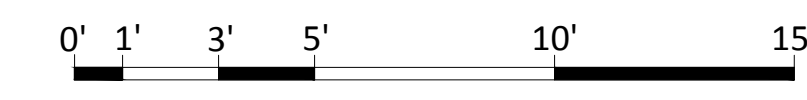


1 BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"

AREA: 599.25 SQ. FT. = 55.65 m2
FOR FAR 62.83 SQ. FT. = 5.84 m2



NOTE:
ALL DRAWINGS ARE DESIGNED TO BCBC 2024

NOTE:
ALL ROOF, FLOOR AND WALL ASSEMBLIES;
WINDOWS, GLASS DOORS AND DOORS
TO COMPLY WITH 9.36 BCBC 2024 ENERGY EFFICIENCY.
BUILDING IS SPRINKLERED THROUGHOUT

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No.	Date	Revision
1	Aug 30 2024	Public and suite parking revised. Aubeneau side.

4	Aug 30 2024	Issued for DP REV
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2	June 17 2023	Issued for DP
1	March 06 2023	Issued for Consultants



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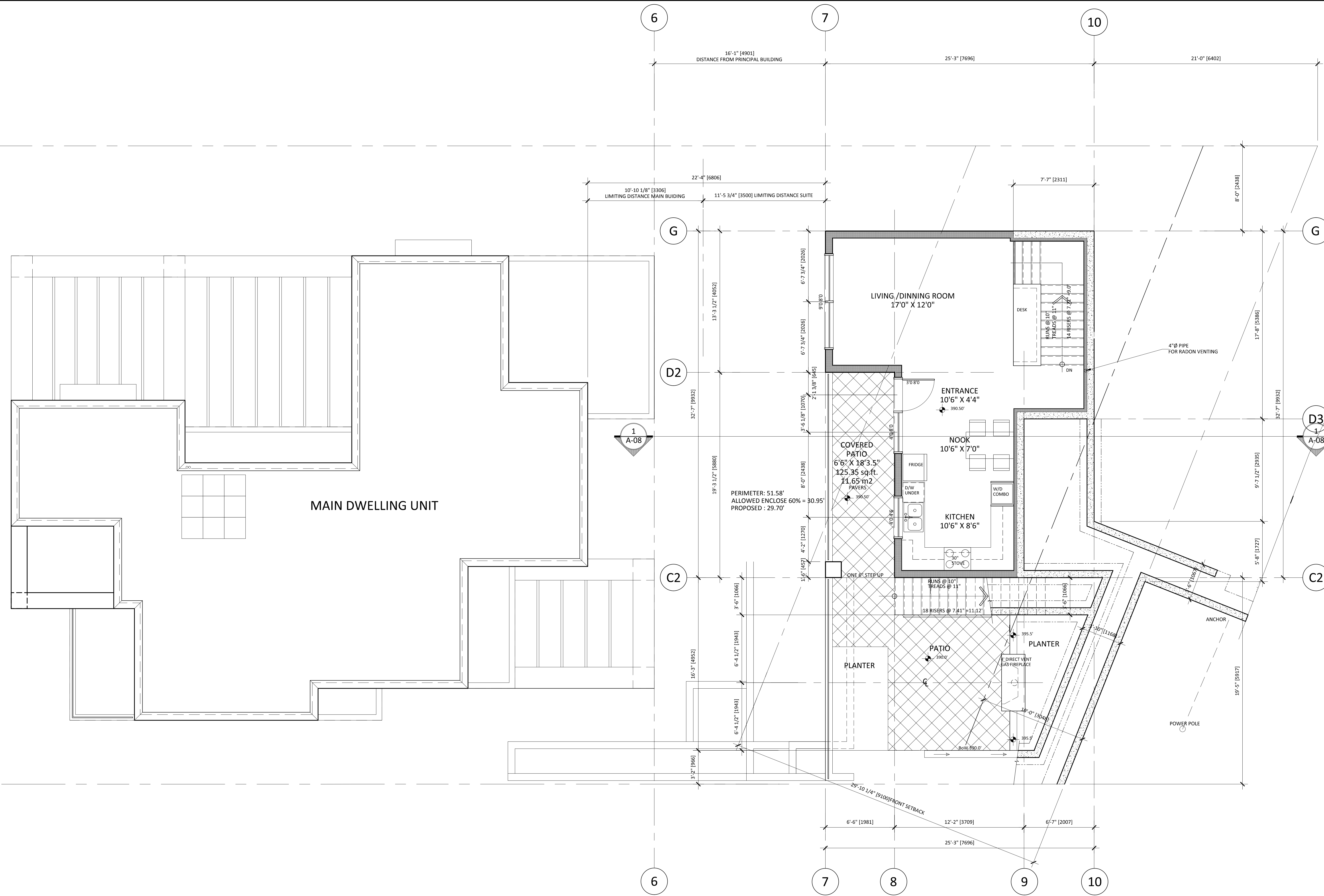
1765 Bellevue Ave.
West Vancouver, B.C. V7V 1A8

Project:
Chu Residence
1045 Aubeneau Crescent
West Vancouver, B.C.

