

**GENERAL NOTES**

**FOUNDATION**

OWNER SHALL RETAIN A GEOTECHNICAL ENGINEER TO ASSUME RESPONSIBILITY THAT ANY EXCAVATION MEET WCB STANDARDS ENGINEER TO PROVIDE SOILBEARING CAPACITY WHERE REQUIRED ENGINEER TO REVIEW ROCKFACE AND BLASTING AS REQUIRED

**FOOTING PINNING**

IF FOUNDATION WALL BEARS ON ROCK, ROCK IS TO BE WASHED CLEAN AND DRILLED TO ACCEPT EPOXY COATED DOWELS ALL WORK TO BE PERFORMED TO STRUCTURAL ENGINEER'S INSTRUCTIONS

**DRAINAGE**

ALL DRAINAGE WORK TO CONFORM TO B.C.B.C. 2024 9.14, 9.16 & 9.18 REQUIREMENTS ALL ROOF DRAIN PIPING TO BE INDEPENDENT FROM FOOTING DRAIN PIPING FILTER CLOTH TO BE TEXEL 7605 OR BETTER, OR APPROVED EQUAL, INSTALLED TO MANUFACTURER'S SPECIFICATIONS ALL ENCLOSED RWL'S TO BE 3" DIAMETER CAST IRON C/W INSULATION UNLESS NOTED OTHERWISE SLOPE DECKS/PATIOS = 1/4" IN 12" OVER LIVING AREAS

**MOISTURE PROTECTION**

ASPHALTIC EMULSION: 2 COATS (MIN.) FULL SURFACE COVER, APPLY TO MANUFACTURER'S SPECIFICATIONS ALL CONCRETE TIES TO BE CONE TYPE. FILL CONE HOLES W/ROOFING GUM PRIOR TO ASPHALTIC EMULSION APPLICATION PROVIDE DAMP PROOFING BETWEEN WOOD AND CONCRETE, AND BETWEEN STEEL STUDS AND CONCRETE VAPOUR BARRIER TO CONFORM TO BCBC 2024 9.25.4

**MATERIAL ISOLATION**

PROVIDE SEPARATION BETWEEN CONCRETE & STEEL STUDS AND CONCRETE, WITH MINIMUM 45 LB ROOFING FELT PROVIDE PROTECTION BETWEEN METALS PRONE TO GALVANIC ACTION CONFIRM COMPATIBILITY BETWEEN DIFFERENT ROOFING MEMBRANES; PROVIDE PROTECTION BETWEEN MEMBRANES IF REQUIRED

**CONCRETE AND REINFORCING**

ALL CONCRETE SHALL CONFORM TO REQUIREMENTS OF C.S.A. A23.1-M90, CAN.3-A23.1 AIR ENTRAINMENT TO BE 5% +/- 1% BY VOLUME REINFORCING SHALL BE NEW BILLET STEEL CONFORMING TO 10 M AND LARGER (CSA 630-12 400 MPA) PROVIDE DAMP-PROOFING BETWEEN CONCRETE AND STEEL, AND STEEL STUDS AND CONC/W/MIN 45 LB ROOFING FELT CONCRETE SLABS TO BE THERMALLY BROKEN SEE STRUCTURAL ENGINEER'S NOTES AND DRAWINGS

**SUB-GRADE**

ALL FILL TO BE INORGANIC AND MECHANICALLY COMPACTED IN 12" LIFTS

**MASONRY VENEER**

PROVIDE THROUGH-WALL FLASHING AND WEEP HOLES AS PER B.C.B.C. 2024 9.20.13 MASONRY VENEER TO BE TIED TO BACKING WITH NOT LESS THAN .76 MM THICK X 22 MM WIDE CORROSION-RESISTANT STRAPS SPACED AS PER B.C.B.C. 2024 9.20.9.5 TABLE 9.20.9.5

**CHIMNEYS AND FIREPLACES**

ALL WORK TO BE PERFORMED TO B.C.B.C. 2024 9.21 GAS FIREPLACES TO CONFORM TO B.C.B.C. 2024 9.22.8 PROVIDE COMBUSTION AIR ALL HEARTH'S TO BE OF NON-COMBUSTIBLE CONSTRUCTION PROVIDE MIN 2" CLEARANCE BETWEEN MASONRY AND COMBUSTIBLE FRAMING PROVIDE CLEARANCE BETWEEN COMBUSTIBLE FRAMING AND ALL METAL FLUES, PIPING AND DUCTING TO MANUFACTURER SPECS

**STEEL STUD WALL FRAMING**

ALL WORK SHALL CONFORM TO B.C.B.C. 2024 9.24 EXTERIOR WALL STUD FURRING FRAMES TO BE OFFSET 1" FROM CONCRETE AND FILLED TO CONCRETE FACE WITH 5-1/2" MEDIUM DENSITY CLOSED CELL SPRAY APPLIED POLYURETHANE FOAM INSULATION (WALL TITE OR APPROVED EQUAL). FILL EACH STUD. PROVIDE AIRSEAL WITH CAULKING AT BUILT UP STUD GAPS TO MAKE BARRIER CONTINUOUS. SPRAY FOAM AS PER MANUFACTURER'S AND CERTIFICATION'S REQUIREMENTS AND RECOMMENDATIONS.

**ROOF**

FLAT ROOF TO HAVE 3 PLY TORCH-DOWN SBS MODIFIED MEMBRANE AND SHALL CONFORM TO SPECIFICATIONS, GUIDELINES AND DETAILS OF SECTION 5' FLEXIBLE MEMBRANE ROOFING SYSTEMS' OF THE CURRENT EDITION OF THE ROOFING CONTRACTOR'S ASSOCIATION OF B.C. ROOFING PRACTICES MANUAL

**GLASS**

GLASS SIDELITES AND WINDOWS WITHIN 36" OF DOOR LOCKS ARE TO BE SAFETY GLASS GLASS SIDELITES GREATER THAN 20" IN WIDTH TO BE SAFETY GLASS GLASS IN WINDOWS LESS THAN 8" FROM THE FLOOR TO BE SAFETY GLASS GLASS IN ENTRANCE, SHOWER, AND SLIDING DOORS TO BE SAFETY GLASS GLASS IN SKYLIGHTS TO A TEMPERED OUTER PANE AND A LAMINATED INNERPANE AND SHALL CONFORM TO B.C.B.C. 2024 9.6 & 9.7 GLASS IN WINDOWS TO BE DOUBLE GLAZED

**DOORS**

DEADBOLTS ON EXTERIOR DOORS C/W SOLID BLOCKING SAFETY GLASS TO BE PROVIDED ON SLIDING DOORS ALL EXTERIOR OUT-SWING DOORS TO HAVE N.R.P. HINGES INTERIOR DOORS TO GARAGES TO BE SELF-CLOSING AND FITTED W/ WEATHER STRIPPING AS PER B.C.B.C. 2024 9.10.13.15 AND TO BE SOLID CORE

**BATHROOMS**

WATERPROOF MEMBRANE IN ALL SHOWER BASES WONDER BOARD (OR APPROVED EQUAL) AT ALL SHOWER ENCLOSURES AND TUB SURROUNDS. ALL CERAMIC/STONE TILE TO BE SET ON A MORTAR BED ON FIBERGLASS REINFORCED CEMENT BOARD (WONDERBOARD OR APPROVED EQUAL)

**SMOKE ALARMS / DETECTORS**

ALL SMOKE ALARMS TO BE HARDWIRED, INTERCONNECTED PROVIDE HARDWIRED CARBON MONOXIDE DETECTORS AS PER B.C.B.C. 2024 9.32.4.2

**SPRINKLERS**

BUILDINGS TO BE SPRINKLERED AS PER CURRENT N.B.C., B.C.B.C. 2024 AND NFPA REGULATIONS

**HANDRAILS / GUARDRAILS**

ALL HANDRAILS TO CONFORM TO B.C.B.C. 2024 9.8.7 ALL GUARDRAILS TO CONFORM TO B.C.B.C. 2024 9.8.8 PROVIDE GUARDS TO ALL PATIO AREAS WITH DROPS EXCEEDING 24" TO B.C.B.C. 2024 9.8.8.1

**SHOP DRAWING AND SAMPLES**

SHOP DRAWINGS AND/OR SAMPLES TO BE SUBMITTED TO ARCHITECT BY THE FOLLOWING TRADES AND SUPPLIERS: MISCELLANEOUS METALS -ALUMINUM, STEEL, BRASS, AND BRONZE MILLWORK -CABINETS, DOORS, FRAMES, PANELS AND FINISHES GLAZING SYSTEMS SKYLIGHTS, MISCELLANEOUS GLASS INCLUDING ART GLASS DOORS -ALUMINUM, PRESSED STEEL DOORS AND FRAMES, O/H GARAGE DOORS AIR GRILLES, MECH EQUIPMENT, DUCTING ROOF TRADE TORCH-DOWN MEMBRANE TEXTURED CEILING

**EXPIRY DATES**

SUB-TRADES USING A PRODUCT WITH AN EXPIRY DATE (E.G. UNCURED RUBBER) MUST SUBMIT A LIST OF PRODUCT EXPIRY DATES TO SITE FOREMAN

**WOOD FRAME**

ALL WOOD FRAMING MEMBERS TO BE #2 DOUGLAS FIR OR BETTER ALL FRAMING TO BE IN ACCORDANCE WITH 9.23 OF THE B.C.B.C. 2024 BUILT UP BEAMS OR POSTS TO CONSIST OF MIN 2 MEMBERS ANCHOR STUD WALLS TO CONCRETE WITH 1/2" DIA. X8" ANCHOR BOLTS AT MAX 4'-0" O/C AND AT ENDS AND CORNERS UNLESS NOTED OTHERWISE. SHEATHING TO BE DOUGLAS FIR PLYWOOD, EXTERIOR GRADE. FACE GRAIN TO RUN PERPENDICULAR TO SUPPORTING MEMBERS ROOF SHEATHING: WHERE NOTED P.T. FIR PLY FASTENED WITH 2 1/2" NAILS @ 6" O/C @ SHEET EDGES AND 12" O/C @ INTERMEDIATE SUPPORTS USE SIMPSON STRONG TIES (OR APPROVED EQUAL) HARDWARE WHERE REQUIRED UNLESS NOTED OTHERWISE STEEL HARDWARE SHALL BE ASTM A36 OR BETTER, BOLTS A307 UNLESS NOTED OTHERWISE STORE ALL FRAMING MEMBERS IN DRY CONDITIONS ALL STUDS TO BE CENTERED ON GRIDLINES (OR CENTERED BETWEEN GRIDLINES)UNLESS NOTED OTHERWISE SEE STRUCTURAL ENGINEER'S NOTES AND DRAWINGS ALL PLATES TO BE PRESSURE TREATED

**AIR TIGHTNESS**

THE LEAKAGE OF AIR INTO AND OUT OF CONDITIONED SPACES MUST COMPLY AT LEAST WITH B.C.B.C. 2024 9.36.2.9 EXCEPT THAT WHEREVER A STEP CODE HAS BEEN INVOKED THE LEAKAGE OF AIR MUST COMPLY WITH THE STEP CODE AS WELL AND PASS THE AIR BLOWER TEST UNDER THE SUPERVISION OF THE ENERGY CONSULTANT.

