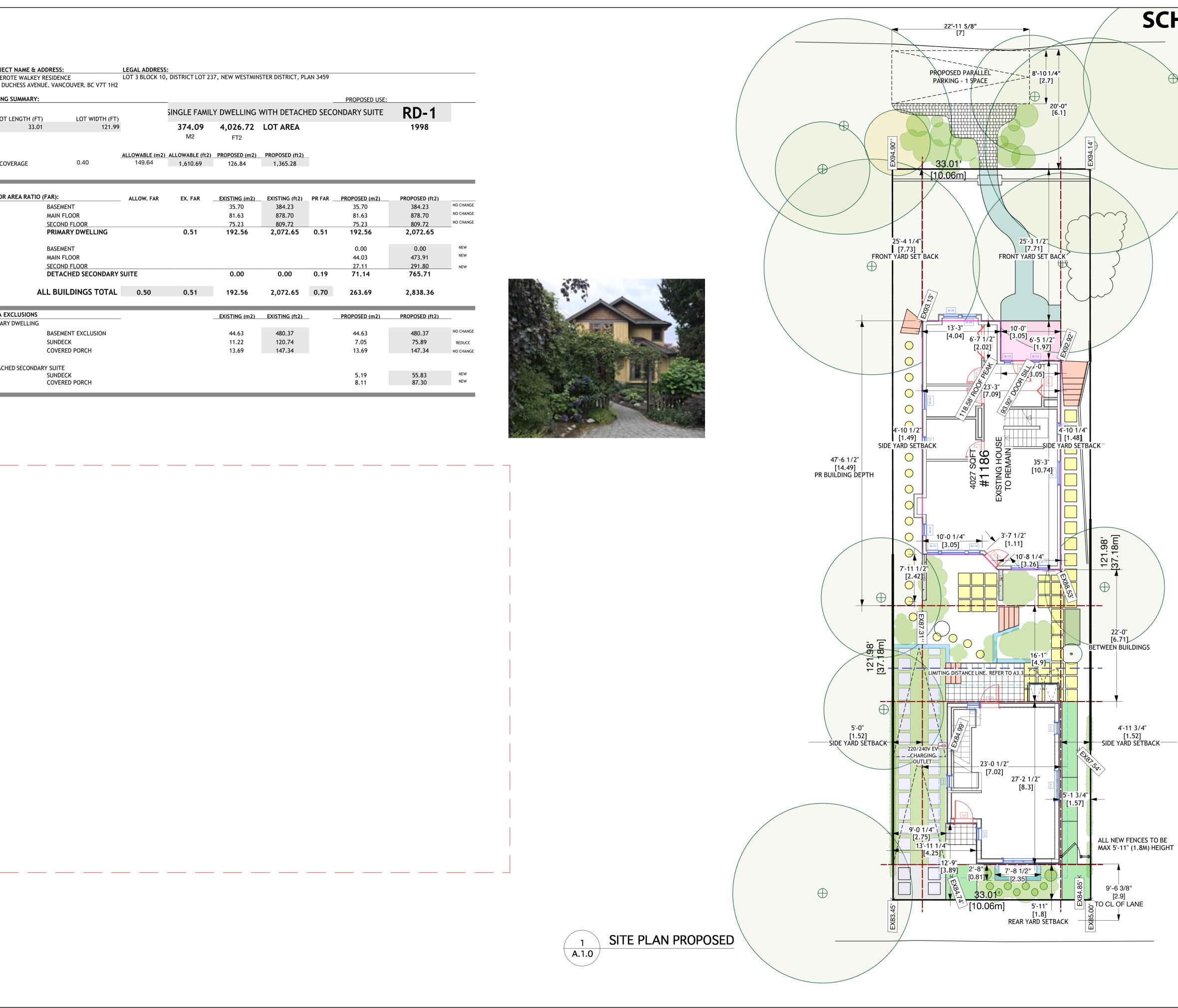
	PROJECT NAME & ADDRESS:
Ī	FINGEROTE WALKEY RESIDENCE

LEGAL ADDRESS: LOT 3 BLOCK 10, DISTRICT LOT 237, NEW WESTMINSTER DISTRICT, PLAN 3459

1186 DUCHESS AVENUE, VANCOUVER, BC V7T 1H2

ZONING SUMMARY:						-	PROPOSED USE:		
LOT LENGTH (FT)	) LOT WIDTH (FT)		SINGLE FAMIL	Y DWELLING	WITH DETACH	ED SECO	ONDARY SUITE	RD-1	
33.01			<b>374.09</b> M2	<b>4,026.72</b> FT2	LOT AREA			1998	
OT COVERAGE	0.40	<u>ALLOWABLE (m2)</u> 149.64	ALLOWABLE (ft2) 1,610.69	PROPOSED (m2) 126.84	PROPOSED (ft2) 1,365.28				
LOOR AREA RATIO	(FAR):	ALLOW. FAR	EX. FAR	EXISTING (m2)	EXISTING (ft2)	PR FAR	PROPOSED (m2)	PROPOSED (ft2)	
	BASEMENT			35.70	384.23		35.70	384.23	NO CHANC
	MAIN FLOOR			81.63	878.70		81.63	878.70	NO CHANG
	SECOND FLOOR			75.23	809.72		75.23	809.72	NO CHANG
	PRIMARY DWELLING		0.51	192.56	2,072.65	0.51	192.56	2,072.65	
	BASEMENT						0.00	0.00	NEW
	MAIN FLOOR						44.03	473.91	NEW
	SECOND FLOOR						27.11	291.80	NEW
	DETACHED SECONDARY	SUITE		0.00	0.00	0.19	71.14	765.71	
А	LL BUILDINGS TOTAL	0.50	0.51	192.56	2,072.65	0.70	263.69	2,838.36	
AREA EXCLUSIONS		-		EXISTING (m2)	EXISTING (ft2)		PROPOSED (m2)	PROPOSED (ft2)	_
KIMART DWELLING	BASEMENT EXCLUSION			44.63	480.37		44.63	480.37	NO CHANG
	SUNDECK			11.22	120.74		7.05	75.89	REDUCE
	COVERED PORCH			13.69	147.34		13.69	147.34	NO CHANG
DETACHED SECONDA	RY SUITE								
	SUNDECK						5.19	55.83	NEW
	COVERED PORCH						8.11	87.30	NEW





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DP REVISION	2020-09-02



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#### PROJECT TITLE

### WALKEY FINGEROTE RESIDENCE 1186 DUCHESS AVE WEST VANCOUVER V7T 1H2

JOB NUMBER

P1812

4'-11 3/4"

DRAWING TITLE

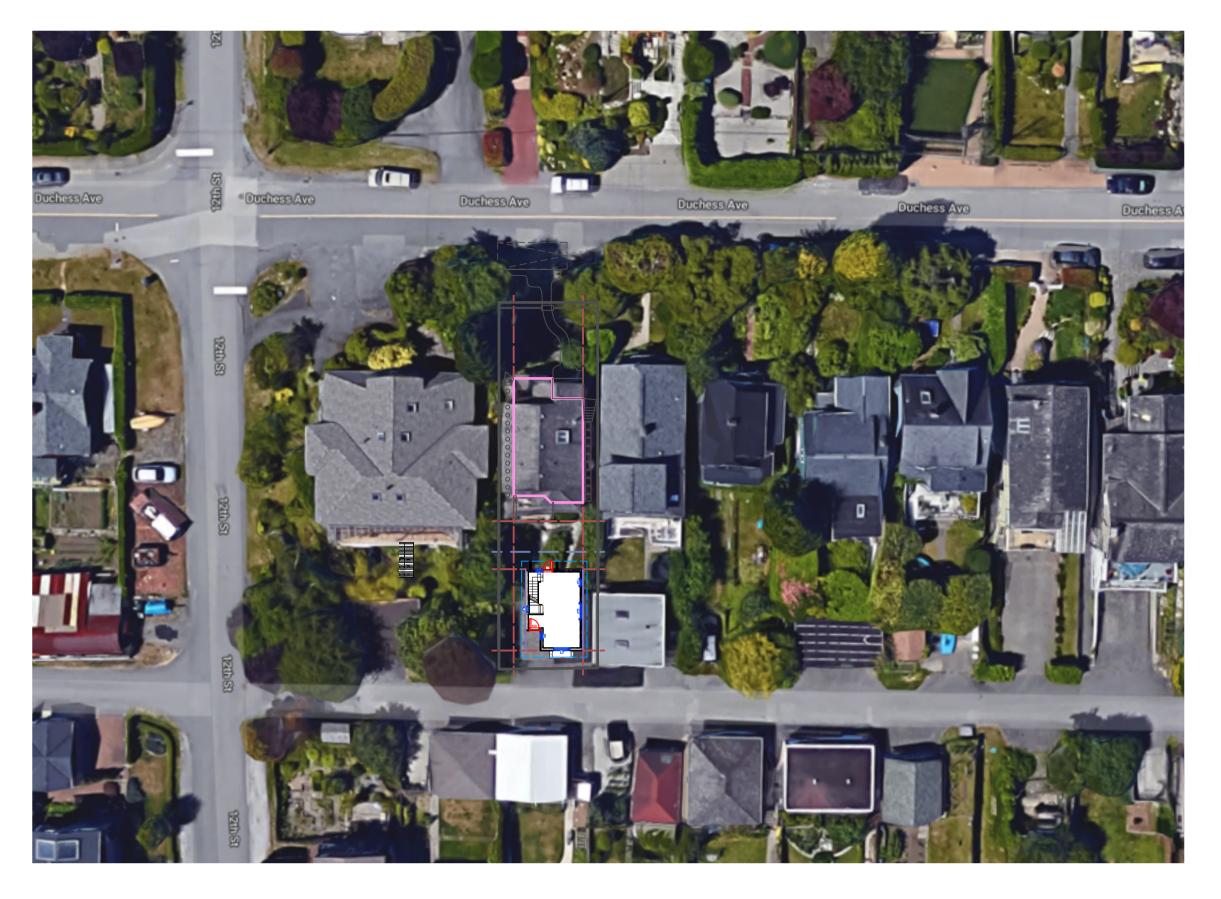
SITE - Plan Proposed

SCALE

1/8"=1'-0"

DRAWING NUMBER

# A.1.0







ALLEY VIEW LOOKING NORTH



ALLEY VIEW LOOKING EAST (EAST OFF 12TH STREET



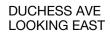


ALLEY VIEW LOOKING NORTH-WEST



ALLEY VIEW LOOKING EAST







DUCHESS AVE LOOKING SOUTH-EAST



ALLEY VIEW LOOKING NORTH





DUCHESS AVE LOOKING WEST

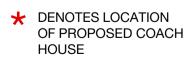




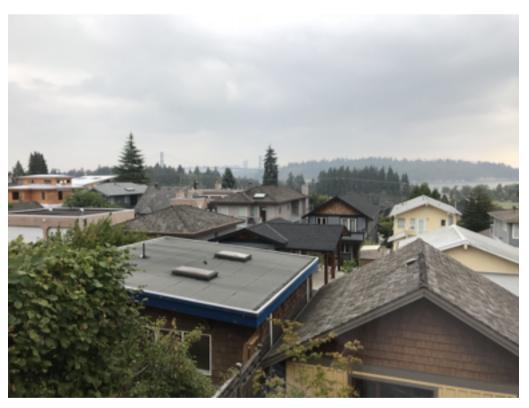
CONTEXT IMAGES



ALLEY VIEW LOOKING WEST



EXISTING HOUSE NORTH ELEVATION



VIEW FROM MAIN FLOOR, REAR DECK LOOKING SOUTH

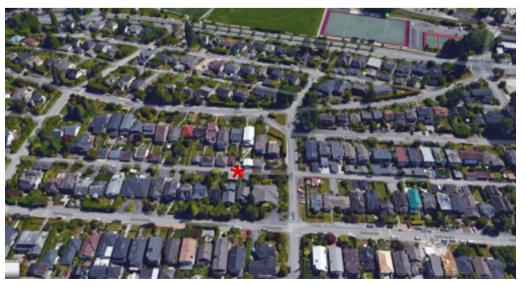


VIEW FROM ABOVE (GOOGLEMAPS)

CONTEXT IMAGES LONG VIEW (3) (A.1.1)



VIEW FROM MAIN FLOOR, REAR DECK LOOKING SOUTH



VIEW FROM ABOVE (GOOGLEMAPS)

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### WALKEY FINGEROTE RESIDENCE 1186 DUCHESS AVE WEST VANCOUVER V7T 1H2

