

SITE PLAN 1/8" = 1'-0"

SITE INFORMATION

CIVIC	S.L.-9, PHASE 2, SKYRIDGE, SQUAMISH, B.C.		
LEGAL	STRATA LOT 9, SECTION 14, TOWNSHIP 50, NEW WESTMINSTER DISTRICT, STRATA PLAN EPS3606.		
CLASSIFICATION	Residential C, Part 9, 2018 BCBC		
ZONING	CD-83 - Comprehensive Development		
	Imperial	Metric	Allowed / Required
SITE AREA	12,422.46 ft²	1,154.08m²	N/A
SUITE	0		1
PARKING	3		2
SITE COVERAGE	Imperial	Metric	Allowed / Required
Total Site Coverage	1,633.77 ft² 1,633.77 / 12,422.46 = 13.15%	151.78 m²	33% (4,099.41ft²)
SETBACKS	Imperial	Metric	Allowed / Required
Side A	21'-7 1/4"	6.58m	2.13m
Side B	7'-1"	2.16m	2.13m
Rear Yard	106'-10 3/4"	32.58m	7.62m
Front Yard	15'-3 3/4"	4.67m	7.62m
DENSITY	Imperial	Metric	Allowed / Required
1st Level Area	1,612.75ft² 1,588.01ft² + 24.74ft² MECH.	149.83 m2	50% (6,211.23 ft²)
2nd Level Area	1,538.69 ft2	142.95 m2	50% (6,211.23 ft²)
3rd Level Area	532.21 ft2	49.44 m2	50% (6,211.23 ft²)
Gross Floor Area	3,683.65ft2 3,658.91 + 24.74 = 29.65%	342.22 m2	50% (6,211.23 ft²)
Garage Floor Area	479.35 ft2	44.53 m2	50 m2

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NEW RESIDENCE on 41337 HORIZON DRIVE,
SKYRIDGE DEVELOPMENT, The DISTRICT of SQUAMISH, B.C.

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DIAMOND HEAD
DEVELOPMENT
BUILDING QUALITY OF LIFE



SKYRIDGE
LIVE 360



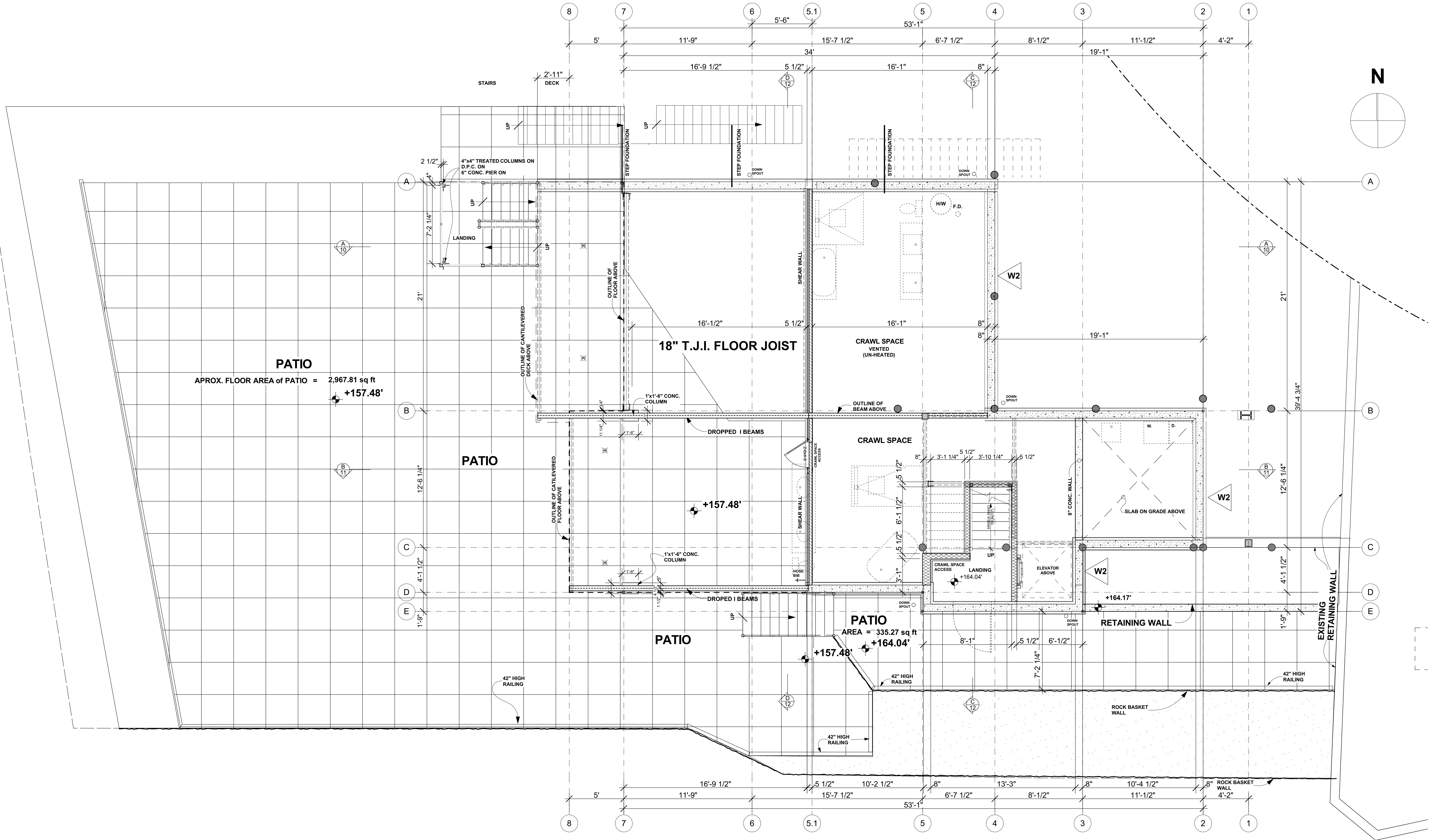
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RICHARD KADULSKI
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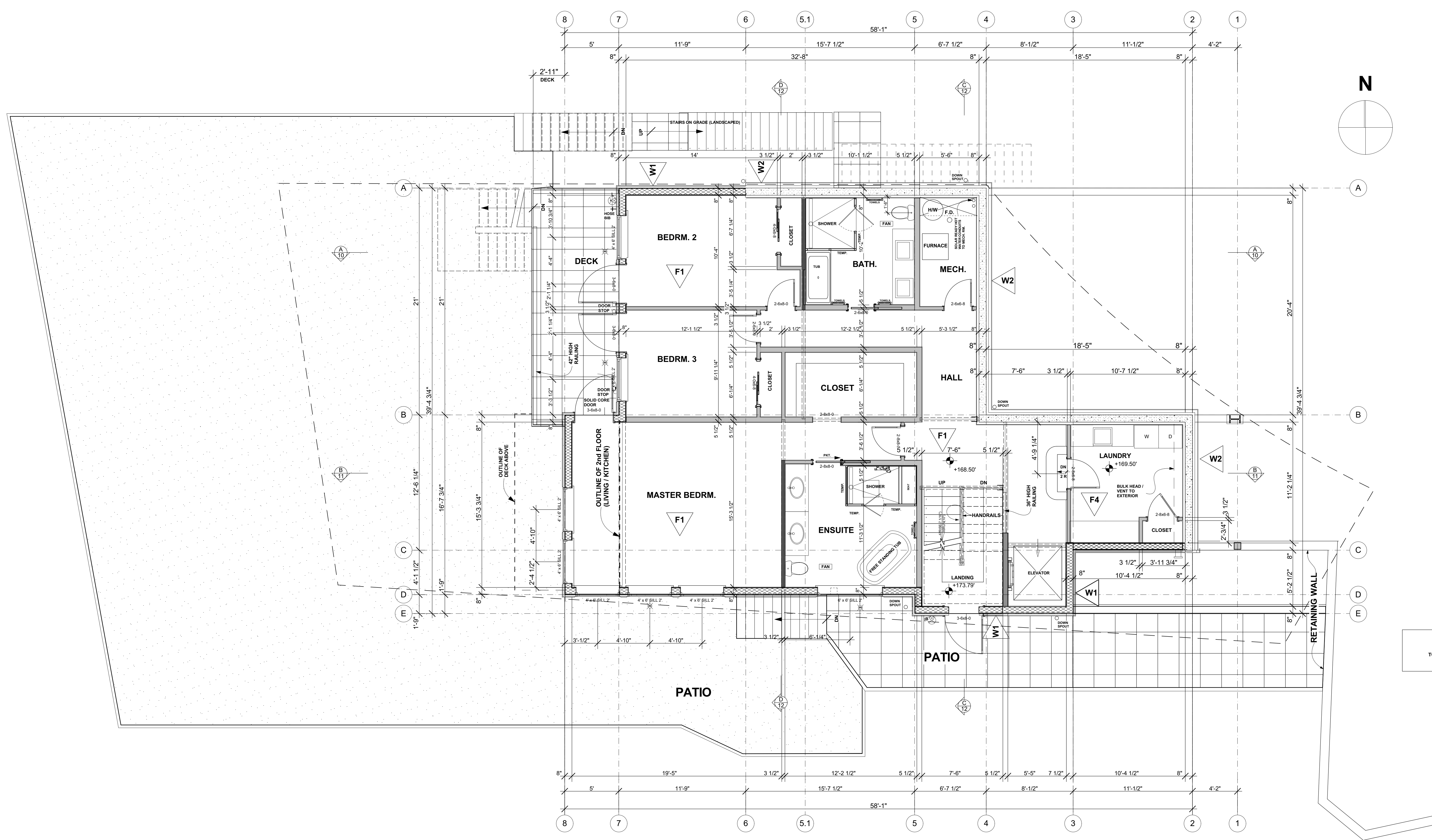


