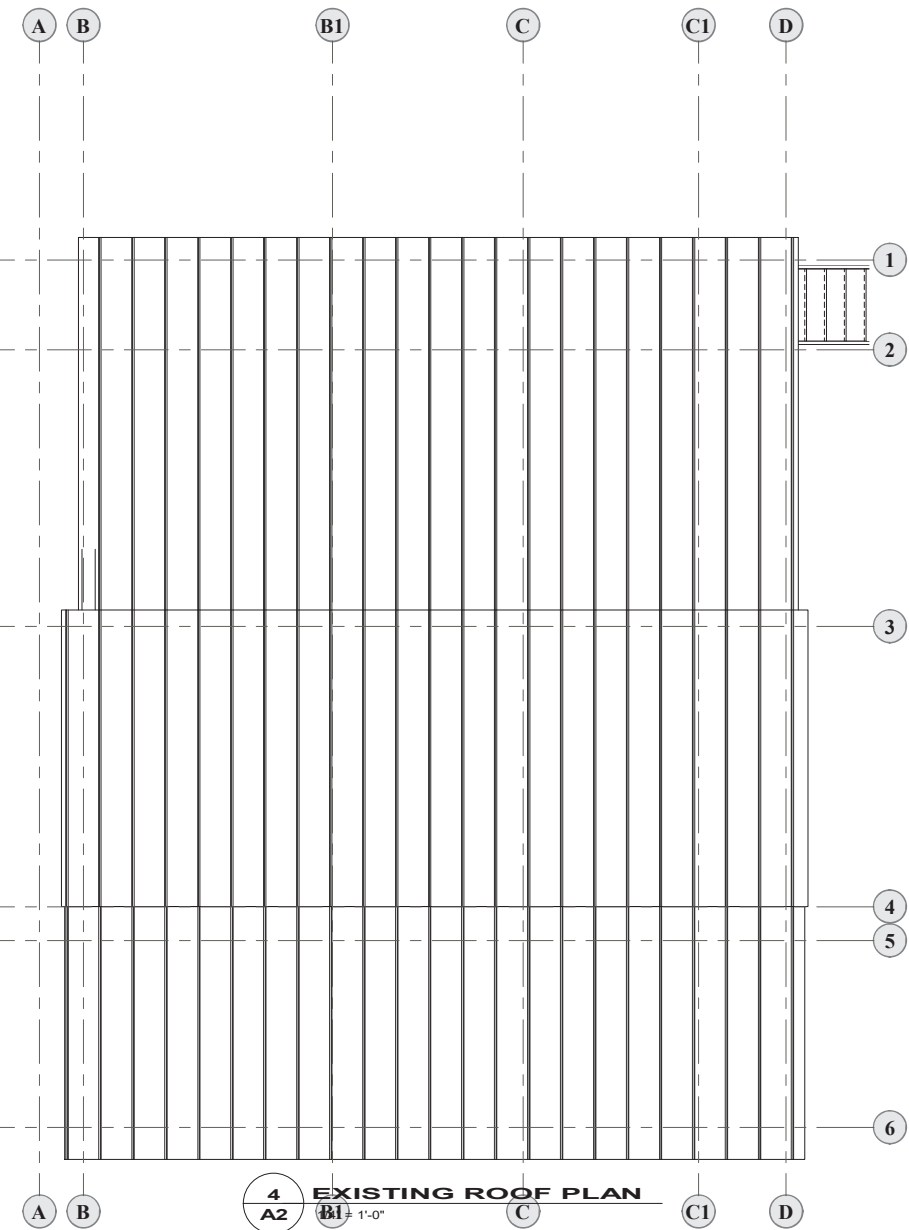
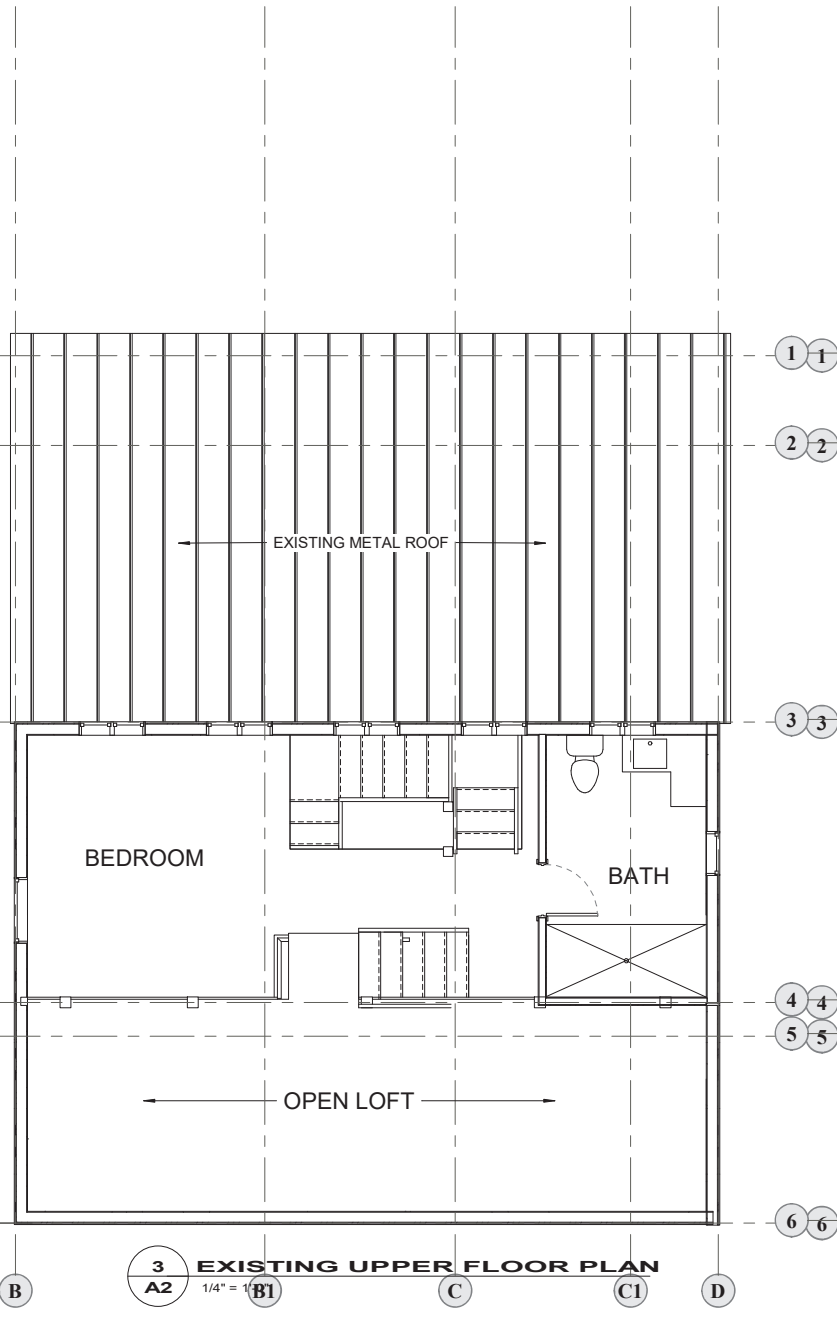
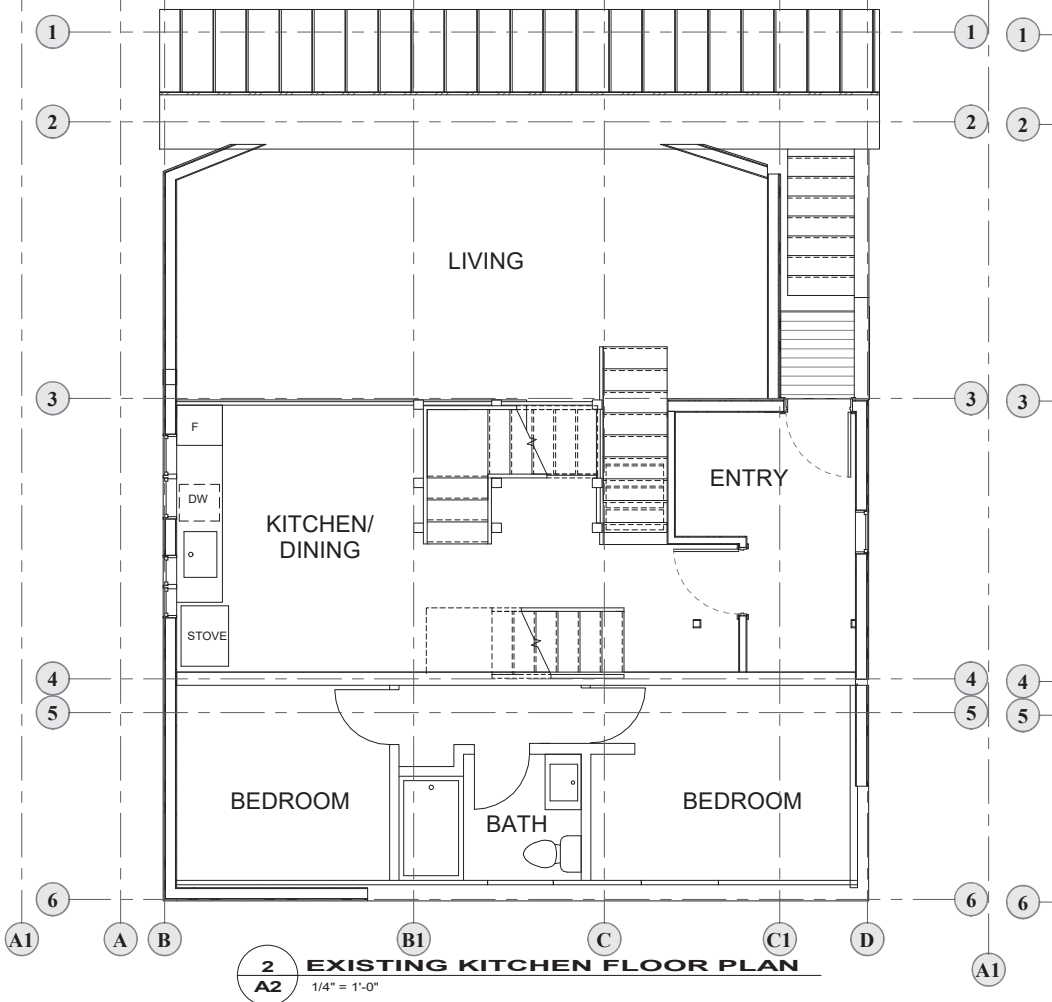
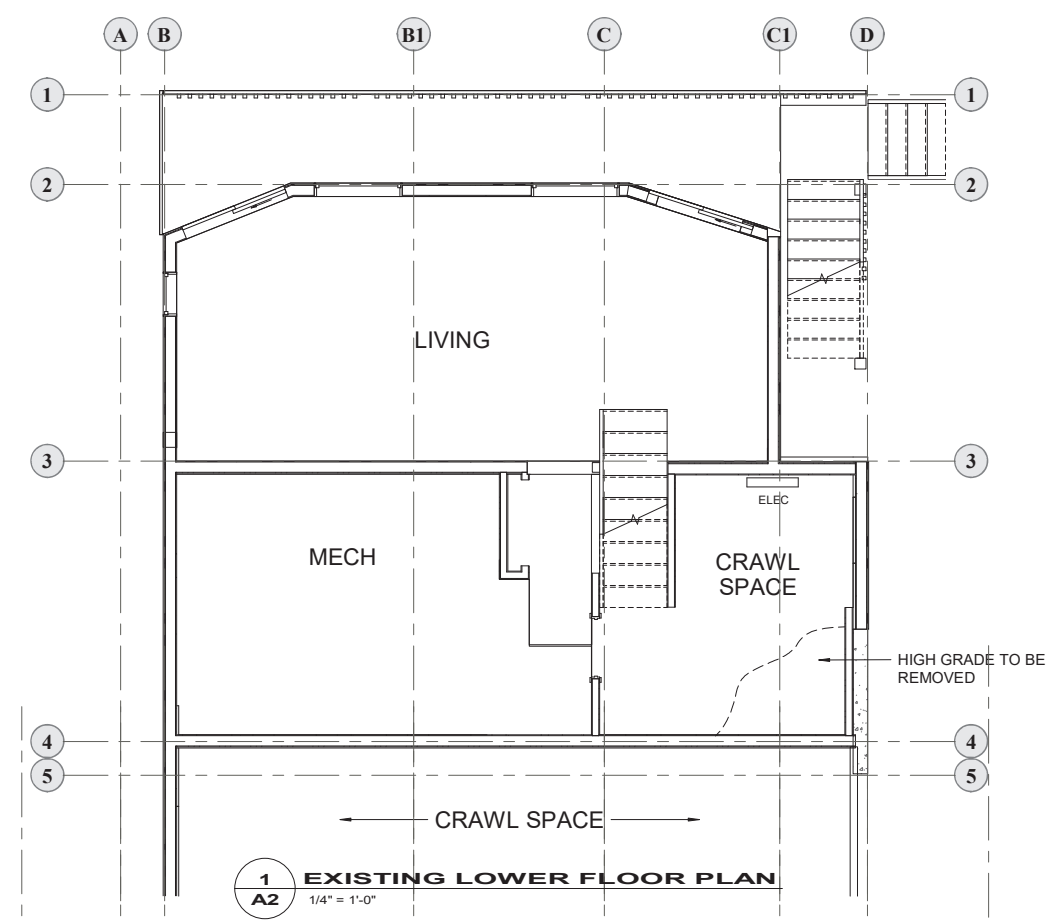




