SITE PLAN

SCALE: 1/8" = 1'

CIVIC ADDRESS: 2168 SKYLINE DRIVE, SQUAMISH, BC

LEGAL: LOT 40, BLOCK 1, SEC.11, TP 50, PLAN 10640
P.I.D. 003-331-567

ZONING: RS-1

SITE AREA: 8141 SQ FT
FSR PERMITTED: 50% OR 4070.5 SQ FT
FSR PROPOSED 19% (1532 SQ FT)

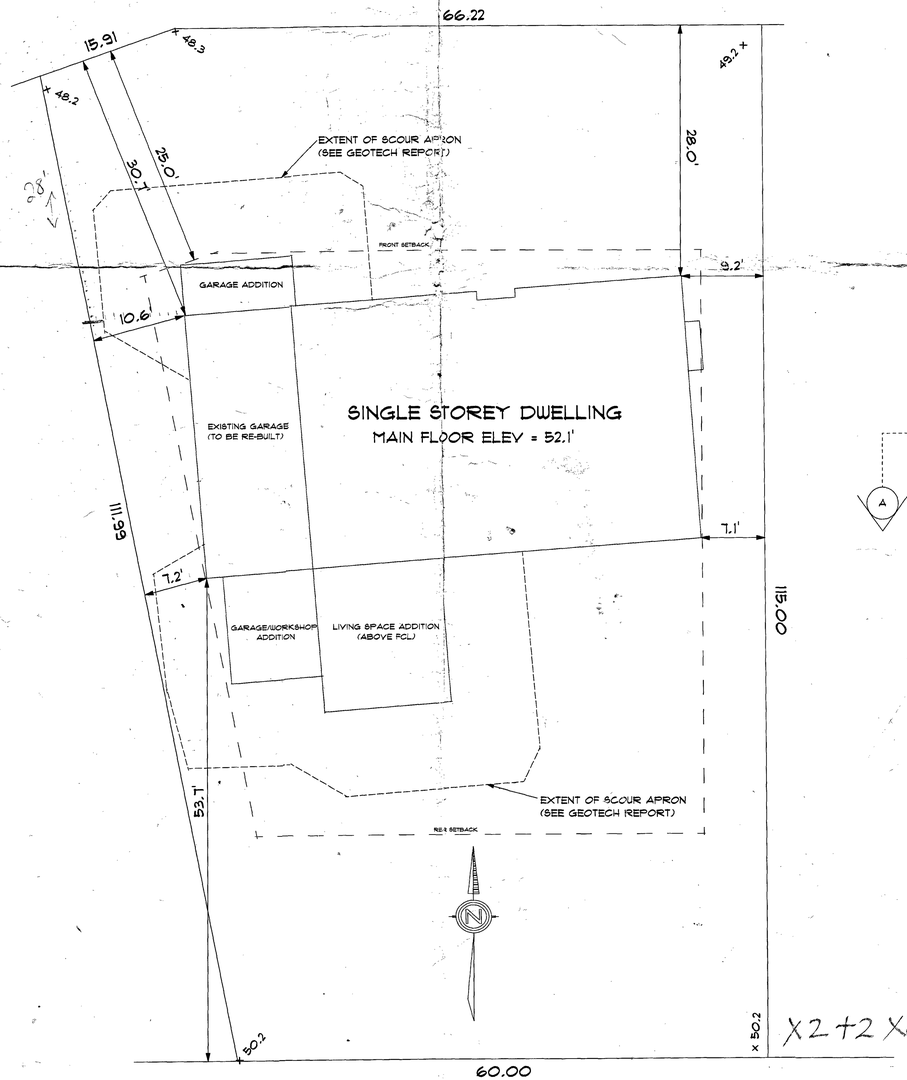
SITE COVERAGE PERMITTED: 33% OR 2686.5 SQ FT
SITE COVERAGE PROPOSED: 25% (2084 SQ FT)

BUILDING HEIGHT PERMITTED: 29.5'
BUILDING HEIGHT PROPOSED: 14.1'

FLOOR AREA CALCULATIONS:
EXISTING GROUND FLOOR: 1296 SQ FT
ADDITION TO GROUND FLOOR: 234 SQ FT
EXISTING GARAGE (RE-BUILT): 357 SQ FT
GARAGE/WORKSHOP ADDITION: 196 SQ FT

