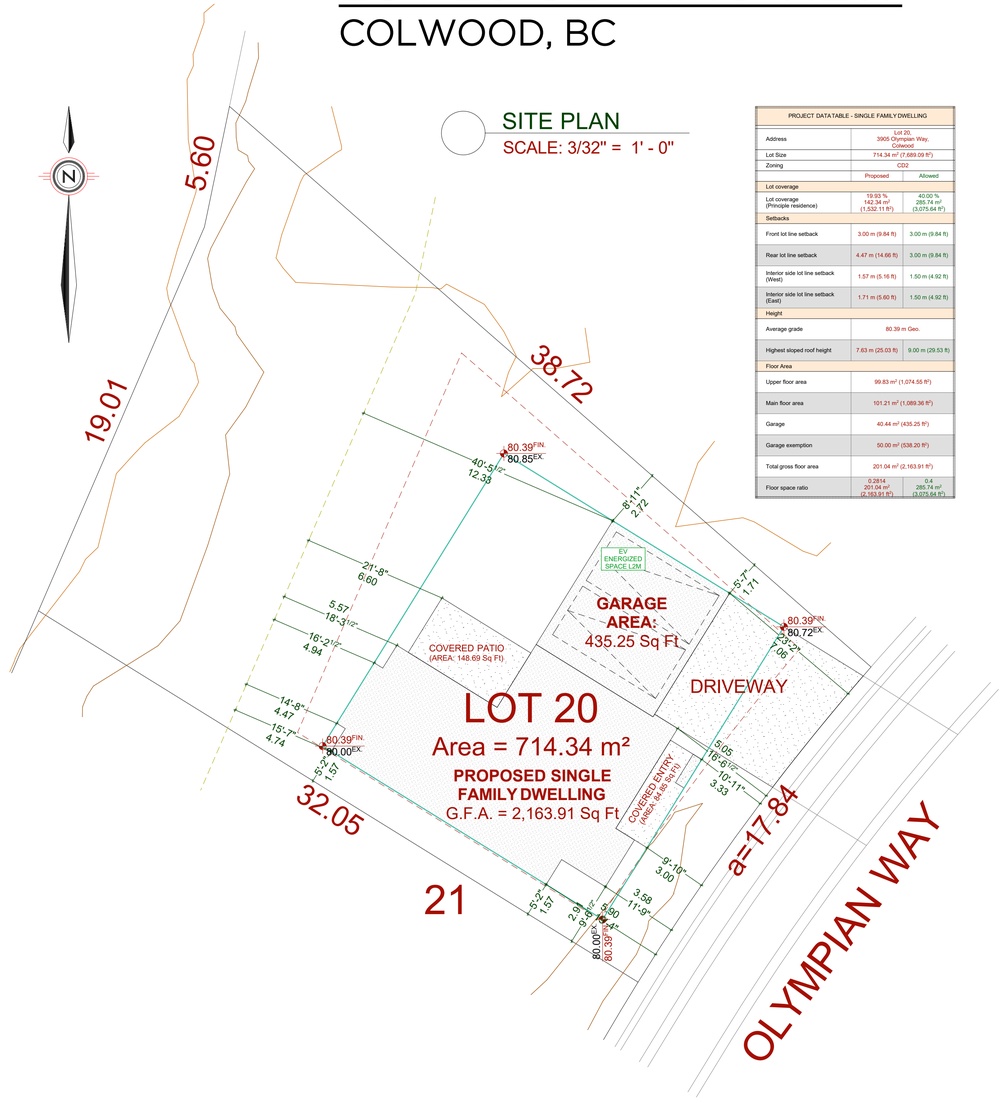
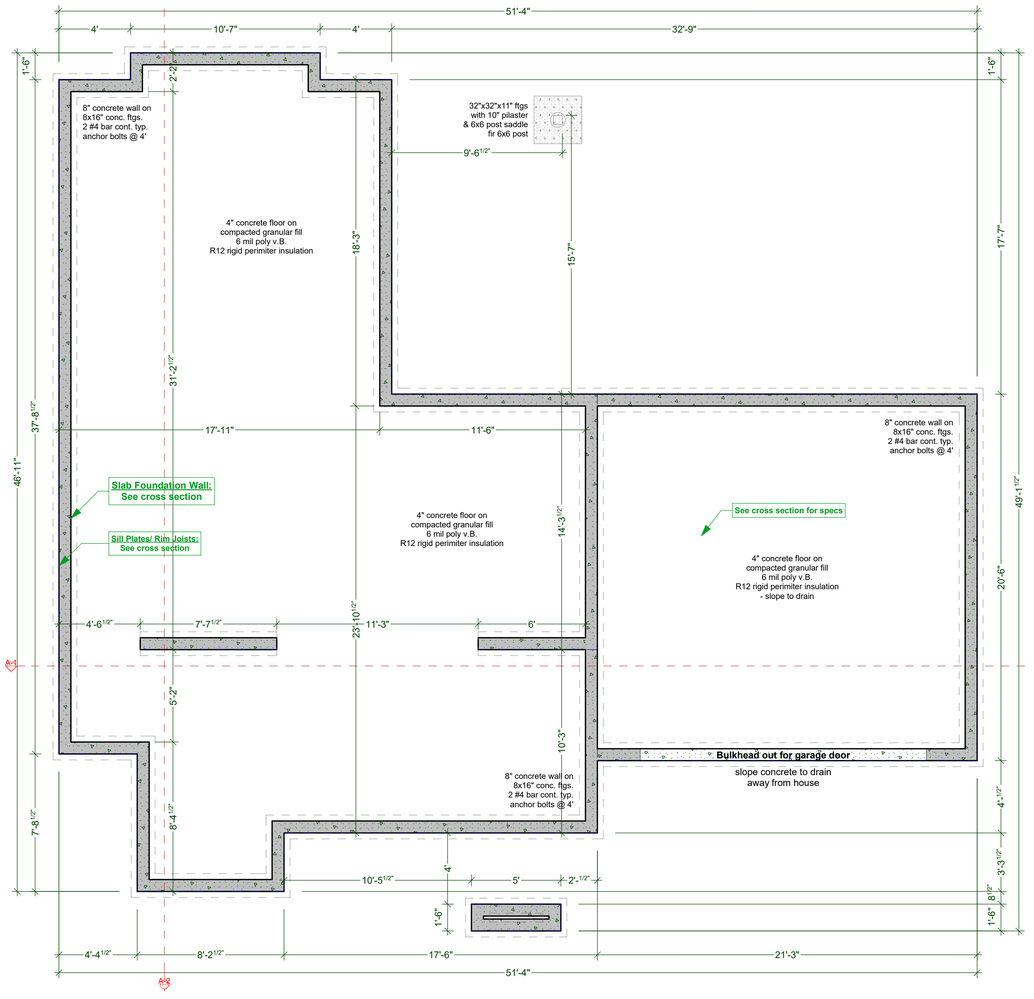
LOT 20 OLYMPIC VIEW
COLWOOD, BC



