale	1/2" = 1'-0"



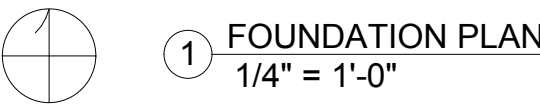
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RESIDENCE

749 DALKIETH AVE, NORTH SAANICH, B.C.

SITE PLAN	
Project number	
Date	
Drawn by	
Checked by	
A100	
Scale	1 : 100



RULOFF RESIDENCE

1178 Miller Road, Bowen Island, B.C.

Project number

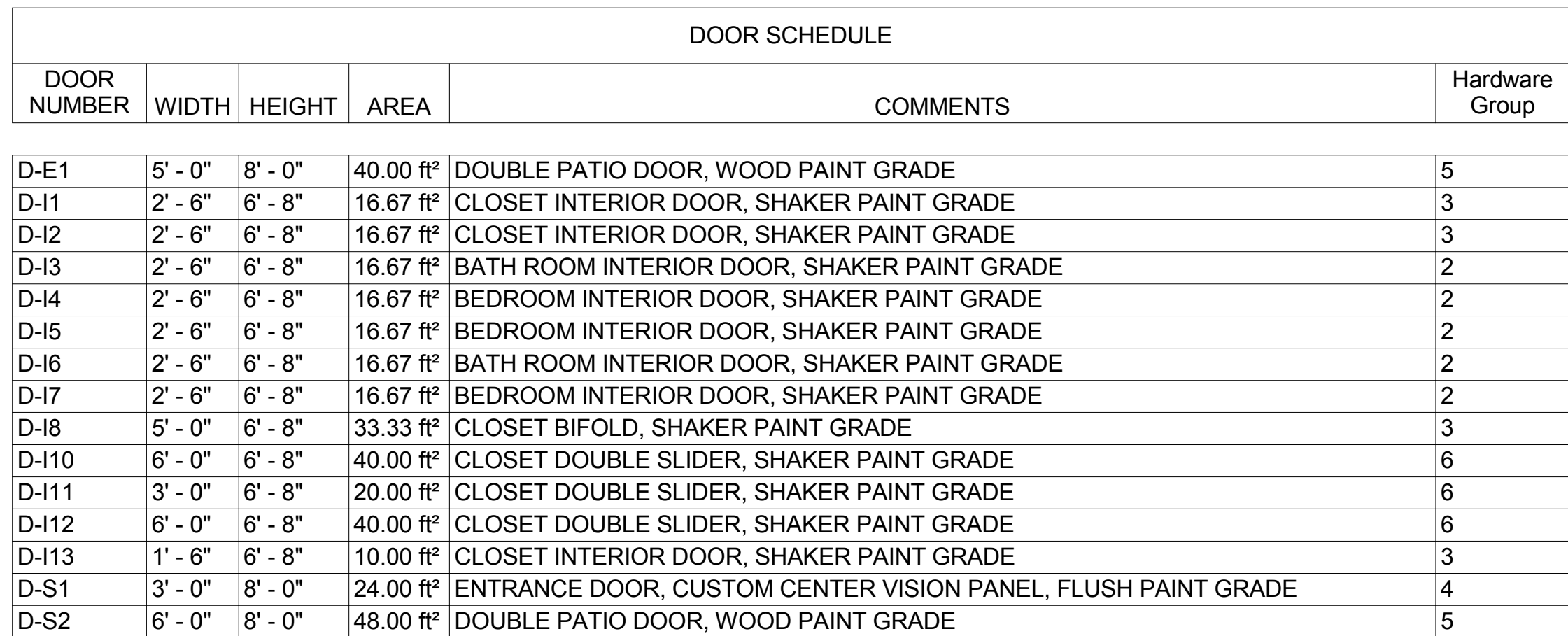
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A105

Scale $1/4" = 1'-0"$



1 - LEVER PASSAGE
2 - LEVER PRIVACY
3 - LEVER DUMMY AND BALL CATCH W STRIKE PLATE
4 - LEVER AND DEAD BOLT
5 - LEVER, DEAD BOLT, AND FLUSH BOLTS



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1178 Miller Road, Bowen Island, B.C.

