Appendix B

ZAVOSH CONSULTING INC.

#208 – 111 W. BROADWAY
VANCOUVER, BC V5Y 1P4
604.428.7677

DESIGN RATIONALE FOR DEVELOPMENT PERMIT

at

THE IRONWOOD

3217 Blueberry Drive, Whistler, BC

Prepared for:
Resort Municipality of Whistler
(planning@whistler.ca)

ZCI File No.: IW.004

April 24, 2023

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1. PROJECT RATIONALE

The Ironwood is a 3-storey condo building that was built in 1990. It is a wood frame construction with concrete slab foundation and asphalt roof. There are 37 units in total.

As the building is 30+ years old, it is in need of repair and in response the strata board decided an upgrade to the building envelope components was necessary. This includes replacement of all windows, patio doors, wood, siding, deck membrane, and guardrails.

The remediation will revitalize the complex making it look much more appealing. The new materials were selected for quality, efficiency, environmental performance, and high specifications.

2. SCOPE OF WORK

1. Building Envelope Remediation:

    1. Complete replacement of the existing cladding with new rainscreen cladding, including new fibre-cement siding and trim.

    2. Complete replacement of guardrails with new face-mounted system. The height of some of the guardrails has been increased to also act as privacy walls.

    3. Complete replacement of all windows and exterior doors (excluding the front entrance door and fire rated doors) with new double-glazed vinyl framed windows, sliding doors and exterior swing doors, including the construction of adequate waterproofing details at their rough openings.

    4. Complete replacement of all balcony assemblies, including replacement of waterproofing membrane, deck boards and sheathing, guardrails, flashings, soffits and installation of new gutters and downspouts.

    5. Complete replacement of low-sloped roof assembly above the elevator machine room, including replacement of waterproofing membranes, deck sheathing, flashings, drains, overflow scuppers, perimeter curb, gutters, and downspouts, and re-sloping as required.

2. Structural:

    1. Replacement of the existing exterior timber columns with new as indicated in Structural drawings and specifications.

3. EXISTING CONDITIONS

1. The existing building envelope components are now beyond their service life and showing wear and tear. Existing materials include:
    1. Vertical wood siding with wood trim.
    2. Wood columns.
    3. Wood and metal guardrails.
    4. Vinyl membrane.
    5. Aluminum windows and doors.
    6. The roof above the elevator machine room is a low slope SBS roof with a temporary self-adhesive membrane.

The following photographs illustrate the existing conditions:

Photo 1 - from southwest corner.

Photo 2 – Balcony.

Photo 3 – Roof over elevator room with temporary self-adhesive membrane

Photo 4 – Upper floor balcony decking.

4. MATERIALS AND FINISHES

1. CLADDING

1. The existing cladding will be completely replaced with new rainscreen cladding, including new fibre-cement siding and trim.

2. SIDING

1. The colour of the siding, flashings, and soffits will be “Aged Pewter” based on James Hardie Board colour options.
2. Thickness: 5/16”; Weight: 2.3 lbs/sq. ft.; Length: 12’ planks, Width: 7¼” (6” exposure) with Select Cedarmill. Surface Texture: Light Wood Grain. Factory (baked-on) primed and painted with ColorPlus technology.
3. Hardiplank Fibre-Cement Lap Siding as manufactured by JamesHardie Building Products or a pre-approved equivalent.
4. Non-combustible, non-asbestos autoclaved fibre-cement products composed of Portland cement, ground sand, cellulose fibre, selected additives and water.
5. Flexural Strength (ASTM C1185): Based on equilibrium moisture content.
    1. Along direction of sheet: 17.2 MPa (2500 psi)
    2. Across direction of sheet: 12.8 MPa (1850 psi)
6. Non-Combustibility: Non-combustible when tested in accordance with ASTM E136.
7. Surface-Burning Capabilities (ASTM E84):
    1. Flame Spread: 0
    2. Fuel Contributed: 0
    3. Smoke Developed: 5
8. Thermal Resistance: (Approximate Values) 7.9 mm (5/16”) thick, RSI = 0.026 (R = 0.15).

3. TRIM

1. The colour of the trim will be “Iron Grey” based on James Hardie colour options. Please see the proposed colour schemes below
2. Thickness: ¾”; Weight: 4.45 lbs/sq. ft.; Length: 12’ boards; Width: 3½” at windows and exterior doors, 5 ½” at inside and outside corners; Surface is Smooth. Factory (baked-on) primed and painted with ColorPlus technology.

4. TIMBER COLUMNS

1. The timbers columns will be replaced with preserved wood square columns as designed by the Structural Engineer. Timber posts will be wrapped in weather resistant barrier, pressure treated strapping and fibre-cement trim. The colour will be “Iron Grey” according to JamesHardie colour styles to match the cladding trim. Please see the proposed colour schemes below.

5. BALCONIES

1. All balcony assemblies will be completely replaced, including replacement of waterproofing membrane, deck boards and sheathing, guardrails, flashings,

soffits and installation of new gutters and downspouts. A minimum 2% slope away from the building will be provided.

6. RAILINGS

1. The guardrails will be completely replaced with a new face-mounted system. The height of some of the guardrails has been increased to also act as privacy walls.
2. Guardrails and handrails will be black in colour.
3. New metal privacy panels with infill opaque glass will be installed on 1st, 2nd and 3rd levels of Units Type F, G and H. These privacy panels will be installed on the inside of the selected balconies (in between the balconies) and will be extended an additional 4 feet on top of the new balcony guardrails, that have a minimum height of 42".
4. New aluminum guardrails at the top of the wall at the perimeter of the parkade entrance ramp
5. All applicable secondary semi-structural metal fabrications and all connections will be designed and installed to withstand forces in accordance or exceeding the requirements of the current BC Building Code, Part 4 and/or or latest Building By-law of the Municipality having jurisdiction and in accordance to CSA S157-17, "Strength Design in Aluminum", CSA S157.1-17, "Commentary on CSA S157-17, Strength Design in Aluminum", and CSA W59.2-18, "Welded Aluminum Construction".
6. Aluminum Extrusion (Pickets and bottom channel only): 6063-T5 Alloy and Temper.
7. Aluminum Posts, Plates, Angles, Bars, etc.: 6061-T6 Alloy and Temper.
8. Glass/glazing system will be minimum 6 mm fully safety-tempered and meet the current local Building By-law and according to CAN/CGSB-12.20-M89, "Structural Design of Glass for Buildings".
9. Powder Coating Material (Aluminum**):** Polyurethane-type powder coating, gloss and as selected by the Owner and/or Consultant.
10. All guards and handrails must comply with Parts 3.4.6.5 and 3.4.6.6 of the current BC Building Code and/or latest Building By-law of the Municipality having jurisdiction.
11. Anodized Finishes in accordance with American Aluminum Manufactures Association designation system DAF-45 and AAMA 611 Voluntary Standards for Anodized Architectural aluminum (Class II – Exterior application) for anodizing. AA-M-12-C22-A31 (#17-Clear).
12. Ungalvanized steel clips, supports and reinforcing steel will be painted with primer or bituminous paint. All components exposed to the weather shall be galvanized or stainless steel. Electric separation will be provided as appropriate.
13. Please see image below for example of proposed guardrails.

7. VINYL MEMBRANE

1. The vinyl membrane on the upper balconies will be a colour that matches the siding or trim. Please see the proposed colour schemes below.
2. Sheet vinyl membrane will conform to CAN/CGSB 37.54-95 "Polyvinyl Chloride Roofing and Waterproofing Membrane". UV resistance, heat-welded seams and perimeter attachment with an abrasion resistance of 12.6 at 5000 minimum.

3. Composition: Pre-fabricated, flexible, reinforced, polyvinyl chloride membrane.
4. Width: 1370mm (54”).
5. Thickness: sixty (60) mils.
6. Acceptable Manufacturer: Duradek, Decking, or pre-approved equivalent.

8. GROUND FLOOR BALCONY DECKS

1. The ground floor balconies have pavers and cobblestones that will be cleaned and re-used.

9. FLASHINGS, SOFFITS, GUTTERS AND DOWNSPOUTS

1. Aluminum perforated soffits. The colour will be Aged Pewter James Hardie Board to compliment the new cladding.
2. The aluminum flashings will be 24-gauge base metal thickness, Z275 Designation Zinc Coated Steel conforming to ASTM Specification A653/A653M-17, Grade “A” with Stelco/Dofasco 5000 Series Coating. The colour will be the same as the siding.
3. Gutters will be pre-finished with two (2) coats as per ASTM D-1729-16, seamless one (1) piece aluminum gutters; 127 mm x 127 mm (5" x 5"), 7 mm (.027") thick. The colour will be the same as the siding.
4. Downspouts will be pre-finished 2” x 3” – 0.025 aluminum, ten-foot (10’) length machine formed, including corner straps and elbows. The colour will be the same as the siding.

10. WINDOWS & DOORS

All windows and exterior doors will be replaced (excluding the front entrance door and fire rated doors) with new double-glazed vinyl framed windows, sliding doors and exterior swing doors, including the construction of adequate waterproofing details at their rough openings. The front entrance door will be retained and waterproofed at the perimeter. The fire rated doors will be removed, cleaned, sanded, primed, painted and reinstalled as per the specified waterproofing details. The colour will be the same as the siding or trim. Please see the proposed colour schemes below. The rough openings will stay the same.
The approved products for windows and doors include:

- Starline Windows – 7100 Series vinyl casement/awnings/fixed windows, 8500 Series vinyl patio sliding doors and 2500 Series vinyl swing doors.
- Vinyltek Windows – 6000 Series vinyl casement/awnings/fixed windows, Series 7000 vinyl patio sliding doors and Series 6300 Euro Twist swing doors.
- Euroline Windows – 1800 Series casement/awnings/fixed windows, 4700 Series fibreglass vinyl (hybrid) patio sliding and swing doors.
- Pre-approved equal by Consultant and Owner.

All fenestration products must conform to current BC Building Code Requirements, AAMA/WDMA/CSA101/I.S.2/A440.NAFS North American Fenestration Standard/Specification for windows and doors and CSA A440S1, Canadian Supplement.

All fenestration assemblies are to meet the NAFS requirements as stated in the current edition of the BC Building Code for the Resort Municipality of Whistler.

Window and Door Performance:

- Performance Class: Residential
- Performance Grade: PG40
- Maximum U-Value: 0.25 BTU/F°xft²xhr
- Maximum Solar Heat Gain Coefficient: 0.30
- Minimum Visible Light Transmittance: 0.5

Window and door assemblies will be designed to support dead loads and accommodate structural deflection and long-term creep movements and drift without stress on glass, buckling, failure of joint seals, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or other detrimental effects caused by structural movement.

The system will be designed to provide for expansion and contraction of all component materials for the exterior surface temperature range of Whistler and a building interior surface range of +15ºC to +30ºC. Provide for expansion and contraction of all parts of the assembly when subjected to the maximum resultant temperature differentials between inside and outside without causing buckling, stress on glass, failure of joint seals, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or other detrimental effects.

Assembly will be designed for Air Tightness, Water Tightness and Wind Load Resistance, as specified in the current edition of Resort Municipality of Whistler By-Law, BC Building Code and notes references.

Windows and doors will be designed to meet all the structural requirements BC Building

Code and to the project specific wind loading criteria. Design glass according to CAN/CBSB 12.20-M89 and British Columbia Energy Efficiency Act.

Operable windows and doors will meet or exceed the requirements for sash strength and stiffness and ease of operation when tested in accordance with CSA A440.

The windows and doors provided shall be labelled as EnergyStar Rated Windows and Doors for the appropriate for the climate of Whistler.

Window and door details will provide sub-sill drainage to provide a secondary or back-up drainage path to prevent water ingress into the wall framing below in case of leakage through their frame.

Fire rating of new windows and doors to match existing.

11. WINDOWS

1. The windows will be vinyl with black frames. The rough openings will stay the same as existing.
2. Windows to be heavy-duty multi-glazed vinyl windows. Operable units with locks and all other necessary hardware.
3. Window members shall be extruded vinyl sections. All sections shall be factory fitted, assembled, and adjusted, and conform to Canadian government specifications CSA-A440-00 and British Columbia Energy Efficiency Act.
4. Operable and fixed windows shall meet the requirement of CSA A440.
    1. Screws, miscellaneous fastenings, and internal connection components – stainless steel or other corrosion-resistant material.
    2. Sealants as per Section 07 92 00 of Specification – Joint Sealants.
    3. Screens – required over opening of operable units. Provide screens on operable windows in accordance with CAN/CSA A440, finished to match window frame. Screens must not interfere with the operation of window hardware.
5. Low E coating windows shall be provided.
6. Window designs will provide a flange around the frame perimeter to accept an air seal membrane.
7. All joints, corners, miters will be machined accurately to flush – hollow metal hairline joints; corner of sash and window frames to be welded for vinyl frames.
8. Windows will be reconfigured to ensure operable sill heights are not less than 42” from interior level levels (except for ground level units).
9. A restrictor will be installed on all operable windows. Restrictors will prevent the operable windows from having opening widths greater than 4”.
10. All opening mechanisms will be easily accessible to all users and must consist of the following. Windows must have cam handles or roto handles to activate a multi-point locking mechanism.

12. DOORS

1. Patio sliding and swing doors will be vinyl with black frames. Swing doors will be retained and re-painted the same colour as the siding. The rough openings will stay the same as existing.
2. Glazing: Sealed units with tempered glazing.
3. Hardware and Fasteners: Locks will be hook type and permit adjustment of door panel. Operable panel to have tandem wheel assemblies in bottom rail. Wheel assemblies to be corrosion resistant and adjustable pulls to meet manufacturer’s standard.
4. Screens: Sliding screens required over opening of operable leaf.
5. Swing doors must comply with NAFS requirements.
6. All sliding and swing doors will have complete hardware including handles and locking mechanism.

13. ELEVATOR ROOM ROOF

1. The low-sloped roof assembly above the elevator machine room will be replaced, including replacement of waterproofing membranes, deck sheathing, flashings, drains, overflow scuppers, perimeter curb, gutters, and downspouts, and re-sloping as required. The visible material will be 2-ply SBS asphalt roofing membrane and the colour will match the existing asphalt on the other roofs that are remaining unchanged.

5. COLOUR PALETTE

The following colour palette has been selected. Please see rendering below.

Aged Pewter Cladding, Iron Grey Trim, and Black window and door frames, and railings.

Balcony Guardrail example

COLOUR PALETTE: Aged Pewter Cladding, Iron Grey Trim, and Black window and door frames, and railings.

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Prepared by:

Zavosh Consulting Inc.

