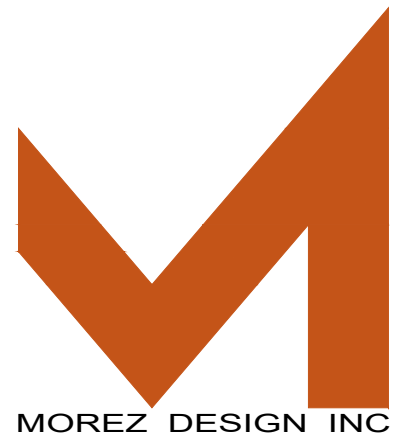




PROPOSED NEW SINGLE FAMILY HOME
WITH SECONDARY SUITE
1337 OTTAWA AVE. WEST VANCOUVER
(WEST LOT)



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C: 604-727-2664
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NOTES:

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

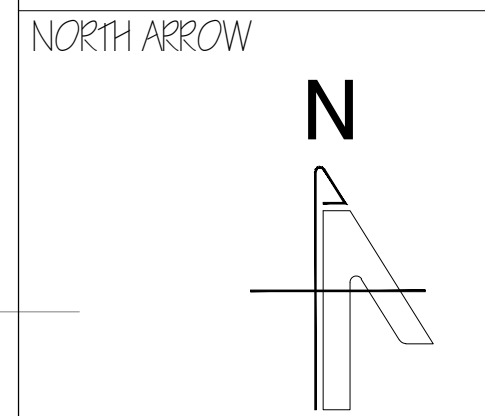
CIVIC ADDRESS:
1337 OTTAWA AVE.
WEST VANCOUVER, BC

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 (WEST LOT)

	RS-3 Zoning	Proposed
SITE AREA	957 SQ.M.	707.45 Sq.M. (7,615 Sq.Ft.)

SITE WIDTH & DEPTH		
Width	18.30 M	22.06 M
Depth	91.50 M	31.98 M

SITE COVERAGE

	266 SQ.M.	195 SQ.M.
--	-----------	-----------

FLOOR AREA RATIO (Max. %30 of Plot Area)		
707.45 X 0.30 =	212.23 Sq.M. (30%)	211.81 Sq.M. (29.9%)
	Upper Floor	99.68 Sq.M.
	Main Floor	112.04 Sq.M.
	Lower Floor	0.09 Sq.M.

SETBACKS

Front Yard	9.1 M (29' 10")	10 M (32' 9.5")
Rear Yard	9.1 M (29' 10")	9.19 M (30' 2")
Min. Side Yard	2.2 M (7' 3")	2.29 M (7' 6")
Combined Side Yards	5.51 M (18' 1")	5.81 M (19' 0")

BUILDING HEIGHT

	7.62 M (25' 0")	7.60 M (24' 11")
--	-----------------	------------------

NUMBER OF STOREYS

	2 Plus Basement	2 Plus Basement
--	-----------------	-----------------

HIGHEST BUILDING FACE

	6.7 M (22' 0")	6.7 M (22' 0")
--	----------------	----------------

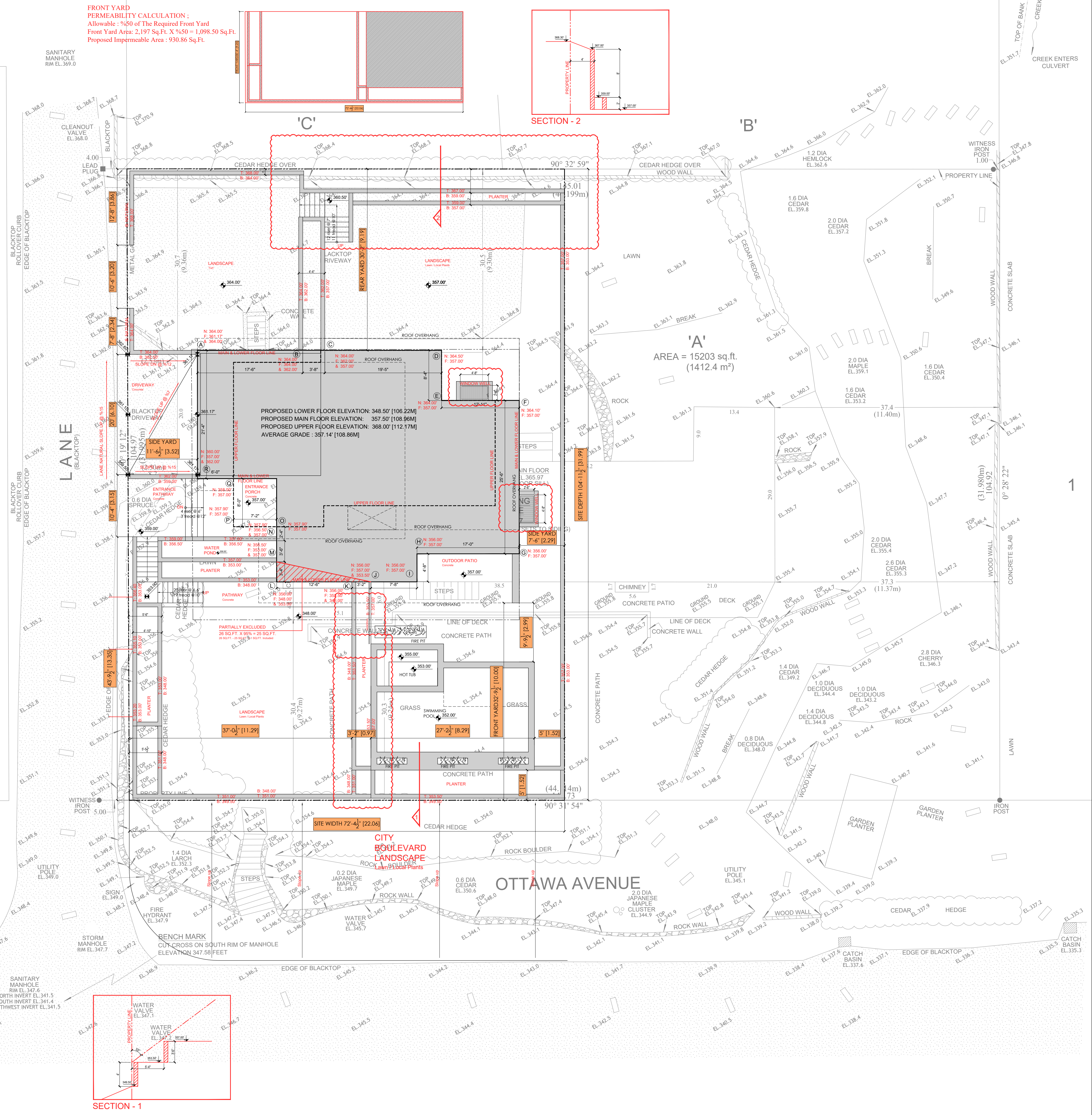
GRADES & ELEVATIONS		
AVERAGE GRADE	108.83 M	357.06 Ft.
LOWER FLOOR ELEVATION	106.22 M	348.50 Ft.
MAIN FLOOR ELEVATION	108.96 M	357.50 FT.
UPPER FLOOR ELEVATION	112.17 M	368.00 Ft.

AREA CALCULATION

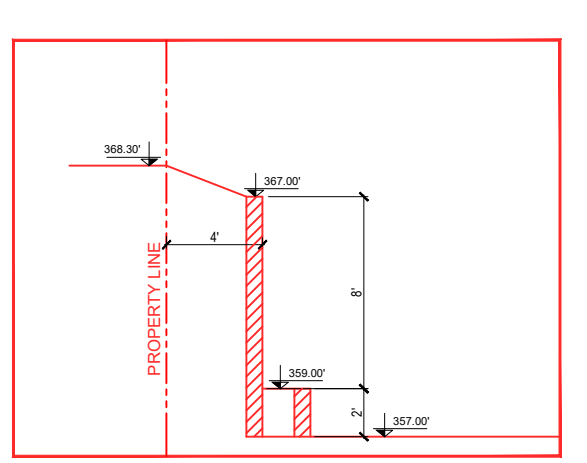
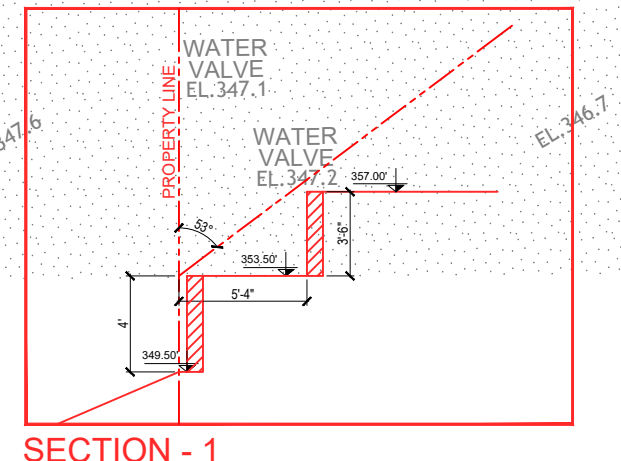
LOWER FLOOR	153.00 Sq.M.	1,647 Sq.Ft.
MAIN FLOOR	112.04 Sq.M.	1,206 Sq.Ft.
UPPER FLOOR	99.68 Sq.M.	1,073 Sq.Ft.
GARAGE	40.97 Sq.M.	441 Sq.Ft.
Total Gross Area	405.69 Sq.M.	4,367 Sq.Ft.

F.S.R. CALCULATION :
 MAXIMUM ALLOWED F.S.R. : LOT AREA (707.45 Sq.M. X %30) = 212.23 Sq.M.(2,284.40 SQ.FT.)
 PROPOSED F.S.R. : 1,073 S.F.(Upper) + 1,206 S.F.(Main) + 1 S.F. (Lower) = 2,280 S.F. [211.77 SQ.M.]
LOWER FLOOR F.S.R. CALCULATION :
 Average Grade (108.83 m) - Lower Floor Elev. (106.22 m) X 100 = % 95 X 26 SQ.FT. = 1 SQ.FT. Included
 Main Floor Elev. (108.96 m) - Lower Floor Elev. (106.22 m)

MAIN BUILDING GRADE CALCULATION						
AB	(FINISH 361.17 + 364.00 NATURAL /2=)	362.59	x	17.50	=	6345.24
BC	(FINISH 362.00 + 362.00 FINISH) /2=	362.00	x	3.66	=	1324.92
CD	(FINISH 357.00 + 357.00 FINISH) /2=	357.00	x	19.42	=	6932.94
DE	(FINISH 357.00 + 357.00 FINISH) /2=	357.00	x	8.33	=	2973.81
EF	(FINISH 357.00 + 357.00 FINISH) /2=	357.00	x	12.92	=	4612.44
FG	(FINISH 357.00 + 356.00 NATURAL) /2=	356.50	x	25.50	=	9090.75
GH	(NATURAL 356.00 + 356.00 NATURAL) /2=	356.00	x	17.00	=	6052.00
HI	(NATURAL 356.00 + 356.00 NATURAL) /2=	356.00	x	4.66	=	1658.96
IJ	(NATURAL 356.00 + 356.00 NATURAL) /2=	356.00	x	7.66	=	2726.96
JK	(FINISH 353.50 + 353.50 FINISH) /2=	353.50	x	3.17	=	1120.60
KL	(FINISH 348.00 + 348.00 FINISH) /2=	348.00	x	12.50	=	4350.00
LM	(FINISH 353.00 + 353.00 FINISH) /2=	353.00	x	3.33	=	1175.49
MN	(NATURAL 356.50 + 356.50 NATURAL) /2=	356.50	x	3.50	=	1247.75
NO	(FINISH 357.00 + 357.00 FINISH) /2=	357.00	x	2.33	=	831.81
OP	(FINISH 357.00 + 357.00 FINISH) /2=	357.00	x	7.17	=	2559.69
PQ	(FINISH 357.00 + 357.00 FINISH) /2=	357.00	x	8.00	=	2856.00
QR	(FINISH 357.00 + 357.00 FINISH) /2=	357.00	x	6.00	=	2142.00
RA	(NATURAL 360.00 + 361.17 FINISH) /2=	360.59	x	21.33	=	7691.28
		183.98				65692.63
AVERAGE GRADE ELEVATION						357.06



FRONT YARD PERMEABILITY CALCULATION :
 Allowable : %50 of The Required Front Yard
 Front Yard Area: 2,197 Sq.Ft. X %50 = 1,098.50 Sq.Ft.
 Proposed Impermeable Area : 930.86 Sq.Ft.

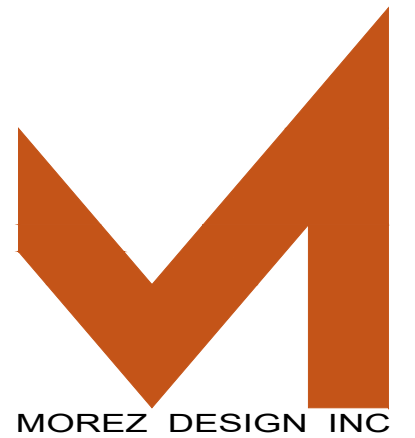


NOTES:

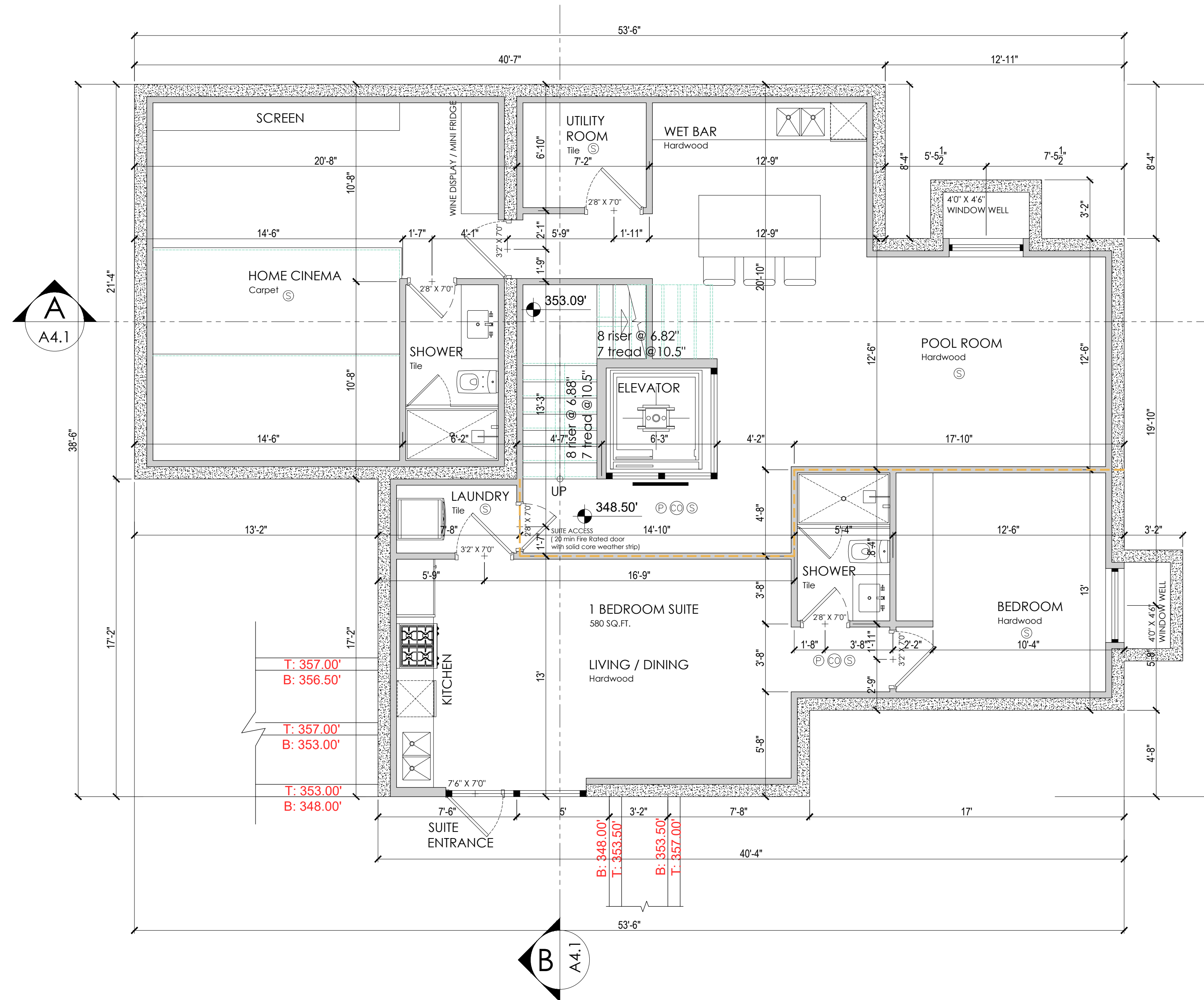
INTERCONNECTED HARDWIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED.

- ⊙ 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.



