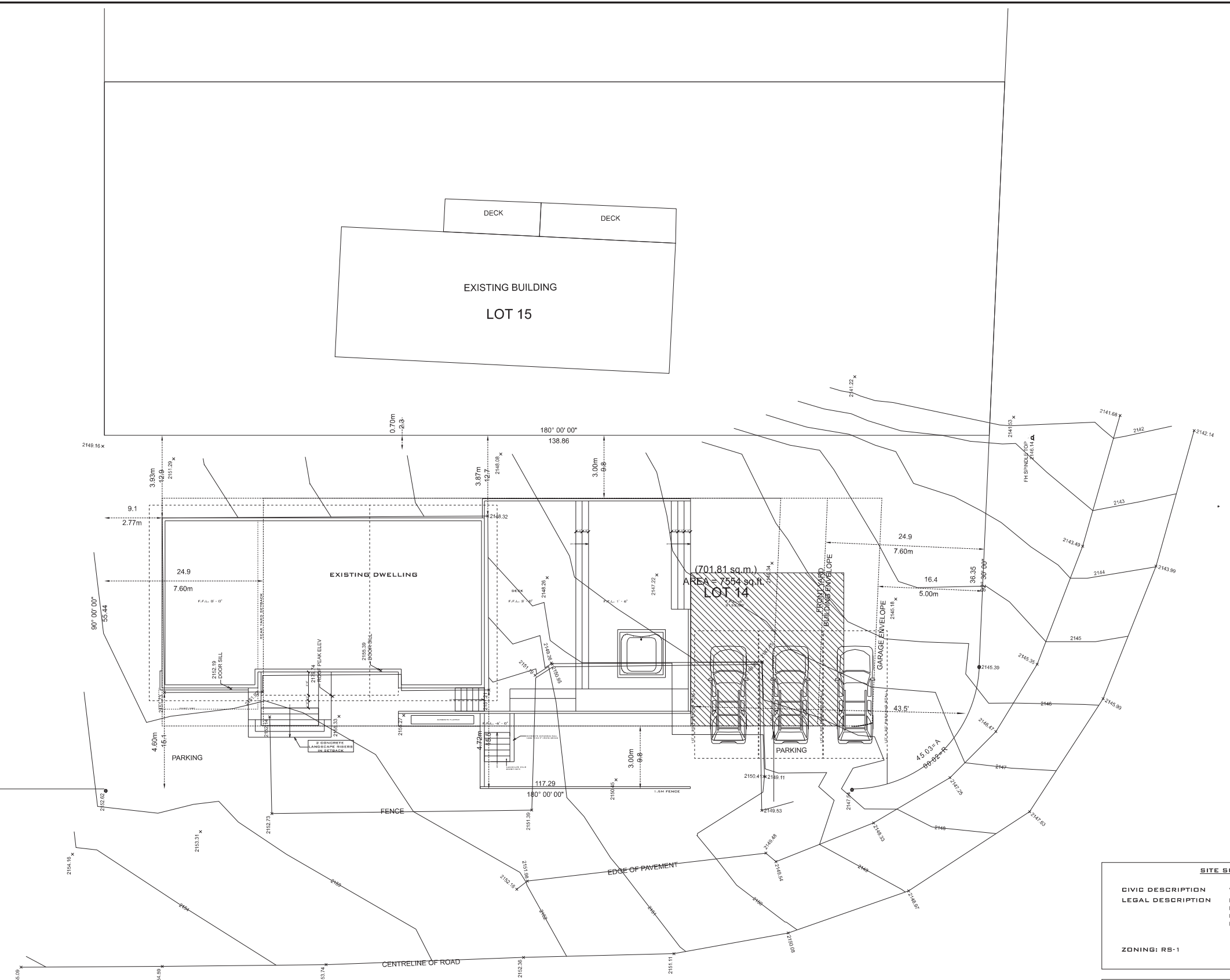




LOT 13



NANCY GREENE DRIVE

SITE PLAN
SCALE: 1/8" = 1'-0"
AMBASSADOR CRESCENT

SITE SUMMARY	
CIVIC DESCRIPTION	7413 AMBASSADOR CRESCENT
LEGAL DESCRIPTION	P.I.D. 008.554.366 PLAN VAP 13555, BLOCK "J" LOT 14, D.L. 4753 N.W.D. GP. 1
ZONING	RS-1