JOB NUMBER

P1812

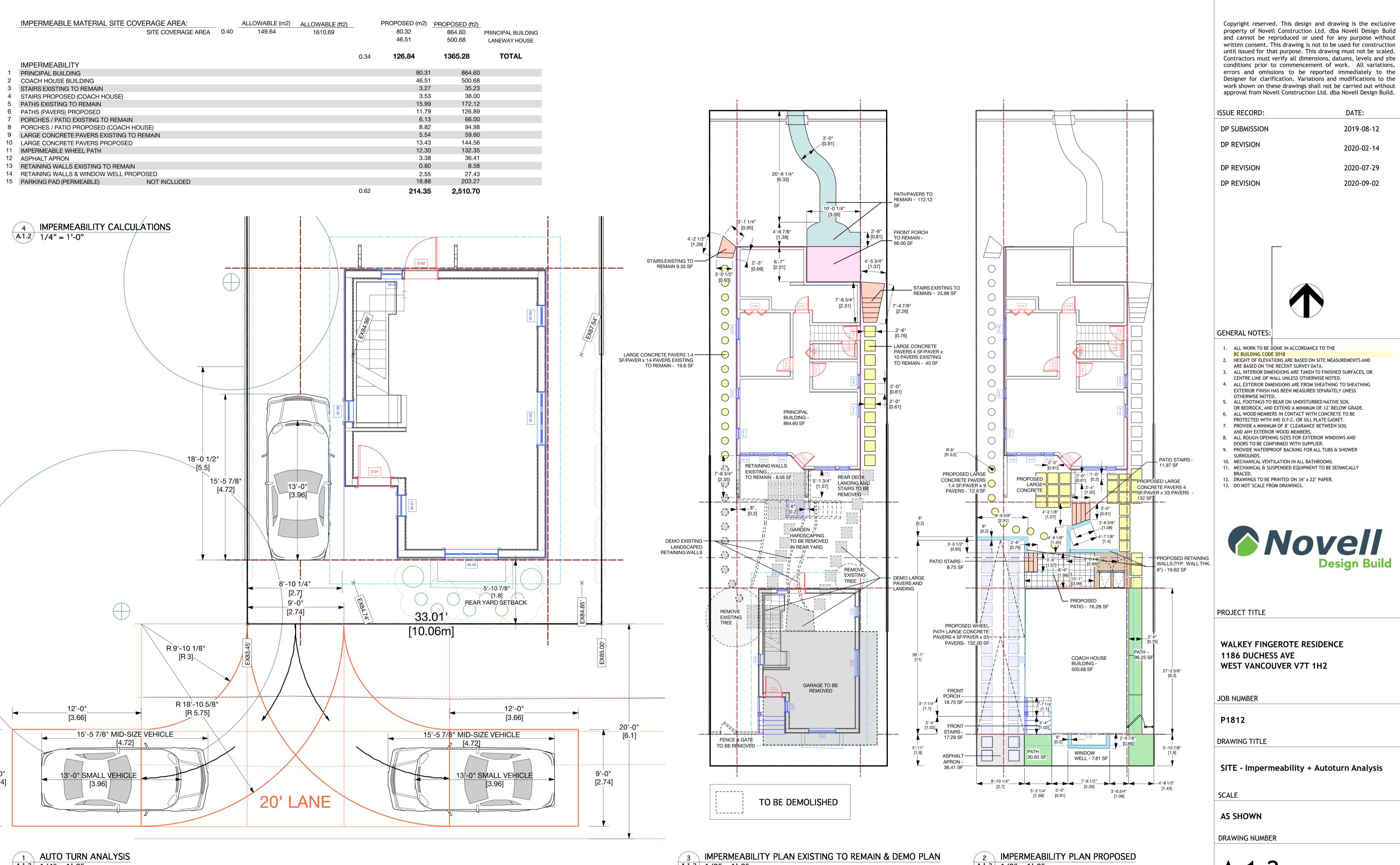
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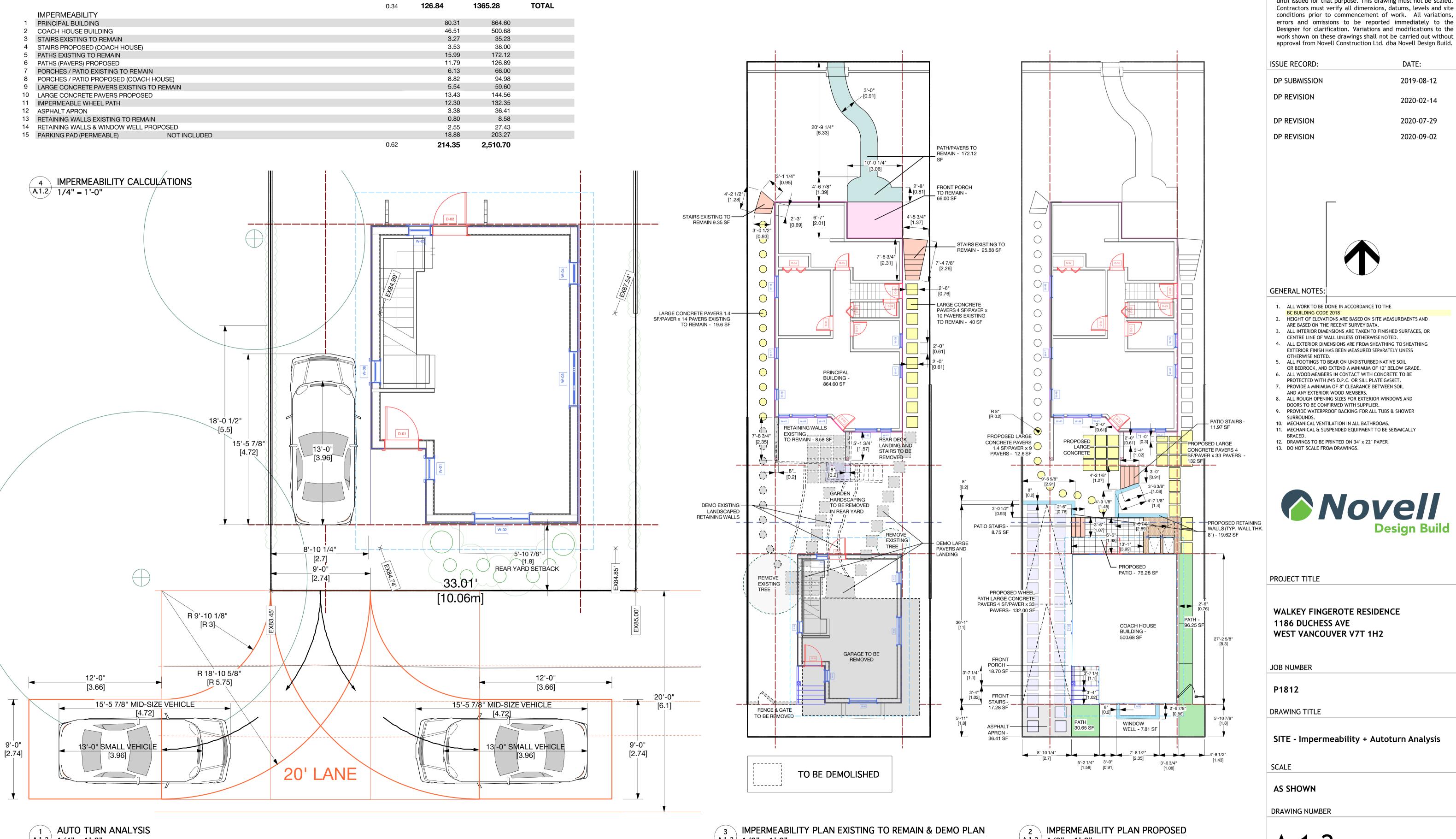
SITE - Context

SCALE

NTS

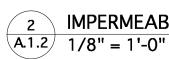




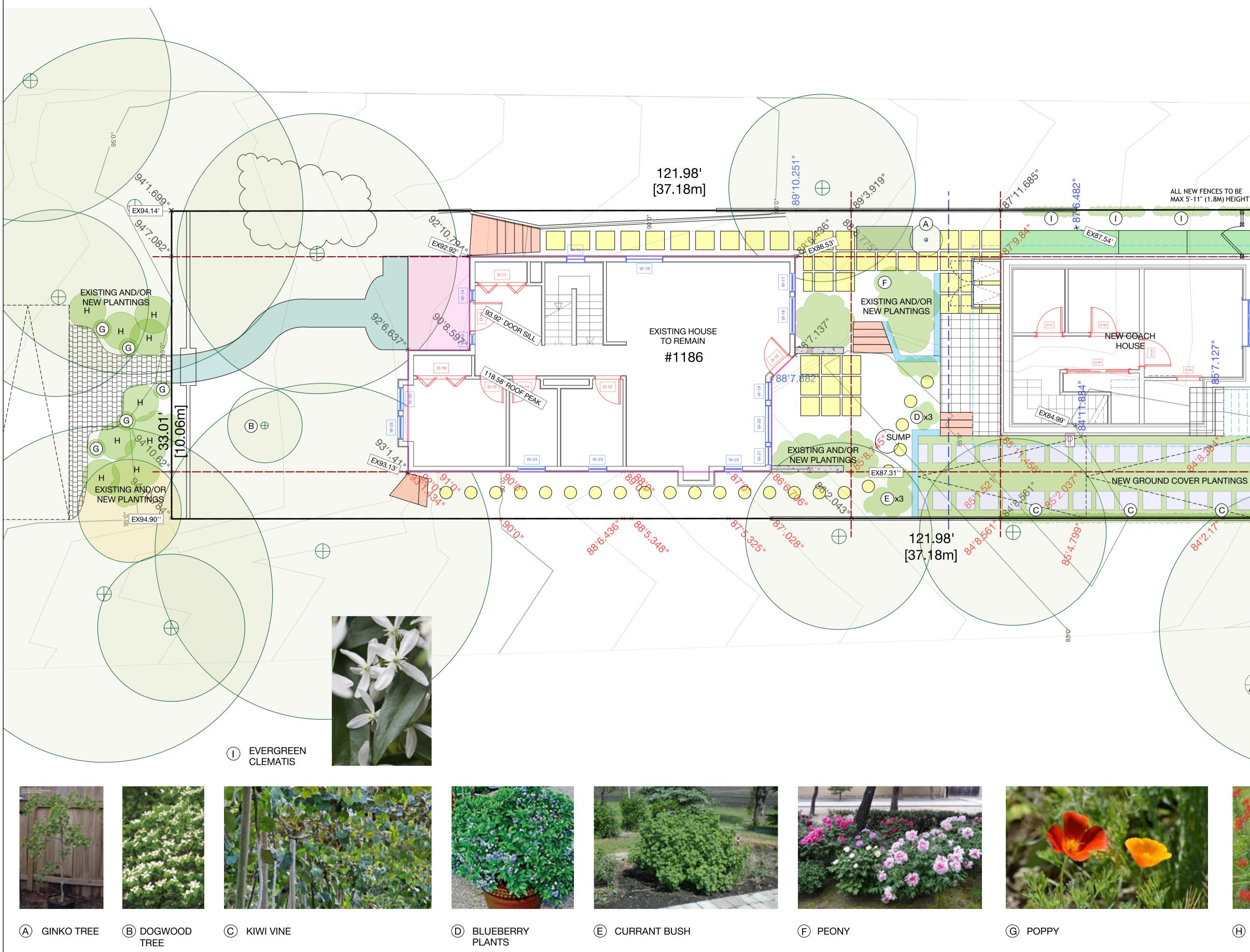


A.1.2 1/4" = 1'-0"

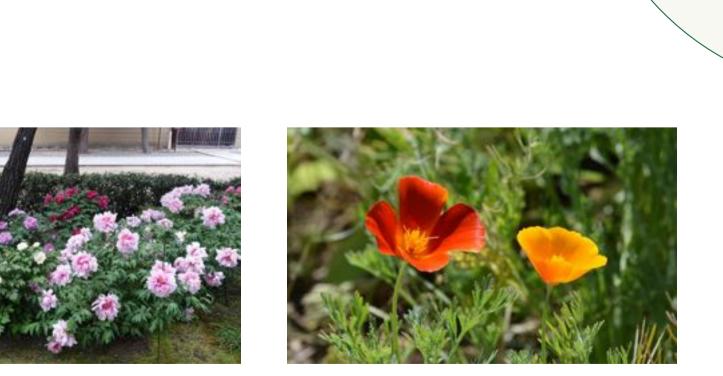
A.1.2 1/8" = 1'-0"



A.1.2







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GENERAL NOTES:

EX85.00'

A8

(G)x7

33.01' [10.06m]

EX83.45'

·200.

 $\bigcirc$ 

1 A.1.3

LANDSCAPE PLAN

**EX84.85**'

H

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PROJECT TITLE

### WALKEY FINGEROTE RESIDENCE 1186 DUCHESS AVE WEST VANCOUVER V7T 1H2

JOB NUMBER

P1812

DRAWING TITLE

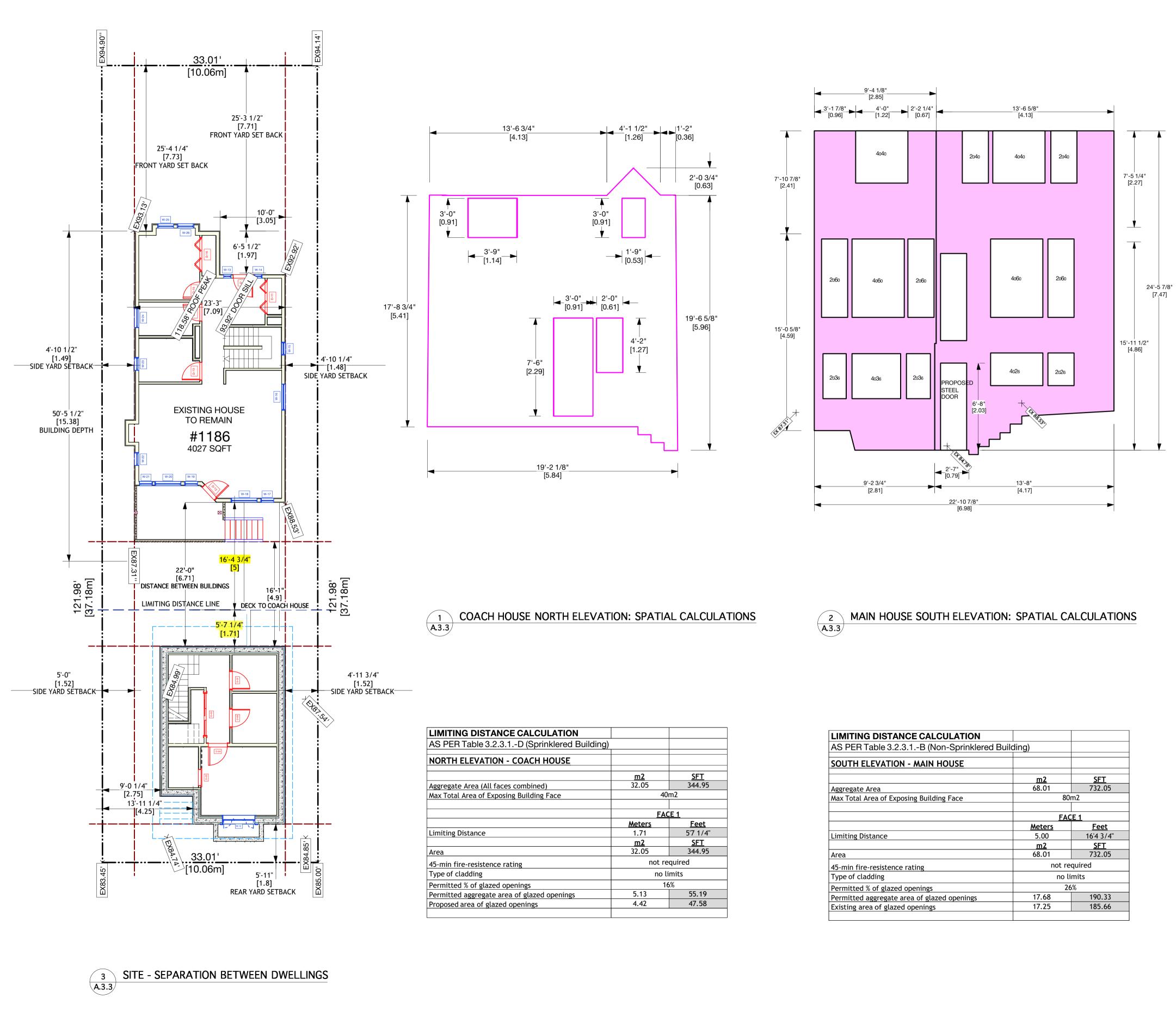
SITE - Landscape

SCALE

3/16"=1'-0"







