



CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250-294-8153
planning@colwood.ca | www.colwood.ca

File: DP-23-005

DEVELOPMENT PERMIT DP-23-005

THIS PERMIT, issued May 31 2023 is,

ISSUED BY: **CITY OF COLWOOD**, a municipality incorporated under the *Local Government Act*,
3300 Wishart Road, Victoria, BC, V9C 1R1

(the "City")

PURSUANT TO: Section 490 of the *Local Government Act*, RSBC 2015, Chapter 1

ISSUED TO: GnG Builders Ltd.
845 Orono Avenue
Victoria, BC V8B 2T9

(the "Permittee")

-
1. This Form and Character Development Permits applies to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

Lot 41, 42, & 43 Plan EPP117070, Section 38, Esquimalt Land District
3455, 3457, & 3459 Trumpeter Street

(the "Lands")

2. This Development Permit regulates the development and alterations of the Land, and supplements the "*Colwood Land Use Bylaw, 1989*" (Bylaw No. 151), to ensure the form & character considerations for a single family home with secondary suite and associated site improvements are consistent with the guidelines for areas designated as "Intensive Residential" in the City of Colwood Official Community Plan (Bylaw No. 1700).
3. This Development Permit is **NOT** a Building Permit or a subdivision approval.
4. This Development Permit is issued subject to compliance with all of the bylaws of the City of Colwood that apply to the development of the Lands, except as specifically varied by Council or supplemented by this Permit.
5. The Director of Development Services or their delegate may approve minor variations to the schedules attached to and forming part of this Development Permit, provided that such minor variations are consistent with the overall intent of the original plans and do not alter the form and

- character of the development authorized by those plans.
6. If the Permittee does not substantially start the construction permitted by this Permit within 24 months of the date of this Permit, the Permit shall lapse and be of no further force and effect.
 7. This Development Permit authorizes the construction of 3 single-family homes with secondary suites along with any associated site works. The Land shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

FORM AND CHARACTER CONDITIONS

Building Features

- 7.1. The form and character of the buildings to be constructed on the Lands shall conform to the Site Plan, Cross Section, Floor Plans, Elevations, Landscape Plan and Construction details prepared by Java Designs (Schedule 1).
- 7.2. Within any group of three adjacent homes on the lands, no two homes shall have the same dwelling unit design.
- 7.3. Any future additions of telecommunications antennas or equipment to the exterior of the buildings and/or structures included in this Permit shall be architecturally integrated into the buildings and/or structures they are mounted on or screened from views so as not to be visually obtrusive, to the satisfaction of the Director of Development Services.
- 7.4. No future construction/installation of unenclosed or enclosed outdoor storage areas, and recycling/refuse collection and storage areas shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.
- 7.5. All mechanical roof elements, including mechanical equipment, elevator housings, and vents shall be visually screened with sloped roofs or parapets, or other forms of solid screening to the satisfaction of the Director of Development Services.

Landscaping

- 7.6. The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape Plan prepared by Java Designs (Schedule 1).

NATURAL HAZARDS CONDITIONS

Retaining walls

- 7.7. The distance between the building and the retaining wall is 3.5m for lots 41, 42, and 43, which is supported by the Geotechnical memo seen in Schedule 2.

PLANS AND SPECIFICATIONS

8. The following plans and specifications are attached to and form part of this permit:

Schedule 1 – Site Plan, Cross Section, Floor Plans, Elevations, Landscape Plan and Construction Details for 3455, 3457, & 3459 Trumpeter Street prepared by Java Designs, dated April 3, 2023

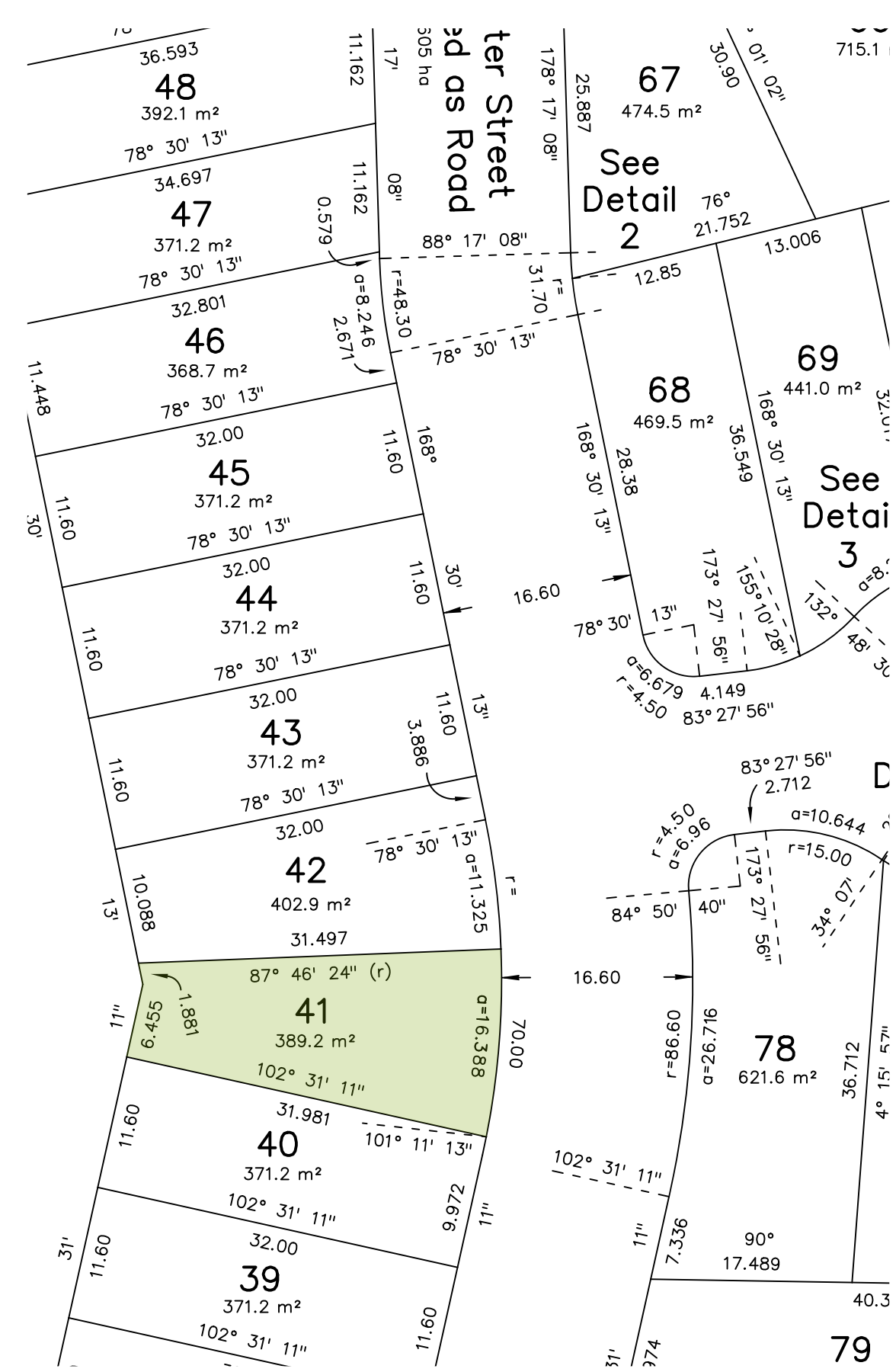
Schedule 2 – Geotechnical Memo prepared by MGE Services Inc., dated March 30, 2023

ISSUED ON THIS 31 DAY OF MAY, 2023.

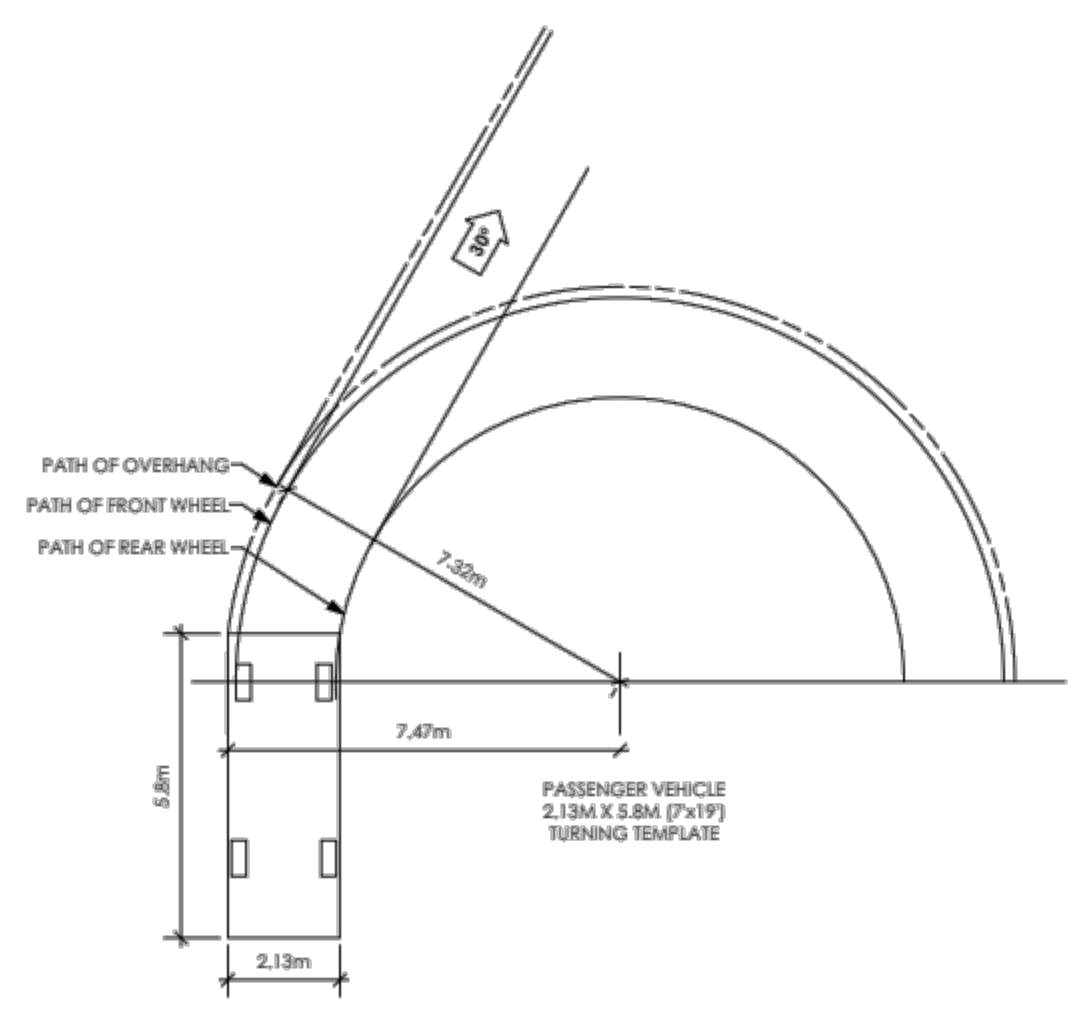
Yazmin Hernandez B.

Yazmin Hernandez

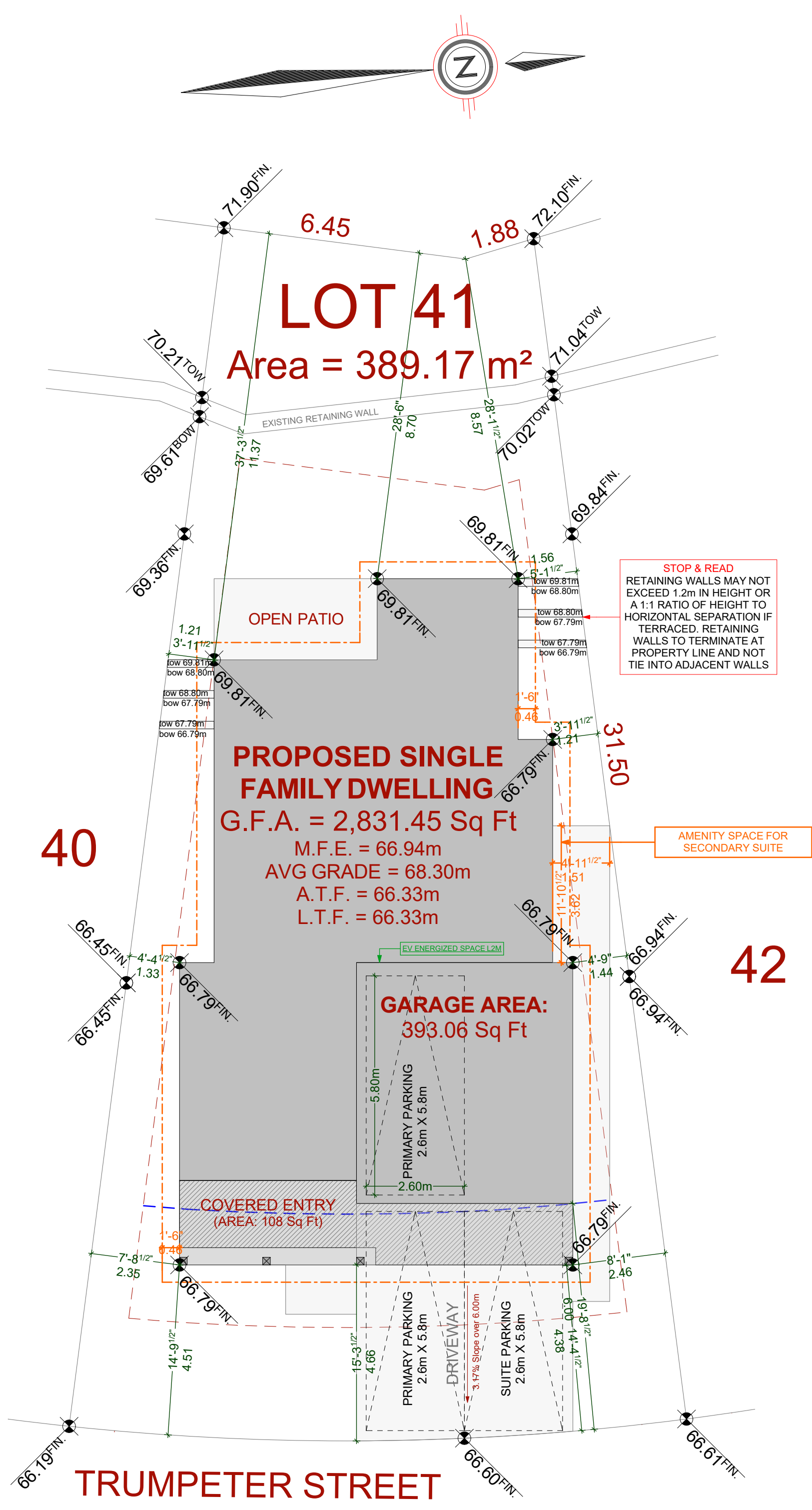
Director of Development Services



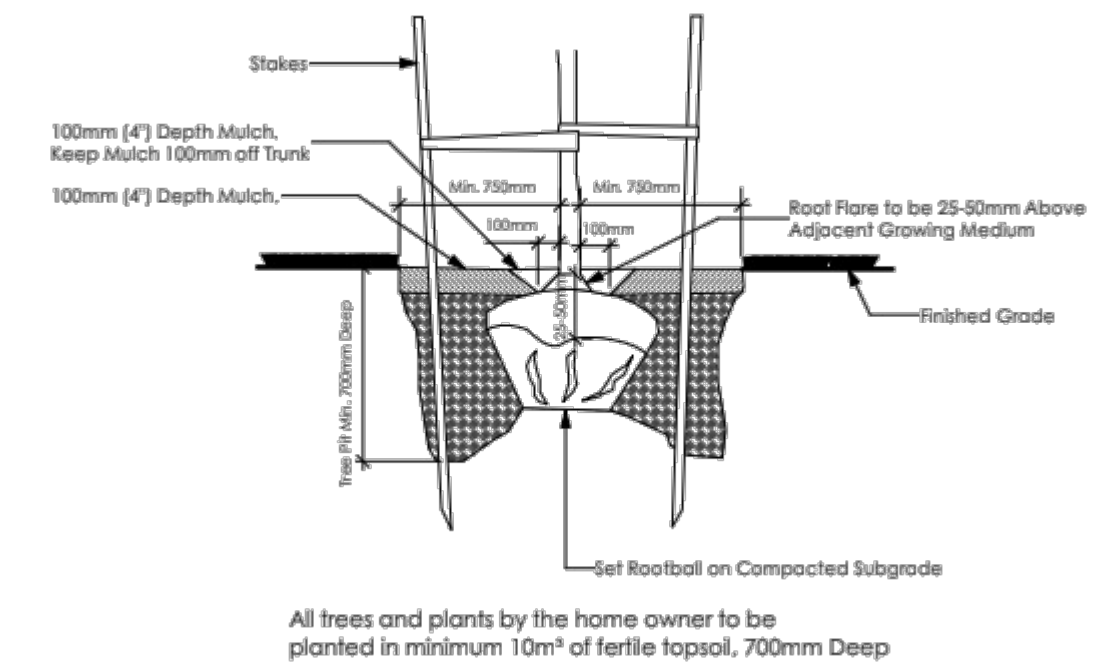
SUBDIVISION PLAN
NOT TO SCALE



TURNING RADIUS DETAIL
NOT TO SCALE

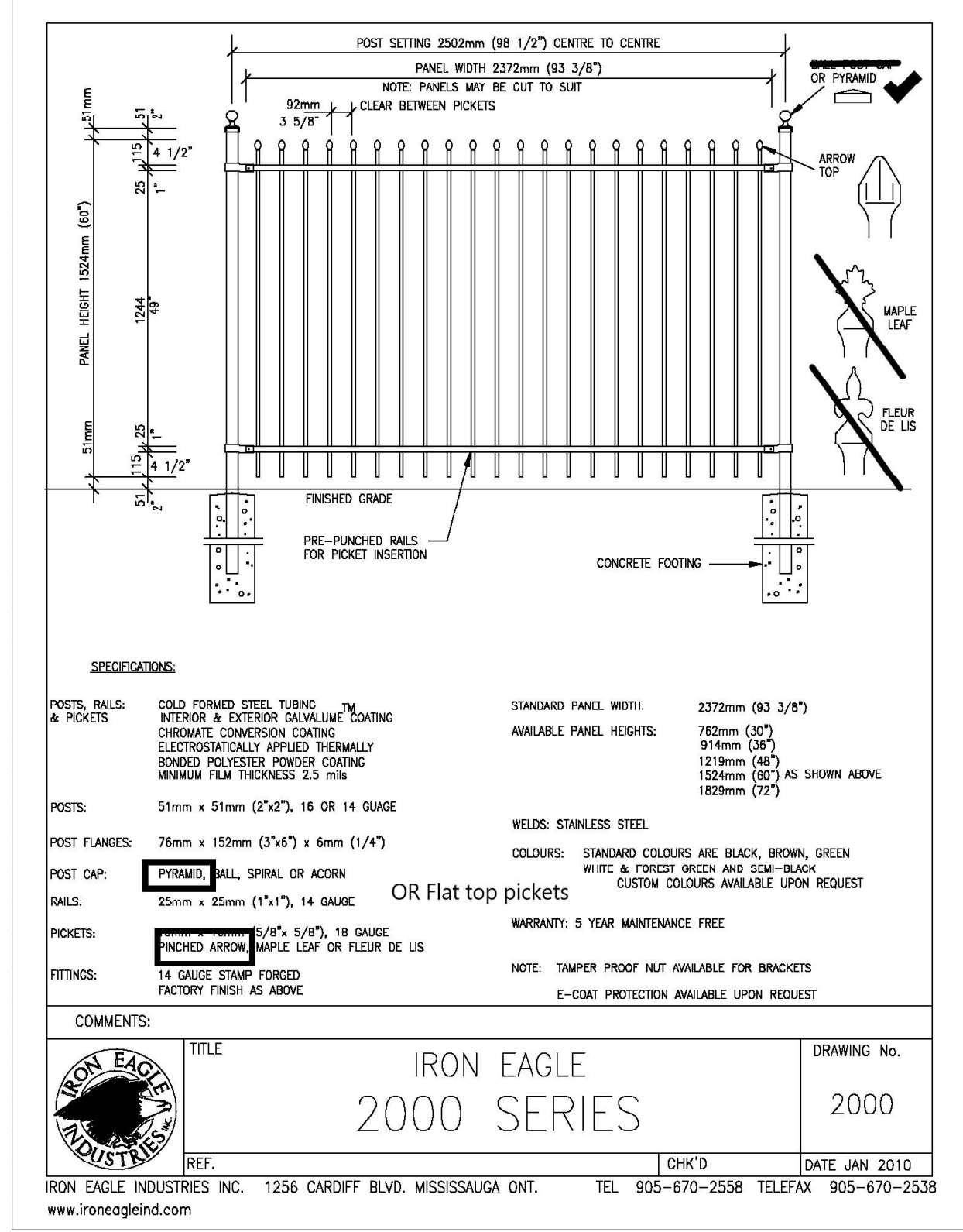


SITE PLAN
SCALE: 1:100

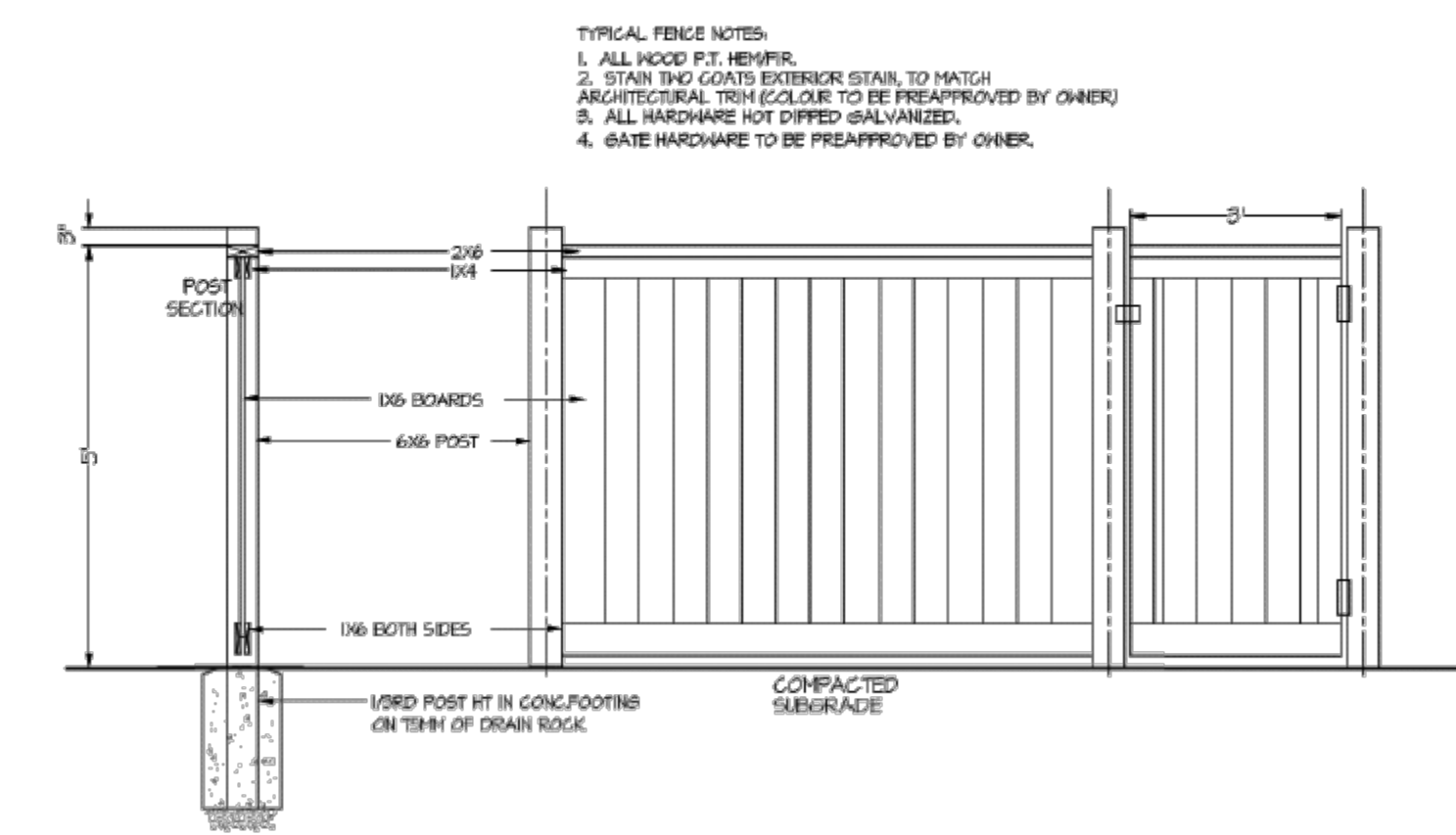


TREE PLANTING DETAIL
NOT TO SCALE

PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Address	Lot 41 - 3455 Trumpeter Street, Colwood	
Lot Size	389.17 m ² (4,188.99 ft ²)	
Zoning	RBCD5	
Lot coverage	Proposed	Allowed
Lot coverage (total)	45.57% 161.80 m ² (1,741.60 ft ²)	50.00% 194.58 m ² (2,094.44 ft ²)
Setbacks		
Front lot line setback	4.38 m (14.37 ft)	3.00 m (9.84 ft)
Front lot line setback (Garage)	6.00 m (19.69 ft)	6.00 m (19.69 ft)
Rear lot line setback	8.57 m (28.12 ft)	6.00 m (19.69 ft)
Interior side lot line setback (North)	1.21 m (3.96 ft)	1.20 m (3.94 ft)
Interior side lot line setback (South)	1.21 m (3.96 ft)	1.20 m (3.94 ft)
Max Projections into setbacks of less than 3.00 m	0.46 m (1.51 ft)	0.65 m (2.13 ft)
Max Projections into setbacks of more than 3.00 m	n/a	1.00 m (3.28 ft)
Height		
Average finished grade	68.30 m Geo.	
Highest roof midpoint	5.82 m (19.09 ft)	9.50 m (31.16 ft)
Floor Area		
Upper floor area	160.26 m ² (1,725.12 ft ²)	
Main floor area	57.75 m ² (621.63 ft ²)	
Suite floor area	45.03 m ² (484.70 ft ²)	
Garage	36.61 m ² (393.06 ft ²)	
Garage exemption	50.00 m ² (538.20 ft ²)	
Total gross floor area	263.05 m ² (2,831.45 ft ²)	
Secondary suite floor area (incl. above)	45.03 m ² (484.70 ft ²)	90.00 m ² (968 ft ²)



HIGH PROFILE FENCE (REAR)
NOT TO SCALE



LOW PROFILE FENCE (SIDE)
NOT TO SCALE

NAFS REQUIREMENTS:
Performance Grade of 30
Water Test Pressure of 260 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 DISCREPANCIES REPORTED TO THE DESIGNER.
DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
DRAFTED ELEMENTS ARE FRAMED ONLY. NO ALLOWANCES HAVE BEEN ADDED FOR FINISHING ELEMENTS SUCH AS BUT NOT LIMITED TO G.W.B. CLADDING, SHEATHING, ETC.
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 MODIFICATIONS 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 PENETRATIONS 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 ALARMS TO CONFORM TO CSA 6.19.

NEITHER JAVADESIGNS INC. NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING:
-INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE.
-CONFORMITY OF PLANS TO SITE.
-ERRORS AND OMISSIONS
-ANY HOUSE BUILT FROM THESE PLANS

CUSTOMER:
GORDON N GORDON
ADDRESS:
**LOT 41 - 3455 TRUMPETER STREET,
COLWOOD**

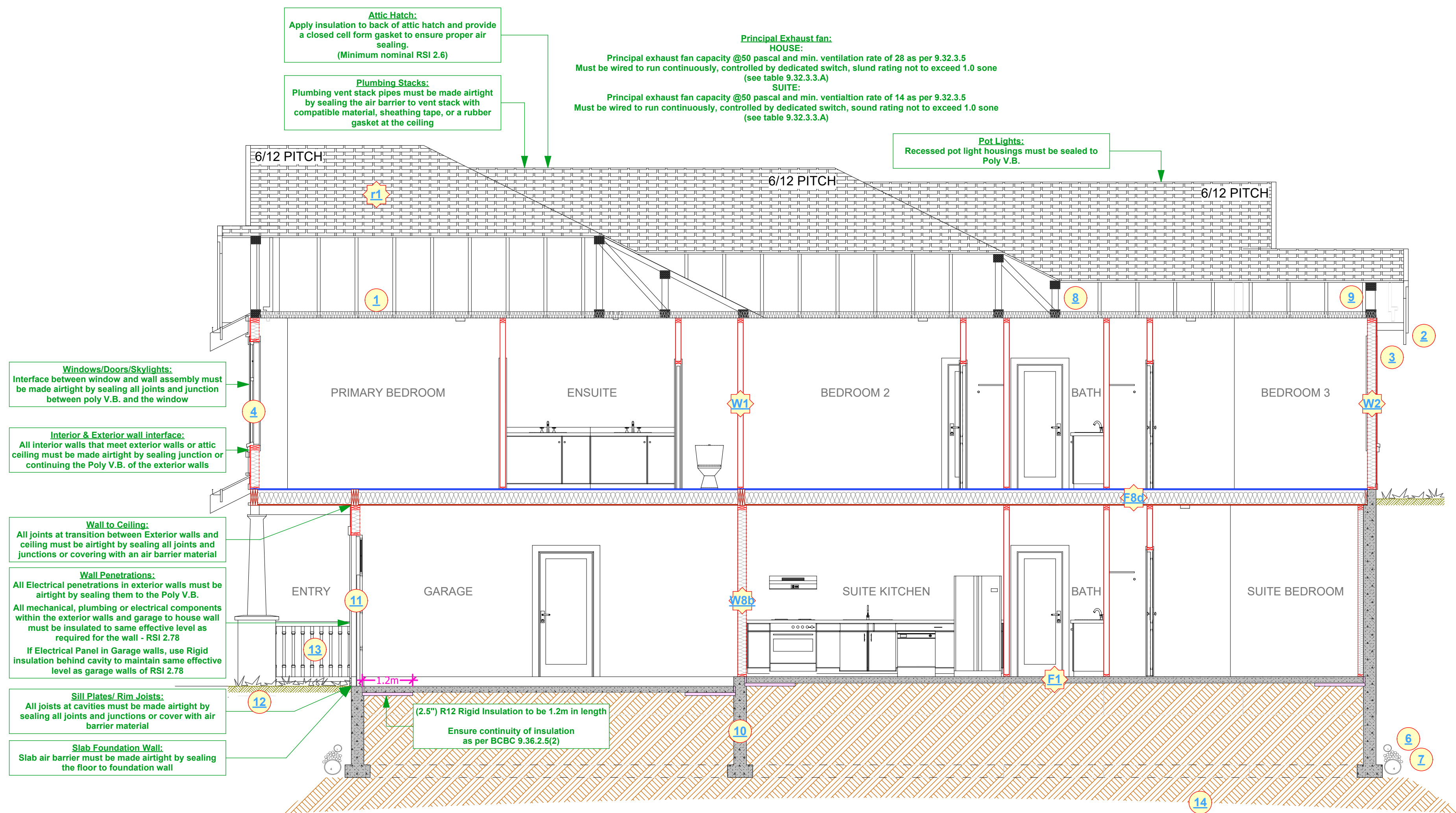
DRAWING NAME:
**SITE PLAN, KEY PLAN, DETAILS
AND DATABOX**
DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
APRIL 03, 2023
DRAWN BY:
NS/KH
CHECKED BY:
KML

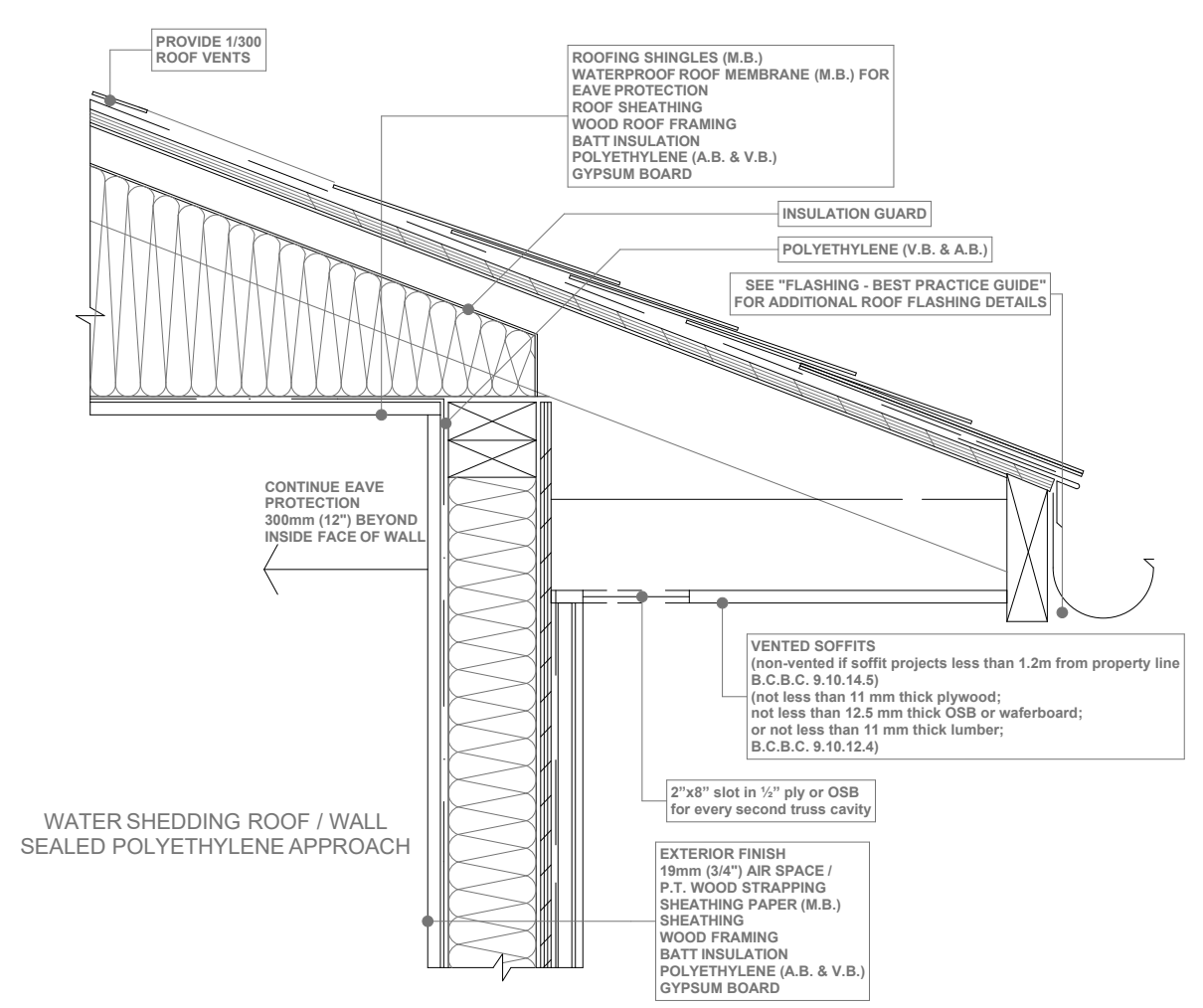
JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca

SHEET NUMBER

A1



- Attic Hatch:** Apply insulation to back of attic hatch and provide a closed cell foam gasket to ensure proper air sealing. (Minimum nominal RSI 2.6)
- Principal Exhaust fan:** HOUSE: Principal exhaust fan capacity @50 pascal and min. ventilation rate of 28 as per 9.32.3.5. Must be wired to run continuously, controlled by dedicated switch, sound rating not to exceed 1.0 sone (see table 9.32.3.3.A) SUITE: Principal exhaust fan capacity @50 pascal and min. ventilation rate of 14 as per 9.32.3.5. Must be wired to run continuously, controlled by dedicated switch, sound rating not to exceed 1.0 sone (see table 9.32.3.3.A)
- Pot Lights:** Recessed pot light housings must be sealed to Poly V.B.
- Windows/Doors/Skylights:** Interface between window and wall assembly must be made airtight by sealing all joints and junction between poly V.B. and the window
- Interior & Exterior wall Interface:** All interior walls that meet exterior walls or attic ceiling must be made airtight by sealing junction or continuing the Poly V.B. of the exterior walls
- Wall to Ceiling:** All joints at transition between exterior walls and ceiling must be airtight by sealing all joints and junctions or covering with an air barrier material
- Wall Penetrations:** All electrical penetrations in exterior walls must be sealed by sealing them to the Poly V.B. All mechanical, plumbing or electrical components within the exterior walls and garage to house wall must be insulated to same effective level as required for the wall - RSI 2.78. If Electrical Panel in Garage walls, use Rigid Insulation behind cavity to maintain same effective level as garage walls of RSI 2.78
- Sill Plates/ Rim Joists:** All joists at cavities must be made airtight by sealing all joints and junctions or cover with air barrier material
- Slab Foundation Wall:** Slab air barrier must be made airtight by sealing the floor to foundation wall
- Plumbing Stacks:** Plumbing vent stack pipes must be made airtight by sealing the air barrier to vent stack with compatible material, sheathing tape, or a rubber gasket at the ceiling



SOFFIT DETAIL
SCALE: 1" = 1' - 0"

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	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
RSI=2.67	

Values from Table A-9.36.2.4.(1)D
Since an enclosed space rating can be reduced by 0.16

EFFECTIVE R-VALUE FLOOR OVER UNHEATED SPACE (GARAGE):

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R28 Batt insulation	
2x10 Wood Joists @ 16" O.C.	
$RSip=100/[(13/2.0)+(87/4.93)] =$	4.14
3/4" Sheathing	0.161
Interior Air Film	0.16
RSI=4.57	

Values from Table A-9.36.2.4.(1)D
Since an enclosed space rating can be reduced by 0.16

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 FLOOR OVER UNHEATED SPACE (OUTSIDE):

Exterior Air Film	0.03
Aluminum Soffit	0.00
3/4" Sheathing	0.161
R28 Batt insulation	
2x10 Wood Joists @ 16" O.C.	
$RSip=100/[(13/2.0)+(87/4.93)] =$	4.16
3/4" Sheathing	0.161
Interior Air Film	0.16
RSI=4.67	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE CEILING BELOW ATTIC:

Asphalt shingles	0
Building Paper	0
1/2" Sheathing	0
Attic air film	0.03
R40 blown fiberglass insulation above truss cord	5.38
R40 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=7.08	

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	0.11
Exterior Air Film	0.03
RSI=2.25	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR BASEMENT FLOOR:

4" poured-in place concrete slab	
(2.5") R12 Rigid Insulation	2.11
RSI=2.11	

Values from Table A-9.36.2.4.(1)D

CROSS SECTION A-1
SCALE: 1/4" = 1' - 0"
HOUSE HEAT SOURCE: TO BE DUCTED HEAT PUMP WITH AN HRV
SUITE HEAT SOURCE: TO BE BASEBOARD

CONSTRUCTION NOTES:

1 R40 Insulation, 6 mil poly V.B. 1/2" ceiling board. RSI VALUE OF 6.91	8 Provide roof vents: vent 1/150 using Shinglevent II Ridge Vent
2 Continuous gutters	9 Eave protection to 12" beyond heated wall
3 Aluminum gutters and vented soffits - roof overhangs as per plans	10 8" concrete wall on 8"x16" concrete footings - 2#4 bar continuous - R12 rigid insulation - 2 coats damp proofing
4 All windows vinyl, supply rain pan under, rainscreen as per BCBC. Windows in doors to be safety glass	11 Caulk over and around all exterior openings
5 Stairs: 7 5/8" rise, 10.04" tread, 1" nosing with continuous handrail	12 10" X 10" post saddle on 8" pilaster 2'x2'6" concrete footing. NOT SHOWN
6 Provide drains to perimeter system	13 42" non climbable continuous handrail
7 4" drain tile with 6" rock over	14 Undisturbed non-organic soil

CONSTRUCTION ASSEMBLIES:

F1 4" concrete floor on 6 mil poly V.B. compacted granular fill	W2 Exterior finish, 3/4" air space, pressure treated strapping, sheathing paper, 1/2" sheathing, 2x6 studs at 16" O.C., R-20 batt insulation, 6 mil. poly V.B., 1/2" GWB. (See elevations)
F2 2x10 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 6" O.C. typ.	W8L DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A) Minimum STC rating of 43 as per BCBC - 2 LAYERS OF 12.7mm TYPE "X" GYPSUM WALL BOARD TO ONE SIDE - 2 ROWS 38mm x 89mm STUDS SPACED 600mm O.C. STAGGERED ON COMMON 38mm x 140mm PLATE - 89mm THICK ABSORPTIVE MATERIAL ON ONE SIDE - 12.7mm TYPE "X" GYPSUM WALL BOARD ON OTHER SIDE
F1 Asphalt shingles, building paper, 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	F8d DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B) - SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER - WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C. - ABSORPTIVE MATERIAL IN CAVITY - RESILIENT METAL CHANNELS SPACED 600mm - 15.3mm TYPE "X" GYPSUM BOARD
W1 2x4 framing 16" O.C. typ. 1/2" GWB finish throughout	

****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

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19. DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min, AS PER 9.37.2.15.(b)

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

CUSTOMER: GORDON N GORDON
ADDRESS: LOT 41 - 3455 TRUMPETER STREET, COLWOOD

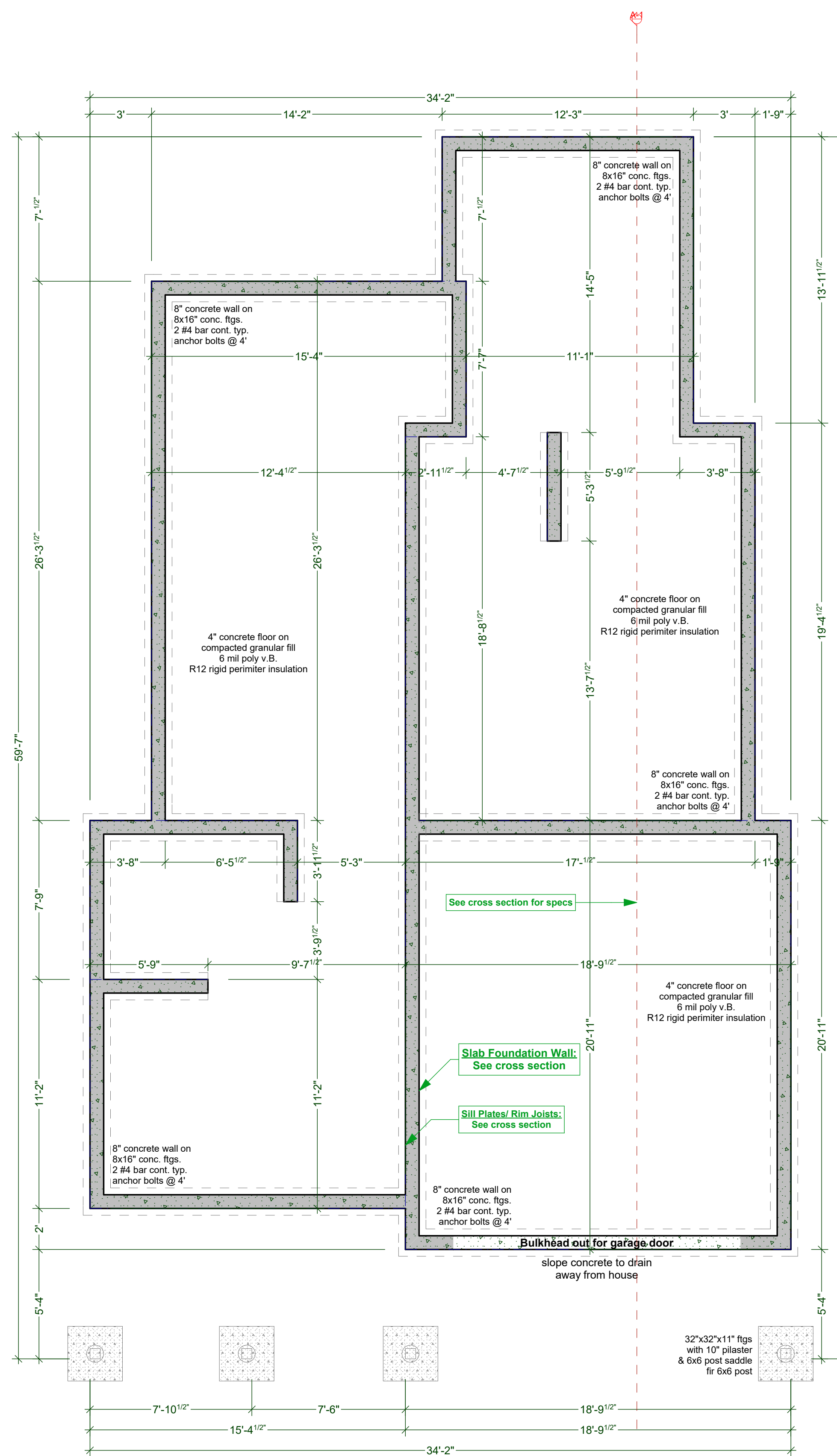
DRAWING NAME: CROSS SECTION AND SOFFIT DETAIL
DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: APRIL 03, 2023
DRAWN BY: NS/KH
CHECKED BY: KML

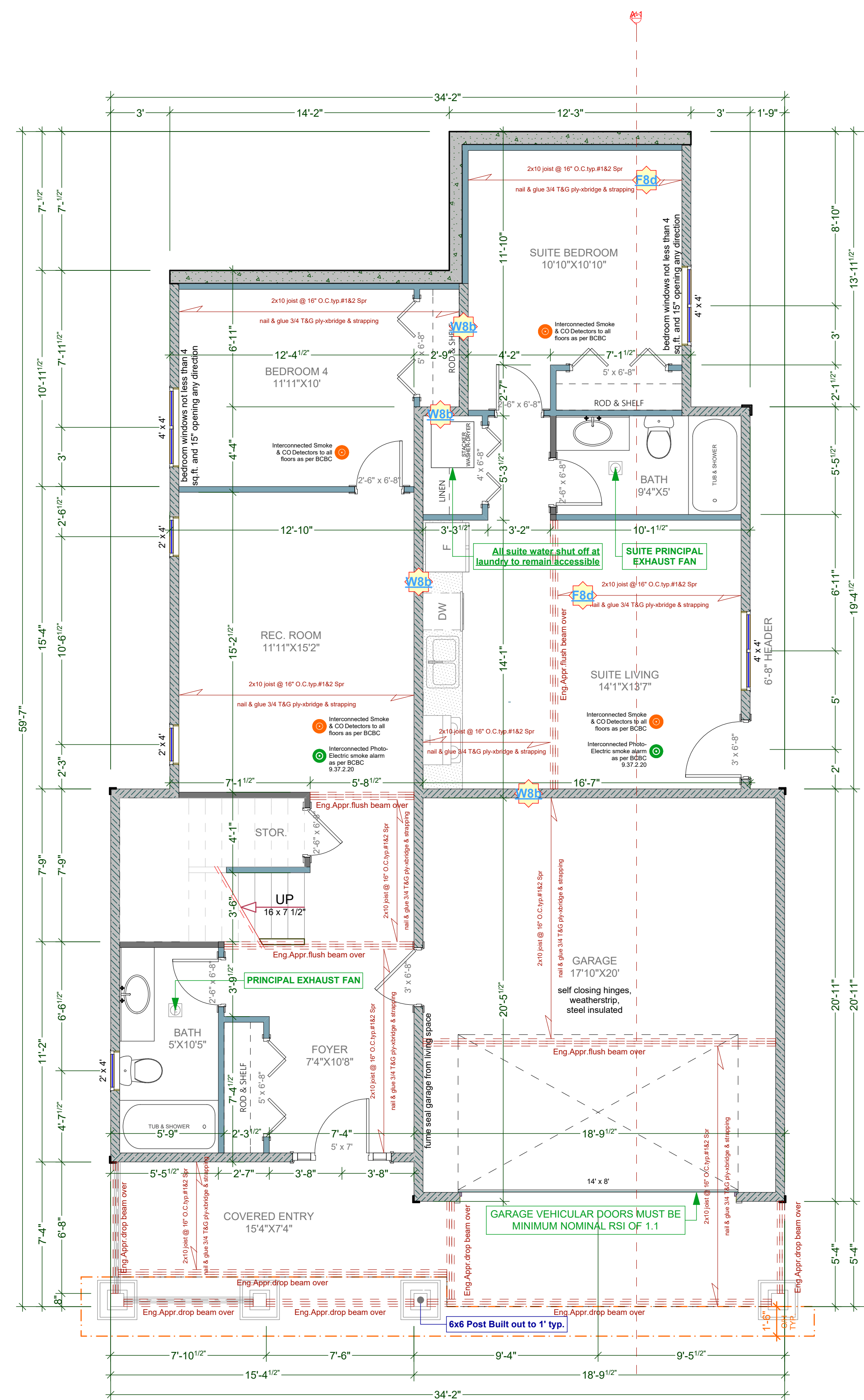
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SHEET NUMBER

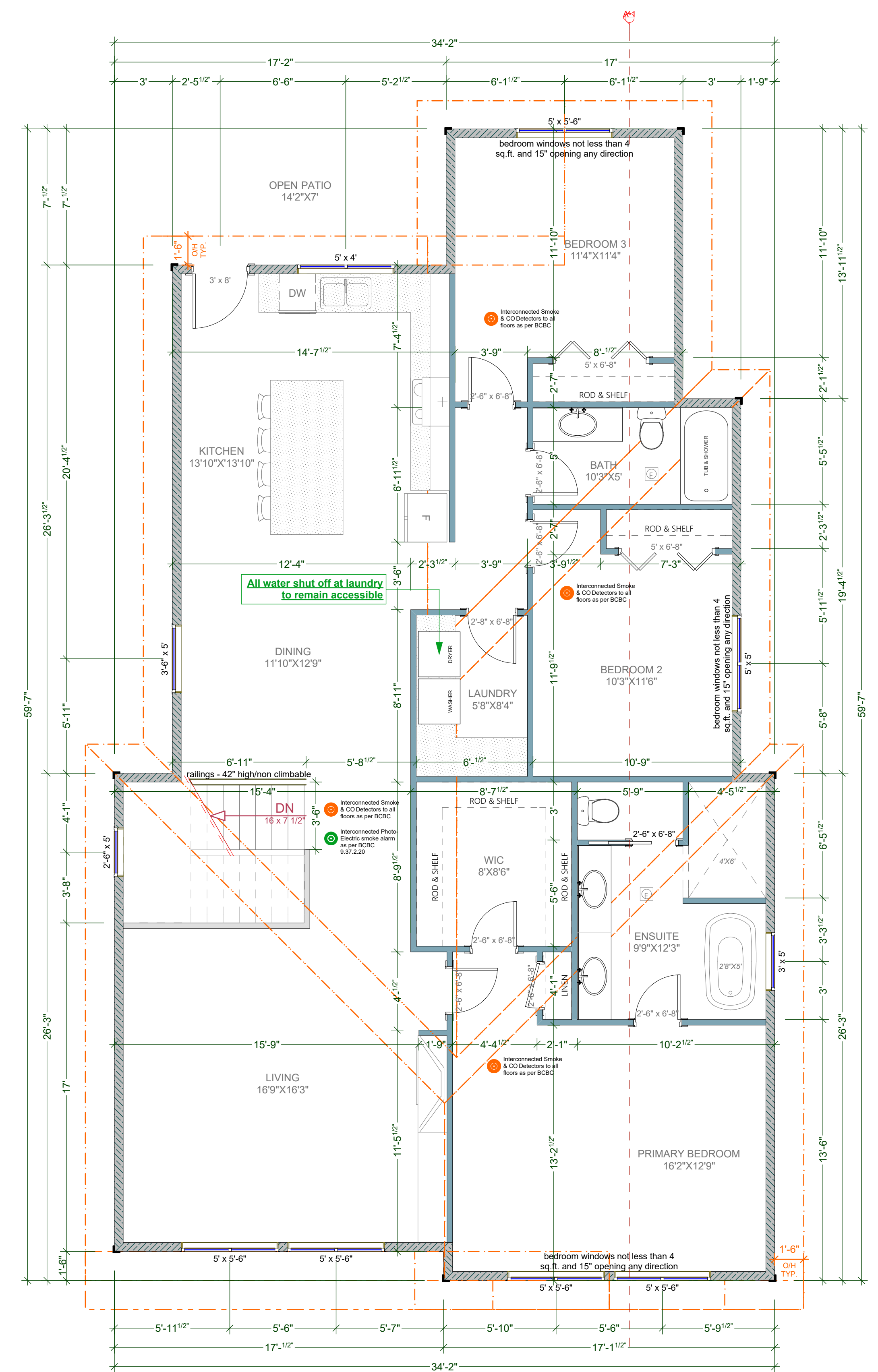
A2



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



MAIN FLOOR PLAN (9'-0 3/4" WALLS)
SCALE: 1/4" = 1' - 0"
SUITE FLOOR AREA: 484.70 Sq Ft (45.03 Sq M)
HOUSE FLOOR AREA: 621.63 Sq Ft (57.75 Sq M)
TOTAL MAIN FLOOR AREA: 1,106.33 Sq Ft (102.78 Sq M)
GARAGE FLOOR AREA: 393.06 Sq Ft (36.51 Sq M)



UPPER FLOOR PLAN (9'-0 3/4" WALLS)
SCALE: 1/4" = 1' - 0"
UPPER FLOOR AREA: 1,725.12 Sq Ft (160.26 Sq M)

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.

DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B)
• SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD,
OR 17mm TONGUE AND GROOVE LUMBER
• WOOD JOISTS OR WOOD L-JOISTS SPACED max of 600mm O.C.
• ABSORBENT MATERIAL IN CAVITY
• RESILIENT METAL CHANNELS SPACED 600mm
• 15.5mm TYPE 'X' GYPSUM BOARD

DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A)
• 2 layers of 12.7mm Type X gypsum board to one side
• Two rows 38mm x 89mm studs spaced 600mm O.C. staggered on common 38mm x 140mm plate
• 89mm thick absorptive material on one side
• 12.7mm Type X gypsum board on other side

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19. DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min, AS PER 9.37.2.15. (b)

CUSTOMER: GORDON N GORDON
ADDRESS: LOT 41 - 3455 TRUMPETER STREET, COLWOOD

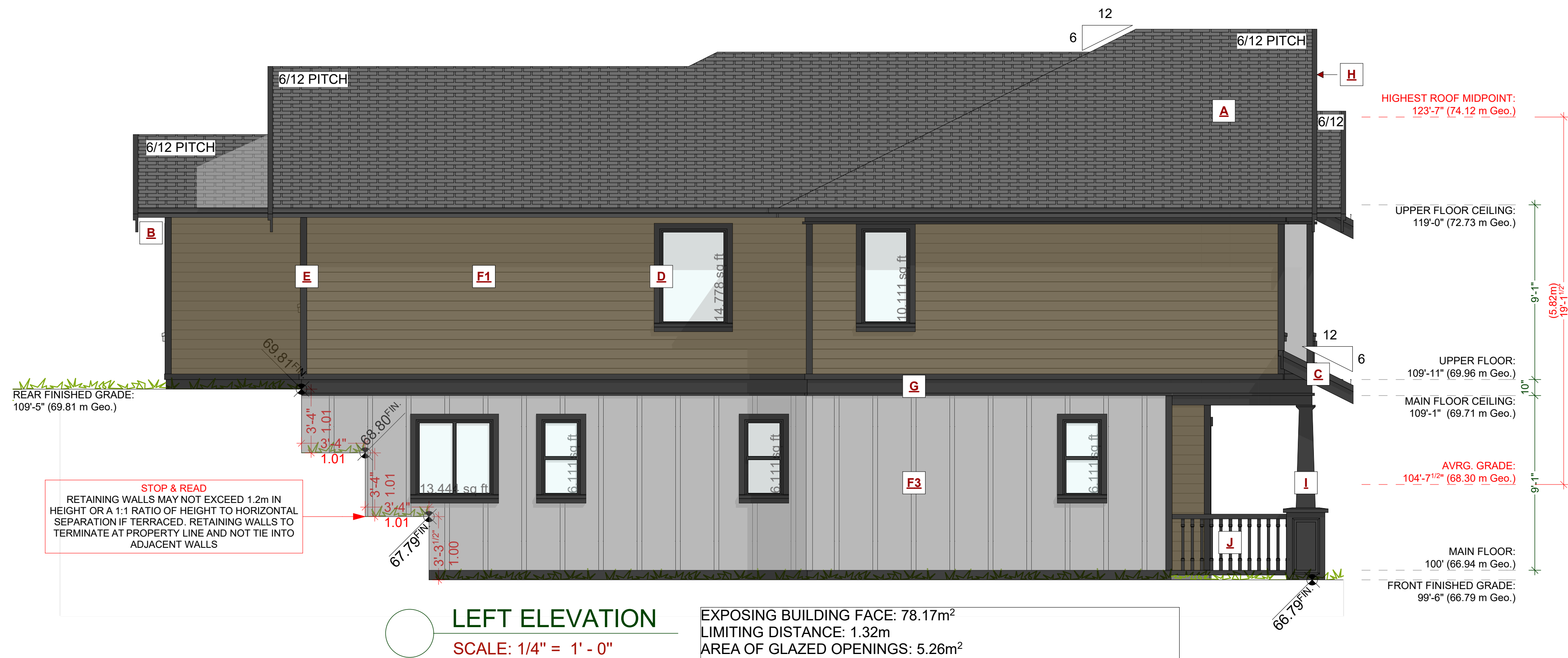
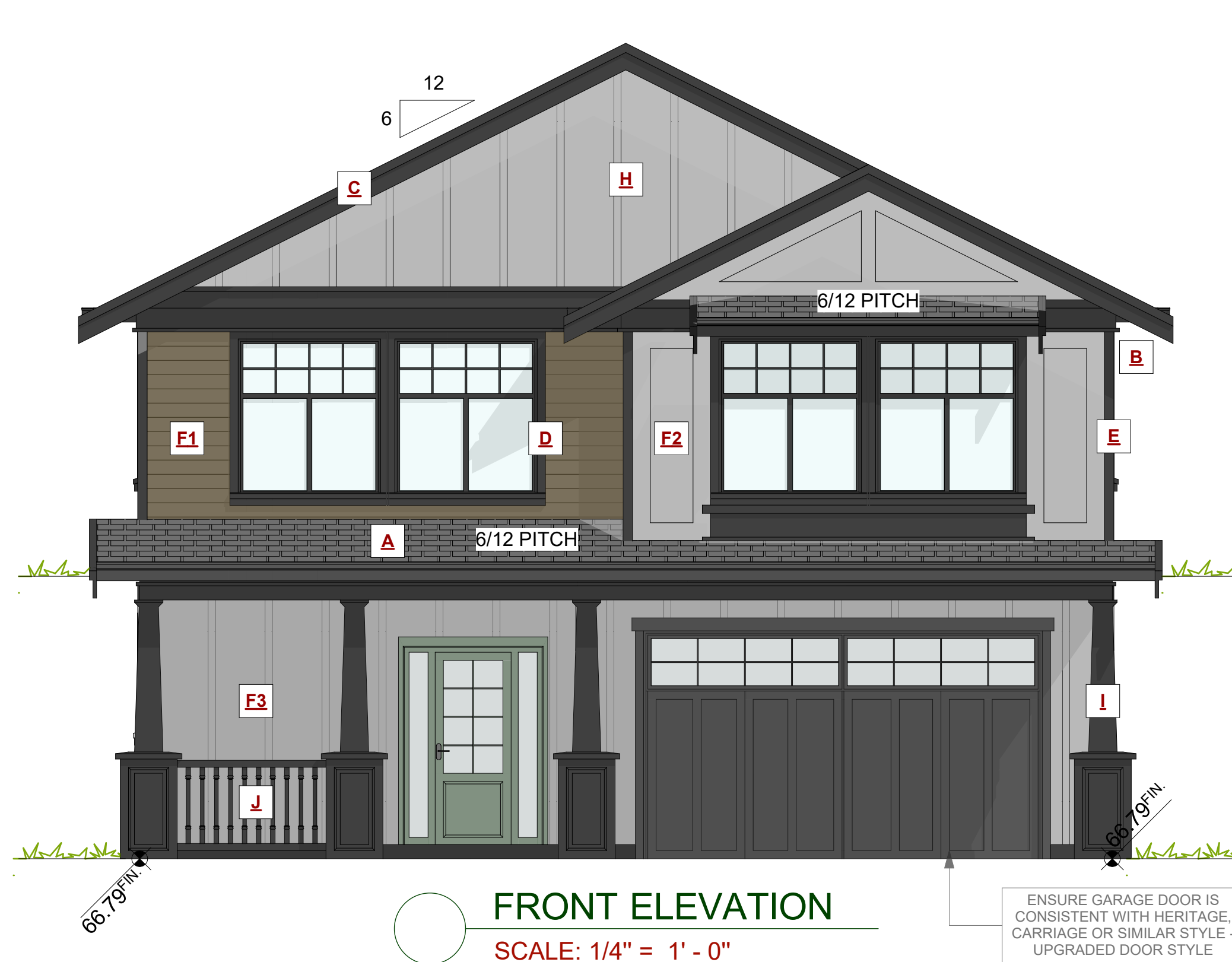
DRAWING NAME: FOUNDATION PLAN, MAIN FLOOR AND UPPER FLOOR PLAN
DRAWING SCALE: 1/4"=1'-0"

ISSUE DATE: APRIL 03, 2023
DRAWN BY: NS/KH
CHECKED BY: KML

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

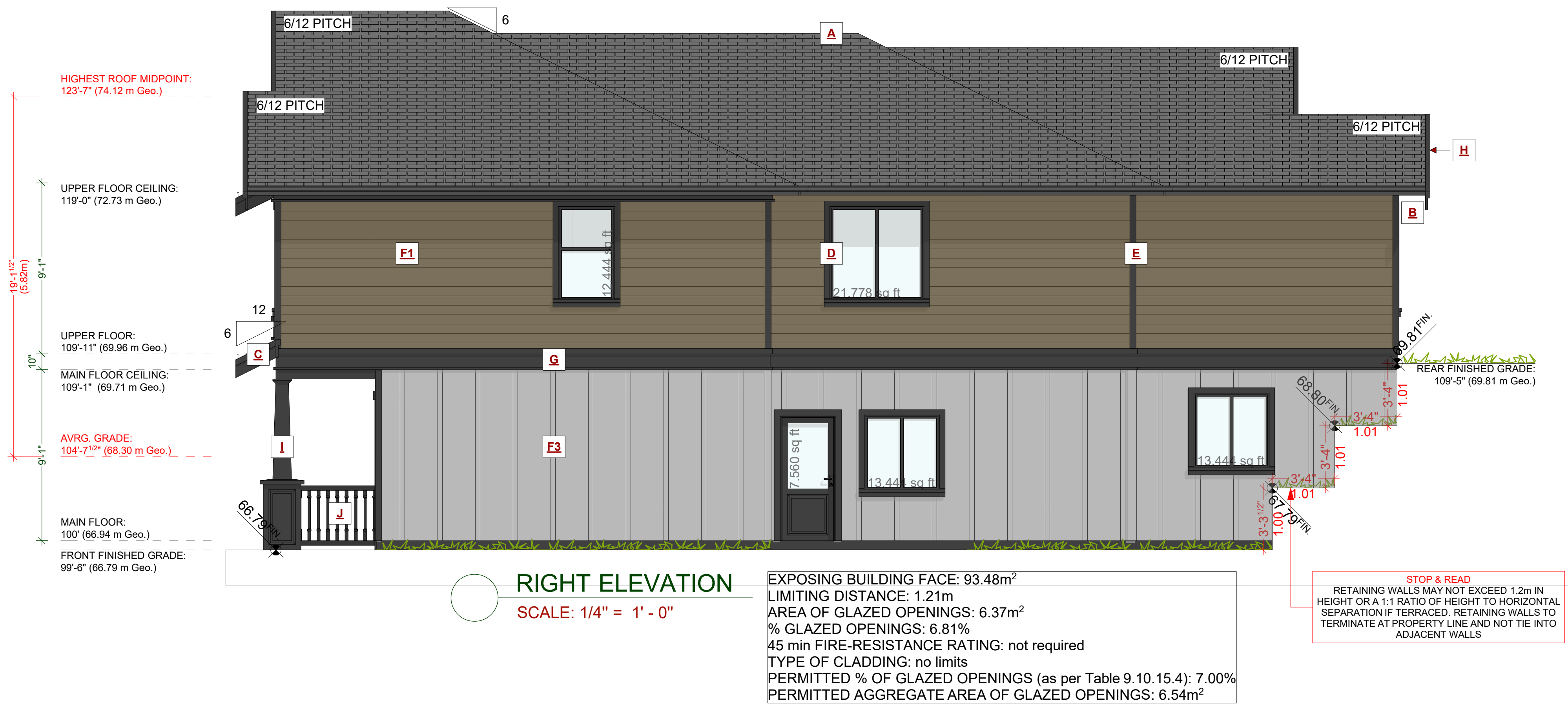
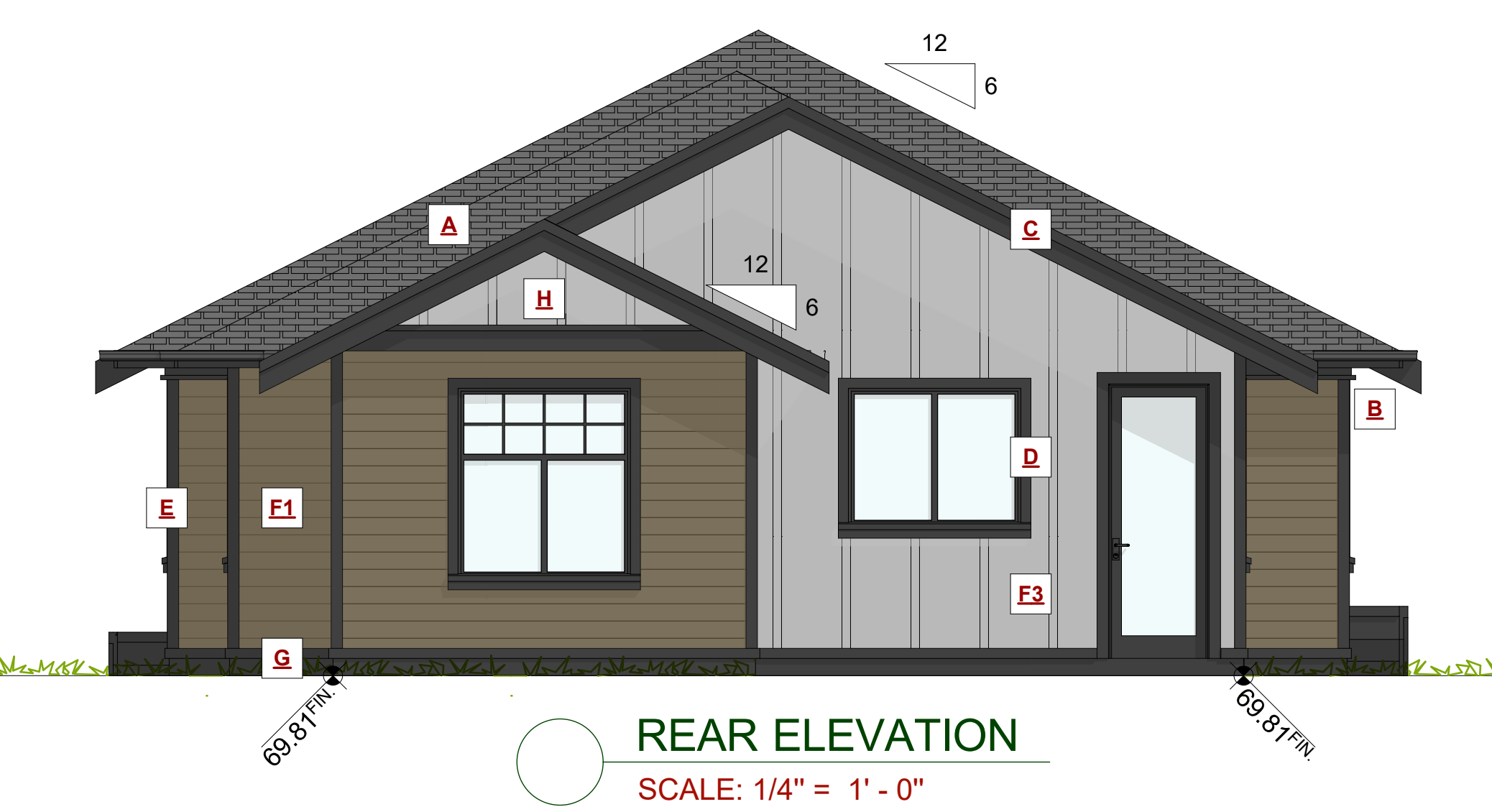
SHEET NUMBER

A3



EXTERIOR FINISHES SCHEDULE			
A ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS DUAL BLACK SHINGLE	F2 WALL FINISH:	HARDIE PANELS WITH WITH MOULDING REFER TO ELEVATIONS RAINSCREEN AS BE BCBC JAMES HARDIE - PEARL GREY
B GUTTER & SOFFIT:	ALUMINIUM GUTTER AND NON-VENTED SOFFIT BLACK	F3 WALL FINISH:	HARDIE-BOARD AND BATTEN 1x3 @ 2' O.C. RAINSCREEN AS PER BCBC JAMES HARDIE - PEARL GREY
C BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOUR JAMES HARDIE - JET BLACK	G BELLY BAND:	2x10 W/ 1x4 DOUBLE PAINTED BELLY BAND WITH FLASHING, PAINTED TRIM COLOUR JAMES HARDIE - JET BLACK
D WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED JAMES HARDIE - JET BLACK	H GABLES:	HARDIE-BOARD AND BATTEN 1x3 @ 2' O.C. RAINSCREEN AS PER BCBC JAMES HARDIE - PEARL GREY
E CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/ STAINED JAMES HARDIE - JET BLACK	I POSTS:	POSTS - REFER TO ELEVATIONS PAINTED/STAINED AS PER OWNERS SPECS JAMES HARDIE - JET BLACK
F1 WALL FINISH:	HARDIE-PLANK SIDING LAPPED TO 6" EXPOSURE - COLOUR AS PER BUILDERS SPECS JAMES HARDIE - TRIMBER BARK	J RAILINGS:	WOOD RAILINGS - 42" HIGH/ NON CLIMBABLE JAMES HARDIE - JET BLACK

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



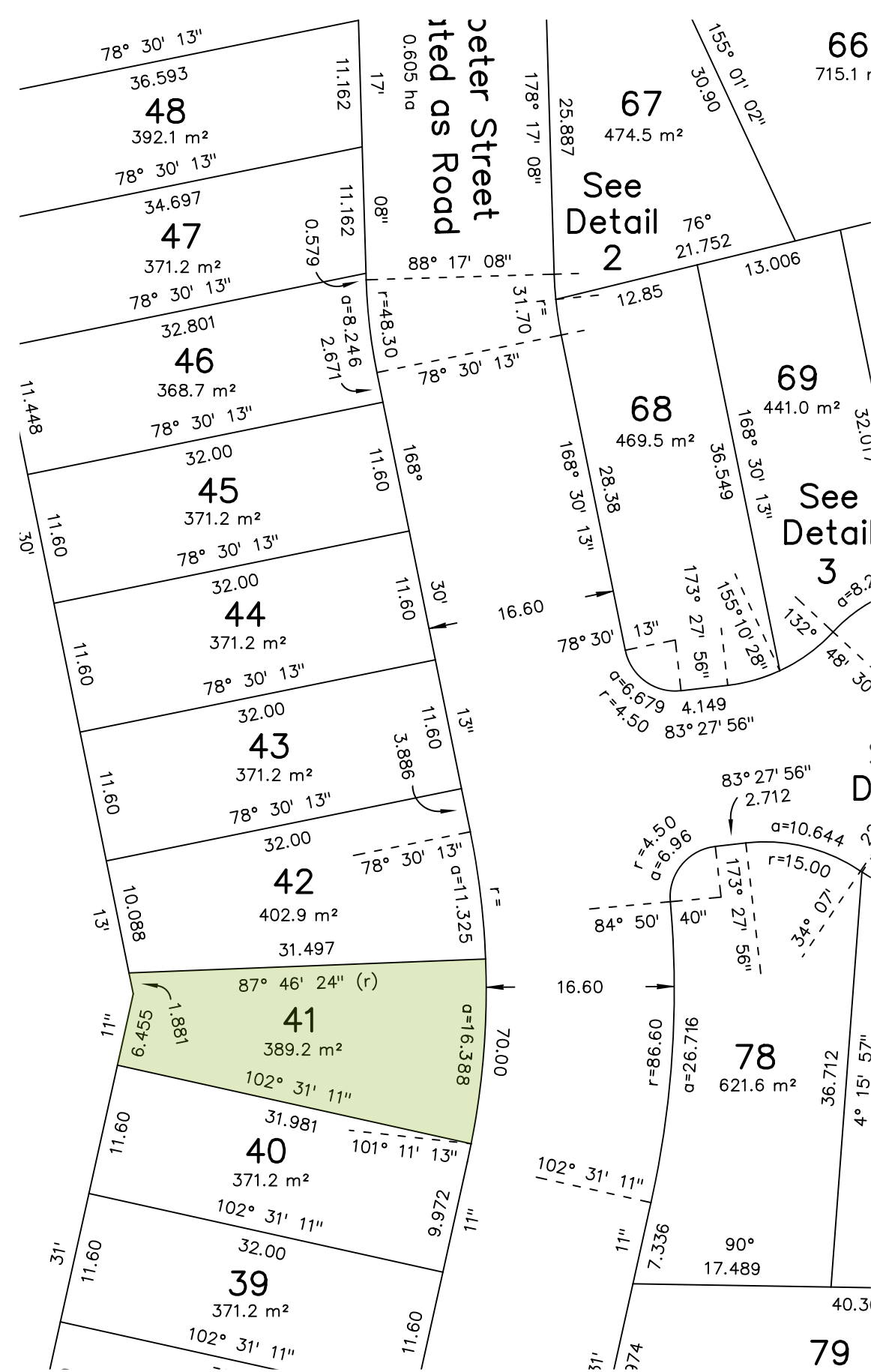
CUSTOMER: **GORDON N GORDON**
ADDRESS: **LOT 41 - 3455 TRUMPETER STREET, COLWOOD**

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

ISSUE DATE: **APRIL 03, 2023**
DRAWN BY: **NS/KH**
CHECKED BY: **KML**

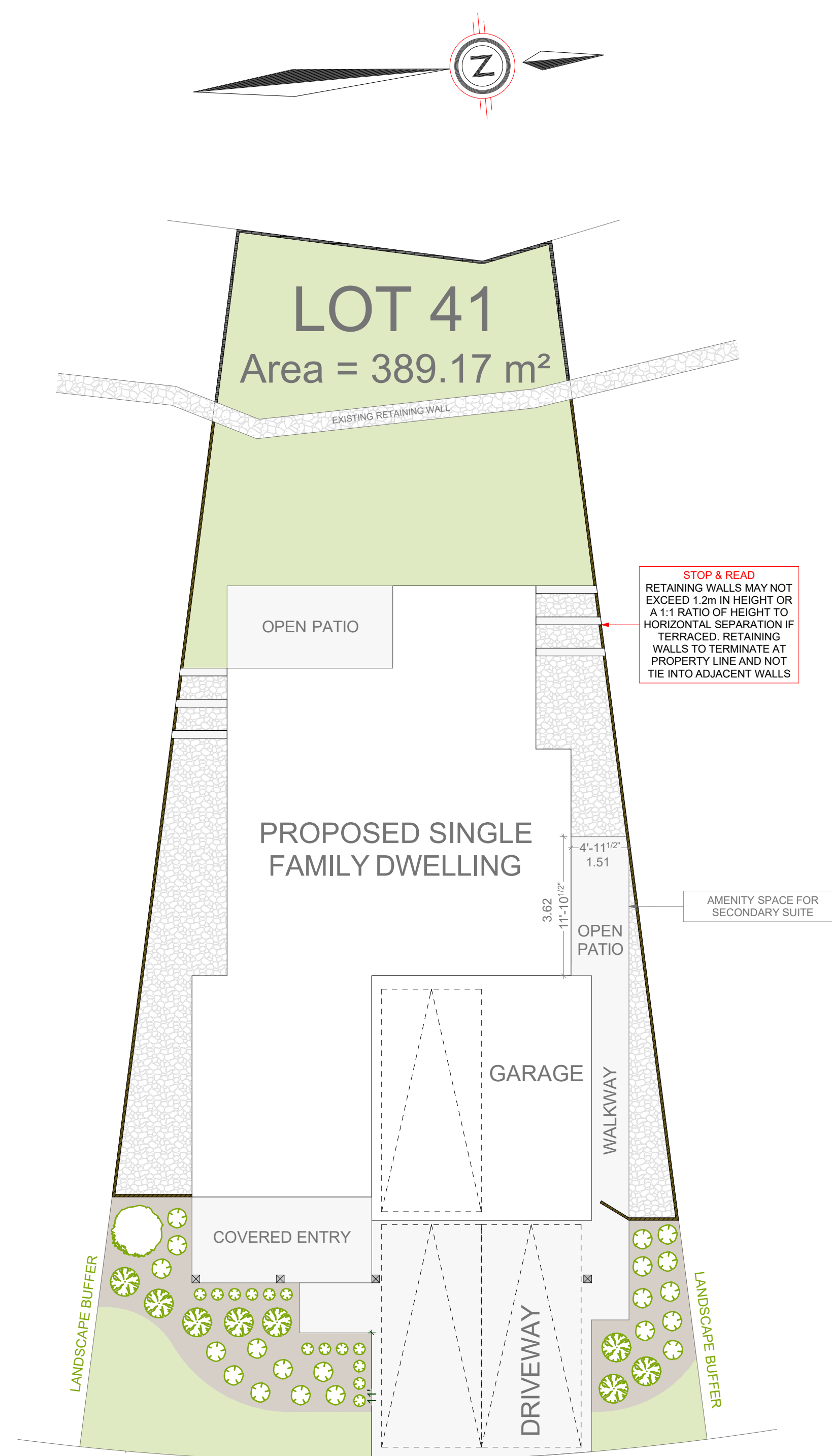
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SHEET NUMBER
A4



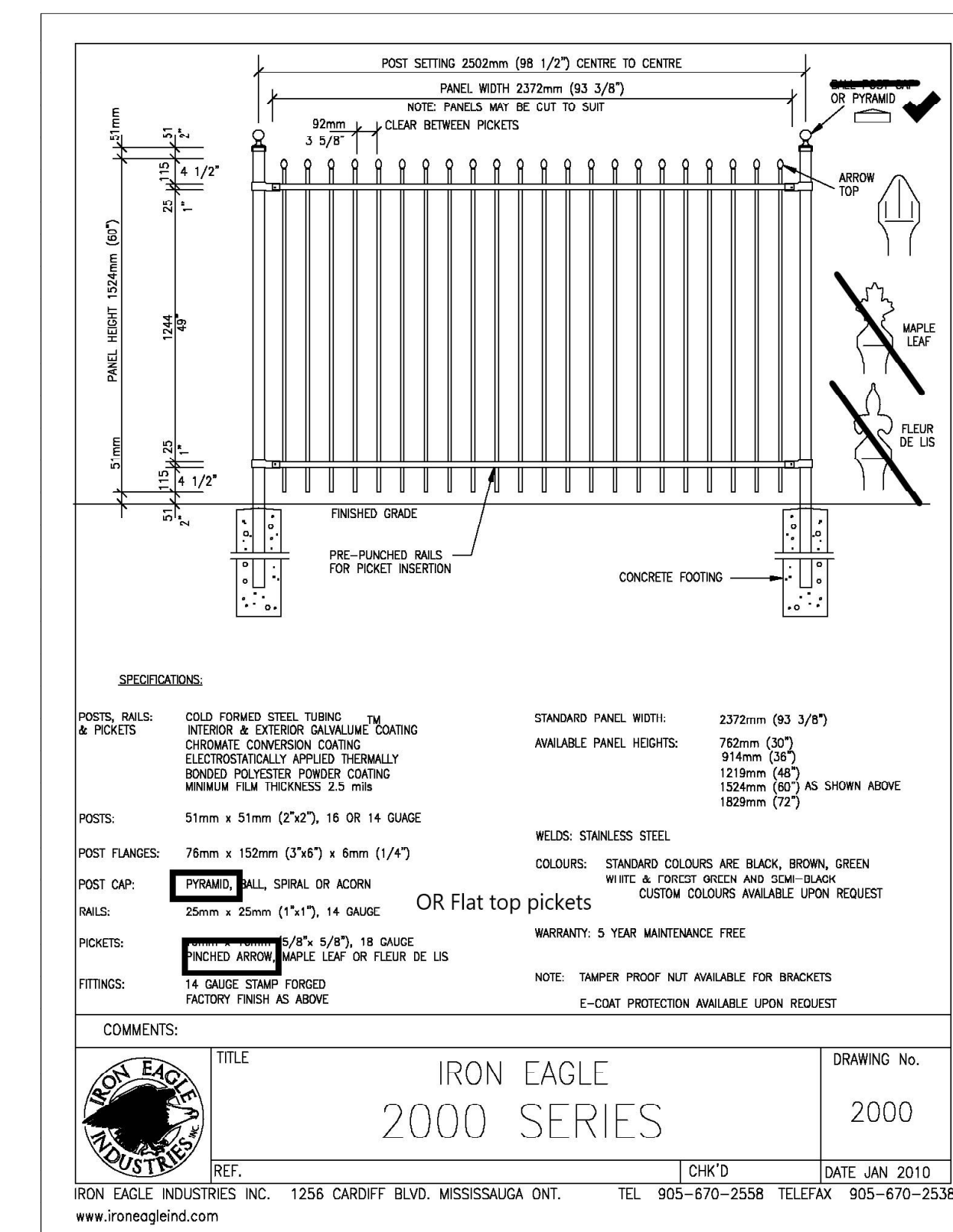
SUBDIVISION PLAN
NOT TO SCALE

LEGEND				
ITEM	AREA (Sq Ft)	%	ITEM	ITEM
CONCRETE	808.42 Sq Ft	19.30	LOW PROFILE FENCE	SIDE YARDS AS NOTED
LAWN	1064.66 Sq Ft	25.42	HIGH PROFILE FENCE	REAR YARD RETURNING TO EXISTING RETAINING AS NOTED
GARDEN	298.26 Sq Ft	7.12	PRIVACY PLANTINGS	FRONT YARD AS NOTED
GRAVEL	423.99 Sq Ft	10.12	RETAINING WALL	SIDE YARDS AS NOTED

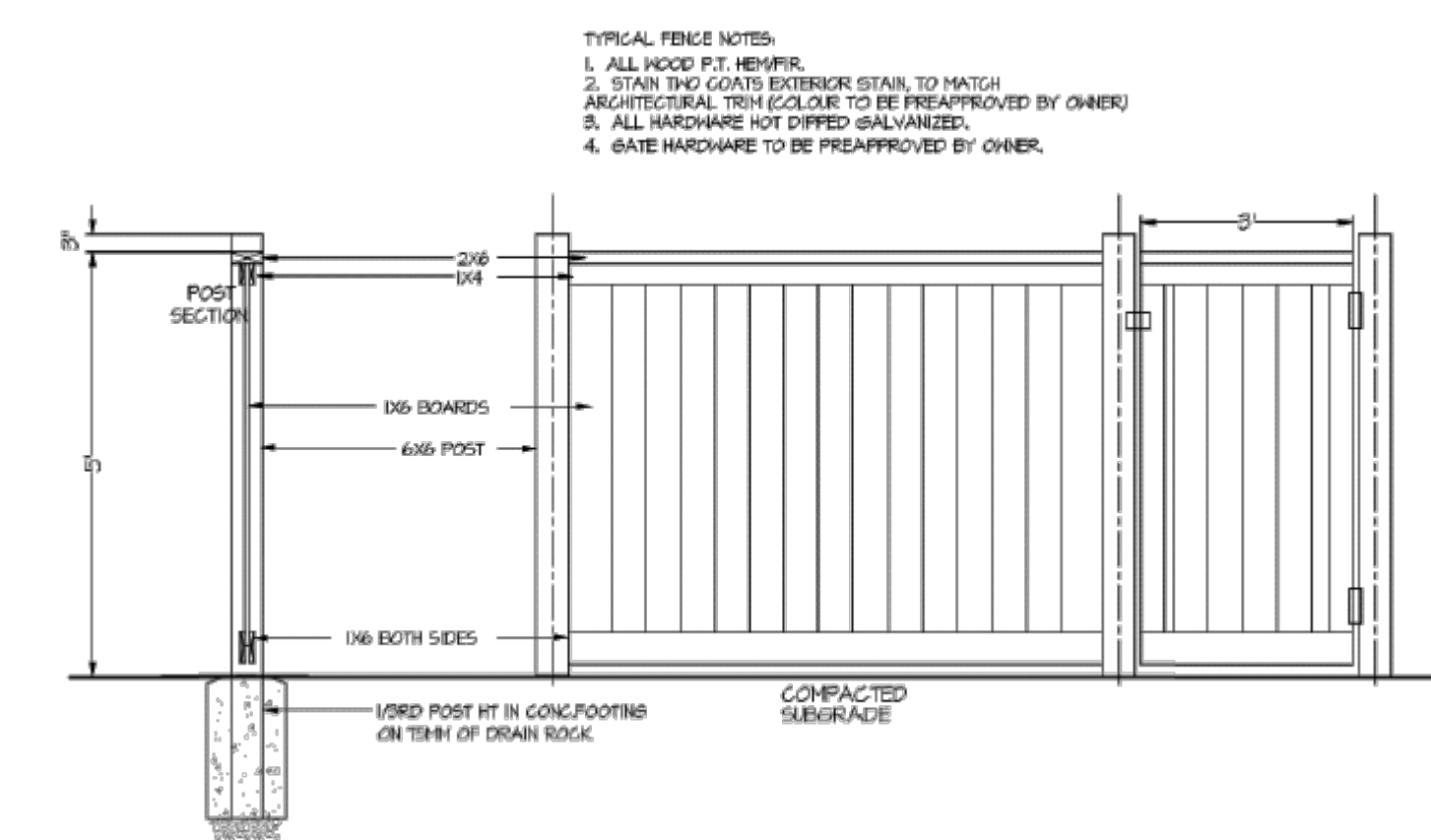


TRUMPETER STREET

LANDSCAPE PLAN
SCALE: 1:100



HIGH PROFILE FENCE (REAR)
NOT TO SCALE



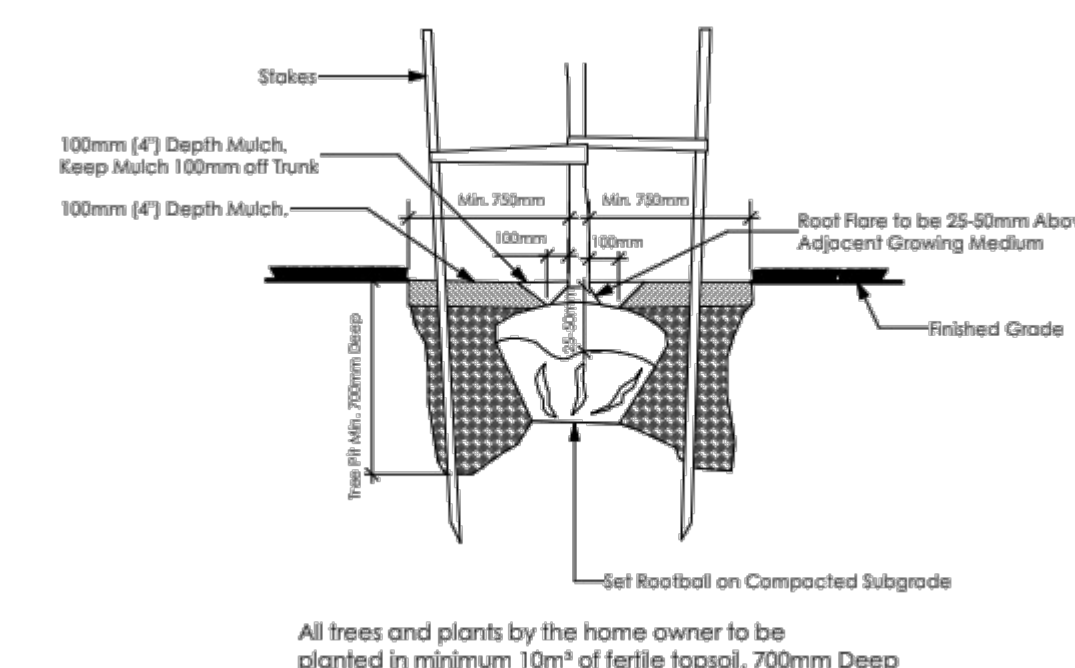
NOTES:

GUIDELINE REQUIREMENTS MUST BE MET FOR ALL FENCING, RETAINING AND LANDSCAPING COMPONENTS

RETAINING WALLS MUST BE SELF SUPPORTING STRUCTURES AND TERMINATE AT THE PROPERTY LINE. NO CONNECTIONS TO RETAINING WALLS ON ADJACENT PROPERTIES WILL BE ACCEPTED

FENCING LOCATIONS SHOWN TO BE DETERMINED AND CONFIRMED ON SITE

PROPERTY TO BE IRRIGATED, 6" PIPE FOR DRIVEWAY SLEEVES TO BE INSTALLED FOR CITY IRRIGATION LINES



TREE PLANTING DETAIL
NOT TO SCALE

CUSTOMER:
GORDON N GORDON

ADDRESS:
**LOT 41 - 3455 TRUMPETER STREET,
COLWOOD**

DRAWING NAME:
**LANDSCAPE PLAN, LEGEND,
DETAILS AND SUBDIVISION**

DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
APRIL 03, 2023

DRAWN BY:
NS/KH

CHECKED BY:
KML

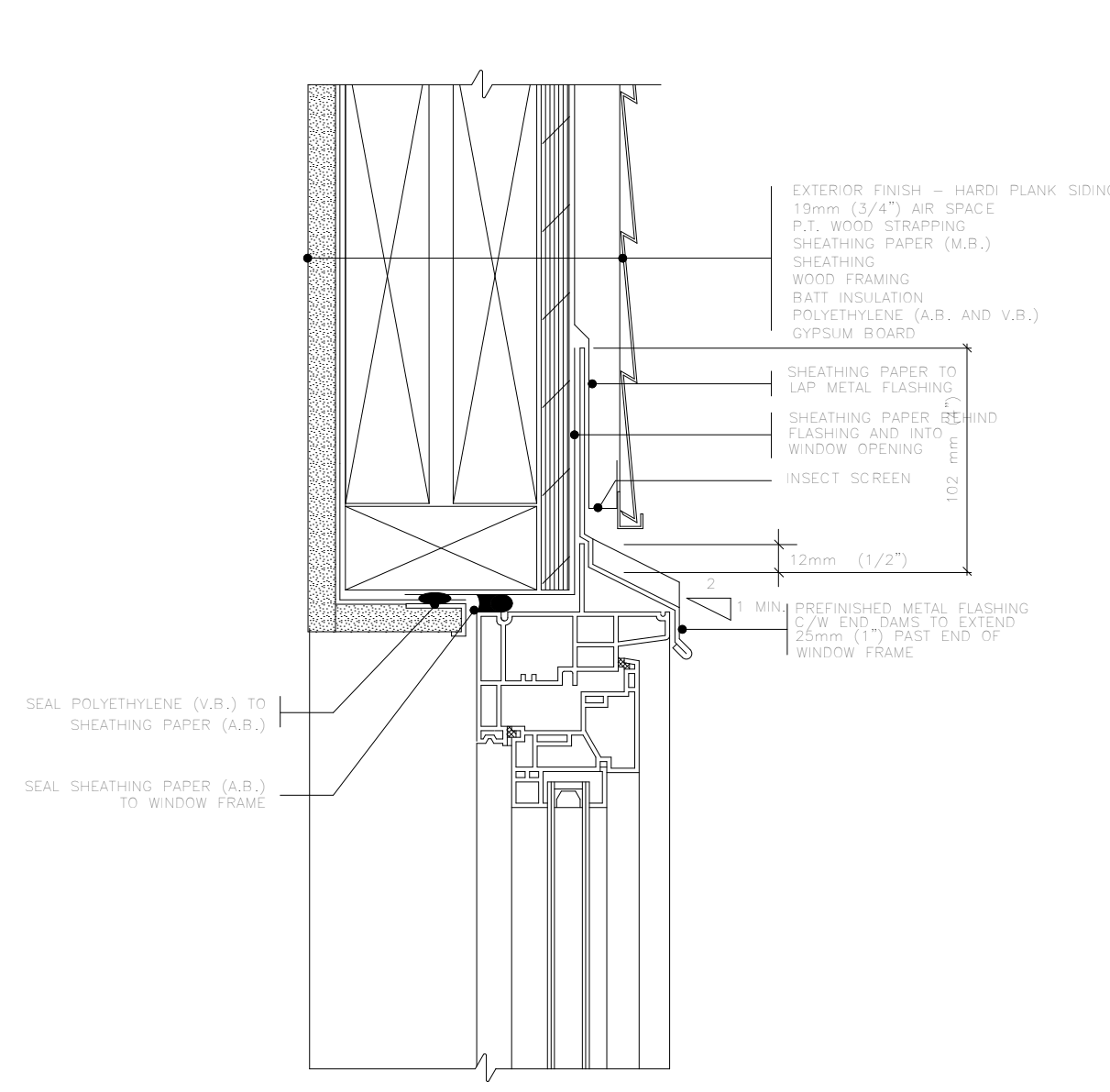
JAVA DESIGNS

WHERE LINES ON PAPER BECOME WALLS ON SITE

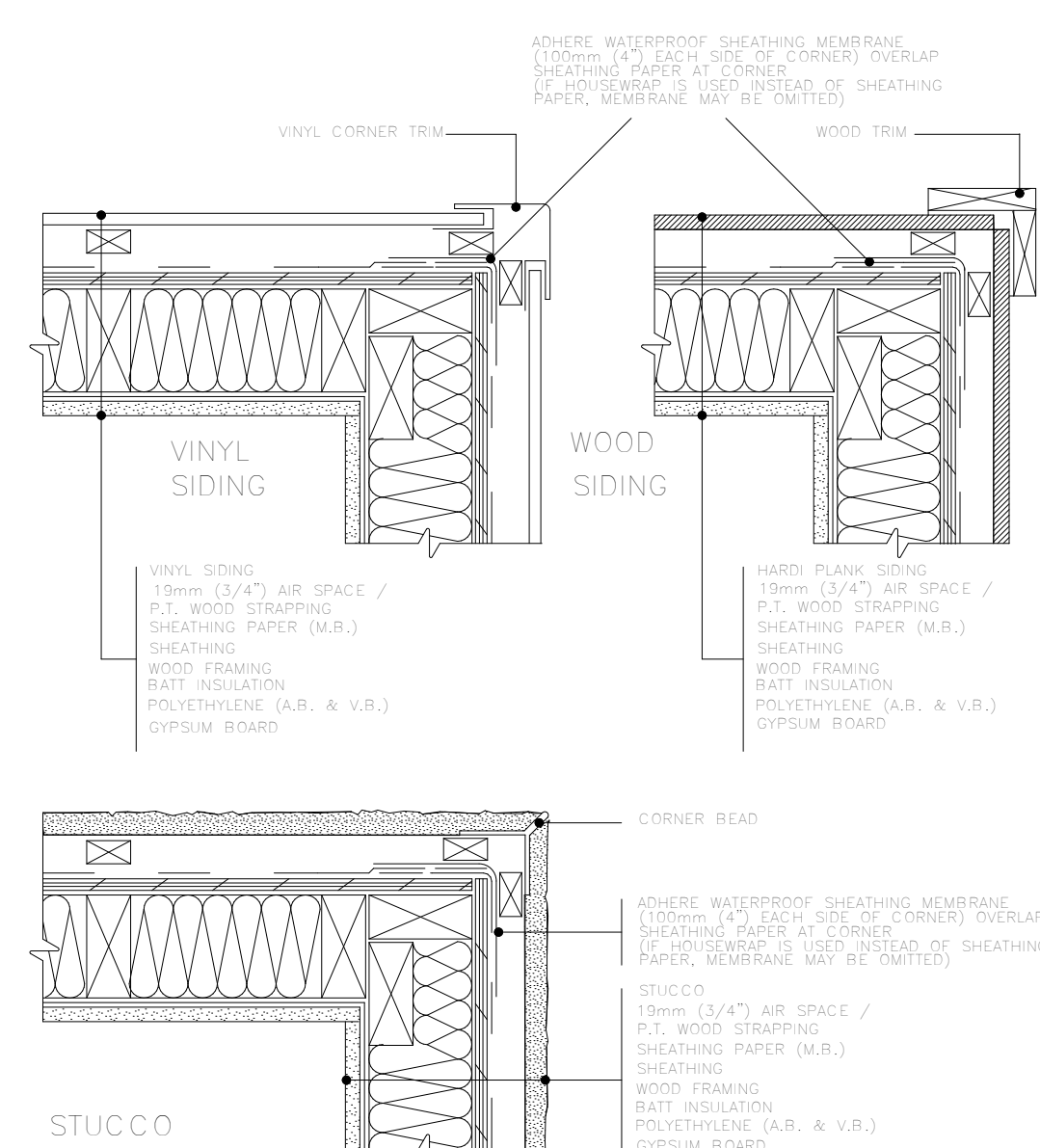
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SHEET NUMBER

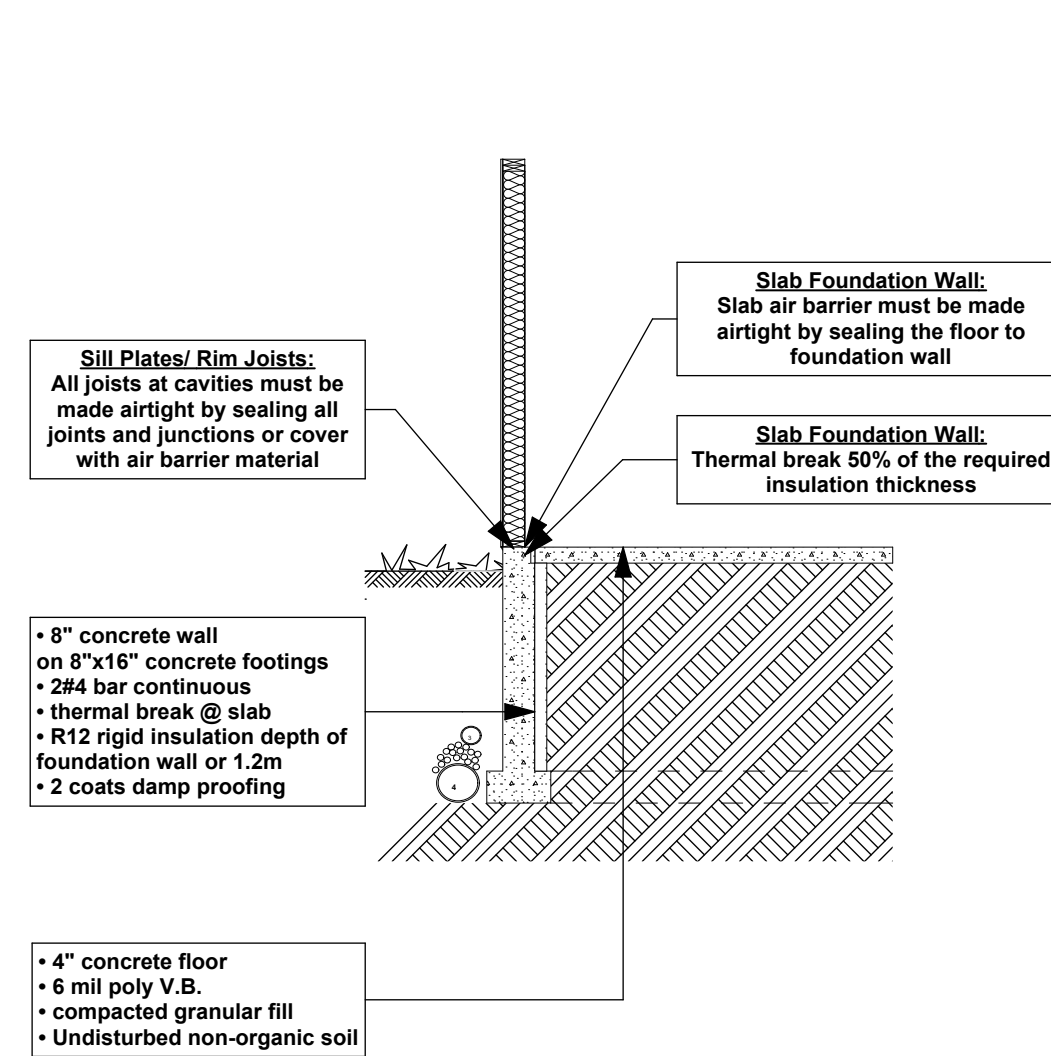
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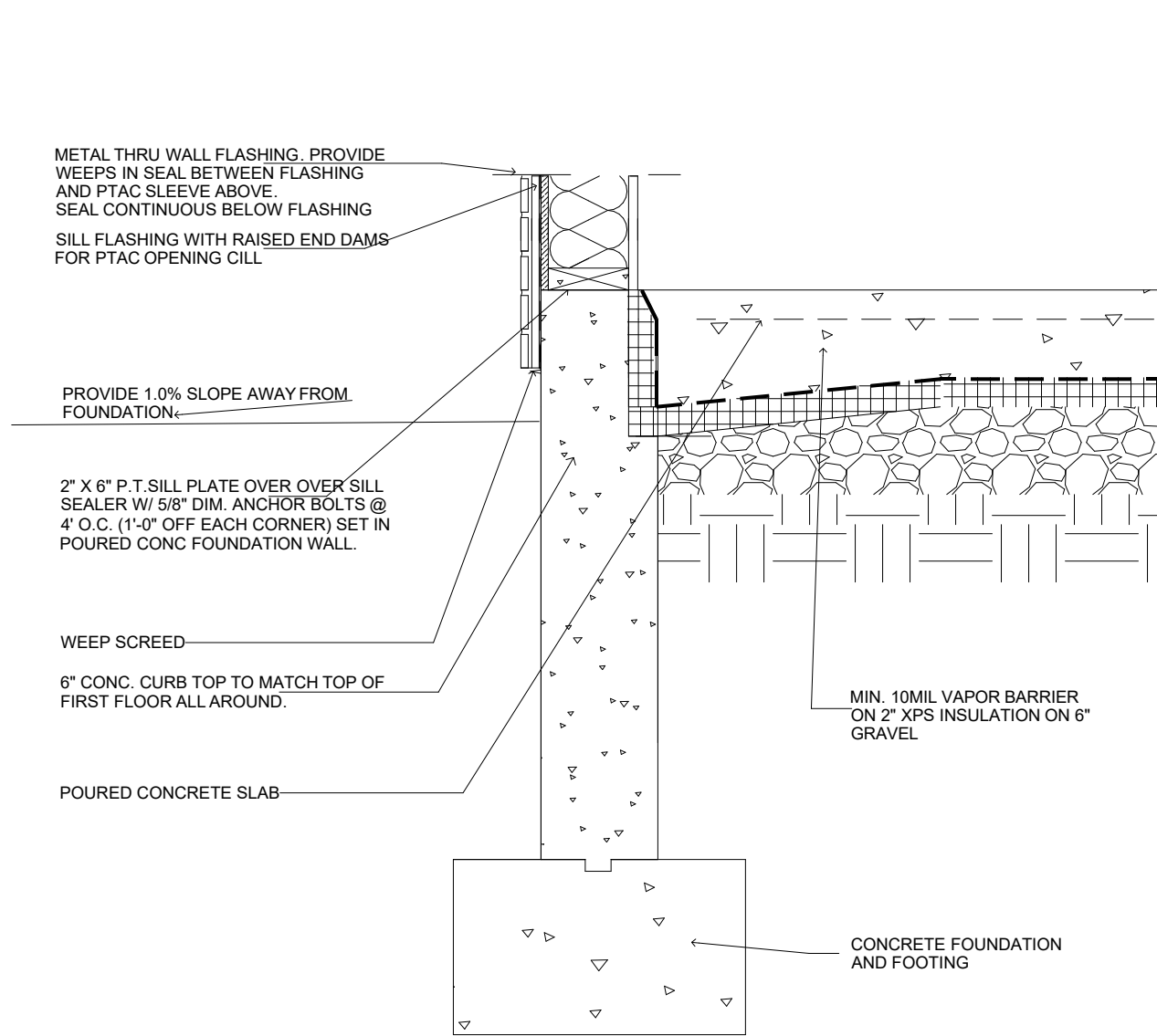
WINDOW HEAD
SEALED POLYETHYLENE APPROACH
11 SPA
BEST PRACTICE GUIDE