FOUNDATION / PATIO LEVEL 1/4" = 1'-0"

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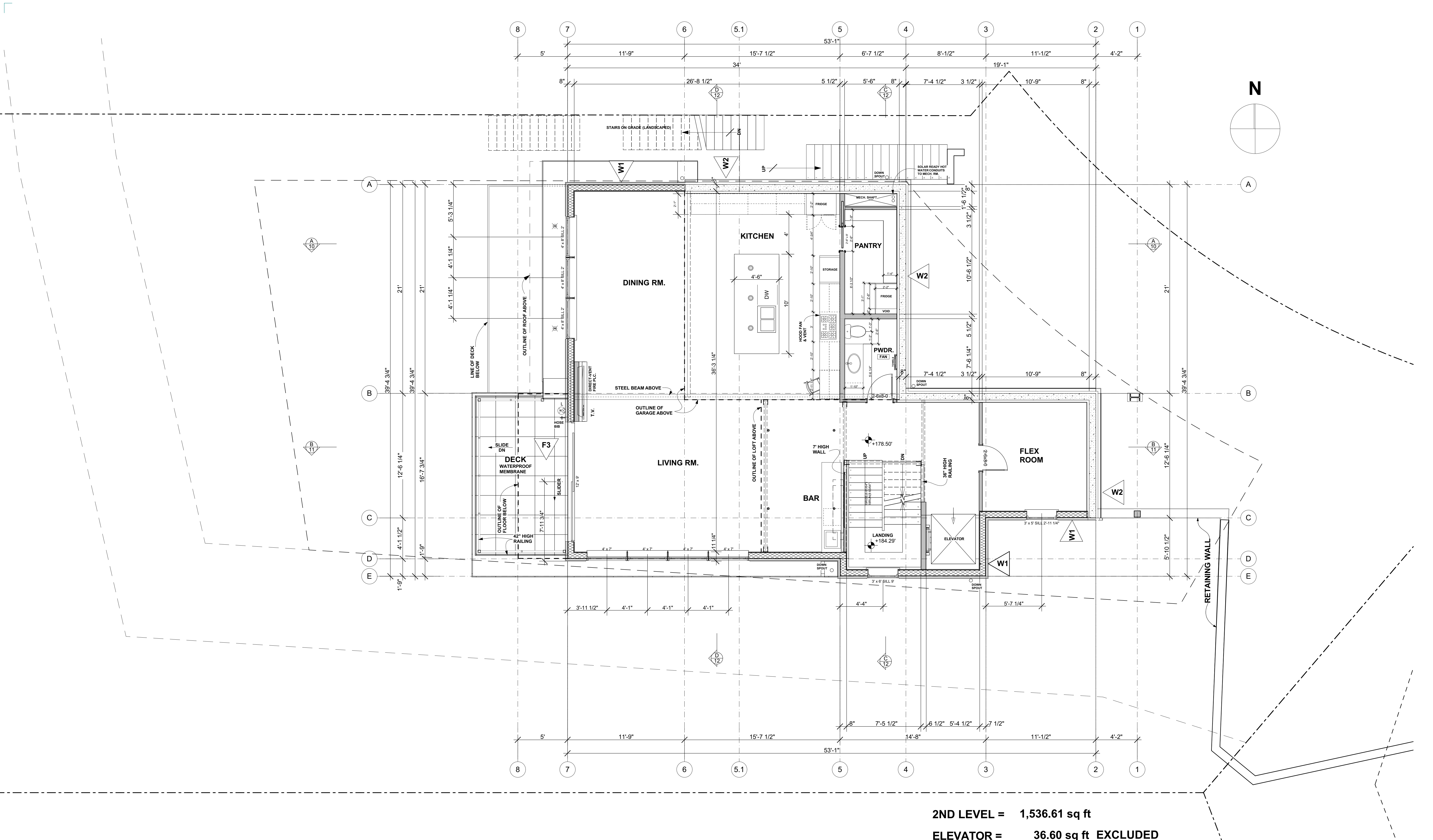
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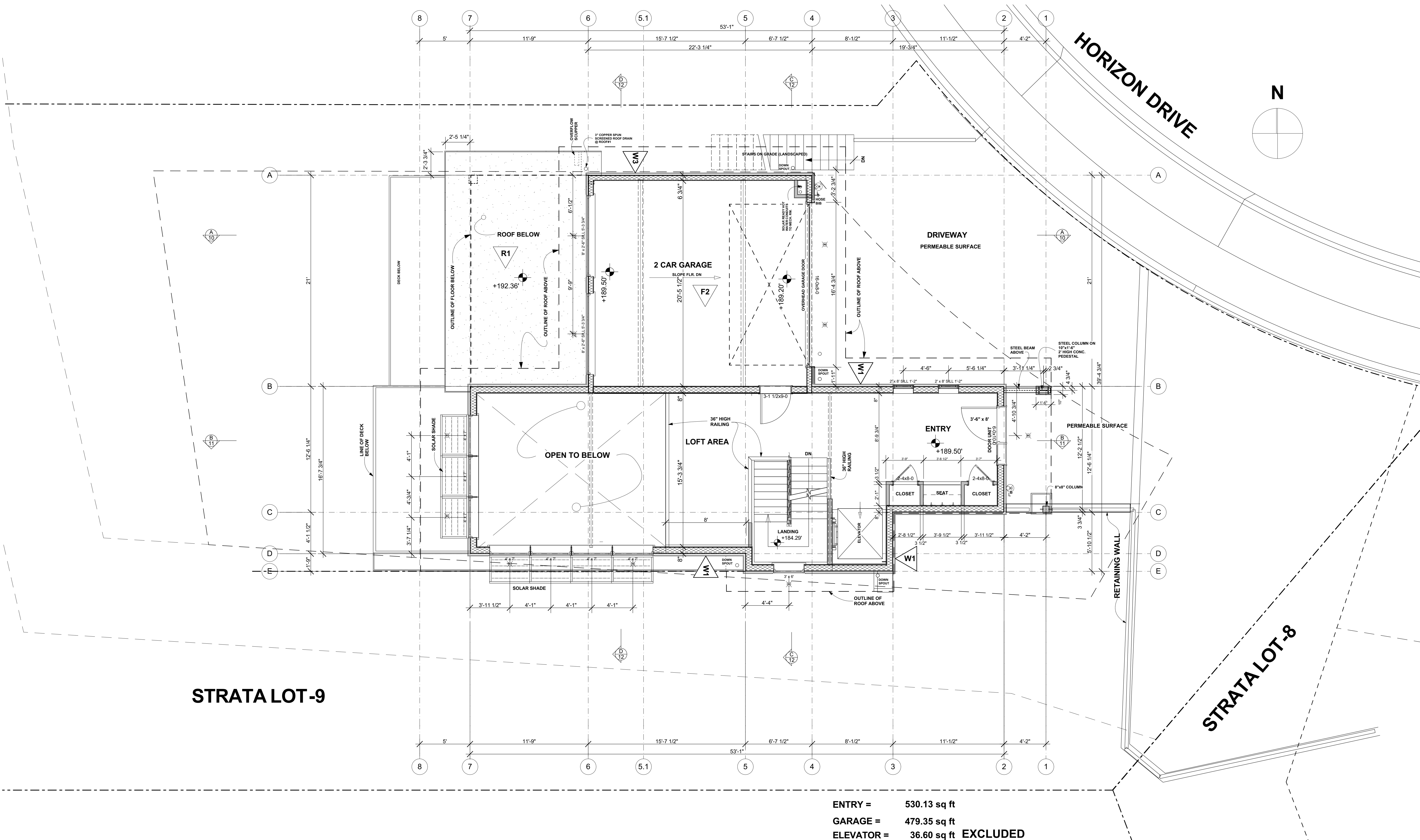


