Legal Description: Lot 11, BLOCK H DISTRICT LOT 885 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 11934 Parcel ID: 008-987-297

Civic Address: 4780 Estevan Place, West Vancouver, BC

Zoning Description: RS-10

Lot Area: 13,306 SF

Address	4780 Estevan Place, West Vancouver							
Zoning	RS-10							
Lot Area	13,306 sq.	ft. (1,236 m2	2)					
Site Width	83.1 ft. (25	.33 m)						
	Allowed		Existing		Proposed / (Coach Ho	Addition use)	Final Prop	osed
	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
Site Coverage	3,992	370.8	2,500	232.3	834	77.5	3,334	309.7
FAR	4,657	432.7	2,060	191.4	1,200	191.4	3,260	302.9
Upper Level Total					450.0	41.8		
Main Level Total			2,500	232.3	750	69.7		
Including Garage			440.0	40.9				
Front Yard Setback	30.00	9.14						
Side Yard Setback Minimum	5.00	1.52			9.31	2.84		
Combined Side Yard Setback	16.62	5.07						
Rear yard Setback (Coach House)	5.91	1.80			5.91	1.80		
Max Building Height (Coach House)	21.00	6.40			21.00	6.40		

Nat	ural A	verage Gr	ade Ca	alculation	is					
Α	в	505.0	+	497.0	/	2	х	24.70	=	12,374.7
в	с	497.0	+	497.5	/	2	х	15.96	=	7,936.1
с	D	497.5	+	496.0	/	2	х	2.17	=	1,077.9
D	E	496.0	+	498.0	1	2	х	19.72	=	9,800.8
E	F	498.0	+	501.8	/	2	х	22.58	=	11,287.7
F	G	501.8	+	501.4	/	2	х	17.51	=	8,783.0
G	н	501.4	+	504.6	/	2	х	4.28	=	2,152.8
н	Α	504.6	+	505.0	/	2	х	35.68	=	18,011.3
Tota	al							142.60		71,424.5
Gra	de							500.87		

Finis	Finished Average Grade Calculatio						
A	в	505.0	+	497.8			
в	с	497.8	+	497.5			
с	D	497.5	+	496.0			
D	E	496.0	+	499.2			
E	F	499.2	+	501.0			
F	G	501.0	+	501.0			
G	н	501.0	+	504.6			
н	Α	504.6	+	505.0			
Total							
Grad	e						



1 Site 1/8" = 1'-0"

/	2	х	24.70	=	12,384.6
/	2	х	15.96	=	7,942.5
/	2	х	2.17	=	1,077.9
/	2	х	19.72	=	9,812.7
/	2	х	22.58	=	11,292.3
/	2	х	17.51	=	8,772.5
/	2	х	4.28	=	2,152.0
/	2	х	35.68	=	18,011.3
			142.60		71,445.7
			501.02		



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No.	Description	Date
	New Coach House	
2	4780 Estevan Pl., Wes Vancouver	ЗT
	SITE PLAN	
PROJECT		NA
DATE	1	2JAN21
DRAWN BY		I.GOMAN
CHECKED B	Y	NA
	Λ1 1	
	H	
SCALE	1/8	³ " = 1'-0"
L		





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	Level					
1	3' - 0"	7' - 0"	CH Main Level				
2	2' - 8"	7' - 0"	CH Main Level				
3	6' - 0"	7' - 0"	CH Main Level				
4	2' - 8"	7' - 0"	CH Main Level				
5	2' - 8"	7' - 0"	CH Main Level				
6	7' - 0"	7' - 0"	CH Main Level				
7	4' - 0"	7' - 0"	CH Main Level				
8	2' - 8"	7' - 0"	CH Upper Level				
9	2' - 8"	7' - 0"	CH Upper Level				
10	2' - 8"	7' - 0"	CH Upper Level				
11	5' - 0"	7' - 0"	CH Upper Level				
12	5' - 0"	7' - 0"	CH Upper Level				



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No.	Description	Date

New Coach House

4780 Estevan Pl., West VANCOUVER

FLOORPLANS

PROJECT NUMBER DATE DRAWN BY

CHECKED BY

SCALE

12JAN21 I.Goman

A1.2

1/4'' = 1'-0''

NA

NA



	MATERIALS/LAYERS	Thickness, Inch	THICKNESS, MM	RSI PER MM	RSIEFF	REFF
1	Exterior Air Film				0.03	0.17
2	Siding	0.50	12.70		0.12	0.68
з	AIR CAVITY	0.50	12.70		0.16	0.91
4	Tyvek House Wrap					
5	PLYWOOD SHEATHING	0.50	12.70	0.0087	0.11	0.63
6	FRAMING 2 x 6 SPF LUMBER 16' D.C. (9%)	5.50	139.70	0.0085	2.55	14.47
	INSULATION BATT R22 (91%)					
7	VAPOUR BARRIER 6 MIL POLY					
8	DRYWALL 12.7MM	0.50	12.70	0.0063	0.08	0.45
9	INTERIOR AIR FILM				0.12	0.68
	EFFECTIVE RSI/R VALUE OF ASSEMBLY	·			3.66	17.99
	BCBC REQUIREMENTS (ZONE #4)				2.78	15.80

