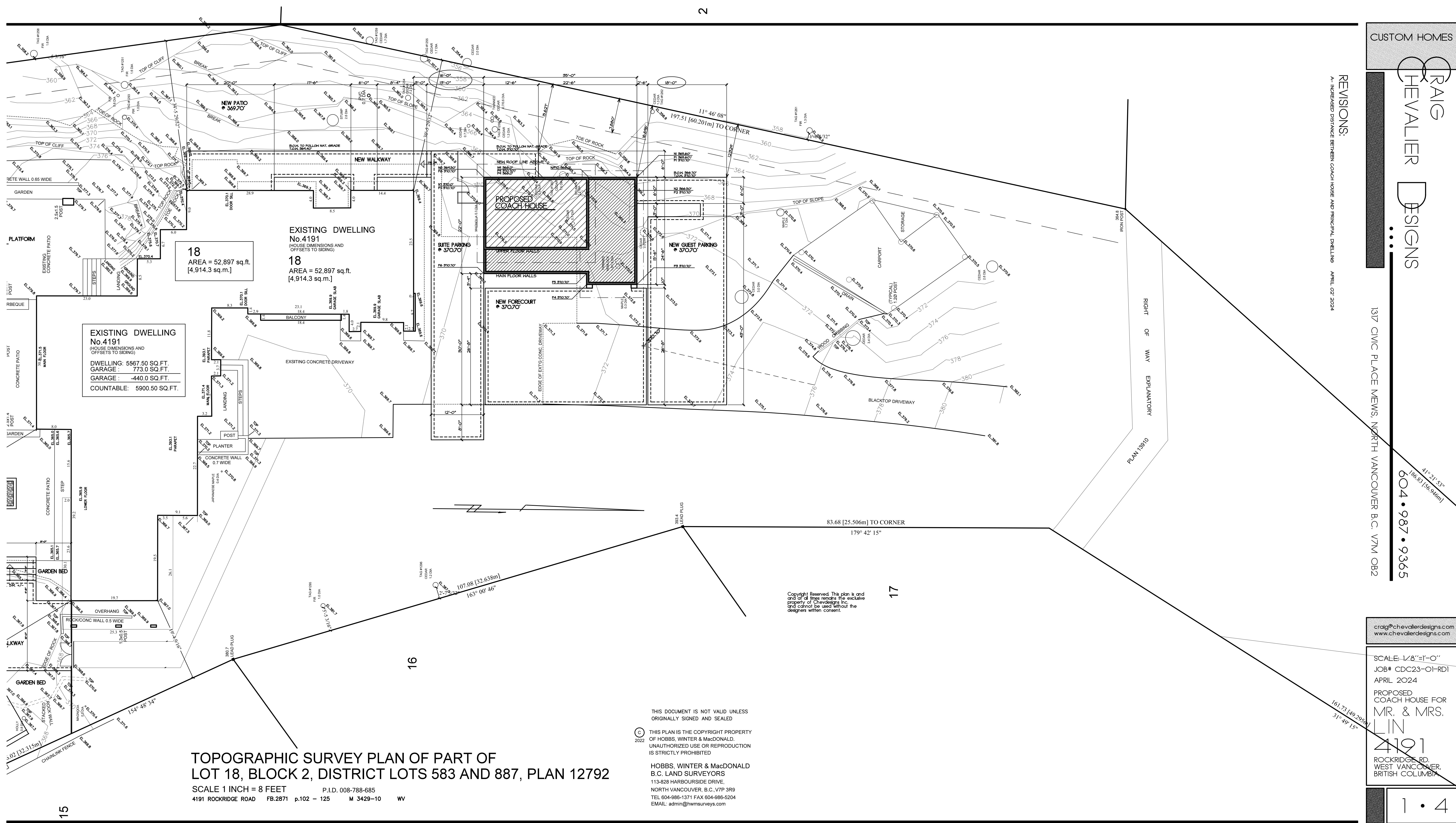


REVISIONS:
A- INCREASED DISTANCE BETWEEN COACH HOUSE AND PRINCIPAL DWELLING APRIL 07 2024



EXISTING DWELLING
No.4191
(HOUSE DIMENSIONS AND
OFFSETS TO SIDING)
18
AREA = 52,897 sq.ft.
[4,914.3 sq.m.]

