

# 1825 MATHERS AVENUE

**ACE Brand**

Dwellings Ltd.  
412 CULZEAN PLACE  
PORT MOODY, BC V3H 1E5  
nami@abrand.ca  
www.abrand.ca  
604 961 0002



| SITE INFORMATION         |  |                     |
|--------------------------|--|---------------------|
| ADDRESS                  | 1825 MATHERS AVENUE  |                     |
| LEGAL DESCRIPTION        | LOT 13 SOUTH WEST 1/4 OF DISTRICT LOT 1086 AND THE SOUTH EAST 1/4 OF DISTRICT LOT 1087<br>PID: 009-632-069 |                     |
| ZONING                   | RS3  |                     |
| SITE WIDTH:              | 87'-8" / 87'-1"  |                     |
| SITE LENGTH:             | 114'-0" / 127'-3"  |                     |
| SITE AREA:               | 10503.3 SF   |                     |
| SETBACK                  | PERMITTED  | PROPOSED            |
| FRONT YARD               | 29.86'   | 24'-8"              |
| SIDE YARD ( E )          | 4.99'  | 16'-4" / 14'-6"     |
| SIDE YARD ( W )          | 4.99'  | 45'-5" / 48'-8"     |
| REAR YARD                | 29.86'   | 29'-11"             |
| MAIN HOUSE FSR           |  |                     |
| MAX LOWER FLOOR EXCLUDED |  | 1907.4 SF           |
| MAX MAIN FLOOR           |  | 1880.4 SF           |
| MAX UPPER FLOOR          |  | 1784.4 SF           |
| MAX ABOVE GRADE 0.35     | 3676.2 SF  | 3664.8 SF           |
| MAX TOTAL                |  | 5572.2 SF           |
| SECONDARY SUITE          |  | 919.2 SF            |
| COVER PORCH %5           | 525.2 SF   | 280.0+63.0=343.0 SF |
| SITE COVERAGE            |  |                     |
|                          | PERMITTED  | PROPOSED            |
| MAIN HOUSE               |  | 1907.4 SF           |
| PATIO                    |  | 280.5 SF            |
| TOTAL                    | 3150.9 SF 30%  | 2187.9 SF 21%       |

| AVERAGE NATURAL GRADE CALCULATION (FT)  |       |       |                 |           |            |
|---|-------|-------|-----------------|-----------|------------|
|   | ELEV. | ELEV. | AVERAGE (A+B)/2 | LENGTH L  | RESULTS    |
| A-B                                     | 279.7 | 283.0 | 281.3           | X 58.6    | = 16,512.3 |
| B-C                                     | 283.0 | 283.0 | 283.0           | X 32.5    | = 9,197.5  |
| C-D                                     | 283.0 | 278.0 | 280.5           | X 58.6    | = 16,465.3 |
| D-A                                     | 278.0 | 279.7 | 278.9           | X 32.5    | = 9,064.3  |
| TOTAL                                   |       |       |                 | 182.2     | 51,239.4   |
|   |       |       |                 | Lt        | Xt         |
| AVERAGE NATURAL GRADE                   |       |       |                 | = Xt / Lt | 281.2      |
| AVERAGE FINISHED GRADE CALCULATION (FT) |       |       |                 |           |            |
|   | ELEV. | ELEV. | AVERAGE (A+B)/2 | LENGTH L  | RESULTS    |
| A-B                                     | 281.5 | 283.0 | 282.25          | X 58.6    | = 16,539.8 |
| B-C                                     | 283.0 | 283.5 | 283.25          | X 32.5    | = 9,205.6  |
| C-D                                     | 283.5 | 280.0 | 281.75          | X 58.6    | = 16,510.5 |
| D-A                                     | 280.0 | 281.5 | 280.75          | X 32.5    | = 9,124.3  |
| TOTAL                                   |       |       |                 | 182.2     | 51,380.2   |
|   |       |       |                 | Lt        | Xt         |
| AVERAGE FINISHED GRADE                  |       |       |                 | = Xt / Lt | 282        |

NOTES:

PROJECT:

SINGLE FAMILY

CIVIC ADDRESS:

1825 MATHERS AVE.  
WEST VANCOUVER, BC

LEGAL DESCRIPTION:

LOT 13 SOUTH WEST 1/4 OF DISTRICT LOT 1086 AND THE SOUTH EAST 1/4 OF DISTRICT LOT 1087  
PID: 009-632-069

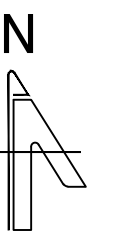
TITLE:

COVER SHEET

CLIENT:

IRENE CHAYCHI  
AMIR CHAYCHI

NORTH ARROW



CAD FILE:

DESIGN BY:

NAHID JAVADI  
Intern architect AIBC

DATE:

2021-07-20

REV- 01:

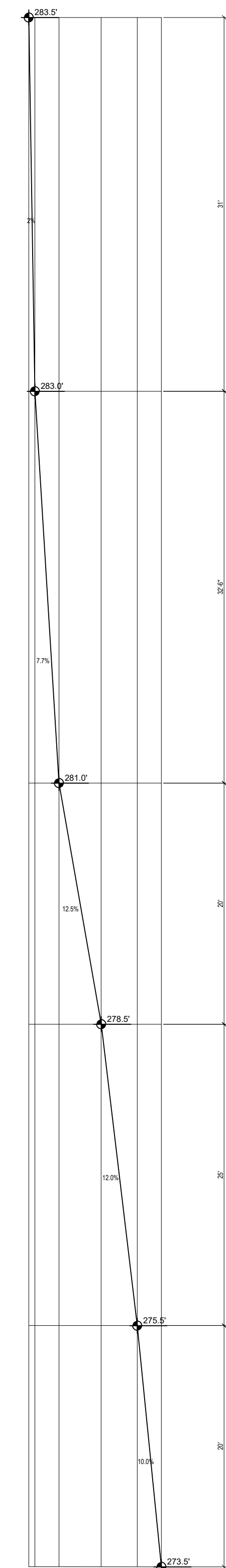
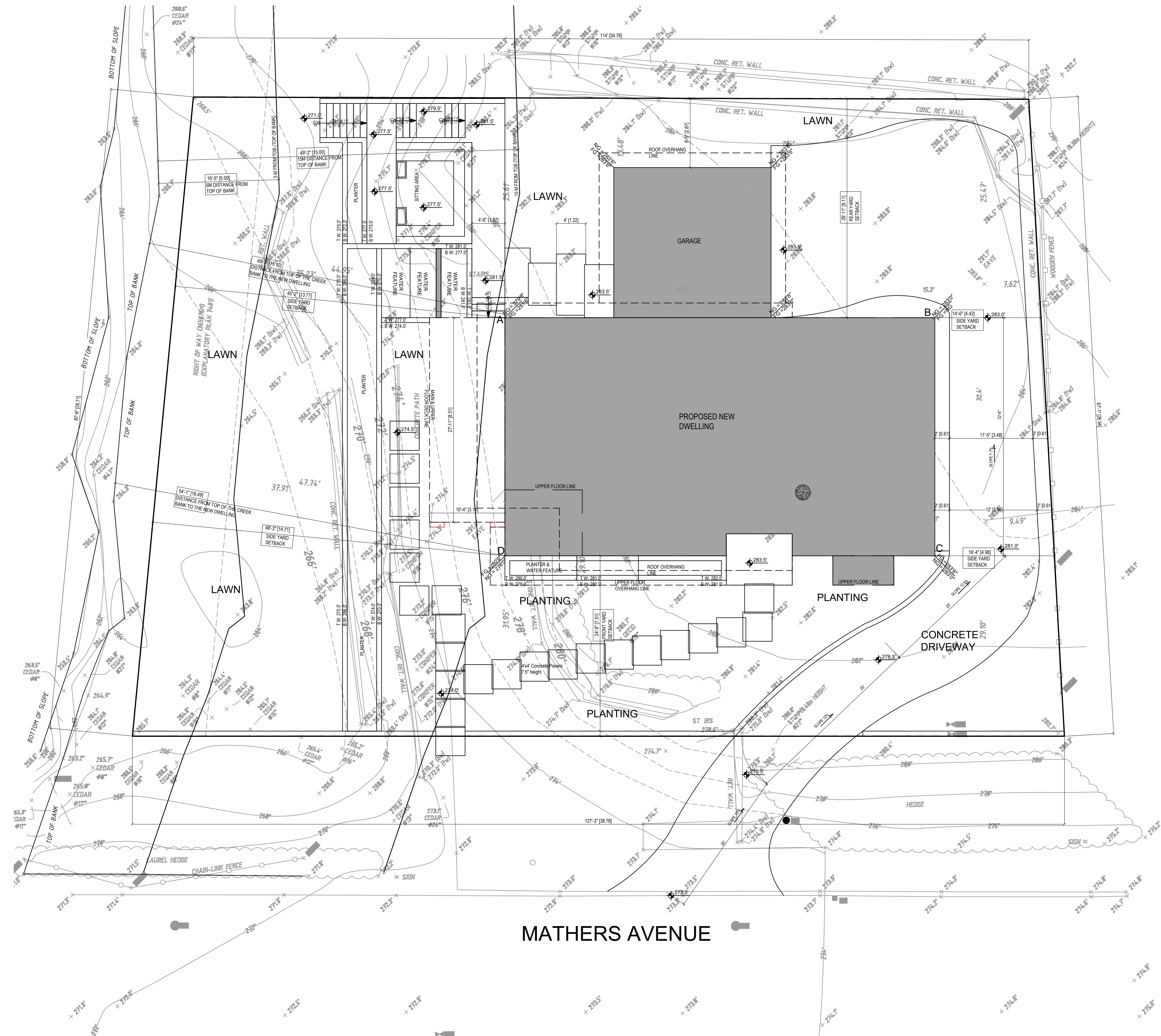
REV- 02:

SCALE:

DWG NO.

A0.0





DRIVEWAY PROFILE

**SITE PLAN**  
SC: 1/8" = 1'-0"

NOTES:

PROJECT:  
SINGLE FAMILY

CIVIC ADDRESS:  
1825 MATHERS AVE.  
WEST VANCOUVER, BC

LEGAL DESCRIPTION:  
LOT 13 SOUTH WEST 1/4 OF  
DISTRICT LOT 1086 AND THE  
SOUTH EAST 1/4 OF DISTRICT  
LOT 1087  
PID: 009-632-069

TITLE:  
SITE PLAN &  
DRIVEWAY SECTION  
CLIENT:  
IRENE CHAYCHI  
AMIR CHAYCHI

NORTH ARROW  
N

CAD FILE:

DESIGN BY:  
NAHID JAVADI  
Intern architect AIBC

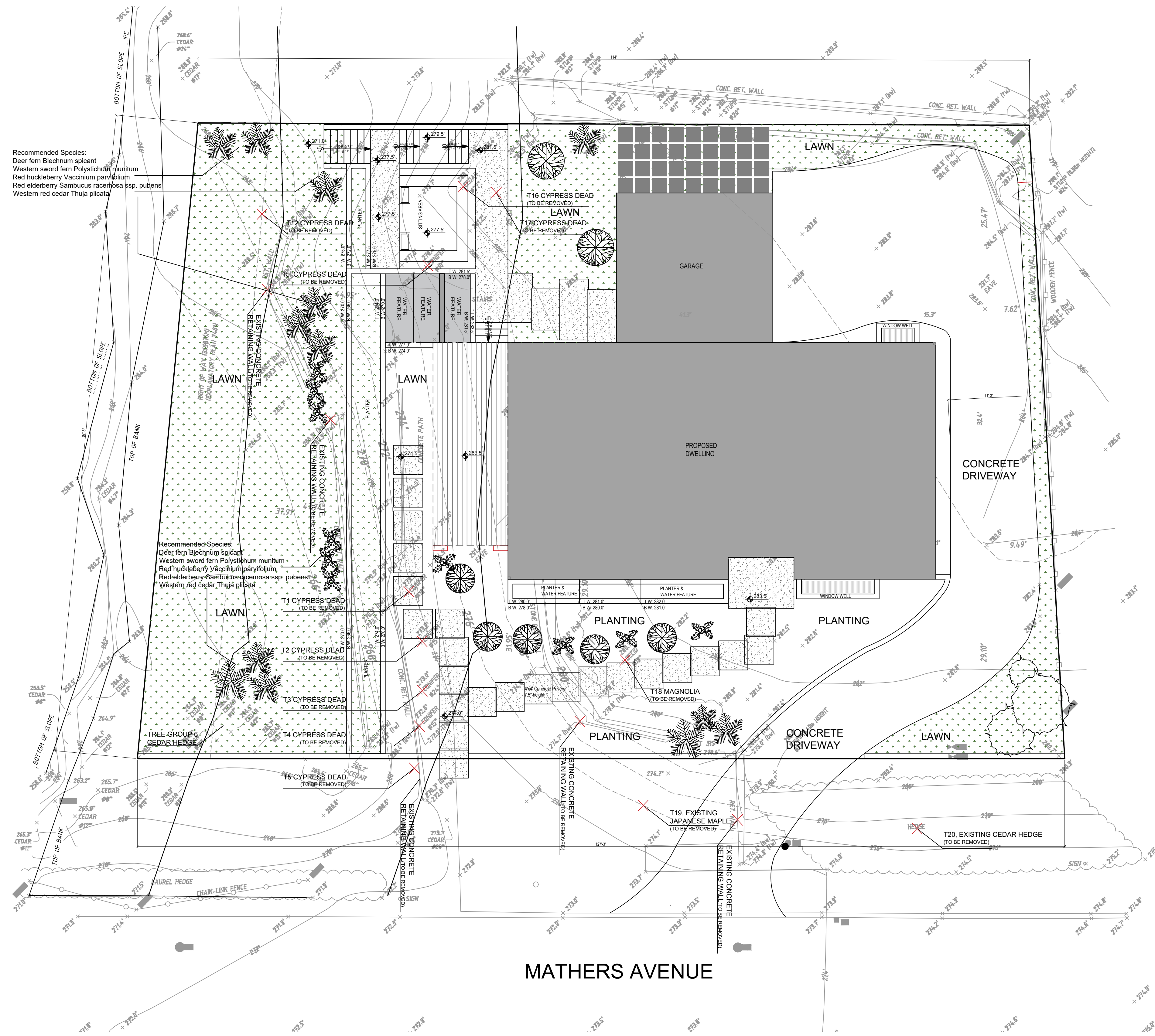
DATE:  
2021-07-20

REV-01:  
REV-02:

SCALE:  
Sc. 1/8" = 1'-0"

DWG NO.  
A1.0





Recommended Species:  
 Deer fern *Blechnum spicant*  
 Western sword fern *Polystichum munitum*  
 Red huckleberry *Vaccinium parvifolium*  
 Red elderberry *Sambucus racemosa* ssp. *pubens*  
 Western red cedar *Thuja plicata*

Recommended Species:  
 Deer fern *Blechnum spicant*  
 Western sword fern *Polystichum munitum*  
 Red huckleberry *Vaccinium parvifolium*  
 Red elderberry *Sambucus racemosa* ssp. *pubens*  
 Western red cedar *Thuja plicata*

**LANDSCAPE**

SC: 1/8" = 1'-0"

NOTES:

PROJECT:

SINGLE FAMILY

CIVIC ADDRESS:

1825 MATHERS AVE.  
 WEST VANCOUVER, BC

LEGAL DESCRIPTION:

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 DISTRICT LOT 1086 AND THE  
 SOUTH EAST 1/4 OF DISTRICT  
 LOT 1087  
**PID: 009-632-069**

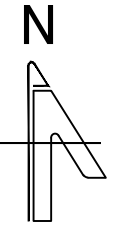
TITLE:

LANDSCAPE

CLIENT:

IRENE CHAYCHI  
 AMIR CHAYCHI

NORTH ARROW



CAD FILE:

DESIGN BY:

NAHID JAVADI  
 Intern architect AIBC

DATE:

2021-07-20

REV-01:

REV-02:

SCALE:

Sc. 1/8" = 1'-0"

DWG NO.

