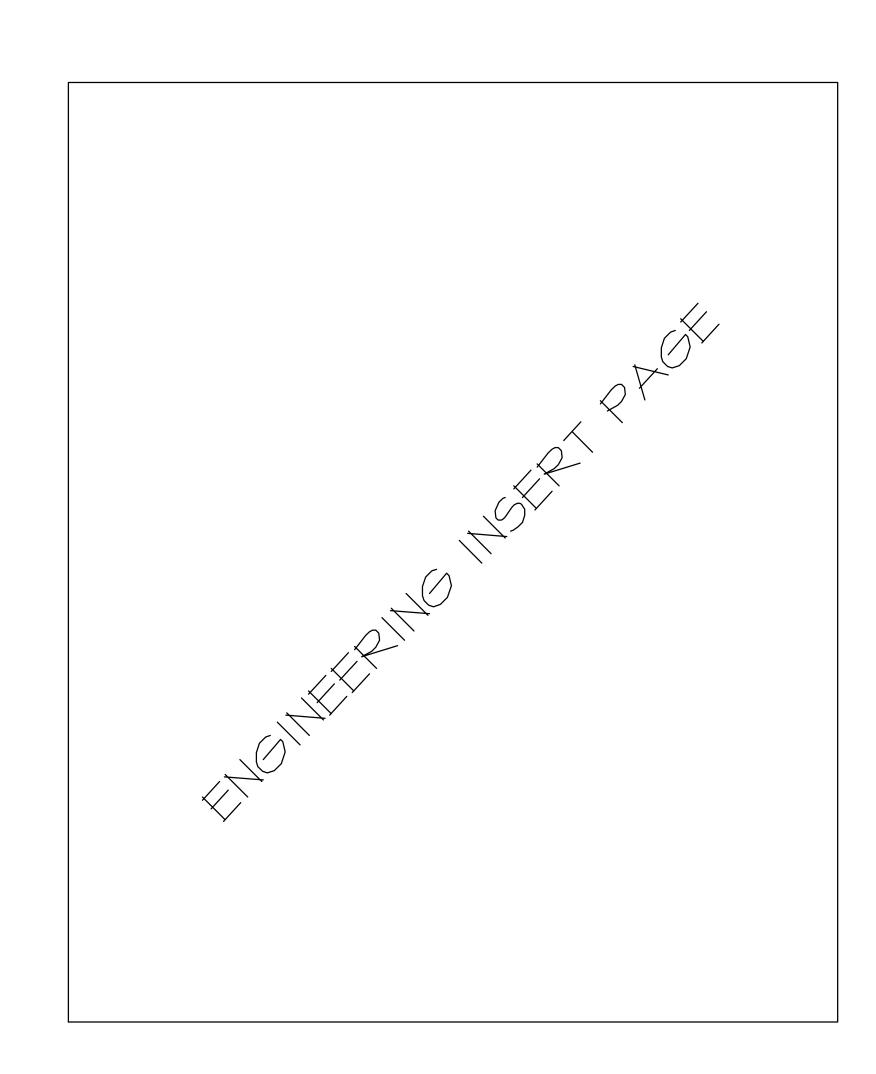


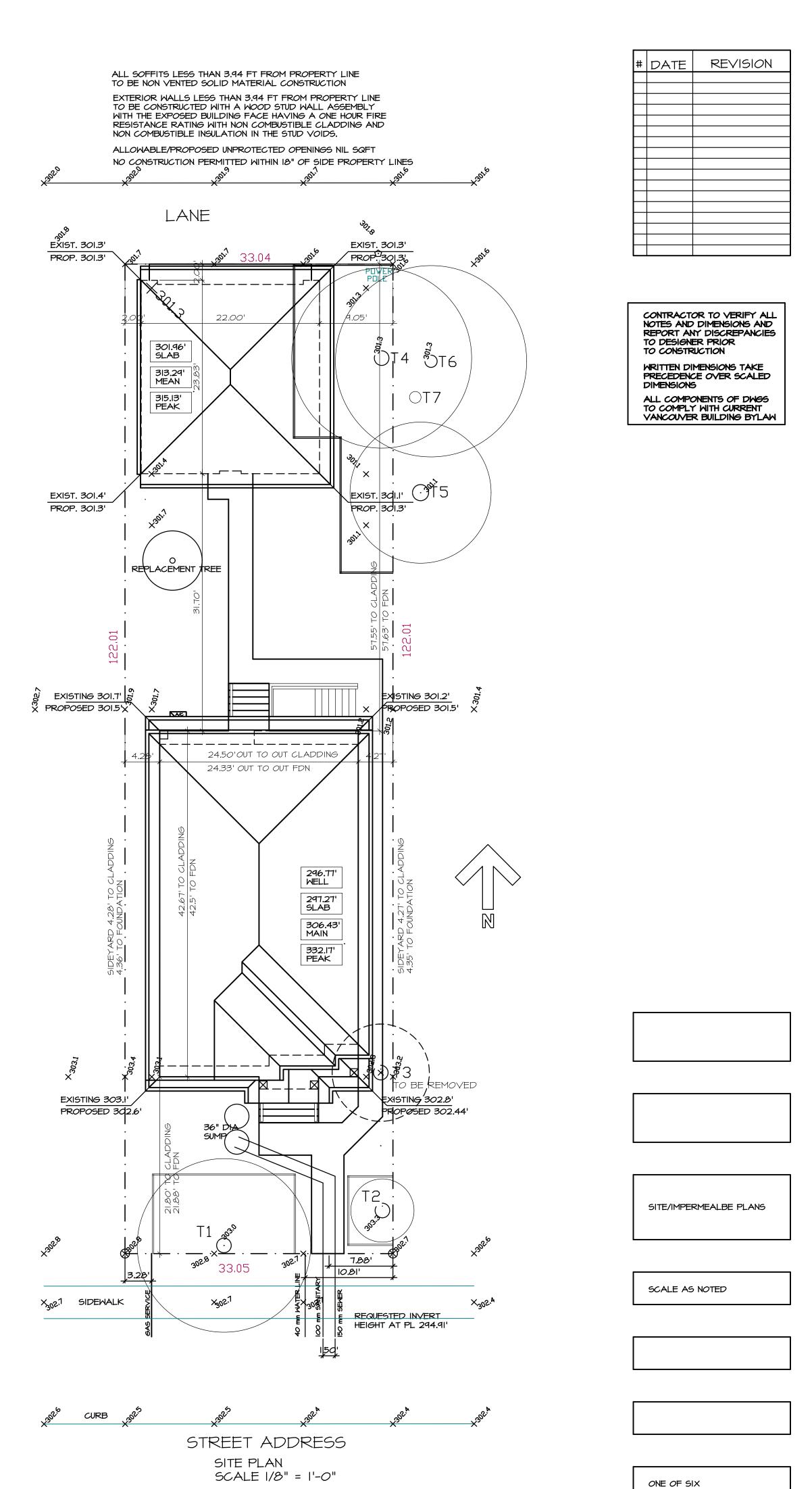
STREET ADDRESS

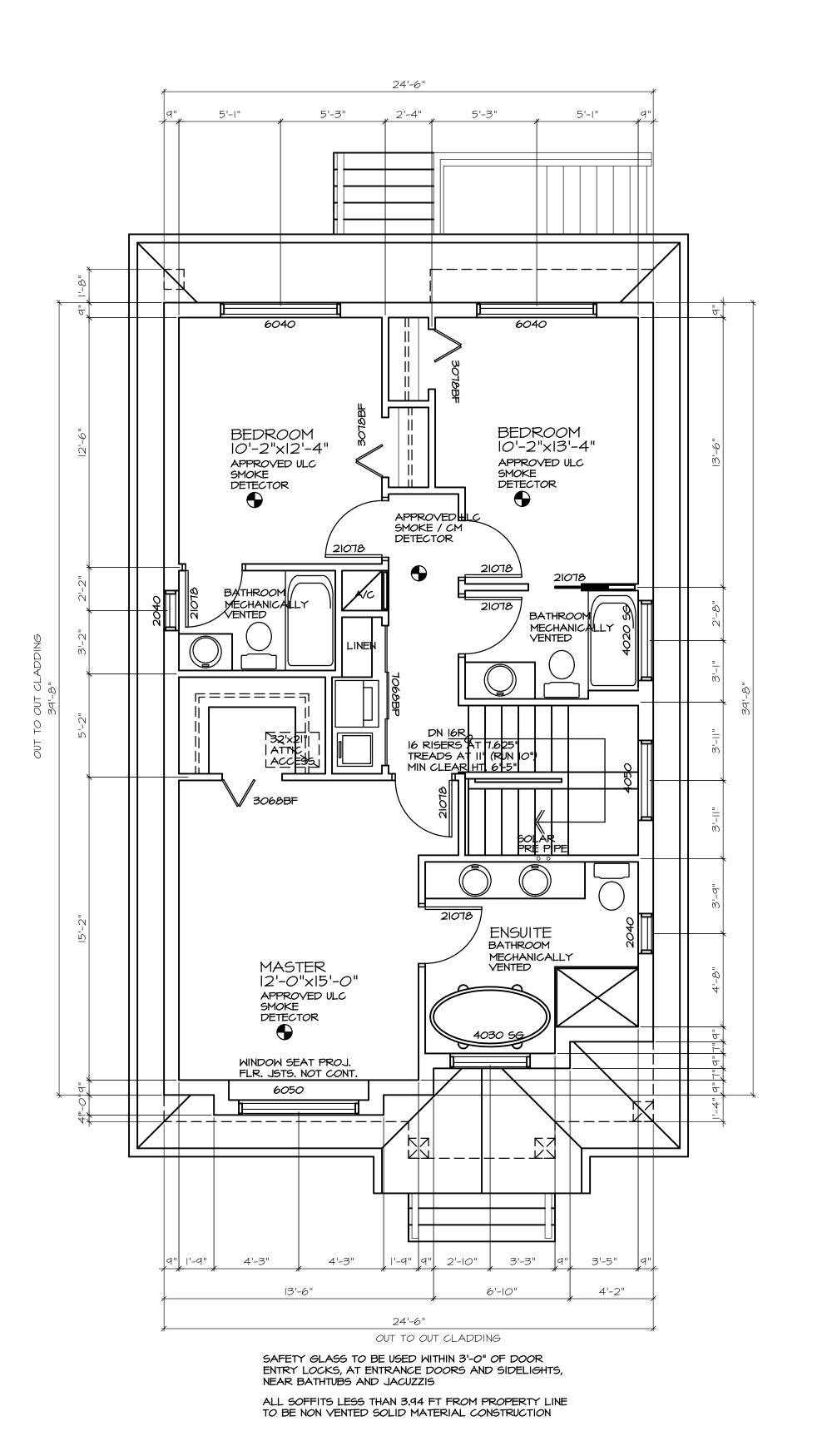
HOUSE/STAIRS(III6) + GAR(525) + SWALKS(460) + APRON(40) = 2141 SQFT

IMPERMEABLE PLAN SCALE 1/8" = 1'-0"

LEGAL DESCRIPTION	ON L	OT , BLOCK , DL , PLAN PID
SITE SIZE		33.04/05' x 22.0 ' = 4032 SQFT
F.S.R.	ALLOWABLE	4032 x 0.70 = 2822 + 2%(56) = 2878 SQFT
	PROPOSED	1007(L) + 918(M) + 952(U) = 2877 SQFT
FLOOR PLATE	ALLOWABLE	4032 x 0.25 = 1008 SQFT
	PROPOSED	1007(L) SQFT
5.C.	ALLOWABLE	4032 x 0.40 = 1613 SQFT
	PROPOSED	918(M) + 141(CP + 525(G)) = 1584 SQFT
DECK AREA	ALLOWABLE	2822 x 0.08 = 226 SQFT
	PROPOSED	NIL
COVERED PORCH	ALLOWABLE	2822 x 0.05 = 141 SQFT
	PROPOSED	61 (FRONT) + 80 (REAR) = 141 SQFT
SIDE Y.	ALLOWABLE	3.3 FT.
	PROPOSED	4.52 FT. (EAST) 4.0 FT. (WEST)
FRONT Y.	ALLOWABLE	21.80 FT. (AVERAGE)
	PROPOSED	21 <i>.80</i> FT.
REAR Y.	ALLOWABLE	121.96 × 0.45 = 54.88 FT.
	PROPOSED	56.22' TO CLADDING
ACC. BLDG.	ALLOWABLE	543.25 SQFT
	PROPOSED	525 SQFT
IMP. AREA	ALLOWABLE	4032 × 0.60 = 2419 SQFT
	PROPOSED	HOUSE/STAIRS(III6) + GAR(525) + SWALKS(460) + APRON(40) = 2141 5

