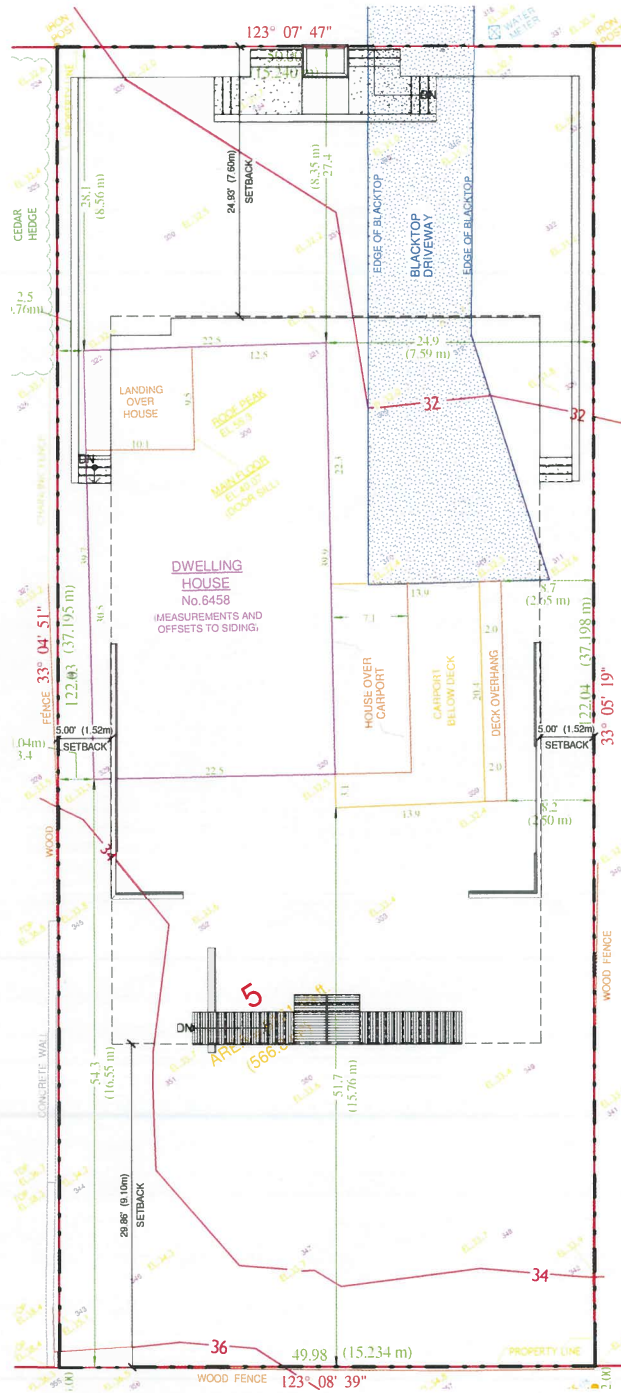


RECEIVED

MAR 13 2019

Planning & Development Services

SCHEDULE A



1 EXISTING SITE SURVEY  
1/8" = 1'-0"

1. Project Objective

The RD2 designation of this property allows for duplex development and increased identification in the neighbourhood. Each unit in the proposed side by side duplex will include a secondary or two bedroom basement suite. Giving the owner the option of a tenant or private living space for family members. The development will combine a unique and contemporary design with a sophisticated yet simply elegant appearance. Slight variations to the upper level of each unit will create a single family home appearance. Construction materials, facades and landscaping will give the property an elegant west coast presence.

2. Building a Home not just a house

- Each duplex unit will include the following:
  - An open concept main level, flowing from kitchen to dining to living areas with 9' ceilings and natural light available to all three areas from a large living room window spanning nearly the entire width of the fourteen foot north wall. The kitchen will have a large walk in pantry and flex space area for computer desk, wine cabinet, etc.
  - A main level home office / bedroom overlooking back yard and deck
  - A large master bedroom with full ensuite and large master closet.
  - Two additional upper level bedrooms and large full bathroom.
  - A large private roof top patio with both outdoor living and green space to take advantage of the beautiful mountain vistas surrounding Horseshoe Bay and Howe Sound. Access from inside the home from the mid landing of the staircase leading to upper level.
  - Covered front porch and front entrance
  - Private and inconspicuous entrance for basement suite.
  - Single garage per side plus additional back yard parking per unit as required.

PROJECT DATA

WEST VANCOUVER FOLIO # 01-0253  
 CIVIC: 6458 BRUCE STREET, WEST VANCOUVER, BC  
 PID: 014-049-228  
 LEGAL: LOT 5 BLOCK 36 DISTRICT LOT 430 PLAN 2103

LOT: 5  
 ZONING: RD2

SITE COVERAGE:  
 LOT AREA: = 6101 sf (566.8 m<sup>2</sup>)  
 MAX. LOT COVERAGE = 40.0%, 2,440.4 SF  
 ACTUAL LOT COVERAGE = 1656 sf (MAIN FLOOR) + 556.9 sf (COVERED PATIO) + 441 sf (GARAGE) = 43.5%, 2,653.9 SF

FLOOR AREA RATIO:  
 MAX. FLOOR AREA = 0.5 (3050.5 sf) (441 sf EXCLUDED FOR PARKING)  
 ACTUAL FLOOR AREA = 2'(828 sf + 697 sf) sf = (1525' 2") sf, 3050 sf (SEE BASEMENT EXEMPTION PLAN)

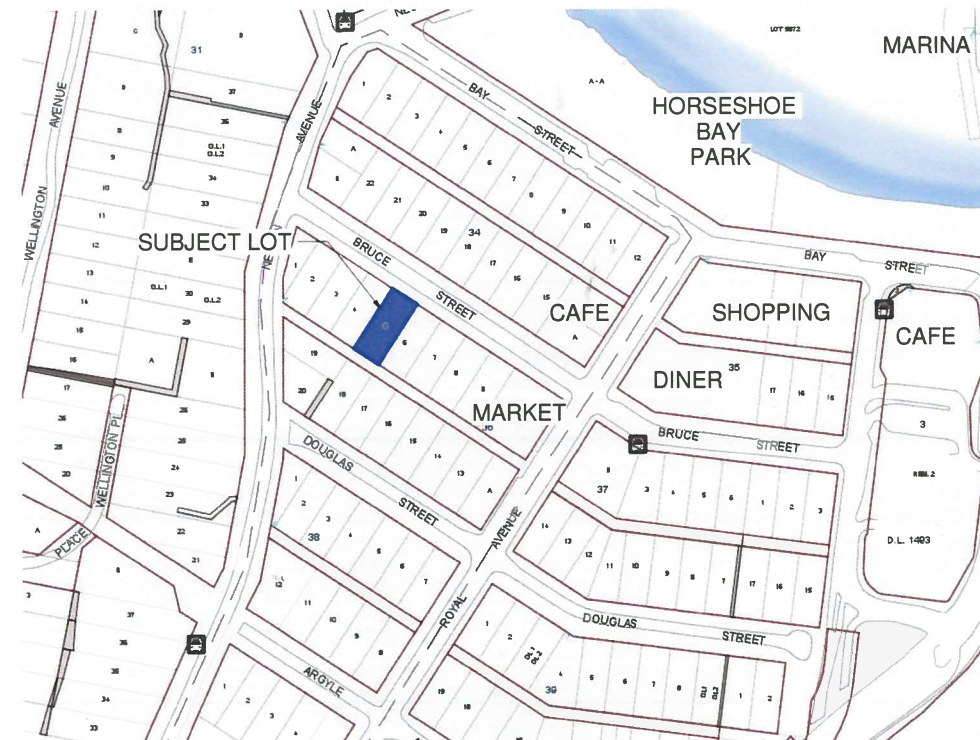
SETBACKS:  
 FRONT YARD: = 7.6m  
 REAR YARD: = 9.1m  
 SIDE YARD: = 20% (10') MIN. COMBINED  
 ACCESSORY REAR YARD = 1.2m  
 ACCESSORY SETBACK FROM MAIN BUILDING: = 4.57m

BUILDING HEIGHT:  
 SEE NORTH ELEVATION CONFIRMATION OF MEAN ROOF RIDGE EL. (SHEET A105)  
 MAX HEIGHT = 7.62m (25') MAIN RESIDENCE, 3.7m ACCESSORY BUILDING  
 ACTUAL HEIGHT = 2 STOREY @ 7.62m (25') MAIN RESIDENCE, 3.7m ACCESSORY BUILDING

ENERGY CODE ZONE 4:  
 ATTIC CEILING R-40 (RSI 7.0)  
 CATHEDRAL CEILING R-28 (RSI 4.9)  
 WALL (2x6 @ 16" o.c.) CAVITY R-20 (RSI 3.5)  
 CONTINUOUS EXTERIOR WALL INSULATION NOT REQUIRED  
 FLOOR OVER HEATED SPACE R-28 (RSI 4.9)

REQUIRED VARIANCES

- INCREASE PERIMETER WALL HEIGHT EXEMPTION FROM 33% TO 62% (13.33' TO 24.67')(SEE SHEET A105)
- HIGHEST BUILDING FACE ENVELOPE FROM 6.7M TO 9.2M
- 33.7m<sup>2</sup> (363 sf) FLOOR AREA EXEMPTION VARIANCE FROM BASEMENT.
- SITE COVERAGE FROM 40% TO 43.5%

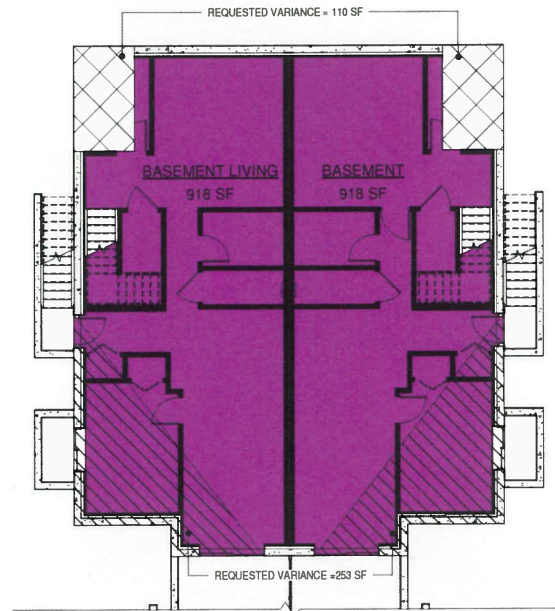


ENERGUIDE

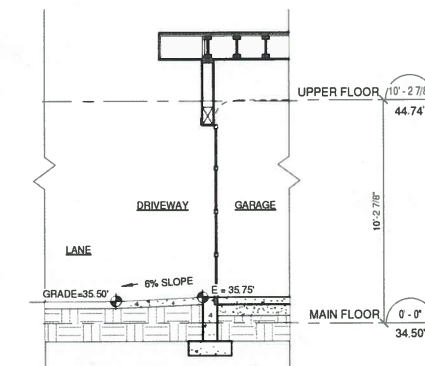
THIS PROPERTY IS TAKING SEVERAL STRIDES TO ENSURE THAT IT MEETS AND EXCEEDS THE ENERGY REQUIREMENTS SET OUT BY THE NEW ENERGUIDE IN CANADA. BY INCREASING ENERGY EFFICIENCY AND ACHIEVING AN ENERGUIDE RATING OF 80 OR BETTER, THIS DUPLEX WILL ALLOW ITS RESIDENTS TO LOWER THEIR UTILITY BILL, SAVE ENERGY, AND DRAMATICALLY REDUCE THEIR IMPACT ON THE ENVIRONMENT.

THE EFFORTS TO ACHIEVE THIS PERFORMANCE ARE:

- ALL WINDOWS AND EXTERIOR DOORS WILL BE WEATHER STRIPPED AND/OR CALKED.
- ALL EXTERIOR WINDOWS AND DOORS WILL MEET A MINIMUM U-VALUE OF 0.32 OR LESS.
- THE FRONT ENTRY DOORS WILL MEET A MINIMUM U-VALUE OF 0.46 OR LESS.
- ALL TOILETS, FAUCET AERATORS AND SHOWERHEADS WILL RATED AT LESS THAN 7.6 LITRES PER MINUTE.
- EXHAUST FANS WILL BE "ENERGY STAR" CERTIFIED MODELS.
- PRE-WIRING FOR AN ELECTRIC VEHICLE CHARGING STATION WILL BE INSTALLED.
- RENEWABLE ENERGY IS ATTAINED BY THE RESERVATION OF 9.2m<sup>2</sup> ON THE ROOF FOR THE INSTALLATION OF A SOLAR PANELING SYSTEM.



3 BASEMENT - EXEMPTIONS  
1/8" = 1'-0"



2 DRIVEWAY  
1/4" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

**RESIDENTIAL DUPLEX**  
**at 6458 Bruce Street, BC**  
**West Vancouver, BC**  
 6458 BRUCE STREET, WEST VANCOUVER, BC

title  
SURVEY/PROJECT  
DATA

scale As indicated  
date OCT,09 2018  
drawn JW checked ZE

job no. 1509  
sheet no. A100

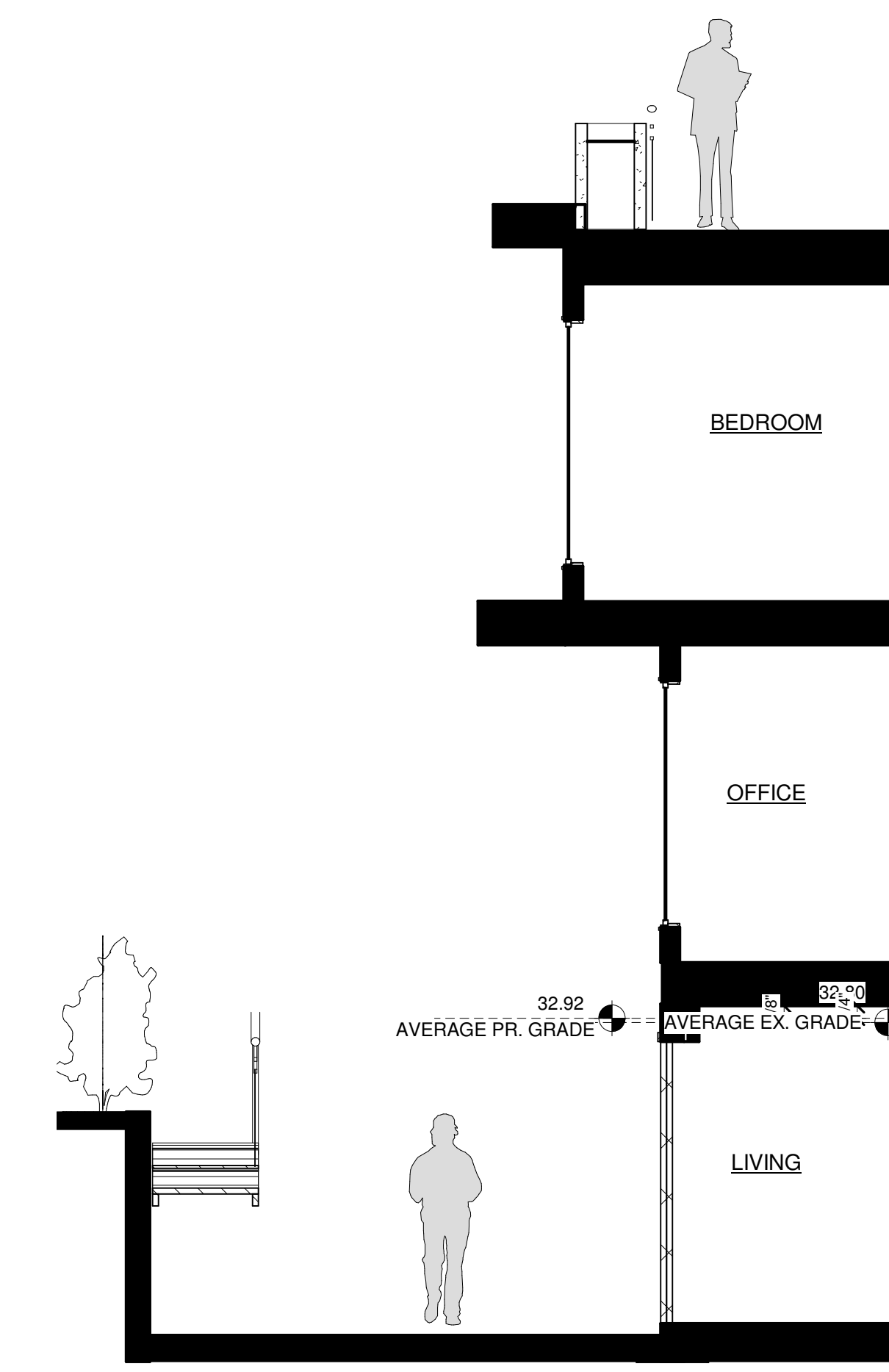
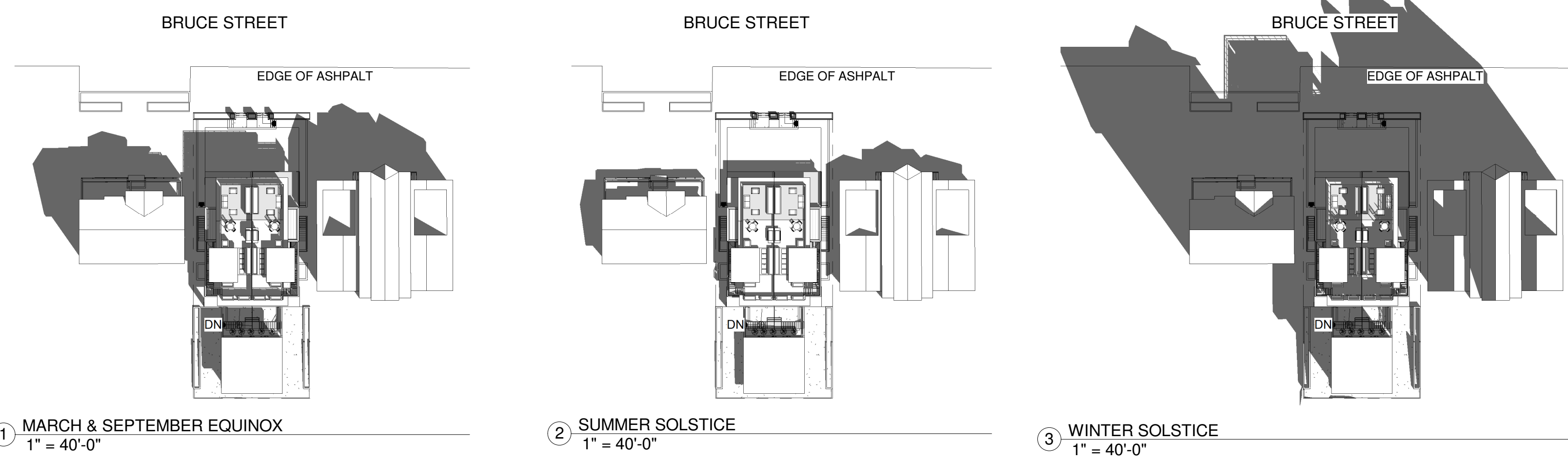
consultant

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- The Neighbours**
  - This particular block of Bruce Street is comprised of predominantly older, two story duplex buildings, including both properties (6458-70 and 6440-42) Bruce Street on either side of the proposed site. Building height and location will not impede view or create shade on either property.
  - As well, six of the nine properties on the corresponding block on Douglas Street across the back lane from this property are two story duplex homes.
  - The commercial area of Horseshoe Bay is within half a block to the east and half a block to the north. This proximity to commercial activity and traffic makes duplex rather than single family home the logical option for development.
- Horseshoe Bay**
  - Horseshoe Bay is home to approximately 1,000 residents. Located on the shores of Howe Sound, Horseshoe Bay features the third largest ferry terminal in the province with three ferries servicing the Sunshine Coast, Vancouver Island and Bowen Island. Nearly 3 million vehicles and over 7 million passengers get on or off a ferry at the Horseshoe Bay terminal every year.
  - Sewells Marina has been in operation since 1931 and is an important destination for tourists and local mariners alike offering public moorage, boat launch, boat rentals, Sea Safari expeditions and fishing charters.
  - A thriving business community of restaurants, cafes, and eclectic retail shops are supported by the locals and prosper from the significant ferry and harbour traffic.
  - Professional services including medical, dental and pharmacy allow locals to stay close to home.
  - The small village vibe makes Horseshoe Bay a desirable neighbourhood for young families to settle. With quick access to the highway, Gleneagles Community Center and a public golf course just around the corner Horseshoe Bay offers convenience to an active family.
  - Seniors appreciate the tranquil west coast feel of Horseshoe Bay and prefer options for downsizing while remaining in the area.
- The Desirable Duplex**
  - Although young families would normally prefer a single family home, the benefits of space for the entire family, a yard, privacy and a mortgage helping rental suite, a duplex is often the affordable option.
  - Downsizing seniors are a perfect target market for duplex developers. Consolidation of space while maintaining the benefits of a single family home make a duplex a preferred option.

- Topography**
  - The site is a rectangular shape at 6102.06 square feet. Measuring 50 feet in width and 122.03 feet in length. The grade slopes upwards from the front of the building at 31.50ft to 36.29ft at the back. A 4.79ft increase.
- Vegetation**
  - Most vegetation in the area is on other lots all around. The most "open" area would be to the north east of the lot as that is where a parking lot is located.
- Site access & building orientation**
  - The building face is to the north east. Vehicular access to the site will be from Bruce street on the north face of the lot as well as from the lane on the south face where the garage rests. Pedestrian access will also be from the north face on Bruce street.
- Natural light and shadow study**
  - (Refer to images for shadow diagrams)
  - The property enjoys sun on the south side most year round although there are many trees in the surrounding area that may block out the sunlight from reaching the building. As the year progresses the shadows cast from neighboring building gradually move west covering more of the building. This building will cast shadows on neighboring buildings to the north west. The majority of these shadows will affect the sites own front yard.
- Views**
  - Because of the surrounding vegetation the views from the building may be obstructed but the roof top balcony will help to decrease the amount not seen. To the north east of the lot is the Salish sea which connects into the Pacific ocean.

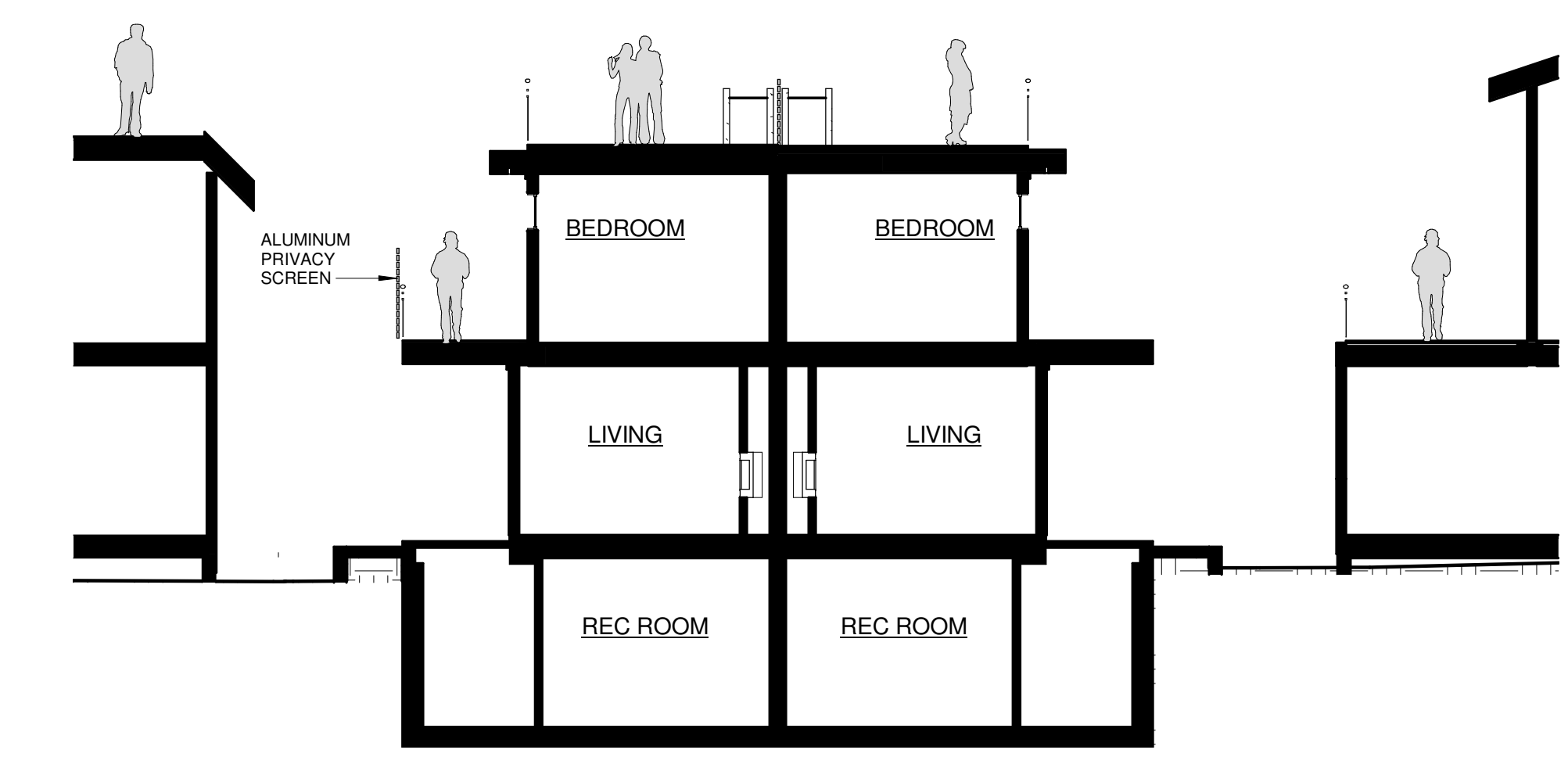


5 Section 2 PRESENTATION  
1/4" = 1'-0"

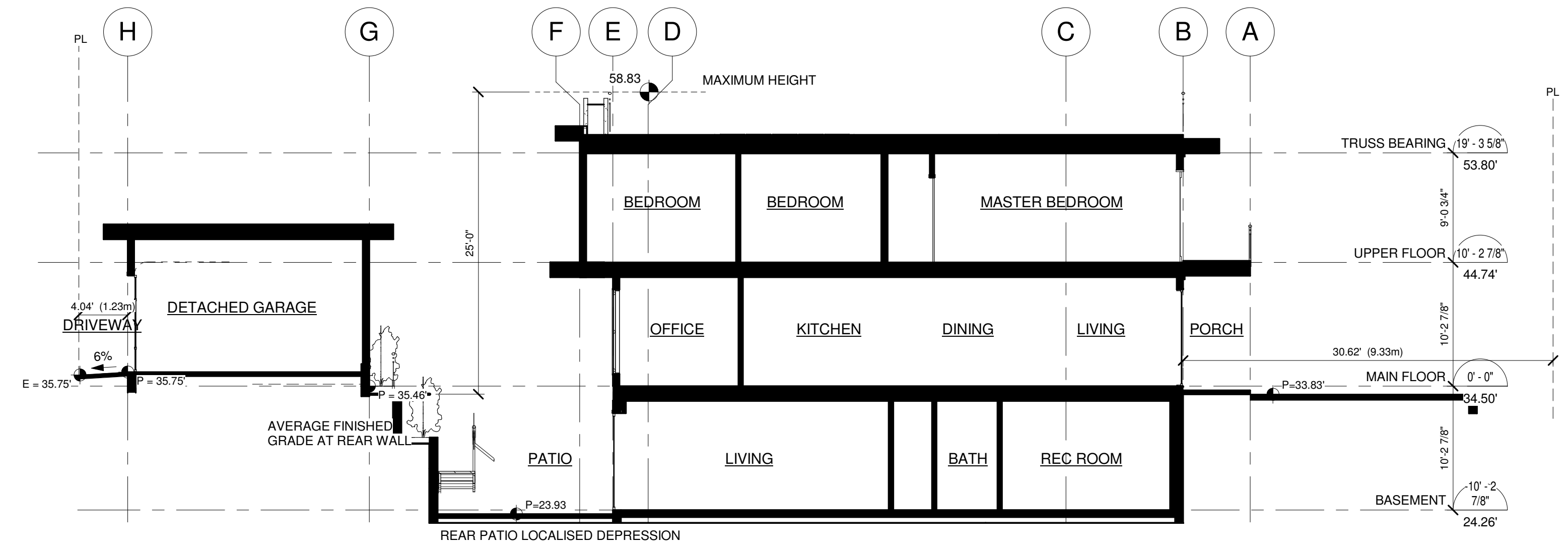
**Building Massing**  
Facing north this modern style building is divided equally into two dwelling units on the north east and south west sides. Each dwelling unit has 3 storeys as well as a roof top balcony. The interior floor plans of the two units are mirrors of each other.

The footprint of the building follows the rectangular property lines. The building is set back enough as to give some yard room at the front of the building as well as space in the back for a separate car garage.

Each floor level of the house is about the same size as the others. The majority of the windows for this building are on the north and south faces to allow to flow through the units. Transom windows and sloped glazing allow for natural light & passive air flow on the building sides.



4 Section 3 PRESENTATION  
1/8" = 1'-0"



6 Section 4 PRESENTATION  
1/8" = 1'-0"

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REVISIONS	
NO.	DATE

**RESIDENTIAL DUPLEX**  
**at 6458 Bruce Street,**  
**West Vancouver, BC**  
6458 BRUCE STREET, WEST VANCOUVER, BC

title  
BUILDING STUDY

scale As indicated  
date OCT,09 2018  
drawn JW checkedZE  
job no. 1509  
sheet no. A100a  
consultant

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# 6458 BRUCE ST.



