

CONSULTANT LIST (Rush House Mews)

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STRUCTURAL	ENNOVA STRUCTURAL ENGINEERS CLINTON YIU clinton@ennova.net Tel: 604.255.7670 x108 #213-3823 Henning Dr. Burnaby, B.C.	LANDSCAPE	FORMWERKS LANDSCAPE EFFIE WANG effie@formwerks.ca Tel: 604.683.5441 1625 West 5th AVE Vancouver, B.C.
MECHANICAL	FLUID MECHANICAL ENGINEERING LTD ALAN HUGHES ahughes@fluidmech.ca Tel: 604.263.3834 #2401-1188 Quebec St Vancouver, B.C.	ENVELOPE	CSA Building Science Western Ltd Ralph Jack rjack@csawest.com Tel: 604.523.1366 #12 - 62 Fawcett Road Coquitlam, B.C.
GEOTECHNICAL	BRAIN GEOTECHNICAL LTD. STUART HRYSHO stuart@braungeo.com Tel: 604.513.4190 #106A - 9785 192 St Surrey, B.C.	ARBORIST	MOUNTAIN MAPLE LTD KERIN MATTHEWS kerinmatthews@hotmail.com Tel: 604.499.6566 #200, 8208 Swenson Way Delta, B.C.
ELECTRICAL	OPAL ENGINEERING BLAKE SHINE blake@opaleng.com Tel: 604.475.6725 1540 Barbary Dr Port Coquitlam, B.C.	HERITAGE	DONALD LUXTON & ASSOCIATES INC. DONALD LUXTON donald@donaldluxton.com Tel: 604.688.1216 #1030 - 470 Granville St Vancouver, B.C.
CODE	PROTECTION ENGINEERING GERARD SASS gsass@protectionengineering.com Tel: 604.682.0388 #201-3433 West Broadway Vancouver, B.C.		

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REVISIONS

ISSUED FOR...

CLIENT REVIEW	17.04.13
DISTRICT REVIEW	17.04.20
CLIENT REVIEW	17.04.28
DE APPLICATION	17.05.17
DE RE-ISSUED	17.09.29
CONSULTANT REVIEW	17.11.06
DISTRICT REVIEW	17.12.04
CONSULTANT REVIEW	17.12.22
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CLIENT REVIEW	18.06.27
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RE-ISSUED FOR CONSTRUCTION	18.07.11
RE-ISSUED FOR CONSTRUCTION	18.09.17
RE-ISSUED FOR CONSTRUCTION	18.11.08
BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02

RUSH HOUSE MEWS

Architectural Drawings for
Heritage Restoration and Accessory Building at
1199 12th Street and 1202 Jefferson Avenue
West Vancouver, British Columbia



Drawing Title :

1199 12ST

WEST VANCOUVER, B.C.

Drawing Title :

COVER PAGE

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/8" = 10"	SHEET
DATE: JAN 2018	A 01
JOB NUMBER: 4084	

PROJECT DATA

CIVIC ADDRESS

RUSH HOUSE	1199 WEST 12TH STREET	WEST VANCOUVER, BC
GARDEN SUITE	1202 JEFFERSON AVENUE	WEST VANCOUVER, BC
GARDEN COTTAGE	1155 WEST 12TH STREET	WEST VANCOUVER, BC
LANEWAY COTTAGE	1177 WEST 12TH STREET	WEST VANCOUVER, BC

LEGAL DESCRIPTION

LOT 4		
SOUTHEAST 1/4 OF DISTRICT LOT 1065		
PLAN 7234		

ZONING

R5-5		
Lot Area	11667.00 sq.ft.	1102.48 sq.m.
ALLOWABLE FAR	0.35	4153.45 sq.ft. 385.87 sq.m.
EXISTING FAR		2857.00 sq.ft. 265.42 sq.m. 0.24 F.A.R.
PROPOSED FAR	0.60	7940.25 sq.ft. 737.67 sq.m. 0.67 F.A.R.

PROJECT SUMMARY (BYLAW)

ABOVE GRADE TOTAL	6073.27 sq.ft.	564.23 sq.m.	0.51 F.A.R.
BELOW GRADE TOTAL	1134.24 sq.ft.	105.37 sq.m.	0.10 F.A.R.
COVERED PORCH	650.60 sq.ft.	60.44 sq.m.	0.05 F.A.R.
ELECTRICAL SHED	82.14 sq.ft.	7.63 sq.m.	0.01 F.A.R.
F.A.R. AREAS TOTAL	7940.25 sq.ft.	737.67 sq.m.	0.67 F.A.R.

FLOOR AREAS (Proposed)

RUSH HOUSE			
MAIN(LIVING)	1321.93 sq.ft.	122.81 sq.m.	0.11 F.A.R.
UPPER	975.51 sq.ft.	90.63 sq.m.	0.09 F.A.R.
LOWER	1134.24 sq.ft.	105.37 sq.m.	0.10 F.A.R.
SUBTOTAL	3431.68 sq.ft.	318.81 sq.m.	0.29 F.A.R.
COVERED PORCH	476.34 sq.ft.	44.25 sq.m.	0.04 F.A.R.
F.A.R. TOTAL	3908.02 sq.ft.	363.07 sq.m.	0.33 F.A.R.

GARDEN COTTAGE

MAIN(LIVING)	832.48 sq.ft.	77.34 sq.m.	0.07 F.A.R.
UPPER	1027.89 sq.ft.	95.49 sq.m.	0.09 F.A.R.
LOWER	0.00 sq.ft.	0.00 sq.m.	0.00 F.A.R.
SUBTOTAL	1860.37 sq.ft.	172.83 sq.m.	0.16 F.A.R.
COVERED PORCH	54.69 sq.ft.	5.09 sq.m.	0.00 F.A.R.
F.A.R. TOTAL	1915.05 sq.ft.	177.91 sq.m.	0.16 F.A.R.

LANEWAY COTTAGE

MAIN(LIVING)	876.33 sq.ft.	81.41 sq.m.	0.07 F.A.R.
UPPER	1039.13 sq.ft.	96.54 sq.m.	0.09 F.A.R.
LOWER	0.00 sq.ft.	0.00 sq.m.	0.00 F.A.R.
SUBTOTAL	1915.46 sq.ft.	177.95 sq.m.	0.16 F.A.R.
COVERED PORCH	119.59 sq.ft.	11.11 sq.m.	0.01 F.A.R.
F.A.R. TOTAL	2035.04 sq.ft.	189.06 sq.m.	0.17 F.A.R.

ELECTRICAL SHED

GARDEN COTTAGE	82.14 sq.ft.	7.63 sq.m.	0.01 F.A.R.
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BELOW GRADE TOTALS (INCLUDING EXEMPTED AREAS)

RUSH HOUSE	1390.00 sq.ft.	129.14 sq.m.
GARDEN COTTAGE	819.17 sq.ft.	76.10 sq.m.
LANEWAY COTTAGE	894.93 sq.ft.	83.14 sq.m.
TOTAL	3104.10 sq.ft.	288.38 sq.m.

ACCESSORY BUILDING

RUSH HOUSE	483.31 sq.ft.	44.90 sq.m.
GARDEN COTTAGE	242.70 sq.ft.	22.55 sq.m.
LANEWAY COTTAGE	248.17 sq.ft.	23.06 sq.m.
TOTAL	974.18 sq.ft.	90.50 sq.m.

SITE COVERAGE

Max Allowable	30%	3560.10 sq.ft.	330.74 sq.m.
RUSH HOUSE		2394.72 sq.ft.	222.48 sq.m.
GARDEN COTTAGE		1198.69 sq.ft.	111.36 sq.m.
LANEWAY COTTAGE		1244.09 sq.ft.	115.59 sq.m.
TOTAL		4837.49 sq.ft.	449.42 sq.m.

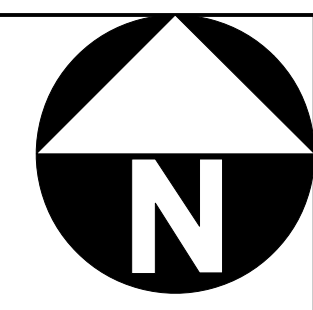
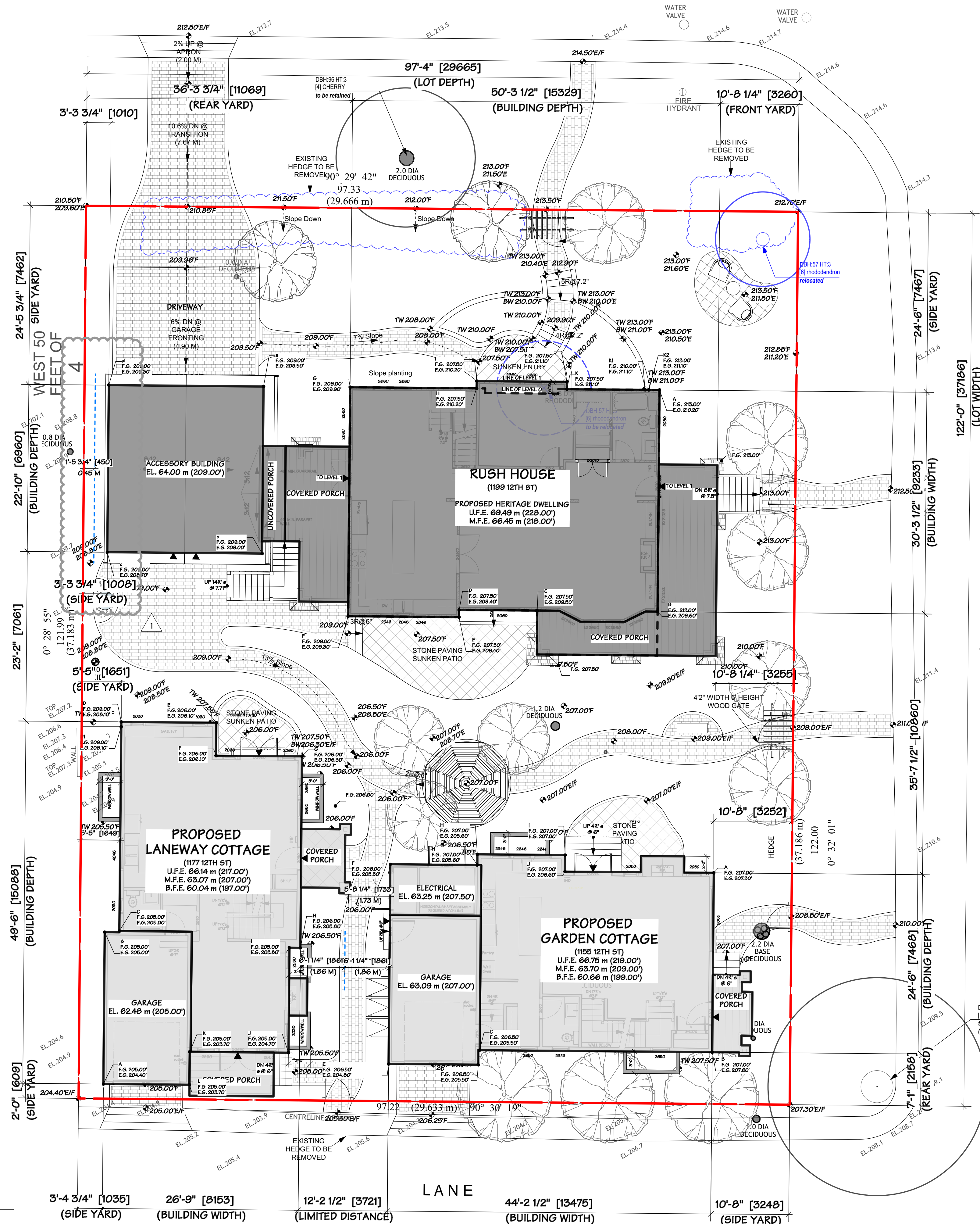
UNIT AREA SUMMARY

RUSH HOUSE	2297 sq.ft.	213 sq.m.
GARDEN SUITE	1390 sq.ft.	129 sq.m.
GARDEN COTTAGE	2680 sq.ft.	249 sq.m.
LANEWAY COTTAGE	2910 sq.ft.	261 sq.m.
TOTAL	9177 sq.ft.	853 sq.m.

HEIGHT SUMMARY

	PRINCIPAL (EXISTING)	PRINCIPAL (PROPOSED)	GARDEN COTTAGE	LANEWAY COTTAGE
Roof Ridge	235.00 sq.ft.	238.30 sq.ft.	235.13 sq.ft.	223.06 sq.ft.
Average Grade	209.85 ft.	209.84 ft.	206.74 ft.	205.87 ft.
Calculated Height	27.82 ft.	27.31 ft.	24.81 ft.	23.45 ft.
Allowable Building Face	25.67 ft.	25.34 ft.	22.00 ft.	22.00 ft.
Proposed Building Face	25.86 ft.	26.44 ft.	21.50 ft.	20.60 ft.

JEFFERSON AVENUE



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RE-ISSUED FOR CONSTRUCTION	18.11.08
BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02

Proposed Rush House

Existing or Natural Grades

Ref. Points Dwelling	Grade First	Grade Second	Average	Wall Length	Total
A-B	210.20	209.60	209.90	30.29	6357.87
B-C	209.60	209.50	209.55	16.46	3449.19
C-D	209.50	209.40	209.45	10.67	2234.83
D-E	209.40	209.40	209.40	1.00	209.40
E-F	209.40	209.30	209.35	15.17	3175.84
F-G	209.30	209.90	209.60	31.30	6560.48
G-H	209.90	210.20	210.05	10.08	2117.30
H-I	210.20	210.20	210.20	1.00	210.20
I-J	210.20	211.00	210.65	12.31	2593.10
J-K	211.00	210.20	210.65	1.00	210.65
K-K2	210.20	211.00	210.65	11.24	2367.71
K2-A	211.00	210.20	210.65	1.45	305.44
TOTAL				141.97	28792.02
NATURAL AVERAGE GRADE =					209.85

Finished and Proposed Grades

Ref. Points Dwelling	Grade First	Grade Second	Average	Wall Length	Total
A-B	213.00	213.00	213.00	30.29	6451.77
B-C	213.00	207.50	210.25	16.46	3460.72
C-D	207.50	207.50	207.50	10.67	2214.03
D-E	207.50	207.50	207.50	1.00	207.50
E-F	207.50	209.00	208.25	15.17	3159.15
F-G	209.00	209.00	209.00	31.30	6541.70
G-H	209.00	207.50	208.25	10.08	2099.16
H-I	207.50	207.50	207.50	1.00	207.50
I-J	207.50	207.50	207.50	12.31	2554.33
J-K	207.50	210.00	208.75	1.00	208.75
K-K2	210.00	215.00	211.50	11.24	2377.26
K2-A	213.00	213.00	213.00	1.45	308.85
TOTAL				141.97	28790.71
NATURAL AVERAGE GRADE =					209.84

- NOTES
- ALL CONSTRUCTION TO COMPLY WITH B.C.B.C. CURRENT EDITION & THE CITY OF VANCOUVER ZONING BY-LAW.
 - DIMENSIONS ARE TO:
 - a - FACE OF CONCRETE
 - b - FACE OF STONE ON EXTERIOR WALL
 - c - FACE OF SHEATHING ON EXTERIOR WALLS W.O. STONE
 - d - FACE OF STUDS (INT.)
 - SITE PLAN BASED ON SURVEY BY LOUIS NGAN LAND SURVEYORS., MARCH 2016
 - BUILDING TO BE SPRINKLERED TO NFPA 13D.

FORMWERKS ARCHITECTURAL
 1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Drawing Title :
 1199 12ST
 WEST VANCOUVER, B.C.

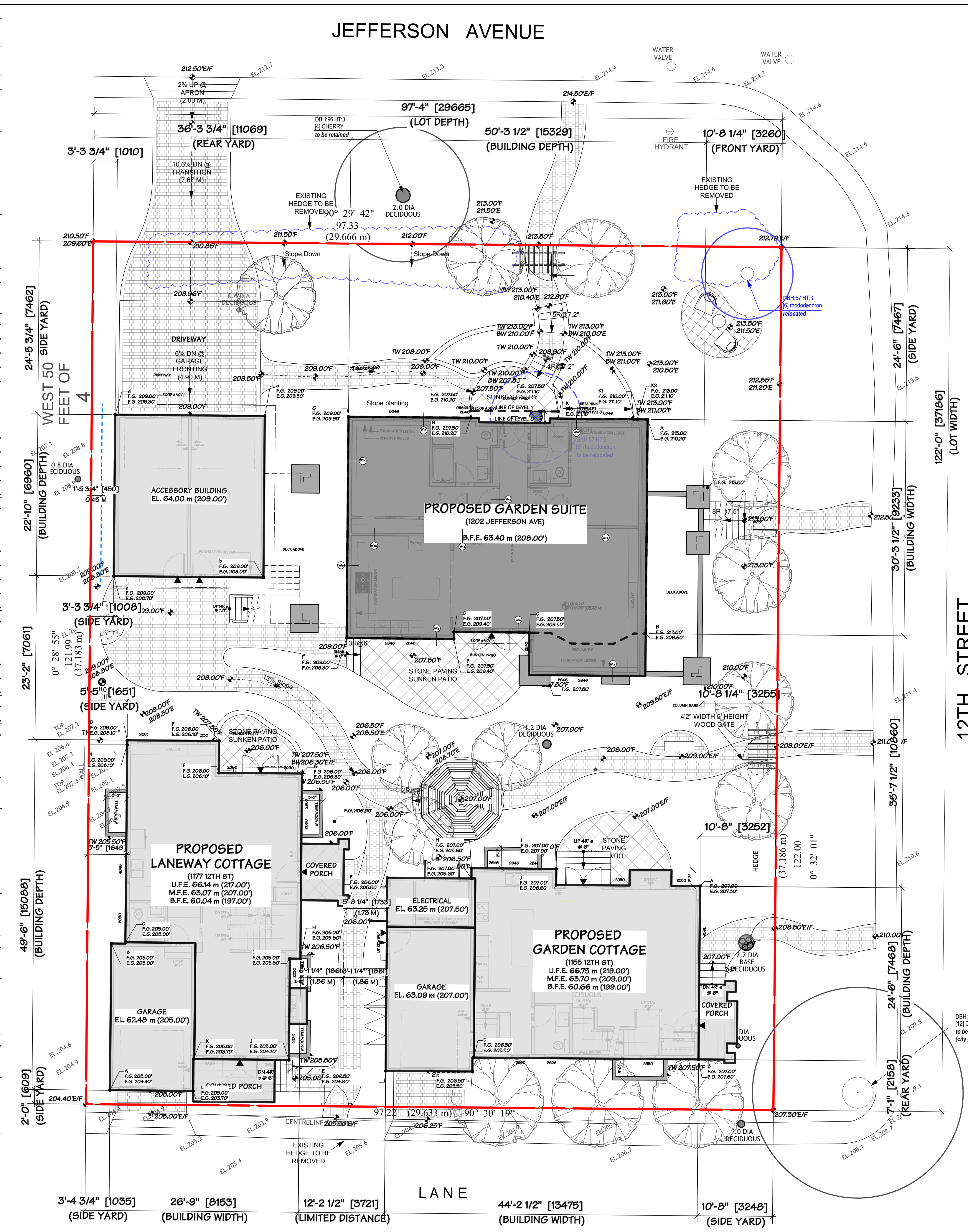
Drawing Title :
 SITE PLAN - RUSH HOUSE

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/8" = 10"	SHEET
DATE: JAN 2018	A 02
JOB NUMBER: 40B4	

*CONTRACTOR TO NOTIFY FORTIS BC 1-800-474-6886 OR CELL *6886 PRIOR TO DEMOLITION/DIGGING. QUOTE TICKET NO. 281710 TO VERIFY THE LOCATION OF ALL GAS LINES

PROJECT DATA

CIVIC ADDRESS			
RUSH HOUSE	1189 WEST 12TH STREET	WEST VANCOUVER, BC	
GARDEN SUITE	1202 JEFFERSON AVENUE	WEST VANCOUVER, BC	
GARDEN COTTAGE	1155 WEST 12TH STREET	WEST VANCOUVER, BC	
LANEWAY COTTAGE	1177 WEST 12TH STREET	WEST VANCOUVER, BC	
LEGAL DESCRIPTION			
LOT 4			
SOUTHEAST 1/4 OF DISTRICT LOT 1065			
PLAN 7234			
ZONING			
R5-5			
Lot Area	11667.00 sq.ft.	1102.48 sq.m.	
ALLOWABLE FAR	0.35	4153.45 sq.ft.	385.87 sq.m.
EXISTING FAR		2857.00 sq.ft.	265.42 sq.m.
PROPOSED FAR	0.60	7940.25 sq.ft.	737.67 sq.m.
PROJECT SUMMARY (BYLAW)			
ABOVE GRADE TOTAL	6073.27 sq.ft.	564.23 sq.m.	0.51 F.A.R.
BELOW GRADE TOTAL	1134.24 sq.ft.	105.37 sq.m.	0.10 F.A.R.
COVERED PORCH	650.60 sq.ft.	60.44 sq.m.	0.05 F.A.R.
ELECTRICAL SHED	82.14 sq.ft.	7.63 sq.m.	0.01 F.A.R.
F.A.R. AREAS TOTAL	7940.25 sq.ft.	737.67 sq.m.	0.67 F.A.R.
FLOOR AREAS (Proposed)			
RUSH HOUSE			
MAIN(LIVING)	1321.93 sq.ft.	122.81 sq.m.	0.11 F.A.R.
UPPER	975.51 sq.ft.	90.63 sq.m.	0.08 F.A.R.
LOWER	1134.24 sq.ft.	105.37 sq.m.	0.10 F.A.R.
SUBTOTAL	3431.68 sq.ft.	318.81 sq.m.	0.29 F.A.R.
COVERED PORCH	476.34 sq.ft.	44.25 sq.m.	0.04 F.A.R.
F.A.R. TOTAL	3908.02 sq.ft.	363.07 sq.m.	0.33 F.A.R.
GARDEN COTTAGE			
MAIN(LIVING)	832.48 sq.ft.	77.34 sq.m.	0.07 F.A.R.
UPPER	1027.89 sq.ft.	95.49 sq.m.	0.09 F.A.R.
LOWER	0.00 sq.ft.	0.00 sq.m.	0.00 F.A.R.
SUBTOTAL	1860.37 sq.ft.	172.83 sq.m.	0.16 F.A.R.
COVERED PORCH	54.68 sq.ft.	5.08 sq.m.	0.00 F.A.R.
F.A.R. TOTAL	1915.05 sq.ft.	177.91 sq.m.	0.16 F.A.R.
LANEWAY COTTAGE			
MAIN(LIVING)	876.33 sq.ft.	81.41 sq.m.	0.07 F.A.R.
UPPER	1039.13 sq.ft.	96.54 sq.m.	0.09 F.A.R.
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LANEWAY COTTAGE	894.93 sq.ft.	83.14 sq.m.	
TOTAL	3104.10 sq.ft.	288.38 sq.m.	
ACCESSORY BUILDING			
RUSH HOUSE	483.31 sq.ft.	44.90 sq.m.	
GARDEN COTTAGE	242.70 sq.ft.	22.55 sq.m.	
LANEWAY COTTAGE	248.17 sq.ft.	23.06 sq.m.	
TOTAL	974.18 sq.ft.	90.50 sq.m.	0.08 F.A.R.
SITE COVERAGE			
Max Allowable	30%	3560.10 sq.ft.	330.74 sq.m.
RUSH HOUSE		2394.72 sq.ft.	222.48 sq.m.
GARDEN COTTAGE		1198.69 sq.ft.	111.36 sq.m.
LANEWAY COTTAGE		1244.08 sq.ft.	115.58 sq.m.
TOTAL		4837.49 sq.ft.	449.42 sq.m.
UNIT AREA SUMMARY			
RUSH HOUSE	2287 sq.ft.	213 sq.m.	
GARDEN SUITE	1390 sq.ft.	129 sq.m.	
GARDEN COTTAGE	2680 sq.ft.	249 sq.m.	
LANEWAY COTTAGE	2810 sq.ft.	261 sq.m.	
TOTAL	9177 sq.ft.	853 sq.m.	



JEFFERSON AVENUE

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BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02

1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

Drawing Title:

1202 JEFFERSON AVENUE

WEST VANCOUVER, B.C.

Drawing Title:

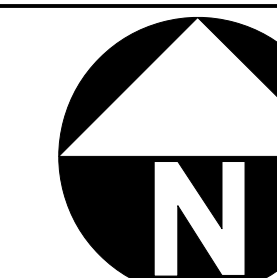
SITE PLAN - GARDEN SUITE

NOTES

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DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/8" = 10"	SHEET
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JOB NUMBER: 40B4	

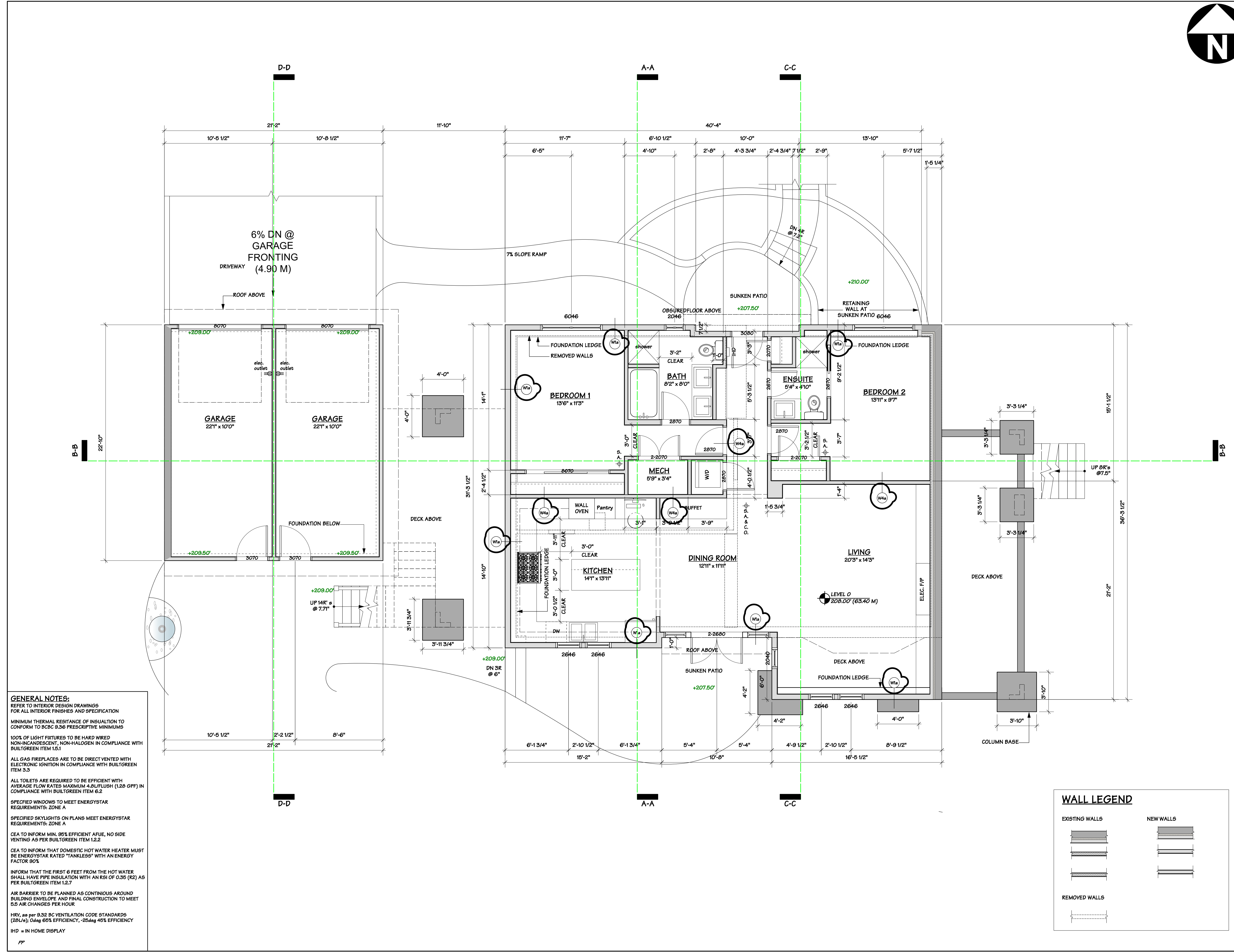
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GENERAL NOTES:

REFER TO INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR FINISHES AND SPECIFICATION

MINIMUM THERMAL RESISTANCE OF INSULATION TO CONFORM TO BCBC 3.36 PRESCRIPTIVE MINIMUMS

100% OF LIGHT FIXTURES TO BE HARD WIRED NON-INCANDESCENT, NON-HALOGEN IN COMPLIANCE WITH BUILTGREEN ITEM 1.5.1

ALL GAS FIREPLACES ARE TO BE DIRECT VENTED WITH ELECTRONIC IGNITION IN COMPLIANCE WITH BUILTGREEN ITEM 3.3

ALL TOILETS ARE REQUIRED TO BE EFFICIENT WITH AVERAGE FLOW RATES MAXIMUM 4.8L/FLUSH (1.28 GPF) IN COMPLIANCE WITH BUILTGREEN ITEM 6.2

SPECIFIED WINDOWS TO MEET ENERGYSTAR REQUIREMENTS: ZONE A

SPECIFIED SKYLIGHTS ON PLANS MEET ENERGYSTAR REQUIREMENTS: ZONE A

CEA TO INFORM MIN. 80% EFFICIENT AFUE, NO SIDE VENTING AS PER BUILTGREEN ITEM 1.2.2

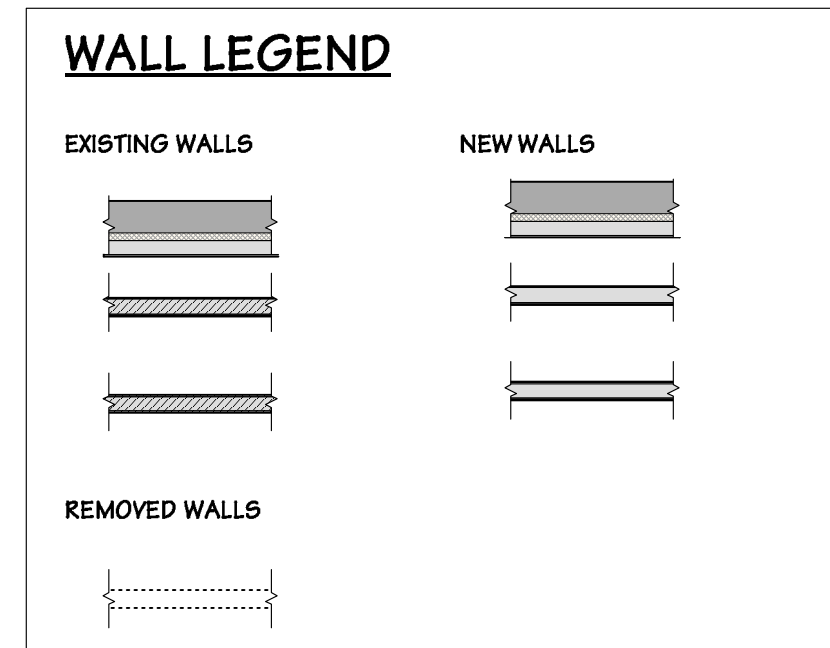
CEA TO INFORM THAT DOMESTIC HOT WATER HEATER MUST BE ENERGYSTAR RATED "TANKLESS" WITH AN ENERGY FACTOR 90%

INFORM THAT THE FIRST 6 FEET FROM THE HOT WATER SHALL HAVE PIPE INSULATION WITH AN RSI OF 0.35 (R2) AS PER BUILTGREEN ITEM 1.2.7

AIR BARRIER TO BE PLANNED AS CONTINUOUS AROUND BUILDING ENVELOPE AND FINAL CONSTRUCTION TO MEET 5.5 AIR CHANGES PER HOUR

HRV, as per 9.32 BC VENTILATION CODE STANDARDS (28L/s); 0deg 65% EFFICIENCY, -25deg 45% EFFICIENCY

IHD = IN HOME DISPLAY



FORMWERKS ARCHITECTURAL

1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

Drawing Title :

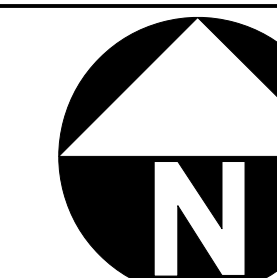
1202 JEFFERSON AVE

WEST VANCOUVER, B.C.

