



PROPOSED NEW SINGLE FAMILY HOME
WITH SECONDARY SUITE
1337 OTTAWA AVE. WEST VANCOUVER
(EAST LOT)



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C: 604-727-2664
T: 778-319-6489

NOTES:

PROJECT:
PROPOSED SUBDIVISION
SINGLE FAMILY
WITH LEGAL SUITE
(EAST LOT)

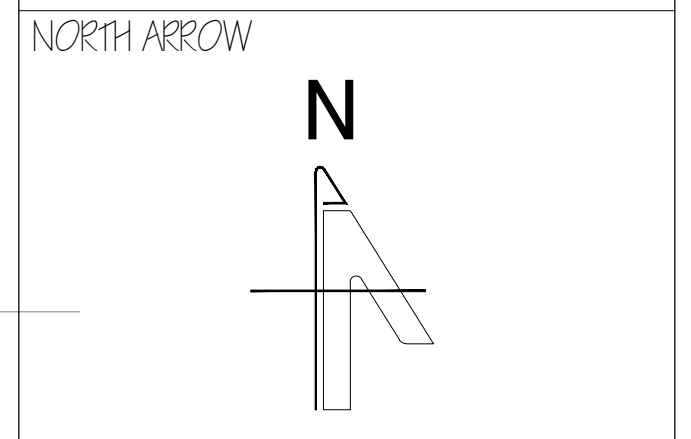
CIVIC ADDRESS:
1337 OTTAWA AVE.
WEST VANCOUVER, BC

LEGAL DESCRIPTION:
PLAN 15681 DISTRICT LOT 1083
WEST 1/2 OF NORTH EAST 1/4
LOT A

LOT PID:
004-317-556

TITLE:
SITE PLAN

CLIENT:
RAMIN BAGHERI



CAD FILE:

DESIGN BY:
MOREZ DESIGN INC

DATE:
FEBRUARY 19th 2024

REV-01: MAY 30th 2025
REV-02:

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

DWG NO.
A-1.1

EXISTING PROPERTY INFORMATION	
Address :	1337 Ottawa Ave., West Vancouver, BC
Legal Description	PLAN 15681 DISTRICT LOT 1083 WEST 1/2 OF NORTH EAST 1/4 LOT A
LTOPID	004-317-556
Lot Depth:	104.92' [31.980m]
Lot Width:	144.73' [44.114m]
Lot Area:	15,203SQ.FT. [1,412.4 SQ.M]
Zone:	RS3

PROPOSED PROPERTY ZONING DATA (EAST LOT)	
RS-3 Zoning	Proposed
957 SQ.M.	704.95 Sq.M. (7,588 Sq.Ft.)

SITE AREA	
Width	18.30 M
Depth	22.06 M

SITE WIDTH & DEPTH	
Width	18.30 M
Depth	22.06 M

SITE COVERAGE	
266 SQ.M.	173 SQ.M.

FLOOR AREA RATIO	
704.95 X 0.30 =	211.48 Sq.M. (30%)
Upper Floor	99.03 Sq.M.
Main Floor	112.22 Sq.M.
Lower Floor	FULLY EXEMPT

SETBACKS	
Front Yard	9.1 M (29' 10")
Rear Yard	9.1 M (29' 10")
Min. Side Yard	2.2 M (7' 3")
Combined Side Yards	5.51 M (18' 1")

BUILDING HEIGHT	
7.62 M (25' 0")	7.54 M (24' 9")

NUMBER OF STOREYS	
2 Plus Basement	2 Plus Basement

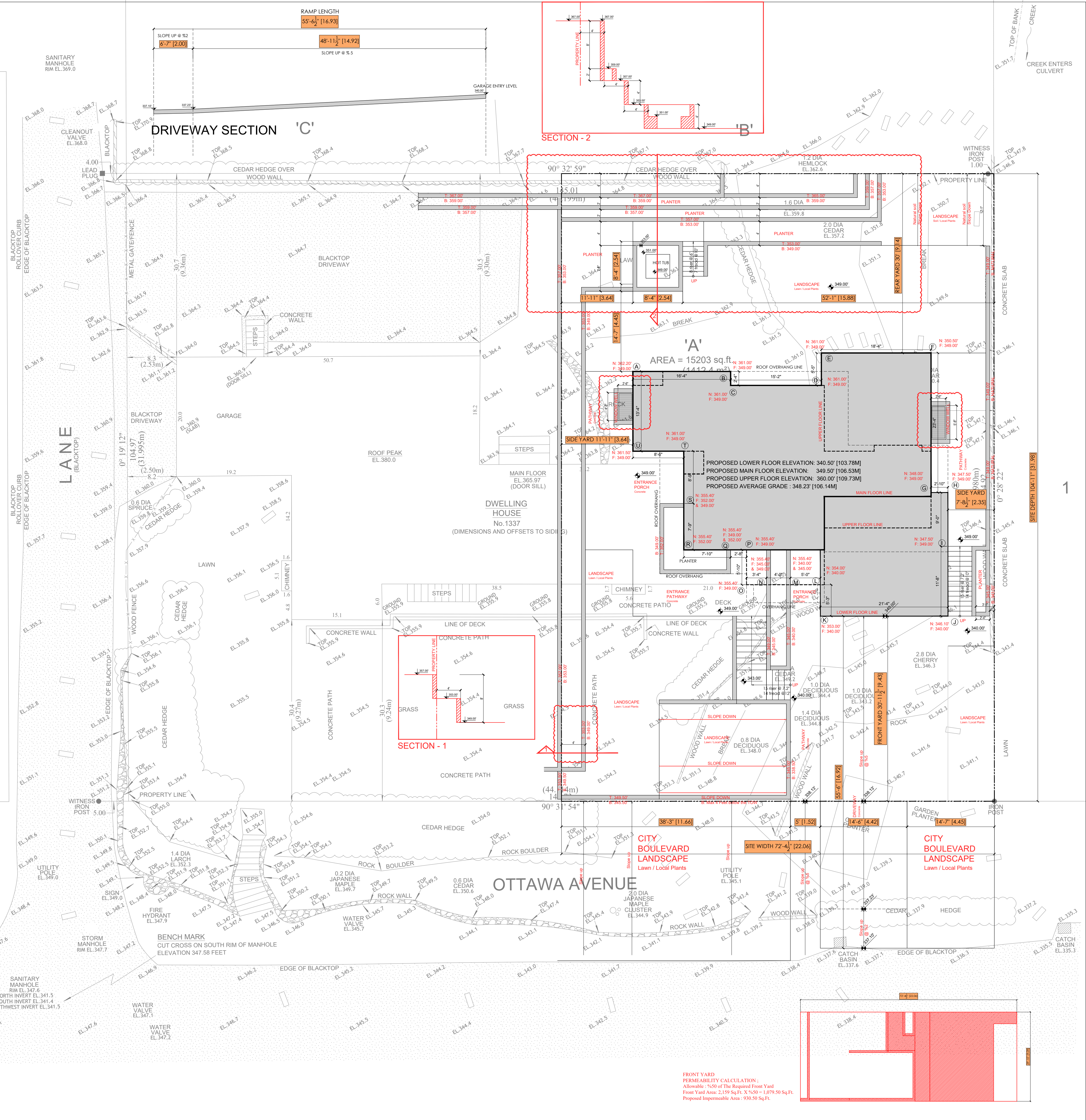
HIGHEST BUILDING FACE	
6.7 M (22' 0")	6.7 M (22' 0")

GRADES & ELEVATIONS	
AVERAGE GRADE	105.85 M
LOWER FLOOR ELEVATION	103.78 M
MAIN FLOOR ELEVATION	106.53 M
UPPER FLOOR ELEVATION	109.73 M

AREA CALCULATION	
LOWER FLOOR	112.41 Sq.M.
MAIN FLOOR	112.22 Sq.M.
UPPER FLOOR	99.03 Sq.M.
GARAGE	39.11 Sq.M.
Total Gross Area	362.77 Sq.M.

F.S.R. CALCULATION ;
 MAXIMUM ALLOWED F.S.R. : LOT AREA (704.95 Sq.M. X %30) = 211.48 Sq.M.(2,276.40 SQ.FT.)
 PROPOSED F.S.R. : 1,066 S.F.(Upper) + 1,208 S.F.(Main) = 2,274 S.F. [211.25 SQ.M.]
 LOWER FLOOR F.S.R. CALCULATION : FULLY EXEMPT (The top of floor structure immediately above is not greater than 0.45 (1.5 feet) lesser of natural or finish grade at the perimeter)

MAIN BUILDING GRADE CALCULATION					
AB	(FINISH 349.00 + 349.00 FINISH) /2=	349.00 x	16.33	=	5699.17
BC	(FINISH 349.00 + 349.00 FINISH) /2=	349.00 x	2.33	=	813.17
CD	(FINISH 349.00 + 349.00 FINISH) /2=	349.00 x	15.17	=	5294.33
DE	(FINISH 349.00 + 349.00 FINISH) /2=	349.00 x	5.42	=	1891.58
EF	(FINISH 349.00 + 349.00 FINISH) /2=	349.00 x	18.33	=	6397.17
FG	(FINISH 349.00 + 348.00 NATURAL) /2=	348.50 x	23.33	=	8130.51
GH	(NATURAL 348.00 + 347.50 NATURAL) /2=	347.75 x	2.83	=	984.13
HI	(NATURAL 347.50 + 347.50 NATURAL) /2=	347.50 x	9.00	=	3127.50
IJ	(NATURAL 347.50 + 340.00 FINISH) /2=	343.75 x	11.66	=	4008.13
JK	(FINISH 340.00 + 340.00 FINISH) /2=	340.00 x	21.33	=	7252.20
KL	(FINISH 340.00 + 340.00 FINISH) /2=	340.00 x	5.25	=	1785.00
LM	(FINISH 340.00 + 340.00 FINISH) /2=	340.00 x	5.00	=	1700.00
MN	(FINISH 345.00 + 345.00 FINISH) /2=	345.00 x	4.00	=	1380.00
NO	(FINISH 349.00 + 349.00 FINISH) /2=	349.00 x	3.33	=	1162.17
OP	(FINISH 349.00 + 349.00 FINISH) /2=	349.00 x	5.83	=	2034.67
PQ	(FINISH 349.00 + 349.00 FINISH) /2=	349.00 x	2.66	=	928.34
QR	(FINISH 352.00 + 352.00 FINISH) /2=	352.00 x	7.83	=	2756.16
RS	(FINISH 352.00 + 352.00 FINISH) /2=	352.00 x	7.75	=	2728.00
ST	(FINISH 349.00 + 349.00 FINISH) /2=	349.00 x	8.75	=	3053.75
TU	(FINISH 349.00 + 349.00 FINISH) /2=	349.00 x	8.50	=	2966.50
UA	(FINISH 349.00 + 349.00 FINISH) /2=	349.00 x	13.33	=	4652.17
			197.96	=	68744.64
					347.27



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NOTES:

INTERCONNECTED HARDWIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED.

SMOKE DETECTOR

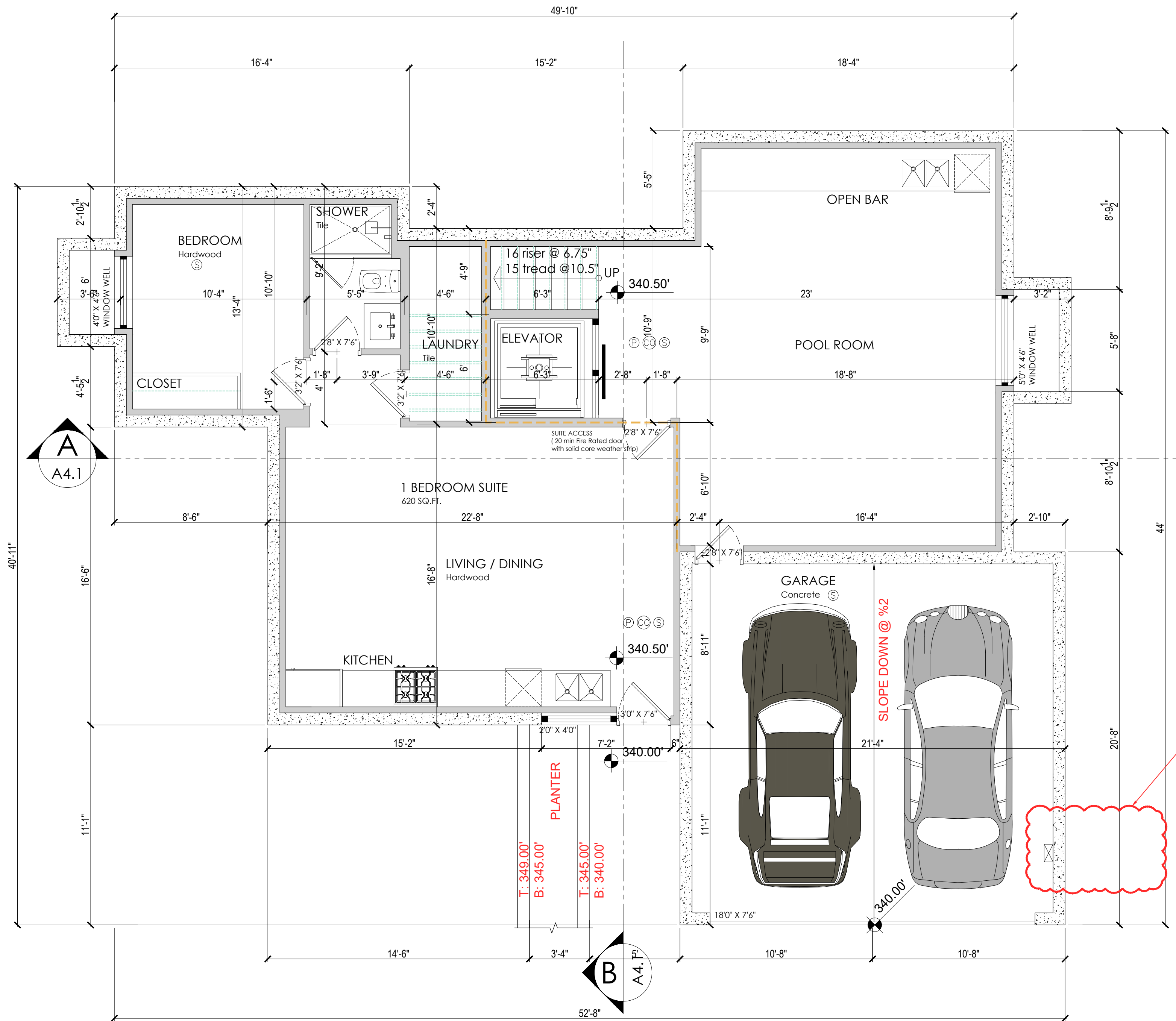
CO DETECTOR

EXHAUST FAN ABOVE

S.G. : SAFETY GLASS WINDOW

E.D. : ENERGY DISPLAY UNIT

MECHANICAL VENTILATION IN BATH ROOMS & KITCHEN CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR AND EXHAUSTING DIRECTLY TO THE OUTSIDE OUTLET MIN. 3' FROM ANY OPENINGS.



