



RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way TEL 604 932 5535
 Whistler, BC Canada V8E 0X5 TF 1 866 932 5535
 whistler.ca FAX 604 935 8109

Development Variance Permit No. DVP01236

To: DRIUSSI FAMILY PTY LIMITED
 81 MINIMBAH RD
 NORTHBRIDGE, NS
 2063
 AUSTRALIA

"the Permittee"

1. This Development Variance Permit is issued by the Resort Municipality of Whistler (the Municipality) subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the Municipality described below (except as otherwise provided herein):

PID: 024-958-760

STRATA LOT 49, DISTRICT LOT 4750, GROUP 1 NEW WESTMINSTER
 DISTRICT,
 STRATA PLAN LMS2202

"the lands"

3. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is varied as follows:
 - a) The allowable roof height as calculated per Zoning and Parking Bylaw 303, 2015 is 10 metres, as illustrated on Architectural Plans A0.0, A0.1, A0.2, A1.0, A2.1, A2.2, A2.3, A2.4, A3.0, A3.1, A3.2, A3.3, A4.0 (Lamoureux Architect Incorporated, August 19, 2022) attached to this Development Variance Permit as Schedule A.
4. This Development Variance Permit shall automatically lapse, and the Municipality may file a notice of cancellation of this Development Variance Permit with the registrar of the Land



Title Office if the Permittee does not substantially commence the construction permitted by this Development Variance Permit within two (2) years of the date of issuance.

5. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.
6. The terms of this Development Variance Permit, or any amendment to it, are binding on all persons who acquire an interest in the lands affected by this Development Variance Permit.
7. This Development Variance Permit **is not** a Building Permit. A Building Permit is required for buildings, structures and site work regulated by the Municipality's building regulation bylaw, in addition to this Development Variance Permit.

Authorizing resolution passed by the Council the 24th day of January, 2023.

Issued this «IssuedDate» day of _____, 2023.

Jessie Gresley-Jones
General Manager of Resort Experience

CONSTRUCTION NOTES

This drawing set as an instrument of service is the property of Lamoureux Architect Inc, and may not be reproduced without the Architect's permission.

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

GENERAL NOTES

All exterior wall sheathing to be gapped 3/8" apart. WALL SILL PLATES- Provide 1/2" diameter anchor bolts @ 8'-0" O.C. maximum. DAMP PROOF OR CLOSED-CELL SILL GASKET- under wall sill plates in contact w/ concrete foundation.

CONSTRUCTION ASSEMBLIES

R1. LOW SLOPE ROOF ASSEMBLY:

R-40 2% slope min, unvented
• 2 ply torch-on waterproof membrane on
• Torch safe protection board on
• Tapered rigid insulation -2% slope minimum on
• Unadorned plywood decking (thickness per P.Eng) on
• TJI rafters (per P.Eng) with

F1. WOOD FLOOR ASSEMBLY:

(over living space)
• finished flooring (see arch. plans) on
• 1 3/4" radiant light weight concrete topping on
• 3/4" plywood subfloor on
• TJI joists (see per structural) on
• 5/8" GWB, Level 5 finish, painted (refer to ID for ceiling finishes)

F2. BASEMENT SLAB-ON-GRADE:

R-20
• finished flooring (see arch. plans) on
• 5" reinforced concrete slab (per P.Eng.) c/w radiant hydronic heating on
• 6 mil poly vapour barrier on
• 3" rigid insulation on
• 4" compacted granular fill on or native soil (soil bearing capacity requirements to be verified by structural eng.)

F3. GARAGE SLAB-ON-GRADE:

R-20
• concrete sealer or epoxy coating on
• 5" reinforced concrete slab (per P.Eng.), (slope to drain @ 1/4" per ft) on
• 6 mil poly vapour barrier on
• 3" rigid insulation on
• 4" compacted granular fill on or native soil (soil bearing capacity requirements to be verified by structural eng.)

F4. UPPER FLOOR EXTERIOR TERRACE:

R-40 -over living space (slope to drain @ 1/4" per ft)
• 2" thick select stone pavers on
• Free-draining pea gravel on
• Drainage mat on
• 2 ply torch-on waterproof membrane
• 1/2" torch-safe protection board on
• Tapered rigid insulation -2% slope minimum on
• Reinforced suspended concrete slab (per P.Eng) on
• Wood-frame dropped ceiling with

F5. EXTERIOR TERRACE SLAB-ON-GRADE:

s/slope to drain @ 1/8" per ft
• 2" thick select stone pavers on
• Free-draining pea gravel (c/w glycol radiant snow-melt as noted) on
• Drainage mat on
• 5" reinforced concrete slab (per P.Eng), (slope to drain @ 1/4" per ft) on
• 6" compacted granular fill on
• Compacted fill or native soil (soil bearing capacity requirements to be verified by structural eng.)

W1. EXTERIOR WALL ASSEMBLY 'A' - METAL:

- Rainscreen
• 1" pre-fabricated metal panels finish TBD on
• 1/2" deep ha-section vertical strapping @ 16" OC on
• 1" rigid insulation on
• 1 layer Tyvek building wrap or equivalent on
• 1/2" unadorned fir plywood on
• 2x8 wood studs @ 16" o.c. with
• Non clc, non hfc, spray applied polyurethane insulation acts as its own vapour barrier within stud cavity (R77 min) on
• 5/8" GWB, Level 5 finish, painted UON (refer to ID for wall finishes)

W2. EXTERIOR WALL ASSEMBLY 'B' - STONE:

- Rainscreen
• 4"-c. select stone, split face on
• 1/2" drainage cavity on
• 1/2" drainage mat on
• 1" rigid insulation on
• 1 layer Tyvek building wrap or equivalent on
• 3/4" unadorned fir plywood on
• 2x8 wood studs @ 16" o.c. with
• Non clc, non hfc, spray applied polyurethane insulation acts as its own vapour barrier within stud cavity (R77 min) on
• 5/8" GWB, Level 5 finish, painted UON (refer to ID for wall finishes)

W4. INTERIOR WALLS

• 5/8" GWB, Level 5 finish, painted UON (refer to ID for wall finishes) on both sides of
• 2x stud wall (thickness as noted) @ 16" O.C.
NB: provide cementitious waterproof backing board to all walls around tubs and showers to receive tile or stone

W4a. INTERIOR WALLS - ACOUSTIC

• 5/8" GWB, Level 5 finish, painted UON, on both sides of
• 2x stud wall (thickness as noted) @ 16" O.C. with
• Acoustic batt insulation within stud cavity
NB: provide cementitious waterproof backing board to all walls around tubs and showers to receive tile or stone

W5. FOUNDATION WALL, BELOW GRADE

• Free-draining granular backfill on
• 2" rigid insulation on
• Delta MS drainage mat mechanically secured on
• 2 coats damp-proofing on
• Reinforced concrete wall on footing (per P.Eng) on
• 1/2" shim space on
• 2x stud wall (thickness as noted) @ 16" O.C. with
• Non clc, non hfc, spray applied polyurethane insulation acts as its own vapour barrier within stud cavity (R17 min) on
• 5/8" GWB, Level 5 finish, painted UON (refer to ID for wall finishes)



MATERIAL LEGEND

Table listing materials for various parts of the house like FASCIA, SOFFITS, ROOF, WALL A, WALL B, WALL C, WALL D, GUARDRAILS, WINDOWS, SKYLIGHTS, EXTERIOR DOORS, CUSTOM FRONT DOOR, DOWNSPOTS, FLASHINGS, and ARCHITECTURAL COLUMNS.

DRAWING LIST

Table listing drawing sheets: A0.0 COVER SHEET - PROJECT DATA, GENERAL NOTES; A0.1 FAR OVERLAYS OVERLAYS; A0.2 ROOF HEIGHT CALCULATIONS; A1.0 SITE PLAN & SURVEY; A1.1 SITE PLAN WITH NATURAL GRADES; A1.2 SITE PLAN WITH NATURAL GRADES; A2.0 FOUNDATION PLAN; A2.1 LOWER/BASEMENT FLOOR PLAN; A2.2 MAIN FLOOR PLAN; A2.3 UPPER FLOOR PLAN; A2.4 ROOF & SKI VESTIBUL FLOOR PLAN; A3.0 BUILDING ELEVATIONS - NORTH; A3.1 BUILDING ELEVATIONS - WEST; A3.2 BUILDING ELEVATIONS - SOUTH; A4.0 BUILDING SECTION AA; A4.1 BUILDING SECTIONS - A-A & C-C; A5.0 TYPICAL DETAILS - WATERPROOFING; A5.1 TYPICAL DETAILS - INSULATION.

WHISTLER ZONING CHECKLIST

Zoning checklist table for 3831 SUNRIDGE DRIVE, ZONING RT6. It compares PROVIDED vs ALLOWED/REQUIRED for SITE AREA, EXISTING FLOOR AREA (GFA), NEW GFA, and various setbacks.

HEIGHT (VARIANCE SOUGHT) table with columns for height, area, and distance below average grade for various levels like MECH, ROOF DECK, LOWER FLOOR, MAIN FLOOR, UPPER FLOOR, and GARAGE.

PROJECT DESCRIPTION

Table with CIVIC ADDRESS (3831 SUNRIDGE DRIVE) and LEGAL DESCRIPTION (STRATA LOT 49, DISTRICT LOT 4750, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN LMS2202, PID 024-958-740).

FLOOR AREAS (ACTUAL) table with columns for Proposed (IMP) and Proposed (MET) across different floors: ROOF DECK, UPPER FLOOR, MAIN FLOOR, LOWER FLOOR, and GRAND TOTAL.

GROSS FLOOR AREA (FOR ZONING CALCULATIONS) table with columns for Proposed (IMP) and Proposed (MET), including sub-totals for GFA.

ZONING INFORMATION table with columns for Allowable/Required, Proposed, and Proposed, detailing building height, setbacks, and parking requirements.

REVISIONS 1. 2022-JUN-07 REVISIONS PER RMOW COMMENTS

ISSUED 2022-JAN-12 ISSUED FOR BP 2022-AUG-19 ISSUED FOR DVP APP

2022-AUG-19 3831 SUNRIDGE DRIVE : DVP APPLICATION



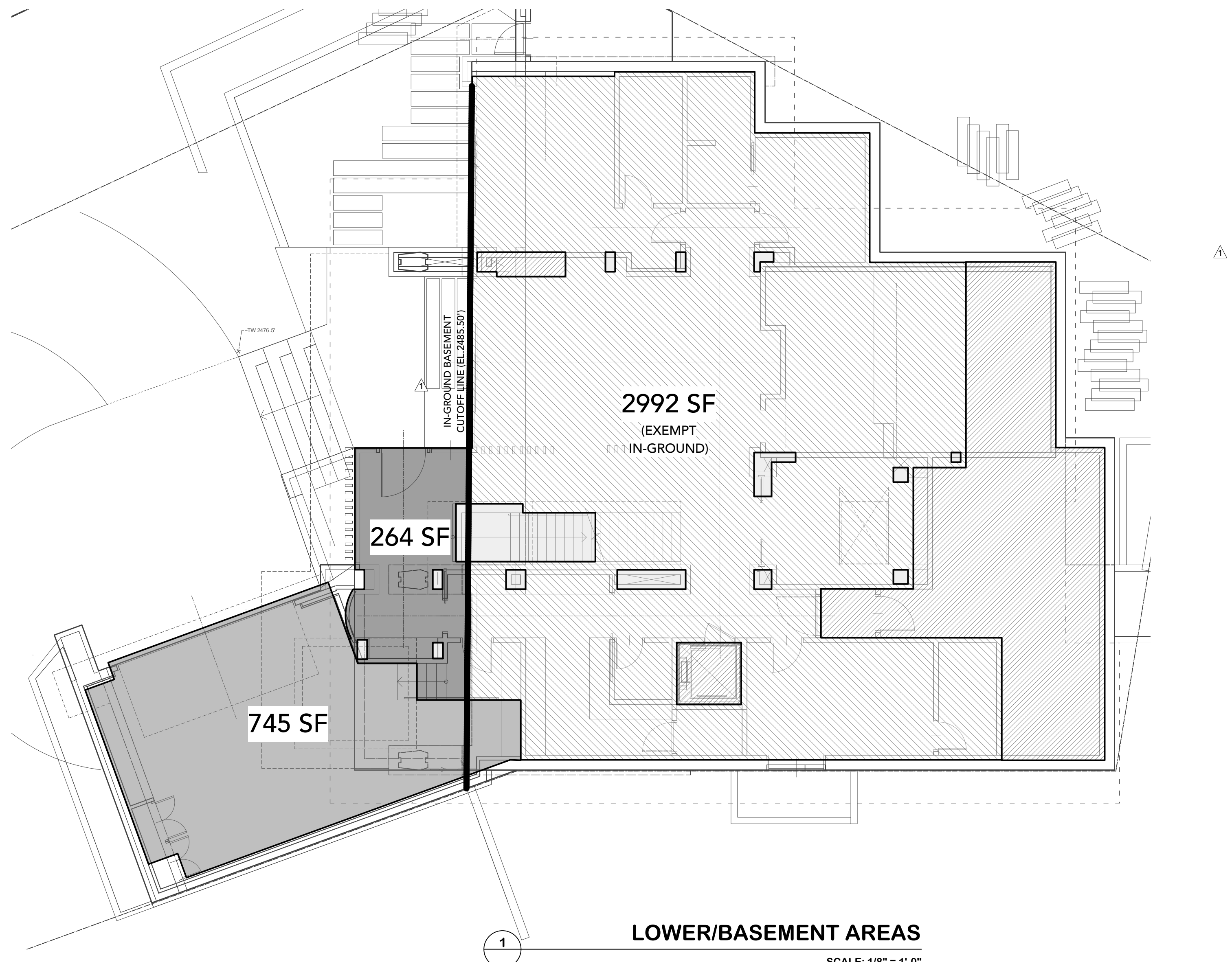
3392 MARINE DRIVE WEST VANCOUVER, BC V7V 1M9 CANADA P 604 925-5170 F 604-925-5176 WWW.LAMOUREUXARCHITECT.CA BRAD@LAMOUREUXARCHITECT.CA