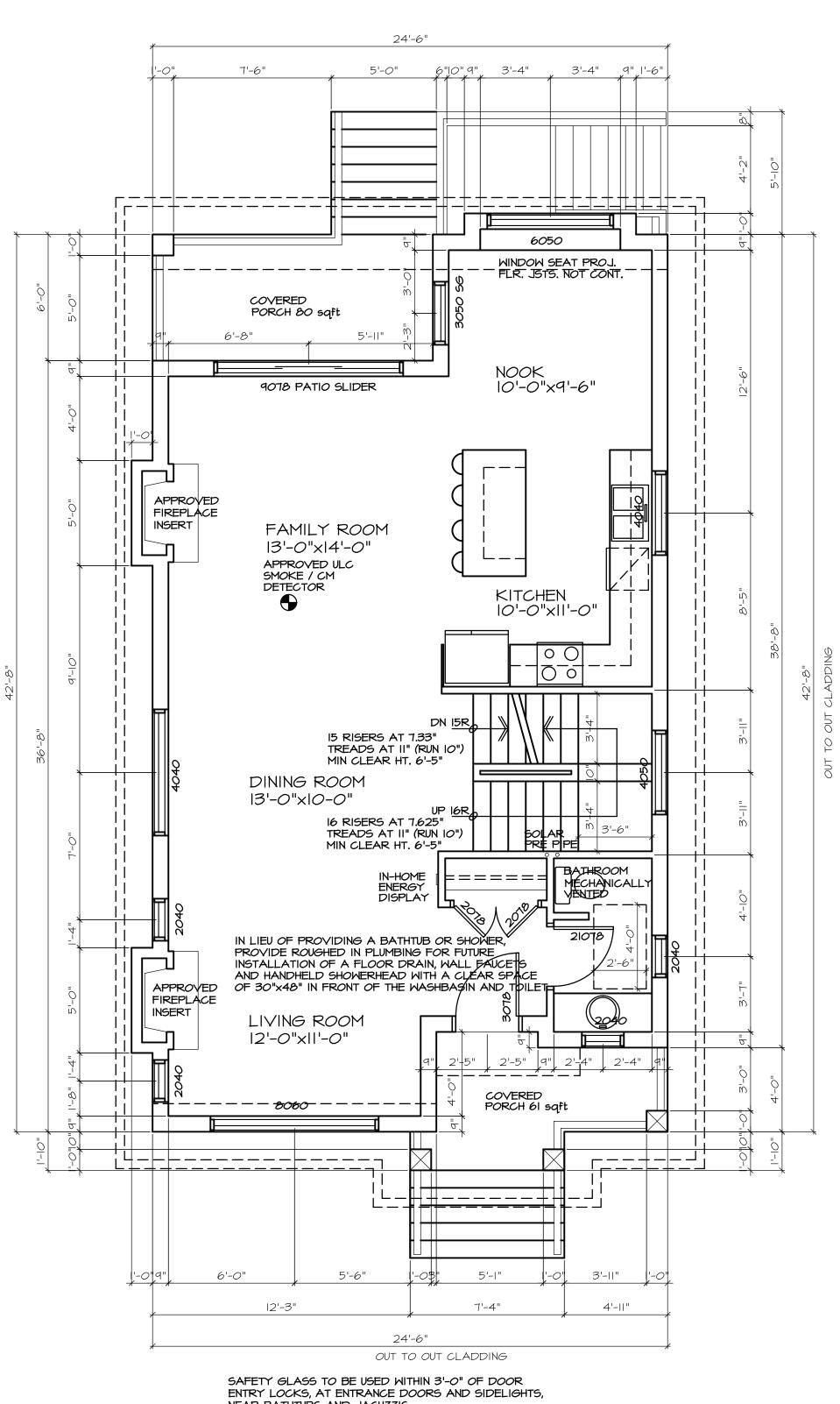






UPPER FLOOR PLAN 952 SQFT

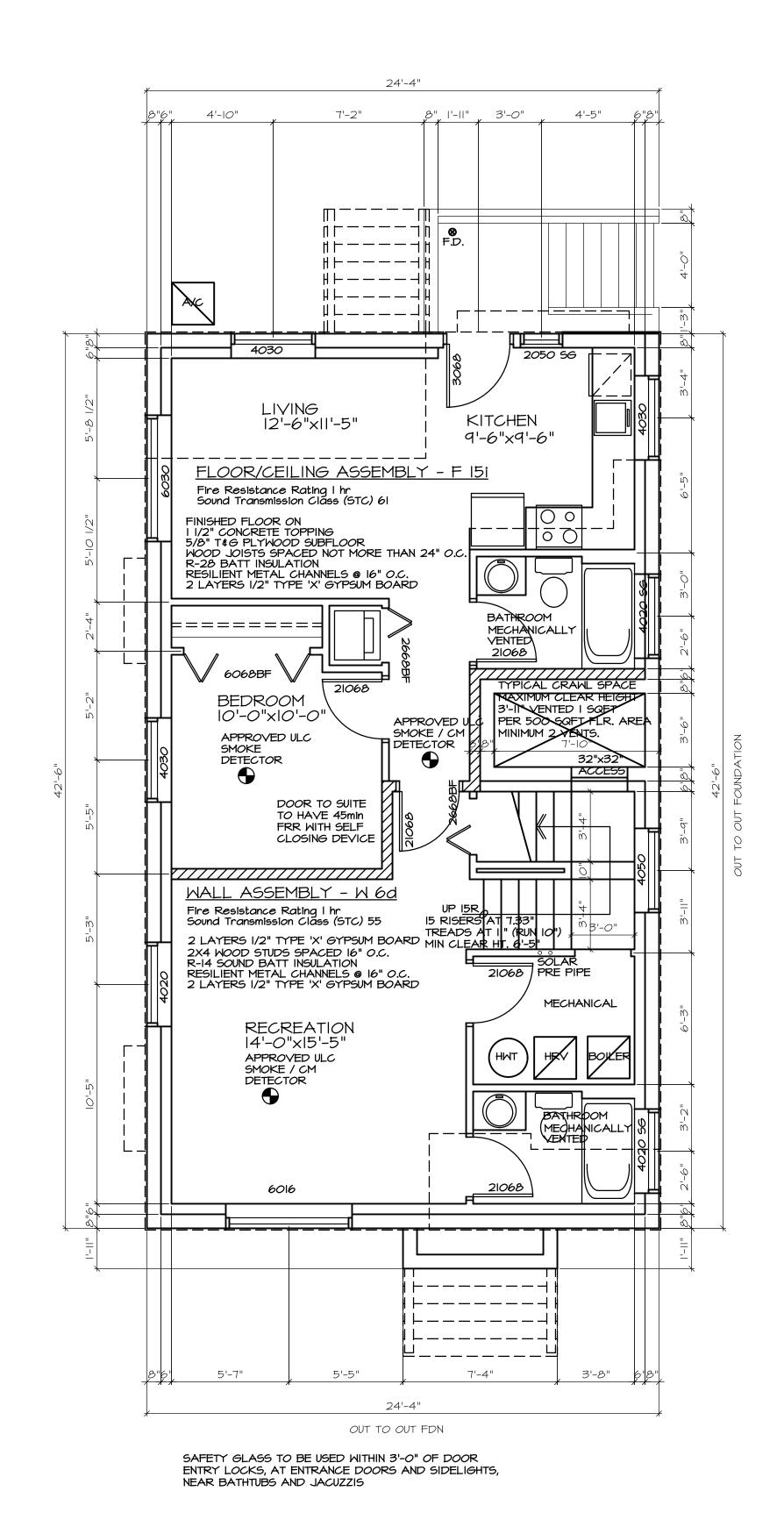
SCALE 1/4" = 1'-0"



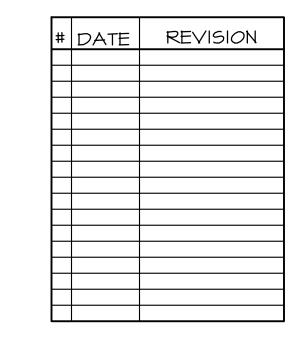
SAFETY GLASS TO BE USED WITHIN 3'-0" OF DOOR ENTRY LOCKS, AT ENTRANCE DOORS AND SIDELIGHTS, NEAR BATHTUBS AND JACUZZIS

ALL SOFFITS LESS THAN 3.94 FT FROM PROPERTY LINE TO BE NON VENTED SOLID MATERIAL CONSTRUCTION

MAIN FLOOR PLAN 918 SQFT SCALE 1/4" = 1'-0"



LOWER FLOOR PLAN 1007 SQFT SCALE 1/4" = 1'-0"



CONTRACTOR TO VERIFY ALL NOTES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