An energized outlet capable of providing Level 2 charging for an electric vehicle in the garages as per section 141.01(4)



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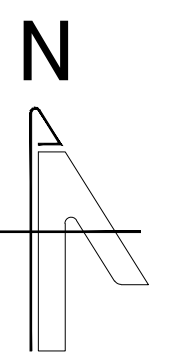
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PLAN 15681 DISTRICT LOT 1083
WEST 1/2 OF NORTH EAST 1/4
LOT A

LOT PID:
004-317-556

TITLE:
LOWER FLOOR

CLIENT:
RAMIN BAGHERI

NORTH ARROW



CAD FILE:

DESIGN BY:

MOREZ DESIGN INC

DATE:
FEBRUARY 19th 2024

REV- 01 : MAY 30th 2025

REV- 02 :

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

DWG NO.
A - 1.2

LOWER FLOOR PLAN

1,631 S.F. Including 620 sqft suite & 421 sqft Garage

NOTES:

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SMOKE DETECTOR

CO DETECTOR

EXHAUST FAN ABOVE

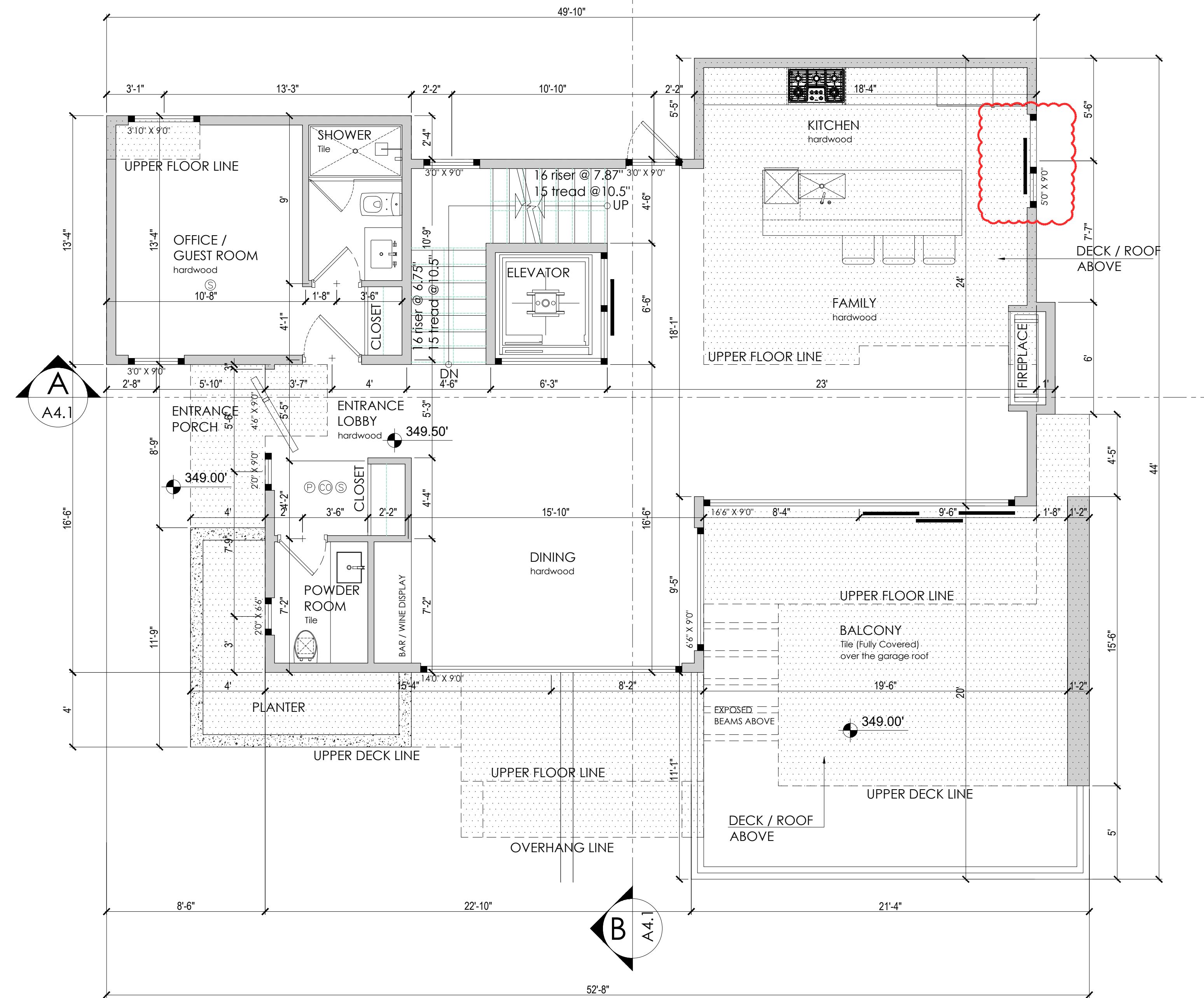
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MAIN FLOOR PLAN
1,208 S.F.

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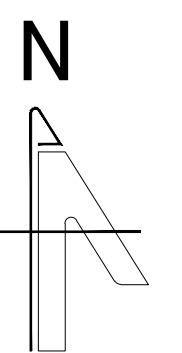
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TITLE :
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1/4" = 1'-0"
DWG NO.
A - 1.3

NOTES:

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SMOKE DETECTOR

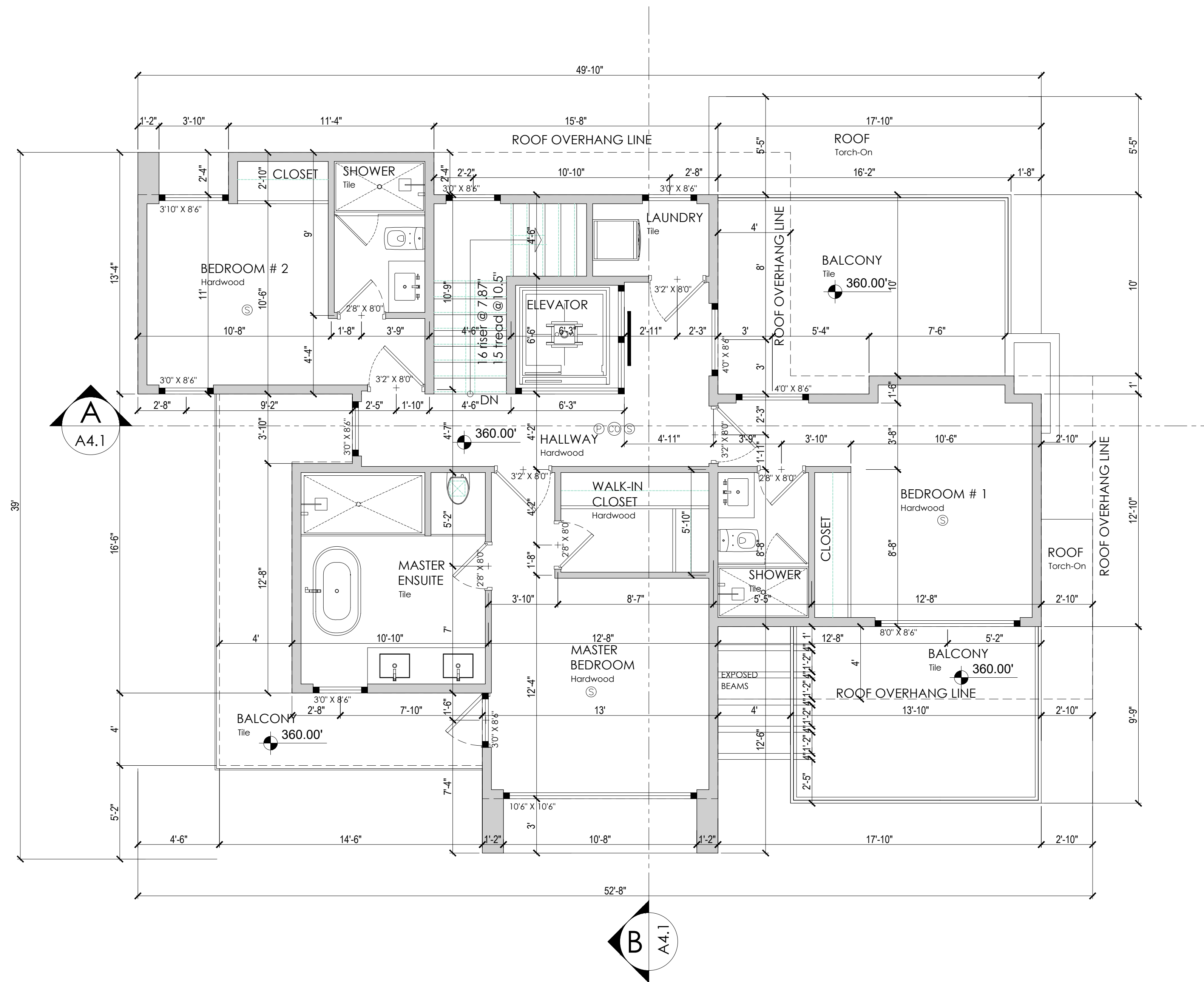
CO DETECTOR

EXHAUST FAN ABOVE

S.G. : SAFETY GLASS WINDOW

E.D. : ENERGY DISPLAY UNIT

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UPPER FLOOR PLAN

1,066 S.F.



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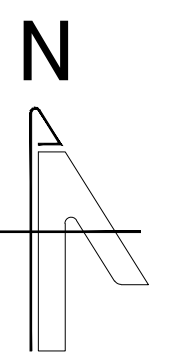
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LOT A

LOT PID:
004-317-556

TITLE:
UPPER FLOOR

CLIENT:
RAMIN BAGHERI

NORTH ARROW



CAD FILE:

DESIGN BY:

MOREZ DESIGN INC

DATE:
FEBRUARY 19th 2024

REV- 01 : MAY 30th 2025
REV- 02 :

SCALE:
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DWG NO.
A - 1.4

NOTES:

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SMOKE DETECTOR

CO DETECTOR

EXHAUST FAN ABOVE

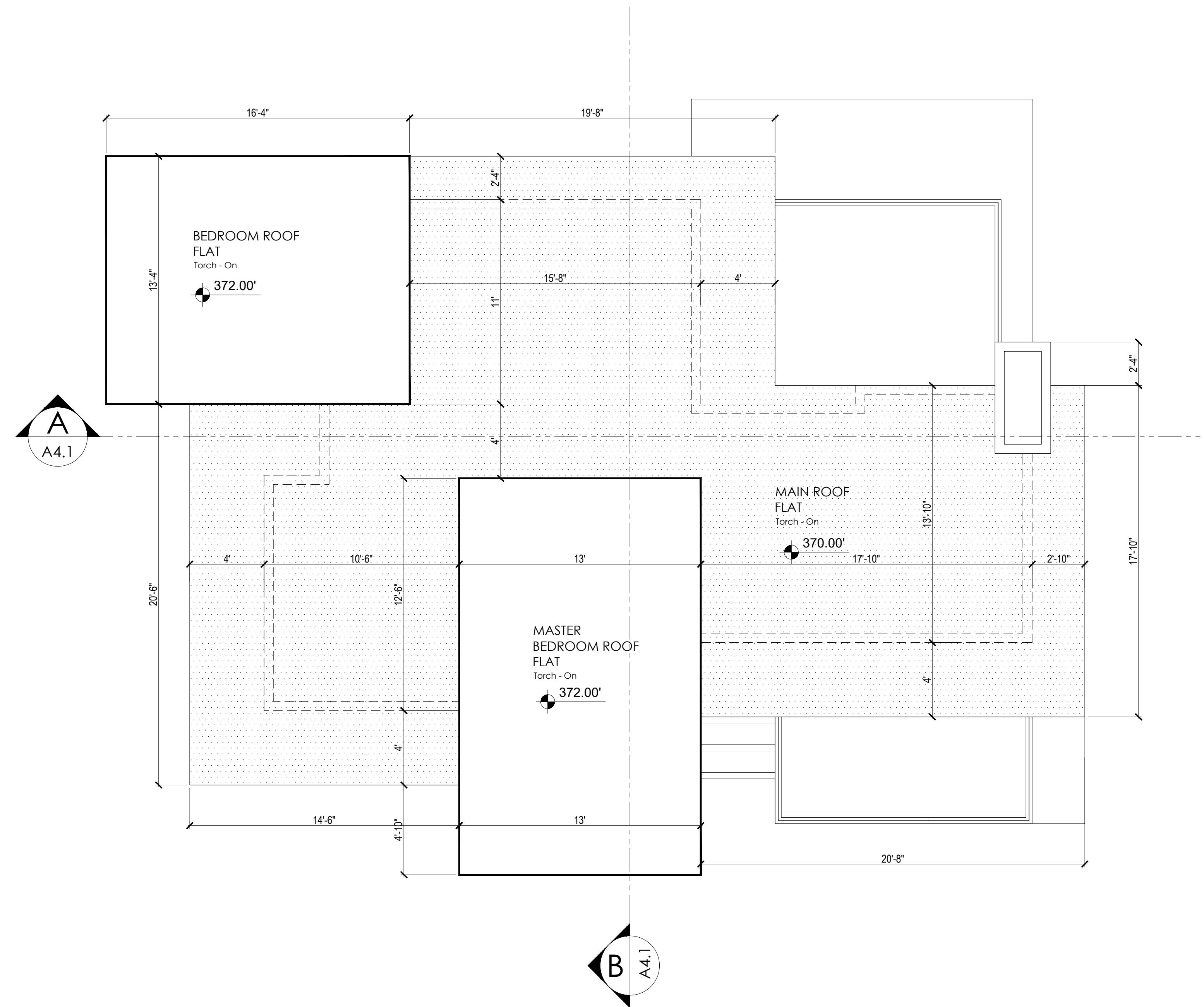
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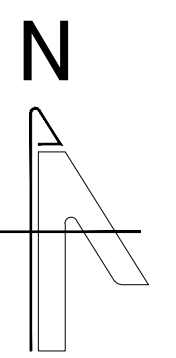
TITLE :

ROOF FLOOR

CLIENT:

RAMIN BAGHERI

NORTH ARROW



CAD FILE:

DESIGN BY :

MOREZ DESIGN INC

DATE:

FEBRUARY 19th 2024

REV- 01 : MAY 30th 2025

REV- 02 :

SCALE:

1/4" = 1'-0"

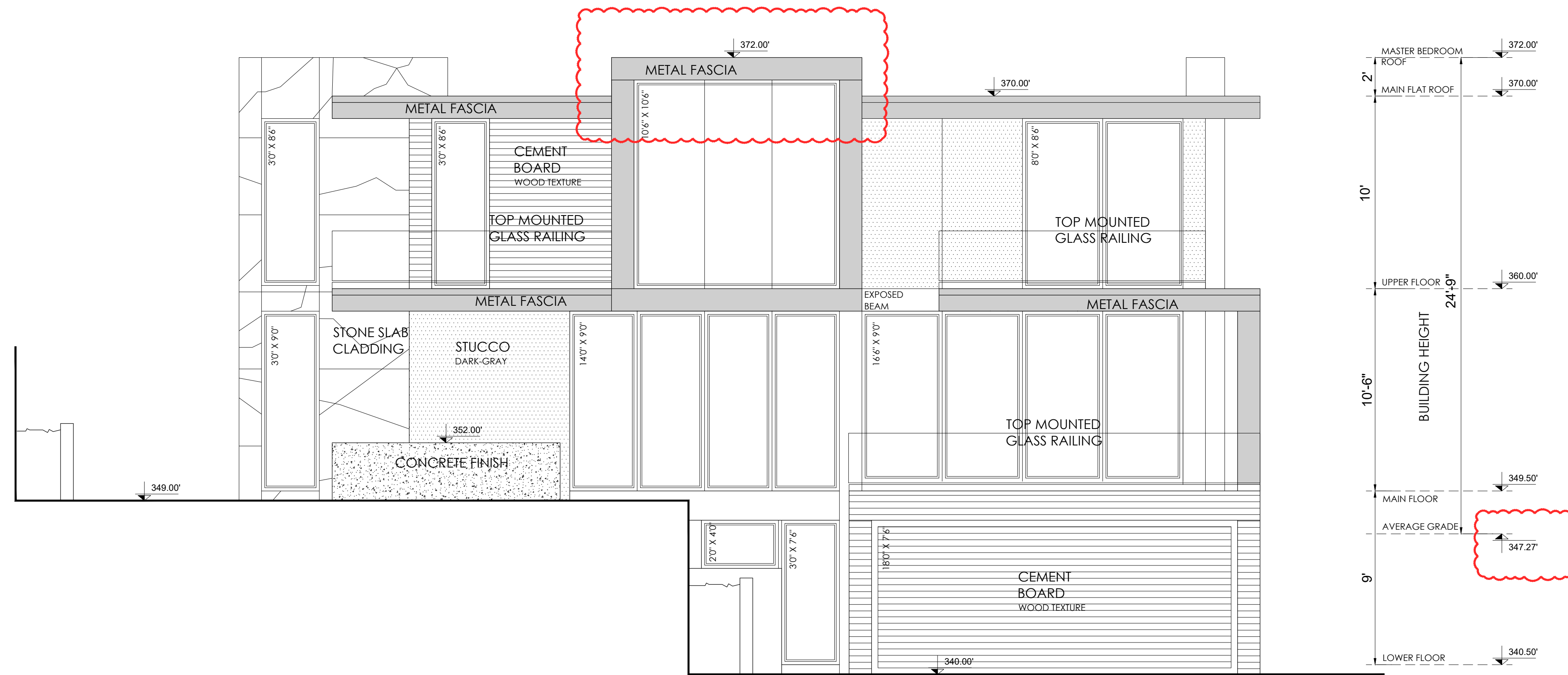
DWG NO.

