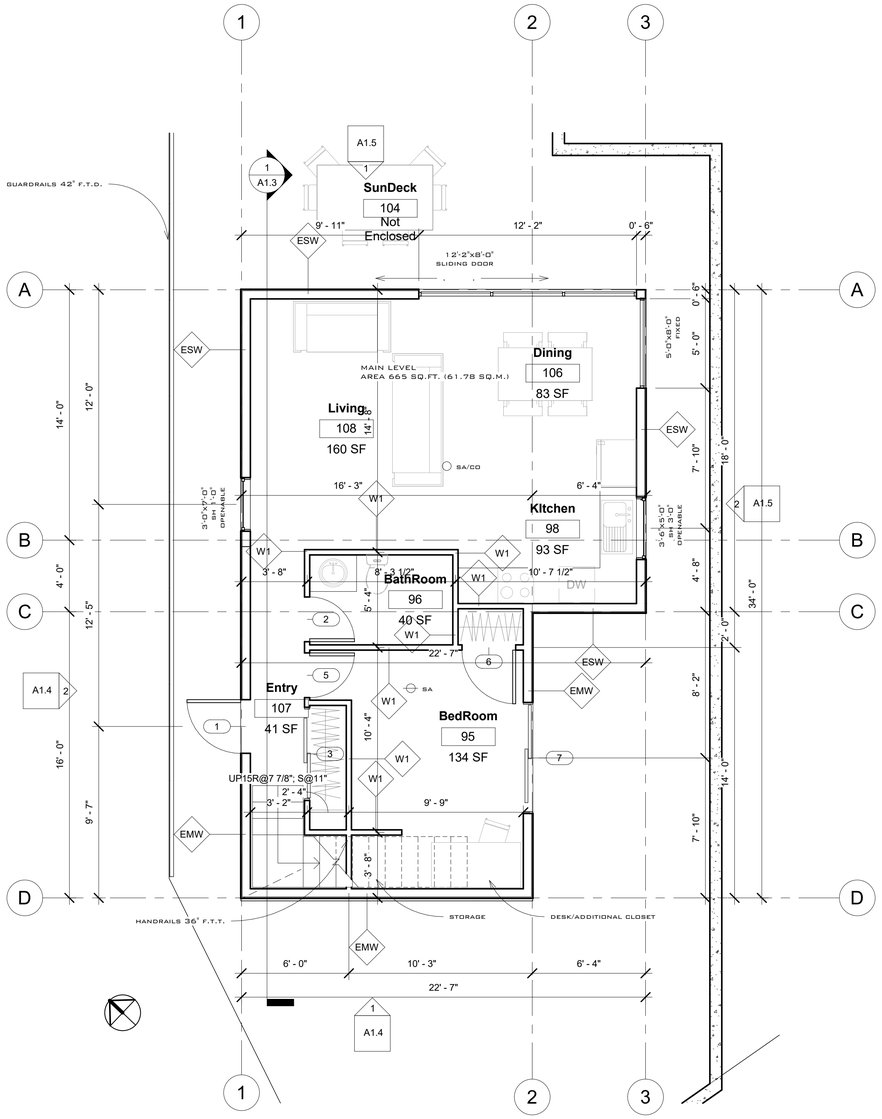
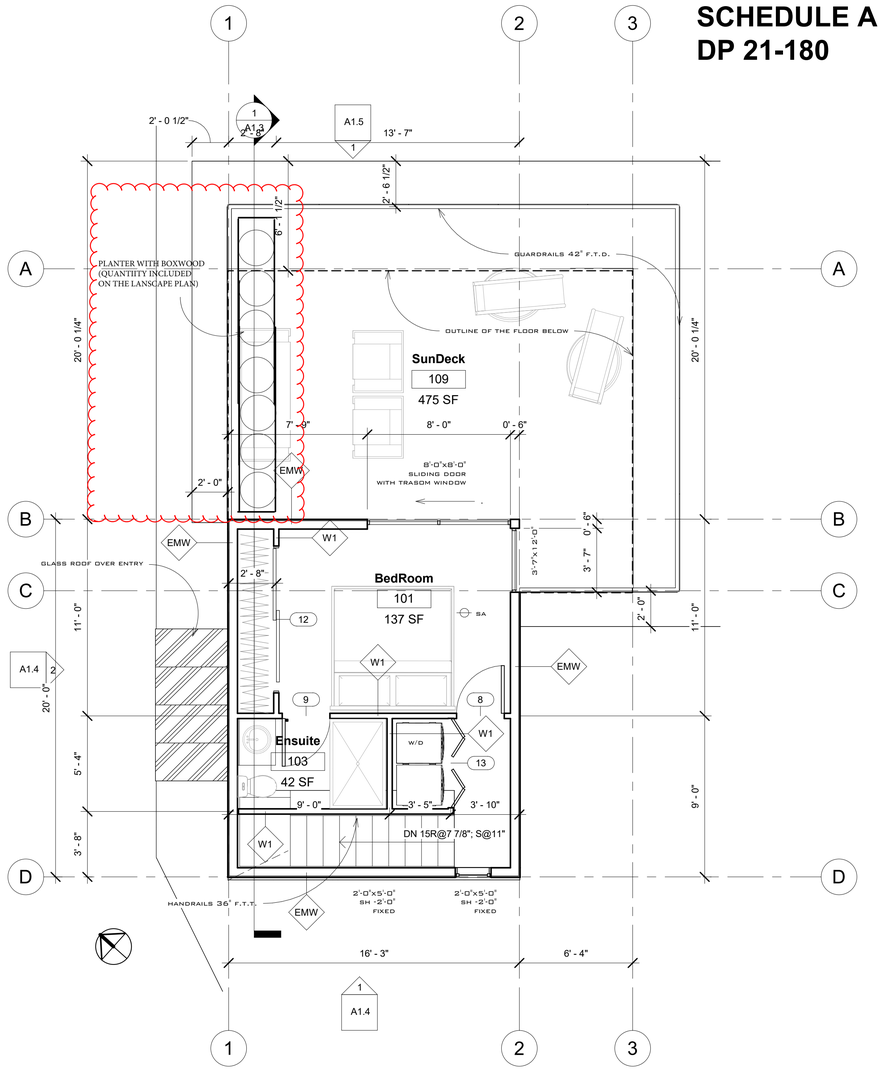