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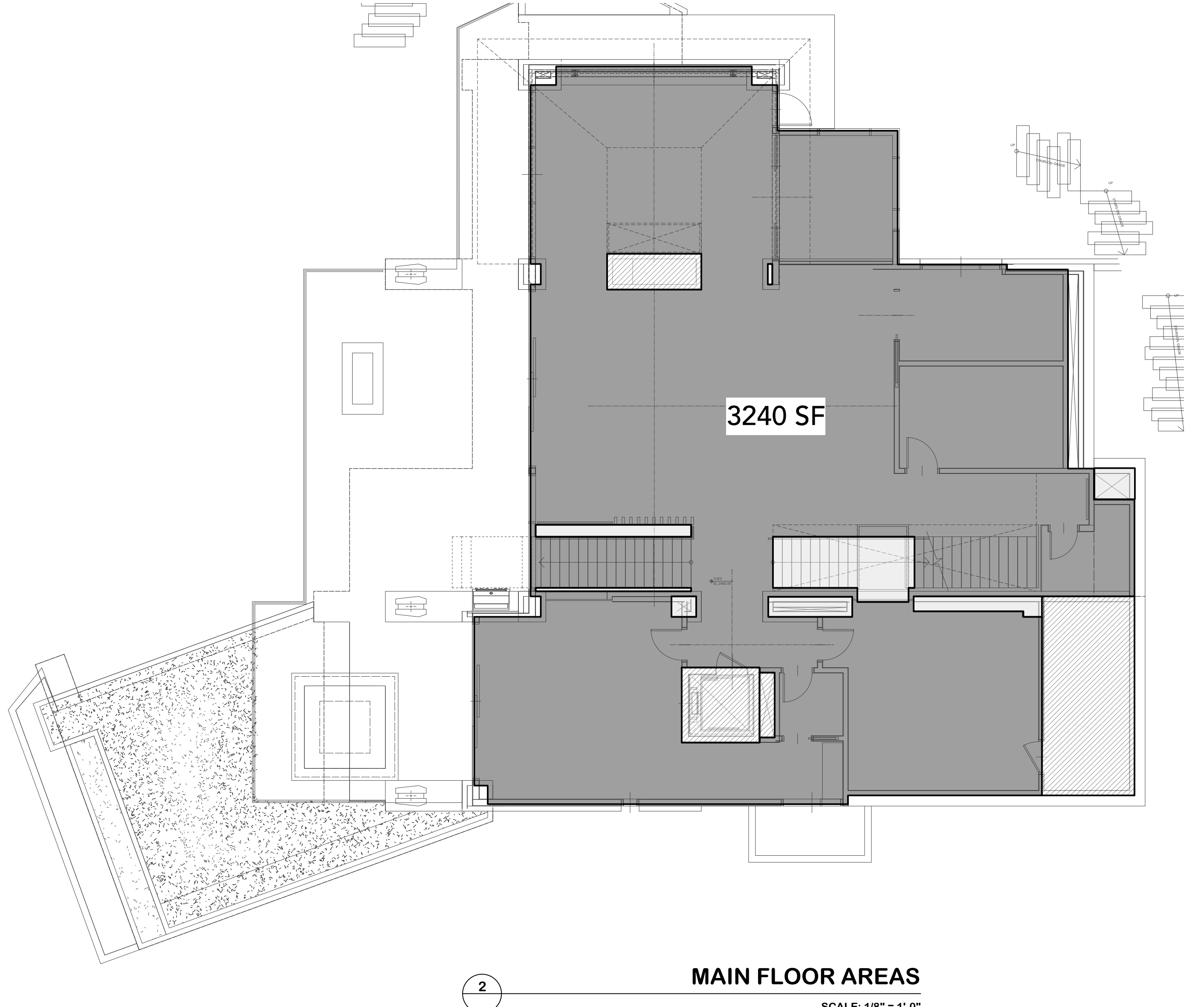
Table with project details: PROJECT (DRUSSI RESIDENCE 3831 SUNRIDGE DR WHISTLER, BC), PROJECT # (2102), PROJECT DATE (July 29, 2021), CHECKED BY (BL), DRAWN BY (CT), DRAWING (COVER SHEET & PROJECT DATA), SCALE (N/A), NORTH.

SHEET A0.0

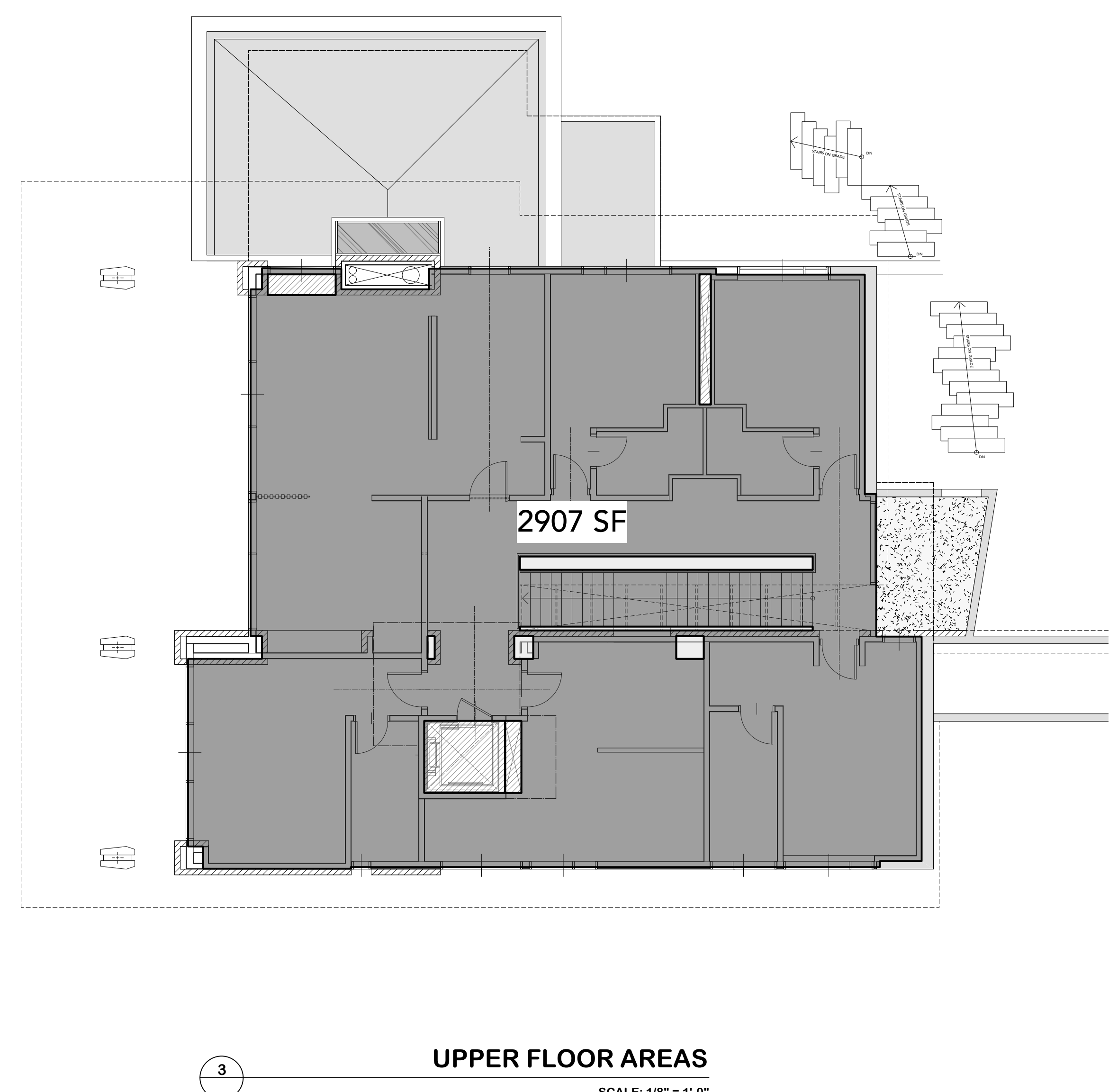
- GROSS FLOOR AREA
- GARAGE
- MECHANICAL
- VOID/OPEN TO BELOW



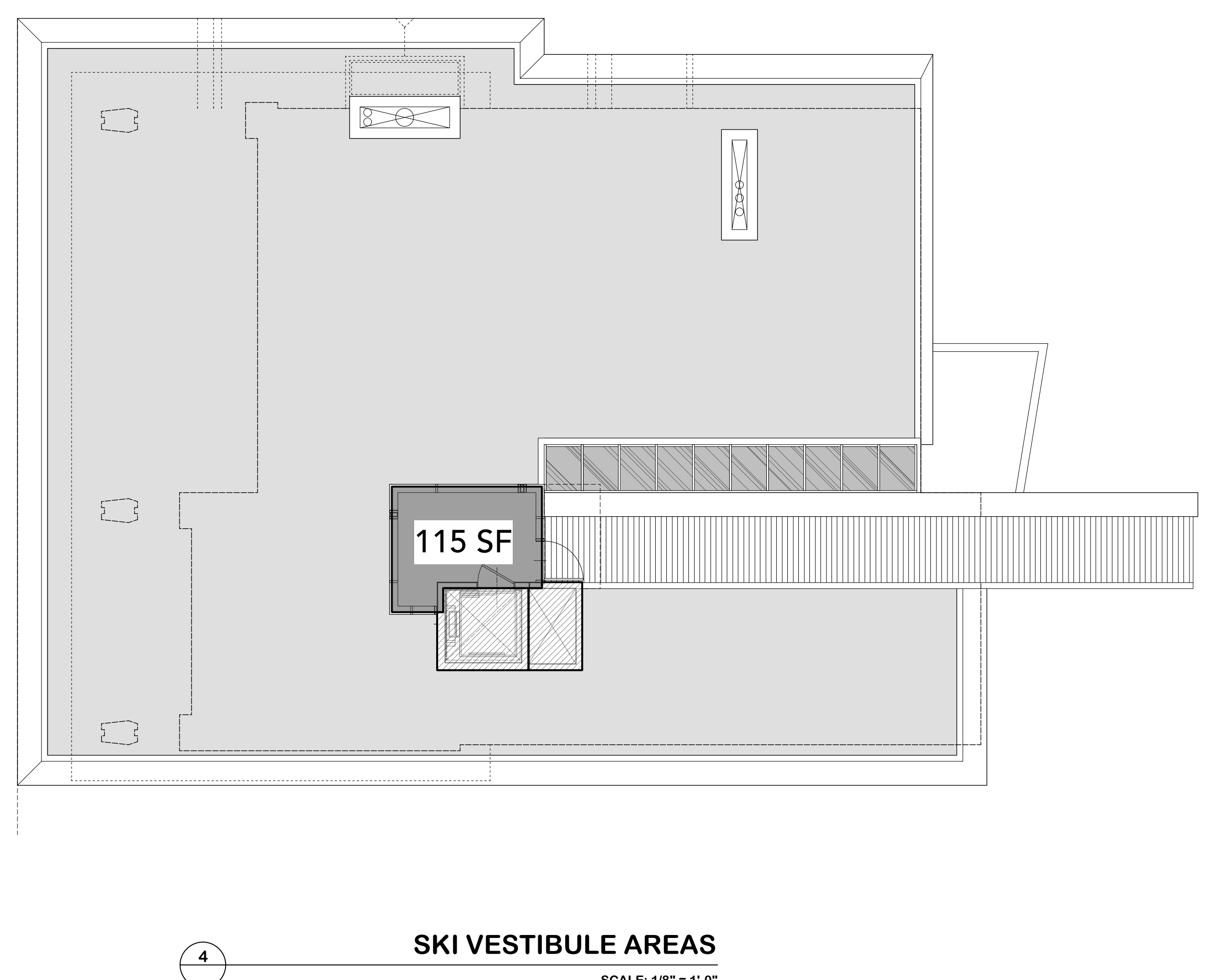
LOWER/BASEMENT AREAS
SCALE: 1/8" = 1'-0"