TOTAL NET FLOOR AREA: 1532 SQ FT

FLOOD CONSTRUCTION LEVEL = 16.1 M (52.82' OR 9"
ABOVE HEIGHT OF EXISTING GROUND FLOOR)
SEE REPORT BY CORDILLERAN GEOSCIENCE, DATED FEB.25/15
AND SURVEY BY BUNBURY & ASSOC. DATED FEB. 16/15

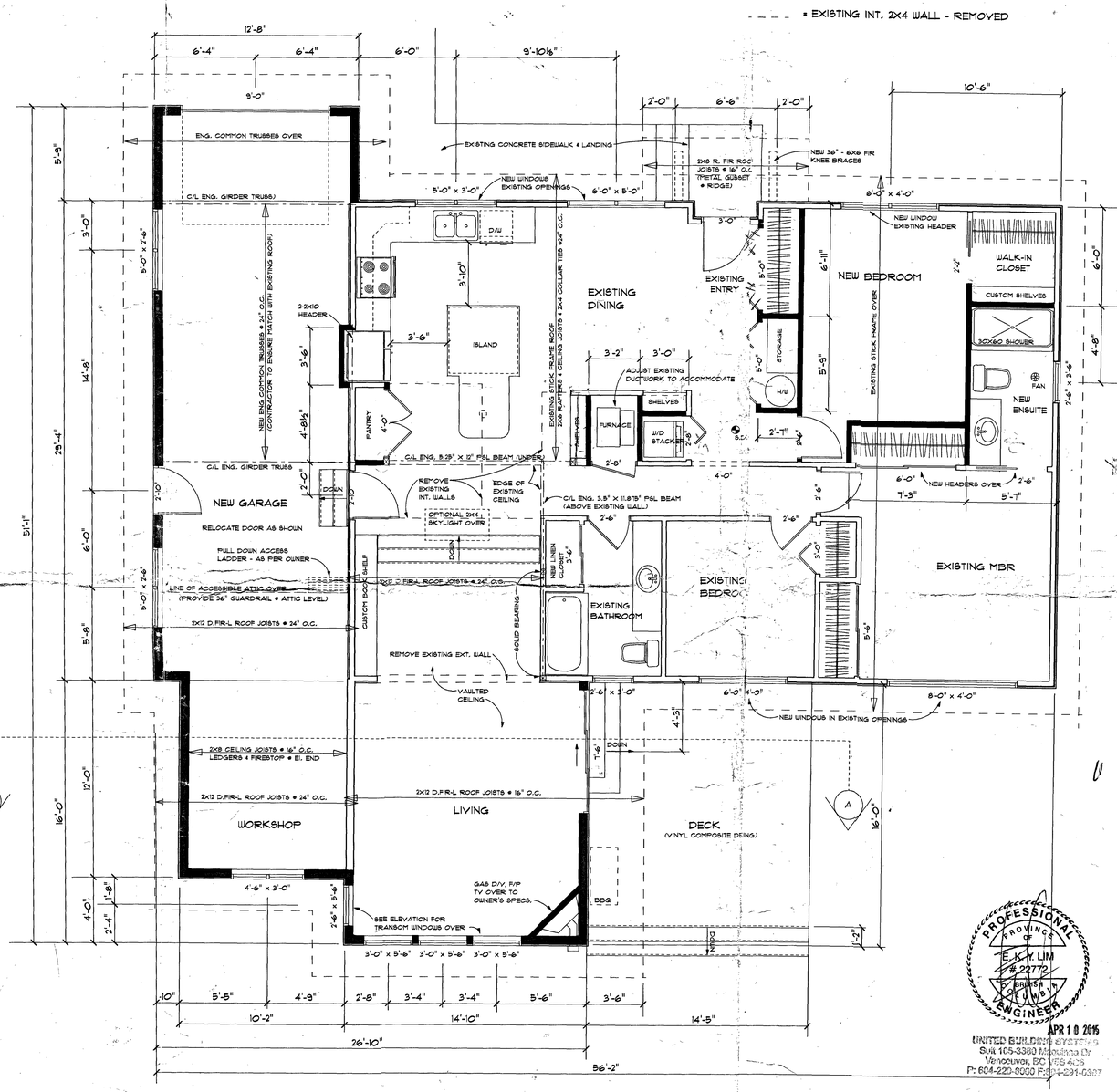


GROUND FLOOR PLAN

SCALE: 1/4" = 1'

