



**General Notes**

- Do not scale drawings
- All Construction shall conform to part 9 of the "BC Building Code" (Current Addition) or Better and any other local or municipal requirements
- Contractor to ensure Footings are Place on a proper base that is free from Frost, excessive moisture. and deleterious materials and to provide adequate cover to footings for frost protection (4' - 0" minimum)
- All dimensions and specifications must be checked and verified by contractor and/or owner before any construction starts. Any corrections and/or omissions must be reported before construction starts.
- All pre manufactured floor and roof systems including beams, floor joists, or any other component in the floor must be engineered by supplier
- Any other structural components required must be checked and verified by local building authority and/or structural engineer registered in the province of British Columbia.
- Final grades may alter appearance.
- specs and schedules govern over working drawings and are to be reviewed prior to construction.
- Designers liability limited to correction of plans only

**SINGLE FAMILY DWELLING**

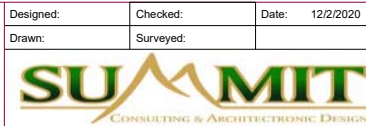
MAIN FLOOR = 1328 SQ/FT  
 BASEMENT FLOOR = 1329 SQ/FT  
 3 BEDROOMS  
 3 BATHROOMS



**DRAWING LIST**

LABEL	TITLE
A-1	EXTERIOR PERSPECTIVES & GENERAL NOTES
A-2	BASEMENT PLAN
A-3	MAIN FLOOR PLAN
A-4	CROSS SECTION DETAIL A
A-5	EXTERIOR ELEVATION
A-6	EXTERIOR ELEVATION
A-7	PLOT PLAN

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 Phone: 250.417.0262  
 Fax: 250.417.0264  
 information@livingstonesdevelopments.ca

