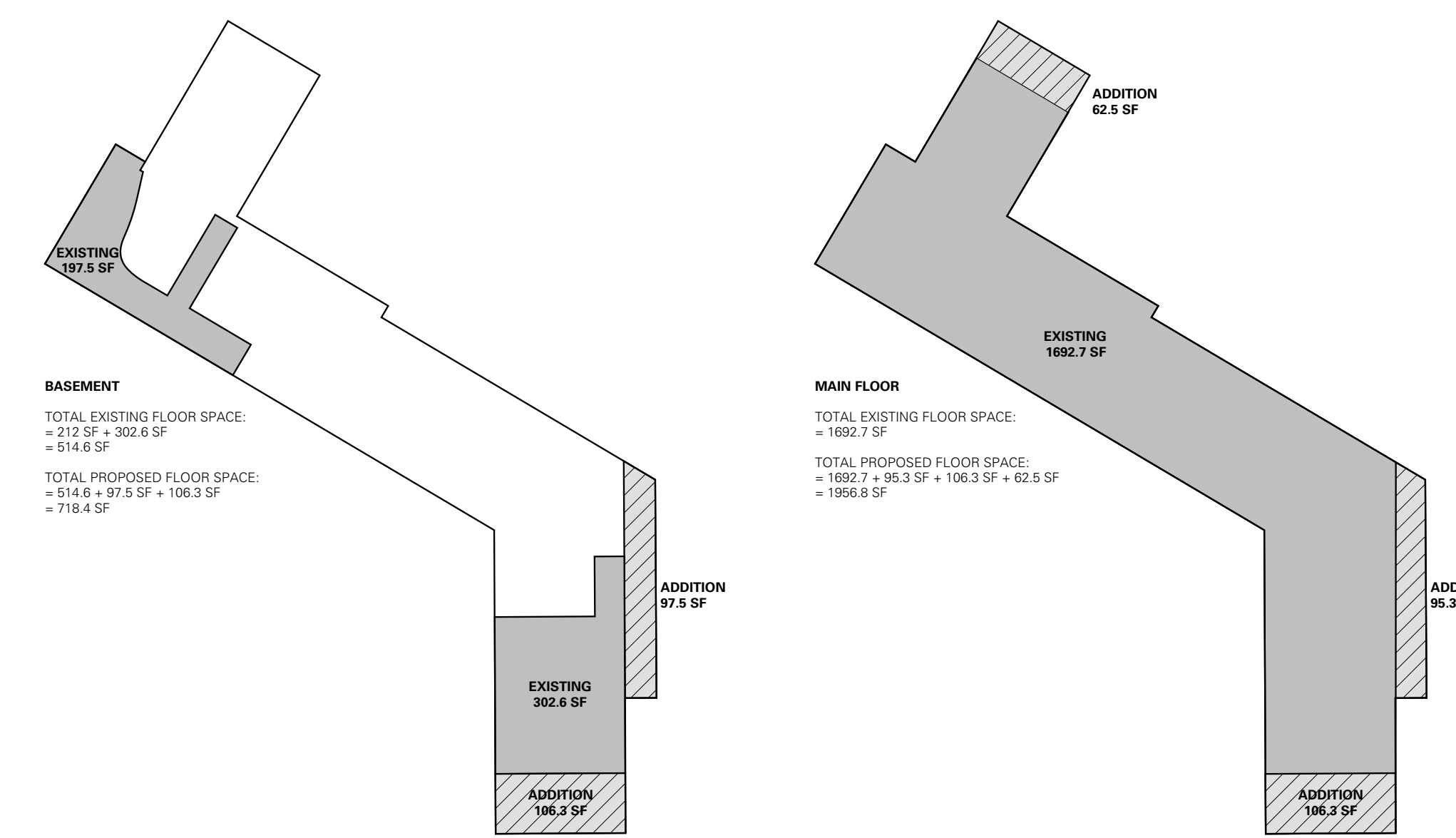


ISSUES:	AS-BUILTS	12-OCT-11
A	PRICING	02-DEC-11
B	PLANNING REVIEW	08-FEB-12
C	PLANNING REVIEW	10-FEB-12
D	ALTERATION PERMIT	07-MAR-12
E	ALTERATION PERMIT	22-MAR-12
F	PRICING	25-APR-12
G	BUILDING PERMIT	01-AUG-12
H	ALTERATION PERMIT	02-NOV-12
I	REVISIONS	

PROJECT INFORMATION

CIVIC ADDRESS: 4797 HIGHWAY, WEST VANCOUVER BC
LEGAL DESCRIPTION: AMENDED LOT 2 (SEE 720511) BLOCK 2 DISTRICT LOT 611 PLAN 967
APPLICABLE ZONING BYLAW: DISTRICT OF WEST VANCOUVER ZONING BYLAW (NO. 4602)
APPLICABLE DISTRICT SCHEDULE: RS3 DISTRICT SCHEDULE



ZONING ANALYSIS

- SITE AREA**
SITE AREA = 12,549 SF (1,165.8 SM)
- FLOOR AREA RATIOS ALLOWED**
= 0.35 OF SITE AREA
= 12,549 SF X 0.35
= 4,392 SF (408 SM)
- FLOOR SPACE RATIOS**
EXISTING
BASEMENT = 500.3 SF (46.5 SM)
MAIN = 1,992 SF (187.2 SM)
TOTAL EXISTING FLOOR SPACE = 2,492.3 SF (233.7 SM)
PROPOSED
BASEMENT = 704.0 SF (65.4 SM)
MAIN = 1,958.8 SF (181.8 SM)
TOTAL PROPOSED FLOOR SPACE = 2,662.8 SF (247.2 SM)
TOTAL FLOOR SPACE ADDED
= 213%
- SITE COVERAGE ALLOWED OUTRIGHT**
= 30%
= 12,549 X 0.45
= 5,647.1 SF (524.6 SM)
- SITE COVERAGE**
EXISTING
DWELLING = 1,702.4 SF (158.2 SM)
DECKS/STAIRS ABOVE 2' = 248.7 SF (23.1 SM)
GARAGE = 214 SF (19.9 SM)
TOTAL EXISTING SITE COVERAGE = 2,165.1 SF (201.2 SM)
PROPOSED
DWELLING = 1,846.8 SF (171.6 SM)
DECKS/STAIRS ABOVE 2' = 969.3 SF (92.9 SM)
GARAGE = 214 SF (19.9 SM)
TOTAL PROPOSED SITE COVERAGE = 2,630.1 SF (244.3 SM)
- PRIMARY BUILDING SETBACKS**
FRONT YARD
ALLOWED = 29.86' (9.1 M)
EXISTING = 23.23' (7.08 M)
PROPOSED = 16.5' (5.04 M)
REAR YARD (NOTE: EXISTING NON-CONFORMITY)
ALLOWED = 29.86' (9.1 M)
EXISTING = 9.58' (2.92 M)
PROPOSED = 9.58' (2.92 M)
WEST SIDE YARD
ALLOWED = 7.87' (2.4 M)
EXISTING = 7.87' (2.4 M)
PROPOSED = 7.87' (2.4 M)
EAST SIDE YARD
ALLOWED = 9.51' (2.9 M)
EXISTING = 10.96' (3.34 M)
PROPOSED = 8.20' (2.5 M)

ZONING ANALYSIS CONT.

- BUILDING HEIGHT**
AVERAGE NATURAL GRADE = 71.7'
BUILDING HEIGHT ALLOWED = 71.7' + 25' = 96.7' (29.5 M)
EXISTING T.O. RIDGE ELEVATION = 89.4' (27.2 M)
AVERAGE FINISHED GRADE = 70.6'
BUILDING HEIGHT ALLOWED = 70.6' + 25' = 95.6' (29.1 M)
PROPOSED T.O. RIDGE ELEVATION = 89.4' (27.2 M)
AVERAGE NATURAL GRADE CALCULATION:
88.3+70.9(2)/16.2 = 1127.5
(70.9+72.0)/2+4 = 285.8
(72.0+73.9)/2+14.1 = 1028.6
(73.9+74.8)/2+12.5 = 929.4
(74.8+74.0)/2+14.1 = 1049.0
(74.0+75.5)/2+16.6 = 1539.9
(75.5+75.1)/2+15 = 113.0
(75.1+71.1)/2+3.1 = 2419.6
(71.1+68.4)/2+4 = 2528.9
(68.4+68.4)/2+15.2 = 1039.7
(68.4+74.1)/2+15.5 = 2039.6
(74.1+68.3)/2+1 = 4343.2
TOTAL: 257.2 18445.2
18445.2/257.2 = 71.7'
AVERAGE FINISHED GRADE CALCULATION:
88.3+70.9(2)/16.2 = 1131.6
(70.9+72.0)/2+4 = 285.8
(72.0+73.9)/2+14.1 = 1028.6
(73.9+74.8)/2+12.5 = 929.4
(74.8+74.0)/2+14.1 = 1049.0
(74.0+75.5)/2+16.6 = 1539.9
(75.5+75.1)/2+15 = 113.0
(75.1+71.1)/2+3.1 = 2419.6
(71.1+68.4)/2+4 = 2528.9
(68.4+68.4)/2+15.2 = 1039.7
(68.4+74.1)/2+15.5 = 2039.6
(74.1+68.3)/2+1 = 4358.5
TOTAL: 262.9 18528.7
18528.7/262.9 = 70.5'

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 F 604 669 2231
 E mail@darcyjones.com

SCALE:
1/8" = 1'-0"
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DRAWN:
MP
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DJ
REVISION:
ISSUE:
PRICING:
CONSULTANT:

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THE OLD HIGHWAY RENOVATION
 4797 HIGHWAY
 WEST VANCOUVER BC

A0

PROPOSED SITE PLAN

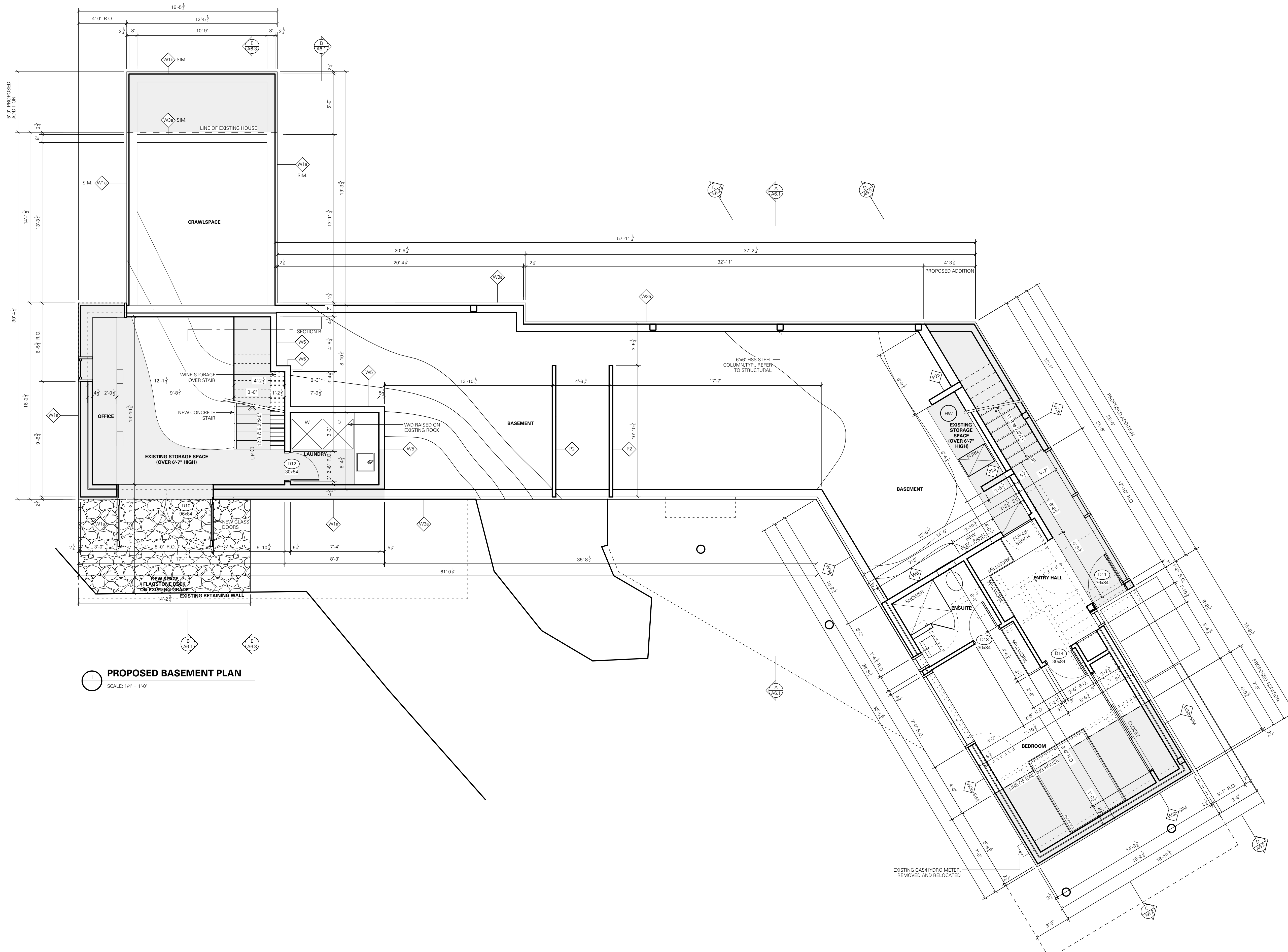


PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

PROPOSED SIDE YARD ADDITION PROJECTION, AS PER ALTERATION PERMIT
 PROPOSED SIDE YARD OVERHANG PROJECTION, AS PER ALTERATION PERMITS

SITE BENCHMARK
 CONCRETE NAIL

ISSUES:		
A	AS-BUILTS	12-OCT-11
B	SCHEMATIC DESIGN	10-NOV-11
C	PLANNING REVIEW	07-FEB-12
D	PLANNING REVIEW	10-FEB-12
E	ALTERATION PERMIT	07-MAR-12
F	ALTERATION PERMIT	22-MAR-12
G	PRICING	25-APR-12
H	BUILDING PERMIT	01-AUG-12
I	ALTERATION PERMIT REVISIONS	01-NOV-12



1 PROPOSED BASEMENT PLAN
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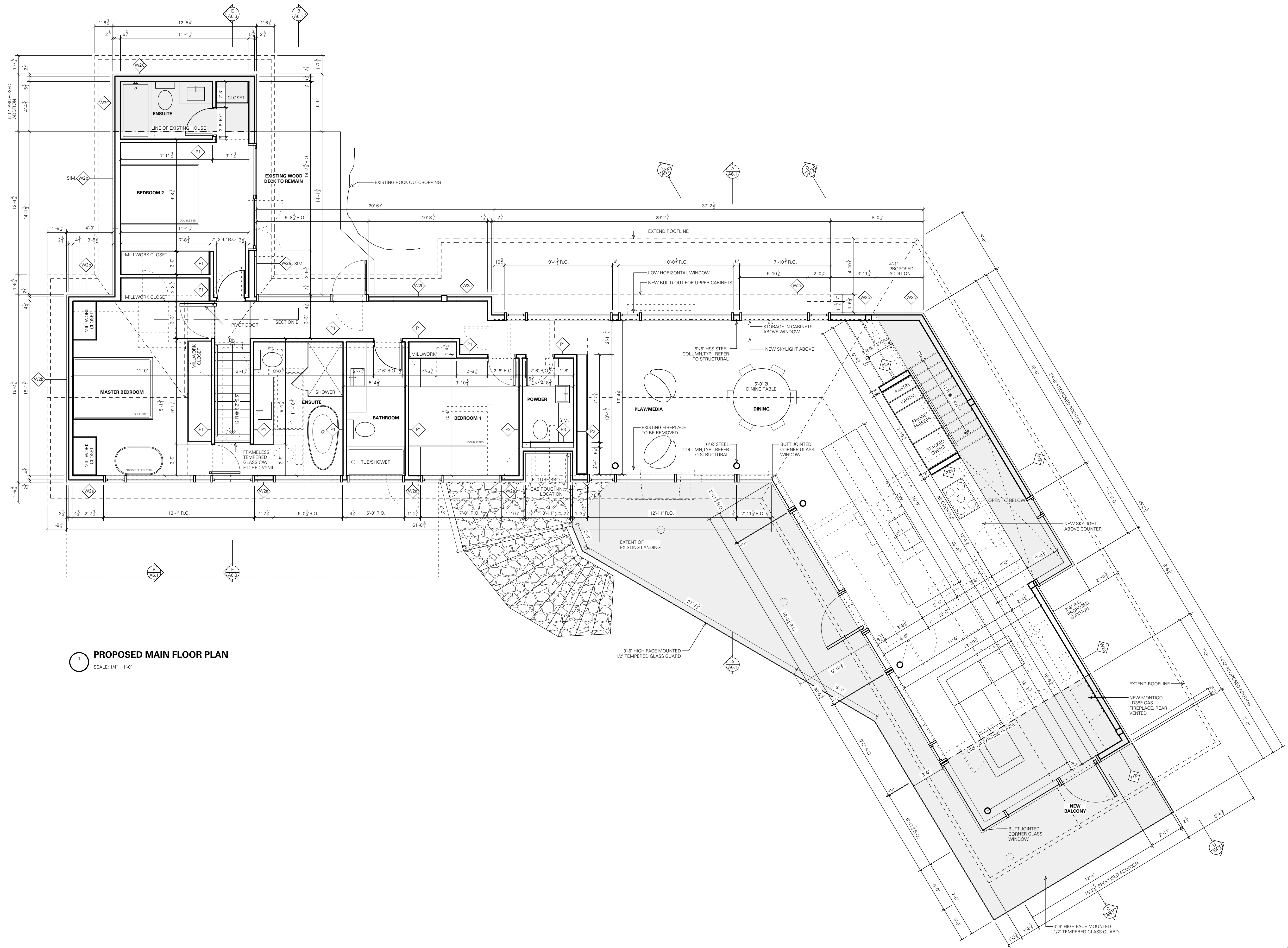
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THE OLD HIGHWAY RENOVATION
4797 HIGHWAY
WEST VANCOUVER BC