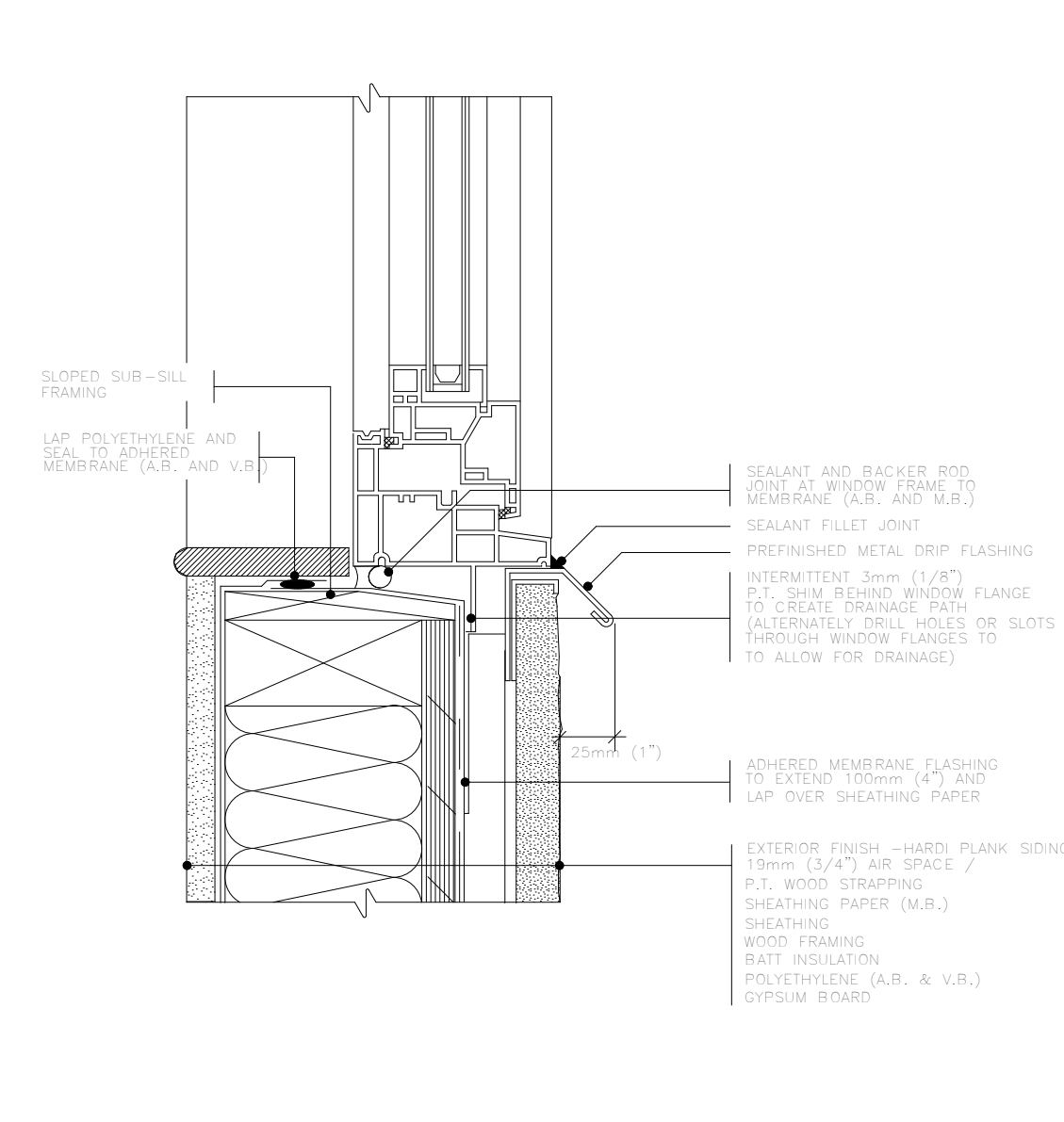
VINYL CORNER
WOOD CORNER
STUCCO
8 SPA
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



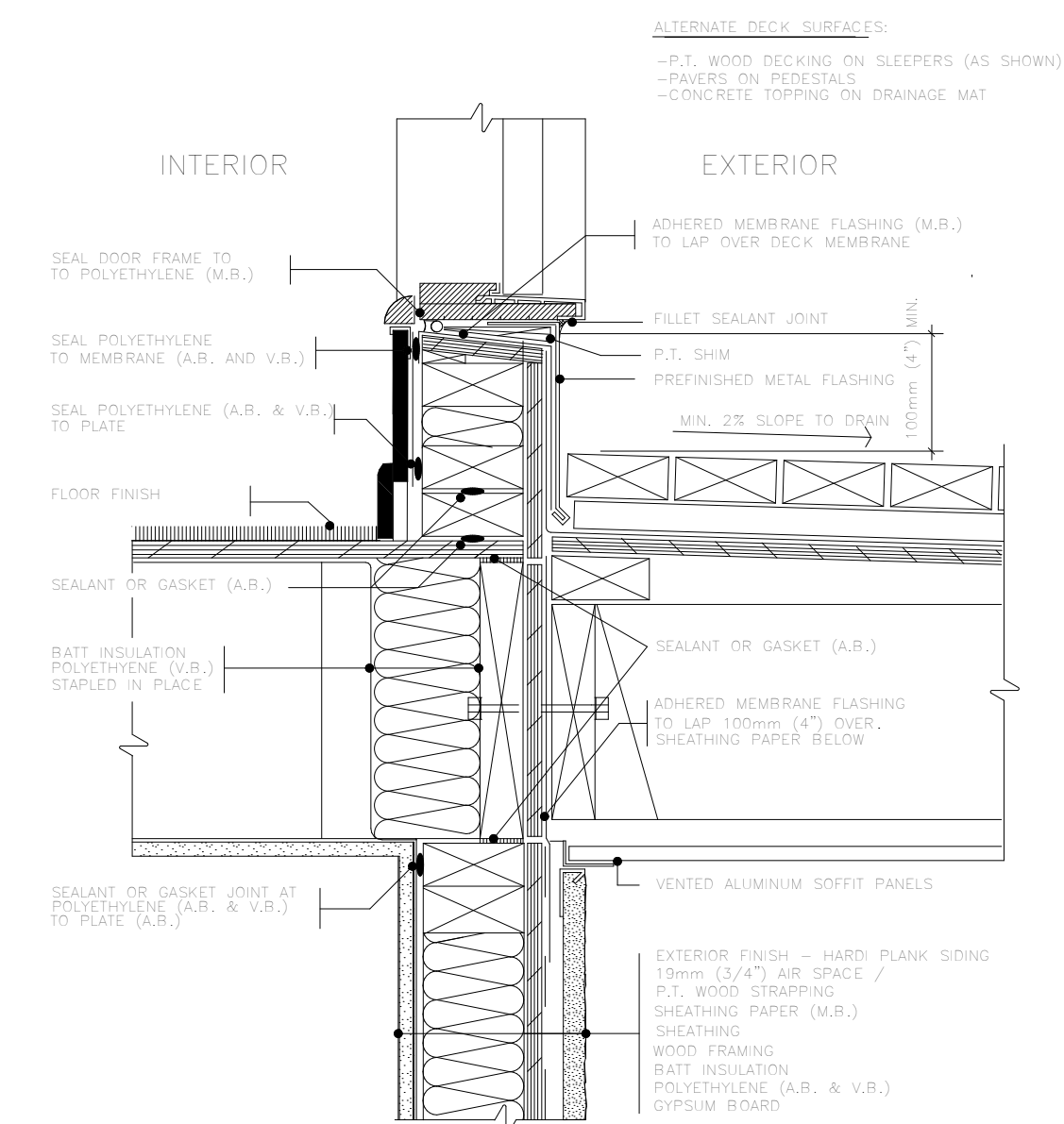
FOUNDATION DETAIL
SCALE: 1/4" = 1'-0"



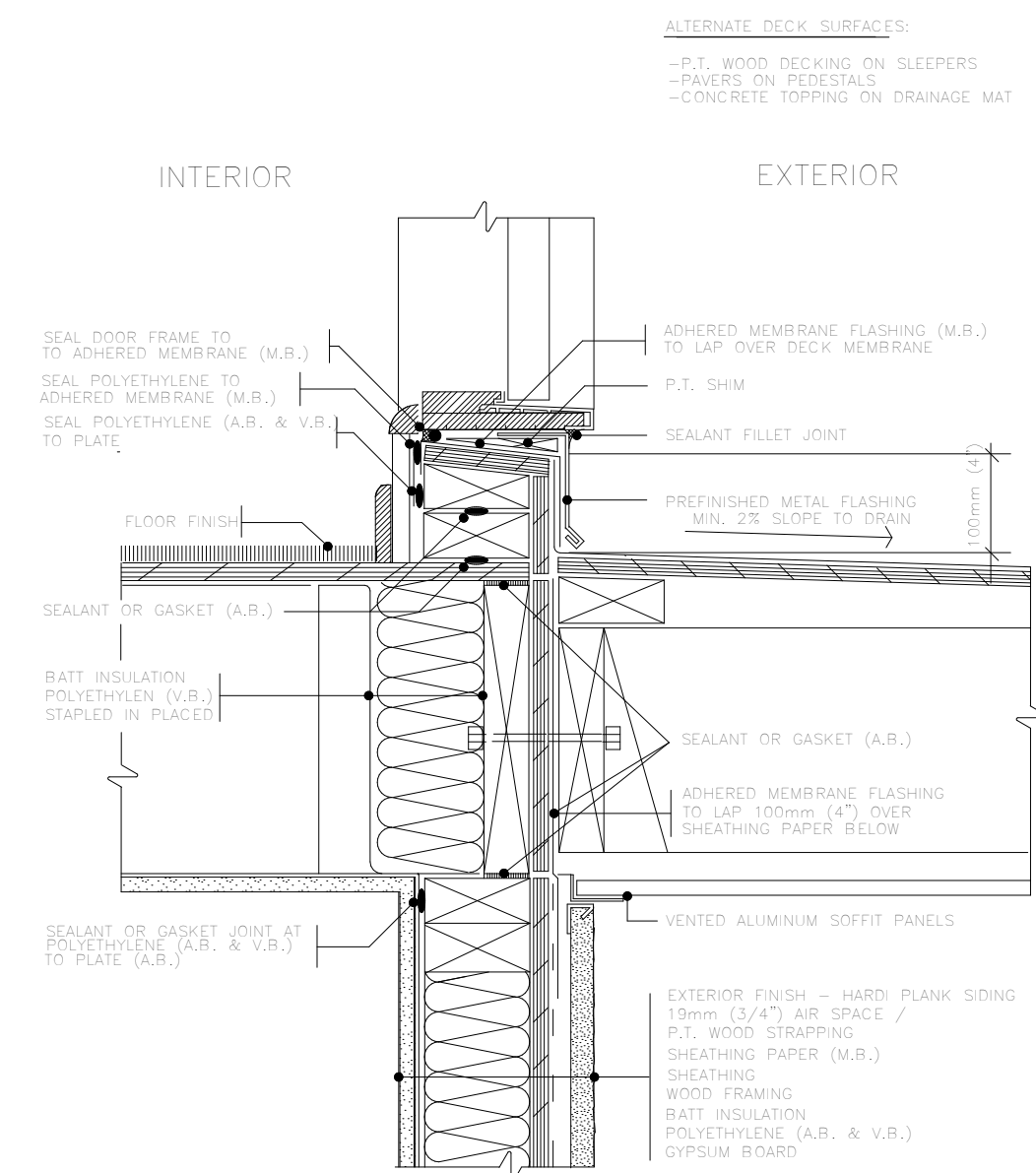
BASE OF STUD WALL DETAIL
SCALE: 1" = 1'-0"



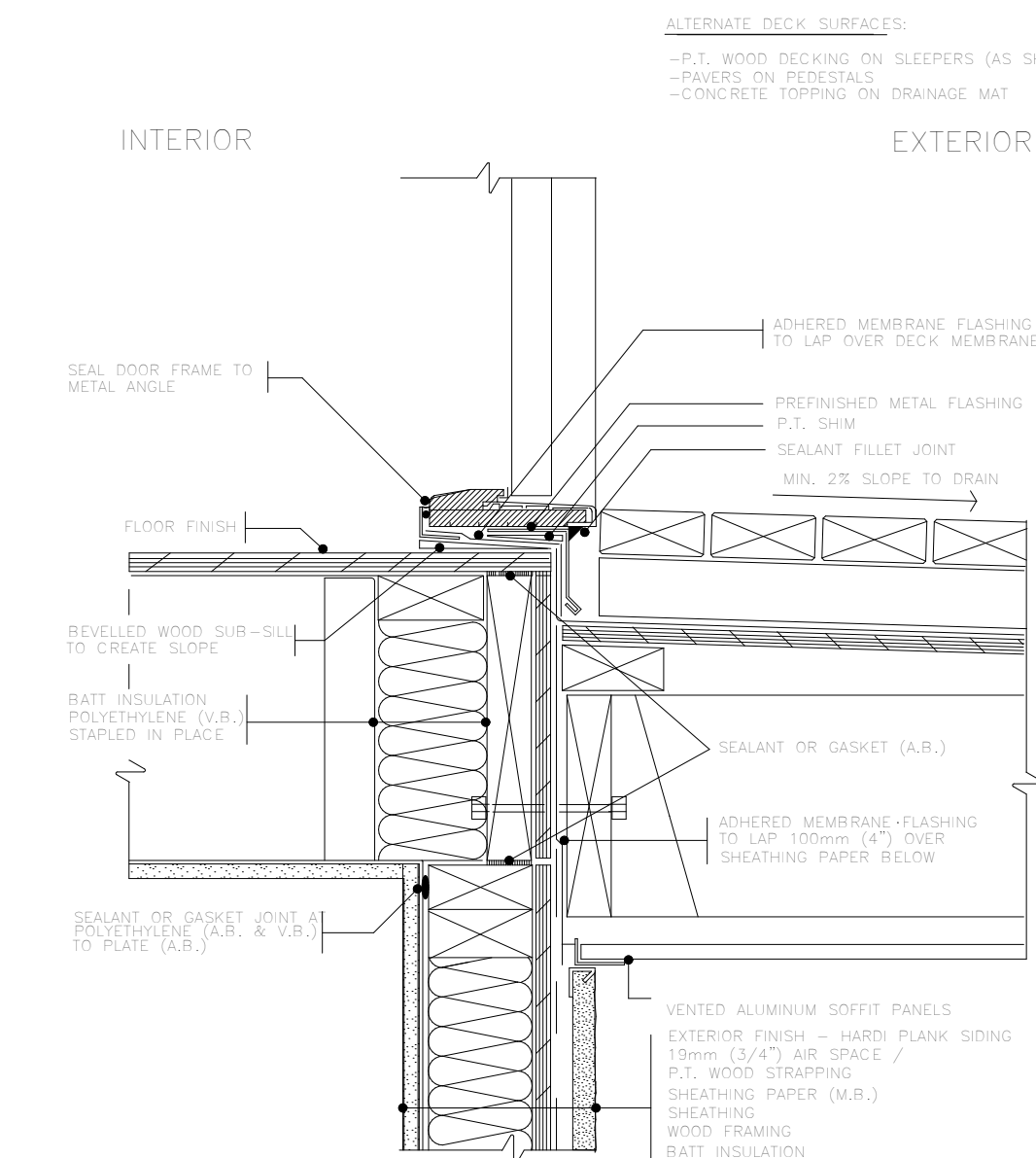
WINDOW SILL
SEALED POLYETHYLENE APPROACH
13 SPA
BEST PRACTICE GUIDE



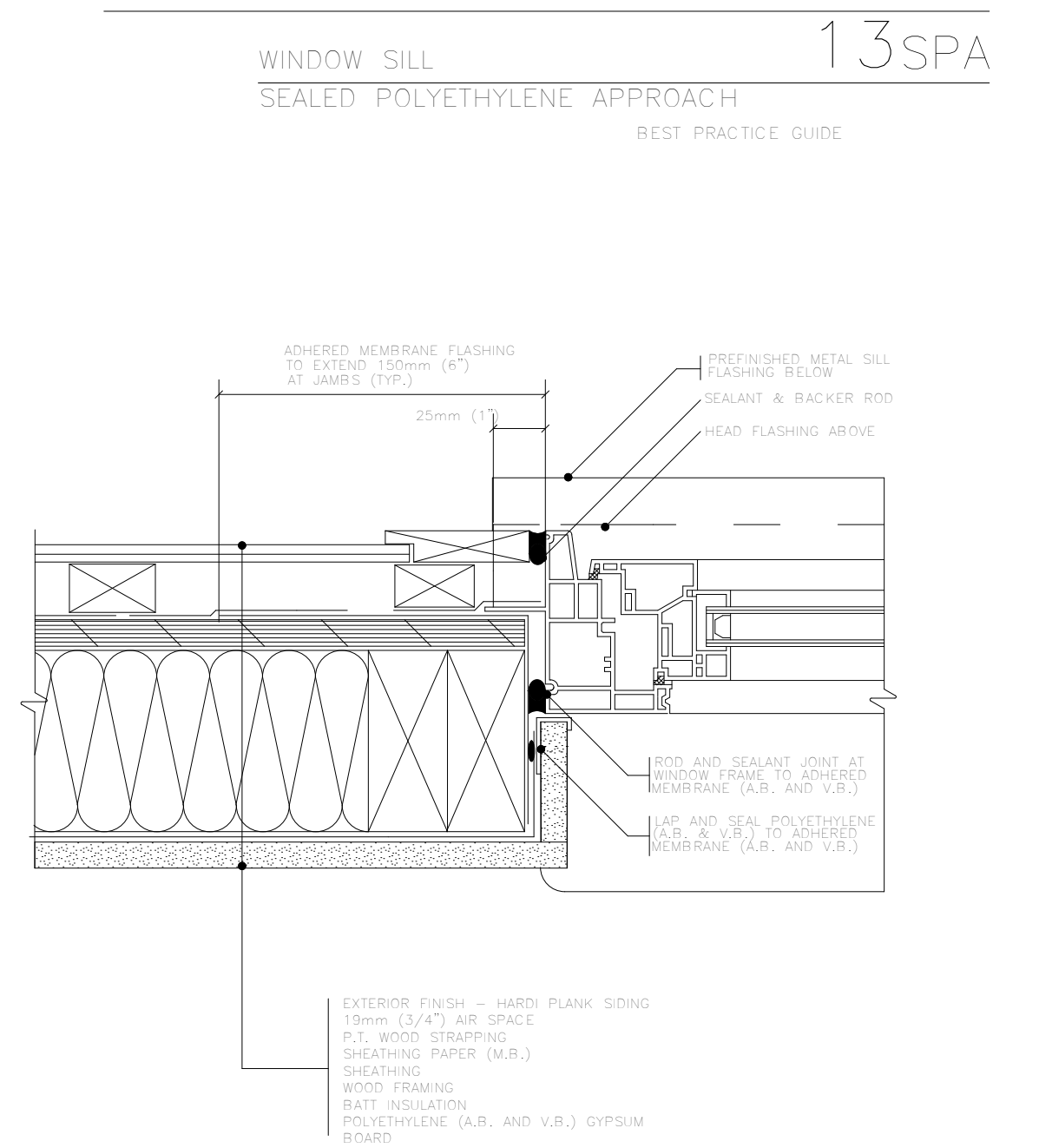
DOOR SILL - PROTECTED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
14 SPA
BEST PRACTICE GUIDE



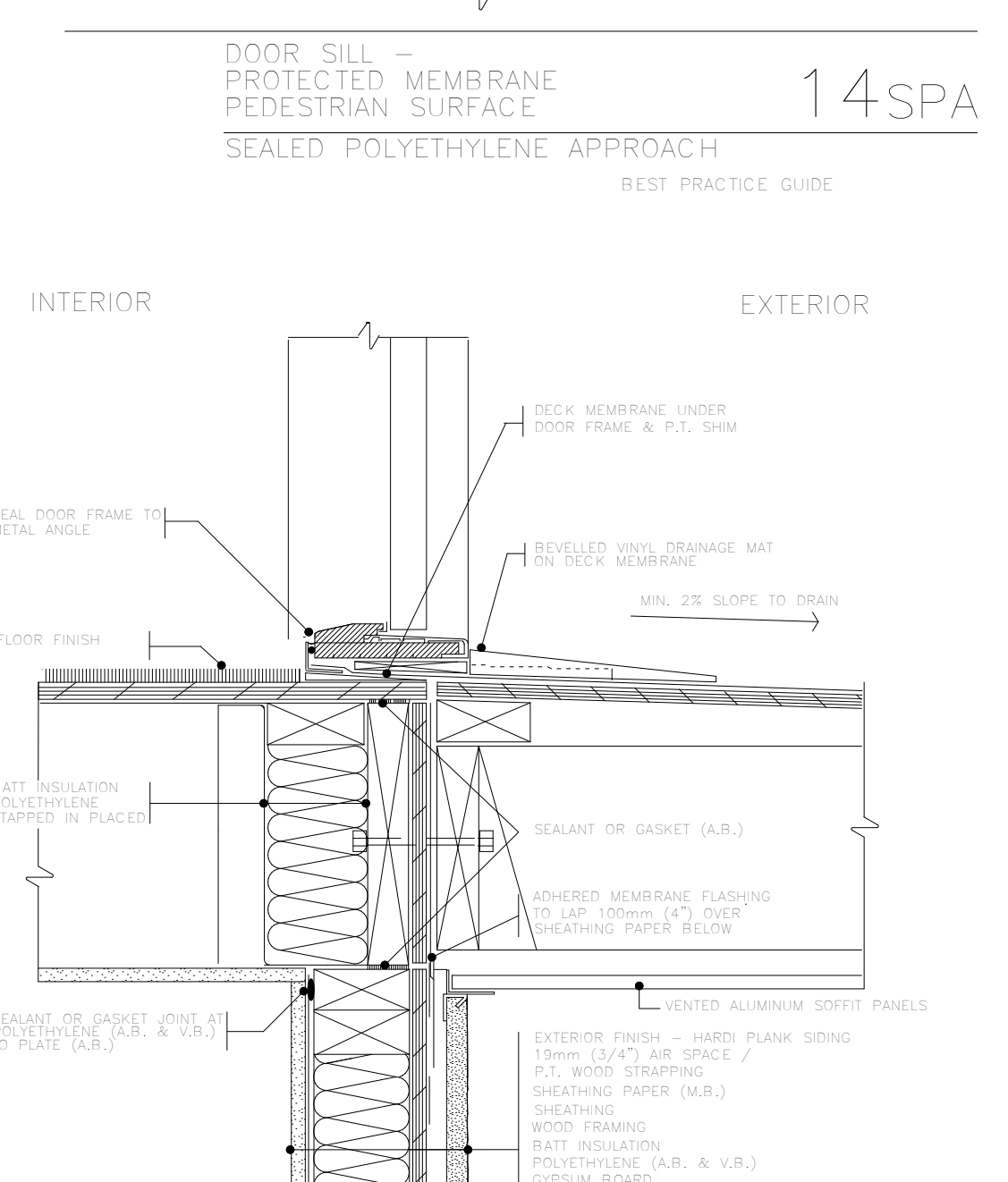
DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
15 SPA
BEST PRACTICE GUIDE



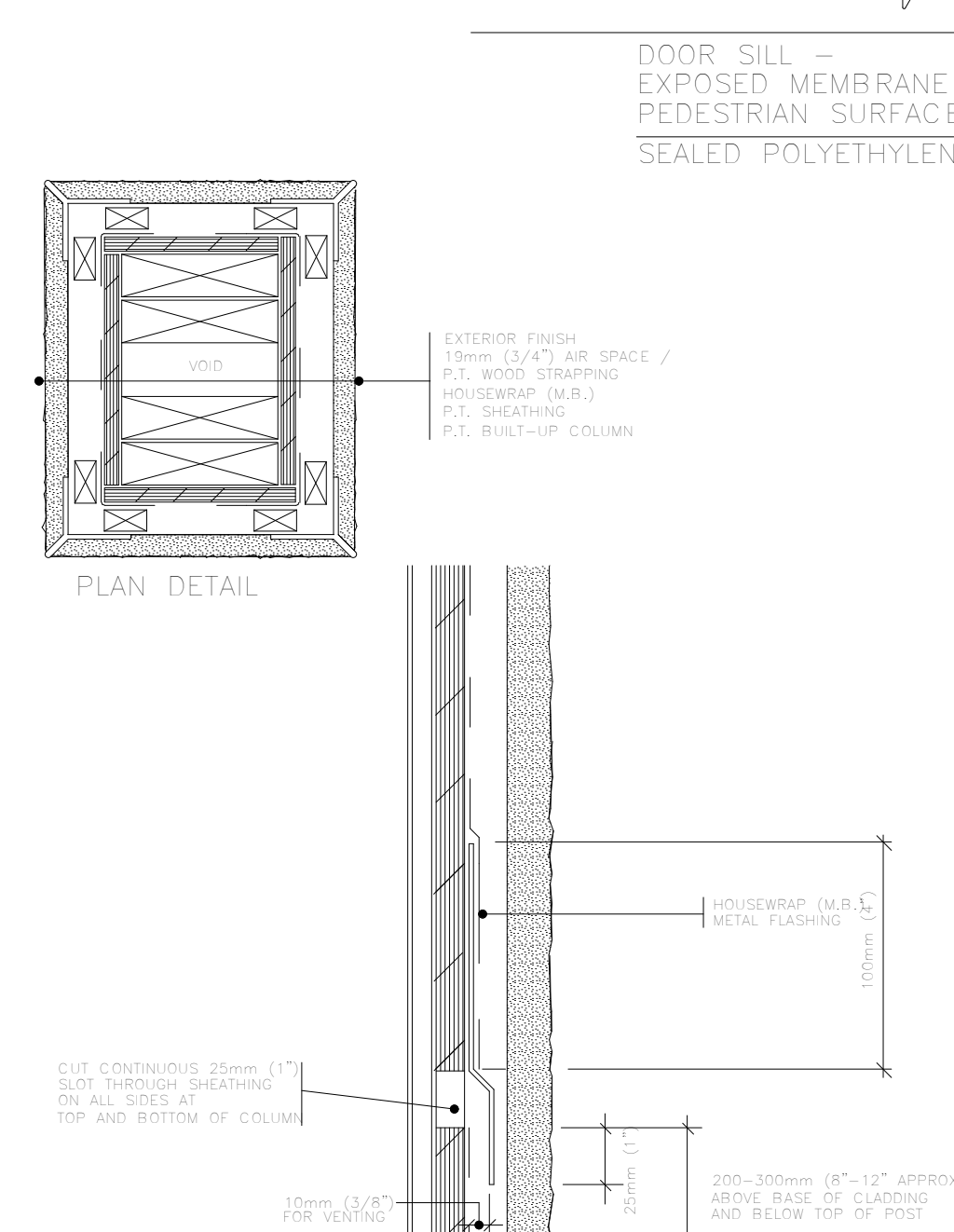
ACCESSIBLE DOOR SILL - PROTECTED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
16 SPA
BEST PRACTICE GUIDE



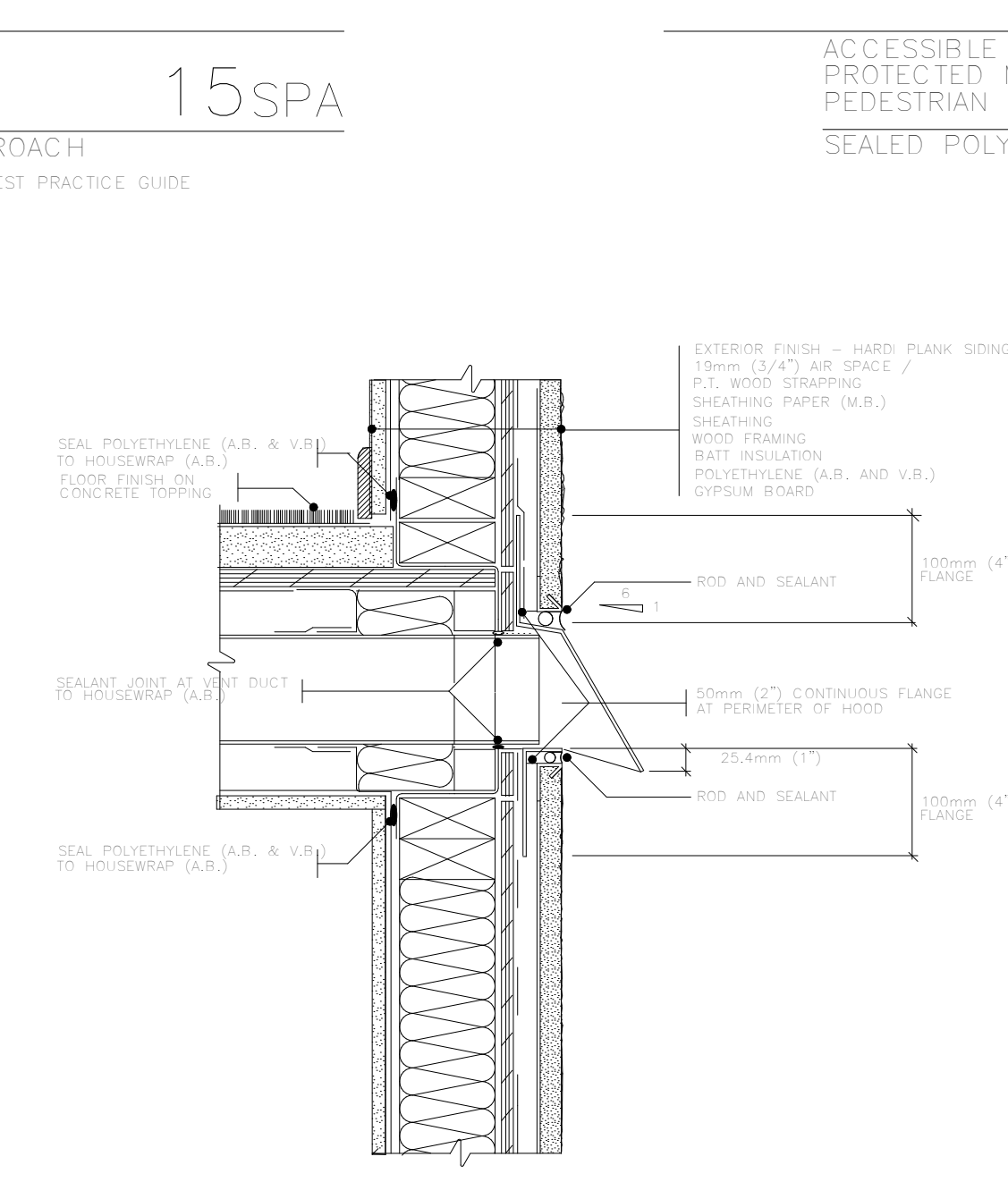
WINDOW JAMB
SEALED POLYETHYLENE APPROACH
12 SPA
BEST PRACTICE GUIDE



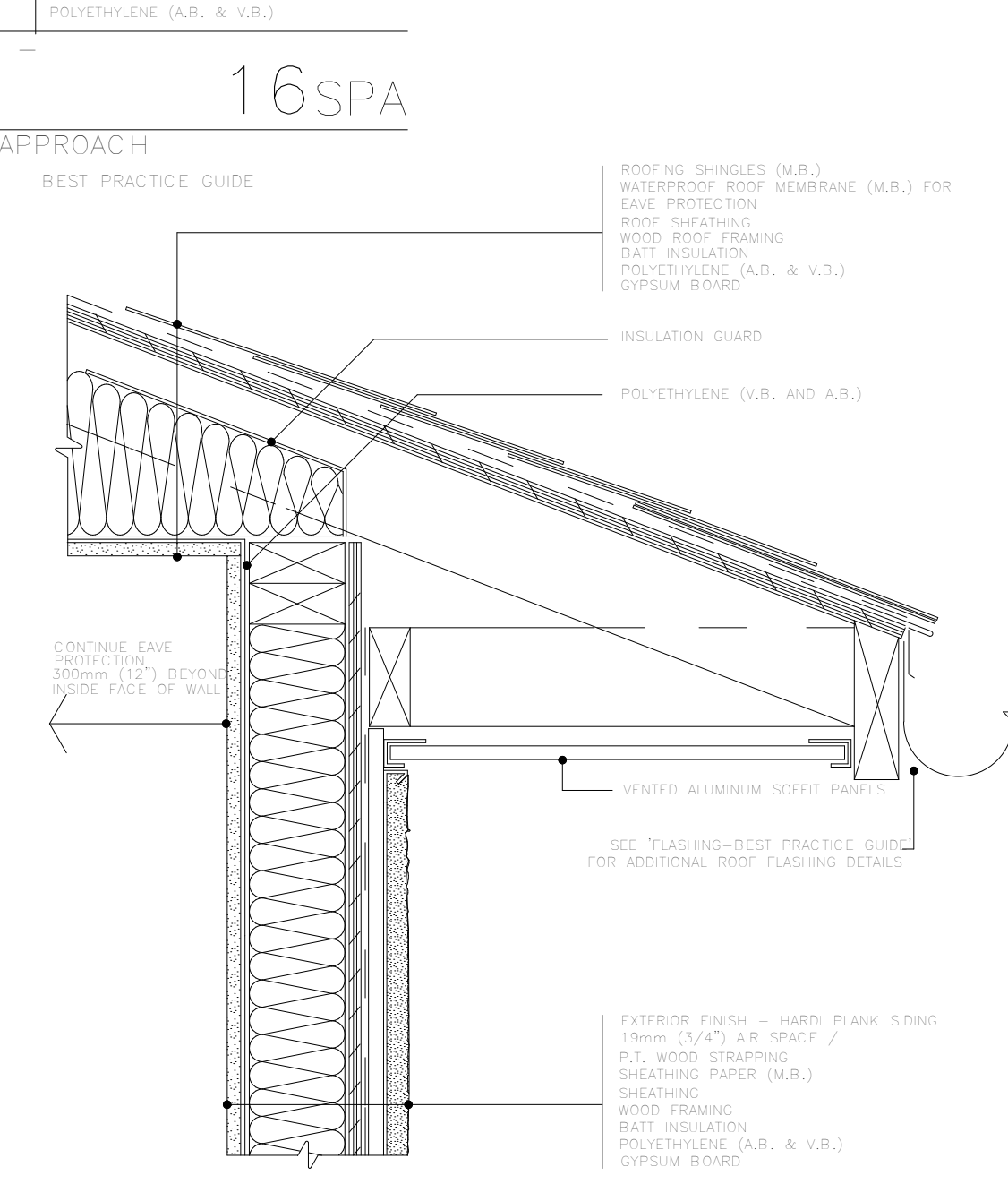
ACCESSIBLE DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
17 SPA
BEST PRACTICE GUIDE



EXTERIOR ELEMENT - COLUMN
23
BEST PRACTICE GUIDE



WALL EXHAUST VENT
SEALED POLYETHYLENE APPROACH
27 SPA
BEST PRACTICE GUIDE



WATER SHEDDING ROOF / WALL
SEALED POLYETHYLENE APPROACH
5 SPA
BEST PRACTICE GUIDE

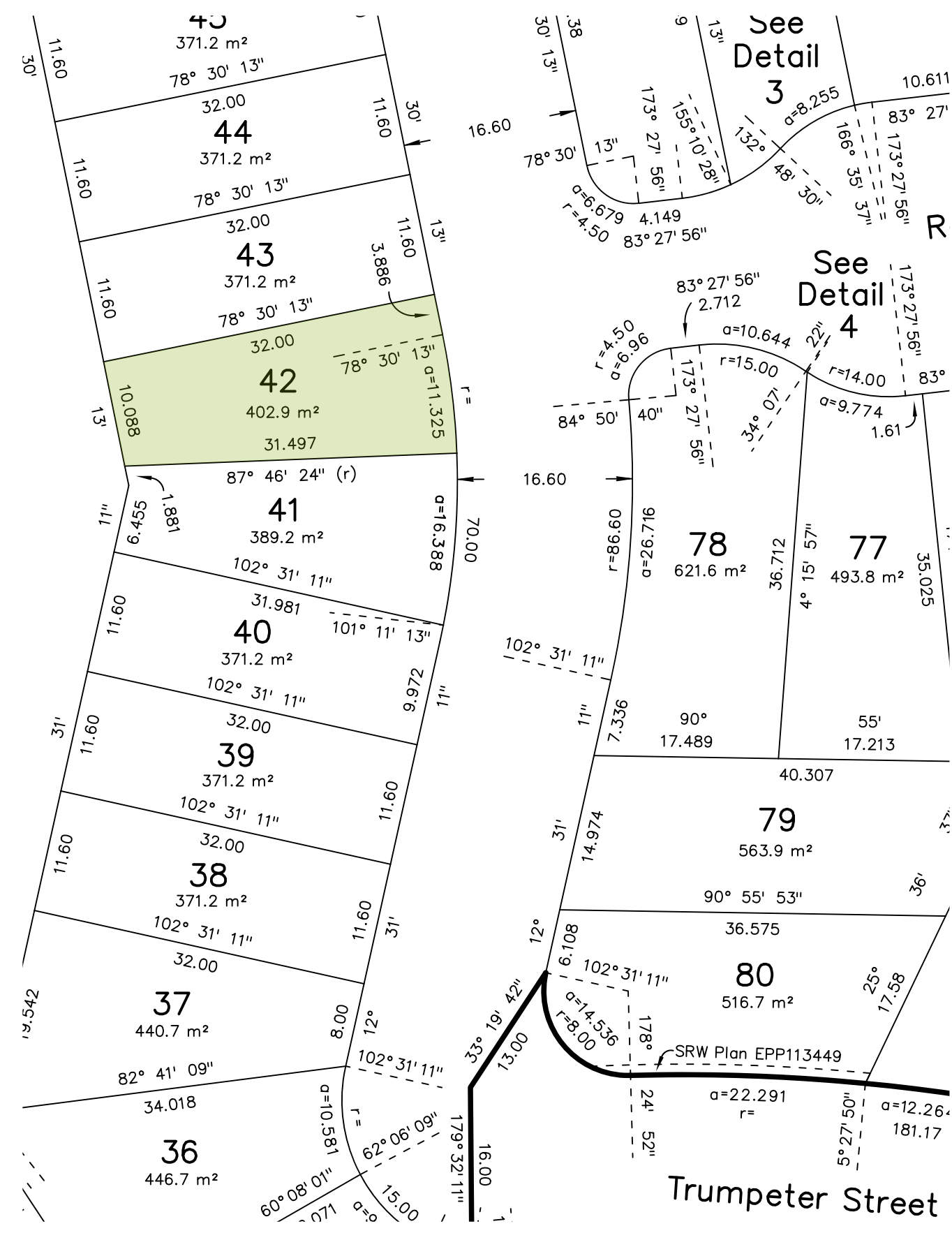
CUSTOMER: GORDON N GORDON
ADDRESS: LOT 41 - 3455 TRUMPETER STREET, COLWOOD

DRAWING NAME: CONSTRUCTION DETAILS
DRAWING SCALE: SEE DRAWINGS

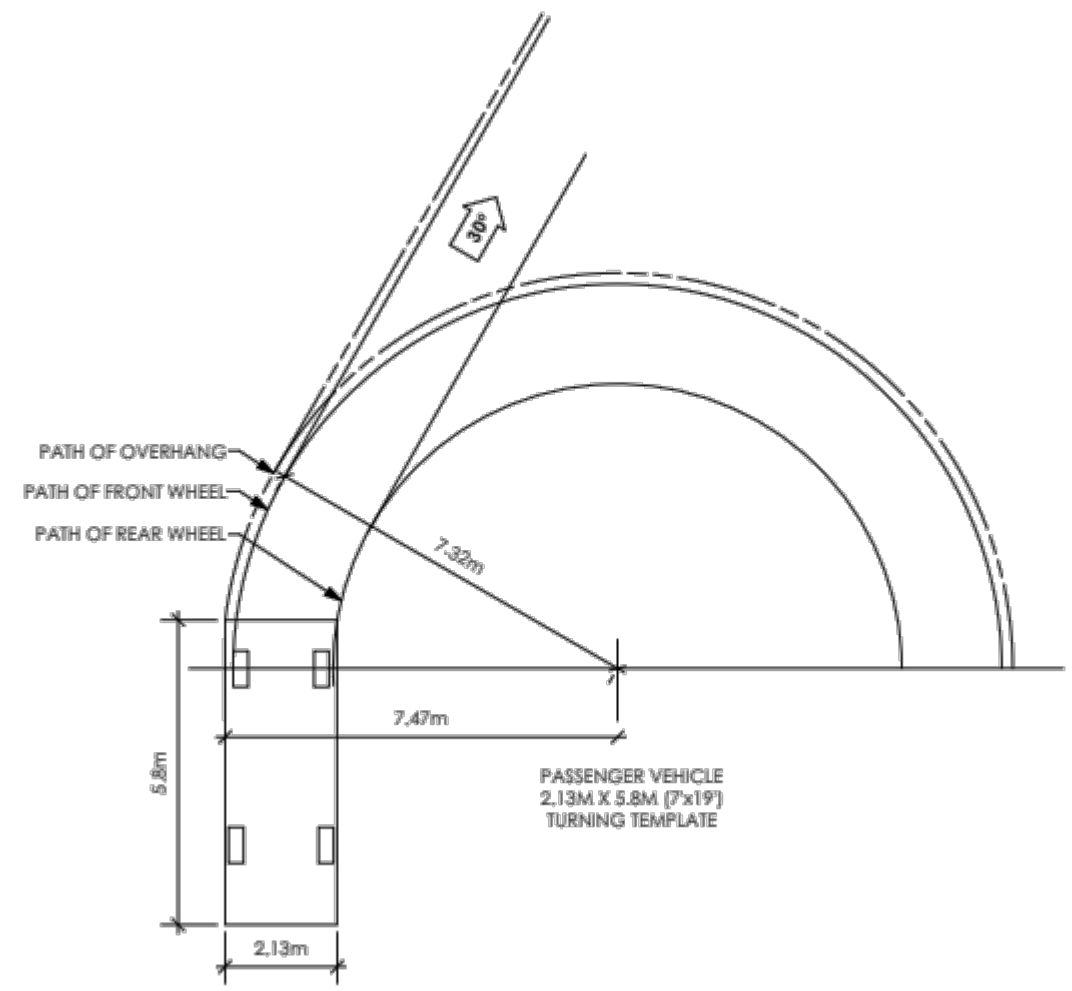
ISSUE DATE: APRIL 03, 2023
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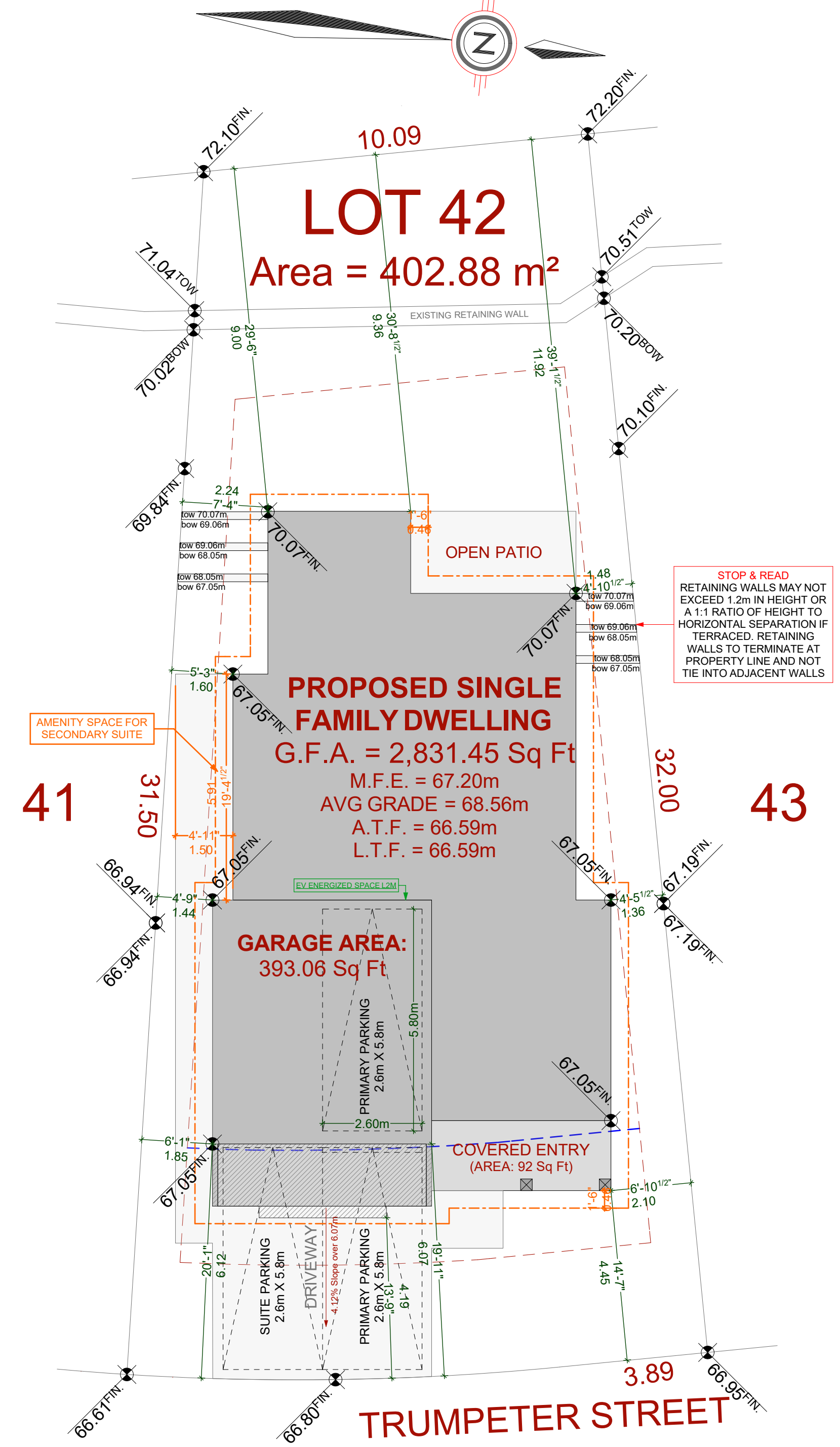
SHEET NUMBER
D1



