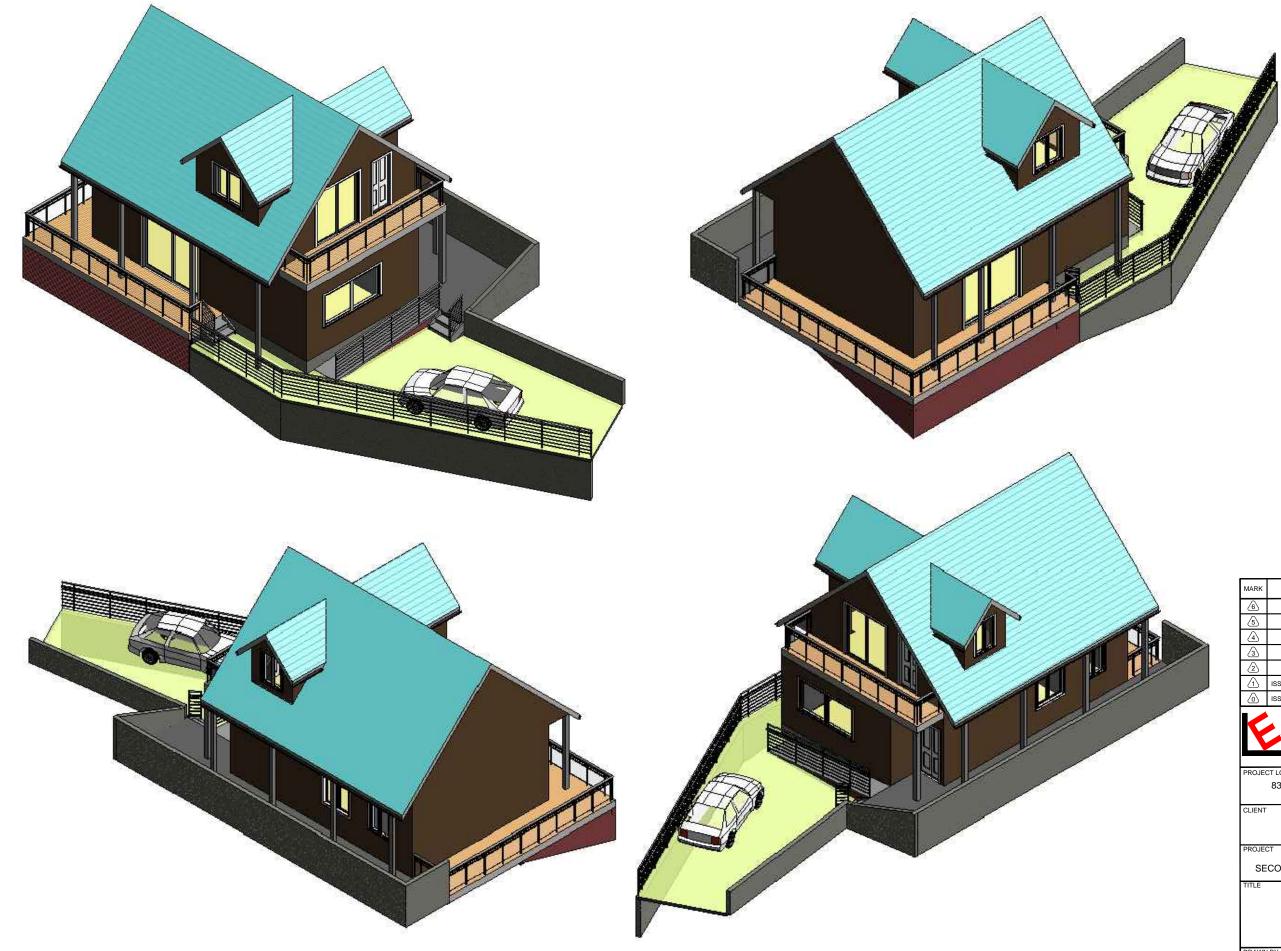
# 835 SENTINEL DR., WEST VANCOUVER SECONDARY SUITE/COACH HOME ARCHITECTURAL DESIGN

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1	A00	DRAWING INDEX	1		
2	A01	3D RENDERING	1		
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# 