Per:

Guy LaFayette.
Project Consultant
(guy@zavoshconsulting.com)

APPENDIX “A”

SITE PLANS AND DRAWINGS

STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC
BUILDING ENVELOPE REMEDIATION

DRAWING LIST	
A0.1	AERIAL VIEW AND LOT LOCATION
A0.2	SITE PLAN
A1.1	FIRST AND SECOND FLOOR PLANS
A1.2	THIRD FLOOR AND ROOF PLANS
A2.1	WEST, EAST AND END ELEVATIONS (EXISTING)
A2.2	WEST, EAST AND END ELEVATIONS (PROPOSED)
A5.1	WALL ASSEMBLY - W1
A6.1	WINDOW AND DOOR SCHEDULE I
A6.2	WINDOW AND DOOR SCHEDULE II
A6.3	WINDOW AND DOOR SCHEDULE III
A6.4	WINDOW AND DOOR SCHEDULE IV
A6.5	WINDOW AND DOOR SCHEDULE V
A6.6	WINDOW AND DOOR SCHEDULE VI
A6.7	WINDOW AND DOOR SCHEDULE VII
A6.8	WEST, EAST AND END ELEVATIONS (WINDOW & DOOR LOCATIONS)

DWG. TITLE: COVER PAGE | SCALE: N.T.S. | SHEET NO: A0.0

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
2	ISSUED FOR REVIEW II	SEP. 07/22	TB
1	ISSUED FOR REVIEW I	JULY. 08/22	TB

PROJECT:

BUILDING ENVELOPE REMEDIATION

STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

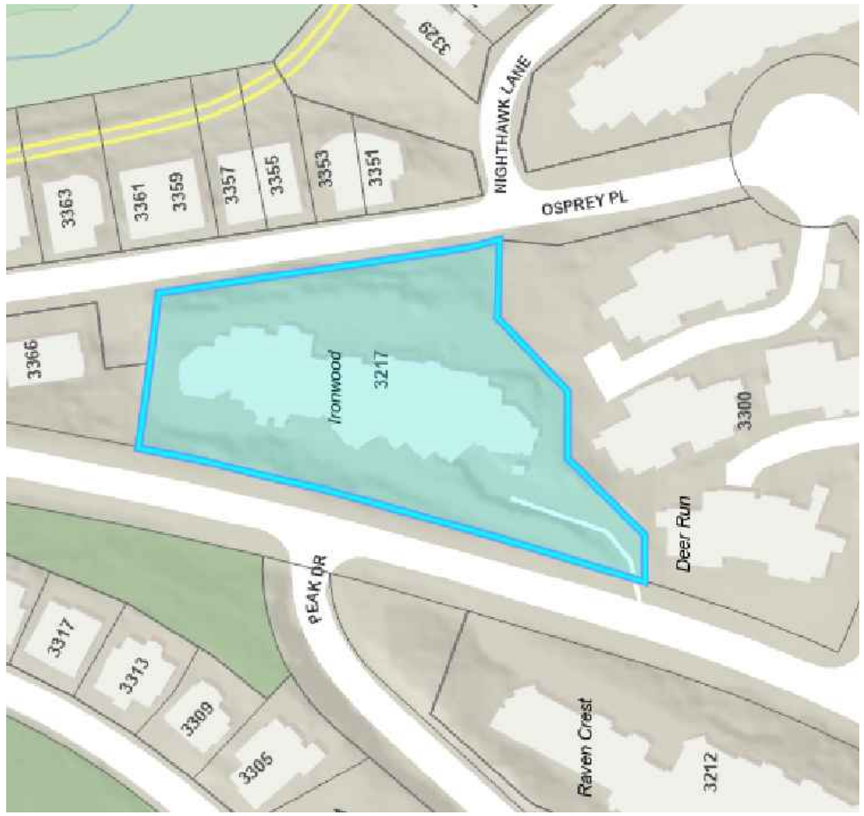
ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

NOTE:

1. THIS DRAWING WAS PRODUCED USING THE ORIGINAL ARCHITECTURAL DRAWINGS PREPARED BY BARCLAY McLEOD ARCHITECT DATED SEPTEMBER 14, 1989.

1 AERIAL VIEW
1/64" = 1'-0"



2 LOT LOCATION
1/64" = 1'-0"

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3	NOV. 18/22	TB
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	ISSUED FOR TENDER	
	ISSUED FOR REVIEW II	
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TITLE:

AERIAL VIEW AND LOT LOCATION

PROJECT:

BUILDING ENVELOPE REMEDIATION

STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

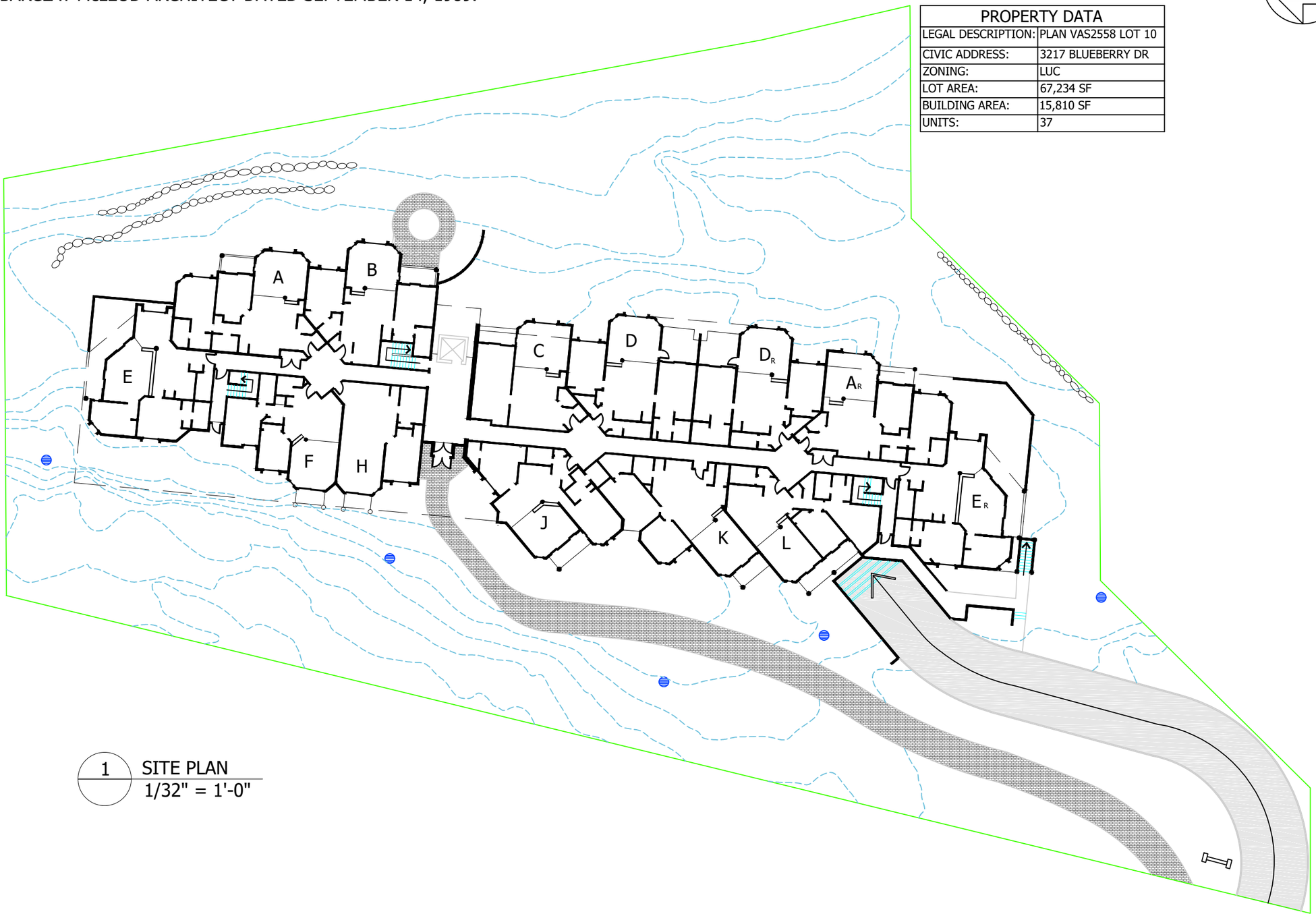
ZCI FILE: IW.004.1

SHEET: A0.1

NOTE:

1. THIS DRAWING WAS PRODUCED USING THE ORIGINAL ARCHITECTURAL DRAWINGS PREPARED BY BARCLAY McLEOD ARCHITECT DATED SEPTEMBER 14, 1989.

PROPERTY DATA	
LEGAL DESCRIPTION:	PLAN VAS2558 LOT 10
CIVIC ADDRESS:	3217 BLUEBERRY DR
ZONING:	LUC
LOT AREA:	67,234 SF
BUILDING AREA:	15,810 SF
UNITS:	37



1 SITE PLAN
1/32" = 1'-0"

ZAVOSH CONSULTING INC.

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4	NOV. 23/22	TB
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TITLE:

SITE PLAN

PROJECT:

BUILDING ENVELOPE REMEDIATION

STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZCI FILE: IW.004.1

SHEET: A0.2

NOTE:

1. THIS DRAWING WAS PRODUCED USING THE ORIGINAL ARCHITECTURAL DRAWINGS PREPARED BY BARCLAY McLEOD ARCHITECT DATED SEPTEMBER 14, 1989.

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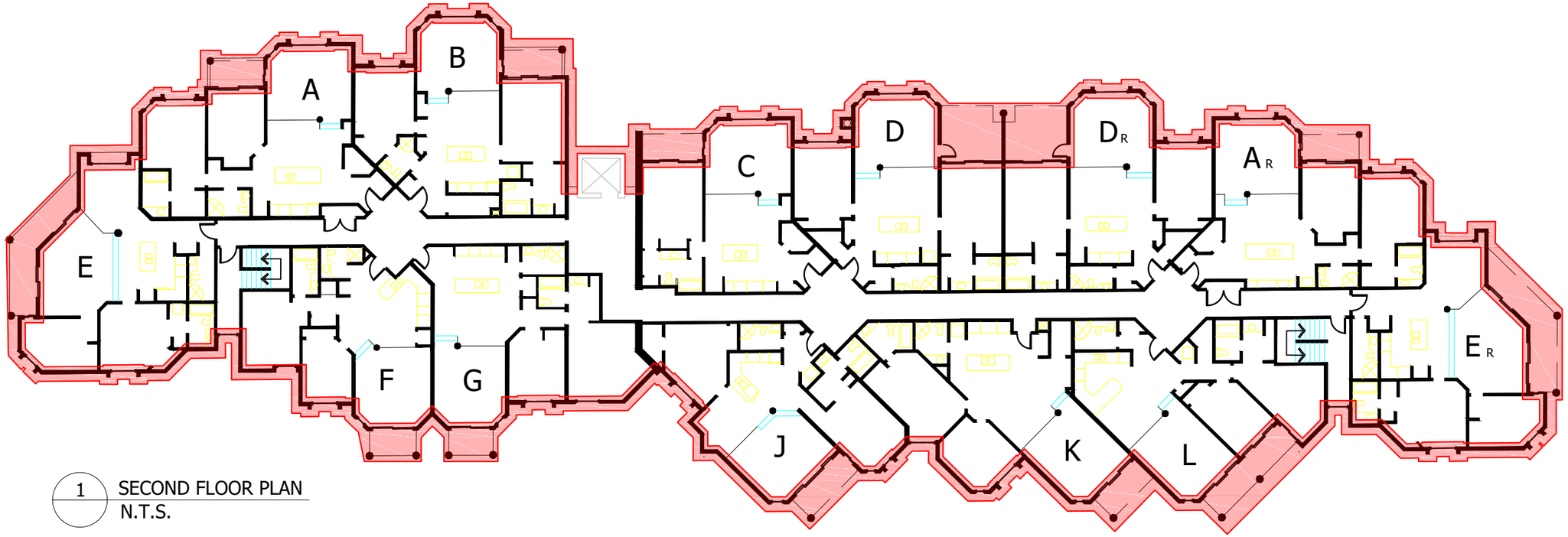

1 SECOND FLOOR PLAN
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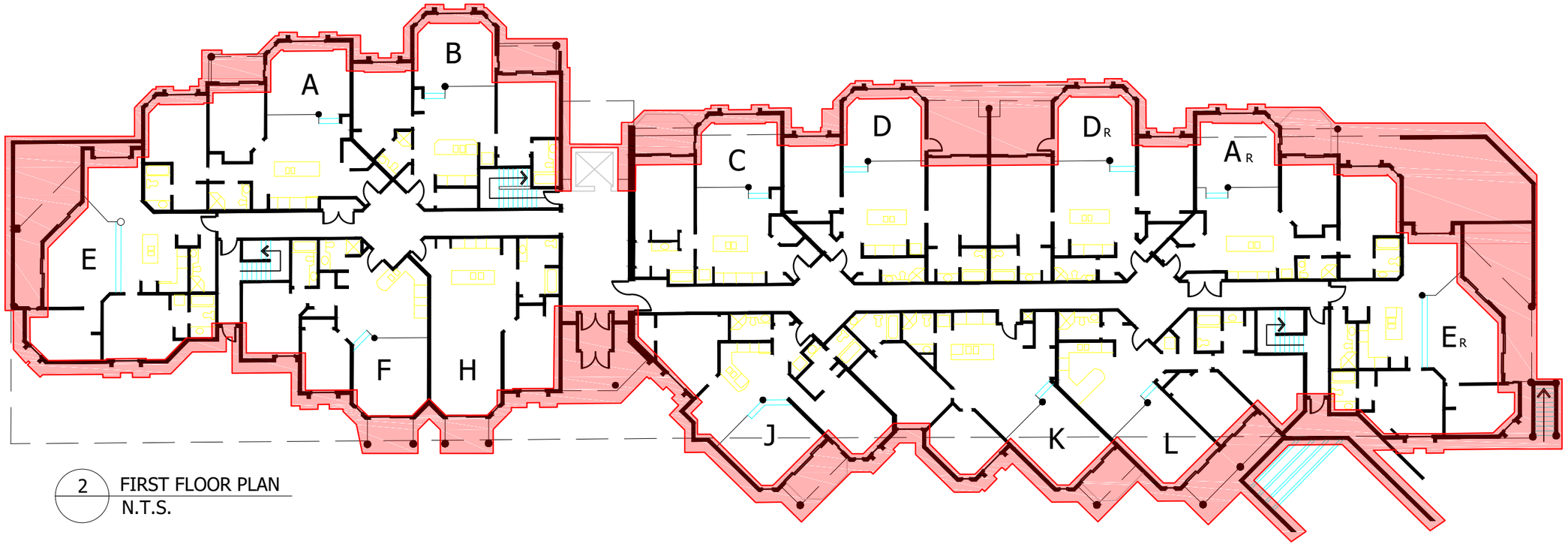

2 FIRST FLOOR PLAN
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ISSUED FOR REVIEW II
ISSUED FOR REVIEW I

TITLE:

FIRST AND SECOND FLOOR PLANS

PROJECT:

BUILDING ENVELOPE REMEDIATION

STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZCI FILE: IW.004.1

SHEET: A1.1

NOTE:

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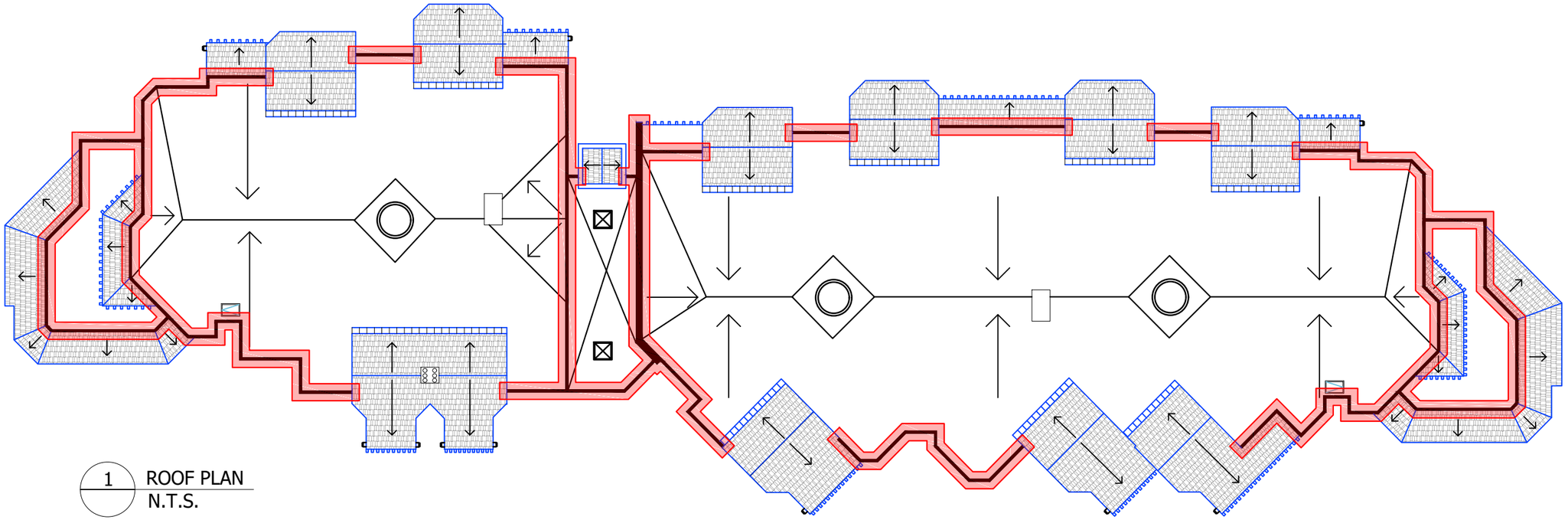