Drawing Title :

GARDEN SUITE PLAN

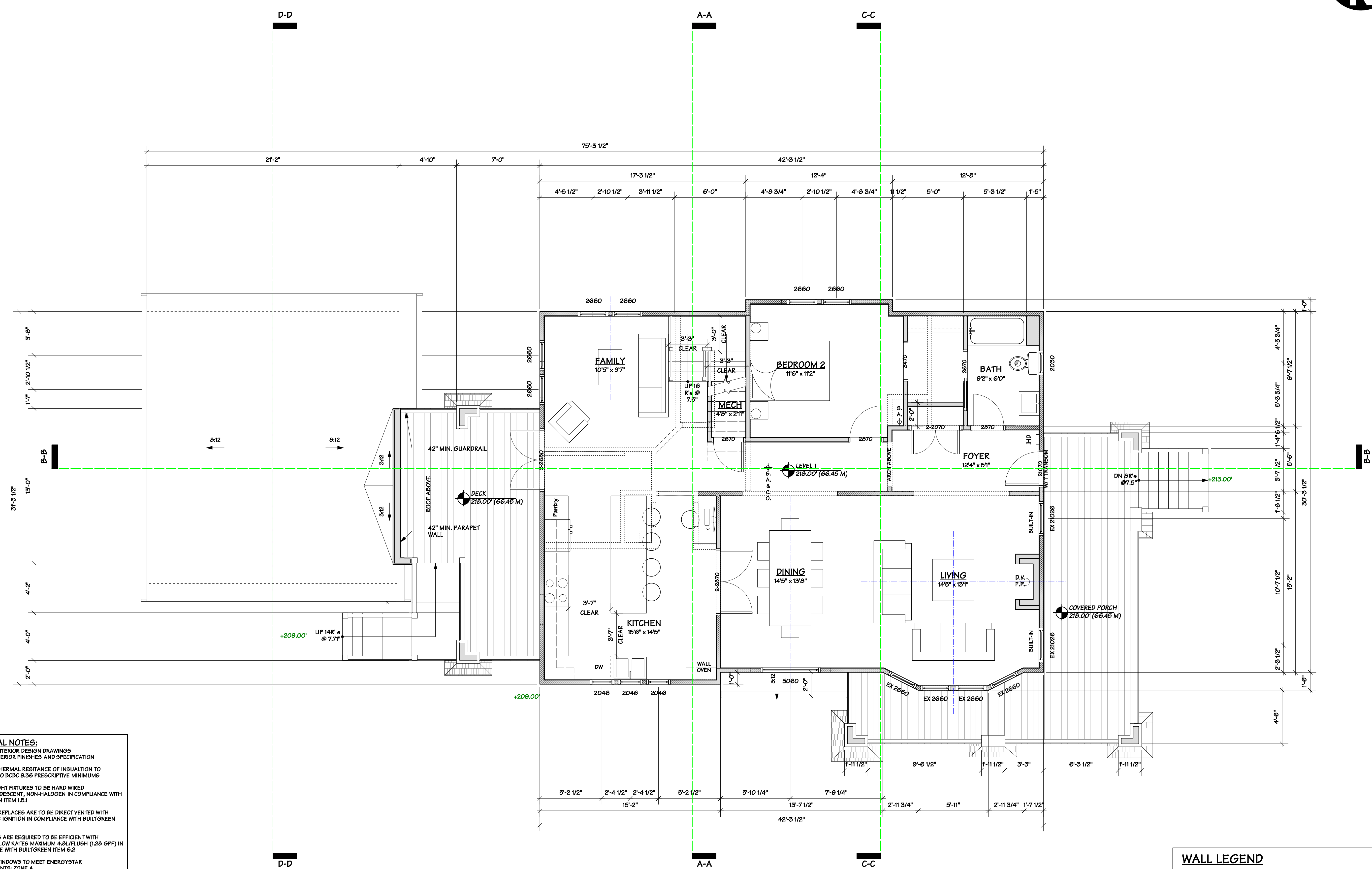
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DATE: JAN 2018	A 04
JOB NUMBER: 4084	



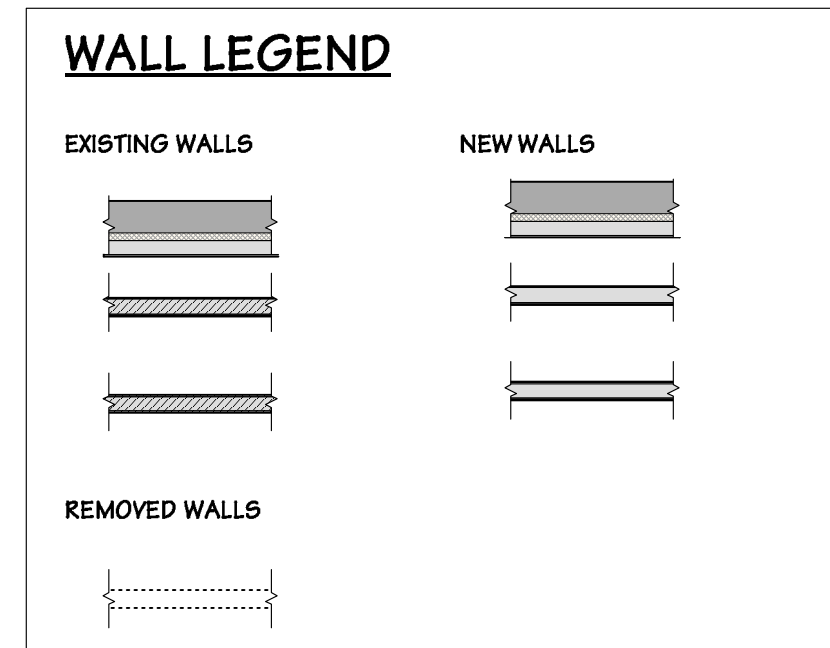
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CLIENT REVIEW	17.04.13
DISTRICT REVIEW	17.04.20
CLIENT REVIEW	17.04.28
DE APPLICATION	17.05.17
DE RE-ISSUED	17.09.29
CONSULTANT REVIEW	17.11.06
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CONSULTANT REVIEW	18.07.03
RE-ISSUED FOR CONSTRUCTION	18.07.11
RE-ISSUED FOR CONSTRUCTION	18.09.17
BP REVISION	18.11.08
BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02



GENERAL NOTES:
 REFER TO INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR FINISHES AND SPECIFICATION
 MINIMUM THERMAL RESISTANCE OF INSULATION TO CONFORM TO BCBC 3.36 PRESCRIPTIVE MINIMUMS
 100% OF LIGHT FIXTURES TO BE HARD WIRED NON-INCANDESCENT, NON-HALOGEN IN COMPLIANCE WITH BUILTGREEN ITEM 1.5.1
 ALL GAS FIREPLACES ARE TO BE DIRECT VENTED WITH ELECTRONIC IGNITION IN COMPLIANCE WITH BUILTGREEN ITEM 3.3
 ALL TOILETS ARE REQUIRED TO BE EFFICIENT WITH AVERAGE FLOW RATES MAXIMUM 4.8L/FLUSH (1.28 GPF) IN COMPLIANCE WITH BUILTGREEN ITEM 6.2
 SPECIFIED WINDOWS TO MEET ENERGYSTAR REQUIREMENTS: ZONE A
 SPECIFIED SKYLIGHTS ON PLANS MEET ENERGYSTAR REQUIREMENTS: ZONE A
 CEA TO INFORM MIN. 80% EFFICIENT AFUE, NO SIDE VENTING AS PER BUILTGREEN ITEM 1.2.2
 CEA TO INFORM THAT DOMESTIC HOT WATER HEATER MUST BE ENERGYSTAR RATED "TANKLESS" WITH AN ENERGY FACTOR 80%
 INFORM THAT THE FIRST 6 FEET FROM THE HOT WATER SHALL HAVE PIPE INSULATION WITH AN RSI OF 0.35 (R2) AS PER BUILTGREEN ITEM 1.2.7
 AIR BARRIER TO BE PLANNED AS CONTINUOUS AROUND BUILDING ENVELOPE AND FINAL CONSTRUCTION TO MEET 5.5 AIR CHANGES PER HOUR
 HRV, as per 9.32 BC VENTILATION CODE STANDARDS (28L/s); Odeg 65% EFFICIENCY, -25deg 45% EFFICIENCY
 IHDP = IN HOME DISPLAY



Drawing Title :

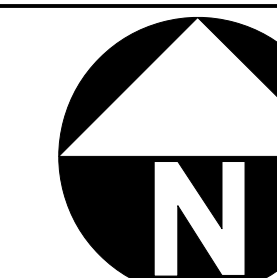
1199 125T

WEST VANCOUVER, B.C.

Drawing Title :

RUSH HOUSE MAIN FLOOR PLAN

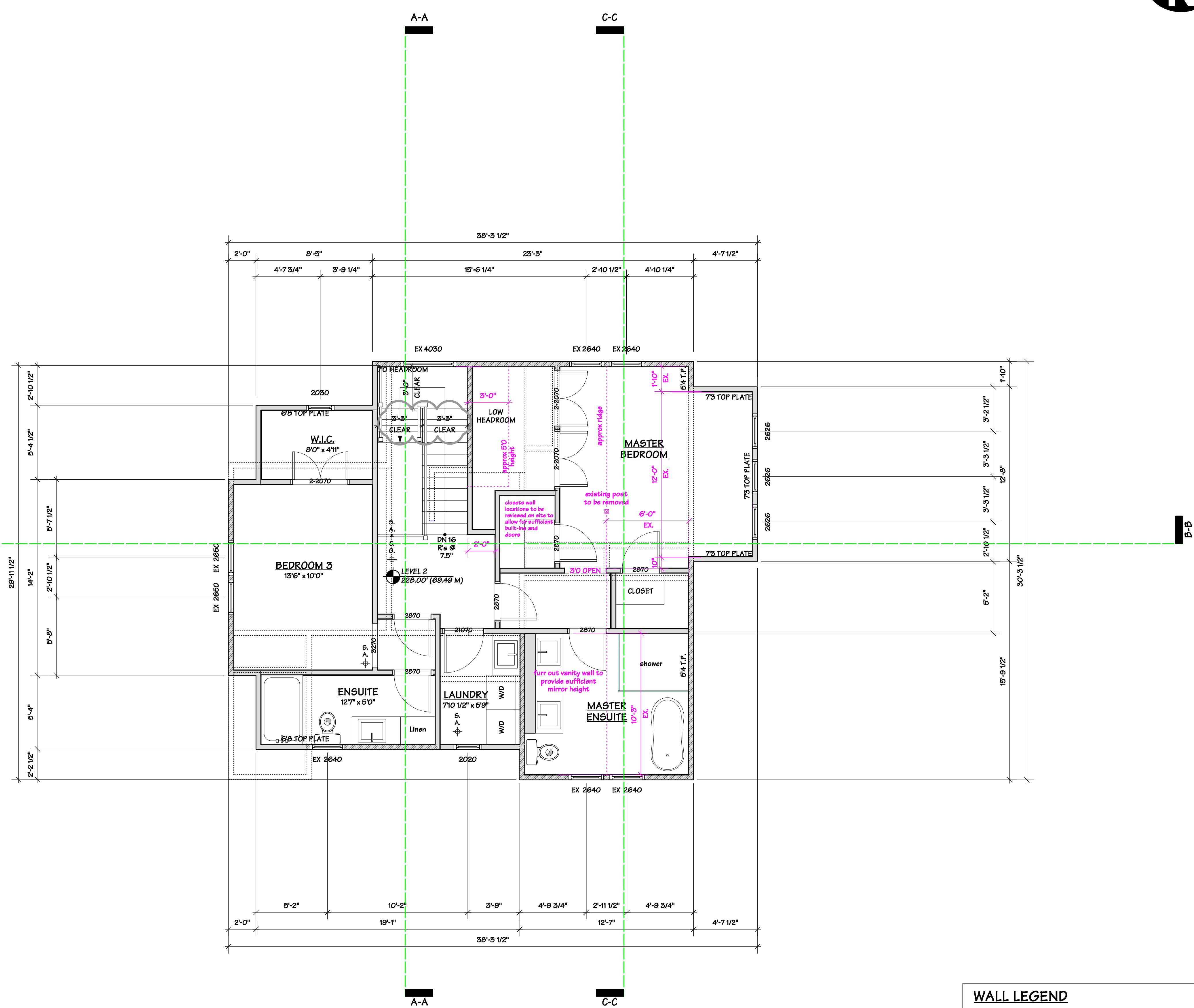
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DATE: JAN 2018	A 05
JOB NUMBER: 40B4	



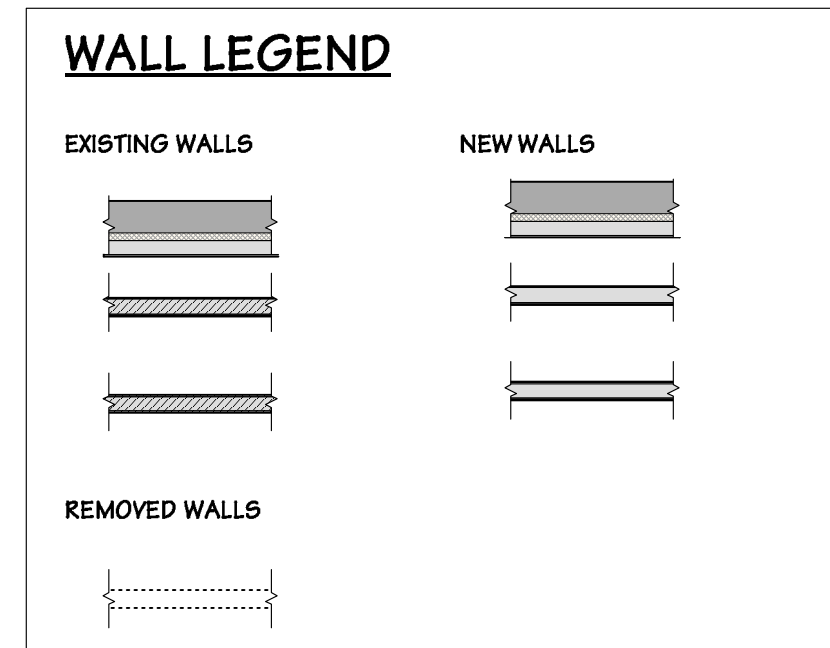
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BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02



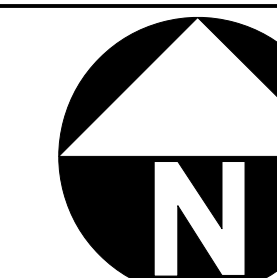
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 CEA TO INFORM THAT DOMESTIC HOT WATER HEATER MUST BE ENERGYSTAR RATED "WANKLESS" WITH AN ENERGY FACTOR 90%
 INFORM THAT THE FIRST 6 FEET FROM THE HOT WATER SHALL HAVE PIPE INSULATION WITH AN RSI OF 0.35 (R2) AS PER BUILTGREEN ITEM 1.2.7
 AIR BARRIER TO BE PLANNED AS CONTINUOUS AROUND BUILDING ENVELOPE AND FINAL CONSTRUCTION TO MEET 5.5 AIR CHANGES PER HOUR
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 IHD = IN HOME DISPLAY



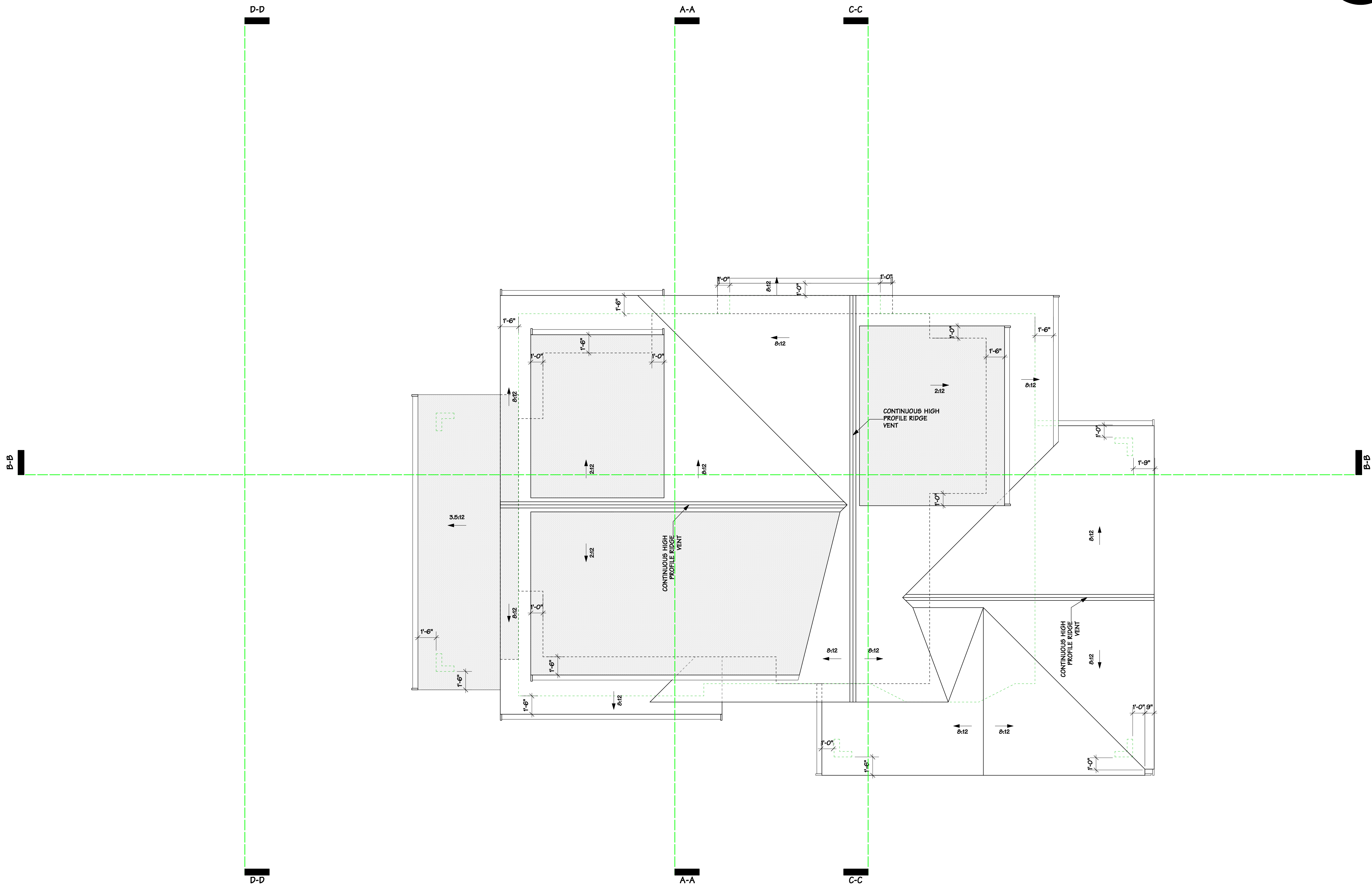
Drawing Title :
 1199 125T
 WEST VANCOUVER, B.C.

Drawing Title :
 RUSH HOUSE UPPER FLOOR PLAN

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 10"	SHEET
DATE: JAN 2018	A 06
JOB NUMBER: 40B4	



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FRR ASSEMBLY REVIEW	19.04.02

FORMWERKS ARCHITECTURAL
I N N O V A T I O N I N A R C H I T E C T U R E

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Drawing Title :

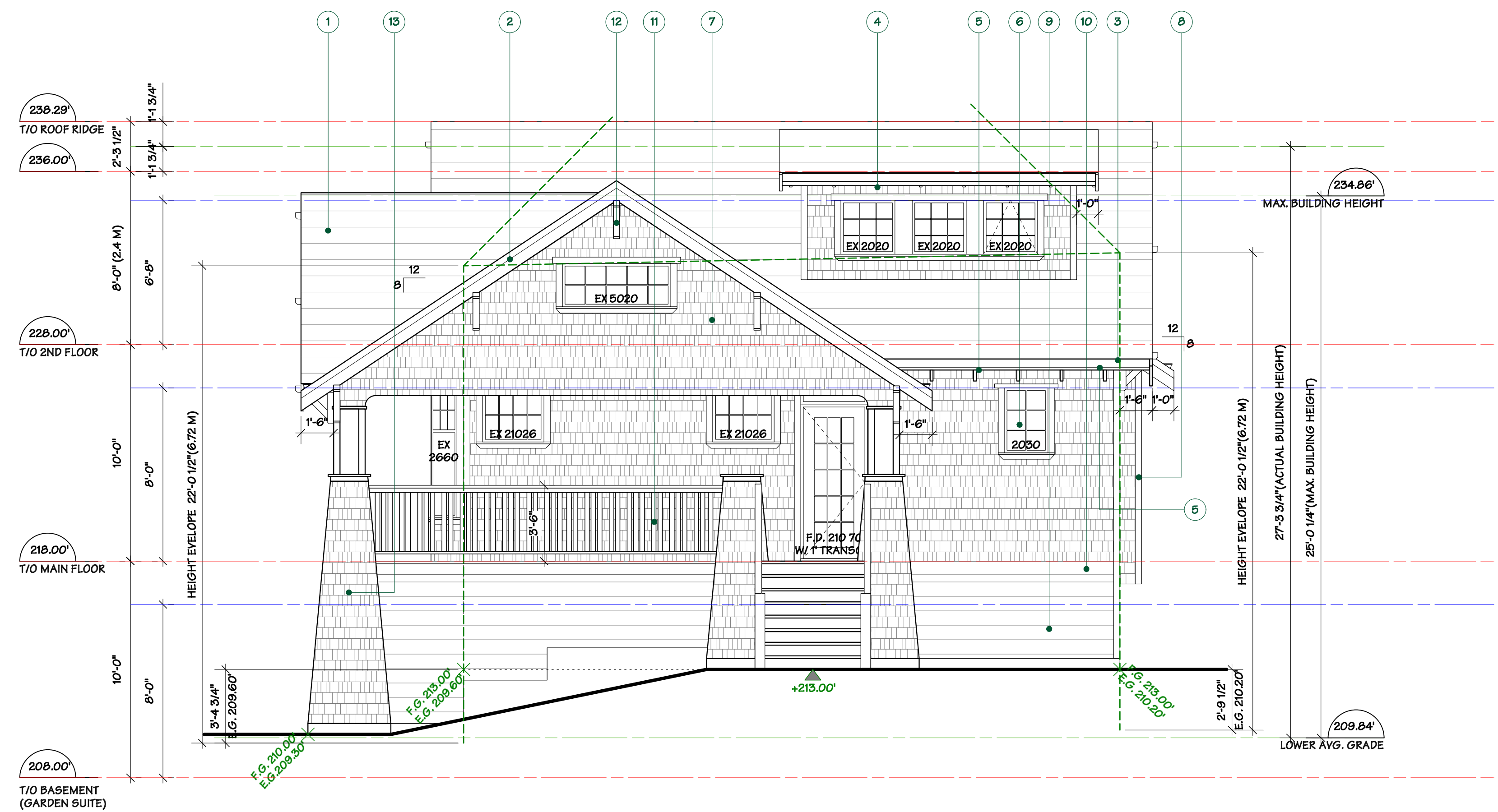
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WEST VANCOUVER, B.C.

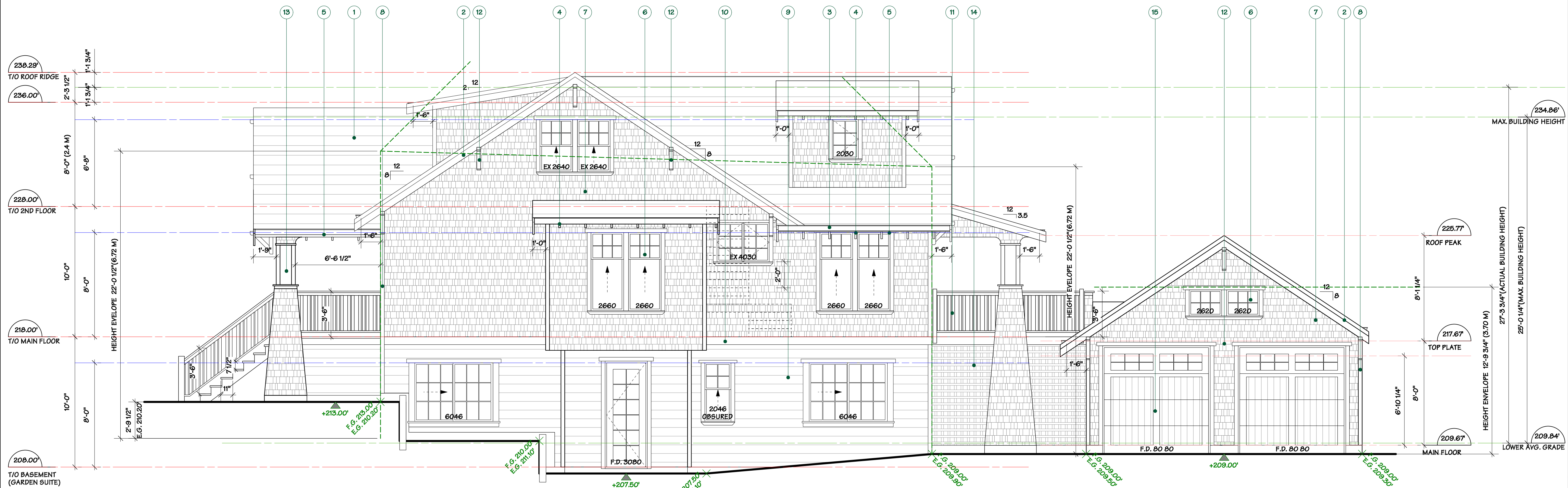
Drawing Title :

RUSH HOUSE ROOF PLAN

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 1'0"	SHEET
DATE: JAN 2018	A 07
JOB NUMBER: 40B4	



EAST ELEVATION



NORTH ELEVATION

FINISH SCHEDULE - RUSH HOUSE

- 1 CEDAR ROOF SHINGLES OR COMPOSITE SHINGLES
- 2 2X10 BARGEBOARD WITH 1X4 TRIM
- 3 PREFINISHED METAL GUTTER ON 2X8 FASCIA
- 4 2X6 RAFTER TAILS
- 5 WOOD SOFFIT, BEVEL EXPOSED
- 6 TRUE DIVIDED WOOD WINDOWS & DOORS WITH FLARED SURROUND TAPERED HEAD AND UNDERSILL MOULDING
- 7 CEDAR SIDEWALL SHINGLES, TWIN COURSE
- 8 1X4 CORNER TRIM
- 9 8" HORIZONTAL LAP SIDING
- 10 2X8 TRIM BOARD
- 11 2X2 WOOD PICKET RAILINGS, TRIPLE PATTERN
- 12 WOOD CAVE BRACKET
- 13 WOOD PANEL COLUMNS ABOVE BATTERED PORCH PIERS
- 14 WOOD LATTICE
- 15 WOOD GARAGE DOOR

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BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02

FORMWERKS ARCHITECTURAL
 I N C O R P O R A T E D

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Drawing Title :
 1199 12ST &
 1202 JEFFERSON AVE
 WEST VANCOUVER, B.C.

