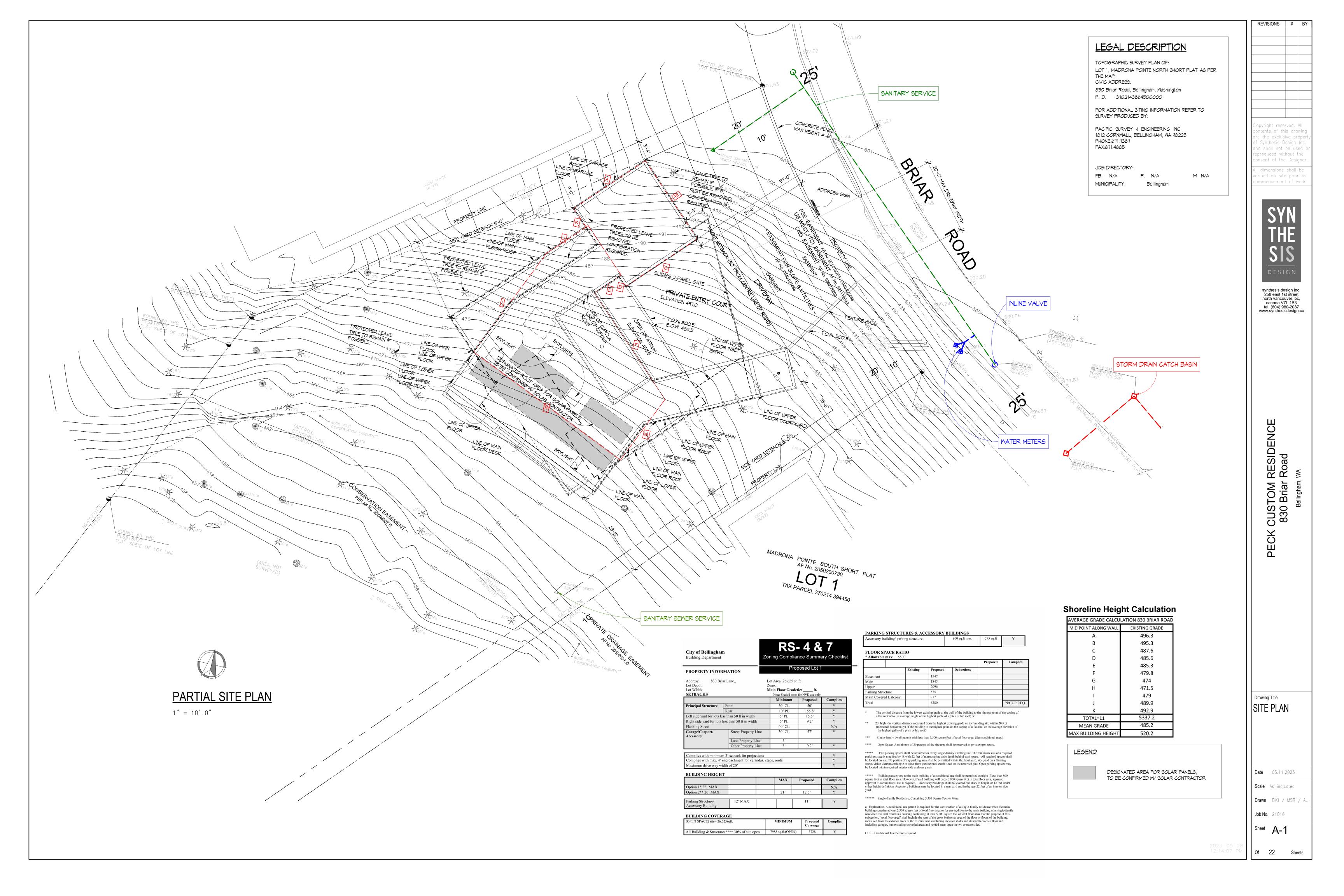


PECK CUSTOM RESIDENCE



Contract Documents

The Contract Documents refer to:

—The Contract between the Owner and General Contractor. -Construction Documents (all drawings, specifications and surveys).

-Site Visit and Change Order Forms. -Shop Drawings.

-Consultant's Drawings and Reports. -SYNTHESIS DESIGN, INC. will not be responsible for any costs incurred to Owner or Contractor through errors or omissions in the Contract Documents after building permit is issued. -SYNTHESIS DESIGN, INC. will not be responsible for any alterations or changes during the construction process that are not documented in the Contract Documents. -All Contract Documents assume existing structures are built to current Municipal and Washington State Building Code (WSBC) standards, unless otherwise noted. Any existing deficiencies or deteriorated areas are not the responsibility of SYNTHESIS DESIGN, INC., but will be addressed upon their discovery, at the Owners expense.

Div. 1 General Requirements

Summary of Work

-The General Contractor, herein referred to as the Contractor, shall provide all labor, products, plants, equipment and materials required to complete the project as described in the Contract Documents. -The Contractor is to be responsible for all taxes, licenses, bonds, insurance for fire and liability, WCI coverage and all municipal and engineering inspections. —The building permit shall be posted in a prominent location and the municipally approved drawings protected from the elements and on site at all times. -The Owner retains the right of access and occupancy during construction and / or prior to final completion but will maintain the Contractor's ability to execute the prescribed work. -Care must be taken to ensure safety of the public and adjoining properties at all times.

-PACIFIC SURVEY & ENGINEERING, INC. (360-671-7387) will be retained as the Surveyors, unless -KINGWORKS STRUCTURAL ENGINEERS (360-714-8260) will be retained as the Structural Engineers, unless otherwise noted.

-ASPECT CONSULTING, LLC will be retained as the Geotechnical Engineers, unless otherwise noted.

will be retained as the Storm Water Civil Engineer, unless otherwise noted

All construction, materials and workmanship shall conform to current WCI & WSBC Standards. -The Contractor shall take adequate and reasonable precautions to protect the public from hazards and The Contractor will ensure that all trades observe all local construction and noise regulations; ensure also that all preceding or adjacent work enables continuation or subsequent trade work can be

undertaken properly. -The Contractor shall distribute all Consultants' reports, drawings, schedules, etc. upon receipt -The Contractor shall ensure fulfillment of all requirements within the Consultants' reports, drawings, schedules, etc., and arrange appropriate municipal inspections.

—The Contractor will verify all grades and property lines as established by the Owner and report any errors or inconsistencies to SYNTHESIS DESIGN, INC. before commencing work. -The Contractor is to check and verify all dimensions and conditions on the drawings and job site prior —Concrete mix must allow for polishing, polish as per manufacturer's specifications. to construction and report any discrepáncies to SYNTHESIS DESIGN, INC. - written dimensions have precedence over scaled dimensions.

-The Contractor shall arrange all inspections, municipal and state, obtain form work and foundation surveys, and advise the Engineers of construction progress, specifically enabling them to view form work 24 hours before pouring concrete. -The Contractor shall coordinate all storm, sanitary and water main work with the Municipal Works Department, as required by the Municipal Engineering Department.

The Contractor is required to be with the Washington State Department off Labor & Industries, be bonded and insured, and must arrange for third-party home warranty insurance on proposed new homes. Coverage includes 2 years on labor and materials (some limits apply), 5 years on the building envelope and 10 years on the structure of the home. -All materials, spécies, grades, colors, and finishes are to be approved by SYNTHESIS DESIGN, INC. and

Construction Facilities & Temporary Controls

or Owner, with samples to be provided on request, prior to ordering.

-The Contractor shall provide municipal water and sewer connections as required by the Municipality, as well as temporary water, power, light, heat, telephone, sanitary facilities and first aid as may be required

-The Contractor shall protect all materials, executed work and the site from damage by the elements. the public or any other source and shall repair or replace an item or work so damaged.

-The Contractor shall maintain a continuously clean work site and provide a final professional clean up of glass, painted surfaces, floors and fixtures. All stains are to be removed and scratched or broken glass replaced. -All ducts, furnaces and air exchange systems to be professionally cleaned Deficiencies and defects are to be corrected within 30 days of Substantial Performance. Those items incomplete will be undertaken by the Owner with costs deducted from the final payment -All bid and construction sets of contract documents are to be returned to SYNTHESIS DESIGN, INC.

Div. 2 Sitework

Subsurface Investigation

completion of work.

-Standard penetration tests such as drilling and subsurface investigations are the responsibility of the Contractor and are to be carried out by trades experienced in such work.

The Contractor shall remove and dispose of all materials pertaining to the work.

—The Contractor shall ensure that the alteration or removal of existing structures and services will not alter or endanger those to remain which may require shoring, underpinning and / or bracing. -Blasting must be performed by persons qualified for this work. —The job site must be clean, and any debris left on site must be placed in locations (as approved by the Owner) to maintain safe conditions for the Owners, Contractor, and Sub Trades.

Site Preparation

—Site preparation, tree cutting, excavation, blasting, rock removal, trenching for services, backfill and rough grading are the responsibility of the Contractor and are to be carried out by trades experienced in such work and performed in a manner that avoids unnecessary loss, damage, or disturbance to the site -Materials shall be handled and stored according to local regulations.

Dewatering (if applicable)

—The Contractor will provide trenches, piping and holding ponds necessary to control site drainage during -The Contractor shall provide concrete sump(s) as required by the Municipal Engineering Department and / or Geotechnical Engineer to deal with existing and added perimeter drainage and rainwater run off. -The Contractor shall provide a rock pit as required by the Municipal Engineering Department and / or Geotechnical Engineer to deal with existing and added perimeter drainage and rainwater run off. -Refer to storm water management plan.

-Contractor to follow municipal regulations for dealing with sediment and erosion (refer to sediment and erosion plan where applicable -Excavation for footings is to be at least 18" below grade to solid bearing and remain so until the concrete is in place. Unexpected soil conditions are to be reported to the Engineer before start of form work. -Excavate to required levels for footings and finish grades as required, making allowance for perimeter drains, required form work, wall coatings and thickness of base and surfacing material specified. -Footing base shall be firm, clean and free of mud and water; rock bases to be washed and dirt free with grouted pins as per Engineer and / or WSBC

-Excavate to required dimension and pitch of any trenches and pits for all mechanical, plumbing, sewage, electrical, communication and gas services -No backfilling shall be done until all form work has been removed, walls coated, and drain lines viewed by the Engineer, and approved by the Municipal Inspector -Backfill against cast—in—place concrete only after 14 days with joists in place and coatings dry

-Provide continuous positive slope around the entire building

-Backfill material shall be frost free and contain no discarded building or organic material which might -Provide and place any additional subsoil, fill or gravel required to bring existing grades to finish grades such material shall be of acceptable low moisture content, applied in 1' (300 mm) layers, and

-Finished landscaping — including screened topsoil, sod, and plants — are not included in contract. -All finished landscape work to be coordinated by the Owner following the completion of the job and final grading. Confirm with Owner. -Existing plants and topsoil are to be stripped from the construction area, stored in an Owner approved protected area. -All trees and shrubs outside the essential excavation shall be preserved and protected against damage.

Div. 3 Concrete

Form work

-Form work shall be constructed to dimension and profiles shown, properly braced to maintain position and shape during and after pour to prevent leakage of concrete. -Allow through wall blocking for electric wiring, drainage, piping, vents, grilles and beam pockets. -Forms shall be moistened just prior to concrete pour.
-Maximum deflection permitted: 12 mm (1/2") for foundation 6 mm (1/4") for columns, or as per

Concrete Reinforcement

-Reinforcing steel shall comply with ANSI specifications for intermediate grade (40) bars. All bars shall be deformed according to ASTM A305. -All reinforcing steel shall be firmly positioned and secured against displacement, by chairs, spacers and

<u>Cast-in-place Concrete</u>

-Standard concrete shall be machine mixed from clean and properly graded aggregates, clean water and below all concrete slabs.

Portland Cement, and shall have a strength at 28 days of 21 MPa (3000 psi) min. for reinforced —Interior heated concrete slab - 20" vertical or horizontal from bottom edge of slab. concrete, or as per Engineer -Provide minimum clearance between top of roof and insulation WSBC R806.3.

—Concrete shall be deposited, vibrated, and compacted so as to prevent honeycombing or segregation.
—Plain and reinforced cast in place concrete for foundations and building structure shall conform to UI / ASTM standards. -Top of sills to be true and level surface; grouting as required

-Garage concrete slab at entry to be thickened to 18" below grade. Pad footings are required as per Structural Engineer.

-Provide concrete spread footings under all load bearing walls, as per the Structural Engineer. Coordinate work of other trades in placing of sleeves and services in slabs or foundations. Notice shall be given prior to the pouring of slabs to allow trades to position their work. -Lay concrete slabs, reinforced as shown, with necessary expansion and control joints, screed to level

Concrete Accessories (as per Structural Engineer)

-Embed 1/2" anchor bolts for sills at 4'-0" o.c., unless noted, minimum two bolts per straight plate length, as per Structural Engineer. -Anchor posts to footings to resist uplift, as per the Structural Engineer. -Other concrete reinforcing, dowels, shoes and connections for columns etc. shall be supplied and

installed as detailed.

-Ensure that weather conditions will not alter concrete mixture or curing. –All concrete shall be left in forms for three days and kept moist for seven days.

Div.4 Pavers

<u>Driveway Pavers</u>

-Pavers to be set on 6" compacted gravel. ityle and type to be confirmed, Can they be used for a heated driveway?

All nails, spikes, screws, bolts, plates, fasteners, and brackets to be in accordance with WSBC. -All hangers and saddles to be sized to suit the intended load. -Shop drawings are to be submitted for all metal work and other specified work upon request of SYNTHESIS DESIGN, INC. -Structural hardware to be shop primed or hot dipped if in contact with water.

-All paint metal work to be coated with rust proof paint or powder coating. -See Structural Drawings for steel beam sizes and details, if necessary. -Steel stair manufacturer to provide engineering and shop drawings.

<u>Fabricated Metal & Aluminium Rails</u>

-Supply and install 42" high non—climbable aluminium guardrails c/w tempered glass panels (see drawings for locations).

-Exterior guard rails to be minimum 42" -. Refer to WSBC 1015.3. —All railings and guards to be engineered by manufacturer, engineer to provide schedules as required by

Div. 6 Woods & Plastics

<u>Rough Carpentry</u>

-The Contractor shall provide lumber, plywood, fasteners etc. for framing and coordination of work of Techniques, fastening, blocking, fire stops, bracing and sheathing to WSBC Residential Standards. -All lumber to be SPF and all sheathing shall be plywood — grades shall conform to WSBC and local —Supporting wood posts to be 6x6 minimum as per Structural Engineer.
—All subfloor sheathing to be 3/4" tongue and groove plywood, glued and screwed to joists.

Twisted, misaligned or structurally inadequate framing members to be replaced prior to finish as per Provide cross bridging at maximum of 7'-0" o.c. for roof and floor joists. -Provide blocking, backing and bracing for doors, stairs, railings, cabinets, pedestal sinks, wall fittings and -Provide 1" plywood treads on all interior staircases — stairs, guards and handrails to comply with WSBC 1011.5.5.1

-Primary stair minimum width to be 36", conform with WSBC 1011.2 -Stair handrails to be located between 34" & 38" above the nosing of each tread, per WSBC 1014.2 -Stairs 43" in width or greater require two handrails as per WSBC 9.8.7.1.

Glue-Laminated Structural Units

-Provide as per Structural Drawings.

<u>Finish Carpentry - Refer to Interior Design Specifications</u>

-Provide moldings, as specified on Finish Schedule (if applicable).
-All added door and window frames are to be within 1/16" of finish wall to accept reveals. -Installed moldings to be caulked with appropriate colored, paintable latex caulk and receive two finish coats of semi-gloss latex paint.

Millwork - Refer to Interior Design Specifications

-Provide kitchen cabinets, built in units, washroom vanities as indicated on drawings.
-All cabinets to be approved by SYNTHESIS DESIGN, INC. and / or Owner and installed in a professional -Do not deliver, store, or install finish cabinets or trim until building is fully enclosed, heated, and -Coordinate work of kitchen, bathroom and storage cabinets / organizers with related trade.

<u> Counter Tops - Refer to Interior Design Specifications</u> -All counter tops and backsplashes to be approved by SYNTHESIS DESIGN, INC. and / or Owner and installed in a professional manner.

-Any lumber likely to come into contact with water shall be pressure treated with approved preservative and bear on rolled foam gasket. -Protect exposed beams and structural elements from water damage; clean or replace as per Engineer. -Provide treated studs — c/w 0.5" air space — when furring out concrete walls in Basement.

-Provide semi-frameless glass_railings / guards for exterior decks — see manufacturer's shop drawings <u>Windows</u> or details. Confirm style with Owner -Guard rails to be minimum 42" exterior (where the walking surface served by the guard is more than feet above the finished ground level) & 36" interior. -Guard rails to be minimum 36" exterior (where the walking surface served by the guard is not more than 6 feet above the finished ground level). Refer to WSBC 1015.3 -Face mounted metal and glass guard rail, manufacturer to provide engineer's schedule and shop drawings. Confirm style with Owner.

Div. 7 Thermal & Moisture Protection

Minimum slope of decks over living spaces is to be 1/4":12"

-Provide overflow drain below door level on sun decks. waterproof wall finish height, as per WSBC R308.4.6. Ensure that decks (not over living space), concrete patios, walkways and driveways have positive slopes

-Ceramic / slate tile or equivalent required to bathroom floors, refer to Interior Design specifications. -Allow for 4" wide x 18'-0" long formed concrete slot drain in driveway outside garage door c/w cast iron grille and oil separator. Drain to connect to concrete sump as required.

-Surface drainage system shall be 7000 Series slot drain complete with slotted linear trench opening as

Glazing & Mirrors - Refer to Interior Design Specifications manufactured by Slot Drain® Systems.

