



clay architecture & interiors

1375 21st Street W
North Vancouver V7P 2E1

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Issuance

1 25 Oct 2024 Issued for DP Coach House

Dorward-Kent Residence Coach House Conversion

Issued for Development Permit for Detached Secondary Suite (Coach House)

Zoning Summary

Address 2265 Ottawa Avenue, West Vancouver
Legal Description PLAN 8265 DISTRICT LOT 783 EAST 1/2 BLOCK 2 LOT 11
PID 010-211-730
Zoning RSS

Lot Size 844.78m²
Lot Width 21.336m
Site Coverage Permitted: 2863.3m² Proposed: (existing)
Floor Area Permitted: 3527.93m² Proposed: 3005.2m² (existing)

Front Yard Setback Permitted: 7.6m Proposed: 12.94m (existing)
Rear Yard Setback Permitted: 1.2m Proposed: 1.95m (existing)
East Yard Setback Permitted: 1.52m Proposed: 1.002m (existing)
West Yard Setback Permitted: 1.52m Proposed: 2.01m (existing)
Combined Side Yard Setback Permitted: 4.267m Proposed: 3.012m (existing)

Off-street Parking 2 (1 garage, 1 surface uncovered)

Building Height 3.87m (existing)
Number of Storeys 1 Storey (existing)

Code Summary

Major Occupancies Residential (Group C)
Building Area 128 m²
Construction Type Combustible
Floor Assembly Ratings Unrated
Sprinkler System Not required
Standpipe System Not required
Fire Alarm Not required
Building Code BCBC 2024

Variance Request Summary

- 205.09(1)(a)(i) minimum side yard: 1.52 metres.**
- 130.051(6)(c)(ii) the front entry of the building must face the open lane and be set back a minimum of 1.8 metres from the site line.**

Please refer to Project Rationale Statement for additional detail and explanation.

Abbreviations

A/C	AIR CONDITIONING	NTS	NOT TO SCALE
ADJ	ADJUSTABLE	OC	ON CENTRE
AFF	ABOVE FINISHED FLOOR	OH	OVERHEAD
BD	BOARD	OV	OVEN
BLDG	BUILDING	PLAS	PLASTIC
B.O.	BOTTOM OF	PL	PLATE
BSMT	BASEMENT	PWDER	POWDER
CAB	CABINET	REF	REFER(ENCE)
CER	CERAMIC	REFG	REFRIGERATOR
CLG	CEILING	REQ	REQUIRE(D)
COL	COLUMN	RM	ROOM
CONC	CONCRETE	R/S	ROD AND SHELF
CONT	CONTINUOUS	SCHED	SCHEDULE
DIM	DIMENSION	SF	SQUARE FEET
DN	DOWN	SH	SHELF
DS	DOWNSPOUT	SHLVS	SHELVES
DW	DISHWASHER	SIM	SIMILAR
DWR	DRAWER	SL	SLOPE
ELEC	ELECTRIC(AL)	SM	SQUARE METRES
ELEV	ELEVATION	SPR	SPRINKLER
EQ	EQUAL	SS	STAINLESS STEEL
EXIST	EXISTING	STL	STEEL
EXT	EXTERIOR	STOR	STORAGE
F.F.E	FINISHED FLOOR ELEVATION	STRUCT	STRUCTURAL
FLR	FLOOR	T&G	TONGUE & GROOVE
FREZ	FREEZER	THK	THICK
GALV	GALVANIZED	T.O.	TOP OF
GFI	GROUND FAULT INTERRUPTER	T/R	TREAD/RISER
GL	GLASS	TV	TELEVISION
GYP	GYP SUM	TYP	TYPICAL
GWB	GYSUM WALL BOARD	U.C.	UNDER COUNTER
HB	HOSE BIB	U.M.	UNDER MOUNT
HT	HEIGHT	UNIV	UNIVERSAL
INSUL	INSULATION, INSULATING	UNO	UNLESS NOTED OTHERWISE
INT	INTERIOR	UTIL	UTILITY
LAM	LAMINATE	VIF	VERIFY IN FIELD
LAV	LAVATORY	WC	WATER CLOSET
MANUF	MANUFACTURER	W/D	WASHER/DRYER
MAX	MAXIMUM	WD	WOOD
MECH	MECHANICAL	WH	WATER HEATER
MICRO	MICROWAVE	WP	WATERPROOFING
MIN	MINIMUM		
MTL	METAL		

General Notes

- IN THE INTERPRETATION OF THESE DRAWINGS, INDICATED DIMENSIONS SHALL GOVERN AND DISTANCES OR SIZES SHALL NOT BE SCALED FOR CONSTRUCTION PURPOSES.
- UNLESS OTHERWISE INDICATED, ALL DIMENSIONS ARE IN MILLIMETERS.
- ALL DRAWINGS SHALL BE READ IN CONJUNCTION FOR PROPER COORDINATION.
- ANY INCONSISTENCY OR DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE COMMENCEMENT OF THE WORK.

Sheet List

DP000	COVER
DP011	ASSEMBLIES & ZONING CALCULATIONS
DP101	SITE PLAN & DETAILS
DP102	LOCATION & CONTEXT
DP211	PLAN
DP301	BUILDING ELEVATIONS, SECTION & MATERIALS