A2.1b

PROPOSED BASEMENT PLAN

ISSUES:		
A	AS-BUILTS	12-OCT-11
B	SCHEMATIC DESIGN	10-NOV-11
C	PLANNING REVIEW	08-FEB-12
D	PLANNING REVIEW	10-FEB-12
E	ALTERATION PERMIT	07-MAR-12
F	ALTERATION PERMIT	22-MAR-12
G	PRICING	25-APR-12
H	BUILDING PERMIT	01-AUG-12
I	ALTERATION PERMIT REVISIONS	01-NOV-12



1 PROPOSED MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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REVISION:
ISSUE:
PRICING
CONSULTANT:

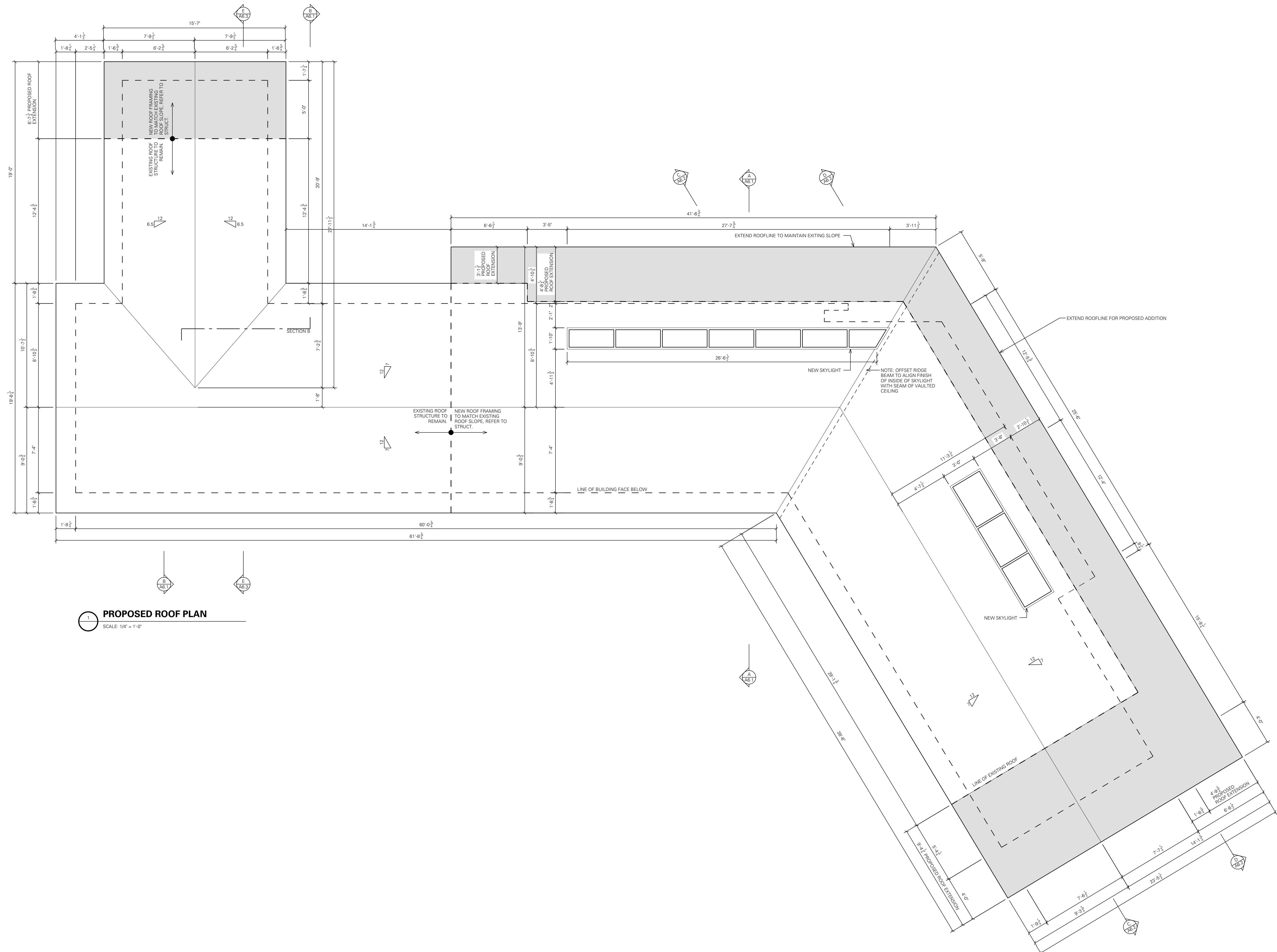
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THE OLD HIGHWAY RENOVATION
4797 HIGHWAY
WEST VANCOUVER BC

A3.1b

PROPOSED MAIN FLOOR PLAN

ISSUES:		
A	AS-BUILTS	12-OCT-11
B	PLANNING REVIEW	08-FEB-12
C	PLANNING REVIEW	10-FEB-12
D	ALTERATION PERMIT	07-MAR-12
E	ALTERATION PERMIT	22-MAR-12
F	PRICING	29-APR-12
G	BUILDING PERMIT	01-AUG-12
H	ALTERATION PERMIT REVISIONS	01-NOV-12



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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THE OLD HIGHWAY RENOVATION
4797 HIGHWAY
WEST VANCOUVER BC

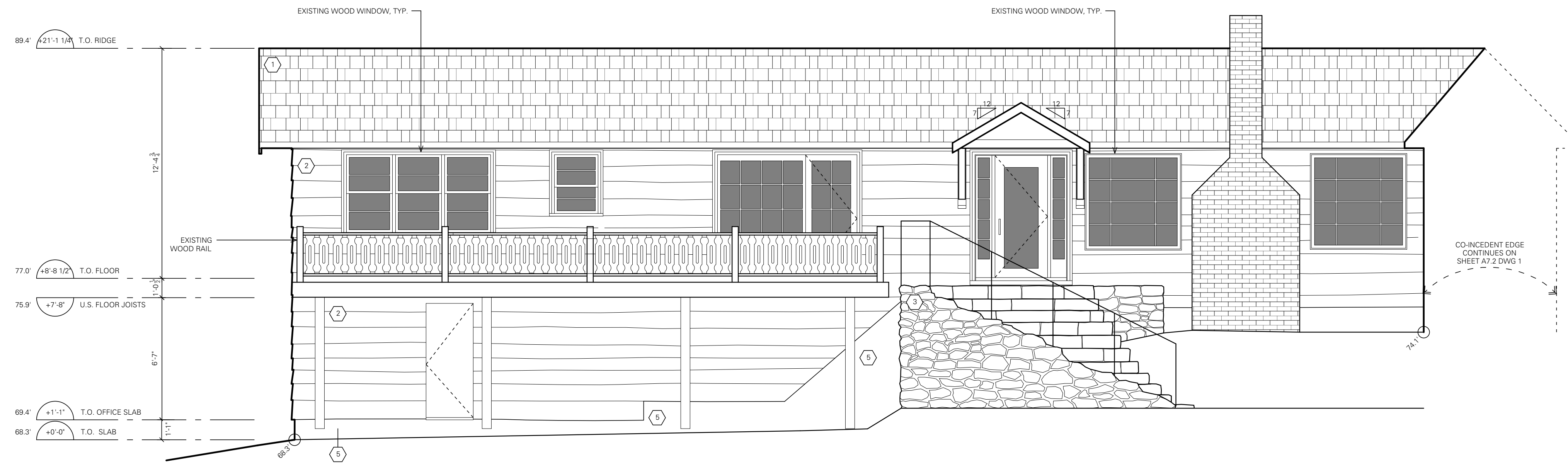
A5.1b

PROPOSED ROOF PLAN

ISSUES:		
A	AS-BUILTS	12-OCT-11
B	PLANNING REVIEW	08-FEB-12
C	PLANNING REVIEW	10-FEB-12
D	ALTERATION PERMIT	07-MAR-12
E	ALTERATION PERMIT	22-MAR-12
F	PRICING	25-APR-12
G	BUILDING PERMIT	01-AUG-12
H	ALTERATION PERMIT REVISIONS	01-NOV-12

MATERIALS

- 1 CEDAR SHINGLE ROOFING
- 2 EXISTING ROUGH CUT CEDAR SIDING SEMI-TRANSPARENT STAINED (PATCH AND MAKE GOOD, AS REQUIRED)
- 3 MORTARED GRANITE WALL AND STAIR
- 4 TEMPERED GLASS GUARD
- 5 EXPOSED CONCRETE
- 6 SMOOTH DARK PAINTED CEDAR

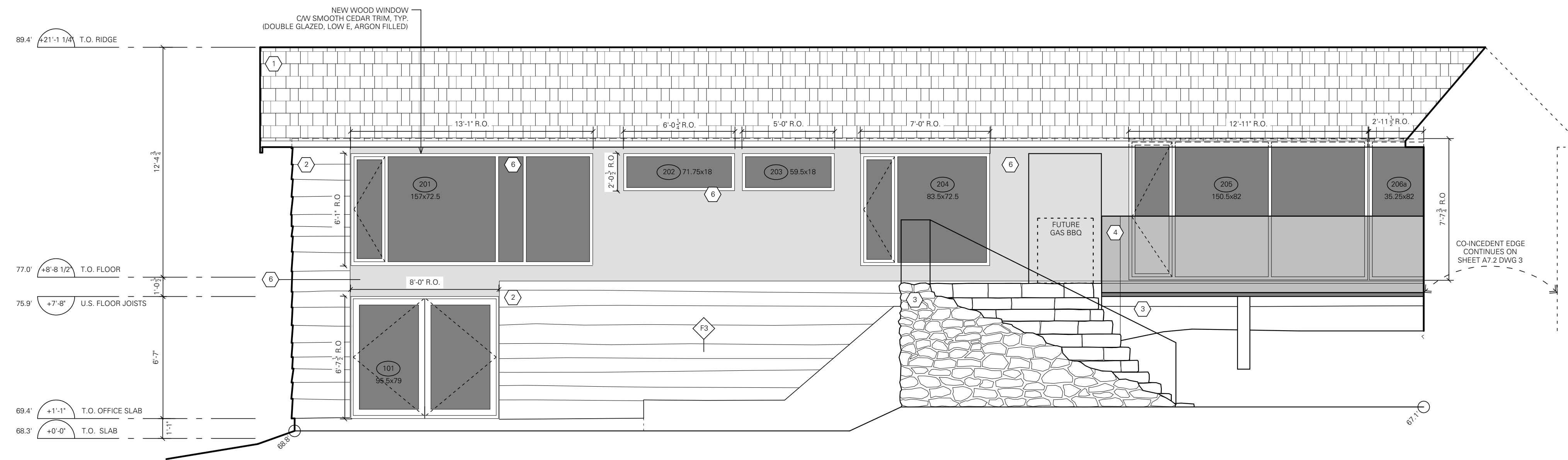


1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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DJ
REVISION:
ISSUE:
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CONSULTANT:



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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THE OLD HIGHWAY RENOVATION
4797 HIGHWAY
WEST VANCOUVER BC

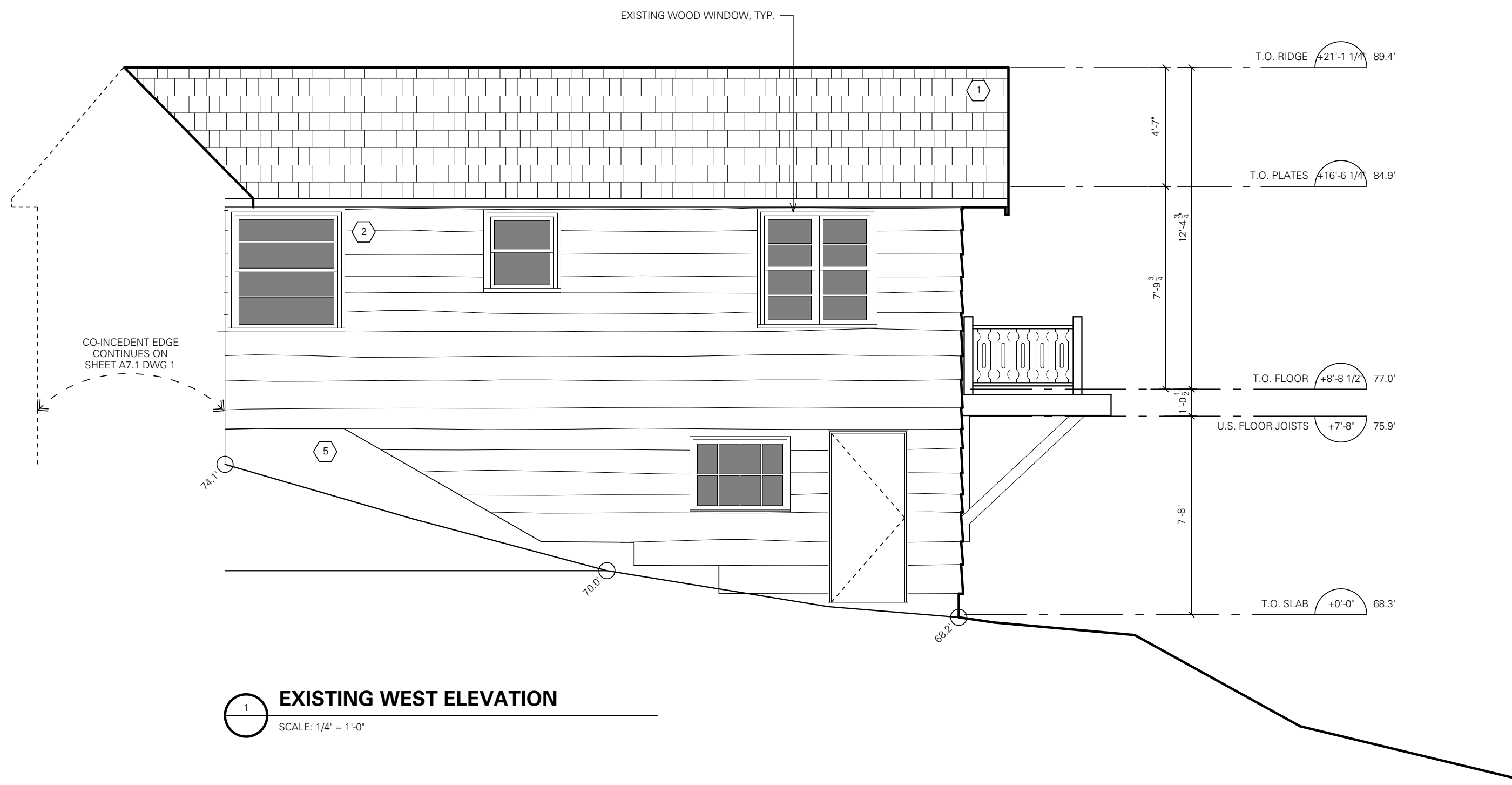
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BUILDING ELEVATIONS

ISSUES:		
A	AS-BUILTS	12-OCT-11
B	PLANNING REVIEW	08-FEB-12
C	PLANNING REVIEW	10-FEB-12
D	ALTERATION PERMIT	07-MAR-12
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F	PRICING	25-APR-12
G	BUILDING PERMIT	01-AUG-12
H	ALTERATION PERMIT REVISIONS	01-NOV-12