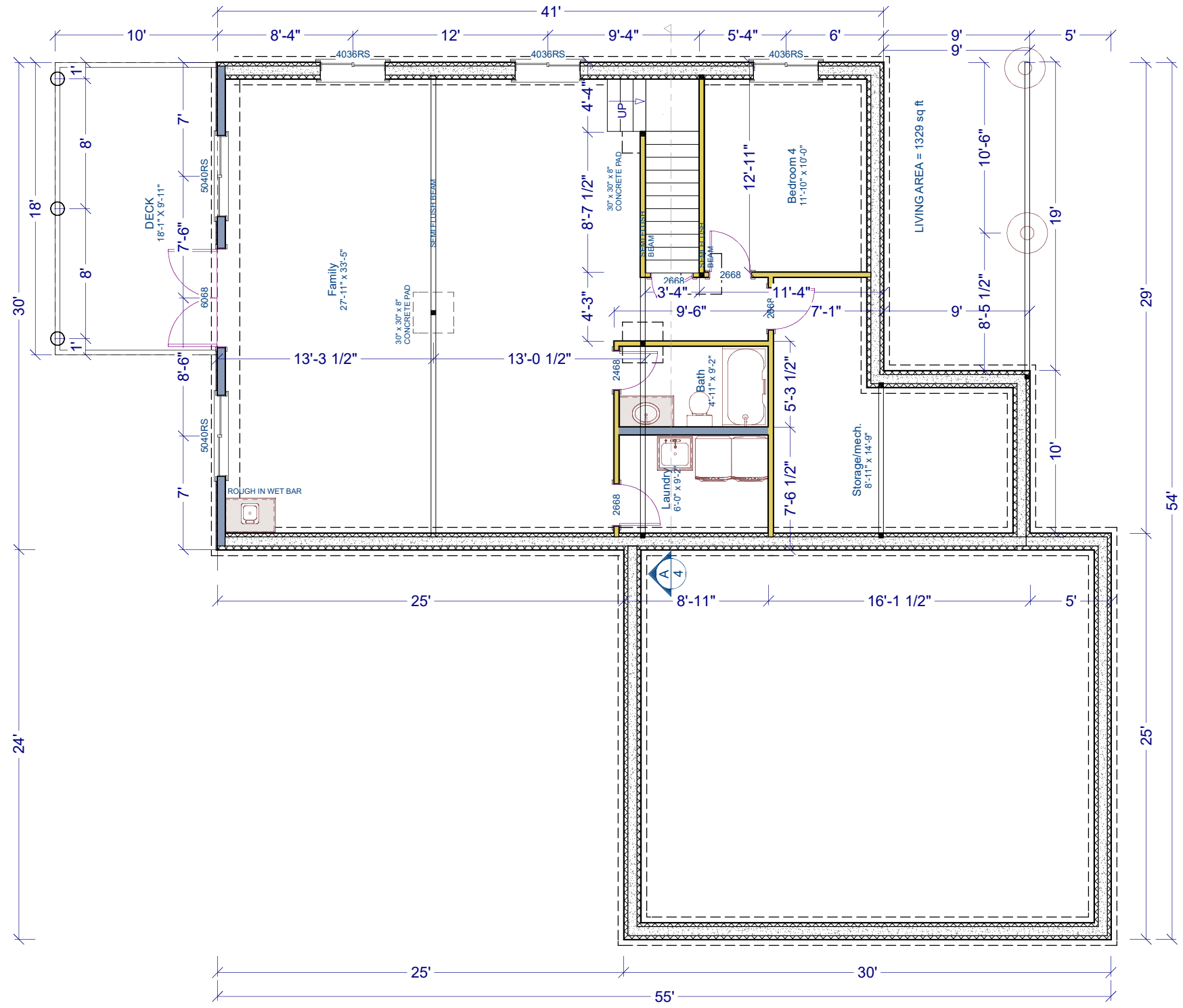


**LIVINGSTONES DEVELOPMENTS LTD.**

**EXTERIOR PERSPECTIVES & GENERAL NOTES**  
 Hockley Residence

Client Project No.	0000-00
DATE:	12/2/2020
Drawing No.	000-1
Revision	001

No.	Date	Revision	Dr.



SCALE: 1/8" = 1'-0"

No.	Date	Revision	Dr.

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Designed:	Checked:	Date: 12/2/2020
Drawn:	Surveyed:	

