DEVELOPMENT PERMIT

NO. DP- 2018-19

TO: **Sunshine Coast Affordable Housing Society**

ADDRESS: **734 Trickle Court**
Gibsons, B.C. V0N 1V9
(Permittee)

1) This Development Permit is issued subject to compliance with all of the Bylaws of the Town of Gibsons applicable thereto, except those specifically varied or supplemented by this Permit.

2) The Development Permit applies to those "lands" within the Town of Gibsons described below:

Parcel Identifier: **030-706-904**

Legal Description: **THAT PART OF DISTRICT LOT 685 GROUP 1 NEW WESTMINSTER DISTRICT SHOWN ON PLAN EPP84115**

Civic Address: **745 Harmony Lane**

3) The lands are within Development Permit Area No. 8 for form and character.

4) The "lands" described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part thereof.

5) The building form and character is required to conform to the following plans:

- Development Plans titled: *Site 1 - Harmony Lane Garden Suite Drawings For Development Permit*, dated *October 2nd, 2018, completed by SPACE BUIDLING*
- *Landscaping Plan: Harmony Lane*, dated November 11, 2018, and completed by Judith Blake Reeve, Registered Landscape Architect and Sunco Civil Consulting Ltd.
- *Landscaping cost estimate for 744 Franklin rd. / Harmony Lane Garden Suite,* submitted June 18, 2019.

6) This Development Permit applies to the form and character <u>on</u> the site and within the portion of the site relating specifically to the Garden Suite. For details shown in off-site areas the plans may be subject to change following the provisions of a Servicing Agreement.

7) Minor changes to the aforesaid drawings that do not affect the intent of this Development Permit or the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Director of Planning.

8) If the Permittee does not commence the development permitted by this Permit within twenty four months of the date of this Permit, this Permit shall lapse.

9) This Permit is NOT a Building Permit.

10) As a condition of the issuance of the Building Permit, Council requires that the Permittee provide security for the value of **$1,238.95** to ensure that the on-site landscaping component

of the development is carried out in accordance with the terms and conditions set out in this permit.

(a) The condition of the posting of the security is that, should the Permittee fail to carry out the development hereby authorized according to the terms and conditions of this Development Permit within the time provided, the Town may carry out the development or any part of it by its servants, agents or contractors and deduct from the security all costs of so doing, it being understood that the surplus, if any, shall be paid over to the Permittee.

(b) If on the other hand, the Permittee carries out the landscaping component of the development permitted by this Development Permit within the time set out herein, the security shall be returned to the Permittee.

(c) Prior to issuance of a Building Permit, the Permittee is to provide the Town the security in the amount listed above as security for the installation of hard and soft landscaping in accordance with approved plans.

(d) The Permittee shall complete the landscaping works required by this permit within six (6) months of issuance of the Building Permit.

(e) If the landscaping is not approved within this six (6) month period, the Town has the option of continuing to renew the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Town or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

(f) Upon completion of the landscaping, a holdback of 10% of the original security, plus any deficiencies, will be retained for a 1-year period, to be returned upon written final approval from the Landscape Architect.

(g) The following standards for landscaping are set:

  (i) All landscaping works and planters and planting materials shall be provided in accordance with the landscaping as specified on the Site Plan and Landscaping Plan which forms part of this Permit.

  (ii) All planting materials that have not survived within one year of planting shall be replaced at the expense of the Permittee.

AUTHORIZING RESOLUTION **R2018-299** PASSED BY COUNCIL THE 4th DAY OF DECEMBER, 2018.

ISSUED THIS 21 DAY OF JUNE, 2019.

Bill Beamish, Mayor

Lindsey Grist, Corporate Officer

GENERAL NOTES:

THE BUILDER SHALL VERIFTY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

STRUCTURAL ENGINEER:

DESIGNER: Eric Amberg, SPACE Building - Design

BUILDER:

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF **BCBC** PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH **BCBC** PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND YOUR LOCAL INSTITUTE OF TIMBER CONSTRUCTION, **BCBC** . EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDI TELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN ALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

DEPTH	COMBINATION SYMBOL	SPECIES	USE
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:
A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2

B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER

C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.

D. ALL STUDS TO BE DF#2 OR BETTER.

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE **BCBC** AND ALL ADDITIONAL PROV. AND LOCAL CODE REQUIREMENTS.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA **BCBC**
ROOF: 50 PSF SNOW LOAD
*8 PSF TOP CHORD DL.
*7 PSF BOTTOM CHORD DL.
*5 PSF NET WIND UPLIFT.
FLOOR: 40 PSF LL.
*10 PSF TOP CHORD DL.
*5 PSF BOTTOM CHORD DL.
SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
FROST DEPTH: *2'-0"
SEISMIC ZONE: C,
WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

SYMBOLS & ABBREVIATIONS

o/c	ON CENTRE	o/s	ONE SIDE
℄	CENTRELINE	OS	OUTSWING
F.O.F.	FACE OF FRAMING	IS	INSWING
KD	KILN DRIED	LH	LEFT HAND
#2/BTR	NO. 2 OR BETTER	RH	RIGHT HAND
SPF	SPRUCE, PINE OR FIR	o	FIXED WINDOW PANE
CDR	CEDAR	x	VENTED WINDOW PANE
LVL	LAMINATED VENEER LUMBER		CASEMENT WINDOW (LH)
p.s.i.	POUNDS PER SQUARE INCH		AWNING WINDOW (TOP HINGE)
p.s.f.	POUNDS PER SQUARE FOOT	WH	WATER HEATER
U.N.O.	UNLESS NOTED OTHERWISE	DW	DSH WASHER
OSB	ORIENTED STRAND BOARD	F	FRIDGE
T&G	TONGUE & GROOVE	W/D	WASHER & DRYER
E.N.	EDGE NAILING	(S)	HARDWIRED SMOKE DETECTOR
c/w	COMES WITH	(C)	CARBON MONOXIDE DETECTOR
T/O	TOP OF	101	CROSS SECTION / DRAWING REFERENCE MARKER
E.W.	EACH WAY		
(N.I.C.)	NOT IN CONTRACT		

MATERIAL:

W AND WT SHAPES: ASTM A 992; FT = 50 KSI
M, MT, S, ST, HP, C, MC AND L SHAPES: ASTM A 36; FT = 36 KSI
STEEL PIPE: ASTM A 53, GRADE B; FT = 35 KSI
STEEL HSS SECTIONS (ROUND, SQUARE, RECTANGULAR):
COLD ROLLED: ASTM A 500, GRADE B; FT = 46 KSI
HOT ROLLED; ASTM A-501
STEEL PLATES: ASTM A 36; FT = 36 KSI
HEADED STUDS; ASTM A 108, GRADES 1010 THROUGH 1016 INCLUSIVE.
CONNECT ALL MEMBERS WITH HIGH-STRENGTH BOLTS.
BEARING TYPE CONNECTIONS, TYPE N:
PROVIDE ASTM A 325, TYPE N BOLTS AT ALL LOCATIONS NOT NOTED ON DRAWINGS AS TYPE SC.
PROVIDE HARDENED WASHERS CONFORMING TO ASTM F 436 UNDER ELEMENTS TO BE TIGHTENED. PROVIDE NUTS CONFORMING TO ASTM A 563.
TIGHTEN TYPE N BEARING BOLTS TO A SNUG TIGHT CONDITION.
INSTAL HIGH-STRENGTH BOLTS ACCORDING TO ASTM STANDARDS.
DO NOT WELD TO HIGH-STRENGTH BOLTS.
GALVANIZED BOLTS (WHERE SHOWN ON DRAWINGS): HOT-DIPPED GALVANIZED ACCORDING TO ASTM A 153, CLASS C.
ANCHOR BOLTS:
ASTMA 307, GRADE A.
PROVIDE WITH STANDARD WASHERS AND NUTS.
GALVANIZE BOLTS (WHERE NOTED ON DRAWINGS) ACCORDING TO **BCBC** 153, CLASS C. OVER-TAP NUTS TO CLASS 2A FIT BEFORE GALVANIZING, ACCORDING TO ASTM A 563.
PROVIDE BEVELED WASHERS AT BOLT HEADS OR NUTS BEARING ON SLOPING SURFACES.
WELDING:
CONFORM WITH AWS WABO SPECIFICATIONS.
WELDERS TO BE QUALIFIED UNDER AWS WABO SPECIFICATIONS.
WELDS MATERIAL: 70 KSI FILLER METAL, UNLESS NOTED OTHERWISE.
PROVIDE LOW-HYDROGEN FILLER METALS AT MOMENT FRAME WELDS.
WELDS TO METAL DECK, METAL STUDS OR OTHER COLD-FORMED METALS: CONFORM TO AWS D1.3.

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FRAMING NOTES:

PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER	TOE NAIL (3)-8d
BRIDGING TO JOIST	TOE NAIL EA. END (2)-8d
SOLE PLATE TO JOIST OR BLK'G	FACE NAIL 16d @ 16"OC
STUD TO SOLE PLATE	TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO STUD	END NAIL (2)-16d
DOUBLE STUDS	FACE NAIL 16d @ 24" OC
DOUBLE TOP PLATES	FACE NAIL 16d @ 16" OC
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC ALONG EA. EDGE
BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER	16d @ 16" OC ALONG EA. EDGE
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL (2)-16d
CEILING JOISTS TO PLATE	TOE NAIL (3)-8d
CONTINUOUS HEADER TO STUD	TOE NAIL (4)-8d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL (3)-10d
CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL (3)-10d
RAFTER TO PLATE	TOE NAIL (2)-16d
1" BRACE TO EACH STUD AND PLATE	FACE NAIL (2)-8d
BUILT-UP CORNER STUDS	10d @ 24" OC
2" PLANKS	(2)-16d @ EA.BRG.
1/2" PLYWOOD ROOF AND WALL SHEATHING	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
3/4" PLYWOOD SUBFLOOR	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
2x MULTIPLE JOISTS - STAGGER @ 15" OC W/(2) @ EA. END OR SPLICE	
(3) OR FEWER	16d NAILS
(4) OR MORE	1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

CONCEPT RENDERING: NTS

SPACE BUILDING

ALL CONSTRUCTION TO CONFORM TO THE CURRENT ISSUE OF THE B.C. BUILDING CODE. THE GENERAL CONTRACTOR AND THE OWNER SHALL REVIEW AND VERIFY ALL INFORMATION SHOWN ON THIS DRAWING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ANY ERRORS OR OMMISIONS SHALL BE REPORTED TO THE SPACE BUILDING DESIGN TEAM IMMEDIATELY. BY COMMENCING CONSTRUCTION, THE GENERAL CONTRACTOR AND THE OWNER AGREE TO ACCEPT FULL RESPONSIBILITY FOR THE CONTENT OF THIS DRAWING.

THE LIABILITY OF THE SPACE BUILDING DESIGN TEAM IS RESTRICTED TO THE MAKING OF CHANGES TO THIS DRAWING PRIOR TO CONSTRUCTION.

REV.	DATE	DESCRIPTION	BY
A.	18/10/02	DP.	EA

Site 1 - Harmony Lane
Garden Suite Drawings
For Development Permit

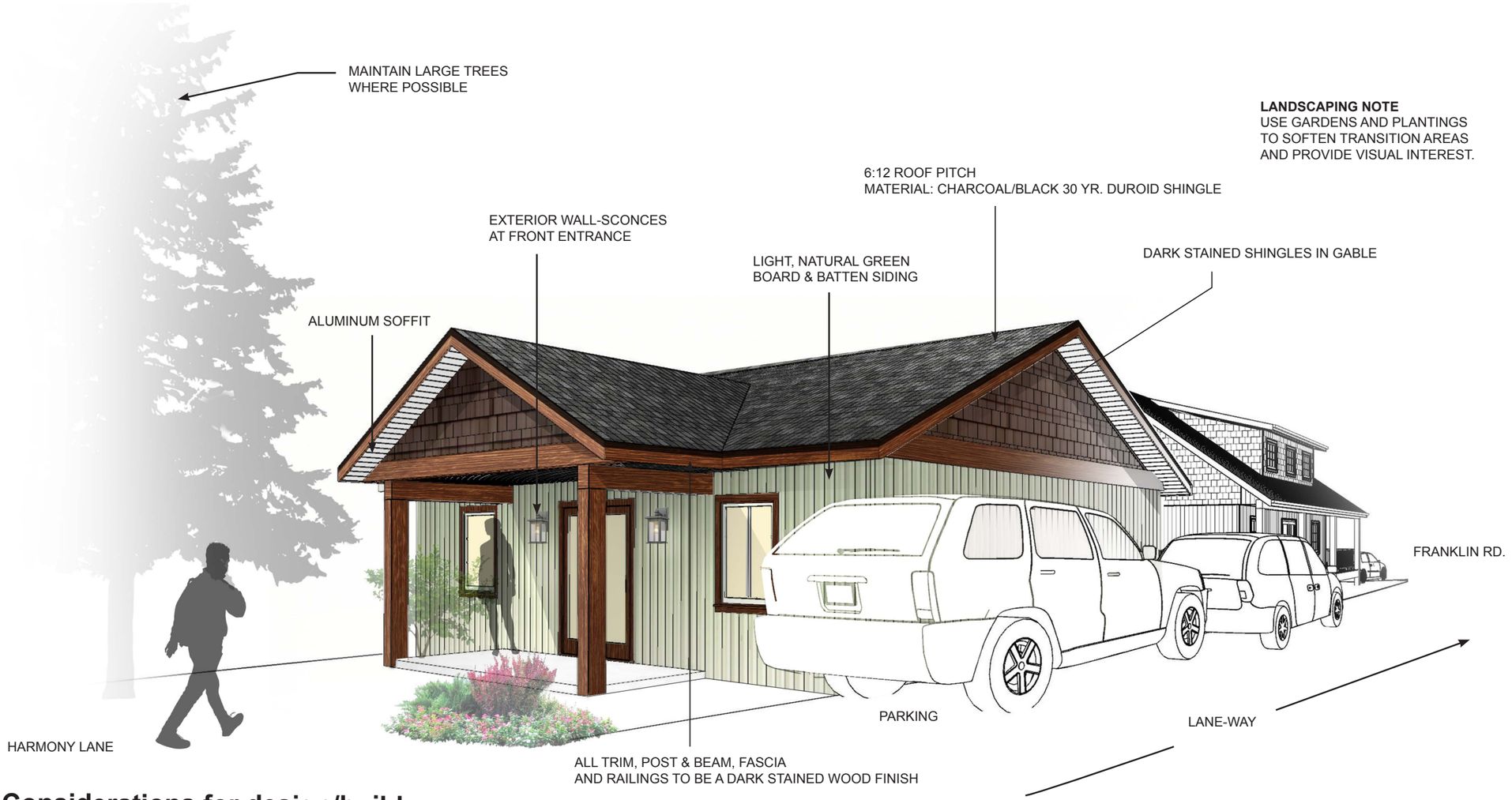
A-00
COVER PAGE

DATE: October 2nd, 2018

SCALE: NTS

Eric Amberg - SPACE Building

SHEET NO.
A-00



Considerations for design/build.