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REVISIONS	
NO.	DATE

DESCRIPTION	

**RESIDENTIAL DUPLEX**  
**at 6458 Bruce Street,**  
**West Vancouver, BC**  
 6458 BRUCE STREET, WEST VANCOUVER, BC

title  
 BUILDING VIEWS

scale

date OCT,09 2018

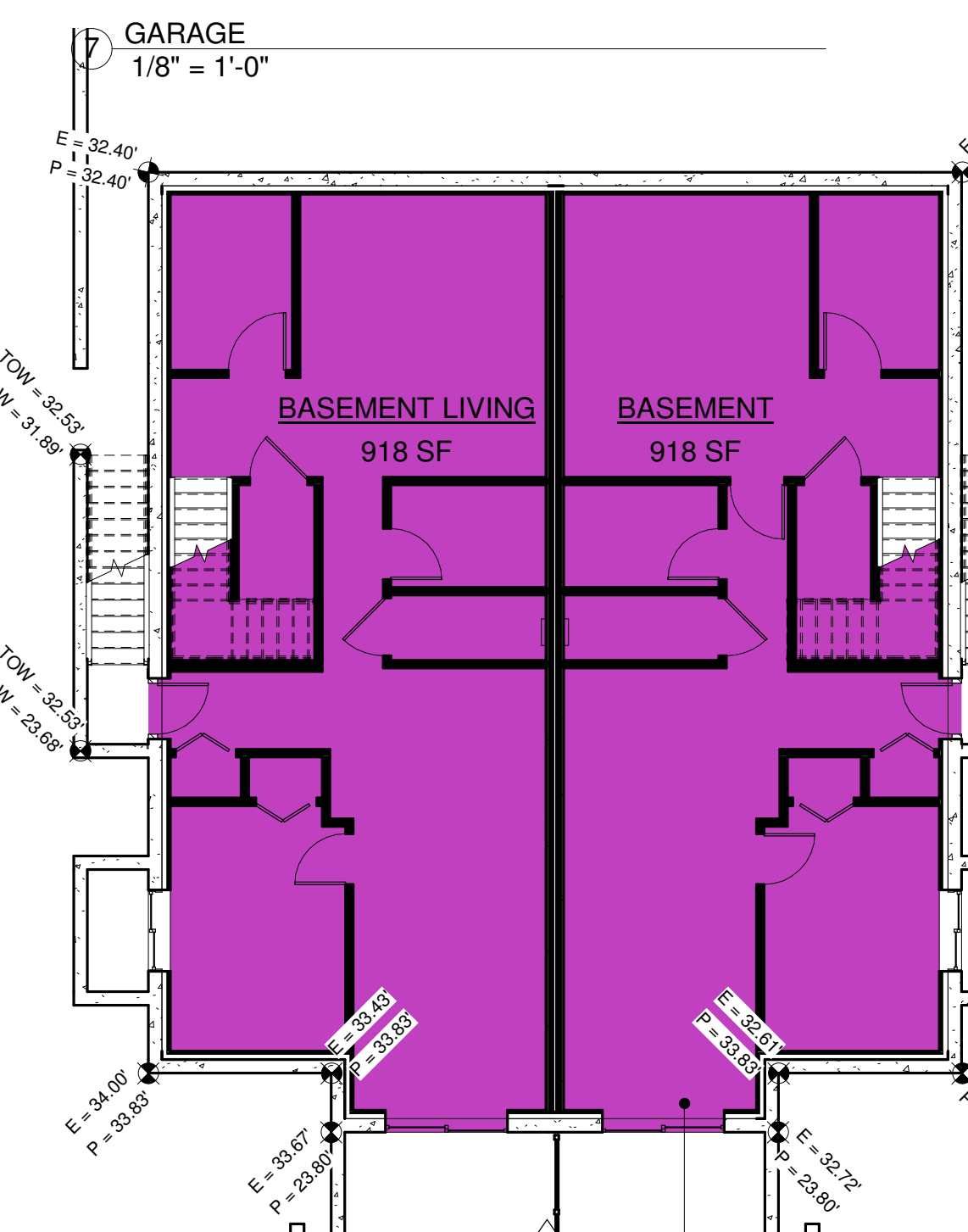
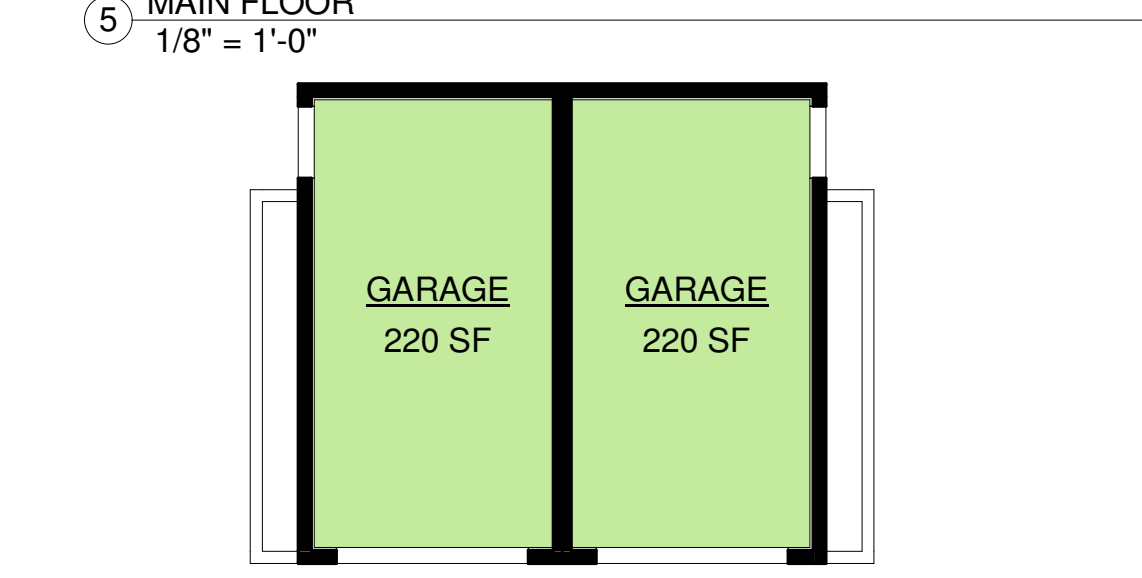
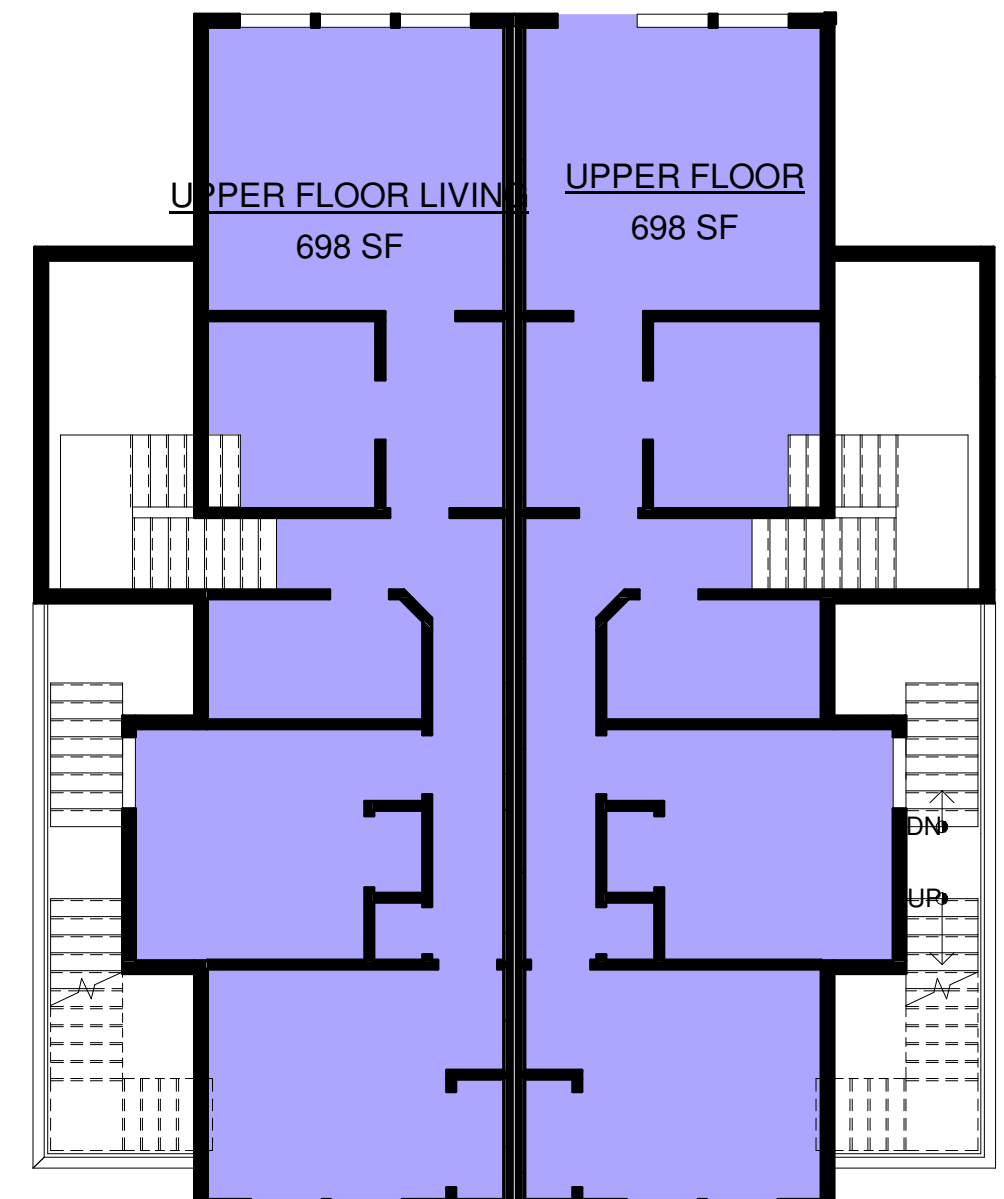
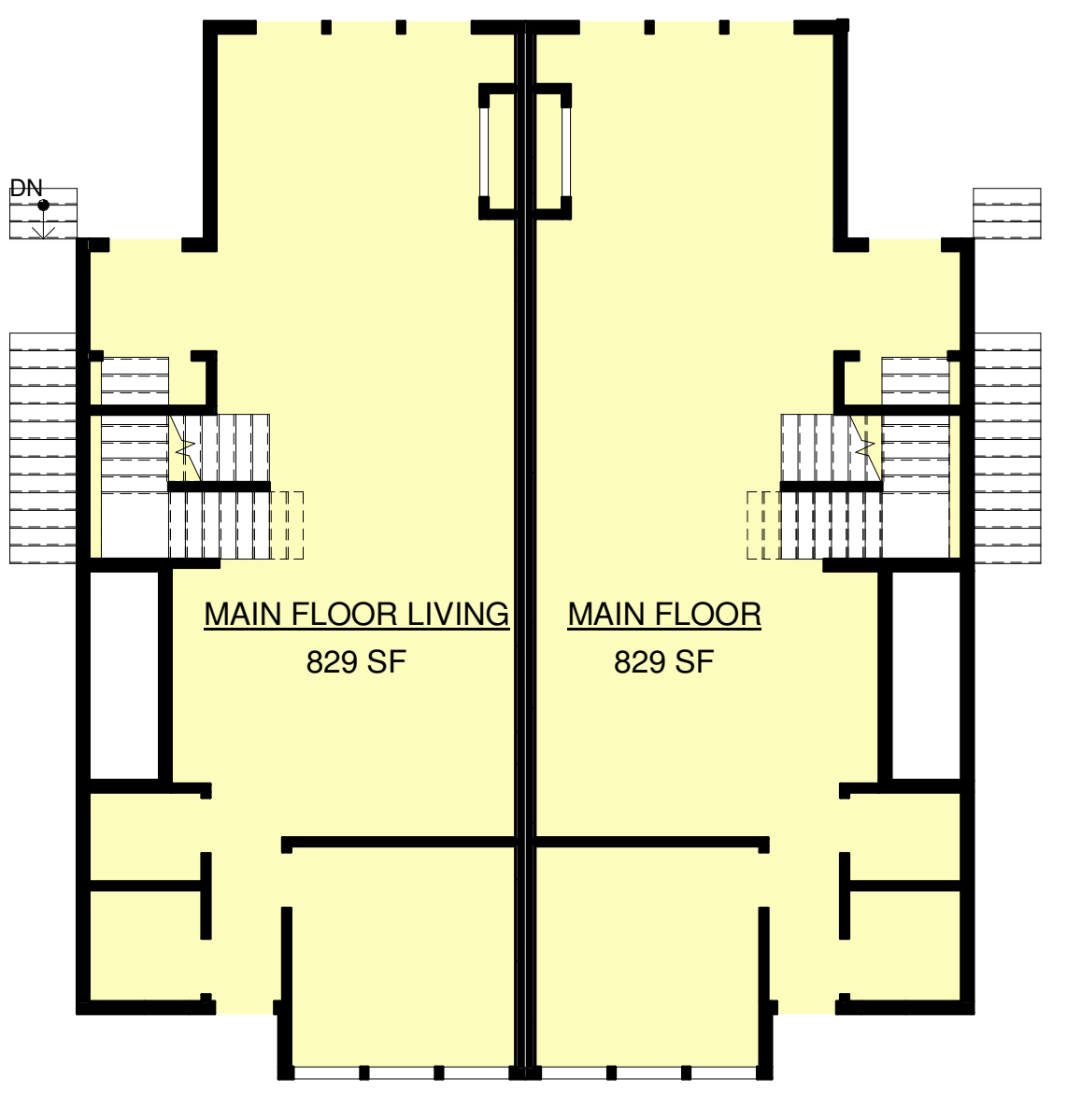
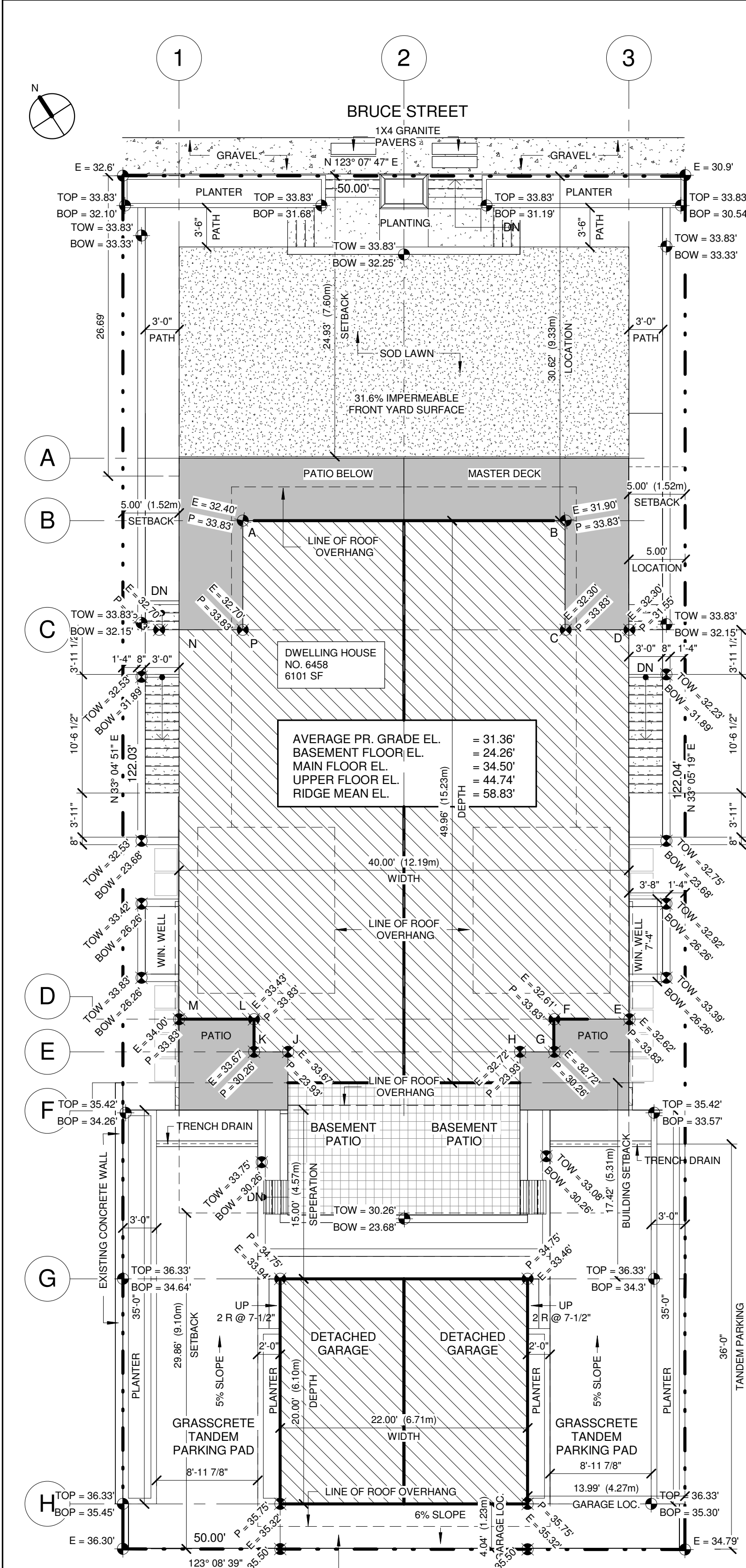
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job no. 1509

sheet no. **A100b**

consultant

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WEST VANCOUVER FOLIO # 01-0253  
 CIVIC: 6458 BRUCE STREET, WEST VANCOUVER, BC  
 PID: 014-049-228  
 LEGAL: LOT 5 BLOCK 36 DISTRICT LOT 430 PLAN 2103

LOT: 5  
 ZONING: R02

**SITE COVERAGE:**  
 LOT AREA = 6101 sf (566.8 m<sup>2</sup>)  
 MAX LOT COVERAGE = 40.0% (2,440.4 SF)  
 ACTUAL LOT COVERAGE = 1656 sf (MAIN FLOOR) + 556.9 sf (COVERED PATIO) + 441 sf (GARAGE) = 43.5%, 2,653.9 SF

**FLOOR AREA RATIO:**  
 MAX. FLOOR AREA = 0.5 (3050.5 sf) (441 sf EXCLUDED FOR PARKING)  
 ACTUAL FLOOR AREA = 2\*(829 sf + 697 sf) sf + (1529' x 2) sf = 3650 sf (SEE BASEMENT EXEMPTION PLAN)

**SETBACKS:**  
 FRONT YARD: = 7.6m  
 REAR YARD: = 9.1m  
 SIDE YARD: = 30% (10') MIN. COMBINED  
 ACCESSORY REAR YARD: = 1.2m  
 ACCESSORY SETBACK FROM MAIN BUILDING: = 4.57m

**BUILDING HEIGHT:**  
 SEE NORTH ELEVATION CONFIRMATION OF MEAN ROOF RIDGE EL. (SHEET A105)  
 MAX HEIGHT = 7.62m (25') MAIN RESIDENCE, 3.7m ACCESSORY BUILDING  
 ACTUAL HEIGHT = 2 STOREY @ 7.62m (25') MAIN RESIDENCE, 3.7m ACCESSORY BUILDING

**ENERGY CODE ZONE 4:**  
 ATTIC CEILING R-40 (RSI 7.0)  
 CATHEDRAL CEILING R-28 (RSI 4.9)  
 WALL 2x6@16" c.c. CAVITY R-20 (RSI 3.5)  
 CONTINUOUS EXTERIOR WALL INSULATION NOT REQUIRED  
 FLOOR OVER HEATED SPACE R-28 (RSI 4.9)

**GENERAL NOTES:**

THESE DRAWINGS CONFORM TO THE LATEST EDITION OF THE 2012 BRITISH COLUMBIA BUILDING CODE.

ALL DIMENSIONS ARE TO THE CENTER OF WALL, FACE OF SHEATHING OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. CONTRACTOR MUST CONFIRM ALL CRITICAL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ADEQUACY OF DRAWINGS. REPORT ALL DISCREPANCIES.

CONTRACTOR SHALL CONFIRM ACTUAL DIMENSION WITH SUPPLIER/MANUFACTURER AND SITE CONDITION.  
**DO NOT SCALE DRAWINGS.**  
 TELEPHONE AND HYDRO SERVICE ARE EXISTING.

WHEN DRAWINGS DO NOT SHOW SUFFICIENT DETAIL TO ALLOW COMPLIANCE WITH RELEVANT SPECIFICATIONS, THE CONTRACTOR SHALL PREPARE DETAILS FOR SUBMISSION TO THE APPROPRIATE CONSULTANT FOR APPROVAL PRIOR TO CONSTRUCTION OR IMPLEMENTING THAT DETAIL.

ZED STUDIO IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS BUILDING. IN CASE OF ANY DISCREPANCY BETWEEN THESE NOTES AND STRUCTURAL NOTES PROVIDED BY AN ENGINEER, THE ENGINEER'S NOTES WILL SUPERSEDE. THESE DISCREPANCIES ARE TO BE REPORTED.

ALL MATERIAL AND WORKMANSHIP TO MEET THE REQUIREMENTS OF THE 2012 ISSUE OF THE BRITISH COLUMBIA BUILDING CODE. THE FOLLOWING SPECIFICATIONS ARE RECOMMENDED FOR MINIMUM REQUIREMENTS REFER TO THE B.C.B.C.

ALL FOLLOWING SIZES AND DIMENSIONS ARE TO BE CONFIRMED TO COMPLY WITH MINIMUM STANDARDS. THESE STANDARDS SUPERCEDE THE MINIMUM REQUIREMENTS OF THE B.C.B.C. (REFERENCE NUMBERS BELOW)

**EXCAVATION:** 9.12: FOUNDATIONS SHALL EXTEND TO UNDISTURBED SOIL. 18" MINIMUM COVERAGE FOR FROST PROTECTION.

**DRAINAGE:** 9.14: CLEAN DRAIN ROCK OVER 4" DRAIN TILE. 4" DIA. PERFORATED PVC DRAIN PIPE. RWL TO SOLID PIPE.

**CONCRETE:** 9.3.1: ALL UNREINFORCED CONCRETE TO BE A MINIMUM OF 15 MPA @28 DAYS.

**FOOTINGS AND FOUNDATIONS:** 9.15: STRIP FOOTINGS: MIN. 16"x8". COLUMN FOOTING: MIN. 24"x24"x10"  
 CONC. WALLS TO PROJECT 200mm ABOVE FINISHED GRADE OR 2" ABOVE EXTERIOR CONCRETE SLABS. PROVIDE 6" ANCHOR BOLTS @ MAXIMUM 4'-0" O.C. 2 ON EACH SILL PLATE. POSTS TO BE ANCHORED TO RESIST UPLIFT.

**SLABS:** 9.16: NOT LESS THAN 100mm OF COARSE CLEAN GRANULAR MATERIAL SHALL BE PLACED BENEATH FLOORS ON GROUND.

**CONCRETE SLAB/W:** 9.16: 6"x6"x10" MESH SLOPE 2% OVER 5' COMPACTED GRAVEL.

**PROTECTION FROM DAMPNESS:** 9.23.2.2: WOOD FRAME MEMBERS THAT ARE NOT PRESSURE TREATED WITH A WOOD PRESERVATIVE AND THAT ARE SUPPORTED ON CONCRETE IN CONTACT WITH THE GROUND OR SOIL SHALL BE SEPARATED FROM THE CONCRETE BY NOT LESS THAN 0.05mm POLY FILM OR TYPE S ROLL ROOFING.

**ROOFING/WATERPROOFING:** 9.23.2.2: ALL BUILDING PAPER USED IN THIS PROJECT MUST BE 2 LAYERS OF 30 MIN. INSTALLED 1/2 LAPPED. ALL CAULKING MUST BE POLYURETHANE BASE NOT SILICONE BASE. PROVIDE CONTINUOUS VAPOR BARRIER ON TOP AND END OF EXTERIOR WALLS OVER BEAMS. PROVIDE CAULKING AROUND ALL EXTERIOR OPENINGS. ALL FLASHING MUST BE A MIN. OF 26 GAUGE AND SHALL BE JOINED WITH STANDING SEAMS. INSTALL PEEL AND STICK MEMBRANE UNDER CAP FLASHING. SHINGLE EXTERIOR VENT SHOULD BE A ECO- MODEL 051204 OR EQUIVALENT. VENT SHALL BE BACK CAULKED ONTO 30 MIN. FLASHING PAPER THAT IS APPROXIMATELY 12" LARGER THAN THE VENT ON ALL SIDES. THE FLASHING PAPER SHALL THEN BE SHINGLED WITH BUILDING PAPER. WATERPROOF MEMBRANE SHALL CARRY UP INTO PATIO DOOR ROUGH OPENING WITH UPTURN.

**FRAMING:** 9.23: ALL MATERIAL SIZES AND SPANS ARE BASED ON #2 D.FIR OR #2 SPRUCE UNLESS NOTED OTHERWISE.  
 HEADER: 2x2x10 #2 D.FIR (UDL OF ONE FLOOR AND ROOF)  
 3x2x10 #2 D.FIR (UDL OF TWO FLOORS AND ROOF)  
 WALL STUDS: 2x4 STUDS @ 16" O.C. (EXTERIOR) 2x4 STUDS @ 16" O.C. (INTERIOR) (UNLESS NOTED OTHERWISE).  
 CONTRACTOR SHALL OBTAIN MANUFACTURERS STAMPED ENGINEERING SHOP DWG. AND CERTIFICATE OF INSTALLATION FOR TRUSSES.  
 PROVIDE SOLID BLOCKING IN TWO SPACES ON BOTH SIDES OF EXTERIOR AT LATCH HEIGHT AND HINGE HEIGHT. CROSS BRIDGING OF ROOF FLOOR JOISTS REQUIRED AT 7' O.C. ALL WOOD IN CONTACT WITH CONCRETE MUST BE PROTECTED WITH THIN 45 DEG.

**FLOORS:** 9.30.1: WATER RESISTANT FLOORING REQUIRED IN ENTRY, KITCHEN, MECHANICAL RM. AND BATHROOMS. PROVIDE 2" PLY UNDER.

**INSULATION:** 9.25.2: R20 INSULATION AND 6 MIL. POLY V.B. BETWEEN HEATED AND UNHEATED SPACE. THE EXTERIOR AIR OR THE EXTERIOR SOIL.

**ATTICS:** 9.19.1: CROSS VENT ROOF 1/150TH OF AREA OR ATTIC SPACE MINIMUM 1/300TH OF AREA WITH A MINIMUM OF 25% AT THE TOP AND 25% AT THE BOTTOM. INSTALL INSULATION STOPS AS REQUIRED. PROVIDE MIN 20'x25' ACCESS WITH TIGHT FITTING COVER.

**FIREPLACE:** 9.22: PROVIDE MINIMUM 4" COMBUSTION AIR DUCT FROM EXTERIOR FOR WOOD BURNING FIREPLACE PROVIDE MINIMUM 16" NON-COMBUSTIBLE HEARTH AND CO2 DETECTOR. ALL MANUFACTURED FIREPLACE AND FLUES TO CONFORM TO CAN/ULC S610 STANDARD. INSTALL TO MANUFACTURERS SPECIFICATIONS AND U.L.C. LISTING REQUIREMENT. INSTALL WONDERBOARD UNDER NON-COMBUSTIBLE HEARTH FINISH.

**PLUMBING:** PLUMBING TO MEET REQUIREMENTS OF THE 2012 B.C.B.C. INCLUDING 7.5.5.5: EVERY STORY IN WHICH PLUMBING IS OR MAY BE INSTALLED INCLUDING THE BASEMENT OF A SINGLE FAMILY DWELLING, SHALL HAVE EXTENDED INTO IT OR PASSING THROUGH IT A VENT PIPE THAT IS AT LEAST 1 1/2" IN SIZE THE PROVISION OF FUTURE CONNECTIONS. ALL BUILDING DRAWINGS TO BE PROVIDED WITH AT LEAST ONE VENT NOT LESS THAN 3" IN SIZE AND SHALL TERMINATE THROUGH THE ROOF.

**DRYWALL:** WATERPROOF WALL BOARD REQUIRED AROUND TUB AND SHOWERS.

**VENTILATION:** 9.32: WHERE NATURAL VENTILATION OF ROOMS DOES NOT MEET THE REQUIREMENTS OF TABLE 9.32.2.2 MECHANICAL VENTILATION IS REQUIRED. NOT MECHANICALLY COOLED; PROVIDE 1 AIR CHANGE PER HOUR. MECHANICALLY COOLED; PROVIDE 1/2 AIR CHANGE PER HOUR.

**HEATING:** 9.33: HEATING SYSTEM TO MEET REQUIREMENTS OF 2012 B.C.B.C.

**DOORS:** 9.6.5: SAFETY OR WIRED GLASS IS REQUIRED WHERE GLASS CAN BE MISTAKEN FOR A DOOR OPENING AND WITHIN 36" OF DOOR LOOKS OR 8' OF FLOOR. DOORS BETWEEN GARAGE AND DWELLING TO BE SELF CLOSING AND WEATHER STRIPPED. ENTRANCE AND EXTERIOR DOORS TO DWELLING UNITS TO COMPLY WITH B.C.B.C. 9.6.4 & 9.6.6. DOORS TO BATHROOMS AND ALL ENSUITE DOORS TO UNDERCUT 1/2" FOR SUITE VENTILATION.

**SECURITY:** 9.6.8: ALL EXTERIOR DOORS TO MEET THE REQUIREMENTS OF 9.6.8

**WINDOWS:** 9.7.: BEDROOM WINDOWS TO HAVE A MIN. UNOBSTRUCTED OPENING OF NOT LESS THAN 0.35M<sup>2</sup> AND NO DIMENSION LESS THAN 0.38m. OPENING MUST BE MAINTAINED DURING AN EMERGENCY WITHOUT THE NEED FOR ADDITIONAL SUPPORT. WINDOW FRAMES ARE TO BE THERMALLY BROKEN. ALL WINDOW FRAMES TO BE MANUFACTURED IN ACCORDANCE WITH A3.83 C3 CSA A440-M98 PERFORMANCE TEST. PROVIDE MOCK UP WINDOW ASSEMBLY FOR TESTING. MIRROR DOORS AND BIFOLDS TO CONFORM TO BCB9 9.6.3. ALL GLAZING 3" OR LOWER A.F.F. TO BE SAFETY GLASS. GLAZING AT ENTRANCE DOORS, SHOWER DOORS, TUBS AND SLIDING DOORS TO CONFORM TO 9.6.6 WINDOWS OVER STAIRS AND LANDINGS CONFORM TO 7.5.3. WINDOWS THAT EXTEND TO LESS THAN 900mm ABOVE THE LANDING SHALL BE PROTECTED WITH GUARDS (9.8.8) OR NON-OPERABLES AND DESIGNED TO WITHSTAND THE SPECIFIED LATERAL LOADS FOR BALCONY GUARDS (4.1.5.15).

**GLASS:** 9.6.6: SAFETY GLASS MUST BE USED WHEN ENCLOSING BATHTUBS OR SHOWERS. ALL DOORS AND WINDOWS TO BE DOUBLE GLAZED.

**FLASHING:** 9.27.3: FLASH AT EXT. WALL OPENINGS WHERE THE VERTICAL DISTANCE FROM THE BOTTOM OF THE EAVE TO THE TOP OF THE TRIM IS MORE THAN 1/4 OF THE EAVE OVERHANG.

**STAIRS:** 9.8: SEE SECTION FOR STAIR SPECIFICATIONS.

**GUARDRAILS:** 9.8.8: GUARDRAILS REQUIRED WHERE FLOOR TO FLOOR OR FLOOR (DECK, LANDING ETC.) TO GRADE EXCEEDS 24". NO OPENING GREATER THAN 4". NO MEMBERS LOCATED BETWEEN 4" 36" ABOVE FLOOR OR DECK ETC. THAT WILL FACILITATE CLIMBING.

**INTERIOR GUARDRAILS:** MIN. 36" EXTERIOR GUARDRAILS: 36" MIN. 42" EXCEPT WHERE DECK TO GRADE IS LESS THAN 6'-0". THAN EXTERIOR GUARDRAILS: 36"

**HANDRAILS FOR STAIRS:** 32" ABOVE nosing GUARDRAILS FOR STAIRS: 36" ABOVE NOSING GUARDRAILS TO BE DESIGNED FOR 1.5 KN/M HORIZONTAL VERTICAL LOAD AT TOP OF RAIL PLUS I.O. KP PANEL LOADS, NO OPENING MORE THAN 4"

**SMOKE ALARMS:** 9.10.19: SMOKE ALARMS TO CONFORM TO CAN/ULC-S531. AT LEAST ONE SMOKE ALARM ON EACH FLOOR, INCLUDING BASEMENTS SMOKE ALARM TO WITHIN 5M OF ALL BEDROOM DOORS AND 15M OF ANY POINT THE SAME FLOOR, MEASURED FOLLOWING CORRIDORS. SMOKE ALARMS TO BE INSTALLED BY PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT. ALL SMOKE ALARMS TO BE INTERCONNECTED.

**CO ALARMS:** 9.32.4.2: CARBON MONOXIDE ALARMS TO CONFORM TO CSA 6.19. CARBON MONOXIDE ALARMS TO BE INSTALLED BY PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT. CARBON MONOXIDE ALARM TO BE INSTALLED WITHIN 5M OF ALL BEDROOM DOORS, MEASURED FOLLOWING CORRIDORS.