A1.1



NOTES:

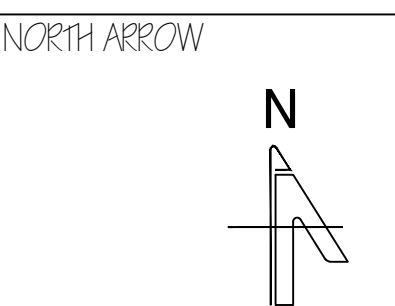
PROJECT:  
SINGLE FAMILY

CIVIC ADDRESS:  
1825 MATHERS AVE.  
WEST VANCOUVER, BC

LEGAL DESCRIPTION:  
LOT 13 SOUTH WEST 1/4 OF  
DISTRICT LOT 1086 AND THE  
SOUTH EAST 1/4 OF DISTRICT  
LOT 1087  
PID: 009-632-069

TITLE:  
BASEMENT PLAN

CLIENT:  
IRENE CHAYCHI  
AMIR CHAYCHI



CAD FILE:

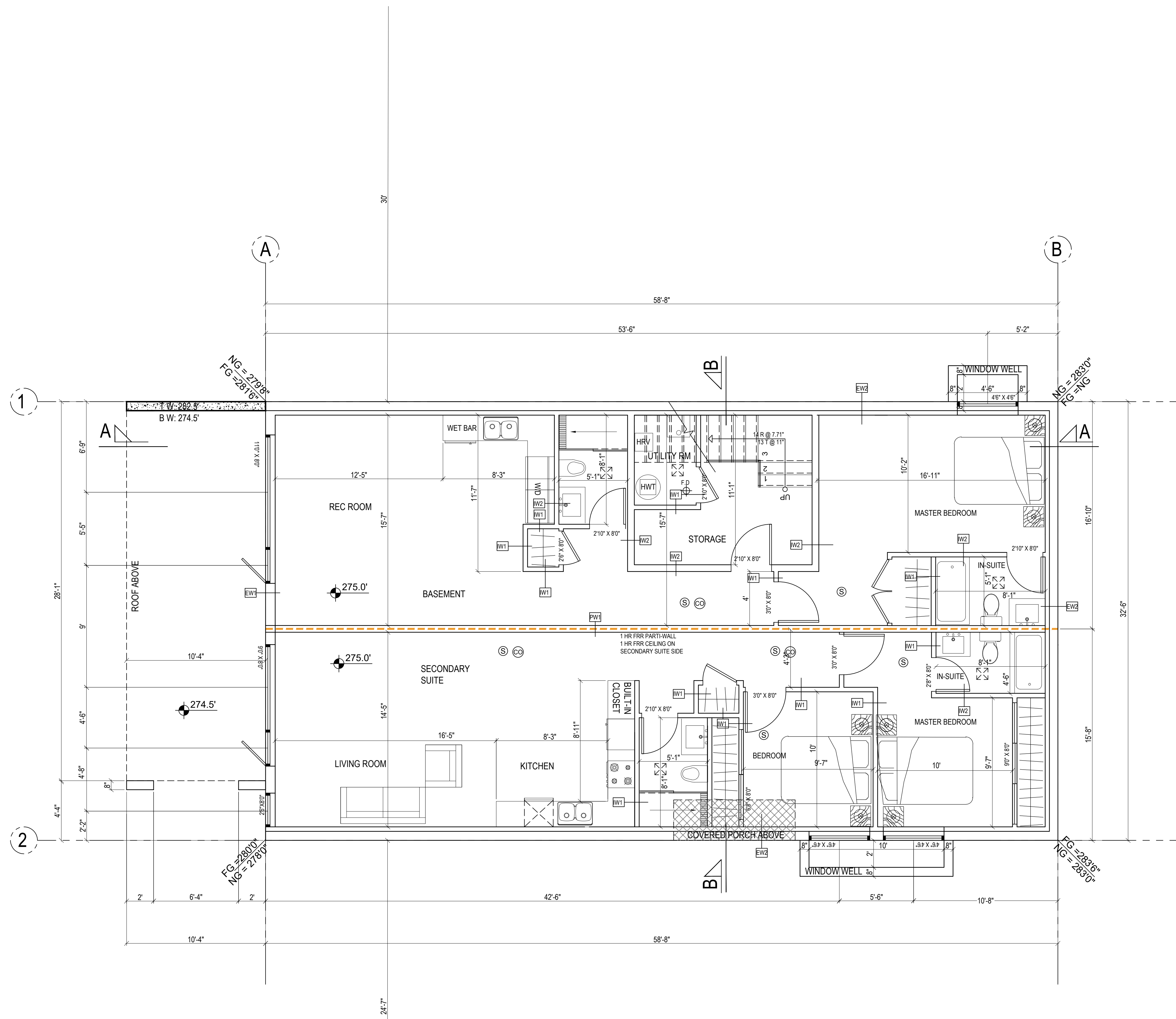
DESIGN BY:  
NAHID JAVADI  
Intern architect AIBC

DATE:  
2021-07-20

REV-01:  
REV-02:

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

DWG NO.  
A2.0



**BASEMENT**

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



NOTES:

PROJECT:

SINGLE FAMILY

CIVIC ADDRESS:

1825 MATHERS AVE.  
WEST VANCOUVER, BC

LEGAL DESCRIPTION:

LOT 13 SOUTH WEST 1/4 OF  
DISTRICT LOT 1086 AND THE  
SOUTH EAST 1/4 OF DISTRICT  
LOT 1087  
PID: 009-632-069

TITLE:

MAIN FLOOR PLAN

CLIENT:

IRENE CHAYCHI  
AMIR CHAYCHI

NORTH ARROW



CAD FILE:

DESIGN BY:

NAHID JAVADI  
Intern architect AIBC

DATE:

2021-07-20

REV - O1:

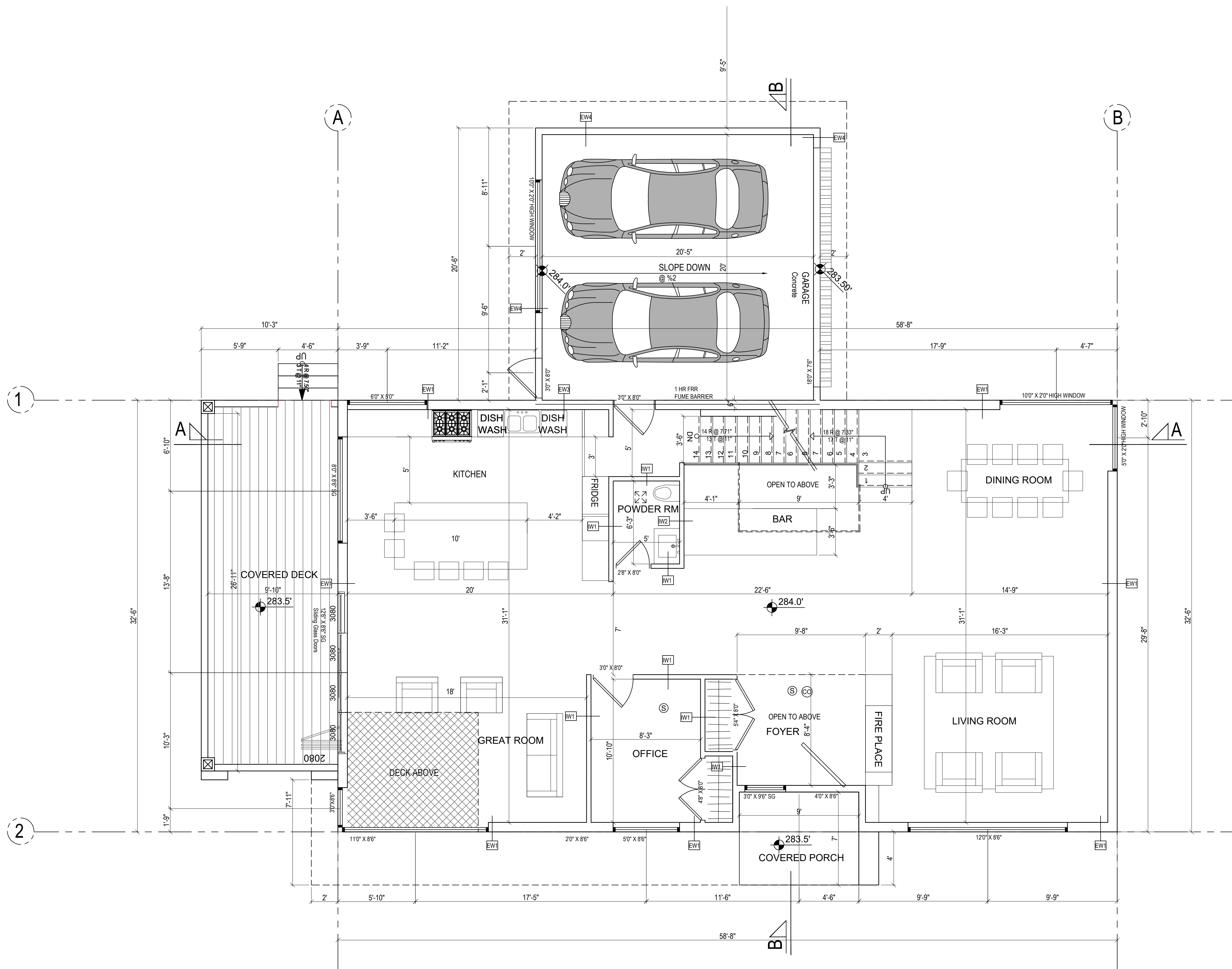
REV - O2:

SCALE:

Sc. 1/4" = 1'-0"

DWG NO.

A2.1



**MAIN FLOOR PLAN**

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



NOTES:

PROJECT:  
 SINGLE FAMILY

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 WEST VANCOUVER, BC

LEGAL DESCRIPTION:  
 LOT 13 SOUTH WEST 1/4 OF  
 DISTRICT LOT 1086 AND THE  
 SOUTH EAST 1/4 OF DISTRICT  
 LOT 1087  
**PID: 009-632-069**

TITLE:  
 2ND FLOOR PLAN

CLIENT:  
 IRENE CHAYCHI  
 AMIR CHAYCHI

NORTH ARROW



CAD FILE:

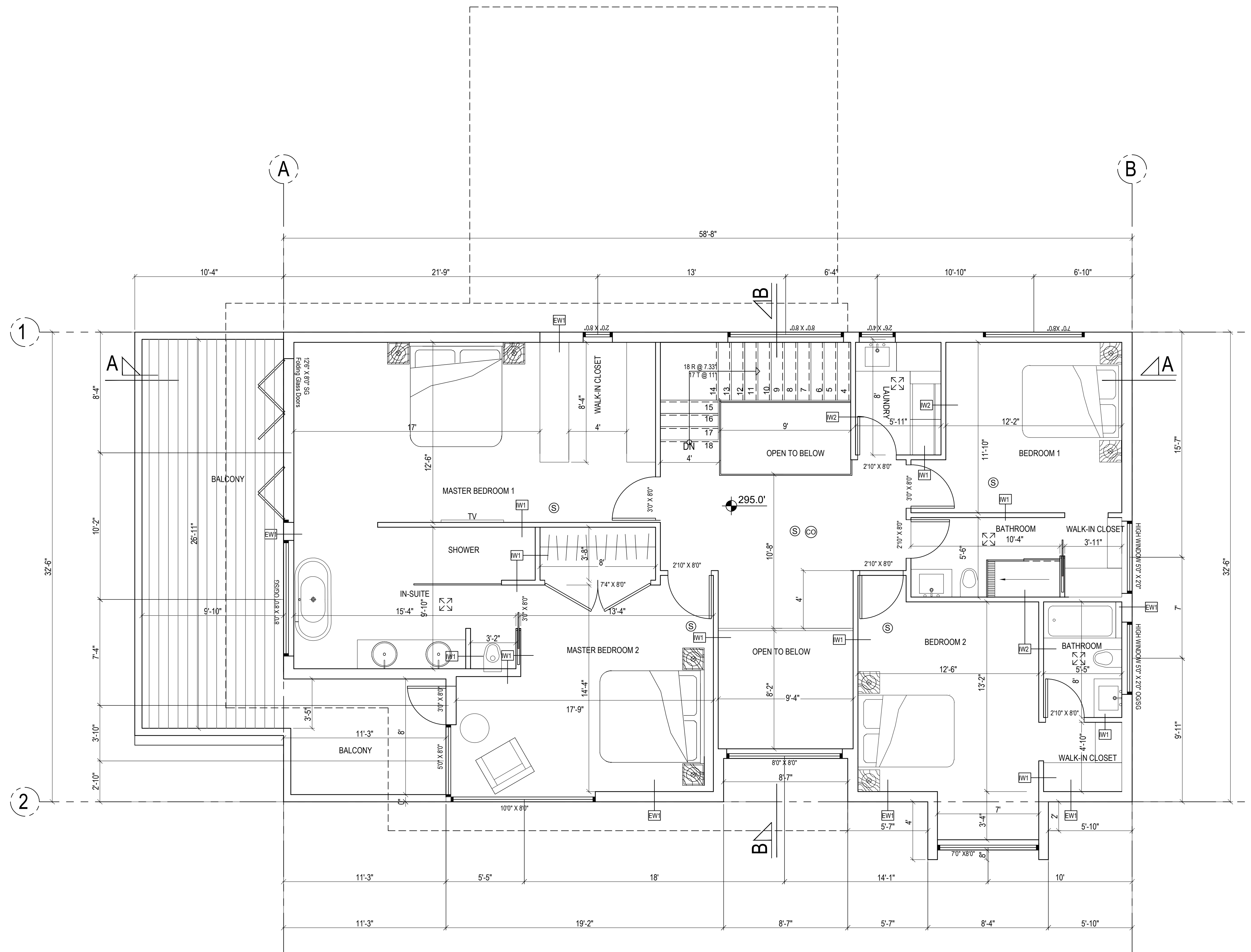
DESIGN BY:  
 NAHID JAVADI  
 Intern architect AIBC

DATE:  
 2021-07-20

REV-01:  
 REV-02:

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

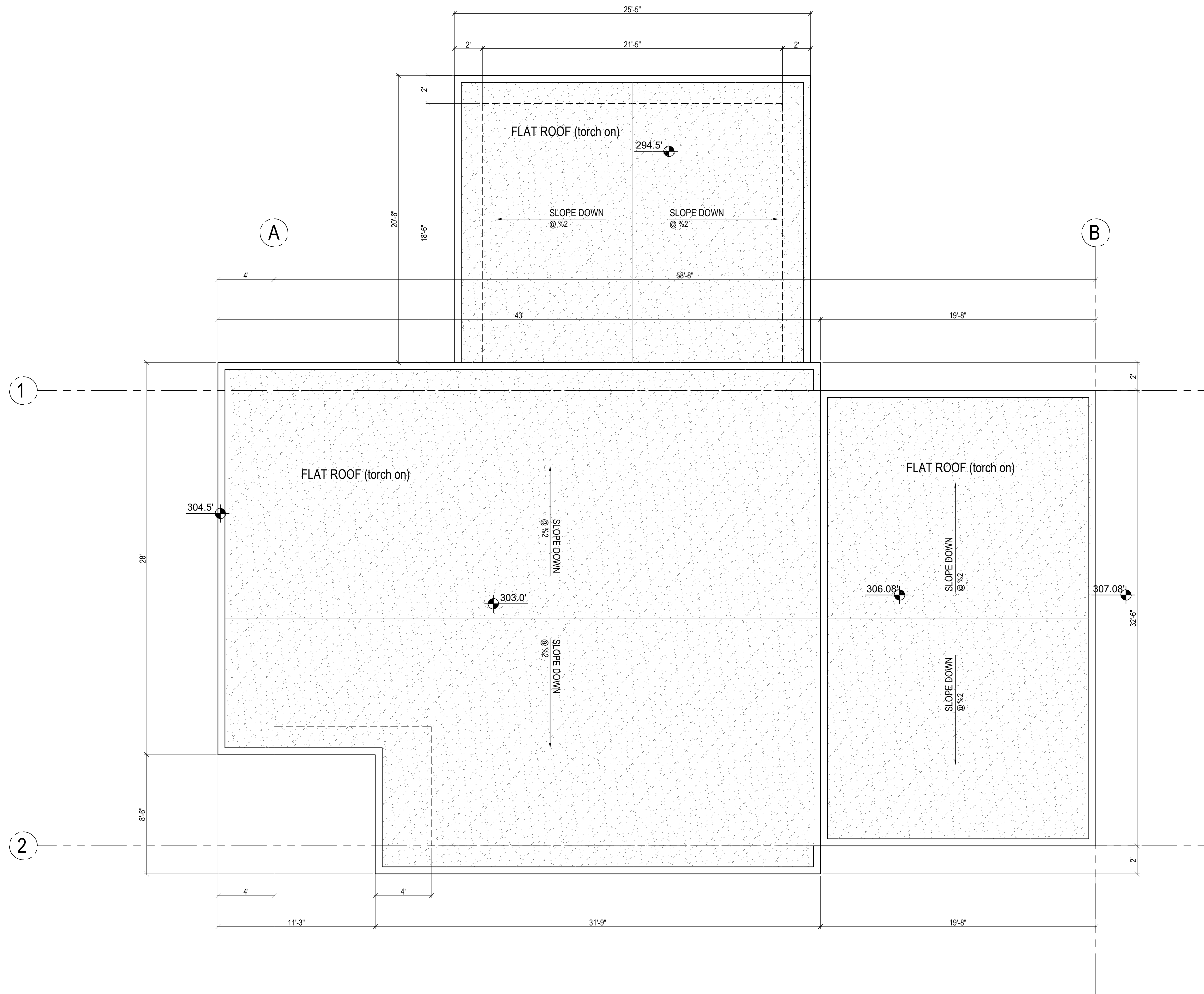
DWG NO.  
**A2.2**



**2ND FLOOR PLAN**

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





NOTES:

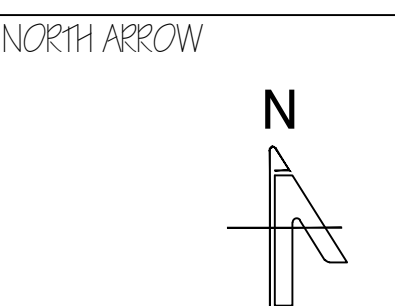
PROJECT:  
 SINGLE FAMILY

CIVIC ADDRESS:  
 1825 MATHERS AVE.  
 WEST VANCOUVER, BC

LEGAL DESCRIPTION:  
 LOT 13 SOUTH WEST 1/4 OF  
 DISTRICT LOT 1086 AND THE  
 SOUTH EAST 1/4 OF DISTRICT  
 LOT 1087  
**PID:** 009-632-069

TITLE:  
 ROOF PLAN

CLIENT:  
 IRENE CHAYCHI  
 AMIR CHAYCHI



CAD FILE:

DESIGN BY:  
 NAHID JAVADI  
 Intern architect AIBC

DATE:  
 2021-07-20

REV- 01:  
 REV- 02:

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

DWG NO.  
**A2.3**

**ROOF PLAN**

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



- A. STUCCO - LIGHT GRAY
- B. STUCCO - DARK GRAY
- C. STUCCO - BLACK
- D. CAST IN PLACE CONCRETE WALL
- E. 1X12 & 1X4 WOODEN FASCIA BOARD
- I. TOP MOUNTED FRAMELESS GLASS RAILING
- K. WOOD GARAGE DOOR (STAINED)
- L. METAL & GLASS RAILING

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 SOUTH EAST 1/4 OF DISTRICT  
 LOT 1087  
**PID:** 009-632-069

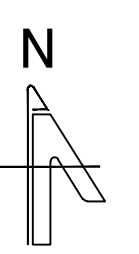
TITLE:

SOUTH & WEST  
 ELEVATIONS

CLIENT:

IRENE CHAYCHI  
 AMIR CHAYCHI

NORTH ARROW



CAD FILE:

DESIGN BY:

NAHID JAVADI  
 Intern architect AIBC

DATE:

2021-07-20

REV-01:

REV-02:

SCALE:

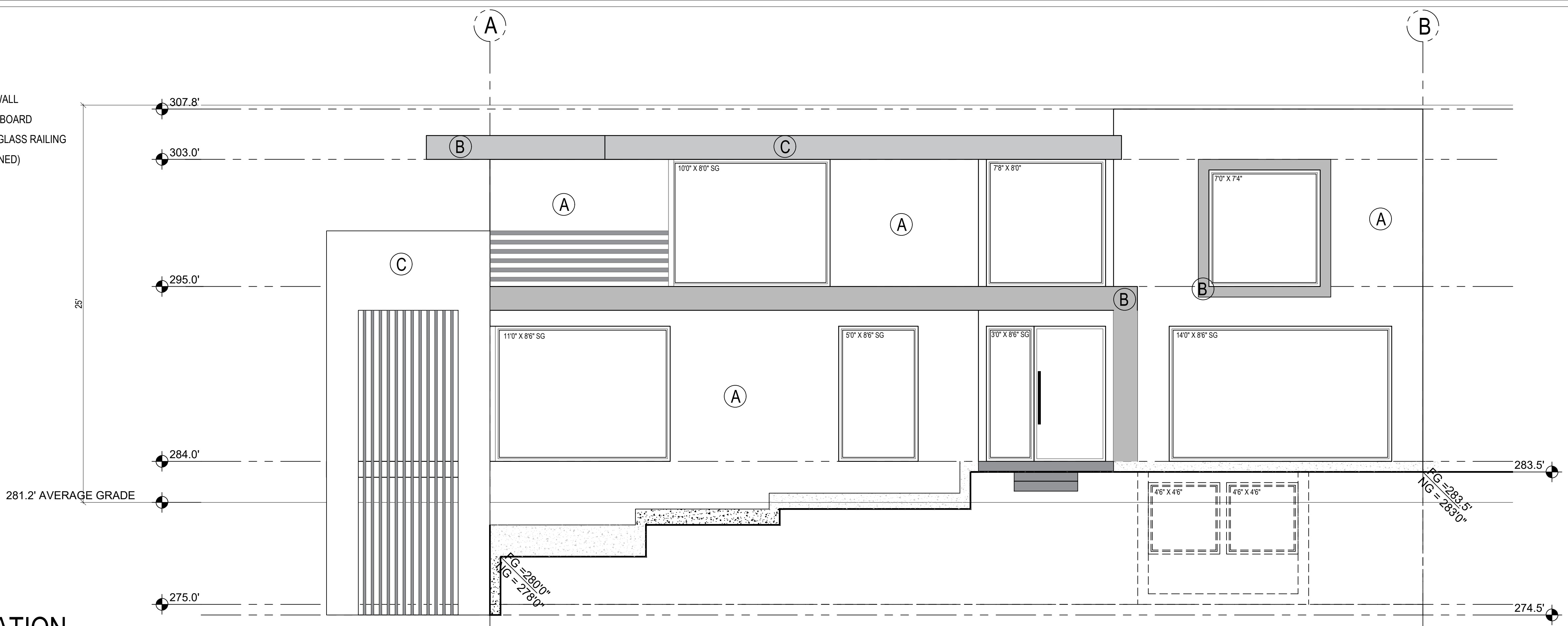
Sc. 1/4" = 1'-0"

DWG NO.

A3.0

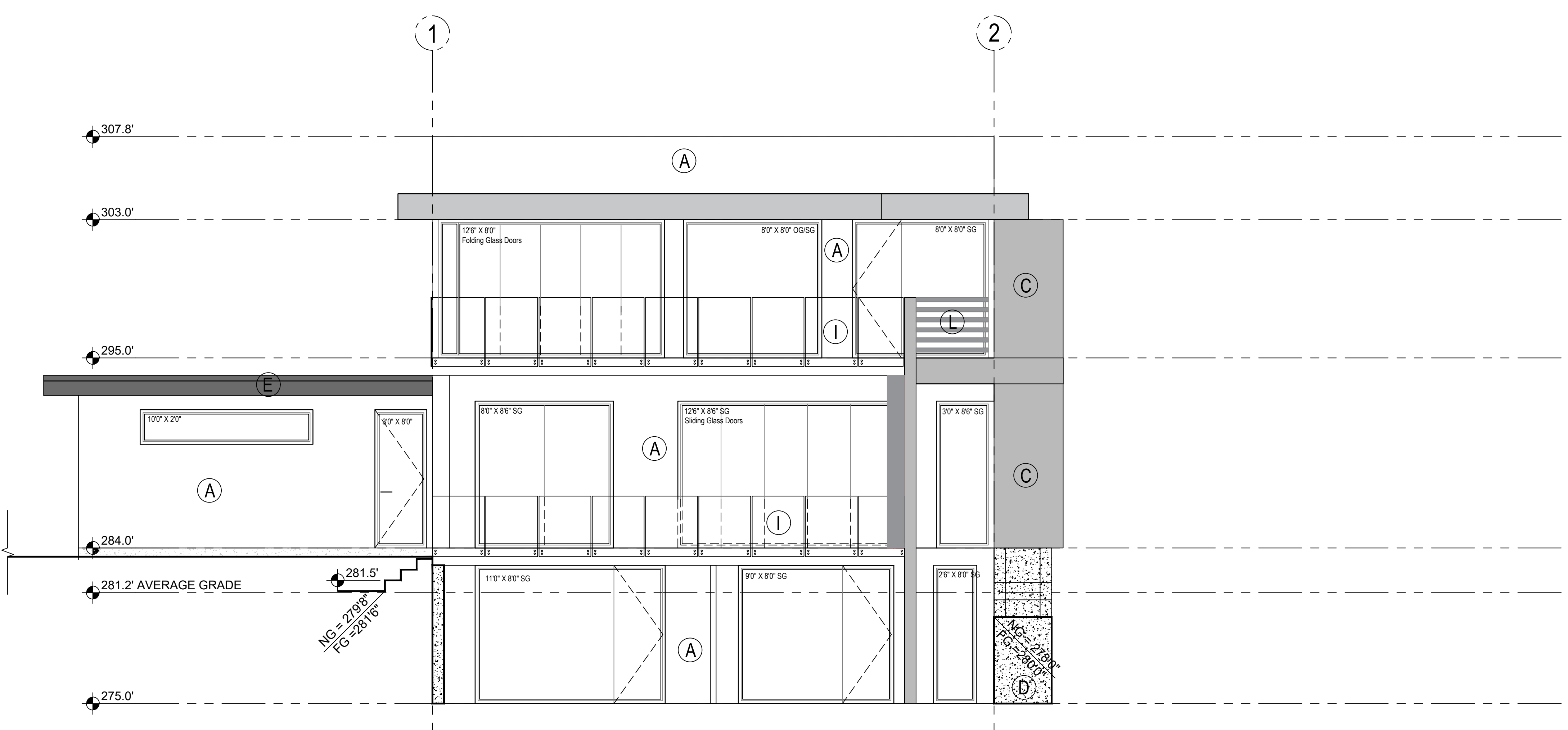
**SOUTH ELEVATION**

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



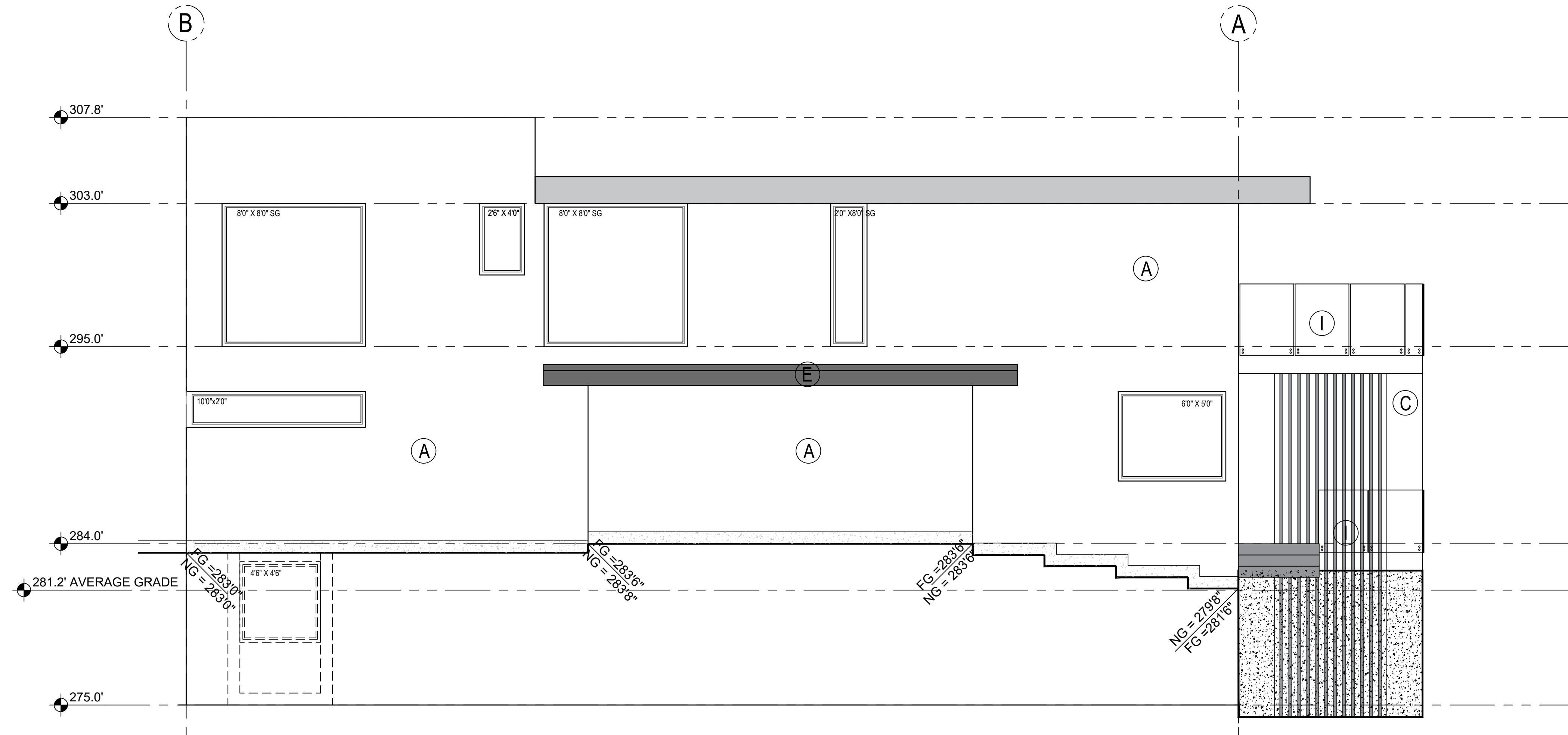
**WEST ELEVATION**

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

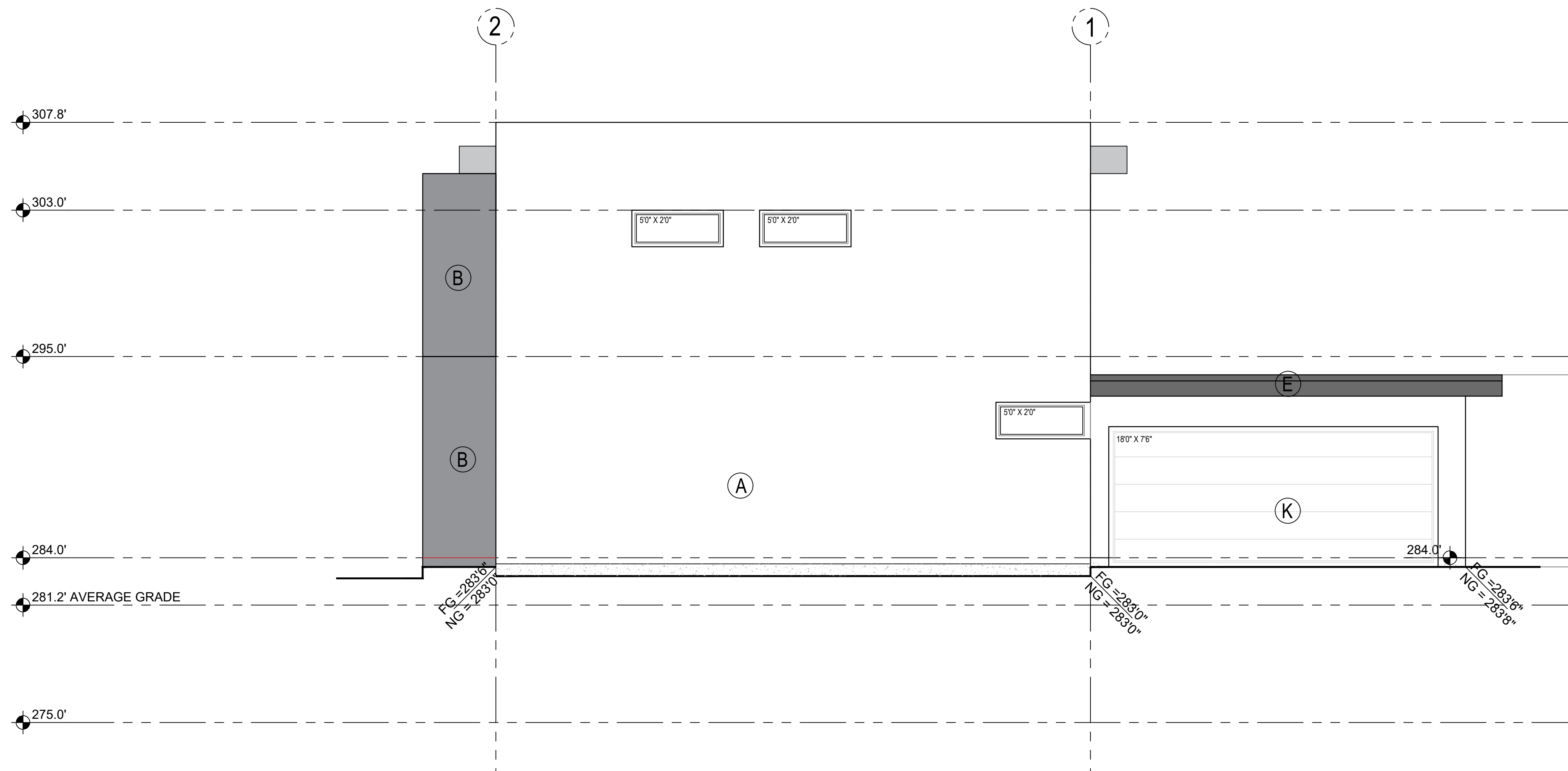




- A. STUCCO - LIGHT GRAY
- B. STUCCO - DARK GRAY
- C. STUCCO - BLACK
- D. CAST IN PLACE CONCRETE WALL
- E. 1X12 & 1X4 WOODEN FASCIA BOARD
- I. TOP MOUNTED FRAMELESS GLASS RAILING
- K. WOOD GARAGE DOOR (STAINED)
- L. METAL & GLASS RAILING



**NORTH ELEVATION**  
SC: 1/4" = 1'-0"



**EAST ELEVATION**  
SC: 1/4" = 1'-0"

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SINGLE FAMILY

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WEST VANCOUVER, BC

LEGAL DESCRIPTION:  
LOT 13 SOUTH WEST 1/4 OF  
DISTRICT LOT 1086 AND THE  
SOUTH EAST 1/4 OF DISTRICT  
LOT 1087  
PID: 009-632-069

TITLE:  
NORTH & EAST  
ELEVATIONS

CLIENT:  
IRENE CHAYCHI  
AMIR CHAYCHI

NORTH ARROW



CAD FILE:

DESIGN BY:  
NAHID JAVADI  
Intern architect AIBC

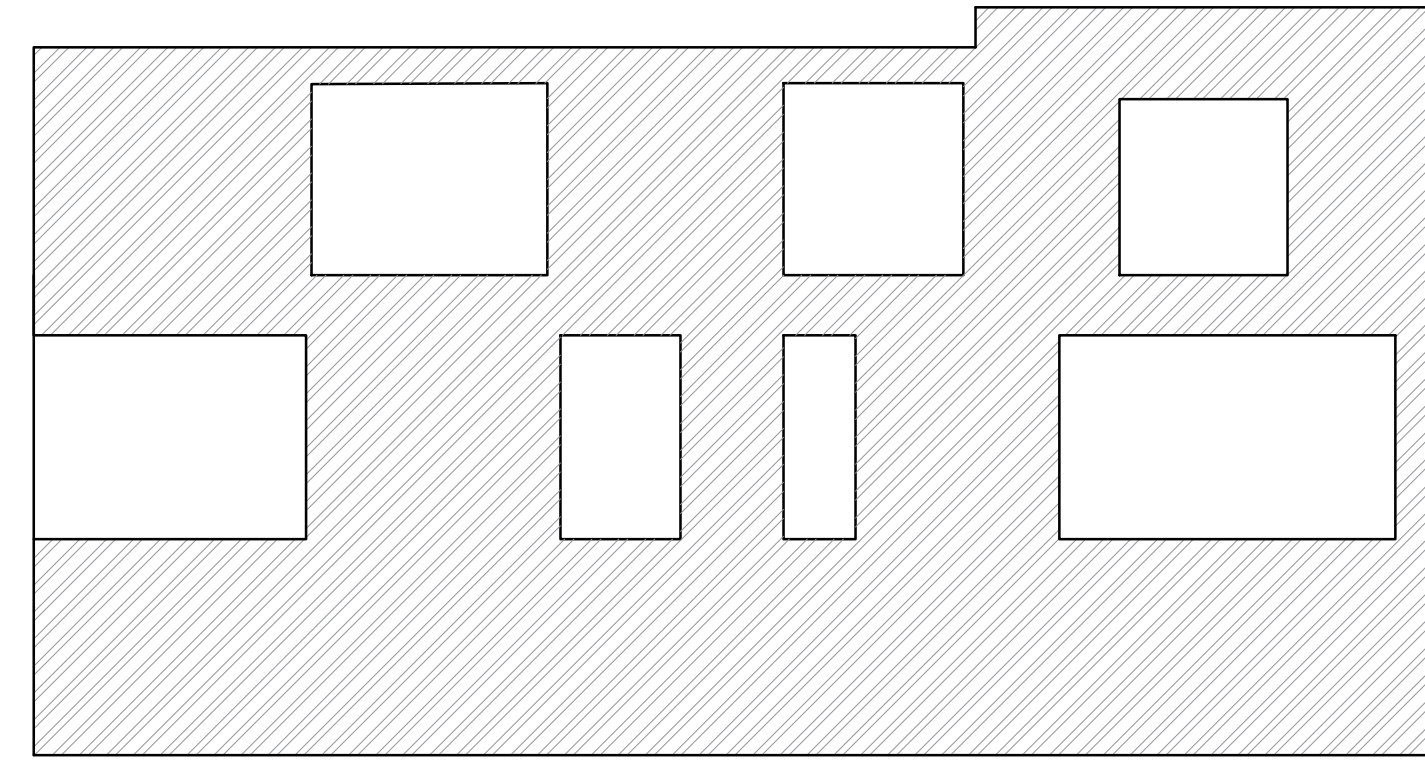
DATE:  
2021-07-20

REV- 01:  
REV- 02:

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

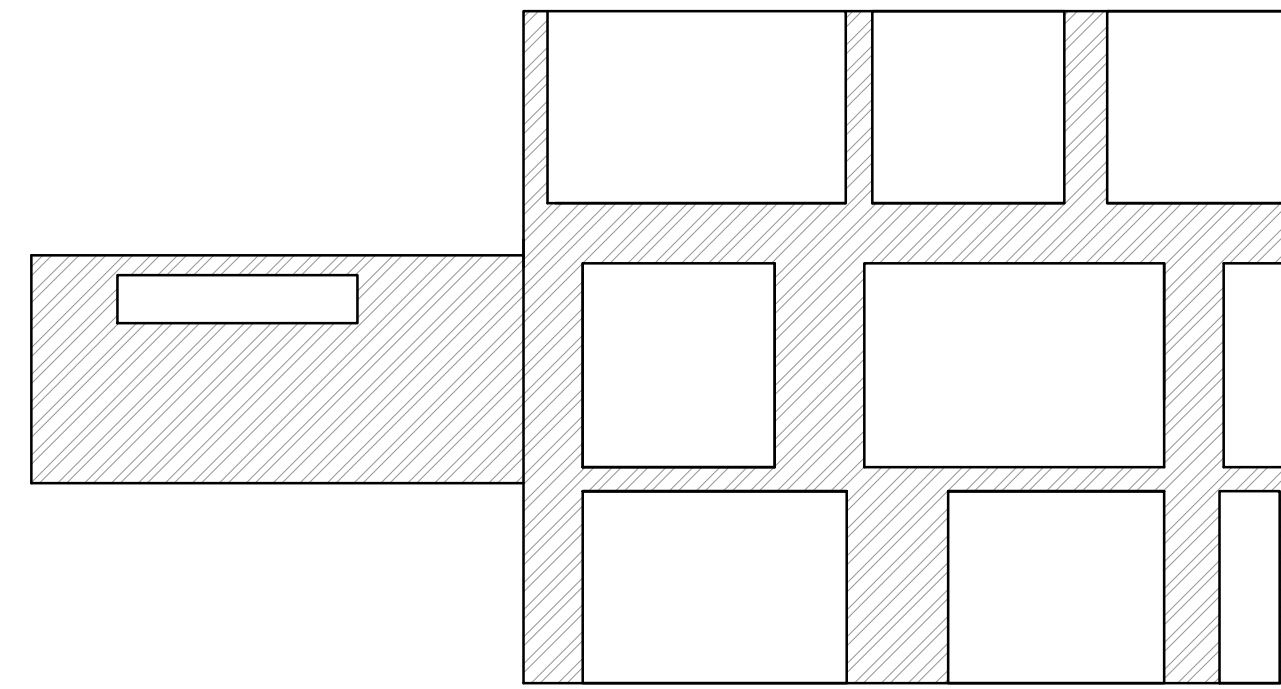
DWG NO.  
A3.1





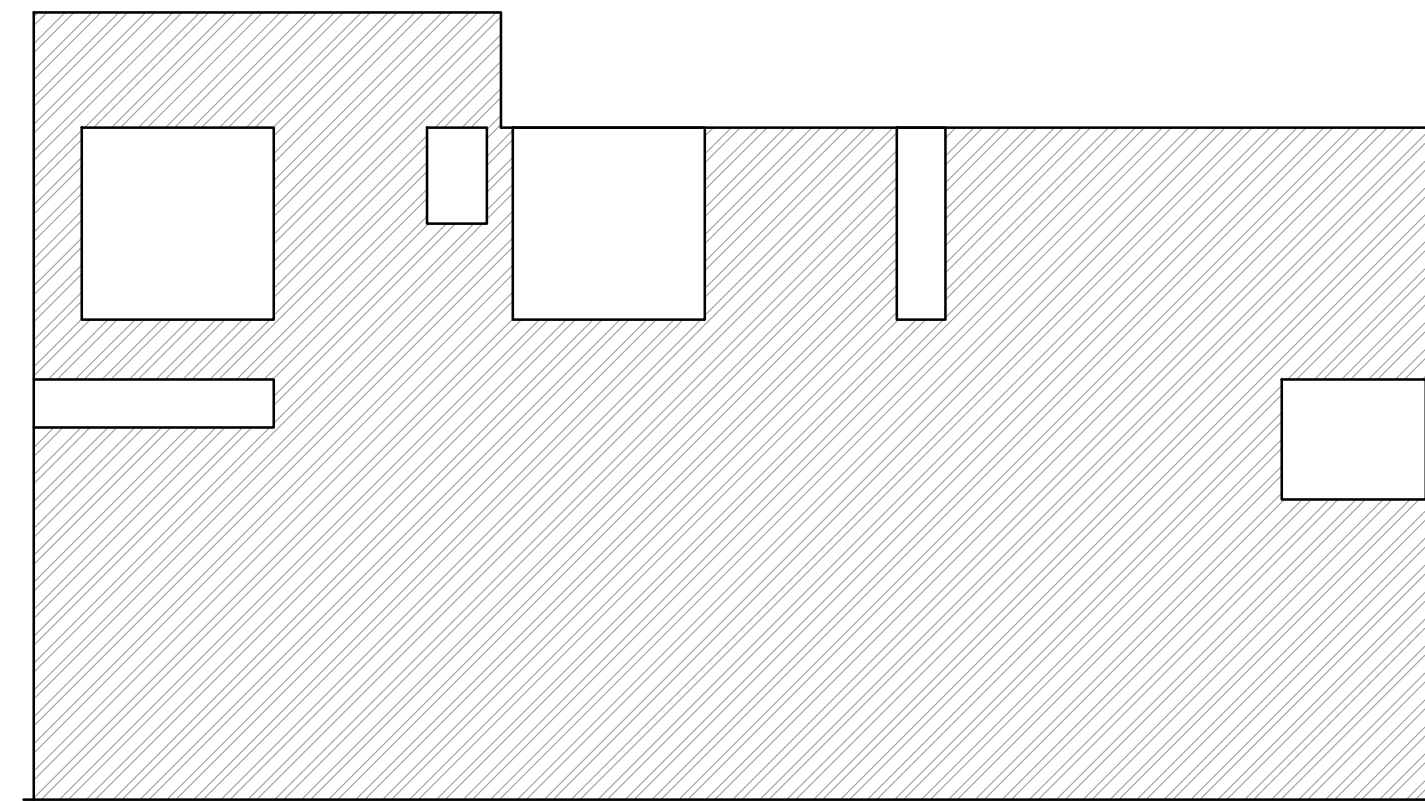
**SOUTH ELEVATION UNPROTECTED OPENING**

SC: 1/8" = 1'-0"



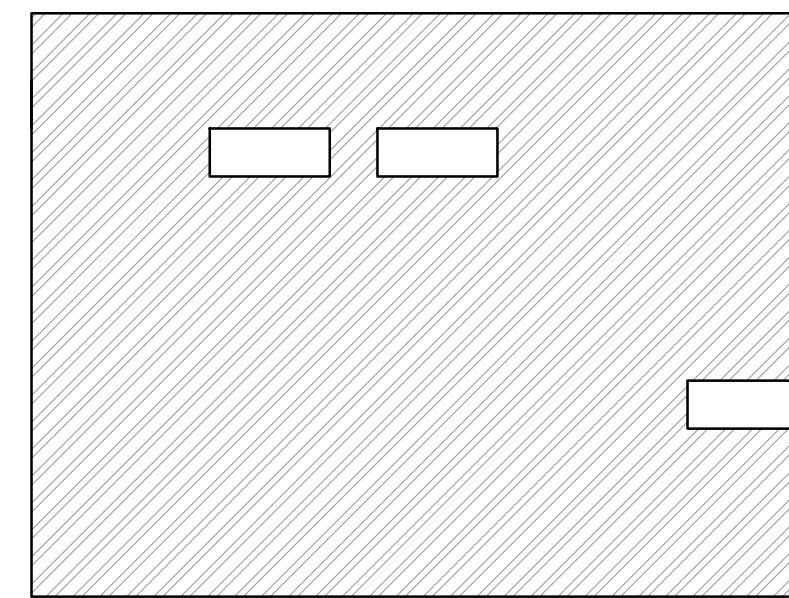
**WEST ELEVATION UNPROTECTED OPENING**

SC: 1/8" = 1'-0"



**NORTH ELEVATION UNPROTECTED OPENING**

SC: 1/8" = 1'-0"



**EAST ELEVATION UNPROTECTED OPENING**

SC: 1/8" = 1'-0"

| UNPROTECTED OPENINGS - LWH NORTH       |                             |                      |       |
|--|-----------------------------|----------------------|-------|
| EXPOSED WALL AREA, m <sup>2</sup>      | PERMITTED GLAZED OPENING, % | LIMITING DISTANCE, m |       |
| 8.00                                   | 9.14                        | 9.00                 |       |
| 100.00                                 | 56.00                       | 88.02                | 84.00 |
| 114.11                                 | 48.07                       | 74.92                | 71.54 |
| 150.00                                 | 28.00                       | 41.73                | 40.00 |
| PERMITTED AREA OF GLAZED OPENINGS (SF) |                             | 1841.24              |       |
| PROPOSED AREA OF GLAZED OPENINGS (SF)  |                             | 268.25               |       |
| UNPROTECTED OPENINGS - LWH SOUTH       |                             |                      |       |
| EXPOSED WALL AREA, m <sup>2</sup>      | PERMITTED GLAZED OPENING, % | LIMITING DISTANCE, m |       |
| 6.00                                   | 7.43                        | 8.00                 |       |
| 100.00                                 | 34.00                       | 50.39                | 56.00 |
| 120.57                                 | 27.83                       | 40.23                | 44.48 |
| 150.00                                 | 19.00                       | 25.71                | 28.00 |
| PERMITTED AREA OF GLAZED OPENINGS (SF) |                             | 1044.33              |       |
| PROPOSED AREA OF GLAZED OPENINGS (SF)  |                             | 513.66               |       |
| UNPROTECTED OPENINGS - LWH WEST        |                             |                      |       |
| EXPOSED WALL AREA, m <sup>2</sup>      | PERMITTED GLAZED OPENING, % | LIMITING DISTANCE, m |       |
| 8.00                                   | 8.43                        | 10.00                |       |
| 100.00                                 | 56.00                       | 62.02                | 84.00 |
| 120.63                                 | 40.63                       | 45.02                | 60.83 |
| 150.00                                 | 19.00                       | 20.94                | 28.00 |
| PERMITTED AREA OF GLAZED OPENINGS (SF) |                             | 1169.679             |       |
| PROPOSED AREA OF GLAZED OPENINGS (SF)  |                             | 631.750              |       |
| UNPROTECTED OPENINGS - LWH EAST        |                             |                      |       |
| EXPOSED WALL AREA, m <sup>2</sup>      | PERMITTED GLAZED OPENING, % | LIMITING DISTANCE, m |       |
| 2.00                                   | 3.21                        | 4.00                 |       |
| 50.00                                  | 10.00                       | 26.29                | 28.00 |
| 86.53                                  | 9.27                        | 19.67                | 20.69 |
| 100.00                                 | 9.00                        | 17.14                | 18.00 |
| PERMITTED AREA OF GLAZED OPENINGS (SF) |                             | 365.29               |       |
| PROPOSED AREA OF GLAZED OPENINGS (SF)  |                             | 165.00               |       |

NOTES:

PROJECT:

SINGLE FAMILY

CIVIC ADDRESS:

1825 MATHERS AVE.  
WEST VANCOUVER, BC

LEGAL DESCRIPTION:

LOT 13 SOUTH WEST 1/4 OF  
DISTRICT LOT 1086 AND THE  
SOUTH EAST 1/4 OF DISTRICT  
LOT 1087

PID: 009-632-069

TITLE:

UNPROTECTED OPENING  
CALCULATION

CLIENT:

IRENE CHAYCHI  
AMIR CHAYCHI

NORTH ARROW



CAD FILE:

DESIGN BY:

NAHID JAVADI  
Intern architect AIBC

DATE:

2021-07-20

REV- 01:

REV- 02:

SCALE:

Sc. 1/8" = 1'-0"

DWG NO.

A3.2



NOTES:

PROJECT:

SINGLE FAMILY

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 SOUTH EAST 1/4 OF DISTRICT  
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**PID:** 009-632-069

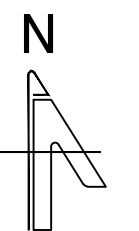
TITLE:

SECTION A-A  
 SECTION B-B

CLIENT:

IRENE CHAYCHI  
 AMIR CHAYCHI

NORTH ARROW



CAD FILE:

DESIGN BY:

NAHID JAVADI  
 Intern architect AIBC

DATE:

2021-07-20

REV- 01:

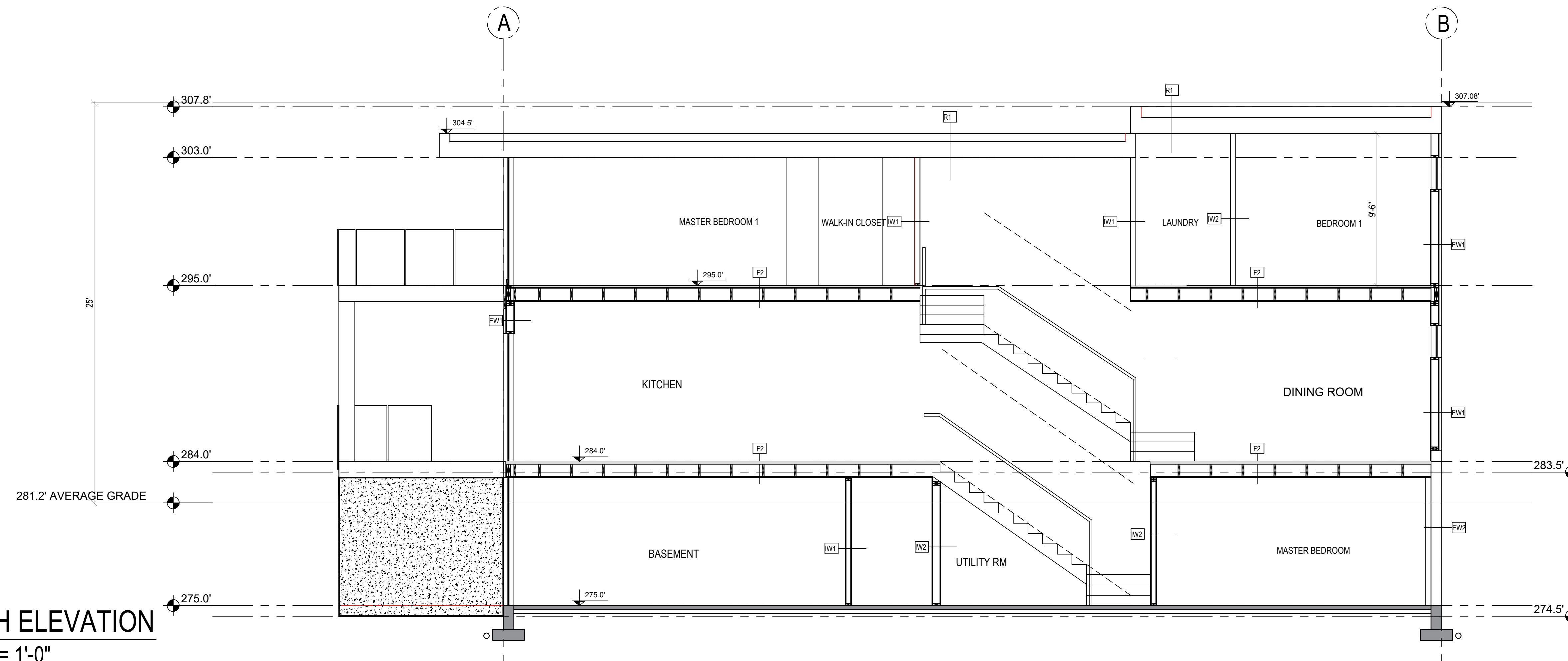
REV- 02:

SCALE:

Sc. 1/4" = 1'-0"

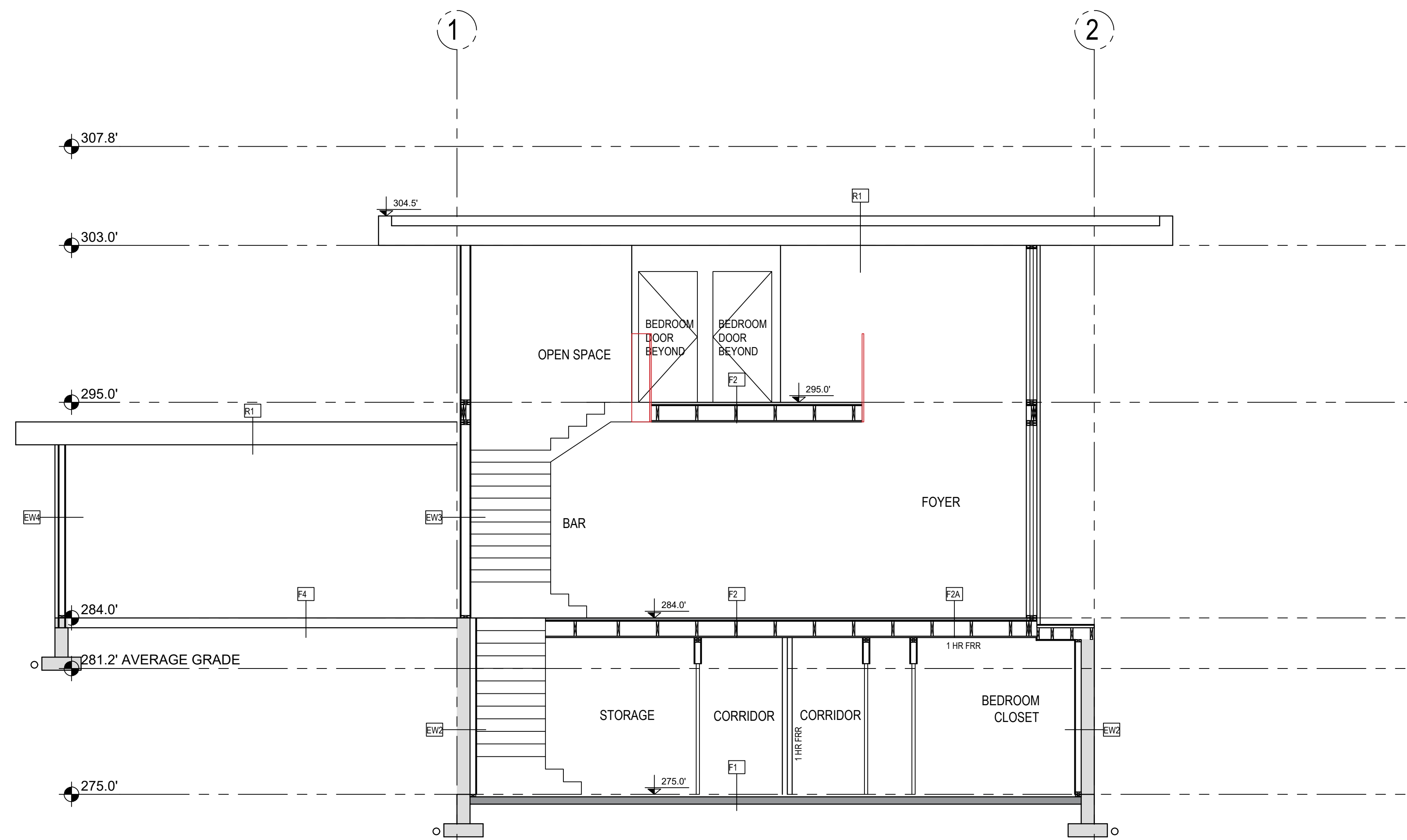
DWG NO.