LIMITING DISTANCE CALCULATION				
AS PER Table 3.2.3.1B (Non-Sprinklered B	uilding)			
SOUTH ELEVATION - MAIN HOUSE				
	<u>m2</u>	<u>SFT</u>		
Aggregate Area	68.01	732.05		
Max Total Area of Exposing Building Face	80	m2		
		<u> </u>		
	<u>Meters</u>	<u>Feet</u>		
Limiting Distance	5.00	16'4 3/4"		
	<u>m2</u>	<u>SFT</u>		
Area	68.01	732.05		
45-min fire-resistence rating	not re	quired		
Type of cladding	ype of cladding no limits			
Permitted % of glazed openings	26	26%		
Permitted aggregate area of glazed openings	17.68	190.33		
Existing area of glazed openings	17.25	185.66		

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JOB NUMBER

P1812

DRAWING TITLE

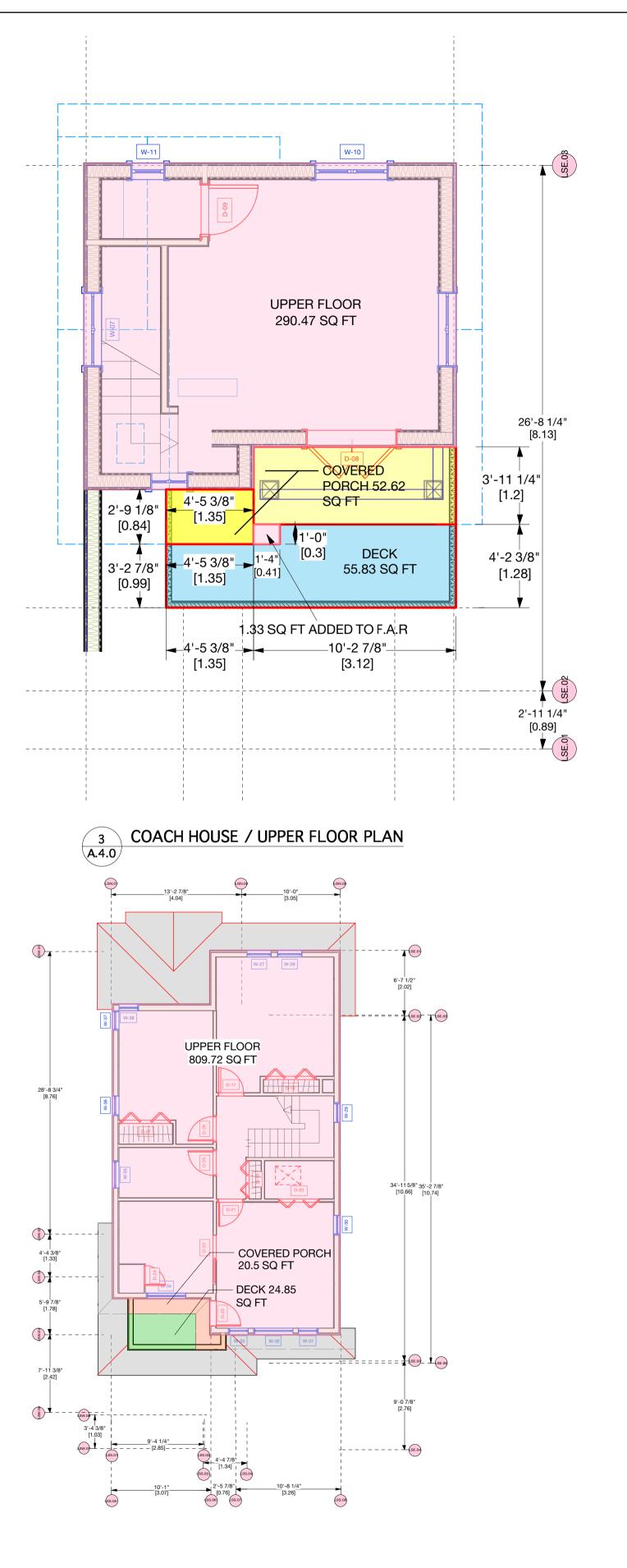
### MAIN/COACH HOUSE / NORTH + SOUTH SPATIAL SEPARATION

SCALE

1/4"=1'-0"









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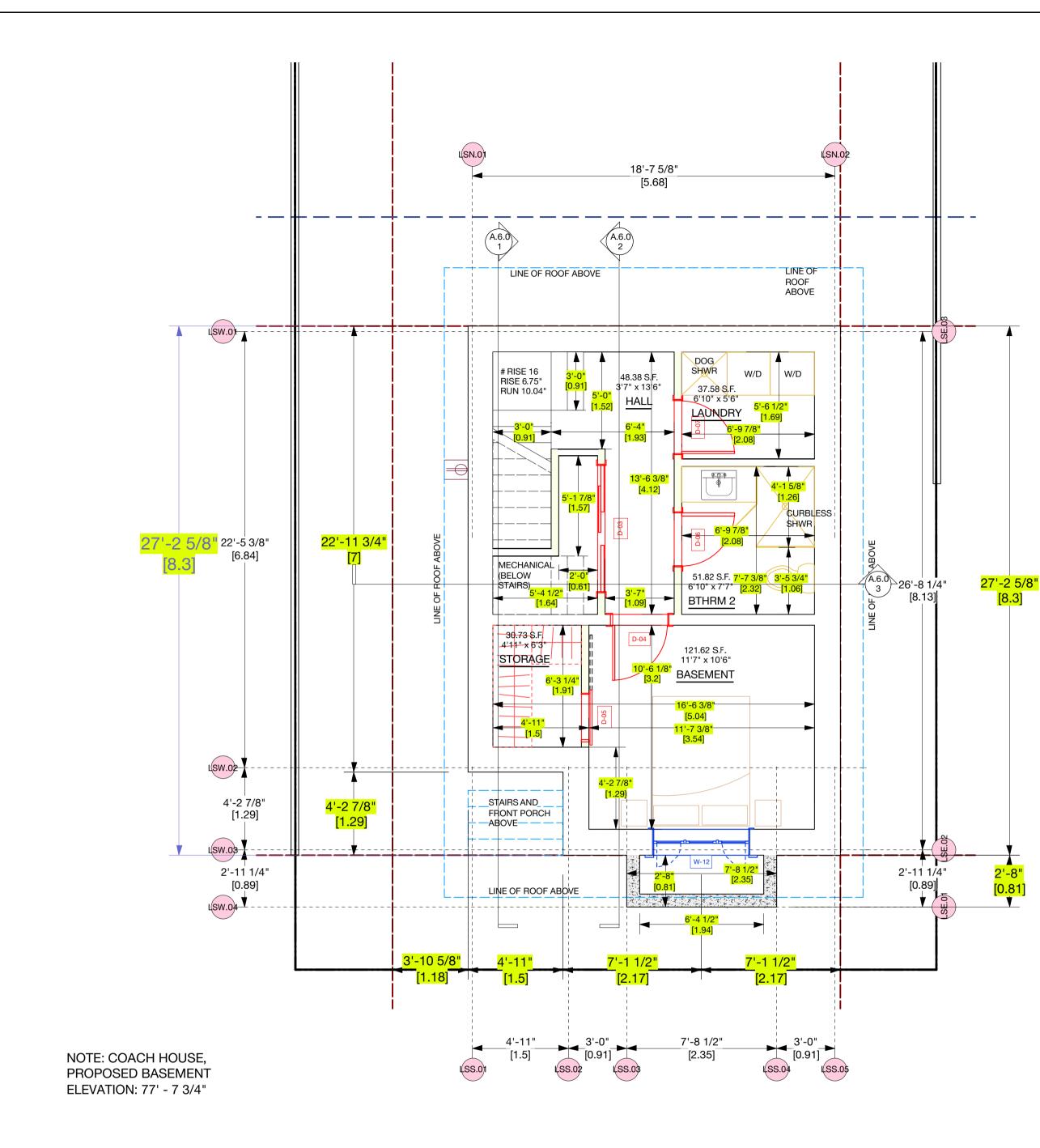
P1812

DRAWING TITLE

### AREA CALCULATIONS

SCALE

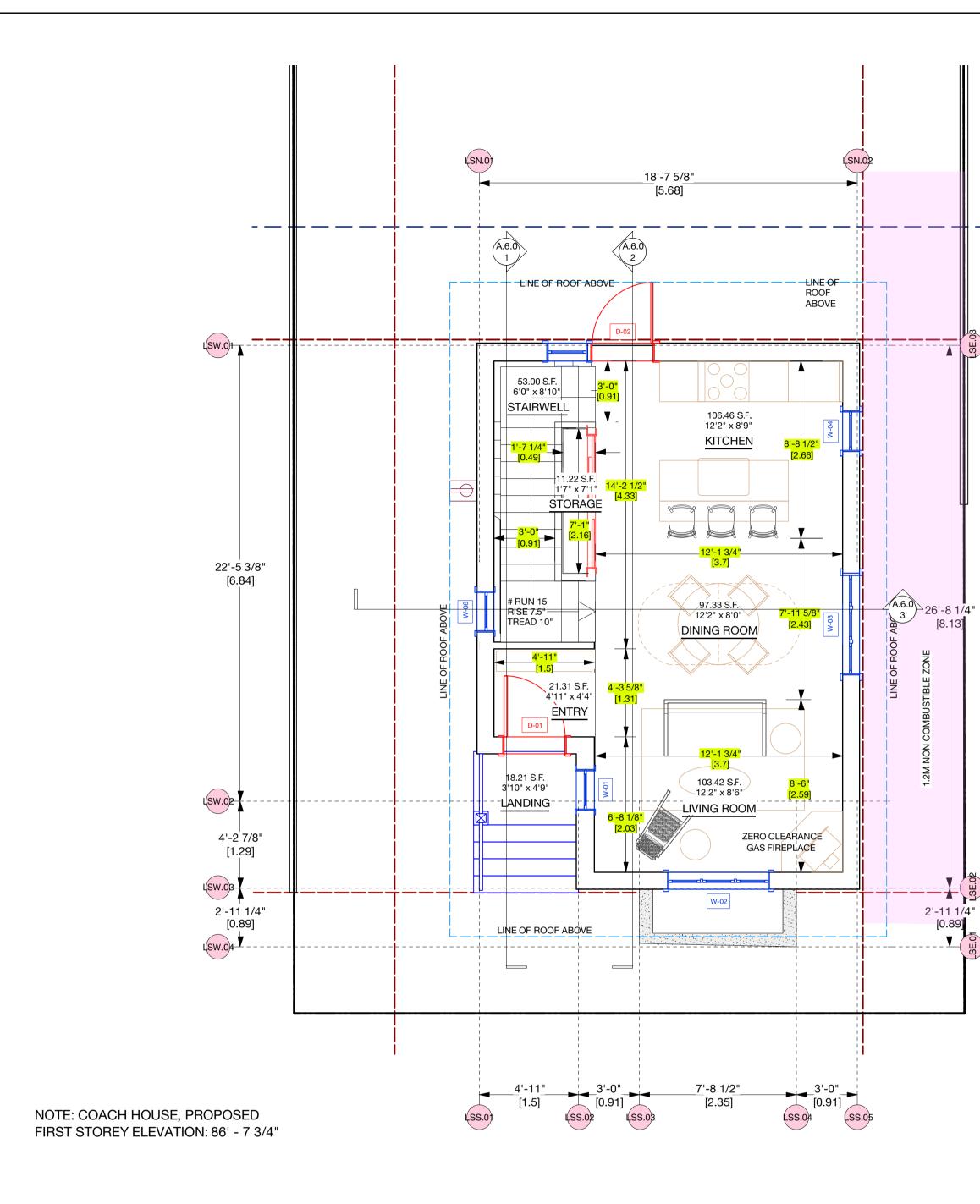
1/4"=1'-0"



#### COACH HOUSE BASEMENT FLOOR PLAN 1 A.4.1

COACH HO	USE BASEN	IENT WIND				
WINDOW ID#	WIDTH	HEIGHT	HEAD OF WINDOW	OPERABILITY	GLASS TYPE	NEW OR EXISTING
W-12	5'0"	1'9"	7'8 1/2"	Custom	CLEAR	NEW

COACH HO					
DOOR ID#	WIDTH	HEIGHT	SWING	GLASS (YES/NO)	NEW OR EXISTING
D-03	6'6"	6'8"		NO	NEW
D-04	2'10"	6'8"		NO	NEW
D-05	2'6"	6'8"		NO	NEW
D-06	2'10"	6'8"		NO	NEW
D-07	2'10"	6'8"		NO	NEW





COACH HO	USE MAIN I	FLOOR WIN	DOW SCHEDULE			
WINDOW ID#	WIDTH	HEIGHT	HEAD OF WINDOW	OPERABILITY	GLASS TYPE	
W-01	2'0"	4'0"	7'6"	Casement	CLEAR	
W-02	5'0"	5'0"	7'6"	Custom	CLEAR	
W-03	5'0"	5'0"	7'6"	Custom	CLEAR	
W-04	2'0"	4'0"	7'6"	Casement	CLEAR	
W-05	2'0"	4'0"	7'6"	Casement	CLEAR	Τ
W-06	2'0"	4'0"	5'9 3/4"	Casement	CLEAR	

COACH HO					
DOOR ID#	WIDTH	HEIGHT	SWING	GLASS (YES/NO)	<b>NEW OR EXISTING</b>
D-01	3'0"	7'6"		YES	NEW
D-02	3'0"	7'6"		YES	NEW

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#### WALKEY FINGEROTE RESIDENCE 1186 DUCHESS AVE WEST VANCOUVER V7T 1H2

JOB NUMBER

P1812

DRAWING TITLE

COACH HOUSE / BSMT+MAIN PLANS Proposed

SCALE

1/4"=1'-0"