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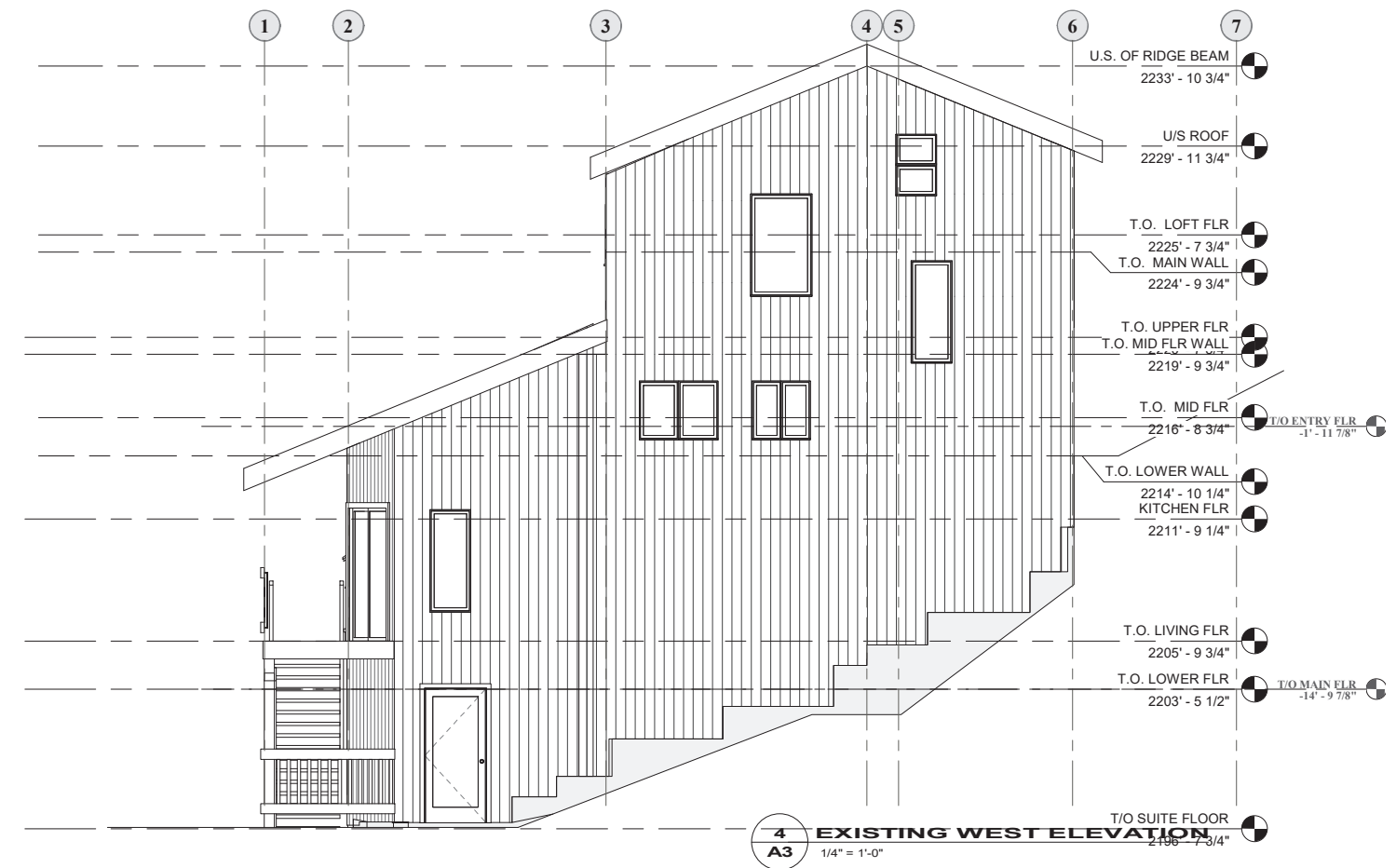
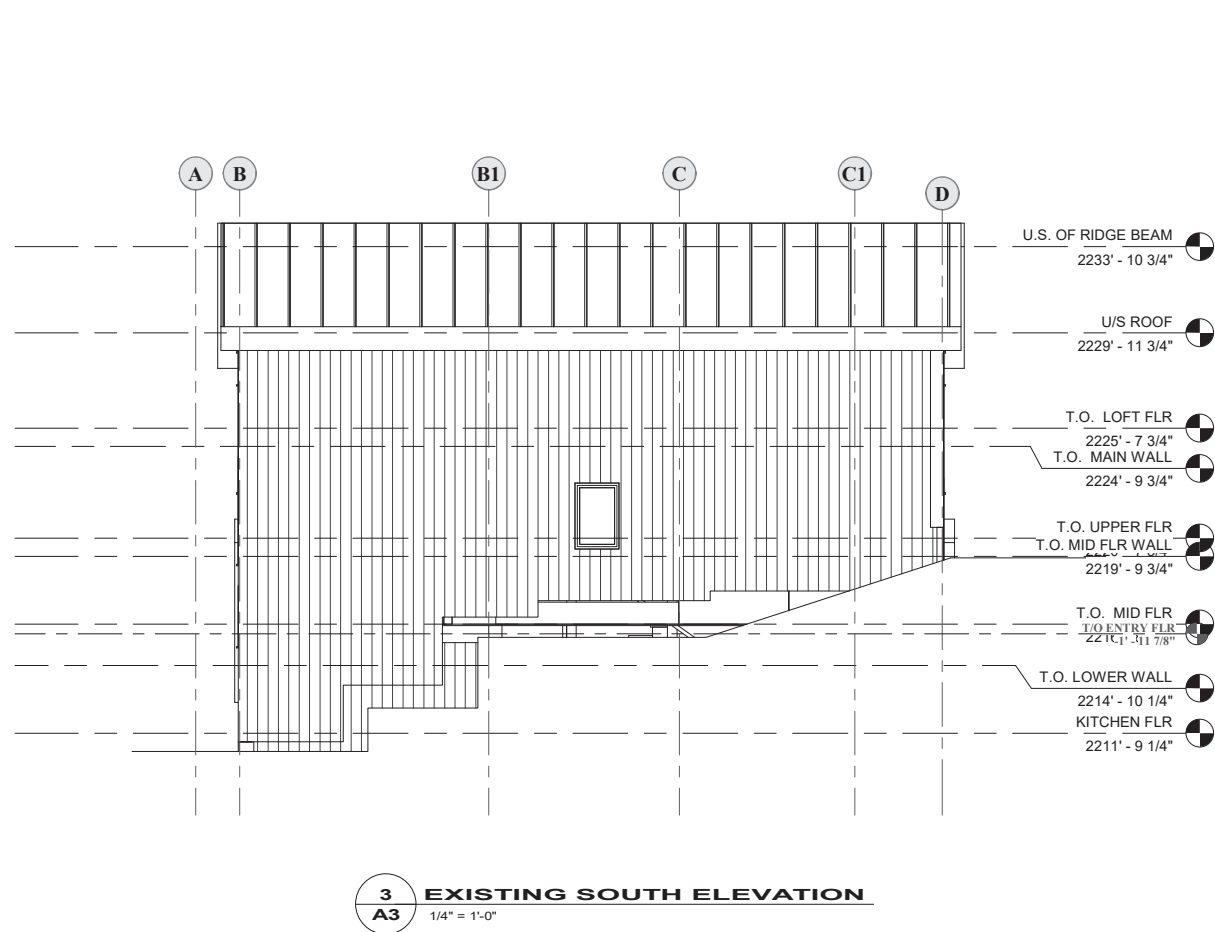
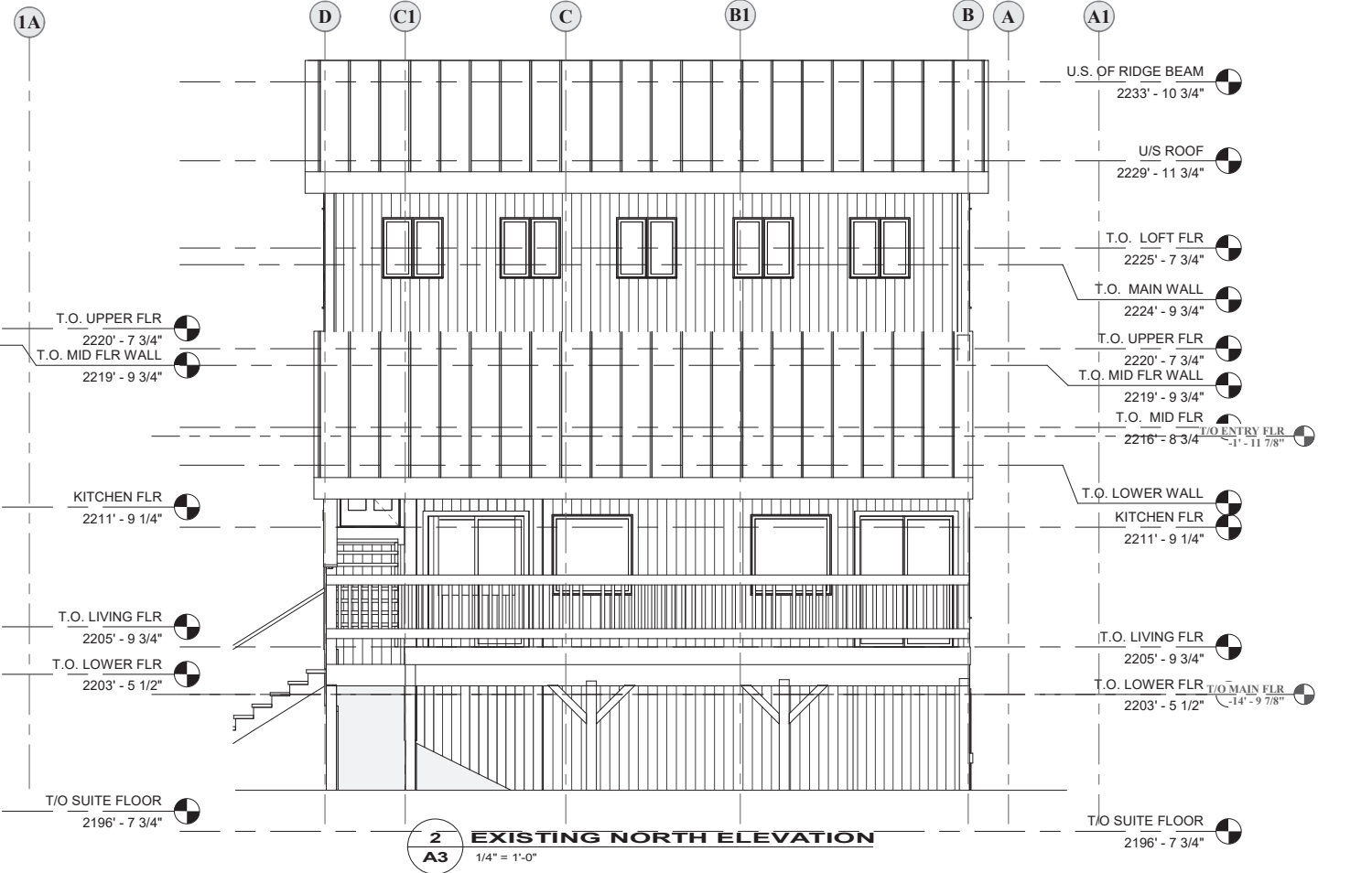