1 Main Level
1/4" = 1'-0"



2 Upper Level
1/4" = 1'-0"

NOTICE: FOR DESIGN LOADS, LOCATION AND DETAILS OF STRUCTURAL ELEMENTS, INCLUDING: LOAD-BEARING WALLS, SHEAR WALLS, FOOTINGS, FOUNDATION WALLS, POSTS, BEAMS, JOISTS AND LINTELS SEE STRUCTURAL SET OF DRAWINGS AND NOTES.

Door Schedule			
Mark	Width	Height	Level
1	3' - 0"	8' - 0"	Main Level
2	2' - 6"	7' - 0"	Main Level
3	5' - 0"	7' - 0"	Main Level
5	2' - 6"	7' - 0"	Main Level
6	3' - 0"	7' - 0"	Main Level
7	6' - 0"	8' - 0"	Main Level
8	2' - 8"	7' - 0"	Upper Level
9	2' - 8"	7' - 0"	Upper Level
12	8' - 0"	7' - 0"	Upper Level
13	5' - 0"	7' - 0"	Upper Level

GENERAL NOTES

LUMBER

See Structural Notes for details.

CONCRETE

See Structural Notes for details.

GENERAL

1. General Contractor to check and verify all drawings, dimensions, and elevations before commencing work. Report any discrepancy to the Designer.
2. Drawings are not to be scaled.
3. Construction methods and technologies to confirm requirements of BCBD 2018.
4. Materials to be use in strict accordance with manufacturer's recommendations.
5. Tree removal to be confirmed by local authorities.
6. General Contractor shell pass all necessary inspections.

INSULATION

1. Insulation where subject to mechanical damage is to be covered as per #9.25.2.3.(7) with drywall or equivalent (e.g. crawl storage areas).
2. Minimum insulation values R20 walls, R28 for flat or vaulted ceilings, and R40 for attic spaces.
3. Ceiling and walls to have 6 mil U.V. poly fully caulked as per # 9.25.
4. R10 rigid insulation required around unheated slabs on grade; 20" vertical or horizontal from bottom edge of slab.
5. R12 rigid insulation required under entire slab area and a thermal break at the exterior walls for slabs with radiant heating.

STAIRS

1. Straight stair: Rise min. 5" max. 7.87" Run min. 8.25" max. 14"
2. Maximum 1" nosing on stair treads.
3. Minimum headroom is 6'-5" from a line through nosings, measured vertically.
4. Handrail to be between 32" to 38" from a line, measured vertically, through nosing.
5. Winders to conform to 9.8.4.5.
6. Primary stair minimum width 2'-10".
7. Stairs 43" in width or greater require 2 handrails.
8. Handrail req'd. on interior stairs with three or more risers, and exterior stairs with four or more risers.
9. Handrail as a guard is to be between 36" and 38".

GUARDRAILS

1. Guardrails to be a minimum 42" exterior and 36" interior height.
2. No member facilitating climbing permitted from 5.5" to 36" above the floor or walking surface (in all guards).
3. Maximum 4" opening in all stair, deck and balcony guards (interior and exterior).
4. All glass guards to have top cap unless approved by Prof. Engineer.
5. A minimum of 36" in height is permitted for decks within 5'-11 1" of grade.
6. Guard required to all drops exceeding 24" where access is provided (e.g. window wells).
7. Guard required where the adjacent surface within 4'-0" m of the walking surface has a slope of more than 1 in 2.