ALL COMPONENTS OF DIMES TO COMPLY WITH CURRENT VANCOUVER BUILDING BYLAW

FLOOR PLANS

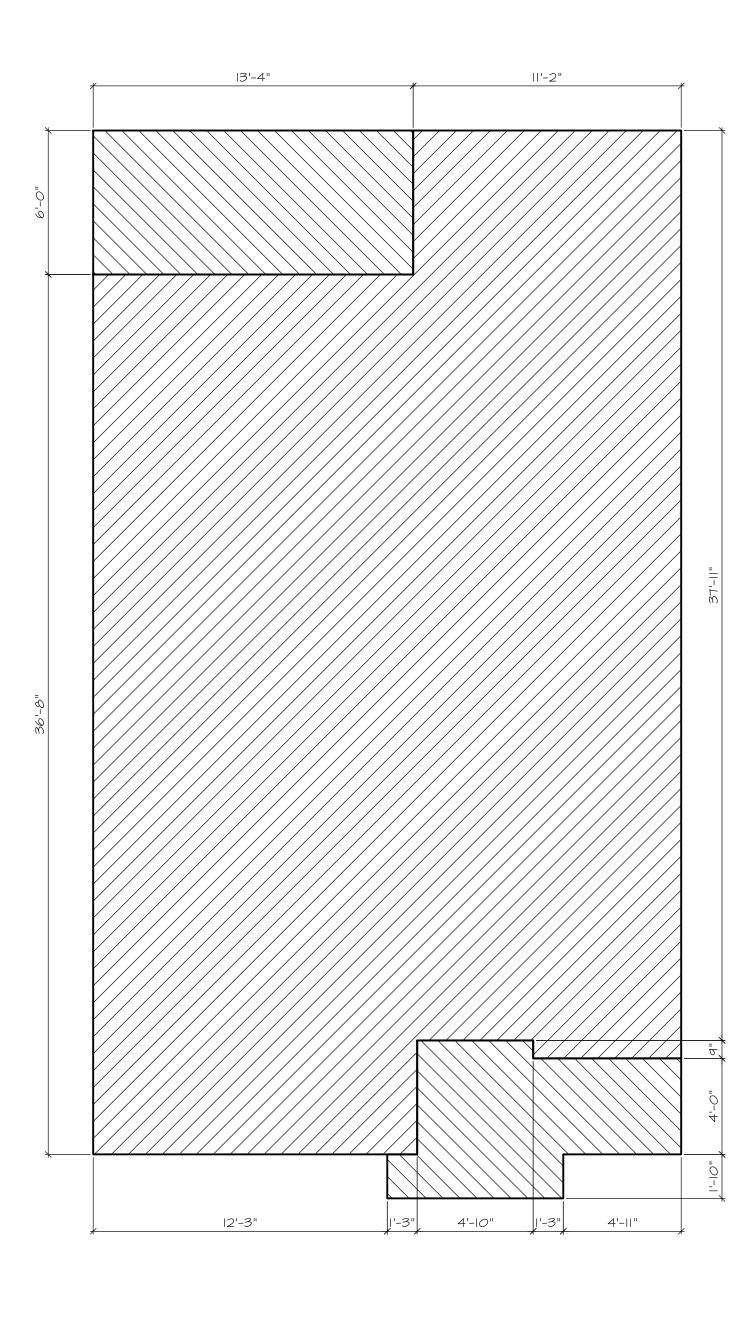
SCALE AS NOTED

TWO OF SIX

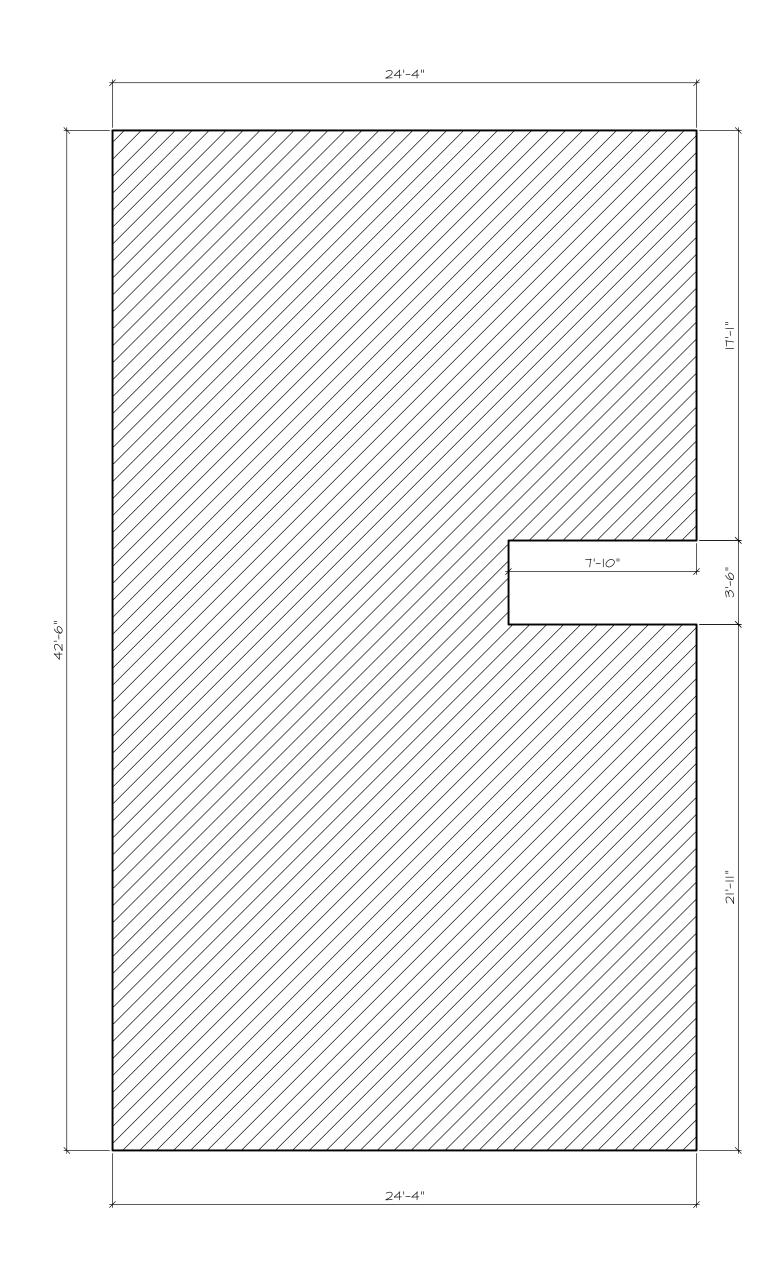
6'-10"

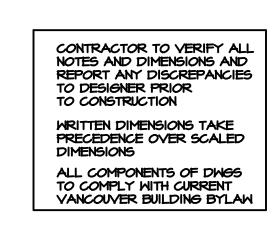
UPPER FLOOR PLAN 952 SQFT

SCALE 1/4" = 1'-0"



MAIN FLOOR PLAN 918 SQFT SCALE 1/4" = 1'-0"