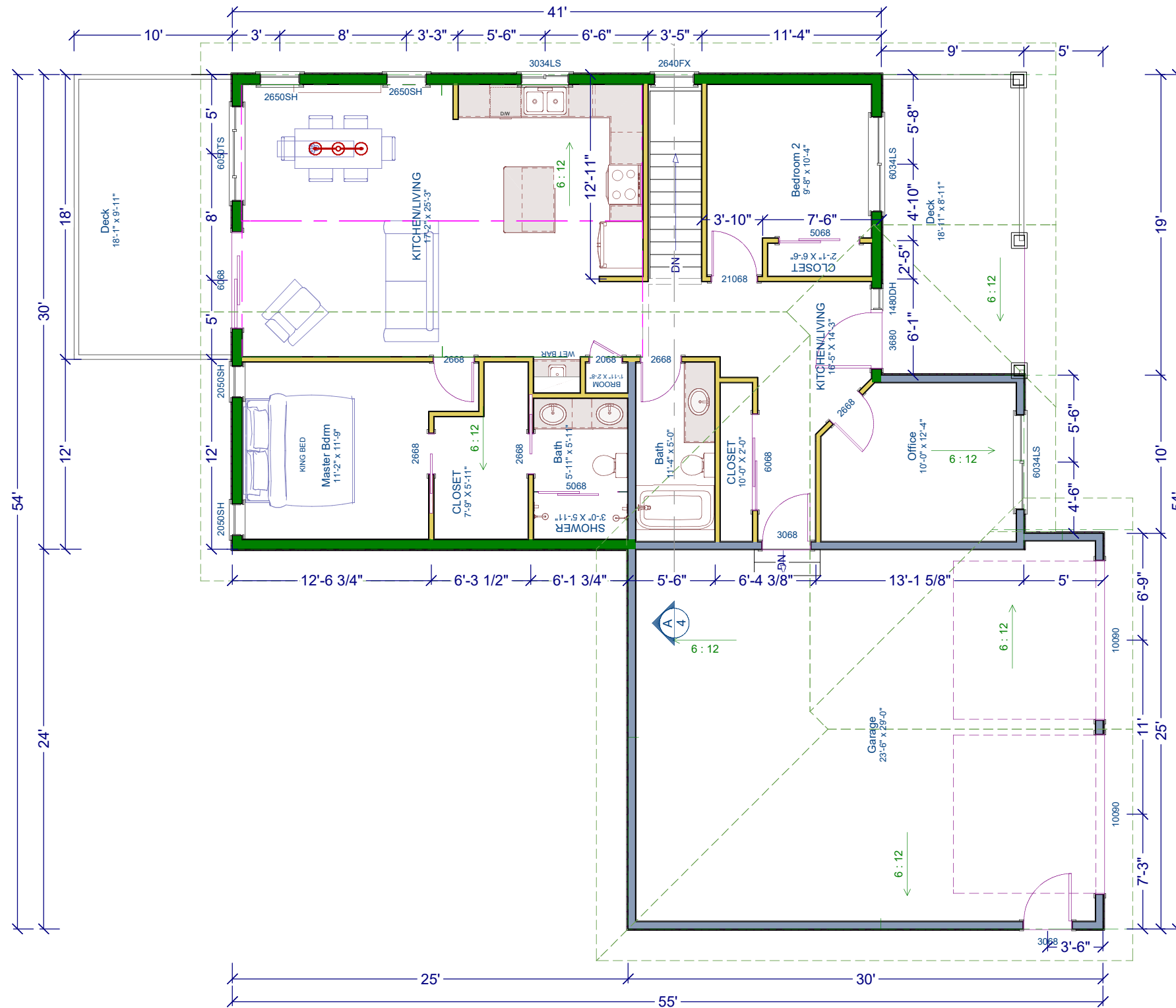
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 CONSULTING & ARCHITECTURE DESIGN

**LIVINGSTONES**  
 DEVELOPMENTS LTD.

**BASEMENT PLAN**  
 Hockley Residence

Client Project No.	0000-00
DATE:	12/2/2020
Drawing No.	000-2
Revision	001

Destroy all prints bearing previous number



SCALE: 1/8" = 1'-0"

Client Project No. 0000-00

DATE: 12/2/2020

Drawing No. 000-3

Revision

001

Destroy all prints bearing previous number

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Designed: \_\_\_\_\_ Checked: \_\_\_\_\_ Date: 12/2/2020