A4.0



**SOUTH ELEVATION**

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



**WEST ELEVATION**

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



**BUILDING ENVELOPE WALL ASSEMBLIES**

| SYMBOL/TYPE  | ILLUSTRATION | DESCRIPTION   | RSI, (M <sup>2</sup> x K)/W   |
|--|--------------|---|---|
| EW1<br>EXTERIOR WALL<br>(LOAD BEARING)<br><br>B.C.B.C.<br>TABLE 9.36.2.6.A.                            | EXTERIOR     | <ul style="list-style-type: none"> <li>- OUTSIDE AIR FILM</li> <li>- EXTERIOR FINISH (SEE ELEVATIONS)</li> <li>- 1/2" (13MM) RAINSCREEN, P.T. 1" x 3" STRAPPING OR CLIPS FASTENED TO STUDS (AS PER EXTERIOR FINISH)</li> <li>- TYVEK® HOMEWRAP® AIR/MOISTURE BARRIER SEALED &amp; TAPED</li> <li>- EXTERIOR WALL SHEATHING (AS PER STRUCTURAL)</li> <li>- 2" x 6" WOOD STUDS (SPACING AS PER STRUCTURAL)</li> <li>- W/ R-20 (RSI 3.52) BATT INSULATION INFILL</li> <li>- 6 MIL POLY VAPOUR BARRIER</li> <li>- 5/8" (16 MM) TYPE 'X' G.W.B.</li> <li>- INTERIOR AIR FILM</li> </ul>                      | <ul style="list-style-type: none"> <li>- 0.03</li> <li>- 0.21<sup>(1)</sup></li> <li>- 0.15</li> <li>- N/A</li> <li>- 0.62</li> <li>- 2.36<sup>(2)</sup></li> <li>- N/A</li> <li>- 0.10</li> <li>- 0.12</li> <li>- N/A</li> </ul> |
|  | INTERIOR     |   |   |
| TOTAL  |              |   | - 3.59  |
| EW2<br>EXTERIOR WALL<br>INSULATED CONC<br>AGAINST GRADE<br><br>B.C.B.C.<br>TABLE 9.36.2.8.B.           | EXTERIOR     | <ul style="list-style-type: none"> <li>- BACKFILL</li> <li>- PEAT GRAVEL DRAINAGE</li> <li>- DRAINMAT / FILTER FABRIC</li> <li>- WATERPROOFING (SEE GENERAL NOTES)</li> <li>- CONCRETE WALL (SEE STRUCTURAL FOR TK)</li> <li>- 2" x 4" WOOD STUDS (SPACING AS PER STRUCTURAL)</li> <li>- W/ R-14 BATT INSULATION</li> <li>- 6 MIL POLY VAPOUR BARRIER</li> <li>- 5/8" (16 MM) TYPE 'X' G.W.B.</li> <li>- INTERIOR AIR FILM</li> </ul>   | <ul style="list-style-type: none"> <li>- N/A</li> <li>- N/A</li> <li>- N/A</li> <li>- 0.08</li> <li>- 1.722<sup>(3)</sup></li> <li>- N/A</li> <li>- 0.10</li> <li>- 0.12</li> </ul>   |
|  | INTERIOR     |   |   |
| TOTAL  |              |   | - 2.02  |
| EW2-1<br>EXTERIOR WALL<br>INSULATED CONC<br><br>B.C.B.C.<br>TABLE 9.36.2.6.A.                          | EXTERIOR     | <ul style="list-style-type: none"> <li>- OUTSIDE AIR FILM</li> <li>- CONCRETE WALL (SEE STRUCTURAL FOR TK)</li> <li>- 2" x 4" WOOD STUDS (SPACING AS PER STRUCTURAL)</li> <li>- W/ R-14 BATT INSULATION</li> <li>- 6 MIL POLY VAPOUR BARRIER</li> <li>- 5/8" (16 MM) TYPE 'X' G.W.B.</li> <li>- INTERIOR AIR FILM</li> </ul>  | <ul style="list-style-type: none"> <li>- 0.03</li> <li>- 0.08</li> <li>- 1.722<sup>(3)</sup></li> <li>- N/A</li> <li>- 0.10</li> <li>- 0.12</li> </ul>  |
|  | INTERIOR     |   |   |
| TOTAL  |              |   | - 2.052   |
| EH3<br>EXTERIOR WALL<br>(LOAD BEARING)<br>1 HR FRR W/<br>FUME BARRIER<br>B.C.B.C.<br>TABLE 9.36.2.6.A. | EXTERIOR     | <ul style="list-style-type: none"> <li>- INTERIOR AIR FILM</li> <li>- EXTERIOR FINISH (SEE ELEVATIONS)</li> <li>- 1/2" (13MM) RAINSCREEN, P.T. 1" x 3" STRAPPING OR CLIPS FASTENED TO STUDS (AS PER EXTERIOR FINISH)</li> <li>- TYVEK® HOMEWRAP® AIR/MOISTURE BARRIER SEALED &amp; TAPED</li> <li>- EXTERIOR WALL SHEATHING (AS PER STRUCTURAL)</li> <li>- 2" x 6" WOOD STUDS (SPACING AS PER STRUCTURAL)</li> <li>- W/ R-20 (RSI 3.52) BATT INSULATION INFILL</li> <li>- 6 MIL POLY VAPOUR BARRIER (ALSO FUME BARRIER)</li> <li>- 5/8" (16 MM) TYPE 'X' G.W.B.</li> <li>- INTERIOR AIR FILM</li> </ul> | <ul style="list-style-type: none"> <li>- 0.12</li> <li>- 0.21<sup>(1)</sup></li> <li>- 0.15</li> <li>- N/A</li> <li>- 0.62</li> <li>- 2.36<sup>(2)</sup></li> <li>- N/A</li> <li>- 0.10</li> <li>- 0.12</li> </ul>                |
|  | INTERIOR     |   |   |
| TOTAL  |              |   | - 3.78  |
| EW4<br>EXTERIOR WALL<br>(LOAD BEARING)<br>NO RATING<br><br>B.C.B.C.<br>TABLE 9.36.2.6.A.               | EXTERIOR     | <ul style="list-style-type: none"> <li>- EXTERIOR AIR FILM</li> <li>- EXTERIOR FINISH (SEE ELEVATIONS)</li> <li>- 1/2" (13MM) RAINSCREEN, P.T. 1" x 3" STRAPPING OR CLIPS FASTENED TO STUDS (AS PER EXTERIOR FINISH)</li> <li>- TYVEK® HOMEWRAP® AIR/MOISTURE BARRIER SEALED &amp; TAPED</li> <li>- EXTERIOR WALL SHEATHING (AS PER STRUCTURAL)</li> <li>- 2" x 4" WOOD STUDS (SPACING AS PER STRUCTURAL)</li> <li>- 6 MIL POLY VAPOUR BARRIER</li> <li>- 5/8" (16 MM) TYPE 'X' G.W.B.</li> <li>- INTERIOR AIR FILM</li> </ul>  | <ul style="list-style-type: none"> <li>- 0.03</li> <li>- 0.21<sup>(1)</sup></li> <li>- 0.15</li> <li>- N/A</li> <li>- 0.62</li> <li>- 2.36<sup>(2)</sup></li> <li>- N/A</li> <li>- 0.10</li> <li>- 0.12</li> </ul>                |
|  | GARAGE       |   |   |
| TOTAL  |              |   | - 3.78  |

**BUILDING ENVELOPE ROOF ASSEMBLIES**

| SYMBOL/TYPE  | ILLUSTRATION | DESCRIPTION  | RSI, (M <sup>2</sup> x K)/W  |
|--|--------------|--|--|
| R1<br>FLAT ROOF<br><br>RSI 4.67 (R-26.5)<br>B.C.B.C.<br>TABLE 9.36.2.6.A.        | EXTERIOR     | <ul style="list-style-type: none"> <li>- OUTSIDE AIR FILM</li> <li>- 2-PLY SBS ROOF MEMBRANE</li> <li>- 5/8" (15MM) PLYWOOD W/ MIN. 2% SLOPE</li> <li>- MIN. 1 1/2" (40MM) CROSS VENTING</li> <li>- 2 X 10 ROOF JOISTS<sup>(4)</sup> (SEE STRUCTURAL FOR SPACING)</li> <li>- W/ R-31 GLASS FIBRE BATTS OR BLOW-IN INSULATION</li> <li>- 6 MIL POLY VAPOUR BARRIER &amp; AIR BARRIER (TAPED AND SEALED)</li> <li>- 5/8" (16 MM) TYPE 'X' G.W.B.</li> <li>- CEILING FINISH</li> <li>- INTERIOR AIR FILM</li> </ul> | <ul style="list-style-type: none"> <li>- 0.03</li> <li>- N/A</li> <li>- N/A</li> <li>- N/A</li> <li>- 4.492<sup>(5)</sup></li> <li>- N/A</li> <li>- 0.10</li> <li>- N/A</li> <li>- 0.11</li> </ul> |
|  | INTERIOR     |  |  |
| TOTAL  |              |  | - 4.732  |
| R2<br>FLAT ROOF / DECK<br><br>RSI 4.67 (R-26.5)<br>B.C.B.C.<br>TABLE 9.36.2.6.A. | EXTERIOR     | <ul style="list-style-type: none"> <li>- WOOD OR COMPOSITE DECKING</li> <li>- 2-PLY SBS ROOF MEMBRANE</li> <li>- 5/8" (15MM) PLYWOOD</li> <li>- 2" x 4" (MAX.) STRIP TO DRAIN W/ MIN. 2% SLOPE</li> <li>- 9 1/2" DP TJS (SPACING AS PER STRUCTURAL)</li> <li>- WOOD SOFFIT</li> </ul>  | <ul style="list-style-type: none"> <li>- 0.03</li> <li>- N/A</li> <li>- N/A</li> <li>- N/A</li> <li>- N/A</li> <li>- N/A</li> </ul>  |
|  | COLD SPACE   |  |  |

**BUILDING ENVELOPE FLOOR ASSEMBLIES**

| SYMBOL/TYPE   | ILLUSTRATION | DESCRIPTION  | RSI, (M <sup>2</sup> x K)/W  |
|---|--------------|--|--|
| F1<br>SLAB ON GRADE<br><br>RSI 2.32 (R-13.2)<br>B.C.B.C.<br>TABLE 9.36.2.8.A. | EXTERIOR     | <ul style="list-style-type: none"> <li>- INTERIOR AIR FILM</li> <li>- CONC. SLAB ON GRADE (AS PER STRUCTURAL)</li> <li>- W/ RADIANT HEATING TUBES</li> <li>- 6 MIL POLY VAPOUR BARRIER CONT. MIN. 4" OVERLAP</li> <li>- 3" RIGID INSULATION AT PERIMETER MIN. 24" (FOR HEATED SPACE ONLY)</li> <li>- SAND BED ON GRAVEL</li> <li>- ON COMPACT SUB BASE (AS PER GEOTECH. REPORT)</li> </ul> | <ul style="list-style-type: none"> <li>- 0.16</li> <li>- 0.040</li> <li>- N/A</li> <li>- 2.60</li> <li>- N/A</li> <li>- N/A</li> </ul> |
|   | INTERIOR     |  |  |
| TOTAL   |              |  | - 2.76   |

**FLOOR ASSEMBLIES**

| SYMBOL/TYPE   | ILLUSTRATION | DESCRIPTION  |
|---|--------------|--|
| F2<br>FLOOR<br>SEPARATING WARM<br>SPACES                                |              | <ul style="list-style-type: none"> <li>- FLOOR FINISHES</li> <li>- 1 1/2" CONC TOPPING WITH HEATING TUBES</li> <li>- 5/8" PLYWOOD SHEATHING (AS PER STRUCTURAL)</li> <li>- TJI FLOOR JOIST @ 16" O.C.</li> <li>- BRIDGING AS PER STRUCTURAL</li> <li>- 1 LAYER 5/8" G.W.B.</li> </ul>  |
| F2A<br>FLOOR<br>SEPARATING<br>SECONDARY SUITE<br>1HR FRR<br>REF. APP. D |              | <ul style="list-style-type: none"> <li>- FLOOR FINISHES</li> <li>- 1 1/2" CONC TOPPING WITH HEATING TUBES</li> <li>- 5/8" PLYWOOD SHEATHING (AS PER STRUCTURAL)</li> <li>- TJI FLOOR JOIST @ 16" O.C.</li> <li>- BRIDGING AS PER STRUCTURAL</li> <li>- 1 LAYER 5/8" TYPE 'X' OR TYPE 'C' G.W.B. W/ RESILIENT CHANNELS</li> </ul>             |
| F3<br>FLOOR<br>SEPARATING WARM<br>& COLD SPACES                         |              | <ul style="list-style-type: none"> <li>- FLOOR FINISHES</li> <li>- 1 1/2" CONC TOPPING WITH HEATING TUBES</li> <li>- 5/8" PLYWOOD SHEATHING (AS PER STRUCTURAL)</li> <li>- TJI FLOOR JOIST @ 16" O.C.</li> <li>- BRIDGING AS PER STRUCTURAL</li> <li>- R28 BATT INSULATION STAPLED TO FLOOR JOISTS</li> <li>- 1 LAYER 5/8" G.W.B.</li> </ul> |
| F4<br>FLOOR<br>(GARAGE)   |              | <ul style="list-style-type: none"> <li>- CONC. SLAB ON GRADE (AS PER STRUCTURAL)</li> <li>- 6 MIL POLY VAPOUR BARRIER CONT. MIN. 4" OVERLAP</li> <li>- SAND BED ON GRAVEL</li> <li>- ON COMPACT SUB BASE (AS PER GEOTECH. REPORT)</li> </ul>   |

**PARTY WALL / INTERIOR PARTITION ASSEMBLIES**

| SYMBOL/TYPE  | ILLUSTRATION | DESCRIPTION   |
|--|--------------|---|
| IW1<br>INTERIOR PARTITION<br>ON-LOAD BEARING &<br>LOAD BEARING<br>(SEE STRUCTURAL) |              | <ul style="list-style-type: none"> <li>- 1 LAYER 1/2" G.W.B. ON BOTH SIDES</li> <li>- 2" x 4" WOOD STUDS @ 16" O.C. MAX.</li> <li>- (2" x 6" WOOD STUDS AT PLUMBING STACKS, IF NECESSARY)</li> </ul>  |
| IW2<br>INTERIOR PARTITION<br>ON-LOAD BEARING &<br>LOAD BEARING<br>(SEE STRUCTURAL) |              | <ul style="list-style-type: none"> <li>- 1 LAYER 1/2" G.W.B.</li> <li>- 2" x 6" WOOD STUDS @ 16" O.C. MAX.</li> <li>- R-22 BATT INSULATION</li> <li>- 6 MIL POLY VAPOUR BARRIER</li> <li>- 1 LAYER 1/2" G.W.B.</li> </ul>   |
| PW1<br>PARTI-WALL<br>LOAD BEARING<br>(SEE STRUCTURAL)<br>REF. APP. D               |              | <ul style="list-style-type: none"> <li>- 1 LAYER 1/2" G.W.B. ON BOTH SIDES</li> <li>- 2" x 4" WOOD STUDS @ 16" O.C. MAX.</li> <li>- R-14 MINERAL WOOL BATT INSULATION FOR ACOUSTICS AND 1 HR FIRE-RATING</li> <li>- 1" GAP</li> <li>- 2" x 4" WOOD STUDS @ 16" O.C. MAX.</li> <li>- R-14 MINERAL WOOL BATT INSULATION FOR ACOUSTICS AND 1 HR FIRE-RATING</li> </ul> |

NOTES:

PROJECT:

SINGLE FAMILY

CIVIC ADDRESS:

1825 MATHERS AVE.  
WEST VANCOUVER, BC

LEGAL DESCRIPTION:

LOT 13 SOUTH WEST 1/4 OF  
DISTRICT LOT 1086 AND THE  
SOUTH EAST 1/4 OF DISTRICT  
LOT 1087  
PID: 009-632-069

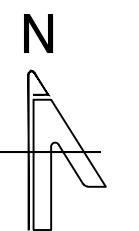
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ASSEMBLIES

CLIENT:

IRENE CHAYCHI  
AMIR CHAYCHI

NORTH ARROW



CAD FILE:

DESIGN BY:

NAHID JAVADI  
Intern architect AIBC

DATE:

2021-07-20

REV- 01:

REV- 02:

SCALE:

AS NOTED

DWG NO.