1 ROOF PLAN
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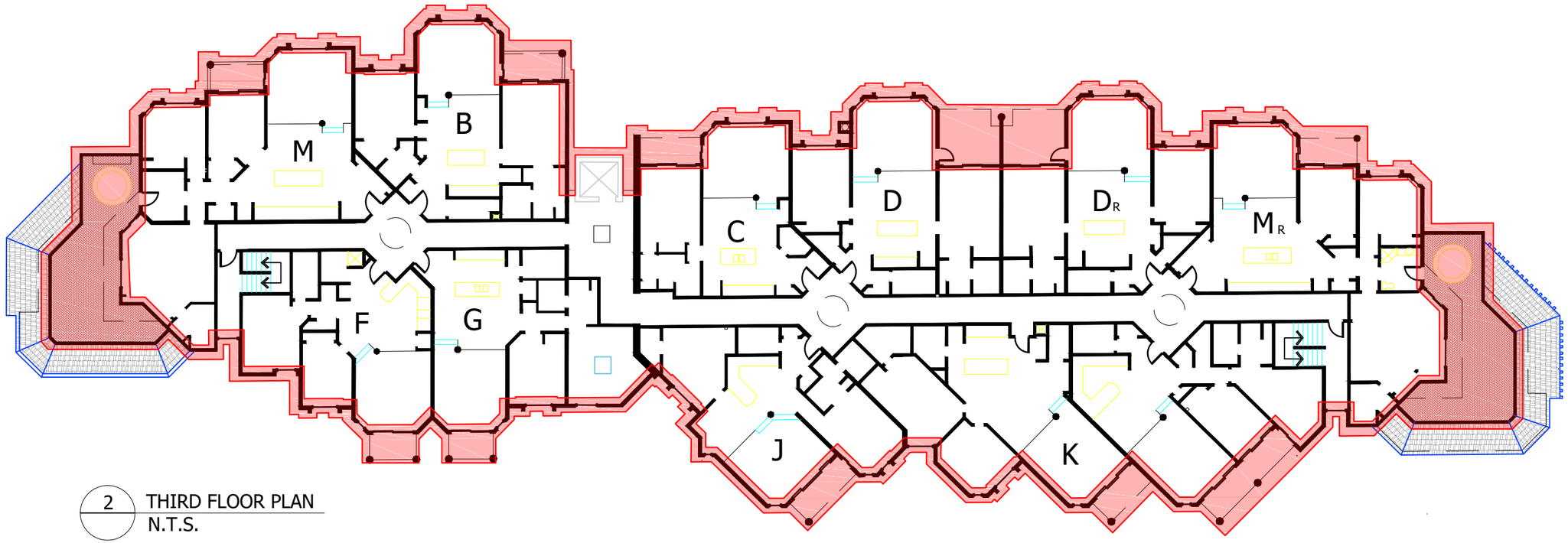

2 THIRD FLOOR PLAN
N.T.S.

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	ISSUED FOR TENDER	
	ISSUED FOR REVIEW II	
	ISSUED FOR REVIEW I	
	ISSUED FOR / REVISION	

TITLE:

THIRD FLOOR AND ROOF PLANS

PROJECT:

BUILDING ENVELOPE REMEDIATION

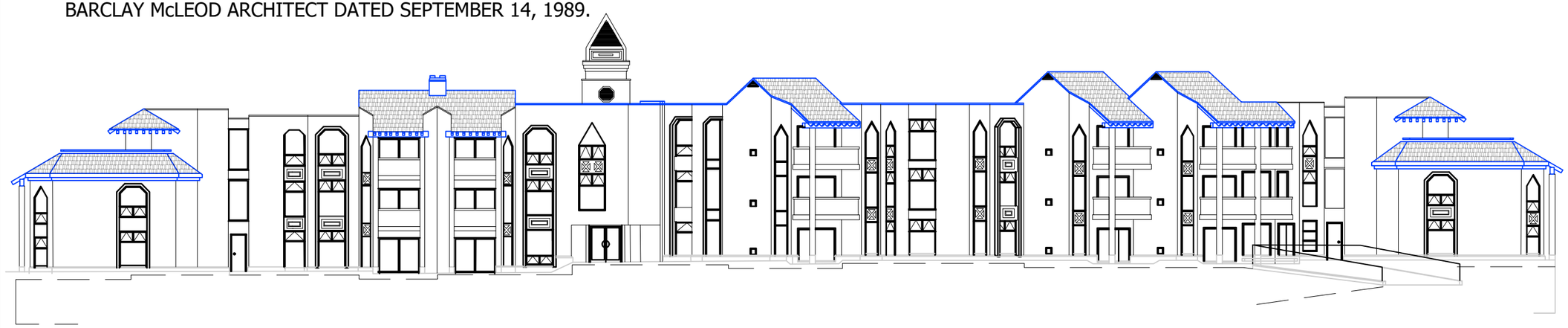
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZCI FILE: IW.004.1

SHEET: A1.2

NOTE:

1. THIS DRAWING WAS PRODUCED USING THE ORIGINAL ARCHITECTURAL DRAWINGS PREPARED BY BARCLAY McLEOD ARCHITECT DATED SEPTEMBER 14, 1989.



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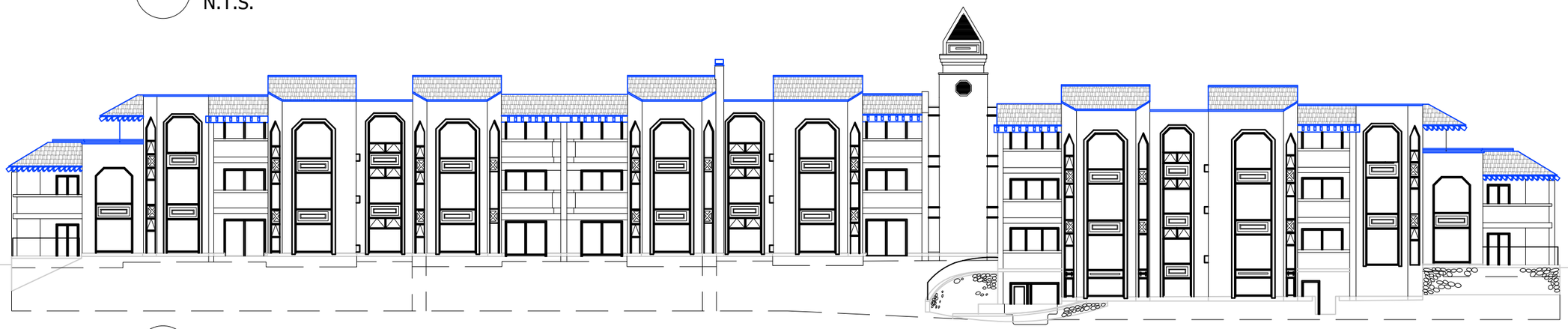

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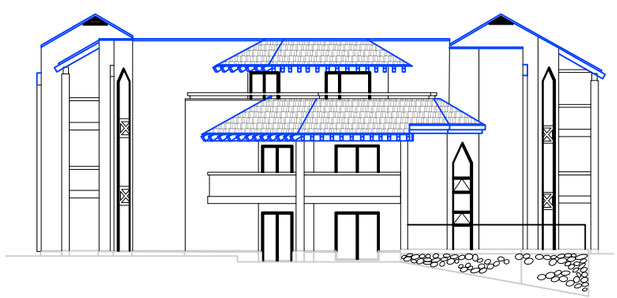

3 END ELEVATION
N.T.S.

ZAVOSH CONSULTING INC.

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TITLE:

WEST, EAST AND END ELEVATIONS (EXISTING)

PROJECT:

BUILDING ENVELOPE REMEDIATION

STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZCI FILE: IW.004.1

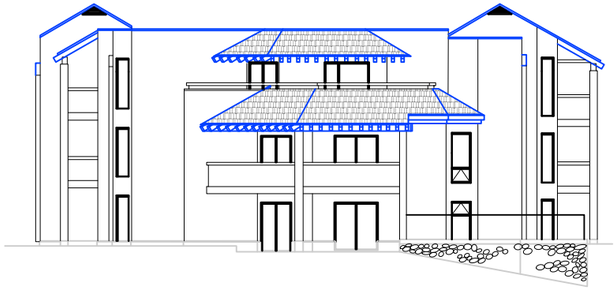
SHEET: A2.1

NOTE:

1. THIS DRAWING WAS PRODUCED USING THE ORIGINAL ARCHITECTURAL DRAWINGS PREPARED BY BARCLAY McLEOD ARCHITECT DATED SEPTEMBER 14, 1989.

1 WEST ELEVATION
N.T.S.

2 EAST ELEVATION
N.T.S.



3 END ELEVATION
N.T.S.

ZAVOSH CONSULTING INC.

SEAL:

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TITLE:

WEST, EAST AND END ELEVATIONS (PROPOSED)

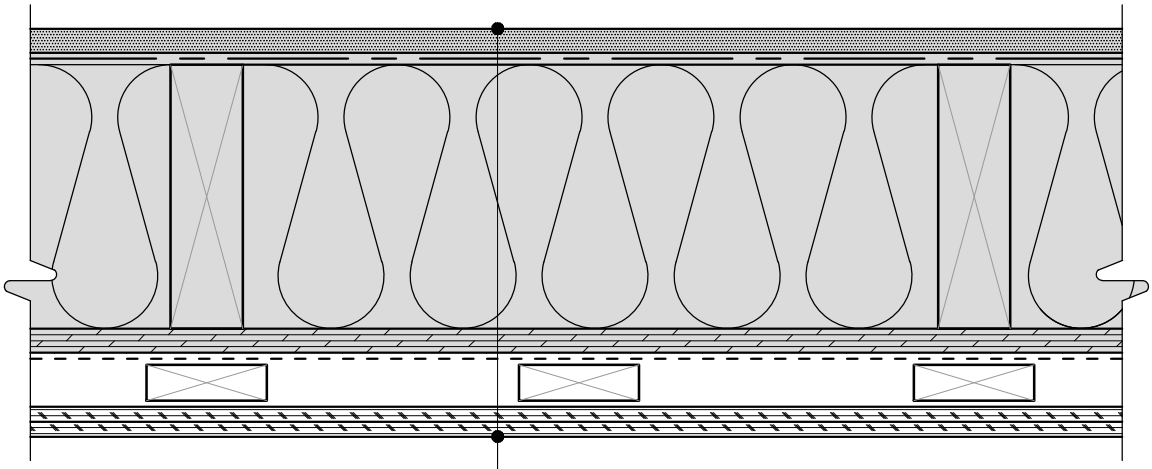
PROJECT:

BUILDING ENVELOPE REMEDIATION

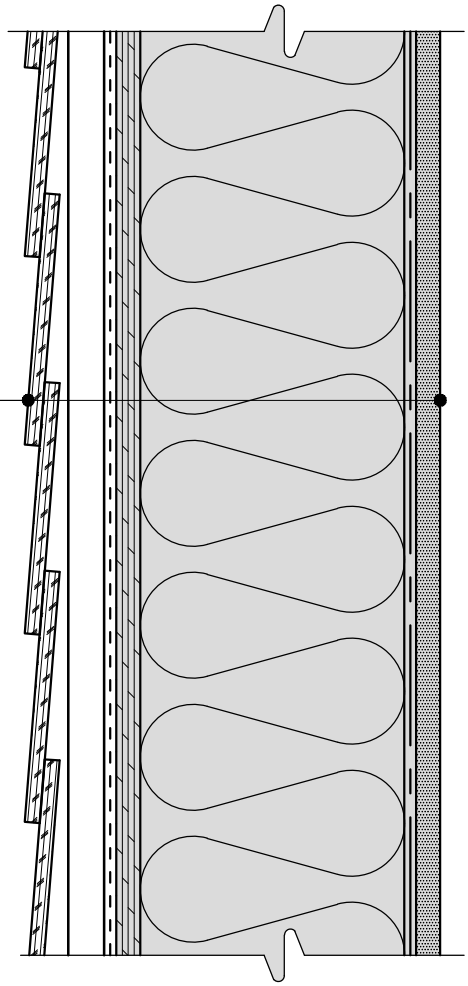
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZCI FILE: IW.004.1

SHEET: A2.2



1 PLAN VIEW



FIBRE-CEMENT SIDING (NEW)
AIR SPACE
P.T. WOOD STRAPPING AT 8" O.C. (NEW)
W.R.B. (NEW)
SHEATHING (EXIST.)
BATT INSULATION (EXIST.)
WOOD STUD FRAMING (EXIST.)
POLYETHYLENE - A.B. & V.B. (EXIST.)
G.W.B. (EXIST.)

W1

2 SECTION VIEW

DWG. TITLE: WALL ASSEMBLY - W1

SCALE: 3"=1'-0"

SHEET NO: A5.1

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
2	ISSUED FOR REVIEW II	SEP. 07/22	TB
1	ISSUED FOR REVIEW I	JULY. 08/22	TB

PROJECT:

BUILDING ENVELOPE REMEDIATION

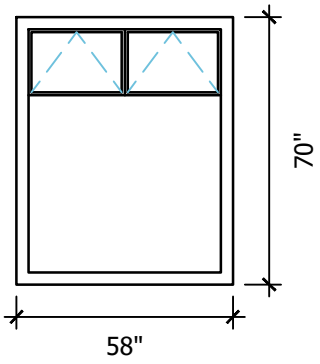
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

WINDOW AND DOOR SCHEDULES:

W01 WINDOW TYPE 01

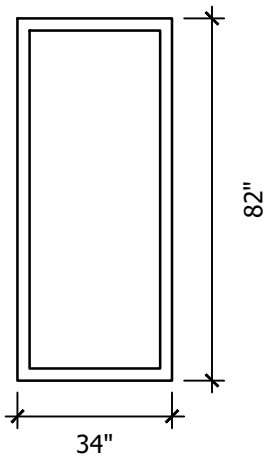


TYPE: VINYL CASEMENT WINDOW

QUANTITY: 14

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W02 WINDOW TYPE 02

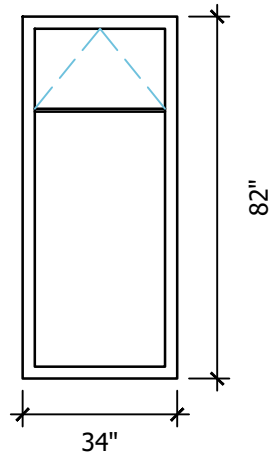


TYPE: VINYL FIXED WINDOW

QUANTITY: 2

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W03 WINDOW TYPE 03

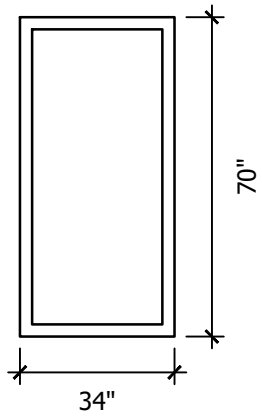


TYPE: VINYL CASEMENT WINDOW

QUANTITY: 4

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W04 WINDOW TYPE 04

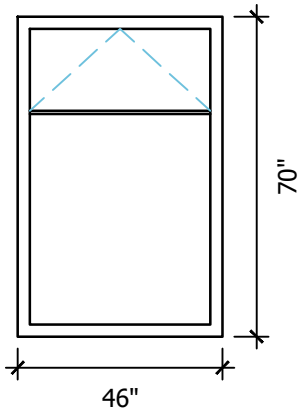


TYPE: VINYL FIXED WINDOW

QUANTITY: 2

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W05 WINDOW TYPE 05



TYPE: VINYL CASEMENT WINDOW

QUANTITY: 2

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE. GENERAL CONTRACTOR IS RESPONSIBLE TO MEASURE EACH ROUGH OPENING AND ORDER WINDOWS AND DOORS TO FIT THE EXISTING ROUGH OPENINGS. NO COST CHANGES WILL BE ACCEPTED FOR SIZE VARIATIONS.
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5. A RESTRICTOR MUST BE INSTALLED ON ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT LOWER THAN 42" FROM THE INTERIOR FLOOR. RESTRICTORS SHALL PREVENT THE OPERABLE WINDOW FROM HAVING AN OPENING WIDTH GREATER THAN 4".

DWG. TITLE: WINDOW AND DOOR SCHEDULE I

SCALE: N.T.S.

