

ZONING & BUILDING ANALYSIS

REFERENCE DOCUMENTS
 BRITISH COLUMBIA BUILDING CODE, 2024 EDITION
 WEST VANCOUVER ZONING BY-LAW

CIVIC ADDRESS
 376 MOYNE DR, WEST VANCOUVER, BC - V7S 1J5

LEGAL DESCRIPTION
 LOT 11, BLOCK 5, PLAN VAP8527, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT

P.I.D.
 010-049-304

MUNICIPAL ZONING
 RSS (SINGLE FAMILY DWELLING ZONE 3)

USE CLASSIFICATION
 MAJOR OCCUPANCY: C, RESIDENTIAL

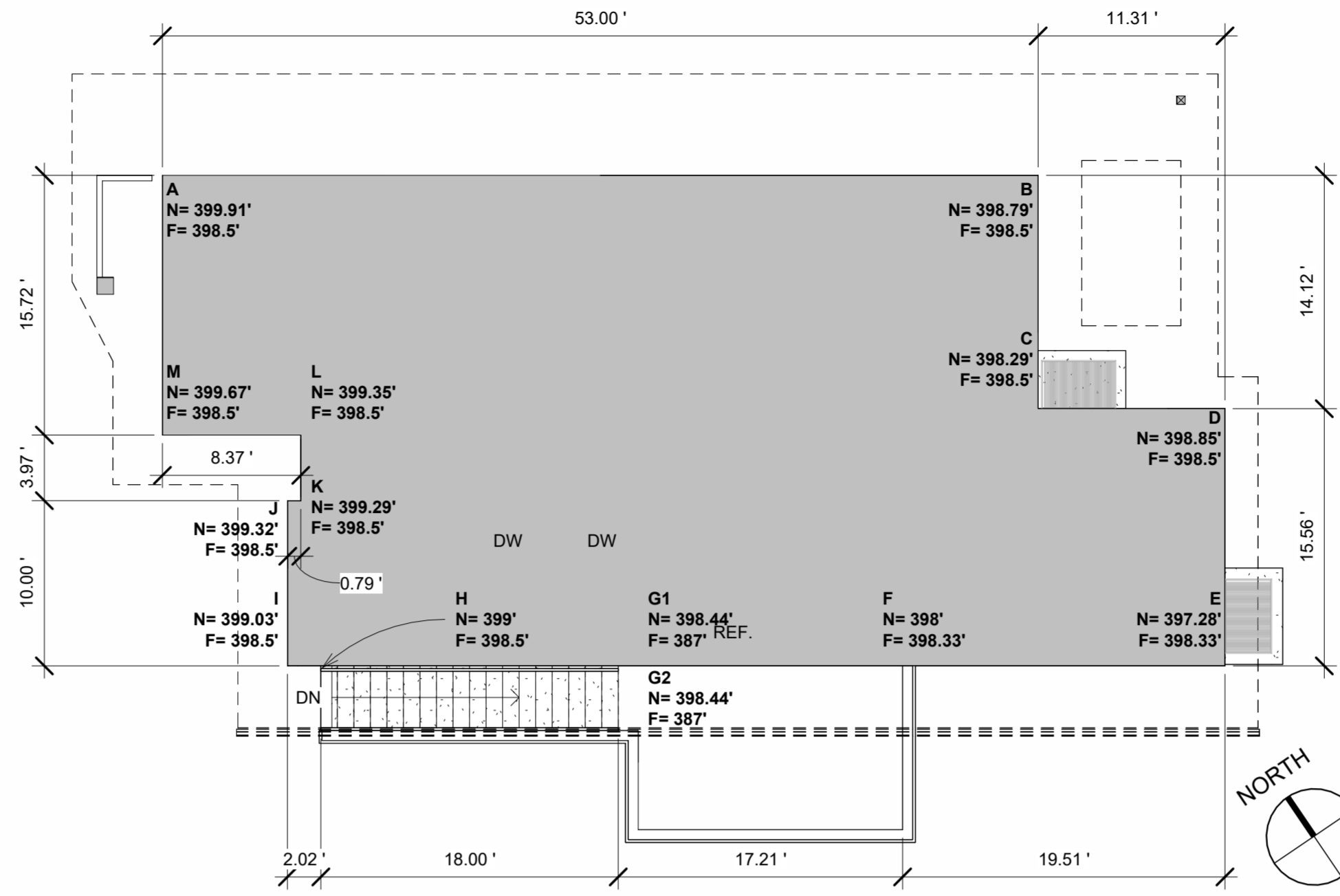
LOT AREA	REGULATION	REQUIREMENT	PROPOSED	NOTE
20,317 SF (1887.5 SM)	203.05(1)	30%, (6,095 SF) (566.24 SM)	24.56%, (4,989 SF) (463.4 SM)	EXISTING HOUSE: 2,014 SF (187.1 SM) DETACHED SECONDARY SUITE: 2,269 SF (210.79 SM) OUTDOOR POOL: 706 SF (65.58 SM)
SITE COVERAGE (MAX.)	203.05(1)	30%, (6,095 SF) (566.24 SM)	24.56%, (4,989 SF) (463.4 SM)	EXISTING HOUSE: 2,014 SF (187.1 SM) DETACHED SECONDARY SUITE: 2,269 SF (210.79 SM) OUTDOOR POOL: 706 SF (65.58 SM)
NUMBER OF DWELLING UNITS			2 RESIDENTIAL DWELLING UNITS	EXISTING PRIMARY UNIT + PROPOSED DETACHED SECONDARY SUITE
MAXIMUM FLOOR AREA	203.06(1)	0.30 F.A.R. (6,895 SF) (640.55 SM)	0.26 FAR (5,336 SF) (495.66 SM) (3,094 SF + 3,131 SF)	CONSIDERING 74.3 SM EXEMPTION AS PER 130.08.(5)(b)(ii)
DETACHED SECONDARY SUITE FLOOR AREA (MAX.)	130.05(2), 130.08(5)(c)	148.6 SM (1,600 SF)	290.91 SM (3,131 SF)	RELAXATION REQUIRED
DETACHED SECONDARY SUITE BUILDING HEIGHT (MAX.)	130.05(4)(a)	4.57 M (15'-0")	4.56 M (14'-11 1/2")	ONE STOREY, PLUS BASEMENT
SETBACKS (MIN.)				
FROM PRINCIPAL BUILDING	130.05(7)	4.9 M (16'-1")	11.93 M (39'-1 1/2")	
REAR YARD	130.05(6)(a)	1.2 M (3'-11 1/4")	4.1 M (13'-5 1/4")	
SIDE YARD (NORTH-WEST)	203.09(1)(a)(i)	9.1 M (29'-10 1/4")	5.05 M (16'-7")	
SIDE YARD (SOUTH-EAST)	203.09(1)(a)(i)	1.6 M (5'-3")	1.61 M (5'-3 1/4")	
COMBINED SIDE YARD	203.09(1)(b)(i)	6.23 M (20'-5 1/2")	6.66 M (21'-10")	
PARKING SPACES	141.01.(2)2	2 PARKING SPACES	2 PARKING SPACES	
USE CLASSIFICATION				
MAJOR OCCUPANCY:	C (RESIDENTIAL)			
FIRE SPRINKLER:	YES			
CONSTRUCTION:	NON-COMBUSTIBLE & COMBUSTIBLE			

SPATIAL SEPARATION
 SPATIAL SEPARATION IS CALCULATED BASED ON FLOOR AREAS AS PER BCBC 9.10.15. REFER 'SHEET A-102' AND 'SHEET A-103' FOR CALCULATION.

	REGULATION	REQUIREMENT	PROPOSED	NOTE
CEILING HEIGHT (MINIMUM)	9.5.3.1	6'-11" (2.1 M)	8'-0" (2.43 M)	
CLEAR HEIGHT (MINIMUM)	9.5.3.1	6'-7" (2 M)		CLEAR FROM ANY OBJECT SUSPENDED FROM CEILING
DOORWAY OPENING WIDTH (MINIMUM)	9.5.5.1	2'-8" (810 MM)	3'-2" (965 MM)	
MAIN ENTRANCE DOOR		2'-0" (610 MM)	2'-4" (710 MM)	
WALK-IN CLOSET DOOR		2'-0" (610 MM)	2'-6" (760 MM)	
WASHROOM		2'-0" (610 MM)	2'-6" (760 MM)	
HEIGHT OF DOORWAY (MINIMUM)	9.5.5.1	6'-6" (1,980 MM)	7'-0" (2,134 MM)	DOOR VIEWER, GLAZING, OR SIDELIGHT REQUIRED
ENTRANCE DOOR	9.7.2.1	REFER NOTES		
EXTERIOR STAIRS WIDTH (MINIMUM)	9.8.2.1.(2)	2'-10" (860 MM)	4'-0" (1,219 MM)	
INTERIOR STAIRS WIDTH (MINIMUM)	9.8.2.1.(2)	2'-10" (860 MM)	3'-0" (915 MM)	
HEIGHT OVER STAIRS (MINIMUM)	9.8.2.2.(3)	6'-5" (1,950 MM)	6'-5" (1,950 MM)	
VERTICAL HEIGHT OF FLIGHT (MAXIMUM)	9.8.3.3	12'-2" (3.7 M)	12'-0" (3.65 M)	
RISER HEIGHT	9.8.4.1	MIN. 0'-5" (125 MM) MAX. 0'-7 3/4" (200 MM)	0'-7 1/2" (191 MM)	
TREAD DEPTH	9.8.4.2	MIN. 0'-10" (255 MM) MAX. 1'-1" (355 MM)	0'-11" (280 MM)	
TREAD NOSING EDGE	9.8.4.8.(1)	MIN. 6 MM, MAX. 14 MM	14 MM	EDGE SHALL BE BEVELED OR ROUNDED
REQUIRED NUMBER OF HANDRAILS INTO	9.8.7.1.(1)	INTERIOR = 1 HANDRAIL EXTERIOR = 2 HANDRAILS	INTERIOR = 1 HANDRAIL EXTERIOR = 2 HANDRAILS	SHALL BE CONTINUOUSLY GRASPABLE THROUGHOUT LENGTH OF THE FLIGHT, AND SHALL NOT PROJECT MORE THAN 100 MM REQUIRED STAIR WIDTH
HEIGHT OF HANDRAILS	9.8.7.4.(2)	MIN. 2'-10" (865 MM), MAX. 3'-6" (1070 MM)	3'-0" (914 MM)	
GUARDS	9.8.8.1	REFER NOTES		- REQUIRED AROUND SUNKEN PATIO. - GRATE REQUIRED AT TOP OF WINDOW WELL. - TOP OF SEATING SHALL NOT BE MORE THAN 600 MM BELOW FLOOR LEVEL
MAIN				
HEIGHT OF GUARD (EXTERIOR)	9.8.8.3.(1)	3'-6" (1,070 MM)	3'-6" (1,070 MM)	
HEIGHT OF EXIT CORRIDOR (MINIMUM)	9.9.3.4.(3)	6'-7" (2 M)	8'-0" (2.44M)	
PRINCIPAL ENTRANCE DOOR OPENING	9.9.6.7.(1)	REFER NOTES		SHALL BE OPENABLE FROM INSIDE WITHOUT KEYS, SPECIAL DEVICES, OR SPECIALIZED KNOWLEDGE
DOOR RELEASE HARDWARE HEIGHT	9.9.6.7.(3)	900 MM TO 1,100 MM		HEIGHT SHALL BE MEASURED FROM FINISHED FLOOR
DISTANCE FROM EXIT (MAXIMUM)	9.9.8.2.(1)(c)	30 M	23.56 M	
NUMBER OF EXITS (MINIMUM)	9.9.8.2.(2)	2 EXIT	2 EXIT	SINGLE EXIT IS PERMITTED AS PER RIVISION-3 OF BCBC
SMOKE ALARM	9.10.19.1	REQUIRED (REFER NOTES)		SMOKE DETECTORS MAY BE INSTALLED IN LIEU OF SMOKE ALARMS IN ACCORDANCE WITH 9.10.19.4.(3)
FIRE ALARM	9.10.18.2.(5)	NOT REQUIRED		

LIST OF VARIANCE REQUESTS:

	REGULATION	REQUIREMENT	PROPOSED	NOTE
DETACHED SECONDARY SUITE FLOOR AREA (MAX.)	130.05(2), 130.08(5)(c)	148.6 SM (1,600 SF)	290.91 SM (3,131 SF)	RELAXATION REQUIRED FOR 142.31 SM (1,532 SF)
FRONT YARD (NORTH-WEST) SETBACK	203.09(1)(a)(i), 120.27(2)	9.1 M (29'-10 1/4")	5.05 M (16'-7")	FLANKING STREET YARD