Project number

Date 2024-10-01

Drawn by GS

Checked by GS

A130

Scale $1/4" = 1'-0"$

[illegible]

BUILDING ELEVATIONS	
Project number	
Date	2024-10-01
Drawn by	GS
Checked by	
A303	
Scale	1/4" = 1'-0"



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1178 Miller Road, Bowen Island, B.C.

INTERIOR ELEVATIONS - CASEWORK & MILLWORK

Project number

Date	2024-10-01
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Drawn by	Author
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Checked by	Checker
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A310

Scale $1/4" = 1'-0"$

KEYNOTE LEGEND	
KEY NUMBER	DESCRIPTION

CASEWORK SCHEDULE						
TAG #	NAAWS CDS TYPE	WIDTH	HEIGHT	DEPTH	SPECIAL FEATURES	FINISH/COLOR

			1' - 0"		
			1' - 11 5/8"		
			1' - 11 5/8"		
			1' - 11 5/8"		
			1' - 11 5/8"		
			1' - 11 5/8"		
			1' - 0"		
			1' - 0"		
			1' - 0"		
			1' - 11 5/8"		
			1' - 11 5/8"		
			1' - 0"		
			1' - 11 5/8"		
			1' - 0"		
	424		1' - 4"		
	424		1' - 4"		
			2' - 0"		
			2' - 0"		
			2' - 0"		
			1' - 6"		
			1' - 11 5/8"		

CASEWORK NOTES:

- CASE WORK DEPICTIONS TO BE READ FOR DIMENSIONS AND LAYOUT ONLY. DOOR, DRAWER-FRONT, AND GABLE PANEL STYLE/TYPE SPECIFIED MAY DIFFER FROM DEPICTION
- PRIOR TO PRODUCTION, CONTRACTOR TO PROVIDE SHOP DRAWINGS SHOWING CASEWORK LAYOUT, INCLUDING FINISHED GABLE END PANELS, FILLER PANELS, AND LAYOUT ADJUSTMENT POINTS, BASED ON ACCURATE SITE MEASUREMENTS. CONTRACTOR TO BE RESPONSIBLE FOR CONFIRMING INTENDED LAYOUT FITS THE AVAILABLE SPACE AS BUILT. ADJUSTMENTS, IF ANY, TO THE LAYOUT TO BE PRE-APPROVED BY OWNER.
- PROVIDE MATCHING GABLE FINISH PANEL TO ALL EXPOSED GABLE ENDS.

CASEWORK SPECIFICATIONS:

- CASEWORK TO CONFORM TO NAAWS - CUSTOM GRADE STANDARDS, AND GENERAL REQUIREMENTS.
- CABINET DOORS: FLUSH, FULL OVERLAY, EURO STYLE HINGE, SOFT CLOSE. FACTORY FINISH. PROVIDE ONE FINISHED SUBMITTAL SAMPLE.
- DRAWER FRONTS: MATCH DOORS.
- GABLE PANELS: MATCH DOORS.
- TONGUE KICK: WOOD VENEER ON 1/4" MDF, FACTORY FINISH.
- CASES: FRAMELESS, PLYWOOD, FACTORY FINISH.
- DRAWERS: WOOD, FACTORY FACTORY FINISH.
- SHELVES: WOOD VENEER PLYWOOD, FACTORY FINISH.
- DOOR AND DRAWER PULLS: 6" STAINLESS STEEL BAR TYPE, PROVIDE SUBMITTAL SAMPLE. CONSULT OWNER FOR PULL LOCATIONS ON DOORS AND DRAWERS. SUPPLIER/CONTRACTOR SHALL CONFIRM COMPATIBILITY WITH ADJACENT DRAWER MOVEMENT ZONE, AND DOOR SWING ZONE.
- COUNTERS: STONE/ENGINEERED STONE. PROVIDE SUBMITTAL SAMPLE.

CASEWORK FINISH/COLOR:
- CABINETS: T.B.D. CONFIRM WITH OWNER.
- TOE KICK: T.B.D. CONFIRM WITH OWNER.
- COUNTER: T.B.D. CONFIRM WITH OWNER.

MILLWORK NOTES:
- FASTENERS TO BE SET, FILLED, SANDED FLUSH PRIOR TO FINISH APPLICATION.