1st LEVEL = 1,585.92 sq ft
MECHANICAL = 74.74 sq ft (50.0 sq ft EXCLUDED = 24.74 sq ft)
ELEVATOR = 36.60 sq ft EXCLUDED

1st LEVEL FLOOR PLAN 1/4" = 1'-0"



2ND LEVEL = 1,536.61 sq ft
ELEVATOR = 36.60 sq ft EXCLUDED
2nd LEVEL FLOOR PLAN 1/4" = 1'-0"



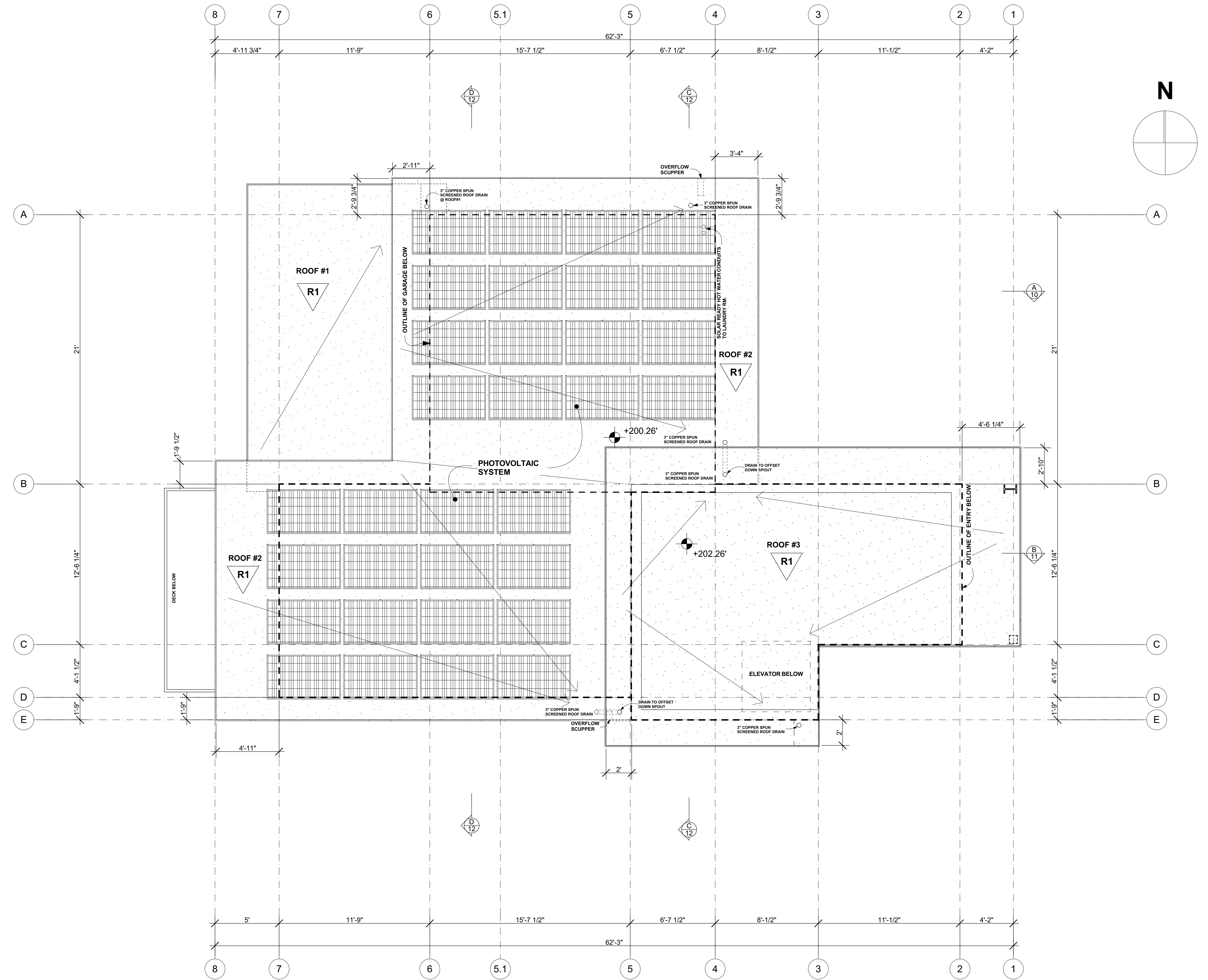
ENTRY = 530.13 sq ft
GARAGE = 479.35 sq ft
ELEVATOR = 36.60 sq ft EXCLUDED

