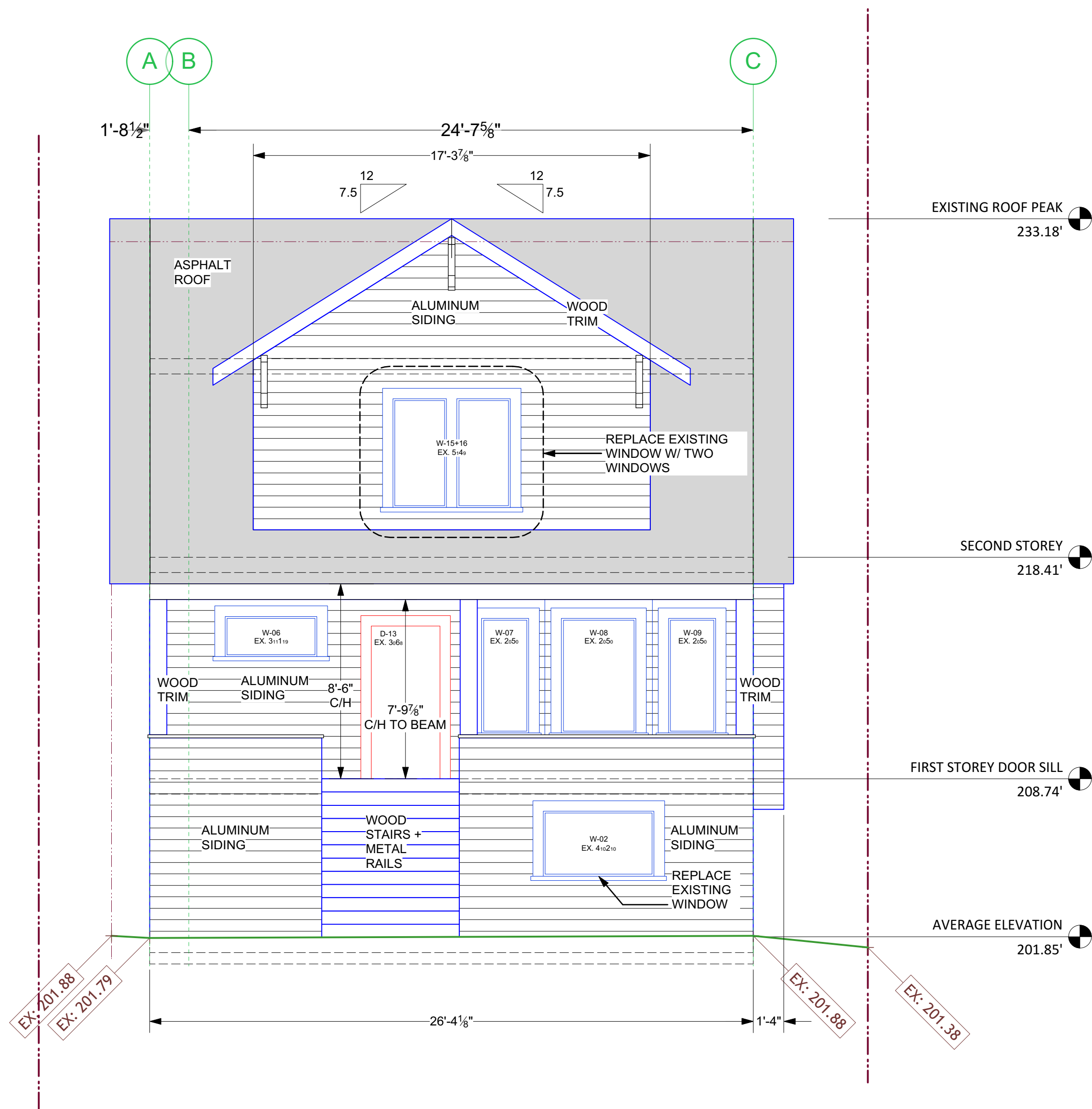
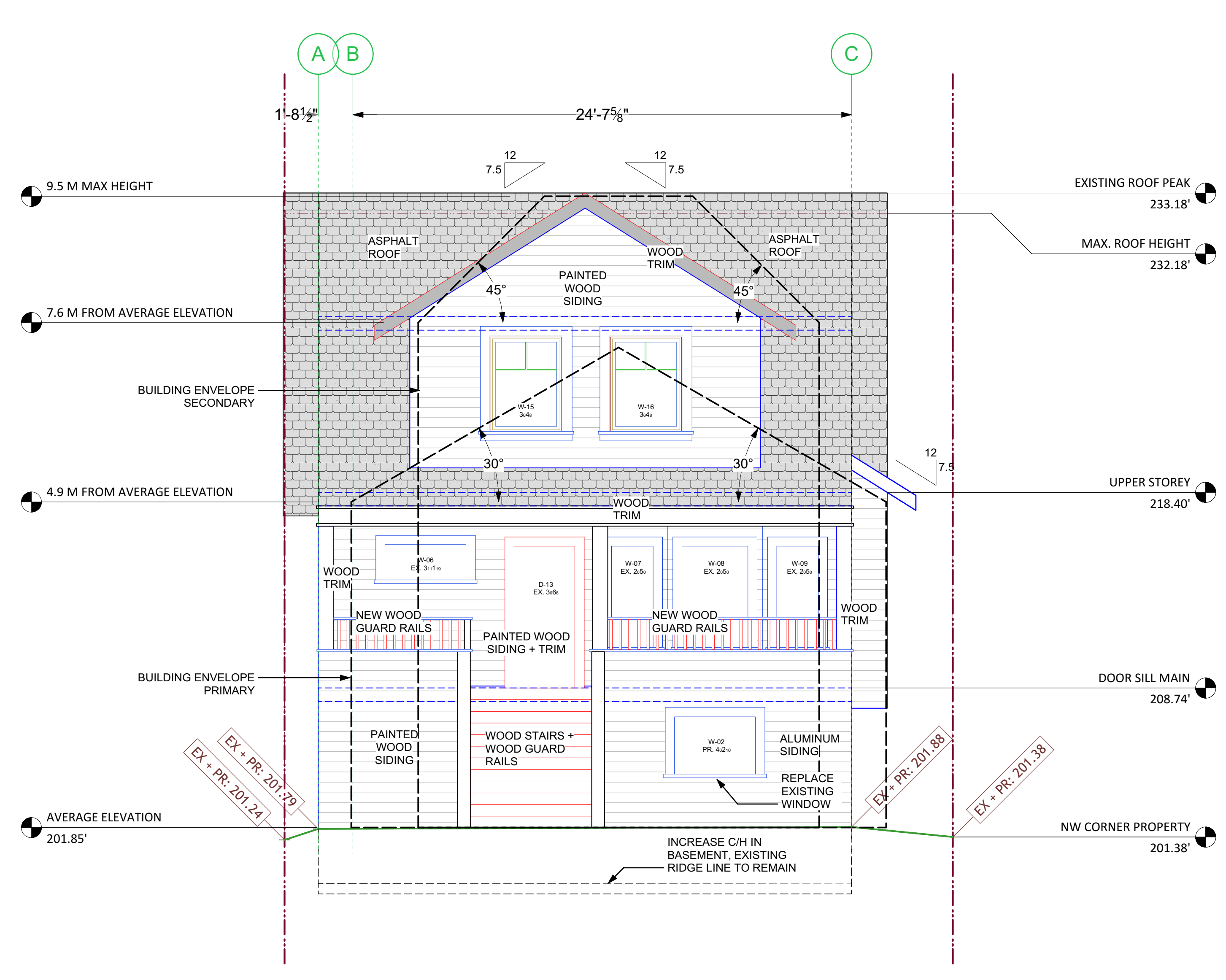