Drawn: \_\_\_\_\_ Surveyed: \_\_\_\_\_

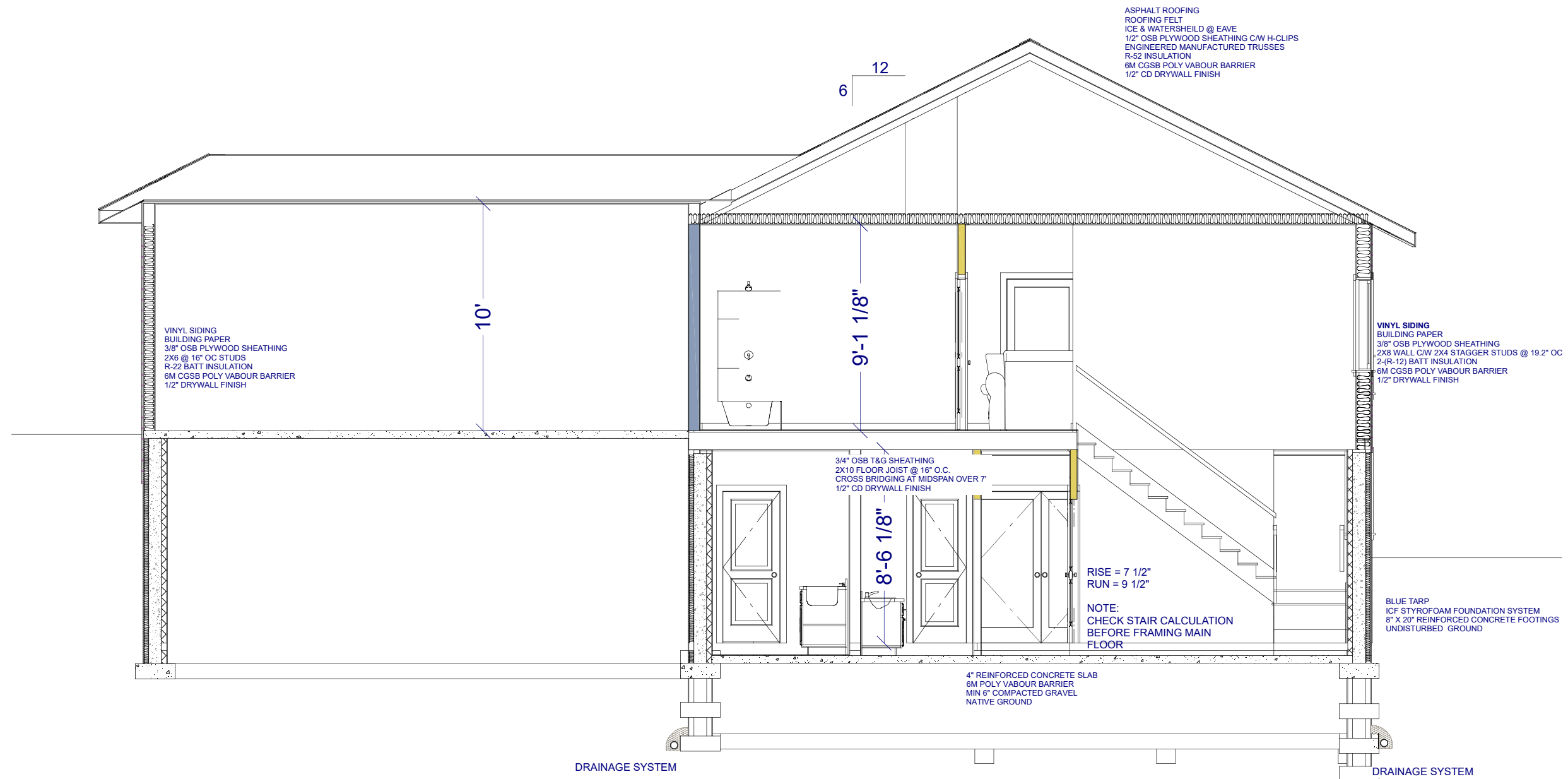


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**MAIN FLOOR PLAN**  
Hockley Residence

No.	Date	Revision	Dr.





SCALE: 1/4" = 1'-0"

No.	Date	Revision	Dr.

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Designed:	Checked:	Date: 12/2/2020
Drawn:	Surveyed:	