DRAWING NUMBER

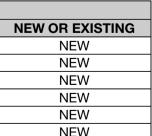


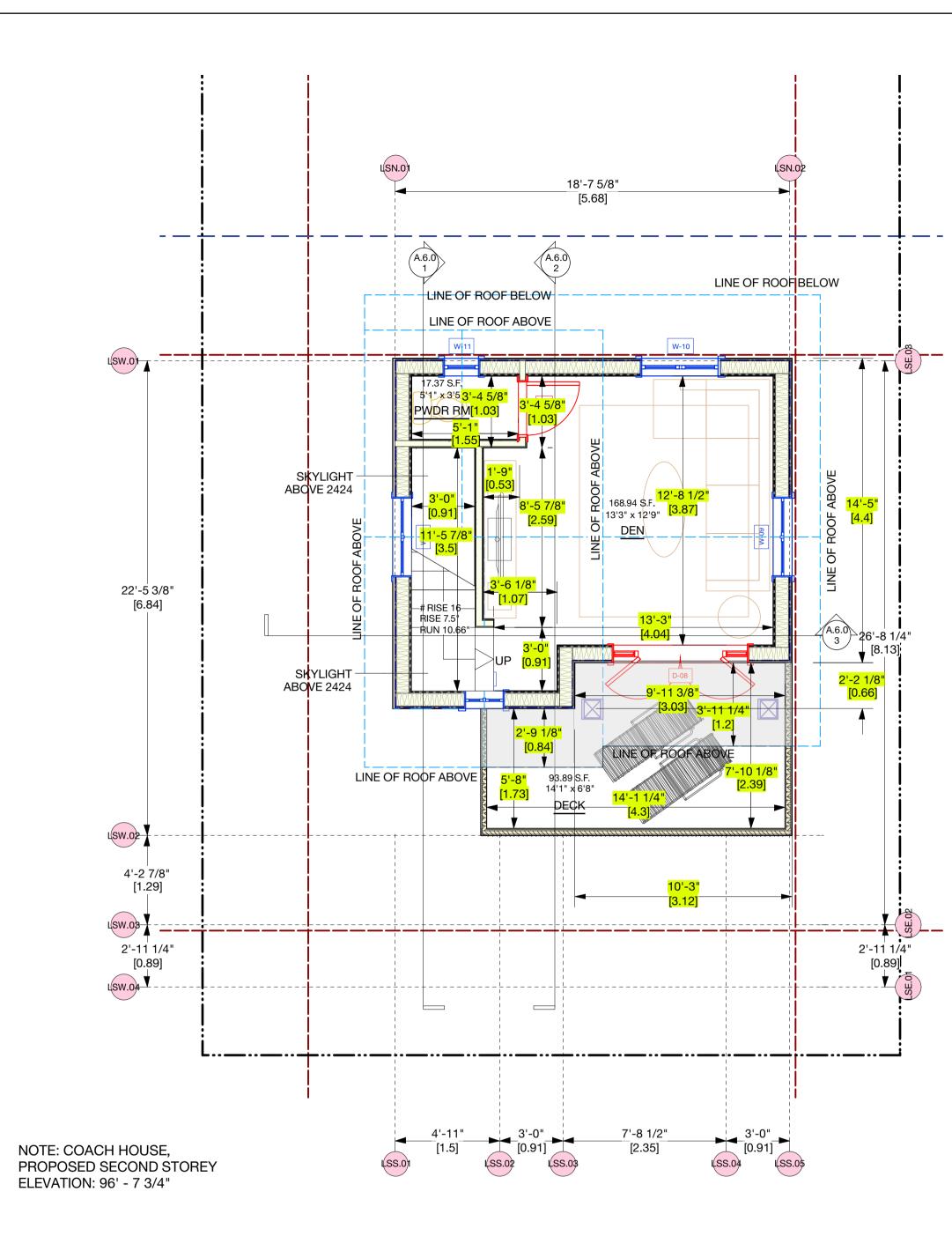
**NEW OR EXISTING** NEW NEW NEW NEW NEW NEW

— — —

[8.13

[0.89]

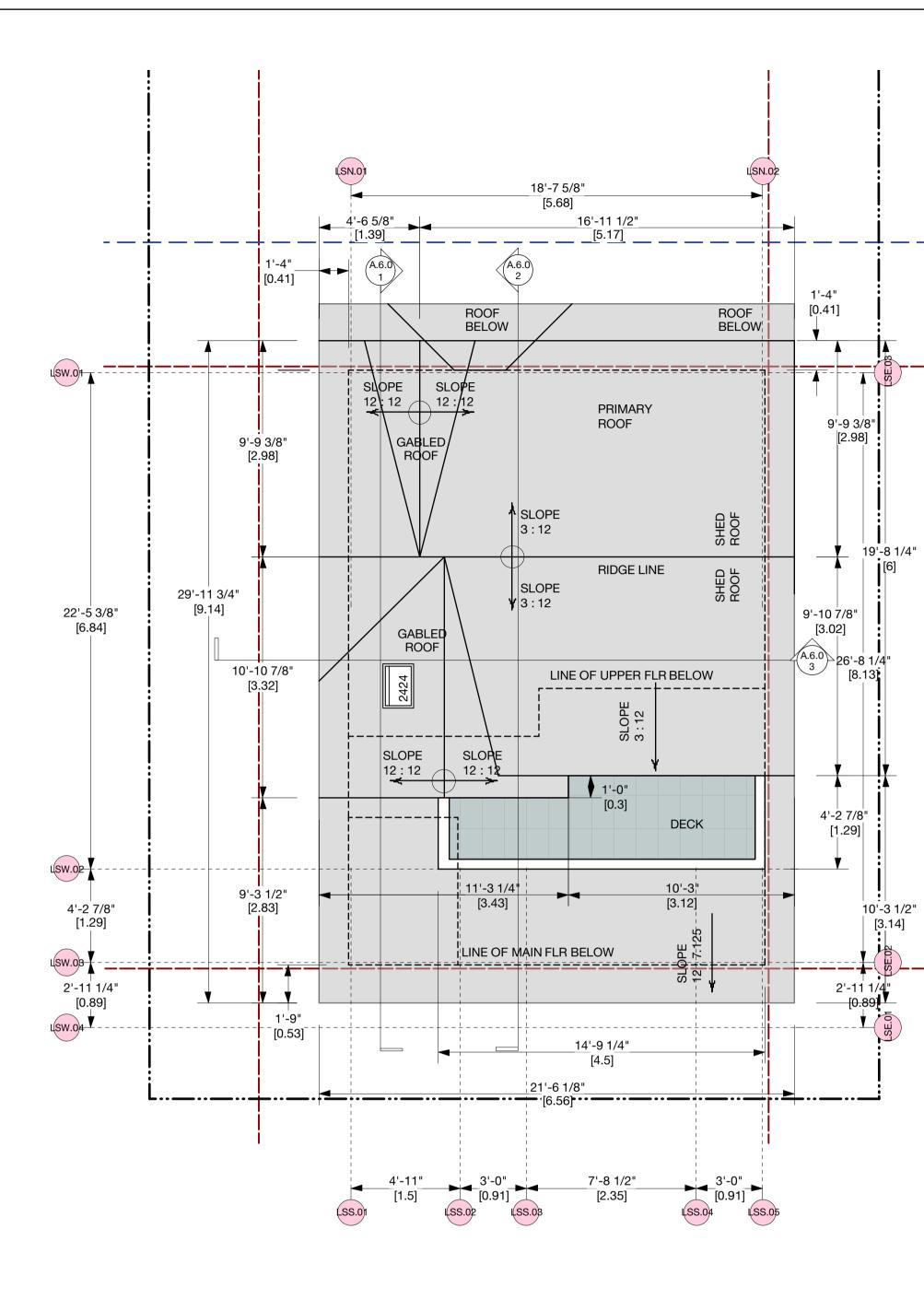






COACH HOUSE UPPER FLOOR WINDOW SCHEDULE						
WINDOW ID#	WIDTH	HEIGHT	SILL HEIGHT	OPERABILITY	GLASS TYPE	NEW OR EXISTING
W-07	3'9"	3'0"	2'0"	Custom	CLEAR	NEW
W-08	1'11"	2'8 1/2"	3'11 1/2"	Custom	CLEAR	NEW
W-09	3'9"	3'0"	6'8"	Custom	CLEAR	NEW
W-10	3'9"	3'0"	6'8"	Custom	CLEAR	NEW
W-11	1'9"	3'0"	6'8"	Casement	OBSCURED	NEW

COACH HOUSE UPPER FLOOR DOOR SCHEDULE					
DOOR ID#	WIDTH	HEIGHT	SWING	GLASS (YES/NO)	NEW OR EXISTING
D-08	4'0"	6'8"	DBL DOORS W/ 1'-0" SIDELIGHTS (x2)	YES	NEW
D-09	2'6"	6'8"		NO	NEW





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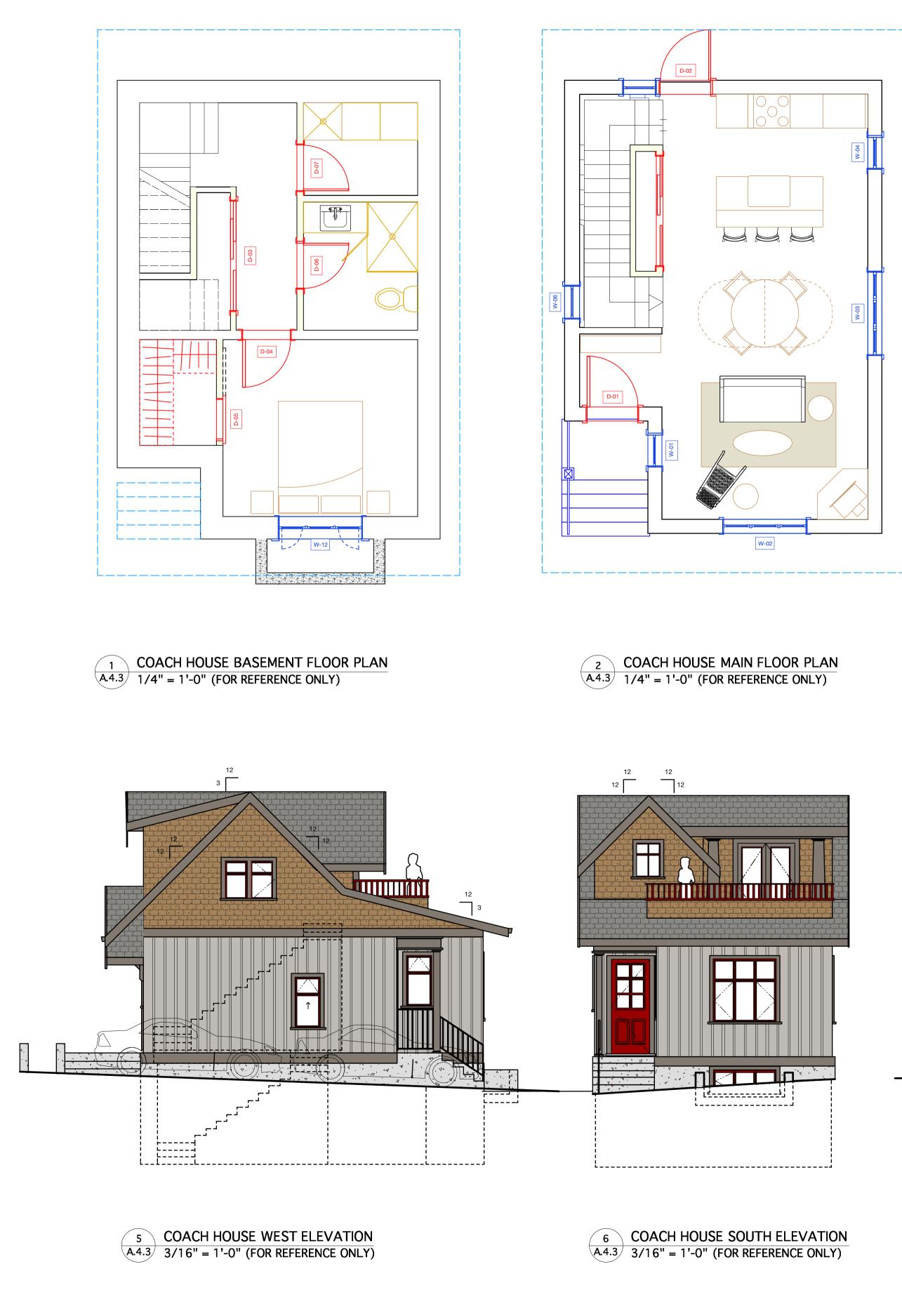
P1812

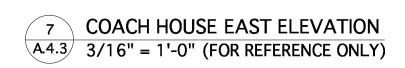
DRAWING TITLE

COACH HOUSE / UPPER+ROOF PLANS Proposed

SCALE

1/4"=1'-0"