MATERIALS

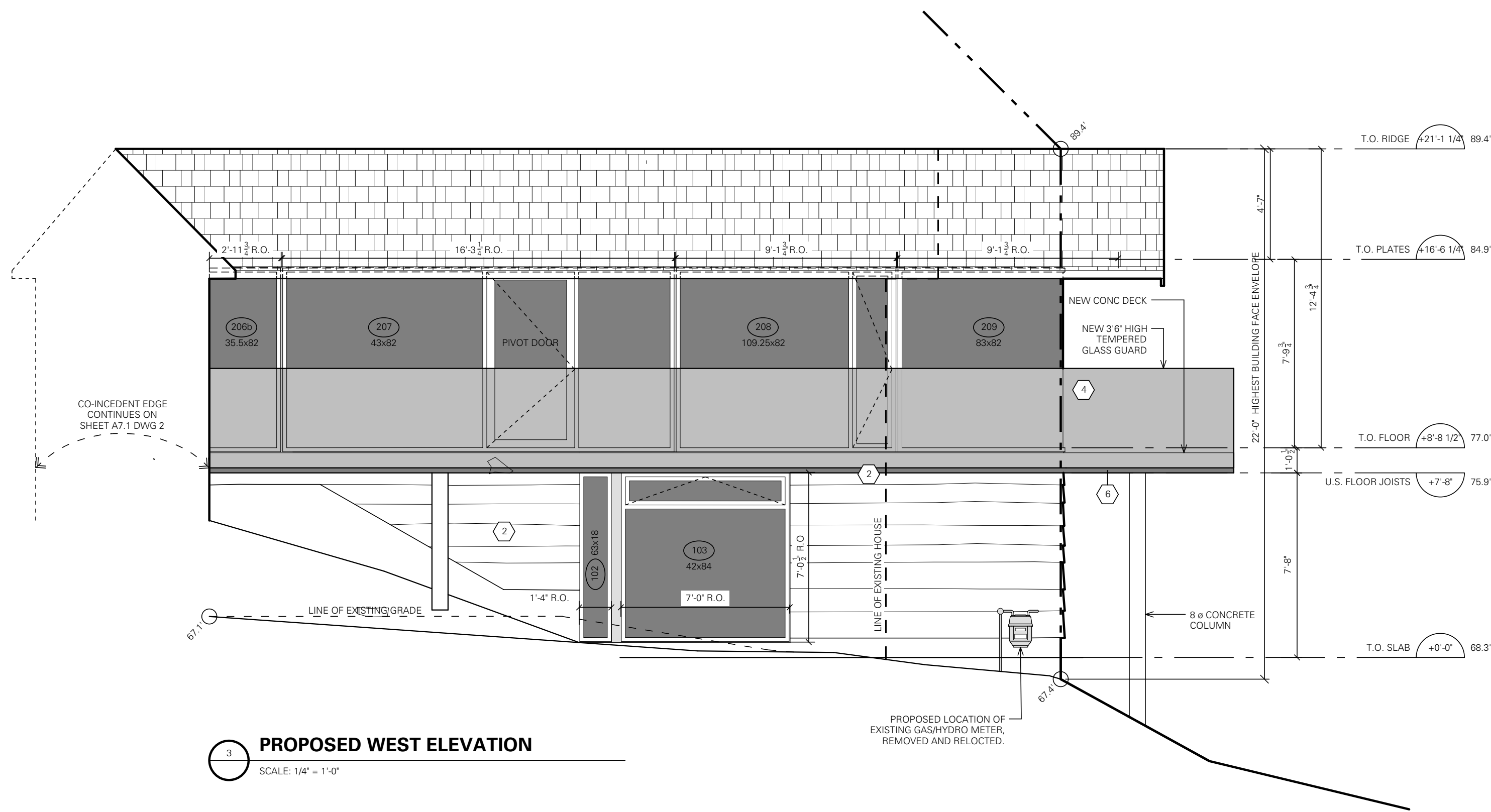
- 1 CEDAR SHINGLE ROOFING
- 2 EXISTING ROUGH CUT CEDAR SIDING SEMI-TRANSPARENT STAINED (PATCH AND MAKE GOOD, AS REQUIRED)
- 3 MORTARED GRANITE WALL AND STAIR
- 4 TEMPERED GLASS GUARD
- 5 EXPOSED CONCRETE
- 6 SMOOTH DARK PAINTED CEDAR



1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

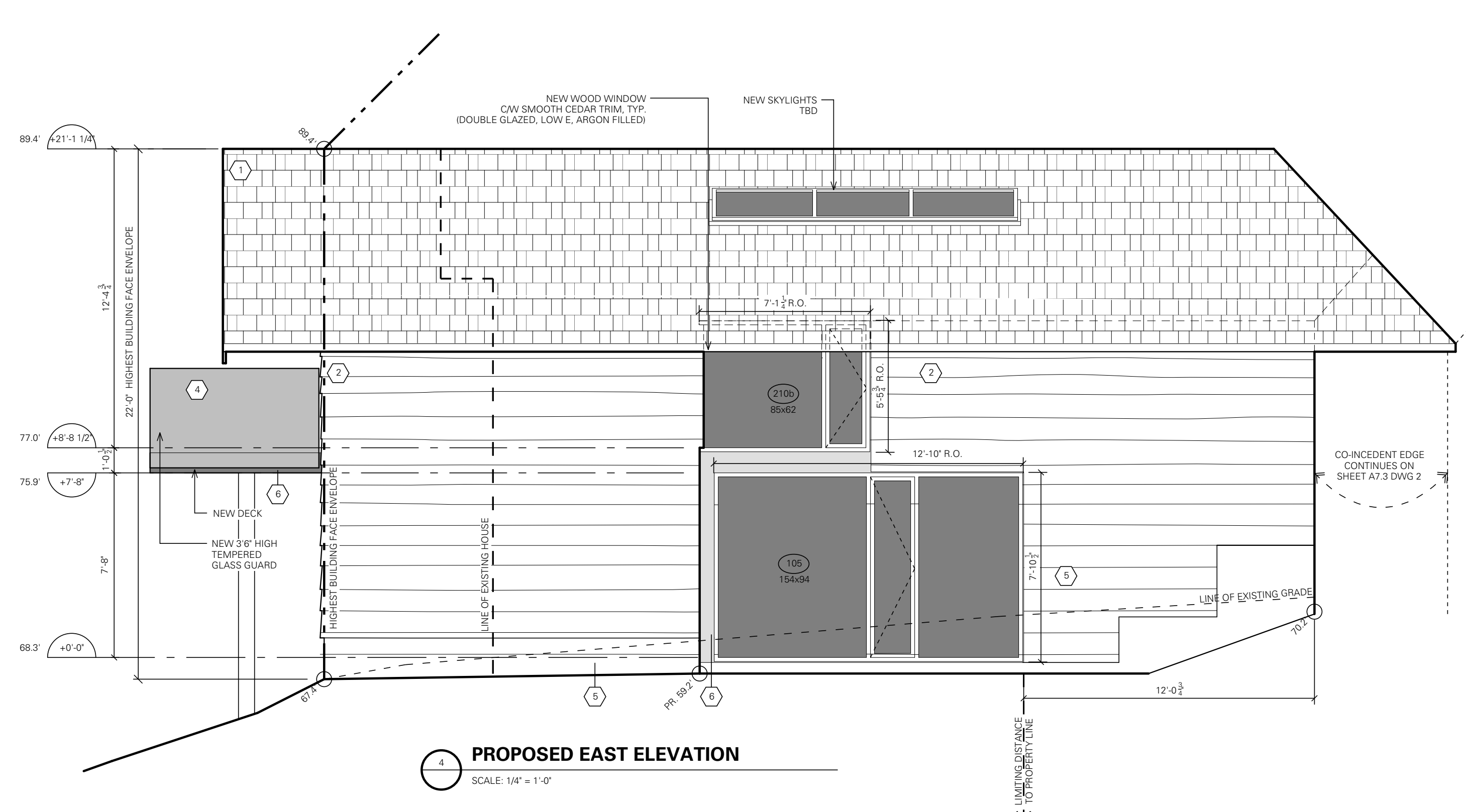


1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

SPATIAL SEPARATION:	
LIMITING DISTANCE:	47'-10" (14.58 m)
MAX ALLOWABLE UNPROTECTED OPENING:	100%
AREA OF EXPOSED BUILDING FACE:	554.8 sq.ft. (51.54 sq.m.)
AREA OF UNPROTECTED OPENING:	526.8 sq.ft. (48.8 sq.m.)
PROPOSED UNPROTECTED OPENING:	94.8%



4 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

SPATIAL SEPARATION:	
LIMITING DISTANCE:	13'-0" (4.0 m)
MAX ALLOWABLE UNPROTECTED OPENING:	28%
AREA OF EXPOSED BUILDING FACE:	628.4 sq.ft. (58.4 sq.m.)
AREA OF UNPROTECTED OPENING:	176.0 sq.ft. (16.3 sq.m.)
PROPOSED UNPROTECTED OPENING:	28.0%

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THE OLD HIGHWAY RENOVATION
4797 HIGHWAY
WEST VANCOUVER BC

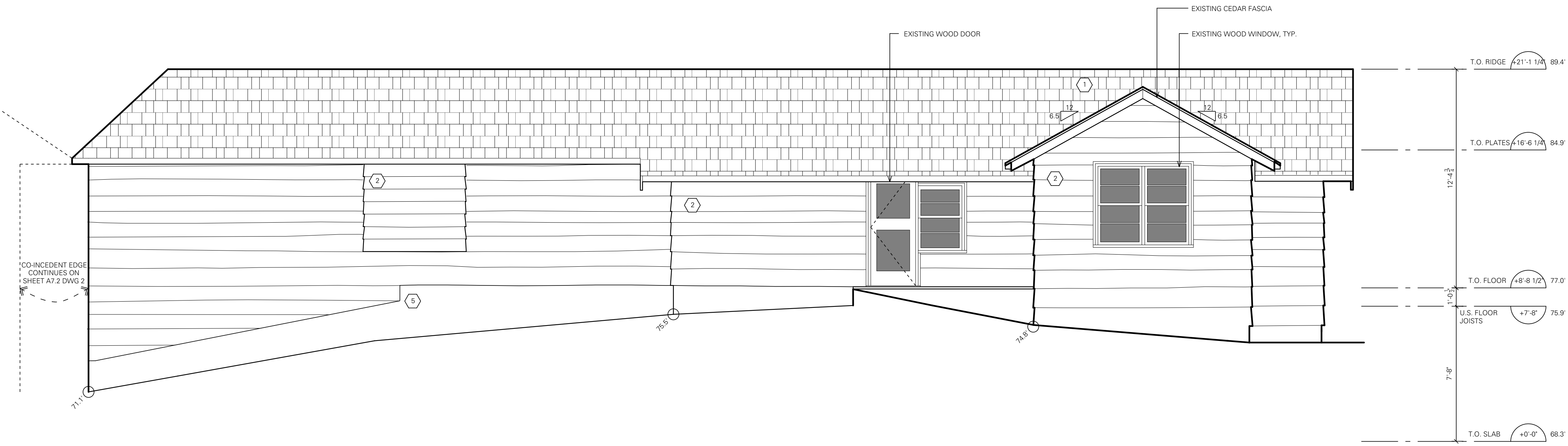
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BUILDING ELEVATIONS

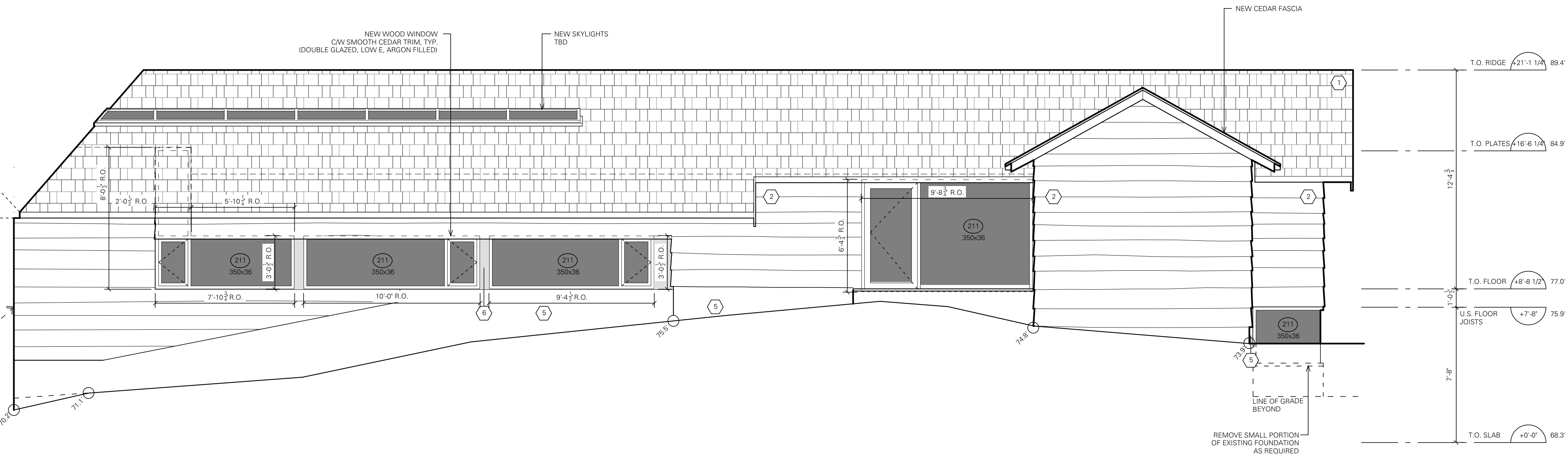
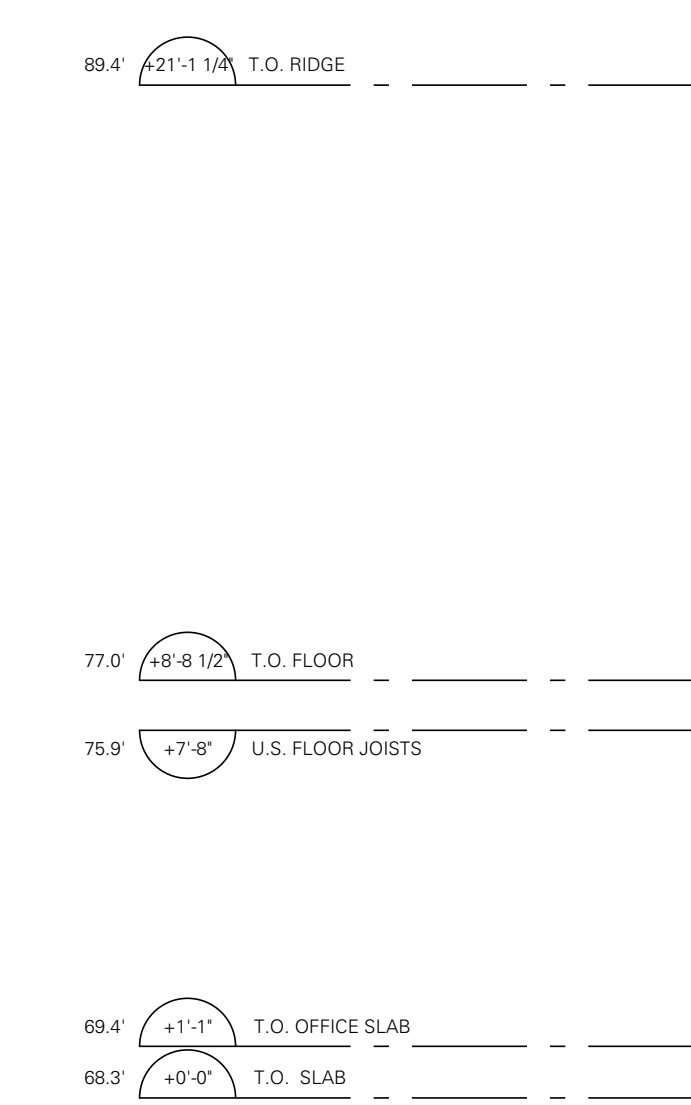
ISSUES:		
A	AS-BUILTS	12-OCT-11
B	PLANNING REVIEW	08-FEB-12
C	PLANNING REVIEW	10-FEB-12
D	ALTERATION PERMIT	07-MAR-12
E	ALTERATION PERMIT	22-MAR-12
F	PRICING	25-APR-12
G	BUILDING PERMIT	01-AUG-12
H	ALTERATION PERMIT REVISION	01-NOV-12

MATERIALS

- ① CEDAR SHINGLE ROOFING
- ② EXISTING ROUGH CUT CEDAR SIDING (PATCH AND MAKE GOOD, AS REQUIRED)
- ③ MORTARED GRANITE WALL AND STAIR
- ④ TEMPERED GLASS GUARD
- ⑤ EXPOSED CONCRETE
- ⑥ SMOOTH DARK PAINTED CEDAR



1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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WEST VANCOUVER BC