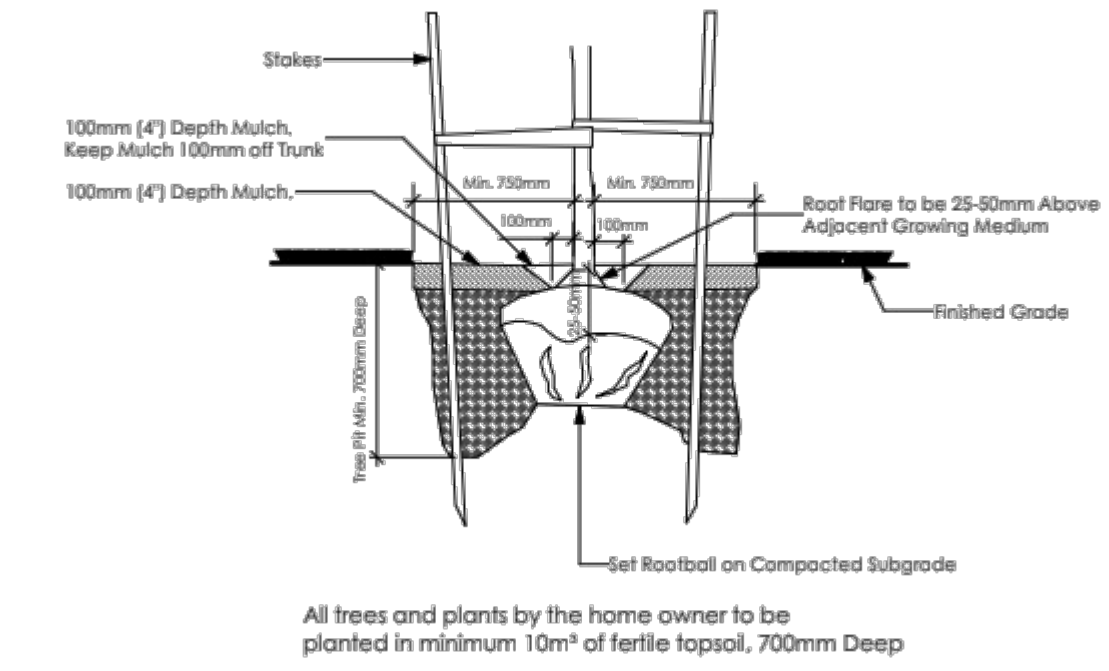
SUBDIVISION PLAN
NOT TO SCALE



TURNING RADIUS DETAIL
NOT TO SCALE

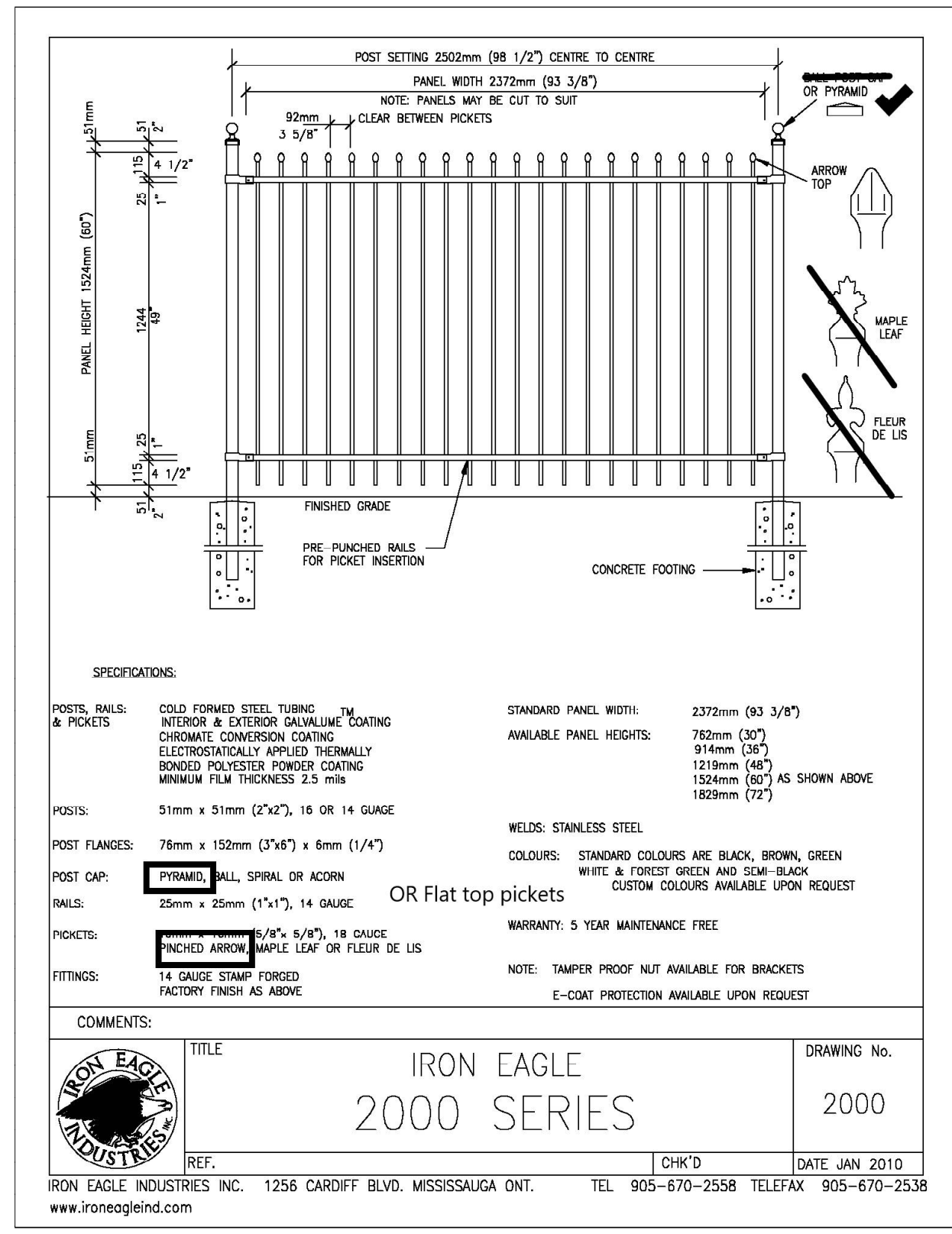


SITE PLAN
SCALE: 1:100

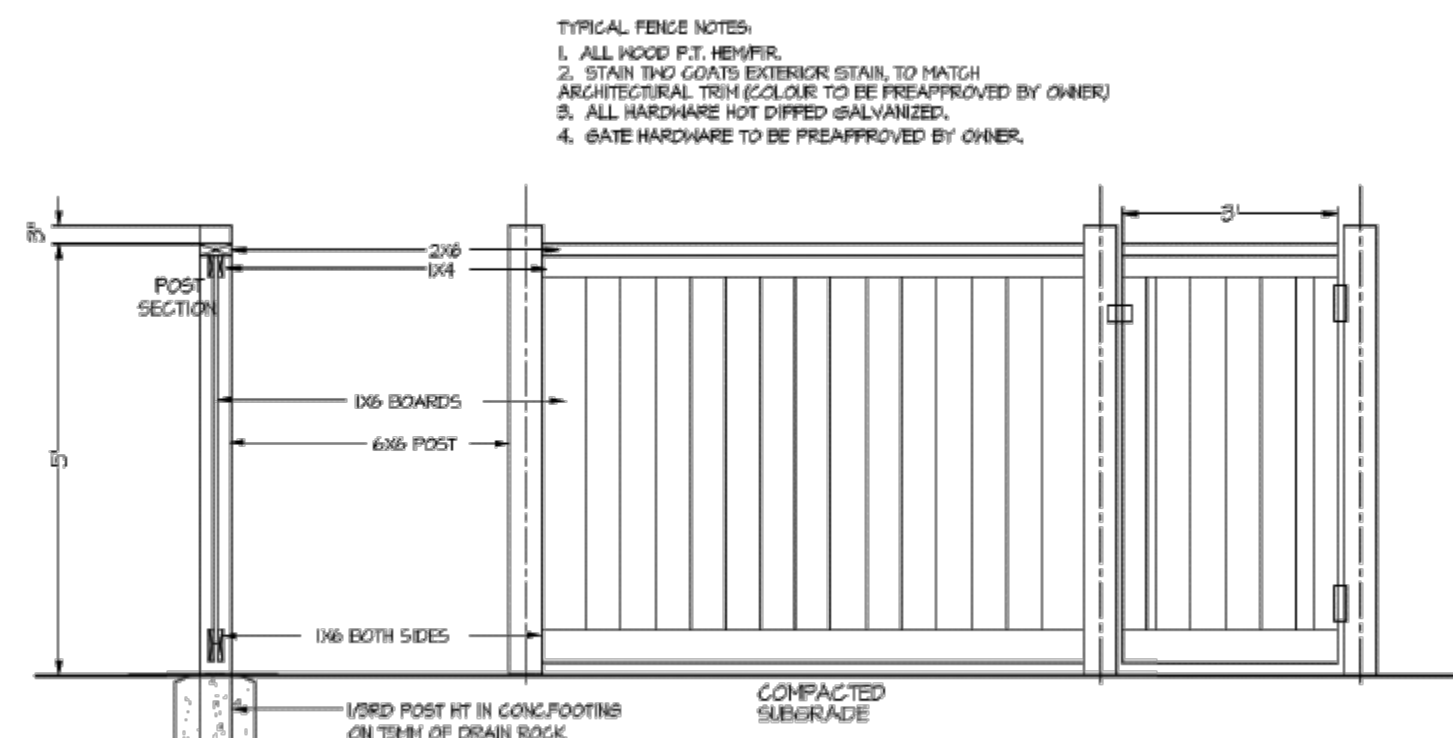


TREE PLANTING DETAIL
NOT TO SCALE

PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Address	Lot 42 - 3457 Trumpeter Street, Colwood	
Lot Size	402.88 m ² (4,336.56 ft ²)	
Zoning	RBCD5	
	Proposed	Allowed
Lot coverage	40.54%	50.00 %
Lot coverage (total)	163.33 m ² (1,758.06 ft ²)	201.44 m ² (2,168.28 ft ²)
Setbacks		
Front lot line setback	4.19 m (13.75 ft)	3.00 m (9.84 ft)
Front lot line setback (Garage)	6.07 m (19.92 ft)	6.00 m (19.69 ft)
Rear lot line setback	9.00 m (29.53 ft)	6.00 m (19.69 ft)
Interior side lot line setback (North)	1.36 m (4.46 ft)	1.20 m (3.94 ft)
Interior side lot line setback (South)	1.44 m (4.72 ft)	1.20 m (3.94 ft)
Max Projections into setbacks of less than 3.00 m	0.46 m (1.51 ft)	0.65 m (2.13 ft)
Max Projections into setbacks of more than 3.00 m	n/a	1.00 m (3.28 ft)
Height		
Average finished grade	68.56 m Geo.	
Highest roof midpoint	5.63 m (18.47 ft)	9.50 m (31.16 ft)
Floor Area		
Upper floor area	160.26 m ² (1,725.12 ft ²)	
Main floor area	57.75 m ² (621.63 ft ²)	
Suite floor area	45.03 m ² (484.70 ft ²)	
Garage	36.61 m ² (393.06 ft ²)	
Garage exemption	50.00 m ² (538.20 ft ²)	
Total gross floor area	263.05 m ² (2,831.45ft ²)	
Secondary suite floor area (incl. above)	45.03 m ² (484.70 ft ²)	90.00 m ² (968 ft ²)



HIGH PROFILE FENCE (REAR)
NOT TO SCALE



LOW PROFILE FENCE (SIDE)
NOT TO SCALE

NAFS REQUIREMENTS:
Performance Grade of 30
Water Test Pressure of 260 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 DESIGNER PRIOR TO CONSTRUCTION, AND ANY DISCREPANCIES REPORTED TO THE DESIGNER.
DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
DRAFTED ELEMENTS ARE FRAMED ONLY. NO ALLOWANCES HAVE BEEN ADDED FOR FINISHING ELEMENTS SUCH AS BUT NOT LIMITED TO G.W.B. CLADDING, SHEATHING, ETC.
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 MODIFICATIONS 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 PENETRATIONS 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 BI-FOLD 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 ALARMS TO CONFORM TO CSA 6.19

NEITHER JAVADESIGNS INC. NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING:
-INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE.
-CONFORMITY OF PLANS TO SITE.
-ERRORS AND OMISSIONS -ANY HOUSE BUILT FROM THESE PLANS

CUSTOMER: GORDON N GORDON
ADDRESS: LOT 42 - 3457 TRUMPETER STREET, COLWOOD

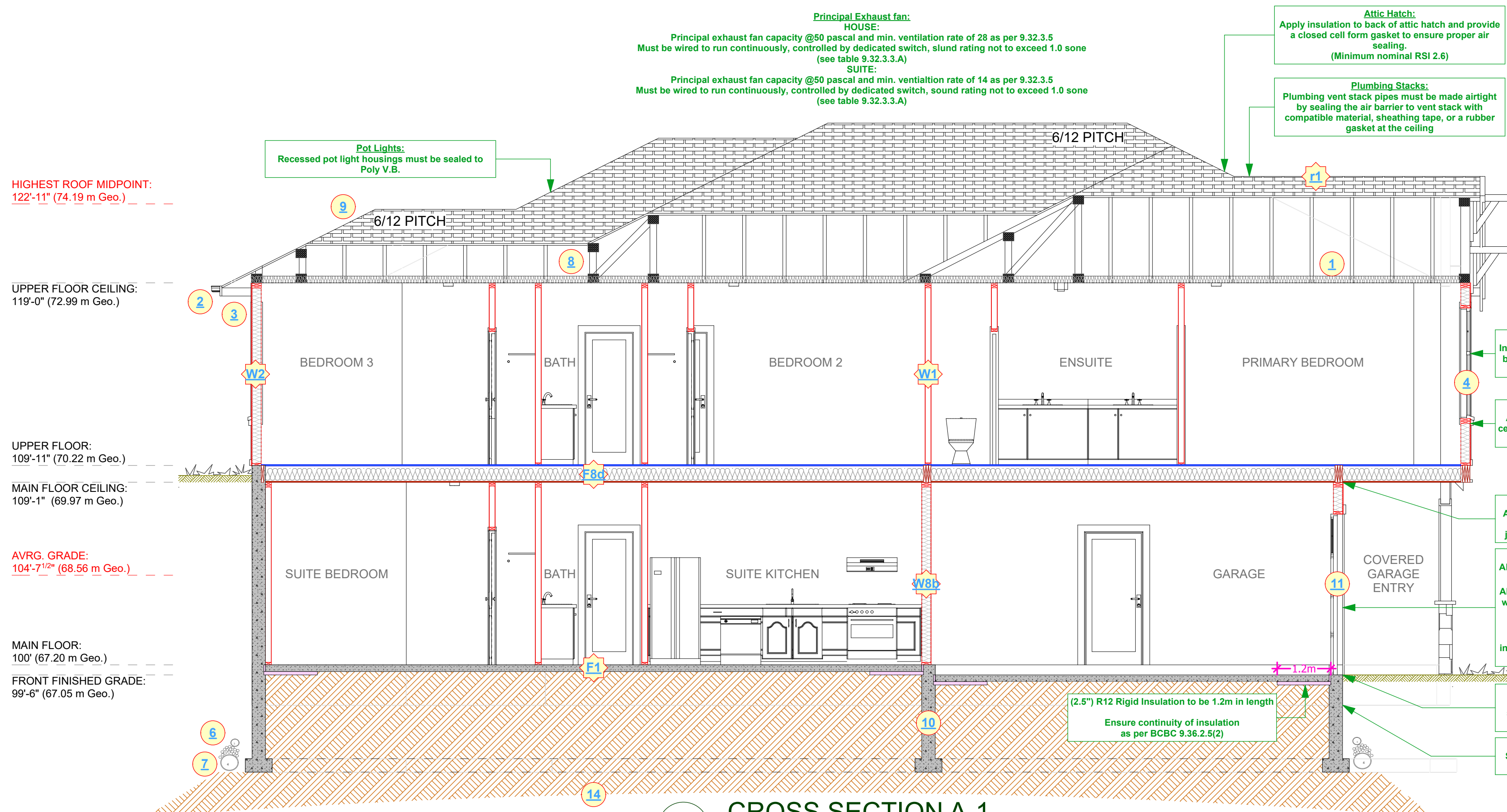
DRAWING NAME: SITE PLAN, KEY PLAN, DETAILS AND DATABOX
DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: APRIL 03, 2023
DRAWN BY: NS/KH
CHECKED BY: KML

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SHEET NUMBER

A1



CROSS SECTION A-1
 SCALE: 1/4" = 1' - 0"
 HOUSE HEAT SOURCE: TO BE DUCTED HEAT PUMP WITH AN HRV
 SUITE HEAT SOURCE: TO BE BASEBOARD

CONSTRUCTION NOTES:

1 R40 insulation - 6 mil poly V.B. 1/2" ceiling board. RSI VALUE OF 6.91	8 Provide roof vents: vent 1/50 using Shinglevent II Ridge Vent
2 Continuous gutters	9 Eave protection to 12" beyond heated wall
3 Aluminum gutters and vented soffits - roof overhangs as per plans	10 8" concrete wall on 8"x16" concrete footings - 2#4 bar continuous - R12 rigid insulation - 2 coats damp proofing
4 All windows vinyl, supply rain pan under, rainscreen as per BCBC. Windows in doors to be safety glass	11 Caulk over and around all exterior openings
5 Stairs: 7 5/8" rise, 10.04" tread, 1" nosing with continuous handrail	12 10" X 10" post saddle on 8" pillar 2'x2' concrete footing. NOT SHOWN
6 Provide drains to perimeter system	13 42" non climbable continuous handrail
7 4" drain tile with 6" rock over	14 Undisturbed non-organic soil

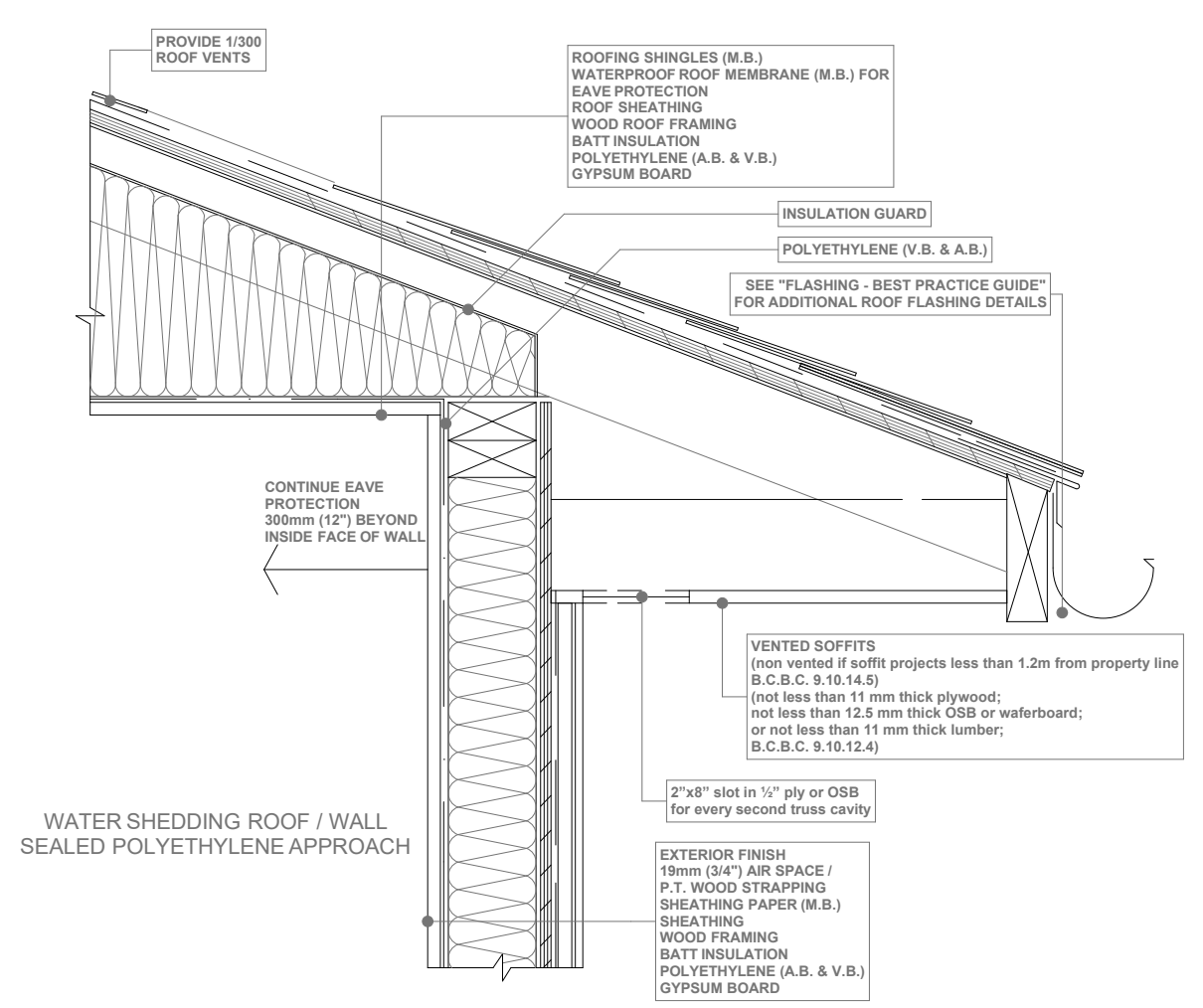
CONSTRUCTION ASSEMBLIES:

F1 4" concrete floor on 6 mil poly V.B. compacted granular fill	W2 Exterior finish, 3/4" air space, pressure treated strapping, sheathing paper, 1/2" sheathing, 2x6 studs at 16" O.C., R-20 batt insulation, 6 mil. poly V.B., 1/2" GWB. (See elevations)
E2 2x10 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 6" O.C. typ.	WB1 DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A) Minimum STC rating of 43 as per BCBC • 2 LAYERS OF 12.7mm TYPE "X" GYPSUM WALL BOARD TO ONE SIDE • 2 ROWS 38mm x 89mm STUDS SPACED 600mm O.C. STAGGERED ON COMMON 38mm x 140mm PLATE • 89mm THICK ABSORPTIVE MATERIAL ON ONE SIDE • 12.7mm TYPE "X" GYPSUM WALL BOARD ON OTHER SIDE
F1 Asphalt shingles, building paper, 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	WB1 DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B) • SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER • WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C. • ABSORPTIVE MATERIAL IN CAVITY • RESILIENT METAL CHANNELS SPACED 600mm • 15.9mm TYPE "X" GYPSUM BOARD

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**

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19. DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min, AS PER 9.37.2.15.(b)

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



SOFFIT DETAIL
 SCALE: 1" = 1' - 0"

EFFECTIVE R-VALUE FOR EXTERIOR WALLS AGAINST LOWER ROOF:

Exterior Air Film	0.03
7/16" OSB Sheathing	0.11
R-22 Batt insulation	2.36
2x6 Wood studs @ 16" O.C.	2.36
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 FLOOR OVER UNHEATED SPACE (OUTSIDE):

Exterior Air Film	0.03
Aluminum Soffit	0.00
3/4" Sheathing	0.161
R28 Batt insulation	2.36
2x10 Wood Joists @ 16" O.C.	2.36
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
3/4" Sheathing	0.161
Interior Air Film	0.16
RSI=4.67	

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	2.36
2x6 Wood studs @ 16" O.C.	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 CEILING BELOW ATTIC:

Asphalt shingles	0
Building Paper	0
1/2" Sheathing	0
Attic air film	0.03
R40 blown fiberglass insulation above truss cord	5.38
Wood trusses @ 24" O.C.	1.47
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
RSI=7.08	

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	2.36
2x6 Wood studs @ 16" O.C.	2.36
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
RSI=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 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 FLOOR OVER UNHEATED SPACE (GARAGE):

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R28 Batt insulation	2.36
2x10 Wood Joists @ 16" O.C.	2.36
3/4" Sheathing	0.161
Interior Air Film	0.16
RSI=4.57	

Values from Table A-9.36.2.4.(1)D
 Since an enclosed space rating can reduced by 0.16

EFFECTIVE R-VALUE FOR BASEMENT FLOOR:

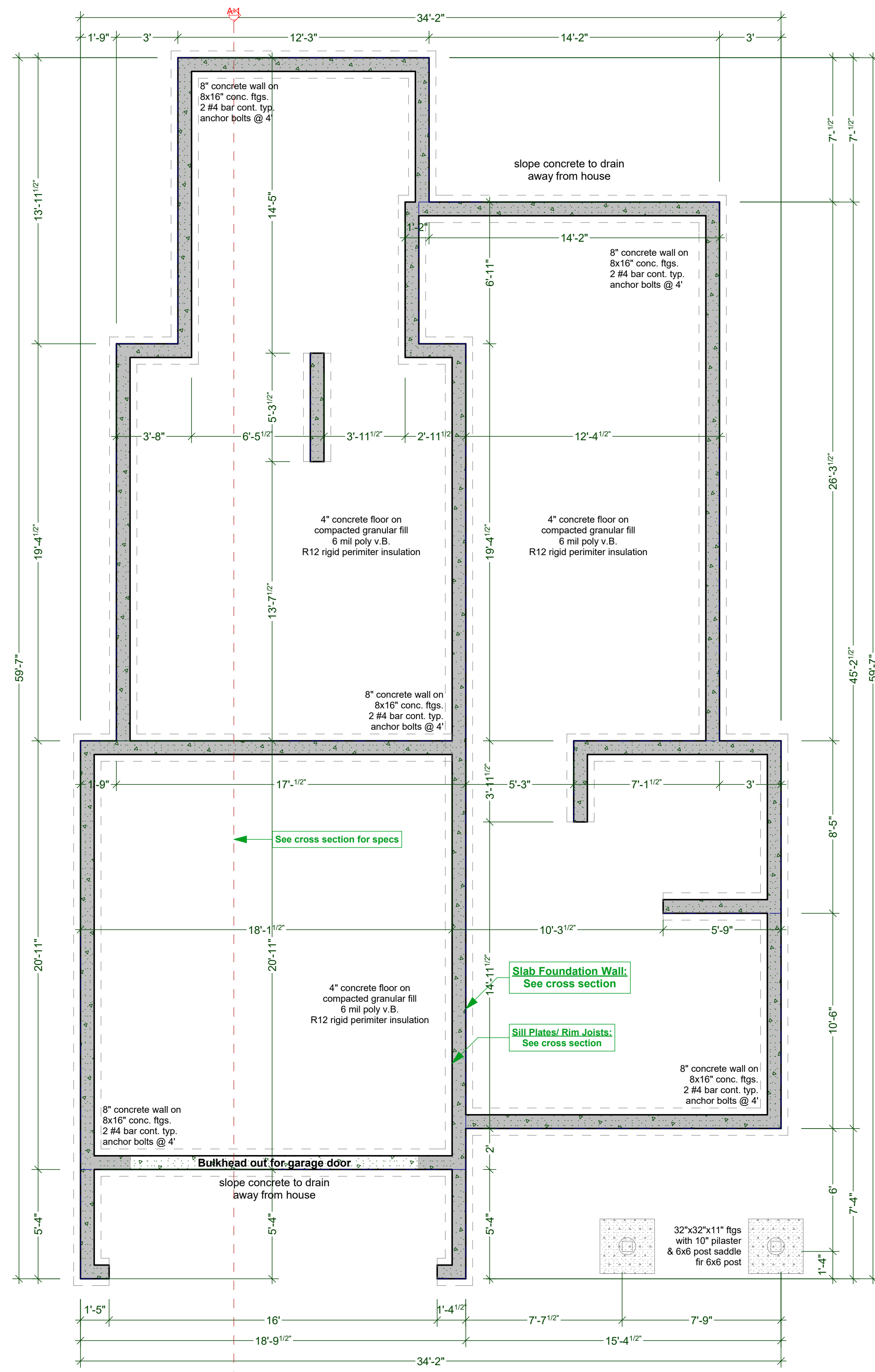
4" poured-in place concrete slab	2.11
(2.5") R12 Rigid Insulation	0
RSI=2.11	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR FOUNDATION WALLS:

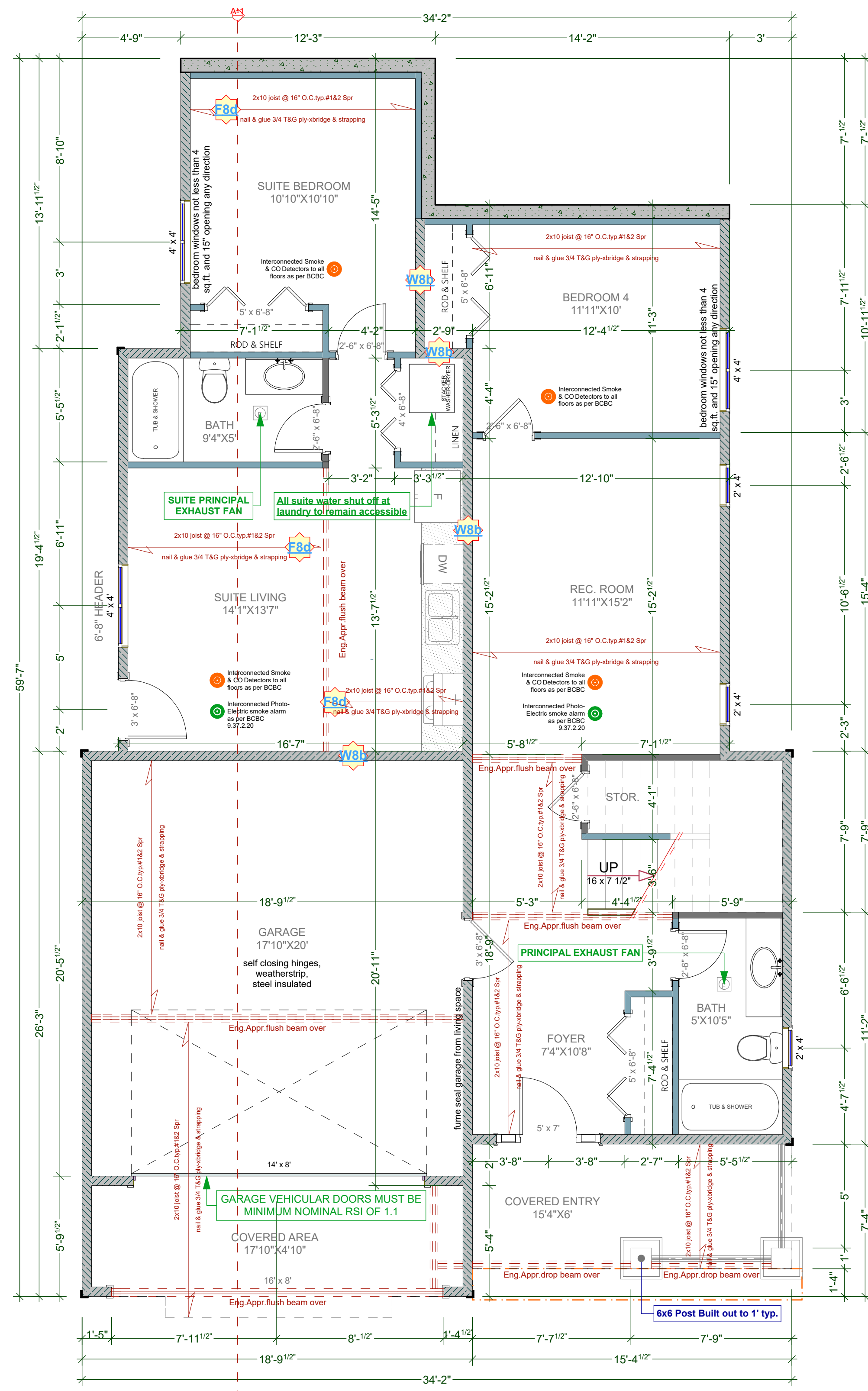
Damp proofing	0
8" poured-in place concrete	2.11
(2.5") R12 Rigid Insulation	0
RSI=2.11	

Values from Table A-9.36.2.4.(1)D



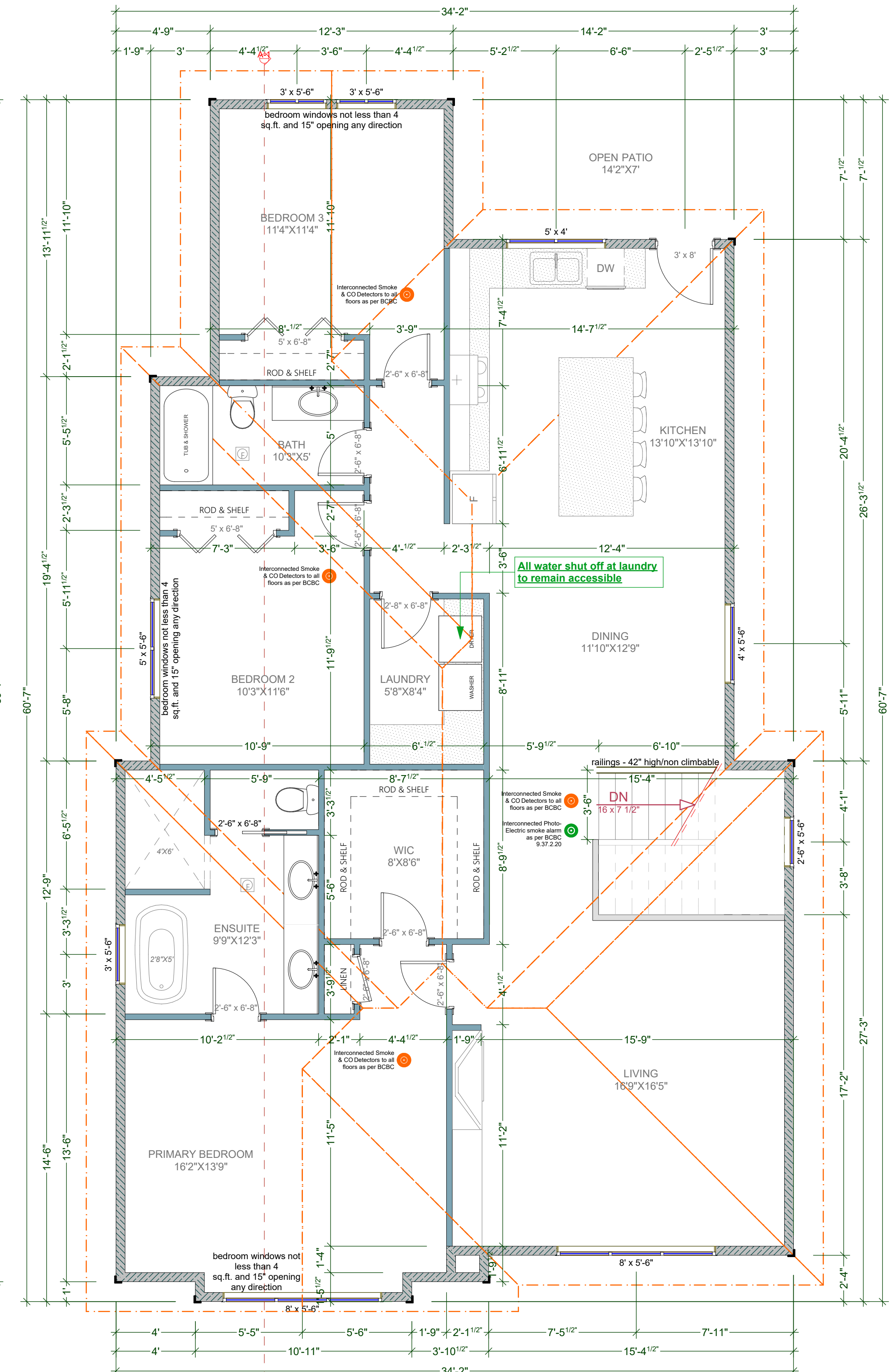
FOUNDATION PLAN (ON SLAB)

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



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

SCALE: 1/4" = 1'-0"
 SUITE FLOOR AREA: 484.70 Sq Ft (45.03 Sq M)
 HOUSE FLOOR AREA: 621.63 Sq Ft (57.75 Sq M)
TOTAL MAIN FLOOR AREA: 1,106.33 Sq Ft (102.78 Sq M)
 GARAGE FLOOR AREA: 393.06 Sq Ft (36.51 Sq M)



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

SCALE: 1/4" = 1'-0"
 UPPER FLOOR AREA: 1,725.12 Sq Ft (160.26 Sq M)

- 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.**
- DEMISING FLOOR: (30min as per F&d - Table A-9.10.3.1.B)**
 - SUBFLOOR OF 15.9mm PLYWOOD, OSB OR WAFERBOARD,
 - OR 17mm TONGUE AND GROOVE LUMBER
 - WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C.
 - ABSORPTIVE MATERIAL IN CAVITY
 - RESILIENT METAL CHANNELS SPACED 600mm
 - 15.9mm TYPE 'X' GYPSUM BOARD
- DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A)**
 - 2 layers of 12.7mm Type X gypsum board to one side
 - Two rows 38mm x 89mm studs spaced 600mm O.C. staggered on common 38mm x 140mm plate
 - 89mm thick absorptive material on one side
 - 12.7mm Type X gypsum board on other side

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19. DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min. AS PER 9.37.2.15.(b)

CUSTOMER: **GORDON N GORDON**
 ADDRESS: **LOT 42 - 3457 TRUMPETER STREET, COLWOOD**

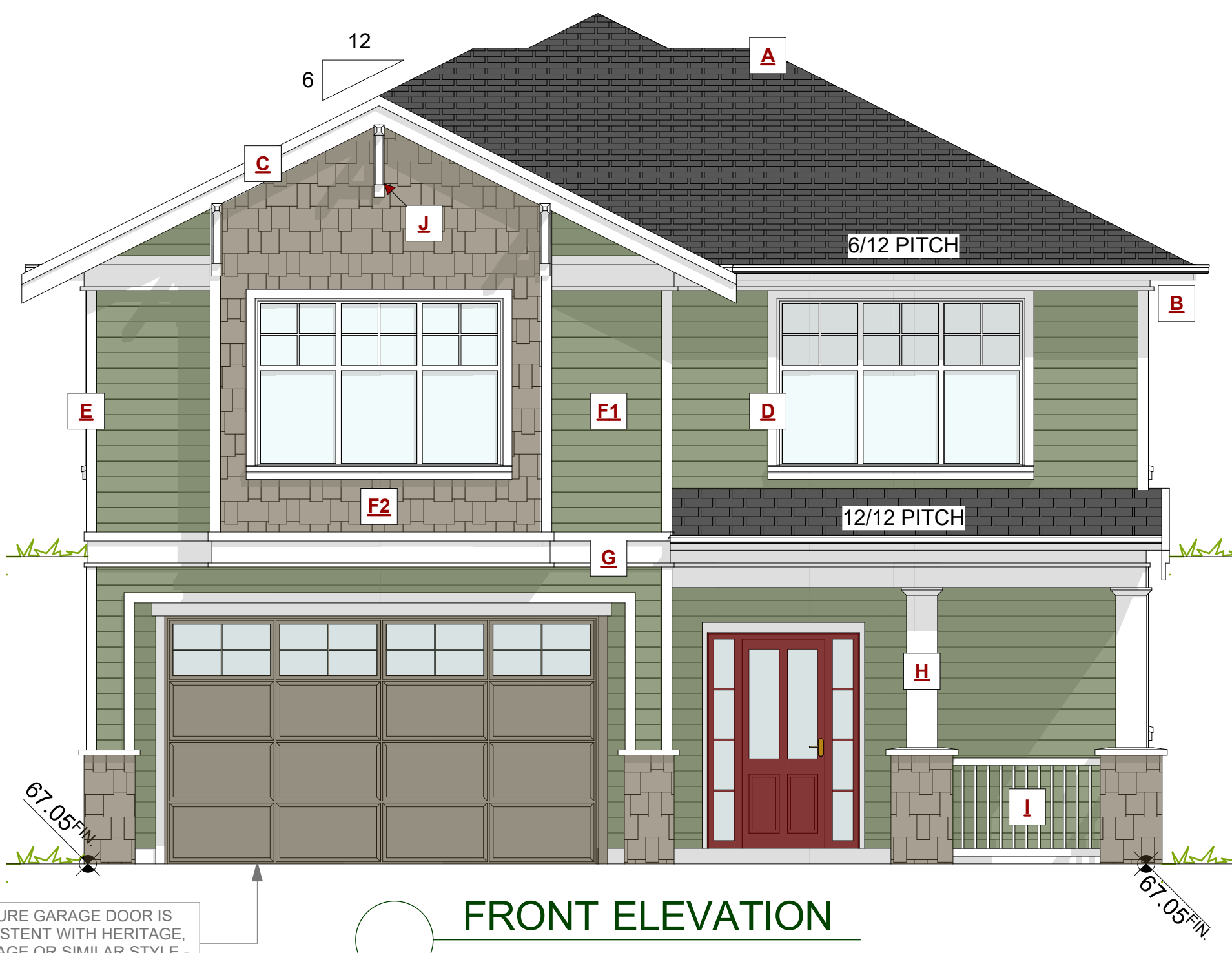
DRAWING NAME: **FOUNDATION PLAN, MAIN FLOOR AND UPPER FLOOR PLAN**
 DRAWING SCALE: **1/4"=1'-0"**

ISSUE DATE: **APRIL 03, 2023**
 DRAWN BY: **NS/KH**
 CHECKED BY: **KML**

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SHEET NUMBER

A3



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

ENSURE GARAGE DOOR IS CONSISTENT WITH HERITAGE, CARRIAGE OR SIMILAR STYLE - UPGRADED DOOR STYLE



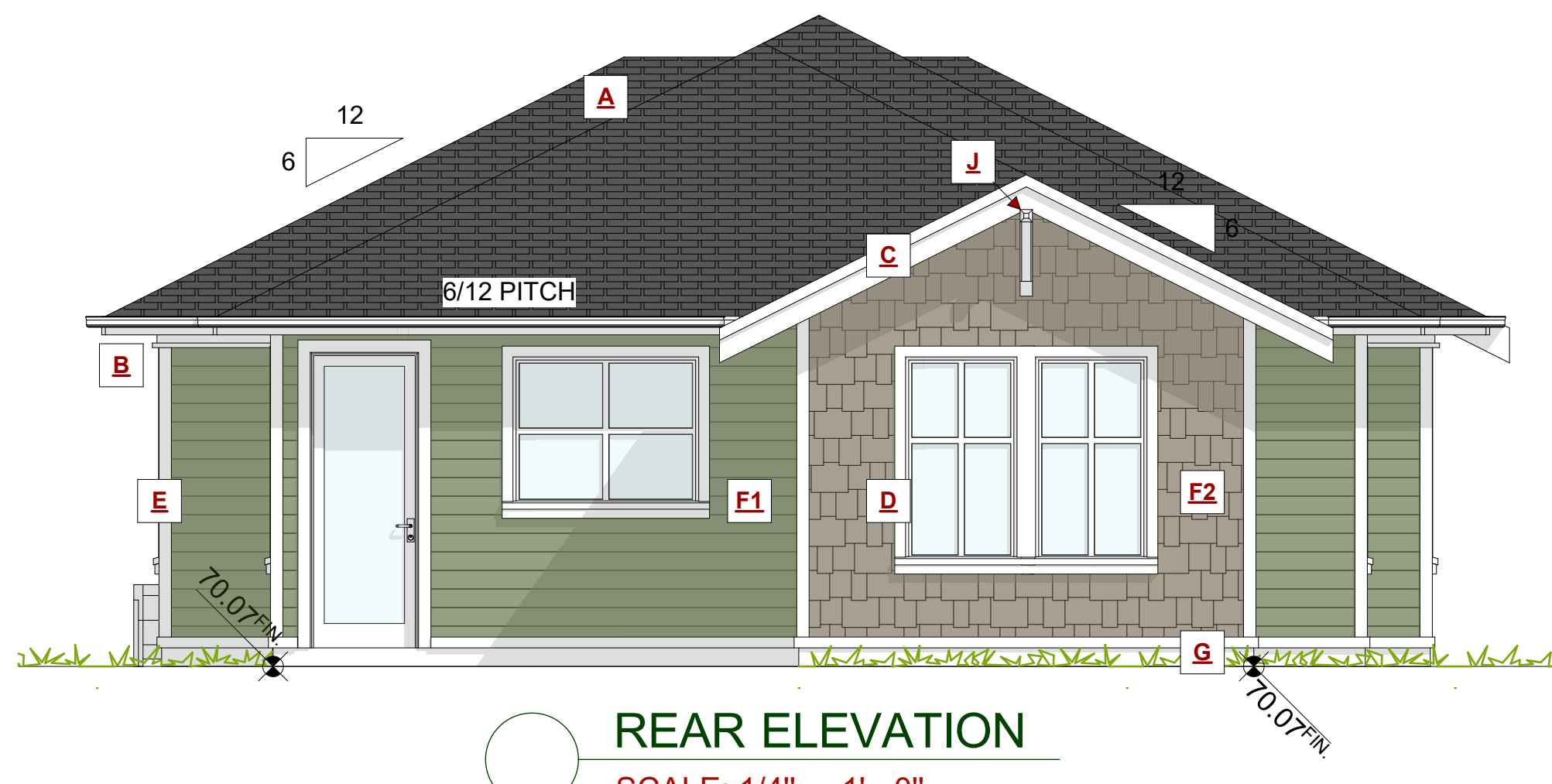
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"

STOP & READ
RETAINING WALLS MAY NOT EXCEED 1.2m IN HEIGHT OR A 1:1 RATIO OF HEIGHT TO HORIZONTAL SEPARATION IF TERRACED. RETAINING WALLS TO TERMINATE AT PROPERTY LINE AND NOT TIE INTO ADJACENT WALLS

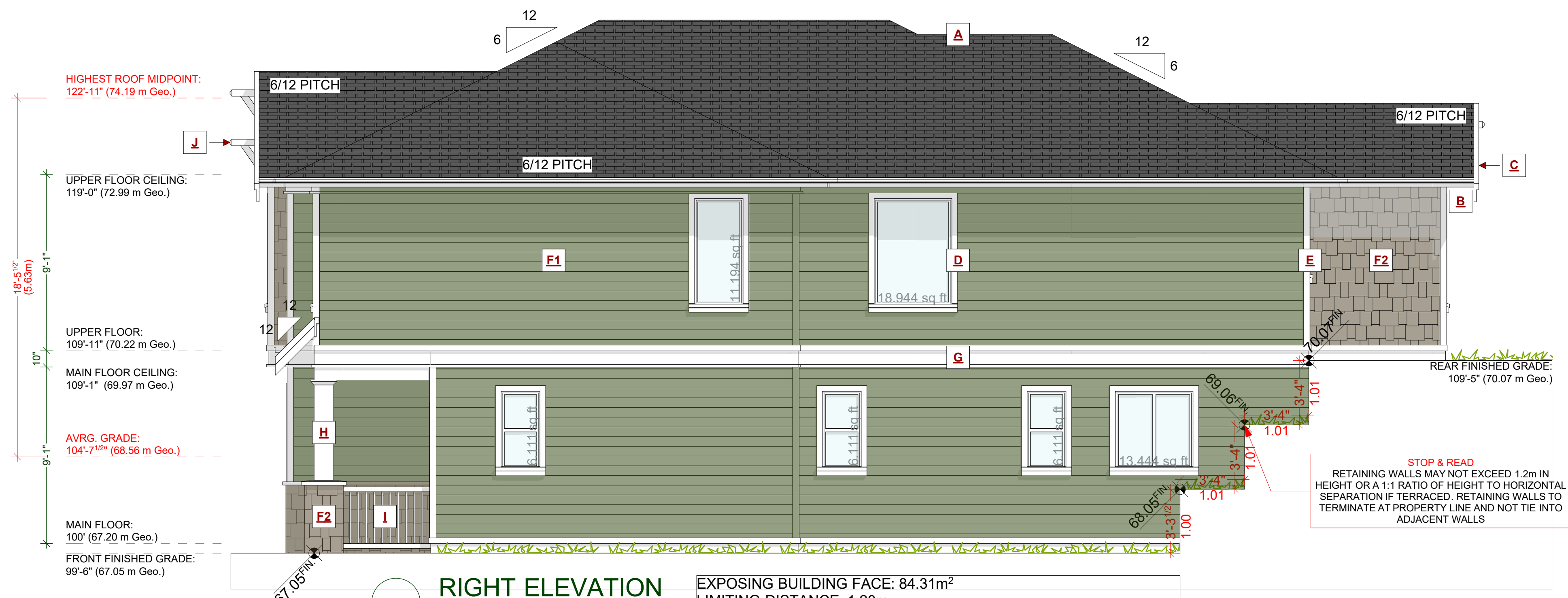
HIGHEST ROOF MIDPOINT: 122'-11" (74.19 m Geo.)
UPPER FLOOR CEILING: 119'-0" (72.99 m Geo.)
UPPER FLOOR: 109'-11" (70.22 m Geo.)
MAIN FLOOR CEILING: 109'-1" (69.97 m Geo.)
AVRG. GRADE: 104'-7 1/2" (68.56 m Geo.)
MAIN FLOOR: 100' (67.20 m Geo.)
FRONT FINISHED GRADE: 99'-6" (67.05 m Geo.)

EXPOSING BUILDING FACE: 104.82m²
LIMITING DISTANCE: 1.20m
AREA OF GLAZED OPENINGS: 6.72m²
% GLAZED OPENINGS: 6.41%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 7.00%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.34m²

EXTERIOR FINISHES SCHEDULE			
A	ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS DUAL BLACK SHINGLE	
B	GUTTER & SOFFIT:	ALUMINIUM GUTTER AND NON-VENTED SOFFIT RAINWARE WHITE	
C	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOUR ARCTIC WHITE MATCH	
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED ARCTIC WHITE MATCH	
E	CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/ STAINED ARCTIC WHITE MATCH	
F1	WALL FINISH:	HARDIE-PLANK SIDING LAPPED TO 6" EXPOSURE - COLOUR AS PER BUILDERS SPECS JAMES HARDIE - MOUNTAIN SAGE	
F2	WALL FINISH:	HARDIE SHAKES - COLOUR AS PER BUILDERS SPECS - RAIN SCREEN AS PER BCBC JAMES HARDIE - KHAKI BROWN	
G	BELLY BAND:	2x10 W/ 1x4 DOUBLE PAINTED BELLY BAND WITH FLASHING, PAINTED TRIM COLOUR ARCTIC WHITE MATCH	
H	POSTS:	POSTS - REFER TO ELEVATIONS PAINTED/STAINED AS PER OWNERS SPECS ARCTIC WHITE MATCH	
I	RAILINGS:	WOOD RAILINGS - 42" HIGH/ NON CLIMBABLE ARCTIC WHITE MATCH	
J	KNEE BRACES:	DECORATIVE WOOD BRACES IN GABLES - SEE ELEVATIONS ARCTIC WHITE MATCH	



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



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

HIGHEST ROOF MIDPOINT: 122'-11" (74.19 m Geo.)
UPPER FLOOR CEILING: 119'-0" (72.99 m Geo.)
UPPER FLOOR: 109'-11" (70.22 m Geo.)
MAIN FLOOR CEILING: 109'-1" (69.97 m Geo.)
AVRG. GRADE: 104'-7 1/2" (68.56 m Geo.)
MAIN FLOOR: 100' (67.20 m Geo.)
FRONT FINISHED GRADE: 99'-6" (67.05 m Geo.)

