

31st STREET RESIDENCE

1421 31ST STREET, WEST VANCOUVER, BC



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Building Code Note
House is designed under Part 9 of the British Columbia Building Code 2018. The major occupancy classification of the building is Residential 'C'. All work to conform to BCBC 2018.

SMSTUDIO

621 PRINCESS AVENUE, VANCOUVER, BC, V6A 3E2
604.808.5528 / smstudio.ca

ISSUED

01	200825	IFDP
02	201020	IFDP (R1)
03	201204	IFDP (R2)
03	210112	IFDP (R3)

REVISION

01	yymmdd	ISSUED
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31st STREET

1421 31st Street, West Vancouver

COVER PAGE

SHEET SIZE	24 x 36
DATE	2020-05-30
DRAWN BY	HL
CHECKED BY	SM
SCALE	AS NOTED
JOB NUMBER	1907

A000

GENERAL NOTES

DRAWINGS AND CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE 2018.

ROOF ASSEMBLY AND DETAILS TO COMPLY WITH B.C.B.C. 2018.

EXTERIOR CLADDING ASSEMBLY AND DETAILS TO COMPLY WITH B.C.B.C. 2018.

STRUCTURAL WALL, FLOOR AND ROOF DETAILS PROVIDED BY STRUCTURAL ENGINEER SUPERCEDE THE DETAILS IN THIS SCHEDULE.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PLAN AND JOB SITE PRIOR TO THE START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER.

DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO OWNER OR CONTRACTOR THROUGH ERRORS AND OMISSIONS ON PLANS OR SPECIFICATIONS AFTER BUILDING PERMIT IS ISSUED.

ENTIRE HOUSE AND ACCESSORY BUILDING TO BE SPRINKLERED TO NFPA 13D.

EXCAVATIONS

- Geotechnical Engineer is to certify a site is safe for workers when the slope of the excavation exceeds 3/4 horizontal to 1 vertical or excavation exceeds 48".
- Inspections can only be done if site is posted as safe by a Prof. Engineer.

FOUNDATIONS

- Pad footings are required to have a minimum footing area of 4.3sf supporting 1 floor, 8sf supporting 2 floors and 10.7 sf supporting 3 floors.
- Footings are to extend 18" below grade minimum.
- Foundation walls of basement below grade and crawl spaces must be insulated with R20 to 24" below grade. *9.23.2.1
- Provide anchor bolts as per P.Eng. specs.
- Anchor posts with anchor saddles to footings to resist uplift.
- Concrete to be 28 mpa (3000 psi) strength @ 28 days.
- Footings to extend to solid bearing.
- Sill gaskets or p.l. sill plates in contact with concrete.

EXTERNAL WALL DAMPROOFING

- Provide 2 coats of asphalt damproofing to external sides of foundation or use app. waterproof system: Delta MS or equal.

ENERGY EFFICIENCY

- Design and construction to conform to *9.36 concerning effective thermal resistance/ RSI value of the building envelope, specification of systems and equipment, heating, ventilation or air-conditioning, and service water heating.

FRAMING (SEE ALSO STRUCTURAL ENG. NOTES)

- All load bearing wood members to be D, Fir #2 or better or as noted.
- Lintels to be 2-2" x 10" 32 D. Fir or as noted.
- Glulam beams, Microlam beams or equal to be Engineer designed.
- Roof and floor truss systems to be engineered prior to installation and letter of design to be submitted at frame inspection.
- Crossbridge floor and roof joists @ 7'-0" o.c. *9.23.9.4 (1) (B)

CRAWL SPACE

- Provide crawl space access of 550mm x 900mm min. 18" clearance and ventilate to 1/500th of area. *9.18.2.1 (1)
- Groundcover required of 2" concrete over 6 mil U.V. over compact granular fill.

VENTILATION

- Uniformly distribute ventilation to flat and vaulted roofs to 1/150 of insulated ceiling area. Venting is required to be two-way.
- Min. 2 x 2 cross pullins to flat, vaulted ceilings and decks over living areas to conform to *9.19.1.3.4 (4)
- Provide min. 1 1/2" clearance between roof sheathing and insulation *9.19.1.3. Provide min. 1" clearance between insulation and top of roof joists.
- Ventilate attics to 1/300 of insulated ceiling area. *9.19.1.2 (1)
- Attic vents must be uniformly distributed with a minimum of 25% at base and 25% in rooftop.
- Provide weather stripped attic hatch of 3.4sf in area with no dimensions less than 1'-10".
- Submit Mechanical Ventilation/Air Conditioning design and letter of supervision by Prof. Engineer, certified HRAI or HVC Technician at framing and final inspection.
- Continuous or intermittent exhaust fans are required to all bathrooms and kitchens as per *9.32.3.3.
- A heat recovery ventilation system (HRV) installed to mfg. spec. is an alternative.
- Provision for combustion air to gas fired heating units.
- Undercut interior doors 1/2" min. for air exchange.
- Tempered makeup air supply required for high capacity exhaust systems such as down draft cooking fans.
- Every dwelling unit shall incorporate provisions for non-heating and heating season ventilation with *9.32.

MASONRY VENEER WALLS

- Provide masonry veneer wall flashing ties and weep holes as per *9.20.

GARAGES

- Doors between garage and dwelling are to be a self-closing and weather-stripped solid core door.
- Thicken slab at garage entry to 18" below grade.

INSULATION

- Insulation where subject to mechanical damage is to be covered as per *9.25.2.3.(7) with drywall or equivalent (eg. crawl storage areas). Foamed plastic insulation requires protection 1/2" drywall to *9.10.16.10.
- Wall insulation to be R20 minimum if dwelling is not heated by natural gas.
- Minimum insulation values R14 walls, R28 for flat or vaulted ceilings and R40 for attic spaces.
- Ceiling and walls to have 6 mil. U.V. poly fully caulked as per *9.25. (See vapour barrier notes)
- R10 rigid insulation required around untreated slabs on grade. 20" vertical or horizontal from bottom edge of slab.
- R12 rigid insulation required under entire slab area for slabs with radiant heating.

MOISTURE PROTECTION *9.27

- Provide flashing between horizontal intersections of differing wall finishes. All flashing to slope away from the building a minimum 6%.
- Provide flashing at all wall/roof junctions, including parapets for solid guards on decks.
- Rainscreen assembly required for all buildings with a minimum capillary break of 3/8".
- All platforms are roofs in terms of drainage.
- All roofs must slope 1 in 50 away from walls, this includes paraet walls surrounding decks.
- 6" clearance required between deck membranes and floor.

STAIRS *9.8

- Straight stair: Rise min. 5" max. 7.87" Run min. 10" max. 14"
- All treads to have a 1" nosing.
- Minimum headroom is 6'-5" from a line through 1.950mm nosings, measured vertically.
- Handrail to be between 32" to 38" from a line measured vertically, through nosing.
- Winders to conform to 9.8.4.5.
- Primary stair minimum width 2'-10".
- Curved stairs and stairs 43" in width or greater require 2 handrails.
- Handrail required on interior stairs with three or more risers, and exterior stairs with 4 or more risers.
- Handrail as a guard is to be between 36" and 38".

VAPOUR BARRIER

- Where an interior frame wall meets a ceiling required to have vapour barrier protection on an exterior wall, the vapour barrier shall be continuous at the ceiling or wall intersection.
- Provide vapour barrier protection to the inside of insulation on the inside of box joists, or us rigid spray foam.
- All joints in the vapour barrier to be lapped and sealed 4" and occur at framing members.
- All penetrations of the vapour barrier to be sealed.
- Joints in ductwork in attic spaces to be sealed and ducts to be insulated with min. R2 insulation with moisture barrier.
- Clearance between chimneys or vents to be sealed with non combustible insulation.

CHIMNEY & FIREPLACES

- Minimum 2" clearance between chimney and combustible framing.
- Minimum 4" clearance between fireplace and combustible framing.
- Masonry fireplace hearths must conform to *9.22.5.1.
- Provision of flue liners to 9.21.3. to Flue sizes to 9.21.2.5 a&b
- Provision of cleanouts to 9.21.4.7.
- Provision of 4" firebrick lining to firebox.
- Provision of 8" total masonry wall thickness to back of fireplace.
- Provision of dampers.
- 4" concrete hearth to be supported on fireplace foundation with 15m @ 12" o.c.
- Factory manufactured fireplace and chimney flue to conform to 9.2.2.8 and to be installed by Mfg. requirements and ULC listings requirements.
- Provision non-combustible protection board under non-combustible hearth finish.
- Hard wired C.O. detectors are required in each bedroom or 5 metres of bedroom door in conformance with *9.32.4.2.
- Fireplaces to have tight fitting doors and outside combustion air supplied directly to the firebox.
- Solid fuel burning appliances require permit from fire department.

GUARDRAILS

- Guardrails to be minimum 42" exterior and 36" interior height. *9.8.8.3.
- No member facilitating climbing permitted from 6" to 36" above the floor or walking surface (in all guards)
- Maximum 4" opening in all stair, deck and balcony guards (interior and exterior).
- All glass guards to have top cap unless approved by Prof. Engineer.
- A minimum of 36" in height is permitted for decks within 5'-11" of grade.
- Guard required to all drops exceeding 24" where access is provided (eg. window wells).
- Guard required where adjacent surface within 1.2m of the walking surface has a slope of more than 1 in 2.

GLAZING

- As per Section 9.19.12.1.2 in VBBL, safety glass is to be used in all sidelights, windows within 3'-0" of doors, in baths, and over landings or stairs.
- Glass in windows and doors to be double glazed.
- Glass in entrance, shower and sliding doors and windows within 8" of floors and within 36" of deadbolts are all to be safety glass.
- Sidelights 20" + in width are to be safety glass.
- Windows in walls enclosing shower or tubs are to be safety glass and be located above the waterproof wall finish height.
- The bottom of an opening window in a bedroom is not to exceed 4'-11" above the floor and have a min. opening width of 15" with an area of 3.75sf.
- Windows over stairs, ramps and landings that extend to less than 36" above the surface shall be protected with guards or be non-openable and designed to *4.1.5.15.
- Window wells are to be 22" minimum width when required as a bedroom egress.
- Bedroom windows required as exits must maintain the required opening during an emergency without the need for additional support in conformance with *9.7.1.2.2.b.
- Where a protective enclosure is installed over a window well, it shall be openable from the inside without the use of keys, tools or special knowledge.
- All fenestrations to conform to NAFS standards.

DWELLING SECURITY

- Main entrance exterior doors without sidelites to be equipped with a door viewer.
- Door frames to exterior openings shall be solidly blocked at the lock height so that the frame will resist spreading by force to 9.6.8.9 and 9.6.8.3.
- Exterior doors shall be provided with a 5 pin cylinder deadbolt lock with a 25mm (1") throw, to 9.6.8.3.
- Exterior door which opens outwards shall be provided with hinges and pins such that the doors cannot be removed when they are in the closed position.
- Hinges and strikplates to exterior doors to be fastened to 9.6.8.5 and 9.6.8.6.
- Aluminum or wood glass sliding doors shall have a pintype locking mechanism to 9.6.8.10 and be designed to prevent removal of the sliding panel when in the locked position.
- All exterior windows with sliding sash which are located within 5m (16.4') of finished ground shall be installed in such a manner that the sliding sash cannot be removed from their frames when in the locked position. Such windows shall be provided with a positive locking mechanism.
- Opening skylights shall be designed to prevent opening from the exterior when in the closed and locked position.

MISCELLANEOUS

- Cross bridging required @ 7'-0" o.c. maximum for floor and roof joists or pressure blocks *9.23.9.4 (a)(b).
- Lino or equal required to bathroom floors.
- Waterproof wallboard required as tie base around tubs and showers.
- 5/8" drywall required to ceiling members at 24" o.c.
- Provide 8" clearance between grade and siding.
- Damp-proofing for slabs, including crawl spaces, are to be 6 mil "UV" poly.
- Furnace and laundry room door width of 2'-8" minimum.
- N.R.P. hinges required for outswing exterior doors.
- One hard wired smoke alarm required per floor, all smoke alarms to be interconnected.
- Smoke alarms required on every floor level, differing by 36" and within 5 metres (16.4') of bedroom doors and 15 metres (49.2') of each other.
- A 5b A.B.C. dry chemical fire extinguisher is required near the kitchen.
- Heating and air conditioning equipment must be secured to the building to resist overturning and displacement.
- C.O. detector required in every bedroom or within 5m of every bedroom door.

SYMBOL TYP.

SYMBOL TYP.	DESCRIPTION
	Fire & Smoke Alarm / Carbon Dioxide Detector
	Catch Basin (CL)
	Lead Plug (LP)
	Manhole
	Property Line
	Set Back
	Hose Bib
	Wall or Ceiling Exhaust Vent

DESCRIPTION	ASSEMBLY TYP.	DETAIL	R-VALUE (EFFECTIVE)	DESCRIPTION.
Lower Floor Existing Wall w/ New Insulation Inside	W1 (Exterior)		R - 28	Compact Granular Fill, on Delta MS Dimple Board, on 60 mil Bituminous Waterproofing, on 8" Existing Concrete Wall, on 2 x 4 Wood Studs @ 16" o/c, c/w BASF Walltite Closed Cell Spray Foam Insulation (min. R22), on 6 mil. Poly Vapour Barrier, on 1/2" Drywall Painted
Main Floor - Existing Walls (East) w/ New Concrete Cladding	W2 (Exterior)		R - 20	4" Concrete, on 1 1/2" Air Space, on Tyvek Building Wrap, on 1/2" Plywood Sheathing, on 2 x 6 Wood Studs @ 16" o/c (Overlap w/ Existing 2 x 4), c/w Rockwool Comfortbatt Thermal Batt Insulation (min. R.22), on 6 mil. Poly Vapour Barrier, on 1/2" Drywall Painted
Main Floor (West) and Upper Floor (West/ East)	W3 (Exterior)		R - 20	2 x 3 Cedar Planks w/ 1 1/2" Spacing and Stain Finish 1 x 2 Cedar Horizontal Strapping w/ Stain Finish @ 12" o/c, on 1 x 2 Wood Vertical Strapping Painted Black @ 12" o/c, on Vapro Shield Reveal Shield Membrane, on 1/2" Plywood Sheathing, on 2 x 6 Wood Studs @ 16" o/c (Overlap w/ Existing 2 x 4), c/w Rockwool Comfortbatt Thermal Batt Insulation (min. R.22), on 6 mil. Poly Vapour Barrier, on 1/2" Drywall Painted
Main Floor and Upper Floor (North)	W4 (Exterior)		R - 20	2" Thick Insulated Metal Panel Spaced 1/2" Apart, w/ 1/2" Airspace, Tyvek Building Wrap, on 1/2" Plywood Sheathing, on 2 x 6 Wood Studs @ 16" o/c (Overlap w/ Existing 2 x 4), c/w Rockwool Comfortbatt Thermal Batt Insulation (min. R.22), on 6 mil. Poly Vapour Barrier, on 1/2" Drywall Painted
	W5 (Shear Wall)			1/2" Drywall Painted, on 1/2" Plywood Sheathing, on 2 x 6 Wood Studs @ 16" o/c, on 1/2" Plywood Sheathing, on 1/2" Drywall Painted
	W6 (Interior)			1/2" Drywall Painted, on 2 x 4 Wood Studs @ 16" o/c, on 1/2" Drywall Painted
	W7 (Acoustic Interior)			1/2" Drywall Painted, on 2 x 4 Wood Studs @ 16" o/c c/w 3 1/2" Batt Insulation (Sound Only), on 1/2" Drywall Painted