AREA CALCULATIONS		
	SQ. FT.	SQ. M.
LOT AREA	7554.0	701.81
ALLOWABLE GFA	2643.9	245.63
EXISTING	2371.61	220.33
TOTAL	2371.61	220.33

NOTE: ALL ASPECTS OF CONSTRUCTION SHALL CONFORM TO THE BCBC 2012 - PART 9 U.N.D. OCCUPANCY: RESIDENTIAL "C"

PROJECT: **7413 AMBASSADOR CR.**

SITE PLAN

SEAN ANDERSON

PROGRESSIVE CONCEPT DESIGN LTD.

804-938-9087
4753 NANCY GREENE DRIVE
VANICUO, BC V8N 1B0
CANADA

DATE: **FRIDAY, DECEMBER 4, 2020**

DRAWN BY: **S.A.**

SCALE: **1/4" = 1'-0" U.N.D.**

REVISIONS	DATE	BY

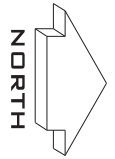
17.10.20 BUILDING PERMIT APPLICATION
18.11.20 VET CLIENT REVIEW

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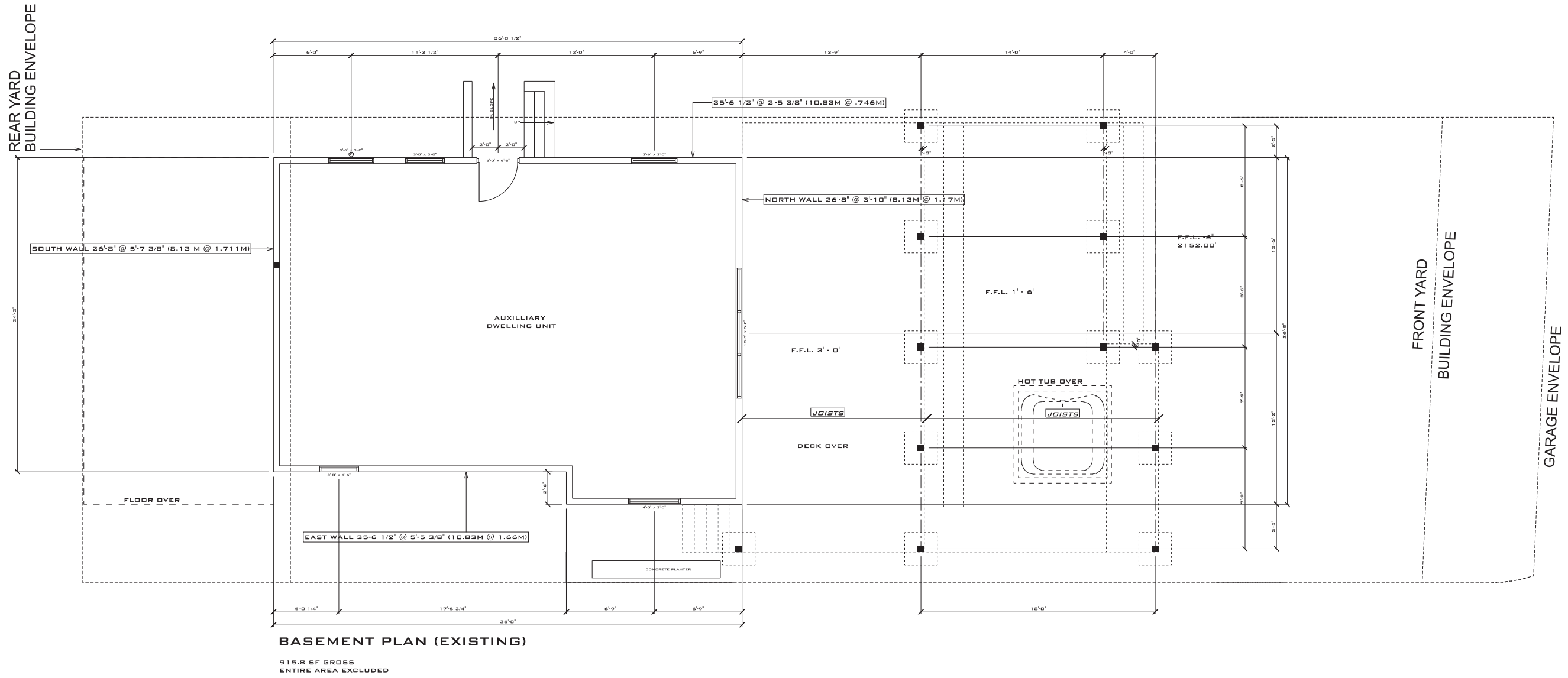
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A-01