SHEET NO: A6.1

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
2	ISSUED FOR REVIEW II	SEP. 07/22	TB
1	ISSUED FOR REVIEW I	JULY. 08/22	TB

PROJECT:

BUILDING ENVELOPE REMEDIATION

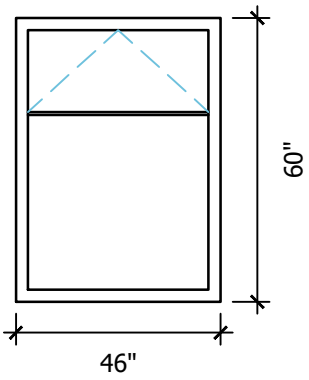
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

WINDOW AND DOOR SCHEDULES:

W06 WINDOW TYPE 06

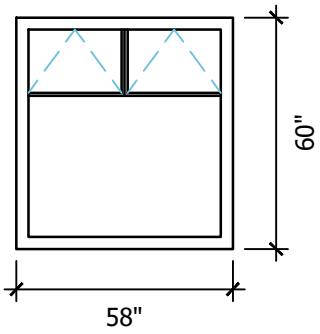


TYPE: VINYL CASEMENT WINDOW

QUANTITY: 1

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W07 WINDOW TYPE 07

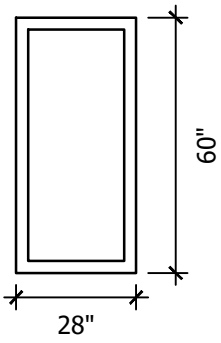


TYPE: VINYL CASEMENT WINDOW

QUANTITY: 2

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W08 WINDOW TYPE 08

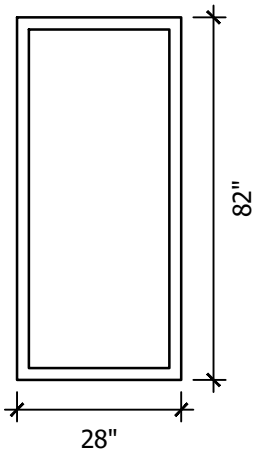


TYPE: VINYL FIXED WINDOW

QUANTITY: 4

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W09 WINDOW TYPE 09

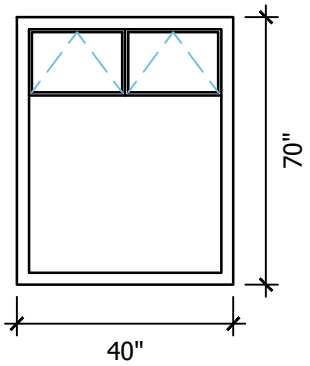


TYPE: VINYL FIXED WINDOW

QUANTITY: 2

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W10 WINDOW TYPE 10



TYPE: VINYL CASEMENT WINDOW

QUANTITY: 2

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE. GENERAL CONTRACTOR IS RESPONSIBLE TO MEASURE EACH ROUGH OPENING AND ORDER WINDOWS AND DOORS TO FIT THE EXISTING ROUGH OPENINGS. NO COST CHANGES WILL BE ACCEPTED FOR SIZE VARIATIONS.
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5. A RESTRICTOR MUST BE INSTALLED ON ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT LOWER THAN 42" FROM THE INTERIOR FLOOR. RESTRICTORS SHALL PREVENT THE OPERABLE WINDOW FROM HAVING AN OPENING WIDTH GREATER THAN 4".

DWG. TITLE: WINDOW AND DOOR SCHEDULE II

SCALE: N.T.S.

SHEET NO: A6.2

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
2	ISSUED FOR REVIEW II	SEP. 07/22	TB
1	ISSUED FOR REVIEW I	JULY. 08/22	TB

PROJECT:

BUILDING ENVELOPE REMEDIATION

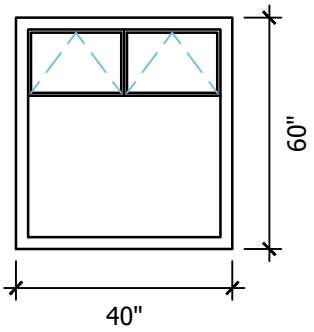
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

WINDOW AND DOOR SCHEDULES:

W11 WINDOW TYPE 11

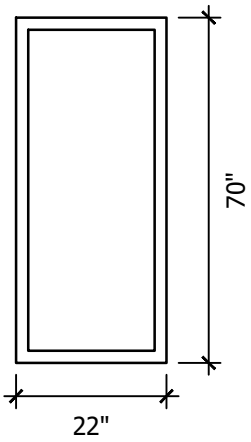


TYPE: VINYL CASEMENT WINDOW

QUANTITY: 1

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W12 WINDOW TYPE 12

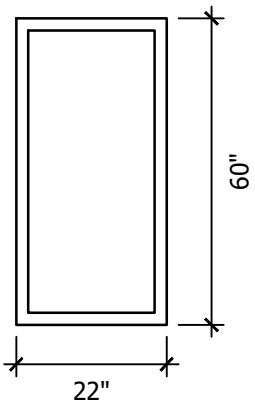


TYPE: VINYL FIXED WINDOW

QUANTITY: 2

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W13 WINDOW TYPE 13

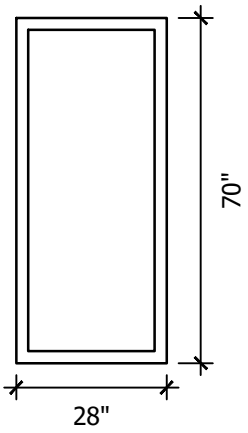


TYPE: VINYL FIXED WINDOW

QUANTITY: 1

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W14 WINDOW TYPE 14

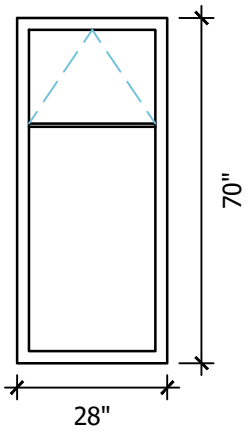


TYPE: VINYL FIXED WINDOW

QUANTITY: 16

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W15 WINDOW TYPE 15



TYPE: VINYL CASEMENT WINDOW

QUANTITY: 18

FOR DETAILS, REFER TO SECTION 086300 OF THE PROJECT MANUAL

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE. GENERAL CONTRACTOR IS RESPONSIBLE TO MEASURE EACH ROUGH OPENING AND ORDER WINDOWS AND DOORS TO FIT THE EXISTING ROUGH OPENINGS. NO COST CHANGES WILL BE ACCEPTED FOR SIZE VARIATIONS.
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5. A RESTRICTOR MUST BE INSTALLED ON ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT LOWER THAN 42" FROM THE INTERIOR FLOOR. RESTRICTORS SHALL PREVENT THE OPERABLE WINDOW FROM HAVING AN OPENING WIDTH GREATER THAN 4".

DWG. TITLE: WINDOW AND DOOR SCHEDULE III

SCALE: N.T.S.

SHEET NO: A6.3

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
2	ISSUED FOR REVIEW II	SEP. 07/22	TB
1	ISSUED FOR REVIEW I	JULY. 08/22	TB

PROJECT:

BUILDING ENVELOPE REMEDIATION

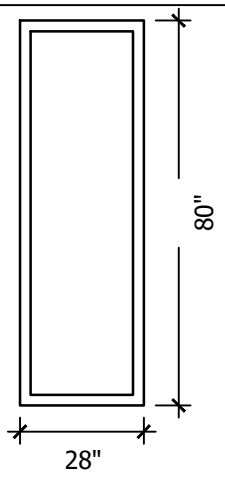
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

WINDOW AND DOOR SCHEDULES:

W16 WINDOW TYPE 16

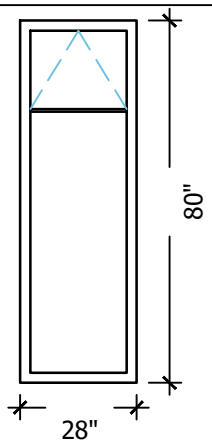


TYPE: VINYL FIXED WINDOW

QUANTITY: 8

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W17 WINDOW TYPE 17

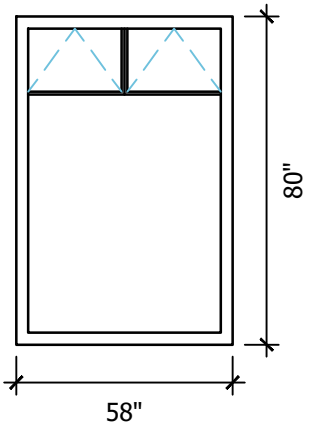


TYPE: VINYL CASEMENT WINDOW

QUANTITY: 8

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W18 WINDOW TYPE 18

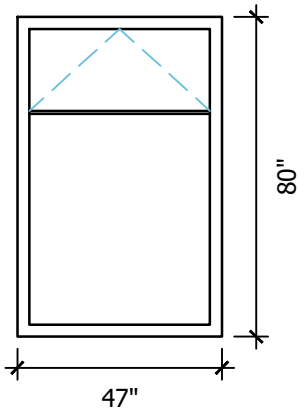


TYPE: VINYL CASEMENT WINDOW

QUANTITY: 2

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W19 WINDOW TYPE 19

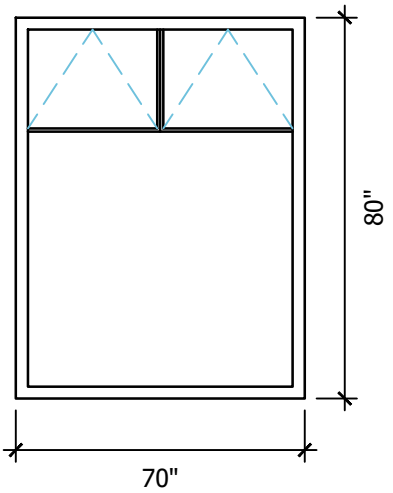


TYPE: VINYL CASEMENT WINDOW

QUANTITY: 2

FOR DETAILS, REFER TO SECTION 086300 OF THE PROJECT MANUAL

W20 WINDOW TYPE 20



TYPE: VINYL CASEMENT WINDOW

QUANTITY: 8

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE. GENERAL CONTRACTOR IS RESPONSIBLE TO MEASURE EACH ROUGH OPENING AND ORDER WINDOWS AND DOORS TO FIT THE EXISTING ROUGH OPENINGS. NO COST CHANGES WILL BE ACCEPTED FOR SIZE VARIATIONS.
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5. A RESTRICTOR MUST BE INSTALLED ON ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT LOWER THAN 42" FROM THE INTERIOR FLOOR. RESTRICTORS SHALL PREVENT THE OPERABLE WINDOW FROM HAVING AN OPENING WIDTH GREATER THAN 4".

DWG. TITLE: WINDOW AND DOOR SCHEDULE IV

SCALE: N.T.S.

SHEET NO: A6.4

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
2	ISSUED FOR REVIEW II	SEP. 07/22	TB
1	ISSUED FOR REVIEW I	JULY. 08/22	TB

PROJECT:

BUILDING ENVELOPE REMEDIATION

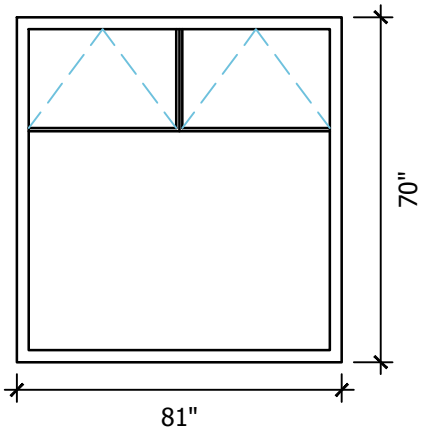
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

WINDOW AND DOOR SCHEDULES:

W21 WINDOW TYPE 21

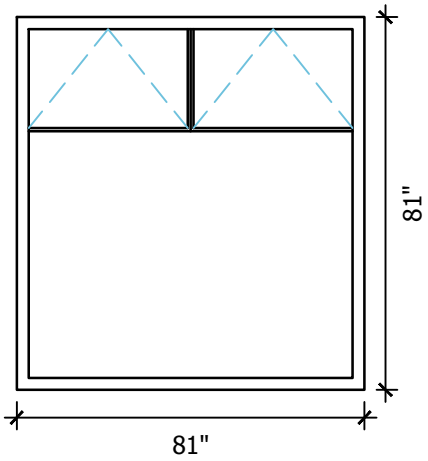


TYPE: VINYL CASEMENT WINDOW

QUANTITY: 11

FOR DETAILS, REFER TO SECTION 086300 OF THE PROJECT MANUAL

W22 WINDOW TYPE 22

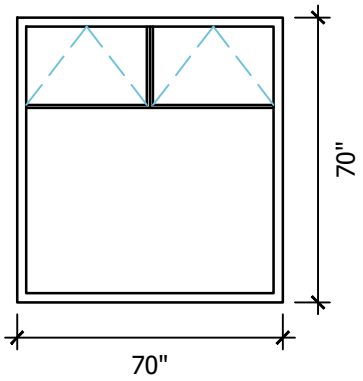


TYPE: VINYL CASEMENT WINDOW

QUANTITY: 14

FOR DETAILS, REFER TO SECTION 086300 OF THE PROJECT MANUAL

W23 WINDOW TYPE 23

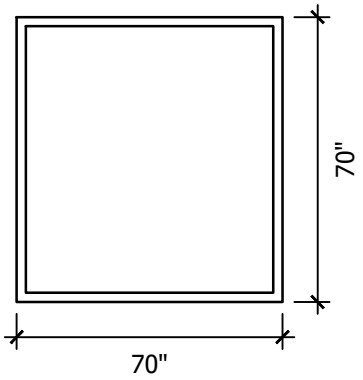


TYPE: VINYL CASEMENT WINDOW

QUANTITY: 4

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W24 WINDOW TYPE 24

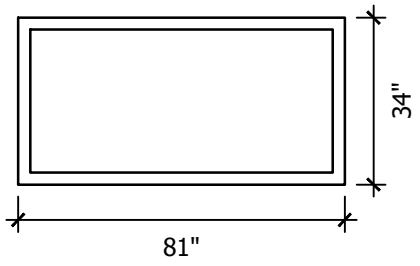


TYPE: VINYL FIXED WINDOW

QUANTITY: 1

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

W25 WINDOW TYPE 25



TYPE: VINYL FIXED WINDOW

QUANTITY: 2

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

NOTES:

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3. GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ORIENTATION OF ALL WINDOWS AND DOORS ON SITE. ORIENTATION OF ALL WINDOWS AND DOORS MUST MATCH EXISTING UNLESS OTHERWISE NOTED.
4. ALL NEW WINDOWS AND DOORS MUST MEET CURRENT RESORT MUNICIPALITY OF WHISTLER AND BC ENERGY EFFICIENCY ACT REQUIREMENTS. GENERAL CONTRACTOR MUST ENSURE SUPPLIED WINDOWS AND DOORS MEET CURRENT RESORT MUNICIPALITY OF WHISTLER REQUIREMENTS AND BC ENERGY EFFICIENCY ACT REQUIREMENTS. NO COST CHANGES WILL BE ACCEPTED FOR UPGRADING EXISTING WINDOW AND DOOR CONFIGURATIONS TO CURRENT RESORT MUNICIPALITY OF WHISTLER AND BC ENERGY EFFICIENCY ACT REQUIREMENTS.
5. A RESTRICTOR MUST BE INSTALLED ON ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT LOWER THAN 42" FROM THE INTERIOR FLOOR. RESTRICTORS SHALL PREVENT THE OPERABLE WINDOW FROM HAVING AN OPENING WIDTH GREATER THAN 4".

DWG. TITLE: WINDOW AND DOOR SCHEDULE V

SCALE: N.T.S.