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NOTES:

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

CIVIC ADDRESS :
1337 OTTAWA AVE.
WEST VANCOUVER , BC

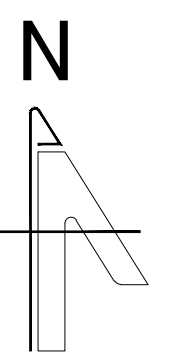
LEGAL DESCRIPTION :
PLAN 15681 DISTRICT LOT 1083
WEST 1/2 OF NORTH EAST 1/4
LOT A

LOT PID :
004-317-556

TITLE :
LOWER FLOOR PLAN

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

1,647 S.F. Including 580 sqft suite

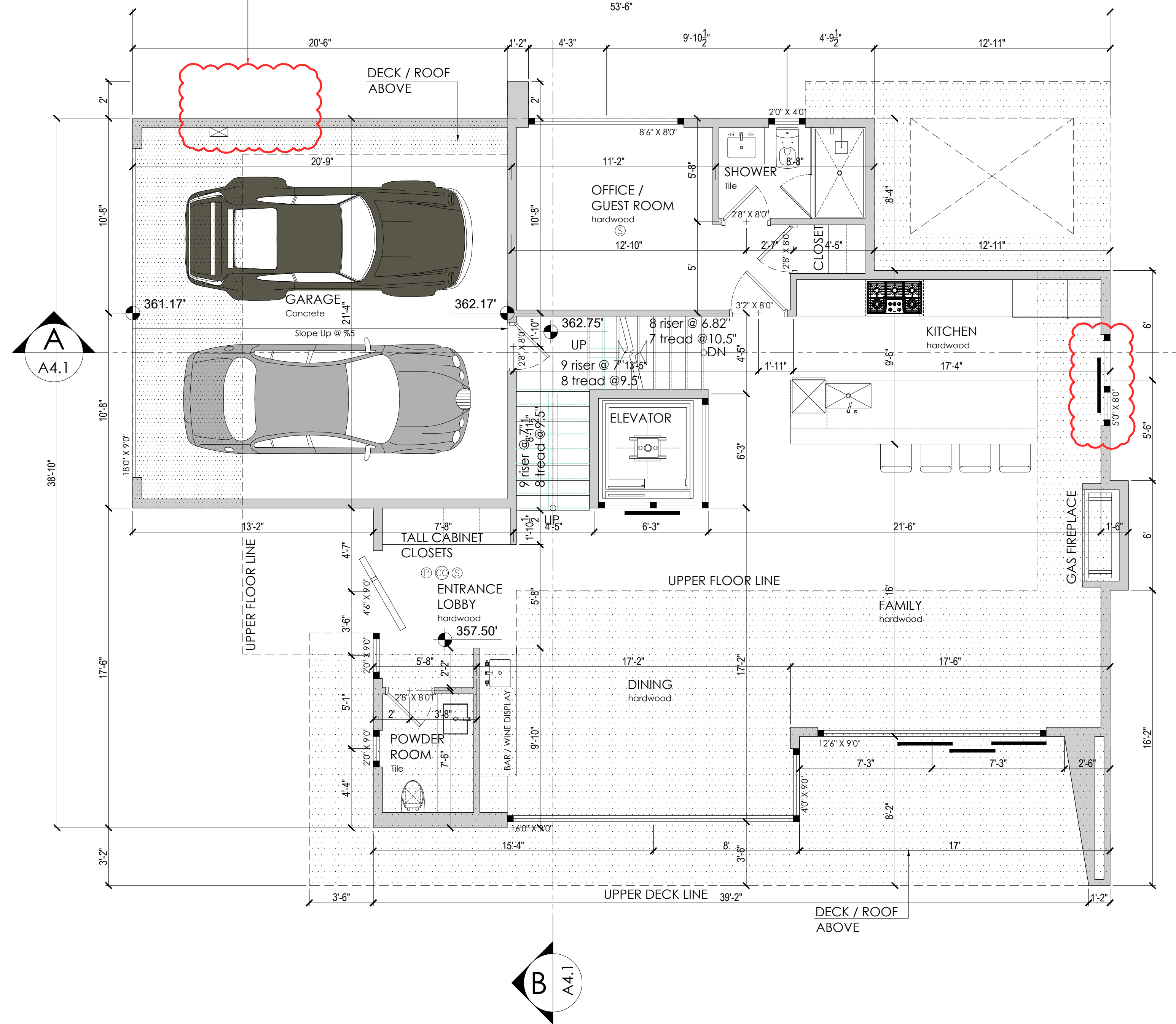
NOTES:

INTERCONNECTED HARDWIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED.

- ⊙ SMOKE DETECTOR
- ⊙ CO DETECTOR
- ☒ EXHAUST FAN ABOVE
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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)



MAIN FLOOR PLAN

1,647 S.F. (441 S.F. Garage Included)



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NOTES:

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

CIVIC ADDRESS:
1337 OTTAWA AVE.
WEST VANCOUVER, BC

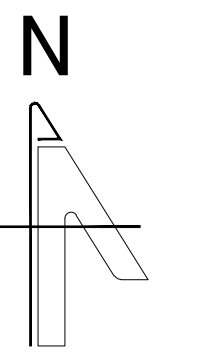
LEGAL DESCRIPTION:
PLAN 15681 DISTRICT LOT 1083
WEST 1/2 OF NORTH EAST 1/4
LOT A

LOT PID:
004-317-556

TITLE:
MAIN FLOOR PLAN

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"

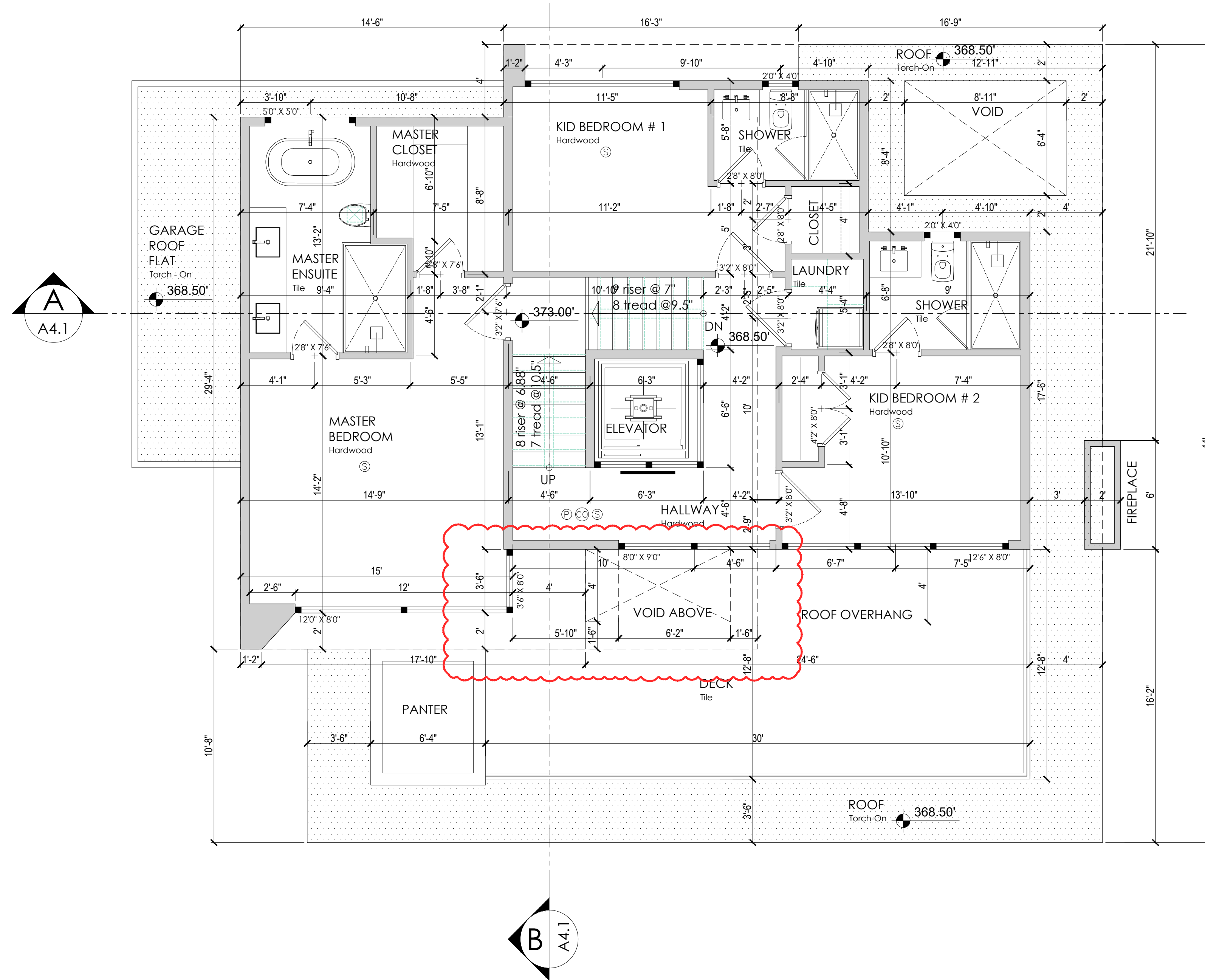
DWG NO.
A - 1.3

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.



UPPER FLOOR PLAN

1,073 S.F.



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 www.morezdesign.ca
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 T: 778-319-6489

NOTES:

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

CIVIC ADDRESS :
 1337 OTTAWA AVE.
 WEST VANCOUVER , BC

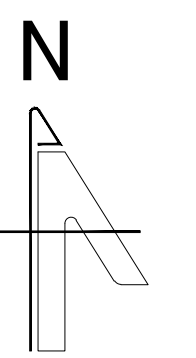
LEGAL DESCRIPTION :
 PLAN 15681 DISTRICT LOT 1083
 WEST 1/2 OF NORTH EAST 1/4
 LOT A

LOT PID :
 004-317-556

TITLE :
 UPPER FLOOR PLAN

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 - 1.4

NOTES:

INTERCONNECTED HARDWIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED.

☉ SMOKE DETECTOR

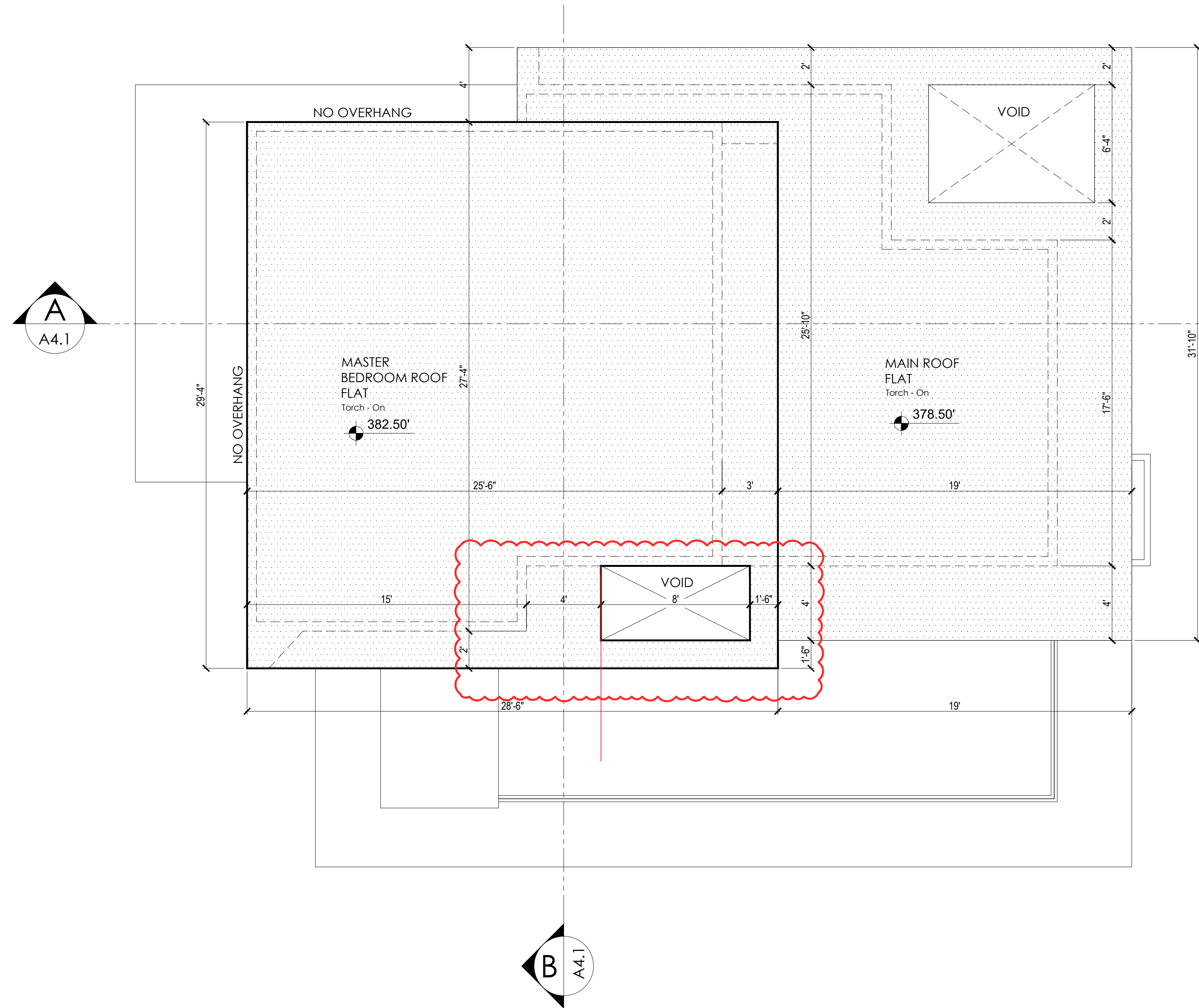
☼ CO DETECTOR

☒ 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.



ROOF PLAN



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T: 778-319-6489

NOTES:

PROJECT:

PROPOSED SUBDIVISION
SINGLE FAMILY
WITH LEGAL SUITE
(WEST 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

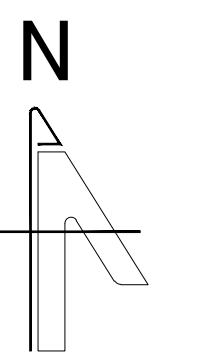
TITLE :

ROOF FLOOR PLAN

CLIENT:

RAMIN BAGHERI

NORTH ARROW



CAD FILE:

DESIGN BY :

MOREZ DESIGN INC

DATE:

FEBRUARY 19th 2024

REV- 01 : MAY 30th 2025

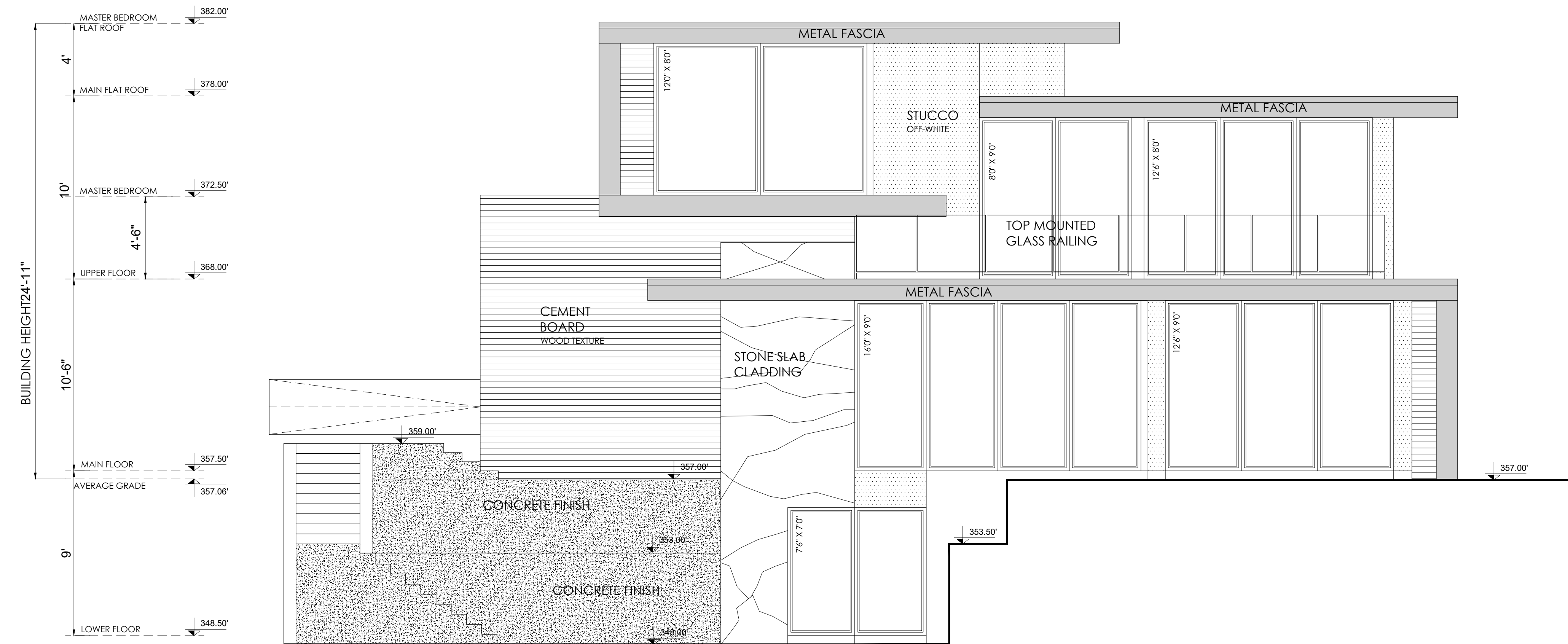
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SCALE:

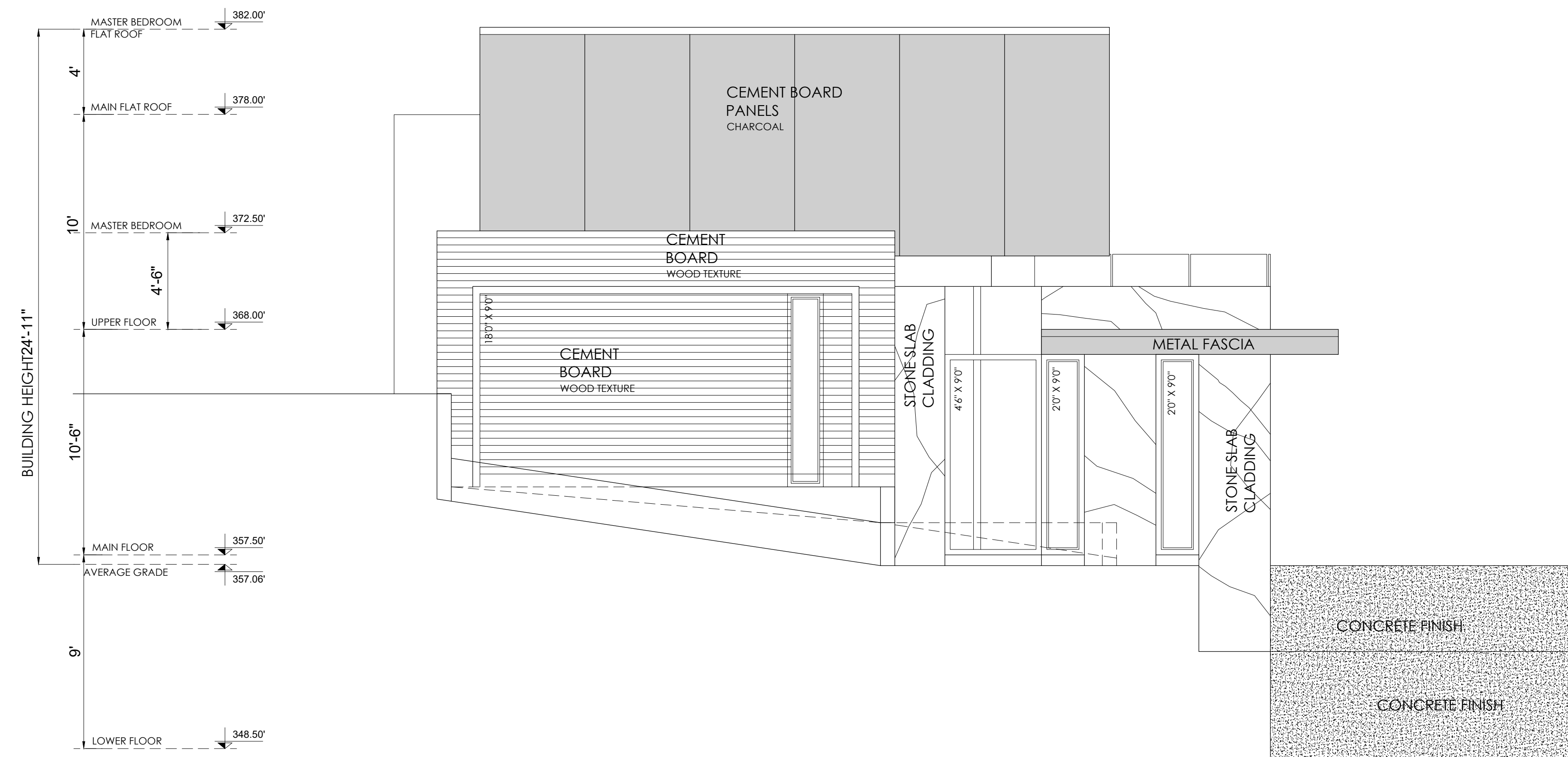
1/4" = 1'-0"

DWG NO.

A - 1.5



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 TO MIDDLE OF LANE	MAXIMUM ALLOWABLE UNPROTECTED OPENING % OF EXPOSING BUILDING FACE AREA	PROPOSED UNPROTECTED OPENING
550 SQ.FT. OR 51 SQ.M.	27.50 FT. OR 8.38 M.	99 % = 544 SQ.FT.	80 SQ.FT.

NOTES:

PROJECT:
 PROPOSED SUBDIVISION
 SINGLE FAMILY
 WITH LEGAL SUITE
 (WEST 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:
 ELEVATIONS

CLIENT:
 RAMIN BAGHERI

NORTH ARROW

CAD FILE:

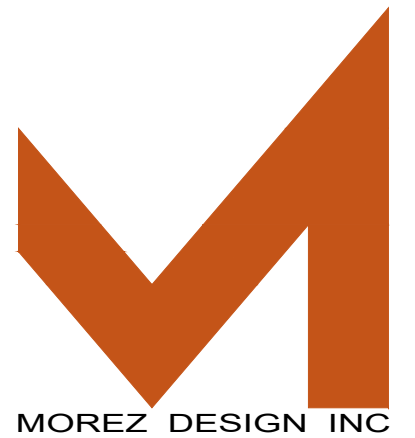
DESIGN BY:
 MOREZ DESIGN INC

DATE:
 FEBRUARY 19th 2024

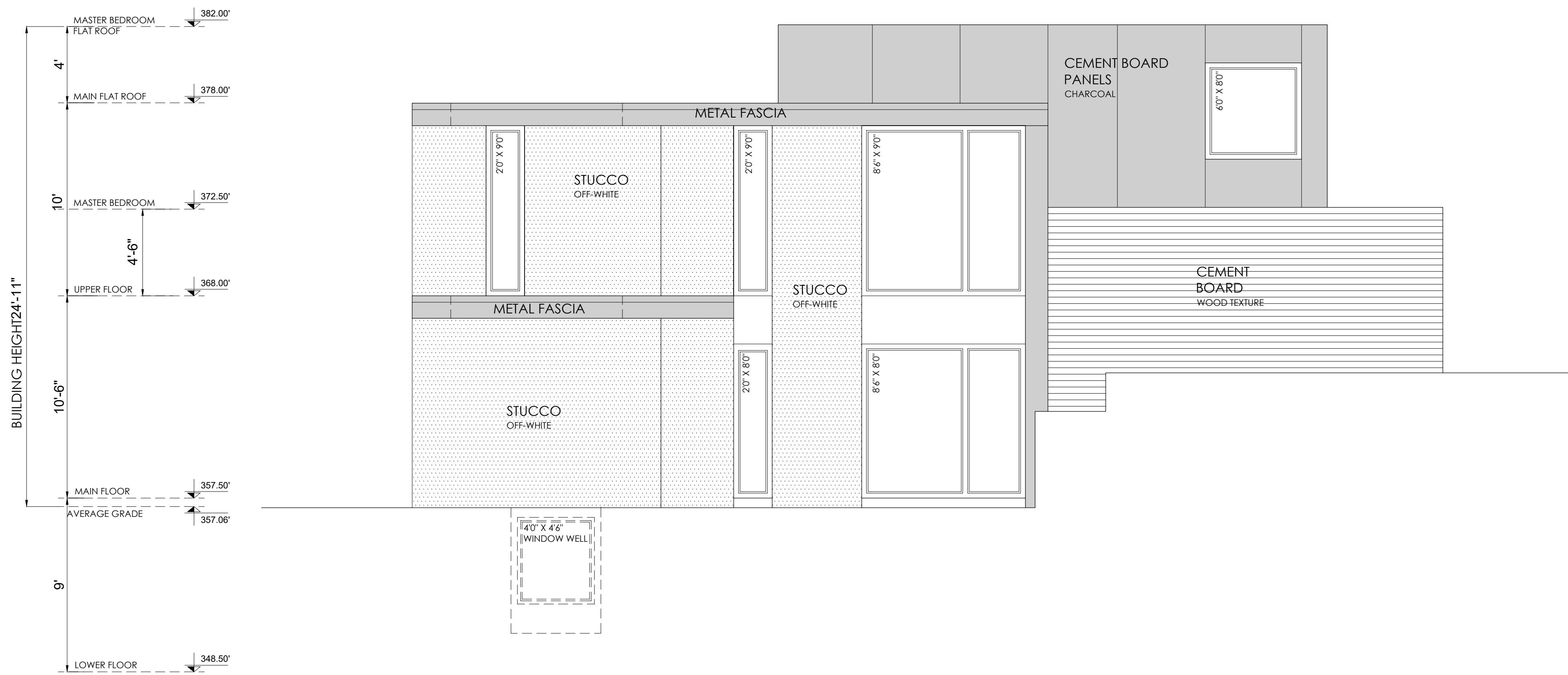
REV- 01 : MAY 30th 2025
 REV- 02 :

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

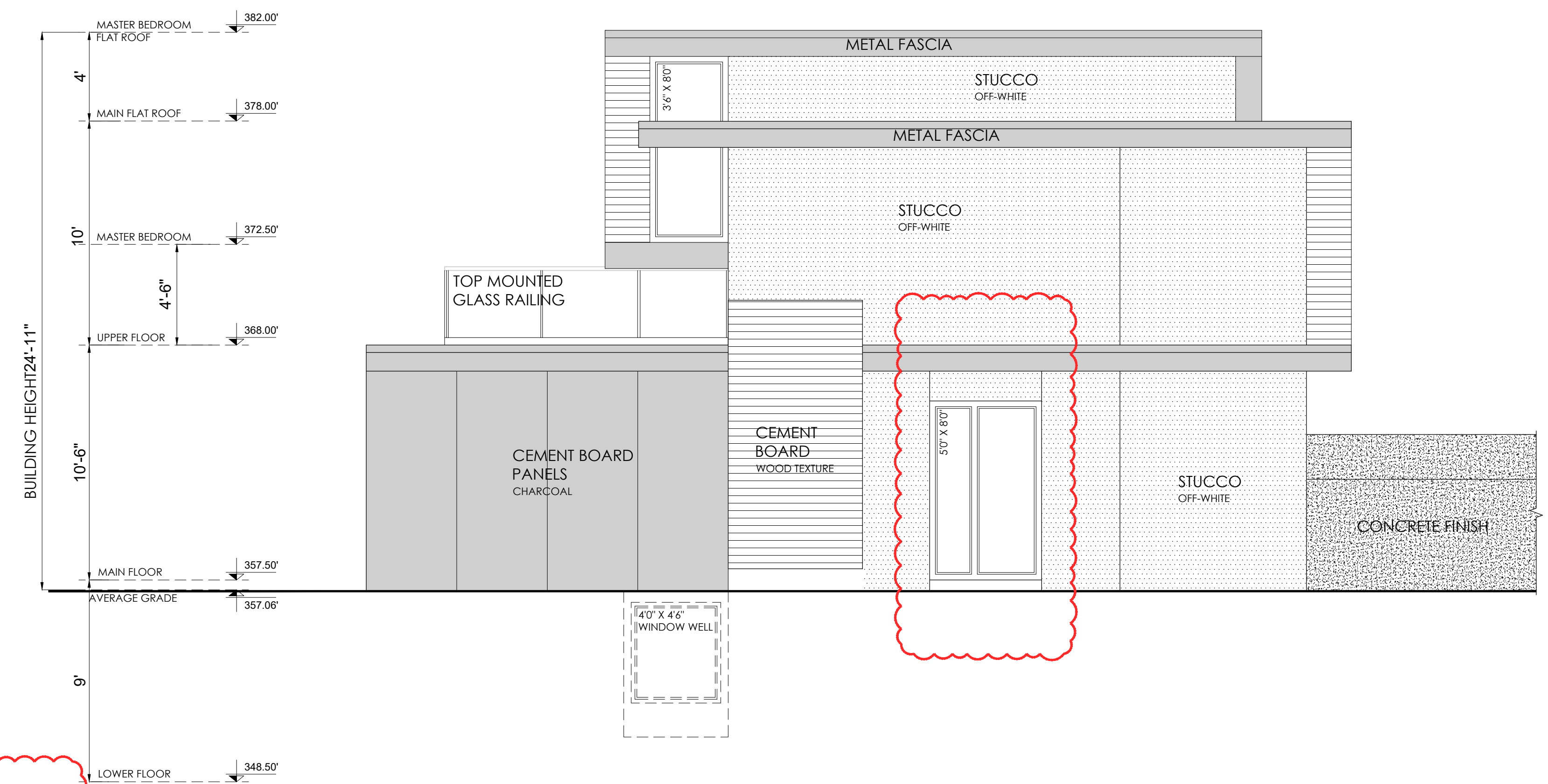
DWG NO.
 A - 2.1



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NORTH ELEVATION



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
770 SQ.FT. OR 71.50 SQ.M.	7.5 FT. OR 2.29 M.	9% = 69.3 SQ.FT.	69 SQ.FT.

NOTES:

PROJECT:
 PROPOSED SUBDIVISION
 SINGLE FAMILY
 WITH LEGAL SUITE
 (WEST 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:
 ELEVATIONS

CLIENT:
 RAMIN BAGHERI

NORTH ARROW

CAD FILE:

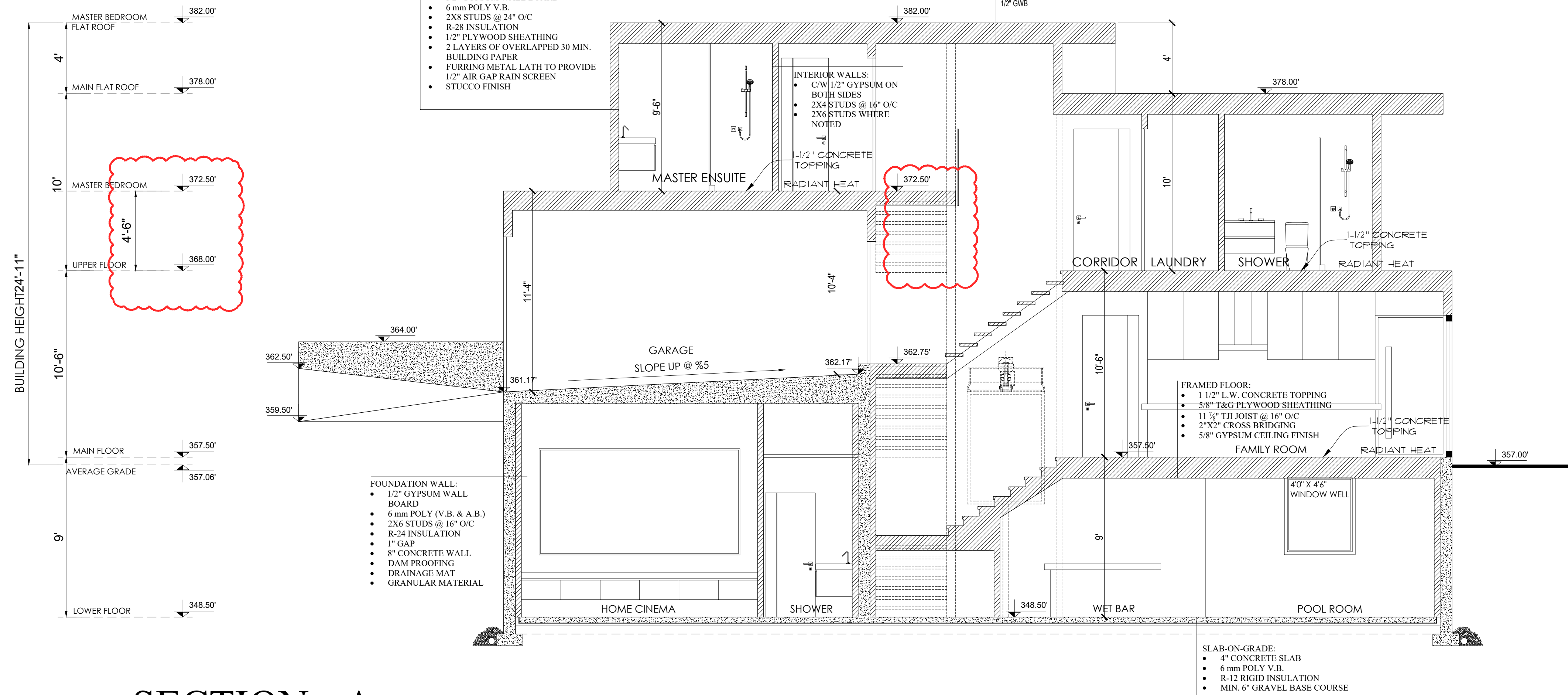
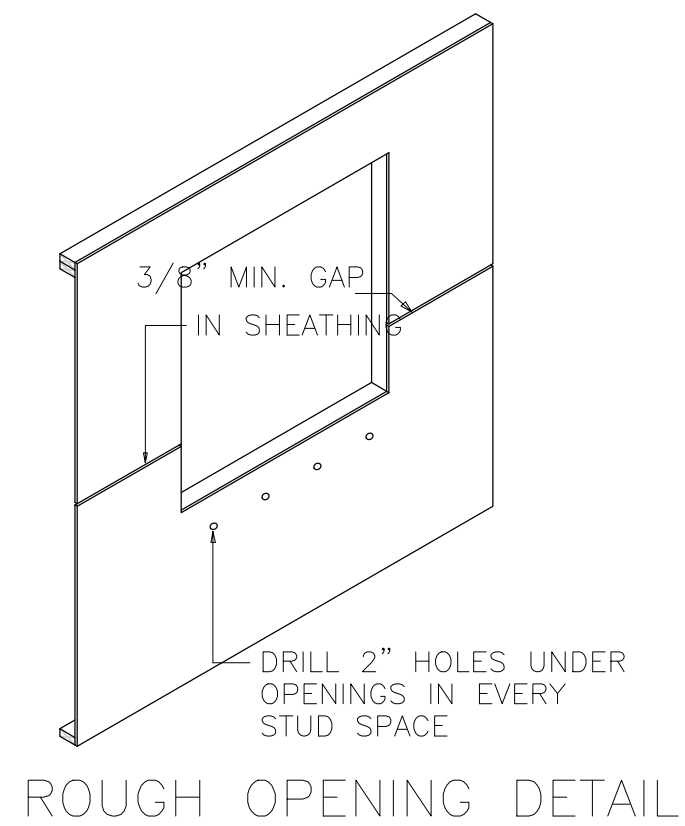
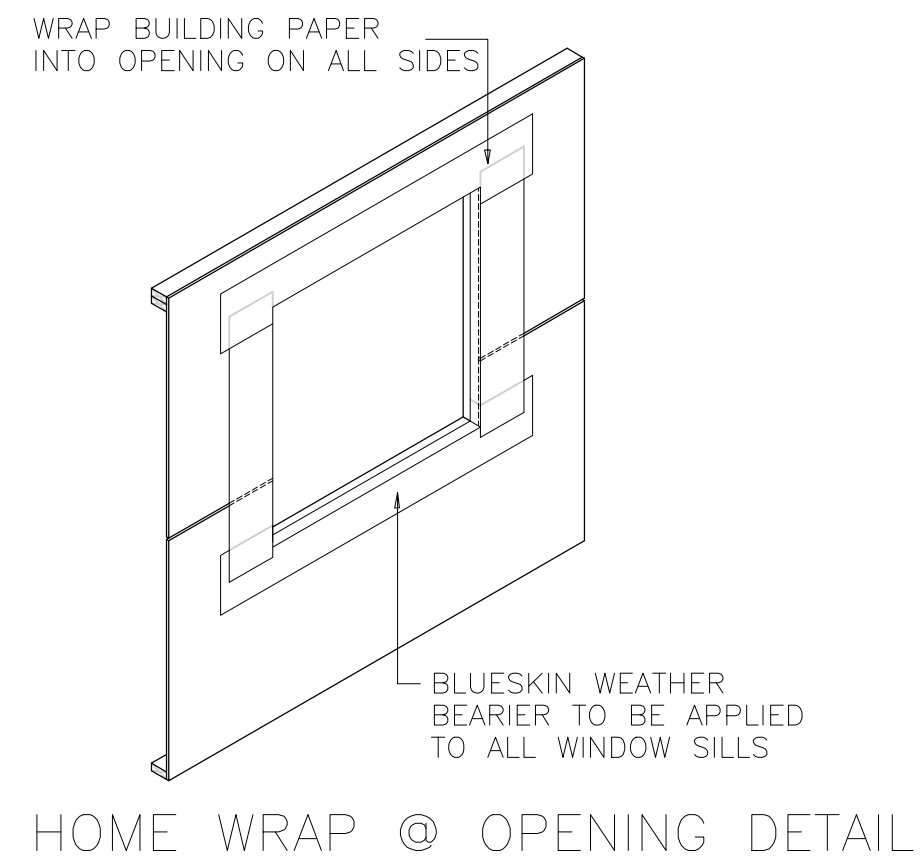
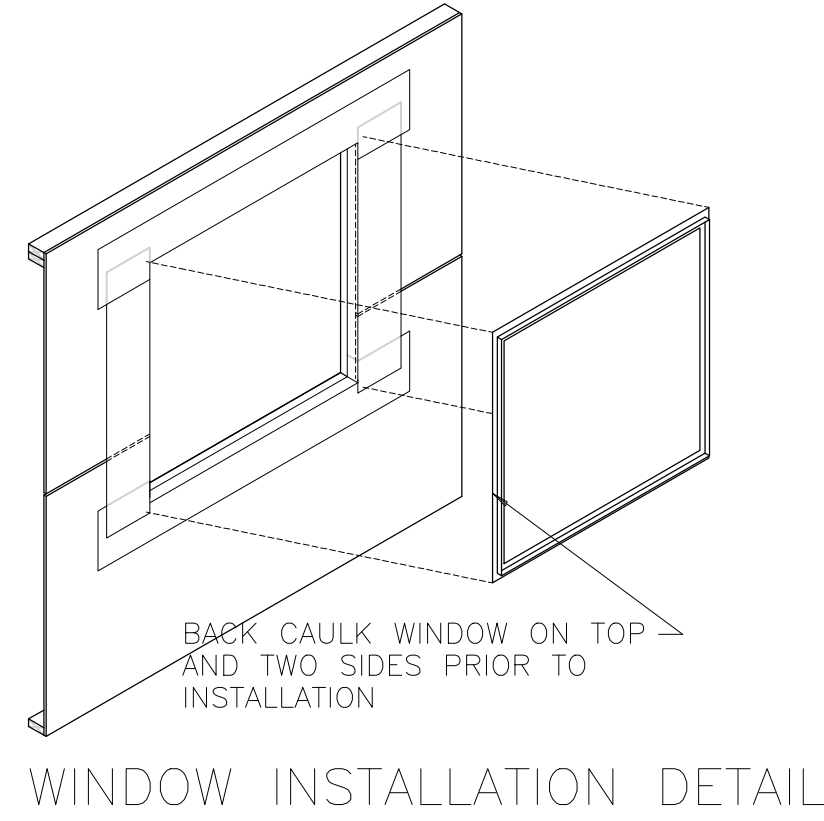
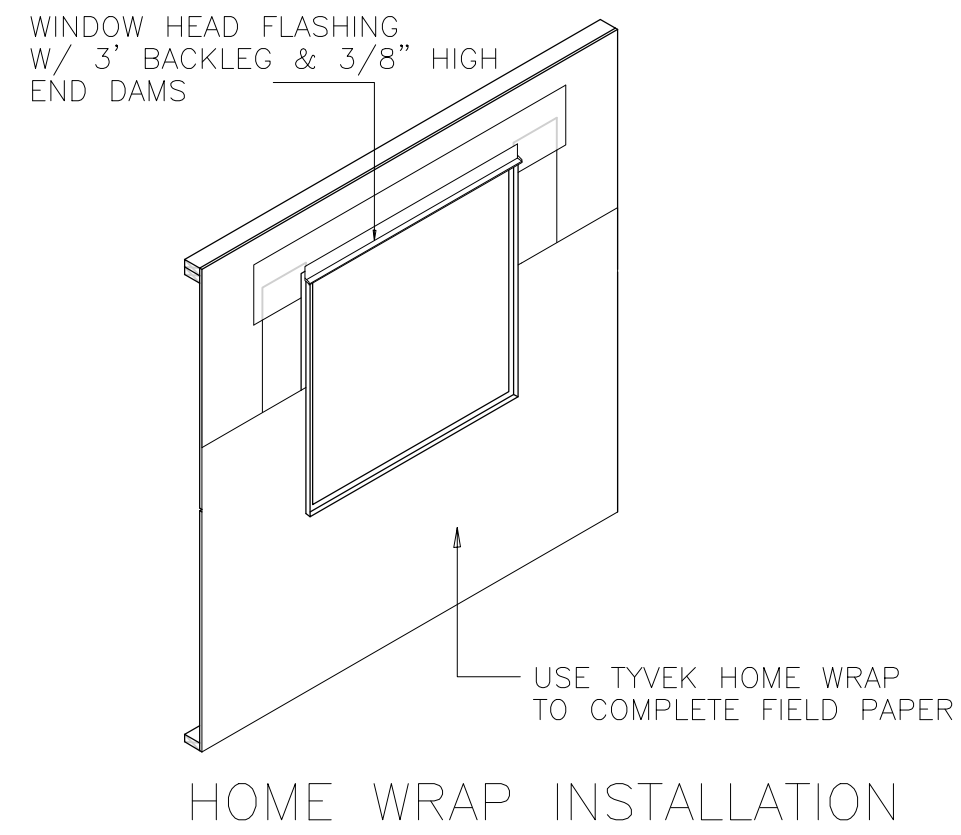
DESIGN BY:
 MOREZ DESIGN INC

DATE:
 FEBRUARY 19th 2024

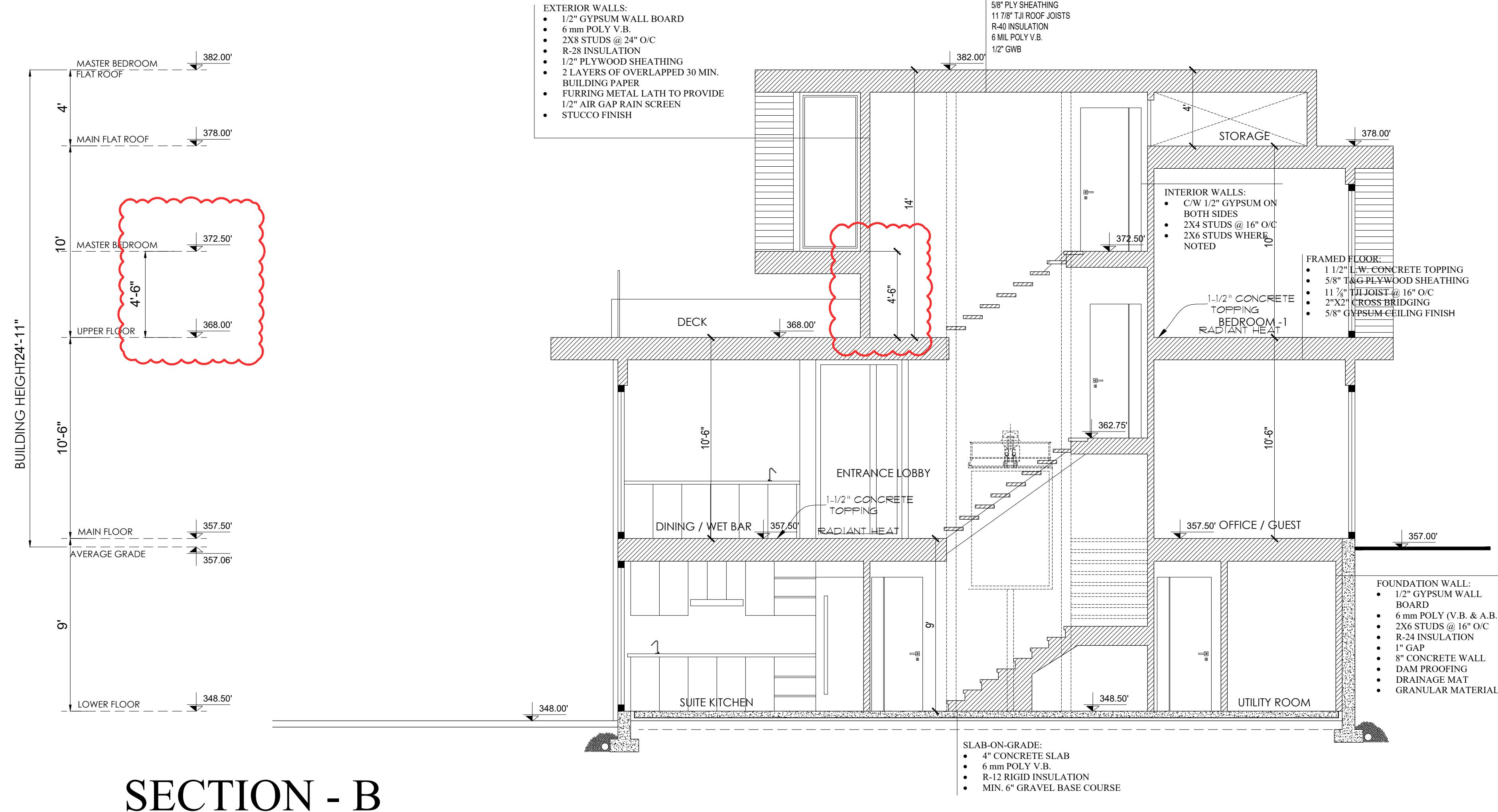
REV-01: MAY 30th 2025
 REV-02:

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

DWG NO.
 A - 2.2



SECTION - A



SECTION - B

NOTES:

PROJECT:

PROPOSED SUBDIVISION
SINGLE FAMILY
WITH LEGAL SUITE
(WEST 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:

SECTIONS

CLIENT:

RAMIN BAGHERI

NORTH ARROW

CAD FILE:

DESIGN BY:

MOREZ DESIGN INC

DATE:

FEBRUARY 19th 2024

REV- 01 : MAY 30th 2025

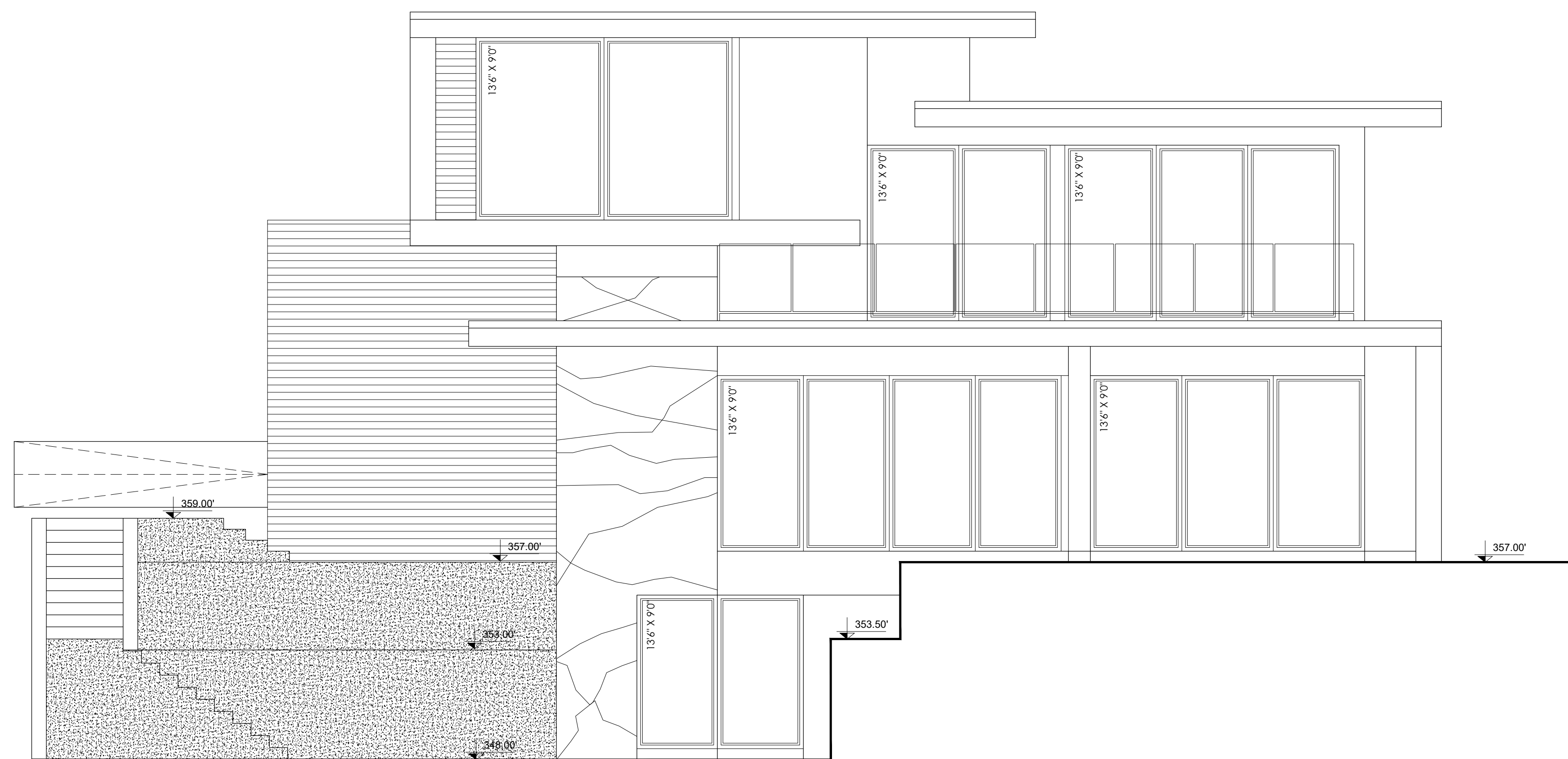
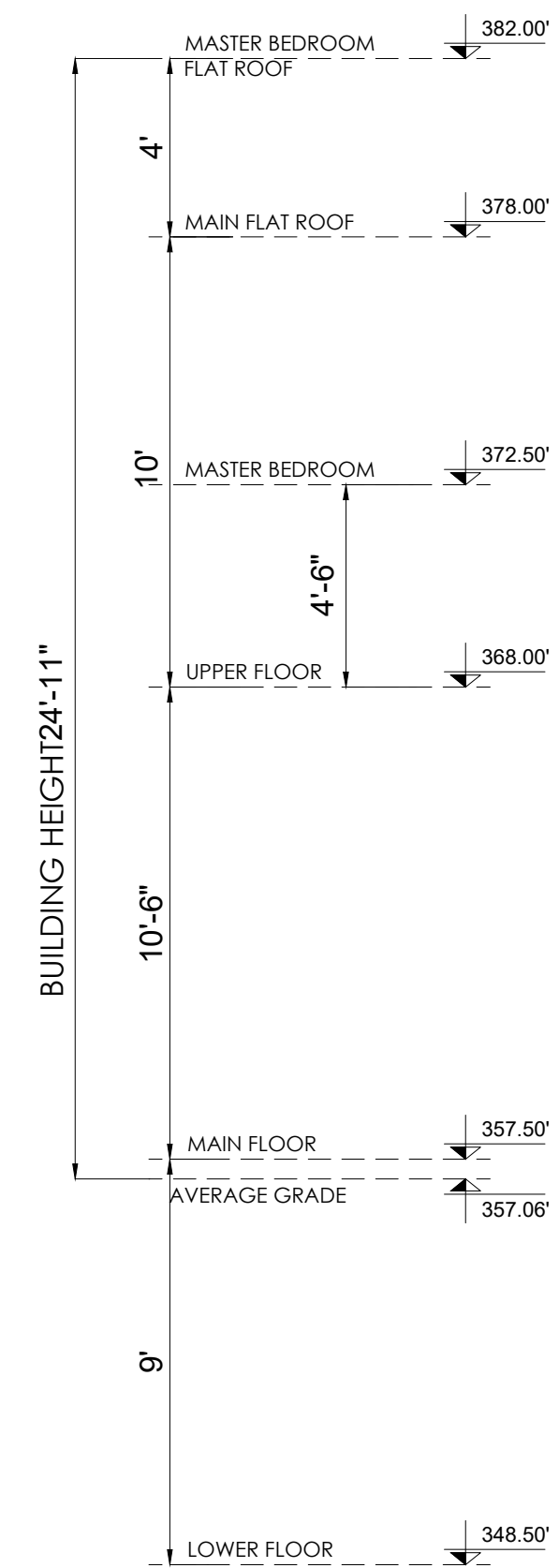
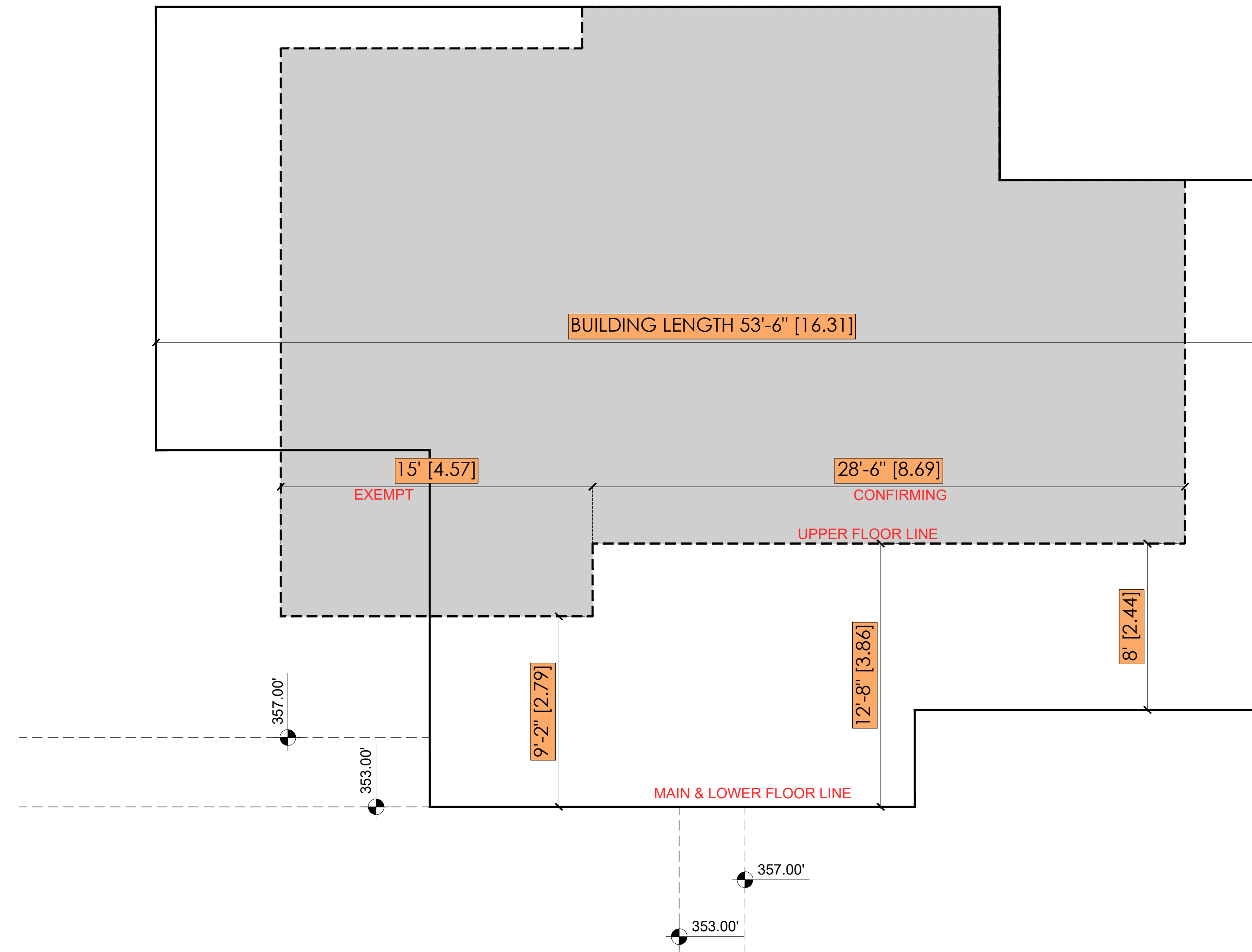
REV- 02 :

SCALE:

1/4" = 1'-0"

DWG NO.

A - 3.1



SOUTH ELEVATION

NOTES:

PROJECT:
 PROPOSED SUBDIVISION
 SINGLE FAMILY
 WITH LEGAL SUITE
 (WEST 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:
 HIGHEST BUILDING FACE
 CALCULATION

CLIENT:
 RAMIN BAGHERI

NORTH ARROW

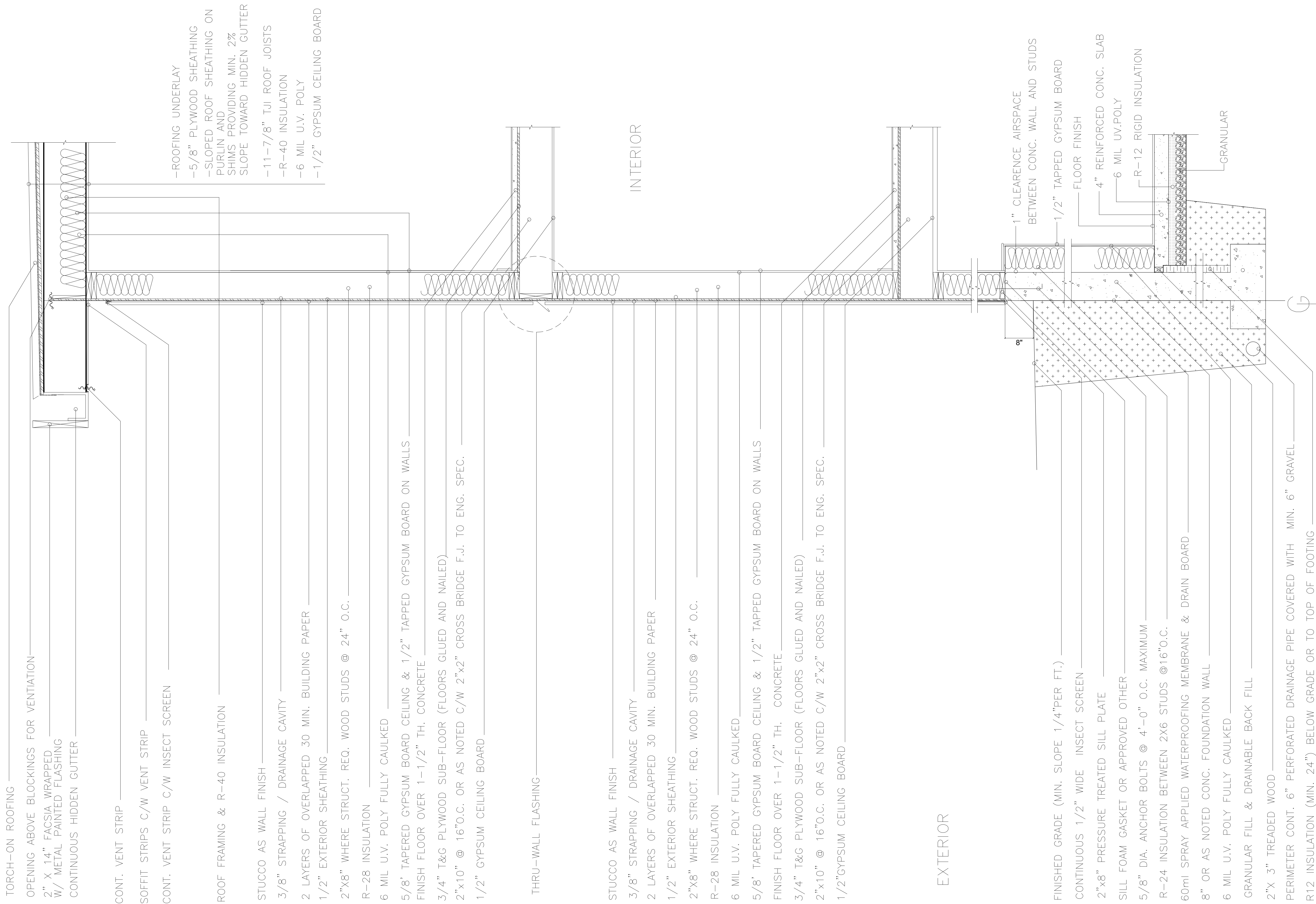
CAD FILE:

DESIGN BY:
 MOREZ DESIGN INC

DATE:
 FEBRUARY 19th 2024

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

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

- 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

INTERIOR

- 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

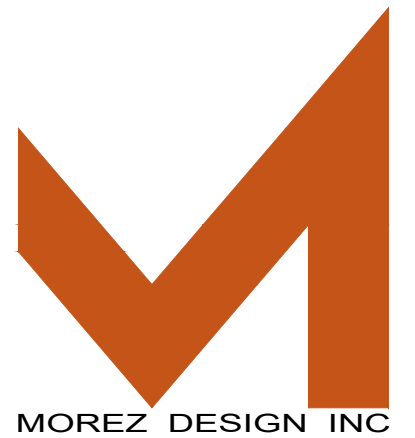
EXTERIOR

- 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
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NOTES:	
PROJECT:	PROPOSED SUBDIVISION SINGLE FAMILY WITH LEGAL SUITE (WEST 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:

PROJECT:
**PROPOSED SUBDIVISION
 SINGLE FAMILY
 WITH LEGAL SUITE
 (WEST 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:

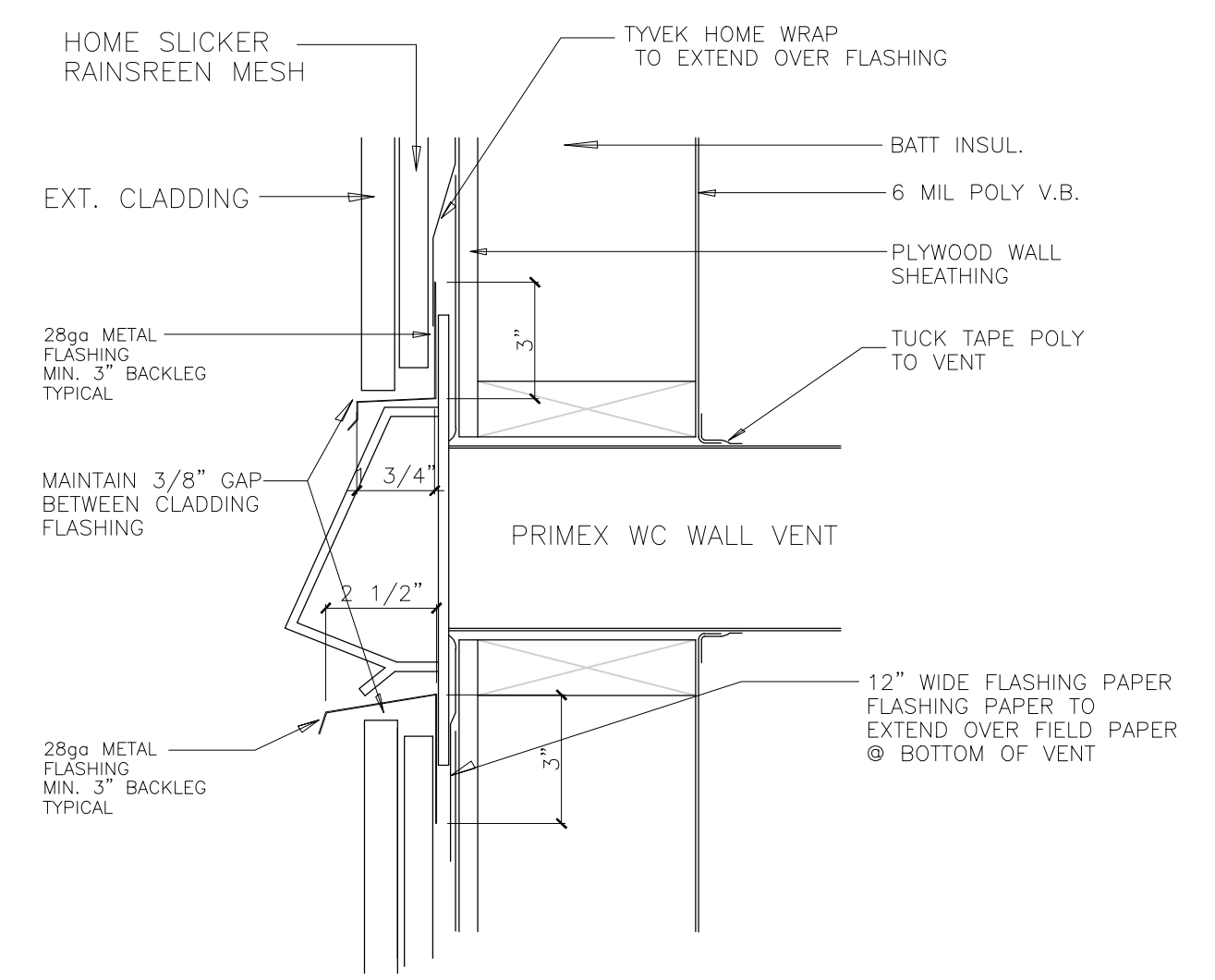
DESIGN BY:
MOREZ DESIGN INC

DATE:
FEBRUARY 19th 2024

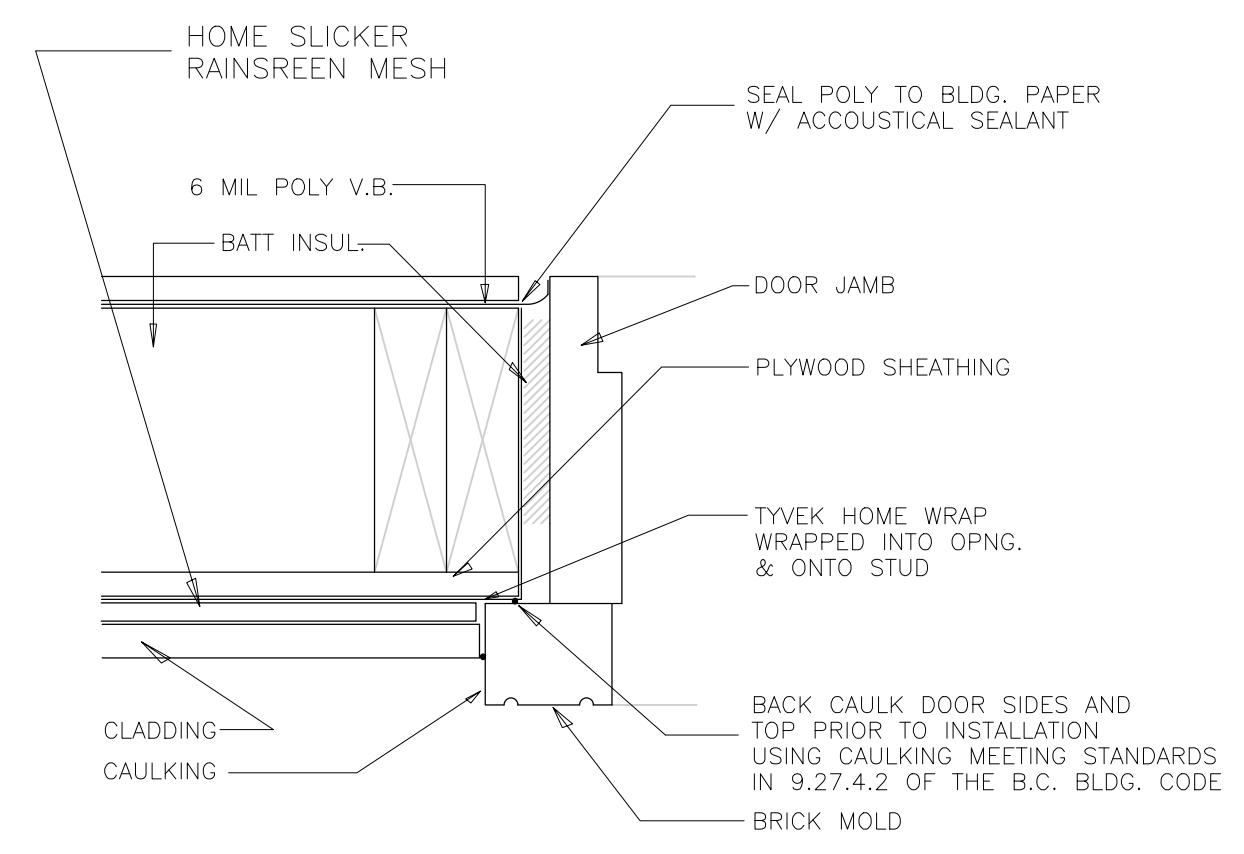
REV- 01 : **MAY 30th 2025**

REV- 02 :