GLAZING

1. Glass in windows and doors to be double-glazed.
2. Glass in entrance, shower and sliding doors, and windows within 8" of floors and within 36" of deadbolts are all to be safety glass.
3. Sidelights 20"± in width are to be safety glass.
4. Windows in walls enclosing shower or tubs are to be safety glass and be located above the waterproof wall finish height.
5. Windows over stairs, ramps and landings that extend to less than 36" above the surface shall be protected with guards or be non-openable and designed to #4.1.5.15.

MOISTURE PROTECTION

1. Provide flashing between horizontal intersections of differing wall finishes. All flashings to slope away from the building a minimum of 6%.
2. Provide flashing at all wall-roof junctions, including parapets for solid guards on decks.
3. Rainscreen assembly required for all buildings, with a minimum capillary break of 3/8".
4. All platforms are roofs.
5. All roofs must slope 1 in 50 away from walls, this includes parapet walls surrounding decks.
6. 6" clearance required between deck membranes & floor.

MISCELLANEOUS

1. Lino or equal required to bathroom floors.
2. Waterproof wallboard required as tile base around tubs and showers.
3. 5/8" Drywall required to ceiling members at 24" o.c.
4. Provide 8" clearance between grade and siding.
5. Damp-proofing slabs, including crawl spaces, are to be 6 mil "UV" poly.
6. N.R.P. hinges required for outswing exterior doors.
7. Hardwired and interconnected smoke alarms required on every floor level differing by 36", within 16'-4" of bedroom doors, and within 50'-0" of each other.
8. A 5lb A.B.C. dry chemical fire extinguisher is required @ kitchen area.

SCHEDULE A to DP 21-180

VANCOUVER BUILDING DESIGN
4623 Mountain Hwy, North Vancouver, BC, V7K 2K7
goman@vancouverbuildingdesign.com
778.995.3005
www.vancouverbuildingdesign.com

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Assume all dimentions are correct.
Do not scale these drawings.
All dimentions are to the outside of the concrete wall, exterior sheating and interior framing