Copyright reserved. This design and drawing is the exclusive property of Novell Construction Ltd. dba Novell Design Build and cannot be reproduced or used for any purpose without written consent. This drawing is not to be used for construction until issued for that purpose. This drawing must not be scaled. Contractors must verify all dimensions, datums, levels and site conditions prior to commencement of work. All variations, errors and omissions to be reported immediately to the Designer for clarification. Variations and modifications to the work shown on these drawings shall not be carried out without approval from Novell Construction Ltd. dba Novell Design Build.

ISSUE RECORD: _____ DATE: _____
 JUNE 18, 2019



1
 A4.0 EXISTING NORTH ELEVATION
 1/4" = 1'-0"

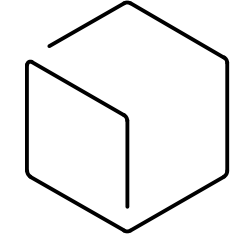


2
 A4.0 PROPOSED NORTH ELEVATION
 1/4" = 1'-0"

GENERAL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE TO THE VANCOUVER BUILDING BYLAW 2014
2. HEIGHT OF ELEVATIONS ARE BASED ON SITE MEASUREMENTS AND ARE BASED ON THE RECENT SURVEY DATA.
3. ALL INTERIOR DIMENSIONS ARE TAKEN TO FINISHED SURFACES, OR CENTRE LINE OF WALL UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR DIMENSIONS ARE FROM SHEATHING TO SHEATHING UNLESS OTHERWISE NOTED.
5. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL OR BEDROCK, AND EXTEND A MINIMUM OF 12" BELOW GRADE.
6. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE TO BE PROTECTED WITH #45 D.P.C. OR SILL PLATE GASKET.
7. PROVIDE A MINIMUM OF 8" CLEARANCE BETWEEN SOIL AND ANY EXTERIOR WOOD MEMBERS.
8. ALL ROUGH OPENING SIZES FOR EXTERIOR WINDOWS AND DOORS TO BE CONFIRMED WITH SUPPLIER.
9. PROVIDE WATERPROOF BACKING FOR ALL TUBS & SHOWER SURROUNDS.
10. MECHANICAL VENTILATION IN ALL BATHROOMS.
11. MECHANICAL & SUSPENDED EQUIPMENT TO BE SEISMICALLY BRACED.
12. DRAWINGS TO BE PRINTED ON 34" x 22" PAPER.
13. DO NOT SCALE FROM DRAWINGS.