SITE PLAN
SCALE: 3/32" = 1' - 0"

PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Address	Lot 20, 3905 Olympian Way, Colwood	
Lot Size	714.34 m² (7,689.09 ft²)	
Zoning	CD2	
	Proposed	Allowed
Lot coverage		
Lot coverage (Principle residence)	19.93 % 142.34 m² (1,532.11 ft²)	40.00 % 285.74 m² (3,075.64 ft²)
Setbacks		
Front lot line setback	3.00 m (9.84 ft)	3.00 m (9.84 ft)
Rear lot line setback	4.47 m (14.66 ft)	3.00 m (9.84 ft)
Interior side lot line setback (West)	1.57 m (5.16 ft)	1.50 m (4.92 ft)
Interior side lot line setback (East)	1.71 m (5.60 ft)	1.50 m (4.92 ft)
Height		
Average grade	80.39 m Geo.	
Highest sloped roof height	7.63 m (25.03 ft)	9.00 m (29.53 ft)
Floor Area		
Upper floor area	99.83 m² (1,074.55 ft²)	
Main floor area	101.21 m² (1,089.36 ft²)	
Garage	40.44 m² (435.25 ft²)	
Garage exemption	50.00 m² (538.20 ft²)	
Total gross floor area	201.04 m² (2,163.91 ft²)	
Floor space ratio	0.2814 201.04 m² (2,163.91 ft²)	0.4 285.74 m² (3,075.64 ft²)



FOUNDATION PLAN (ON SLAB)
SCALE: 1/4" = 1' - 0"

CUSTOMER: **PETER de ZWAGER**

ADDRESS: **LOT 20, 3905 OLYMPIAN WAY, COLWOOD**

DRAWING NAME: **SITE PLAN & FOUNDATION PLAN**

DRAWING SCALE: **SEE DRAWINGS**

ISSUE DATE: MAR. 14, 2021

DRAWN BY: NS / KD

CHECKED BY: KL

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca

NAFS REQUIREMENTS:

Performance Grade of 40
Water Test Pressure of 290 Pa

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE.

ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION, AND ANY DISCREPENCIES REPORTED TO THE DESIGNER.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE

-SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR

SITE PLAN

ALL LAYOUTS SHOULD BE CONFIRMED BY A REGISTERED B.C. LAND SURVEYOR. ALL SETBACKS SHALL BE CONFIRMED BY THE OWNER/BUILDER. ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER AND ANY MOFICATIONS ARE TO BE MADE ON SITE.

CONFORMITY OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

CONCRETE AND FOUNDATIONS

ALL CONCRETE FOOTINGS TO HAVE SOLID BEARING ON COMPACTED, UNDISTURBED INORGANIC SOIL TO A SUITABLE DEPTH BELOW FROST PENETRATION.

IF SOFTER CONDITIONS APPLY, THE SOLID BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.

GARAGE & CARPORT FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 32 MPA

FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2900 psi (20MPa) AT 28 DAYS, MIXED, PLACED AND TESTED IN ACCORDANCE WITH CAN3-A438.

ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED.
ALL GRADES ARE ESTIMATED ONLY AND SHALL BE ADJUSTED ON SITE.
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED OR SEPARATED BY A MOISTURE RESISTANT GASKET MATERIAL.

LUMBER, FRAMING AND BEAMS

BUILDING FRAMES TO BE ANCHORED TO FOUNDATION BY FASTENING SILL PLATE TO FOUNDATION WITH NOT LESS THAN 12.7mm DIAM ANCHOR BOLTS AT NOT MORE THAN 2.4M O.C.

ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER.

ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN "THE SPAN BOOK" AND THE NATIONAL BUILDING CODE OF CANADA AND VERIFICATIONS OF ALL SPANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

TRUSSES

TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL BRACING.