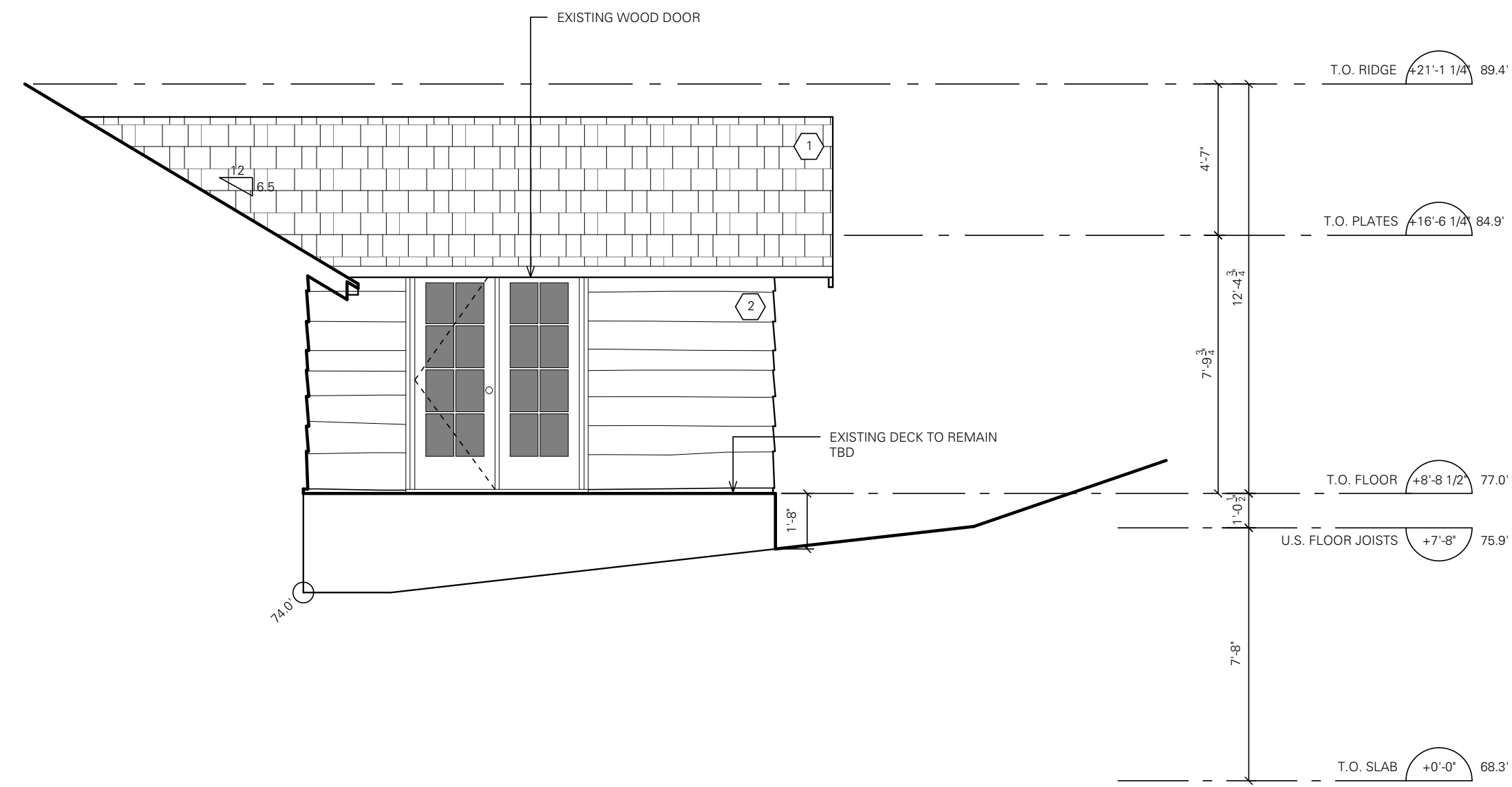
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BUILDING ELEVATIONS

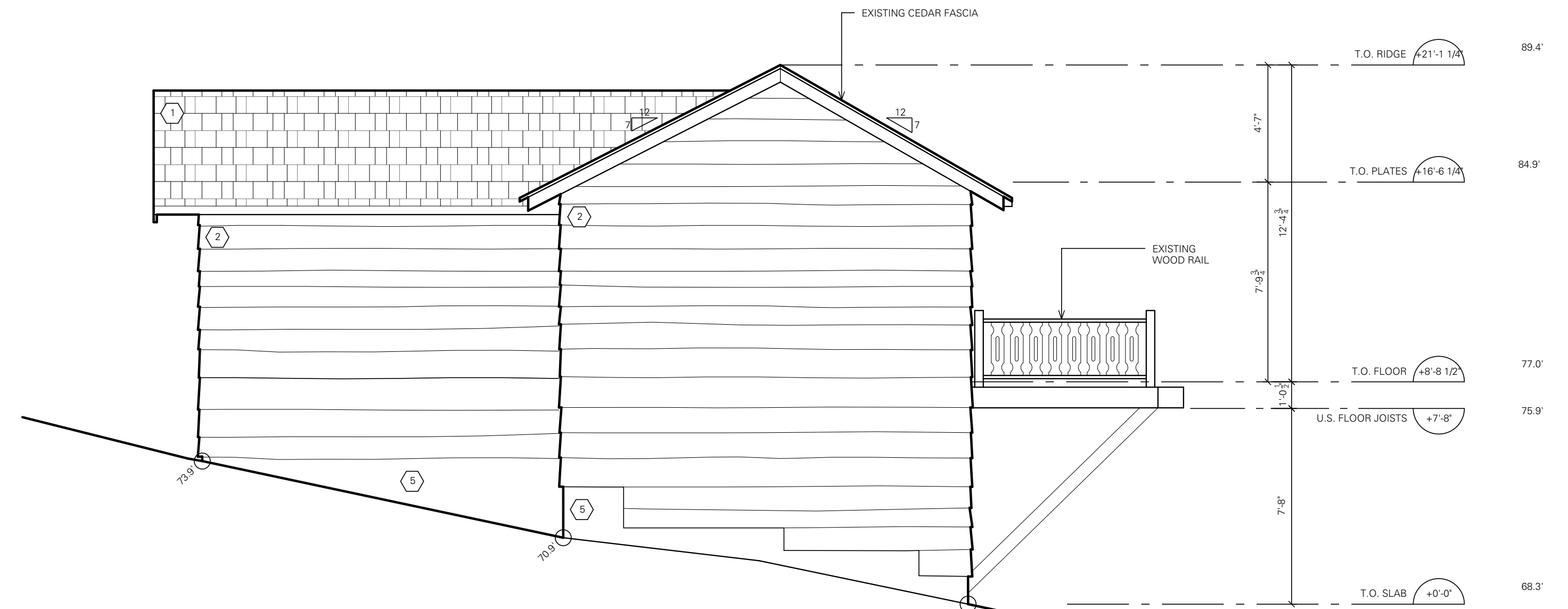
ISSUES:		
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B	PLANNING REVIEW	08-FEB-12
C	PLANNING REVIEW	10-FEB-12
D	ALTERATION PERMIT	07-MAR-12
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MATERIALS

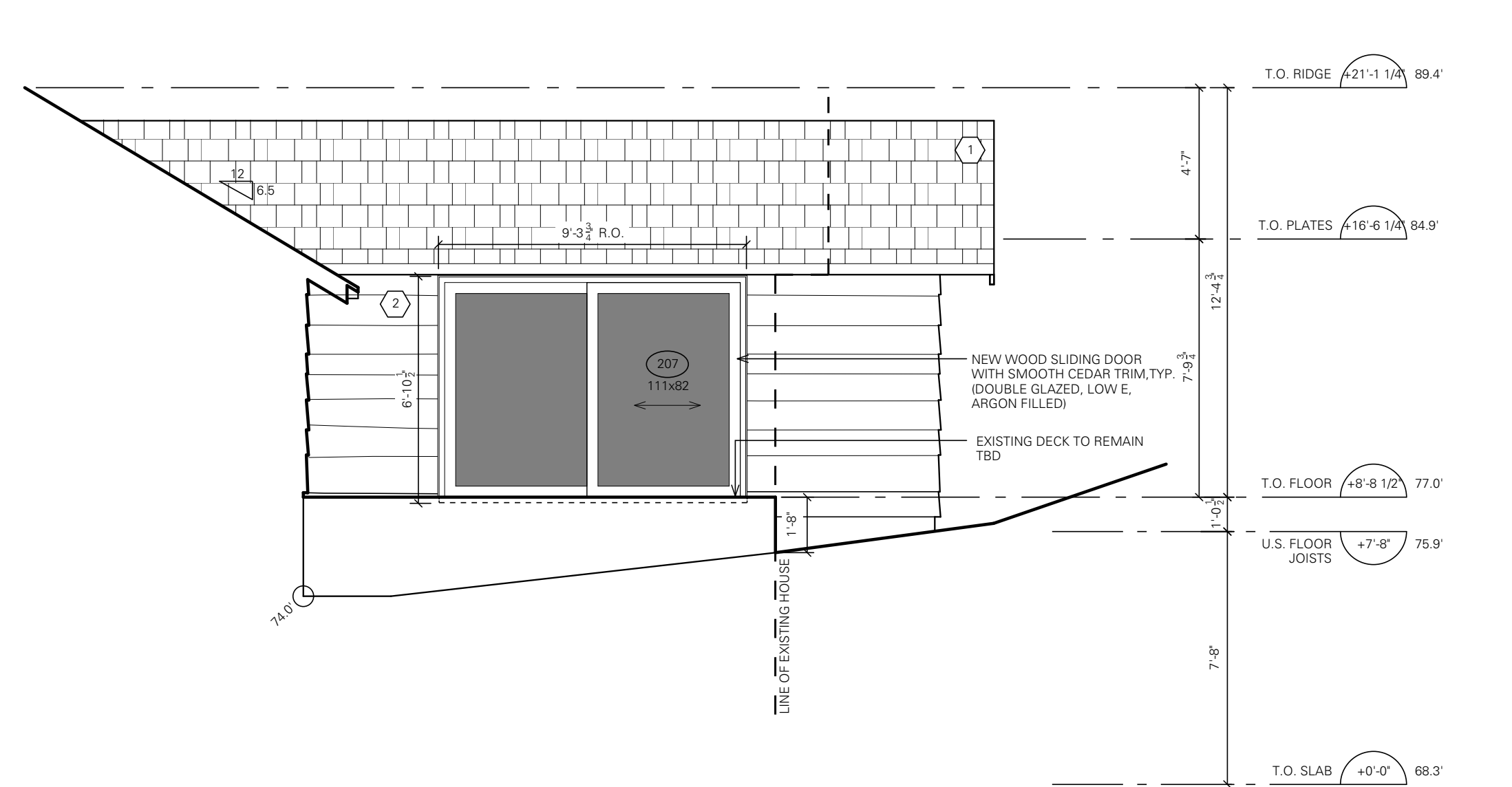
- 1 CEDAR SHINGLE ROOFING
- 2 EXISTING ROUGH CUT CEDAR SIDING SEMI-TRANSPARENT STAINED (PATCH AND MAKE GOOD, AS REQUIRED)
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- 4 TEMPERED GLASS GUARD
- 5 EXPOSED CONCRETE
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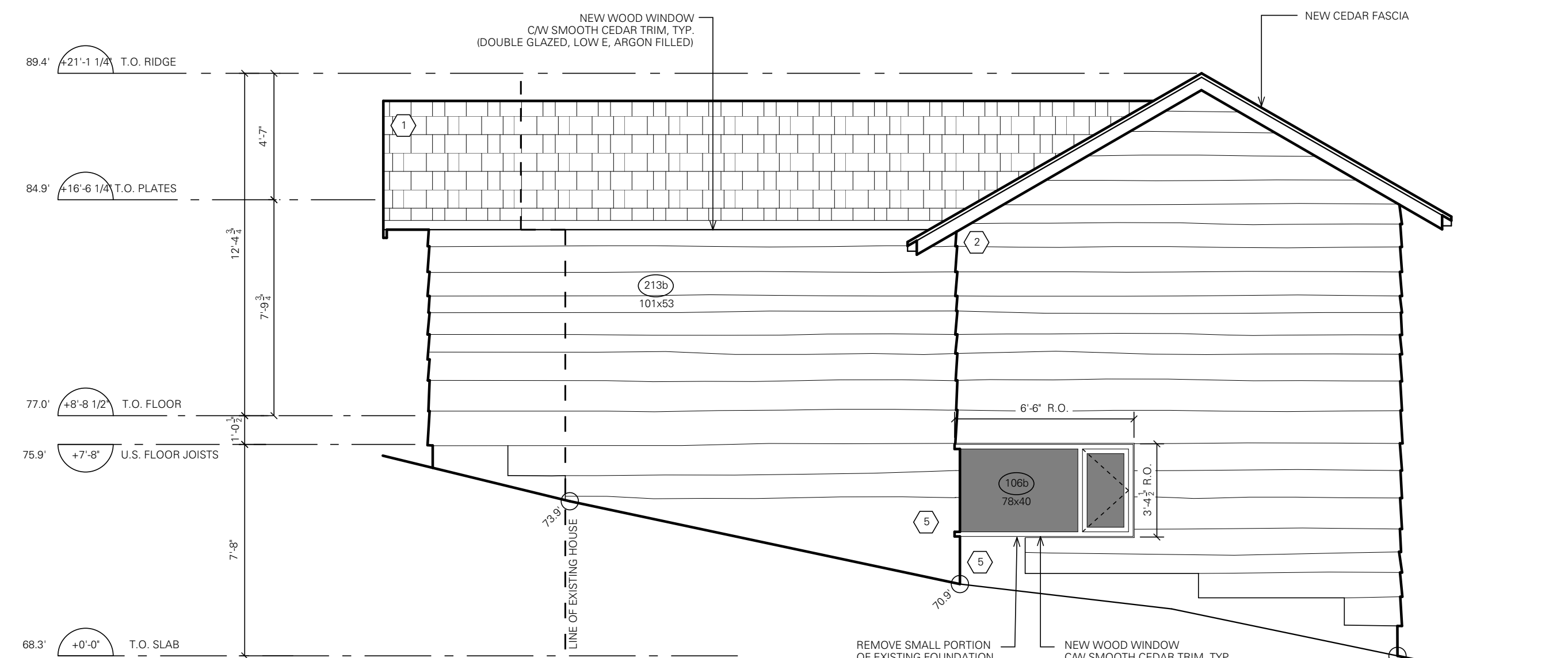
1 EXISTING SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

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ISSUE:
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CONSULTANT:

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THE OLD HIGHWAY RENOVATION
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WEST VANCOUVER BC

A7.4

BUILDING ELEVATIONS

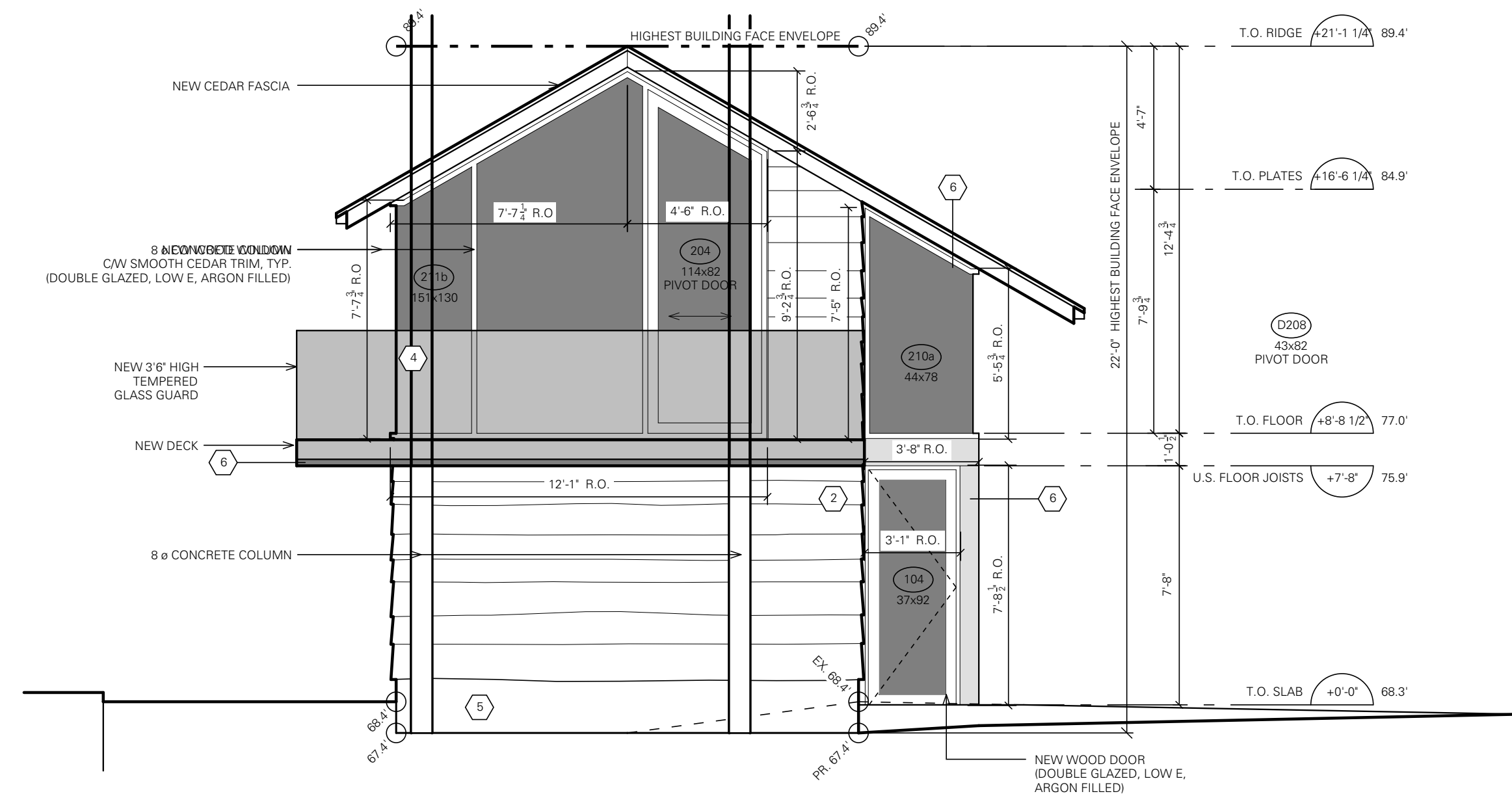
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F	PRICING	25-APR-12
G	BUILDING PERMIT	01-AUG-12
H	ALTERATION PERMIT REVISIONS	01-NOV-12