A5.0



NOTES:

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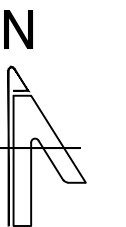
TITLE:

DETAILS

CLIENT:

IRENE CHAYCHI  
AMIR CHAYCHI

NORTH ARROW



CAD FILE:

DESIGN BY:

NAHID JAVADI  
Intern architect AIBC

DATE:

2021-07-20

REV-01:

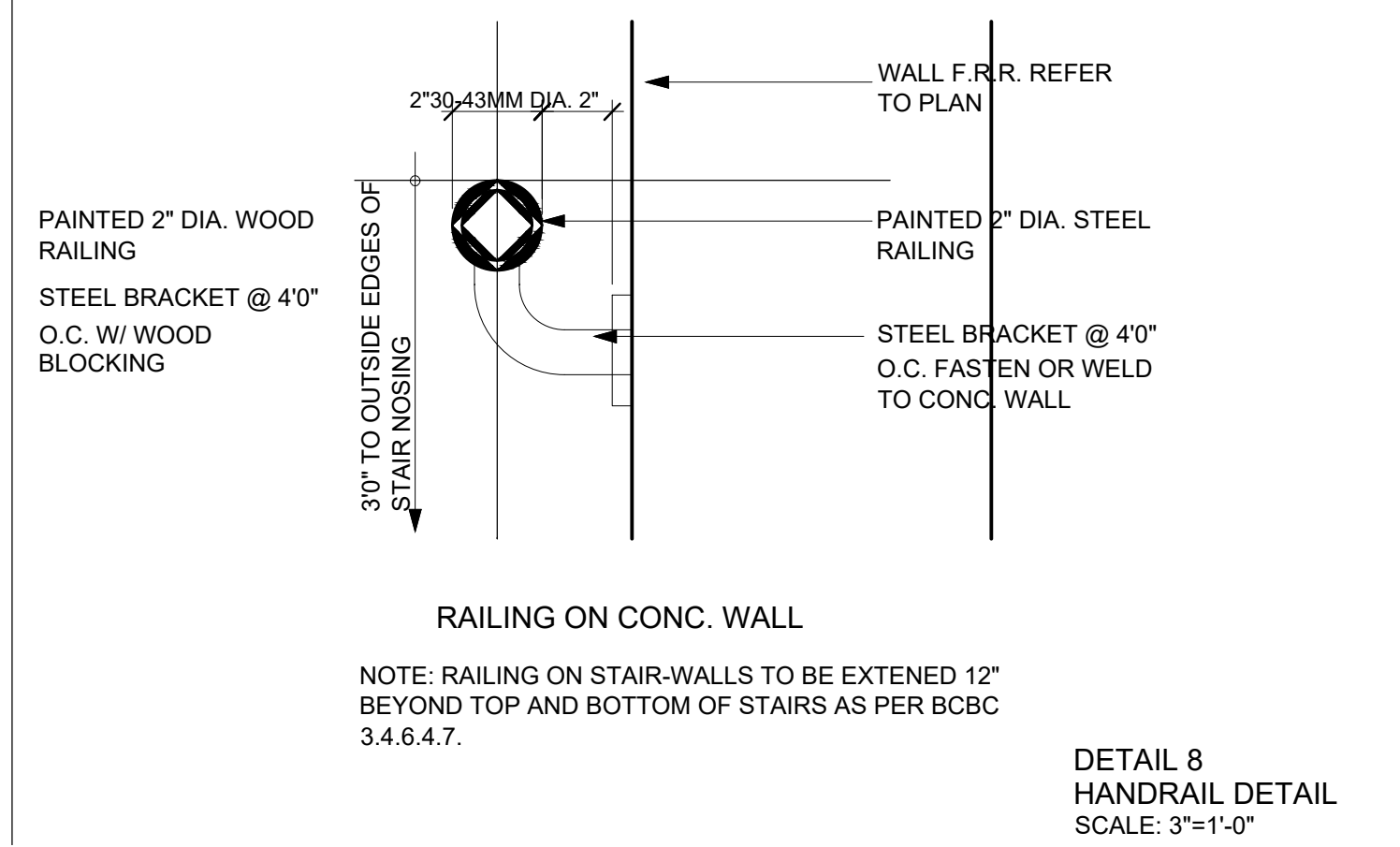