ROOFING

ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILD UP.

PLUMBING & ELECTRICAL

ANY ELECTRICAL SHOWN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL.

FLASHING

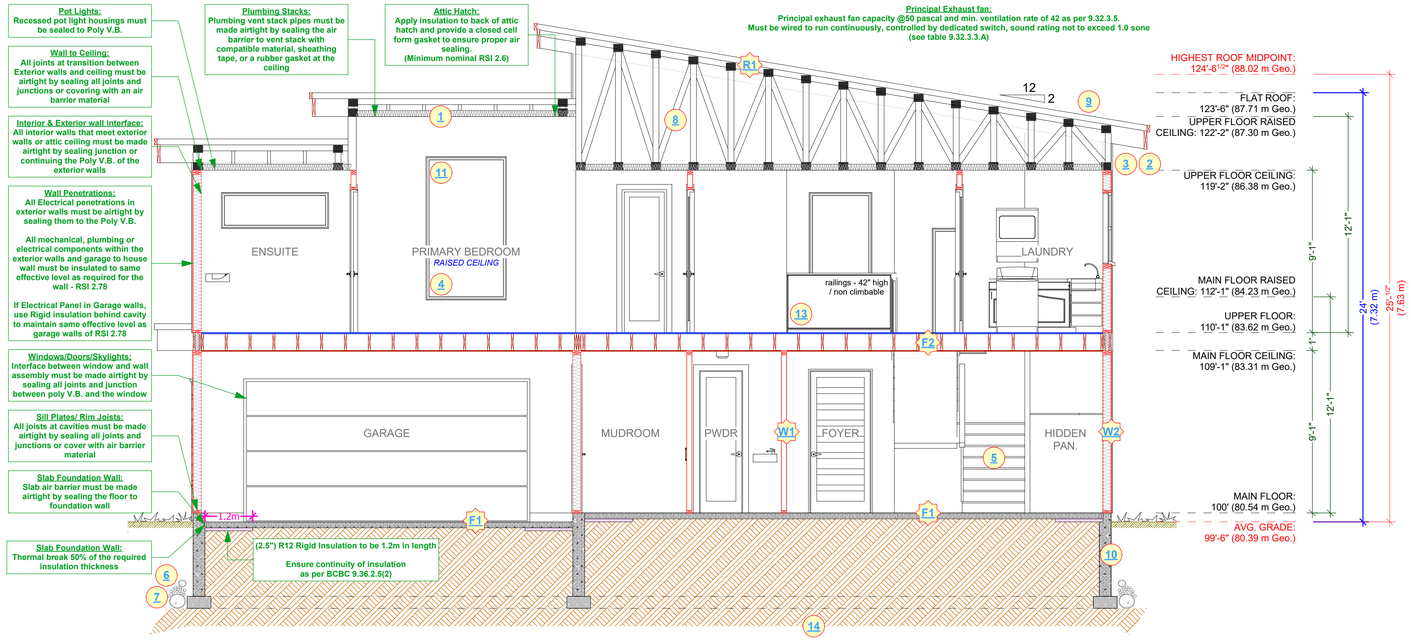
ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING.
ALL ROOFING SHALL INCORPORATE STEP FLASHING.
ALL PENTRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.
DOORS - ROUGH OPENING SIZES
FRAME OPENING 1 1/4" WIDER THAN DOOR
FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS. FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT 81.5".

MISC.

CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 5M OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. CARBON MONOXIDE ALRAMS TO CONFORM TO CSA 6.19

SHEET NUMBER

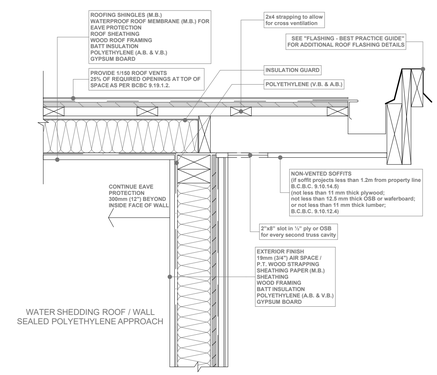
A1



CROSS SECTION A-1

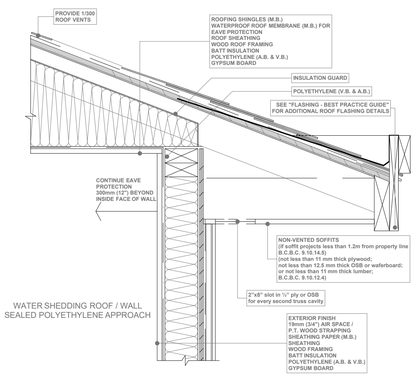
SCALE: 1/4" = 1' - 0"

HOUSE HEAT SOURCE TO BE: DUCTLESS HEAT PUMP WITH HRV



SOFFIT DETAIL

SCALE: 1" = 1' - 0"



SOFFIT DETAIL

SCALE: 1" = 1' - 0"

CONSTRUCTION NOTES:

1. R40 insulation , 6 mil poly V.B. 1/2" ceiling board. RSI VALUE OF 6.91
2. Continuous gutters
3. Aluminum gutters and non-vented soffits - roof overhangs as per plans
4. All windows vinyl, supply rain -pan under, rainscreen as per BCBC. Windows in doors to be safety glass
5. Stairs: 7 5/8" rise, 10" tread, 1" nosing with continuous handrail
6. Provide drains to perimiter system
7. 4" drain tile with 6" rock over
8. Provide roof vents: vent 1/150 using Shinglevent II Ridge Vent
9. Eave protection to 12" beyond heated wall
10. 8" concrete wall on 8"x16" concrete footings - 244 bar continuous - R12 ridgid insulation - 2 coats damp proofing
11. Caulk over and around all exterior openings
12. 10" X 10" post saddle on 8" pilaster 2'6x2'6 concrete footing. NOT SHOWN
13. 42" non climbable continuous handrail
14. Undisturbed non-organic soil

ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
-ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6,
ALL OTHERS MUST HAVE U-VALUE LESS THEN 1.80 (AS PER TABLE 9.36.2.7.A)
-GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1

CONSTRUCTION ASSEMBLIES:

- F1: 4" concrete floor on compacted granular fill 6 MIL POLY V.B. 2.5" R12 rigid insulation 1.2m (4') along perimeter.
- F2: 2x12 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 6' O.C. typ.
- F3: 2x12 Floor Joist 16" O.C. typ. Nail and Glue 3/4" T&G plywood X bridging @ 6' O.C. typ. with 60 mil Vinyl Deck over
- R1: Ply torch-on roofing, 7/16" O.S.B. (or 1/2" plywood), engineered trusses designed by supplier @ 24" O.C. typ., R28 batt insulation, 6 mil U.V. poly V.B. 5/8" GWB
- W1: 2x4 framing 16" O.C. typ. 1/2" drywall finish througout
- W2: Exterior Finish, 3/4" air space, Preasure treated strapping, 2 layers 30 min building paper, 1/2" sheathing, 2x6 studs at 16" O.C., R-20 Batt insulation, 6 MIL Poly V.B., 1/2" Drywall. MIN. RS1 VALUE OF 2.78

ALL POT LIGHT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS... IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE 'X' DRYWALL

EFFECTIVE R-VALUE DECK OVER HEATED SPACE:

Exterior Air Film	0.03
60 Mil Vinyl Decking	0.0
3/4" Sheathing	0.0
2x4 Purlins @ 24" O.C.	0.0
R31 Batt insulation	
2x12 Wood Joists @ 16" O.C.	
RSIp=100/[(13/2.0)+(87/5.46)] =	*4.46*
1/2" Gypsum Board	0.08
Interior Air Film	0.16
	RSI=4.89

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR UNHEATED FLOORS ABOVE FROST LINE:

Interior Air Film	0.11
4" poured-in place concrete	0
2.5" R12 Rigid Insulation	2.11
Exterior Air Film	0.03
	RSI=2.25

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR FOUNDATION WALLS:

Damp proofing	0
8" poured-in place concrete	
(2.5") R12 Rigid Insulation	2.11
	RSI=2.11

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE CEILING BELOW ATTIC:

Built-up Torch on roofing	0
Building Paper	0
3/4" Sheathing	0.161
Attic air film	0.03
R40 blown fibreglass insulation above truss cord	5.3
Wood trusses @ 24" O.C.	1.47
RSIp=100/[(11/0.76)+(89/1.67)] = 1.47	
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
	RSI=7.24

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR EXTERIOR WALLS AGAINST LOWER ROOF:

Exterior Air Film	0.03
7/16" OSB Sheathing	0.11
R-22 Batt insulation	
2x6 Wood studs @ 16" O.C.	
RSIp=100/[(23/1.19)+(77/3.87)] =	*2.55*
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.11
	RSI=2.88

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR EXTERIOR WALLS ABOVE GRADE:

Exterior Air Film	0.03
Fibre-Cement Siding	0.02
1/2" Rain Screen Air Cavity	0.15
Building Paper	0
7/16" OSB Sheathing	0.11
R-20 Batt insulation	
2x6 Wood studs @ 16" O.C.	2.36
RSIp=100/[(23/1.19)+(77/3.34)] = 2.36	
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.11
	RSI=2.86

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR HOUSE TO GARAGE WALLS:

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R-20 Batt insulation *(See Calculation Below)*	2.36
2x6 Wood studs @ 16" O.C.	
RSIp=100/[(23/1.19)+(77/3.34)] =	2.36
6 Mil Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
	RS1=2.67