MATERIALS

- ① CEDAR SHINGLE ROOFING
- ② EXISTING ROUGH CUT CEDAR SIDING SEMI-TRANSPARENT STAINED (PATCH AND MAKE GOOD, AS REQUIRED)
- ③ MORTARED GRANITE WALL AND STAIR
- ④ TEMPERED GLASS GUARD
- ⑤ EXPOSED CONCRETE
- ⑥ SMOOTH DARK PAINTED CEDAR



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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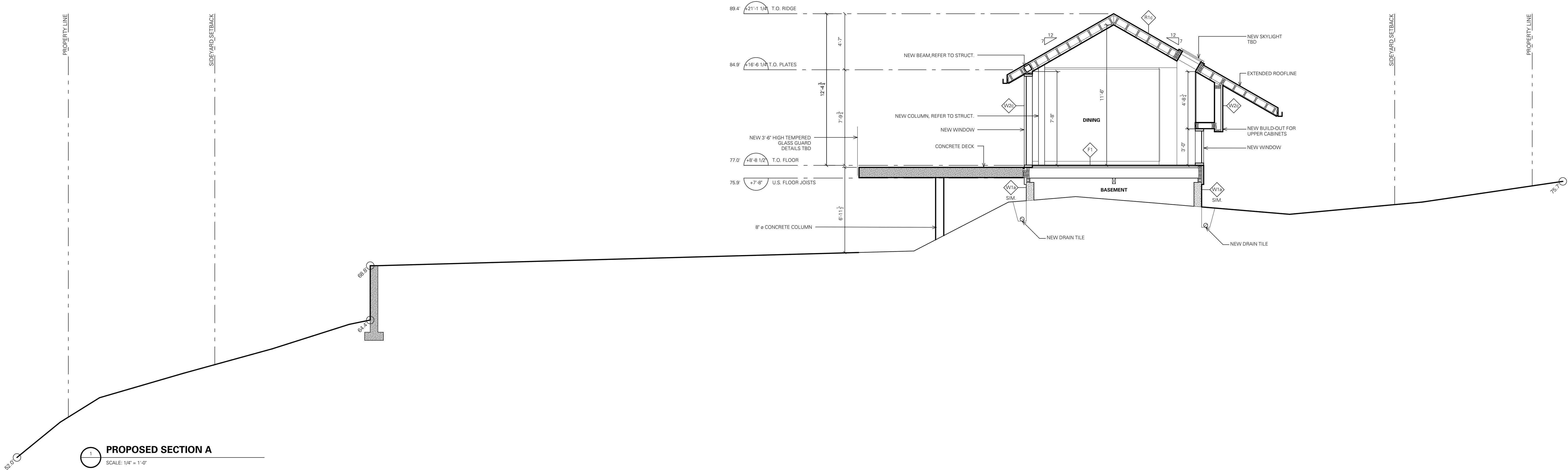
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1/4" = 1'-0"
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25-APR-12
DRAWN:
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CHECKED:
DJ
REVISION:
ISSUE:
PRICING
CONSULTANT:

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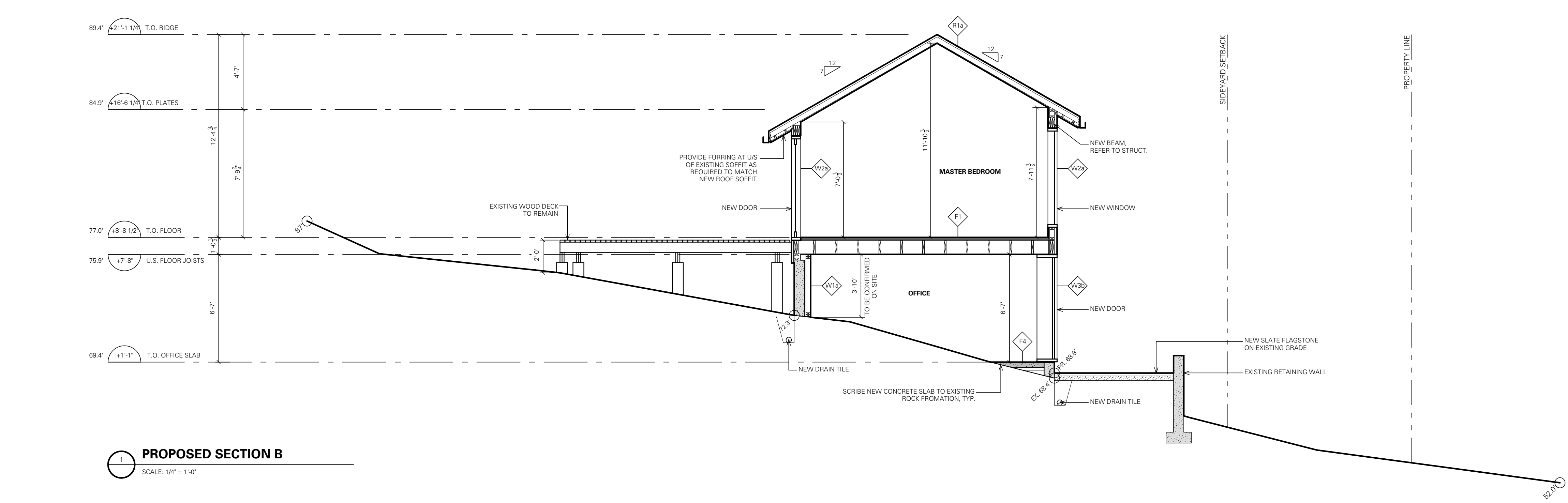
THE OLD HIGHWAY RENOVATION
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WEST VANCOUVER BC

A7.5

ISSUES:		
A	AS-BUILTS	12-OCT-11
B	PLANNING REVIEW	08-FEB-12
C	PLANNING REVIEW	10-FEB-12
D	ALTERATION PERMIT	07-MAR-12
E	ALTERATION PERMIT	22-MAR-12
F	PRICING	25-APR-12
G	BUILDING PERMIT	01-AUG-12
H	ALTERATION PERMIT REVISIONS	01-NOV-12



PROPOSED SECTION A
SCALE: 1/4" = 1'-0"



PROPOSED SECTION B
SCALE: 1/4" = 1'-0"

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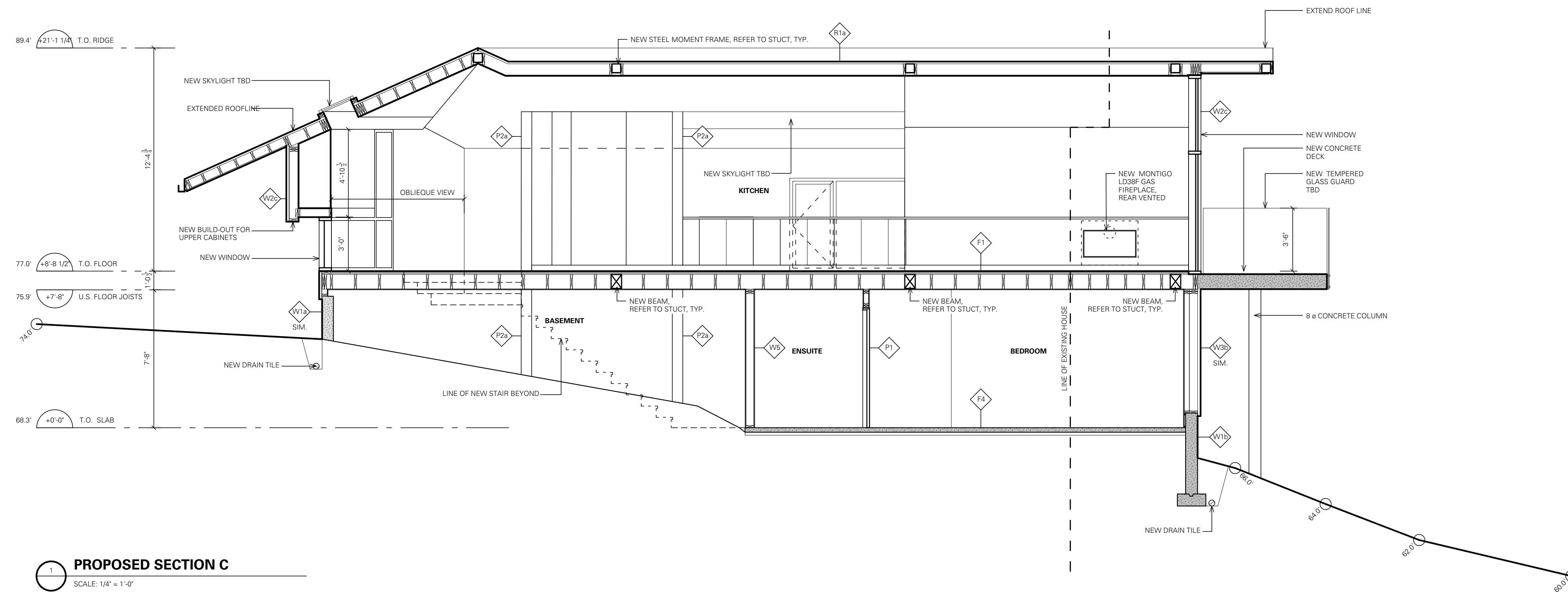
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1/4" = 1'-0"
DATE:
25-APR-12
DRAWN:
MP + AK + MKB
CHECKED:
DJ
REVISION:
-
ISSUE:
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CONSULTANT:
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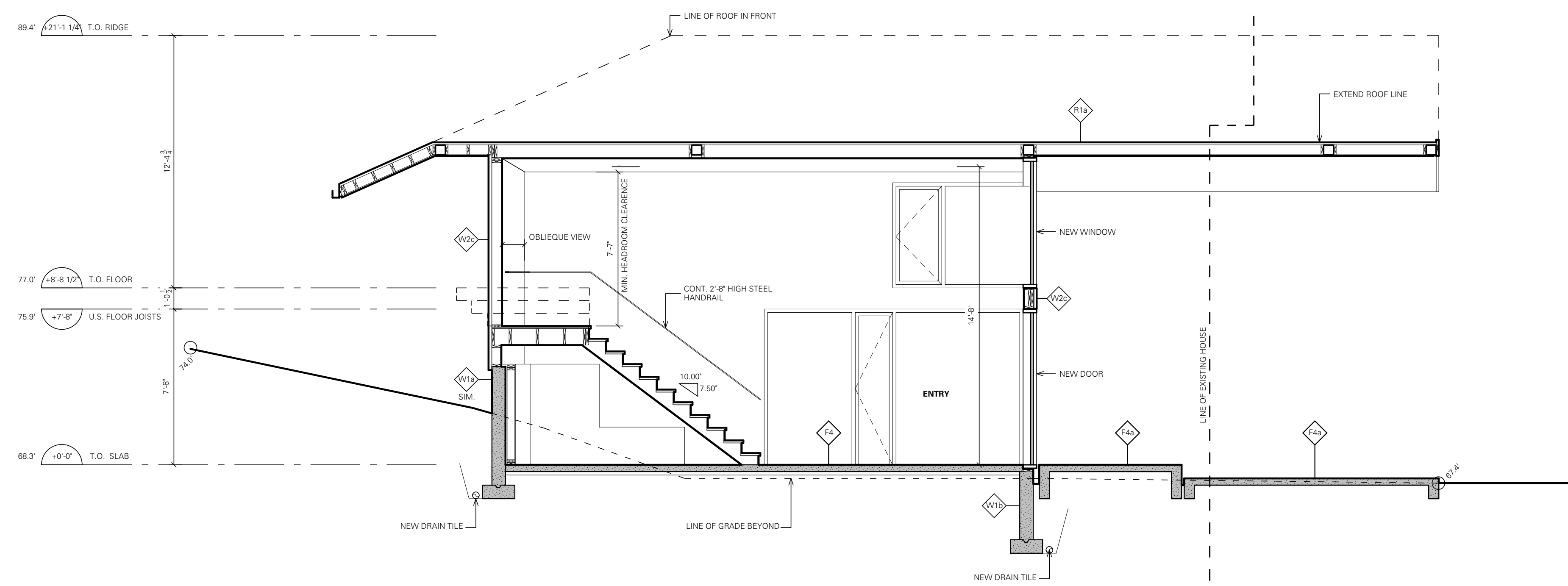
THE OLD HIGHWAY RENOVATION
4797 HIGHWAY
WEST VANCOUVER BC

A6.1

ISSUES:		
A	AS-BUILTS	12-OCT-11
B	PLANNING REVIEW	08-FEB-12
C	PLANNING REVIEW	10-FEB-12
D	ALTERATION PERMIT	07-MAR-12
E	ALTERATION PERMIT	22-MAR-12
F	PRICING	25-APR-12
G	BUILDING PERMIT	01-AUG-12
H	ALTERATION PERMIT REVISIONS	01-NOV-12



1 PROPOSED SECTION C
SCALE: 1/4" = 1'-0"



2 PROPOSED SECTION D
SCALE: 1/4" = 1'-0"

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REVISION:
ISSUE:
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CONSULTANT:

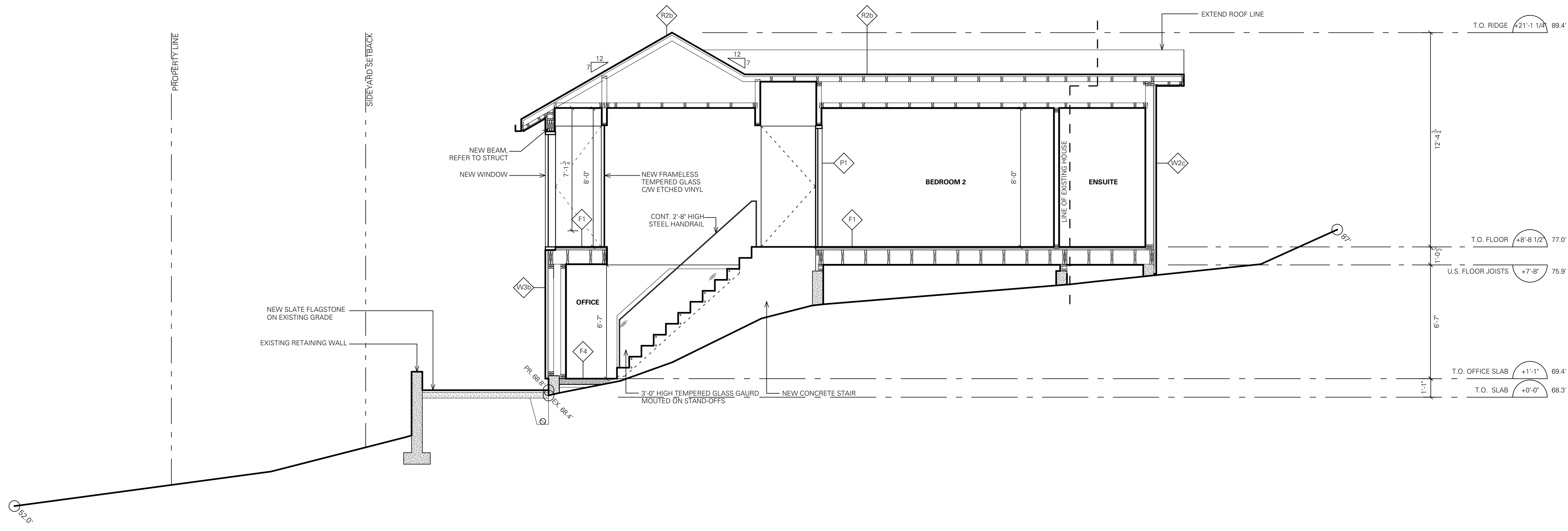
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THE OLD HIGHWAY RENOVATION
4797 HIGHWAY
WEST VANCOUVER BC

A6.2

BUILDING SECTIONS

ISSUES:		
A	AS-BUILTS	12-OCT-11
B	PLANNING REVIEW	08-FEB-12
C	PLANNING REVIEW	10-FEB-12
D	ALTERATION PERMIT	07-MAR-12
E	ALTERATION PERMIT	22-MAR-12
F	PRICING	25-APR-12
G	BUILDING PERMIT	01-AUG-12
H	ALTERATION PERMIT REVISIONS	01-NOV-12



PROPOSED SECTION E
SCALE: 1/4" = 1'-0"

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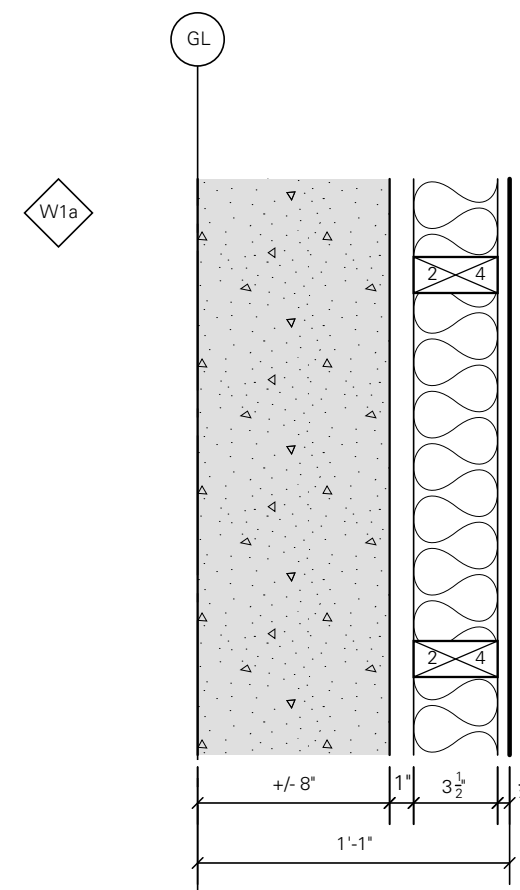
THE OLD HIGHWAY RENOVATION
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A6.3