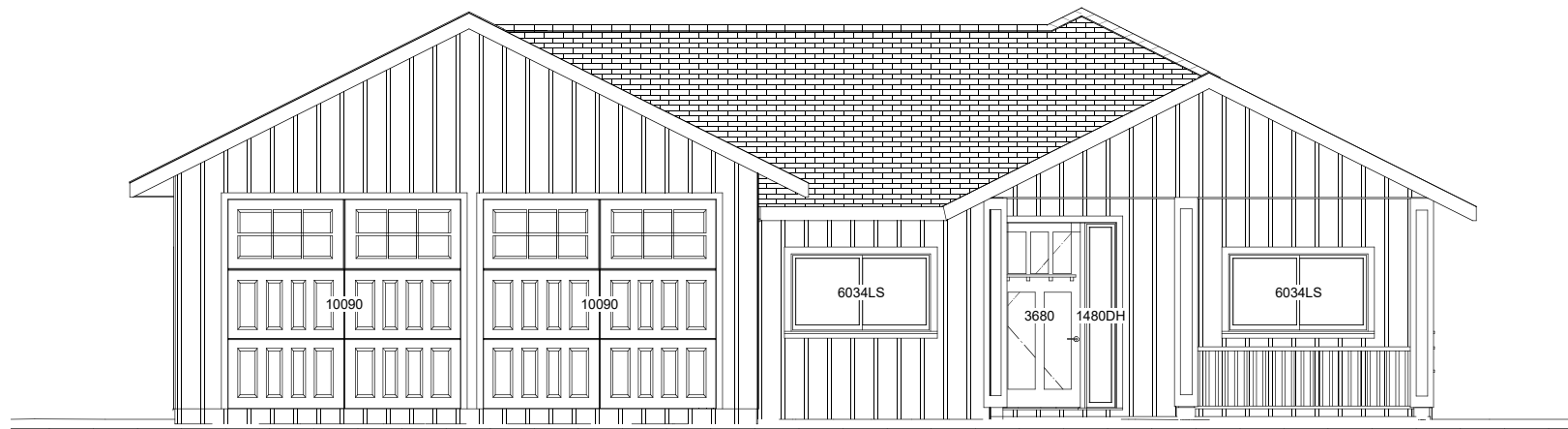
**SUMMIT**  
 CONSULTING & ARCHITECTONIC DESIGN

**LIVING-STONES**  
 DEVELOPMENTS LTD.

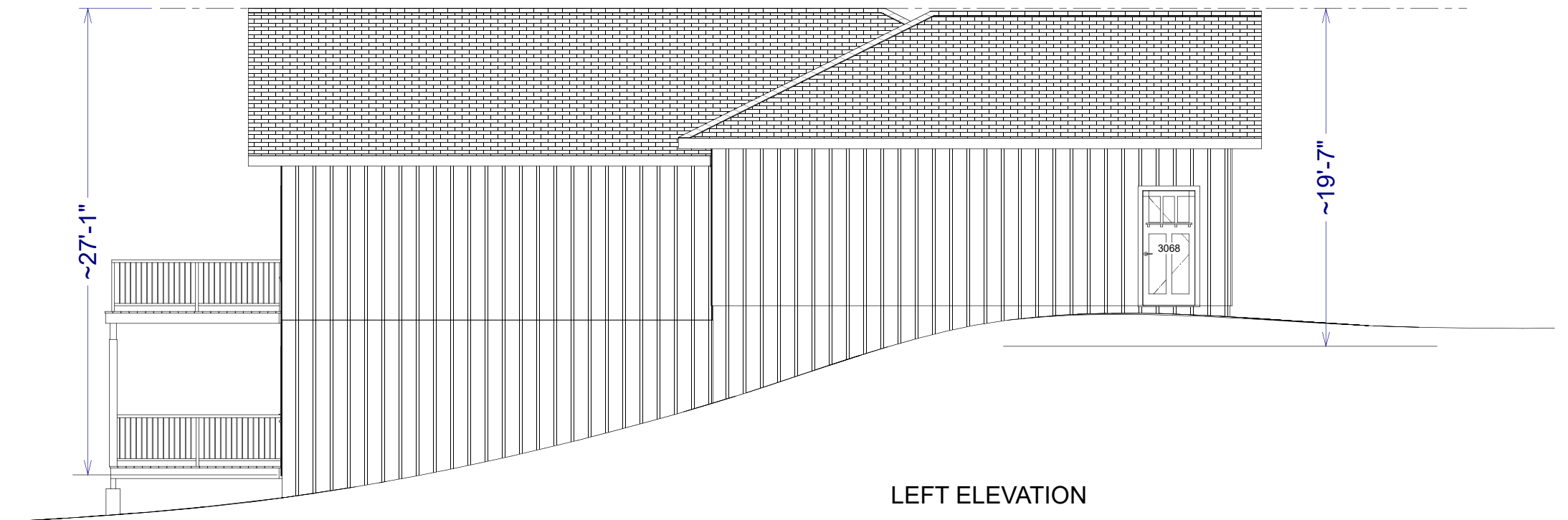
**CROSS SECTION DETAIL A**  
 Hockley Residence

