2333 WEST 6TH (INFILL) SUITE 2333

VANCOUVER, BC

DP-2022-00134: ISSUED FOR BP 2023-08-17

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BUILDING CODE ANALYSIS

Scope of Work

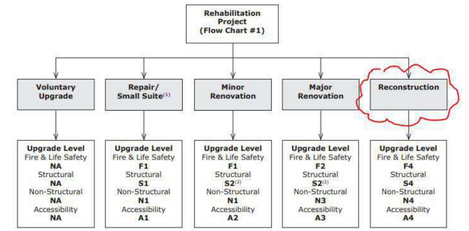
- Recon.
- Horizontal Addition
- Conversion to Create Strata

MCD
The existing Character house will be stripped of siding and interior finishes and totally renovated to include Three stata units with updated rain screen inc exterior insulation. The main floor to be raised 12" to allow adequate height for the ground floor suite and parking at grade.

INFILL
New Infill with incorpoarted parking garage accessed from side access driveway.

Table A-11.2.1.2.-A
Project Types and Related Categories of Work

Project Type	Rehabilitation (See Flow Chart No. 1)	Change of Major Occupancy (See Flow Chart No. 2)	Addition (See Flow Chart No. 3)
Categories of Work	Voluntary Upgrade Repair/Small Suite Minor Renovation Major Renovation Reconstruction	Change of Major Occupancy Classification Change of Major Occupancy Classification to a Small Suite	Major Horizontal Addition Minor Horizontal Addition Major Vertical Addition Minor Vertical Addition



7. ** THE EXISTING BUILDING (MCD) IS CONSIDERED A RECONSTRUCTION, RELOCATION (DUE TO LIFTING) AND ADDITION. FLOW CHART #1 AND FLOW CHART #3 IN THE NOTES TO PART 11 OF BBL 2019 AND ARTICLE 11.2.1.6 OF VBBL 2019 FOR RELOCATED BUILDINGS WOULD APPLY. IF MORE THAN ONE CATEGORY OF WORK OR PROJECT TYPE APPLIES, THEN THE MOST RESTRICTIVE UPGRADE LEVELS FROM EACH PROJECT TYPE WOULD BE APPLIED. THE BUILDING IS REQUIRED TO BE UPGRADED TO DESIGN LEVELS F4, S4, N4, A4 AND E6, AS FLOW CHART 1 IN THE NOTES TO PART 11 OF VBBL 2019. UPGRADE AND RELATED WORK TO BE SHOWN ON DRAWINGS AT BUILDING PERMIT APPLICATION STAGE.

8. ** SPATIAL SEPARATION AND EXPOSING BUILDING FACE CONSTRUCTION OF BOTH BUILDINGS SHALL CONFORM TO SUBSECTION 9.10.14 OF VBBL 2019.

NOTE:
A. EXPOSING BUILDING FACE WITH LIMITING DISTANCE BETWEEN 1 M AND 1.2 M SHALL HAVE 1HR FRR, NON-COMBUSTIBLE INSULATION AND NON-COMBUSTIBLE CLADDING AS PER T9.10.14.15-A AND 9.10.14.5 (15) OF VBBL 2019.

B. A MINIMUM LIMITING DISTANCE OF 1M IS REQUIRED, OR NO UNPROTECTED OPENINGS ARE PERMITTED, AS PER SENTENCE 9.10.14.4 (12) OF VBBL 2019.

C. BUILDING PERMIT DRAWINGS TO INDICATE HOW THE FRR HAS BEEN ACHIEVED BASED ON ARTICLE 9.10.3.1 OF VBBL 2019.

D. SPATIAL CALCULATIONS TO BE PROVIDED AT BUILDING PERMIT APPLICATION STAGE FOR EACH EXPOSING BUILDING FACE OF BOTH BUILDINGS. PROVIDE AN IMAGINARY PROPERTY LINE BETWEEN THE TWO BUILDINGS AND INDICATE THE LIMITING DISTANCE FROM THE LINE TO EACH BUILDING FACE. LIMITING DISTANCES TO BE INDICATED ON THE SITE PLAN TO MATCH THE PROVIDED CALCULATIONS.

9. WHERE ROOF SOFFITS PROJECTS TO LESS THAN 1.2 M FROM THE PROPERTY LINE THEY MUST HAVE NO OPENINGS AND BE PROTECTED, AS PER SENTENCE 3.2.3.6 (5) AND SENTENCE 9.10. 14.5 (12) OF VBBL 2019.

10. ** A 1 HR FRR AND 50 STC RATING IS REQUIRED TO BE PROVIDED BETWEEN THE DWELLING UNITS, AS PER SENTENCE 9.10.9.14 (3) AND 9.11.1.1 (1) OF VBBL 2019.
THIS FIRE SEPARATION IS REQUIRED TO BE CONTINUOUS. FIRE SEPARATION BETWEEN UNITS A&B TO EXTEND THROUGH THE ATTIC SPACE TO THE UNDERSIDE OF THE ROOF SHEATHING. INDICATE HOW THE FRR HAS BEEN ACHIEVED BASED ON ARTICLE 9.10.3.1 OF VBBL 2019.

11. ** BOTH BUILDINGS ARE REQUIRED TO BE SPRINKLERED TO NFPA 13R, AS PER SENTENCE 3.2.5.12 (2) OF BBL 2019. SPRINKLERS TO COMPLY WITH THE CURRENT EDITION OF THE NFPA STANDARDS AND BBL 2019 AT THE BUILDING PERMIT SUBMISSION DATE. LOCATION OF SPRINKLER ROOM AND FIRE DEPARTMENT CONNECTION TO BE NOTED ON SITE PLAN AT BP STAGE.

12. BOTH BUILDINGS SHALL COMPLY WITH SUBSECTION 3.8.5 ADAPTABLE HOUSING REQUIREMENTS OF VBBL 2019.

13. THE MEANS OF EGRESS IN ALL UNITS TO BE PROTECTED, AS PER ARTICLE 9.9.4.4 OF VBBL 2019.

PROJECT DATA

CIVIC ADDRESS
2335 W 6TH AVE, VANCOUVER, BC

LEGAL DESCRIPTION
LOT 14, BLOCK 262, DISTRICT LOT 526, GROUP 1, NEW WESTMINISTER DISTRICT, PLAN 1058

SITE AREA
5,997 SF | 557 M²

LOT DIMENSIONS
50 FEET x 120 FEET APROX.

ZONING

EXISTING:	RT-8
PROPOSED:	RT-8

SITE COVERAGE

PERMITTED:	2,475 SF (45%)
PROPOSED:	2,380 SF (43%)

REAR YARD COVERAGE

REAR YARD AREA:	1800 SF
PERMITTED:	630 SF (35%)
PROPOSED:	816 SF (45%)

BUILDING DEPTH

EXISTING PRINCIPAL DWELLING DEPTH:	51.2 FT
PROPOSED PRINCIPAL DWELLING DEPTH:	51.2 FT
PROPOSED INFILL DWELLING DEPTH:	20.1 FT

BUILDING HEIGHT

EXISTING PRINCIPAL DWELLING HEIGHT:	33.9 FT
PROPOSED PRINCIPAL DWELLING HEIGHT:	34.9 FT
PROPOSED INFILL DWELLING HEIGHT:	24.0 FT

BUILDING CODE SUMMARY

PROJECT NAME
2335 W 6TH AVENUE

GROSS FLOOR AREA
4,790 SF (445 SM)

BUILDING HEIGHT
PRINCIPAL DWELLING: 2.5 STOREY + BASEMENT

INFILL DWELLING: 2 STOREY

BUILDING OCCUPANCY
GROUP C - RESIDENTIAL

FIRE ALARM SYSTEM
YES

SPRINKLERED
YES

STREETS FACING
1 - W 6TH AVENUE

CONSTRUCTION
ABOVE GRADE - COMBUSTIBLE
BELOW GRADE - NON-COMBUSTIBLE & COMBUSTIBLE

CLASSIFICATION
GROUP C, UP TO 3 STOREYS, SPRINKLERED

FIRE RESISTANCE RATING
BETWEEN SUITES: 1 HR

AVERAGE GRADE ELEVATION
132.2 FT (40.3 M)

BUILDING UPGRADES

FIRE & LIFE SAFETY:	F4
STRUCTURAL:	S4
NON-STRUCTURAL:	N4
ACCESSIBILITY:	A4
ENERGY:	E4

PROPOSED FSR

	FIRST	SECOND	THIRD	TOTAL
2335 W 6TH	108 SF	613 SF	650 SF	1,371 SF
2339 W 6TH	97 SF	737 SF	539 SF	1,373 SF
2337 W 6TH	815 SF			815 SF
2333 W 6TH	614 SF	617 SF		1,231 SF
TOTAL GFA:	1,634 SF	1,967 SF	1,189 SF	4,790 SF
EXCLUSIONS				
STORAGE:				112 SF
MECHANICAL:				79 SF
BIKE STORAGE:				36 SF
TOTAL FSR:				4,563 SF
PROPOSED FSR (0.75 + 0.01 THERMAL)				0.76
NON-GFA EXCLUSIONS				
GARAGE:				685 SF

PRINCIPAL & INFILL DWELLING - GFA BREAKDOWN

	FIRST	SECOND	THIRD	TOTAL
EXISTING	1,522 SF	1,433 SF	991 SF	3,946 SF
NEW	MINUS *502 SF	MINUS **83 SF	198 SF	
TOTAL	1,020 SF	1,350 SF	1,189 SF	3,559 SF
INFILL	614 SF	617 SF		1,231 SF
TOTAL				4,790 SF

*AREA REDUCED DUE TO NEW GARAGE WITHIN EXISTING GFA FOOTPRINT
**AREA REDUCED DUE TO REINSTATED FRONT PORCH AREA

NOTES

Energy performance and insulation of the building shall conform to the latest standard of Part 10 (new works) and energy efficiency upgrades per Table 11.2.1.1.(1) (reconstruction, relocation & strata conversion upgrade for existing building) of VBBL 2019.

Both buildings shall comply with VBBL 3.8.5 Adaptable Dwelling Units.

FIRE SEPERATION & PROTECTION (MCD & INFILL)

Infill building to have sprinkler system to NFPA 13R, with internal smoke alarms and CO Detectors.

SETBACKS - PRINCIPAL DWELLING

	EXISTING	PROPOSED
FRONT YARD:	22.7 FT (7.0 M)	22.7 FT (7.0 M)
WEST SIDE YARD:	10.1 FT (3.0 M)	13.4 FT (4.0 M)
EAST SIDE YARD:	4.0 FT (1.2 M)	4.0 FT (1.2 M)
REAR YARD:	36.0 FT (11.0 M)	36.0 FT (1.0 M)

SETBACKS - INFILL DWELLING

	PERMITTED	PROPOSED
DISTANCE TO PRINCIPAL DWELLING:	16.0 FT (4.9 M)	15.0 FT (4.6 M)
WEST SIDE YARD:	9.0 FT (2.7 M)	2.0 FT (0.6 M)
EAST SIDE YARD:	3.3 FT (1.0 M)	8.0 FT (2.4 M)
REAR YARD:	3.0 FT (0.9 M)	9.5 FT (2.9 M)

PARKING

	REQUIRED	PROPOSED
VEHICLE:	3 SPACES	3 SPACES
BICYCLE:	8 SPACES	8 SPACES

DRAWING LIST

M = MCD Drawings Only
I = INFILL Drawings Only

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REGISTERED ARCHITECT SHERIDAN MACRAE PROVINCE OF BRITISH COLUMBIA
2023-12-29

SEAL

ISSUED

CITY OF VANCOUVER BRITISH COLUMBIA
Branch: BUILDING REVIEW BRANCH
Date: SEP 29, 2024
Permit #: BP-2023-03348
Page #: 1 OF 20
Staff: M JAWANDHA
ACCEPTED
THE RESPONSIBILITY TO COMPLY WITH THE BY-LAWS AND THE CONDITIONS OF THE PERMIT REMAINS WITH THE OWNER, CONTRACTOR AND DEVELOPER AT ALL TIMES.

REVISION

No.	Date	Description
1	2021/11/09	ISSUED FOR PRE
2	2022/01/28	ISSUED FOR DP
8	2023/08/17	ISSUED FOR BP
10	2023/12/21	ISSUED FOR BP

PROJECT
2335 W 6TH AVE
VANCOUVER, BC

DRAWING
COVER

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DRAWN	DATE 21/12/17
SCALE	REVIEWED
PROJECT NO	2140

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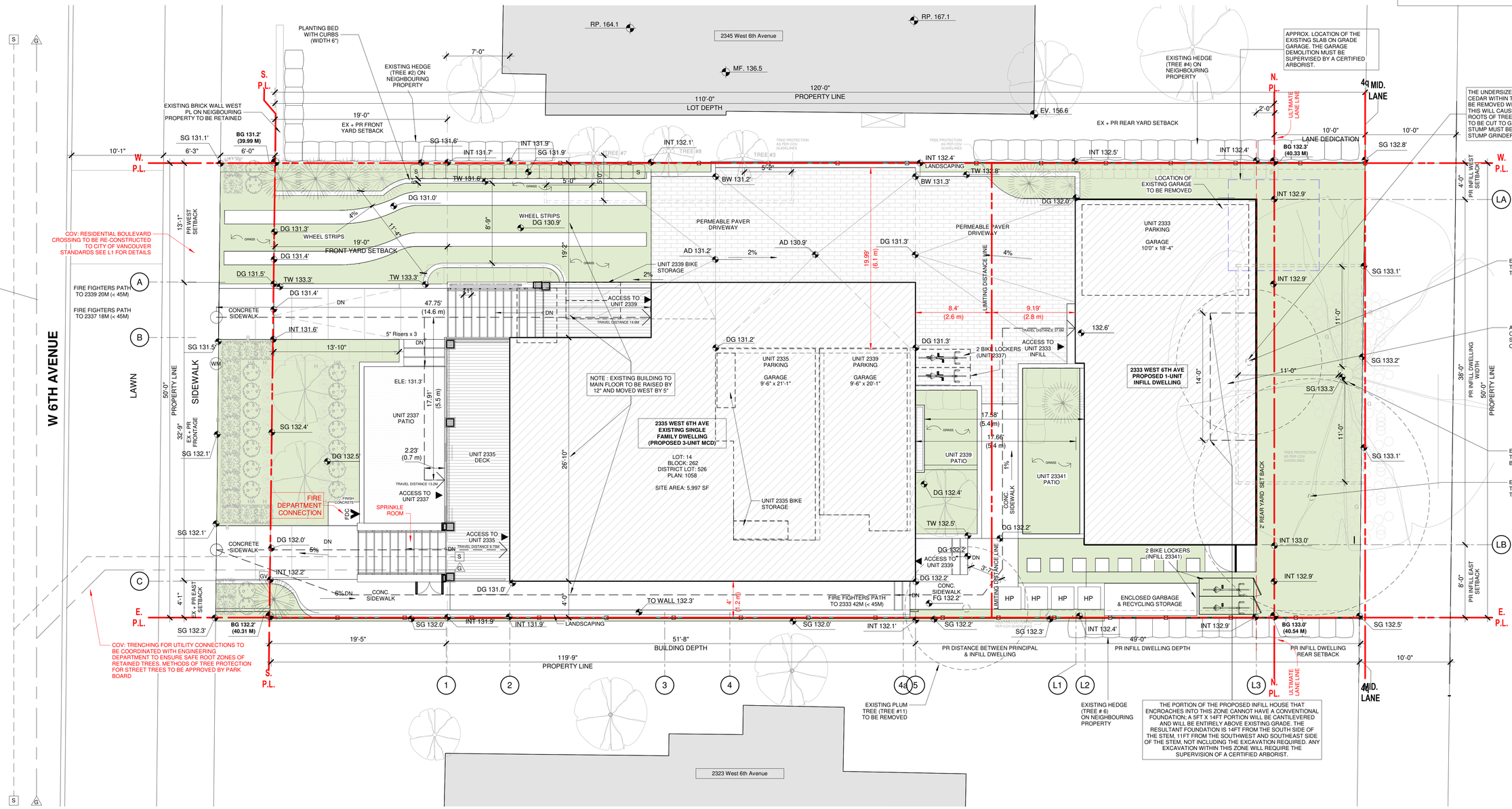
CONFORMANCE NOTES : (MCD & Infill) :

a. VBBL 9.5.7.1 (Resistance to Forced Entry for Sliding Doors),
b. VBBL 9.7.5.2 (Resistance to Forced Entry for Swing Doors),
c. VBBL 9.7.5.3 (Resistance to Forced Entry for windows)
d. VBBL 9.7.5.4 (Skylights).
e. VBBL 9.33.10.(4)(1) (Location from exhaust vents shall conform to no side yard venting).

REFER TO ARBORIST TREE MANAGEMENT PLAN FOR CRITICAL ARBORIST NOTATIONS.

KEY :

BG = BUILDING GRADES
IG = INTERPOLATED GRADES
EG = EXISTING GRADES
DG = DESIGN GRADES
TW = TOP OF WALL
BW = BOTTOM OF WALL
CB = CATCH BASIN
AD = AREA DRAIN
SG = SURVEY GRADES
FG = FINISHED GRADES



THE PORTION OF THE PROPOSED INFILL HOUSE THAT ENCROACHES INTO THIS ZONE CANNOT HAVE A CONVENTIONAL FOUNDATION; A 5FT X 14FT PORTION WILL BE CANTILEVERED AND WILL BE ENTIRELY ABOVE EXISTING GRADE. THE RESULTANT FOUNDATION IS 14FT FROM THE SOUTH SIDE OF THE STEM, 11FT FROM THE SOUTHWEST AND SOUTHEAST SIDE OF THE STEM, NOT INCLUDING THE EXCAVATION REQUIRED. ANY EXCAVATION WITHIN THIS ZONE WILL REQUIRE THE SUPERVISION OF A CERTIFIED ARBORIST.

Tree Plan / Landscape Plan Approval

These proposals as indicated on Tree Plan / Landscape Plan have been reviewed and accepted in accordance with the Protection of Trees By-law and applicable landscape requirements / guidelines.

☑ Tree Protector Barriers	
☑ Arborist Report	
☑ Arborist Supervision	
☐ Tree Removal Permit #	
☐ Removed Trees	
☑ Replacement Trees	(5)NEW TREES
☑ Retained Trees	(1)SITE TREE;(3)NEIGHBOUR'S TREES
Landscape Reviewer	CO
Date	SEP 26, 2023

1 A0-01 SITE PLAN. SCALE: 3/16" = 1'-0"

N

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Date: SEP 29, 2024
Permit #: BP-2023-03248
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REVISION

No.	Date	Description
1	2021/11/09	ISSUED FOR PRE
2	2022/01/28	ISSUED FOR DP
3	2022/10/04	REVISION #1
5	2022/11/03	CLIENT REVIEW
6	2022/11/04	CLIENT REVIEW
7	2023/03/23	PRIOR TO REVIEW
8	2023/08/17	ISSUED FOR BP
10	2023/12/21	ISSUED FOR BP

PROJECT

2335 W 6TH AVE

VANCOUVER, BC

DRAWING

SITE PLAN

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PROJECT NO	2140

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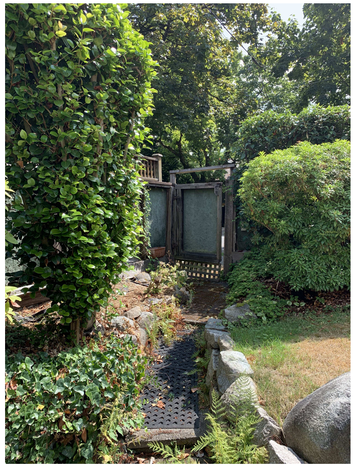

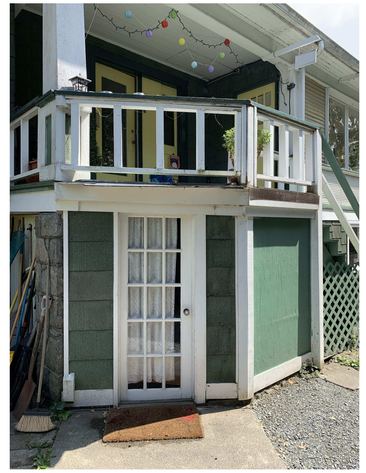

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Branch: BUILDING REVIEW BRANCH
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REVISION

No.	Date	Description
1	2021/11/09	ISSUED FOR PRE-SUBMITTAL
2	2022/01/28	ISSUED FOR DP
4	2023/08/21	ISSUED FOR DP

PROJECT

2335 W 6TH AVE

VANCOUVER, BC

DRAWING

CONTEXT PHOTOS

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SCALE **REVIEWED**

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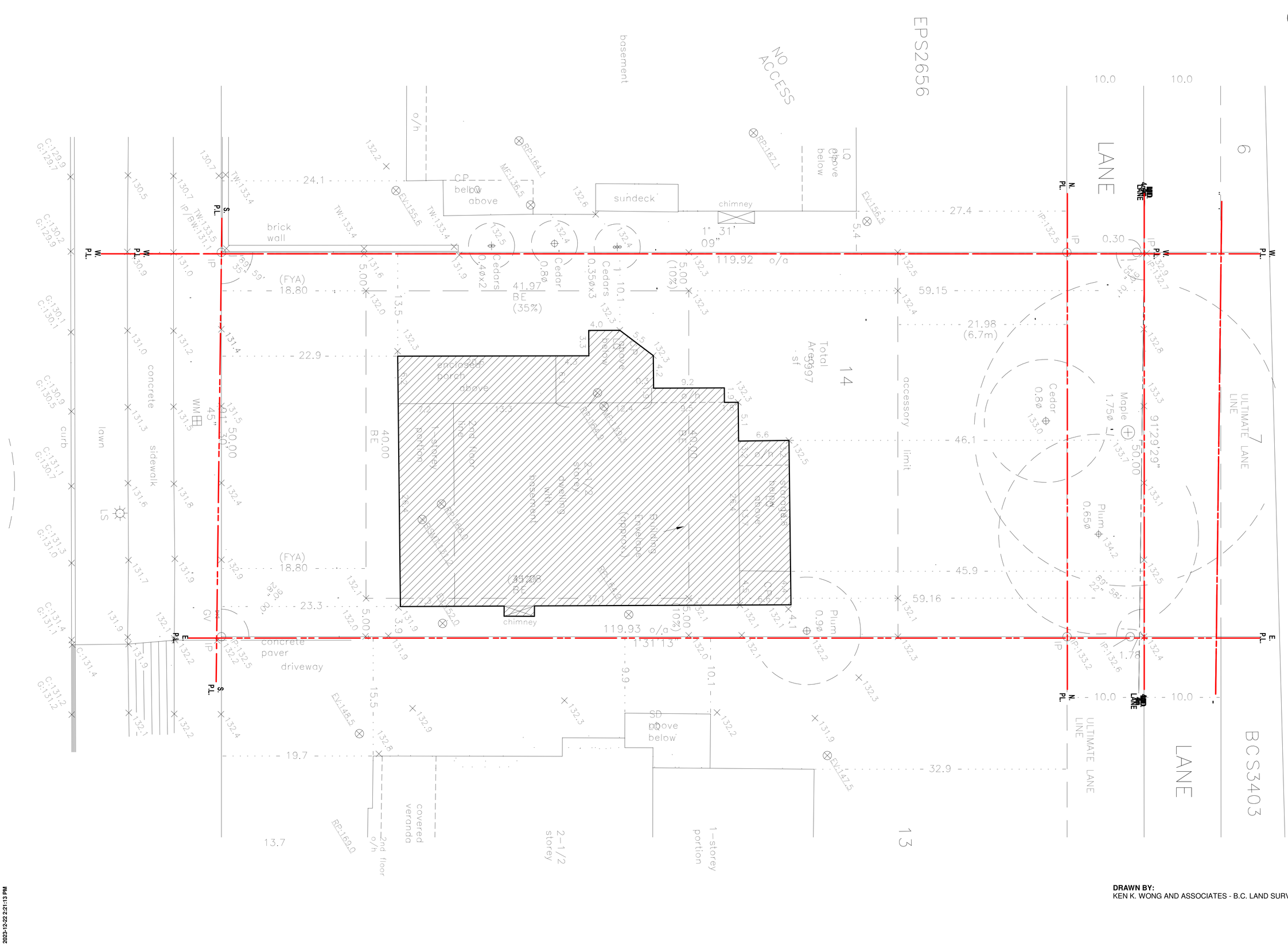
A0-02



DRAWN BY:
KEN K. WONG AND ASSOCIATES - B.C. LAND SURVEYORS

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10	2023/12/21	ISSUED FOR BP

PROJECT
2335 W 6TH AVE
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DRAWING
SURVEY

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PROJECT NO	2140

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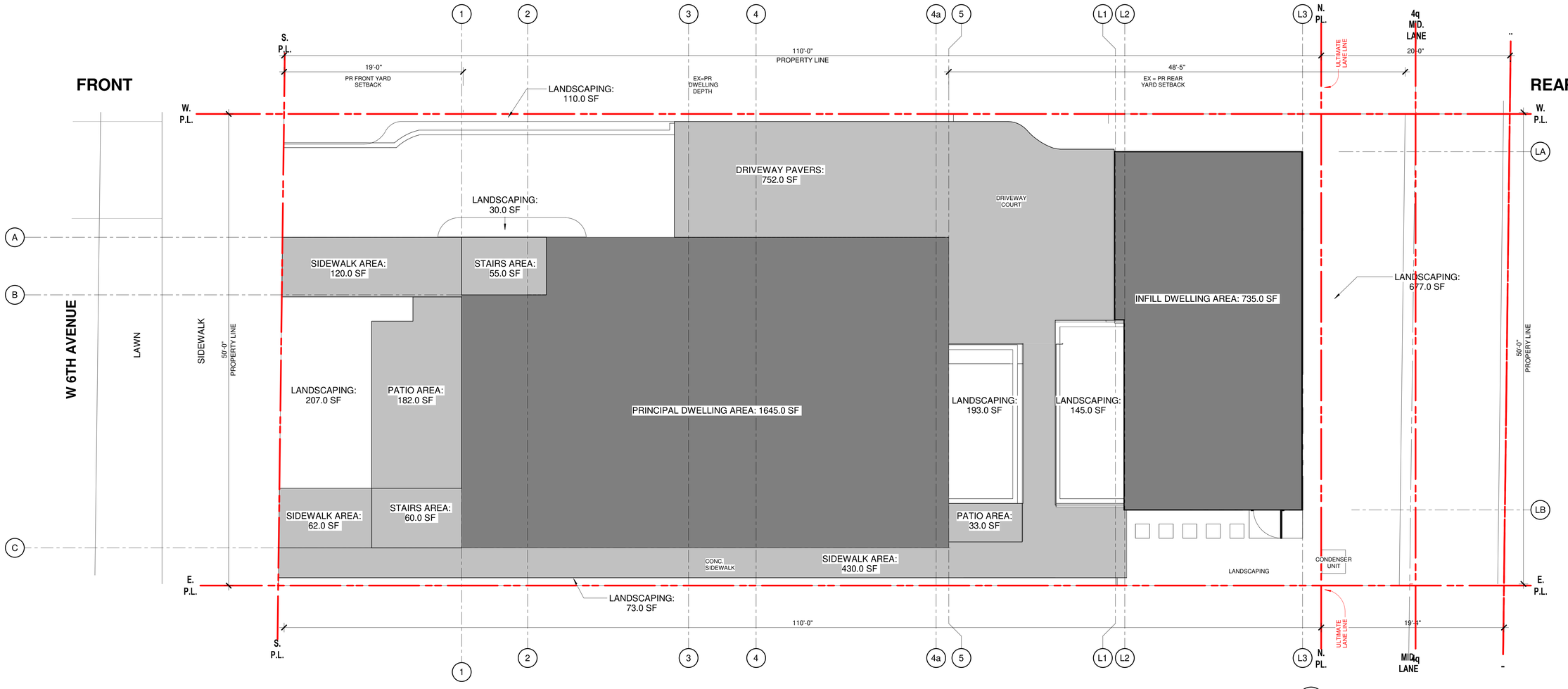

1 A0-04 SITE W/COVERAGE+IMPERMEABILITY.
SCALE: 3/16" = 1'-0"

BUILDING AREAS:

PRINCIPAL DWELLING:	1645.0 SF
INFILL DWELLING:	735.0 SF
TOTAL:	2,380.0 SF

SITE COVERAGE - BUILDING:

TOTAL SITE AREA:	5,500.00 SF
PERMITTED: 45%	2,475.00 SF
PROPOSED 43.3%	2,380.00 SF

PERMEABLE AREAS:

DRIVEWAY PAVERS:	752.0 SF
PERMEABLE PATIO:	75 SF

IMPERMEABLE AREAS:

SIDEWALK:	638.5 SF
PATIOS:	215 SF
STAIRS:	115 SF
TOTAL	968.5 SF

IMPERMEABILITY:

COVERAGE:	2,380.0 SF
IMPERMEABLE AREA:	968.5 SF
PROPOSED IMPERMEABILITY: 61.9%	3,348.5 SF

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2023-12-29

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5	2022/11/03	CLIENT REVIEW
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PROJECT
2335 W 6TH AVE
VANCOUVER, BC