**MISCELLANEOUS:** PROVIDE MIRRORS BEHIND ALL BATHROOM SINKS.



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 email zane@zedstudio.com  
 web www.zedstudio.com

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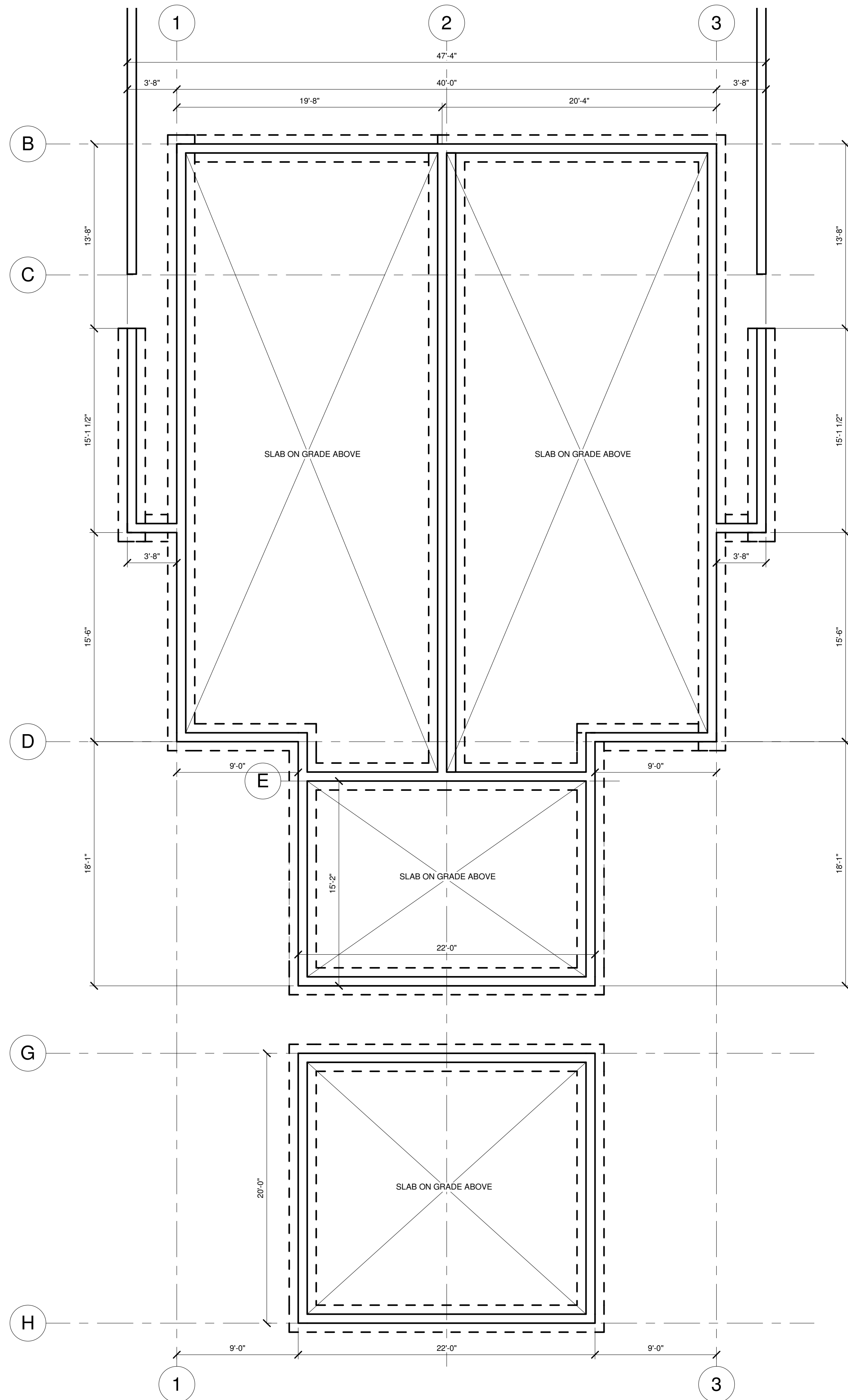
**RESIDENTIAL DUPLEX**  
**at 6458 Bruce Street,**  
**West Vancouver, BC**  
 6458 BRUCE STREET, WEST VANCOUVER, BC

title SITE PLAN  
 scale As indicated  
 date OCT,09 2018  
 drawn ZE checked ZE  
 job no. 1509  
 sheet no. A101  
 consultant

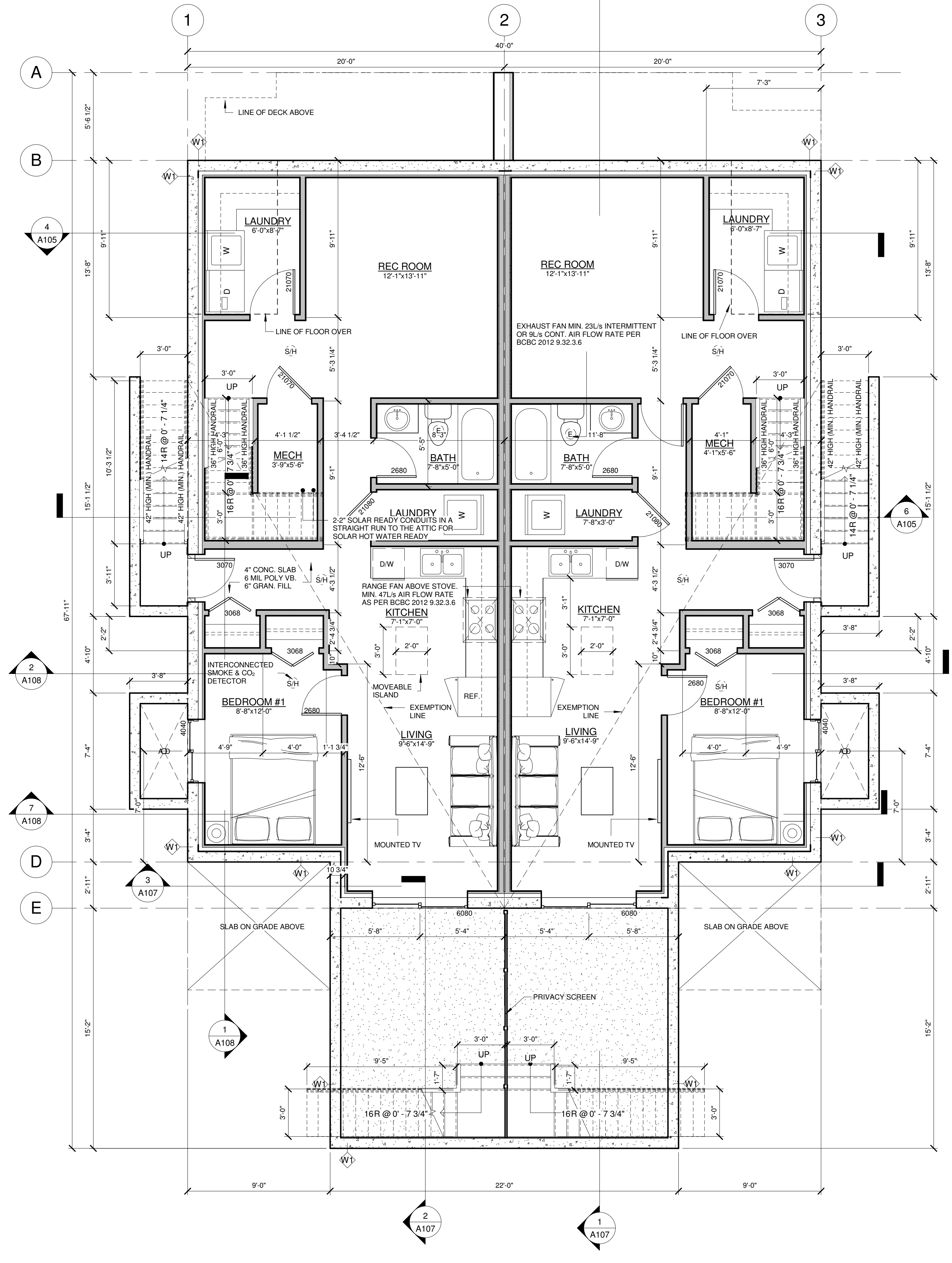
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SMOKE ALARMS TO COMPLY WITH 9.10.19  
 CO REQUIRED IN EACH BEDROOM OR WITHIN 5M OF BEDROOM DOORS  
 INTERIOR DOORS TO HAVE A MIN. 1/2" GAP AT BOTTOM (EXCLUDING DOOR BETWEEN GARAGE AND HOUSE)  
 WATER HAMMER ARRESTORS REQ'D ON DISHWASHER/WASHER  
 SAFETY GLASS REQ. AROUND TUB & SHOWER WHERE APPLICABLE



2 FOUNDATION PLAN  
 3/16" = 1'-0"



1 BASEMENT - 886 SF\*2 = 1,772 SF  
 1/4" = 1'-0"

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**at 6458 Bruce Street,**  
**West Vancouver, BC**  
 6458 BRUCE STREET, WEST VANCOUVER, BC

title  
 BASEMENT/FDN. PLAN

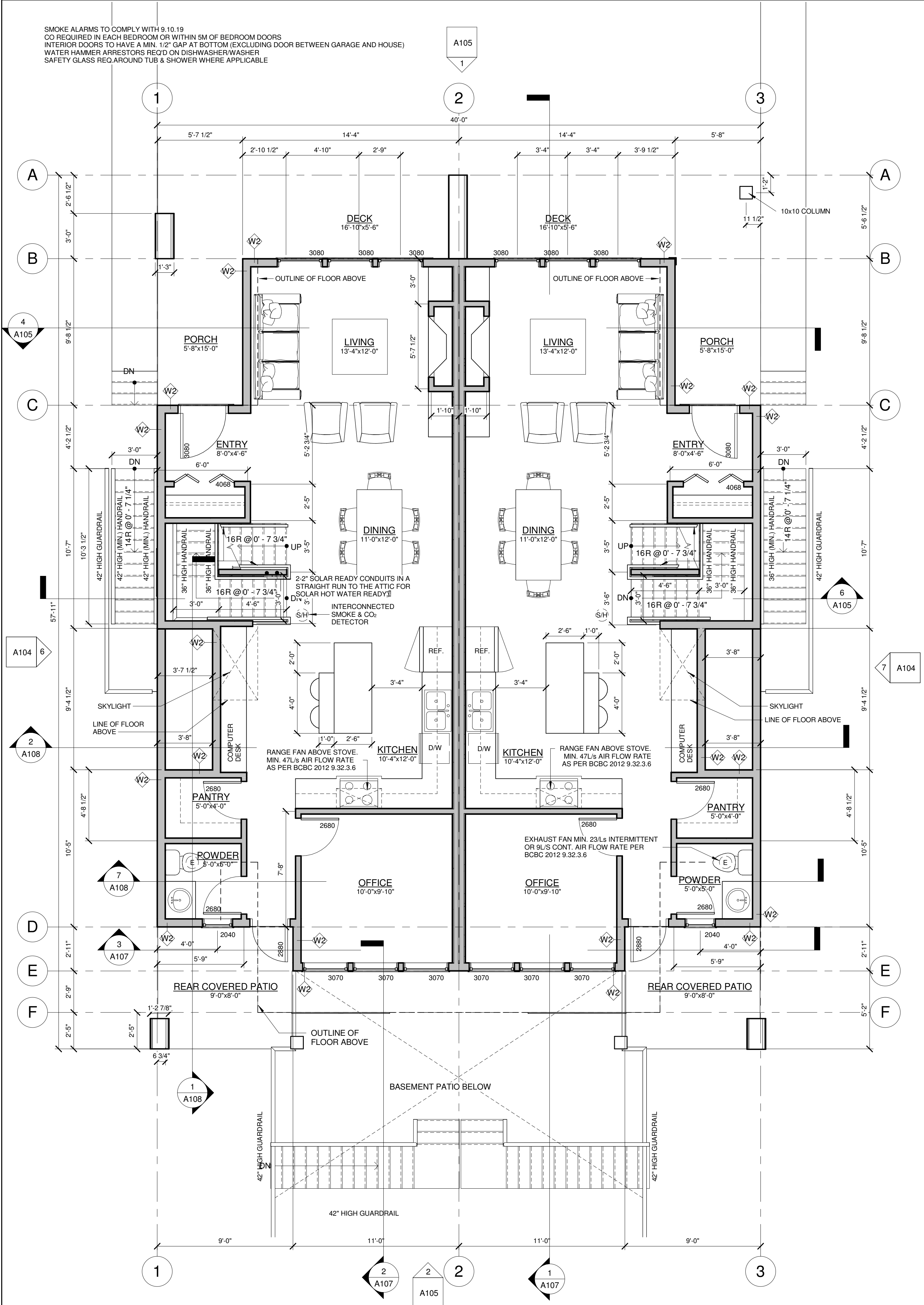
scale As indicated  
 date OCT,09 2018  
 drawn ZE checked ZE

job no. 1509  
 sheet no. A102  
 consultant

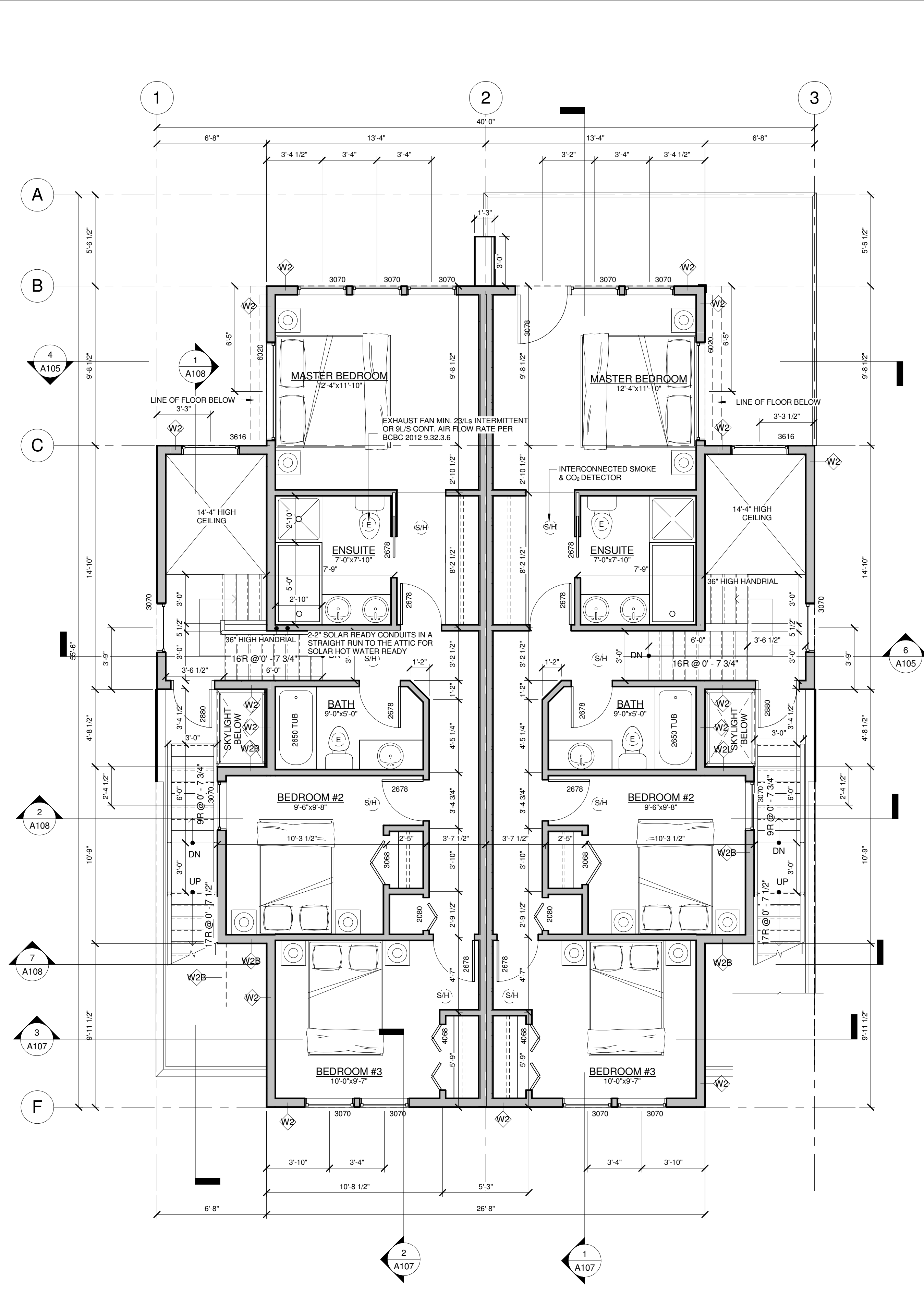
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SMOKE ALARMS TO COMPLY WITH 9.10.19  
 CO REQUIRED IN EACH BEDROOM OR WITHIN 5M OF BEDROOM DOORS  
 INTERIOR DOORS TO HAVE A MIN. 1/2" GAP AT BOTTOM (EXCLUDING DOOR BETWEEN GARAGE AND HOUSE)  
 WATER HAMMER ARRESTORS REQ'D ON DISHWASHER/WASHER  
 SAFETY GLASS REQ AROUND TUB & SHOWER WHERE APPLICABLE



MAIN FLOOR - 828'2" = 1,656 sf - GARAGE  
 440 sf  
 1/4" = 1'-0"



2 UPPER FLOOR - 697'2" = 1,394 sf  
 1/4" = 1'-0"

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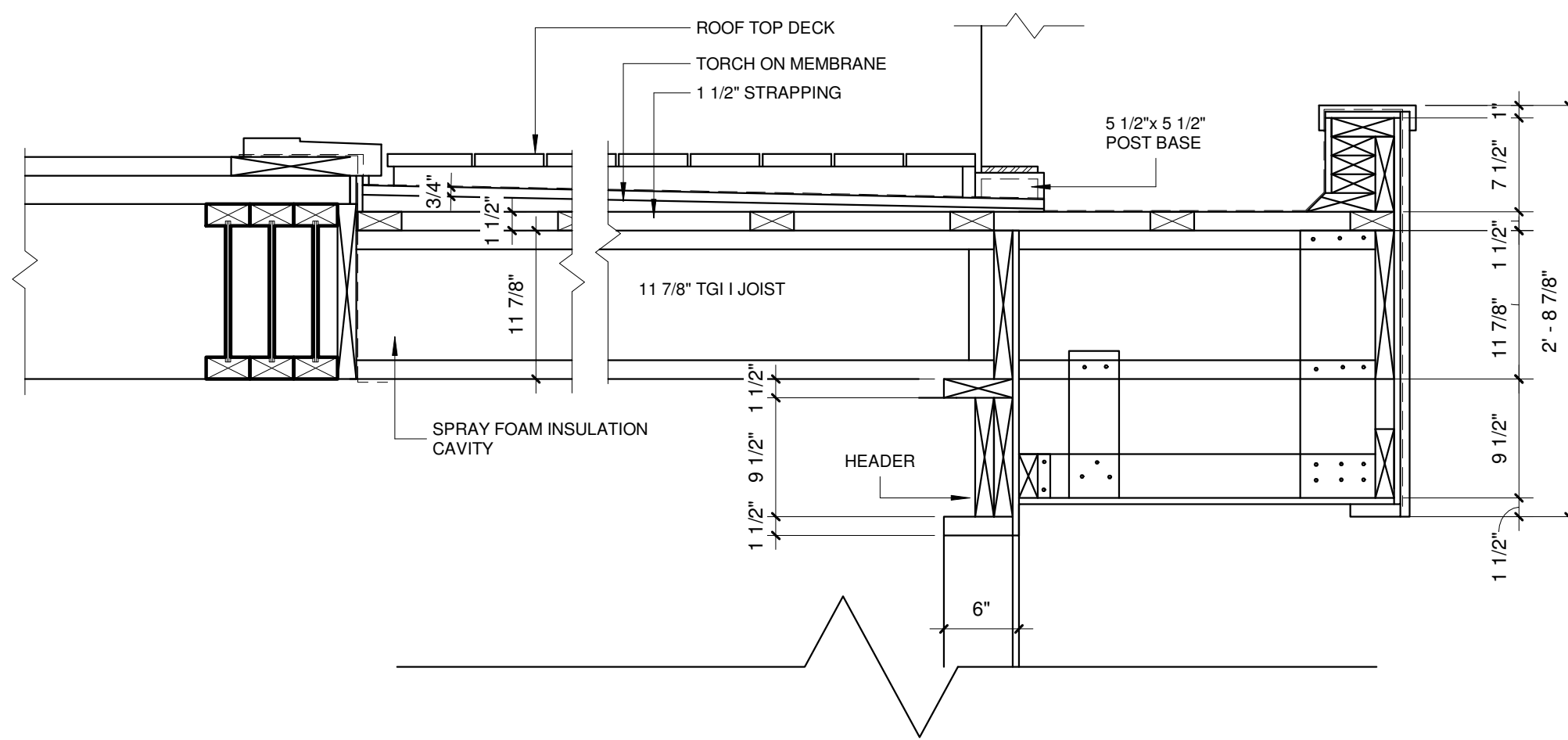
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NO.	DESCRIPTION
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**West Vancouver, BC**  
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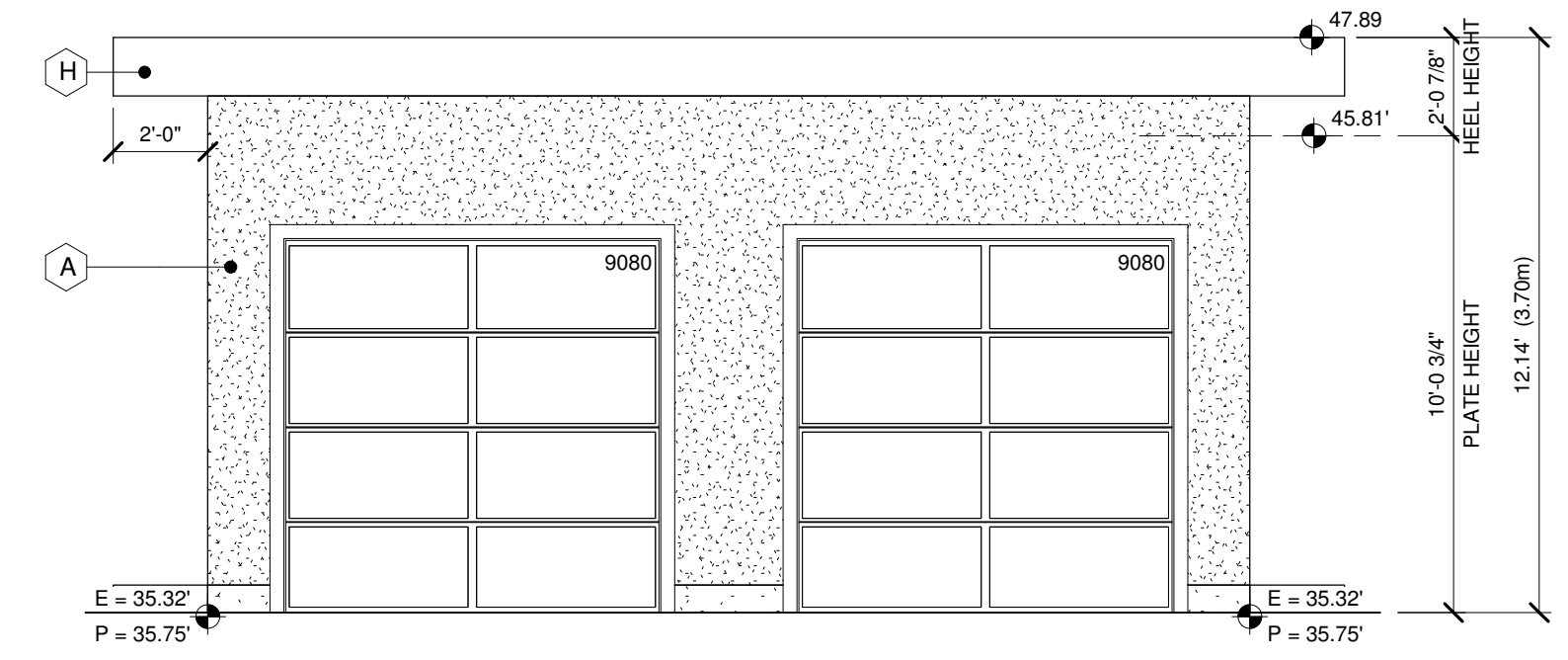
title  
 MAIN/UPPER FLOOR  
 PLAN  
 scale 1/4" = 1'-0"  
 date OCT,09 2018  
 drawn ZE checked ZE  
 job no. 1509  
 sheet no. **A103**  
 consultant

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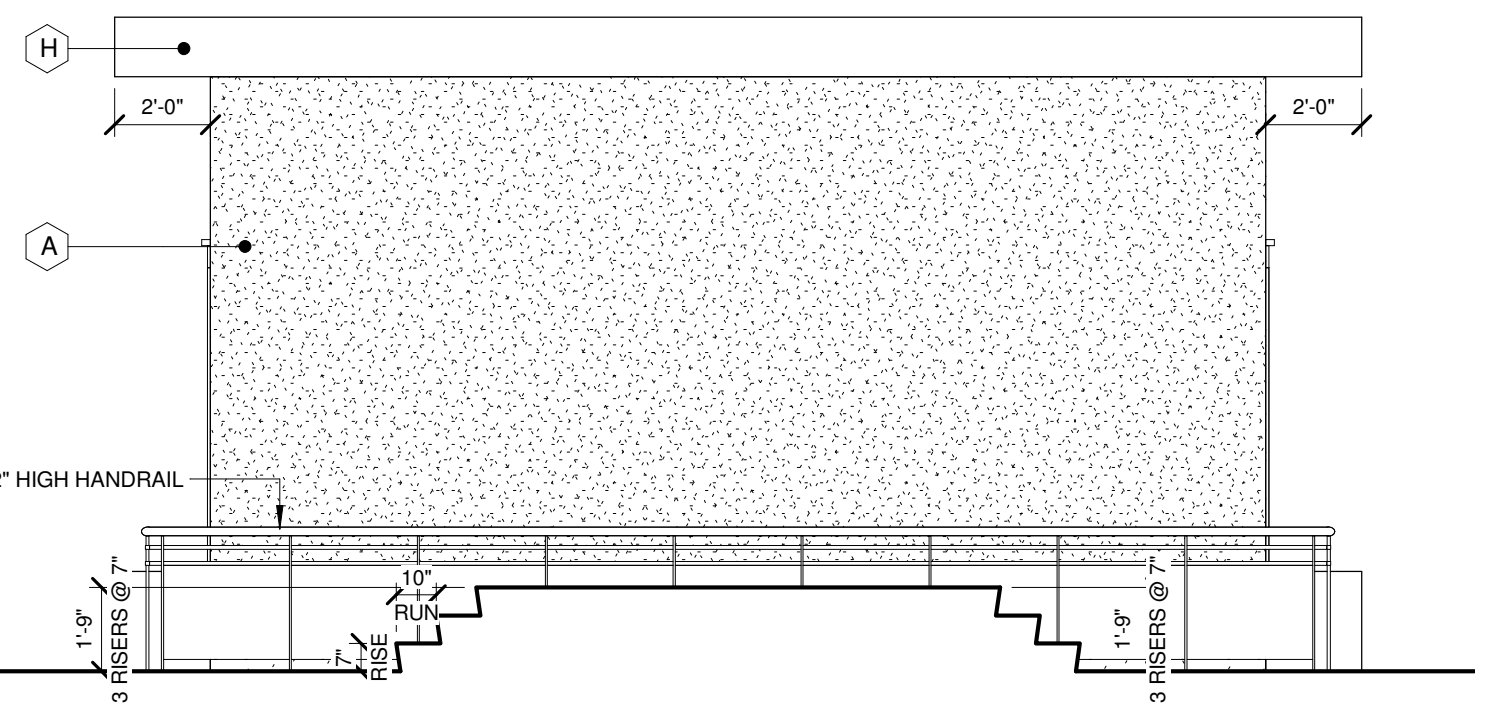
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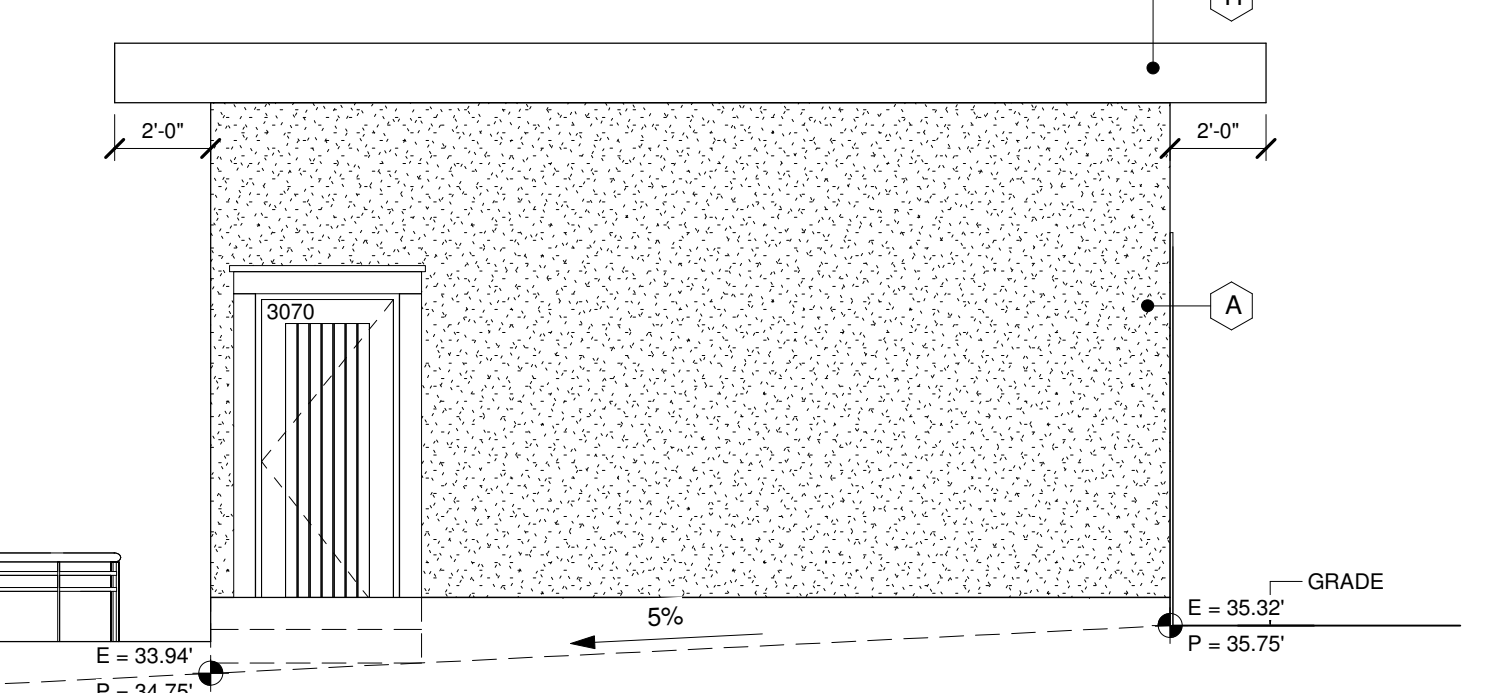
4 DECK OVER LIVING  
1" = 1'-0"



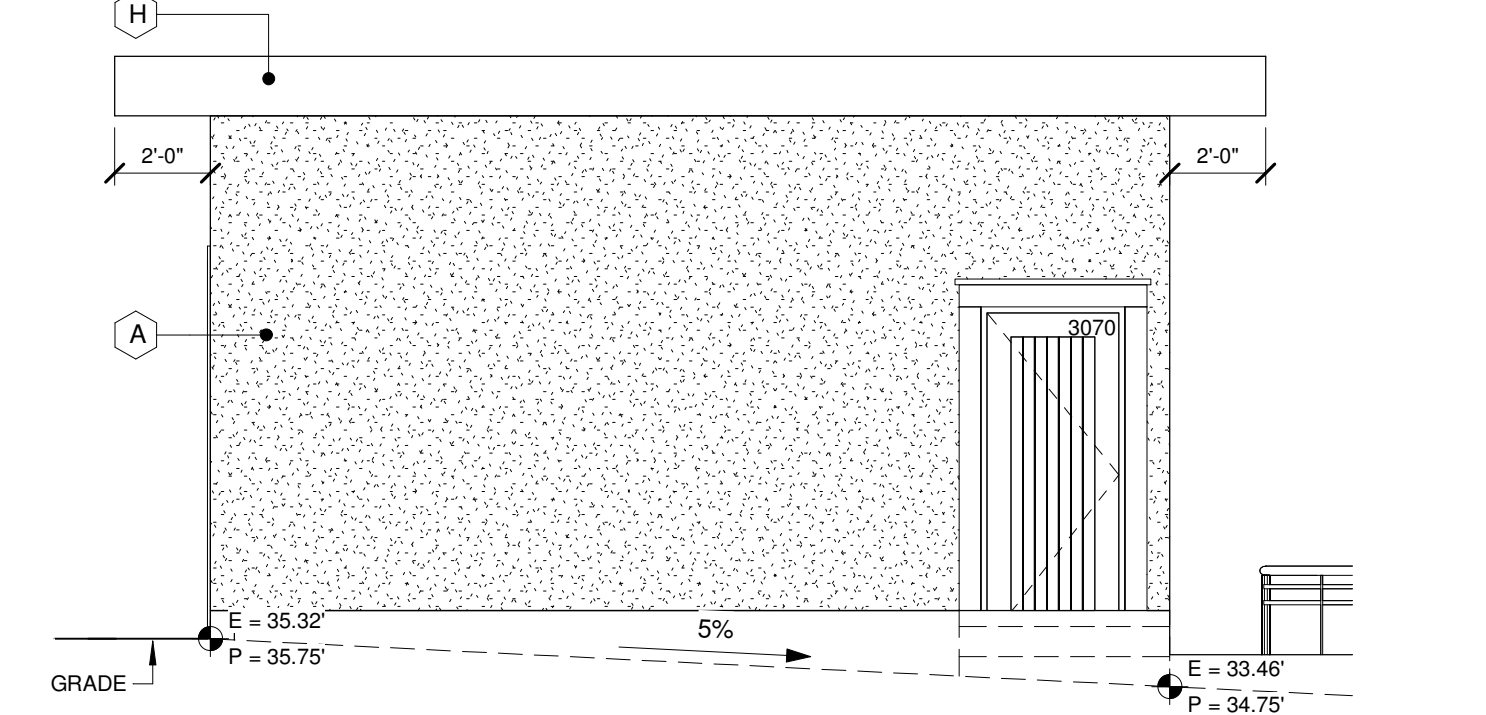
3 SOUTH GARAGE  
1/4" = 1'-0"