Drawing Title :
 ELEVATIONS
 RUSH HOUSE & GARDEN SUITE

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 10"	SHEET
DATE: JAN 2018	A 08
JOB NUMBER: 40B4	

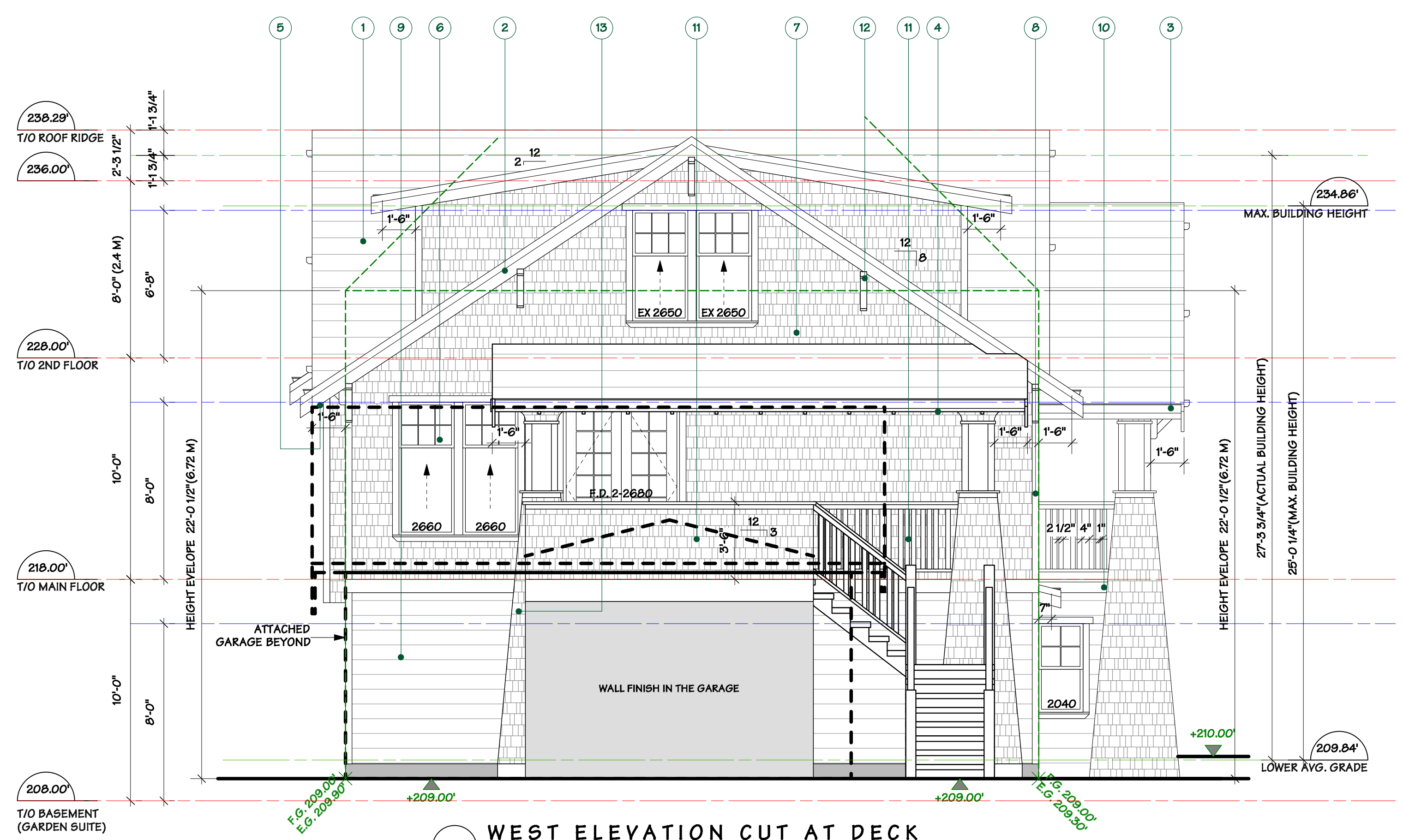
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- 14 WOOD LATTICE
- 15 WOOD GARAGE DOOR

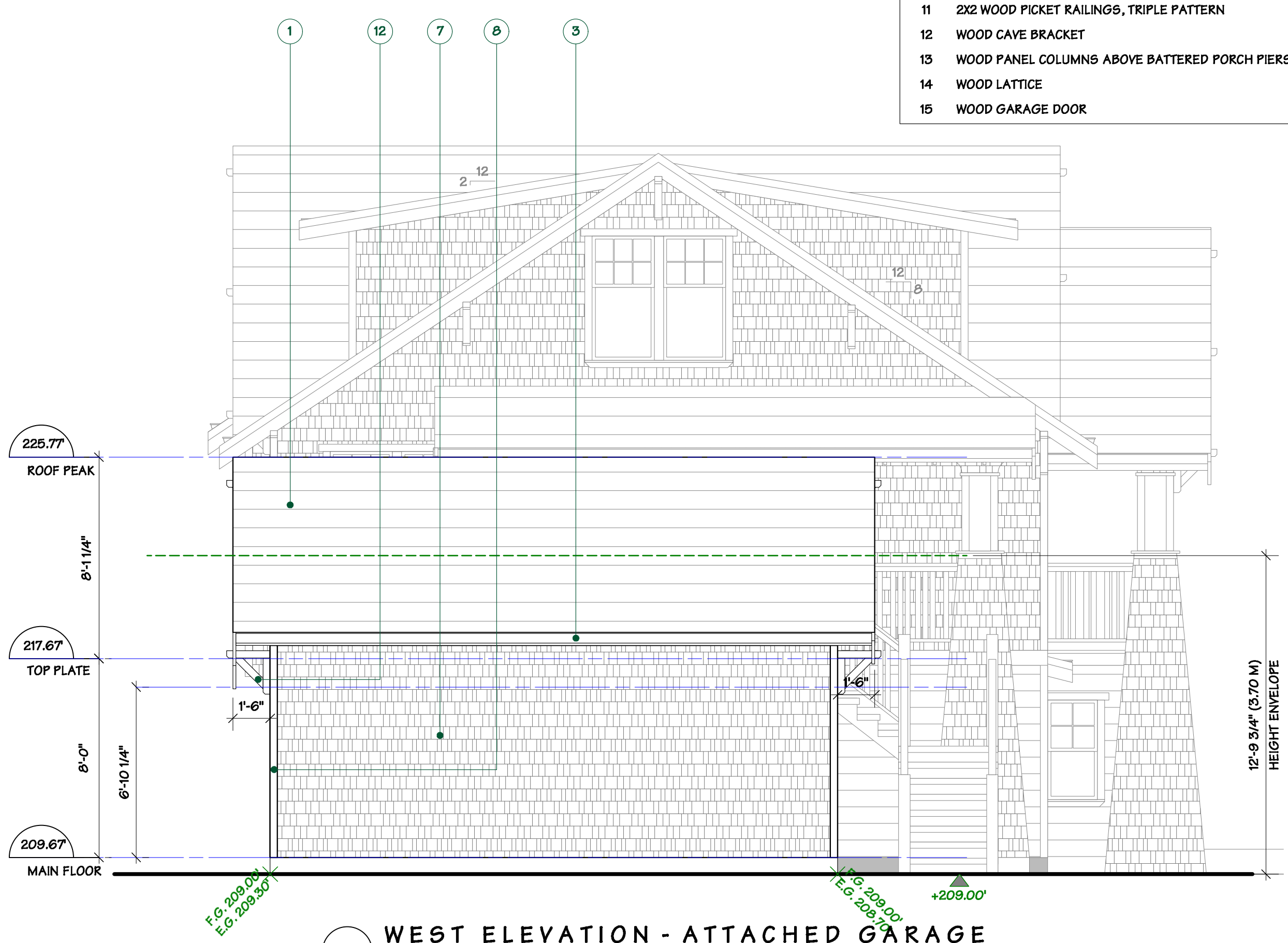
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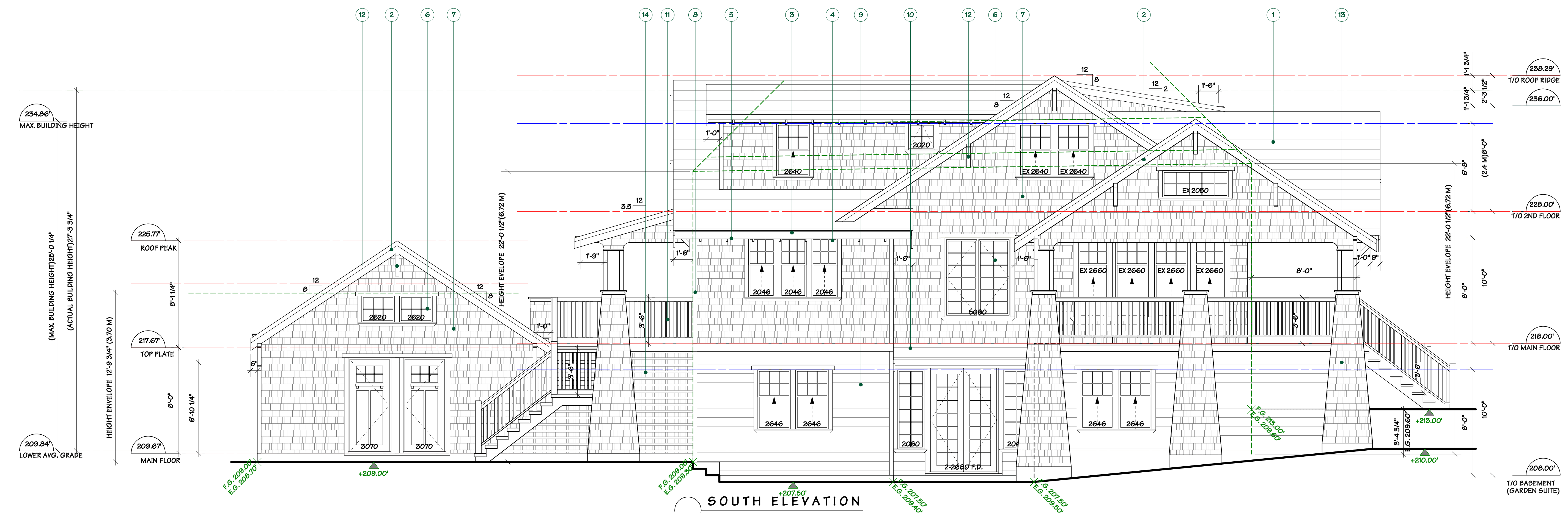
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BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02



WEST ELEVATION CUT AT DECK



WEST ELEVATION - ATTACHED GARAGE



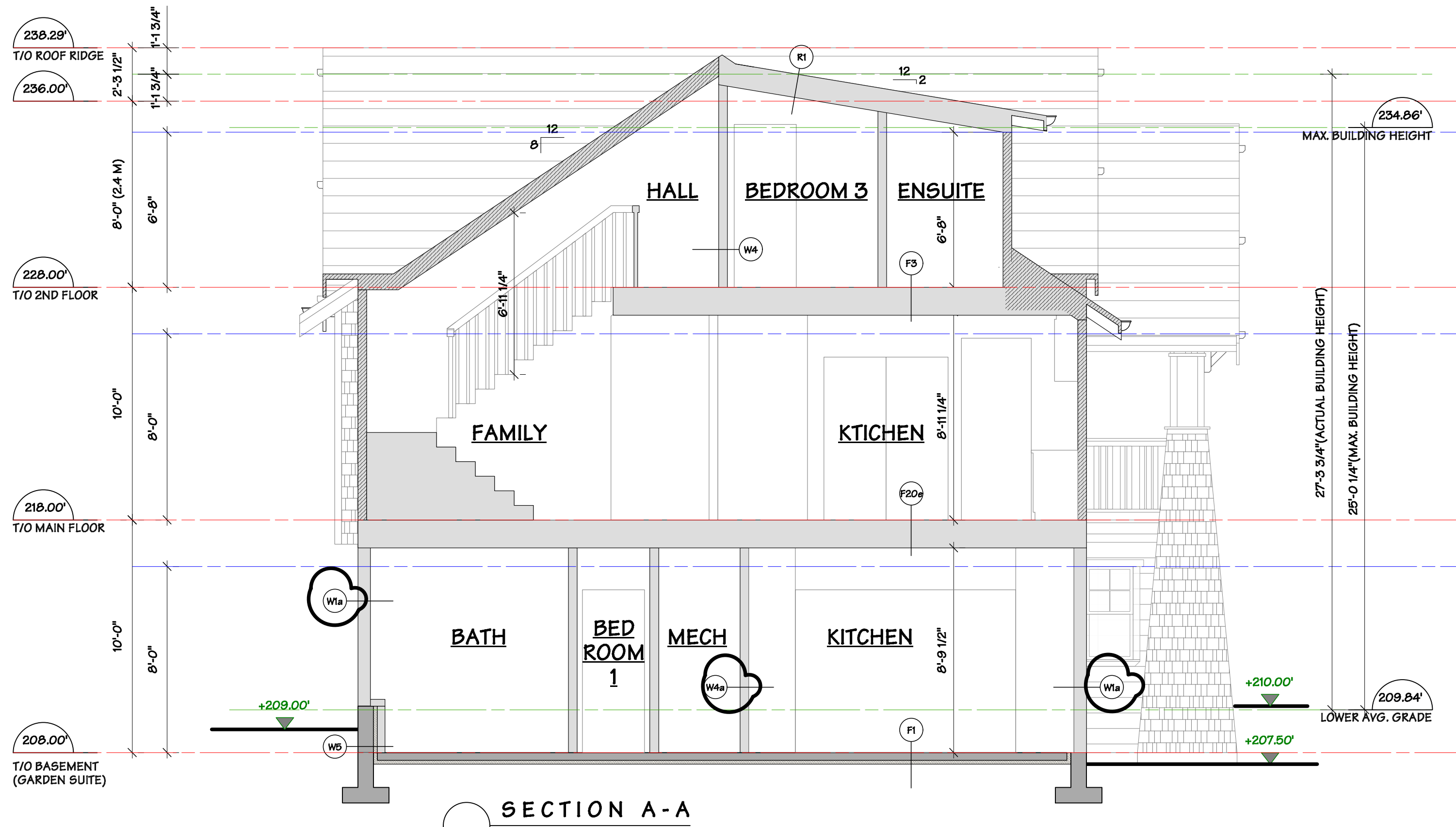
SOUTH ELEVATION

FORMWERKS ARCHITECTURAL
 1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Drawing Title :
 1199 12ST &
 1202 JEFFERSON AVE
 WEST VANCOUVER, B.C.

Drawing Title :
 ELEVATIONS
 RUSH HOUSE & GARDEN SUITE

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 10"	SHEET
DATE: JAN 2018	A 09
JOB NUMBER: 40B4	

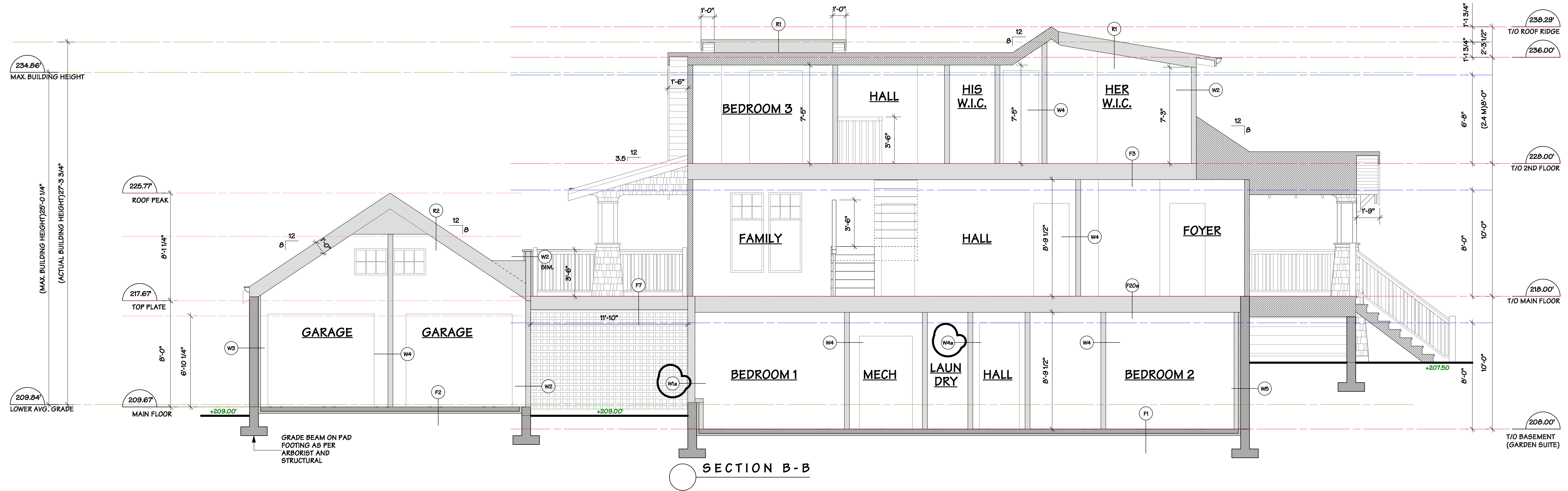


CONSTRUCTION ASSEMBLIES - RUSH HOUSE		CONSTRUCTION ASSEMBLIES - RUSH HOUSE	
W1	EXTERIOR FRAMED WALLS 6\"/>	W1a	EXTERIOR FRAMED WALLS - IHR FRK 6\"/>
W2	W2 EXTERIOR FRAMED WALLS HARVE SIDEWALL SHINGLES CROSS STRAPPING BUILDING WRAP 1/2\"/>	W2a	W2a EXTERIOR FRAMED WALLS - IHR FRK HARVE SIDEWALL SHINGLES CROSS STRAPPING BUILDING WRAP 1/2\"/>
W3	W3 GARAGE CONCRETE BLOCK WALL (2 HR FRK) HARVE SIDEWALL SHINGLES CONCRETE BLOCK (refer to struct. for required reinforcement) W/ CONTINUOUS WATERPROOFING TO EXTERIOR (per manufacturer or equivalent) 1\"/>	W3a	W3a GARAGE CONCRETE BLOCK WALL (2 HR FRK) HARVE SIDEWALL SHINGLES CONCRETE BLOCK (refer to struct. for required reinforcement) W/ CONTINUOUS WATERPROOFING TO EXTERIOR (per manufacturer or equivalent) 1\"/>
W4	W4 INTERIOR WALLS 1/2\"/>	W4a	W4a INTERIOR WALLS - IHR FRK 5/8\"/>
W5	FOUNDATION WALLS 1/2\"/>		
R1	ROOF-VAULTED CEILING ASPHALT ROOF SHINGLES 15LB8 NON-PERFORATED ROOFING FELT AS REQ'D (per shingle manufacturer's specs) 1/2\"/>	F1	SLAB ON GRADE (INTERIOR) FINISH FLOORING CONC. SLAB (refer to struct.) W/ RADIANT HEATING 10 MIL. POLY. R-12 RIGID INSULATION (see per local code) MIN. 6\"/>
R2	ROOF-VAULTED CEILING OVER GARAGE ASPHALT ROOF SHINGLES 15LB8 NON-PERFORATED ROOFING FELT AS REQ'D (per shingle manufacturer's specs) 1/2\"/>	F2	SLAB ON GRADE (GARAGE) CONC. SLAB (refer to struct.) 10 MIL. POLY. R-12 RIGID INSULATION (see per local code) MIN. 6\"/>
		F3	TYPICAL INTERIOR FLOOR FINISH FLOORING 3/4\"/>
		F4	FLOOR SEPARATING INTERIOR AND COLD SPACE FINISH FLOORING 1\"/>
		F5	FIRE RATED INTERIOR FLOOR - SEPARATING 2 UNITS (1 HR FRK & STC 64) FINISH FLOORING 1\"/>
		F6	DECKS OVER INTERIOR SPACE CEDAR DECKING (PRESSURE TREATED) ADJUSTABLE PEDASTALS 2\"/>
		F7	OPEN DECKS CEDAR DECKING PRESSURE TREATED DECK JOISTS (refer to struct.)

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FORMWERKS ARCHITECTURAL
1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441



Drawing Title :
1199 12ST & 1202 JEFFERSON AVE
WEST VANCOUVER, B.C.

Drawing Title :
SECTIONS RUSH HOUSE & GARDEN SUITE

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 10"	SHEET
DATE: JAN 2018	A 10
JOB NUMBER: 40B4	

CONSULTANT LIST (Rush House Mews)

ARCHITECTURAL	FORMWERKS ARCHITECTURAL INC MATT MAUZA / LI ZHANG matt@formwerks.ca / li@formwerks.ca Tel: 604.683.5441 1625 West 5th AVE Vancouver, B.C.	CONTRACTOR	TRASSOLINI & CHETNER PAOLO TRASSOLINI paolo@traschet.com Tel: 604.675.9888 1754 West 3rd Ave Vancouver, B.C.
STRUCTURAL	ENNOVA STRUCTURAL ENGINEERS CLINTON YIU clinton@ennova.net Tel: 604.255.7670 x108 #213-3823 Henning Dr. Burnaby, B.C.	LANDSCAPE	FORMWERKS LANDSCAPE EFFIE WANG effie@formwerks.ca Tel: 604.683.5441 1625 West 5th AVE Vancouver, B.C.
MECHANICAL	FLUID MECHANICAL ENGINEERING LTD ALAN HUGHES ahughes@fluidmech.ca Tel: 604.263.3834 #2401-1188 Quebec St Vancouver, B.C.	ENVELOPE	CSA Building Science Western Ltd Ralph Jack rjack@csawest.com Tel: 604.523.1366 #12 - 62 Fawcett Road Coquitlam, B.C.
GEOTECHNICAL	BRAUN GEOTECHNICAL LTD. STUART HRYSHO stuart@braungeo.com Tel: 604.513.4190 #106A - 9785 192 St Surrey, B.C.	ARBORIST	MOUNTAIN MAPLE LTD KERIN MATTHEWS kerinmatthews@hotmail.com Tel: 604.499.6566 #200, 8208 Swenson Way Delta, B.C.
ELECTRICAL	OPAL ENGINEERING BLAKE SHINE blake@opaleng.com Tel: 604.475.8725 1540 Barbary Dr Port Coquitlam, B.C.	HERITAGE	DONALD LUXTON & ASSOCIATES INC. DONALD LUXTON donald@donaldluxton.com Tel: 604.688.1216 #1030 - 470 Granville St Vancouver, B.C.
CODE	PROTECTION ENGINEERING GERARD SASS gsass@protectionengineering.com Tel: 604.682.0388 #201-3433 West Broadway Vancouver, B.C.		

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FRR ASSEMBLY REVIEW	19.04.02



RUSH HOUSE MEWS

Architectural Drawings for
Garden Cottage at
1155 12th Street
West Vancouver, British Columbia

Drawing Title :

1155 12ST

WEST VANCOUVER, B.C.

Drawing Title :

COVER PAGE

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/8" = 10"	SHEET
DATE: JAN 2018	A 01
JOB NUMBER: 4084	

PROJECT DATA

CIVIC ADDRESS

RUSH HOUSE	1199 WEST 12TH STREET	WEST VANCOUVER, BC
GARDEN SUITE	1202 JEFFERSON AVENUE	WEST VANCOUVER, BC
GARDEN COTTAGE	1155 WEST 12TH STREET	WEST VANCOUVER, BC
LANEWAY COTTAGE	1177 WEST 12TH STREET	WEST VANCOUVER, BC

LEGAL DESCRIPTION

LOT 4		
SOUTHEAST 1/4 OF DISTRICT LOT 1065		
PLAN 7234		

ZONING

R5-5		
Lot Area	11667.00 sq.ft.	1102.48 sq.m.
ALLOWABLE FAR	0.35	4153.45 sq.ft. 385.87 sq.m.
EXISTING FAR		2857.00 sq.ft. 265.42 sq.m. 0.24 F.A.R.
PROPOSED FAR	0.60	7940.25 sq.ft. 737.67 sq.m. 0.67 F.A.R.

PROJECT SUMMARY (BYLAW)

ABOVE GRADE TOTAL	6073.27 sq.ft.	564.23 sq.m.	0.51 F.A.R.
BELOW GRADE TOTAL	1134.24 sq.ft.	105.37 sq.m.	0.10 F.A.R.
COVERED PORCH	650.60 sq.ft.	60.44 sq.m.	0.05 F.A.R.
ELECTRICAL SHED	82.14 sq.ft.	7.63 sq.m.	0.01 F.A.R.
F.A.R. AREAS TOTAL	7940.25 sq.ft.	737.67 sq.m.	0.67 F.A.R.

FLOOR AREAS (Proposed)

RUSH HOUSE			
MAIN(LIVING)	1321.93 sq.ft.	122.81 sq.m.	0.11 F.A.R.
UPPER	975.51 sq.ft.	90.63 sq.m.	0.09 F.A.R.
LOWER	1134.24 sq.ft.	105.37 sq.m.	0.10 F.A.R.
SUBTOTAL	3431.68 sq.ft.	318.81 sq.m.	0.29 F.A.R.
COVERED PORCH	476.34 sq.ft.	44.25 sq.m.	0.04 F.A.R.
F.A.R. TOTAL	3908.02 sq.ft.	363.07 sq.m.	0.33 F.A.R.

GARDEN COTTAGE			
MAIN(LIVING)	832.48 sq.ft.	77.34 sq.m.	0.07 F.A.R.
UPPER	1027.89 sq.ft.	95.49 sq.m.	0.09 F.A.R.
LOWER	0.00 sq.ft.	0.00 sq.m.	0.00 F.A.R.
SUBTOTAL	1860.37 sq.ft.	172.83 sq.m.	0.16 F.A.R.
COVERED PORCH	54.69 sq.ft.	5.09 sq.m.	0.00 F.A.R.
F.A.R. TOTAL	1915.05 sq.ft.	177.91 sq.m.	0.16 F.A.R.

LANEWAY COTTAGE			
MAIN(LIVING)	876.33 sq.ft.	81.41 sq.m.	0.07 F.A.R.
UPPER	1039.13 sq.ft.	96.54 sq.m.	0.09 F.A.R.
LOWER	0.00 sq.ft.	0.00 sq.m.	0.00 F.A.R.
SUBTOTAL	1915.46 sq.ft.	177.95 sq.m.	0.16 F.A.R.
COVERED PORCH	119.59 sq.ft.	11.11 sq.m.	0.01 F.A.R.
F.A.R. TOTAL	2035.04 sq.ft.	189.06 sq.m.	0.17 F.A.R.

ELECTRICAL SHED			
GARDEN COTTAGE	82.14 sq.ft.	7.63 sq.m.	0.01 F.A.R.

BELOW GRADE TOTALS (INCLUDING EXEMPTED AREAS)

RUSH HOUSE	1390.00 sq.ft.	129.14 sq.m.
GARDEN COTTAGE	819.17 sq.ft.	76.10 sq.m.
LANEWAY COTTAGE	894.93 sq.ft.	83.14 sq.m.
TOTAL	3104.10 sq.ft.	288.38 sq.m.

ACCESSORY BUILDING

RUSH HOUSE	483.31 sq.ft.	44.90 sq.m.
GARDEN COTTAGE	242.70 sq.ft.	22.55 sq.m.
LANEWAY COTTAGE	248.17 sq.ft.	23.06 sq.m.
TOTAL	974.18 sq.ft.	90.50 sq.m.

SITE COVERAGE

Max Allowable	30%	3560.10 sq.ft.	330.74 sq.m.
RUSH HOUSE		2394.72 sq.ft.	222.48 sq.m.
GARDEN COTTAGE		1198.69 sq.ft.	111.36 sq.m.
LANEWAY COTTAGE		1244.09 sq.ft.	115.55 sq.m.
TOTAL		4837.49 sq.ft.	449.42 sq.m.

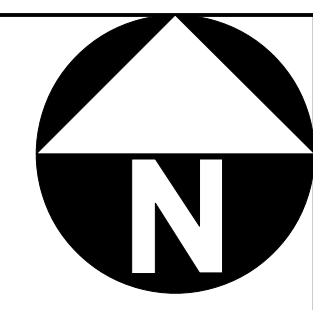
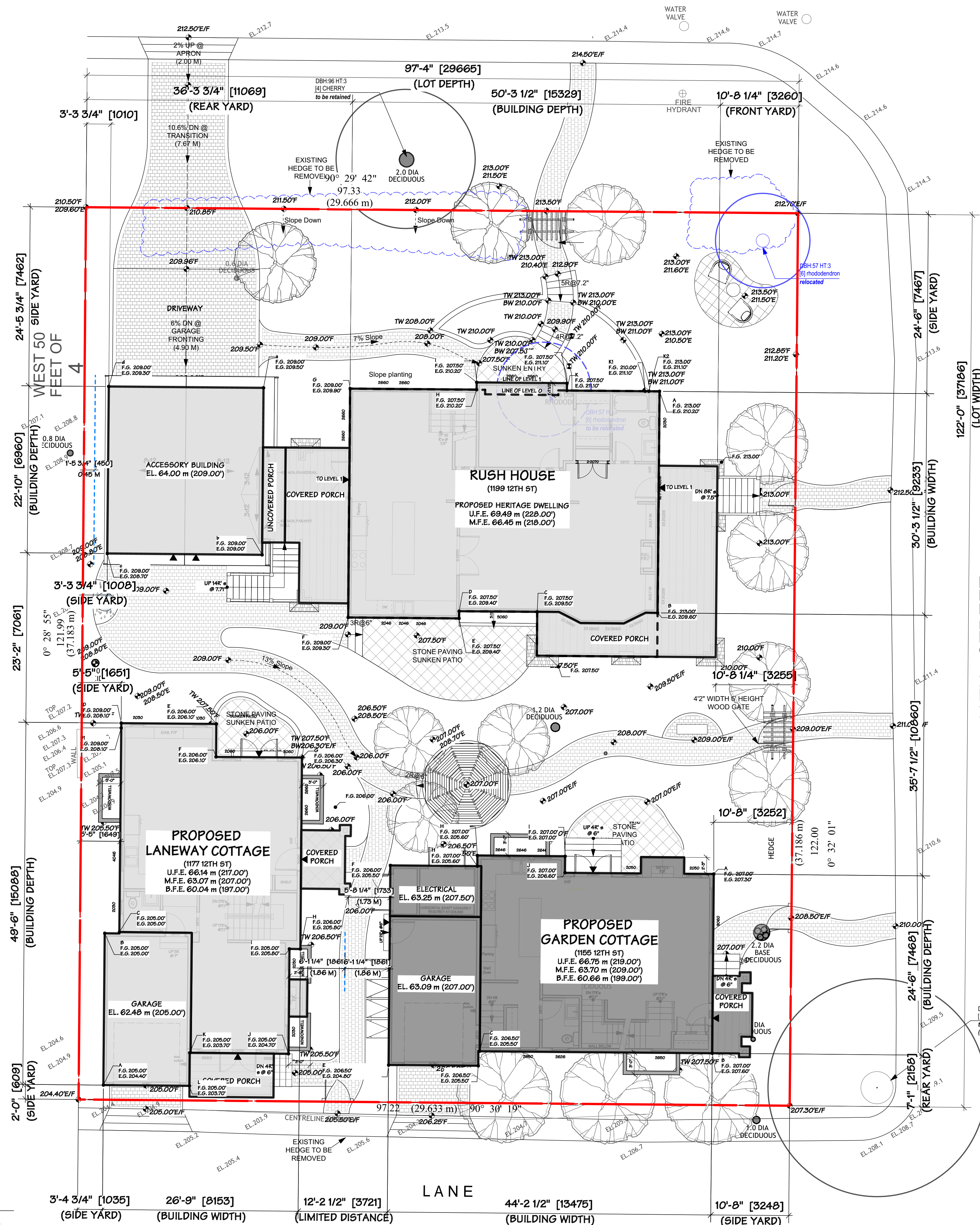
UNIT AREA SUMMARY

RUSH HOUSE	2297 sq.ft.	213 sq.m.
GARDEN SUITE	1390 sq.ft.	129 sq.m.
GARDEN COTTAGE	2680 sq.ft.	249 sq.m.
LANEWAY COTTAGE	2910 sq.ft.	261 sq.m.
TOTAL	9177 sq.ft.	853 sq.m.

HEIGHT SUMMARY

	PRINCIPAL (EXISTING)	PRINCIPAL (PROPOSED)	GARDEN COTTAGE	LANEWAY COTTAGE
Roof Ridge	235.00 sq.ft.	238.30 sq.ft.	235.13 sq.ft.	223.06 sq.ft.
Average Grade	209.85 ft.	209.84 ft.	206.74 ft.	205.87 ft.
Calculated Height	27.82 ft.	27.31 ft.	24.81 ft.	23.45 ft.
Allowable Building Face	25.67 ft.	25.34 ft.	22.00 ft.	22.00 ft.
Proposed Building Face	25.86 ft.	26.44 ft.	21.50 ft.	20.60 ft.

JEFFERSON AVENUE



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RE-ISSUED FOR CONSTRUCTION	18.11.08
BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02

Proposed Garden Cottage

Existing or Natural Grades

Ref. Points Dwelling	Grade First	Grade Second	Average	Wall Length	Total
A-B	207.30	207.60	207.45	25.50	5289.98
B-C	207.60	205.50	206.55	31.96	6601.34
C-D	205.50	205.50	205.50	2.00	411.00
D-E	205.50	204.80	205.15	12.25	2513.09
E-F	204.80	205.50	205.15	24.00	4923.60
F-G	205.50	205.50	205.50	11.88	2441.34
G-H	205.50	205.60	205.55	5.75	1181.91
H-I	205.60	207.00	206.30	12.00	2475.60
J-K	207.00	206.60	206.80	2.25	465.30
J-A	206.60	207.30	206.95	20.33	4207.29
TOTAL				147.92	30510.45
NATURAL AVERAGE GRADE =			206.26		

Finished and Proposed Grades

Ref. Points Dwelling	Grade First	Grade Second	Average	Wall Length	Total
A-B	207.00	207.00	207.00	25.50	5278.50
B-C	207.00	206.50	206.75	31.96	6607.73
C-D	206.50	206.50	206.50	2.00	413.00
D-E	206.50	206.50	206.50	12.25	2529.63
E-F	206.50	206.00	206.25	24.00	4950.00
F-G	206.00	207.00	206.50	11.88	2453.22
G-H	207.00	207.00	207.00	5.75	1190.25
H-I	207.00	207.00	207.00	12.00	2484.00
H-J	207.00	207.00	207.00	2.25	465.75
J-A	207.00	207.00	207.00	20.33	4208.31
TOTAL				147.92	30560.39
NATURAL AVERAGE GRADE =			206.74		

FORMWERKS ARCHITECTURAL
 1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

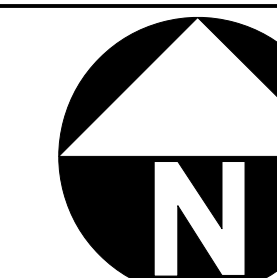
Drawing Title :
 1155 12ST
 WEST VANCOUVER, B.C.