Sustainability & Health

- Orientation, windows & for passive /sun/
- Durable, Low maint.. Materials (Roof? Siding?) shade
- Radiant heating
- Insulation (no VF, cellulose as an option)
- Zero VOC wall treatments
- Efficient lighting (LED 3000 k max for warmer spectrum)
- High efficiency windows (double pane argon)
- Water-wise plumbing fixtures

Aging in Place

- Door Levers, not knobs
- Decora switches, not toggle
- Awning/Swing windows, not sliders
- Soft smooth flooring or low pile carpet
- Surface where you can sit to prep meals
- Base cabinets w/ drawers not doors
- Adjustable height shower-head w/ hand-held
- No-threshold shower stall w/ incorporated seat

Site Layout

- Privacy w/ shared spaces
- Feels connected at street level but not “in your face”
- Parking not front & Center (need to screen with plants)
- Permeable surfaces if and where possible
- Garden areas
- Kids Play outdoor areas
- Covered Outdoor living areas usable in wet season

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REV.	DATE	DESCRIPTION	BY
A.	18/10/02	DP.	EA

Site 1 - Harmony Lane
Garden Suite Drawings
For Development Permit

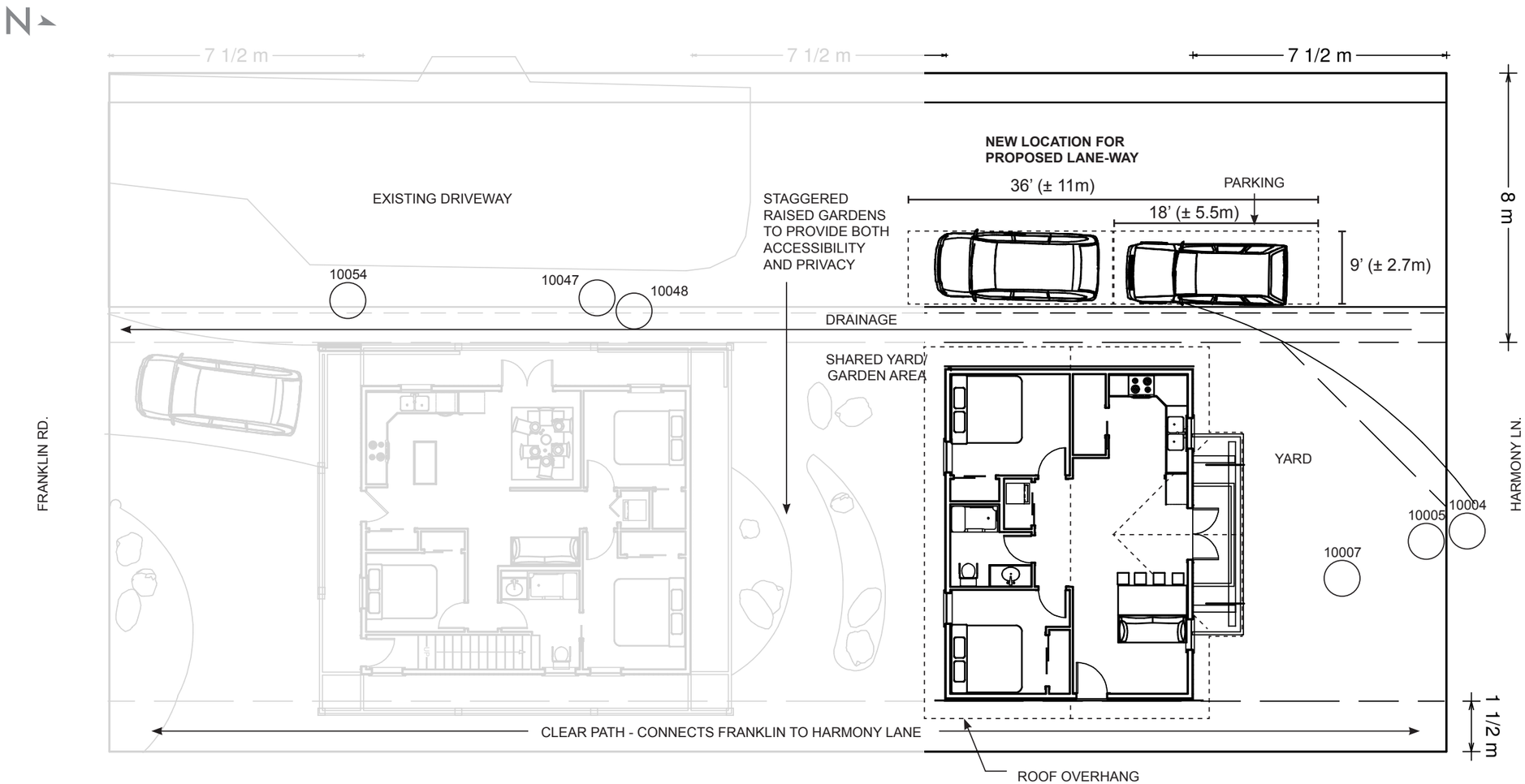
A-01
EXTERIOR 3D &
PROJECT NOTES

DATE: October 2nd, 2018

SCALE: NTS

Eric Amberg - SPACE Building

SHEET NO.
A-01



POTENTIAL TREES TO REMAIN ON LOT

TREE TABLE			
POINT NUMBER	NORTHING	EASTING	DESCRIPTION
10004	23321.74	13102.82	CEDAR 800Ø
10005	23320.49	13103.64	CEDAR 700Ø
~~10045~~	~~23295.87~~	~~13109.01~~	~~CEDAR 700Ø~~
~~10006~~	~~23320.32~~	~~13102.52~~	~~CEDAR 450Ø~~
~~10046~~	~~23296.29~~	~~13106.71~~	~~CEDAR 450Ø~~
10007	23316.84	13104.82	CEDAR 900Ø
10047	23295.36	13103.67	CEDAR 500Ø
~~10008~~	~~23310.35~~	~~13105.25~~	~~CEDAR 450Ø~~
~~10009~~	~~23306.20~~	~~13107.60~~	~~CEDAR 750Ø~~
10048	23296.56	13103.92	CEDAR 850Ø
~~10049~~	~~23292.21~~	~~13108.00~~	~~CEDAR 600Ø~~
~~10050~~	~~23284.95~~	~~13108.83~~	~~CEDAR 300Ø~~
10054	23288.06	13104.95	CEDAR 800Ø
~~10055~~	~~23283.03~~	~~13105.04~~	~~CEDAR 650Ø~~

RELATIVE SCALE

RW

PERIMETER DRAINS SHOULD TIE INTO SERVICES AT FRANKLIN RD.