Client Project No.	0000-00
DATE:	12/2/2020
Drawing No.	000-4
Revision	001

Destroy all prints bearing previous number



FRONT ELEVATION



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

Client Project No. 0000-00

DATE: 12/2/2020

Drawing No. 000-5

Revision 001

Destroy all prints bearing previous number

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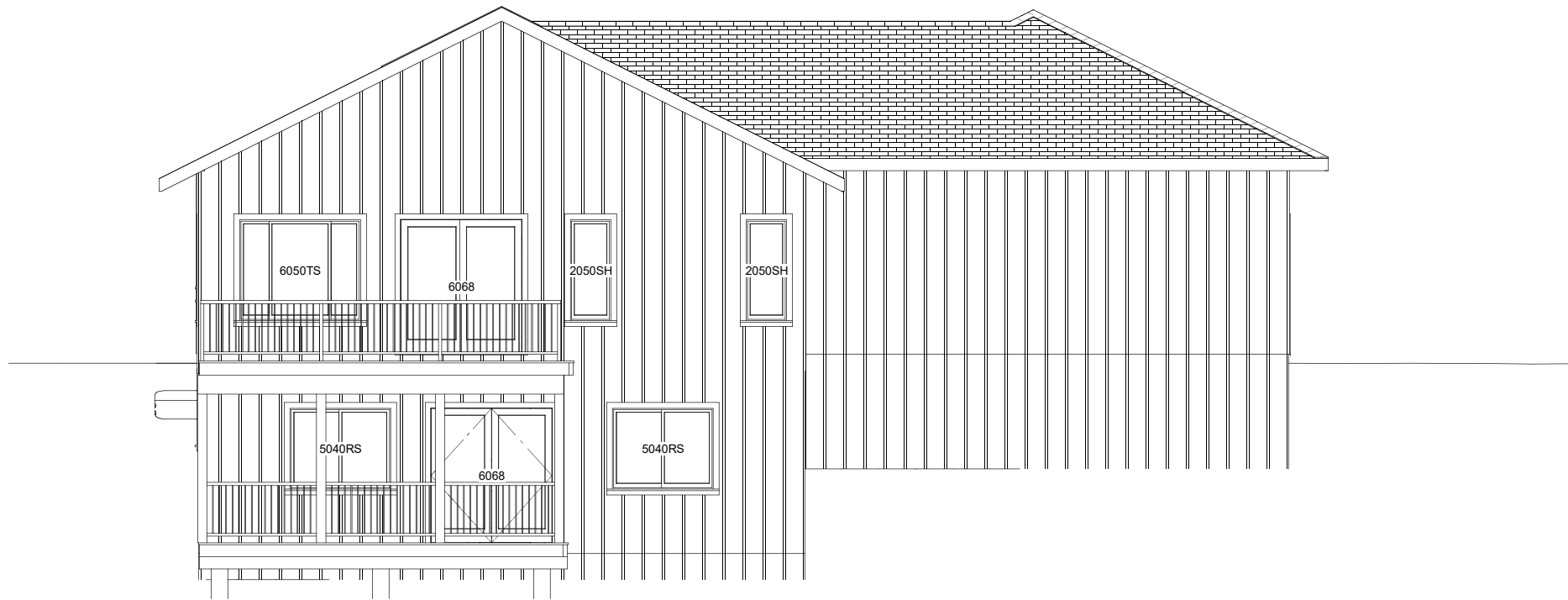
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Drawn:	Surveyed:	