**TABLE OF CONTENTS**

0.1	GENERAL NOTES, TABLE OF CONTENTS
0.3	ASSEMBLIES
0.5	DRIVEWAY PROFILE
1.0	SITE SERVICES PLAN
1.1	SITE PLAN AND CALCULATIONS
2.1	PLANS
3.1	ELEVATIONS
3.2	LIMITING DISTANCE CALCULATIONS
4.1	SECTIONS
4.2	SITE SECTION

**SITE STATISTICS**

**BUILDING AREA SUMMARY**

<b>EXISTING PRINCIPAL RESIDENCE</b>	
MAIN FLOOR LIVING AREA:	2548 SF (236.7 m²)
MAIN FLOOR GARAGE:	493 SF (45.8 m²)
UPPER FLOOR:	2824 SF (262.4 m²)
<b>SUBTOTAL</b>	<b>5865 SF (544.88 m²)</b>
<b>PROPOSED SECONDARY SUITE</b>	
MAIN FLOOR LIVING AREA:	511 SF (47.5 m²)
<b>TOTAL</b>	<b>6376 SF (592.38 m²)</b>

**CIVIC ADDRESS:**  
4212 EVERGREEN AVENUE, WEST VANCOUVER, B.C.

**LEGAL DESCRIPTION:**  
PARCEL 'A', BLOCK 12, DISTRICT LOT 582, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN BCP27377  
P.I.D 026-892-146

**SITE ZONING:** RS4

**SITE AREA:** 15,500 SF (1440 m²)

**BUILDING AREA FOR F.A.R.**

<b>EXISTING PRINCIPAL RESIDENCE</b>	
MAIN FLOOR LIVING AREA:	2548 SF
MAIN FLOOR GARAGE:	493 SF
MINUS PARKING EXEMPTION	-440 SF
UPPER FLOOR:	2824 SF
<b>SUBTOTAL</b>	<b>5425 SF (504 m²)</b>
<b>PROPOSED SECONDARY SUITE</b>	
MAIN FLOOR LIVING AREA:	511 SF (47.5 m²)
<b>TOTAL</b>	<b>5936 SF (551.5 m²)</b>

**SITE COVERAGE:**

<b>EXISTING PRINCIPAL RESIDENCE</b>	
PERMITTED: MAXIMUM 30% = 4650 SF (432 m²)	
EXISTING: 3906 SF (362.9 m²) :	25.2%
<b>PROPOSED SECONDARY SUITE</b>	
PERMITTED: MAXIMUM = 799 SF (74.3 m²)	
PROPOSED: 511 SF (47.5m²) :	3.3%
<b>TOTAL</b>	<b>4417 SF (410.4 m²) : 28.5%</b>

**FLOOR AREA RATIO:**

Since the current #BP117964 house permit, the far requirements have changed. The original building permit allowed an lsr of .35. The current bylaw permits .3 lsr, so in working with the bylaw section 130.08 (5) (b)(i):  
(5) For single family and duplex dwelling uses, floor area counted in 130.08(1) shall exclude the following spaces: (Bylaw #5155)  
(ii) a detached secondary suite or portion thereof to the maximum of 74.3 square metres or 0.10 times the site area, whichever is less minus the amount of floor area that is above the allowance for the site in place on January 31, 2022. (Bylaw #5230)  
Site area=15,500sf(1440m2)  
House far 5425sf(1440m2)  
Current allowed far 4650sf (432 m2)  
Existing House far 5425sf (1440m2) Minus Current allowed far 4650sf (432 m2) =775sf (72 m2)  
Exemption allows 74.3 m2 minus 72 m2 =2.3 m2  
Proposed Detached Secondary Suite is 511 sf (47.5 m2) minus 24.76 sf (2.3 m2) exemption =486.24sf (45.2m2) OVER  
We seek a variance to allow for this additional 45.2m2 within the coach-house development permit process.

**BUILDING HEIGHT:**

<b>EXISTING PRINCIPAL RESIDENCE</b>	
PERMITTED: 25'-0" (7.62m)	
EXISTING: 24'-11.5" (7.61 m)	
<b>PROPOSED SECONDARY SUITE</b>	
PERMITTED: 15'-0" (4.57m)	
PROPOSED: 11'-7 3/4 (3.55 m)	
<b>well under highest building face</b>	

AS PER COASTAL ENGINEER'S REPORT ON ESTABLISHING A SITE-SPECIFIC FLOOD CONSTRUCTION LEVEL:

THE FCL RELEVANT TO THE SECONDARY SUITE HAS BEEN FOUND TO BE 3.9 M GD, WHEREAS THE FLOOR OF THE SECONDARY SUITE IS AT 4.4 M GD. THAT IS, THE FLOOR OF THE SECONDARY SUITE IS 0.5 M ABOVE THE FCL AND 1.1 M ABOVE THE MAXIMUM WATER LEVEL IN A 1-IN-200 YEAR STORM OCCURRING IN THE YEAR 2100.

THE PROPOSED HABITABLE SPACE MEETS THE DISTRICT OF WEST VANCOUVER'S GUIDELINES NE2 FORESHORE DEVELOPMENT PERMIT AREA SECTIONS I-III AND RECOMMENDATIONS FROM WESTMAR ADVISOR'S REPORT.

**GENERAL NOTES**

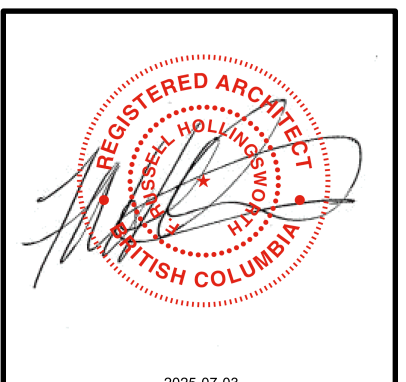
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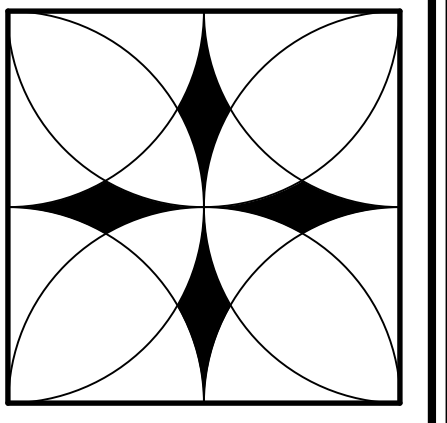
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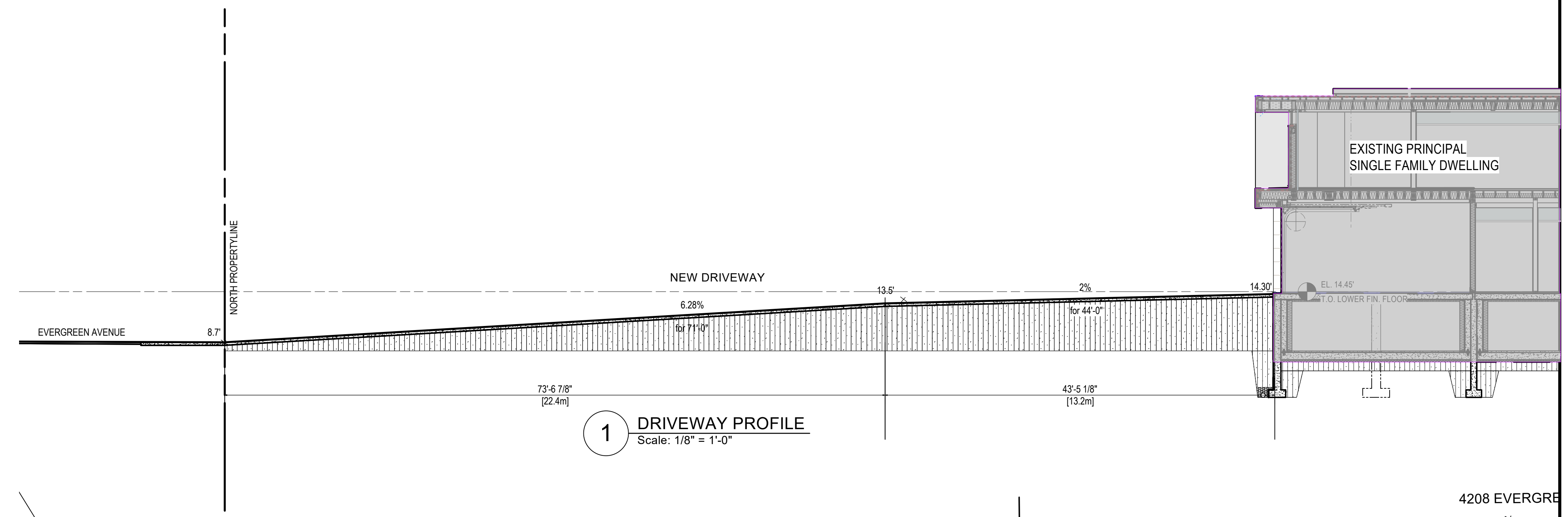
**KHIMJI SECONDARY SUITE**  
4212 EVERGREEN AVENUE, WEST VAN., B.C.