DRAWING NUMBER



SCOPE OF WORK:
 -AREA CONVERTED TO AUXILIARY DWELLING UNIT
 -NEW DECK TO NORTH



AVERAGE GRADE FOR BASEMENT EXEMPTION

WALL	LENGTH	%	HEIGHT (FT)	TOTAL
SOUTH	26.66	19	5.61	1.2
WEST	35.54	36	2.44	0.7
NORTH	26.66	32	3.83	0.82
EAST	35.54	13	5.45	1.56
TOTAL	364.4	100		4.2

NOTE: ALL ASPECTS OF CONSTRUCTION SHALL CONFORM TO THE BCBC 2012 - PART 9 U.N.O. OCCUPANCY: RESIDENTIAL "C"

7413 AMBASSADOR CR.
BASEMENT PLAN

SEAN ANDERSON

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 E-MAIL: SEAN@PROGRESSIVE-CONCEPT.COM

PROGRESSIVE CONCEPT DESIGN LTD.

BOX 1599
 WASTICUS, B.C.
 V0N 1S0
 CANADA

DATE:
 FRIDAY, DECEMBER 4, 2020

DRAWN BY:
 S.A.

SCALE:
 1/4" = 1' - 0" U.N.O.

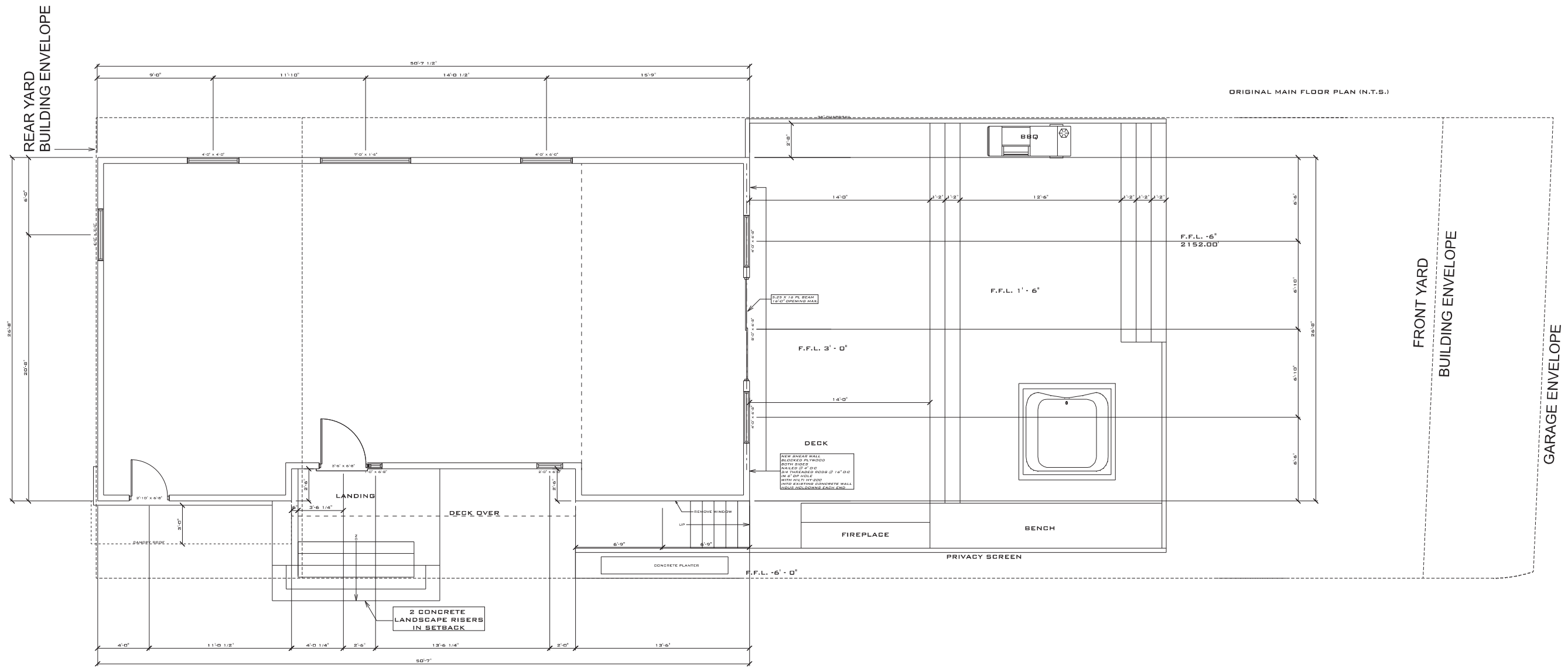
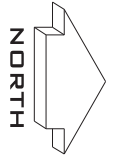
REVISIONS

