

SYNOPSIS

CIVIC ADDRESS: 725 MARINE DRIVE, NORTH VANCOUVER, BC
 LEGAL DESCRIPTION: LOT: 1 BLOCK: 10 DL: 265 PLAN: LMP43395
 N.W.D. PLAN LMP2827
 PID: 024-652-539
 LOT SIZE: AREA 3549.42 m² (38,205.62 SF)
 ZONE: SITE: CD-655
 MERCANTILE: GROUP E - FURNITURE STORE
 RESIDENTIAL: GROUP C - RESIDENTIAL LOBBY
 AREA TOTAL - UNIT NO. 727 729 731 733
 FLOOR AREA 1,012.27 SF 1,043.63 SF 1,125.00 SF 1,373.87 SF
 FLOOR AREA TOTAL 4,554.77 SF
 PARKING 20 COMMERCIAL STALLS PROVIDED

DESCRIPTION OF THE WORK - BUILDING CODE ITEMS

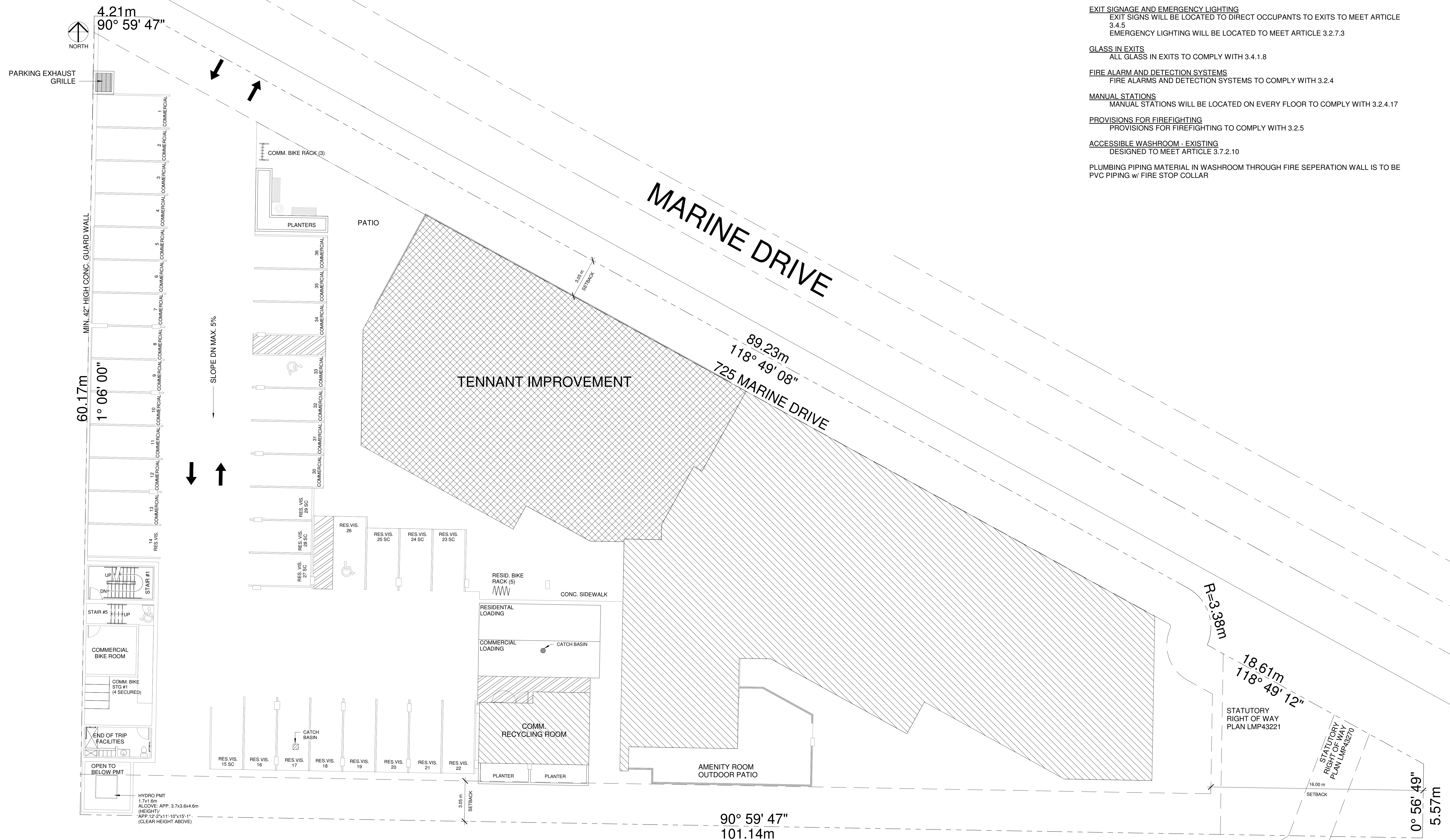
THE PROJECT CONSISTS OF PROVIDING TWO NEW WASHROOMS, AND A KITCHEN TO AN EXISTING SHELLED OUT SPACE.
CODE ITEMS: STANDARD BCBC 2012
SUITE DEMISING WALL:
 PROVIDED BY OTHERS: 1 HR FIRE SEPERATION RATING
WASHROOMS
 OCCUPANT LOAD = KNOWN OCCUPANT LOAD MAX. 114 PERSONS
 GROUP E OCCUPANCY = 2 UNIVERSAL WASHROOMS
TRAVEL DISTANCE
 TRAVEL DISTANCE TO COMPLY WITH 3.4.2.1
 2 EXITS REQ'D
 OCC. LOAD LESS THAN 150
 TRAVEL DISTANCE REQUIRED LESS THAN 25 m
 TRAVEL DISTANCE PROVIDED 24.17 m
CONSTRUCTION
 3.2.2.67 GROUP E, ONE STOREY, SPRINKLERED
 1137.60 m² FOOTPRINT
 FLOORS AND LOADBEARING STRUCTURE TO HAVE A 2HR. FRR
EXIT SIGNAGE AND EMERGENCY LIGHTING
 EXIT SIGNS WILL BE LOCATED TO DIRECT OCCUPANTS TO EXITS TO MEET ARTICLE 3.4.5
 EMERGENCY LIGHTING WILL BE LOCATED TO MEET ARTICLE 3.2.7.3
GLASS IN EXITS
 ALL GLASS IN EXITS TO COMPLY WITH 3.4.1.8
FIRE ALARM AND DETECTION SYSTEMS
 FIRE ALARMS AND DETECTION SYSTEMS TO COMPLY WITH 3.2.4
MANUAL STATIONS
 MANUAL STATIONS WILL BE LOCATED ON EVERY FLOOR TO COMPLY WITH 3.2.4.17
PROVISIONS FOR FIREFIGHTING
 PROVISIONS FOR FIREFIGHTING TO COMPLY WITH 3.2.5
ACCESSIBLE WASHROOM - EXISTING
 DESIGNED TO MEET ARTICLE 3.7.2.10
 PLUMBING PIPING MATERIAL IN WASHROOM THROUGH FIRE SEPERATION WALL IS TO BE PVC PIPING w/ FIRE STOP COLLAR

REVISIONS

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

778 242 1160
 #301 - 3007 GLEN DRIVE
 COQUITLAM, BC
 V3B 0L8
 zane@zedstudio.com
 www.zedstudio.com
 phone address email web