EXISTING DWELLING
No.4191
(HOUSE DIMENSIONS AND
OFFSETS TO SIDING)
DWELLING: 5567.50 SQ.FT.
GARAGE: 773.0 SQ.FT.
GARAGE: -440.0 SQ.FT.
COUNTABLE: 5900.50 SQ.FT.

TOPOGRAPHIC SURVEY PLAN OF PART OF
LOT 18, BLOCK 2, DISTRICT LOTS 583 AND 887, PLAN 12792

SCALE 1 INCH = 8 FEET P.I.D. 008-788-685
4191 ROCKRIDGE ROAD FB.2871 p.102 - 125 M 3429-10 WV

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HOBBS, WINTER & MacDONALD
B.C. LAND SURVEYORS
113-828 HARBOURSIDE DRIVE,
NORTH VANCOUVER, B.C. V7P 3R9
TEL 604-986-1371 FAX 604-986-5204
EMAIL: admin@hwmsurveys.com

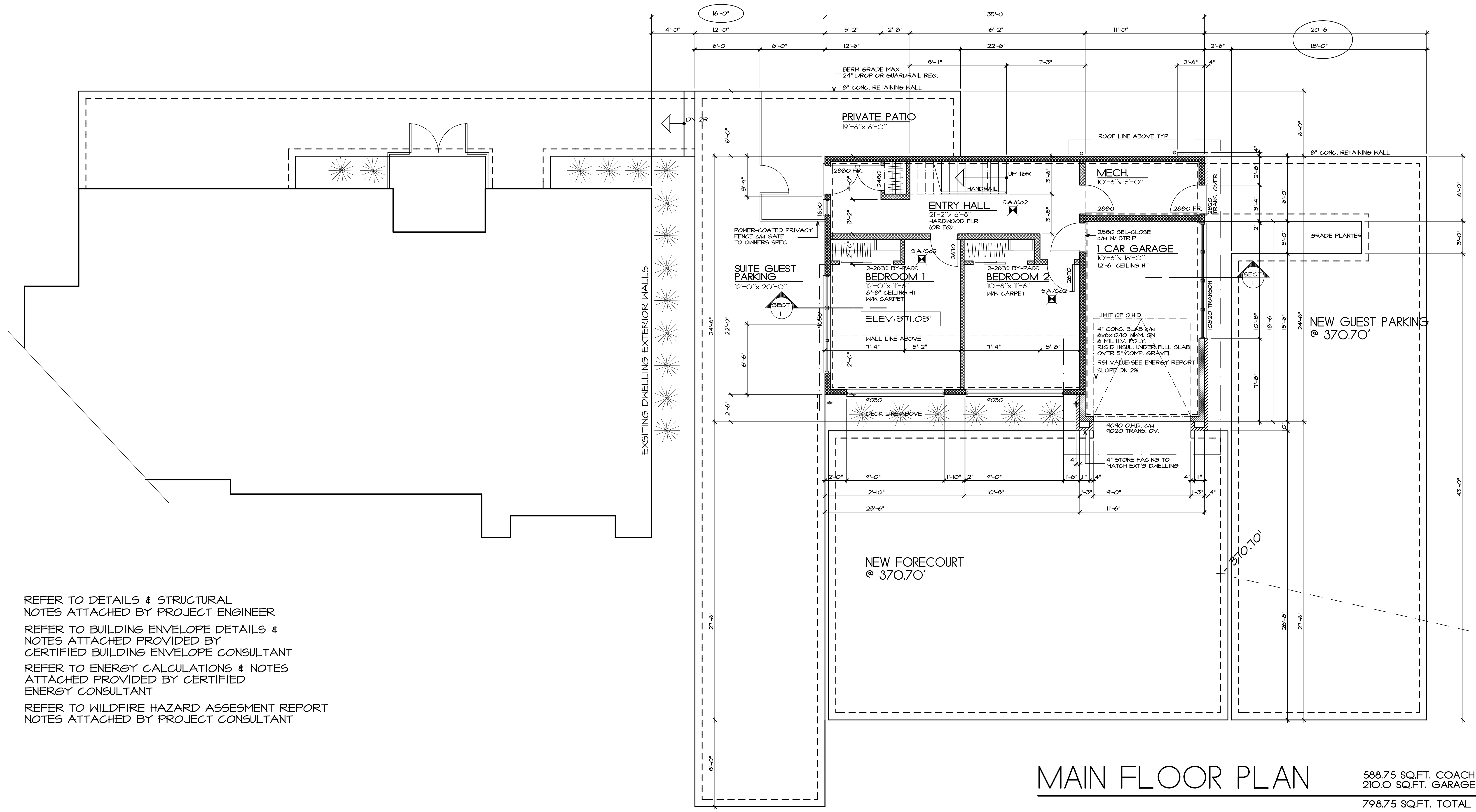
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REVISIONS:
A- INCREASED DISTANCE BETWEEN PRINCIPAL DWELLING AND COACH HOUSE
APRIL 02, 2024