MILWORK MATERIAL:
- WINDOW TRIM: T.B.D. CONFIRM WITH OWNER.
- DOOR TRIM: T.B.D. CONFIRM WITH OWNER.
- BASEBOARD: T.B.D. CONFIRM WITH OWNER.

MILWORK COLORS/TYPES:
 - WINDOW TRIM: T.B.D. CONFIRM WITH OWNER.
 - DOOR TRIM: T.B.D. CONFIRM WITH OWNER.
 - BASEBOARD: T.B.D. CONFIRM WITH OWNER.

TILE TYPES:

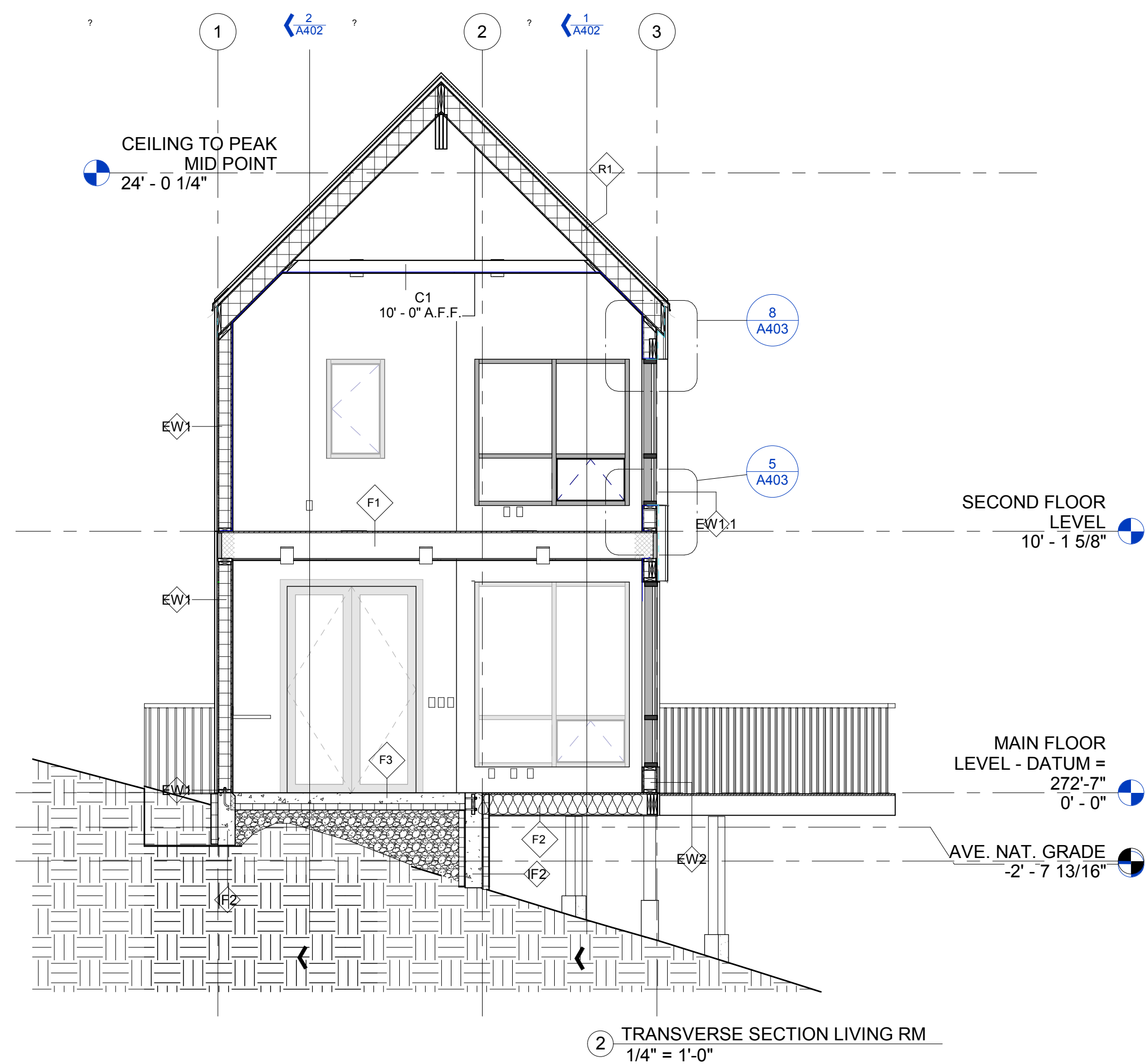
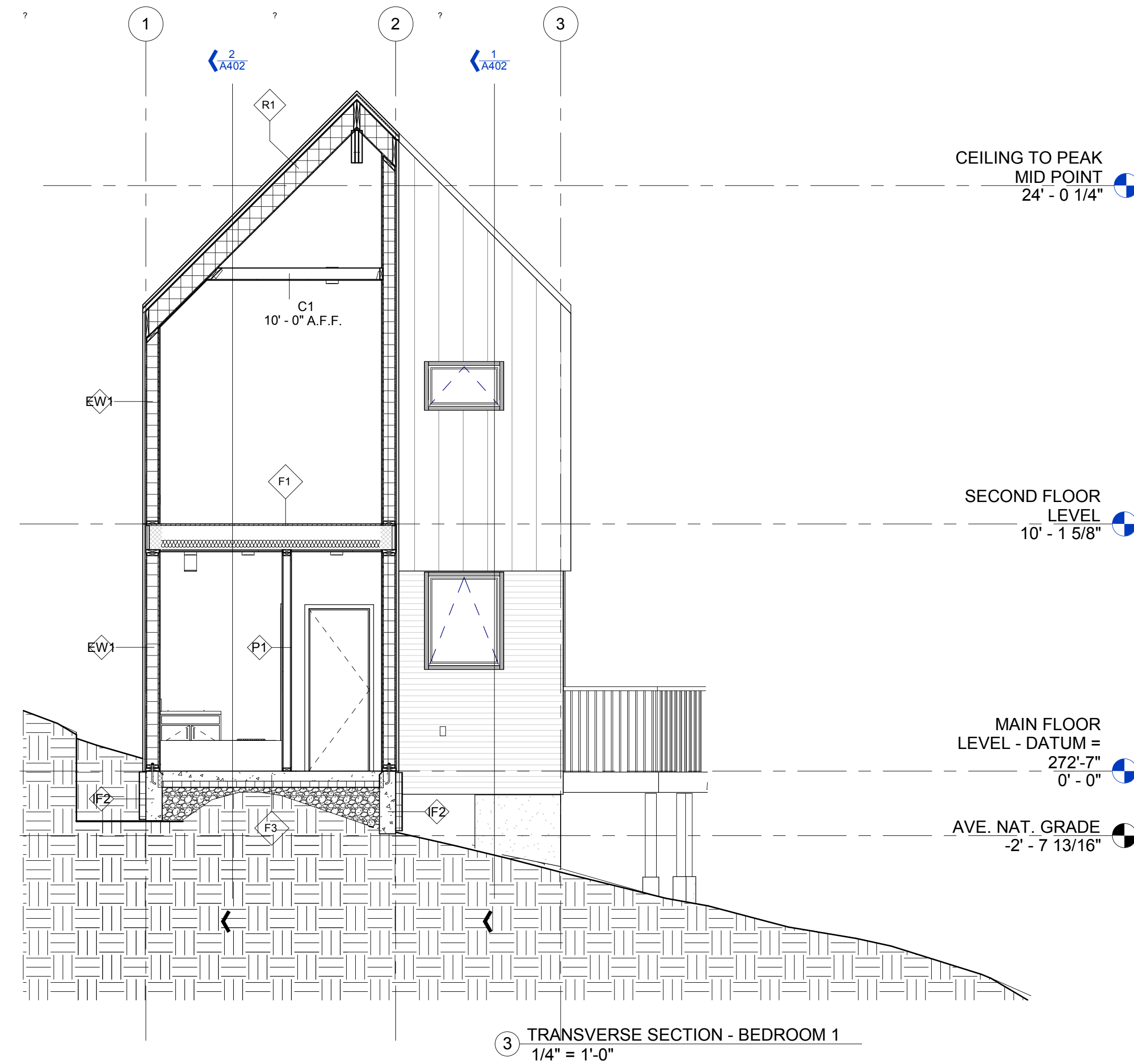