MAIN FLOOR AREAS
SCALE: 1/8" = 1'-0"



UPPER FLOOR AREAS
SCALE: 1/8" = 1'-0"



SKI VESTIBULE AREAS
SCALE: 1/8" = 1'-0"

REVISIONS
1. 2022-JUN-07 REVISIONS PER RMOW COMMENTS

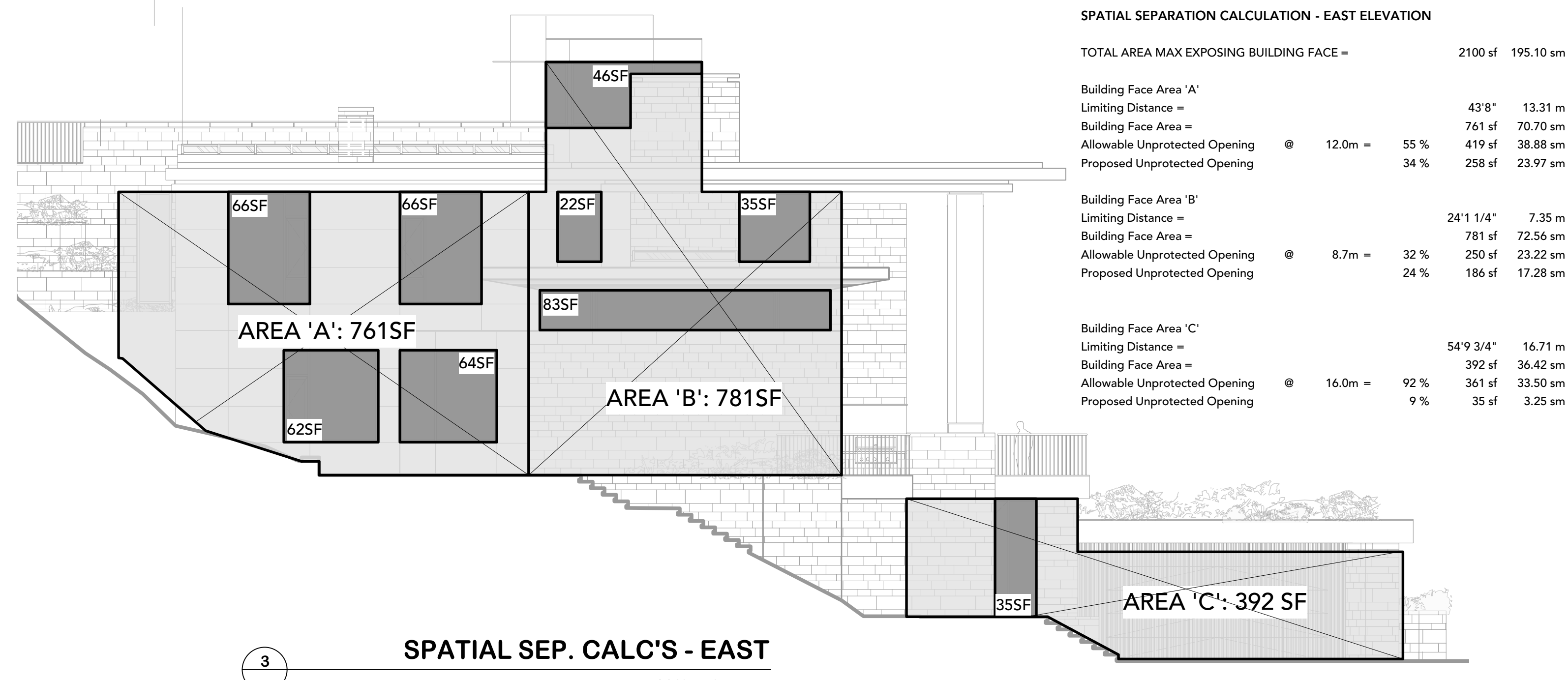
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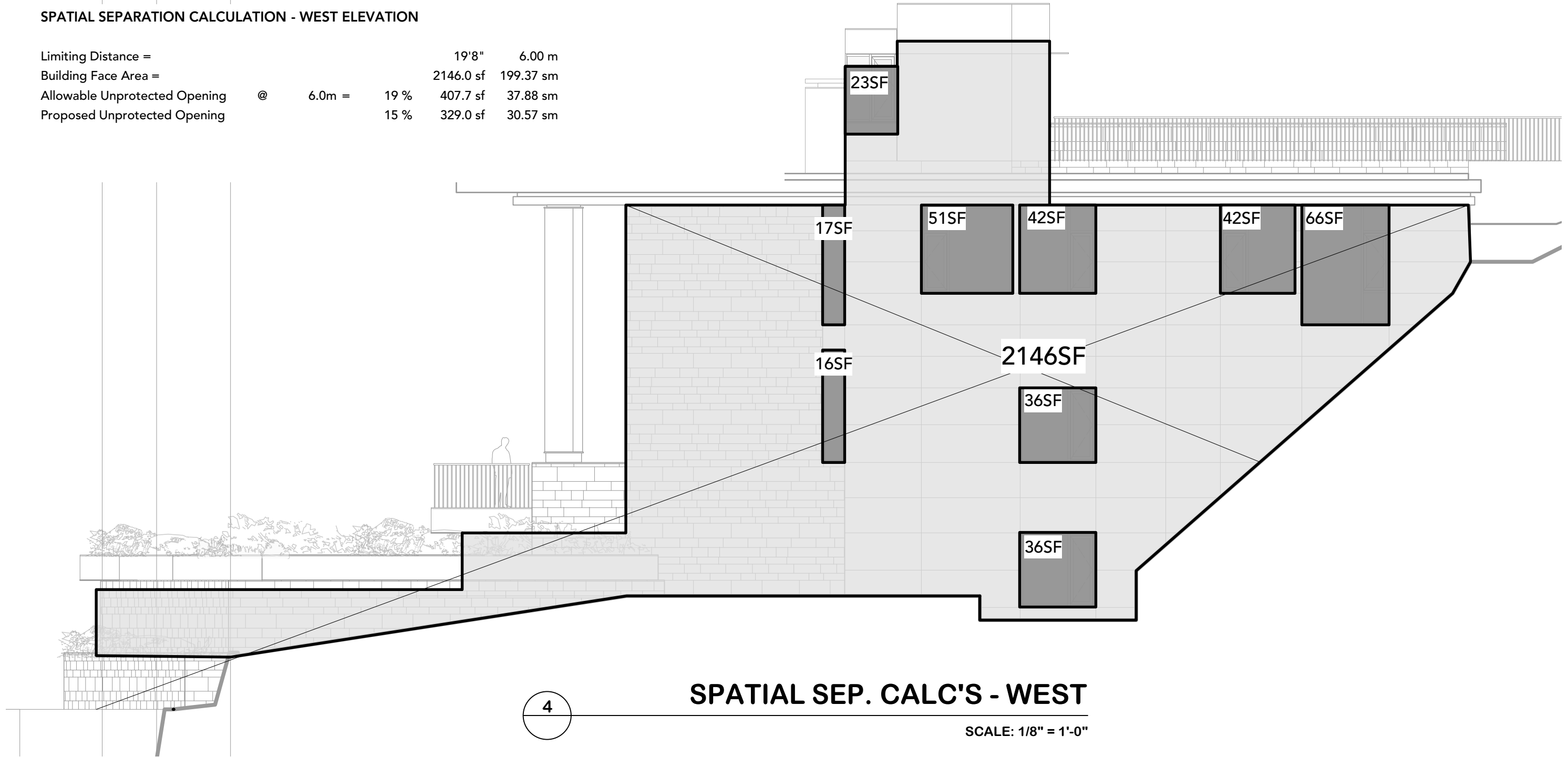
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PROJECT DRIUSSI RESIDENCE
3831 SUNRIDGE DR
WHISTLER, BC
PROJECT # 2102
PROJECT DATE JULY 27, 2021
CHECKED BY BL
DRAWN BY CT

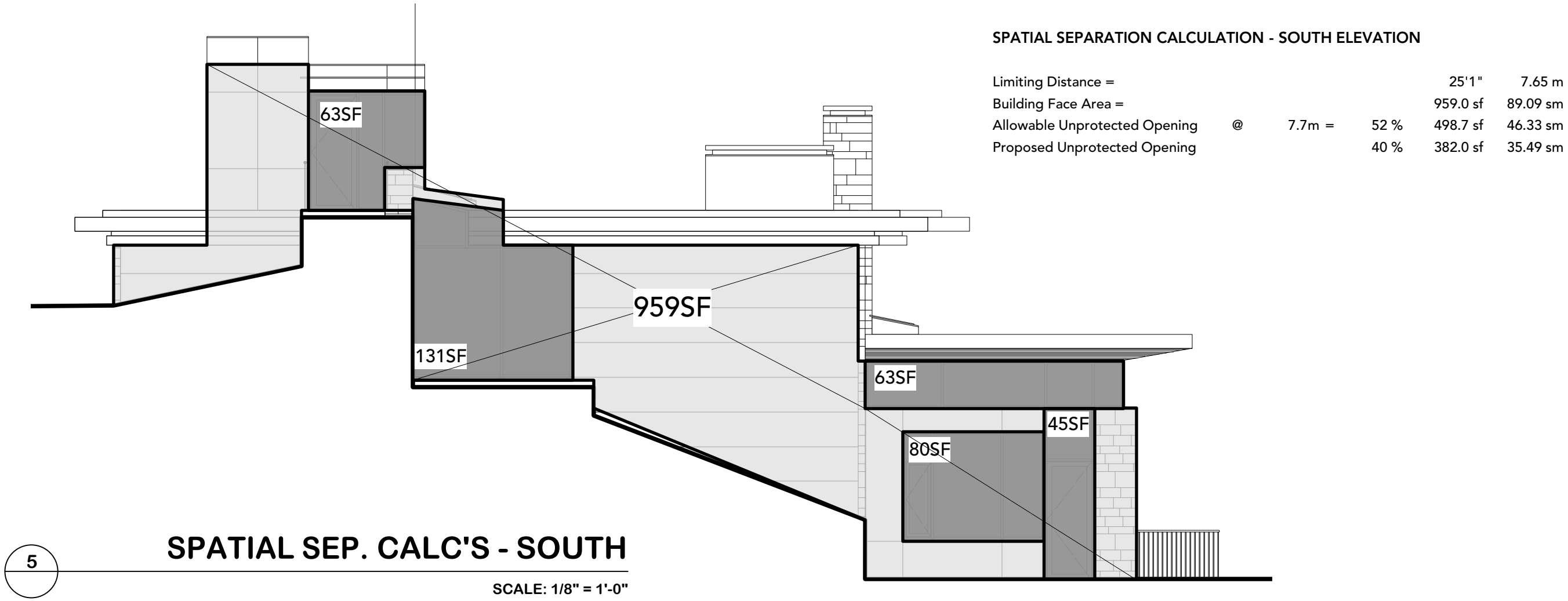
DRAWING FLOOR AREA OVERLAYS
SCALE 1/8" = 1'-0"
NORTH