Drawing Title :
 SITE PLAN - GARDEN COTTAGE

- NOTES
- 1 ALL CONSTRUCTION TO COMPLY WITH B.C.B.C. CURRENT EDITION & THE CITY OF VANCOUVER ZONING BY-LAW.
 - 2 DIMENSIONS ARE TO :
 a - FACE OF CONCRETE
 b - FACE OF STONE ON EXTERIOR WALL
 c - FACE OF SHEATHING ON EXTERIOR WALLS W.O. STONE
 d - FACE OF STUDS (INT.)
 - 3 SITE PLAN BASED ON SURVEY BY LOUIS NGAN LAND SURVEYORS., MARCH 2016
 - 4 BUILDING TO BE SPRINKLERED TO NFPA 13D.

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/8" = 10"	SHEET
DATE: JAN 2018	A 02
JOB NUMBER: 40B4	

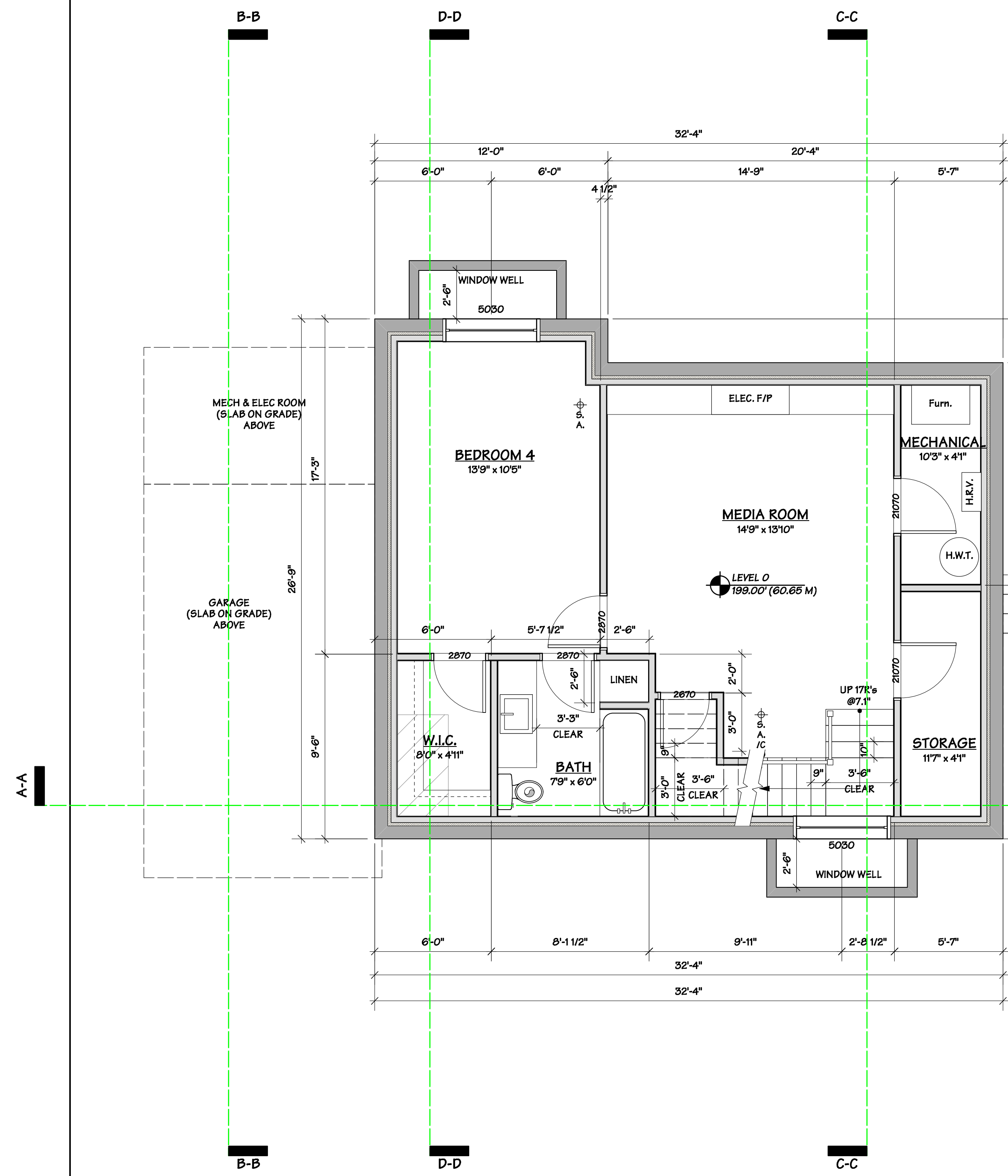
*CONTRACTOR TO NOTIFY FORTIS BC
 1-800-474-6886 OR CELL *6886 PRIOR TO DEMOLITION/DIGGING. QUOTE TICKET NO. 281710 TO VERIFY THE LOCATION OF ALL GAS LINES



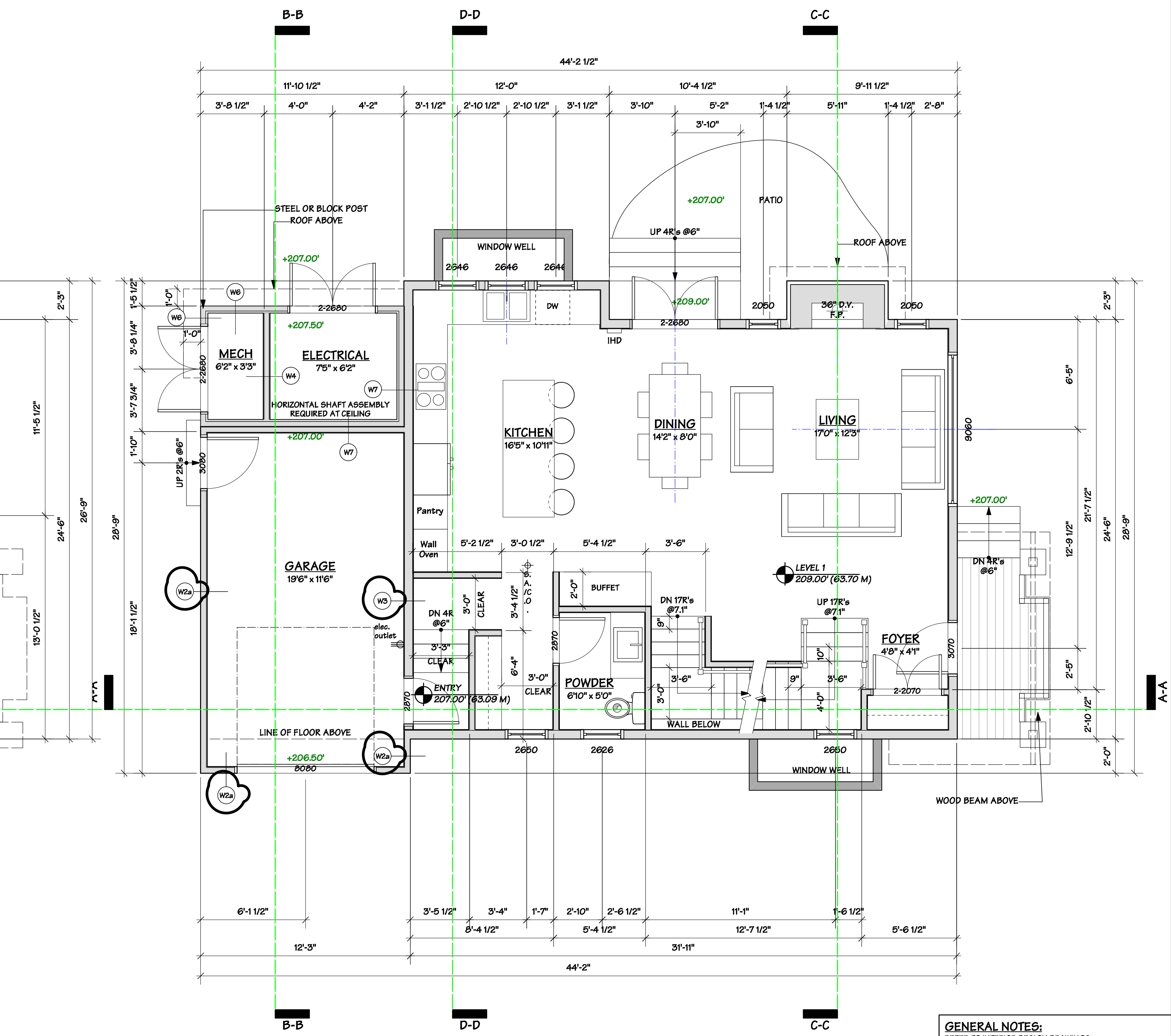
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RE-ISSUED FOR CONSTRUCTION	18.11.08
BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02



LOWER FLOOR PLAN



MAIN FLOOR PLAN

WALL	DESCRIPTION
MECH & ELEC ROOM SHAFT WALL FLAN VERT	SHAFT WALL ASSEMBLY (2HR FRK) 1" Dens-Glass Ultra TYPE X G.W.B. SHAFTLINER(24" WIDE) 2.5" x 10" SHAPED SLOTTED WEBB STUDS 3 PLY 1/2" Dens-Armor FIREGUARD G.W.B. (INSTALLATION PER SPECIFICATION)
W6	EXTERIOR SHAFT WALL HARDE SIDEWALL SHINGLES OR 6" HARDE HORIZONTAL SIDING CRACKS STAPLING BUILDING WRAP 1/2" EXTERIOR SHEATHING (refer to struct.) SHAFT WALL ASSEMBLY
W7	INTERIOR WALL SEPARATING MAE ROOM AND GARAGE OR INTERIOR 1/2" G.W.B. WOOD FRAMING (refer to struct.) R22 F.O. BATT INSULATION SHAFT WALL ASSEMBLY
W4	INTERIOR WALLS 1/2" G.W.B. PLY SHEATHING (refer to struct.) 2X4 OR 2X6 STUDS @ 18" O.C. (refer to struct.) PLY SHEATHING (refer to struct.)

GENERAL NOTES:
REFER TO INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR FINISHES AND SPECIFICATION

MINIMUM THERMAL RESISTANCE OF INSULATION TO CONFORM TO BCBC 9.36 PRESCRIPTIVE MINIMUMS

100% OF LIGHT FIXTURES TO BE HARD WIRED NON-INCANDESCENT, NON-HALOGEN IN COMPLIANCE WITH BUILTGREEN ITEM 1.5.1

ALL GAS FIREPLACES ARE TO BE DIRECT VENTED WITH ELECTRONIC IGNITION IN COMPLIANCE WITH BUILTGREEN ITEM 3.3

ALL TOILETS ARE REQUIRED TO BE EFFICIENT WITH AVERAGE FLOW RATES MAXIMUM 4.0L/FLUSH (1.28 GPF) IN COMPLIANCE WITH BUILTGREEN ITEM 6.2

SPECIFIED WINDOWS TO MEET ENERGYSTAR REQUIREMENTS: ZONE A

SPECIFIED SKYLIGHTS ON PLANS MEET ENERGYSTAR REQUIREMENTS: ZONE A

CEA TO INFORM MIN. 95% EFFICIENT AFUE, NO SIDE VENTING AS PER BUILTGREEN ITEM 1.2.2

CEA TO INFORM THAT DOMESTIC HOT WATER HEATER MUST BE ENERGYSTAR RATED "TANKLESS" WITH AN ENERGY FACTOR 90%

INFORM THAT THE FIRST 6 FEET FROM THE HOT WATER SHALL HAVE PIPE INSULATION WITH AN RSI OF 0.36 (R2) AS PER BUILTGREEN ITEM 1.2.7

AIR BARRIER TO BE PLANNED AS CONTINUOUS AROUND BUILDING ENVELOPE AND FINAL CONSTRUCTION TO MEET 5.5 AIR CHANGES PER HOUR

HRV, as per 9.32 BC VENTILATION CODE STANDARDS (2BL/s); 0.4ag 65% EFFICIENCY, -25ag 45% EFFICIENCY

IHD = IN HOME DISPLAY

Drawing Title :

1155 125T

WEST VANCOUVER, B.C.

Drawing Title :

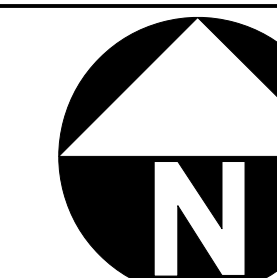
GARDEN COTTAGE

LOWER AND MAIN FLOOR PLAN

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 1'0"	SHEET
DATE: JAN 2018	A 03
JOB NUMBER: 40B4	

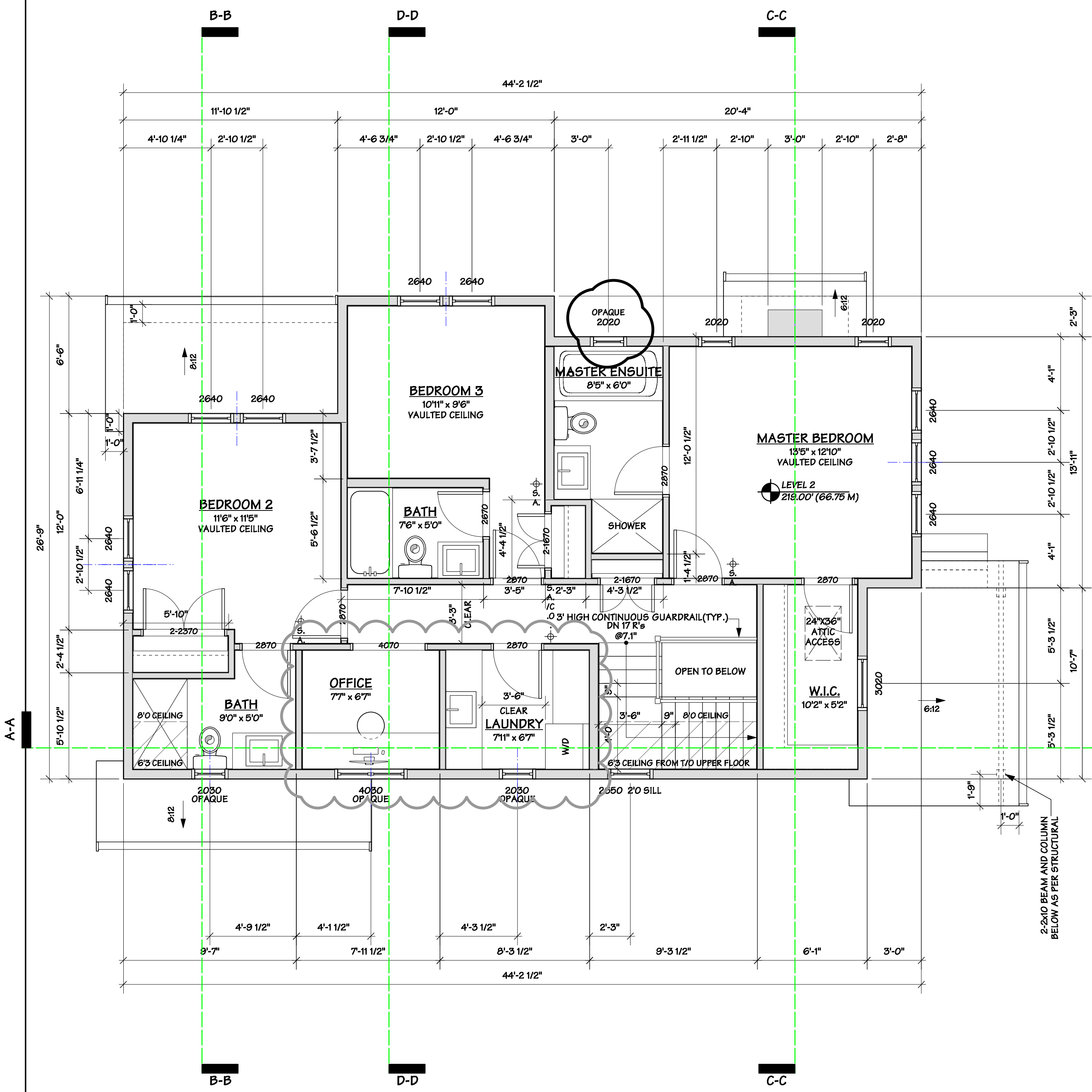
FORMWERKS ARCHITECTURAL
I N C O R P O R A T E D

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Fax 685-2076 Phone 683-5441

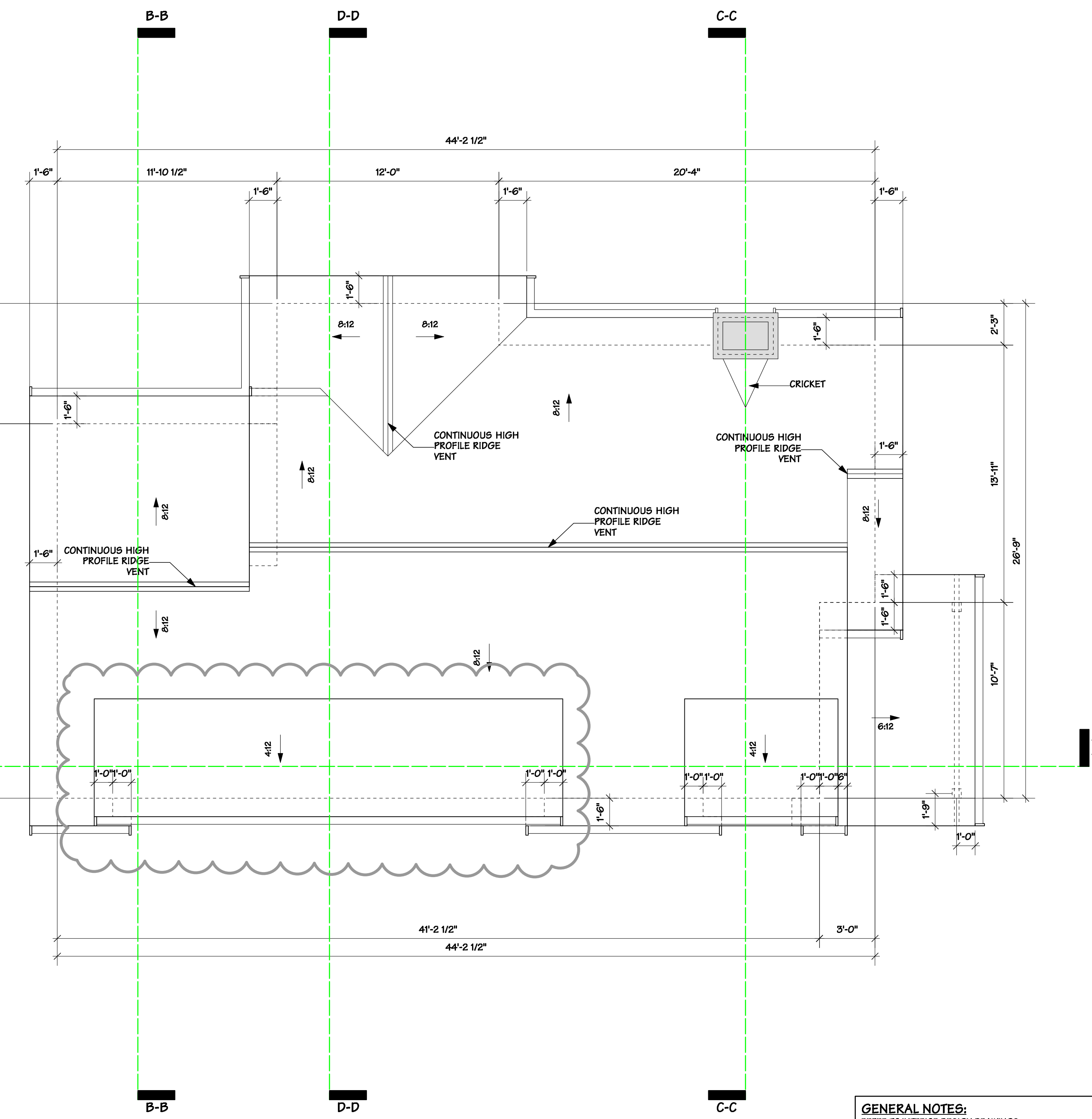
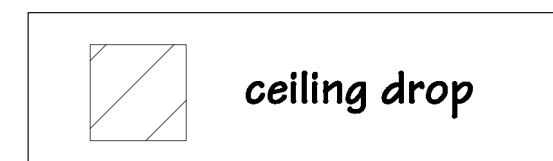


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UPPER FLOOR PLAN



ROOF PLAN

GENERAL NOTES:
 REFER TO INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR FINISHES AND SPECIFICATION
 MINIMUM THERMAL RESISTANCE OF INSULATION TO CONFORM TO BCBC 9.36 PRESCRIPTIVE MINIMUMS
 100% OF LIGHT FIXTURES TO BE HARD WIRED NON-INCANDESCENT, NON-HALOGEN IN COMPLIANCE WITH BUILTGREEN ITEM 1.5.1
 ALL GAS FIREPLACES ARE TO BE DIRECT VENTED WITH ELECTRONIC IGNITION IN COMPLIANCE WITH BUILTGREEN ITEM 3.3
 ALL TOILETS ARE REQUIRED TO BE EFFICIENT WITH AVERAGE FLOW RATES MAXIMUM 4.0L/FLUSH (1.28 GPF) IN COMPLIANCE WITH BUILTGREEN ITEM 6.2
 SPECIFIED WINDOWS TO MEET ENERGYSTAR REQUIREMENTS: ZONE A
 SPECIFIED SKYLIGHTS ON PLANS MEET ENERGYSTAR REQUIREMENTS: ZONE A
 GEA TO INFORM MIN. 95% EFFICIENT AFUE, NO SIDE VENTING AS PER BUILTGREEN ITEM 1.2.2
 GEA TO INFORM THAT DOMESTIC HOT WATER HEATER MUST BE ENERGYSTAR RATED "TANKLESS" WITH AN ENERGY FACTOR 90%
 INFORM THAT THE FIRST 6 FEET FROM THE HOT WATER SHALL HAVE PIPE INSULATION WITH AN RSI OF 0.36 (R2) AS PER BUILTGREEN ITEM 1.2.7
 AIR BARRIER TO BE PLANNED AS CONTINUOUS AROUND BUILDING ENVELOPE AND FINAL CONSTRUCTION TO MEET 5.5 AIR CHANGES PER HOUR
 HRV, as per 9.32 BC VENTILATION CODE STANDARDS (2BL/s); 0.4ag 65% EFFICIENCY, .25dag 45% EFFICIENCY
 IH = IN HOME DISPLAY
 PP

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RE-ISSUED FOR CONSTRUCTION	18.11.08
BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02

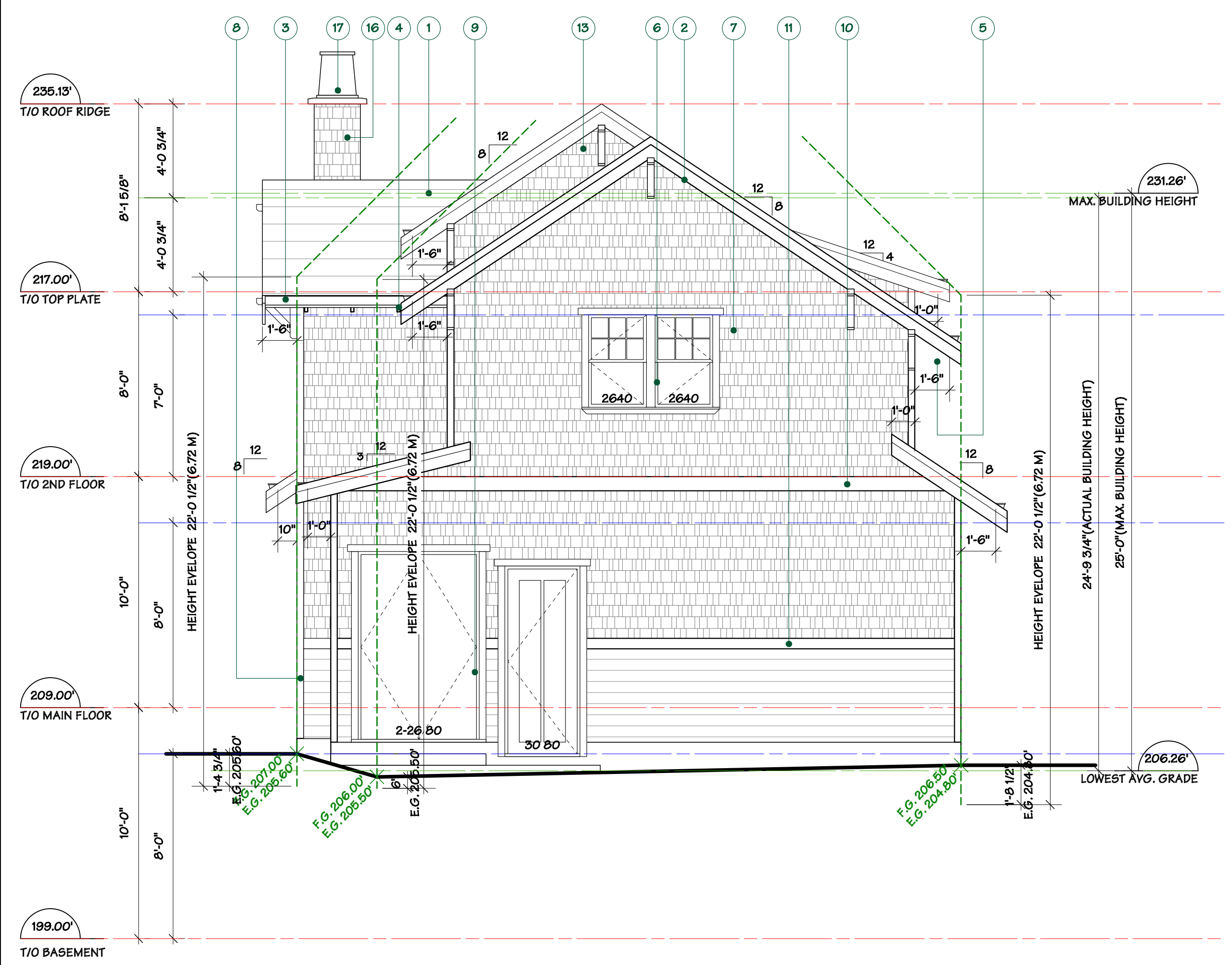
FORMWERKS ARCHITECTURAL
 1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Drawing Title :
 1155 125T
 WEST VANCOUVER, B.C.

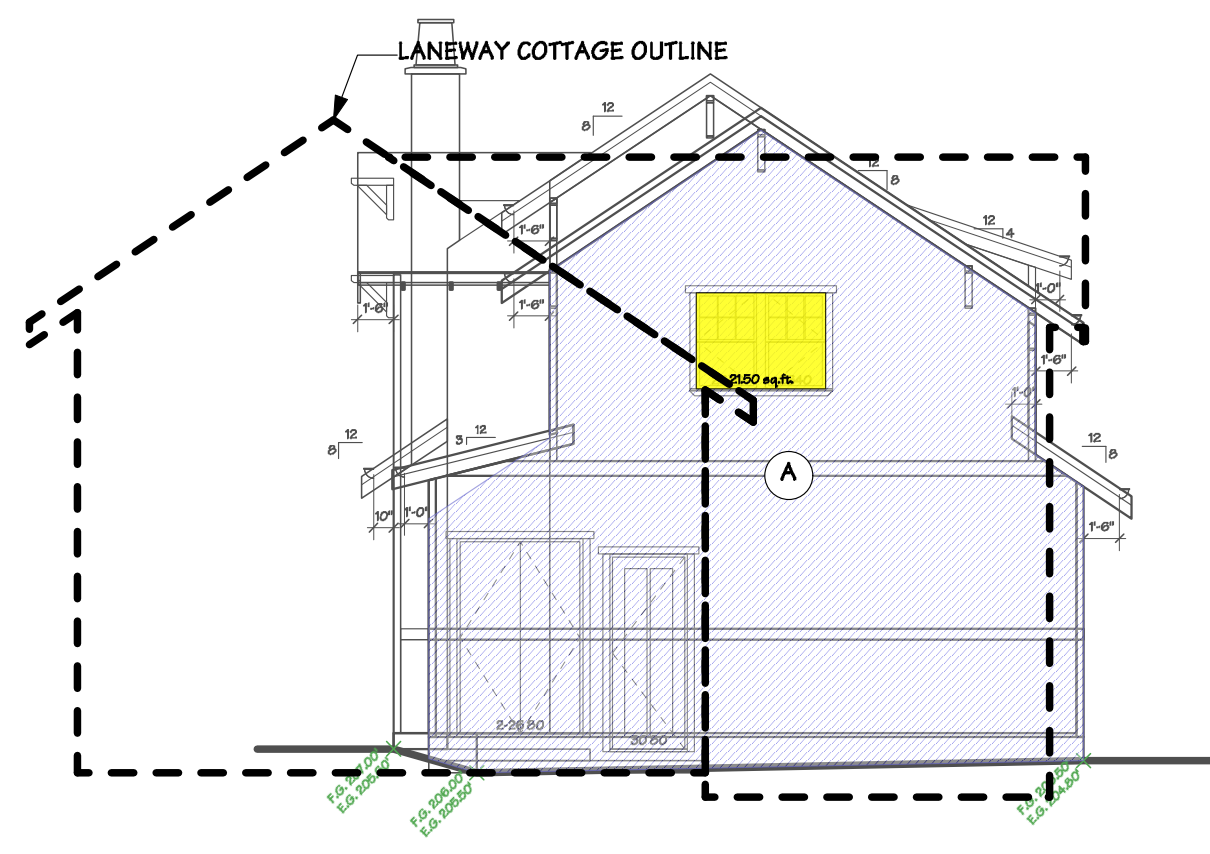
Drawing Title :
 GARDEN COTTAGE
 UPPER AND ROOF PLAN

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 10"	SHEET
DATE: JAN 2018	A 04
JOB NUMBER: 40B4	

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WEST ELEVATION



WEST SPACIAL CALCULATION

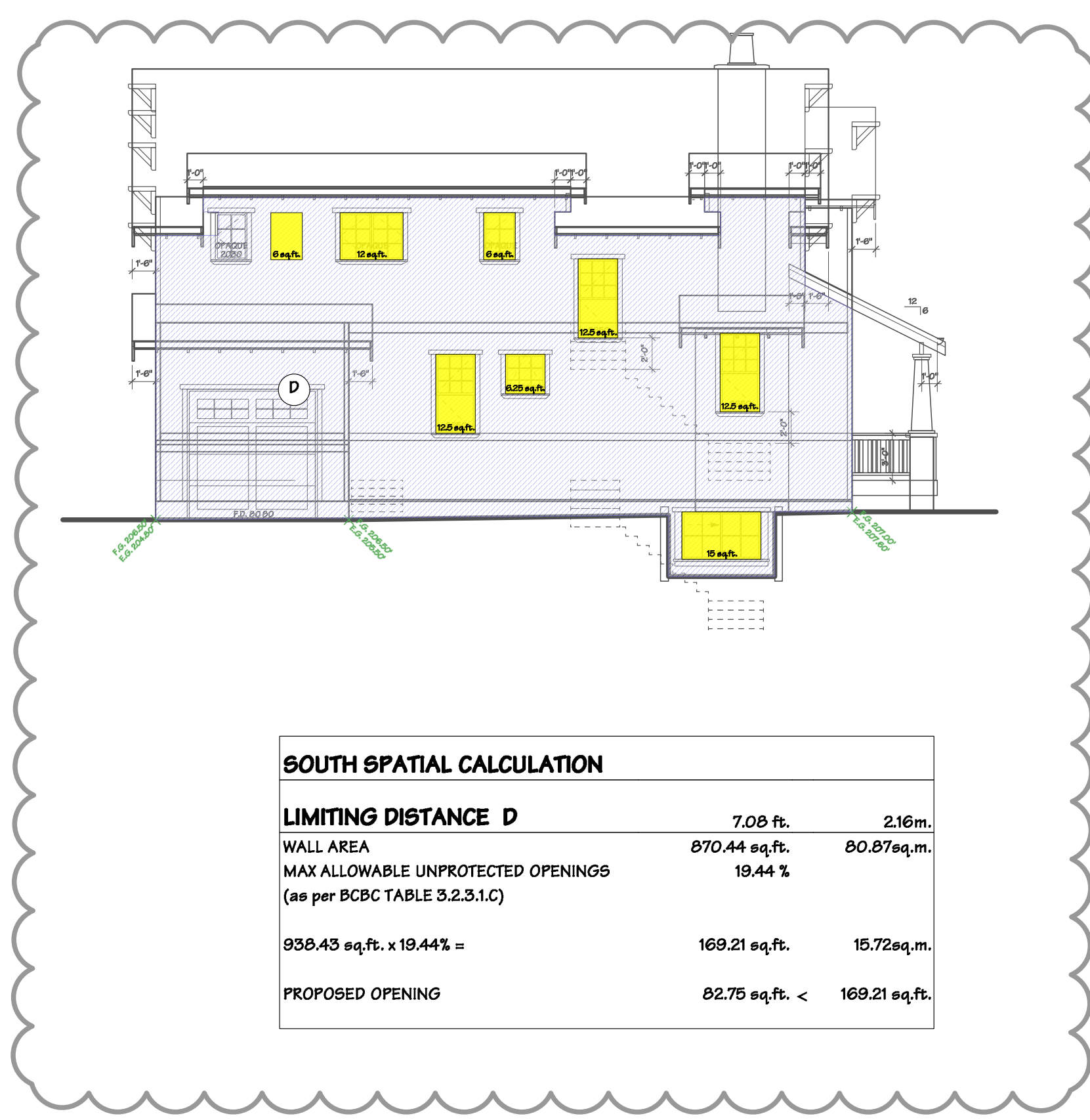
LIMITING DISTANCE A		
WALL AREA	6.10 ft.	1.86m.
MAX ALLOWABLE UNPROTECTED OPENINGS (as per BCBC TABLE 3.2.3.1.C)	552.99 sq.ft.	51.37sq.m.
	17.44 %	
552.99 sq.ft. x 17.44% =	96.44 sq.ft.	8.96sq.m.
PROPOSED OPENING	21.50 sq.ft. <	96.44 sq.ft.