AVERAGE GRADE CALCULATION

POINT	NATURAL GRADE	FINISH GRADE	WALL SECTION	AVERAGE ELEVATION	LENGTH	AVERAGE ELEVATION X LENGTH
A	399.91'	398.5'	AB	398.5'	53'	21,120.5
B	398.79'	398.5'	BC	398.4'	14.12'	5,625.34
C	398.29'	398.5'	CD	398.4'	11.29'	4,497.88
D	398.85'	398.5'	DE	398.42'	15.54'	6,183.21
E	397.28'	398.33'	EF	398.17'	19.49'	7,750
F	398'	398.33'	FG1	398.22'	17.21'	6,853.37
G1	398.44'	387'	G1G2	392.72'	0'	0
G2	398.44'	387'	G2H	392.75'	18'	7,069.5
H	399'	398.5'	HI	398.5'	2'	797
I	399.03'	398.5'	IJ	398.5'	9.96'	3,969.06
J	399.32'	398.5'	JK	398.5'	0.79'	314.82
K	399.29'	398.5'	KL	398.5'	3.99'	1,590.02
L	399.35'	398.5'	LM	398.5'	8.37'	3,335.45
M	399.67'	398.5'	MA	398.5'	15.72'	6,264.42
			TOTAL		189.48'	75,370.55
			AVERAGE GRADE			397.78'

① Average Grade Calculation
 1/8" = 1'-0"



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1. xxxxx
 no. description
 issued for
 sub consultant
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 ADDRESS
 OFFICE: XXX.XXX.XXXX
 WEBSITE: XXXXXXXXXXXXX
 EMAIL: XXXXXXXXXXXXXXXXX

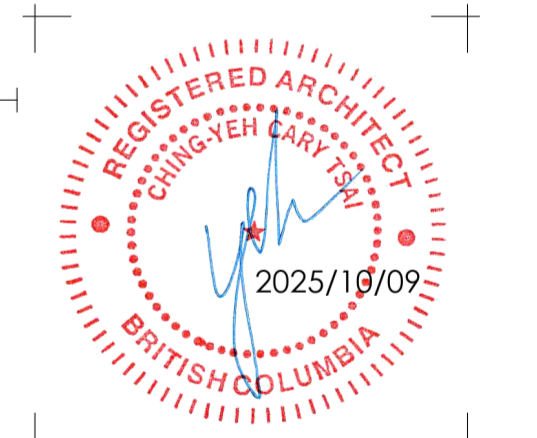
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project title
Pool House
 376 Moyne Drive, West
 Vancouver, BC
drawing title
Project Data & Average Grade Calculation
 CLIENT: ANTHONY PARALIA
 PROJECT #: 3768059
 DATE: 2025.10.06
 SCALE: As indicated
 PHASE: 1
 DRAWN BY: CT, JC
sheet # | **rev. #**
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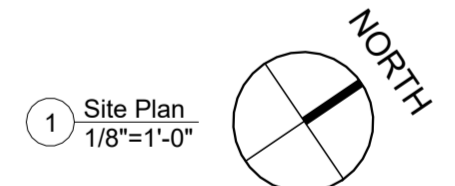
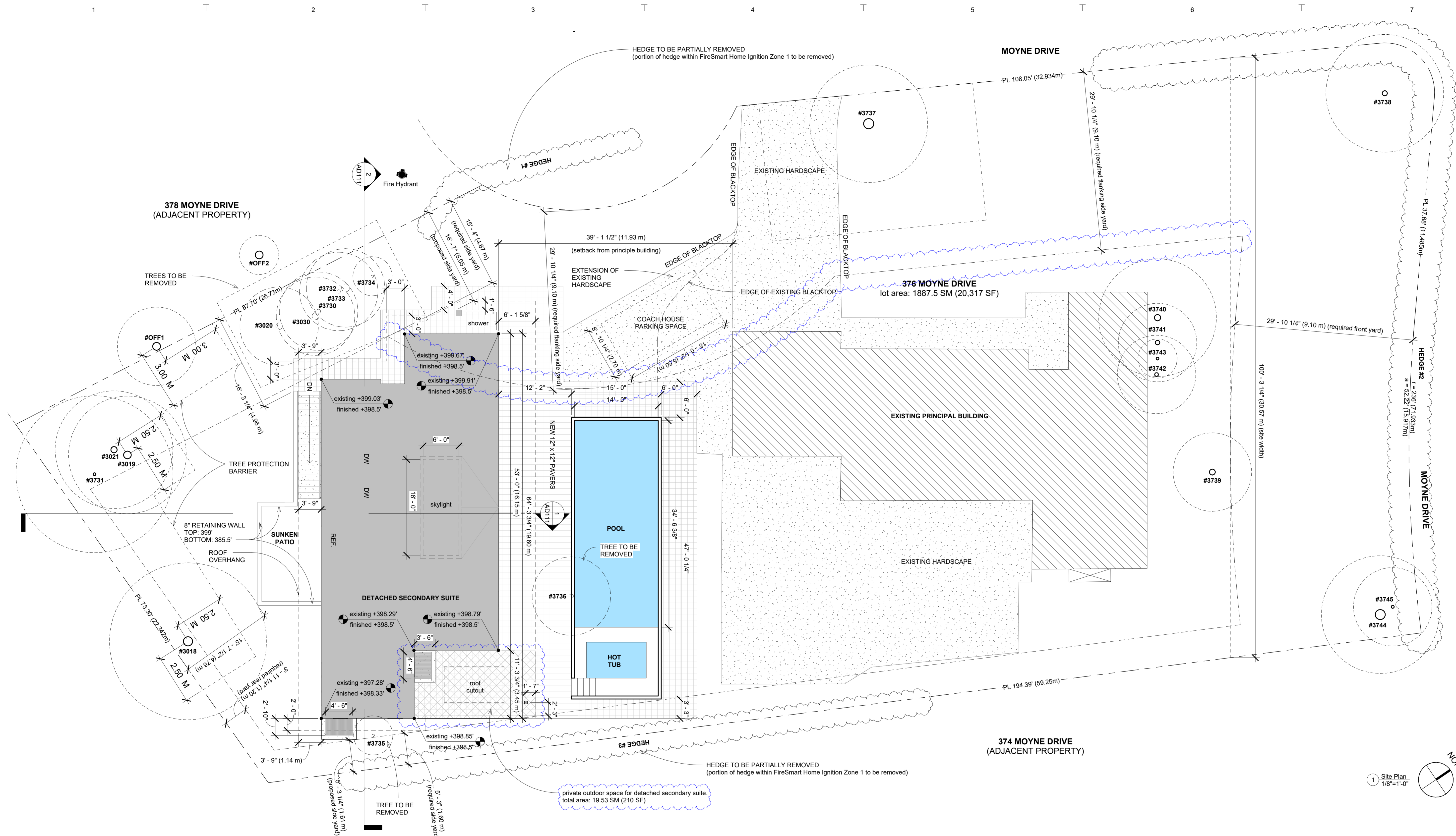
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 issued for
 sub consultant
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project title
 Pool House
 376 Moyne Drive, West Vancouver, BC
drawing title
 Site Plan

CLIENT: ANTHONY PAPAIA
 PROJECT #: 3768058
 DATE: 2025.10.06
 SCALE: As indicated
 PHASE: Final
 DRAWN BY: CT, JC
 sheet # rev. #



VEGETATION INVENTORY OF TREES

Tree #	Species (Common name)	DBH (cm)	Location	Height (m)	Crown Base Height (m)	Crown Radius (m)	Condition	Tree Protection Radius (m)	Comment	Treatment
1	Arborvitae (<i>Thuja occidentalis</i>)	-	DWV	3.7	0	2	Good	-	Hedge #1. Relatively healthy hedge, 18m long	Partial removal for fire hazard mitigation—consent required
2	Arborvitae (<i>Thuja occidentalis</i>)	-	DWV	2.5	0	2	Good	-	Hedge #2. Relatively healthy hedge, 48m long	No treatment
3	Arborvitae (<i>Thuja occidentalis</i>)	-	Shared with 374 Moyne Dr.	2	0	2	Fair	-	Hedge #3. Relatively healthy hedge, 44m long	Partial removal for fire hazard mitigation—consent required
3018	Laurel	47	376 Moyne Dr	6	1	4	Fair	2.5	Multistem tree, several cavities with response wood, old tag Chapman Land Surveying 1508.	Retain and protect
3019	Western hemlock	39	376 Moyne Dr	23	1	3	Poor	2.5	Cavity with response wood, ivy on base, resinosis, at base, Chapman Land Surveying 1548.	Prune to 2m height for fire hazard mitigation
3020	Western redcedar	34	376 Moyne Dr	18	0	2	Good	2.0	Wood piled against trunk, debris at base of tree	Remove—for construction

3021	Western redcedar	32	376 Moyne Dr	23	2	3	Good	2.5	Some ivy,	Prune to 2m height for fire hazard mitigation
3030	Western redcedar	36	376 Moyne Dr	18	0	2	Good	2.1	Some ivy, growing near hedge #1, branches to 0.5 above ground	Remove—for fire hazard mitigation
3729	Western redcedar	48	376 Moyne Dr	18	0	3	Good	2.9	Survey has marked as two trees	Remove—for construction
3730	Western redcedar	21	376 Moyne Dr	15	1	2	Good	-	Suppressed, wooden debris piled against stem, 40cm from stem of 3020	Remove—for fire hazard mitigation
3731	Laurel	14	376 Moyne Dr	1	0	4	Poor	1.5	Bowed over and then vertical growth. Noted that the tree has failed near based during July 28 th visit. Still alive and resprouting at base.	Retain and protect
3732	Western hemlock	18	376 Moyne Dr	13	0	2	Fair	-	Some defoliation, spot resinosis	Remove—for fire hazard mitigation—

3733	Western redcedar	41	376 Moyne Dr	15	0	2	Good	2.5	Branches touching ground, tension wood in stem	Remove—for fire hazard mitigation
3734	Western redcedar	12	376 Moyne Dr	10	0	1	Good	-	Healthy young cedar, some ivy	Remove—for fire hazard mitigation—
3735	Prunus	13	376 Moyne Dr	2	-	-	Poor	-	Girdling at 1m was observed, tree possibly dead	Removed by client after previous recommendation
3736	Unknown deciduous	22	376 Moyne Dr	3	2	2	Fair	-	Multistem tree, pollarded in past, defoliation possibly due to season	Removed by client after previous recommendation
3737	Sawara Cypress	52	376 Moyne Dr	26	0	3	Excellent	5.5	Branches reach ground, previously pruned to allow driveway access, chapman land surveying 1543	Retain and protect
3738	Birch	26	376 Moyne Dr	10	1	3	Good	-	Response wound on lower trunk, good crown development	No treatment
3739	Rhododendron	30	376 Moyne Dr	2	1	2	Good	-	Multistem tree	No treatment