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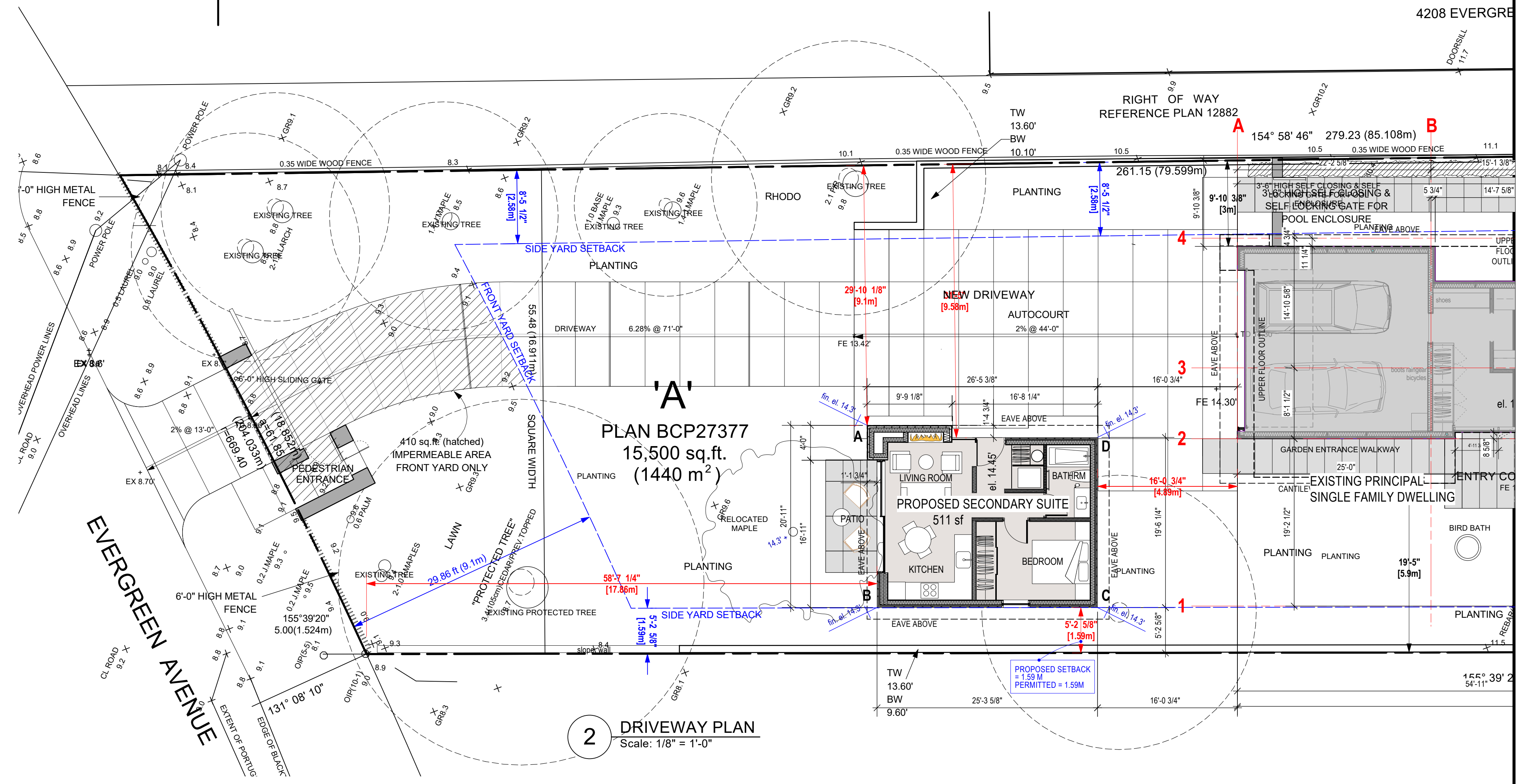
DATE: Nov. 28, 2024	REVISED:	DRAWING NO. 0.1
DRAWN: A.S., H.B.		







**1 DRIVEWAY PROFILE**  
Scale: 1/8" = 1'-0"



**2 DRIVEWAY PLAN**  
Scale: 1/8" = 1'-0"

**DRIVEWAY PROFILE**  
Scale: 1/8" = 1'-0"

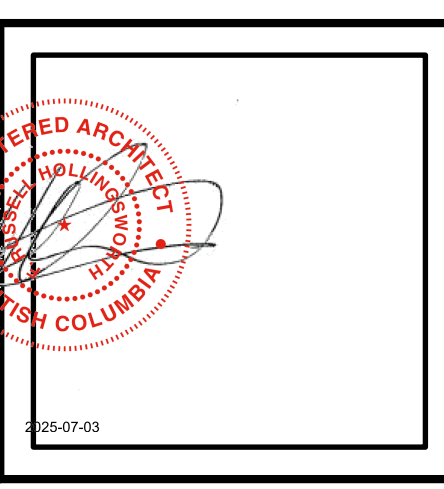
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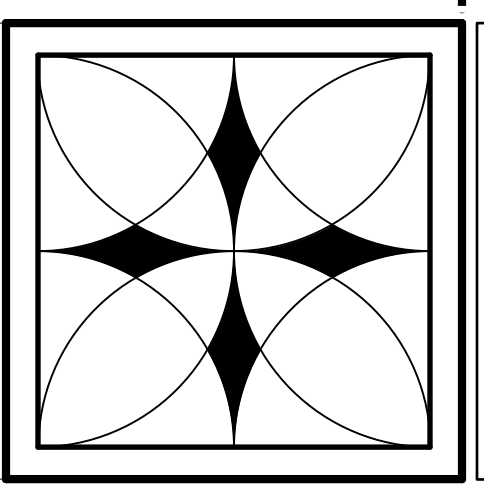
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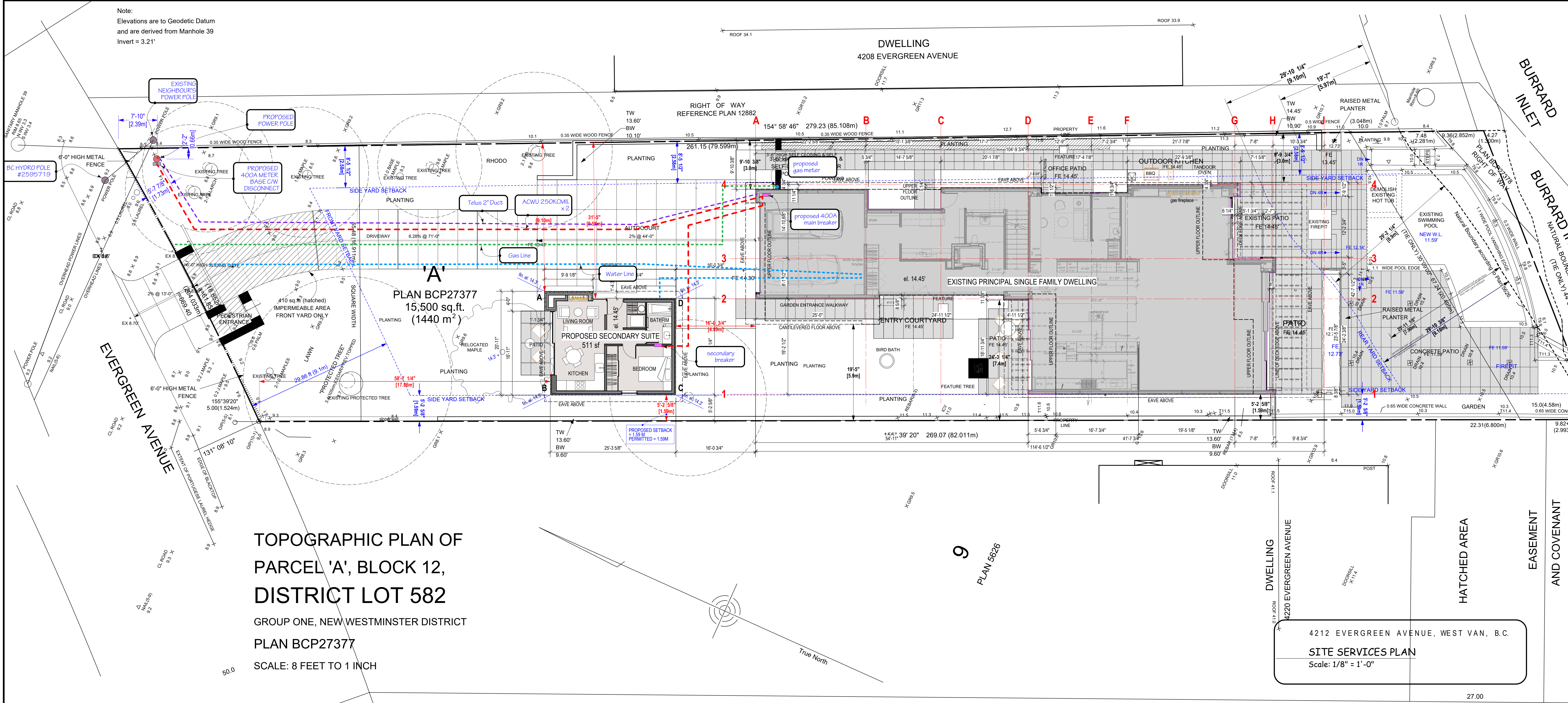
REVISIONS:

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June 27th, 2025

Note:  
Elevations are to Geodetic Datum  
and are derived from Manhole 39  
Invert = 3.21'



**TOPOGRAPHIC PLAN OF  
PARCEL 'A', BLOCK 12,  
DISTRICT LOT 582**  
GROUP ONE, NEW WESTMINSTER DISTRICT  
PLAN BCP27377  
SCALE: 8 FEET TO 1 INCH

4212 EVERGREEN AVENUE, WEST VAN, B.C.  
**SITE SERVICES PLAN**  
Scale: 1/8" = 1'-0"

CIVIC ADDRESS:  
4212 EVERGREEN AVENUE, WEST VANCOUVER, B.C.