DRAWING
COVERAGE + IMPERMEABILITY

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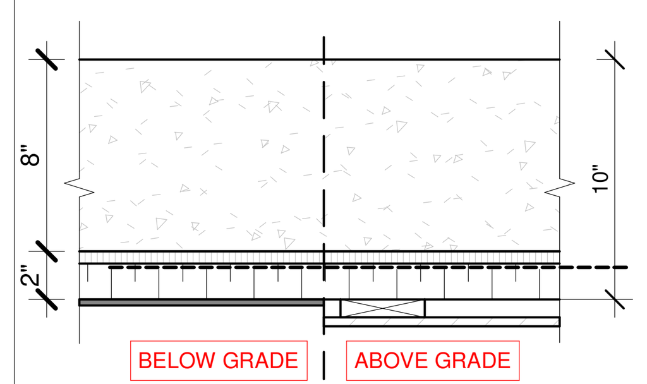
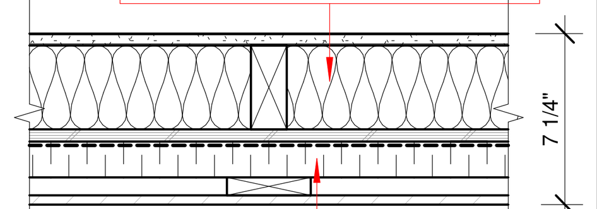
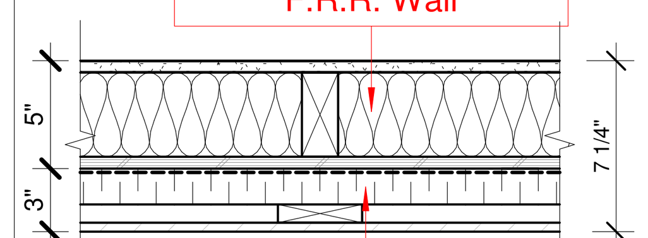
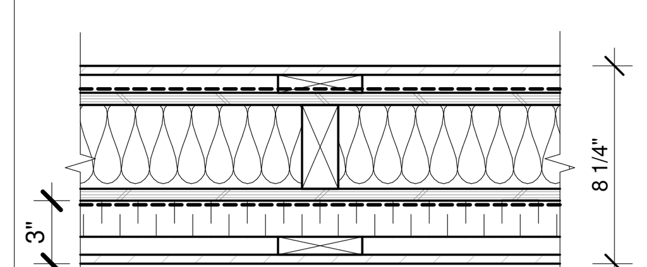
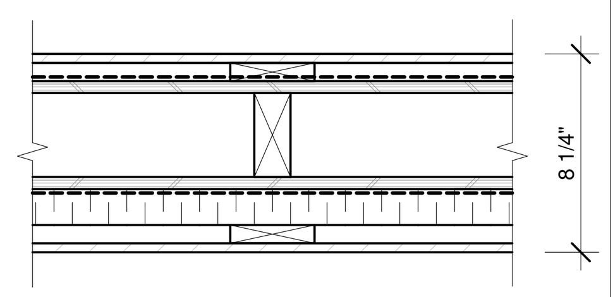
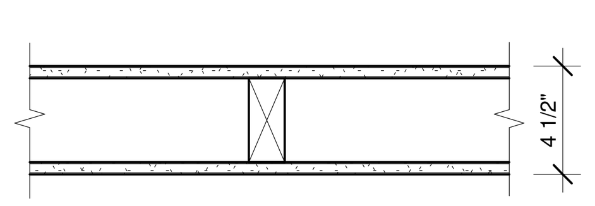
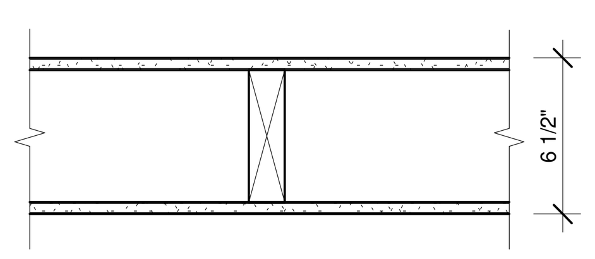
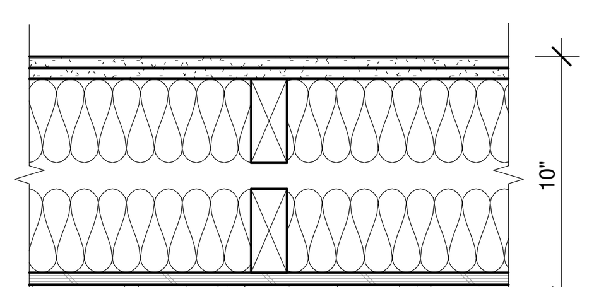
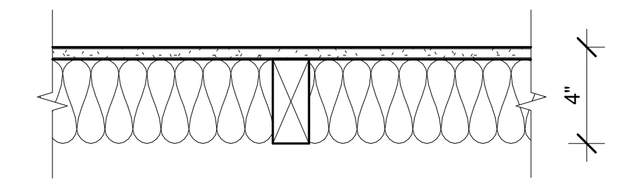
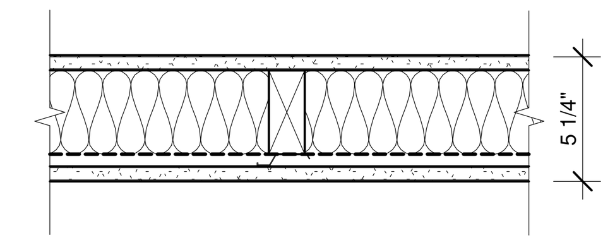
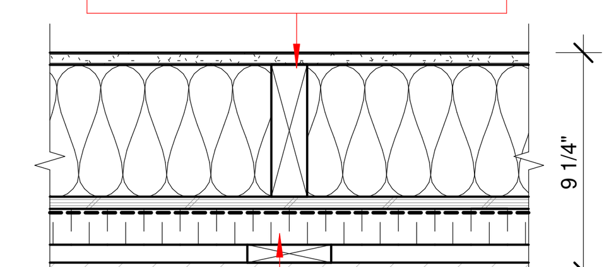
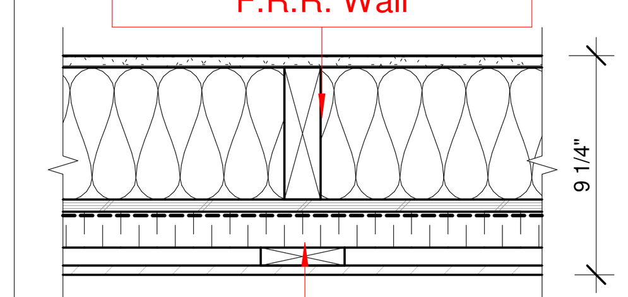
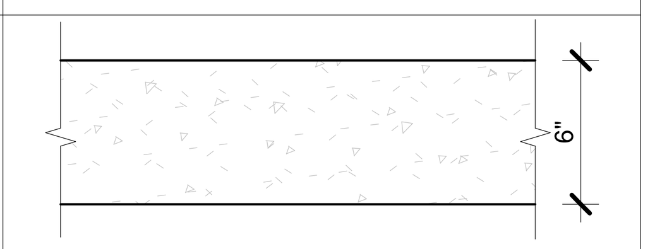
	12/12/17
SCALE	**REVIEWED**
As indicated	
PROJECT NO	2140

A0-04 _

WALL SCHEDULE

MARK	WALL DESCRIPTION	FRR	STC	FRR/STC REF.	ASSEMBLY
W1	8" CONCRETE FOUNDATION WALL - 8" CONCRETE WALL - 60 MIL BITUMEN COATNG - 2" RIGID INSULATION (2' BELOW GRADE) - PEEL & STICK - MIRROR DRAIN MAT -------------------ABOVE GRADE------------- - SAME ABOVE EXCEPT NO DRAIN MATT AND THEN : - 3/4" x 3" P.T. STRAPPING @ 16" O.C. - BEVAL LAP SIDING	2 HR	N/R	VBBL 2019 D-2.1.1.	
W2	2X4 EXTERIOR WALL - BEVAL LAP SIDING - 1/2" GWB - 2X4 WOOD STUDS (EXISTING OR NEW) - R14 BATT INSULATION - 1/2" PLYWOOD SHEATHING - SHEATHING MEMBRANE - 1-1/2" R5 ROCKWOOL COMFORTBOARD RIGID INSULATION - 3/4" VERTICAL WOOD STRAPPING - HORIZONTAL LAP SIDING (NON COMBUST.) 4" SHOWING .	1 HR	N/R	TABLE 9.10.3.1-A EW1a	NON-COMBUSTIBLE Roxul Insulation for 1 hr F.R.R. Wall  NON-COMBUSTIBLE Comfortboard 1 hr F.R.R
W3	2X4 EXTERIOR WALL - SHINGLE SIDING - 1/2" GWB - 2X4 WOOD STUDS (EXISTING OR NEW) - R14 BATT INSULATION - 1/2" PLYWOOD SHEATHING - SHEATHING MEMBRANE - 1-1/2" R5 ROCKWOOL COMFORTBOARD RIGID INSULATION - 3/4" VERTICAL WOOD STRAPPING - SHINGLE SIDING (NON COMBUST.) .	1 HR	N/R	TABLE 9.10.3.1-A EW1a	NON-COMBUSTIBLE Roxul Insulation for 1 hr F.R.R. Wall  NON-COMBUSTIBLE Comfortboard 1 hr F.R.R
W4	2X4 EXTERIOR WALL - BEVAL LAP SIDING (DOUBLE SIDED) - BEVAL LAP SIDING (NON COMBUSTIBLE) 4" SHOWING - 3/4" VERTICAL WOOD STRAPPING - SHEATHING MEMBRANE - 1/2" PLYWOOD SHEATHING - 2X4 WOOD STUDS (EXISTING OR NEW) - 1/2" PLYWOOD SHEATHING - SHEATHING MEMBRANE - 1-1/2" R5 ROCKWOOL COMFORTBOARD RIGID INSULATION - 3/4" VERTICAL WOOD STRAPPING - BEVAL LAP SIDING (NON COMBUSTIBLE) 4" SHOWING	N/R	N/R		
W5	2X4 EXTERIOR WALL - SHINGLE SIDING (DOUBLE SIDED) - SHINGLE SIDING - (NON COMBUSTIBLE) - 3/4" HORIZONTAL WOOD STRAPPING - 3/4" VERTICAL WOOD STRAPPING - SHEATHING MEMBRANE - 1/2" PLYWOOD SHEATHING - 2X4 WOOD STUDS (EXISTING OR NEW) - 1/2" PLYWOOD SHEATHING - SHEATHING MEMBRANE - 1-1/2" R5 ROCKWOOL COMFORTBOARD RIGID INSULATION - 3/4" VERTICAL WOOD STRAPPING - 3/4" HORIZONTAL WOOD STRAPPING - SHINGLE SIDING - (NON COMBUSTIBLE)	N/R	N/R		
W6	2X4 INTERIOR WALL - 1/2" GWB - 2X4 WOOD STUDS - 1/2" GWB .	N/R	N/R		
W7	2X6 INTERIOR PLUMBING WALL - 1/2" GWB - 2X6 WOOD STUDS - 1/2" GWB .	N/R	N/R		
W8	2X4 INTERIOR PARTY WALL - 2 LAYERS - 1/2" GWB - 2X4 WOOD STUDS - R14 BATT INSULATION - 1" AIR SPACE - R14 BATT INSULATION - 2X4 WOOD STUDS - 2 LAYERS - 1/2" GWB WITH SHEATHING MEMBRANE OR 1/2" PLYWOOD SHEATHING WITH SHEATHING MEMBRANE & 1/2" GWB AT SHEAR WALL (REFER TO STRUCTURAL FOR SHEAR WALL LOCATIONS)	1 HR	66	NBCC W15	

WALL SCHEDULE

MARK	WALL DESCRIPTION	FRR	STC	FRR/STC REF.	ASSEMBLY
W9	2X4 INTERIOR FURRING WALL - 1/2" GWB - NEW 2X4 WOOD STUDS - R14 BATT INSULATION	N/R	N/R		
W10	NEW (INFILL) 2X4 or 2X6 INTERIOR FIRE & GAS SEPARATION WALL - 5/8" GWB TYPE-X - 2X4 OR 2X6 WOOD STUDS (See Structural) - R14 BATT INSULATION - 6 MIL POLY GAS BARRIER (GARAGE WALLS ONLY) - 1/2" RESILIENT CHANNEL - 5/8" GWB TYPE-X .	1 HR	50	UL Des U327	
W11	NEW (INFILL) 2X6 EXTERIOR WALL BEVAL LAP SIDING - 1/2" GWB - 2X6 WOOD STUDS - R22 BATT INSULATION - 1/2" PLYWOOD SHEATHING - SHEATHING MEMBRANE - 1-1/2" R5 ROCKWOOL COMFORTBOARD RIGID INSULATION - 3/4" VERTICAL WOOD STRAPPING - BEVAL LAP SIDING .	1 HR	N/R	TABLE 9.10.3.1-A EW1a	NON-COMBUSTIBLE Roxul Insulation for 1 hr F.R.R. Wall  NON-COMBUSTIBLE Comfortboard 1 hr F.R.R
W12	NEW (INFILL) 2X6 EXTERIOR WALL SHINGLE SIDING - 1/2" GWB - 2X6 WOOD STUDS - R22 BATT INSULATION - 1/2" PLYWOOD SHEATHING - SHEATHING MEMBRANE - 1-1/2" R5 ROCKWOOL COMFORTBOARD RIGID INSULATION - 3/4" VERTICAL WOOD STRAPPING - SHINGLE SIDING .	1 HR	N/R	TABLE 9.10.3.1-A EW1a	NON-COMBUSTIBLE Roxul Insulation for 1 hr F.R.R. Wall  NON-COMBUSTIBLE Comfortboard 1 hr F.R.R
W13	6" CONCRETE WALL - 6" CONCRETE WALL .	1 HR	N/R		

2.5 "Artisan® Lap Siding"

"Artisan® Lap Siding" is available in planks that are 3 660 mm long, 133 mm to 209 mm high and 16 mm thick. The planks are available in a smooth and wood grain face texture and have tongue-and-groove vertical joints.
The planks are installed starting at the bottom of the wall with a minimum overlap of 32 mm. The lap siding is fastened either through the overlapping planks (face nailed) with corrosion-resistant nails or screws, or through the top edge of the planks (blind nailed).

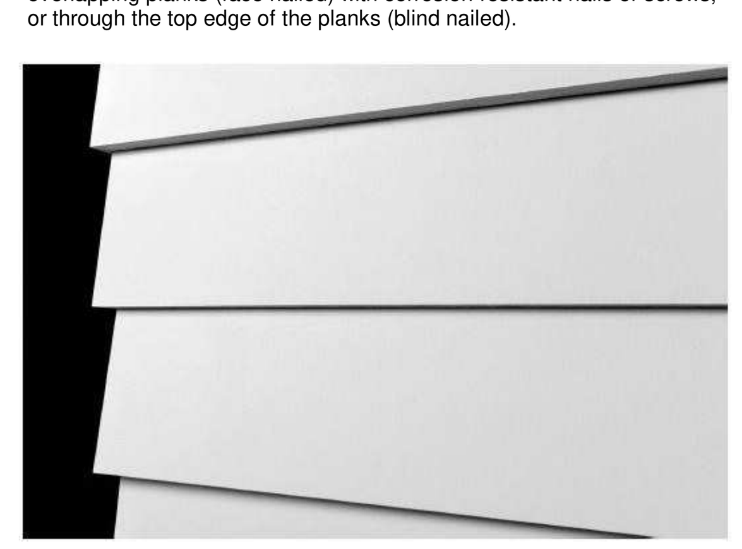


Figure."Artisan® Lap Siding"

2.3 "HardieShingle® HZ5™ Notched Panels"

"HardieShingle® HZ5™ Notched Panels" are available in three variations: a straight edge panel, a staggered edge panel and a half round
panel. The panels are 404 mm high, 1 220 mm long and 6 mm thick. The panels are available in a wood grain texture.

Figure . "HardieShingle® HZ5™ Notched Panels" – straight edge

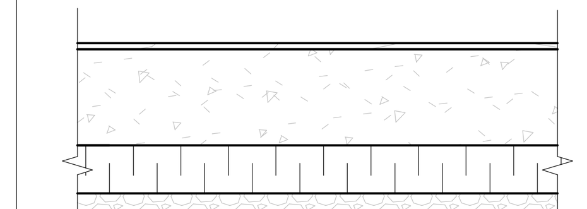
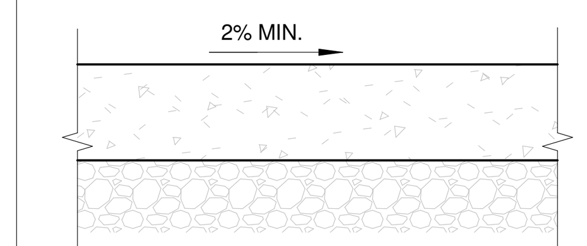
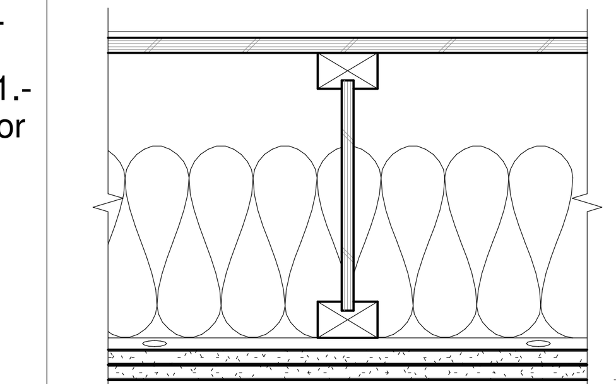
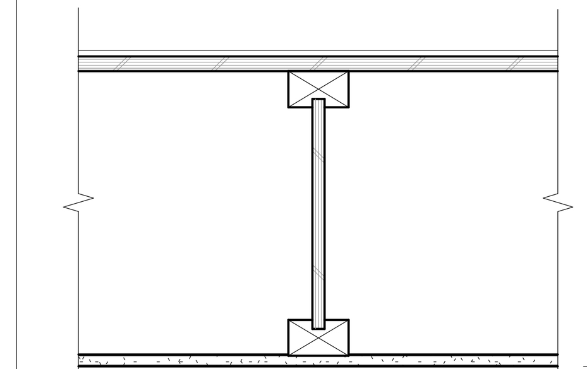
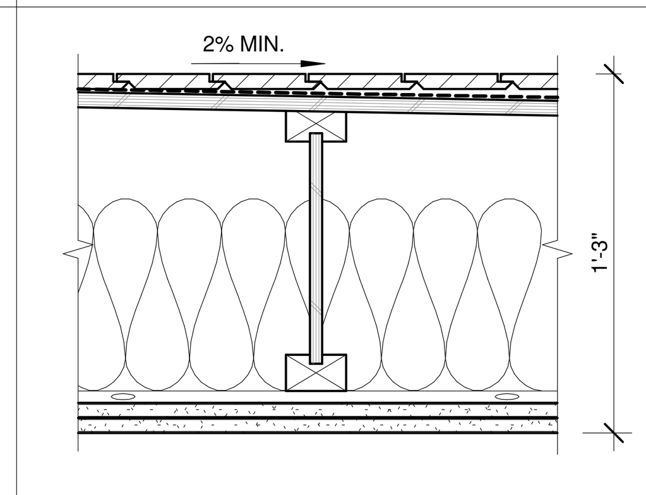
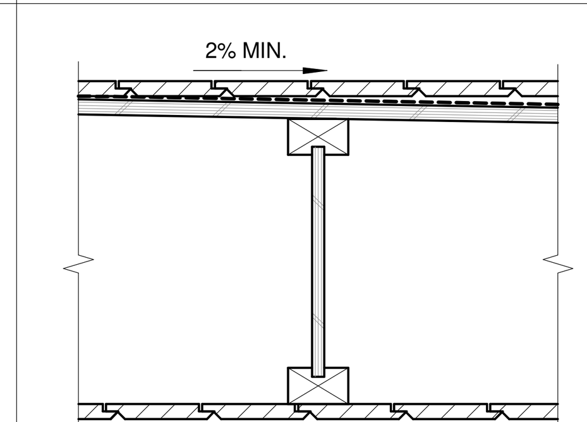
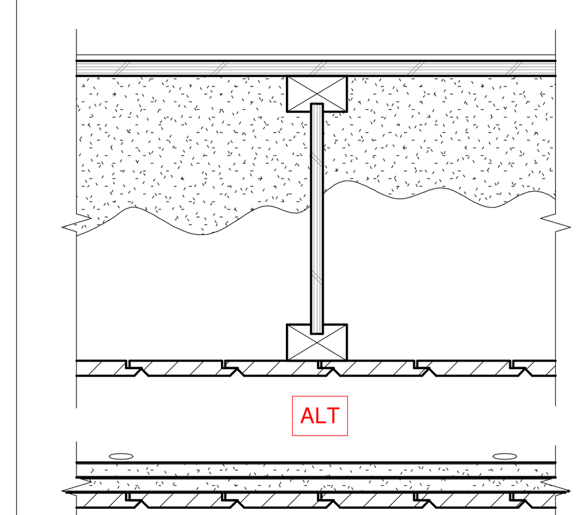
LOAD BEARING WALL & COLUMN NOTE:

All loadbearing walls, columns, and arches in the storey immediately below a floor or roof assembly shall have a F.R.R. of not less than that required for the supported floor or roof assembly per 9.10.8.3.(1). Refer to columns at carport.

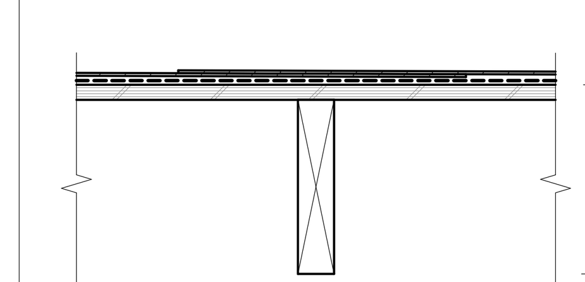
NFPA 13 REQUIRES :

Joist channels to be Firestopped nto volumes not exceeding 160 ft3 (4.53 m3) using materials equivalent to the web construction.

FLOOR SCHEDULE

MARK	FLOOR DESCRIPTION	FRR	STC	FRR/STC REF.	ASSEMBLY
F1	4" CONCRETE INTERIOR SLAB - FLOOR FINISH - 4" CONCRETE SLAB - 2" RIGID INSULATION - 3" COMPACTED GRAVEL .	N/R	N/R		
F2	4" CONCRETE GARAGE & EXTERIOR SLAB - 4" CONCRETE SLAB - 3" COMPACTED GRAVEL .	N/R	N/R		
F3	INTERIOR FLOOR - BETWEEN SUITES - FLOOR FINISH - 5/8" PLYWOOD SHEATHING - 11-7/8 TJI OR DIMESIONAL LUMBER (REFER TO STRUCTURAL) - R32 BATT INSULATION - 1/2" RESILIENT CHANNEL - 2 LAYERS - 5/8" GWB TYPE-X .	1 HR	52	VBBL 2019 9.10.3.1.-B - Floor F9c	
F4	INTERIOR FLOOR - WITHIN SUITES - 1/4" FLOOR FINISH - 5/8" PLYWOOD SHEATHING - 11-7/8 TJI OR DIMESIONAL LUMBER (REFER TO STRUCTURAL) - 1/2" GWB .	1 HR	N/R		
F5	EXTERIOR DECK - ABOVE SUITE - T&G WOOD BOARD FINISH - DECK MEMBRANE - 5/8" PLYWOOD T&G SHEATHING - WOOD STRIPS TO CREATE MIN 2% SLOPE - 11-7/8 TJI OR DIMENSIONAL LUMBER (REFER TO STRUCTURAL) - R32 BATT INSULATION - 1/2" RESILIENT CHANNEL - 2 LAYERS - 5/8" GWB TYPE-X	1 HR	N/R		
F6	EXTERIOR DECK - ABOVE EXTERIOR SPACE - T&G WOOD BOARD FINISH - DECK MEMBRANE - 5/8" PLYWOOD T&G SHEATHING - WOOD STRIPS TO CREATE MIN 2% SLOPE - 11-7/8 TJI OR DIMENSIONAL LUMBER (REFER TO STRUCTURAL) - T&G (HARDI NON COBUSTIBLE) SOFFIT .	1 HR	N/R		
F7	INTERIOR FLOOR ABOVE EXTERIOR SPACE - 1/4" FLOOR FINISH - 5/8" PLYWOOD SHEATHING - 11-7/8 TJI OR DIMENSIONAL LUMBER (REFER TO STRUCTURAL) - SPRAY FOAM U/S OF SHEATHING - T&G (HARDI NON COBUSTIBLE) SOFFIT (2% SLOPE ON EXTERIOR) -----WHERE ABOVE PARKING---- - 1/2" RESILIENT CHANNEL - 2 LAYERS - 5/8" GWB TYPE-X .	1 HR	N/R		

ROOF SCHEDULE

MARK	ROOF DESCRIPTION	FRR	STC	FRR/STC REF.	ASSEMBLY
R1	2X8 WOOD RAFTER ROOF - ASPHALT SHINGLES - ICE & WATER BARRIER - 5/8" PLYWOOD SHEATHING - 2X8 WOOD RAFTER --------AT PORCHED AND OVERHANGS----------- - T&G EFFECT NON COMBUSTIBLE SOFFIT (HARDI) - CONTINUOS VENT AROUND PERIMETER - VULCAN VENT WHERE REQUIRED BY VBBL .	N/R	N/R		

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REGISTERED ARCHITECT SHERIDAN MACRAE BRITISH COLUMBIA
2023-12-29

SEAL

ISSUED

CITY OF VANCOUVER BRITISH COLUMBIA INCORPORATED A.D. 1886
Branch: BUILDING REVIEW BRANCH
Date: SEP 29, 2024
Permit #: BP-2023-03248
Page #: 6 OF 20
Staff: M JAWANDHA
ACCEPTED
THE RESPONSIBILITY TO COMPLY WITH THE BY-LAWS AND THE CONDITIONS OF THE PERMIT REMAINS WITH THE OWNER, CONTRACTOR AND DEVELOPER AT ALL TIMES.

REVISION

No.	Date	Description
8	2023/08/17	ISSUED FOR BP
10	2023/12/21	ISSUED FOR BP

PROJECT
2335 W 6TH AVE
VANCOUVER, BC

DRAWING
ASSEMBLIES

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This drawing is not to be used for construction until issued for that purpose by the Architect

Prior to commencement of the work the contractor shall: verify all dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and, bring these items to the attention of the Architect for clarification.

DRAWN — DATE 08/17/22
SCALE As indicated — REVIEWED
PROJECT NO 2140

A0-05 _

2023-12-22 2:21:17 PM

SPECIFICATIONS FOR NEW WINDOWS AND WINDOW COMPONENTS

IF NOT A HERITAGE REQUIREMENT THE STANDARD IS TO BE VINYL INSIDE AND OUT.

PLEASE REVIEW WINDOW CHOICE IN ASSOCAITION WITH ENERGY REPORT & ENEVELOPE ENGINERS SPECIFICATION :

ENERGY

AMIR EKHLASI
ENERSAVER SOLUTIONS INC.
15299 68 AVENUE #201-A,
SURREY, BC V3S 3L5

AMIR@ENERSAVERSOLUTIONS.CA
604.841.1717

ENVELOPE

ALEXANDER HUCKRIEDE
SEL ENGINEERING LTD.
#207 3003 ST.JOHNS STREET,
PORT MOODY, BC V7H 0A1

ALEXHUCK@SHAW.CA
604.306.4331

NOTE:

All Glass shall Conform to the Provisions in Section 9.6 VBBL

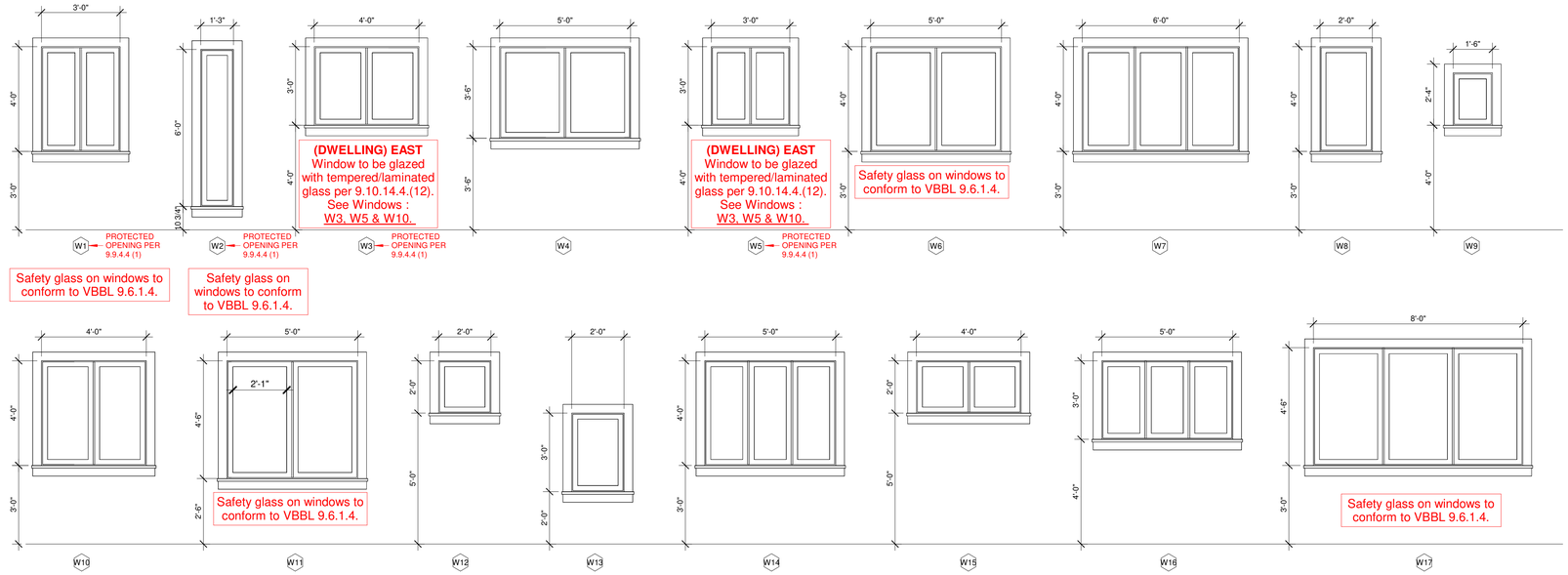
Safety glass on windows to conform to VBBL 9.6.1.4..