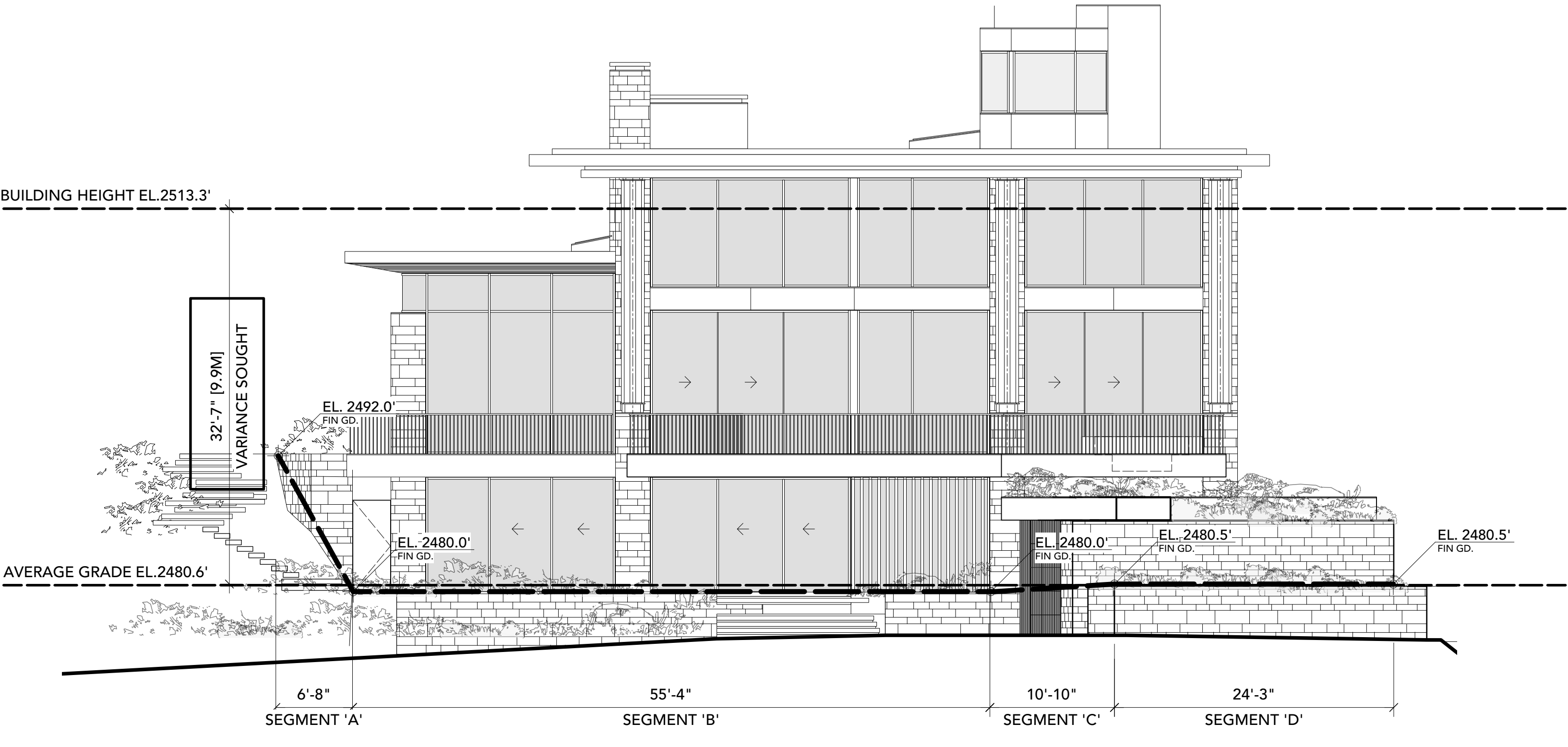
3 SPATIAL SEP. CALC'S - EAST
SCALE: 1/8" = 1'-0"



4 SPATIAL SEP. CALC'S - WEST
SCALE: 1/8" = 1'-0"



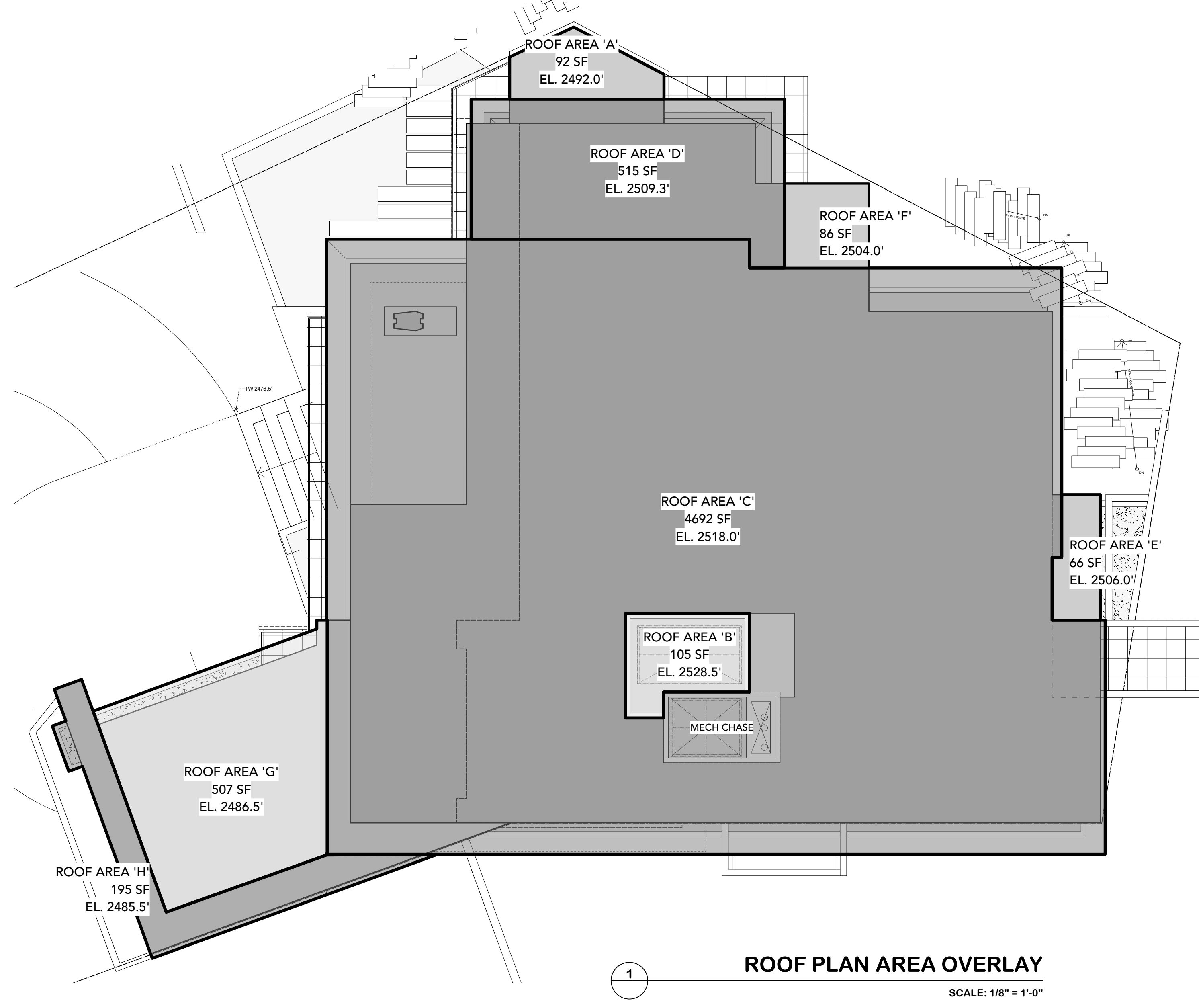
5 SPATIAL SEP. CALC'S - SOUTH
SCALE: 1/8" = 1'-0"



2 LOWEST AVERAGE GRADE - NORTH
SCALE: 1/8" = 1'-0"

AVERAGE LOWEST FINISHED GRADE CALC (NORTH ELEVATION)

| SEGMENT | 1ST PT. ELEV. | 2ND PT. ELEV. | LENGTH | AVERAGE ELEV. |
|------------------------|---------------|---------------|--------|---------------|
| A | 2492.0 + | 2480.0 / 2 | 6.7 = | 16656.5 |
| B | 2480.0 + | 2480.0 / 2 | 55.3 = | 127146.2 |
| C | 2480.0 + | 2480.5 / 2 | 10.8 = | 262786.9 |
| D | 2480.5 + | 2480.5 / 2 | 24.3 = | 60276.2 |
| TOTALS : | | | 97.1 = | 240865.7 |
| AVERAGE FINISHED GRADE | 240865.7 / | | 97.1 = | 2480.6 |



ROOF HEIGHT CALCULATIONS

LOWEST SIDE: NORTH AVERAGE FINISHED GRADE: 2480.6'

MAX 7.6M OR 24.93'

| ROOF | AREA (s.f.) | % OF TOTAL | LOW ELEV'N | HIGH ELEV'N | MEAN ELEV'N | MEAN HEIGHT | CONTRIBUTING HEIGHT | |
|------------|-------------|------------|------------|-------------|-------------|-------------|---------------------|---------|
| A | 92.0 sf | 1.5% | 2492.0' | 2492.0' | 2492.0' | 11.4' | 0.2' | |
| B | 105.0 sf | 1.7% | 2528.5' | 2528.5' | 2528.5' | 47.9' | 0.8' | |
| C | 4692.0 sf | 75.0% | 2518.0' | 2518.0' | 2518.0' | 37.4' | 28.0' | |
| D | 515.0 sf | 8.2% | 2509.3' | 2509.3' | 2509.3' | 28.7' | 2.4' | |
| E | 66.0 sf | 1.1% | 2506.0' | 2506.0' | 2506.0' | 25.4' | 0.3' | |
| F | 86.0 sf | 1.4% | 2504.0' | 2504.0' | 2504.0' | 23.4' | 0.3' | |
| G | 507.0 sf | 8.1% | 2487.5' | 2487.5' | 2487.5' | 6.9' | 0.6' | |
| H | 195.0 sf | 3.1% | 2485.5' | 2485.5' | 2485.5' | 4.9' | 0.2' | |
| TOTALS | 6258.0 sf | 100.0% | | | | 32.6' | (9.9m) | |
| ELEVATION: | | | | | | | | 2513.3' |

1 ROOF PLAN AREA OVERLAY
SCALE: 1/8" = 1'-0"

REVISIONS
1. 2022-JUN-07 REVISIONS PER RMOW COMMENTS

ISSUED
2022-JAN-12 ISSUED FOR BP
2022-AUG-19 ISSUED FOR DVP APP

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PROJECT DRIUSSI RESIDENCE
3831 SUNRIDGE DR
WHISTLER, BC
PROJECT # 2102
PROJECT DATE JULY 27, 2021
CHECKED BY BL
DRAWN BY CT
DRAWING BUILDING HEIGHT & SPATIAL SEP. CALC'S
SCALE 1/8" = 1'-0"
NORTH



REVISIONS

| | | |
|----|-------------|-----------------------------|
| 1. | 2022-JUN-07 | REVISIONS PER RMOW COMMENTS |
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2022 MAY 12 BC FOUNDATION PLAN UPDATE



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| PROJECT | DRIUSSI RESIDENCE 3831 SUNRIDGE DR WHISTLER, BC |
| PROJECT # | 2102 |
| PROJECT DATE | JULY 27, 2021 |
| CHECKED BY | BL |
| DRAWN BY | CT |
| DRAWING | SITE PLAN |
| SCALE | 1/8" = 1'-0" |
| NORTH | |

KEY SITE PLAN - TRUE NORTH
 SCALE: 1/16" = 1'-0"