STOP & READ
RETAINING WALLS MAY NOT EXCEED 1.2m IN HEIGHT OR A 1:1 RATIO OF HEIGHT TO HORIZONTAL SEPARATION IF TERRACED. RETAINING WALLS TO TERMINATE AT PROPERTY LINE AND NOT TIE INTO ADJACENT WALLS

EXPOSING BUILDING FACE: 84.31m²
LIMITING DISTANCE: 1.20m
AREA OF GLAZED OPENINGS: 5.75m²
% GLAZED OPENINGS: 6.82%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 7.00%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 5.90m²

CUSTOMER: GORDON N GORDON
ADDRESS: LOT 42 - 3457 TRUMPETER STREET, COLWOOD

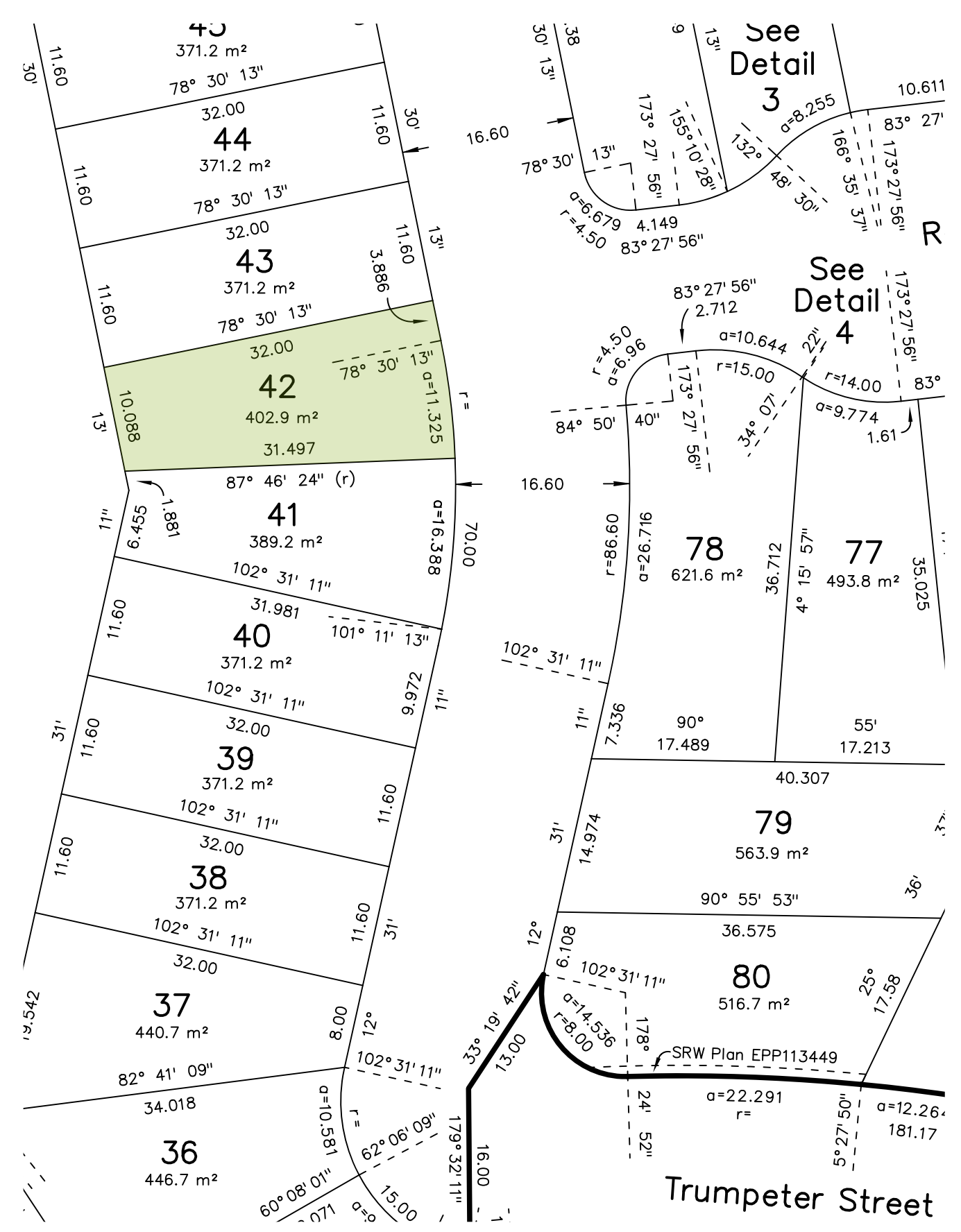
DRAWING NAME: ELEVATIONS
DRAWING SCALE: 1/4"=1'-0"

ISSUE DATE: APRIL 03, 2023
DRAWN BY: NS/KH
CHECKED BY: KML

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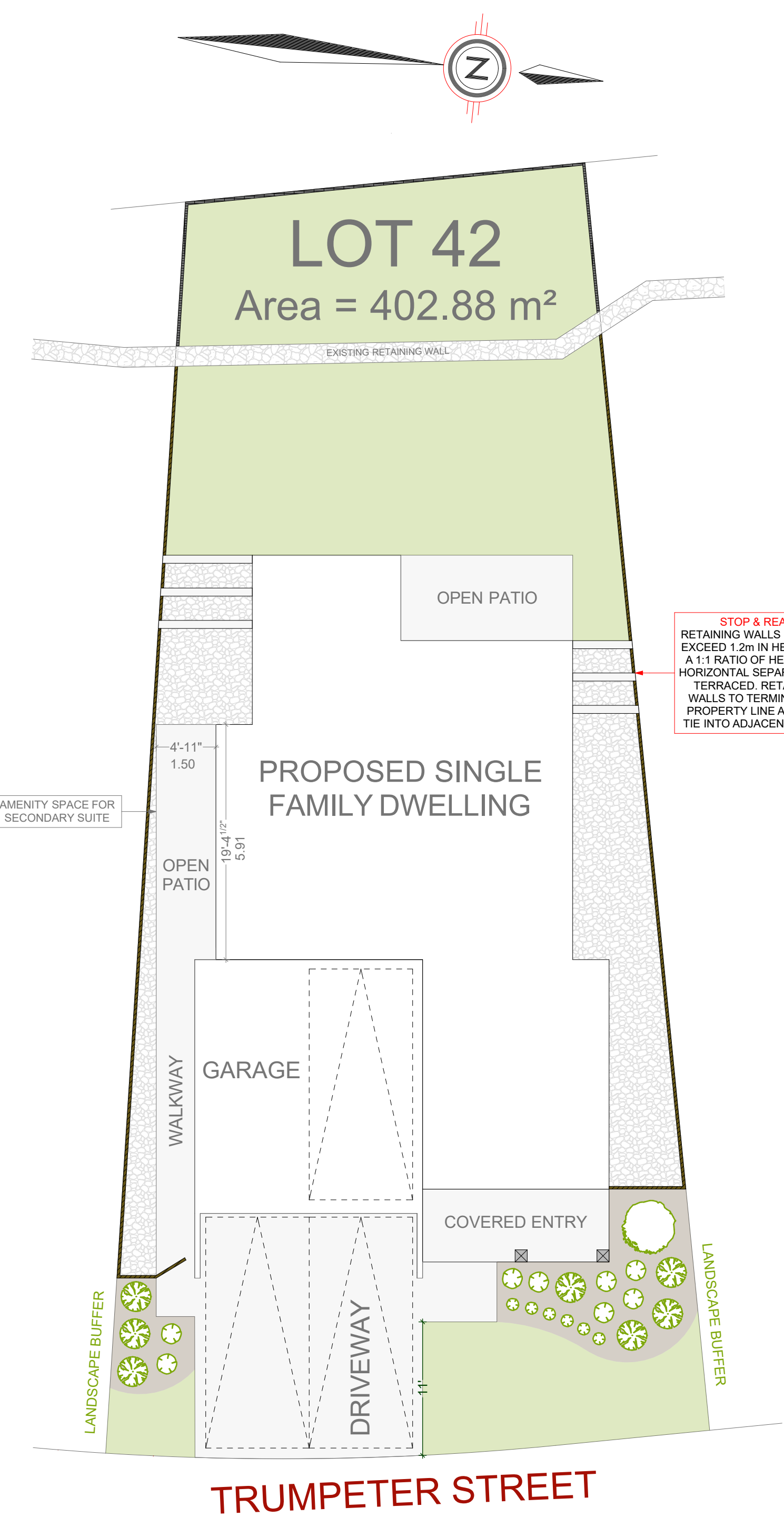
SHEET NUMBER

A4

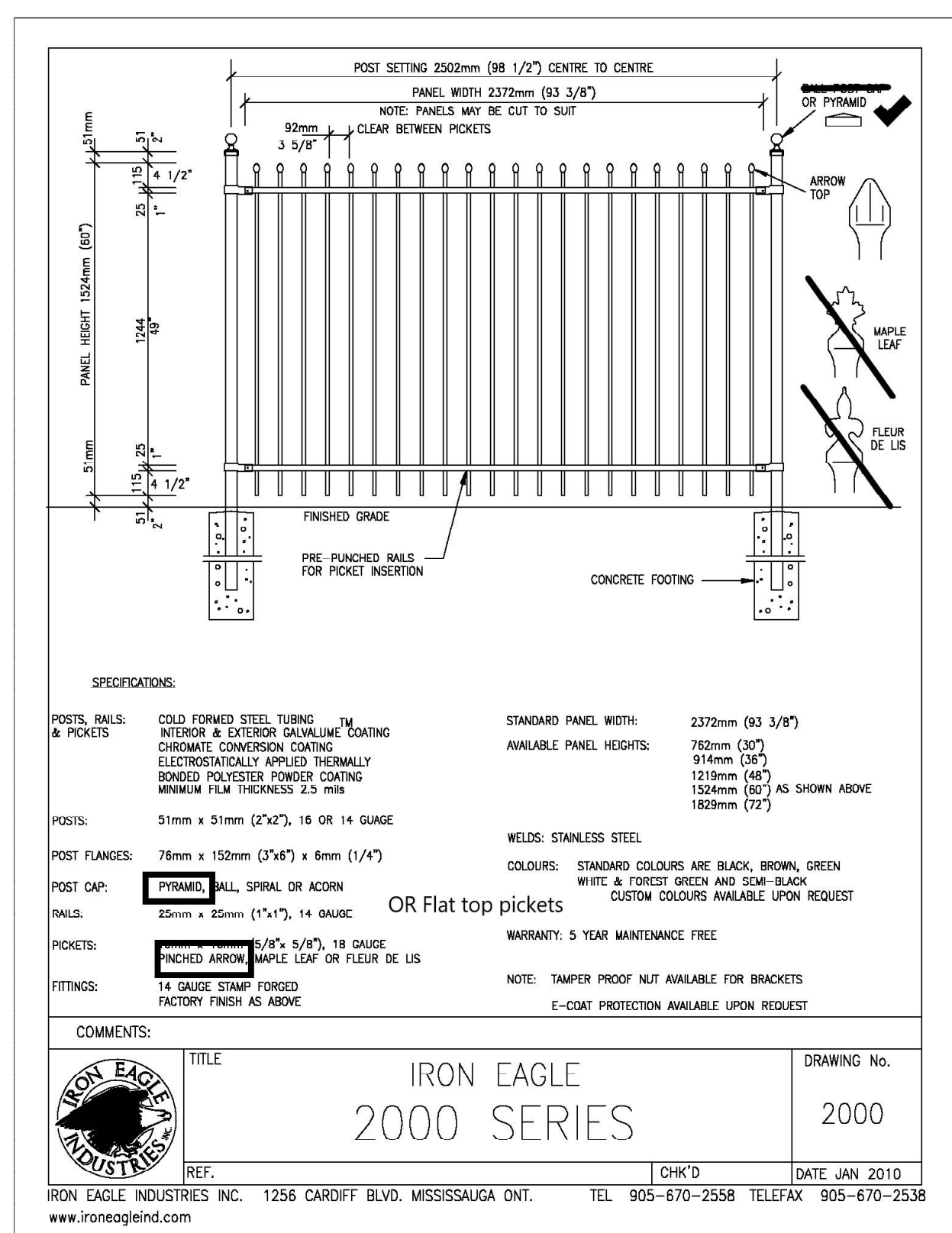


SUBDIVISION PLAN
NOT TO SCALE

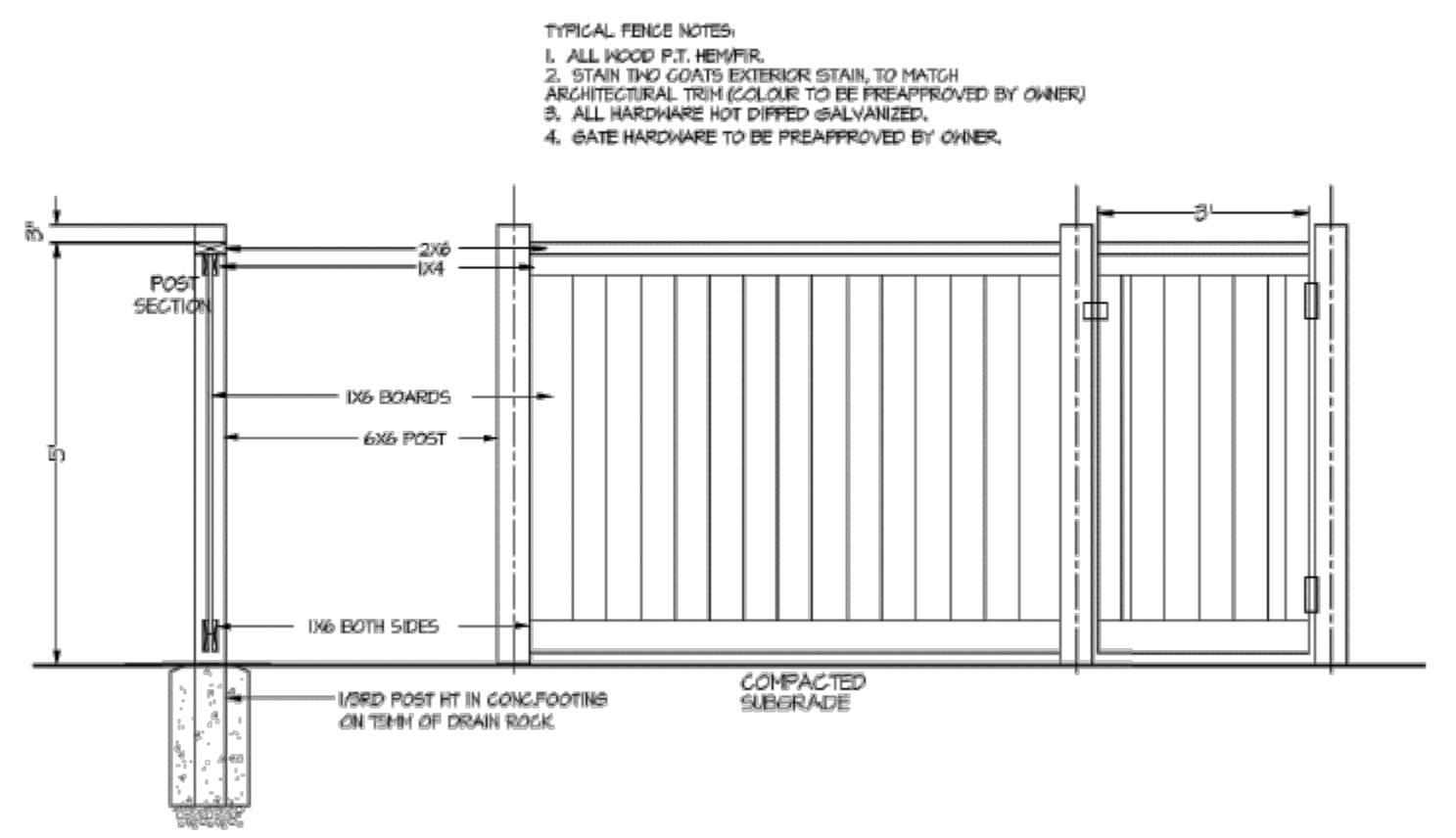
LEGEND				
ITEM	AREA (SqFt)	%	ITEM	
CONCRETE	827.42 Sq Ft	19.01	LOW PROFILE FENCE	SIDE YARDS AS NOTED
LAWN	1257.44 Sq Ft	28.99	HIGH PROFILE FENCE	REAR YARD RETURNING TO EXISTING RETAINING AS NOTED
GARDEN	209.20 Sq Ft	5.24	PRIVACY PLANTINGS	FRONT YARD AS NOTED
GRAVEL	430.07 Sq Ft	10.77	RETAINING WALL	SIDE YARDS AS NOTED



LANDSCAPE PLAN
SCALE: 1:100

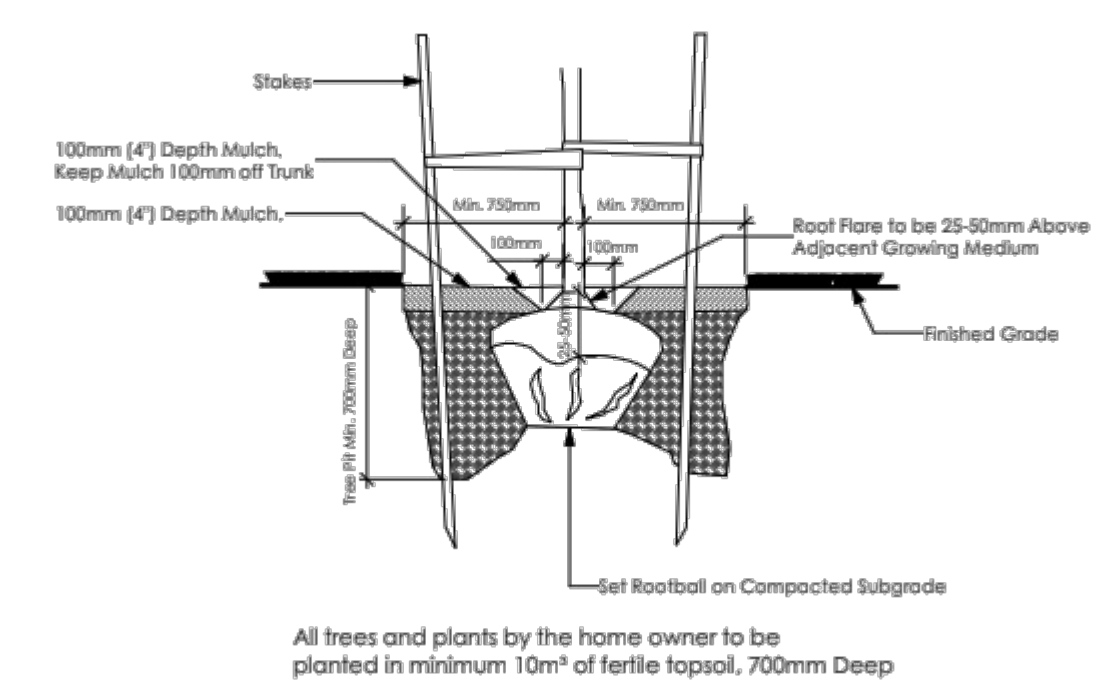


HIGH PROFILE FENCE (REAR)
NOT TO SCALE



LOW PROFILE FENCE (SIDE)
NOT TO SCALE

NOTES:
GUIDELINE REQUIREMENTS MUST BE MET FOR ALL FENCING, RETAINING AND LANDSCAPING COMPONENTS
RETAINING WALLS MUST BE SELF SUPPORTING STRUCTURES AND TERMINATE AT THE PROPERTY LINE. NO CONNECTIONS TO RETAINING WALLS ON ADJACENT PROPERTIES WILL BE ACCEPTED
FENCING LOCATIONS SHOWN TO BE DETERMINED AND CONFIRMED ON SITE
PROPERTY TO BE IRRIGATED, 6" PIPE FOR DRIVEWAY SLEEVES TO BE INSTALLED FOR CITY IRRIGATION LINES



TREE PLANTING DETAIL
NOT TO SCALE

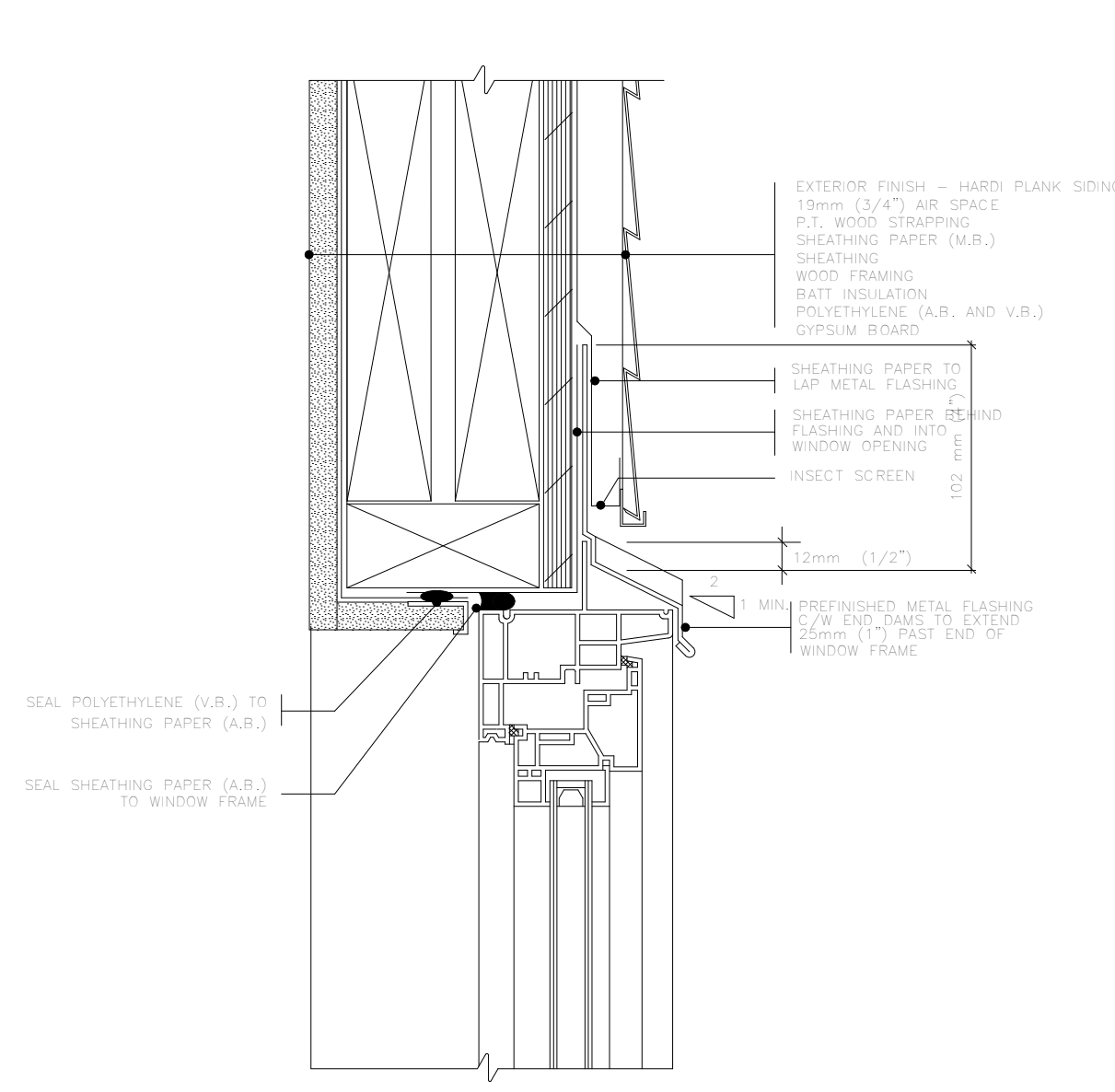
CUSTOMER:
GORDON N GORDON
ADDRESS:
**LOT 42 - 3457 TRUMPETER STREET,
COLWOOD**

DRAWING NAME:
**LANDSCAPE PLAN, LEGEND,
DETAILS AND SUBDIVISION**
DRAWING SCALE:
SEE DRAWINGS

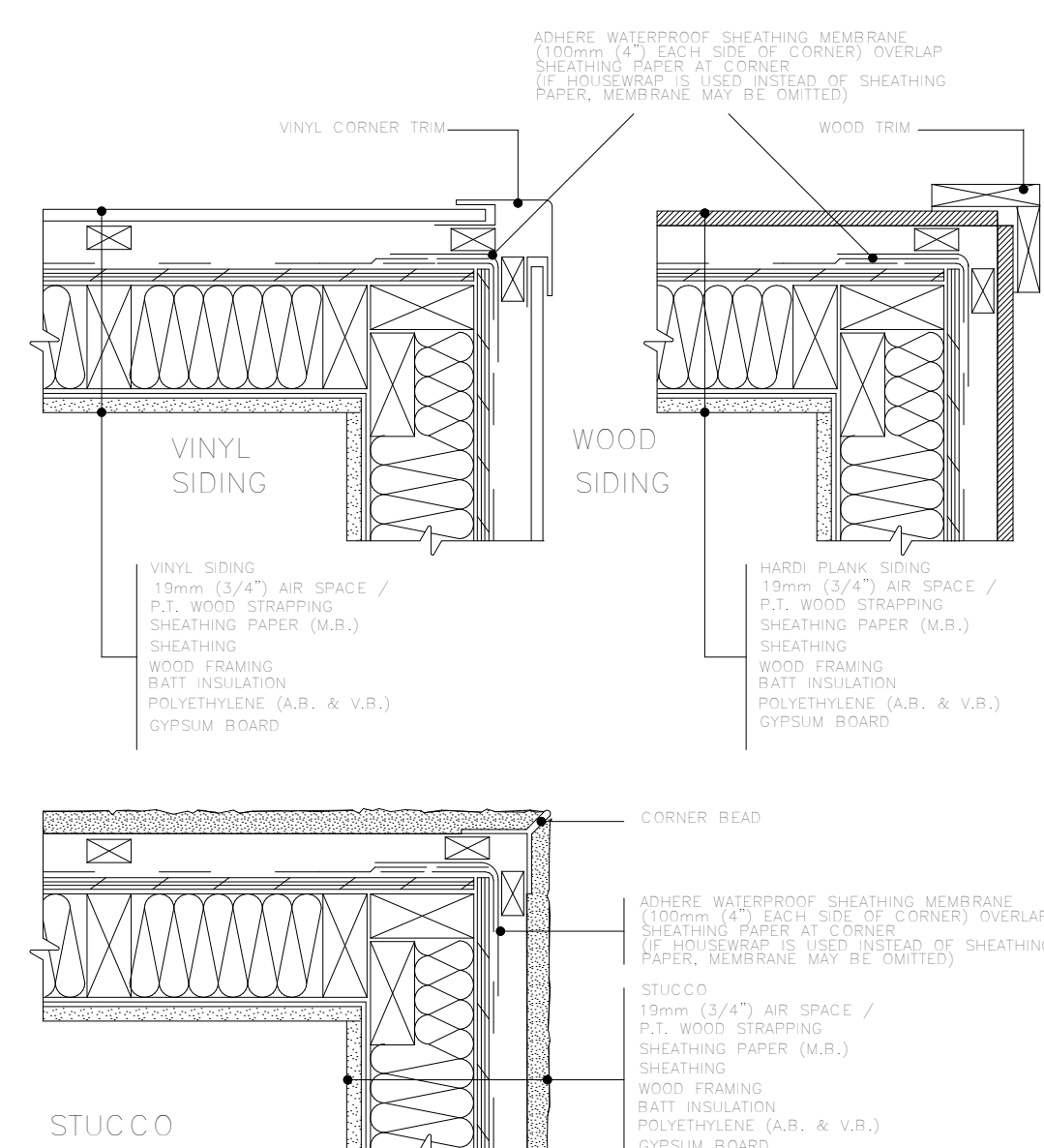
ISSUE DATE:
APRIL 03, 2023
DRAWN BY:
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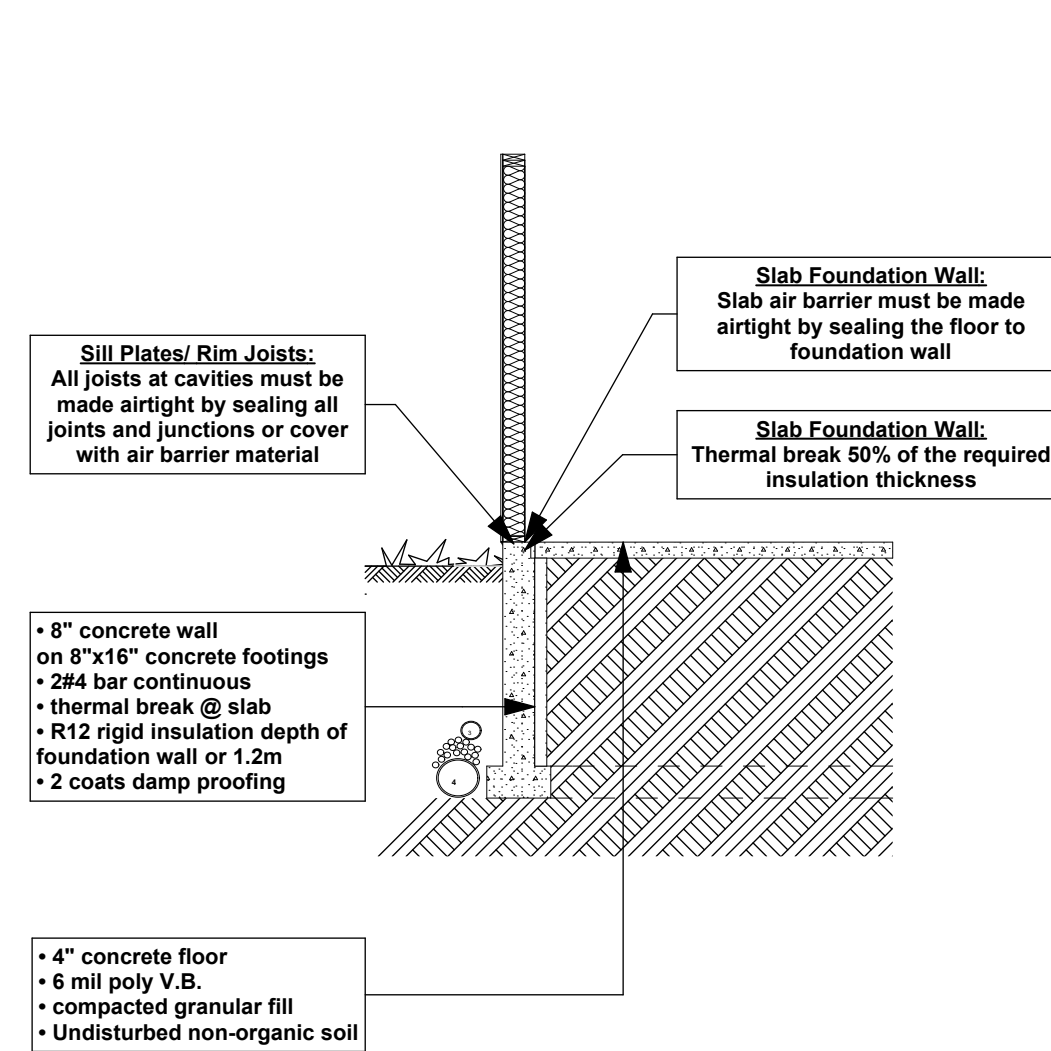
SHEET NUMBER
A5



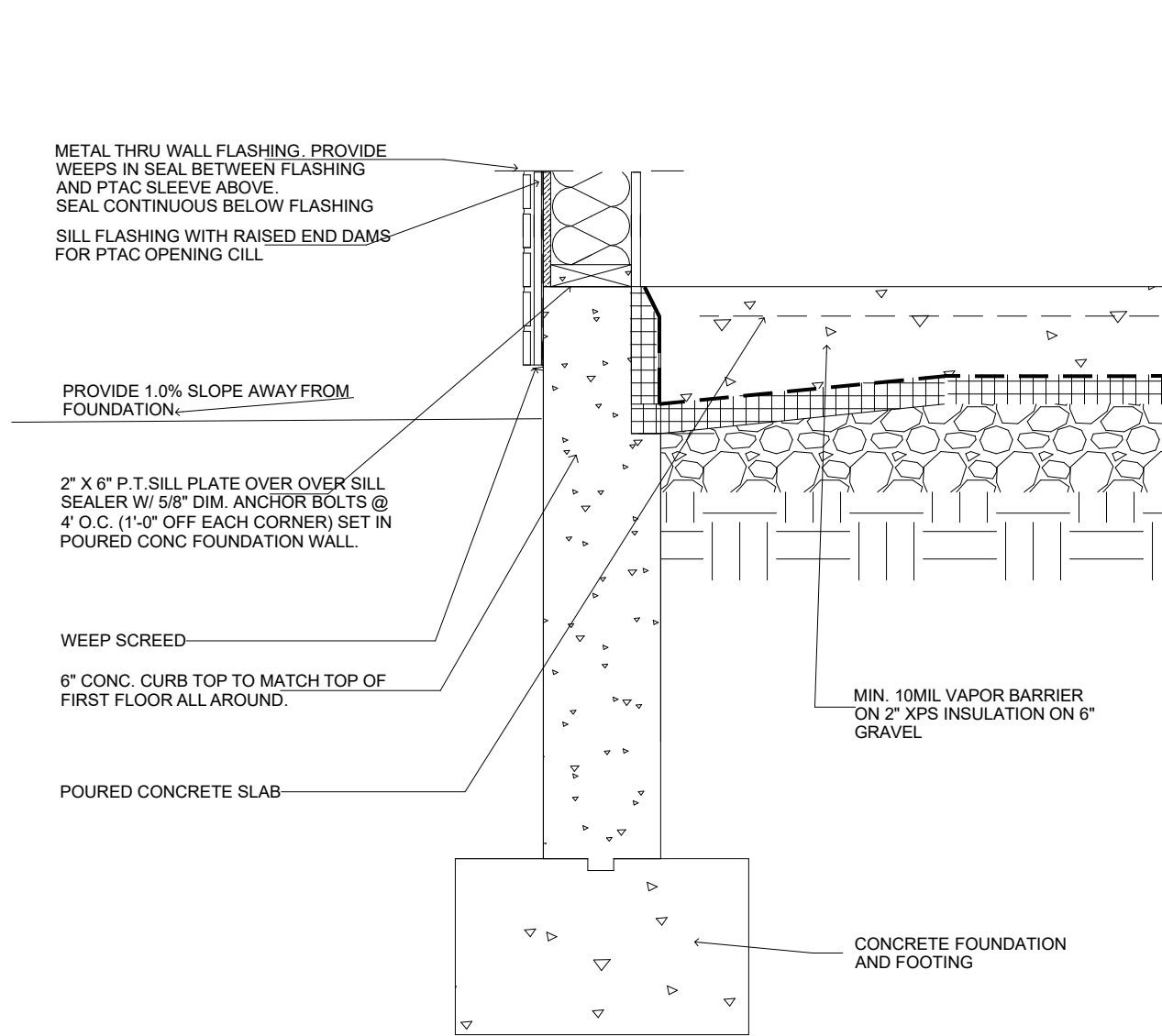
WINDOW HEAD
SEALED POLYETHYLENE APPROACH
11 SPA
BEST PRACTICE GUIDE



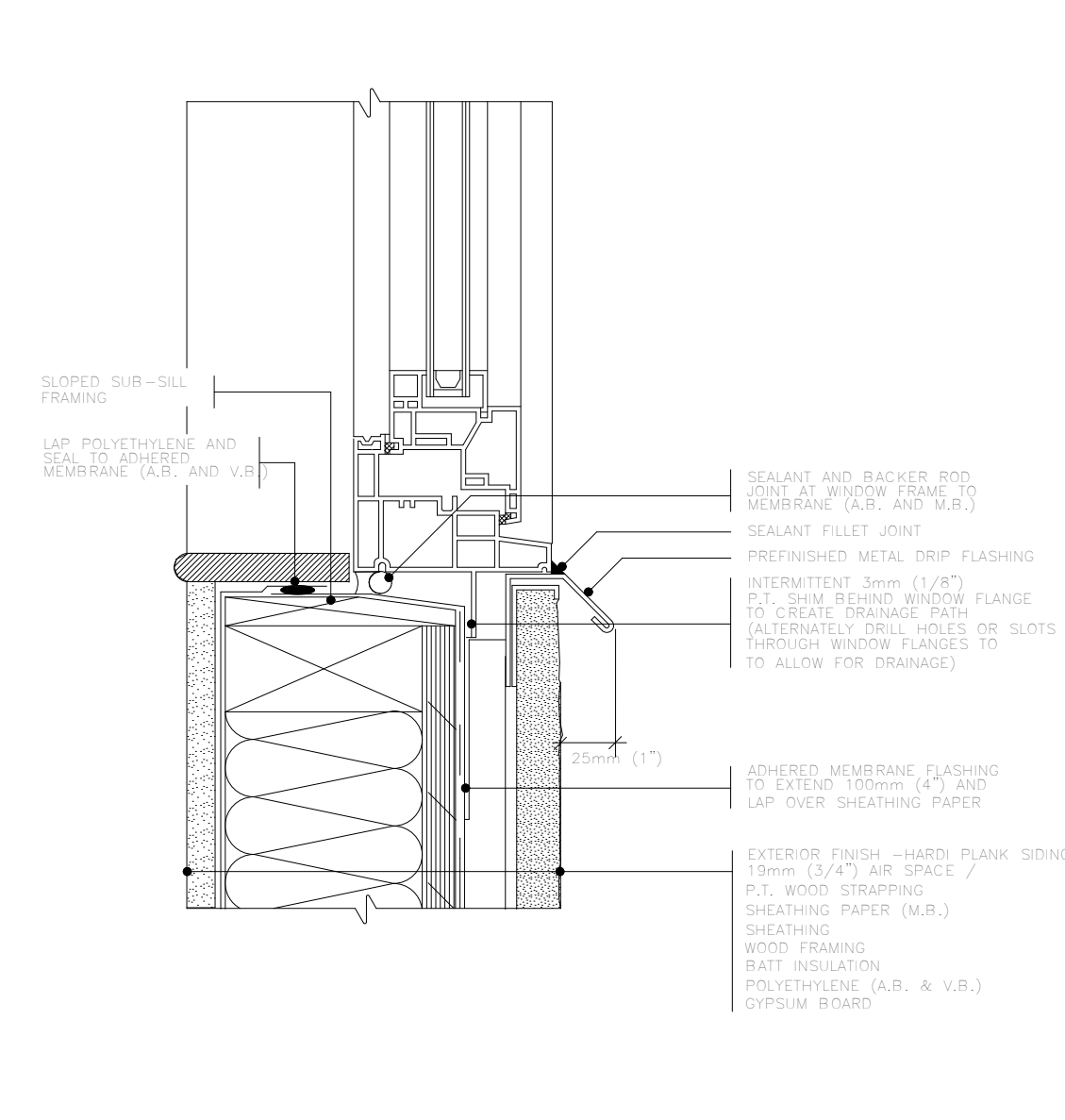
VINYL CORNER
SEALED POLYETHYLENE APPROACH
8 SPA
BEST PRACTICE GUIDE



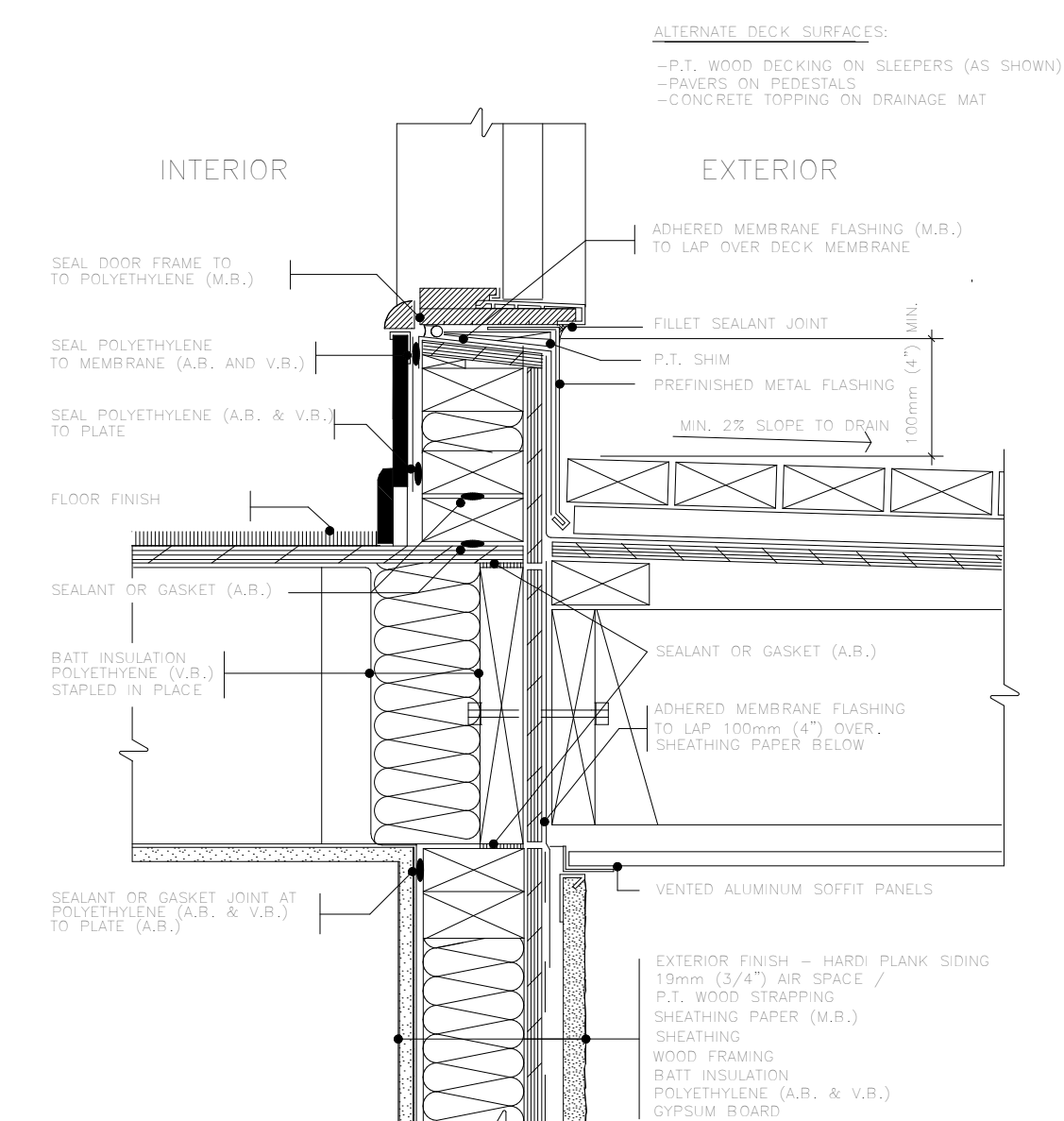
FOUNDATION DETAIL
SCALE: 1/4" = 1'-0"



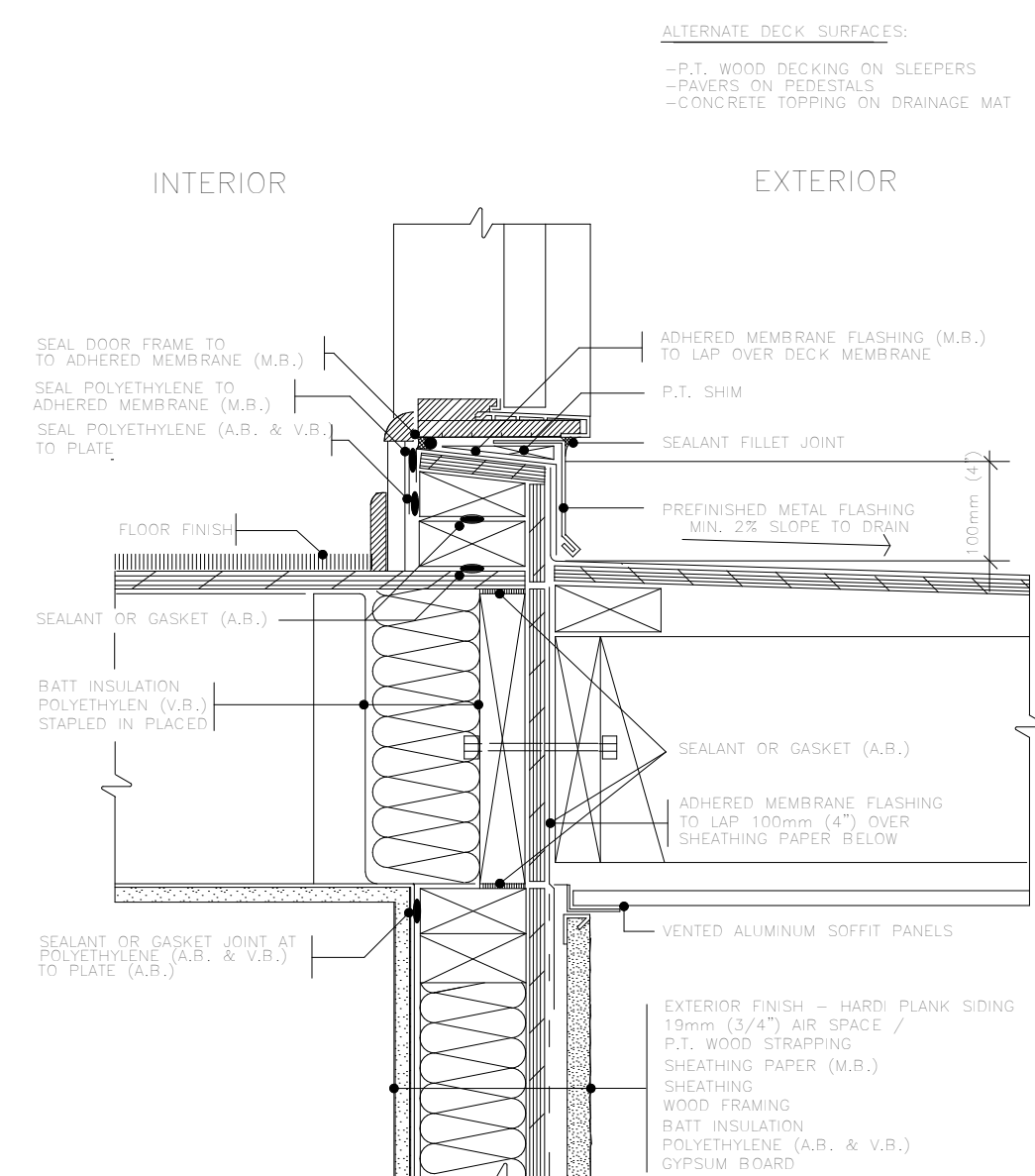
BASE OF STUD WALL DETAIL
SCALE: 1" = 1'-0"



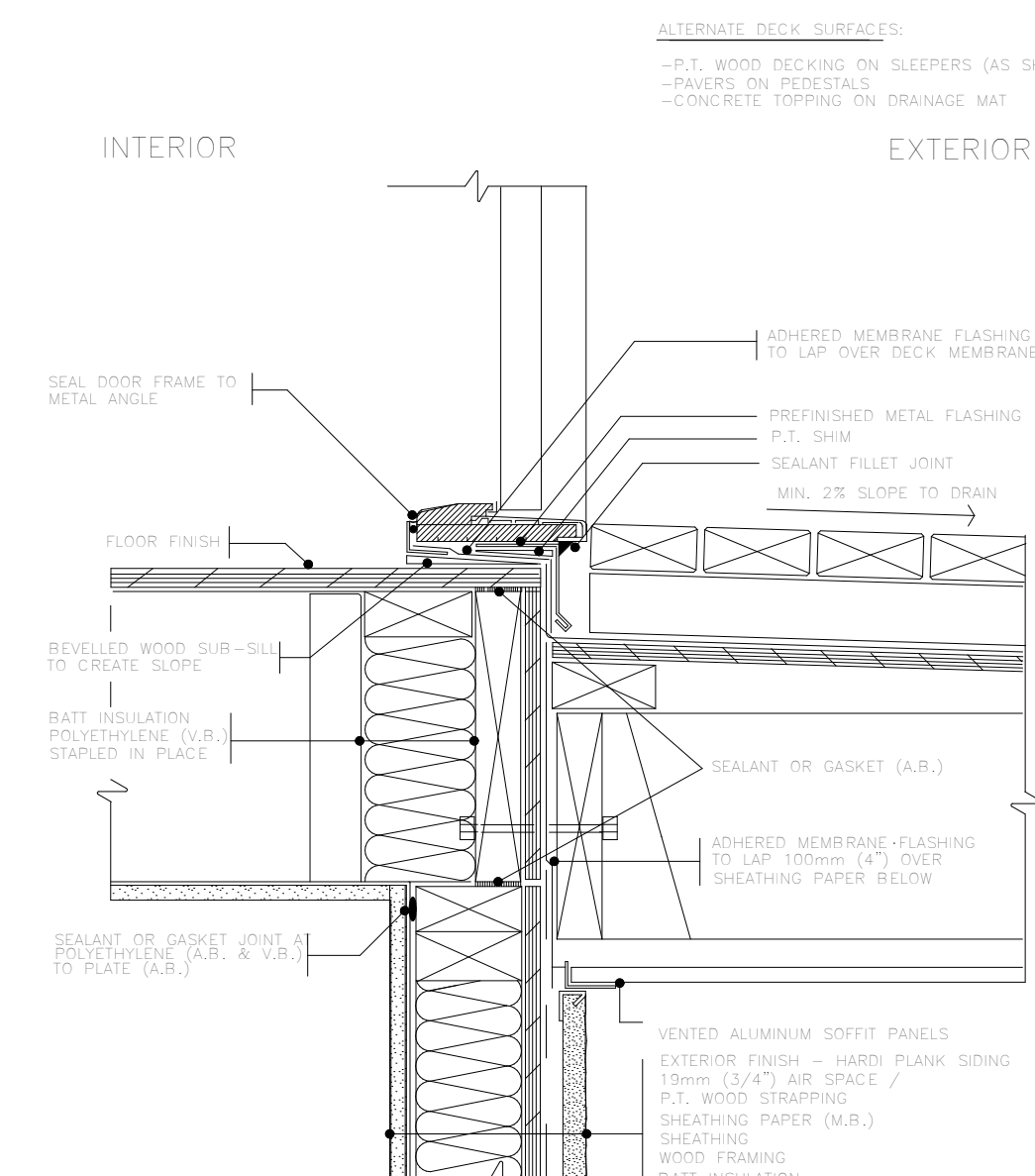
WINDOW SILL
SEALED POLYETHYLENE APPROACH
13 SPA
BEST PRACTICE GUIDE



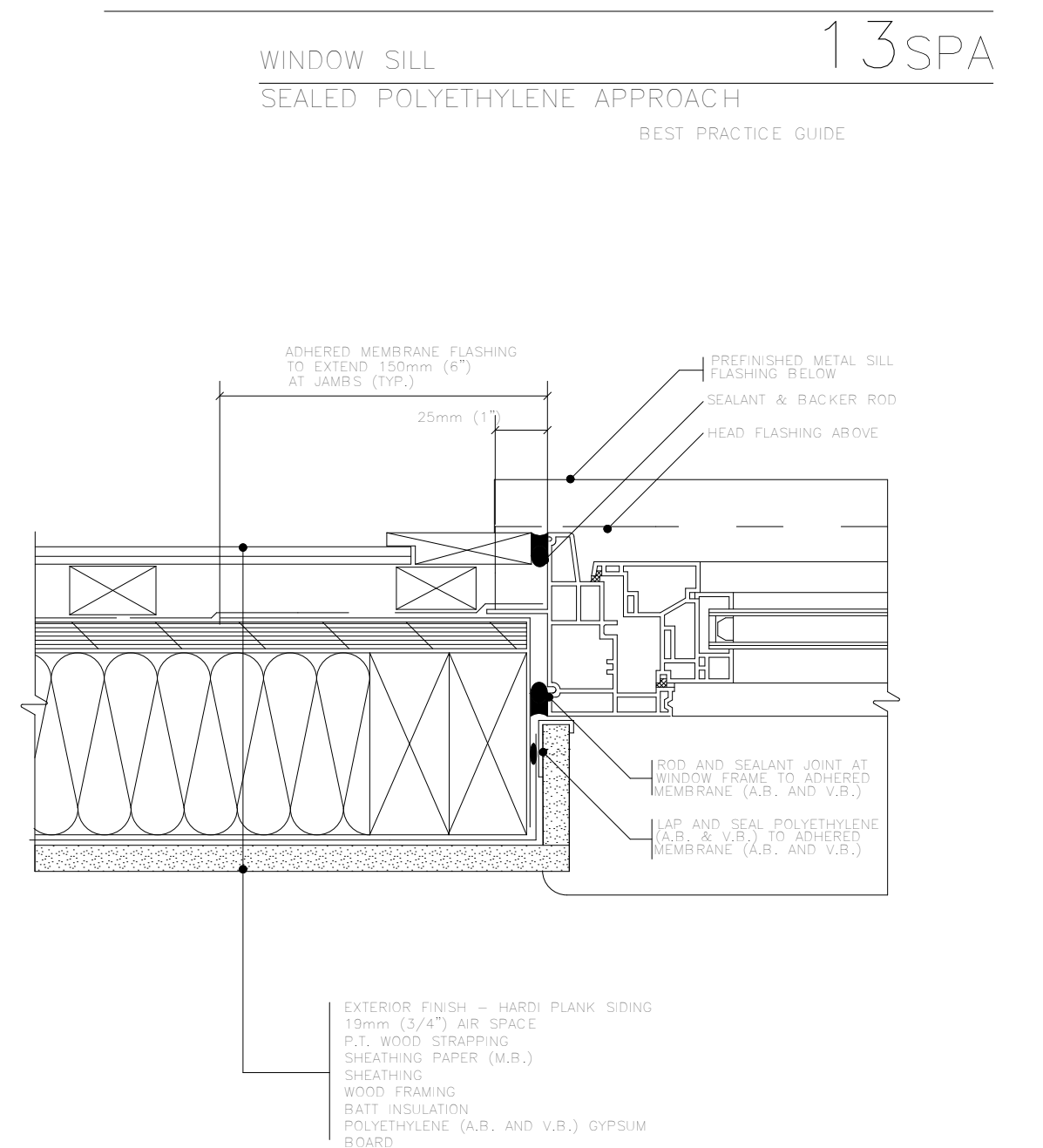
DOOR SILL - PROTECTED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
14 SPA
BEST PRACTICE GUIDE



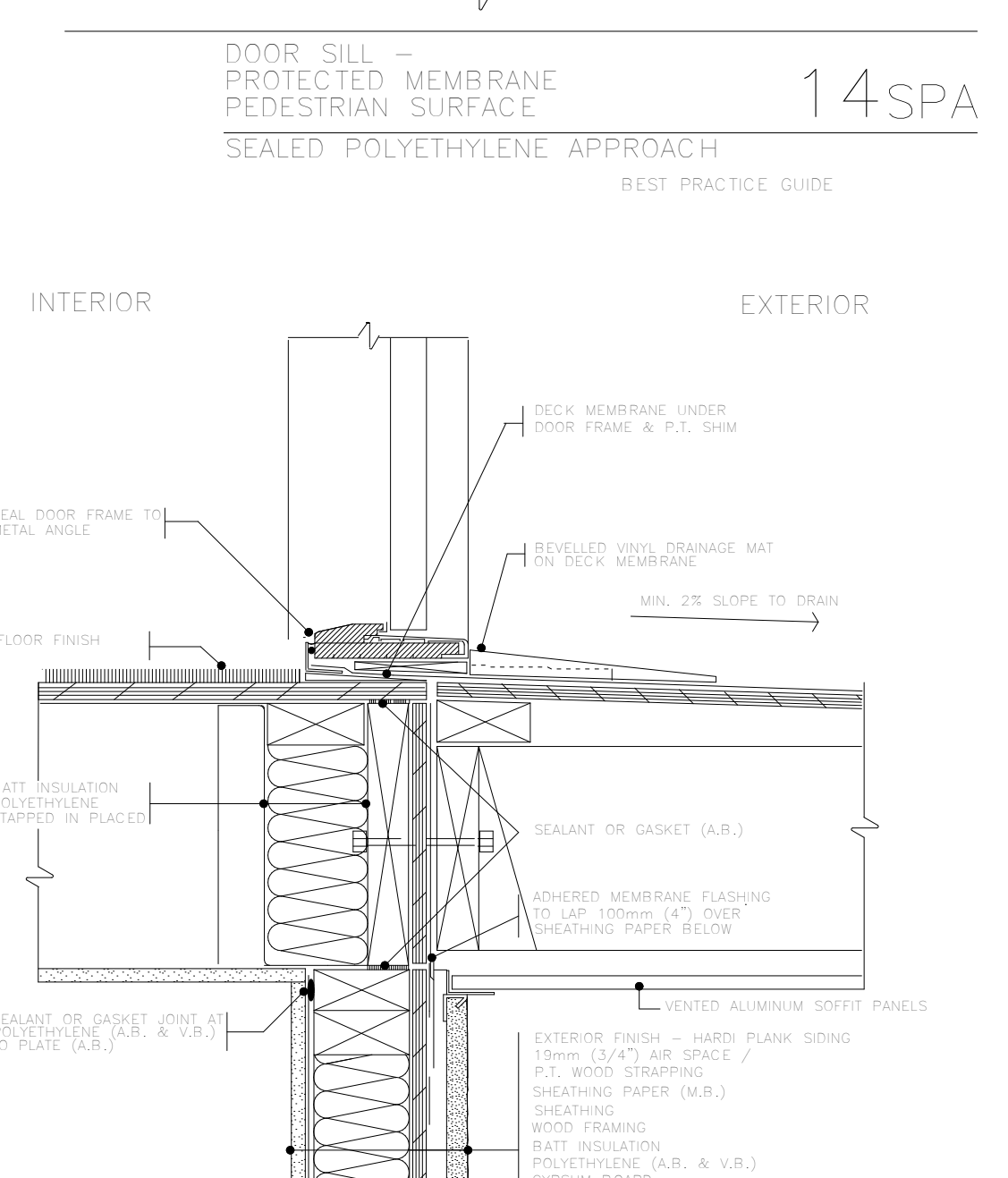
DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
15 SPA
BEST PRACTICE GUIDE