Project Title

Dorward-Kent Coach House Conversion

Client

Bill Dorward & Lauren Kent

Project Address

2265 Ottawa Avenue
West Vancouver BC

Sheet Title

COVER

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Sheet Number

DP000

Zoning Calculations

	imperial	metric
Lot Area	9,093.40 sf	844.78 sm
Site Coverage		
Main Building	1,263.00 sf	117.33 sm
Detached Secondary Suite with Garage	1,367.30 sf	127.02 sm
Decks greater than 0.6m above grade	220.00 sf	20.44 sm
Overhangs greater than 1.2m deep	0.00 sf	0.00 sm
Accessory buildings	0.00 sf	0.00 sm
Total Site Coverage	2,850.30 sf	264.79 sm
Allowable Site Coverage	2,863.30 sf	266.00 sm
Building Floor Area		
Basement (countable)	584.40 sf	54.29 sm
Main floor	1,263.00 sf	117.33 sm
Upper floor	0.00 sf	0.00 sm
Detached Secondary Suite	1,147.30 sf	106.58 sm
Detached Secondary Suite Garage (220sf/20.5sm exempt)	220.00 sf	0.00 sm
Accessory (220sf/20.5sm exempt)	0.00 sf	0.00 sm
Total countable floor area	2,994.70 sf	278.21 sm
Allowable floor area	2,727.93 sf	253.43 sm
Detached Secondary Suite additional area allowance		
800.00 sf	74.32 sm	
lessor of 10% lot area or 800 sf		
Allowable floor area including Detached Secondary Suite	3,527.93 sf	327.74 sm
Total living floor area	2,526.00 sf	234.67 sm
Basement Area Calculation		
Total basement floor area	1,263.00 sf	117.33 sm
Exempt basement floor area	678.60 sf	63.04 sm
Countable basement floor area	584.40 sf	54.29 sm
Underground Basement exemption		
Exempt floor area	0.00 ft	0.00 m
Partially Underground Basement exemption calculation		
Main floor elevation	355.62 ft	33.04 m
Basement floor elevation	347.04 ft	32.24 m
Average grade elevation	351.65 ft	32.67 m
$\frac{(average\ grade) - (basement\ floor\ elevation)}{(main\ floor\ elevation) - (basement\ floor\ elevation)}$	0.54	0.54
OR		
$\frac{(average\ grade) - (main\ floor\ elevation - 2.75m)}{2.75m}$	(metric only)	0.87
Lesser of above calculations	0.54	0.54
Total basement floor area	x 1,263.00 sf	x 117.33 sm
Exempt basement floor area	678.60 sf	63.04 sm
Property Line Setbacks		
Site width	70.00 ft	21.34 m
Minimum Side Yard setback required	5.00 ft	1.52 m
Side Yard setback provided (West side)	16.63 ft	5.07 m
Side Yard setback provided (East side)	3.30 ft	1.01 m
Minimum combined Side Yard setback required	20%	14.00 ft
Combined Side Yard setback provided	28%	19.93 ft
Minimum distance between buildings required	16.08 ft	4.90 m
Distance between buildings provided	18.57 ft	5.66 m
Minimum Front Yard setback required	24.93 ft	7.60 m
Front Yard setback provided	42.46 ft	12.94 m
Minimum Rear Yard setback required	3.94 ft	1.20 m
Rear Yard setback provided	6.40 ft	1.95 m

Thermal Resistance Calculations

Assembly Tag	W1							
Assembly Layers	Thickness							RSI¹ (m2 x KJ/W)
Air Film	- mm							0.030
Cedar Shake Siding	- mm							0.150
Building Paper	- mm							0.000
Plywood Sheathing	12.7 mm							0.109
Framing (f)	38x140 mm	406 o/c	1.19 RSI ¹	23.0 % area of framing ²				$RSI(parallel) = 2.664$
Insulation/Cavity (c)	140 mm	(R-24)	4.23 RSI ¹	77.0 % area of cavity ²				0.000
6 mil Poly	1 mm							0.000
Gypsum Wall Board	12.7 mm							0.077
Air Film	- mm							0.120
								RSI (effective) 3.151
Assembly Tag	PF1							
Assembly Layers	Thickness							RSI¹ (m2 x KJ/W)
Concrete	200 mm							0.040
Air Cavity	25 mm							0.180
Framing (f)	38x140 mm	488 o/c	1.19 RSI ¹	14.5 % area of framing ²				$RSI(parallel) = 3.087$
Insulation/Cavity (c)	140 mm	(R-24)	4.23 RSI ¹	85.5 % area of cavity ²				0.000
6 mil Poly	1 mm							0.000
Gypsum Wall Board	12.7 mm							0.077
Air Film	- mm							0.120
								RSI (effective) 3.504
Assembly Tag	F1							
Assembly Layers	Thickness							RSI¹ (m2 x KJ/W)
Concrete	100 mm							0.040
Framing (f)	38x89 mm	406 o/c	0.76 RSI ¹	13.0 % area of framing ²				$RSI(parallel) = 1.903$
Insulation/Cavity (c)	89 mm	(R-14)	2.46 RSI ¹	87.0 % area of cavity ²				0.000
6 mil Poly	1 mm							0.000
Wood Subfloor	19 mm							0.170
Air Film	- mm							0.160
								RSI (effective) 2.273

Exterior Wall Assemblies

tag	detail	description	req'd per 9.36.2	provided
		INFILL WALL AT DEMOLISHED OPENING		
W1		12.7MM GYPSUM WALL BOARD 6 MIL POLY 38X140MM WOOD STUD FRAMING, 406MM O/C, WITH R-24 BATT 12.7MM PLYWOOD SHEATHING BUILDING PAPER CEDAR SHAKE SIDING TO MATCH EXISTING	3.08 RSI per Table 9.36.2.6.-C	3.15 RSI
PF1		FURRING PARTITION AT EXISTING FOUNDATION WALL 12.7MM GYPSUM WALL BOARD 6 MIL POLY 38X140MM WOOD STUD FRAMING, 488MM O/C, WITH R-24 BATT 25MM AIR CAVITY 200MM EXISTING CONCRETE FOUNDATION WALL	3.46 RSI per Table 9.36.2.8.-C	3.50 RSI

Interior Partition Assemblies

tag	detail	description	req'd per 9.36.2	provided
P1		INTERIOR PARTITION 12.7MM GYPSUM WALL BOARD 38X89MM WOOD STUD FRAMING, 406MM O/C 12.7MM GYPSUM WALL BOARD	n/a	n/a
P2		INTERIOR PARTITION 12.7MM GYPSUM WALL BOARD 38X89MM WOOD STUD FRAMING, 406MM O/C 15.9MM GYPSUM WALL BOARD 15.9MM GYPSUM WALL BOARD	n/a	n/a