DESCRIPTION	ASSEMBLY TYP.	DETAIL	R-VALUE (EFFECTIVE)	DESCRIPTION.
	R1 (Roof)		R - 28	Green Roof. Zinc Sedum / or Sedum Plus XL System (3 - 6"), on Min. 40 mil Impermeable Root Barrier, on 2 ply SBS Membrane w/ Bonding Adhesive, on 1/4" Asphaltic Cover Board, on ISO Rigid Insulation (min. R-6), Tapered to Drain @ 2%, on 1/2" Plywood, on 11 7/8" TJI's @ 16" o/c or LVL/PSL (Refer to Structural), w/ Rockwool Comfortbatt Thermal Batt Insulation (min. R.22), on 6 mil. Poly Vapour Barrier, on 5/8" Drywall Painted (Interior) / T&G Planks Stained (Exterior Soffit)
Space Below and Above Steel Beam Necessary to Level Insulated Portion (See Below)	R2.1 (Second Floor Outside)			Green Roof. Zinc Sedum / or Sedum Plus XL System (3 - 6"), on Min. 40 mil Impermeable Root Barrier, on 2 ply SBS Membrane w/ Bonding Adhesive, on 1/4" Asphaltic Cover Board, on Wood Strapping, Tapered Drain @ 2%, on 11 7/8" TJI's @ 16" o/c (Refer to Structural), w/ W8 x 48 Steel Beam (Refer to Structural), on 2" Wood Strapping, on 3/4" T&G Fine Line w/ Transparent Stain on 2 x 12 Wood Beam (Non-Structural)
Steel Beam Insulated 24" from Outside of Exterior Wall	R2.2 (Second Floor Insulated Outside)		R - 28	Green Roof. Zinc Sedum / or Sedum Plus XL System (3 - 6"), on Min. 40 mil Impermeable Root Barrier, on 2 ply SBS Membrane w/ Bonding Adhesive, on 1/4" Asphaltic Cover Board, on Wood Strapping, Tapered to Drain @ 2%, on 11 7/8" TJI's @ 16" o/c (Refer to Structural), w/ W8 x 48 Steel Beam (Refer to Structural), on Rockwool Comfortbatt Thermal Batt Insulation (min. R.22), on 2" Wood Strapping, c/w 2" ISO Rigid Insulation (min. R-6), on 6 mil. Poly Vapour Barrier, on 3/4" T&G Fine Line w/ Transparent Stain, on 2 x 12 Wood Beam (Non-Structural)
	R2.3 (Second Floor Insulated Inside)		R - 28	Deck, 2x6 Wood Decking, on Wood Strapping Sloped to Drain @ 2% Green Roof. Zinc Sedum / or Sedum Plus XL System (3 - 6"), on Min. 40 mil Impermeable Root Barrier, on 2 ply SBS Membrane w/ Bonding Adhesive, on 1/4" Asphaltic Cover Board, on Wood Strapping, Tapered to Drain @ 2%, on 11 7/8" TJI's @ 16" o/c (Refer to Structural), c/w Rockwool Comfortbatt Thermal Batt Insulation (min. R.22), on 6 mil. Poly Vapour Barrier, on 3/4" T&G Fine Line w/ Transparent Stain, on 2 x 12 Wood Beam (Non-Structural)
	R3 (Main Floor)		R - 28	2 x 6 Wood Decking, on Wood Strapping Sloped to Drain @ 2%, on 2 ply SBS Membrane w/ Bonding Adhesive, on 1/4" Asphaltic Cover Board, on Existing and New 2 x 10 Beams (Refer to Structural), c/w ISO Rigid Insulation (min. R-6) (Soffit not Insulated), on 6 mil. Poly Vapour Barrier, on 5/8" Drywall Painted (Interior) / 3/4" T&G Fine Line w/ Transparent Stain (Exterior Soffit)

ASSEMBLY TYP.	DETAIL	R-VALUE (EFFECTIVE)	DESCRIPTION.
F0 (Lower Floor)		R - 28	4" Reinforced Concrete Slab, Polished c/w Infloor Radiant Heating, on 6 mil. poly Vapour Barrier, on 3" XPS Rigid Insulation (min. R-6), on 6" Compacted Fill on Solid Inorganic Bearing
F1 (Main Floor)			3/4" Hardwood Flooring, on Soundproof Floor Underlay, on > 3" Concrete w/ Infloor Radiant Heating, on 3/4" Plywood Subfloor, on Existing New 2 x 10 Beams (Refer to Structural), on 1/2" Wood Strapping (Deflection), on 5/8" Drywall Painted
F2 (Proposed Storey)			3/4" Hardwood Flooring, on Soundproof Floor Underlay, on >3" Concrete c/w Infloor Radiant Heating, on 3/4" Plywood Subfloor, on 11 7/8" TJI's @ 16" o/c (Refer to Structural), w/ New 2 x 10 Beams (Refer to Structural), on 1/2" Wood Strapping (Deflection), on 5/8" T&G Fine Line w/ Transparent Stain

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03	201204	IFDP (R2)
03	210112	IFDP (R3)

REVISION

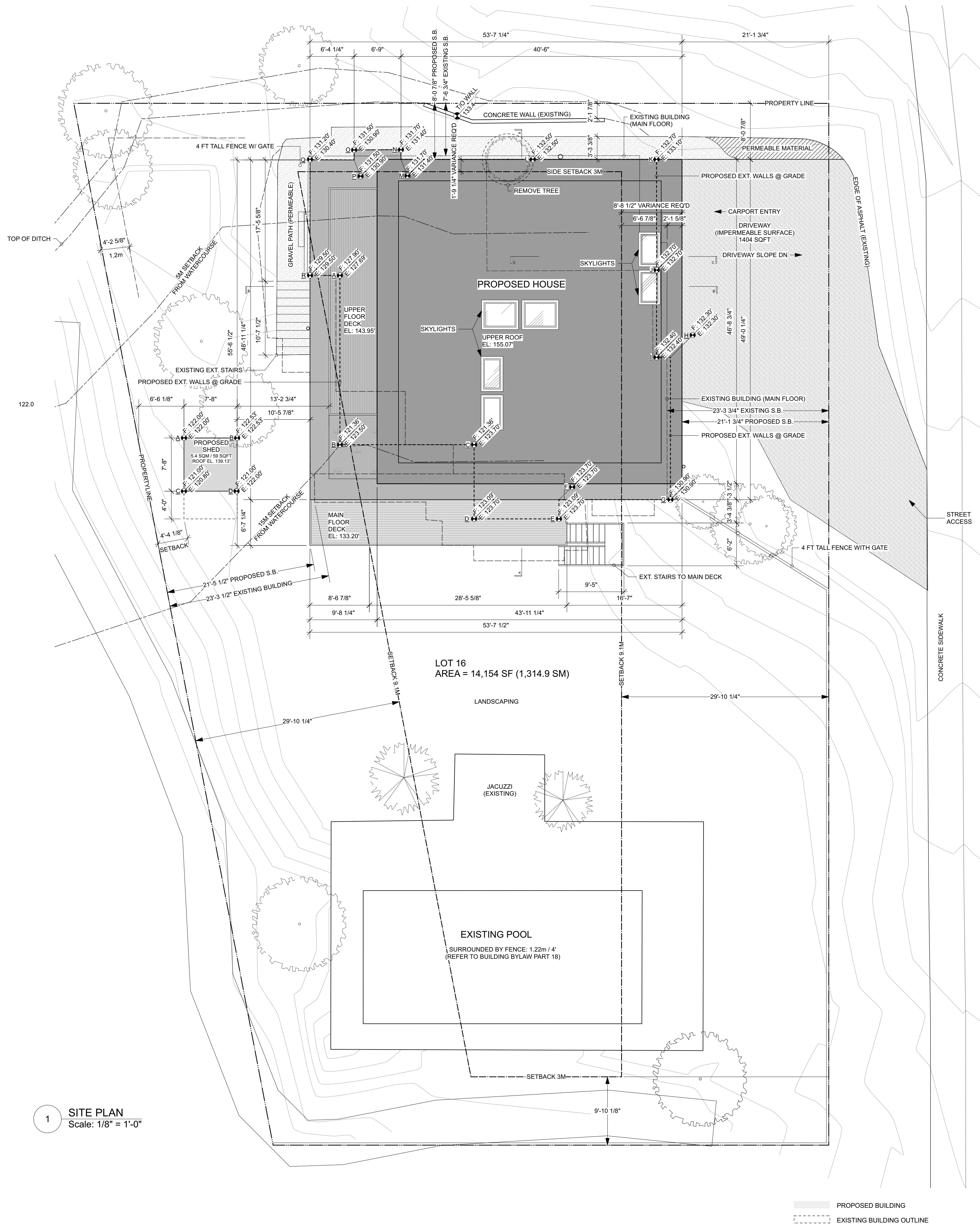
NO.	DATE	DESCRIPTION
01	yymmdd	ISSUED

31st STREET
1421 31st Street, West Vancouver

SCHEDULES/ CONSTRUCTION NOTES

SHEET SIZE	24 x 36
DATE	2020-05-30
DRAWN BY	HL
CHECKED BY	SM
SCALE	AS NOTED
JOB NUMBER	1907

A001



1 SITE PLAN
Scale: 1/8" = 1'-0"

ZONING ANALYSIS / SITE DATA

PROPERTY ADDRESS: 1421 31ST STREET, WEST VANCOUVER, BC V7V 4P6
 ZONING: RS3
 MIN LOT AREA: 12,000 sq ft / 1,115 sq m
 LOT AREA: 14,154 sq ft / 1,314.9 sq m
 DENSITY: N/A
 MAX STOREYS: 2 (+BASEMENT)
 PROPOSED STOREYS: 2 (+BASEMENT)

PROPOSED FLOOR AREA BREAKDOWN:

BASEMENT - (EXEMPTION OF 53%)
 MAIN FLOOR: 2,395 sq ft / 1,192.68 sq m
 UPPER FLOOR: 1,863.1 sq ft / 1,730.09 sq m
 TOTAL FLOOR AREA: 4,259.1 sq ft / 431.3 sq m (INCLUDING SHED)
 DECK AREA: 717 sq ft / 66.6 sq m
 FLOOR AREA RATIO PERMITTED: 0.35 FSR
 FLOOR AREA RATIO PROPOSED (REFER TO CALCULATION ON A052): 0.32 FSR
 TOTAL AREA ABOVE THE GROUND: 3027 sq ft / 281.4 sq m
 SITE COVERAGE PERMITTED: 30%
 SITE COVERAGE PROPOSED (SEE CALCULATIONS ON A053): 21%

BUILDING HEIGHT:

	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
BUILDING HEIGHT (FROM AVG. FINISHED HEIGHT)	25 ft / 7.62 m	14.13 ft / 4.3 m	26.52 ft / 8.08 m	1.5 ft / .46 m
HIGHEST BUILDING FACE (FROM LOWEST GRADE)	22 ft / 6.7 m	19.41 ft / 5.92 m	47% Non-Conforming (33% of Length of Building is Allowed to Not Comply, as per Section 130.10)	14%

MINIMUM SETBACK REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED (DIFFERENTIAL)
FRONT YARD (FACING STREET)	29.85 ft / 9.1 m	23.3 ft / 7.1 m	21.1 ft / 6.4 m	8.75 ft / 2.7 m
REAR YARD	29.85 ft / 9.1 m	23.29 ft / 7.1 m	21.4 ft / 6.5 m	8.45 ft / 2.6 m
SIDE YARD (NORTH)	9.8 ft / 3m (or 10%)	7.6 ft / 2.3 m	8.1 ft / 2.4 m	1.7 ft / .50 m
SIDE YARD (SOUTH)	9.8 ft / 3m	9.8 ft / 3m	9.8 ft / 3m	None

CALCULATION OF AVERAGE NATURAL GRADE (SEE FLOOR PLANS FOR EL.)

ELEVATION	x LENGTH	TOTAL
A - B (127.69 + 123.50) / 2	x 24.38	=1995.13
B - C (123.50 + 123.70) / 2	x 19.38	=2395.37
C - D (123.70 + 123.70) / 2	x 10.62	=1313.69
D - E (123.70 + 123.70) / 2	x 12.22	=1511.61
E - F (123.70 + 123.70) / 2	x 2.97	=367.39
F - G (123.70 + 130.90) / 2	x 15.73	=2002.43
G - H (130.90 + 132.30) / 2	x 20.29	=2669.64
H - I (132.30 + 132.40) / 2	x 2.00	=264.70
I - J (132.40 + 132.70) / 2	x 12.35	=1636.99
J - K (132.70 + 133.10) / 2	x 15.95	=2119.76
K - L (133.10 + 132.50) / 2	x 17.83	=2372.81
L - M (132.50 + 131.40) / 2	x 18.99	=2510.48
M - N (131.40 + 131.40) / 2	x 1.46	=191.84
N - O (131.40 + 130.90) / 2	x 6.75	=885.26
O - P (130.90 + 130.90) / 2	x 1.46	=191.11
P - Q (130.90 + 130.40) / 2	x 6.43	=840.08
Q - R (130.40 + 129.50) / 2	x 24.91	=3161.08
R - A (129.50 + 127.69) / 2	x 4.39	=545.17
TOTAL	=210.28	=27,111.86

AVERAGE NATURAL GRADE = 26,971.75 / 209.88 = 128.93

CALCULATION OF AVERAGE FINISH GRADE (SEE FLOOR PLANS FOR EL.)

ELEVATION	x LENGTH	TOTAL
A - B (127.90 + 121.36) / 2	x 24.38	=3038.48
B - C (121.36 + 121.36) / 2	x 19.33	=2345.89
C - D (121.36 + 123.09) / 2	x 10.68	=1305.36
D - E (123.09 + 123.09) / 2	x 12.22	=1504.16
E - F (123.09 + 123.70) / 2	x 2.97	=366.48
F - G (123.70 + 130.90) / 2	x 16.07	=2045.71
G - H (130.90 + 132.30) / 2	x 20.51	=2699.12
H - I (132.30 + 132.40) / 2	x 2.00	=264.70
I - J (132.40 + 132.70) / 2	x 12.56	=1664.83
J - K (132.70 + 132.70) / 2	x 15.96	=2117.89
K - L (132.70 + 132.50) / 2	x 17.83	=2364.79
L - M (132.50 + 131.70) / 2	x 18.99	=2508.58
M - N (131.70 + 131.70) / 2	x 1.46	=192.28
N - O (131.70 + 131.50) / 2	x 6.75	=886.30
O - P (131.50 + 131.50) / 2	x 1.46	=191.99
P - Q (131.50 + 131.20) / 2	x 6.36	=835.39
Q - R (131.20 + 129.50) / 2	x 16.64	=2169.02
R - A (129.50 + 127.69) / 2	x 4.31	=554.70
TOTAL	=210.48	=27,057.67

AVERAGE FINISH GRADE = 27,057.67 / 210.48 = 128.55

SHED HEIGHT:

	REQUIRED	PROPOSED	VARIANCE REQUESTED
BUILDING HEIGHT (FROM AVG. FINISHED HEIGHT)	12.13 ft / 3.7 m	10.36 ft / 3.16 m	None

CALCULATION OF AVERAGE FINISH FOR SHED

ELEVATION	x LENGTH	TOTAL
A - B (122.00 + 122.53) / 2	x 7.67	=937.41
B - C (122.53 + 121.00) / 2	x 7.67	=932.57
C - D (121.00 + 121.00) / 2	x 7.67	=927.71
D - E (121.00 + 122.00) / 2	x 7.67	=931.54
TOTAL	=30.67	=3730.23