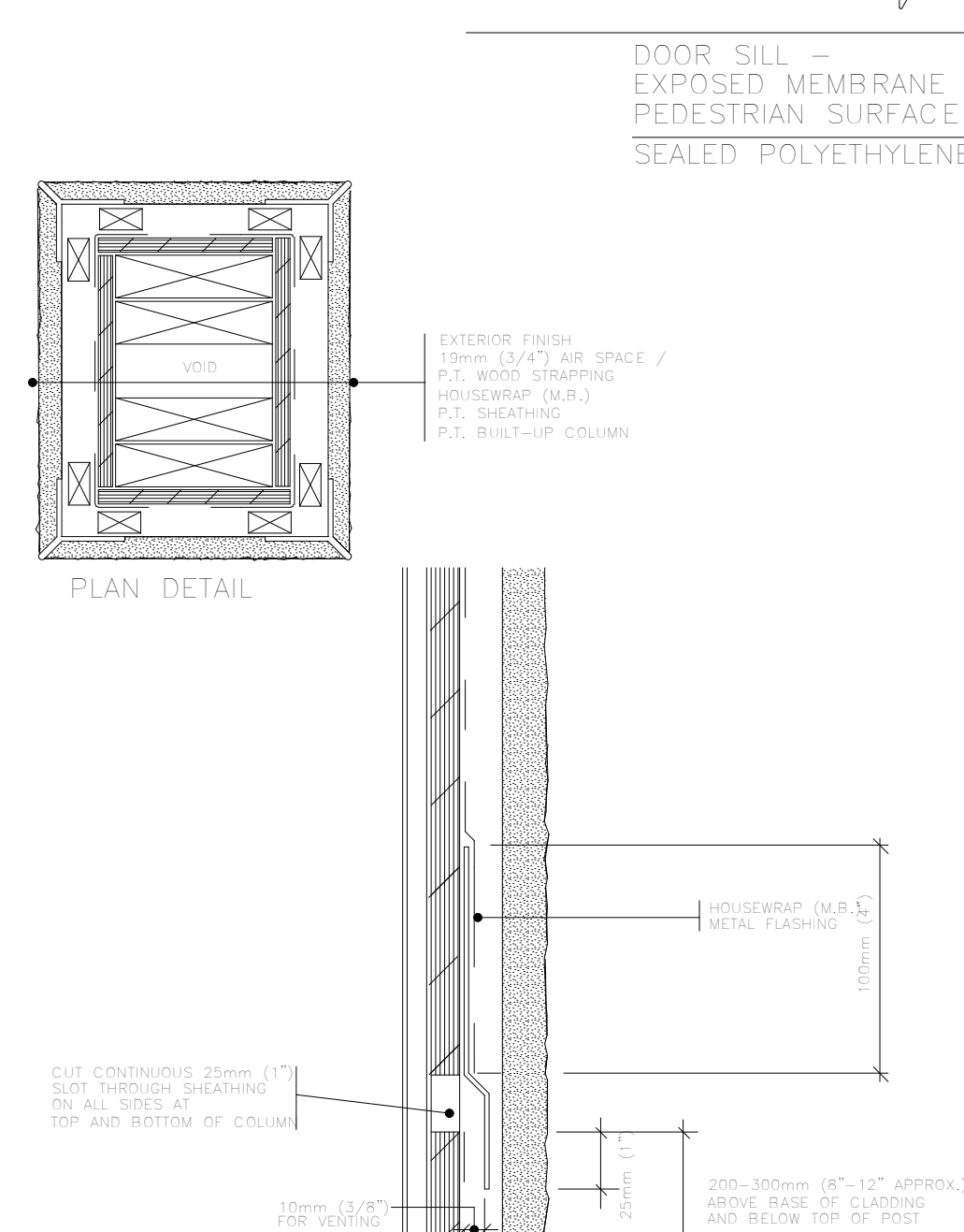
ACCESSIBLE DOOR SILL - PROTECTED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
16 SPA
BEST PRACTICE GUIDE



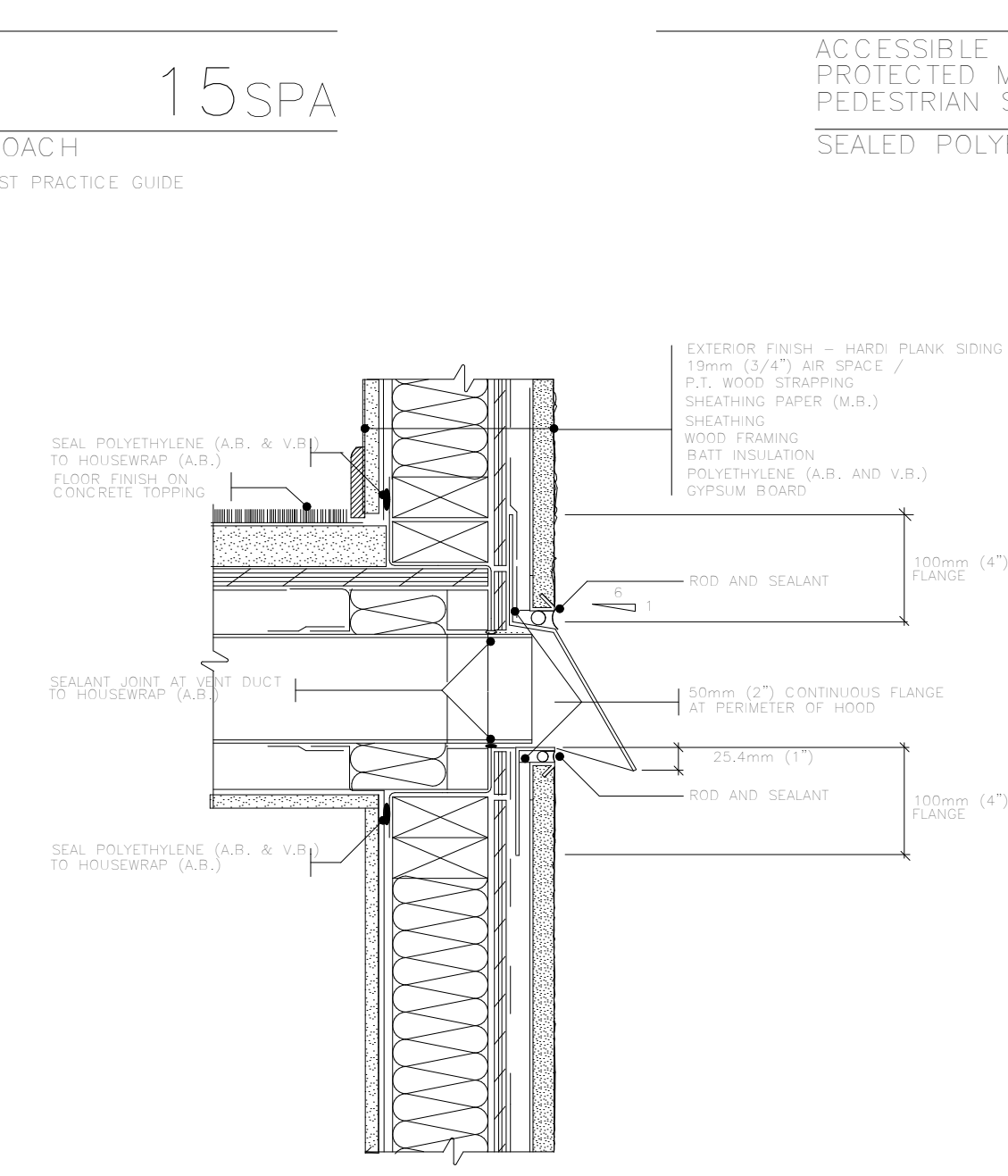
WINDOW JAMB
SEALED POLYETHYLENE APPROACH
12 SPA
BEST PRACTICE GUIDE



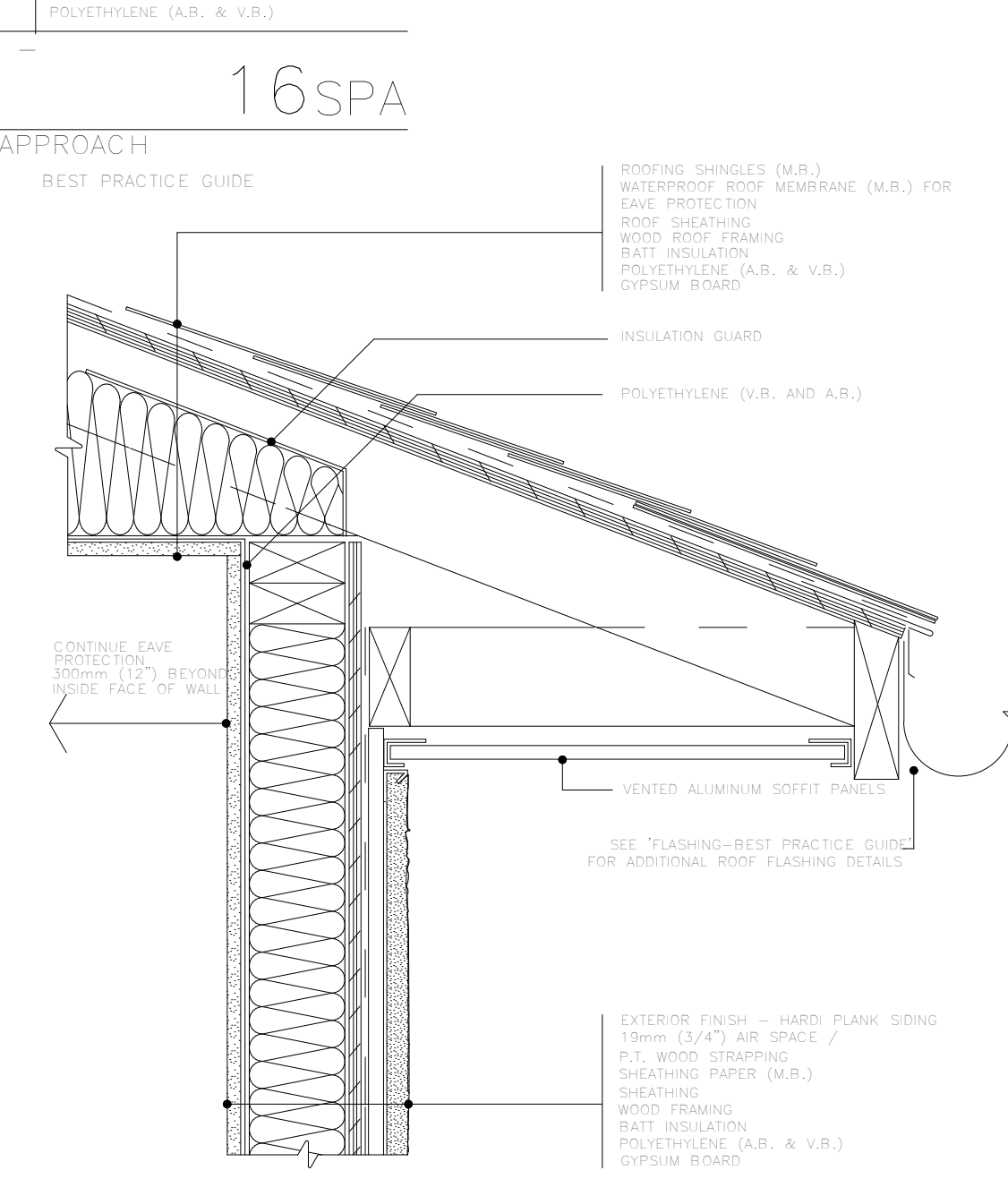
ACCESSIBLE DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
17 SPA
BEST PRACTICE GUIDE



EXTERIOR ELEMENT - COLUMN
23
BEST PRACTICE GUIDE



WALL EXHAUST VENT
SEALED POLYETHYLENE APPROACH
27 SPA
BEST PRACTICE GUIDE



WATER SHEDDING ROOF / WALL
SEALED POLYETHYLENE APPROACH
5 SPA
BEST PRACTICE GUIDE

CUSTOMER:
GORDON N GORDON
ADDRESS:
LOT 42 - 3457 TRUMPETER STREET,
COLWOOD

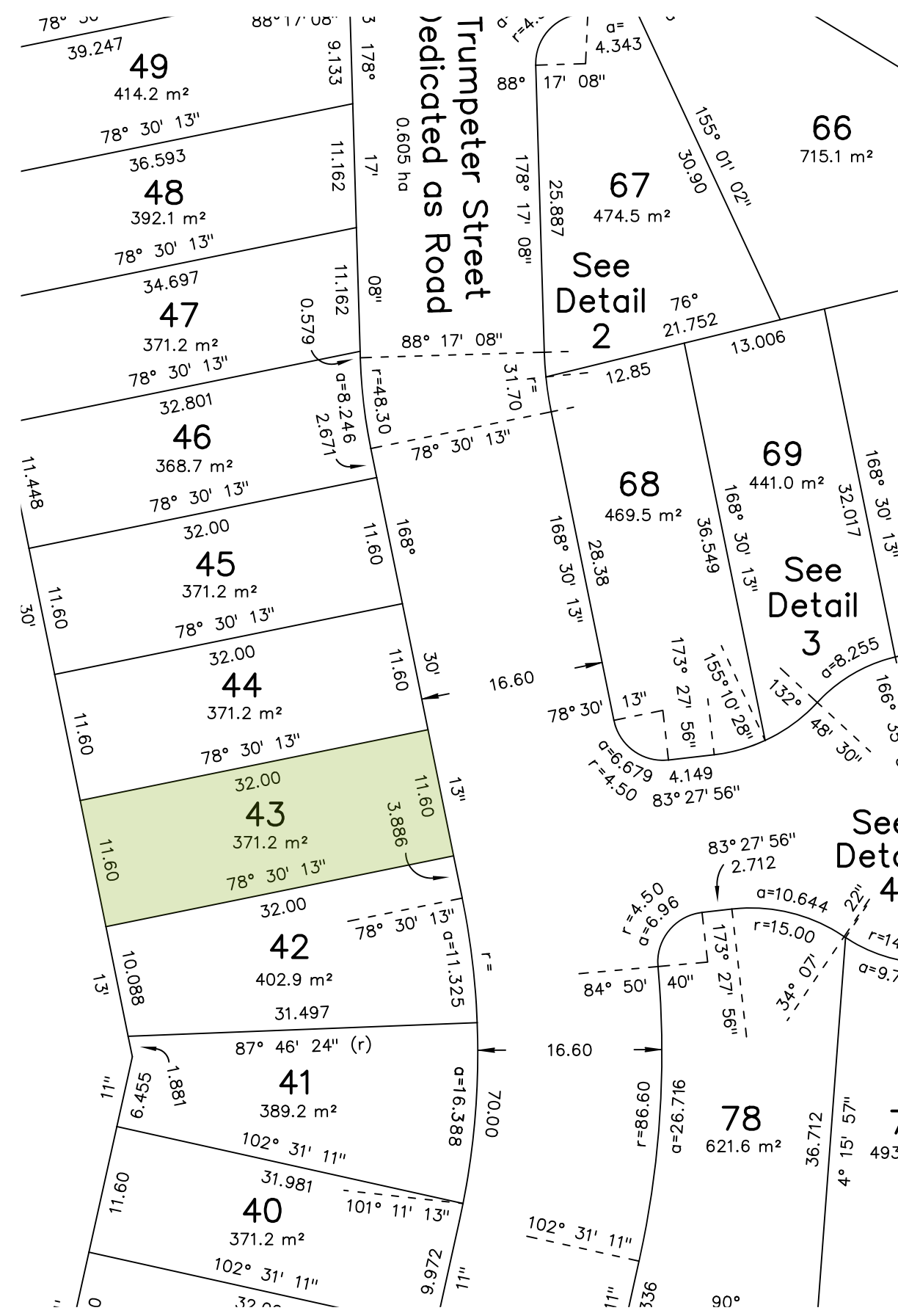
DRAWING NAME:
CONSTRUCTION DETAILS
DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
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DRAWN BY:
NS/KH
CHECKED BY:
KML

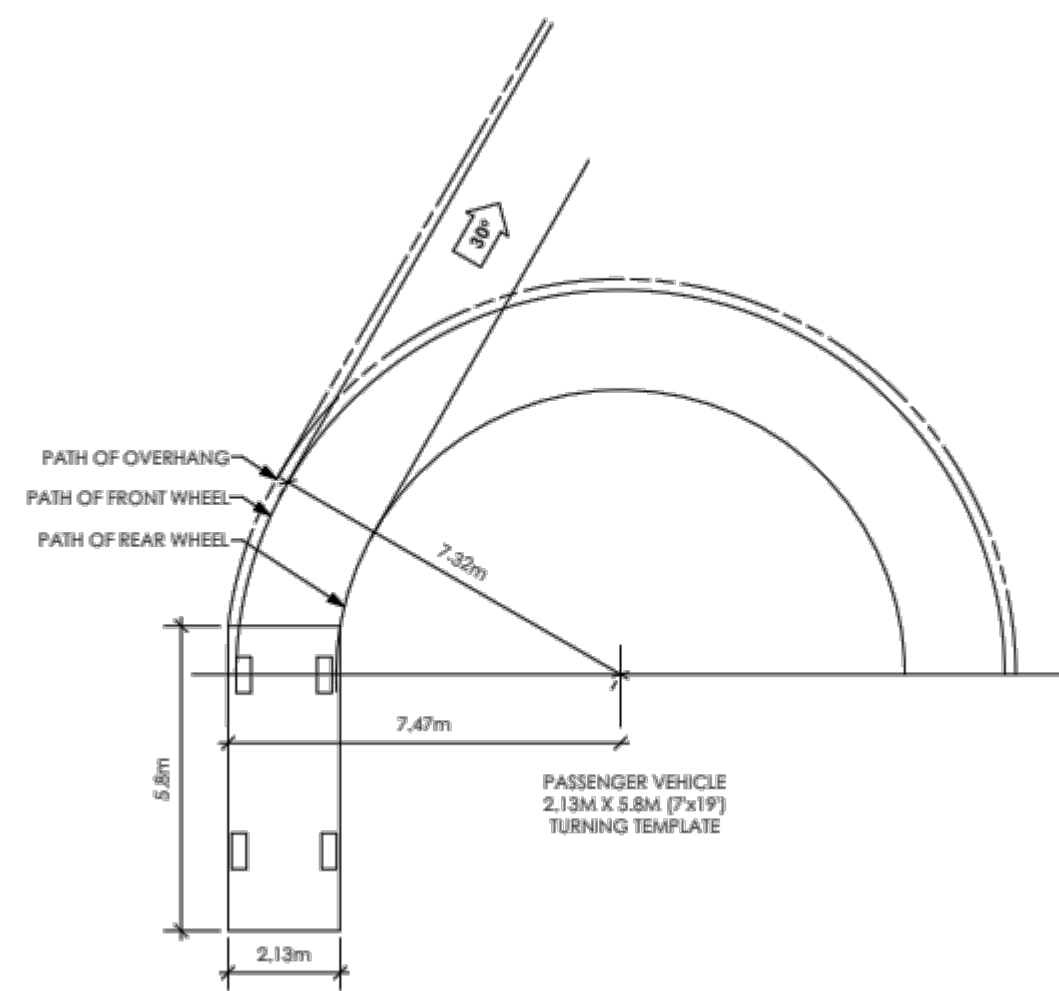
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SHEET NUMBER

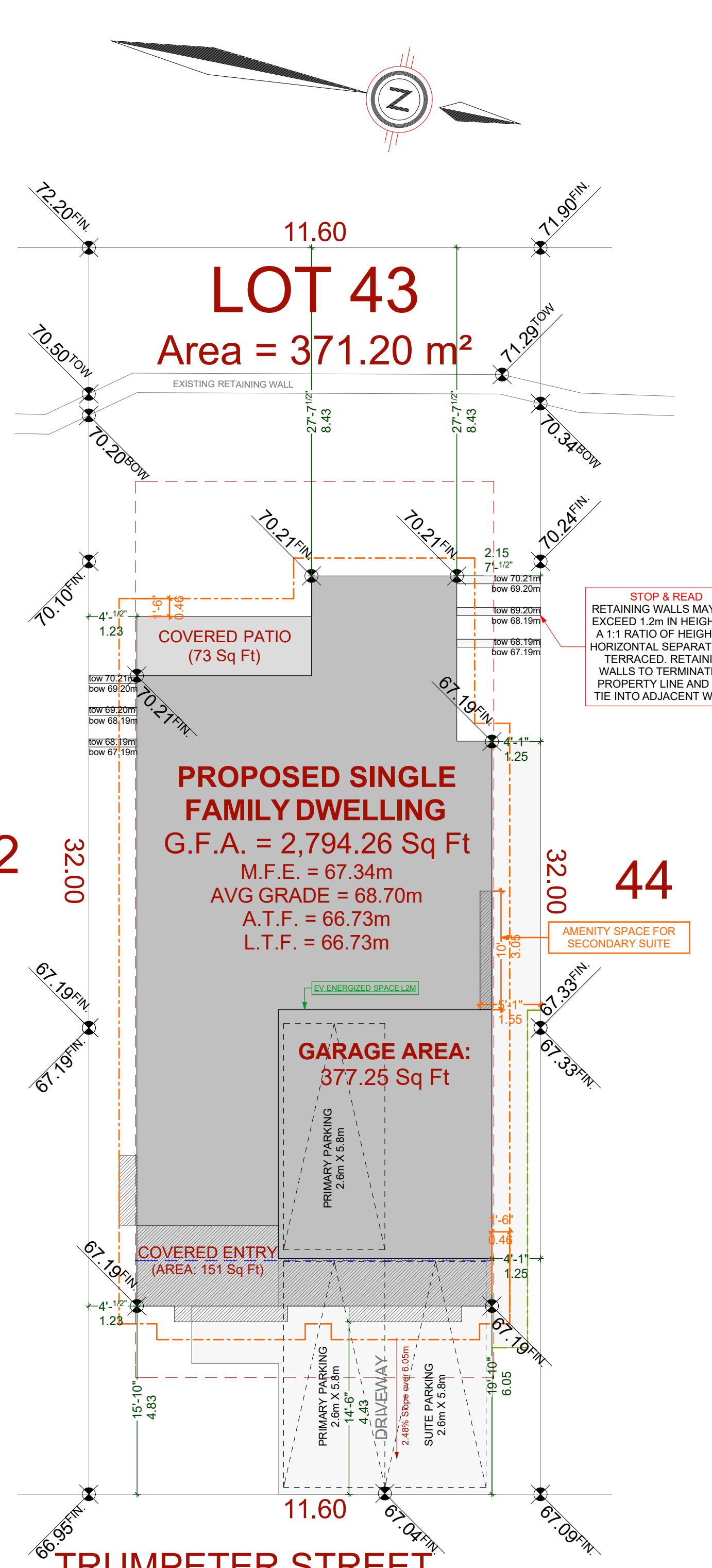
D1



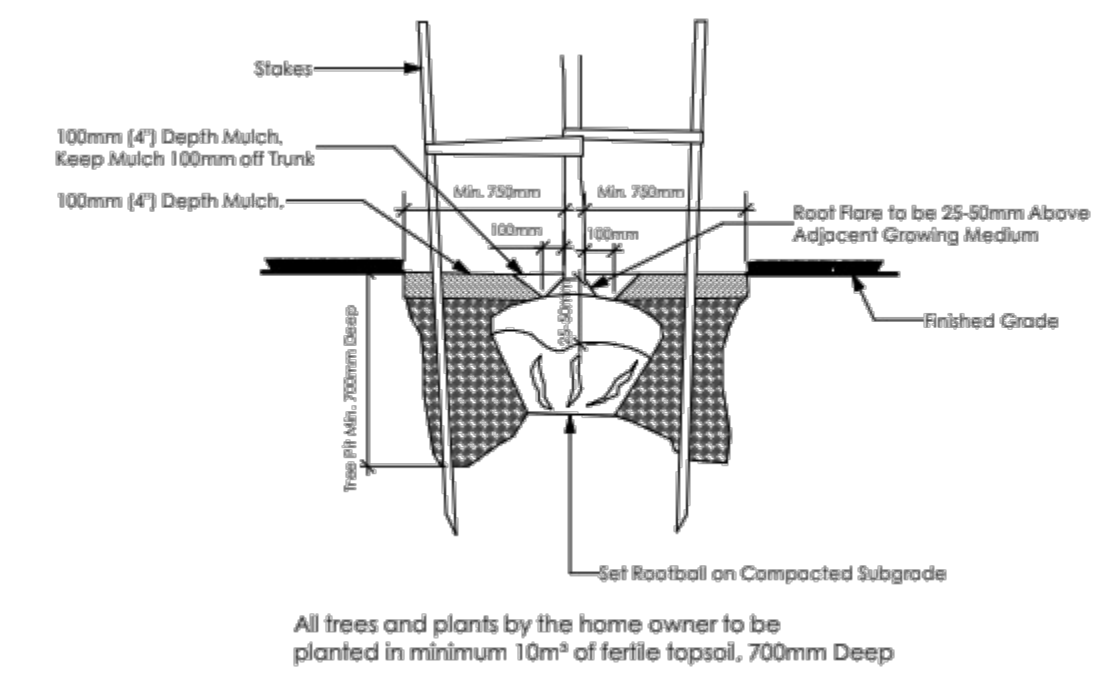
SUBDIVISION PLAN
NOT TO SCALE



TURNING RADIUS DETAIL
NOT TO SCALE

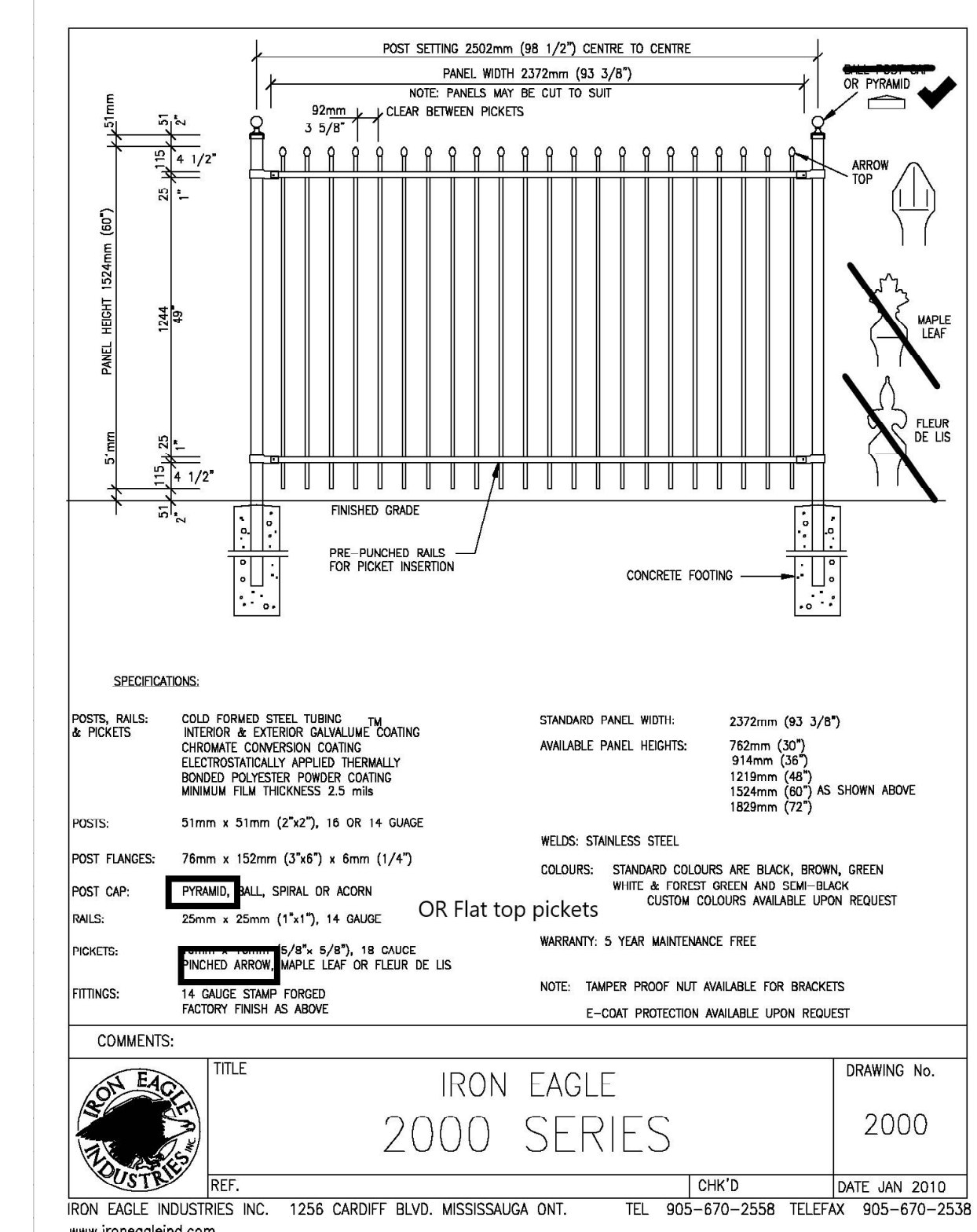


SITE PLAN
SCALE: 1:100

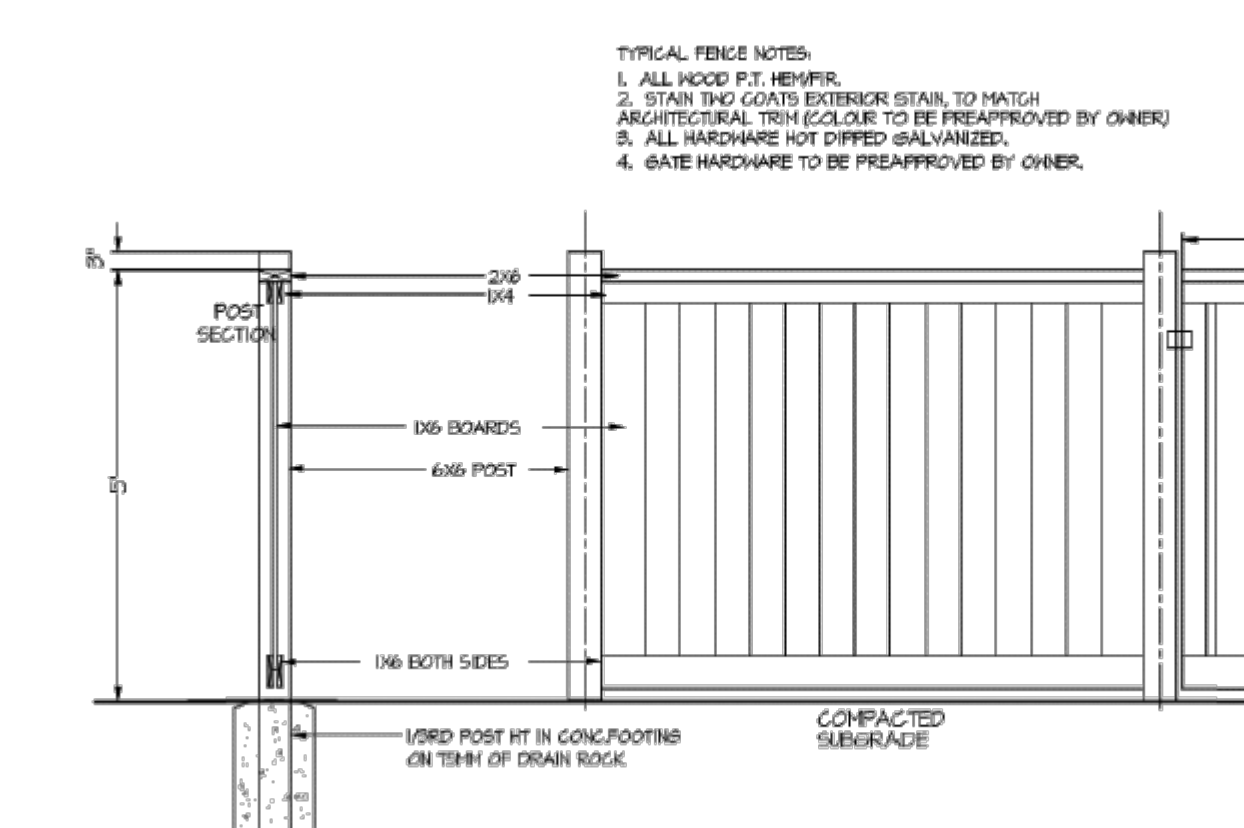


TREE PLANTING DETAIL
NOT TO SCALE

PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Address	Lot 43 - 3459 Trumpeter Street, Colwood	
Lot Size	371.20 m² (3,995.56 ft²)	
Zoning	RBCD5	
	Proposed	Allowed
Lot coverage		
Lot coverage (total)	44.56 165.42 m² (1,780.56 ft²)	50.00 % 185.60 m² (1,997.78 ft²)
Setbacks		
Front lot line setback	4.43 m (14.53 ft)	3.00 m (9.84 ft)
Front lot line setback (Garage)	6.05 m (19.84 ft)	6.00 m (19.69 ft)
Rear lot line setback	8.43 m (27.66 ft)	6.00 m (19.69 ft)
Interior side lot line setback (North)	1.25 m (4.10 ft)	1.20 m (3.94 ft)
Interior side lot line setback (South)	1.23 m (4.04 ft)	1.20 m (3.94 ft)
Max Projections into setbacks of less than 3.00 m	0.46 m (1.50 ft)	0.65 m (2.13 ft)
Max Projections into setbacks of more than 3.00 m	N/A	1.00 m (3.28 ft)
Height		
Average finished grade	68.70 m Geo.	
Highest roof midpoint	5.66 m (18.56 ft)	9.50 m (31.16 ft)
Floor Area		
Upper floor area	156.32 m² (1,682.60 ft²)	
Main floor area	57.12 m² (614.85 ft²)	
Suite floor area	46.16 m² (496.81 ft²)	
Garage	35.05 m² (377.25 ft²)	
Garage exemption	50.00 m² (538.20 ft²)	
Total gross floor area	259.60 m² (2,794.26 ft²)	
Secondary suite floor area (incl. above)	46.16 m² (496.81 ft²)	90.00 m² (968 ft²)



HIGH PROFILE FENCE (REAR)
NOT TO SCALE



LOW PROFILE FENCE (SIDE)
NOT TO SCALE

NAFS REQUIREMENTS:
Performance Grade of 30
Water Test Pressure of 260 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 DISCREPANCIES REPORTED TO THE DESIGNER.
DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
DRAFTED ELEMENTS ARE FRAMED ONLY. NO ALLOWANCES HAVE BEEN ADDED FOR FINISHING ELEMENTS SUCH AS BUT NOT LIMITED TO G.W.B. CLADDING, SHEATHING, ETC.
SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR.

SITE PLAN
ALL LAYOUTS 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 SETBACKS SHALL BE CONFIRMED BY THE OWNER/BUILDER.
ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER AND ANY MODIFICATIONS 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 PENETRATIONS 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 BI-FOLD 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 ALARMS TO CONFORM TO CSA 6.19

NEITHER JAVADESIGNS INC. NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING:
-INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE.
-CONFORMITY OF PLANS TO SITE.
-ERRORS AND OMISSIONS
-ANY HOUSE BUILT FROM THESE PLANS

CUSTOMER:
GORDON N GORDON
ADDRESS:
**LOT 43 - 3459 TRUMPETER STREET,
COLWOOD**

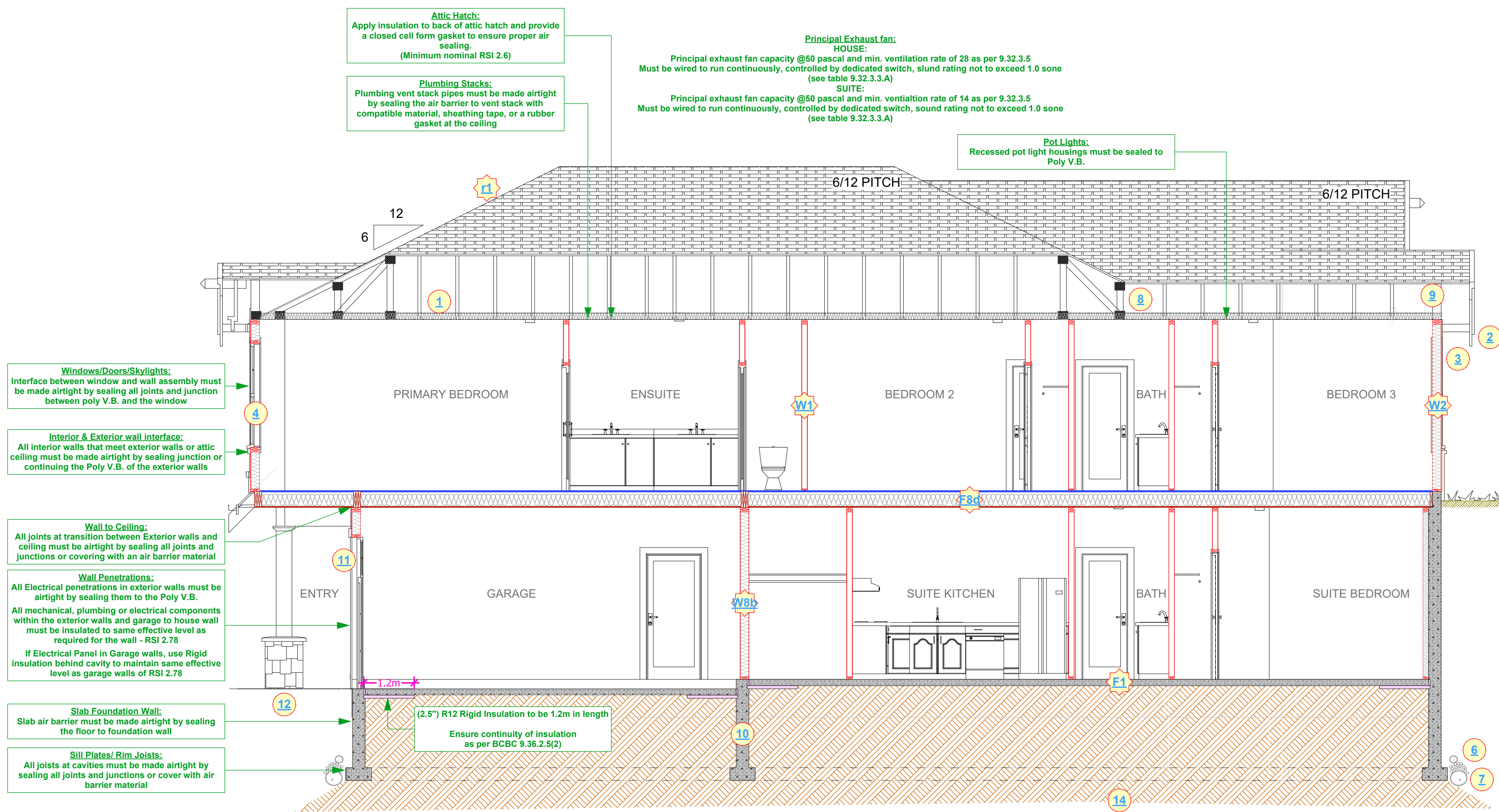
DRAWING NAME:
**SITE PLAN, KEY PLAN, DETAILS
AND DATABOX**
DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
APRIL 03, 2023
DRAWN BY:
NS/KH
CHECKED BY:
KML

JAVA DESIGNS
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SHEET NUMBER

A1



HIGHEST ROOF MIDPOINT:
123'-10" (74.36 m Geo.)

UPPER FLOOR CEILING:
119'-0" (73.13 m Geo.)

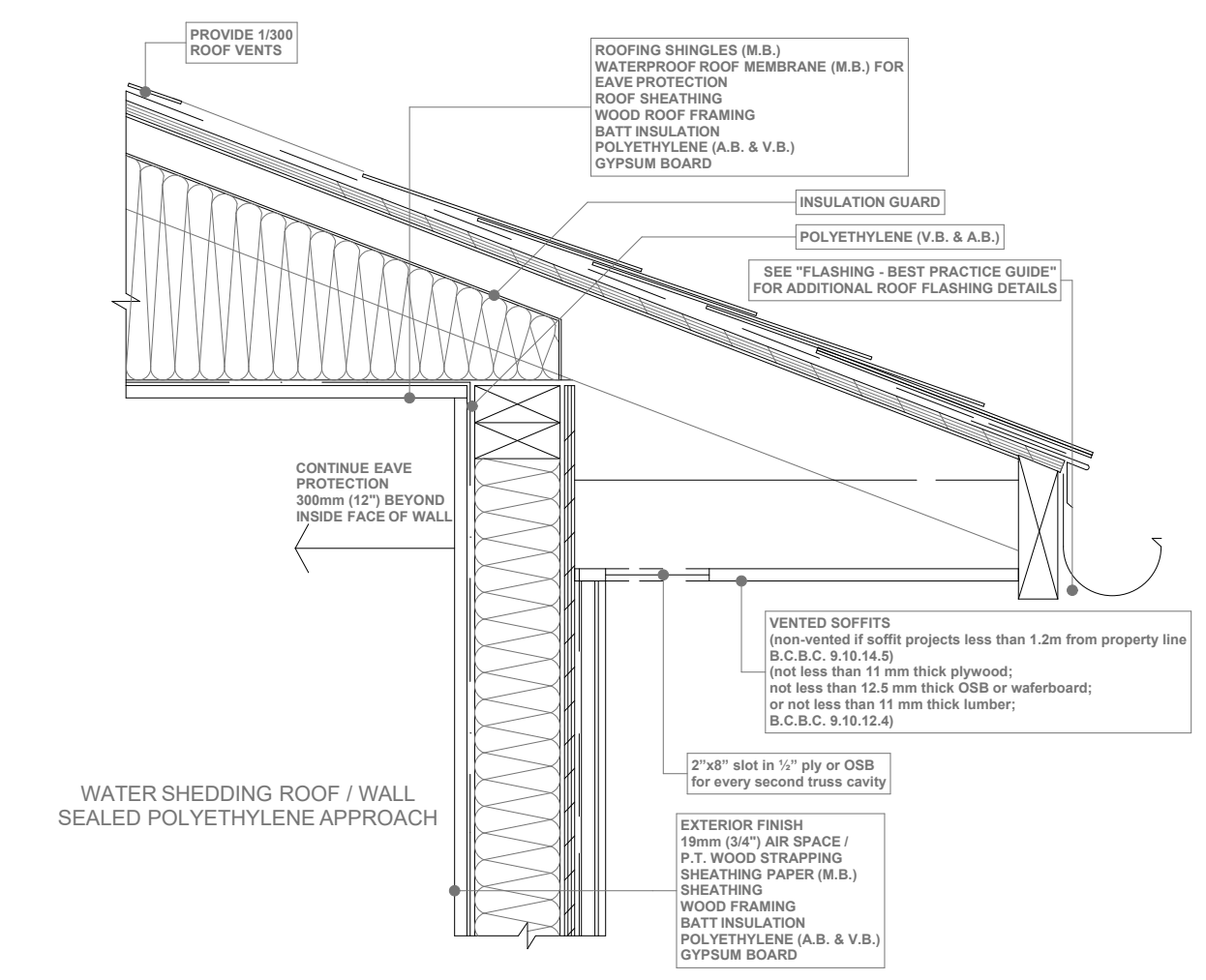
UPPER FLOOR:
109'-11" (70.36 m Geo.)

MAIN FLOOR CEILING:
109'-1" (70.11 m Geo.)

AVRG. GRADE:
104'-7 1/2" (68.70 m Geo.)

MAIN FLOOR:
100' (67.34 m Geo.)

FRONT FINISHED GRADE:
99'-6" (67.19 m Geo.)



SOFFIT DETAIL
SCALE: 1" = 1' - 0"

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.	
$RSI_p=100/((23/1.19)+(77/3.87)) =$	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 FLOOR OVER UNHEATED SPACE (OUTSIDE):

Exterior Air Film	0.03
Aluminum Soffit	0.00
3/4" Sheathing	0.161
R28 Batt insulation	
2x10 Wood Joists @ 16" O.C.	
$RSI_p=100/((13/2.0)+(87/4.93)) =$	4.16
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.16
RSI=4.67	

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 @ 24" O.C.	2.36
$RSI_p=100/((23/1.19)+(77/3.34)) =$	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 CEILING BELOW ATTIC:

Asphalt shingles	0
Building Paper	0
1/2" Sheathing	0
Attic air film	0.03
R40 blown fiberglass insulation above truss cord	5.38
Wood trusses @ 24" O.C.	1.47
$RSI_p=100/((11/0.76)+(89/1.67)) =$	1.47
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
RSI=7.08	

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	2.36
2x6 Wood studs @ 16" O.C.	
$RSI_p=100/((23/1.19)+(77/3.34)) =$	2.36
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
RSI=2.67	

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	2.11
2.5" R12 Rigid Insulation	0.03
Exterior Air Film	0.03
RSI=2.25	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR BASEMENT FLOOR:

4" poured-in place concrete slab	2.11
(2.5") R12 Rigid Insulation	
RSI=2.11	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FLOOR OVER UNHEATED SPACE (GARAGE):

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R28 Batt insulation	
2x10 Wood Joists @ 16" O.C.	
$RSI_p=100/((13/2.0)+(87/4.93)) =$	4.14
3/4" Sheathing	0.161
Interior Air Film	0.16
RSI=4.57	

Values from Table A-9.36.2.4.(1)D

Since an enclosed space rating can be reduced by 0.16

EFFECTIVE R-VALUE FOR FOUNDATION WALLS:

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

Values from Table A-9.36.2.4.(1)D

CROSS SECTION A-1
SCALE: 1/4" = 1' - 0"
HOUSE HEAT SOURCE: TO BE DUCTED HEAT PUMP WITH AN HRV
SUITE HEAT SOURCE: TO BE ELECTRIC BASEBOARD

CONSTRUCTION NOTES:

- R40 insulation, 6 mil poly V.B., 1/2" ceiling board. RSI VALUE OF 6.91
- Continuous gutters
- Aluminum gutters and vented soffits - roof overhangs as per plans
- All windows vinyl, supply rain pan under, rainscreen as per BCBC. Windows in doors to be safety glass
- Stairs: 7 5/8" rise, 10.04" tread, 1" nosing with continuous handrail
- Provide drains to perimeter system
- 4" drain tile with 6" rock over
- Provide roof vents: vent 1/150 using Shinglevent II Ridge Vent
- Eave protection to 12" beyond heated wall
- 8" concrete wall on 8"x16" concrete footings - 2#4 bar continuous - R12 rigid insulation - 2 coats damp proofing
- Caulk over and around all exterior openings
- 10" X 10" post saddle on 8" pillar 2#x2# concrete footing. NOT SHOWN
- 42" non climbable continuous handrail
- Undisturbed non-organic soil

CONSTRUCTION ASSEMBLIES:

F1 4" concrete floor on 6 mil poly V.B. compacted granular fill

F2 2x10 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 6" O.C. typ.