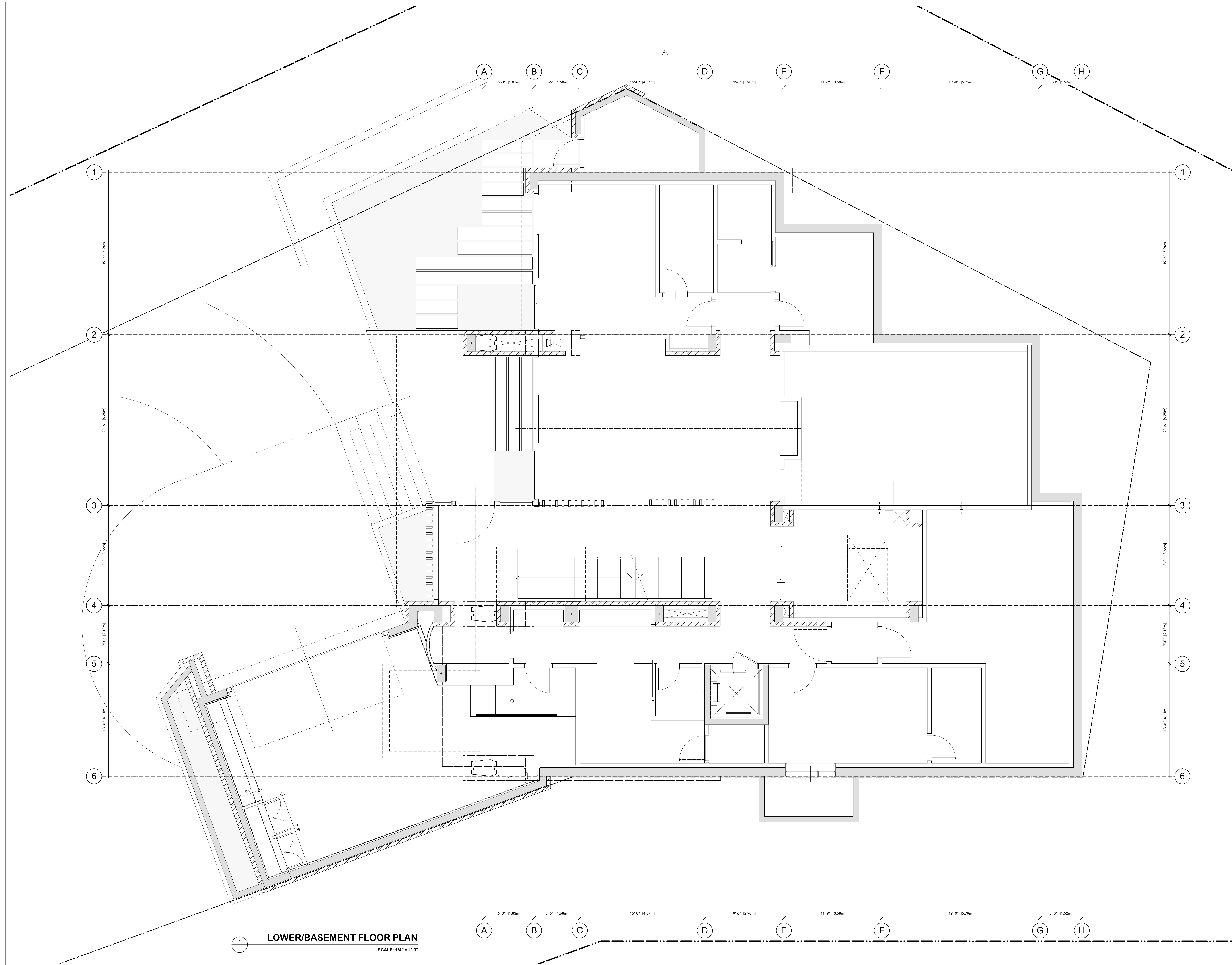
AVERAGE LOWEST FINISHED GRADE CALC
 (NORTH ELEVATION)

| SEGMENT | 1ST PT. ELEV. | 2ND PT. ELEV. | LENGTH | AVERAGE ELEV. |
|------------------------|---------------|---------------|--------|---------------|
| A | 2492.0 + | 2480.0 / 2 x | 6.7 = | 16656.5 |
| B | 2480.0 + | 2480.0 / 2 x | 55.3 = | 137146.2 |
| C | 2480.0 + | 2480.5 / 2 x | 10.8 = | 26786.9 |
| D | 2480.5 + | 2480.5 / 2 x | 24.3 = | 60276.2 |
| TOTALS: | | | 97.1 | 240865.7 |
| AVERAGE FINISHED GRADE | 240865.7 / | | 97.1 = | 2480.6 |



3831 SUNRIDGE DRIVE
 BUILDING FOOTPRINT
 ROOF PEAK EL. 2531.00'
 ROOF TOP EL. 2518.50'
 UPPER TOFF EL. 2506.50'
 MAIN TOFF EL. 2492.00'
 LOWER TOFF EL. 2480.00'
 GARAGE EL. 2476.25'
 STRATA LOT 49, D.L. 4750,
 G.P. 1, N.W.D.,
 STRATA PLAN LMS2022

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



LOWER/BASEMENT FLOOR PLAN

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

REVISIONS

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|----|-------------|-----------------------------|
| 1. | 2022-JUN-07 | REVISIONS PER RMOW COMMENTS |
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| 2022-AUG-19 | ISSUED FOR DVP APP |

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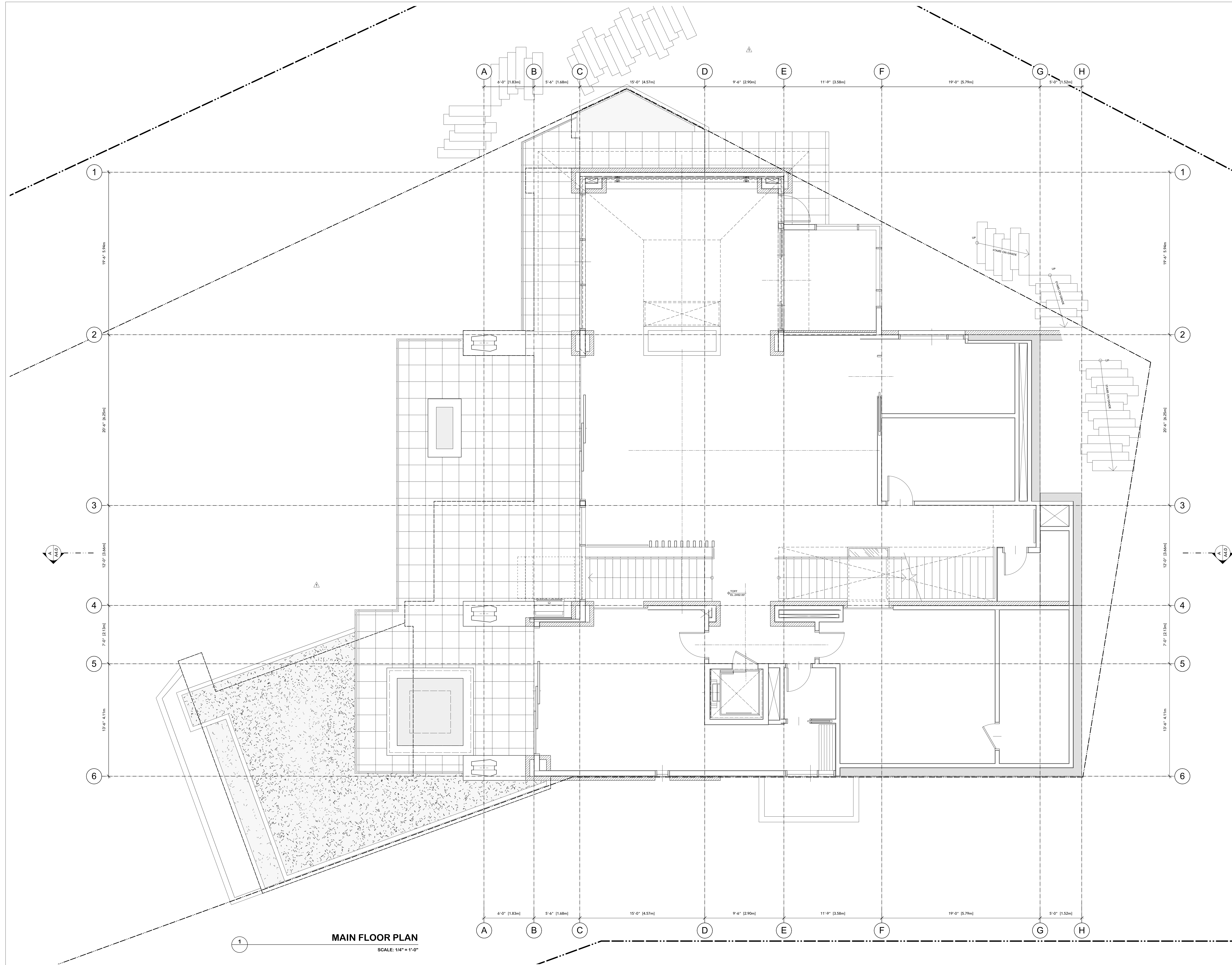
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| | |
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| PROJECT | DRIUSSI RESIDENCE 3831 SUNRIDGE DR WHISTLER, BC |
| PROJECT # | 2102 |
| PROJECT DATE | JULY 27, 2021 |
| CHECKED BY | BL |
| DRAWN BY | CT |
| DRAWING | LOWER/BASEMENT FLOOR PLAN |
| SCALE | 1/4" = 1'-0" |
| NORTH | |



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

REVISIONS

| | | |
|----|-------------|-----------------------------|
| 1. | 2022-JUN-07 | REVISIONS PER RMOW COMMENTS |
|----|-------------|-----------------------------|

ISSUED

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| 2022-AUG-19 | ISSUED FOR DVP APP |

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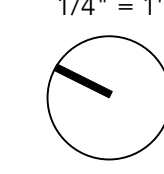


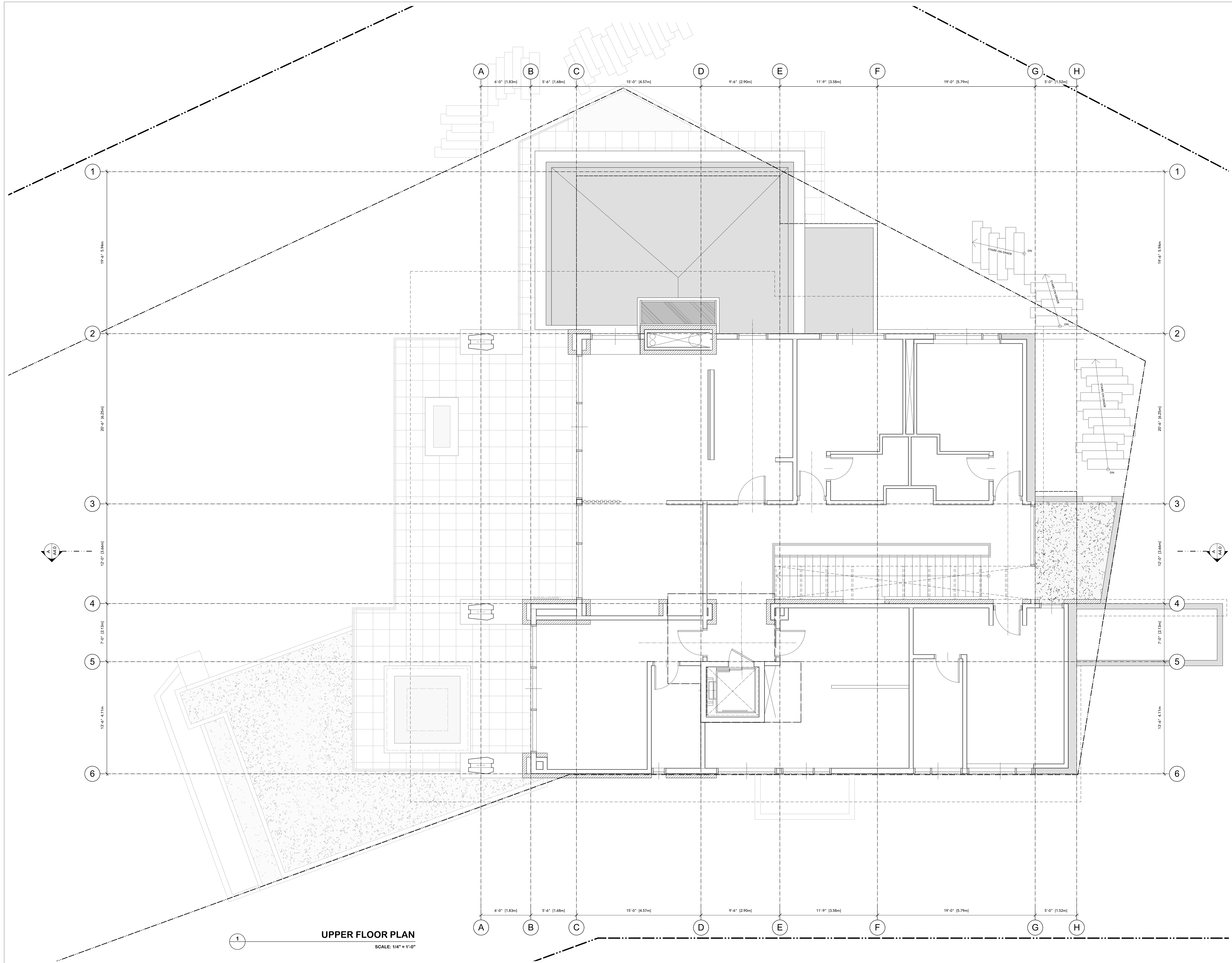
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| PROJECT # | 2102 |
| PROJECT DATE | JULY 27, 2021 |
| CHECKED BY | BL |
| DRAWN BY | CT |

| | |
|----------------|---|
| DRAWING | MAIN FLOOR PLAN |
| SCALE | 1/4" = 1'-0" |
| NORTH |  |



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

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1. 2022-JUN-07 REVISIONS PER RMOW COMMENTS