SHEET NO: A6.5

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
2	ISSUED FOR REVIEW II	SEP. 07/22	TB
1	ISSUED FOR REVIEW I	JULY. 08/22	TB

PROJECT:

BUILDING ENVELOPE REMEDIATION

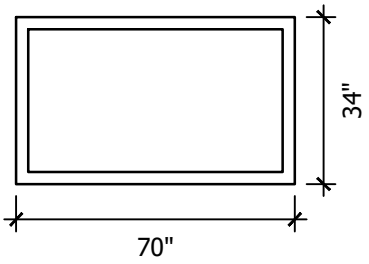
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

WINDOW AND DOOR SCHEDULES:

W26 WINDOW TYPE 26

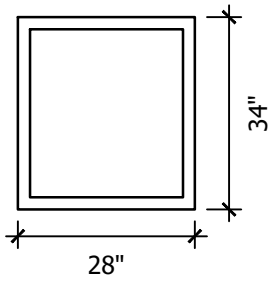


TYPE: VINYL FIXED WINDOW

QUANTITY: 1

FOR DETAILS, REFER TO SECTION 086300 OF THE PROJECT MANUAL

W27 WINDOW TYPE 27

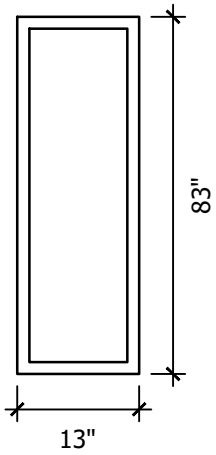


TYPE: VINYL FIXED WINDOW

QUANTITY: 3

FOR DETAILS, REFER TO SECTION 086300 OF THE PROJECT MANUAL

W28 WINDOW TYPE 28

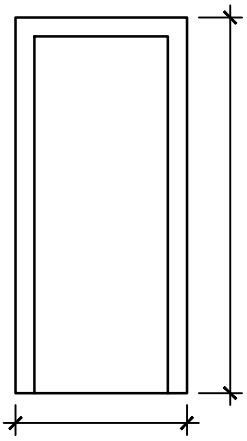


TYPE: VINYL FIXED WINDOW

QUANTITY: 6

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

D1 DOOR TYPE 1

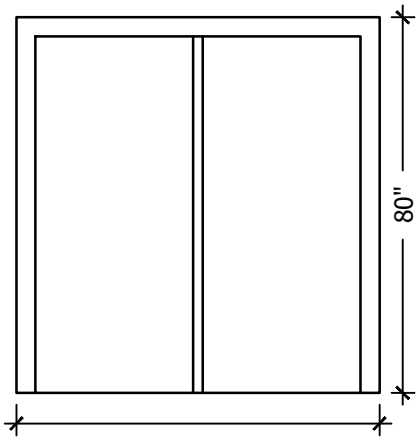


TYPE: VINYL SWING DOOR

QUANTITY: 30

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

D2 DOOR TYPE 2



TYPE: VINYL GLASS SLIDING DOOR

QUANTITY: 34

FOR DETAILS, REFER TO SECTION 086300 OF THE PROJECT MANUAL

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE. GENERAL CONTRACTOR IS RESPONSIBLE TO MEASURE EACH ROUGH OPENING AND ORDER WINDOWS AND DOORS TO FIT THE EXISTING ROUGH OPENINGS. NO COST CHANGES WILL BE ACCEPTED FOR SIZE VARIATIONS.
2. GENERAL CONTRACTOR IS RESPONSIBLE TO QUANTIFY ALL WINDOWS AND DOORS. NO COST CHANGES WILL BE ACCEPTED FOR WINDOW AND DOOR QUANTITY DIFFERENCES BETWEEN DRAWINGS AND SITE.
3. GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ORIENTATION OF ALL WINDOWS AND DOORS ON SITE. ORIENTATION OF ALL WINDOWS AND DOORS MUST MATCH EXISTING UNLESS OTHERWISE NOTED.
4. ALL NEW WINDOWS AND DOORS MUST MEET CURRENT RESORT MUNICIPALITY OF WHISTLER AND BC ENERGY EFFICIENCY ACT REQUIREMENTS. GENERAL CONTRACTOR MUST ENSURE SUPPLIED WINDOWS AND DOORS MEET CURRENT RESORT MUNICIPALITY OF WHISTLER REQUIREMENTS AND BC ENERGY EFFICIENCY ACT REQUIREMENTS. NO COST CHANGES WILL BE ACCEPTED FOR UPGRADING EXISTING WINDOW AND DOOR CONFIGURATIONS TO CURRENT RESORT MUNICIPALITY OF WHISTLER AND BC ENERGY EFFICIENCY ACT REQUIREMENTS.
5. A RESTRICTOR MUST BE INSTALLED ON ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT LOWER THAN 42" FROM THE INTERIOR FLOOR. RESTRICTORS SHALL PREVENT THE OPERABLE WINDOW FROM HAVING AN OPENING WIDTH GREATER THAN 4".

DWG. TITLE: WINDOW AND DOOR SCHEDULE VI

SCALE: N.T.S.

SHEET NO: A6.6

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
2	ISSUED FOR REVIEW II	SEP. 07/22	TB
1	ISSUED FOR REVIEW I	JULY. 08/22	TB

PROJECT:

BUILDING ENVELOPE REMEDIATION

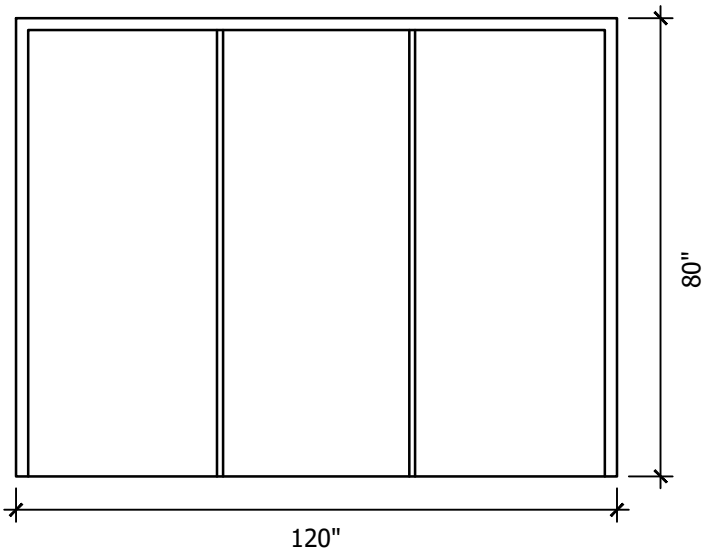
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

WINDOW AND DOOR SCHEDULES:

D3 DOOR TYPE 3



TYPE: VINYL GLASS SLIDING DOOR

QUANTITY: 12

FOR DETAILS, REFER TO SECTION 085313 OF THE PROJECT MANUAL

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE. GENERAL CONTRACTOR IS RESPONSIBLE TO MEASURE EACH ROUGH OPENING AND ORDER WINDOWS AND DOORS TO FIT THE EXISTING ROUGH OPENINGS. NO COST CHANGES WILL BE ACCEPTED FOR SIZE VARIATIONS.
2. GENERAL CONTRACTOR IS RESPONSIBLE TO QUANTIFY ALL WINDOWS AND DOORS. NO COST CHANGES WILL BE ACCEPTED FOR WINDOW AND DOOR QUANTITY DIFFERENCES BETWEEN DRAWINGS AND SITE.
3. GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ORIENTATION OF ALL WINDOWS AND DOORS ON SITE. ORIENTATION OF ALL WINDOWS AND DOORS MUST MATCH EXISTING UNLESS OTHERWISE NOTED.
4. ALL NEW WINDOWS AND DOORS MUST MEET CURRENT RESORT MUNICIPALITY OF WHISTLER AND BC ENERGY EFFICIENCY ACT REQUIREMENTS. GENERAL CONTRACTOR MUST ENSURE SUPPLIED WINDOWS AND DOORS MEET CURRENT RESORT MUNICIPALITY OF WHISTLER REQUIREMENTS AND BC ENERGY EFFICIENCY ACT REQUIREMENTS. NO COST CHANGES WILL BE ACCEPTED FOR UPGRADING EXISTING WINDOW AND DOOR CONFIGURATIONS TO CURRENT RESORT MUNICIPALITY OF WHISTLER AND BC ENERGY EFFICIENCY ACT REQUIREMENTS.
5. A RESTRICTOR MUST BE INSTALLED ON ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT LOWER THAN 42" FROM THE INTERIOR FLOOR. RESTRICTORS SHALL PREVENT THE OPERABLE WINDOW FROM HAVING AN OPENING WIDTH GREATER THAN 4".

DWG. TITLE: WINDOW AND DOOR SCHEDULE VII

SCALE: N.T.S.

SHEET NO: A6.7

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
2	ISSUED FOR REVIEW II	SEP. 07/22	TB
1	ISSUED FOR REVIEW I	JULY. 08/22	TB

PROJECT:

BUILDING ENVELOPE REMEDIATION

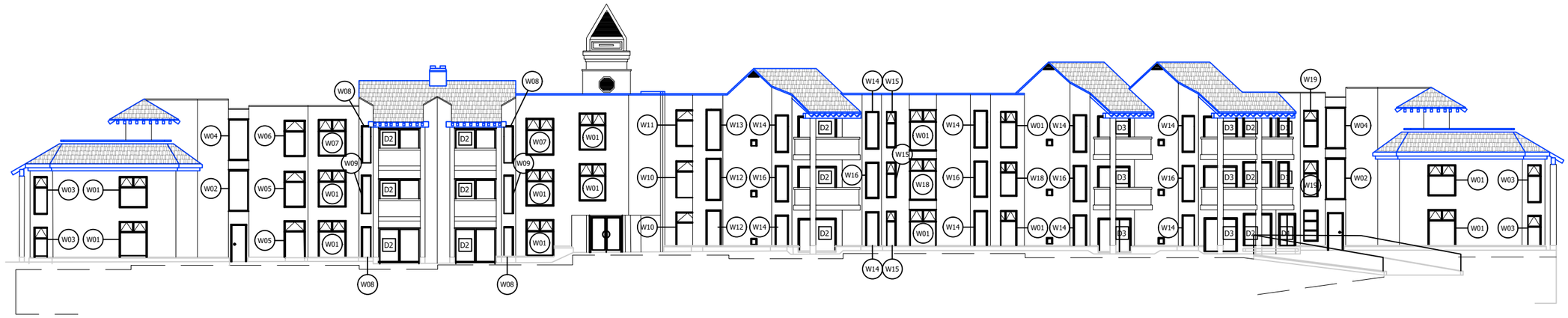
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

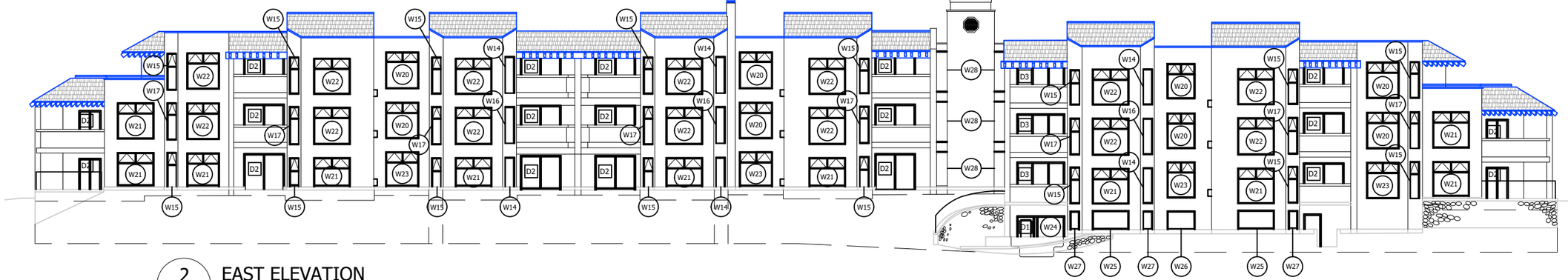
ZCI FILE: IW.004.1

NOTE:

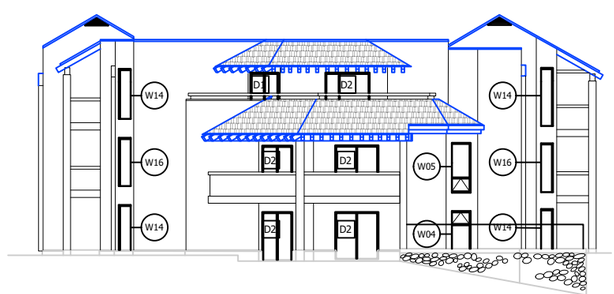
1. THIS DRAWING WAS PRODUCED USING THE ORIGINAL ARCHITECTURAL DRAWINGS PREPARED BY BARCLAY McLEOD ARCHITECT DATED SEPTEMBER 14, 1989.



1 WEST ELEVATION
N.T.S.



2 EAST ELEVATION
N.T.S.



3 END ELEVATION
N.T.S.

ZAVOSH CONSULTING INC.

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	DATE	BY
4	NOV. 23/22	TB
3	NOV. 18/22	TB
2	SEP. 07/22	TB
1	JULY.08/22	TB
	ISSUED FOR PERMIT	
	ISSUED FOR TENDER	
	ISSUED FOR REVIEW II	
	ISSUED FOR REVIEW I	
	ISSUED FOR / REVISION	

TITLE:

WEST, EAST AND END ELEVATIONS (WINDOW & DOOR LOCATIONS)

PROJECT:

BUILDING ENVELOPE REMEDIATION

STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZCI FILE: IW.004.1

SHEET: 7.8

STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC
BUILDING ENVELOPE REMEDIATION

GENERAL DRAWING INDEX

DWG. TITLE: COVER PAGE | SCALE: N.T.S. | SHEET NO: 1.1

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
5	ISSUED FOR PERMIT	MAR. 17/23	GL
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
2	ISSUED FOR REVIEW II	SEP. 07/22	TB
1	ISSUED FOR REVIEW I	JULY. 08/22	TB

PROJECT:

BUILDING ENVELOPE REMEDIATION

STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

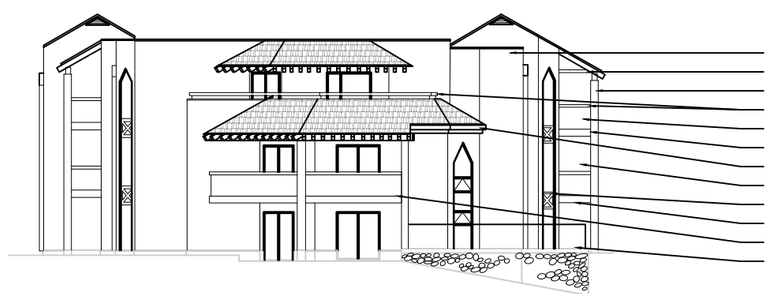
ZCI FILE: IW.004.1

NOTE:

1. THIS DRAWING WAS PRODUCED USING THE ORIGINAL ARCHITECTURAL DRAWINGS PREPARED BY BARCLAY McLEOD ARCHITECT DATED SEPTEMBER 14, 1989.

1 WEST ELEVATION
N.T.S.

2 EAST ELEVATION
N.T.S.



ALUMINUM WINDOWS
DECORATIVE WOOD TRIM
ALUMINUM SLIDING DOORS
ALUMINUM SWING DOORS

VERTICAL WOOD SIDING
TIMBER BRACING
ROUND TIMBER COLUMNS
TIMBER BALCONY HANDRAILS
GLAZED AND METAL BALCONY RAILINGS
PVC BALCONY MEMBRANE
WOOD FASCIA
WOOD PRIVACY PANELS
DECORATIVE WOOD INSERTS
WOOD SOFFITS
WOOD BALCONY DECKING
CONCRETE PATIO PAVERS

3 END ELEVATION
N.T.S.

ZAVOSH CONSULTING INC.

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	DATE	BY
5	MAR. 17/23	GL
4	NOV. 23/22	TB
3	NOV. 18/22	TB
2	SEP. 07/22	TB
1	JULY.08/22	TB
	DATE	BY

No.	
5	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
3	ISSUED FOR TENDER
2	ISSUED FOR REVIEW II
1	ISSUED FOR REVIEW I
	ISSUED FOR / REVISION

TITLE:

WEST, EAST AND END ELEVATIONS (EXISTING)

PROJECT:

BUILDING ENVELOPE REMEDIATION

STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZCI FILE: IW.004.1

SHEET: 2.5

NOTE:

1. THIS DRAWING WAS PRODUCED USING THE ORIGINAL ARCHITECTURAL DRAWINGS PREPARED BY BARCLAY McLEOD ARCHITECT DATED SEPTEMBER 14, 1989.
2. ALL FLASHINGS TO BE THE SAME COLOUR AS FIBRE CEMENT SIDING.

