

BCBC 2006 GENERAL NOTES:

INSTALLATION OF PLUMBING, HEATING AND ELECTRICAL MATERIALS AND EQUIPMENT SHALL CONFORM TO B.C.B.C. 2006 STANDARDS AND PRACTICES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS IF PROVIDED.

9.6.3.1. MINIMUM DOOR DIMENSIONS TO CONFORM TO THIS TABLE.
9.6.6.2. GLASS IN DOORS AND SIDELIGHTS AND GLASS IN WINDOWS WITHIN 36" OF DOORS TO BE SAFETY GLASS.
9.6.8. ALL EXTERIOR DOORS SHALL BE INSTALLED TO RESIST FORCED ENTRY PER THIS SECTION.

9.6.8.7. ALL OUT-SWING EXTERIOR DOORS TO HAVE NON-REMOVABLE PIN HINGES.
9.7.1.4. WINDOWS SHALL BE DOUBLE GLAZED OR BE PROVIDED WITH A STORM SASH.

9.7.1.5. WINDOW SILLS LESS THAN 18" ABOVE THE FLOOR AND MORE THAN 6'-0" ABOVE THE GROUND SHALL BE PROVIDED WITH A GUARD OR A 4" LIMITER.
9.7.3.1. (1) SHOWER ENCLOSURE GLASS TO BE THERMALLY BROKEN SAFETY GLASS.
9.7.3.1. (2) GLASS IN WINDOWS, SLOPED GLAZING AND SKYLIGHTS SHALL CONFORM TO CANCG58-12, 20-M.

9.7.3.1. WINDOWS TO BE ENGINEERED AND THERMALLY BROKEN. WINDOWS SHALL CONFORM TO CANCG58-12, 20-M.
9.8.3.3. STAIR FLIGHTS SHALL HAVE A MAXIMUM HEIGHT OF 12'-2".
9.8.4.2. STAIR RISE SHALL BE MAXIMUM 7.67". STAIR RUN SHALL BE MINIMUM 8.27". STAIR TREAD SHALL BE MINIMUM 9.25".

9.8.7.4. HAND RAILS LOCATED ON STAIRS ARE TO BE NOT LESS THAN 32" HIGH MEASURED VERTICALLY FROM THE STAIR NOSING.
9.8.8.3. GUARD RAILS LOCATED WITHIN THE DWELLING UNIT ARE TO BE 36" HIGH WITH A MAXIMUM OF 4" CLEAR SPACE BETWEEN VERTICAL PICKETS.
9.8.8.3. GUARD RAILS LOCATED OUTSIDE THE DWELLING UNIT ARE TO BE 42" HIGH WITH A MAXIMUM OF 4" CLEAR SPACE BETWEEN VERTICAL PICKETS IF THE WALKING SURFACE IS HIGHER THAN 6" ABOVE THE ADJACENT GRADE.

9.10.1.9. HARD WIRED INTERCONNECTED SMOKE ALARMS SHALL BE PROVIDED ON EACH FLOOR.
9.19.1.1. VENTING SHALL BE PROVIDED BETWEEN INSULATION AND SHEATHING OF ALL ROOF SPACES U.N.O. A MINIMUM 2-1/2" VENTILATION SPACE SHALL BE PROVIDED.

9.19.1.2. VENT AREA SHALL BE NOT LESS THAN 1/300 ON THE INSULATED CEILING AREA. WHERE ROOF SLOPE IS LESS THAN 1 IN 6, VENT AREA SHALL BE NOT LESS THAN 1/150. NOT LESS THAN 25% OF THE REQUIRED VENT OPENING SHALL BE LOCATED AT THE TOP OF THE SPACE. NOT LESS THAN 25% OF THE REQUIRED VENT OPENING SHALL BE LOCATED AT THE BOTTOM OF THE SPACE.
9.19.2. ATTIC AND ROOF SPACES SHALL BE PROVIDED WITH A COVERED ACCESS HATCH OF NOT LESS THAN 1'-8"x2'-4".

9.21. A CHIMNEY FLUE SHALL NOT SERVE ANY OTHER APPLIANCE AND SHALL HAVE A LINING PER 9.21.3.
9.21.4.4. CHIMNEY FLUE HEIGHT SHALL EXTEND NOT LESS THAN 3'-0" ABOVE THE ROOF AND 2'-0" ABOVE THE HIGHEST ROOF SURFACE WITHIN 10'-0" OF THE CHIMNEY.
9.21.4.5 MASONRY CHIMNEYS TO BE PROVIDED WITH LATERAL STABILITY PER 4.3.2. ANCHORED AT MINIMUM 11'-8" ABOVE ROOF LINE.

9.21.5. EXTERIOR CHIMNEYS REQUIRE 1/2" CLEARANCE TO COMBUSTIBLES. INTERIOR CHIMNEYS REQUIRE 2" CLEARANCE TO COMBUSTIBLES.
9.22.8.1. FACTORY MANUFACTURED FIREPLACES SHALL CONFORM TO CANULC-5610-M.
9.22.9.3. EXTERIOR WALLED FIREPLACES REQUIRE 2" CLEARANCE TO COMBUSTIBLES. INTERIOR WALLED FIREPLACES REQUIRE 4" CLEARANCE TO COMBUSTIBLES.

9.25. VAPOUR BARRIERS SHALL BE MINIMUM 6 MIL "UV" POLY WITH JOINTS LAPPED AND SEALED.
9.25.2. INSULATION MINIMUMS TO CONFORM TO TABLE 9.25.2.1: ATTICS R-40, CATHEDRAL CEILINGS R-28, FRAME WALLS R-20, FOUNDATION WALLS R-12, RADIANT SLABS R-12 (TYPE II RIGID STYRENE).

9.26.3.1. ROOF'S SLOPES BETWEEN 2 IN 12 AND 3 IN 12 TO CONFORM TO RCABC 'LOW SLOPE ASPHALT SHINGLE APPLICATION'. ROOF'S SLOPES LESS THAN 1 IN 12 SHALL USE MODIFIED BITUMINOUS MEMBRANE '2-PLY TORCH-ON' OR APPROVED EQUAL.
9.27.2.4. PROVIDE MINIMUM 8" CLEARANCE FROM FINISHED GRADE TO SIDING.
9.30.1.2. KITCHENS AND WASHROOMS SHALL HAVE WATER IMPERMEABLE FLOORING.

9.31.6. SECURE HOT WATER TANK TO PREVENT OVERTURNING.
9.32.3.3. WHERE BUILDING HEAT IS PROVIDED BY OTHER THAN NATURALLY ASPIRATING FORCED AIR HEATING, EXHAUST FANS IN THE KITCHEN AND IN ALL THE BATHROOMS SHALL BE PROVIDED.

9.32.4.2. WHERE FUEL BURNING APPLIANCES ARE PRESENT, A CARBON DIOXIDE DETECTOR SHALL BE PROVIDED WITHIN 16.40' OF BEDROOMS.

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SCOPE OF WORK:

- REMOVAL OF EXISTING PORCH ROOF AT FRONT ENTRANCE, CONSTRUCTION OF A NEW ROOF, SCALED BACK TO EXTRUDE APPROXIMATELY 1.19M LESS INTO THE FRONT YARD. NEW PORCH ROOF TO HAVE A DECK OVER, WITH PARAPET AND METAL GUARDRAIL, THAT WILL TIE INTO EXISTING.
- RECONSTRUCTION OF EXISTING STAIR ACCESS TO FRONT DOOR AND GARDEN TERRACES IN THE FRONT YARD.
- REMOVAL OF SMALL BUMP OUT ON BASEMENT FLOOR FOR A FLOOR AREA REDUCTION OF .7 SQM
- REDUCTION IN DEPTH OF OVERHANG IN EXISTING ROOF OVER TOP FLOOR BALCONY FOR A FLOOR AREA REDUCTION OF 2.01 SQM
- ADDITION OF 0.7M OF SLOPING ROOF TO TOP OF HOUSE, TO ADD SLOPE TO EXISTING TRUNCATED, FLAT PORTION OF ROOF, TO IMPROVE APPEARANCE AND PERFORMANCE OF EXISTING ROOF.