ISSUED
2022-JAN-12 ISSUED FOR BP
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3392 MARINE DRIVE
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CANADA

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F 604-925-5176

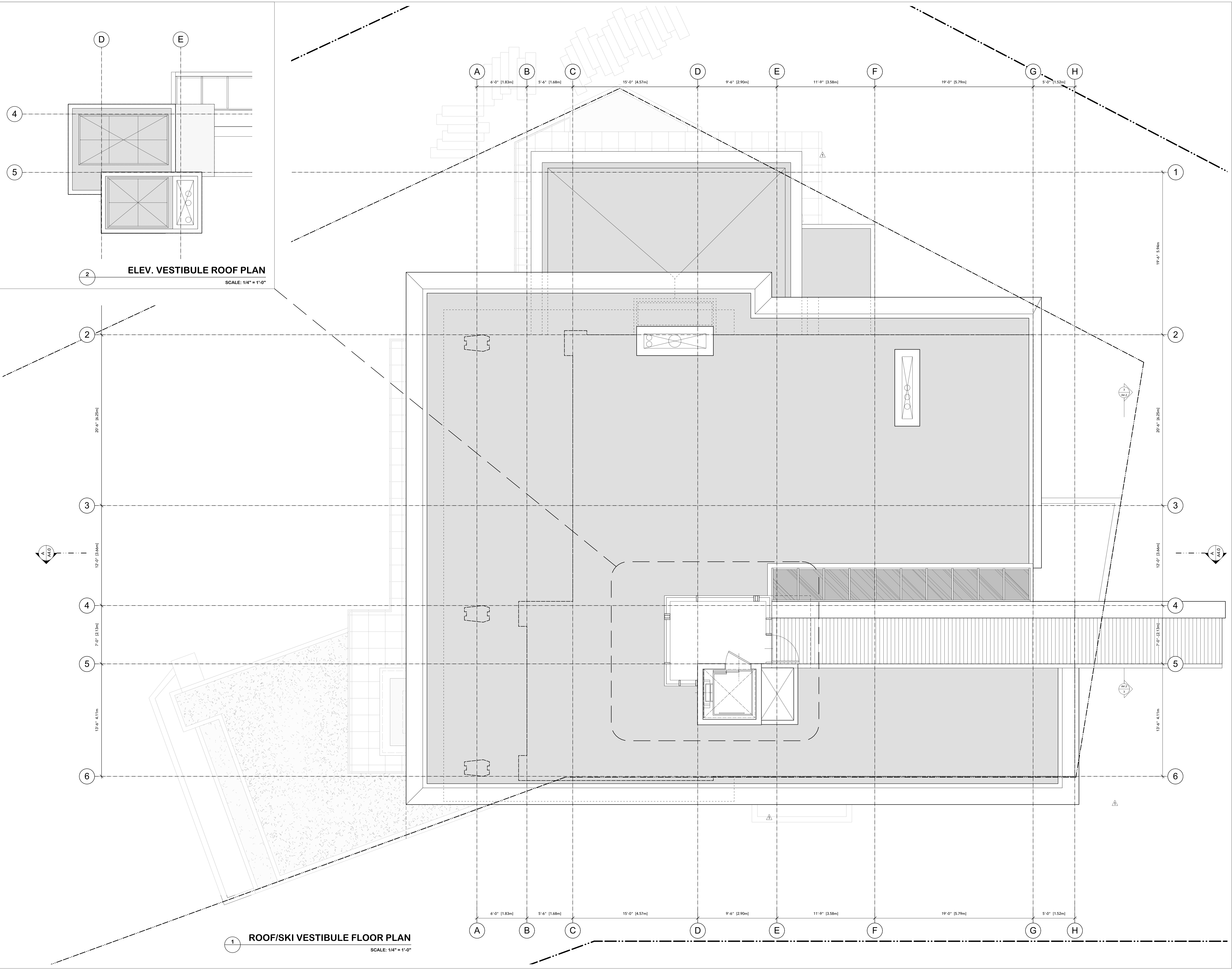
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PROJECT DRIUSSI RESIDENCE
3831 SUNRIDGE DR
WHISTLER, BC
PROJECT # 2102
PROJECT DATE JULY 27, 2021
CHECKED BY BL
DRAWN BY CT

DRAWING UPPER FLOOR PLAN

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



ELEV. VESTIBULE ROOF PLAN

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

ROOF/SKI VESTIBULE FLOOR PLAN

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

REVISIONS

| | | |
|----|-------------|-----------------------------|
| 1. | 2022-JUN-07 | REVISIONS PER RMOW COMMENTS |
|----|-------------|-----------------------------|

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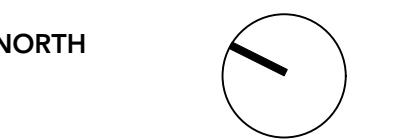
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| PROJECT # | 2102 |
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| CHECKED BY | BL |
| DRAWN BY | CT |

DRAWING ROOF/VESTIBULE PLAN

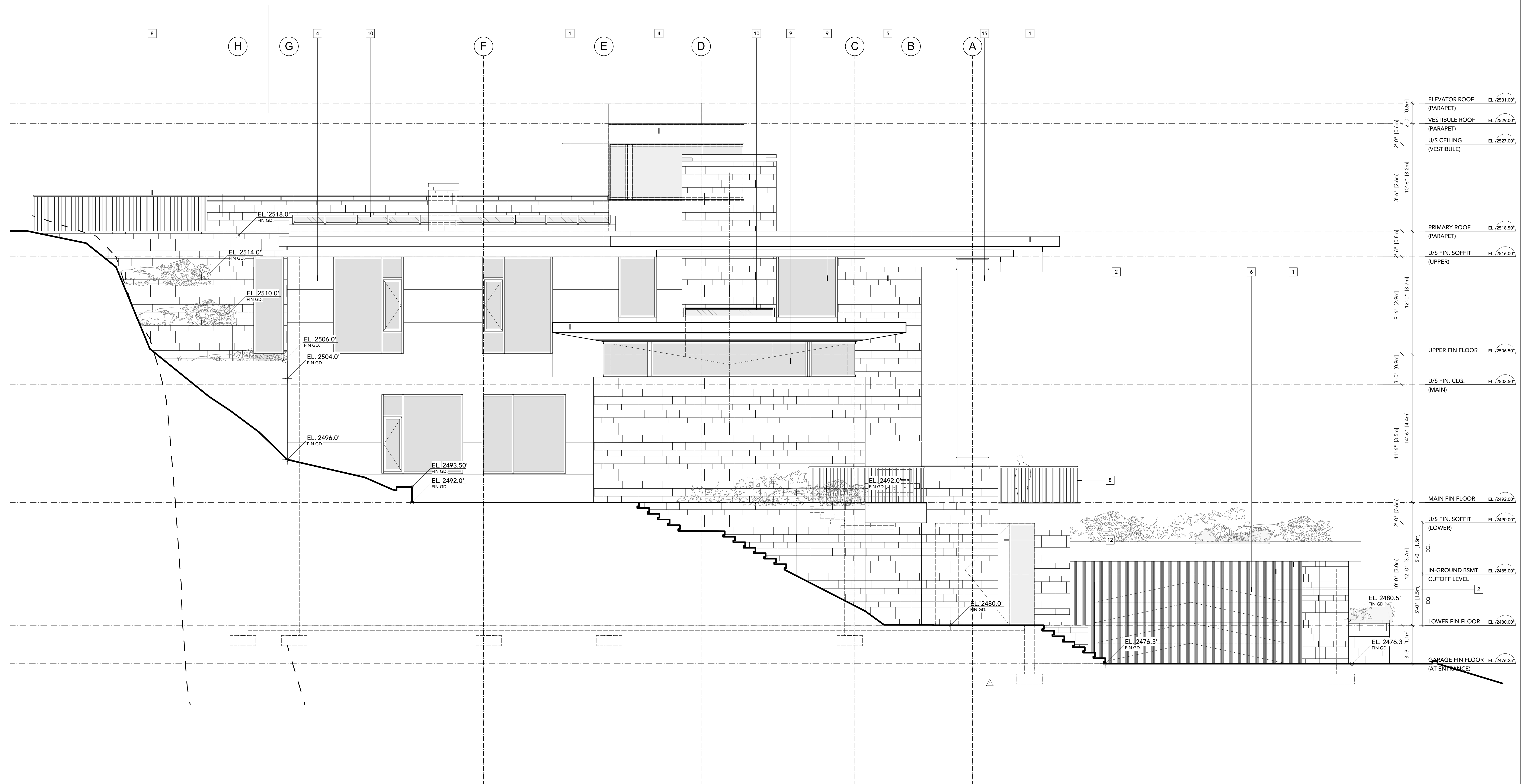
SCALE 1/4" = 1'-0"



MATERIAL LEGEND

1. FASCIAS
Pre Finished Metal Panels, Colour TBD
2. SOFFITS
T & G Cedar, Stained, Colour TBD
3. ROOF
Low-Slope Membrane, c/w Decorative Gravel Ballast
4. WALL A
Metal Panels, Colour TBD, Rainscreen
5. WALL B
Select Stone Veneer, Rainscreen
6. WALL C
Vertical Cedar Battens, Rainscreen, Stained, Colour TBD
7. WALL D
Architectural Concrete Finish, Cast-in-place
8. GUARDRAILS
Metal Pickets c/w Continuous Top Rail, Colour TBD
9. WINDOWS
Aluminum Curtain Wall, Triple-Glazed, Low-E, Colour TBD
10. SKYLIGHTS
Aluminum Pressure Plate, Triple-Glazed, Low-E, Colour TBD
11. EXTERIOR DOORS
Aluminum Minimal Frame Sliding, Colour TBD
12. CUSTOM FRONT DOOR
Wood Veneer, Solid-Core Pivot
13. DOWNSPOUTS
Pre Finished, 3" diameter, Colour TBD
14. FLASHINGS
Pre Finished Metal, Colour TBD
15. ARCHITECTURAL COLUMNS
Custom Built-Up Timber/Glulam, Stained, Colour TBD

REVISIONS
1. 2022-JUN-07 REVISIONS PER RMOW COMMENTS



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3831 SUNRIDGE DR
WHISTLER, BC
PROJECT # 2102
PROJECT DATE JULY 27, 2021
CHECKED BY BL
DRAWN BY CT
DRAWING BUILDING ELEVATION - EAST
SCALE NORTH