3rd LEVEL FLOIOR PLAN 1/4" = 1'-0"

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ROOF PLAN

1/4" = 1'-0"

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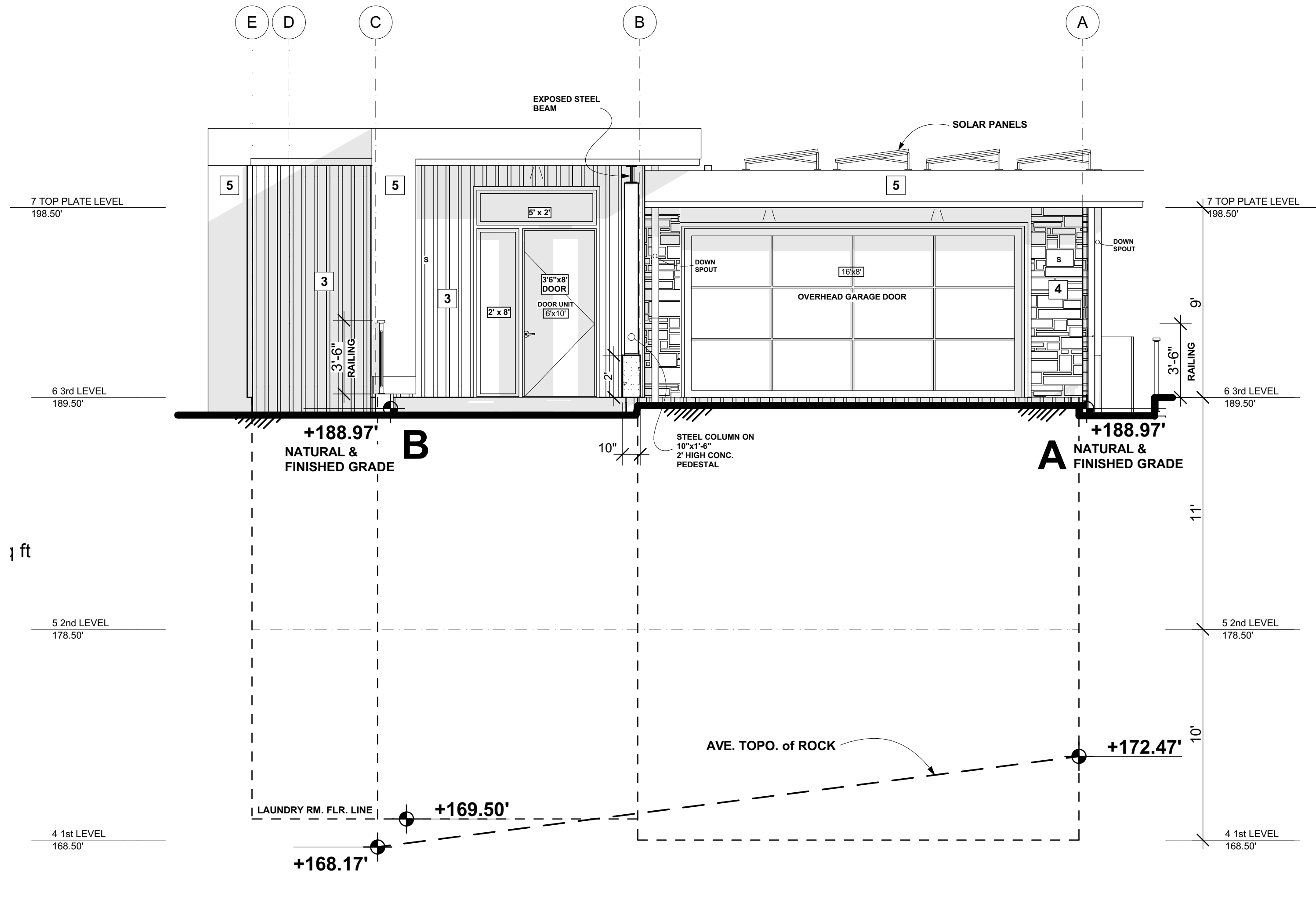
SOFITS AND 2" REVEAL
CLEAR CEDAR W/ CLEAR STAIN
- 2

