

835 SENTINEL DR., WEST VANCOUVER SECONDARY SUITE/COACH HOME ARCHITECTURAL DESIGN

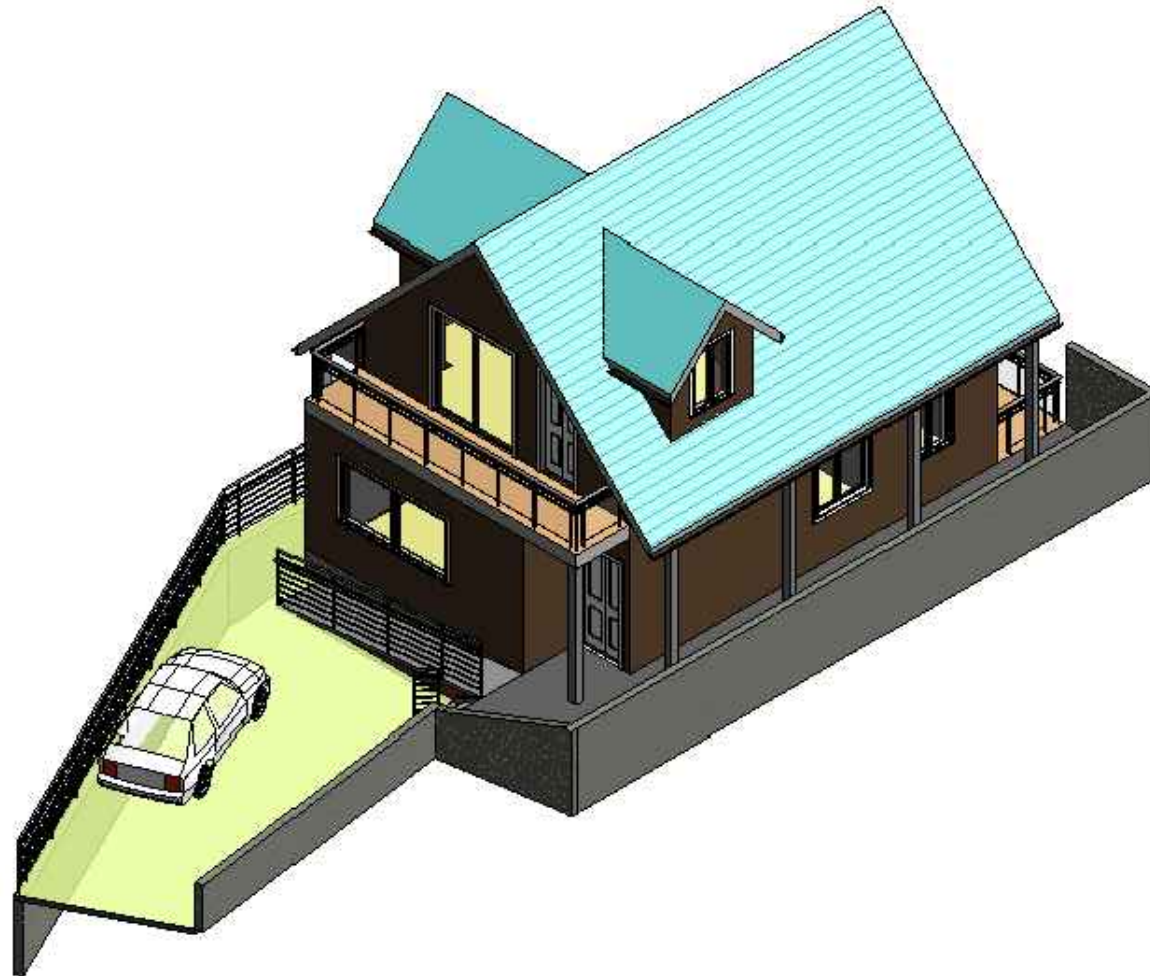
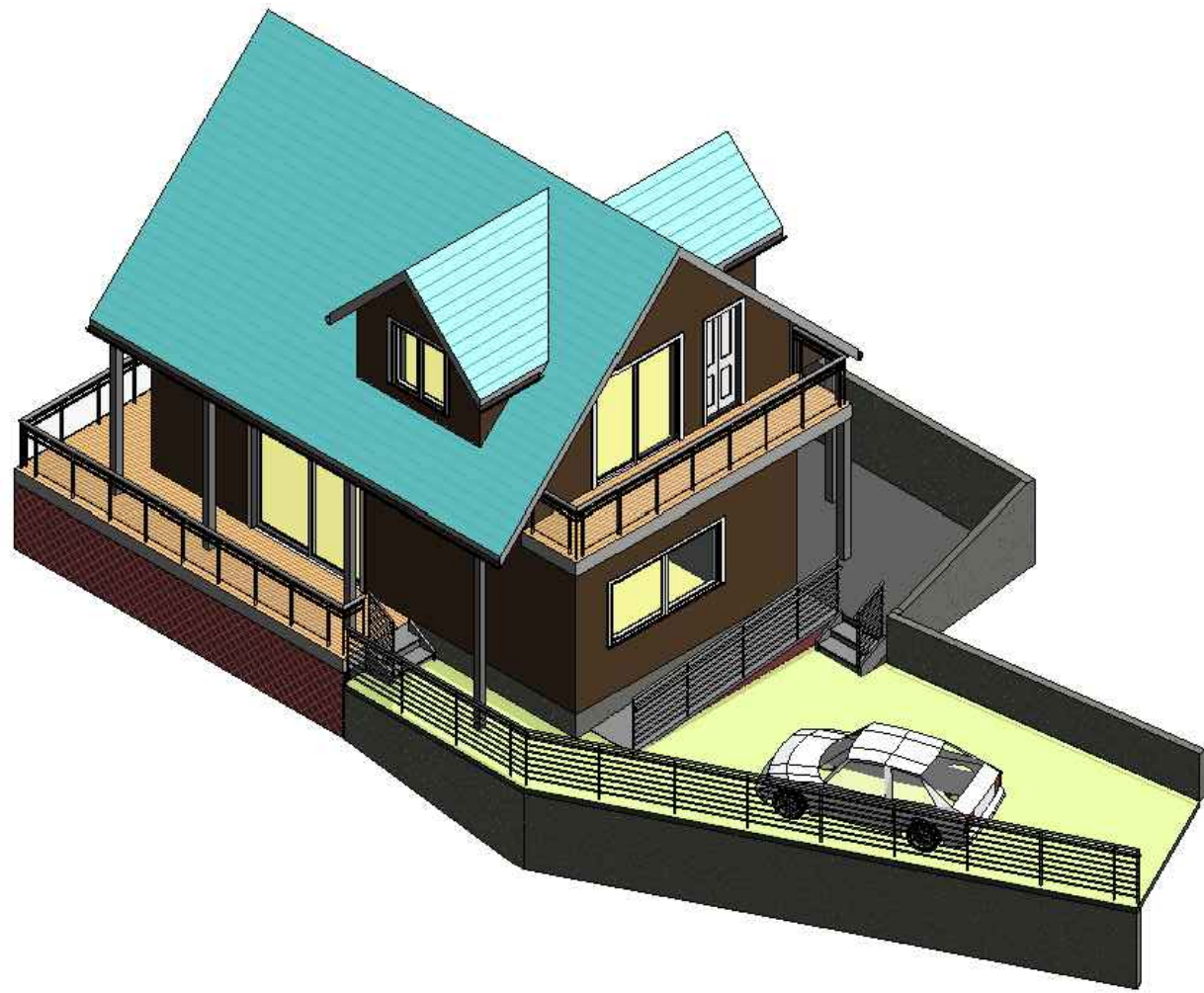
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LIANG ENGINEERING LTD.
 Tel: 778-895-0848/403-383-8258
 Email: liang.engineering.abi@outlook.com