Floor Assemblies

tag	detail	description	req'd per 9.36.2	provided
F1		SUBFLOOR OVER EXISTING SLAB-ON-GRADE 19MM WOOD SUBFLOOR 38X89MM WOOD STUD FRAMING, 406MM O/C, WITH R-14 BATT 100MM EXISTING CONCRETE SLAB-ON-GRADE	1.96 RSI per Table 9.36.2.8.-A	2.27 RSI



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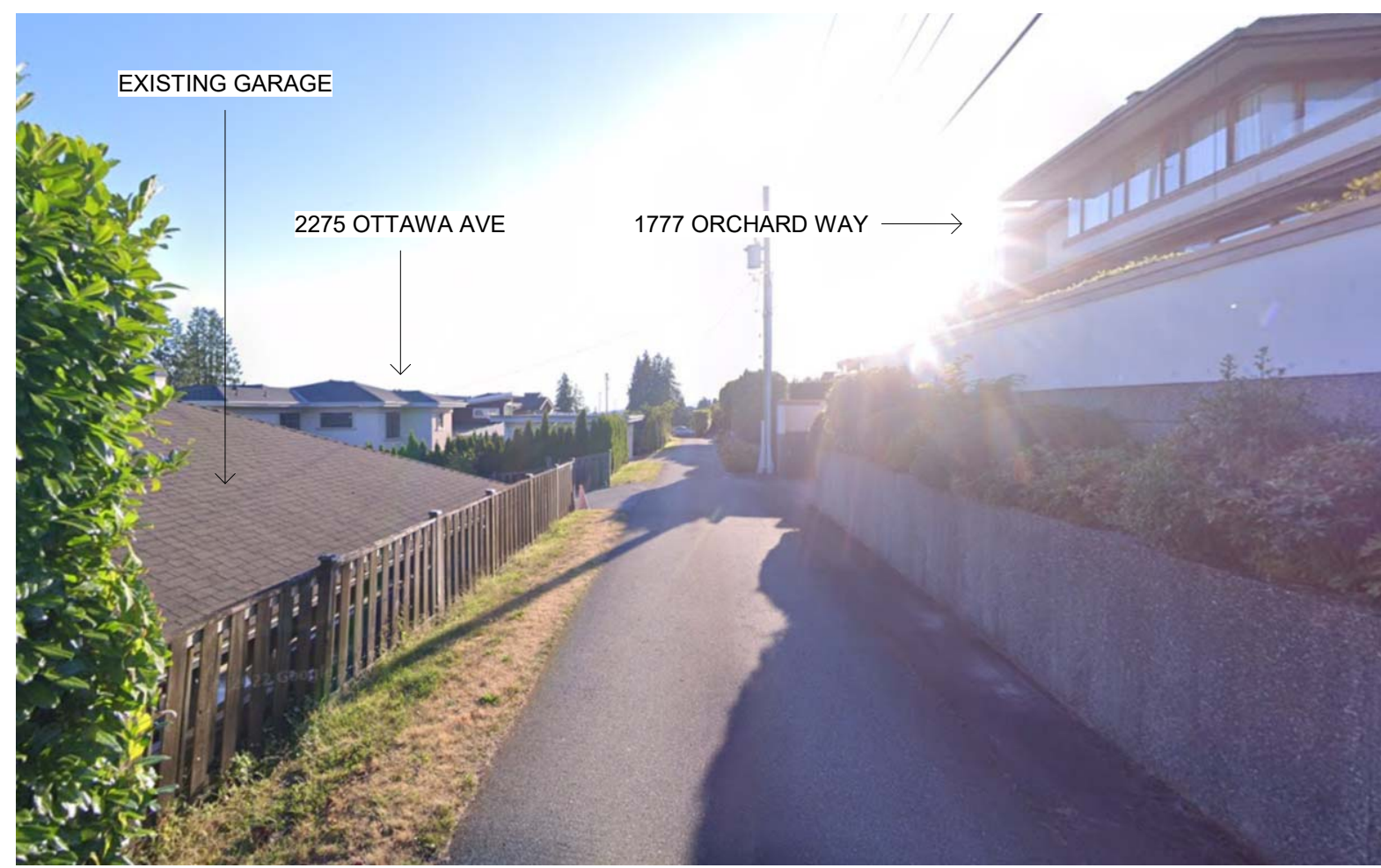
Client
Bill Dorward & Lauren Kent