A - 1.5

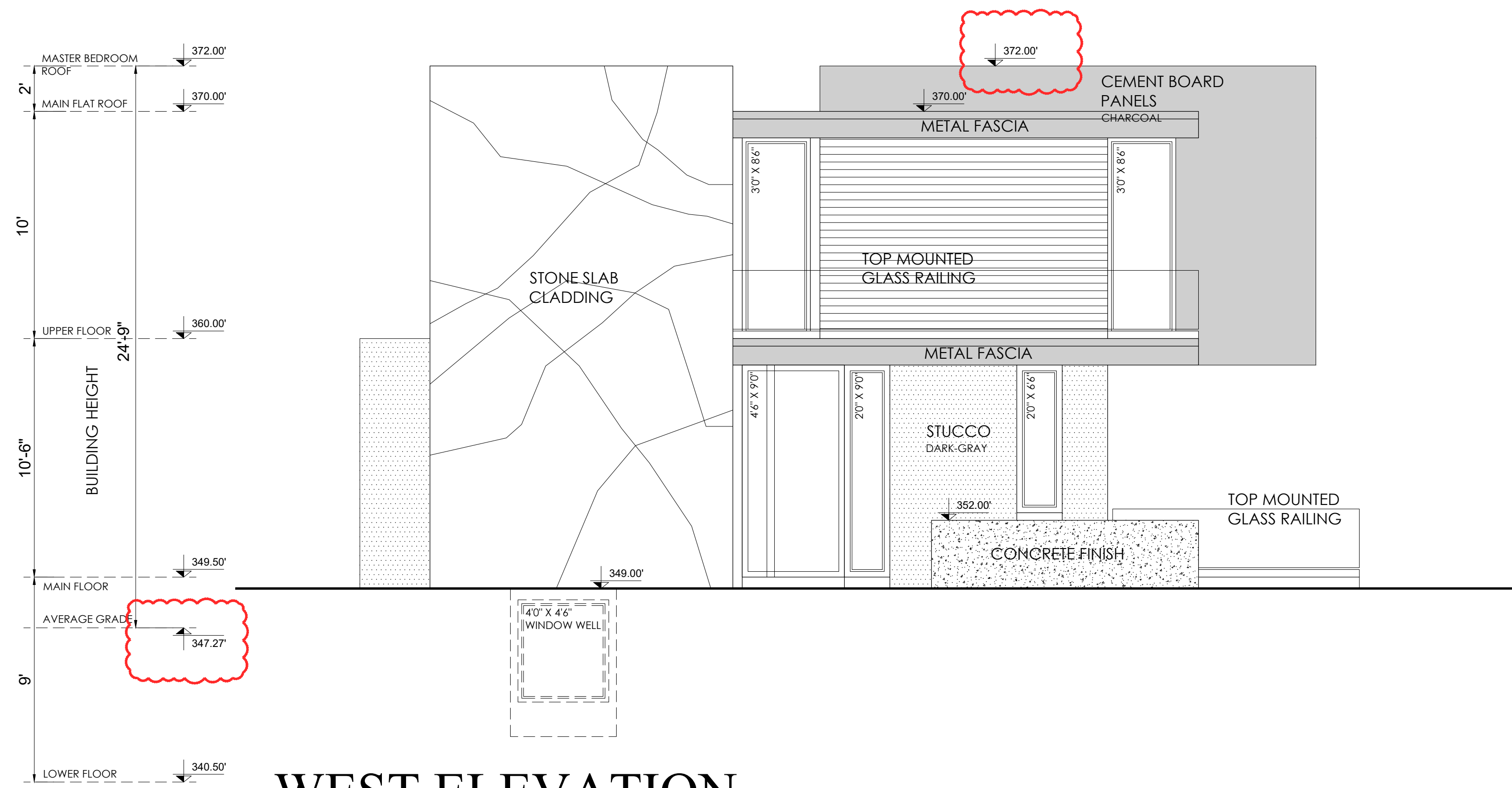
ROOF PLAN



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SOUTH ELEVATION



WEST ELEVATION

Maximum Area of Glazed Openings in Exterior Walls of Houses
 Table 9.10.15.4., B.C.B.C. 2024
 West Elevation

TOTAL AREA OF EXPOSING BUILDING FACE	LIMITING DISTANCE	MAXIMUM ALLOWABLE UNPROTECTED OPENING %OF EXPOSING BUILDING FACE AREA	PROPOSED UNPROTECTED OPENING
800 SQ.FT. OR 74 SQ.M.	11.92 FT. OR 3.64 M.	21 % = 168 SQ.FT.	125 SQ.FT.

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 SINGLE FAMILY
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 (EAST LOT)**

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 WEST VANCOUVER , BC**

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 WEST 1/2 OF NORTH EAST 1/4
 LOT A**

LOT PID :
004-317-556

TITLE :
ELEVATIONS

CLIENT:
RAMIN BAGHERI

NORTH ARROW

CAD FILE:

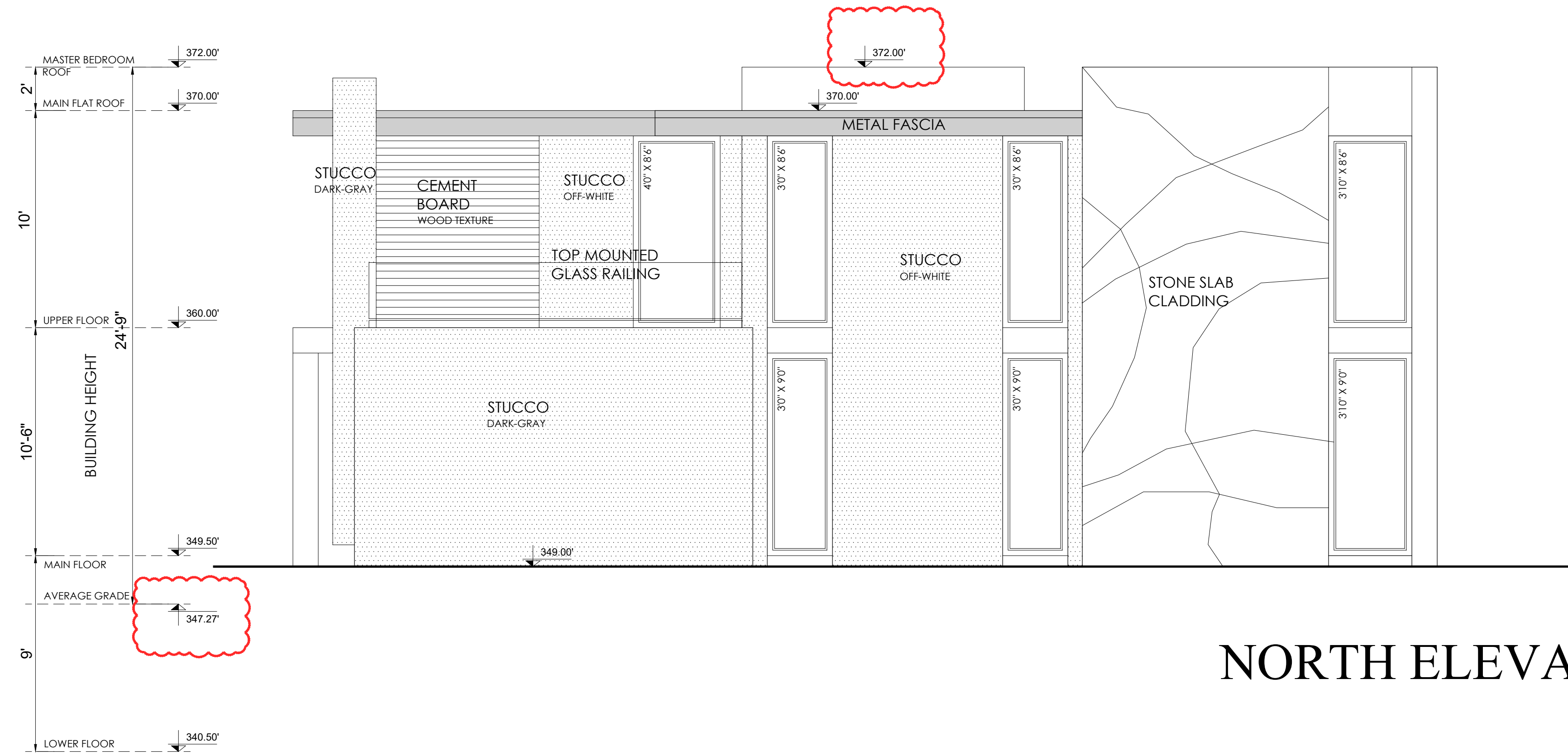
DESIGN BY :
MOREZ DESIGN INC

DATE:
FEBRUARY 19th 2024

REV- 01 : **MAY 30th 2025**
 REV- 02 :

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

DWG NO.
A - 2.1



NORTH ELEVATION

NOTES:

PROJECT:
 PROPOSED SUBDIVISION
 SINGLE FAMILY
 WITH LEGAL SUITE
 (EAST LOT)

CIVIC ADDRESS:
 1337 OTTAWA AVE.
 WEST VANCOUVER, BC

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 LOT A

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 004-317-556

TITLE:
 ELEVATIONS

CLIENT:
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NORTH ARROW

CAD FILE:

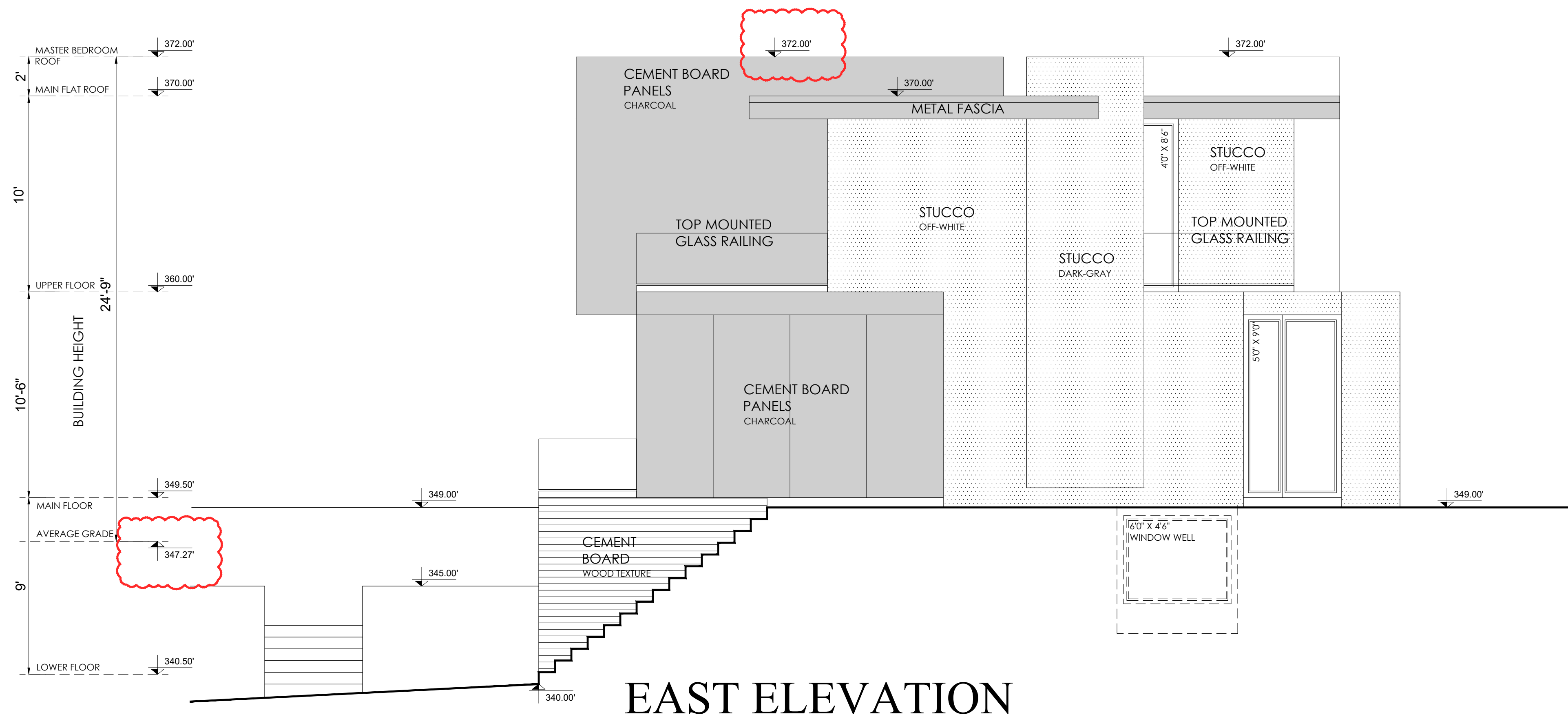
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REV-01: MAY 30th 2025
 REV-02:

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

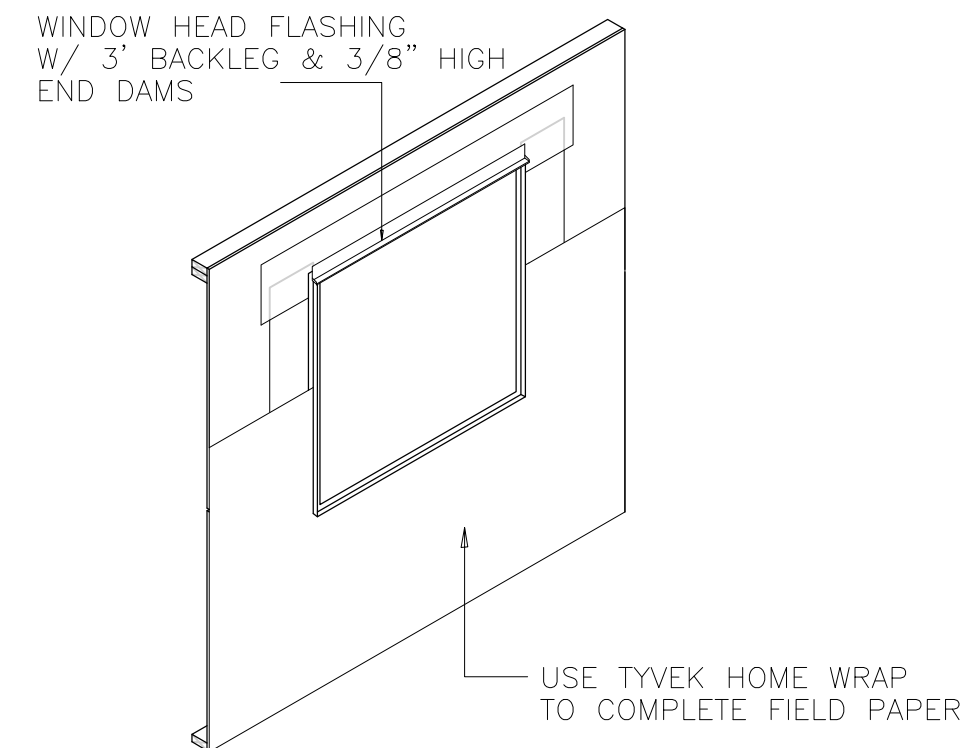
DWG NO.
 A - 2.2



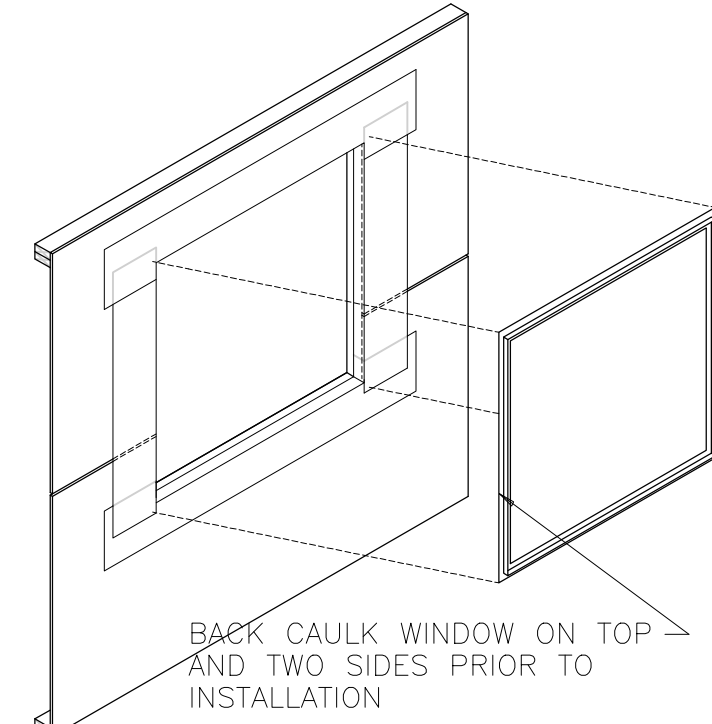
EAST ELEVATION

Maximum Area of Glazed Openings in Exterior Walls of Houses
 Table 9.10.15.4., B.C.B.C. 2024
 East Elevation

TOTAL AREA OF EXPOSING BUILDING FACE	LIMITING DISTANCE	MAXIMUM ALLOWABLE UNPROTECTED OPENING % OF EXPOSING BUILDING FACE AREA	PROPOSED UNPROTECTED OPENING
688 SQ.FT. OR 64 SQ.M.	7.70 FT. OR 2.35 M.	9.5 % = 65.4 SQ.FT.	63 SQ.FT.