HARDIE PLANK LAP SIDING
BENJAMIN MOORE: DESERT TWILIGHT 2137-40
- 3

HARDIE BOARD AND BATTEN 9"
BANJAMIN MOORE: DARK OLIVE 2140-30
- 4

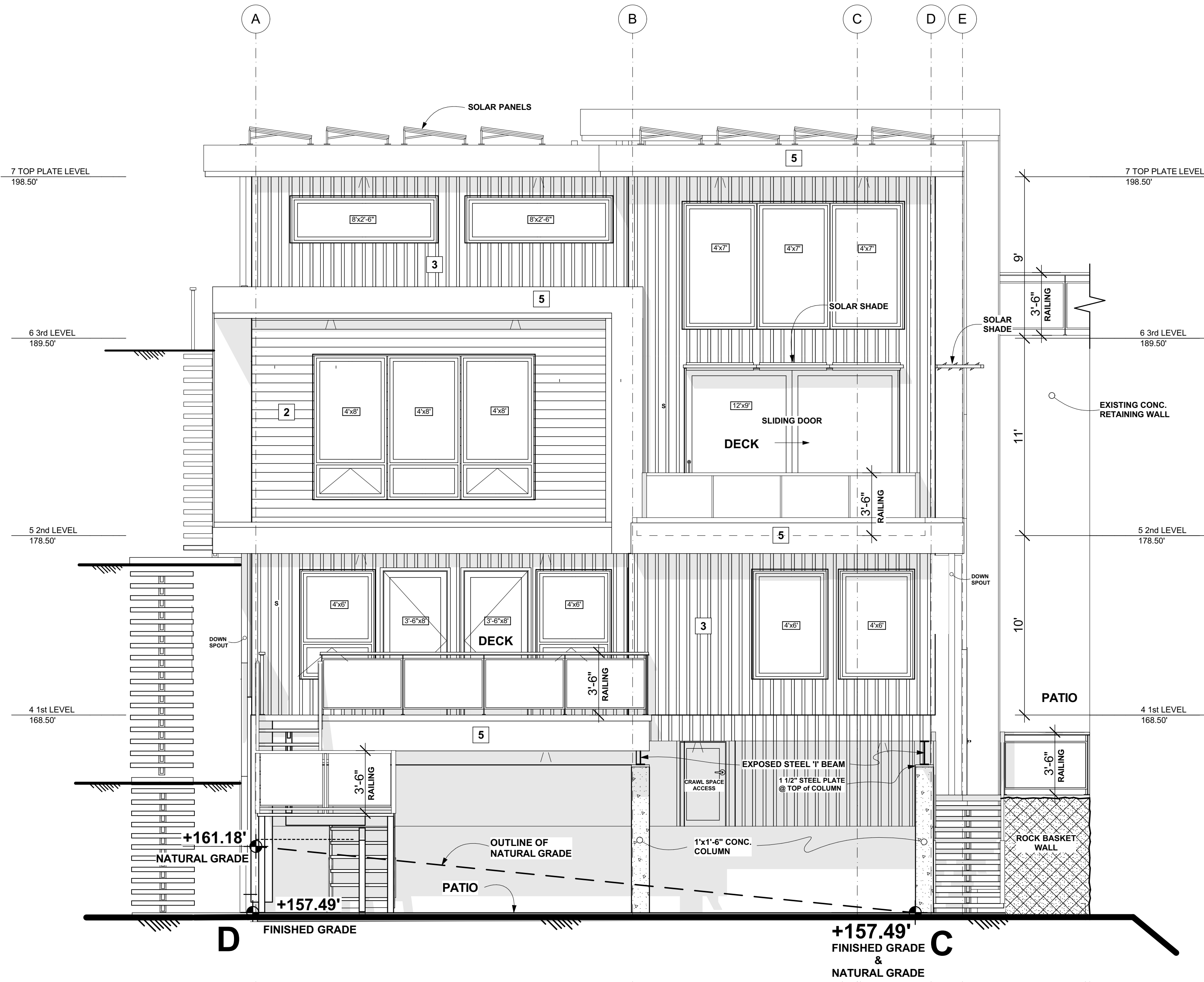
BLACK PEARL LEDGE STONE
SLATE GREY OR CHARCOAL GREY W/ WHITE QUARTZ VEINS
- 5

METAL CLAD FASCIA



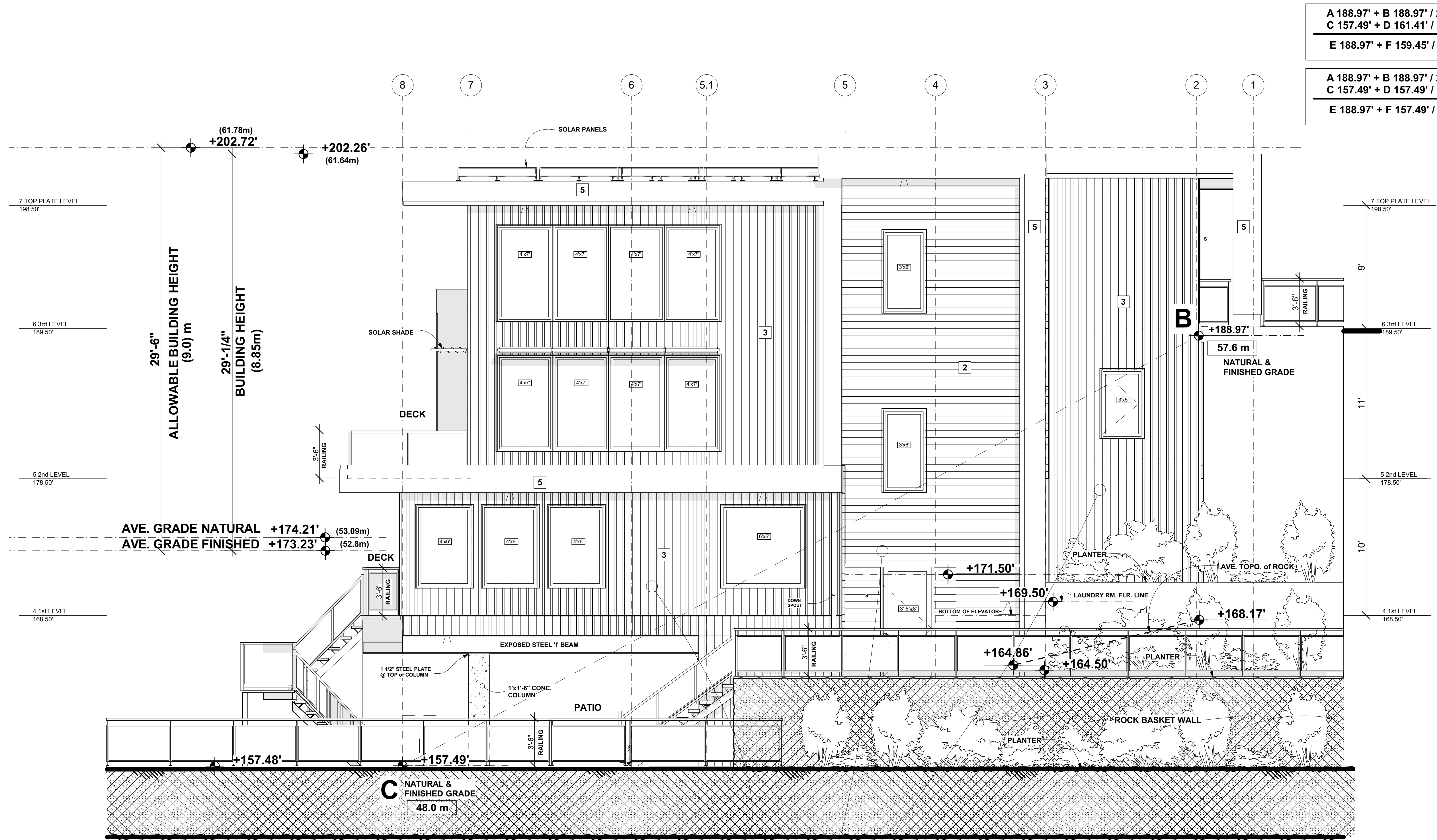
EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



A 188.97' + B 188.97' / 2 = 188.97' (E)
C 157.49' + D 161.41' / 2 = 159.45' (F)

E 188.97' + F 159.45' / 2 = 174.21' AVERAGE NATURAL GRADE

A 188.97' + B 188.97' / 2 = 188.97' (E)
C 157.49' + D 157.49' / 2 = 157.49' (F)

E 188.97' + F 157.49' / 2 = 173.23' AVERAGE FINISHED GRADE

UNPORTECTED OPENING CALCULATION: Table 9.10.15.4 BCBC 2018
SOUTH WALL AREA 1 @ 23'-4 1/4" (7.18m) FROM P.L. = 827.40ft² (76.87m²)
ALLOWABLE OPENING = 63.35% = 524.16ft²
ACTUAL OPENING = 40.13% = 332.0ft²

UNPORTECTED OPENING CALCULATION: Table 9.10.15.4 BCBC 2018
SOUTH WALL AREA 2 @ 21'-7 1/4" (6.58m) FROM P.L. = 474.13ft² (44.05m²)
ALLOWABLE OPENING = 74.54% = 353.42ft²
ACTUAL OPENING = 11.35% = 53.8ft²

UNPORTECTED OPENING CALCULATION: Table 9.10.15.4 BCBC 2018
SOUTH WALL AREA 3 @ 27'-5 3/4" (8.38m) FROM P.L. = 337.86ft² (31.39m²)
ALLOWABLE OPENING = 100% = 337.86ft²
ACTUAL OPENING = 4.45% = 15.0ft²

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

- 1

SOFTS AND 2" REVEAL
CLEAR CEDAR W/ CLEAR STAIN
- 2

HARDIE PLANK LAP SIDING
BENJAMIN MOORE: DESERT TWILIGHT 2137-40
- 3

HARDIE BOARD AND BATTEN 9"
BANJAMIN MOORE: DARK OLIVE 2140-30
- 4

BLACK PEARL LEDGE STONE
SLATE GREY OR CHARCOAL GREY W/ WHITE QUARTZ VEINS
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METAL CLAD FASCIA

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- 1 SOFITS AND 2" REVEAL
CLEAR CEDAR W/ CLEAR STAIN
- 2 HARDIE PLANK LAP SIDING
BENJAMIN MOORE: DESERT TWILIGHT 2137-40
- 3 HARDIE BOARD AND BATTEN 9"
BENJAMIN MOORE: DARK OLIVE 2140-30
- 4 BLACK PEARL LEDGE STONE
SLATE GREY OR CHARCOAL GREY W/ WHITE QUARTZ VEINS
- 5 METAL CLAD FASCIA

