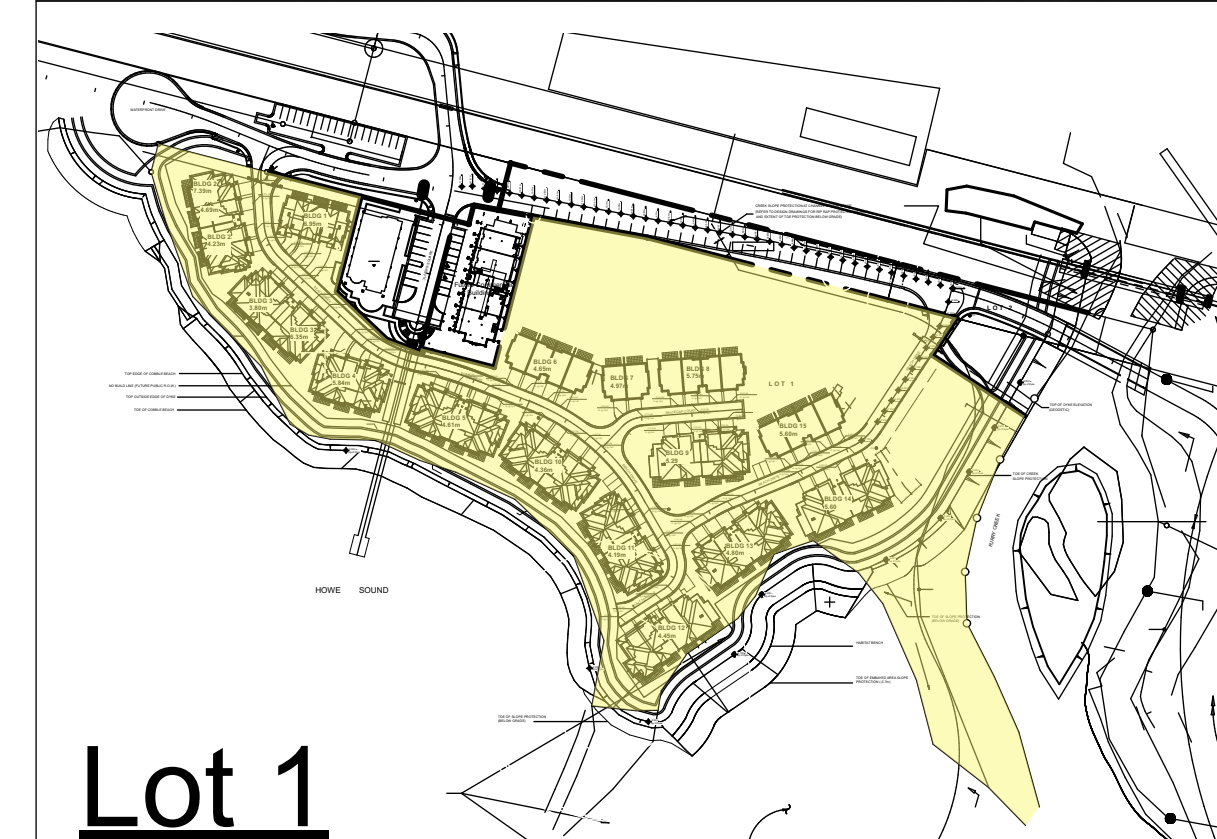


Oliver's Landing at Furry Creek

Buildings 16, 17, 19, 20, 21, 22, 23

CONTEXT PLAN



SITE STATISTICS

Legal Address

PID: 024-569-542

Lot 1 except Firstly: Phase one strata plan lms4257,
Secondly: Phase two strata plan lms4257,
Thirdly: Phase three strata plan lms4257
Block 3 district lot 1296 group 1 New Westminster District plan lmp42785

Zoning

Furry Creek Marina Residential Zone 1 **FCR1**
Squamish-Lillooet Regional District, Electoral Area D Official Community Plan, Bylaw No. 1135-2013

Minimum Setback for all parcel lines 3m
Maximum Height Duplex or single family dwelling 12 m
Minimum separation distance between buildings 3 m

Maximum site coverage permitted 40%
Parcell coverage proposed 25.24%

Required Off-street Parking refer to 5.14 Table 2 2 parking per unit plus 1 visitor parking per 5 units

Proposed 2 Parking per unit and 4 Visitor Parking

Dimensions for Standard Parking Space Width x Length x clear Height 2.5 m x 5.5 m x 2 m
Dimensions for Small Car Parking Space Width x Length x clear Height 2.3 m x 4.6 m x 2 m

Required Bicycle spaces refer to 5.14 Table 2 minimum of 1.25 per unit

Building Height

- Buildings 16 and 17 3-Storey buildings
- Buildings 19, 20, 21, 22, 23 2-Storey buildings

Units:

- Buildings 16 3 units
- Buildings 17 3 units
- Buildings 19 2 units
- Buildings 20 2 units
- Buildings 21 2 units
- Buildings 22 2 units
- Buildings 23 2 units
Total units 16 units Maximum Available Residential Floor Area refer **form P.46.123 sf**

FLOOR AREA SUMMARY ALL BUILDINGS

BUILDING NUMBER	AREA sq.ft.	Area sq.m.
BUILDINGS 1-15 (Existing)	129518.00 sq.ft.	12032.22 Sq. m.
BUILDING 16 (3-Storey)	6593.00 sq.ft.	612.49 sq. m
BUILDING 17 (3-Storey)	12307.70 sq.ft.	1143.39 sq. m
BUILDING 19 (2-Storey)	5489.20 sq.ft.	509.95 sq. m
BUILDING 20 (2-Storey)	5489.20 sq.ft.	509.95 sq. m
BUILDING 21 (2-Storey)	5489.20 sq.ft.	509.95 sq. m
BUILDING 22 (2-Storey)	5489.20 sq.ft.	509.95 sq. m
BUILDING 23 (2-Storey)	5489.20 sq.ft.	509.95 sq. m
TOTAL PROPOSED BUILDINGS	46346.70 sq.ft.	4305.61 sq. m
TOTAL ALL BUILDINGS	175864.70 sq.ft.	16337.83 sq. m

BRITISH COLUMBIA BUILDING CODE 2024 COMPLIANCE SUMMARY

Article 1.3.3.3 Application of Part 9

Buildings are three-storeys or less and do not exceed 600 sq.m. in Building Area.

Building Area:
Building 16.1 = 204 sq.m. / Building 16.2 = 204 sq.m. / Building 16.3 = 204 sq.m. Total Building 16 = 612 sq.m.

Building 17.1 = 518.2 sq.m. / Building 17.2 = 312.2 sq.m. / Building 17.3 = 313.1 sq.m. Total Building 17 = 1143.4 sq.m.

Building 19 = 509.9 sq.m
Building 20 = 509.9 sq.m
Building 21 = 509.9 sq.m
Building 22 = 509.9 sq.m
Building 23 = 509.9 sq.m

PART 9 HOUSING and SMALL BUILDINGS

Section 9.3 - Materials, Systems and Equipment

Materials, systems, and equipment to conform, as a minimum, to all referenced standards for: 9.3.1. Concrete; 9.3.2. Lumber and Wood Products; and 9.3.3. Metal.

Section 9.4 - Structural Requirements

Refer to Structural Engineering drawings and detailed specifications.

Subsection 9.5.2 Accessible Design

3.8.2.1. Exceptions - Section 3.8 Accessibility applies to all buildings except duplexes and triplexes ...

Subsection 9.5.3 Ceiling Heights

Compliance with Table 9.5.3.1. Minimum Ceiling Heights 2.1 metres; minimum Clear Height 2.0 metres.

Section 9.6 Glass

Compliance with listed standards, Table 9.6.1.3 for glass areas in doors

Section 9.7 - Windows, Doors and Skylights

Compliance with listed standards for Heat Transfer Performance, Thermal Characteristics, and Design and Construction Standards including:

Article 9.7.4.2 - Window Standards

Article 9.7.4.3 - Performance Requirements

Windows and exterior doors shall conform to:

a. AAMA/WDMA/CSA 101/1.S.2/A440, "NAFS - North American Fenestration Standard/Specifications for Windows, Doors and Skylights" (Harmonized Standard), and b. A440S1, "Canadian Supplement to AAMA/WDMA/CSA 101/1.S.2/A440, NAFS - North American Fenestration Standard/Specification for Windows, Doors and Skylights".
Table C-5 at Appendix C.2024 BCBC.
AAMA 501.1-05 Standard Test Method for Water Penetration of Windows.

Subsection 9.7.5 - Resistance to Forced Entry

Exterior sliding and swinging doors to comply with the requirements for resistance to forced entry.
AAMA 1304-02. Forced Entry Resistance of Side-Hinged Door Systems
ASTM F842-01 or 04. Standard Test Methods for Measuring the Forced Entry Resistance of Sliding Door Assemblies

Subsection 9.8.2 - Stair Dimensions

Interior stairs have minimum width of 860 mm.
The clear height over interior stairs has a minimum dimension of 1950 mm.
Vertical height of stairs does not exceed 3.7m.
Rise: Maximum 200 mm. Minimum 125 mm
Run: Maximum 335 mm. Minimum 210 mm.

Subsection 9.8.8 - Balcony Guards

Design requirements for loading, heights, openings, non-climbability in accordance with subsection 9.8.8.

Article 9.9.1.1 - Travel Limit to Exits or Egress Doors

The provision of exit doors and balconies are in compliance with requirements for travel limits to exits.

Subsection 9.10.9.8. Penetrations by Outlet Boxes

Electrical outlet boxes penetrating the 1 hour fire resistance rating of the party walls to conform to Sentences 1 and/or 2.

Article 9.10.9.13 - Separation of Residential Suites

Separation between dwelling units of two or more storeys = 1 hour
Sentence 9.10.9.16.3) Storage garage is considered part of the dwelling unit.