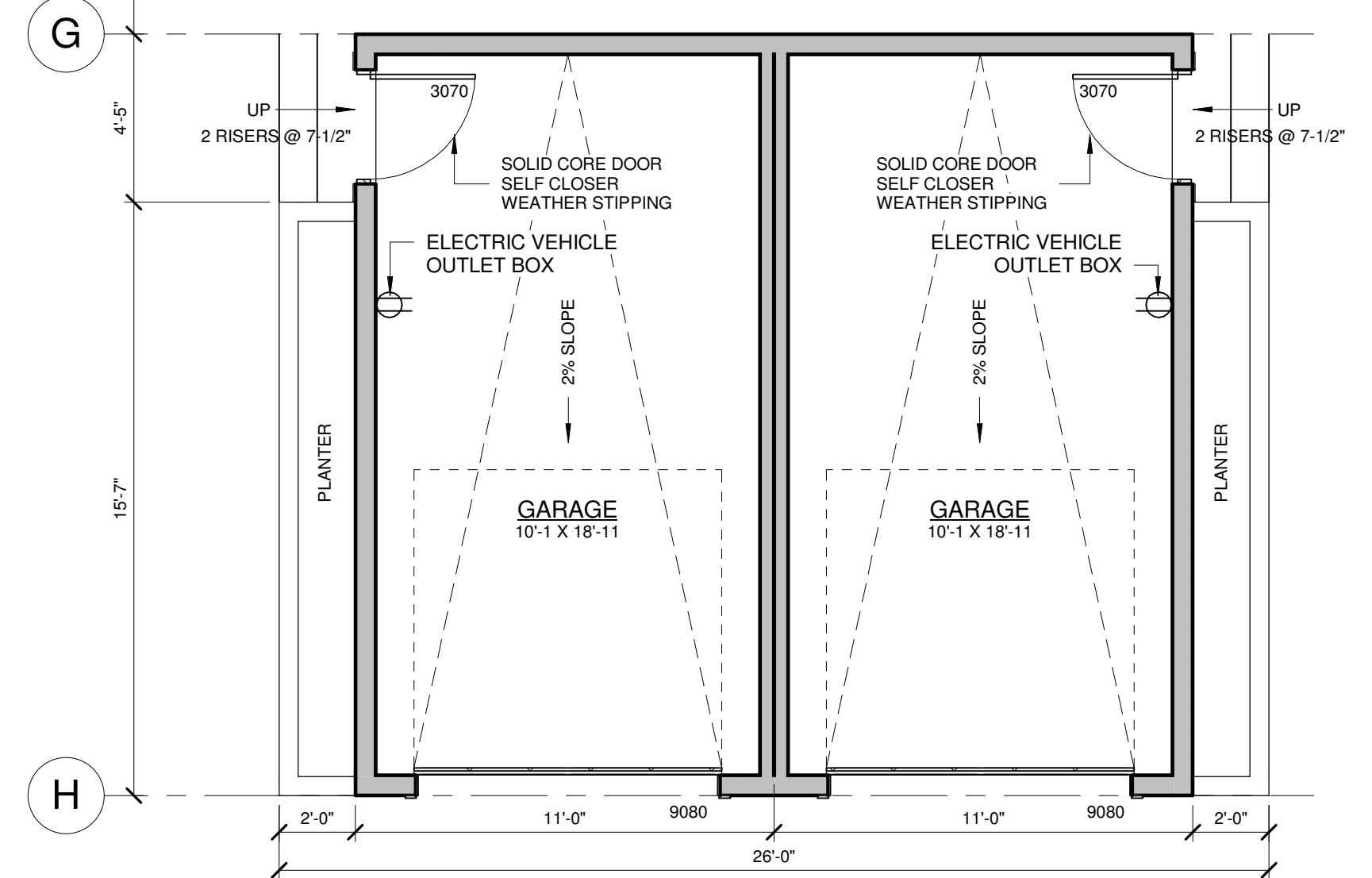
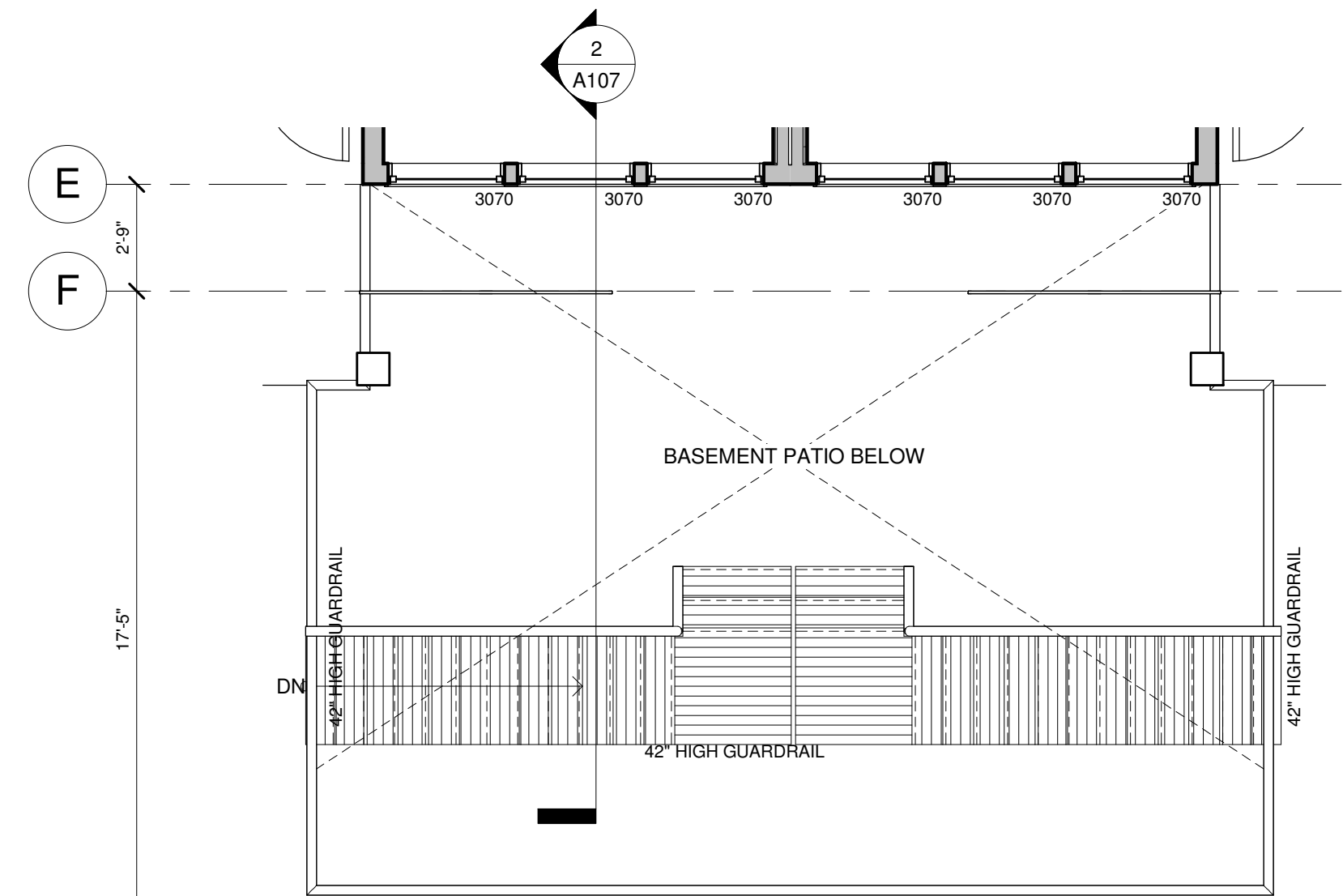
1 NORTH GARAGE  
1/4" = 1'-0"



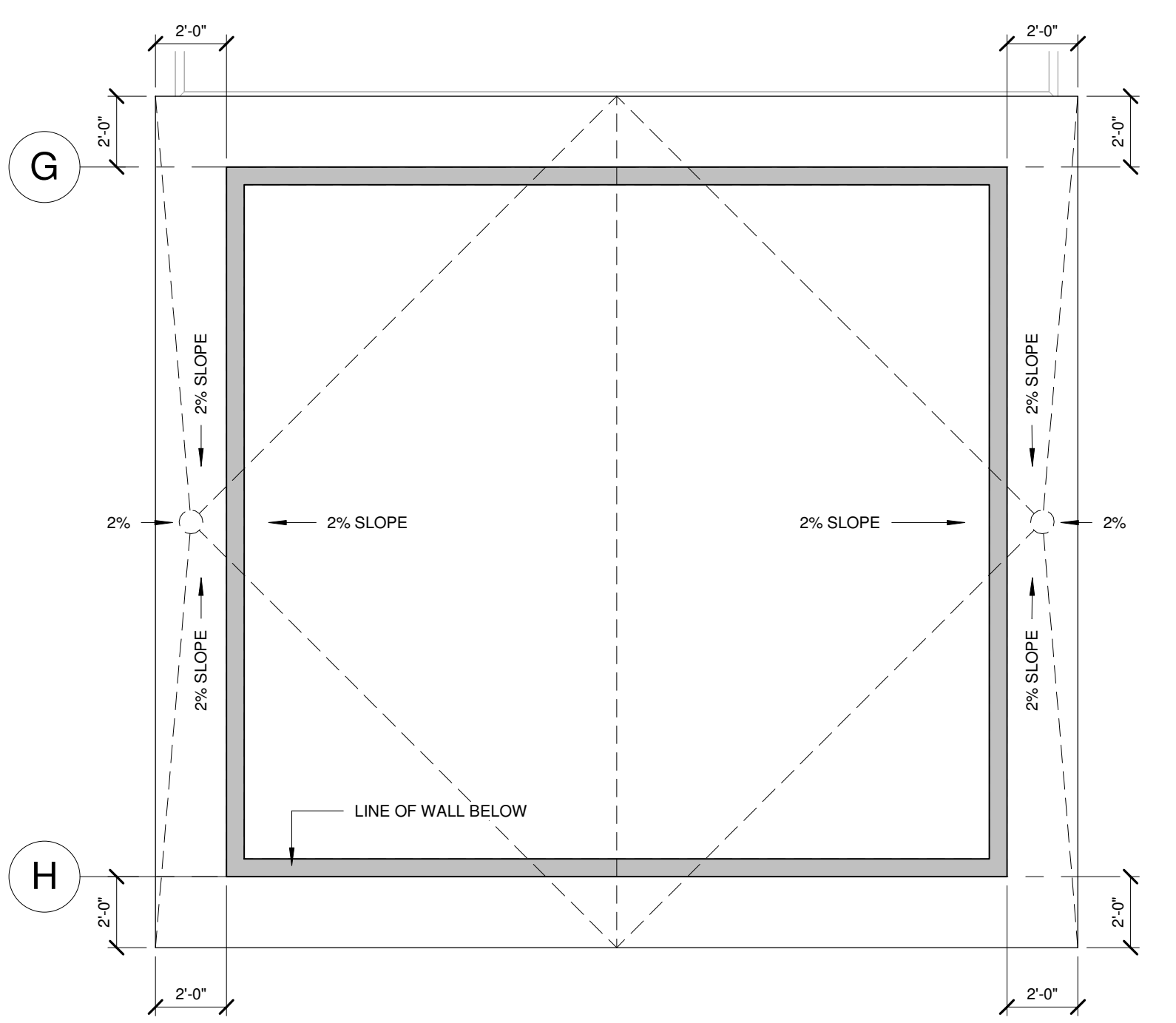
6 WEST GARAGE  
1/4" = 1'-0"



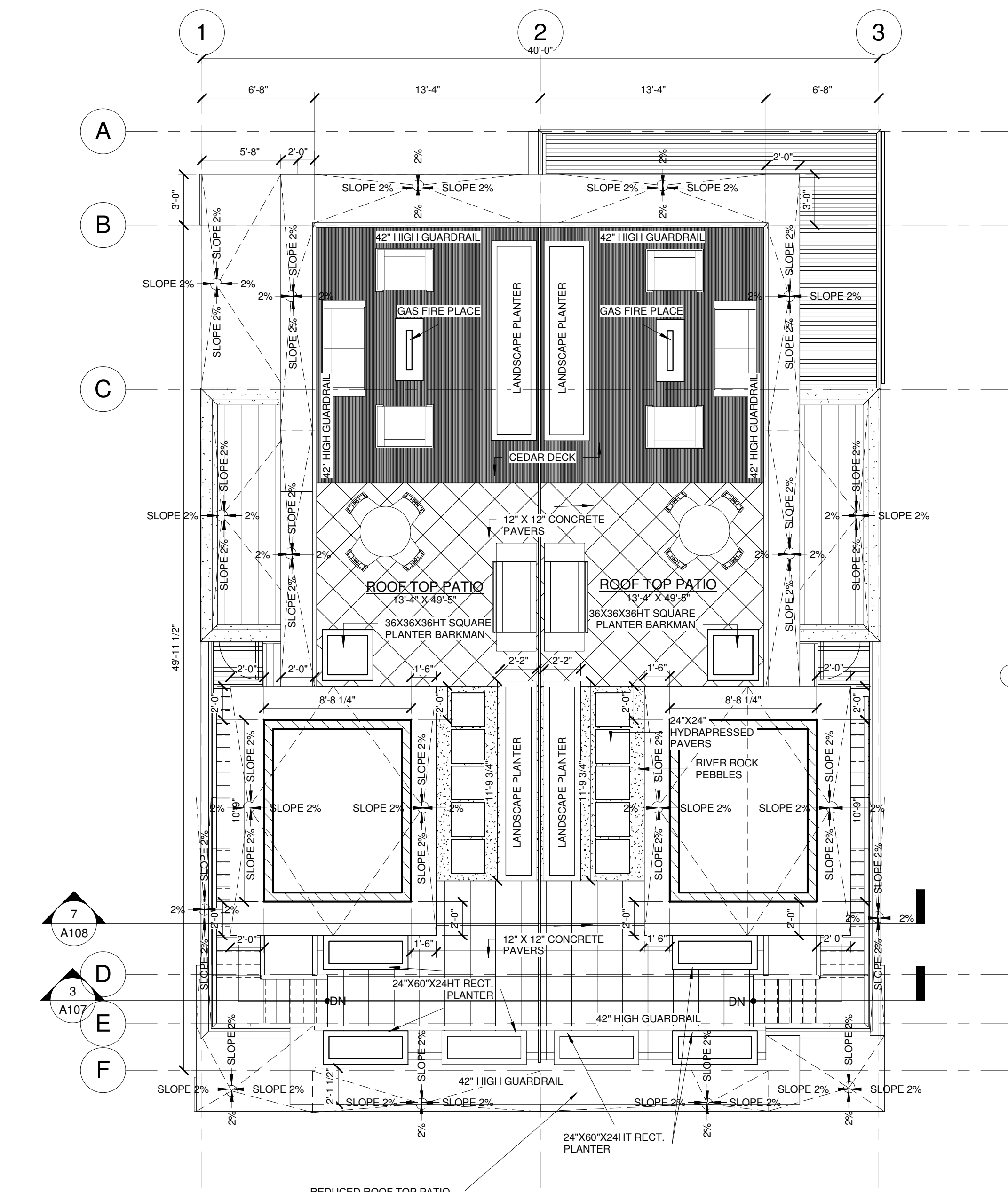
7 EAST GARAGE  
1/4" = 1'-0"



5 DETACHED GARAGE  
1/4" = 1'-0"



8 DETACHED GARAGE ROOF  
1/4" = 1'-0"



2 ROOF TOP PATIO  
3/16" = 1'-0"

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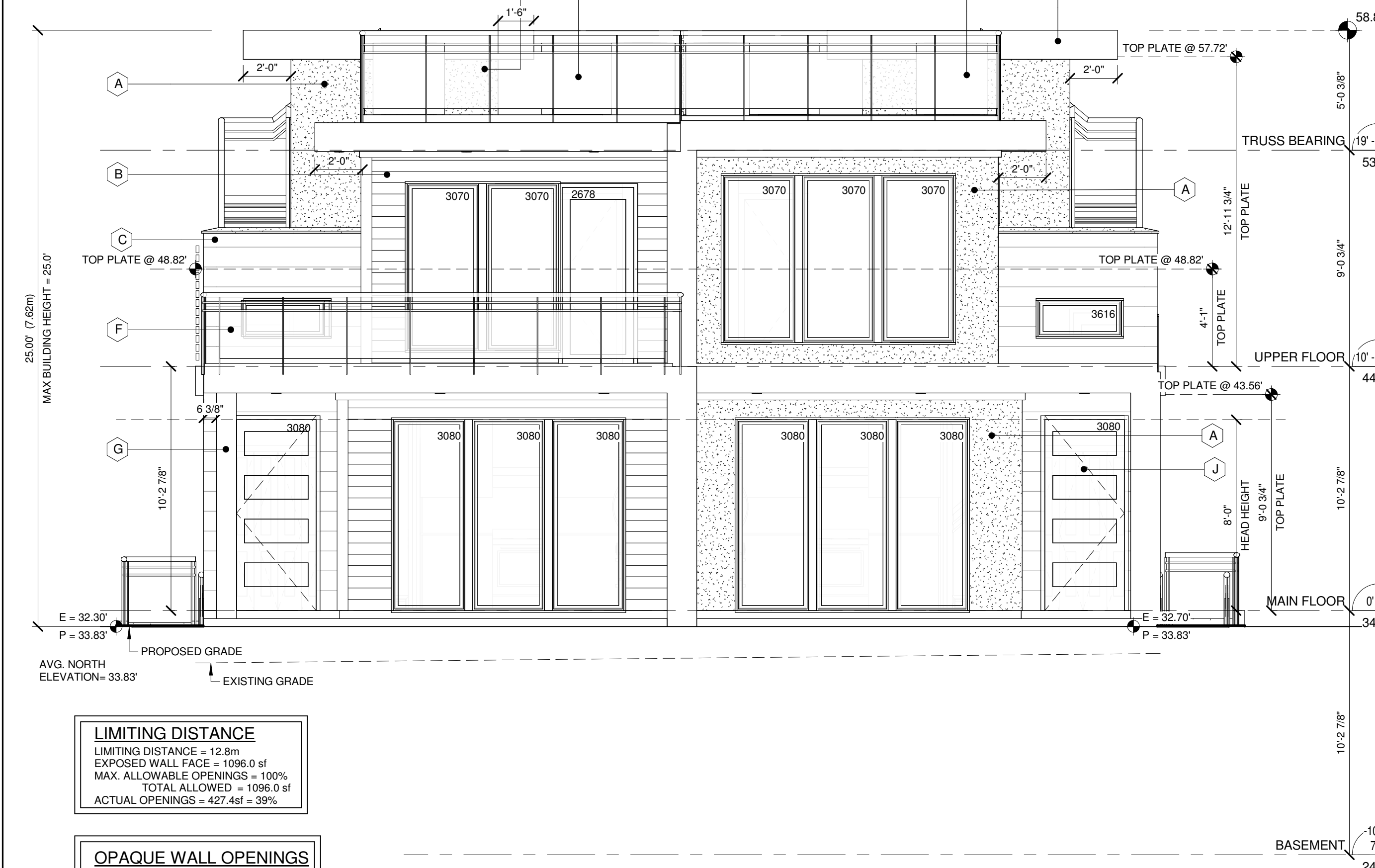
title  
ROOF DECK

scale As indicated  
date OCT,09 2018  
drawn ZE checked ZE  
job no. 1509  
sheet no. A104  
consultant

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NOTE: -ALL EXTERIOR WINDOWS AND DOORS TO HAVE A MIN. U VALUE OF U.0.32  
 -FRONT DOOR TO HAVE A MIN. U VALUE OF U.0.46  
 -RAIN SCREEN REQ'D @ ALL CLADDING OTHER THAN HORIZONTAL VINYL FLASHING REQ'D @ UNPROTECTED OPENINGS  
 -ALL WINDOWS & EXTERIOR DOORS TO CONFORM TO NAFS AS PER 9.7.4



**LIMITING DISTANCE**  
 LIMITING DISTANCE = 12.8m  
 EXPOSED WALL FACE = 1096.0 sf  
 MAX. ALLOWABLE OPENINGS = 100%  
 TOTAL ALLOWED = 1096.0 sf  
 ACTUAL OPENINGS = 427.4sf = 39%

**OPAQUE WALL OPENINGS**  
 WALL FACE = 1096.0 sf  
 ACTUAL OPENINGS = 223.0sf  
 TOTAL WALL AREAS = 4,356 sf  
 TOTAL OPENINGS = 667.3 sf = 15.3%

1 North  
 1/4" = 1'-0"

North Elevation Info  
 1/4" = 1'-0"

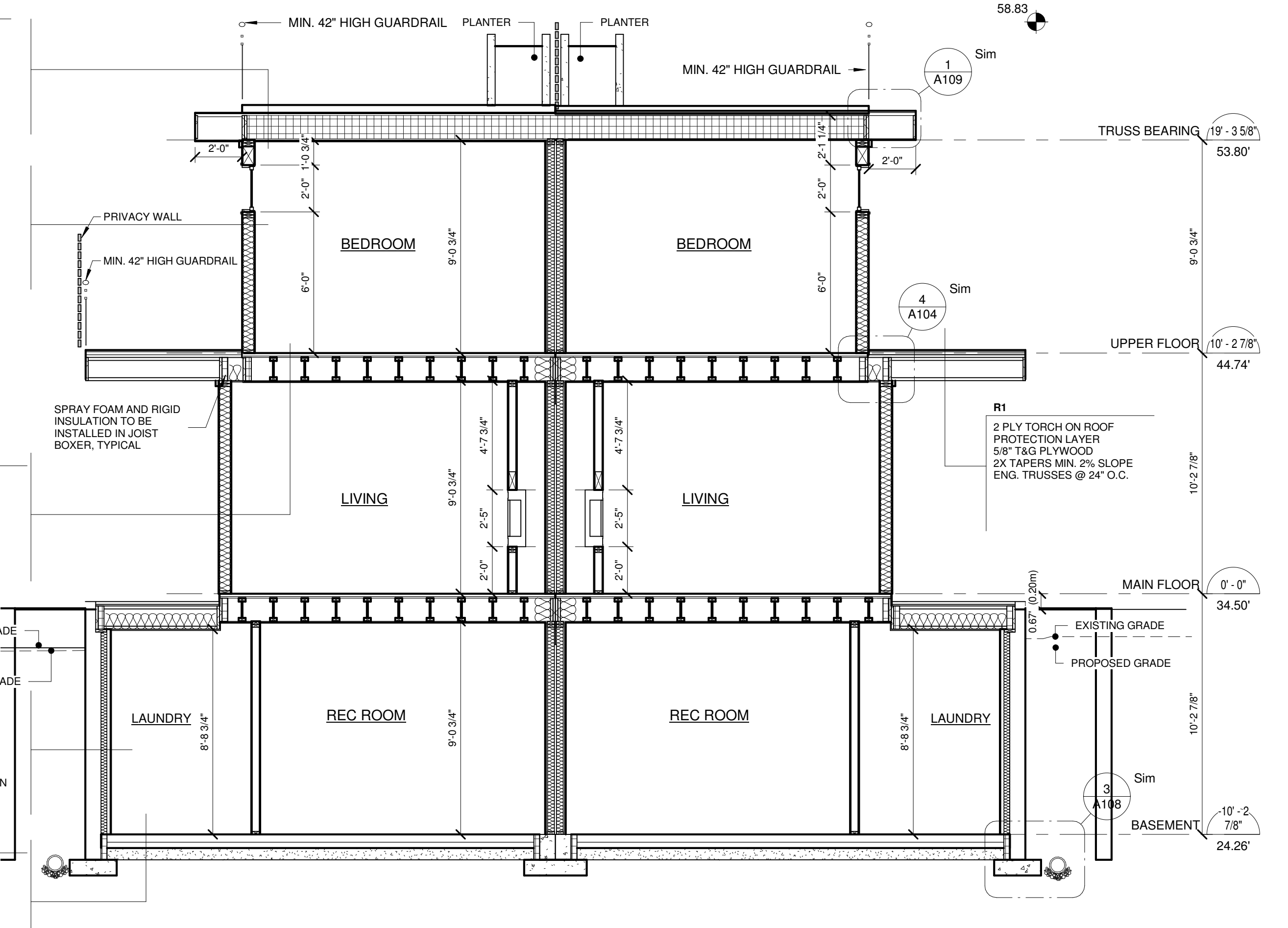
**R2**  
 ROOFING MEMBRANE  
 1/2" PLYWOOD SHEATHING  
 1 1/2" STAPPING  
 11-7/8" ENG. JOISTS  
 R40 BATT INSULATION  
 6 MIL POLY V.B.  
 5/8" G.W.B.

**W2**  
 EXTERIOR SIDING WALL  
 STUCCO SIDING  
 1/2" P.T. STRAPPING  
 2-LAYERS 30 MIN. B.P.  
 1/2" PLYWOOD SHEATHING  
 2X6 STUDS @ 16"  
 R20 BATT INSULATION  
 6 MIL POLY V.B.  
 1/2" G.W.B.

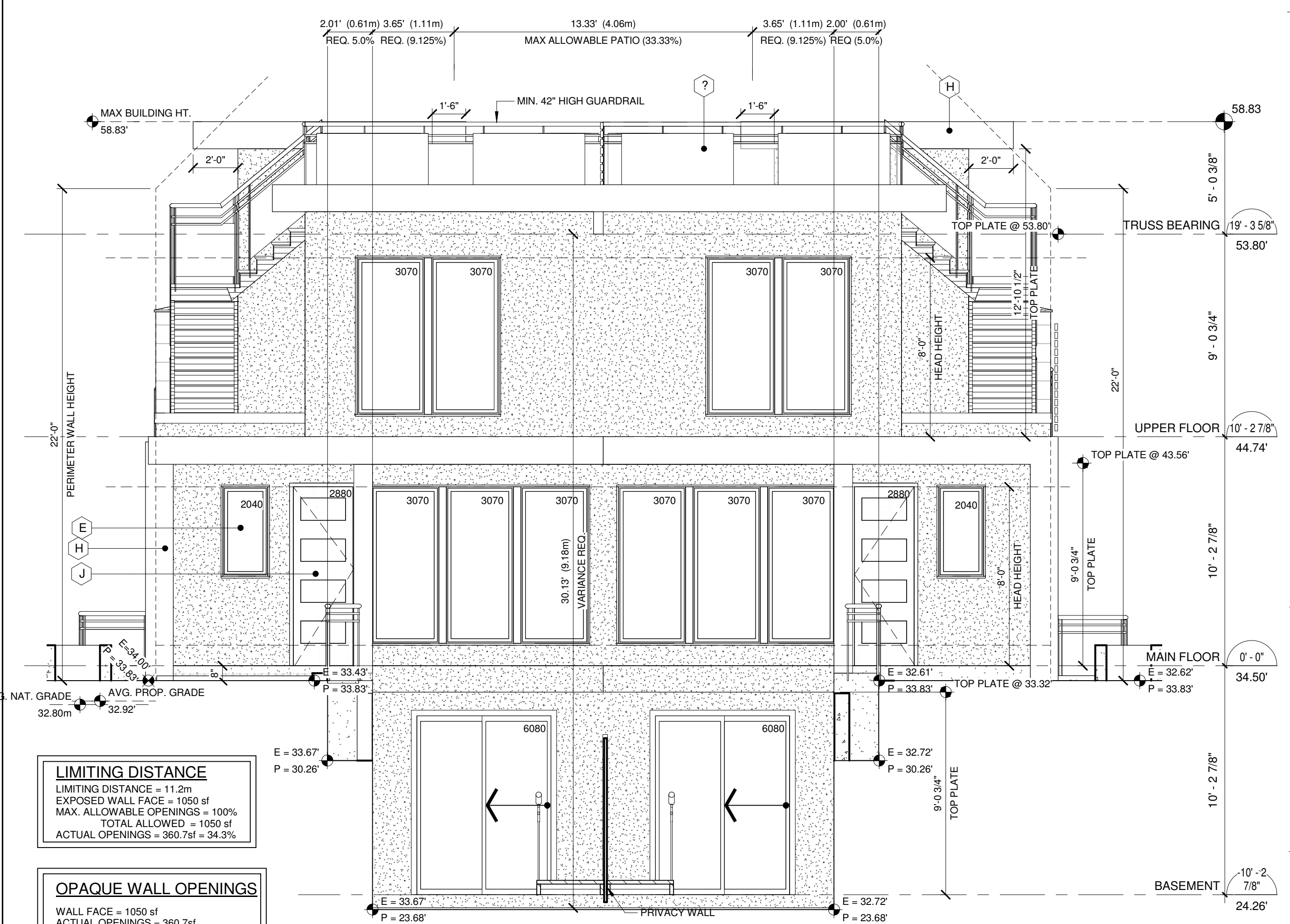
**F2A**  
 FINISH FLOORING  
 1 1/2" CONC. TOPPING  
 3/4" T&G PLYWOOD SHEATHING  
 11-7/8" ENG. JOISTS  
 5/8" G.W.B.

**W1**  
 2x6 WALL PLATE ON DAMP PROOF COURSE  
 1/2" DIA. A.B. @ 6'-0" O.C.  
 8" CONC. WALL WITH DAMP ROOFING TO OUTSIDE  
 ALL ON 18"x6" FOOTING  
 w 4" DIA. PERFORATED DRAIN PIPE IN DRAIN ROCK BED

**F4**  
 4" CONC SLAB  
 6 MIL POLY V.B.  
 3" RIGID INSULATION  
 6" COMPACTED GRANULAR FILL



SECTION 1  
 1/4" = 1'-0"



**LIMITING DISTANCE**  
 LIMITING DISTANCE = 11.2m  
 EXPOSED WALL FACE = 1050 sf  
 MAX. ALLOWABLE OPENINGS = 100%  
 TOTAL ALLOWED = 1050 sf  
 ACTUAL OPENINGS = 360.7sf = 34.3%

**OPAQUE WALL OPENINGS**  
 WALL FACE = 1050 sf  
 ACTUAL OPENINGS = 360.7sf

2 South  
 1/4" = 1'-0"

SOUTH Elevation Info  
 1/4" = 1'-0"

**R2**  
 ROOFING MEMBRANE  
 1/2" PLYWOOD SHEATHING  
 1 1/2" STAPPING  
 11-7/8" ENG. JOISTS  
 R40 BATT INSULATION  
 6 MIL POLY V.B.  
 5/8" G.W.B.

**W2**  
 EXTERIOR SIDING WALL  
 STUCCO SIDING  
 1/2" P.T. STRAPPING  
 2-LAYERS 30 MIN. B.P.  
 1/2" PLYWOOD SHEATHING  
 2X6 STUDS @ 16"  
 R20 BATT INSULATION  
 6 MIL POLY V.B.  
 1/2" G.W.B.