PROJECT LOCATION	835 SENTINEL DR., WEST VANCOUVER
CLIENT	ANDREW LIU
PROJECT	SECONDARY SUITE ARCHITECTURAL DESIGN
TITLE	DRAWING INDEX

DRAWN BY SL	CHECKED BY FX	DATE APRIL 12, 2016
DRAWING No. A00	SCALE N.A.	SHEET 1 OF 11
	SIZE 11x17	REV 1



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TITLE
 3D RENDERING

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DRAWING No.	SCALE	SHEET	SIZE	REV
A01	N.A.	2 OF 11	11x17	1

SPECIFICATIONS:

ROOF

METAL SHEET ROOF
 ROOFING PAPER AS PER BCBC 2012
 ½" ROOF SHEATHING
 ENG. TRUSSES MAX. @ 24" O.C.
 MINIMUM R40 CONTINUOUS LAYER OF BATT INSULATION OR SPRAY FOAM (SEE CROSS SECTION FOR LOCATION)
 6MIL UV POLY
 ⅝" GWB

EAVES

5" PREFIN. ALUMN. GUTTER ON 2x8" FASCIA BOARD

ROOF AND ATTIC VENTILATION

ATTIC VENTILATION:
 MIN. 1/300 OR 1/500 OF INSULATED CEILING AREA AS PER 9.19 - BCBC 2012

SOFFITS PROJECTING 4'-0" OR MORE THAN 4'-0" FROM PROPERTY LINE:
 USE COMBINATION OF RIDGE VENTS AND VENTED ALUMN SOFFIT FINISH

SOFFITS PROJECTING LESS THAN 4'-0" FROM PROPERTY LINE:
 USE COMBINATION OF RIDGE VENTS AND DURAFLOW ROOFING VENTS
 SOFFIT TO BE WITH NO OPENINGS AND FINISHED WITH UNVENTED ALUMINUM AS PER 9.10.15.10-BCBC 2012

HOT WATER EQUIPMENT

DOMESTIC HOT WATER SYSTEM AND PIPING: TO BE INSTALLED AS PER ENERGY EFFICIENCY REQUIREMENTS FROM PART9.36 IN BC BUILDING CODE 2012 EDITION

EXTERIOR WALLS

CLADDING: STUCCO OR HORIZONTAL CEDAR SIDING
 RAIN SCREEN BREATHERBOARD (Hal-Tax or similar) - STUCCO ONLY
 RAIN SCREEN VERTICAL STRAPPING 1x2 TREATED @ 16" O.C. (FULL HEIGHT OF THE WALL, BUG SCREEN AT THE BOTTOM)
 30min BUILDING PAPER (DOUBLE LAYERED)
 ½" WALL SHEATHING
 2x6 WALL STUDS @ 16" O.C.
 MINIMUM R20 BATT INSULATION
 6MIL UV POLY
 ½" GWB

NOTE: IF RAIN SCREEN APPROVED VINYL SIDING IS USED OMIT RAIN SCREEN LAYER (1x2 VERTICAL STRAPPING)

INTERIOR WALLS

2x4" STUDS @ 16" O.C.
 ½" GWB BOTH SIDES
 R-14 ROCKWALL INSULATION FOR SOUNDPROOFING (AS PER CLIENT'S PREFERENCE ONLY)

EXTERIOR OPENINGS

ALL WINDOWS:
 VINYL, DOUBLE GLAZED, STYLE AS PER PLAN, FACTORY PRE-FINISHED COLOR, MAX. 1.8U VALUE

FRONT DOOR:
 MAX. 2.60 U VALUE

ALL PRE-FINISHED WINDOWS, DOORS AND SKYLIGHTS MUST CONFORM TO: AAMA / WDM.S.2 / CSA 101/I.S.2 / A440-08 NAFS NOTH AMERICAN FENESTRATION STANDARD AND A 440SI - 09 CANADIAN SUPPLEMENT TO THE ABOVE MENTIONED STANDARD

FLOOR

FINISHED FLOORING
 ⅝" FLOOR SHEATH
 FLOOR JOISTS AS PER PLAN AND STRUCTURAL DESIGN (c/w R32, 8" THK. COMFORT BATT INSULATION FOR ROOF DECK ONLY)
 2x2 BRIDGING MAX. 6'-0" O.C. OR AS PER ENGINEERED JOIST MANUFACTURER'S SPECIFICATION
 ½" GWB

STAIRS

RUN: MIN. 9 ½"
 RISE: MAX. 7.8"
 NOSING: 1"
 MIN. 36" HIGH GUARD / HANDRAIL AT FLIGHTS
 MIN. 36" HIGH GUARD AT INTERIOR LANDINGS
 MIN. 36" HIGH GUARD AT EXTERIOR LANDINGS
 6'-4" MIN. HEADROOM OVER FLIGHTS
 6'-8" MIN. HEADROOM OVER LANDINGS

BASEMENT SLAB

FINISHED FLOORING
 4" CONC. SLAB R/W WWF 6x6-10/10
 INSULATION AS PER ENERGY EFFICIENCY CALCULATION
 6MIL UV POLY
 MIN. 6" COMPACTED GRANULAR FILL

FOUNDATION DRAINAGE

PERFORATED PLASTIC DRAINAGE PIPE (HOLES DOWN) MIN. 4" LAYED FLAT TOP AND SIDES COVERED WITH MIN. 6" CRUSHED STONE OR COURSE GRANULAR MATERIAL