-Apply two coats of bituminous damp proofing and dimpled membrane (Delta MS or equivalent, as per manufacturer's specifications) to perimeter foundation to line established on site; not to exceed height final ground level; ensure all holes are plugged, patched and cured prior to application of coatings; coat f footings and apply to manufacturer's specifications; remove excess and smears. Provide rolled foam sill gaskets between wood sill plates and concrete sills. -Provide 4" diameter PVC drain tile around perimeter of concrete strip footings (c/w 6" drain rock above) to tie into existing perimeter drain tile system.

-Thermal insulation located and sized as per drawings; use mineral wool batts for roof, walls and floors Tile - Refer to Interior Design Specifications as per local municipal codes; rigid polystyrene rated at 5R/inch for foundation, slab and roof deck applications (ensure foamed plastic insulation receives protection). Provide continuous fully caulked 6 mil U.V. poly vapor barrier around entire building envelope, including -Interior heated concrete slabs on grade to receive 2.5" rigid Styrofoam SM insulation around edge of

-Uniformly distribute roof ventilation to 1/150 of ceiling area with minimum 50% at top of roof and minimum 50% in soffit vents. -Roof assemblies without attic space (flat roofs, or decks over living spaces) are to receive Rockwool ComfortBatt®/ R-32 insulation. -Provide 2x2 or 2x4 cross purlins to roof assemblies without attic space (flat roofs, or decks over living —All pre—primed interior trims and doors to have two finish coats of semi gloss latex. spaces) to conform to WSBC R806.1

-Thoroughly float before final set, steel trowel to a hard, smooth finish. (Do not dust with cement before 2. New Exterior Walls

-All exterior 2x4 wood framed walls at insulated foundation wall assembly are to receive R-14 insulation <u>Fireplaces and Stoves</u> and 2x6 wood framed walls are to receive R-24 insulation.

Suspended wood framed floors are to receive R-28 insulation (with required venting). -All insulation to be cut and fitted tightly around framing, services, and fittings; ensure that roof space and recessed lighting boxes have necessary clearance for required ventilation.

-Supply and install acoustic batt insulation (Rockwool®/ or equivalent) as per manufacturer's specifications, locations as indicated on drawings, 3 1/2" for 2x4 walls, 5 1/2" for 2x6 walls and ceilings. Provide in walls and floor of primary bedroom.

—All membrane roofing to be installed over approved roofing underlay, in a professional manner, by an established, licensed, bonded, and insured (including WCI) roofing contractor. -Contractor to ensure that roofing contractor will provide Owner with copies of all warranties, including 1) Manufacturer's Material; 2) Roofing Contractor's Labor, and; 3) Third Party Association Guarantee.

—Flat roofs to have a minimum positive slope of 1: 50 or to manufacturer's specifications.

—Flat roofs to be 20 year, black, TORCH—ON installed with positive slope and to manufacturer's

-Provide vented, closed, flat soffits, as per drawings. Provide vinyl soffit venting strips to run parallel to exterior walls.
 Provide NewTechWood® panels, "Norwegian Teak" panels for soffits, to be installed as per manufacturer's <u>Div. 11 Equipment</u> Ensure removable panels at recessed blinds to allow for maintenance.

-Provide NewTechWood panels, "Norwegian Teak" panels, to be installed as per manufacturer's -Provide high pressure laminate (HPL) panels (Trespa Meteon®UniColor) c/w 1/2" reveals as per

manufacturer's specifications. See drawings for locations. Caulk unprotected seams and openings with appropriate colored latex or silicone. Provide two finish coats of exterior paint to cladding following installation and caulking -All acrylic stucco cladding to be installed over two layers of approved 30-minute building wrap, c/w expansion joints as required

-Provide 8" clearance between grade and acrylic stucco.

-Provide approved rain screen assembly for all new cladding applications (see drawings for details). Confirm assemblies with municipal regulations. -For Trespa applications, provide Trespa proprietary rain screen assembly.

-Provide metal trim around all openings, color matched to cladding

Provide soldered copper roof drains and internal down spouts.

-Provide continuous flashing: at all edges for wind and watertight installation; over all exterior windows and doors and at all horizontal intersections of differing cladding materials.

—All roof flashings, caps and fittings to match color of roofing as close as possible

Roof Specialties and Accessories

Skyliahts and flashing kits to be MARVIN (or equivalent), double glazed, unless noted. -All skylights to be tempered glass as per municipal requirements and conform to WSBC R308.6.9.
-All new skylights to achieve and / or exceed performance grade 30 and Water Penetration Resistance Test Pressure of 290 Pa as per WSBC R308.6.9.

Div. 8 Doors, Windows, Glazing & Mirrors

existing or proposed openings require a custom sized door.
—Ensure that every door has 2.5" minimum of framing material around the entire door jamb All exterior doors to have solid blocking (vertical and horizontal), for two stud spaces, both sides at locking height so that the jambs will resist spreading by force.

exterior metal doors to be insulated c/w weather stripping -All exterior wood doors to be paint grade solid core c/w weather stripping. Overhead garage doors to be solid core, insulated aluminum clad with horizontal faux wood cladding and remote 1/2 hp LIFTMASTER opener, as approved by Owner/Synthesis Design.

-Ensure that tempered glass displays manufacturer's authentication markings.

All interior doors to be paint grade, solid core. As per ID, Owner to approve style. -Contractor to install hardware (including astragals and hinges) for all exterior and interior doors, including: dead bolts with a cylinder not having less than 5 pins and a bolt throw not less than 1" operable from the interior without the use of keys; strike plates fastened to wood frames with wood screws providing a minimum 1" penetration into wood studs on all exterior swinging doors, and locking passage sets on interior bathroom doors. -Operable glass wall systems to be supplied by La Cantina Doors, installed as per manufacturer's

—Door viewer required on solid front doors with a viewing angle not less than 160 degrees. —Non—removable pin (N.R.P.) hinges required for out swing doors. Glazing in all added doors to be tempered and double glazed (exterior doors only), as per municipal codes, in all sliding and glass paneled doors — ensure that tempered glass displays manufacturer's -Any door connecting the Garage with living spaces is to be solid core (45min. fire rating) and insulated <u>Div. 14 Plumbing</u> c/w weather stripping and self closer.

urnace/Utility room doors to be 2'-8" minimum, confirm with WSBC Under stair access panel to be minimum 20" x 28" -All new exterior doors to achieve and / or exceed performance grade 30 and Water Penetration Resistance Test Pressure of 290 Pa, confirm with WSBC. -See 'Door Schedule' on drawings.

DESIGN, INC., and Owner.

specifications.

-Contractor is not to order windows until all rough openings are approved by SYNTHESIS DESIGN, INC. Final style, color and material of windows are to be approved by SYNTHESIS DESIGN, INC. and Owner. -All fibreglass windows shall be by Marvin Windows, "Essentials" collection, double glazed with double thermal break or as per municipal codes unless noted. Confirm with SYNTHESIS DESIGN, INC., and -All curtain wall windows shall be by Yawal, Inc., "FA 50 DesignLine" collection, and shall be doubt

glazed with double thermal break or as per municipal codes unless noted. Confirm with SYNTHESIS

-Glazing to be float in windows, with oversized windows to conform to WSBC — provide manufacturer's

-Glass doors and partitions around showers are to be tempered glass. Fire Sprinkler System

earess requirements).

-GWB to walls to be 1/2" (screwed to walls) and installed in a professional manner with a minimum of -Supply and install fire sprinkler system as required by the City of Bellingham / Whatcom County, shall 3 coats of mud. -All ceilings to be smooth painted finish, unless otherwise noted -5/8" or C.D. 1/2" drywall required to ceiling members at 24" o.c.

-Glass side lights, windows within 3'-0" of an exterior door lock and windows less than 8" from the

-Windows in walls enclosing tub must be tempered and waterproofed if located at or below the

<u> Wood Flooring - Refer to Interior Design Specifications</u>

<u>Painting - Refer to Interior Design Specifications</u>

Test Pressure of 290 Pa, confirm with WSBC.

-All ceramic/slate tiles to be approved by Owner and installed in a professional manner. -Ceramic tile tub and shower surrounds to be mounted on 1/2" Dens Shield Tile Backer, or equivalent.

-Supply and install engineered hardwood flooring. See drawings for locations.

-All mirrors to be approved by Owner and to be installed by a qualified glazier.

-All interior paint to be zero-VOC BENJAMIN MOORE (or equal) — colors approved by Owner and applied in a professional manner.

-All interior walls to have one primer coat and two finish coats of eggshell latex — provide water—based

-Install hot water boiler system ducting and venting within the designated bulkheads if applicable. If additional bulkheads or dropped ceilings are required for the ducting / venting that are not shown on the drawings, please report to SYNTHESIS DESIGN, INC. prior to installation. enamel in Kitchens, Bathrooms and Laundry Rooms.

Div. 10 Specialties

-Supply and install gas fireplace c/w thermostat and trim — See interior design drawings for -Manufactured gas fireplace and flue to conform to WSBC 2113.19 and to be installed in accordance with manufacturer's installation instructions and UL standard for factory—built fireplaces. -Maintain minimum 2" clearance between metal flue and combustible framing. Provide 1/2" fibre cement board as protection under non-combustible hearth finish -The walls of any chimney or flue pipe shall be constructed to be smoke tight and flame tight.

-Contractor to install Owner supplied mailbox, location as per Owner. Install Owner supplied address numbers to be mounted on address wall.

-Supply a built—in safe as indicated on plans, style as per Owner. Install as per manufacturer's

<u>Storage Shelving</u>

-All shelving as per closet organizer supplier.

All shelving as per closet organizer supplier

Wardrobe and Closet Specialties

Built-in Vacuum System -Supply and install central vacuum system, as per manufacturer's specifications. Confirm with Owner.

-Provide required ducting for range hood vents and dryers where necessary.

-Allow for Owner supplied kitchen appliances.

Motorized Rolling Gates -Provide three-panel sliding motorized gate, as indicated on drawings, and install as per manufacturer's specifications -Gateway Controls (or equivalent) to provide all required motors, housings, channels, sensors, and controls as required. Confirm additional accessories with Owner. -Gate panels are to be Moz Designs laser cut panels, 48" x 96", 3/16" thick, "Twinkle" pattern, colour "White Sand." Confirm with Owner

-Final style, color and materials of motorized rolling gates are to be approved by SYNTHESIS DESIGN,

INC . and Owner.

-Provide motorized swing gate, as indicated on drawings, and install as per manufacturer's specificati -Gateway Controls (or equivalent) to provide all required motors, housings, channels, sensors, and controls as required, including remote operation. Confirm additional accessories with Owner. Cate panels are to be Moz Designs laser cut panels, 48" x 96", 3/16" thick, "Twinkle" pattern, colour hite Sand." Confirm with Owner

Final style, color and materials of gate is to be approved by SYNTHESIS DESIGN, INC. and Owner

Div. 12 Furnishings

Bookshelves - Refer to Interior Design Specifications

"Twinkle" pattern, colour "White Sand." Confirm with Owner.

-All bookshelves to be approved by SYNTHESIS DESIGN, INC and Owner and installed in a professional

Exterior Roll-Down Blinds

-Provide exterior recessed roll-down window blinds, Renson Fixscreen 150 (or equivalent) in areas indicated on drawings - Primary Bedroom, Living Room, and Living Area. Install as per manufacturer's specifications. -Provide all required motors, housings, channels, sensors, and controls as required. Confirm accessories with Owner. -Before the door order is placed, the Contractor is to measure on site to confirm whether or not any -Final style, color and materials of window blinds are to be approved by SYNTHESIS DESIGN, INC. and

Provide and install exterior screen panels by Moz Designs laser cut panels, 48" x 96", 3/16" thick,

-Provide any required frame and fastening hardware, as per manufacturer's specification -Final style, color and materials of exterior screens are to be approved by SYNTHESIS DESIGN, INC. and

Fixed Exterior Screens

Accordion Exterior Screens -Provide and install exterior screen panels by Moz Designs laser cut panels, $48" \times 96"$, 3/16" thick, "Twinkle" pattern, colour "White Sand." Confirm with Owner. -Provide any required accordion style moveable frame and fastening hardware, as per manufacturer's specifications. Final style, color and materials of exterior screens are to be approved by SYNTHESIS DESIGN, INC. and

Water Supply & Drainage Waste

rovide base and upper track, ___

-Supply and install copper water supply piping between Utility Room and roof for connection to future rooftop solar collector. Routes and location to be determined by mechanical contractor and to be approved by Owner. supply and install copper water supply piping to Owner supplied Refrigerator in Kitchen. upply and install plastic drainage waste and vent piping as required. -Install plumbing drops and venting within the walls, ceilings, and designated bulkheads if applicable. If additional bulkheads or dropped ceilings are required for the drops and venting that are not shown on the drawings, please report to SYNTHESIS DESIGN, INC. prior to installation.

-Supply and install hose bibs, as per drawings. <u>Plumbing Fixtures - Refer to Interior Design Specifications</u>

-Supply and install fixtures (to be confirmed with Owner). See drawings for locations.

-Supply and install PEX tubing for water supply as required, confirm with Contractor.

Toilet and Bath Accessories

-The bottom of an operable window in a bedroom is not to exceed 4'-11" above the floor and have a -Install Owner supplied bathroom accessories including toilet paper holders, soap dish and grab bars, minimum opening dimension 15" with an area of 3.75 s.f. (supplier to ensure that windows meet WSBC towel rails (minimum 1 per room).

-All new windows to achieve and / or exceed performance grade 30 and Water Penetration Resistance -Supply and install under slab sewage pump system, as specified by Engineer. Supply and install exterior sump and sump pump system, as specified by Engineer.

-Supply and install tankless water heater. See drawings for locations. Natural Gas Service

Locate meter in a location as approved by Owner. vide natural gas hook up for outdoor heater. See drawing for locations. Confirm with Owner

conform to current WSBC standards.

Div. 15 Mechanical (as per Mechanical Contractor)

In floor Radiant Hot Water

-Supply and install multi zone in floor radiant hot water heating system throughout, ensure Primary Bedroom has its own zone.

Provide high efficiency boiler system.

-Verify the adequacy of the boiler system to accommodate the proposed residence. To be vented vertically to exterior.

-The Contractor shall ensure that in floor radiant hot water heating system is functioning, adjusted, and balanced with the operation, maintenance, and warrantee documents provided to the Owner. A list of trades, suppliers and material order numbers is to be provided.

—Provide air to air heat exchanger c/w grilles, registers and diffusers as required. -Ensure that air to air heat exchanger is located so as to minimize noise in living spaces (i.e.: in -Provide bathroom exhaust fans, c/w ducting as required, to be vented to air—to—air heat exchanger. Dryers, hood vents, gas fireplaces, boiler, etc. to be vented through air-to-air heat exchanger. -lnstall air to air heat exchanger ducting and venting within the designated bulkheads if applicable. If additional bulkheads or dropped ceilings are required for the ducting / venting that are not shown on the drawings, please report to SYNTHESIS DESIGN, INC. prior to installation.

-Provide continuous or intermittent exhaust fans in all bathrooms and Kitchens as per WSBC c/w ducting as required, to be vented directly outside — all washrooms are to be fitted with "silent" NU-TONE 'QT130' fans (or equivalent) sized to suit. fans (or equivalent) sized to suit -Allow for Owner supplied hood vent in kitchen c/w ducting as required, to be vented directly outside. -Ensure HVAC system, gas fireplaces, washroom exhaust fans, kitchen hood vents, etc. are all balanced

Div. 16 Electrical

Basic Electrical Materials & Methods

-Refer to electrical drawings / reflected ceiling plans. -All receptacles, switches, and plates as per Owner.

and sized to enable the proper exhausting of carbon monoxide and other toxic gases.

-Ground fault interrupter circuit's required for kitchens, bathrooms, laundry rooms, and all outdoor outlets. Service & Distribution

-Verify the adequacy of the power supply to accommodate the entire house.

Solar Power —Supply and install solar panels on roof as per manufacturer specifications, solar panels to be installed

in locations as per solar consultant. Confirm with Owner.

Smoke detectors to be installed as per WSBC R314.3.

C.O. detectors required as per WSBC R315.

-Confirm lighting layout on site with Owner prior to installation. -Separate breakers required for outdoor lighting.

-Provide door chimes, to be approved by Owner. -Provide hard wired audio speaker wiring, cable T.V. outlets, and rough in for security system, as per

Smoke detectors are to be hard wired, interconnected, upper ceiling mounted type and shall comply with NFPA 72 and WSBC R314, and shall be located: in each sleeping room; outside each separate sleeping area in the immediate vicinity of the bedrooms; on each additional story of the dwelling. including basements and habitable attics; and not less than 3'-0" (914mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower — see electrical drawing(s) for locations.

ovide visual intercom system c/w remote unlocking for pedestrian entrance gate. Confirm with Owner

-Provide driveway heating coils c/w automatic switching devise as indicated on Electrical Drawings. Confirm with Owner.

Separate breakers required for smoke, heat and carbon monoxide detectors.