F3 Asphalt shingles, building paper, 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

F4 2x4 framing 16" O.C. typ. 1/2" GWB finish throughout

W1 Exterior finish, 3/4" air space, pressure treated strapping, sheathing paper, 1/2" sheathing, 2x6 studs at 16" O.C., R-20 batt insulation, 6 mil. poly V.B., 1/2" GWB. (See elevations)

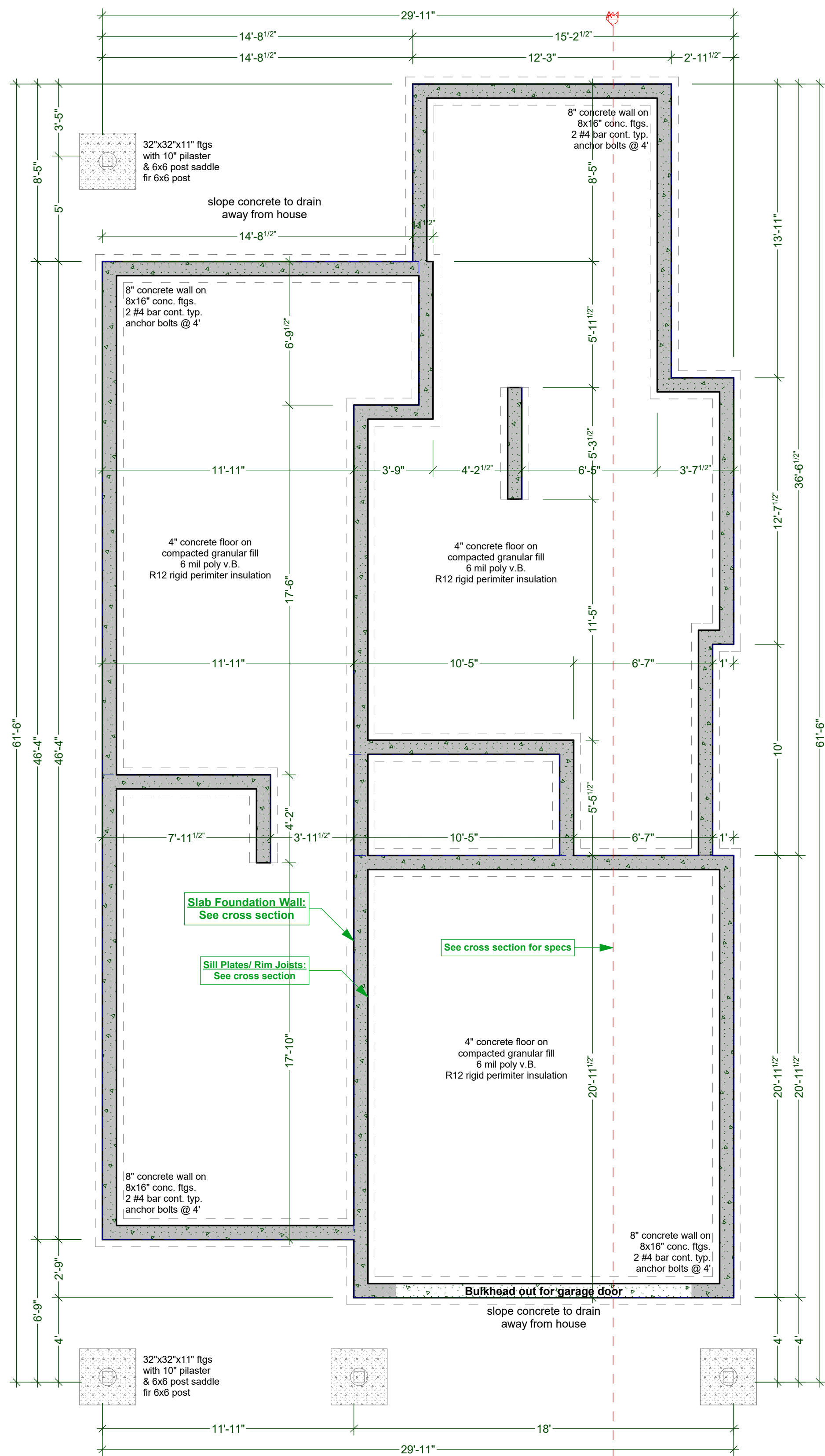
W2 DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A) Minimum STC rating of 43 as per BCBC
• 2 LAYERS OF 12.7mm TYPE "X" GYPSUM WALL BOARD TO ONE SIDE
• 2 ROWS 38mm x 89mm STUDS SPACED 600mm O.C. STAGGERED ON COMMON 38mm x 140mm PLATE
• 89mm THICK ABSORPTIVE MATERIAL ON ONE SIDE
• 12.7mm TYPE "X" GYPSUM WALL BOARD ON OTHER SIDE

W3 DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B)
• SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER
• WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C.
• ABSORPTIVE MATERIAL IN CAVITY
• RESILIENT METAL CHANNELS SPACED 600mm
• 15.9mm TYPE "X" GYPSUM BOARD

W4 **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

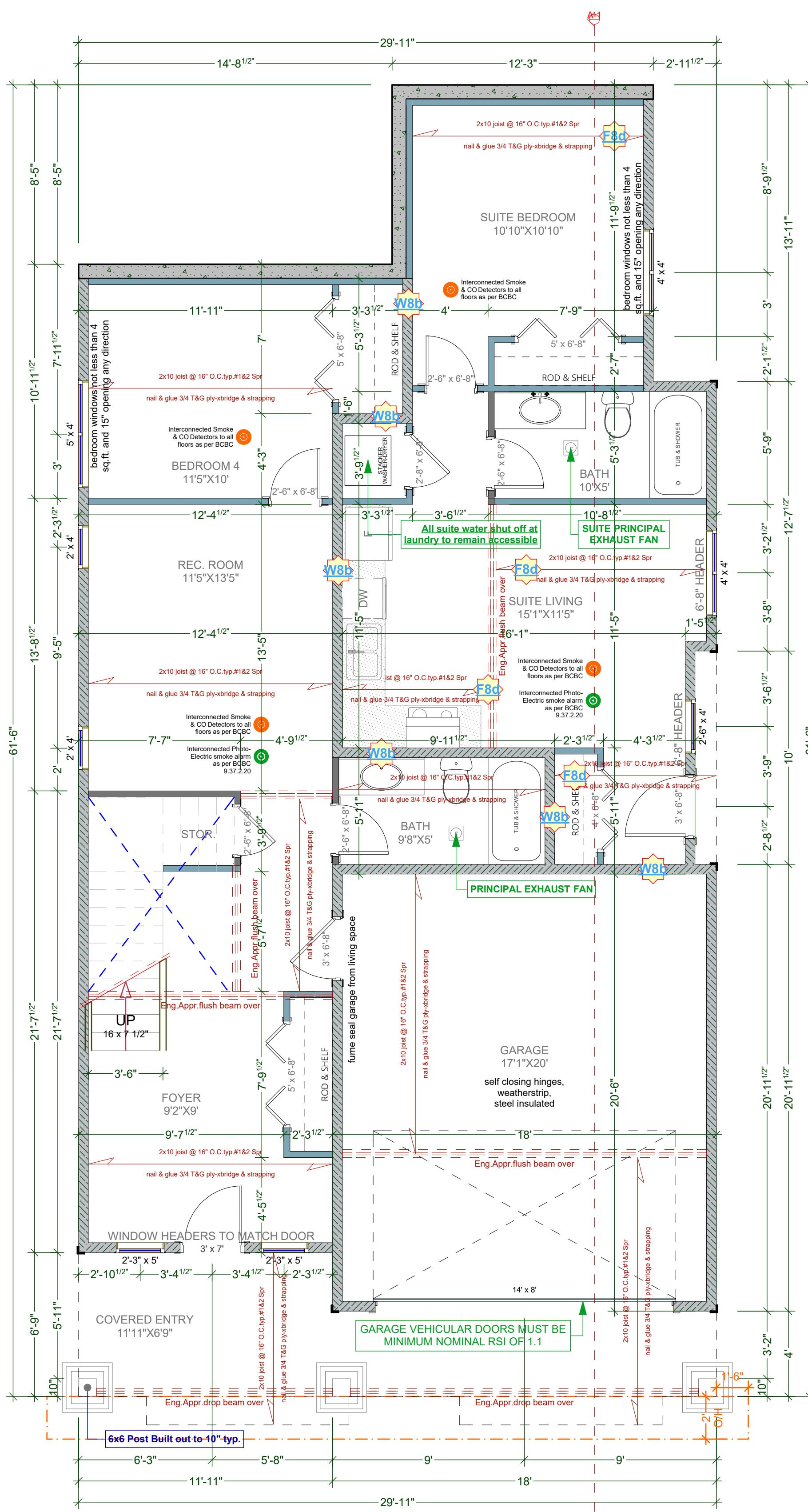
W5 ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19. DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min, AS PER 9.37.2.15.(b)

W6 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



FOUNDATION PLAN (ON SLAB)

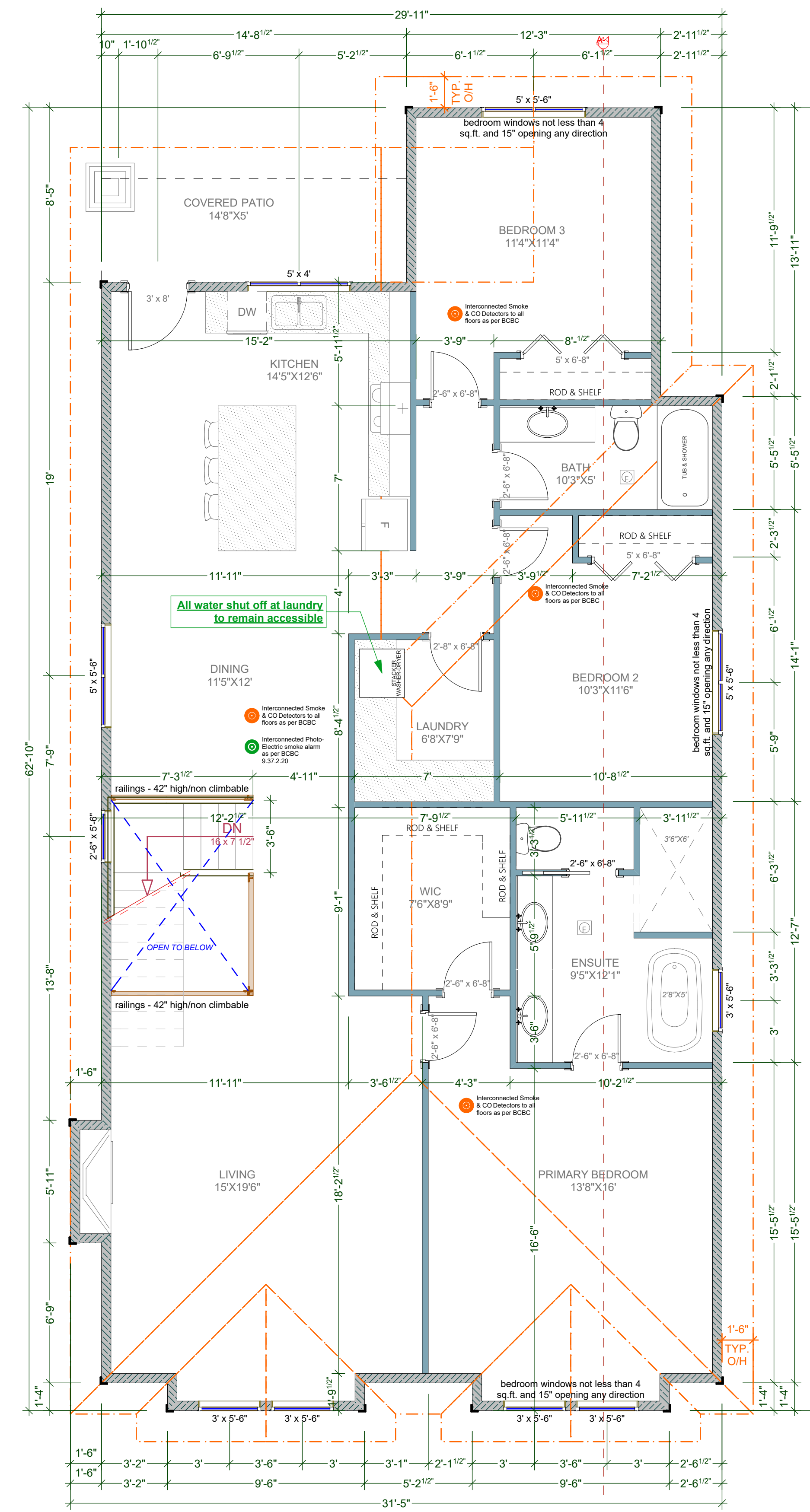
SCALE: 1/4" = 1'-0"



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

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

SUITE FLOOR AREA: 496.81 Sq Ft (46.16 Sq M)
 HOUSE FLOOR AREA: 614.85 Sq Ft (57.12 Sq M)
TOTAL MAIN FLOOR AREA: 1,111.66 Sq Ft (103.28 Sq M)
 GARAGE FLOOR AREA: 377.25 Sq Ft (35.05 Sq M)



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

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

UPPER FLOOR AREA: 1,682.60 Sq Ft (156.32 Sq M)

<p>F8d ALL JOINT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS, ... IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE 'X' DRYWALL.</p> <p>DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B)</p> <ul style="list-style-type: none"> • SUBFLOOR OF 15.9mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER • WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C. • ABSORPTIVE MATERIAL IN CAVITY • RESILIENT METAL CHANNELS SPACED 600mm • 15.9mm TYPE 'X' GYPSUM BOARD 	<p>W8b DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A)</p> <ul style="list-style-type: none"> • 2 layers of 12.7mm Type X gypsum board to one side • Two rows 38mm x 89mm studs spaced 600mm O.C., staggered on common 38mm x 140mm plate • 89mm thick absorptive material on one side • 12.7mm Type X gypsum board on other side
--	--

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19.
 DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min, AS PER 9.37.2.15.(b)

CUSTOMER: **GORDON N GORDON**
 ADDRESS: **LOT 43 - 3459 TRUMPETER STREET, COLWOOD**

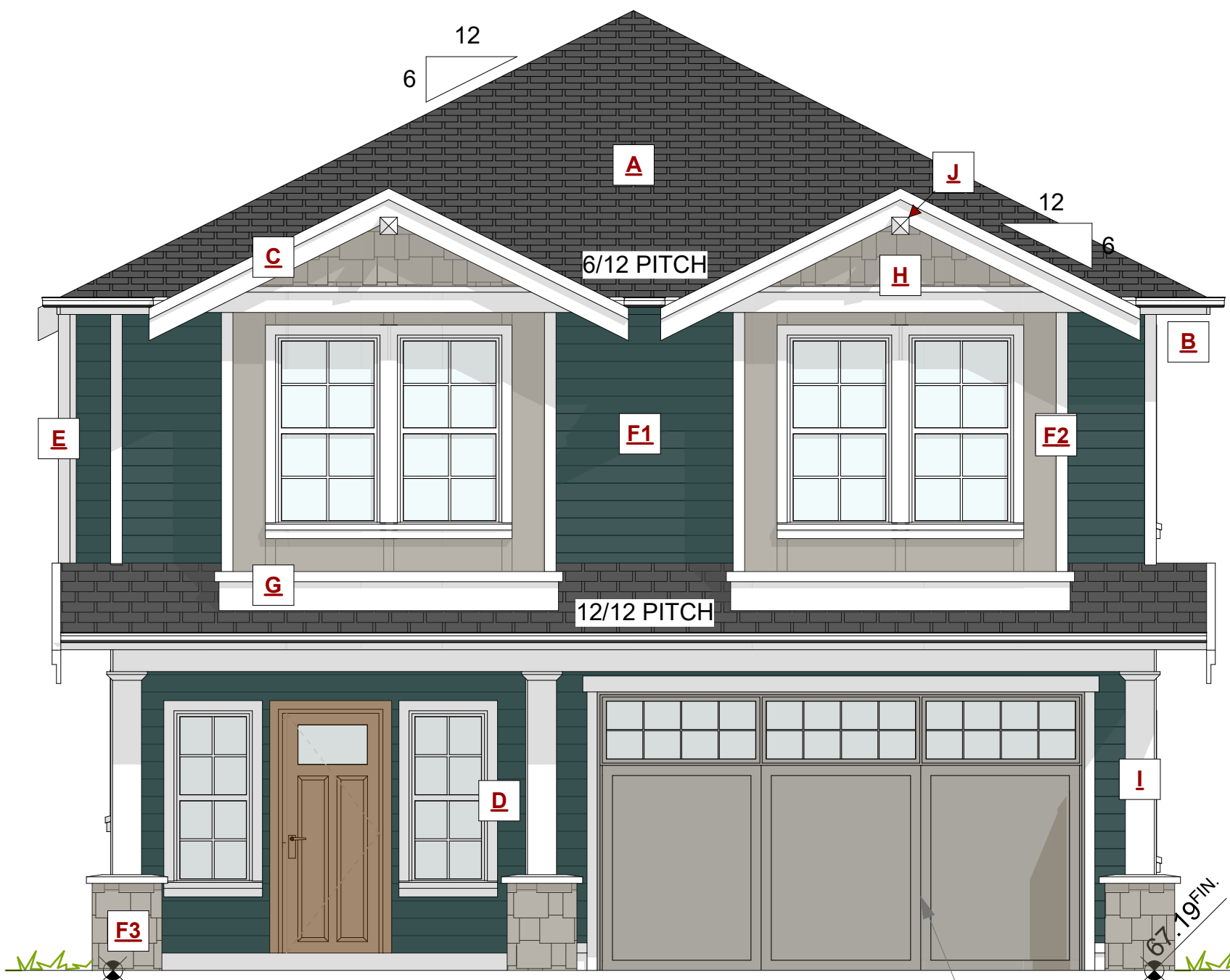
DRAWING NAME: **FOUNDATION PLAN, MAIN FLOOR AND UPPER FLOOR PLAN**
 DRAWING SCALE: **1/4"=1'-0"**

ISSUE DATE: **FEB 27, 2023**
 DRAWN BY: **NS/KH**
 CHECKED BY: **KML**

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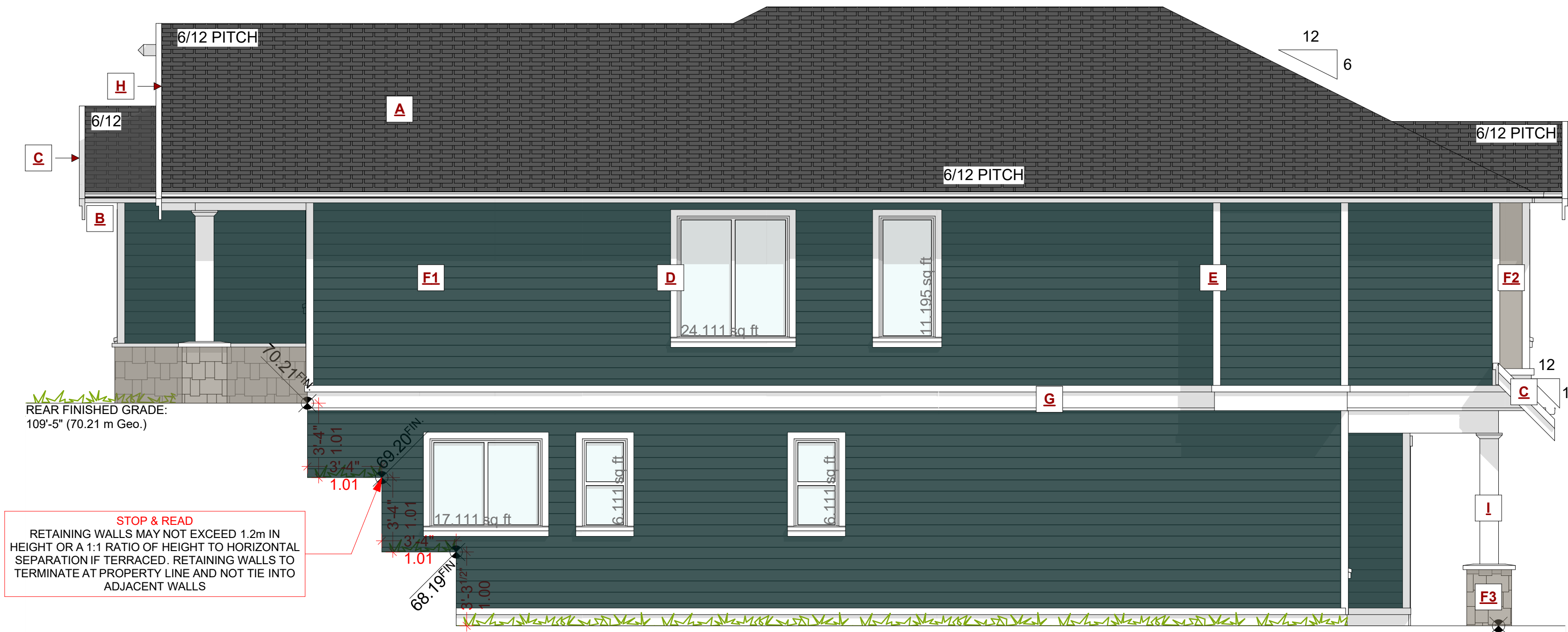
SHEET NUMBER

A3



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

ENSURE GARAGE DOOR IS CONSISTENT WITH HERITAGE, CARRIAGE OR SIMILAR STYLE - UPGRADED DOOR STYLE



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

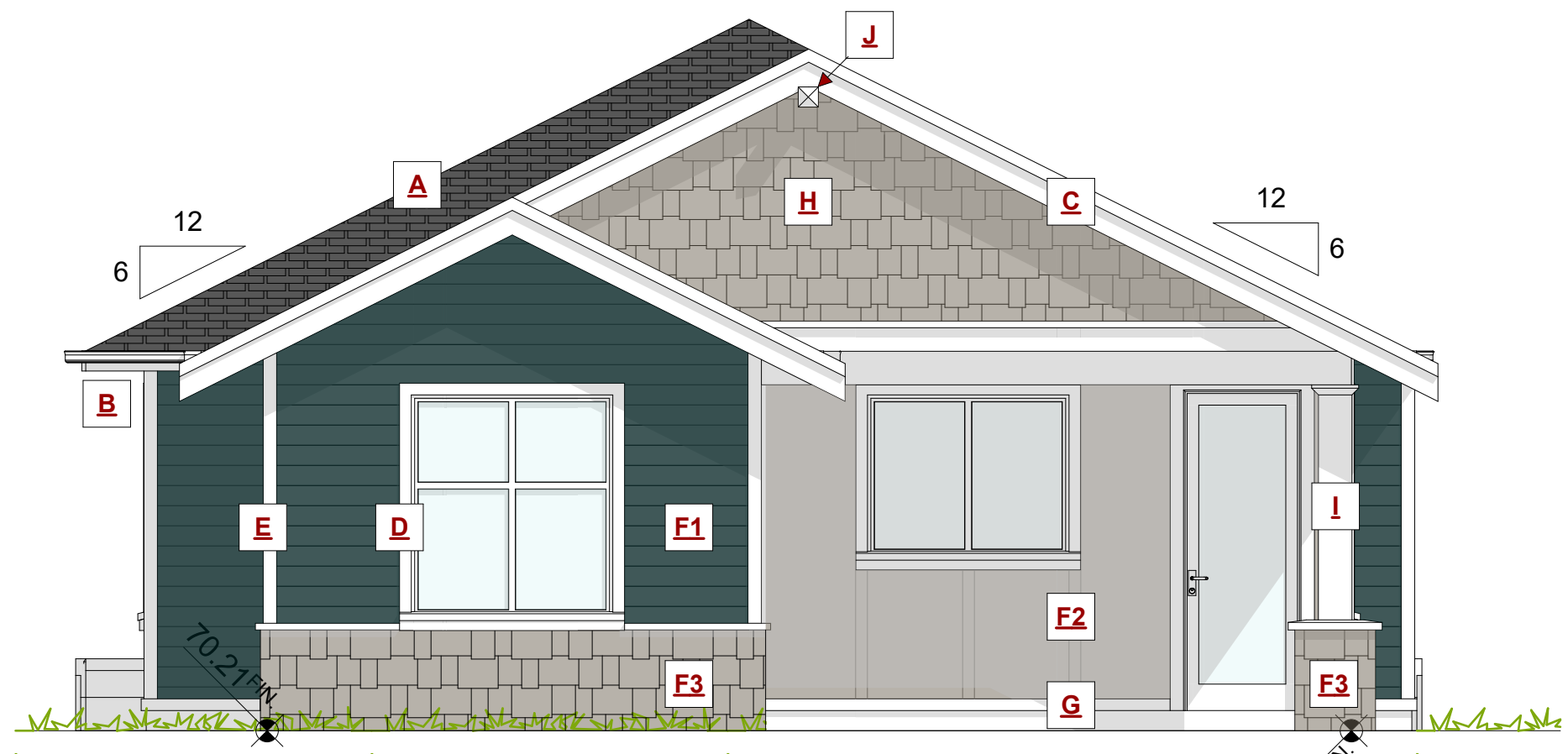
EXPOSING BUILDING FACE: 96.97m²
LIMITING DISTANCE: 1.24m
AREA OF GLAZED OPENINGS: 6.00m²
% GLAZED OPENINGS: 6.18%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 7.00%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 6.78m²

HIGHEST ROOF MIDPOINT: 123'-10" (74.36 m Geo.)
UPPER FLOOR CEILING: 119'-0" (73.13 m Geo.)
UPPER FLOOR: 109'-11" (70.36 m Geo.)
MAIN FLOOR CEILING: 109'-1" (70.11 m Geo.)
AVRG. GRADE: 104'-7 1/2" (68.70 m Geo.)
MAIN FLOOR: 100' (67.34 m Geo.)
FRONT FINISHED GRADE: 99'-6" (67.19 m Geo.)

STOP & READ
RETAINING WALLS MAY NOT EXCEED 1.2m IN HEIGHT OR A 1:1 RATIO OF HEIGHT TO HORIZONTAL SEPARATION IF TERRACED. RETAINING WALLS TO TERMINATE AT PROPERTY LINE AND NOT TIE INTO ADJACENT WALLS

EXTERIOR FINISHES SCHEDULE			
A	ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS DUAL BLACK GRINGLE	F2 WALL FINISH: HARDIE PANELS WITH 1x4 BATTENS REFER TO ELEVATIONS RAINSCREEN AS BE BCBC JAMES HARDIE - AGED PEWTER
B	GUTTER & SOFFIT:	ALUMINIUM GUTTER AND NON-VENTED SOFFIT FINISH: WHITE	F3 WALL FINISH: HARDIE SHAKES - COLOUR AS PER BUILDERS SPECS - RAIN SCREEN AS PER BCBC JAMES HARDIE - AGED PEWTER
C	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOUR ARCTIC WHITE MATCH	G BELLY BAND: 2x10 W/ 1x4 DOUBLE PAINTED BELLY BAND WITH FLASHING, PAINTED TRIM COLOUR ARCTIC WHITE MATCH
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED ARCTIC WHITE MATCH	H GABLES: HARDIE SHAKES - COLOUR AS PER BUILDERS SPECS - RAIN SCREEN AS PER BCBC ARCTIC WHITE MATCH
E	CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/ STAINED ARCTIC WHITE MATCH	I POSTS: POSTS - REFER TO ELEVATIONS PAINTED/STAINED AS PER OWNERS SPECS ARCTIC WHITE MATCH
F1	WALL FINISH:	HARDIE-PLANK SIDING LAPPED TO 6" EXPOSURE - COLOUR AS PER BUILDERS SPECS JAMES HARDIE - EVENING BLUE	J BEAM ENDS: DECORATIVE 6x8 WOOD BEAM ENDS IN PEAKS - SEE ELEVATIONS ARCTIC WHITE MATCH

*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: 105.08m²
LIMITING DISTANCE: 1.25m
AREA OF GLAZED OPENINGS: 7.31m²
% GLAZED OPENINGS: 6.95%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 7.00%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.35m²

STOP & READ
RETAINING WALLS MAY NOT EXCEED 1.2m IN HEIGHT OR A 1:1 RATIO OF HEIGHT TO HORIZONTAL SEPARATION IF TERRACED. RETAINING WALLS TO TERMINATE AT PROPERTY LINE AND NOT TIE INTO ADJACENT WALLS

CUSTOMER: GORDON N GORDON
ADDRESS: LOT 43 - 3459 TRUMPETER STREET, COLWOOD

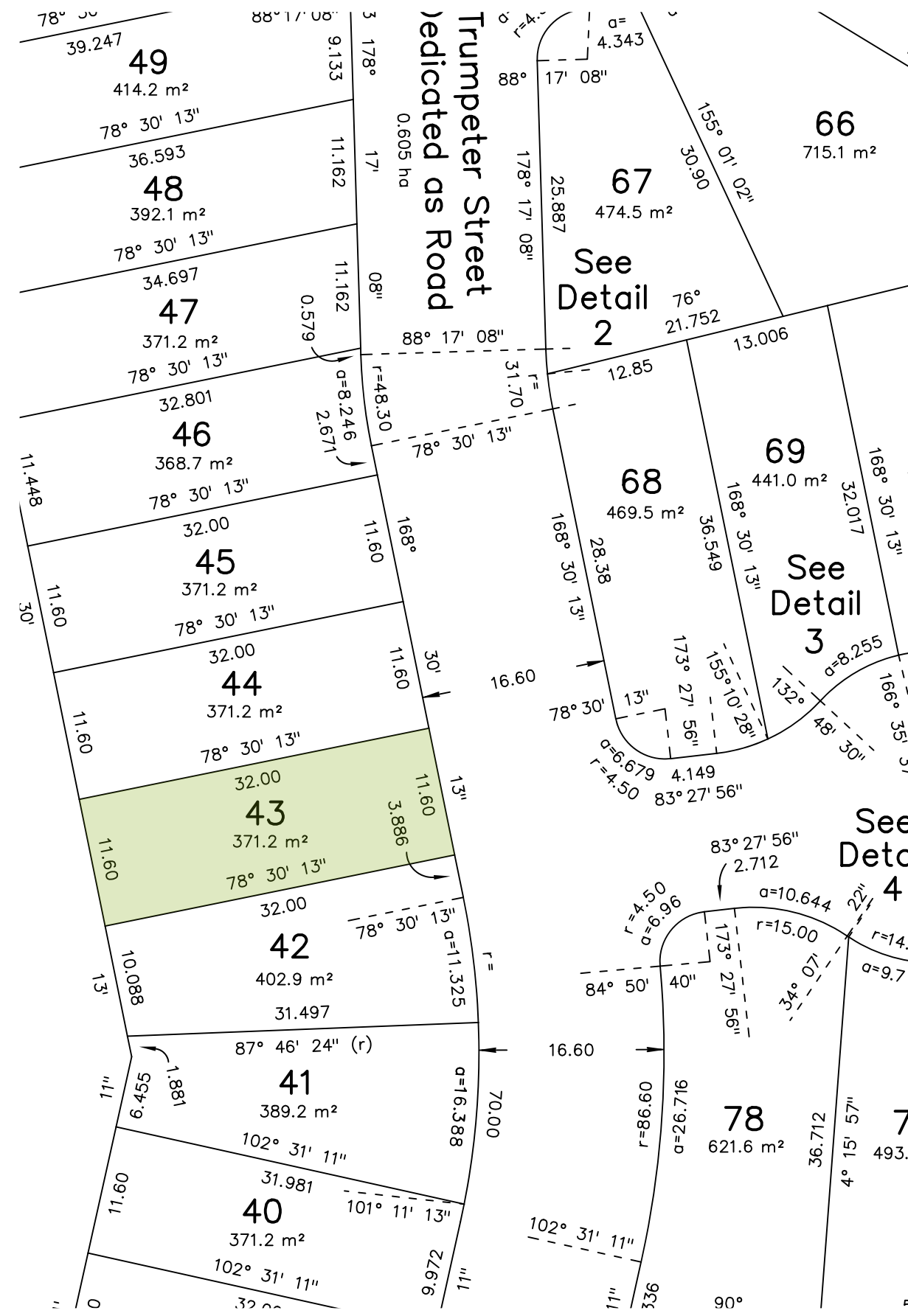
DRAWING NAME: ELEVATIONS
DRAWING SCALE: 1/4"=1'-0"

ISSUE DATE: FEB. 27, 2023
DRAWN BY: NS/KH
CHECKED BY: KML

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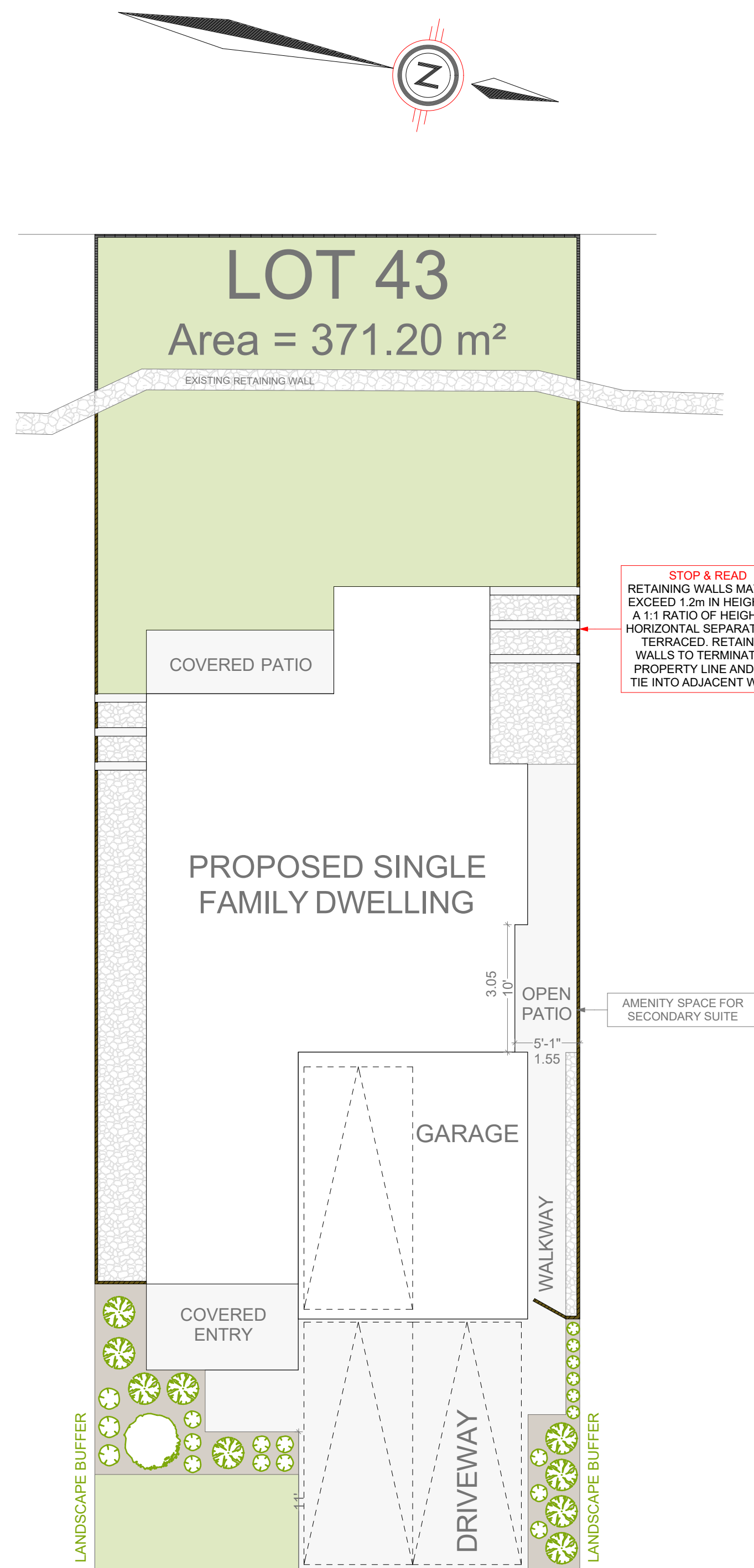
SHEET NUMBER

A4



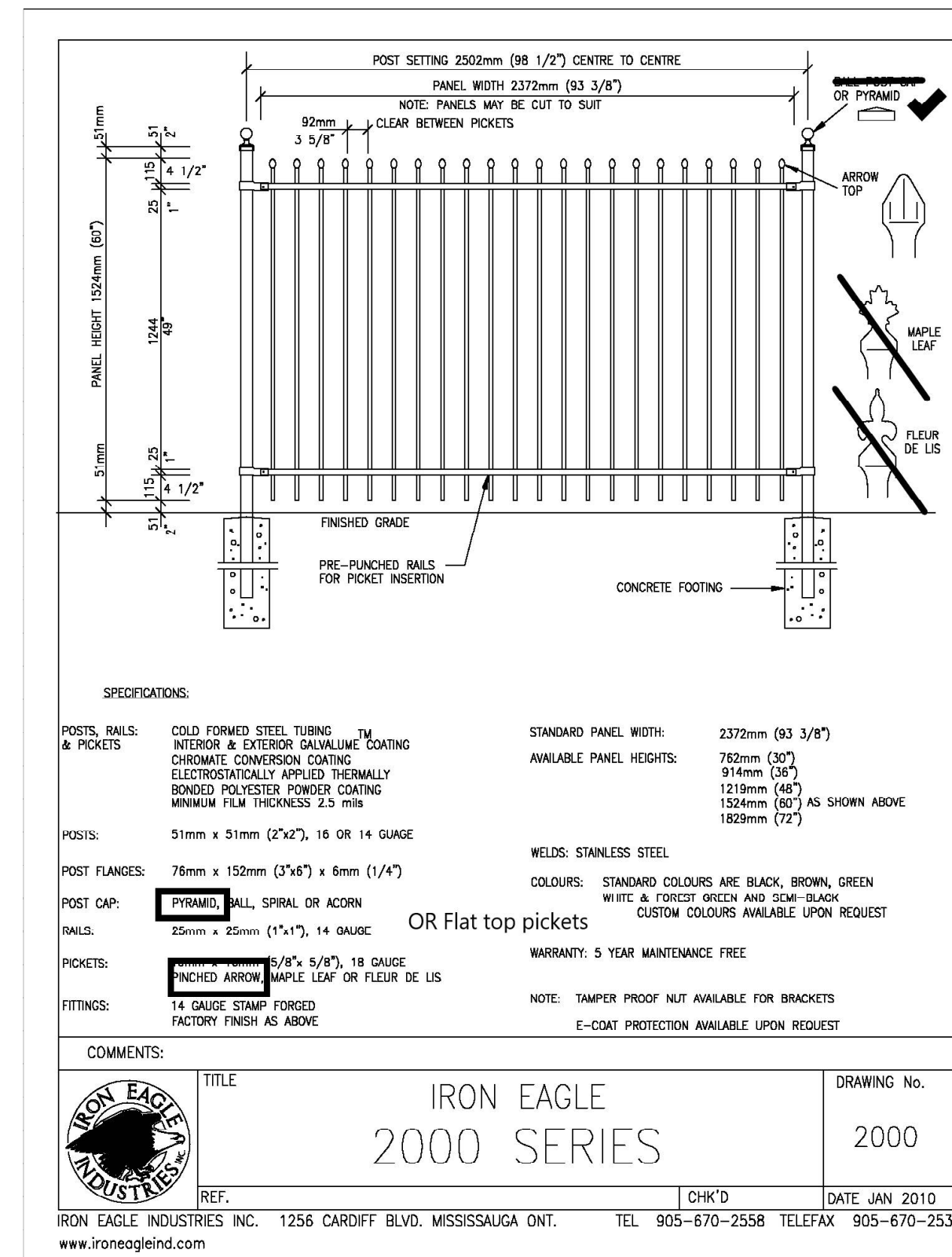
SUBDIVISION PLAN
NOT TO SCALE

LEGEND				
ITEM	AREA (SqFt)	%	ITEM	
CONCRETE	773.23 Sq Ft	19.35	LOW PROFILE FENCE	SIDE YARDS AS NOTED
LAWN	1162.49 Sq Ft	29.10	HIGH PROFILE FENCE	REAR YARD RETURNING TO EXISTING RETAINING AS NOTED
GARDEN	172.99 Sq Ft	4.33	PRIVACY PLANTINGS	FRONT YARD AS NOTED
GRAVEL	286.35 Sq Ft	7.17	RETAINING WALL	SIDE YARDS AS NOTED

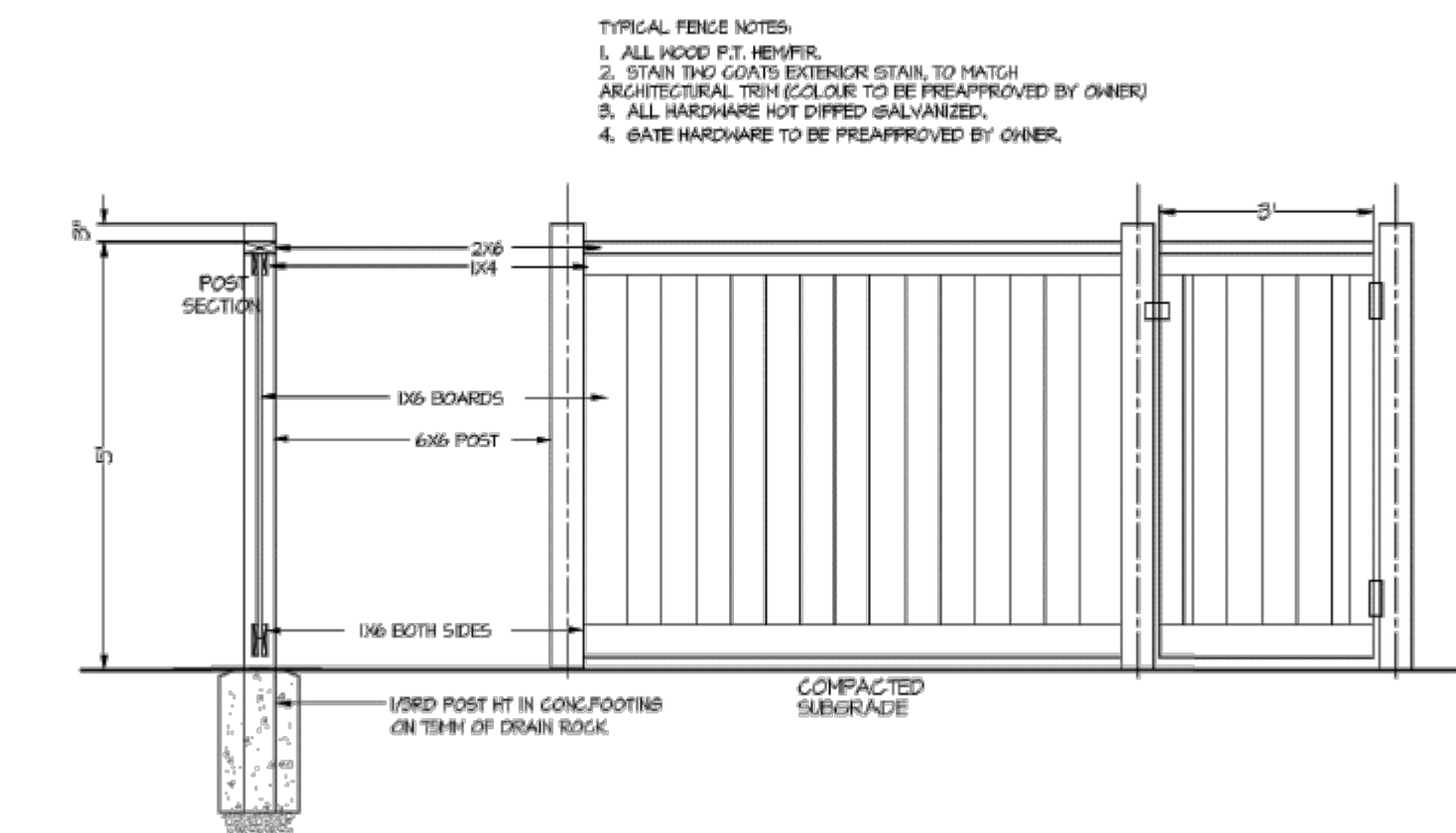


TRUMPETER STREET

LANDSCAPE PLAN
SCALE: 1:100



HIGH PROFILE FENCE (REAR)
NOT TO SCALE



LOW PROFILE FENCE (SIDE)
NOT TO SCALE

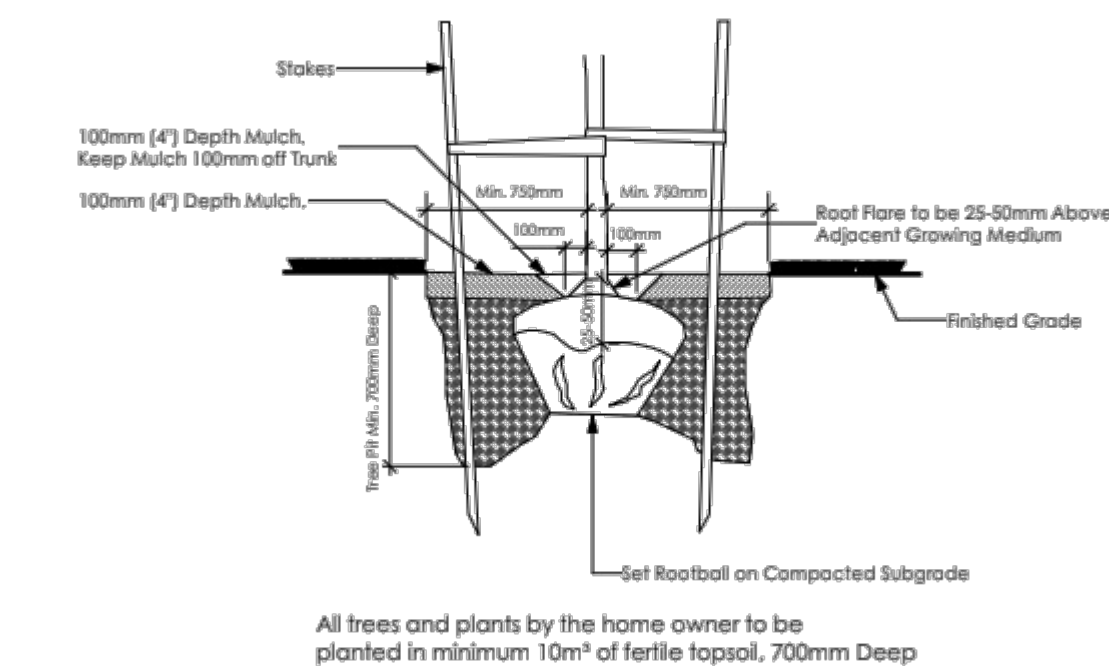
NOTES:

GUIDELINE REQUIREMENTS MUST BE MET FOR ALL FENCING, RETAINING AND LANDSCAPING COMPONENTS

RETAINING WALLS MUST BE SELF SUPPORTING STRUCTURES AND TERMINATE AT THE PROPERTY LINE. NO CONNECTIONS TO RETAINING WALLS ON ADJACENT PROPERTIES WILL BE ACCEPTED

FENCING LOCATIONS SHOWN TO BE DETERMINED AND CONFIRMED ON SITE

PROPERTY TO BE IRRIGATED. 6" PIPE FOR DRIVEWAY SLEEVES TO BE INSTALLED FOR CITY IRRIGATION LINES



TREE PLANTING DETAIL
NOT TO SCALE

CUSTOMER:
GORDON N GORDON
ADDRESS:
**LOT 43 - 3459 TRUMPETER STREET,
COLWOOD**

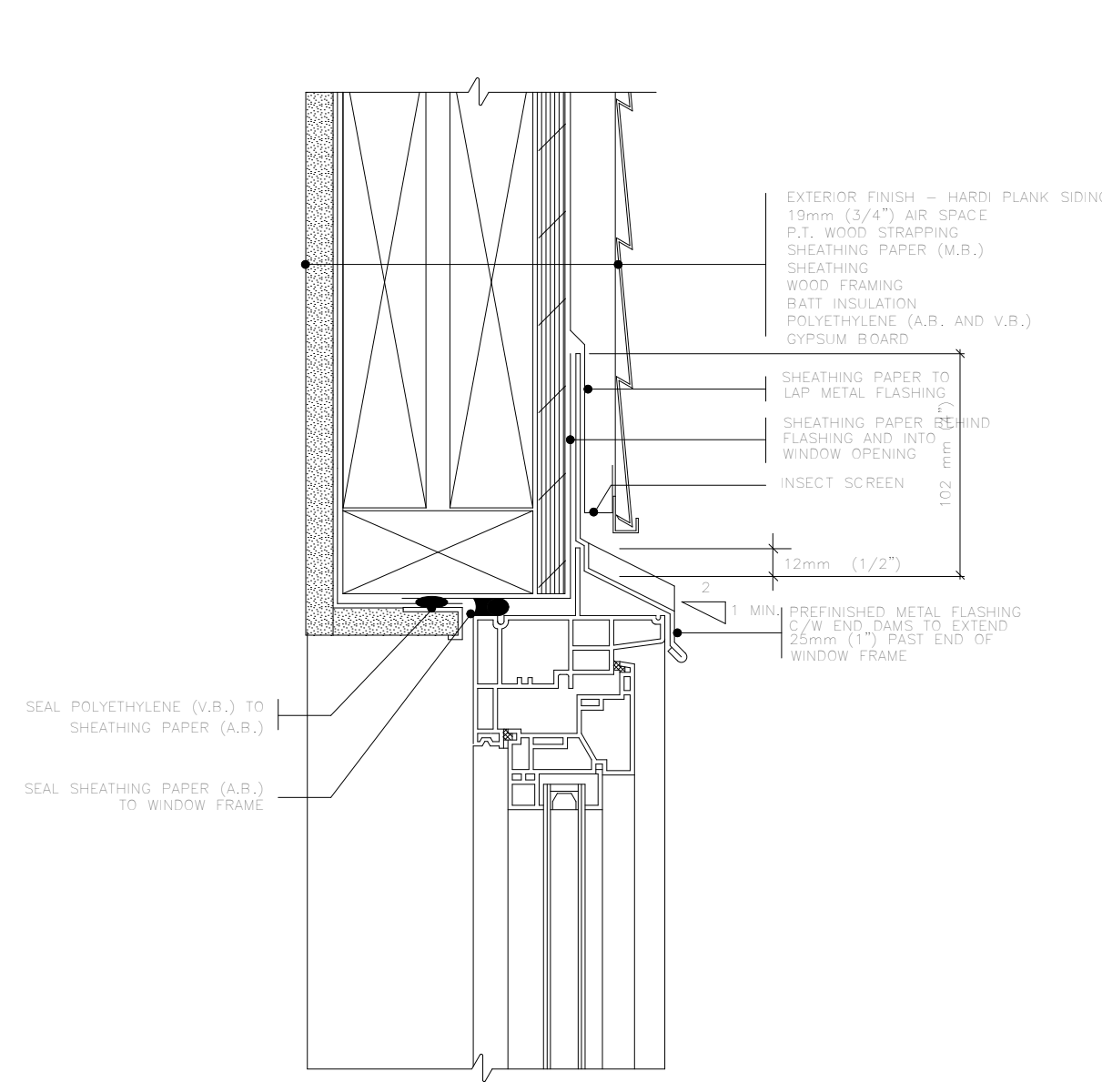
DRAWING NAME:
**LANDSCAPE PLAN, LEGEND,
DETAILS AND SUBDIVISION**
DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
FEB. 27, 2023
DRAWN BY:
NS/KH
CHECKED BY:
KML

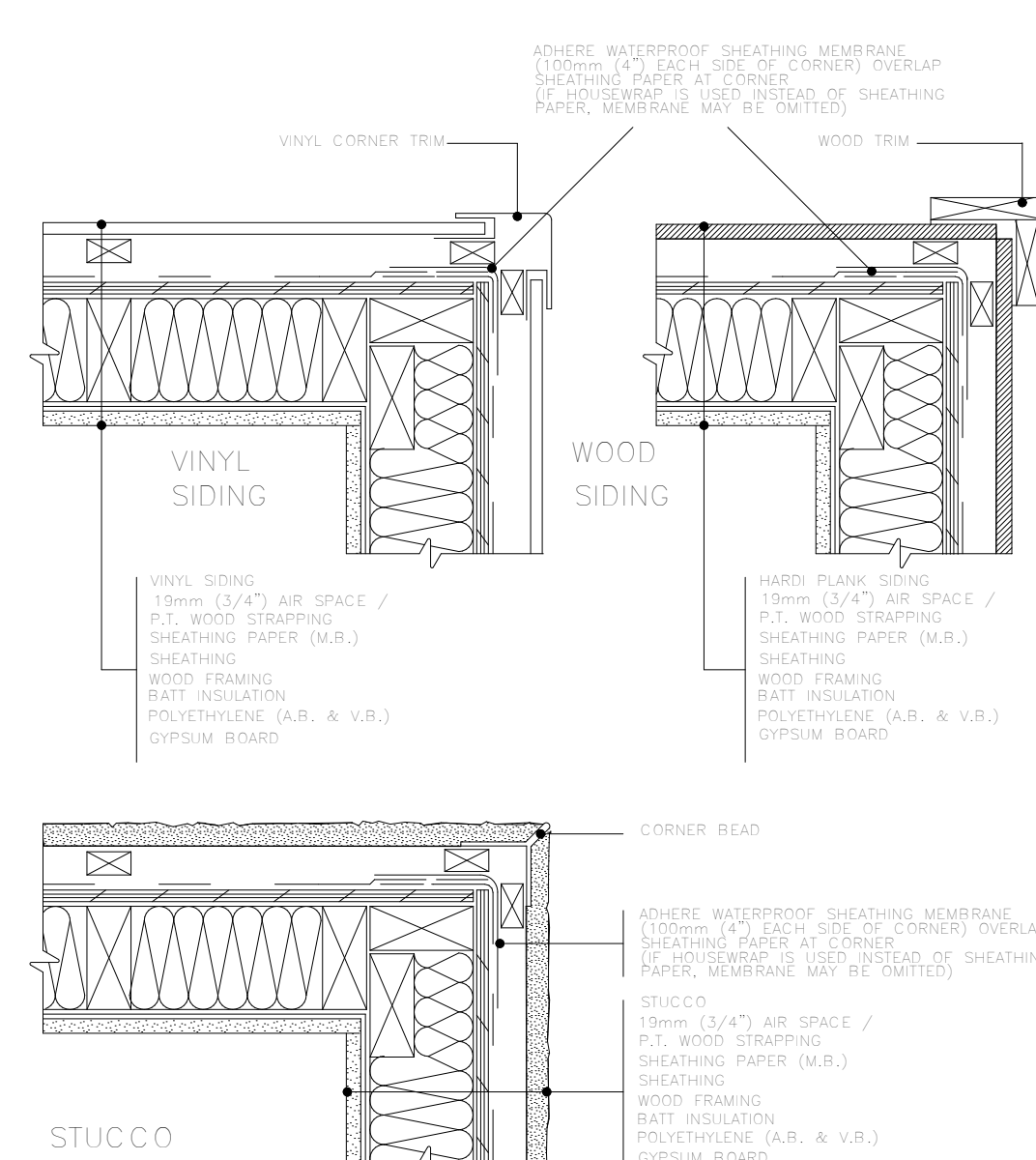
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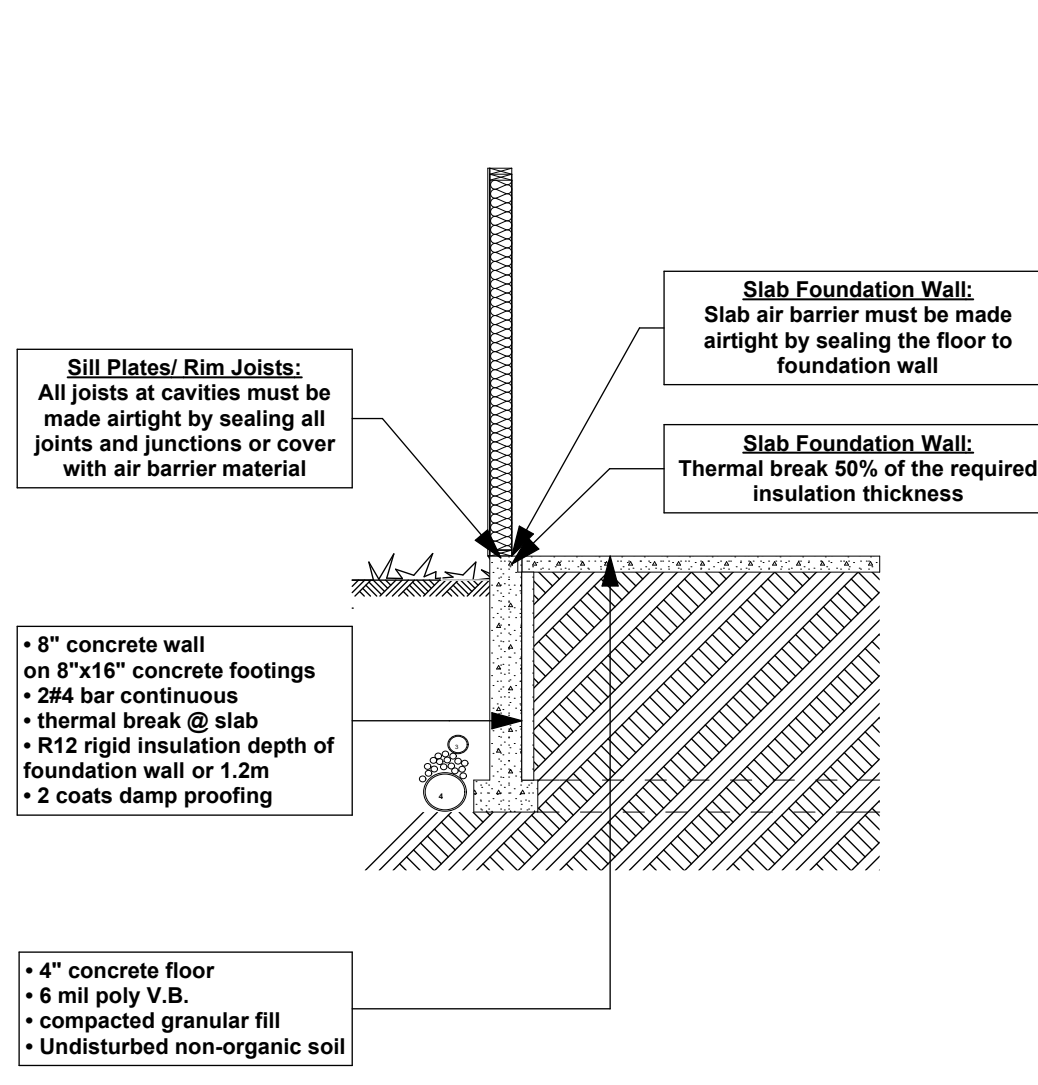
A5