ROSEWOOD HOME & CONDO TI

725 MARINE DRIVE, NORTH VANCOUVER, BC

title
 SITE

scale 1" = 10'-0"

date 2018-10-11

drawn AG checked ZE

job no. 1863

sheet no. A101

consultant

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code. © COPYRIGHT. ALL RIGHTS RESERVED

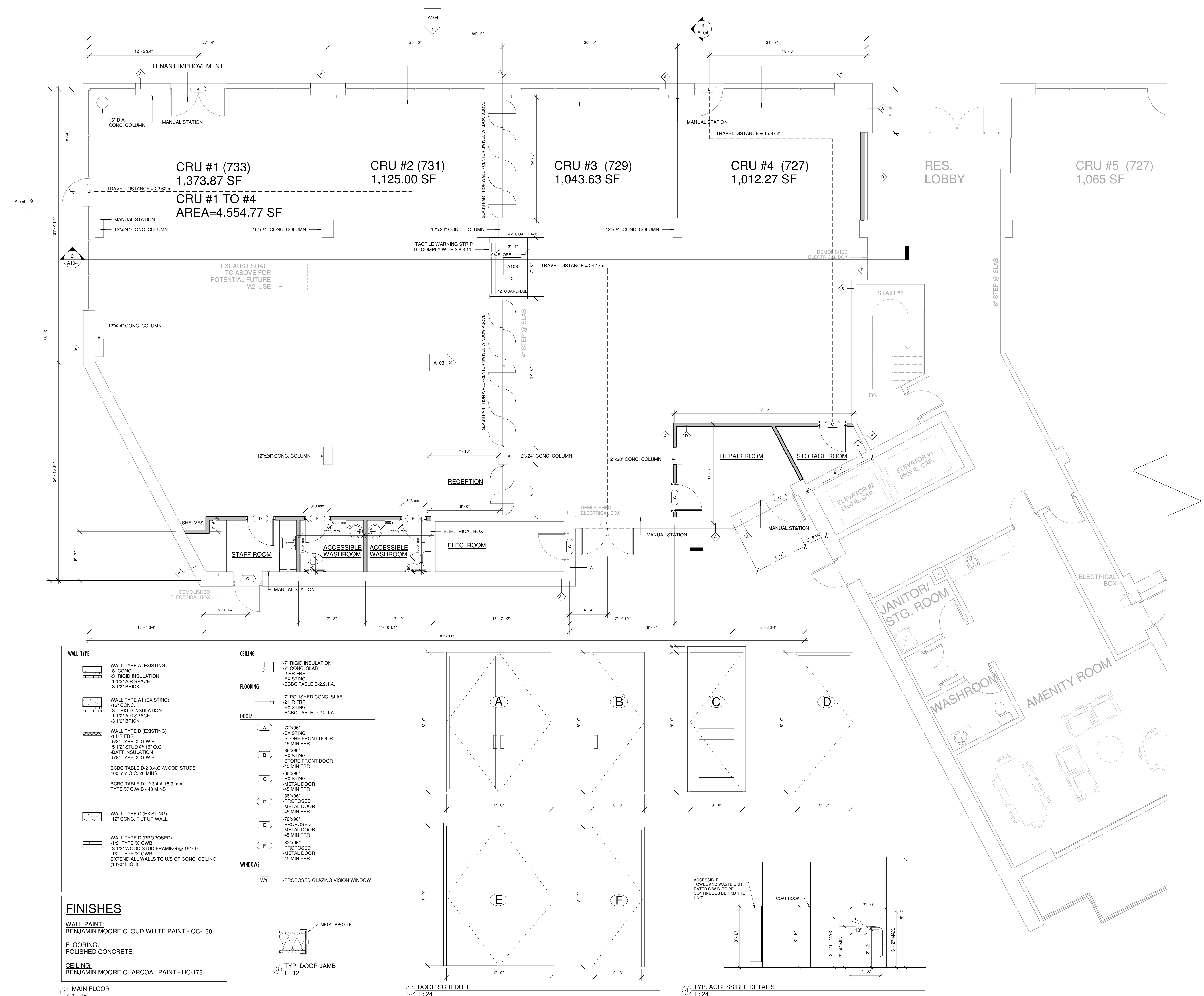
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REVISIONS		
NO.	DATE	DESCRIPTION