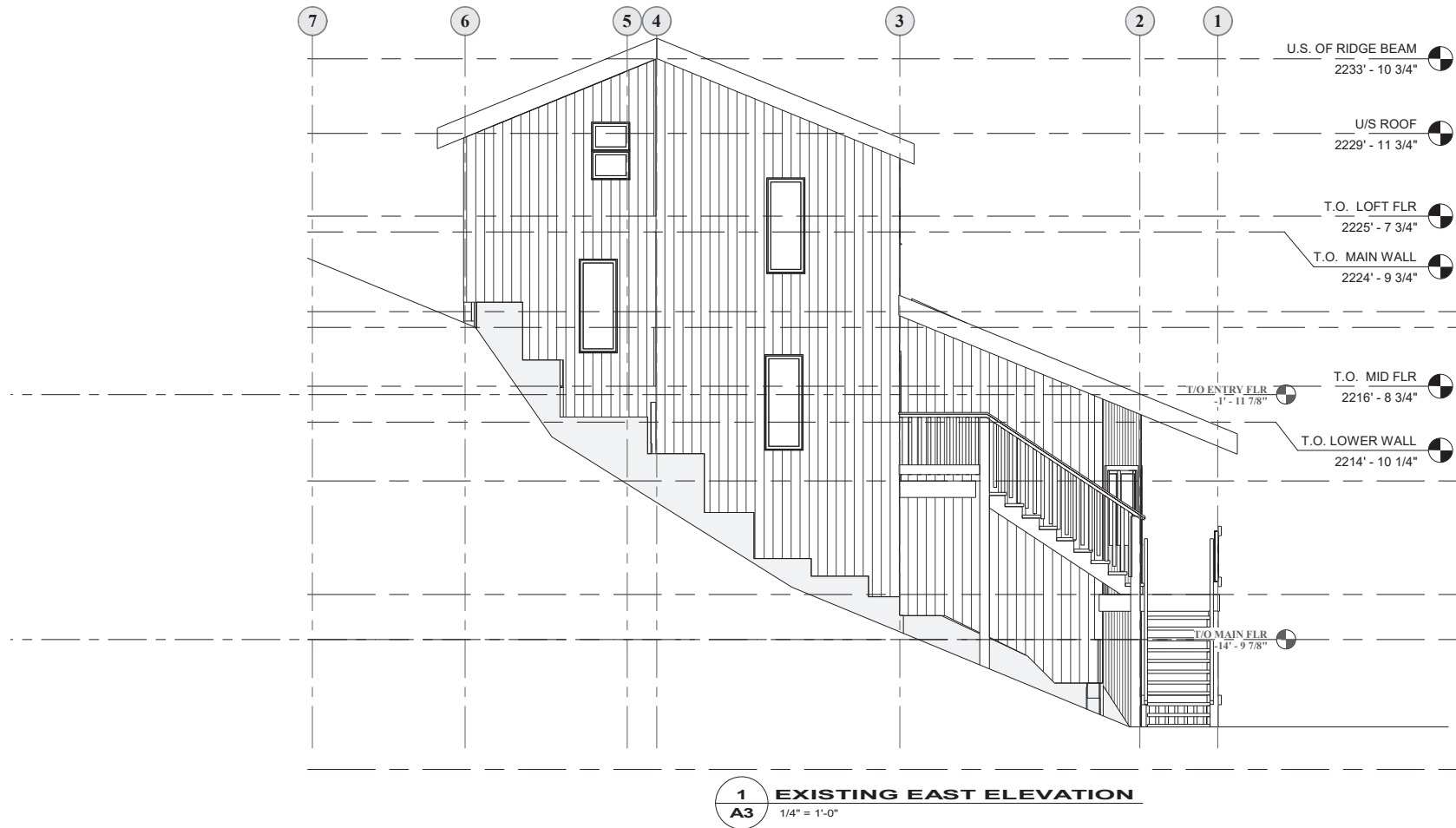
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PROJECT:
ARMSTRONG RESIDENCE
3254 ARBUTUS
WHISTLER, BC