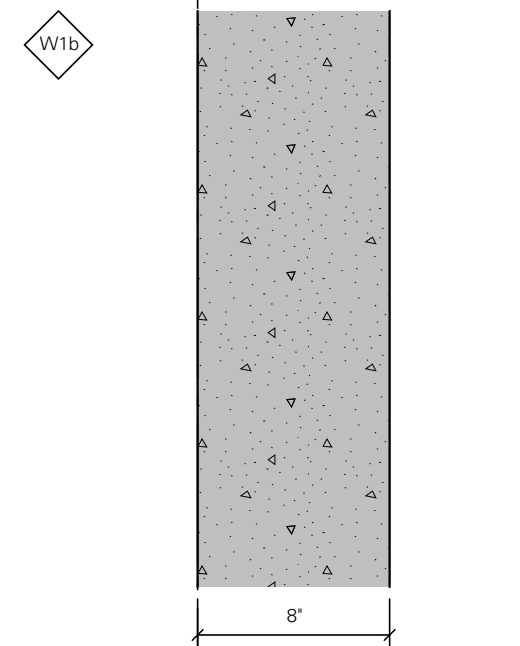
BUILDING SECTIONS

1 WALL ASSEMBLY SCHEDULE

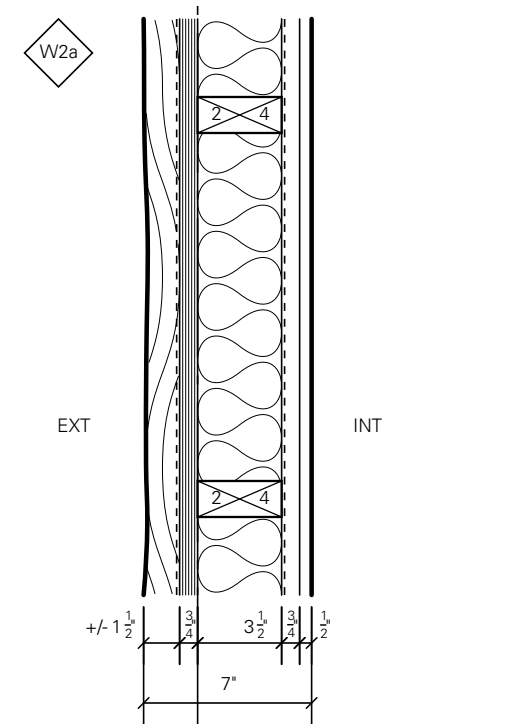
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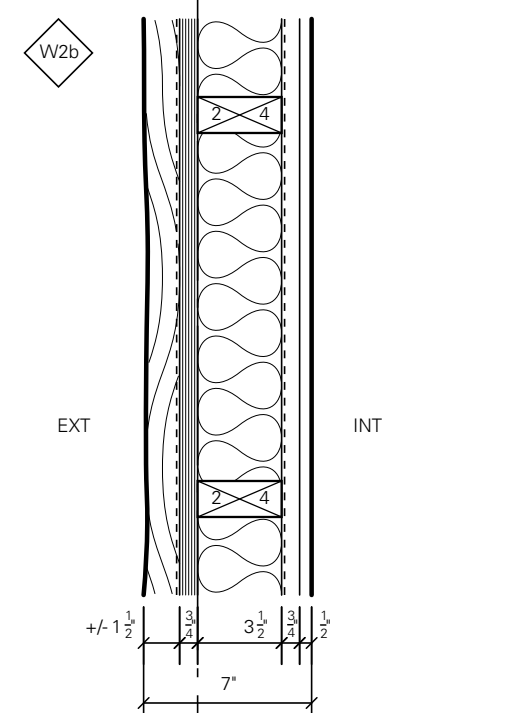
- W1a - EXISTING FOUNDATION WALL**
- 4" 8" CONCRETE WALL
 - 1" AIR SPACE
 - NEW 2x4 STUDS @ 16" O.C.
 - NEW MIN. R-20 BATT INSULATION
 - NEW 1/2" PAINTED DRYWALL



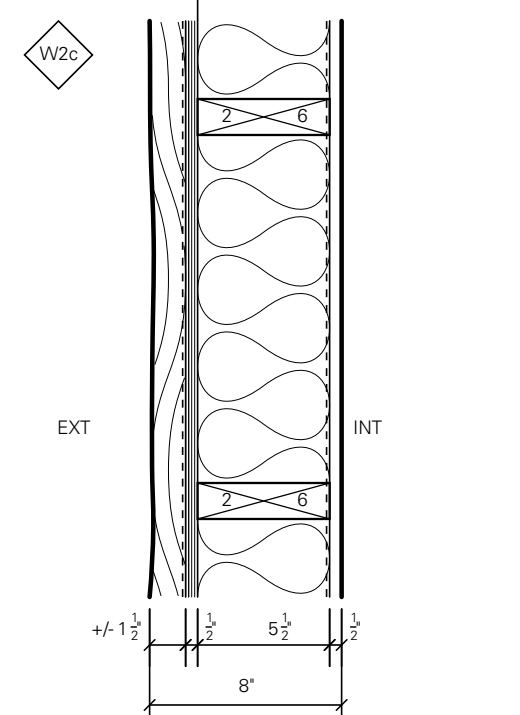
- W1b - NEW FOUNDATION WALL**
- WATERPROOFING MEMBRANE
 - 8" CONCRETE WALL
 - REINFORCEMENT AS PER STRUCTURAL



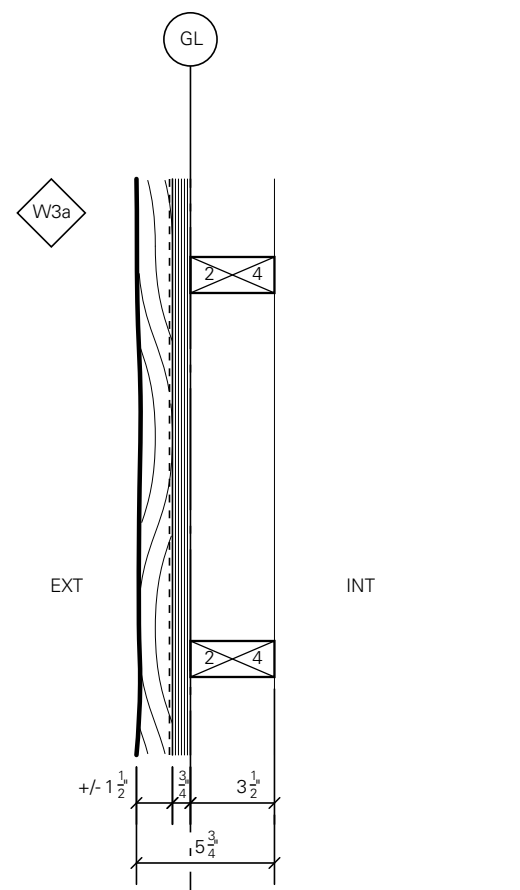
- W2a - NEW EXT. WALL W/ WOOD SIDING TO MATCH EXISTING**
- EXISTING +/- 1 1/2" x 9" HORIZONTAL WOOD SIDING (PATCH AND MAKE GOOD WHERE REQUIRED)
 - EXISTING BUILDING PAPER
 - EXISTING 3/4" SHIPLAP
 - EXISTING 2x4 STUDS @ 16" O.C.
 - NEW MIN. R-14 FIBERGLASS BATT INSULATION
 - NEW 6 MIL POLY VAPOUR RETARDER TAPED & SEALED
 - NEW 3/4" STRAPPING
 - NEW 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED



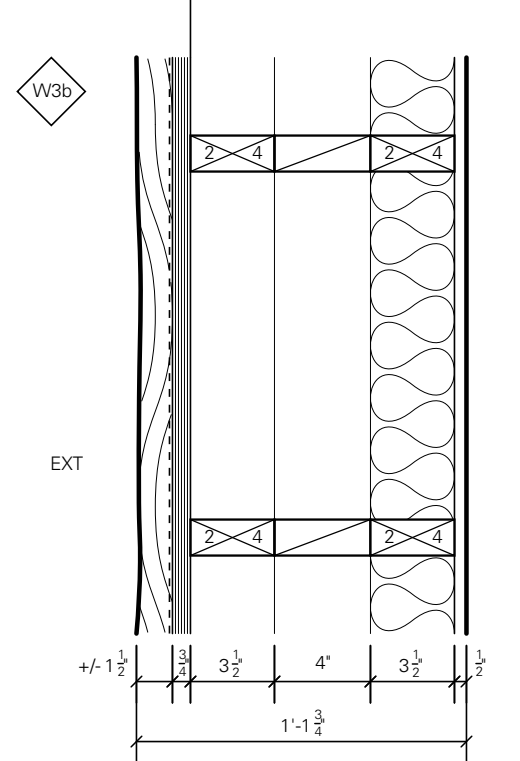
- W2b - EXISTING EXT. WALL W/ WOOD SIDING**
- SALVAGED +/- 1 1/2" x 9" HORIZONTAL WOOD SIDING
 - NEW 2 LAYERS 30 MIN. BUILDING PAPER
 - NEW 3/4" EXTERIOR GRADE PLYWOOD
 - NEW 2x4 STUDS @ 16" O.C.
 - NEW MIN. R-14 FIBERGLASS BATT INSULATION
 - NEW 6 MIL POLY VAPOUR RETARDER TAPED & SEALED
 - NEW 3/4" STRAPPING
 - NEW 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED



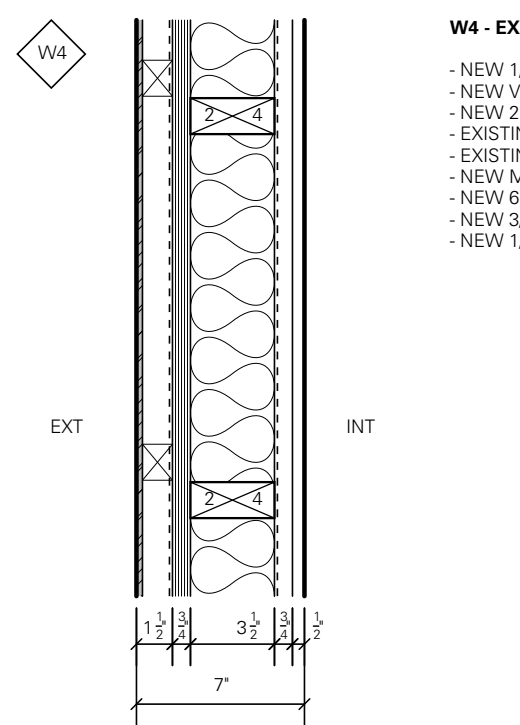
- W2c - NEW EXT. WALL W/ WOOD SIDING**
- SALVAGED +/- 1 1/2" x 9" HORIZONTAL WOOD SIDING
 - NEW 2 LAYERS 30 MIN. BUILDING PAPER
 - NEW 3/4" EXTERIOR GRADE PLYWOOD
 - NEW 2x4 STUDS @ 16" O.C.
 - NEW MIN. R-14 FIBERGLASS BATT INSULATION
 - NEW 6 MIL POLY VAPOUR RETARDER TAPED & SEALED
 - NEW 3/4" STRAPPING
 - NEW 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED



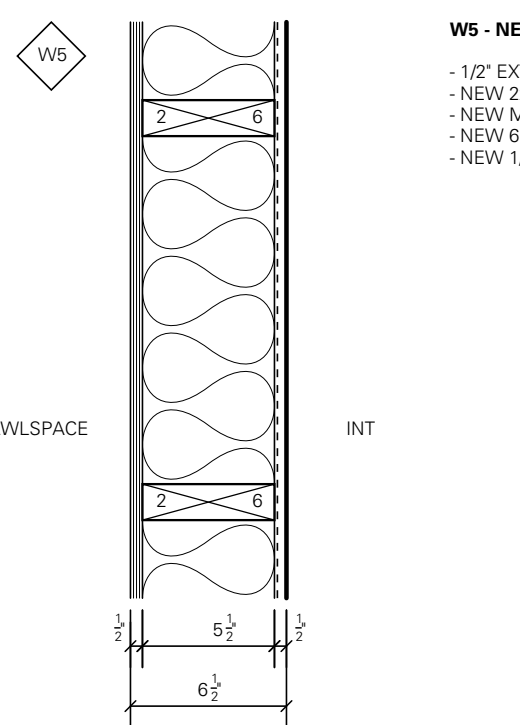
- W3a - EXT. CRAWLSPACE WALL W/ WOOD SIDING**
- EXISTING +/- 1 1/2" x 9" HORIZONTAL WOOD SIDING (PATCH AND MAKE GOOD WHERE REQUIRED)
 - EXISTING BUILDING PAPER
 - EXISTING 3/4" SHIPLAP
 - EXISTING 2x4 STUDS @ 16" O.C.



- W3b - EXT. CRAWLSPACE WALL W/ WOOD SIDING AND FURRING**
- EXISTING +/- 1 1/2" x 9" HORIZONTAL WOOD SIDING (PATCH AND MAKE GOOD WHERE REQUIRED)
 - EXISTING BUILDING PAPER
 - EXISTING 3/4" SHIPLAP
 - EXISTING 2x4 STUDS @ 16" O.C.
 - NEW FURRING TO SUIT
 - NEW 2x4 STUDS @ 16" O.C.
 - NEW MIN. R-26 FIBERGLASS BATT INSULATION
 - NEW 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED



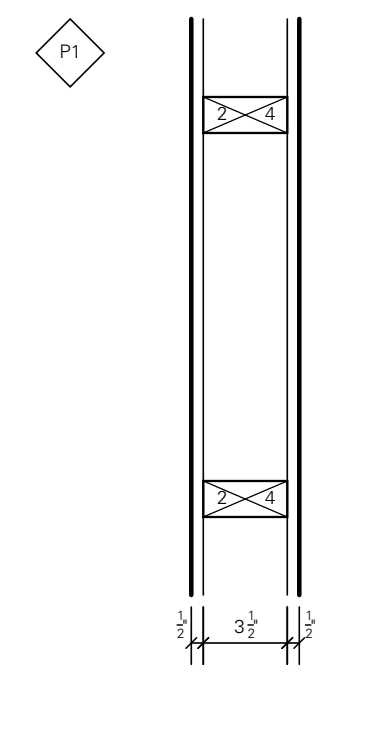
- W4 - EXT. WALL W/ METAL PANEL**
- NEW 1/4" METAL PANEL TBD
 - NEW VERT. PT STRAPPING TO SUIT
 - NEW 2 LAYERS 30 MIN. BUILDING PAPER
 - EXISTING 3/4" SHIPLAP
 - EXISTING 2x4 STUDS @ 16" O.C.
 - NEW MIN. R-14 FIBERGLASS BATT INSULATION
 - NEW 6 MIL POLY VAPOUR RETARDER TAPED & SEALED
 - NEW 3/4" STRAPPING
 - NEW 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED



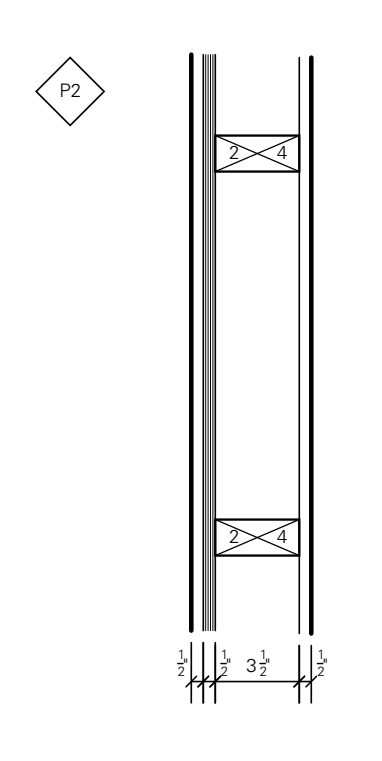
- W5 - NEW INT. @ BASEMENT CRAWLSPACE**
- 1/2" EXTERIOR GRADE PLYWOOD
 - NEW 2x4 STUDS @ 16" O.C.
 - NEW MIN. R-26 FIBERGLASS BATT INSULATION
 - NEW 6 MIL POLY VAPOUR RETARDER TAPED & SEALED
 - NEW 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED

2 PARTITION ASSEMBLY SCHEDULE

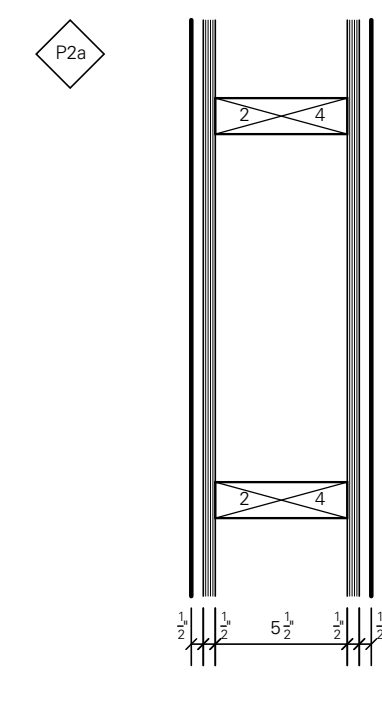
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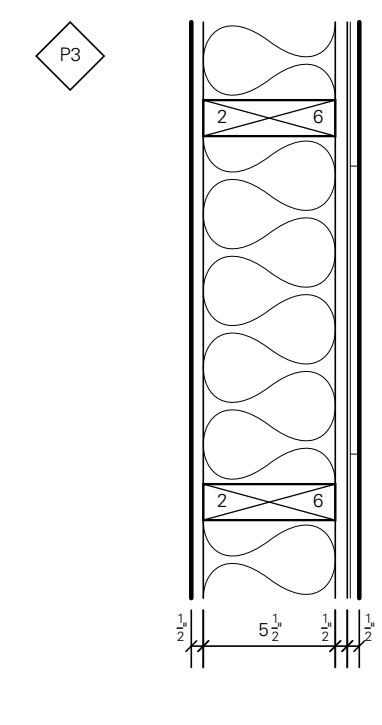
- P1 - TYP. PARTITION**
- 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED
 - 2x4 STUDS @ 16" O.C. AS PER STRUCT.
 - 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED



- P2 - TYP. INTERNAL SHEAR WALL**
- 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED
 - 1/2" PLYWOOD W/ FASTENERS AS PER STRUCTURAL
 - REFER TO PLAN NOTES FOR PLYWOOD SIDE LOCATION
 - 2x4 STUDS @ 16" O.C. AS PER STRUCT.
 - 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED



- P2a - TYP. INTERNAL SHEAR WALL**
- 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED
 - 1/2" PLYWOOD W/ FASTENERS AS PER STRUCTURAL
 - 2x4 STUDS @ 16" O.C. AS PER STRUCT.
 - 1/2" PLYWOOD W/ FASTENERS AS PER STRUCTURAL
 - 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED



- P3 - TYP. BATHROOM PARTITION**
- 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED
 - 2x4 STUDS @ 16" O.C. AS PER STRUCT.
 - 5 1/2" FIBERGLASS BATT INSULATION
 - 1/2" HARDIBACKER W/ RES-GUARD WATER-PROTECTED JOINTS
 - TILE AS PER INTERIOR DESIGN DWG.

ISSUES:

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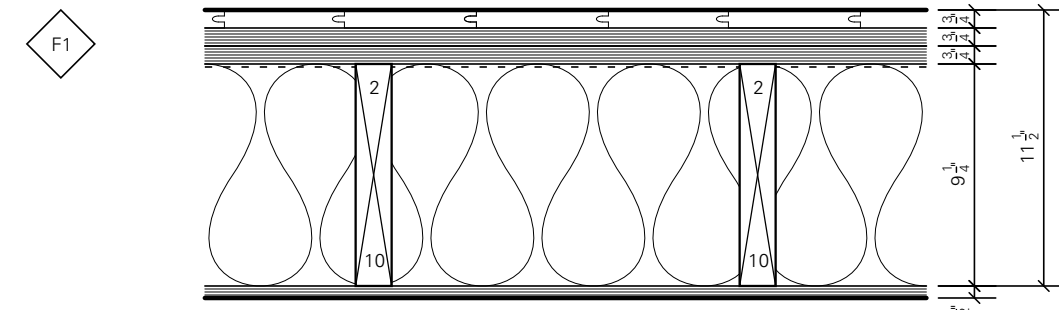
THE OLD HIGHWAY RENOVATION
4797 HIGHWAY
WEST VANCOUVER BC

A8.1

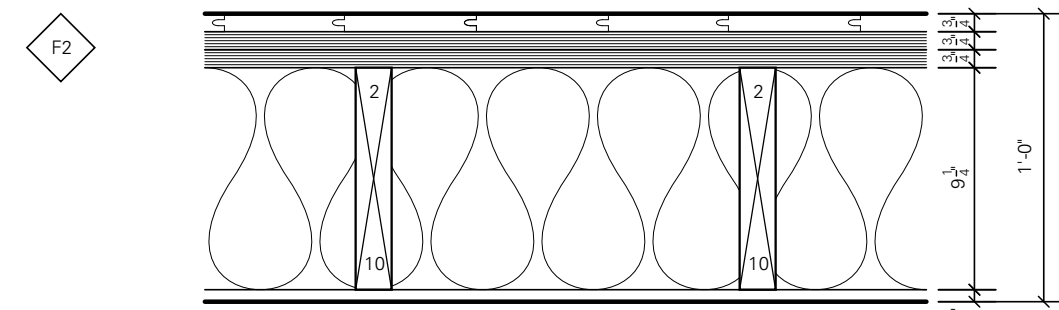
WALL & PARTITION ASSEMBLY SCHEDULE

1 FLOOR ASSEMBLY SCHEDULE

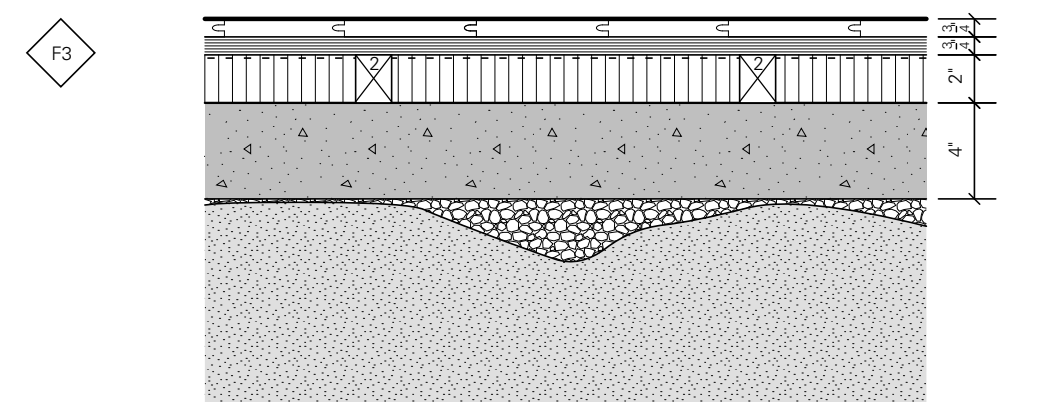
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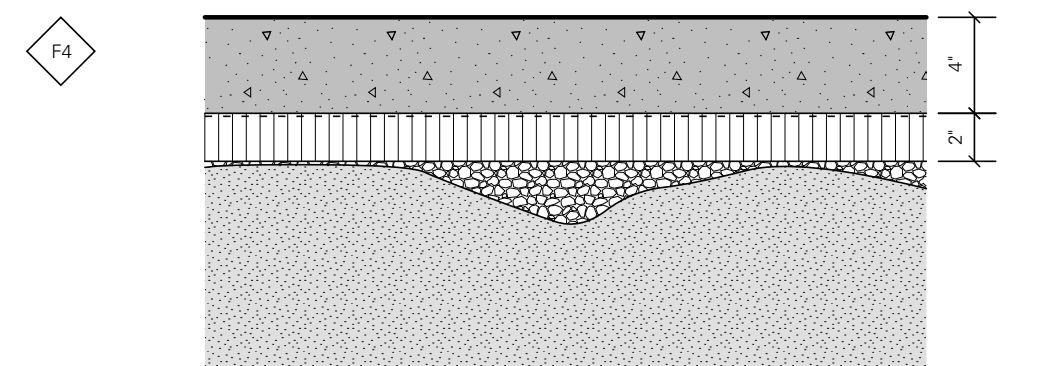
- F1 - TYP. MAIN FLOOR ASSEMBLY W/ CRAWLSPACE BELOW**
- NEW 3/4" HARDWOOD FLOORING TBD
 - NEW 3/4" PLYWOOD SHEATHING TBD
 - EXISTING 3/4" SHIPLAP TBD
 - EXISTING 6 MIL POLY TAPED & SEALED VR / AB TBD
 - EXISTING 2X10 @ 16" O.C.
 - NEW FIBERGLASS BATT INSULATION
 - NEW 1/2" PLYWOOD



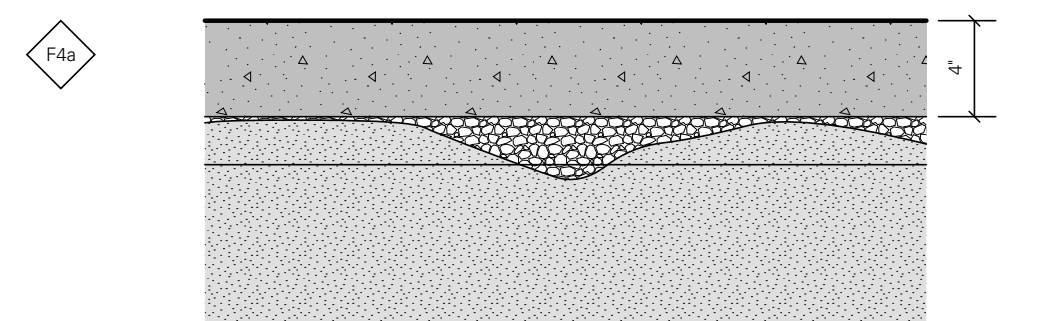
- F2 - TYP. MAIN FLOOR ASSEMBLY W/ INTERIOR SPACE BELOW**
- NEW 3/4" HARDWOOD FLOORING
 - NEW 3/4" PLYWOOD SHEATHING
 - EXISTING 3/4" SHIPLAP TBD
 - EXISTING 2X10 @ 16" O.C.
 - NEW FIBERGLASS BATT INSULATION
 - NEW 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED



- F3 - EXISTING CONCRETE SLAB ON GRADE W/ NEW WOOD FLOORING**
- NEW 3/4" HARDWOOD FLOORING TBD
 - NEW 3/4" PLYWOOD SHEATHING
 - NEW 2x STRAPPING
 - NEW 6 MIL POLY TAPED & SEALED VR / AB TBD
 - NEW 2" RIGID INSULATION
 - EXISTING 4" CONCRETE S.O.G.
 - EXISTING COMPACTED GRAVEL FILL
 - EXISTING ROCK / SOIL



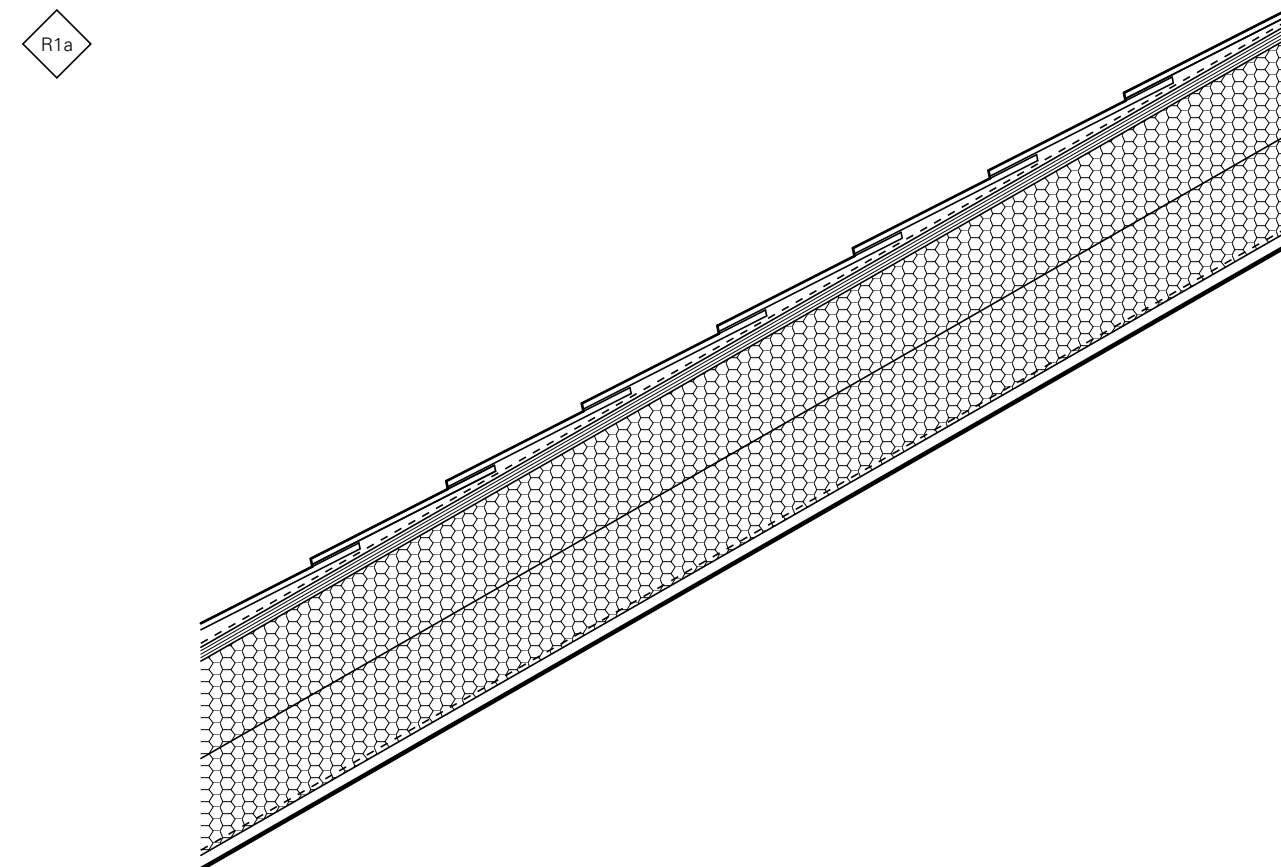
- F4 - NEW CONCRETE SLAB @ OFFICE / LAUNDRY**
- 4" POWER-REINFORCED CONCRETE S.O.G. TBD
 - 6 MIL POLY TAPED & SEALED VR / AB
 - 2" RIGID POLYSTYRENE INSULATION / MIN. R10
 - COMPACTED GRAVEL FILL AS PER STRUCT.
 - EXISTING ROCK / SOIL



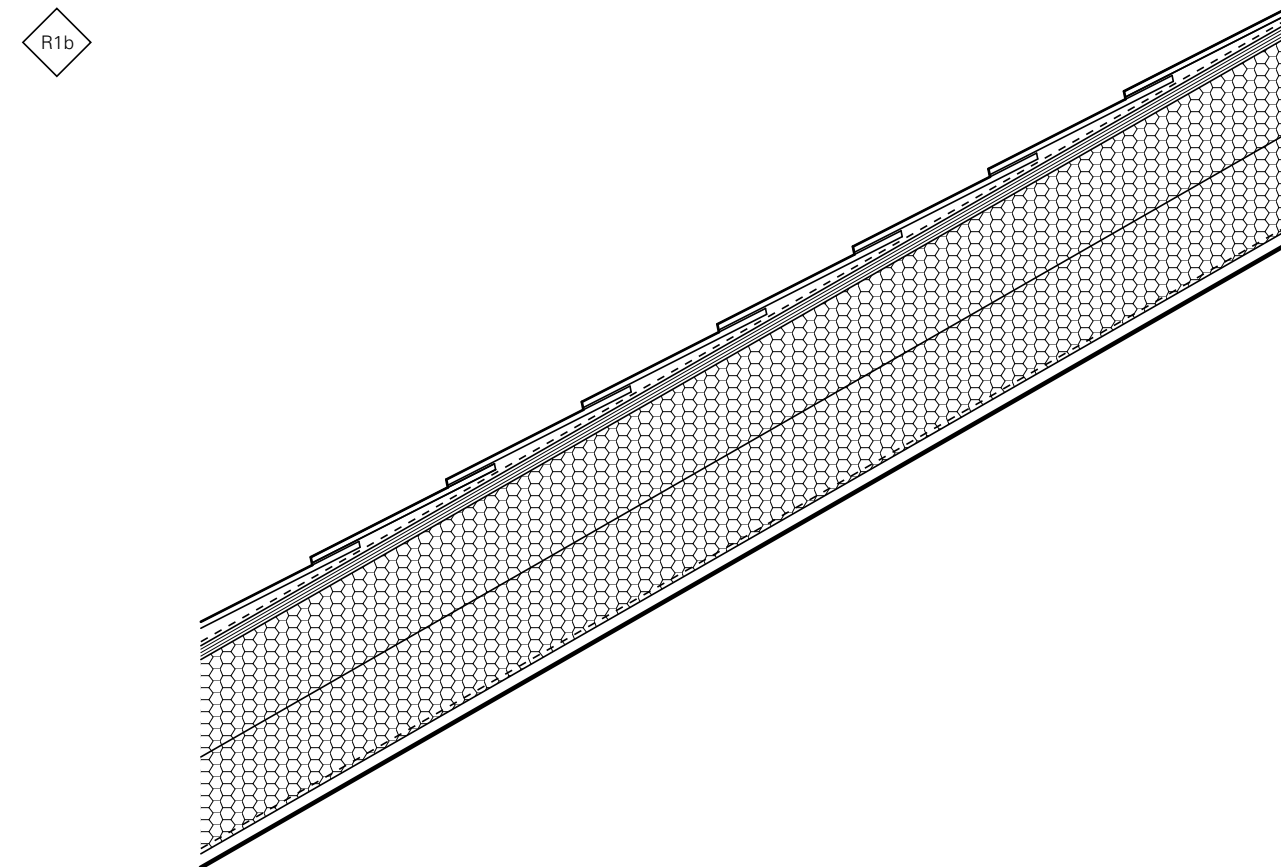
- F4a - NEW EXTERIOR SLAB-ON-GRADE**
- CLEAR SEALER
 - 4" SLAB-ON-GRADE AS PER STRUCTURAL
 - COMPACTED GRAVEL FILL AS PER STRUCT.
 - EXISTING ROCK / SOIL

