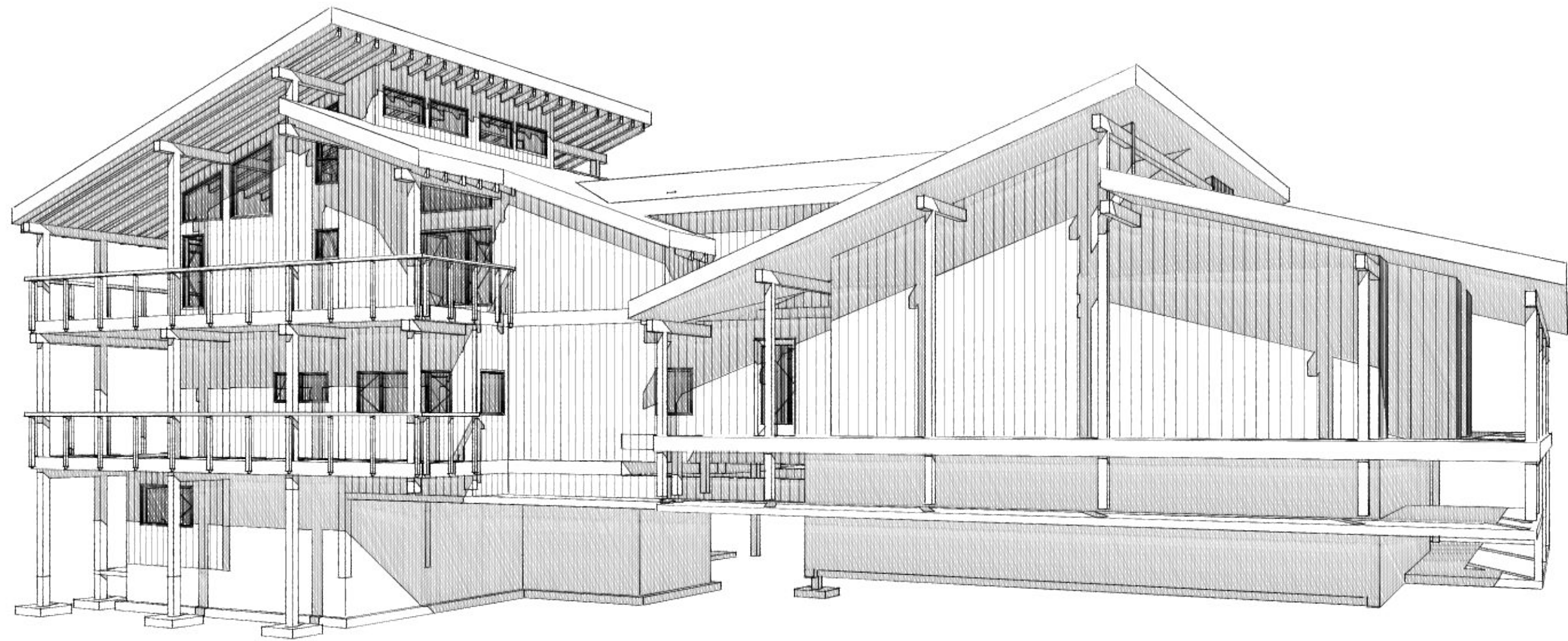