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Drawing Title **SPECIFICATIONS**

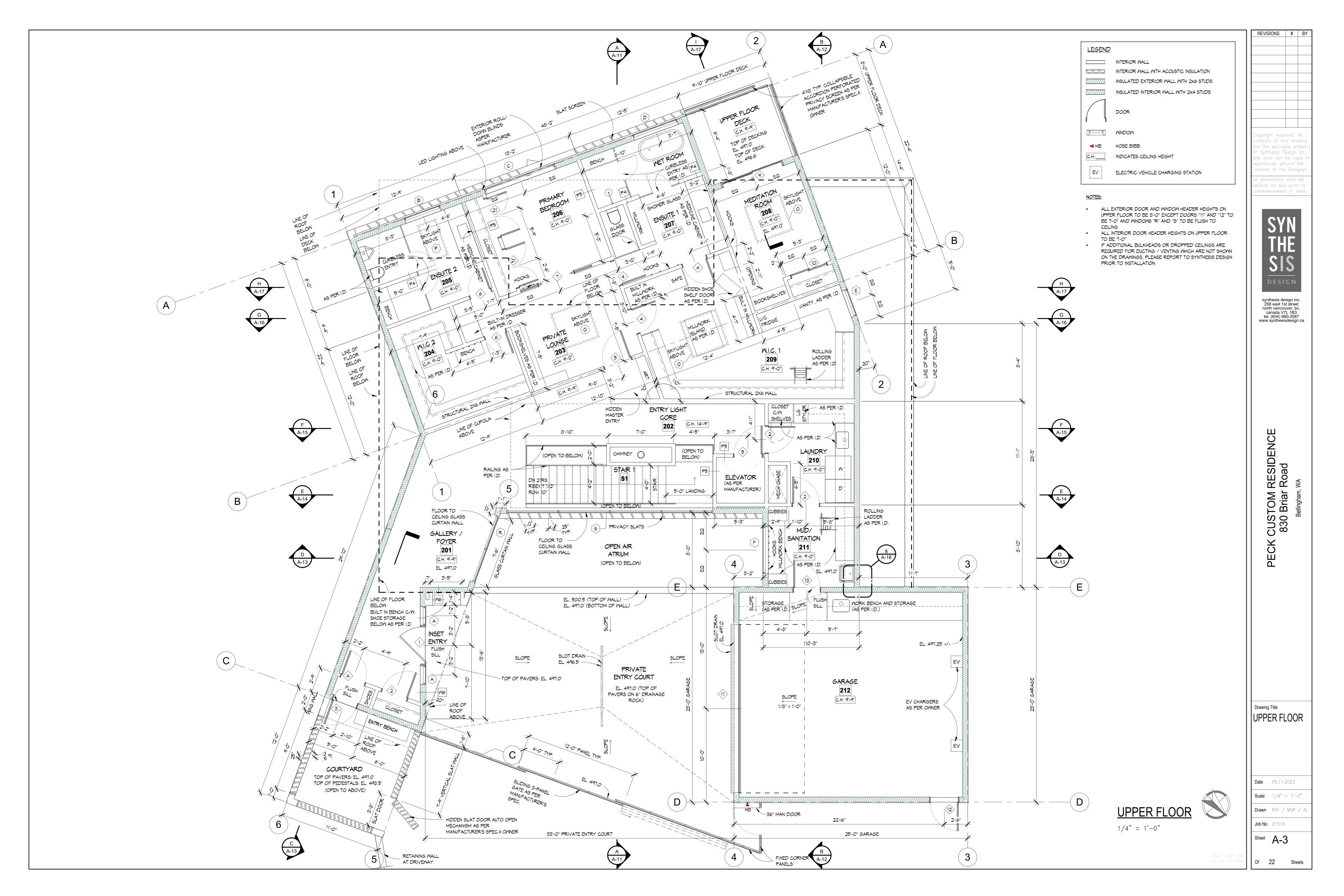
Date 05.11.2023

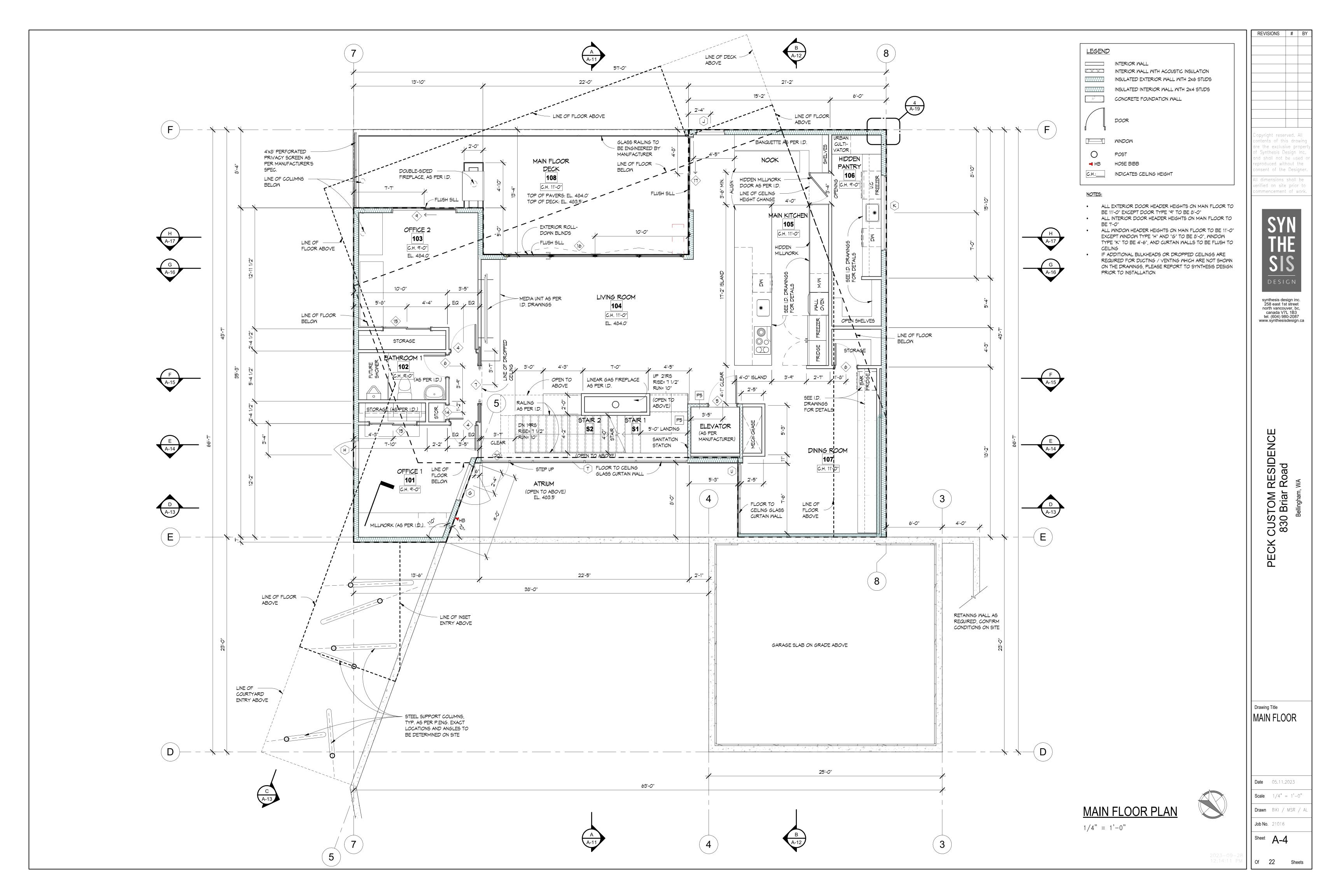
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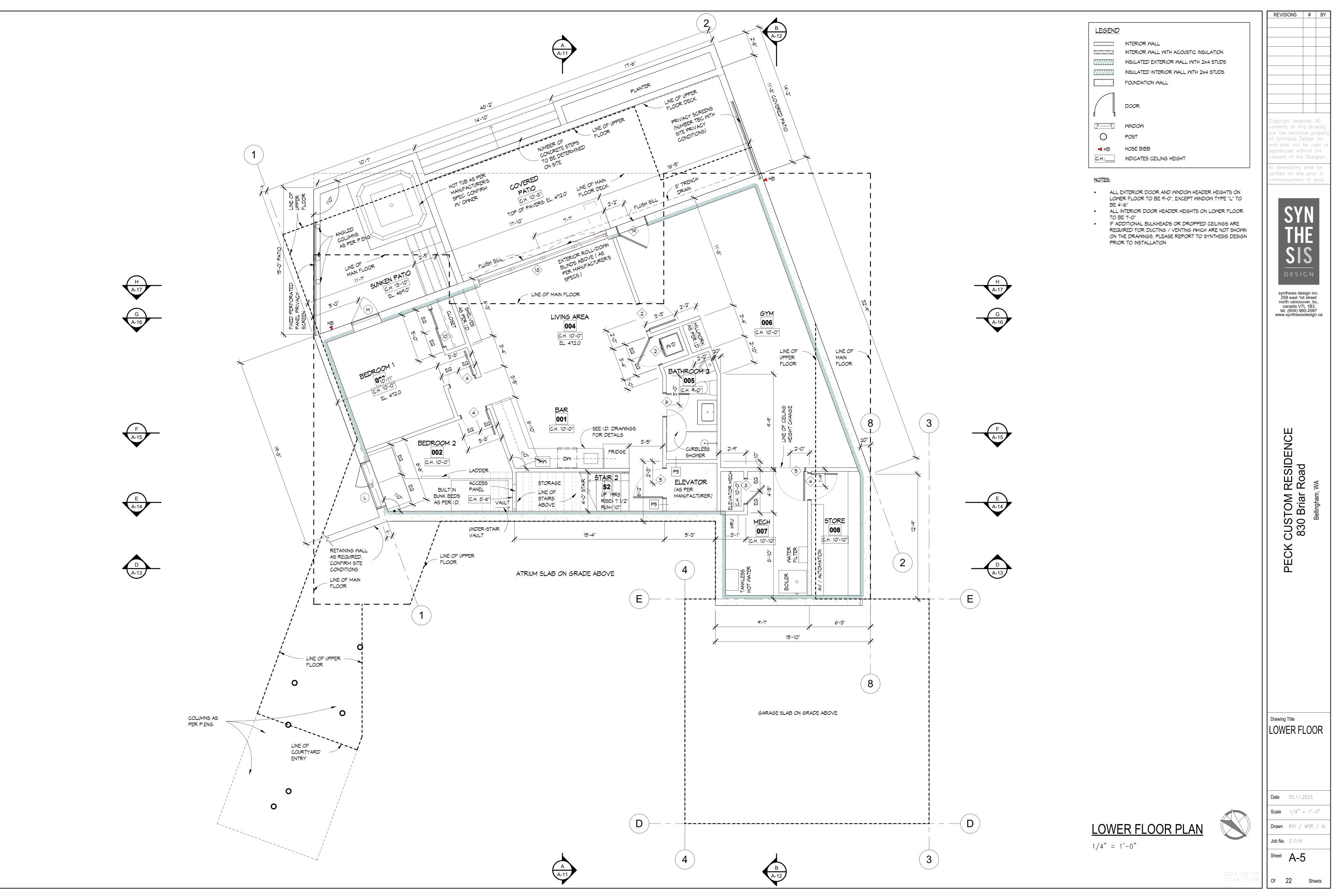
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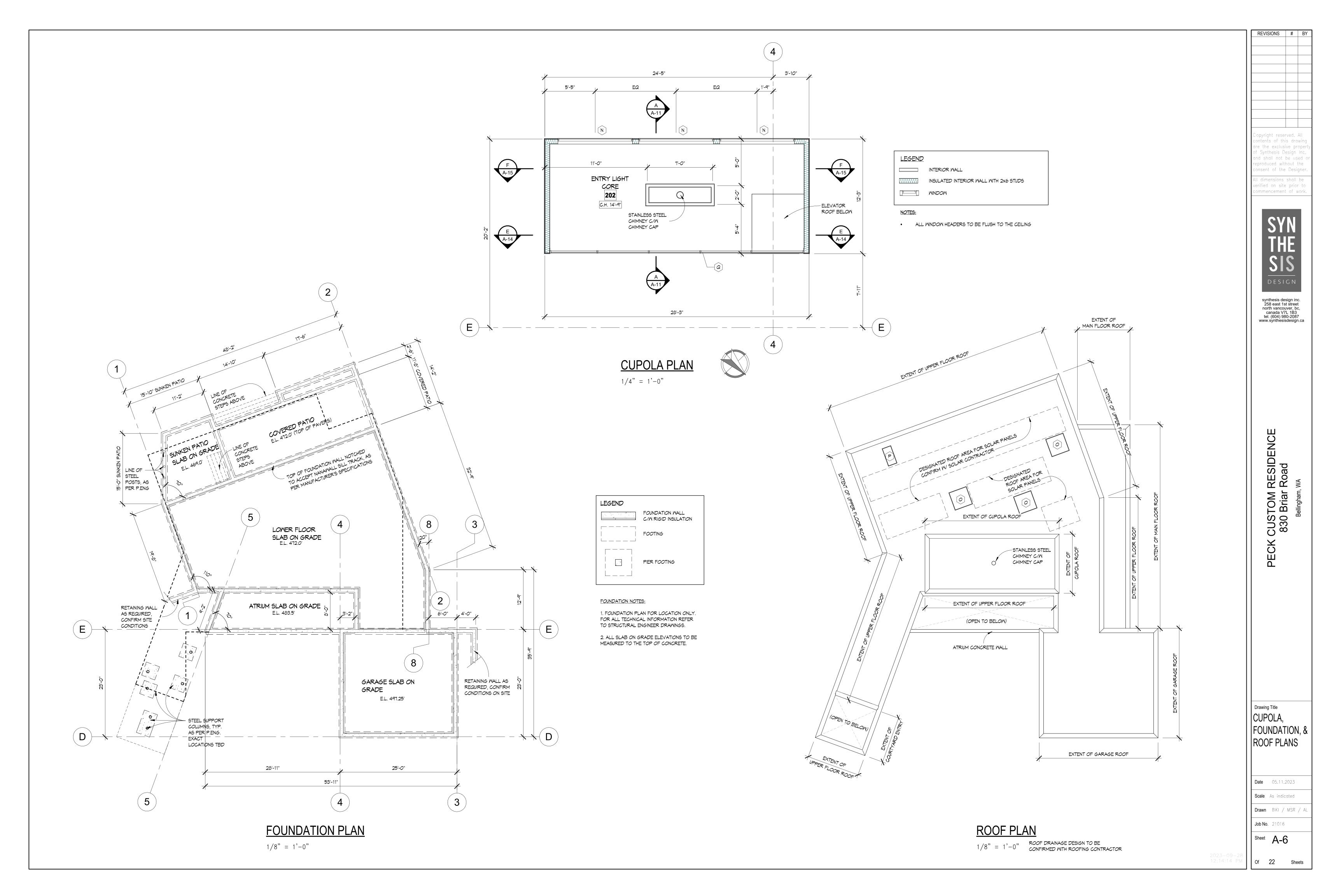
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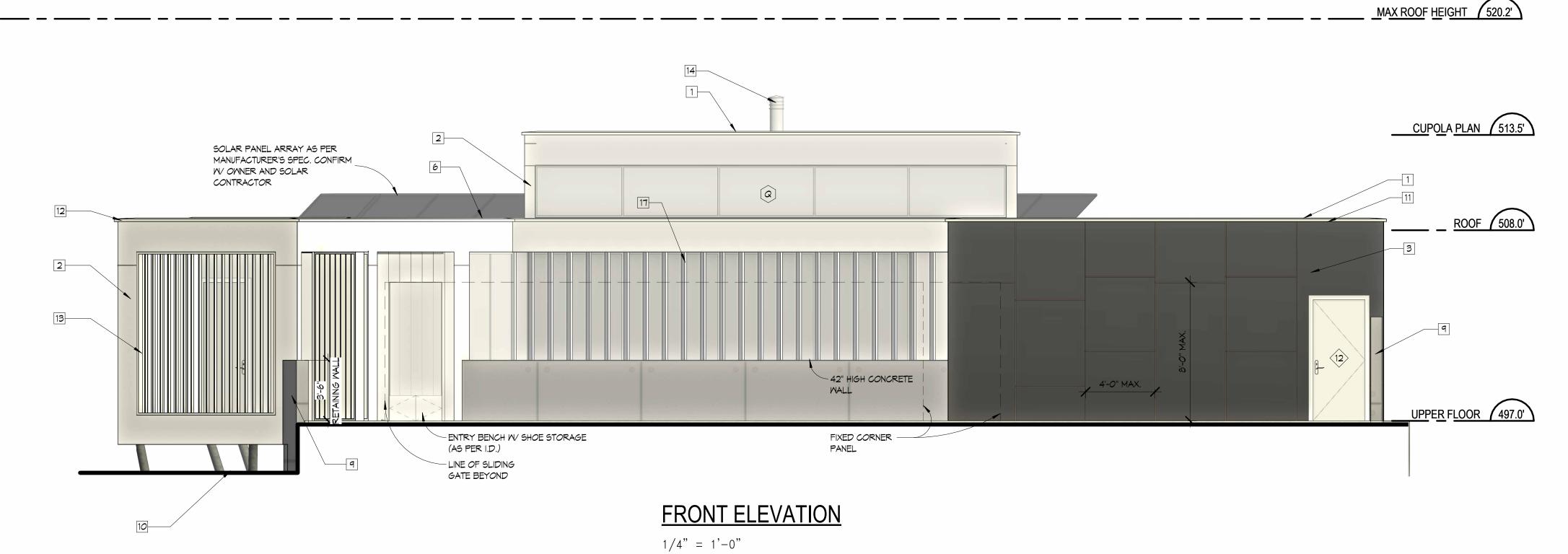
Job No. 21016











MATERIAL LEGEND

TORCH-DOWN MEMBRANE ROOF

SMOOTH-FACED ACRYLIC STUCCO (ADD BREAK LINES AS SHOWN ON DRAWINGS)COLOUR AS PER I.D.