Article 9.10.13.15 - Doors from Dwelling Unit to Garage

Shall be tight-fitting and weather-stripped to provide an effective barrier against the passage of gas and exhaust fumes and be fitted with self-closer.

Subsection 9.10.15 - Spatial Separation Between Houses (Dwelling Units not Stacked)

9.10.15.2.3) For the purpose of using Table 9.10.15.4, to determine the maximum aggregate area of glazed openings in an irregularly shaped or skewed exterior wall, the location of the exposing building face shall be taken as a vertical plane located so that there are no glazed openings between the vertical plane and the line to which the limiting distance is measured. (See Note A-3.2.3.1.(4).)

Sentence 9.10.15.5 - Construction of Exposing Building Face

Limiting Distance exceeds 0.6 metres and allows combustible construction and cladding

Sentence 9.10.16.1 - Fire Blocks in Concealed Spaces

Fire Blocks - materials and components installed to restrict the spread of fire within concealed attic spaces installed as a continuation of party walls through attics with no dimension exceeding 20 metres.

Sentence 9.10.16.2 - Fire Blocks in Wall Assemblies Spaces

Install fire blocks in wall assemblies at floor levels and ceilings and in accordance with architectural details.

Subsection 9.10.19 - Smoke Alarms

Smoke alarms to CANULC-S531 Installed in accordance with CANULC-S551 at each storey of each dwelling unit, including basements with one in each bedroom and hallway.

Section 9.11. Sound Transmission

Install separating assemblies providing a Sound Transmission Class (STC) rating of not less than 50 between adjacent residential units in accordance with ASTM E413 "Classification for Rating Sound Insulation", measured in accordance with ASTM E336 "Standard Test Method for Measurement of Airborne Sound Attenuation between Rooms in Buildings".

Subsection 9.19.1 - Roof Venting

Roof venting is provided in excess of the minimum 1/300 x the area of the insulated ceilings with an equal combination of ventilated soffits and roof jack vents - refer to details.
Eave baffles maintain minimum 25 mm ventilation gap.

Subsection 9.20.13 - Control of Rainwater Penetration

Refer to construction details for intended compliance with input from Building Envelope Consultant.

Section 9.23 Wood Frame Construction

Section 9.25 Heat Transfer, Air Leakage, and Condensation Control

Section 9.26 Roofing

Section 9.27 Cladding

Section 9.29 Interior Wall and Ceiling Finishes

Refer to Architectural and Structural drawings, and detailed specifications for compliance with minimum standards.

Section 9.31 Plumbing Facilities

Section 9.32 Ventilation

Section 9.33 Heating

Section 9.34 Electrical Facilities

Refer to Plumbing and HVAC Engineering Drawings and Electrical Engineering Drawings

BRITISH COLUMBIA BUILDING CODE 2024 COMPLIANCE SUMMARY

PART 10 ENERGY and WATER EFFICIENCY

Sentence 10.2.1.1 - Design

2) Thermal insulation values for the site with less than 3500 Degree Days, are provided in accordance with Table 10.2.1.1.A, as follows:

Attic Spaces RSI 7.0 = R40 May be reduced to R20, 1 meter from exterior walls
Cathedral ceilings/Flat roofs RSI 4.9 = R28
Exterior Walls RSI 3.5 = R20

Section 10.3 Water Efficiency

Refer to Plumbing Engineering drawings and specifications

Note: for Part 9.36 and 10 Energy Efficiency refer to BC Building Science Envelop Consultant.

PROJECT TEAM

Owner / Contractor	Fine Peace Holdings Canada 545 - 1199 West Pender Street Vancouver, BC V6E 2P1 935 King George's Way West Vancouver, BC V7S 1S6
Architect	NSDA Architects 201-134 Abbott Street Vancouver, BC V6B 2K4 T: 604.669.1926
Structural	Glottman Simpson 1661 West 5th Avenue Vancouver BC V6J 1N5 T: 604-734-8822
Mechanical	TD Systems 20295 113b Avenue, Unit #216 Maple Ridge, BC V2X 6E9 Tel: 604 504-5450
Electrical	Nemetz Engineering 2009 West 4th Avenue Vancouver, BC V6J 1N3 Tel: 604 736-6562
Civil	VIS-ENG Consulting LTD. 303-267 Esplanade West, North Vancouver British Columbia V7M 1A5 Tel: 604 817-0095
Landscape	Ekistics 1925 Main Street Vancouver, BC V5T 3C1 Tel: 604 739-7526
Interior Design	BYU - Bob's Your Uncle 973 East Hastings Street Vancouver, BC V6A 0H1
Building Envelope Consultant	BC Building Science 611 Bent Ct. New Westminster, BC V3M 1V3 T: 778-836-6456
Landscape Architect	Ekistics 1925 Main Street Vancouver, BC V5T 3C1 Tel: 604 739-7526
Survey	Bennett Land Surveying Ltd. 201 - 275 Fall Avenue North Vancouver, BC. V7P 3R5 Tel: 604 980-4868
Environmental Consultant	Cascade Environmental Resource Group Ltd. 205 - 39480 Queens Way Squamish, BC V8B 0Z5 Tel: 604 815-0901
Geotechnical Engineer	Thurber Engineering Ltd. #900 - 1281 West Georgia Street Vancouver, BC V6E 3J7

DP - CIVIL DRAWINGS

Key-1a	Context Plan
Key-OL2-1	Key Plan
SUB-OL2-1	Subdivision Plan
SUB-OL2-2	Subdivision Plan
SUB-OL2-3	Subdivision Plan
ESC-OL2-1	Erosion and Sediment
ESC-OL2-2	Erosion and Sediment
C-OL2-1	Sevicing Plan
R-OL2-1	Roadworks
R-OL2-2	Roadworks
Grad-OL2-1	Grading Plan
Grad-OL2-2	Grading Plan
SWM-OL2-1	Stormwater Management
W-OL2-1	Waterworks
W-OL2-2	Waterworks
W-OL2-3	Waterworks
S-OL2-1	Sanitary Works

DP - LANDSCAPING DRAWINGS

L1-0	Landscape Site Plan
L1-1	Landscape Planting Plan
L1-2	Landscape Planting List
L1-3	Landscape Lighting and Irrigation Plan
L2-1	Landscape Details - Hardscape
L2-2	Landscape Details - Softscape

