

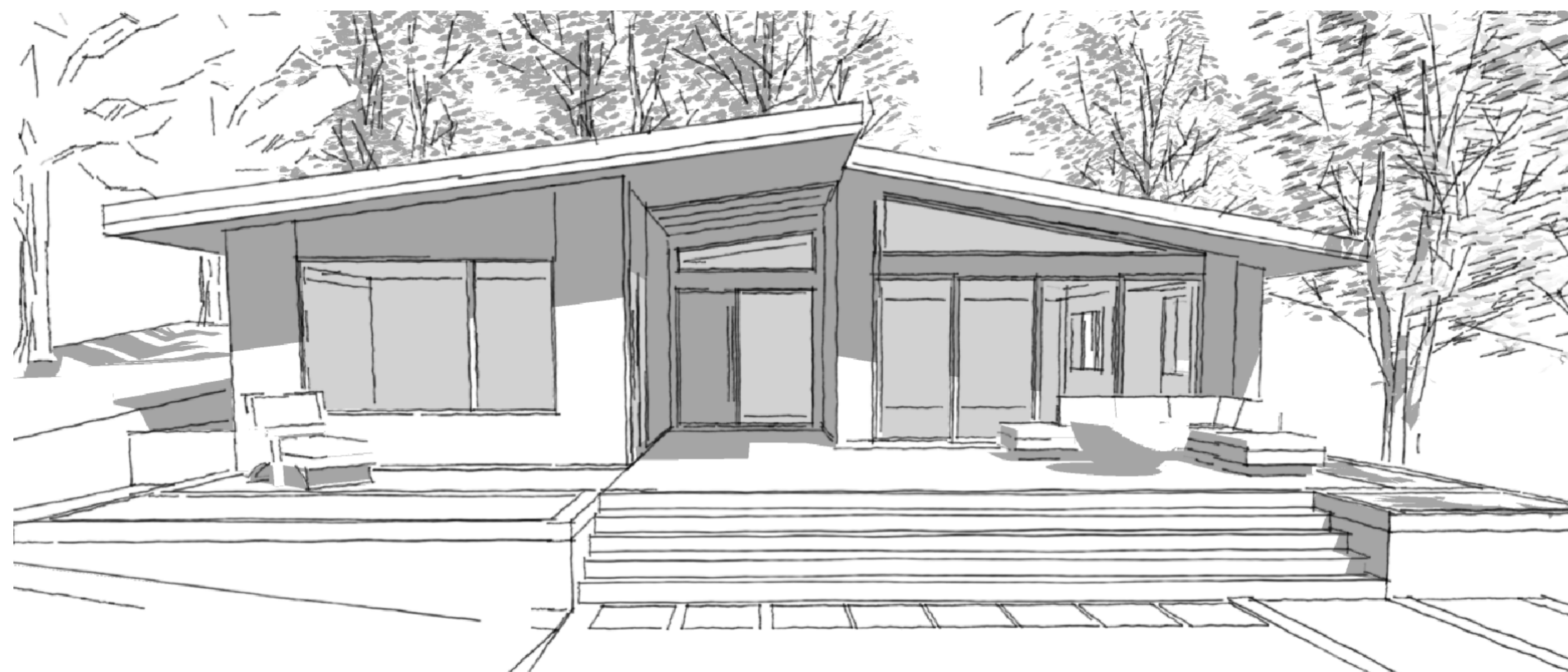
# Coach House

*Address: 870 Braeside St., West Vancouver, B.C.*

*October 16, 2023*

Issued for Development Permit  
July 26, 2023

Revisions - Response to Oct4-23 Review  
October 16, 2023



**Coach House**  
**870 Braeside Street**  
West Vancouver  
British Columbia

A-0.0	Title Sheet - Drawing Legend	-
A-1.0	Existing Conditions	-
A-1.0	3d Views	-
A-2.0	Site Plan - Calculations	1/8" = 1'-0"
A-3.0	Existing House - Lower Floor Plan	1/4" = 1'-0"
A-3.1	Existing House - Main Floor Plan	1/4" = 1'-0"
A-3.2	Existing House - Attic Floor Plan	1/4" = 1'-0"
A-3.3	Existing House - Roof Plan	1/4" = 1'-0"
A-3.4	Proposed Coach House - Floor Plan	1/4" = 1'-0"
A-3.5	Proposed Coach House - Roof Plan	1/4" = 1'-0"
A-4.0	Proposed Coach House - Elevations	1/4" = 1'-0"
A-4.1	Proposed Coach House - Elevations	1/4" = 1'-0"
A-5.0	Proposed Coach House - Sections	1/4" = 1'-0"

Contract

Drawn

Checked

Date OCTOBER 16, 2023

Scale

Sheet Number

**Property Information**

Legal Description: Plan of Lot 1, Block 2, North 3/4 of district Lot 1049  
 Plan 6634  
 Lot Area: 9,600 sf .18acre  
 Zone: RSS

**Setbacks**

**Principle Structure**  
 Minimum Required Setbacks:  
 Front Yard Setback: 25.00 ft  
 Rear Yard Setback: 25.00 ft  
 Side Yard Setback (10% of lot width - 32-508.1): 6.00 ft  
 Lot width 60'-0"

**Proposed Setbacks:**  
 Front Yard Setback: 25.50 ft  
 Rear Yard Setback: 25.50 ft  
 Side Yard Setback: 6.00 ft

**Building Coverage**

**All Buildings & Structures**  
 Permitted Site Coverage: 30% 2,880 sf  
 Existing Site Coverage: 17% 1,663 sf

**Floor Space Ratio Calculation**

Lot Area: 9,600 sf  
 Permitted dwelling size: 30% 2,880 sf

Area Breakdown	Gross	FSR
Garage	325 sf	0 sf
Lower Floor Plan (88% AVG. GRADE 360.8 FT)	1,270 sf	1,116 sf
Main Floor Plan	1,444 sf	1,444 sf
Attic	219 sf	219 sf
<b>Total</b>	<b>2,780.4 sf</b>	

**Building Height**

**Permitted Building Height:** 25 ft  
**Proposed Building Height:** 25.00 ft

**Property Information - 870 Braeside - Proposed Coach House**

Legal Description: Plan of Lot 1, Block 2, North 3/4 of district Lot 1049  
 Plan 6634  
 Lot Area: 9,600 sf .18acre  
 Zone: RSS

**Setbacks**

**Coach House Structure**  
 Minimum Required Setbacks:  
 Rear Yard Setback: 4.60 ft 1.2 m  
 Side Yard Setback: 4.60 ft 1.2 m  
 Distance Between Buildings: 16.00 ft 4.9 m

**Proposed Setbacks:**  
 Rear Yard Setback: 6.00 ft 1.83 m  
 Side Yard Setback: 6.00 ft 1.83 m  
 Distance Between Buildings: 31.30 ft 9.5 m

**Building Coverage**

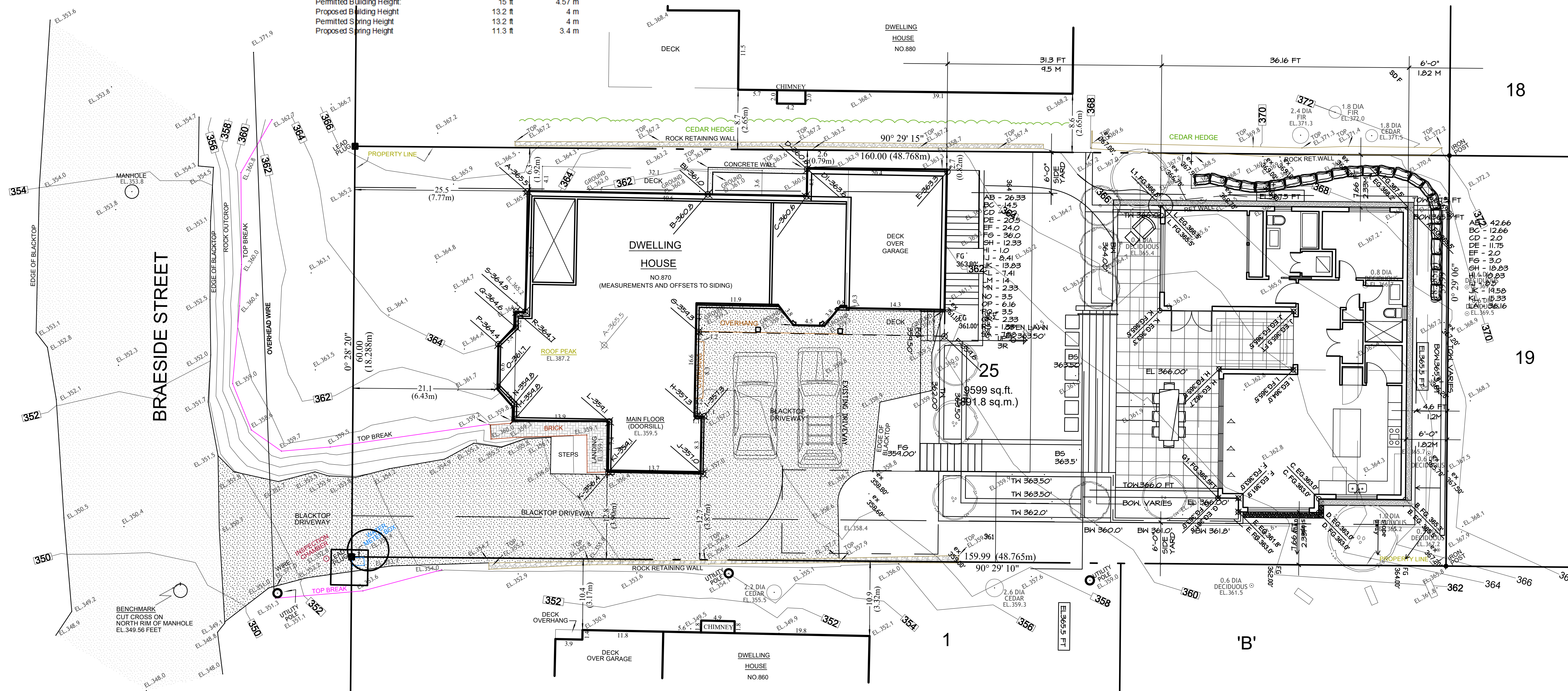
**All Buildings & Structures**  
 Permitted Site Coverage: 0.30 2,880 sf  
 Existing Site Coverage: 0.17 1,663 sf  
 Proposed Site Coverage: 0.30 2,863 sf  
 Permitted Exterior Space: 0.06 576 sf  
 Proposed Exterior Space: 0.14 1376 sf