DRAWING TITLE:
EXISTING FLOOR PLANS

DRAWN BY:
C.S.CLARK
DATE:
JUNE 28 21

DRAWING #
A2



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PROJECT:
ARMSTRONG RESIDENCE
3254 ARBUTUS
WHISTLER, BC

DRAWING TITLE:
EXISTING ELEVATIONS

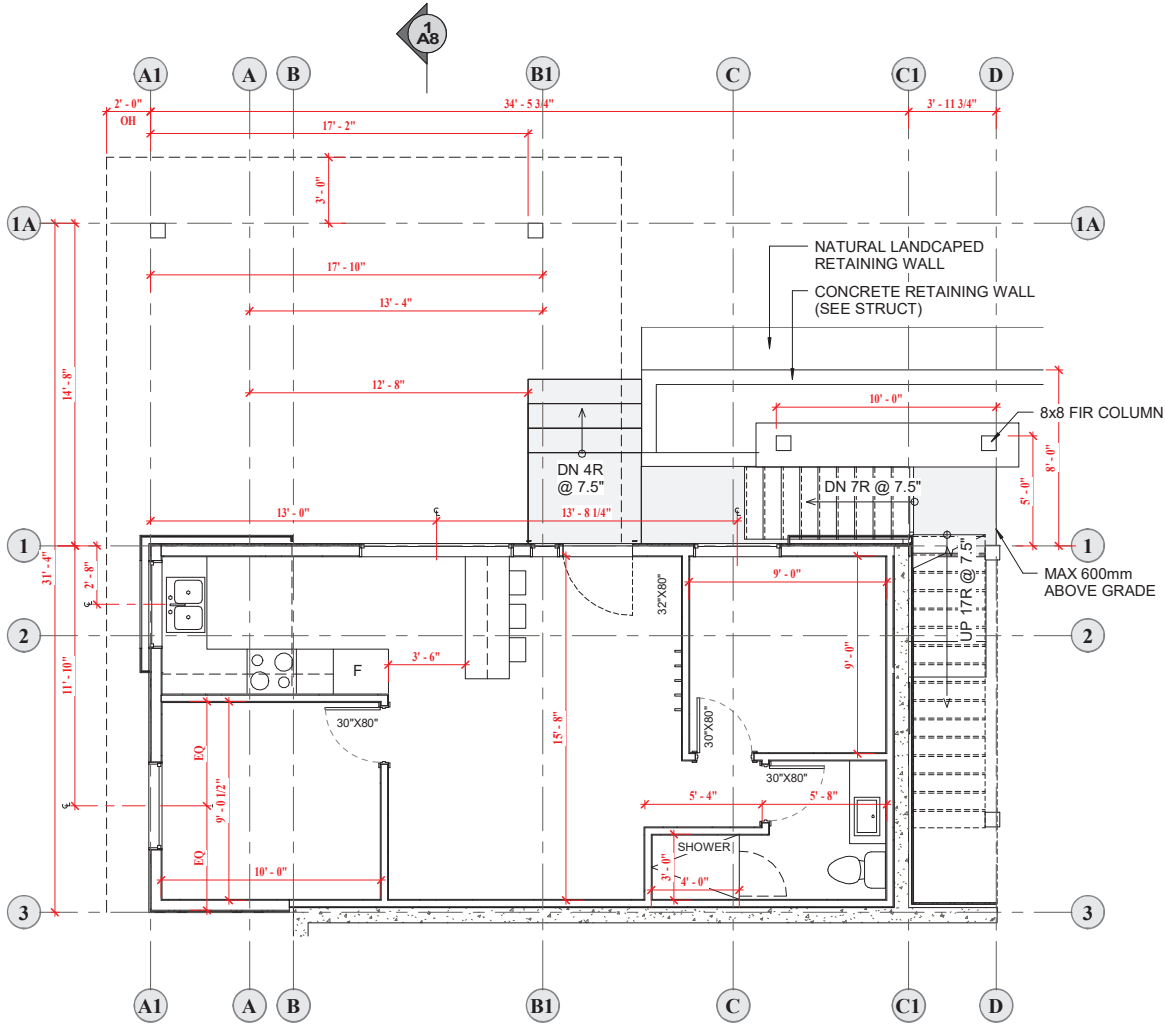
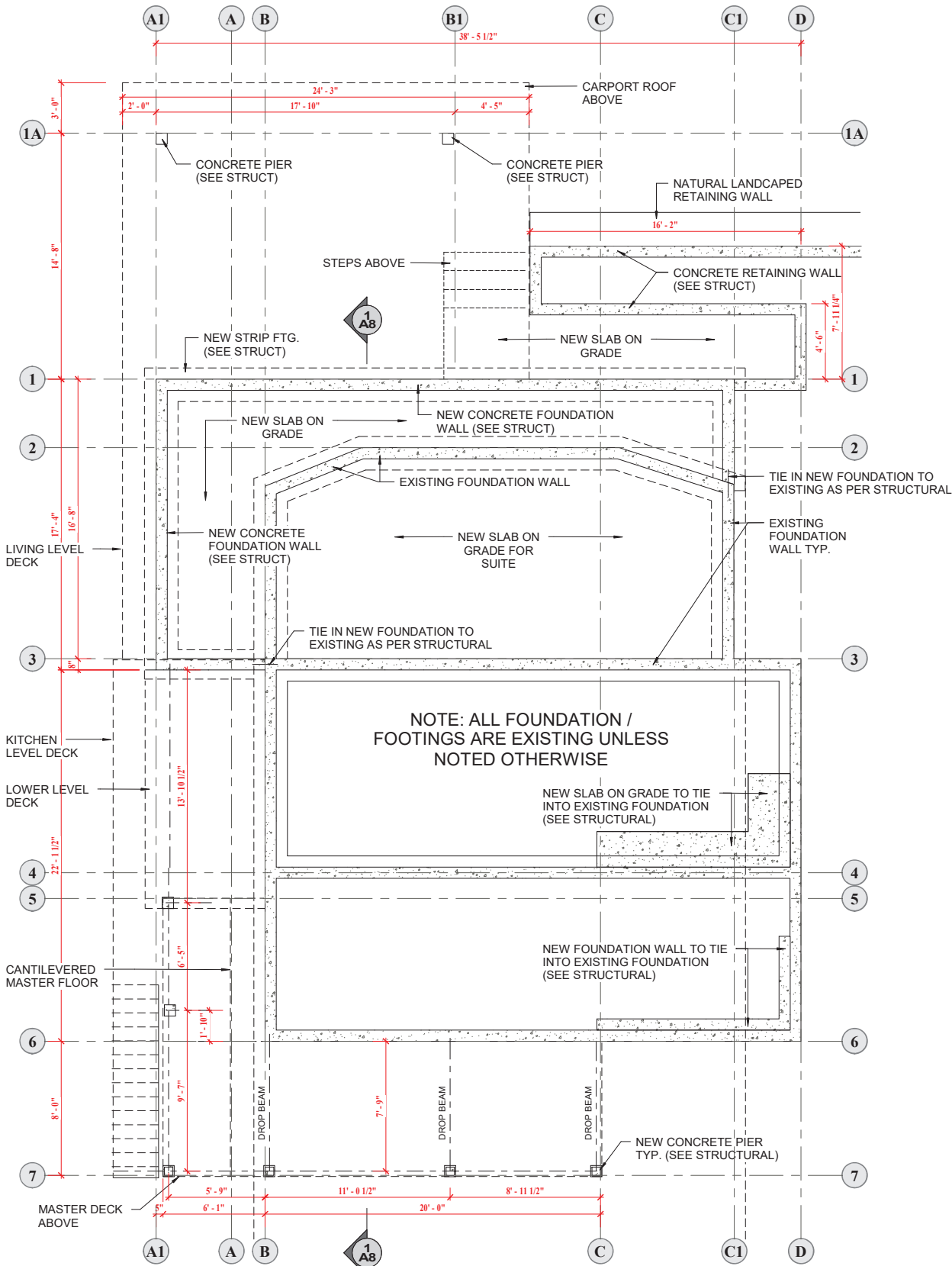
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JUNE 28 21

DRAWING #
A3

FLOOR PLAN LEGEND:

- NEW STUD WALL
- EXISTING STUD WALL
- LOCATION OF SMOKE DETECTOR
- LOCATION OF CARBON MONOXIDE DETECTOR
- EXHAUST FAN - BATHROOM
- INDICATES HIDDEN OBJECTS ABOVE OR BELOW
- SPOT ELEVATION
- INDICATES STRUCTURAL BEAM ABOVE

- GENERAL NOTES:
- ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING.
 - ALL INTERIOR DIMENSIONS ARE TO FRAMING.