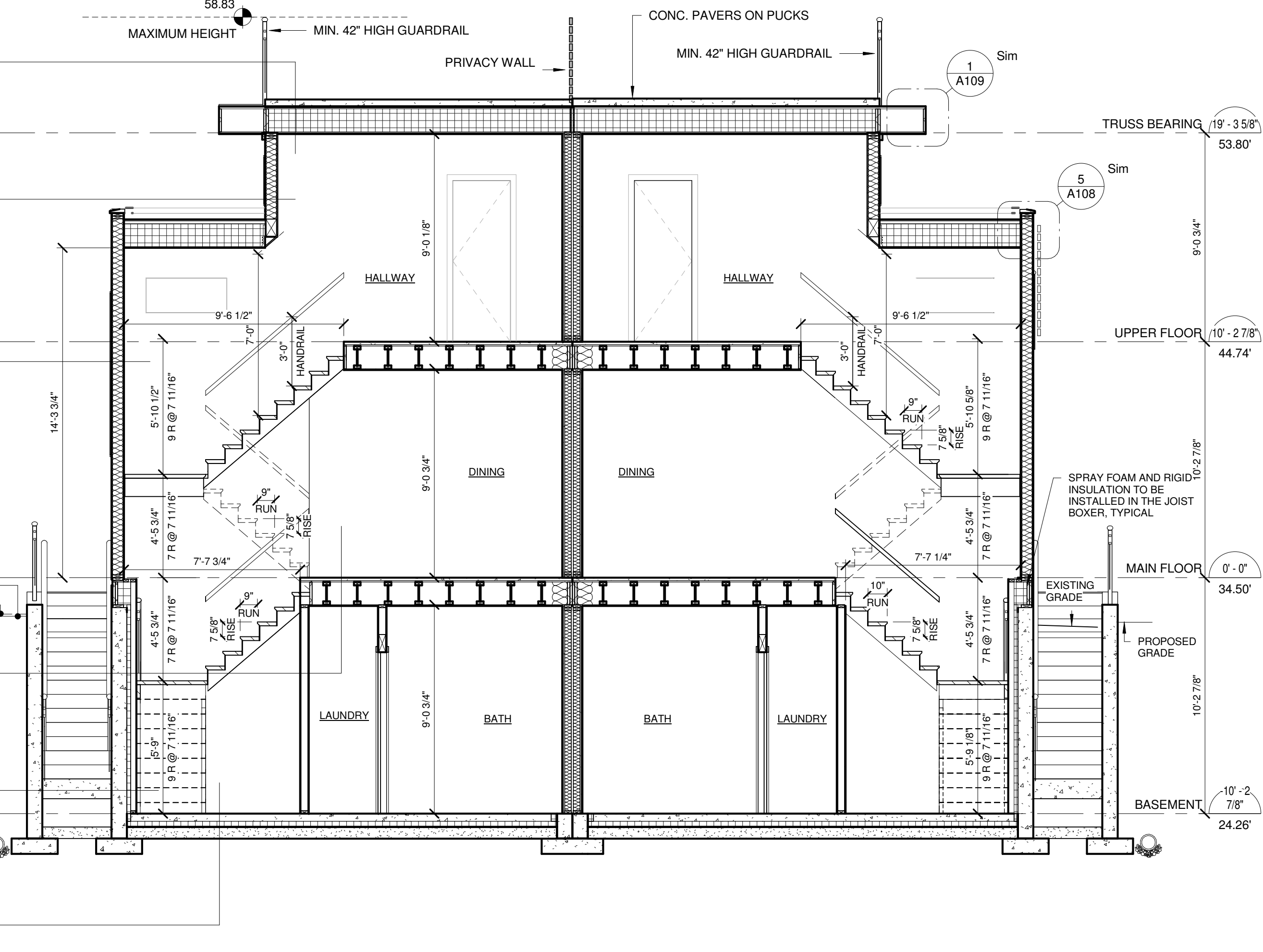
**W2**  
 EXTERIOR SIDING WALL  
 STUCCO SIDING  
 1/2" P.T. STRAPPING  
 2-LAYERS 30 MIN. B.P.  
 1/2" PLYWOOD SHEATHING  
 2X6 STUDS @ 16"  
 R20 BATT INSULATION  
 6 MIL POLY V.B.  
 1/2" G.W.B.

**W1**  
 2x6 WALL PLATE ON DAMP PROOF COURSE  
 1/2" DIA. A.B. @ 6'-0" O.C.  
 8" CONC. WALL WITH DAMP ROOFING TO OUTSIDE  
 ALL ON 18"x6" FOOTING  
 w 4" DIA. PERFORATED DRAIN PIPE IN DRAIN ROCK BED

**F2A**  
 FINISH FLOORING  
 1 1/2" CONC. TOPPING  
 3/4" T&G PLYWOOD SHEATHING  
 11-7/8" ENG. JOISTS  
 5/8" G.W.B.

**W1**  
 2x6 WALL PLATE ON DAMP PROOF COURSE  
 1/2" DIA. A.B. @ 6'-0" O.C.  
 8" CONC. WALL WITH DAMP ROOFING TO OUTSIDE  
 ALL ON 18"x6" FOOTING  
 w 4" DIA. PERFORATED DRAIN PIPE IN DRAIN ROCK BED

**F4**  
 4" CONC SLAB  
 6 MIL POLY V.B.  
 3" RIGID INSULATION  
 6" COMPACTED GRANULAR FILL



SECTION 2  
 1/4" = 1'-0"

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**RESIDENTIAL DUPLEX**  
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title NORTH/SOUTH ELEVATION  
 scale 1/4" = 1'-0"  
 date OCT,09 2018  
 drawn ZE checked ZE  
 job no. 1509  
 sheet no. A105  
 consultant

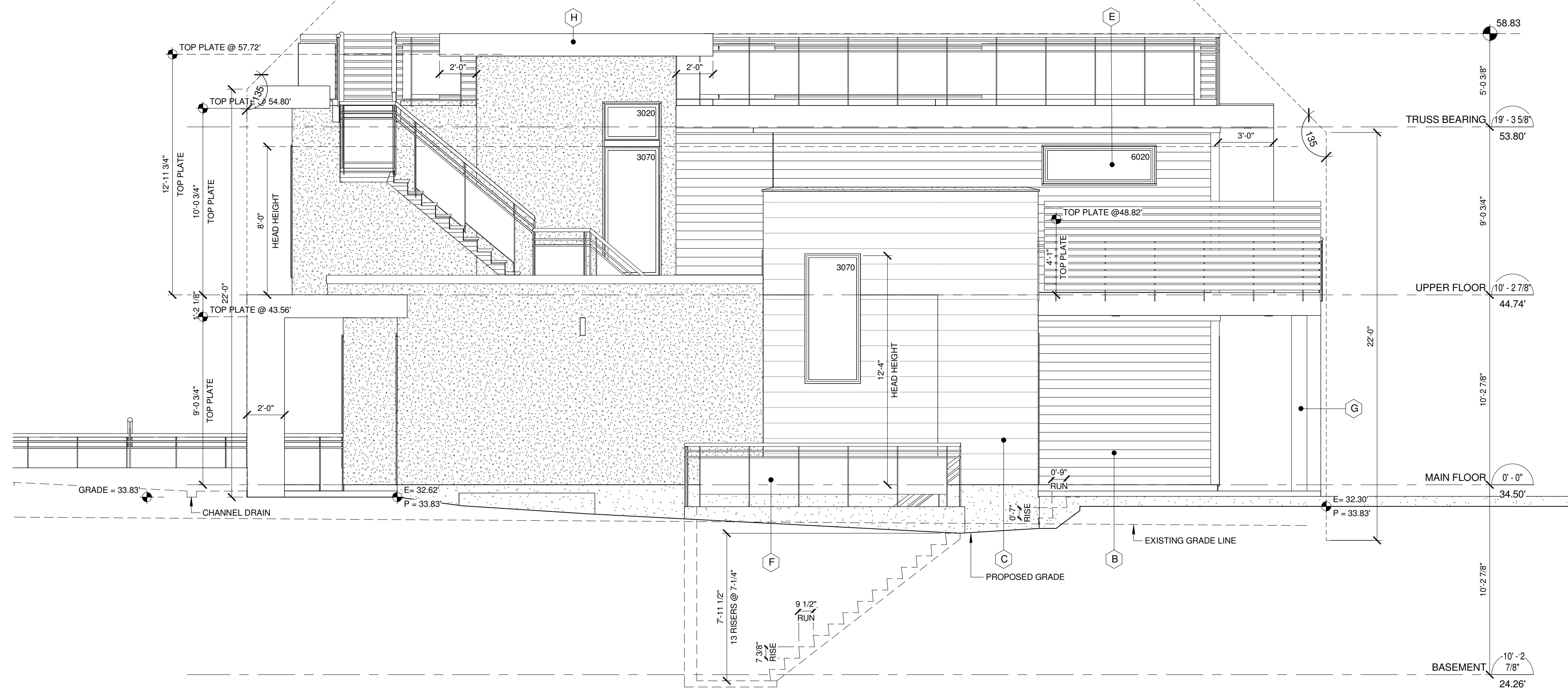
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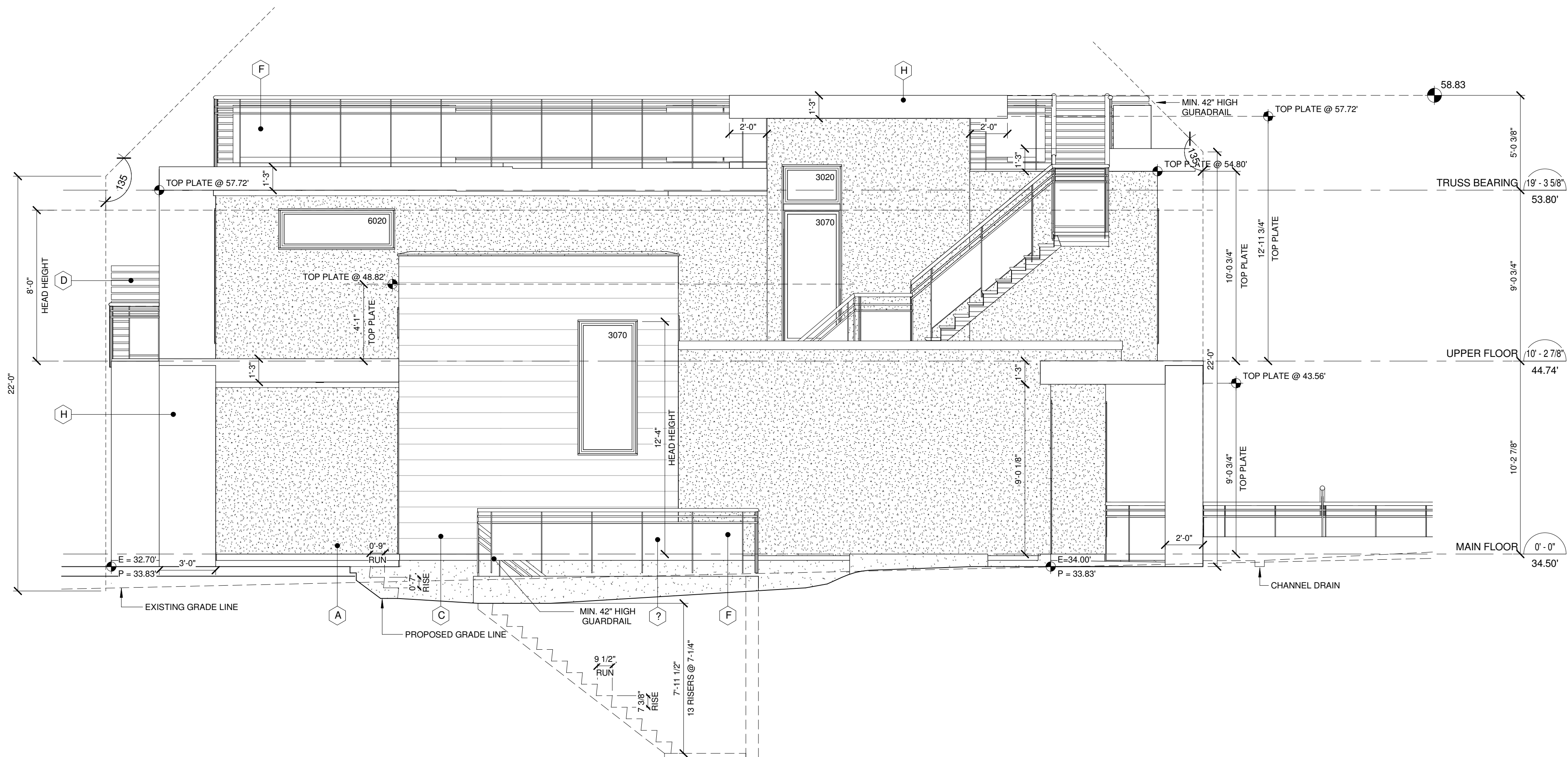


NOTE: -ALL EXTERIOR WINDOWS AND DOORS TO HAVE A MIN. U VALUE OF U.0.46  
 -FRONT DOOR TO HAVE A MIN. U VALUE OF U.0.46  
 -RAIN SCREEN REQ'D @ ALL CLADDING OTHER THAN HORIZONTAL VINYL  
 -FLASHING REQ'D @ UNPROTECTED OPENINGS  
 -ALL WINDOWS & EXTERIOR DOORS TO CONFORM TO NAFS AS PER 9.7.4

- A SLOP DASH STUCCO  
BENJAMIN MOORE "FLINT" AF-560
- B HARDI ARTISAN LAP SIDING  
BENJAMIN MOORE "CHARLTON BROWN" CW-265
- C NICHIIA "EMPIRE BLOCK" CLADDING.
- D ALUMINUM PRIVACY SCREEN  
VICWEST "DARK CEDAR" 18-9875
- E METAL CLAD VINYL WINDOWS  
VECWEST "CHARCOAL" 56072
- F METAL & GLASS RAILING  
VECWEST "CHARCOAL" 56072
- G 10x10 TIMBER COLUMN  
BEHR "CEDAR NAUTRALTONE" SC-533
- H METAL PANEL  
VICWEST "CHARCOAL" 56072
- J FIBERGLASS DOOR  
BENJAMIN MOORE "CHARLTON BROWN" CW-265



1 East  
1/4" = 1'-0"



2 West  
1/4" = 1'-0"

**LIMITING DISTANCE**  
 LIMITING DISTANCE = 1.5m  
 EXPOSED WALL FACE = 1050 sf  
 MAX. ALLOWABLE OPENINGS = 16.0%  
 TOTAL ALLOWED = 168 sf  
 ACTUAL OPENINGS = 42.6 sf = 4.1%

**OPAQUE WALL OPENINGS**  
 WALL FACE = 1050 sf  
 ACTUAL OPENINGS = 42.6 sf

EAST Elevation Info  
 1/4" = 1'-0"

**LIMITING DISTANCE**  
 LIMITING DISTANCE = 1.5 m  
 EXPOSED WALL FACE = 1160 sf  
 MAX. ALLOWABLE OPENINGS = 16.0%  
 TOTAL ALLOWED = 185.6 sf  
 ACTUAL OPENINGS = 41.0 sf = 3.5%

**OPAQUE WALL OPENINGS**  
 WALL FACE = 1160 sf  
 ACTUAL OPENINGS = 41.0 sf

WEST Elevation Info  
 1/4" = 1'-0"

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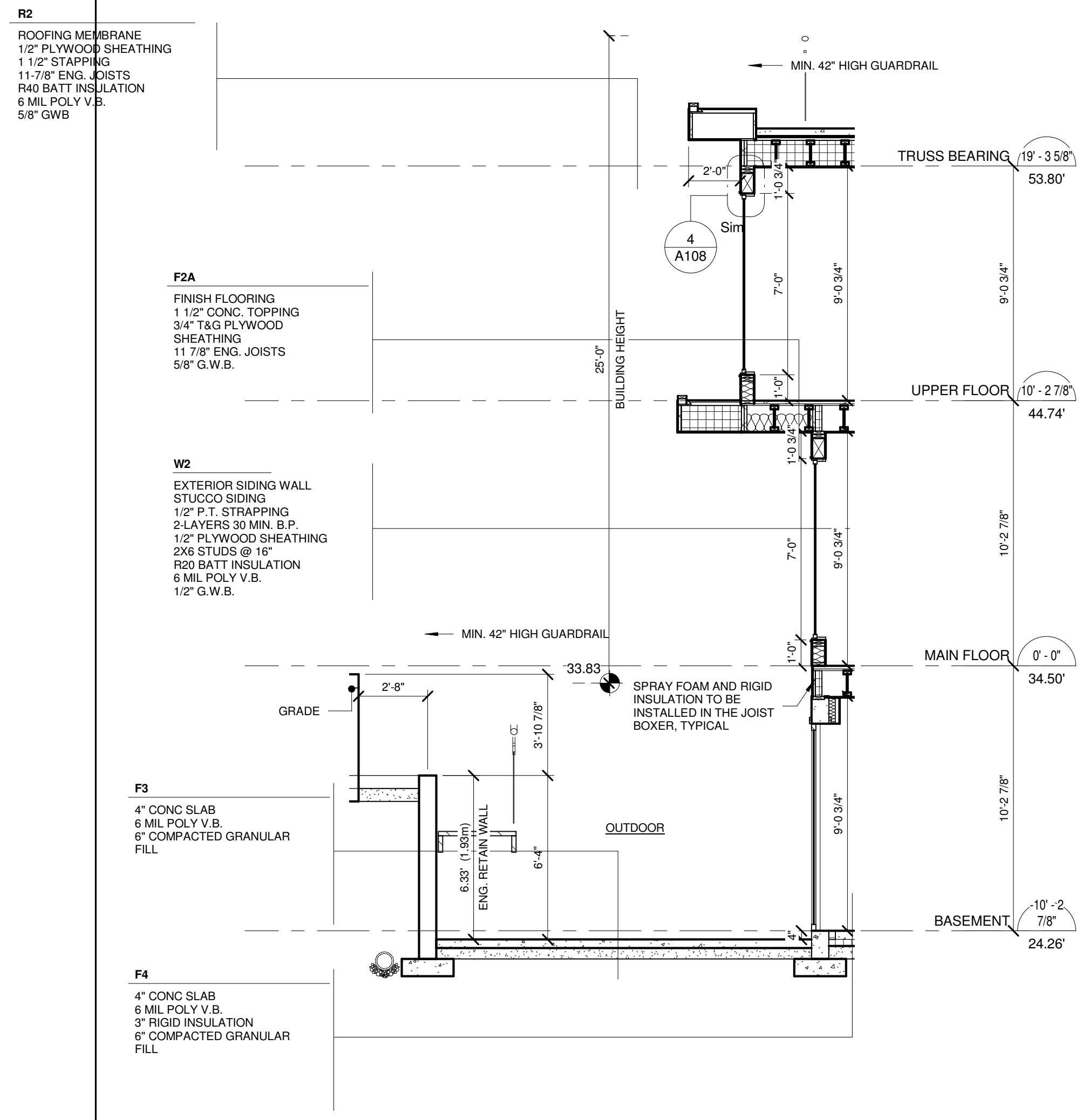
**RESIDENTIAL DUPLEX**  
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title  
 EAST WEST  
 ELEVATIONS

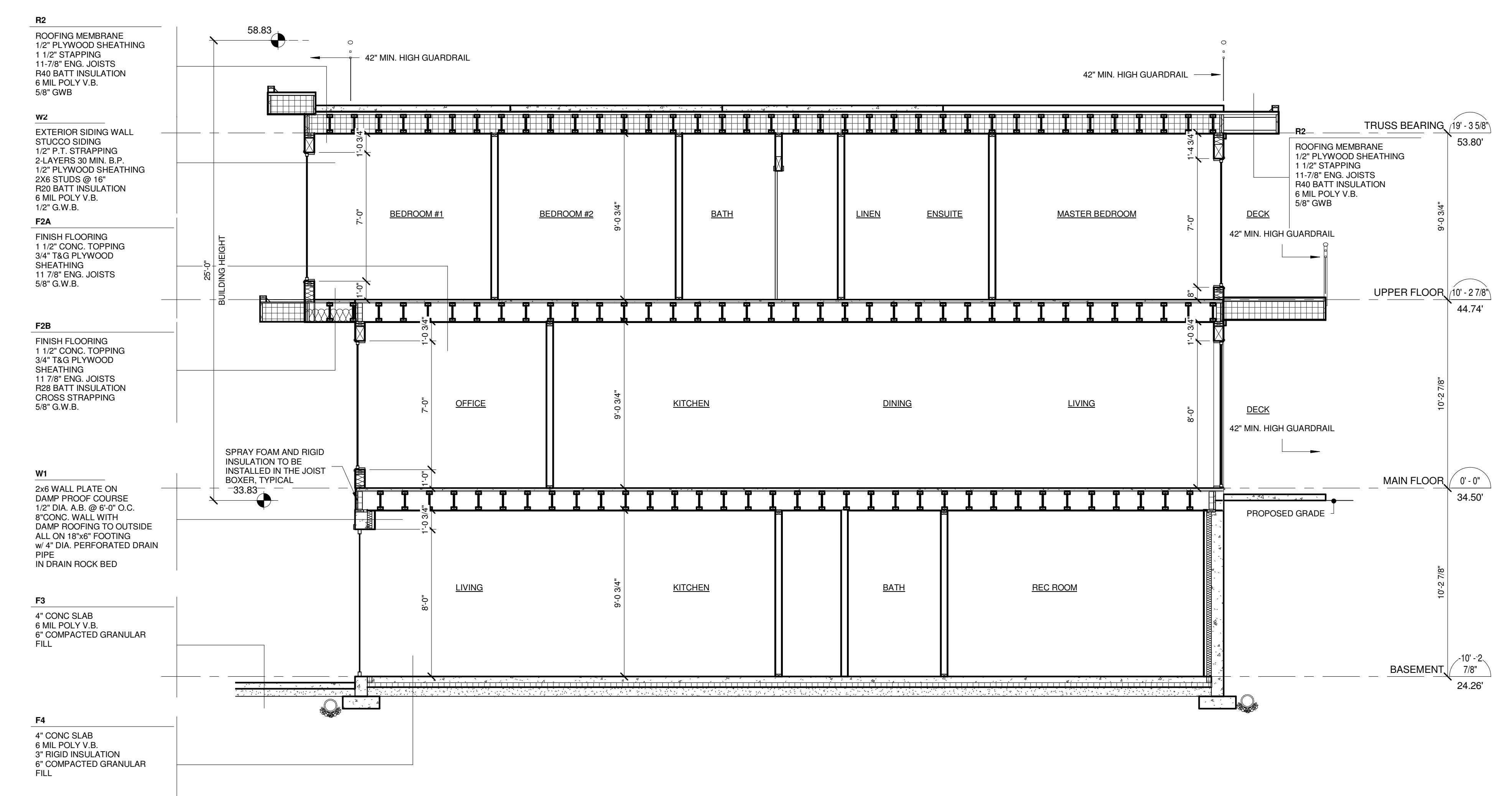
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 job no. 1509  
 sheet no. A106  
 consultant

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SECTION 3  
1/4" = 1'-0"



SECTION 4  
1/4" = 1'-0"

ABOVE GRADE WALL (W2)		
DESCRIPTION	NOMINAL	EFFECTIVE
-20 BATT INSULATION IN 2x6 WOOD FRAMING @ 16" o.c.	RSI 3.34 (R-19)	RSI 2.36 (R-13.4)
OTHER BUILDING LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION		
1. EXTERIOR AIR FILM	RSI 0.03	
2. HARDI LAP SIDING & AIR CAVITY	RSI 0.18	
3. SHEATHING MEMBRANE		RSI 0.52 (R-2.95)
4. SHEATHING	RSI 0.11	
5. POLYETHYLENE	RSI 0.08	
6. GYPSUM BOARD	RSI 0.08	
7. INTERIOR AIR FILM	RSI 0.12	
TOTAL EFFECTIVE INSULATION VALUE:		RSI 2.88 (R-16.4)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS:		RSI 2.78 (R-15.8)

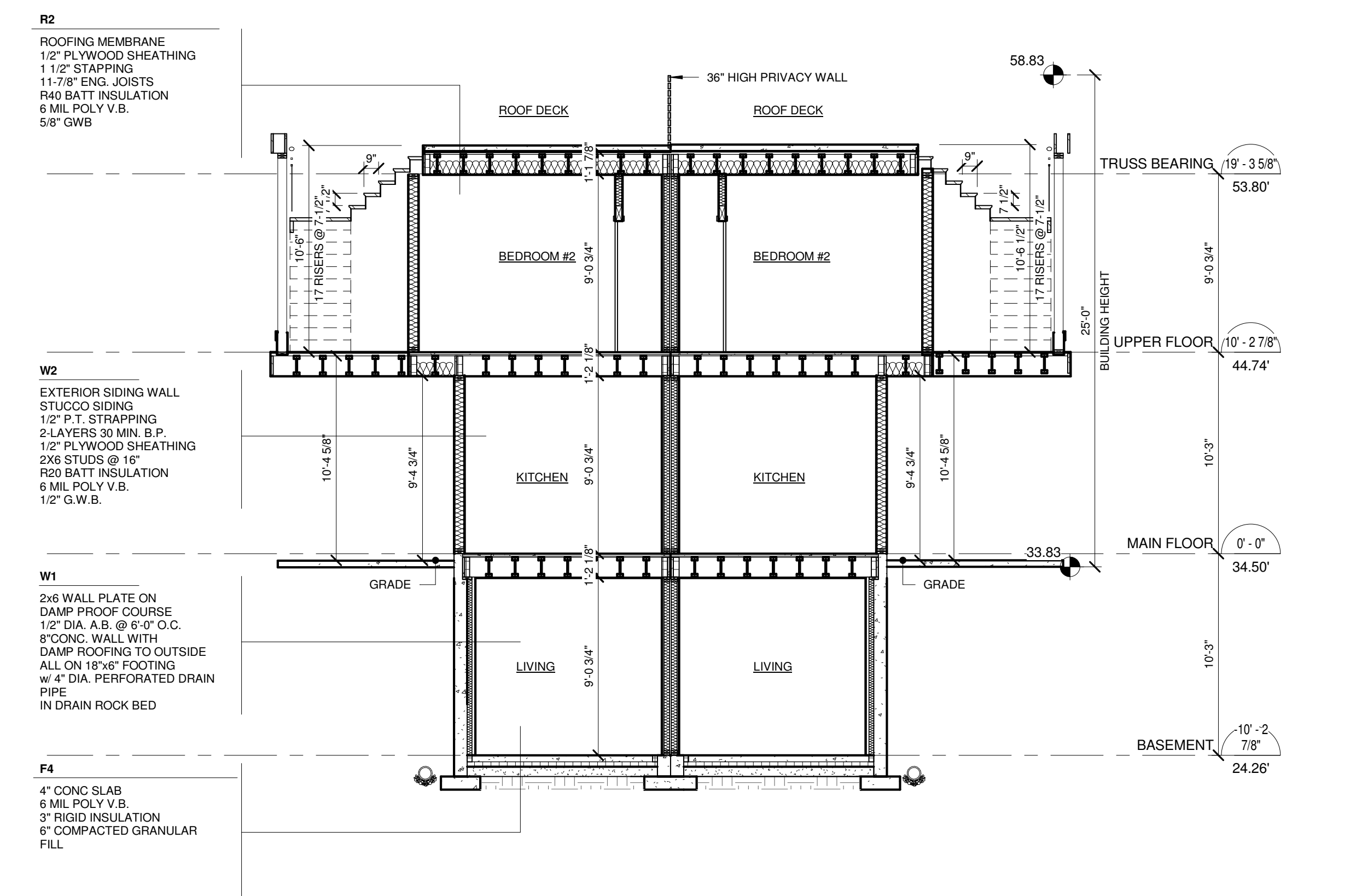
BELOW GRADE WALL (W1)		
DESCRIPTION	NOMINAL	EFFECTIVE
2" XPS INSULATION BEHIND 8" CONC. WALL	RSI 1.76 (R-10)	RSI 1.82 (R-10.3)
OTHER BUILDING LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION		
1. DAMPROOFING	RSI 0.21	
2. POLYETHYLENE	RSI 0.08	RSI 0.41 (R-2.33)
3. GYPSUM BOARD	RSI 0.12	
4. INTERIOR AIR FILM	RSI 0.12	
TOTAL EFFECTIVE INSULATION VALUE:		RSI 2.22 (R-12.61)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS:		RSI 1.99 (R-11.3)

ABOVE GRADE FLOOR OVER UNHEATED (F2B)		
DESCRIPTION	NOMINAL	EFFECTIVE
ENGINEERED WOOD I JOISTS 11 7/8" WITH R-28 INSUL	RSI 4.93 (R-28)	RSI 5.03 (R-28.56)
OTHER BUILDING LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION		
1. INTERIOR AIR FILM, FLOOR	RSI 0.12	RSI 0.31 (R-1.76)
2. OSB SUBFLOOR 19mm	RSI 0.19	
TOTAL EFFECTIVE INSULATION VALUE:		RSI 5.34 (R-30.32)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS:		RSI 4.67 (R-26.5)

ABOVE GRADE WALL (W2A)		
DESCRIPTION	NOMINAL	EFFECTIVE
-20 BATT INSULATION IN 2x6 WOOD FRAMING @ 16" o.c.	RSI 3.34 (R-19)	RSI 2.36 (R-13.4)
OTHER BUILDING LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION		
1. EXTERIOR AIR FILM	RSI 0.03	
2. STONE MASONRY & AIR CAVITY	RSI 0.18	
3. SHEATHING MEMBRANE		RSI 0.52 (R-2.95)
4. SHEATHING	RSI 0.11	
5. POLYETHYLENE	RSI 0.08	
6. GYPSUM BOARD	RSI 0.08	
7. INTERIOR AIR FILM	RSI 0.12	
TOTAL EFFECTIVE INSULATION VALUE:		RSI 2.88 (R-16.4)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS:		RSI 2.78 (R-15.8)

BELOW GRADE FLOOR (F4)		
DESCRIPTION	NOMINAL	EFFECTIVE
3" XPS INSULATION BELOW 4" CONC. FLOOR (75mm 0.035 RSI/MM)	RSI 2.67 (R-15)	RSI 2.707 (R-15.37)
OTHER BUILDING LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION		
1. INTERIOR AIR FILM	RSI 0.12	RSI .12 (R-0.68)
TOTAL EFFECTIVE INSULATION VALUE:		RSI 2.83 (R-16.07)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS:		RSI 2.32 (R-13.2)

ROOF RSI VALUES (R2)		
DESCRIPTION	NOMINAL	EFFECTIVE
16" SPACED TRUSSES WITH 12" INSULATION	RSI 4.94 (R-28)	RSI 4.94 (R-28)
OTHER BUILDING LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION		
1. VENTED ROOF AIR SPACE	RSI 0.03	
2. ROOF TRUSS BOTTOM CHORD 2x4, 24" O.C.	RSI 1.76	RSI 1.99 (R-11.3)
R-12 NOMINAL CAVITY FILL BTWN BOT CHORDS		
3. POLYETHYLENE	RSI 0.08	
4. GYPSUM BOARD	RSI 0.08	
5. INTERIOR AIR FILM	RSI 0.12	
TOTAL EFFECTIVE INSULATION VALUE:		RSI 6.93 (R-49.35)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS:		RSI 6.91 (R-39.2)



SECTION 3  
3/16" = 1'-0"

RSI - INFO  
1/4" = 1'-0"

PROVIDE MIN. 22"x24" INSULATED AND WEATHER STRIPPED ATTIC ACCESS TO ALL ATTIC SPACES IN EXCESS OF 30" CLEAR. VENTILATE ATTIC SPACE MIN 1/300 AS PER BCBC 2012 REQ.