**Floor Space Ratio Calculation**

Area Breakdown	Gross	FSR
Garage	325 sf	0 sf
Lower Floor Plan	1,270 sf	1,118 sf
Main Floor Plan	1,444 sf	1,444 sf
Attic	219 sf	219 sf
Proposed Coach House	1200 sf	1200 sf
Coach House Exemption	-800 sf	
<b>Total</b>	<b>3,180.4 sf</b>	

**Building & Spring Height**

**Permitted Building Height:** 15 ft 4.57 m  
**Proposed Building Height:** 13.2 ft 4 m  
**Permitted Spring Height:** 13.2 ft 4 m  
**Proposed Spring Height:** 11.3 ft 3.4 m



Average Grade - Existing House

%	ft	el: ft	el: Ft	total	total/2	avg: m	
AB	12.60%	26.33	365.50	360.80	726.30	363.15	45.74
B1C	6.94%	14.5	361.00	360.60	721.60	360.80	25.03
CD	1.91%	4	360.60	360.60	721.20	360.60	6.90
DE	9.81%	20.5	363.60	363.30	726.90	363.45	35.64
EF	11.48%	24	363.30	359.60	722.90	361.45	41.50
FG	17.22%	36	359.60	359.30	718.90	359.45	61.90
GH	5.90%	12.33	359.30	357.30	716.60	358.30	21.13
HI	0.48%	1	357.30	357.30	714.60	357.30	1.71
IJ	4.02%	8.41	357.30	357.00	714.30	357.15	14.37
JK	6.62%	13.83	357.00	356.40	713.40	356.70	23.60
KL	3.54%	7.41	359.10	359.10	718.20	359.10	12.73
LM	6.70%	14	359.10	359.80	718.90	359.45	24.07
MN	1.11%	2.33	359.80	359.80	719.60	359.80	4.01
NO	1.67%	3.5	359.80	361.70	721.50	360.75	6.04
OP	2.95%	6.16	361.70	364.40	726.10	363.05	10.70
PQ	1.67%	3.5	364.40	364.60	729.00	364.50	6.10
QR	1.11%	2.33	364.60	364.70	729.30	364.65	4.06
RS	0.64%	1.33	364.70	364.80	729.50	364.75	2.32
SA	3.63%	7.58	364.80	365.50	730.30	365.15	13.24
0.00%	0	0.00	0.00	0.00	0.00	0.00	0.00
100.00%	209.04					360.80 ft	
						Overall Max Height	385.80 ft

Average Grade - Proposed Coach House

%	ft	el: ft	el: Ft	total	total/2	avg: m	
AB	23.27%	42.66	365.50	365.30	730.80	365.40	85.04
B1C	6.91%	12.66	365.30	363.00	728.30	364.15	25.15
CD	1.09%	2	363.00	363.00	726.00	363.00	3.96
DE	6.41%	11.75	363.00	361.80	724.80	362.40	23.23
EF	1.09%	2	361.80	361.90	723.70	361.85	3.95
FG	1.64%	3	361.90	361.80	723.70	361.85	5.92
GH	10.27%	18.83	361.80	362.70	724.50	362.25	37.21
HI	5.91%	10.83	362.70	364.00	726.70	363.35	21.47
IJ	4.64%	8.5	364.00	365.50	729.50	364.75	16.91
JK	10.68%	19.58	365.50	365.30	730.80	365.40	39.03
KL	8.36%	15.33	365.30	365.50	730.80	365.40	30.56
LA1	19.73%	36.16	366.00	367.50	733.50	366.75	72.35
0.00%	0	0.00	0.00	0.00	0.00	0.00	0.00
0.00%	0	0.00	0.00	0.00	0.00	0.00	0.00
0.00%	0	0.00	0.00	0.00	0.00	0.00	0.00
0.00%	0	0.00	0.00	0.00	0.00	0.00	0.00
0.00%	0	0.00	0.00	0.00	0.00	0.00	0.00
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0.00%	0	0.00	0.00	0.00	0.00	0.00	0.00
0.00%	0	0.00	0.00	0.00	0.00	0.00	0.00
0.00%	0	0.00	0.00	0.00	0.00	0.00	0.00
100.00%	183.3					364.8 ft	
						Overall Max Height	389.8 ft

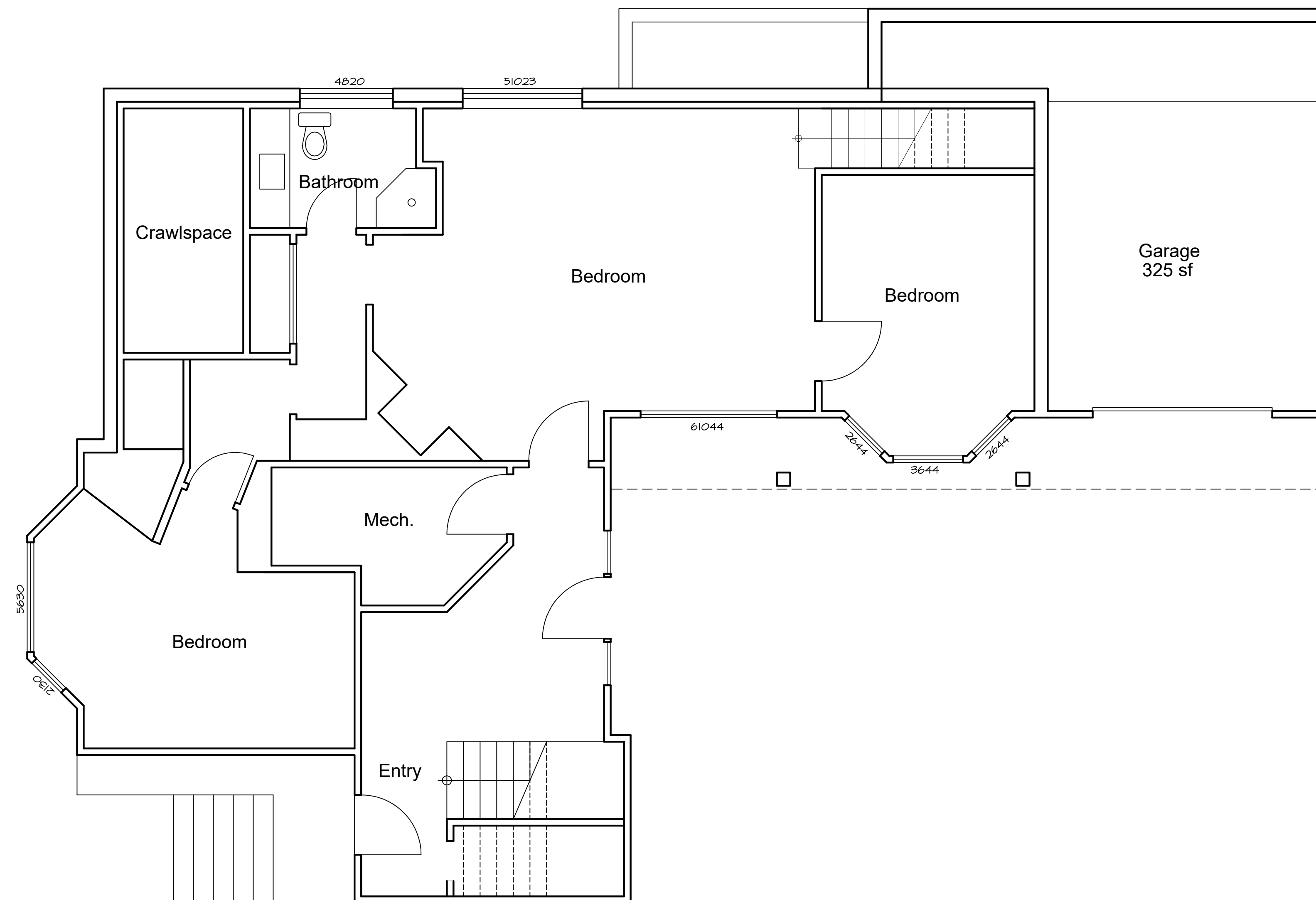
**Coach House**  
 870 Braeside Street  
 West Vancouver  
 British Columbia

**Site Plan**  
 Development Statistics

Contract  
 Drawn  
 Checked  
 Date: OCTOBER 16, 2023  
 Scale: 1/16" = 1'-0"  
 Sheet Number

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October 16, 2023



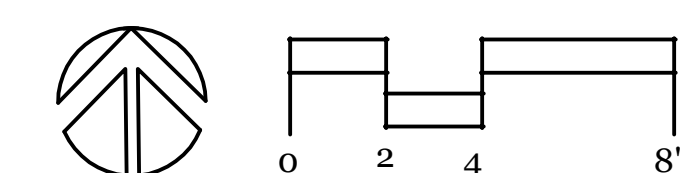
**Lower Floor Plan ~ Existing House**  
1,270 sf - 1,109 sf FSR (Garage Excluded)

**Coach House**  
**870 Braeside Street**  
West Vancouver  
British Columbia

**Existing House**  
**Lower Floor Plan**

Contract  
Drawn  
Checked  
Date OCTOBER 16, 2023  
Scale 1/4" = 1'-0"  
Sheet Number