Detached Secondary Suite

Drawing Title:
BASEMENT FLOOR PLAN

Drawn:	L.G.	Job No:	
Checked:	M.T.	Date:	January 2023
Scale:	1/4" = 1'-0"	Drawing No:	A-02
PLOT SIZE	42"X26"		



2 MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"

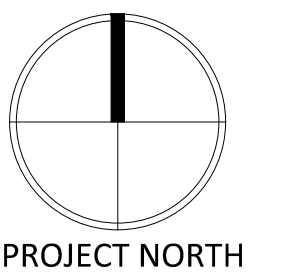
DETACHED SECONDARY SUITE AREA: 599.25 SQ. FT. = 55.65 m2



NOTE:
ALL DRAWINGS ARE DESIGNED TO BCBC 2024

NOTE:
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No.	Date	Revision
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Project:
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1045 Aubeneau Crescent
West Vancouver, B.C.

Detached Secondary Suite

Drawing Title:
MAIN FLOOR PLAN

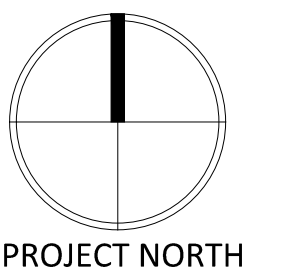
Drawn: L.G. Job No:

Checked: M.T. Date: January 2023

Scale: 1/4" = 1'-0" Drawing No:

PLOT SIZE 42"X26" **A-03**

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Project:
Chu Residence
 1045 Aubeneau Crescent
 West Vancouver, B.C.

Detached Secondary Suite

Drawing Title:

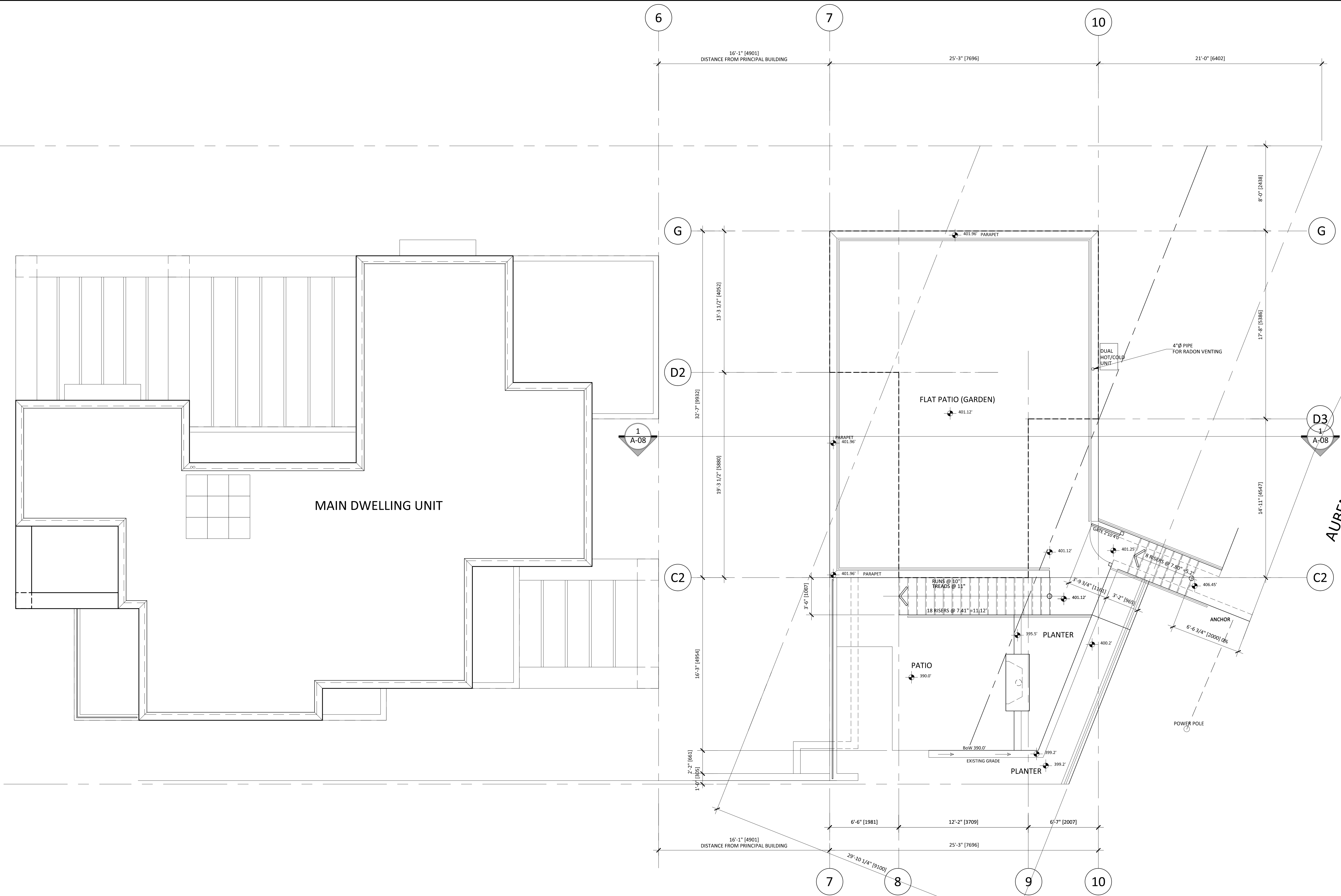
ROOF PLAN

Drawn: L.G. Job No:

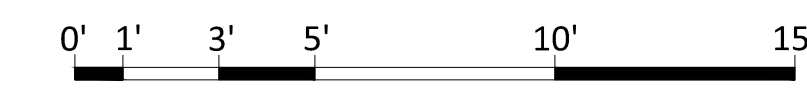
Checked: M.T. Date: January 2023

Scale: 1/4" = 1'-0" Drawing No:

PLOT SIZE 42"x26" **A-04**

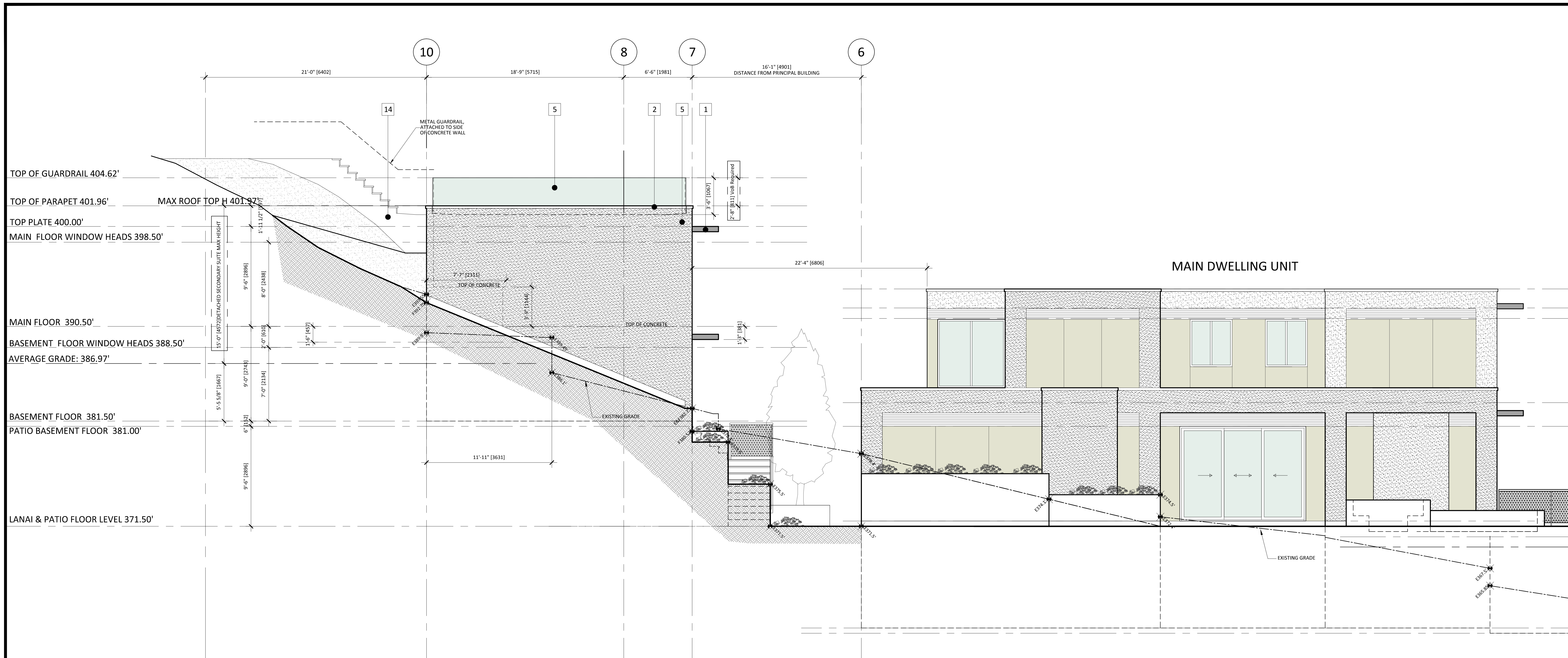


1 ROOF PLAN
 SCALE 1/4" = 1'-0"



NOTE:
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NOTE:
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 BUILDING IS SPRINKLERED THROUGHOUT



1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR FINISH MATERIALS

- 1 METAL CLADDED 6" WOOD FASCIA, CANOPY
- 2 METAL FLASHING ON WOOD TRIM
- 3 SANDSTONE PORCELAIN TILES
- 4 WOOD GRAIN LOOKING METAL PANELS 2"x2"
- 5 SMOOTH STUCCO COLOR: T.B.C.
- 6 PRE-CAST STONE SILL
- 7 WOOD LOOKING METAL SOFFIT W/ CONTINUOUS VENT UNDER
- 8 THERMALLY BROKEN TRIPLE GLAZED LOW E ALUMINUM WINDOW
- 8A THERMALLY BROKEN DOUBLE GLAZED LOW E ALUMINUM WINDOW
- 9 THERMALLY BROKEN TRIPLE GLAZED LOW E ALUMINUM FRENCH DOOR
- 9A THERMALLY BROKEN DOUBLE GLAZED LOW E ALUMINUM FRENCH DOOR
- 10 THERMALLY BROKEN DOUBLE GLAZED LOW E ALUMINUM SLIDING DOORS
- 11 INSULATED METAL AND GLASS FRONT DOOR SPECS & COLOR T.B.C WITH LASER CUTOUT METAL DECORATIVE PANEL
- 12 O/H INSULATED GARAGE DOOR WITH GLASS PANELS
- 13 LASER METAL CUTOUT PANELS GUARDRAIL
- 14 ARCHITECTURAL QUALITY EXPOSED CONCRETE
- 15 PRE-CAST STONE STEPS
- 16 WOOD FENCE
- 17 SAFETY GLASS GUARDRAIL

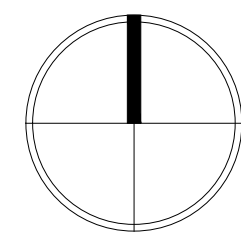
NOTE:
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0' 1' 3' 5' 10' 15'

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PROJECT NORTH

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No.	Date	Revision
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Project:

Chu Residence
1045 Aubeneau Crescent
West Vancouver, B.C.