LEGAL DESCRIPTION:  
PARCEL 'A', BLOCK 12, DISTRICT LOT 582, GROUP ONE,  
NEW WESTMINSTER DISTRICT, PLAN BCP27377  
P.I.D 026-802-346

SITE ZONING: RS4

SITE AREA: 15,500 SF (1440 m<sup>2</sup>)

**SITE SERVICES PLAN**  
Scale: 1/8" = 1'-0"

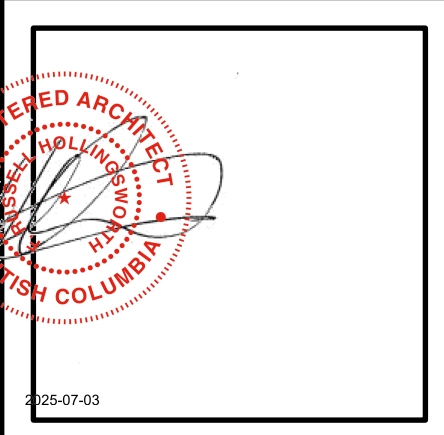
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1	BEACH ACCESS UNDISTURBED	JAN 13, 2025	BUILDING PERMIT APPLICATION	NOV 29, 2024

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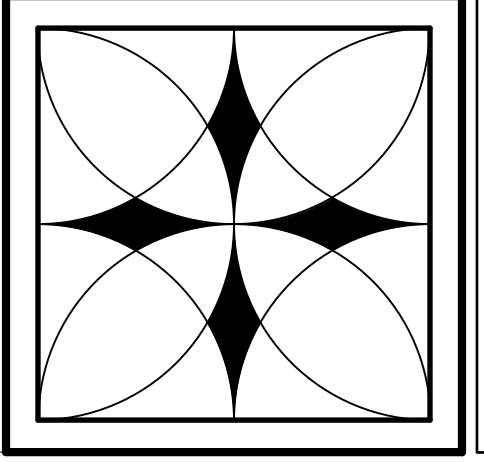
KHIMJI SECONDARY SUITE  
4212 EVERGREEN AVENUE, WEST VAN, B.C.