2 ROOF ASSEMBLY SCHEDULE

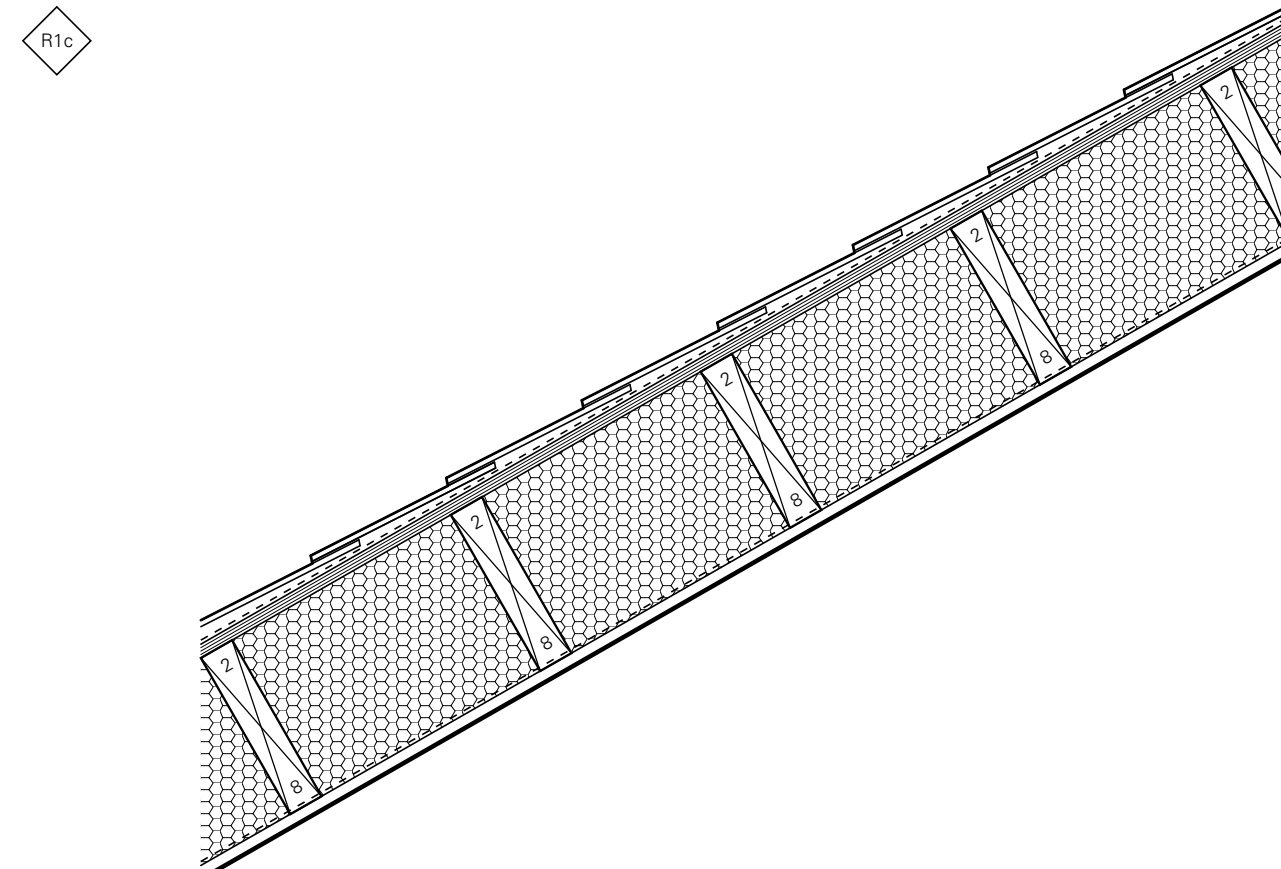
SCALE: 1 1/2" = 1'-0"



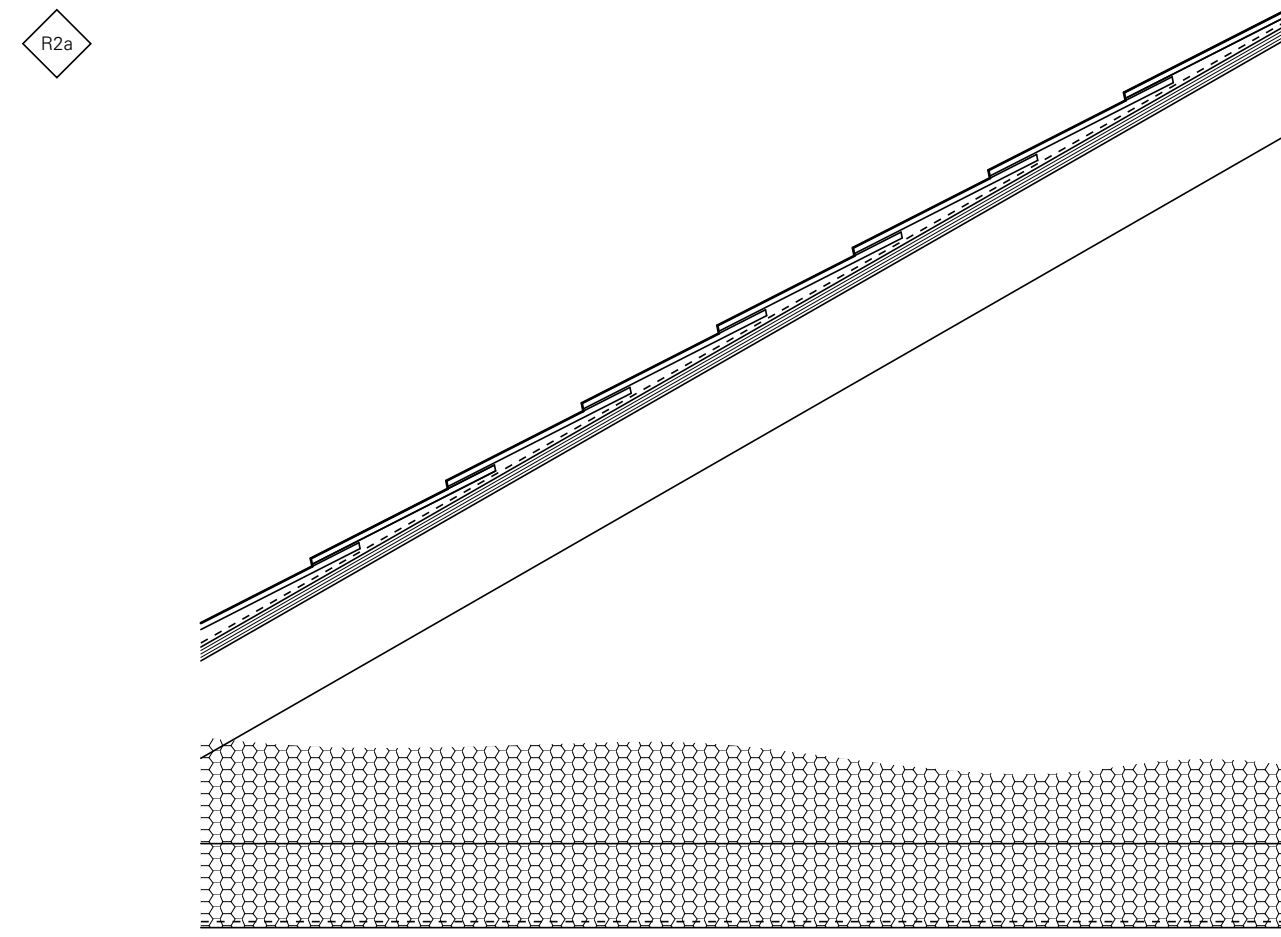
- R1a - EXISTING SLOPED ROOF W/ EXISTING VAULTED CEILING**
- NEW 30 YEAR FIBERGLASS SHINGLES
 - NEW BUILDING PAPER
 - EXISTING 1/2" PLYWOOD TBD
 - EXISTING 2X4 SLOPED RAFTERS @ 12" O.C.
 - NEW FURRING AS PER STRUCT. T.B.D.
 - NEW ICYNENE LD-C-50 SPRAY INSULATION / MIN R-28
 - NEW 6 MIL POLY TAPED & SEALED VR / AB
 - NEW 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED



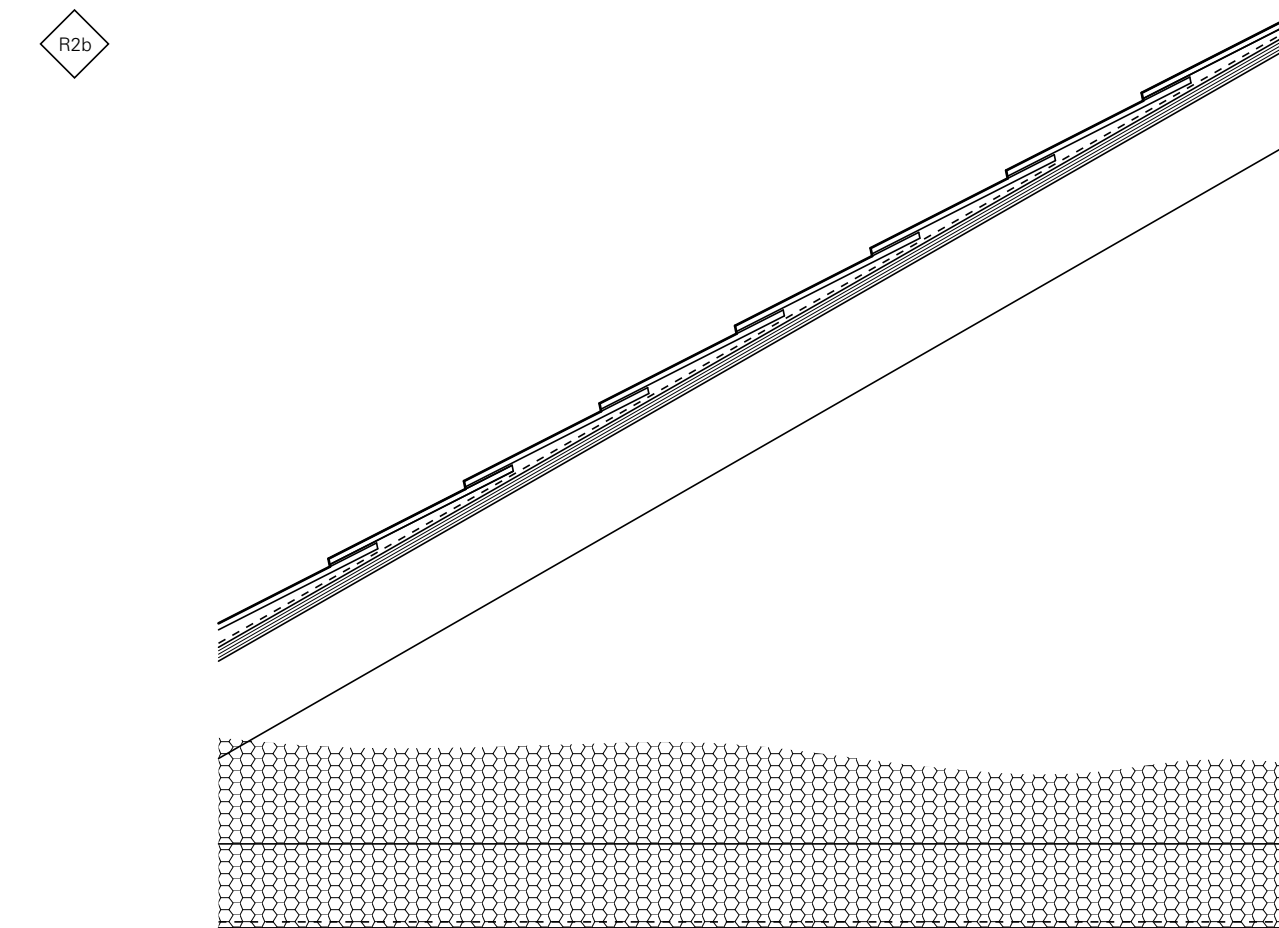
- R1b - EXISTING SLOPED ROOF W/ NEW VAULTED CEILING**
- NEW 30 YEAR FIBERGLASS SHINGLES
 - NEW BUILDING PAPER
 - EXISTING 1/2" PLYWOOD TBD
 - EXISTING 2X4 SLOPED RAFTERS @ 12" O.C.
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 - NEW 6 MIL POLY TAPED & SEALED VR / AB
 - NEW 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED



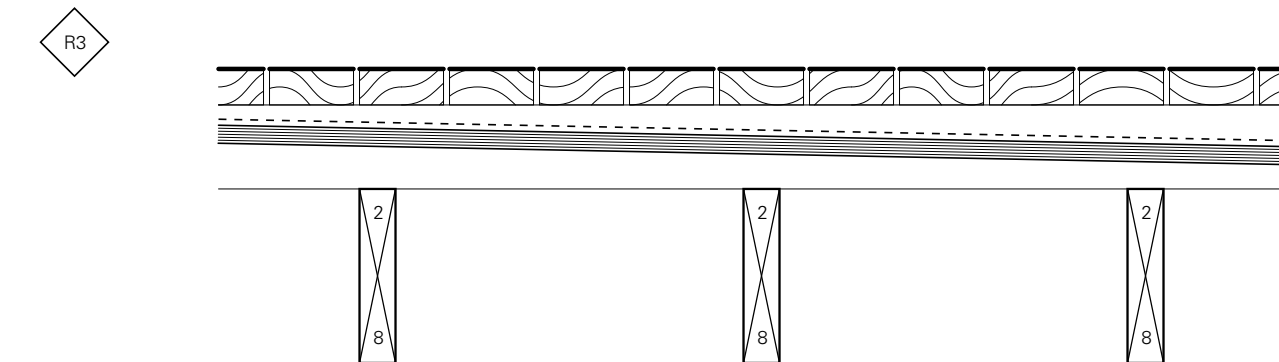
- R1c - NEW SLOPED ROOF W/ NEW VAULTED CEILING**
- NEW 30 YEAR FIBERGLASS SHINGLES
 - NEW BUILDING PAPER
 - NEW 1/2" PLYWOOD TBD
 - NEW 2X8 SLOPED RAFTERS @ 12" O.C.
 - NEW ICYNENE LD-C-50 SPRAY INSULATION / MIN R-28
 - NEW 6 MIL POLY TAPED & SEALED VR / AB
 - NEW 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED



- R2a - EXISTING SLOPED ROOF W/ EXISTING DROPPED CEILING**
- NEW 30 YEAR FIBERGLASS SHINGLES
 - NEW BUILDING PAPER
 - EXISTING 1/2" PLYWOOD TBD
 - EXISTING 2X4 SLOPED RAFTERS @ 12" O.C.
 - NEW ICYNENE LD-C-50 SPRAY INSULATION / MIN R-28
 - EXISTING 2X4 CEILING RAFTERS @ 16" O.C.
 - NEW 6 MIL POLY TAPED & SEALED VR / AB
 - NEW 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED



- R2b - EXISTING SLOPED ROOF W/ NEW DROPPED CEILING**
- NEW 30 YEAR FIBERGLASS SHINGLES
 - NEW BUILDING PAPER
 - EXISTING 1/2" PLYWOOD TBD
 - EXISTING 2X4 SLOPED RAFTERS @ 12" O.C.
 - NEW ICYNENE LD-C-50 SPRAY INSULATION / MIN R-28
 - NEW 2X4 CEILING RAFTERS @ 16" O.C.
 - NEW 6 MIL POLY TAPED & SEALED VR / AB
 - NEW 1/2" PAINTED GYPSUM WALL BOARD TAPED & SANDED



- R3 - DECK ASSEMBLY**
- 2x4 IPE WOOD DECKING W/ 1/4" GAPS
 - PP GANT STRIPS AS REQ'D
 - 2-PLY S.B.S. TORCH-ON MEMBRANE
 - 3/4" EXT. GRADE PLYWOOD SHEATHING
 - 2x4 STRAPPING @ 16" O.C. TAPEDED 2x TO 0" AT DRAIN
 - 2x8 @ 16" O.C. AS PER STRUCTURAL

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FLOOR & ROOF ASSEMBLY SCHEDULE