HAZELL CUBED



Address: 419 West 19th Avenue
 Vancouver, BC V5Y 2B8
 Mobile: 604.842.0824
 Email: gail@hazell.me

PROJECT TITLE

CHRISTENSEN RESIDENCE
 778 EAST 27TH AVE

JOB NUMBER

1804

DRAWING TITLE

DEMO + PROPOSED ELEVATION NORTH

SCALE

1/4" = 1'-0"

DRAWING NUMBER

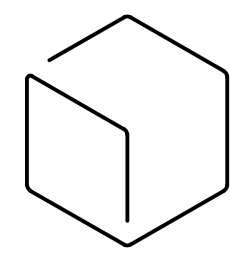
A4.0

Copyright reserved. This design and drawing is the exclusive property of Novell Construction Ltd. dba Novell Design Build and cannot be reproduced or used for any purpose without written consent. This drawing is not to be used for construction until issued for that purpose. This drawing must not be scaled. Contractors must verify all dimensions, datums, levels and site conditions prior to commencement of work. All variations, errors and omissions to be reported immediately to the Designer for clarification. Variations and modifications to the work shown on these drawings shall not be carried out without approval from Novell Construction Ltd. dba Novell Design Build.

ISSUE RECORD: DATE:
 JUNE 18, 2019

- GENERAL NOTES:**
1. ALL WORK TO BE DONE IN ACCORDANCE TO THE VANCOUVER BUILDING BYLAW 2014
 2. HEIGHT OF ELEVATIONS ARE BASED ON SITE MEASUREMENTS AND ARE BASED ON THE RECENT SURVEY DATA.
 3. ALL INTERIOR DIMENSIONS ARE TAKEN TO FINISHED SURFACES, OR CENTRE LINE OF WALL UNLESS OTHERWISE NOTED.
 4. ALL EXTERIOR DIMENSIONS ARE FROM SHEATHING TO SHEATHING EXTERIOR FINISH HAS BEEN MEASURED SEPARATELY UNLESS OTHERWISE NOTED.
 5. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL OR BEDROCK, AND EXTEND A MINIMUM OF 12" BELOW GRADE.
 6. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE TO BE PROTECTED WITH #45 D.P.C. OR SILL PLATE GASKET.
 7. PROVIDE A MINIMUM OF 8" CLEARANCE BETWEEN SOIL AND ANY EXTERIOR WOOD MEMBERS.
 8. ALL ROUGH OPENING SIZES FOR EXTERIOR WINDOWS AND DOORS TO BE CONFIRMED WITH SUPPLIER.
 9. PROVIDE WATERPROOF BACKING FOR ALL TUBS & SHOWER SURROUNDS.
 10. MECHANICAL VENTILATION IN ALL BATHROOMS.
 11. MECHANICAL & SUSPENDED EQUIPMENT TO BE SEISMICALLY BRACED.
 12. DRAWINGS TO BE PRINTED ON 34" x 22" PAPER.
 13. DO NOT SCALE FROM DRAWINGS.

HAZELL CUBED



Address: 419 West 19th Avenue
 Vancouver, BC V5Y 2B8
 Mobile: 604.842.0824
 Email: gail@hazell.me