PLANNING & DEVELOPMENT SERVICES
RECEIVED JUNE 12, 2023

No.	Description	Date

New Coach House

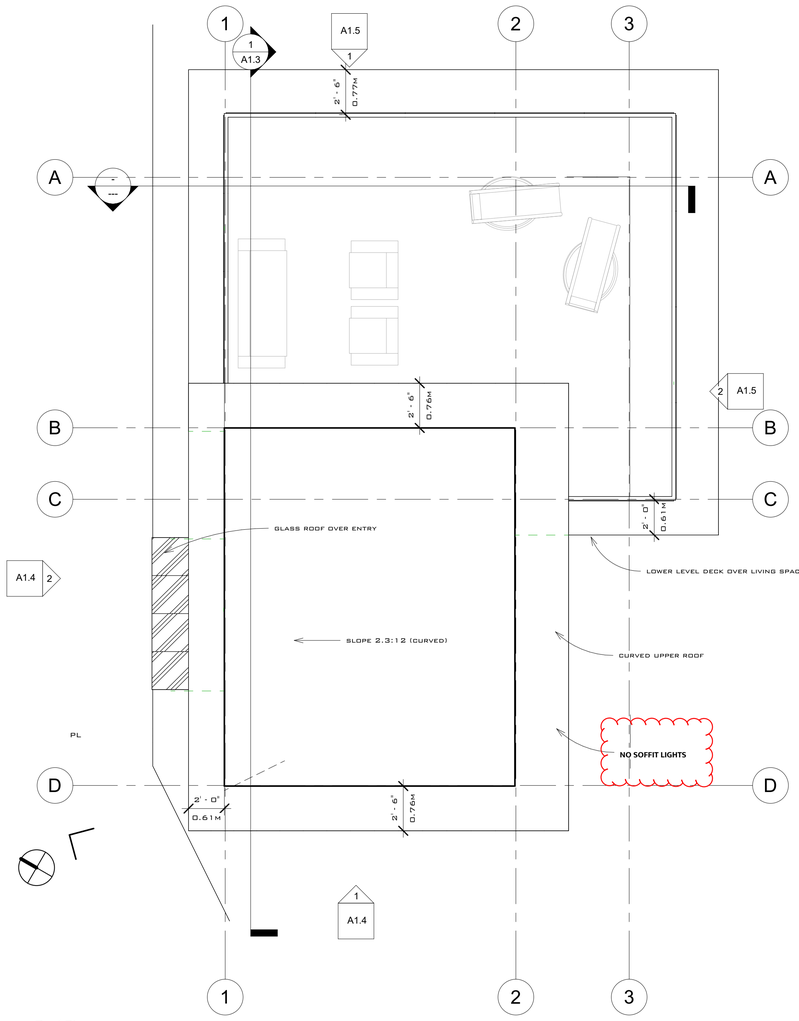
835 Sentinel Drive, West Vancouver, BC

Floorplans/ General Notes

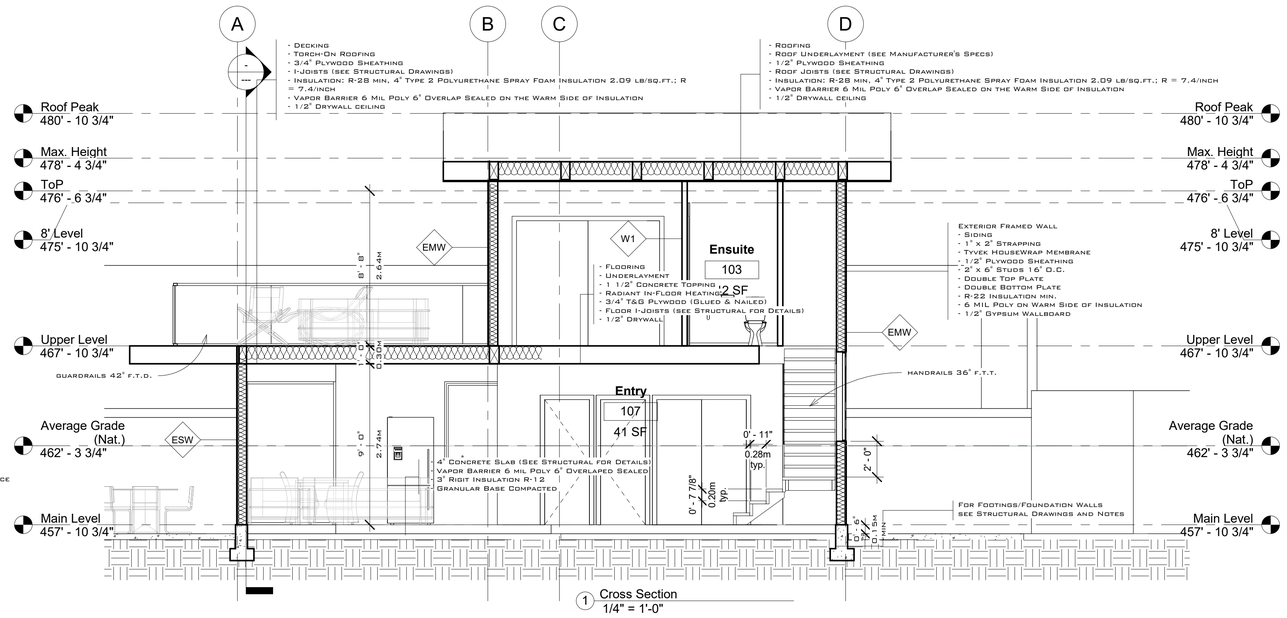
Project Number	NA
Date	22Jul22
Drawn By	I.Goman
Checked By	NA

A1.2

Scale 1/4" = 1'-0"



2 Roof Plan
1/4" = 1'-0"



1 Cross Section
1/4" = 1'-0"

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EMW Exterior Masonry Wall

- Natural Stone Tile
- 10 mm Rain Screen Masonry Mesh
- Tyvek HouseWrap Membrane
- 1/2" Plywood Sheathing
- 2" x 6" Studs 16" O.C.
- Double Top Plate
- Double Bottom Plate
- R-22 Insulation
- 6 mil Poly on Warm Side of Insulation
- 1/2" Gypsum Wallboard

ESW Exterior Siding Wall

- HardyBoard Horizontal Siding (Optional LongBoard Aluminum Siding)
- 1" x 4" Strapping
- Tyvek HouseWrap Membrane
- 1/2" Plywood Sheathing
- 2" x 6" Studs 16" O.C.
- Double Top Plate
- Double Bottom Plate
- R-22 Insulation min.
- 6 mil Poly on Warm Side of Insulation
- 1/2" Gypsum Wallboard

W1 Typical Interior Wall :

- 2" x 4" Studs 16" O.C.
- Double Top Plate
- Double Bottom Plate for Concrete Topping
- 1/2" Gypsum Wall Board on Each Side

LBW Typical Interior Load Bearing Wall :

- 2" x 6" Studs 16" O.C.
- Double Top Plate
- Double Bottom Plate for Concrete Topping
- 1/2" Gypsum Wall Board on Each Side

Typical Roof Assembly

- Torch-On Roofing
- 1/2" Plywood Sheathing
- Roof Joists (See Structural Notes and Shop Drawings)
- Insulation R-28 min., 4" Type 2 Polyurethane Spray Roam Insulation 2.09 lb/sq.ft.; R=7.4/inch
- Vapor Barrier 6 mil. Poly 6" Overlap Sealed
- 1/2" Drywall Ceilings