1 WEST ELEVATION
N.T.S.

2 EAST ELEVATION
N.T.S.

- BLACK VINYL WINDOWS
- BLACK FIBREGLASS & VINYL SLIDING DOORS
- BLACK FIBREGLASS & VINYL SWING DOORS
- GREY SLATE FIBRE CEMENT HORIZONTAL SIDING
- GREY SLATE TIMBER BRACING
- SQUARE TIMBER COLUMNS COVERED IN DEEP GREY-BROWN FIBRE CEMENT TRIM
- BLACK ALUMINUM BALCONY HANDRAILS
- GLASS AND BLACK ALUMINUM FACE-MOUNTED BALCONY RAILINGS
- DEEP GREY-BOWN PVC BALCONY MEMBRANE
- GREY SLATE WOOD FASCIA BOARD (EXISTING)
- OPAQUE GLASS AND BLACK ALUMINUM PRIVACY PANELS
- GREY SLATE ALUMINUM GUTTERS
- GREY SLATE ALUMINUM PERFORATED SOFFITS
- DEEP GREY-BROWN PVC BALCONY MEMBRANE
- RED CONCRETE PATIO PAVERS (EXISTING)

3 END ELEVATION
N.T.S.

ZAVOSH CONSULTING INC.

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	DATE	BY
5	MAR. 17/23	GL
4	NOV. 23/22	TB
3	NOV. 18/22	TB
2	SEP. 07/22	TB
1	JULY.08/22	TB

No.	REVISION
5	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
3	ISSUED FOR TENDER
2	ISSUED FOR REVIEW II
1	ISSUED FOR REVIEW I
No.	ISSUED FOR / REVISION

TITLE:

WEST, EAST AND END ELEVATIONS (PROPOSED)

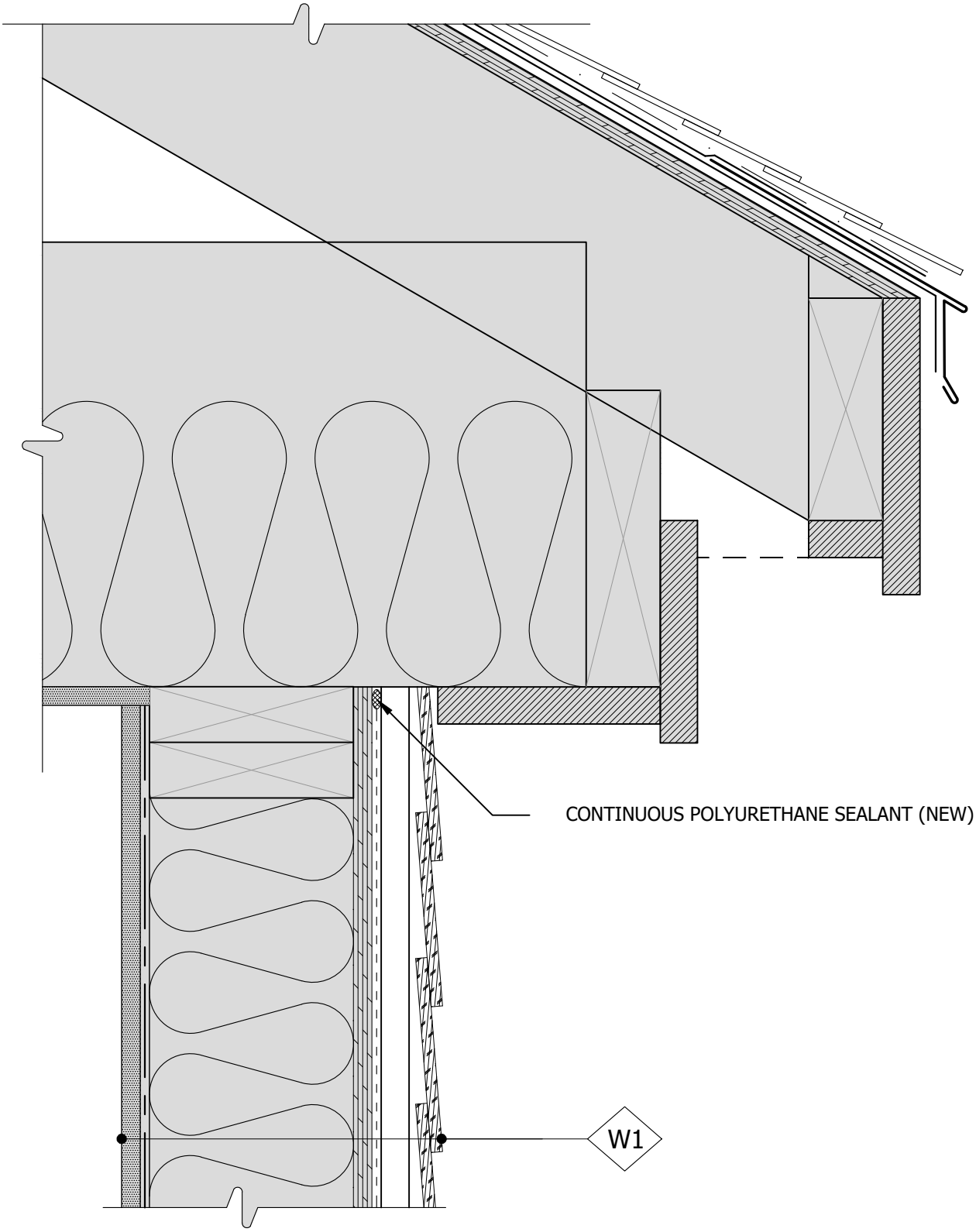
PROJECT:

BUILDING ENVELOPE REMEDIATION

STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZCI FILE: IW.004.1

SHEET: 2.6



DWG. TITLE: TOP OF NEW WALL TO EXISTING ROOF DETAIL

SCALE: 3"=1'-0"

SHEET NO: 3.19

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
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PROJECT:

BUILDING ENVELOPE REMEDIATION

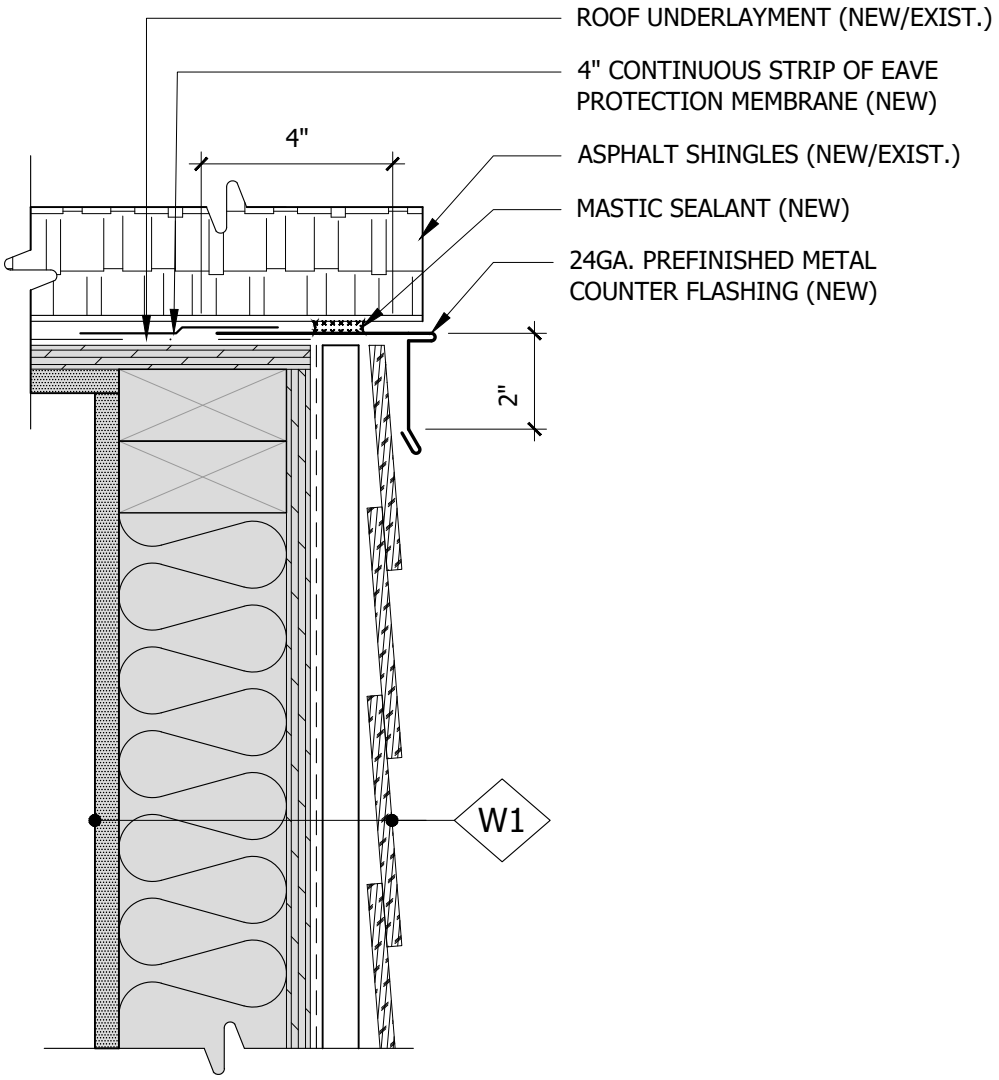
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

NOTE:

1. FOR CLARITY, THE EXISTING ROOF FRAMING IS NOT SHOWN.
2. FLASHINGS REQUIRE S-LOCK JOINTS ALONG THE LENGTH.
3. SECTIONS OF THE EXISTING ROOF SYSTEM (I.E. SHINGLES, UNDERLAYMENT) MUST BE REMOVED AND REINSTALLED TO COMPLETE THE CONSTRUCTION OF THE NEW DETAIL.



MOCK–UP REQUIRED

DWG. TITLE:	EDGE FLASHING AT FIBRE-CEMENT WALL	SCALE: 3"=1'-0"	SHEET NO:	3.20

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
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PROJECT:

BUILDING ENVELOPE REMEDIATION

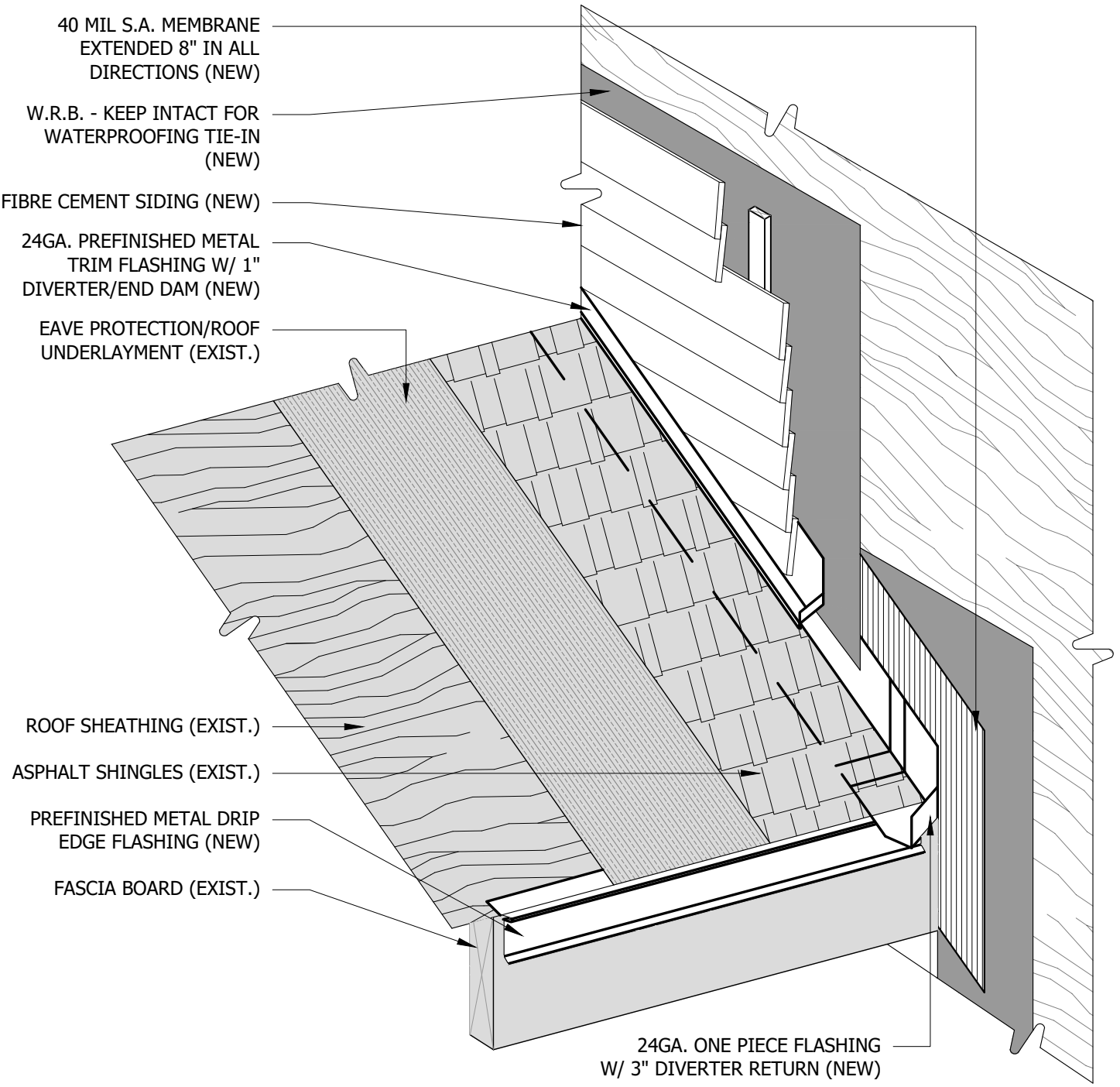
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

NOTES:

1. PROVIDE A MINIMUM 1" DISTANCE BETWEEN THE GUTTER AND FINISHED SURFACE OF WALL CLADDING.
2. FOR DRAWING CLARITY, NOT ALL WALL AND ROOF COMPONENTS ARE SHOWN.
3. SECTIONS OF THE EXISTING ROOF SYSTEM (I.E. SHINGLES, UNDERLAYMENT) MUST BE REMOVED AND REINSTALLED TO COMPLETE THE CONSTRUCTION OF THE NEW DETAIL.



DWG. TITLE: WALL TO SLOPED ROOF INTERFACE

SCALE: N.T.S.