PROJECT TITLE

**CHRISTENSEN RESIDENCE
 778 EAST 27TH AVE**

JOB NUMBER

1804

DRAWING TITLE

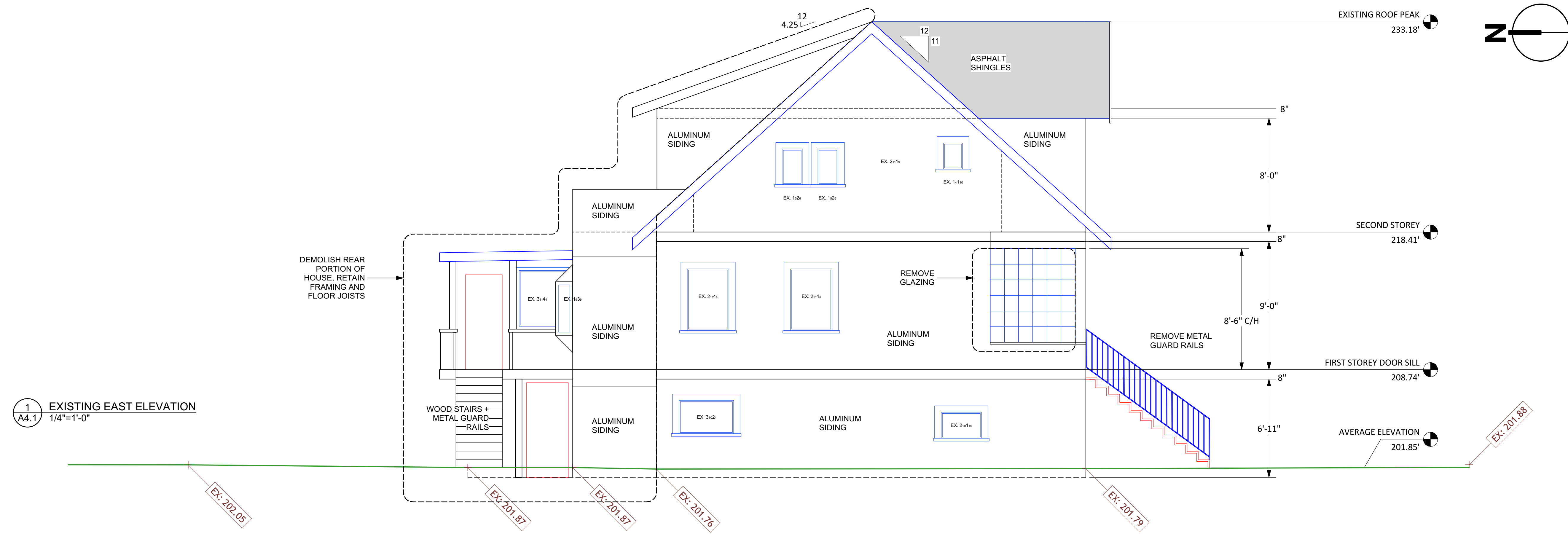
DEMO + PROPOSED ELEVATION EAST

SCALE

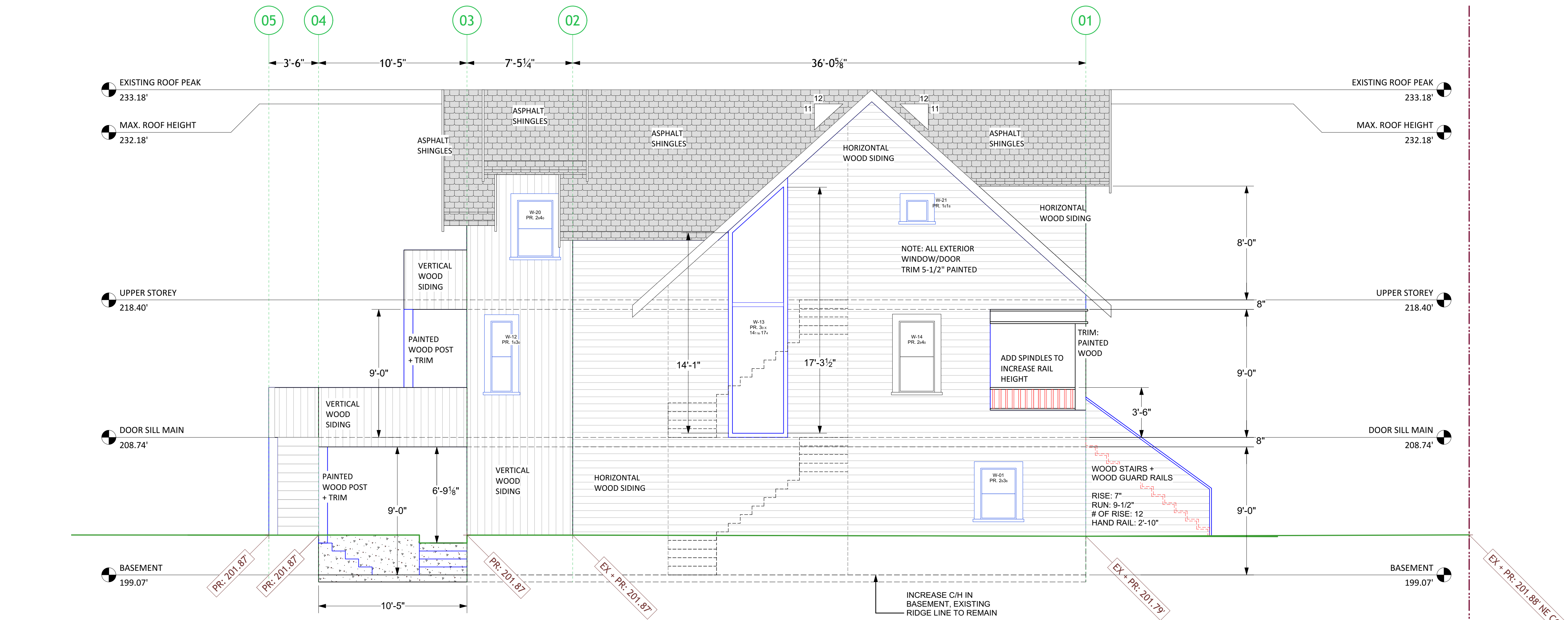
1/4" = 1'-0"