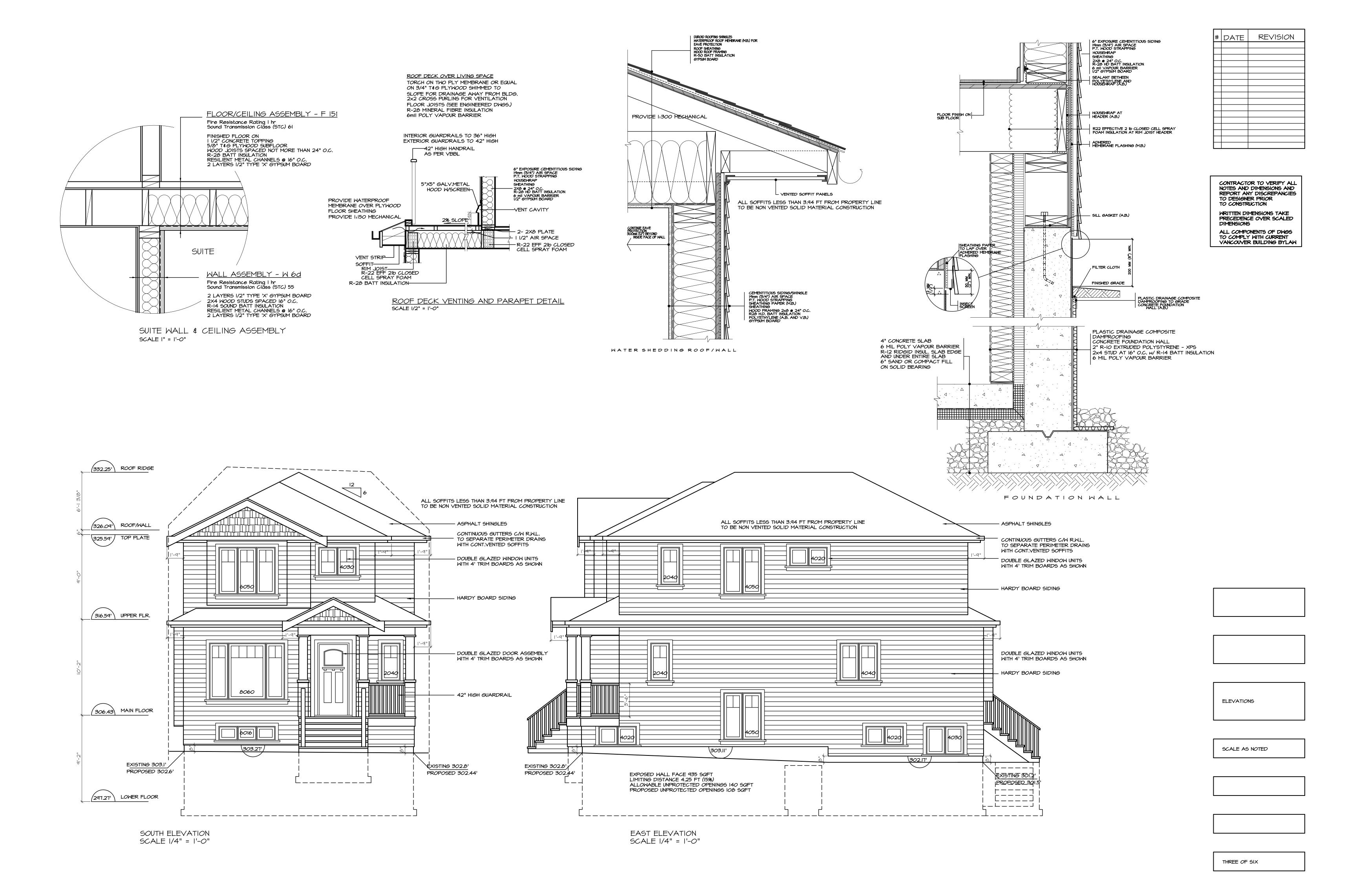
REVISION

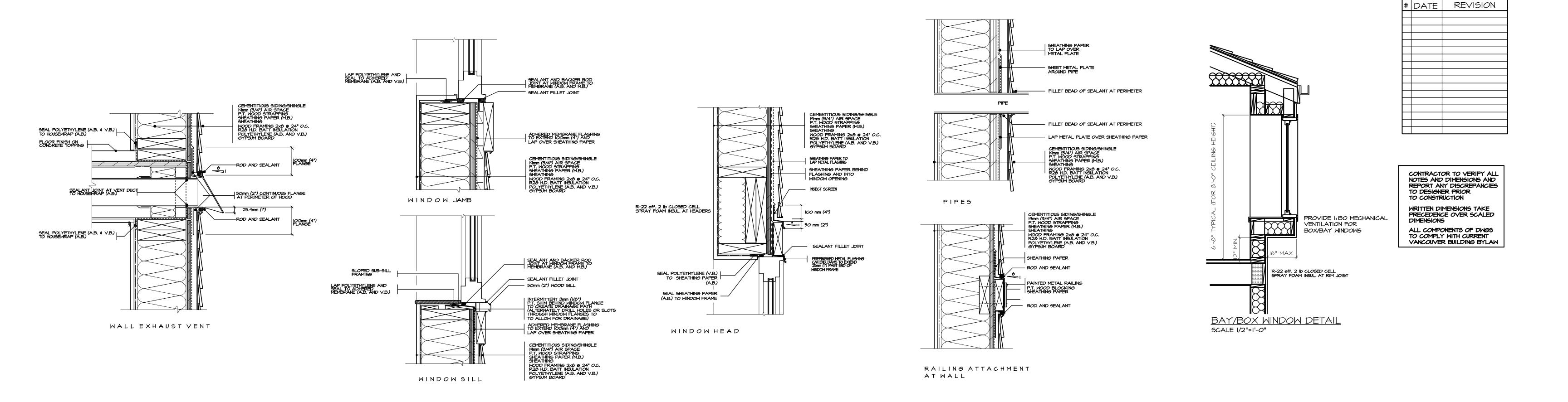
LOWER FLOOR PLAN 1007 SQFT SCALE 1/4" = 1'-0"