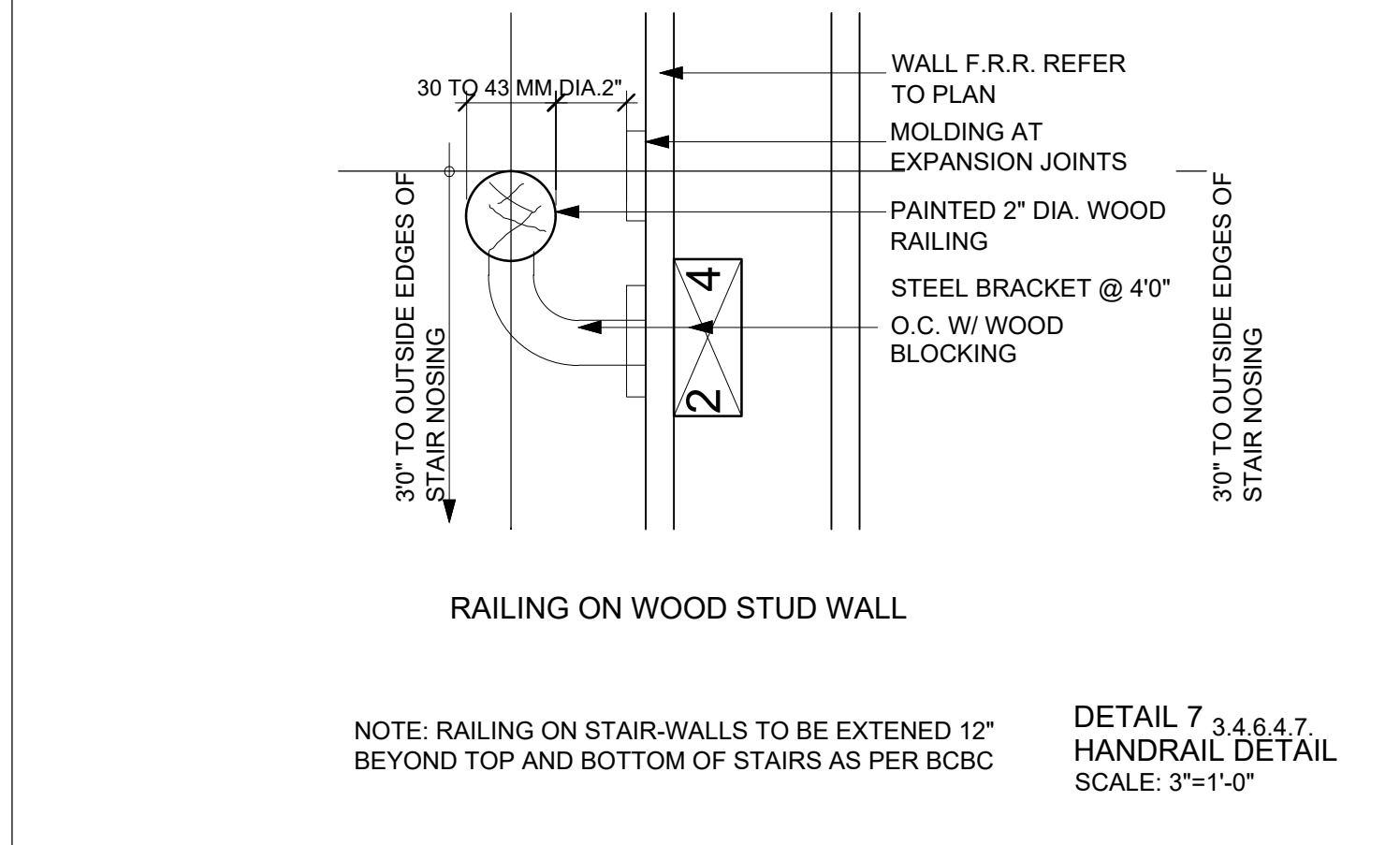
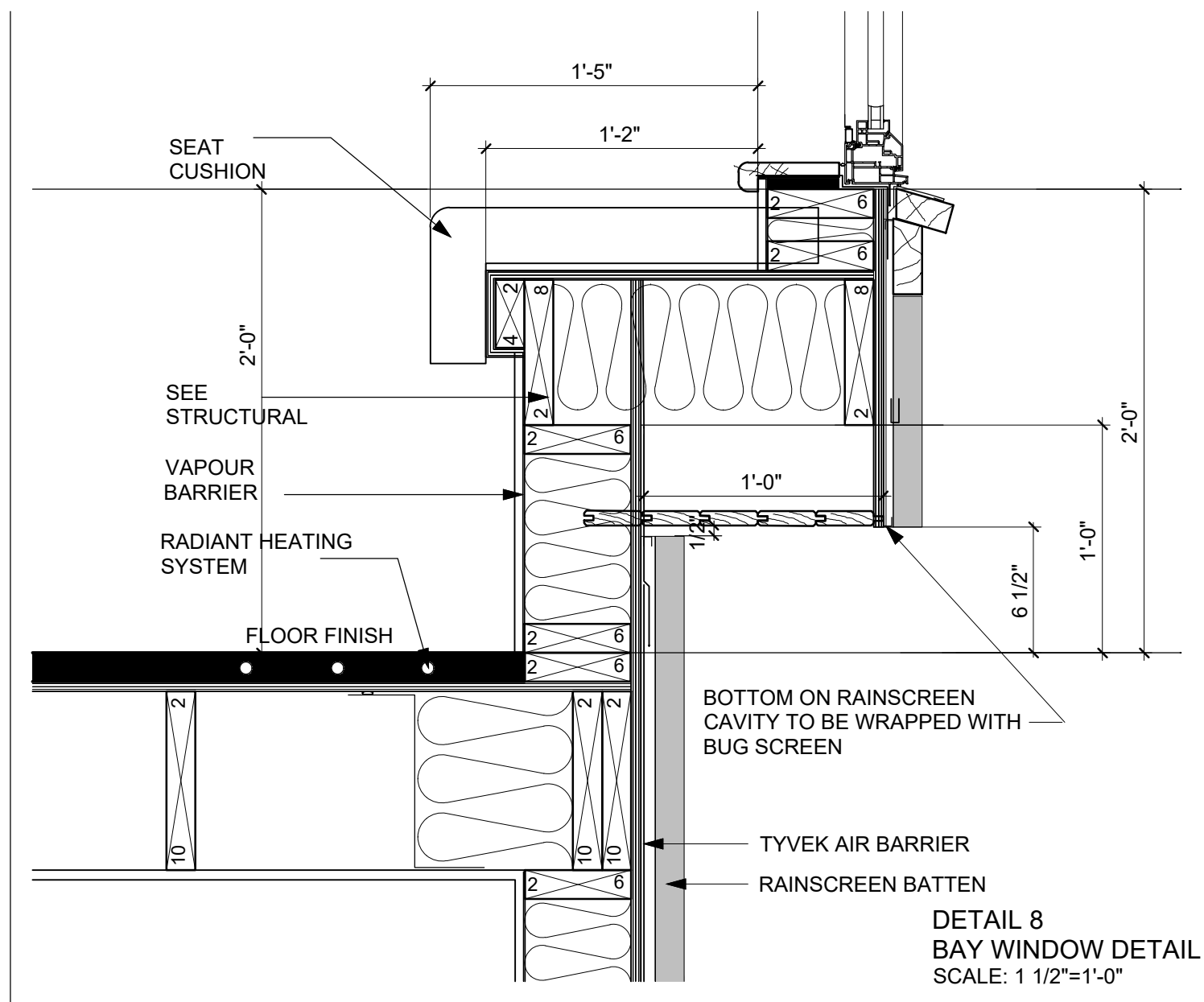
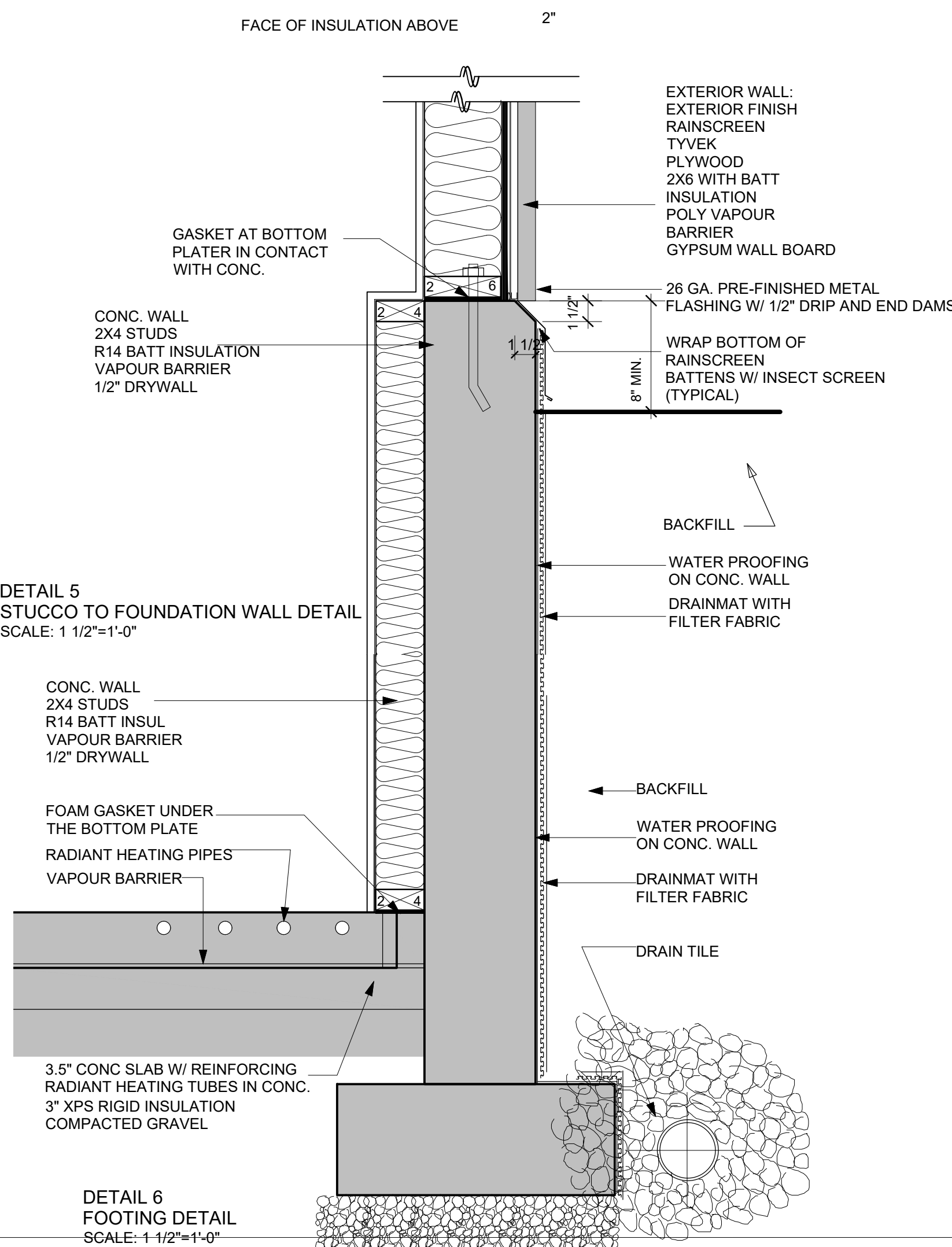
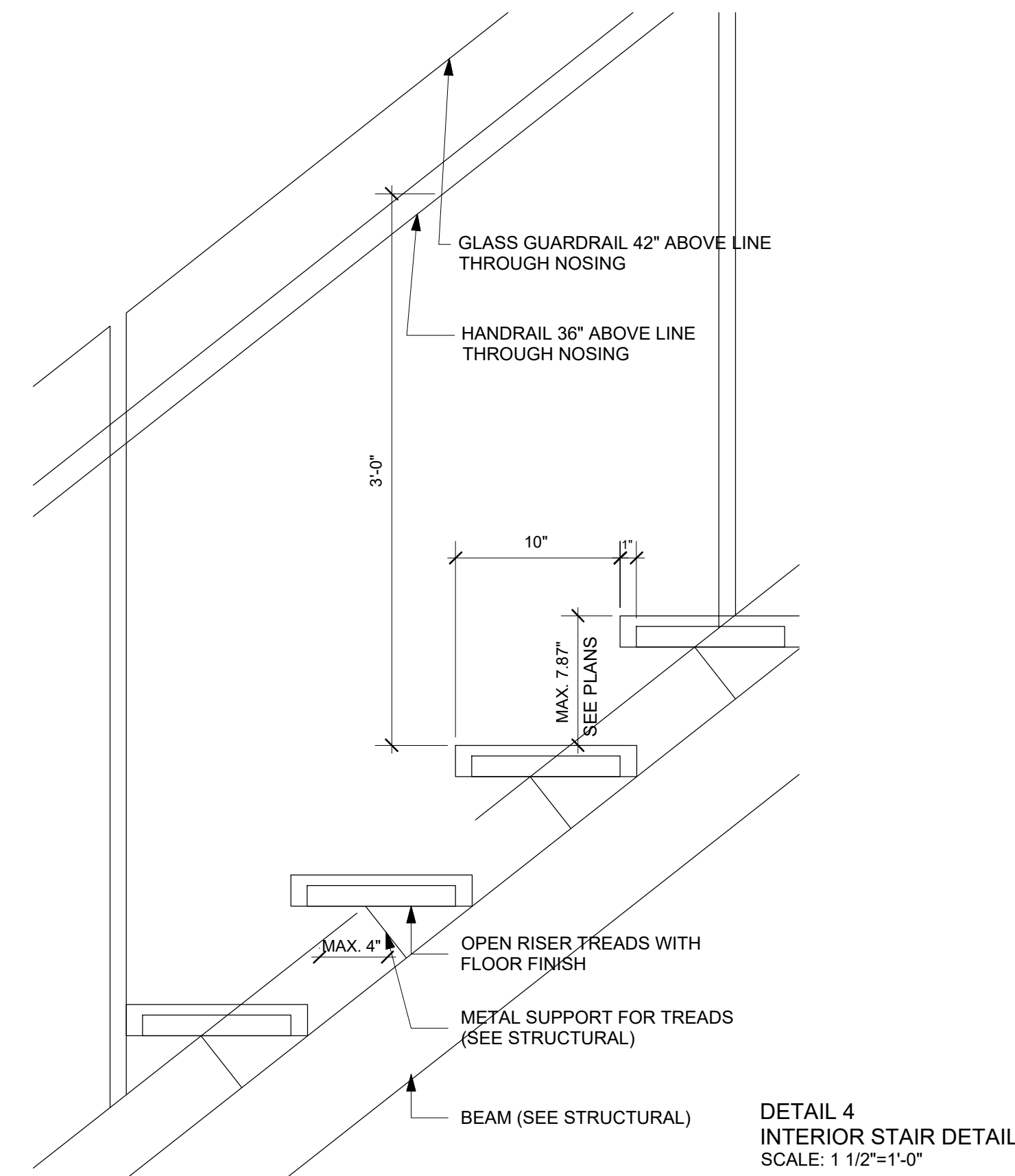
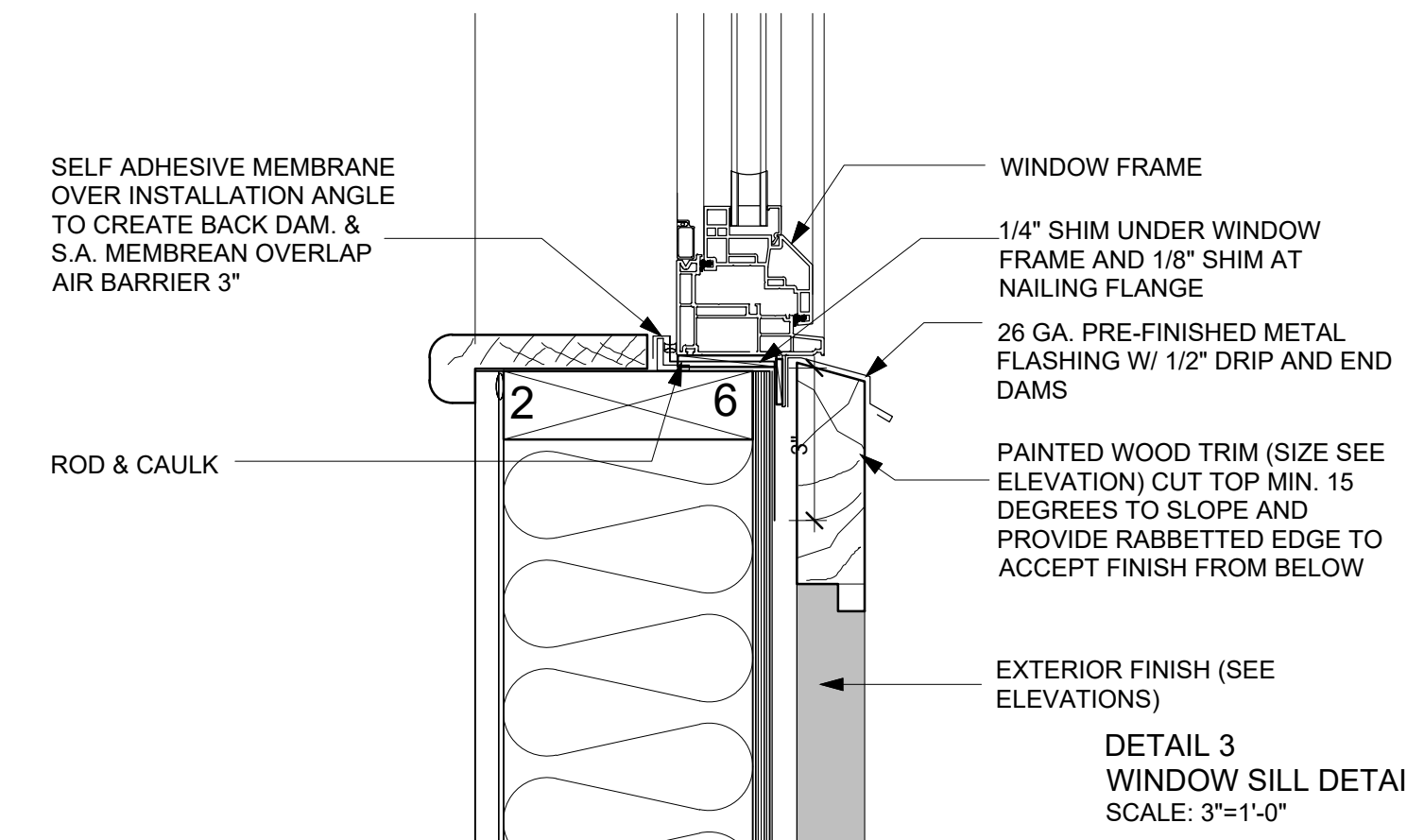
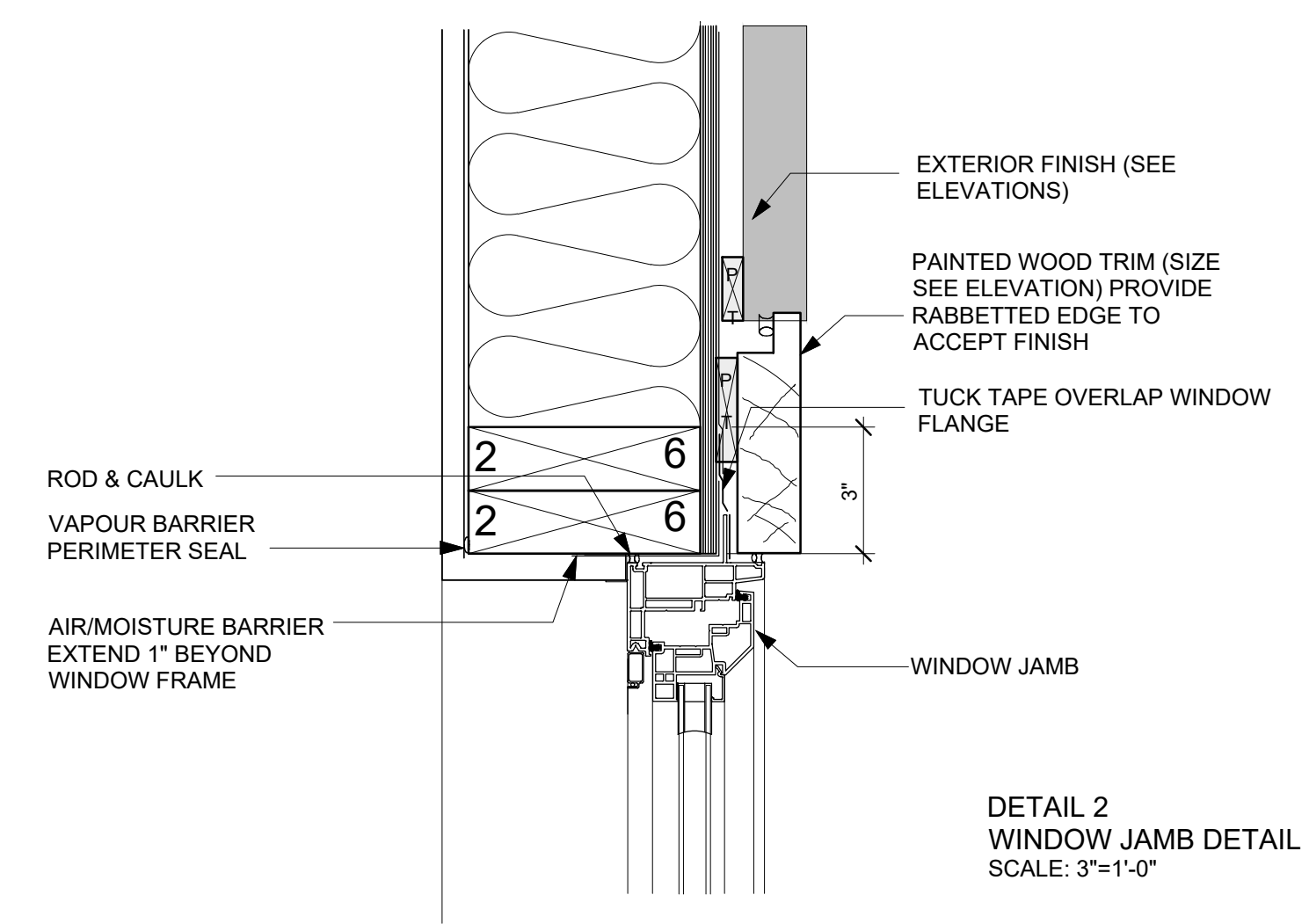
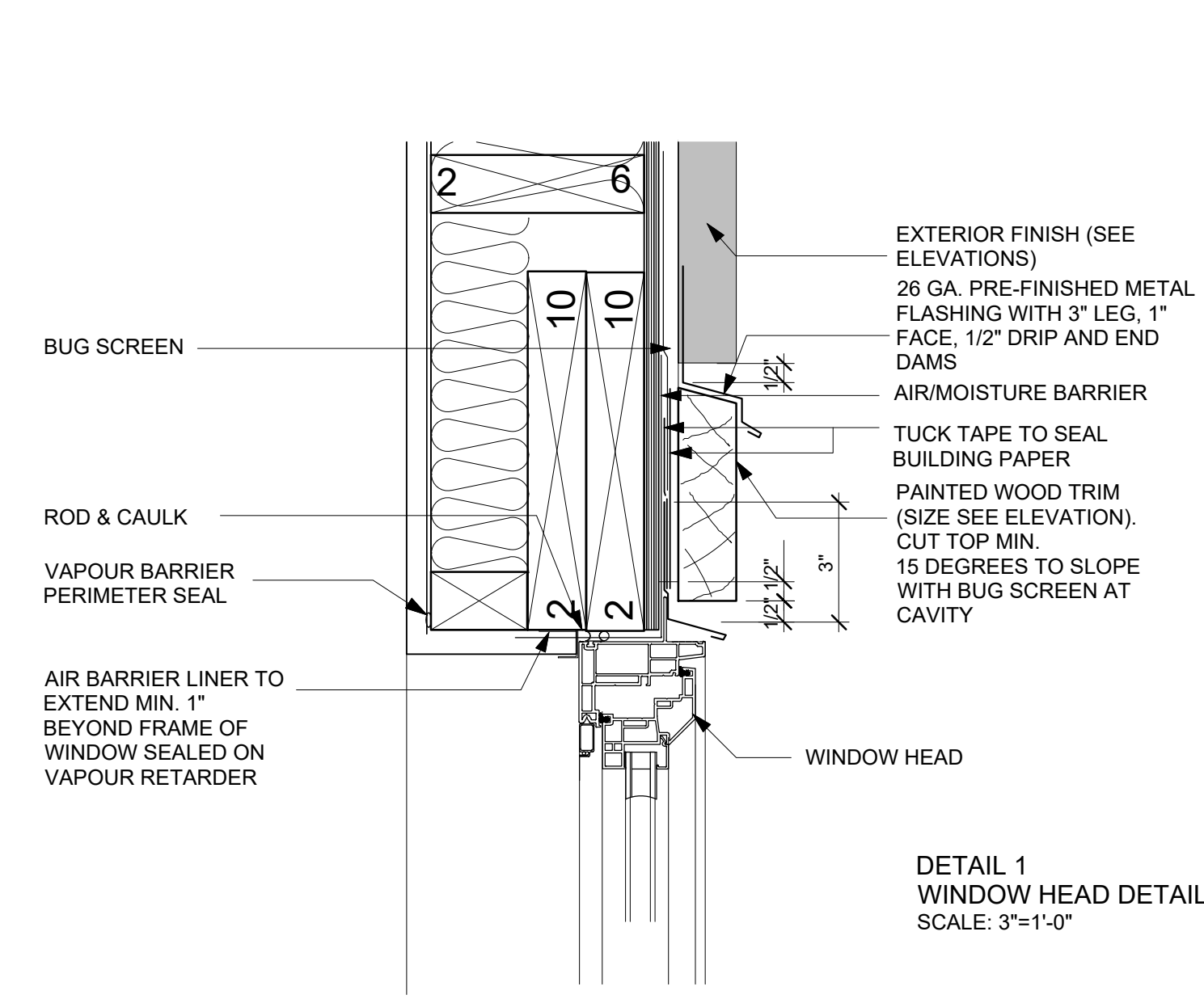
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DWG NO.