DRAWING NUMBER

A4.1

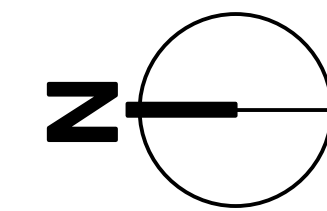


1
 A4.1
 EXISTING EAST ELEVATION
 1/4"=1'-0"



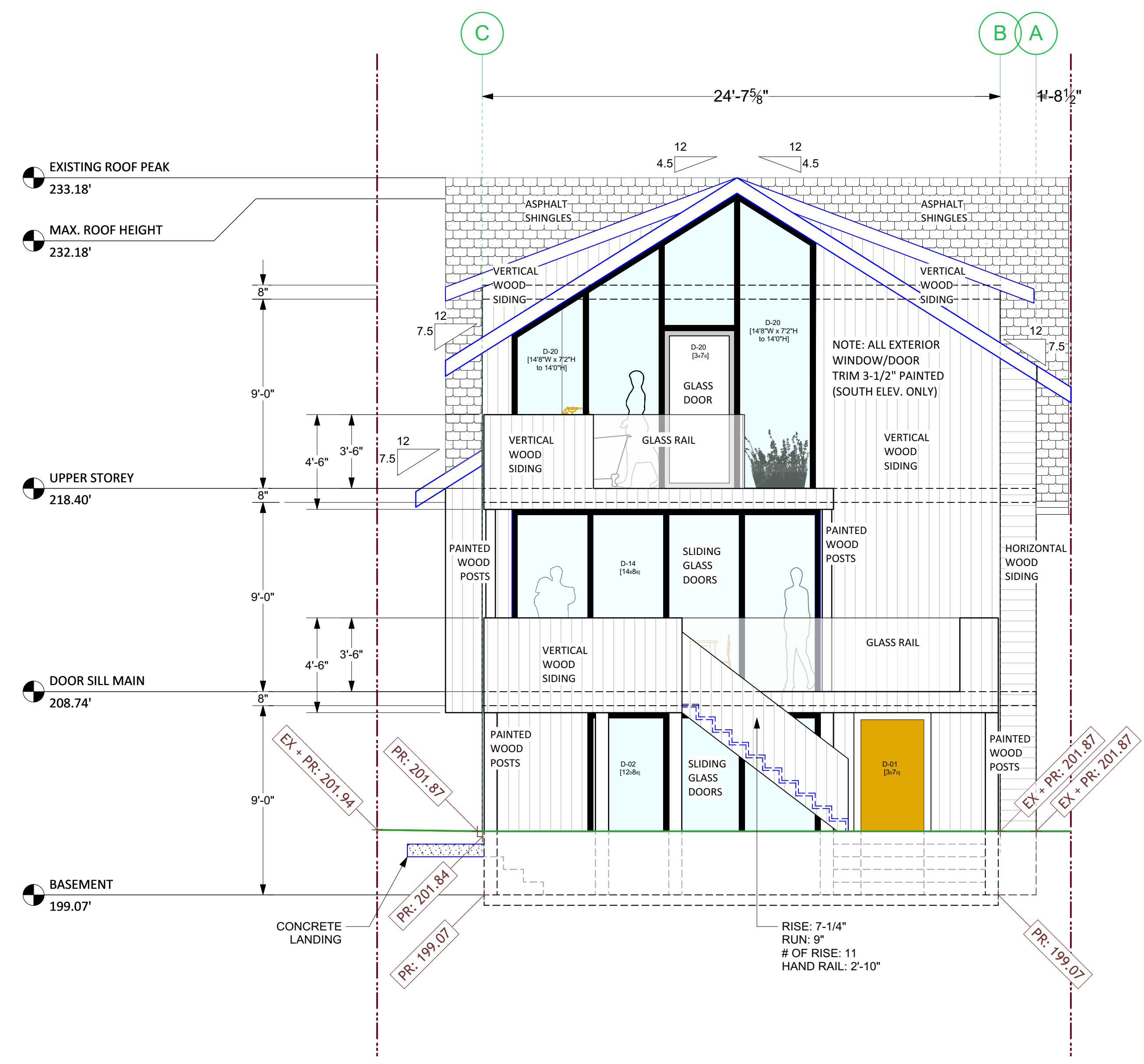
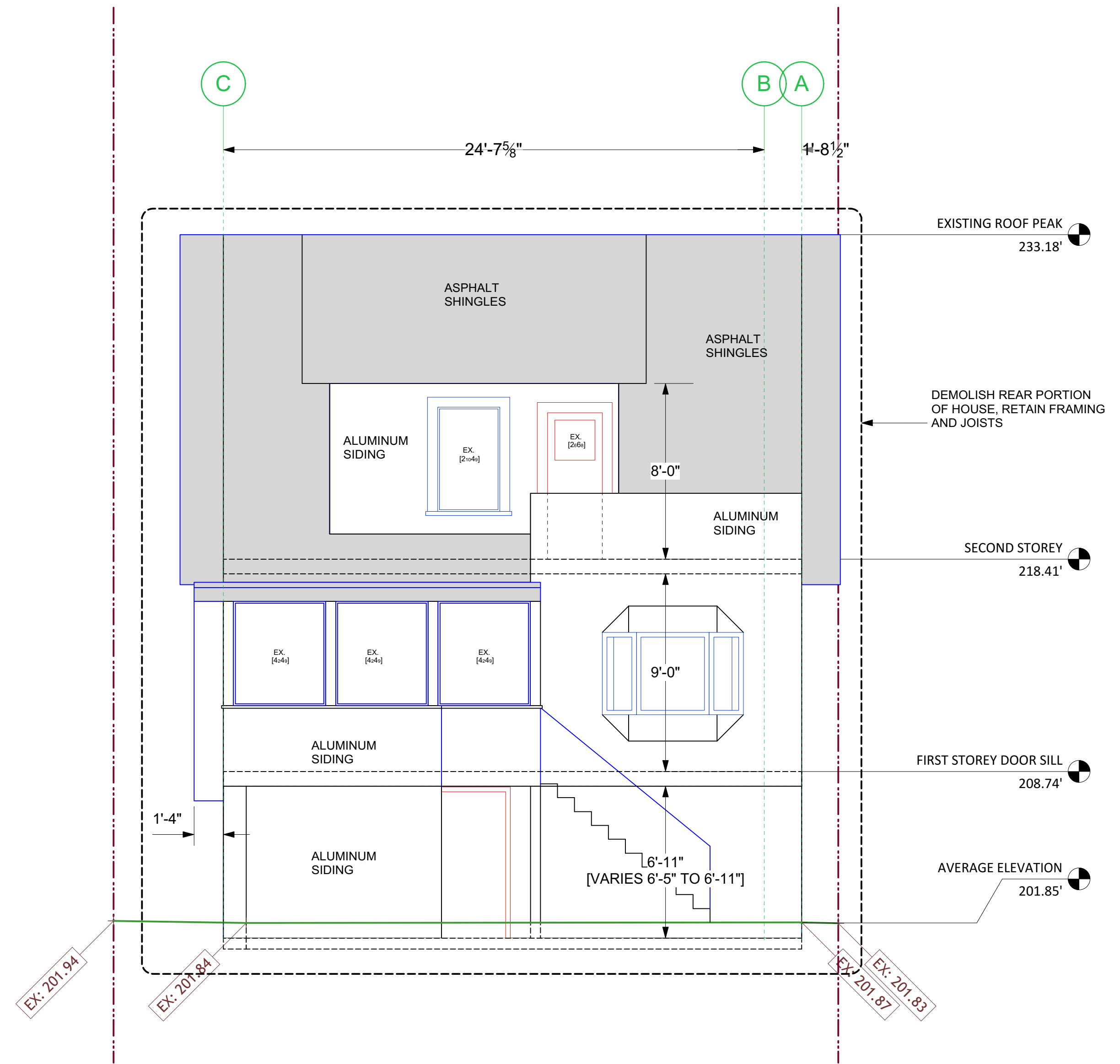
2
 A4.1
 EXISTING EAST ELEVATION
 1/4"=1'-0"