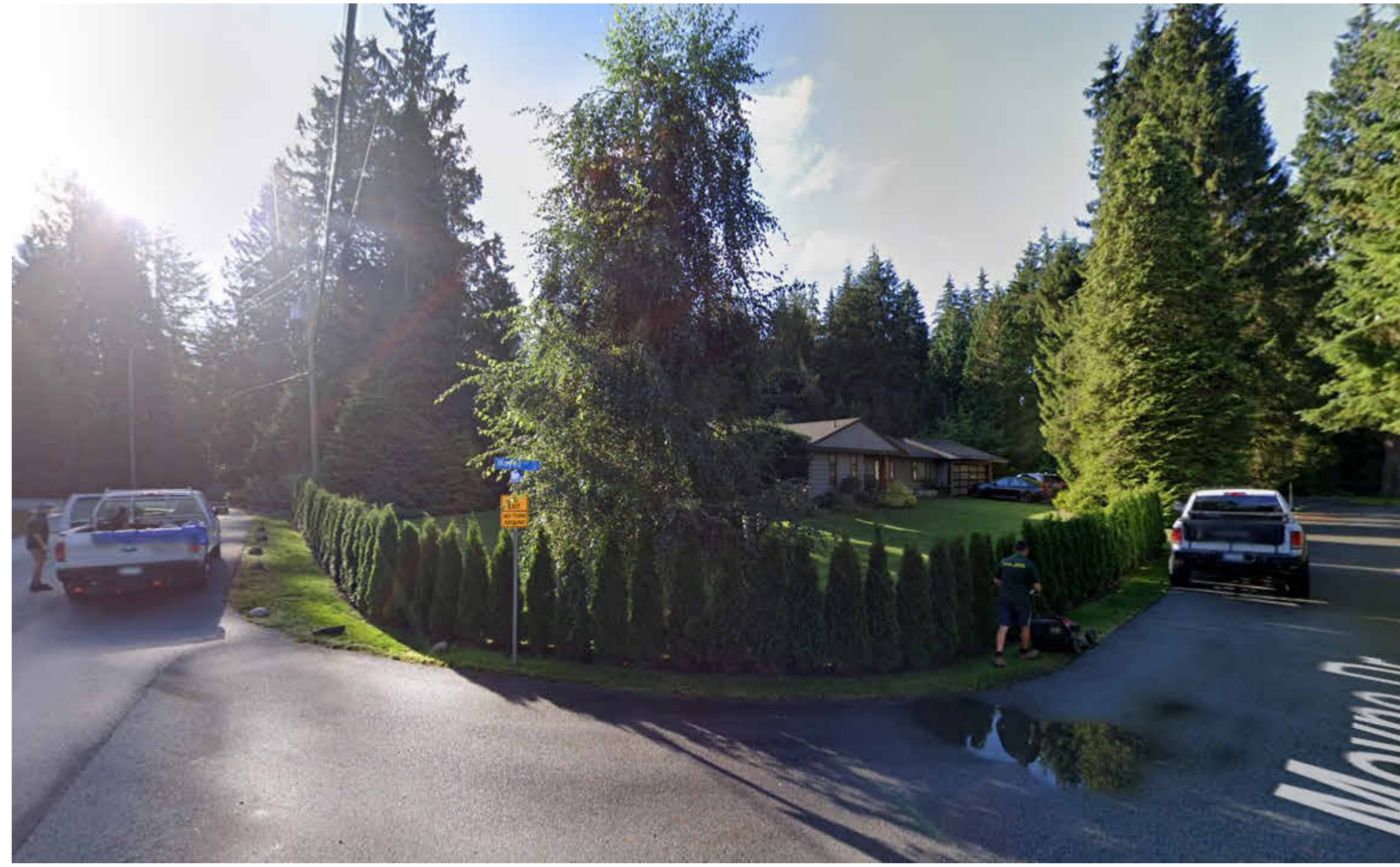
3740	Hybrid yew (<i>Taxus x media</i>)	32	376 Moyne Dr	3	0	3	Good	-	Multistem tree	No treatment
3741	Japanese pieris (<i>Pieris japonica</i>)	23	376 Moyne Dr	3	0	2	-	-	Multistem broadleaf evergreen shrub	No treatment
3742	Japanese pieris (<i>Pieris japonica</i>)	14	376 Moyne Dr	3	1	1	Good	-	Multistem broadleaf evergreen shrub 3741,	No treatment
3743	Japanese pieris (<i>Pieris japonica</i>)	19	376 Moyne Dr	3	0	2	Good	-	Multistem broadleaf evergreen shrub	No treatment
3744	Western redcedar	51	376 Moyne Dr	26	0	3	Good	-	Straight stem, ivy at base, branches in conflict with power line	No treatment
3745	Western redcedar	15	376 Moyne Dr	10	0	2	Good	-	Healthy cedar, well developed crown, low crown base height	No treatment
OFF1	Mountain Ash	40	378 Moyne Dr	5	2	2	Poor	3.0	Multistem tree, dead stem with pruning	Retain and protect
OFF2	Holly	40	378 Moyne Dr	6	3	1	Poor	3.0	possibly seasonal Multistem tree, impacted by ivy	Retain and protect

Notes:

There are no "Identified Trees" on this lot as defined in the district of West Vancouver interim tree bylaw No.4892, 2016.



EXISTING DWELLING UNIT FROM SIDE YARD



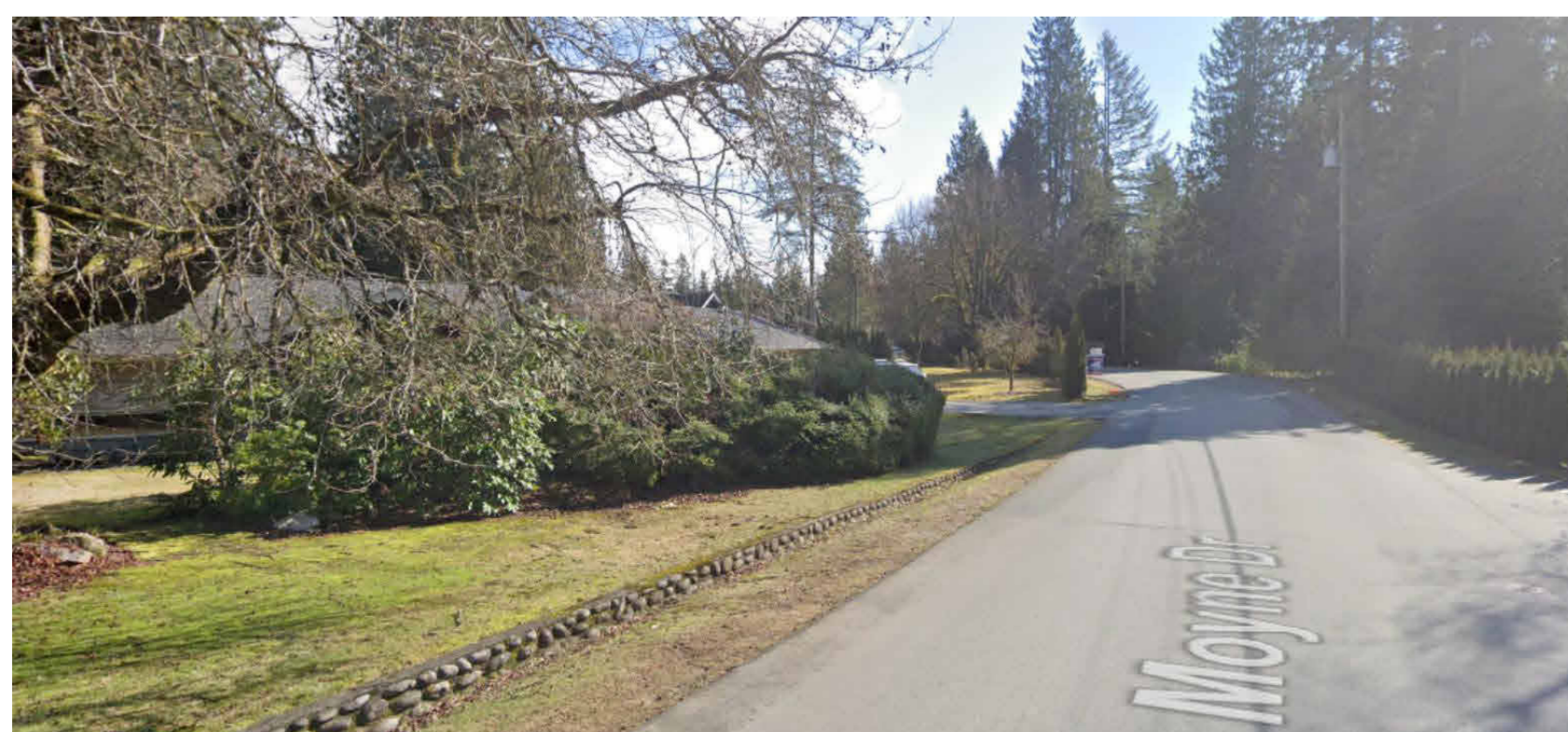
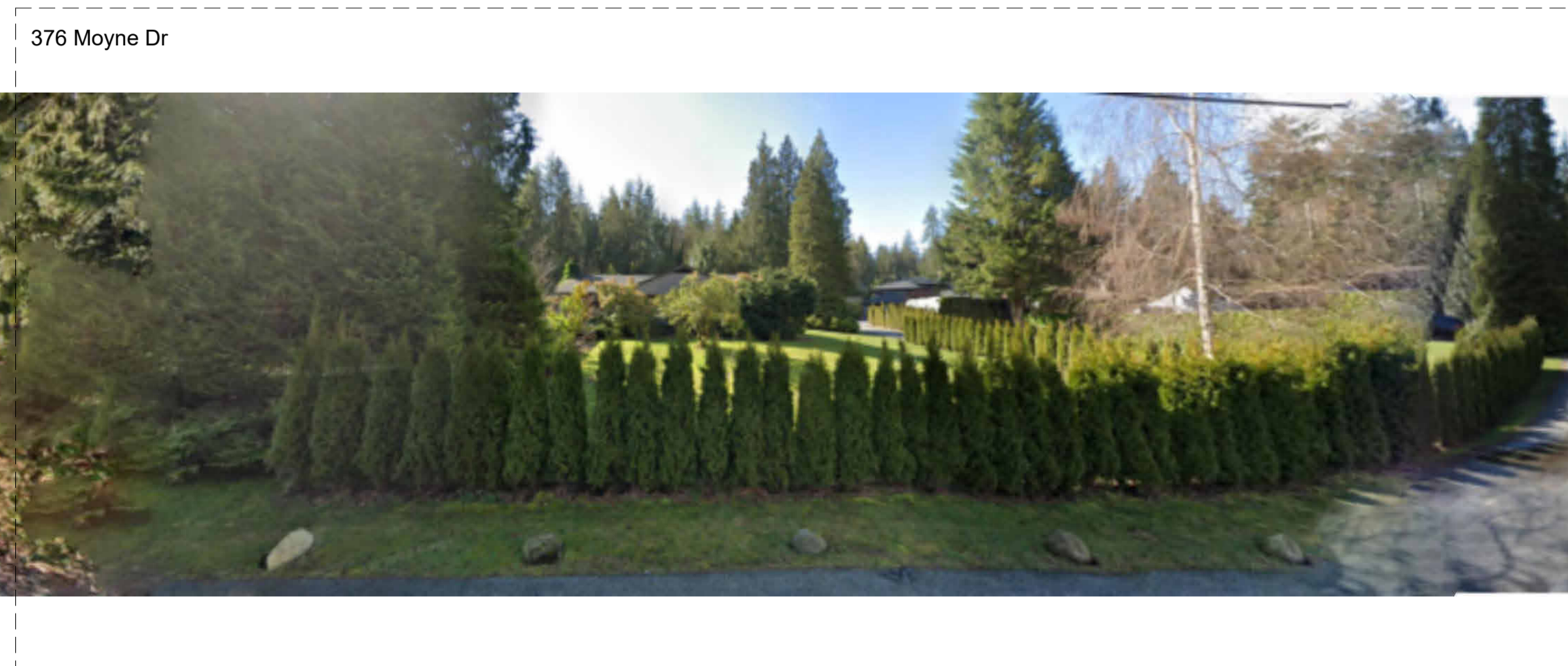
EXISTING DWELLING UNIT FROM CORNER



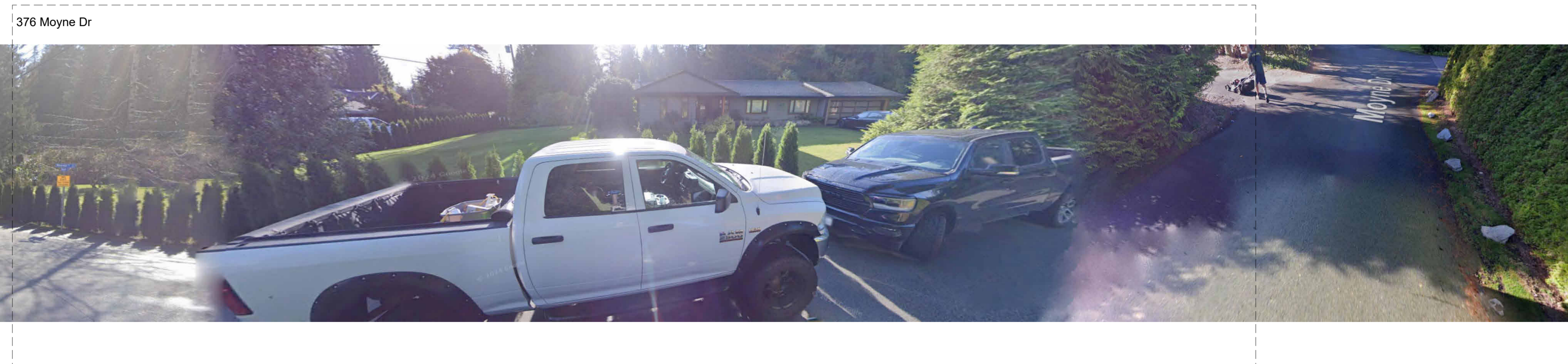
EXISTING DWELLING UNIT FROM FRONT YARD



FRONT STREET (MOYNE DR)



CORNER OF THE LOT (MOYNE DR & MOYNE DR)



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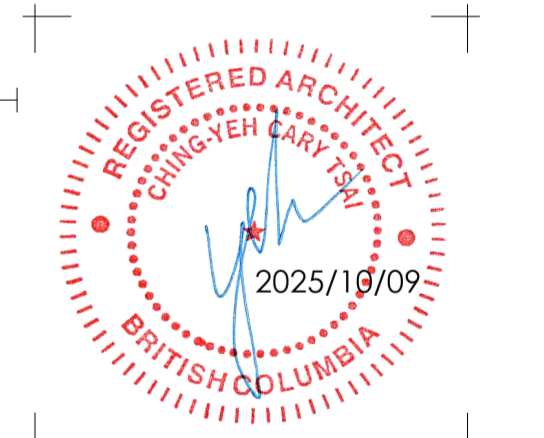
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1.	xxxxx	xx.xx.xx
no.	description	date

issued for

sub consultant
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 ADDRESS
 OFFICE: XXX.XXX.XXXX
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project title