# Lower Floor ~ Existing House



**A-3.0**

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October 16, 2023



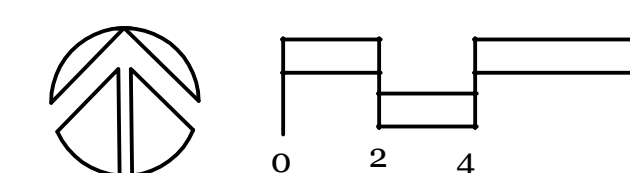
Main Floor Plan ~ Existing House  
1,444 sf

**Coach House**  
**870 Braeside Street**  
West Vancouver  
British Columbia

Existing House  
Main Floor Plan

Contract  
Drawn  
Checked  
Date OCTOBER 16, 2023  
Scale 1/4" = 1'-0"  
Sheet Number

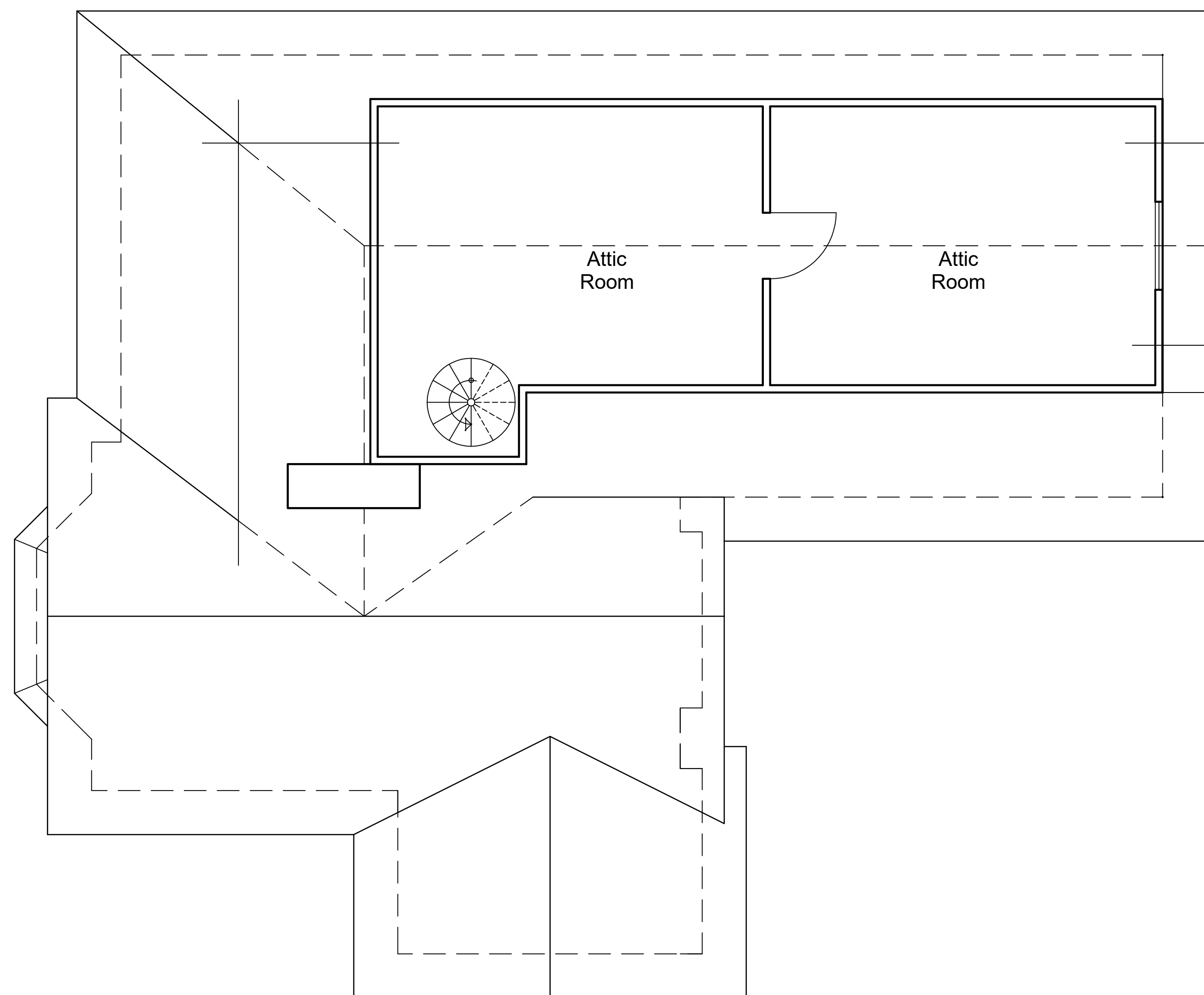
# Main Floor ~ Existing House



# A-3.1

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July 26, 2023

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October 16, 2023



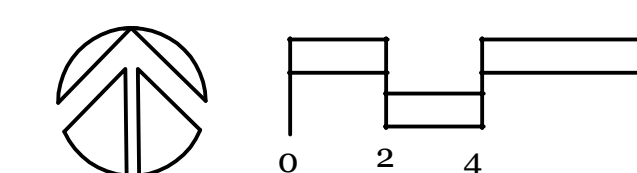
Attic Plan ~ Existing House  
219 sf

**Coach House**  
**870 Braeside Street**  
West Vancouver  
British Columbia

Existing House  
Attic Plan

Contract  
Drawn  
Checked  
Date OCTOBER 16, 2023  
Scale 1/4" = 1'-0"  
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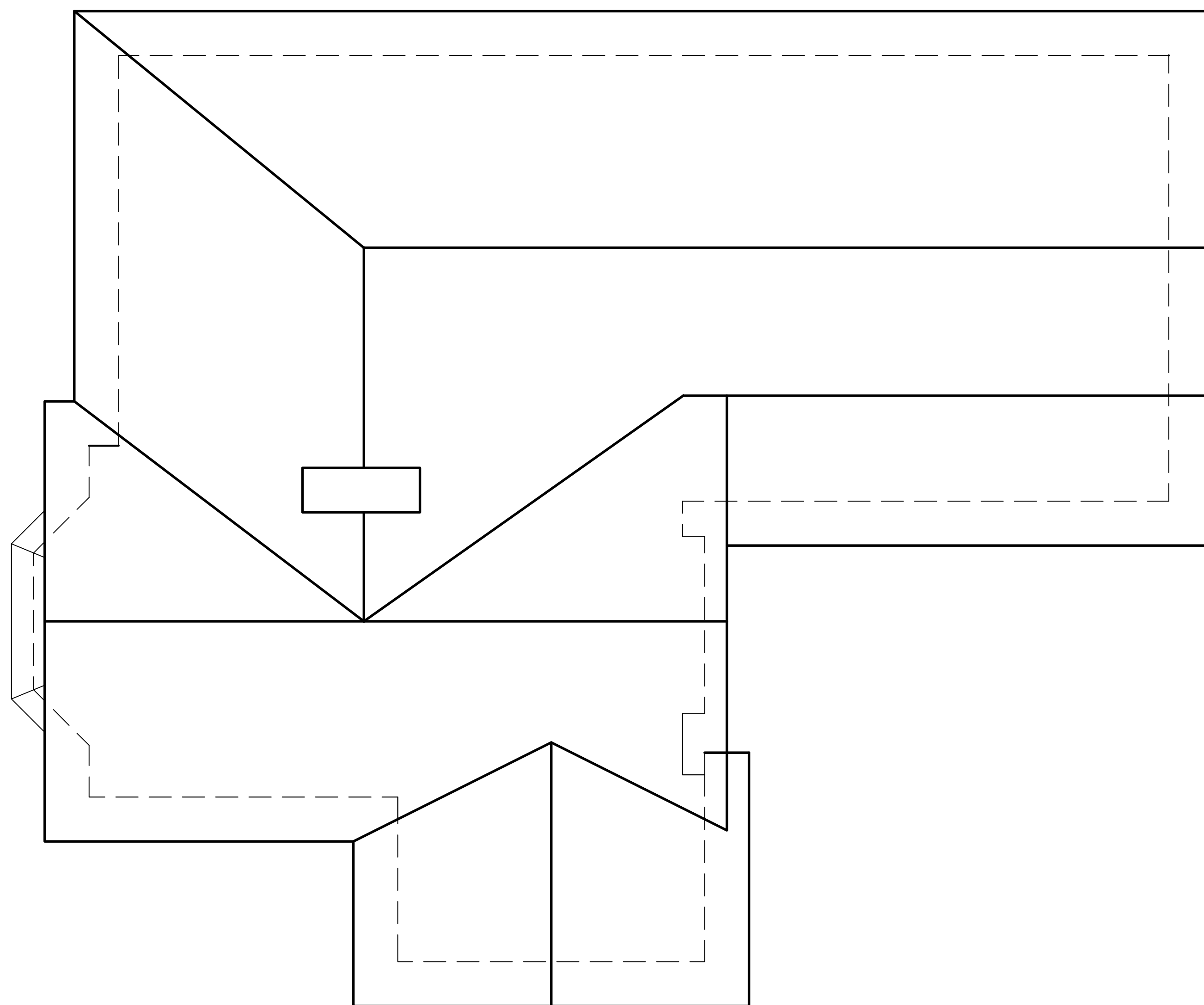
# Attic Plan ~ Existing House



A-3.2

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July 26, 2023

Revisions - Response to Oct4-23 Review  
October 16, 2023



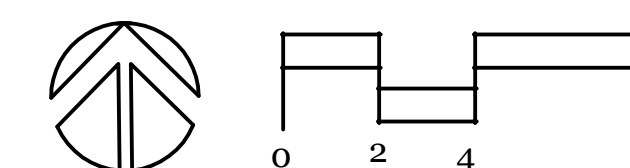
Roof Plan ~ Existing House

**Coach House**  
**870 Braeside Street**  
West Vancouver  
British Columbia

Existing House  
Roof Plan

Contract  
Drawn  
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Date OCTOBER 16, 2023  
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Sheet Number