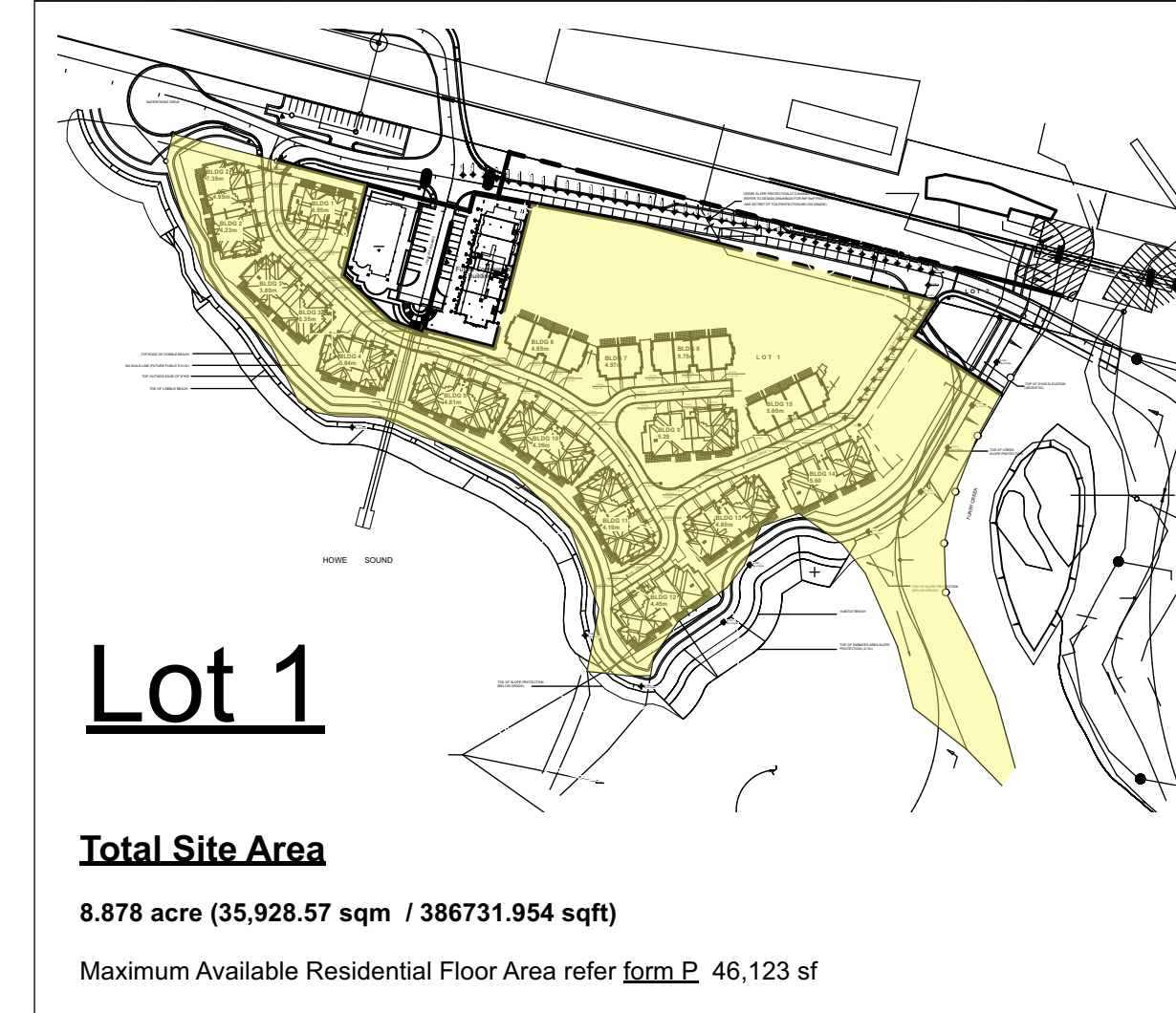
DRAWING LIST

A-001	Cover Sheet
A-002	Survey
A-002B	Subdivision Plan-DP
A-002C	Subdivision Plan-DP
A-002D	Subdivision Plan-DP
A-003	Site Plan
A-004	Site Elevations / Sections
A-005	East Elevation BLDG 19-20
A-006	West Elevation BLDG 19-20
A-10	Colour Scheme Bldg's 19-23
A-10A	Colour Scheme Elevations East-West BLDG 19
A-10B	Colour Scheme Elevations North-South BLDG 19
A-10C	Colour Scheme Elevations North-East BLDG 16
A-10D	Colour Scheme Elevations South-West BLDG 16
A-10E	Colour Scheme Elevation North BLDG 17
A-10F	Colour Scheme Elevation South BLDG 17
A-10G	Colour Scheme Elevation East-West BLDG 17
A16-102	Level 1 Plan - Bldg 16
A16-103	Level 2 Plan - Bldg 16
A16-104	Level 3 Plan - Bldg 16
A16-105	Roof Plan - Bldg 16
A16-301	Elevation - Bldg 16
A16-302	Elevation - Bldg 16
A16-303	Section - Bldg 16
A17-102A	Level 1 Plan - Bldg 17.2 + 17.3
A17-103A	Level 2 Plan - Bldg 17.2 + 17.3
A17-104A	Level 3 Plan - Bldg 17.2 + 17.3
A17-105A	Roof Plan - Bldg 17.2 + 17.3
A17-102B	Level 1 Plan - Bldg 17.1
A17-103B	Level 2 Plan - Bldg 17.1
A17-104B	Level 3 Plan - Bldg 17.1
A17-105B	Roof Plan - Bldg 17.1
A17-301A	Elevation North - Bldg 17.2 + 17.3
A17-302A	Elevation North - Bldg 17.1
A17-301B	Elevation South - Bldg 17.2 + 17.3
A17-302B	Elevation South - Bldg 17.1
A17-303	Elevation West - Bldg 17.1
A17-304	Elevation East - Bldg 17.3
A17-311	Section - Bldg 17.3
A17-312	Section - Bldg 17.2
A17-313	Section - Bldg 17.1
A17-314	Section - Bldg 17
A19-102	Level 1 Plan - Bldg 19
A19-103	Level 2 Plan - Bldg 19
A19-104	Roof Plan - Bldg 19
A19-301	Elevation - Bldg 19
A19-302	Elevation - Bldg 19
A19-303	Section - Bldg 19
A19-304	Section - Bldg 19
A20-102	Level 1 Plan - Bldg 20
A20-103	Level 2 Plan - Bldg 20
A20-104	Roof Plan - Bldg 20
A20-301	Elevation - Bldg 20
A20-302	Elevation - Bldg 20
A20-303	Section - Bldg 20
A20-304	Section - Bldg 20
A21-102	Level 1 Plan - Bldg 21
A21-103	Level 2 Plan - Bldg 21
A21-104	Roof Plan - Bldg 21
A21-301	Elevation - Bldg 21
A21-302	Elevation - Bldg 21
A21-303	Section - Bldg 21
A21-304	Section - Bldg 21
A22-102	Level 1 Plan - Bldg 22
A22-103	Level 2 Plan - Bldg 22
A22-104	Roof Plan - Bldg 22
A22-301	Elevation - Bldg 22
A22-302	Elevation - Bldg 22
A22-303	Section - Bldg 22
A22-304	Section - Bldg 22
A23-102	Level 1 Plan - Bldg 23
A23-103	Level 2 Plan - Bldg 23
A23-104	Roof Plan - Bldg 23
A23-301	Elevation - Bldg 23
A23-302	Elevation - Bldg 23
A23-303	Section - Bldg 23
A23-304	Section - Bldg 23

Oliver's Landing at Furry Creek

Buildings 16, 17, 19, 20, 21, 22, 23

CONTEXT PLAN



SITE STATISTICS

Legal Address

PID: 024-569-542

Lot 1 except Firstly: Phase one strata plan lms4257,
Secondly: Phase two strata plan lms4257,
Thirdly: Phase three strata plan lms4257
Block 3 district lot 1296 group 1 New Westminster District plan lmp42785

Zoning

Furry Creek Marina Residential Zone 1 **FCR1**
Squamish-Lillooet Regional District, Electoral Area D Official Community Plan , Bylaw No. 1135-2013

Minimum Setback for all parcel lines	3m
Maximum Height Duplex or single family dwelling	12 m
Minimum separation distance between buildings	3 m
Maximum parcel coverage	40%
Required Off-street Parking refer to 5.14 Table 2	2 Parking per unit plus 1 visitor parking per 5 units
	Proposed 2 Parking per unit and 4 Visitor Parking

Dimensions for Standard Parking Space	Width x Length x clear Height 2.5 m x 5.5 m x 2 m
Dimensions for Small Car Parking Space	Width x Length x clear Height 2.3 m x 4.6 m x 2 m

Required Bicycle spaces refer to 5.14 Table 2 minimum of 1.25 per unit

Building Height

- Buildings 16 and 17 3-Storey buildings
- Buildings 19, 20, 21, 22, 23 2-Storey buildings

Units:

- Buildings 16	3 units
- Buildings 17	3 units
- Buildings 19	2 units
- Buildings 20	2 units
- Buildings 21	2 units
- Buildings 22	2 units
- Buildings 23	2 units
Total units	16 units

FLOOR AREA SUMMARY ALL BUILDINGS

BUILDING NUMBER	AREA sq.ft.	Area sq.m.
BUILDINGS 1-15 (Existing)	129518.00 sq.ft.	12032.22 Sq. m.
BUILDING 16 (3-Storey)	6593.00 sq.ft.	612.49 sq. m
BUILDING 17 (3-Storey)	12307.70 sq.ft.	1143.39 sq. m
BUILDING 19 (2-Storey)	5489.20 sq.ft.	509.95 sq. m
BUILDING 20 (2-Storey)	5489.20 sq.ft.	509.95 sq. m
BUILDING 21 (2-Storey)	5489.20 sq.ft.	509.95 sq. m
BUILDING 22 (2-Storey)	5489.20 sq.ft.	509.95 sq. m
BUILDING 23 (2-Storey)	5489.20 sq.ft.	509.95 sq. m
TOTAL PROPOSED BUILDINGS	46346.70 sq.ft.	4305.61 sq. m
TOTAL ALL BUILDINGS	175864.70 sq.ft.	16337.83 sq. m

BRITISH COLUMBIA BUILDING CODE 2024 COMPLIANCE SUMMARY

Article 1.3.3.3 Application of Part 9
Buildings are three-storeys or less and do not exceed 600 sq.m. in Building Area.

Building Area:
Building 16.1 = 204 sq.m. / Building 16.2 = 204 sq.m. / Building 16.3 = 204 sq.m. Total Building 16 = 612 sq.m.

Building 17.1 = 518.2 sq.m. / Building 17.2 = 312.2 sq.m. / Building 17.3 = 313.1 sq.m. Total Building 17 = 1143.4 sq.m.

Building 19 = 509.9 sq.m
Building 20 = 509.9 sq.m
Building 21 = 509.9 sq.m
Building 22 = 509.9 sq.m
Building 23 = 509.9 sq.m

PART 9 HOUSING and SMALL BUILDINGS

Section 9.3 - Materials, Systems and Equipment
Materials, systems, and equipment to conform, as a minimum, to all referenced standards for: 9.3.1. Concrete; 9.3.2. Lumber and Wood Products; and 9.3.3. Metal.

Section 9.4 - Structural Requirements
Refer to Structural Engineering drawings and detailed specifications.

Subsection 9.5.2 Accessible Design
3.8.2.1. Exceptions - Section 3.8 Accessibility applies to all buildings except duplexes and triplexes ...

Subsection 9.5.3 Ceiling Heights
Compliance with Table 9.5.3.1. Minimum Ceiling Heights 2.1 metres; minimum Clear Height 2.0 metres.

Section 9.6 Glass
Compliance with listed standards, Table 9.6.1.3 for glass areas in doors

Section 9.7 - Windows, Doors and Skylights
Compliance with listed standards for Heat Transfer Performance, Thermal Characteristics, and Design and Construction Standards including:

Article 9.7.4.2 - Window Standards
Article 9.7.4.3 - Performance Requirements
Windows and exterior doors shall conform to:
a. AAMA/WDMA/CSA 1011/S.2/A440, "NAFS - North American Fenestration Standard/Specifications for Windows, Doors and Skylights" (Harmonized Standard), and b. A440S1, "Canadian Supplement to AAMA/WDMA/CSA 1011/S.2/A440, NAFS - North American Fenestration Standard/Specification for Windows, Doors and Skylights".
Table C-5 at Appendix C 2024 BCBC.
AAMA 501.1-05 Standard Test Method for Water Penetration of Windows.

Subsection 9.7.5 - Resistance to Forced Entry
Exterior sliding and swinging doors to comply with the requirements for resistance to forced entry.
AAMA 1304-02. Forced Entry Resistance of Side-Hinged Door Systems
ASTM F842-01 or 04. Standard Test Methods for Measuring the Forced Entry Resistance of Sliding Door Assemblies

Subsection 9.8.2 - Stair Dimensions
Interior stairs have minimum width of 860 mm.
The clear height over interior stairs has a minimum dimension of 1950 mm.
Vertical height of stairs does not exceed 3.7m.
Rise: Maximum 200 mm. Minimum 125 mm
Run: Maximum 335 mm. Minimum 210 mm.

Subsection 9.8.8 - Balcony Guards
Design requirements for loading, heights, openings, non-climbability in accordance with subsection 9.8.8.

Article 9.9.1.1 - Travel Limit to Exits or Egress Doors
The provision of exit doors and balconies are in compliance with requirements for travel limits to exits.