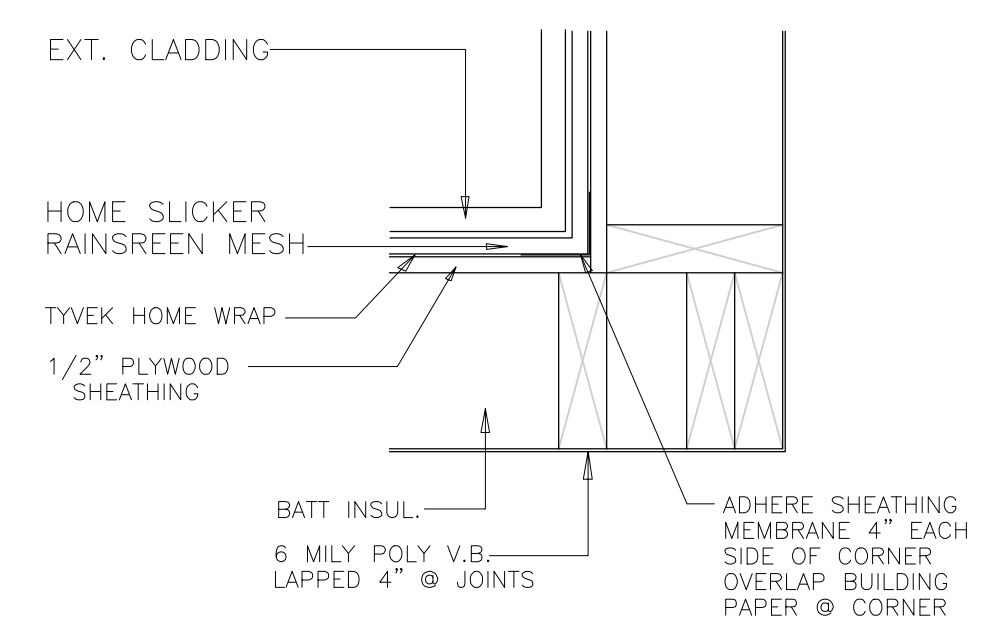
SCALE: **1/4" = 1'-0"** DWG NO. **A - 4.2**



WALL VENT DETAIL

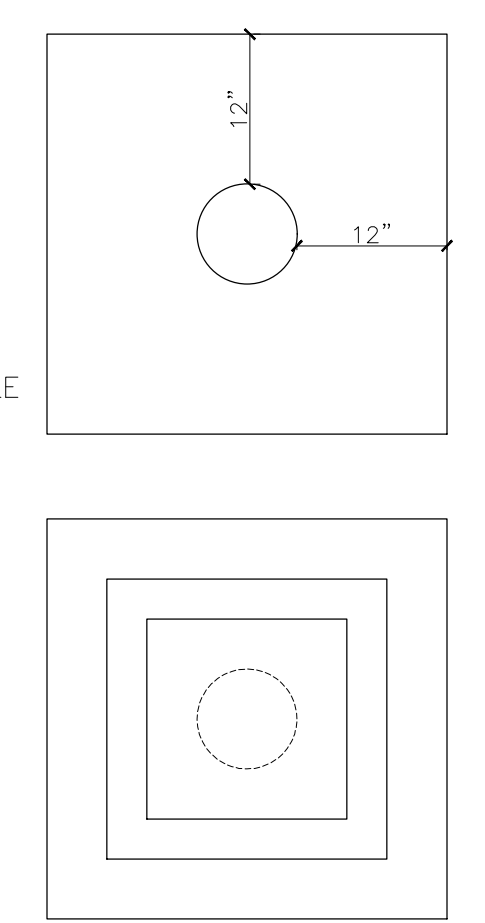


DOOR JAMB DETAIL
 SCALE: 3"=1'

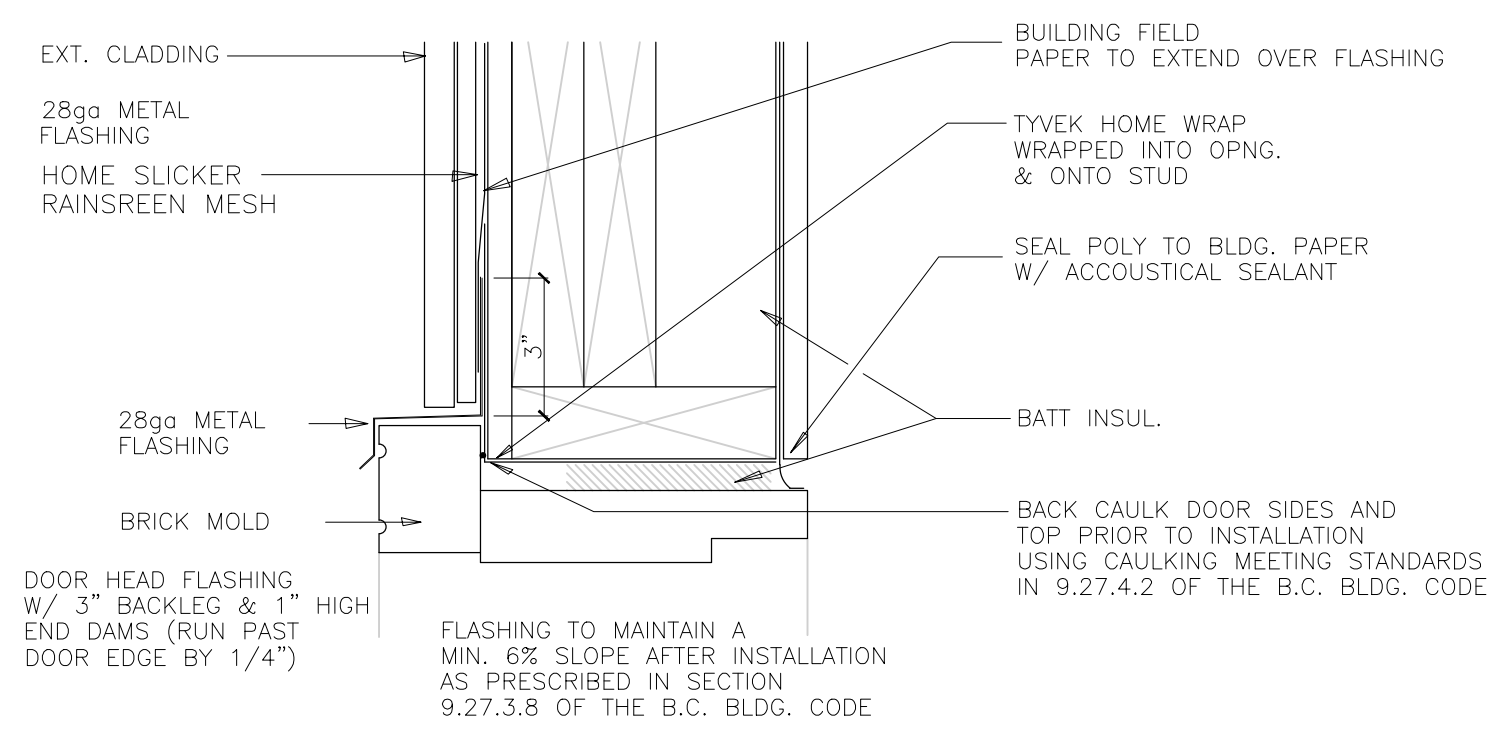


INTERIOR CORNER DETAIL
 2"=1'

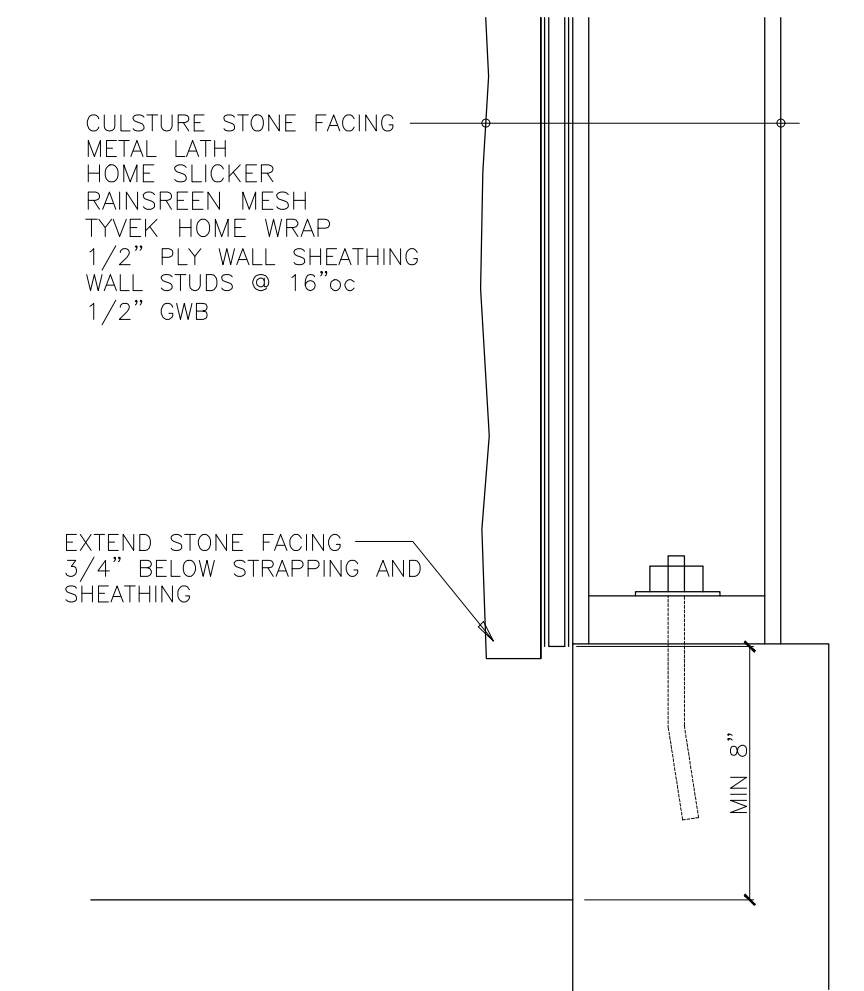
1. SHEET METAL CONTRACTOR TO LAYOUT CORRECT SIZE OF HOLE FOR DIAMETER OF DUCT
2. FRAMER TO CUT ROUND HOLE TO MATCH SIZE OF DUCT.
3. INSTALL ONE LAYER OF TYVEK HOME WRAP 12" BEYOND ALL SIDES OF HOLE IN WALL.
4. FASTEN VENT TO WALL
5. APPLY FIELD PAPER WRAP TO WALL (TUCK TAPE TO VENT FLANGES ON ALL 4 SIDES)



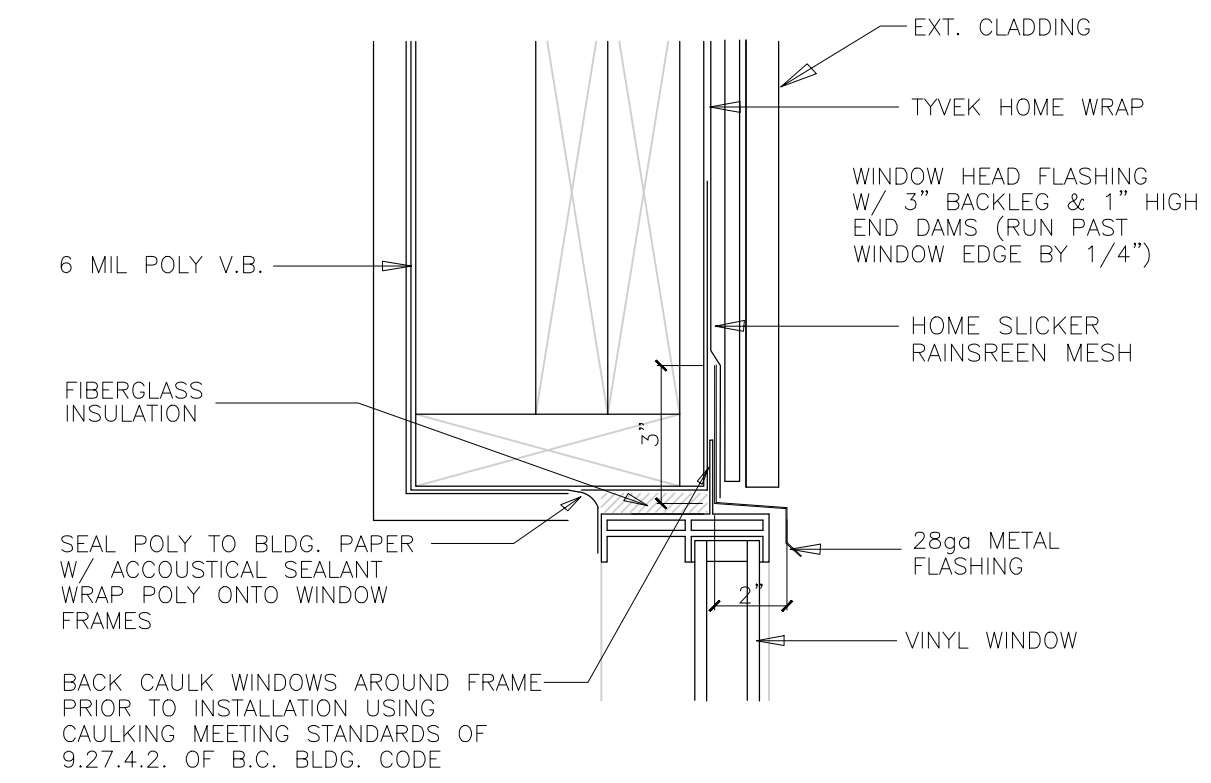
WALL VENT CAP INSTALLATION



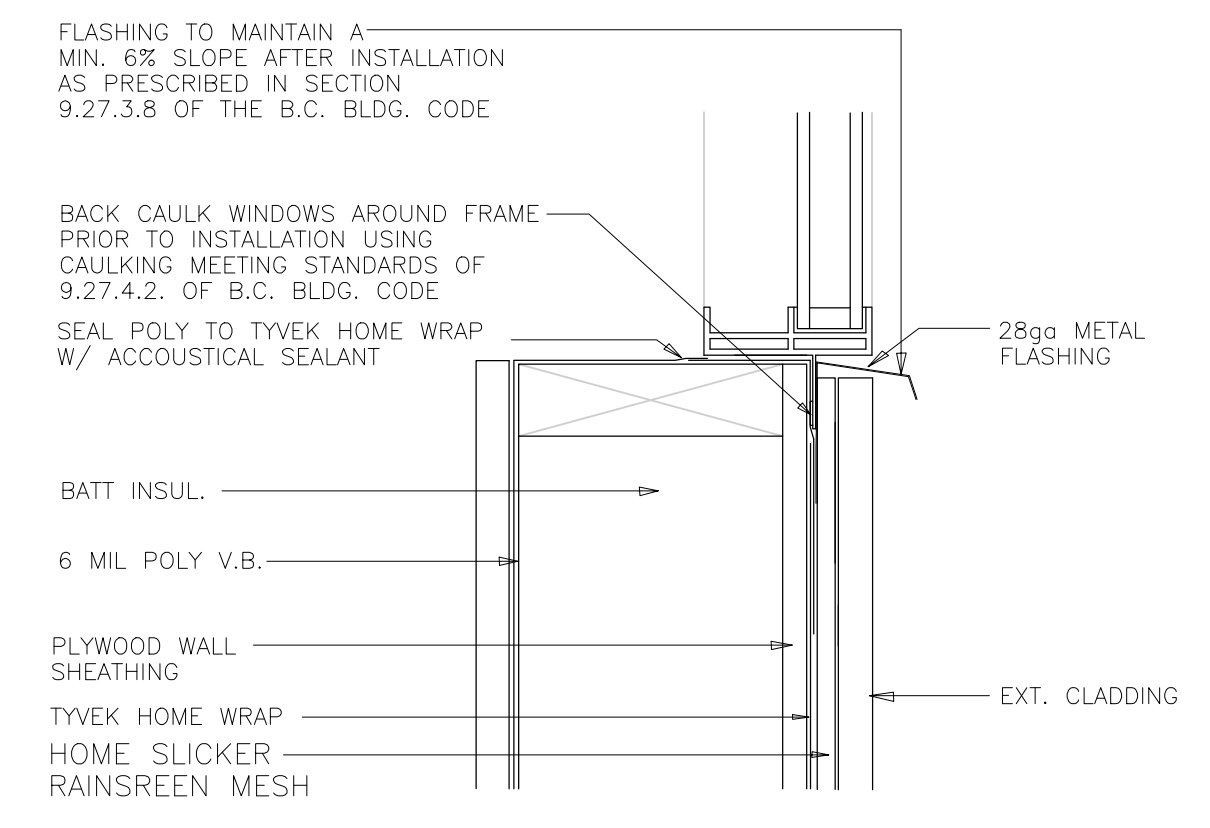
DOOR HEADER DETAIL
 SCALE: 3"=1'