**SUMMIT**  
 CONSULTING & ARCHITECTONIC DESIGN

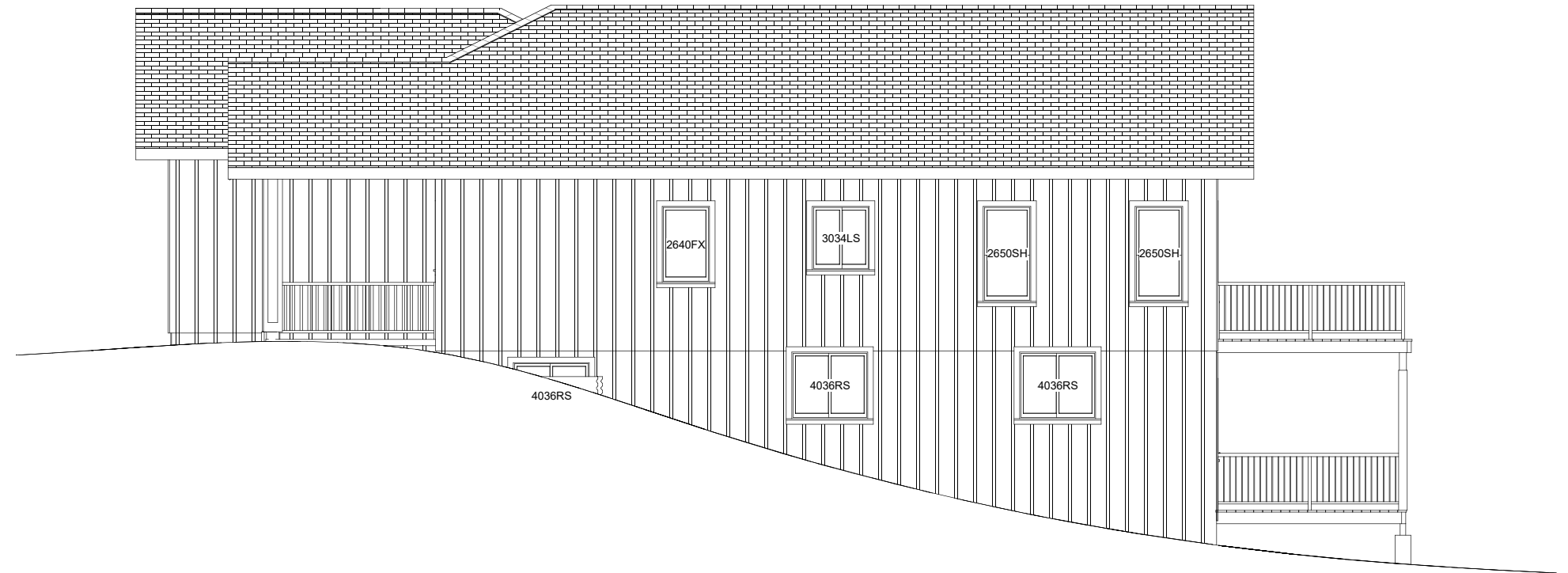
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 DEVELOPMENTS LTD.

**EXTERIOR ELEVATIONS**  
 Hockley Residence

No.	Date	Revision	Dr.