Subsection 9.10.9.8. Penetrations by Outlet Boxes
Electrical outlet boxes penetrating the 1 hour fire resistance rating of the party walls to conform to Sentences 1 and/or 2.

Article 9.10.9.13 - Separation of Residential Suites
Separation between dwelling units of two or more storeys = 1 hour
Sentence 9.10.9.16.3) Storage garage is considered part of the dwelling unit.

Article 9.10.13.15 - Doors from Dwelling Unit to Garage
Shall be tight-fitting and weather-stripped to provide an effective barrier against the passage of gas and exhaust fumes and be fitted with self-closer.

Subsection 9.10.15 - Spatial Separation Between Houses (Dwelling Units not Stacked)
9.10.15.2.3) For the purpose of using Table 9.10.15.4. to determine the maximum aggregate area of glazed openings in an irregularly shaped or skewed exterior wall, the location of the exposing building face shall be taken as a vertical plane located so that there are no glazed openings between the vertical plane and the line to which the limiting distance is measured. (See Note A-3.2.3.1.(4).)

Sentence 9.10.15.5 - Construction of Exposing Building Face
Limiting Distance exceeds 0.6 metres and allows combustible construction and cladding

Sentence 9.10.16.1 - Fire Blocks in Concealed Spaces
Fire Blocks - materials and components installed to restrict the spread of fire within concealed attic spaces installed as a continuation of party walls through attics with no dimension exceeding 20 metres.

Sentence 9.10.16.2 - Fire Blocks in Wall Assemblies Spaces
Install fire blocks in wall assemblies at floor levels and ceilings and in accordance with architectural details.

Subsection 9.10.19 - Smoke Alarms
Smoke alarms to CAN/ULC-S531 Installed in accordance with CAN/ULC-S551 at each storey of each dwelling unit, including basements with one in each bedroom and hallway.

Section 9.11. Sound Transmission
Install separating assemblies providing a Sound Transmission Class (STC) rating of not less than 50 between adjacent residential units in accordance with ASTM E413 "Classification for Rating Sound Insulation", measured in accordance with ASTM E336 "Standard Test Method for Measurement of Airborne Sound Attenuation between Rooms in Buildings".

Subsection 9.19.1 - Roof Venting
Roof venting is provided in excess of the minimum 1/300 x the area of the insulated ceilings with an equal combination of ventilated soffits and roof jack vents - refer to details.
Eave baffles maintain minimum 25 mm ventilation gap.

Subsection 9.20.13 - Control of Rainwater Penetration
Refer to construction details for intended compliance with input from Building Envelope Consultant.

Section 9.23 Wood Frame Construction
Section 9.25 Heat Transfer, Air Leakage, and Condensation Control
Section 9.26 Roofing
Section 9.27 Cladding
Section 9.29 Interior Wall and Ceiling Finishes
Refer to Architectural and Structural drawings, and detailed specifications for compliance with minimum standards.

Section 9.31 Plumbing Facilities
Section 9.32 Ventilation
Section 9.33 Heating
Section 9.34 Electrical Facilities
Refer to Plumbing and HVAC Engineering Drawings and Electrical Engineering Drawings

BRITISH COLUMBIA BUILDING CODE 2024 COMPLIANCE SUMMARY

PART 10 ENERGY and WATER EFFICIENCY

Sentence 10.2.1.1 - Design
2) Thermal insulation values for the site with less than 3500 Degree Days, are provided in accordance with Table 10.2.1.1.A. as follows:

Attic Spaces RSI 7.0 = R40 May be reduced to R20, 1 meter from exterior walls
Cathedral ceilings/Flat roofs RSI 4.9 = R28
Exterior Walls RSI 3.5 = R20

Section 10.3 Water Efficiency
Refer to Plumbing Engineering drawings and specifications

Note: for Part 9.36 and 10 Energy Efficiency refer to BC Building Science Envelop Consultant.

PROJECT TEAM

Owner / Contractor	Fine Peace Holdings Canada 545 - 1199 West Pender Street Vancouver, BC V6E 2P1 935 King George's Way West Vancouver, BC V7S 1S6
Architect	NSDA Architects 201-134 Abbott Street Vancouver, BC V6B 2K4 T: 604.669.1926
Structural	Glottman Simpson 1661 West 5th Avenue Vancouver BC V6J 1N5 T: 604-734-8822
Mechanical	TD Systems 20295 113b Avenue, Unit #216 Maple Ridge, BC V2X 6E9 Tel: 604 504-5450
Electrical	Nemetz Engineering 2009 West 4th Avenue Vancouver, BC V6J 1N3 Tel: 604 736-6562
Civil	VIS-ENG Consulting LTD. 303-267 Esplanade West, North Vancouver British Columbia V7M 1A5 Tel: 604 817-0095
Landscape	Ekistics 1925 Main Street Vancouver, BC V5T 3C1 Tel: 604 739-7526
Interior Design	BYU - Bob's Your Uncle 973 East Hastings Street Vancouver, BC V6A 0H1
Building Envelope Consultant	BC Building Science 611 Bent Ct. New Westminster, BC V3M 1V3 T: 778-836-6456
Landscape Architect	Ekistics 1925 Main Street Vancouver, BC V5T 3C1 Tel: 604 739-7526
Survey	Bennett Land Surveying Ltd. 201 - 275 Fall Avenue North Vancouver, BC. V7P 3R5 Tel: 604 980-4868
Environmental Consultant	Cascade Environmental Resource Group Ltd. 205 - 3940 Queens Way Squamish, BC V8B 0Z5 Tel: 604 815-0901
Geotechnical Engineer	Thurber Engineering Ltd. #900 - 1281 West Georgia Street Vancouver, BC V6E 3J7

DRAWING LIST

A-001	Cover Sheet
A-002	Survey
A-002B	Subdivision Plan-DP
A-002C	Subdivision Plan-DP
A-002D	Subdivision Plan-DP
A-003	Site Plan
A-004	Site Elevations / Sections
A-005	East Elevation BLDG 19-20
A-006	West Elevation BLDG 19-20
A-10	Colour Scheme Bldg's 19-23
A-10A	Colour Scheme Elevations East-West BLDG 19
A-10B	Colour Scheme Elevations North-South BLDG 19
A-10C	Colour Scheme Elevations North-East BLDG 16
A-10D	Colour Scheme Elevations South-West BLDG 16
A-10E	Colour Scheme Elevation North BLDG 17
A-10F	Colour Scheme Elevation South BLDG 17
A-10G	Colour Scheme Elevation East-West BLDG 17
A16-102	Level 1 Plan - Bldg 16
A16-103	Level 2 Plan - Bldg 16
A16-104	Level 3 Plan - Bldg 16
A16-105	Roof Plan - Bldg 16
A16-301	Elevation - Bldg 16
A16-302	Elevation - Bldg 16
A16-303	Section - Bldg 16
A17-102A	Level 1 Plan - Bldg 17.2 + 17.3
A17-103A	Level 2 Plan - Bldg 17.2 + 17.3
A17-104A	Level 3 Plan - Bldg 17.2 + 17.3
A17-105A	Roof Plan - Bldg 17.2 + 17.3
A17-102B	Level 1 Plan - Bldg 17.1
A17-103B	Level 2 Plan - Bldg 17.1
A17-104B	Level 3 Plan - Bldg 17.1
A17-105B	Roof Plan - Bldg 17.1
A17-301A	Elevation North - Bldg 17.2 + 17.3
A17-302A	Elevation North - Bldg 17.1
A17-301B	Elevation South - Bldg 17.2 + 17.3
A17-302B	Elevation South - Bldg 17.1
A17-303	Elevation West - Bldg 17.1
A17-304	Elevation East - Bldg 17.3
A17-311	Section - Bldg 17.3
A17-312	Section - Bldg 17.2
A17-313	Section - Bldg 17.1
A17-314	Section - Bldg 17
A19-102	Level 1 Plan - Bldg 19
A19-103	Level 2 Plan - Bldg 19
A19-104	Roof Plan - Bldg 19
A19-301	Elevation - Bldg 19
A19-302	Elevation - Bldg 19
A19-303	Section - Bldg 19
A19-304	Section - Bldg 19
A20-102	Level 1 Plan - Bldg 20
A20-103	Level 2 Plan - Bldg 20
A20-104	Roof Plan - Bldg 20
A20-301	Elevation - Bldg 20
A20-302	Elevation - Bldg 20
A20-303	Section - Bldg 20
A20-304	Section - Bldg 20
A21-102	Level 1 Plan - Bldg 21
A21-103	Level 2 Plan - Bldg 21
A21-104	Roof Plan - Bldg 21
A21-301	Elevation - Bldg 21
A21-302	Elevation - Bldg 21
A21-303	Section - Bldg 21
A21-304	Section - Bldg 21
A22-102	Level 1 Plan - Bldg 22
A22-103	Level 2 Plan - Bldg 22
A22-104	Roof Plan - Bldg 22
A22-301	Elevation - Bldg 22
A22-302	Elevation - Bldg 22
A22-303	Section - Bldg 22
A22-304	Section - Bldg 22
A23-102	Level 1 Plan - Bldg 23
A23-103	Level 2 Plan - Bldg 23
A23-104	Roof Plan - Bldg 23
A23-301	Elevation - Bldg 23
A23-302	Elevation - Bldg 23
A23-303	Section - Bldg 23
A23-304	Section - Bldg 23