TRESPA® METEON® UNI COLOURS SILVER GREY, SAMPLE TO BE PROVIDED PRIOR TO ORDERING. C/W 1/2" REVEAL AS PER MANUFACTURER'S SPECIFICATIONS.(SEE

DRAWINGS FOR REVEAL LOCATIONS) VERTICAL NEWTECHWOOD NORMEGIAN CASTELLATION UH61 IN TEAK

VERTICAL NEWTECHWOOD NORMEGIAN CASTELLATION UH61 IN TEAK FOR SOFFIT (PROVIDE CONTINUOUS VENTING PARALLEL TO THE EXTERIOR WALL)

ALUMINUM SKYLIGHT 1/2" ANODIZED ALUMINUM TRIM AROUND ALL OPENINGS INCLUDING HEAD AND SILL

FLASHING, FINISH TO MATCH WINDOWS SEMI-FRAMELESS GLASS RAILING C/W TEMPERED GLASS PANELS, ENGINEERING BY

MANUFACTURER. MANUFACTURER TO PROVIDE SCHEDULE IF REQUIRED. ARCHITECTURAL CONCRETE ON PAPER BACKED PLYWOOD FORM, CONE TIE

IMPRESSIONS TO REMAIN 10 5" TUBULAR STEEL COLUMN, PAINTED BLACK (CONFIRM WITH STRUCTURAL ENGINEER)

PARAPET WALL CLAD WITH TRESPA® METEON® UNI COLOURS SILVER GREY, C/W 1/2" REVEAL AS PER MANUFACTURER'S SPECIFICATIONS.(SEE DRAWINGS FOR REVEAL LOCATIONS) C/W HEAVY GAUGE CAP FLASHING SLOPE TO DRAIN PARAPET WALL ACRYLIC STUCCO TO MATCH EXTERIOR WALL.(SEE DRAWINGS FOR

REVEAL LOCATIONS) C/W HEAVY GAUGE CAP FLASHING SLOPE TO DRAIN 2x6 LONGBOARD VERTICAL SLATS, ANGLED 25° W/ 6" SPACING. REFER TO SAMPLE

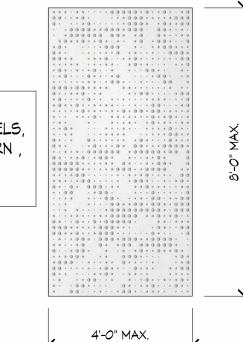
FOR COLOUR

14 STAINLESS STEEL CHIMNEY C/W CAP (STYLE AS PER OWNER)

15 MOZ PERFORATED FIXED METAL PANELS, TWINKLE PATTERN IN WHITE SAND (SEE IMAGE BELOW). CONFIRM W/ OWNER

MOZ PERFORATED ACCORDION METAL PANELS, TWINKLE PATTERN IN WHITE SAND (SEE IMAGE BELOW). CONFIRM W/ OWNER

2X6 LONGBOARD VERTICAL SLATS, ANGLED 25° W/ 1'-O" SPACING C/W BASE & UPPER TRACK AS PER SPEC.



MOZ DESIGNS LAZER CUT PANELS, TWINKLE PATTERN , COLOUR TO BE WHITE SAND. 4'-0" MAX.

- LINE OF UPPER ROOF RECESSED LED STRIP BACKLIGHTING, CONFIRM W/ — OWNER/ I.D. ROOF 508.0' — FLOOR TO CEILING GLASS CURTAIN WALL ENTRY BENCH W/ SHOE STORAGE (AS PER I.D.)

1/4" = 1'-0"

ENTRY ELEVATION 1/4" = 1'-0"

ROOF 508.0' 8'-0" MAX. — SLIDING 3-PANEL GATE W/ 36" MAN DOOR, AS PER MANUFACTURER'S 9 UPPER FLOOR 497.0'

GARAGE ELEVATION

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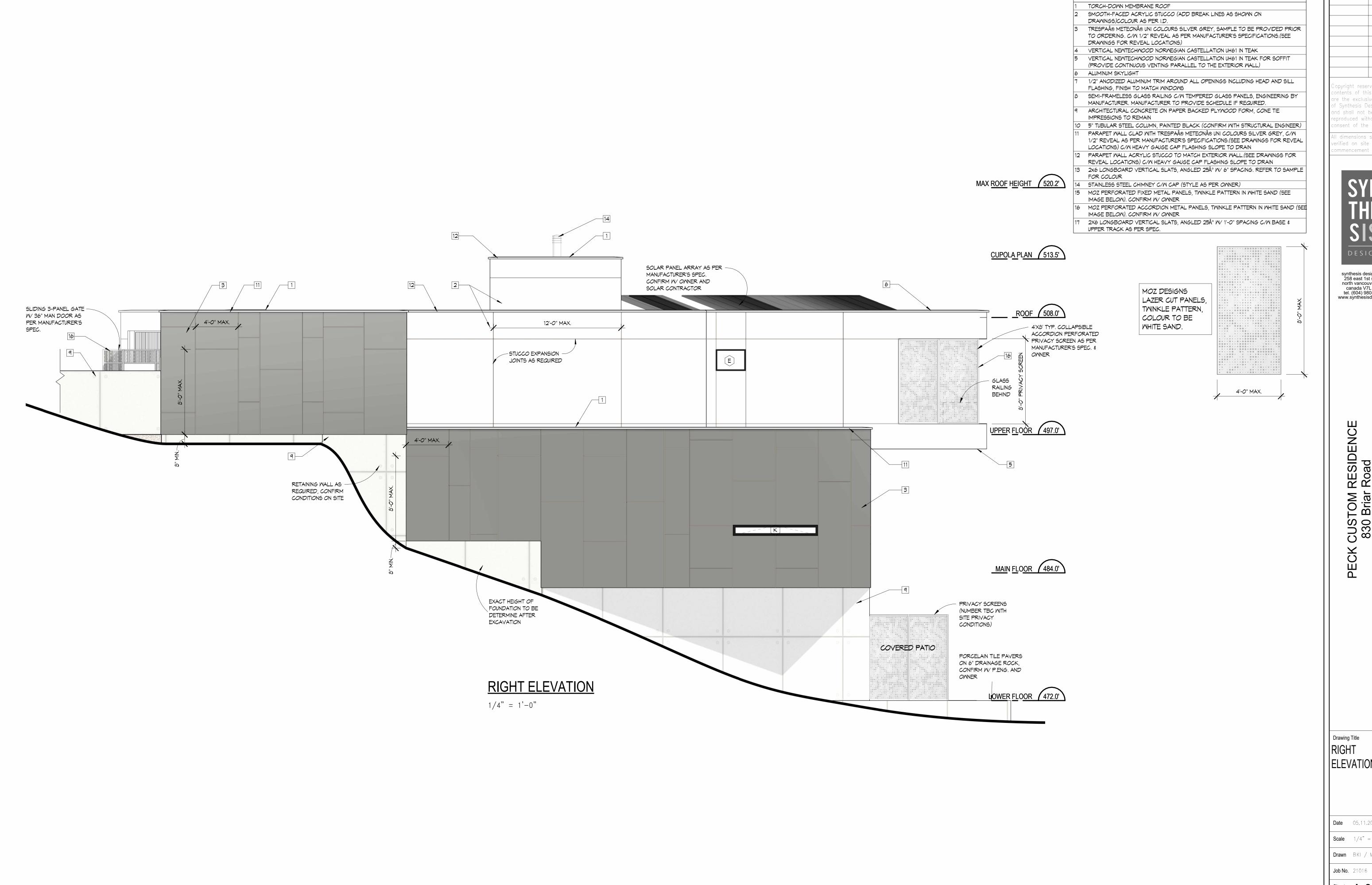
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Drawing Title FRONT, ENTRY, & GARAGE ELEVATIONS

Date 05.11.2023 Scale 1/4" = 1'-0"

Drawn BKI / MSR / AI **Job No.** 21016



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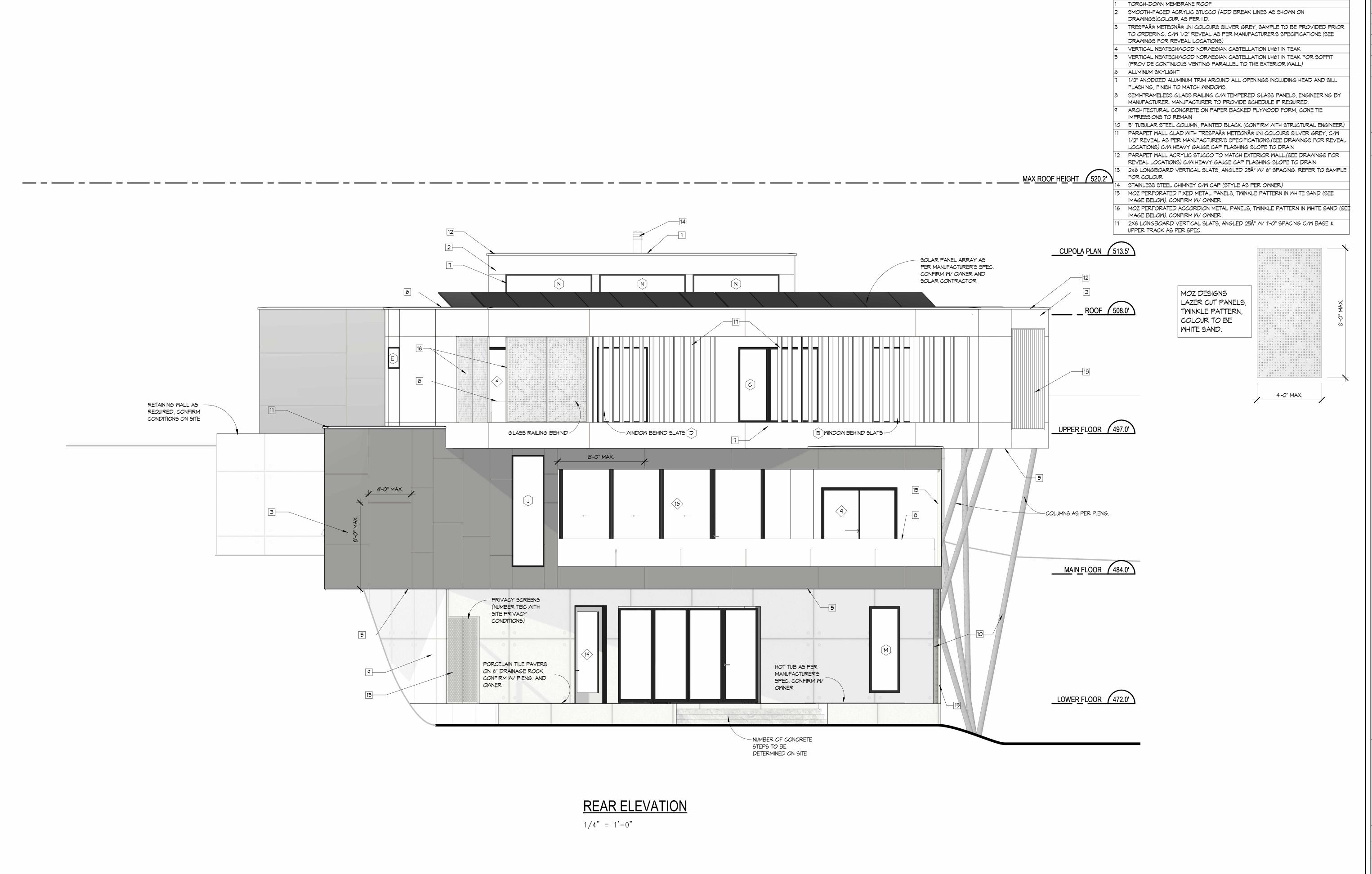
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Drawing Title RIGHT ELEVATION

Date 05.11.2023 Scale 1/4" = 1'-0"

Drawn BKI / MSR / AI



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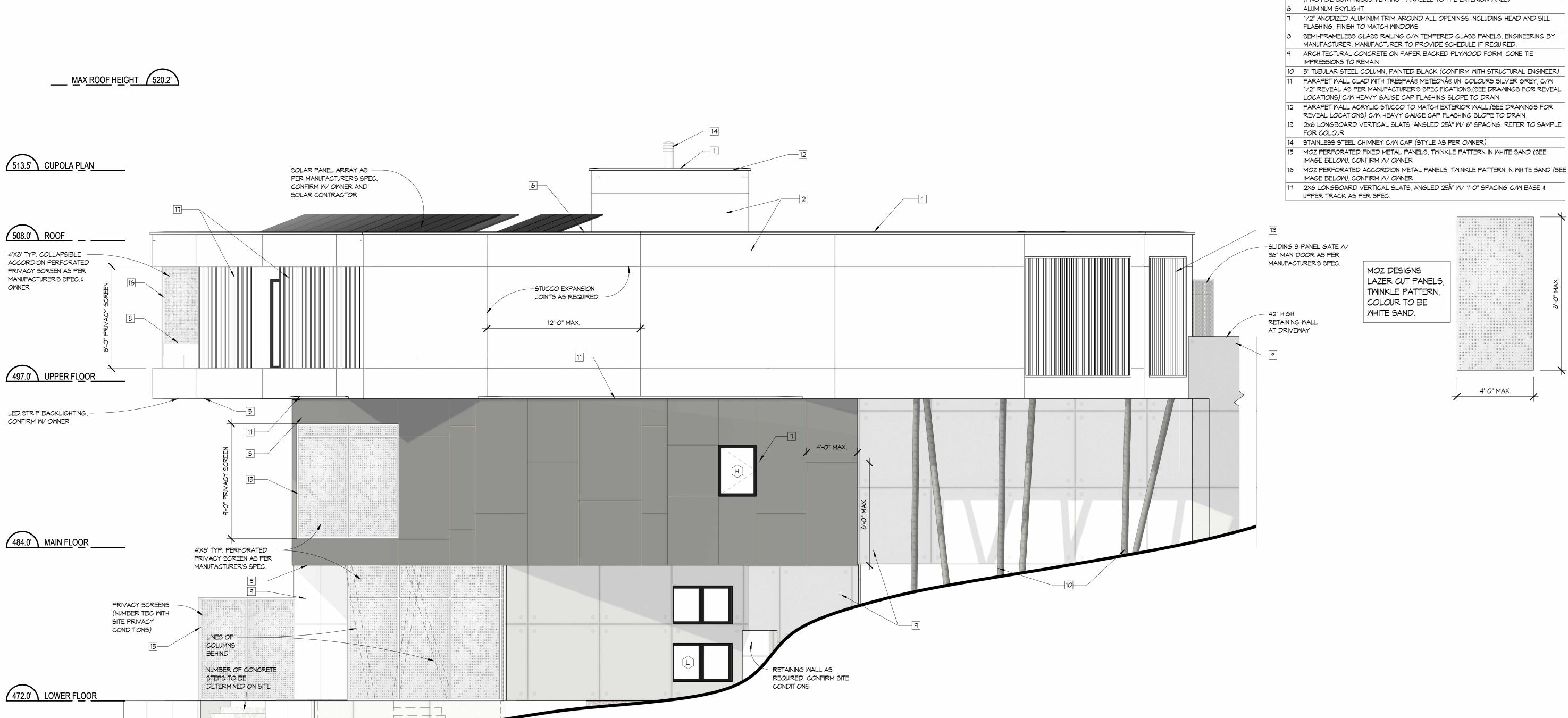
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Drawing Title REAR ELEVATION

Date 05.11.2023 Scale 1/4" = 1'-0"

Drawn BKI / MSR / A **Job No.** 21016



LEFT ELEVATION

1/4" = 1'-0"

LINE OF SUNKEN PATIO -AND CONCRETE STEPS BEHIND

MATERIAL LEGEND

TORCH-DOWN MEMBRANE ROOF

SMOOTH-FACED ACRYLIC STUCCO (ADD BREAK LINES AS SHOWN ON

DRAWINGS)COLOUR AS PER I.D. TRESPA® METEON® UNI COLOURS SILVER GREY, SAMPLE TO BE PROVIDED PRIOR TO ORDERING. C/W 1/2" REVEAL AS PER MANUFACTURER'S SPECIFICATIONS.(SEE DRAWINGS FOR REVEAL LOCATIONS)

VERTICAL NEWTECHMOOD NORMEGIAN CASTELLATION UH61 IN TEAK

VERTICAL NEWTECHMOOD NORWEGIAN CASTELLATION UH61 IN TEAK FOR SOFFIT (PROVIDE CONTINUOUS VENTING PARALLEL TO THE EXTERIOR WALL)