BEARING

ALL FOOTINGS SHOULD BEAR ON FIRM, UNDISTURBED, NATIVE BEARING MATERIAL BELOW FROST LEVEL (MIN. 18" BELOW GRADE)

NOTE

BUILDER TO CONFIRM ALL FRAMING DIMENSIONS FOR TUBS, SHOWERS, FIREPLACES AND SIMILAR WITH MANUFACTURERS SPECIFICATIONS PRIOR TO CONSTRUCTION

WINDOW SCHEDULE				
NAME	WIDTH	HEIGHT	NUMBER OF WINDOWS	SILL HEIGHT
W1	8'-0"	4'-0"	1	3'-0"
W2	4'-0"	4'-0"	1	3'-0"
			1	4'-6"
W3	3'-0"	4'-0"	2	3'-0"
			1	4'-6"
DOOR SCHEDULE				
NAME	WIDTH	HEIGHT	NUMBER OF DOORS	
D1	3'-0"	6'-10"	1	
D2	2'-6"	6'-10"	6	
D3	8'-0"	6'-10"	1	
D4	2'-6"	6'-8"	1	
D5	6'-0"	6'-8"	1	

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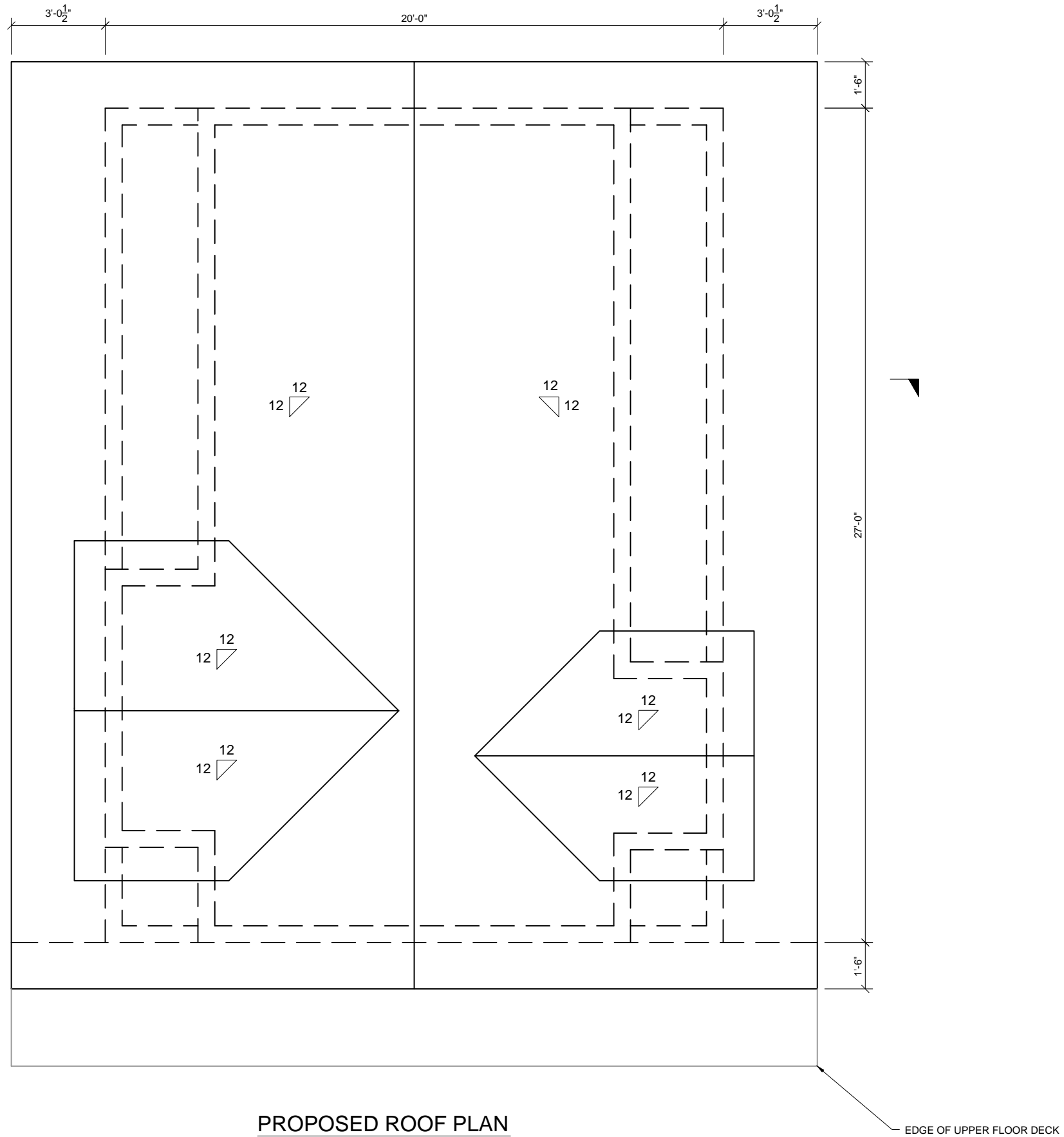
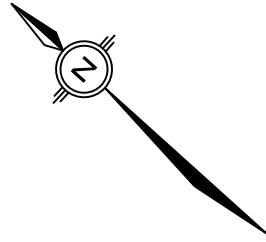
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CLIENT
 ANDREW LIU