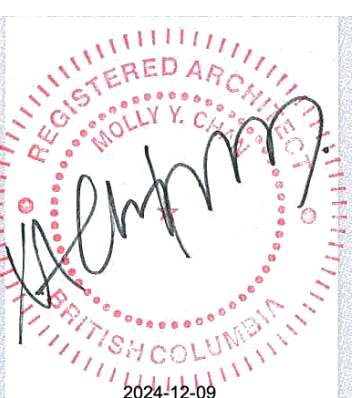
DP - CIVIL DRAWINGS

Key-1a	Context Plan
Key-OL2-1	Key Plan
SUB-OL2-1	Subdivision Plan
SUB-OL2-2	Subdivision Plan
SUB-OL2-3	Subdivision Plan
ESC-OL2-1	Erosion and Sediment
ESC-OL2-2	Erosion and Sediment
C-OL2-1	Sevicing Plan
R-OL2-1	Roadworks
R-OL2-2	Roadworks
Grad-OL2-1	Grading Plan
Grad-OL2-2	Grading Plan
SWM-OL2-1	Stormwater Management
W-OL2-1	Waterworks
W-OL2-2	Waterworks
W-OL2-3	Waterworks
S-OL2-1	Sanitary Works

DP - LANDSCAPING DRAWINGS

L1-0	Landscape Site Plan
L1-1	Landscape Planting Plan
L1-2	Landscape Planting List
L1-3	Landscape Lighting and Irrigation Plan
L2-1	Landscape Details - Hardscape
L2-2	Landscape Details - Softscape

Seal



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Project
Oliver's Landing at Furry Creek
Fine Peace
Civic Address
63-72 Waterfront Drive
57-62 Beach Drive

Sheet Title
Form, Character & Conservation DP

Project Number
22032
Scale
1"=20'
Sheet Number
A-001 - DP

Legal Address

PID: 024-569-542
 Lot 1 except Firstly: Phase one strata plan lms4257, Secondly: Phase two strata plan lms4257, Thirdly: Phase three strata plan lms4257
 Block 3 district lot 1296 group 1 New Westminster District plan Imp4278

Building 16	SQ. FT.	SQ. M.
First Floor BLDG 16	403sq. ft.	37sq. m.
Second Floor BLDG 16	663sq. ft.	60sq. m.
Upper Floor BLDG 16	931sq. ft.	87sq. m.
Total Area BLDG 16	2198sq. ft.	2045sq. m.
Total Area BLDG 16.1 + 16.2 + 16.3	6593sq. ft.	6125sq. m.

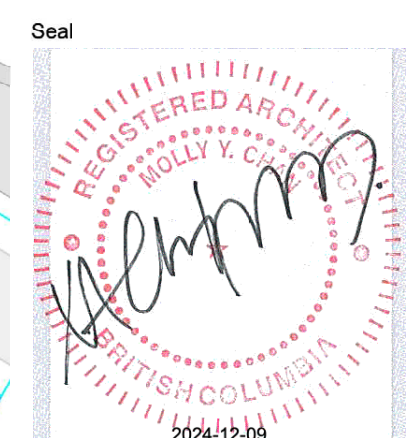
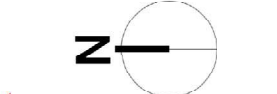
Duplexes Building 19-23	SQ. FT.	SQ. M.
Main Floor	1295.3sq. ft.	120.35sq. m.
Second Floor	1459.5sq. ft.	135.65sq. m.
Total Area per Duplex	5489.2sq. ft.	509.99sq. m.
Total Area BLDG 19-23	27446.0sq. ft.	2549.77sq. m.

Building 17-1 / 17-2 / 17-3	SQ. FT.	SQ. M.
Building 17-1	2327.5sq. ft.	216.25sq. m.
Building 17-2	1092.9sq. ft.	101.55sq. m.
Building 17-3	1098.0sq. ft.	102.05sq. m.
Total	5577.6sq. ft.	518.25sq. m.

All Buildings	SQ. FT.	SQ. M.
Duplex Buildings 19-23	27446sq. ft.	2550Sq. m.
Building 16	6593sq. ft.	612Sq. m.
Building 17	12308sq. ft.	1143Sq. m.
Total	46347sq. ft.	4306Sq. m.

Consultants

2022-11-23 Issued for Review
 2024-03-15 Issued for Building Permit
 2024-05-21 Issued for Client Review
 2024-07-22 Reissued for Building Permit
 2024-07-31 Issued for Bldg 17 BP
 2024-08-23 Issued for Civil coordination
 2024-09-04 Issued for Elec. coordination
 2024-11-20 Issued for Wildlife Protection DP
 2024-12-10 Issued for Form, Character DP



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Project
Oliver's Landing at Furry Creek Fine Peace
 Civic Address
 63-72 Waterfront Drive
 57-62 Beach Drive

Sheet Title
Site Plan

Project Number
 22032
 Scale
 1"=20'
 Sheet Number
A-003

Legal Address

PID: 024-569-542
 Lot 1 except Firstly: Phase one strata plan lms4257, Secondly: Phase two strata plan lms4257, Thirdly: Phase three strata plan lms4257
 Block 3 district lot 1296 group 1 New Westminster District plan Imp4278

Building 16	SQ. FT.	SQ. M.
First Floor BLDG 16	403sq. ft.	37sq. m
Second Floor BLDG 16	663sq. ft.	60sq. m
Upper Floor BLDG 16	931sq. ft.	87sq. m
Total Area BLDG 16	2198sq. ft.	204sq. m
Total Area BLDG 16.1 + 16.2 + 16.3	6593sq. ft.	612sq. m

Duplexes Building 19-23	SQ. FT.	SQ. M.
Main Floor	1295.3sq. ft.	120.3sq. m
Second Floor	1295.3sq. ft.	120.3sq. m
Upper Floor BLDG 16	1459.5sq. ft.	135.6sq. m
Second Floor	1439.1sq. ft.	133.7sq. m
Total Area per Duplex	5489.2sq. ft.	509.9sq. m
Total Area BLDG 19-23	27446.0sq. ft.	2549.7sq. m

Building 17-1 / 17-2 / 17-3	SQ. FT.	SQ. M.
Building 17-1	2327.5sq. ft.	216.2sq. m
Building 17-2	1822.9sq. ft.	178.6sq. m
Building 17-3	1327.1sq. ft.	123.3sq. m
Total	5577.6sq. ft.	518.2sq. m
Building 17-2	1092.9sq. ft.	101.5sq. m
Building 17-3	1370.3sq. ft.	127.3sq. m
Building 17-1	896.9sq. ft.	83.3sq. m
Total	3360.1sq. ft.	312.2sq. m
Building 17-3	1098.0sq. ft.	102.0sq. m
Building 17-2	1372.5sq. ft.	127.5sq. m
Building 17-1	899.5sq. ft.	83.6sq. m
Total	3370.0sq. ft.	313.1sq. m
Total Area Bldg 17	12307.7sq. ft.	1143.4sq. m

Consultants

2024-07-22 Issued for Building Permit
 2024-07-31 Issued for Bldg 17 BP
 2024-08-23 Issued for Elec. coordination
 2024-09-04 Issued for Wildfire Protection DP
 2024-11-20 Issued for Form, Character DP
 2024-12-10 Issued for SLRD DP-Review
 2025-03-10 Issued for SLRD DP-Review
 2025-03-18 Issued for SLRD DP-Review
 2025-03-28 Issued for Form, Character DP-Review

All Buildings	SQ. FT.	SQ. M.
Duplex Buildings 19-23	27446sq. ft.	2550sq. m
Building 16	6593sq. ft.	612sq. m
Building 17	12308sq. ft.	1143sq. m
Total	46347sq. ft.	4306sq. m

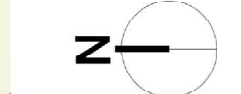
Remove Existing Trees

SROW BP214894 (2000) per plan LMP47244 in favour of the SLRD for Access, public Walkway and Disk maintenance to be amended to match Road, refer to Civil drawing SUB-OL2-2

SROW CAS693054 (2016) per plan SROW PPP3335 in favour of SLRD for access to be amended to match Road and services, refer to Civil drawing SUB-OL2-2

SROW BL004410 (1997) per plan LMP31371 in favour of SLRD for original Sanitary outfall to be discharged where not applicable based on new SROW

New plan to be used as shown in Yellow to replace SROW BP214894 (2000) per plan LMP47244 in favour of SLRD for Public walkway, refer to Civil drawing SUB-OL2-2 and SROW CAS693054 (2016) per plan PPP3335 in favour of SLRD for access refer to Civil drawing SUB-OL2-2