1/2" REVEAL AS PER MANUFACTURER'S SPECIFICATIONS.(SEE DRAWINGS FOR REVEAL

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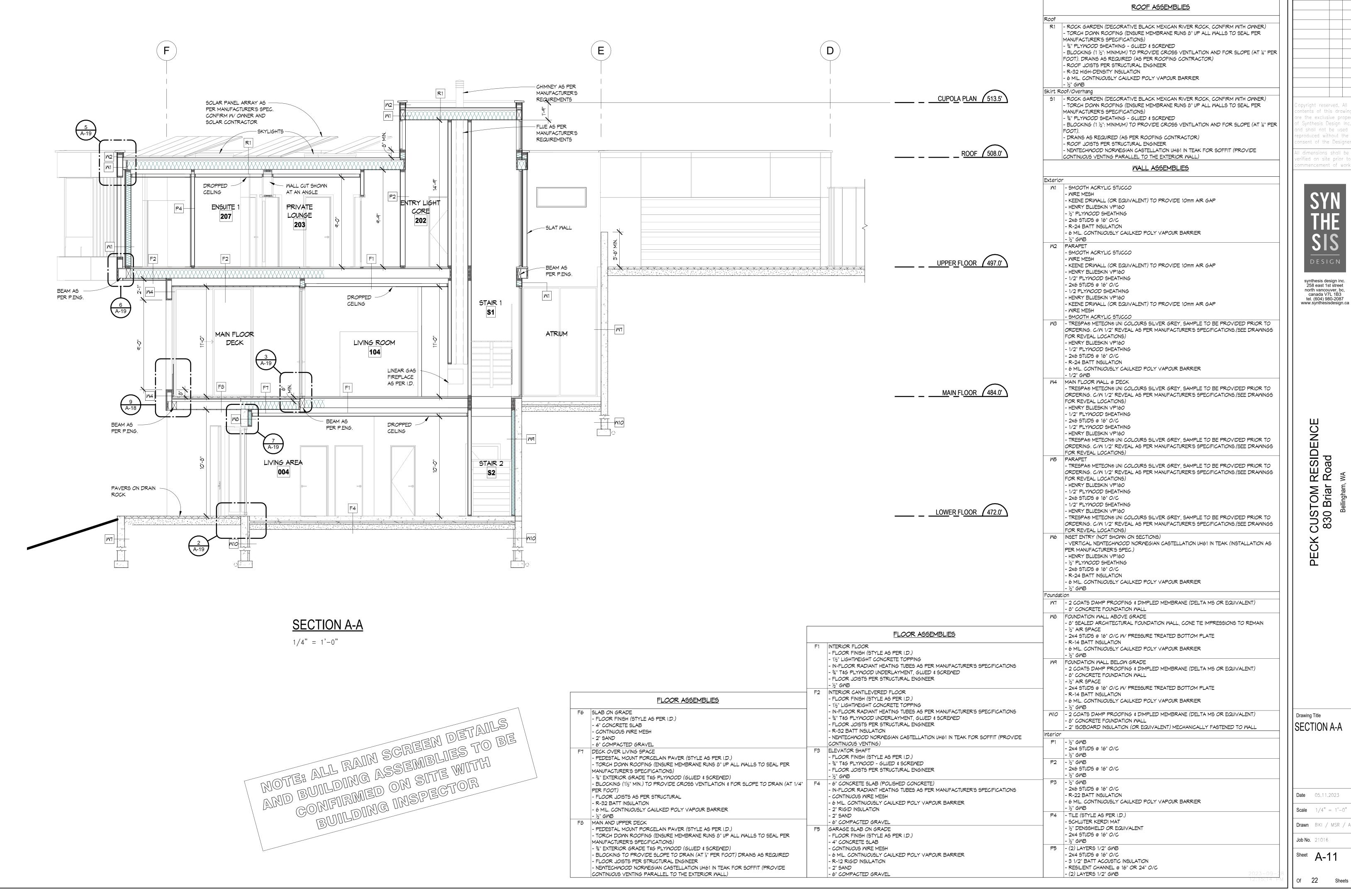
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CUSTOM RESII 830 Briar Road Bellingham, WA PECK

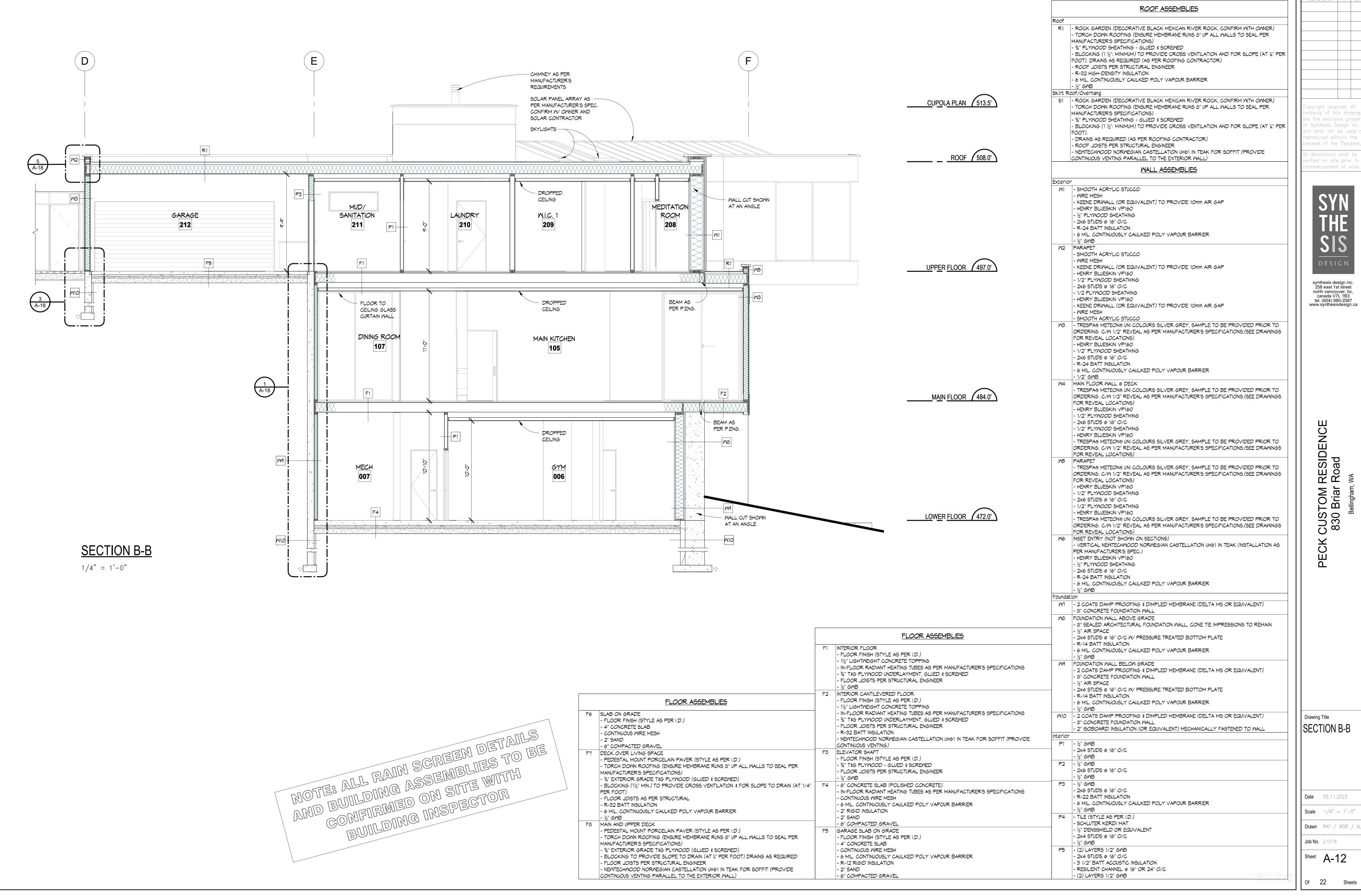
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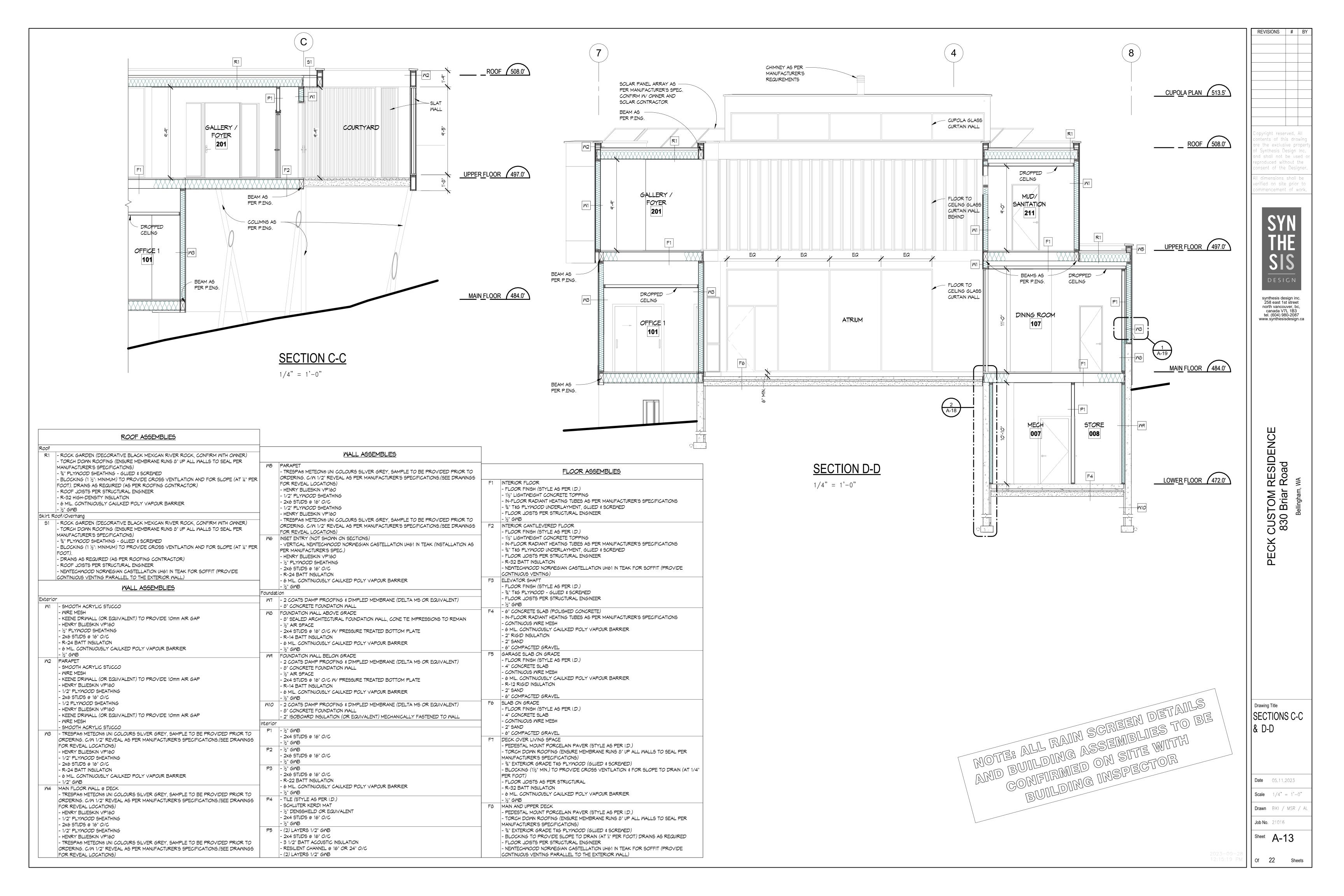
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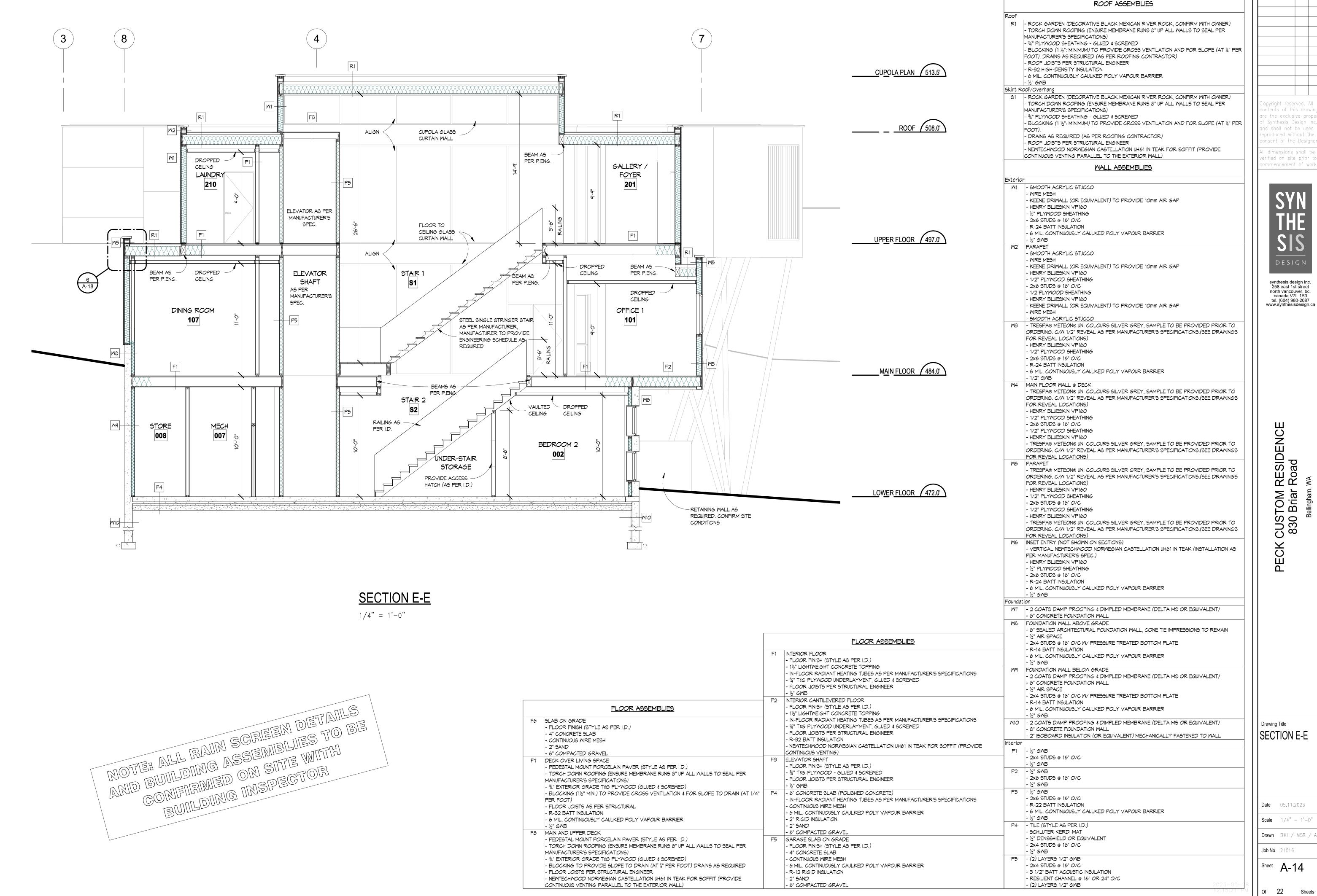
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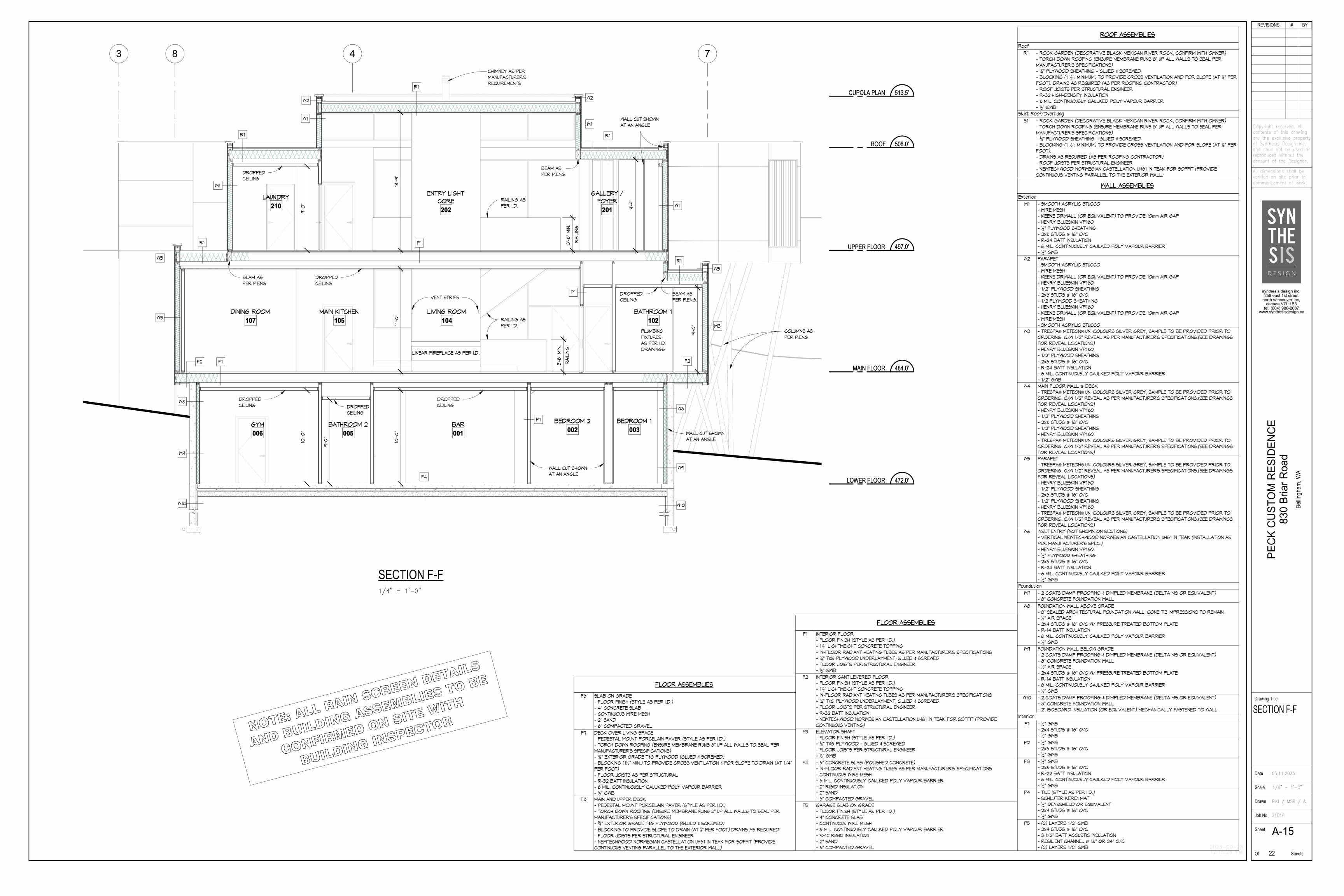