100mm restrictors for openings lower than 900mm from the floor.

All new windows, doors, and skylights shall conform to AAMA/WDMA/CSA101/I.S.2/A440, NAFS.

(DWELLING) EAST
Window to be glazed with tempered/laminated glass per 9.10.14.4.(12). See Windows : W3, W5 & W10.

WINDOW LEGEND



Safety glass on windows to conform to VBBL 9.6.1.4.

Safety glass on windows to conform to VBBL 9.6.1.4.

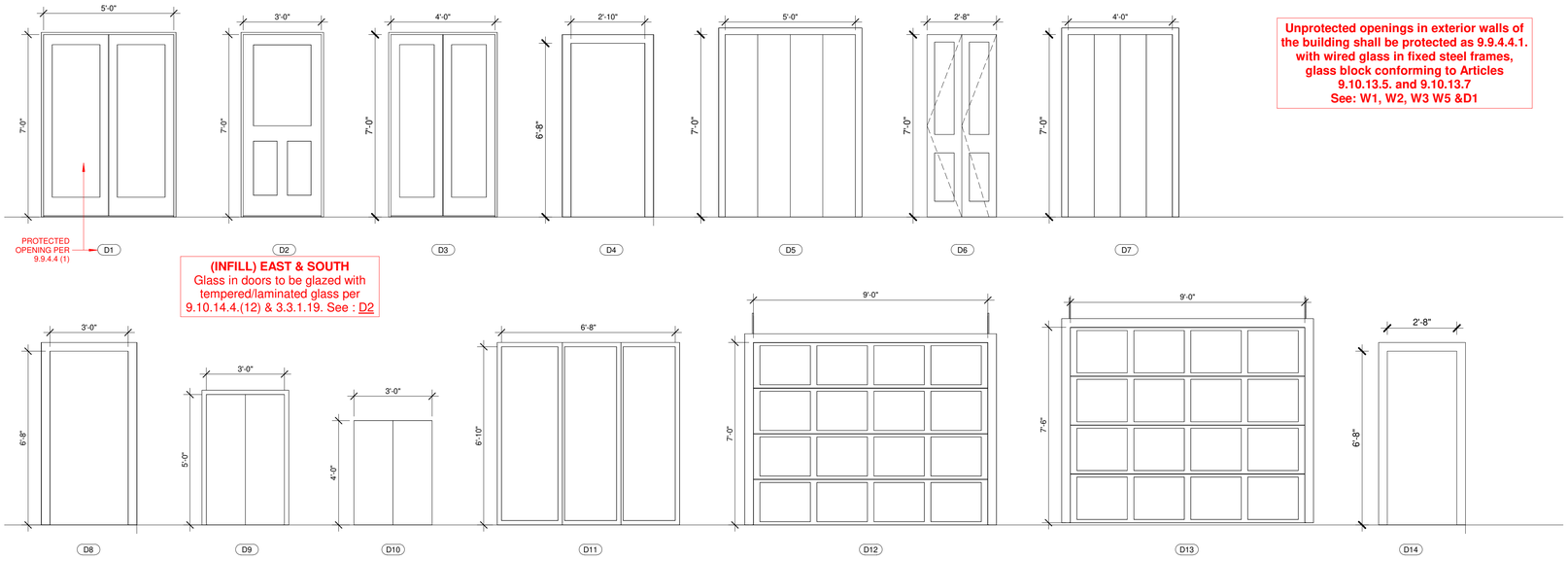
(DWELLING) EAST
Window to be glazed with tempered/laminated glass per 9.10.14.4.(12). See Windows : W3, W5 & W10.

Safety glass on windows to conform to VBBL 9.6.1.4.

Safety glass on windows to conform to VBBL 9.6.1.4.

Safety glass on windows to conform to VBBL 9.6.1.4.

DOOR LEGEND



(INFILL) EAST & SOUTH
Glass in doors to be glazed with tempered/laminated glass per 9.10.14.4.(12) & 3.3.1.19. See : D2

Unprotected openings in exterior walls of the building shall be protected as 9.9.4.4.1. with wired glass in fixed steel frames, glass block conforming to Articles 9.10.13.5. and 9.10.13.7 See: W1, W2, W3 W5 &D1

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	FRAME	DESCRIPTION	NOTES
W1	3'-0"	4'-0"	Vinyl	Painted - Oxford Ivory	
W2	1'-3"	6'-0"	Vinyl	Painted - Oxford Ivory	
W3	4'-0"	3'-0"	Vinyl	Painted - Oxford Ivory	
W4	5'-0"	3'-6"	Vinyl	Painted - Oxford Ivory	
W5	3'-0"	3'-0"	Vinyl	Painted - Oxford Ivory	
W6	5'-0"	4'-0"	Vinyl	Painted - Oxford Ivory	Existing stained-glass windows to be restored and installed in original location (Varies -See Retention Plans)
W7	6'-0"	4'-0"	Vinyl	Painted - Oxford Ivory	
W8	2'-0"	4'-0"	Vinyl	Painted - Oxford Ivory	
W9	1'-6"	2'-0"	Vinyl	Painted - Oxford Ivory	Existing stained-glass windows to be restored and installed in original location (Varies -See Retention Plans)
W10	4'-0"	4'-0"	Vinyl	Painted - Oxford Ivory	
W11	5'-0"	4'-6"	Vinyl	Painted - Oxford Ivory	
W12	2'-0"	2'-0"	Vinyl	Painted - Oxford Ivory	
W13	2'-0"	3'-0"	Vinyl	Painted - Oxford Ivory	Existing stained-glass windows to be restored and installed in original location (Varies -See Retention Plans)
W14	5'-0"	4'-0"	Vinyl	Painted - Oxford Ivory	
W15	4'-0"	2'-0"	Vinyl	Painted - Oxford Ivory	
W16	5'-0"	3'-0"	Vinyl	Painted - Oxford Ivory	
W17	8'-0"	4'-6"	Vinyl	Painted - Oxford Ivory	

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	FRAME	FINISH	FIRE RATING	GLAZING	FUNCTION	NOTES
D1	5'-0"	7'-0"	Wood	Painted- Oxford Ivory VC-1		Y	Exterior	New door to be installed and painted according to colour scheme
D2	3'-0"	7'-0"	Wood	Painted- Oxford Ivory VC-1		Y	Exterior	New door to be installed and painted according to colour scheme
D3	4'-0"	7'-0"	Wood	Painted- Oxford Ivory VC-1		Y	Exterior	New door to be installed and painted according to colour scheme
D4	2'-10"	7'-0"	Wood	Painted - As per Interior Finish Schedule		N	Interior	New door to be installed and painted according to colour scheme
D5	5'-0"	7'-0"	Wood	Painted - As per Interior Finish Schedule		N	Interior	New door to be installed and painted according to colour scheme
D6	2'-8"	7'-0"	Wood	Painted - As per Interior Finish Schedule		N	Interior	New door to be installed and painted according to colour scheme
D7	4'-0"	7'-0"	Wood	Painted - As per Interior Finish Schedule		N	Interior	New door to be installed and painted according to colour scheme
D8	3'-0"	7'-0"	Wood	Painted - As per Interior Finish Schedule		N	Interior	New door to be installed and painted according to colour scheme - door to be tight fitting, weather-stripped and with self-closing device as per VBBL 9.10.13.15
D9	3'-0"	5'-0"	Metal	Painted - Edwardian Pewter		N	Interior	New door to be installed and painted according to colour scheme
D10	3'-0"	4'-0"	Wood	Painted - As per Interior Finish Schedule		N	Interior	New door to be installed and painted according to colour scheme
D11	7'-0"	7'-0"	Wood	Painted- Oxford Ivory VC-1		Y	Exterior	New door to be installed and painted according to colour scheme
D12	9'-0"	7'-0"	Wood	Painted- Oxford Ivory VC-1		N	Exterior	New door to be installed and painted according to colour scheme
D13	9'-0"	7'-6"	Wood	Painted- Oxford Ivory VC-1		N	Exterior	New door to be installed and painted according to colour scheme
D14	2'-8"	7'-0"	Wood	Painted - As per Interior Finish Schedule		N	Exterior	New door to be installed and painted according to colour scheme - door to be tight fitting, weather-stripped and with self-closing device as per VBBL 9.10.13.15

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REGISTERED ARCHITECT
SHERMAN MACKIE
BRITISH COLUMBIA
2023-12-29

SEAL

ISSUED

CITY OF VANCOUVER BRITISH COLUMBIA
Branch: BUILDING REVIEW BRANCH
Date: SEP 29, 2024
Permit #: BP-2023-03148
Page #: 7 OF 20
Staff: M JAWANDHA
ACCEPTED
THE RESPONSIBILITY TO COMPLY WITH THE BY-LAWS AND THE CONDITIONS OF THE PERMIT REMAINS WITH THE OWNER, CONTRACTOR AND DEVELOPER AT ALL TIMES.

REVISION

No.	Date	Description
6	2022/11/04	CLIENT REVIEW
7	2023/03/23	PRIOR TO REVIEW
8	2023/08/17	ISSUED FOR BP
10	2023/12/21	ISSUED FOR BP

PROJECT

2335 W 6TH AVE

VANCOUVER, BC

DRAWING

DOOR & WINDOW SCHEDULES

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Prior to commencement of the work the contractor shall: verify all dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and, bring these items to the attention of the Architect for clarification.

DRAWN — **DATE** 08/10/21

SCALE 3/8" = 1'-0" — **REVIEWED**

PROJECT NO 2140

A0-06 _

2023-12-22 2:21:19 PM

GENERAL NOTES

1.0 DIMENSIONS:

1. ALL DIMENSIONS ARE MADE FROM EXTERIOR FACE OF SHEATHING OR GRID LINE AND / OR FACE OF CONCRETE OR CONCRETE BLOCK AS INDICATED, INTERIOR PARTITIONS DIMENSIONED TO FACE OF STUD, INTERIOR PARTY WALL TO CENTRELINE OF WALL. DO NOT SCALE DRAWINGS. THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE BEARINGS AND DIMENSIONS WITH A LEGAL SURVEY.
2. IN THE CASE OF DISCREPANCY, THE ARCHITECT IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AS SATISFACTORY.

2.0 ASSURANCE / COMPLIANCE REQUIREMENTS:

1. THE CURRENT 2019 VANCOUVER BUILDING BYLAW (VBBL), ITS REQUIREMENTS & ALL ADDENDA, SHALL FORM AN INTEGRAL PART OF THESE DRAWINGS. ALL CONSTRUCTION MATERIALS & PROCEDURES SHALL CONFORM TO THESE STANDARDS.
2. ALTERATION SHALL NOT INCREASE THE NON-CONFORMITY OF THE EXISTING BUILDING OR CREATE NON-CONFORMITY WITH RESPECT TO VBBL 2019. ALL NEW WORK TO CONFORM TO VBBL 2019.
3. ALL DRAWINGS ARE TO BE READ AS A COMPLETE SET IN CONJUNCTION WITH GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, INTERIOR DESIGN & LANDSCAPE DRAWINGS.
4. ALL WORK WILL BE SUBJECT TO FIELD REVIEW BY THE ARCHITECT AND OTHER REGISTERED PROFESSIONALS AND BY THE CONSULTING ENGINEERS NAMED ON THESE DRAWINGS TO MEET THE MUNICIPAL LETTERS OF ASSURANCE / COMPLIANCE REQUIREMENTS.
5. ALL WORK MUST MEET THE APPROVAL OF THE PROFESSIONAL CONSULTANTS.
6. ALL WORK MUST MEET THE STANDARDS OF THE B.C. TRADE ASSOCIATIONS GOVERNING EACH TRADE INVOLVED ON THE PROJECT.
7. STARTING WORK ON THIS PROJECT BY ANY SUB-CONTRACTOR MEANS THAT THE ABOVE REQUIREMENTS HAVE BEEN REVIEWED AND NO EXTRA CLAIM FOR COST WILL BE PUT FORWARD TO MEET THE PROFESSIONAL CONSULTANTS FIELD REVIEW REQUIREMENTS.
8. THE SUB-CONTRACTORS ARE RESPONSIBLE FOR SITE SAFETY AND TO MEET ALL REQUIREMENTS OF THE WORKERS COMPENSATION BOARD.
9. ALL SUB-CONTRACTORS WILL BE REQUIRED TO ACKNOWLEDGE COMPLIANCE WITH ABOVE CONDITIONS BY SIGNING A COPY OF THESE REQUIREMENTS WHICH MUST ACCOMPANY THEIR QUOTATION.
10. GENERAL CONTRACTOR IS TO KEEP RECORD AND PROVIDE ARCHITECT WITH COPIES OF ALL MUNICIPAL INSPECTION SLIPS.
11. THE CONTRACTOR IS TO INFORM THE ARCHITECT IN WRITING 24 HOURS PRIOR TO STARTING CONSTRUCTION OF THE PROJECT.
12. THE SUB-CONTRACTOR IS TO CHECK ALL DIMENSIONS AFFECTING HIS TRADE AND IN THE CASE OF DISCREPANCY THE CONTRACTOR IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE.

3.0 WATERPROOFING:

1. INSTALL 10 MIL POLY UNDER CONCRETE FLOOR SLAB ON GRADE.
2. APPLY WATERPROOFING TO OUTSIDE OF ALL WALLS SURROUNDING NEW SPACE BELOW GRADE U.N.O. ON ASSEMBLIES.
3. INSTALL DRAINAGE STRUCTURE WHERE REQUIRED BY GEOTECHNICAL AND (BELOW GRADE) AND AS NOTED ON DRAWINGS.
4. REFER TO MECHANICAL AND SOILS REPORT.
5. SLOPE PAVED AREAS AWAY FROM WALLS (MIN. 2%) OR AS NOTED ON DRAWINGS
6. ELEVATOR PIT TO BE WATERPROOFED.

4.0 STAIRS & RAMPS:

1. REFER TO STAIR DETAILS, PLANS, SECTIONS AND ELEVATIONS.
2. STAIRS SHALL CONFORM TO SECTION 3.3.1.14 AND 3.4.6.8 OF THE 2019 VBBL.
3. HANDRAILS SHALL CONFORM TO SECTION 3.4.6.5 OF THE 2019 VBBL.
4. RAMPS SHALL CONFORM TO SECTION 3.4.6.7 AND 3.8.3.3 OF THE 2019 VBBL.
5. FOR ALL BALCONY RAILINGS, HANDRAILS & GUARDRAILS, CONTRACTOR IS TO PROVIDE SHOP DRAWINGS, SCHEDULES B1, B2 AND C SIGNED & SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN B.C. AS WELL AS RECORD DRAWINGS AT COMPLETION.
6. PUBLICLY ACCESSIBLE STAIRS TO HAVE SLIP RESISTANT TREADS AND PROVIDED WITH TACTILE WARNING TO CONFORM TO 2019 VBBL, SECTION 3.8.3.11.
7. IN EXIT AND PUBLIC STAIRS: RISERS TO BE MIN. 4.92" / MAX. 7.08" W/ MAX. 3/16" VARIATION BETWEEN RISERS. 1" NOSINGS TO BE PROVIDED (TYP.)
8. WITHIN A SUITE OR SERVING ONLY ONE SUITE RISERS TO BE MIN. 4.92" / MAX. 7.87" WITH MAX. 3/16" VARIATION BETWEEN RISERS. 1" NOSINGS TO BE PROVIDED (TYP.)
9. CONFIRM RISER HEIGHTS PRIOR TO CONSTRUCTION OF STAIRS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
10. ALL EXITS, PUBLIC STAIRS, AND RAMPS TO HAVE A CONTRASTING COLOUR STRIP APPLIED T TO NOSINGS AND CONFORMING TO 2019 VBBL, SECTION 3.4.6.1(1) AND 3.8.2.27(1).

5.0 LOBBY AND EXITS:

1. FLAME SPREAD RATING FOR WALLS TO CONFORM TO Section 3.1.13.2 OF THE 2019 VBBL.

6.0 FRAMING WORK:

1. REFER TO STRUCTURAL ENGINEER'S DRAWINGS.
2. REFER TO CONSTRUCTION ASSEMBLIES.
3. FOR WINDOW HEAD HEIGHTS, REFER TO WINDOW SCHEDULE AND BUILDING ELEVATIONS. ALL EXTERIOR WINDOWS AND DOORS OPENINGS TO BE LINED WITH ½" PLYWOOD UNLESS NOTED OTHERWISE ON DETAILS.
4. CONFIRM ROUGH OPENING SIZES PRIOR TO FRAMING.
5. CONFIRM BATH TUB / SHOWER STALL ROUGH OPENING SIZES & THICKNESSES OF WATER RESISTANT BOARD PRIOR TO FRAMING BATHROOMS.
6. PROVIDE ADEQUATE BLOCKING FOR ALL WALL & CEILING MOUNTED FIXTURES, HANDRAILS, GRAB BARS & RAILINGS.
7. FLOOR JOIST FRAMING: PROVIDE SHOP DRAWINGS SEALED BY PROFESSIONAL ENGINEER REGISTERED IN BC FOR STRUCTURAL CAPACITY.
8. ALL EXTERIOR FASTENERS SHALL BE HOT-DIPPED GALVANIZED.
9. EXTERIOR AND STRUCTURAL STUD FRAMING: PROVIDE SHOP DRAWINGS SEALED BY PROFESSIONAL ENGINEER REGISTERED IN BC FOR STRUCTURAL CAPACITY.
10. BOTTOM FRAMING PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER, OR A FOAM SILL GASKET SHALL BE PROVIDED UNDER THE PLATES AND BE OF THE CORRECT SIZE TO MATCH THE LUMBER DIMENSION.
11. PROTECT OTHER WOOD MEMBERS IN CONTACT WITH CONCRETE WITH A 45 lb. DAMP PROOFING COURSE OR A CONTINUOUS POLYETHYLENE GASKET.
12. INSTALL SOLID BLOCKING IN JOISTS AND STUDS BETWEEN SUITS ON ALL SYSTEMS IN ALL STOREYS.
13. INSTALL DOUBLE BLOCKING OVER ALL SUITE DEMISING PARTITIONS.
14. PROVIDE ADEQUATE BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS IN BATHROOMS AS FOLLOWS:
    a. BATHTUBS: PROVIDE 2X6 HORIZONTAL BLOCKING BETWEEN WALL STUDS FOR FUTURE INSTALLATION OF GRAB BARS CENTRED 6" - 12" ABOVE THE RIM OF THE BATH.
    b. TOILETS: PROVIDE 2X6 HORIZONTAL BLOCKING BETWEEN WALL STUDS FOR FUTURE INSTALLATION OF GRAB BARS CENTERED 32" - 34" ABOVE FLOOR FINISH ON SIDE WALL OF TOILET.

7.0 INSULATION:

1. REFER TO CONSTRUCTION ASSEMBLIES.
2. INSULATE ALL SPACES AROUND WINDOW FRAMES AND EXTERIOR DOORS.
3. INSTALL 6 MIL POLY VAPOUR BARRIER TO WARM SIDE OF WALL U.N.O. ON ASSEMBLIES.
4. USE NON-COMBUSTIBLE INSULATION IN PARKADE AND EXITS. FOAM PLASTIC MUST BE PROTECTED WITH THERMAL BARRIER IN AREAS WHERE IT IS ALLOWED TO BE USED.

8.0 MOISTURE PROTECTION:

1. ALL ROOFING WORK TO RCABC GUARANTEED STANDARD IS REQUIRED.
2. 2 PLY SBS ROOFING:
    a. ENSURE THAT ADEQUATE AMOUNTS OF PRIMER ARE APPLIED TO A CLEAN, DRY SUBSTRATE PRIOR TO THE BASE SHEET APPLICATION.
    b. THE BASE AND CAP SHEETS MUST BE POSITIVELY LAPPED TOWARDS ALL DRAINAGE POINTS.
    c. THE BASE SHEET SHALL RUN 8" MIN. UP THE VERTICAL FACES OF ALL WALL AREAS. THE GRANULATED CAP SHEET SHALL RUN 10" MIN. UP THE VERTICAL FACES OF ALL WALL AREAS. THE MEMBRANE SHALL RUN UP AND OVER ALL ROOF PARAPET FRAMING AND RETURN DOWN THE VERTICAL OUTSIDE FACE BY 2".
    d. PROVIDE A LOOSE SBS MEMBRANE FLAP (TO LAP THE BUILDING PAPER UNDER) AT ALL ROOF EDGE-TO-VERTICAL WALL INTERFACES.
    e. ALL MECHANICALLY FASTENED ROOFS MUST MEET ***CSA A123.21-14*** WIND UPLIFT STANDARDS.
3. INSTALL CAULKING AROUND ALL OPENINGS TO THE EXTERIOR.
4. INSTALL PREFINISHED METAL FLASHINGS AND CAULKING OVER THE HEAD OF ALL OPENINGS AND AT HORIZONTAL & OBLIQUE CHANGES OF PLANE OR MATERIAL ON THE EXTERIOR.
5. REFER TO WINDOW INSTALLATION STAGES DETAILS.
6. ENSURE THAT THE WINDOW HEAD FLASHINGS (C/W A 4" HIGH BACK LEG) ARE PLACED SO THAT THE END DAMS RUN PAST OUTER EDGES OF THE WINDOWS BY 3/8", TO ALLOW FOR ROD AND CAULK BETWEEN THE FRAME AND THE WALL.
7. PLACE THE WINDOWS ON 2"X1/8" PLASTIC SHIMS AT 8" O/C. DO NOT TEAR OR PUNCTURE THE P&S MEMBRANE. APPLY URETHANE CAULKING BETWEEN THE INTERIOR OF THE WINDOW FRAME AND THE P&S MEMBRANE AT THE SILL AND 4" UP THE JAMB TO PROVIDE A BACK DAM. APPROVED PRIMERS SHALL BE USED WITH ALL SELF ADHERED MEMBRAME (SAM) PRODUCTS.
8. AIR BARRIER MEMBRANE OR BUILDING WRAP MUST BE PROVIDED UNDER ALL CLADDING. VERTICAL LAPS MUST BE BACK SEALED WITH A COMPATIBLE ASPHALTIC CAULKING. HORIZONTAL JOINTS BE POSITIVELY LAPPED TO SHED WATER.
9. ALL EXTERIOR DOORS SHALL BE SET INTO 2 CONTINUOUS BEADS OF URETHANE SEALANT, TO RUN UP THE SIDE JAMBS 4" PRIOR TO INSTALLING THE DOORS. THE DOOR FRAME SHALL ALSO BE BACK CAULKED AGAINST THE FACE BRICK.
10. ALL EXTERIOR FASTENERS SHALL BE APPROVED HOT-DIPPED GALVANIZED.
11. ALL DOMESTIC EXHAUST DUCTS (DRYERS & FANS) SHALL BE ATTACHED TO PREFABRICATED EXHAUST GRILLS OR SOFFIT VENTS AS PER MANUFACTURER'S INSTRUCTIONS. ALL VENTS MUST BE APPROVED BEFORE INSTALLING.
12. ALL WALL VENTS (DRYERS & FANS) SHALL BE BACK CAULKED AT THE TOP & SIDE FLANGES TO A PIECE OF 2'x2' 60 MINUTE FLASHING PAPER PLACED BEHIND THE VENT. PLACE THE FIELD PAPER OVER THE TOP AND SIDE VENT FLANGES ONLY. LAP THE BOTTOM OF THE 2'x2' FLASHING PAPER OVER THE FIELD PAPER (SHINGLE STYLE). PROVIDE A FLASHING C/W END DAMS ALL OVER VENTS. CAULK THE SIDES OF THE VENTS TO THE CLADDING.
13. ALL EXTERIOR ELECTRICAL BOXES MUST HAVE SEALED & FLANGES. A 16"X16" PIECE OF FLASHING PAPER MUST BE SEALED TO THE BACK SIDE OF THE FLANGE AND THE FIELD BUILDING PAPER MUST BE SEALED TO THE BACK SIDE OF THE FLANGE AND THE FIELD BUILDING PAPER MUST BE SEALED TO THE TOP AND SIDES OF THE FRONT OF THE FLANGE. LAP THE BOTTOM OF THE FLASHING PAPER UNDER THE FLANGE OVER THE FIELD PAPER (SHINGLE STYLE). ALL SURFACE MOUNT LIGHT PANS MUST BE ON A 16"X16" PIECE OF FLASHING PAPER LAPPED INTO THE FIELD PAPER (SHINGLE STYLE). SEAL THE WIRE TO THE PAPER BEFORE INSTALLING THE PAN.
14. ALL EXTERIOR HOSE BIBS ARE TO BE PLACED THROUGH A 1/4" HOLE IN THE CENTRE OF A 12" x 12" PIECE OF EPDM ROOFING. THIS SHALL BE LAPPED SHINGLE STYLE ONTO THE BUILDING PAPER.
15. ALL PENETRATIONS MUST HAVE AN APPROVED VINYL TRIM KIT.
16. ALL MEMBRANES AND SEALANTS MUST BE APPROVED AND SAMPLES OF ALL VENTS, CAPS OR DUCTS THAT PENETRATE THE ENVELOPE OR ROOF MUST BE PROVIDED BEFORE INSTALLATION BEGINS.
17. A THROUGH WALL FLASHING IS REQUIRED AT ALL HORIZONTAL EXPANSION JOINTS. AND BUILDING BAND TRIMS. ALL THROUGH WALL FLASHING MUST HAVE A 4" HIGH BACK LEG. ALL HORIZONTAL LAPS MUST BE 6" min. AND CAULKED.
18. ALL EXTERIOR STRUCTURAL WOOD SHALL BE PRESSURE TREATED. STAINLESS STEEL FASTENERS SHALL BE USED FOR ALL PRESSURE TREATED LUMBER.
19. ALL HORIZONTAL EXPOSED CONCRETE SURFACE TO BE PROTECTED WITH 2 COATS GACOFLEX OR APPROVED EQUIVALENT TRANSPARENT COATING.
20. ALL MEMBRANES AND SEALANTS MUST BE APPROVED AND SAMPLES OF ALL VENTS, CAPS OR DUCTS THAT PENETRATE THE ENVELOPE OR ROOF MUST BE PROVIDED BEFORE INSTALLATION BEGINS.
21. ANY LARGE MECHANICAL GRILLE OPENINGS MUST BE INSTALLED SIMILAR TO WINDOWS.
22. ENSURE THAT ALL PRE-FINISHED METAL CAPS ARE C/W POSITIVE DRAINAGE LAPS.
23. ALL THROUGH WALL FLASHING IS REQUIRED AT ALL HORIZONTAL EXPANSION JOINTS, BUILDING BAND TRIMS, AND BELOW THE GABLE END LOUVER VENTS. ALL THROUGH WALL FLASHINGS MUST HAVE A 4" HIGH BACK LEG. ALL HORIZONTAL LAPS MUST BE 6" MIN. AND CAULKED.
24. MIN. 22GA METAL CLADDING

9.0 FIRE PROTECTION & SAFETY:

1. REFER TO ELECTRICAL DRAWINGS FOR HEAT RISE & SMOKE DETECTOR LOCATIONS, EXIT SIGNAGE AND LIGHTING.
2. FIRESTOPPING TO CONFORM TO CAN4-S115 STANDARD.
3. INSTALL FIRE BLOCKS (SEPARATION) ACCORDING TO SECTION 3.1.9. & 3.1.11 OF THE 2019 VBBL.
4. INSTALL FIRESTOP TO ALL WALLS TO PREVENT FIRE FROM PASSING BETWEEN FLOORS.
5. RATED ASSEMBLIES (BETWEEN SUITES & BETWEEN SUITES AND CORRIDORS) TO EXTEND FULL HEIGHT TO U/S OF FLOOR / CEILING.
6. THE FOLLOWING SCHEDULE SHOWS APPROVED SYSTEMS OF FIRESTOPPING THROUGH RATED ASSEMBLIES. SELECTED SYSTEMS ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

SCHEDULE OF HILTI THROUGH PENETRATION FIRESTOP SYSTEMS

TYPE OF PENETRANT	F-RATING (HRS)	cUL/ULC-CLASSIFIED SYSTEM
CONCRETE FLOORS		
SINGLE METAL PIPES OR CONDUIT	2	CAJ1291,CAJ1382,CAJ1421
SINGLE NON- METALLIC PIPE OR CONDUIT	2	SPC16,SPC57, FA2005, CAJ2170
SINGLE OR BUNDLED CABLES	2	FA3007,CAJ3180, CAJ3181,CAJ3193
SINGLE INSULATED PIPES		FA5015,FA5018,CAJ5048 CAJ5090,CAJ5091
CONCRETE OR BLOCK WALLS		
SINGLE METAL PIPES OR CONDUIT	1	CAJ1372,CAJ1382,CAJ1421
	2	CAJ1291 CAJ1372,CAJ1382,CAJ1421
SINGLE NON-METALLIC PIPE OR CONDUIT (I.E. PVC, CPVC, ABS, FRP, ENT)	1	CAJ2170,SPC16,WJ2072
	2	CAJ2170,SPC16,WJ2072
SINGLE OR BUNDLED CABLES	1	CAJ3181,WJ3060,WJ3061
	2	CAJ3181,WJ3060,WJ3061
SINGLE INSULATED PIPES	1	WJ5042,CAJ5048,CAJ5090 CAJ5091,WJ5066
	2	WJ5042,CAJ5048,CAJ5090 CAJ5091,WJ5066
GYPSUM WALLS		
SINGLE METAL PIPES OR CONDUIT	1	SP731, WL1164
SINGLE NON-METALLIC PIPE OR CONDUIT (I.E. PVC, CPVC, ABS, FRP, ENT)	1	SP734, SP809, WL2078
SINGLE OR BUNDLED CABLES	1	WL3065, WL3111

SCHEDULE OF HILTI JOINTS FIRESTOP SYSTEMS

JOINT TYPE	RATING	cUL/ULC TESTED FIRESTOP SYSTEM (Width of Joint)
CONCRETE OR BLOCK WALL TO FLAT CONCRETE SLAB FLOOR (TOP OF WALL)	1	HW-D-0097(Up to 2"), HW-D-1009 (Up to 3 ¾"), HW-D-0268, HW-D-0268 (Up to 1")
	1	HW-D-0097(Up to 2"), HW-D-1009 (Up to 3 ¾"), HW-D-0268 (Up to 1")
	2	HW-D-0097(Up to 2"), HW-D-1009 (Up to 3 ¾"), HW-D-0268 (Up to 1")
GYPSUM WALL TO FLAT CONCRETE SLAB FLOOR (TOP OF WALL)	1	HW-D-0209 (Up to ¾"), HW-D-0082 (Up to ¾"), HW-D-0083 (Up to ¾")
	2	HW-D-0209 (Up to ¾"), HW-D-0082 (Up to ¾"), HW-D-0083 (Up to ¾")
CONCRETE WALL-TO- WALL	1	WW-D-0017(Up to 2"), WW-D-1011(Up to 3 ½"), WW-D-1012(Up to 3 ¾")
	2	WW-D-0017(Up to 2"), WW-D-1011(Up to 3 ½"), WW-D-1012(Up to 3 ¾")

Notes:

1. Jobsite conditions of each construction joint configuration fire-stop system must meet ALL details of the cUL/ULC-Classified System selected
2. If jobsite conditions do not match any cUL/ULC -classified systems in the schedules above, contact Hilti for alternative systems or Engineering Judgement Drawings(1-800-363-4458)
3. Where more than one applicable cUL/ULC -Classified System is listed in the schedules, choose the cUL/ULC System which is most economical.
4. OMEGA POINT LABS DRAWING For other configurations contact 1-800-363-4458.
5. Confirm that movement capabilities of the selected system meet or exceed the specified movement range of the particular joint.