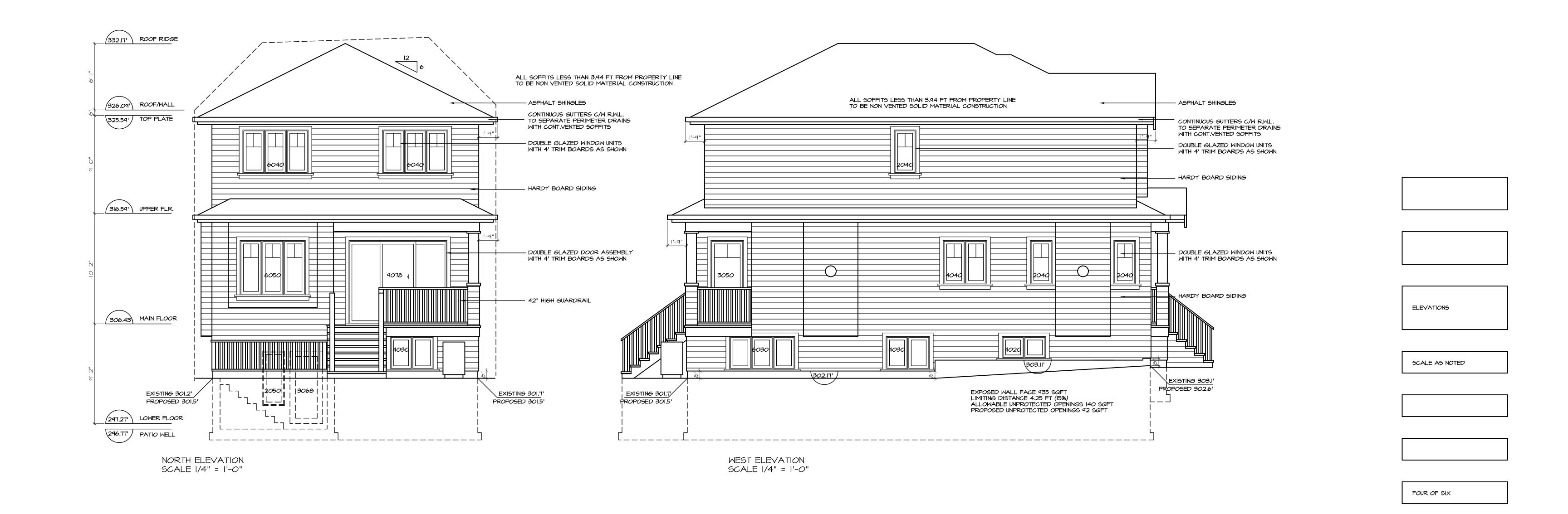
FLOOR PLANS

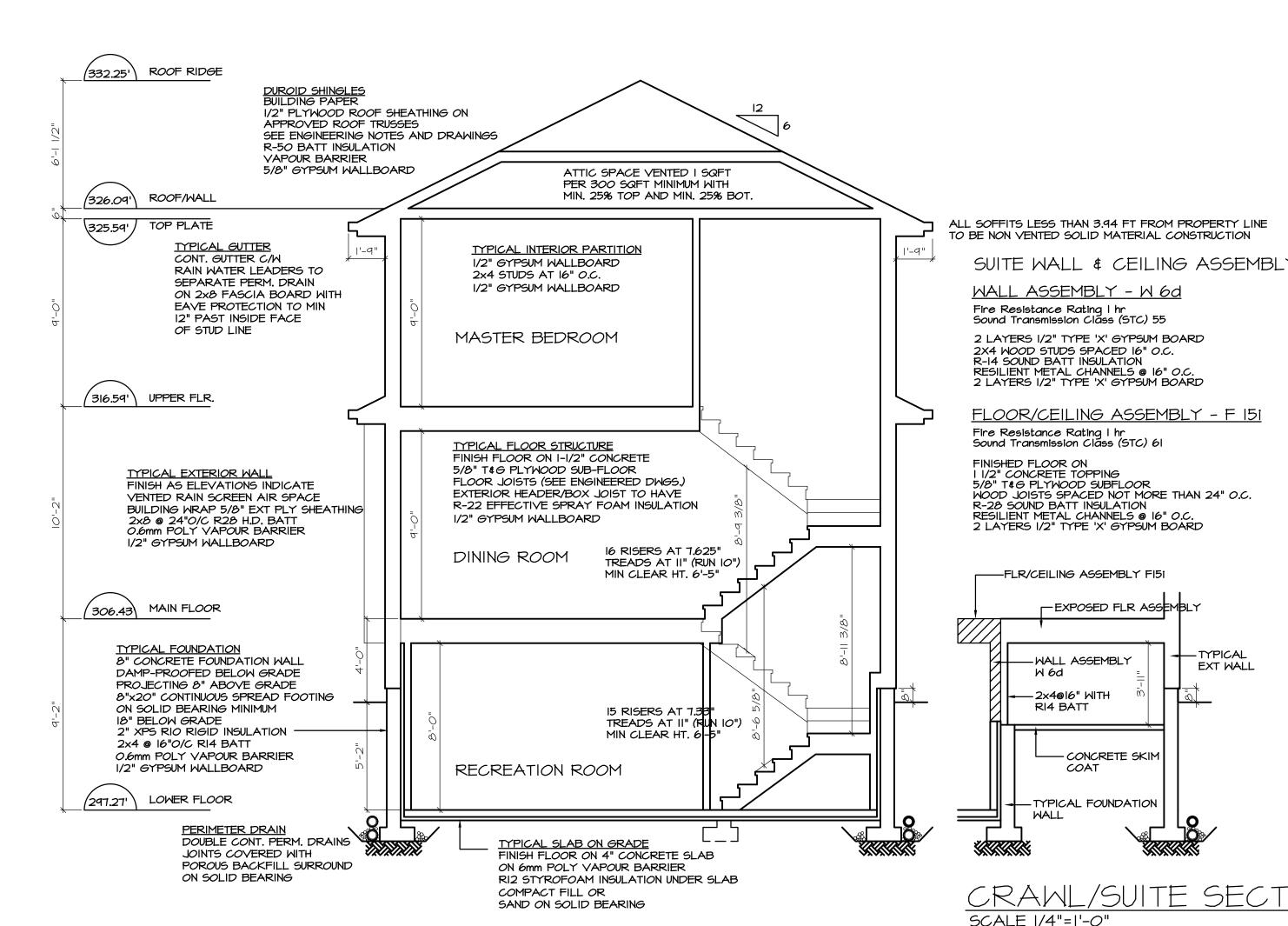
SCALE AS NOTED

FSR OVERLAY









SCHEMATIC SECTION

SCUPPER OVERFLOWS TO BE PROVIDED AT ALL BALCONIES ENCLOSED WITH PARAPET WALLS

INTERIOR GUARDRAILS TO 36" HIGH EXTERIOR GUARDRAILS TO 42" HIGH HANDRAILS ON BOTH SIDES OF STAIRS GREATER THAN 44" WIDE

ALL INTERIOR FRAMING DIMENSIONS ARE TO CENTERLINE OF STUDS UNLESS NOTED OTHERWISE

SECURITY BLOCKING TO BE

PROVIDED AT ALL EXTERIOR DOORS

BUILDING TO BE SPRINKLERED TO NFPA I3D

SAFETY GLASS TO BE USED WITHIN 3'-O" OF DOOR ENTRY LOCKS, AT ENTRANCE DOORS AND SIDELIGHTS, NEAR BATHTUBS AND JACUZZIS

WATERPROOF BACKING MATERIAL TO BE PROVIDED AROUND

BATHTUBS AND SHOWERS

COMBUSTION AIR TO BE SUPPLIED AT ALL SOLID FUEL BURNING APPLIANCES AT OR NEAR THE APPLIANCES

CEA VERIFICATION GUIDELINES

I.I ABOVE GRADE WALLS: ON PLAN WALL INSULATION MEETS OR EXCEEDS R22 EFFECTIVE AND BUILDER PROVIDED R22 GUIDE

I.2 ATTIC AND FLAT CEILING: ON PLAN ATTIC (R50) AND FLAT CEILING (R28) INSULATION MEETS OR EXCEEDS REQ. NOM. R VALUES

I.3 FOUNDATION WALLS AND UNDER SLAB: ON PLAN WALL INSULATION MEETS OR EXCEEDS R22 EFFECTIVE, UNDER SLAB MEETS OR EXCEEDS RI2 NOMINAL

I.4 EXPOSED FLOORS: ON PLAN WALL INSULATION MEETS OR EXCEEDS R28 NOMINAL

ON PLAN WALL INSULATION MEETS OR EXCEEDS R22 EFFECTIVE

1.6 CONTINUOUS INSULATION: INSULATION ON PLAN IS CONTINUOUS INCLUDING DUCTS OUTSIDE THE ENVELOPE

I.7 AIR BARRIER: AIR BARRIER IS PLANNED TO BE CONTINUOUS

2.1 WINDOWS: SPECIFIED WINDOWS AND GLASS DOORS MEET USI 1.4 (R4.06) OR LOWER

SPECIFIED SKYLIGHTS ON PLANS ARE USI 2.4(OR LOWER)

CEA TO INFORM THAT HRV WITH 65% OR BETTER SENSIBLE HEAT RECOVERY / IN CONDITIONED SPACE / ACCEPTABLE FOR FILTER MAINTENANCE INDICATED

3.2 FURNACE/BOILER: CEA TO INFORM MINIMUM 92% EFFICIENT AFUE, NO SIDE

3.3 HOT WATER TANK OR ON DEMAND: CEA TO INFORM THAT DOMESTIC HOT WATER HEATER MUST BE 18% OR GREATER EFFICIENCY OR AT INDIRECT SOURCE. ELECTRIC TANK TO BE WRAPPED RSI 1.75 (RIO)

3.4 HOT WATER PIPE: INFORM THAT THE FIRST 3m FROM AND THE LAST IM TO ALL HOT WATER SHALL HAVE PIPE INSULATION WITH AN RSI OF 0.35 (R2)

3.5 RECIRCULATING SYSTEM: CEA TO INFORM THE ENTIRE PIPE SYSTEM MUST BE WRAPPED WITH PIPE INSULATION WITH RSI OF 0.35 (R2.84)

CRAWL/SUITE SECTION

-TYPICAL

EXT WALL

SCALE 1/4"=1'-0" TYPICAL CRAWL SPACE MAXIMUM CLEAR HEIGHT 3'-II" VENTED I SQFT PER 500 SQFT FLR. AREA MINIMUM 2 VENTS.