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REVISIONS		
NO.	DATE	DESCRIPTION
6	DEC 12, 2016	ISSUED FOR PERMITS

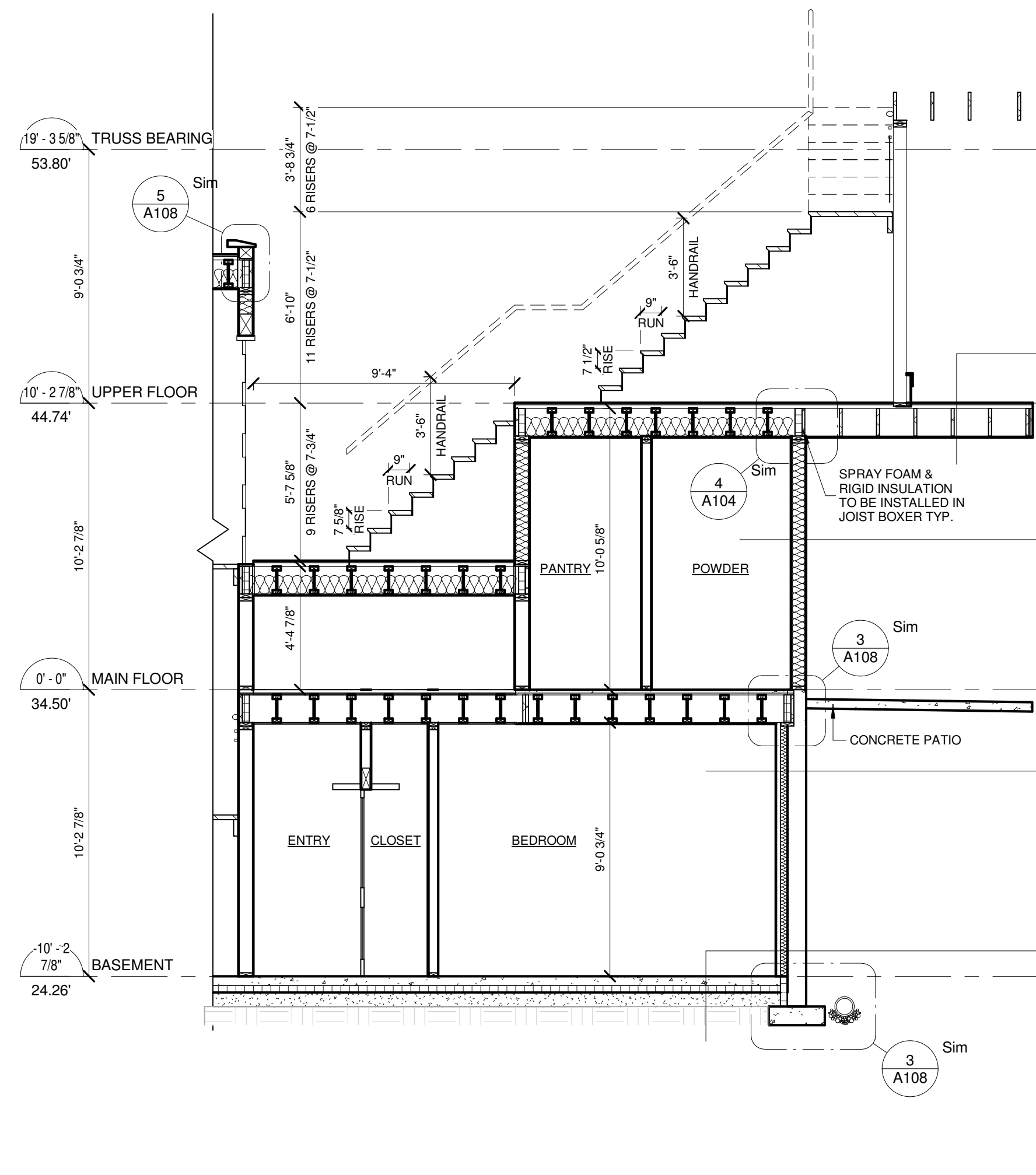
**RESIDENTIAL DUPLEX**  
**at 6458 Bruce Street,**  
**West Vancouver, BC**  
6458 BRUCE STREET, WEST VANCOUVER, BC

title SECTION

scale As indicated  
date OCT,09 2018  
drawn ZE checked ZE  
job no. 1509  
sheet no. A107  
consultant

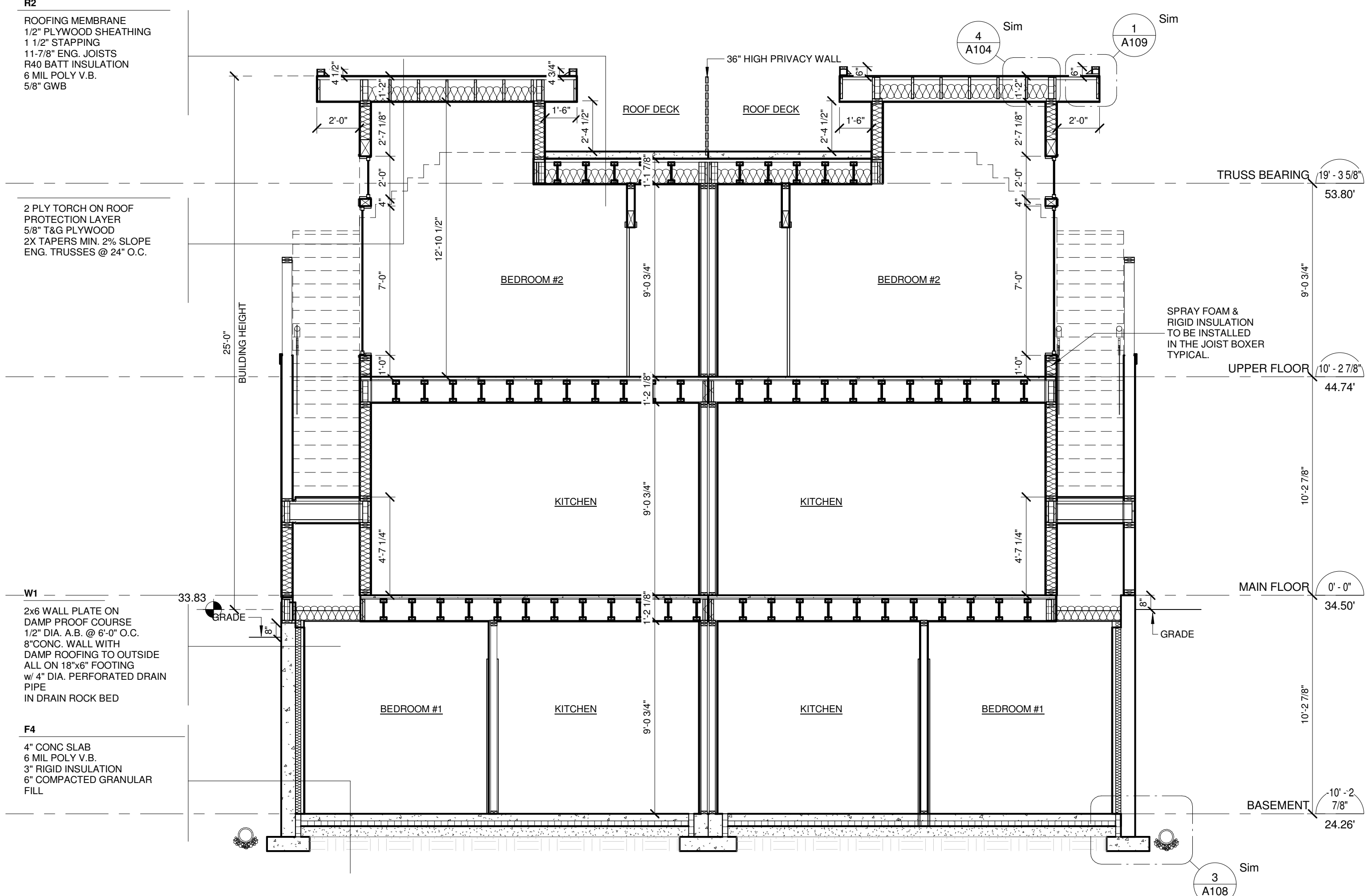
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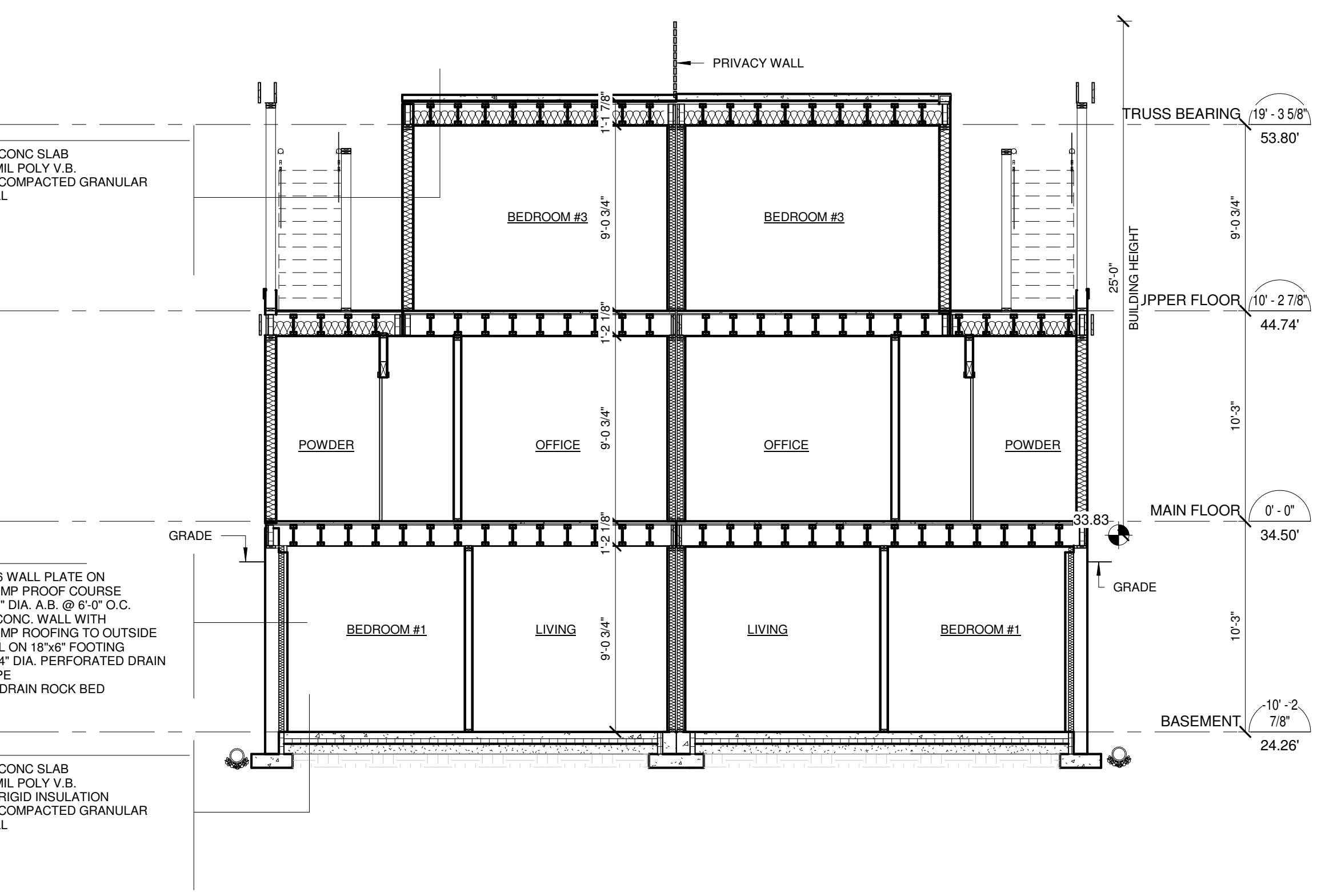
1 Section 6  
1/4" = 1'-0"

- R1**  
2 PLY TORCH ON ROOF PROTECTION LAYER  
5/8" T&G PLYWOOD  
2X TAPERS MIN. 2% SLOPE  
ENG. TRUSSES @ 24" O.C.
- W2**  
EXTERIOR SIDING WALL  
STUCCO SIDING  
2 LAYERS 30 MIN. B.P.  
1/2" PLYWOOD SHEATHING  
2X6 STUDS @ 16"  
R20 BATT INSULATION  
6 MIL POLY V.B.  
1/2" G.W.B.
- W1**  
2x6 WALL PLATE ON DAMP PROOF COURSE  
1/2" DIA. A.B. @ 6'-0" O.C.  
8" CONC. WALL WITH DAMP ROOFING TO OUTSIDE  
ALL ON 18"x6" FOOTING  
w 4" DIA. PERFORATED DRAIN PIPE  
IN DRAIN ROCK BED
- F4**  
4" CONC SLAB  
6 MIL POLY V.B.  
3" RIGID INSULATION  
6" COMPACTED GRANULAR FILL

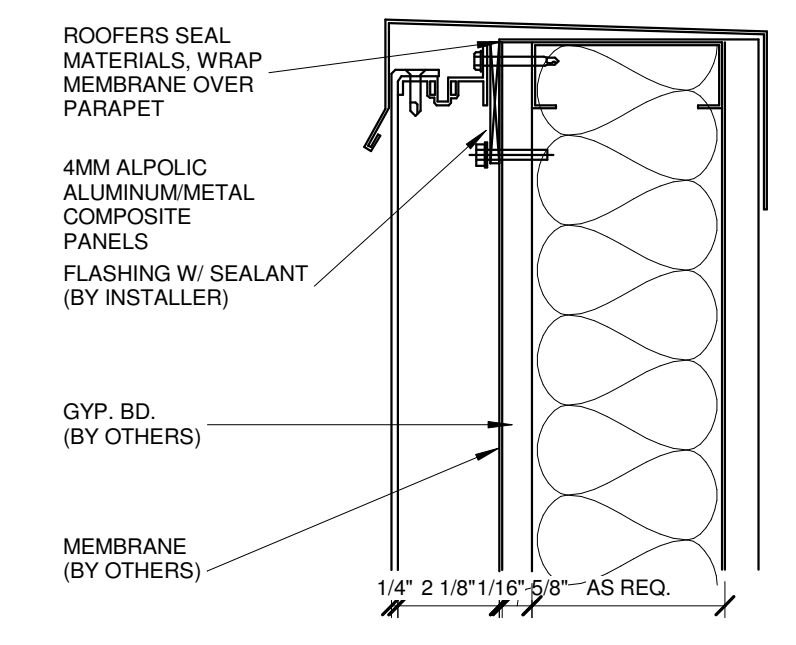


2 Section 7  
1/4" = 1'-0"

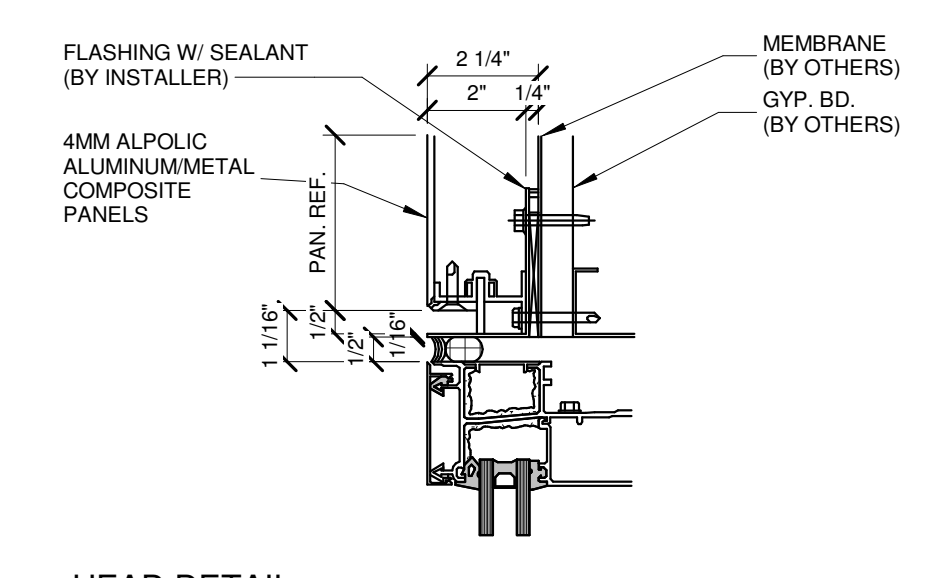
- R2**  
ROOFING MEMBRANE  
1/2" PLYWOOD SHEATHING  
1 1/2" STAPPING  
11-7/8" ENG. JOISTS  
R40 BATT INSULATION  
6 MIL POLY V.B.  
5/8" G.W.B.
- W1**  
2x6 WALL PLATE ON DAMP PROOF COURSE  
1/2" DIA. A.B. @ 6'-0" O.C.  
8" CONC. WALL WITH DAMP ROOFING TO OUTSIDE  
ALL ON 18"x6" FOOTING  
w 4" DIA. PERFORATED DRAIN PIPE  
IN DRAIN ROCK BED
- F4**  
4" CONC SLAB  
6 MIL POLY V.B.  
3" RIGID INSULATION  
6" COMPACTED GRANULAR FILL



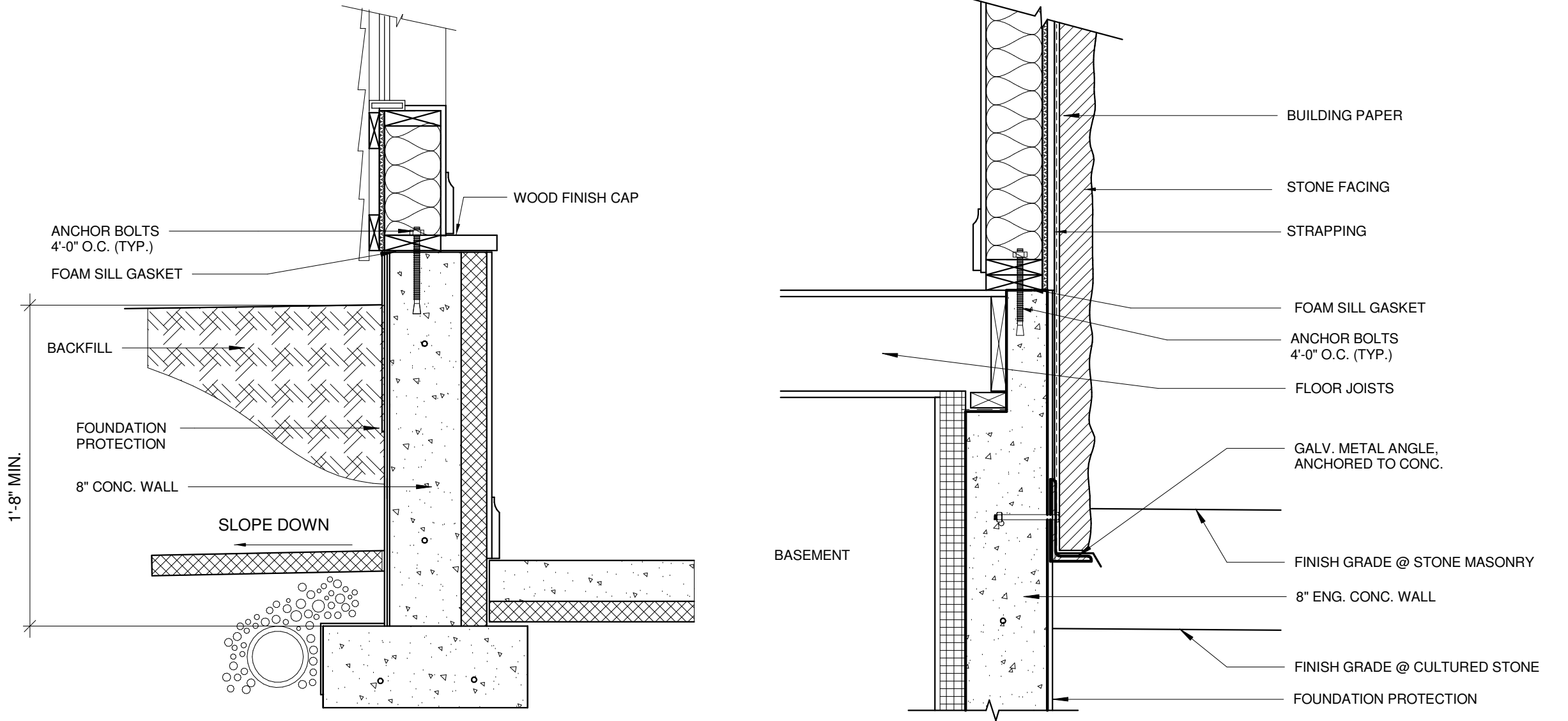
7 ROOF DECK STAIRS 2  
3/16" = 1'-0"



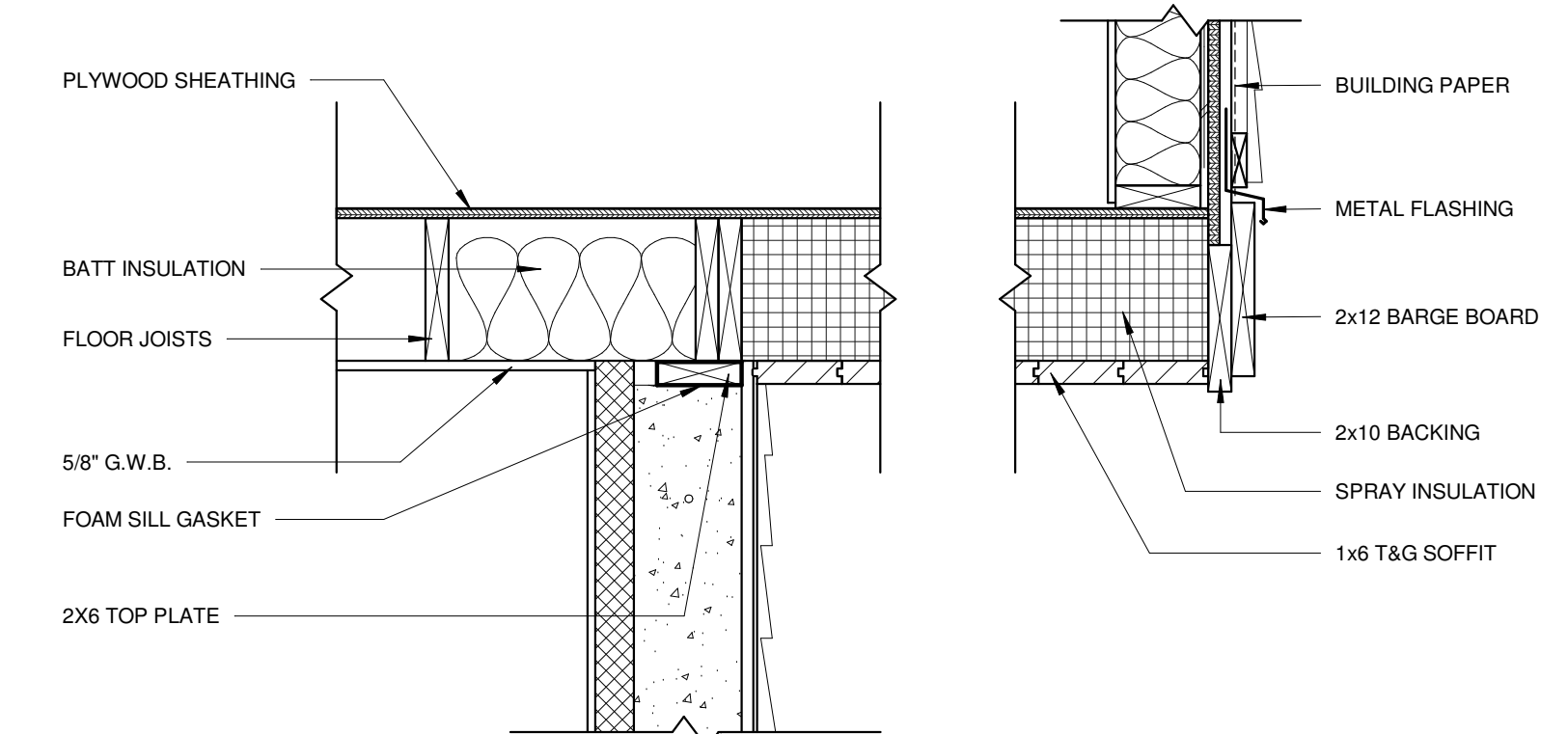
5 PARAPET DETAIL  
3" = 1'-0"



4 HEAD DETAIL  
3" = 1'-0"



3 Foundation Details  
1" = 1'-0"



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REVISIONS	
NO.	DATE

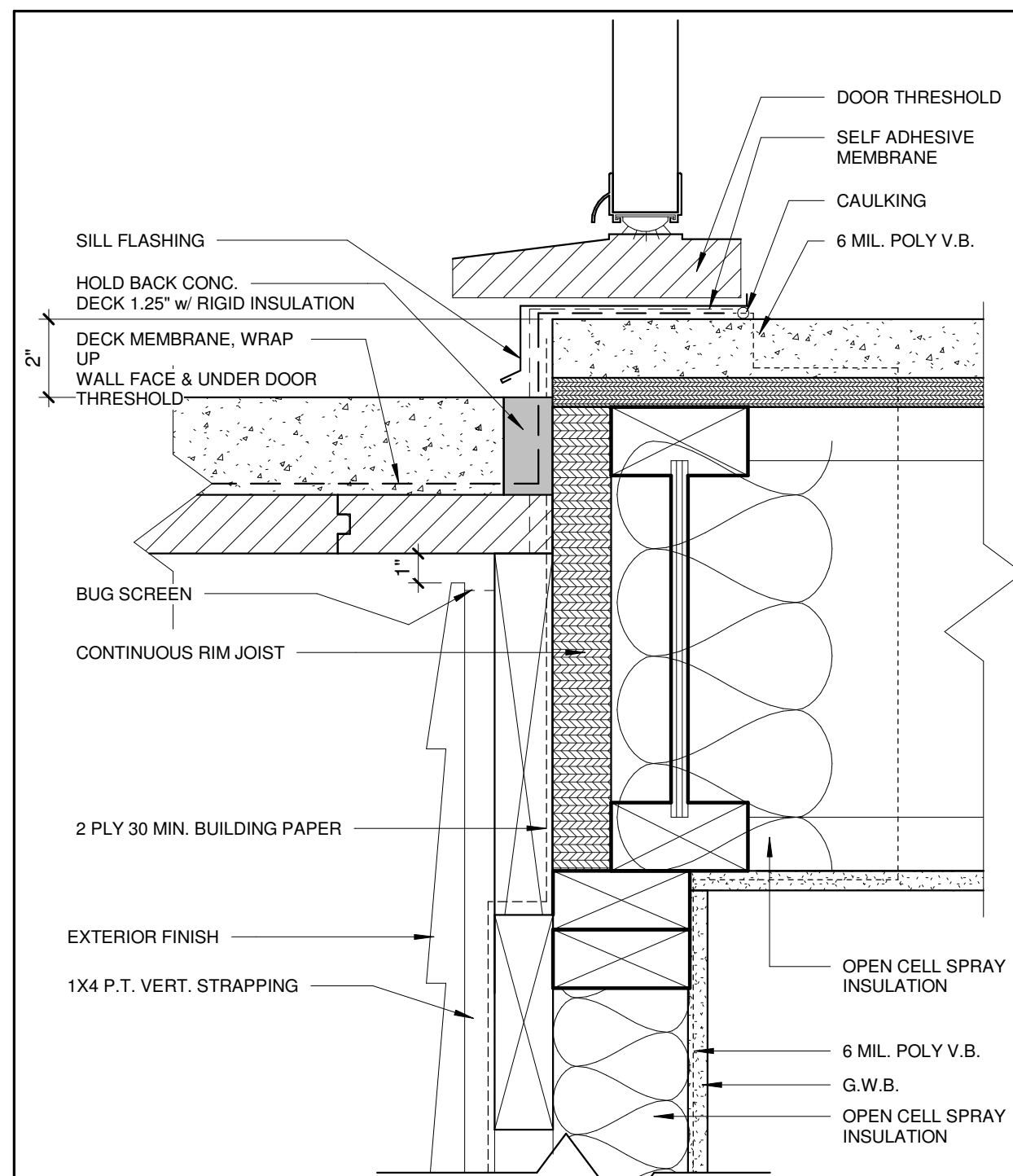
**RESIDENTIAL DUPLEX**  
**at 6458 Bruce Street,**  
**West Vancouver, BC**  
6458 BRUCE STREET, WEST VANCOUVER, BC

title SECTION

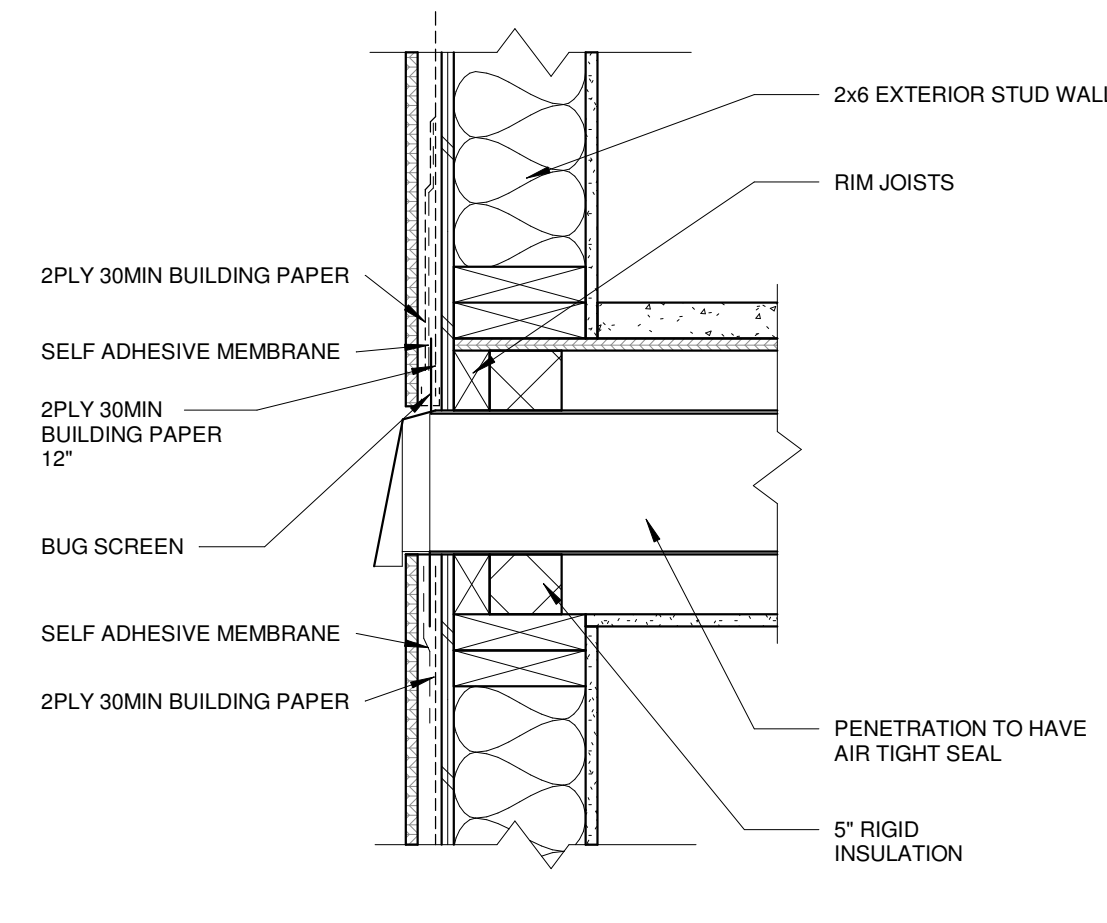
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date OCT,09 2018  
drawn JW checkedZE  
job no. 1509  
sheet no. A108  
consultant