PROJECT
 SECONDARY SUITE ARCHITECTURAL DESIGN

TITLE
 GENERAL NOTES AND TABLES

DRAWN BY SL	CHECKED BY FX	DATE APRIL 12, 2016
DRAWING No. A02	SCALE N.A.	SHEET 3 OF 11
	SIZE 11x17	REV 1



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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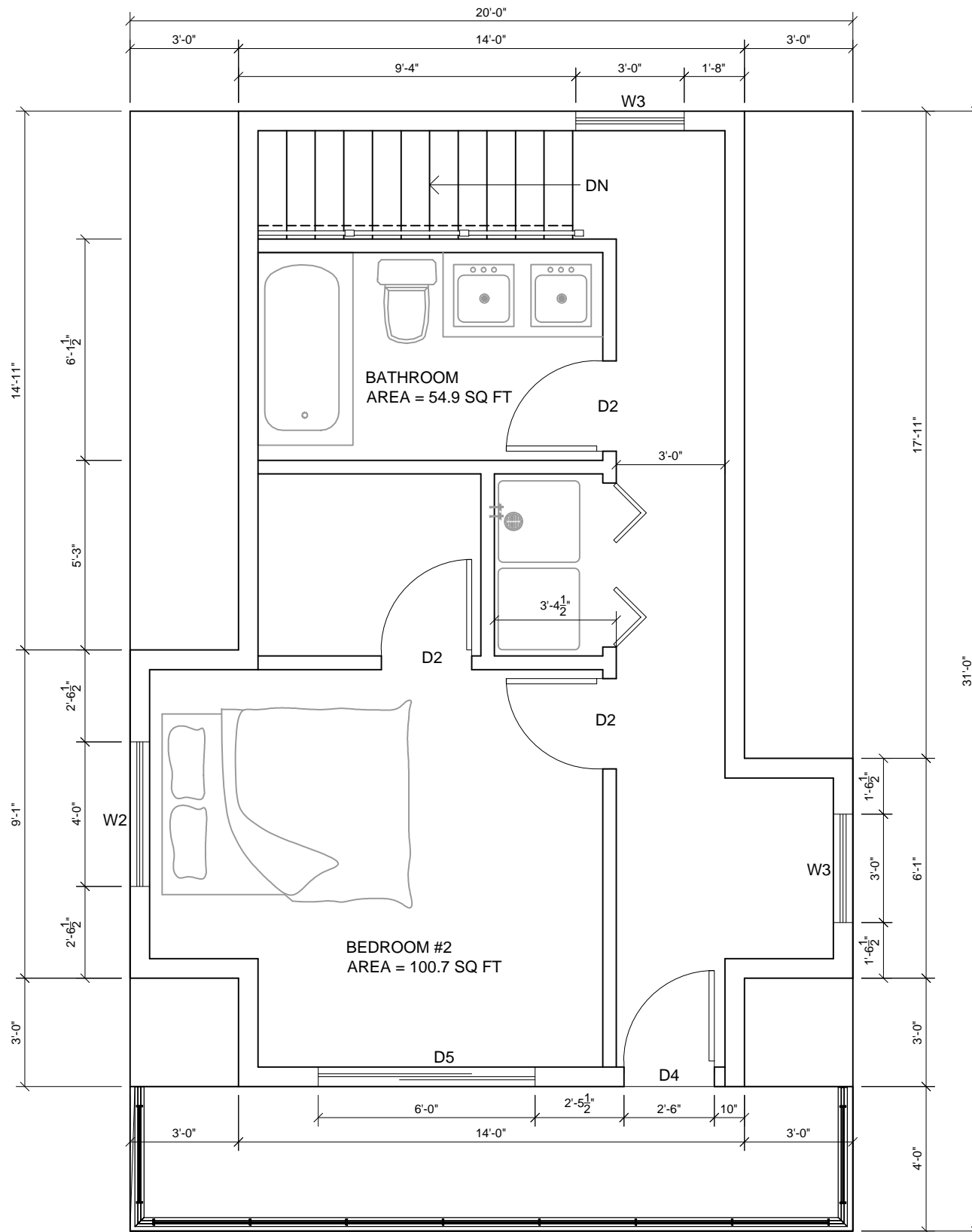
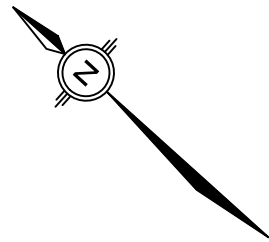
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PROPOSED ROOF PLAN

DRAWN BY	CHECKED BY	DATE		
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DRAWING No.	SCALE	SHEET	SIZE	REV
A03	1/4" = 1'-0"	4 OF 11	11x17	1



PROPOSED UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:

1. TOTAL MAIN FLOOR AREA = 604.0 SQ FT
2. TOTAL MAIN FLOOR DECK AREA = 196.0 SQ FT
3. TOTAL UPPER FLOOR AREA = 390.7 SQ FT
4. TOTAL UPPER DECK AREA = 79.7 SQ FT
5. MAIN FLOOR CEILING HEIGHT = 8'-6"
6. UPPER FLOOR CEILING HEIGHT = 8'-0"
7. ROOF SLOPE OF 6:12
8. TOTAL BUILDING HEIGHT = 16'-1 1/4" (ROOF MIDPOINT TO FINISHED GRADE)

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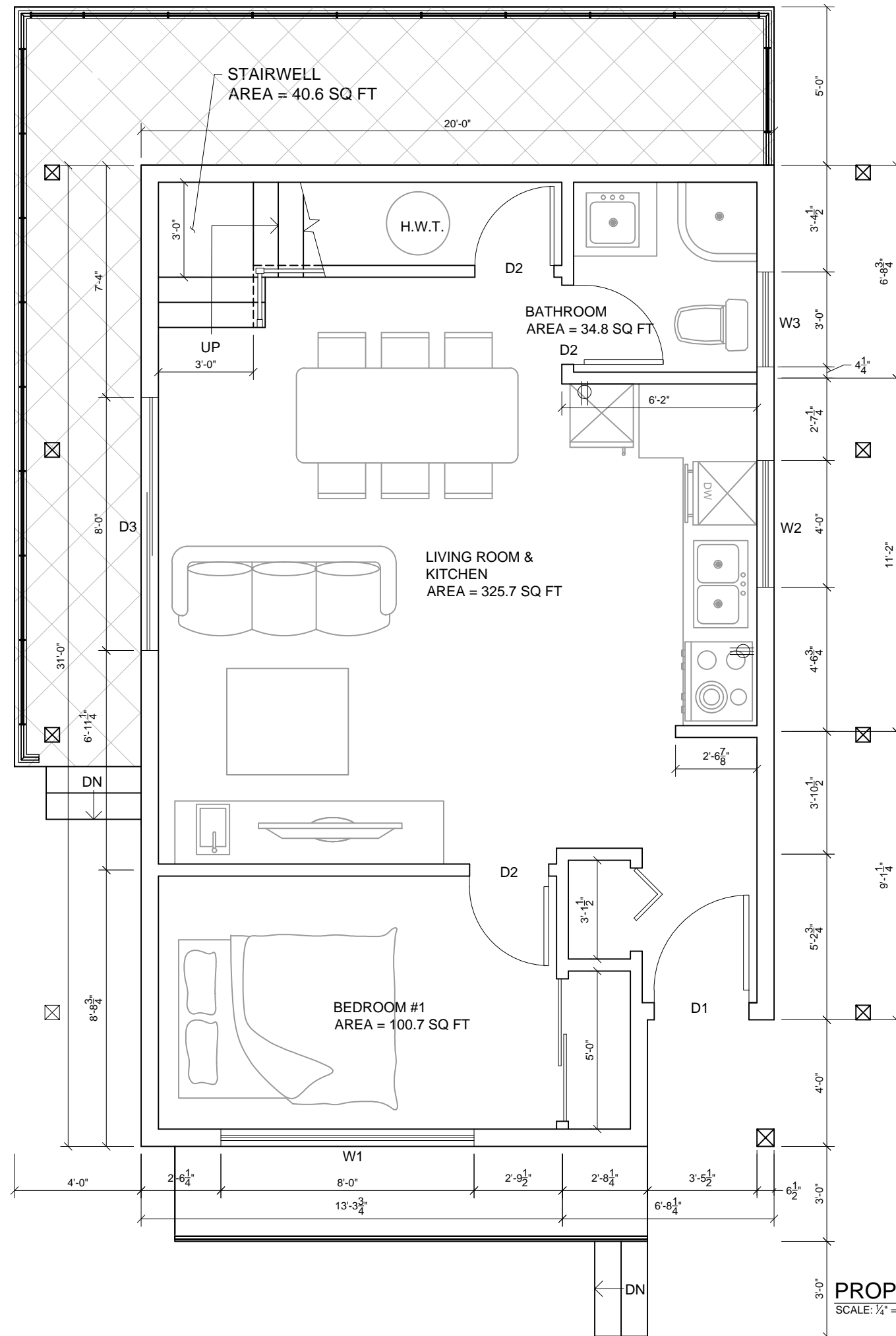
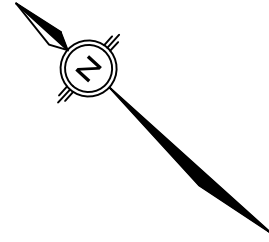
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PROPOSED UPPER FLOOR PLAN