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craig@chevalierdesigns.com
www.chevalierdesigns.com

SCALE: 1/4"=1'-0"
JOB#-CCDO6-01-RD1
APRIL 2024
PROPOSED DETACHED SECONDARY SUITE
MR. & MRS.
LIN
4191
ROCKRIDGE RD.
WEST VANCOUVER,
BRITISH COLUMBIA



REFER TO DETAILS & STRUCTURAL NOTES ATTACHED BY PROJECT ENGINEER

REFER TO BUILDING ENVELOPE DETAILS & NOTES ATTACHED PROVIDED BY CERTIFIED BUILDING ENVELOPE CONSULTANT

REFER TO ENERGY CALCULATIONS & NOTES ATTACHED PROVIDED BY CERTIFIED ENERGY CONSULTANT

REFER TO WILDFIRE HAZARD ASSESMENT REPORT NOTES ATTACHED BY PROJECT CONSULTANT

MAIN FLOOR PLAN

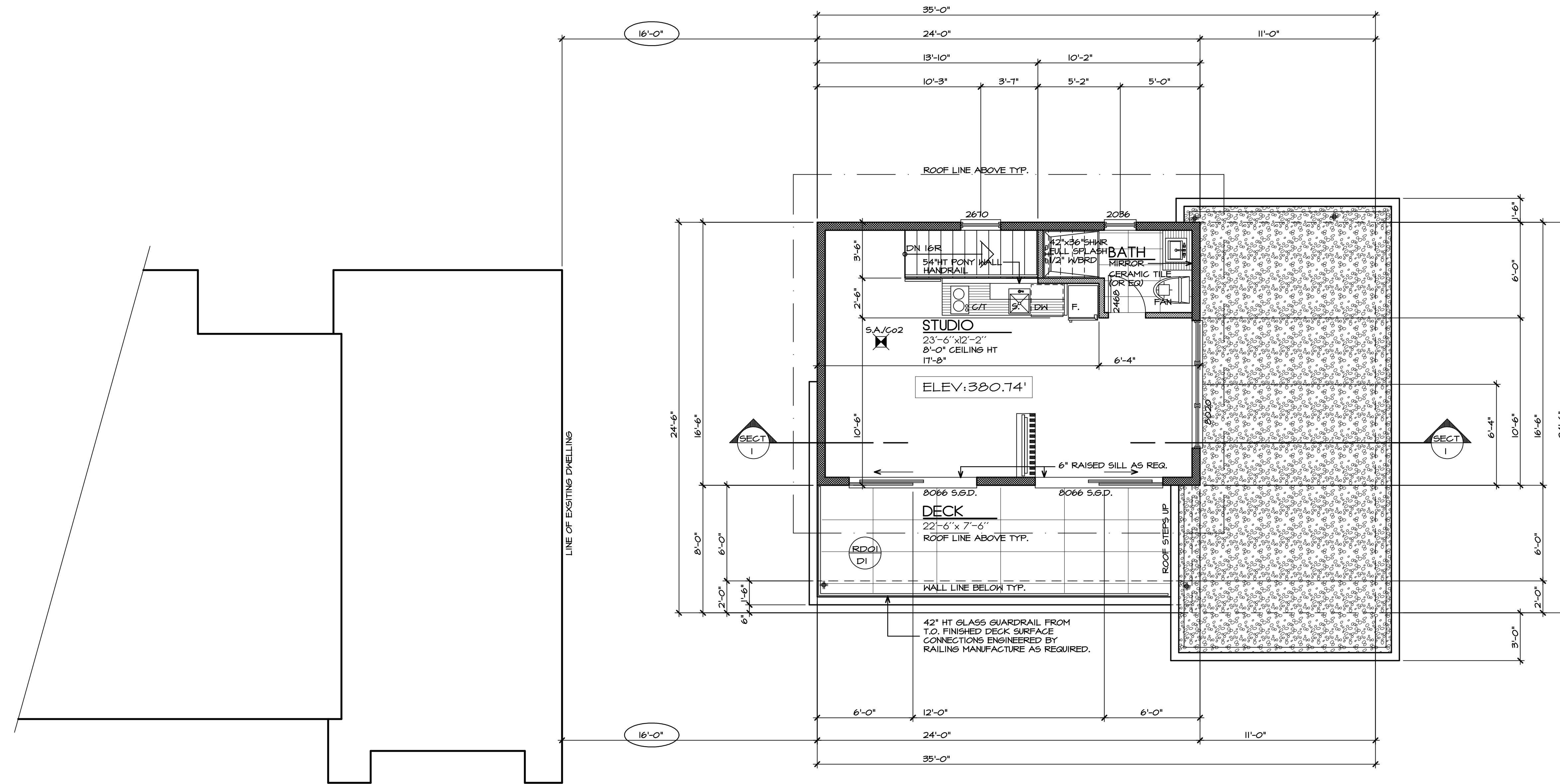
588.75 SQ.FT. COACH HOUSE
210.0 SQ.FT. GARAGE
798.75 SQ.FT. TOTAL