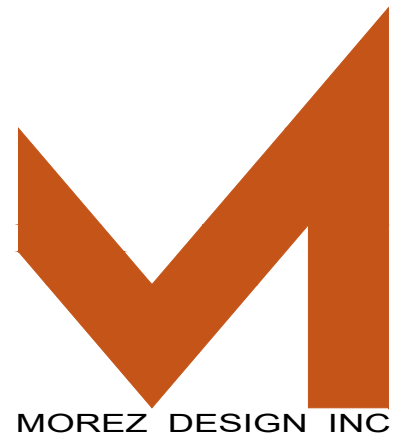
STONE FACING WALL SECTION
 SCALE: 2"=1'



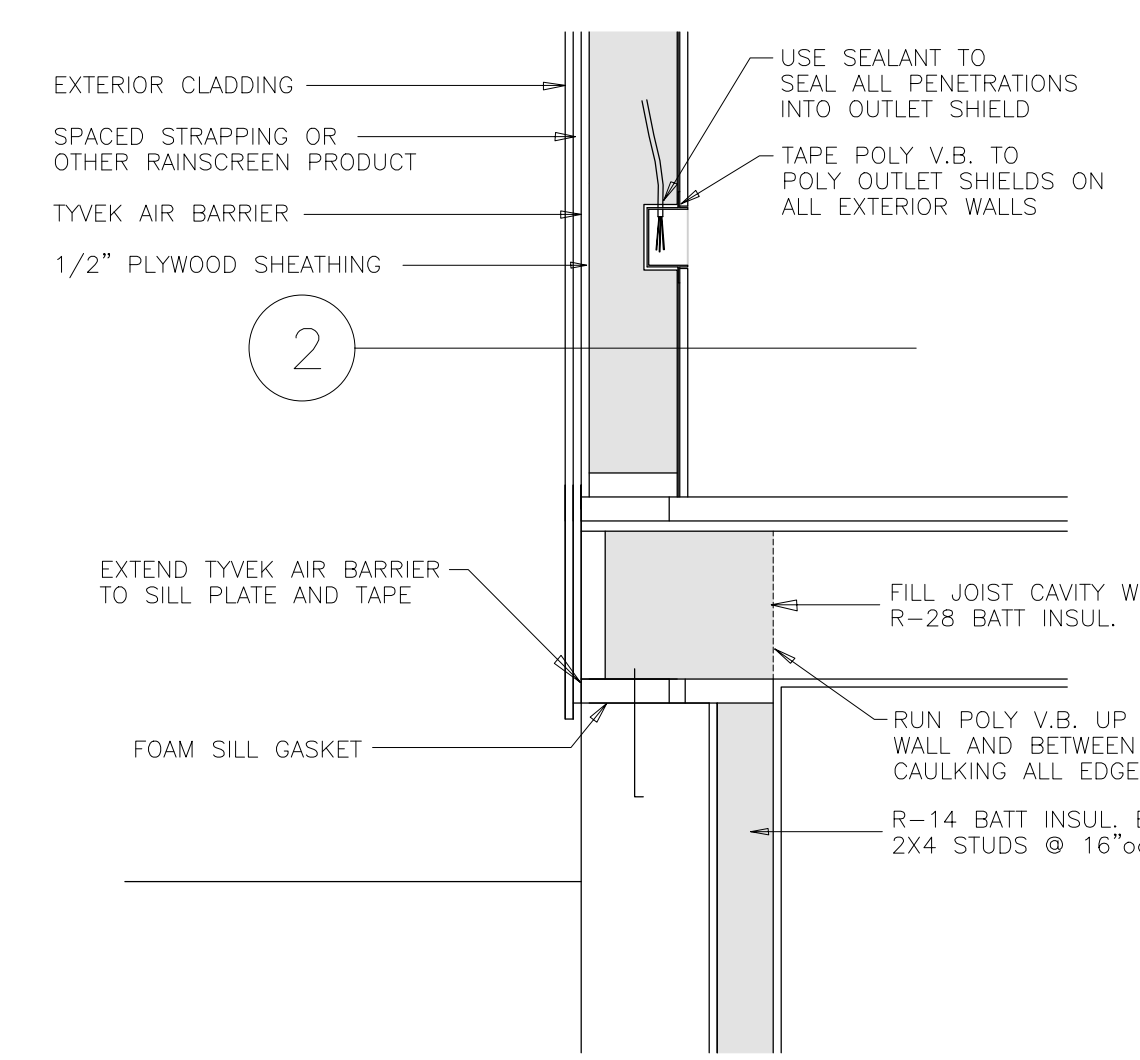
WINDOW HEAD DETAIL
 SCALE: 3"=1'



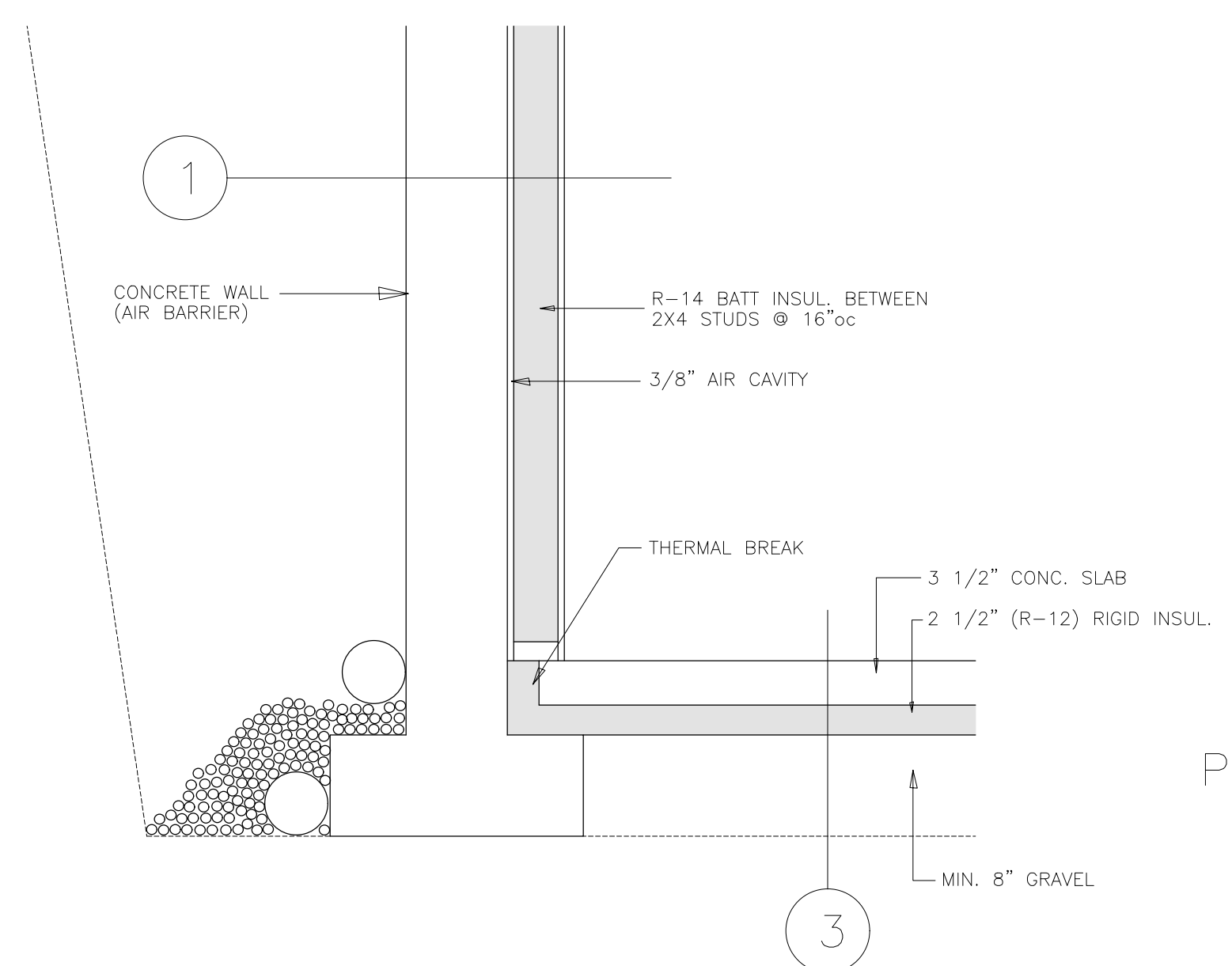
WINDOW SILL DETAIL
 SCALE: 3"=1'



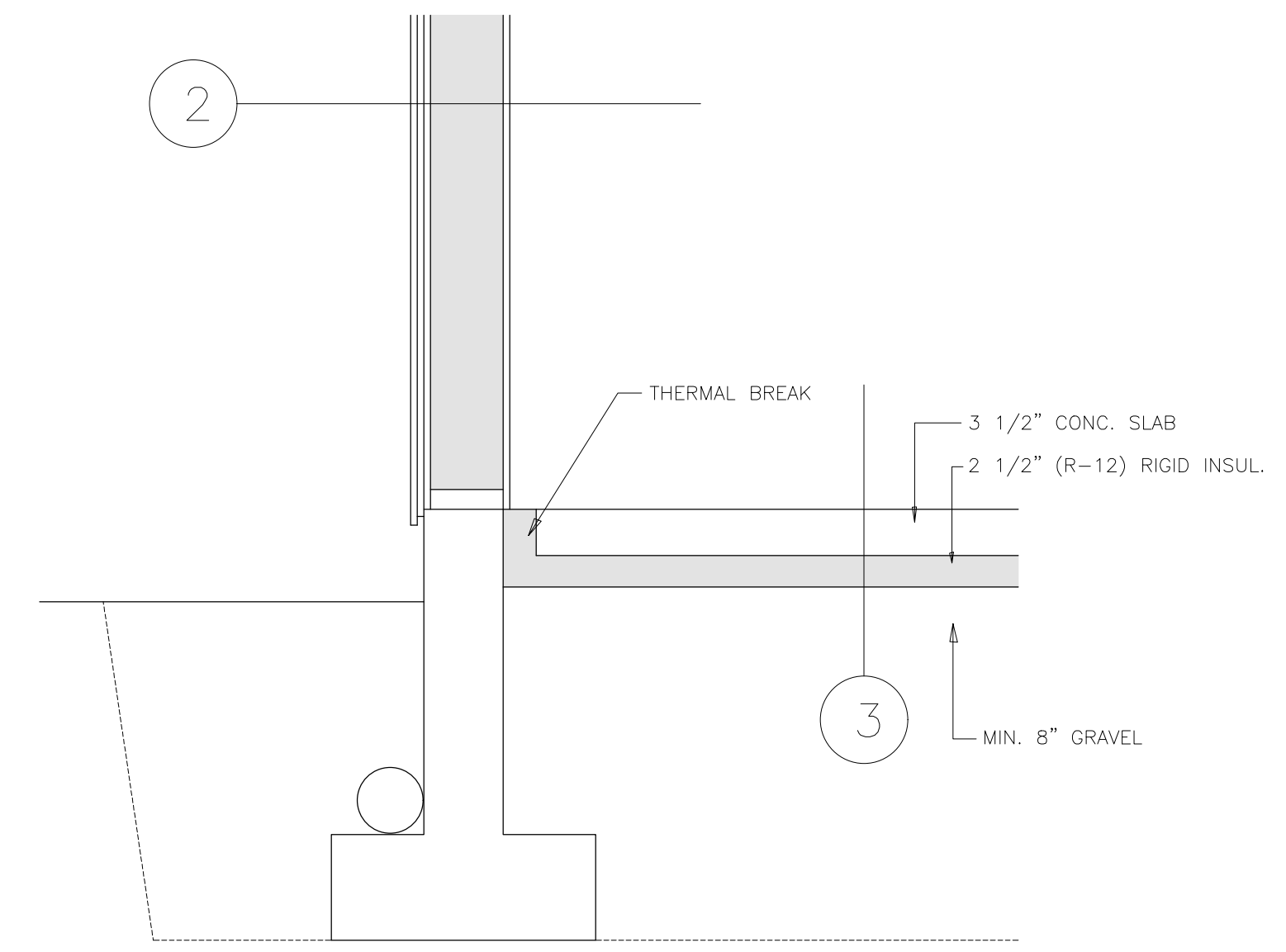
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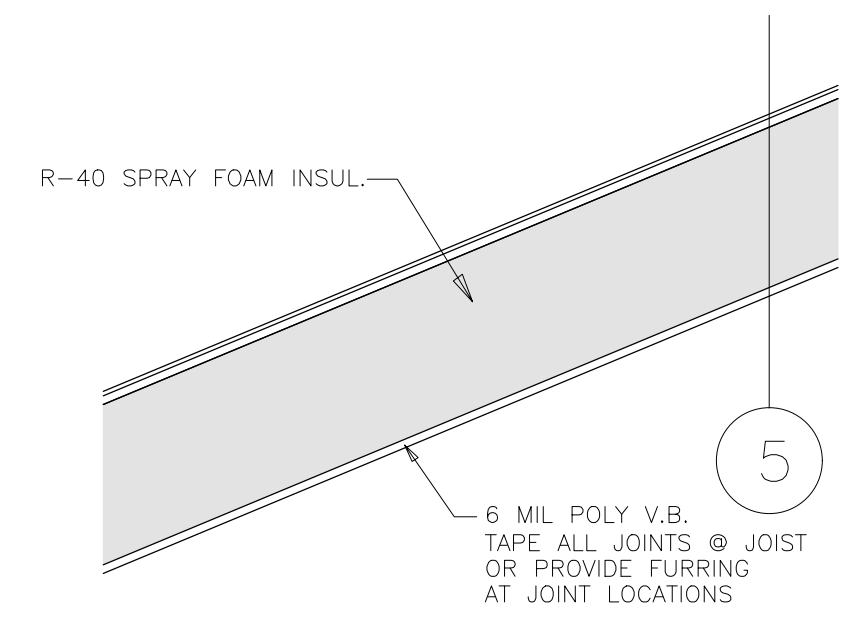
ABOVE GRADE WALL ASSEMBLY
1"=1'-0"



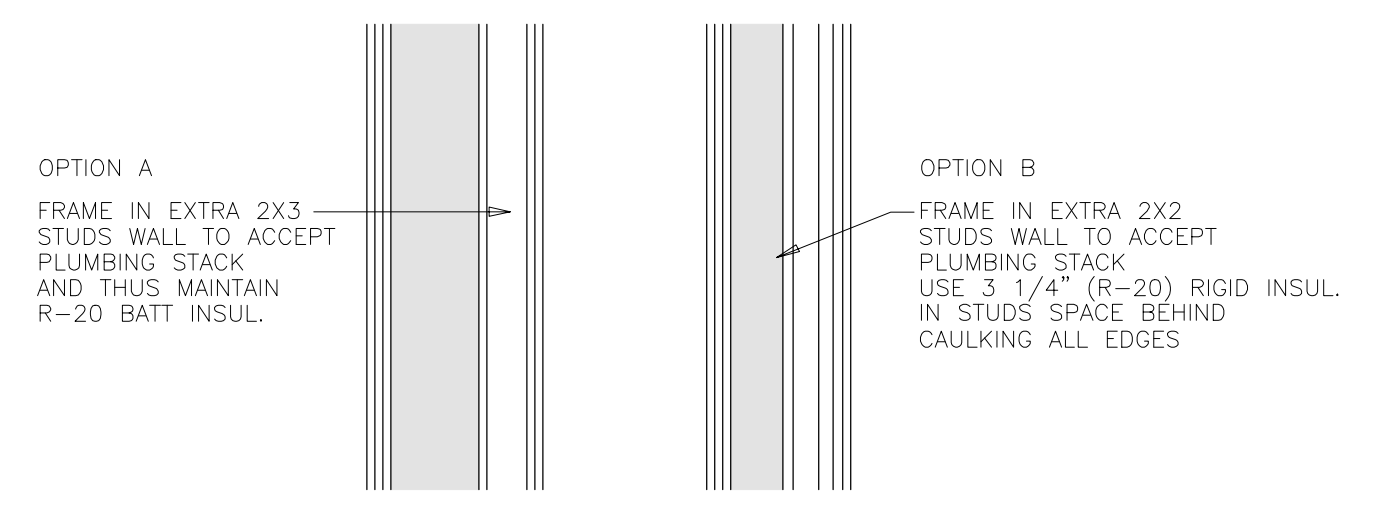
BELOW GRADE WALL ASSEMBLY
1"=1'-0"