Typical Deck over Living Space Assembly

- Decking
- Torch-On Roofing
- 1/2" Plywood Sheathing
- Roof Joists (See Structural Notes and Shop Drawings)
- Insulation R-28 min., 4" Type 2 Polyurethane Spray Roam Insulation 2.09 lb/sq.ft.; R=7.4/inch
- Vapor Barrier 6 mil. Poly 6" Overlap Sealed
- 1/2" Drywall Ceilings

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No.	Description	Date

New Coach House

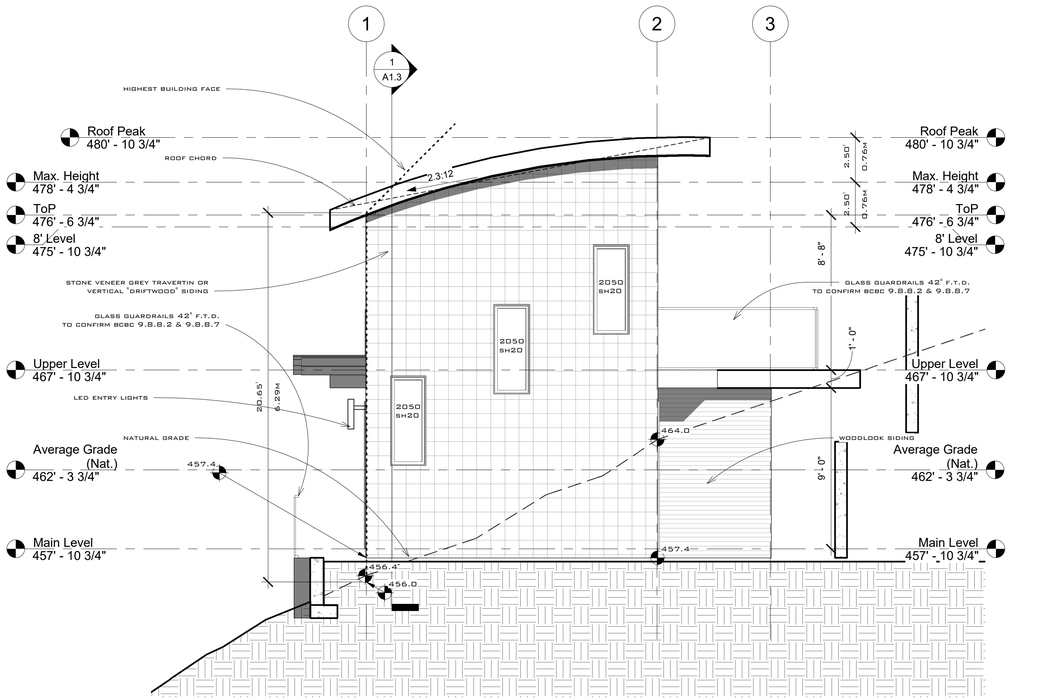
835 Sentinel Drive, West Vancouver, BC

Roof Plan / Building Cross Section / Assemblies

Project Number	NA
Date	22Jul22
Drawn By	I.Goman
Checked By	NA

A1.3

Scale 1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