10.0 WINDOWS:

1. REFER TO WINDOW SCHEDULE.
2. EXTERIOR WINDOWS SHALL BE DOUBLE GLAZED AND VACUUM SEALED IN VINYL. COLOUR: AS NOTED ON ELEVATIONS AND SCHEDULE
3. PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN BC FOR REVIEW BY ARCHITECT AND ENVELOPE CONSULTANT BEFORE INSTALLATION BEGINS.
4. WINDOWS MUST COMPLY TO NAFS-11; SEE WINDOW SCHEDULE FOR REQUIRED PERFORMANCE GRADE.
5. ON SITE TESTING WILL BE DONE USING THE FOLLOWING STANDARDS:

   - ASTM E1105, FIELD DETERMINATION OF WATER PENETRATION OF INSTALLED EXTERIOR WINDOWS, SKYLIGHTS, DOORS AND CURTAIN WALLS, BY UNIFORM OR CYCLIC STATIC AIR PRESSURE DIFFERENCE TEST METHOD B.

6. TESTING IS REQUIRED ON A MINIMUM OF 1% OF THE WINDOWS. THE INDUSTRY STANDARD FOR TESTING IS 330 PA. SHOULD ANY OF THE WINDOWS FAIL; ENVELOPE CONSULTANT. WILL REQUIRE THE WINDOW(S) TO BE REPAIRED AND RE-TESTED, PLUS TWO ADDITIONAL WINDOWS. PLEASE NOTE THAT ALL TESTING MUST BE DONE TO THE WINDOWS AS SUPPLIED WITH NO TEMPORARY MODIFICATIONS TO THE ASSEMBLY, I.E. BLOCKING THE DRAINAGE HOLES.
7. THE WINDOW HEAD FLASHINGS (C/W A 4" HIGH BACK LEG) MUST BE PLACED SO THAT THE END DAMS RUN PAST OUTER EDGES OF THE WINDOW BY 3/8" WHERE THERE IS A WOOD WINDOW TRIM TO ALLOW FOR ROD AND CAULK BETWEEN THE FRAME AND THE TRIM.
8. PLACE THE WINDOWS ON 2"X1/8" PLASTIC SHIMS AT 8" O/C. DO NOT TEAR OR PUNCTURE THE P&S MEMBRANE. APPLY URETHANE CAULKING BETWEEN THE INTERIOR OF THE WINDOW FRAME AND THE P&S MEMBRANE AT THE SILL AND 2" UP THE JAMB TO PROVIDE A BACK DAM.

11.0 SAFETY GLASS:

1. ALL GLASS IN DOORS SHALL BE TEMPERED SAFETY GLASS.
2. REFER TO DOORS AND WINDOWS SCHEDULE.
3. SAFETY GLASS OF THE LAMINATED OR TEMPERED TYPE TO CONFORM TO CAN/CGSB-12.1-M, "TEMPERED OR LAMINATED SAFETY GLASS".
4. WIRED GLASS TO CONFORM TO CAN/CGSB-12.11M, "WIRED SAFETY GLASS".

12.0 DOORS:

1. DOORS MUST COMPLY TO NAFS-08.
2. ALL DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT A KEY.
3. ALL EXTERIOR DOORS TO BE INSULATED, U.N.O. WEATHER-STRIPPED C/W THRESHOLDS & PROVIDED WITH A VINYL CAP TO DOOR HEADS.
4. ALL EXTERIOR DOORS SHALL BE SET INTO 2 CONTINUOUS BEADS OF URETHANE CAULK AT THE SILL AND CONNECT TO JAMB SEALANT. THE DOOR FRAME BRICK MOULDS MUST ALSO BE BACK CAULKED.
5. HARDWARE & KEYING SCHEDULE TO BE PROVIDED BY HARDWARE SUPPLIER.
6. RATED DOORS TO HAVE SELF-CLOSERS.
7. GLAZING IN RATED DOORS TO BE WIRED GLASS (OR APPROVED EQUIVALENT) AS PER SECTION 3.1.8.14. OF THE 2019 VBBL.

13.0 FINISHES:

1. PROVIDE WATER RESISTANT MOUNTING SURFACES FOR ALL CERAMIC TILED SURFACES AT TUBS AND SHOWERS. 5/8" TYPE 'X' GWB TO BE CONTINUOUS BEHIND WATER RESISTANT BOARDS TO MAINTAIN 1 HOUR RATED ASSEMBLY ACWHERE ADJACENT TO RATED WALL.
2. FLAME SPREAD RATING FOR INTERIOR FINISHES TO CONFORM TO THE 2019 VBBL.
3. ARCHITECTURAL CONCRETE AS NOTED TO BE WELL VIBRATED, CLEAR OF ANY HONEYCOMB AND TO HAVE A SMOOTH EVEN TEXTURED FINISH.
4. REFER TO THE INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS FOR THE COLOUR SCHEMES OF EACH OF THE RESIDENTIAL UNITS OF THE PROJECT.
5. REFER TO THE INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS FOR THE LIST OF MATERIALS OF EACH RESIDENTIAL UNIT.
6. APPROVED PRIMERS SHALL BE USED WITH ALL PEEL & STICK PRODUCTS.
7. ALL FRAMING ON CONCRETE MUST BE SEPERATED FROM THE CONCRETE WITH FOAM GASKETS.
8. ALL HORIZONTAL VINYL "J" TRIMS SHALL BE PERFORATED C/W 3/16" HOLES @ O/C.
9. ALL WOOD CLADDING PRODUCTS (I.E. KNEE BRACES, CEDAR SIDEWALL SHINGLES, AND GABLE END TRIM BOARDS) MUST BE BACK PRIMED.

14.0 MILLWORK:

1. REFER TO INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS.
2. SUPPLY AND INSTALL ALL THE WORK SURFACES, SHELVES, CABINETS, COUNTERS, INTERIOR DOORS ETC., ALL AS SHOWN ON THE INTERIOR DESIGN DRAWINGS.

15.0 PATIOS AND WALKWAYS:

1. SLOPE ALL PATIOS AND WALKWAYS AWAY FROM BUILDING AT A MIN. OF 2% AND MAX. 5% FOR DRAINAGE. UNLESS NOTED OTHERWISE.
2. SEE ASSEMBLIES FOR PATIO FINISH SPECIFICATION.

16.0 FIXTURES:

1. REFER TO INTERIOR DESIGN SPECIFICATIONS.
2. REFER TO MECHANICAL DRAWINGS.
3. PLUMBING HARDWARE TO BE LEVER TYPE.
4. PLUMBING FIXTURES: (REFER TO INTERIOR DESIGN SPEC.) REINFORCEMENT TO BATHTUBS, SHOWERS AND ADJACENT TOILET, AS INDICATED ON PLAN, TO ACCOMMODATE FUTURE INSTALLATION OF GRAB BARS.
5. BATHROOM ACCESSORIES: REFER TO INTERIOR DESIGN SPECIFICATION.

17.0 SIGNAGE:

1. PROVIDE APPROPRIATE SIGNAGE FOR THE FUNCTIONS OF THE BUILDING. INCLUDED, BUT NOT LIMITED TO: STREET ADDRESS, ROOM LABELING, SUITE ENTRY NUMBERS, EXIT STAIRS, FLOOR LEVELS, PARKING MARKINGS AND NUMBERING, PIPING, CLEARANCE SIGNS.
2. OTHER IMPORTANT SIGNAGE:
   - FIRE DOOR "KEEP CLOSED"
   - ELEVATOR - DO NOT USE IN EMERGENCY
   - GRAPHIC PLAN AT ANNUNCIATOR PANEL AND ALL LEVELS AT ELEVATOR
   - STAIRWELL NUMBERING CONFORMING TO 2019 VBBL

18.0 FIRE SAFETY PLAN:

1. FIRE SAFETY PLAN IS TO BE PROVIDED IN CONFORMANCE WITH THE 2018 BC FIRE CODE.

19.0 CAST-IN PLACE CONCRETE

1. CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS OTHERWISE REQUIRED BY THE SPECIFICATIONS.
   - 2019 VBBL
   - CAN/CSA-A23.1 -CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION.
   - CAN/CSA-A23.2 . METHODS OF TEST FOR CONCRETE.
   - CAN/CSA-A23.3 - CODE FOR THE DESIGN OF CONCRETE STRUCTURES FOR BUILDINGS.
   - CAN/CSA-S413 - PARKING STRUCTURES.
2. WHERE THE STANDARD IS REFERED TO THIS SPECIFICATION IT SHALL MEAN THE DOCUMENTS SPECIFIED IN THIS CLAUSE AND THEIR REFERENCED DOCUMENTS.
3. A COPY OF THE STANDARD SHALL BE KEPT BY THE CONTRACTOR ON SITE FOR THE DURATION OF THE WORK AND BE MADE AVAILABLE FOR REFERENCE.
4. ALL CONCRETE WALLS HAVE THE JOINTS BOTH HORIZONTAL AND VERTICAL BE TREATED WITH A SLURRY OF CRYSTALLINE WATERPROOFING SUCH AS "XYPEX FCM".
5. XYPEX ADMIX C- TO BE ADDED TO THE CONCRETE TO CONSTRUCT THE ELEVATOR PIT. XYPEX ADMIX MUST BE ADDED TO THE CONCRETE AT THE TIME OF BATCHING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MIX DESIGNS AS DETAILED IN CAN/CSA-A23.1 TABLE 11, ALTERNATE 1. THE PROPERTY REQUIREMENTS ARE SHOWN ON THE STRUCTURAL DRAWINGS.
7. THE PROPOSED MIXES SHALL BE SUBMITTED TO THE ENGINEER AND RESTING AGENCY FOR REVIEW.
8. REFER TO STRUCTURAL DRAWINGS AND SEPCIFICATIONS

20.0 ACOUSTICAL:

1. REFER AND COMPLY TO ACOUSTICAL MEASURES AS RECOMMENDED IN THE 2019 VANCOUVER BUILDING BYLAW. SPECIAL ATTENTION REQUIRED AT:
   a. PARTY WALLS
   b. TRANSFORMER
   c. SECURITY DOORS
   d. FLOOR UNDERLAY
   e. ELEVATOR
   f. PLUMBING & PIPING

21.0 DECKING:

1. MEMBRANES OVER FINSHED SPACE SHALL BE 2-PLY SBS MEMBRANES. SUBMIT SPECS FOR REVIEW BEFORE INSTALLING.
2. ENSURE THAT ALL DECK MEMBRANES ARE WRAPPED UP AND OVER THE DOORSILL FRAMING C/W 4" LAP UP THE JAMBS PRIOR TO THE INSTALLATION OF ALL DOORS.
3. PROVIDE A DIVERTER AT ALL DECK EDGE-TO-VERTICAL WALL INTERFACES.
4. PROVIDE A LOOSE MEMBRANE FLAP (TO LAP THE BUILDING PAPER UNDER) AT ALL DECK EDGE-TO-VERTICAL WALL INTERFACES.
5. ENSURE THAT BUILDING PAPER IS PROVIDED TO THE DECK RIM JOISTS PRIOR TO THE APPLICATION OF THE FINAL DECK TRIM BOARDS. THE BUILDING PAPER SHALL CARRY ON TO THE VERTICAL EXTERIOR WALL INTERFACE 12" MIN.

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REGISTERED ARCHITECT — CHAMAN MACHE — PROVINCE OF BRITISH COLUMBIA — 2023-12-29

SEAL

ISSUED

CITY OF VANCOUVER — BRITISH COLUMBIA — BUILDING REVIEW BRANCH

Branch:	BUILDING REVIEW BRANCH
Date:	SEP 29, 2024
Permit #:	BP-2023-03248
Page #:	8 OF 20
Staff:	M JAWANDHA

ACCEPTED

THE RESPONSIBILITY TO COMPLY WITH THE BY-LAWS AND THE CONDITIONS OF THE PERMIT REMAINS WITH THE OWNER, CONTRACTOR AND DEVELOPER AT ALL TIMES.

REVISION

No.	Date	Description
6	2022/11/04	CLIENT REVIEW
7	2023/03/23	PRIOR TO REVIEW
8	2023/08/17	ISSUED FOR BP
10	2023/12/21	ISSUED FOR BP

PROJECT

2335 W 6TH AVE

VANCOUVER, BC

DRAWING

GENERAL NOTES

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SCALE 1" = 1'-0"	**REVIEWED**
PROJECT NO	2140

A0-07 _

2023-12-22 2:21:19 PM

VBBL 3.8.5 Adaptable Dwelling Units

3.8.4. Alterations and Additions to Existing Buildings

3.8.5. Adaptable Dwelling Units

3.8.5.1. Application

1) Except as permitted by Sentences (2) and (3), this Subsection applies to
a) the design and construction of *dwelling units* in *residential occupancy buildings*, and
b) the interior paths of travel and common facilities intended for use by the residents.

2) This Subsection need not apply to
a) hotels, motels, *single room accommodation* and similar commercial occupancies,
b) boarding houses, lodging houses, dormitories and similar facilities, or
c) *dwelling units* subsidiary to non-residential uses.

3) This Subsection does not apply to *existing buildings*, except for *additions* or spaces created by
a) the reconstruction of an existing space, or
b) the conversion of an existing space into a new *dwelling unit*.

4) *Dwelling units* required by Article 3.8.5.1. to comply with this Subsection shall be considered *adaptable dwelling units*.

3.8.5.2. Construction Requirements

1) The construction of *adaptable dwelling units* and the *building* in which they are located shall conform to the requirements in this Subsection and to *access* requirements for *residential occupancy buildings* elsewhere in this By-law.

3.8.5.3. Entrance Doors to Dwelling Units

1) *Adaptable dwelling units* shall have at least one entrance door no less than 865 mm wide, equipped with
a) two peepholes, one located at 1067 mm above the floor and the other located at 1524 mm above the floor, or a glass sidelight or intercom security type system (See Note A-3.8.5.3.(1).),
b) a beveled threshold not more than 13 mm above the floor level, except for entrance doors serving balconies and basements, and
c) door opening hardware that does not require a tight grasp or twisting action of the wrist, and can be opened with a force of not more than 38 N.

3.8.5.4. Interior Doors, Corridors, and Stairs in Dwelling Units

1) Doorways in *adaptable dwelling units* shall have
a) a clear width of least 800 mm,
b) door opening hardware that does not require a tight grasp or twisting action of the wrist and can be opened with a force of not more than 22 N, and
c) beveled thresholds no more than 13 mm above the floor.

2) Corridors in *adaptable dwelling units* shall have a clear width of at least 900 mm.

3) Except for interior stairs within *laneway houses*, at least one staircase within a *adaptable dwelling unit* shall have a minimum width of 915 mm.

3.8.5.5. Adaptable Dwelling Unit Bathrooms

(See Note A-3.8.5.5.)

1) One bathroom in an *adaptable dwelling unit* that includes a floor level exceeding 40 m² shall Rev. 12997
a) have a washbasin,
b) toilet,
c) either a bathtub, shower, or be configured to accommodate the future installation of a low barrier shower and shall be constructed with
i) the addition of structural reinforcement of framed construction to accommodate the subsequent change in load, or the removal or reduction of the capacity of structural elements to facilitate the future installation of a low barrier shower,
ii) pre-plumbing of a drain connection to the greatest extent permitted by this By-law to facilitate the future installation of a low barrier shower where it passes through a concrete floor or floor topping, or
iii) alternative measures to the satisfaction of the *Chief Building Official* where it can be demonstrated that the future installation of a low barrier shower can be installed without substantial changes to the *building* structure or layout, and
c) be arranged so as to provide a minimum clear floor space of 750 mm by 1200 mm in front of a washbasin, toilet, bathtub or shower required by Clause (c),
d) be located on
i) the principal floor exceeding 40 m² contain living space with level access to an entry at the adjacent ground level, or
ii) a floor provided with features that in the opinion of the Chief Building Official can readily be modified to facilitate future use by persons with limited mobility (see Note A-3.8.5.5.(1)).

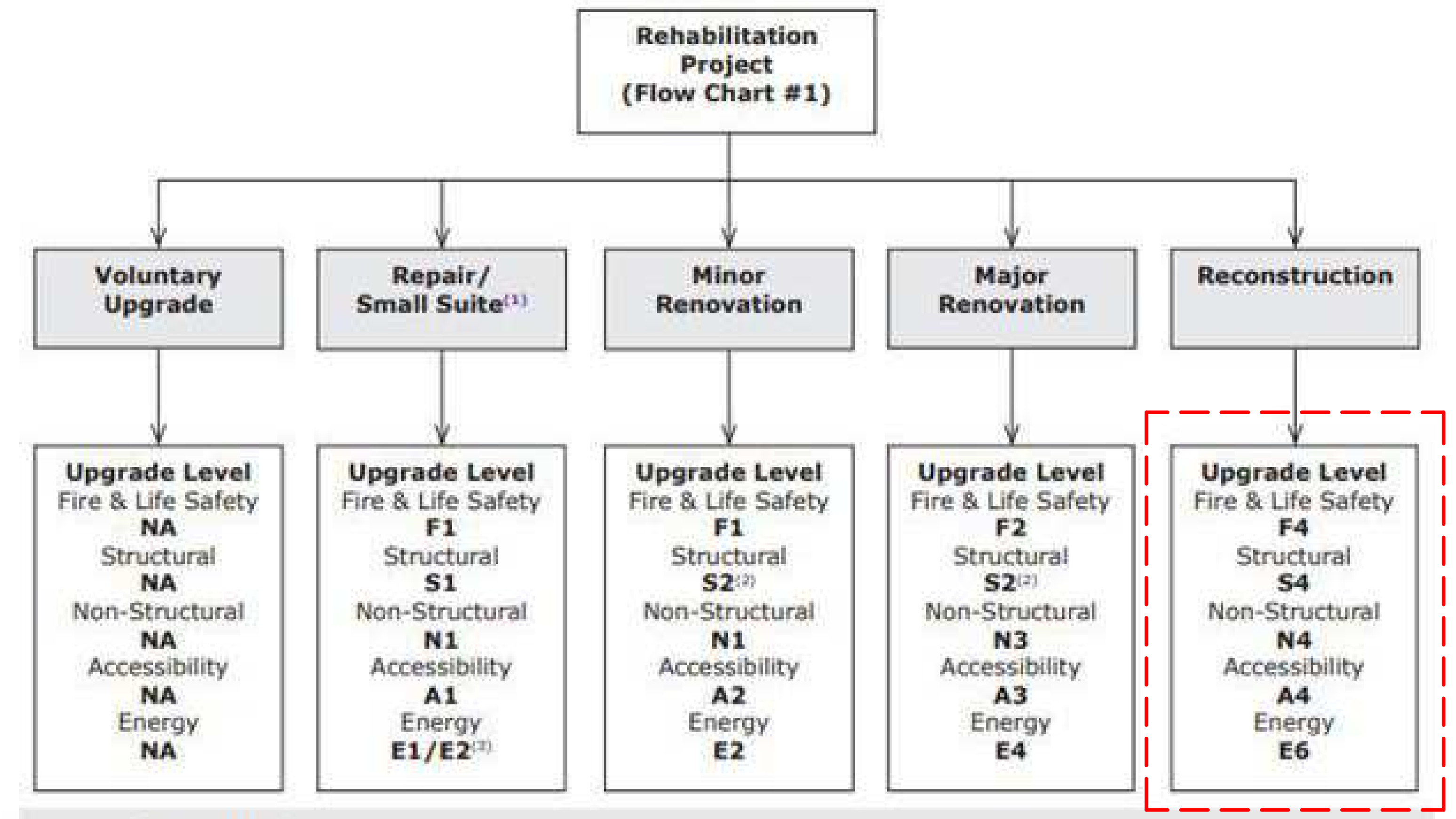
2) Walls adjacent to the water closet and bathtub or shower shall accommodate the future installation of grab bars conforming to
a) Clauses 3.8.3.11.(1)(e) and (f) for water closets, and
b) Clause 3.8.3.16.(1)(f) for showers or 3.8.3.17.(1)(f) for bathtubs.

(See Note A-3.8.5.5.(2).)

3) All bath and shower controls in *adaptable dwelling units* shall be
a) easily accessible from an open floor space or offset which does not require require entry into the bath or shower to operate, and Rev. 12997

VBBL Building Upgrades F4 S4 N4 A4 and Applicable Standards

FLOW CHART NO. 1



Notes to Flow Chart No. 1:

(1) For small suites, the small suite must be separated on the suite side of the suite separation with at least two layers of gypsum wall board (GWB). Where only one layer exists, then an additional layer of GWB must be added to the suite side only. The additional layer of

GWB may be any type of GWB with a minimum thickness of 13 mm.

(2) Notwithstanding the upgrade levels in Flow Chart #1, where a minor or major renovation involves an entire building and the renovation includes the removal of the majority interior wall cladding then the structural seismic upgrade level shall be S3.

(3) For Small suite renovations, an E2 level of energy upgrade shall be applied.

11.4.7. Conversion of an Existing Non-Strata Building to a Strata Property

11.4.7.1. Alternative Compliance Measures

1) Except as permitted by Sentence (2), an *existing building* or parcel may be converted into 2 or more strata lots, if the entire *building* is
a) upgraded to design upgrade levels F4, S4, N4, A4 and E4 as detailed in the upgrade mechanism model in Division B Appendix A, and
b) fully *sprinklered*.

2) An *existing* parcel containing one or more *buildings*, may be converted into 2 or more strata lots, if the *existing buildings* are not otherwise altered, and
a) upgraded to comply with the exposure requirements of Subsection 3.2.3., 9.10.14. or 9.10.15. as applicable,
b) upgraded to comply with the fire department access path of travel in accordance with Articles 3.2.5.5. and 3.2.5.6.,
c) upgraded to design upgrade levels S4 and N4, as detailed in the upgrade mechanism model in Division B Note A-11.2.1.2., and
d) fully *sprinklered*.

(See Note A-11.4.7.1.(2).)