Roof Plan ~ Existing House



A-3.3

### Wall Legend

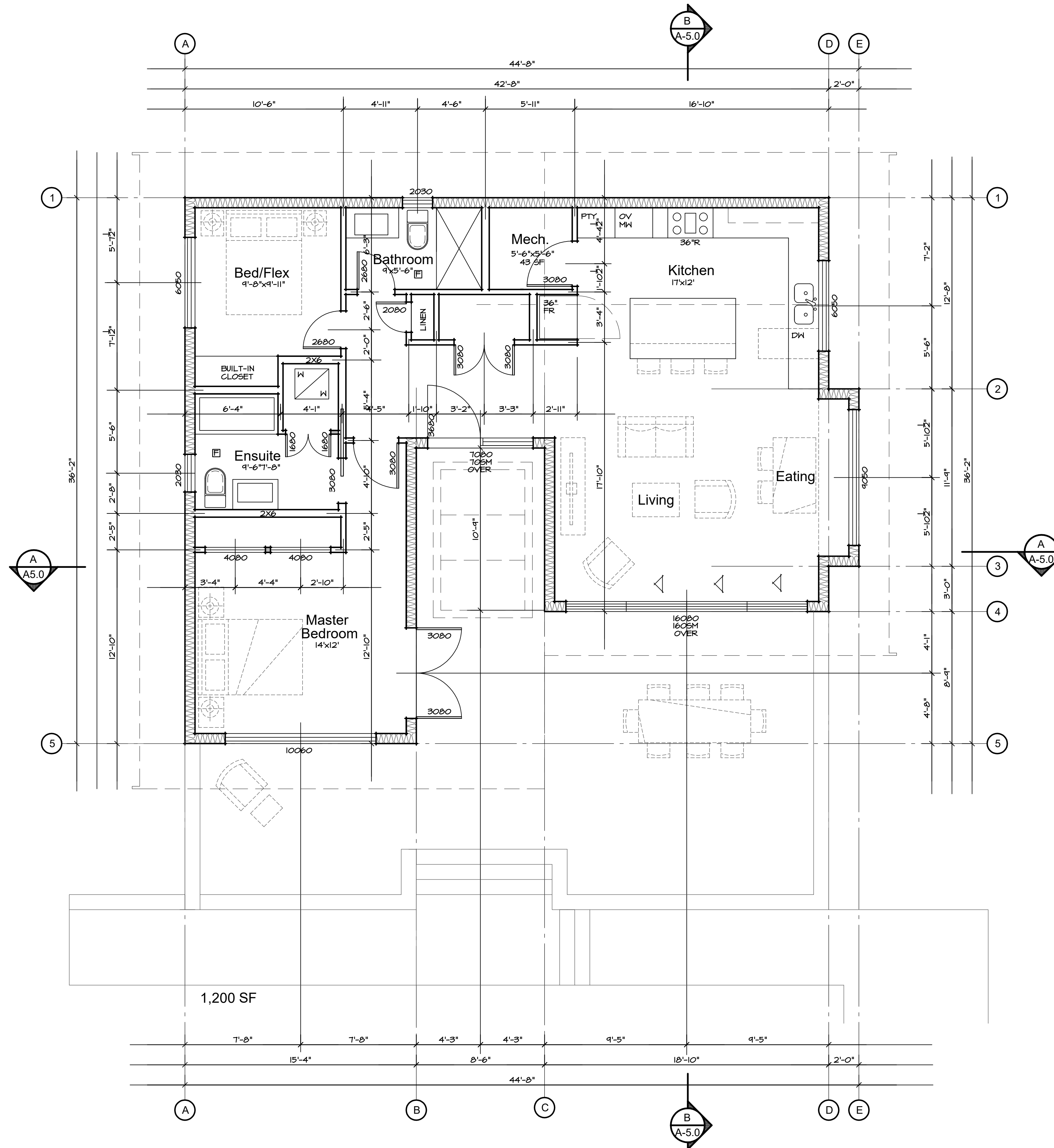
**TYPICAL EXTERIOR WALL ASSEMBLY**  
HARDI OR CEDAR SHINGLES ON  
1X4 HORIZONTAL P.T. STRAPPING  
1X4 VERTICAL P.T. STRAPPING  
SHEATHING MEMBRANE, SEALED AND TAPED AT ALL JOINTS  
1/2" PLYWOOD SHEATHING  
2X8 @ 16" O.C. W/ R22 BATT INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD

**INTERIOR PARTITION WALL**  
1/2" GYPSUM WALLBOARD PAINTED BOTH SIDES OF  
2 X 4" STUDS U.N.O. AT 16" O.C. (REFER TO STRUCT. DWGS.)

**TYPICAL BELOW GRADE WALL ASSEMBLY**  
DIMPLEBOARD DRAINAGE MAT  
2 COATS DAMP PROOFING  
8" CONCRETE FOUNDATION WALL AS PER STRUCTURAL  
2" GAP FILLED WITH 2LB SPRAY FOAM  
2X4 @ 16" O.C. 3" 2LB SPRAY FOAM  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD

#### Notes

ALL EXTERIOR WALLS DIMENSIONED TO FACE OF CONCRETE AND PLYWOOD SHEATHING  
ALL WINDOWS & DOORS DIMENSIONED TO CENTRE LINE  
ALL INTERIOR WALLS DIMENSIONED TO CENTRE LINE OF WALLS  
FOR SHEAR WALL LOCATIONS REFER TO STRUCT. DWGS.  
TBD  
HRV - SENSIBLE HEAT RECOVER = 65% OR BETTER  
CONDENSING BOILER, NAT GAS, AFUE = 95%  
AIR CONDITIONING ELECTRIC, SEER 14  
HOT WATER HEATING COMINATION WITH CONDENSING BOILER  
NAT. GAS EF=0.78  
WINDOWS TRIPLE PANE US1 I.2, PATIO DOORS US1 I.4, DOORS US1 I.B



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July 26, 2023

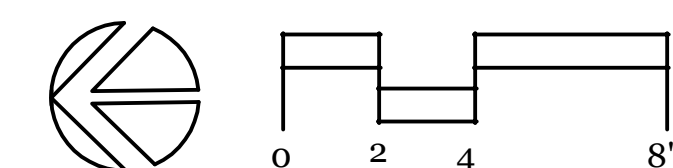
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**Coach House**  
**870 Braeside Street**  
West Vancouver  
British Columbia

**Proposed Coach House**  
**Floor Plan**

Contract  
Drawn  
Checked  
Date OCTOBER 16, 2023  
Scale 1/4" = 1'-0"  
Sheet Number