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NEW FLOOR PLANS

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DATE:
JUNE 28 21

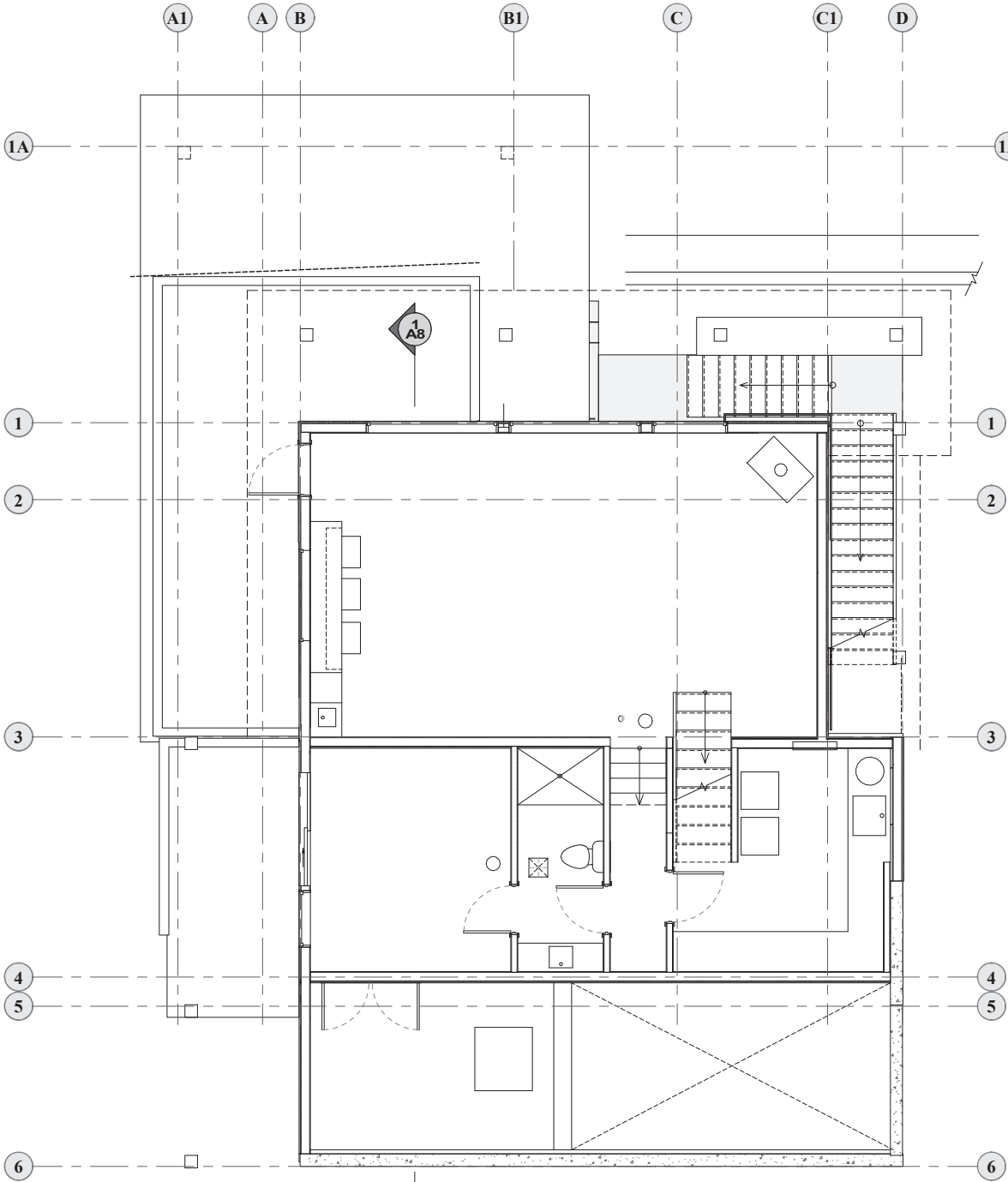
DRAWING #
A4

FLOOR PLAN LEGEND:

- NEW STUD WALL
- EXISTING STUD WALL
- LOCATION OF SMOKE DETECTOR
- LOCATION OF CARBON MONOXIDE DETECTOR
- EXHAUST FAN - BATHROOM
- INDICATES HIDDEN OBJECTS ABOVE OR BELOW
- SPOT ELEVATION
- INDICATES STRUCTURAL BEAM ABOVE

GENERAL NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING.
2. ALL INTERIOR DIMENSIONS ARE TO FRAMING.

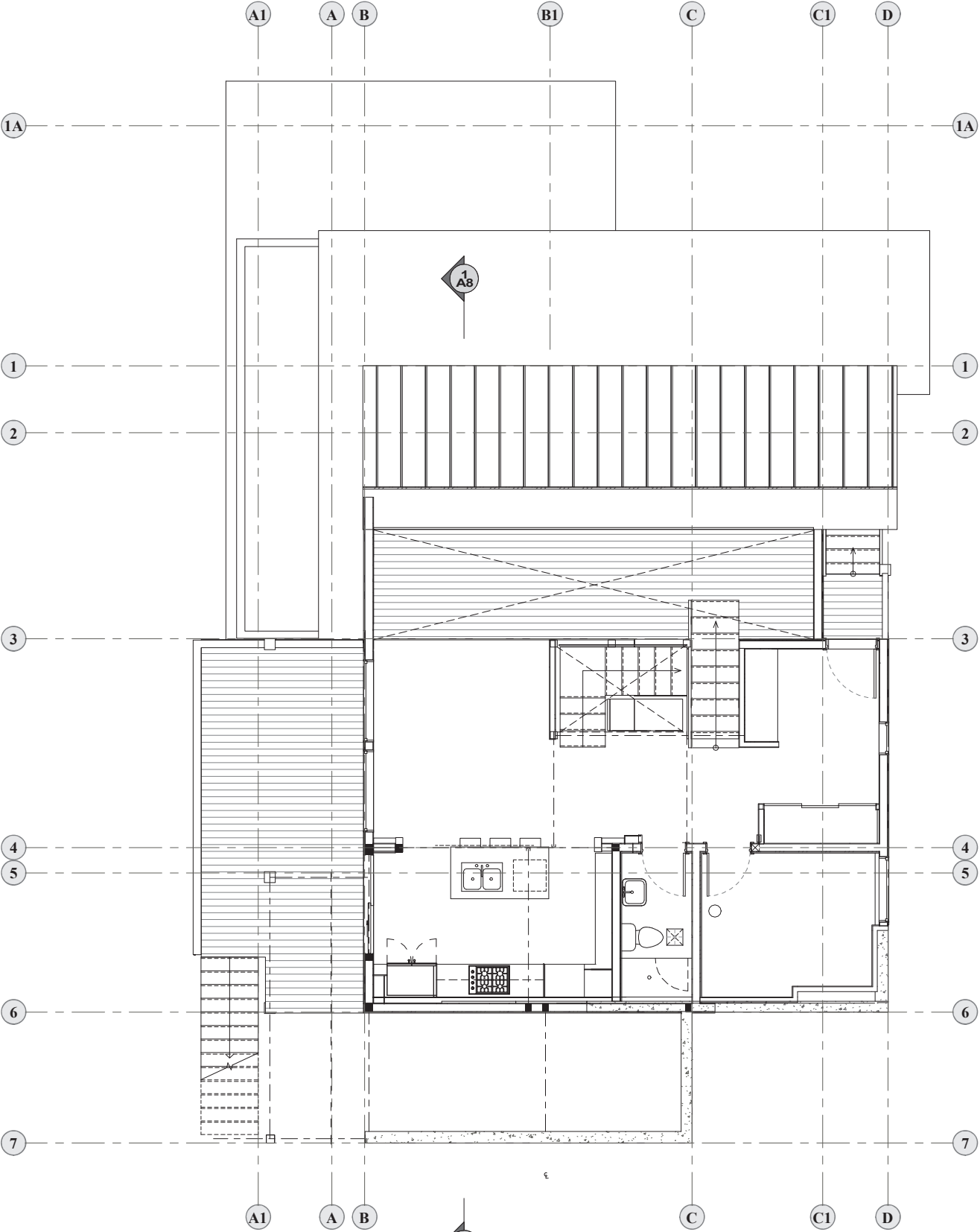


1

A5

NEW LOWER FLR PLAN

1/4" = 1'-0"



2

A5

NEW KITCHEN FLOOR PLAN

1/4" = 1'-0"