SHEET **A3.0**

MATERIAL LEGEND

1. FASCIAS
Pre Finished Metal Panels, Colour TBD
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| REVISIONS | REVISIONS PER RMOW | COMMENTS |
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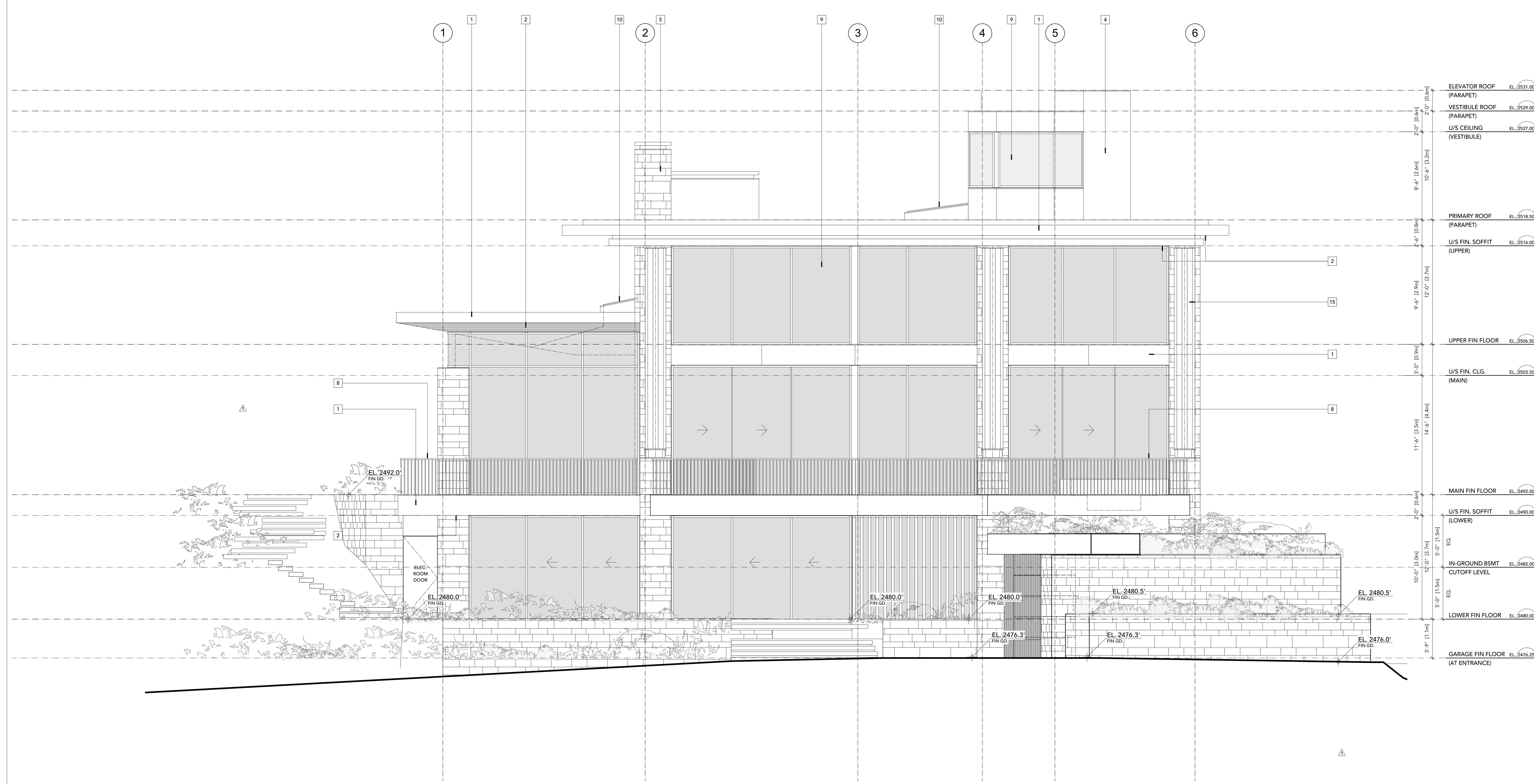
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| PROJECT # | 2102 |
| PROJECT DATE | JULY 27, 2021 |
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| DRAWN BY | CT |
| DRAWING | BUILDING ELEVATION - NORTH |
| SCALE | NORTH |



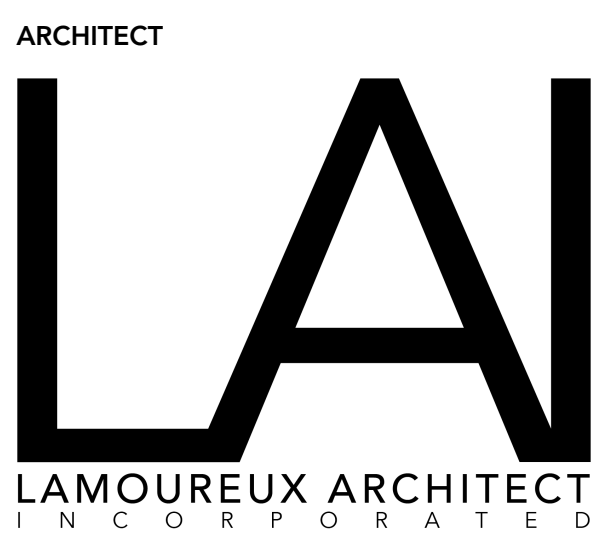
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

1. FASCIAS
Pre Finished Metal Panels, Colour TBD
2. SOFFITS
T & G Cedar, Stained, Colour TBD
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4. WALL A
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15. ARCHITECTURAL COLUMNS
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REVISIONS
1. 2022-JUN-07 REVISIONS PER RMOW COMMENTS

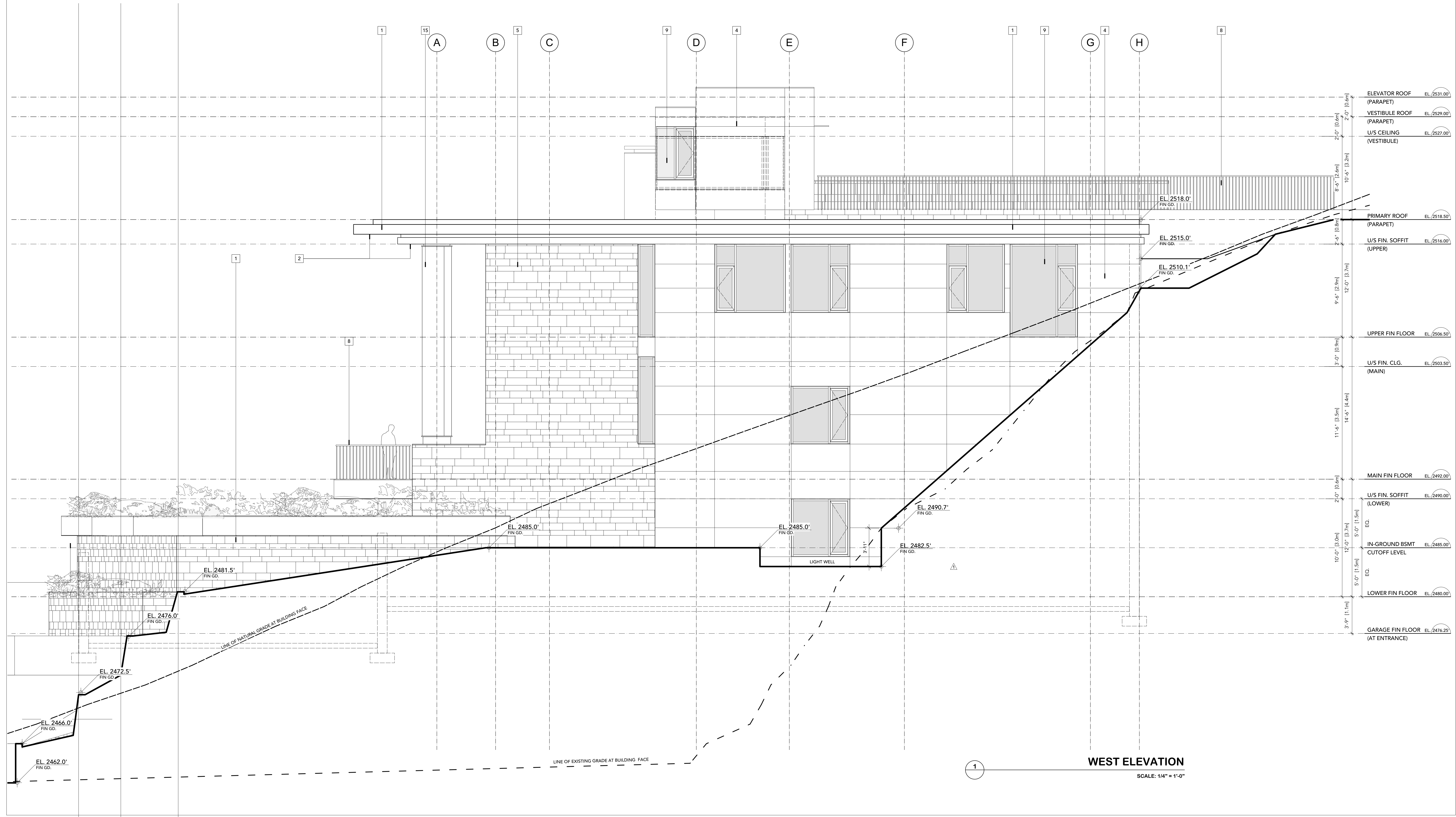
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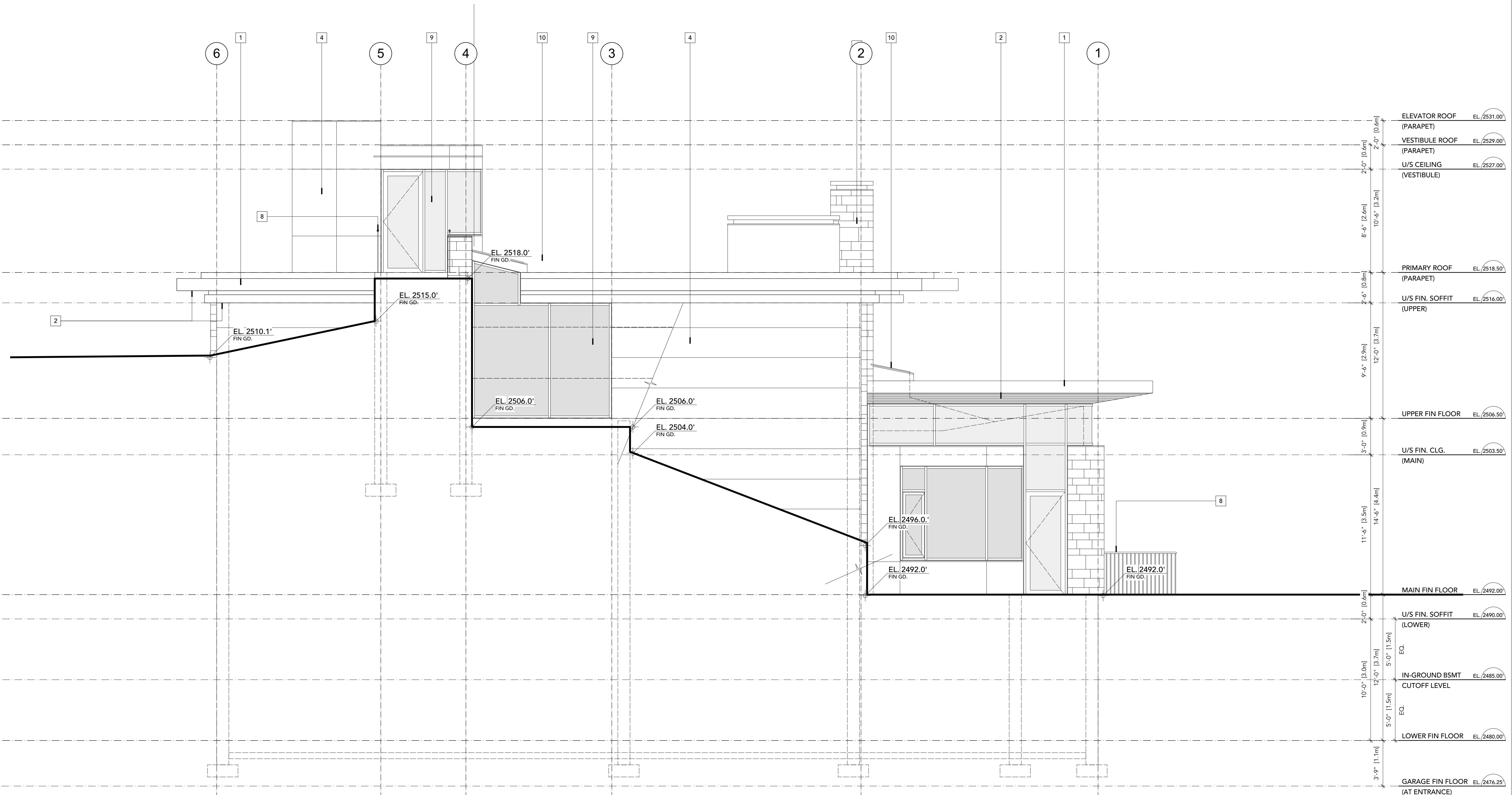
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3831 SUNRIDGE DR
WHISTLER, BC
PROJECT # 2102
PROJECT DATE JULY 27, 2021
CHECKED BY BL
DRAWN BY CT
DRAWING BUILDING ELEVATION - WEST
SCALE NORTH