EX-201.05
 EX-201.87
 EX-201.87
 EX-201.76
 EX-201.79
 EX-201.88
 PR-201.87
 PR-201.87
 PR-201.87
 EX-PR-201.87
 EX-PR-201.79



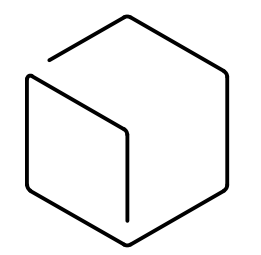
Copyright reserved. This design and drawing is the exclusive property of Novell Construction Ltd. dba Novell Design Build and cannot be reproduced or used for any purpose without written consent. This drawing is not to be used for construction until issued for that purpose. This drawing must not be scaled. Contractors must verify all dimensions, datums, levels and site conditions prior to commencement of work. All variations, errors and omissions to be reported immediately to the Designer for clarification. Variations and modifications to the work shown on these drawings shall not be carried out without approval from Novell Construction Ltd. dba Novell Design Build.

ISSUE RECORD: _____ DATE: _____
 JUNE 18, 2019



- GENERAL NOTES:**
1. ALL WORK TO BE DONE IN ACCORDANCE TO THE VANCOUVER BUILDING BYLAW 2014
 2. HEIGHT OF ELEVATIONS ARE BASED ON SITE MEASUREMENTS AND ARE BASED ON THE RECENT SURVEY DATA.
 3. ALL INTERIOR DIMENSIONS ARE TAKEN TO FINISHED SURFACES, OR CENTRE LINE OF WALL UNLESS OTHERWISE NOTED.
 4. ALL EXTERIOR DIMENSIONS ARE FROM SHEATHING TO SHEATHING EXTERIOR FINISH HAS BEEN MEASURED SEPARATELY UNLESS OTHERWISE NOTED.
 5. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL OR BEDROCK, AND EXTEND A MINIMUM OF 12" BELOW GRADE.
 6. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE TO BE PROTECTED WITH #45 D.P.C. OR SILL PLATE GASKET.
 7. PROVIDE A MINIMUM OF 8" CLEARANCE BETWEEN SOIL AND ANY EXTERIOR WOOD MEMBERS.
 8. ALL ROUGH OPENING SIZES FOR EXTERIOR WINDOWS AND DOORS TO BE CONFIRMED WITH SUPPLIER.
 9. PROVIDE WATERPROOF BACKING FOR ALL TUBS & SHOWER SURROUNDS.
 10. MECHANICAL VENTILATION IN ALL BATHROOMS.
 11. MECHANICAL & SUSPENDED EQUIPMENT TO BE SEISMICALLY BRACED.
 12. DRAWINGS TO BE PRINTED ON 34" x 22" PAPER.
 13. DO NOT SCALE FROM DRAWINGS.