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ARCHITECTURE INC

DATE: Nov 29, 2024  
DRAWN: A.S. HB

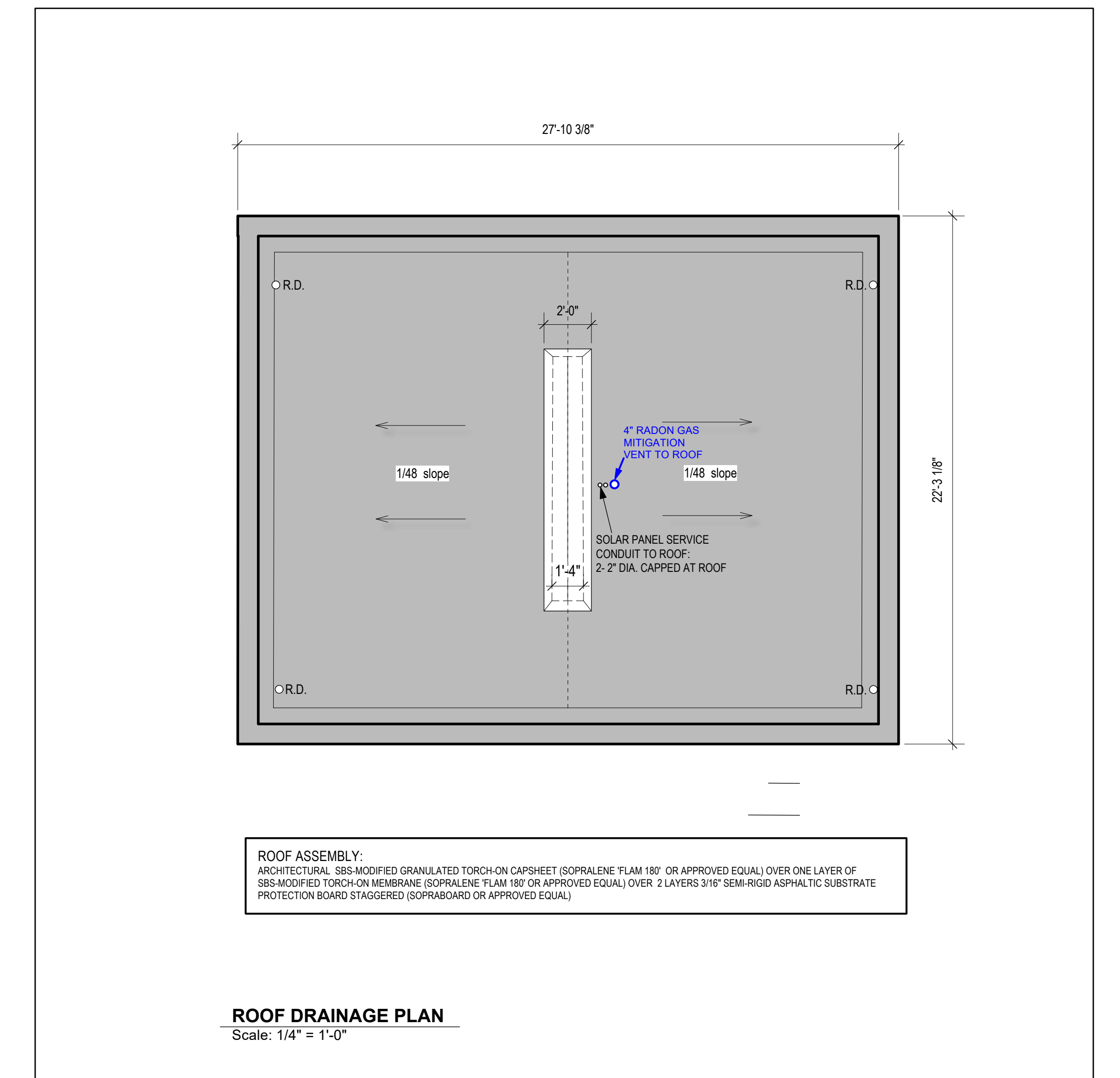
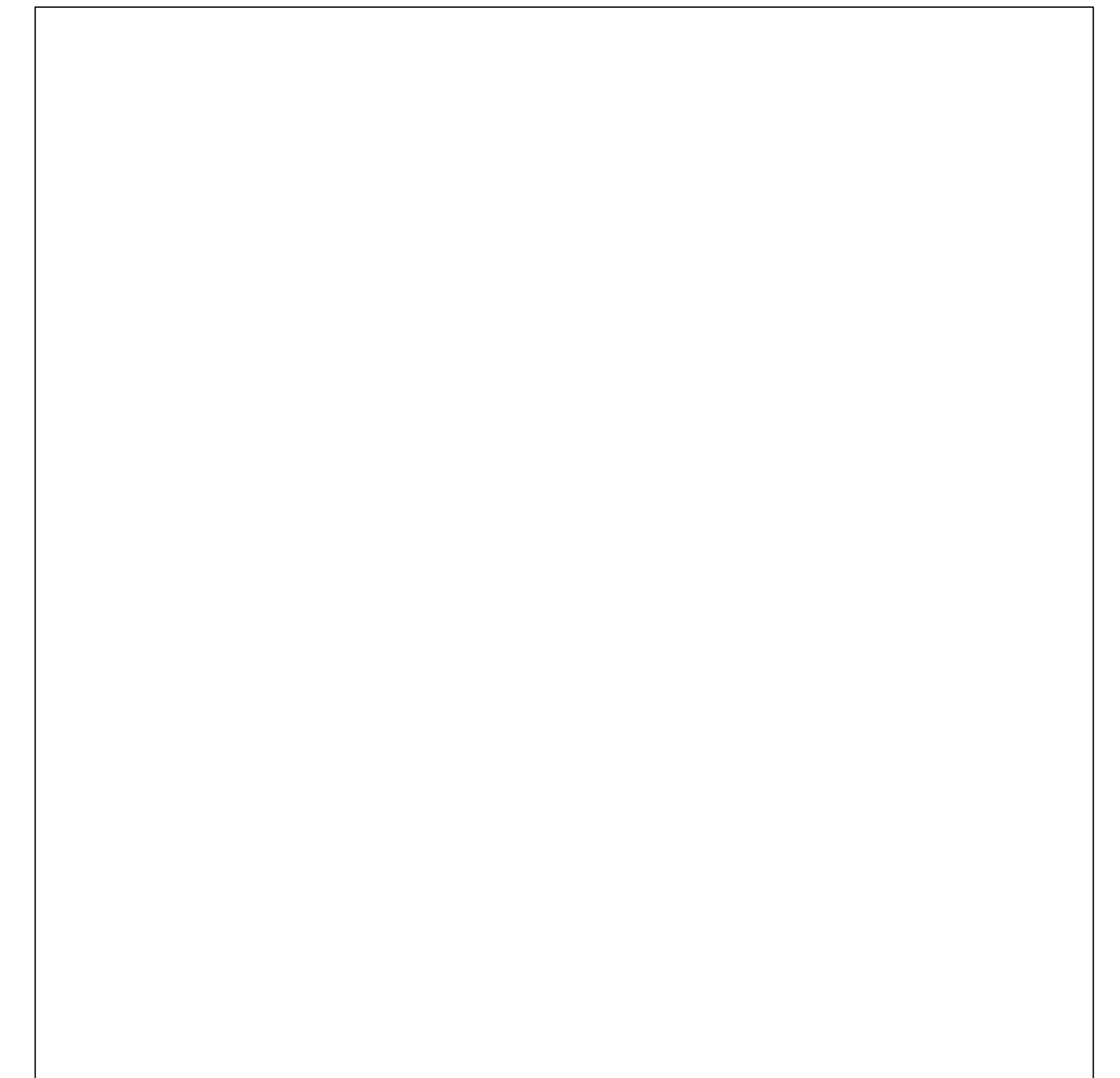
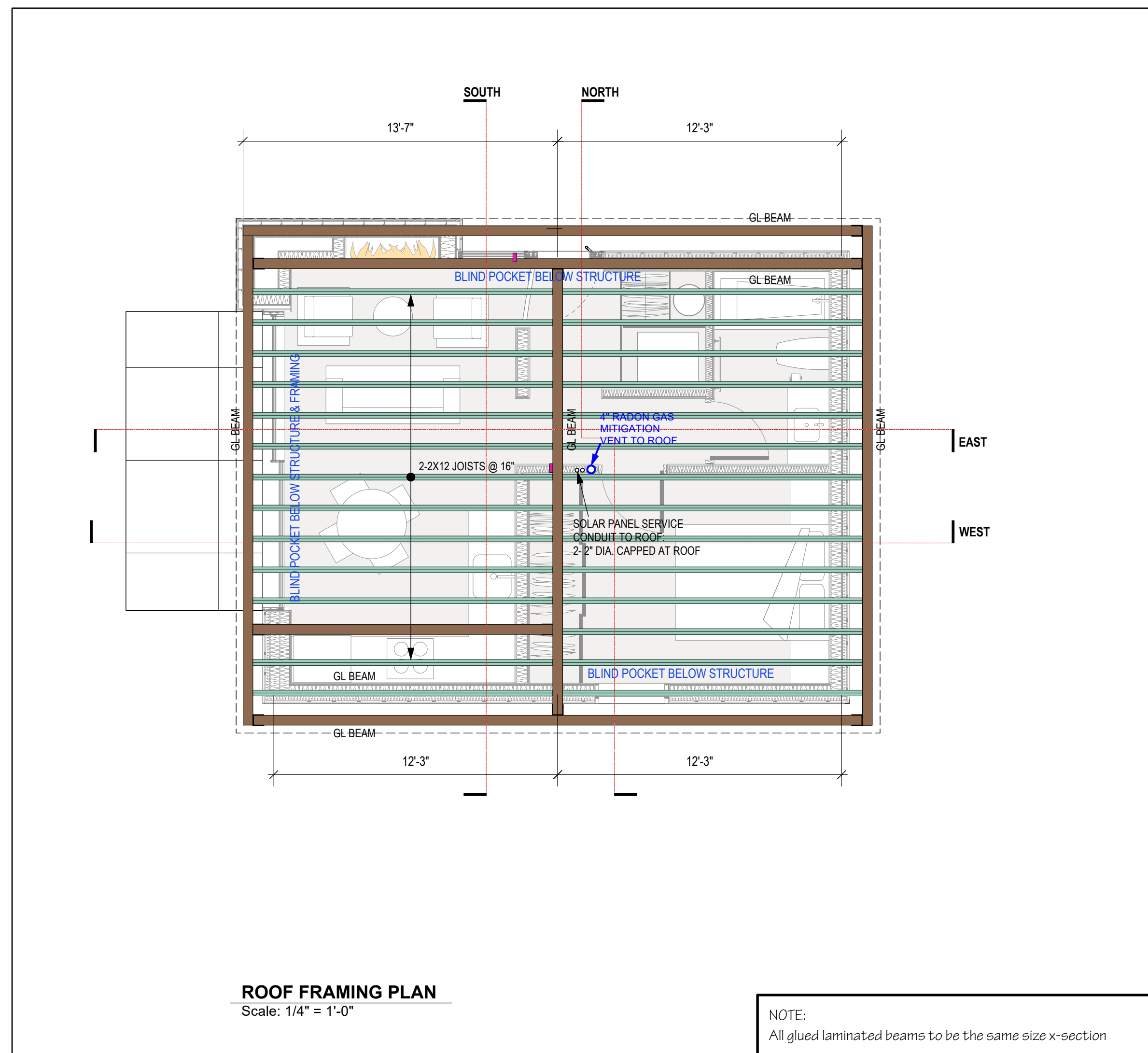
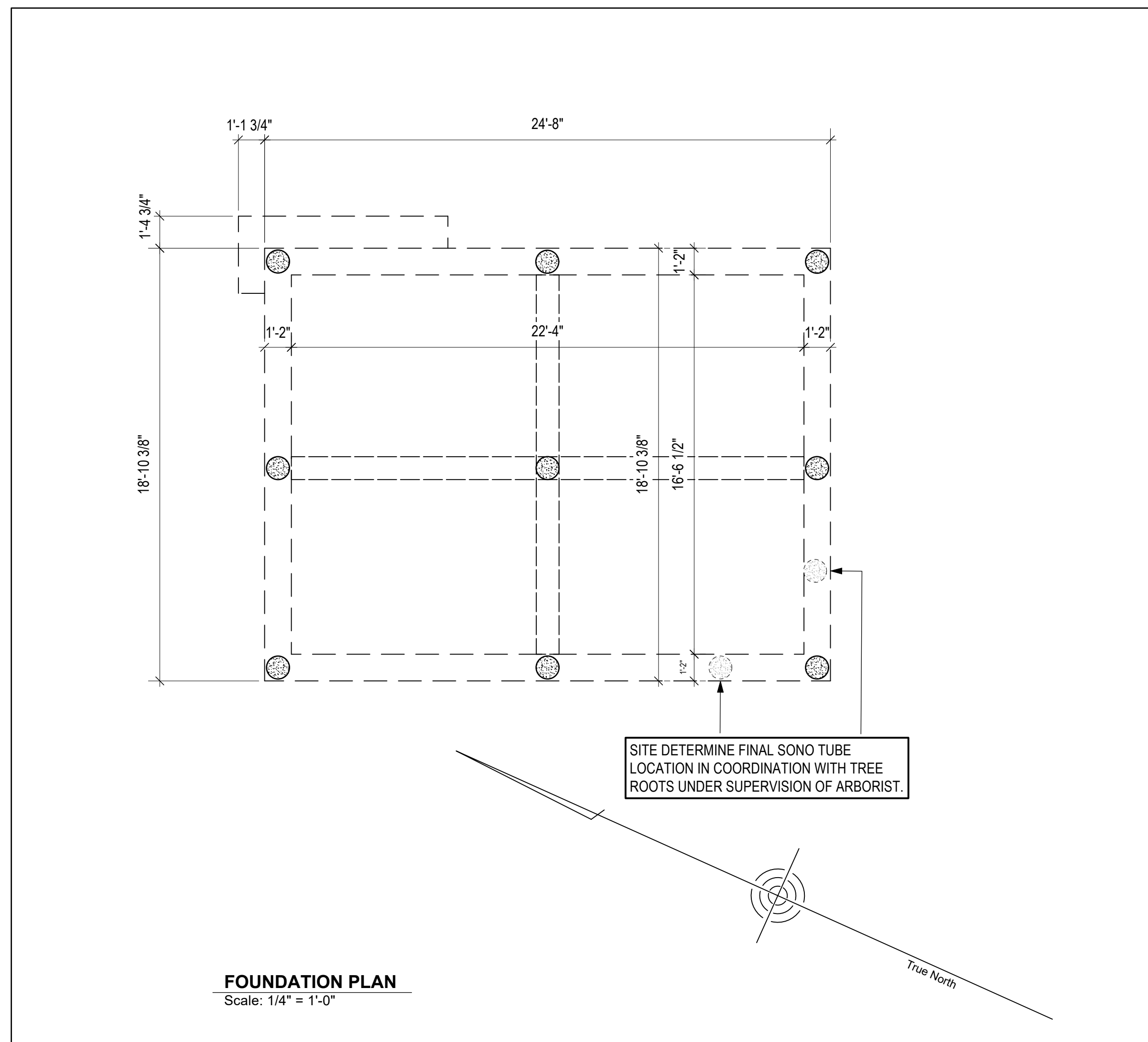
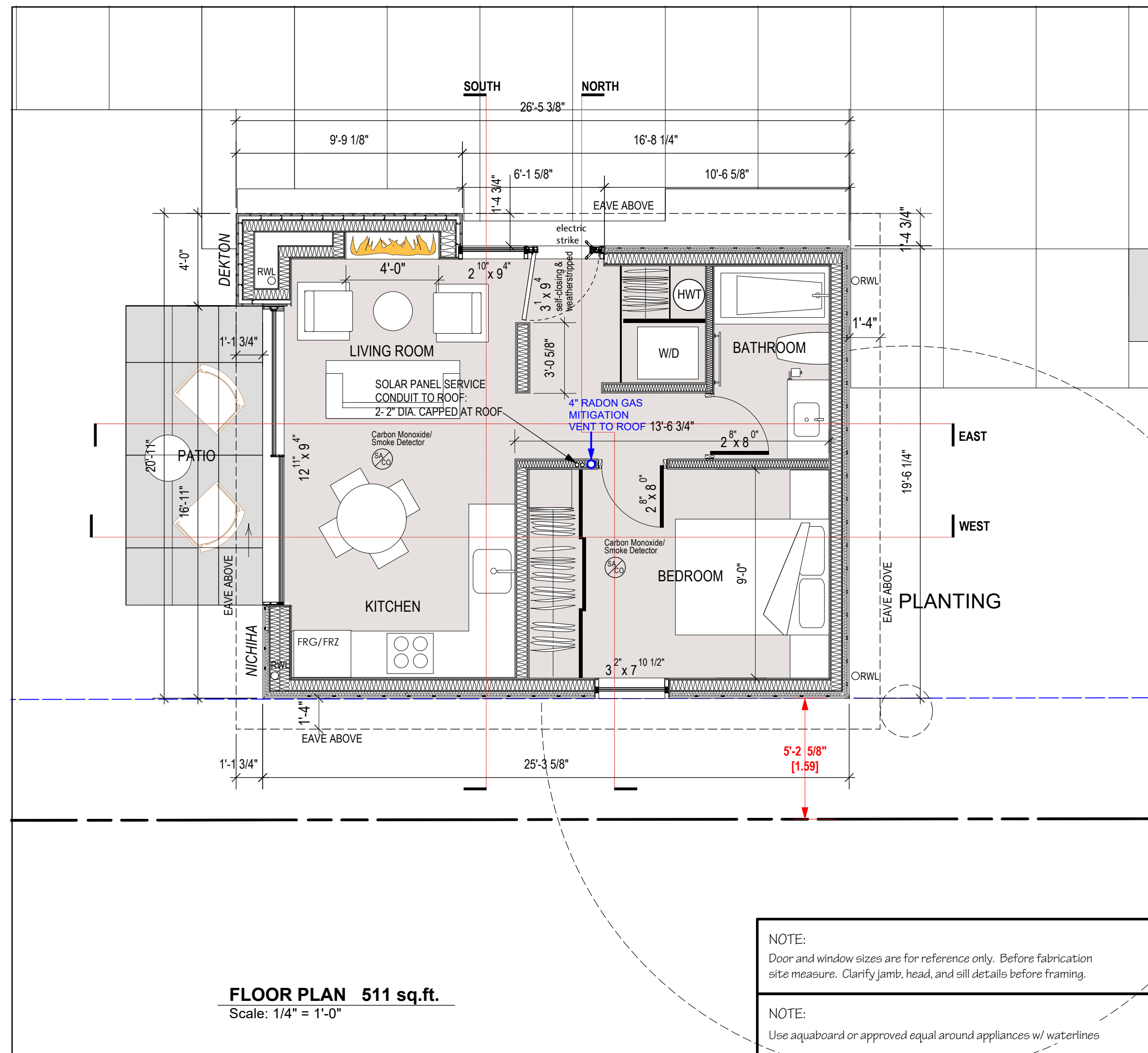
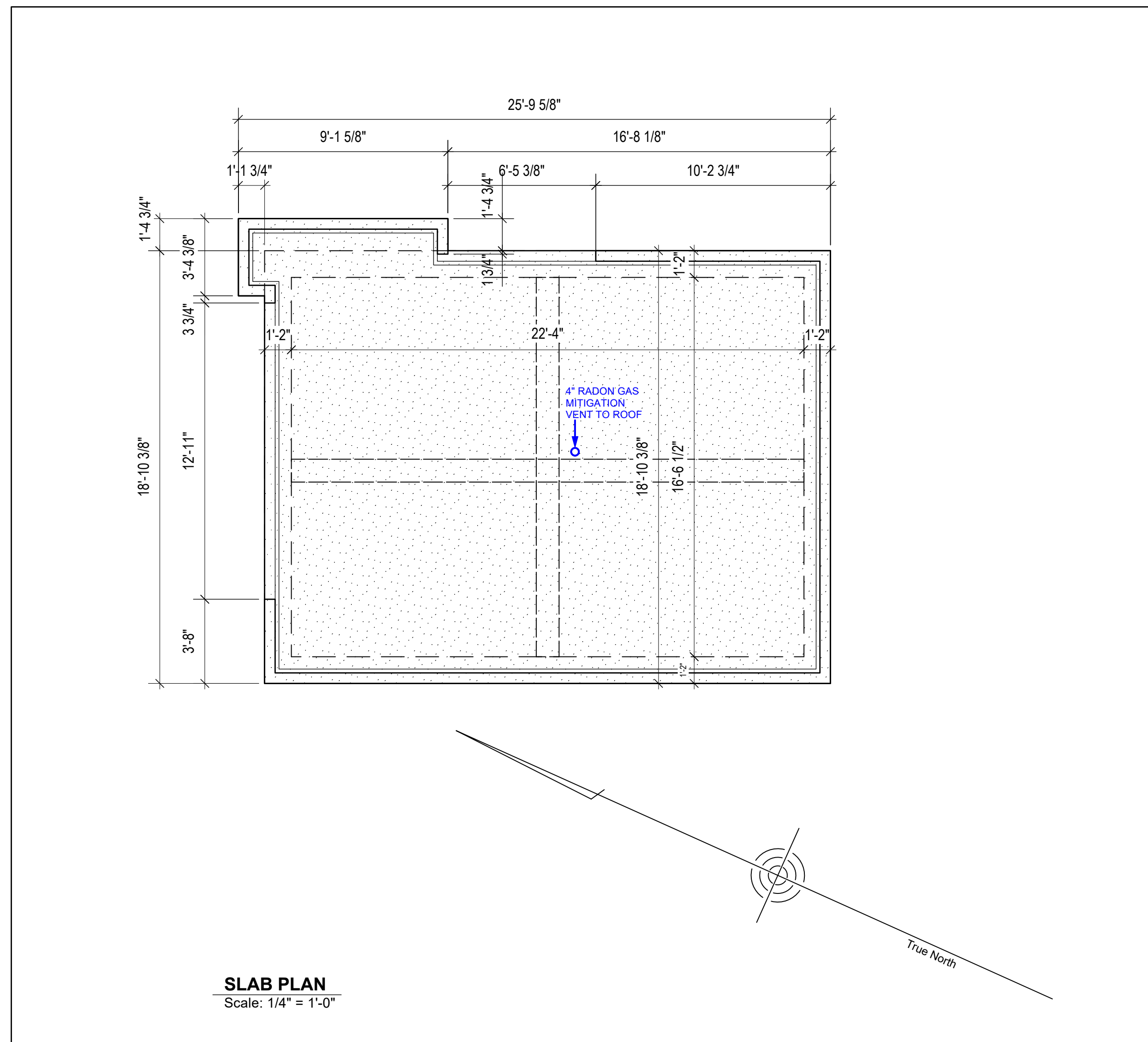
REVISED: JANUARY 13, 2025