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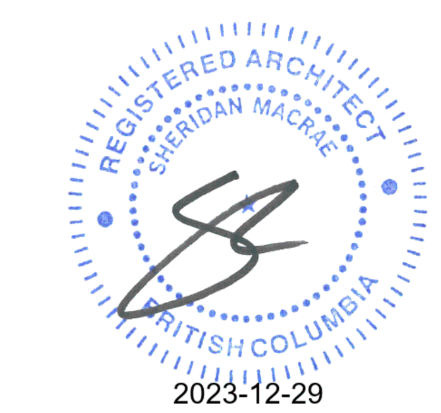

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Branch: BUILDING REVIEW BRANCH
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Page #: 9 OF 20
Staff: M JAWANDHA

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REVISION

No.	Date	Description
6	2022/11/04	CLIENT REVIEW
7	2023/03/23	PRIOR TO REVIEW
8	2023/08/17	ISSUED FOR BP
10	2023/12/21	ISSUED FOR BP

PROJECT
2335 W 6TH AVE
VANCOUVER, BC

DRAWING
VBBL 2019

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A0-08 _

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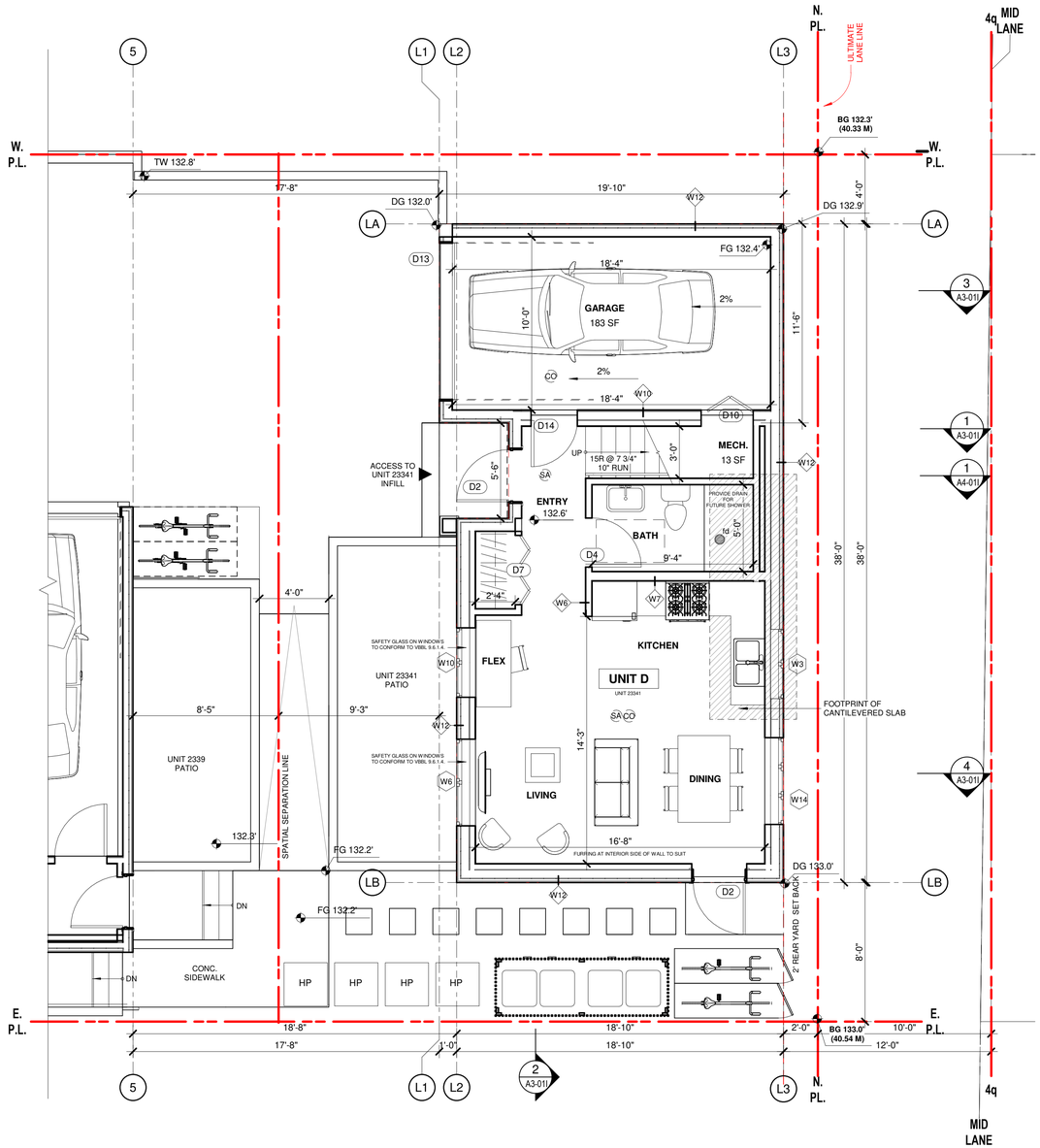
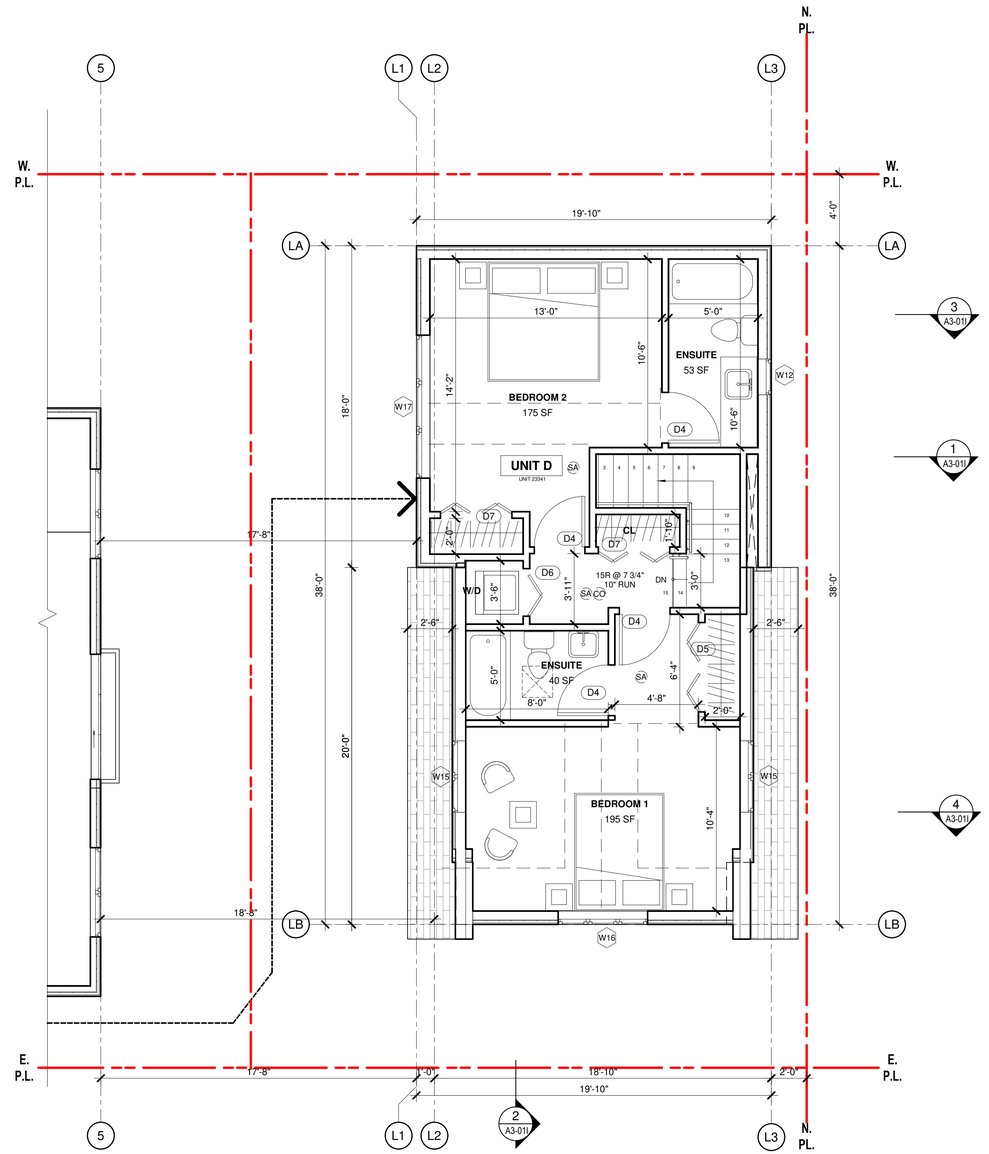
CONFORMANCE NOTES : (MCD & Infill) :

a. VBBL 9.5.7.1 (Resistance to Forced Entry for Sliding Doors),
b. VBBL 9.7.5.2 (Resistance to Forced Entry for Swing Doors),
c. VBBL 9.7.5.3 (Resistance to Forced Entry for windows)
d. VBBL 9.7.5.4 (Skylights).
e. VBBL 9.33.10.(4)(1) (Location from exhaust vents shall conform to no side yard venting).



1 A1-01I INFILL MAIN FLOOR
SCALE: 1/4" = 1'-0"



2 A1-01I INFILL SECOND FLOOR
SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT
SHAWN MACKIE
BRITISH COLUMBIA
2023-12-29

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BRITISH COLUMBIA
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REVISION

No.	Date	Description
1	2021/11/09	ISSUED FOR PRE
2	2022/01/28	ISSUED FOR DP
3	2022/10/04	REVISION #1
5	2022/11/03	CLIENT REVIEW
6	2022/11/04	CLIENT REVIEW
7	2023/03/23	PRIOR TO REVIEW
8	2023/08/17	ISSUED FOR BP
10	2023/12/21	ISSUED FOR BP

PROJECT

2335 W 6TH AVE

VANCOUVER, BC

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PROPOSED FIRST & SECOND LEVEL PLAN

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As indicated	
PROJECT NO	2140

A1-01I

2023-12-22 2:21:22 PM

CONFORMANCE NOTES : (MCD & Infill) :

a. VBBL 9.5.7.1 (Resistance to Forced Entry for Sliding Doors),
b. VBBL 9.7.5.2 (Resistance to Forced Entry for Swing Doors),
c. VBBL 9.7.5.3 (Resistance to Forced Entry for windows)
d. VBBL 9.7.5.4 (Skylights).
e. VBBL 9.33.10.(4)(1) (Location from exhaust vents shall conform to no side yard venting).

NORTH ELEVATION (MCD)

SPACIAL CALCULATIONS
(AS PER 9.10.14.4-A)

LIMITED DISTANCE	8.41 FT (2.56 M)
LD SQUARED	6.55 M
WALL AREA	804 SF (74.70 M2)
MAXIMUM ALLOWABLE UPO	57%
PROPOSED UPO	143 SF (13.2 M2) = 17.78%

MINIMUM CONSTRUCTION REQUIREMENTS
(AS PER 9.10.14.5-A)

WALL AREA	804 SF (74.70 M2)
MAXIMUM ALLOWABLE UPO	(>50% - 100%) = 37.35 M2 - 74.70 M2
PROPOSED UPO	143SF (13.2 M2)
REQUIRED FRR	45 MIN
PROPOSED FRR	1 HR
REQUIRED CONSTRUCTION	COMBUSTIBLE OR NON-COMBUSTIBLE
PROPOSED CONSTRUCTION	COMBUSTIBLE
REQUIRED CLADDING	COMBUSTIBLE OR NON-COMBUSTIBLE
PROPOSED CLADDING	NON-COMBUSTIBLE

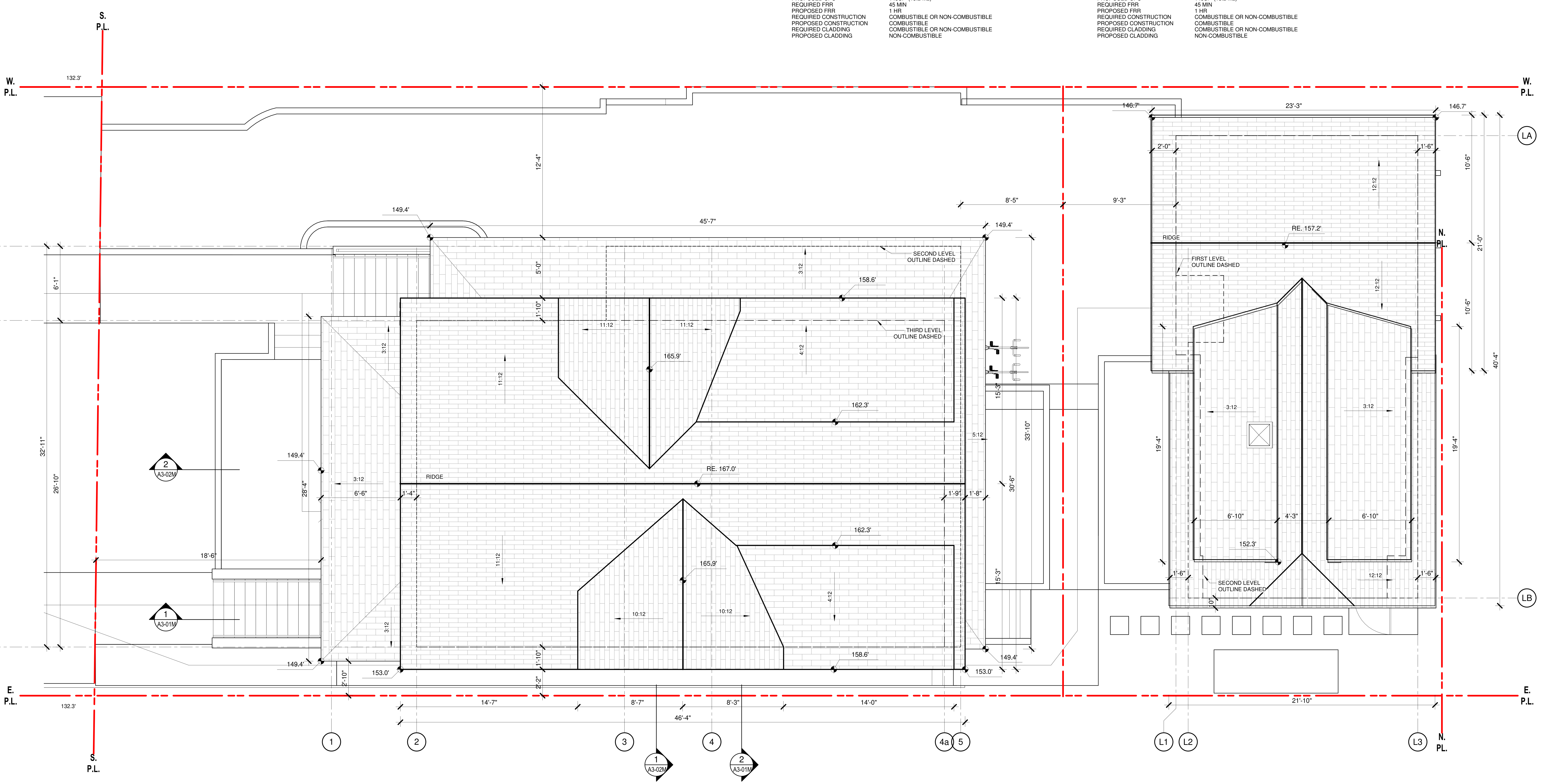
SOUTH ELEVATION (INFILL)

SPACIAL CALCULATIONS
(AS PER 9.10.14.4-A)

LIMITED DISTANCE	9.25 FT (2.81 M)
LD SQUARED	7.89M
WALL AREA	627 SF (58.25 M2)
MAXIMUM ALLOWABLE UPO	57%
PROPOSED UPO	170 SF (15.8 M2) = 27.11%

MINIMUM CONSTRUCTION REQUIREMENTS
(AS PER 9.10.14.5-A)

WALL AREA	627 SF (58.25 M2)
MAXIMUM ALLOWABLE UPO	(>50% - 100%) = 29.12 M2 - 58.25 M2
PROPOSED UPO	143SF (13.2 M2)
REQUIRED FRR	45 MIN
PROPOSED FRR	1 HR
REQUIRED CONSTRUCTION	COMBUSTIBLE OR NON-COMBUSTIBLE
PROPOSED CONSTRUCTION	COMBUSTIBLE
REQUIRED CLADDING	COMBUSTIBLE OR NON-COMBUSTIBLE
PROPOSED CLADDING	NON-COMBUSTIBLE



1 ROOF RIDGE.
A1-04 SCALE: 1/4" = 1'-0"

Fire Protection & Safety Symbols :

SA Smoke Alarms - Provided on each storey and in each sleeping room and hallway serving sleeping rooms per 9.10.19.3 (1)
CO CO Alarms - Provided per 9.32.4.2

NOTES (Smoke, Gas & F.R.R.)

Air/gas barrier system is required between the garage and the reminder of the infill building per VBBL 9.10.9.16.(4). Continuous fire separation with 1h F.R.R. and smoke/ gas barrier should be provided and maintained at floor assembly (cantilevered floor) above the surface parking space.

The suite separation between each dwelling unit and from the remainder of the building (i.e. common bike room, mechanical room, garage, etc.) shall have 1h F.R.R. and STC 50 as per VBBL 9.10.9.14.(3).

NOTES

1) MECHANICAL ROOM WALL SEPARATION TO HAVE 1H F.R.R. AND STC 50 AS PER VBBL 9.10.9.14.(3)
2) REFER TO STRUCTURAL FOR SHEAR WALL LOCATIONS
3) BUILDING TO COMPLY WITH VBBL 3.8.5 ADAPTABLE DWELLING UNITS
4) BUILDING TO BE SPRINKLERED NFPA 13R PER VBBL 3.2.5.12.
5) ALTERATION SHALL NOT INCREASE THE NON-CONFORMITY OF THE EXISTING BUILDING OR CREATE NON-CONFORMITY WITH RESPECT TO VBBL 2019. ALL NEW WORK TO CONFORM TO VBBL 2019.

2023-12-22 2:21:23 PM

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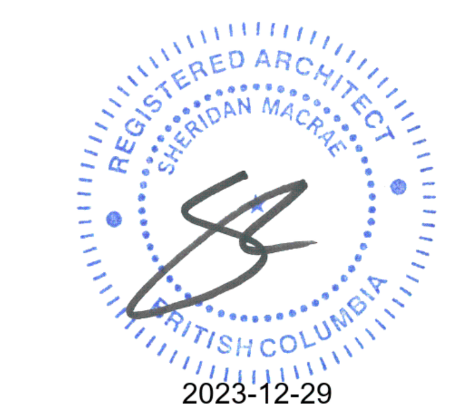

2023-12-29

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CITY OF VANCOUVER BRITISH COLUMBIA

Branch:	BUILDING REVIEW BRANCH
Date:	SEP 29, 2024
Permit #:	BP-2023-03248
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REVISION

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8	2023/08/17	ISSUED FOR BP
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PROJECT
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VANCOUVER, BC

DRAWING
PROPOSED ROOF PLAN

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PROJECT NO	**2140**

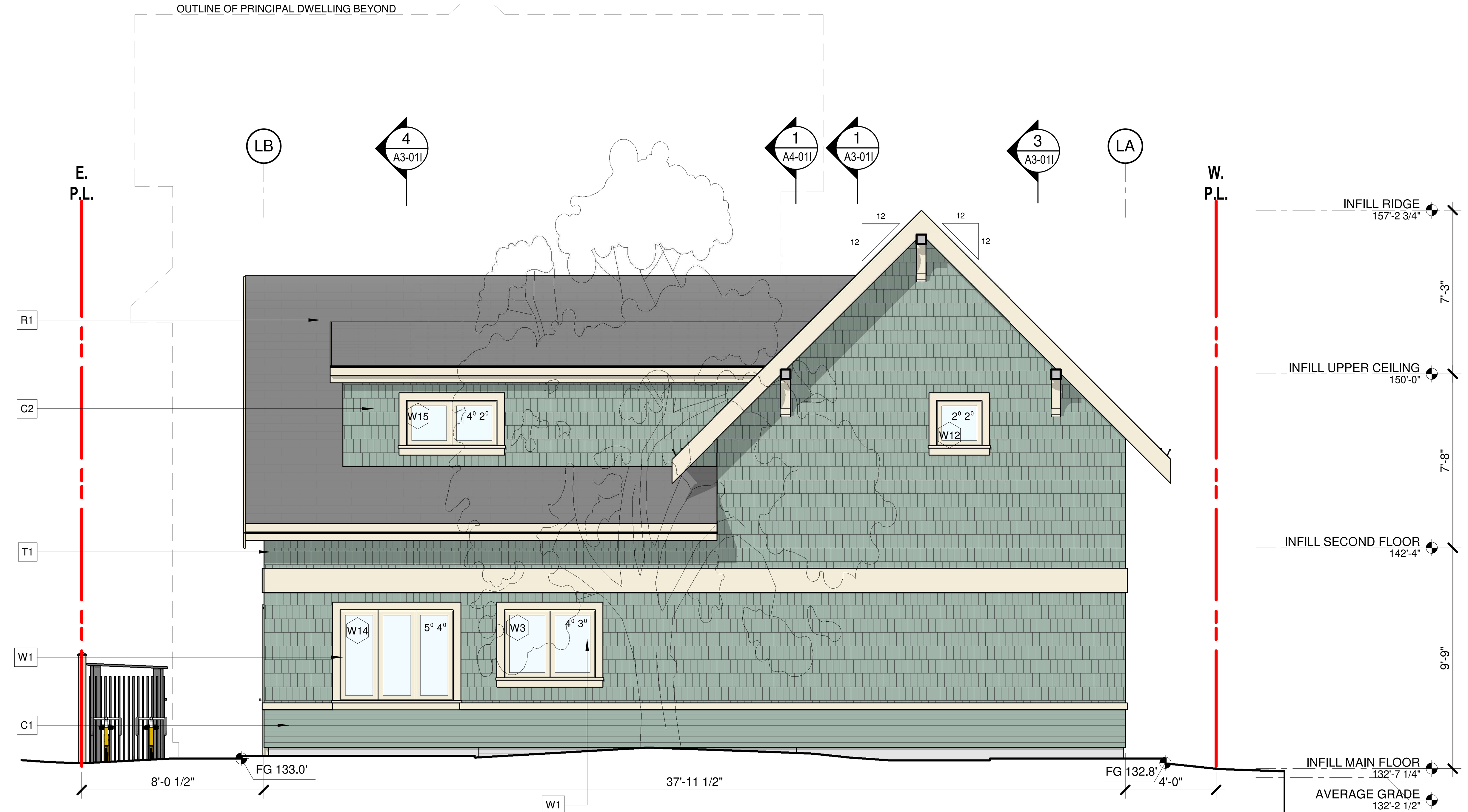
A1-04

INFILL
NON-COMBUSTIBLE ROOF OVERHANG / EAVE

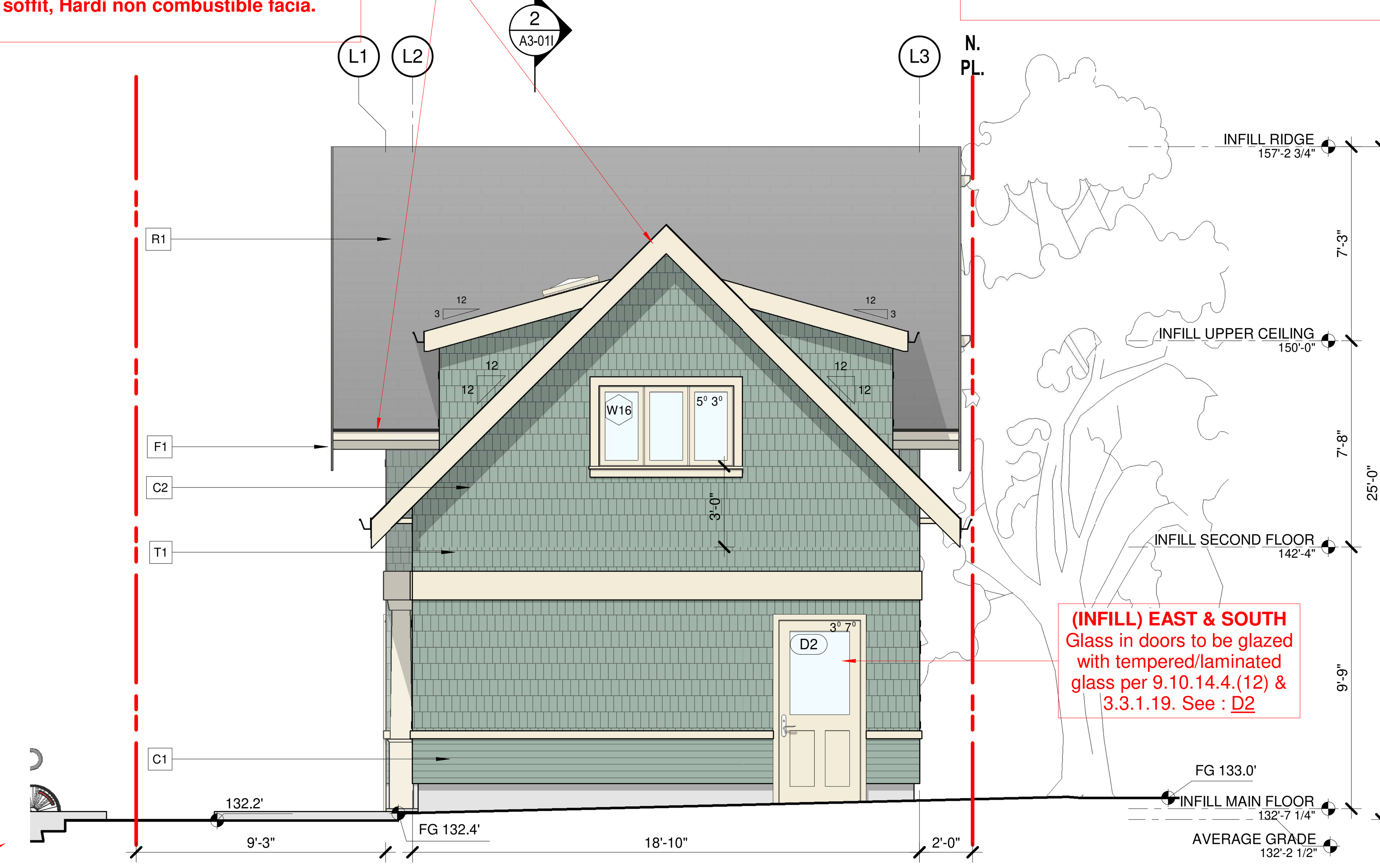
Fire-retardant roof sheathing, steel channel, solid unvented soffit, Hardi non combustible facia.

FIRE SEPERATION & PROTECTION (MCD & INFILL)

Infill building to have sprinkler system, internal smoke alarms.

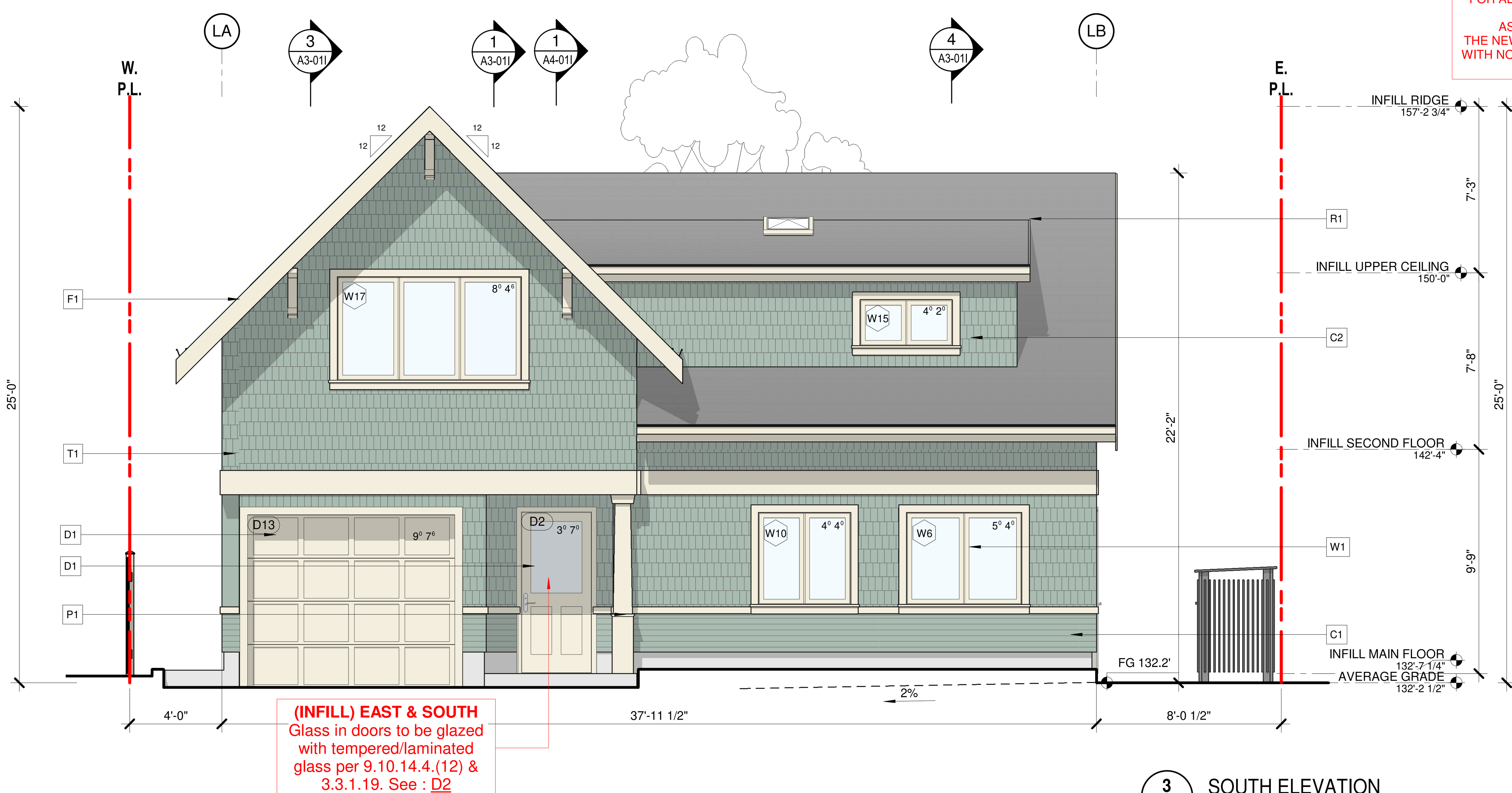


2 A2-01I NORTH ELEVATION
SCALE: 1/4" = 1'-0"

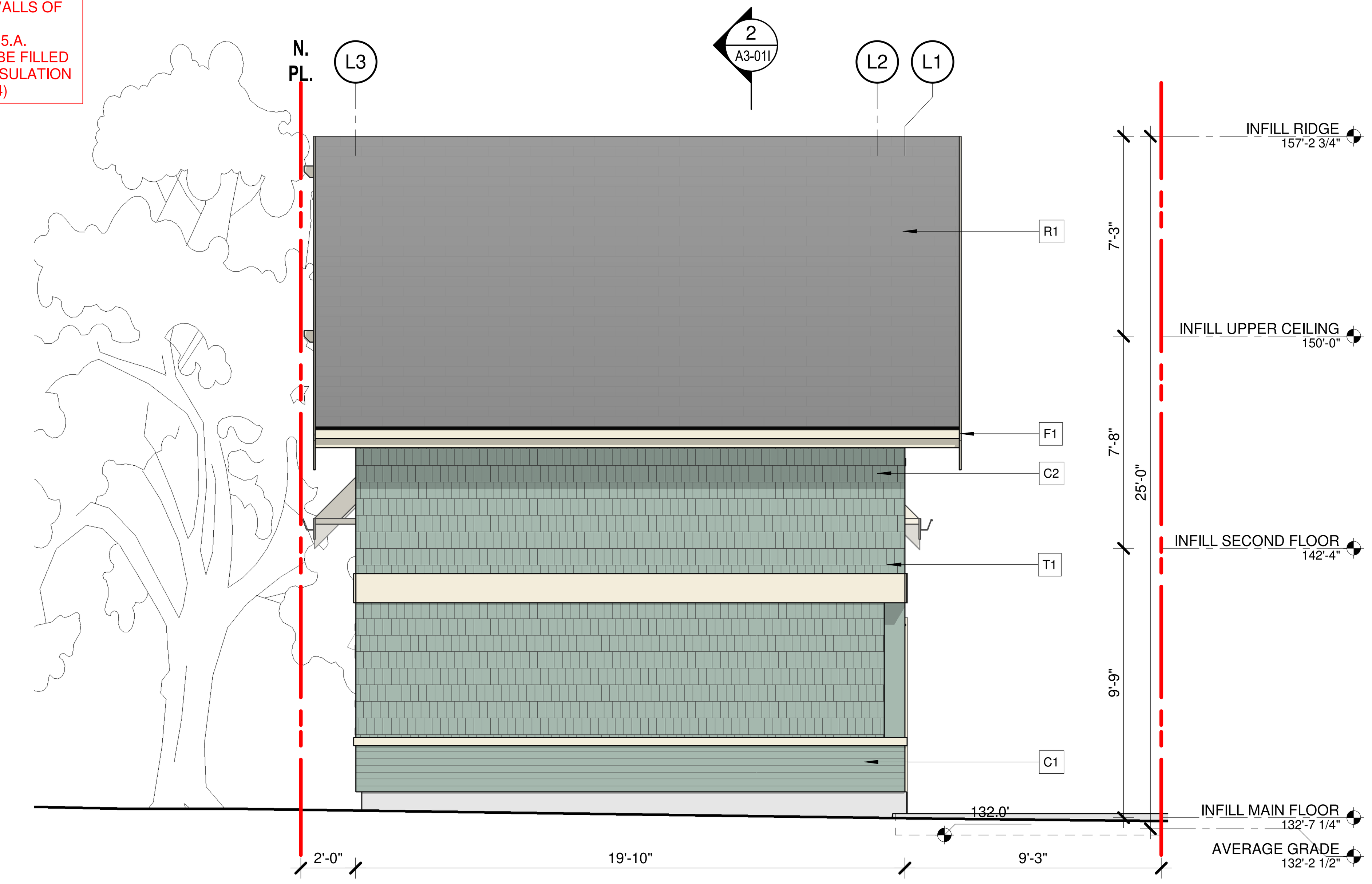


1 A2-01I EAST ELEVATION
SCALE: 1/4" = 1'-0"

NON-COMBUSTIBLE CLADDING
FOR ALL NEW EXTERIOR WALLS OF INFILL
AS PER TABLE 9.10.14.5.A.
THE NEW WALL CAVITY TO BE FILLED WITH NON-COMBUSTIBLE INSULATION AS PER 9.10.14.5.(14)