EXISTING HOME = 1298 SQ FT
ADDITION TO LIVING AREA = 234 SQ FT
EXISTING GARAGE (RE-BUILT) = 357 SQ FT
GARAGE/WORKSHOP ADDITION = 195 SQ FT

= EXISTING INT. 2X4 WALL
= NEW INT. 2X4 WALL
= NEW EXT. 2X6 WALL
= EXISTING INT. 2X4 WALL - REMOVED



The subject structure has been designed according to:
Good engineering practice provided in the CWC 2009 "Engineering Guide for Wood Frame Construction" and Part 9 of the BCBC 2012.

Squamish, BC Loadings:
Ss=3.2Kpa = 66.8 PSF ;
Sr=0.7Kpa =14.6 PSF
RFLL=55% of Ss=36.7 psf (above 3/12 roof)
RFLL=80% of Ss=53.4 psf (on roof less than 3/12)
RF-DL=10 psf
FL-LL=40 psf; FL-DL = 15 psf
Hourly Wind Pressure 1/50: 0.5Kpa=10.4 psf
Seismic Data: Sa(0.2)=0.72 Sa(0.5)=0.52 Sa(1.0)=0.3
Sa(2.0)=0.16 PGA=0.33

Minimum Specified 28 Day Compressive Strength of Concrete:
Foundation/Walls/Interior Floors = 20 Mpa
Exterior/Garage Floors = 32 Mpa

Jim Harvey DESIGN
Phone (604) 898-3051, e-mail: jimharveydesign@telus.net WWW.JIMHARVEYDESIGN.CA

Project:

ADDITION & RENOVATION

2168 SKYLINE DRIVE

Dwg. Title:

SITE PLAN, GROUND FLOOR PLAN

CLIENT SET

Date: April 09, 2015

Drawn By: J HARVEY

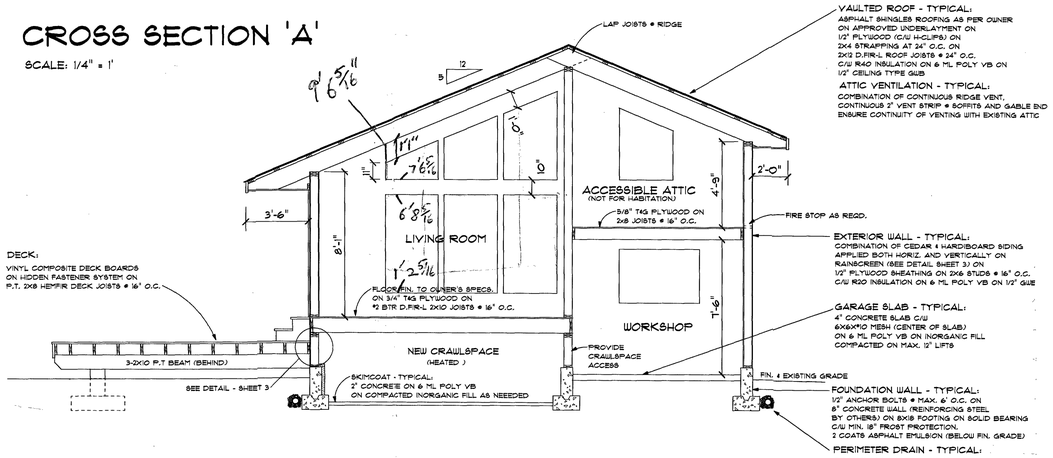
Scale: AS NOTED

Sheet No.