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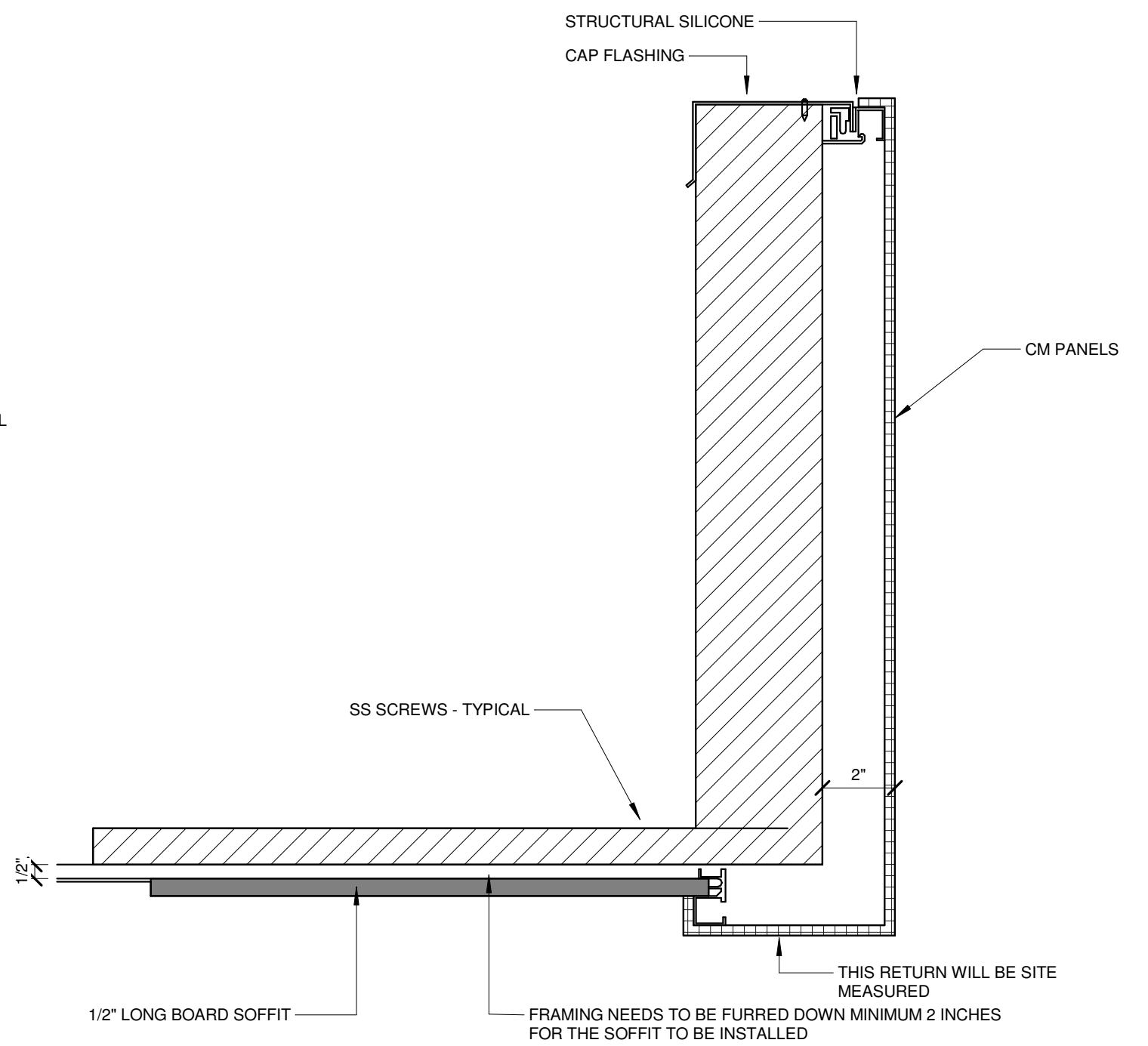
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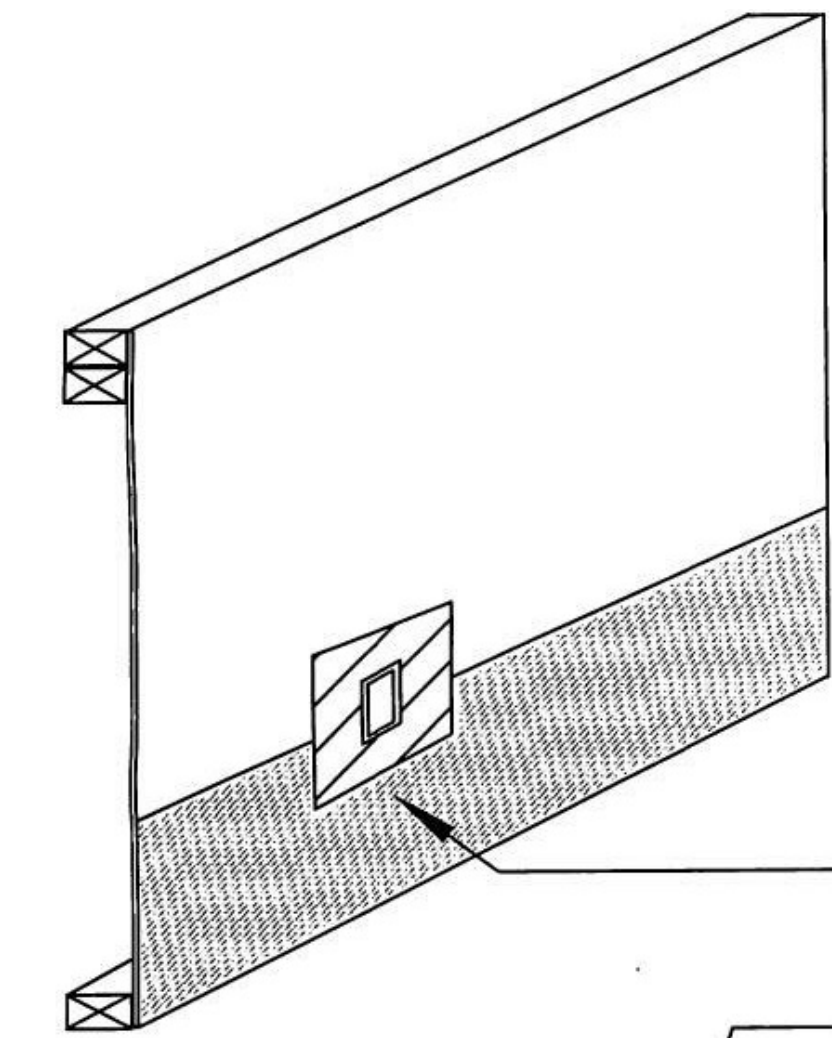
5 TYPICAL DOOR SILL @ COVERED DECK  
3" = 1'-0"



7 PIPE, DUCT AND CONDUIT PENETRATION DETAIL  
1 1/2" = 1'-0"



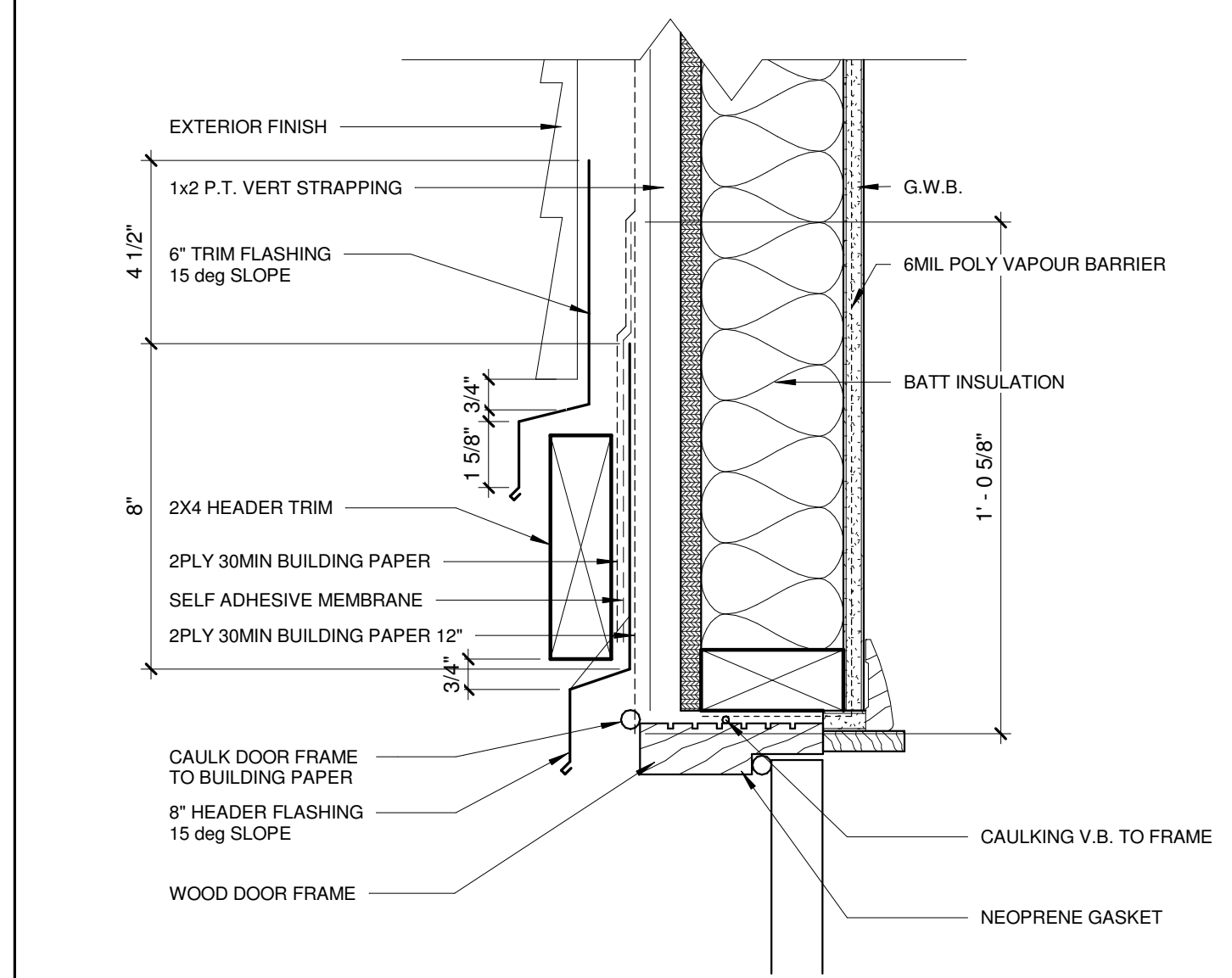
1 FASCIA DETAIL  
3" = 1'-0"



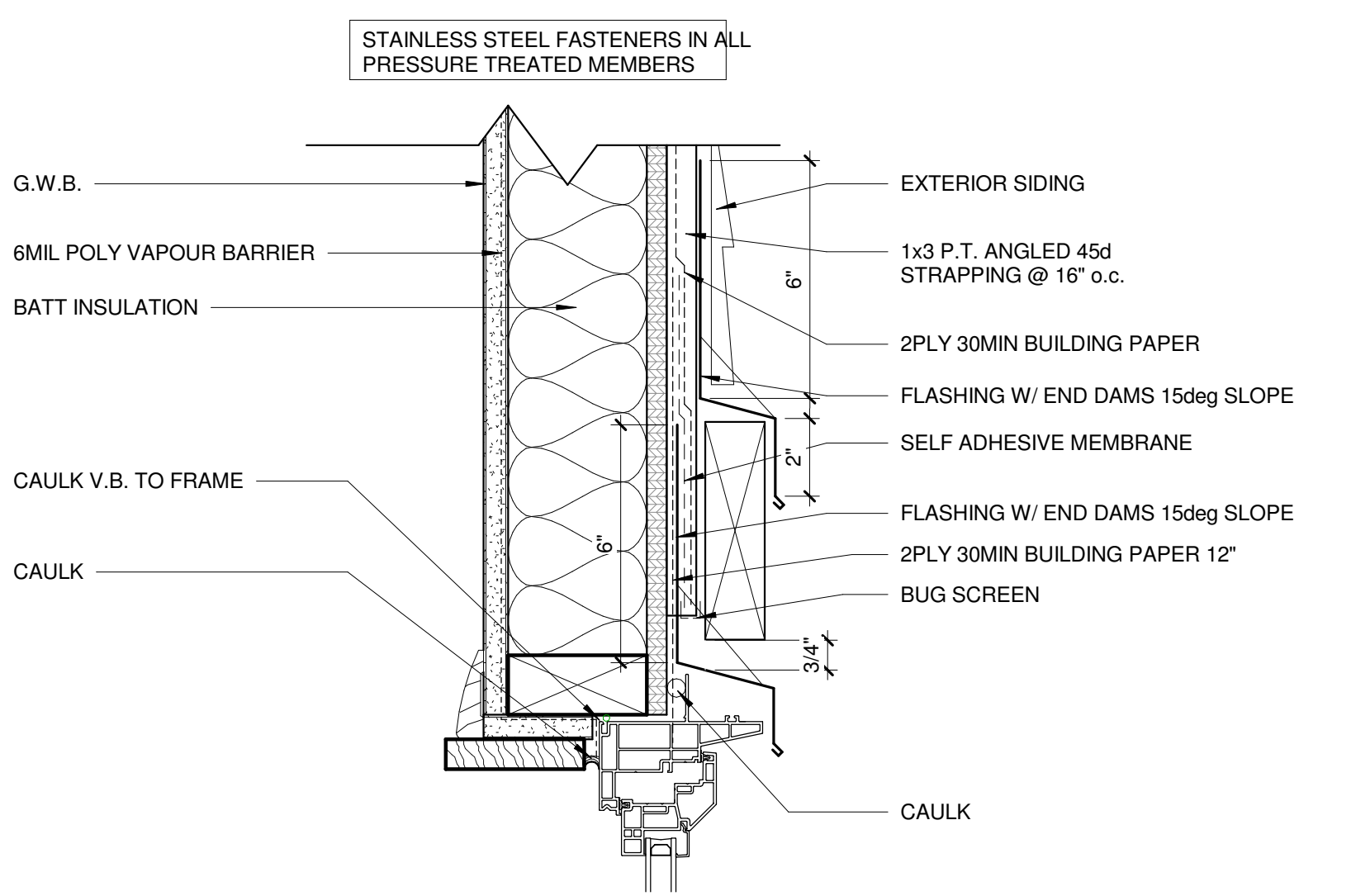
ALL ELECTRICAL BOXES MUST HAVE GASKETS AND FLANGES  
Attach the flanged box on the wall with a piece of strapping behind the flange.  
Apply polyurethane caulk to the flange of the box.  
Cut a hole 1" smaller in both directions than the size of the opening in the box in the middle of a 12" x 12" square of EPDM rubber roofing membrane.  
Stretch the membrane over the opening of the box and seal it to the flange.  
IT MUST BE A TIGHT FIT, Staple only the top of the membrane to the wall.  
Apply the lower paper under the membrane and the upper paper over the membrane as shown. Be sure that the upper paper laps over the joint between the lower paper and the membrane by at least 4" as shown.  
Trim out the electrical box at the cladding line with an approved vinyl trim kit.

LOWER PAPER UNDER THE EPDM MEMBRANE

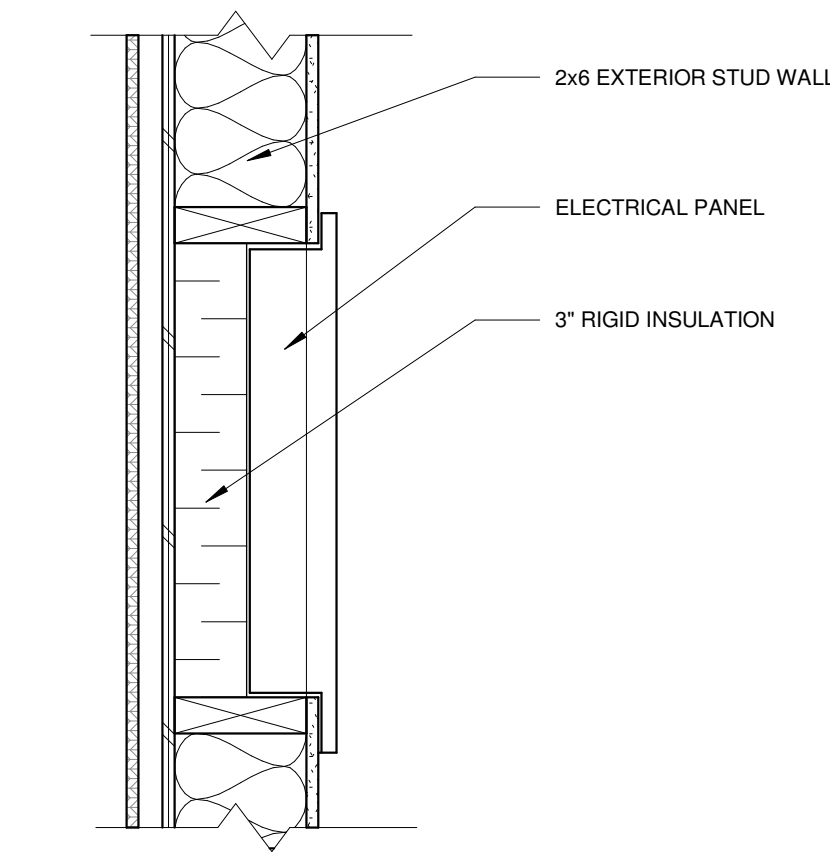
UPPER PAPER LAPPED OVER THE MEMBRANE AND THE LOWER PAPER BY 4" Min.



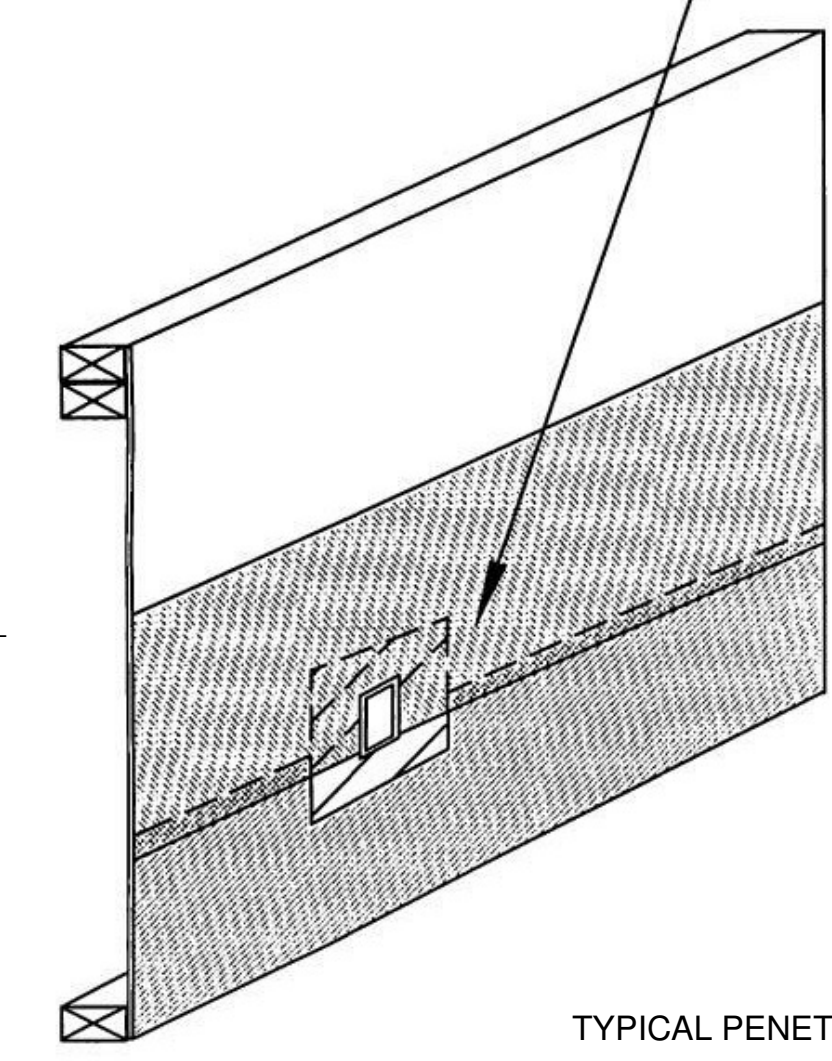
3 TYPICAL DOOR HEAD  
3" = 1'-0"



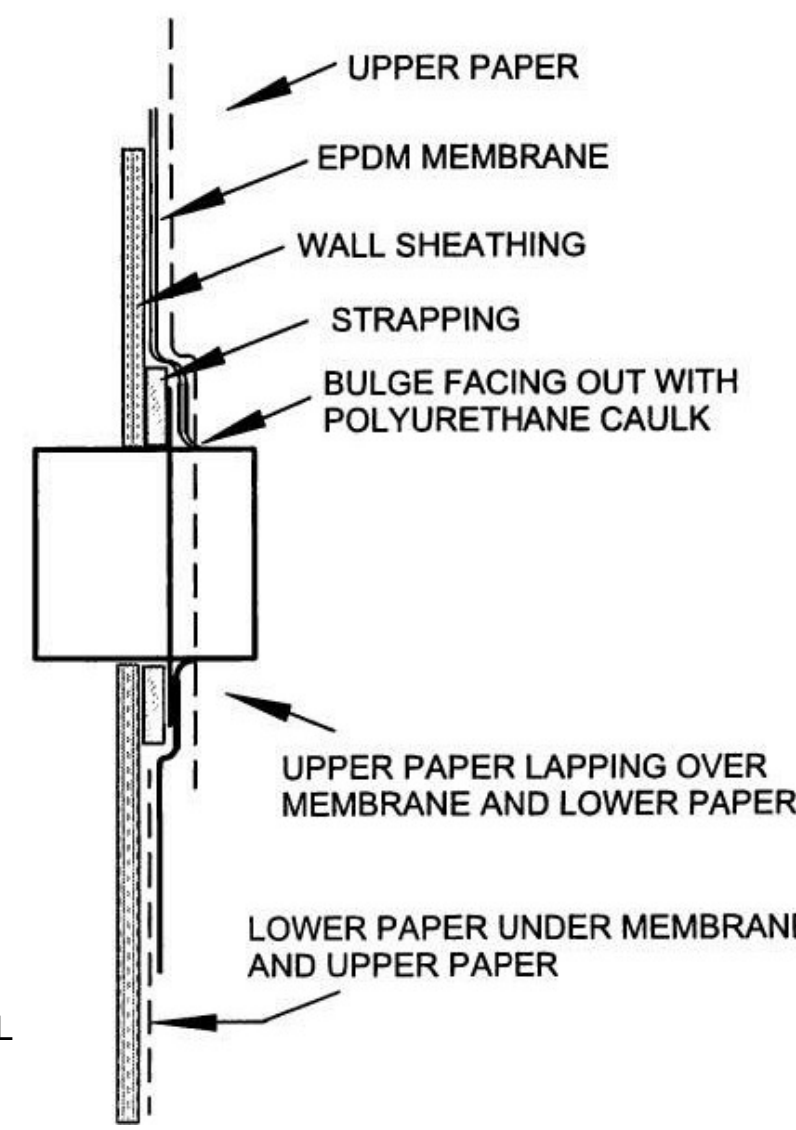
6 WINDOWS HEAD + VINYL SIDING  
3" = 1'-0"



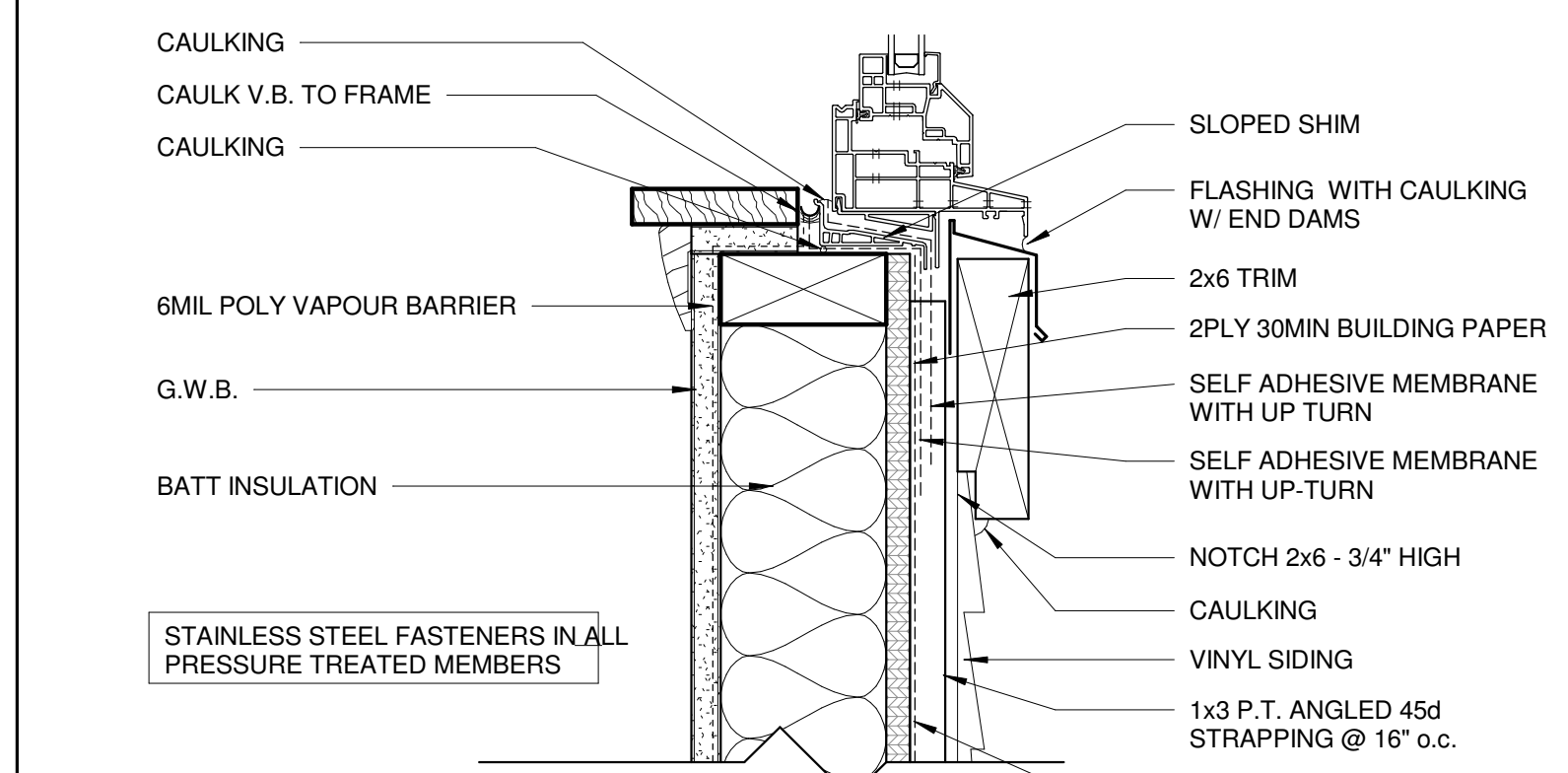
9 ELECTRICAL PANEL DETAIL  
1 1/2" = 1'-0"



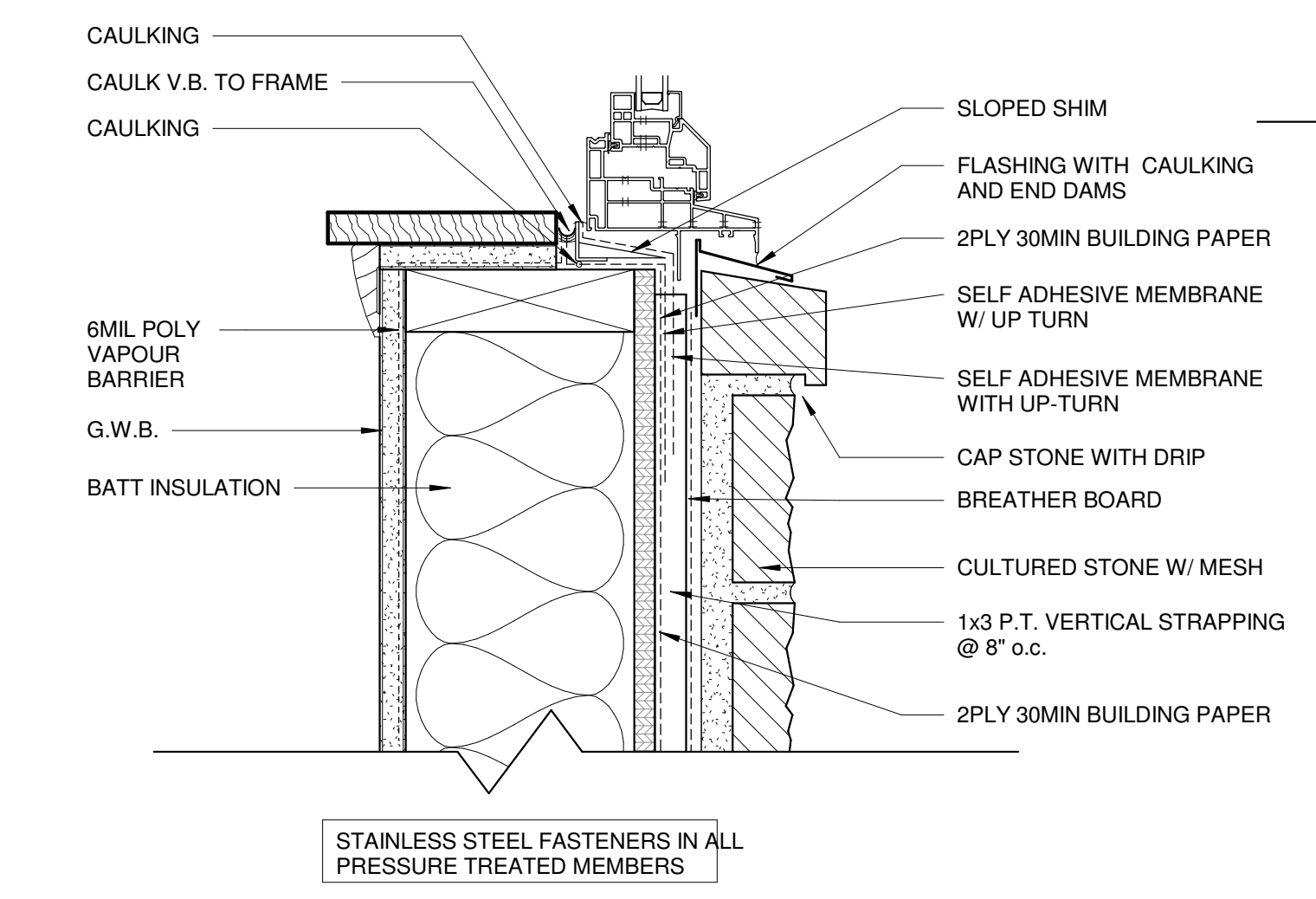
TYPICAL PENETRATION DETAIL



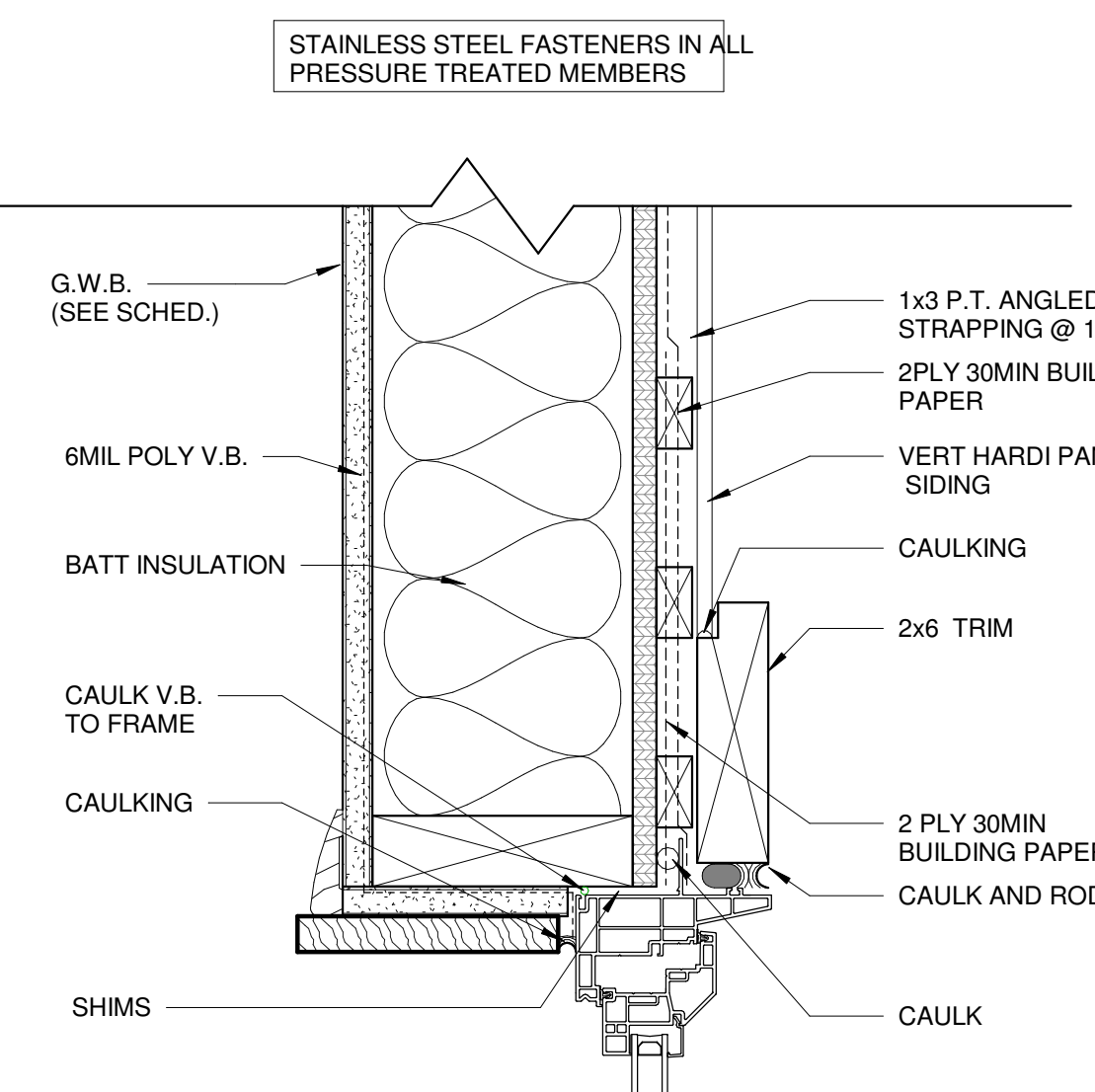
UPPER PAPER LAPPING OVER MEMBRANE AND LOWER PAPER  
LOWER PAPER UNDER MEMBRANE AND UPPER PAPER