3 A2-01I SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A2-01I WEST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE

C1	CLADDING: HORIZONTAL SIDING (EDWARDIAN PEWTER VC-23)
C2	CLADDING: SHINGLES (PENDRELL VERDIGRIS VC-22)
D1	DOOR: EXTERIOR WOOD DOORS (OXFORD IVORY VC-1)
D2	DOOR: EXTERIOR METAL DOORS (DARK GREY)
W1	WINDOWS: VINYL REPLACEMENT (OXFORD IVORY VC-1)
S1	STAIRS: EXTERIOR WOOD (EDWARDIAN PEWTER VC-23)
F1	FASCIA: VINYL (OXFORD IVORY VC-1)
B1	BRACKETS: WOOD (OXFORD IVORY VC-1)
P1	RAILINGS & POSTS: WOOD (OXFORD IVORY VC-1)
T1	TRIMS & DETAILING: VINYL (OXFORD IVORY VC-1)
R1	ROOF: ASPHALT SHINGLE (DARK GREY)

NORTH ELEVATION (INFILL)

SPACIAL CALCULATIONS
(AS PER 9.10.14.4-A)

LIMITED DISTANCE	12.08 FT (3.68 M)
LD SQUARED	13.54 M
WALL AREA	607 SF (56.39 M2)
MAXIMUM ALLOWABLE UPO	50%
PROPOSED UPO	66 SF (6.13 M2) = 10.87%

MINIMUM CONSTRUCTION REQUIREMENTS
(AS PER 9.10.14.5-A)

WALL AREA	607 SF (56.39 M2)
MAXIMUM ALLOWABLE UPO	(>50% - 100%) = 28.19 M2 - 56.39 M2
PROPOSED UPO	66 SF (6.13 M2)
REQUIRED FRR	45 MIN
PROPOSED FRR	1 HR
REQUIRED CONSTRUCTION	COMBUSTIBLE OR NON-COMBUSTIBLE
PROPOSED CONSTRUCTION	COMBUSTIBLE
REQUIRED CLADDING	COMBUSTIBLE OR NON-COMBUSTIBLE
PROPOSED CLADDING	NON-COMBUSTIBLE

EAST ELEVATION (INFILL)

SPACIAL CALCULATIONS
(AS PER 9.10.14.4-A)

LIMITED DISTANCE	8.04 FT (2.45 M)
LD SQUARED	3.78 M
WALL AREA	322 SF (29.91 M2)
MAXIMUM ALLOWABLE UPO	12%
PROPOSED UPO	36 SF (3.34 M2) = 11.18%

MINIMUM CONSTRUCTION REQUIREMENTS
(AS PER 9.10.14.5-A)

WALL AREA	322 SF (29.91M2)
MAXIMUM ALLOWABLE UPO	(>10% - 25%) = 2.99 M2 - 7.48 M2
PROPOSED UPO	36SF (3.34 M2)
REQUIRED FRR	1 HR
PROPOSED FRR	1 HR
REQUIRED CONSTRUCTION	COMBUSTIBLE OR NON-COMBUSTIBLE
PROPOSED CONSTRUCTION	COMBUSTIBLE
REQUIRED CLADDING	NON-COMBUSTIBLE
PROPOSED CLADDING	NON-COMBUSTIBLE

SOUTH ELEVATION (INFILL)

SPACIAL CALCULATIONS
(AS PER 9.10.14.4-A)

LIMITED DISTANCE	9.25 FT (2.81 M)
LD SQUARED	7.89M
WALL AREA	627 SF (58.25 M2)
MAXIMUM ALLOWABLE UPO	57%
PROPOSED UPO	170 SF (15.8 M2) = 27.11%

MINIMUM CONSTRUCTION REQUIREMENTS
(AS PER 9.10.14.5-A)

WALL AREA	627 SF (58.25 M2)
MAXIMUM ALLOWABLE UPO	(>50% - 100%) = 29.12 M2 - 58.25 M2
PROPOSED UPO	143SF (13.2 M2)
REQUIRED FRR	45 MIN
PROPOSED FRR	1 HR
REQUIRED CONSTRUCTION	COMBUSTIBLE OR NON-COMBUSTIBLE
PROPOSED CONSTRUCTION	COMBUSTIBLE
REQUIRED CLADDING	COMBUSTIBLE OR NON-COMBUSTIBLE
PROPOSED CLADDING	NON-COMBUSTIBLE

2.5 “Artisan® Lap Siding”

“Artisan® Lap Siding” is available in planks that are 3 660 mm long, 133 mm to 209 mm high and 16 mm thick. The planks are available in a smooth and wood grain face texture and have tongue-and-groove vertical joints.
The planks are installed starting at the bottom of the wall with a minimum overlap of 32 mm. The lap siding is fastened either through the overlapping planks (face nailed) with corrosion-resistant nails or screws, or through the top edge of the planks (blind nailed).

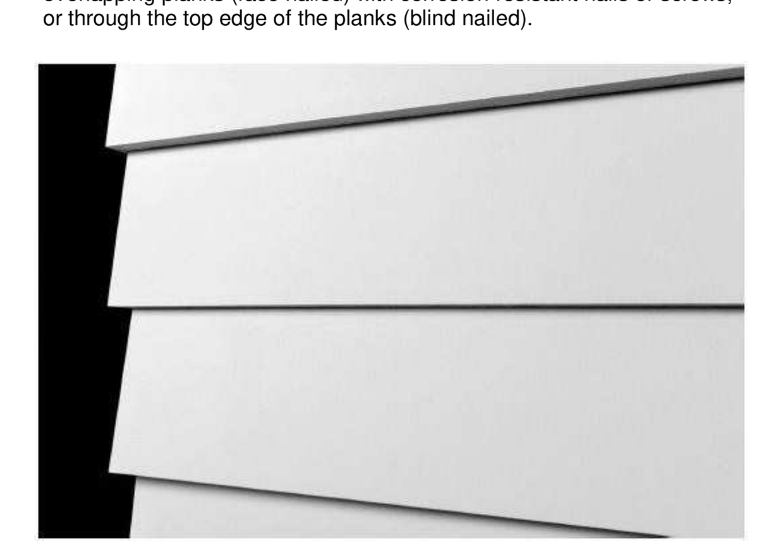


Figure.“Artisan® Lap Siding”

2.3 “HardieShingle® HZ5™ Notched Panels”

“HardieShingle® HZ5™ Notched Panels” are available in three variations: a straight edge panel, a staggered edge panel and a half round
panel. The panels are 404 mm high, 1 220 mm long and 6 mm thick. The panels are available in a wood grain texture.

Figure . “HardieShingle® HZ5™ Notched Panels” – straight edge

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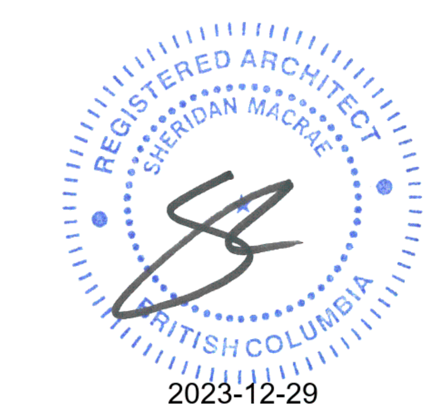

2023-12-29

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Branch:	BUILDING REVIEW BRANCH
Date:	SEP 29, 2024
Permit #:	BP-2023-03248
Page #:	12 OF 20
Staff:	M JAWANDHA

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REVISION

No.	Date	Description
1	2021/11/09	ISSUED FOR PRE
2	2022/01/28	ISSUED FOR DP
5	2022/11/03	CLIENT REVIEW
6	2022/11/04	CLIENT REVIEW
7	2023/03/23	PRIOR TO REVIEW
8	2023/08/17	ISSUED FOR BP
10	2023/12/21	ISSUED FOR BP

PROJECT
2335 W 6TH AVE
VANCOUVER, BC

DRAWING
PROPOSED ELEVATIONS

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PROJECT NO	**2140**

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GENERAL NOTES

1) ALTERATION SHALL NOT INCREASE THE NON-CONFORMITY OF THE EXISTING BUILDING OR CREATE NONCONFORMITY WITH RESPECT TO VBBL 2019. ALL NEW WORK SHALL CONFORM TO VBBL 2019.

2) PART 5 OF VBBL APPLIES TO THIS MULTI-FAMILY RESIDENTIAL BUILDING. SIGNED & SEALED ENVELOPE DETAILS, SCHEDULE B BY THE ARCHITECT & SCHEDULE D MUST BE SUBMITTED.

3) EXISTING NON-STRATA BUILDING CONVERTING TO A STRATA BUILDING/ PROPERTY WILL REQUIRE THE EXISTING BUILDING TO BE FULLY UPGRADED (F4, S4, N4, A4 & FULLY SPRINKLERED AND ENERGY UPGRADE PER T-11.2.1.4(2)] TO THE CURRENT STANDARD OF VBBL PER 11.4.7.1.

4) ALTERNATIVE COMPLIANCE METHODS PER VBBL 11.5 (HERITAGE BUILDINGS) OR VBBL 11.3 MAY BE APPLIED TO RETAIN ANY EXISTING COMBUSTIBLE CONSTRUCTION/ COMBUSTIBLE CLADDING AND EXISTING UNPROTECTED OPENINGS IN THE HERITAGE BUILDING.

5) BOTH BUILDINGS ARE TO BE SPRINKLERED **NFPA 13R** PER VBBL 3.2.5.12.A FIRE DEPARTMENT CONNECTION (FDC) AND SPRINKLER VALVE SHALL BE PROVIDED AND TO BE LOCATED IN A COMMON AREA/ROOM. FDC SHALL BE AT THE FRONT OF THE LOT AND NOT TO BE OBSTRUCTED BY LANDSCAPE. IN THE INFILL BUILDING, SPRINKLERS WILL BE REQUIRED UNDERNEATH THE CANTILEVER FLOOR, WHICH COVERS THE SURFACE PARKING SPACE.

6) FLOOR ASSEMBLY WITHIN THE DWELLING UNIT IN BOTH BUILDINGS SHALL HAVE A MIN. OF 45MINS. F.R.R. PER VBBL 9.10.8.1.

7) AIR/GAS BARRIER SYSTEM IS REQUIRED BETWEEN THE GARAGE AND THE REMINDER OF THE INFILL BUILDING PER VBBL 9.10.9.16.(4). CONTINUOUS FIRE SEPARATION WITH 1 F.R.R. AND SMOKE/ GAS BARRIER SHOULD BE PROVIDED AND MAINTAINED AT FLOOR ASSEMBLY (CANTILEVERED FLOOR) ABOVE THE SURFACE PARKING SPACE.

8) THE SUITE SEPARATION BETWEEN EACH DWELLING UNIT AND FROM THE REMAINDER OF THE BUILDING (I.E. COMMON BIKE ROOM, MECHANICAL ROOM, GARAGE, ETC.) SHALL HAVE A 1H F.R.R. AND STC 50 AS PER VBBL 9.10.9.14.(3).

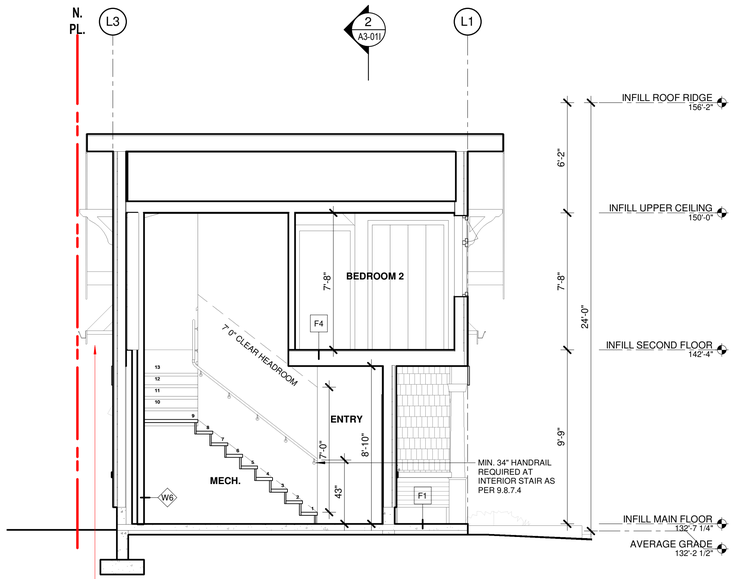
9) EXIT EXPOSURE PROTECTION PER VBBL 9.9.4.4.

10) ADJOINING CONSTRUCTION TO CONFORM TO ARTICLE 9.11.1.4.

11) DOOR BETWEEN ATTACHED GARAGE AND INFILL DWELLING UNIT TO BE TIGHT FITTING, WEATHER-STRIPPED AND WITH A SELF-CLOSING DEVISE PER 9.10.13.15.

12) BOTH BUILDINGS SHALL COMPLY WITH VBBL 3.8.5 ADAPTABLE DWELLING UNITS.

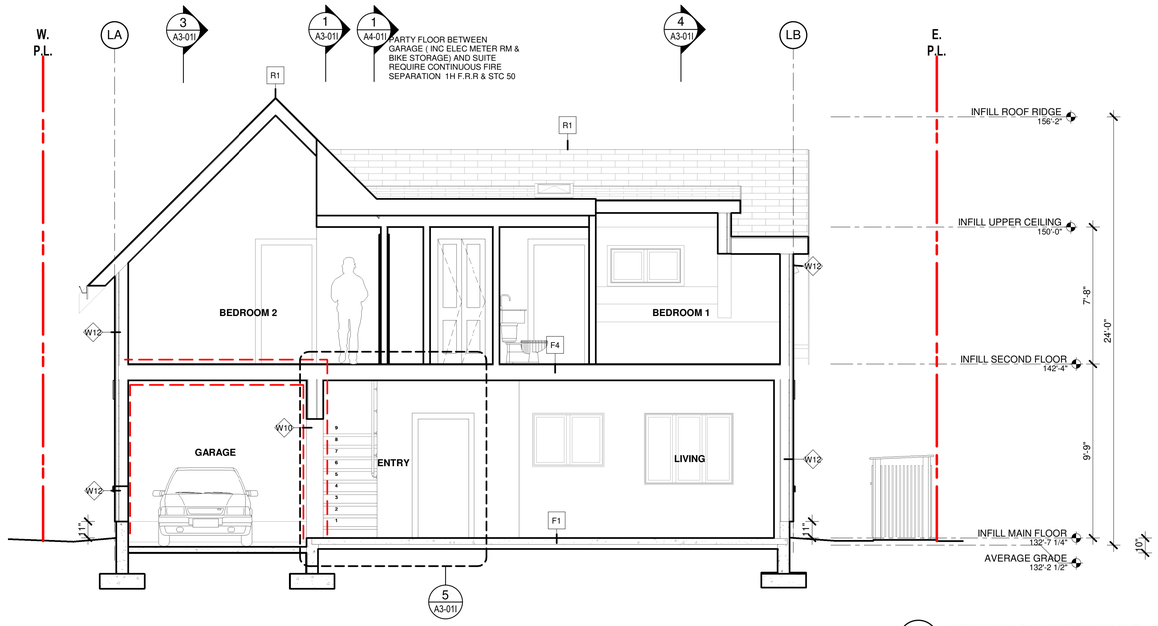
13) ENERGY PERFORMANCE AND INSULATION OF THE BUILDING SHALL CONFORM TO THE LATEST STANDARD OF PART 10 (NEW WORKS) AND ENERGY EFFICIENCY UPGRADES PER TABLE 11.2.1.4.2) (RECONSTRUCTION, RELOCATION & STRATA CONVERSION UPGRADE FOR EXISTING BUILDING) OF VBBL 2019.



INFILL (West Elevation)
NON-COMBUSTIBLE ROOF OVERHANG / EAVE

Fire-retardant roof sheathing, steel channel, solid unvented soffit, Hardi non combustible facia.

1 A3-011 SECTION C-C INFILL HOUSE
SCALE: 1/4" = 1'-0"



2 A3-011 SECTION D-D INFILLHOUSE
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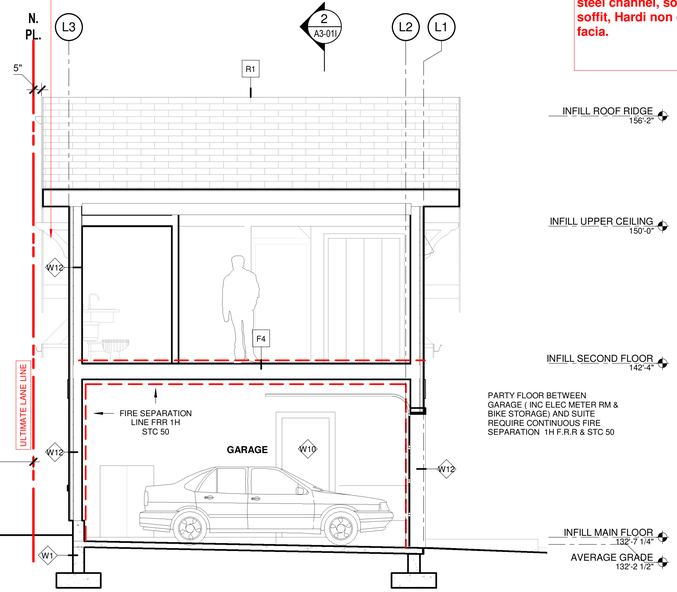

3 A3-011 SECTION C-C INFILL HOUSE 1
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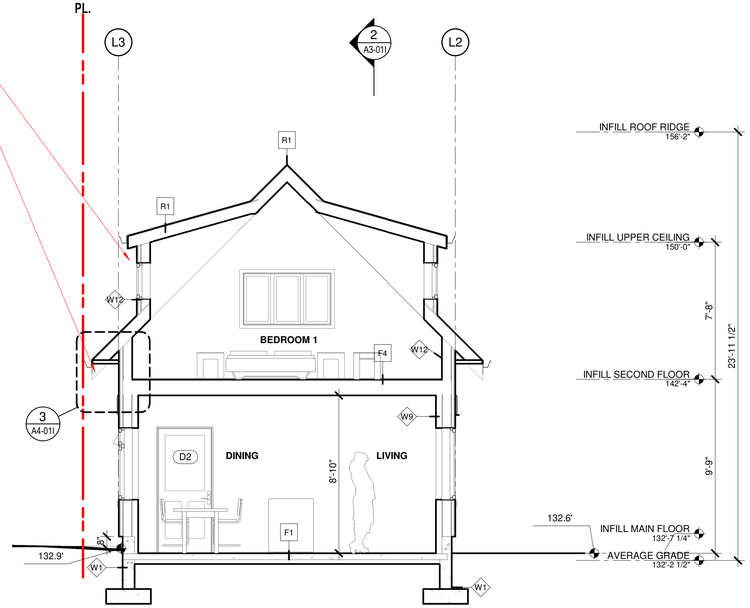
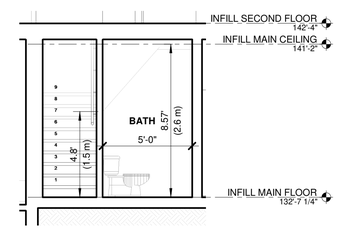


4 A3-011 SECTION C-C INFILL HOUSE 2
SCALE: 1/4" = 1'-0"



5 A3-011 MAIN FLOOR BATH SECTION
SCALE: 1/4" = 1'-0"

CONFORMANCE NOTES : (MCD & Infill) :

a. VBBL 9.5.7.1 (Resistance to Forced Entry for Sliding Doors),
b. VBBL 9.7.5.2 (Resistance to Forced Entry for Swing Doors),
c. VBBL 9.7.5.3 (Resistance to Forced Entry for windows)
d. VBBL 9.7.5.4 (Skylights).
e. VBBL 9.33.10.(4)(1) (Location from exhaust vents shall conform to no side yard venting).

INFILL FIRE SEPERATIONS WITH 1 HR F.R.R. :

a. 'F5' above carport.
b. Demising wall between infill dwelling and bike storages.
c. Demising walls between bike storages.

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CHARMAN MACRAE
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2023-12-29

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Branch:	BUILDING REVIEW BRANCH
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Page #:	13 OF 20
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PROJECT

2335 W 6TH AVE

VANCOUVER, BC

DRAWING

PROPOSED SECTIONS

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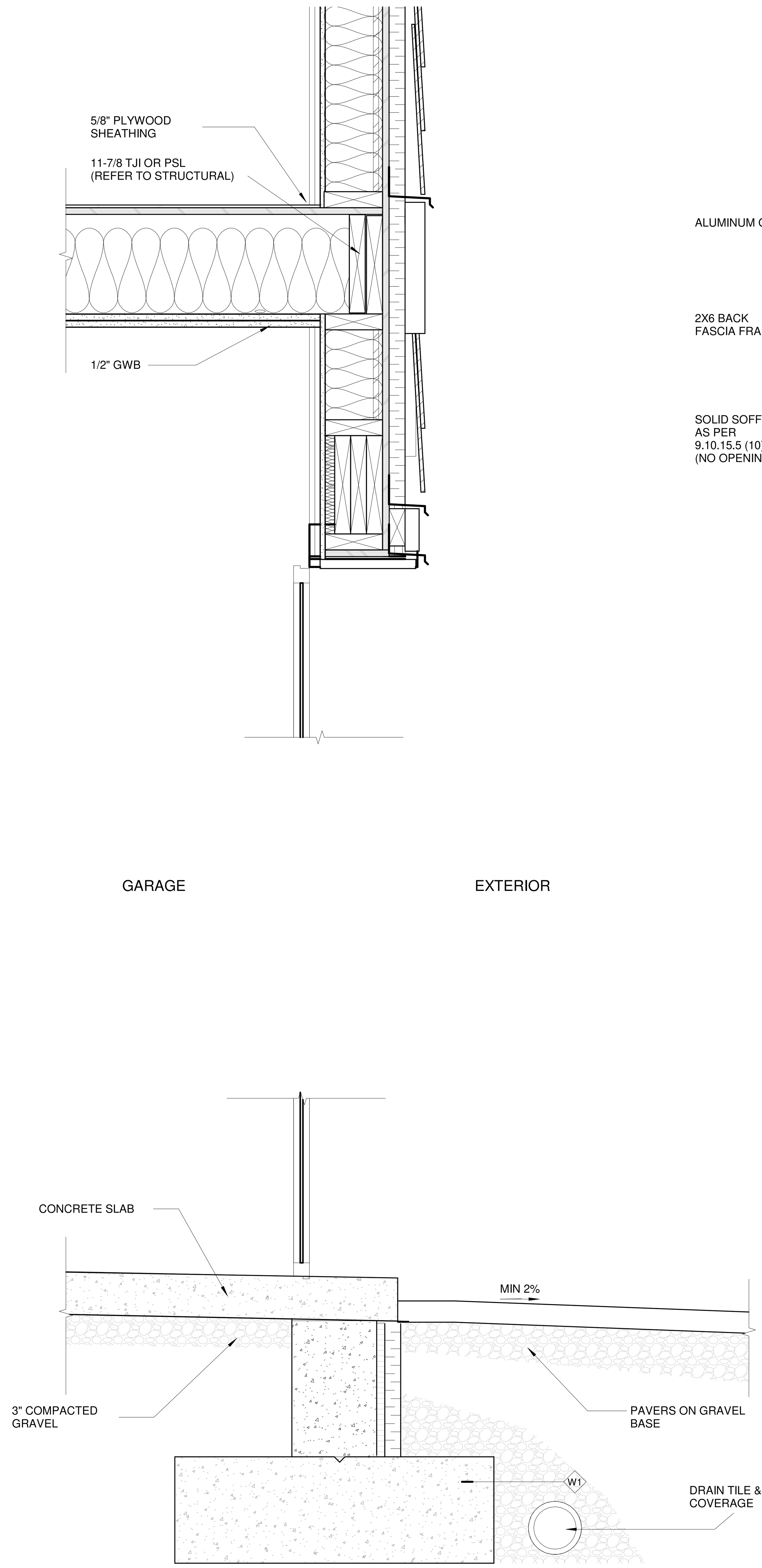
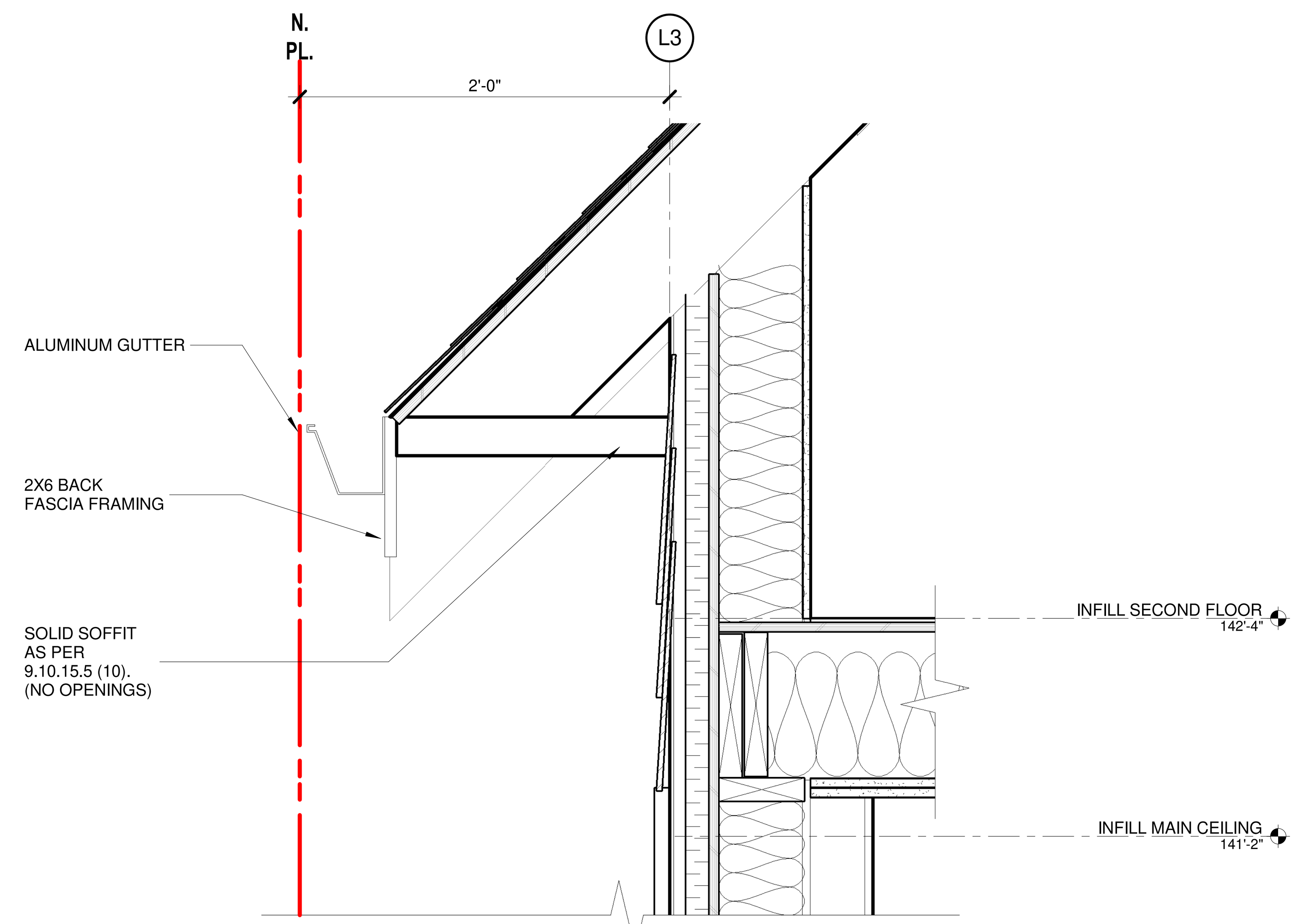