FINISH SCHEDULE - GARDEN & LANEWAY COTTAGE

- COMPOSITE ROOF SHINGLES
- 2X10 BARGEBOARD WITH 1X4 TRIM
- PREFINISHED METAL GUTTER ON 2X8 FASCIA
- 2X4 RAFTER TAILS
- 2X6 WOOD SOFFIT, BEVEL EXPOSED
- VINYL WINDOWS & DOORS WITH BALANCED SASH & SIMULATED DIVIDED LITES WITH 2X4 TRIMS, 2X6 HEAD & UNDERBILL MOULDING
- HARDI SIDEWALL SHINGLES
- HARDI CORNER TRIMS
- 6" HARDI HORIZONTAL SIDING
- 2X6 TRIM BOARD
- 2X6 TRIM BOARD
- 2X2 WOOD PICKET RAILINGS, DOUBLE PATTERN
- WOOD BRACKETS
- 6X6 WOOD POST
- WOOD GARAGE DOORS
- 2" FIELD STONE WALL CLADDING
- CONCRETE CHIMNEY CAP
- TAPERED WOOD COLUMN WITH STONE BASE

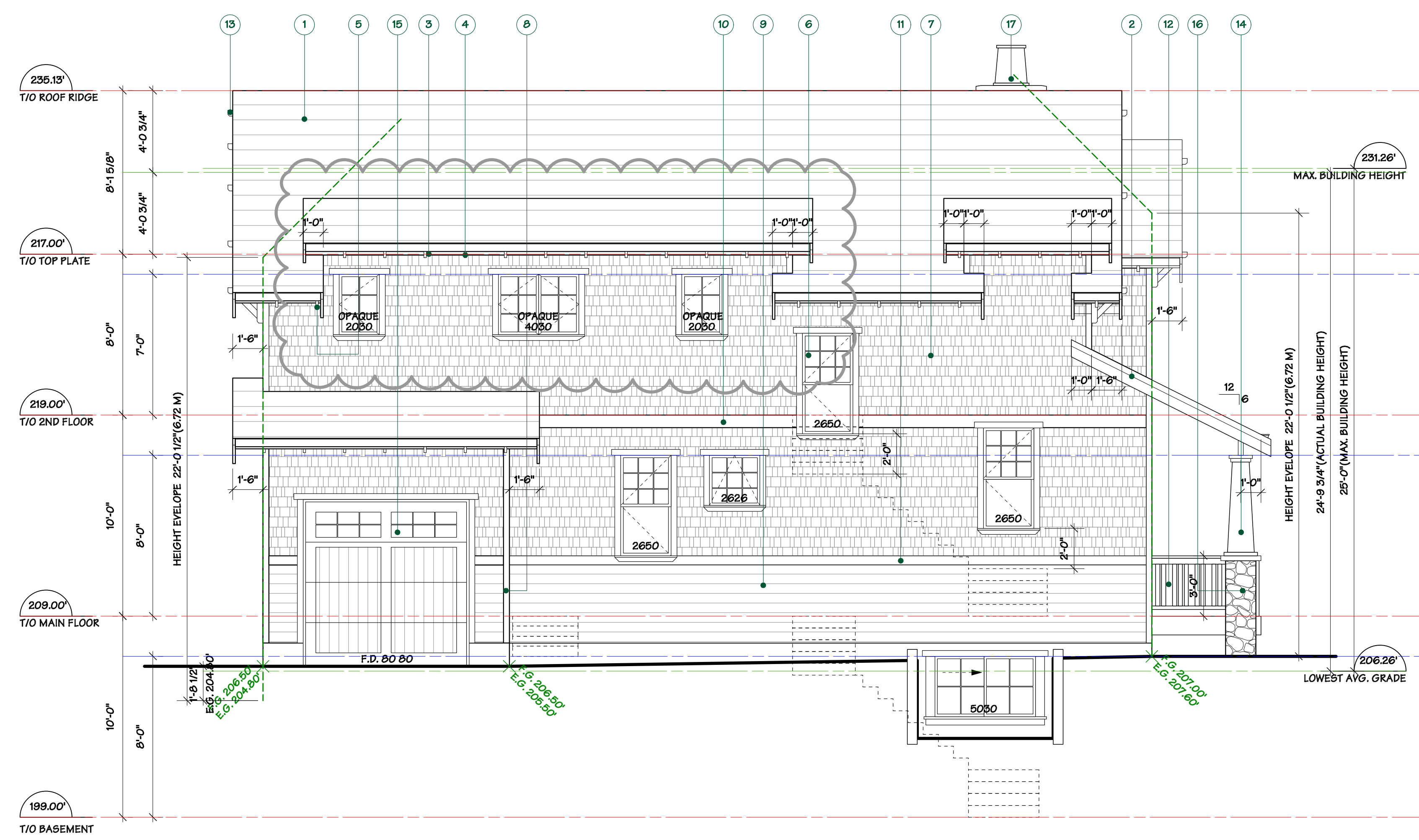
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RE-ISSUED FOR CONSTRUCTION	18.11.08
BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02



SOUTH SPACIAL CALCULATION

LIMITING DISTANCE D		
WALL AREA	7.08 ft.	2.16m.
MAX ALLOWABLE UNPROTECTED OPENINGS (as per BCBC TABLE 3.2.3.1.C)	870.44 sq.ft.	80.87sq.m.
	19.44 %	
938.45 sq.ft. x 19.44% =	169.21 sq.ft.	15.72sq.m.
PROPOSED OPENING	82.75 sq.ft. <	169.21 sq.ft.



SOUTH ELEVATION

FORMWERKS ARCHITECTURAL
I N C O R P O R A T E D

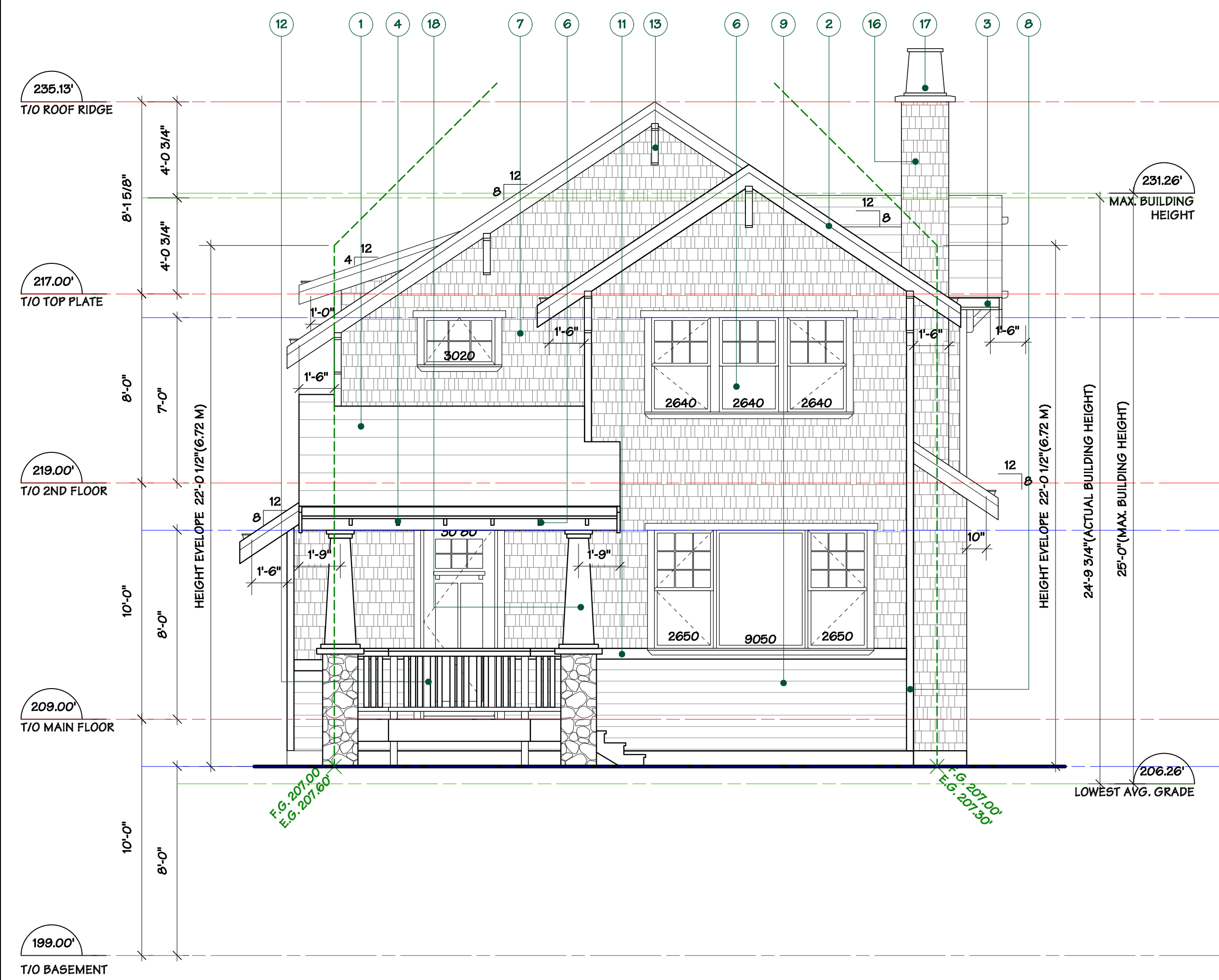
1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Drawing Title :
 1155 125T
 WEST VANCOUVER, B.C.

Drawing Title :
 GARDEN COTTAGE ELEVATIONS

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 10"	SHEET
DATE: JAN 2018	A 05
JOB NUMBER: 4084	

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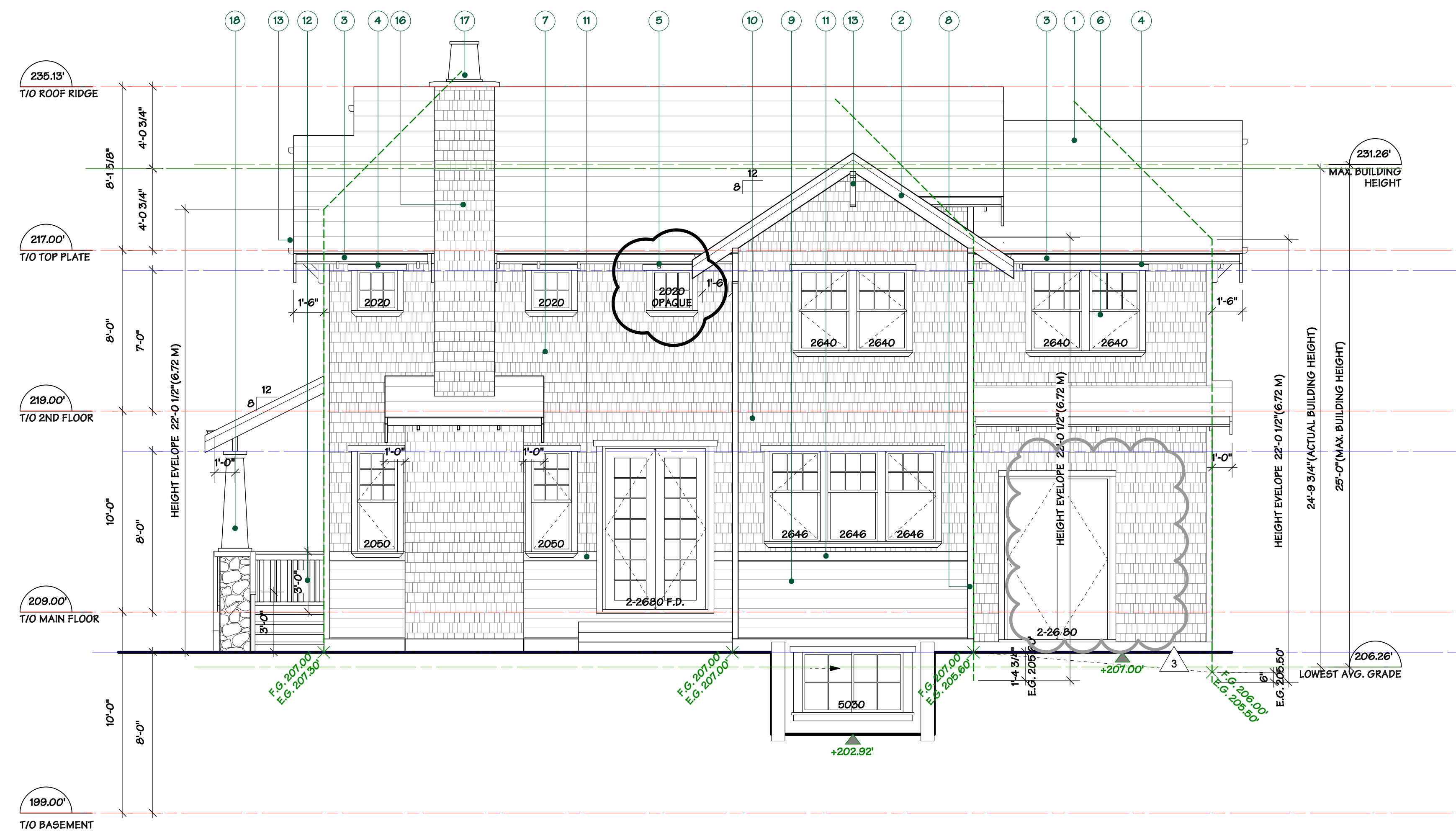


FINISH SCHEDULE - GARDEN & LANEWAY COTTAGE

- 1 COMPOSITE ROOF SHINGLES
- 2 2X10 BARGEBOARD WITH 1X4 TRIM
- 3 PREFINISHED METAL GUTTER ON 2X8 FASCIA
- 4 2X4 RAFTER TAILS
- 5 2X6 WOOD SOFFIT, BEVEL EXPOSED
- 6 VINYL WINDOWS & DOORS WITH BALANCED SASH & SIMULATED DIVIDED LITES WITH 2X4 TRIMS, 2X6 HEAD & UNDERBILL MOULDING
- 7 HARDI SIDEWALL SHINGLES
- 8 HARDI CORNER TRIMS
- 9 6" HARDI HORIZONTAL SIDING
- 10 2X8 TRIM BOARD
- 11 2X6 TRIM BOARD
- 12 2X2 WOOD PICKET RAILINGS, DOUBLE PATTERN
- 13 WOOD BRACKETS
- 14 6X6 WOOD POST
- 15 WOOD GARAGE DOORS
- 16 2" FIELD STONE WALL CLADDING
- 17 CONCRETE CHIMNEY CAP
- 18 TAPERED WOOD COLUMN WITH STONE BASE

5

EAST ELEVATION



NORTH ELEVATION

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FRR ASSEMBLY REVIEW	19.04.02

FORMWERKS ARCHITECTURAL
I N C O R P O R A T E D

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

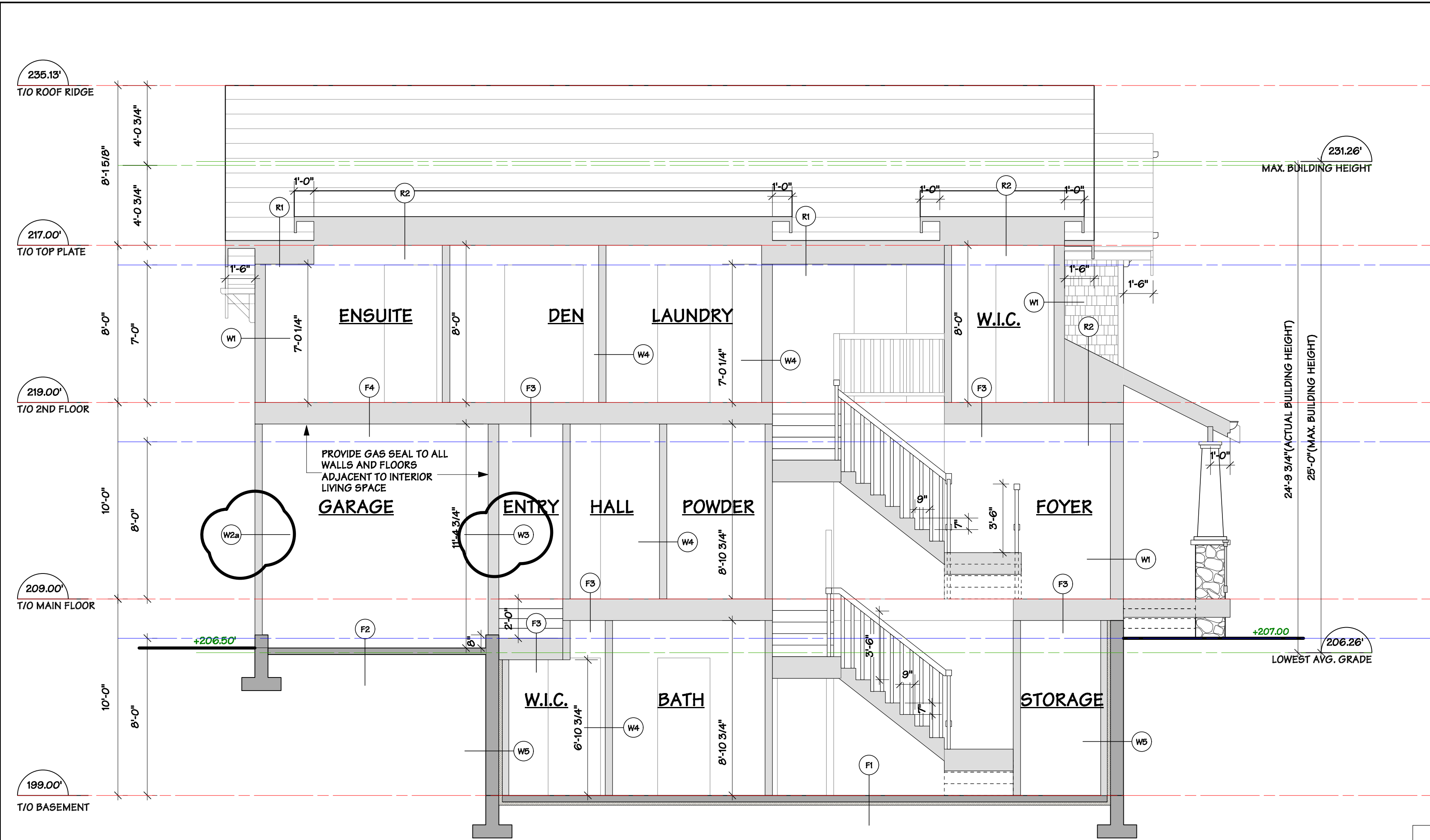
Drawing Title :
 1155 125T
 WEST VANCOUVER, B.C.

Drawing Title :
 GARDEN COTTAGE ELEVATIONS

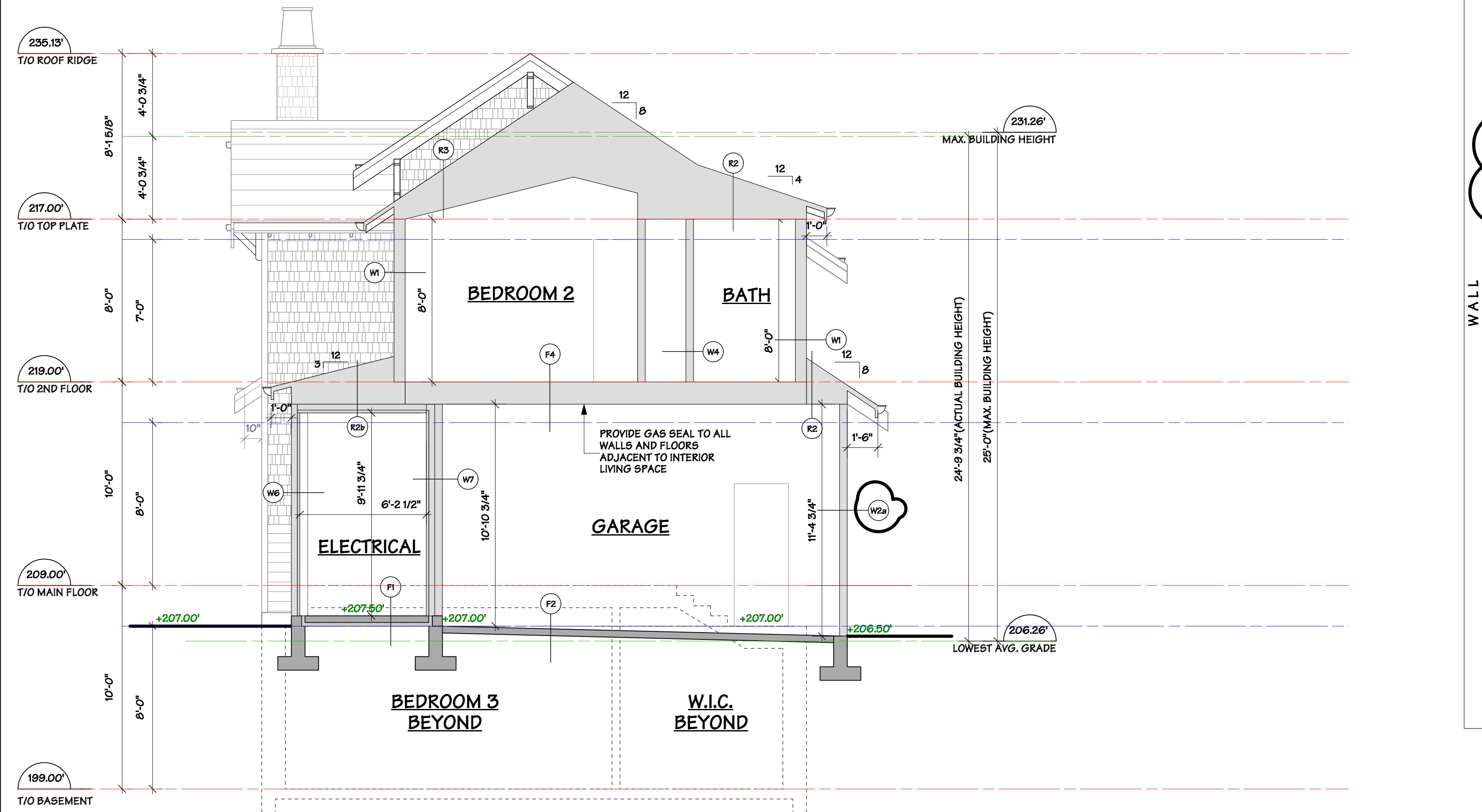
DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 10"	SHEET
DATE: JAN 2018	A 06
JOB NUMBER: 40B4	

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REVISIONS		
ISSUED FOR...		
CLIENT REVIEW		17.04.13
DISTRICT REVIEW		17.04.20
CLIENT REVIEW		17.04.28
DE APPLICATION		17.05.17
DE RE-ISSUED		17.09.29
CONSULTANT REVIEW		17.11.06
DISTRICT REVIEW		17.12.04
CONSULTANT REVIEW		17.12.22
CONSULTANT REVIEW		18.01.30
BP APPLICATION		18.02.16
CONSULTANT REVIEW		18.04.27
BP REVISION		18.05.10
ISSUED FOR CONSTRUCTION		18.05.24
CLIENT REVIEW		18.06.27
CONSULTANT REVIEW		18.07.03
RE-ISSUED FOR CONSTRUCTION		18.07.11
RE-ISSUED FOR CONSTRUCTION		18.09.17
RE-ISSUED FOR CONSTRUCTION		18.11.08
BP REVISION		19.02.25
FRR ASSEMBLY REVIEW		19.04.02



SECTION A-A



SECTION B-B

CONSTRUCTION ASSEMBLIES - INFILLS	
W1	EXTERIOR FRAMED WALLS HARDIE SIDEWALL SHINGLES OR 6" HARDIE HORIZONTAL SIDING CROSS STRAPPING BUILDING WRAP 1/2" EXTERIOR SHEATHING (refer to struct.) 2X6 STUDS @ 16" O.C. R-22 F.G. BATT INSULATION 6 MIL. PCLY. 1/2" G.W.B. VAPOUR BARRIER PAINT
W1b	EXTERIOR FRAMED WALLS 5/8" SIDING BUILDING WRAP 1/2" EXTERIOR SHEATHING (refer to struct.) 2X6 STUDS @ 16" O.C. R-22 F.G. BATT INSULATION 6 MIL. PCLY. 1/2" G.W.B. VAPOUR BARRIER PAINT
W2	W2: GARAGE FRAMED WALLS HARDIE SIDEWALL SHINGLES OR 6" HARDIE HORIZONTAL SIDING CROSS STRAPPING BUILDING WRAP 1/2" EXTERIOR SHEATHING (refer to struct.) 2X4 STUDS @ 16" O.C. 1/2" G.W.B.
W2a	W2a: GARAGE FRAMED WALLS: 3/4HR FRK E.W.I.s. as per AS 10.3.1.A
W3	INTERIOR WALLS - SEPARATING INTERIOR AND GARAGE (3/4 HR FRK) E.W.I.s. as per AS 10.3.1.A 1/2" TYPE X G.W.B. 2X6 STUDS @ 16" O.C. R-22 F.G. BATT INSULATION (*not required to be mineral wool) 6 MIL. PCLY. 1/2" TYPE X G.W.B.
W4	INTERIOR WALLS 1/2" G.W.B. 1/2" EXTERIOR SHEATHING (refer to struct.) 2X4 OR 2X6 STUDS @ 16" O.C. (refer to struct.) PLY SHEATHING (refer to struct.) 1/2" G.W.B.
W5	FOUNDATION WALLS 1/2" HYDRODUCT DRAINAGE MAT 6" CONCRETE WALL (refer to struct.) W/CONTINUOUS WATER PROOFING TO EXTERIOR (epoxy sealant or equivalent) 2" RIGID INSULATION SEALED AT JOINTS W/ AIR BARRIER TAPE 2X4 STUD FURRING @ 16" o.c. R-14 F.G. BATT INSULATION 1/2" G.W.B. VAPOUR BARRIER PAINT
	SHAFT WALL ASSEMBLY (2HR FRK) 1" DensGlass Ultra TYPE X G.W.B. SHAFTLINER(24" WIDE) 2.5" U-T-SHAPED SLOTTED WEBS STUDS 3 PLY 1/2" DensArmor FIREGUARD G.W.B. (INSTALLATION PER SPECIFICATION)
W6	EXTERIOR SHAFT WALL HARDIE SIDEWALL SHINGLES OR 6" HARDIE HORIZONTAL SIDING CROSS STRAPPING BUILDING WRAP 1/2" EXTERIOR SHEATHING (refer to struct.) SHAFT WALL ASSEMBLY
W7	INTERIOR WALL SEPARATING MECH ROOM AND GARAGE OR INTERIOR 1/2" G.W.B. WOOD FRAMING (refer to struct.) R-22 F.G. BATT INSULATION SHAFT WALL ASSEMBLY