Detached Secondary Suite

Drawing Title:

ELEVATION

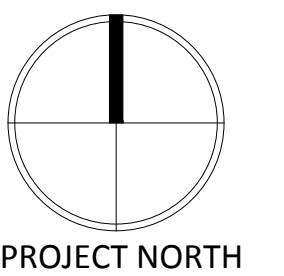
Drawn: L.G. Job No:

Checked: M.T. Date: January 2023

Scale: 1/4" = 1'-0" Drawing No: A-06

PLOT SIZE 42"x26"

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Project:
Chu Residence
 1045 Aubeneau Crescent
 West Vancouver, B.C.

Detached Secondary Suite

Drawing Title:

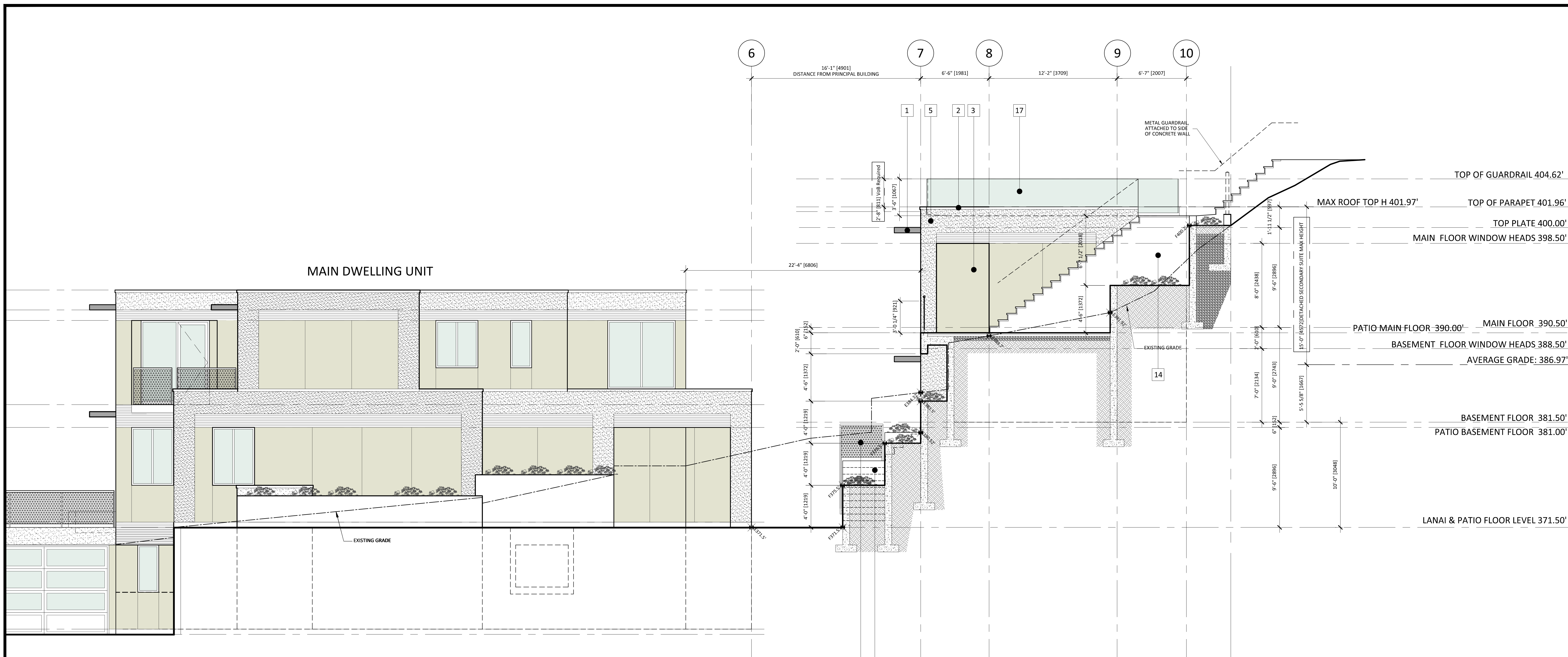
ELEVATION

Drawn: L.G. Job No:

Checked: M.T. Date: January 2023

Scale: 1/4" = 1'-0" Drawing No:

PLOT SIZE 42"X26" **A-07**



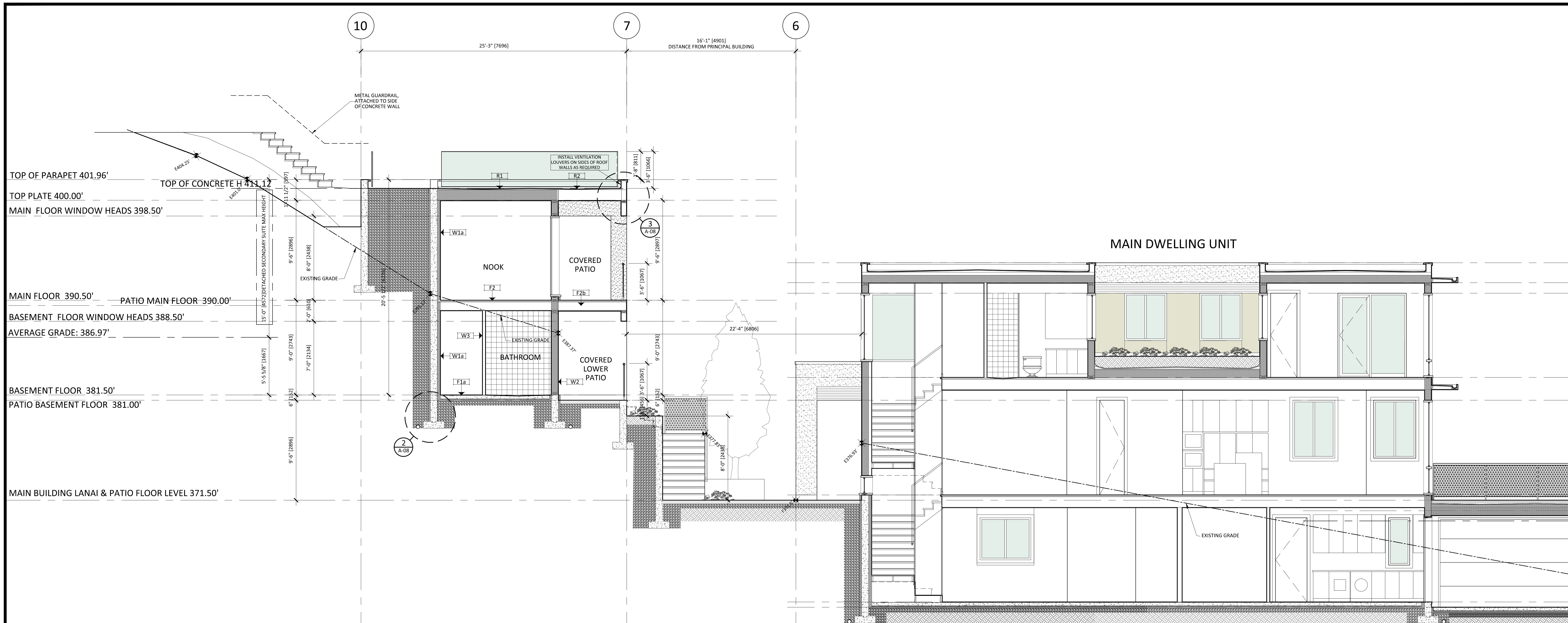
1 SOUTH ELEVATION
 SCALE 1/4" = 1'-0"

- EXTERIOR FINISH MATERIALS**
- 1 METAL CLADDED 6" WOOD FASCIA, CANOPY
 - 2 METAL FLASHING ON WOOD TRIM
 - 3 SANDSTONE PORCELAIN TILES
 - 4 WOOD GRAIN LOOKING METAL PANELS 2"x2"
 - 5 SMOOTH STUCCO COLOR: T.B.C.
 - 6 PRE-CAST STONE SILL
 - 7 WOOD LOOKING METAL SOFFIT W/ CONTINUOUS VENT UNDER
 - 8 THERMALLY BROKEN TRIPLE GLAZED LOW E ALUMINUM WINDOW
 - 8A THERMALLY BROKEN DOUBLE GLAZED LOW E ALUMINUM WINDOW
 - 9 THERMALLY BROKEN TRIPLE GLAZED LOW E ALUMINUM FRENCH DOOR
 - 9A THERMALLY BROKEN DOUBLE GLAZED LOW E ALUMINUM FRENCH DOOR
 - 10 THERMALLY BROKEN DOUBLE GLAZED LOW E ALUMINUM SLIDING DOORS
 - 11 INSULATED METAL AND GLASS FRONT DOOR SPECS & COLOR T.B.C WITH LASER CUTOUT METAL DECORATIVE PANEL
 - 12 O/H INSULATED GARAGE DOOR WITH GLASS PANELS
 - 13 LASER METAL CUTOUT PANELS GUARDRAIL
 - 14 ARCHITECTURAL QUALITY EXPOSED CONCRETE
 - 15 PRE-CAST STONE STEPS
 - 16 WOOD FENCE
 - 17 SAFETY GLASS GUARDRAIL

NOTE:
 ALL DRAWINGS ARE DESIGNED TO BCBC 2024

NOTE:
 ALL ROOF, FLOOR AND WALL ASSEMBLIES;
 WINDOWS, GLASS DOORS AND DOORS
 TO COMPLY WITH 9.36 BCBC 2024 ENERGY EFFICIENCY.
 BUILDING IS SPRINKLERED THROUGHOUT





TOP OF PARAPET 401.96'
 TOP PLATE 400.00'
 MAIN FLOOR WINDOW HEADS 398.50'
 MAIN FLOOR 390.50'
 PATIO MAIN FLOOR 390.00'
 BASEMENT FLOOR WINDOW HEADS 388.50'
 AVERAGE GRADE: 386.97'
 BASEMENT FLOOR 381.50'
 PATIO BASEMENT FLOOR 381.00'
 MAIN BUILDING LANAI & PATIO FLOOR LEVEL 371.50'

NOTE:
 ALL ROOF, FLOOR AND WALL ASSEMBLIES;
 WINDOWS, GLASS DOORS AND DOORS
 TO COMPLY WITH 9.36 BCBC 2024 ENERGY EFFICIENCY