D1.0





NOTES:

PROJECT:

SINGLE FAMILY

CIVIC ADDRESS:

1825 MATHERS AVE.  
 WEST VANCOUVER, BC

LEGAL DESCRIPTION:

LOT 13 SOUTH WEST 1/4 OF  
 DISTRICT LOT 1086 AND THE  
 SOUTH EAST 1/4 OF DISTRICT  
 LOT 1087  
**PID:** 009-632-069

TITLE:

DETAILS

CLIENT:

IRENE CHAYCHI  
 AMIR CHAYCHI

NORTH ARROW



CAD FILE:

DESIGN BY:

NAHID JAVADI  
 Intern architect AIBC

DATE:

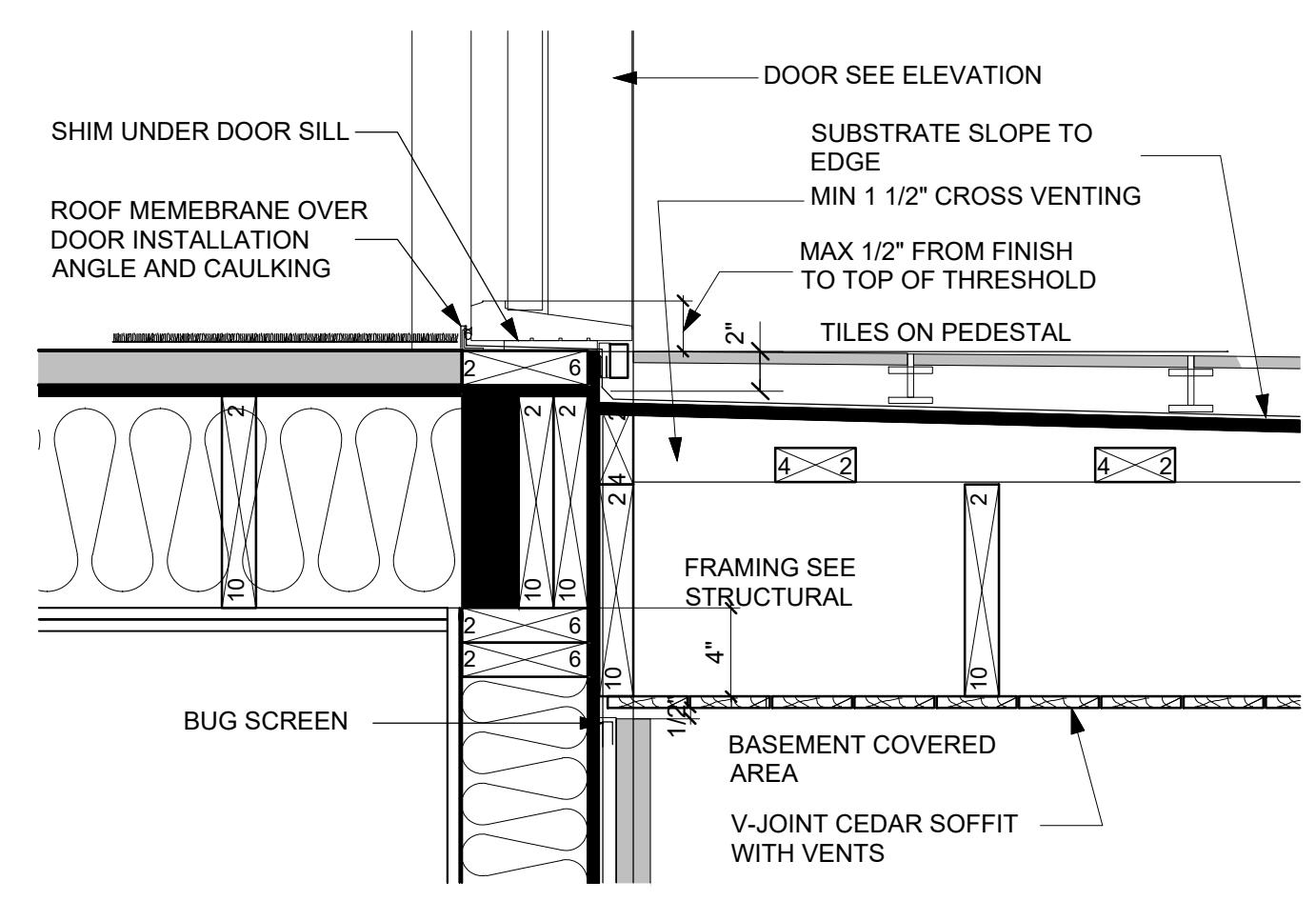
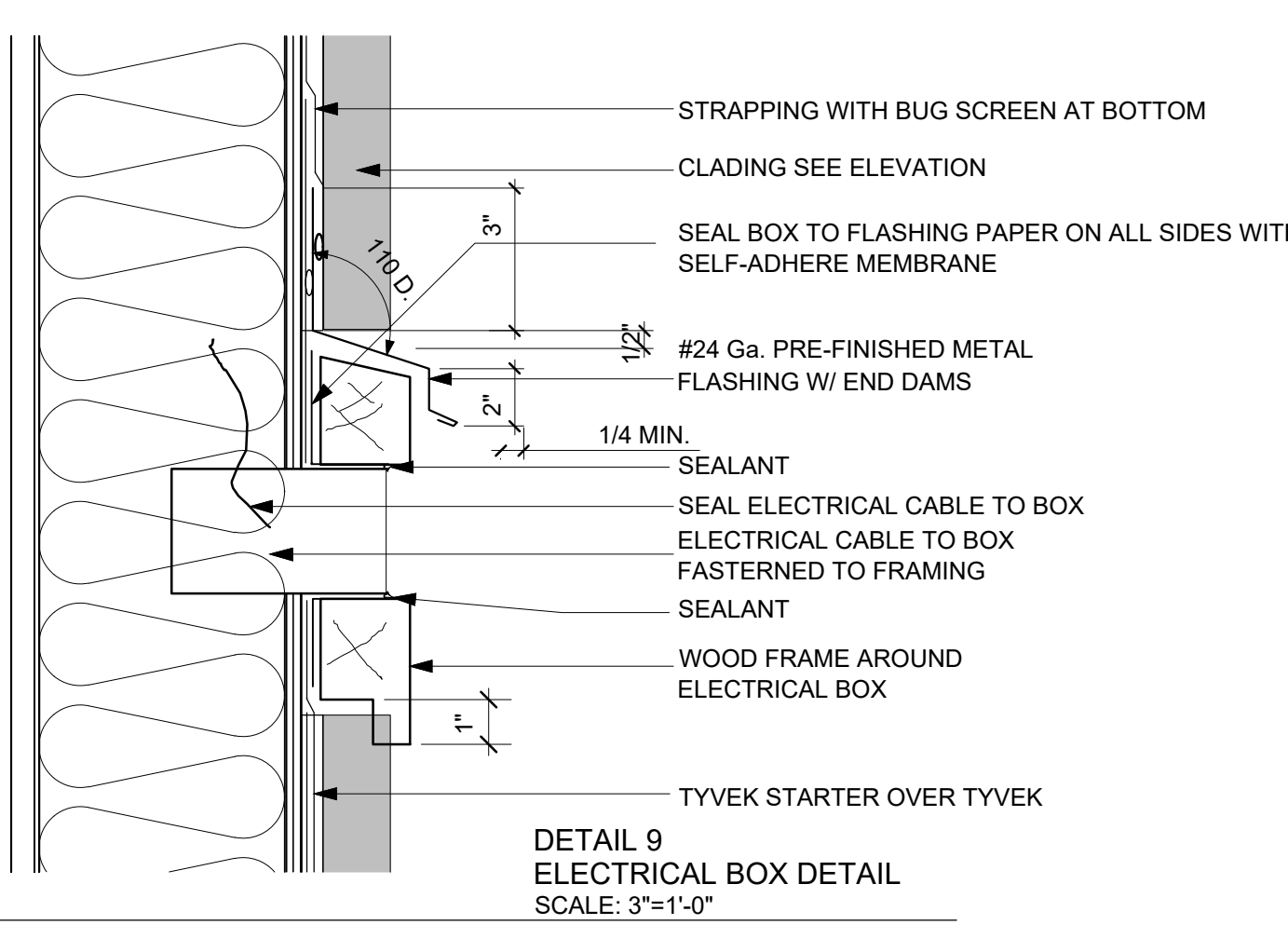
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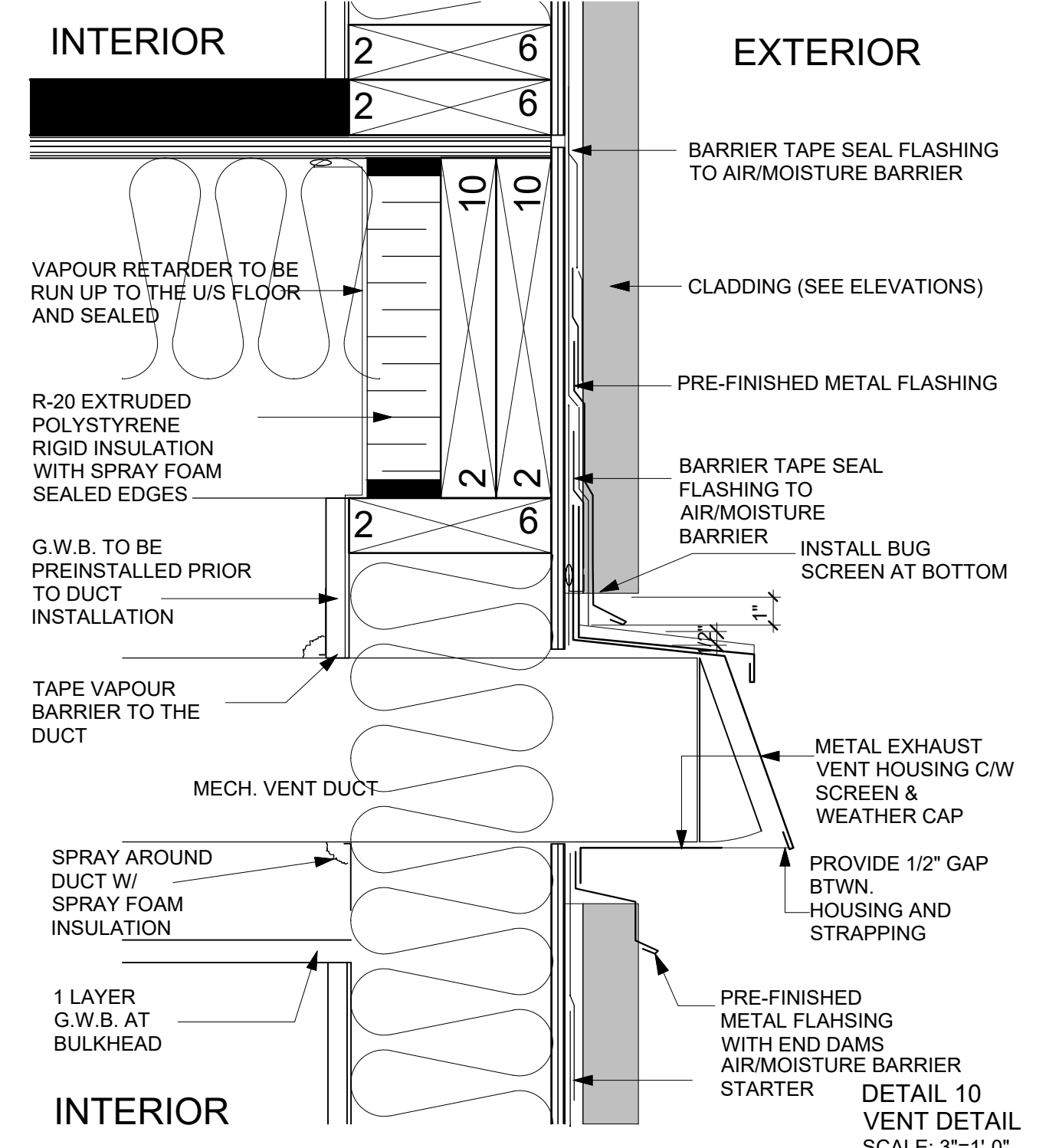
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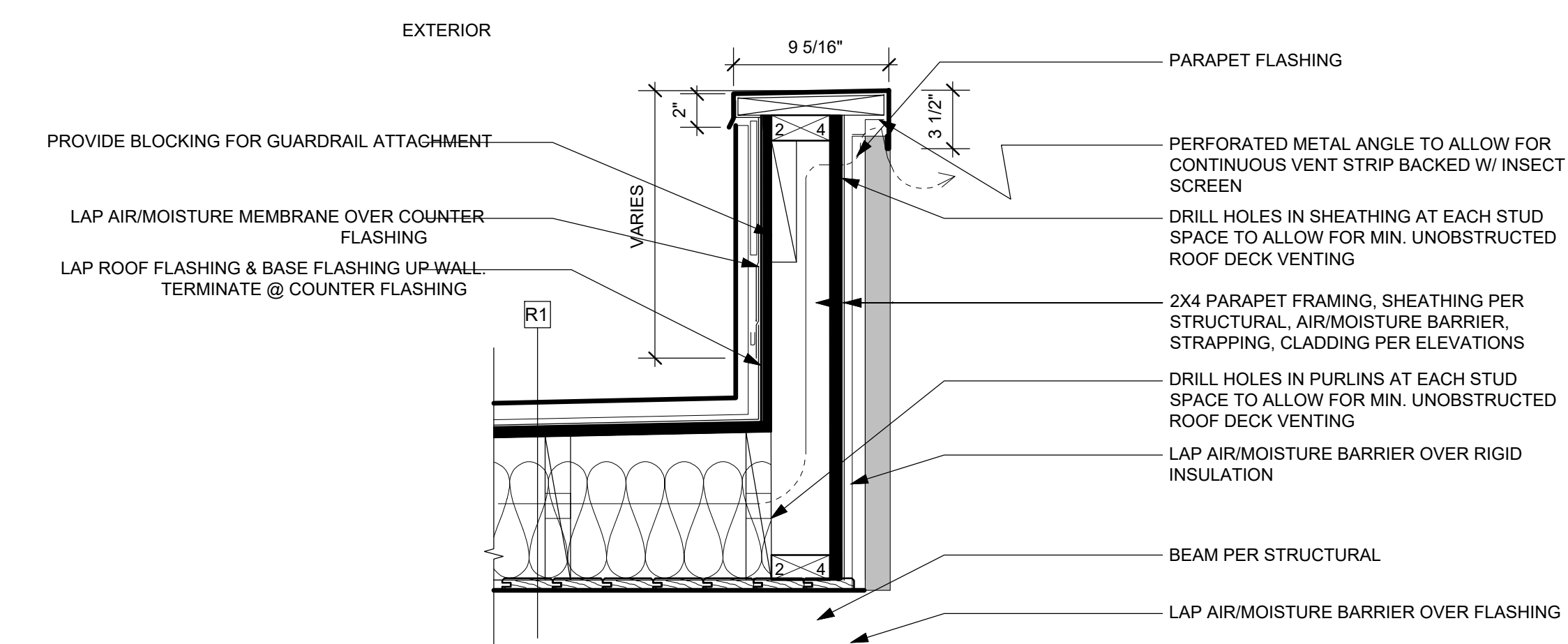
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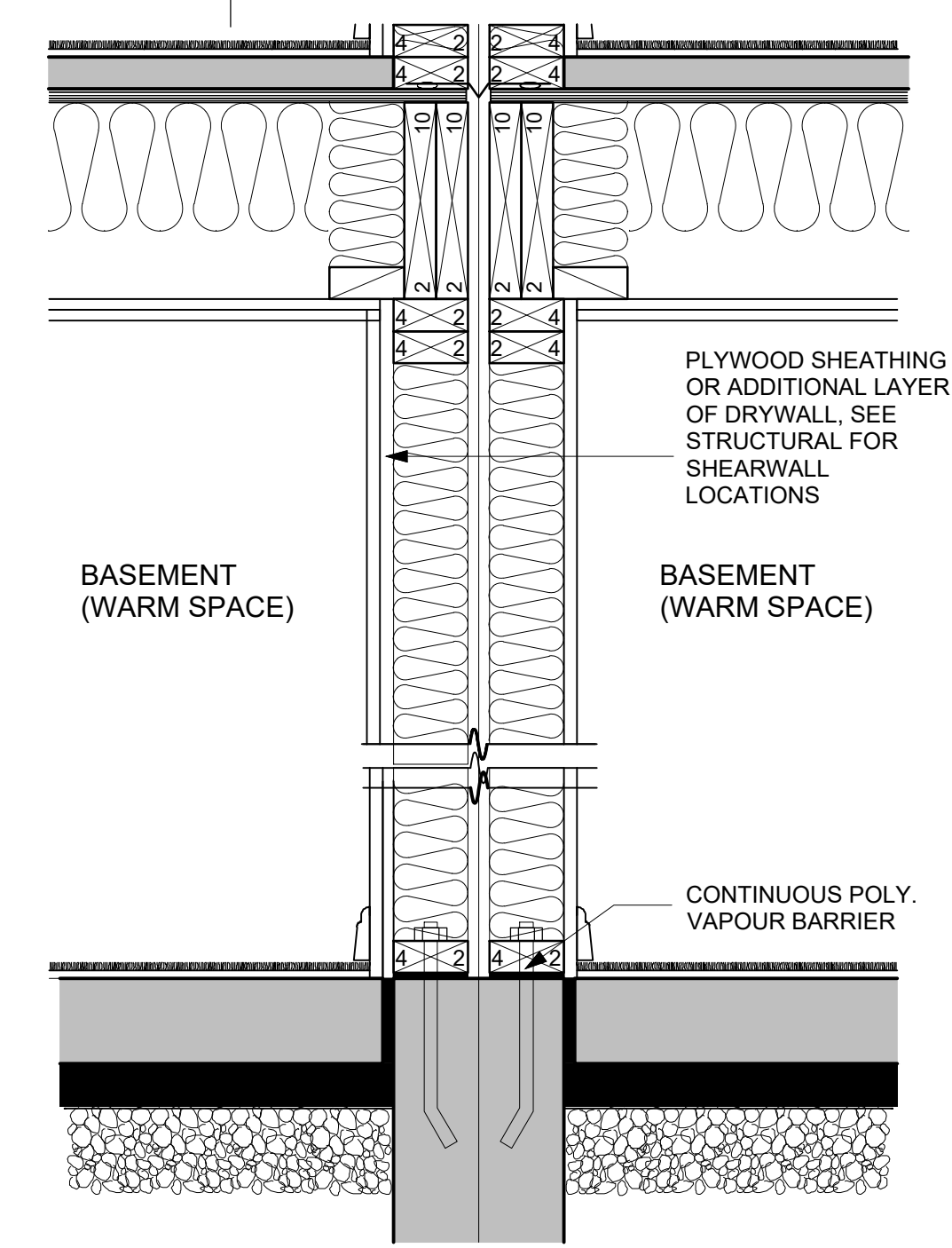
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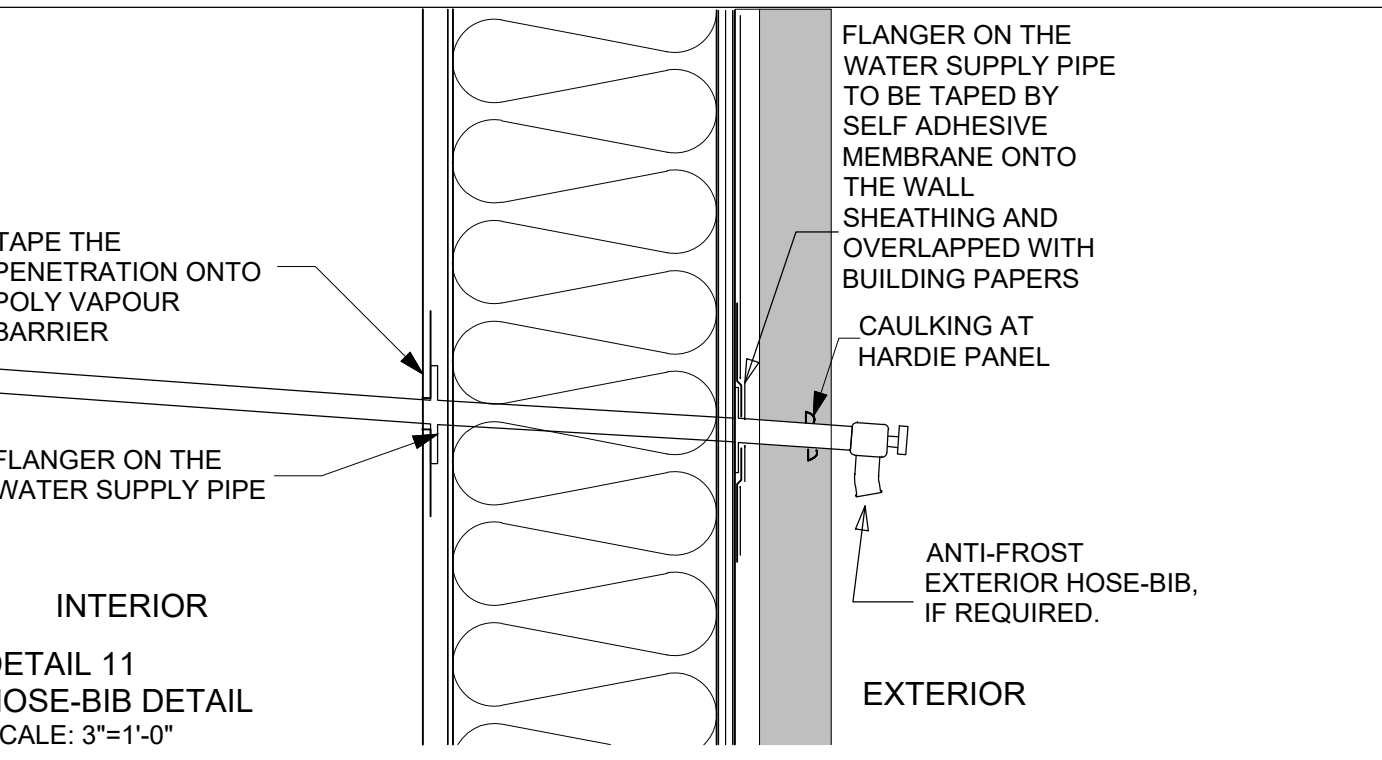
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DETAIL 14  
 FLAT ROOF/PARAPET  
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DETAIL 15  
 PARTY WALL DETAIL  
 SCALE: 1 1/2"=1'-0"



DETAIL 11  
 HOSE-BIB DETAIL  
 SCALE: 3"=1'-0"