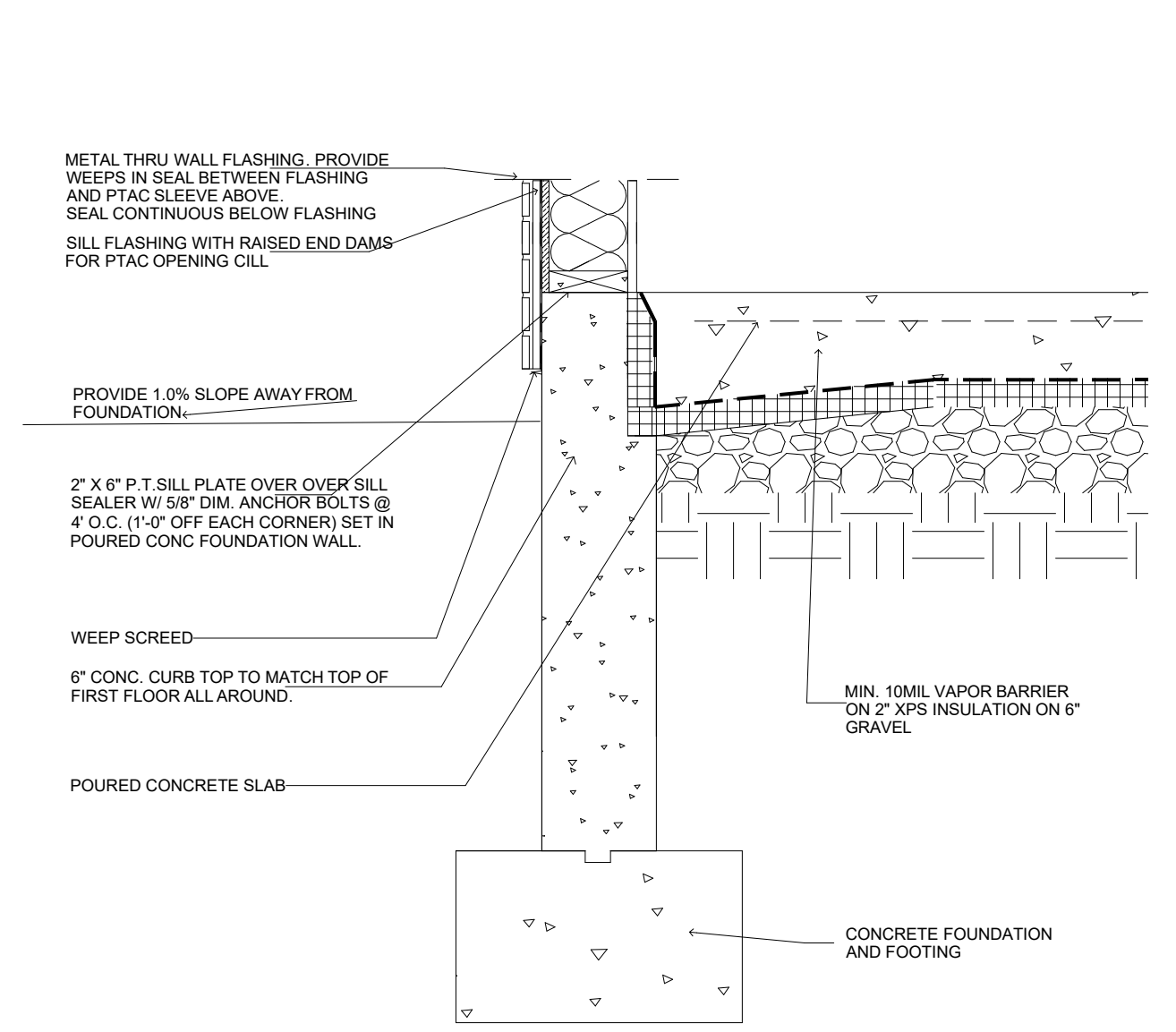
WINDOW HEAD
SEALED POLYETHYLENE APPROACH
11 SPA
BEST PRACTICE GUIDE



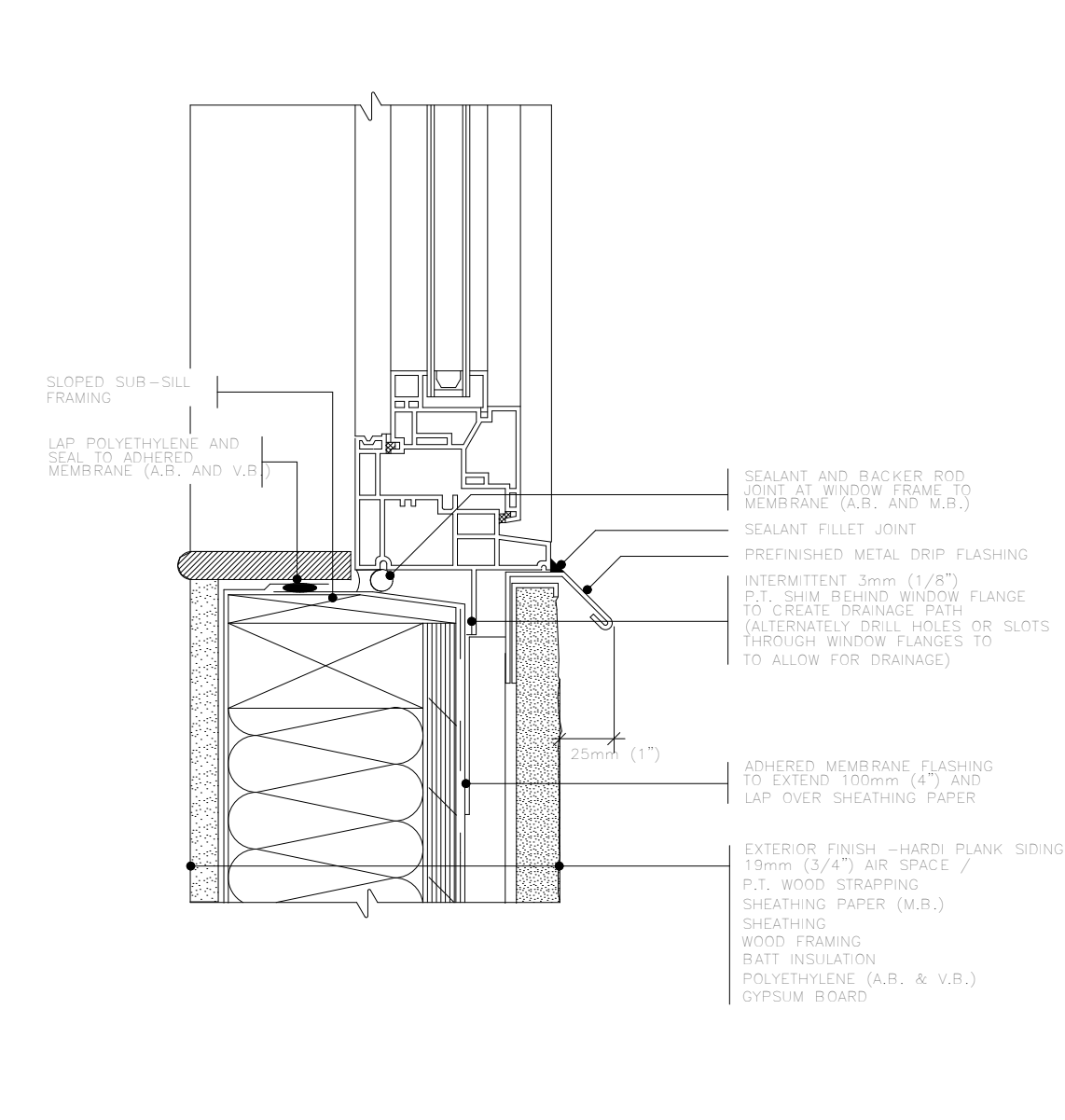
VINYL CORNER
SEALED POLYETHYLENE APPROACH
8 SPA
BEST PRACTICE GUIDE



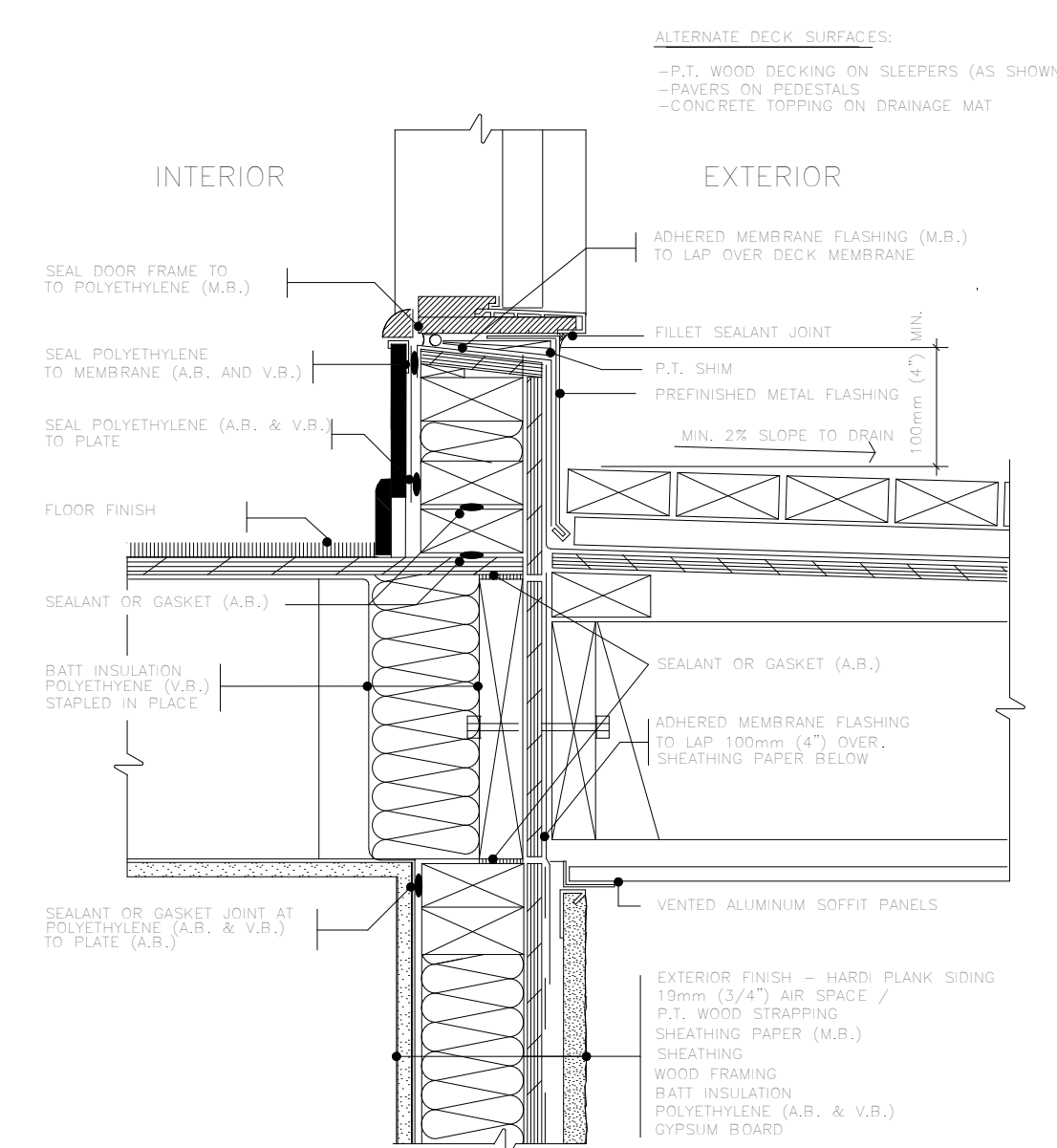
FOUNDATION DETAIL
SCALE: 1/4" = 1'-0"



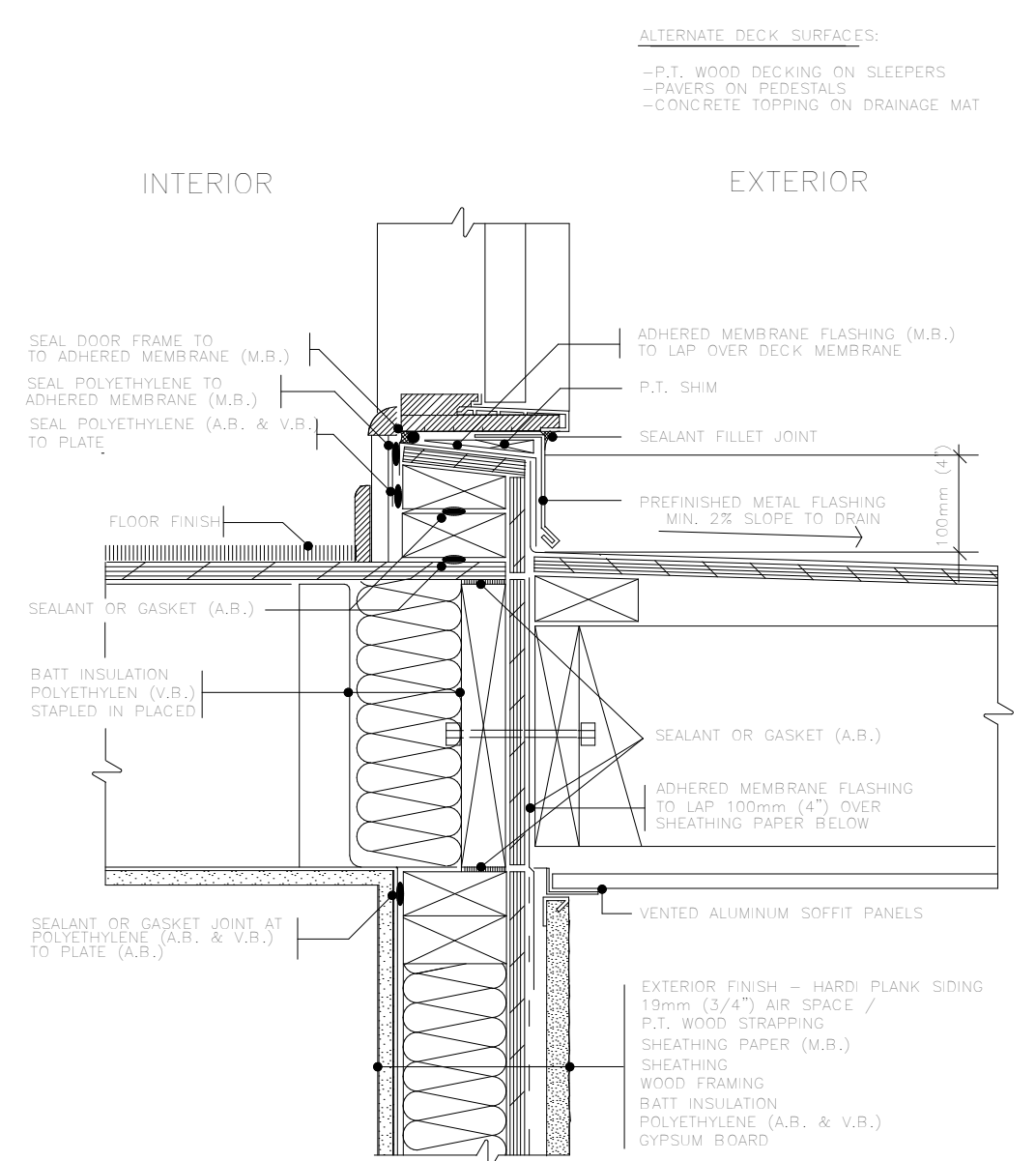
BASE OF STUD WALL DETAIL
SCALE: 1" = 1'-0"



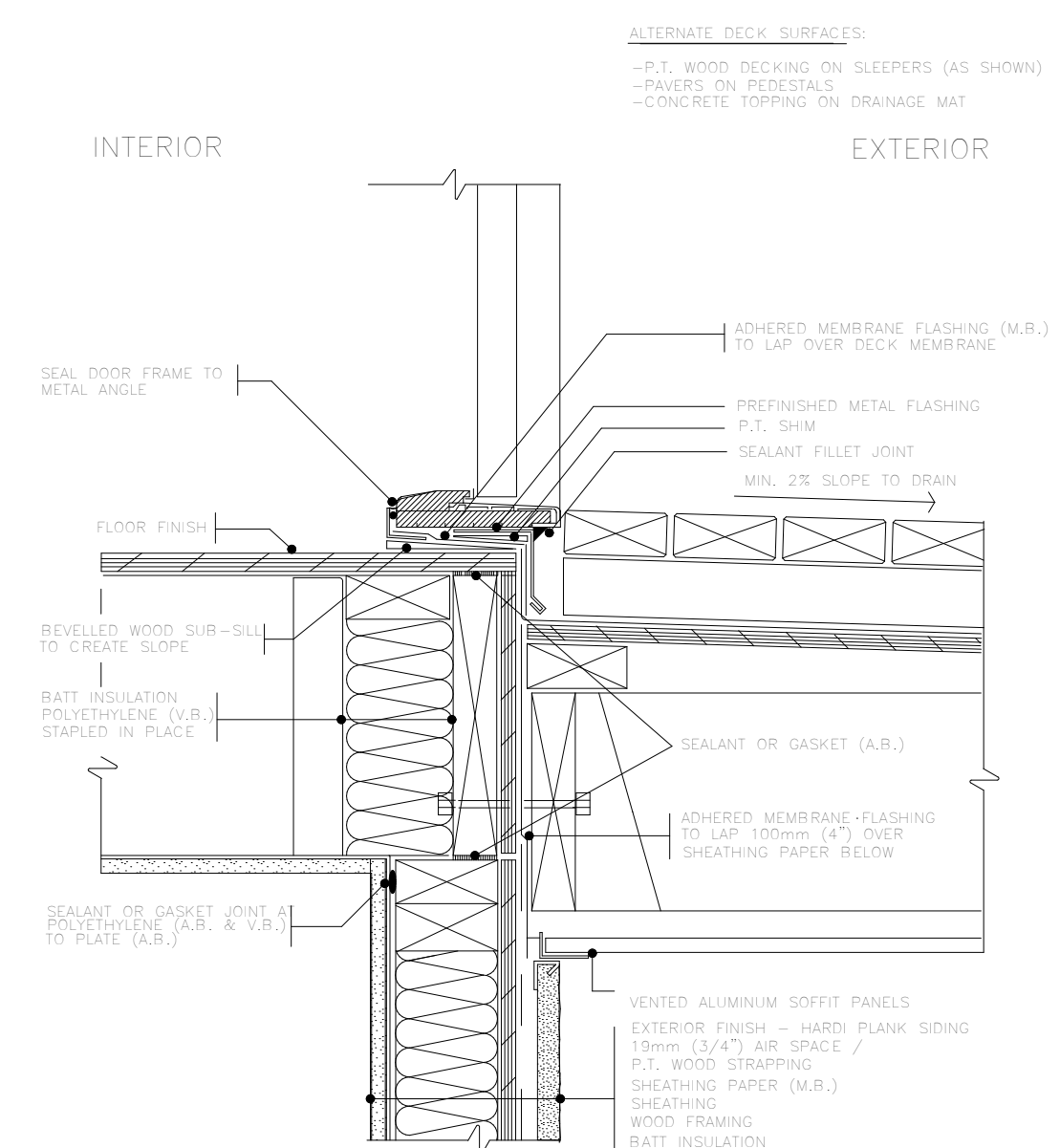
WINDOW SILL
SEALED POLYETHYLENE APPROACH
13 SPA
BEST PRACTICE GUIDE



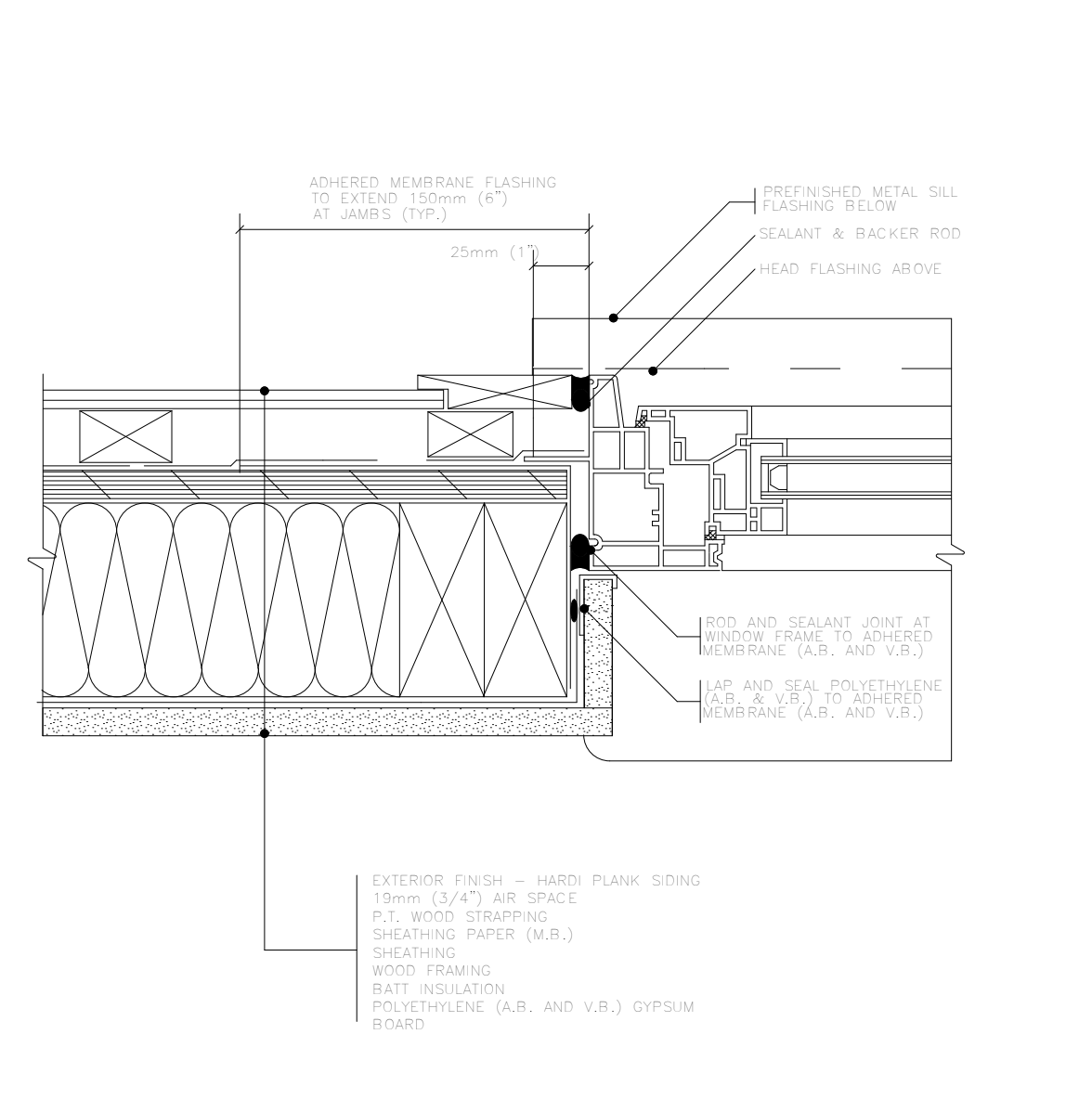
DOOR SILL - PROTECTED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
14 SPA
BEST PRACTICE GUIDE



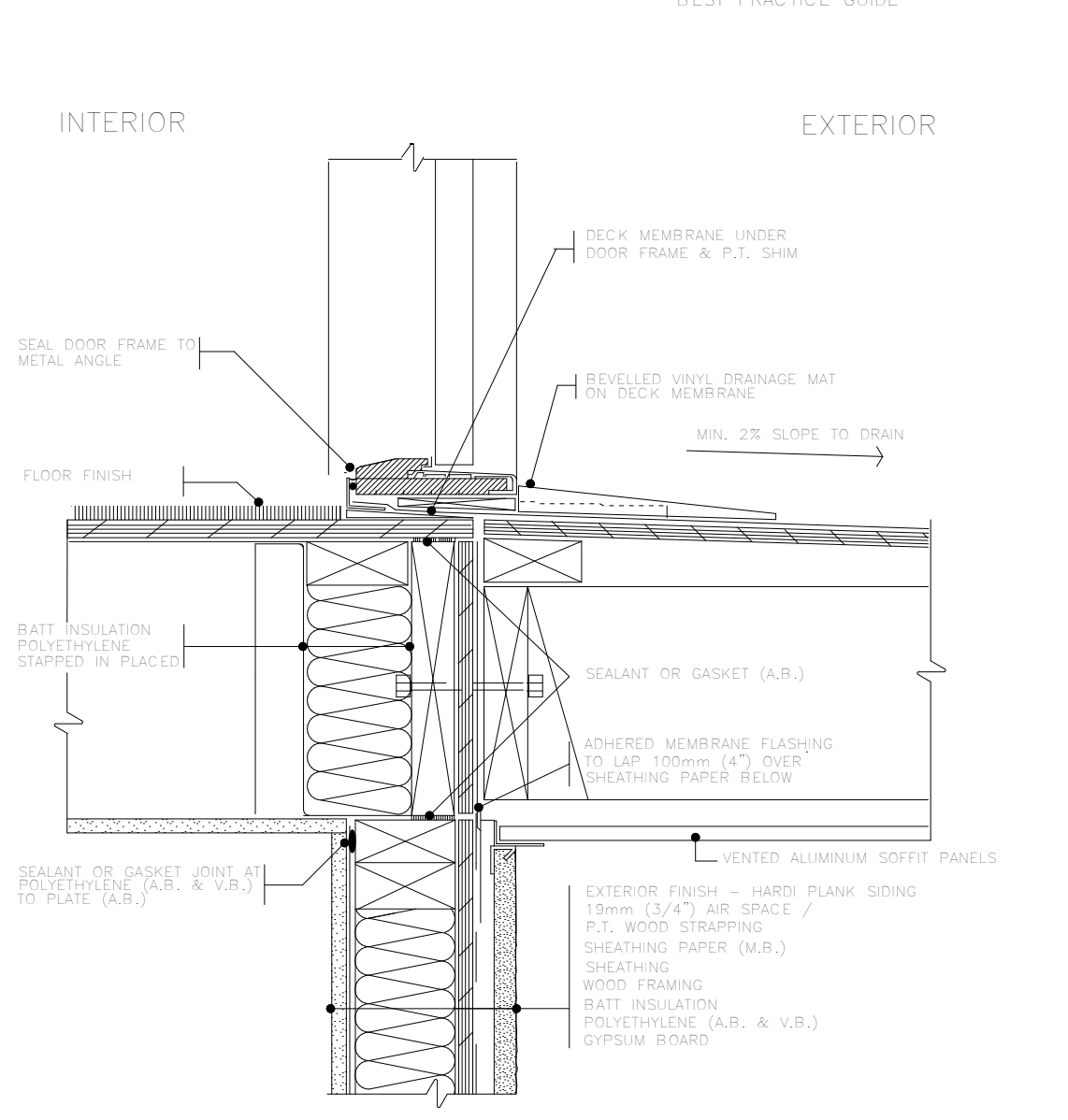
DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
15 SPA
BEST PRACTICE GUIDE



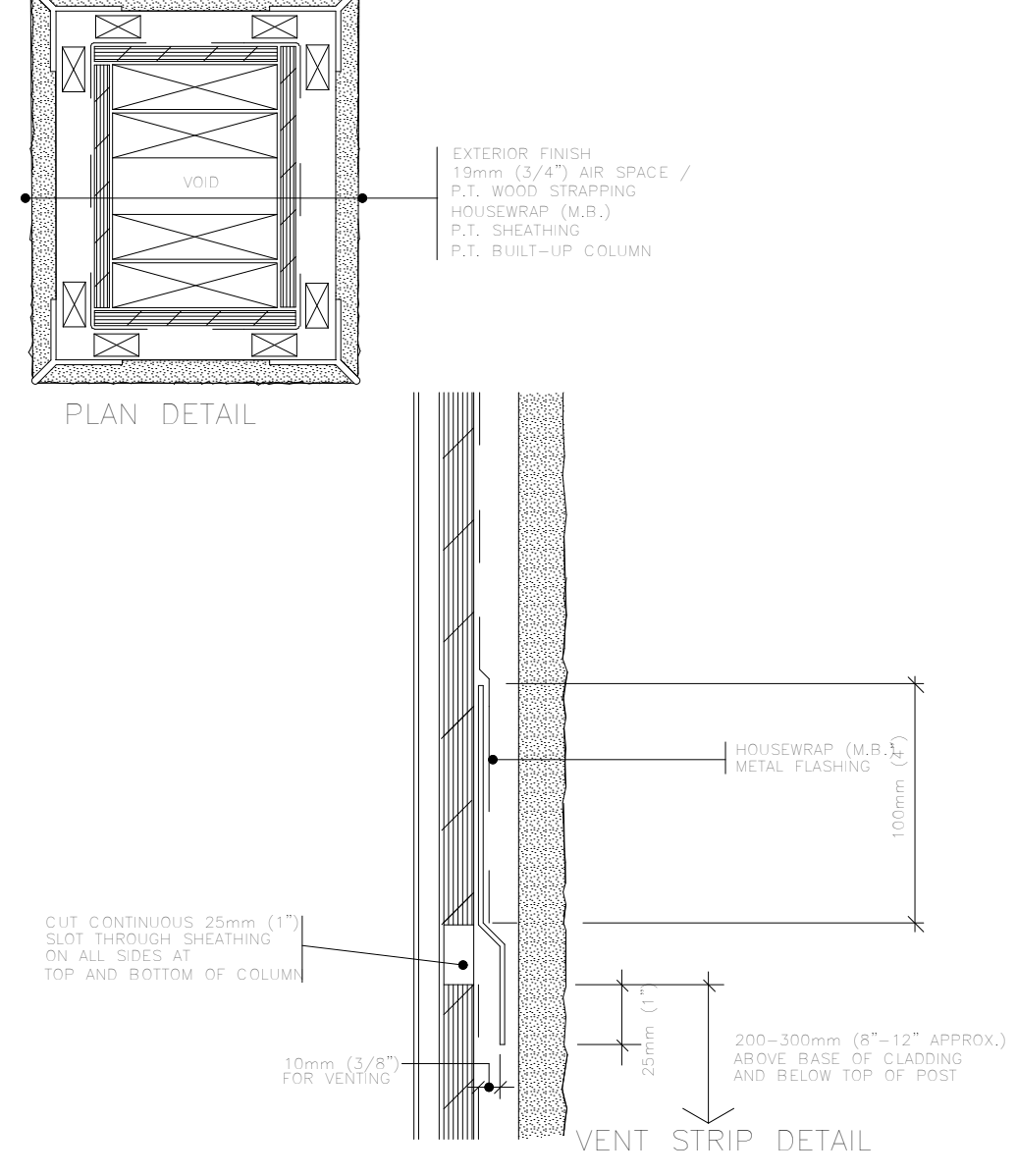
ACCESSIBLE DOOR SILL - PROTECTED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
16 SPA
BEST PRACTICE GUIDE



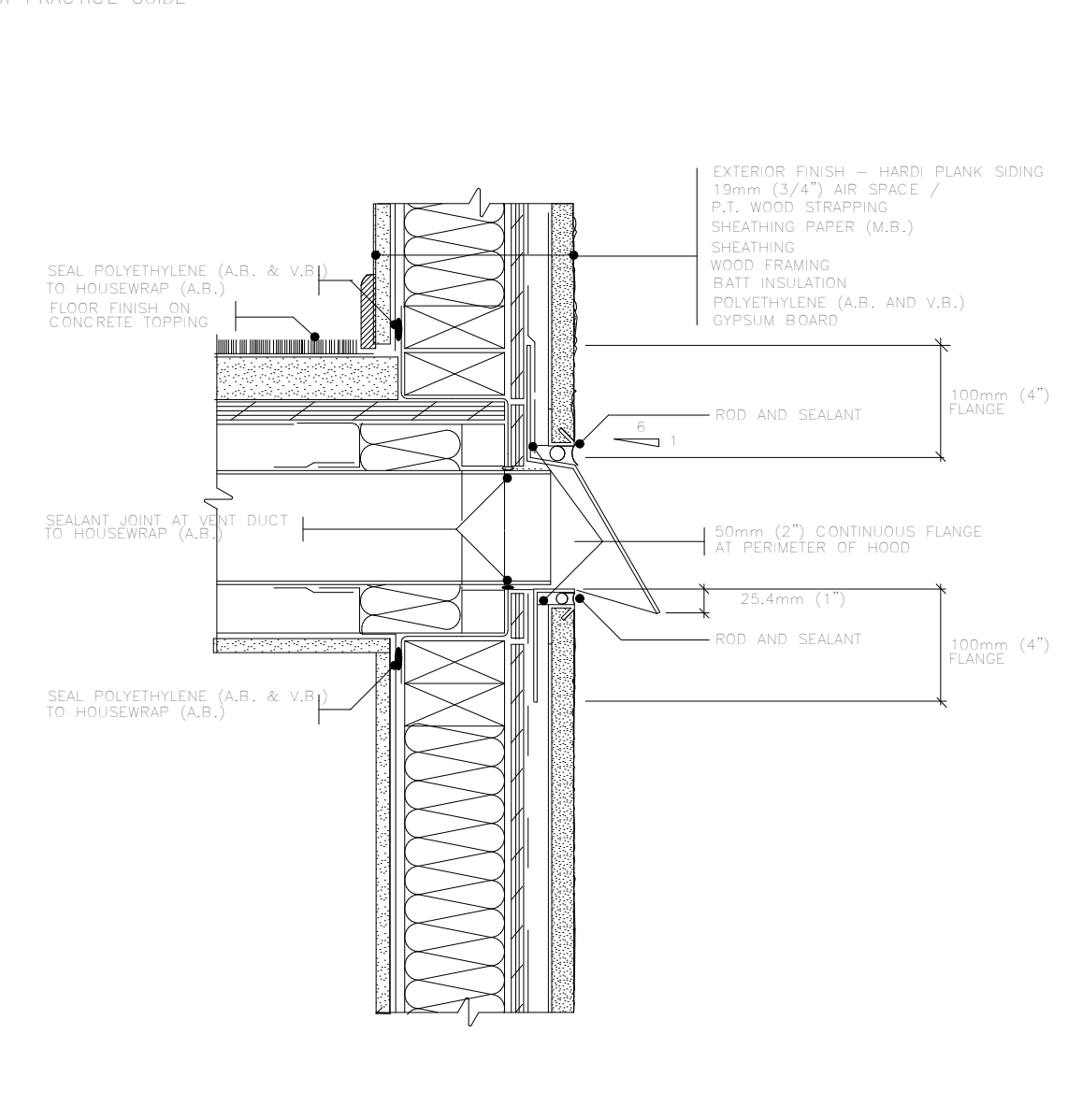
WINDOW JAMB
SEALED POLYETHYLENE APPROACH
12 SPA
BEST PRACTICE GUIDE



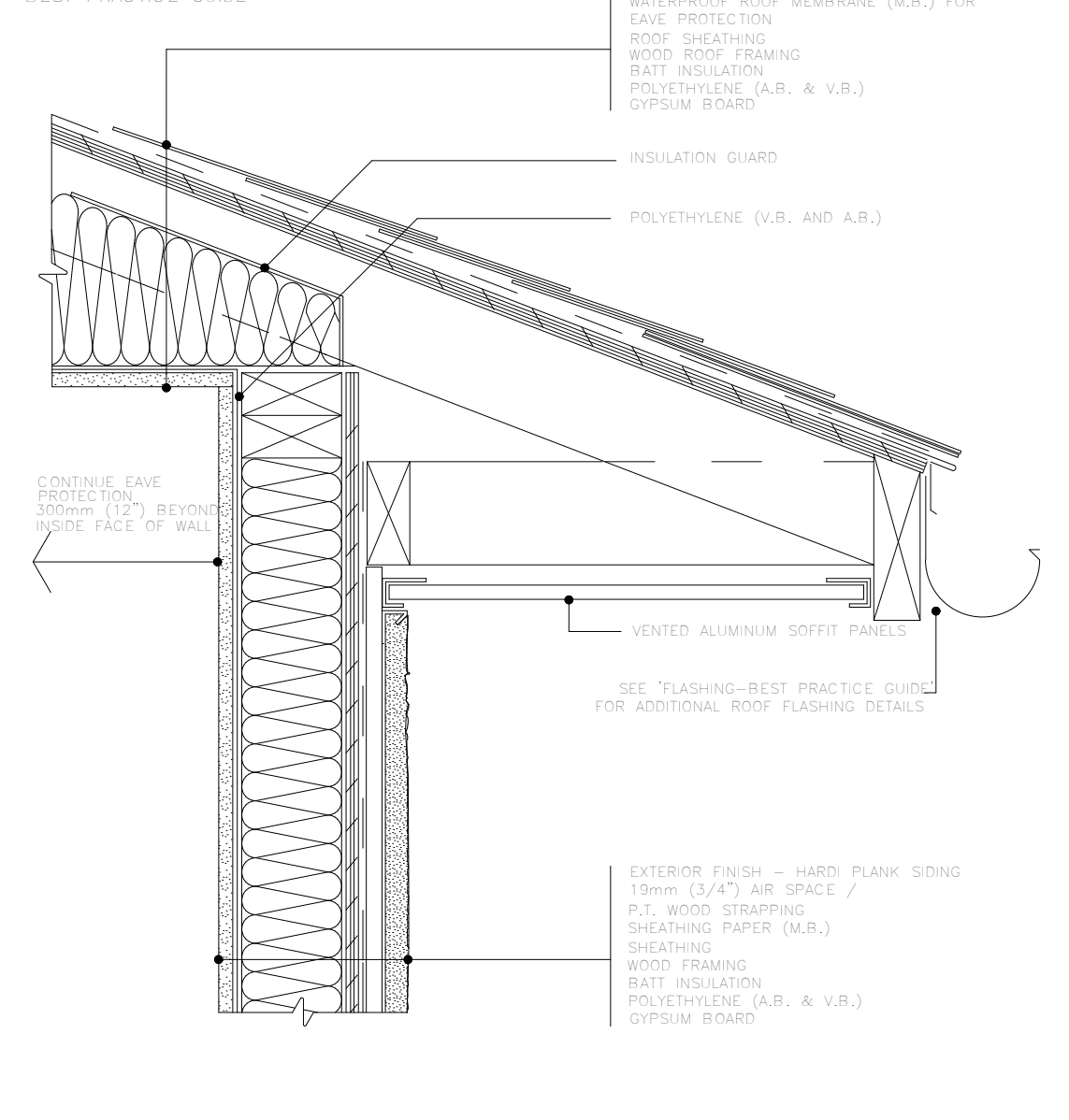
ACCESSIBLE DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
17 SPA
BEST PRACTICE GUIDE



EXTERIOR ELEMENT - COLUMN
23
BEST PRACTICE GUIDE



WALL EXHAUST VENT
SEALED POLYETHYLENE APPROACH
27 SPA
BEST PRACTICE GUIDE



WATER SHEDDING ROOF / WALL
SEALED POLYETHYLENE APPROACH
5 SPA
BEST PRACTICE GUIDE

CUSTOMER: GORDON N GORDON
ADDRESS: LOT 43 - 34459 TRUMPETER STREET, COLWOOD

DRAWING NAME: CONSTRUCTION DETAILS
DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: FEB. 27, 2023
DRAWN BY: NS/KH
CHECKED BY: KML

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

SHEET NUMBER
D1



MGE Services Inc.

EGBC Permit to Practice No. 1003085

740 Cowper Street, Victoria, BC V9A 2E9
250-661-8335

MGEservices@shaw.ca

March 30, 2023

File: 23G-026

GNG Builders Ltd.
845 Orono Ave.
Victoria, BC V9B 0A5
Attention: Mr. Evan Ford

**RE: Proposed House – 3455 (Lot 41) Trumpeter Street, Colwood
Geotechnical Review for Development Permit Application**

As requested by GNG Builders Ltd. (the Client), MGE Services Inc. (MGE) has carried out a geotechnical review of the proposed house at the above-referenced site. It is understood that the Client has applied for a development permit for the subject site, for which this report has been prepared to discuss the geotechnical aspect of the house projects.


The subject site was developed as part of the Royal Bay subdivision in Colwood, BC, with a tiered stacked boulder wall constructed as part of the subdivision construction. Slope stability of the rear slopes at the subject sites was reviewed as part of the Preliminary Slope Stability Assessment and Lot Grading report for the Sector 7 Subdivision by Thurber Engineering Ltd. (Thurber) dated June 29, 2021. Review of the Thurber report indicates that a 5m setback is required between the toe of the boulder wall and the building footprint on Lot 41. Review of the proposed house plans and a site review of the subject site was conducted by MGE on March 15, 2023. The house is proposed to be constructed with a step up foundation, such that the rear yard is approx. 3m higher than the front portion of the lot. Siting of the house indicates a maximum 3.5m setback from the wall, which does not meet the criteria established in the Thurber report.

The subject site has been created by excavation into the pit run sand and gravel that is typical for the Royal Bay subdivision, with final grading and compaction of the subgrade soils to be carried out. There is a slope that extends up at the rear (west side) of the subject lot, which will be backfilled following foundation construction for the step up rear yard. It is proposed that the rear yard elevation will be at the grade of the base of the existing retaining wall, which will be left in place.

Based on our review of the proposed house plans and the existing wall, which was suitably constructed in accordance with City of Colwood guidelines, the 3.5m setback from the wall to the house site is considered geotechnically appropriate. The current landscaping design is considered geotechnically appropriate for both static and seismic conditions. The Lot 41 site is expected to be prepared such that the lands are considered safe and suitable for the use intended.

This letter has been prepared exclusively for GNG Builders Ltd. in accordance with the March 17, 2023 contract between MGE and GNG Builders Ltd. No third party can rely on this report, except for the City of Colwood, which is considered to be an authorized user, subject to the terms and conditions under which the work was completed. We trust this meets your current requirements and ask that you contact the undersigned if there are any questions or concerns.

Yours truly,
MGE Services Inc. (Permit to Practice No. 1003085)


Per: Alec Morse, P.Eng.
Attach: Table 1 – Site Photos

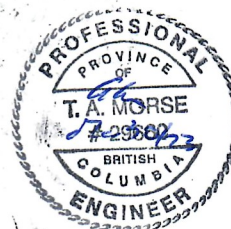




Table 1: Site Photos

GNG Builders Ltd.

Project: 3455 Trumpeter St. (Lot 41, Sect. 7, Royal Bay), Colwood

File: 23G-026



Mar. 15, 2023: Current condition of Lot 41, with house site excavated into pit run sand & gravel.

Mar. 15, 2023: Tiered boulder wall constructed at rear of Lot 41, to be left in place.



MGE Services Inc.

EGBC Permit to Practice No. 1003085

740 Cowper Street, Victoria, BC V9A 2E9
250-661-8335

MGEservices@shaw.ca

March 30, 2023

File: 23G-026

GNG Builders Ltd.
845 Orono Ave.
Victoria, BC V9B 0A5
Attention: Mr. Evan Ford

**RE: Proposed House – 3457 (Lot 42) Trumpeter Street, Colwood
Geotechnical Review for Development Permit Application**

As requested by GNG Builders Ltd. (the Client), MGE Services Inc. (MGE) has carried out a geotechnical review of the proposed house at the above-referenced site. It is understood that the Client has applied for a development permit for the subject site, for which this report has been prepared to discuss the geotechnical aspect of the house projects.

The subject site was developed as part of the Royal Bay subdivision in Colwood, BC, with a tiered stacked boulder wall constructed as part of the subdivision construction. Slope stability of the rear slopes at the subject sites was reviewed as part of the Preliminary Slope Stability Assessment and Lot Grading report for the Sector 7 Subdivision by Thurber Engineering Ltd. (Thurber) dated June 29, 2021. Review of the Thurber report indicates that a 5m setback is required between the toe of the boulder wall and the building footprint on Lot 42. Review of the proposed house plans and a site review of the subject site was conducted by MGE on March 15, 2023. The house is proposed to be constructed with a step up foundation, such that the rear yard is approx. 3m higher than the front portion of the lot. Siting of the house indicates a maximum 3.5m setback from the wall, which does not meet the criteria established in the Thurber report.

The subject site has been created by excavation into the pit run sand and gravel that is typical for the Royal Bay subdivision, with final grading and compaction of the subgrade soils to be carried out. There is a slope that extends up at the rear (west side) of the subject lot, which will be backfilled following foundation construction for the step up rear yard. It is proposed that the rear yard elevation will be at the grade of the base of the existing retaining wall, which will be left in place.

Based on our review of the proposed house plans and the existing wall, which was suitably constructed in accordance with City of Colwood guidelines, the 3.5m setback from the wall to the house site is considered geotechnically appropriate. The current landscaping design is considered geotechnically appropriate for both static and seismic conditions. The Lot 42 site is expected to be prepared such that the lands are considered safe and suitable for the use intended.

This letter has been prepared exclusively for GNG Builders Ltd. in accordance with the March 17, 2023 contract between MGE and GNG Builders Ltd. No third party can rely on this report, except for the City of Colwood, which is considered to be an authorized user, subject to the terms and conditions under which the work was completed. We trust this meets your current requirements and ask that you contact the undersigned if there are any questions or concerns.

Yours truly,
MGE Services Inc. (Permit to Practice No. 1003085)


Per: Alec Morse, P.Eng.
Attach: Table 1 – Site Photos





Table 1: Site Photos

GNG Builders Ltd.

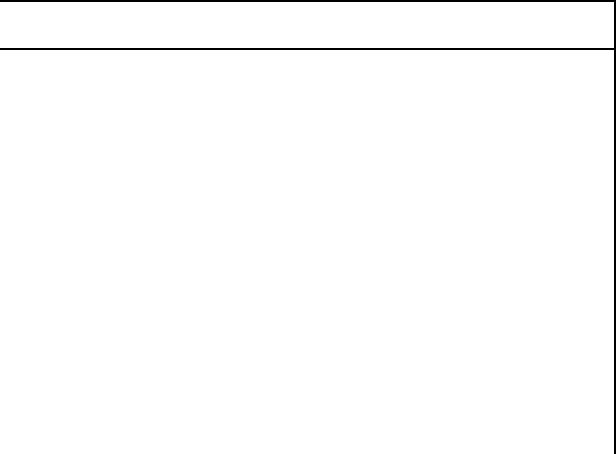
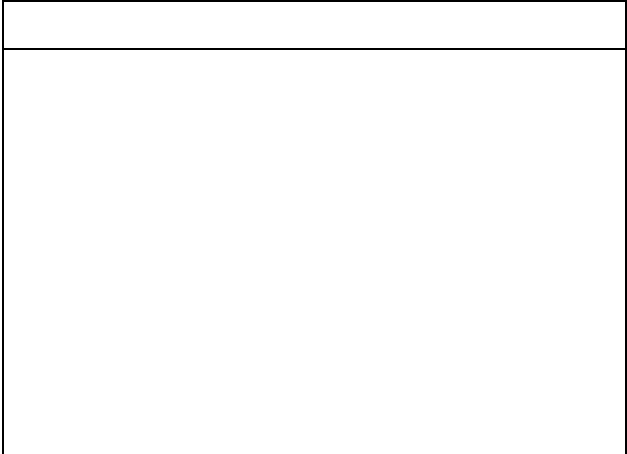
Project: 3457 Trumpeter St. (Lot 42, Sect. 7, Royal Bay), Colwood

File: 23G-026



Mar. 15, 2023: Current condition of Lot 42, with house site excavated into pit run sand & gravel.

Mar. 15, 2023: Tiered boulder wall constructed at rear of Lot 42, to be left in place.





MGE Services Inc.

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March 30, 2023

File: 23G-026

GNG Builders Ltd.
845 Orono Ave.
Victoria, BC V9B 0A5
Attention: Mr. Evan Ford

**RE: Proposed House – 3459 (Lot 43) Trumpeter Street, Colwood
Geotechnical Review for Development Permit Application**

As requested by GNG Builders Ltd. (the Client), MGE Services Inc. (MGE) has carried out a geotechnical review of the proposed house at the above-referenced site. It is understood that the Client has applied for a development permit for the subject site, for which this report has been prepared to discuss the geotechnical aspect of the house projects.

The subject site was developed as part of the Royal Bay subdivision in Colwood, BC, with a tiered stacked boulder wall constructed as part of the subdivision construction. Slope stability of the rear slopes at the subject sites was reviewed as part of the Preliminary Slope Stability Assessment and Lot Grading report for the Sector 7 Subdivision by Thurber Engineering Ltd. (Thurber) dated June 29, 2021. Review of the Thurber report indicates that a 5m setback is required between the toe of the boulder wall and the building footprint on Lot 43. Review of the proposed house plans and a site review of the subject site was conducted by MGE on March 15, 2023. The house is proposed to be constructed with a step up foundation, such that the rear yard is approx. 3m higher than the front portion of the lot. Siting of the house indicates a maximum 3.5m setback from the wall, which does not meet the criteria established in the Thurber report.

The subject site has been created by excavation into the pit run sand and gravel that is typical for the Royal Bay subdivision, with final grading and compaction of the subgrade soils to be carried out. There is a slope that extends up at the rear (west side) of the subject lot, which will be backfilled following foundation construction for the step up rear yard. It is proposed that the rear yard elevation will be at the grade of the base of the existing retaining wall, which will be left in place.

Based on our review of the proposed house plans and the existing wall, which was suitably constructed in accordance with City of Colwood guidelines, the 3.5m setback from the wall to the house site is considered geotechnically appropriate. The current landscaping design is considered geotechnically appropriate for both static and seismic conditions. The Lot 43 site is expected to be prepared such that the lands are considered safe and suitable for the use intended.

This letter has been prepared exclusively for GNG Builders Ltd. in accordance with the March 17, 2023 contract between MGE and GNG Builders Ltd. No third party can rely on this report, except for the City of Colwood, which is considered to be an authorized user, subject to the terms and conditions under which the work was completed. We trust this meets your current requirements and ask that you contact the undersigned if there are any questions or concerns.

Yours truly,
MGE Services Inc. (Permit to Practice No. 1003085)


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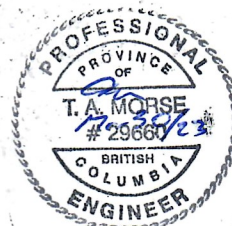




Table 1: Site Photos

GNG Builders Ltd.

Project: 3459 Trumpeter St. (Lot 43, Sect. 7, Royal Bay), Colwood

File: 23G-026



Mar. 15, 2023: Current condition of Lot 43, with house site excavated into pit run sand & gravel.

Mar. 15, 2023: Tiered boulder wall constructed at rear of Lot 43, to be left in place.