Seal

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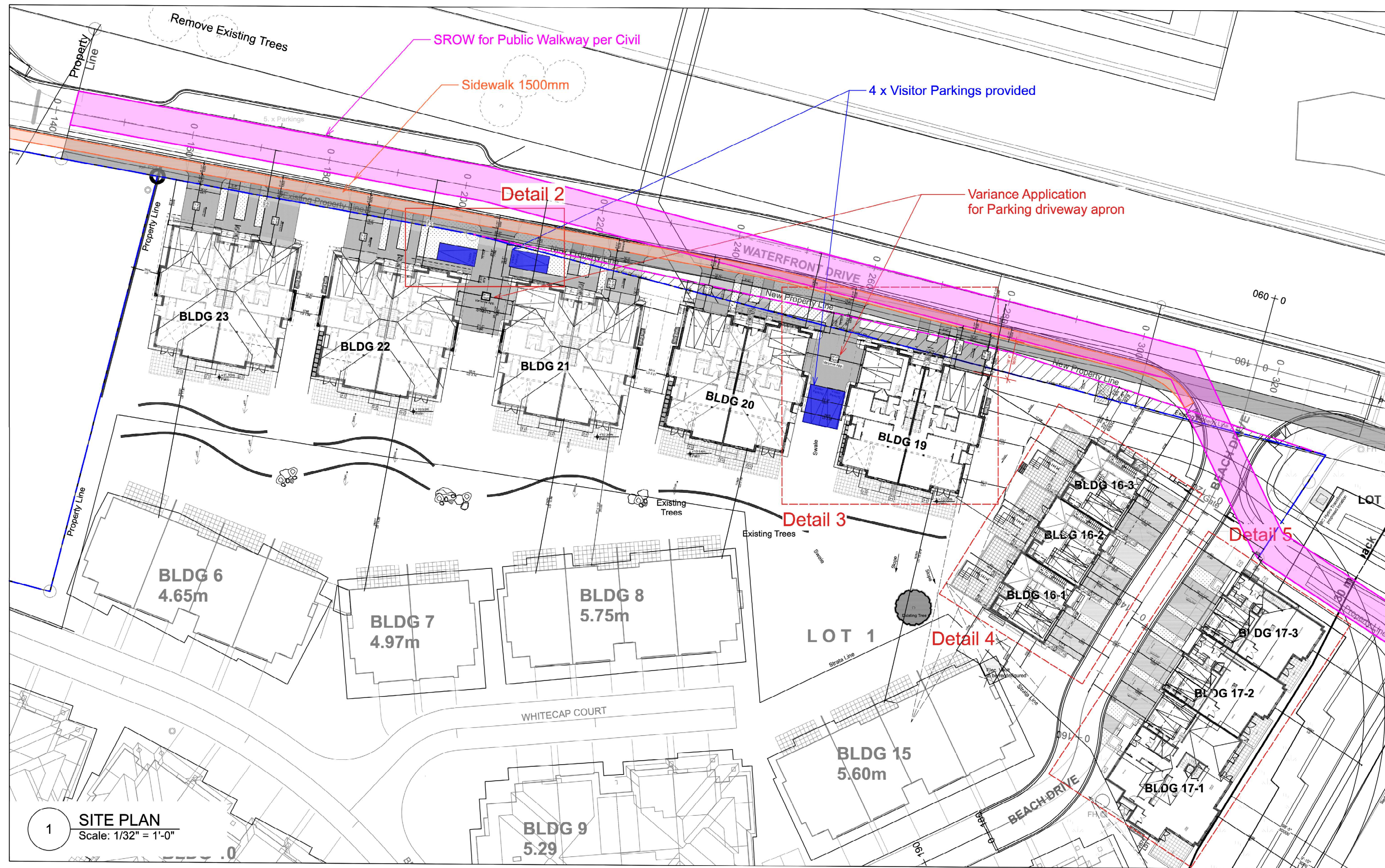
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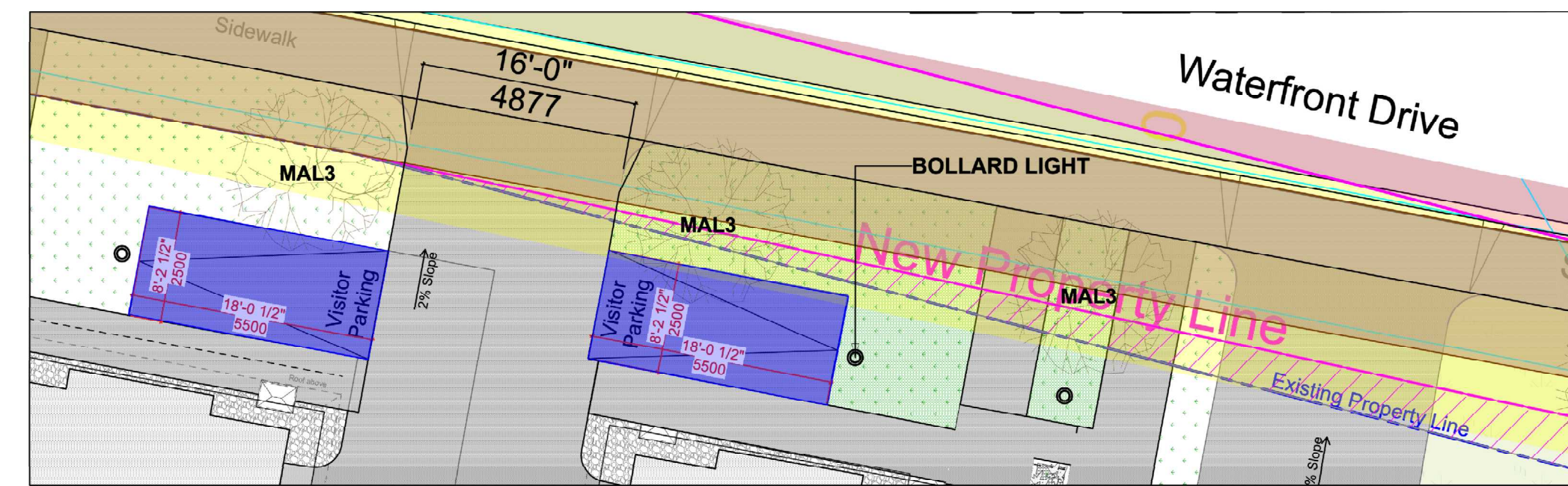
Project
Oliver's Landing at Furry Creek Fine Peace
 Civic Address
 63-72 Waterfront Drive
 57-62 Beach Drive

Sheet Title
Site Plan

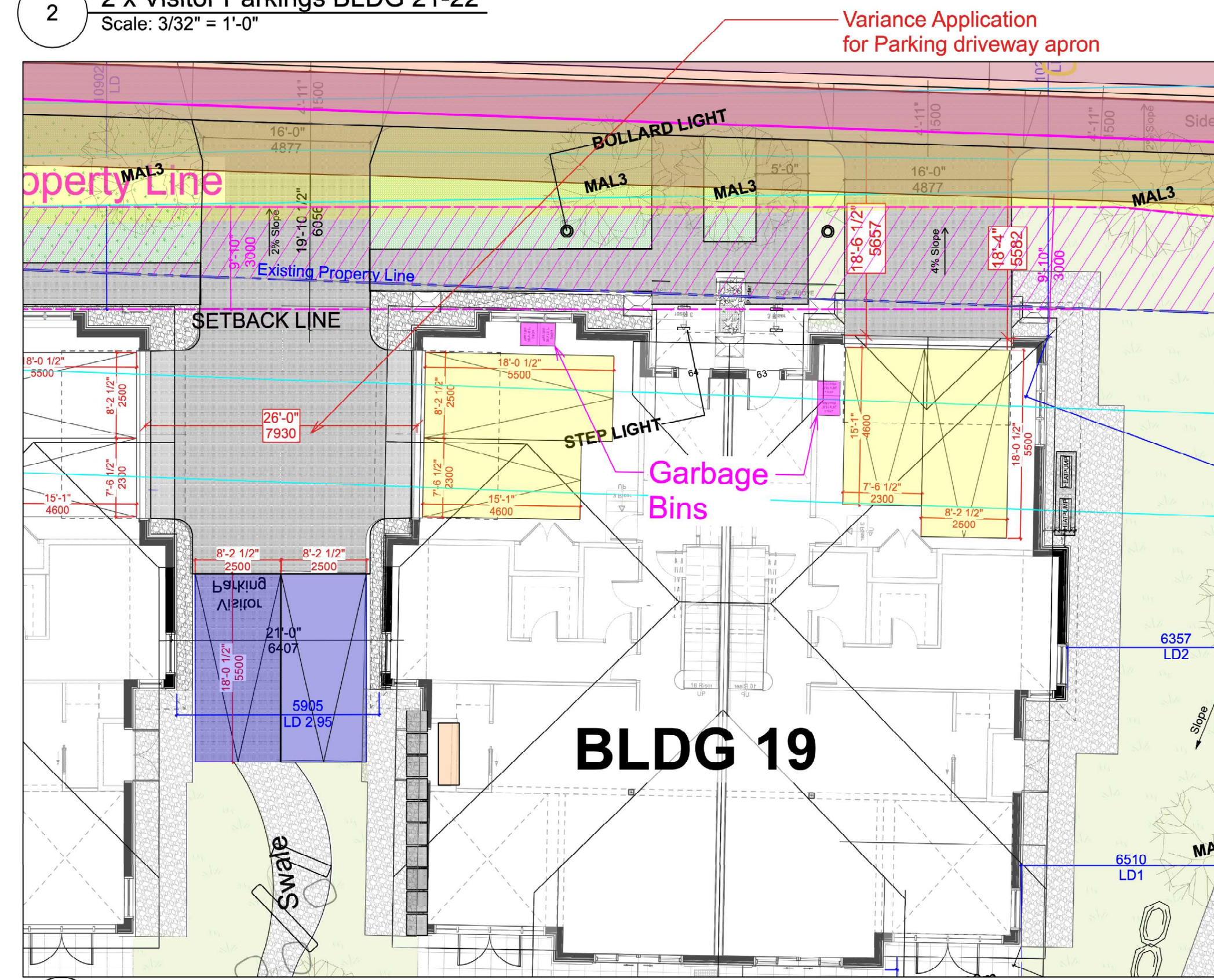
Project Number
 22032
 Scale
 1"=20'
 Sheet Number
A-003



1 SITE PLAN
Scale: 1/32" = 1'-0"



2 2 x Visitor Parkings BLDG 21-22
Scale: 3/32" = 1'-0"