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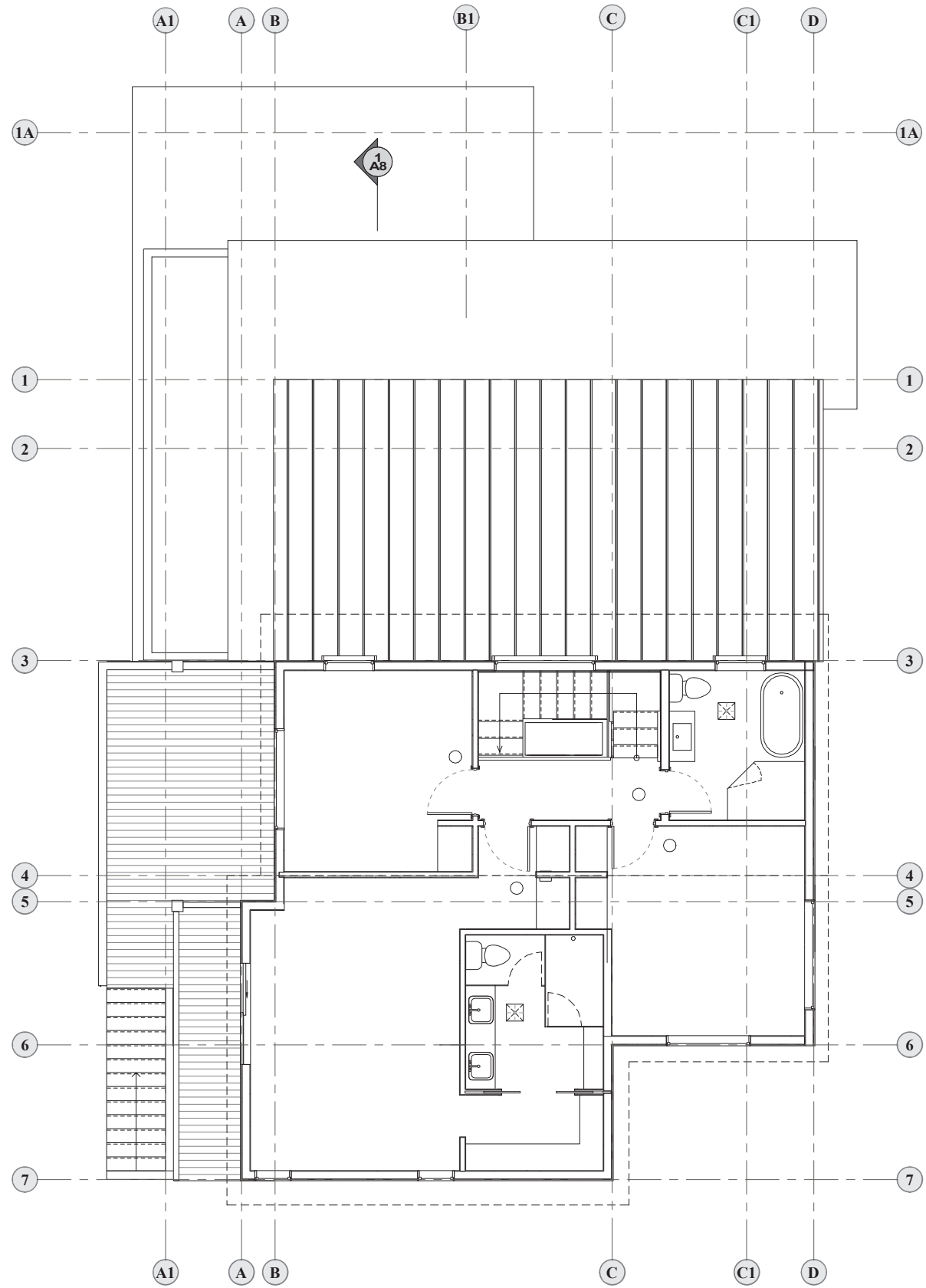
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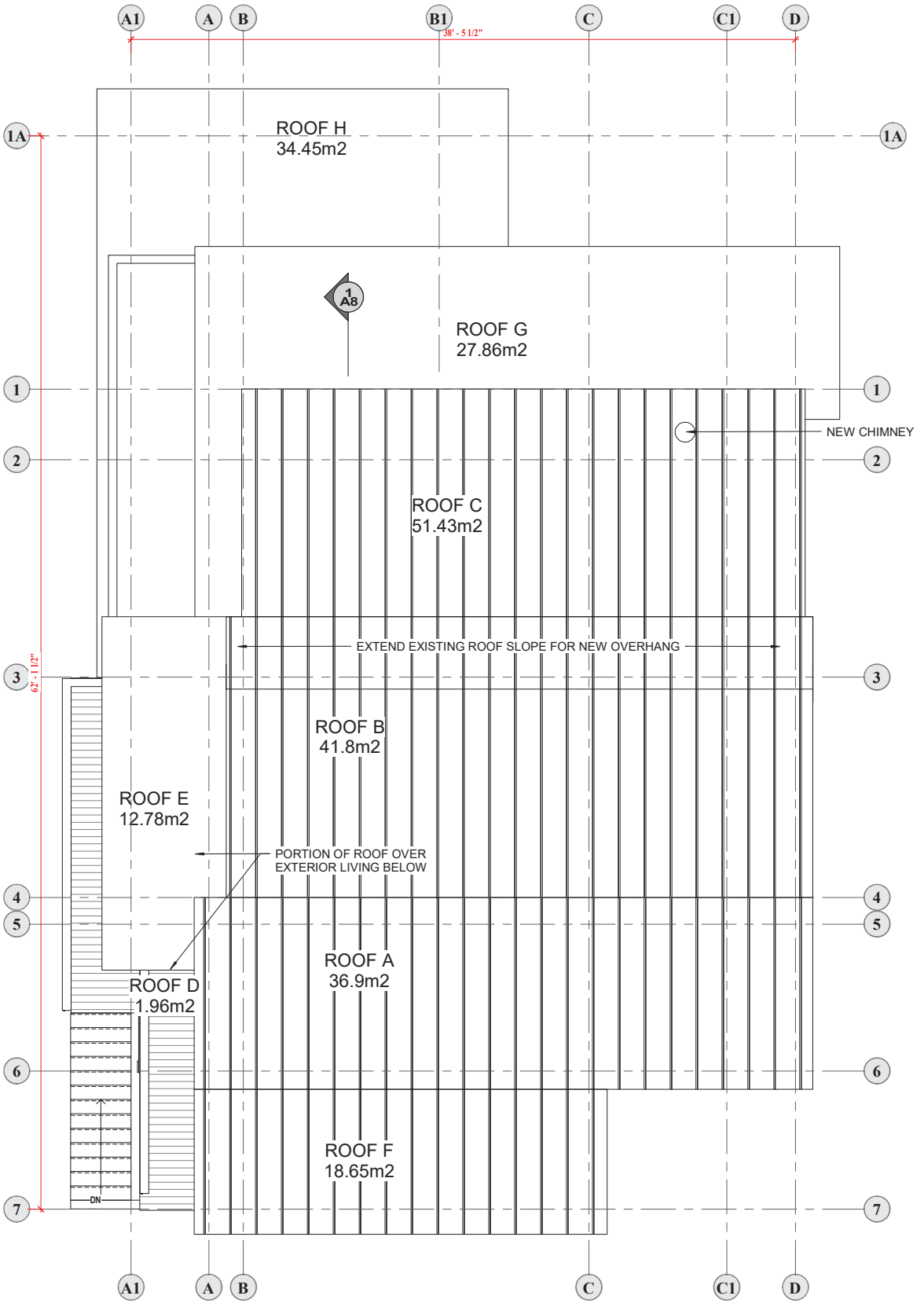
DRAWING TITLE:
NEW FLOOR PLANS

DRAWN BY:
C.S.CLARK
DATE:
JUNE 28 21

DRAWING #
A5



1
A6 **NEW UPPER FLOOR PLAN**
1/4" = 1'-0"



2
A6 **NEW ROOF PLAN**
1/4" = 1'-0"

FLOOR PLAN LEGEND:

- NEW STUD WALL
- EXISTING STUD WALL
- LOCATION OF SMOKE DETECTOR
- LOCATION OF CARBON MONOXIDE DETECTOR
- EXHAUST FAN - BATHROOM
- INDICATES HIDDEN OBJECTS ABOVE OR BELOW
- SPOT ELEVATION
- INDICATES STRUCTURAL BEAM ABOVE

GENERAL NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING.

2. ALL INTERIOR DIMENSIONS ARE TO FRAMING.

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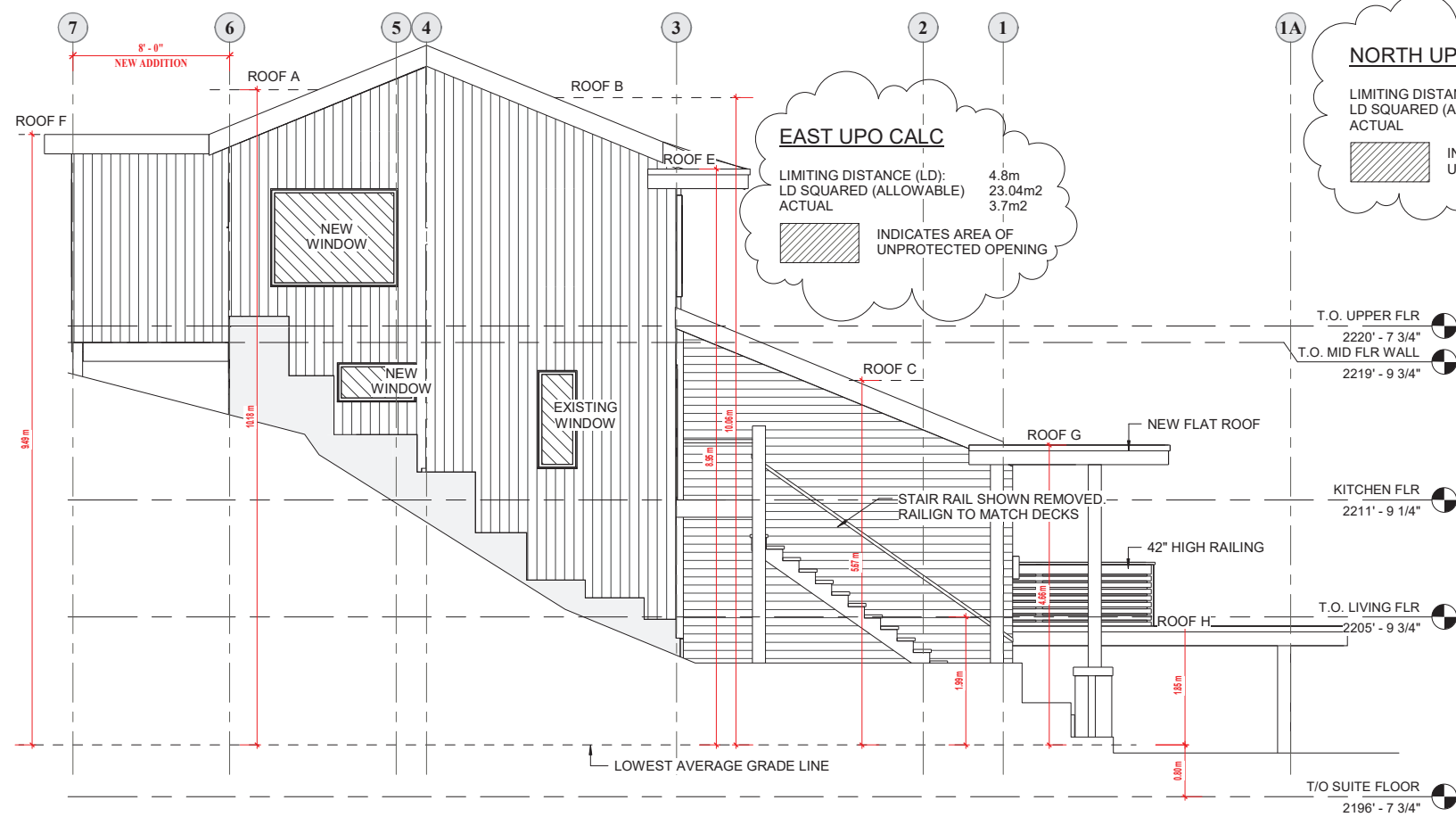
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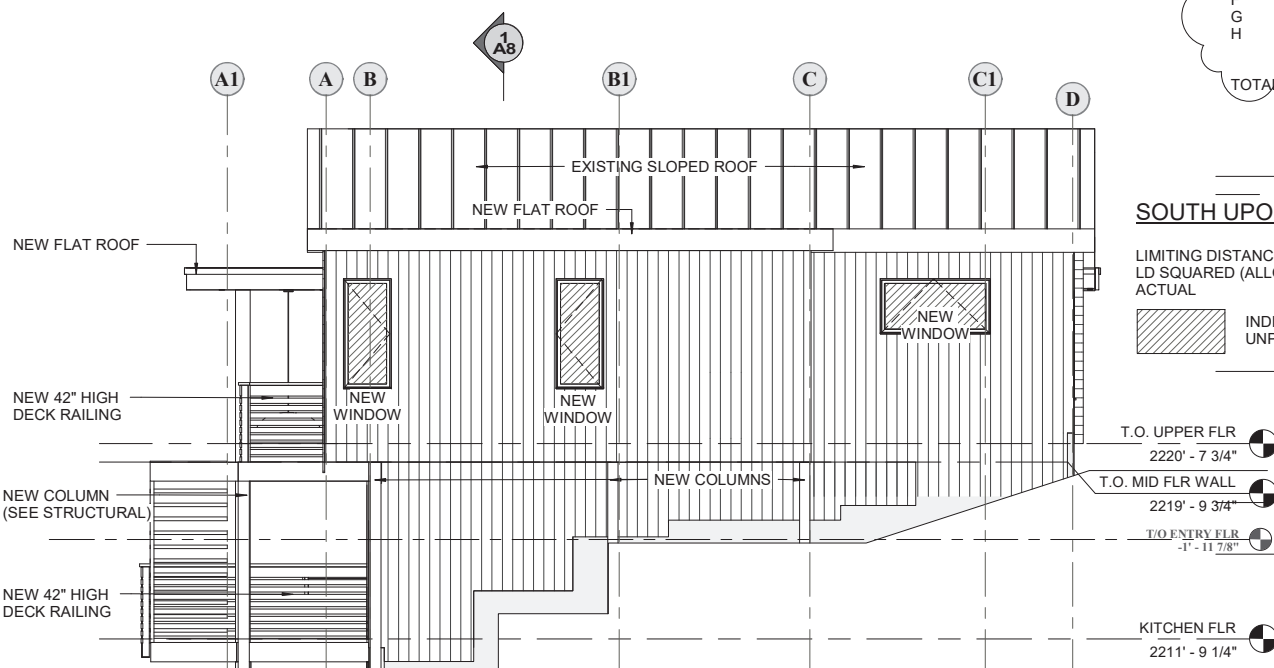
DRAWING TITLE:
NEW FLOOR PLANS