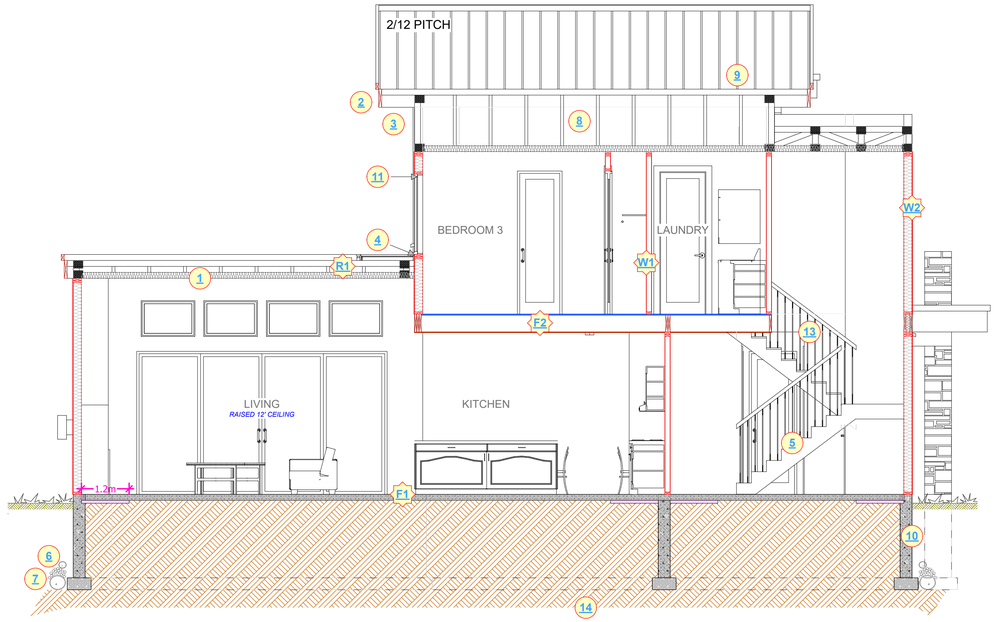
Values from Table A-9.36.2.4.(1)D

Since an enclosed space rating can reduced by 0.16

EFFECTIVE R-VALUE FLOOR OVER GARAGE:

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R31 Batt insulation	
2x12 Wood Joists @ 16" O.C.	
RSIp=100/[(13/2.43)+(87/5.46)] =	*4.70*
3/4" Sheathing	0.161
Interior Air Film	0.16
	RSI=5.131

Values from Table A-9.36.2.4.(1)D



CROSS SECTION A-2

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

CUSTOMER: PETER de ZWAGER

ADDRESS: LOT 20, 3905 OLYMPIAN WAY, COLWOOD

DRAWING NAME: CROSS SECTION A-1 & A-2, SOFFIT DETAILS

DRAWING SCALE: 1/4"=1'-0"

ISSUE DATE: MAR. 14, 2021

DRAWN BY: NS / KD

CHECKED BY: KL

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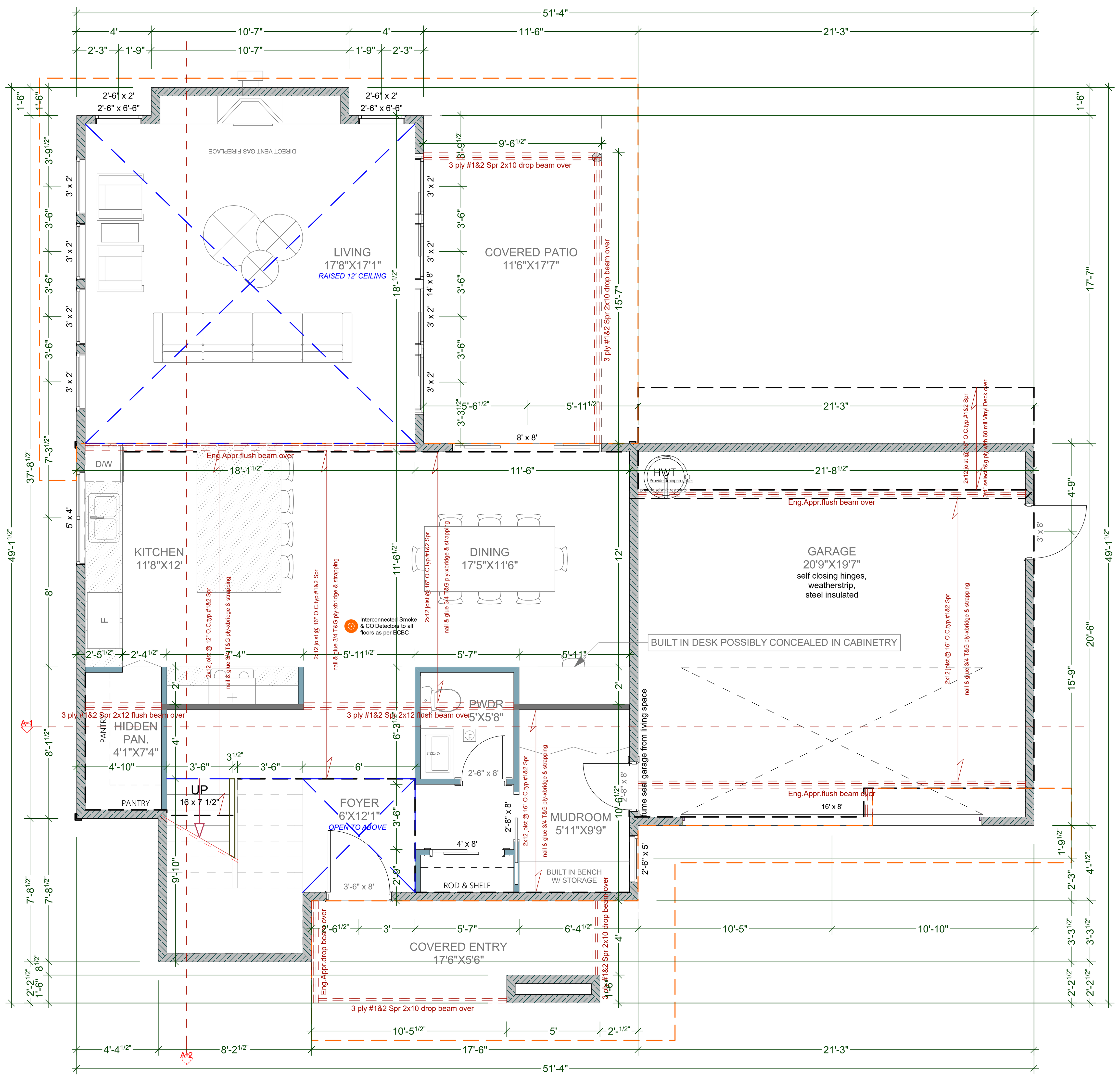
SHEET NUMBER