ROSEWOOD HOME & CONDO TI
 725 MARINE DRIVE, NORTH VANCOUVER, BC

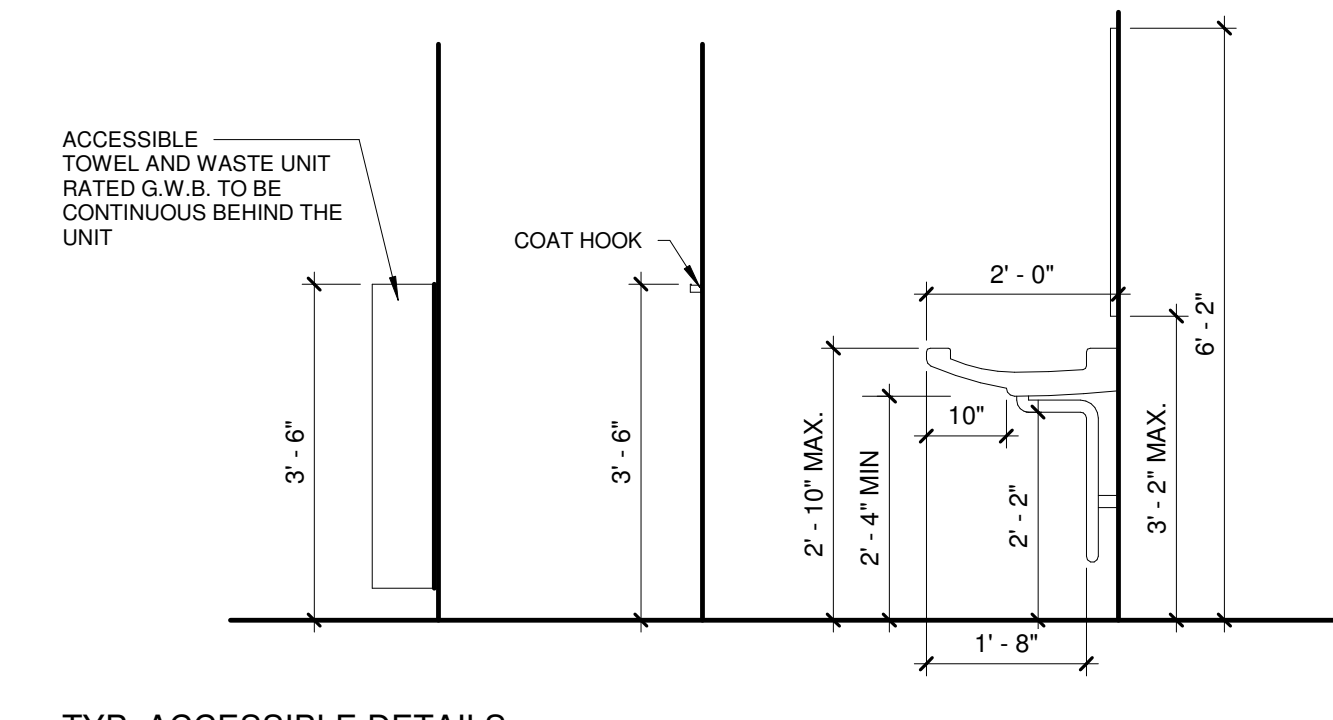
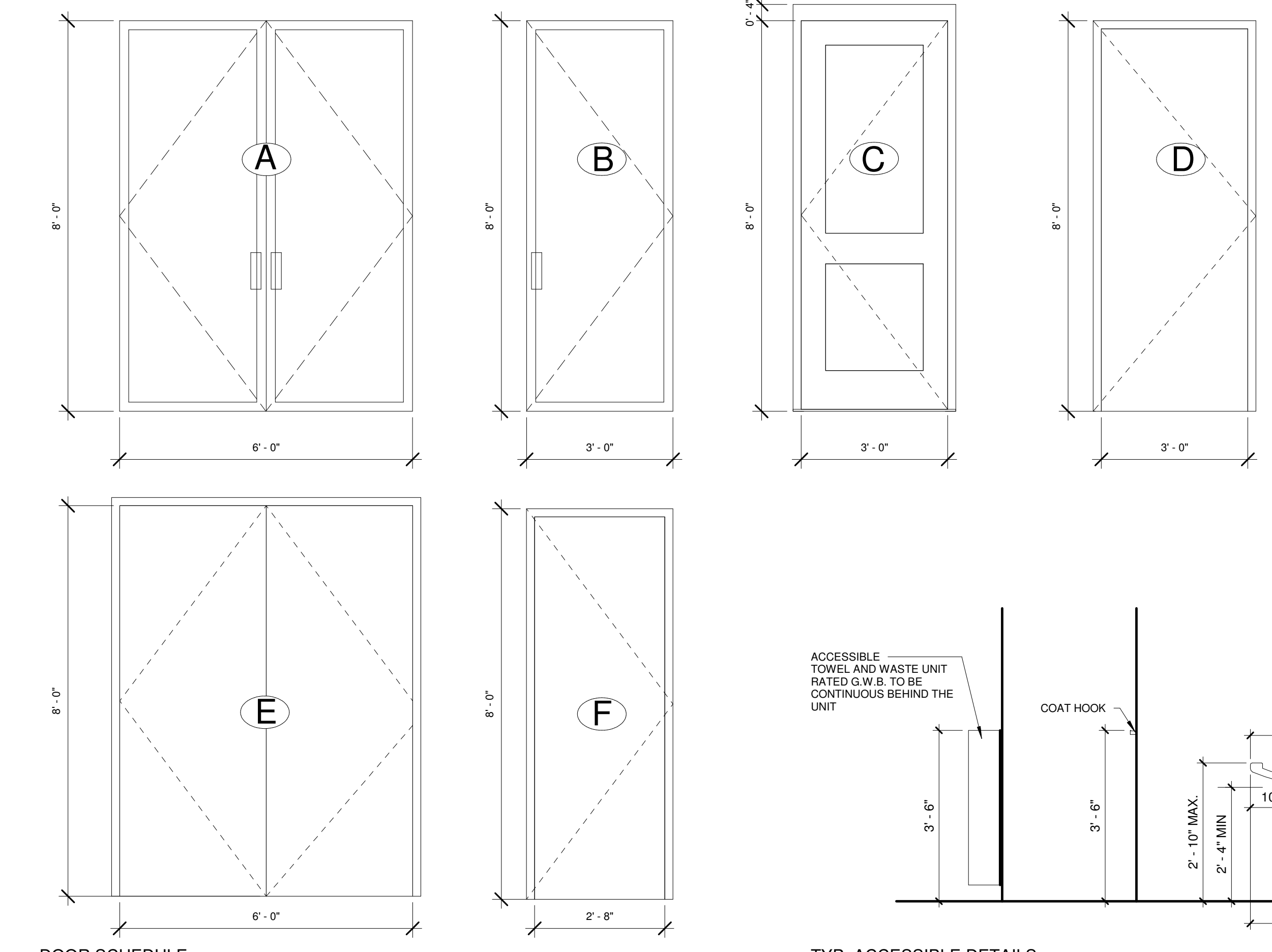
title MAIN FLOOR
 scale As indicated
 date 2018-10-11
 drawn AG checked ZE
 job no. 1863
 sheet no. A102
 consultant

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WALL TYPE	CEILING
<ul style="list-style-type: none"> WALL TYPE A (EXISTING) - 8" CONC. - 3" RIGID INSULATION - 1 1/2" AIR SPACE - 3 1/2" BRICK WALL TYPE A1 (EXISTING) - 12" CONC. - 3" RIGID INSULATION - 1 1/2" AIR SPACE - 3 1/2" BRICK WALL TYPE B (EXISTING) - 1 HR FRR - 5/8" TYPE 'X' G.W.B. - 5 1/2" STUD @ 16" O.C. - 5/8" TYPE 'X' G.W.B. WALL TYPE C (EXISTING) - 12" CONC. TILT UP WALL WALL TYPE D (PROPOSED) - 1/2" TYPE 'X' G.W.B. - 3 1/2" WOOD STUD FRAMING @ 16" O.C. - 1/2" TYPE 'X' G.W.B. - EXTEND ALL WALLS TO U/S OF CONC. CEILING (14'-0" HIGH) 	<ul style="list-style-type: none"> - 7" RIGID INSULATION - 7" CONC. SLAB - 2 HR FRR - EXISTING - BCBC TABLE D-2.2.1.A.
<ul style="list-style-type: none"> BCBC TABLE D-2.3.4.C.-WOOD STUDS 400 mm G.C. 20 MINS BCBC TABLE D-2.3.4.A.-15.9 mm TYPE 'X' G.W.B. - 40 MINS 	<ul style="list-style-type: none"> FLOORING - 7" POLISHED CONC. SLAB - 2 HR FRR - EXISTING - BCBC TABLE D-2.2.1.A.
<ul style="list-style-type: none"> DOORS A - 72"x96" EXISTING STORE FRONT DOOR - 45 MIN FRR B - 36"x96" EXISTING STORE FRONT DOOR - 45 MIN FRR C - 36"x96" EXISTING METAL DOOR - 45 MIN FRR D - 36"x96" PROPOSED METAL DOOR - 45 MIN FRR E - 72"x96" PROPOSED METAL DOOR - 45 MIN FRR F - 32"x96" PROPOSED METAL DOOR - 45 MIN FRR 	<ul style="list-style-type: none"> WINDOWS W1 - PROPOSED GLAZING VISION WINDOW

FINISHES
 WALL PAINT:
 BENJAMIN MOORE CLOUD WHITE PAINT - OC-130
 FLOORING:
 POLISHED CONCRETE.
 CEILING:
 BENJAMIN MOORE CHARCOAL PAINT - HC-178