DRAWING NO. 1.0



Jan. 13th, 2025





DETACHED SECONDARY SUITE | 4212 EVERGREEN AVENUE

PLANS  
Scale: 1/4" = 1'-0"

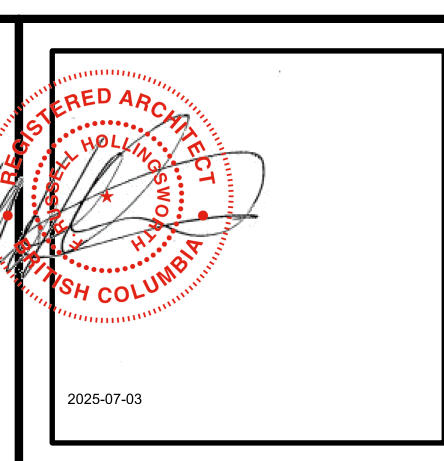
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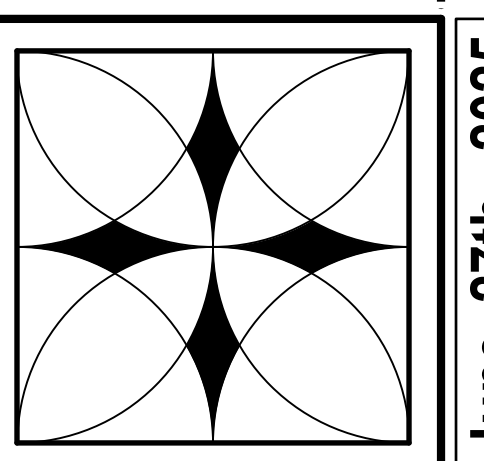
KHIMJI SECONDARY SUITE  
4212 EVERGREEN AVENUE, WEST VAN, B.C.

**HOLLINGSWORTH**  
ARCHITECTURE INC

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DRAWN: A.S., H.B.