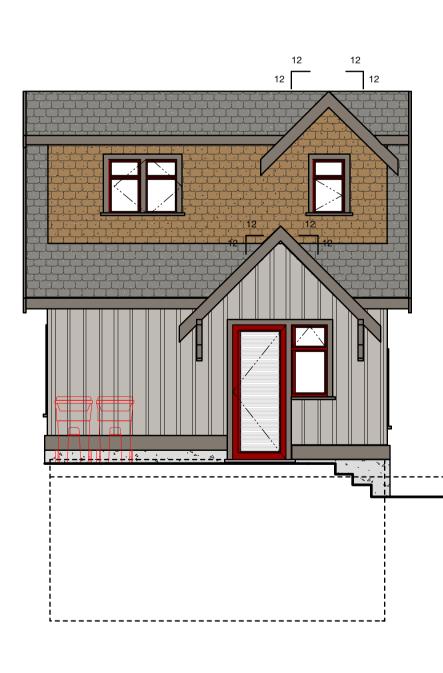






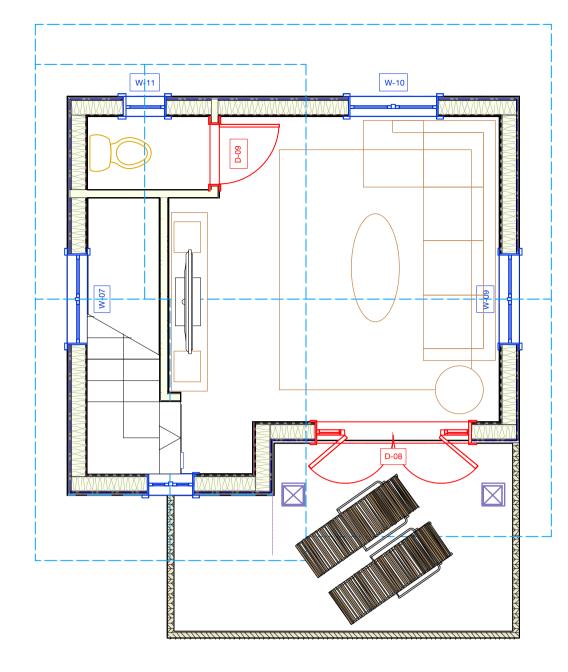
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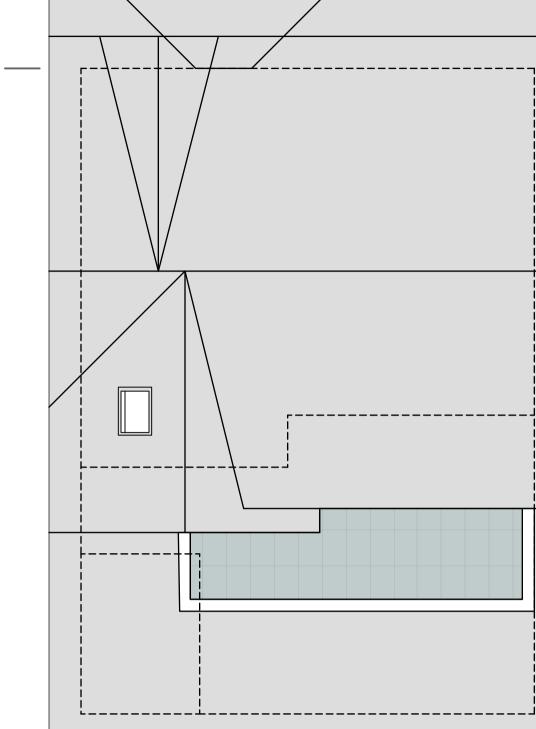
12



COACH HOUSE UPPER FLOOR PLAN A.4.3 1/4" = 1'-0" (FOR REFERENCE ONLY)

COACH HOUSE ROOF PLAN **4** A.4.3 1/4" = 1'-0" (FOR REFERENCE ONLY)





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8 COACH HOUSE NORTH ELEVATION A.4.3 3/16" = 1'-0" (FOR REFERENCE ONLY)

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ISSUE RECORD:	DATE:
DP SUBMISSION	2019-08-12
DP REVISION	2020-02-14
DP REVISION	2020-07-29
DP REVISION	2020-09-02



#### GENERAL NOTES:

- 1. ALL WORK TO BE DONE IN ACCORDANCE TO THE
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- 7. PROVIDE A MINIMUM OF 8" CLEARANCE BETWEEN SOIL
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- 9. PROVIDE WATERPROOF BACKING FOR ALL TUBS & SHOWER SURROUNDS.
- 10. MECHANICAL VENTILATION IN ALL BATHROOMS. 11. MECHANICAL & SUSPENDED EQUIPMENT TO BE SEISMICALLY
- BRACED.
- 12. DRAWINGS TO BE PRINTED ON 34" x 22" PAPER. 13. DO NOT SCALE FROM DRAWINGS.



#### PROJECT TITLE

### WALKEY FINGEROTE RESIDENCE 1186 DUCHESS AVE WEST VANCOUVER V7T 1H2

JOB NUMBER

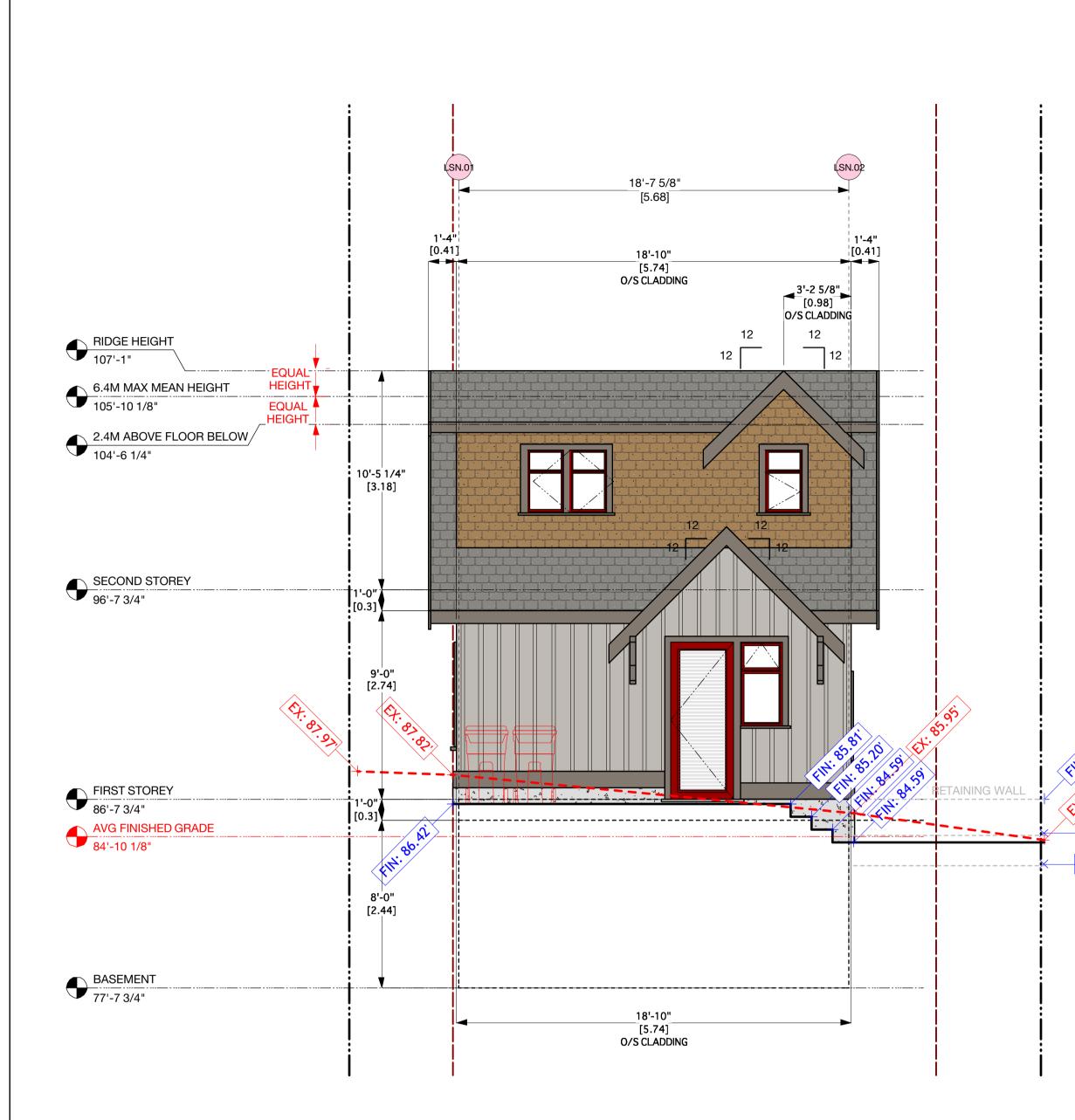
P1812

DRAWING TITLE

COACH HOUSE / PLANS + ELEVS PLAIN

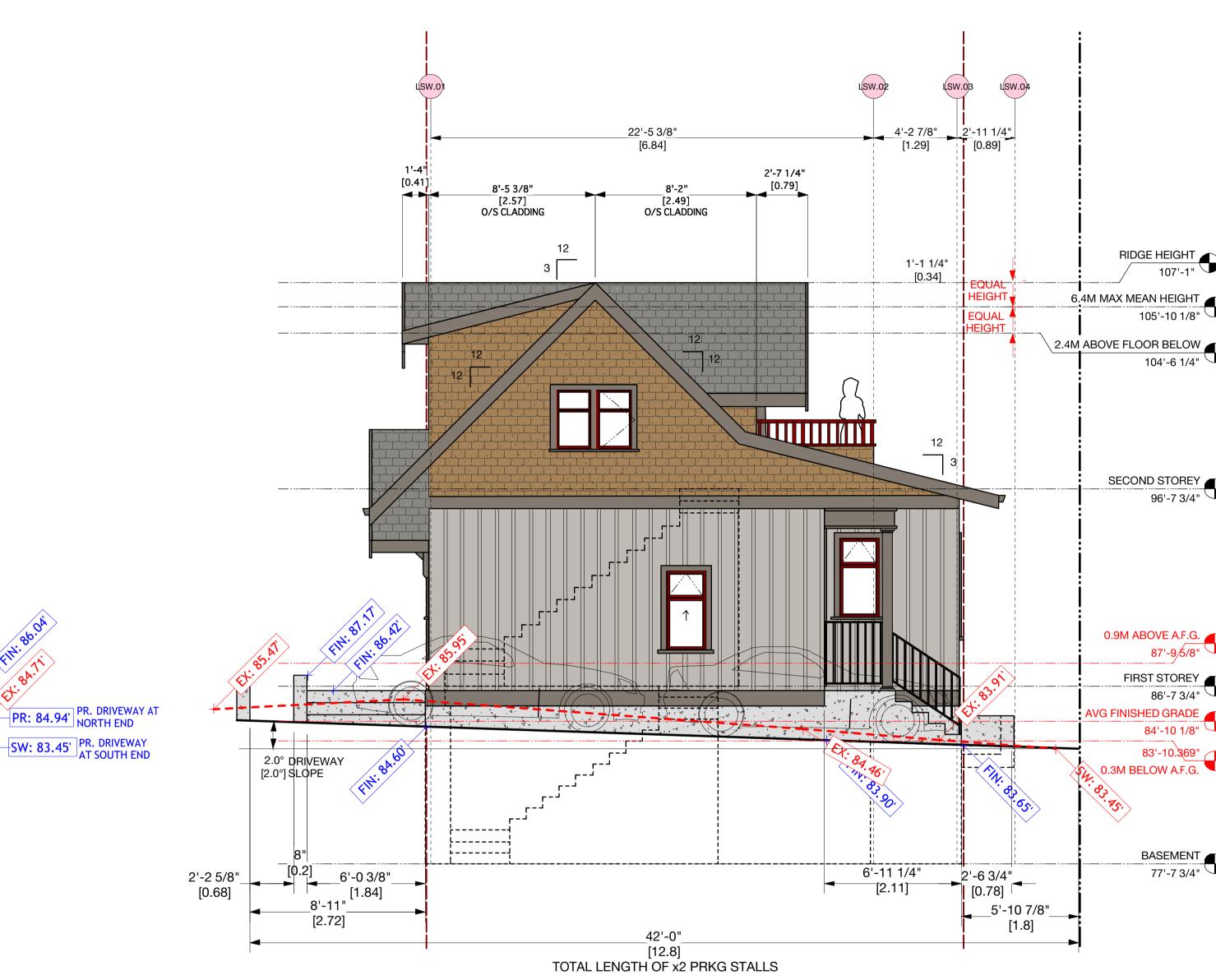
SCALE

1/4"=1'-0"





LIMITING DISTANCE CALCULATION		
AS PER Table 3.2.3.1D (Sprinklered Building)	-	
NORTH ELEVATION - COACH HOUSE		
	<u>m2</u>	<u>SFT</u>
Aggregate Area (All faces combined)	32.05	344.95
Max Total Area of Exposing Building Face	40	m2
	<u>FAC</u>	<u>E 1</u>
	Meters	<u>Feet</u>
	Meters	<u>1 eet</u>
Limiting Distance	1.71	5'7 1/4"
Limiting Distance		
Limiting Distance Area	1.71	5'7 1/4"
	1.71 <u>m2</u> 32.05	5'7 1/4" <u>SFT</u>
Area	1.71 <u>m2</u> 32.05 not re	5'7 1/4" <u>SFT</u> 344.95
Area 45-min fire-resistence rating	1.71 <u>m2</u> 32.05 not re no li	5'7 1/4" <u>SFT</u> 344.95 quired
Area 45-min fire-resistence rating Type of cladding	1.71 <u>m2</u> 32.05 not re no li	5'7 1/4" <u>SFT</u> 344.95 quired mits
Area 45-min fire-resistence rating Type of cladding Permitted % of glazed openings	1.71 <u>m2</u> 32.05 not re no li	5'7 1/4" <u>SFT</u> 344.95 quired mits



2 WEST ELEVATION A.5.0

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| LIMITING DISTANCE CALCULATION                                                               |                                                     |                                                    |
|---------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------|
| AS PER Table 3.2.3.1D (Sprinklered Building)                                                |                                                     |                                                    |
| WEST ELEVATION - COACH HOUSE                                                                |                                                     |                                                    |
|                                                                                             | <u>m2</u>                                           | <u>SFT</u>                                         |
| Aggregate Area (All faces combined)                                                         | 44.15                                               | 475.27                                             |
| Max Total Area of Exposing Building Face                                                    | 50                                                  | m2                                                 |
|                                                                                             |                                                     |                                                    |
|                                                                                             | <u>FAC</u>                                          | <u>E 1</u>                                         |
|                                                                                             | <u>Meters</u>                                       | Feet                                               |
|                                                                                             | Meters                                              | 1000                                               |
| Limiting Distance                                                                           | 2.75                                                | 9'0 1/4"                                           |
| Limiting Distance                                                                           |                                                     |                                                    |
| Limiting Distance<br>Area                                                                   | 2.75                                                | 9'0 1/4"                                           |
|                                                                                             | 2.75<br><u>m2</u><br>39.44                          | 9'0 1/4"<br><u>SFT</u>                             |
| Area                                                                                        | 2.75<br><u>m2</u><br>39.44<br>not re                | 9'0 1/4"<br><u>SFT</u><br>424.56                   |
| Area<br>45-min fire-resistence rating                                                       | 2.75<br><u>m2</u><br>39.44<br>not re<br>no li       | 9'0 1/4"<br><u>SFT</u><br>424.56<br>quired         |
| Area<br>45-min fire-resistence rating<br>Type of cladding                                   | 2.75<br><u>m2</u><br>39.44<br>not re<br>no li       | 9'0 1/4"<br><u>SFT</u><br>424.56<br>quired<br>mits |
| Area<br>45-min fire-resistence rating<br>Type of cladding<br>Permitted % of glazed openings | 2.75<br><u>m2</u><br>39.44<br>not re<br>no li<br>28 | 9'0 1/4"<br><u>SFT</u><br>424.56<br>quired<br>mits |

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| ISSUE RECORD: | DATE:      |
|---------------|------------|
| DP SUBMISSION | 2019-08-12 |
| DP REVISION   | 2020-02-14 |
| DP REVISION   | 2020-07-29 |
| DP REVISION   | 2020-09-02 |
|               |            |

#### GENERAL NOTES:

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- DOORS TO BE CONFIRMED WITH SUPPLIER.
- PROVIDE WATERPROOF BACKING FOR ALL TUBS & SHOWER 9. SURROUNDS.
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- 12. DRAWINGS TO BE PRINTED ON 34" x 22" PAPER.
- 13. DO NOT SCALE FROM DRAWINGS.