----FLR/CEILING ASSEMBLY FI5I

-WALL ASSEMBLY

COAT

TYPICAL FOUNDATION

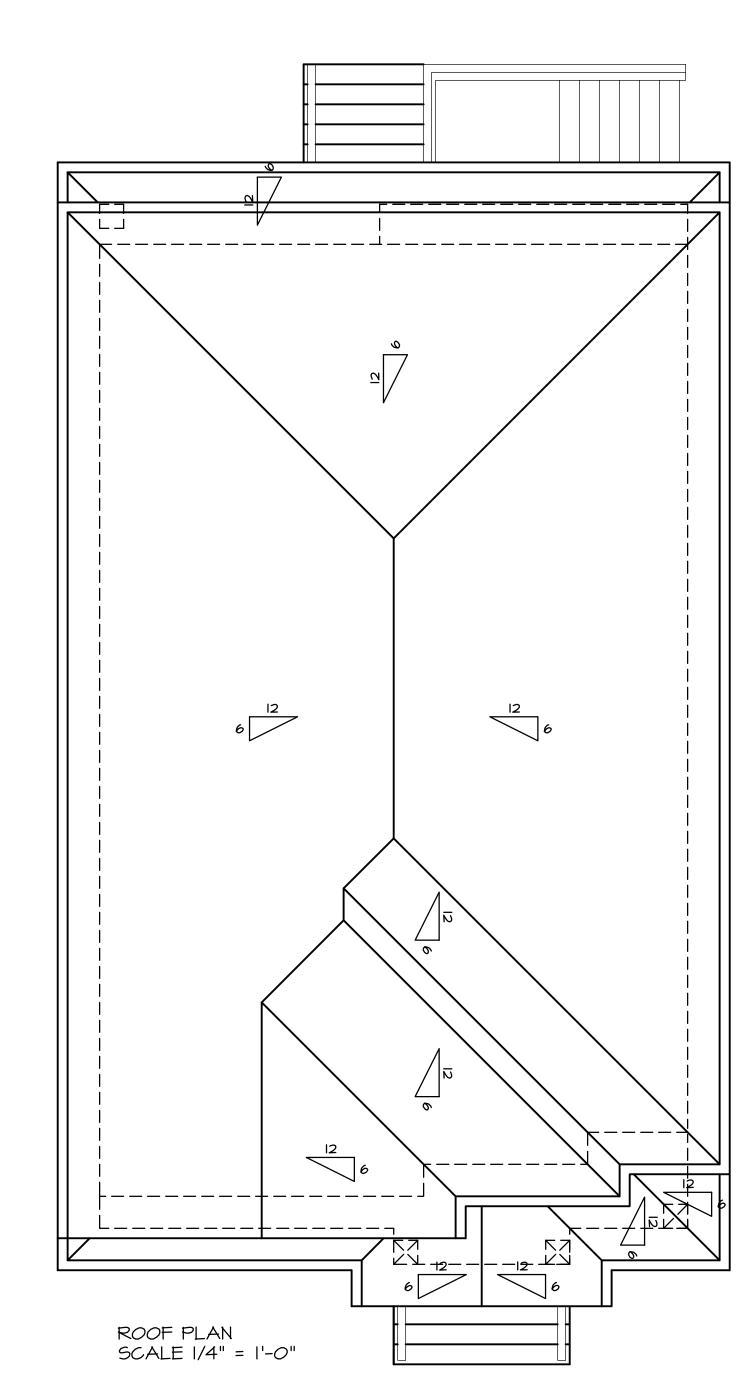
-2x4@16" WITH

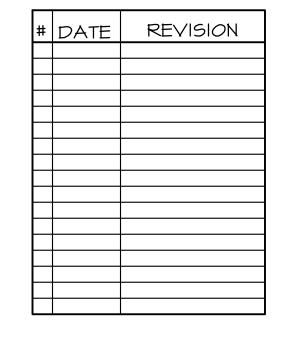
RI4 BATT

WALL

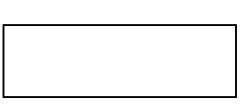
EXPOSED FLR ASSEMBLY

WALL ASSEMBLY	ASSEMBLY	EFFECTIVE R VALUE	EFFECTIVE RSI
2X8 @ 24" O.C. R-28 HD BATT	EXTERIOR AIR FILM	R- 0.17	RSI- 0.03
	CLADDING (HARDY BOARD)	R- 0.10	RSI- 0.018
	VENTED AIR SPACE (1/2" - 3/4" RAIN SCREEN)	R- 0.85	RSI- 0.15
	BUILDING WRAP	R- 0	RSI- 0
	5/8" EXTERIOR GRADE PLYWOOD SHEATHING	R- 0.62	RSI- 0.11
	2X8 @ 24" O.C. WITH R28 HD BATT	R- 19.53	RSI- 3.44
	0.6mm POLY UV AVV BARRIER	R- 0	RSI- 0
	1/2" GYPSUM WALL BOARD	R- 0.45	RSI- 0.08
	INTERIOR AIR FILM	R- 0.68	RSI- 0.12
		D 00.44	DC1 2.4F
	TOTAL EFFECTIVE R VALUE	R- 22.44	RSI- 3.95



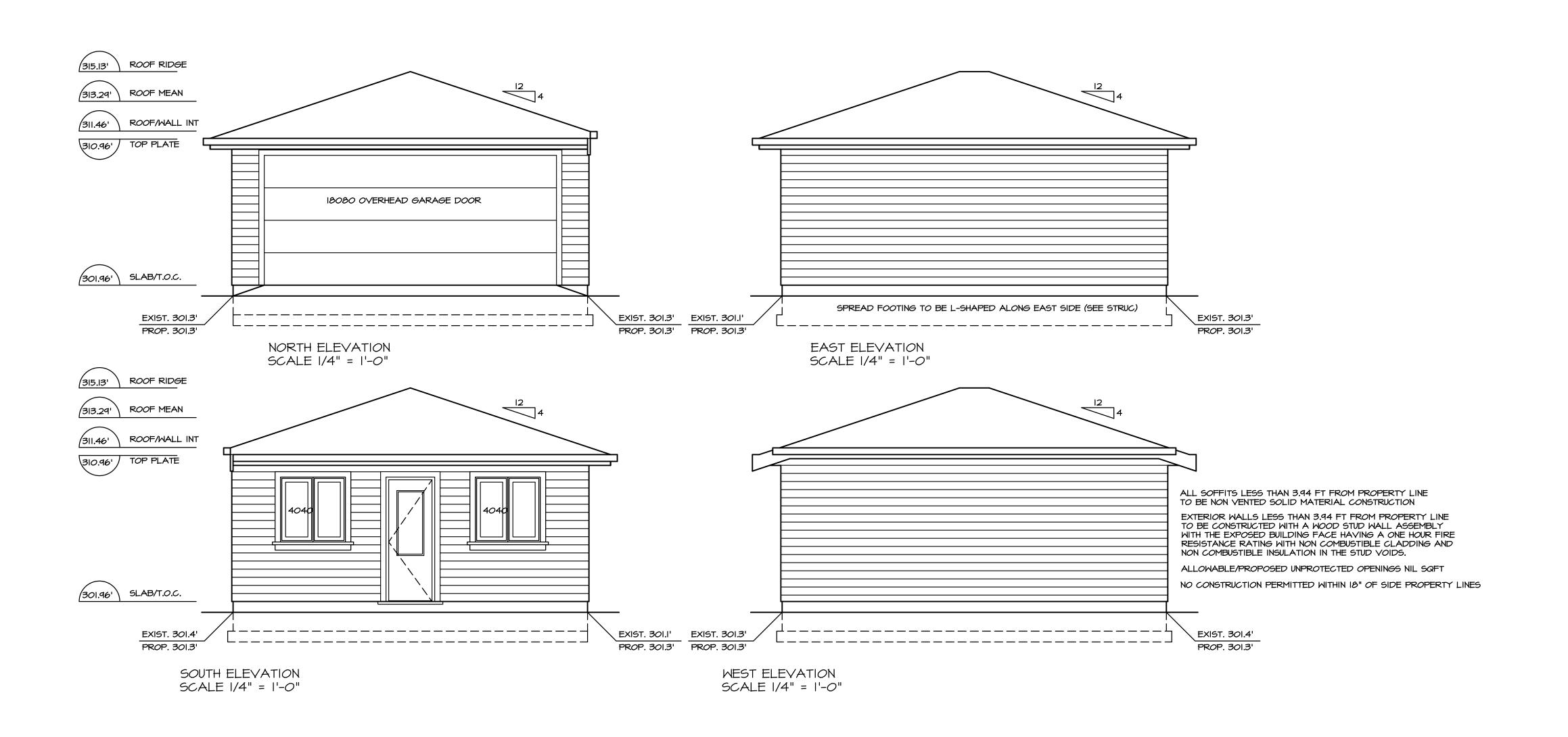


CONTRACTOR TO VERIFY ALL NOTES AND DIMENSIONS AND REPORT AND DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS ALL COMPONENTS OF DWGS TO COMPLY WITH CURRENT VANCOUVER BUILDING BYLAW



SCALE AS NOTED

FIVE OF SIX



<u>DUROID ROOF ASSEMBLY</u> DUROID SHINGLES ON BUILDING PAPER

APPROVED ROOF TRUSSES AT 24" O.C.