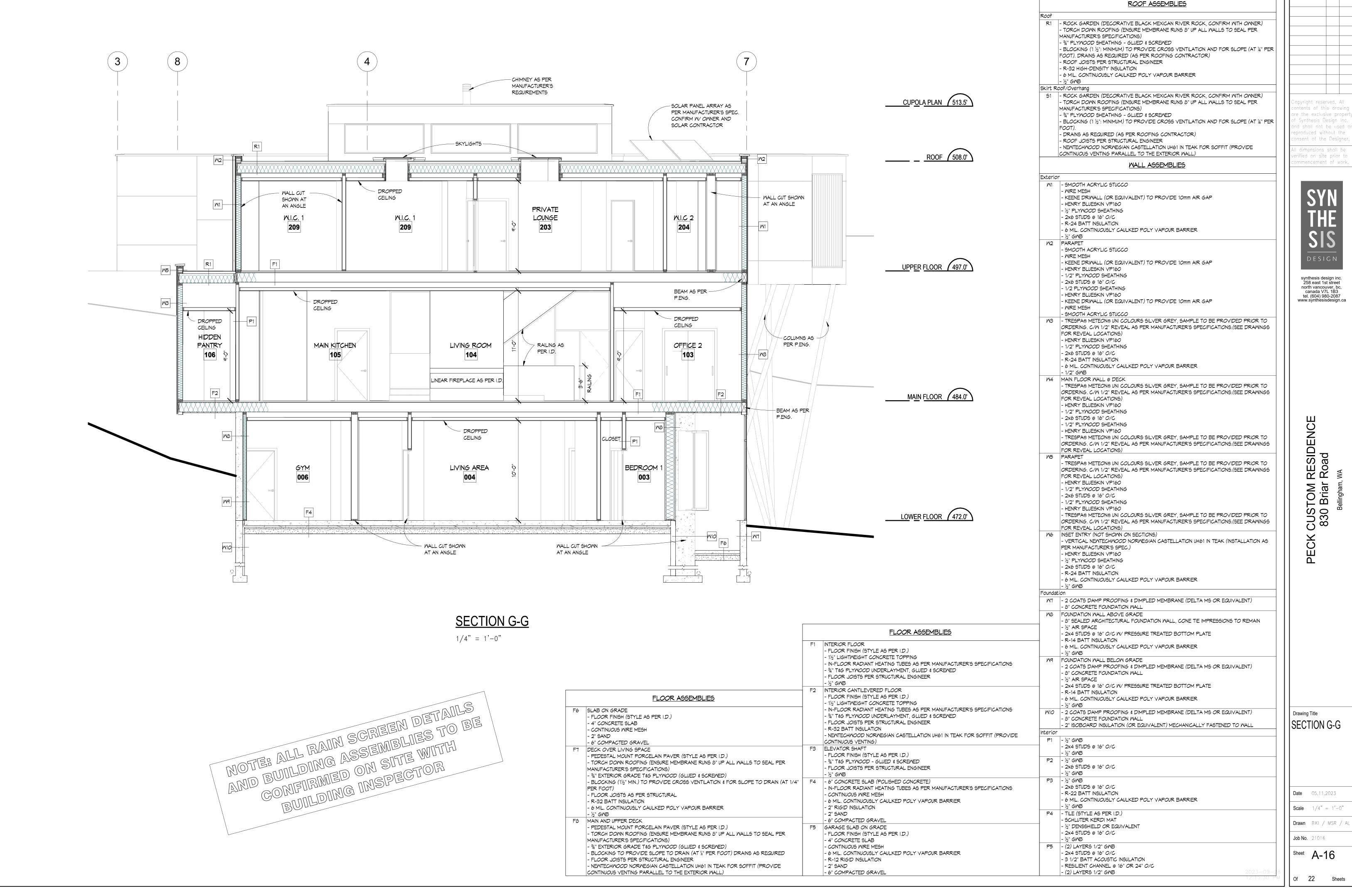


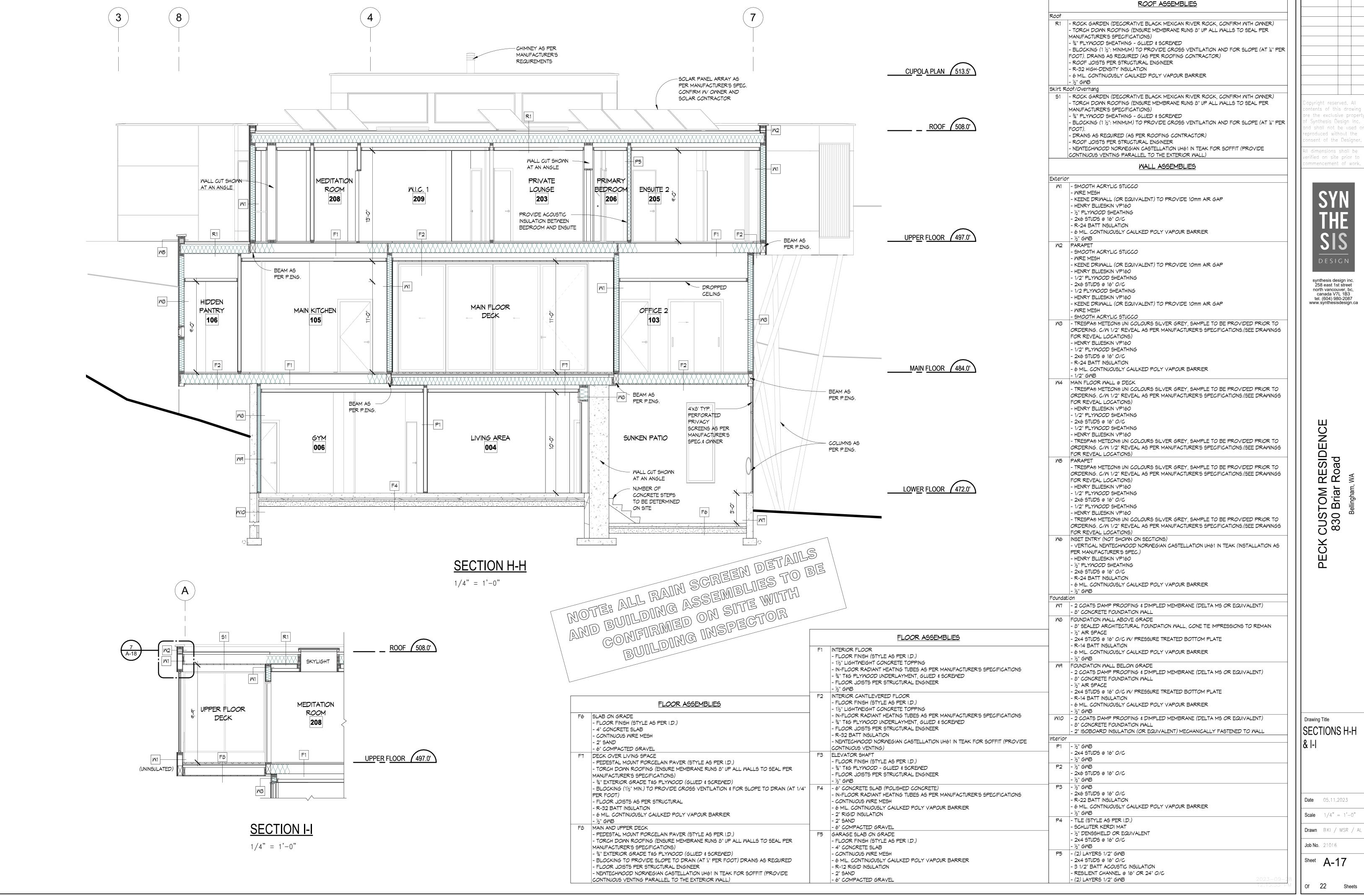


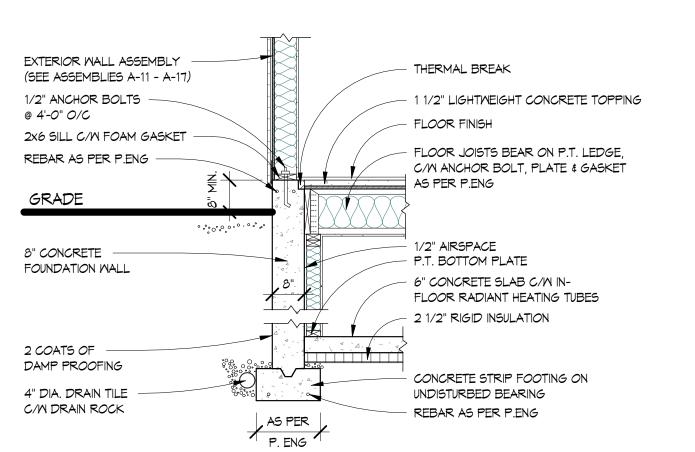
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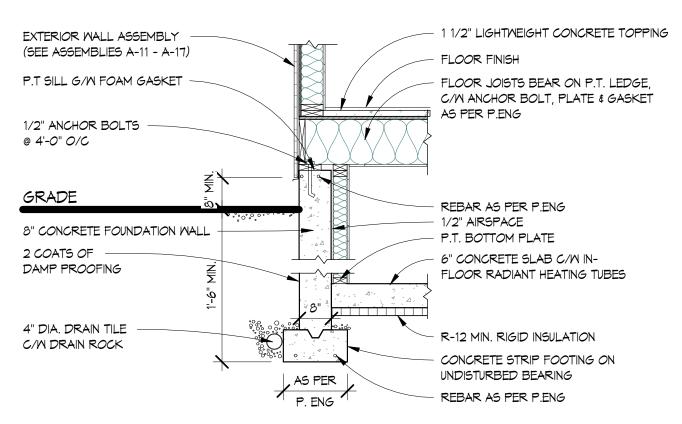