NOTE:
 ALL DRAWINGS ARE DESIGNED TO BCBC 2024

FENESTRATION (WINDOW) AND DOOR TO HAVE AN OVERALL THERMAL TRANSMITTANCE (U-VALUE) NOT GREATER THAN THE VALUES LISTED IN TABLE 9.36.2.7.A (BCBC LATEST REVISION) FOR THE APPLICABLE HEATING DEGREE-DAY CATEGORY. CLIMATE ZONE 4&5 MAXIMUM U-VALUE TO BE 1.30	
DOOR TO UNCONDITIONED GARAGE FROM DWELLING	USI 2.6 (U-0.46)
ATTIC ACCESS HATCH	RSI 2.6 (R-14.76)
FRONT DOORS	USI 2.6 (U-0.46)
GLASS BLOCKS	USI 2.3 (U-0.51)
OVERHEAD GARAGE DOOR (WHEN GARAGE IS CONDITIONED)	RSI 1.1 (R-6.245)

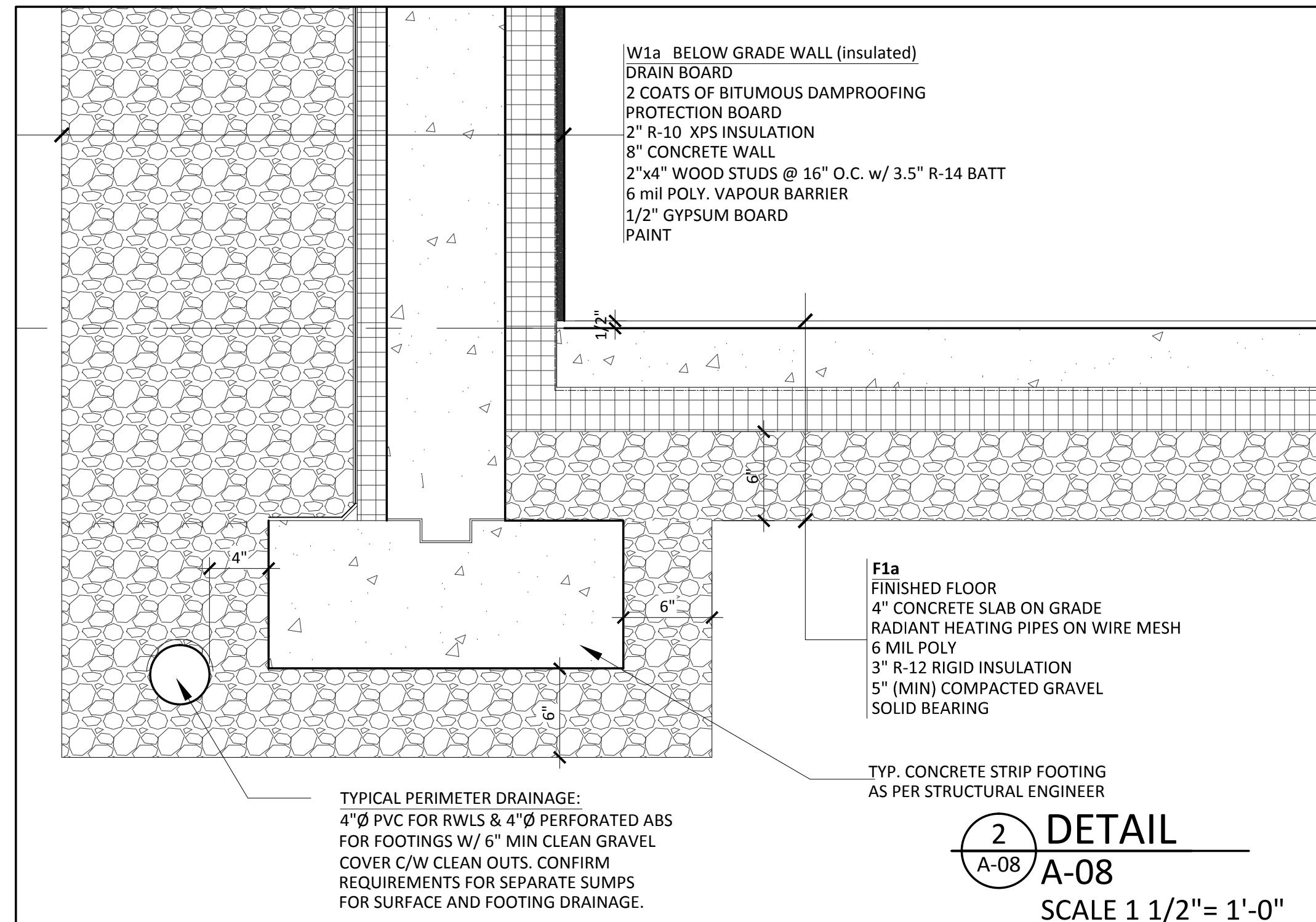
ALL WINDOWS, GLASS DOORS AND DOORS TO COMPLY WITH 9.36 BCBC 2018 ENERGY EFFICIENCY TABLE 9.36.2.7.A

TECHNICAL SPECIFICATIONS FOR FENESTRATION:
 WINDOWS AND GLASS DOORS INCLUDING FRAMES
 MATERIALS:
 HIGH IMPACT PVC, MITERED AND QUAD, HEAT WELDED.
 GLAZE 3.1 mm / Lo e2-270 / 13.0 ARGON.
 PROTECTIVE WINDOW FILM BOTH SIDES.
 SPACER STAINLESS STEEL - CARDINAL XL EDGE (SS)
 MAXIMUM USI 1.22 OR LOWER
 SHGC 0.25 or higher