MATERIAL LEGEND

1. FASCIAS
Pre Finished Metal Panels, Colour TBD
2. SOFFITS
T & G Cedar, Stained, Colour TBD
3. ROOF
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| REVISIONS | REVISIONS PER RMOW COMMENTS |
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1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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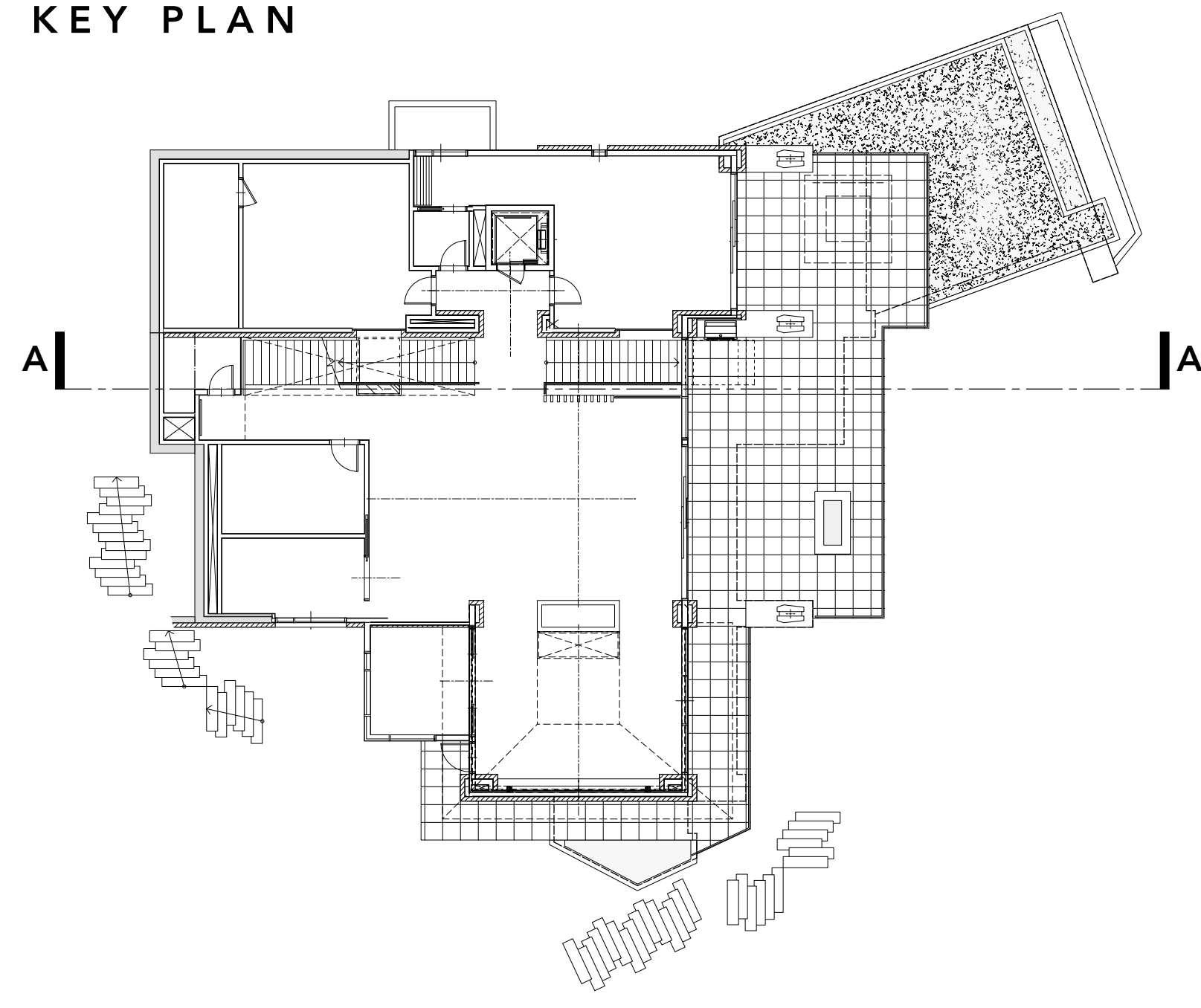
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| PROJECT # | 2102 |
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DRAWING BUILDING ELEVATION - SOUTH
SCALE NORTH

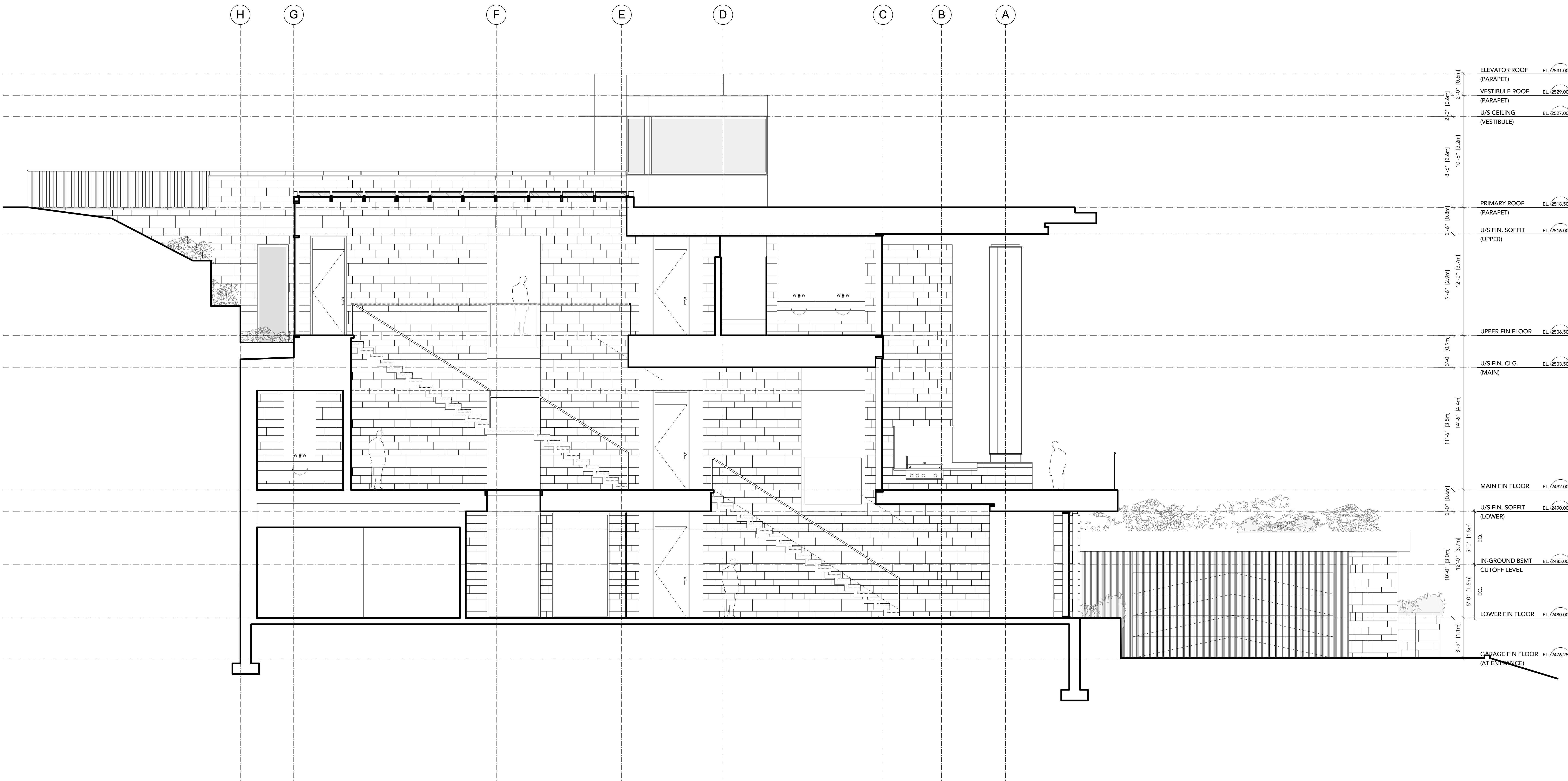
KEY PLAN



CONSTRUCTION ASSEMBLIES

- R1. LOW SLOPE ROOF ASSEMBLY:**
R-40 2% slope min., unvented
 - 2 ply torch-on waterproof membrane on
 - Torch-safe protection board on
 - Tapered rigid insulation - 2% slope minimum on
 - Uninsulated plywood decking (thickness per P.Eng) on
 - 1/2" refers (per P.Eng) with
 - Non cfc, non hfc, spray applied polyurethane insulation (provides vapour impermeable barrier) within joist cavity (R40 min.) on
 - 5/8" GWB, Level 5 finish, painted UON (refer to ID for ceiling finishes)
 - Soffits: stained T&G cedar c/w cont. vent strip at perimeter, vent uninsulated exterior cavity space to min 1/300 area (see details)
- F1. WOOD FLOOR ASSEMBLY:**
(over living spaces)
 - finished flooring (see arch. plans) on
 - 1 3/4" radiant light-weight concrete topping on
 - 3/4" plywood subfloor on
 - 1/2" joists (as per structural) on
 - 5/8" GWB, Level 5 finish, painted UON (refer to ID for ceiling finishes)
- F2. BASEMENT SLAB-ON-GRADE:**
R-20
 - finished flooring (see arch. plans) on
 - 5" reinforced concrete slab (per P.Eng) c/w radiant hydronic heating on
 - 6 mil poly vapour barrier on
 - 3" rigid insulation on
 - 4" compacted granular fill on or native soil (soil bearing capacity requirements to be verified by structural eng.)
- F3. GARAGE SLAB-ON-GRADE:**
R-20
 - concrete sealer or epoxy coating on
 - 5" reinforced concrete slab (per P.Eng), (slope to drain @ 1/4" per ft) on
 - 6 mil poly vapour barrier on
 - 3" rigid insulation on
 - 4" compacted granular fill on or native soil (soil bearing capacity requirements to be verified by structural eng.)
- F4. UPPER FLOOR EXTERIOR TERRACE:**
R-40 - over living space (slope to drain @ 1/4" per ft)
 - 2" thick select stone pavers on
 - Free-draining pea gravel on
 - Drainage mat on
 - 2 ply torch-on waterproof membrane
 - 1/2" torch-safe protection board on
 - Tapered rigid insulation - 2% slope minimum on
 - Reinforced suspended concrete slab (per P.Eng) on
 - Wood frame dropped ceiling with
 - Non cfc, non hfc, spray applied polyurethane insulation (provides vapour impermeable barrier) within ceiling cavity (R40 min.) on
 - 5/8" GWB, Level 5 finish, painted UON (refer to ID for ceiling finishes)
- FS. EXTERIOR TERRACE SLAB-ON-GRADE:**
slope to drain @ 1/8" per ft)
 - 2" thick select stone pavers on
 - Free-draining pea gravel (c/w glycol radiant snow-melt) as noted on
 - Drainage mat on
 - 5" reinforced concrete slab (per P.Eng), (slope to drain @ 1/4" per ft) on
 - 6" compacted granular fill on
 - Compacted fill or native soil (soil bearing capacity requirements to be verified by structural eng.)
- W1. EXTERIOR WALL ASSEMBLY 'A' - METAL:**
- Rainscreen
 - 1" pre-fabricated metal panels (finish TBD) on
 - 1/2" deep hot-section vertical strapping @ 16" O.C. on
 - 1" rigid insulation on
 - 1 layer Tyvek building wrap or equivalent on
 - 1/2" unadvised fir plywood on
 - 2x8 wood studs @ 16" o.c. with
 - Non cfc, non hfc, spray applied polyurethane insulation acts as its own vapour barrier within stud cavity (R77 min.) on
 - 5/8" GWB, Level 5 finish, painted UON (refer to ID for wall finishes)
- W2. EXTERIOR WALL ASSEMBLY 'B' - STONE:**
- Rainscreen
 - 4" +/- select stone, split face on
 - 1/2" drainage cavity on
 - 1/2" drainage mat on
 - 1" rigid insulation on
 - 1 layer Tyvek building wrap or equivalent on
 - 3/4" unadvised fir plywood on
 - 2x8 wood studs @ 16" o.c. with
 - Non cfc, non hfc, spray applied polyurethane insulation acts as its own vapour barrier within stud cavity (R77 min.) on
 - 5/8" GWB, Level 5 finish, painted UON (refer to ID for wall finishes)
- W4. INTERIOR WALLS**
 - 5/8" GWB, Level 5 finish, painted UON (refer to ID for wall finishes) on both sides of
 - 2x stud wall (thickness as noted) @ 16" O.C.
 - NB: provide cementitious waterproof backing board to all walls around tubs and showers to receive tile or stone
- W4a. INTERIOR WALLS - ACOUSTIC**
 - 5/8" GWB, Level 5 finish, painted UON, on both sides of
 - 2x stud wall (thickness as noted) @ 16" O.C. with
 - Acoustic batt insulation within stud cavity
 - NB: provide cementitious waterproof backing board to all walls around tubs and showers to receive tile or stone
- W5. FOUNDATION WALL, BELOW GRADE**
 - Free-draining granular backfill on
 - 2" rigid insulation on
 - Delta MS drainage mat mechanically secured on
 - 2 coats damp-proofing on
 - Reinforced concrete wall on footing (per P.Eng) on
 - 1/2" slim space on
 - 2x stud wall (thickness as noted) @ 16" O.C. with
 - Non cfc, non hfc, spray applied polyurethane insulation acts as its own vapour barrier within stud cavity (R17 min.) on
 - 5/8" GWB, Level 5 finish, painted UON (refer to ID for wall finishes)

REVISIONS
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BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"

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DRAWING BUILDING SECTION - A-A
SCALE NORTH