AVERAGE FINISH GRADE = 3730.23 / 30.67 = 121.63

CALCULATION OF AVERAGE NATURAL FOR SHED

ELEVATION	x LENGTH	TOTAL
A - B (122.00 + 122.53) / 2	x 7.67	=937.41
B - C (122.53 + 120.80) / 2	x 7.67	=932.81
C - D (120.80 + 121.00) / 2	x 7.67	=926.94
D - E (121.00 + 122.00) / 2	x 7.67	=931.54
TOTAL	=30.67	=3728.69

AVERAGE NATURAL GRADE = 3730.23 / 30.67 = 121.58

DIAGRAM FOR MAXIMUM BUILDING ENVELOPE HEIGHT (SOUTH)

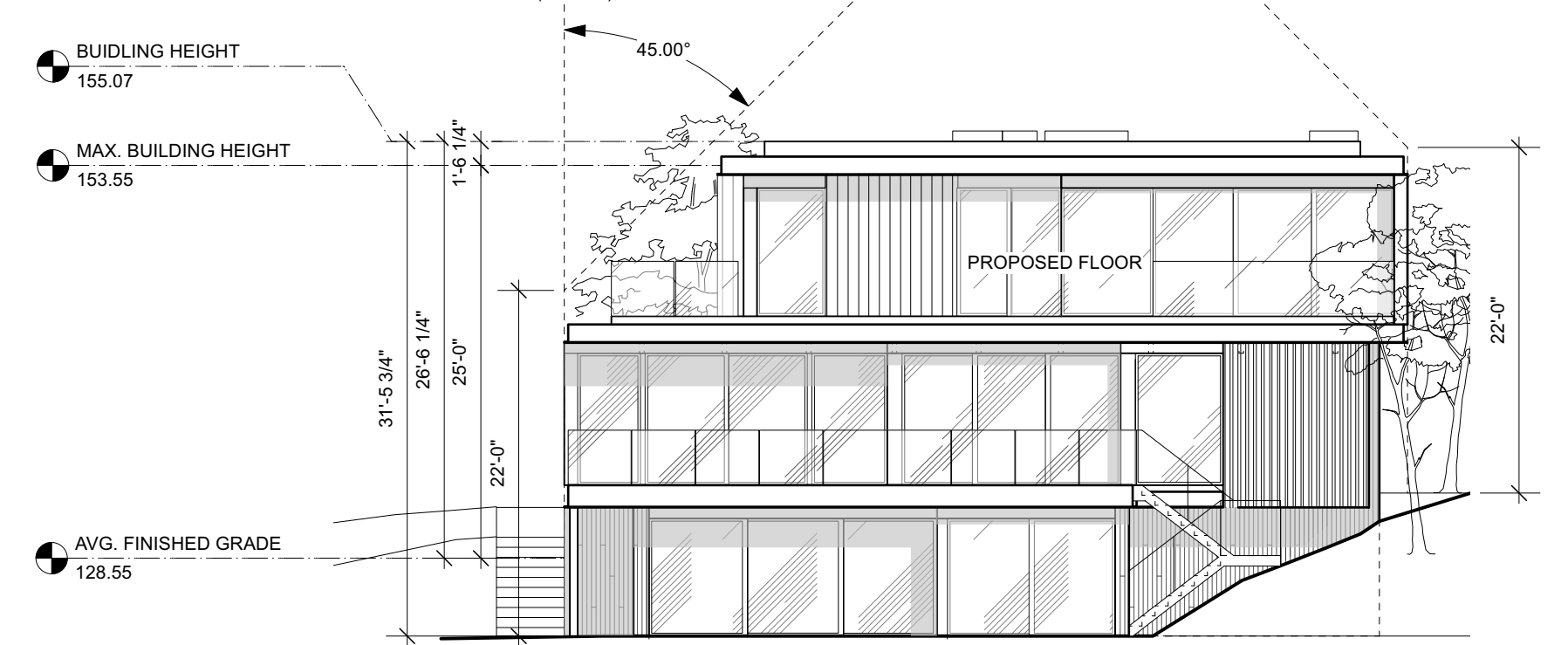
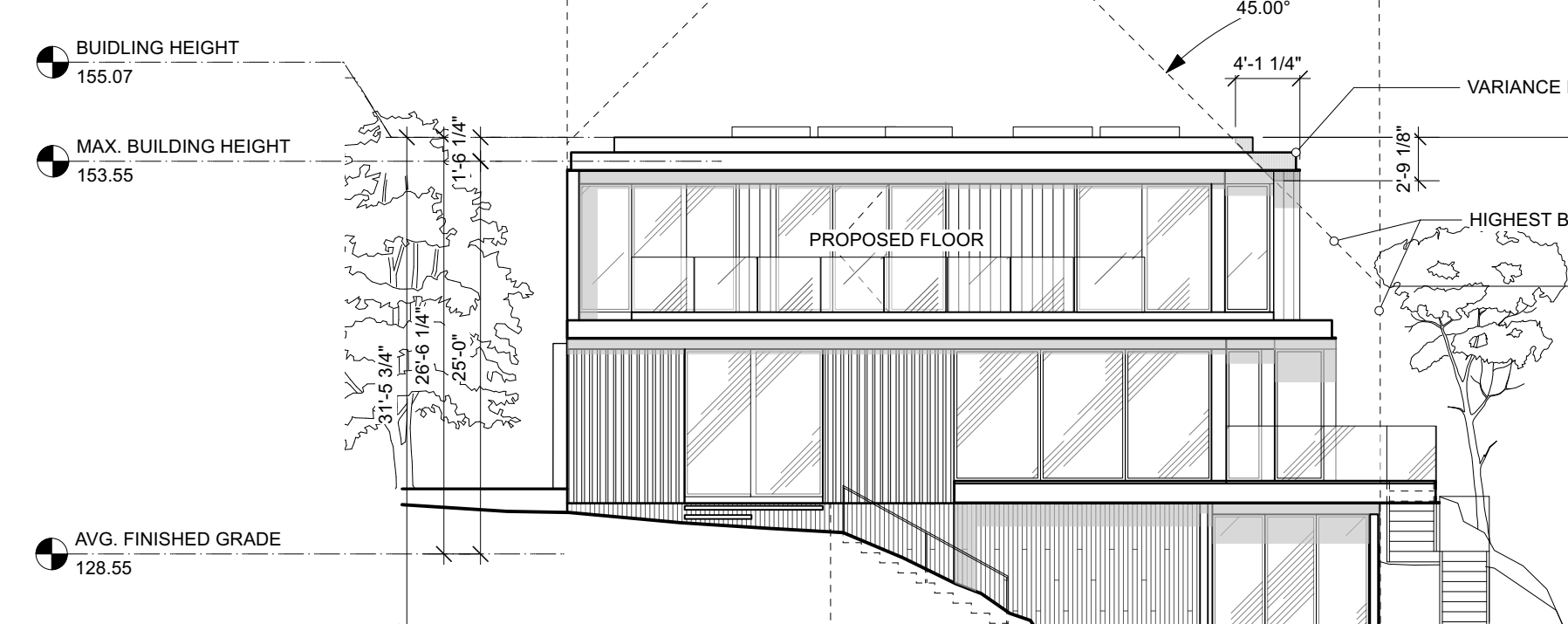


DIAGRAM FOR MAXIMUM BUILDING ENVELOPE HEIGHT (WEST)



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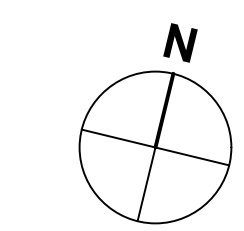
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ISSUED

NO.	DATE	DESCRIPTION
01	200825	IFDP
02	201020	IFDP (R1)
03	201204	IFDP (R2)
03	210112	IFDP (R3)

REVISION

NO.	DATE	DESCRIPTION
01	yymmdd	ISSUED



31st STREET
 1421 31st Street, West Vancouver

SITE PLAN

SHEET SIZE: 24 x 36
 DATE: 2020-05-30
 DRAWN BY: HL
 CHECKED BY: SM
 SCALE: AS NOTED
 JOB NUMBER: 1907

A050

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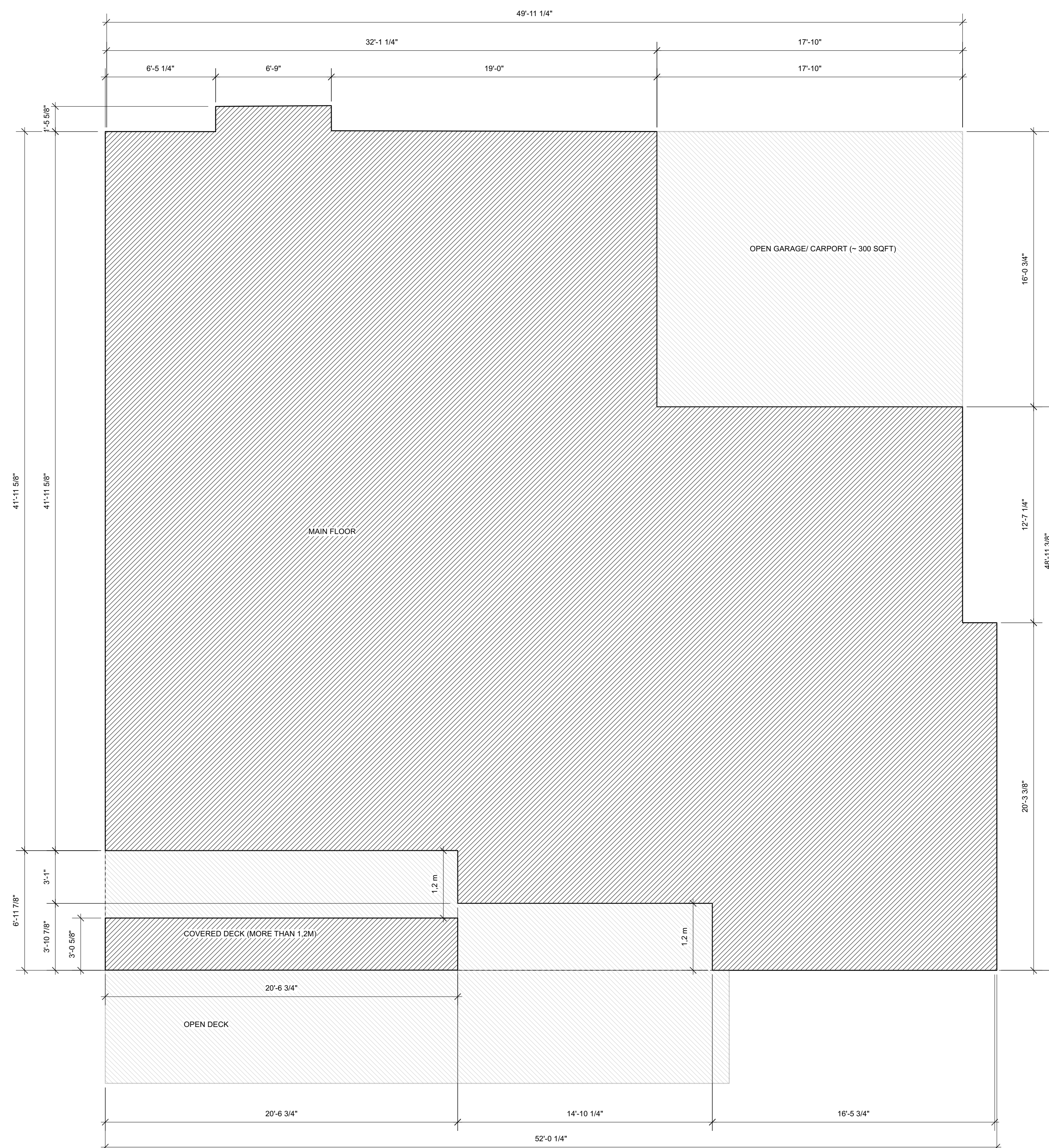
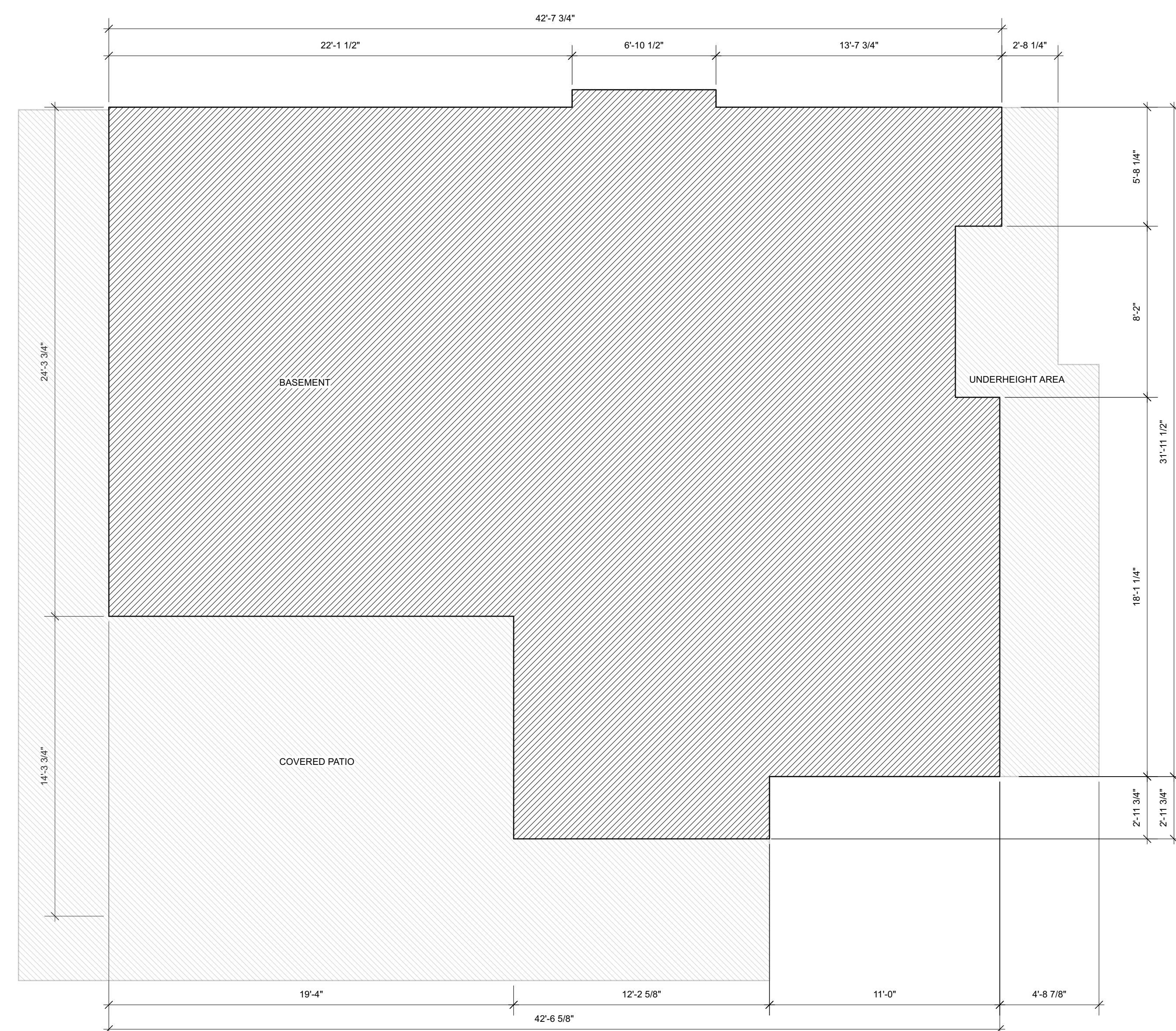
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03	201204	IFDP (R2)
03	210112	IFDP (R3)

REVISION

01	yymmdd	ISSUED
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2012 (exterior walls) + 73 (Covered Deck more than 1,2m from exterior wall) = 2,085 SQFT