RAIN-WATER DOWNSPOUTS SHOULD BE DIRECTED TO
A.) RAIN-WATER COLLECTION TANK
B.) SURFACE DRAINING TRENCH WITH DRAIN ROCK

SPACE BUILDING

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REV.	DATE	DESCRIPTION	BY
A.	18/10/03	DP.	EA

Site 1 - Harmony Lane
Garden Suite Drawings
For Development Permit

A-02
SITE PLAN

DATE: October 3rd, 2018

SCALE: NTS

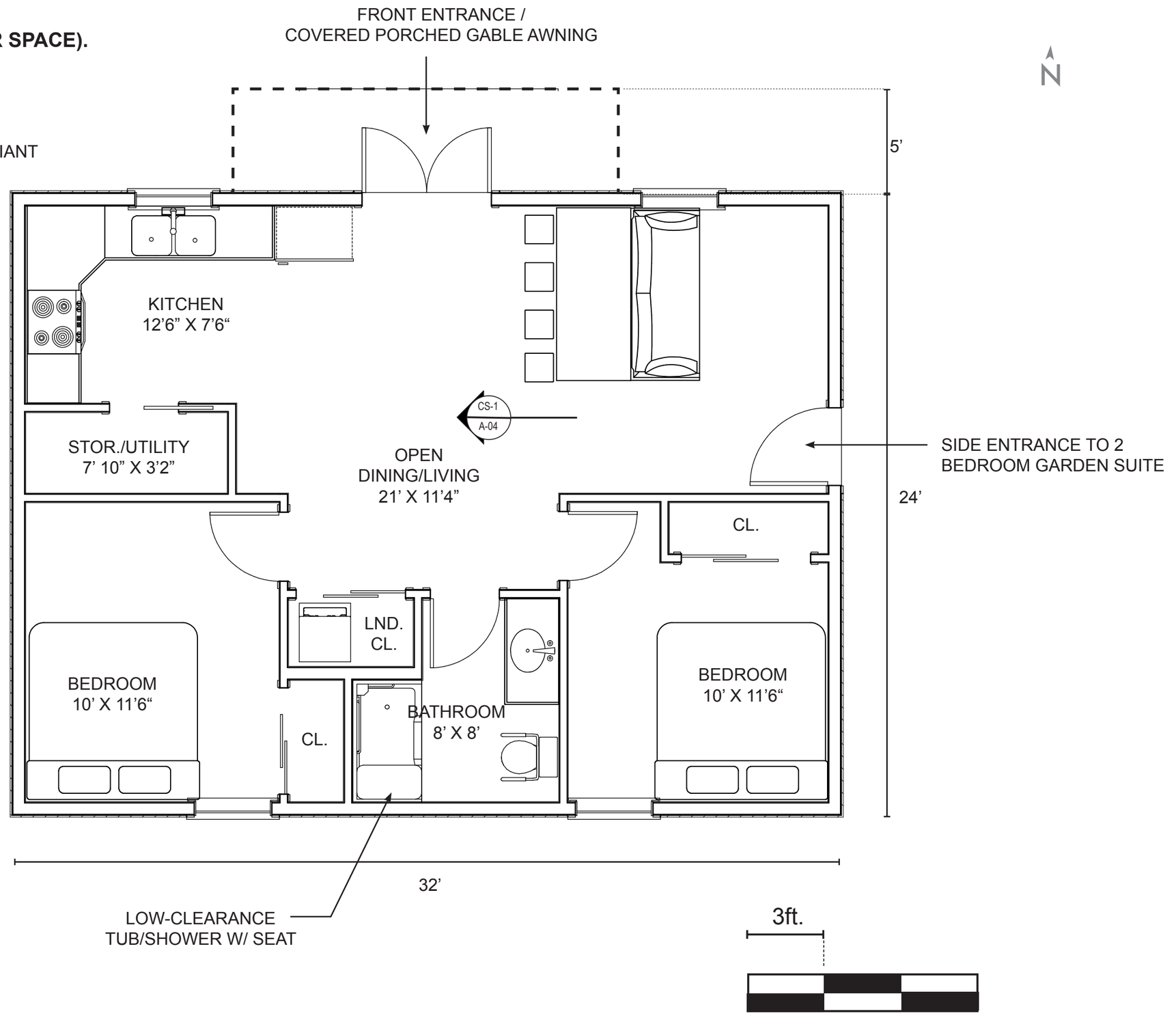
Eric Amberg - SPACE Building

SHEET NO.
A-02

GARDEN SUITE
±712 Sq. Ft (INTERIOR FLOOR SPACE).

SCALE: 1/4” = 1’

TYPE OF HEATING: IN-FLOOR RADIANT



SPACE BUILDING

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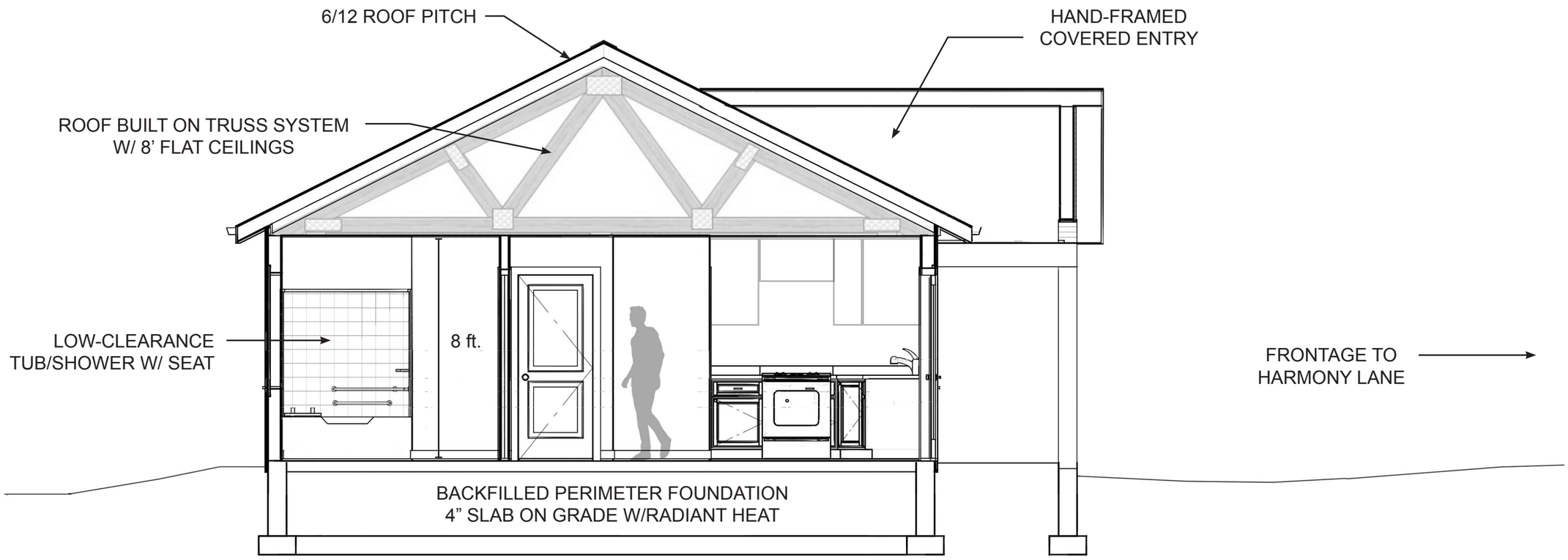
REV.	DATE	DESCRIPTION	BY
A.	18/10/03	DP.	EA

Site 1 - Harmony Lane
Garden Suite Drawings
For Development Permit

A-03
FLOOR PLAN

DATE: October 3rd, 2018
SCALE: 1/4” = 1’ @ 11” X 17”
Eric Amberg - SPACE Building

SHEET NO.
A-03



CS-1
A-04

BUILDING CROSS SECTION

GARDEN SUITE
±712 Sq. Ft (INTERIOR FLOOR SPACE).