REVISIONS

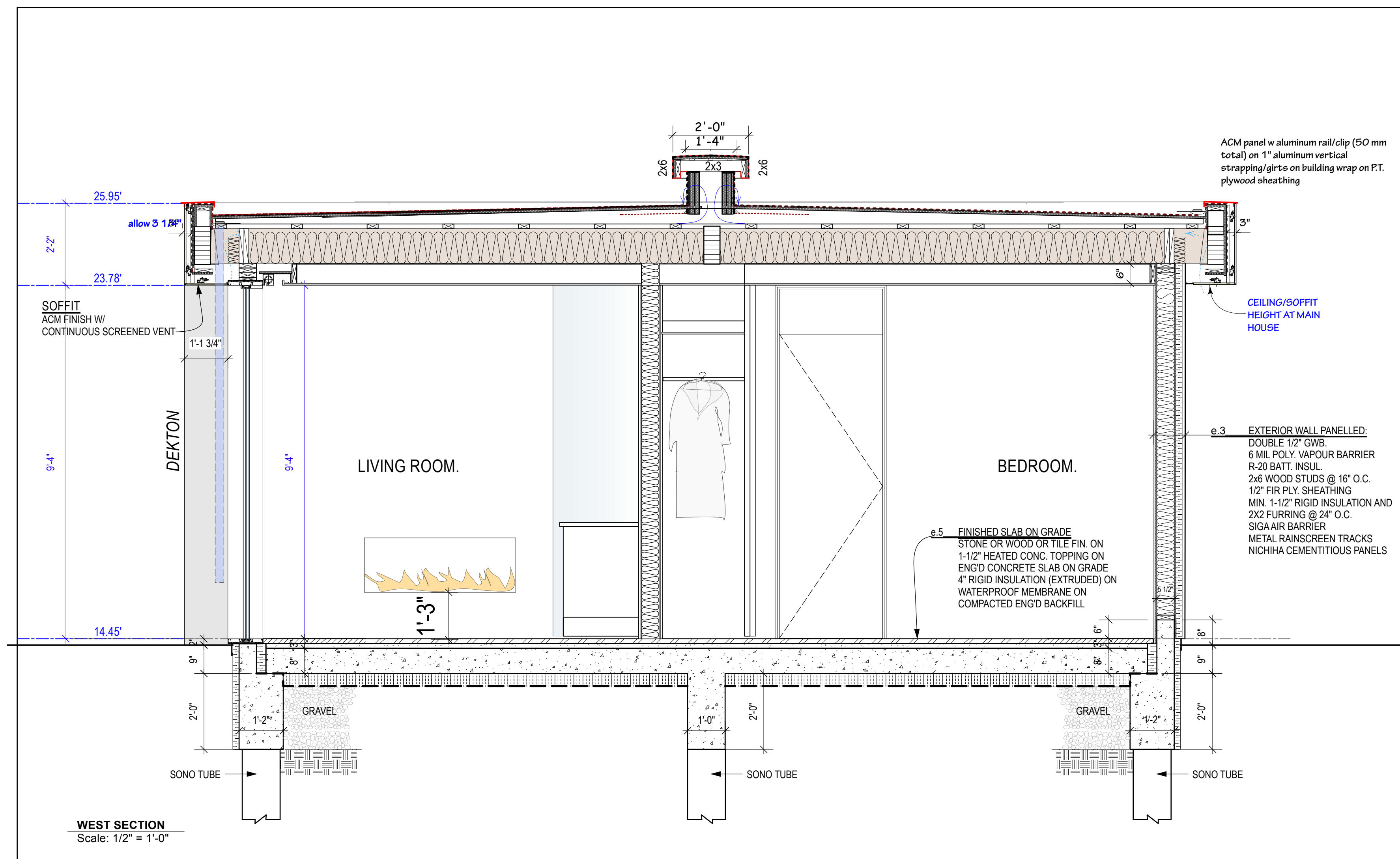
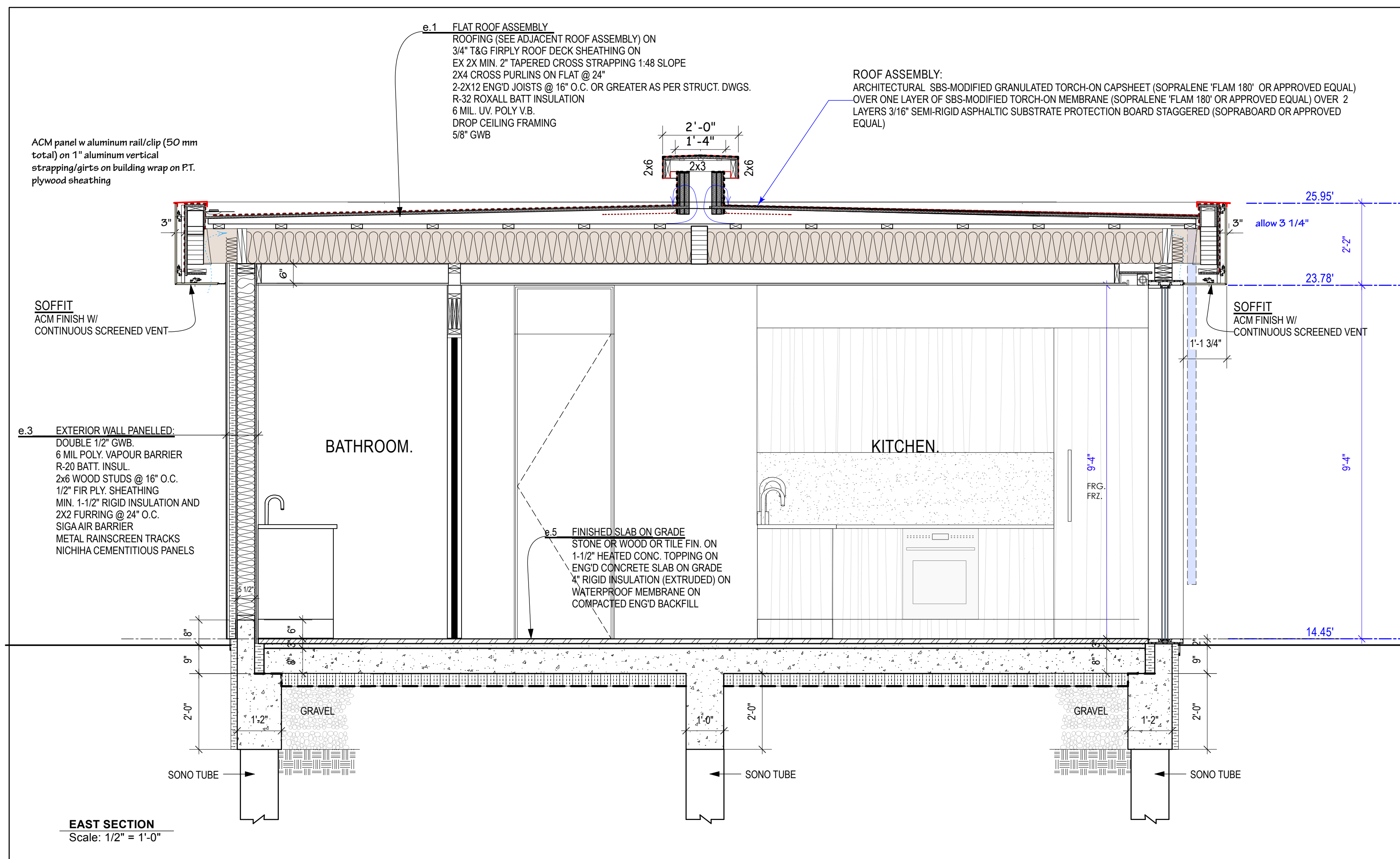
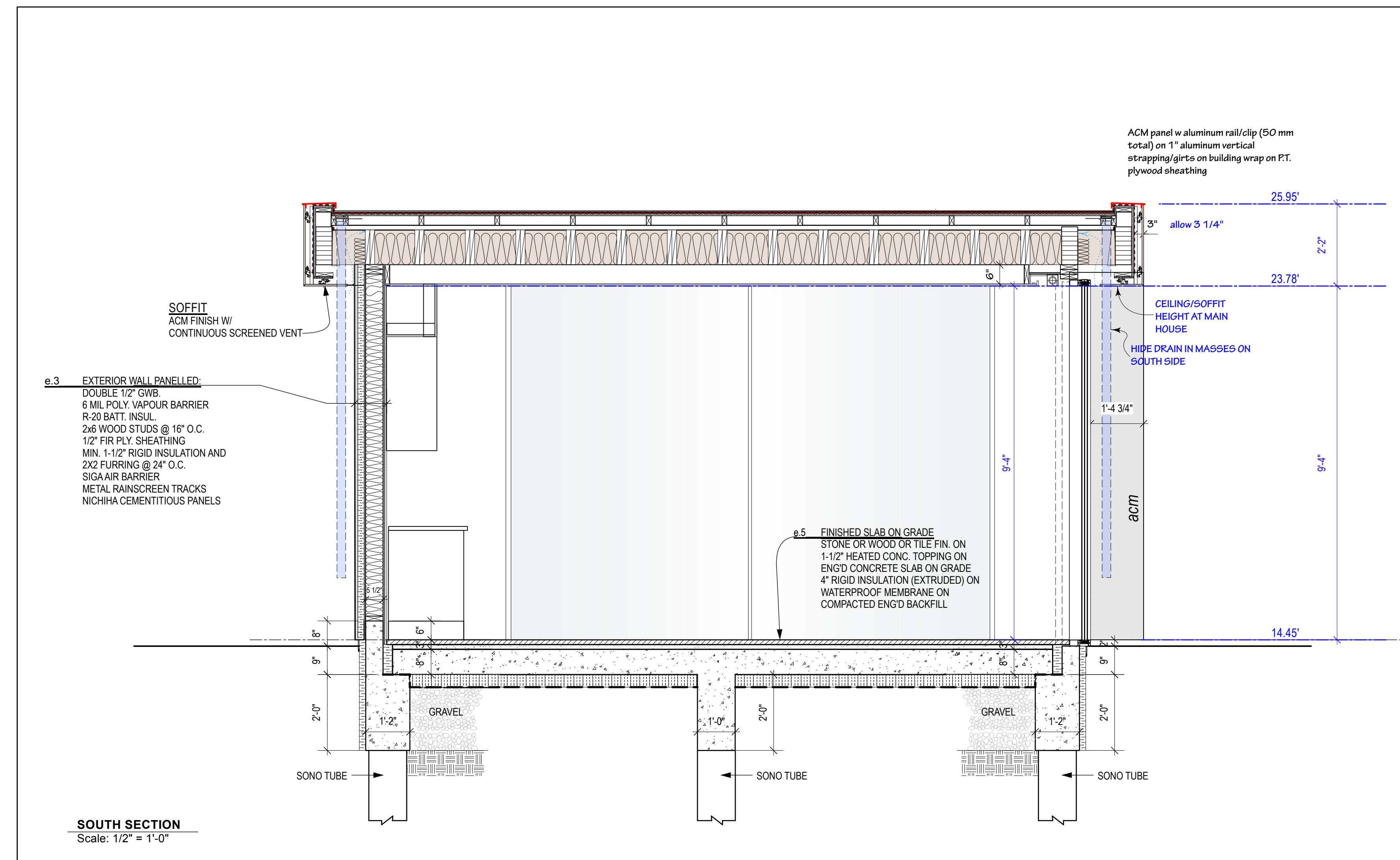
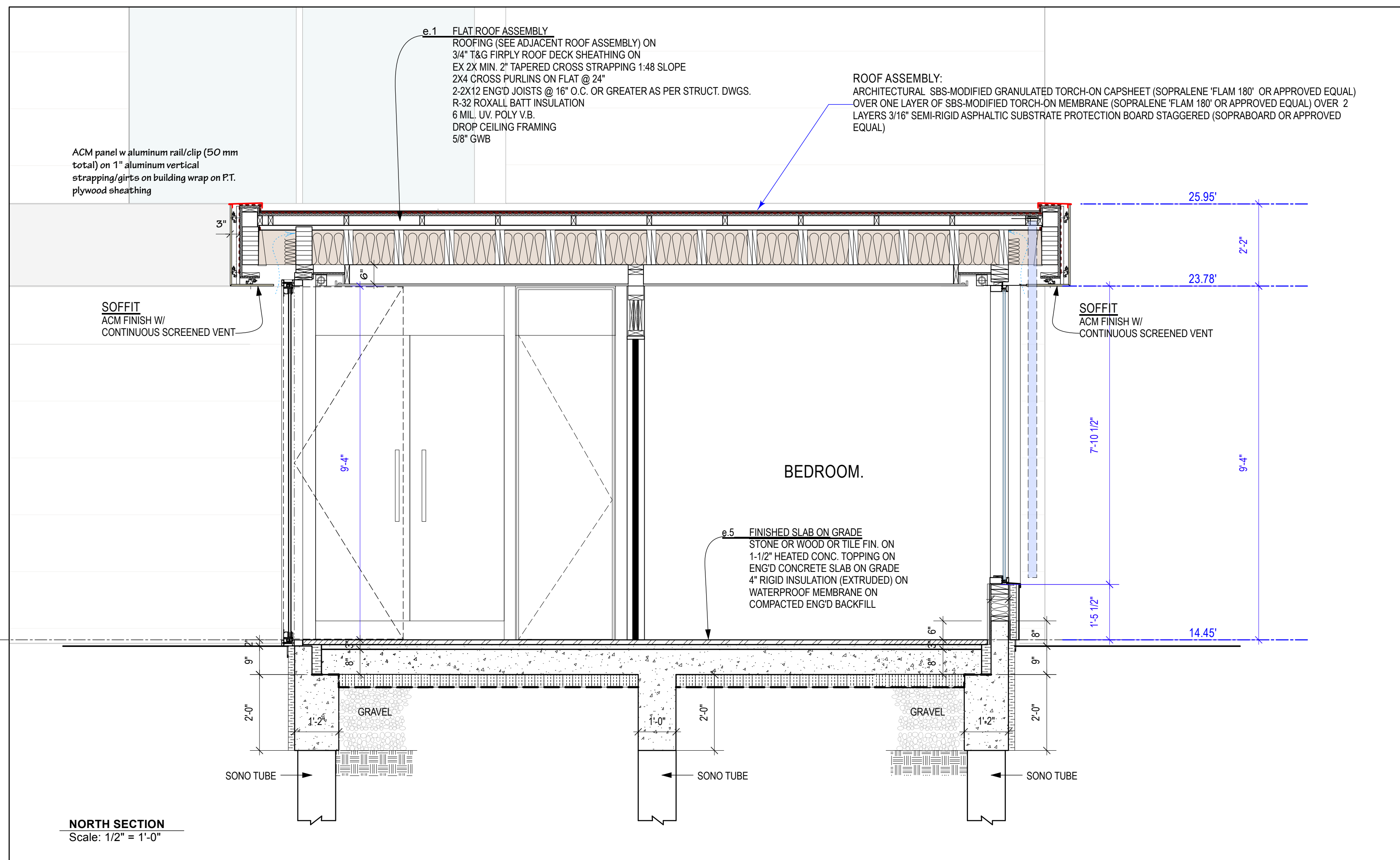
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June 27th, 2025