Pool House

376 Moynes Drive, West
 Vancouver, BC

drawing title

Contextual Photos and Photo Montage

CLIENT: ANTHONY PARALIA
 PROJECT #: 3768059
 DATE: 2025.10.06
 SCALE: 1/8" = 1'-0"
 PHASE: DP
 DRAWN BY: CT, JC

sheet # rev. #

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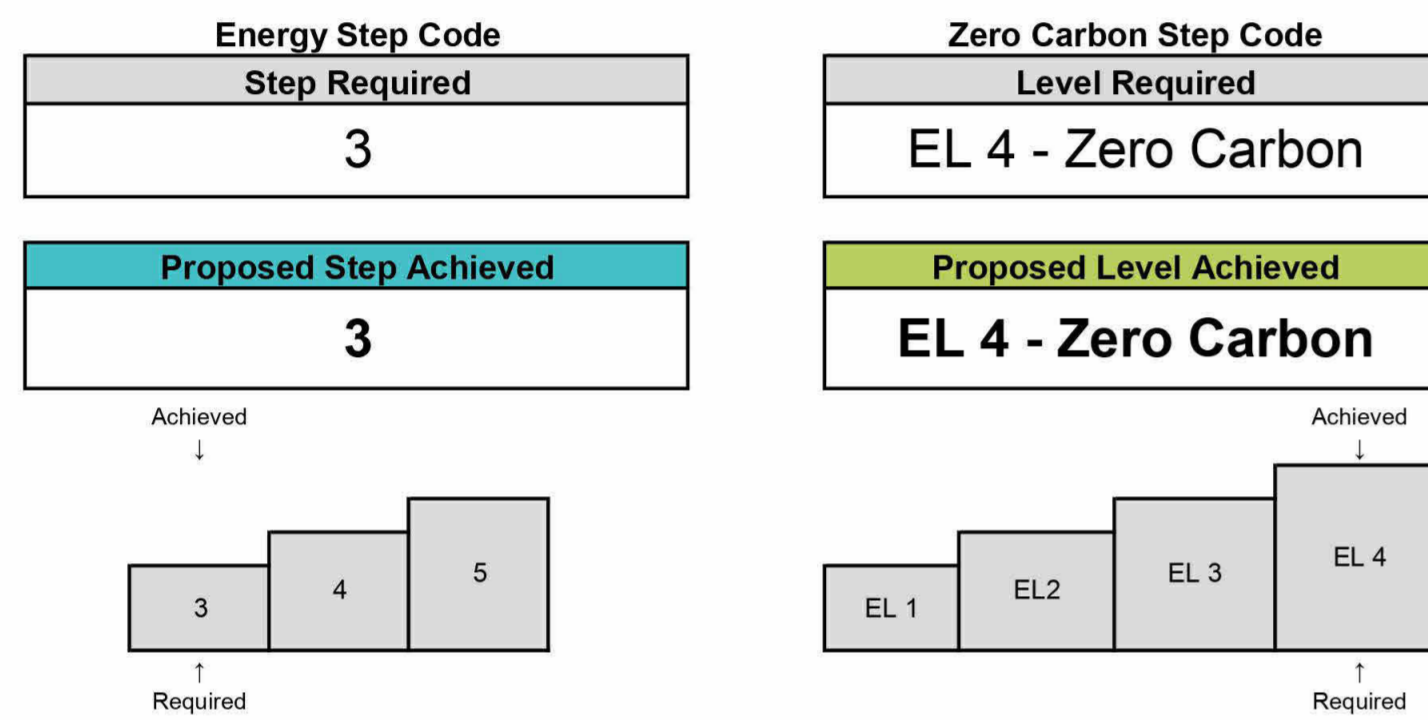
A: PROJECT INFORMATION

Building Permit #: _____
 Builder: _____
 Project Address: 376 Moyne Dr
 Municipality / District: West Vancouver
 Postal Code: V7S 1J5
 PID or Legal Description: 010-049-304

Pre Construction
 Building Type: Laneway House
 # of Dwelling Units: 1

B: CODE COMPLIANCE SUMMARY

BC Building Code Performance Compliance Path:
9.36.6. BC Energy Step Code ERS



Based on info provided by the builder & the following drawings:
 Plan Author: Architect 57 INC.
 Plan Version: _____
 Plan Date: _____

C: COMPLETED BY

Full Name (Print): Bobbin Gill Date (YYYY-MM-DD): 2025-04-09
 Company Name: Step Energy Advisors INC. Service Organisation: Total Home Solutions
 Phone: 604.505.7837 Energy Advisor ID #: 581P
 Address: 456 West 23rd Ave Vancouver CODECO placed in Field 8 of H2K x
 Email: bobby@stepa.ca

P File # 581PP00477

CONSTRUCTION ASSEMBLY

EXTERIOR WALL ASSEMBLY

- W1 HARDIE PLANK SIDING
 3/4" X 2" PRESSURE TREATED EXTERIOR GRADE PLYWOOD STRAPPING
 2 LAYERS OF 30 MIN. RATED BUILDING PAPER INSTALLED IN SHINGLED DESIGN
 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
 2 X 6 WOOD STUDS @ 16" O.C.
 R24 BATT INSULATION IN STUDSPACE
 6 MIL POLY VAPOUR BARRIER
 1/2" GYPSUM WALL BOARD
- W2 ACRYLIC STUCCO ON "K-LTH" WIRE MESH
 1/2" X 2" PRESSURE TREATED EXTERIOR GRADE PLYWOOD STRAPPING
 2 LAYERS OF 30 MIN. RATED BUILDING PAPER INSTALLED IN SHINGLED DESIGN
 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
 2 X 6 WOOD STUDS @ 16" O.C.
 R24 BATT INSULATION IN STUDSPACE
 6 MIL POLY VAPOUR BARRIER
 1/2" GYPSUM WALL BOARD

BASEMENT WALL ASSEMBLY

- W3 DRAIN MAT
 60 MIL WATERPROOFING
 8" CONCRETE WALL
 1" AIRSAP
 2 X 6 WOOD STUDS @ 16" O.C.
 R24 BATT INSULATION IN STUDSPACE
 POLY VAPOUR/AIR BARRIER
 1/2" GYPSUM WALL BOARD

INTERIOR WALL ASSEMBLY

- 1/2" GYPSUM WALL BOARD
 WOOD FRAMING AS PER STRUCTURAL ENGINEER SPEC.
 1/2" GYPSUM WALL BOARD

INTERIOR FLOOR ASSEMBLY

- STONE TILE OR WOOD FLOORING OR CARPET
 1-1/2" CONCRETE SLAB
 5/8" PLYWOOD SUB-FLOOR
 JOIST PER STRUCTURAL ENGINEER SPEC.
 1/2" GYPSUM BOARD

BASEMENT FLOOR ASSEMBLY

- FLOORING FINISH
 4" CONC. SLAB
 6MIL POLY AIR/VAPOUR BARRIER TAPED AND SEALED
 R-12, 3" EPS, TYPE II RIGID INSULATION
 6" COMPACTED GRAVEL FILL

ROOF ASSEMBLY

- METAL ROOFING
 19 MM PLYWOOD SHEATHING
 PARALLEL CHORD TRUSS SYSTEM AS PER STRUCTURAL ENGINEER SPEC.
 R48 BATT INSULATION ABOVE BOTTOM CHORD OF TRUSS
 1/2" MM GYPSUM BOARD

D: BUILDING CHARACTERISTICS SUMMARY

Details (Assembly / System Type / Fuel Type / Etc.)	Average Effective RSI
Roof / Ceilings	RSI 7.59
Parallel Chord Truss @24" OC R48 Batt	
Above Grade Walls	RSI 3.5
2X6 @16" OC R24 Batt	
Rim Joists / Floor Headers and Lintels	RSI 3.96
R24 Batt	
Floors Over Unheated Space	NA
Walls Below Grade	RSI 3.71
1"Air Gap 2X6 @ 16" OC R24 Batt	
Slabs	RSI 2.11
R-12 Rigid Insulation [3" EPS Type-2]	
Windows and glazed doors	Performance Values
	USI SHGC
Vinyl, Triple Glazed, Argon, Low E, Insulated Spacers	1.22 0.23
Vinyl, Double Glazed, Argon, Low E, Insulated Spacers [Big Sliders]	1.44 0.23
Doors	RSI 0.98
Vinyl, Double Glazed, Argon, Low E, Insulated Spacers	
Air Barrier System & Location	ACH 2.50 NLA 1.33 NLR 0.99
Interior - Polyethylene	
Space Heating/Cooling	HSPF 5.90 SEER 10.00
Principal Air To Air Source Heat Pump Heating/Cooling	
Supplementary Electric Boiler - 100% Steady State	1.00
Domestic Hot Water	% Eff 98.00
Electric Tank	
Ventilation	% EFF 65.00 L/s 35.00
HRV	
Other	
Fossil Fuels	

E: 9.36.5. ENERGY PERFORMANCE COMPLIANCE

Complete this section if using the Energy Performance Compliance Path in Subsection 9.36.5.

Proposed House Energy Consumption (GJ/year)	Reference House Rated Energy Target (GJ/year)
HVAC	HVAC
DHW Heating	DHW Heating
SUM 0	SUM 0

The airtightness value used in the energy model calculations for the Proposed house is: _____
 Or Testing Target: 2.50

The above calculation was performed in compliance with Subsection 9.36.5. of Division B: _____

F: 9.36.6. ENERGY STEP CODE COMPLIANCE

Proposed House Rated Energy Consumption (GJ/year): 35 Reference House Rated Energy Target (GJ/year): 67

Proposed House Metrics	Unit	Proposed Step Requirement	Proposed Calculations	
			Proposed House Result	Proposed House Pass or Fail
Step Code Level	Step 3, 4 or 5	3		
Mechanical Energy Use Intensity (MEUI)	kWh/(m ² ·year)	55 (max)	35	Pass
% Improvement	%	20 (min)	48	
Thermal Energy Demand (TEDi)	kWh/(m ² ·year)	36 (max)	40	Pass
% Heat Loss Reduction	%	10 (min)	17	
Airtightness in Air Changes per Hour at 50 Pa differential	ACH @ 50 Pa	2.5 (max)	2.50	Pass
Normalized Leakage Area (NLA ₁₀)	10 Pa (cm ² /m ²)	1.2 (max)	1.33	
Normalized Leakage Rate (NLR ₁₀)	L/s/m ²	0.89 (max)	0.99	
Step Code Requirements Met:			Yes	

Software Used: Hot2000 Version: 11.13b43
 Heated Floor Area (m²): 281.20 Climate Data (Location): WEST VANCOUVER
 Building Volume (m³): 928.10 Degree Days Below 18°C (HDD): 2823
 Building Surface Area (m²): 651.50
 FWDR: 31.5% % Of Space Cooled: More than 50%

G: ZERO CARBON STEP CODE

Proposed House Metrics	Unit	Proposed Level Requirement	Proposed Calculations	
			Proposed House Result	Proposed House Pass or Fail
Zero Carbon Step Code Level	EL-1 - EL-4	EL 4 - Zero Carbon		
Total GHG	kg CO ₂ e/year	265 (max)	186	Pass
CO ₂ e per floor area with max	kg CO ₂ e/m ² ·year	1.5 (max)	0.7	Pass
Max	kg CO ₂ e	500 (max)	186	
Prescriptive	Heating	Zero Carb	Zero Carb	Pass
	Hot Water	Zero Carb	Zero Carb	
All building systems, equipment and appliances			Zero Carb	Zero Carb
Target Reached:			Yes	