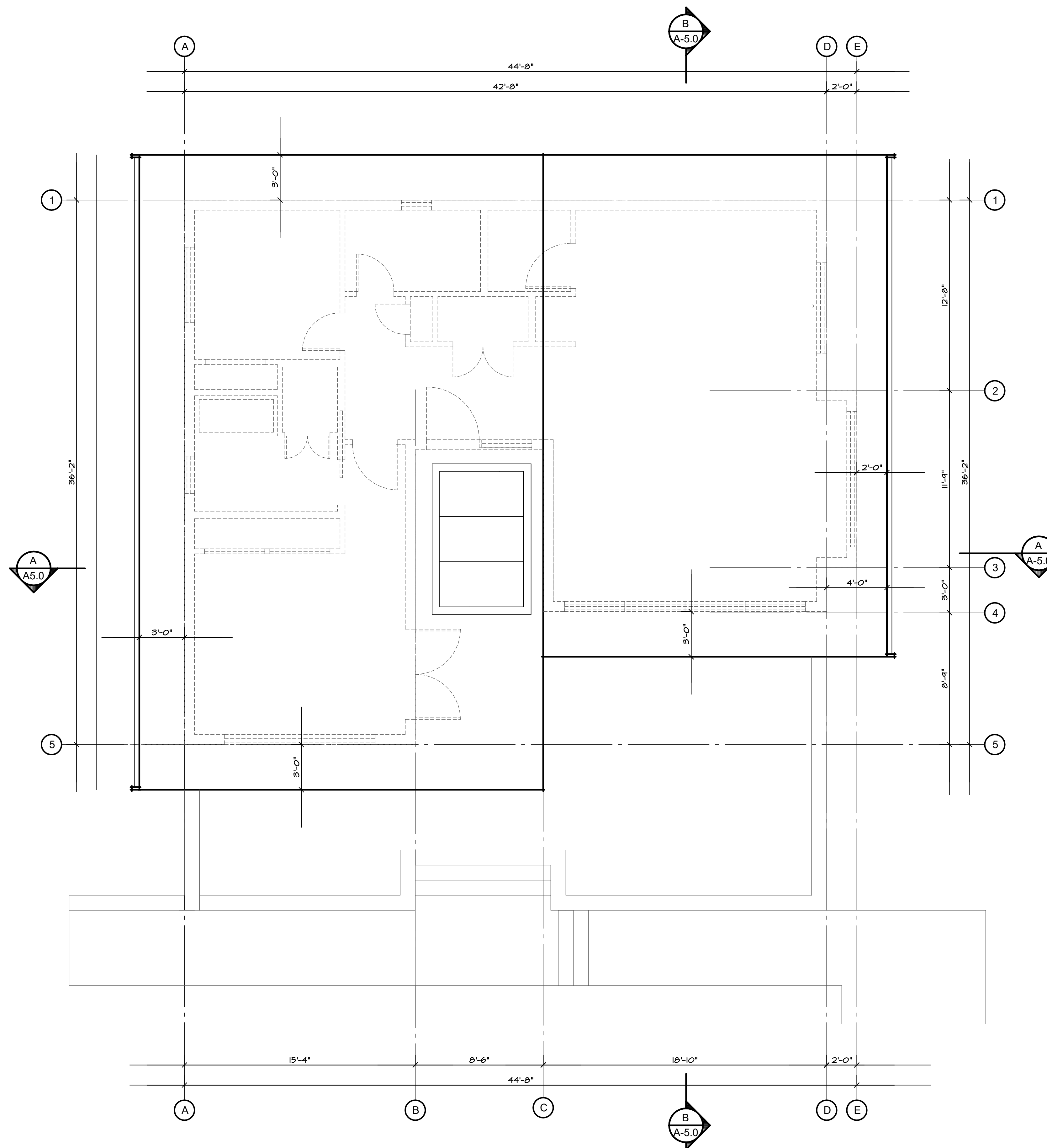
# Proposed Coach House ~ Floor Plan



A-3.4

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July 26, 2023

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October 16, 2023

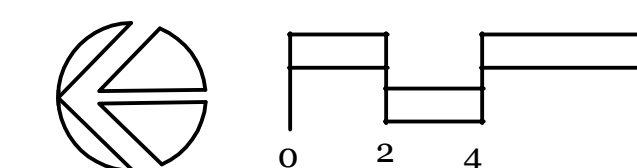


**Coach House**  
**870 Braeside Street**  
West Vancouver  
British Columbia

Proposed Coach House  
Roof Plan

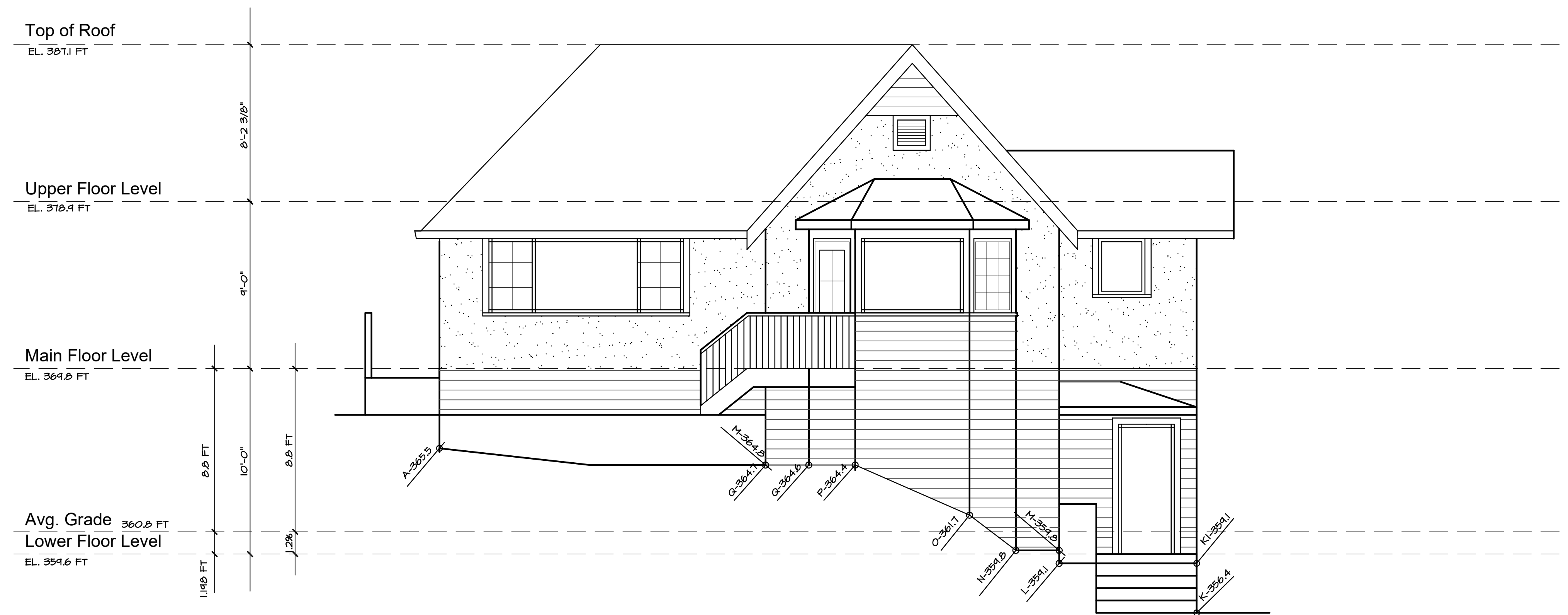
Contract  
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Checked  
Date OCTOBER 16, 2023  
Scale 1/4" = 1'-0"  
Sheet Number

Proposed Coach House ~ Roof Plan

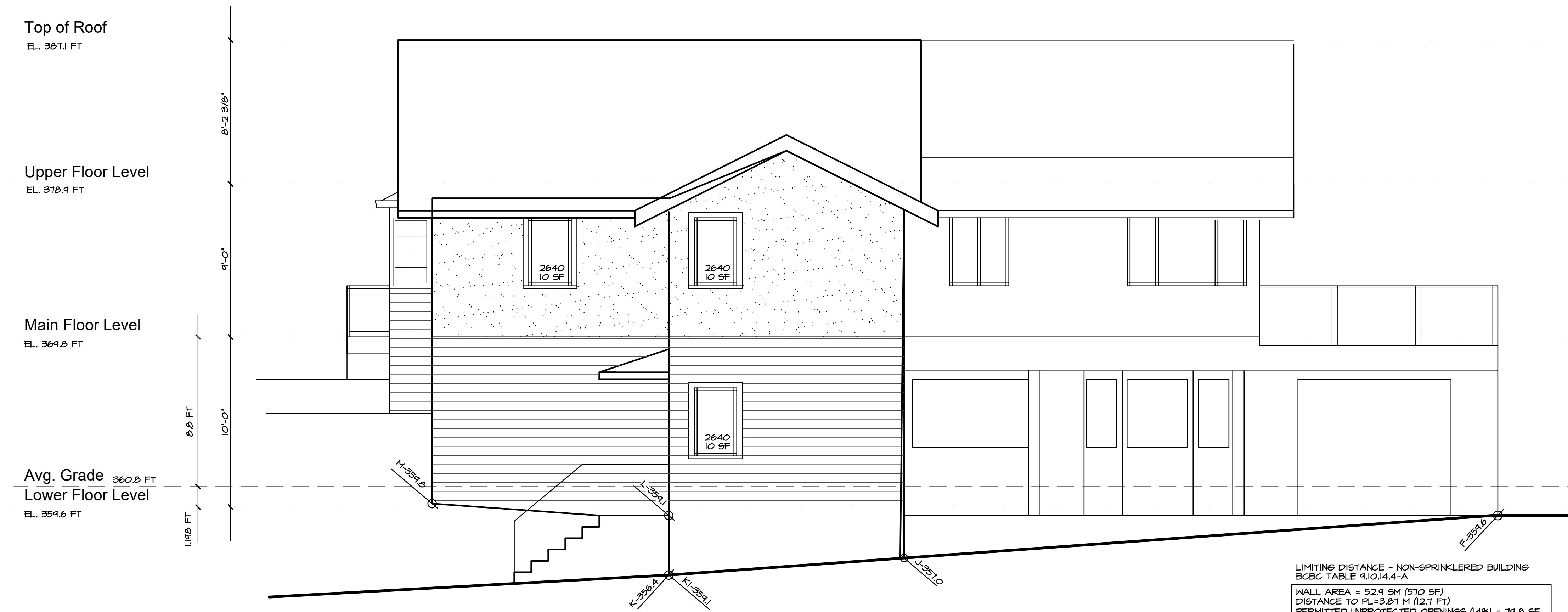


A-3.5





1. West Elevation ~ Existing House



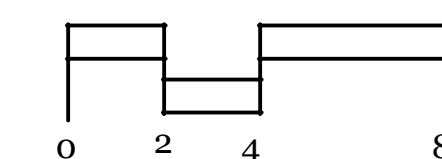
2. South Elevation ~ Existing House

**Coach House**  
870 Braeside Street  
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British Columbia

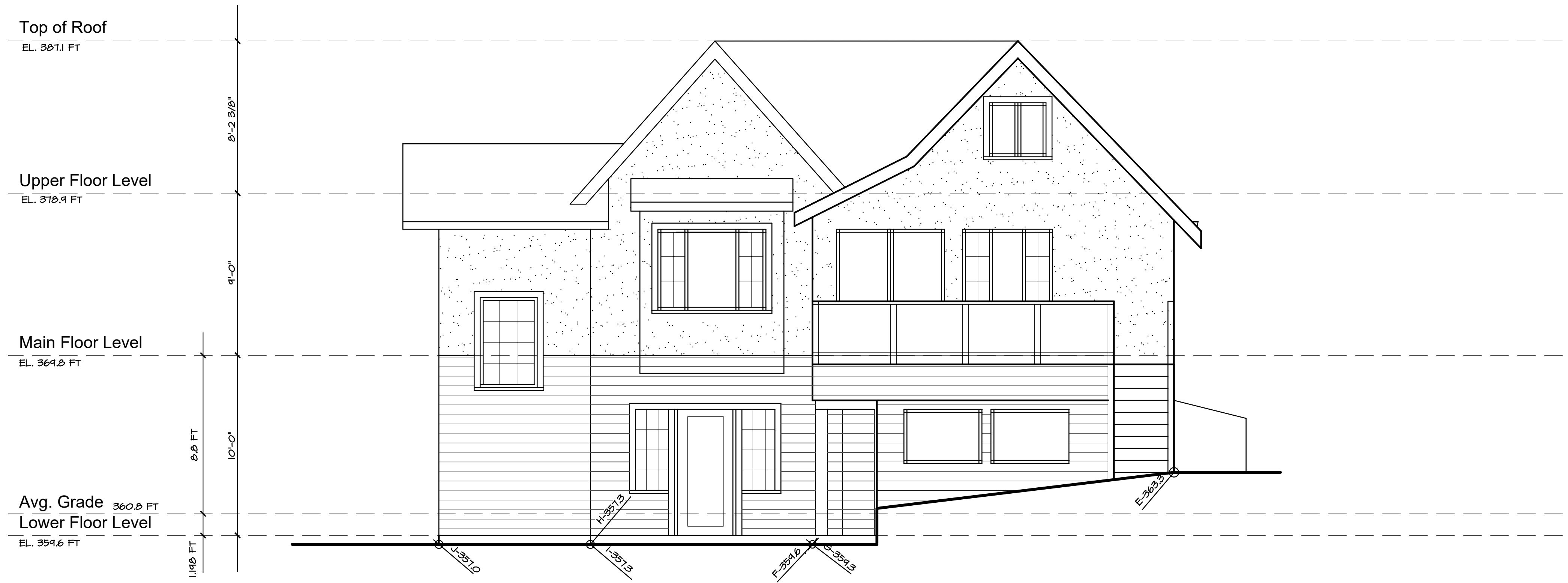
Existing House  
Elevations

Contract  
Drawn  
Checked  
Date OCTOBER 16, 2023  
Scale 1/4" = 1'-0"  
Sheet Number