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 5/8" 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) 1/2" 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. %" 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-FINSHED 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 5/8" 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 1/3" 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

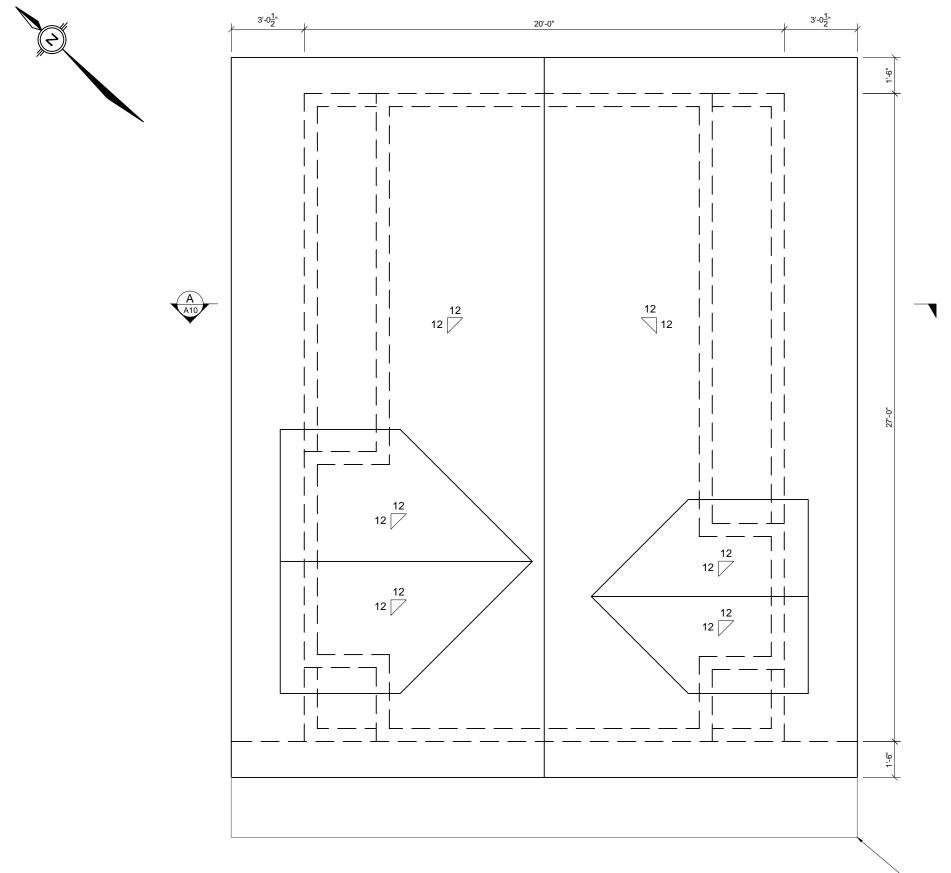
ALL FOOTINGS SHOULD BEAR ON FIRM, UNDISTURBED, NATIVE BEARING MATERIAL BELOW FROST LEVEL (MIN. 18" BELOW GRADE)

# NOTE

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