PROJECT TITLE

#### WALKEY FINGEROTE RESIDENCE 1186 DUCHESS AVE WEST VANCOUVER V7T 1H2

JOB NUMBER

P1812

DRAWING TITLE

COACH HOUSE / NORTH + WEST ELEVATIONS

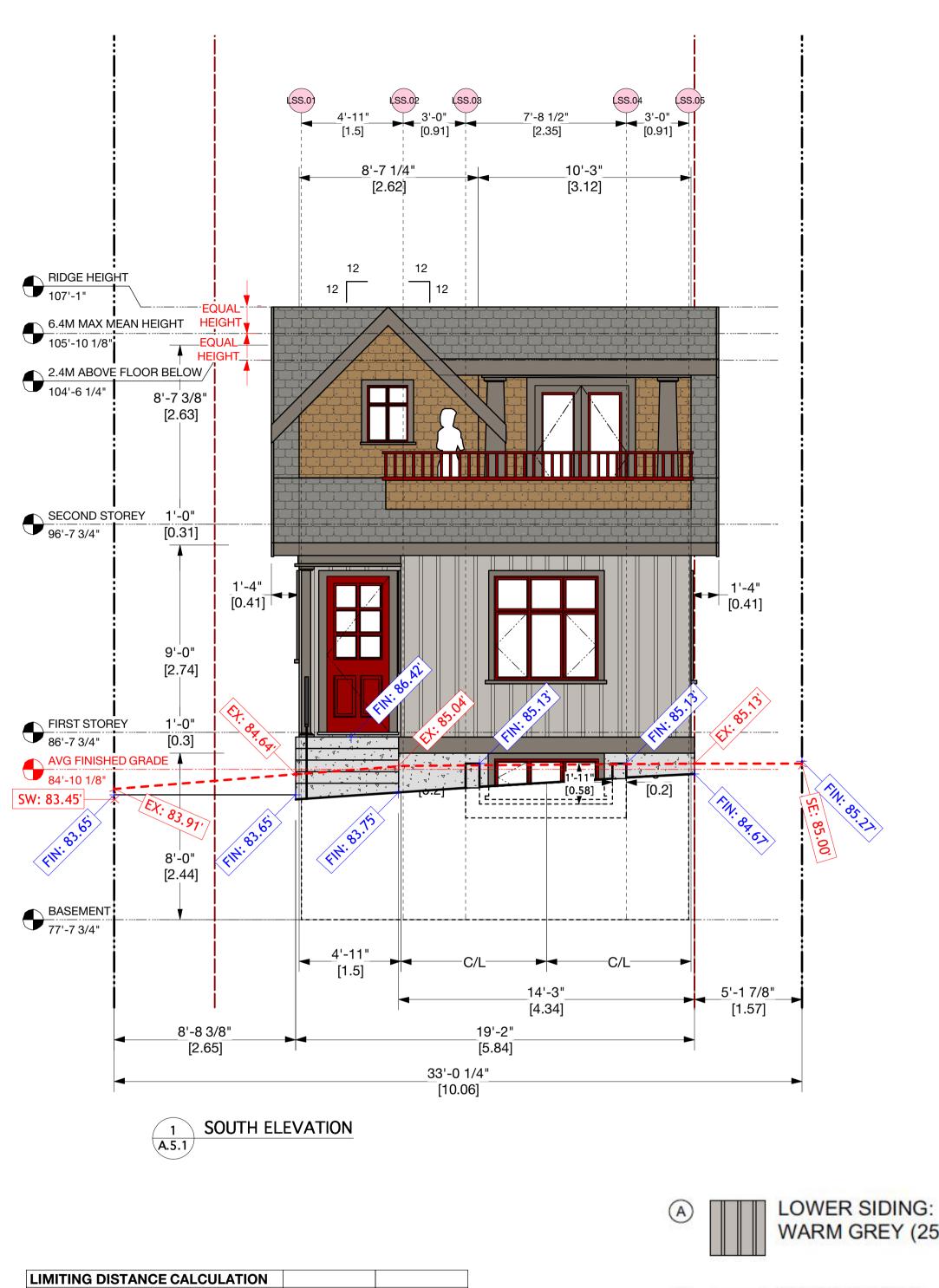
SCALE

1/4"=1'-0"

DRAWING NUMBER

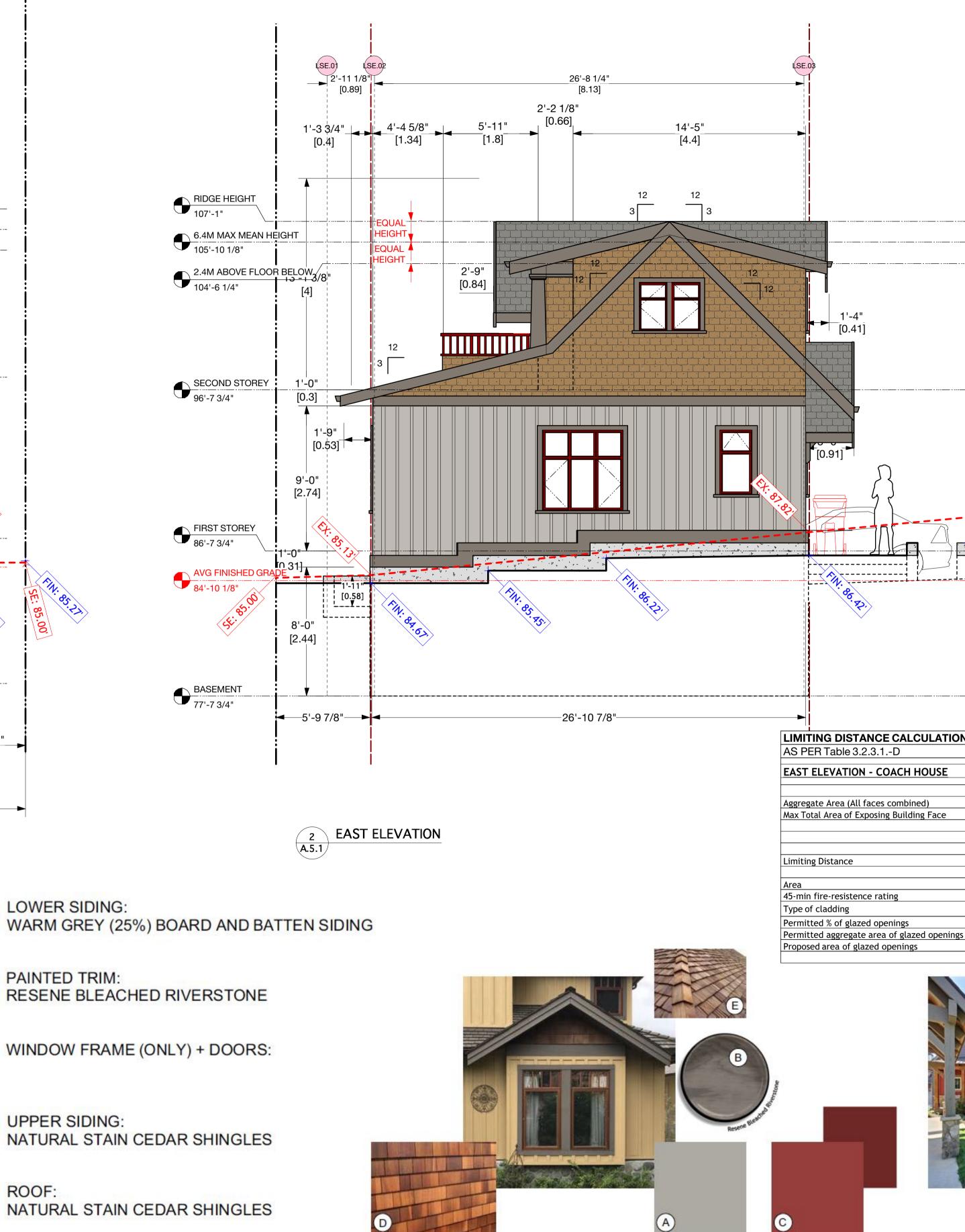


RIDGE HEIGHT 6.4M MAX MEAN HEIGHT 105'-10 1/8" 2.4M ABOVE FLOOR BELOW 104'-6 1/4" SECOND STOREY 96'-7 3/4" 0.9M ABOVE A.F.G. 87'-9/5/8" FIRST STOREY 86'-7 3/4" AVG FINISHED GRADE 84'-10 1/8" 83'-10.369" 0.3M BELOW A.F.G. BASEMENT 77'-7 3/4"



| LIMITING DISTANCE CALCULATION                                                   |               |                 |
|---------------------------------------------------------------------------------|---------------|-----------------|
| AS PER Table 3.2.3.1D                                                           |               |                 |
| SOUTH ELEVATION - COACH HOUSE                                                   |               |                 |
|                                                                                 | <u>m2</u>     | <u>SFT</u>      |
| Aggregate Area (All faces combined)                                             | 34.90         | 375.64          |
| Max Total Area of Exposing Building Face                                        | 40            | m2              |
|                                                                                 |               |                 |
|                                                                                 | <u>FAC</u>    | <u>E 1</u>      |
|                                                                                 | <u>Meters</u> | <u>Feet</u>     |
| Limiting Distance                                                               | 2.91          | 9'6 3/8"        |
|                                                                                 | <u>m2</u>     | <u>SFT</u>      |
| Area                                                                            | 34.90         | 375.64          |
| 45-min fire-resistence rating                                                   | not re        | quired          |
| Type of cladding                                                                | no li         | mits            |
| Permitted % of glazed openings                                                  | 30%           |                 |
|                                                                                 |               |                 |
| Permitted aggregate area of glazed openings                                     | 10.47         | 112.69          |
| Permitted aggregate area of glazed openings<br>Proposed area of glazed openings | 10.47<br>6.74 | 112.69<br>72.53 |





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|---------------|------------|
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| DP REVISION   | 2020-07-29 |
| DP REVISION   | 2020-09-02 |
|               |            |

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PROJECT TITLE

### WALKEY FINGEROTE RESIDENCE 1186 DUCHESS AVE WEST VANCOUVER V7T 1H2

JOB NUMBER

P1812

DRAWING TITLE

COACH HOUSE / SOUTH + EAST ELEVATIONS + FINISHES

SCALE

1/4"=1'-0"

DRAWING NUMBER

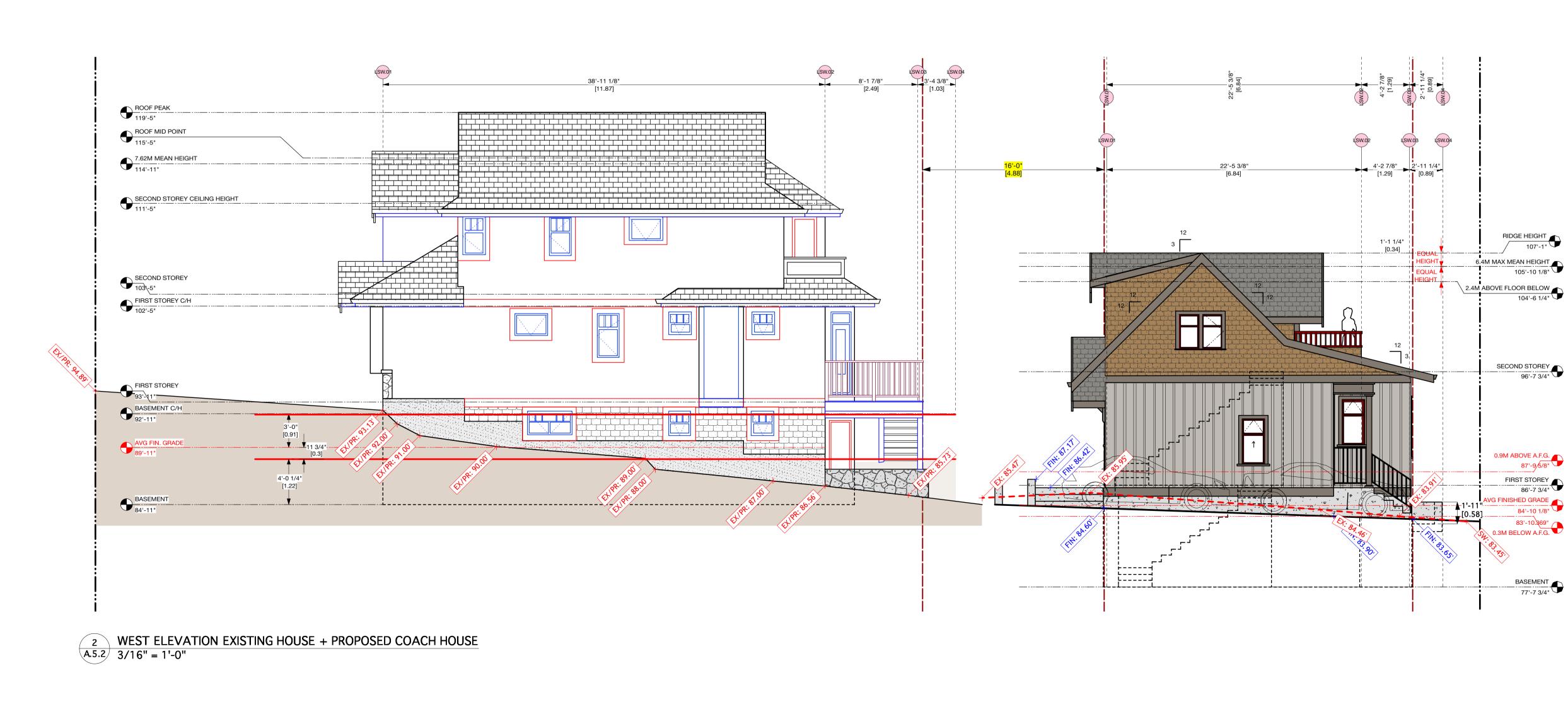


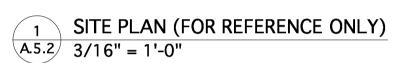
| ĺ              |               |             |
|----------------|---------------|-------------|
|                |               |             |
|                |               |             |
| H HOUSE        |               |             |
|                | <u>m2</u>     | <u>SFT</u>  |
| bined)         | 41.22         | 443.64      |
| lding Face     | 50            | m2          |
|                |               |             |
|                | <u>FAC</u>    | <u>E 1</u>  |
|                | <u>Meters</u> | <u>Feet</u> |
|                | 1.57          | 5'1 3/4"    |
|                | <u>m2</u>     | <u>SFT</u>  |
|                | 41.22         | 443.64      |
|                | not re        | quired      |
|                | no li         | mits        |
| S              | 16            | %           |
| lazed openings | 6.59          | 70.98       |