HAZELL CUBED



Address: 419 West 19th Avenue
 Vancouver, BC V5Y 2B8
 Mobile: 604.842.0824
 Email: gail@hazell.me

PROJECT TITLE _____

CHRISTENSEN RESIDENCE
778 EAST 27TH AVE

JOB NUMBER _____

1804

DRAWING TITLE _____

DEMO + PROPOSED ELEVATION SOUTH

SCALE _____

1/4" = 1'-0"

DRAWING NUMBER _____

A4.2

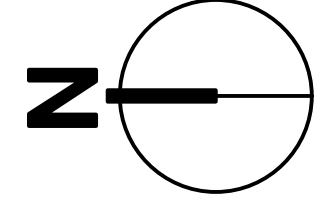
1 HOUSE - SOUTH ELEVATION EXISTING
 A4.2 1/4"=1'-0"

2 HOUSE - SOUTH ELEVATION PROPOSED
 A4.2 1/4"=1'-0"

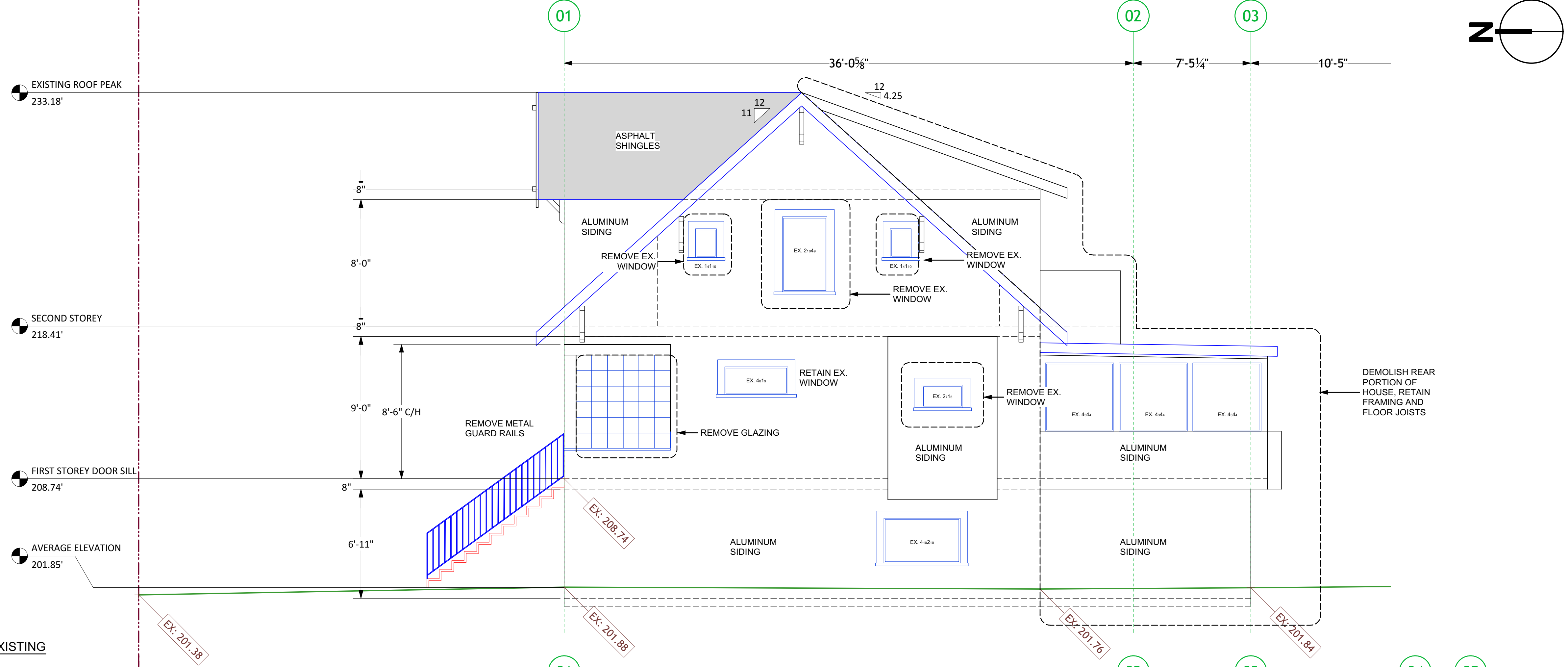
Copyright reserved. This design and drawing is the exclusive property of Novell Construction Ltd. dba Novell Design Build and cannot be reproduced or used for any purpose without written consent. This drawing is not to be used for construction until issued for that purpose. This drawing must not be scaled. Contractors must verify all dimensions, datums, levels and site conditions prior to commencement of work. All variations, errors and omissions to be reported immediately to the Designer for clarification. Variations and modifications to the work shown on these drawings shall not be carried out without approval from Novell Construction Ltd. dba Novell Design Build.