31st STREET
 1421 31st Street, West Vancouver

AREA OVERLAY

SHEET SIZE	24 x 36
DATE	2020-05-30
DRAWN BY	HL
CHECKED BY	SM
SCALE	AS NOTED
JOB NUMBER	1907

A051

1 LOWER FLOOR PLAN 581 SQFT
 Scale: 1/4" = 1'-0"

(656 sqft can be exempted = 53% of 1,237 SQFT)
 LOWER FLOOR OVERLAY: 1,237 - 656 = 581 SQFT

CALCULATION:
 AVERAGE GRADE - BASEMENT FLOOR ELEVATION * 100
 MAIN FLOOR ELEVATION - BASEMENT FLOOR ELEVATION

128.6' - 123.6'
 133.2' - 123.6' x 100 = 53% can be exempted

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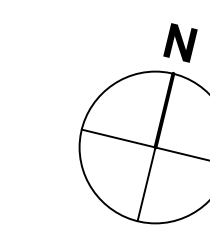
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03	210112	IFDP (R3)

REVISION

01	yymmdd	ISSUED
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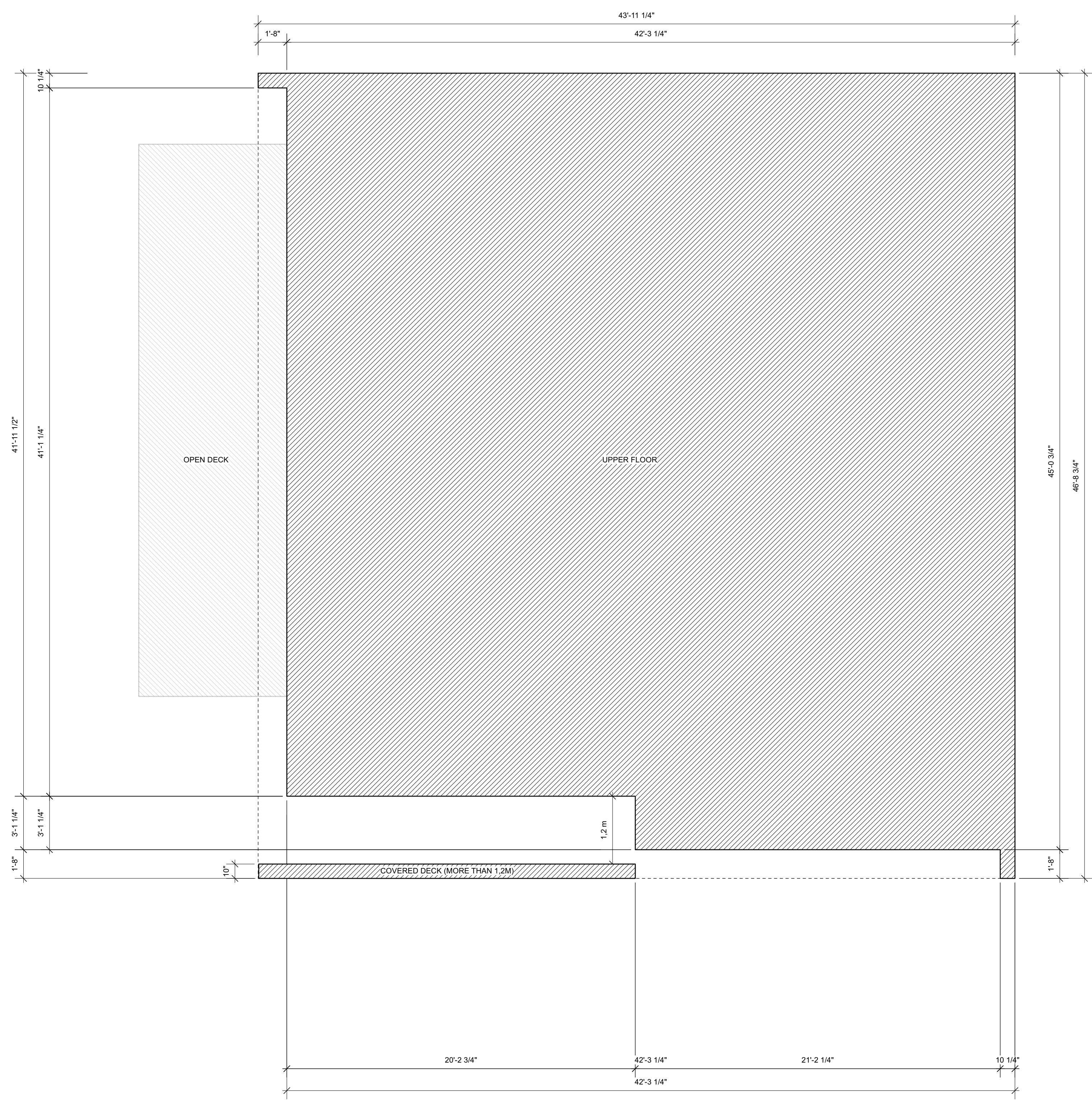
31st STREET

1421 31st Street, West Vancouver

AREA OVERLAY

SHEET SIZE	24 x 36
DATE	2020-05-30
DRAWN BY	HL
CHECKED BY	SM
SCALE	AS NOTED
JOB NUMBER	1907

A052



ZONING ANALYSIS / SITE DATA	
ZONING	RS3
LOT AREA	14,154 sq ft / 1,314.9 sq m
FLOOR AREA RATIO PERMITTED	0.35
FLOOR AREA RATIO PROPOSED	0.32
CALCULATION:	
LOWER	581 (WITH EXEMPTION)
MAIN	2,085 (INCLUDING 112 FOR SHED)
UPPER	1,863
TOTAL	4,641 + 14,154 = 0.319 FSR

1 UPPER FLOOR PLAN 1,863 SQFT
 Scale: 1/4" = 1'-0"

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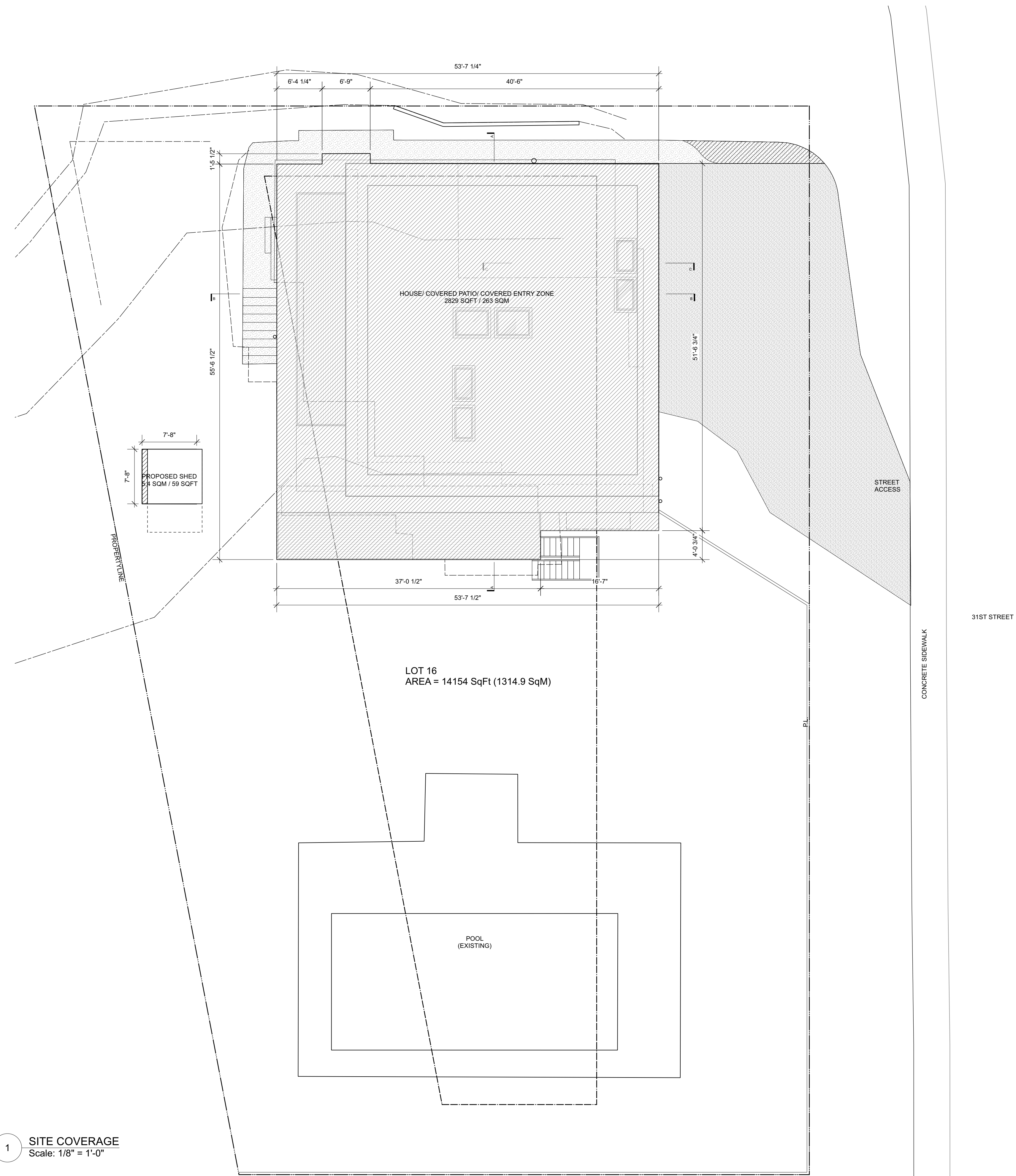
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03	201204	IFDP (R2)
03	210112	IFDP (R3)

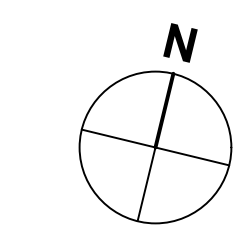
REVISION

01	yymmdd	ISSUED
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1 SITE COVERAGE Scale: 1/8" = 1'-0"

TOTAL AREA ABOVE THE GROUND	2922 sq ft + 59 sqft = 2,981 sq ft / 263 sq m + 5.4 sq m = 268.4 sq m
SITE AREA CALCULATION	14154 sq ft / 1315 sq m 2,981 sqft / 14154 = 0.21
SITE COVERAGE PERMITTED	30 %
SITE COVERAGE PROPOSED	21 %



31st STREET

1421 31st Street, West Vancouver

SITE COVERAGE

SHEET SIZE	24 x 36
DATE	2020-05-30
DRAWN BY	HL
CHECKED BY	SM
SCALE	AS NOTED
JOB NUMBER	1907

A053



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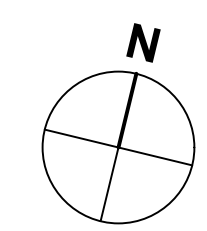
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31st STREET
 1421 31st Street, West Vancouver

LOCATION AND CONTEXT PLAN

SHEET SIZE	24 x 36
DATE	2020-05-30
DRAWN BY	HL
CHECKED BY	SM
SCALE	AS NOTED
JOB NUMBER	1907

A054

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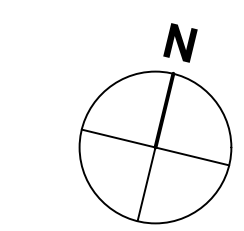
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03	201204	IFDP (R2)
03	210112	IFDP (R3)

REVISION

01	yymmdd	ISSUED
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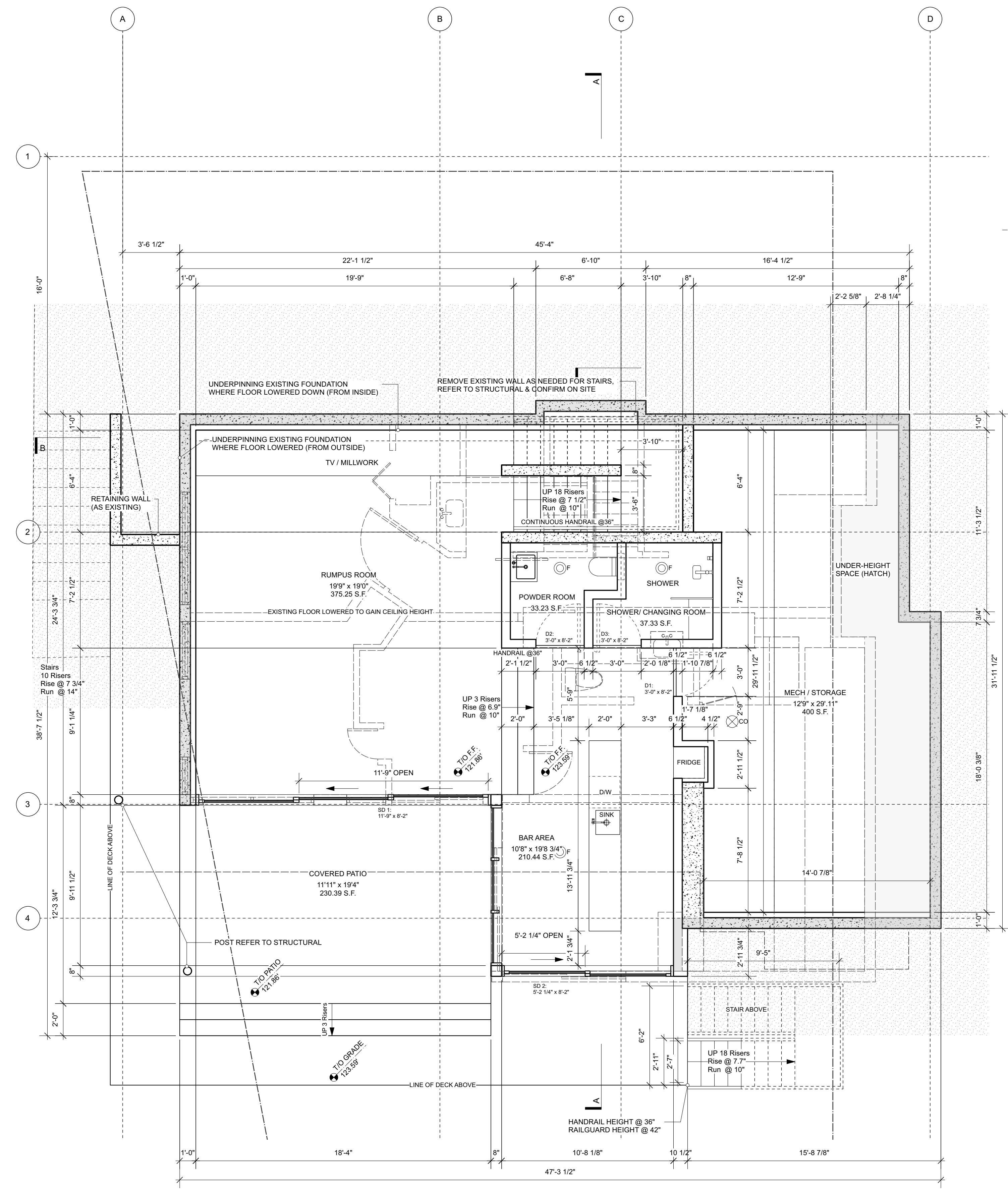