SPATIAL SEPARATION CALCULATIONS FRONT ELEVATION

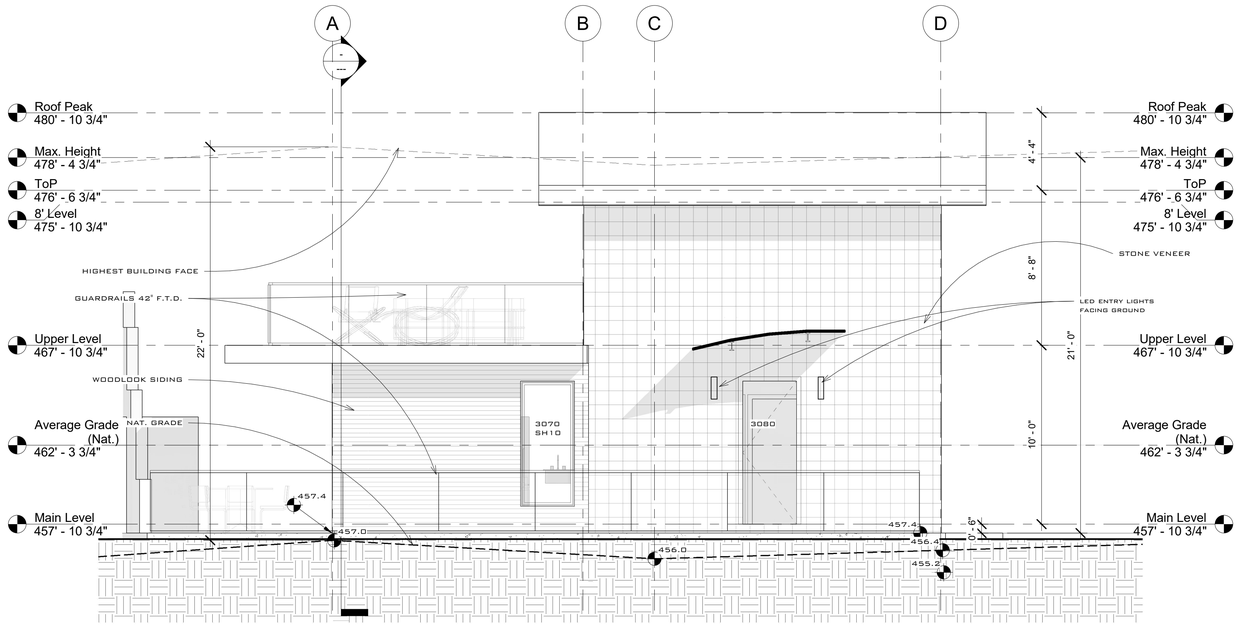
EXPOSING BUILDING FACE

396 SF = 36.8 M2

LIMITING DISTANCE

15.94 M

N/A AUO>100% BCBC 3.2.3.1 (D)



2 Left Elevation
1/4" = 1'-0"

SPATIAL SEPARATION CALCULATIONS FRONT ELEVATION

EXPOSING BUILDING FACE

583 SF = 54 M2

LIMITING DISTANCE

7.85 M

N/A AUO>100% BCBC 3.2.3.1 (D)

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No.	Description	Date

New Coach House

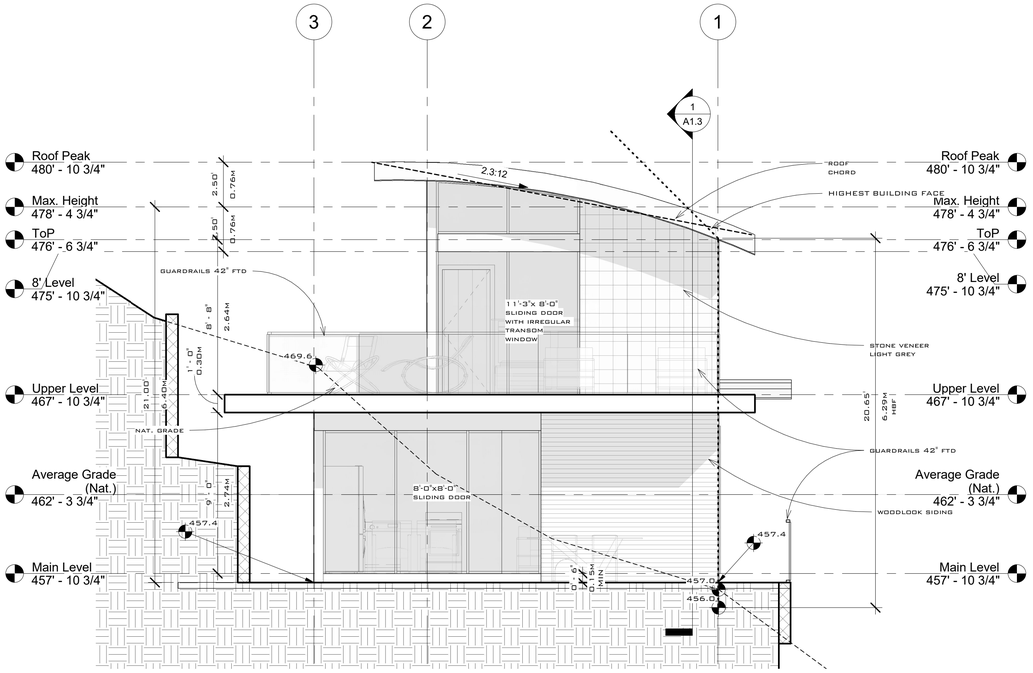
835 Sentinel Drive, West Vancouver, BC

Front & Left Elevations

Project Number	NA
Date	22Jul22
Drawn By	I.Goman
Checked By	NA

A1.4

Scale 1/4" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"