3 BLDG 19-23 Duplexes - 2x Off-Street parkings per unit
Scale: 3/32" = 1'-0"

Visitor Parkings 4 x spaces proposed, 2 x spaces are required

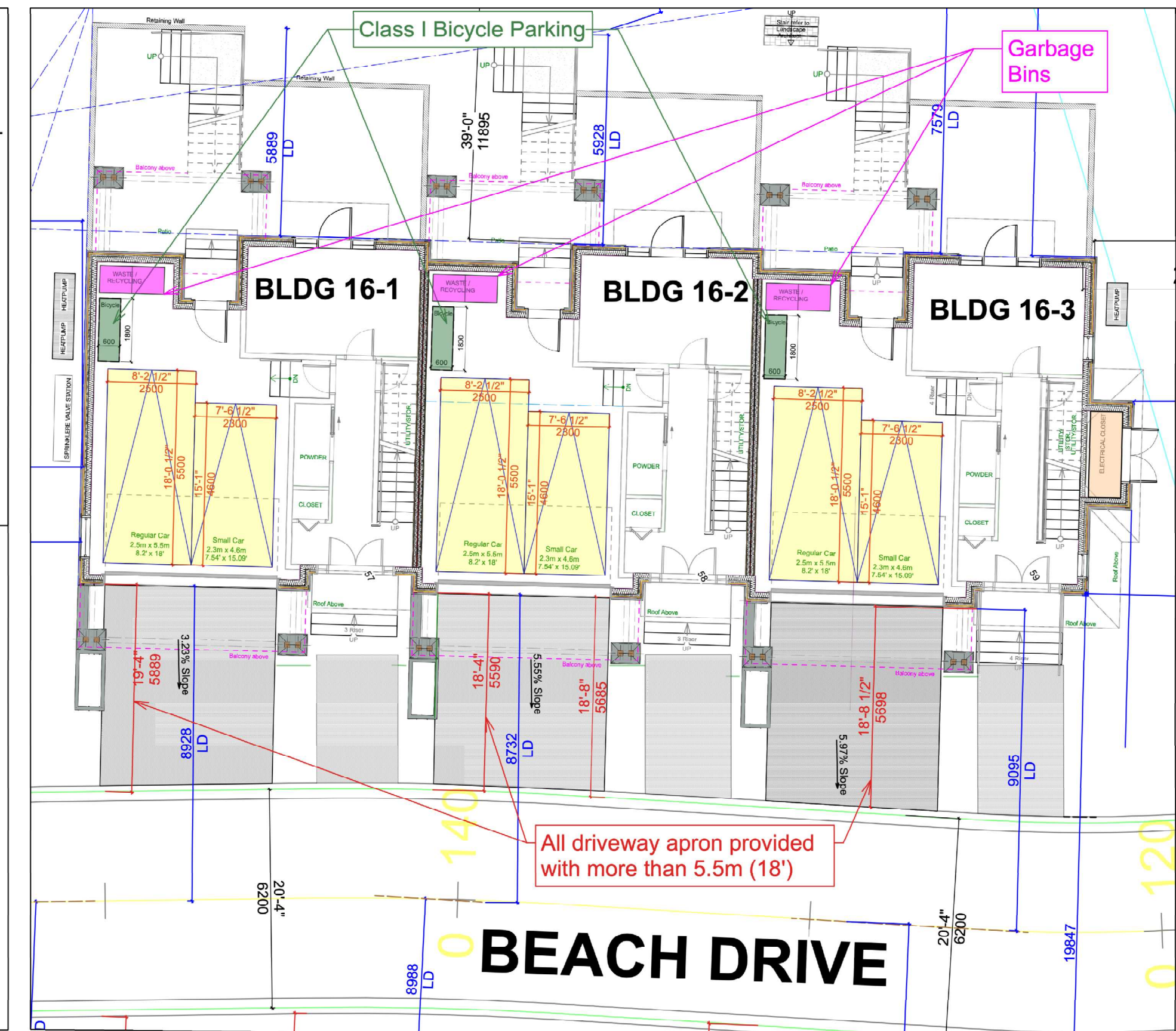
Building 16 - Off-Street Parkings: each unit (total 3 units)
2 x Off-Street Parkings proposed, 2 x spaces are required
1 x class I Bicycle Parking proposed, 1.25 spaces are required per 5 units

Building 17 - Off-Street Parkings: each unit (total 3 units)
2 x Off-Street Parkings proposed, 2 x spaces are required
2 x class I Bicycle Parking proposed, 1.25 spaces are required per 5 units

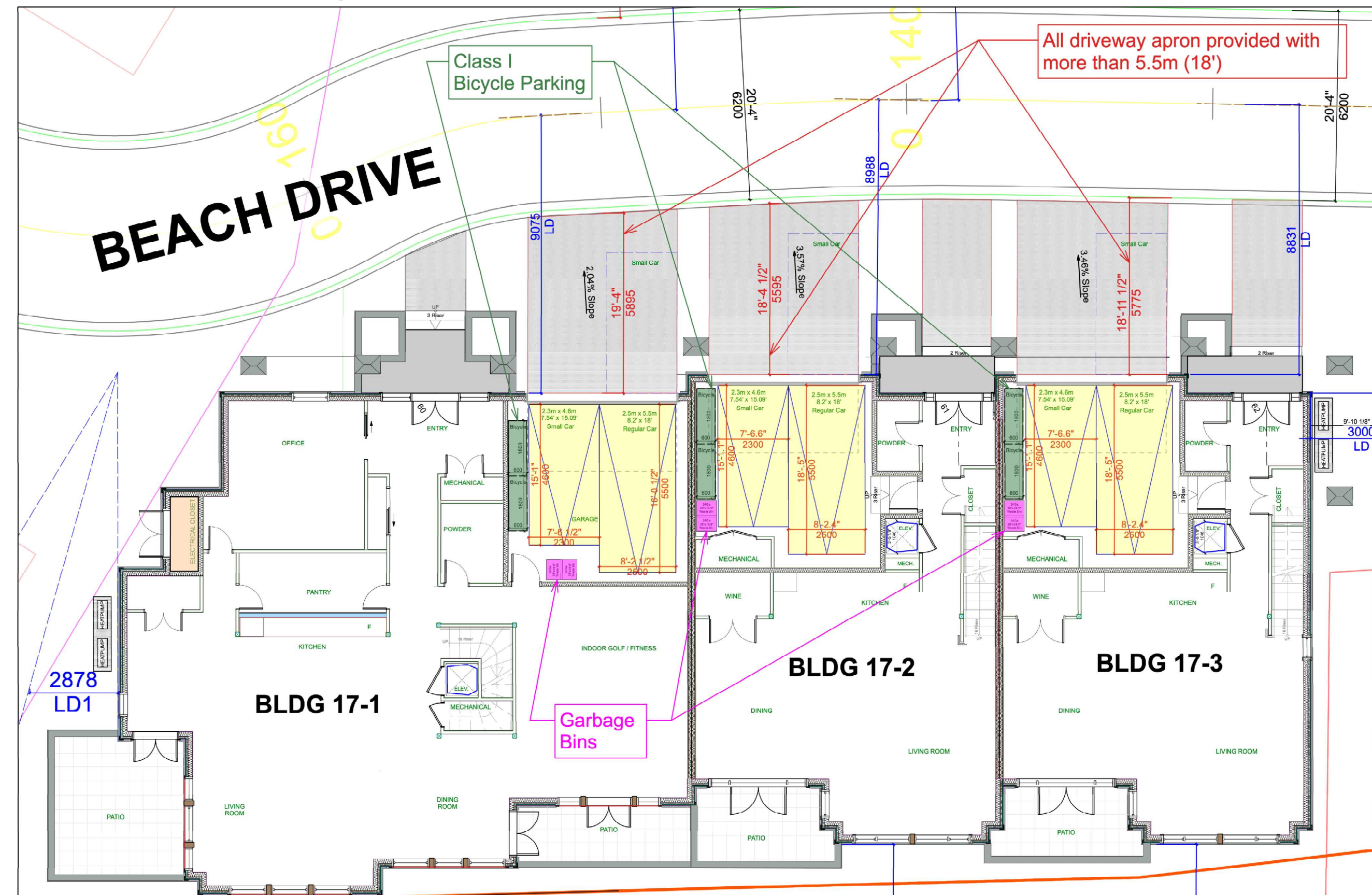
Buildings 19-23 - Off-Street Parkings: each Duplex (total 5 duplexes)
4 x Off-Street Parkings proposed, 4 x spaces are required
0 x space class I Bicycle are required

5.14 TABLE 2
REQUIRED OFF STREET & BICYCLE PARKING SPACES

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
1,2 Dwellings	2	No Requirement	No Requirement	No Requirement
Single family dwelling	2	No Requirement	No Requirement	No Requirement
Secondary suite	1	No Requirement	No Requirement	No Requirement
Home office	No Requirement	No Requirement	No Requirement	No Requirement
Home craft	1	No Requirement	No Requirement	No Requirement
Duplex	4	No Requirement	No Requirement	No Requirement
Townhouse	2 spaces per dwelling unit, plus 1 visitor space per 5 units	No Requirement	A minimum of 1.25 spaces for every dwelling unit	A minimum of 6 spaces for any development containing 20 dwelling units or more
Apartment	1.25 spaces per dwelling unit, plus 1 visitor space per 5 units	No Requirement	A minimum of 1 space per dwelling unit	A minimum of 1 space per dwelling unit
Apartment - Village Commercial	1.0 spaces per dwelling unit, plus 1 visitor space per 5 dwelling units	No Requirement	A minimum of 0.25 spaces for every dwelling unit	A minimum of 6 spaces for any development containing 20 dwelling units or more
Three or more dwelling units designated solely for senior citizens housing	1 spaces per dwelling unit, plus 1 visitor space per 5 units	No Requirement	A minimum of 0.25 spaces for every dwelling unit	A minimum of 6 spaces for any development containing 20 dwelling units or more

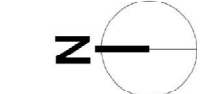


4 2 x Off Street Parking per unit Building 16 (3 units)
Scale: 3/32" = 1'-0"



5 2 x Off Street Parking per unit Building 17 (3 units)
Scale: 3/32" = 1'-0"

2025-03-10 Issued for SLRD DP-Review
2025-03-18 Issued for SLRD DP-Review
2025-03-25 Issued for SLRD Review
2025-03-28 Issued for Form, Character DP-Review



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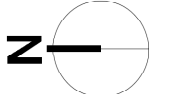
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Project
Oliver's Landing at Furry Creek Fine Peace
Civic Address
63-72 Waterfront Drive
57-62 Beach Drive