DRAWN BY:
C.S.CLARK
DATE:
JUNE 28 21

DRAWING #
A6



1
A7
NEW EAST ELEVATION
1/4" = 1'-0"



3
A7
NEW SOUTH ELEVATION
1/4" = 1'-0"

ROOF HEIGH CALCULATION

ROOF	AREA	%	HEIGHT	AVG
A	36.90	16.34%	10.18	1.66
B	41.80	18.51%	10.06	1.86
C	51.43	22.77%	5.67	1.29
D	1.96	0.87%	6.26	0.05
E	12.78	5.66%	8.95	0.51
F	18.65	8.26%	9.49	0.78
G	27.86	12.34%	4.66	0.57
H	34.45	15.25%	1.85	0.28
TOTALS	225.83	3063	100.00%	6.74

SOUTH UPO CALC

LIMITING DISTANCE (LD):	42.29m
LD SQUARED (ALLOWABLE)	1788m ²
ACTUAL	2.66m ²

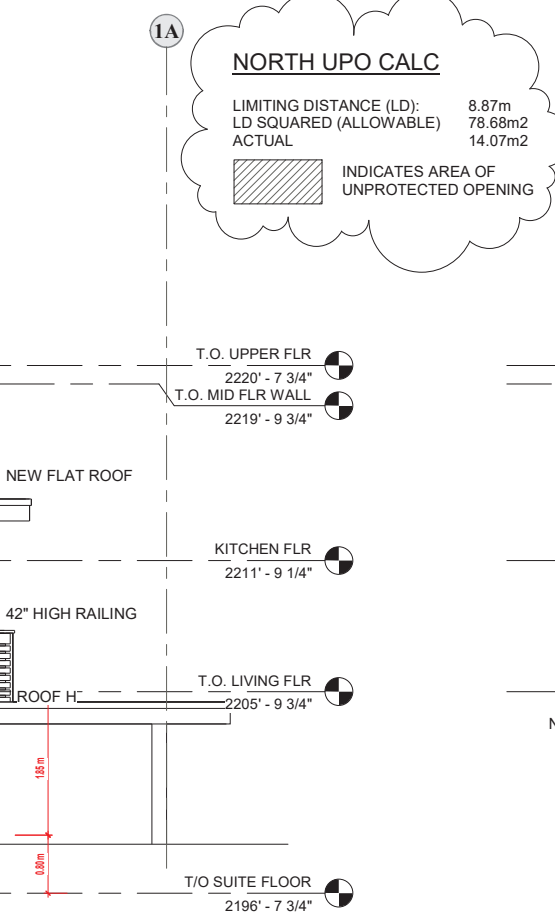
INDICATES AREA OF UNPROTECTED OPENING

T.O. UPPER FLR
2220' - 7 3/4"

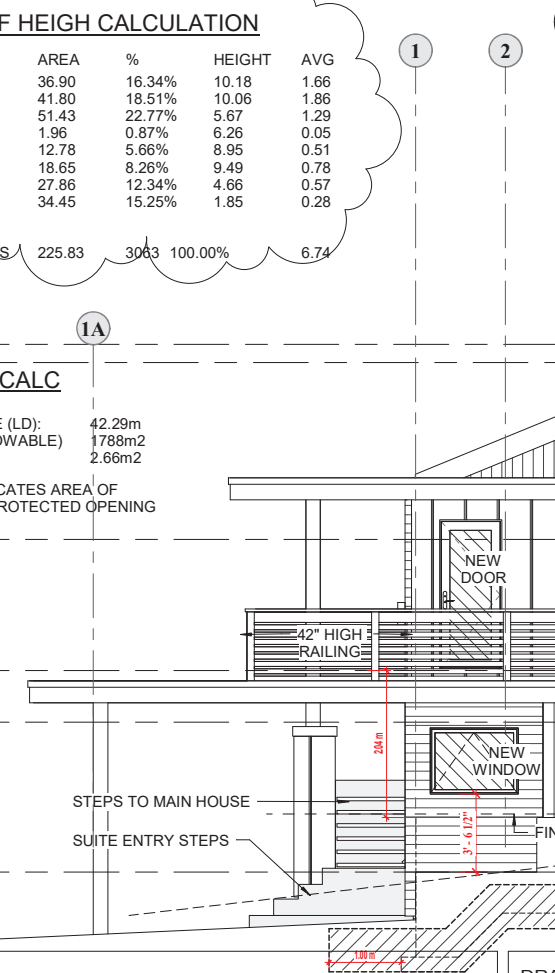
T.O. MID FLR WALL
2219' - 9 3/4"

T.O. ENTRY FLR
-1' - 11 7/8"

KITCHEN FLR
2211' - 9 1/4"



2
A7
NEW NORTH ELEVATION
1/4" = 1'-0"



4
A7
NEW WEST ELEVATION
1/4" = 1'-0"

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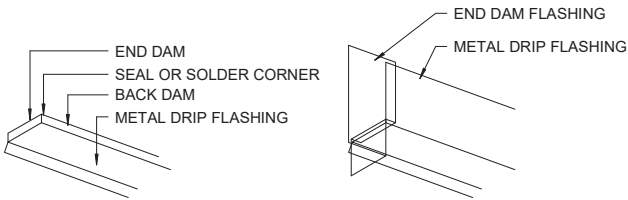
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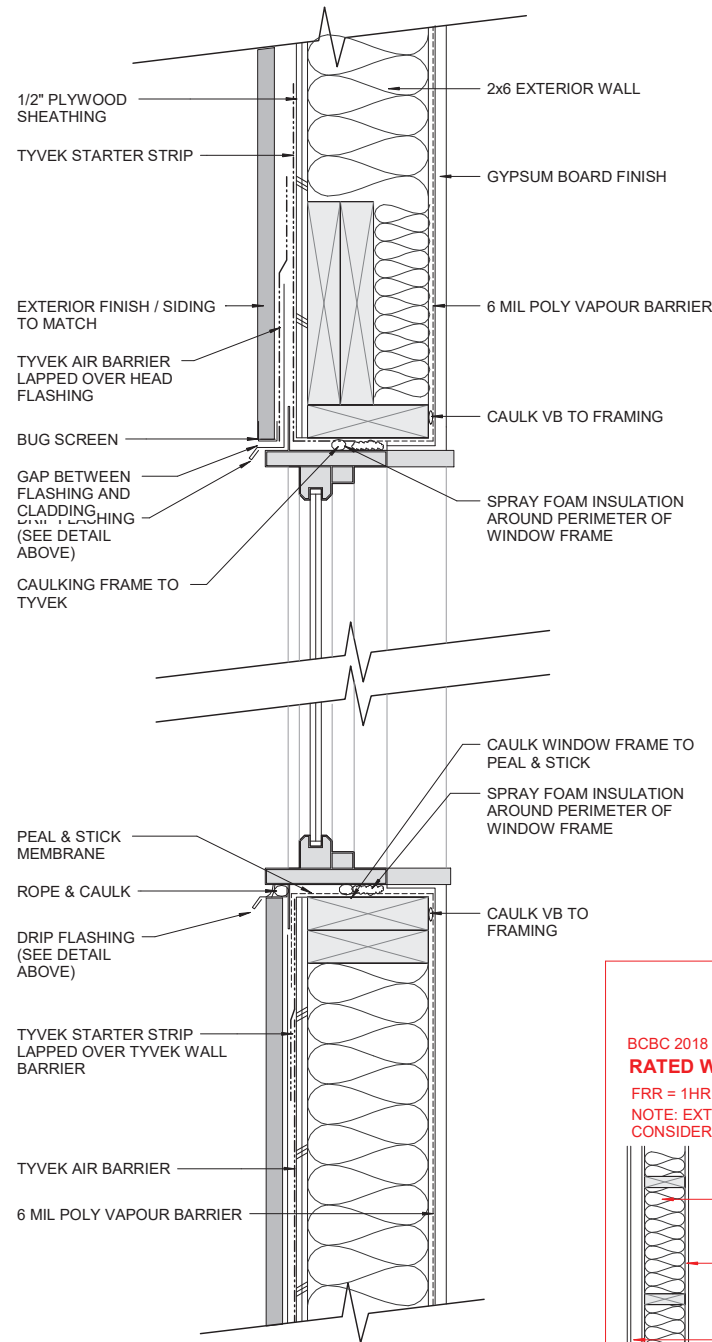
DATE:
JUNE 28 21