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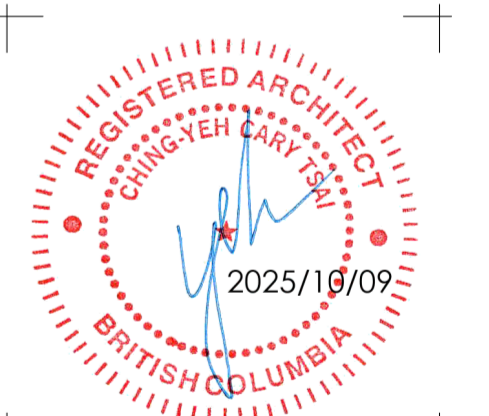
revision:

no.	description	date
1.	xxxxx	xx.xx.xx

1. xxxxx description xx.xx.xx
 issued for

sub consultant

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 WEBSITE: XXXXXXXXXXXXX
 EMAIL: XXXXXXXXXXXXXXXXXXXX



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 EMAIL: CARY@ARCHITECT57.COM

project title

Pool House

376 Moyne Drive, West
 Vancouver, BC

drawing title

Assemblies and Step
 Code Checklist

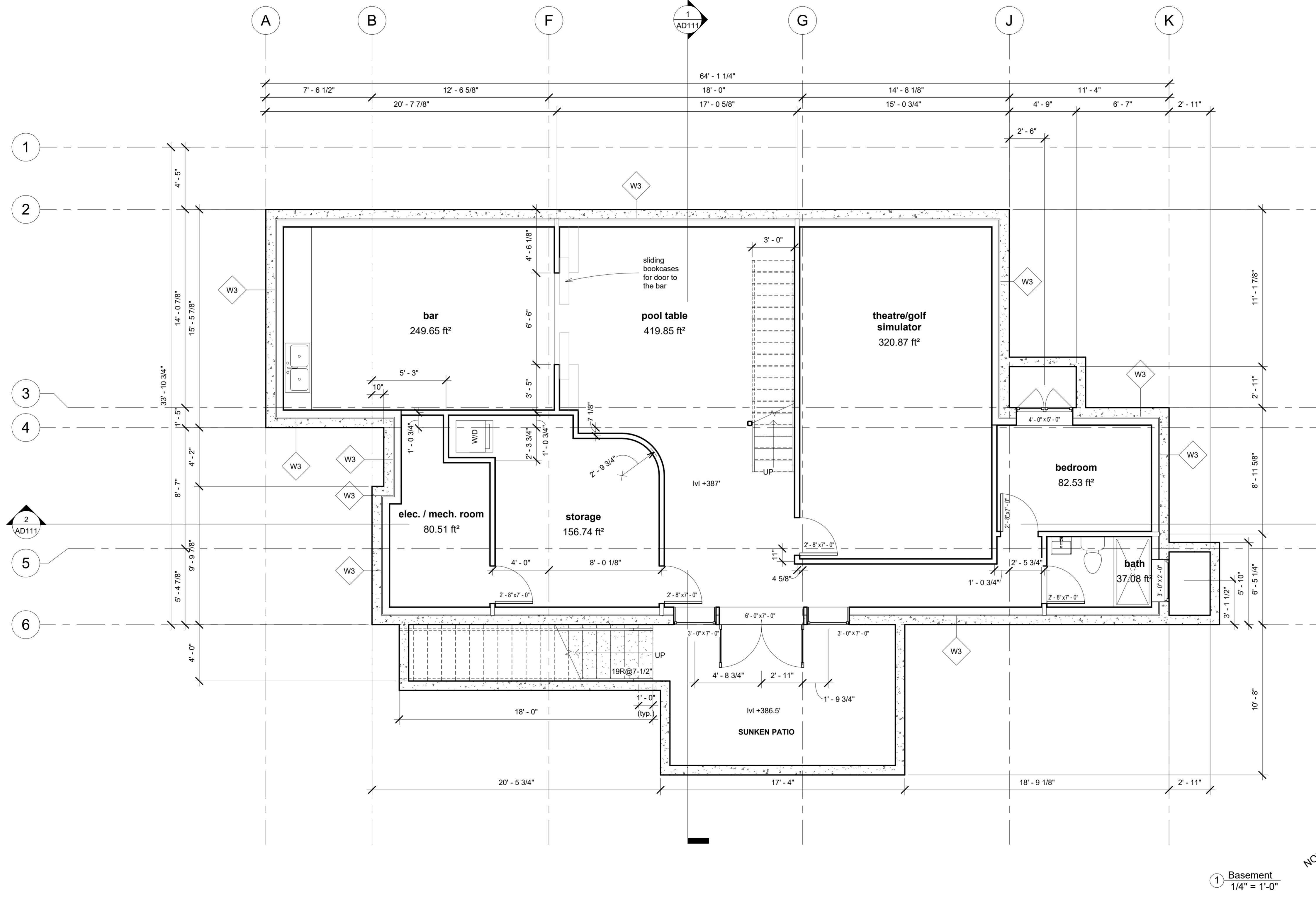
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 PROJECT #: 3768058
 DATE: 2025-10-06
 SCALE: 1/4" = 1'-0"
 PHASE: DP
 DRAWN BY: CT, JC

sheet # rev. #

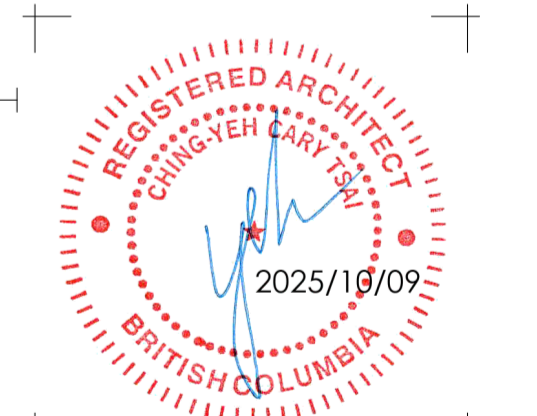
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 WEBSITE: XXXXXXXXXXXXX
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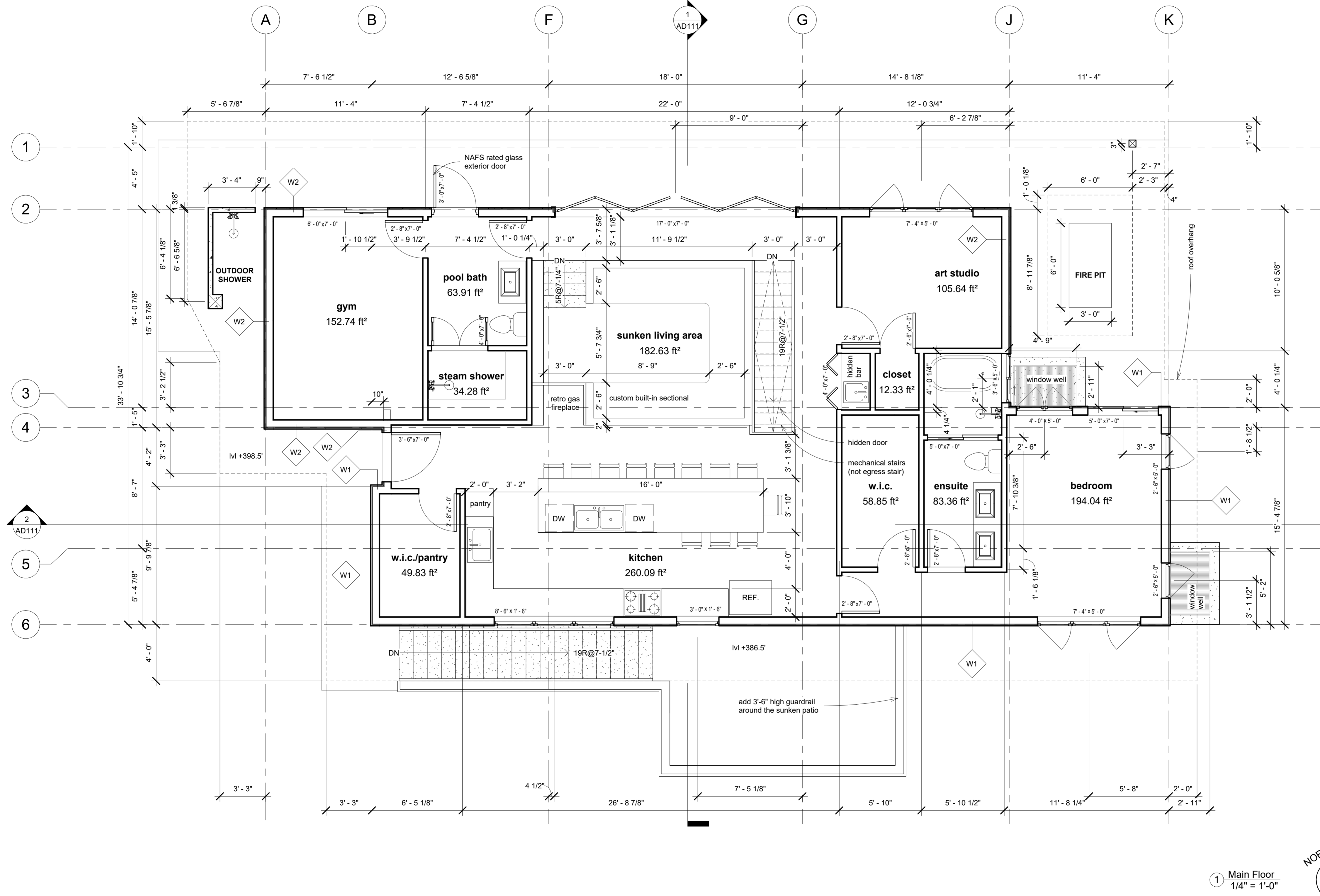
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project title
Pool House

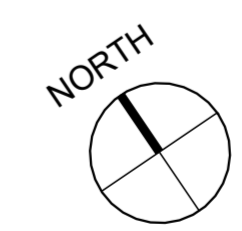
376 Moyne Drive, West
 Vancouver, BC
 drawing title
Basement Floor Plan

CLIENT: ANTHONY PAPALIA
 PROJECT #: 5788058
 DATE: 2025.10.06
 SCALE: 1/4" = 1'-0"
 PHASE: CT, JC
 DRAWN BY: CT, JC
 sheet # | rev. #

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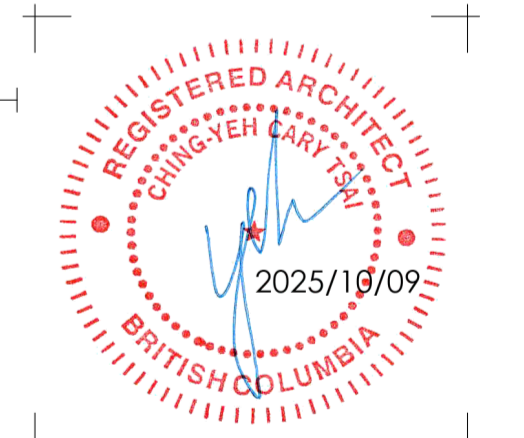
1 Main Floor
1/4" = 1'-0"



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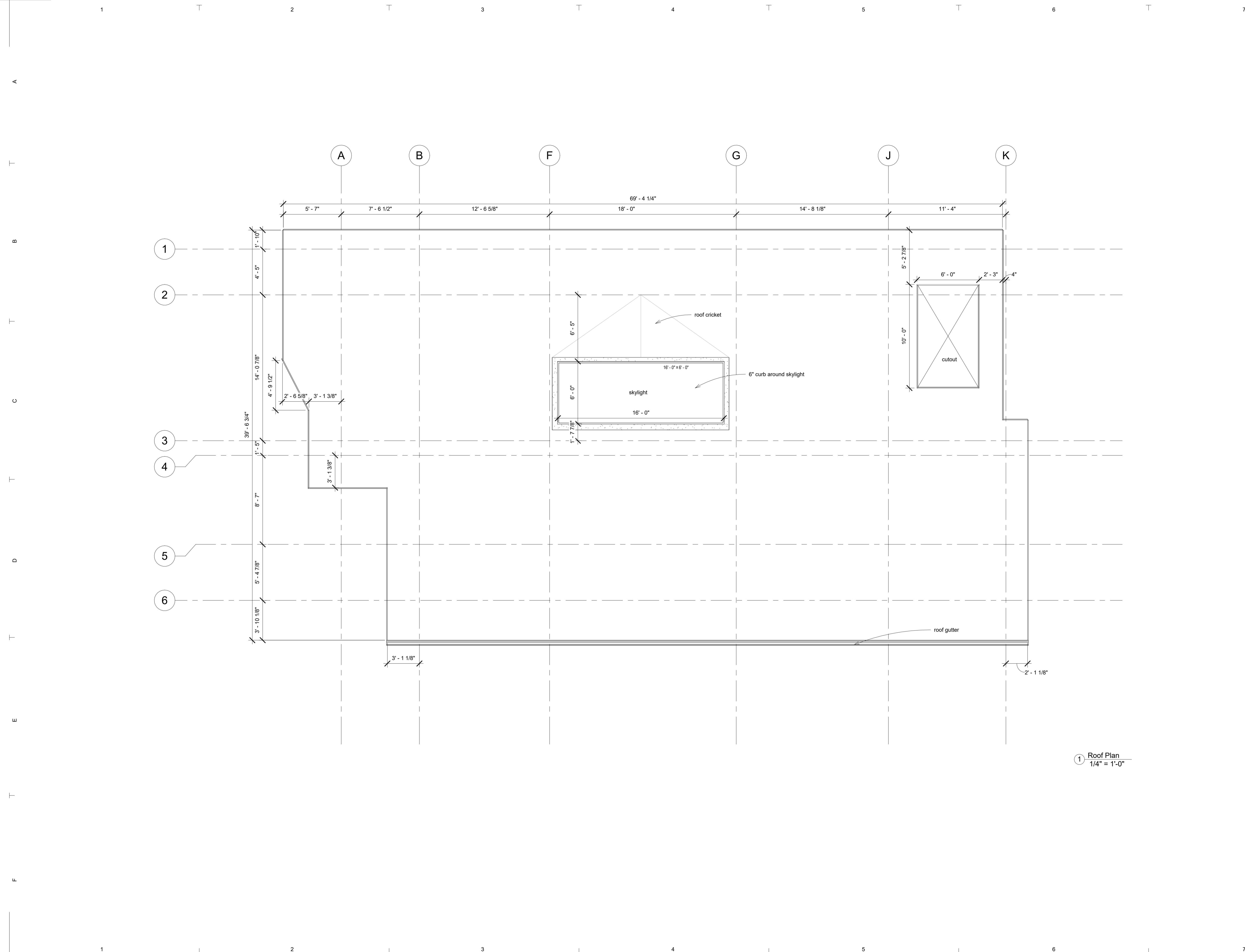