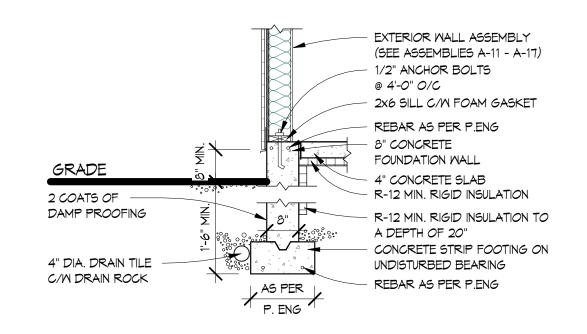




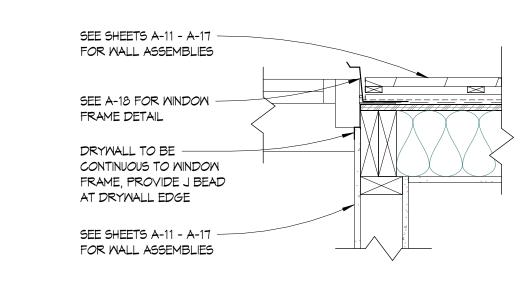




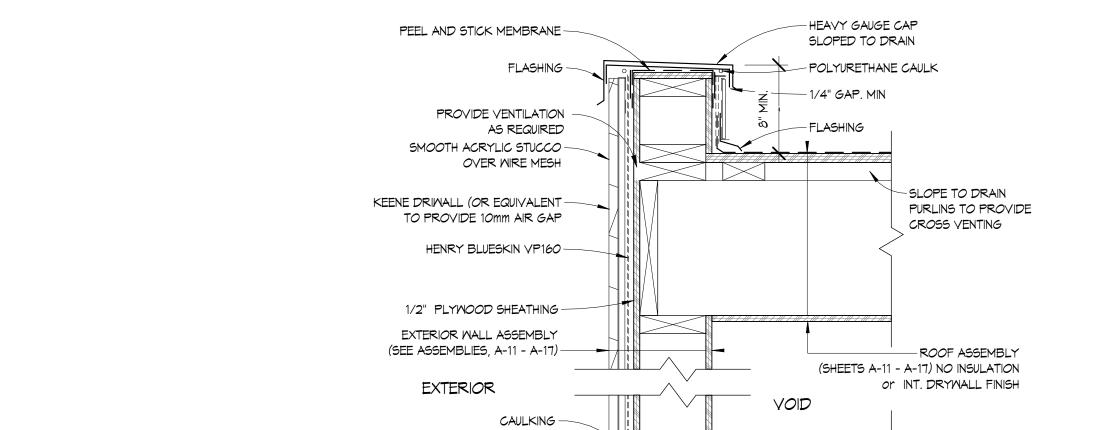




CONCRETE FOOTING AT GARAGE SLAB



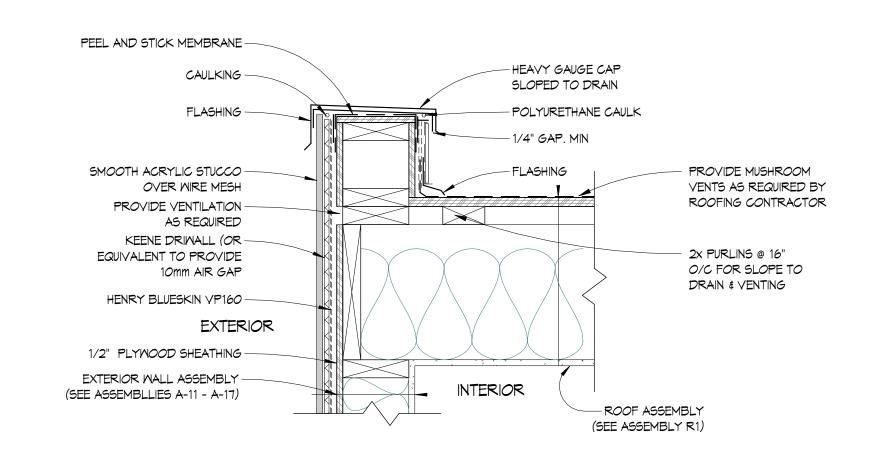


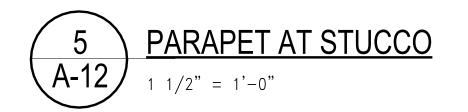


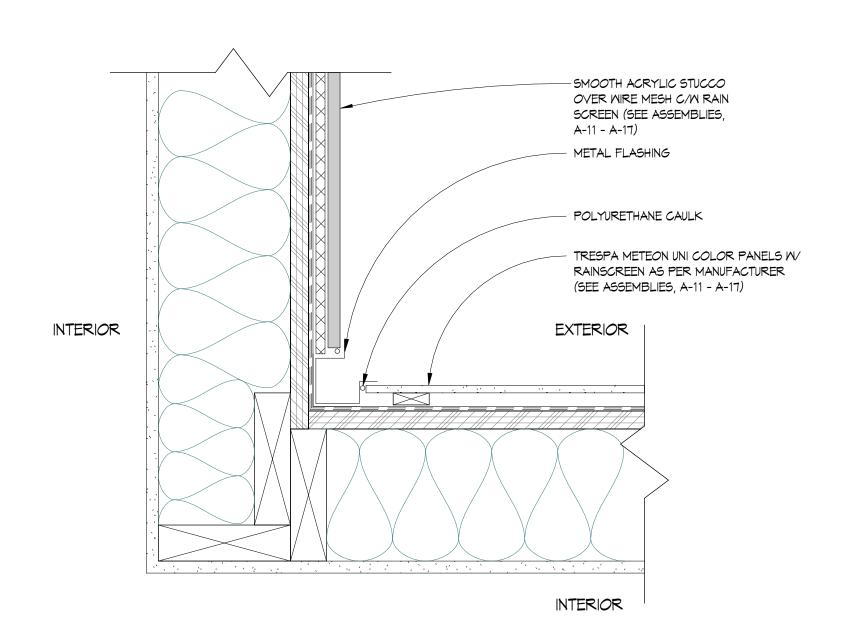
1/4" GAP. MIN

W/ INSECT SCREEN

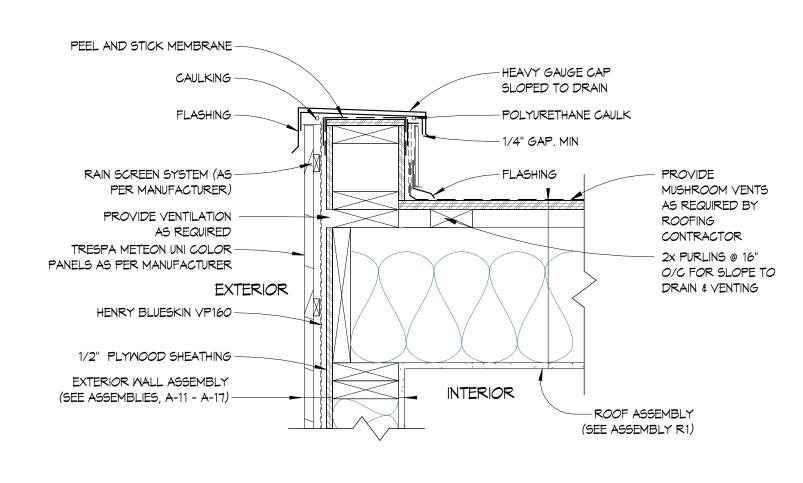




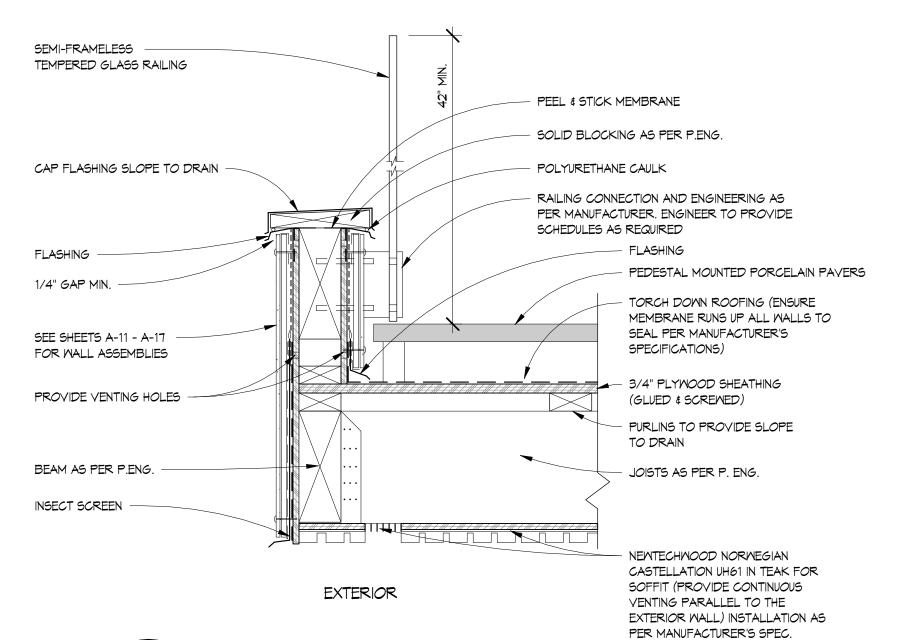


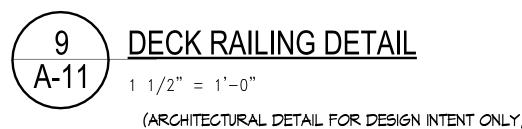




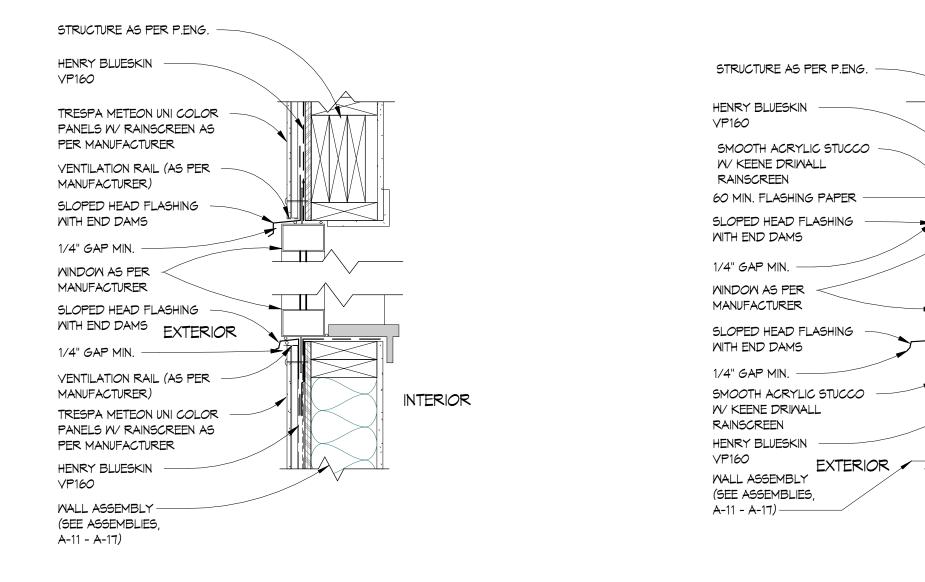








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- NEWTECHMOOD NORMEGIAN CASTELLATION UH61 IN TEAK FOR

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Sheet A-18

Drawing Title DETAILS INTERIOR

Date 05.11.2023

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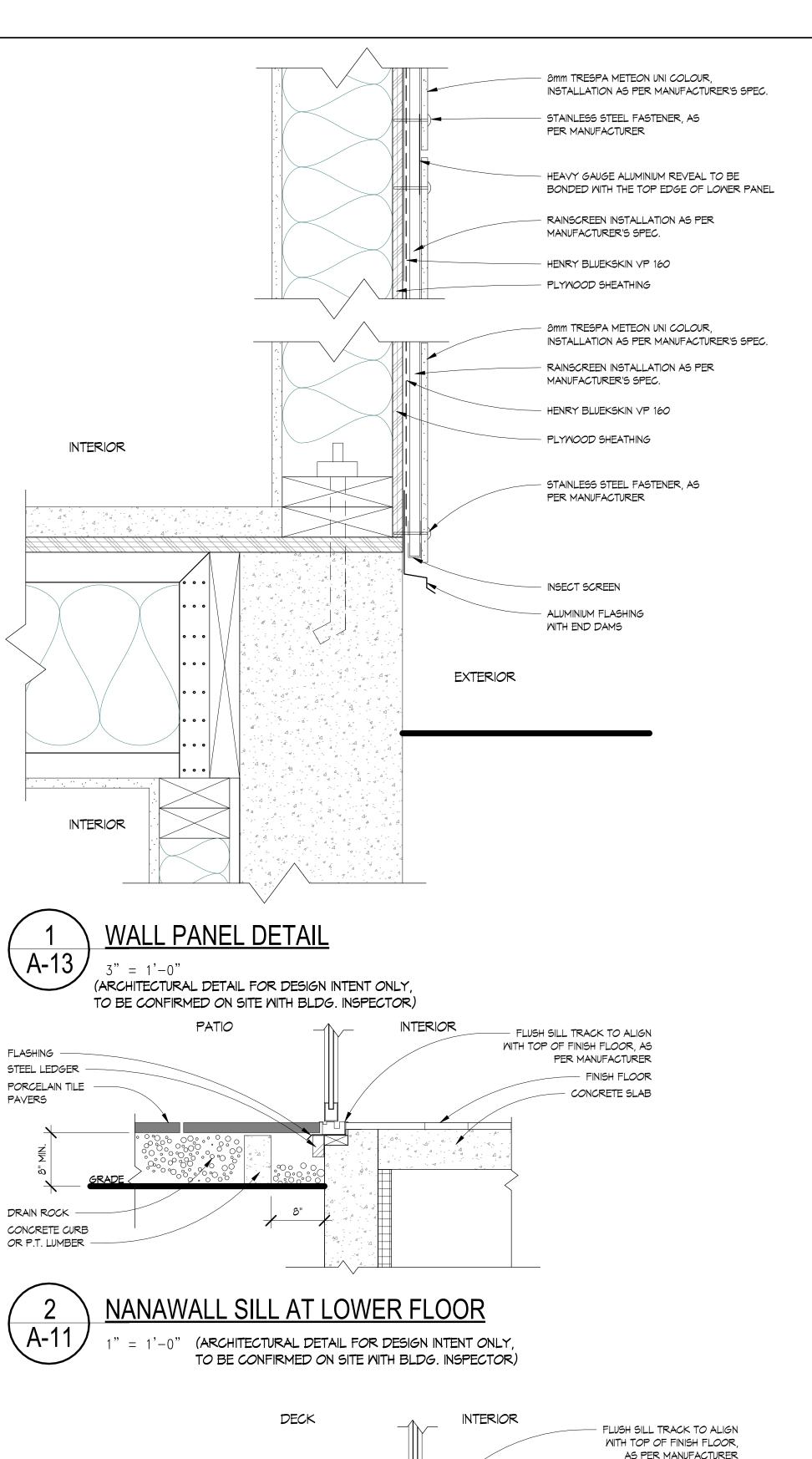
CUSTOM F 830 Briar

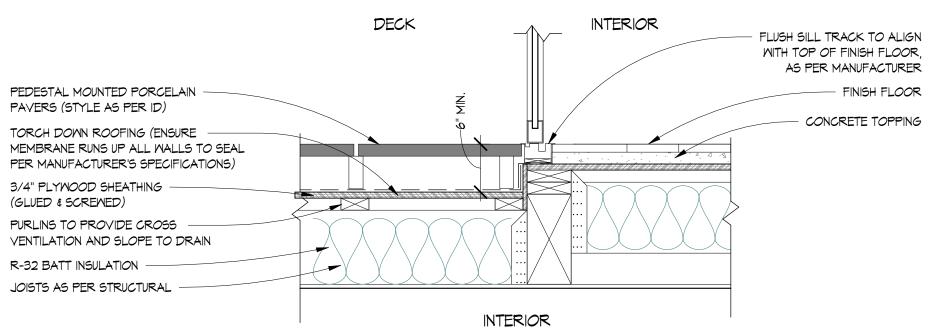
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Scale As indicated Drawn BKI / MSR / AI **Job No.** 21016

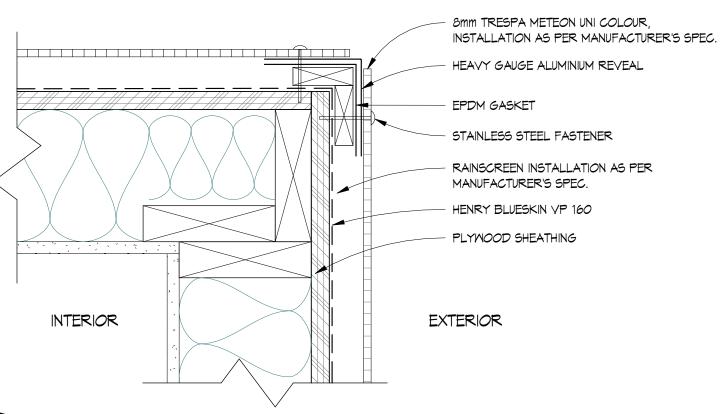
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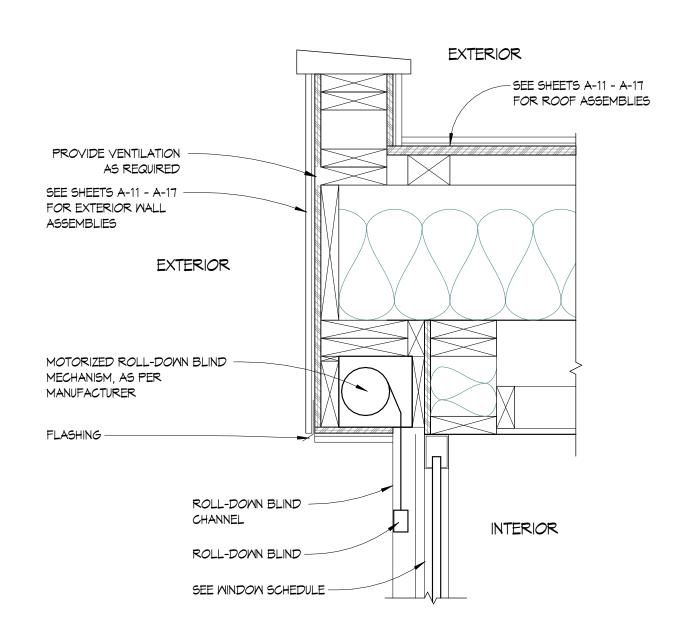


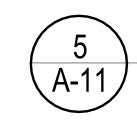
NANAWALL SILL AT MAIN FLOOR

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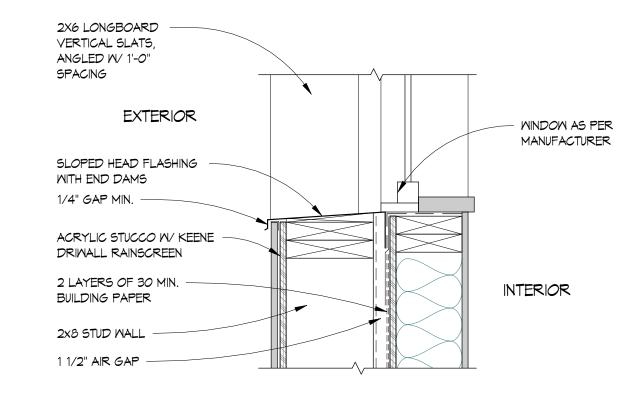


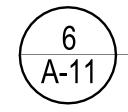


ROLLER SHADE HEAD AT PARAPET

 $1 \ 1/2$ " = 1'-0"

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SILL AT SCREEN WALL

 $1 \ 1/2$ " = 1'-0"

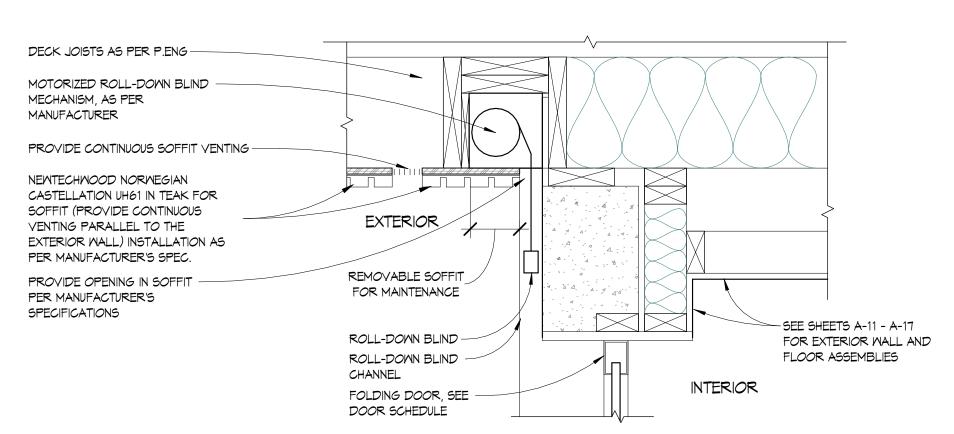
(ARCHITECTURAL DETAIL FOR DESIGN INTENT ONLY, TO BE CONFIRMED ON SITE WITH BLDG. INSPECTOR)

- DO NOT ORDER DOORS UNTIL ROUGH DIMENSIONS ARE CONFIRMED ON SITE
- ALL GLAZING IN EXTERIOR DOORS TO BE C/W UV SHIELD COATING, UNLESS NOTED OTHERWISE ALL DOOR STYLES TO BE AS PER I.D., UNLESS NOTED OTHERWISE

ID	COUNT	WIDTH	HEIGHT	FAMILY	MATERIAL	ASSEMBLY	NOTES
1	1	4'-0"	8'-0"	Exterior, Pivot, Single	Aluminum	Solid core	Aluminum 7200 pivot c/w keyless entry. Provide weather stripping. Confirm owner/I.D.
2	5	2'-10"	7'-0"	Interior, Swing, Single	Wood	Solid core	Neutral grain and colour. Confirm w/ owner/ I.D.
3	1	2'-8"	8'-0"	Exterior, Swing, Single	Aluminum	Solid core	Provide weather stripping c/w NPR hinges.
4	9	2'-8"	7'-0"	Interior, Swing, Single	Wood	Solid core	Neutral grain and colour. Confirm w/ owner/ I.D.
5	5	3'-0"	7'-0"	Interior, Swing, Single	Wood	Solid core	Neutral grain and colour. Confirm w/ owner/ I.D.
6	5	2'-4"	7'-0"	Interior, Swing, Single	Wood	Solid core	Neutral grain and colour. Confirm w/ owner/ I.D.
7	2	4'-0"	7'-0"	Interior, Pocket, Double	Wood	Solid core	Neutral grain and colour. Confirm w/ owner/ I.D.
8	1	2'-6"	7'-0"	Interior, Swing, Single	Wood	Solid core	Neutral grain and colour. Confirm w/ owner/ I.D.
9	2	7'-0"	8'-0"	Exterior, Sliding, Unidirectional	Fibreglass & tempered glass	Solid core	Provide weather stripping
10	2	4'-0"	7'-0"	Interior, Sliding, Double	Wood	Solid core	Neutral grain and colour. Confirm w/ owner/ I.D.
11	1	18'-0"	7'-0"	Exterior, Overhead Sectional, Modern No Glazing	Aluminum	Solid core	Insulated overhead door, weather stripping, garage door opener. Door to be with horizontal faux wood, confirm w/ owner
12	1	3'-0"	7'-0"	Exterior, Swing, Single	Aluminum	Solid core	Provide weather stripping, self closer,
13	1	2'-10"	7'-0"	Interior, Swing, Single	Wood	Solid core	Provide weather stripping, self closer, ensure 45 min. fire rating, insulation
14	1	1'-6"	7'-0"	Interior, Swing, Single	Wood	Solid core	Neutral grain and colour. Confirm w/ owner/ I.D.
15	2	5'-0"	7'-0"	Interior, Sliding, Double	Wood	Solid core	Neutral grain and colour. Confirm w/ owner/ I.D.
16	1	19'-0"	11'-0"	Exterior, Folding 3, 1 Door in	Aluminum & tempered glass	Folding door 4-3-1	Provide weather stripping, man door at left
17	1	8'-0"	11'-0"	Exterior, Sliding, Unidirectional	Fibreglass & tempered glass	Solid core	Provide weather stripping
18	1	14'-0"	9'-0"	Exterior, Folding 3, 1 Door in	Aluminum & tempered glass	Folding door 4-3-1	Provide weather stripping, man door at left
19	1	3'-0"	9'-0"	Exterior, Swing, Single	Fibreglass & tempered glass	Solid core	Provide weather stripping
20	1	2'-10"	7'-0"	Curtain Wall, Single Swing	Aluminum & tempered glass	Solid core	Provide weather stripping
21	2	4'-4"	7'-0"	Interior, Swing, Double	Wood	Solid core	Neutral grain and colour. Confirm w/ owner/ I.D.