DRAWN BY SL	CHECKED BY FX	DATE APRIL 12, 2016
DRAWING No. A04	SCALE 1/4" = 1'-0"	SHEET 5 OF 11
	SIZE 11x17	REV 1



PROPOSED MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:

1. TOTAL MAIN FLOOR AREA = 604.0 SQ FT
2. TOTAL MAIN FLOOR DECK AREA = 196.0 SQ FT
3. TOTAL UPPER FLOOR AREA = 390.7 SQ FT
4. TOTAL UPPER DECK AREA = 79.7 SQ FT
5. MAIN FLOOR CEILING HEIGHT = 8'-0"
6. UPPER FLOOR CEILING HEIGHT = 8'-0"
7. ROOF SLOPE OF 6:12
8. TOTAL BUILDING HEIGHT = 16'-1 1/4" (ROOF MIDPOINT TO FINISHED GRADE)

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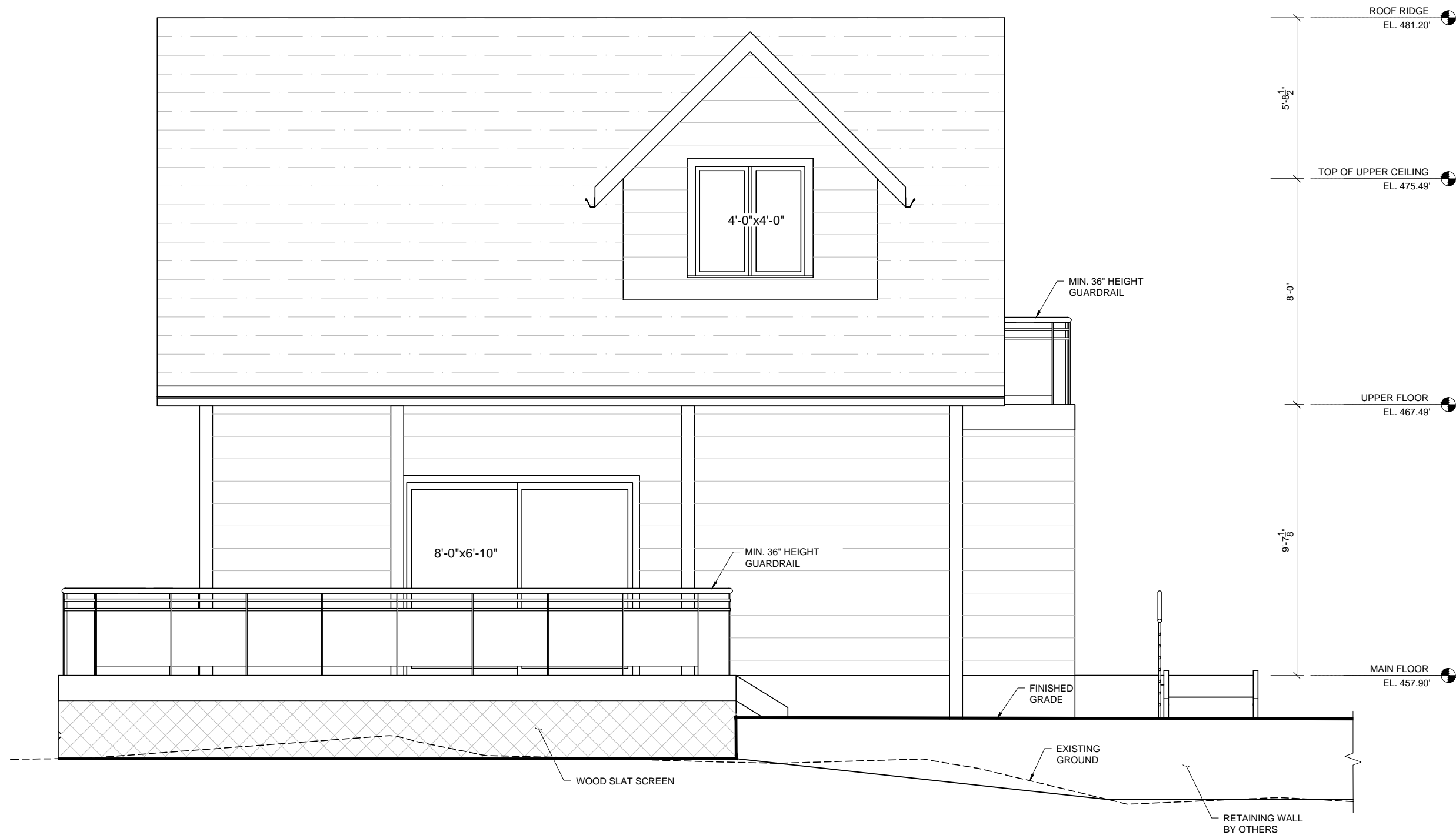
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 PROPOSED MAIN FLOOR PLAN