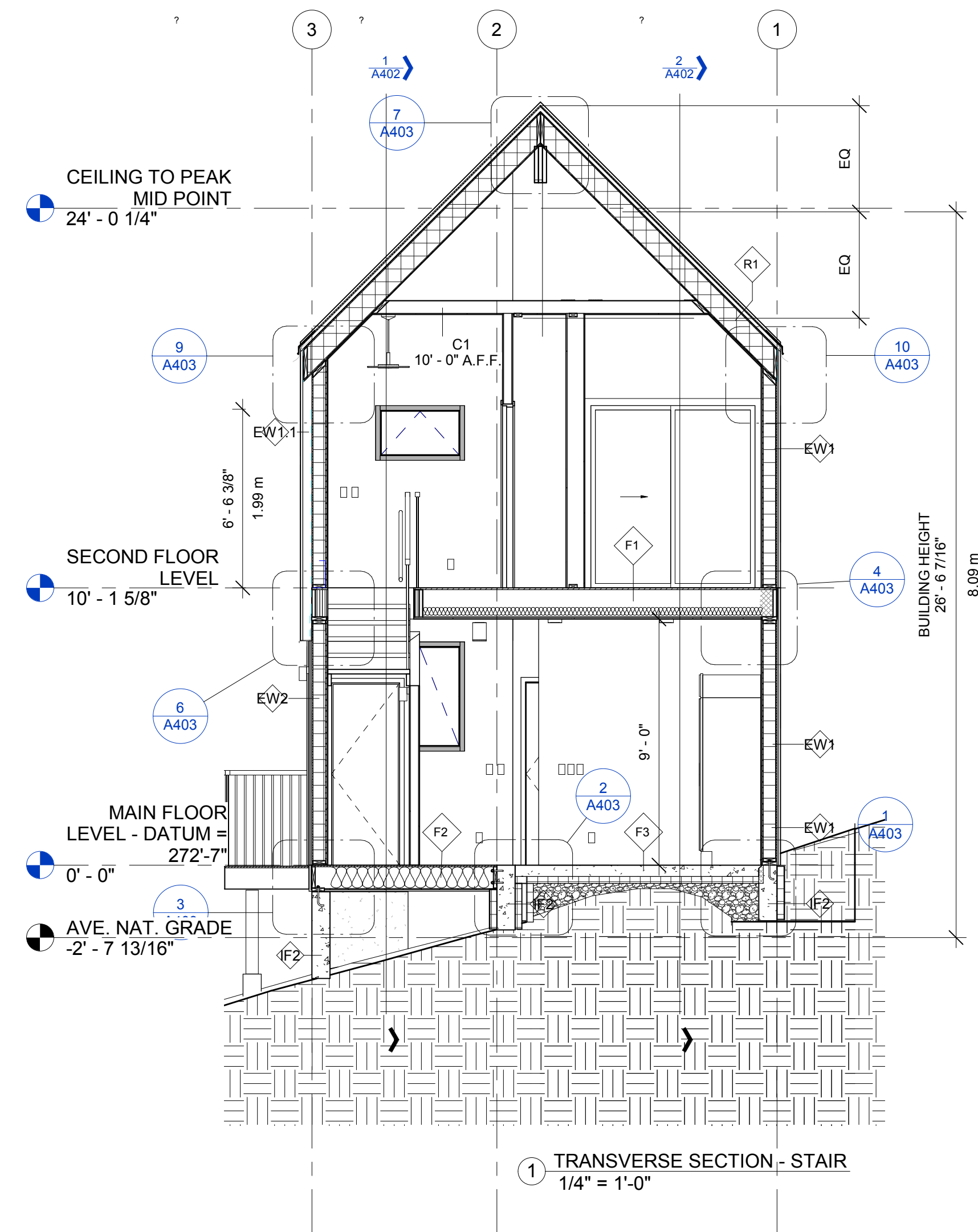
- | | |
|---|--|
| 1 | 2"x2", GLASS OR STONE, T.B.D., CONSULT OWNER |
| 2 | 2"x2", GLASS OR STONE, T.B.D., CONSULT OWNER |
| 3 | ??? |