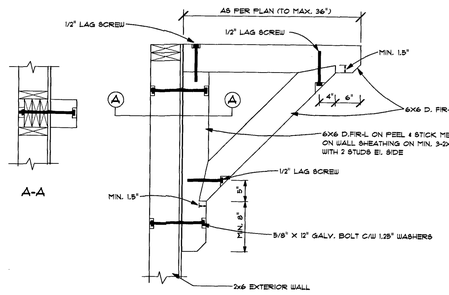
SHEET ONE OF THREE

CROSS SECTION 'A'

SCALE: 1/4" = 1'



6X6 KNEE BRACE



IMPORTANT NOTE: MECHANICAL VENTILATION, TO BE DESIGNED BY OTHERS, TO MEET STANDARDS AS PER BCBC AMMENDMENTS THAT CAME INTO EFFECT AS OF DEC. 19, 2014

IMPORTANT NOTE: NEW ENERGY EFFICIENCY REQUIREMENTS OF BCBC SECTION 9.36 ESTABLISHED DECEMBER 19, 2014 FOR CLIMATE ZONE FOUR ARE NOW IN EFFECT. SPECIFIC REQUIRMENTS ARE AS FOLLOWS:

1. EFFECTIVE INSULATION OF CEILINGS, WALLS AND FLOORS MEET THE REQUIREMENTS OF TABLE 9.36.2.6.A AND TABLE 9.36.2.6.B
2. THE THERMAL CHARACTERISTICS OF WINDOWS, DOOR AND SKYLIGHTS MEET THE REQUIREMENTS OF TABLE 9.36.2.7. A, B AND C
3. EFFECTIVE INSULATION OF FOUNDATIONS MEET THE REQUIREMENTS OF TABLE 9.36.2.8.A OR B
4. DUCTS LOCATED OUTSIDE THE THERMAL ENCLOSURE ARE SEALED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS.
5. DAMPPERS ARE INSTALLED AT AIR INLETS AND EXHAUSTS WHERE REQD.
6. PIPING FOR HEATING OR COOLING SYSTEMS IS LOCATED WITHIN THE THERMAL ENCLOSURE OR ARE FULLY INSULATED.
7. HVAC EQUIPMENT IS LOCATED WITHIN THERMAL ENCLOSURE OR DESIGNATED TO BE INSTALLED OUTSIDE OF THERMAL ENCLOSURE.
8. TEMPERATURE CONTROLS ARE INSTALLED ON HEATING AND COOLING EQUIPMENT.
9. HVAC AND SWH EQUIPMENT MEET MINIMUM PERFORMANCE REQUIREMENTS DETERMINED IN TABLES 9.36.3.10. AND 9.36.4.2.
10. SERVICE WATER HEATING PIPES ARE INSULATED AT THE INLET AND OUTLET OF STORAGE TANKS.
11. SERVICE WATER HEATERS HAVE TEMPERATURE CONTROLS.

12. THE FOLLOWING AIR BARRIER AND INSULATION DETAILS, MATERIALS AND LOCATIONS ARE TO BE ADDRESSED AS PER THE NEW REQUIREMENTS:
    1. INTERIOR PONY WALL AT A BASEMENT
    2. RIM JOIST
    3. INTERIOR WALL PENETRATING AN EXTERIOR WALL
    4. INSULATED FLOOR ABOVE GARAGE
    5. ELECTRICAL PENETRATION
    6. ELECTRIC PANEL SET INTO AN EXTERIOR WALL
    7. DUCT PENETRATING AT A WALL
    8. WALL BEHIND SHOWER/TUB
    9. WALL BEHIND FIREPLACE
    10. STAIRCASE WALLS
    11. PLUMBING STACK IN AN EXTERIOR WALL
    12. WALL ADJOINING PORCH ROOF
    13. DOOR FRAME CONNECTION TO A WALL
    14. ATTIC KNEE WALLS
    15. SKYLIGHT SHAFT WALLS
    16. ATTIC ACCESS PANEL/STAIR
    17. DROPPED CEILING/SOFFIT
    18. RECESSED LIGHTING FIXTURES
    19. CANTILEVERED/FLOORS OVER UNHEATED SPACES
    20. STEEL/MASONRY CHIMNEY PENETRATING AN ATTIC
    21. PART WALL AT AN EXTERIOR WALL AND ATTIC
    22. PLUMBING STACK AT AN ATTIC PENETRATION
    23. TAPERED INSULATION AT THE ATTIC EDGE
    24. SLAB-EDGE INSULATION
    25. LARGE BEAM SET INTO A WALL
    26. ATTIC/GARAGE FRAMING RUNNING ALONGSIDE AN EXTERIOR INSULATED WALL
    27. WINDOW AND DOOR AND SKYLIGHT ROUGH OPENING
    28. CONCRETE IN ICF PENETRATIONS
    29. JOINTS IN AIR BARRIER