A2



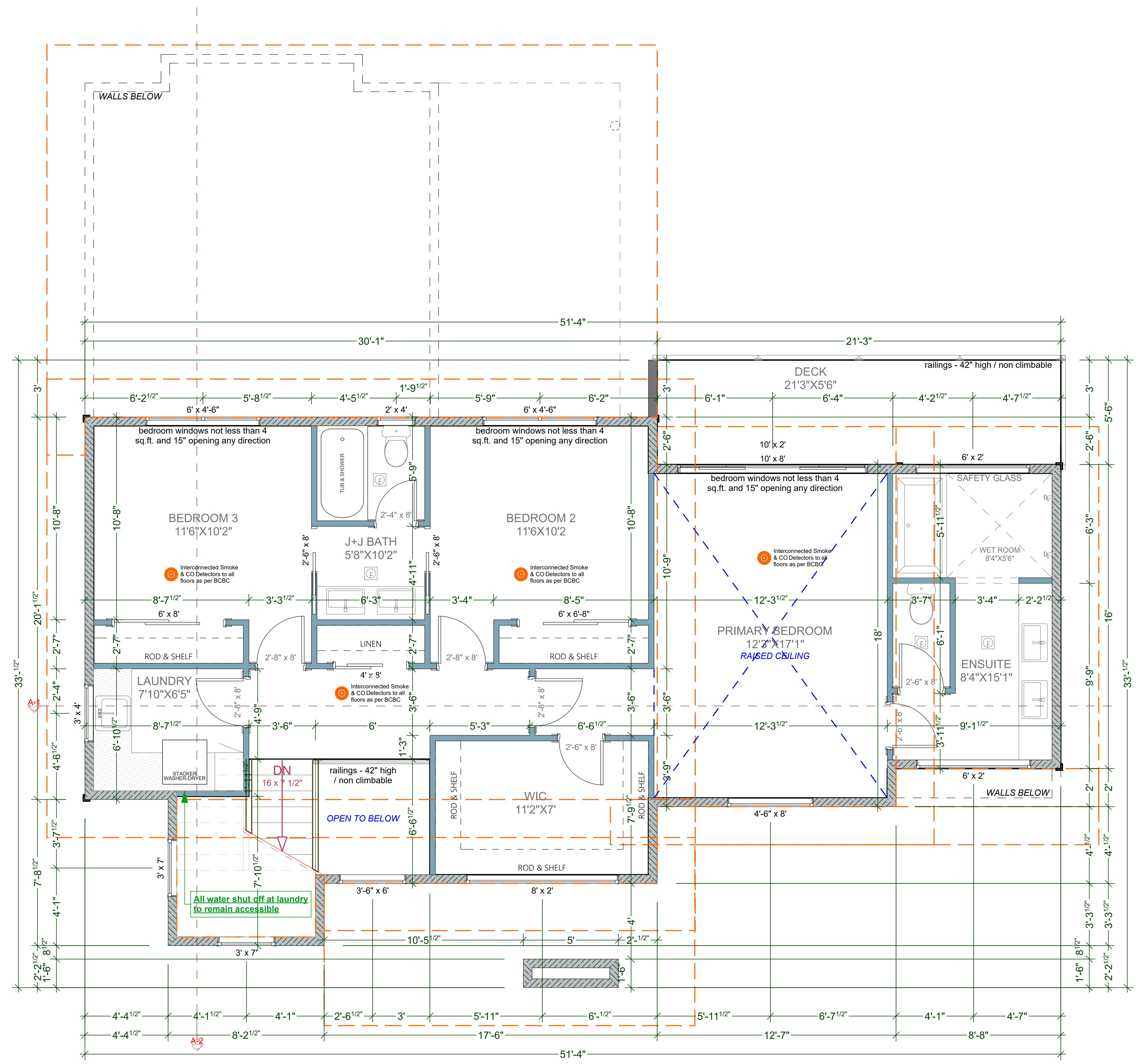
MAIN FLOOR PLAN (9'-0 3/4" WALLS)

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

VAULTED WHERE NOTED

MAIN FLOOR AREA: 1,089.36 Sq Ft

GARAGE FLOOR AREA: 435.25 Sq Ft



UPPER FLOOR PLAN (9'-0 3/4" WALLS)