2 A4-01I INFILL GARAGE SECTION
SCALE: 1 1/2" = 1'-0"



3 A4-01I NFILL HOUSE- SOLID SOFFIT DETAIL.
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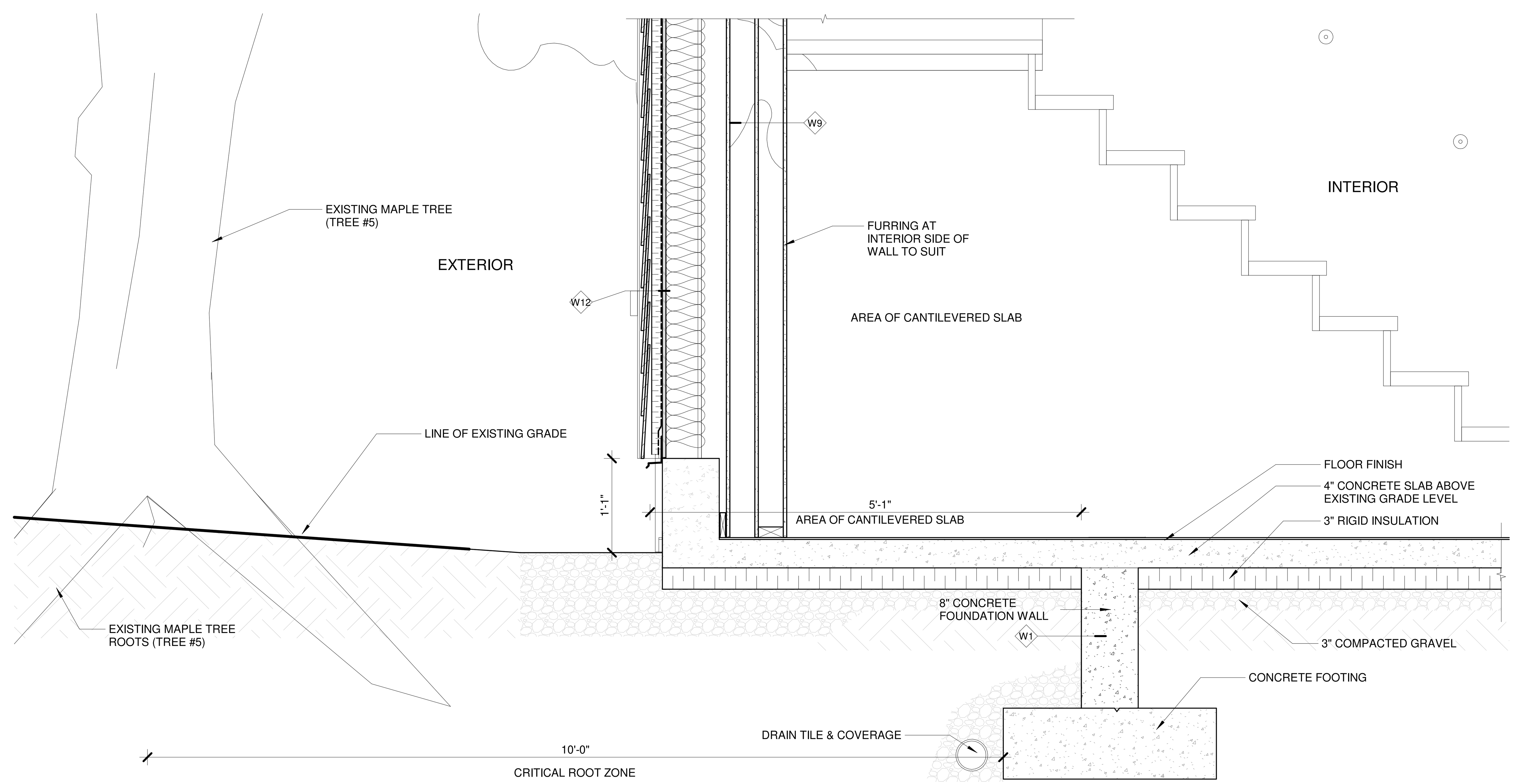

1 A4-01I CANTILEVERED SLAB DETAIL
SCALE: 1" = 1'-0"

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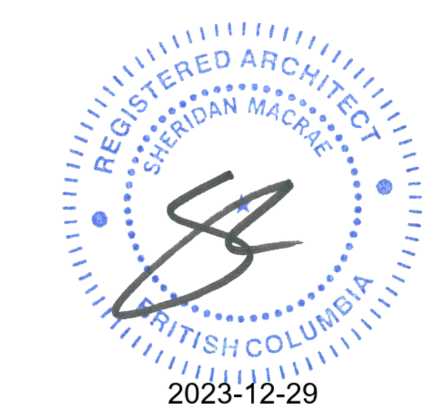

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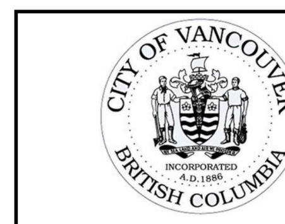

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No.	Date	Description
8	2023/08/17	ISSUED FOR BP
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PROJECT
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DRAWING
SITE DETAILS

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PROJECT NO	2140

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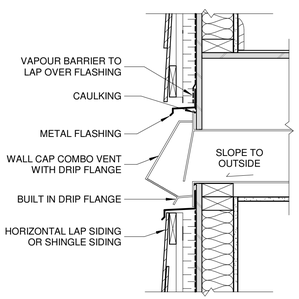

8 A4-03 TYP. WALL VENT DETAIL.
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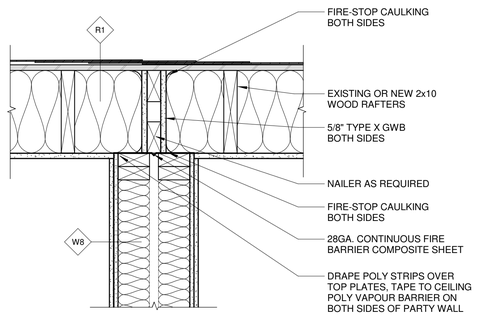

6 A4-03 PARTY WALL AT ATTIC.
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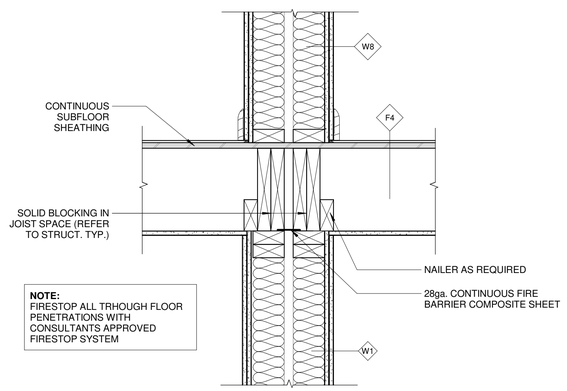

4 A4-03 PARTY WALL AT FLOOR WITHIN SUITES.
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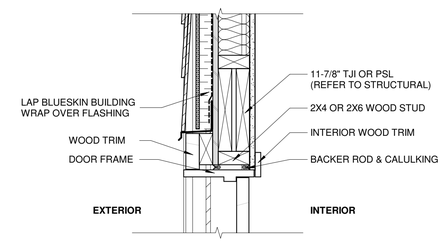

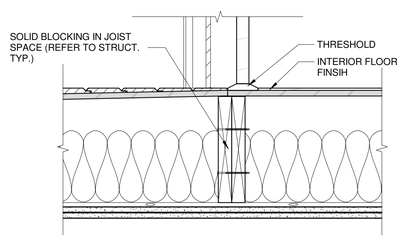

1 A4-03 TYP. EXTERIOR DOOR DETAIL.
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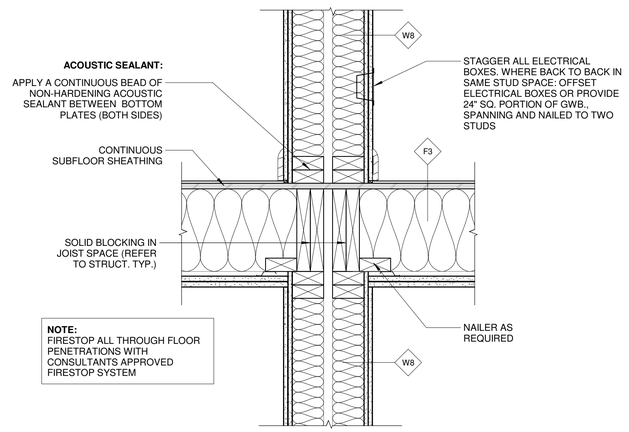

7 A4-03 PARTY WALL AT SUITE SEPARATION.
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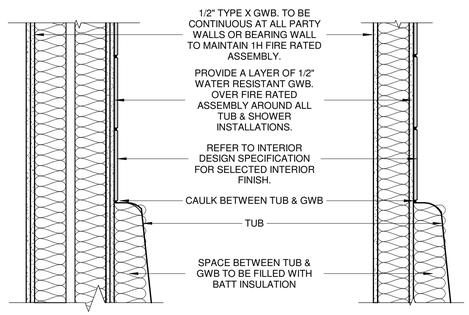

5 A4-03 TYP. BATHTUB OR SHOWER DETAIL.
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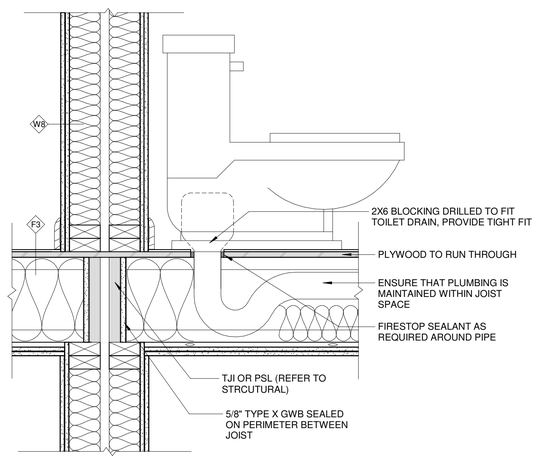

3 A4-03 PARTY WALL & PLUMBING PENETRATION FIRE STOPPING Copy 1
SCALE: 1 1/2" = 1'-0"

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2023-12-29

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21-12-21 issued for DP

REVISION

No.	Date	Description
8	2023/08/17	ISSUED FOR BP
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DRAWING
TYPICAL DETAILS

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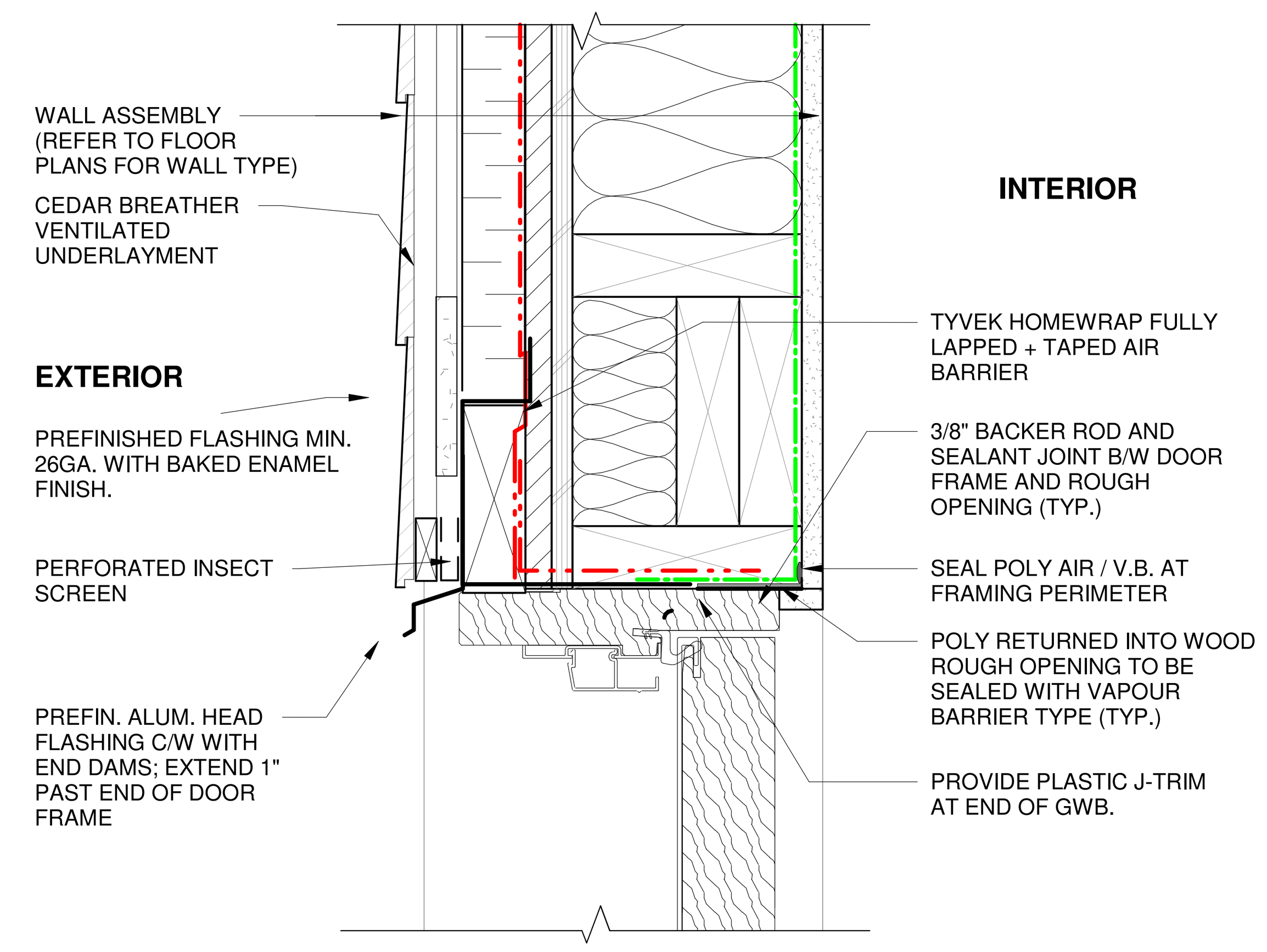
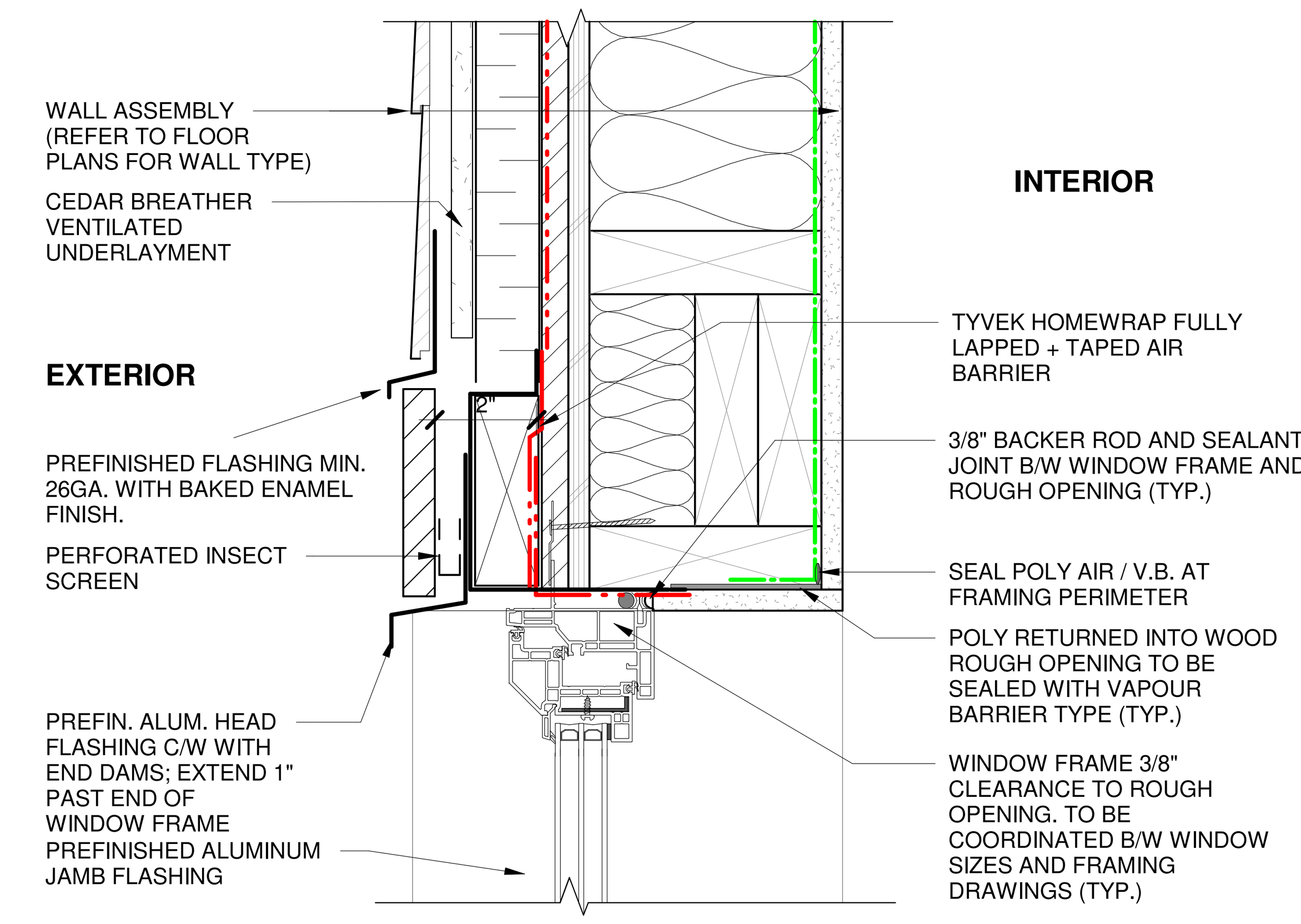
A4-03 _



1 A4-04 TYP. DOOR HEAD.
SCALE: 3" = 1'-0"



4 A4-04 TYP. VINYL WINDOW HEAD.
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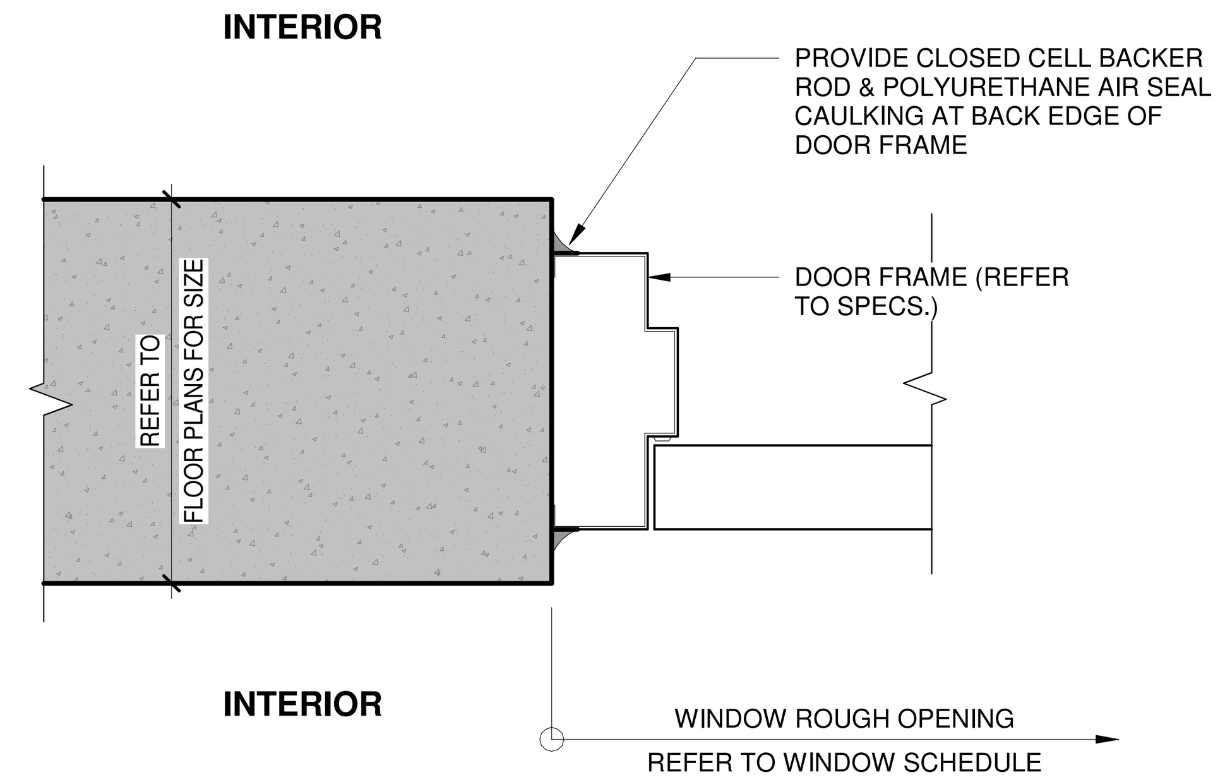

2 A4-04 STEEL DOOR JAMB @ CONCRETE.
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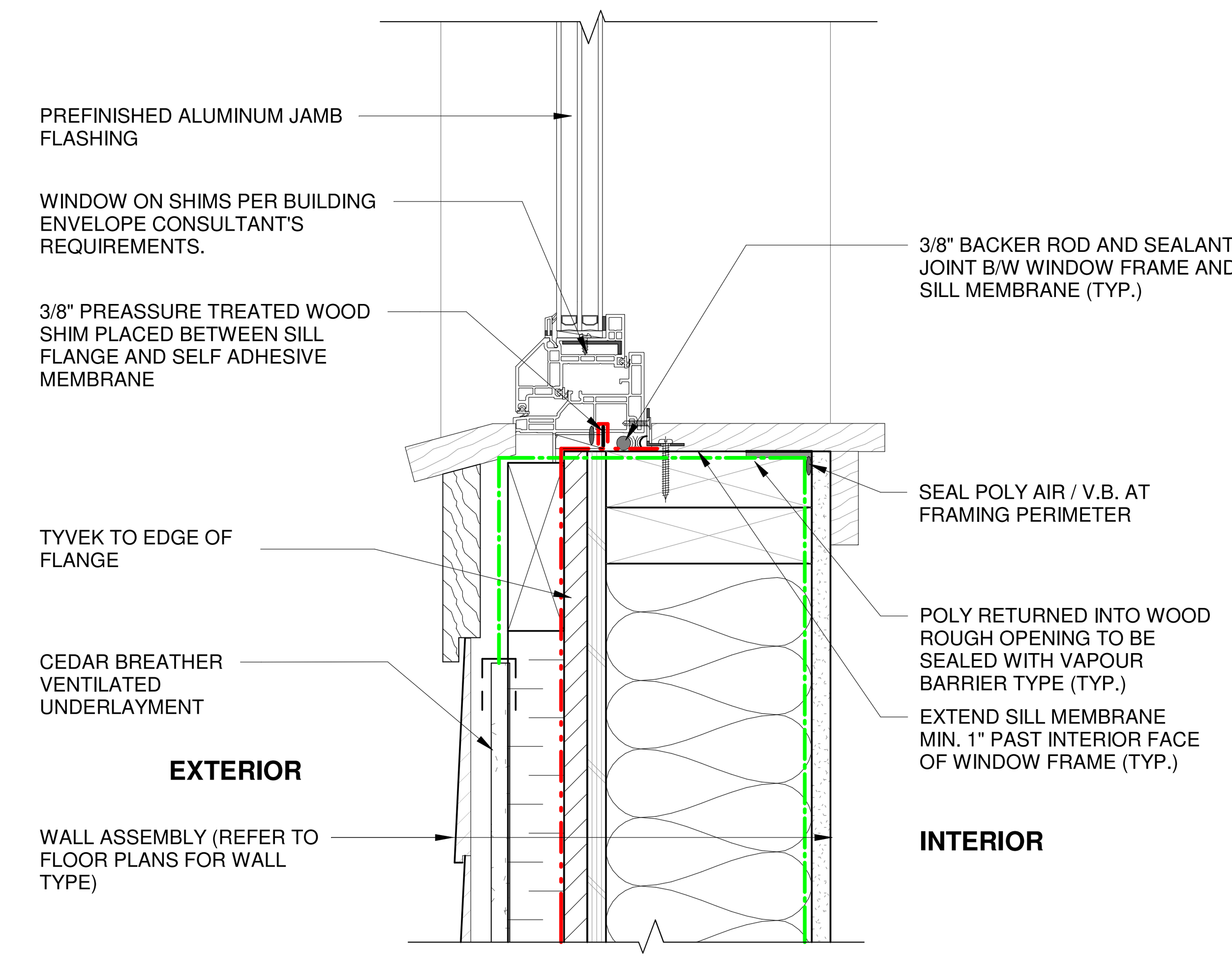

5 A4-04 TYP. VINYL WINDOW SILL.
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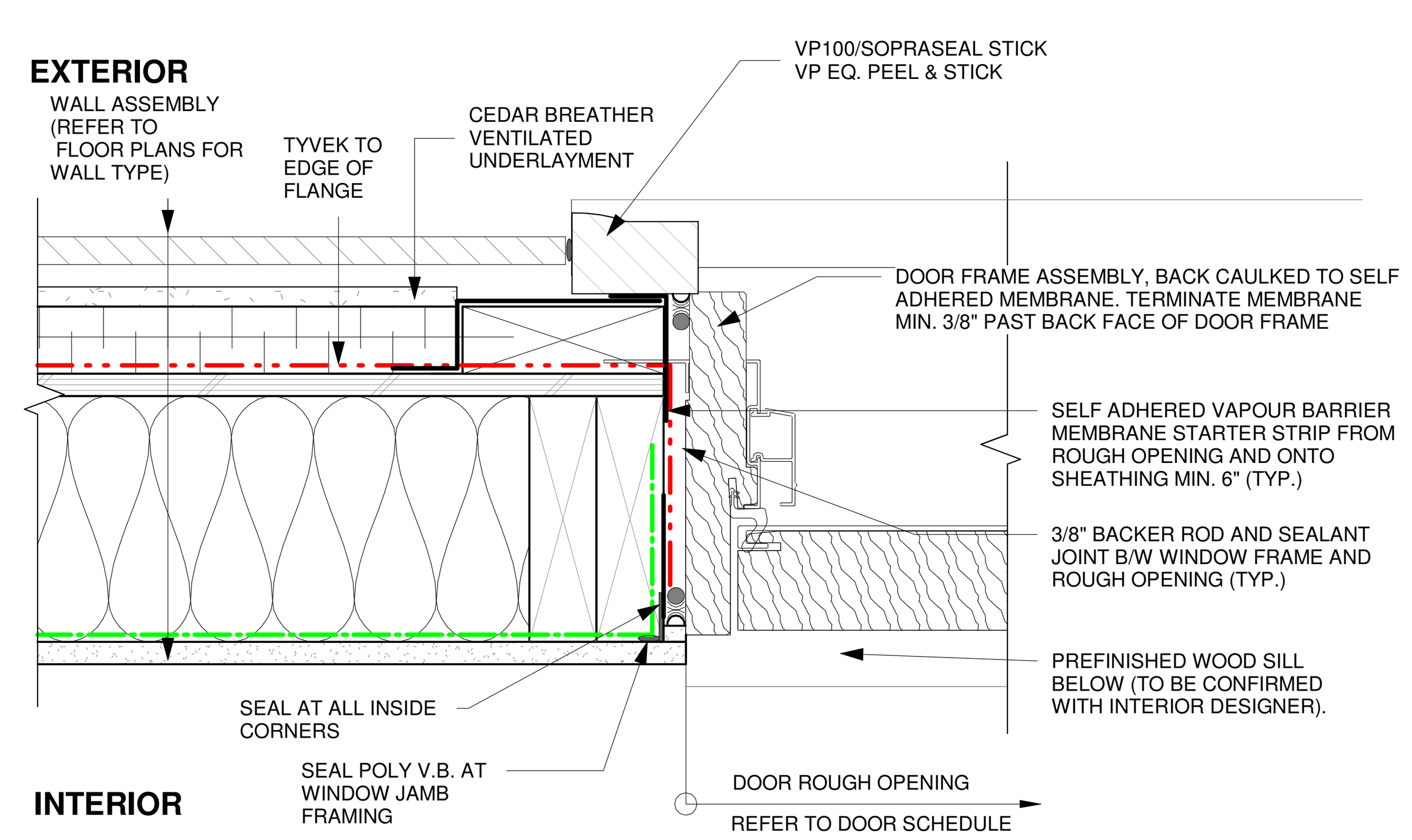