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UPPER FLOOR PLAN

384.0 SQ.FT.

APRIL 02, 2024

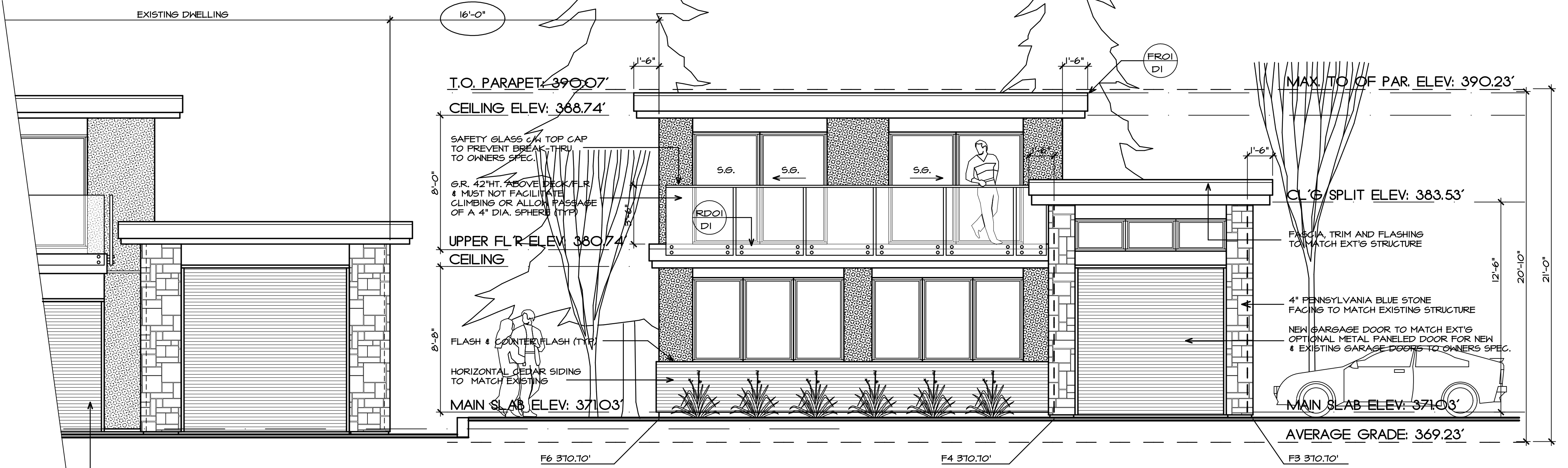


LEFT ELEVATION

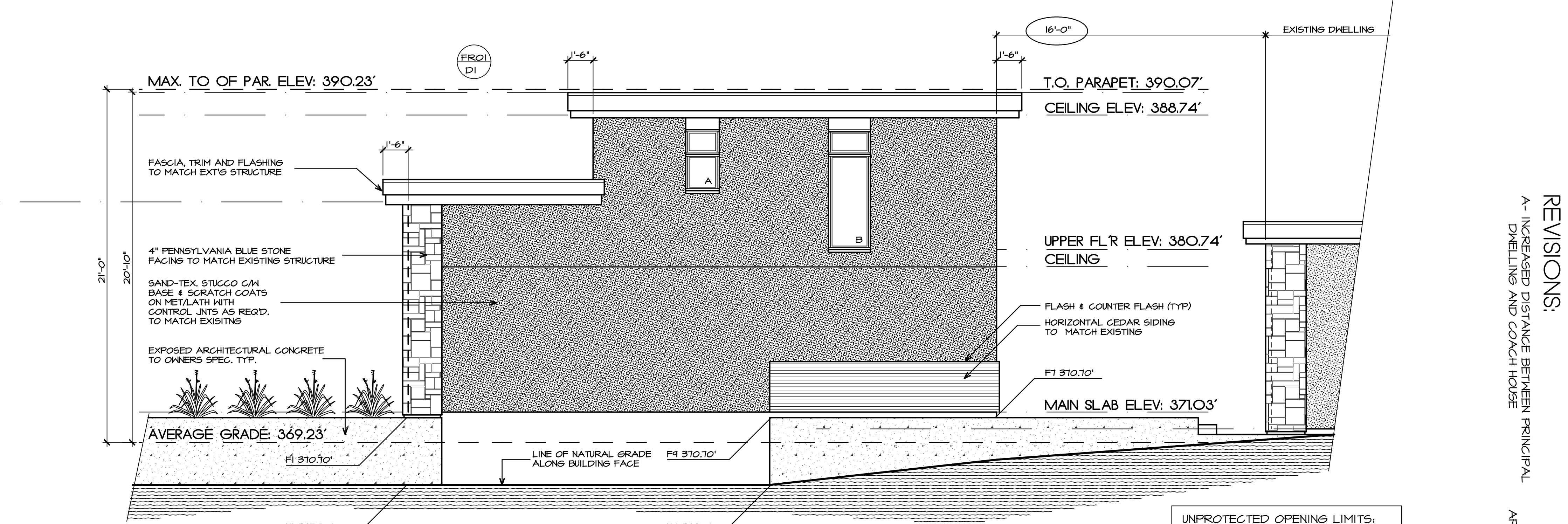


RIGHT ELEVATION

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FRONT ELEVATION



REAR ELEVATION

PROVIDE & INSTALL MIN 3"Ø RIM LOCATION TO BE DETERMINED BY CONTRACTOR ON SITE.
FLASH & COUNTER FLASH ALL UNPROTECTED OPENINGS AS REQUIRED.

IN ACCORDANCE WITH THE STEP ENERGY STEPCODE: AIR BARRIER- EXTERIOR ABOVE GRADE WALLS TAPE AND SEAL ALL PLYWOOD SEAMS.
INTERIOR ALL CEILINGS WILL USE POLYETHYLENE FOAM INSULATION, REFER TO ENERGY CONSULTANTS NOTES.

BUILDING CHARACTERISTIC	FIRESMART SCORE	COMMENTS
WINDOW MATERIALS	2	LARGE AND MULTI-PANED
SIDING MATERIALS	6	STUCCO WITH WOOD ACCENTS
GROUND TO SIDING CLEARANCE	0	CONCRETE UP TO 15 cm
BALCONY DECK PORCH	0	CEMENT
VENTS	0	3mm METAL SCREENING OVER ALL VENTS & OPENINGS
ROOFING MATERIAL	0	TORCH-ON ASPHALT

UNPROTECTED OPENING LIMITS:
* DWELLING TO BE SPRINKLERED

WALL AREA:	109.0 SQ.FT.
LIMITING DISTANCE: 16.401'	22.944' = 159.45 SQ.FT.
A	2036
B	2668
TOTAL AREA SHOWN:	23.66 SQ.FT.
UNDER/ OVER:	- 135.78 SQ.FT.

REVISIONS:
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APRIL 02, 2024