	MATERIALS/LAYERS	INCH	мм	RSI,PER MM	RSIEFF	REFF
1	Exterior Air Film				0.03	0.17
2	DECKING (FOR DECK OVER LIVING SPACE)					
з	Torch-On Membrane				0.003	0.02
4	PLYWOOD SHEATHING	0.50	12.70	0.0087	0.11	0.63
5	FRAMING JOISTS 16 0.C. (9%)	11.88	301.63	0.0085	6.19	35.17
	Medium density polyurethane spray foam Insulation (91%)	8.00	200.00	0.0360		
6	VAPOUR BARRIER 6 MIL POLY					
7	DRYWALL 12.7MM	0.50	12.70	0.0063	0.08	0.45
8	Interior Air Film				0.11	0.62
	EFFECTIVE RSI/R VALUE OF ASSEMBLY	6.53	37.07			
	BCBC 2012 9.36 REQUIREMENTS CLIMATE ZON	4.67	26.53			

	MATERIALS/LAYERS	THICKNESS, INCH	THICKNESS, MM	RSI PER MM	RSIEFF	REFF
1	Interior Air Film				0.11	0.62
2	HARDWOOD FLOORING				0.12	0.68
З	PLYWOOD SHEATHING	0.75	19.05	0.0087	0.17	0.94
4	FRAMING JOISTS 16' D.C. (9%) Medium density polyurethane spray foam Insulation (91%)	11.88 8.00	301.63 200.00	0.0085 0.0360	6.19	35.17
5	PLYWOOD SHEATHING	0.50	12.70	0.0063	0.08	0.45
6	Exterior Air Film				0.03	0.17
	EFFECTIVE RSI/R VALUE OF ASSEMBLY	6.70	38.03			
	BCBC 2012 9.36 requirements Climate Zon	4.67	26.53			

- 11. DOORS BETWEEN GARAGE AND DWELLING ARE TO BE A SELF-CLOSING AND WEATHER-STRIPPED SOLID CORE DOOR.

No.	Description	Date
1	Revision 1	Date 1
	1	
	New Coach House	

SCALE

NA 12JAN21 I.GOMAN NA

1/4'' = 1'-0'



SPATIAL SEPARATION CALCULATIONS SOUTH ELEVATION EXPOSING BUILDING FACE 226 SF = 21 M2 LIMITING DISTANCE 9.31' = 2.84 M UNPROTECTED OPENINGS BCBC 3.2.3.1.D ALLOWED PROPOSED % OF E.B.F. 54.24 % 53.98% 122.58 SF 122.00 SF EXPOSING BUILDING FACE 247 SF =23 M2 LIMITING DISTANCE

>100% ALLOWED BCBC 3.2.3.1.D

SPATIAL SEPARATION CALCULATIONS EAST ELEVATION				
EXPOSING BUILDING	FACE			
559 SF =51.93 M2				
LIMITING DISTANCE				
19.21' = 5.83 M				
UNPROTECTED OPENI	NGS BCBC 3.2.3.1.D			
OPENINGS % of E.B.F. AREA	ALLOWED 96.94 % 541.89 SF	PROPOSED 21.91% 122.50 SF		



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	No.	Description	Date			
1		Revision 1	Date 1			
		NEW LOACH HOUSE				
	2	4780 Estevan Pl., Wes	т			
	VANCOUVER					
South & East Elevations						
p,			NIA			
- N						
	AIE —	12	LIANZI			
	DRAWN BY I.GOMAN					
CHECKED BY NA						
Λ 1 /						
s	GALE	1/4	= 1'-0"			



2 CH West Elevation 1/4" = 1'-0" SPATIAL SEPARATION CALCULATIONS NORTH ELEVATION EXPOSING BUILDING FACE 473 SF =43.94 M2 LIMITING DISTANCE 47.41' = 14.45 M

UNPROTECTED OPENINGS BCBC 3.2.3.1.D

>100% ALLOWED BCBC 3.2.3.1.D

SPATIAL SEPARATION CALCULATIONS WEST ELEVATION

ALLOWED

102.86 SF

18.4 %

EXPOSING BUILDING FACE

559 SF =51.93 M2 LIMITING DISTANCE

5.91' = 1.8 M

UNPROTECTED OPENINGS BCBC 3.2.3.1.D

OPENINGS % of E.B.F. AREA

PROPOSED 11.1% 62.00 SF



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	No.	Description	Date		
1		Revision 1	Date 1		
		NEW GOACH HOUSE			
			Ŧ		
	4780 ESTEVAN PL., WEST				
VANUUUVER					
North & West Elevations					
P F _ N I	ROJECT JMBER		NA		
DA	ATE	1 2	2JAN21		
Dr	RAWN BY	I	.Goman		
C۲	CHECKED BY NA				
	A1.5				
Sc	GALE	1/4	' = 1'-0"		
L					



3 3D View 11



1 3D View 13



2 3D View 10



(4) 3D View 12



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No.	Description	Date		
New Coach House				

4780 Estevan Pl., West Vancouver

3D VIEWS

Project _Number___ Date

DRAWN BY CHECKED BY NA 12Jan21 I.Goman NA

A1.6

SCALE