TILE NOTES:

- PROVIDE SUBMITTAL SAMPLE OF ALL TILE IN CORRECT SIZES.
- UNBOUNDED TILE PERIMETER EDGES TO BE TERMINATED WITH APPROPRIATE DIMENSION SCHLUTER EDGE TRIM - SATIN ANOD. ALUM.
- PROVIDE SUBMITTAL SAMPLE.

SYMBOLS LEGEND

- | | | | |
|---|--------------------------------------|---|--|
|  | SMOKE DETECTOR |  | LINEAR UNDER-CABINET LIGHT |
|  | DUPLEX RECEPTACLE |  | CASEWORK TAG - NAAWS CDS NUMBER, TAG #, WIDTH, HEIGHT, DEPTH |
|  | GFCI DUPLEX RECEPTACLE |  | WINDOW TAG |
|  | COUNTER DUPLEX RECEPTACLE |  | DOOR TAG |
|  | JUNCTION BOX |  | WALL TAG |
|  | QUADPLEX RECEPTACLE | Room name
<div>101</div> 150 SF | |
|  | 240 VAC RECEPTACLE | | |
|  | WEATHER PROOF GFCI DUPLEX RECEPTACLE | | |
|  | SPLIT DUPLEX RECEPTACLE |  | LIGHT FIXTURE TAG |
|  | DEDICATED DUPLEX RECEPTACLE |  | RECEPTACLE TAG - RECEPTACLE NUMBER AND MOUNTING HEIGHT |
|  | RECESSED POT LIGHT |  | MECH. EQUIP. TAG |
|  | WALL SCONCE LIGHT FIXTURE |  | LIGHT SWITCH TAG - SWITCH NUMBER AND MOUNTING HEIGHT |
|  | CABINET FILLER PANEL | | |