ADA GENERAL SPECIFICATIONS:

THESE DRAWINGS HAVE BEEN PREPARED TO CONFORM TO CURRENT STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C. 2006), UNLESS NOTED OTHERWISE.

THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS. IN SOME CASES THE LOCAL BUILDING DEPARTMENT MAY REQUIRE CERTIFICATION FROM A STRUCTURAL ENGINEER IN WHOLE OR IN PART. ENGINEERING FEES AND SERVICES THAT MAY BE REQUIRED ARE THE RESPONSIBILITY OF THE OWNER OR BUILDER.

EVERY EFFORT HAS BEEN MADE AS TO THE ACCURACY OF THESE DRAWINGS. HOWEVER IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND SPECIFICATIONS PRIOR TO CONSTRUCTION AND REPORT ANY ERRORS AND OMISSIONS SO THAT ANY CORRECTIONS CAN BE MADE OR PLANS REPLACED.

SITE CONDITIONS, KNOWN OR NOT, WHICH MAY RESULT IN CHANGES TO THESE DRAWINGS ARE NOT THE RESPONSIBILITY OF THE DESIGNER. ALLAN DIAMOND ARCHITECT ASSUMES NO RESPONSIBILITY DUE TO SITE CONDITIONS WHICH MAY RESULT IN CHANGES TO THE DESIGN AND/OR PLANS.

1. **DO NOT SCALE THE DRAWINGS.** NOTED DIMENSIONS TAKE PRECEDENCE.
2. ALL EXTERIOR DIMENSIONS TO FACE OF CONCRETE / FACE OF SHEATHING U.N.O.
3. ALL INTERIOR DIMENSIONS TO FACE OF STUD U.N.O.

4. REFER TO WALL SECTIONS, BUILDING ASSEMBLIES, AND DETAILS FOR ASSEMBLY THICKNESSES AND OTHER PARTICULARS.
5. FINISHES AND COLOURS TO BE DETERMINED BY THE OWNER U.N.O. AND CONFIRMED BY THE BUILDER PRIOR TO INSTALLATION.
6. LIGHTING FIXTURES AND ELECTRICAL LAYOUT TO BE DETERMINED BY THE OWNER U.N.O. AND COMPLY WITH V.B.B.L. NO. 9419, 2007 REQUIREMENTS.
7. WINDOW AND DOOR LOCATIONS ARE TO CENTER OF OPENING U.N.O.
8. WINDOW DIMENSIONS ARE FINISHED SIZES. WINDOW SIZES ARE TO BE CONFIRMED ON SITE. SHOP DRAWINGS REQUIRED.
9. DOOR DIMENSIONS ARE SLAB SIZES. DOOR SIZES ARE TO BE CONFIRMED ON SITE. SHOP DRAWINGS REQUIRED.
10. MILLWORK SHOP DRAWINGS REQUIRED. DIMENSIONS ARE TO BE CONFIRMED ON SITE.

11. ALL DRAINAGE, ROOF DRAINAGE, ROOF DRAINS, SCUPPERS, AND RAINWATER LEADERS (RWL) SIZES AND LOCATIONS TO BE DETERMINED BY MECHANICAL ENGINEER U.N.O.
12. RAIN WATER LEADERS (RWL) SHALL BE 2 1/2" MIN. U.N.O.
13. GUTTERS SHALL BE CONTINUOUS MANDREL-DRAWN 5" ALUMINIUM U.N.O.
14. IF MAIN FLOOR ELEVATION IS HIGHER THAN 6'-0" ABOVE ADJACENT GRADE, GUARD RAILS LOCATED OUTSIDE ARE TO BE 42" HIGH WITH A MAXIMUM 4" CLEAR SPAC BETWEEN VERTICAL PICKETS. NO HORIZONTAL MEMBERS BETWEEN 4" AND 36".
15. CEMENT BOARD OR CEMENTITIOUS BACKER-BOARD SHALL BE USED ON ALL SHOWERS AND TUB WALLS.

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12. RAIN WATER LEADERS (RWL) SHALL BE 2 1/2" MIN. U.N.O.
13. GUTTERS SHALL BE CONTINUOUS MANDREL-DRAWN 5" ALUMINIUM U.N.O.
14. IF MAIN FLOOR ELEVATION IS HIGHER THAN 6'-0" ABOVE ADJACENT GRADE, GUARD RAILS LOCATED OUTSIDE ARE TO BE 42" HIGH WITH A MAXIMUM 4" CLEAR SPAC BETWEEN VERTICAL PICKETS. NO HORIZONTAL MEMBERS BETWEEN 4" AND 36".
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11. ALL DRAINAGE, ROOF DRAINAGE, ROOF DRAINS, SCUPPERS, AND RAINWATER LEADERS (RWL) SIZES AND LOCATIONS TO BE



PROPOSED BASEMENT PLAN
Scale: 1:240

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Consultants :

Job No: 011-095

PROPOSED
ALTERATIONS AND
RENOVATIONS
4727 PILOT HOUSE ROAD,
WEST VANCOUVER

Issued For: Revised Permit Application
November 2, 2012

Issued For: Permit Application
October 1, 2012

Revisions / Submissions:

Drawn: CM

Date Printed: OCTOBER 25, 2012

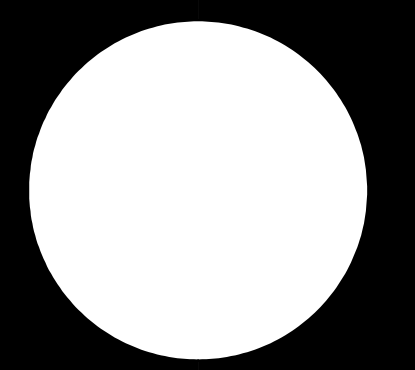
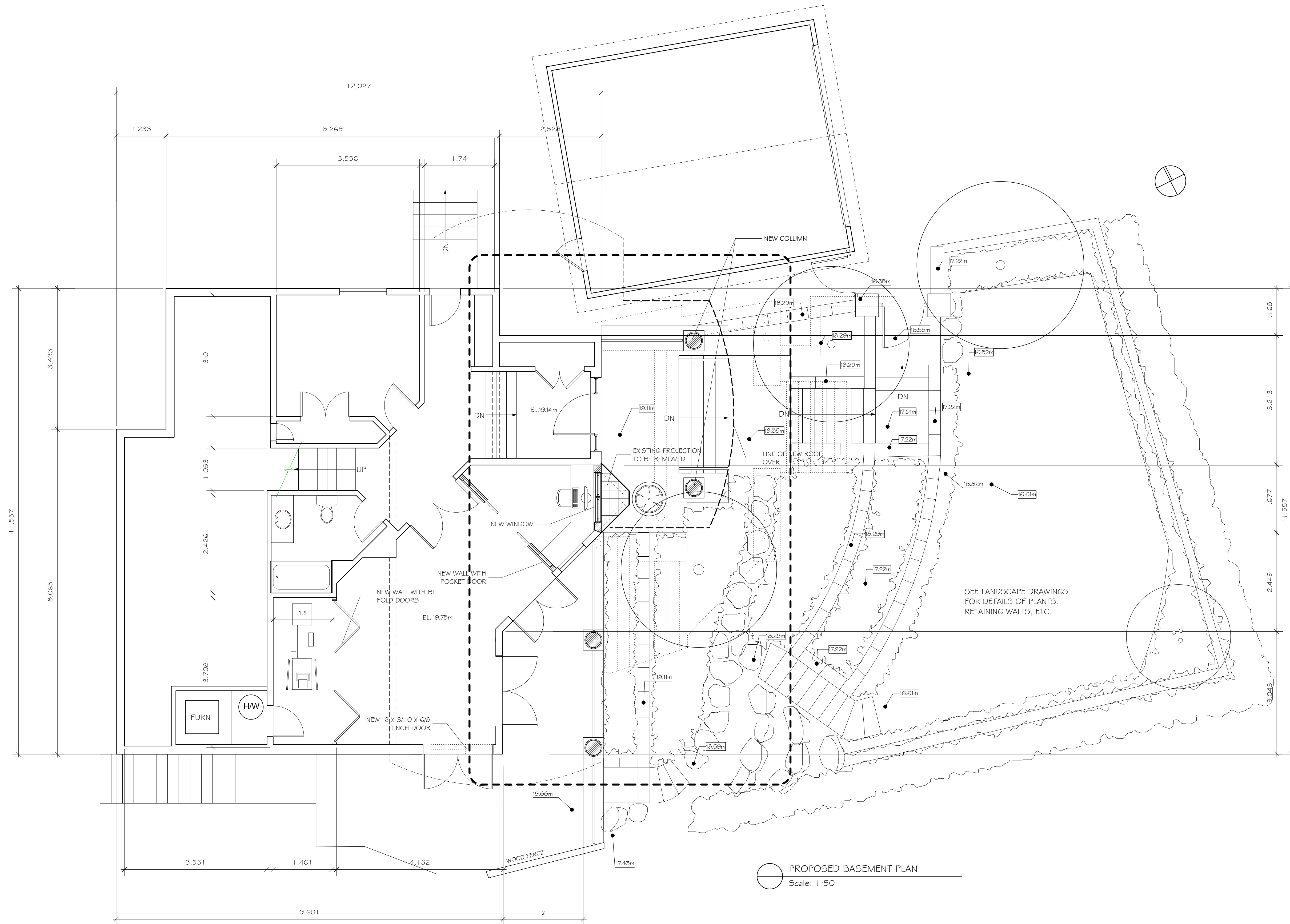
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Checked:

Drawing Title:

CONTEXT PLAN

A-2



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Consultants:

Job No: 011-093

PROPOSED ALTERATIONS AND RENOVATIONS
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WEST VANCOUVER

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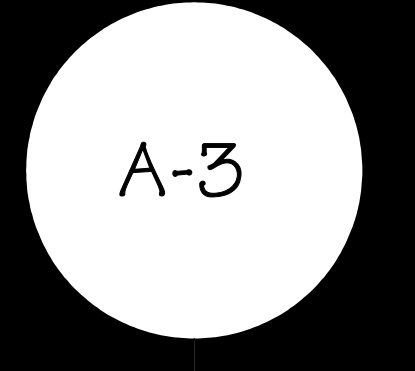
Revisions / Submissions:

Drawn: CM
Date Printed: OCTOBER 25, 2012
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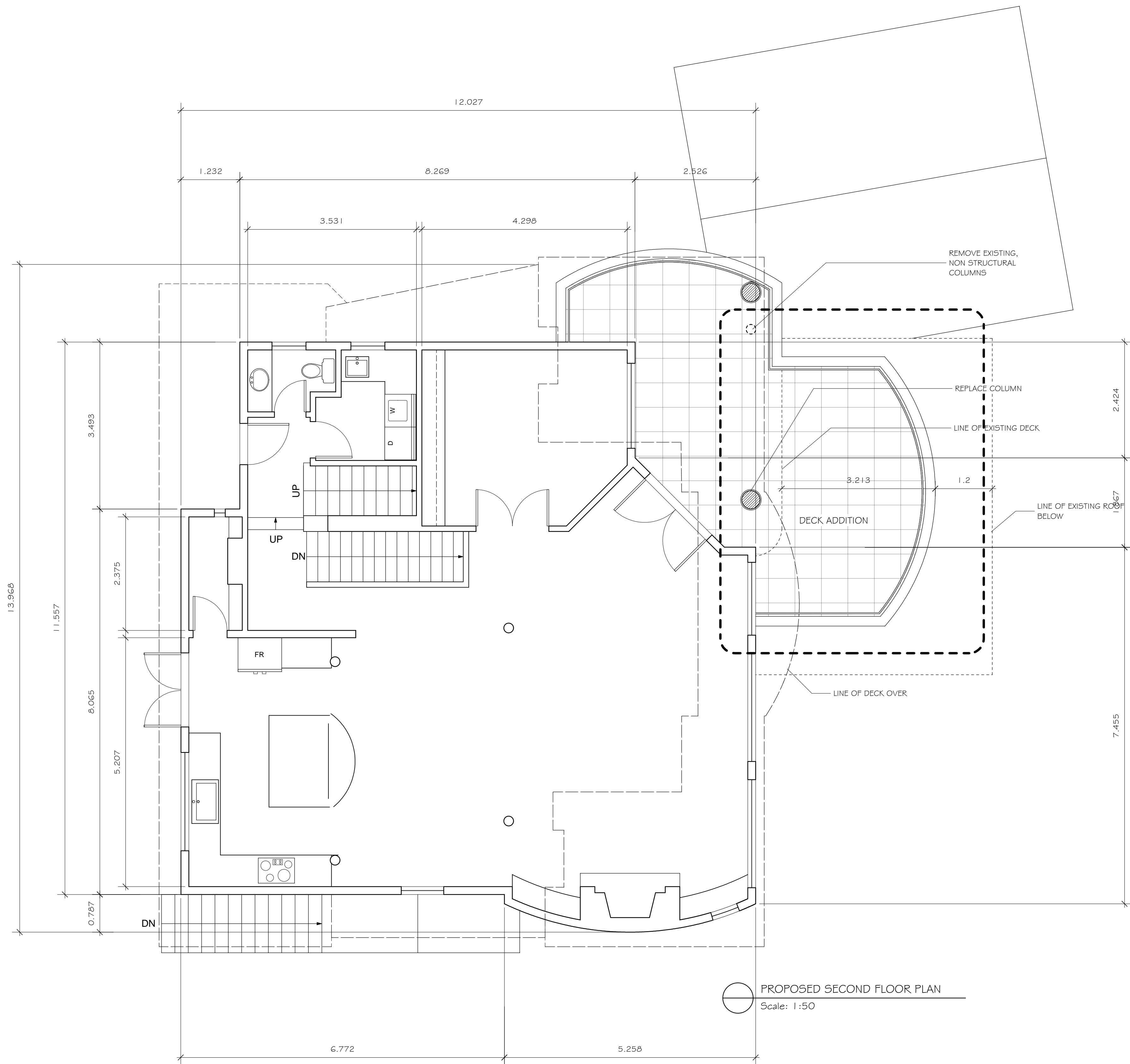
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Drawing Title:

PROPOSED BASEMENT PLAN

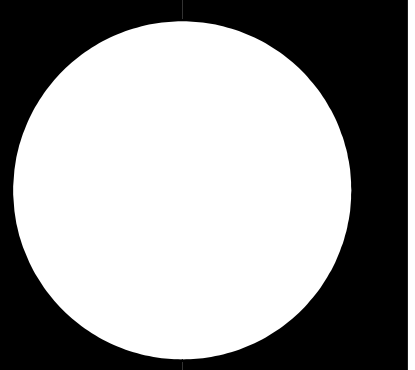


NOTE: ALL DIMENSIONS IN METERS



PROPOSED SECOND FLOOR PLAN
Scale: 1:50

NOTE: ALL DIMENSIONS IN METERS



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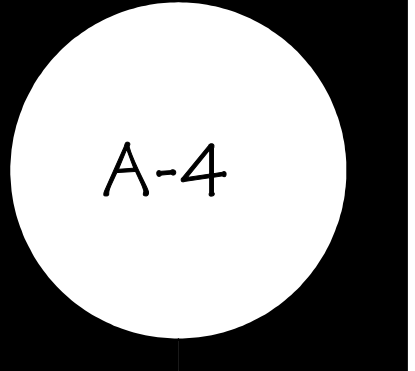
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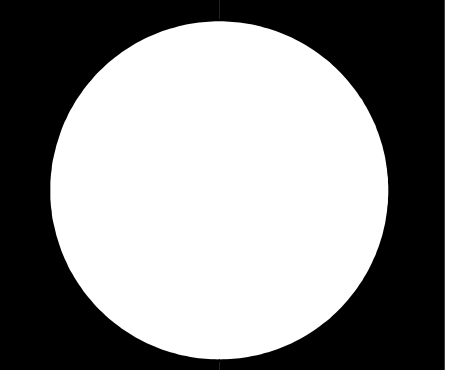
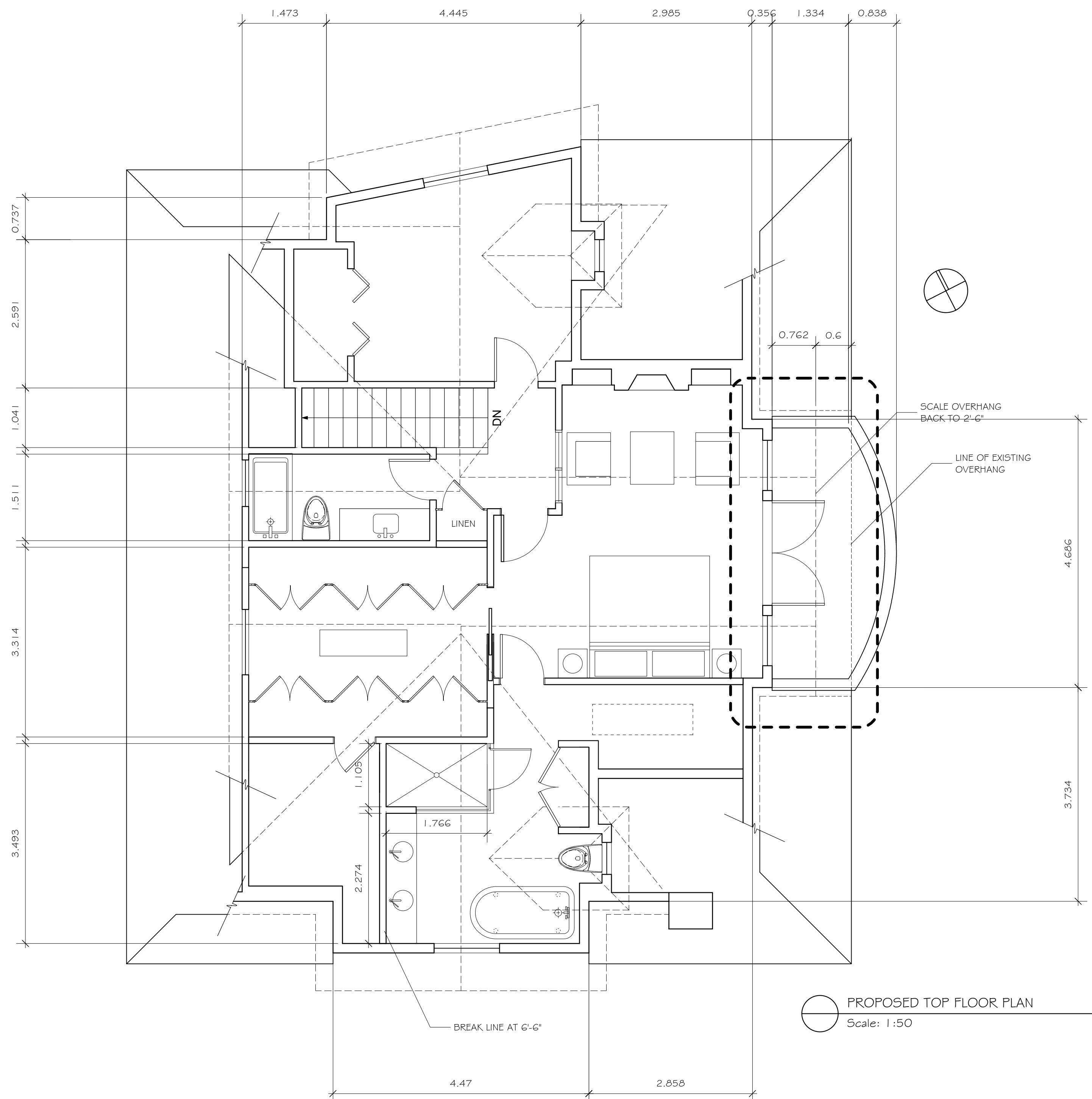
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Drawing Title:

PROPOSED MAIN
FLOOR PLAN





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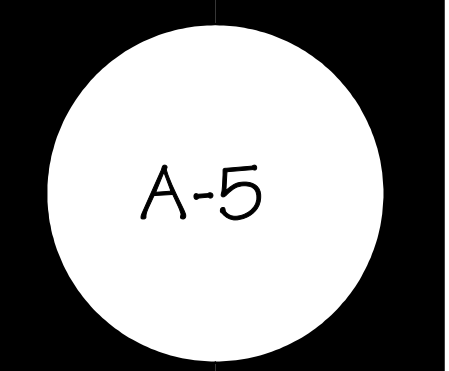
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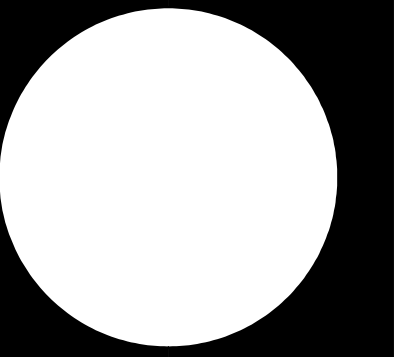
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Drawing Title:

PROPOSED
SECOND FLOOR
PLAN



NOTE: ALL DIMENSIONS IN METERS



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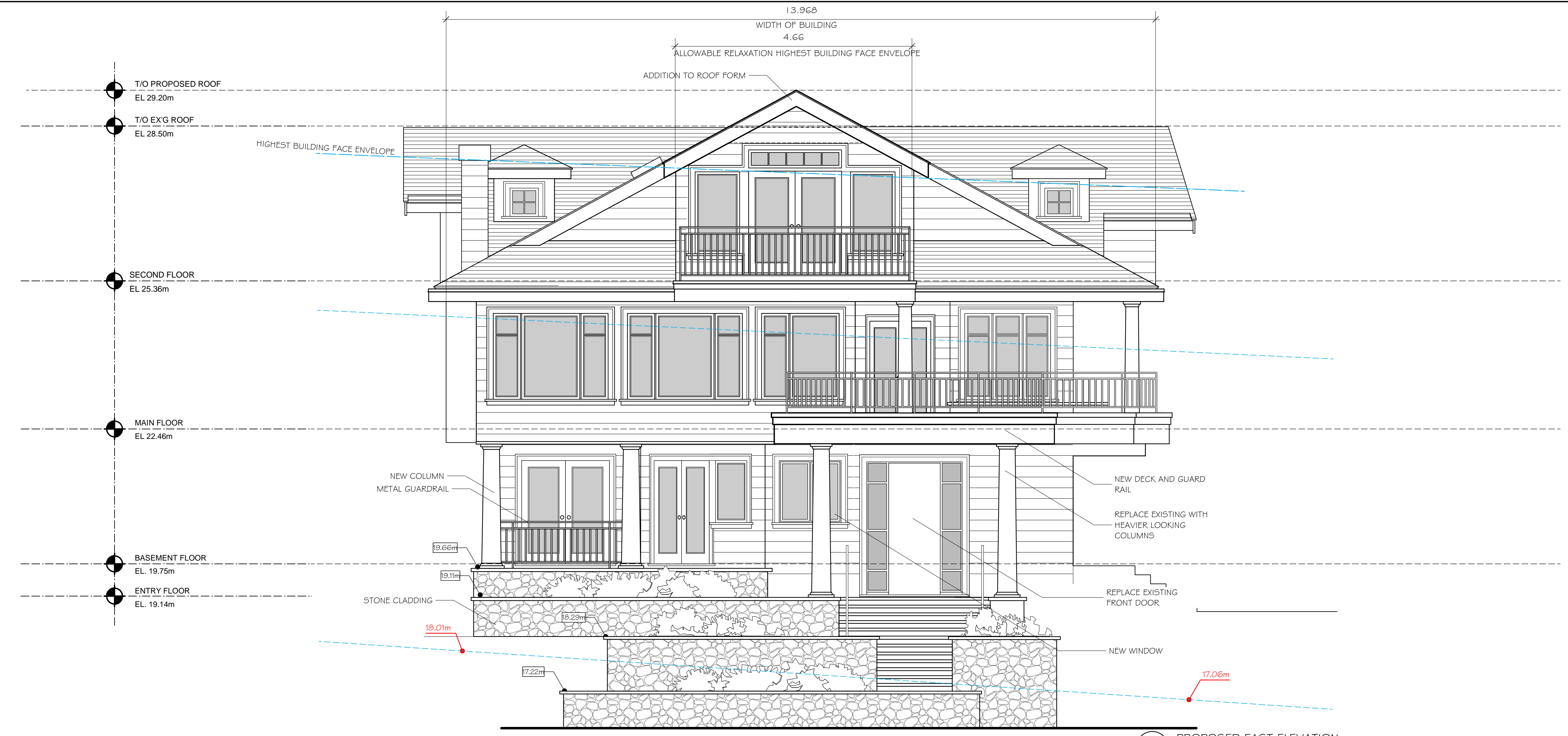
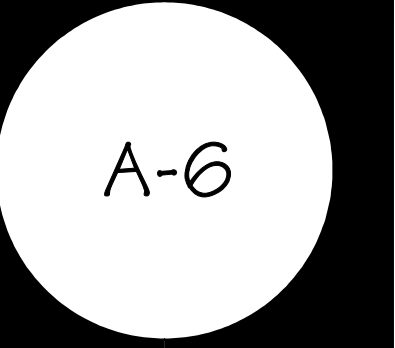
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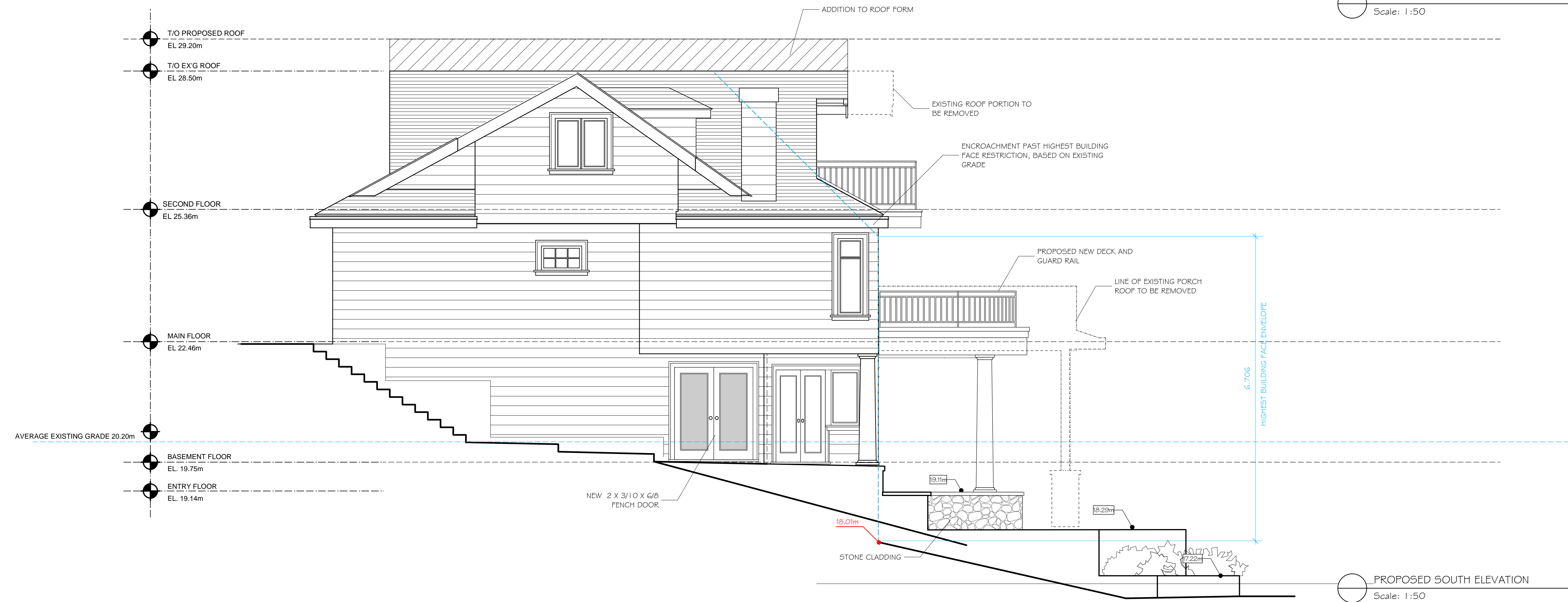
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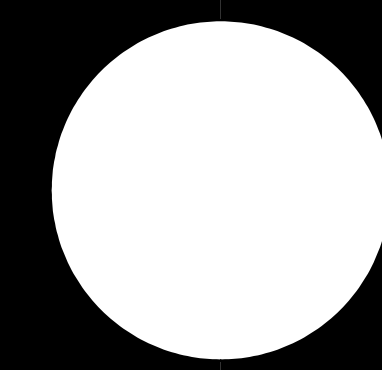
**PROPOSED EAST
AND SOUTH
ELEVATIONS**



PROPOSED EAST ELEVATION
Scale: 1:50



PROPOSED SOUTH ELEVATION
Scale: 1:50



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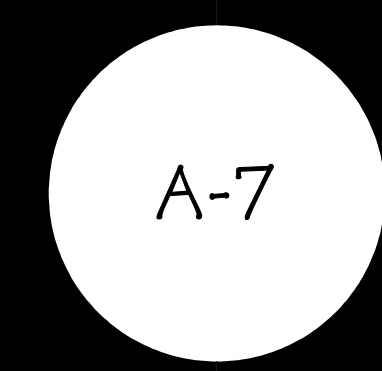
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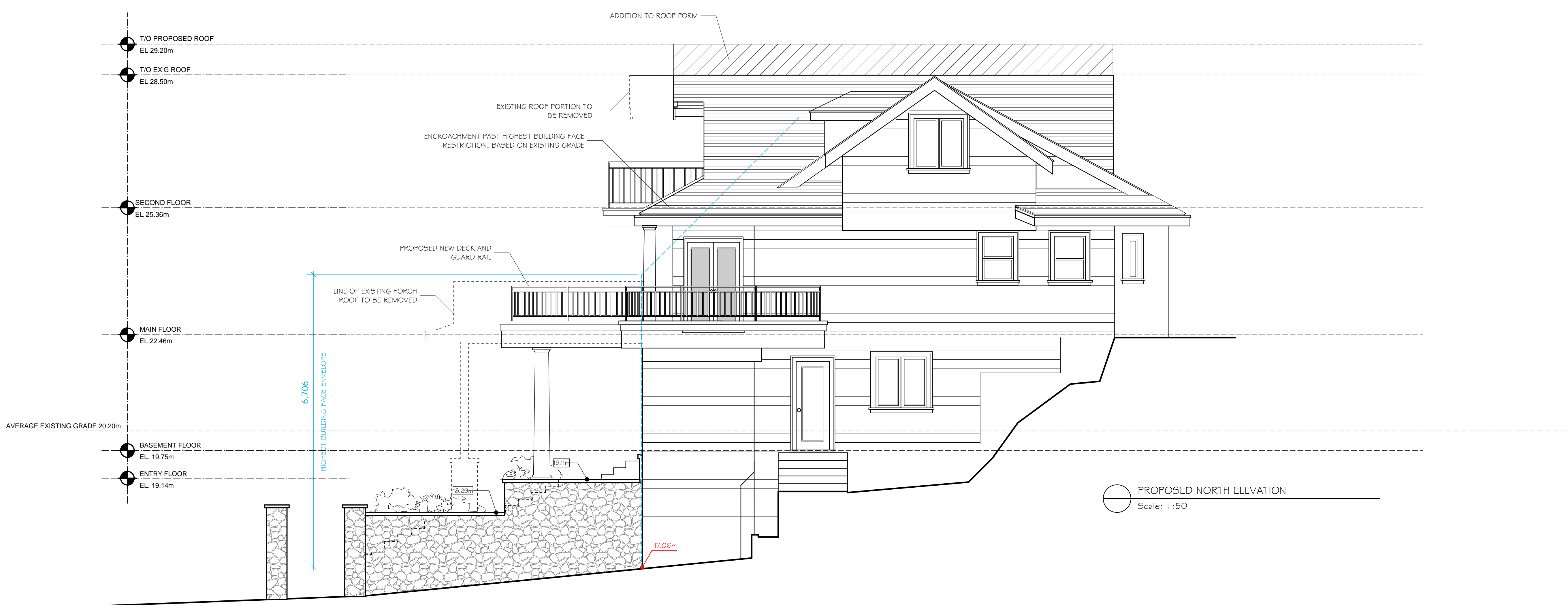
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Drawing Title:

PROPOSED WEST
AND NORTH
ELEVATIONS



A-7



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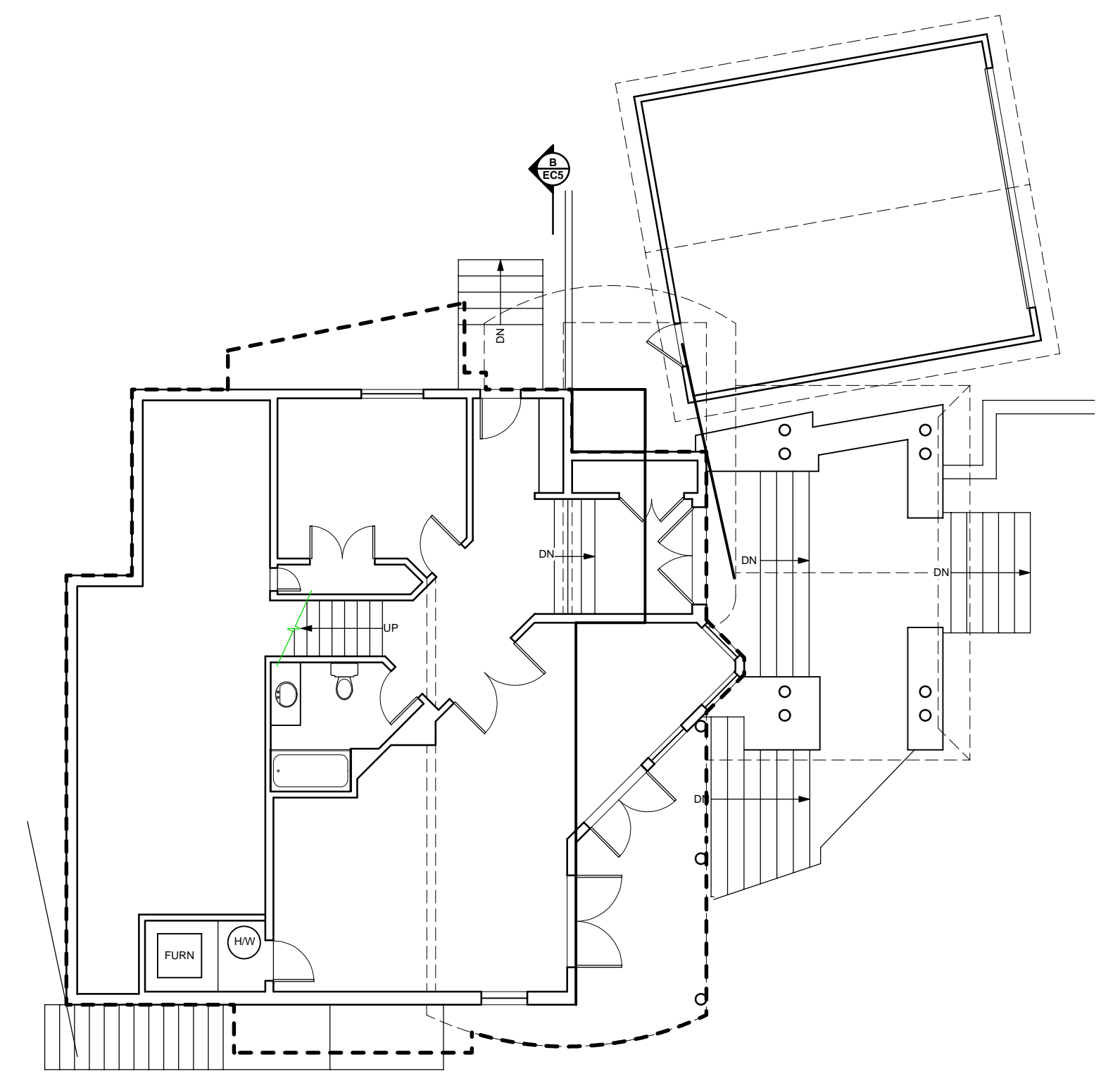
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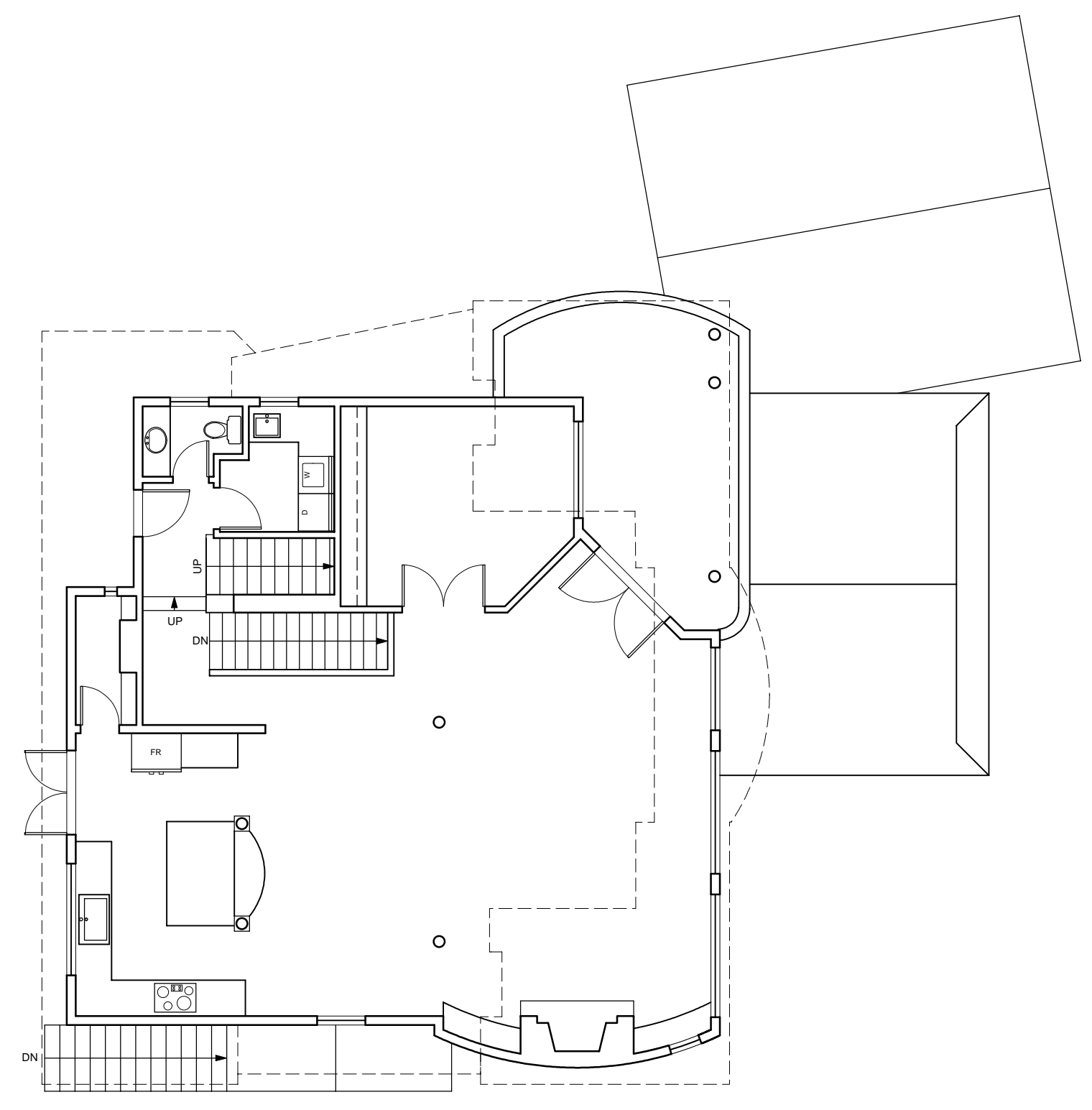
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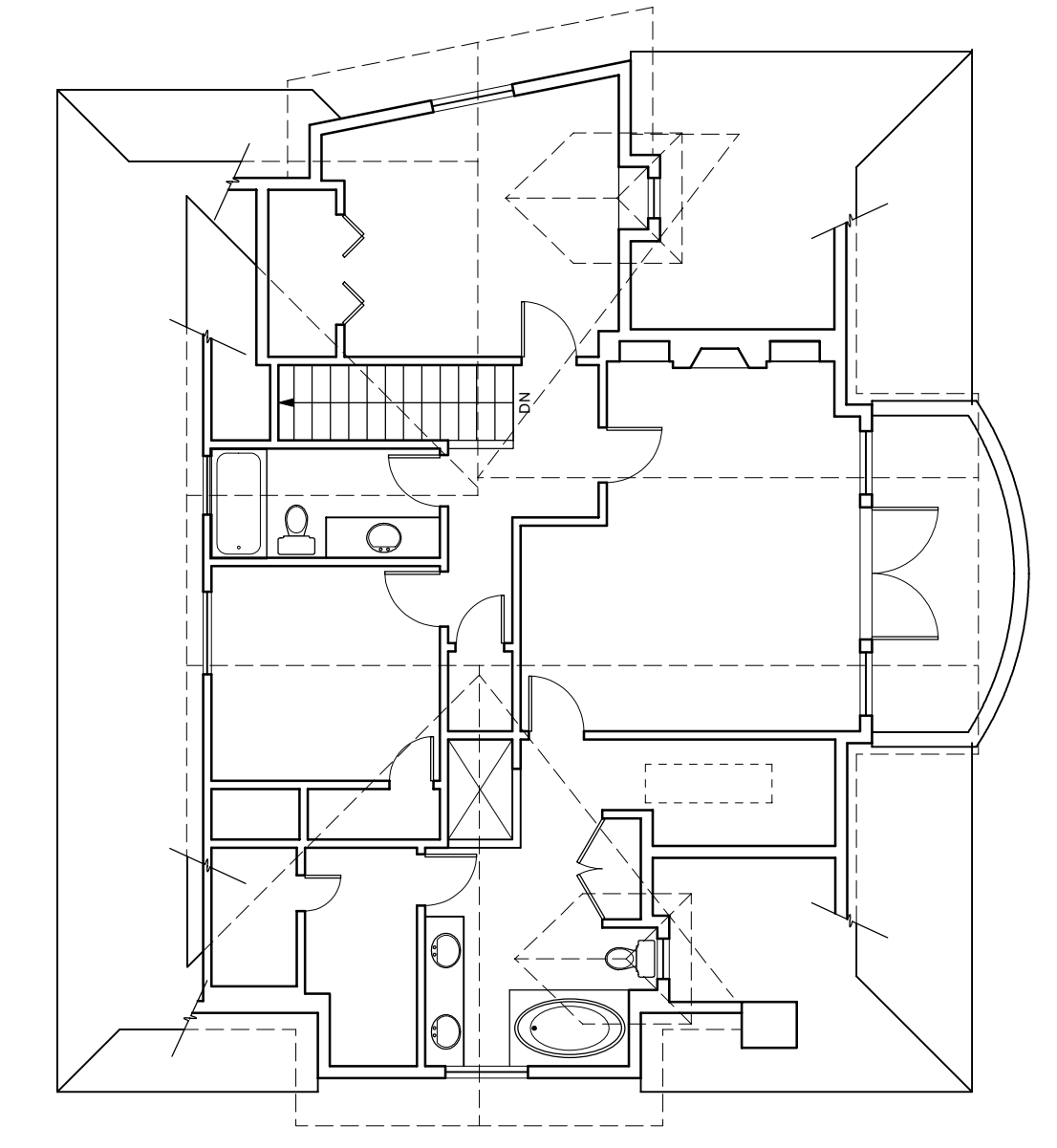
**PLANS AND
ELEVATIONS,
EXISTING HOUSE**