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project title
 Pool House
 376 Moyne Drive, West
 Vancouver, BC
drawing title
 Main Floor Plan

CLIENT: ANTHONY PAPALIA
PROJECT #: 3788059
DATE: 2025.10.09
SCALE: 1/4" = 1'-0"
PHASE: 01
DRAWN BY: CT, JC
sheet # | **rev. #**

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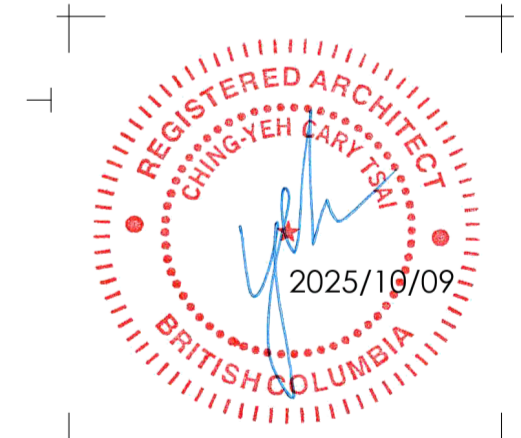


1 Roof Plan
1/4" = 1'-0"

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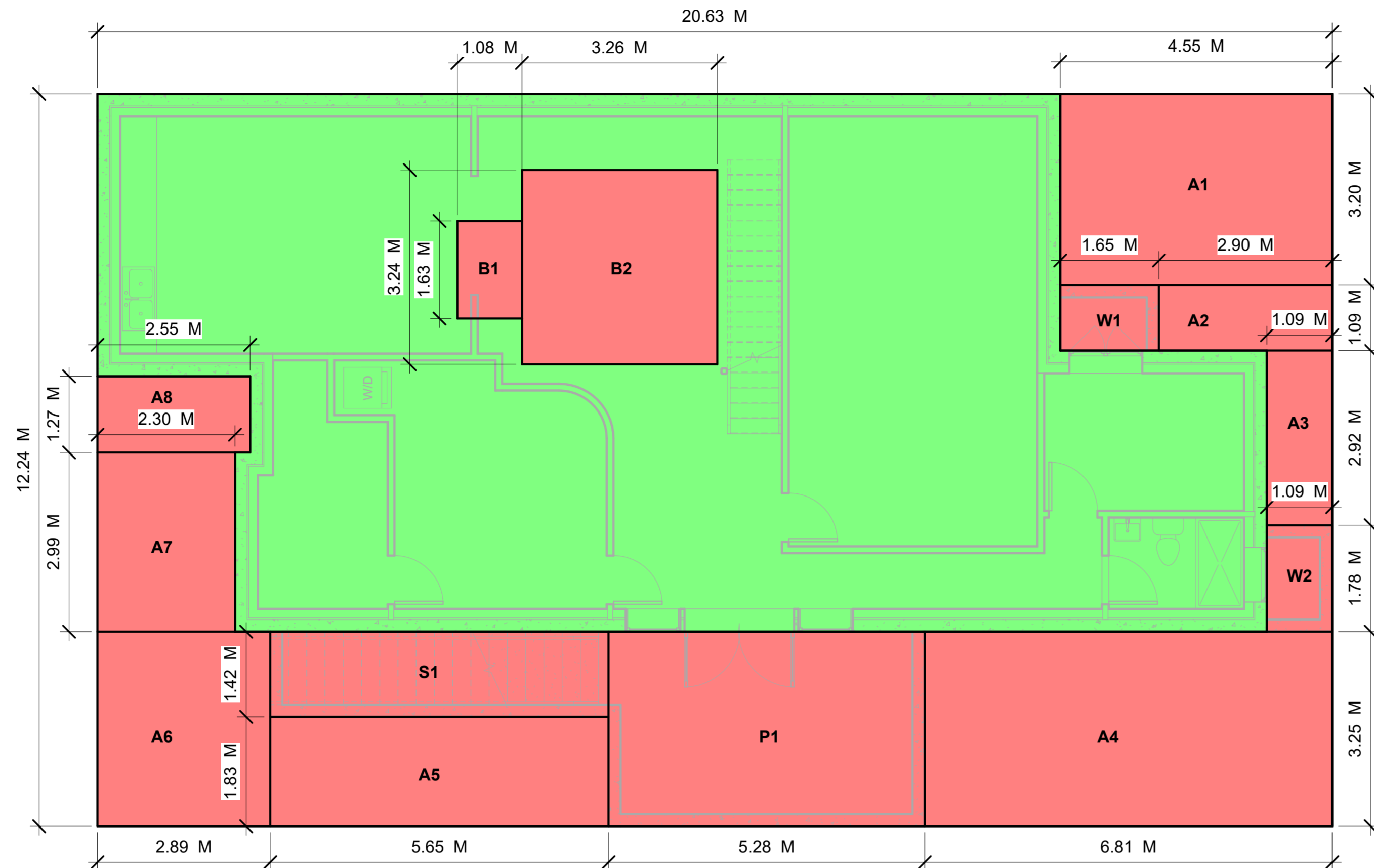
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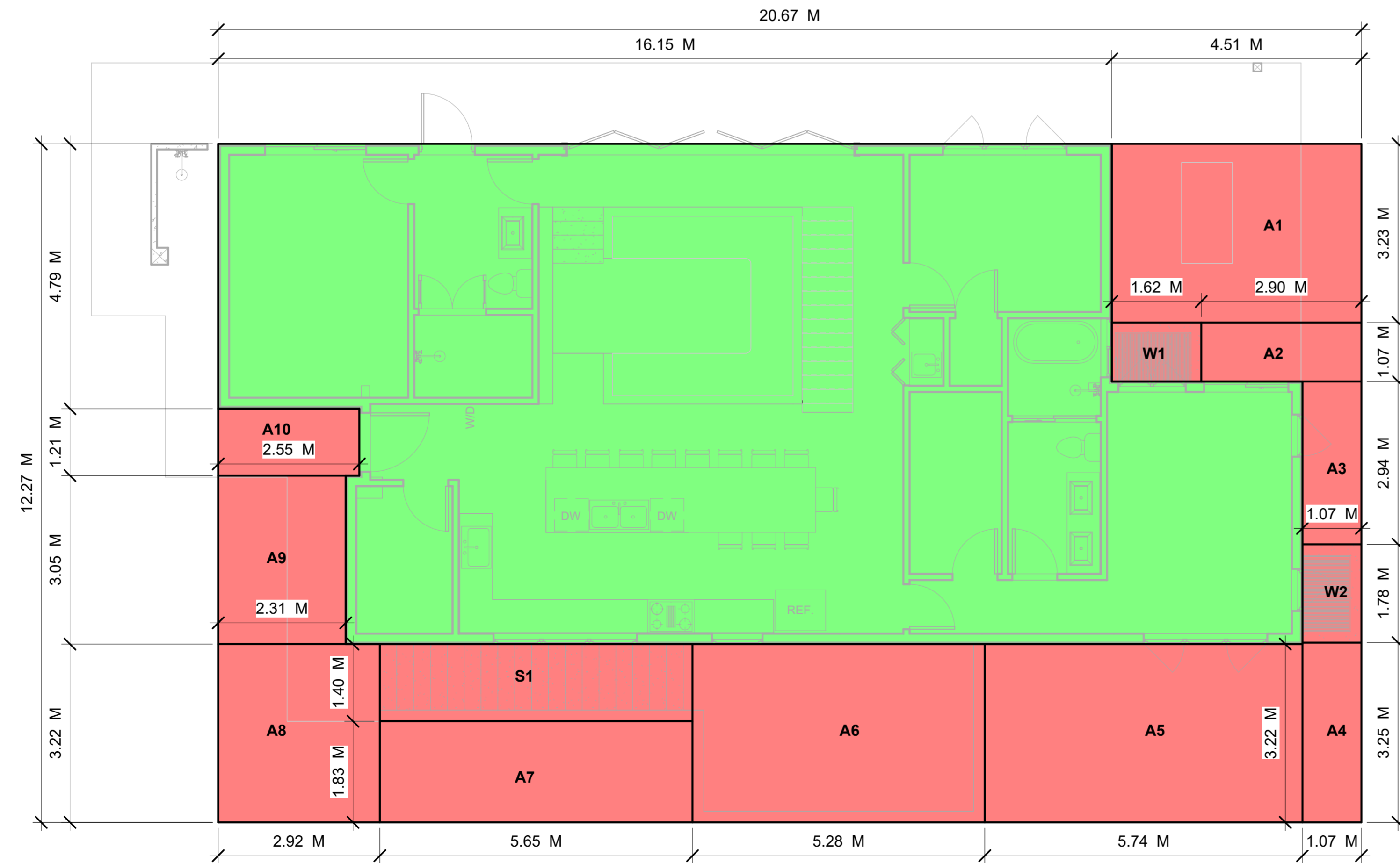
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project title
Pool House
 376 Moyne Drive, West
 Vancouver, BC
 drawing title
Roof Plan

CLIENT: ANTHONY PARALIA
 PROJECT #: 3768059
 DATE: 2025.10.09
 SCALE: 1/4" = 1'-0"
 PHASE: 100%
 DRAWN BY: CT, JC
 sheet # | rev. #



① Basement (Floor Area Overlay)
3/16" = 1'-0"



② Main Floor (Floor Area Overlay)
3/16" = 1'-0"

BASEMENT

GROSS PERIMETER AREA	20.63 M X	12.24 M =	252.51 SM
AREA DEDUCTION			
A1	4.55 M X	3.2 M =	14.56 SM
A2	2.9 M X	1.09 M =	3.16 SM
A3	1.09 M X	2.92 M =	3.18 SM
A4	6.81 M X	3.25 M =	22.13 SM
A5	5.65 M X	1.83 M =	10.33 SM
A6	2.89 M X	3.25 M =	9.39 SM
A7	2.3 M X	2.99 M =	6.87 SM
A8	2.55 M X	1.27 M =	3.23 SM
B1	3.26 M X	3.24 M =	10.56 SM
B2	1.08 M X	1.63 M =	1.76 SM
W1	1.65 M X	1.09 M =	1.79 SM
W2	1.09 M X	1.78 M =	1.94 SM
P1	5.28 M X	3.25 M =	17.16 SM
S1	5.65 M X	1.42 M =	8.02 SM
SUBTOTAL			114.08 SM
TOTAL NET AREA			138.43 SM
EXCLUSION:			
BASEMENT EXCLUSION (130.08 (4))			
B1	3.26 M X	3.24 M =	10.56 SM
B2	1.08 M X	1.63 M =	1.76 SM
SUBTOTAL			12.32 SM
WINDOW WELLS			
W1	1.65 M X	1.09 M =	1.79 SM
W2	1.09 M X	1.78 M =	1.94 SM
SUBTOTAL			3.73 SM
OPEN SUNKEN PATIO			
P1	5.28 M X	3.25 M =	17.16 SM
SUBTOTAL			17.16 SM
OPEN EXTERIOR STAIRCASE (120.21.(2)(b))			
S1	5.65 M X	1.42 M =	8.02 SM
SUBTOTAL			8.02 SM
GROSS FLOOR AREA (BASEMENT)			138.43 SM