- DO NOT ORDER WINDOWS UNTIL ROUGH DIMENSIONS ARE CONFIRMED ON SITE
- DO NOT SCALE DRAWINGS
- WINDOWS SUPPLIER TO ENSURE ALL APPLICABLE WINDOWS MEET EGRESS REQUIREMENTS ALL WINDOWS TO BE TRIPLE PANED C/W UV SHIELD COATING, UNLESS NOTED OTHERWISE. CONFIRM W. OWNER PRIOR TO ORDERING
- ALL WINDOW STYLES TO BE AS PER I.D., UNLESS NOTED OTHERWISE

WINDOW SCHEDULE										
ID	COUNT	WIDTH	HEIGHT	FAMILY	MATERIAL	NOTES				
Α	2	2'-0"	8'-0"	Fixed	Fibreglass & tempered glass					
В	1	4'-0"	7'-0"	Fixed	Fibreglass					
С	1	8'-0"	7'-0"	Fixed, 1 Side Casement	Fibreglass	Ensure egress				
D	1	5'-0"	7'-0"	Fixed	Fibreglass & tempered glass					
E	1	3'-0"	2'-0"	Fixed	Fibreglass	Provide obscure glass (confirm with Owner)				
F	1	5'-0"	2'-0"	Fixed	Fibreglass					
G	1	4'-0"	8'-0"	Casement, Bottom Fixed	Fibreglass & tempered glass	4'-0" x 5'-0" to be operable				
Н	1	3'-0"	4'-0"	Casement, Single	Fibreglass	Ensure egress				
J	1	3'-0"	10'-4"	Fixed	Fibreglass & tempered glass					
K	1	8'-0"	1'-0"	Awning, Single	Fibreglass					
L	2	5'-0"	3'-0"	Fixed, 1 Side Casement	Fibreglass	Ensure egress				
M	1	3'-0"	8'-0"	Casement, Single	Fibreglass	Ensure egress				
N	3	8'-0"	3'-0"	Fixed	Fibreglass					
0	3	4'-0"	4'-0"	Skylight, Flat	Aluminum & tempered glass	See roof plan for locations				
Р	1	2'-0"	4'-0"	Skylight, Flat	Aluminum & tempered glass	See roof plan for locations				
Q	1	27'-4"	3'-0"	Cupola Curtain - Atrium	Aluminum & tempered glass	"FA 50 DesignLIne" by Yawal, Inc. tempered glass curtain wall, vertical panel joints to align with windows "S" and "T" below				
R	1	7'-6"	9'-9"	Upper Floor Curtain - Foyer	Aluminum & tempered glass	"FA 50 DesignLIne" by Yawal, Inc. tempered glass curtain wall, divided into two equal vertical panels				
S	1	22'-0"	9'-9"	Upper Floor Curtain - Foyer1	Aluminum & tempered glass	"FA 50 DesignLIne" by Yawal, Inc. tempered glass curtain wall, divided into four equal vertical panels to align with windows "Q" and "T"				
Т	1	22'-0"	11'-0"	Main Floor Curtain - Atrium	Aluminum & tempered glass	"FA 50 DesignLIne" by Yawal, Inc. tempered glass curtain wall, divided into four equal vertical panels c/w 2'-10" x 7'-0" door, align with windows "Q" and "S"				
U	1	7'-6"	11'-0"	Main Floor Curtain - Atrium1	Aluminum & tempered glass	"FA 50 DesignLIne" by Yawal, Inc. tempered glass curtain wall, divided into two equal vertical panels				





TOTAL: 26

ROLLER SHADE HEAD AT SOFFIT

 $1 \ 1/2$ " = 1'-0"

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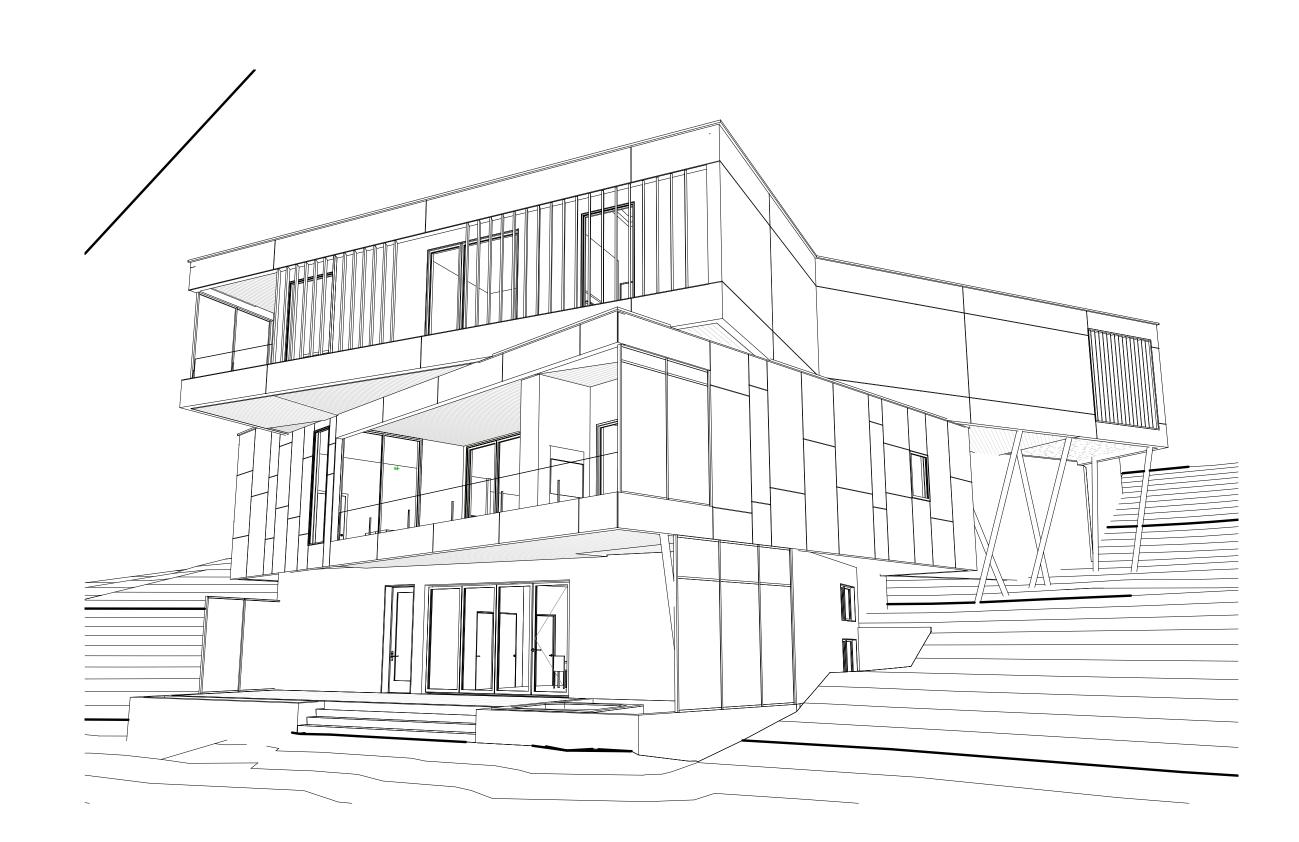
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Drawing Title SCHEDULES

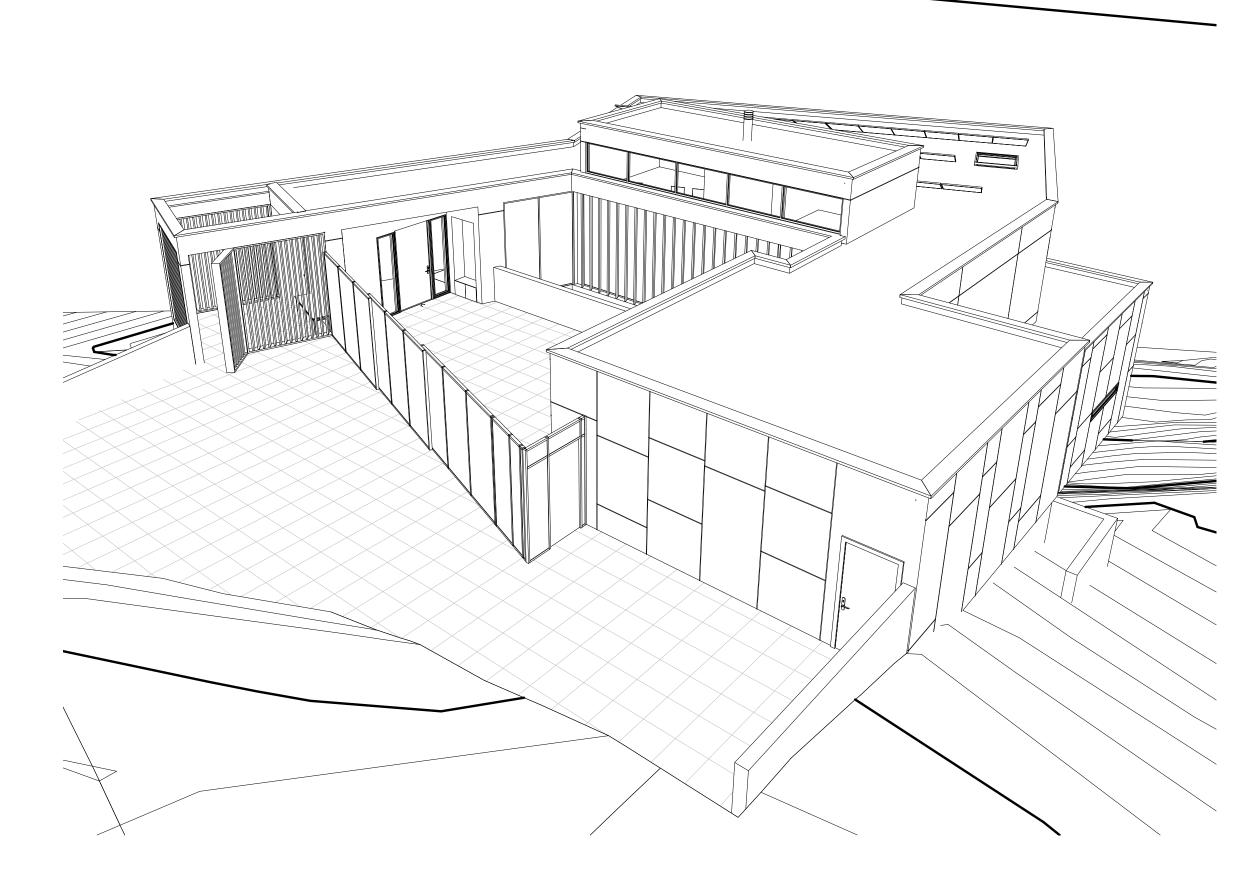
Date 05.11.2023 Scale As indicated Drawn BKI / MSR / A

Job No. 21016

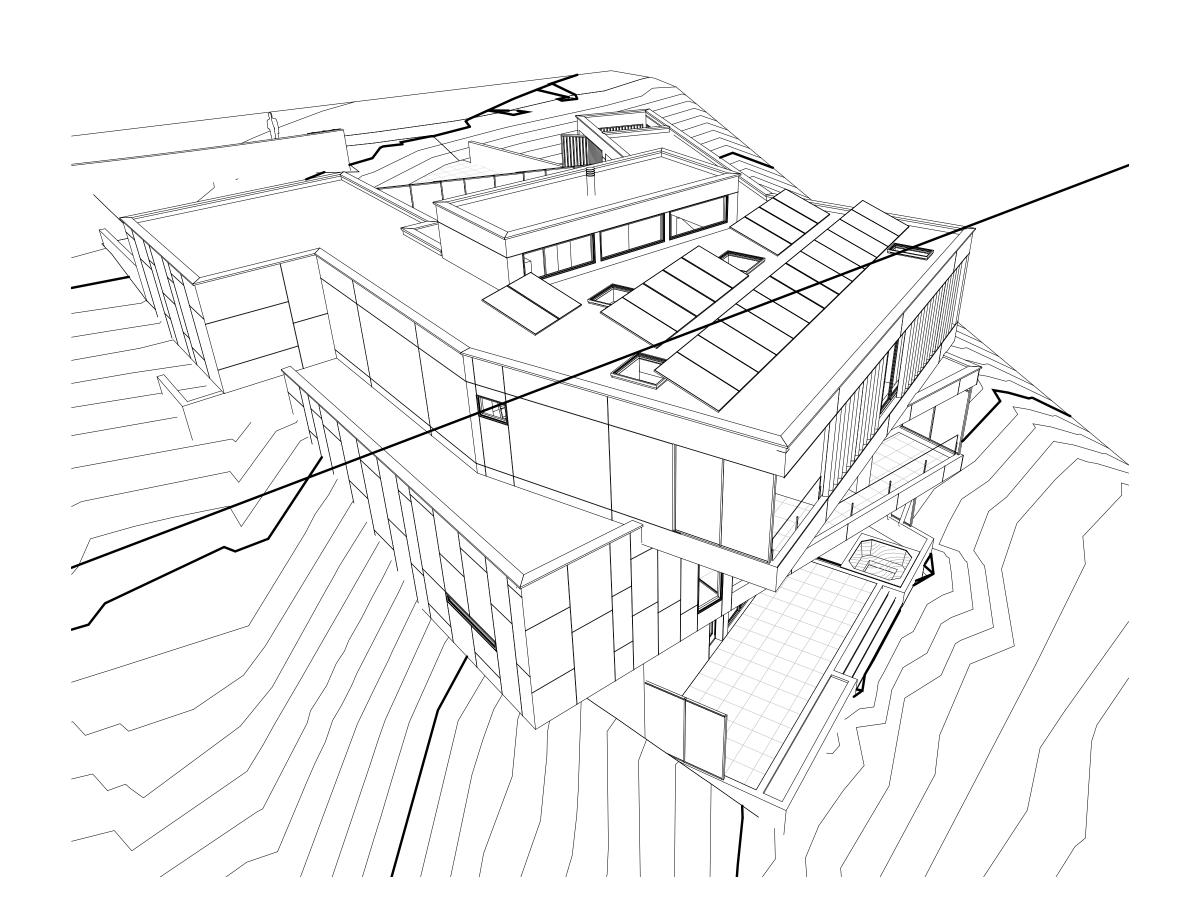




<u>3D VIEW - LEFT REAR</u>



<u>3D VIEW - RIGHT FRONT</u>

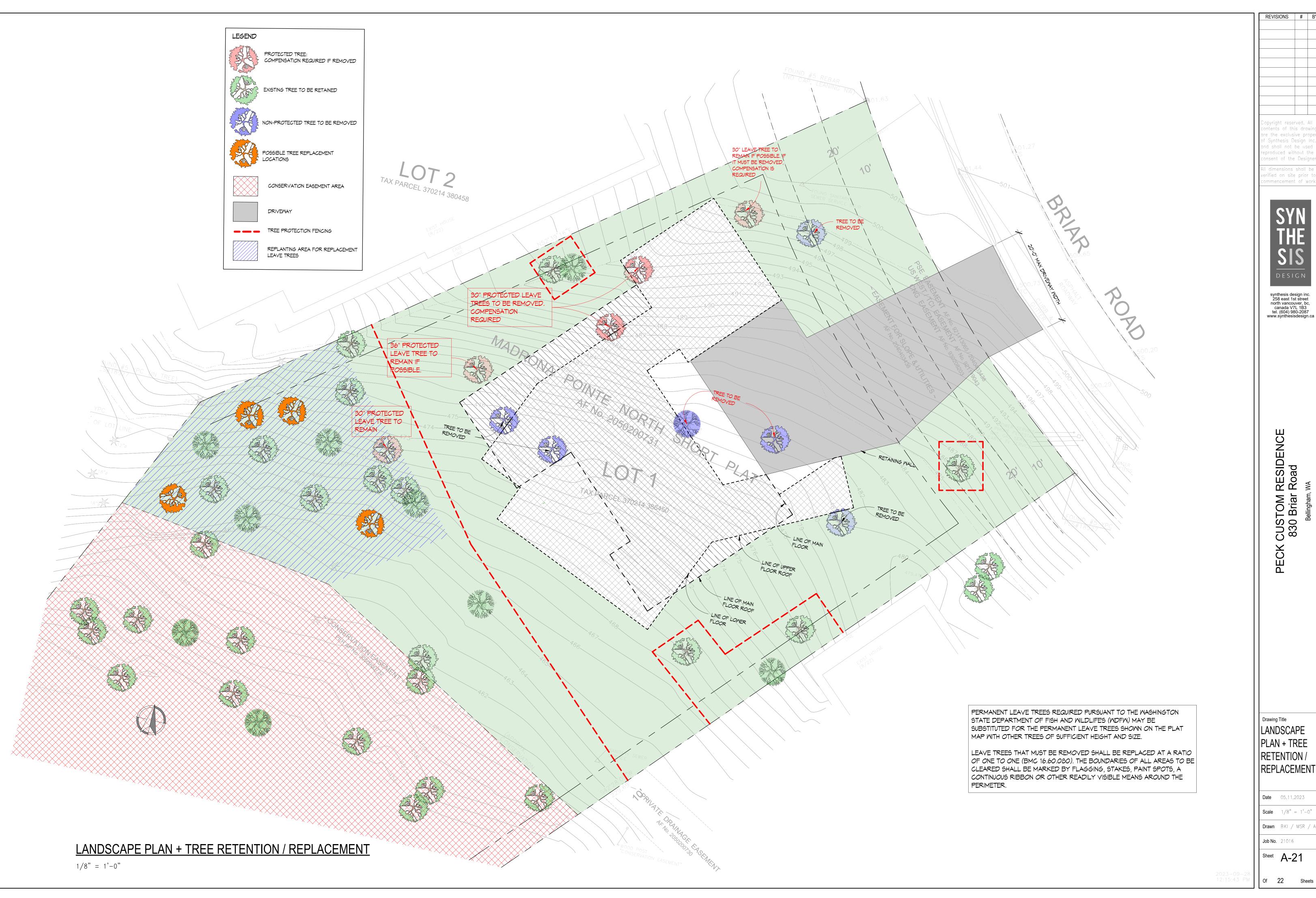


<u> 3D VIEW - RIGHT REAR</u>



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3D
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LANDSCAPE PLAN + TREE RETENTION / REPLACEMENT

Date 05.11.2023