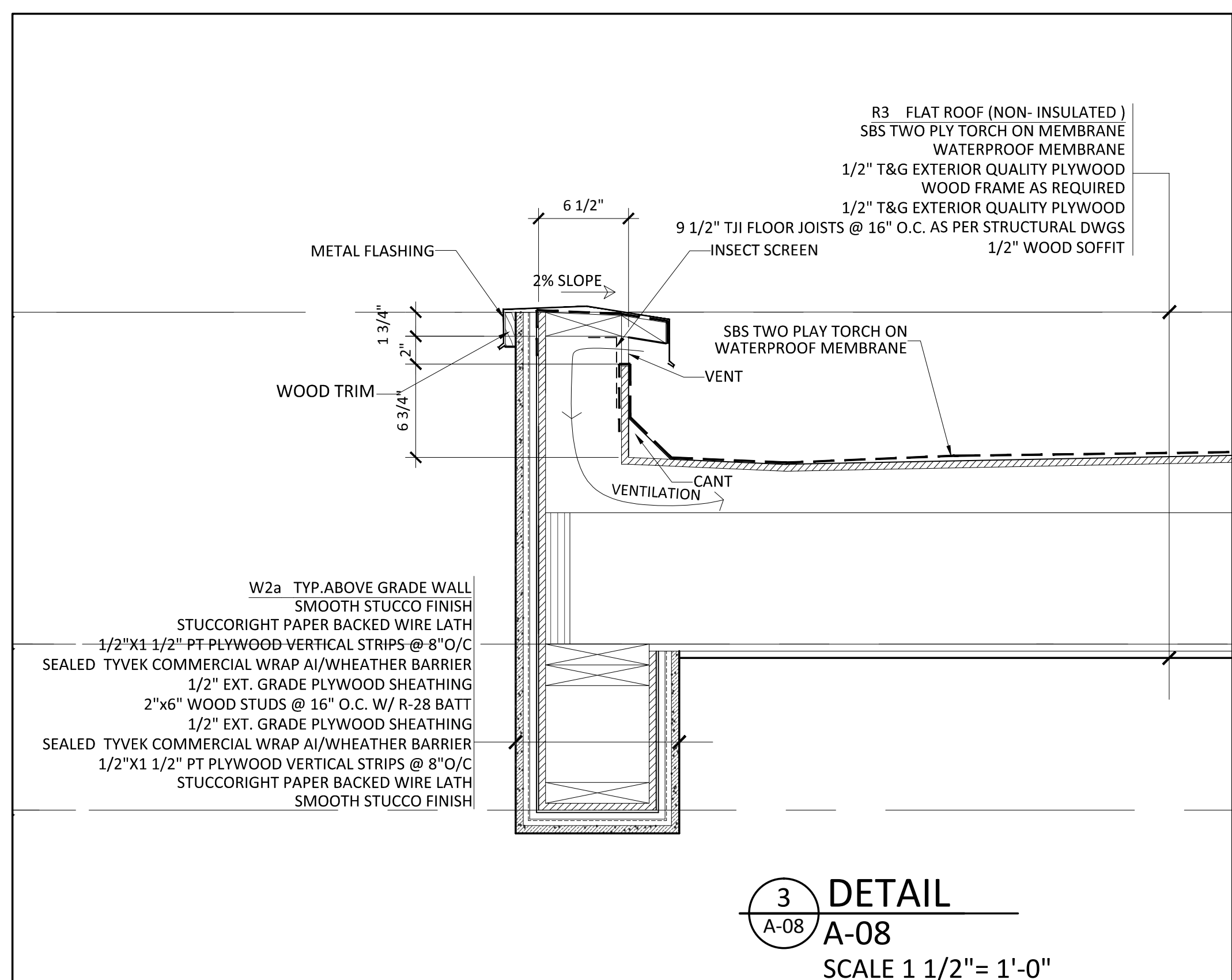
TECHNICAL SPECIFICATIONS FOR FENESTRATION:
 INSULATED DOORS INCLUDING FRAMES
 MATERIALS:
 FIBERGLASS REINFORCED FACING.
 POLYURETHANE CORE.
 INTERNAL BLOCKING FOR HARDWARE ATTACHMENT.
 WEATHER SEAL SECURELY ATTACHED TO BOTTOM.
 WOOD FRAME.
 R-4.8 OR HIGHER, INSULATED CORE