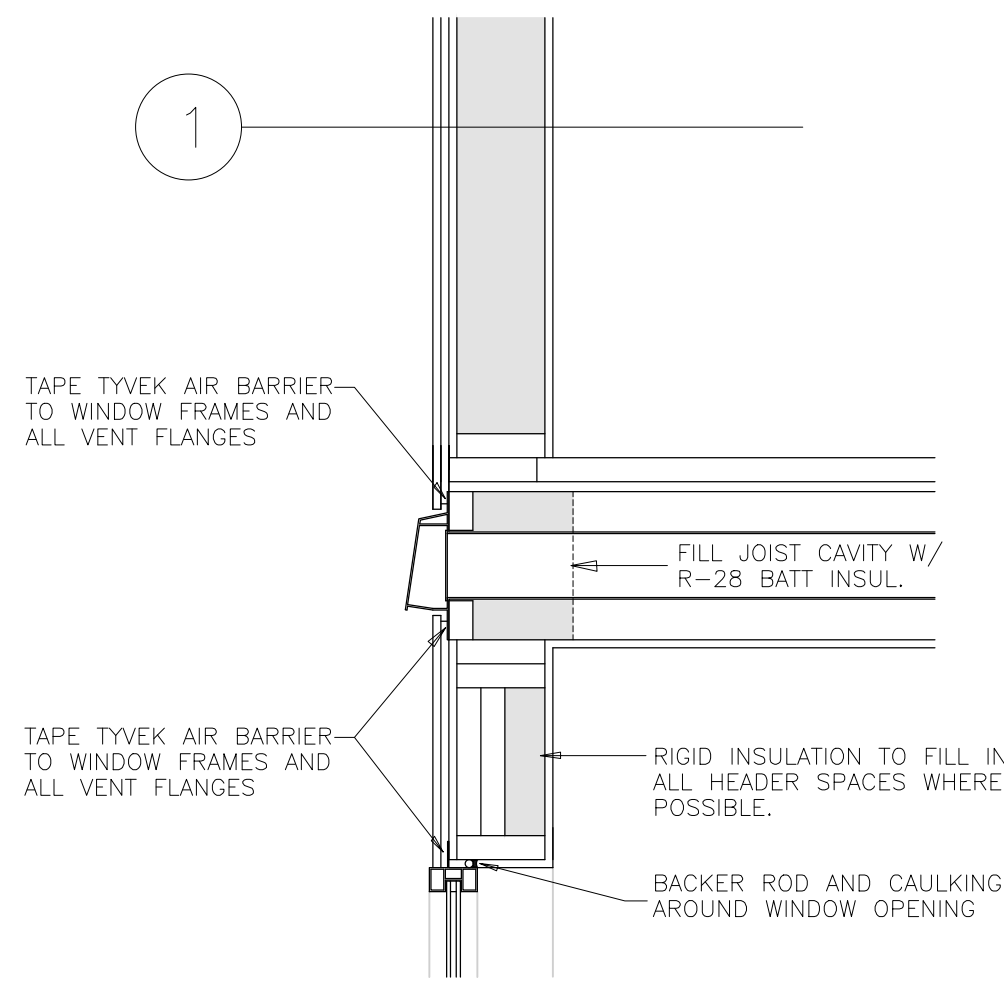
HEATED SLAB ON GRADE ASSEMBLY
1"=1'-0"



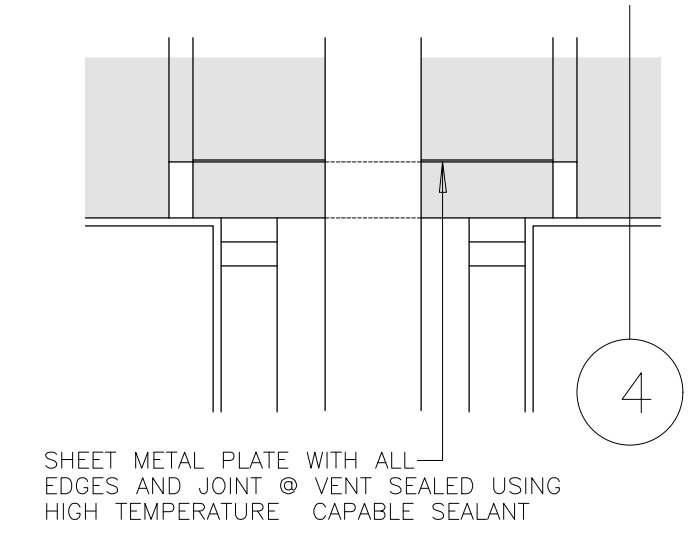
VAULTED CEILINGS & FLAT ROOF
1"=1'-0"



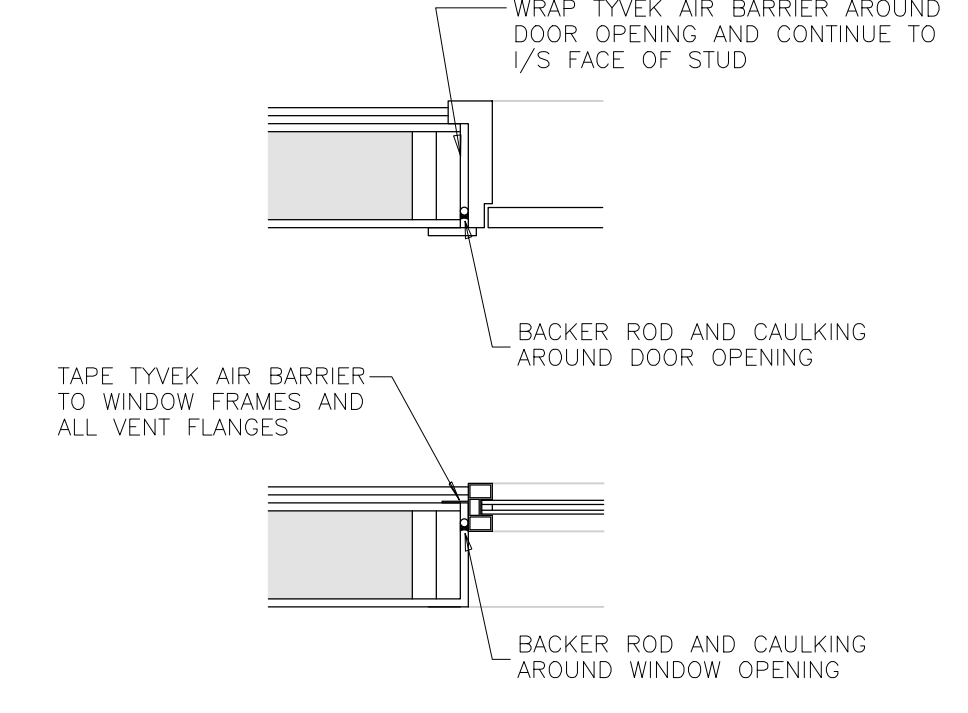
PLUMBING OF ELECTRICAL PANELS ON EXTERIOR WALLS
1"=1'-0"



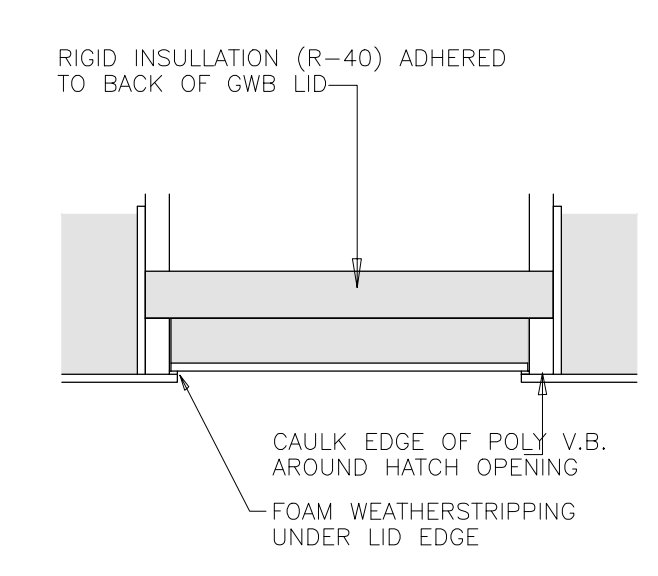
RIM JOISTS AND PENETRATIONS
1"=1'-0"



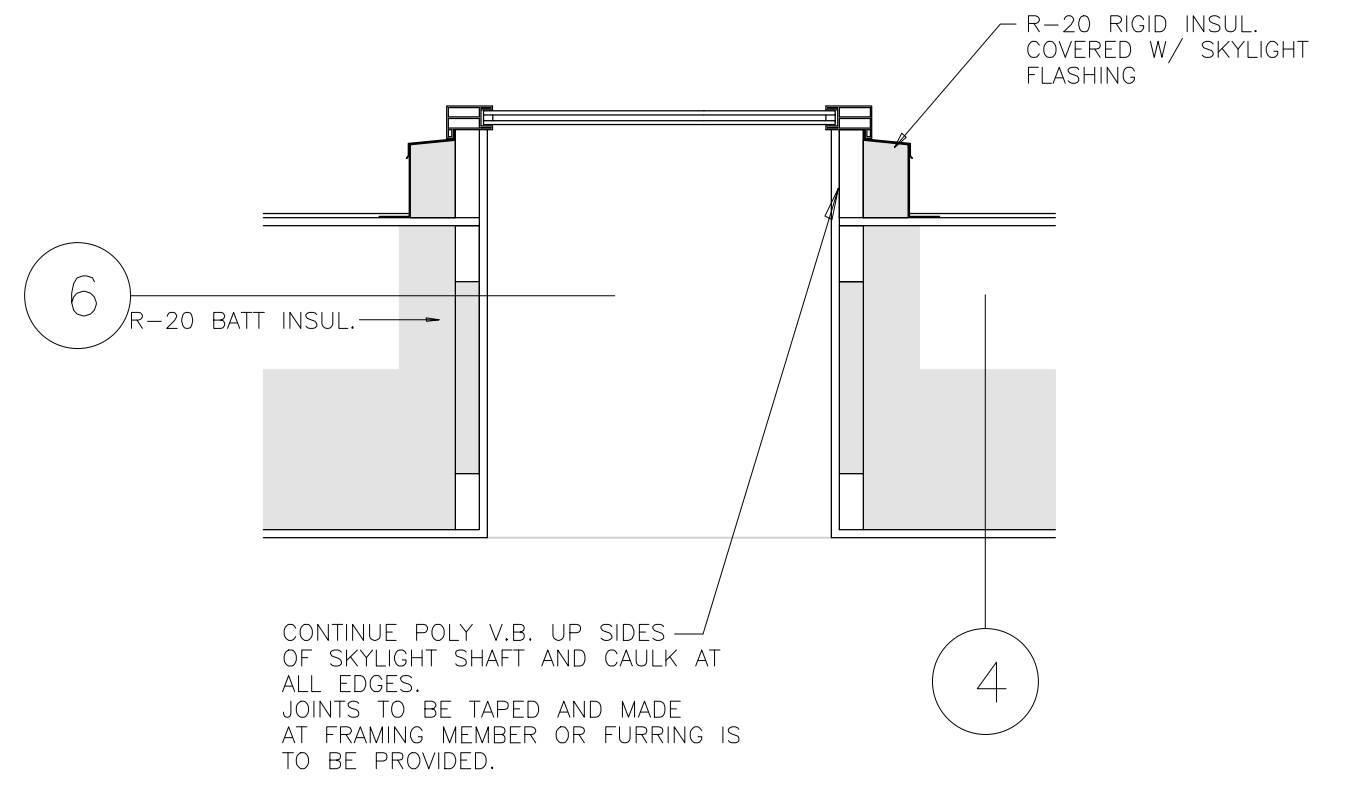
B-VENTS
1"=1'-0"



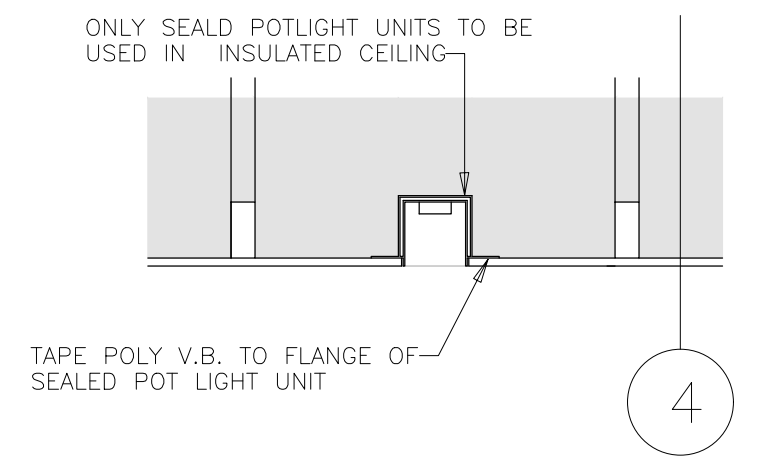
WINDOW & DOOR OPENINGS
1"=1'-0"



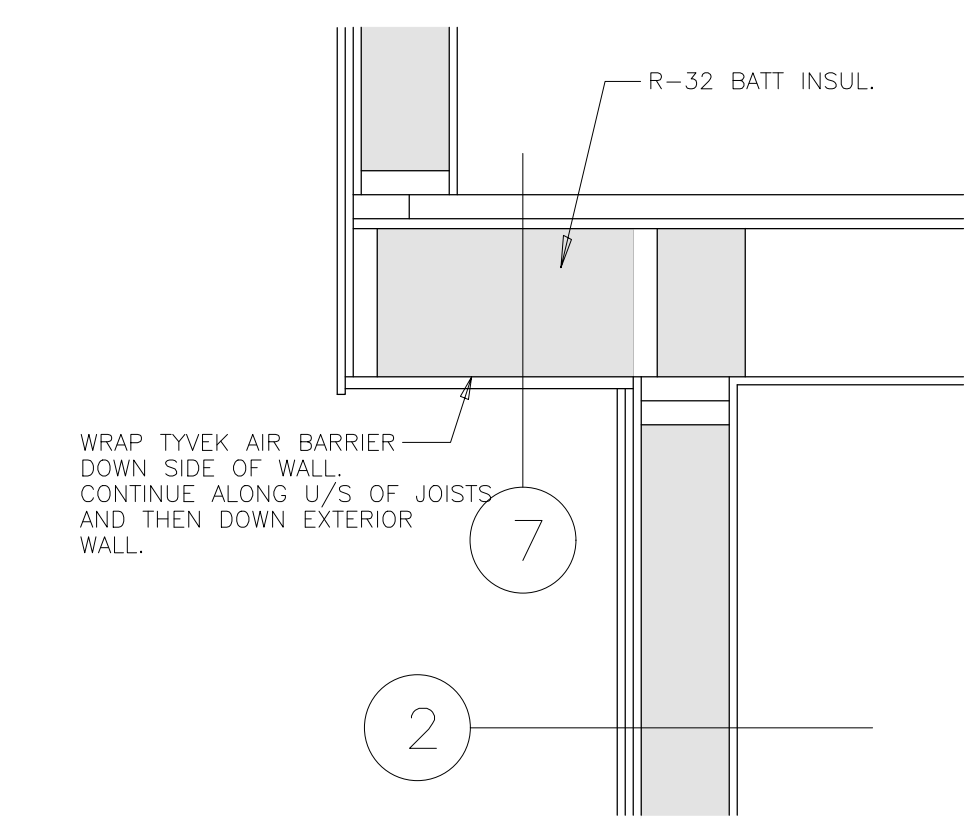
ATTIC HATCH ASSEMBLY
1"=1'-0"



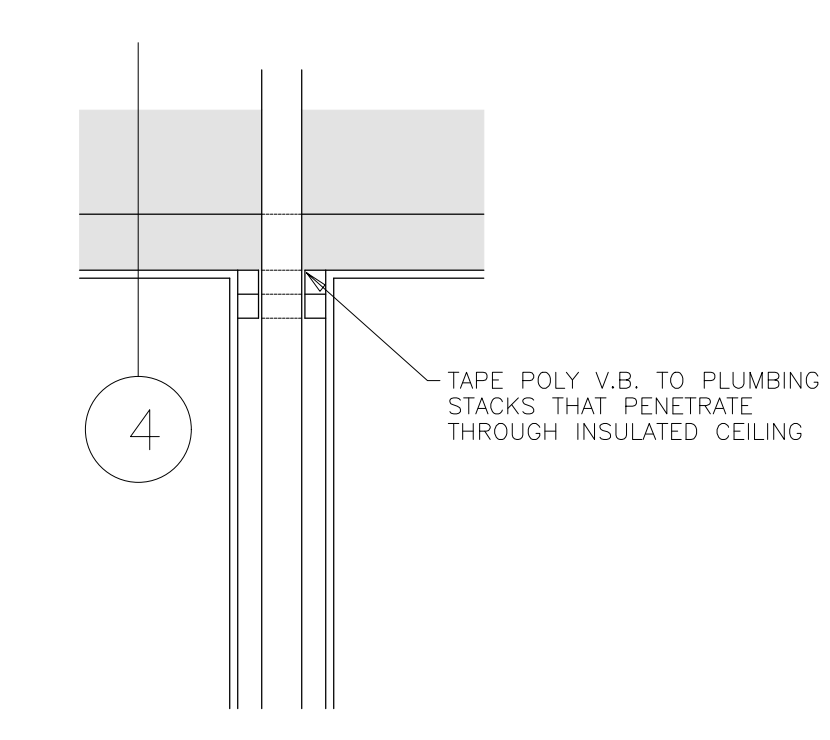
SKYLIGHT ASSEMBLY
1"=1'-0"



POT LIGHTS
1"=1'-0"



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



PUMING STACKS
1"=1'-0"

NOTES:

PROJECT:

PROPOSED SUBDIVISION
SINGLE FAMILY
WITH LEGAL SUITE
(WEST LOT)

CIVIC ADDRESS:

1337 OTTAWA AVE.
WEST VANCOUVER, BC

LEGAL DESCRIPTION:

PLAN 15681 DISTRICT LOT 1083
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DESIGN BY:

MOREZ DESIGN INC

DATE:

FEBRUARY 19th 2024

REV-01: MAY 30th 2025

REV-02:

SCALE:

1/4" = 1'-0"

DWG NO.

A - 4.3