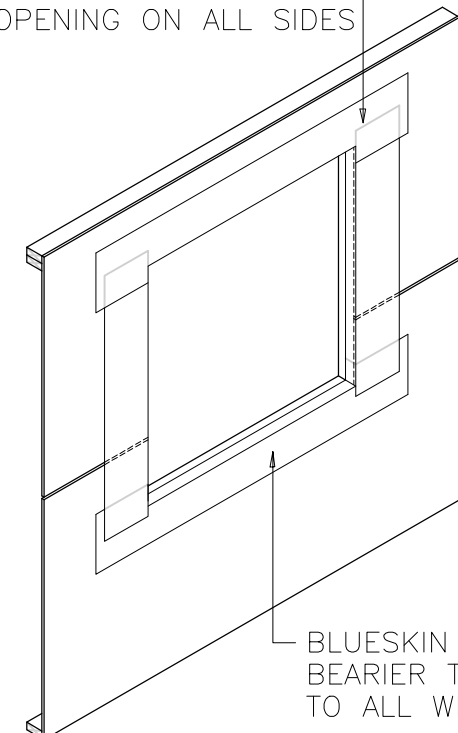


HOME WRAP INSTALLATION

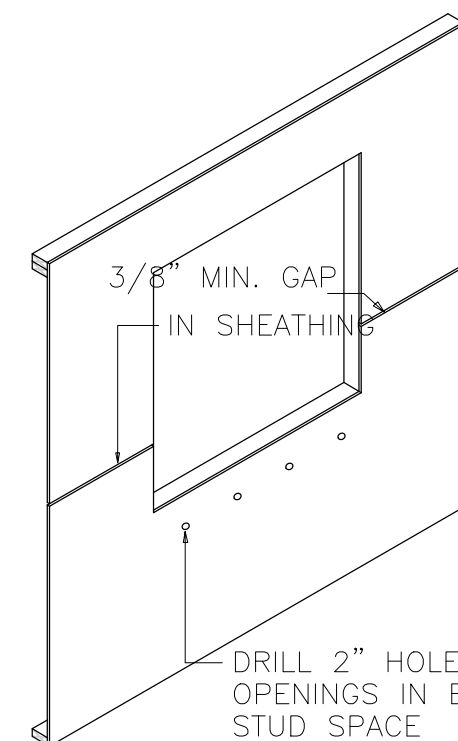


WINDOW INSTALLATION DETAIL

WRAP BUILDING PAPER INTO OPENING ON ALL SIDES

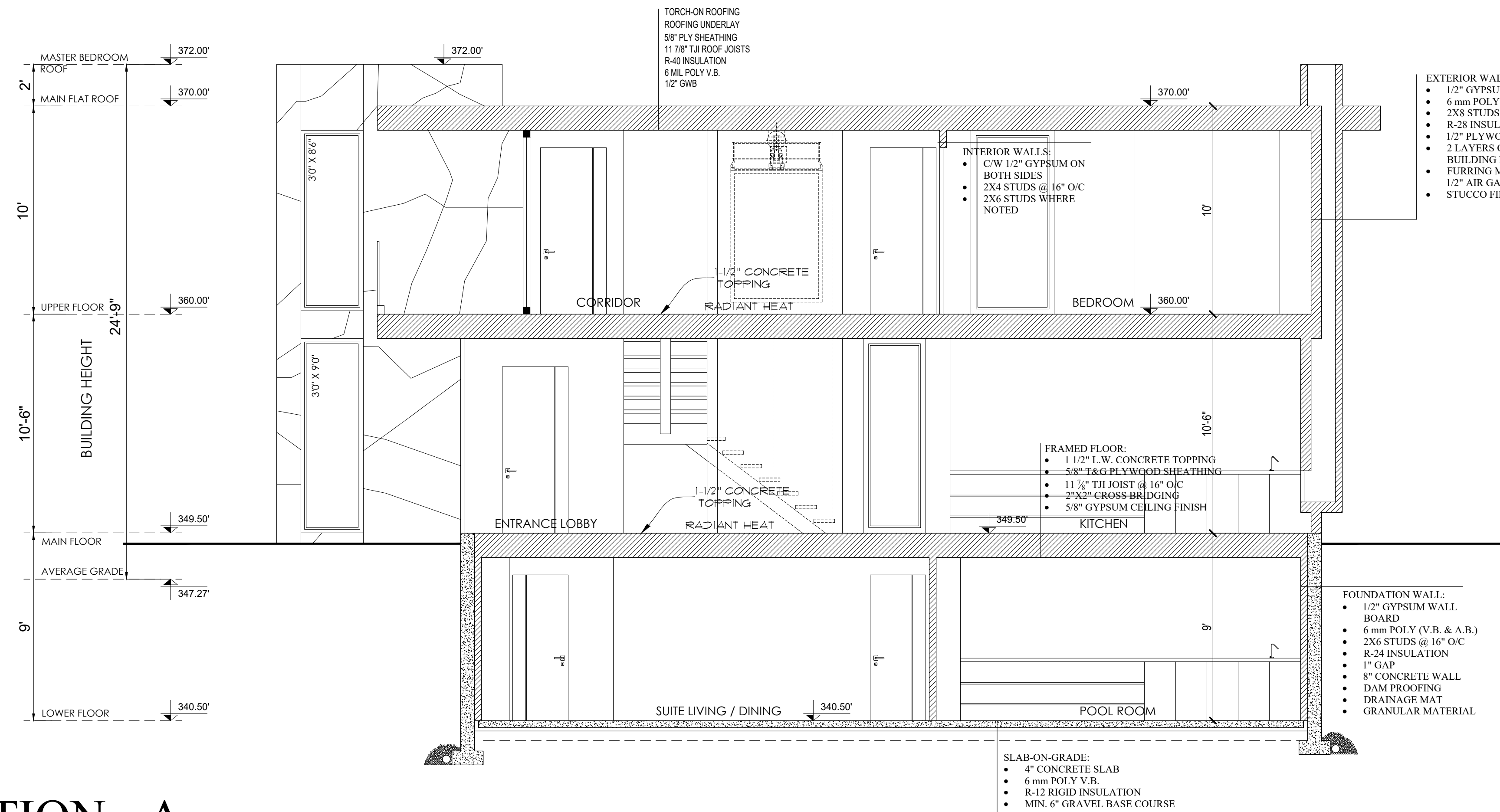


HOME WRAP @ OPENING DETAIL

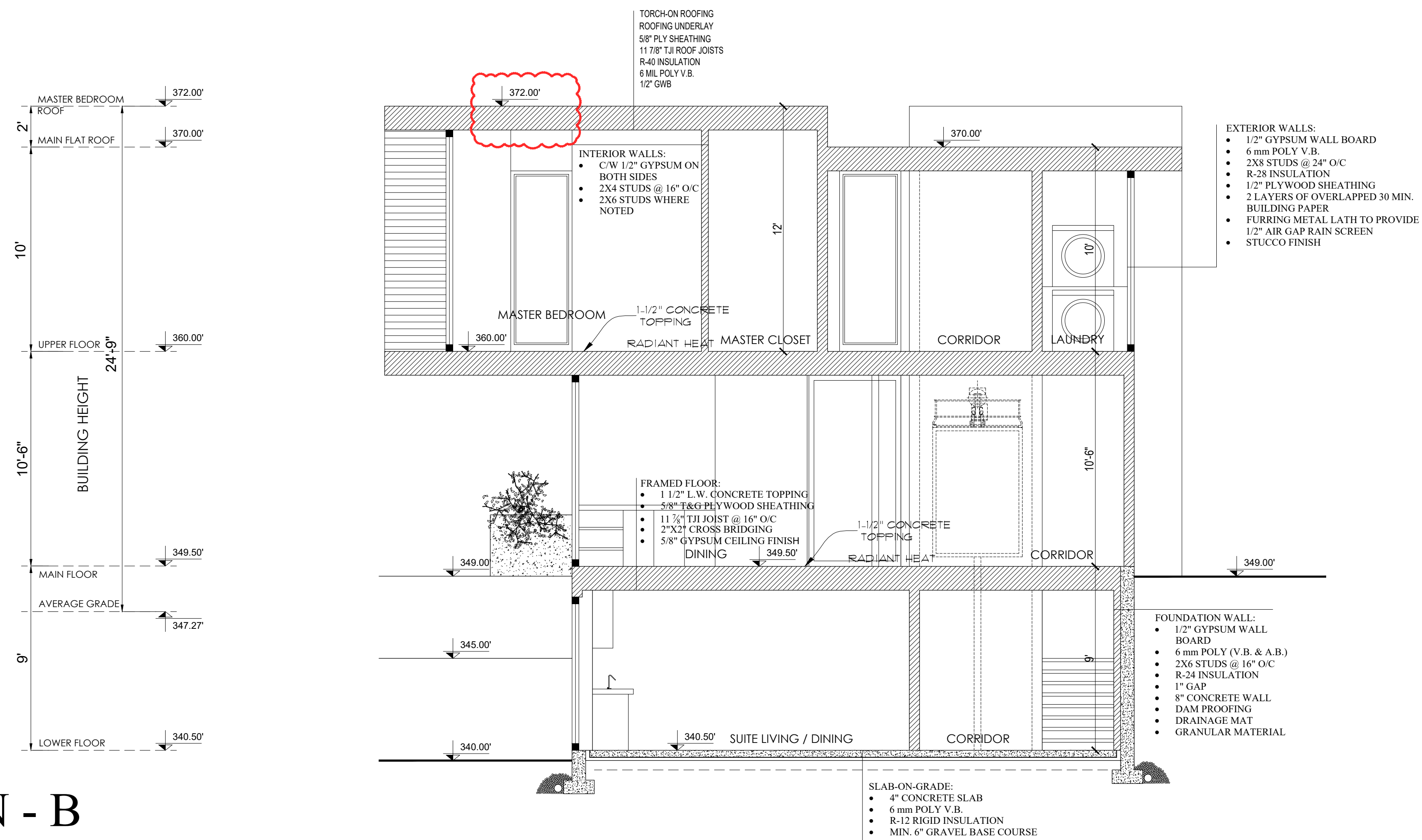


ROUGH OPENING DETAIL

SECTION - A



SECTION - B



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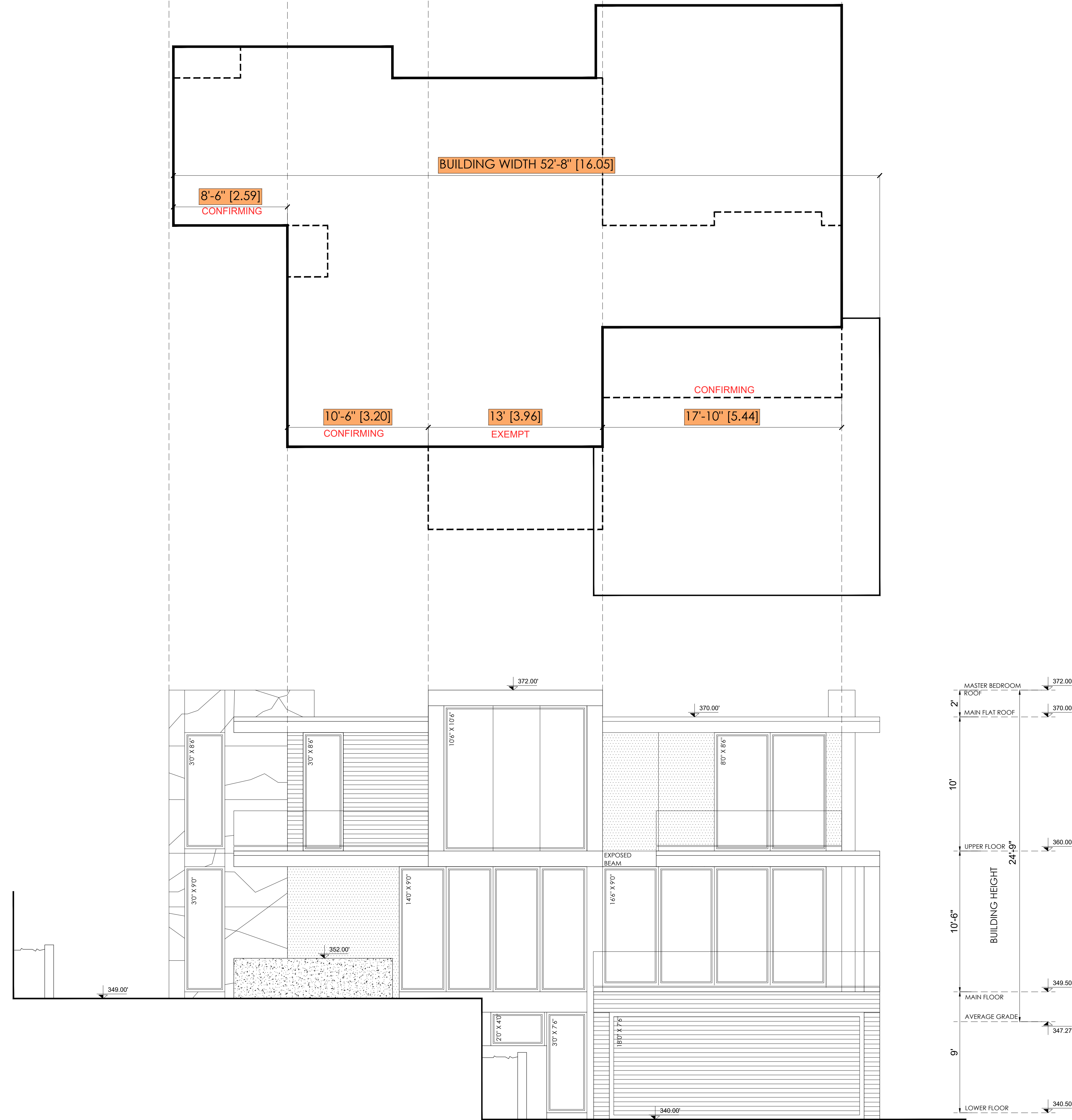
REV- 02:

SCALE:

1/4" = 1'-0"

DWG NO.