MAIN FLOOR

GROSS PERIMETER AREA	20.67 M X	12.27 M =	253.62 SM
AREA DEDUCTION			
A1	4.51 M X	3.23 M =	14.56 SM
A2	2.9 M X	1.07 M =	3.1 SM
A3	1.07 M X	2.94 M =	3.14 SM
A4	1.07 M X	3.25 M =	3.47 SM
A5	5.74 M X	3.22 M =	18.48 SM
A6	5.28 M X	3.22 M =	17 SM
A7	5.65 M X	1.83 M =	10.33 SM
A8	2.92 M X	3.22 M =	9.4 SM
A9	2.31 M X	3.05 M =	7.04 SM
A10	2.55 M X	1.21 M =	3.08 SM
W1	1.62 M X	1.07 M =	1.73 SM
W2	1.07 M X	1.78 M =	1.9 SM
S1	5.65 M X	1.4 M =	7.91 SM
SUBTOTAL			101.14 SM
TOTAL NET AREA			152.48 SM
EXCLUSION:			
WINDOW WELLS			
W1	1.62 M X	1.07 M =	1.73 SM
W2	1.07 M X	1.78 M =	1.9 SM
SUBTOTAL			3.63 SM
OPEN EXTERIOR STAIRCASE			
S1	5.65 M X	1.4 M =	7.91 SM
SUBTOTAL			7.91 SM
GROSS FLOOR AREA (MAIN FLOOR)			152.48 SM

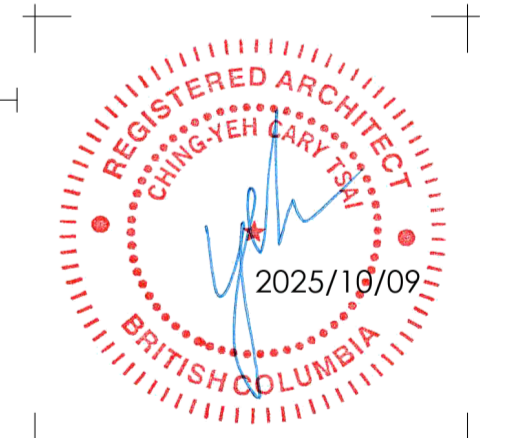
BASEMENT	138.43 SM
MAIN FLOOR	152.48 SM
TOTAL GROSS FLOOR AREA	290.91 SM

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no.	description	date
1.	xxxxx	xx.xx.xx

1. xxxxx
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project title
 Pool House
 376 Moyne Drive, West
 Vancouver, BC
drawing title
 Floor Area Overlay

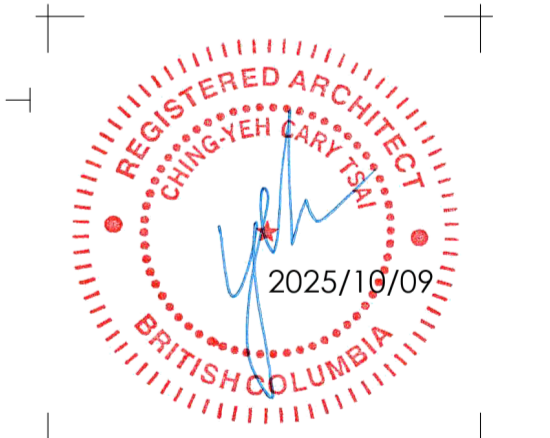
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 PROJECT #: 3768059
 DATE: 2025.10.06
 SCALE: As indicated
 PHASE: Final
 DRAWN BY: CT,JC
sheet # | **rev. #**

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total area of exposed surface = 728 SF (67.63 SM)
 limiting distance = 19'-6" (5.94 M)
 total area of unprotected openings = 340 SF (31.59 SM)
 proposed unprotected openings (%) = 46.71%
 permitted unprotected openings (%) = 96.32%

1. xxxxx xx.xx.xx
 no. description date
issued for
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project title
 Pool House

376 Moyne Drive, West
 Vancouver, BC

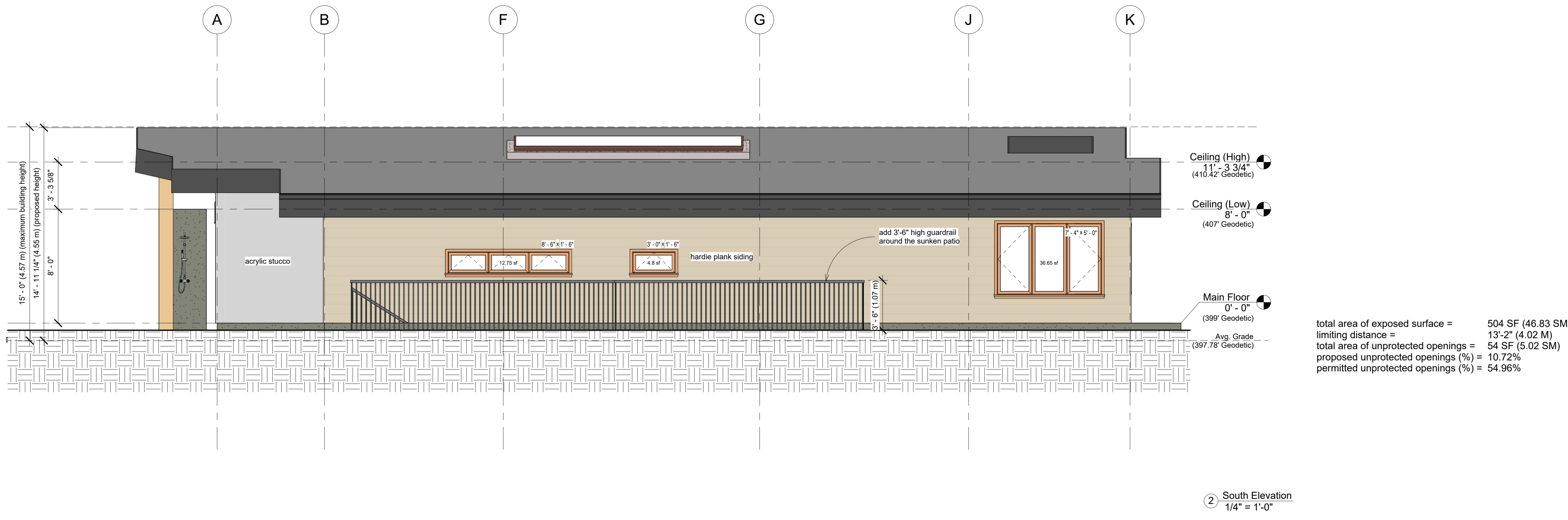
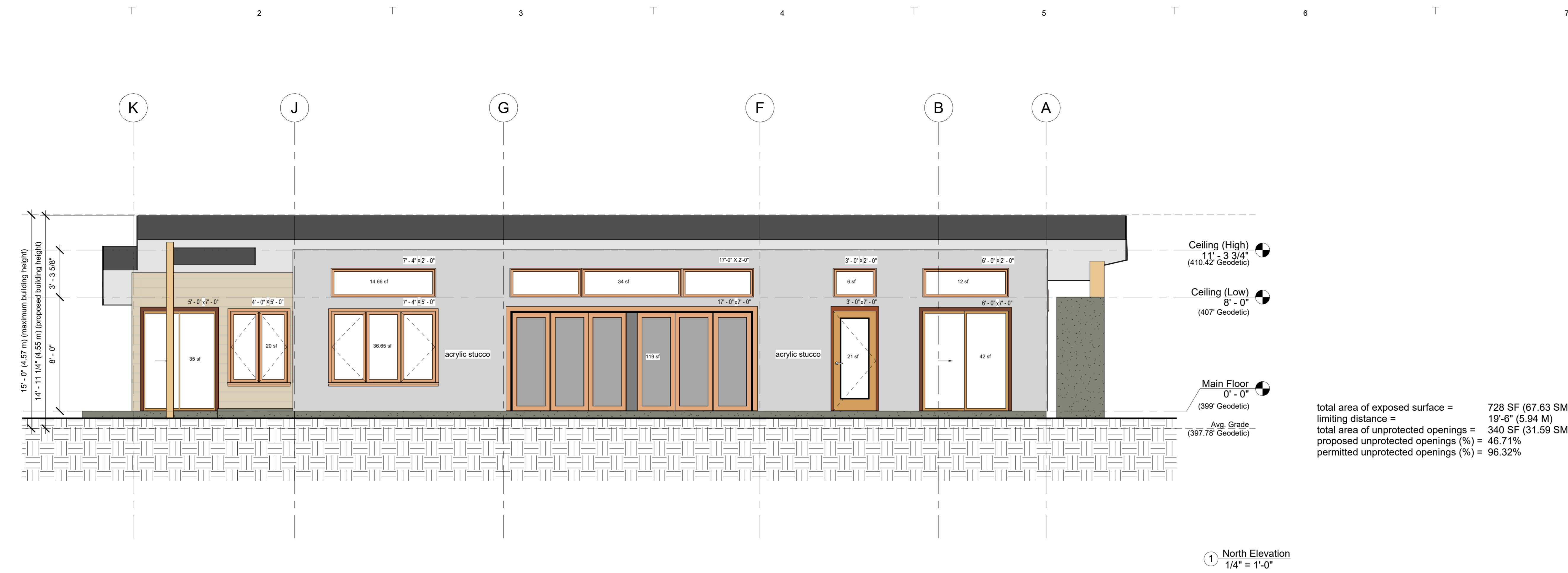
drawing title
 North & South Elevations