31st STREET
 1421 31st Street, West Vancouver

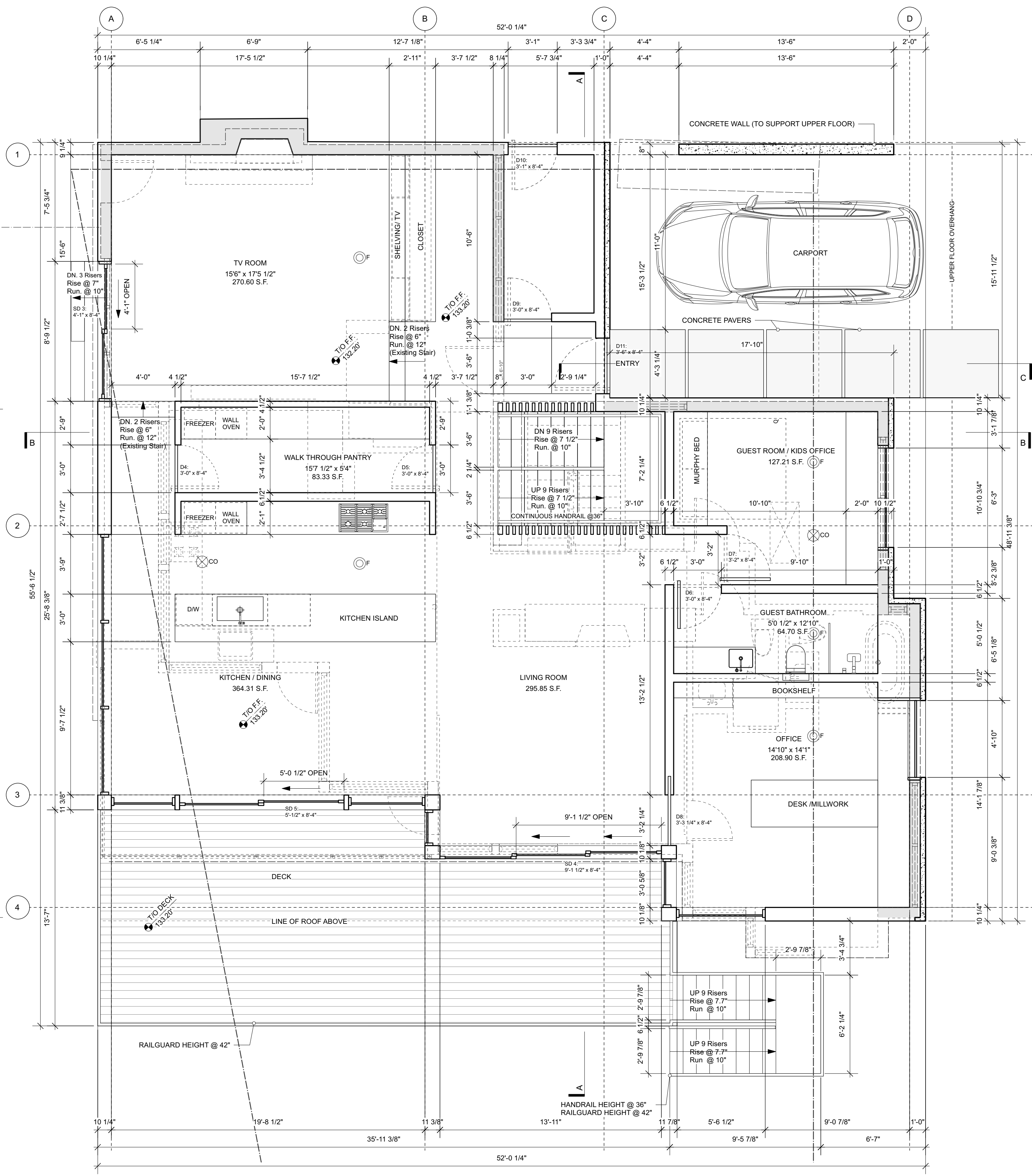
LOWER & MAIN FLOOR PLAN

SHEET SIZE	24 x 36
DATE	2020-05-30
DRAWN BY	HL
CHECKED BY	SM
SCALE	AS NOTED
JOB NUMBER	1907

A100



1 LOWER FLOOR PLAN
 Scale: 1/4" = 1'-0"



2 MAIN FLOOR PLAN
 Scale: 1/4" = 1'-0"

EXISTING EXTERIOR WALLS
 DEMOLISHED WALLS

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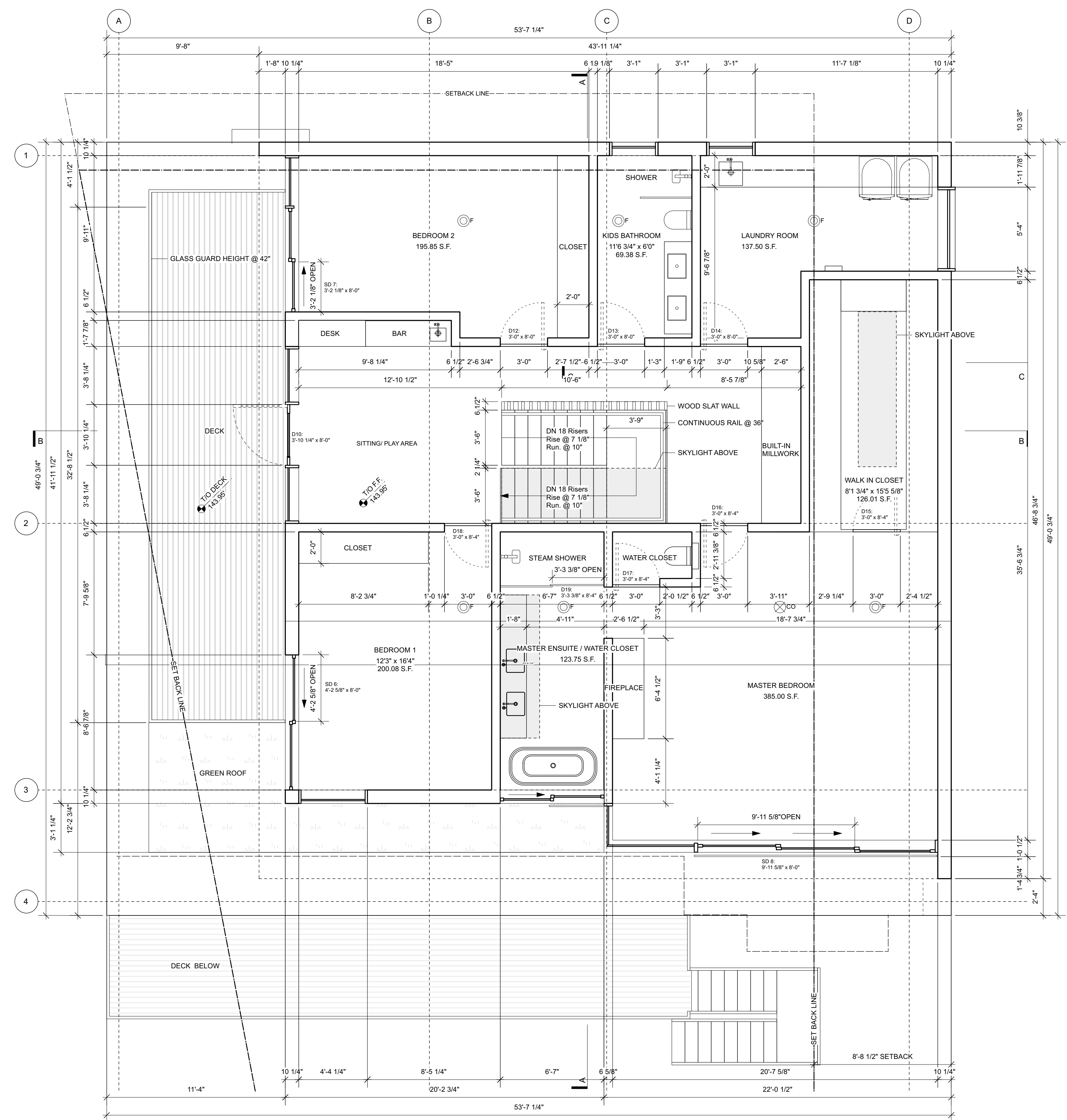
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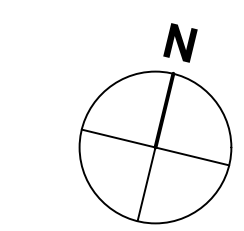
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03	201204	IFDP (R2)
03	210112	IFDP (R3)

REVISION		
01	yymmdd	ISSUED



1 UPPER FLOOR PLAN
 Scale: 1/4" = 1'-0"



31st STREET
 1421 31st Street, West Vancouver

UPPER FLOOR PLAN

SHEET SIZE	24 x 36
DATE	2020-05-30
DRAWN BY	HL
CHECKED BY	SM
SCALE	AS NOTED
JOB NUMBER	1907

A101

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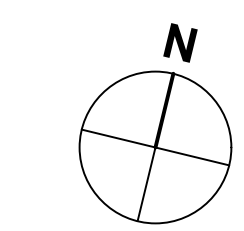
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03	201204	IFDP (R2)
03	210112	IFDP (R3)