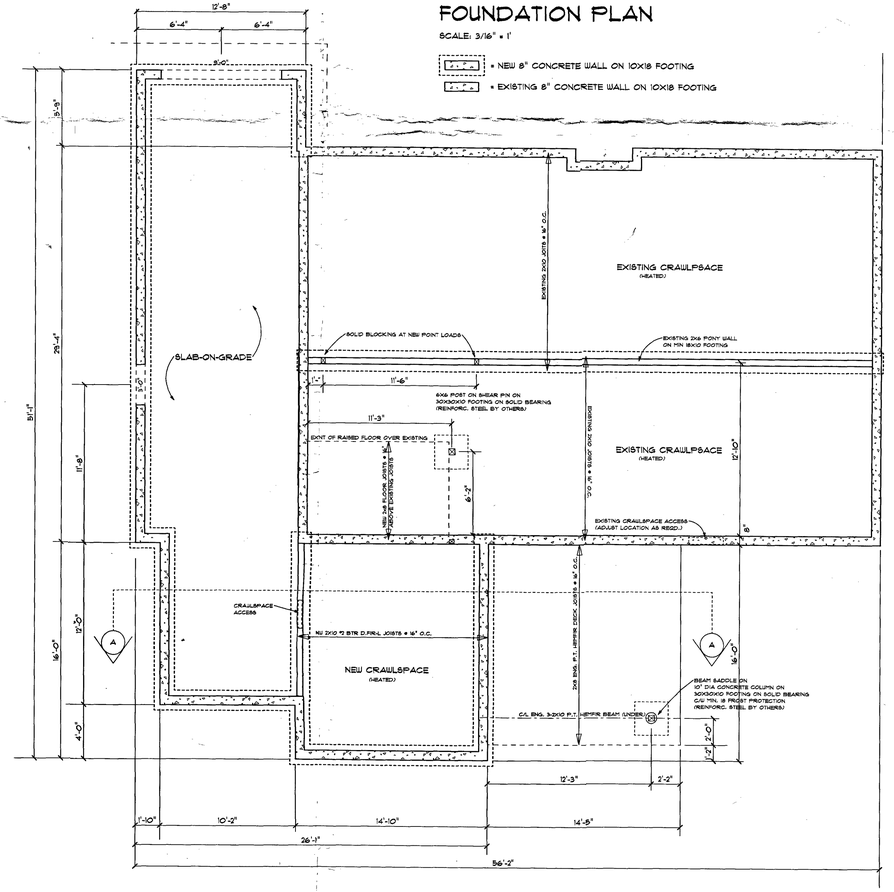
ROOF PLAN

SCALE: 3/16" = 1'

FOUNDATION PLAN

SCALE: 3/16" = 1'

- = NEW 8" CONCRETE WALL ON 10X18 FOOTING
- = EXISTING 8" CONCRETE WALL ON 10X18 FOOTING



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Project:

ADDITION & RENOVATION

2168 SKYLINE DRIVE

Dwg. Title:

FOUNDATION PLAN
ROOF PLAN
CROSS SECTION
DETAILS

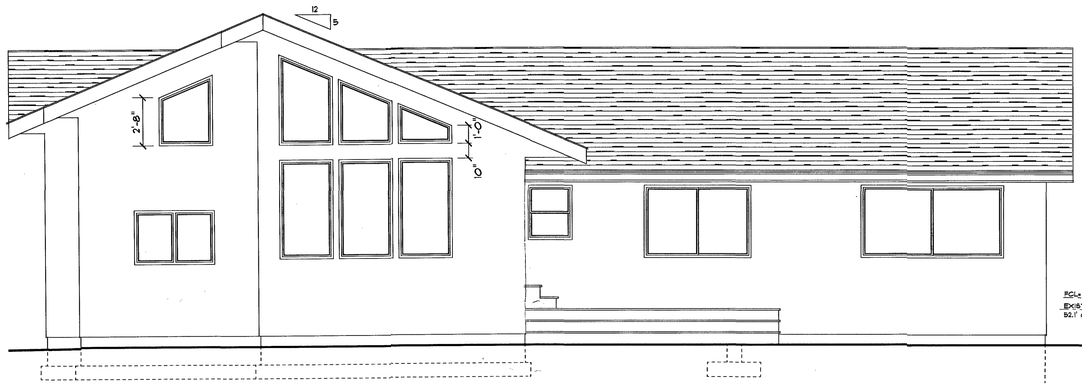
Date: April 09, 2015

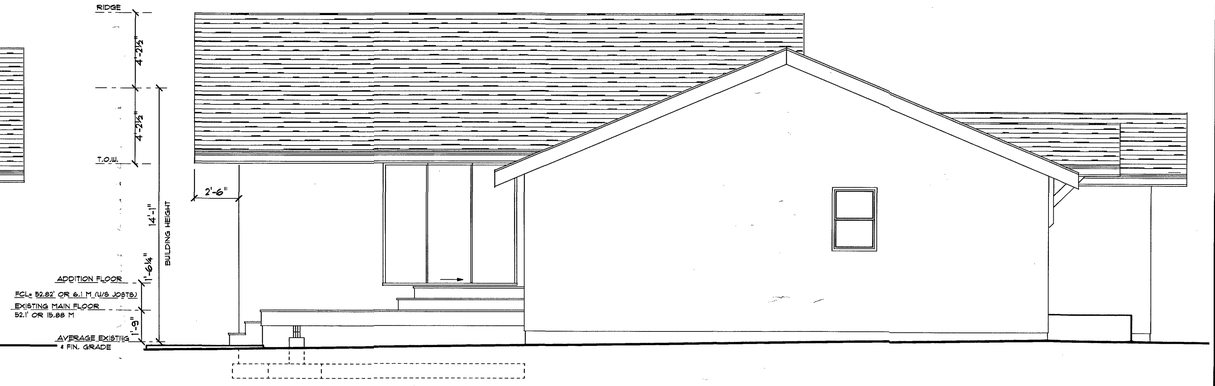
Drawn By: J HARVEY

Scale: AS NOTED

Sheet No.

SHEET TWO OF THREE





REAR ELEVATION

SCALE: 1/4" = 1'

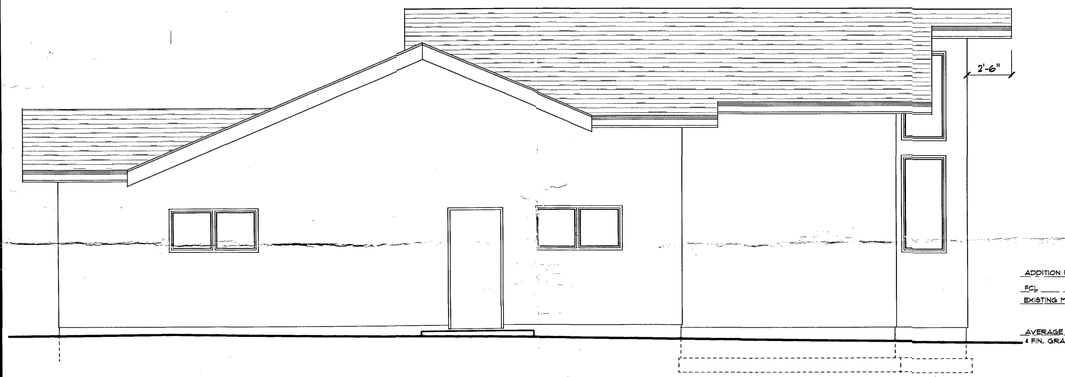
NOTE: ALL FENESTRATION MUST MEET THE FOLLOWING PERFORMANCE REQUIREMENTS:
NOTE: BASED UPON ROUGH TERRAIN CATEGORY

minimum performance grade (PG)	25
minimum positive design pressure	1200 PA
minimum negative design pressure	1200 PA
minimum water penetration test pressure	180 PA
minimum Canadian air infiltration/exfiltration	A2