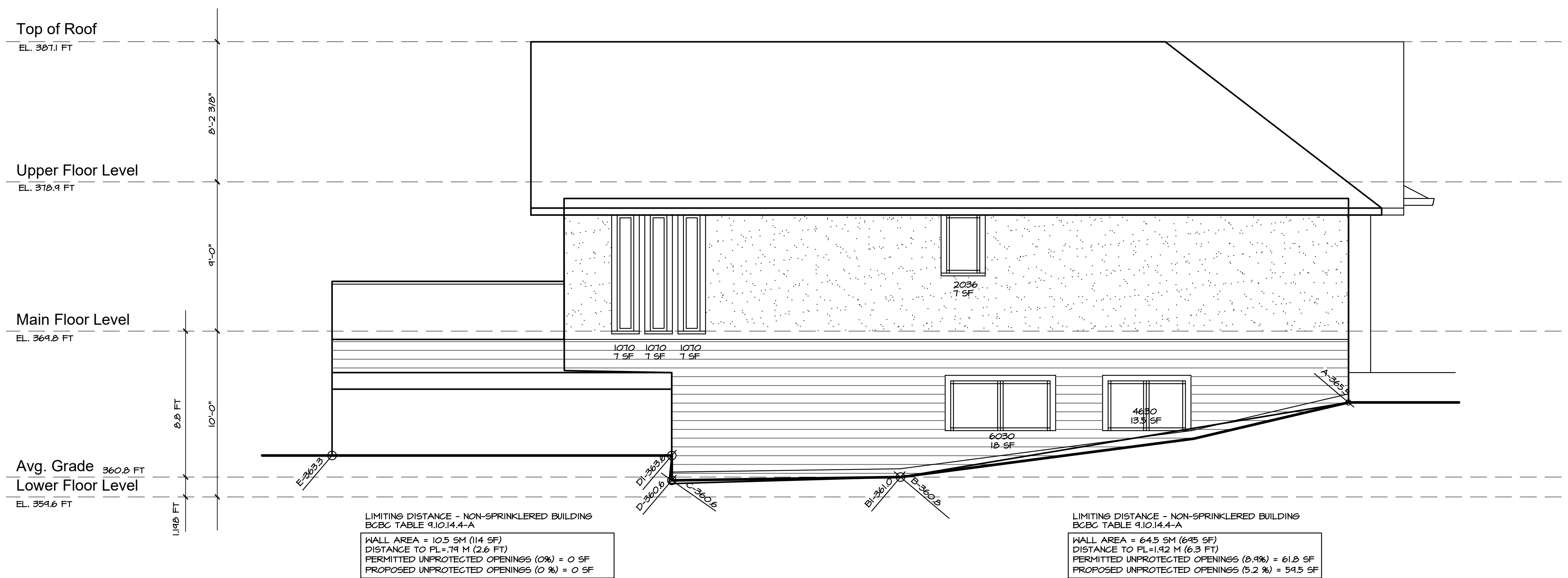
# Existing House ~ Elevations



A-4.0



3. East Elevation ~ Existing House



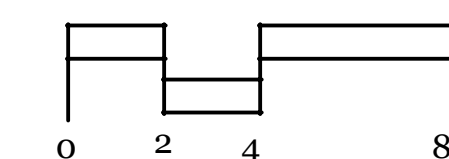
4. North Elevation ~ Existing House

**Coach House**  
**870 Braeside Street**  
West Vancouver  
British Columbia

Existing House  
Elevations

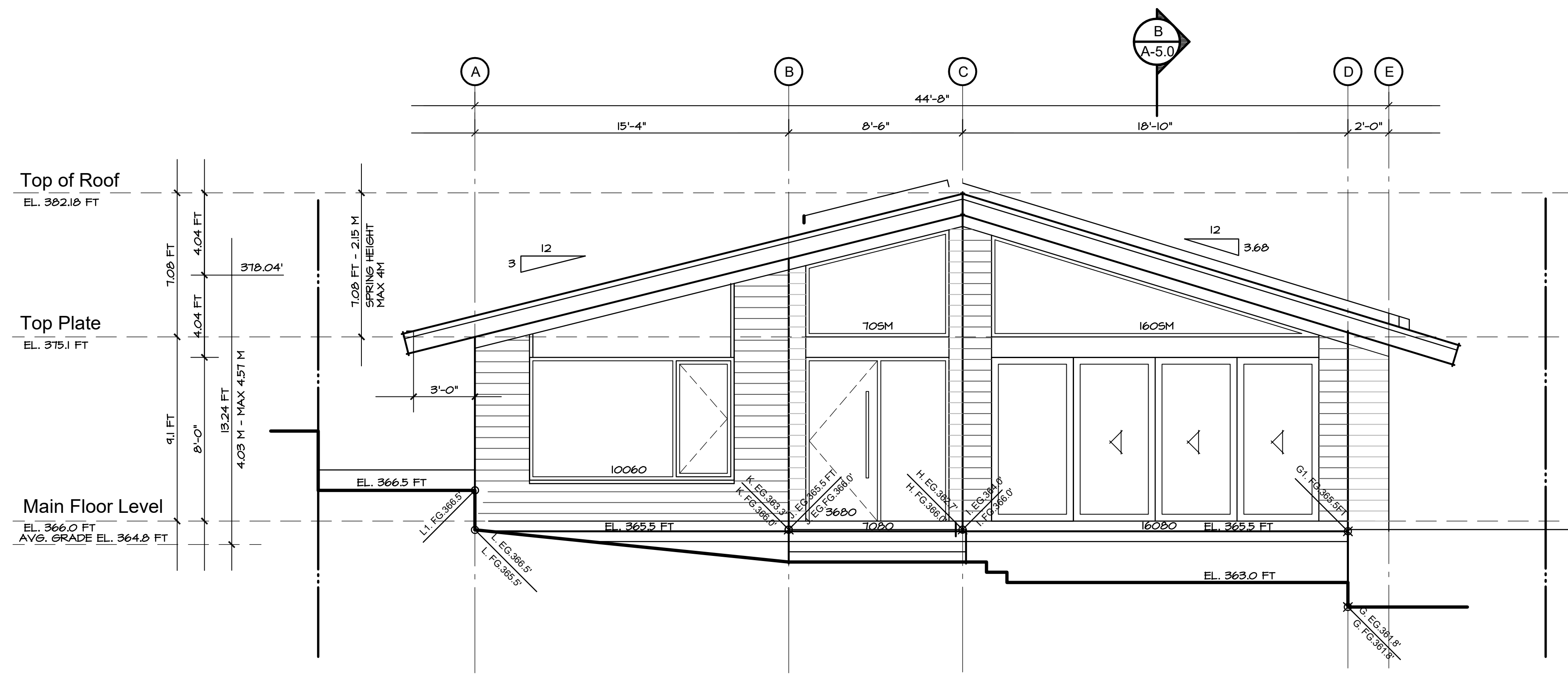
Contract  
Drawn  
Checked  
Date OCTOBER 16, 2023  
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Sheet Number

# Existing House ~ Elevations

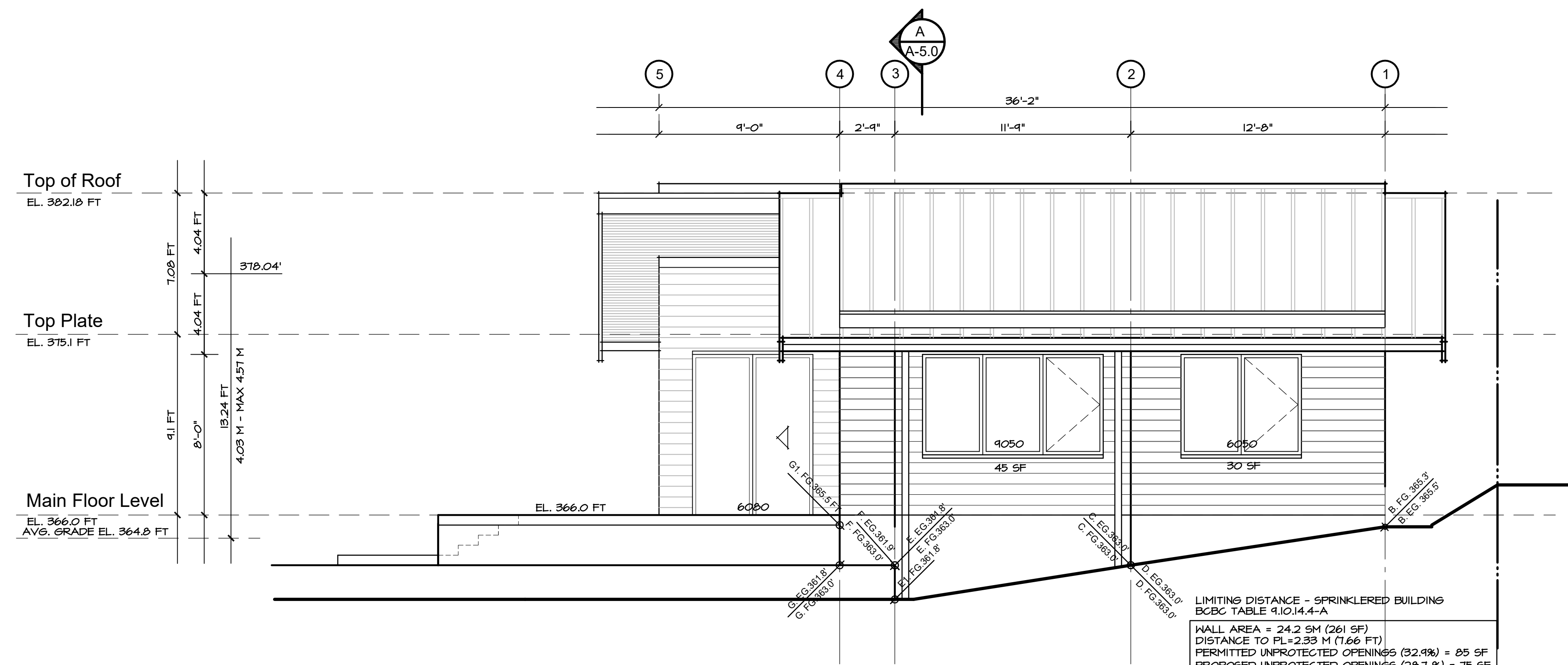


A-4.1

Issued for Development Permit  
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October 16, 2023