WINDOW SCHEDULE						
		WINDOV	V SCHEDOLE			
NAME	WIDTH	HEIGHT	NUMBER OF WINDOWS	SILL HEIGHT		
W1	8'-0"	4'-0"	1	3'-0"		
W2	4'-0"	4'-0"	1	3'-0"		
VVZ	4-0	4-0	1	4'-6"		
W3	2' 0"	4' 0"	2	3'-0"		
VV3	3-0	3'-0" 4'-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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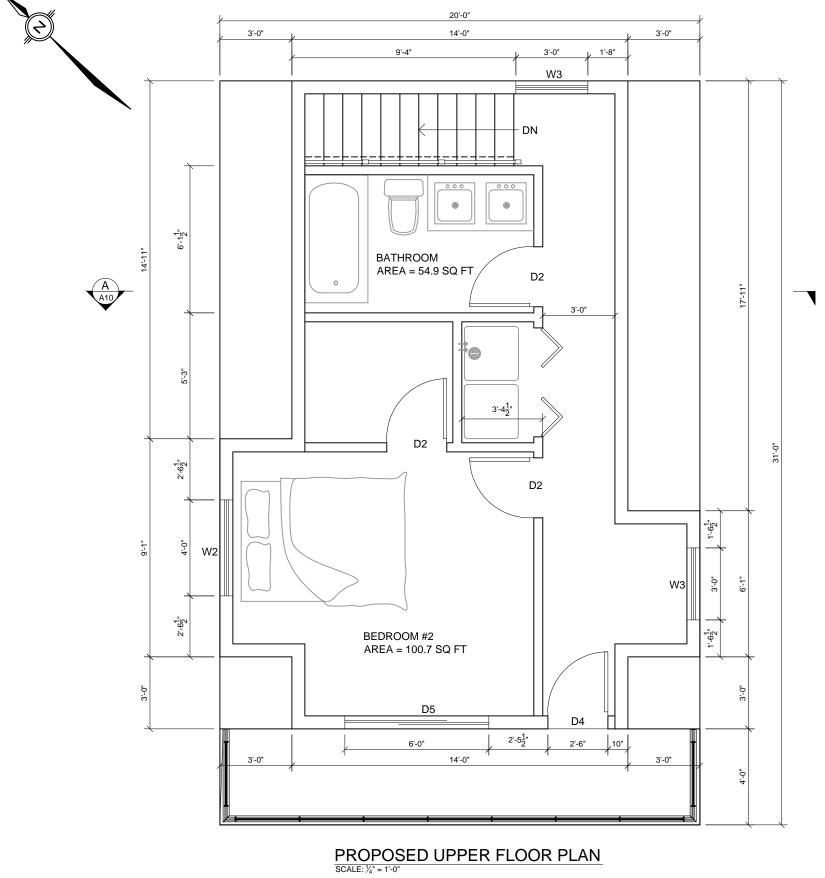
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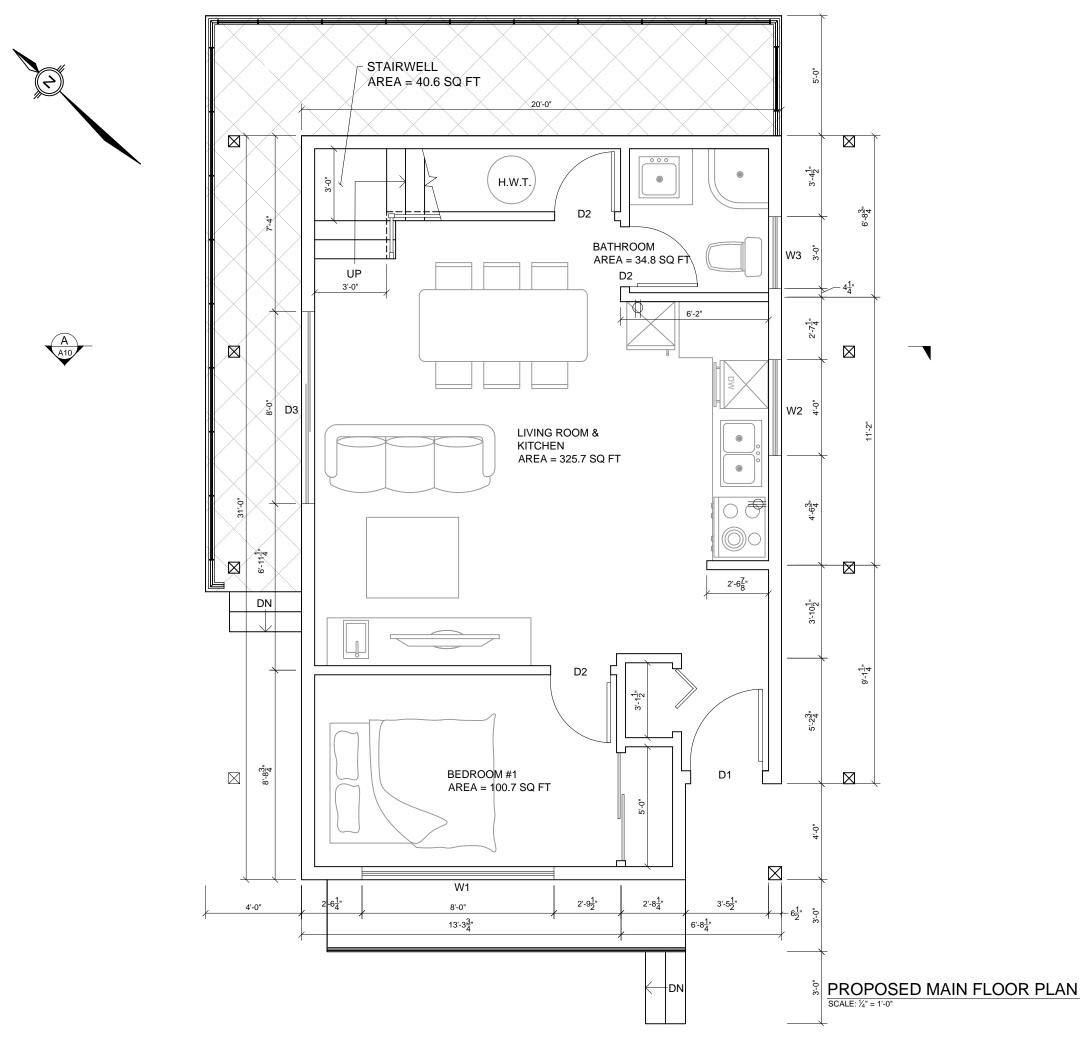
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# NOTES:

- 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<sup>1</sup>/<sub>4</sub>" (ROOF MIDPOINT TO FINISHED GRADE)