SCALE: 1/4” = 1’

SPACE BUILDING

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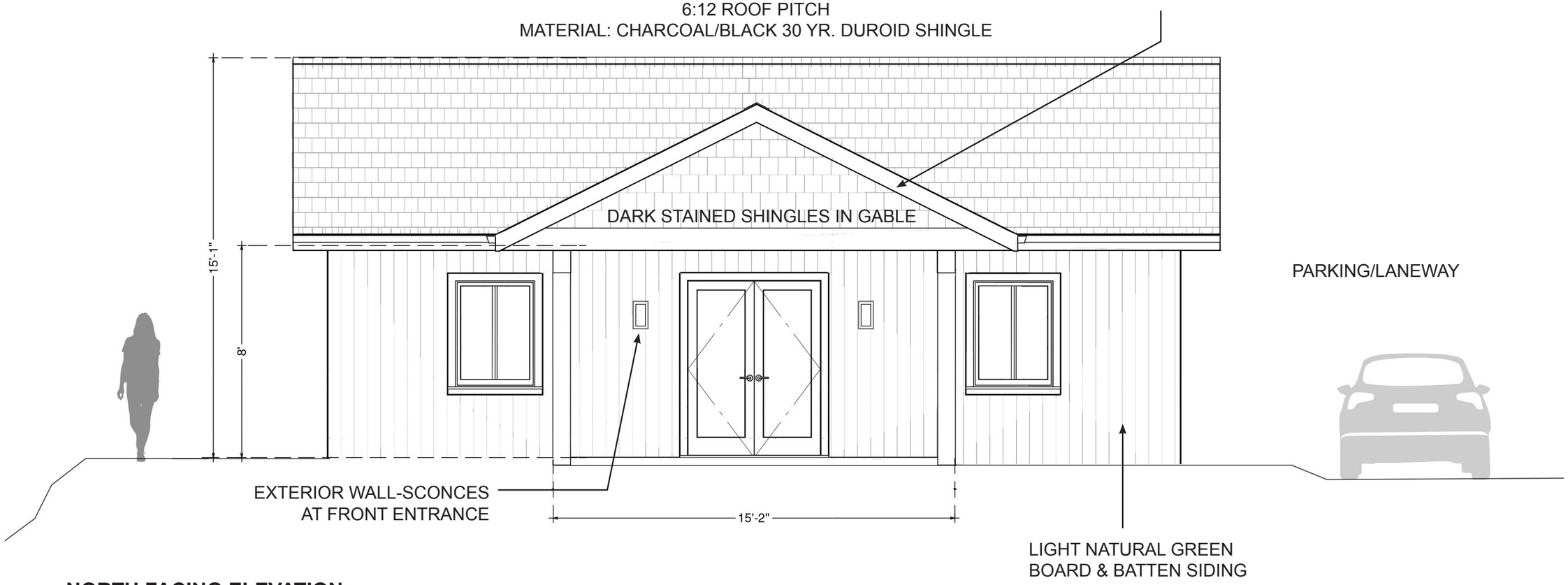
REV.	DATE	DESCRIPTION	BY
A.	18/10/03	DP.	EA

Site 1 - Harmony Lane
Garden Suite Drawings
For Development Permit

A-03
BUILDING
CROSS SECTION

DATE: October 3rd, 2018
SCALE: 1/4” = 1’ @ 11” X 17”
Eric Amberg - SPACE Building

SHEET NO.
A-04



NORTH FACING ELEVATION

GARDEN SUITE
±712 Sq. Ft (INTERIOR FLOOR SPACE).

SCALE: 1/4” = 1’

SPACE BUILDING

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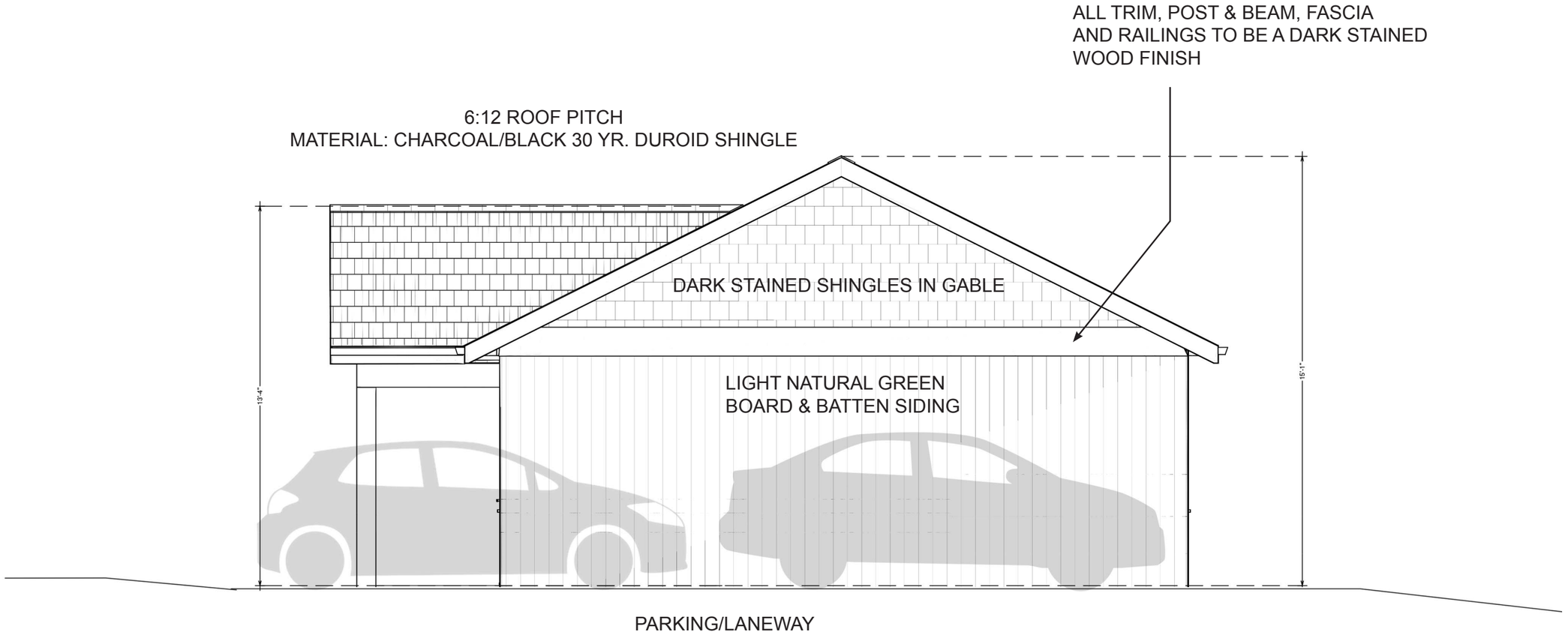
REV.	DATE	DESCRIPTION	BY
A.	18/10/03	DP.	EA

Site 1 - Harmony Lane
Garden Suite Drawings
For Development Permit

A-04
ELEVATION - NORTH

DATE: October 3rd, 2018
SCALE: 1/4” = 1’ @ 11” X 17”
Eric Amberg - SPACE Building

SHEET NO.
A-05



WEST FACING ELEVATION

GARDEN SUITE
±712 Sq. Ft (INTERIOR FLOOR SPACE).