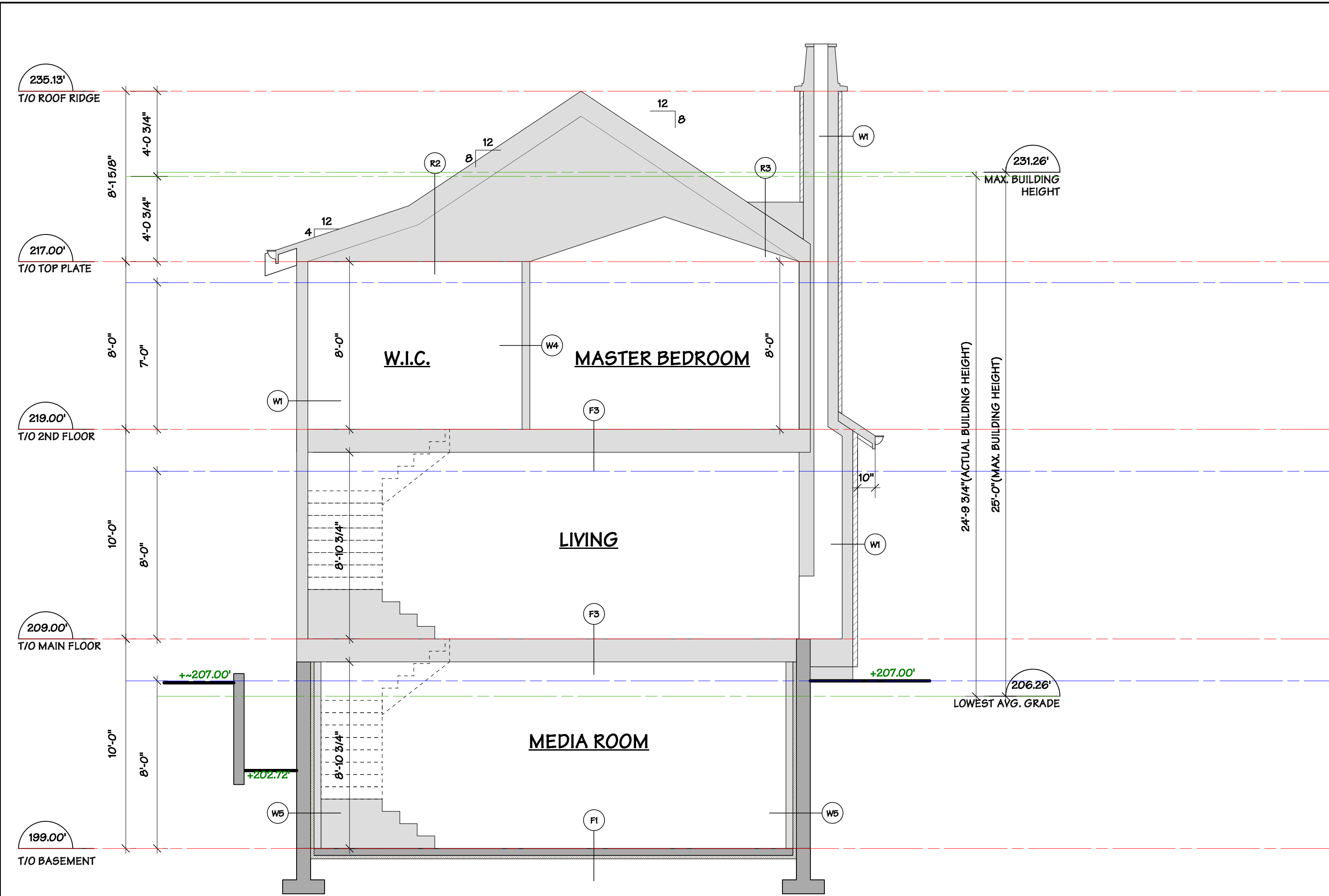
CONSTRUCTION ASSEMBLIES - INFILLS	
R1	ROOF-VAULTED CEILING ASPHALT ROOF SHINGLES ISL85 NON-PERFORATED ROOFING FELT AS REZD (per shingle manufacturer's specs) 1/2" PLYWOOD SHEATHING (refer to struct.) SCISSOR TRUSS (refer to struct.) R-28 F.G. BATT INSULATION (provide 1500 ventilation) 6 mil. PCLY. 1/2" G.W.B.
R2	ROOF-FLAT CEILING ASPHALT ROOF SHINGLES ISL85 NON-PERFORATED ROOFING FELT AS REZD (per shingle manufacturer's specs) 1/2" PLYWOOD SHEATHING (refer to struct.) P/E-ENGINEERED ROOF TRUSS (refer to struct.) R-20 F.G. BATT INSULATION (provide 1500 ventilation) 6 mil. PCLY. 1/2" G.W.B.
R2b	ROOF-FLAT CEILING ABOVE MECH & ELEC ROOM R2 ASSEMBLY SHAFT WALL ASSEMBLY
R3	ROOF-VAULTED CEILING ASPHALT ROOF SHINGLES ISL85 NON-PERFORATED ROOFING FELT AS REZD (per shingle manufacturer's specs) 1/2" PLYWOOD SHEATHING (refer to struct.) P/E-ENGINEERED SCISSOR TRUSS (refer to struct.) R-28 F.G. BATT INSULATION (provide 1500 ventilation) 6 mil. PCLY. 1/2" G.W.B.
R4	ROOF-FLAT CEILING OVER COLD SPACE ASPHALT ROOF SHINGLES ISL85 NON-PERFORATED ROOFING FELT AS REZD (per shingle manufacturer's specs) 1/2" PLYWOOD SHEATHING (refer to struct.) P/E-ENGINEERED ROOF TRUSS (refer to struct.) VENTED SOFFIT (refer to interior)
F1	SLAB ON GRADE FINISH FLOORING CONC. SLAB (refer to struct.) W/ RADIANT HEATING 10 MIL. PCLY. R-12 RIGID INSULATION (see per local code) MIN. 6" COMPACTED GRANULAR FILL
F2	SLAB ON GRADE CONC. SLAB (refer to struct.) MIN. 6" COMPACTED GRANULAR FILL
F3	TYPICAL INTERIOR FLOOR FINISH FLOORING 1 1/2" CONCRETE TOPPING 3/4" PLYWOOD SHEATHING WOOD STRUCTURE (refer to struct.) 1/2" G.W.B.
F4	FLOOR SEPARATING INTERIOR AND GARAGE/EXTERIOR (48 min FRK) FINISH FLOORING 1 1/2" CONCRETE TOPPING W/ RADIANT HEATING 3/4" PLYWOOD SHEATHING WOOD STRUCTURE R-28 BATT INSULATION (refer to struct.) 6 mil. PCLY. 1/2" TYPE X G.W.B.

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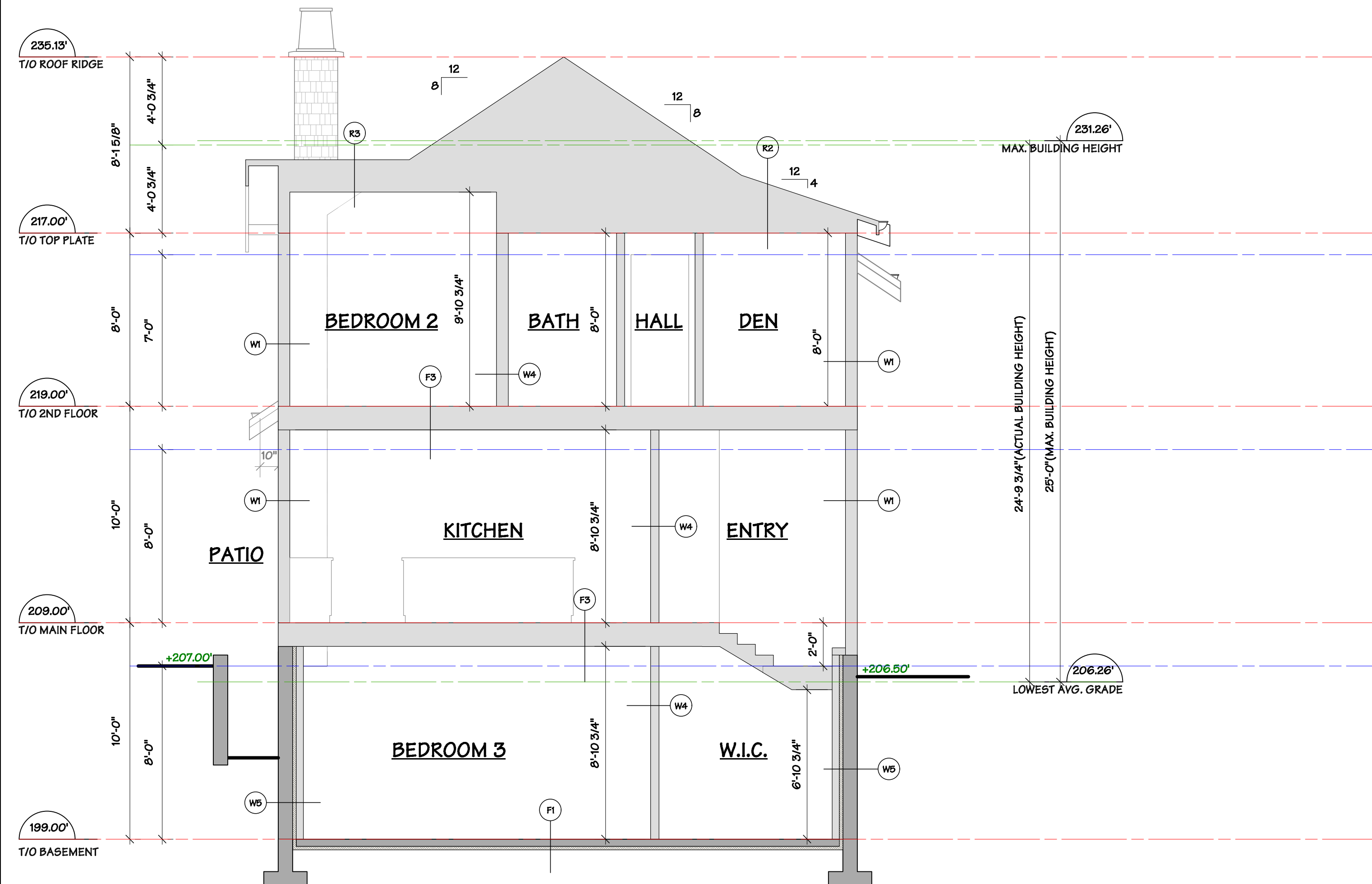
Drawing Title :
1155 125T
WEST VANCOUVER, B.C.

Drawing Title :
SECTIONS
GARDEN COTTAGE

DRAWN BY: LZ CHECKED BY: MM
SCALE: 1/4" = 10"
DATE: JAN 2018
JOB NUMBER: 40B4
SHEET
A 07



SECTION C-C



SECTION D-D

CONSTRUCTION ASSEMBLIES - INFILLS	
W1	EXTERIOR FRAMED WALLS HARDBE SIDEWALL SHINGLES OR 6" HARDBE HORIZONTAL SIDING CROSS STRAPPING BUILDING WRAP 1/2" EXTERIOR SHEATHING (refer to struct.) 2X6 STUDS @ 16" O.C. R-22 F.G. BATT INSULATION 6 MIL. POLY. 1/2" G.W.B. VAPOUR BARRIER PAINT
W1b	STONE MANSIONRY (stone detail or equivalent) BUILDING WRAP 1/2" EXTERIOR SHEATHING (refer to struct.) 2X6 STUDS @ 16" O.C. R-22 F.G. BATT INSULATION 6 MIL. POLY. 1/2" G.W.B. VAPOUR BARRIER PAINT
W2	W2: GARAGE FRAMED WALLS HARDBE SIDEWALL SHINGLES OR 6" HARDBE HORIZONTAL SIDING CROSS STRAPPING BUILDING WRAP 1/2" EXTERIOR SHEATHING (refer to struct.) 2X4 STUDS @ 16" O.C. R-22 MINERAL WOOL INSULATION 1/2" TYPE X G.W.B.
W2a	W2a: GARAGE FRAMED WALLS; 24HR FRK ENTER. as per A8.10.3.1.A HARDBE SIDEWALL SHINGLES OR 6" HARDBE HORIZONTAL SIDING CROSS STRAPPING BUILDING WRAP 1/2" EXTERIOR SHEATHING (refer to struct.) 2X4 STUDS @ 16" O.C. R-22 MINERAL WOOL INSULATION 1/2" TYPE X G.W.B.
W3	INTERIOR WALLS - SEPARATING INTERIOR AND GARAGE (24 HR FRK) (Min. as per A8.10.3.1.A) 1/2" TYPE X G.W.B. 2X6 STUDS @ 16" O.C. R-22 F.G. BATT INSULATION (*not required to be mineral wool) 6 MIL. POLY. 1/2" TYPE X G.W.B.
W4	INTERIOR WALLS 1/2" G.W.B. FLY SHEATHING (refer to struct.) 2X4 OR 2X6 STUDS @ 16" O.C. (refer to struct.) FLY SHEATHING (refer to struct.) 1/2" G.W.B.
W5	FOUNDATION WALLS 1/2" HYDRODUCT DRAINAGE MAT 6" CONCRETE WALL (refer to struct.) W/ CONTINUOUS WATER PROOFING TO EXTERIOR (epoxy coating or equivalent) 2" X 2" RIGID INSULATION SEALED AT JOINTS W/ AIR BARRIER TAPE 2X4 STUD FUSING @ 16" o.c. R-14 F.G. BATT INSULATION 1/2" G.W.B. VAPOUR BARRIER PAINT
	SHAFT WALL ASSEMBLY (2HR FRK) 1" DenseGlass Ultra TYPE X G.W.B. SHAPFLINER(24" WIDE) 2 1/2" X 1" SHAPED SLOTTED WOOD STUDS 3 FLY 1/2" DenseArmor FREGULAR G.W.B. (INSTALLATION PER SPECIFICATION)
	MECH & ELEC ROOM SHAFT WALL PLAN VIEW
W6	EXTERIOR SHAFT WALL HARDBE SIDEWALL SHINGLES OR 6" HARDBE HORIZONTAL SIDING CROSS STRAPPING BUILDING WRAP 1/2" EXTERIOR SHEATHING (refer to struct.) SHAFT WALL ASSEMBLY
W7	INTERIOR WALL SEPARATING MEE ROOM AND GARAGE OR INTERIOR 1/2" G.W.B. WOOD FRAMING (refer to struct.) R-22 F.G. BATT INSULATION SHAFT WALL ASSEMBLY

CONSTRUCTION ASSEMBLIES - INFILLS	
R1	ROOF-VAULTED CEILING ASPHALT ROOF SHINGLES 15LBS NON-PERFORATED ROOFING FELT AS REZO (per shingle manufacturer's space) 1/2" PLYWOOD SHEATHING (refer to struct.) SCISSOR TRUSS (refer to struct.) R-22 F.G. BATT INSULATION (provide 1:50 ventilation) 6 MIL. POLY. 1/2" G.W.B.
R2	ROOF-FLAT CEILING ASPHALT ROOF SHINGLES 15LBS NON-PERFORATED ROOFING FELT AS REZO (per shingle manufacturer's space) 1/2" PLYWOOD SHEATHING (refer to struct.) PRE-ENGINEERED ROOF TRUSS (refer to struct.) R-22 F.G. BATT INSULATION (provide 1:50 ventilation) 6 MIL. POLY. 1/2" G.W.B.
R2b	ROOF-FLAT CEILING ABOVE MECH & ELEC ROOM R2 ASSEMBLY SHAFT WALL ASSEMBLY
R3	ROOF-VAULTED CEILING ASPHALT ROOF SHINGLES 15LBS NON-PERFORATED ROOFING FELT AS REZO (per shingle manufacturer's space) 1/2" PLYWOOD SHEATHING (refer to struct.) PRE-ENGINEERED SCISSOR TRUSS (refer to struct.) R-22 F.G. BATT INSULATION (provide 1:50 ventilation) 6 MIL. POLY. 1/2" G.W.B.
R4	ROOF-FLAT CEILING OVER COLD SPACE ASPHALT ROOF SHINGLES 15LBS NON-PERFORATED ROOFING FELT AS REZO (per shingle manufacturer's space) 1/2" PLYWOOD SHEATHING (refer to struct.) PRE-ENGINEERED ROOF TRUSS (refer to struct.) VENTED SOFFIT (refer to interior)
F1	SLAB ON GRADE FINISH FLOORING CONC. SLAB (refer to struct.) W/ RADIANT HEATING 10 MIL. POLY. R-12 RIGID INSULATION (see per local code) MIN. 6" COMPACTED GRANULAR FILL
F2	SLAB ON GRADE CONC. SLAB (refer to struct.) MIN. 6" COMPACTED GRANULAR FILL
F3	TYPICAL INTERIOR FLOOR FINISH FLOORING 1 1/2" CONCRETE TOPPING 5/8" PLYWOOD SHEATHING WOOD STRUCTURE (refer to struct.) 1/2" G.W.B.
F4	FLOOR SEPARATING INTERIOR AND GARAGE/EXTERIOR (45 min FRK) FINISH FLOORING 1 1/2" CONCRETE TOPPING W/ RADIANT HEATING 5/8" PLYWOOD SHEATHING WOOD STRUCTURE R-22 BATT INSULATION (refer to struct.) 6 MIL. POLY. 1/2" TYPE X G.W.B.

F7g of Table A-8.10.3.1.B

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CLIENT REVIEW	17.04.28
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RE-ISSUED FOR CONSTRUCTION	18.09.17
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BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02

FORMWERKS ARCHITECTURAL
 1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Drawing Title :
 1155 125T
 WEST VANCOUVER, B.C.

Drawing Title :
 SECTIONS
 GARDEN COTTAGE

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 10"	SHEET
DATE: JAN 2018	A 08
JOB NUMBER: 40B4	

CONSULTANT LIST (Rush House Mews)

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STRUCTURAL	ENNOVA STRUCTURAL ENGINEERS CLINTON YIU clinton@ennova.net Tel: 604.255.7670 x108 #213-3823 Henning Dr. Burnaby, B.C.	LANDSCAPE	FORMWERKS LANDSCAPE EFFIE WANG effie@formwerks.ca Tel: 604.683.5441 1625 West 5th AVE Vancouver, B.C.
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GEOTECHNICAL	BRAUN GEOTECHNICAL LTD. STUART HRYSHO stuart@braungeo.com Tel: 604.513.4190 #106A - 9785 192 St Surrey, B.C.	ARBORIST	MOUNTAIN MAPLE LTD KERIN MATTHEWS kerinmatthews@hotmail.com Tel: 604.499.6566 #200, 8208 Swenson Way Delta, B.C.
ELECTRICAL	OPAL ENGINEERING BLAKE SHINE blake@opaleng.com Tel: 604.475.6725 1540 Barbary Dr Fort Coquitlam, B.C.	HERITAGE	DONALD LUXTON & ASSOCIATES INC. DONALD LUXTON donald@donaldluxton.com Tel: 604.688.1216 #1030 - 470 Granville St Vancouver, B.C.
CODE	PROTECTION ENGINEERING GERARD SASS gsass@protectionengineering.com Tel: 604.682.0388 #201-3433 West Broadway Vancouver, B.C.		

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RUSH HOUSE MEWS

Architectural Drawings for
Laneway Cottage at
1177 12th Street
West Vancouver, British Columbia

Drawing Title :

1177 12ST

WEST VANCOUVER, B.C.

Drawing Title :

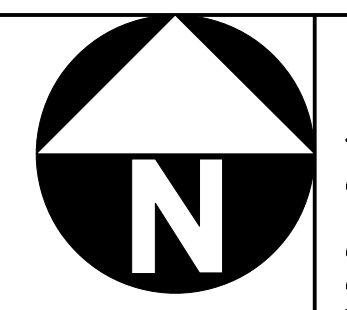
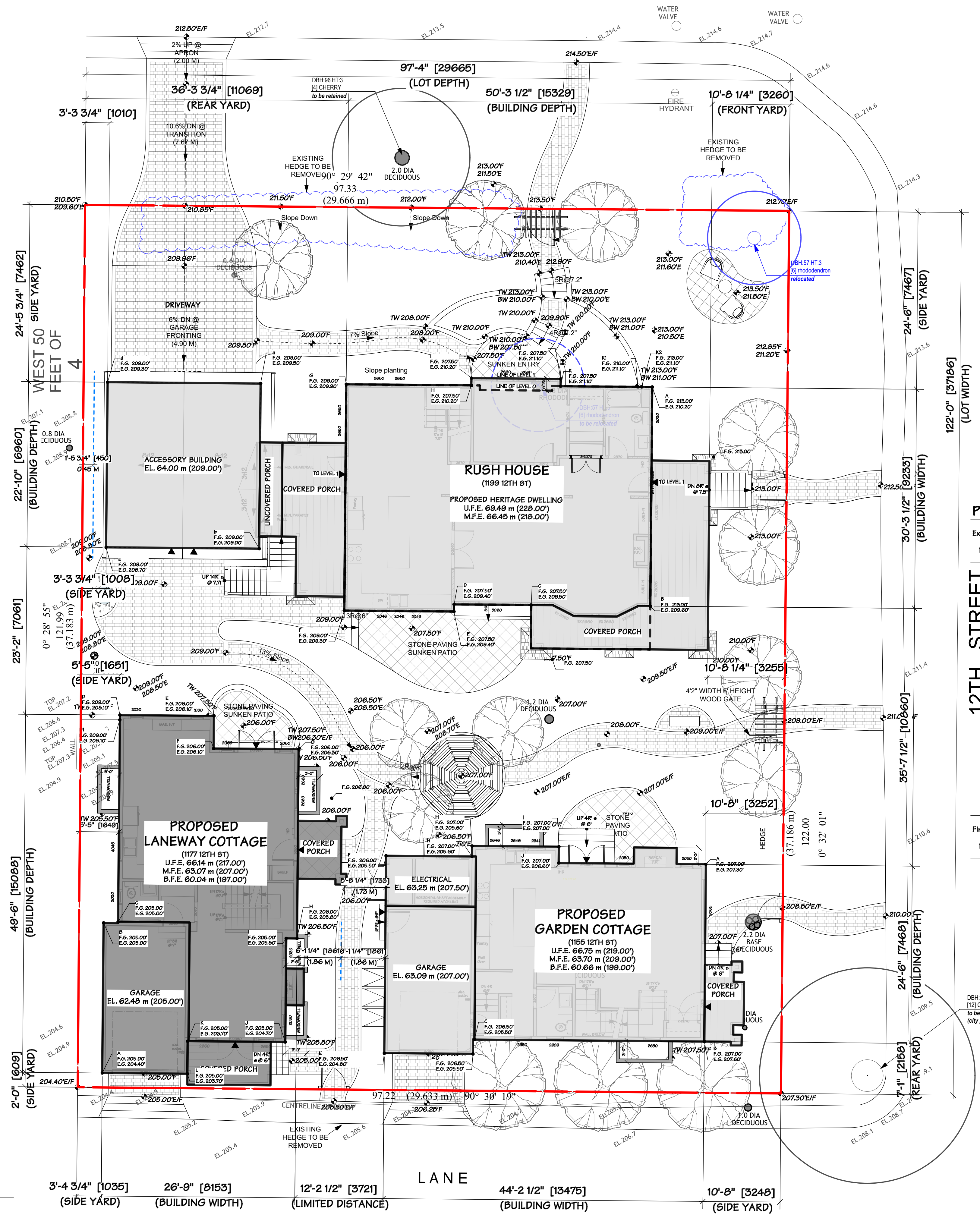
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DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/8" = 10"	SHEET
DATE: JAN 2018	A 01
JOB NUMBER: 4084	

PROJECT DATA

CIVIC ADDRESS				
RUSH HOUSE	1189 WEST 12TH STREET	WEST VANCOUVER, BC		
GARDEN SUITE	1202 JEFFERSON AVENUE	WEST VANCOUVER, BC		
GARDEN COTTAGE	1155 WEST 12TH STREET	WEST VANCOUVER, BC		
LANEWAY COTTAGE	1177 WEST 12TH STREET	WEST VANCOUVER, BC		
LEGAL DESCRIPTION				
LOT 4				
SOUTHEAST 1/4 OF DISTRICT LOT 1065				
PLAN 7234				
ZONING				
R5-5				
Lot Area	11667.00 sq.ft.	1102.48 sq.m.		
ALLOWABLE FAR	0.35	4153.45 sq.ft.	385.87 sq.m.	
EXISTING FAR		2857.00 sq.ft.	265.42 sq.m.	
PROPOSED FAR	0.60	7940.25 sq.ft.	737.67 sq.m.	
PROJECT SUMMARY (BYLAW)				
ABOVE GRADE TOTAL	6073.27 sq.ft.	564.23 sq.m.	0.51 F.A.R.	
BELOW GRADE TOTAL	1134.24 sq.ft.	105.37 sq.m.	0.10 F.A.R.	
COVERED PORCH	650.60 sq.ft.	60.44 sq.m.	0.05 F.A.R.	
ELECTRICAL SHED	82.14 sq.ft.	7.63 sq.m.	0.01 F.A.R.	
F.A.R. AREAS TOTAL	7940.25 sq.ft.	737.67 sq.m.	0.67 F.A.R.	
FLOOR AREAS (Proposed)				
RUSH HOUSE				
MAIN(LIVING)	1321.93 sq.ft.	122.81 sq.m.	0.11 F.A.R.	
UPPER	975.51 sq.ft.	90.63 sq.m.	0.08 F.A.R.	
LOWER	1134.24 sq.ft.	105.37 sq.m.	0.10 F.A.R.	
SUBTOTAL	3431.68 sq.ft.	318.81 sq.m.	0.29 F.A.R.	
COVERED PORCH	476.34 sq.ft.	44.25 sq.m.	0.04 F.A.R.	
F.A.R. TOTAL	3908.02 sq.ft.	363.07 sq.m.	0.33 F.A.R.	
GARDEN COTTAGE				
MAIN(LIVING)	832.48 sq.ft.	77.34 sq.m.	0.07 F.A.R.	
UPPER	1027.89 sq.ft.	95.49 sq.m.	0.09 F.A.R.	
LOWER	0.00 sq.ft.	0.00 sq.m.	0.00 F.A.R.	
SUBTOTAL	1860.37 sq.ft.	172.83 sq.m.	0.16 F.A.R.	
COVERED PORCH	54.69 sq.ft.	5.08 sq.m.	0.00 F.A.R.	
F.A.R. TOTAL	1915.05 sq.ft.	177.91 sq.m.	0.16 F.A.R.	
LANEWAY COTTAGE				
MAIN(LIVING)	876.33 sq.ft.	81.41 sq.m.	0.07 F.A.R.	
UPPER	1039.13 sq.ft.	96.54 sq.m.	0.09 F.A.R.	
LOWER	0.00 sq.ft.	0.00 sq.m.	0.00 F.A.R.	
SUBTOTAL	1915.46 sq.ft.	177.95 sq.m.	0.16 F.A.R.	
COVERED PORCH	119.59 sq.ft.	11.11 sq.m.	0.01 F.A.R.	
F.A.R. TOTAL	2035.04 sq.ft.	189.06 sq.m.	0.17 F.A.R.	
ELECTRICAL SHED				
GARDEN COTTAGE	82.14 sq.ft.	7.63 sq.m.	0.01 F.A.R.	
BELOW GRADE TOTALS (INCLUDING EXEMPTED AREAS)				
RUSH HOUSE	1390.00 sq.ft.	129.14 sq.m.		
GARDEN COTTAGE	819.17 sq.ft.	76.10 sq.m.		
LANEWAY COTTAGE	894.93 sq.ft.	83.14 sq.m.		
TOTAL	3104.10 sq.ft.	288.38 sq.m.		
ACCESSORY BUILDING				
RUSH HOUSE	483.31 sq.ft.	44.90 sq.m.		
GARDEN COTTAGE	242.70 sq.ft.	22.55 sq.m.		
LANEWAY COTTAGE	248.17 sq.ft.	23.06 sq.m.		
TOTAL	974.18 sq.ft.	90.50 sq.m.	0.08 F.A.R.	
SITE COVERAGE				
Max Allowable	30%	3560.10 sq.ft.	330.74 sq.m.	
RUSH HOUSE		2394.72 sq.ft.	222.48 sq.m.	
GARDEN COTTAGE		1198.69 sq.ft.	111.36 sq.m.	
LANEWAY COTTAGE		1244.09 sq.ft.	115.55 sq.m.	
TOTAL		4837.49 sq.ft.	449.42 sq.m.	
UNIT AREA SUMMARY				
RUSH HOUSE	2287 sq.ft.	213 sq.m.		
GARDEN SUITE	1390 sq.ft.	129 sq.m.		
GARDEN COTTAGE	2680 sq.ft.	249 sq.m.		
LANEWAY COTTAGE	2910 sq.ft.	261 sq.m.		
TOTAL	9177 sq.ft.	853 sq.m.		
HEIGHT SUMMARY				
	PRINCIPAL (EXISTING)	PRINCIPAL (PROPOSED)	GARDEN COTTAGE	LANEWAY COTTAGE
Roof Ridge	235.00 sq.ft.	238.30 sq.ft.	235.13 sq.ft.	223.06 sq.ft.
Average Grade	209.85 ft.	209.84 ft.	206.74 ft.	205.87 ft.
Calculated Height	27.82 ft.	27.31 ft.	24.81 ft.	23.45 ft.
Allowable Building Face	25.67 ft.	25.34 ft.	22.00 ft.	22.00 ft.
Proposed Building Face	25.86 ft.	26.44 ft.	21.50 ft.	20.60 ft.

JEFFERSON AVENUE



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REVISIONS

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DISTRICT REVIEW	17.04.20
CLIENT REVIEW	17.05.17
DE APPLICATION	17.09.29
DE RE-ISSUED	17.11.06
CONSULTANT REVIEW	17.12.04
DISTRICT REVIEW	17.12.22
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CONSULTANT REVIEW	18.07.03
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RE-ISSUED FOR CONSTRUCTION	18.09.17
RE-ISSUED FOR CONSTRUCTION	18.11.08
BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02

Proposed Laneway Cottage

Existing or Natural Grades

Ref. Points Dwelling	Grade First	Grade Second	Average	Wall Length	Total
A-B	204.40	205.00	204.70	20.75	4247.53
B-C	205.00	205.00	205.00	2.00	410.00
C-D	205.00	208.10	206.55	28.75	5938.31
D-E	208.10	206.10	207.10	13.00	2692.30
E-F	206.10	206.10	206.10	4.50	927.45
F-G	206.10	206.30	206.20	11.75	2422.85
G-H	206.30	205.80	206.05	26.00	5357.30
H-I	205.80	205.80	205.80	1.50	308.70
I-J	205.80	204.70	205.25	14.50	2976.13
J-K	204.70	203.70	204.20	13.50	2756.70
K-L	203.70	203.70	203.70	4.50	916.65
L-A	203.70	204.40	204.05	11.75	2397.59
TOTAL			152.5		31351.50
NATURAL AVERAGE GRADE =			205.58		

Finished and Proposed Grades

Ref. Points Dwelling	Grade First	Grade Second	Average	Wall Length	Total
A-B	205.00	205.00	205.00	20.75	4253.75
B-C	205.00	205.00	205.00	2.00	410.00
C-D	205.00	209.00	207.00	28.75	5961.25
D-E	209.00	206.00	207.50	13.00	2697.50
E-F	206.00	206.00	206.00	4.50	927.00
F-G	206.00	206.00	206.00	11.75	2420.50
G-H	206.00	206.00	206.00	26.00	5356.00
H-I	206.00	205.00	205.50	1.50	308.25
I-J	205.00	205.00	205.00	14.50	2972.50
J-K	205.00	205.00	205.00	13.50	2767.50
H-J	205.00	205.00	205.00	4.50	922.50
J-A	205.00	205.00	205.00	11.75	2408.75
TOTAL			152.5		31395.50
NATURAL AVERAGE GRADE =			205.87		

FORMWERKS ARCHITECTURAL
 1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

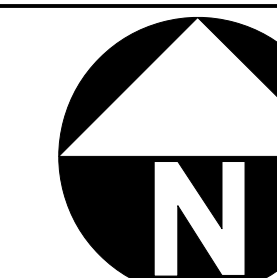
Drawing Title:
 1177 12ST
 WEST VANCOUVER, B.C.