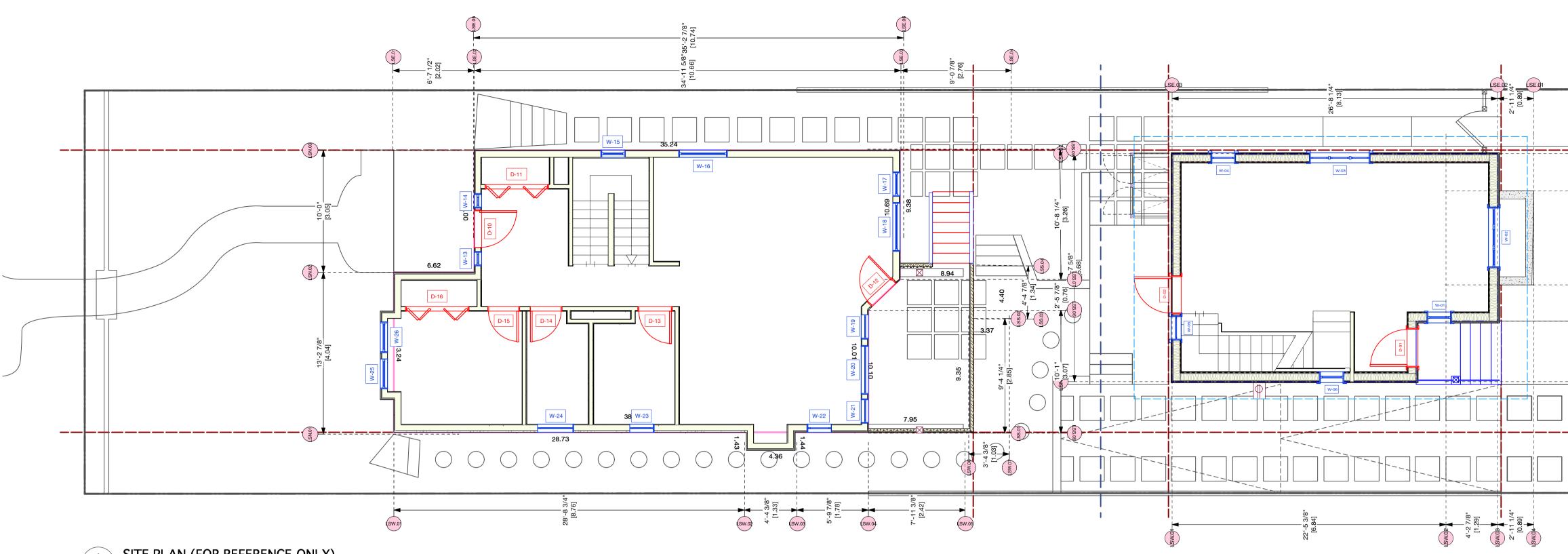
4.12 44.38

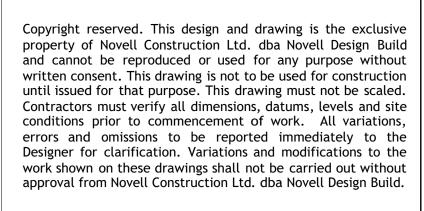
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| ISSUE RECORD: | DATE:      |
|---------------|------------|
| DP SUBMISSION | 2019-08-12 |
| DP REVISION   | 2020-02-14 |
| DP REVISION   | 2020-07-29 |
| DP REVISION   | 2020-09-02 |
|               |            |

#### GENERAL NOTES:

3'-0" [0.91]

RIDGE HEIGHT

SECOND STOREY 96'-7 3/4"

0.9M ABOVE A.F.G. 87'-9/5/8"

FIRST STOREY 86'-7 3/4"

FINISHED GRADE 84'-10 1/8"

83'-10.369" 0.3M BELOW A.F.G.

BASEMENT 77'-7 3/4"

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6.4M MAX MEAN HEIGHT 105'-10 1/8"

\_ \_ \_ \_ .

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  13. DO NOT SCALE FROM DRAWINGS.



PROJECT TITLE

### WALKEY FINGEROTE RESIDENCE 1186 DUCHESS AVE WEST VANCOUVER V7T 1H2

JOB NUMBER

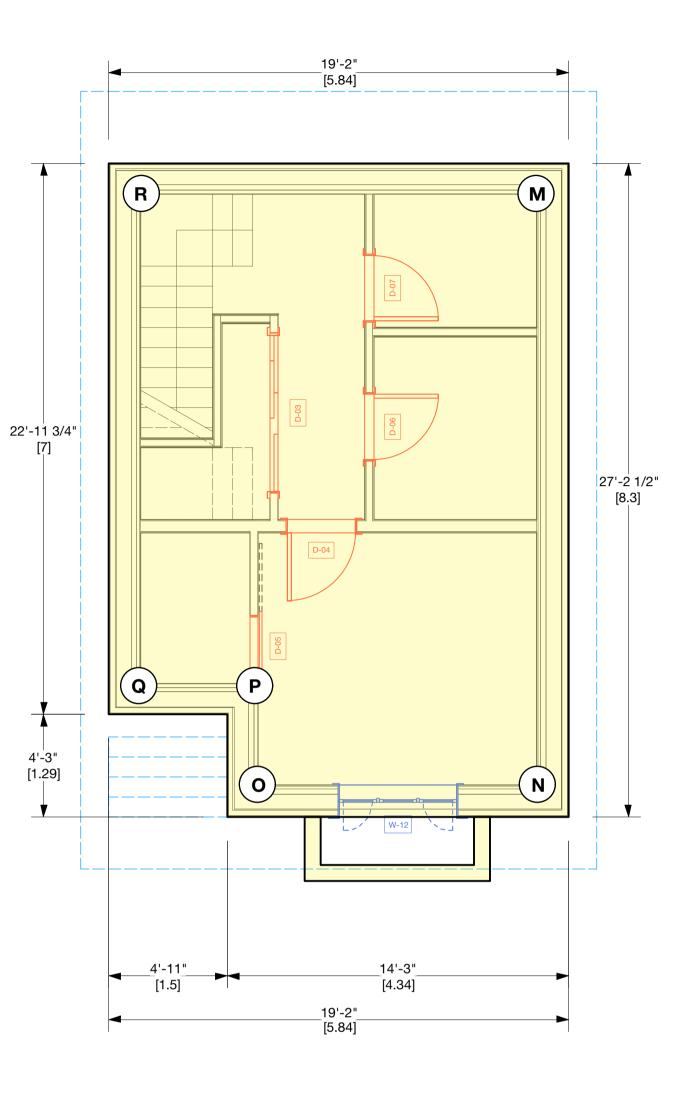
P1812

DRAWING TITLE

### COACH HOUSE / WEST ELEVATION HOUSE + COACH HOUSE CONTEXT

SCALE

1/4"=1'-0"



|                                  | ELEVATION                                                                                                                                            | Х                                      | LENGTH (FT)                                   | TOTAL                                                                 |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------|
| M - N                            | (86.42 + 84.67) ÷ 2                                                                                                                                  | Х                                      | 27.22                                         | 2,328.5                                                               |
| N - O                            | (84.67 + 83.75) ÷ 2                                                                                                                                  | х                                      | 14.25                                         | 1,199.9                                                               |
| 0 - P                            | (83.75 + 83.82) ÷ 2                                                                                                                                  | х                                      | 4.24                                          | 355.2                                                                 |
| P - Q                            | (83.82 + 83.90) ÷ 2                                                                                                                                  | х                                      | 4.92                                          | 412.5                                                                 |
| Q - R                            | (83.90 + 84.59) ÷ 2                                                                                                                                  | х                                      | 22.98                                         | 1,935.9                                                               |
| R - M                            | (84.59 + 86.42) ÷ 2                                                                                                                                  | Х                                      | 19.16                                         | 1,638.2                                                               |
|                                  |                                                                                                                                                      |                                        | 92.77                                         | 7,870.5                                                               |
|                                  | TOTAL<br>E FINISHED GRADE =                                                                                                                          | 7,882.50 ÷ 92.77 =                     | 72.77                                         | 84.97 FEE                                                             |
|                                  | E FINISHED GRADE =                                                                                                                                   | ULATIONS                               |                                               | 84.97 FEE                                                             |
| NATU                             | E FINISHED GRADE =<br>RAL GRADE CALC<br>ELEVATION                                                                                                    | ·                                      | 42.77<br>LENGTH (FT)<br>27.22                 | 84.97 FEE                                                             |
|                                  | E FINISHED GRADE =<br>RAL GRADE CALC<br>ELEVATION<br>(87.97 + 85.13) ÷ 2                                                                             | ULATIONS<br>X                          | LENGTH (FT)                                   | 84.97 FEE<br>TOTAL<br>2,355.8                                         |
| NATU<br>M - N                    | E FINISHED GRADE =<br><b>RAL GRADE CALC</b><br>ELEVATION<br>(87.97 + 85.13) ÷ 2<br>(85.13 + 85.03) ÷ 2                                               | ULATIONS<br>X<br>X                     | LENGTH (FT)<br>27.22                          | 84.97 FEE<br>TOTAL<br>2,355.8<br>1,212.3                              |
| M - N<br>N - O<br>O - P          | E FINISHED GRADE =<br><b>RAL GRADE CALC</b><br>ELEVATION<br>(87.97 + 85.13) ÷ 2<br>(85.13 + 85.03) ÷ 2                                               | ULATIONS<br>X<br>X<br>X                | LENGTH (FT)<br>27.22<br>14.25                 | 84.97 FEE<br>TOTAL<br>2,355.8<br>1,212.3<br>360.1                     |
| M - N<br>N - O<br>O - P<br>P - Q | E FINISHED GRADE =<br><b>RAL GRADE CALC</b><br>ELEVATION<br>(87.97 + 85.13) ÷ 2<br>(85.13 + 85.03) ÷ 2<br>(85.03 + 84.87) ÷ 2                        | ULATIONS<br>X<br>X<br>X<br>X           | LENGTH (FT)<br>27.22<br>14.25<br>4.24         | 84.97 FEE<br>TOTAL<br>2,355.8<br>1,212.3<br>360.1<br>417.1            |
| M - N<br>N - O<br>O - P<br>P - Q | E FINISHED GRADE =<br><b>RAL GRADE CALC</b><br>ELEVATION<br>(87.97 + 85.13) ÷ 2<br>(85.13 + 85.03) ÷ 2<br>(85.03 + 84.87) ÷ 2<br>(84.87 + 84.70) ÷ 2 | ULATIONS<br>X<br>X<br>X<br>X<br>X<br>X | LENGTH (FT)<br>27.22<br>14.25<br>4.24<br>4.92 | 84.97 FEE<br>TOTAL<br>2,355.8<br>1,212.3<br>360.1<br>417.1<br>1,964.9 |

| FINIS                                     |                                                                                                                                                                 | ULATIONS                                    |                                         |                                                               |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------|---------------------------------------------------------------|
|                                           | ELEVATION                                                                                                                                                       | Х                                           | LENGTH (FT)                             | TOTAL                                                         |
| M - N                                     | (86.42 + 84.67) ÷ 2                                                                                                                                             | х                                           | 27.22                                   | 2,328.53                                                      |
| N - O                                     | (84.67 + 83.75) ÷ 2                                                                                                                                             | х                                           | 14.25                                   | 1,199.99                                                      |
| 0 - P                                     | (83.75 + 83.82) ÷ 2                                                                                                                                             | х                                           | 4.24                                    | 355.25                                                        |
| P - Q                                     | (83.82 + 83.90) ÷ 2                                                                                                                                             | х                                           | 4.92                                    | 412.59                                                        |
| Q - R                                     | (83.90 + 84.59) ÷ 2                                                                                                                                             | х                                           | 22.98                                   | 1,935.95                                                      |
| R - M                                     | (84.59 + 86.42) ÷ 2                                                                                                                                             | х                                           | 19.16                                   | 1,638.28                                                      |
|                                           | TOTAL                                                                                                                                                           |                                             | 92.77                                   | 7,870.59                                                      |
|                                           |                                                                                                                                                                 |                                             |                                         |                                                               |
| AVERAG                                    | E FINISHED GRADE =                                                                                                                                              | 7,882.50 ÷ 92.77 =                          |                                         | 84.97 FEET                                                    |
|                                           | E FINISHED GRADE =                                                                                                                                              | 7,882.50 ÷ 92.77 =                          |                                         | 84.97 FEET                                                    |
|                                           | E FINISHED GRADE =                                                                                                                                              |                                             |                                         | 84.97 FEET                                                    |
|                                           |                                                                                                                                                                 |                                             | LENGTH (FT)                             | 84.97 FEET                                                    |
|                                           | RAL GRADE CALC                                                                                                                                                  | ULATIONS                                    | LENGTH (FT)<br>27.22                    |                                                               |
| NATU                                      | RAL GRADE CALC                                                                                                                                                  | ULATIONS<br>X                               | • •                                     | TOTAL 2,355.89                                                |
| <b>NATU</b><br>M - N<br>N - O             | RAL GRADE CALC<br>ELEVATION<br>(87.97 + 85.13) ÷ 2                                                                                                              | ULATIONS<br>X<br>X                          | 27.22                                   | TOTAL<br>2,355.89<br>1,212.39                                 |
| M - N<br>N - O<br>O - P                   | <b>RAL GRADE CALC</b><br>ELEVATION<br>(87.97 + 85.13) ÷ 2<br>(85.13 + 85.03) ÷ 2                                                                                | ULATIONS<br>X<br>X<br>X                     | 27.22<br>14.25                          | TOTAL<br>2,355.89<br>1,212.39<br>360.19                       |
| M - N<br>N - O<br>O - P<br>P - Q          | <b>RAL GRADE CALC</b><br>ELEVATION<br>(87.97 + 85.13) ÷ 2<br>(85.13 + 85.03) ÷ 2<br>(85.03 + 84.87) ÷ 2                                                         | ULATIONS<br>X<br>X<br>X<br>X                | 27.22<br>14.25<br>4.24                  | TOTAL<br>2,355.89<br>1,212.39<br>360.19<br>417.14             |
| M - N<br>N - O<br>O - P<br>P - Q          | <b>RAL GRADE CALC</b><br>ELEVATION<br>(87.97 + 85.13) ÷ 2<br>(85.13 + 85.03) ÷ 2<br>(85.03 + 84.87) ÷ 2<br>(84.87 + 84.70) ÷ 2                                  | ULATIONS<br>X<br>X<br>X<br>X<br>X<br>X      | 27.22<br>14.25<br>4.24<br>4.92          | TOTAL<br>2,355.89<br>1,212.39<br>360.19<br>417.14<br>1,964.90 |
| M - N<br>N - O<br>O - P<br>P - Q<br>Q - R | ELEVATION           (87.97 + 85.13) ÷ 2           (85.13 + 85.03) ÷ 2           (85.03 + 84.87) ÷ 2           (84.87 + 84.70) ÷ 2           (84.70 + 86.31) ÷ 2 | ULATIONS<br>X<br>X<br>X<br>X<br>X<br>X<br>X | 27.22<br>14.25<br>4.24<br>4.92<br>22.98 | TOTAL<br>2,355.89<br>1,212.39<br>360.19<br>417.14<br>1,964.90 |