UNPROTECTED OPENING CALCULATION: Table 9.10.15.4 BCBC 2018
NORTH WALL AREA 1 @ 28'-1" (8.56m) FROM P.L. = 211.06ft² (19.61m²)

ALLOWABLE OPENING	= 100%	= 211.06ft ²
ACTUAL OPENING	= 15.16%	= 32.0ft ²

UNPROTECTED OPENING CALCULATION: Table 9.10.15.4 BCBC 2018
NORTH WALL AREA 2 @ 28'-1 3/4" (8.58m) FROM P.L. = 44.44ft² (4.13m²)
ALLOWABLE OPENING = 100% = 44.44ft²
ACTUAL OPENING = 54.01% = 24.0ft²

1/4" = 1'-0"

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ASSEMBLIES

Re: SL9 Skyfall, Squamish

The effective R-values of construction characteristics are as follows:

W1 walls above grade	RSI	R-value
Interior air film	0.12	
1/2" interior gyp bd	0.08	
8 1/2" SIP panel (Neopor EPS)	4.44	
2" EPS insulation (R-8)	1.40	
Rain screen cavity	0.15	
Exterior cladding: cement board siding	0.04	
Exterior air film	0.03	
Effective R-value assembly total	6.26	35.54

W2 - Foundation walls	RSI	R-value
3" (R-12) continuous EPS insul	2.11	
2.375" EPS insulation (ICF)	1.86	
8" concrete wall	.08	
2.375" EPS insulation (ICF)	1.86	
1/2" interior gyp bd	0.08	
interior air film	0.12	
Effective R-value assembly total	6.11	34.69

F1 - Exposed floor	RSI	R-value
Interior air film	0.16	
Interior floor finish	0.14	
3/4" plywood sub-floor	0.18	
14" TJI @ 16" o/c; R-53 open cell spray foam insulation	7.8	
4" EPS continuous insulation	2.81	
Cedar soffit	0.14	
Exterior air film	.03	
Effective R-value assembly total	11.26	63.93

W3 walls above grade	RSI	R-value
Exterior air film	0.03	
Fiber cement cladding	0.04	
2" rigid insulation	1.40	
Air space & SPF strapping 19mm	0.15	
Breathable sheathing membrane		
Plywood sheathing 12.7mm	0.18	
Framing: 140mm SPF (23%)		
Insulation: R22 Batt 140mm (77%)	3.87	
Polyethylene vapour barrier		
Gypsum wall board 15.9mm	0.10	
Interior air film	0.12	
Effective R-value assembly Total	5.89	33.45

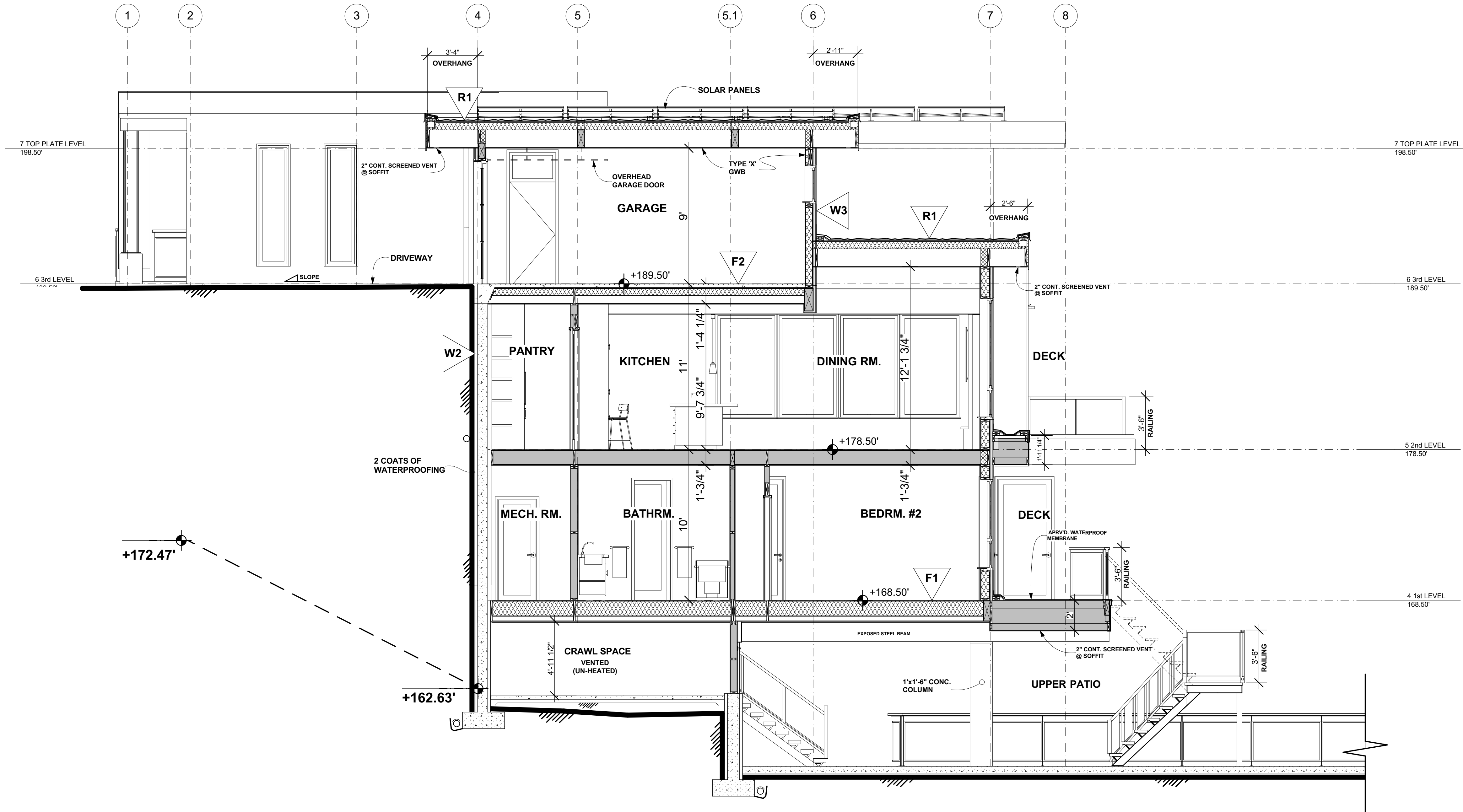
W4 walls above grade	RSI	R-value
Exterior air film	0.03	
Fiber cement cladding	0.04	
2" rigid insulation	1.40	
Air space & SPF strapping 19mm	0.15	
Breathable sheathing membrane		
Plywood sheathing 12.7mm	0.18	
Framing: 140mm SPF (23%)		
Insulation: R22 Batt 140mm (77%)	3.87	
Polyethylene vapour barrier		
Gypsum wall board 12.7mm	0.08	
Interior air film	0.12	
Effective R-value assembly Total	5.87	33.33

F2 - Garage floor - over living area	RSI	R-value
Exterior air film	0.03	
3" concrete	0.04	
3/4" plywood sheathing	0.18	
3.5" X11.875 PSL @ 12" o/c; R-36 spray foam insulation	6.22	
5/8" gypsum board	0.10	
Interior air film	0.11	
Effective R-value assembly total	6.68	37.92