Project Address
2265 Ottawa Avenue
West Vancouver BC

Sheet Title
ASSEMBLIES & ZONING CALCULATIONS

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Sheet Number

DP011



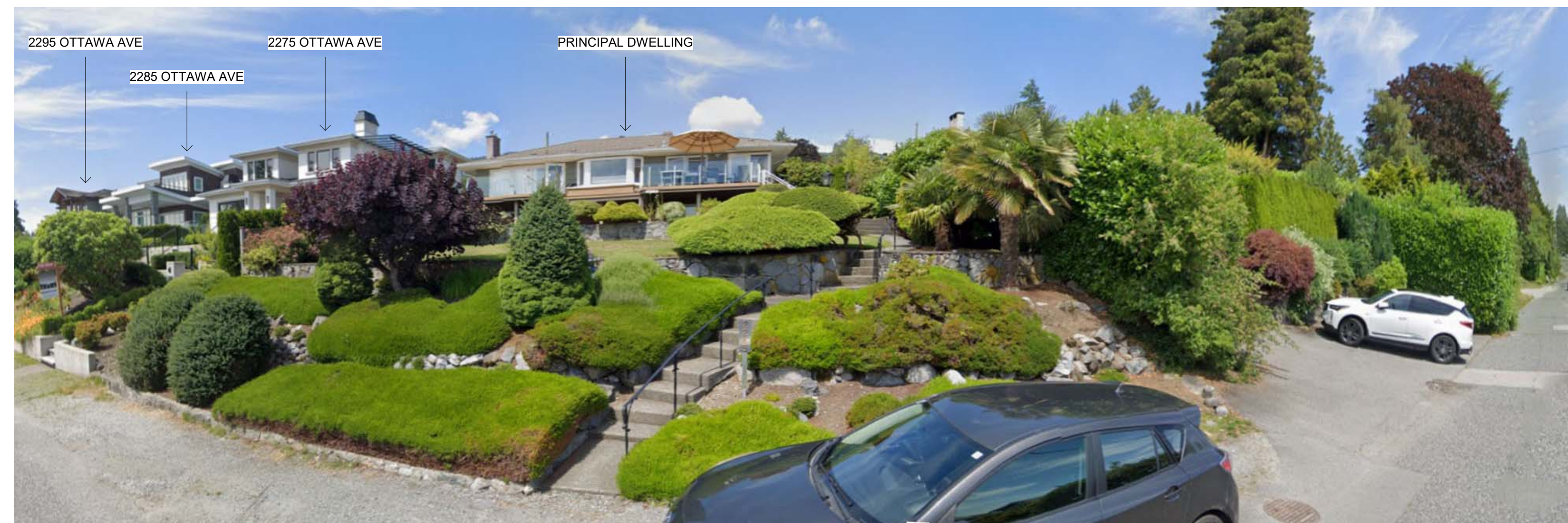
VIEW LOOKING WEST ON LANEWAY



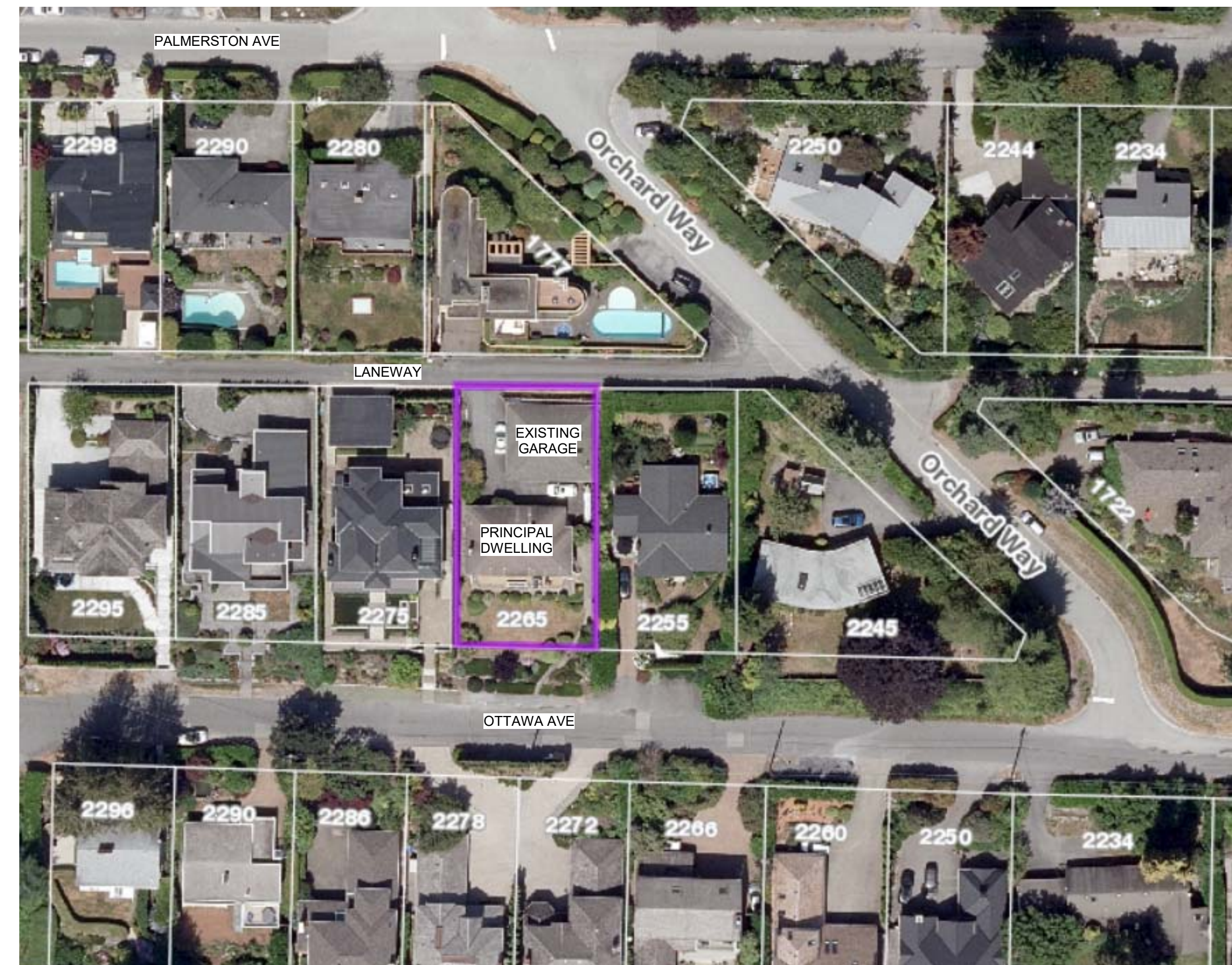
PANORAMIC VIEW FROM LANEWAY



VIEW LOOKING EAST ON LANEWAY



PANORAMIC VIEW ON OTTAWA AVENUE