A - 3.1



SOUTH ELEVATION

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LOT PID:
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TITLE:
 HIGHEST BUILDING FACE
 CALCULATION

CLIENT:
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NORTH ARROW

CAD FILE:

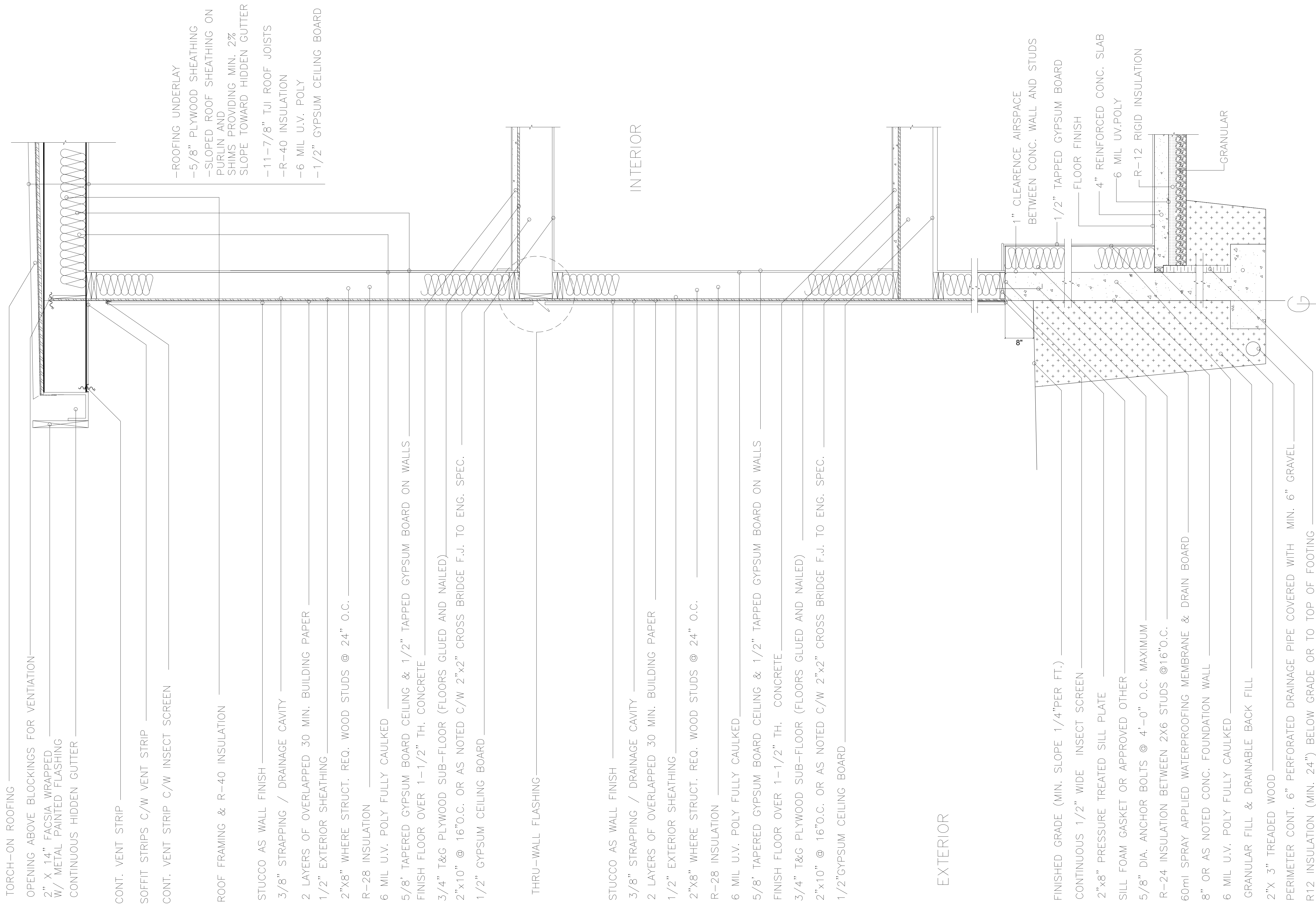
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 A -3.2



- ROOFING UNDERLAY
- 5/8" PLYWOOD SHEATHING
- SLOPED ROOF SHEATHING ON PURLIN AND SHIMS PROVIDING MIN. 2% SLOPE TOWARD HIDDEN GUTTER
- 11-7/8" TJI ROOF JOISTS
- R-40 INSULATION
- 6 MIL U.V. POLY
- 1/2" GYPSUM CEILING BOARD

INTERIOR

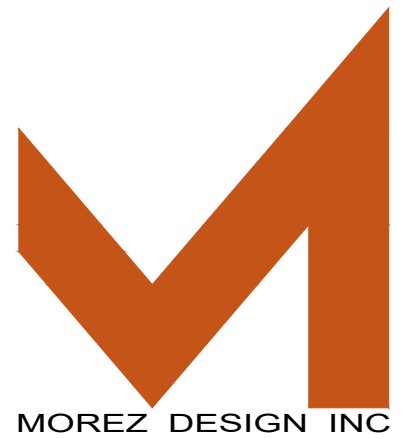
EXTERIOR

- TORCH-ON ROOFING
- OPENING ABOVE BLOCKINGS FOR VENTILATION
- 2" X 14" FASCIA WRAPPED W/ METAL PAINTED FLASHING
- CONTINUOUS HIDDEN GUTTER
- CONT. VENT STRIP
- SOFFIT STRIPS C/W VENT STRIP
- CONT. VENT STRIP C/W INSECT SCREEN
- ROOF FRAMING & R-40 INSULATION
- STUCCO AS WALL FINISH
- 3/8" STRAPPING / DRAINAGE CAVITY
- 2 LAYERS OF OVERLAPPED 30 MIN. BUILDING PAPER
- 1/2" EXTERIOR SHEATHING
- 2"x8" WHERE STRUCT. REQ. WOOD STUDS @ 24" O.C.
- R-28 INSULATION
- 6 MIL U.V. POLY FULLY CAULKED
- 5/8' TAPERED GYPSUM BOARD CEILING & 1/2" TAPPED GYPSUM BOARD ON WALLS
- FINISH FLOOR OVER 1-1/2" TH. CONCRETE
- 3/4" T&G PLYWOOD SUB-FLOOR (FLOORS GLUED AND NAILED)
- 2"x10" @ 16"O.C. OR AS NOTED C/W 2"x2" CROSS BRIDGE F.J. TO ENG. SPEC.
- 1/2" GYPSUM CEILING BOARD
- THRU-WALL FLASHING
- STUCCO AS WALL FINISH
- 3/8" STRAPPING / DRAINAGE CAVITY
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- 2"x10" @ 16"O.C. OR AS NOTED C/W 2"x2" CROSS BRIDGE F.J. TO ENG. SPEC.
- 1/2" GYPSUM CEILING BOARD
- FINISHED GRADE (MIN. SLOPE 1/4"PER FT.)
- CONTINUOUS 1/2" WIDE INSECT SCREEN
- 2"x8" PRESSURE TREATED SILL PLATE
- SILL FOAM GASKET OR APPROVED OTHER
- 5/8" DIA. ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM
- R-24 INSULATION BETWEEN 2X6 STUDS @16"O.C.
- 60ml SPRAY APPLIED WATERPROOFING MEMBRANE & DRAIN BOARD
- 8" OR AS NOTED CONC. FOUNDATION WALL
- 6 MIL U.V. POLY FULLY CAULKED
- GRANULAR FILL & DRAINABLE BACK FILL
- 2"x 3" TREADED WOOD
- PERIMETER CONT. 6" PERFORATED DRAINAGE PIPE COVERED WITH MIN. 6" GRAVEL
- R12 INSULATION (MIN. 24") BELOW GRADE OR TO TOP OF FOOTING
- 1" CLEARANCE AIRSPACE BETWEEN CONC. WALL AND STUDS
- 1/2" TAPPED GYPSUM BOARD
- FLOOR FINISH
- 4" REINFORCED CONC. SLAB
- 6 MIL U.V.POLY
- R-12 RIGID INSULATION
- GRANULAR



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 C: 604-727-2664
 T: 778-319-6489

NOTES:	
PROJECT:	PROPOSED SUBDIVISION SINGLE FAMILY WITH LEGAL SUITE (EAST LOT)
CIVIC ADDRESS:	1337 OTTAWA AVE. WEST VANCOUVER, BC
LEGAL DESCRIPTION:	PLAN 15681 DISTRICT LOT 1083 WEST 1/2 OF NORTH EAST 1/4 LOT A
LOT PID:	004-317-556
TITLE:	TYPICAL DETAILS
CLIENT:	RAMIN BAGHERI
NORTH ARROW	
CAD FILE:	
DESIGN BY:	MOREZ DESIGN INC
DATE:	FEBRUARY 19th 2024
REV- 01:	MAY 30th 2025
REV- 02:	
SCALE:	DWG NO.
1/4" = 1'-0"	A - 4.1



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NOTES:

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**PROPOSED SUBDIVISION
 SINGLE FAMILY
 WITH LEGAL SUITE
 (EAST LOT)**

CIVIC ADDRESS:
**1337 OTTAWA AVE.
 WEST VANCOUVER, BC**

LEGAL DESCRIPTION:
**PLAN 15681 DISTRICT LOT 1083
 WEST 1/2 OF NORTH EAST 1/4
 LOT A**

LOT PID:
004-317-556

TITLE:
TYPICAL DETAILS

CLIENT:
RAMIN BAGHERI

NORTH ARROW

CAD FILE:

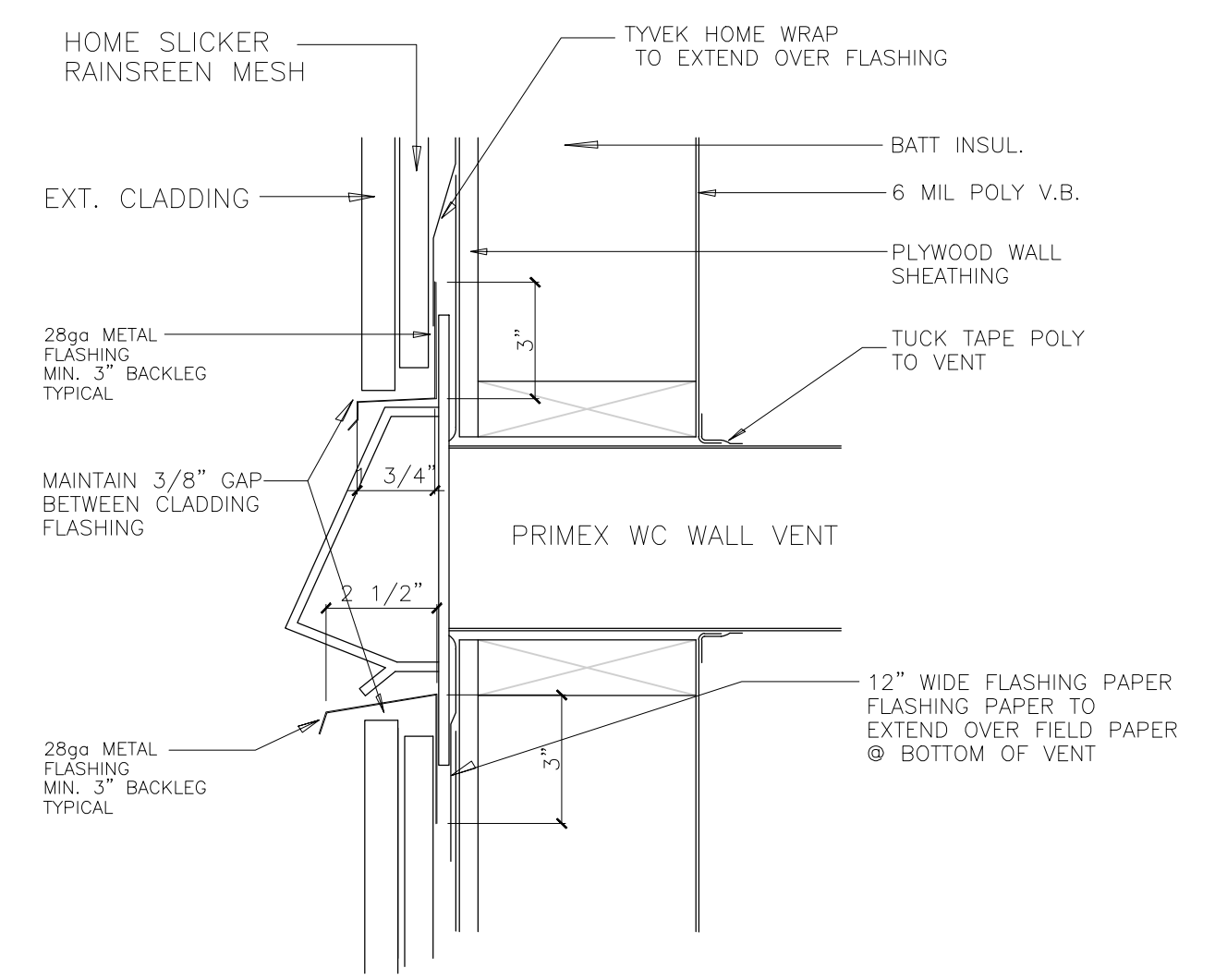
DESIGN BY:
MOREZ DESIGN INC

DATE:
FEBRUARY 19th 2024

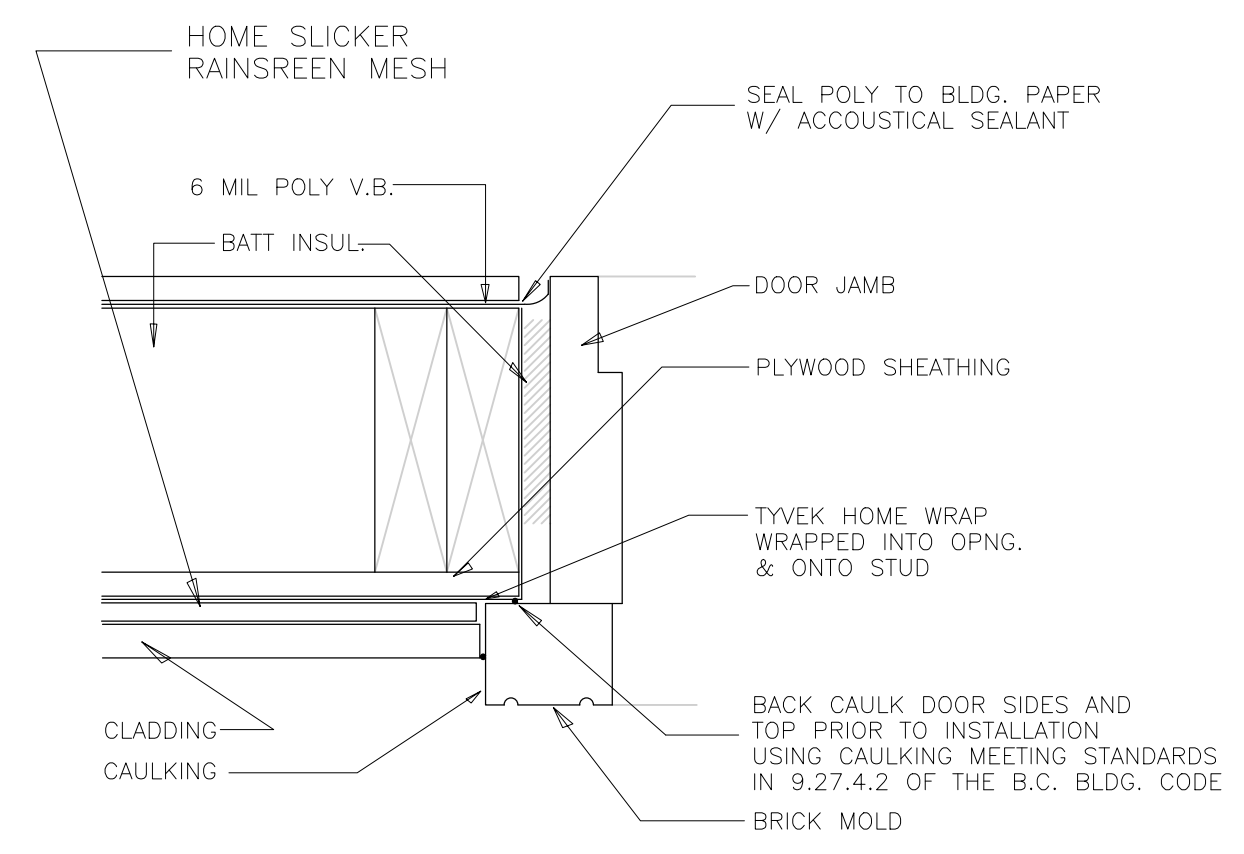
REV-01: **MAY 30th 2025**

REV-02:

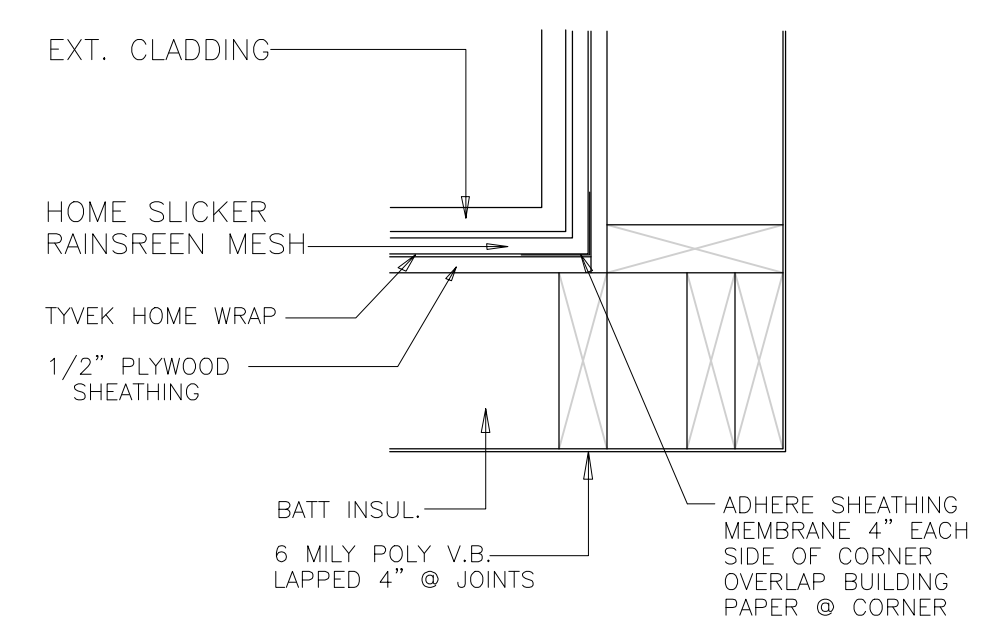
SCALE: **1/4" = 1'-0"** DWG NO. **A - 4.2**



WALL VENT DETAIL

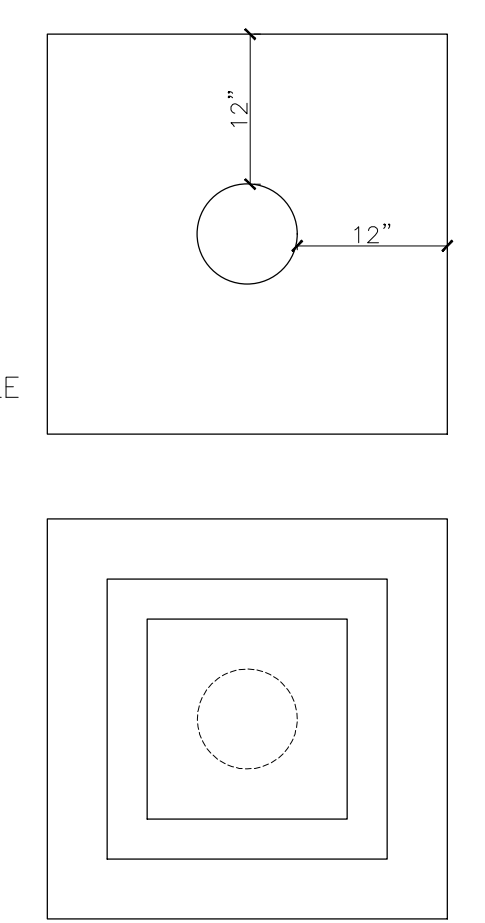


DOOR JAMB DETAIL
 SCALE: 3"=1'

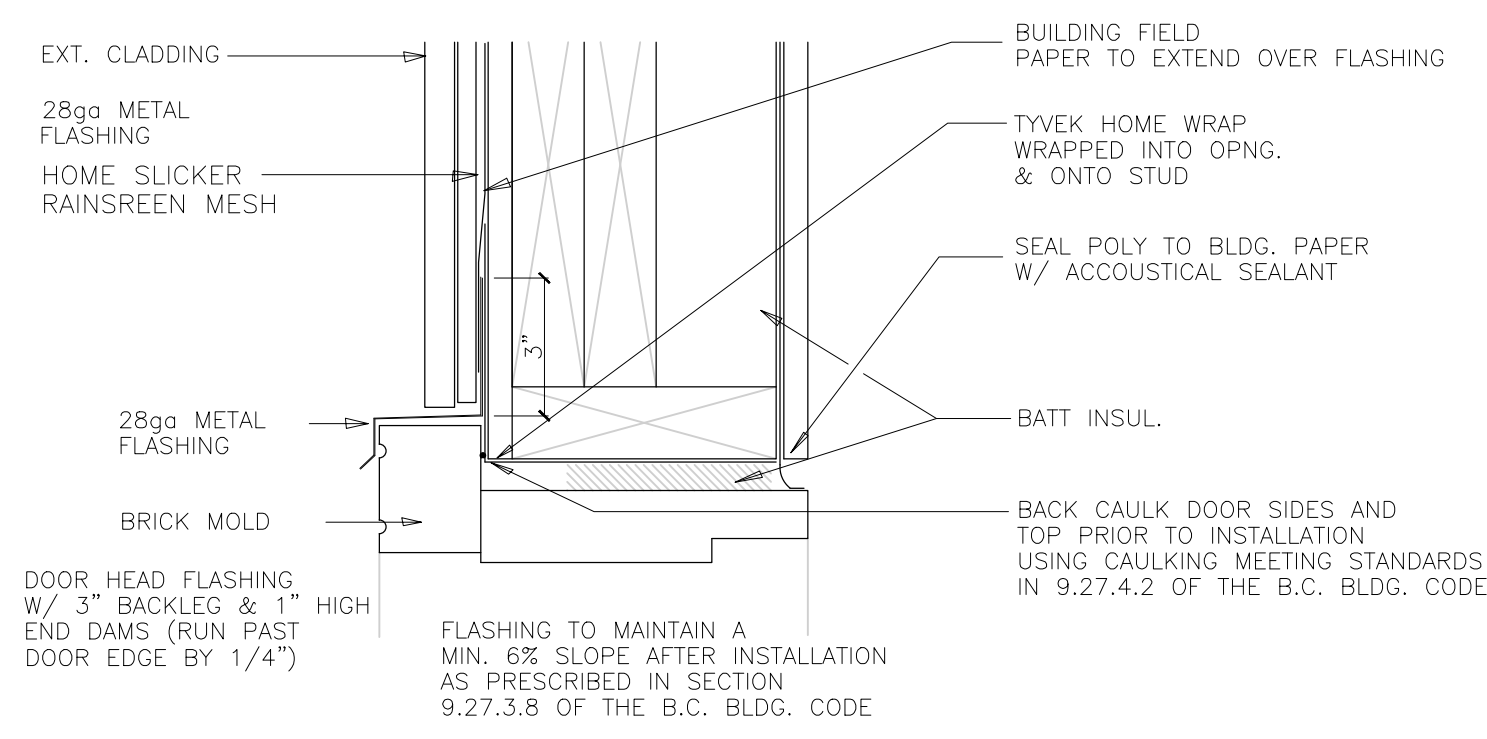


INTERIOR CORNER DETAIL
 2"=1'

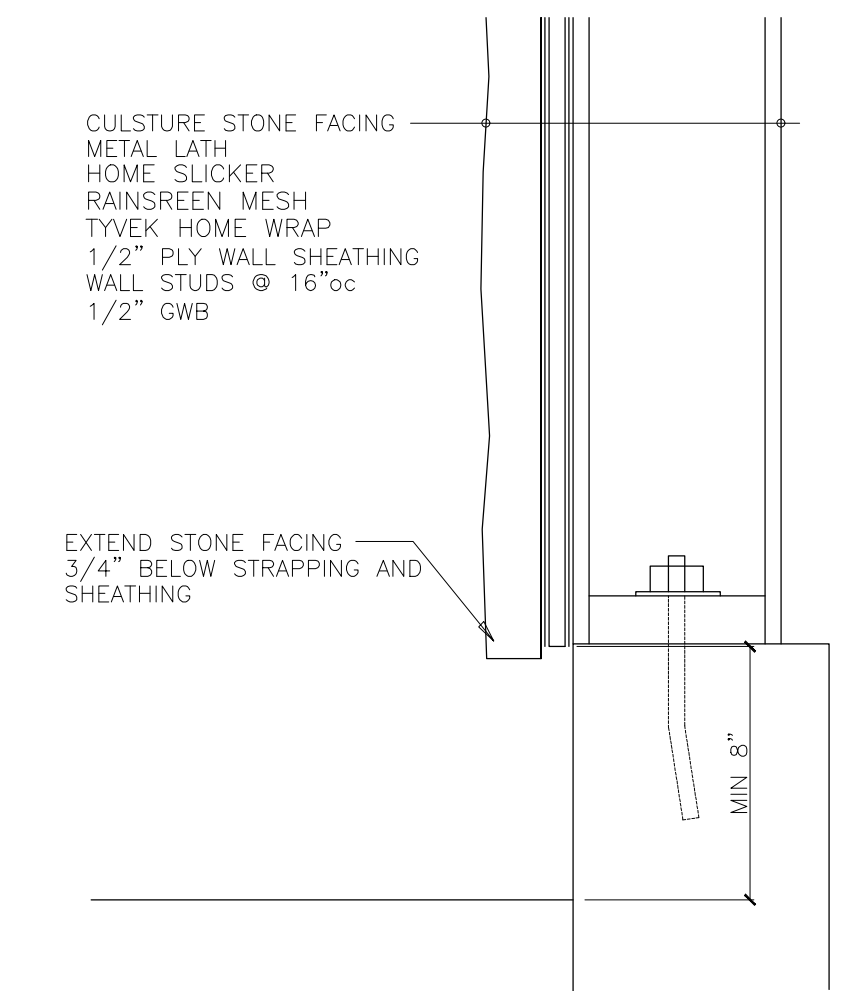
1. SHEET METAL CONTRACTOR TO LAYOUT CORRECT SIZE OF HOLE FOR DIAMETER OF DUCT
2. FRAMER TO CUT ROUND HOLE TO MATCH SIZE OF DUCT.
3. INSTALL ONE LAYER OF TYVEK HOME WRAP 12" BEYOND ALL SIDES OF HOLE IN WALL.
4. FASTEN VENT TO WALL
5. APPLY FIELD PAPER WRAP TO WALL (TUCK TAPE TO VENT FLANGES ON ALL 4 SIDES)



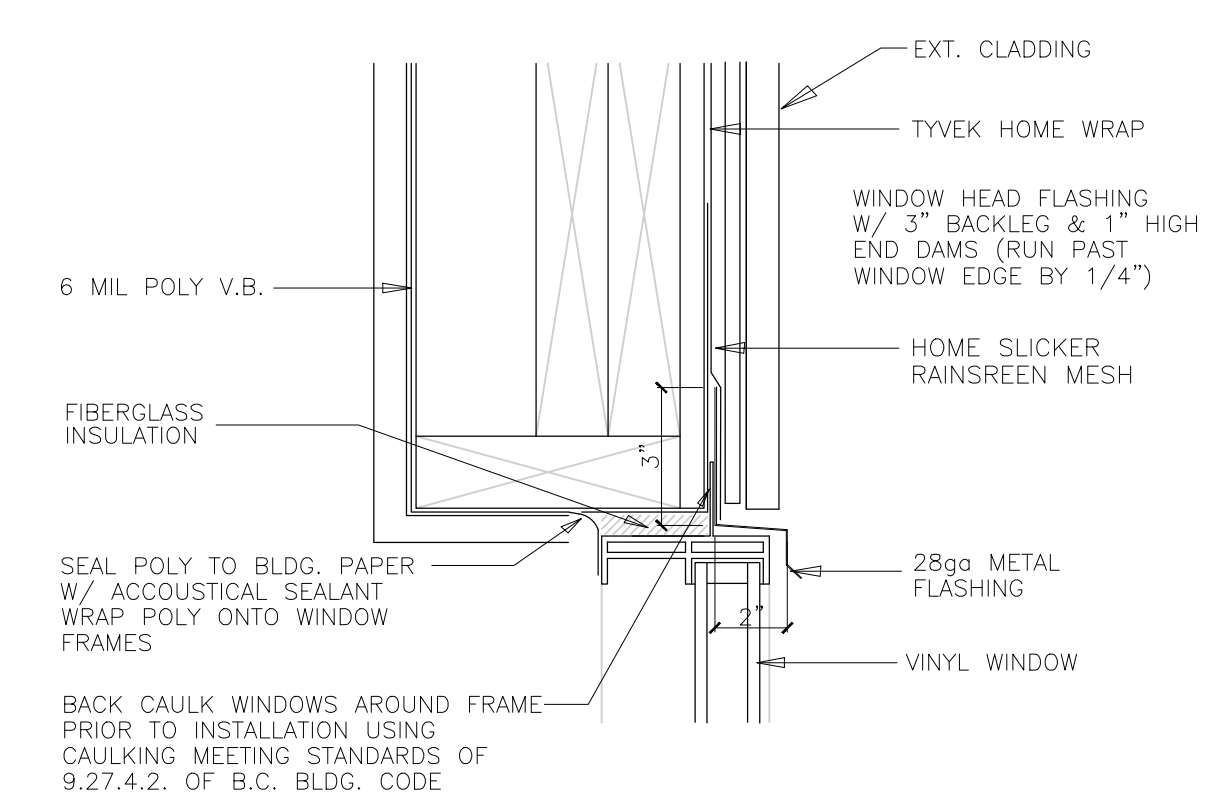
WALL VENT CAP INSTALLATION



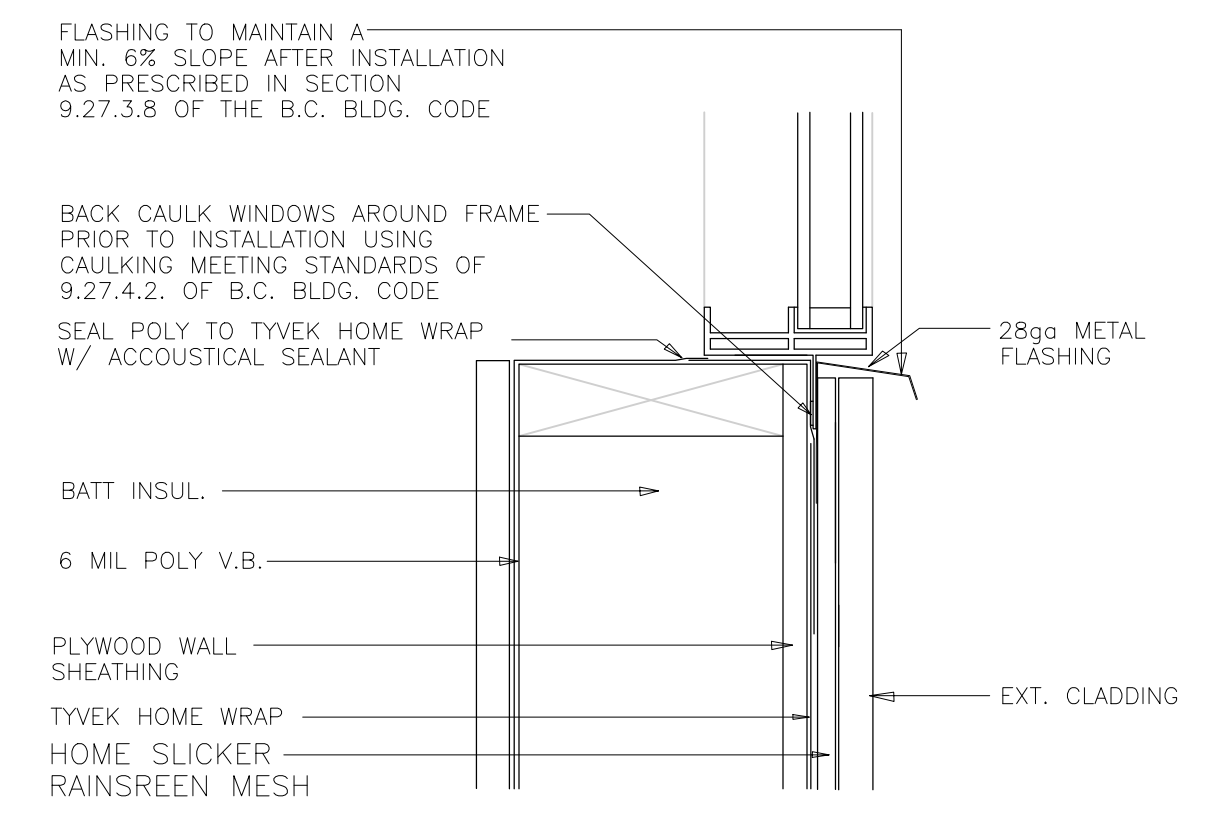
DOOR HEADER DETAIL
 SCALE: 3"=1'