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

RAISED WHERE NOTED

UPPER FLOOR AREA: 1,074.55 Sq Ft

CUSTOMER: **PETER de ZWAGER**

ADDRESS: **LOT 20, 3905 OLYMPIAN WAY, COLWOOD**

DRAWING NAME: **MAIN & UPPER FLOOR PLANS**

DRAWING SCALE: **1/4"=1'-0"**

ISSUE DATE: MAR. 14, 2021

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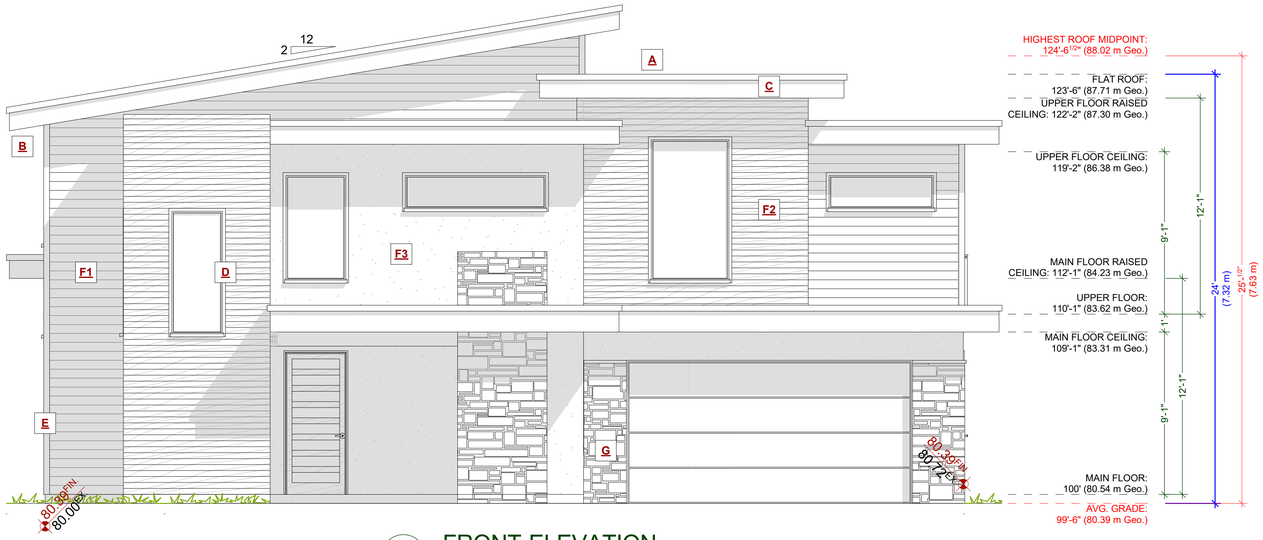
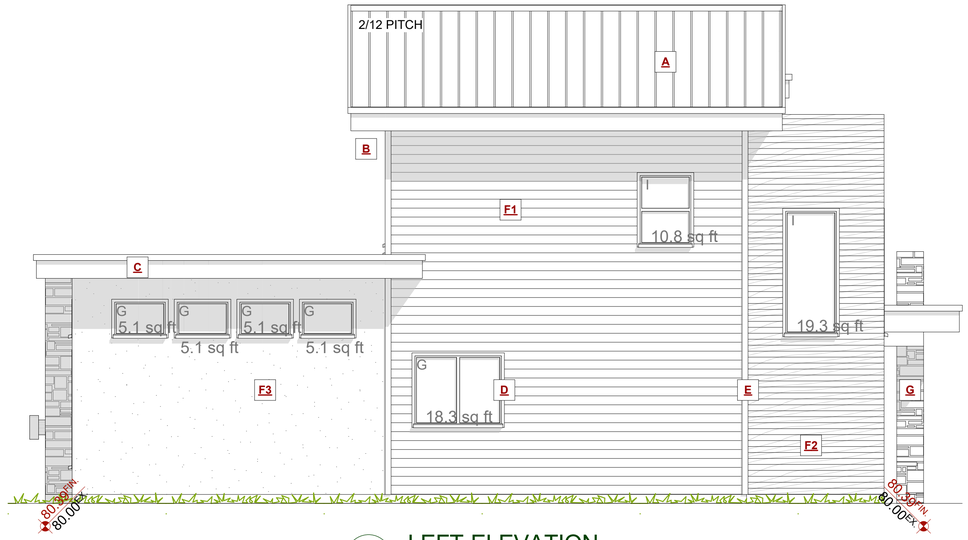
A3



FRONT ELEVATION

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



LEFT ELEVATION

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

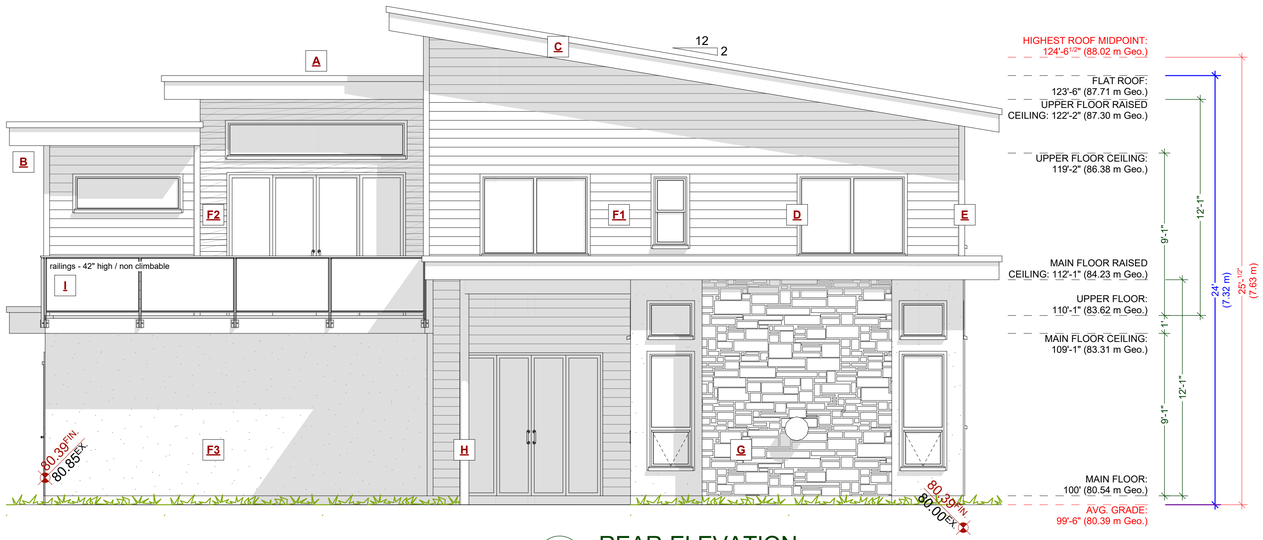
EXPOSING BUILDING FACE: 59.51 m²
LIMITING DISTANCE: 1.57 m
AREA OF GLAZED OPENINGS: 4.59 m²
% GLAZED OPENINGS: 7.71 %
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 8.25 %
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 4.91 m²