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01	yymmdd	ISSUED



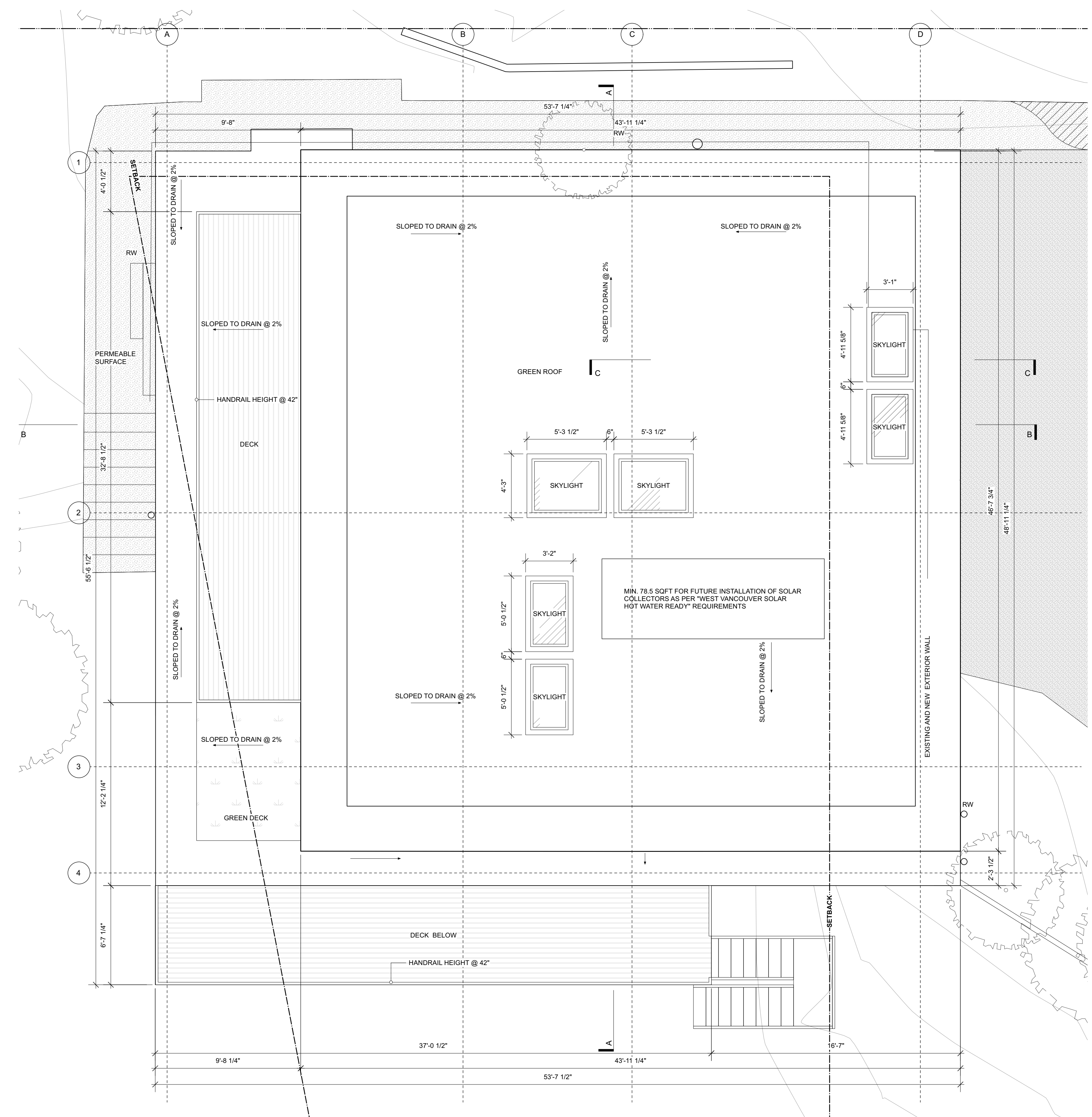
31st STREET

1421 31st Street, West Vancouver

ROOF PLAN

SHEET SIZE	24 x 36
DATE	2020-05-30
DRAWN BY	HL
CHECKED BY	SM
SCALE	AS NOTED
JOB NUMBER	1907

A102



1 ROOF PLAN
 Scale: 1/4" = 1'-0"

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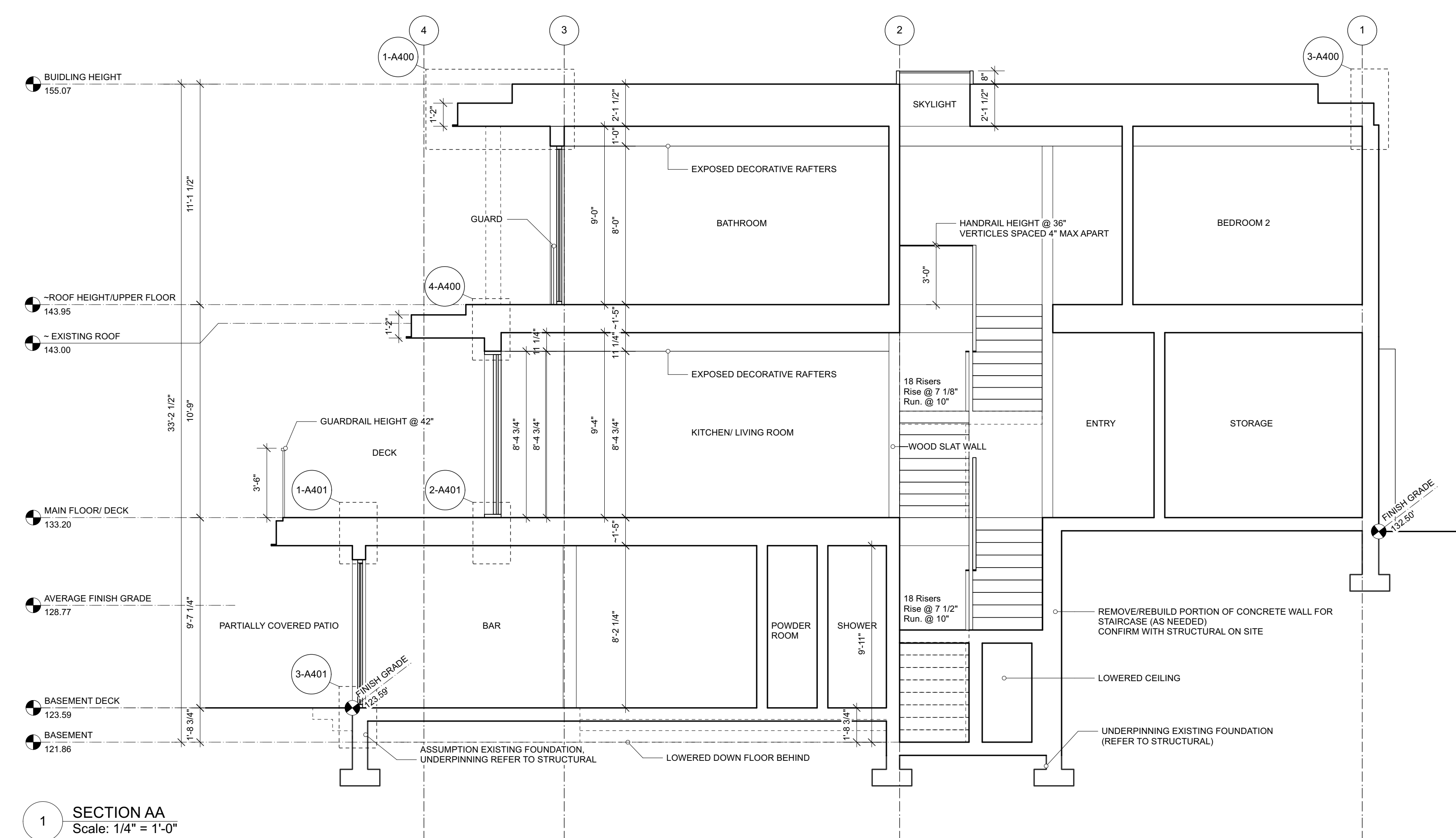
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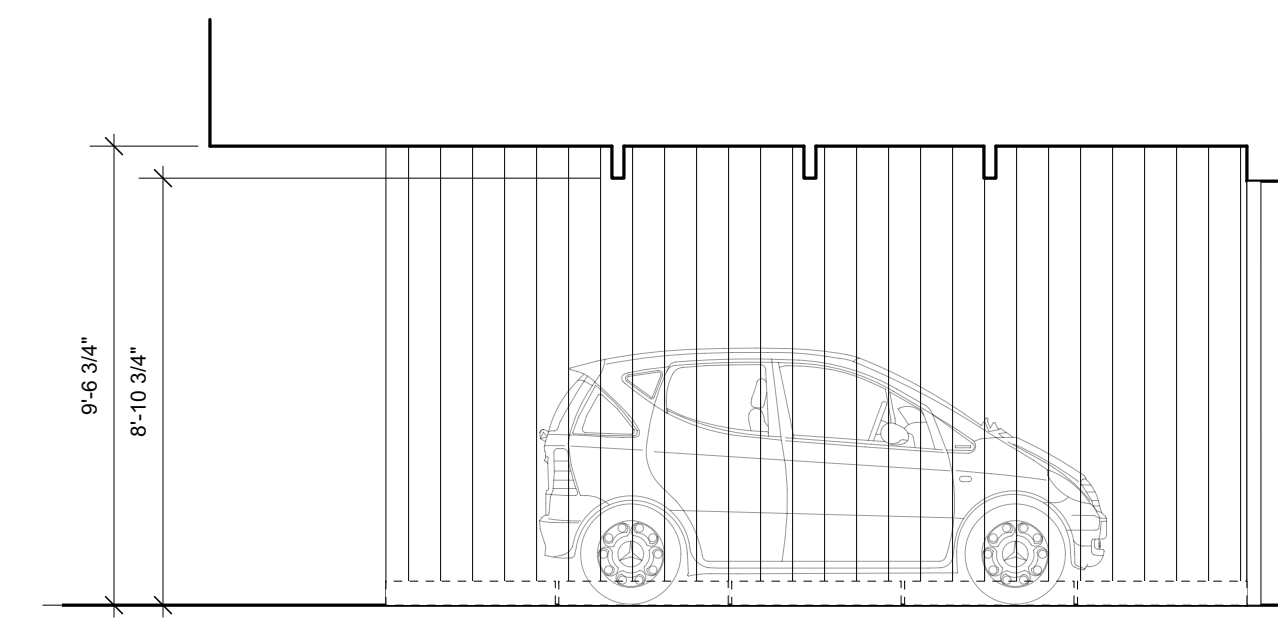
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02	201020	IFDP (R1)
03	201204	IFDP (R2)
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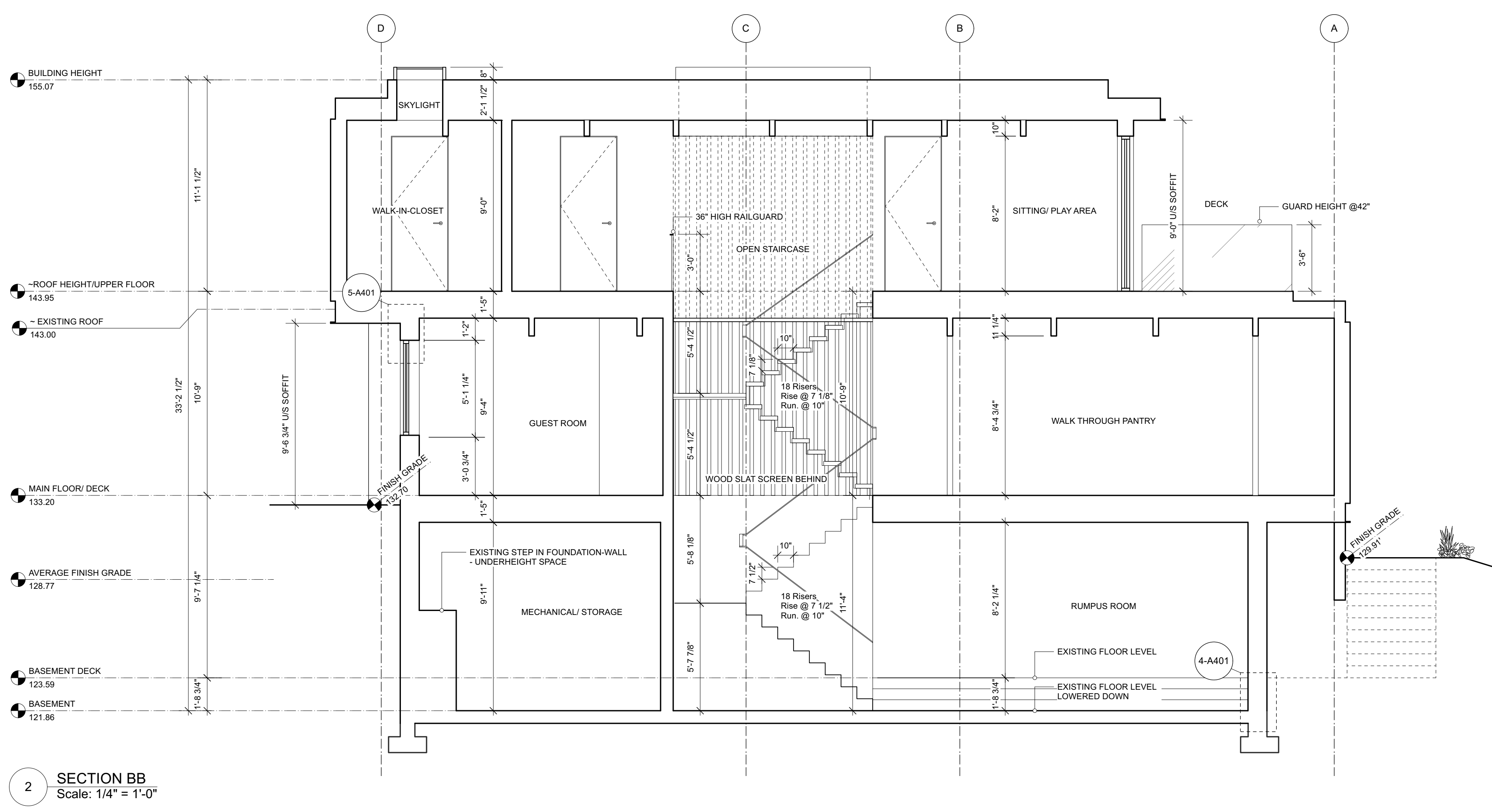
REVISION		
01	yymmdd	ISSUED



1 SECTION AA
 Scale: 1/4" = 1'-0"



3 DRIVEWAY SECTION CC
 Scale: 1/4" = 1'-0"



2 SECTION BB
 Scale: 1/4" = 1'-0"

31st STREET

1421 31st Street, West Vancouver

SECTIONS	
SHEET SIZE	24 x 36
DATE	2020-05-30
DRAWN BY	HL
CHECKED BY	SM
SCALE	AS NOTED
JOB NUMBER	1907

A200

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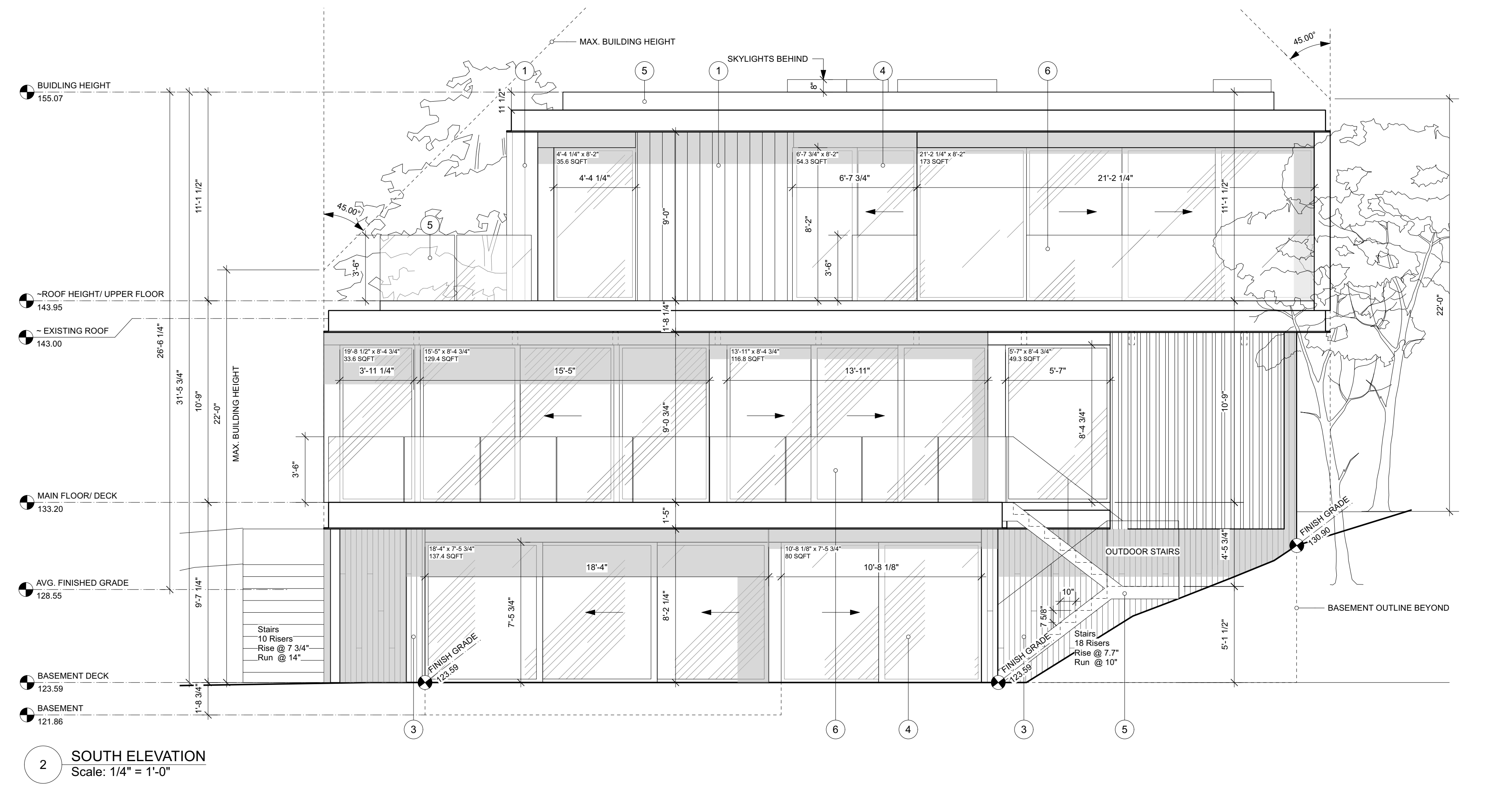
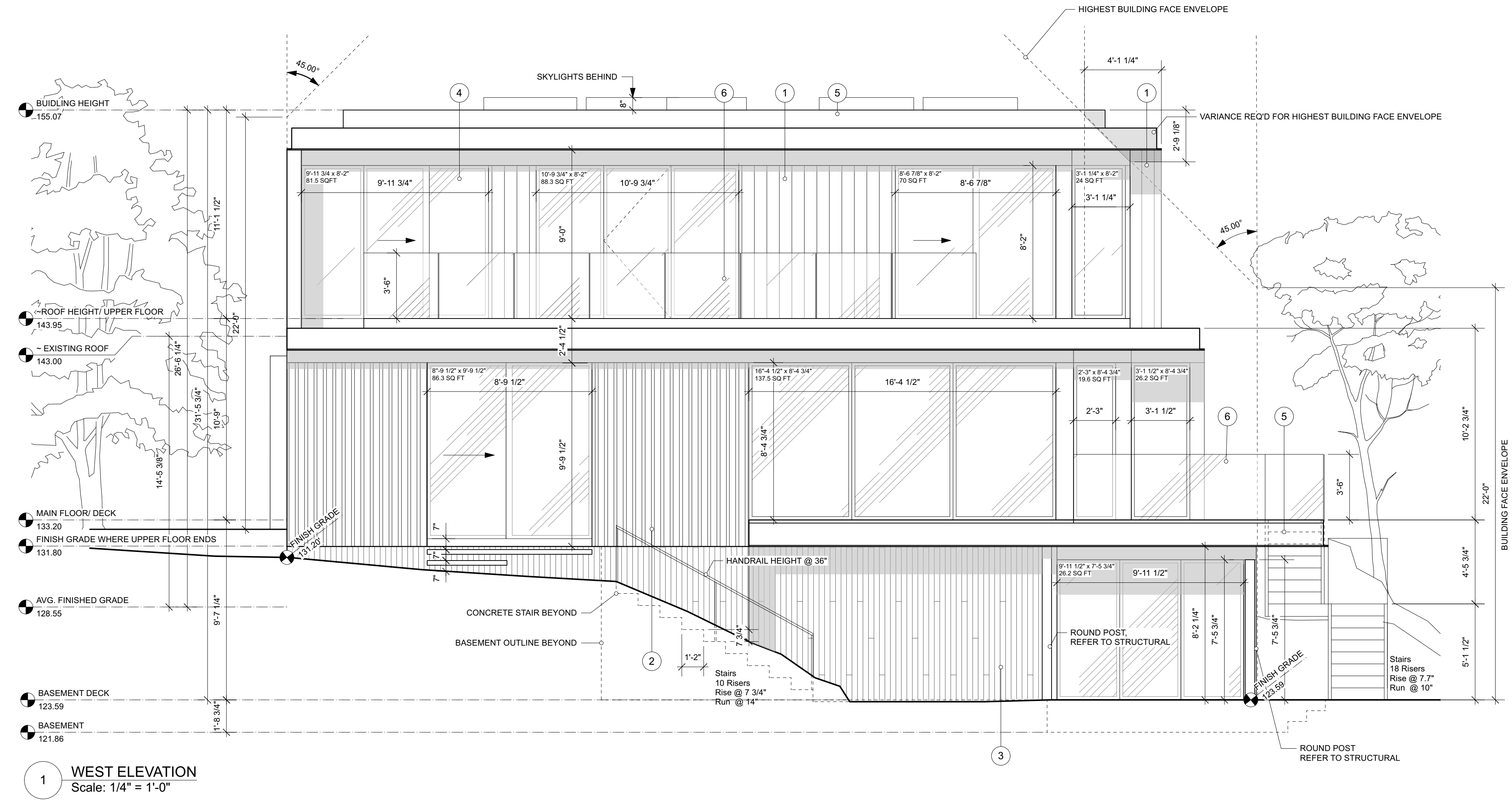
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03	201204	IFDP (R2)
03	210112	IFDP (R3)