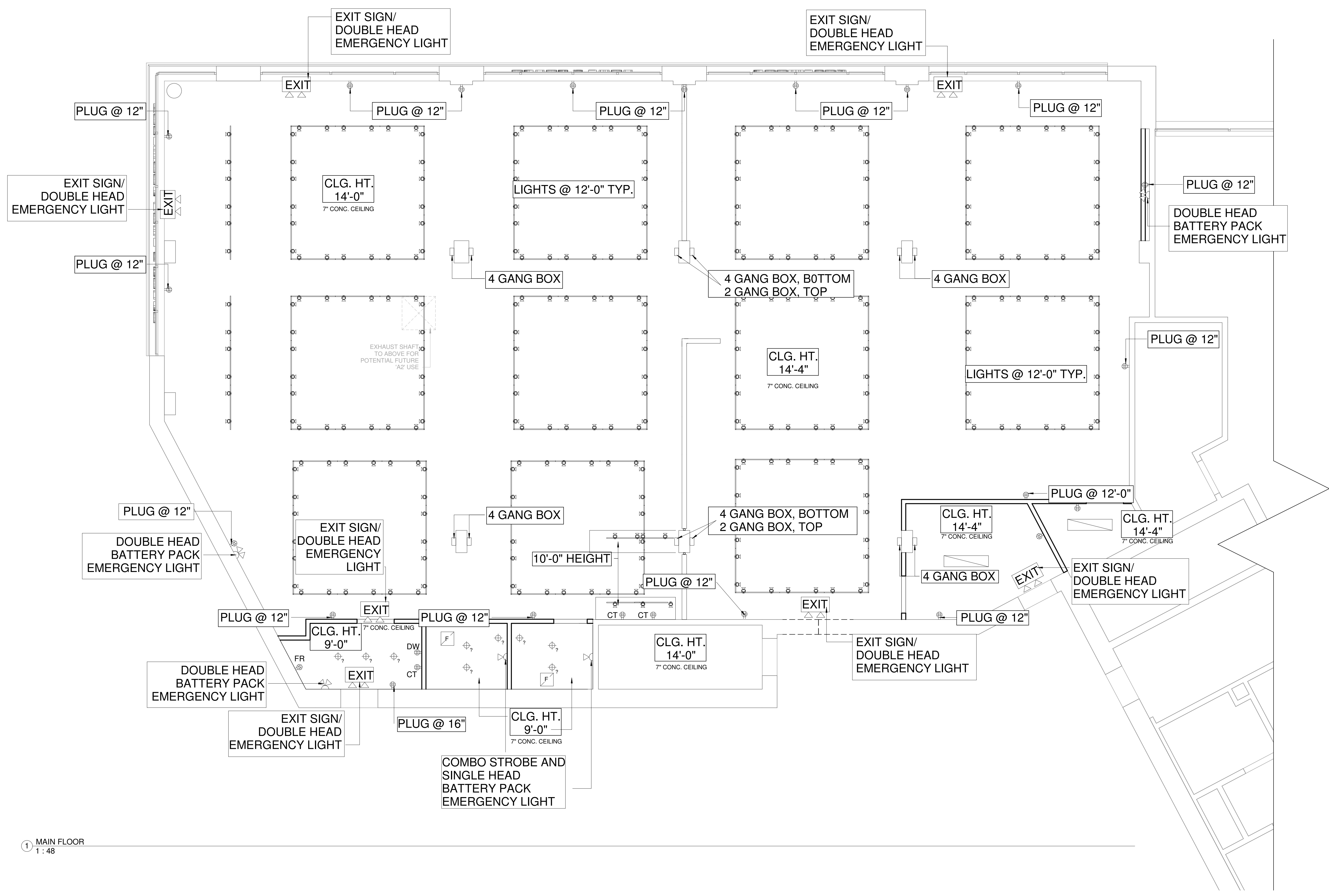


1 MAIN FLOOR
1:48

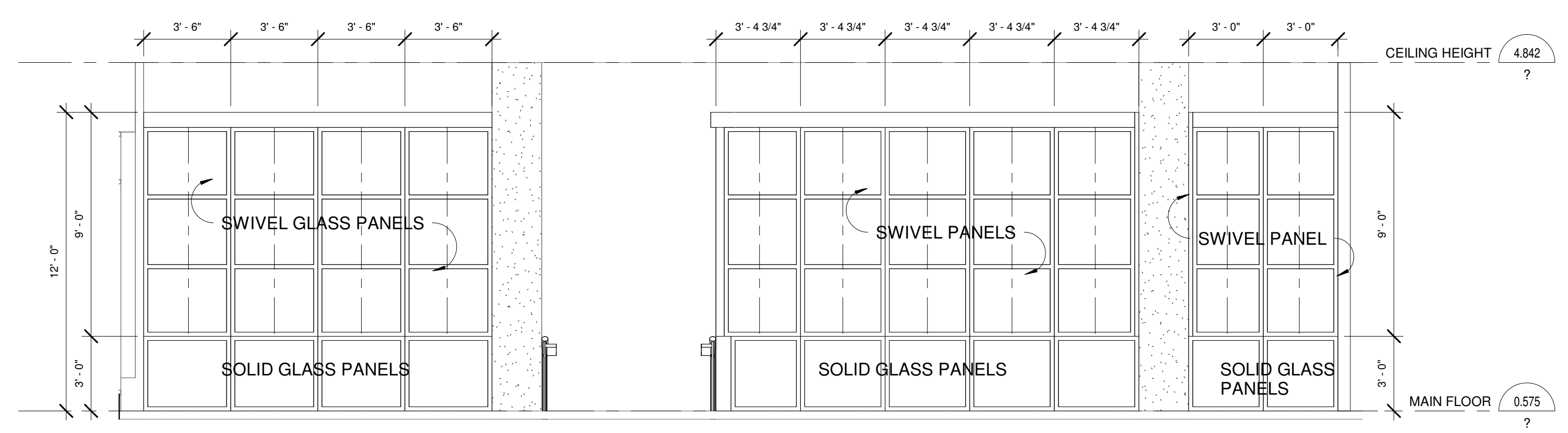
2 DOOR SCHEDULE
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3 TYP. ACCESSIBLE DETAILS
1:24