F3 - Roof deck over living space assembly	RSI	R-value
exterior air film	0.03	
Roof membrane	0.03	
Min. 2" poly-iso sloped board	2.0	
1" poly-iso board	1	
3/4" ply sheathing	0.18	
9.5" TJI-joists @ 16"; R-48 spray foam insul	6.6	
1/2" interior gyp bd	0.08	
interior air film	0.11	
Effective R-value assembly total	10.03	56.95

F4 - slab-on-grade floor	RSI	R-value
Interior air film	0.16	
3" concrete	0.04	
4" XPS under slab; R-20	3.52	
Effective R-value assembly total	3.72	21.12

R1 - Ceiling insulation	RSI	R-value
Exterior air film	.03	
Roof membrane	.03	
Min. 2.5" poly-iso sloped board	2.5	
3/4" ply sheathing	0.18	
14" TJI joists @ 16" o/c R-60 2-lb spray foam insul	8.63	
1/2" gypsum board	0.08	
interior air film	0.12	
Effective R-value assembly total	11.57	65.69



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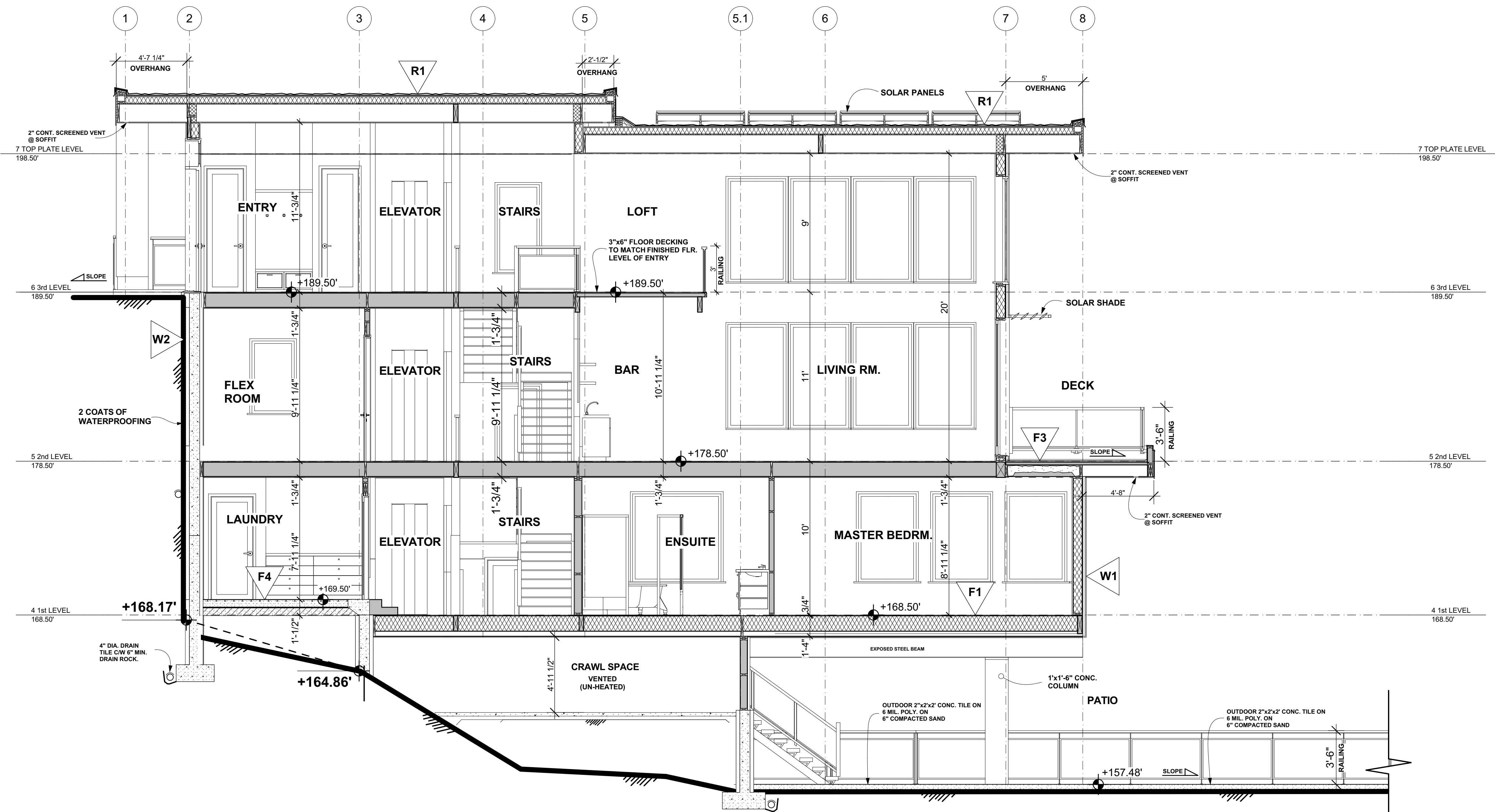
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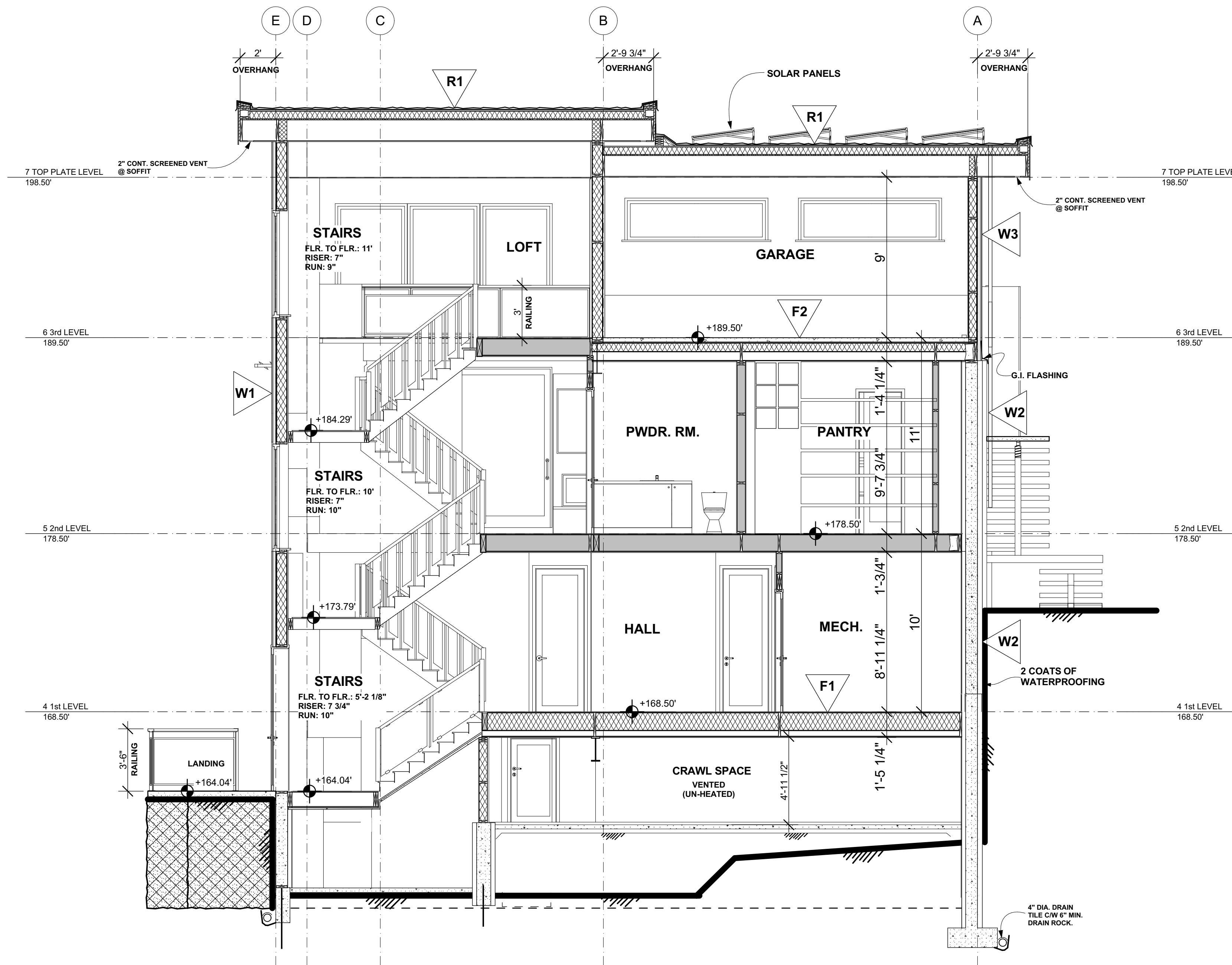
SECTION 'B - B' 1/4" = 1'-0"