SPATIAL SEPARATION CALCULATIONS REAR ELEVATION

EXPOSING BUILDING FACE

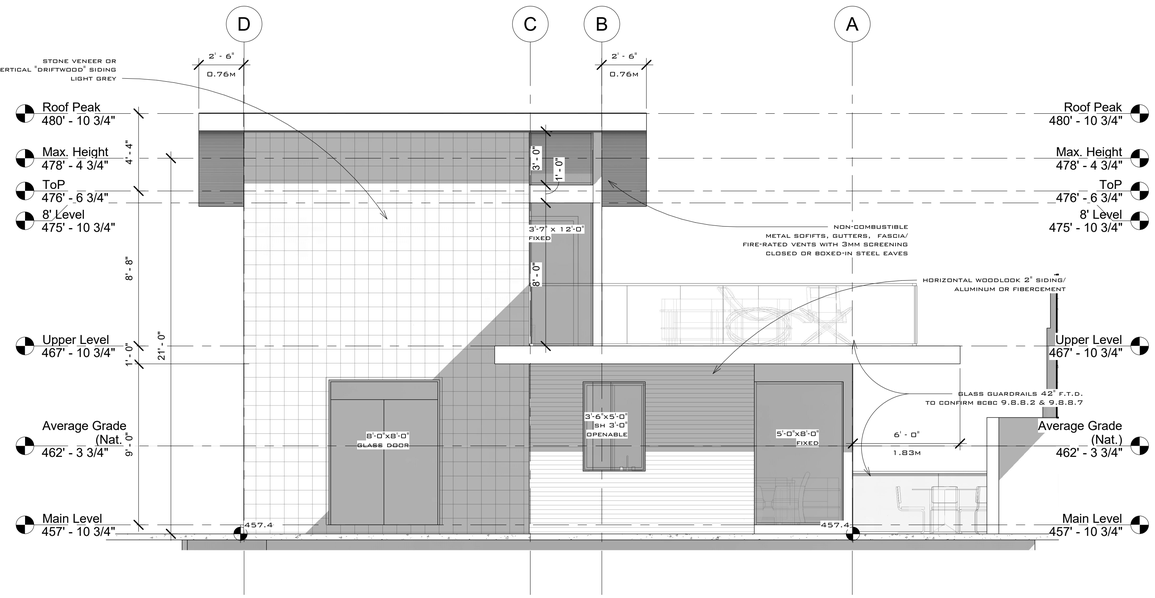
396 SF = 36.8 M2

LIMITING DISTANCE

3.18 M

UNPROTECTED OPENINGS

ALLOWED BCBC 3.2.3.1 (D)	48%	190.1 SQ.FT.
PROPOSED	48%	190.0 SQ.FT.



2 Right Elevation
1/4" = 1'-0"

SPATIAL SEPARATION CALCULATIONS RIGHT ELEVATION

EXPOSING BUILDING FACE

583 SF = 54 M2

LIMITING DISTANCE

8.84 M

N/A >100%

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No.	Description	Date

New Coach House

835 Sentinel Drive, West Vancouver, BC

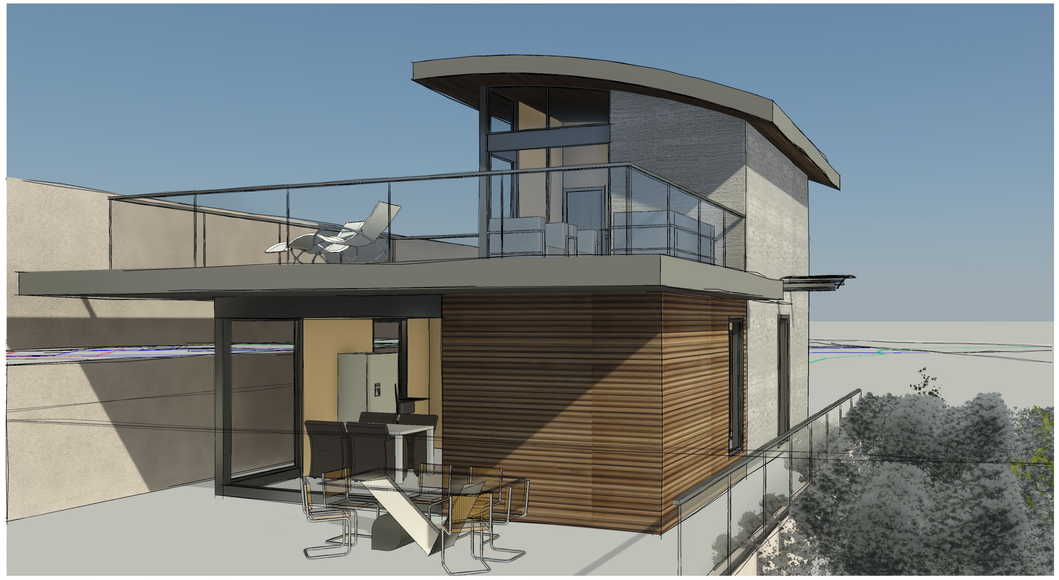
Rear & Right Elevations

Project Number	NA
Date	22Jul22
Drawn By	I.Goman
Checked By	NA

A1.5

Scale	1/4" = 1'-0"