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SL	FX	APRIL 12, 2016		
DRAWING No.	SCALE	SHEET	SIZE	REV
A05	1/4" = 1'-0"	6 OF 11	11x17	1



PROPOSED NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

MARK	DESCRIPTION OF REVISIONS	DATE
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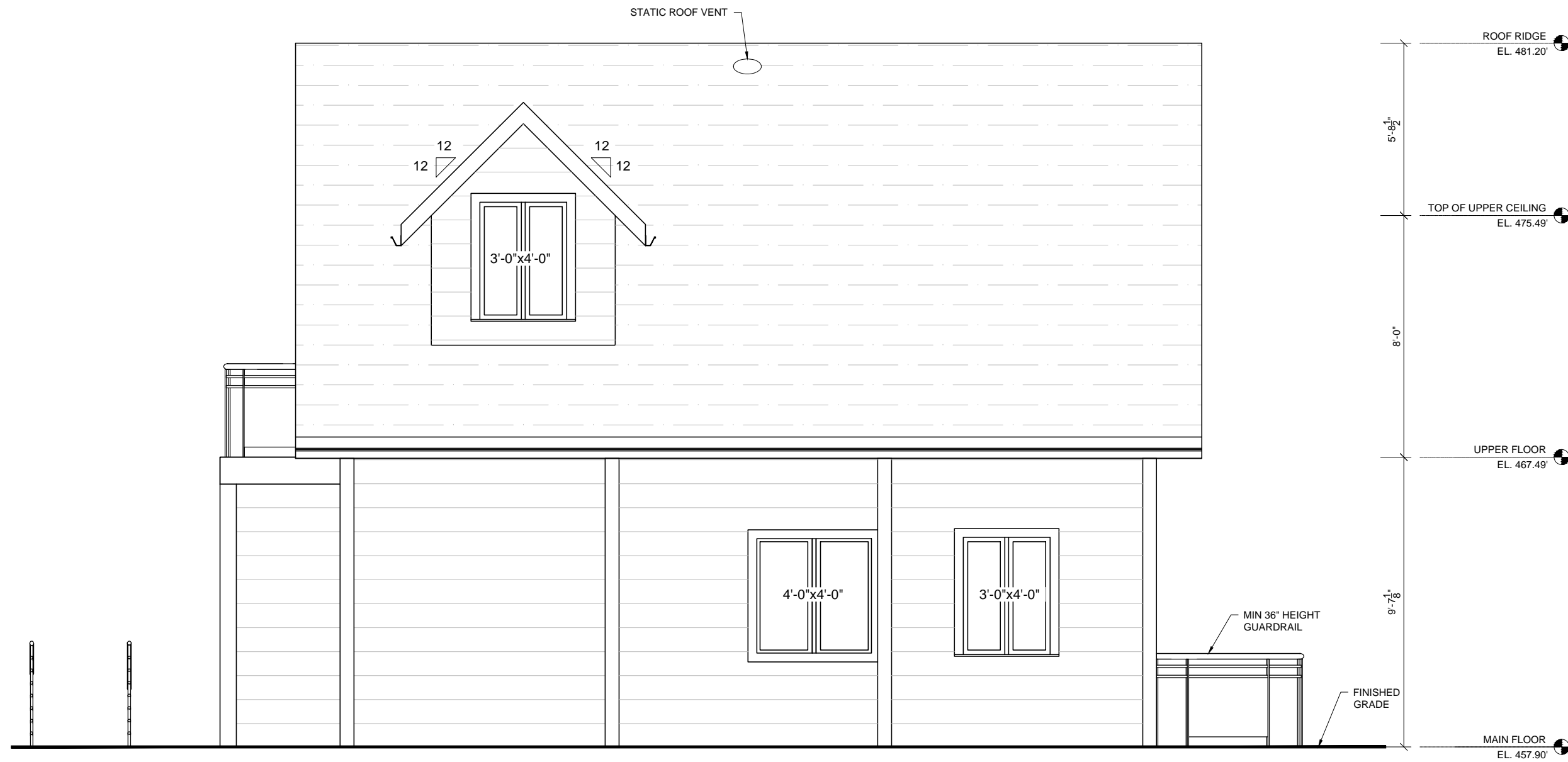
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TITLE
PROPOSED NORTHWEST ELEVATION

DRAWN BY	CHECKED BY	DATE		
SL	FX	APRIL 12, 2016		
DRAWING No.	SCALE	SHEET	SIZE	REV
A06	1/4" = 1'-0"	7 OF 11	11x17	1



PROPOSED SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

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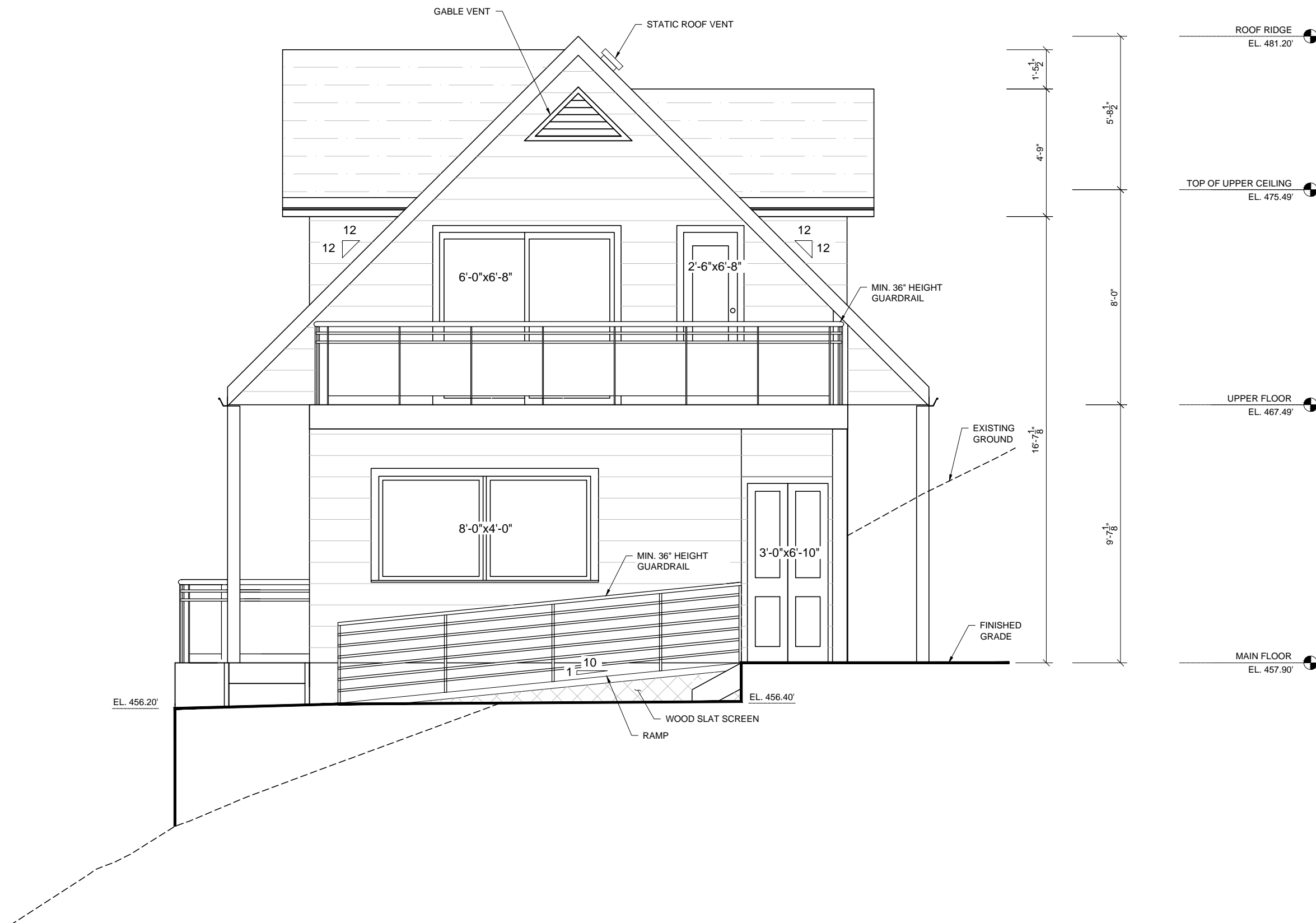
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TITLE
PROPOSED SOUTHEAST ELEVATION