KEYNOTE LEGEND	
KEY NUMBER	DESCRIPTION



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RULOFF RESIDENCE

1178 Miller Road, Bowen Island, B.C.

BUILDING SECTIONS

Project number

Date	2024-10-01
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A401

Scale	1/4" = 1'-0"
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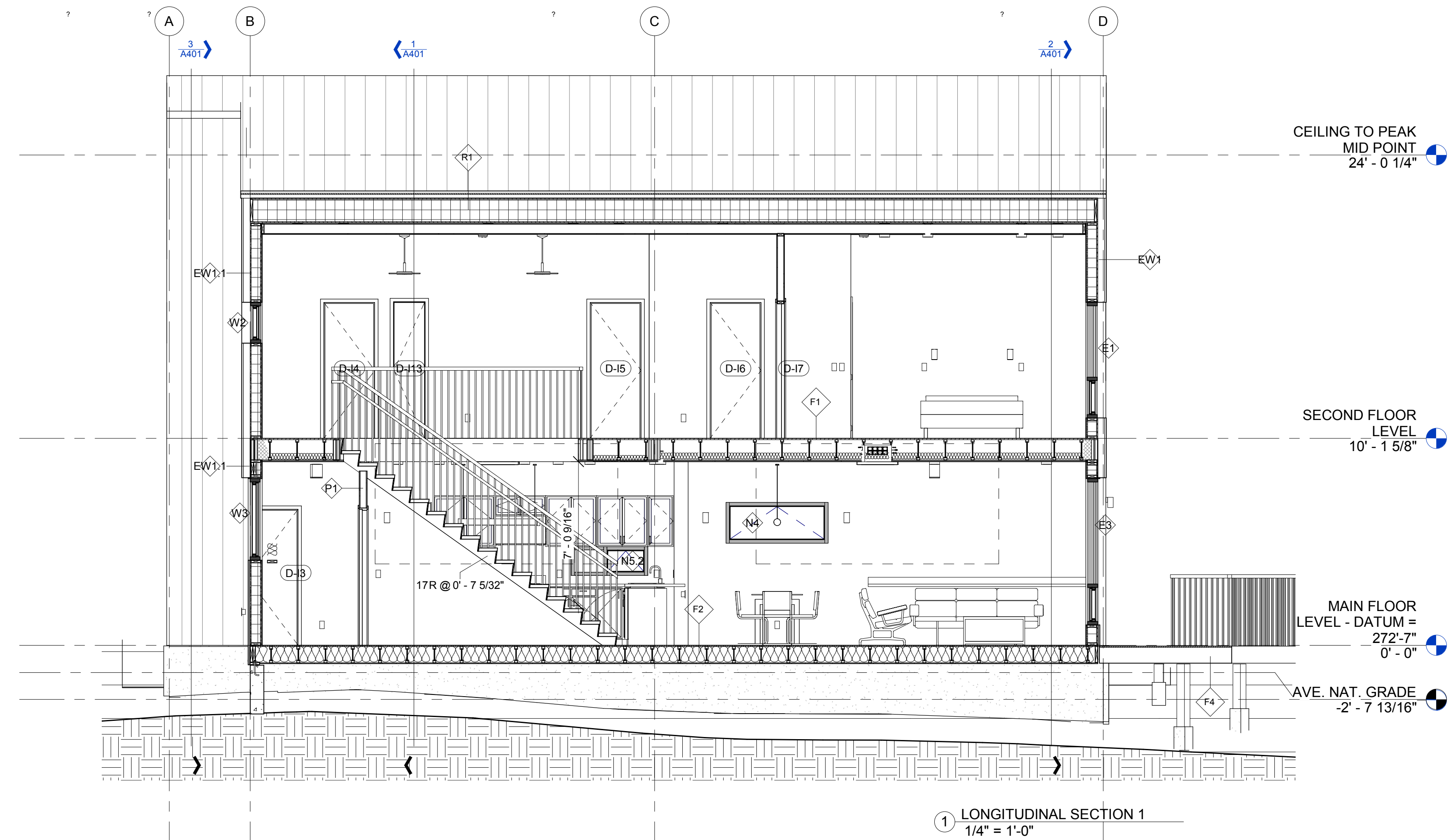
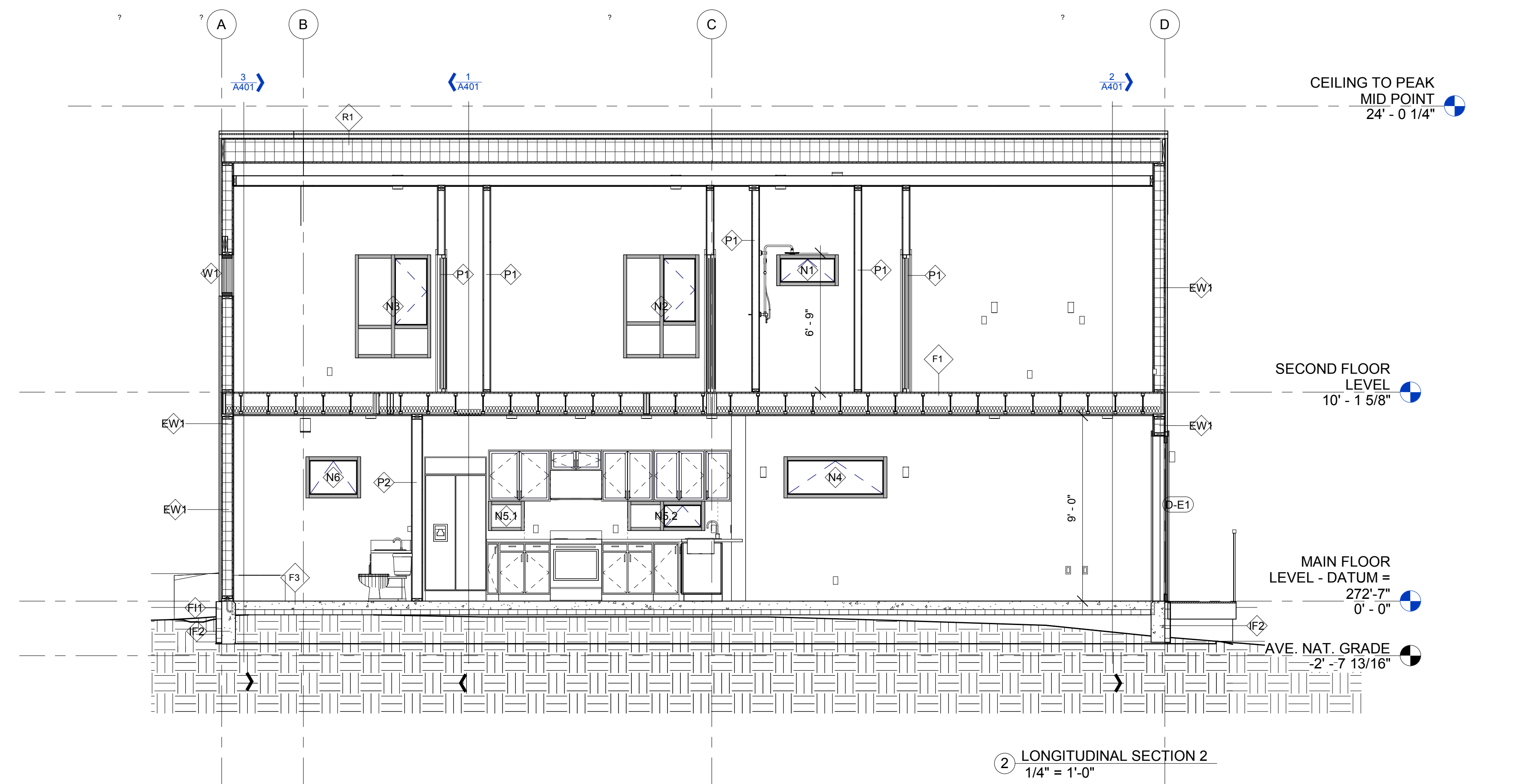
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1178 Miller Road, Bowen Island, B.C.