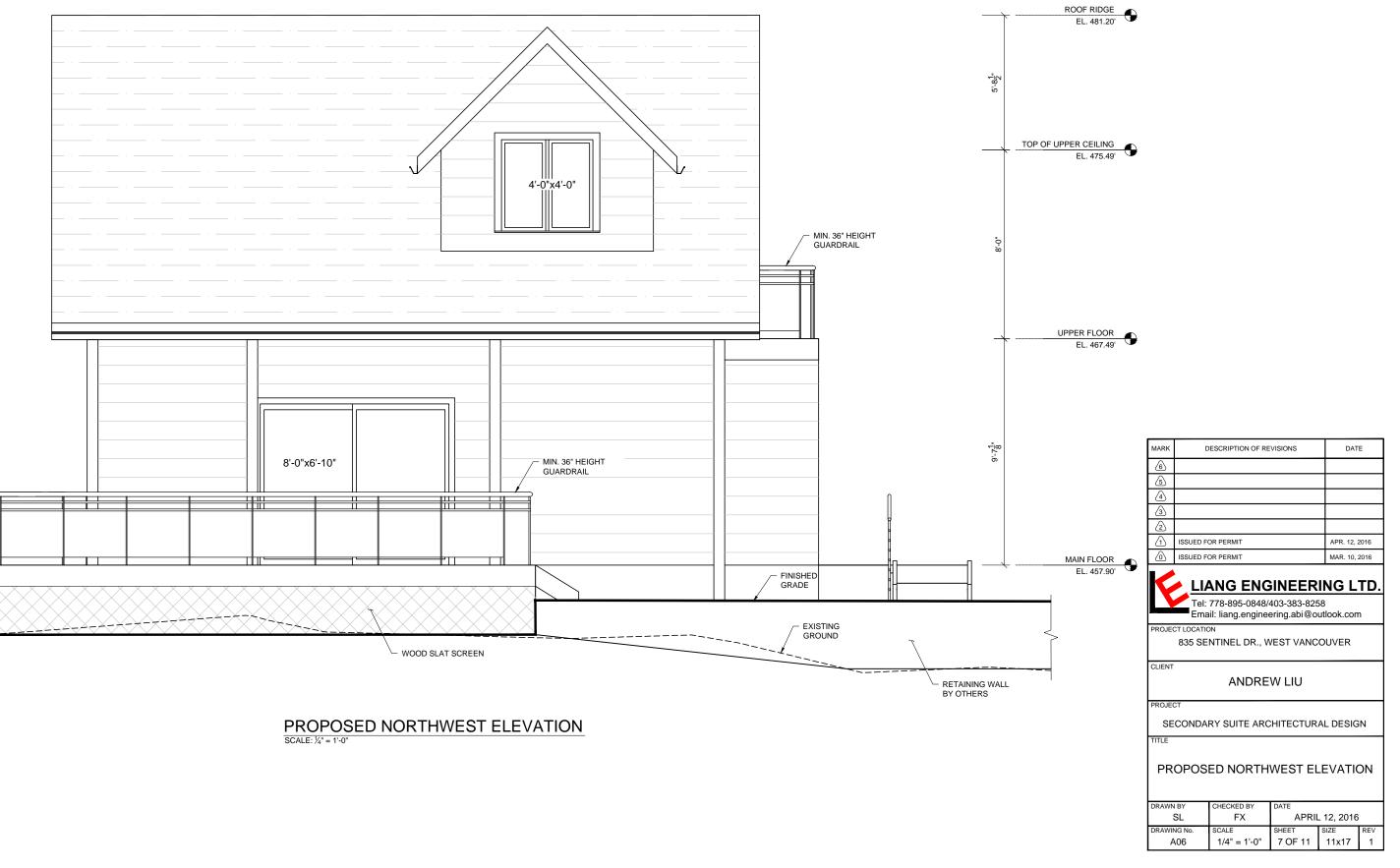
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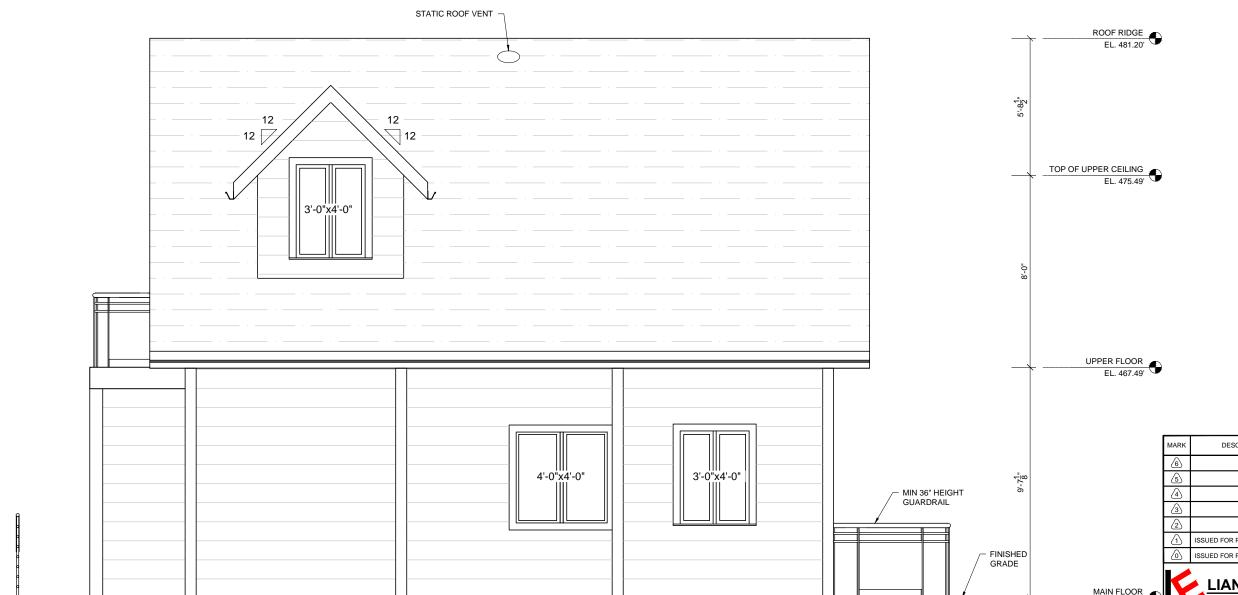


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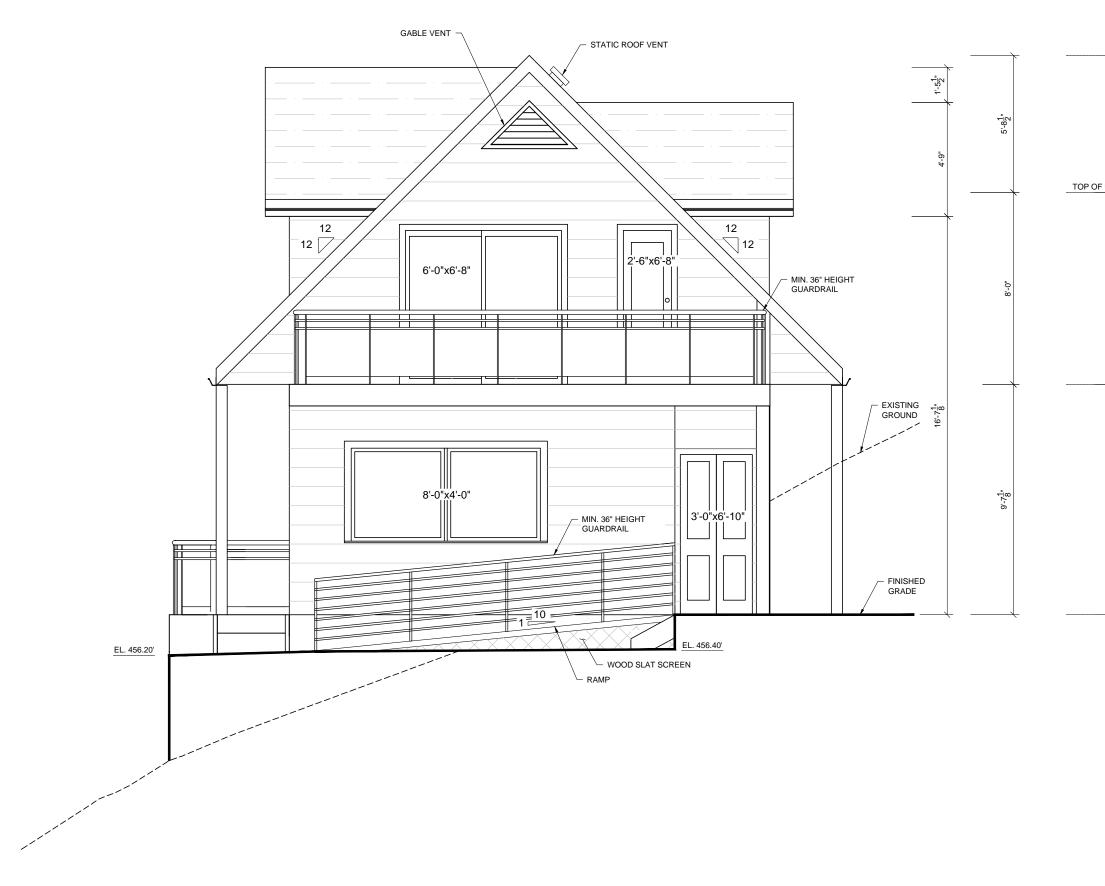




SCALE: 1/4" = 1'-0"