DRAWN BY SL	CHECKED BY FX	DATE APRIL 12, 2016
DRAWING No. A07	SCALE 1/4" = 1'-0"	SHEET 8 OF 11
	SIZE 11x17	REV 1



PROPOSED SOUTHWEST ELEVATION
 SCALE: 1/4" = 1'-0"

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6		
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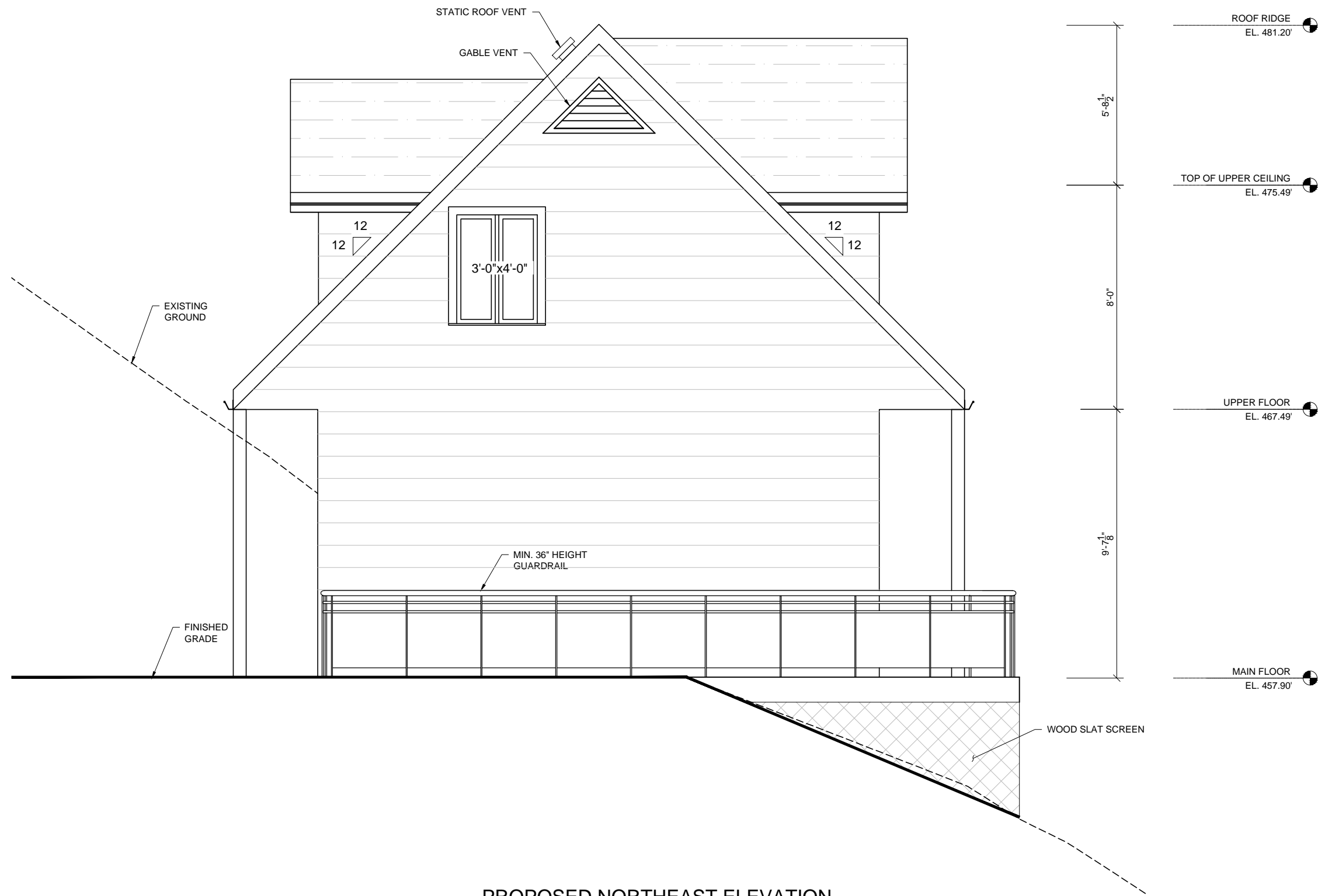
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TITLE
 PROPOSED SOUTHWEST ELEVATION