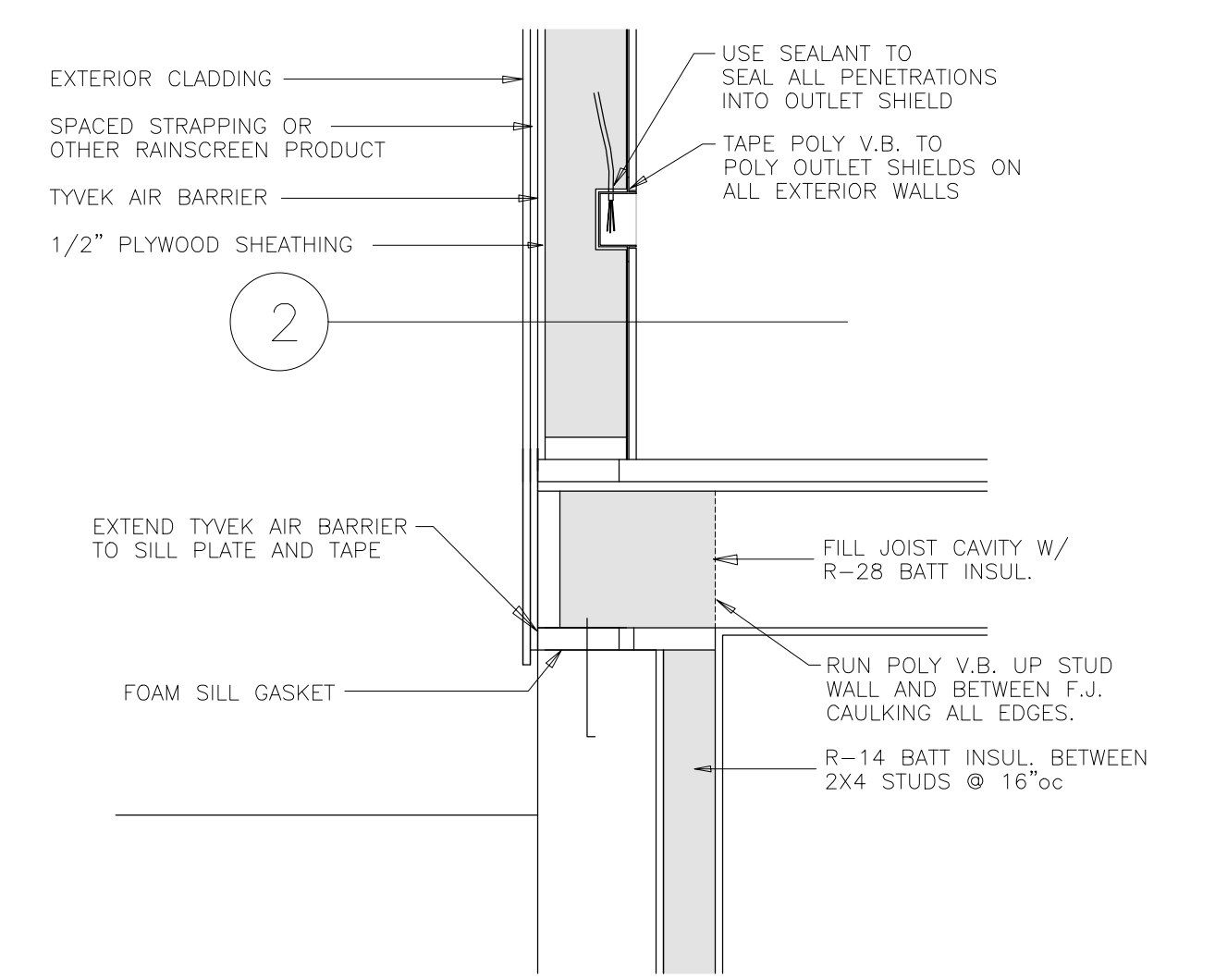
STONE FACING WALL SECTION
 SCALE: 2"=1'



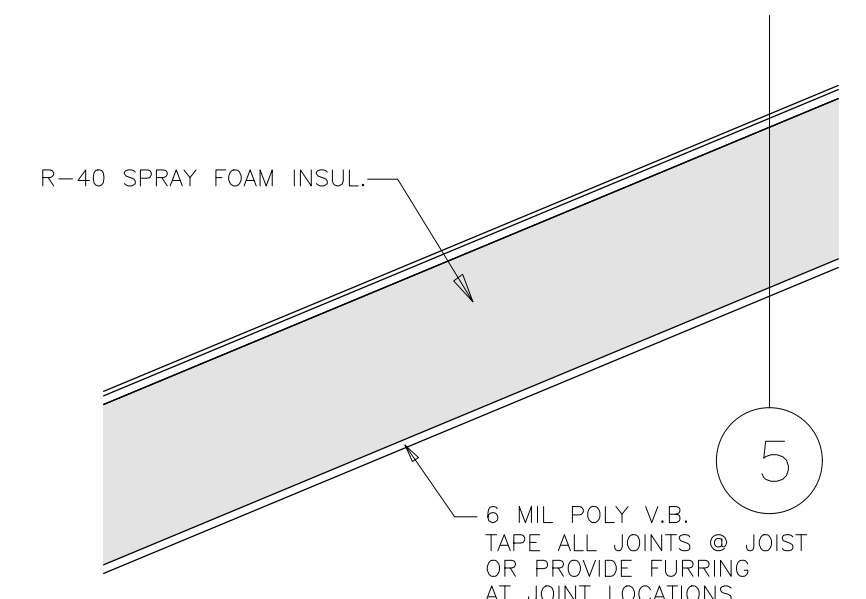
WINDOW HEAD DETAIL
 SCALE: 3"=1'



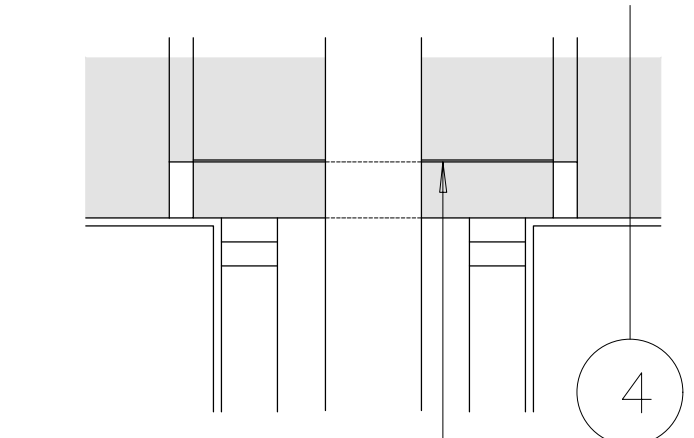
WINDOW SILL DETAIL
 SCALE: 3"=1'



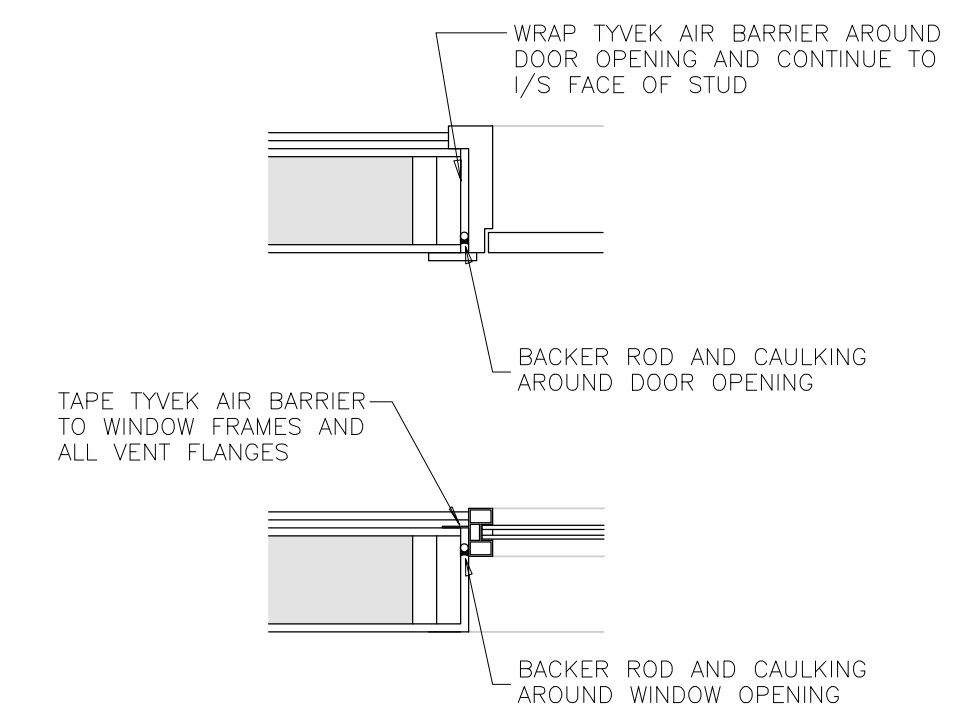
ABOVE GRADE WALL ASSEMBLY
 1"=1'-0"



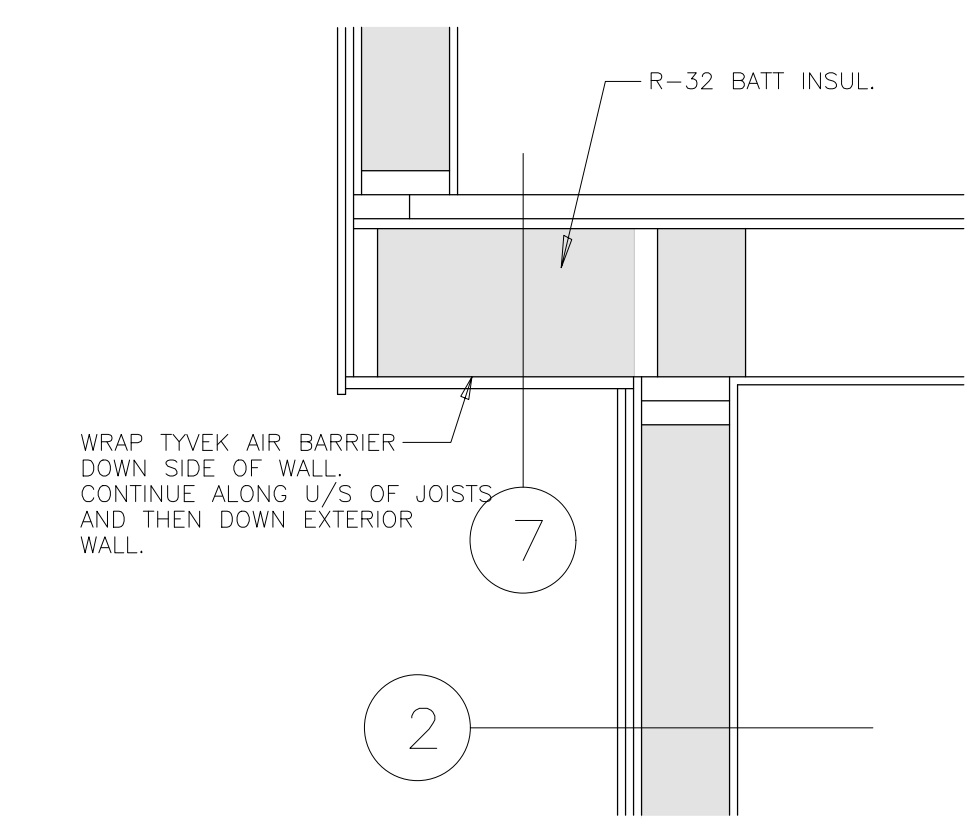
VAULTED CEILINGS & FLAT ROOF
 1"=1'-0"



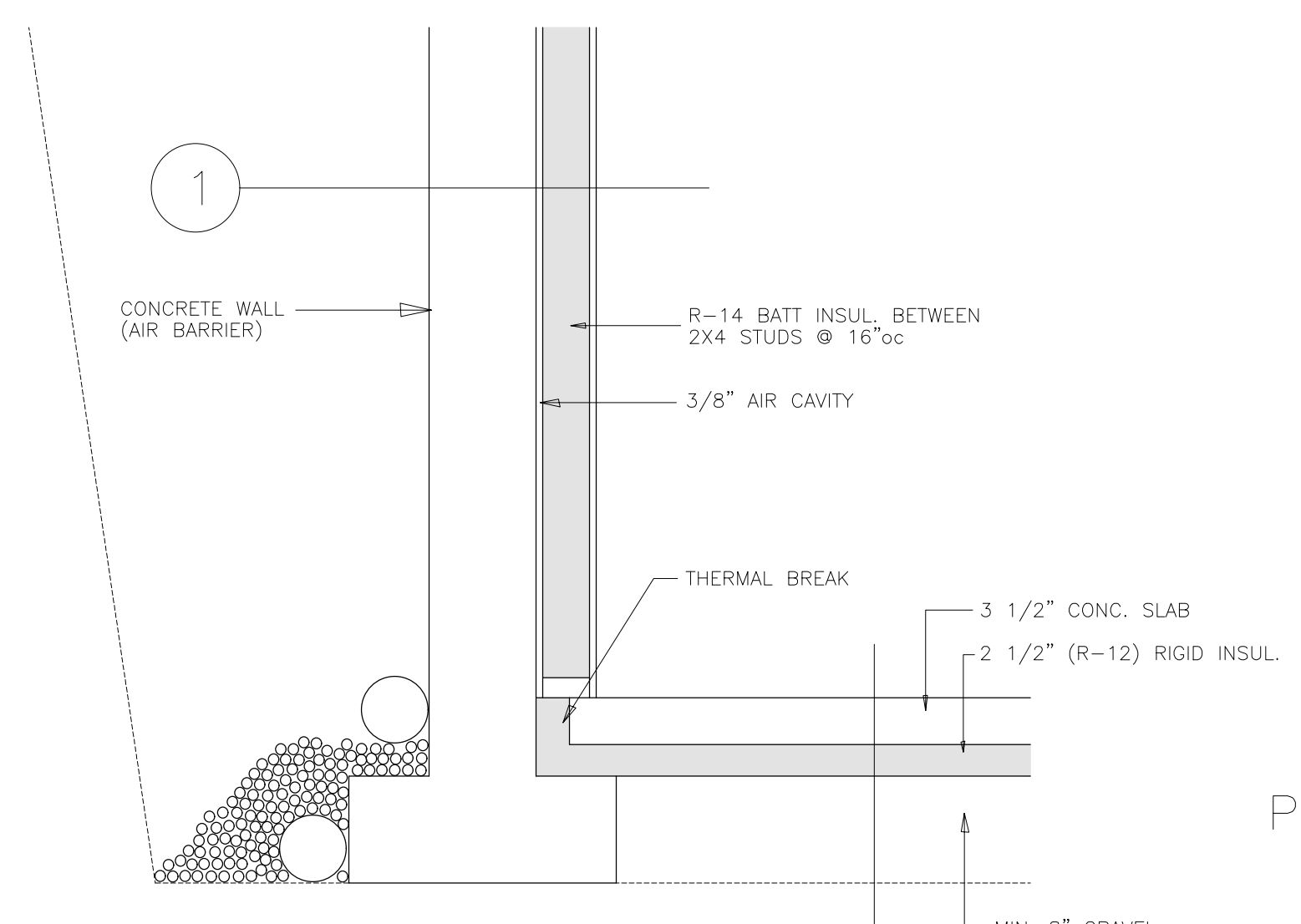
B-VENTS
 1"=1'-0"



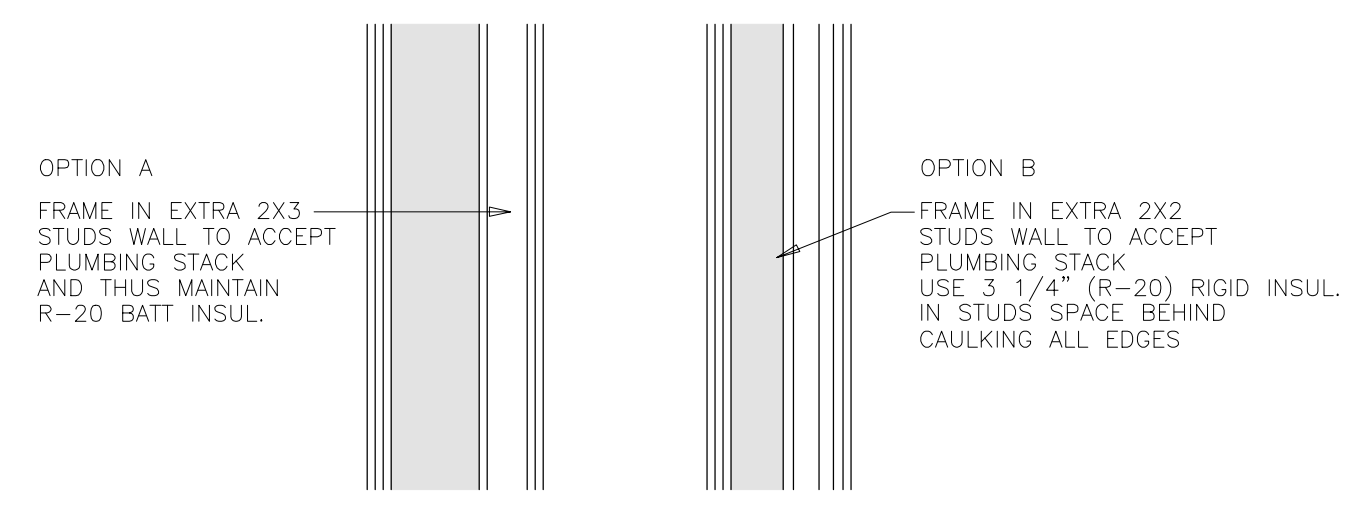
WINDOW & DOOR OPENINGS
 1"=1'-0"