SHEET NO: 3.22

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
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PROJECT:

BUILDING ENVELOPE REMEDIATION

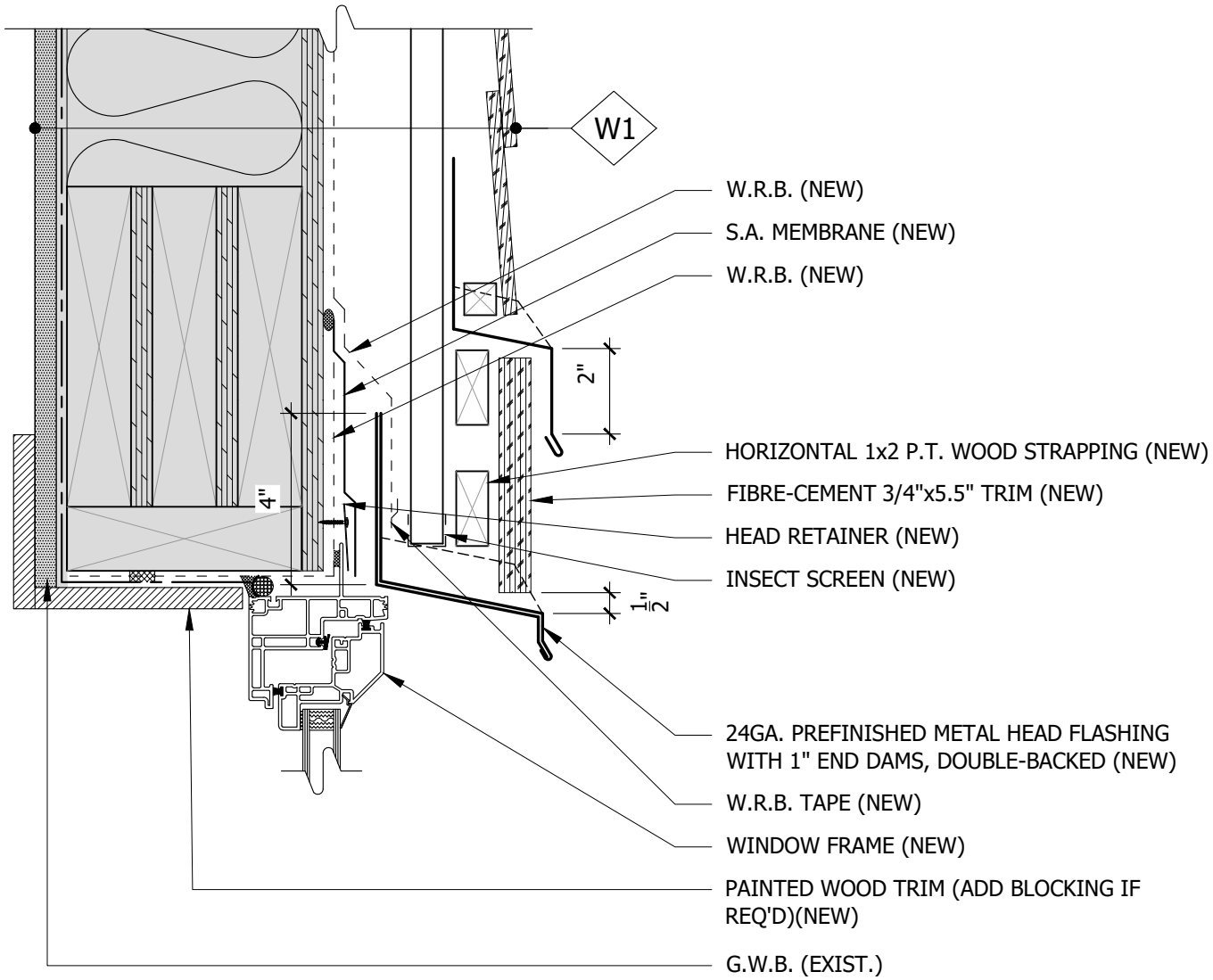
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

NOTE:

1. WINDOW FRAME SHOWN MAY NOT REPRESENT THE SPECIFIED PRODUCT. IT IS SHOWN FOR APPLICATION AND SEQUENCING OF WATERPROOFING DETAILS ONLY.



MOCK–UP REQUIRED

DWG. TITLE: WINDOW HEAD SECTION DETAIL | SCALE: 3"=1'-0" | SHEET NO: 4.1.1

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
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PROJECT:

BUILDING ENVELOPE REMEDIATION

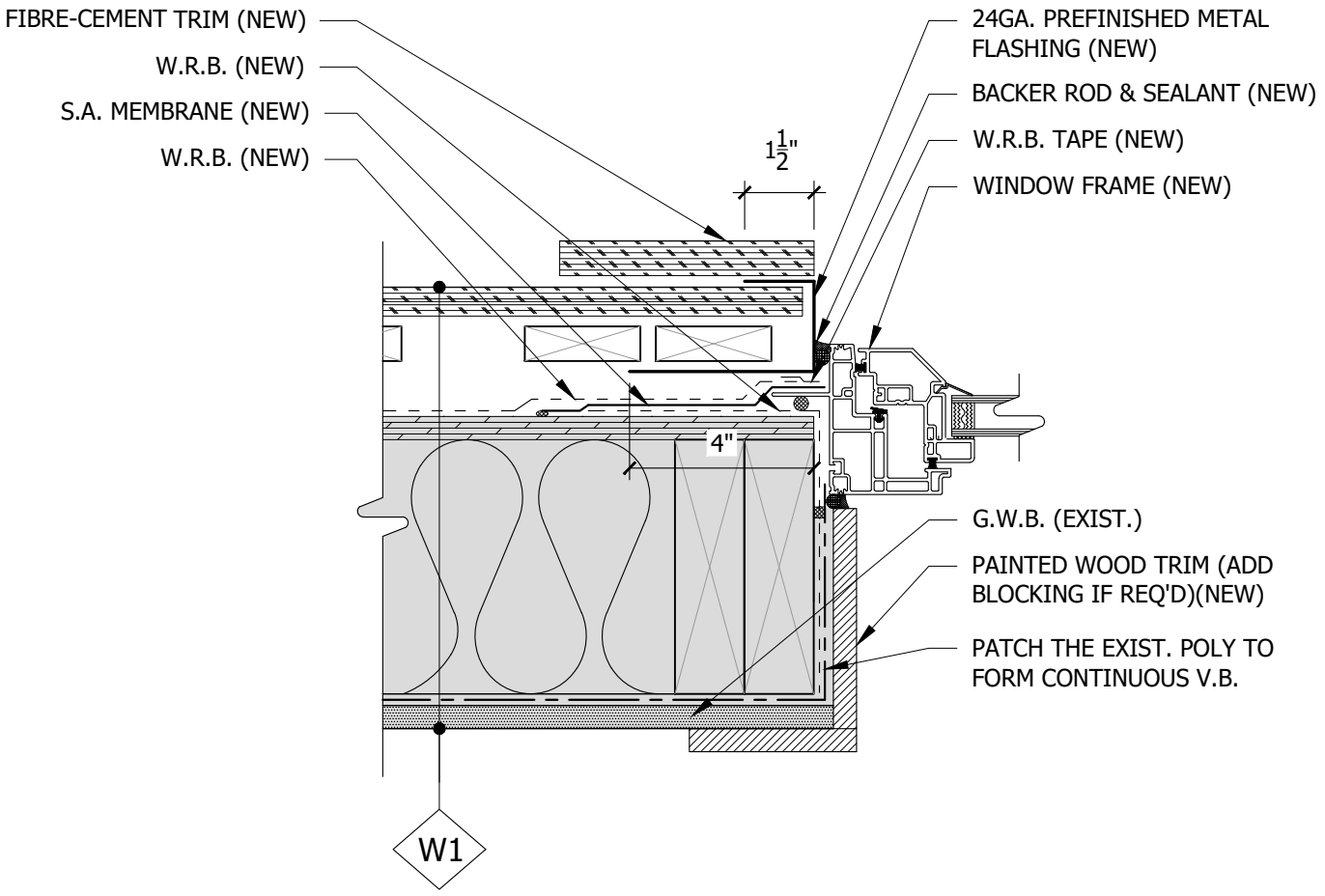
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

NOTE:

1. WINDOW FRAME SHOWN MAY NOT REPRESENT THE SPECIFIED PRODUCT. IT IS SHOWN FOR APPLICATION AND SEQUENCING OF WATERPROOFING DETAILS ONLY.



MOCK–UP REQUIRED

DWG. TITLE: WINDOW JAMB PLAN DETAIL

SCALE: 3"=1'-0"

SHEET NO: 4.1.2

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
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PROJECT:

BUILDING ENVELOPE REMEDIATION

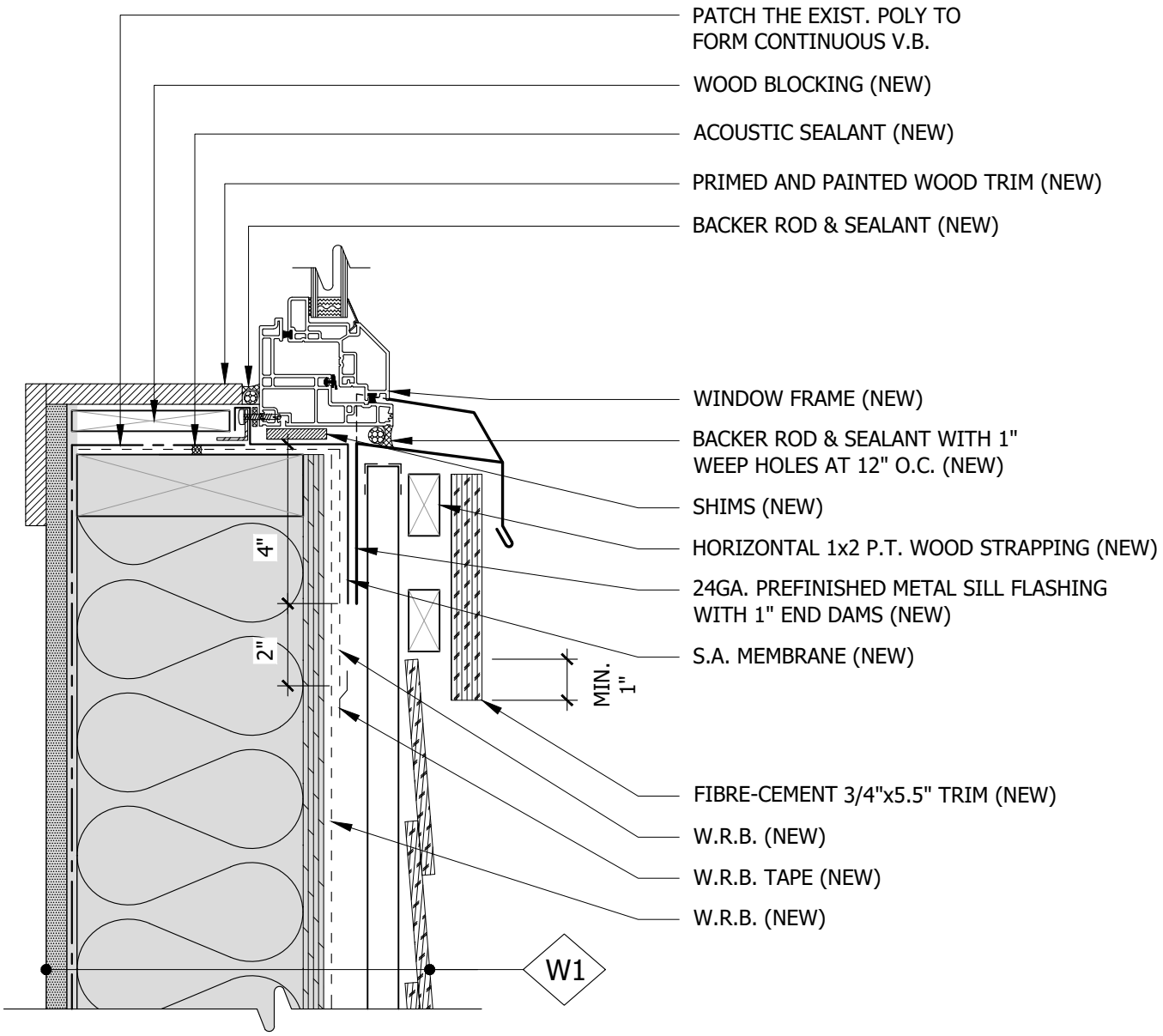
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

NOTE:

1. WINDOW FRAME SHOWN MAY NOT REPRESENT THE SPECIFIED PRODUCT. IT IS SHOWN FOR APPLICATION AND SEQUENCING OF WATERPROOFING DETAILS ONLY.



MOCK–UP REQUIRED

DWG. TITLE: WINDOW SILL SECTION DETAIL | SCALE: 3"=1'-0" | SHEET NO: 4.1.3

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
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1	ISSUED FOR REVIEW I	JULY. 08/22	TB

PROJECT:

BUILDING ENVELOPE REMEDIATION

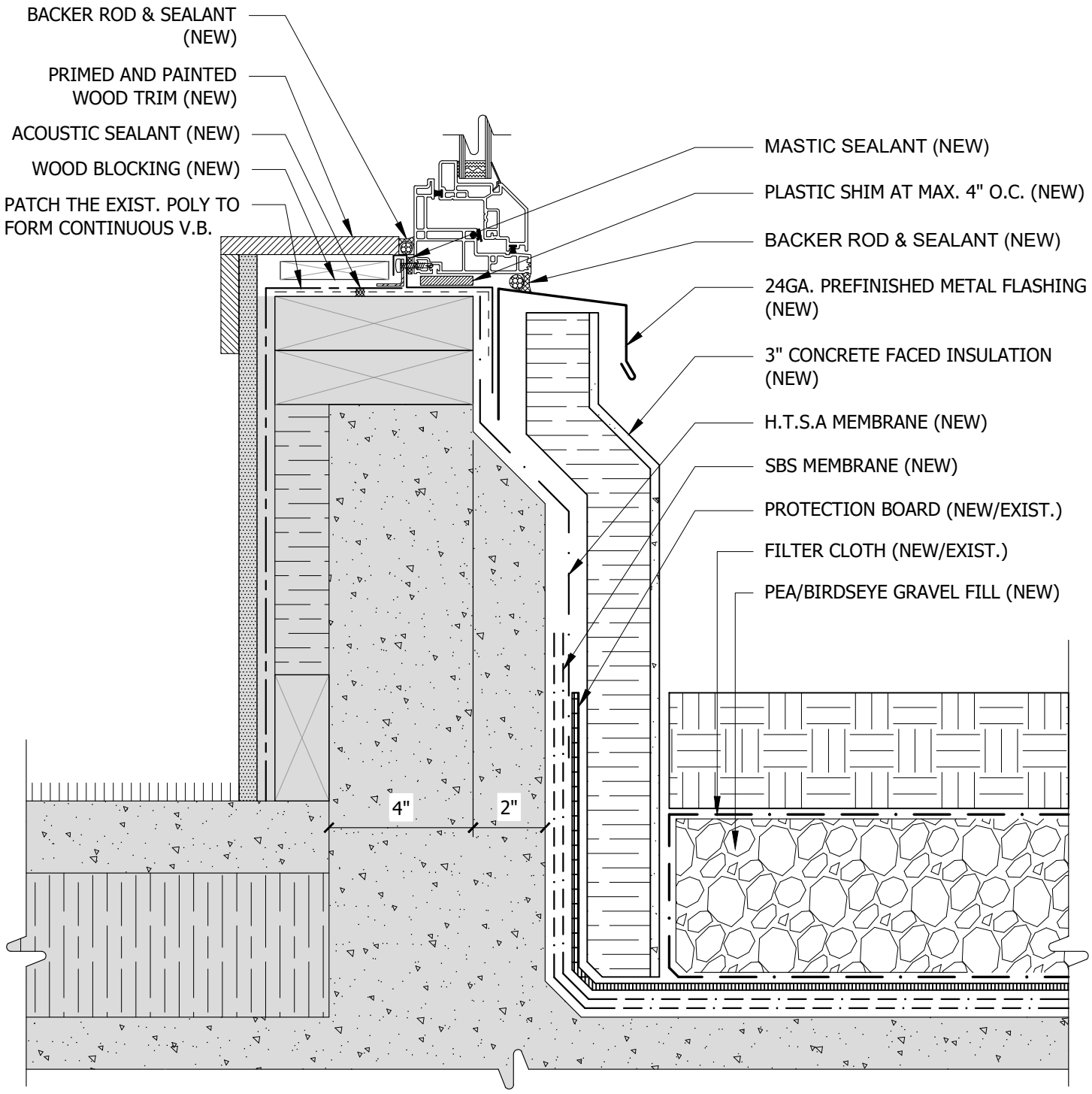
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

NOTES:

1. FASTENERS AT WINDOW SILL TO BE DESIGNED AND SPECIFIED BY WINDOW MANUFACTURER ON THE SHOP DRAWINGS.
2. WINDOW FRAME SHOWN MAY NOT REPRESENT THE SPECIFIED PRODUCT. IT IS SHOWN FOR APPLICATION AND SEQUENCING OF WATERPROOFING DETAILS ONLY.