DRAWN BY SL	CHECKED BY FX	DATE APRIL 12, 2016
DRAWING No. A08	SCALE 1/4" = 1'-0"	SHEET 9 OF 11
	SIZE 11x17	REV 1



PROPOSED NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

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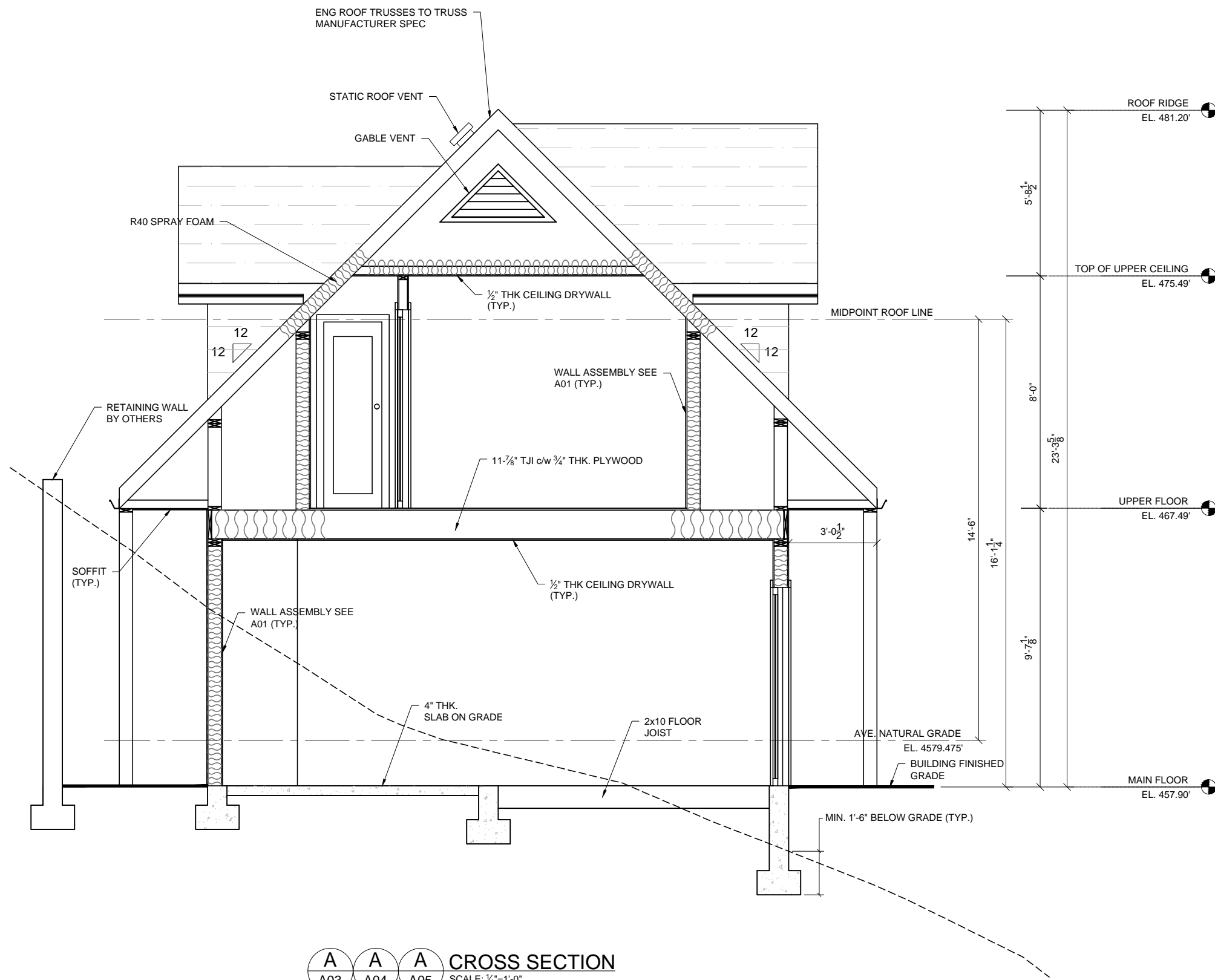
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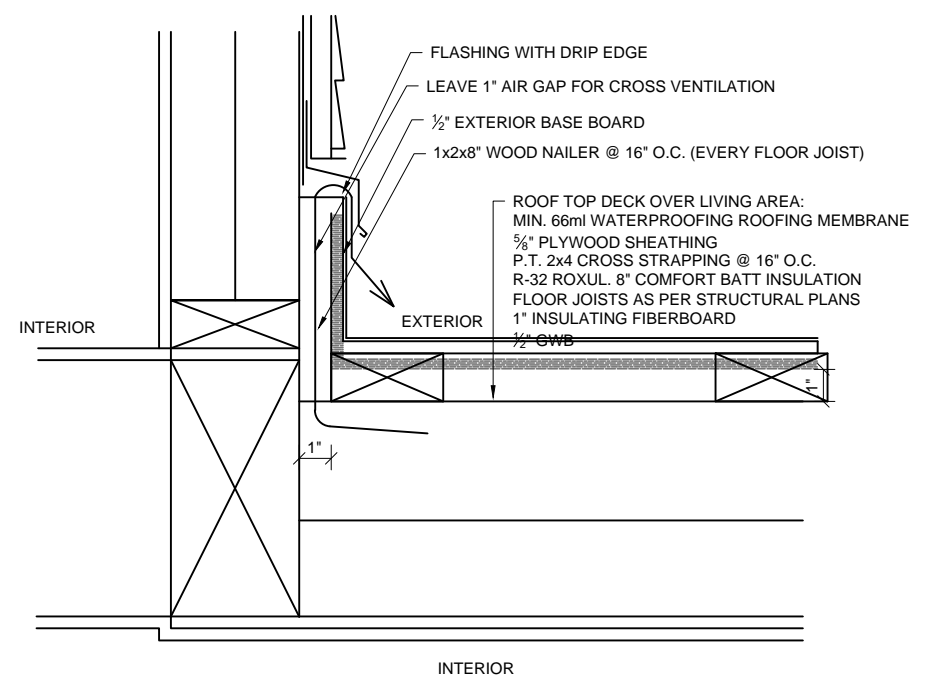
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PROPOSED NORTHEAST ELEVATION

DRAWN BY SL	CHECKED BY FX	DATE APRIL 12, 2016
DRAWING No. A09	SCALE 1/4" = 1'-0"	SHEET 10 OF 11
	SIZE 11x17	REV 1



CROSS SECTION
 A03 A04 A05 SCALE: 1/4"=1'-0"



ROOF TOP DECK - WALL CONNECTION DETAIL
 SCALE: 2" = 1'-0"

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TITLE SECTION A & DETAIL				
DRAWN BY SL	CHECKED BY FX	DATE APRIL 12, 2016		
DRAWING No. A10	SCALE AS SHOWN	SHEET 11 OF 11	SIZE 11x17	REV 1