EXPOSING BUILDING FACE: 14.88 m²
LIMITING DISTANCE: 2.91 m
AREA OF GLAZED OPENINGS: 1.79 m²
% GLAZED OPENINGS: 12.03 %
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 24.28 %
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 3.61 m²

EXTERIOR FINISHES SCHEDULE

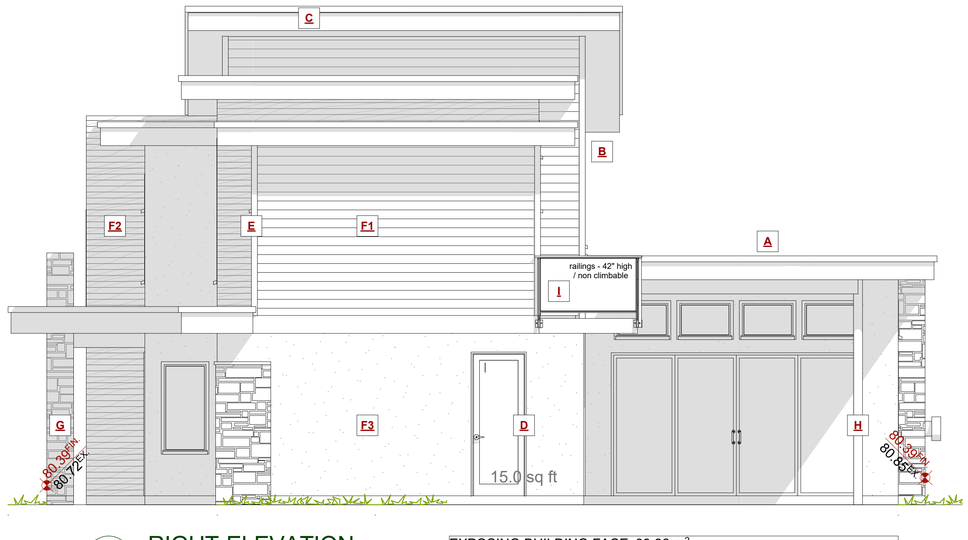
A	ROOFING:	BUILT UP TORCH-ON/ METAL STANDING SEEM ROOFS AS PER CONTRACTORS SPECS	F1	WALL FINISH:	HARDIE-PLANK SIDING LAPPED TO 6" EXPOSURE - COLOUR AS PER OWNERS SPECS
B	GUTTER & SOFFIT:	HIDDEN GUTTER WITH TJI RIM BOARD AND 1x4 FASCIA BOARD. ALUMINIUM SOFFITS - NON VENTED, SEE ELEVATIONS	F2	WALL FINISH:	HORIZONTAL CEDAR SIDING LAPPED TO 4" EXPOSURE- COLOUR AS PER BUILDERS SPECS
C	BARGE BOARD:	2x16 RIM BOARD WITH 1X4 FASCIA SEE ELEVATIONS	F3	WALL FINISH:	SMOOTH ACRYLIC STUCCO - SEE OWNER FOR TEXTURE FINISH - RAIN SCREEN AS PER BCBC
D	WINDOW & DOOR TRIM:	1x2 TRIM BOARDS - PAINTED/ STAINED	G	STONE:	K2 STONE - RAIN SCREEN AS PER BCBC
E	CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/ STAINED	H	POSTS:	STRUCTURAL STEEL POST - PAINTED AS PER OWNERS SPECS
			I	RAILINGS:	GLASS RAILINGS - 42" HIGH/ NON CLIMBABLE

ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
-ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6, ALL OTHERS MUST BE LOWER.
-GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1



REAR ELEVATION

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



RIGHT ELEVATION

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

EXPOSING BUILDING FACE: 33.86 m²
LIMITING DISTANCE: 1.71 m
AREA OF GLAZED OPENINGS: 1.39 m²
% GLAZED OPENINGS: 4.11 %
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 9.87 %
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 3.34 m²

NAFS REQUIREMENTS:

Performance Grade of 40
Water Test Pressure of 290 Pa

CUSTOMER: PETER de ZWAGER

ADDRESS: LOT 20, 3905 OLYMPIAN WAY, COLWOOD

DRAWING NAME: ELEVATIONS

DRAWING SCALE: 1/4"=1'-0"

ISSUE DATE: MAR. 14, 2021

DRAWN BY: NS / KD

CHECKED BY: KL

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