REAR ELEVATION



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

Client Project No.	0000-00
DATE:	12/2/2020
Drawing No.	000-6
Revision	001

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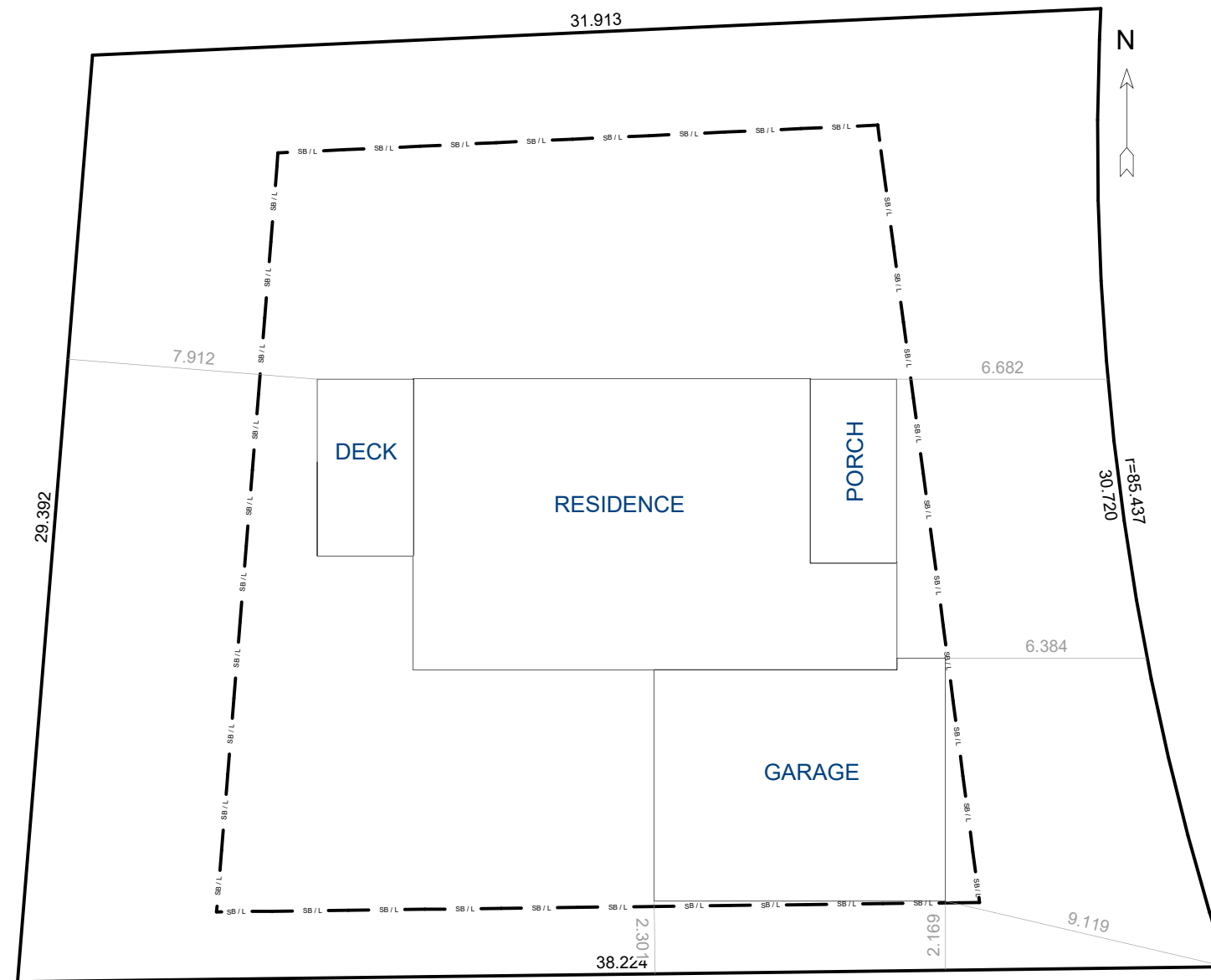
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Drawn:	Surveyed:		

**SUMMIT**  
 CONSULTING & ARCHITECTONIC DESIGN

**LIVING-STONES**  
 DEVELOPMENTS LTD.

**EXTERIOR ELEVATION**  
 Hockley Residence

No.	Date	Revision	Dr.



LOT 34 DISTRICT LOT 2872 KOOTENAY DISTRICT PLAN  
NEP87676

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Designed: \_\_\_\_\_  
 Checked: \_\_\_\_\_ Date: 12/2/2020  
 Drawn: \_\_\_\_\_  
 Surveyed: \_\_\_\_\_  
**SUMMIT**  
 CONSULTING & ARCHITECTONIC DESIGN

**LIVINGSTONES**  
 DEVELOPMENTS LTD.

**PLOT PLAN**  
 Hockley Residence

Client Project No. 0000-00  
 DATE: 12/2/2020  
 Drawing No. 000-7  
 Revision 001  
 Destroy all prints bearing previous number