PROPOSED SOUTHEAST ELEVATION



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EL. 481.20					
EL. 475.49'					
UPPER FLOOR					
EL. 467.49					
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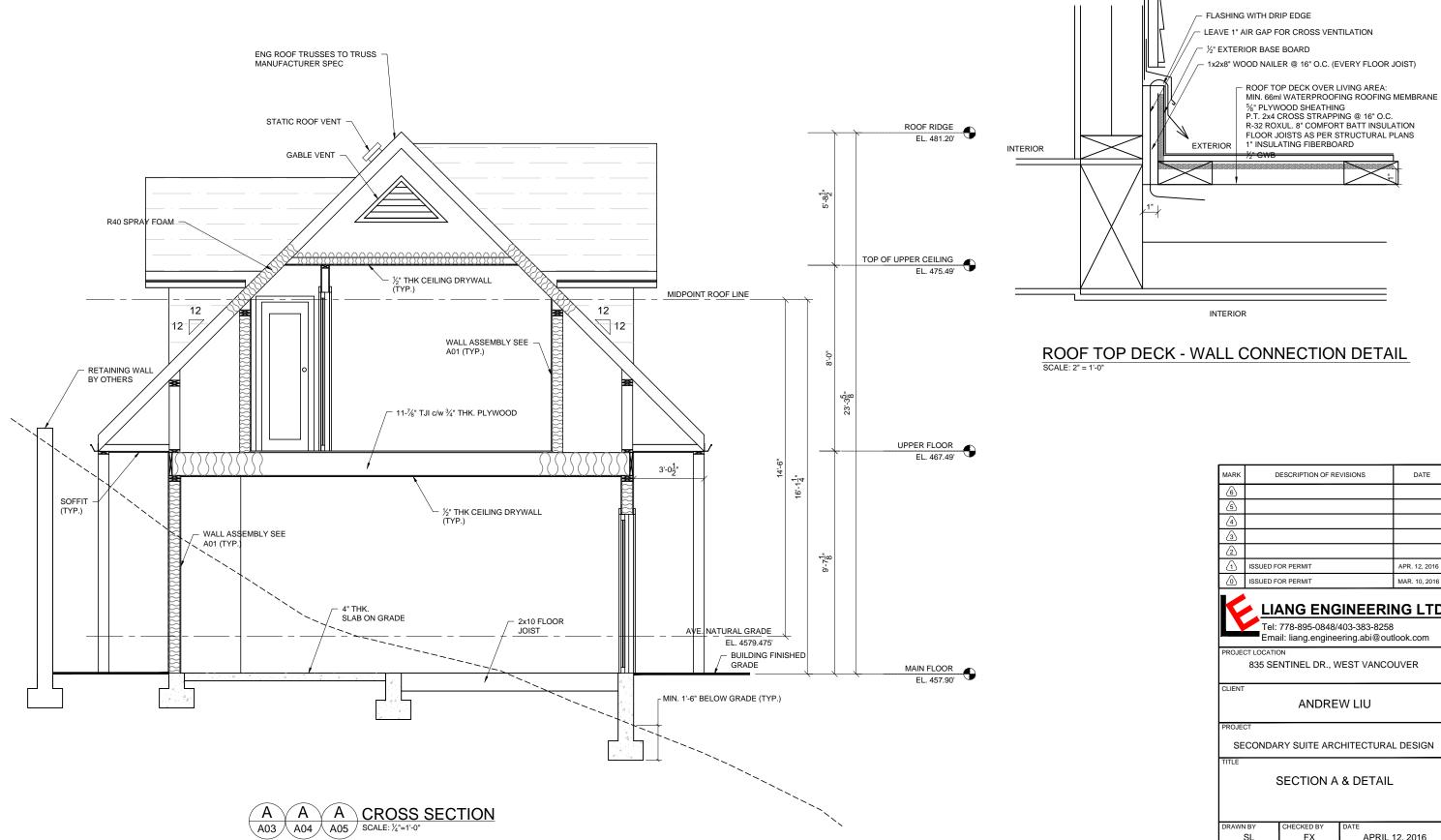


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