CLIENT: ANTHONY PAPALIA
 PROJECT #: 3768058
 DATE: 2025.10.06
 SCALE: 1/4" = 1'-0"
 PHASE: CT, JC
 DRAWN BY: CT, JC

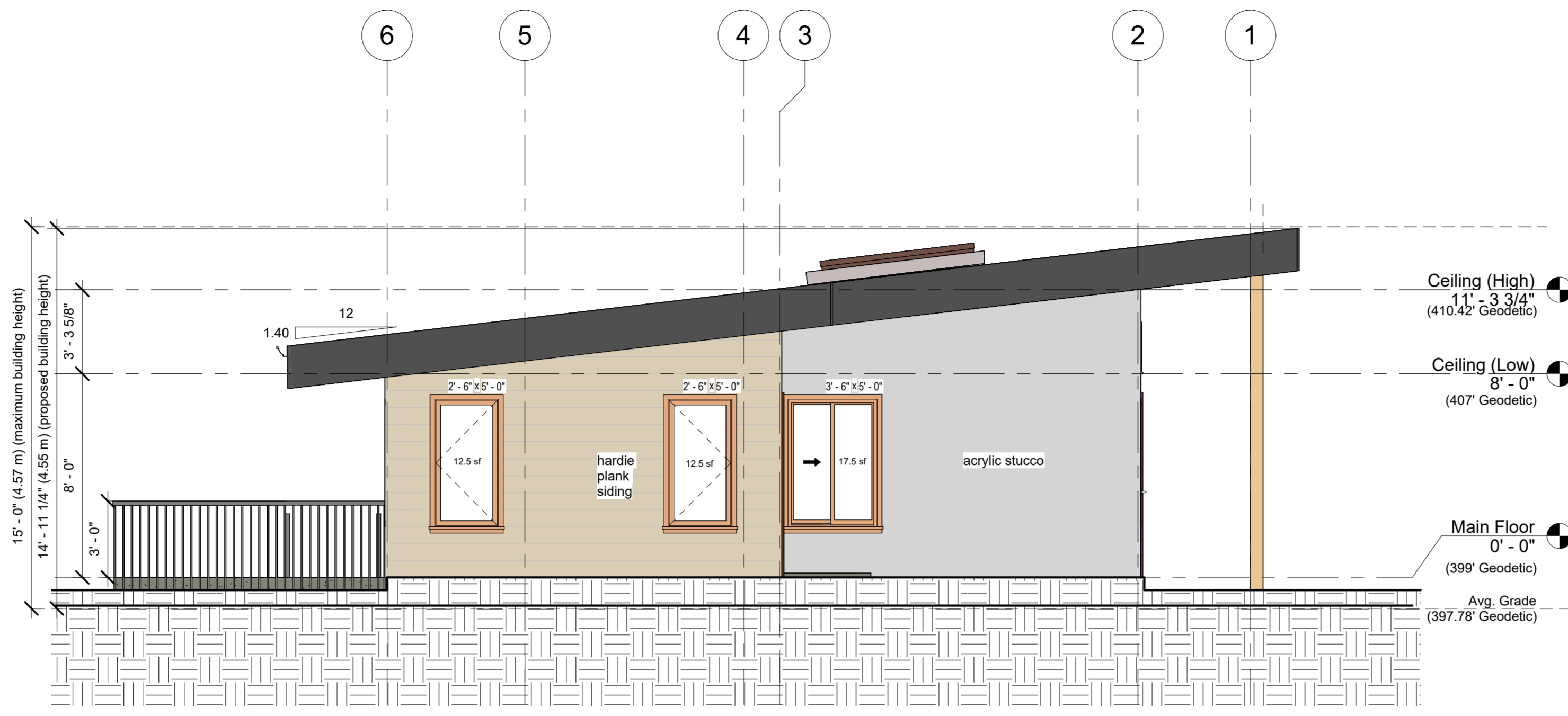
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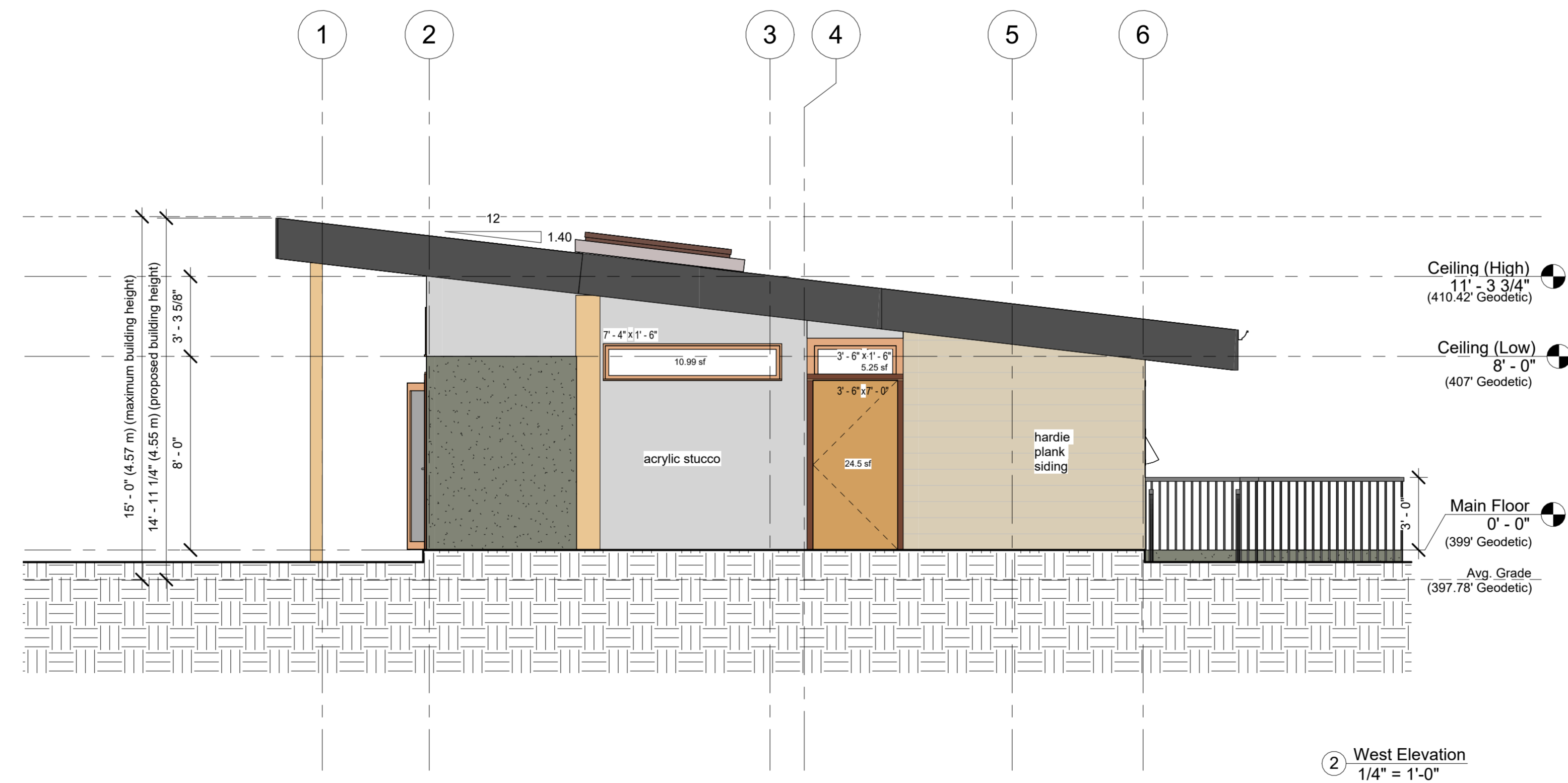


total area of exposed surface = 504 SF (46.83 SM)
 limiting distance = 13'-2" (4.02 M)
 total area of unprotected openings = 54 SF (5.02 SM)
 proposed unprotected openings (%) = 10.72%
 permitted unprotected openings (%) = 54.96%



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

total area of exposed surface = 291 SF (27.06 SM)
 limiting distance = 7'-4" (2.23 M)
 total area of unprotected openings = 43 SF (3.99 SM)
 proposed unprotected openings (%) = 14.74%
 permitted unprotected openings (%) = 30.21%



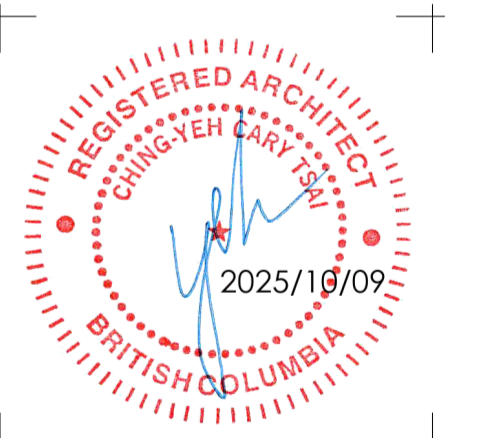
2 West Elevation
1/4" = 1'-0"

total area of exposed surface = 298 SF (29.97 SM)
 limiting distance = 16'-0" (4.89 M)
 total area of unprotected openings = 39 SF (3.65 SM)
 proposed unprotected openings (%) = 12.18%
 permitted unprotected openings (%) = 100%

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1. xxxxx
 no. description date
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 sub consultant
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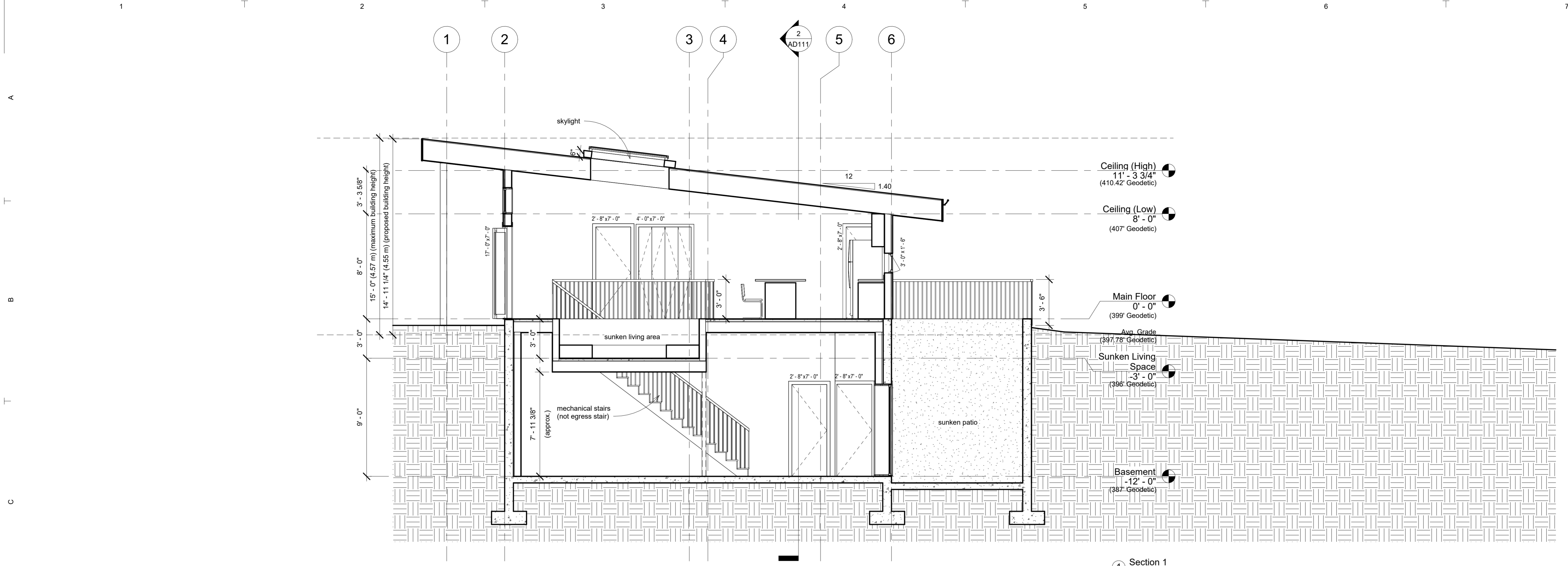
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 OFFICE: 604.284.5028
 WEBSITE: ARCHITECTS77.COM
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project title
Pool House

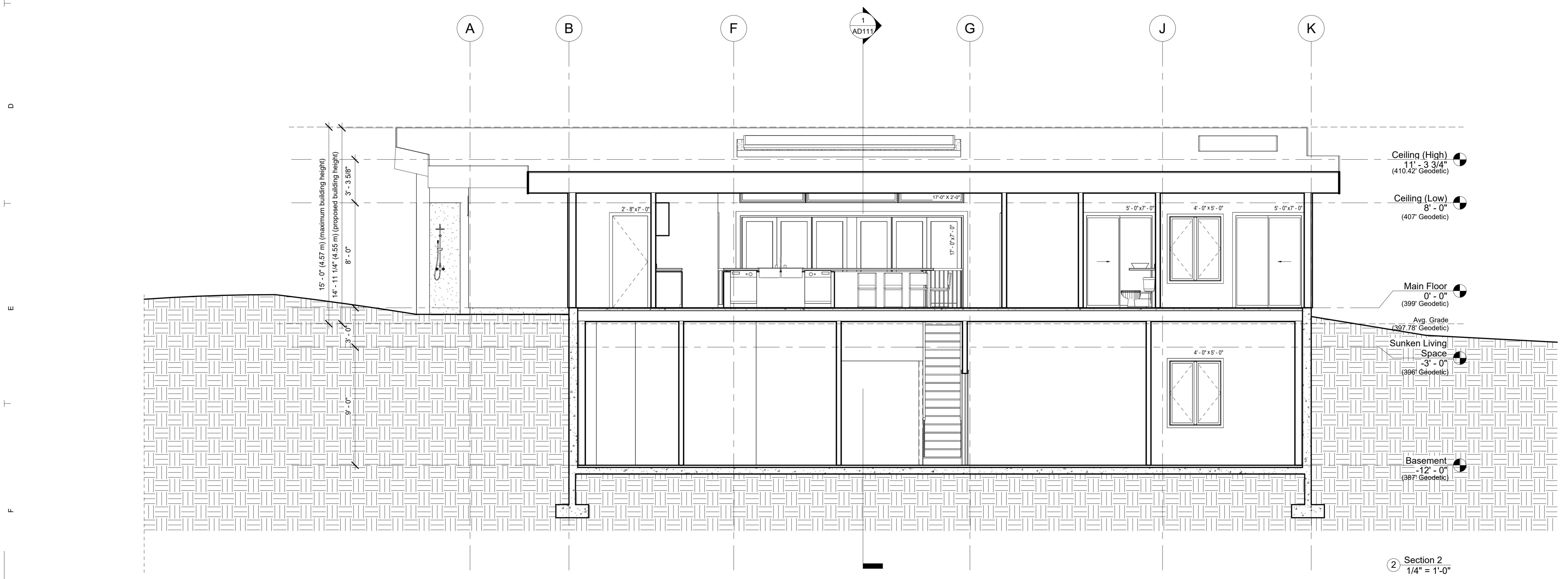
376 Moyne Drive, West
 Vancouver, BC
 drawing title
East & West Elevations

CLIENT: ANTHONY PARALIA
 PROJECT #: 5788058
 DATE: 2025.10.06
 SCALE: 1/4" = 1'-0"
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 DRAWN BY: CT,JC
 sheet # rev. #

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



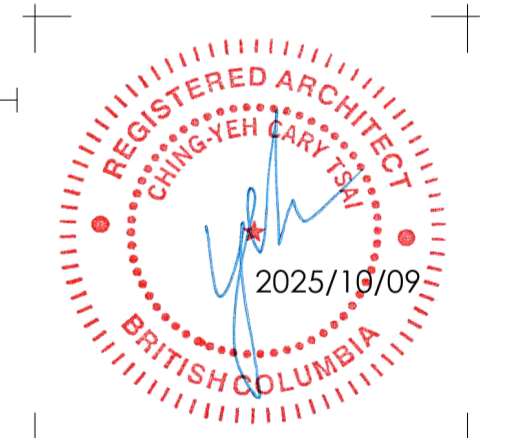
2 Section 2
1/4" = 1'-0"

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project title
 Pool House

376 Moyne Drive, West
 Vancouver, BC

drawing title
 Sections

CLIENT: ANTHONY PARALIA
PROJECT #: 3768059
DATE: 2025.10.06
SCALE: 1/4" = 1'-0"
PHASE: CT, JC
DRAWN BY: CT, JC
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