REVISION

01	yymmdd	ISSUED
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FINISH LEGEND

- ① SIDING, T&G
- ② WOOD SIDING SLATS, TBD
- ③ BOARD FORM CONCRETE
- ④ THERMALLY BROKEN DOUBLE GLAZING
- ⑤ METAL FLASHING, COLOUR TBD
- ⑥ RAILING WITH SAFETY GLASS GUARD
- ⑦ METAL CLADDING, COLOUR TBD
- ⑧ INSULATED EXTERIOR DOOR, COLOUR TBD

31st STREET

1421 31st Street, West Vancouver

ELEVATIONS

SHEET SIZE	24 x 36
DATE	2020-05-30
DRAWN BY	HL
CHECKED BY	SM
SCALE	AS NOTED
JOB NUMBER	1907

A300

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03	210112	IFDP (R3)

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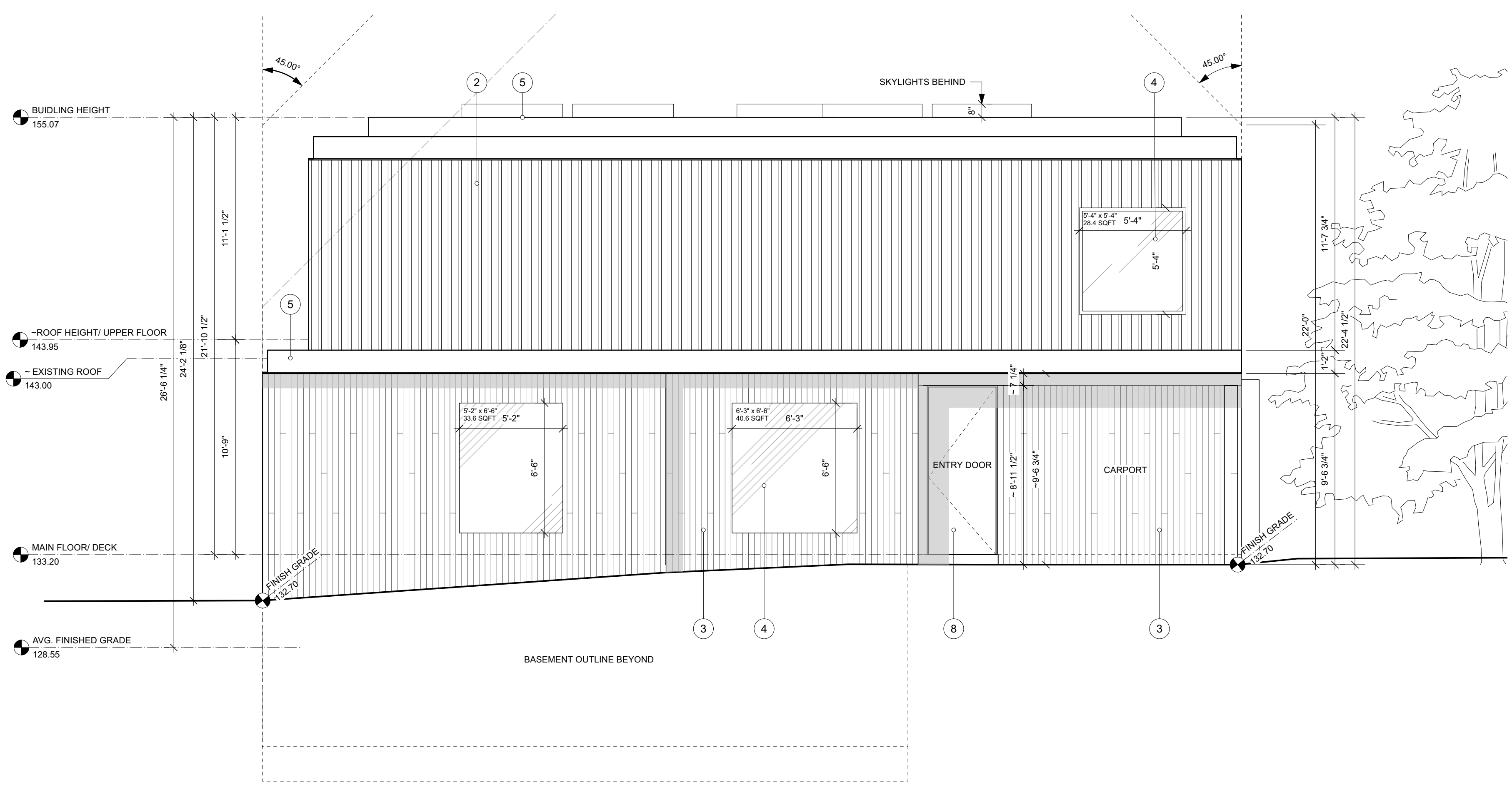
01	yymdd	ISSUED
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TABLE 9.10.14.4.-A
 MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN EXTERIOR WALLS

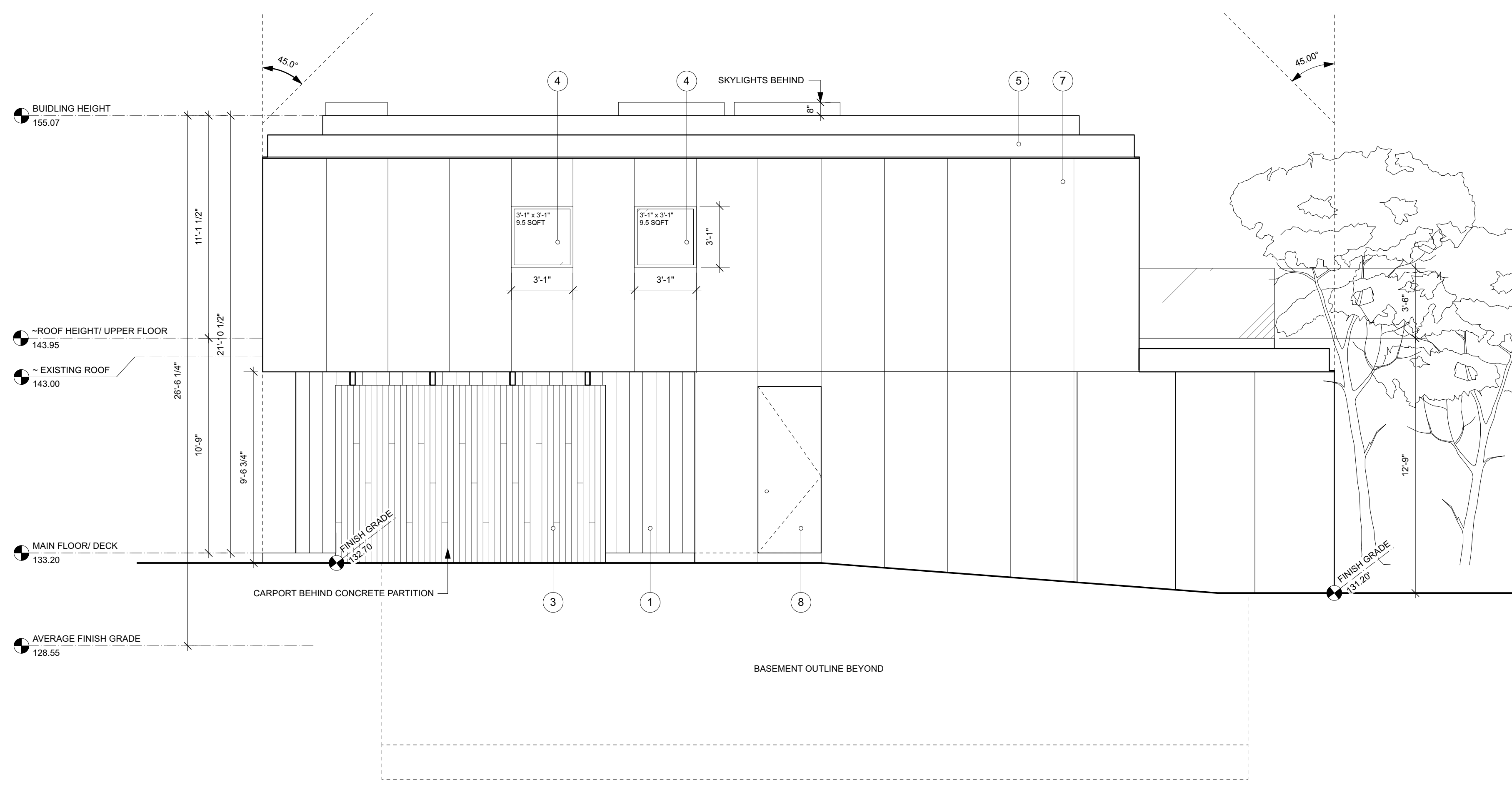
RESIDENTIAL
 MAX. TOTAL AREA OF EXPOSING BUILDING FACE > 100 M²
 MAX. AGGREGATE AREA OF UNPROTECTED OPENINGS 55 % OF EXPOSING BUILDING FACE AREA (12M)

BUILDING FACE AREA EAST ELEVATION: 1062 SQFT
 PROPOSED: 103 SQFT

BUILDING FACE AREA NORTH ELEVATION: 1084 SQFT
 55% = 596
 PROPOSED: 19 SQFT



1 EAST ELEVATION
 Scale: 1/4" = 1'-0"



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

FINISH LEGEND

- ① SIDING, T&G
- ② WOOD SIDING SLATS, TBD
- ③ BOARD FORM CONCRETE
- ④ THERMALLY BROKEN DOUBLE GLAZING
- ⑤ METAL FLASHING, COLOUR TBD
- ⑥ RAILING WITH SAFETY GLASS GUARD
- ⑦ METAL CLADDING, COLOUR TBD
- ⑧ INSULATED EXTERIOR DOOR, COLOUR TBD

31st STREET

1421 31st Street, West Vancouver

ELEVATIONS

SHEET SIZE	24 x 36
DATE	2020-05-30
DRAWN BY	HL
CHECKED BY	SM
SCALE	AS NOTED
JOB NUMBER	1907

A301

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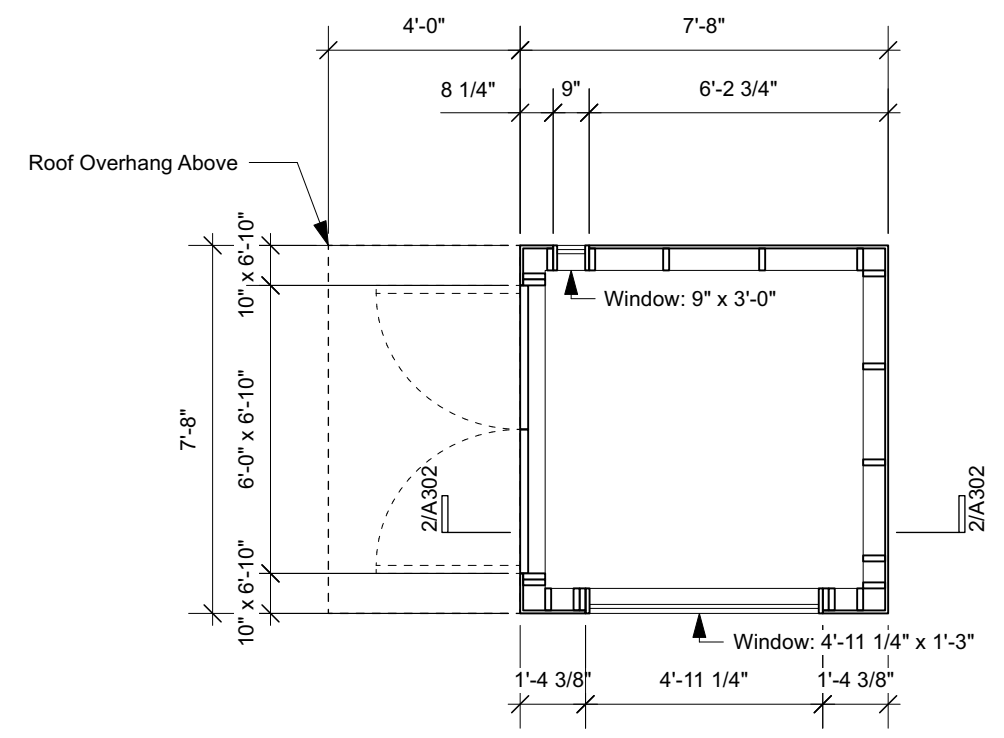
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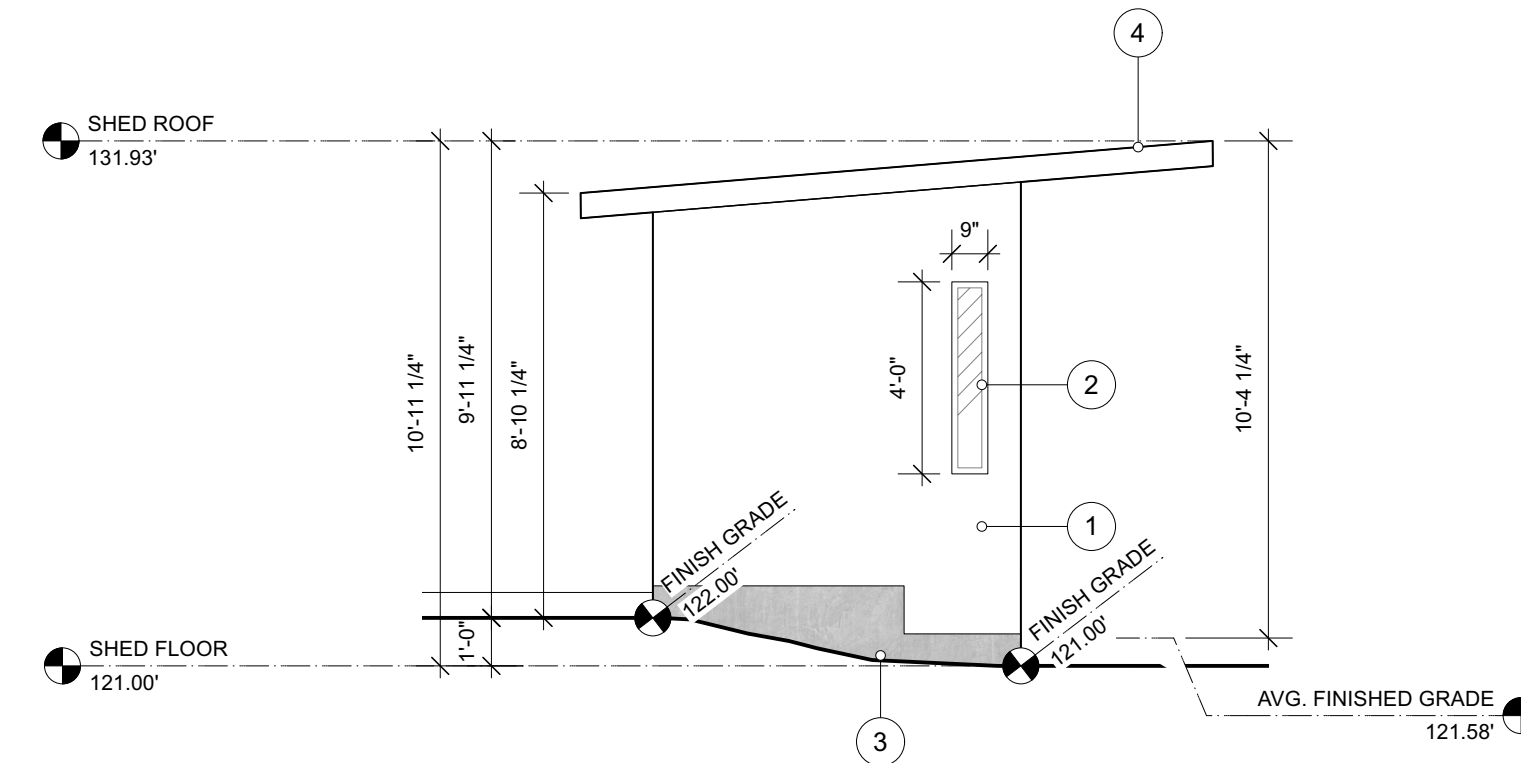
01	200825	IFDP
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03	201204	IFDP (R2)
03	210112	IFDP (R3)