ISSUE RECORD: _____ DATE: _____
 JUNE 18, 2019

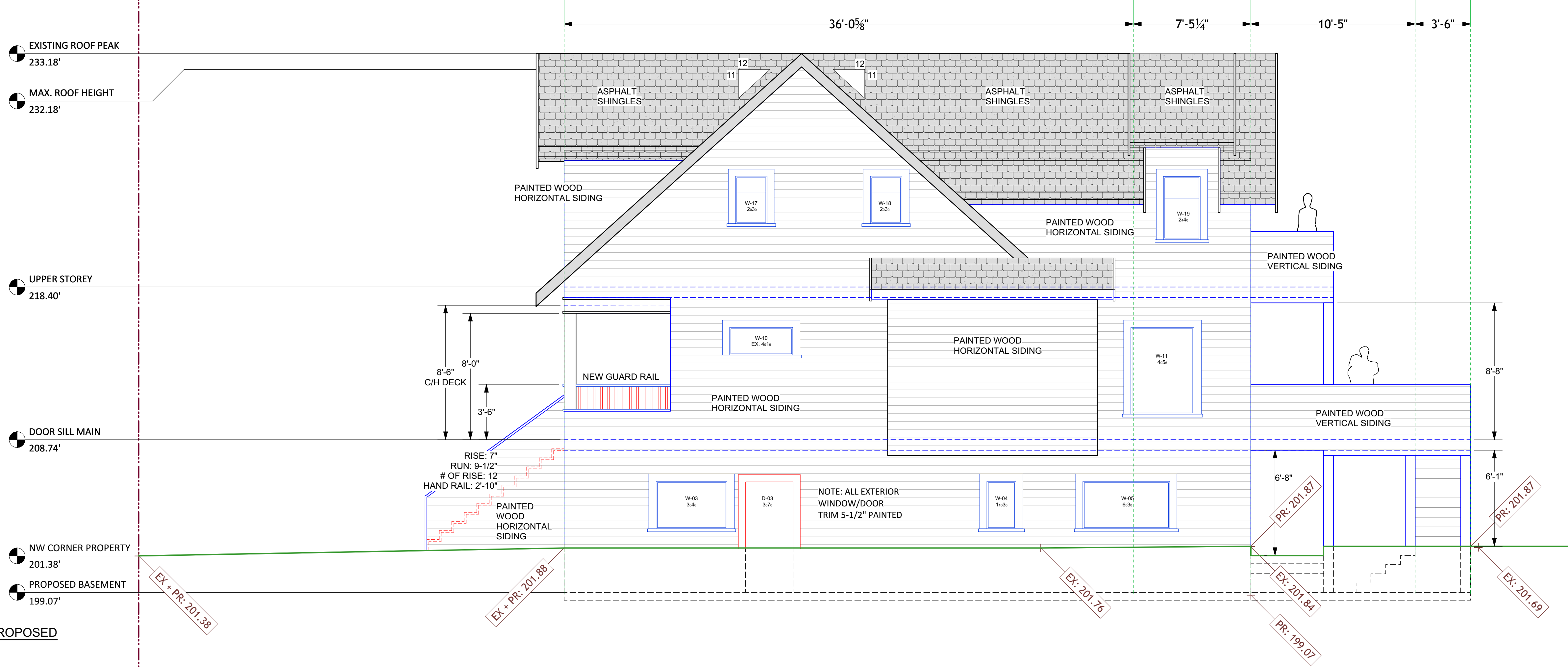
- GENERAL NOTES:**
1. ALL WORK TO BE DONE IN ACCORDANCE TO THE VANCOUVER BUILDING BYLAW 2014
 2. HEIGHT OF ELEVATIONS ARE BASED ON SITE MEASUREMENTS AND ARE BASED ON THE RECENT SURVEY DATA.
 3. ALL INTERIOR DIMENSIONS ARE TAKEN TO FINISHED SURFACES, OR CENTRE LINE OF WALL UNLESS OTHERWISE NOTED.
 4. ALL EXTERIOR DIMENSIONS ARE FROM SHEATHING TO SHEATHING EXTERIOR FINISH HAS BEEN MEASURED SEPARATELY UNLESS OTHERWISE NOTED.
 5. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL OR BEDROCK, AND EXTEND A MINIMUM OF 12" BELOW GRADE.
 6. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE TO BE PROTECTED WITH #45 D.P.C. OR SILL PLATE GASKET.
 7. PROVIDE A MINIMUM OF 8" CLEARANCE BETWEEN SOIL AND ANY EXTERIOR WOOD MEMBERS.
 8. ALL ROUGH OPENING SIZES FOR EXTERIOR WINDOWS AND DOORS TO BE CONFIRMED WITH SUPPLIER.
 9. PROVIDE WATERPROOF BACKING FOR ALL TUBS & SHOWER SURROUNDS.
 10. MECHANICAL VENTILATION IN ALL BATHROOMS.
 11. MECHANICAL & SUSPENDED EQUIPMENT TO BE SEISMICALLY BRACED.
 12. DRAWINGS TO BE PRINTED ON 34" x 22" PAPER.
 13. DO NOT SCALE FROM DRAWINGS.



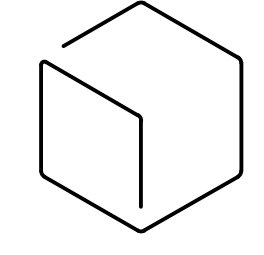
1 HOUSE - WEST ELEVATION EXISTING
 A4.3 1/2"=1'-0"



2 HOUSE - WEST ELEVATION PROPOSED
 A4.3 1/2"=1'-0"



HAZELL CUBED



Address: 419 West 19th Avenue
 Vancouver, BC V5Y 2B8
 Mobile: 604.842.0824
 Email: gail@hazell.me

PROJECT TITLE
CHRISTENSEN RESIDENCE
 778 EAST 27TH AVE

JOB NUMBER
 1804

DRAWING TITLE
DEMO + PROPOSED ELEVATION WEST

SCALE
 1/4" = 1'-0"

DRAWING NUMBER

A4.3