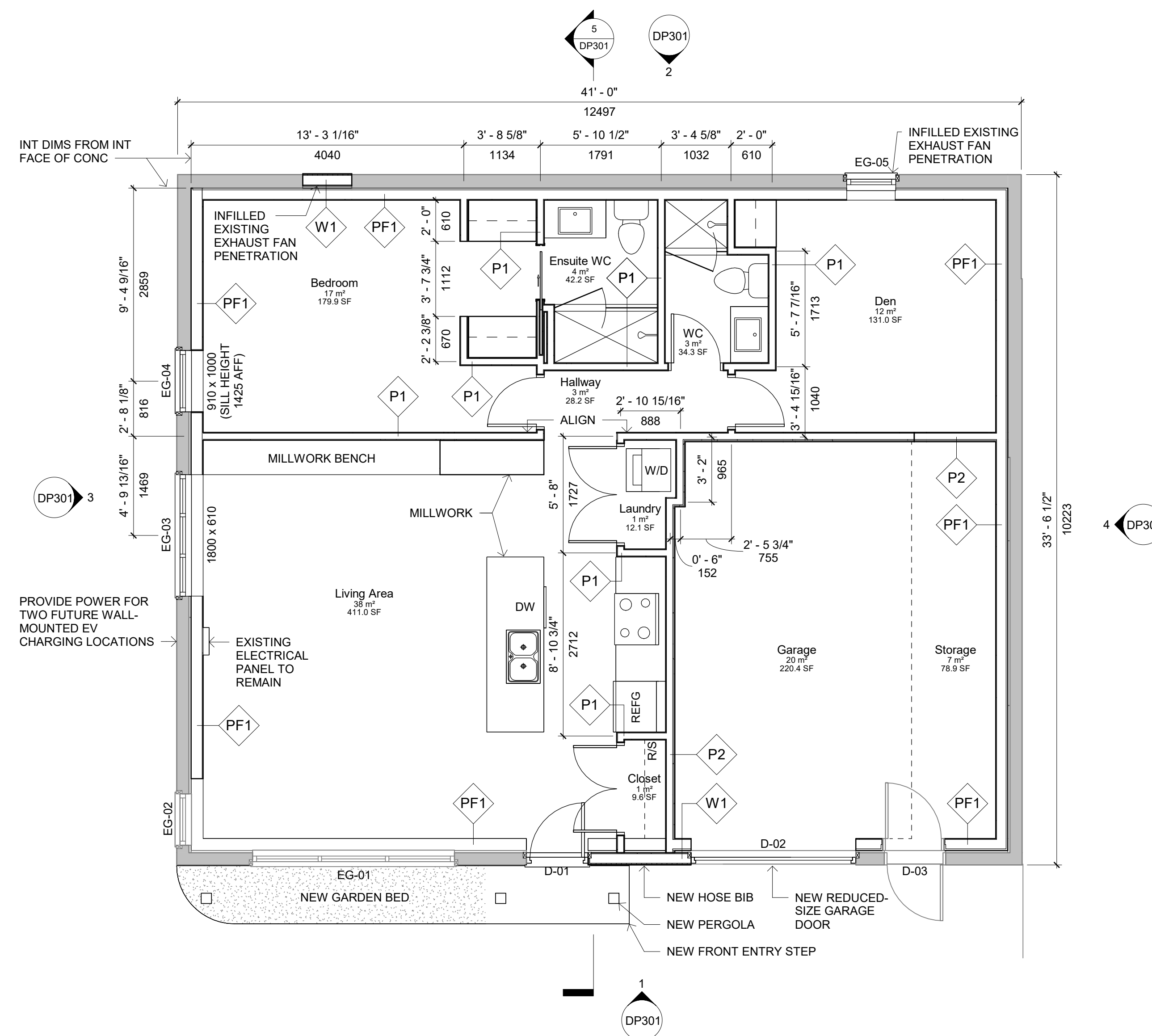


CONTEXT PLAN (NOT TO SCALE)

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1 Level 1 - Plan
1 : 50

Project Title
Downward-Kent Coach House Conversion

Client
Bill Downard & Lauren Kent

Project Address
2265 Ottawa Avenue
West Vancouver BC

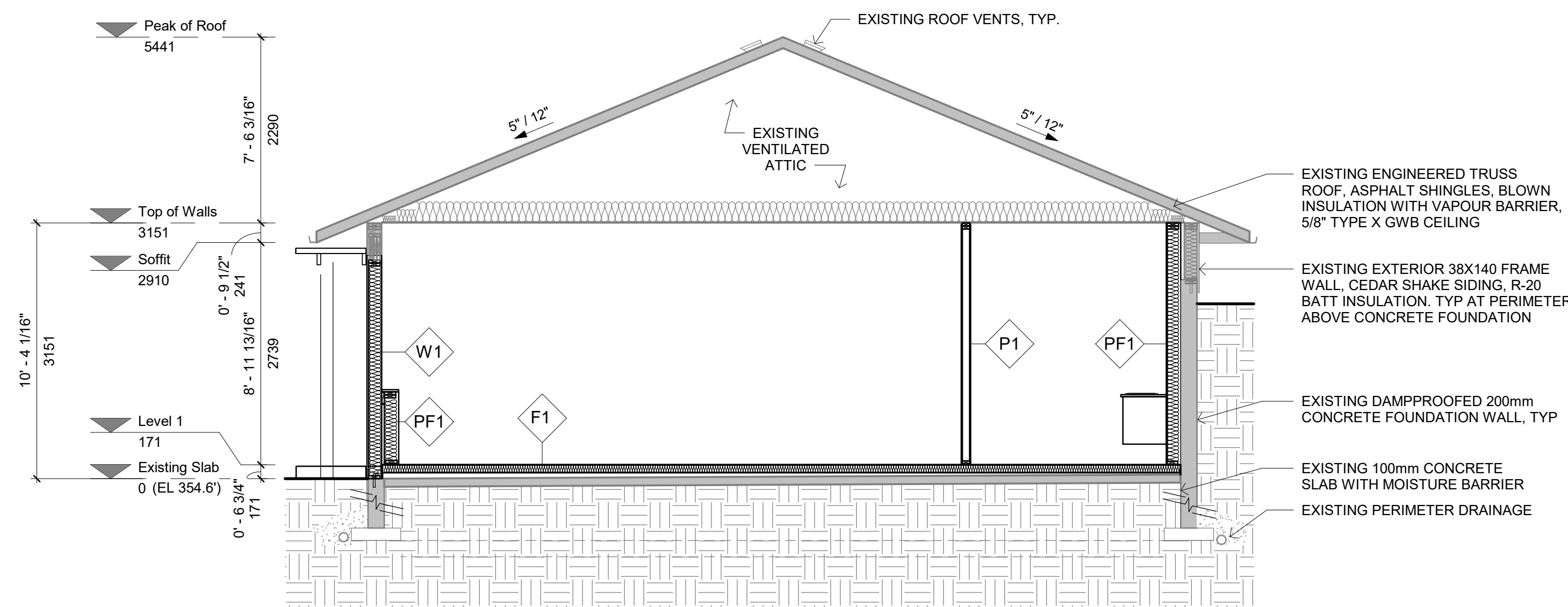
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PLAN