Drawing Title:
 SITE PLAN - LANEWAY COTTAGE

- NOTES**
- ALL CONSTRUCTION TO COMPLY WITH B.C.B.C. CURRENT EDITION & THE CITY OF VANCOUVER ZONING BY-LAW.
 - DIMENSIONS ARE TO:
 a - FACE OF CONCRETE
 b - FACE OF STONE ON EXTERIOR WALL
 c - FACE OF SHEATHING ON EXTERIOR WALLS W.O. STONE
 d - FACE OF STUDS (INT.)
 - SITE PLAN BASED ON SURVEY BY LOUIS NGAN LAND SURVEYORS., MARCH 2016
 - BUILDING TO BE SPRINKLERED TO NFPA 13D.

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 10"	SHEET
DATE: JAN 2018	A 02
JOB NUMBER: 40B4	

*CONTRACTOR TO NOTIFY FORTIS BC
 1-800-474-6886 OR CELL *6886 PRIOR TO DEMOLITION/DIGGING. QUOTE TICKET NO. 28170 TO VERIFY THE LOCATION OF ALL GAS LINES



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RE-ISSUED FOR CONSTRUCTION	18.11.08
BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02

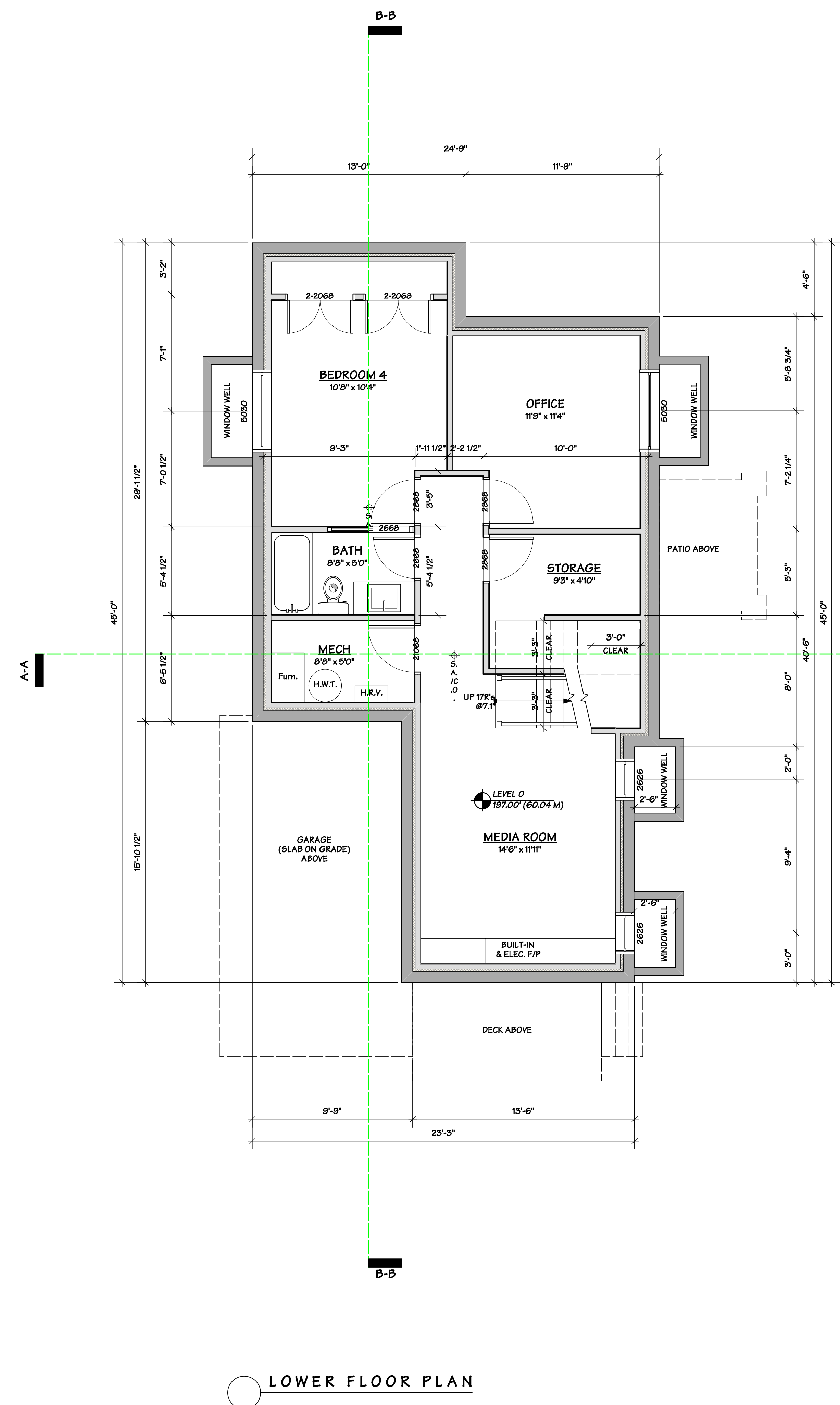
FORMWERKS ARCHITECTURAL
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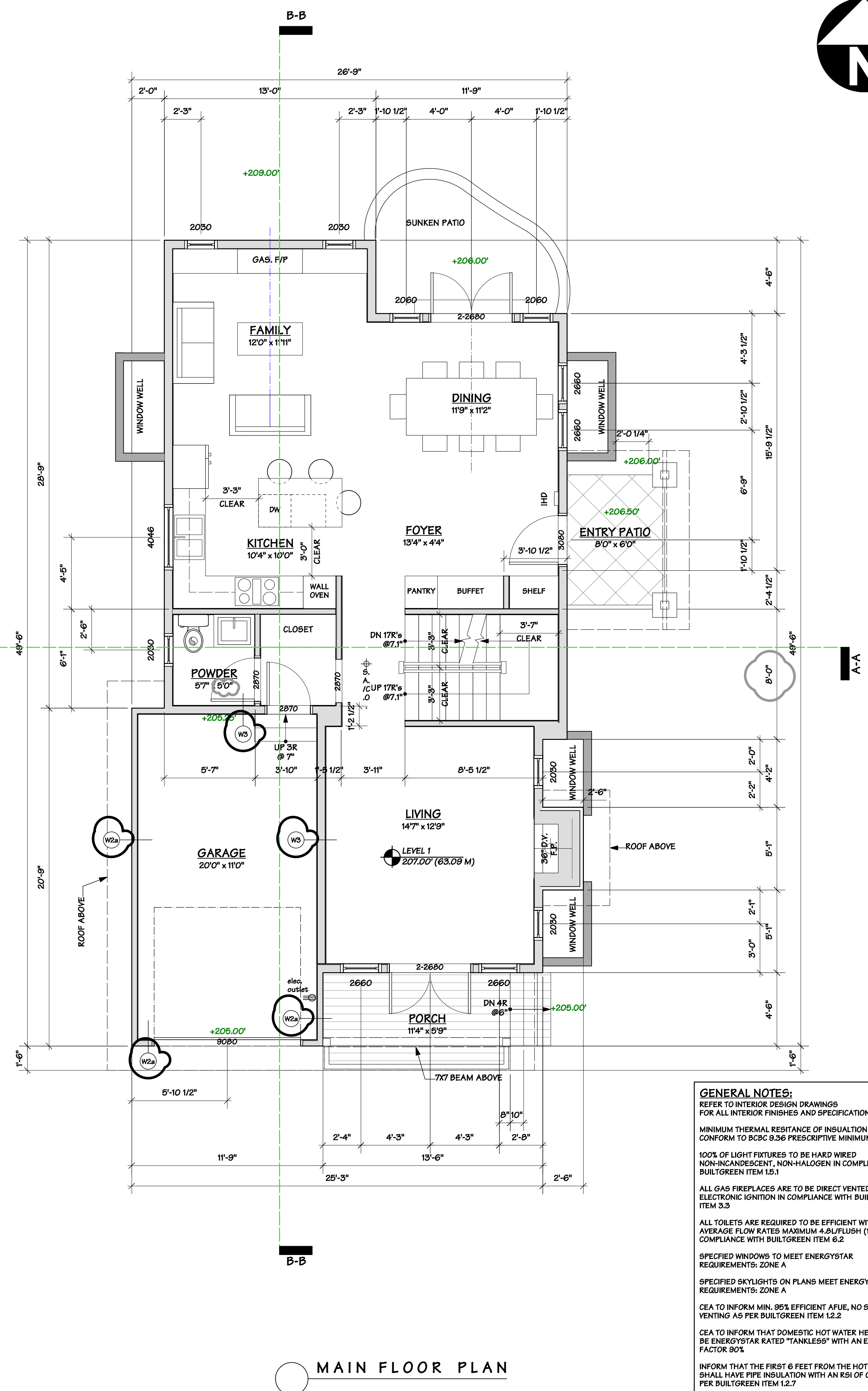
Drawing Title :
 1177 12ST
 WEST VANCOUVER, B.C.

Drawing Title :
 LANEWAY COTTAGE
 LOWER AND MAIN FLOOR PLANS

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 10"	SHEET
DATE: JAN 2018	A 03
JOB NUMBER: 40B4	

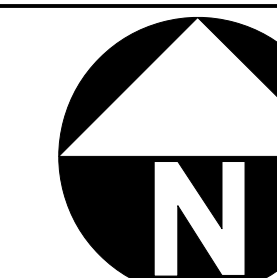


LOWER FLOOR PLAN



MAIN FLOOR PLAN

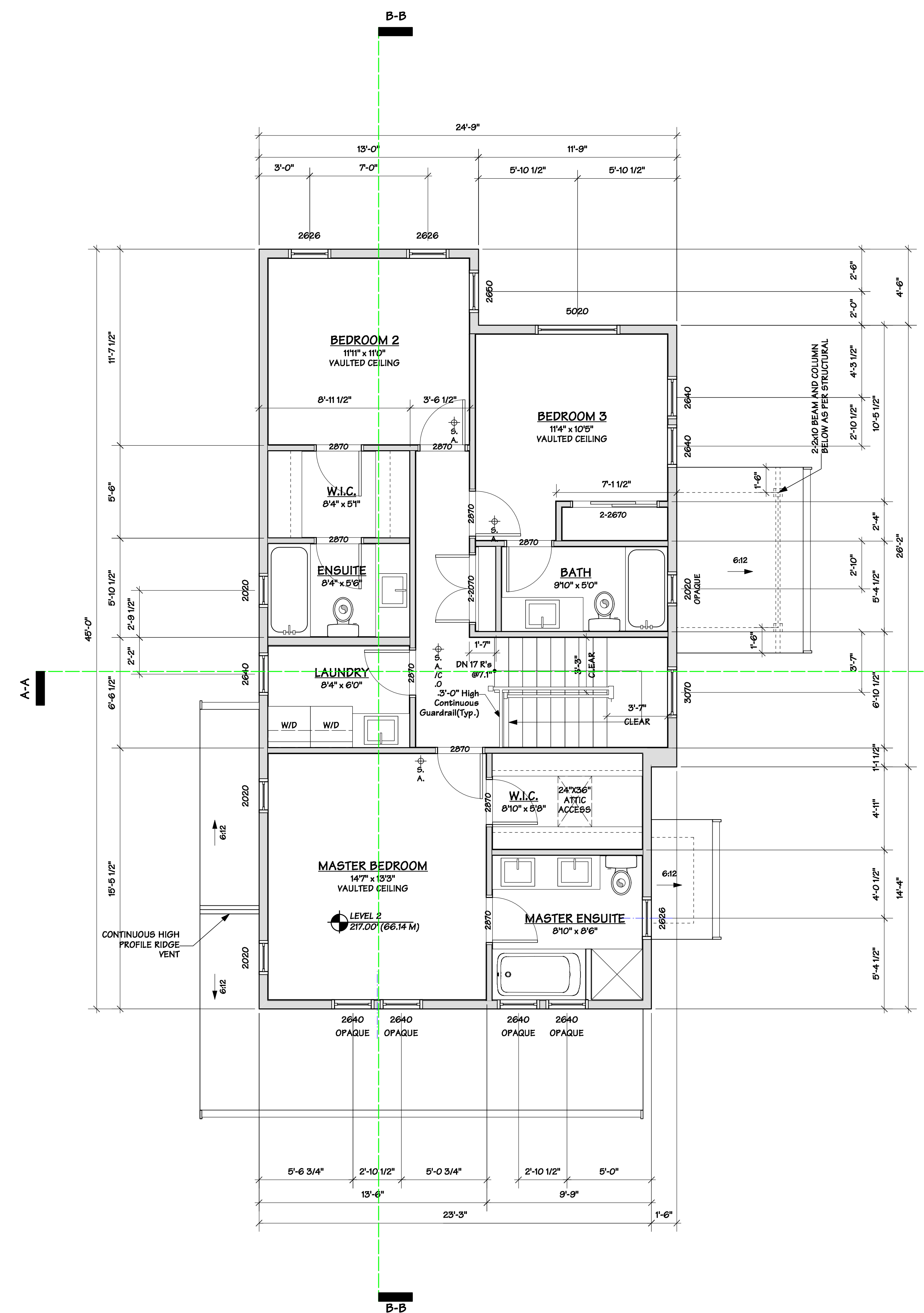
GENERAL NOTES:
 REFER TO INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR FINISHES AND SPECIFICATION
 MINIMUM THERMAL RESISTANCE OF INSULATION TO CONFORM TO BCBC 9.36 PRESCRIPTIVE MINIMUMS
 100% OF LIGHT FIXTURES TO BE HARD WIRED NON-INCANDESCENT, NON-HALOGEN IN COMPLIANCE WITH BUILTGREEN ITEM 15.1
 ALL GAS FIREPLACES ARE TO BE DIRECT VENTED WITH ELECTRONIC IGNITION IN COMPLIANCE WITH BUILTGREEN ITEM 3.3
 ALL TOILETS ARE REQUIRED TO BE EFFICIENT WITH AVERAGE FLOW RATES MAXIMUM 4.0L/FLUSH (1.28 GPF) IN COMPLIANCE WITH BUILTGREEN ITEM 6.2
 SPECIFIED WINDOWS TO MEET ENERGYSTAR REQUIREMENTS: ZONE A
 SPECIFIED SKYLIGHTS ON PLANS MEET ENERGYSTAR REQUIREMENTS: ZONE A
 CEILING TO INFORM MIN. 95% EFFICIENT AFUE, NO SIDE VENTING AS PER BUILTGREEN ITEM 12.2
 CEILING TO INFORM THAT DOMESTIC HOT WATER HEATER MUST BE ENERGYSTAR RATED "TANKLESS" WITH AN ENERGY FACTOR 90%
 INFORM THAT THE FIRST 6 FEET FROM THE HOT WATER SHALL HAVE PIPE INSULATION WITH AN RSI OF 0.36 (R2) AS PER BUILTGREEN ITEM 12.7
 AIR BARRIER TO BE PLANNED AS CONTINUOUS AROUND BUILDING ENVELOPE AND FINAL CONSTRUCTION TO MEET 5.5 AIR CHANGES PER HOUR
 HRV, as per 9.32 BC VENTILATION CODE STANDARDS (2BL/s); 0.4ag 65% EFFICIENCY, -25.4ag 45% EFFICIENCY
 IHD = IN HOME DISPLAY
 FF



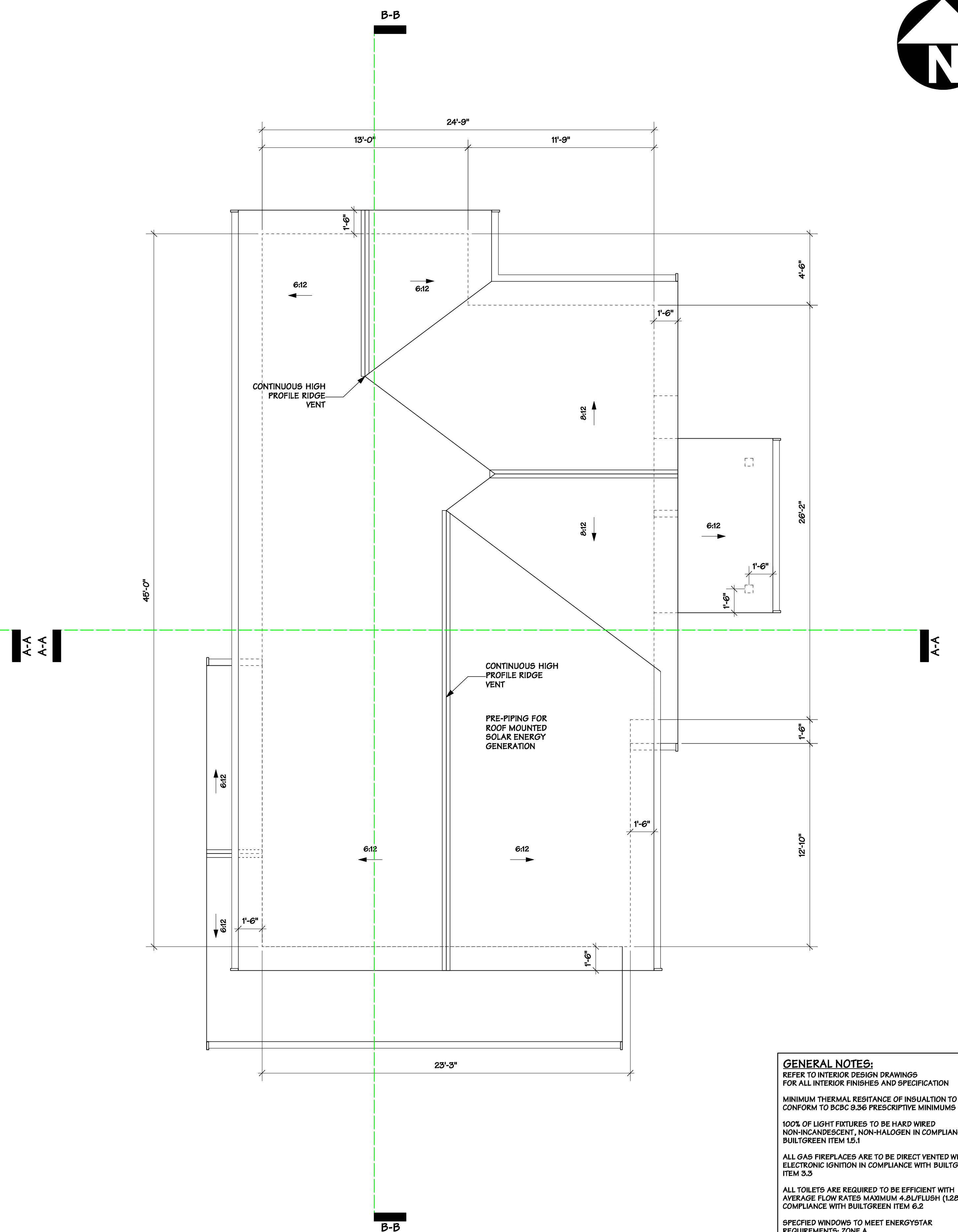
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RE-ISSUED FOR CONSTRUCTION	18.11.08
BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02



UPPER FLOOR PLAN



ROOF PLAN

GENERAL NOTES:
 REFER TO INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR FINISHES AND SPECIFICATION
 MINIMUM THERMAL RESISTANCE OF INSULATION TO CONFORM TO BCBC 9.36 PRESCRIPTIVE MINIMUMS
 100% OF LIGHT FIXTURES TO BE HARD WIRED NON-INCANDESCENT, NON-HALOGEN IN COMPLIANCE WITH BUILTGREEN ITEM 1.5.1
 ALL GAS FIREPLACES ARE TO BE DIRECT VENTED WITH ELECTRONIC IGNITION IN COMPLIANCE WITH BUILTGREEN ITEM 3.3
 ALL TOILETS ARE REQUIRED TO BE EFFICIENT WITH AVERAGE FLOW RATES MAXIMUM 4.0L/FLUSH (1.28 GPF) IN COMPLIANCE WITH BUILTGREEN ITEM 6.2
 SPECIFIED WINDOWS TO MEET ENERGYSTAR REQUIREMENTS: ZONE A
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 GEA TO INFORM THAT DOMESTIC HOT WATER HEATER MUST BE ENERGYSTAR RATED "TANKLESS" WITH AN ENERGY FACTOR 90%
 INFORM THAT THE FIRST 6 FEET FROM THE HOT WATER SHALL HAVE PIPE INSULATION WITH AN RSI OF 0.36 (R2) AS PER BUILTGREEN ITEM 1.2.7
 AIR BARRIER TO BE PLANNED AS CONTINUOUS AROUND BUILDING ENVELOPE AND FINAL CONSTRUCTION TO MEET 5.5 AIR CHANGES PER HOUR
 HRV, as per 9.32 BC VENTILATION CODE STANDARDS (2BL/s); 0.4ag 65% EFFICIENCY, .25dag 45% EFFICIENCY
 IHD = IN HOME DISPLAY

FORMWERKS ARCHITECTURAL
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Drawing Title :
 1177 125T
 WEST VANCOUVER, B.C.

Drawing Title :
 LANEWAY COTTAGE
 UPPER AND ROOF PLANS

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 10"	SHEET
DATE: JAN 2018	A 04
JOB NUMBER: 40B4	

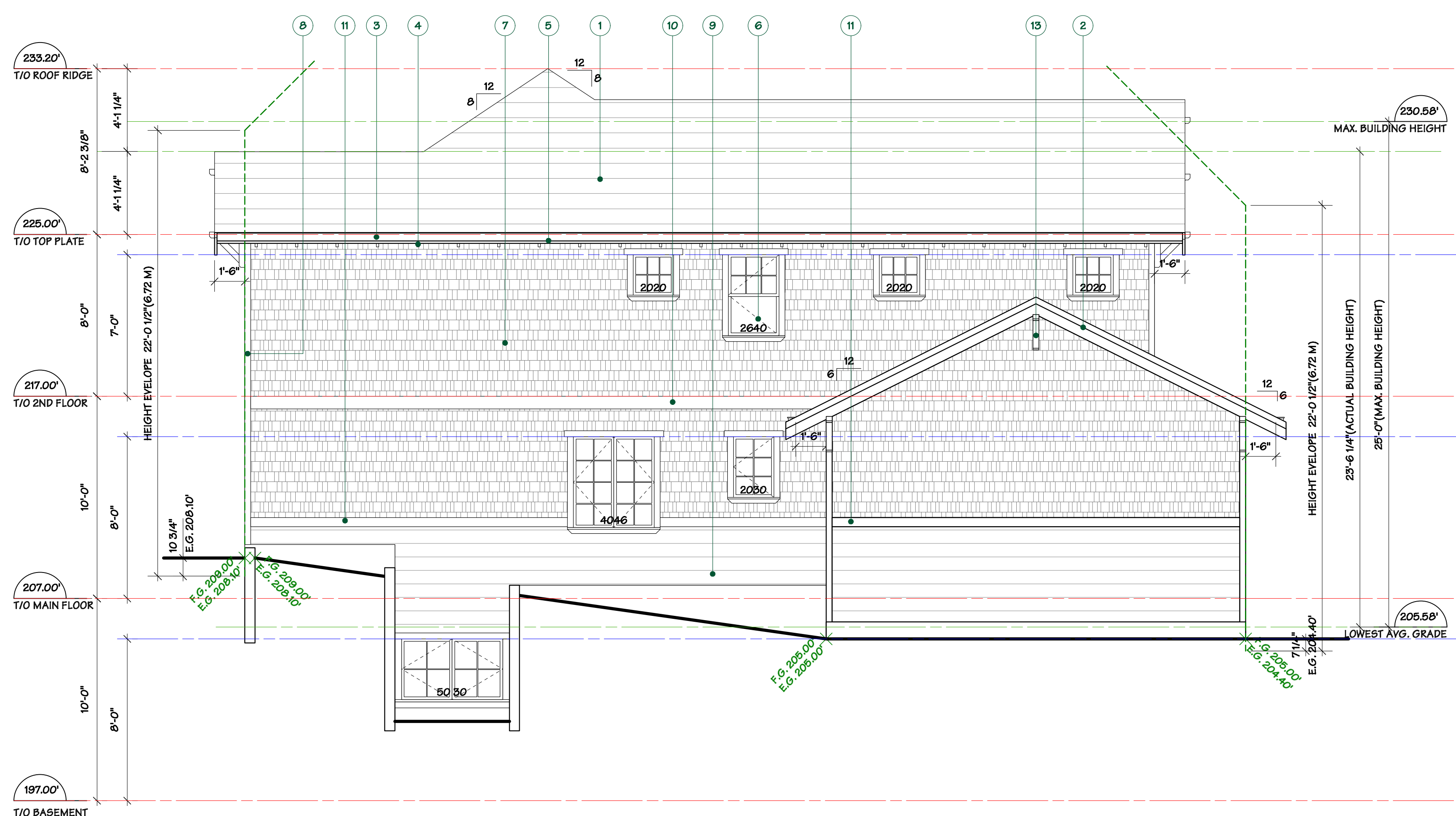
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FINISH SCHEDULE - GARDEN & LANEWAY COTTAGE

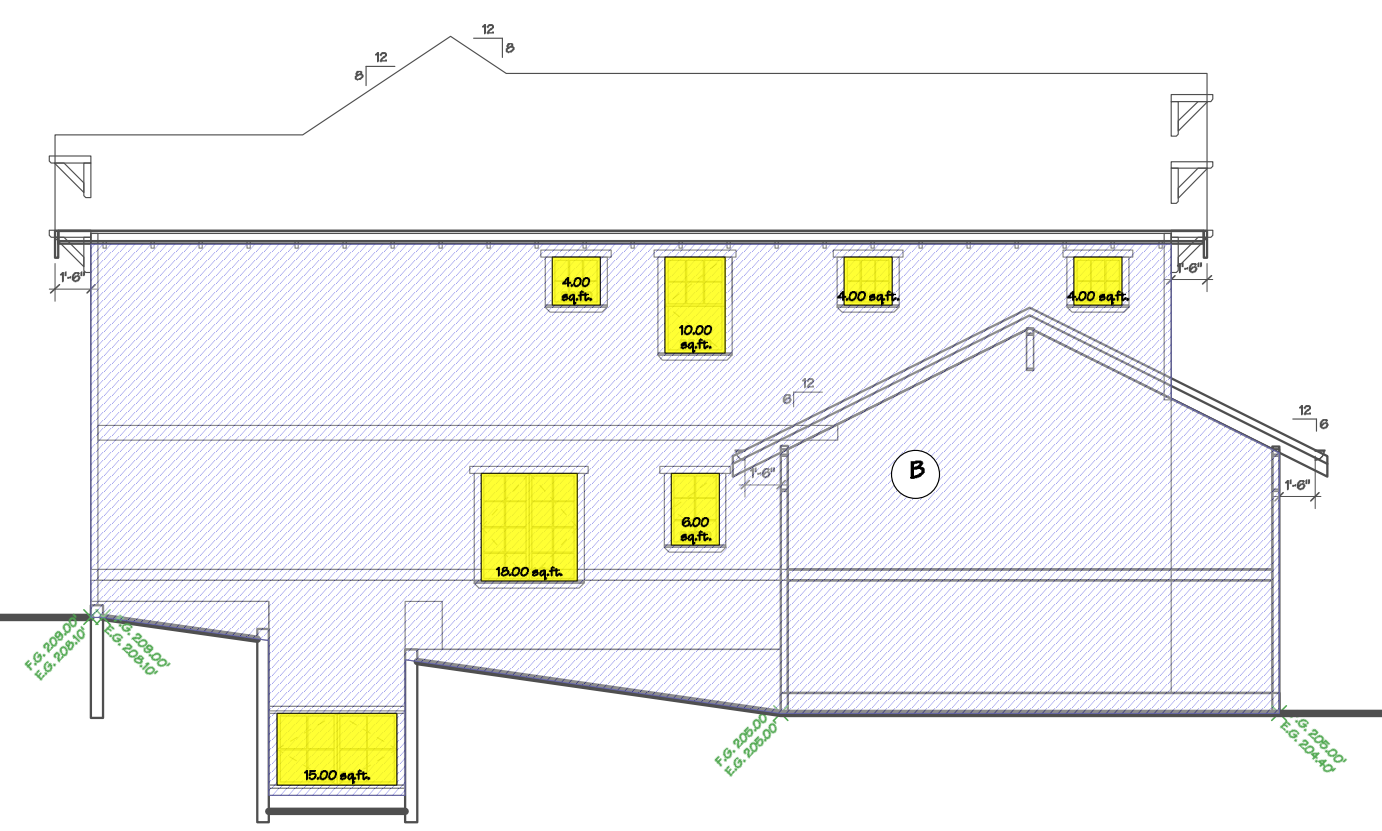
- 1 COMPOSITE ROOF SHINGLES
- 2 2X10 BARGEBOARD WITH 1X4 TRIM
- 3 PREFINISHED METAL GUTTER ON 2X8 FASCIA
- 4 2X4 RAFTER TAILS
- 5 2X6 WOOD SOFFIT, BEVEL EXPOSED
- 6 VINYL WINDOWS & DOORS WITH BALANCED SASH & SIMULATED DIVIDED LITES WITH 2X4 TRIMS, 2X6 HEAD & UNDERSILL MOULDING
- 7 HARDI SIDEWALL SHINGLES
- 8 HARDI CORNER TRIMS
- 9 6" HARDI HORIZONTAL SIDING
- 10 2X8 TRIM BOARD
- 11 2X6 TRIM BOARD
- 12 2X2 WOOD PICKET RAILINGS, DOUBLE PATTERN
- 13 WOOD BRACKETS
- 14 6X6 WOOD POST
- 15 WOOD GARAGE DOORS
- 16 2" FIELD STONE WALL CLADDING
- 17 CONCRETE CHIMNEY CAP
- 18 TAPERED WOOD COLUMN WITH STONE BASE



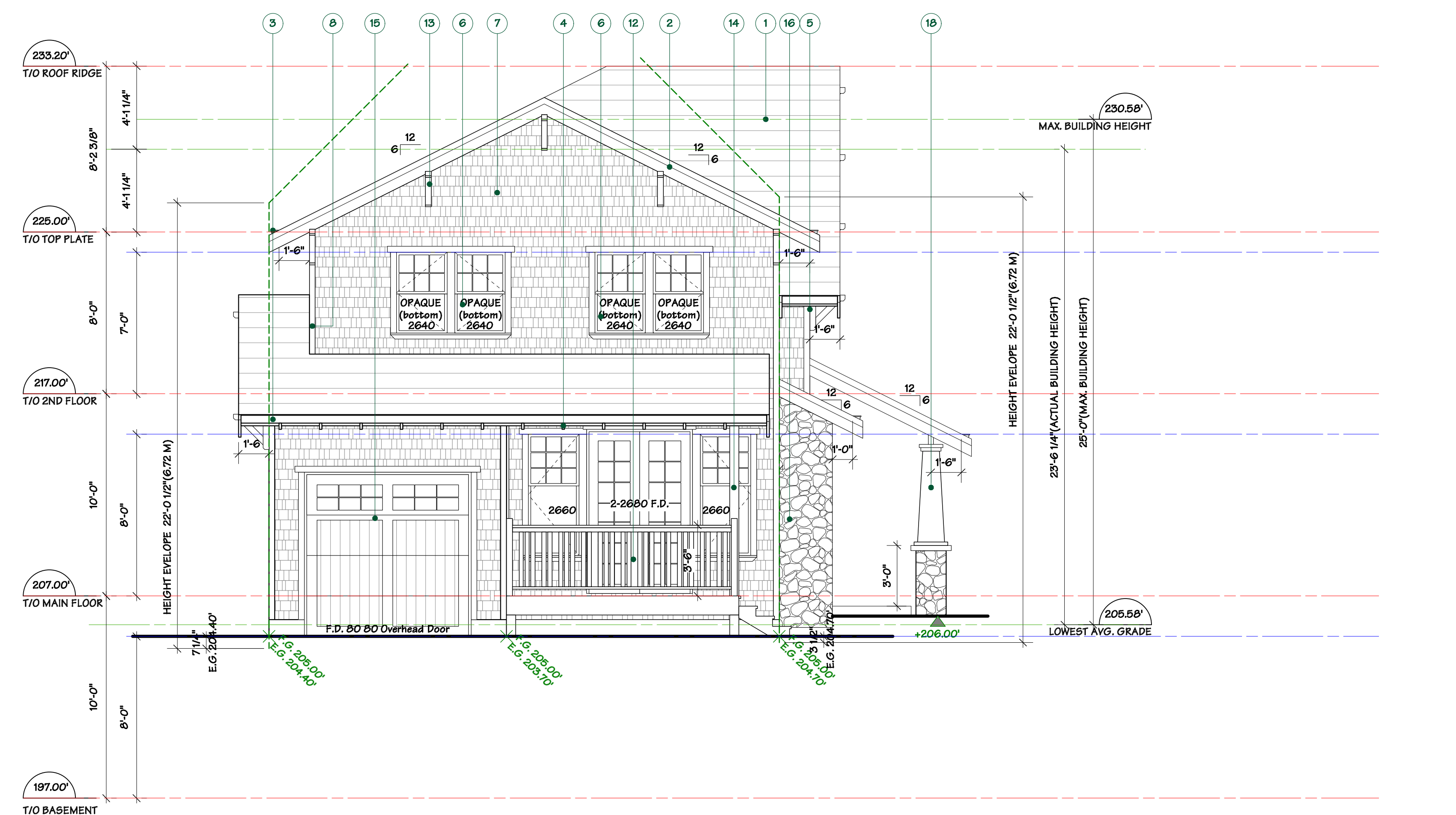
WEST ELEVATION

WEST SPATIAL CALCULATION

LIMITING DISTANCE B	5.42 ft.	1.65m.
WALL AREA	874.77 sq.ft.	81.27sq.m.
MAX ALLOWABLE UNPROTECTED OPENINGS (as per BCBC TABLE 3.2.3.1.C)	16.60%	
874.77 sq.ft. x 16.60%	145.21 sq.ft.	
PROPOSED OPENING	61.00 sq.ft. <	145.21 sq.ft.