17.10.21 BUILDING PERMIT APPLICATION
16.11.20 V01 CLIENT REVIEW

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A-02

DRAWING NUMBER



**MAIN FLOOR PLAN
V.01 R.06**

1293.8 SF GROSS
43.4 U/S STAIR
1250.4 SF NET

NOTE: ALL ASPECTS OF CONSTRUCTION SHALL CONFORM TO THE BCBC 2012 - PART 9 U.N.O. OCCUPANCY: RESIDENTIAL "C"

PROJECT: **7413 AMBASSADOR CR.**
DRAWING NUMBER: **MAIN FLOOR PLAN**

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BOX 1599
WHISTLER, B.C.
V0N 1B0
CANADA

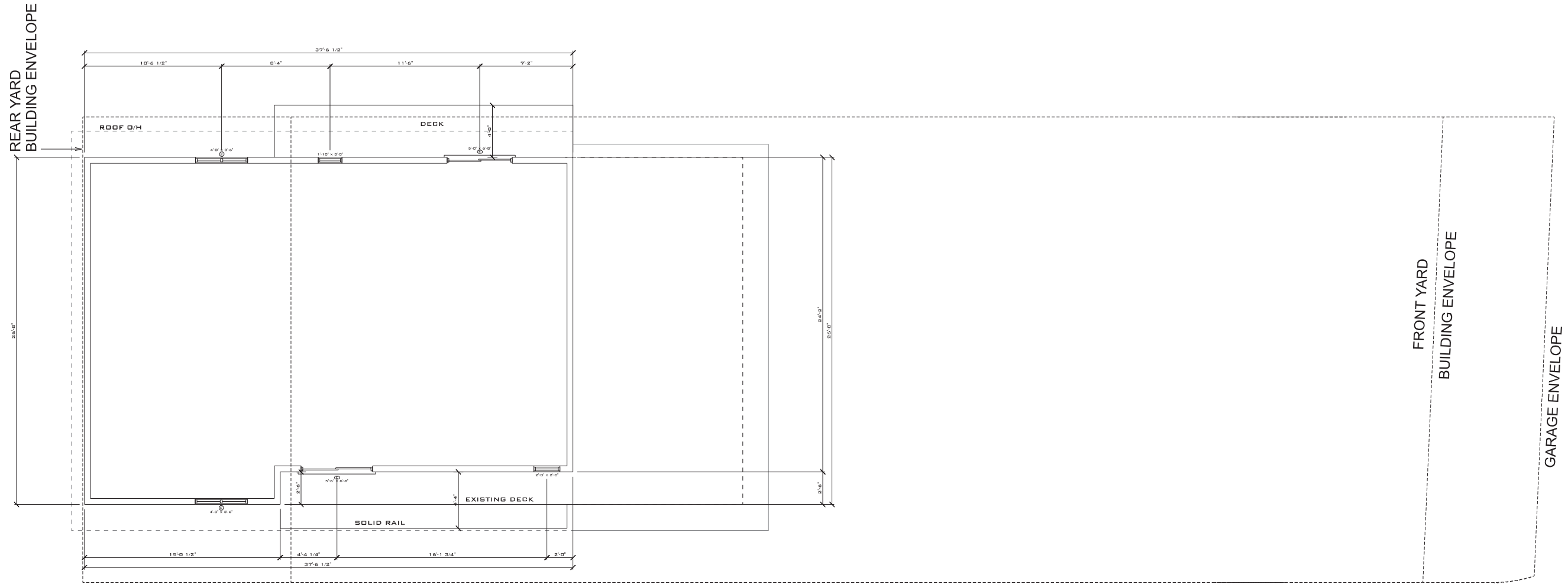
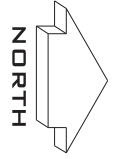
DATE: **FRIDAY, DECEMBER 4, 2020**
DRAWN BY: **S.A.**
SCALE: **1/4" = 1' - 0" U.N.O.**