SCALE: 1/4” = 1’

SPACE BUILDING

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Site 1 - Harmony Lane
Garden Suite Drawings
For Development Permit

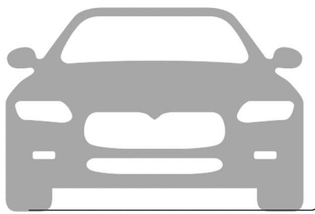
A-05
ELEVATION - WEST

DATE: October 3rd, 2018
SCALE: 1/4” = 1’ @ 11” X 17”
Eric Amberg - SPACE Building

SHEET NO.
A-06

6:12 ROOF PITCH
MATERIAL: CHARCOAL/BLACK 30 YR. DUROID SHINGLE

PARKING/LANEWAY



ALL TRIM, POST & BEAM, FASCIA
AND RAILINGS TO BE A DARK STAINED
WOOD FINISH

SOUTH FACING ELEVATION

GARDEN SUITE
±712 Sq. Ft (INTERIOR FLOOR SPACE).

SCALE: 1/4” = 1’

SPACE BUILDING

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REV.	DATE	DESCRIPTION	BY
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Site 1 - Harmony Lane
Garden Suite Drawings
For Development Permit

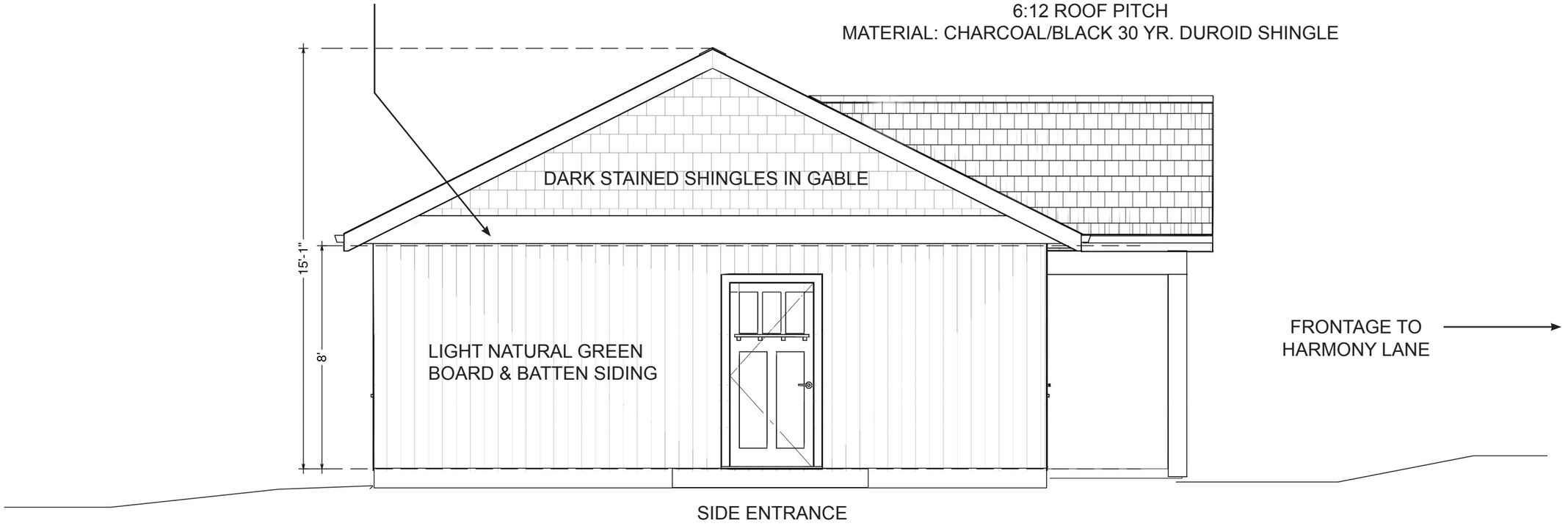
A-06
ELEVATION - SOUTH

DATE: October 3rd, 2018
SCALE: 1/4” = 1’ @ 11” X 17”
Eric Amberg - SPACE Building

SHEET NO.
A-07

ALL TRIM, POST & BEAM, FASCIA
AND RAILINGS TO BE A DARK STAINED
WOOD FINISH

6:12 ROOF PITCH
MATERIAL: CHARCOAL/BLACK 30 YR. DUROID SHINGLE



EAST FACING ELEVATION

GARDEN SUITE
±712 Sq. Ft (INTERIOR FLOOR SPACE).

SCALE: 1/4” = 1’

SPACE BUILDING

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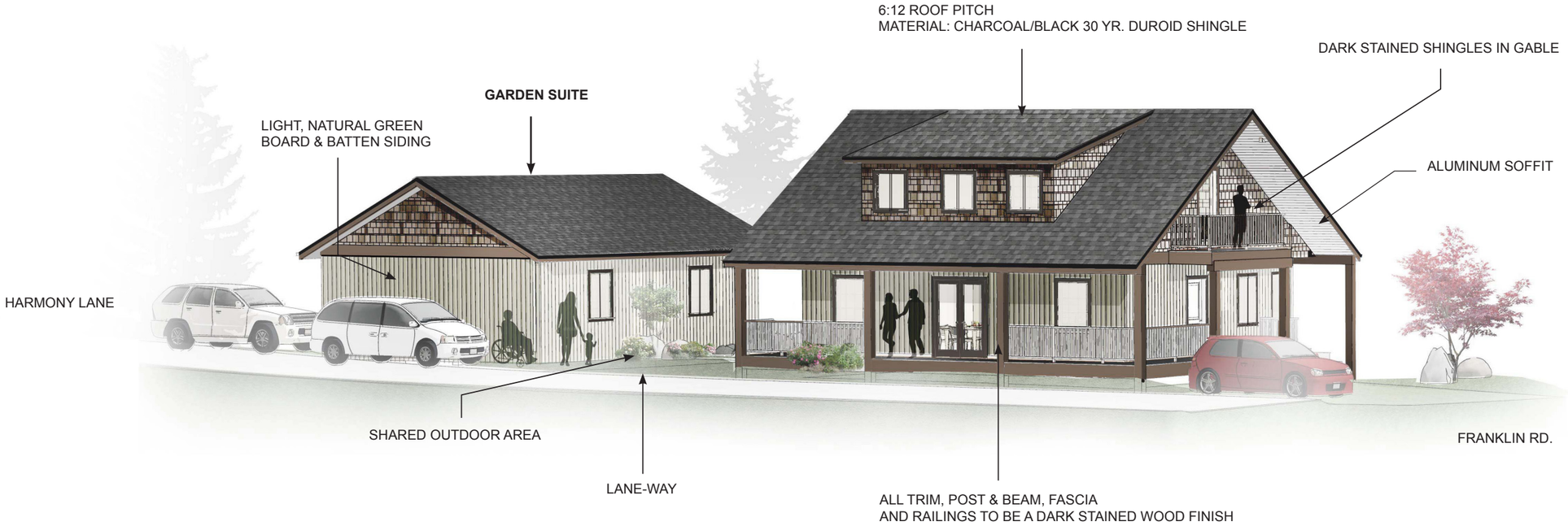
Site 1 - Harmony Lane
Garden Suite Drawings
For Development Permit

A-07
ELEVATION - EAST

DATE: October 3rd, 2018
SCALE: 1/4” = 1’ @ 11” X 17”
Eric Amberg - SPACE Building

SHEET NO.
A-08



Considerations for design/build.