1 3D View 1



2 3D View 2

3 3D View 3

4 3D View 4

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No.	Description	Date

New Coach House

835 Sentinel Drive, West Vancouver, BC

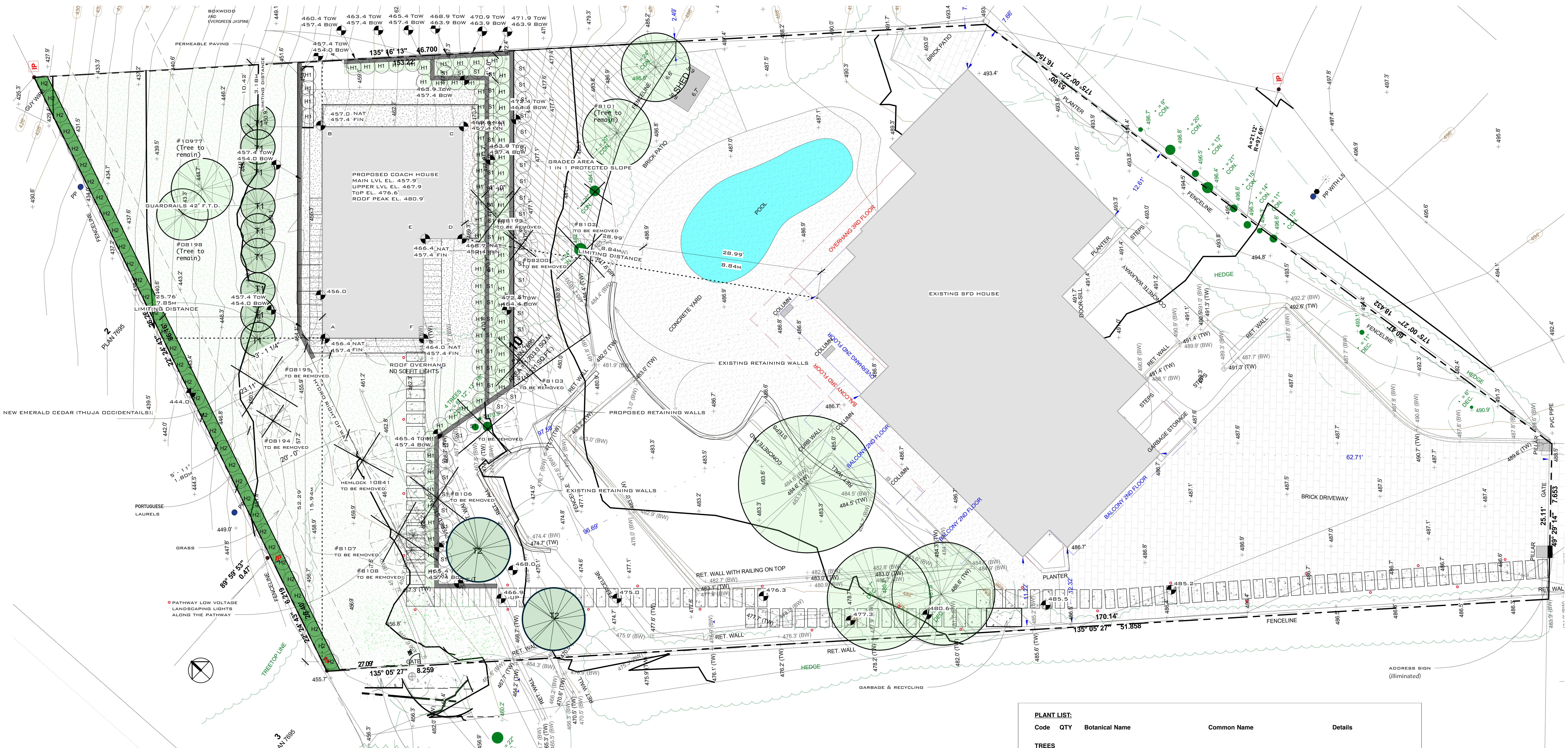
3D Views

Project Number	NA
Date	22Jul22
Drawn By	I.Goman
Checked By	NA

A1.6

Scale

SCHEDULE B to DP 21-180



1 Landscape Plan
1/8" = 1'-0"

PLANT LIST:

Code	QTY	Botanical Name	Common Name	Details
TREES				
T1	9	Thuja Accidentals	Emerald Cedar	6' Height 4'o.c. Type DS
T2	2	AcerGriseum	Red Stem Vine Maple	7' Height
HEDGING				
H1	78	Buxus microphylla 'Green Beauty'	Green Beauty Boxwood	1'-0" o.c. / 1' HIGH
H2	36	Prunus lusitanica	Portuguese Laurel	3'-6" o.c. / 7' HIGH
SHRUBS				
S1	57	Trachelospermum Jasminoides	Star Jasmine	1' o.c. / 8' (climbing)

NOTES

REVISION	NO.

PLANNING & DEVELOPMENT SERVICES RECEIVED JUNE 16, 2023

PROJECT
835 Sentinel Drive, West Vancouver, BC

TITLE
Landscape Plan

DRAWN: Author
REVIEWED: Checker
DATE: 09/28/21
SCALE: 1/8" = 1'-0"
PROJECT:
DRAWING NO.
L1.0