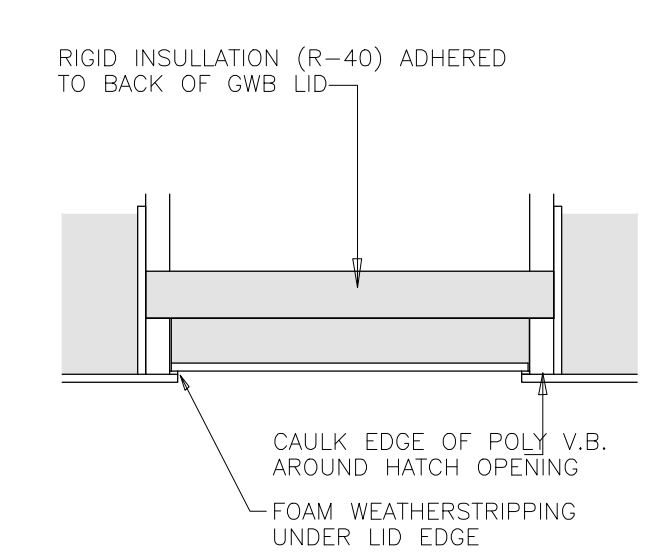
FLOOR OVER UNHEATED SPACE ASSEMBLY
 1"=1'-0"



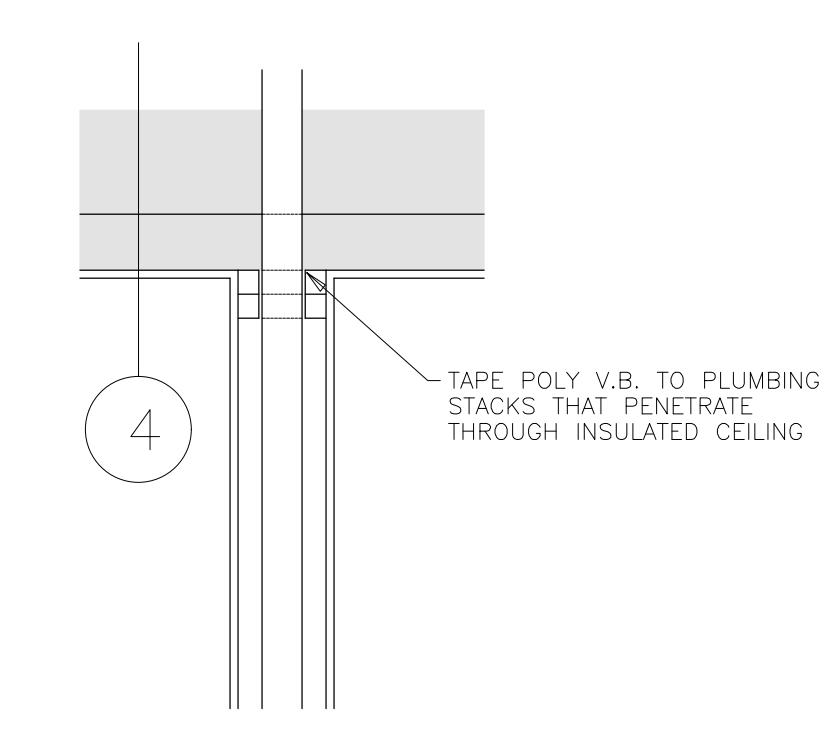
BELOW GRADE WALL ASSEMBLY
 1"=1'-0"



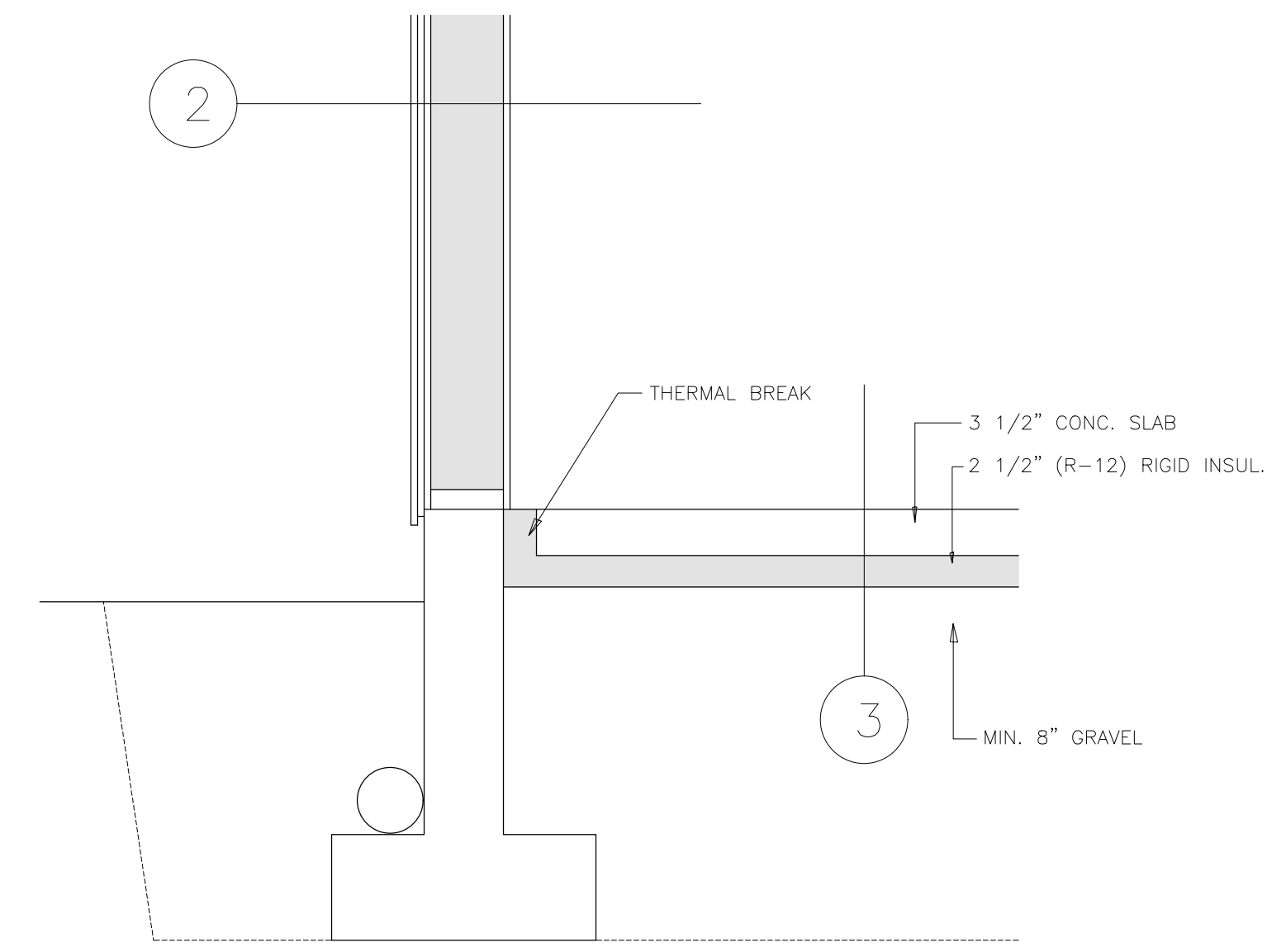
PLUMBING OF ELECTRICAL PANELS ON EXTERIOR WALLS
 1"=1'-0"



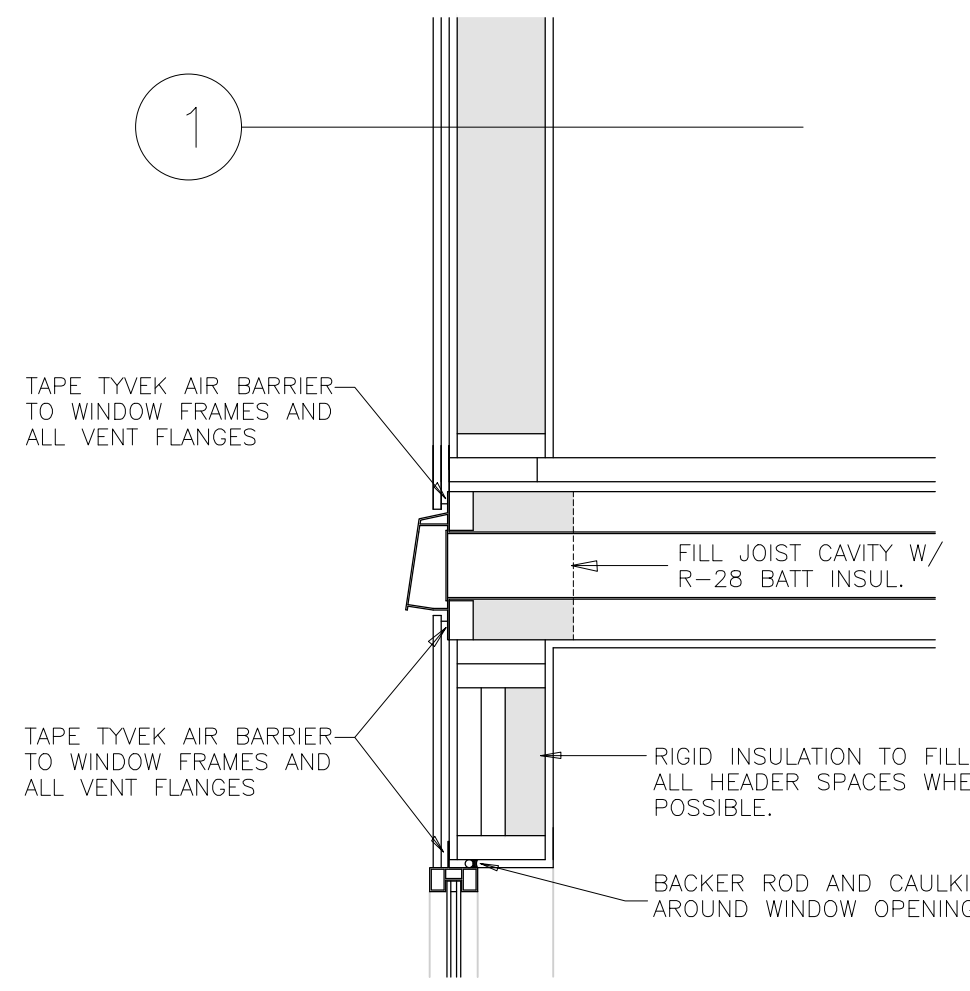
ATTIC HATCH ASSEMBLY
 1"=1'-0"



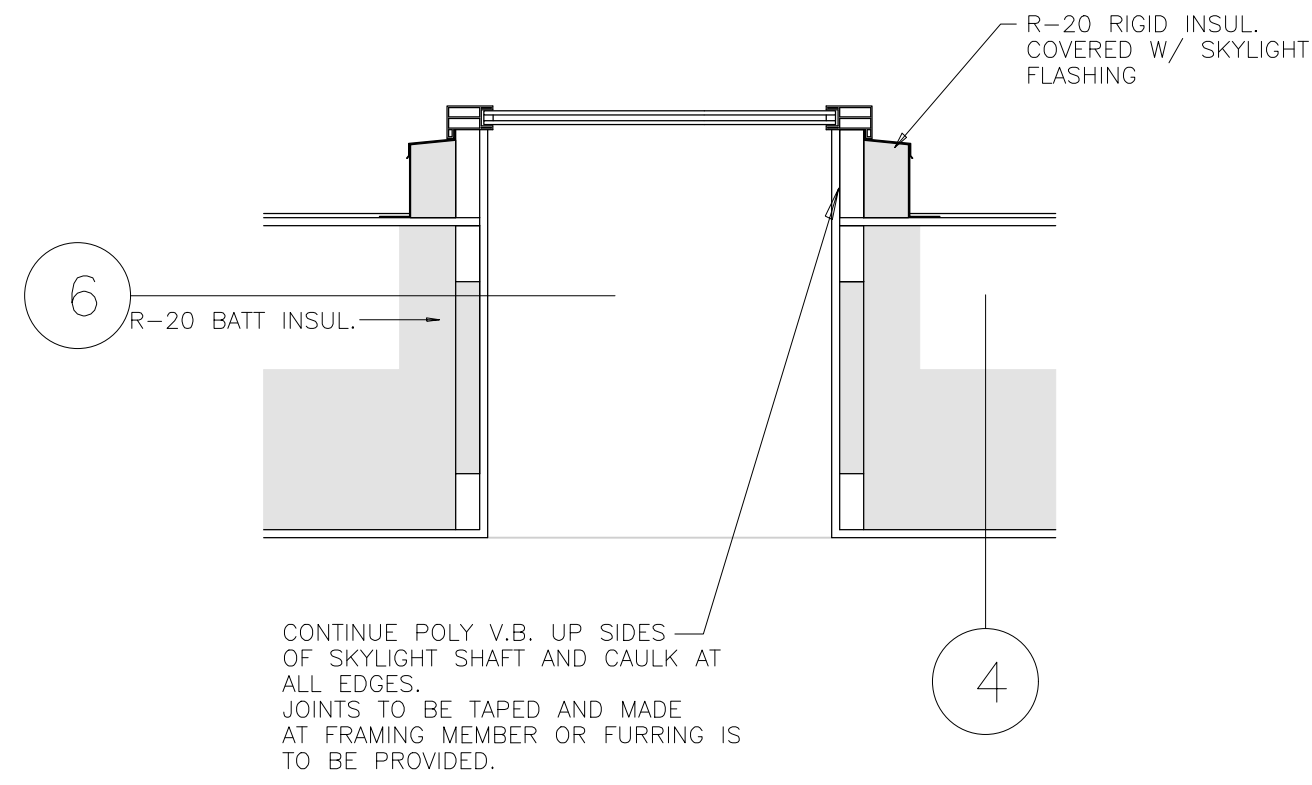
PUMING STACKS
 1"=1'-0"



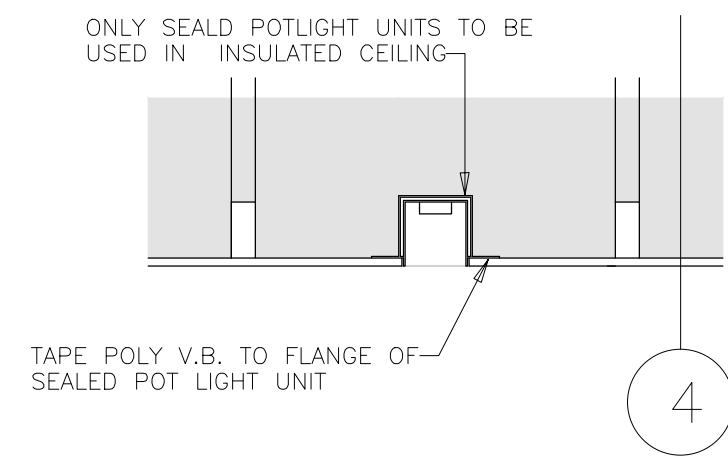
HEATED SLAB ON GRADE ASSEMBLY
 1"=1'-0"



RIM JOISTS AND PENETRATIONS
 1"=1'-0"



SKYLIGHT ASSEMBLY
 1"=1'-0"



POT LIGHTS
 1"=1'-0"

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REV-01: MAY 30th 2025

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SCALE:

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DWG NO.

A - 4.3