CONSTRUCTION ASSEMBLIES	
R1 FLAT ROOF (INSULATED) DRAIN BATT SBS TWO PLY TORCH ON MEMBRANE POLYSTYRENE WATERPROOF MEMBRANE 10" CONCRETE SLAB 4" XPS INSULATION SEALED 6 mil POLY VAPOUR BARRIER 1/2" GYPSUM WALL BOARD	W1a BELOW GRADE WALL (INSULATED) DRAIN BOARD 2 COATS OF BITUMINOUS DAMPROOFING 2" XPS INSULATION R-10 8" CONCRETE WALL 2"x4" WOOD STUDS @ 24" O.C. w/ 3.5" R-14 BATT SEALED 6 mil POLY VAPOUR BARRIER 1/2" GYPSUM WALL BOARD PAINT
R2 FLAT ROOF (NON-INSULATED) SBS TWO PLY TORCH ON MEMBRANE WATERPROOF MEMBRANE 1/2" T&G EXTERIOR QUALITY PLYWOOD WOOD FRAME AS REQUIRED 1/2" T&G EXTERIOR QUALITY PLYWOOD 9 1/2" TJI FLOOR JOISTS @ 16" O.C. AS PER STRUCTURAL DWGS 1/2" WOOD SOFFIT	W2 TYP ABOVE GRADE WALL (INSULATED) STUCCO, PORCELAIN TILE OR IMITATION METAL LOUVER THERMALLY BROKEN TILE OR IMITATION METAL LOUVER 3/4" AIR CAVITY SEALED TYVEK COMMERCIAL WRAP AIR/MOISTURE BARRIER 1/2" EXT. GRADE PLYWOOD SHEATHING 2"x8" WOOD STUDS @ 16" O.C. W/ R-28 HD BATT SEALED 6 mil POLY AIR/VAPOUR BARRIER 1/2" GYPSUM WALL BOARD PAINT
F1 CONC. SLAB ON GRADE 4" CONC. FLOOR SLAB 5" (MIN.) COMPACTED GRAVEL SOLID BEARING	W2a TYP ABOVE GRADE WALL SMOOTH STUCCO FINISH 1/2"x1 1/2" PT PLYWOOD VERTICAL STRIPS @ 8" O/C SEALED TYVEK COMMERCIAL WRAP AIR/WHEATHER BARRIER 1/2" EXT. GRADE PLYWOOD SHEATHING 2"x6" WOOD STUDS @ 16" O.C. W/ R-28 BATT 1/2" EXT. GRADE PLYWOOD SHEATHING SEALED TYVEK COMMERCIAL WRAP AIR/WHEATHER BARRIER 1/2"x1 1/2" PT PLYWOOD VERTICAL STRIPS @ 8" O/C STUCCORIGHT PAPER BACKED WIRE LATH SMOOTH STUCCO FINISH
F1a CONC. SLAB (PARKING) 2" CONCRETE TOPPING TO CREATE SLOPE TO DRAIN TORCH ON WATERPROOF MEMBRANE 4" CONCRETE SLAB ON GRADE 5" (MIN.) COMPACTED GRAVEL DRAIN MATT	W3a TYP INTERIOR WALL (2x4) PAINT 1/2" GYPSUM BOARD 2"x4" WOOD STUDS @ 16" O.C. ACOUSTIC BATT INSULATION (OPTIONAL) 1/2" GYPSUM WALL BOARD PAINT
F2 FLAT ROOF (NON-INSULATED W/ PLANTER) 8" TOP SOIL DRAIN BOARD 3 PLY TORCH ON WATERPROOF MEMBRANE 4" CONCRETE SLAB ON GRADE 5" (MIN.) COMPACTED GRAVEL	W3a TYP INTERIOR WALL (2x6) PAINT 1/2" GYPSUM BOARD 2"x6" WOOD STUDS @ 16" O.C. ACOUSTIC BATT INSULATION (OPTIONAL) 1/2" GYPSUM WALL BOARD PAINT
F2a WOOD FLOOR (HEATED) FLOOR FINISH 1 1/2" LIGHTWEIGHT CONC. TOPPING RADIANT HEATING PIPES ON WIRE MESH 1/2" T&G PLYWOOD SUBFLOOR 1/2" T&G EXTERIOR QUALITY PLYWOOD 9 1/2" TJI FLOOR JOISTS @ 16" O.C. AS PER STRUCTURAL DWGS. 1/2" GYPSUM WALL BOARD PAINT	W1b TYP INTERIOR WALL (2x4) PAINT 1/2" GYPSUM BOARD 2"x4" WOOD STUDS @ 16" O.C. ACOUSTIC BATT INSULATION (OPTIONAL) 1/2" GYPSUM WALL BOARD PAINT
W1 8" FOUNDATION WALL COMPACTED BACKFILL DRAINAGE BOARD SELF ADHERED MEMBRANE 8" CONCRETE WALL	W3a TYP INTERIOR WALL (2x6) PAINT 1/2" GYPSUM BOARD 2"x6" WOOD STUDS @ 16" O.C. ACOUSTIC BATT INSULATION (OPTIONAL) 1/2" GYPSUM WALL BOARD PAINT

SECTION
 A-08 A-02 A-03 A-04
 SCALE 1/4" = 1'-0"

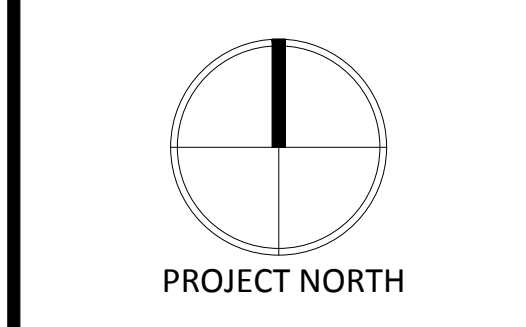


DETAIL
 A-08
 SCALE 1 1/2" = 1'-0"



DETAIL
 A-08
 SCALE 1 1/2" = 1'-0"

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1765 Bellevue Ave.
 West Vancouver, B.C. V7V 1A8

Project:
 Chu Residence
 1045 Aubaneau Crescent
 West Vancouver, B.C.

Detached Secondary Suite

Drawing Title:

SECTION

Drawn: L.G. Job No:

Checked: M.T. Date: January 2023

Scale: 1/4" = 1'-0" Drawing No:

PLOT SIZE 42"x26" **A-08**