1. West Elevation



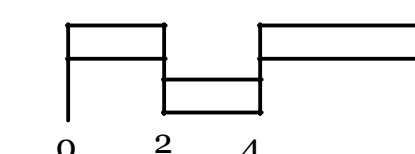
2. South Elevation

**Exterior Finish Legend**

Roof	Standing Seam Roof - 16" spacing 20 guage	Windows	Double Glazing Set in Aluminum Frames
Eave Fascias	Aluminum Gutter on 2 x 6 Fascia board		Operable and Fixed Sashes to be same dimensoin and rails with substantial section. Casement Openers
Wall	4" Stained Cedar Bevelled Siding	Cross Cavity Flashing	Pre-finished Metal
Window Trims	Window inset into wall; no trims	Soffits	1x4 Fine-line Hemlock Soffit - hidden vents

Contract  
Drawn  
Checked  
Date OCTOBER 16, 2023  
Scale 1/4" = 1'-0"  
Sheet Number

Proposed Coach House ~ Elevations



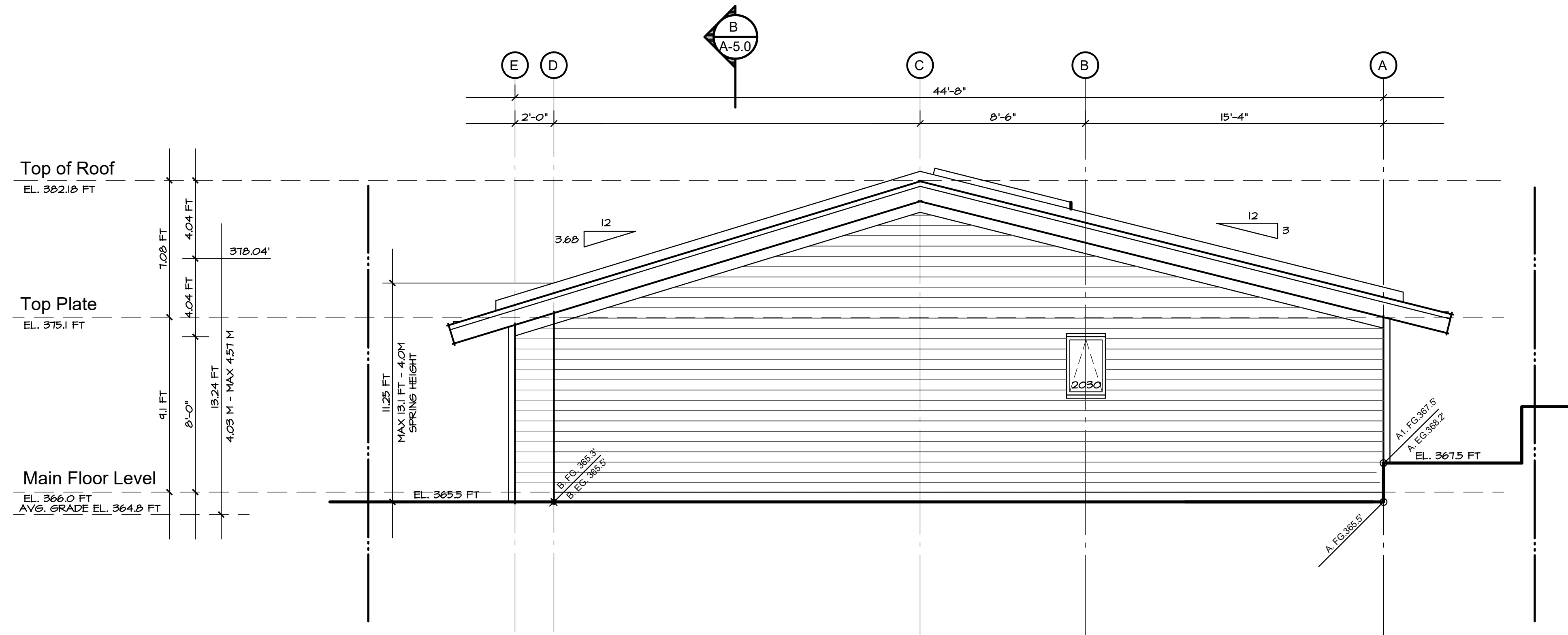
A-4.2

**Coach House**  
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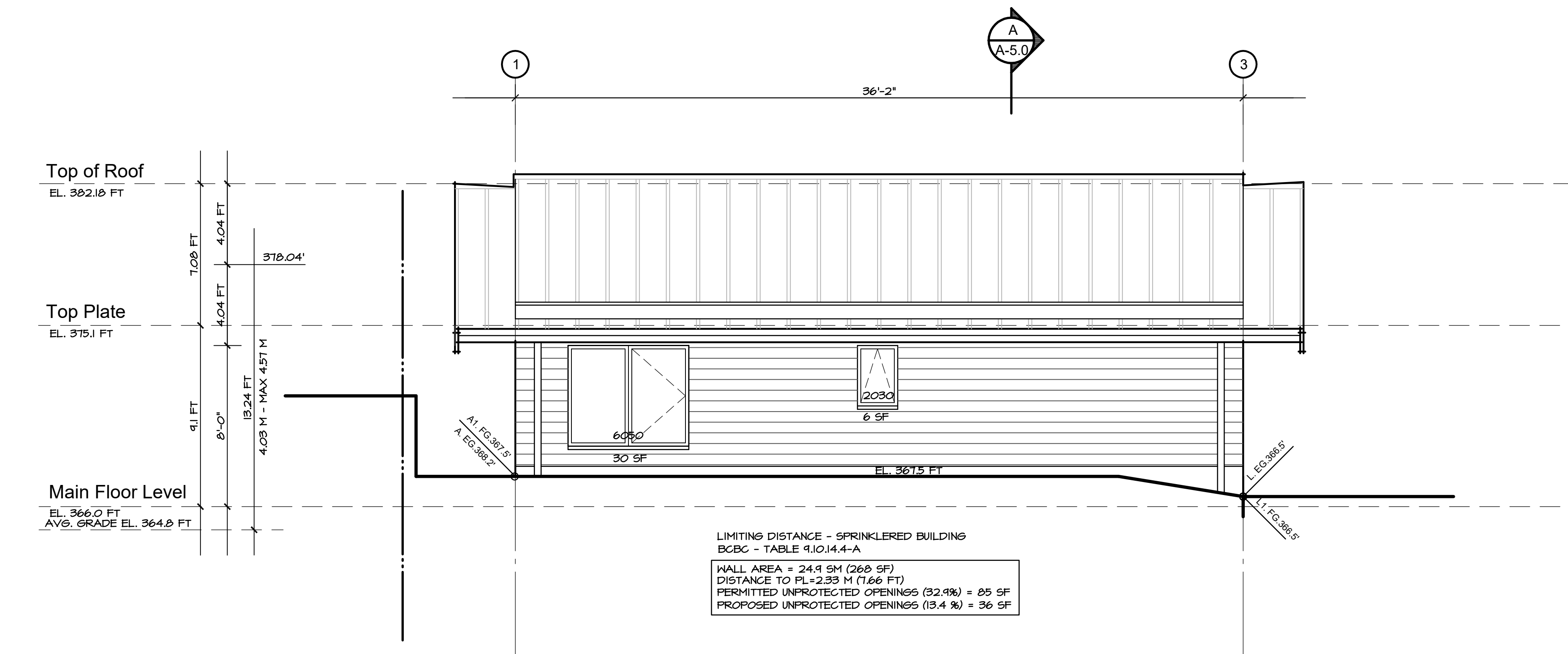
Proposed Coach House  
Elevations

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3. East Elevation



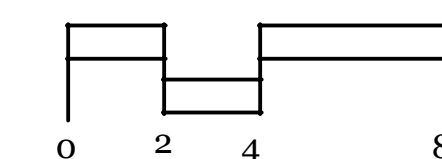
4. North Elevation

Exterior Finish Legend

Roof	Standing Seam Roof - 16" spacing 20 gauge	Windows	Double Glazing Set in Aluminum Frames
Eave Fascias	Aluminum Gutter on 2 x 6 Fascia board		Operable and Fixed Sashes to be same dimension and rails with substantial section. Casement Openers
Wall	4" Stained Cedar Bevelled Siding	Cross Cavity Flashing	Pre-finished Metal
Window Trims	Window inset into wall; no trims	Soffits	1x4 Fine-line Hemlock Soffit - hidden vents

Contract  
Drawn  
Checked  
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Proposed Coach House ~ Elevations