DRAWING #
A7



SILL FLASHING

HEAD FLASHING



2 WINDOW HEAD / SILL DETAIL
A8 3" = 1'-0"

RSI CALCULATIONS

F1	F1 - RSI CALC (ZONE 6) RSI REQ'D = 1.96	2.13 0.02 0.16
	2.4" XPS INSUL: CONCRETE SLAB ON GRADE: INSIDE AIR FILM:	2.31
	TOTAL RSI FOR F1 =	
F3	F3 - RSI CALC (ZONE 6) RSI REQ'D = 4.67	
	INTERIOR AIR FILM 3/4" HARDWOOD 5/8" T&G PLYWOOD 2x10 c/w R28 BATT INSUL: 3/4" T&G WOOD SOFFIT EXTERIOR AIR FILM	0.16 0.12 0.14 4.14 0.14 0.03
	TOTAL RSI FOR F3 =	4.73
W1	W1 - RSI CALC (ZONE 6) RSI REQ'D = 2.98	
	EXTERIOR AIR FILM 8" CONCRETE 3.5" XPS INSUL: INSIDE AIR FILM:	.003 0.08 3.21 0.12
	TOTAL RSI FOR W1 =	3.41
W2	W2 - RSI CALC (ZONE 6) RSI REQ'D = 3.08	
	EXTERIOR AIR FILM: WOOD SIDING: 1/2" PLYWOOD: R24 BATT INSUL: 1/2" DRYWALL: INSIDE AIR FILM:	0.03 0.14 0.109 2.66 0.076 0.12
	TOTAL RSI FOR W2 =	3.14
R1	R1 - RSI CALC (ZONE 6) RSI REQ'D = 4.67	
	EXTERIOR AIR FILM: METAL ROOF: 2x12 c/w R30 BATT INSUL: 1/2" DRYWALL: INSIDE AIR FILM:	0.03 N/A 4.58 0.076 0.11
	TOTAL RSI FOR R1=	4.796
R2	R2 - RSI CALC (ZONE 6) RSI REQ'D = 4.67	
	EXTERIOR AIR FILM: 2 PLY TORCH ON: 2x12 c/w R30 BATT INSUL: 1/2" DRYWALL: INSIDE AIR FILM:	0.03 0.03 4.58 0.076 0.11
	TOTAL RSI FOR R2=	4.83

REQUIRED FIRE SEPARATIONS

BCBC 2018 TABLE 9.10.3.1.-A
RATED WALL - W1a
FRR = 1HR
NOTE: EXTERIOR WALL-STC NOT CONSIDERED

BCBC 2018 TABLE 9.10.3.1.-A
RATED WALL - W13a
FRR = 1HR
STC = 57

BCBC 2018 TABLE 9.10.3.1.-B
RATED FLOOR - F6d
FRR = 1HR
STC = 44

FLOOR ASSEMBLIES:

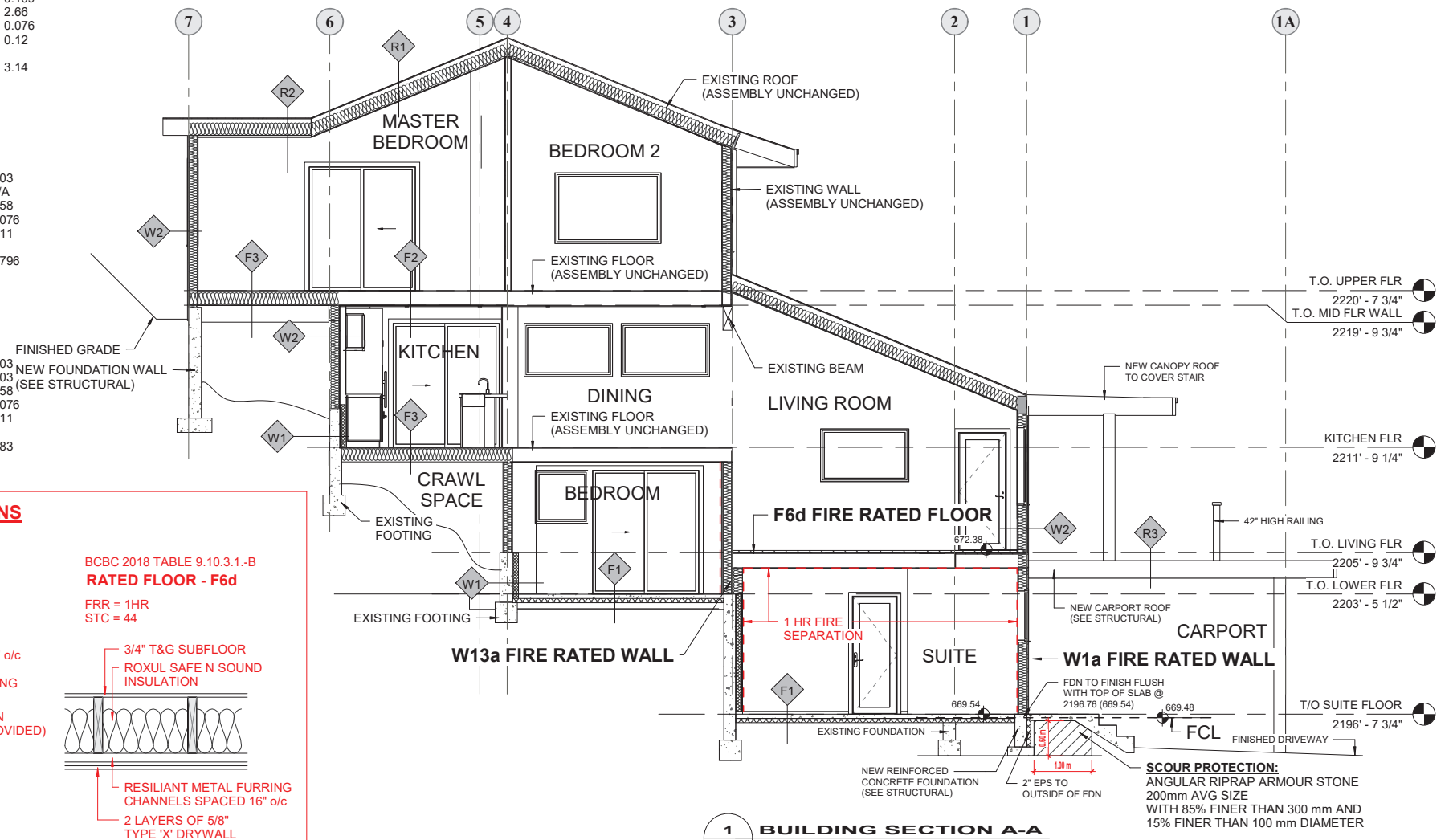
F1	SLAB ON GRADE * 3" POURED CONCRETE SKIM COAT c/w 6x6 WWM * 6 MIL POLY VAPOUR BARRIER * 2" XPS FOAM INSULATION * 2.4" XPS FOAM INSULATION * COMPACTED GRANULAR BASE
F2	UNINSULATED FRAMED FLOOR * FLOOR FINISH T.B.D. * 5/8" T&G PLYWOOD SUBFLOOR * FLOOR JOISTS (SEE STRUCT) * 1/2" DRYWALL
F3	INSULATED FRAMED FLOOR * FLOOR FINISH T.B.D. * 5/8" T&G PLYWOOD SUBFLOOR * FLOOR JOISTS (SEE STRUCT) * R28 BATT INSULATION * 3/4" T&G WOOD SOFFIT

WALL ASSEMBLIES:

W1	FOUNDATION WALL * EXISTING 8" POURED CONCRETE FOUNDATION WALL * 2" XPS FOAM INSULATION * 6MIL POLY VAPOUR BARRIER
W2	NEW EXTERIOR FRAMED WALL * HORIZONTAL SIDING * TYVEK AIR BARRIER * 1/2" SHEATHING * 2x6 STUDS @ 16" o/c * R24 BATT INSULATION * 6 MIL POLY VAPOUR BARRIER * 1/2" DRYWALL
W3	FIRE RATED EXTERIOR WALL * HORIZONTAL SIDING * TYVEK AIR BARRIER * 1/2" SHEATHING * 2x6 STUDS @ 16" o/c * R24 BATT INSULATION * 6 MIL POLY VAPOUR BARRIER * 5/8" TYPE X DRYWALL
W4	NEW FIRE RATED INTERIOR WALL * 5/8" TYPE X DRYWALL (SUITE SIDE) * RESILANT METAL FURRING CHANNELS SPACED 16" o/c * 6 MIL POLY VAPOUR BARRIER * 2x4 STUDS @ 16" o/c c/w R14 BATT INSULATION * 5/8" TYPE X DRYWALL

ROOF ASSEMBLIES:

R1	SLOPED ROOF * METAL ROOFING TO MATCH EXISTING * PEEL AND STICK MEMBRANE * 5/8" T&G SHEATHING GLUED & SCREWED * 2x4 CROSS STRAPPING * ROOF RAFTERS (SEE STRUCTURAL) * R28 BATT INSULATION * 6 MIL POLY VAPOUR BARRIER (INTERIOR) * 1/2" DRYWALL (INTERIOR) * T&G WOOD DECKING (EXTERIOR)
R2	FLAT ROOF * 2 PLY TORCH ON * 5/8" T&G SHEATHING GLUED & SCREWED * 2x4 CROSS STRAPPING * ROOF RAFTERS (SEE STRUCTURAL) * R30 BATT INSULATION * 6 MIL POLY VAPOUR BARRIER (INTERIOR) * 1/2" DRYWALL (INTERIOR) * T&G WOOD DECKING (EXTERIOR)
R3	MEMBRANED DECK * WOOD DECKING * SLEEPERS * 2 LAYER TOUCH ON MEMBRANE * 5/8 T&G PLYWOOD * ROOF JOIST SEE STRUCTUAL * 3/4" T&G SOFFIT



1 BUILDING SECTION A-A
A8 1/4" = 1'-0"

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3254 ARBUTUS
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BUILDING SECTION & ASSEMBLY INFORMATION

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DATE:
JUNE 28 21

DRAWING #
A8