ASSEMBLIES	
W1	1/2" INTERIOR GWB 5/8" SIP PANEL (NEOPOR EPS) 2" RIGID INSULATION RAIN SCREEN CAVITY EXTERIOR CLADDING: CEMENT BOARD SIDING
W2	3" (R-12) CONTINUOUS INSULATION 2" RIGID INSULATION 8" CONCRETE FOUNDATION WALL 2.375" RIGID INSULATION 1/2" INTERIOR GWB
W3	FIBER CEMENT CLADDING 2" RIGID INSULATION AIR SPACE & SPT STRAPPING 19mm BREATHABLE SHEATHING MEMBRANE PLYWOOD SHEATHING 12.7mm FRAMING: 140mm SPF (23%) INSULATION: R22 BATT 140 mm BATT (77%) POLYETHYLENE VAPOUR BARRIER GYPSUM WALL BOARD 15.9mm
F1	INTERIOR FINISH FLOORING 3/4" PLYWOOD SUB-FLOOR 14" T.J.I @ 16" o/c; R-48 SPRAY FOAM INSULATION CEDAR SOFFIT
F2	3" CONCRETE 3/4" PLYWOOD SHEATHING 3.5" x 11.875 PSL @ 12" o/c; R-36 SPRAY FOAM INSULATION 5/8" GYPSUM BOARD 5/8" TYPE 'X' GWB
F3	ROOF MEMBRANE MIN. 2" POLY-ISO SLOPED BOARD 1" POLY-ISO BOARD 3/4" PLY SHEATHING 9.5" T.J.I @ 16" o/c; R-48 SPRAY FOAM INSULATION 1/2" INTERIOR GYPSUM BOARD
R1	ROOFING MEMBRANE MIN. 2" POLY-ISO SLOPED BOARD 3" POLY-ISO BOARD 3/4" PLY SHEATHING 14" T.J.I @ 16" o/c; R-36 SPRAY FOAM INSULATION 1/2" GYPSUM BOARD

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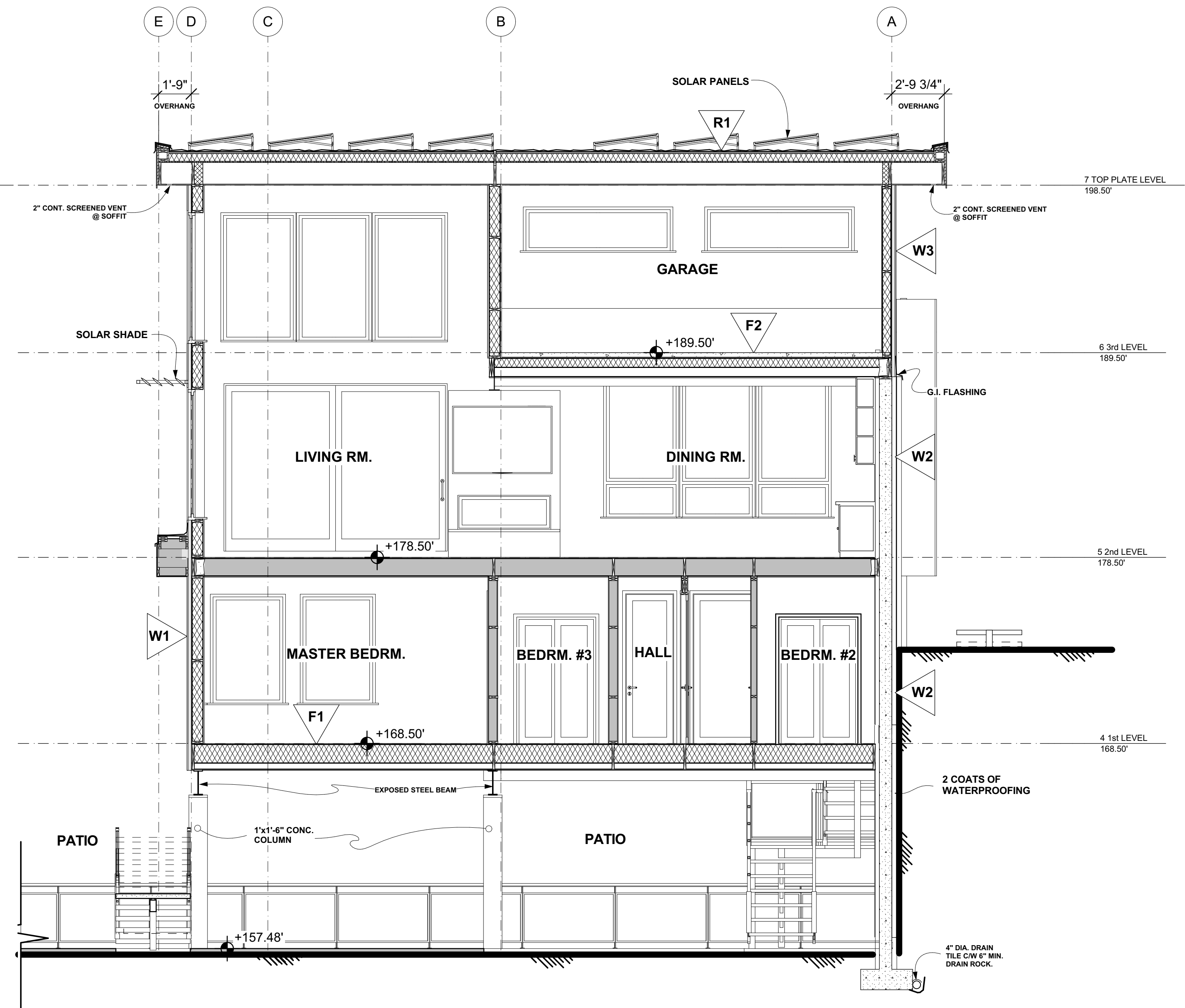
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SECTION C - C

1/4" = 1'-0"



SECTION 'D - D'

1/4" = 1'-0"