Sheet Title
Off-Street Parkings Visitor Parkings

Project Number
22032
Scale

Sheet Number
A-003B - DP



Seal

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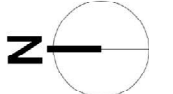
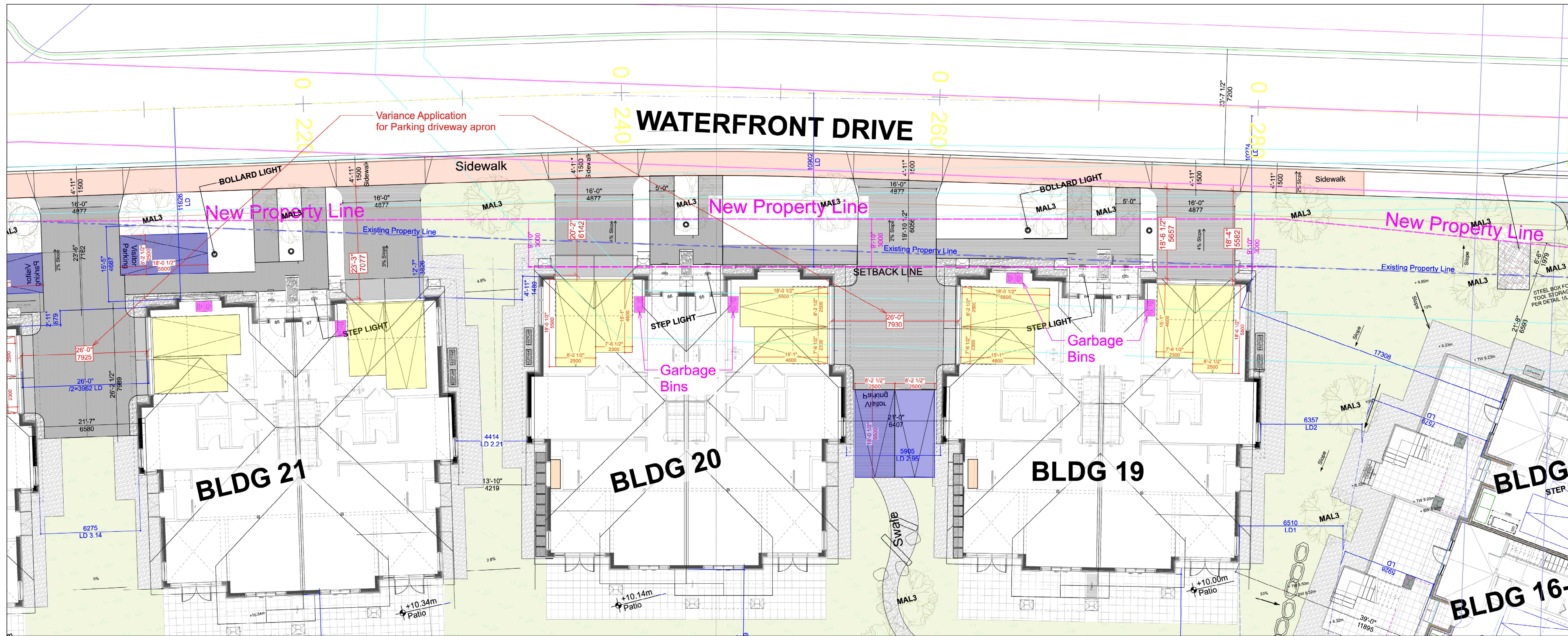
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Project
**Oliver's Landing
at Furry Creek
Fine Peace**
Civic Address
**63-72 Waterfront Drive
57-62 Beach Drive**

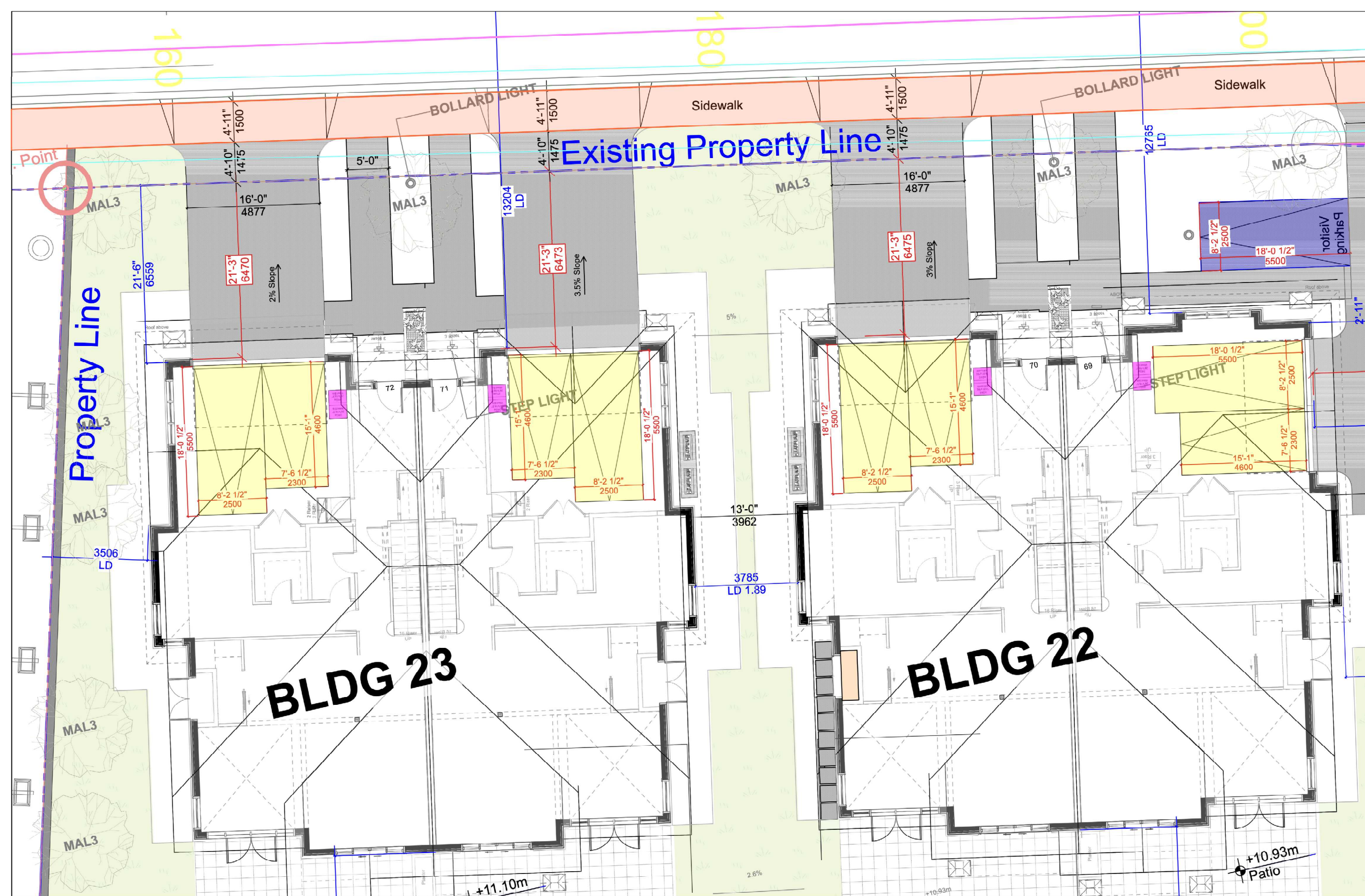
Sheet Title
Site Plan - Circulation

Project Number
22032
Scale
1"=20'
Sheet Number
A-003C - DP



Seal

1 BLDG 19-21 Duplexes - 2x Off-Street parkings per unit
Scale: 3/32" = 1'-0"



2 BLDG 22-23 Duplexes - 2x Off-Street parkings per unit
Scale: 3/32" = 1'-0"

CLASS OF BUILDING OR USE	COLUMN I Off-Street Parking Spaces	COLUMN II Off-Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
1.0 Dwellings				
Single family dwelling	2	No Requirement	No Requirement	No Requirement
Secondary suite	1	No Requirement	No Requirement	No Requirement
Home office	No Requirement	No Requirement	No Requirement	No Requirement
Home craft	1	No Requirement	No Requirement	No Requirement
Duplex	4	No Requirement	No Requirement	No Requirement
Townhouse	2 spaces per dwelling unit, plus 1 visitor space per 5 units	No Requirement	A minimum of 1.25 spaces for every dwelling unit.	A minimum of 6 spaces for any development containing 20 dwelling units or more.
Apartment	1.25 spaces per dwelling unit, plus 1 visitor space per 5 units	No Requirement	A minimum of 1 space per dwelling unit.	A minimum of 1 space per dwelling unit.
Apartment - Village Commercial	1.0 spaces per dwelling unit, plus 1 visitor space per 5 dwelling units	No Requirement	A minimum of 0.95 spaces for every dwelling unit.	A minimum of 6 spaces for any development containing 20 dwelling units.
Three or more dwelling units designated solely for senior citizen's housing	1 spaces per dwelling unit, plus 1 visitor space per 5 units	No Requirement	A minimum of 0.95 spaces for every dwelling unit.	A minimum of 6 spaces for any development containing 20 dwelling units.

- Visitor Parkings**: 4 x spaces proposed, 2 x spaces are required
- Building 16 - Off-Street Parkings**: each unit (total 3 units) 2 x Off-Street Parkings proposed, 2 x spaces are required
1 x class I Bicycle Parking proposed, 1.25 spaces are required per 5 units
- Building 17 - Off-Street Parkings**: each unit (total 3 units) 2 x Off-Street Parkings proposed, 2 x spaces are required
2 x class I Bicycle Parking proposed, 1.25 spaces are required per 5 units
- Buildings 19-23 - Off-Street Parkings**: each Duplex (total 5 duplexes) 4 x Off-Street Parkings proposed, 4 x spaces are required
0 x space class I Bicycle are required

Visitor Parking

Off-Street Parking

Bicycle Parking

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Project
Oliver's Landing at Furry Creek Fine Peace
Civic Address
63-72 Waterfront Drive
57-62 Beach Drive

Sheet Title
BLDG 19-23 Parkings Visitor Parkings

Project Number
22032
Scale

Sheet Number
A-003D - DP