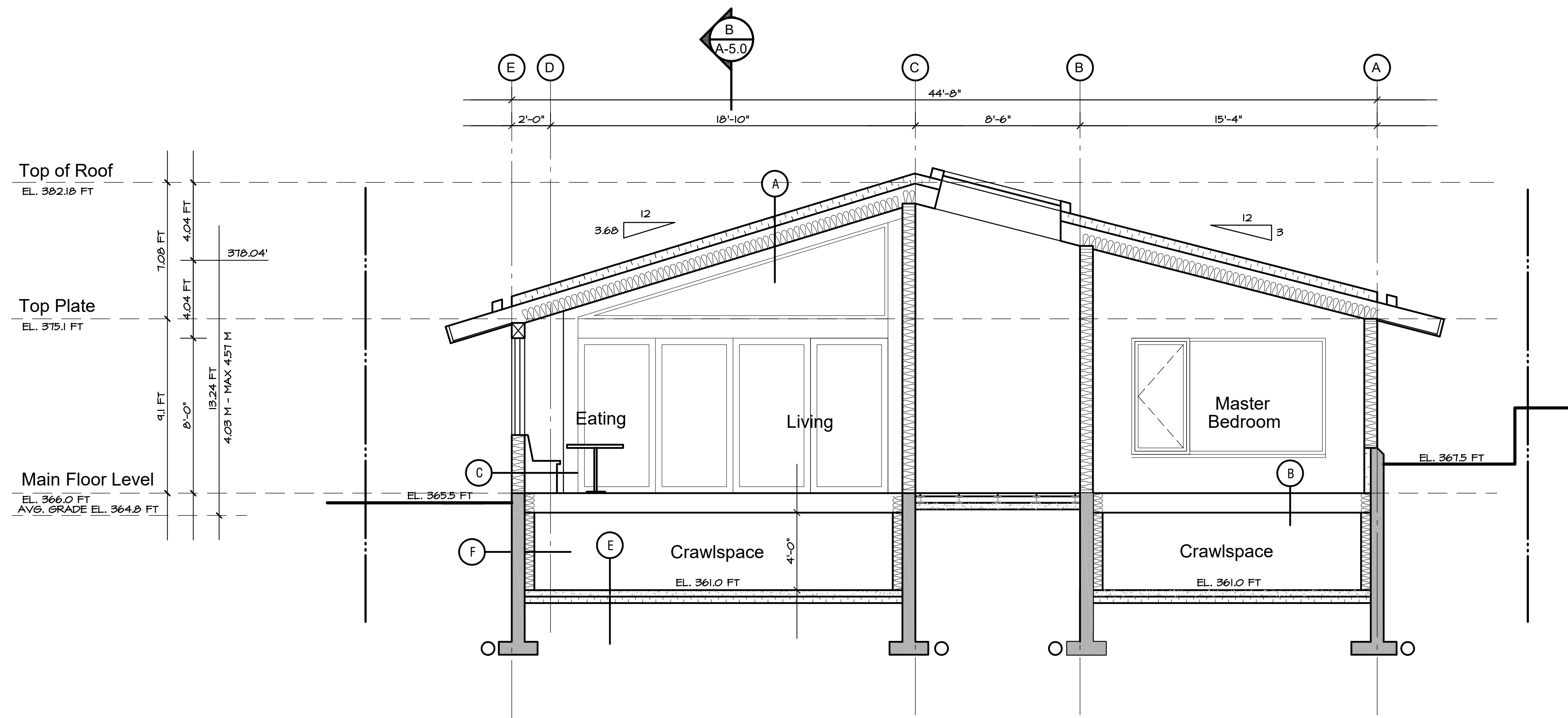
A-4.3

Coach House  
870 Braeside Street  
West Vancouver  
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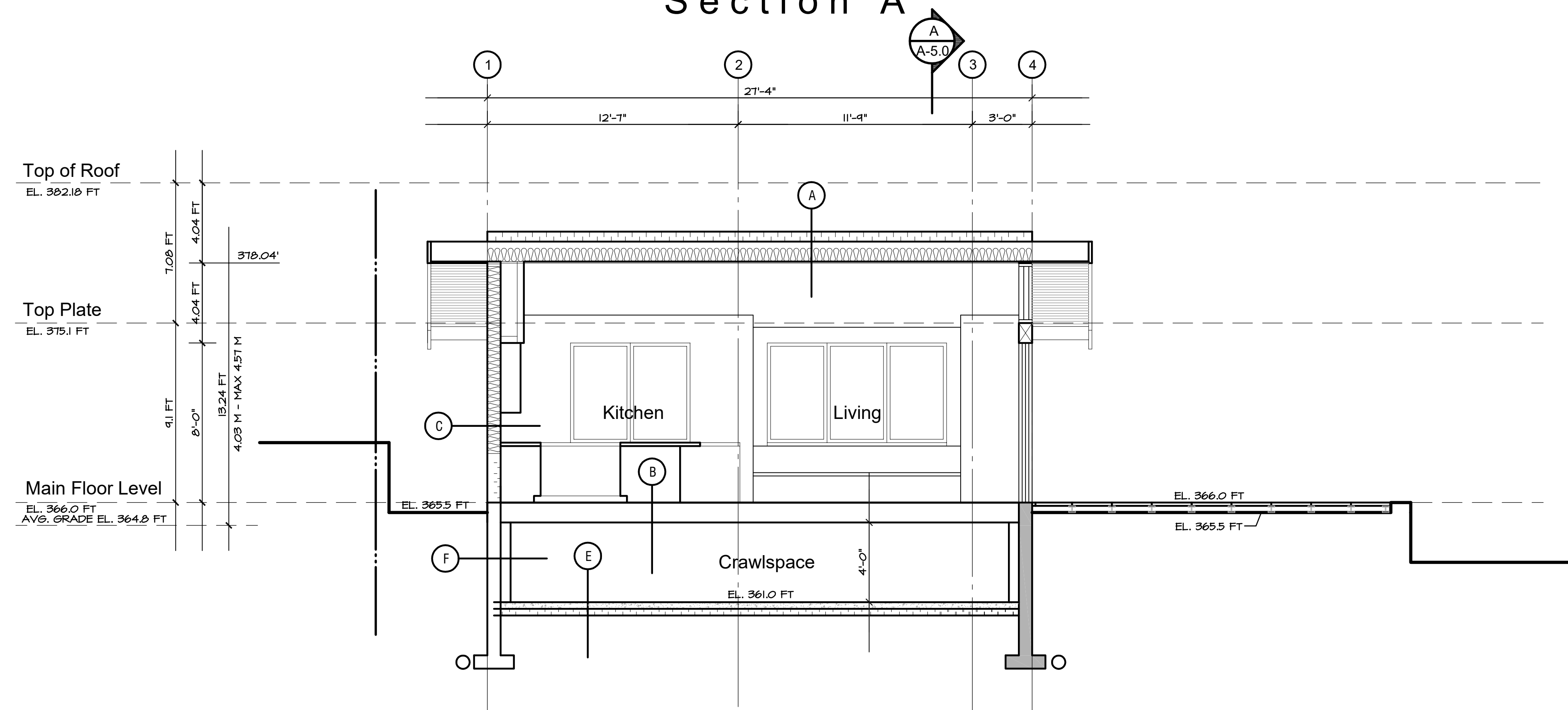
Proposed Coach House  
Elevations

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Section A



Section B

Assembly Legend

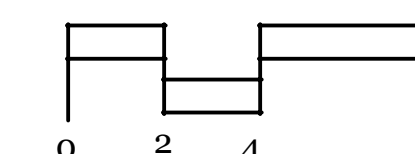
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|---|--|--|--|---|--|
| <p><b>A.</b> STANDING SEAM METAL ROOF<br/>WATERPROOF MEMBRANE ON<br/>SLOPED RIGID INSULATION<br/>SHEATHING, AS PER STRUCTURAL<br/>PRE-ENGINEERED TRUSSES AT 24" O.C.<br/>6" SPRAY FOAM OR BATT INSUL.<br/>6 MIL U.V. POLY VAPOUR BARRIER<br/>1/2" DRYWALL</p> | <p><b>B.</b> FLOOR FINISH ON<br/>1 1/2" RADIANT FLOORING<br/>5/8" T &amp; G PLYWOOD SHEATHING, NAILED AND GLUED<br/>TJI FLOOR FRAMING PER STRUCTURAL<br/>1/2" DRYWALL (NO DRYWALL BETWEEN CRAWLSPACE AND MAIN FLOOR)</p> | <p><b>C.</b> VERTICAL SIDING (ASPYRE HARDIE SIDING)<br/>RAINSCREEN AS PER CONSULTANT APPROVED<br/>DETAILS (PROVIDE MOCKUP ON SITE PRIOR<br/>TO PROCEEDING WITH INSTALLATION)<br/>TYVEK COMMERCIAL WRAP, INSTALLED AS A AIR BARRIER SYSTEM<br/>2" ROCK WOOL INSULATION R8<br/>1/2" PLYWOOD SHEATHING<br/>2X6 STUDS @ 16" O.C., AS PER STRUCTURAL<br/>R22 BATT INSULATION AND 6 MIL PLY<br/>VAPOUR BARRIER<br/>1 1/2" GYPSUM BOARD</p> | <p><b>D.</b> INTERIOR PARTITION WALL<br/>1/2" GYPSUM BOARD BOTH SIDES OF 2X4<br/>STUDS UNLESS NOTED ON DRAWINGS BY<br/>STRUCTURAL OR PLUMBING WALLS SHOWN<br/>IN PLAN.</p> | <p><b>E.</b> FLOOR FINISH ON<br/>4" CONCRETE SLAB ON GRADE<br/>4" XPS R 15 RIGID INSULATION<br/>6 MIL U.V. POLY VAPOUR BARRIER<br/>6" COMPACTED GRAVEL BASE</p> | <p><b>F.</b> FOUNDATION WALL ASSEMBLY<br/>DIMPLEBOARD DRAINAGE MAT<br/>2 COATS DAMP PROOFING<br/>8" CONCRETE<br/>2" XPS RIGID INSULATION<br/>2X4 @ 24" O.C. W R14 BATT INSULATION<br/>1/2" GNB</p> |
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Contract  
Drawn  
Checked  
Date OCTOBER 16, 2023  
Scale 1/4" = 1'-0"  
Sheet Number

**Coach House**  
870 Braeside Street  
West Vancouver  
British Columbia

Proposed Coach House  
Sections

Proposed Coach House ~ Sections



A-5.0