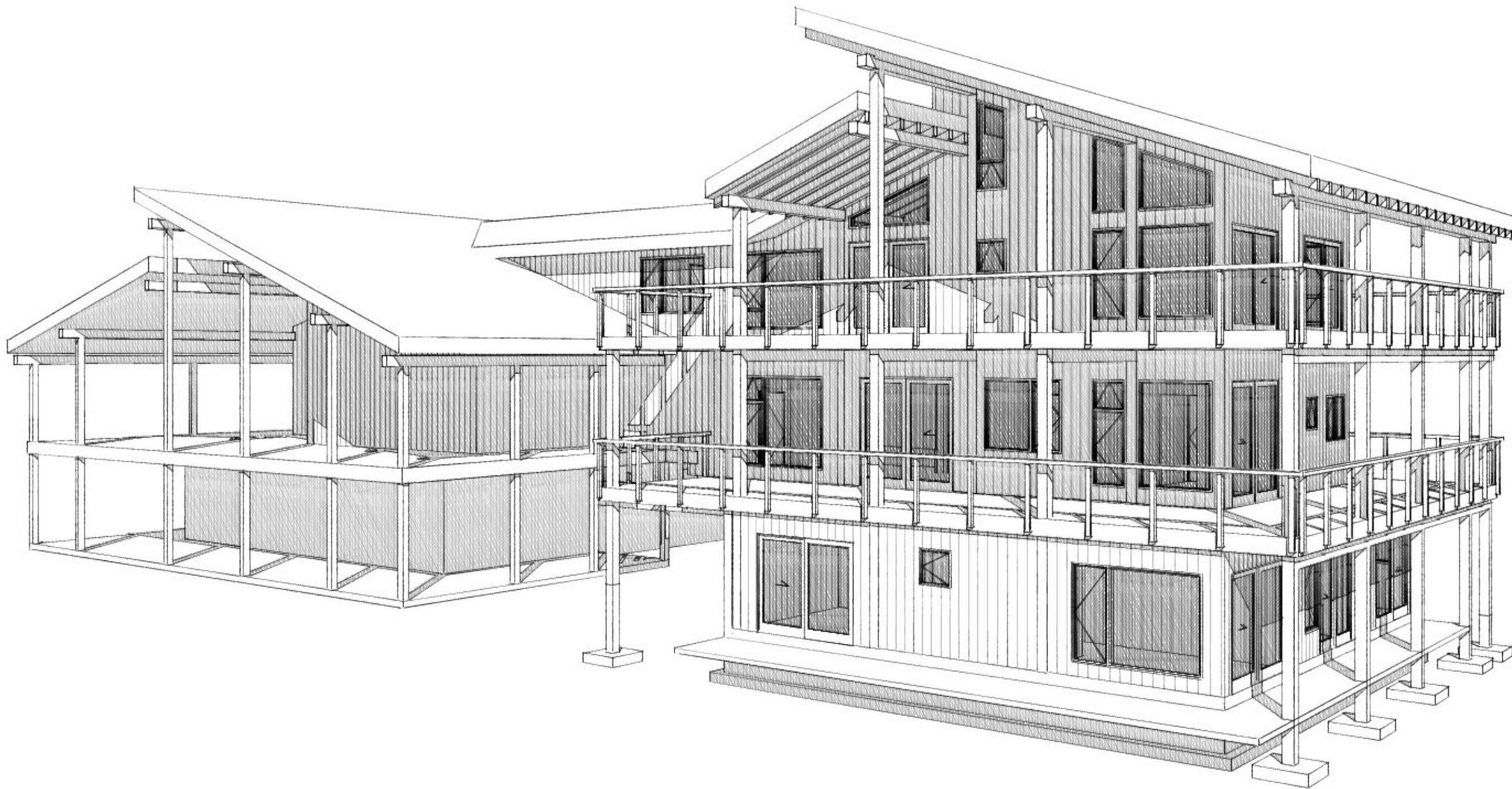