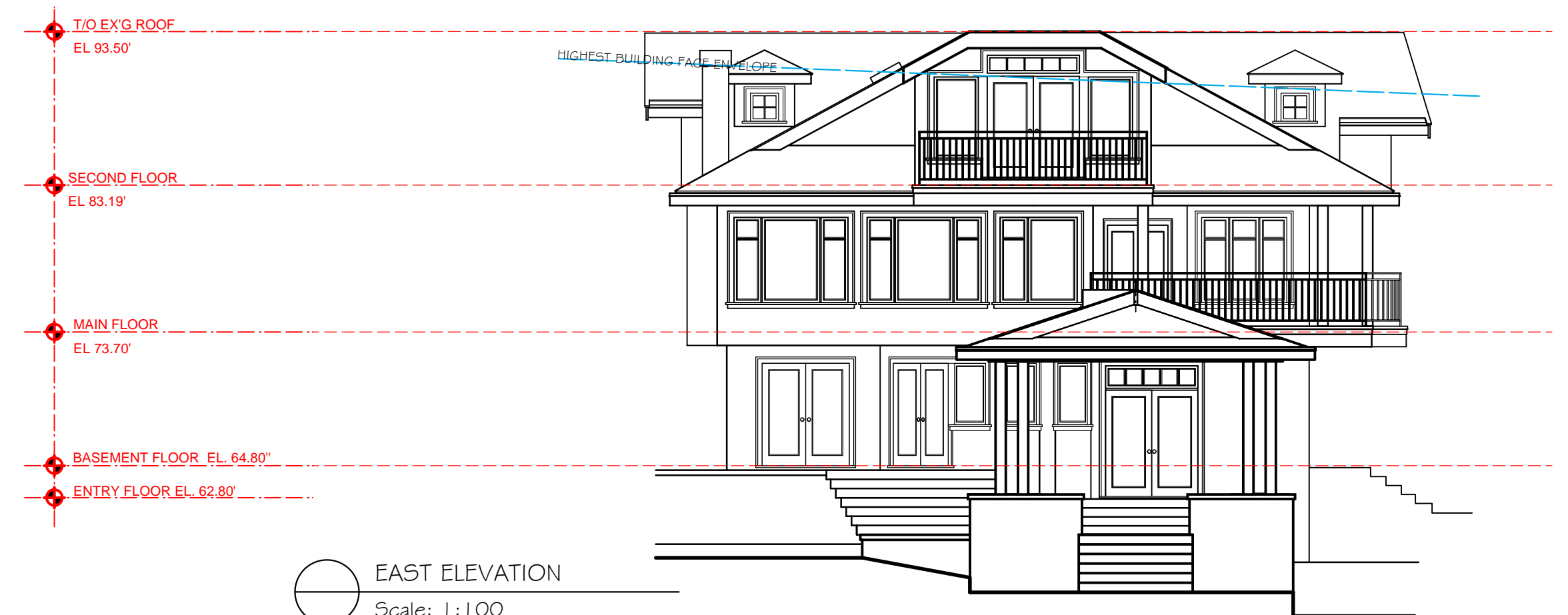
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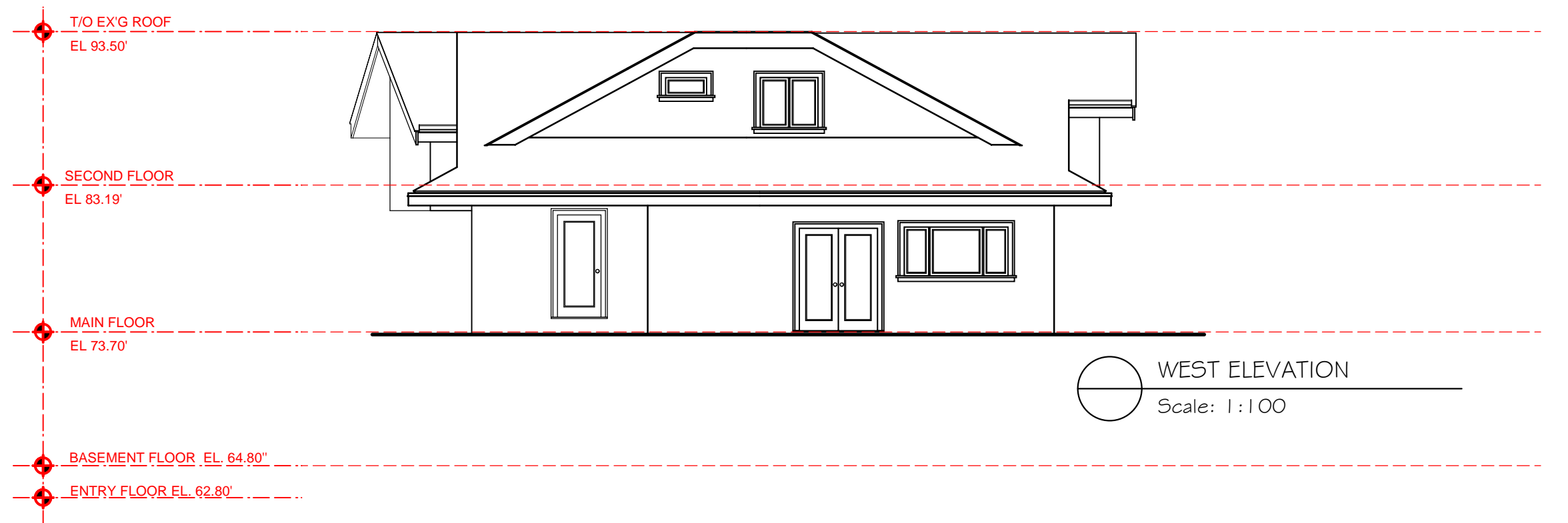
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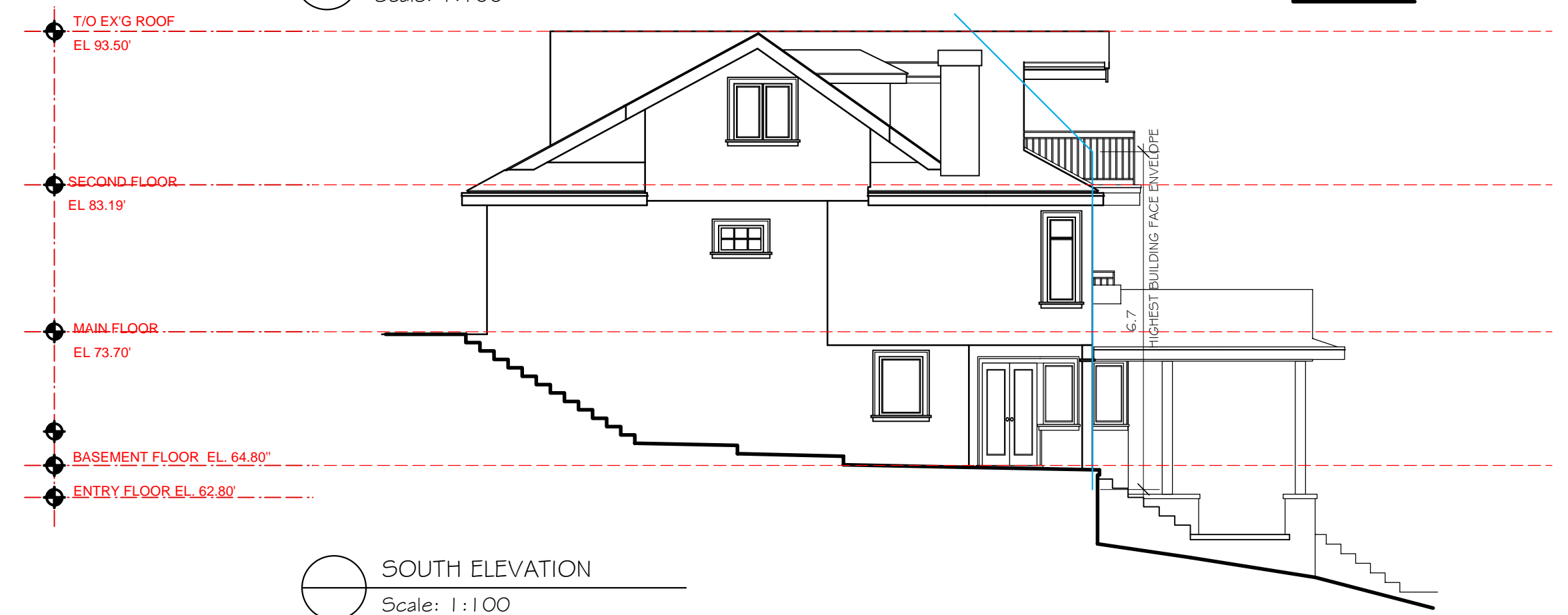
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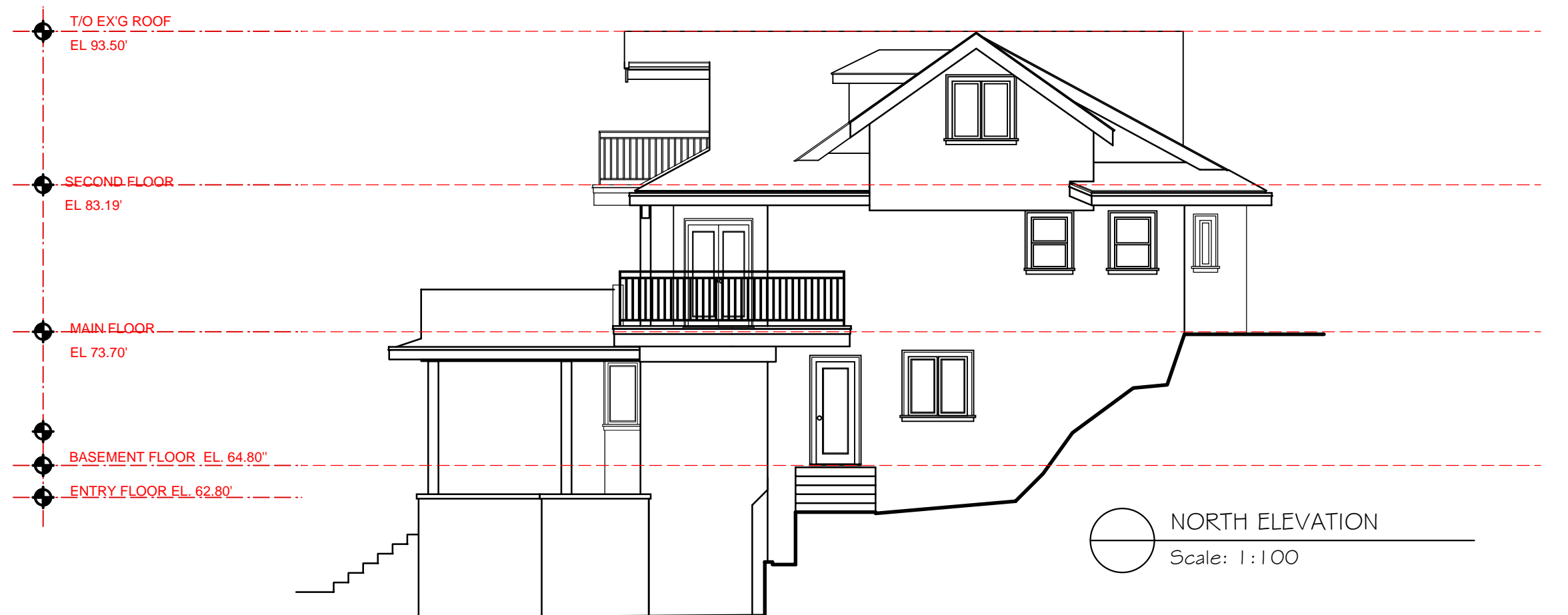
EAST ELEVATION
Scale: 1:100



WEST ELEVATION
Scale: 1:100



SOUTH ELEVATION
Scale: 1:100



NORTH ELEVATION
Scale: 1:100



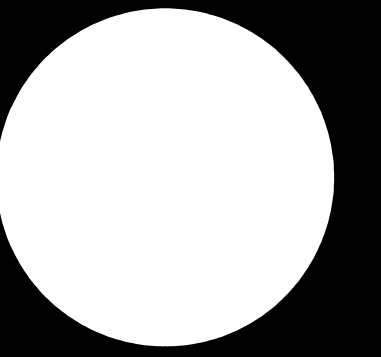
ADDITION OF SLOPING ROOF AND GABLE

NEW ROOF AND DECK OVER FRONT ENTRANCE

RENOVATION TO COLUMN DETAIL

NEW LANDSCAPED STAIRS

NEW GARDEN RETAINING WALLS



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RENDERINGS