Sustainability & Health

- Orientation, windows & for passive /sun/
- Durable, Low maint.. Materials (Roof? Siding?) shade
- Radiant heating
- Insulation (no VF, cellulose as an option)
- Zero VOC wall treatments
- Efficient lighting (LED 3000 k max for warmer spectrum)
- High efficiency windows (double pane argon)
- Water-wise plumbing fixtures

Aging in Place

- Door Levers, not knobs
- Decora switches, not toggle
- Awning/Swing windows, not sliders
- Soft smooth flooring or low pile carpet
- Surface where you can sit to prep meals
- Base cabinets w/ drawers not doors
- Adjustable height shower-head w/ hand-held
- No-threshold shower stall w/ incorporated seat

Site Layout

- Privacy w/ shared spaces
- Feels connected at street level but not “in your face”
- Parking not front & Center (need to screen with plants)
- Permeable surfaces if and where possible
- Garden areas
- Kids Play outdoor areas
- Covered Outdoor living areas usable in wet season

SPACE BUILDING

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Site 1 - Harmony Lane
Garden Suite Drawings
For Development Permit

A-08
ADDTIONAL 3D

DATE: October 3rd, 2018

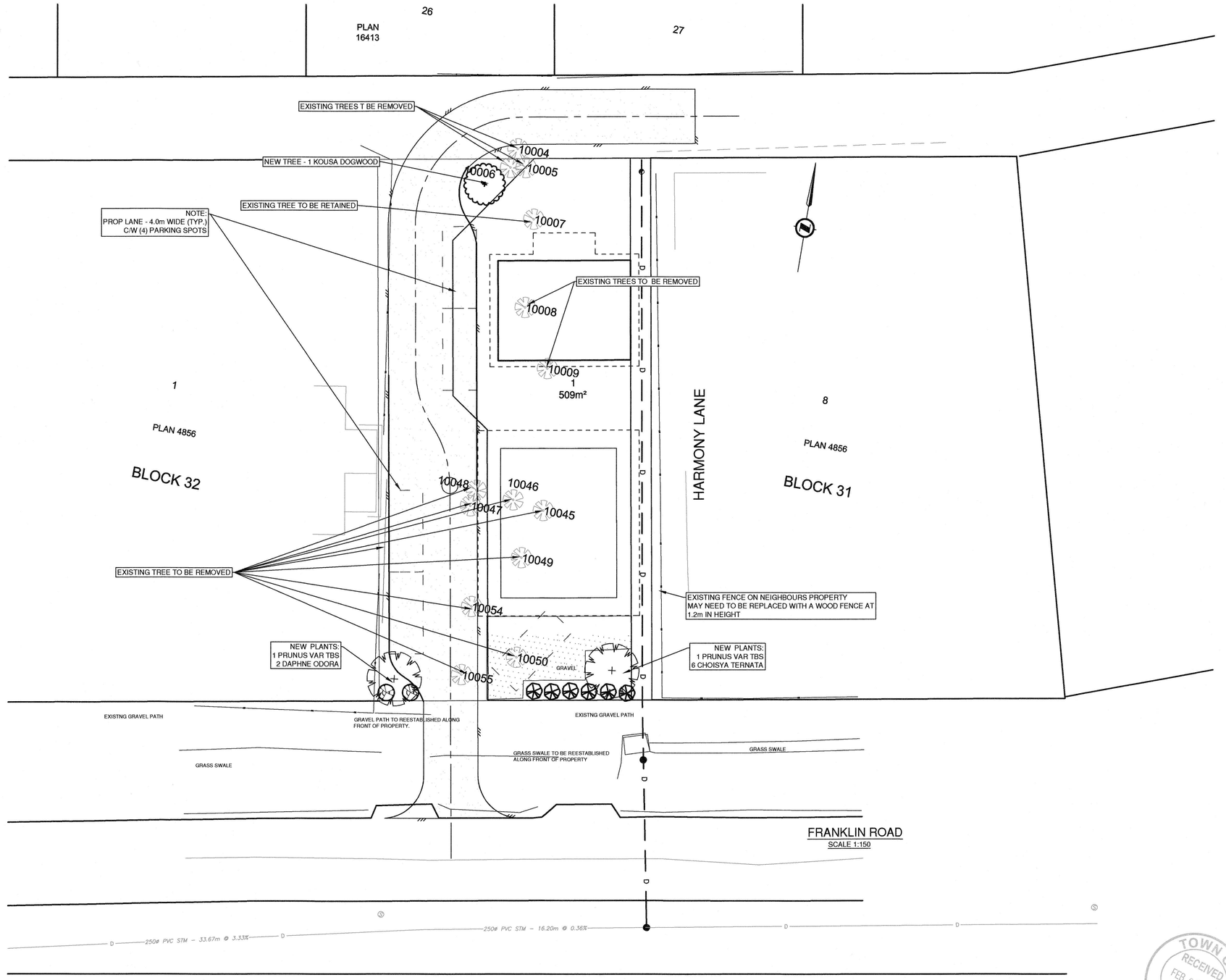
SCALE: NTS

Eric Amberg - SPACE Building

SHEET NO.
A-09

PLANT LIST

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE / CONDITION
1	KOUSA DOGWOOD	CORNUS KOUSA	BARE ROOT
2	CHERRY	PRUNUS VAR. TBS	BARE ROOT
6	MEXICAN ORANGE	CHOISYA TERNATA	#2 POT
2	SWEET DAPHNE	DAPHNE ODORA	#2 POT



FRANKLIN ROAD
SCALE 1:150

Judith Blake Reeve, BCSLA, CSLA
Registered Landscape Architect
judith@judithreeve.com
Phone: (604) 258-8205 (C)
(604) 885-8504 (O)

TOWN OF GIBSONS RECEIVED FEB 05 2019 Planning

SUNCO CIVIL CONSULTING LTD.
840 O'Shea Gibsons, B.C.
Phone: (604) 886-4743

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NO.	DATE (DD/MM/YY)	BY	ISSUE INFO
		xx	APPROVALS
		xx	TENDER
		xx	CONSTRUCTION
		xx	RECORD DRAWINGS

P.Eng. Seal

NO.	DATE (DD/MM/YY)	REVISIONS	BY
07			xx
06			xx
05			xx
04			xx
03			xx
02			xx
01			xx

LANDSCAPING PLAN
HARMONY LANE
LOT A, DL 685, GROUP 1, PLAN EPP84115
AFFORDABLE HOUSING SOCIETY
734 Trickle Court, Gibsons, B.C.