LIMITED DISTANCE CALCULATION



SOUTH ELEVATION

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Drawing Title :
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 WEST VANCOUVER, B.C.

Drawing Title :
 LANEWAY COTTAGE ELEVATIONS

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 10"	SHEET
DATE: JAN 2018	A 05
JOB NUMBER: 40B4	

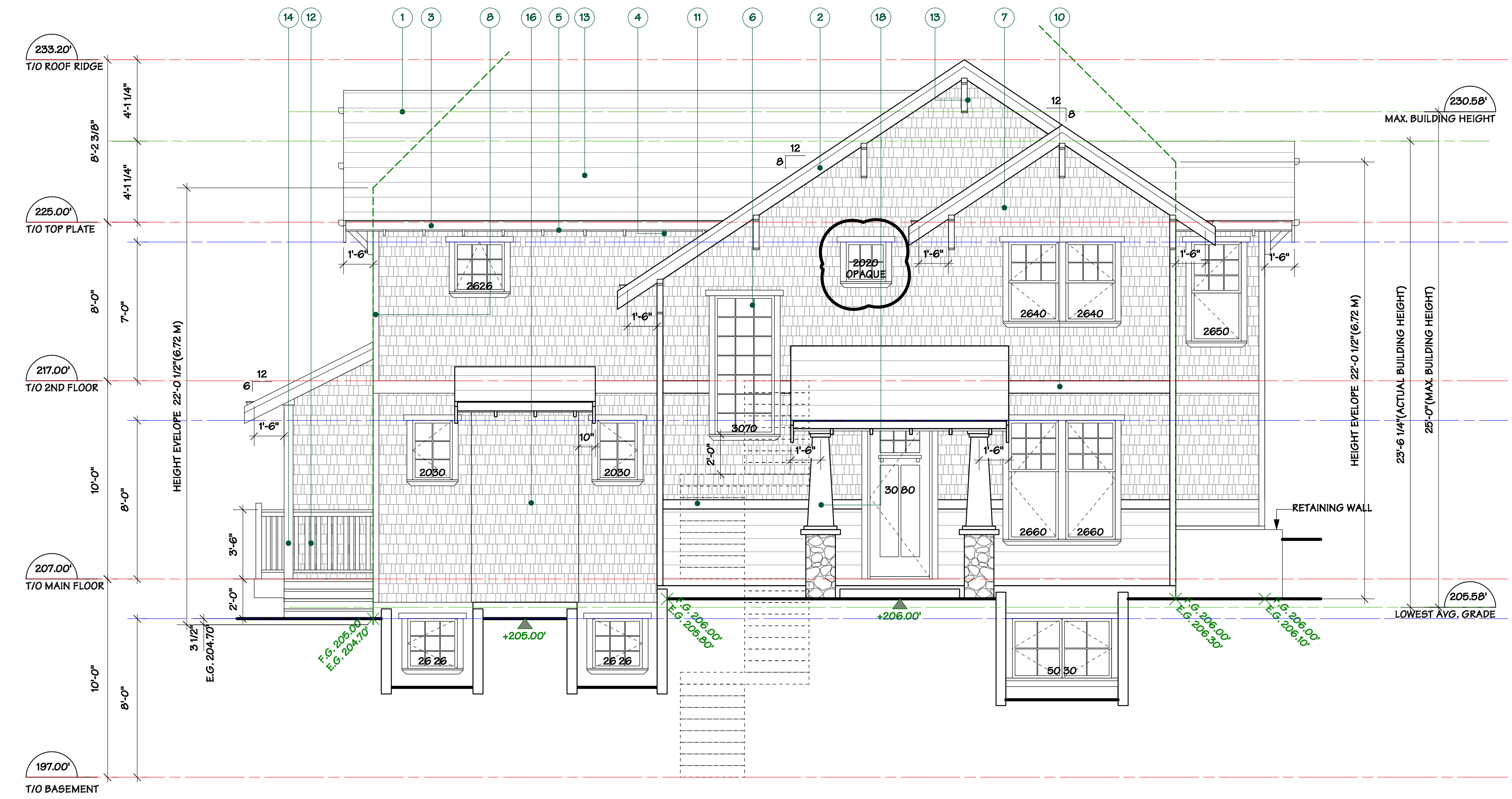
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FRR ASSEMBLY REVIEW	19.04.02

FINISH SCHEDULE - GARDEN & LANEWAY COTTAGE

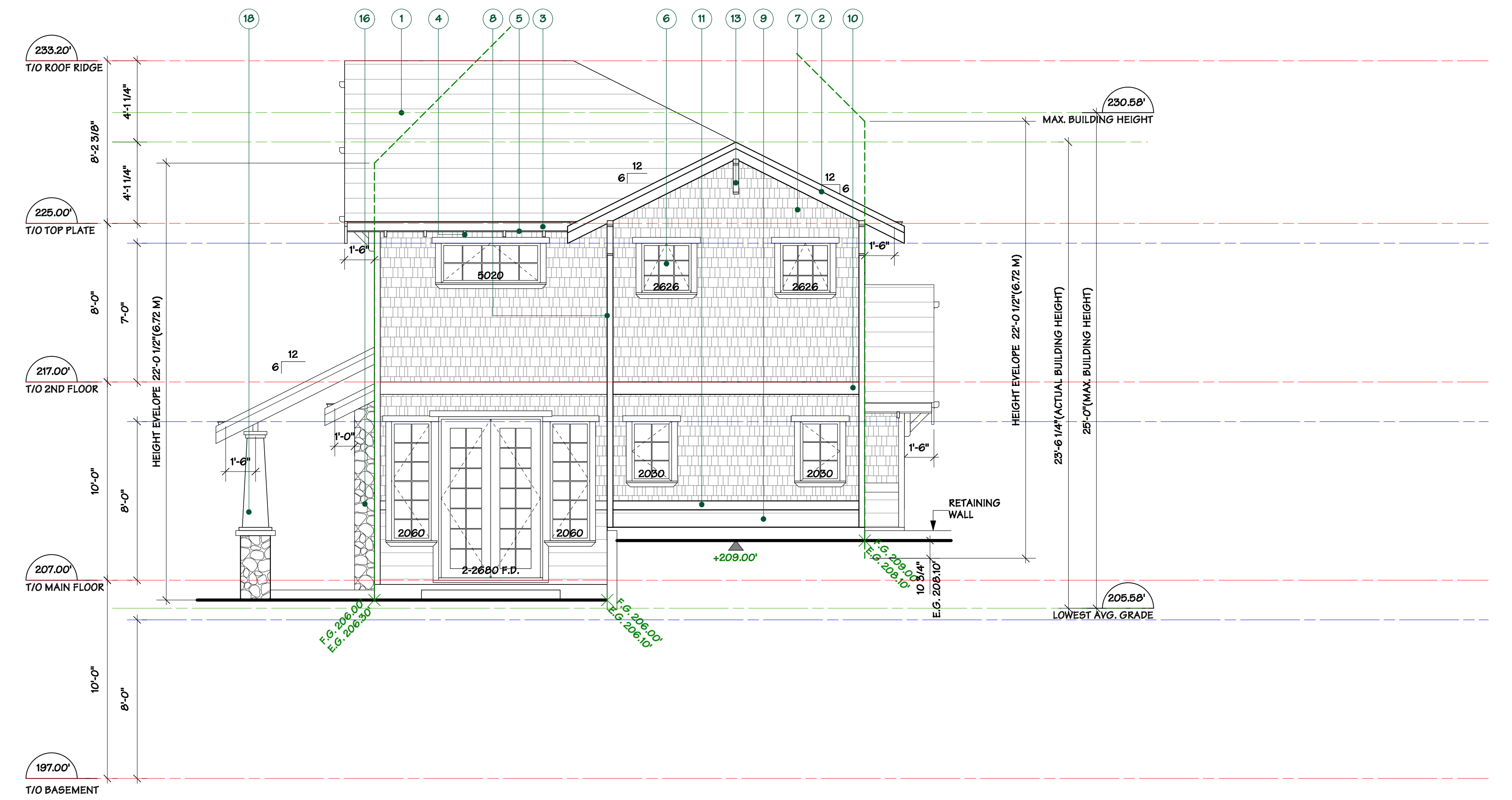
- COMPOSITE ROOF SHINGLES
- 2X10 BARGEBOARD WITH 1X4 TRIM
- PREFINISHED METAL GUTTER ON 2X8 FASCIA
- 2X4 RAFTER TAILS
- 2X6 WOOD SOFFIT, BEVEL EXPOSED
- VINYL WINDOWS & DOORS WITH BALANCED GLASS & SIMULATED DIVIDED LITES WITH 2X4 TRIMS, 2X6 HEAD & UNDERSILL MOULDING
- HARDI SIDEWALL SHINGLES
- HARDI CORNER TRIMS
- 6" HARDI HORIZONTAL SIDING
- 2X8 TRIM BOARD
- 2X6 TRIM BOARD
- 2X2 WOOD PICKET RAILINGS, DOUBLE PATTERN
- WOOD BRACKETS
- 6X6 WOOD POST
- WOOD GARAGE DOORS
- 2" FIELD STONE WALL CLADDING
- CONCRETE CHIMNEY CAP
- TAPERED WOOD COLUMN WITH STONE BASE



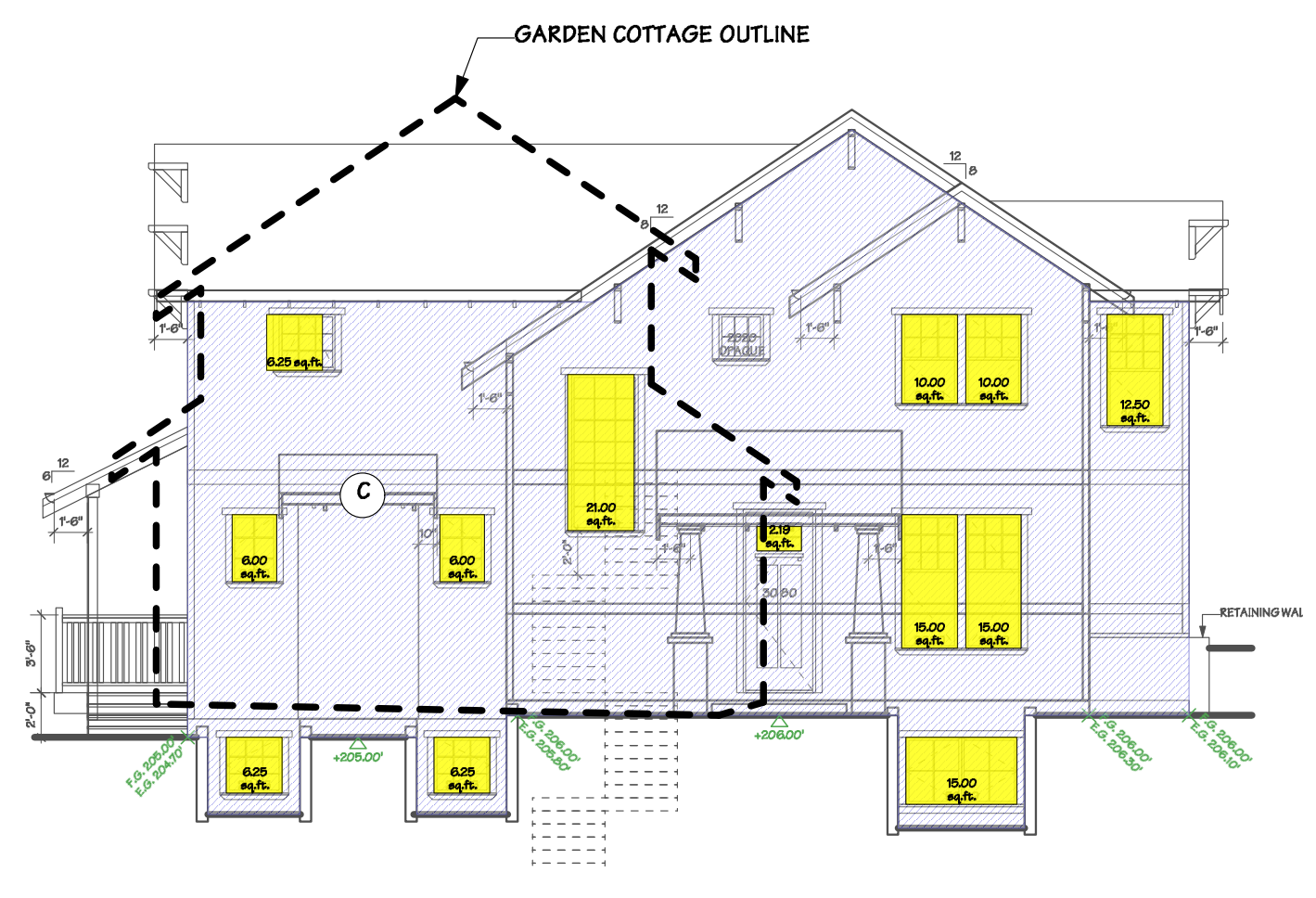
EAST ELEVATION

EAST SPATIAL CALCULATION

LIMITING DISTANCE C	6.10 ft.	1.86m.
WALL AREA	938.43 sq.ft.	87.18sq.m.
MAX ALLOWABLE UNPROTECTED OPENINGS (as per BCBC TABLE 3.2.3.1.C)	17.44 %	
938.43 sq.ft. x 17.44% =	163.66 sq.ft.	15.20sq.m.
PROPOSED OPENING	131.44 sq.ft. <	163.66 sq.ft.



NORTH ELEVATION

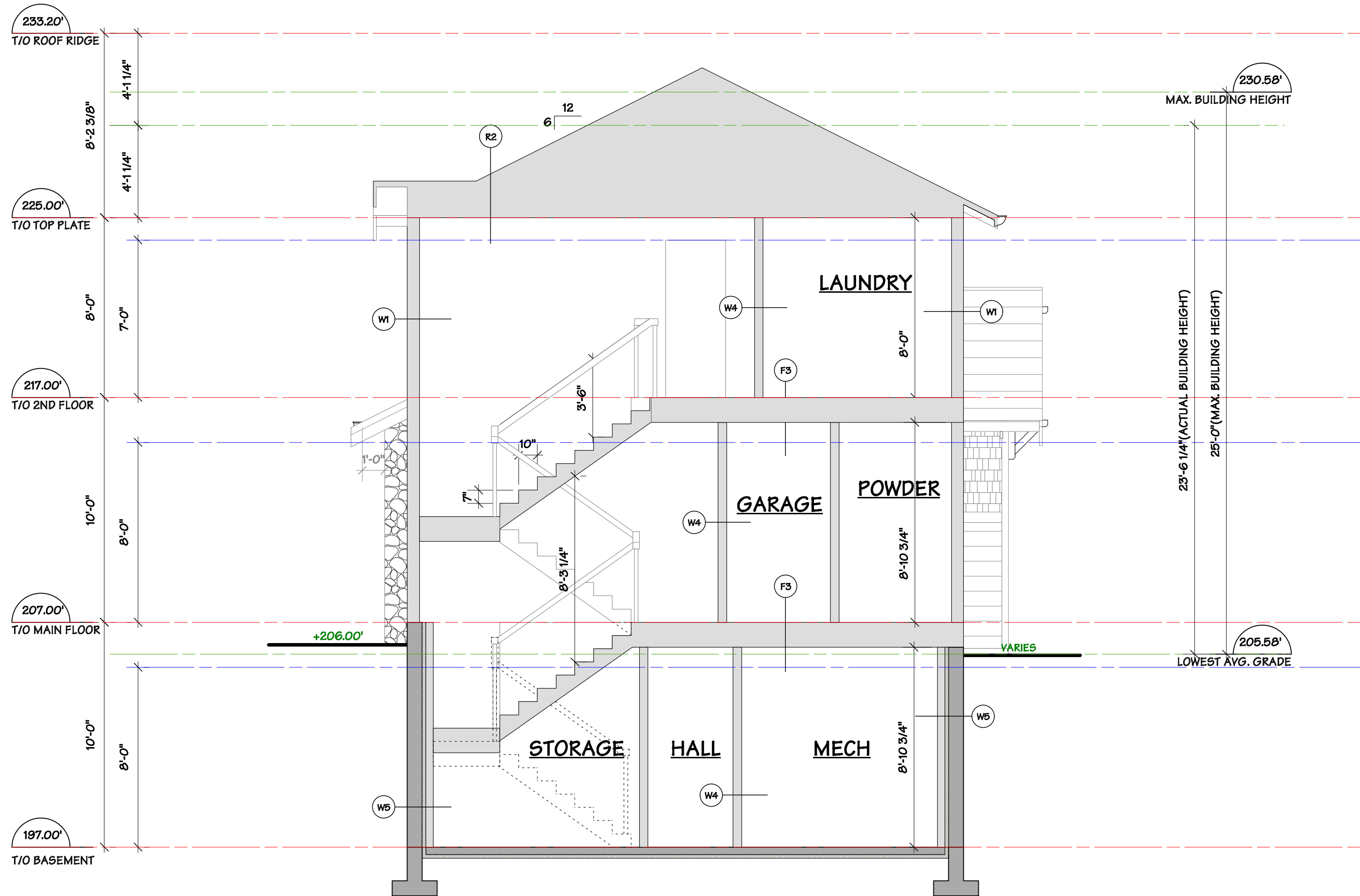


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 Fax 685-2076 Phone 683-5441

Drawing Title :
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 WEST VANCOUVER, B.C.

Drawing Title :
 LANEWAY COTTAGE ELEVATIONS

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 10"	SHEET
DATE: JAN 2018	A 06
JOB NUMBER: 40B4	



SECTION G-G

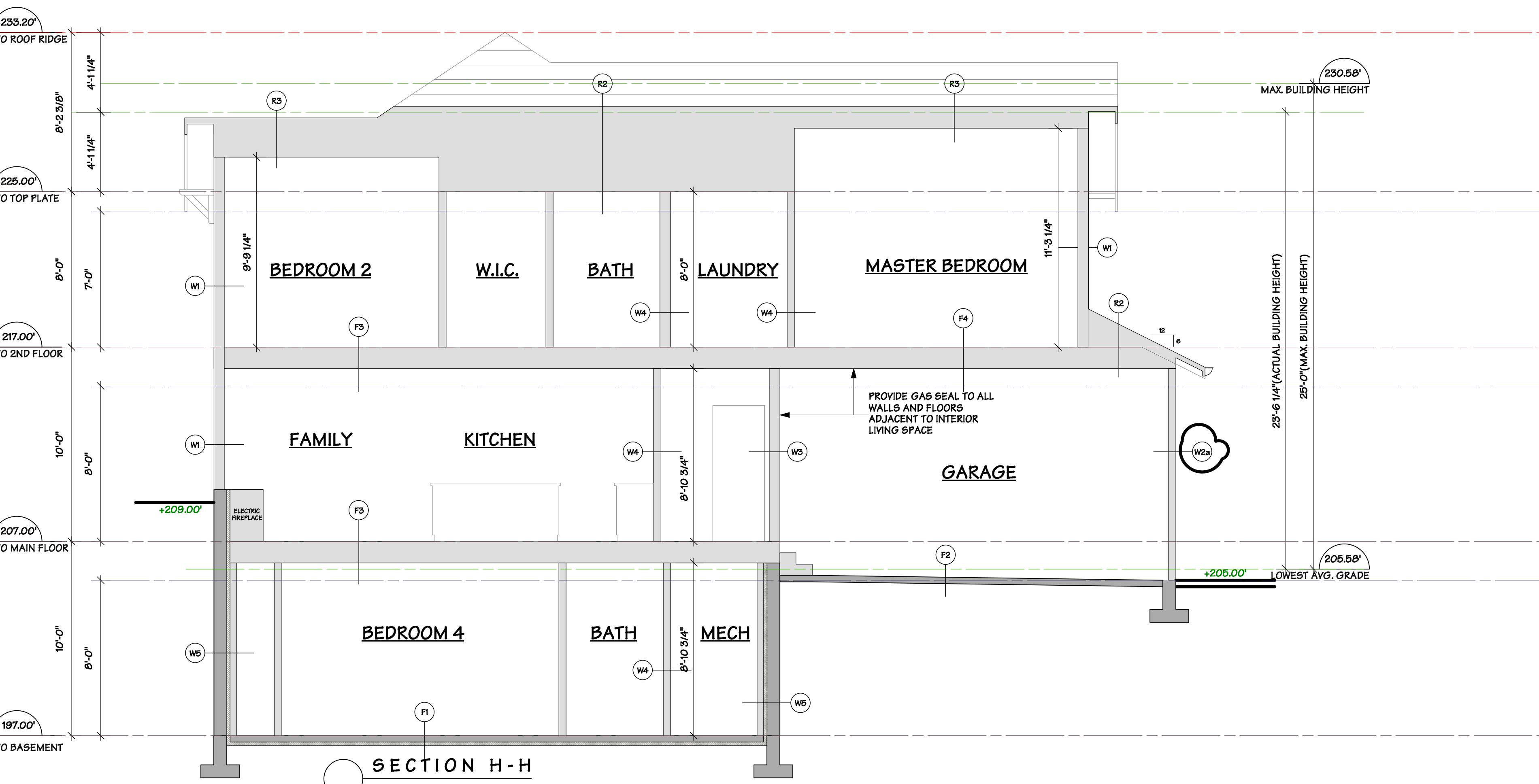
CONSTRUCTION ASSEMBLIES - INFILLS	
W1	EXTERIOR FRAMED WALLS HARDB SIDEWALL SHINGLES OR 6" HARDB HORIZONTAL SIDING CROSS STRAPPING BUILDING WRAP 1/2" EXTERIOR SHEATHING (refer to struct.) 2X6 STUDS @ 16" O.C. R-22 F.G. BATT INSULATION 6 MIL. POLY. 1/2" G.W.B. VAPOUR BARRIER PAINT
W1b	EXTERIOR FRAMED WALLS STONE RAINFALL SCREEN (keene drain or equivalent) 1/2" EXTERIOR SHEATHING (refer to struct.) 2X6 STUDS @ 16" O.C. R-22 F.G. BATT INSULATION 6 MIL. POLY. 1/2" G.W.B. VAPOUR BARRIER PAINT
W2	W2: GARAGE FRAMED WALLS HARDB SIDEWALL SHINGLES OR 6" HARDB HORIZONTAL SIDING CROSS STRAPPING BUILDING WRAP 1/2" EXTERIOR SHEATHING (refer to struct.) 2X4 STUDS @ 16" O.C. R-22 MINERAL WOOL INSULATION 1/2" TYPE X G.W.B.
W2a	W2a: GARAGE FRAMED WALLS; 24HR FRK ENTER. as per A8.10.3.1.A HARDB SIDEWALL SHINGLES OR 6" HARDB HORIZONTAL SIDING CROSS STRAPPING BUILDING WRAP 1/2" EXTERIOR SHEATHING (refer to struct.) 2X4 STUDS @ 16" O.C. R-22 MINERAL WOOL INSULATION 1/2" TYPE X G.W.B.
W3	INTERIOR WALLS - SEPARATING INTERIOR AND GARAGE (3/4 HR FRK) (Min. as per A8.10.3.1.A) 1/2" TYPE X G.W.B. 2X6 STUDS @ 16" O.C. R-22 F.G. BATT INSULATION (*must required to be mineral wool) 6 MIL. POLY. 1/2" TYPE X G.W.B.
W4	INTERIOR WALLS 1/2" G.W.B. PLY SHEATHING (refer to struct.) 2X4 OR 2X6 STUDS @ 16" O.C. PLY SHEATHING (refer to struct.) 1/2" G.W.B.
W5	FOUNDATION WALLS 1/2" HYDRODUCT DRAINAGE MAT 6" CONCRETE WALL (refer to struct.) W/ CONTINUOUS WATER PROOFING TO EXTERIOR (epoxy sealant or equivalent) 2" X 8" RIGID INSULATION SEALED AT JOINTS W/ AIR BARRIER TAPE 2X4 STUDS @ 16" O.C. R-14 F.G. BATT INSULATION 1/2" TYPE X G.W.B. VAPOUR BARRIER PAINT
W6	SHAFT WALL ASSEMBLY (2HR FRK) 1" DenseGlass Ultra TYPE X G.W.B. SHAFTLINER(24" WIDE) 2" 1/2" 1" SHAPED SLOTTED WEBS STUDS 3 PLY 1/2" DenseArmor FIREGUARD G.W.B. (INSTALLATION PER SPECIFICATION)
W6	EXTERIOR SHAFT WALL HARDB SIDEWALL SHINGLES OR 6" HARDB HORIZONTAL SIDING CROSS STRAPPING BUILDING WRAP 1/2" EXTERIOR SHEATHING (refer to struct.) SHAFT WALL ASSEMBLY
W7	INTERIOR WALL SEPARATING MEE ROOM AND GARAGE OR INTERIOR 1/2" G.W.B. WOOD FRAMING (refer to struct.) R-22 F.G. BATT INSULATION SHAFT WALL ASSEMBLY

CONSTRUCTION ASSEMBLIES - INFILLS	
R1	ROOF-VAULETED CEILING ASPHALT ROOF SHINGLES 15LBS NON-PERFORATED ROOFING FELT AS REZO (per shingle manufacturer's specs) 1/2" PLYWOOD SHEATHING (refer to struct.) SCISSOR TRUSS (refer to struct.) R-22 F.G. BATT INSULATION (provide 1:50 ventilation) 6 MIL. POLY. 1/2" G.W.B.
R2	ROOF-FLAT CEILING ASPHALT ROOF SHINGLES 15LBS NON-PERFORATED ROOFING FELT AS REZO (per shingle manufacturer's specs) 1/2" PLYWOOD SHEATHING (refer to struct.) PRE-ENGINEERED ROOF TRUSS (refer to struct.) R-22 F.G. BATT INSULATION (provide 1:50 ventilation) 6 MIL. POLY. 1/2" G.W.B.
R2b	ROOF-FLAT CEILING ABOVE MECH & ELEC ROOM R2 ASSEMBLY SHAFT WALL ASSEMBLY
R3	ROOF-VAULETED CEILING ASPHALT ROOF SHINGLES 15LBS NON-PERFORATED ROOFING FELT AS REZO (per shingle manufacturer's specs) 1/2" PLYWOOD SHEATHING (refer to struct.) PRE-ENGINEERED SCISSOR TRUSS (refer to struct.) R-22 F.G. BATT INSULATION (provide 1:50 ventilation) 6 MIL. POLY. 1/2" G.W.B.
R4	ROOF-FLAT CEILING OVER COLD SPACE ASPHALT ROOF SHINGLES 15LBS NON-PERFORATED ROOFING FELT AS REZO (per shingle manufacturer's specs) 1/2" PLYWOOD SHEATHING (refer to struct.) PRE-ENGINEERED ROOF TRUSS (refer to struct.) VENTED SOFFIT (refer to interior)
F1	SLAB ON GRADE FINISH FLOORING CONC. SLAB (refer to struct.) W/ RADIANT HEATING 10 MIL. POLY. R-12 RIGID INSULATION (see per local code) MIN. 6" COMPACTED GRANULAR FILL
F2	SLAB ON GRADE CONC. SLAB (refer to struct.) MIN. 6" COMPACTED GRANULAR FILL
F3	TYPICAL INTERIOR FLOOR FINISH FLOORING 1 1/2" CONCRETE TOPPING 5/8" PLYWOOD SHEATHING (refer to struct.) WOOD STRUCTURE (refer to struct.) 1/2" G.W.B.
F4	FLOOR SEPARATING INTERIOR AND GARAGE/EXTERIOR (45 min FRK) FINISH FLOORING 1 1/2" CONCRETE TOPPING W/ RADIANT HEATING 5/8" PLYWOOD SHEATHING WOOD STRUCTURE R-22 BATT INSULATION (refer to struct.) 6 MIL. POLY. 1/2" TYPE X G.W.B.

FIG of Table A-8.10.3.1.B

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REVISIONS	
ISSUED FOR...	
CLIENT REVIEW	17.04.13
DISTRICT REVIEW	17.04.20
CLIENT REVIEW	17.04.28
DE APPLICATION	17.05.17
DE RE-ISSUED	17.09.29
CONSULTANT REVIEW	17.11.06
DISTRICT REVIEW	17.12.04
CONSULTANT REVIEW	17.12.22
CONSULTANT REVIEW	18.01.30
BP APPLICATION	18.02.16
CONSULTANT REVIEW	18.02.27
BP REVISION	18.05.10
ISSUED FOR CONSTRUCTION	18.05.24
CLIENT REVIEW	18.06.27
CONSULTANT REVIEW	18.07.03
RE-ISSUED FOR CONSTRUCTION	18.07.11
RE-ISSUED FOR CONSTRUCTION	18.09.17
RE-ISSUED FOR CONSTRUCTION	18.11.08
BP REVISION	19.02.25
FRR ASSEMBLY REVIEW	19.04.02



SECTION H-H

FORMWERKS ARCHITECTURAL
1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

Drawing Title:
1177 12ST
WEST VANCOUVER, B.C.

Drawing Title:
SECTIONS
LANEWAY COTTAGE

DRAWN BY: LZ	CHECKED BY: MM
SCALE: 1/4" = 10"	SHEET
DATE: JAN 2018	A 07
JOB NUMBER: 40B4	