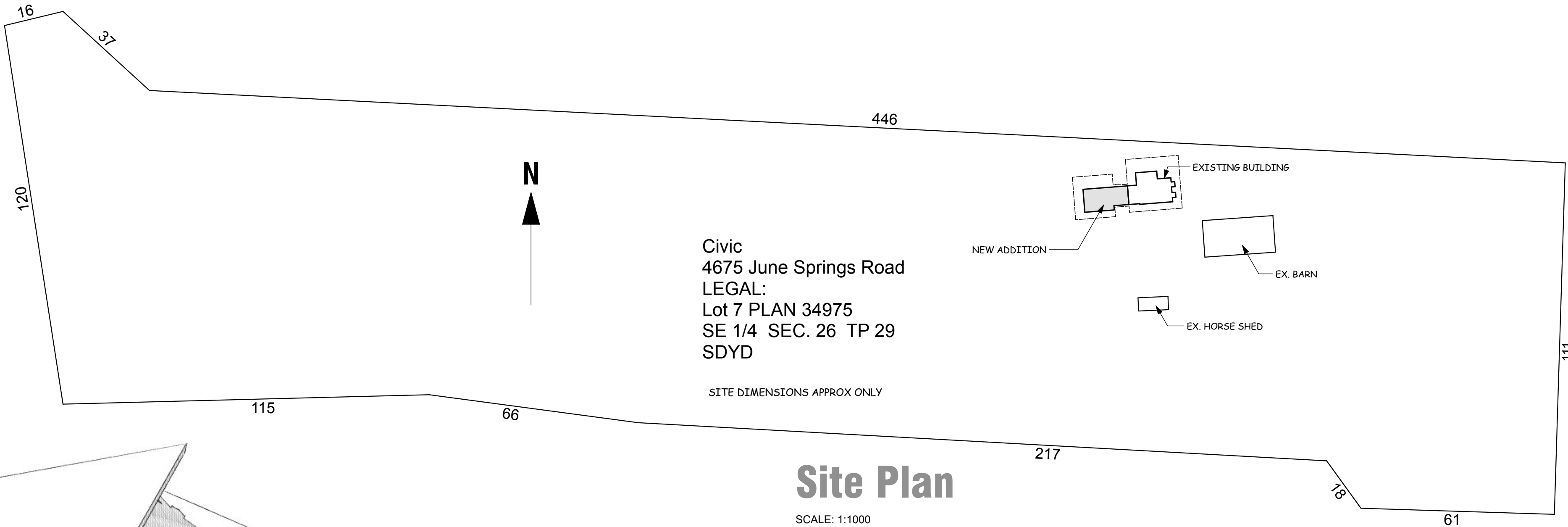
3D Sketch - View 3



3D Sketch - View 2



3D Sketch - View 1



Site Plan

SCALE: 1:1000

Finishes

ALL to match existing building

- 101 Coloured Steel Roofing
- 102 WATERPROOFING TO WOOD DECKS:- Cedar on sleepers on waterproofing on 3/4" T&G Plywood Subfloor laid to minimum 1:50 slope away from building.
- 103 Fascias - wood
- 104 Soffits - 1x5 T&G wood
- 201 WALLS Vertical wood siding
- 301 CONSTRUCTION Concrete in accordance with current BC Building Code requirements. Min 20Mpa and minimum 36" below grade. Engineer to verify all structural aspects footing sizes, locations as well as walls over 4ft. WOOD POST & BEAM CONSTRUCTION by Specialist - all sizes to be verified prior to construction. Exterior Walls - Rainscreen construction on 2x6 studs @ 24" c/c. Interior Walls - 2x4 or 2x6 stud @ 16" c/c. Log facing or gypsum finish to walls. ROOF Steel roofing on 1x3 strapping on 2x10's on T&G soffits on exposed 7x4 1/2" beams. Fibreglass insulation / vent sleeves same as existing. FLOORS 3/4" T&G Plywood glued & screwed onto 2x10 floor joists

Scope of Works

New POST & BEAM constructed addition to existing building to mimic the style, finish and character of the existing Myra Canyon Lodge.

Main Floor is extended as shown 2 steps down to new rec and sleeping areas. Existing stairs to upper floor are removed and new WC located in approx old stair location. Access to new main floor area as shown (part of old wc). Upgrade laundry. New stairs and lobby to link up to new upper floor.

Basement is cut into the edge of the existing post structures to create four new spaces below. Grade levels to be adjusted as per site conditions.

Eagles nest. New stairs as shown. Existing bedroom 5 is extended over the old stair well and also extended generally with similar roof construction over. Contractor must determine best window replacement / re-use options. Two new rooms with lofts provided on upper floor.

NOTE The original drawings that were followed to determine the layout of existing did not appear accurate and there were some dimension inaccuracies. The contractor must verify geometry of new / existing to ensure proper match so the building matches the INTENT of these drawings.

The drawings provided by HEWITT DESIGNS are "INTENT" based only as indicated in the general notes on each drawing provided.

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Notes:-
Exterior dimensions are to OUTSIDE edge of sheathing
Dimensions to be read and not scaled
It is the responsibility of the contractor to verify all dimensions and details prior to construction and refer any discrepancies found to Hewitt Designs for clarification / correction.
FCL - Finished Concrete Level
FSL - Finished Sub-Floor Level
FWL - Top of Waterproofing (Decks)
FFL - Finished Floor Level
Door & Windows Sizes are in inches or as shown and are unit sizes.
This drawing shows INTENT - the onus is on the contractor that all building work complies with local CODES. If any part or portion of this drawing should conflict with the Local Codes then the Codes shall apply.
This is not a structural drawing - all work requiring any structural design must be done by a registered Structural Engineer.