DWG. TITLE: TYPICAL CONCRETE UPSTAND AT WINDOW - TYPE I

SCALE: 3"=1'-0"

SHEET NO: 4.3.1

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
2	ISSUED FOR REVIEW II	SEP. 07/22	TB
1	ISSUED FOR REVIEW I	JULY. 08/22	TB

PROJECT:

BUILDING ENVELOPE REMEDIATION

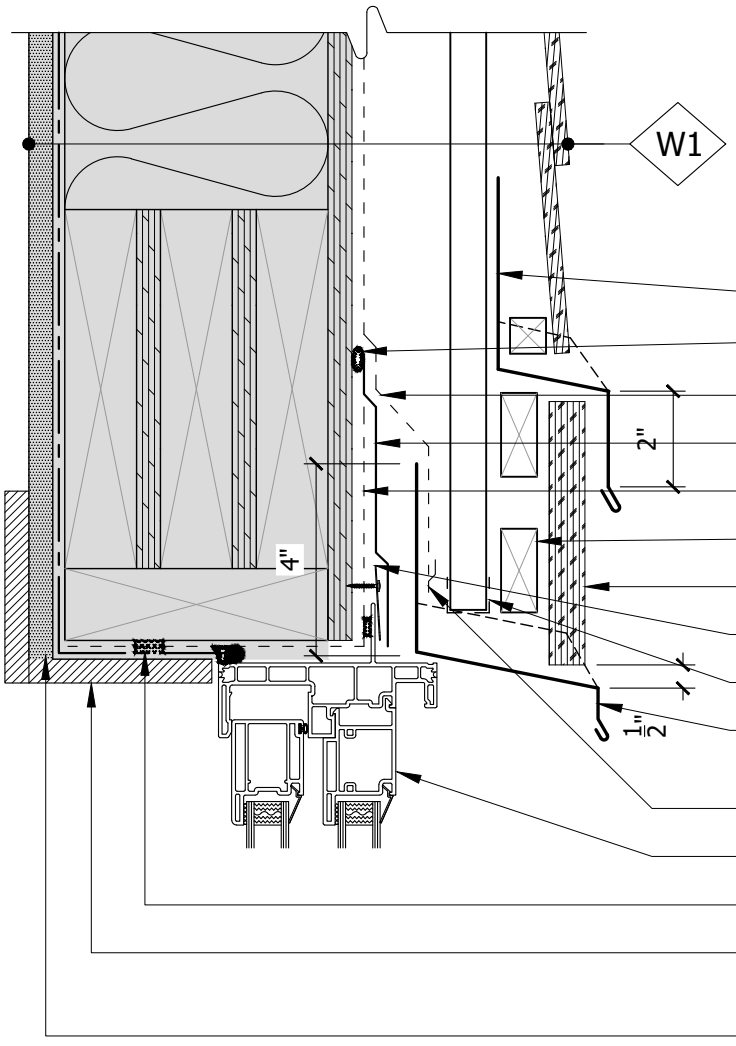
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

NOTE:

1. PATIO DOOR FRAME SHOWN MAY NOT REPRESENT THE SPECIFIED PRODUCT. IT IS SHOWN FOR APPLICATION AND SEQUENCING OF WATERPROOFING DETAILS ONLY.



- 24GA. PREFINISHED METAL FLASHING (NEW)
- MASTIC SEALANT (NEW)
- W.R.B. (NEW)
- S.A. MEMBRANE (NEW)
- STARTER STRIP OF W.R.B. (NEW)
- HORIZONTAL 1x2 P.T. WOOD STRAPPING (NEW)
- FIBRE-CEMENT 3/4"x5.5" TRIM (NEW)
- HEAD RETAINER (NEW)
- INSECT SCREEN (NEW)
- 24GA. PREFINISHED METAL HEAD FLASHING WITH 1" END DAMS (NEW)
- W.R.B. TAPE (NEW)
- DOOR FRAME (NEW)
- ACOUSTIC SEALANT (NEW)
- PAINTED WOOD TRIM(ADD BLOCKING, IF REQ'D) (NEW)
- G.W.B. (EXIST.)

MOCK–UP REQUIRED

DWG. TITLE: SLIDING DOOR HEAD

SCALE: 3"=1'-0"

SHEET NO: 5.1

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
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PROJECT:

BUILDING ENVELOPE REMEDIATION

STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

NOTE:

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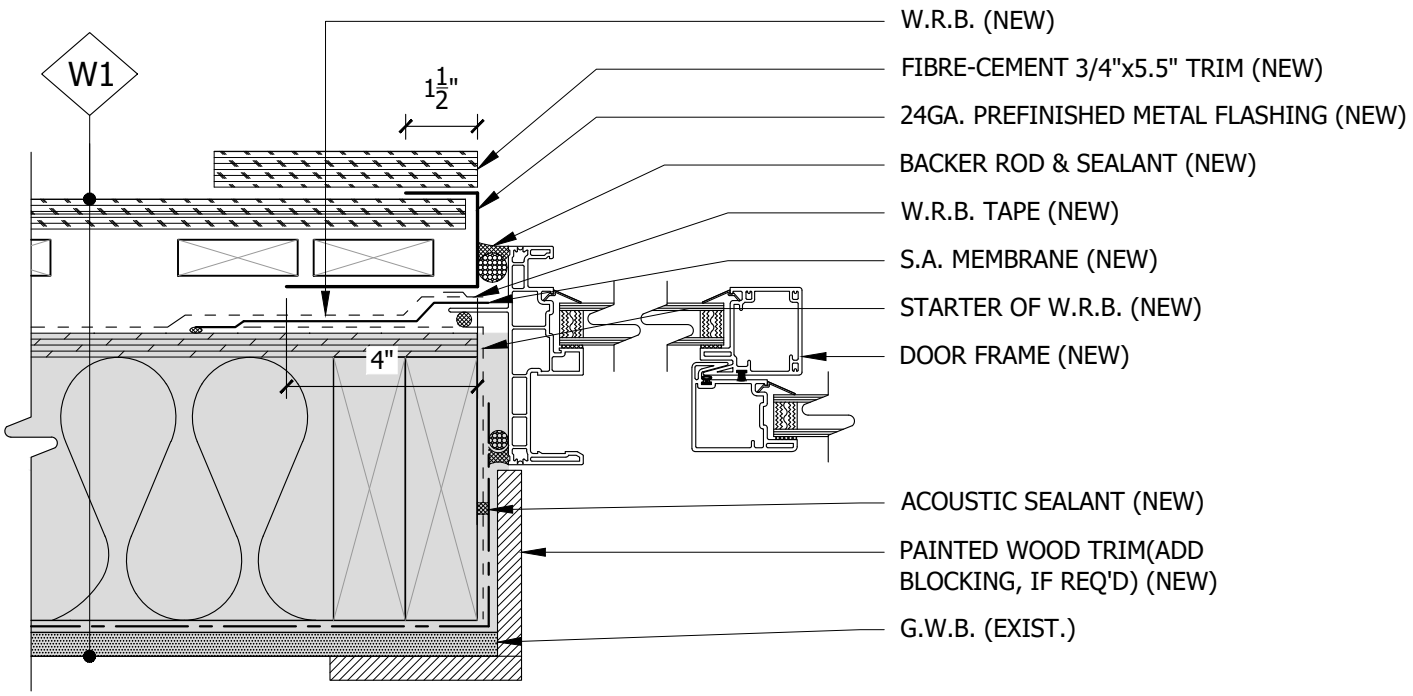

MOCK–UP REQUIRED

DWG. TITLE: SLIDING DOOR JAMB | SCALE: 3"=1'-0" | SHEET NO: 5.2

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
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1	ISSUED FOR REVIEW I	JULY. 08/22	TB

PROJECT:

BUILDING ENVELOPE REMEDIATION

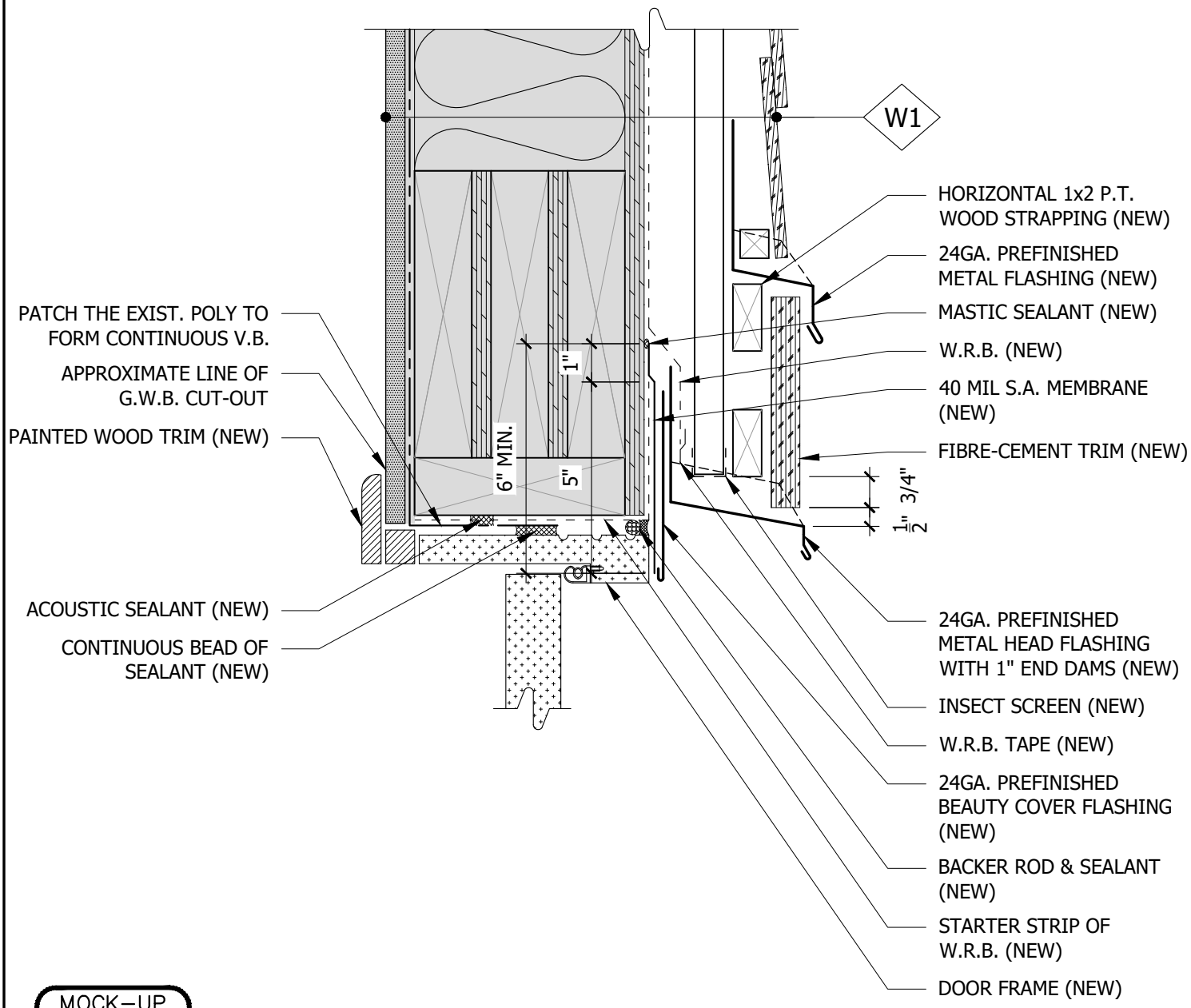
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

NOTES:

1. FASTENERS AT SWING DOOR HEAD TO BE DESIGNED AND SPECIFIED BY DOOR MANUFACTURER.
2. DOOR MUST OPEN WITHOUT HITTING HEAD FLASHING.
3. SWING DOOR FRAME SHOWN MAY NOT REPRESENT THE SPECIFIED PRODUCT. IT IS SHOWN FOR APPLICATION AND SEQUENCING OF WATERPROOFING DETAILS ONLY.



MOCK–UP REQUIRED

DWG. TITLE: SWING DOOR HEAD SECTION DETAIL

SCALE: 3"=1'-0"

SHEET NO: 5.4

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
3	ISSUED FOR TENDER	NOV. 18/22	TB
2	ISSUED FOR REVIEW II	SEP. 07/22	TB
1	ISSUED FOR REVIEW I	JULY. 08/22	TB

PROJECT:

BUILDING ENVELOPE REMEDIATION

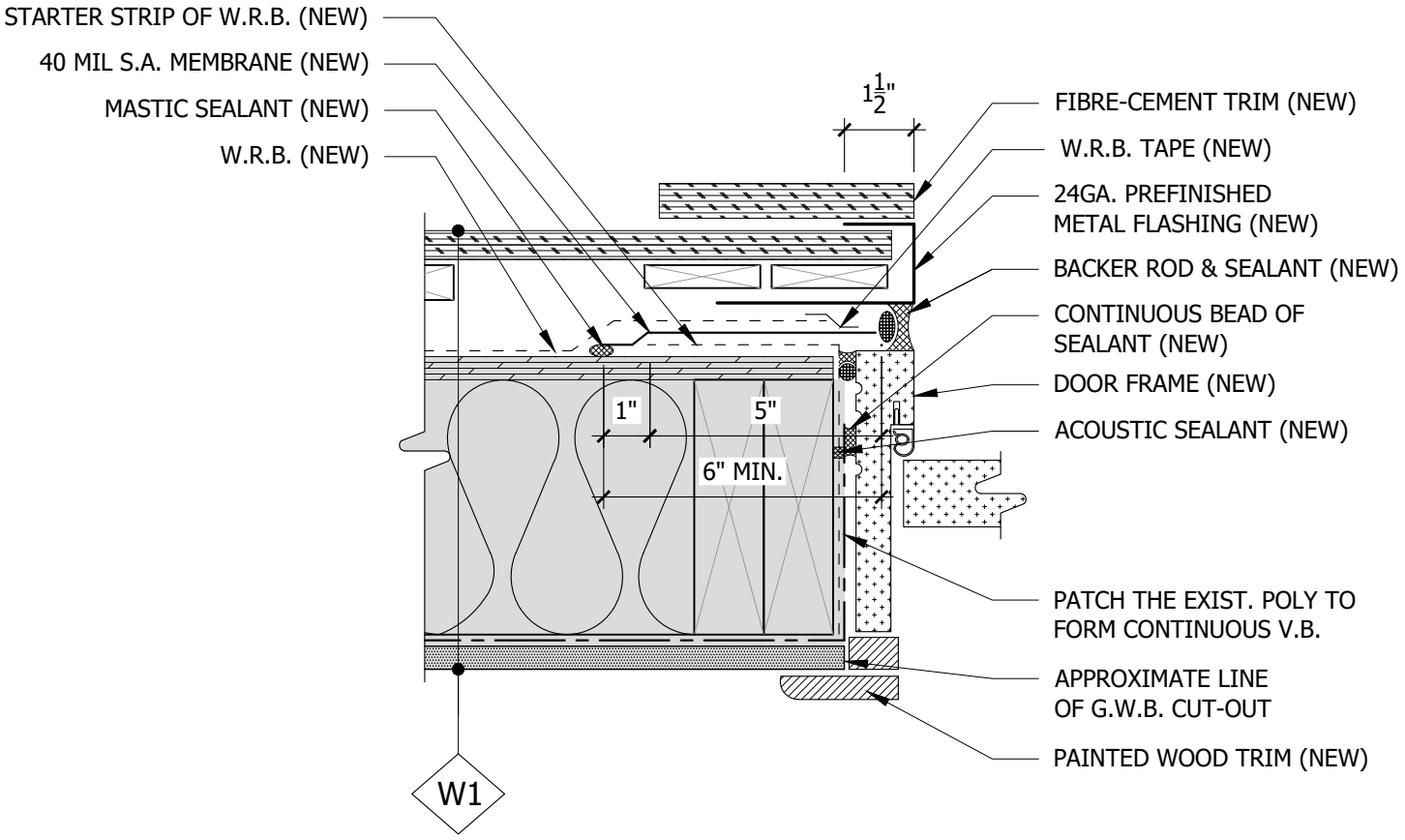
STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

ZAVOSH CONSULTING INC.

ZCI FILE: IW.004.1

NOTES:

1. FASTENERS AT SWING DOOR JAMB TO BE DESIGNED AND SPECIFIED BY DOOR MANUFACTURER.
2. SWING DOOR FRAME SHOWN MAY NOT REPRESENT THE SPECIFIED PRODUCT. IT IS SHOWN FOR APPLICATION AND SEQUENCING OF WATERPROOFING DETAILS ONLY.



MOCK–UP REQUIRED

DWG. TITLE: SWING DOOR JAMB PLAN DETAIL | SCALE: 3"=1'-0" | SHEET NO: 5.5

SEAL:

PERMIT TO PRACTICE No. 1002686

No.	ISSUED FOR / REVISION	DATE	BY
4	ISSUED FOR PERMIT	NOV. 23/22	TB
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PROJECT:

BUILDING ENVELOPE REMEDIATION

STRATA PLAN VR 2558
THE IRONWOOD
3217 BLUEBERRY DRIVE
WHISTLER, BC

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ZCI FILE: IW.004.1