REVISION

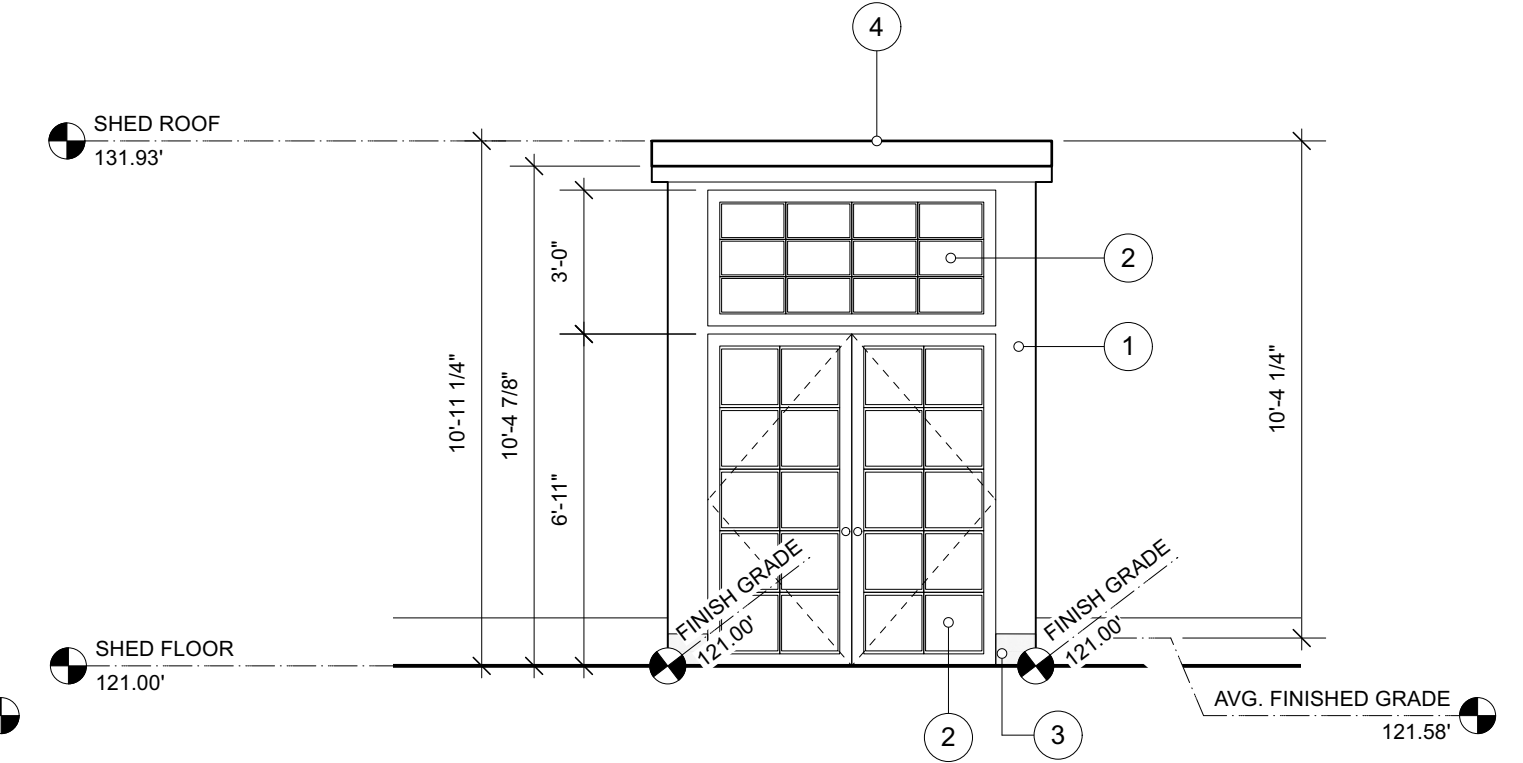
01	yymmdd	ISSUED
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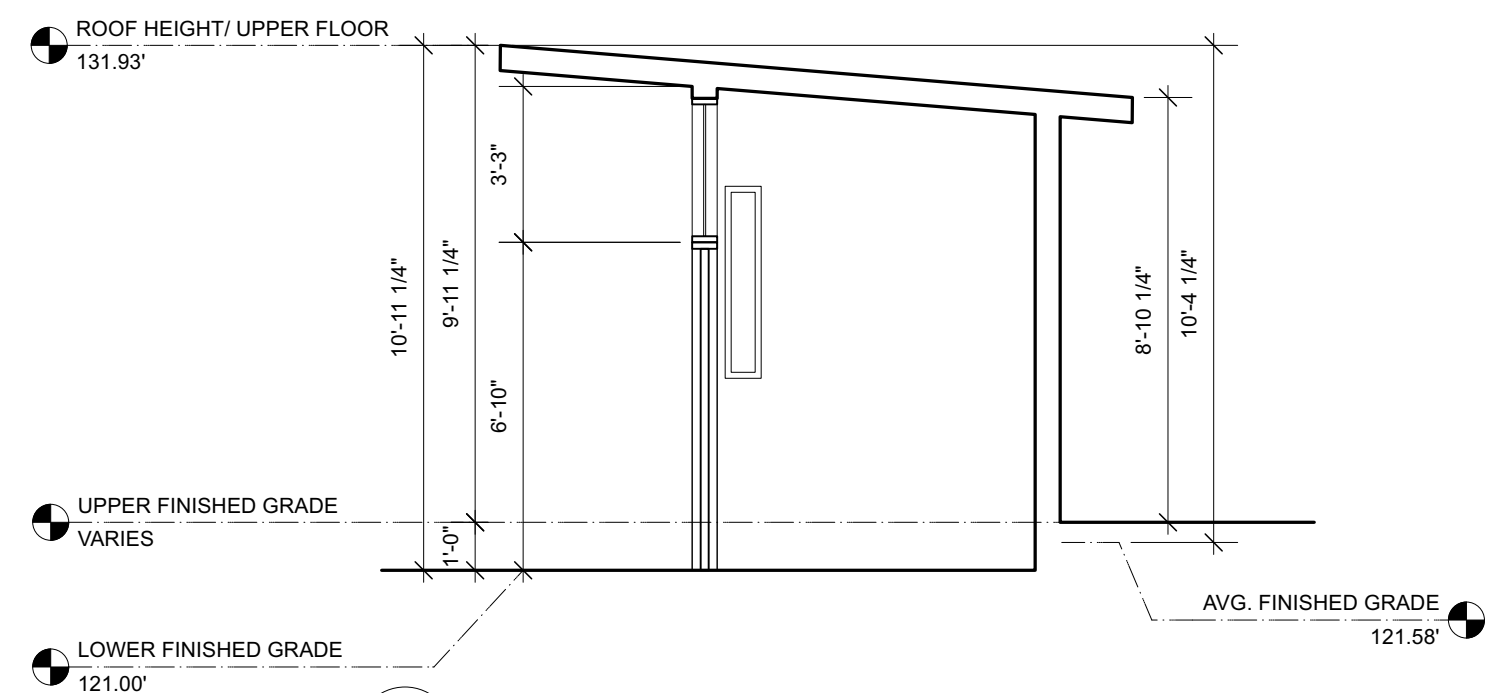
1 SHED - FLOOR PLAN
 Scale: 1/4" = 1'-0"



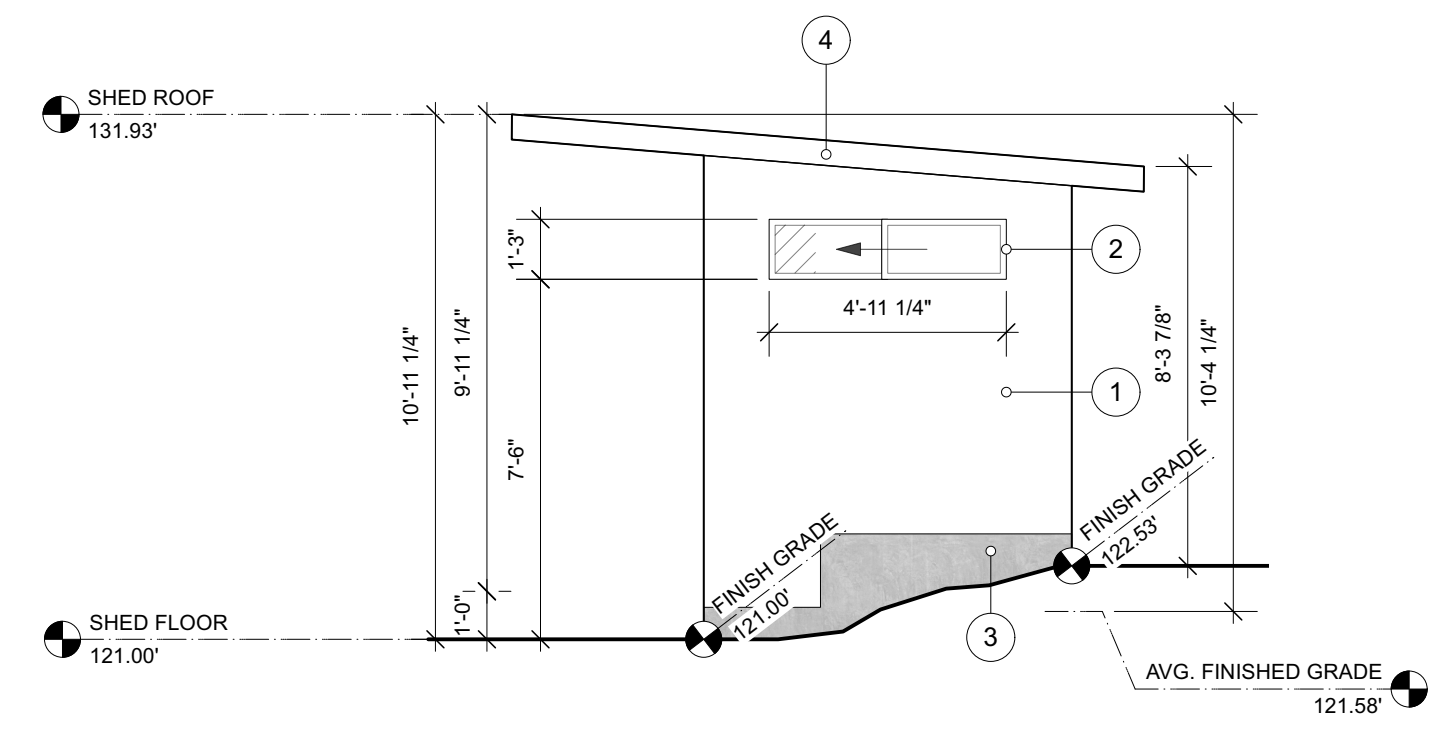
3 SHED - WEST ELEVATION
 Scale: 1/4" = 1'-0"



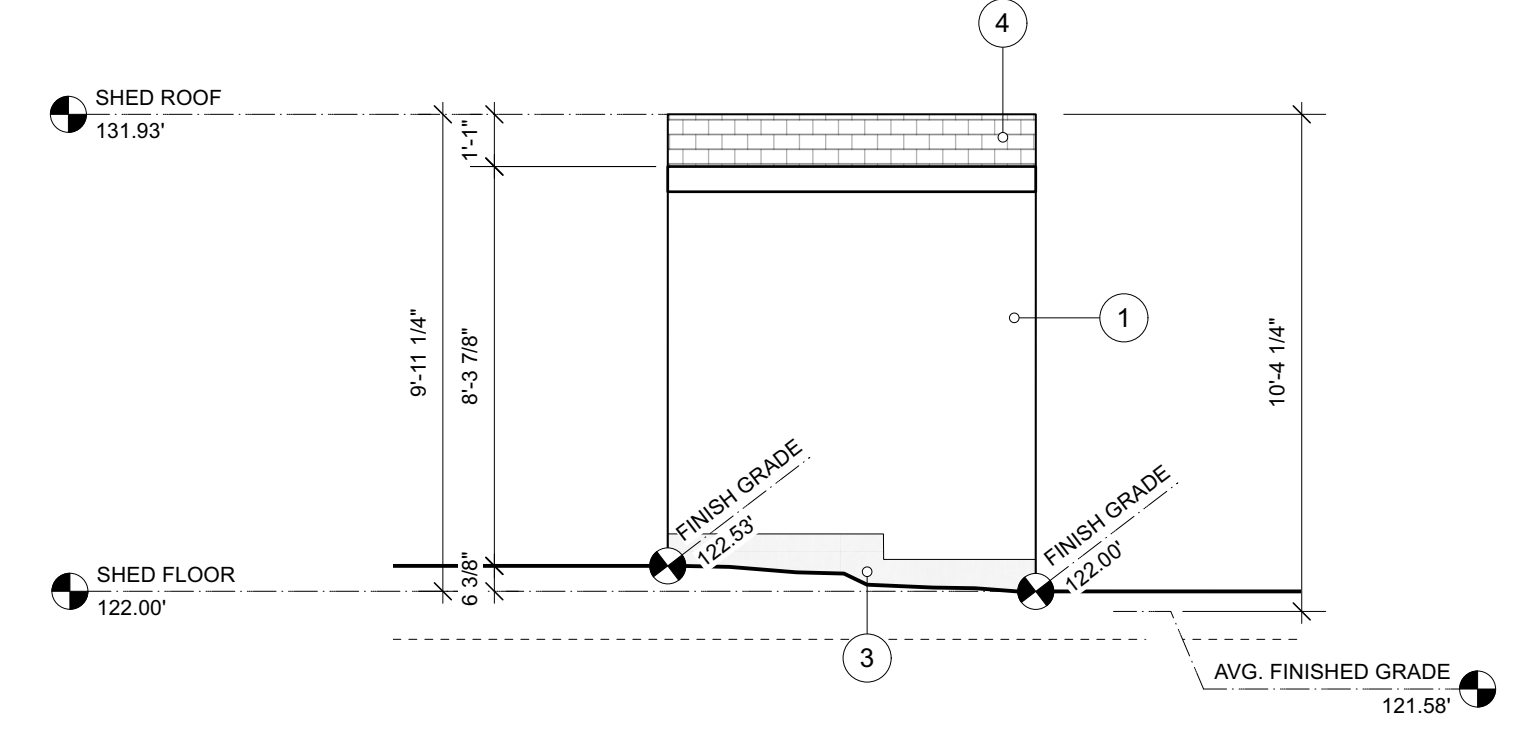
5 SHED - SOUTH ELEVATION
 Scale: 1/4" = 1'-0"



2 SHED - SECTION
 Scale: 1/4" = 1'-0"



4 SHED - EAST ELEVATION
 Scale: 1/4" = 1'-0"



6 SHED - NORTH ELEVATION
 Scale: 1/4" = 1'-0"

FINISH LEGEND

- 1 3/4" MARINE GRADE PLYWOOD SIDING / SHEATHING
- 2 GLAZED WINDOW
- 3 POURED CONCRETE
- 4 SHINGLED ROOF

31st STREET

1421 31st Street, West Vancouver

GARDEN SHED

SHEET SIZE	24 x 36
DATE	2020-05-30
DRAWN BY	HL
CHECKED BY	SM
SCALE	AS NOTED
JOB NUMBER	1907

A302