| ISSUE RECORD: | DATE:      |
|---------------|------------|
| DP SUBMISSION | 2019-08-12 |
| DP REVISION   | 2020-02-14 |
| DP REVISION   | 2020-07-29 |
| DP REVISION   | 2020-09-02 |
|               |            |

#### GENERAL NOTES:

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- 10. MECHANICAL VENTILATION IN ALL BATHROOMS. 11. MECHANICAL & SUSPENDED EQUIPMENT TO BE SEISMICALLY
- BRACED.
  12. DRAWINGS TO BE PRINTED ON 34" x 22" PAPER.
  13. DO NOT SCALE FROM DRAWINGS.



#### PROJECT TITLE

### WALKEY FINGEROTE RESIDENCE 1186 DUCHESS AVE WEST VANCOUVER V7T 1H2

JOB NUMBER

P1812

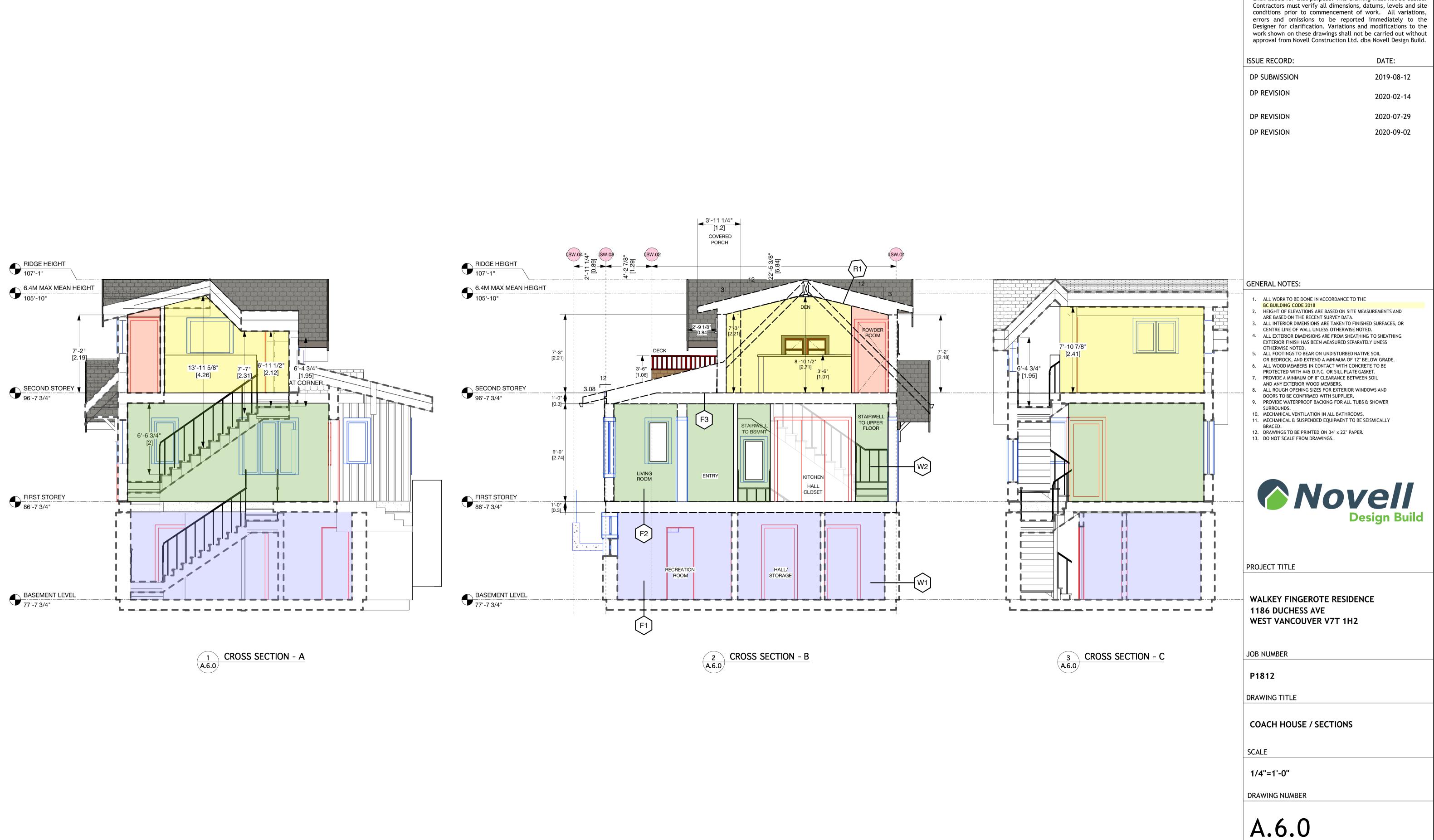
DRAWING TITLE

### COACH HOUSE NATURAL & FINISHED GRADE

SCALE

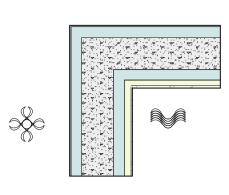
1/4"=1'-0"





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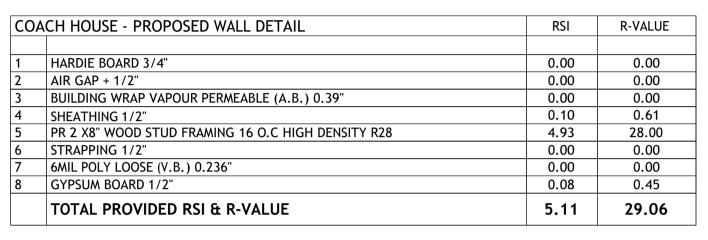
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# W1

| • • | •                                                                 |      |       |  |  |  |
|-----|-------------------------------------------------------------------|------|-------|--|--|--|
| COA | COACH HOUSE - PROPOSED BELOW GRADE FOUNDATION WALL 8" RSI R-VALUE |      |       |  |  |  |
|     |                                                                   |      |       |  |  |  |
| 1   | PR DIMPLE MEMBRANE                                                | 0.00 | 0.00  |  |  |  |
| 2   | PR DAMPROOFING 2 LAYERS OF TAR SPARY                              | 0.00 | 0.00  |  |  |  |
| 3   | PR 2 5/8" ICF RIGID                                               | 2.11 | 12.00 |  |  |  |
| 4   | PR 8" CIP CONCRETE                                                | 0.21 | 1.19  |  |  |  |
| 5   | PR 2 5/8" ICF RIGID                                               | 2.11 | 12.00 |  |  |  |
| 6   | PR STRAPPING 1 1/2"                                               | 0.00 | 0.00  |  |  |  |
| 7   | PR 1/2" DRYWALL                                                   | 0.08 | 0.45  |  |  |  |
| 8   | INTERIOR AIR FILM                                                 | 0.12 | 0.68  |  |  |  |
|     | TOTAL PROVIDED RSI & R-VALUE                                      | 4.84 | 27.51 |  |  |  |

## W2



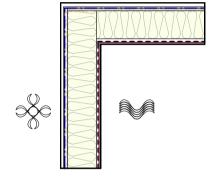
F1

| CO | ACH HOUSE - PROPOSED BASEMENT SLAB            | RSI  | <b>R-VALUE</b> |
|----|-----------------------------------------------|------|----------------|
|    |                                               |      |                |
| 1  | PR FINISH FLOOR 1"                            | 0.00 | 0.00           |
| 2  | SUBFLOOR T&G 5/8"                             | 0.00 | 0.61           |
| 3  | PR 4" CONCRETE SLAB W/INFLOOR RADIANT HEATING | 0.11 | 0.60           |
| 4  | PR 3.5" EPS RIGID INSULATION (R4 PER INCH)    | 2.82 | 16.00          |
| 5  | PR 6 MIL POLY                                 | 0.00 | 0.00           |
|    |                                               | 2.93 | 17.21          |

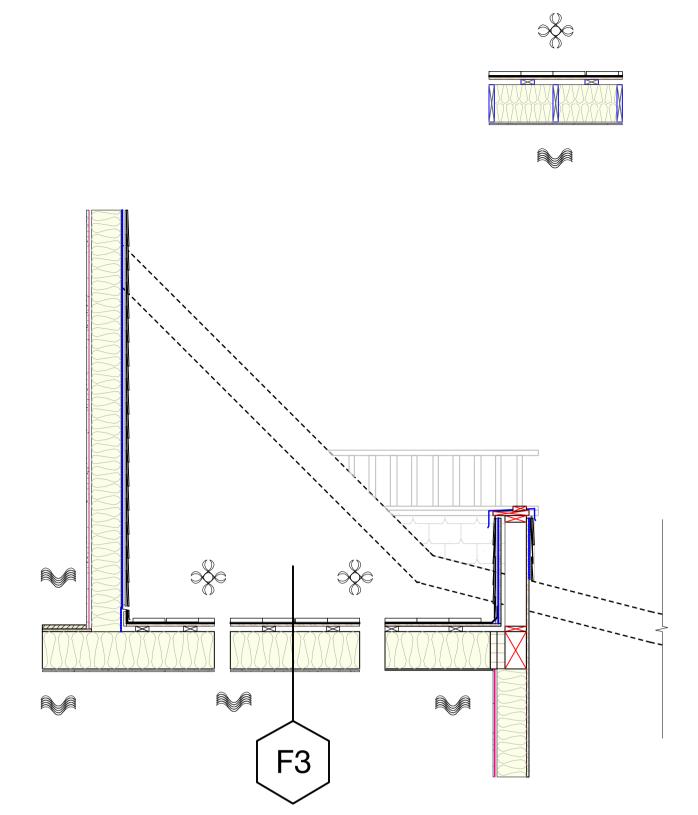
# F2

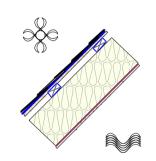
COACH HOUSE - PROPOSED MAIN & UPPER FLOOR (SOUND INSULATED)

| 1 | PR FINISH FLOOR                            |
|---|--------------------------------------------|
| 2 | PR 5/8" T&G SHEATHING                      |
| 3 | PR 2X10 JOISTS @ 16 O.C W/SOUND INSULATION |
| 4 | PR 1/2" GYPSUM WALLBOARD                   |
|   |                                            |









# F3

8 INTERIOR AIR FILM

| COACH HOUSE - PROPOSED DECK FLOOR OVER LIVING SPACE |                                                              |  |  |  |
|-----------------------------------------------------|--------------------------------------------------------------|--|--|--|
|                                                     |                                                              |  |  |  |
| 1                                                   | EXTERIOR AIR FILM                                            |  |  |  |
| 2                                                   | PR TORCH ON BASE & CAP (INFILL) / VINYL DECKING (CHAR.HOUSE) |  |  |  |
| 3                                                   | PR 5/8" T&G SHEATHING                                        |  |  |  |
| 4                                                   | PR 2X4 CROSS PERLINS                                         |  |  |  |
| 5                                                   | PR 2X10 WOOD JOISTS @16" O.C. W/ R28 BATT INSULATION         |  |  |  |
| 6                                                   | PR 6MIL POLY                                                 |  |  |  |
| 7                                                   | PR 1/2" DRYWALL                                              |  |  |  |
|                                                     |                                                              |  |  |  |

# **R1**

|    |                                                       | 5.18 | 29.46   |
|----|-------------------------------------------------------|------|---------|
| 9  | INTERIOR AIR FILM                                     | 0.12 | 0.68    |
| 8  | PR 1/2" DRYWALL                                       | 0.08 | 0.45    |
| 7  | PR 6MIL POLY                                          | 0.00 | 0.00    |
| 6  | PR 2X10 WOOD JOISTS @16" O.C. W/ R28 BATT INSULATION  | 4.93 | 28.00   |
| 5  | PR 2X4 CROSS PERLINS                                  | 0.00 | 0.00    |
| 4  | PR 1/2" PLYWOOD SHEATHING                             | 0.10 | 0.61    |
| 3  | ROOFING MEMBRANE                                      | 0.00 | 0.00    |
| 2  | CEDAR SHINGLES ROOF                                   | 0.00 | 0.00    |
| 1  | EXTERIOR AIR FILM                                     | 0.03 | 0.17    |
|    |                                                       |      |         |
| R1 | COACH HOUSE - PROPOSED VAULTED ROOF W/ CEDAR SHINGLES | RSI  | R-VALUE |

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