REVISIONS	DATE	DESCRIPTION

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A-03

DRAWING NUMBER



**UPPER FLOOR PLAN
V.01 R.04**

944.9 SF GROSS

NOTE: ALL ASPECTS OF CONSTRUCTION SHALL CONFORM TO THE BCBC 2012 - PART 9 U.N.O. OCCUPANCY: RESIDENTIAL "C"

PROJECT: 7413 AMBASSADOR CR.
 DATE: 12/04/2020
 DRAWN BY: S.A.
 SCALE: 1/4" = 1'-0" U.N.O.

7413 AMBASSADOR CR.
UPPER FLOOR PLAN

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604 1099
 WHISTLER, B.C.
 V0N 1B0
 CANADA

DATE: FRIDAY, DECEMBER 4, 2020
 DRAWN BY: S.A.
 SCALE: 1/4" = 1'-0" U.N.O.

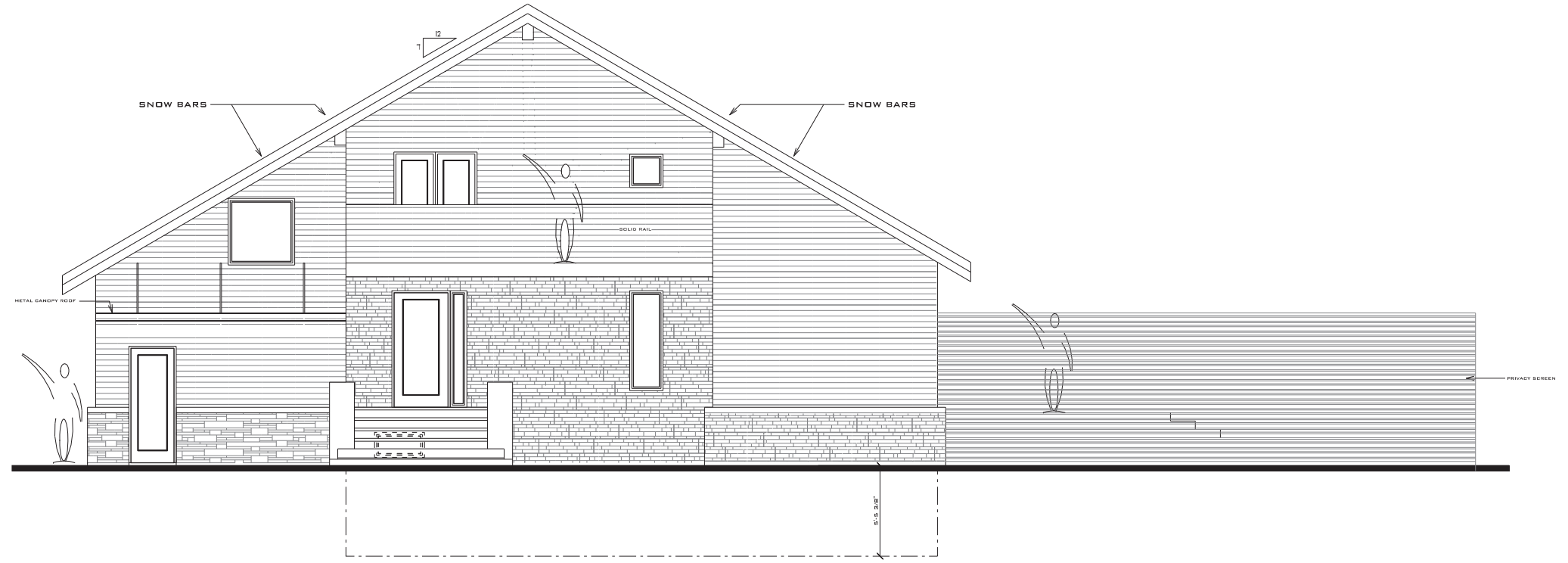
REVISIONS	DATE	DESCRIPTION

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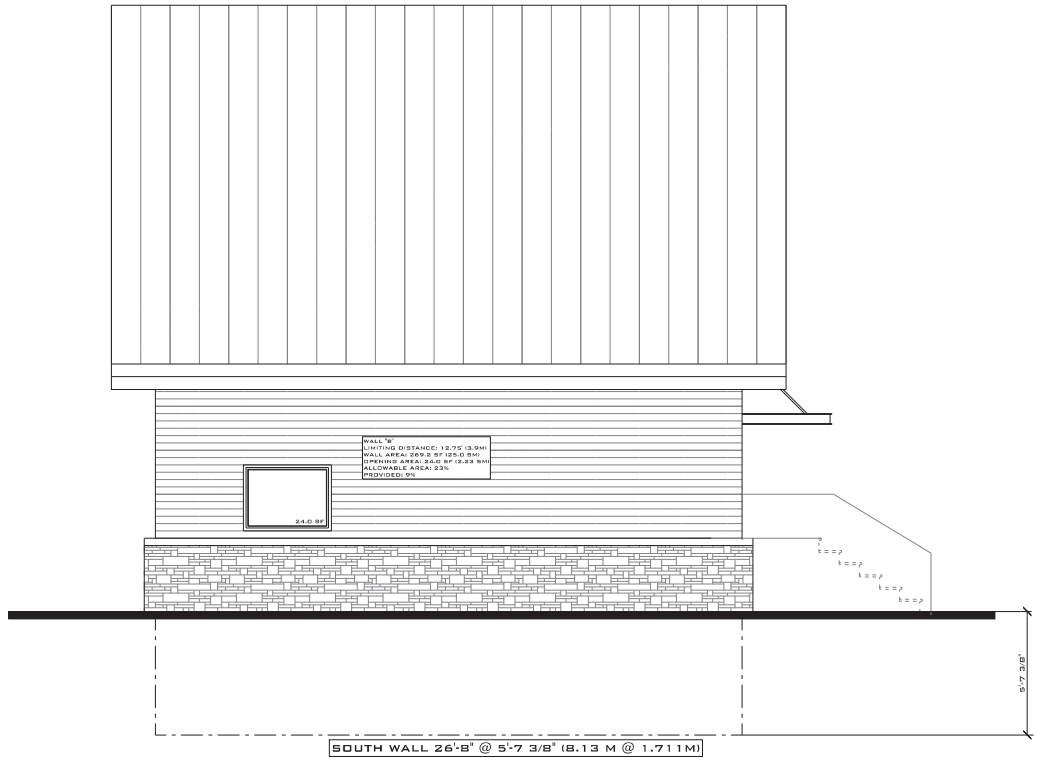
A-04
DRAWING NUMBER

SCOPE OF WORK:
 *REPLACE ALL WINDOWS AND EXTERIOR DOORS ON MAIN AND UPPER LEVEL
 *FRONT ENTRANCE RELOCATED, NEW LANDING AND STAIRS ADDED
 *NEW DECK TO NORTH

UPPER F.F.L. 12'-1 3/8" (3.7M)
 BEDS F.F.L. 8'-5 3/8" (2.58M)
 MAIN F.F.L. 3'-4" (1.02M)
 MUD F.F.L. 0,0'
 BASEMENT F.F.L. -5'-7 3/8" (-1.71M)



**EAST ELEVATION
 V.01 R.06**



**SOUTH ELEVATION
 V.04 R.01**



**NORTH ELEVATION
 V.04 R.01**

NOTE: ALL ASPECTS OF CONSTRUCTION SHALL CONFORM TO THE BCBC 2012 - PART 9 U.N.O. OCCUPANCY: RESIDENTIAL "C"

7413 AMBASSADOR CR.
 ELEVATIONS

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BOX 1599
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 V0N 1B0
 CANADA

DATE: WEDNESDAY, DECEMBER 20, 2017
 DRAWN BY: S.A.
 SCALE: 1/4" = 1' - 0" U.N.O.