Project number	
Date	2024-10-01
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Checked by	Checker

A402

Scale $1/4" = 1'-0"$

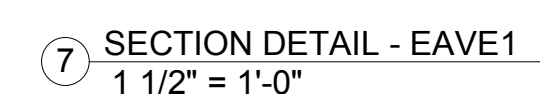
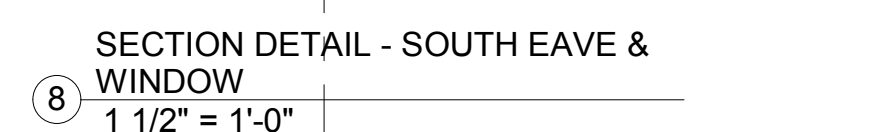




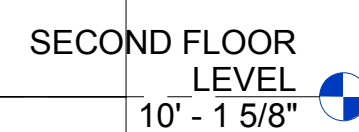
RULOFF RESIDENCE
1178 Miller Road, Bowen Island, B.C.

Project number	
Date	2024-10-07
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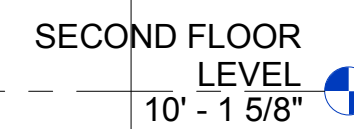
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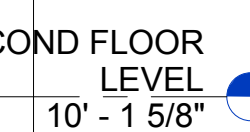
11 PROLOCK PANEL DETAIL
1" = 1'-0"



6 SECTION DETAIL - FLOOR OVERHANG
1 1/2" = 1'-0"



5 SECTION DETAIL - WINDOW SILL
1 1/2" = 1'-0"



SECTION DETAIL - 2ND FLOOR WALL
INTERFACE
1 1/2" = 1'-0"

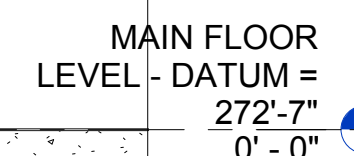
NOTES:

- FINISH FLOORING NOT SHOWN
- CONFIRM WALL CLADDING/FURRING AND ROOF STRAPPING

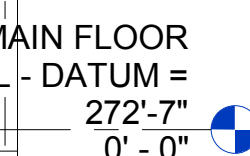
SECUREMENT DETAILS WITH SIP MANUF. AND PROJECT
STRUCTURAL ENGINEER



3 SECTION DETAIL - FOUNDATION 3
1 1/2" = 1'-0"



2 SECTION DETAIL - FOUNDATION 2
1 1/2" = 1'-0"



1 SECTION DETAIL - FOUNDATION
1 1/2" = 1'-0"