Plan Legend

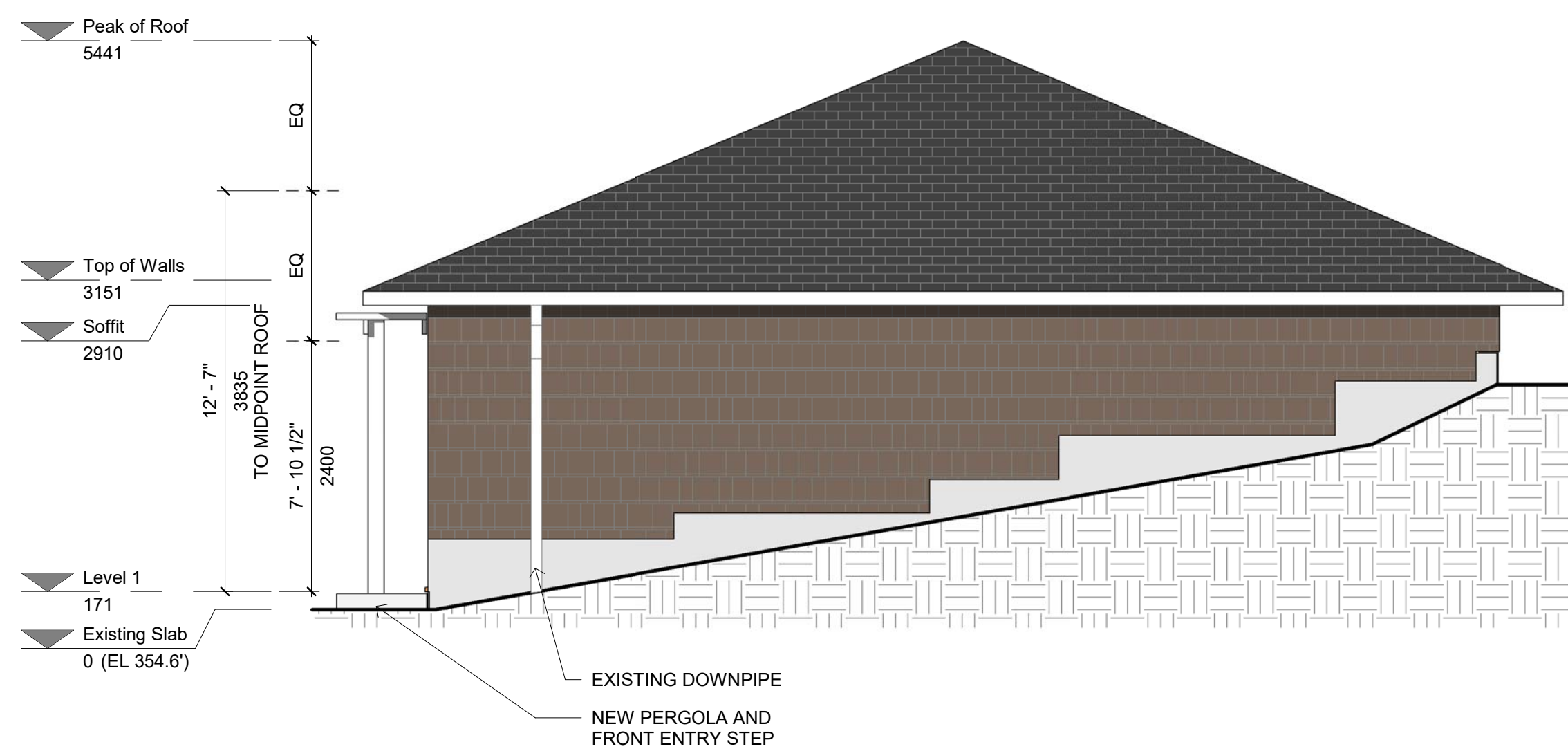
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- New construction