REVISIONS	DATE	BY

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A-05

DRAWING NUMBER

SCOPE OF WORK:
 - REPLACE ALL WINDOWS AND EXTERIOR DOORS ON MAIN AND UPPER FLOOR
 - NEW DECK TO NORTH
 - NEW EXTERIOR CLADDING

ALL WINDOWS AND DOORS WITH GLAZING TO MEET MINIMUM GLAZING INSULATION REQUIREMENTS FOR ZONE 6 AS PER TABLE 9.36.2.7.A BCBC 2012.
 MAXIMUM USI 1.60/U 0.28
 OR
 MINIMUM RSI 0.63/R 3.57

ALL SKYLIGHTS TO MEET MINIMUM GLAZING INSULATION REQUIREMENTS FOR ZONE 6 AS PER TABLE 9.36.2.7.B BCBC 2012.
 MAXIMUM USI 2.70/U 0.48
 OR
 MINIMUM RSI 0.37/R 2.08/R 3.57

TABLE 9.10.15.4.
 MAXIMUM AREA OF GLAZED OPENINGS IN EXTERIOR WALLS

UPPER F.F.L. 12'-1 3/8" (3.7M)
 BEDS F.F.L. 8'-5 3/8" (2.58M)
 MAIN F.F.L. 3'-4" (1.02M)
 MUD F.F.L. 0'-0"
 BASEMENT F.F.L. -5'-7 3/8" (-1.71M)