**SECTIONS**  
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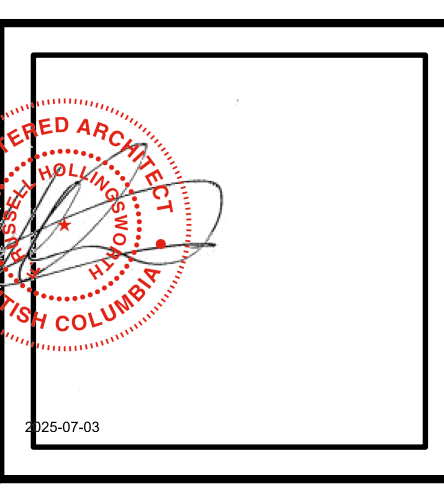
REV	DESCRIPTION	DATE	DEVELOPMENT PERMIT APPLICATION	DATE
			JUNE 27, 2025	
			ISSUED	

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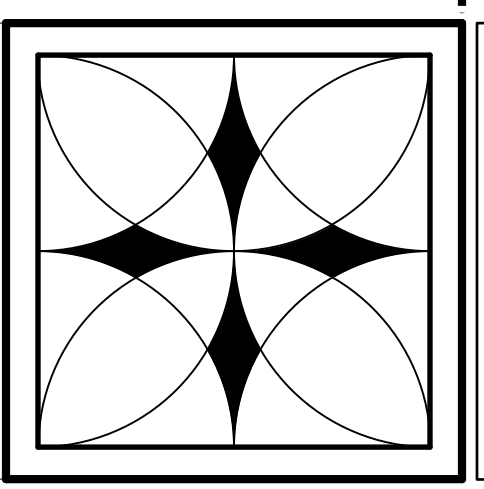


KHIMJI SECONDARY SUITE  
 4212 EVERGREEN AVENUE, WEST VAN, B.C.

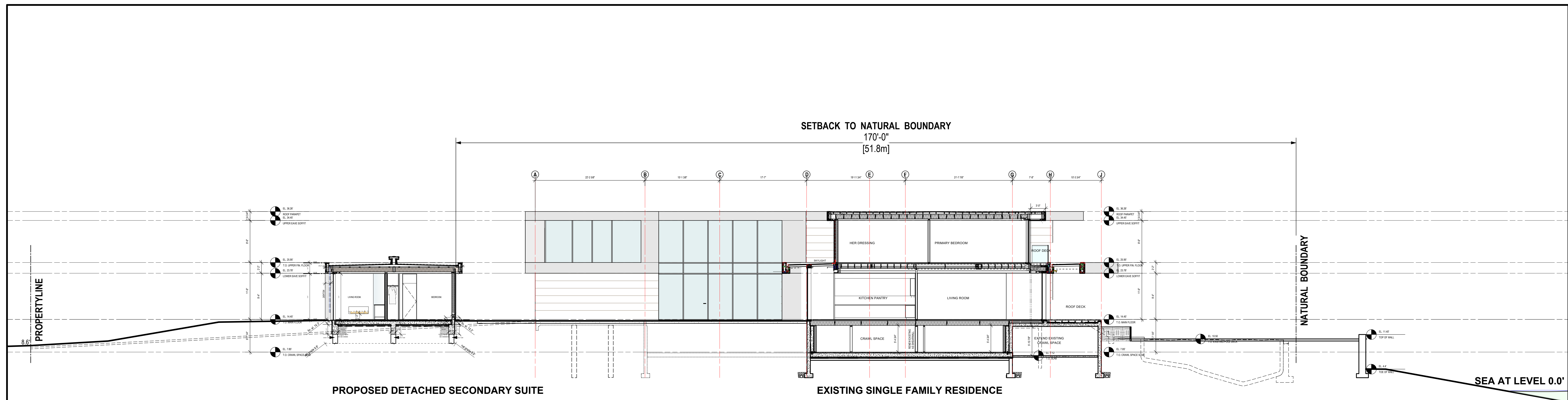
**HOLLINGSWORTH**  
 ARCHITECTURE INC

DATE: Nov 29, 2024  
 DRAWN: A.S. HB

REVISD:  
 DRAWING NO. 4.1



June 27th, 2025



PROPOSED DETACHED SECONDARY SUITE

EXISTING SINGLE FAMILY RESIDENCE

SETBACK TO NATURAL BOUNDARY  
170'-0"  
[51.8m]

NATURAL BOUNDARY

SEA AT LEVEL 0.0'

SETBACK TO NATURAL BOUNDARY

Scale: 1/8" = 1'-0"

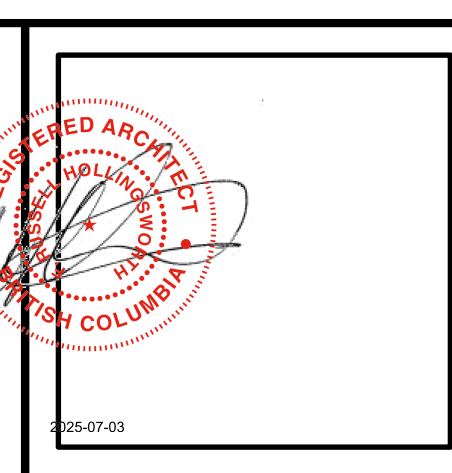
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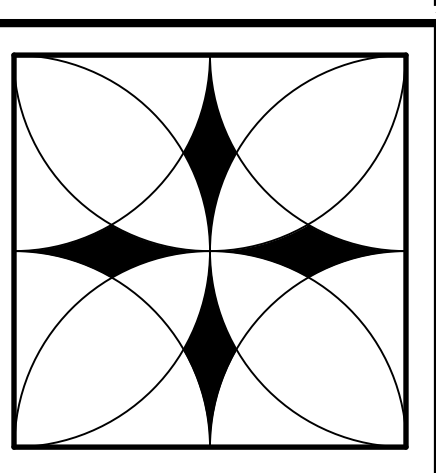
KHIMJI SECONDARY SUITE  
4212 EVERGREEN AVENUE, WEST VAN, B.C.

**HOLLINGSWORTH**  
ARCHITECTURE INC

DATE: Nov 29, 2024  
DRAWN: AS, HB

REVISOR: [Blank]

DRAWING NO. 4.2



June 27th, 2025