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Sheet Number

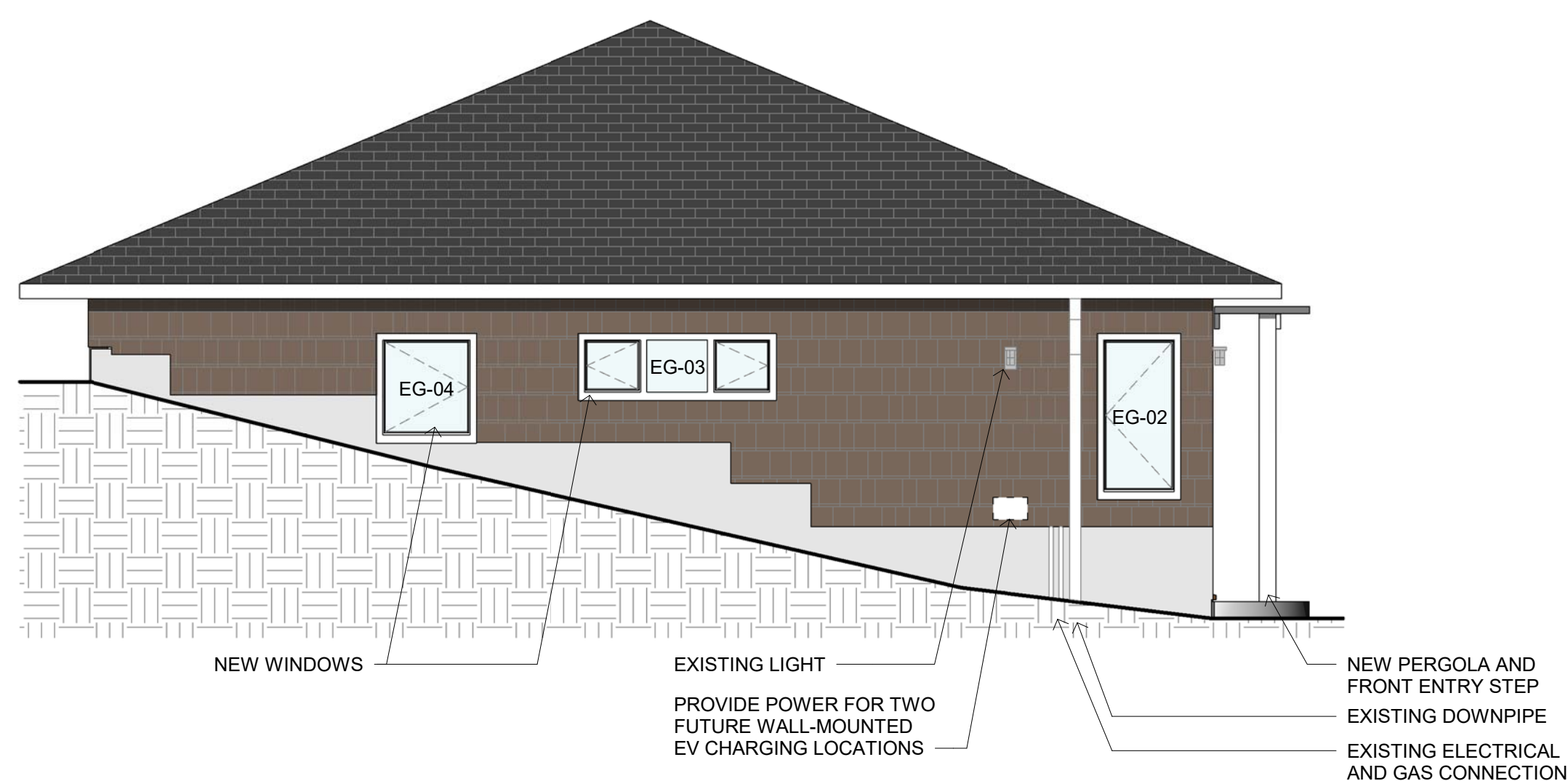
DP211



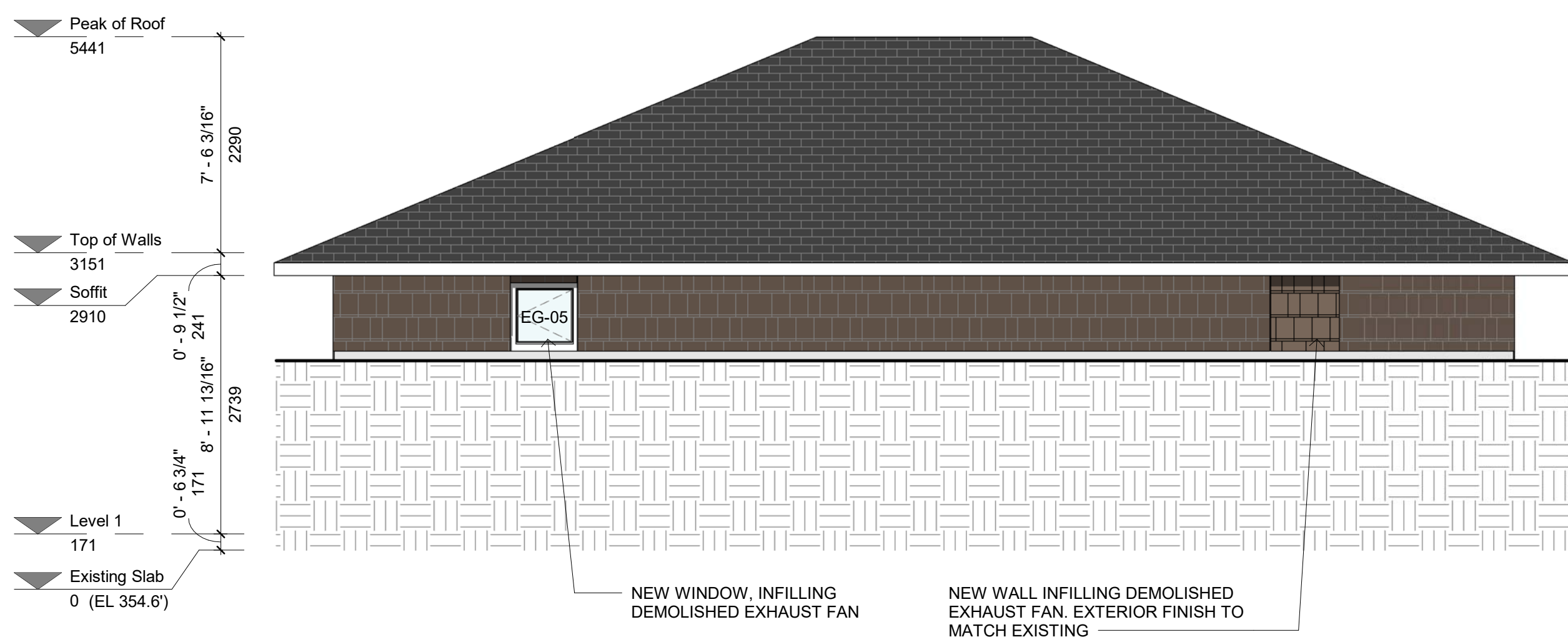
5 Section - North-South
 1 : 50



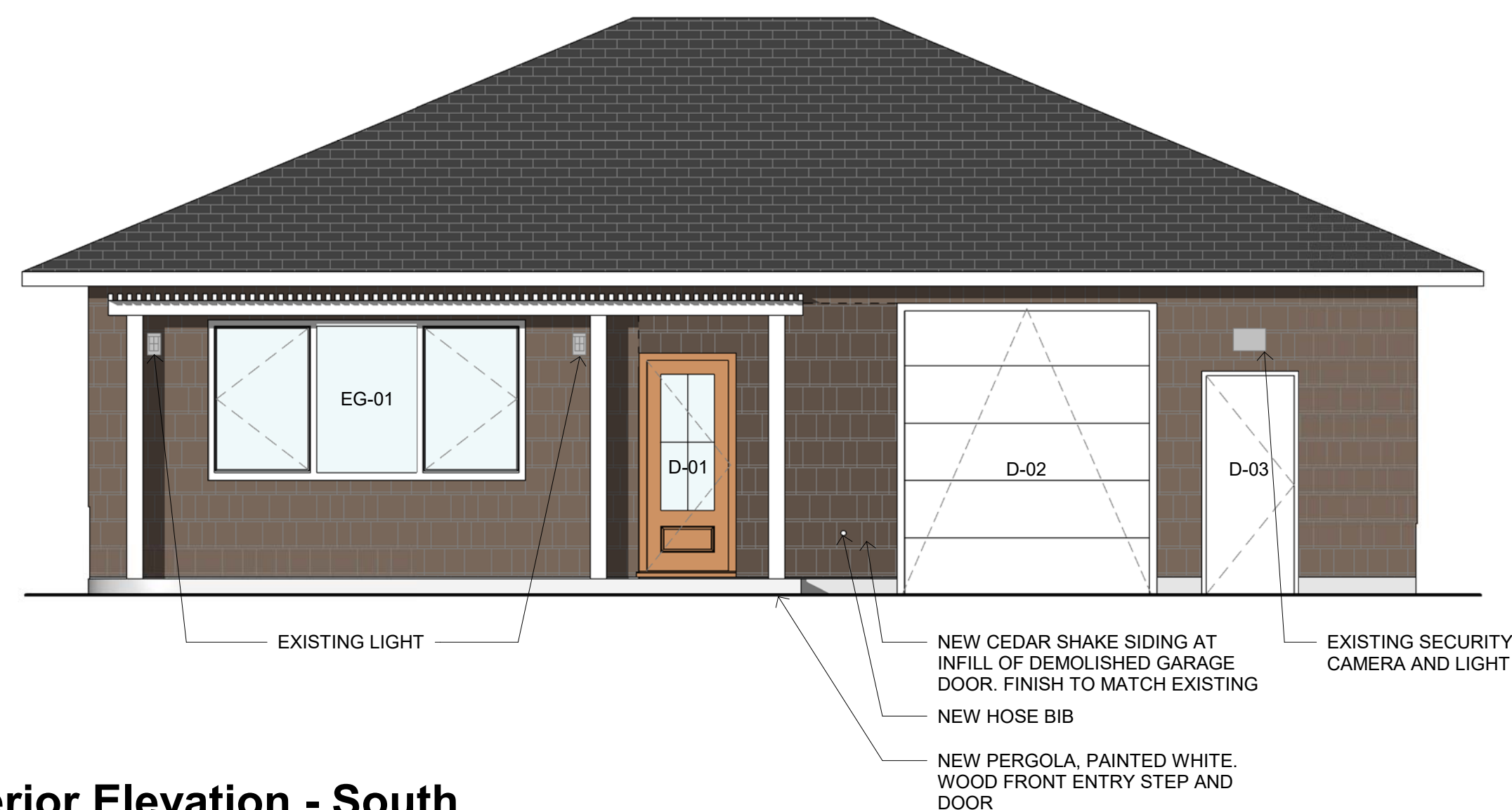
4 Exterior Elevation - East
 1 : 50



3 Exterior Elevation - West
 1 : 50



2 Exterior Elevation - North
 1 : 50



1 Exterior Elevation - South
 1 : 50

MATERIALS



Existing cedar shake siding. New infill siding to match.



New wood farmhouse-style front entry door



White trim, pergola, garage door.

EXTERIOR DOOR SCHEDULE

Tag	Width	Height	Area	Existing / New
D-01	910	2110	1.92 m ²	new
D-02	2440	2750	6.60 m ²	new
D-03	910	2110	1.92 m ²	existing

WINDOW SCHEDULE

Tag	Width	Height	Area	Existing / New
EG-01	2990	1515	4.39 m ²	existing
EG-02	760	1515	1.15 m ²	existing
EG-04	910	1000	0.81 m ²	new
EG-03	1800	610	1.10 m ²	new
EG-05	726	726	0.53 m ²	new

SPATIAL SEPARATION

Direction	Limiting distance	Exposing building face area	Max. allowable glazed opening (per Table 9.10.15.4)	Aggregate glazed opening
WEST	7.84 m	22.79 m ²	20.06 m ²	3.06 m ²
EAST	1.01 m	23.44 m ²	0.00 m ²	0.00 m ²
NORTH	1.95 m	13.01 m ²	1.17 m ²	0.53 m ²
SOUTH	2.83 m	40.08 m ²	8.01 m ²	5.18 m ²

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Sheet Title
BUILDING ELEVATIONS, SECTION & MATERIALS

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DP301