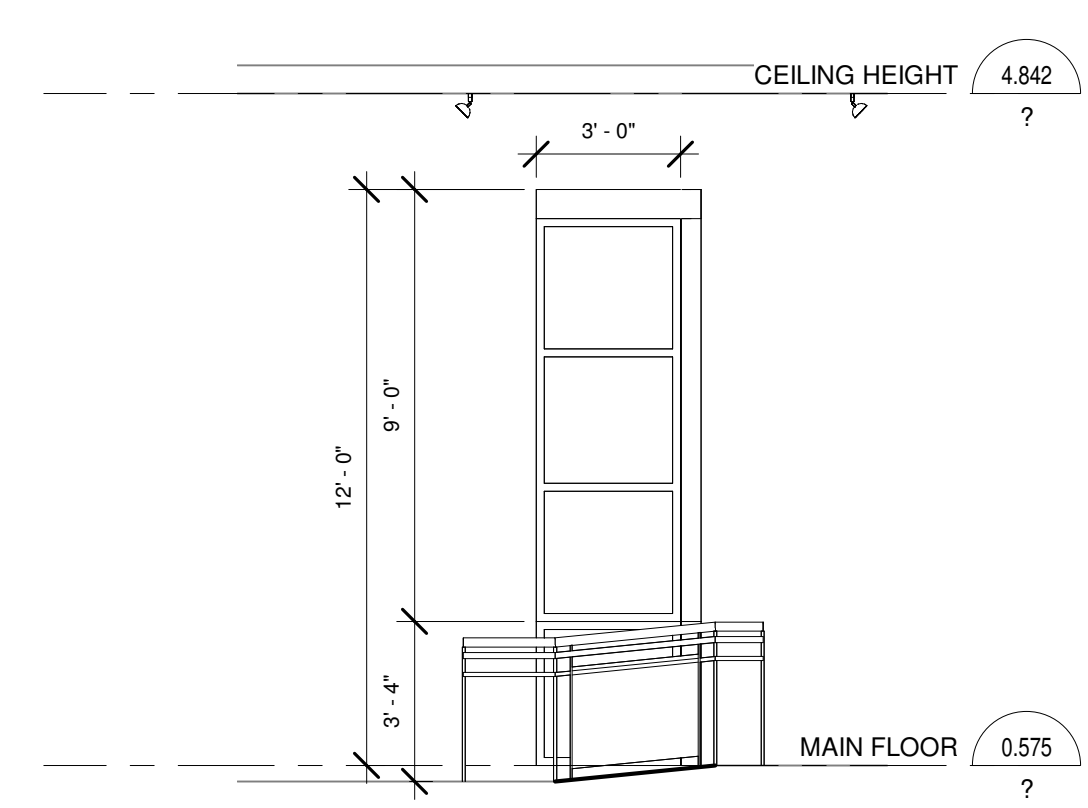
REVISIONS		
NO.	DATE	DESCRIPTION



1 MAIN FLOOR
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2 INTERIOR GLASS & RAILING PARTITIONS
1:48



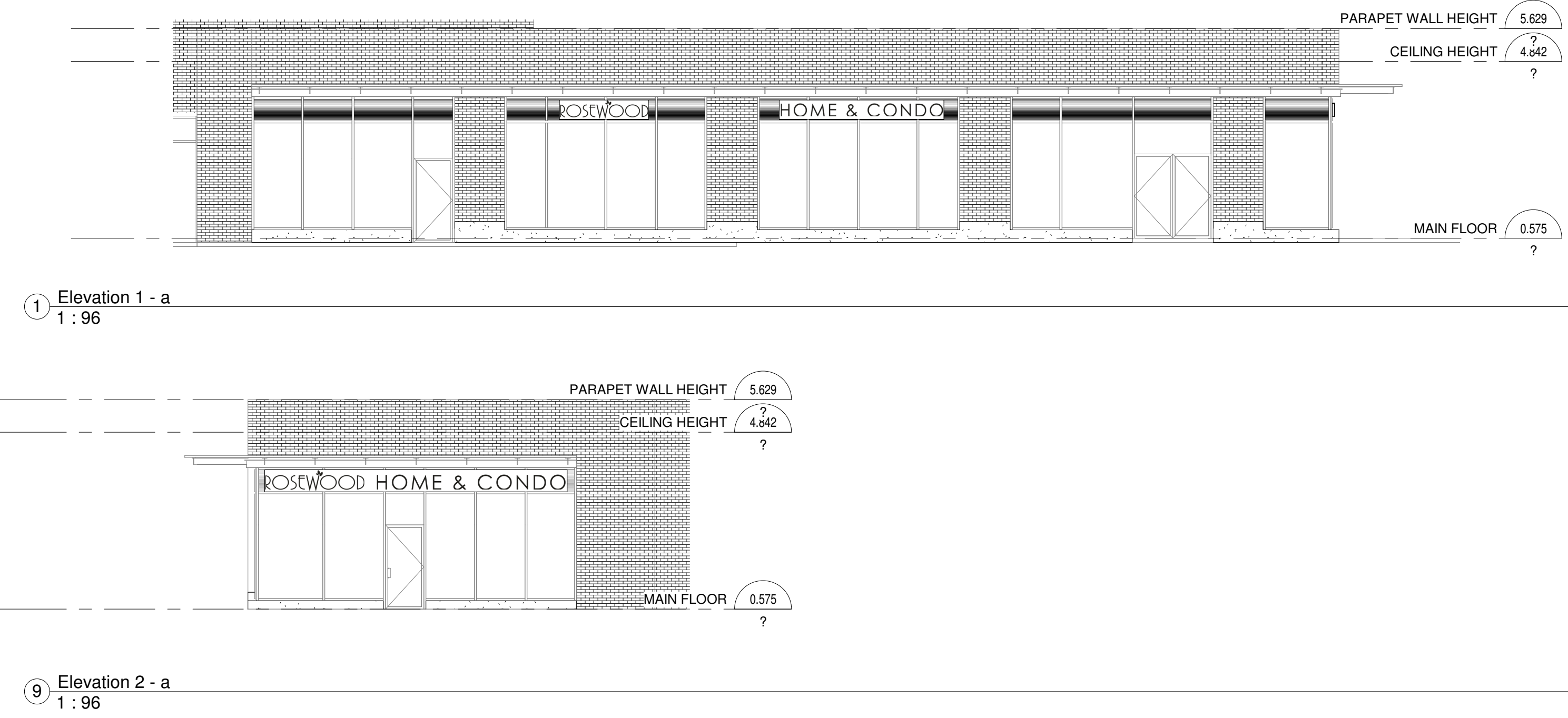
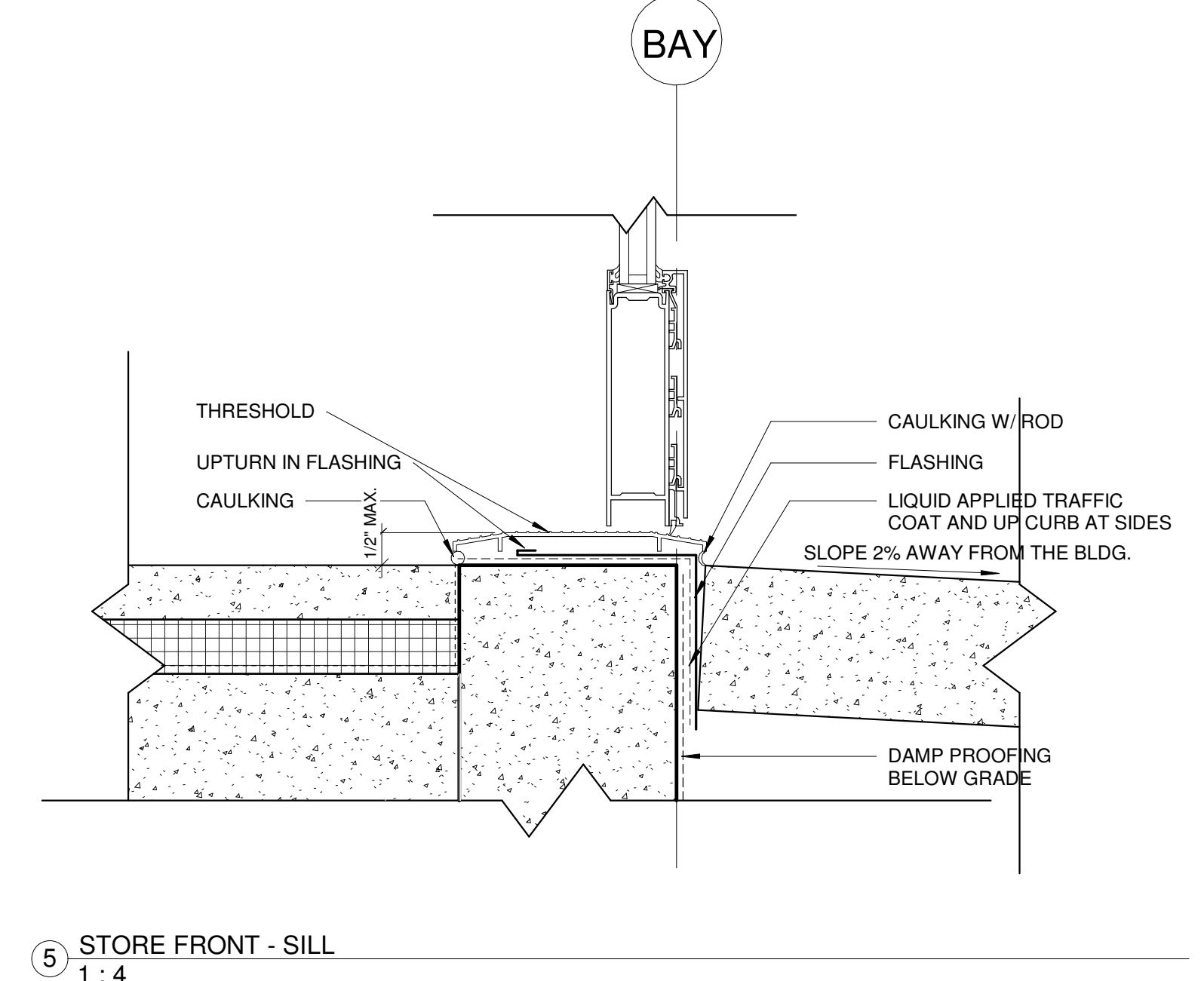
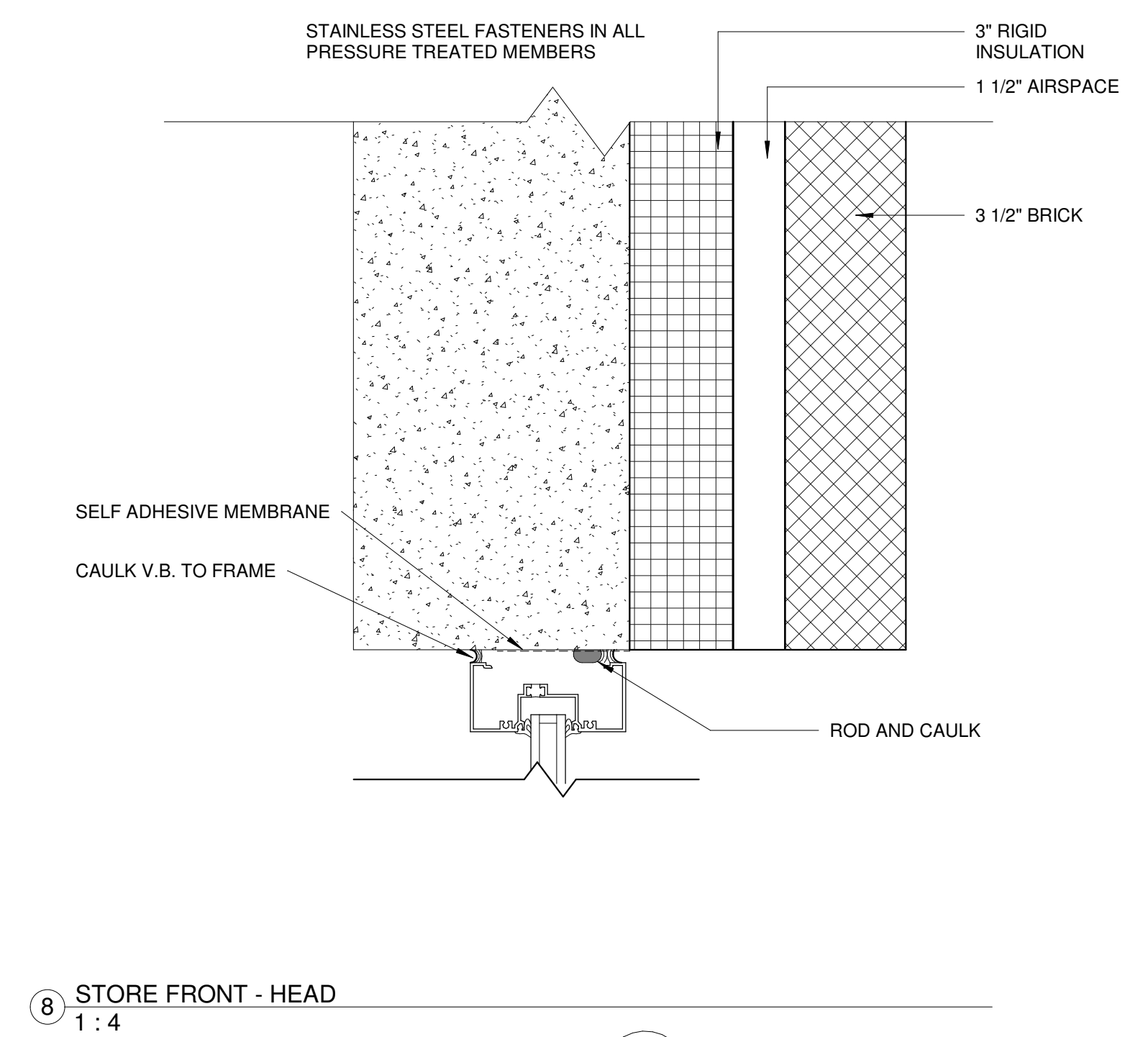