3 A4-04 TYP. PATIO DOOR JAMB.
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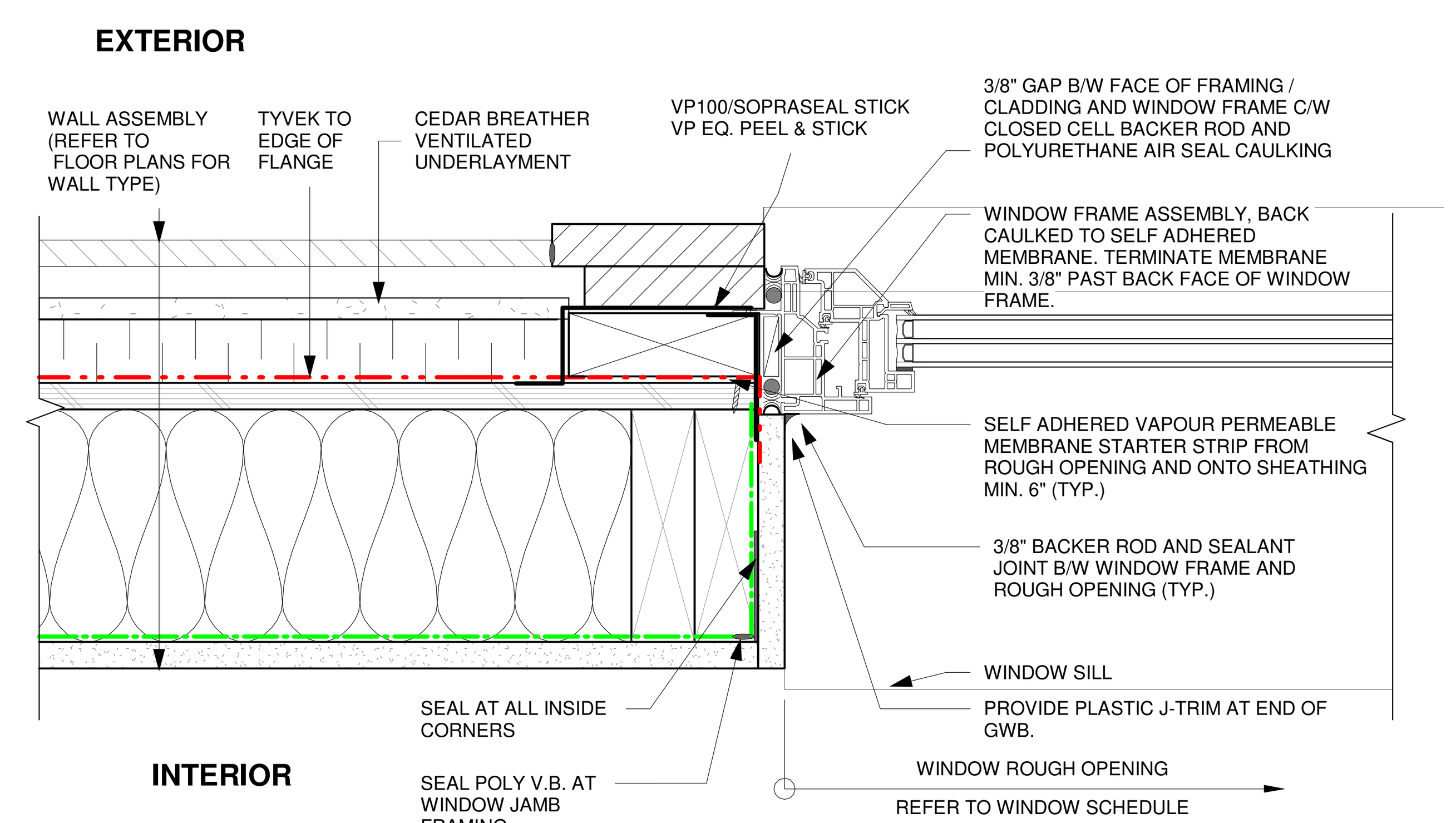

6 A4-04 TYP. VINYL WINDOW JAMB.
SCALE: 3" = 1'-0"

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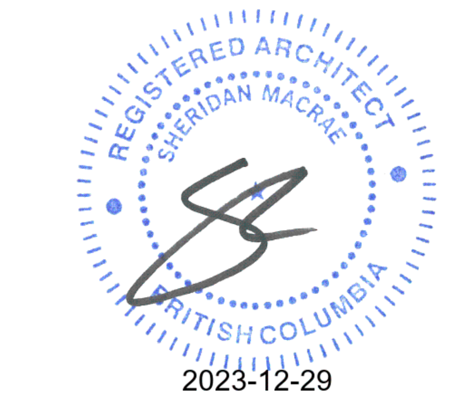

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REVISION

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PROJECT
2335 W 6TH AVE
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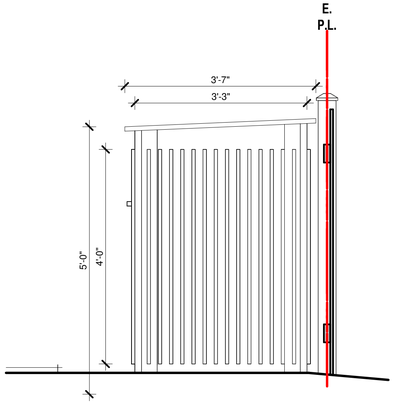
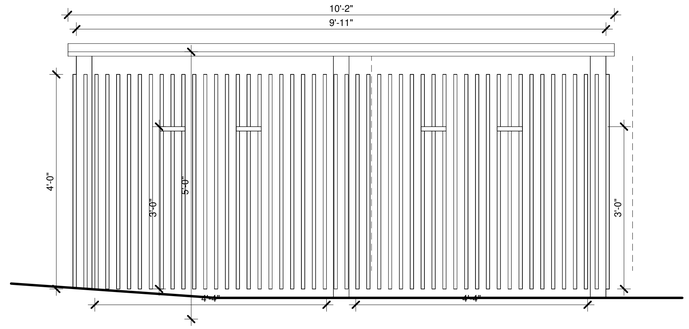
A4-04 _



3 A4-05 SIDE ELEVATION (SOUTH).
SCALE: 3/4" = 1'-0"



1 A4-05 FRONT ELEVATION
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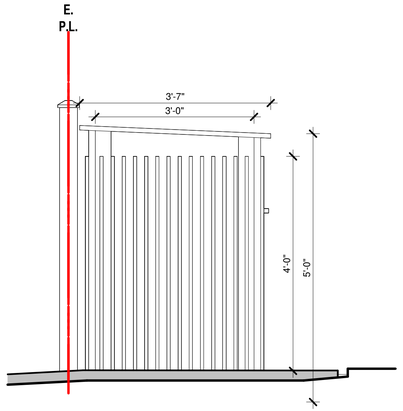

4 A4-05 SIDE ELEVATION (NORTH).
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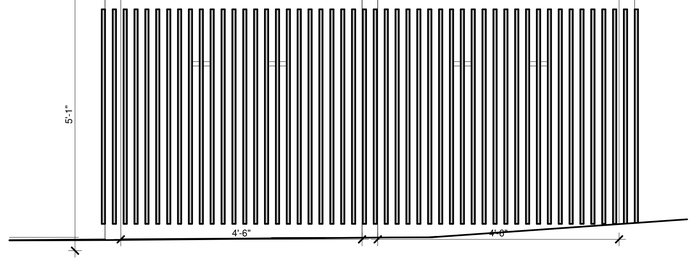

2 A4-05 REAR ELEVATION1.
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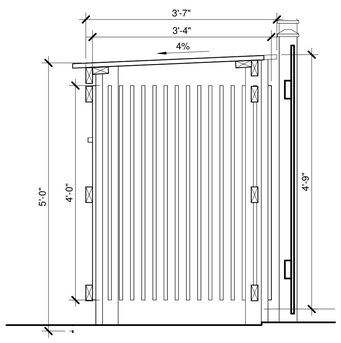
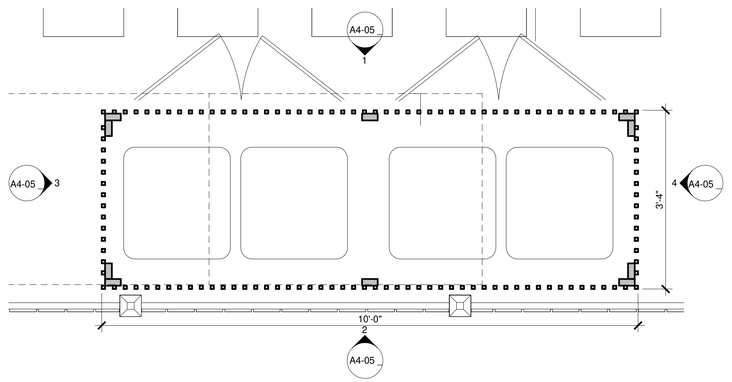


6 A4-05 WASTE ENCLOSURE SECTION.
SCALE: 3/4" = 1'-0"



5 A4-05 WASTE ENCLOSURE PLAN.
SCALE: 3/4" = 1'-0"

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2023-12-29

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ISSUED

CITY OF VANCOUVER
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Branch: BUILDING REVIEW BRANCH
Date: SEP 29, 2024
Permit #: BP-2023-03248
Page #: 17 OF 20
Staff: M JAWANDHA
ACCEPTED
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REVISION

No.	Date	Description
8	2023/08/17	ISSUED FOR BP
10	2023/12/21	ISSUED FOR BP

PROJECT
2335 W 6TH AVE
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DRAWING
WASTE ENCLOSURE DETAILS

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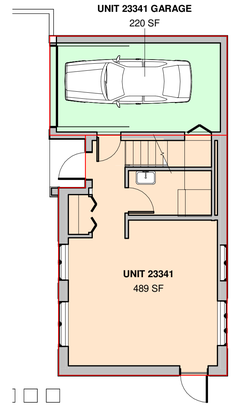
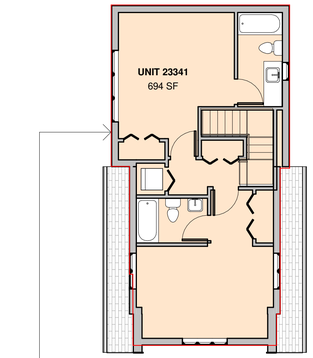
SCALE 3/4" = 1'-0"	**REVIEWED**
PROJECT NO	2140

A4-05 _



4 A5-011 INFILL FIRST - AREA PLAN
SCALE: 1/8" = 1'-0"



5 A5-01I INFILL SECOND - AREA PLAN
SCALE: 1/8" = 1'-0"

AREA BREAKDOWN

PRINCIPAL DWELLING					
	GFA	BY-LAW ALLOWABLE EXCLUSIONS			FSR AREA
		STORAGE	*MECHANICAL	BIKE STORAGE	
FIRST LEVEL	1,025 SF	0 SF	0 SF	0 SF	1,025 SF
SECOND LEVEL	1,375 SF	0 SF	0 SF	0 SF	1,375 SF
THIRD LEVEL	1,125 SF	0 SF	0 SF	0 SF	1,125 SF
PRINCIPAL TOTAL	3,525 SF			0 SF	3,525 SF

INFILL DWELLING			
	GFA	BY-LAW ALLOWABLE EXCLUSIONS	FSR AREA
		*MECHANICAL	
FIRST LEVEL	490 SF	0 SF	490 SF
SECOND LEVEL	715 SF	0 SF	695 SF
INFILL TOTAL	1,205 SF	0 SF	1,185 SF

NON-GFA EXCLUSIONS	
GARAGE PRINCIPAL	450 SF
GARAGE INFILL	220 SF
TOTAL	**670 SF**

PROPOSED GFA	5,380 SF
PROPOSED EXCLUSIONS	0 SF
PROPOSED FSR AREA	4,710 SF | 0.78

SITE AREA = 5,997 SF

*ZERO EMISSIONS MECHANICAL EQUIPMENT

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REVISION

No.	Date	Description
6	2022/11/04	CLIENT REVIEW
8	2023/08/17	ISSUED FOR BP
10	2023/12/21	ISSUED FOR BP

PROJECT

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AREA PLANS

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SCALE As indicated	**REVIEWED**
PROJECT NO	2140

A5-01I

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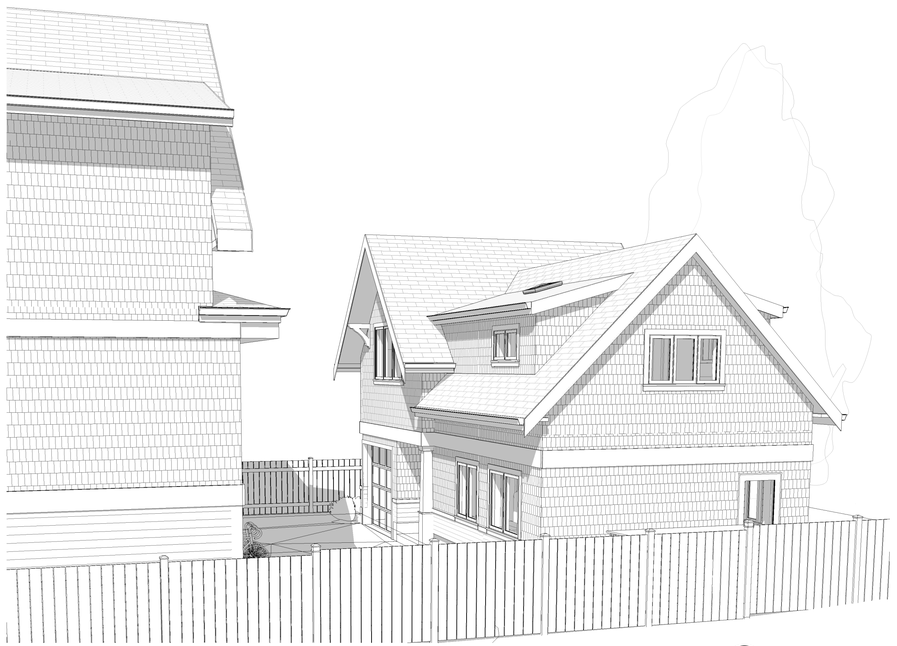
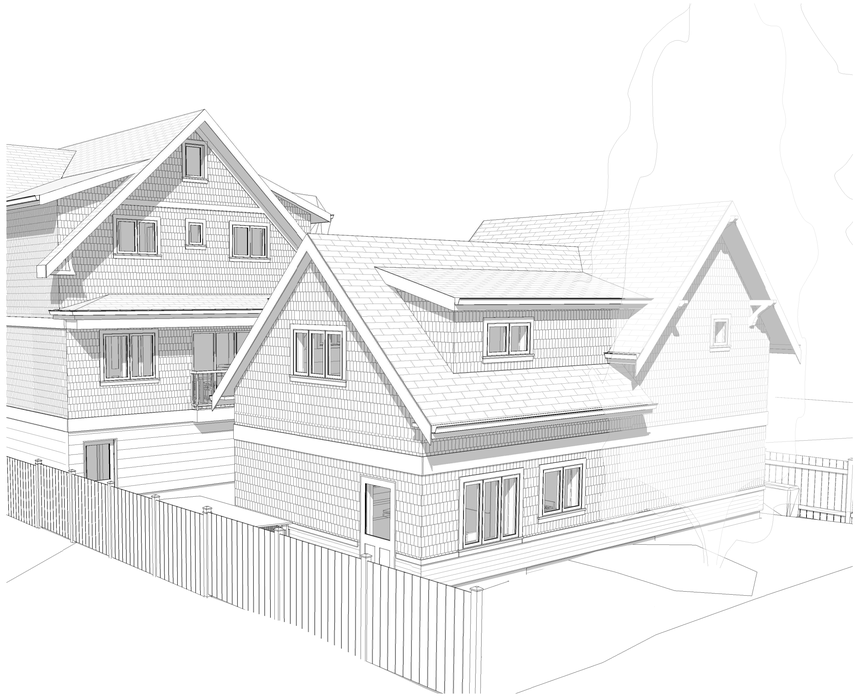
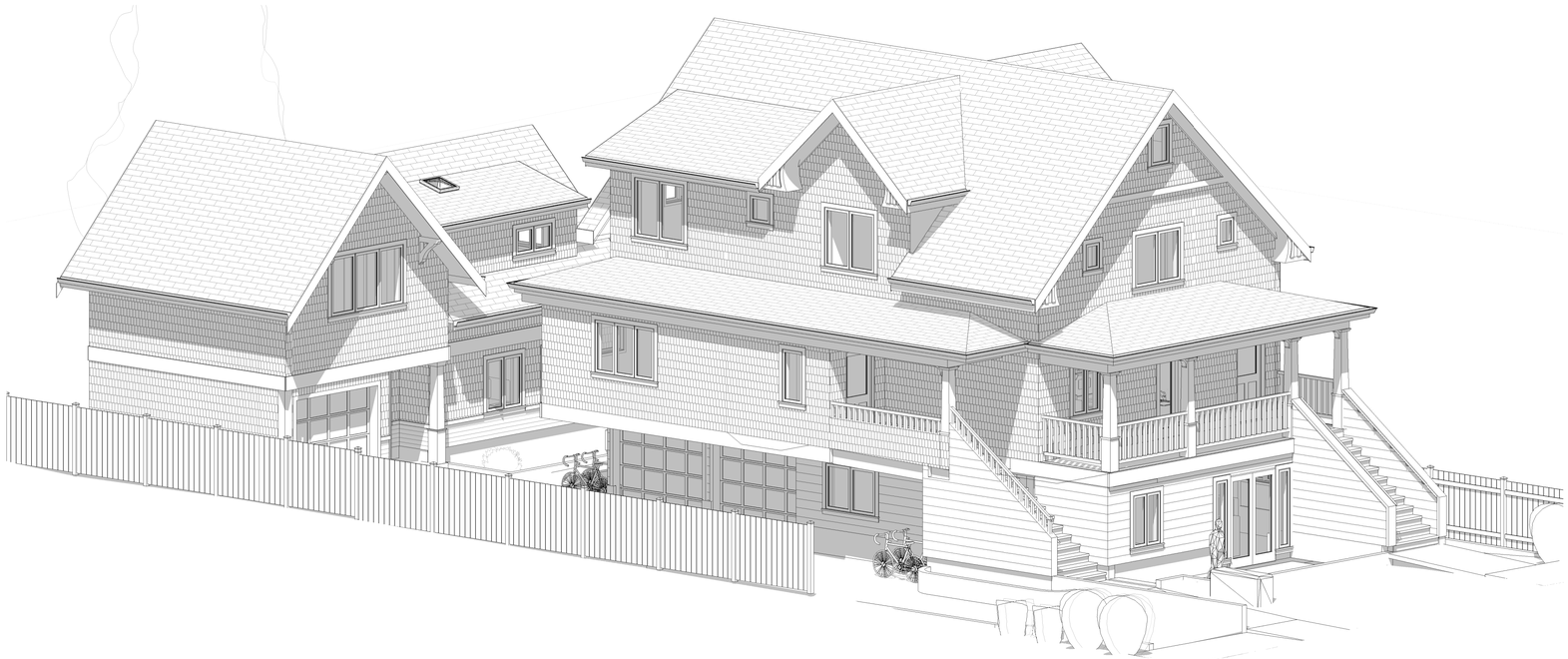


3 A6-01 Infill View from SE.
SCALE:



1 A6-01 Infill View From NE.
SCALE:



2 A6-01 View from SW.
SCALE:

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Branch: BUILDING REVIEW BRANCH
Date: SEP 29, 2024
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Page #: 19 OF 20
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THE RESPONSIBILITY TO COMPLY WITH THE BY-LAWS AND THE CONDITIONS OF THE PERMIT REMAINS WITH THE OWNER, CONTRACTOR AND DEVELOPER AT ALL TIMES.

REVISION

No.	Date	Description
1	2021/11/09	ISSUED FOR PRE
2	2022/01/28	ISSUED FOR DP
8	2023/08/17	ISSUED FOR BP
10	2023/12/21	ISSUED FOR BP

PROJECT

2335 W 6TH AVE

VANCOUVER, BC

DRAWING

PROPOSED PERSPECTIVES

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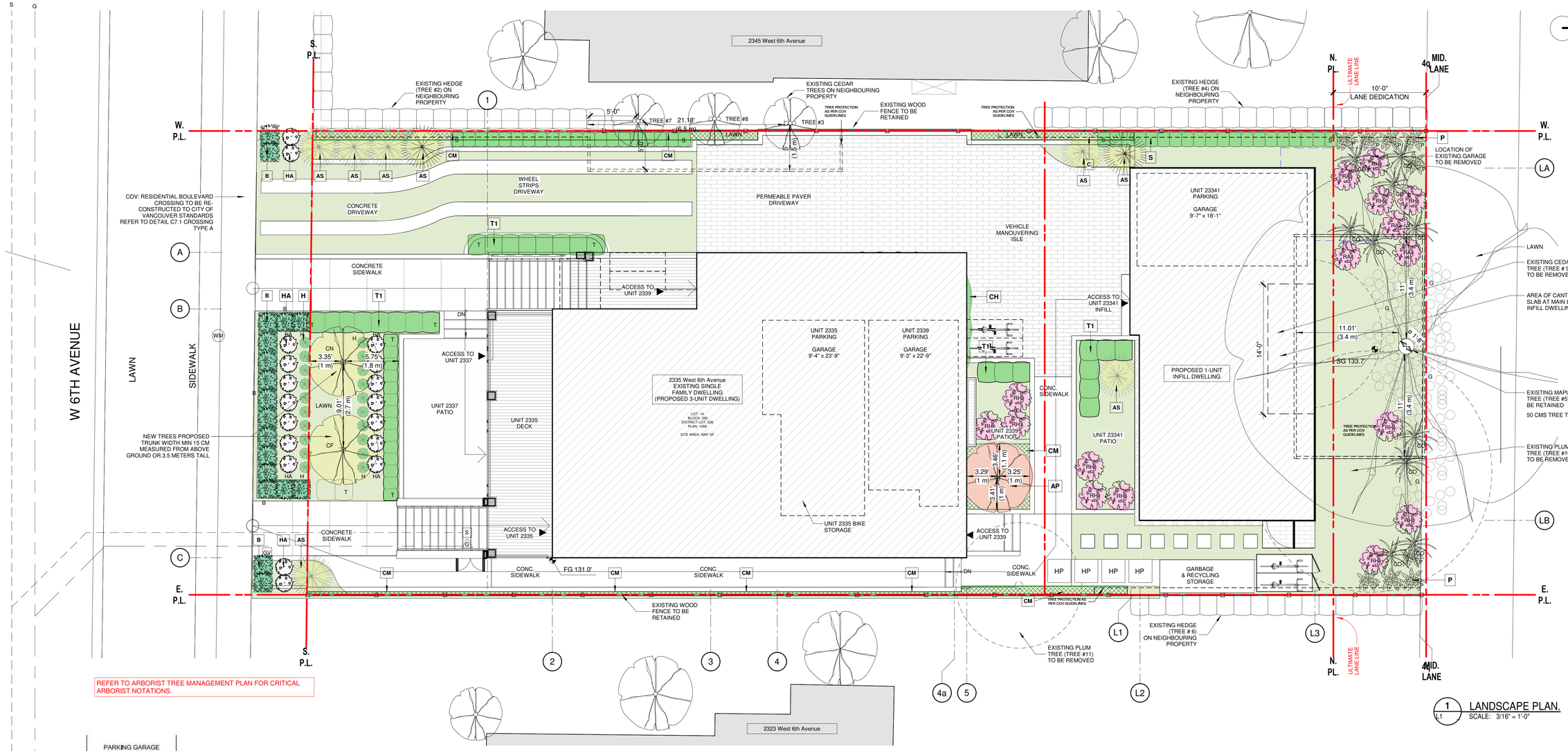
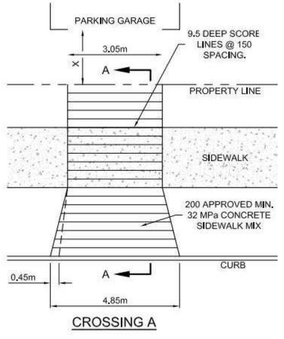
SCALE	REVIEWED
PROJECT NO	2140

A6-01 _



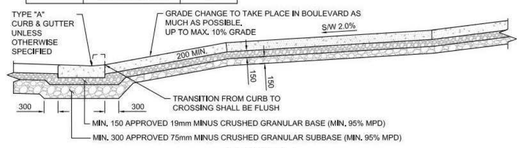
REFER TO ARBORIST TREE MANAGEMENT PLAN FOR CRITICAL ARBORIST NOTATIONS.

1 L1 LANDSCAPE PLAN.
SCALE: 3/16" = 1'-0"



CROSSING A

GARAGE ENTRANCE	DISTANCE x	CROSSING TYPE
SINGLE	ANY DISTANCE	A
DOUBLE	4,25m & GREATER	A
	LESS THAN 4,25m	B
TRIPLE	6,70m & GREATER	A
	LESS THAN 6,70m	B



SECTION A-A

NOTES:
1. CONTRACTOR SHALL ENSURE THAT CROSSING LAYOUT IS APPROVED BY CITY INSPECTORS PRIOR TO POURING OF CONCRETE.
2. CONCRETE MIXES AS PER DWG C7.2.
3. ARTIFICIAL TURF IS NOT A SUPPORTED TREATMENT ON PUBLIC PROPERTY.
4. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.

SCALE: N.T.S.

DETAIL C7.1 - A Copy 1

Siting of relocation tree or replacement tree

6.5 An owner must plant a relocation tree or replacement tree:

(a) on the same site as the tree the owner is replacing or relocating;

(b) at least one metre from:

(i) any side boundary of the site,

(ii) any accessory building on or adjacent to the site, or

(iii) any other structure or thing on or adjacent to the site that, in the opinion of the Director of Planning, the tree may adversely affect or that may adversely affect the tree;

(c) at least 1.5 metres from any principal building on or adjacent to the site;

(d) at least 2.5 metres from any other tree on or adjacent to the site; and

(e) in accordance with any approved tree plan.

"protection barrier" means a barrier erected to protect a tree and its roots that:

(a) is at least 1.2 metres high measured from the ground,

(b) meets the distance requirements, measured 1.4 m above the existing grade of the ground adjoining the base of the tree, set out in Schedule A,

(c) with respect to its construction, consists of snow fencing fastened securely to metal or wood stakes spaced no more than one metre apart, or other fencing acceptable to the Chief Building Official or City Engineer or as otherwise approved by the Director of Planning, and

(d) in the case of a barrier:

(i) on the site or on adjacent property, is acceptable to the Chief Building Official, or

(ii) in the case of a barrier on a street, is acceptable to the City Engineer;

SITE SERVICES

WM	WATER METER
GV	GAS VALVE
S	STORM & SANITARY SEWER
G	GAS LINE

SCHEDULE A

PROTECTION BARRIER DISTANCE FROM TREE Section 1.2

TRUNK DIAMETER	MINIMUM PROTECTION REQUIRED AROUND TREE
Trunk diameter	Distance from trunk
20 cm	1.2 m
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.0
100	6.0

CODE	NO.	SIZE	BOTANICAL NAME	COMMON NAME
AP	2	12 feet	Acer Palmatum	Japanese Maple
AS	3	5 feet	Acer Shirasawanum "Moonrise"	Full Moon Maple
CN	1	15 feet	Cornus Nutalli	Pacific Dogwood
CF	1	15 feet	Cornus Florida	Flowering Dogwood
T	40	#10 G pot	Taxus Media Hicksii	Hick's Yew
T	8	#5 G pot	Taxus Media Hicksii	Hick's Yew
HA	18	#5 G pot	Hydrangea Annabelle	
H	22	#2 G pot	Hakonechloa Macra	Hakone Grass
M	1	7 cm Cal	Mangolia Kobus	Magnolia
B	37	#3 G pot	Buxus Sempervirens	Common boxwood
S	40	#2 G pot	Sarcococca Hookeriana	Sweetbox
CH	3	#4 G pot	Hydrangea Anomala Petiolaris	Climbing Hydrangea
RH	5	#5 G pot	Rhododendron Cunninghams White	
RH	5	#5 G pot	Rhododendron Moonstone	
RA	8	#2 G pot	Rhododendron Bloom-a-thon White	Azelea
CM	150	#1 G pot	Carex Morrowii "Ice Dance"	
CO	10	#1 G pot	Carex Oshimensis "Everillo"	
AS	20	#1 G pot	Asplenium Scolopendrum	Harts Tongue Fern
P	10	#1 G pot	Polystichum Munitum	Western Swordfern
H	10	#1 G pot	Hosta Plantaginea	Plantain Lily
G	200	4 cm pot	Galium Odoratum	Sweet Woodruff

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2023-12-29

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Branch: BUILDING REVIEW BRANCH
Date: SEP 29, 2024
Permit #: BP-2023-03148
Page #: 20 OF 20
Staff: M JAWANDHA
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REVISION

No.	Date	Description
2	2022/01/28	ISSUED FOR DP
5	2022/11/03	CLIENT REVIEW
7	2023/03/23	PRIOR TO REVIEW
8	2023/08/17	ISSUED FOR BP
10	2023/12/21	ISSUED FOR BP

PROJECT
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DRAWING
LANDSCAPE PLAN

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As indicated	
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