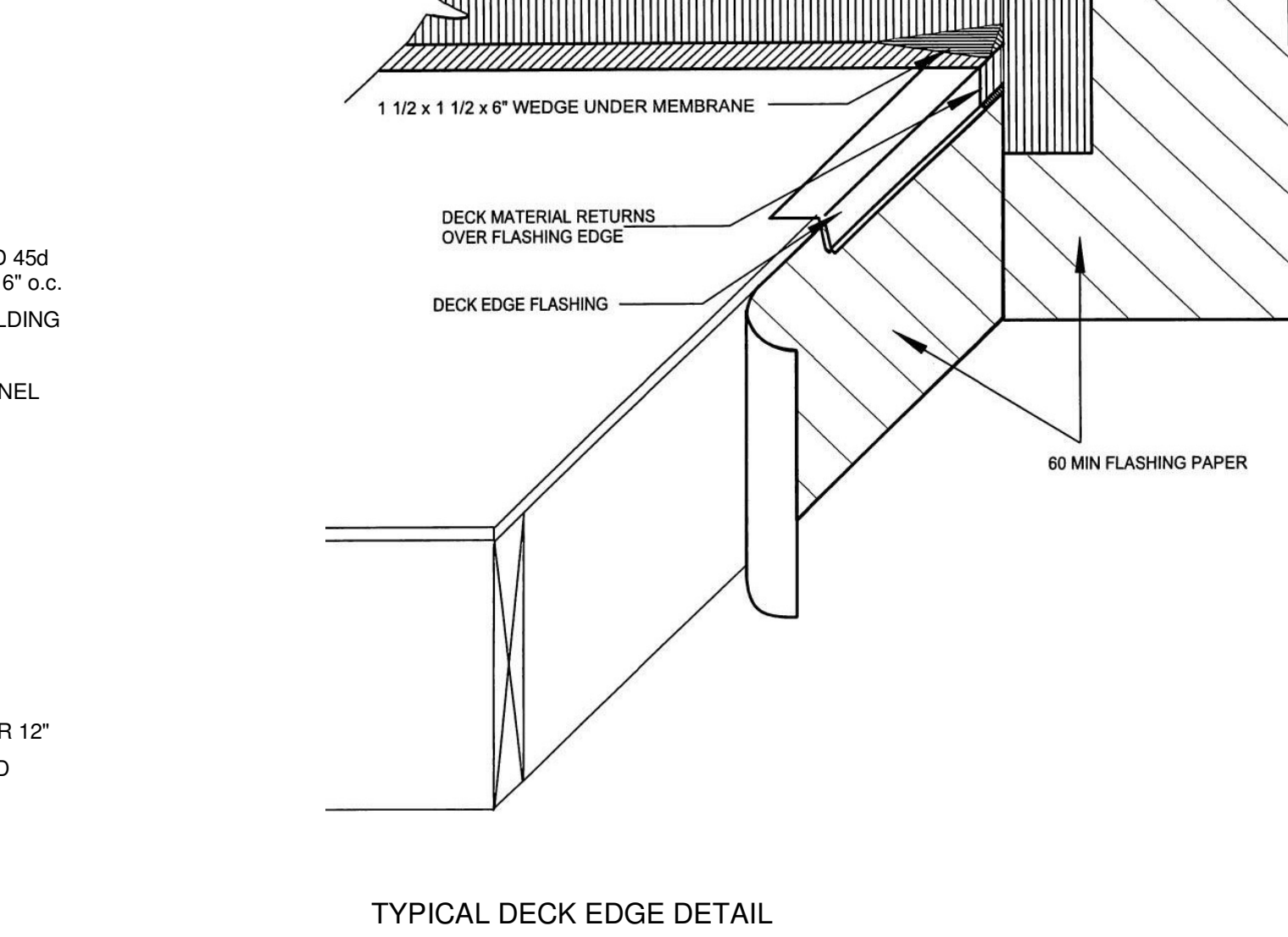
4 WINDOWS SILL + SIDING  
3" = 1'-0"



8 WINDOW SILL + STONE  
3" = 1'-0"



10 WINDOWS JAMB + HARDIE SIDING  
3" = 1'-0"



TYPICAL DECK EDGE DETAIL

11 TYPICAL ENVELOPE DETAILS  
1 1/2" = 1'-0"

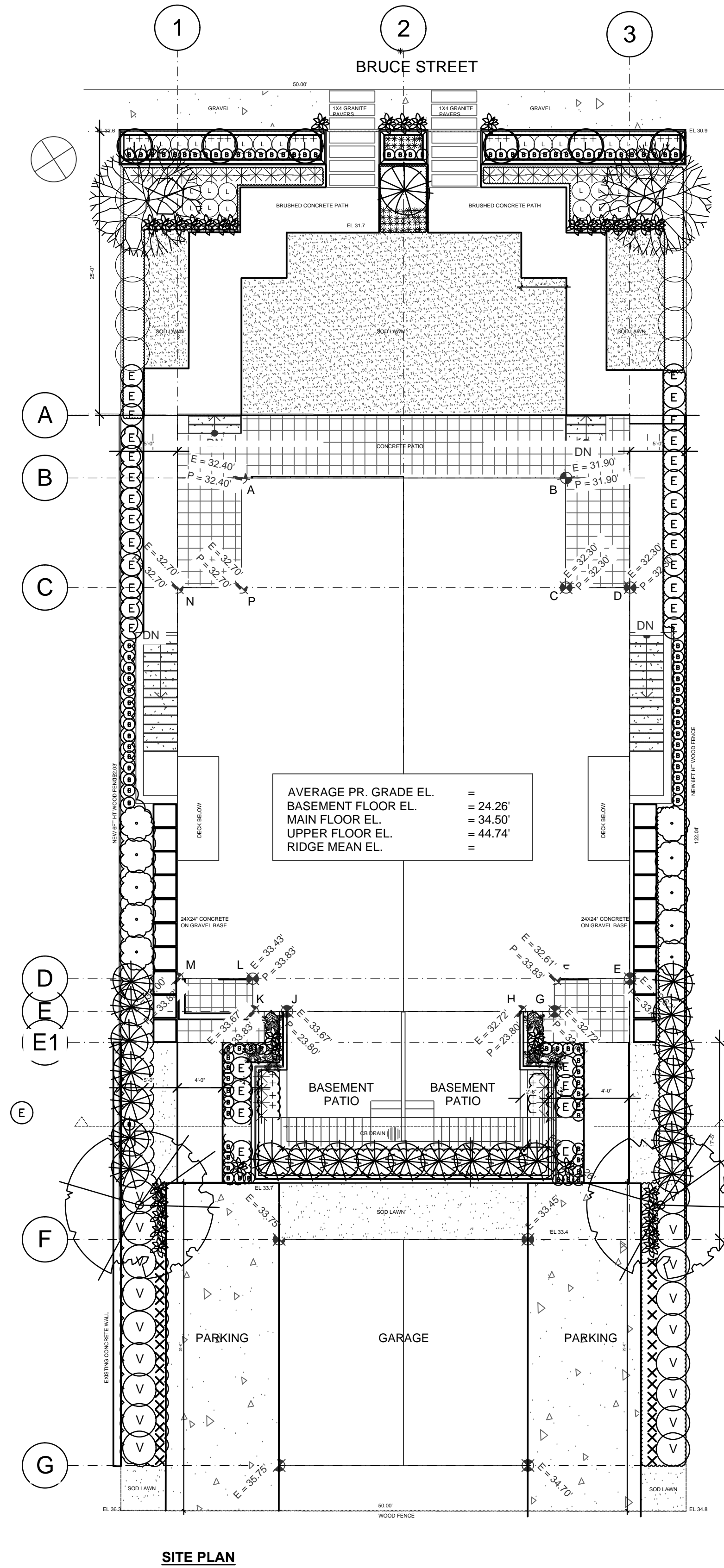
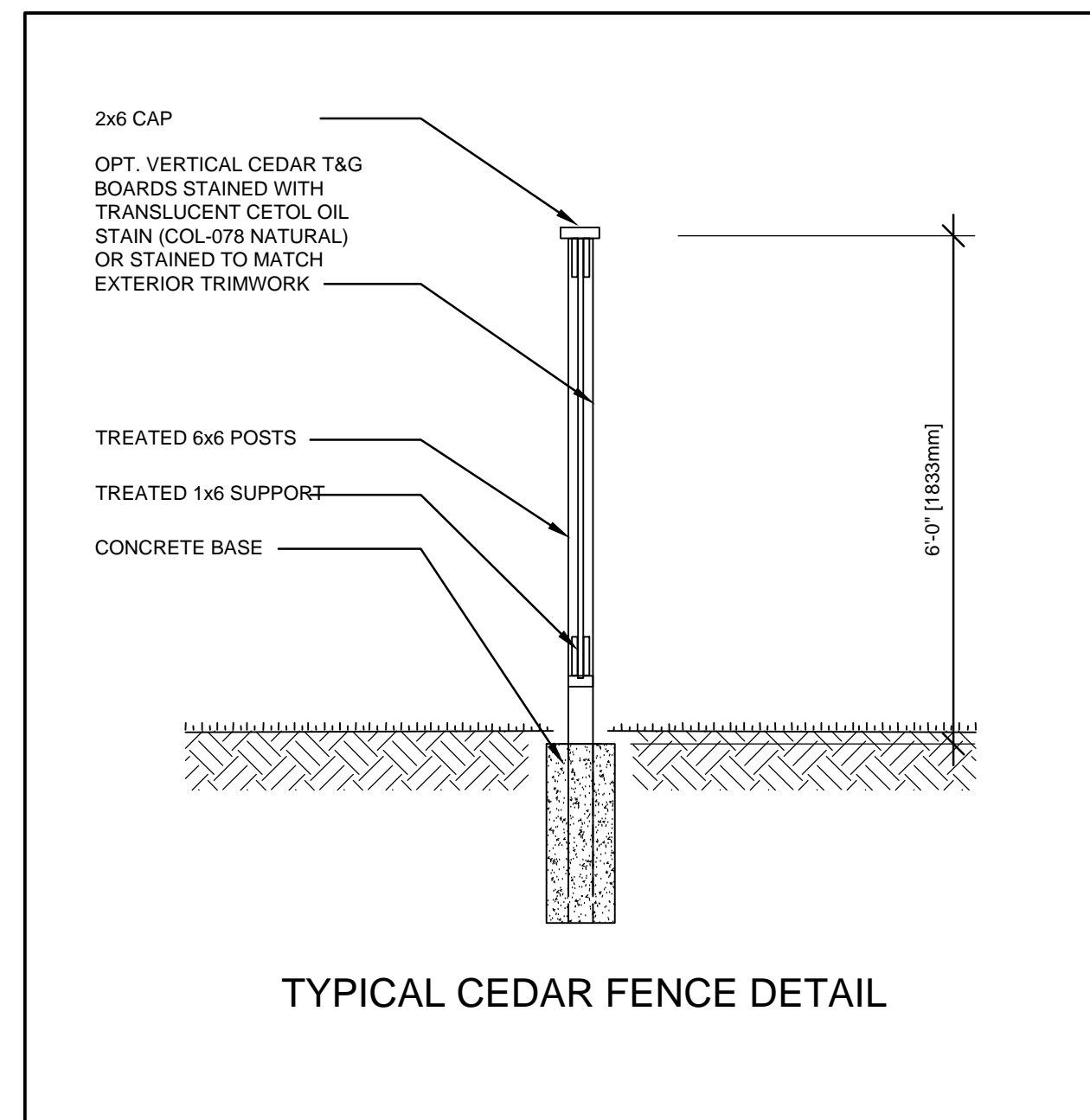
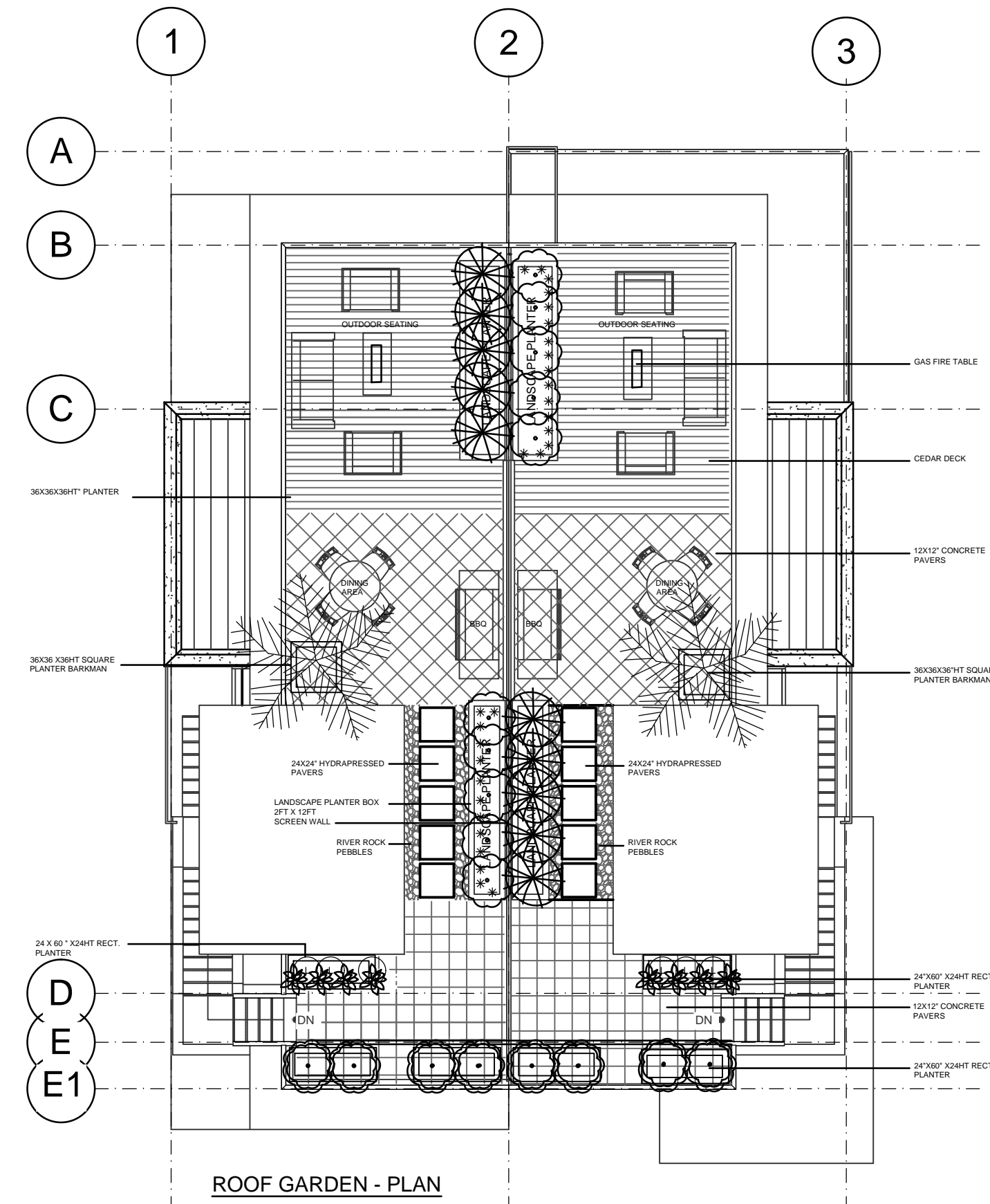
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REVISIONS		
NO.	DATE	DESCRIPTION
6	DEC 12, 2016	ISSUED FOR PERMITS

**RESIDENTIAL DUPLEX**  
**at 6458 Bruce Street,**  
**West Vancouver, BC**  
6458 BRUCE STREET, WEST VANCOUVER, BC

title DETAILS  
scale As indicated  
date OCT,09 2018  
drawn ZE checked Checke  
job no. 1509  
sheet no. A109  
consultant

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PROJECT:  
**RESIDENTIAL DUPLEX**

ADDRESS:  
**6458 BRUCE ST  
 WEST VANCOUVER, BC**

**REVISIONS**

NO.	DESCRIPTION	DATE
3	ROOF PATIO - GREEN SCREEN	01-23-2017
2	PLANTING PLAN	07-11-2016
1	CONCEPTUAL PLAN AND GRADING LAYOUT	06-30-2016

DESCRIPTION:  
**LANDSCAPE PROPOSAL**

DWG NO.

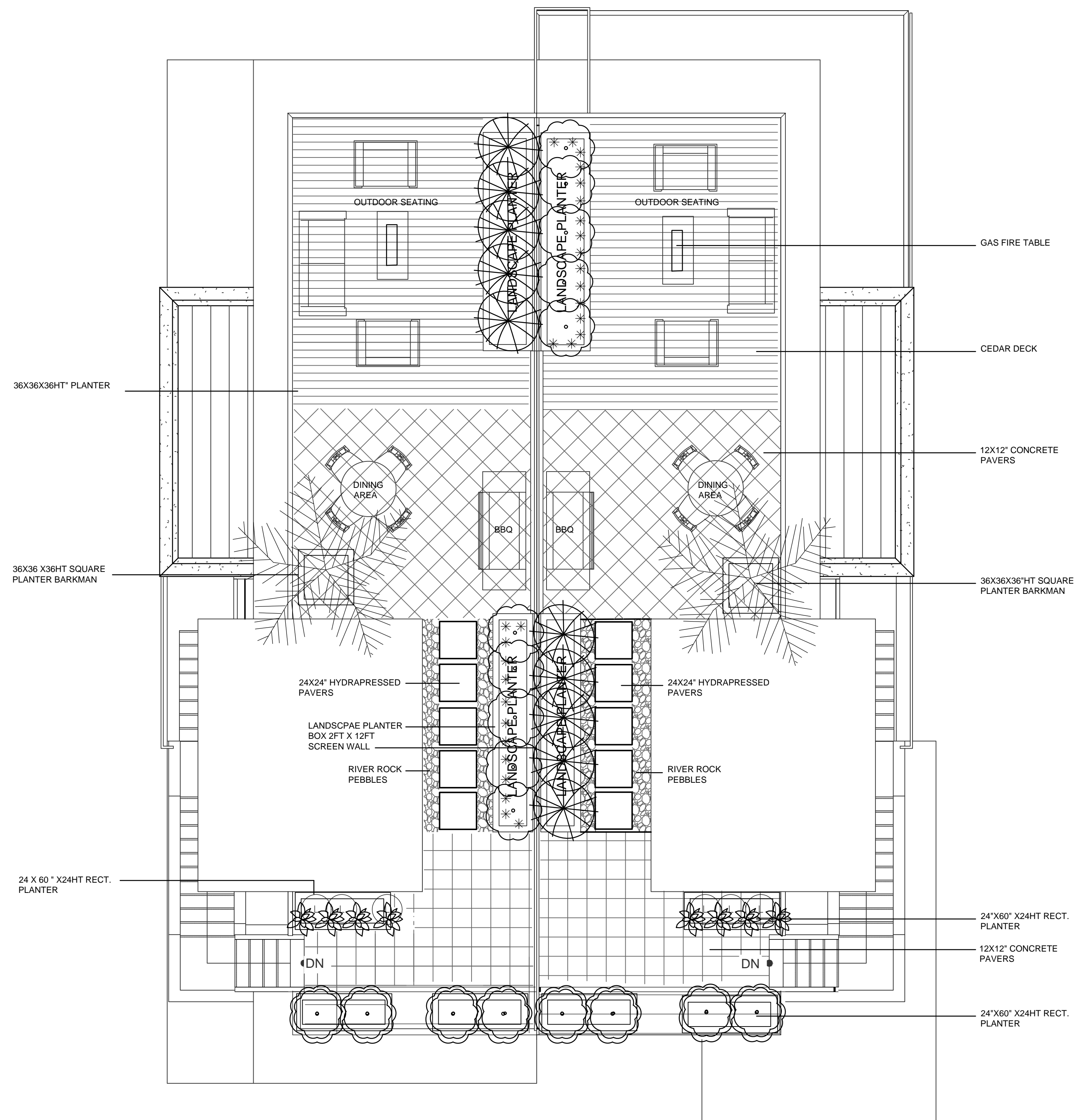
**L1.0**

PROJECT NO.  
 16007

DRAWN BY  
 A. GRIFFIOEN

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

DATE:  
 JUNE 30, 2016



ROOF GARDEN - PLAN



- LATH SCREEN WALLS
- CANTILEVERED WOOD BENCH
- HYDRAPRESSED CONCRETE PAVERS
- CEDAR DECK
- GAS FIREPIT TABLE
- RIVERROCK PEBBLES
- CUBE PLANTERS - BARKMAN



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PROJECT:  
**RESIDENTIAL DUPLEX**

ADDRESS:  
**6458 BRUCE STREET,  
 WEST VANCOUVER, BC**

REVISIONS		
NO.	DESCRIPTION	DATE
3	ROOF PATIO - GREEN SCREEN	01-23-2017
2	PLANTING PLAN	07-11-2016
1	CONCEPTUAL PLAN AND GRADING LAYOUT	06-30-2016

DESCRIPTION:  
**LANDSCAPE PROPOSAL**

DWG NO.  
**L2.0**

PROJECT NO.  
 16007

DRAWN BY  
 A. GRIFFIOEN

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

DATE:  
 June 30, 2016

# PLANTING LIST

BOTANICAL NAME	COMMON NAME	SIZE	QTY	H	S
<b>TREES</b>					
A. STEWARTIA Pseudocamellia	Japanese Stewartia	6cm Cal	2	1.0m	3m
B. STYRAX Japonica	Snowbell Tree	6cm cal	2	1.0m	7m
<b>SHRUBS</b>					
SA. Nandina Domestica harbour Dwarf	Heavenly Bamboo	#3 pot	6	2.0m	1.0m
SB. BUXUS SEMPERVIRENS 'WINTER GEM'	Boxwood	# 1 pot	106	1.0m	1.5m
SC. PINUS MUGHO "Pumilo"	Dwarf Mugo Pine	# 5 pot	12	0.75m	1.0m
SD. YUCCA FILAMENTOSA 'Aurea'	Golden striped Yucca	# 2 pot	5	0.75m	0.5m
SE. HYDRANGEA ARBORESCENS 'Annabelle'	Annabelle Hydrangea	# 5 pot	2	1.25m	1.5m
SF. LAVANDULA ANGUSTIFOLIA 'Blue Cushion'	Blue Cushion Lavender	# 2 pot	30	1.0m	1.0m
SG. PICEA ABIES 'pendula'	Weeping Nest spruce	# 2 pot	1	1.2m	1.0m
SH. VIBURNUM DAVIDII	David's Viburnum	# 2 pot	18	1.0m	1.0m
SI. SKIMMIA JAPONICA REEVESIANA	Japanese Skimmia M/F	# 3 pot	10	1.5m	0.6m
SJ. EUONYMOUS FORTUNEI 'green n white '	Groundcover Euonymous	# 1 pot	36	1m	1.0m
SK. Aucuba japonica	Crotonifolia	# 3 pot	10	1m	1m
SL. Aucuba japonica	Crotonifolia	# 3 pot	34	1m	0.5m
SM. PHOENIX ROEBELINI	Date palm	# 5 pot	2	1m	1.2
SN. THUJA OCCIDENTALIS 'SMARAGD'	Smaragd Cedar	# 3 pot	8	1.0m	0.5m

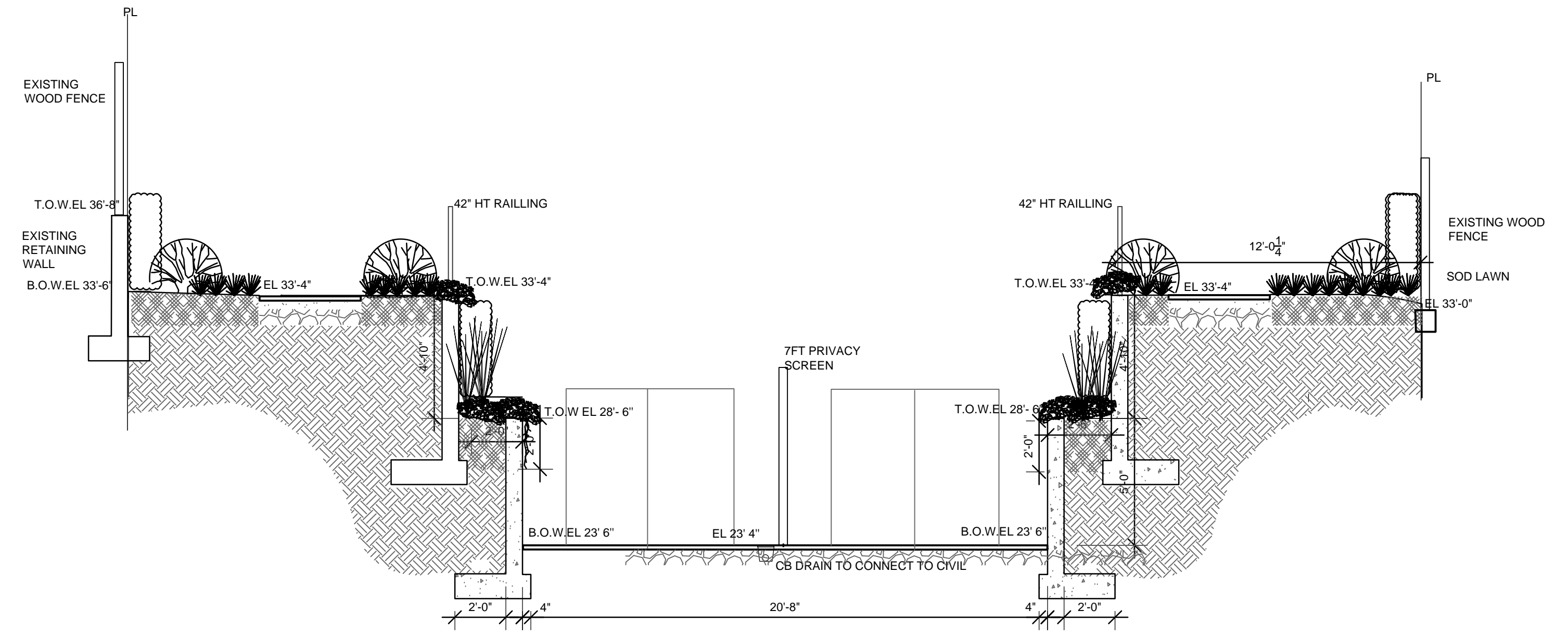
### GROUNDCOVERS

* GA. CAREX OSHIMENSIS 'EVERGOLD'	Var Japanese Sedge	# 1 pot	66	0.3m	0.3m
* GB. CALAMAGROSTIS KARL FOERSTER	Feather reed grass	# 1 Pot	32	1.2m	0.5m
+ GC. RUDBECKIA	Black eyed susan	# 1 pot	32	0.5	0.5m
* GD. GAULTHERIA SHALLON	Salal	# 1 pot	50	0.3m	0.2m
* GE. HOSTA VAR	Hosta	# 1 pot	38	0.3m	0.3m
* GF. BLECHNUM SPICANT	Western sword fern	# 1 pot	6	0.3m	0.3m
GG. COTONEASTER DAMMERII	Bearberry	# 1 POT	26	0.25m	1.0m

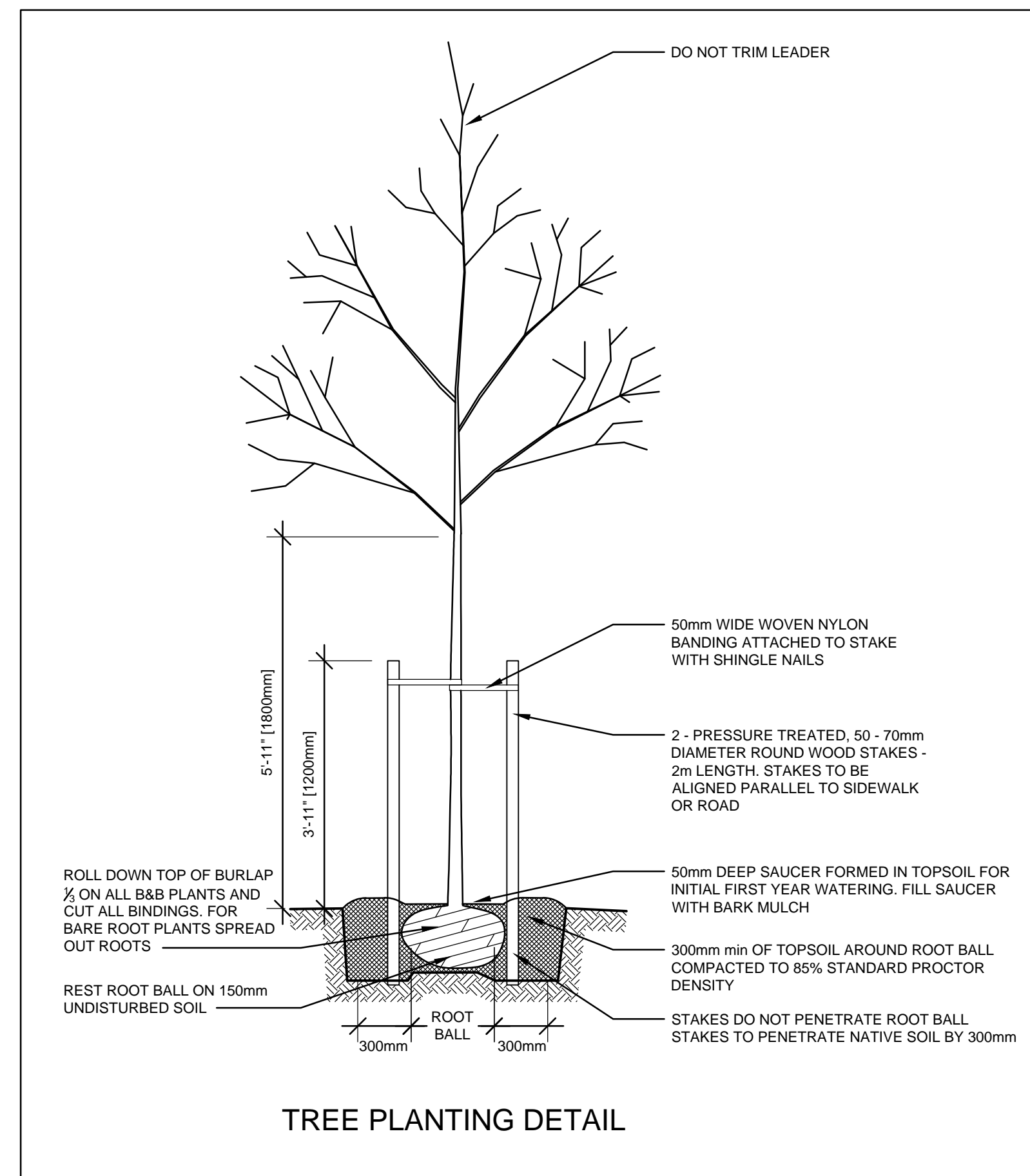
**LAWN AREAS** - sod lawn min 6" topsoil

**BARKMULCH** - min 4" THICK COMPOSTED BARKMULCH

**TOPSOIL** - Plantng areas min 6-12" depth - groundcovers  
18-24" depth - shrubs  
36" depth - trees



SECTION THROUGH RETAINING WALLS



TREE PLANTING DETAIL

### NOTES:

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN CONFORMANCE WITH THE BC SLA LANDSCAPE STANDARDS & DISTRICT OF WEST VANCOUVER GUIDELINES
- MIN GROWING DEPTHS OVER PREPARED SUB - GRADE SHALL BE  
LAWN AREAS 150MM  
GROUND COVER AREAS 230MM  
SHRUB AREAS 450MM  
TREE PITS 300MM ROOT BALL
- GROWING MEDIUM SHALL CONSIST OF 3 PARTS OF TOPSOIL AND ONE PART MUSHROOM MANURE
- TOPSOIL SHALL BE FRIABLE LOAM, FREE FROM ROOTS, WEEDS, STONES AND OVER 25MM OF FOREIGN OBJECTS
- ALL PLANTING BEDS SHALL RECEIVE MIN 100MM (4 IN) BARK MULCH
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE DESIGNER AND MUST BE OF GOOD FORM AND VIGOR
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED.
- ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- IT IS THE OWNERS RESPONSIBILITY FOR THE SURVIVAL OF THE PLANT MATERIAL BY HAVING A MAINTENANCE CONTRACT BY A LANDSCAPE CONTRACTOR.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES AND SHALL AT THE COMPLETION OF WORK, LEAVE THE WORK AND SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.
- TREE PROTECTION BARRIER TO BE PROVIDED AROUND STREET TREES IN ACCORDANCE WITH THE DISTRICT OF WEST VANCOUVER GUIDELINES

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PROJECT:  
**RESIDENTIAL DUPLEX**

ADDRESS:  
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WEST VANCOUVER, BC**

LANDSCAPE ARCHITECT

REVISIONS		
NO.	DESCRIPTION	DATE
3	ROOF PATIO - GREEN SCREEN	23 JAN 2017
2	PLANTING PLAN	11 JULY 2016
1	CONCEPTUAL PLAN AND GRADING LAYOUT	30 JUNE 2016

DESCRIPTION:  
**PLANT LIST  
& NOTES**

PROJECT NO.  
16007  
SCALE:  
1/8"=1'-0"

DWG NO.  
**L3.0**  
DRAWN BY  
A. GRIFFIOEN  
DATE:  
JUNE 30, 2016