SEE SHOP DRAWINGS FOR DETAILS

R-28 BATT INSULATION (OPTIONAL)
VAPOUR BARRIER (OPTIONAL)

5/8" GYPSUM WALLBOARD (OPTIONAL)

1/2" ROOF SHEATHING

TYPICAL GUTTER

OF STUD LINE

CONTINUOUS GUTTER C/W RAIN WATER LEADERS TO SEPARATE PERM. DRAIN

EAVE PROTECTION TO MIN 12" PAST INSIDE FACE

TYPICAL EXTERIOR WALL

ON BUILDING PAPER 1/2" WALL SHEATHING - 2x4 STUDS AT 16" O.C.

FINISH TO MATCH RESIDENCE

R-14 BATT INSULATION (OPTIONAL)

1/2" GYPSUM WALLBOARD (OPTIONAL)

VAPOUR BARRIER (OPTIONAL)

TYPICAL FOUNDATION 8" CONCRETE FOUNDATION WALL

DAMP-PROOFED BELOW GRADE PROJECTING 8" ABOVE GRADE

PERIMETER DRAIN
CONTINUOUS PERIMETER DRAINS

- 6mil POLY VAPOUR BARRIER ON

POROUS BACKFILL SURROUND

ON SOLID BEARING MINIMUM

18" BELOW GRADE

JOINTS COVERED WITH

ON SOLID BEARING

TYPICAL SLAB 4" SLAB ON GRADE SLOPED TO DRAIN ON

COMPACT FILL OR SAND ON SOLID BEARING

. 8"x20" CONTINUOUS SPREAD FOOTING

SPREAD FOOTING TO BE L-SHAPED ALONG EAST SIDE (SEE STRUC)

ALL SOFFITS LESS THAN 3.94 FT FROM PROPERTY LINE TO BE NON VENTED SOLID MATERIAL CONSTRUCTION

NON COMBUSTIBLE INSULATION IN THE STUD VOIDS.

315.13' ROOF RIDGE

(311.46' \ ROOF/WALL INT

310.96' / TOP PLATE

ROOF MEAN

(301.96' \ SLAB/T.O.C

313.29'

EXTERIOR WALLS LESS THAN 3.94 FT FROM PROPERTY LINE TO BE CONSTRUCTED WITH A WOOD STUD WALL ASSEMBLY

ALLOWABLE/PROPOSED UNPROTECTED OPENINGS NIL SQFT

WITH THE EXPOSED BUILDING FACE HAVING A ONE HOUR FIRE RESISTANCE RATING WITH NON COMBUSTIBLE CLADDING AND

NO CONSTRUCTION PERMITTED WITHIN 18" OF SIDE PROPERTY LINES

GARAGE

SCHEMATIC BUILDING SECTION SCALE 1/4"=1'-0"

GARAGE

22'-0"

18'-0"

DOUBLE GAR STALL

21'-0"x22'[^]-\0"

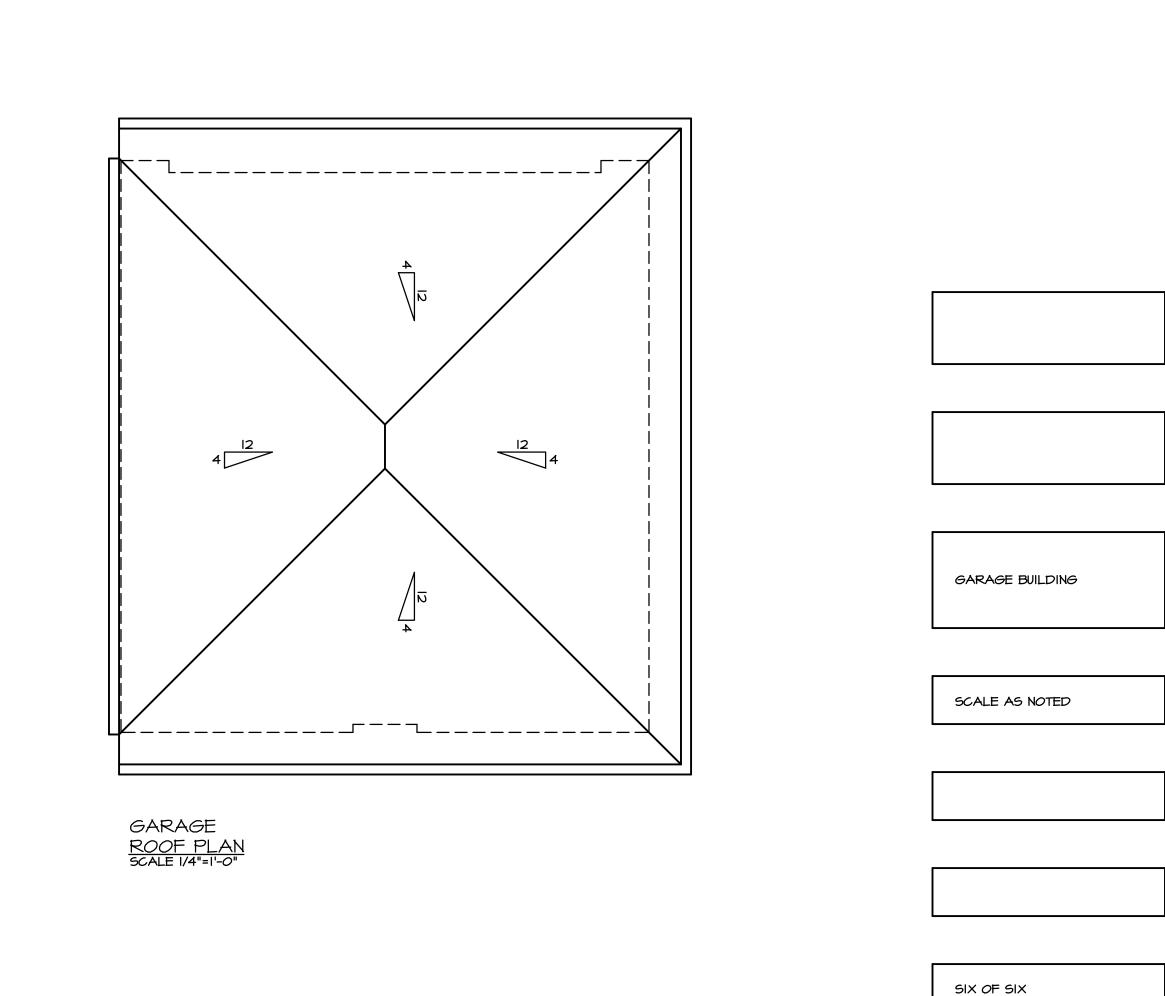
A CABLE RACEWAY (CONDUIT) FROM THE BUILDINGS ELECRICAL PANEL TO THE GARAGE MUST BE INSTALLED,

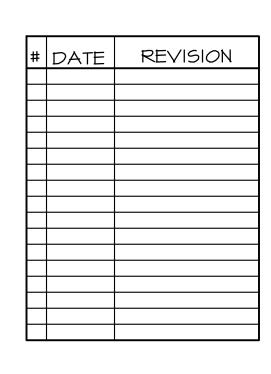
LEADING TO AN EMPTY OUTLET BOX IN THE GARAGE

GARAGE

4040

18080 OVERHEAD SECTIONAL GARAGE DOOR





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