DESIGN: MC | DRAWN: CC | APPR.: DA | SCALE: AS SHOWN HOR. AS SHOWN VERT.

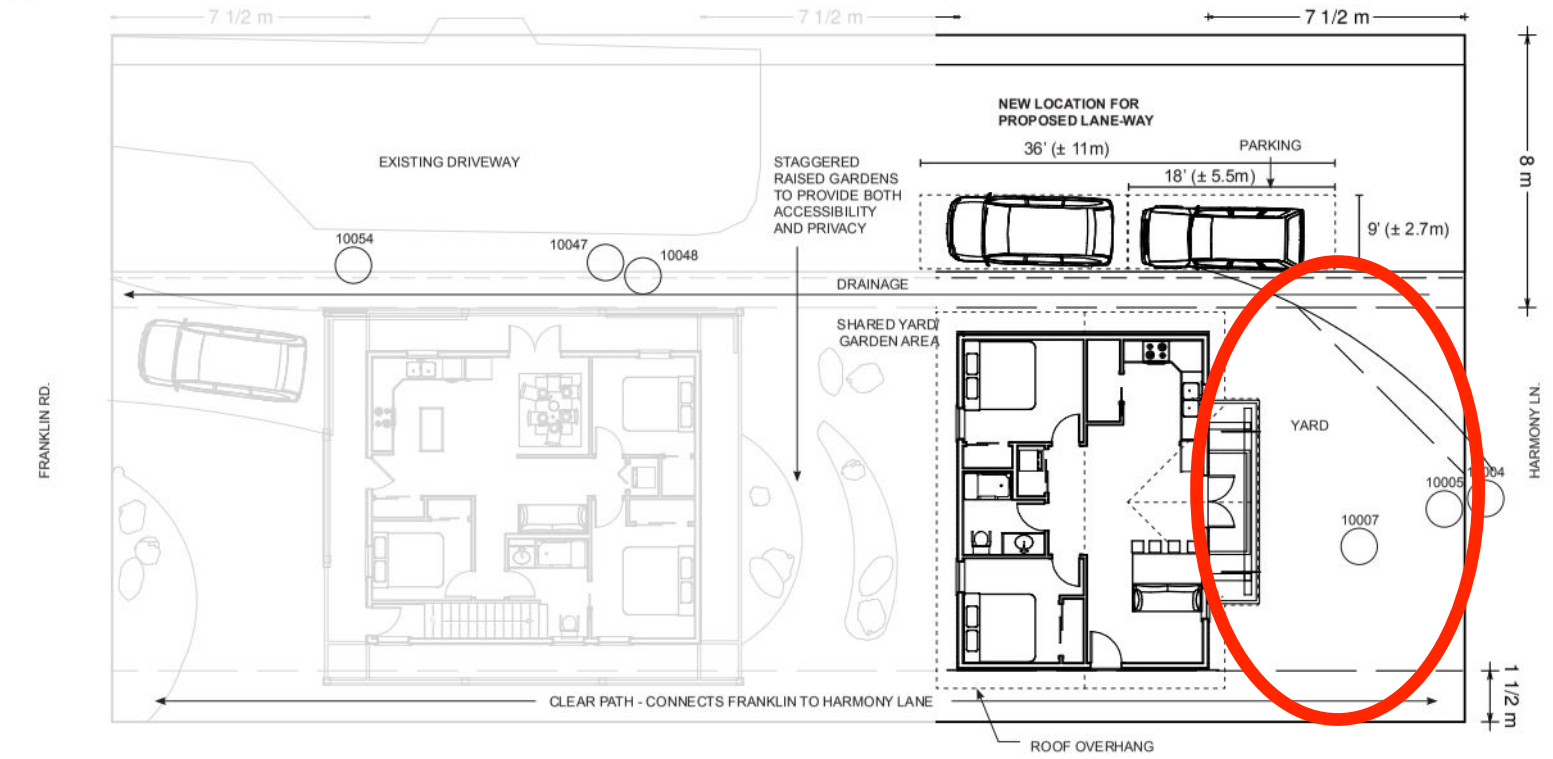
PROJECT NO.	2018-099
DWG NO.	08
REV NO.	00
DATE:	21/11/2018
OTHERS FILE NO.	xxxx
	0000-00-0000-00

FILE: 2018-099 AH HARMONY LANE.DWG PLOTTED ON: February 4, 2019

Landscaping cost estimate for 744 Franklin rd. / Harmony Lane Garden Suite.

The landscaped area included in this cost estimate includes the yard facing north towards Harmony Lane (circled area on the attached pdf site plan) and the two 1.5m wide side yards running along the length of both side elevations of the garden suite. The total landscape included in this quote is 112.5 sq. m (1,210.9 sq. ft.). Once construction is completed, the contractor will leave the site as "grading of lot only."

Hydro-seeding:	**$448.00 including tax.**
Quote from Mr. Greenup.	
11.5 cubic yds. (3" depth) landscape mix:	**$670.95 including tax.**
Quote from Deluxe Landscape, and includes delivery.	
Labour estimate to spread landscape mix.	**$120.00**
Estimate = 6 hours @ $20.00 per hour.	
Sub-total:	**$1,238.95**



POTENTIAL TREES TO REMAIN ON LOT

TREE TABLE			
POINT NUMBER	NORTHING	EASTING	DESCRIPTION
10004	23321.74	13102.82	CEDAR 800Ø
10005	23320.49	13103.64	CEDAR 700Ø
~~10046~~	~~23295.87~~	~~13108.01~~	~~CEDAR 700Ø~~
~~10006~~	~~23320.32~~	~~13102.52~~	~~CEDAR 460Ø~~
~~10045~~	~~23290.29~~	~~13106.71~~	~~CEDAR 450Ø~~
10007	23316.84	13104.82	CEDAR 900Ø
10047	23295.36	13103.67	CEDAR 500Ø
~~10008~~	~~23310.35~~	~~13105.25~~	~~CEDAR 450Ø~~
~~10009~~	~~23306.20~~	~~13107.60~~	~~CEDAR 750Ø~~
10048	23296.56	13103.92	CEDAR 850Ø
~~10049~~	~~23292.21~~	~~13108.00~~	~~CEDAR 600Ø~~
~~10050~~	~~23284.95~~	~~13108.83~~	~~CEDAR 500Ø~~
10054	23288.06	13104.95	CEDAR 800Ø
~~10005~~	~~23293.03~~	~~13105.64~~	~~CEDAR 650Ø~~

1m.

RELATIVE SCALE

RW

PERIMETER DRAINS SHOULD TIE INTO SERVICES AT FRANKLIN RD.

RAIN-WATER DOWNSPOUTS SHOULD BE DIRECTED TO
A.) RAIN-WATER COLLECTION TANK
B.) SURFACE DRAINING TRENCH WITH DRAIN ROCK

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Site 1 - Harmony Lane
Garden Suite Drawings
For Development Permit

A-02
SITE PLAN

DATE: October 3rd, 2018
SCALE: NTS
Eric Amberg - SPACE Building

SHEET NO.
A-02