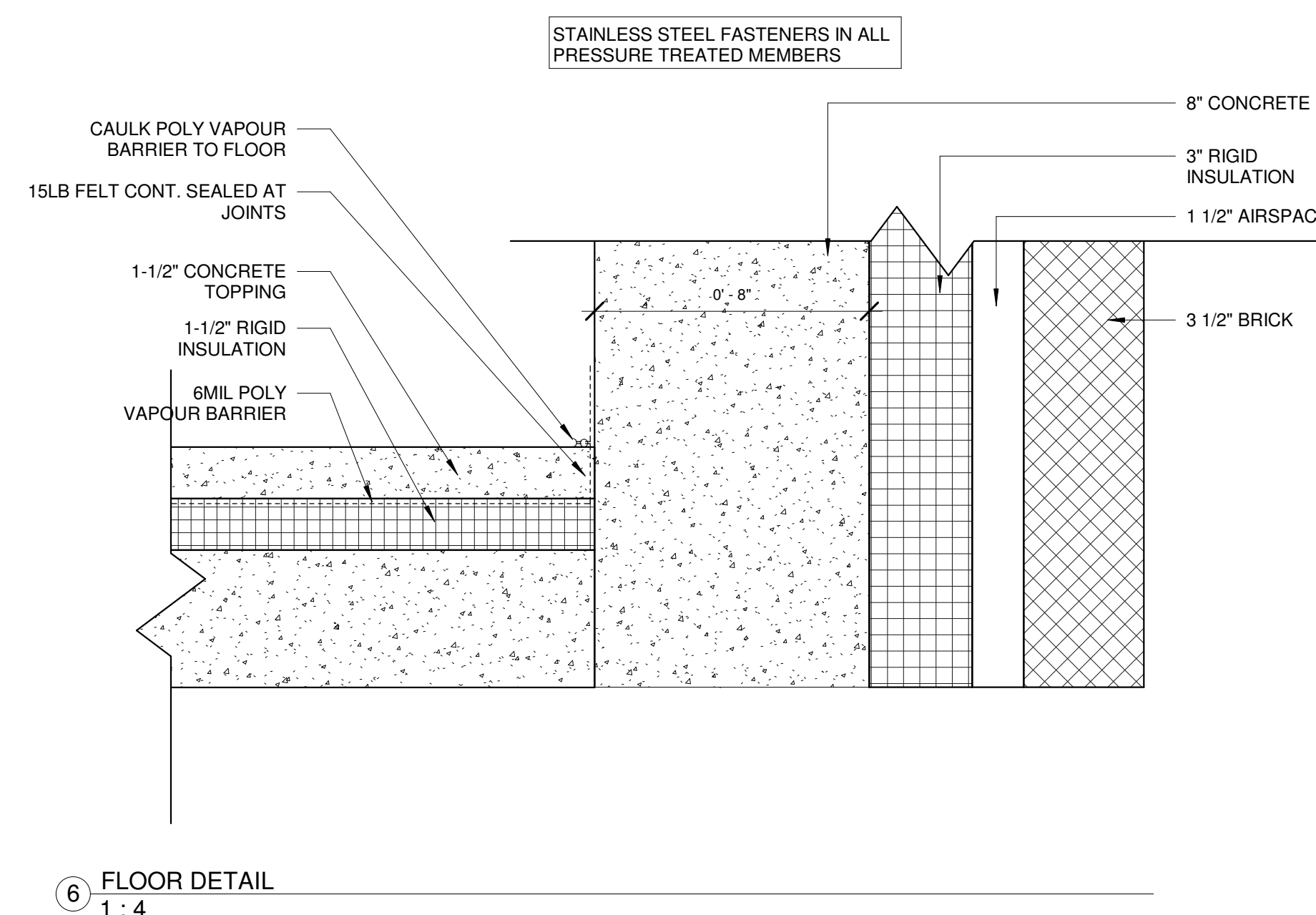
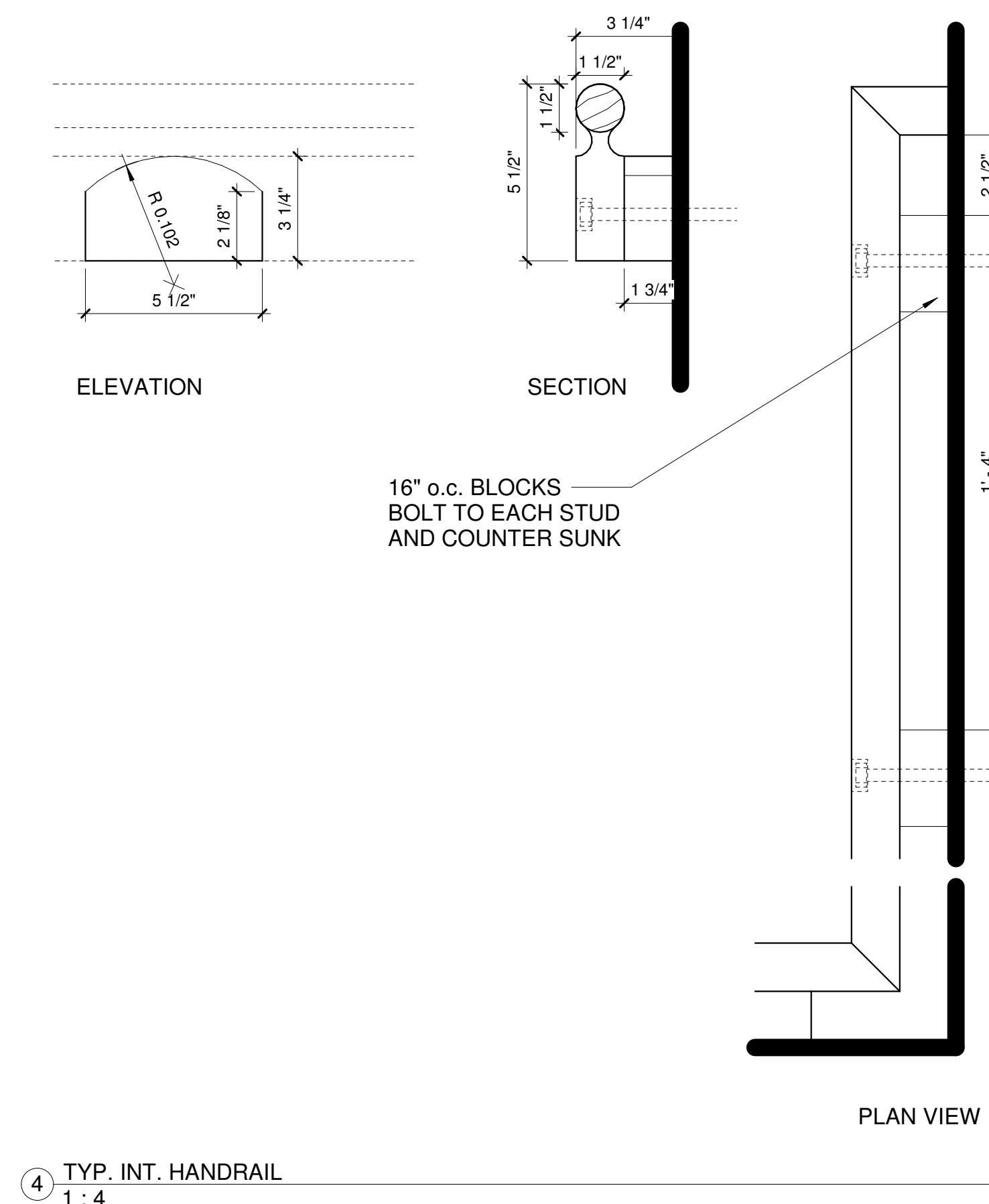
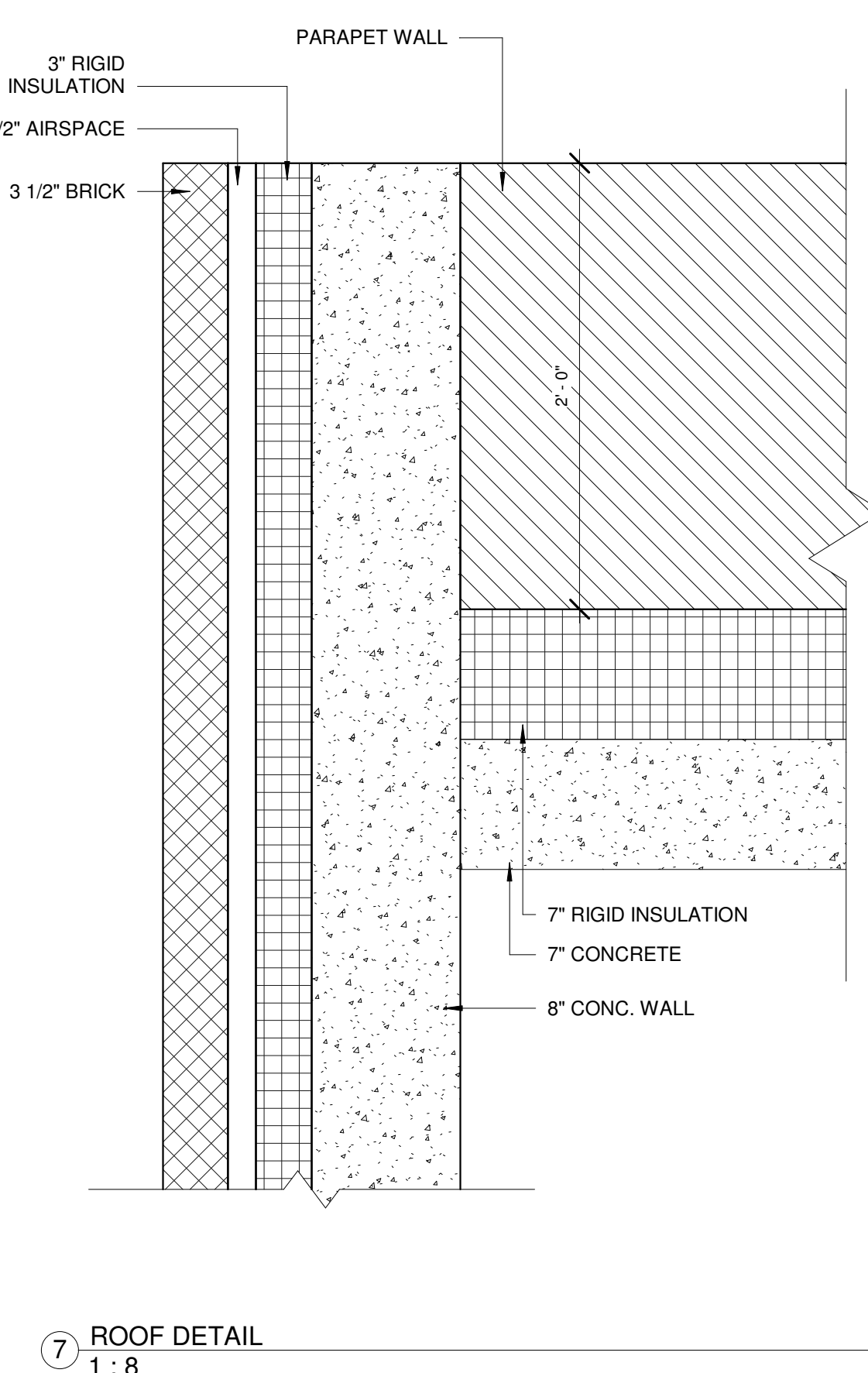
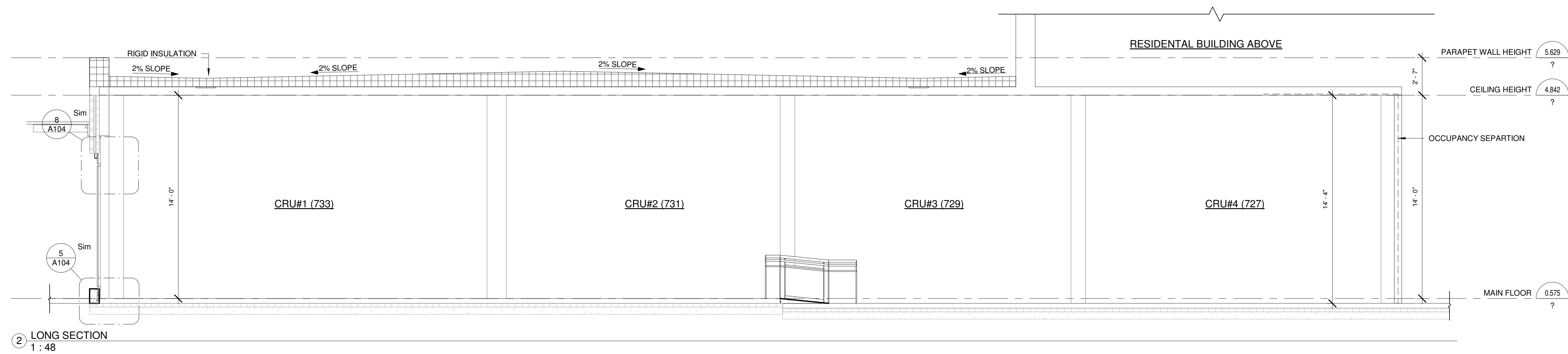
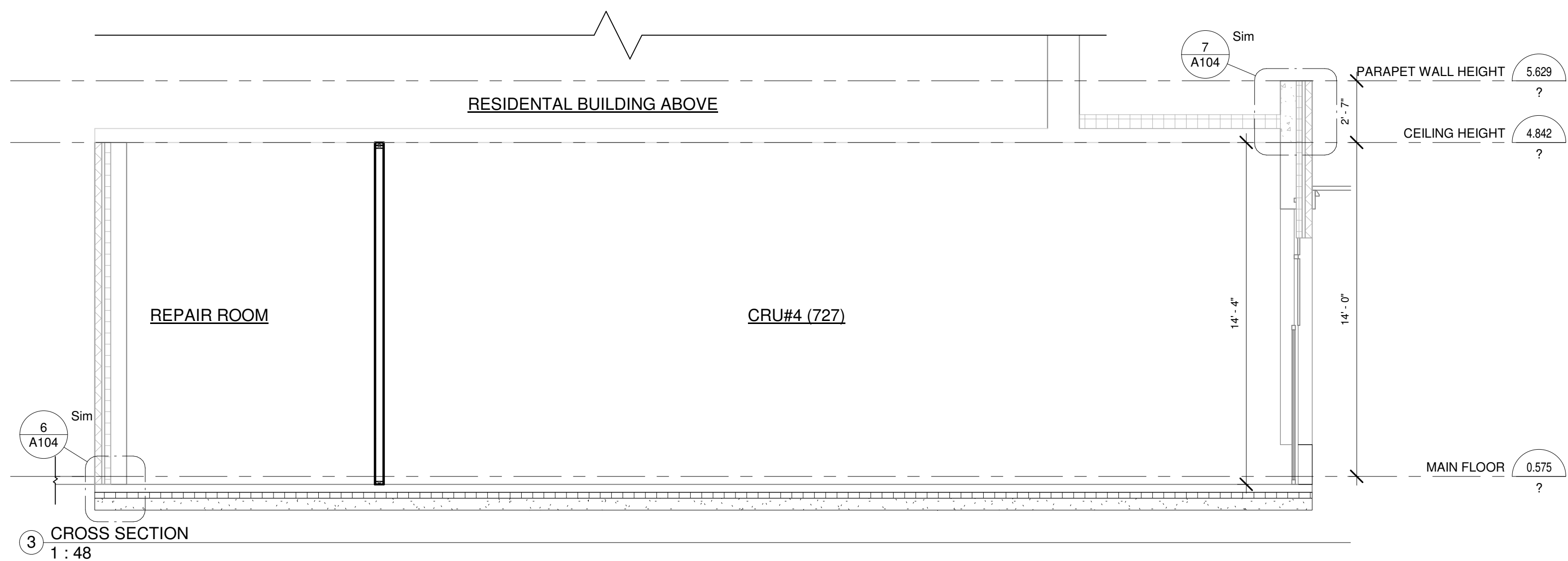
3 INTERIOR GLASS & RAILING
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ROSEWOOD HOME & CONDO T1

725 MARINE DRIVE, NORTH VANCOUVER, BC

title
CEILING PLAN

scale 1:48
 date 2018-10-11
 drawn AG checked ZE
 job no. 1863
 sheet no. A103
 consultant



REVISIONS	
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ROSEWOOD HOME & CONDO TI

725 MARINE DRIVE, NORTH VANCOUVER, BC

title
SECTIONS & DETAILS

scale As indicated
date 2018-10-11
drawn AG checked ZE
job no. 1863
sheet no. A104
consultant

778 242 1160
#301 - 3007 GLEN DRIVE
COCQUITLAM, BC
V3B 0L8
zane@zedstudio.com
www.zedstudio.com

phone
address
email
web

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