ALL WINDOWS & DOORS MUST MEET
MIMUMUM U-FACTOR = 1.8
MIN U-FACTOR FOR SKYLIGHTS = 2.8

LEFT ELEVATION

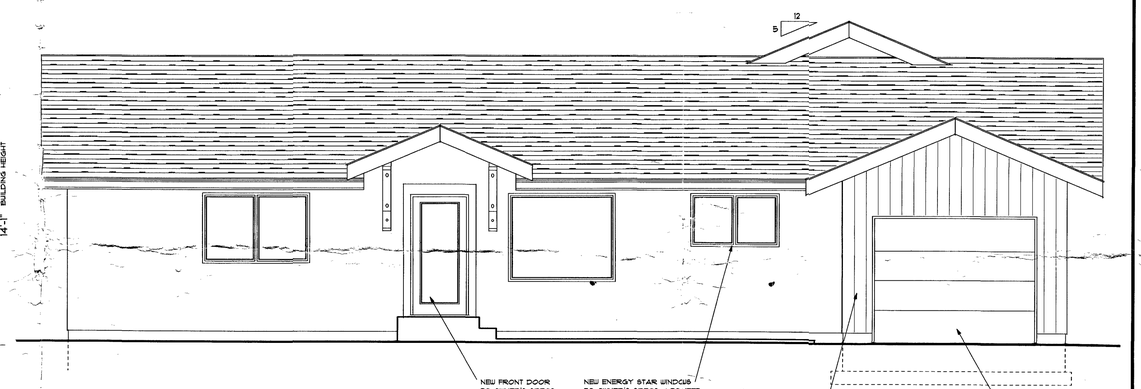
SCALE: 1/4" = 1'



RIGHT ELEVATION

SCALE: 1/4" = 1'

SPATIAL SEPERATION CALCULATION - CRITICAL ELEVATION
LIMITING DISTANCE = 2.2 M (7.2')
EXPOSING BUILDING FACE = 59.8 M (64 SQ FT.)
ALLOWABLE UNPROTECTED OPENINGS NOT SPRINKLERED) = 11.8%
ACTUAL UNPROTECTED OPENINGS = 5.CM (53.8 SQ FT.) OR 8.4%

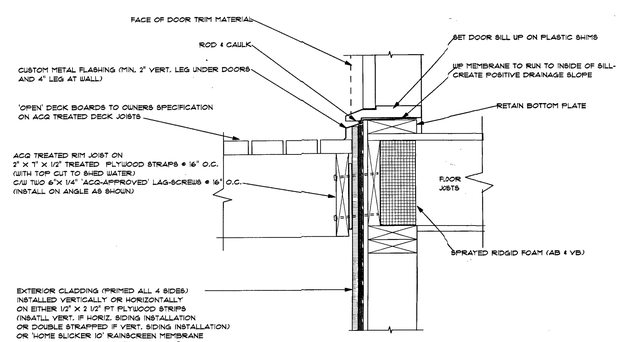


FRONT ELEVATION

SCALE: 1/4" = 1'

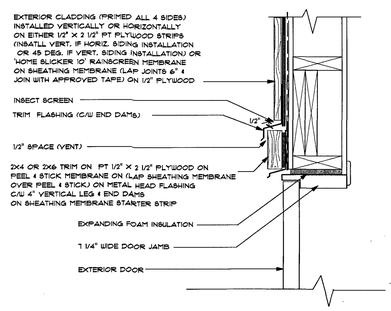
OPEN DECKING & WALL JUNCTION - TYPICAL

SCALE: 1" = 1'



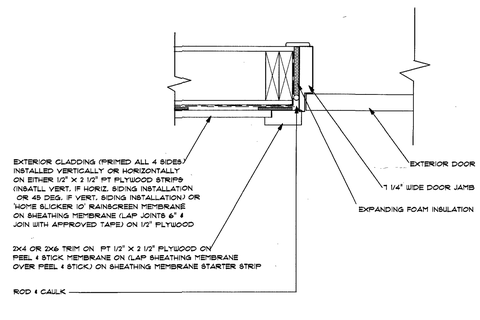
DOOR HEAD - TYPICAL

SCALE: 1" = 1'



DOOR JAMB - TYPICAL

SCALE: 1" = 1'



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Dwg. Title:

ELEVATIONS DETAILS

Date: April 09, 2018

Drawn By: J HARVEY

Scale: AS NOTED

Sheet No.

SHEET THREE OF THREE