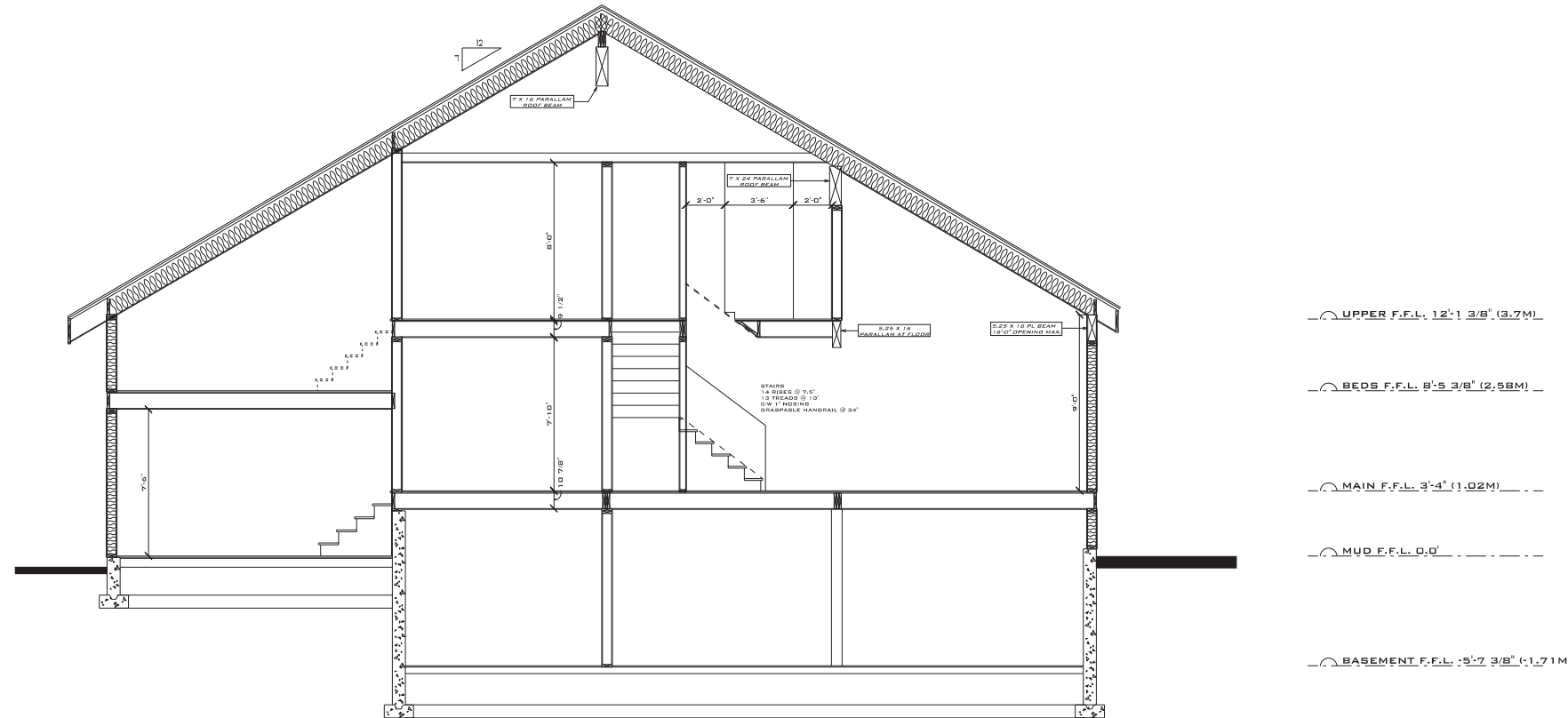
WEST ELEVATION
 V.01 R.06

ROOF ASSEMBLIES

- R1** ROOF (RSI 5.44/R 30.87)
 METAL STANDING SEAM
- METAL ROOFING
 - PEEL & STICK MEMBRANE
 - 0.75" T&G PLYWOOD (GLUED & SCREWED)
 - 2X4 STRAPPING @ 10" O.C.
 - ROOF JOISTS (AS PER STR. ENG.)
 - R40 INSULATION (BATT OR SPRAY FOAM)
 - 0.5" GYPSUM BOARD

WALL ASSEMBLIES

- W1** TYPICAL FOUNDATION WALL
- DRAINAGE MATT (MIRADRAIN OR EQ.)
 - 2 LAYERS OF BITUMINOUS DAMP PROOFING
 - CONCRETE WALL C/W REINFORCING STEEL AS PER STR. ENG.
- W2** EXTERIOR WALL - CEDAR SIDING (RSI 3.69/ R 20.97)
- EXTERIOR FINISH
 - 0.75" AIR GAP
 - AIR BARRIER (TYVEK OR EQ.)
 - 0.5" PLYWOOD SHEATHING
 - 2X6 STUDS @ 16" O.C.
 - R24 INSULATION (BATT OR FOAM)
 - VAPOUR BARRIER (6 MIL POLY)
 - 0.5" GYPSUM BOARD
- W3** INTERIOR FRAMED WALL
- 0.5" GYPSUM BOARD
 - 2X4 STUDS @ 16" O.C.
 - 0.5" GYPSUM BOARD



SECTION A-A

V/R 30.87

NOTE: ALL ASPECTS OF CONSTRUCTION SHALL CONFORM TO THE BCBC 2012 - PART 9 U.N.O. OCCUPANCY: RESIDENTIAL "C"	7413 AMBASSADOR CR. SECTION A-A	PH. 604-938-9087 CEL. 604-938-2153 E-MAIL: SEAN@PROGRESSIVECONCEPT.COM SEAN ANDERSON PROGRESSIVE CONCEPT DESIGN LTD.	BOX 1599 WHITLER, B.C. V0N 1B0 CANADA	DATE: WEDNESDAY, DECEMBER 20, 2017	REVISIONS 17.10.20 BUILDING PERMIT APPLICATION 18.11.22 V01 CLIENT REVIEW	COPYRIGHT RESERVED! THIS PRINT DOCUMENT IS THE EXCLUSIVE PROPERTY OF PROGRESSIVE CONCEPT DESIGN LTD. AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF THE COMPANY.	A-06 DRAWING NUMBER
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