

3254 ARBUTUS
WHISTLER, BC



AREA ANALYSIS

NOTE: ALL AREAS SHOWN ARE IN SQUARE METRES

AREAS MEASURED 6" OUT FROM INTERIOR WALL FACE

SITE AREA = 1189.7m² = MAX GFA 325m²

EXISTING AREAS

LOWER FLOOR GFA:	31.92
MIDDLE FLOOR GFA:	67.19
UPPER FLOOR GFA:	66.09
TOTAL EXISTING GFA:	165.2

PROPOSED AREAS

NEW SUITE FLOOR GFA:	52.83
LOWER FLOOR GFA:	46.18
MIDDLE FLOOR GFA:	0
UPPER FLOOR GFA:	17.85
TOTAL NEW GFA:	131.68
MECHANICAL AREA:	1.70

TOTAL EXISTING + NEW GFA = 296.88 SM

SITE ANALYSIS

	ALLOWED	PROVIDED
SITE AREA	NA	-
FRONT SETBACK	7.6m	3.13
REAR SETBACK	7.6m	42.29
SIDE SETBACK	3.0m	3.05
SITE COVERAGE	35%	9.8%
FLOOR SPACE RATIO	35%	23.7%

PARKING

HOUSE GFA	= 229.23sm	= 2 SPACES
SUITE		= 1 SPACES
TOTAL PARKING PROVIDED = 3 SPACES		

PROJECT INFORMATION

CIVIC ADDRESS:	3254 ARBUTUS DRIVE WHISTLER, BC
LEGAL DESCRIPTION	PLAN VAP17377 BLOCK I LOT 20 DISTRICT LOT 4750 GROUP 1
BUILDING CODE	BCBC 2018
OCCUPANCY	C
ZONING	RS1
PID	007-286-406

SCOPE OF WORK

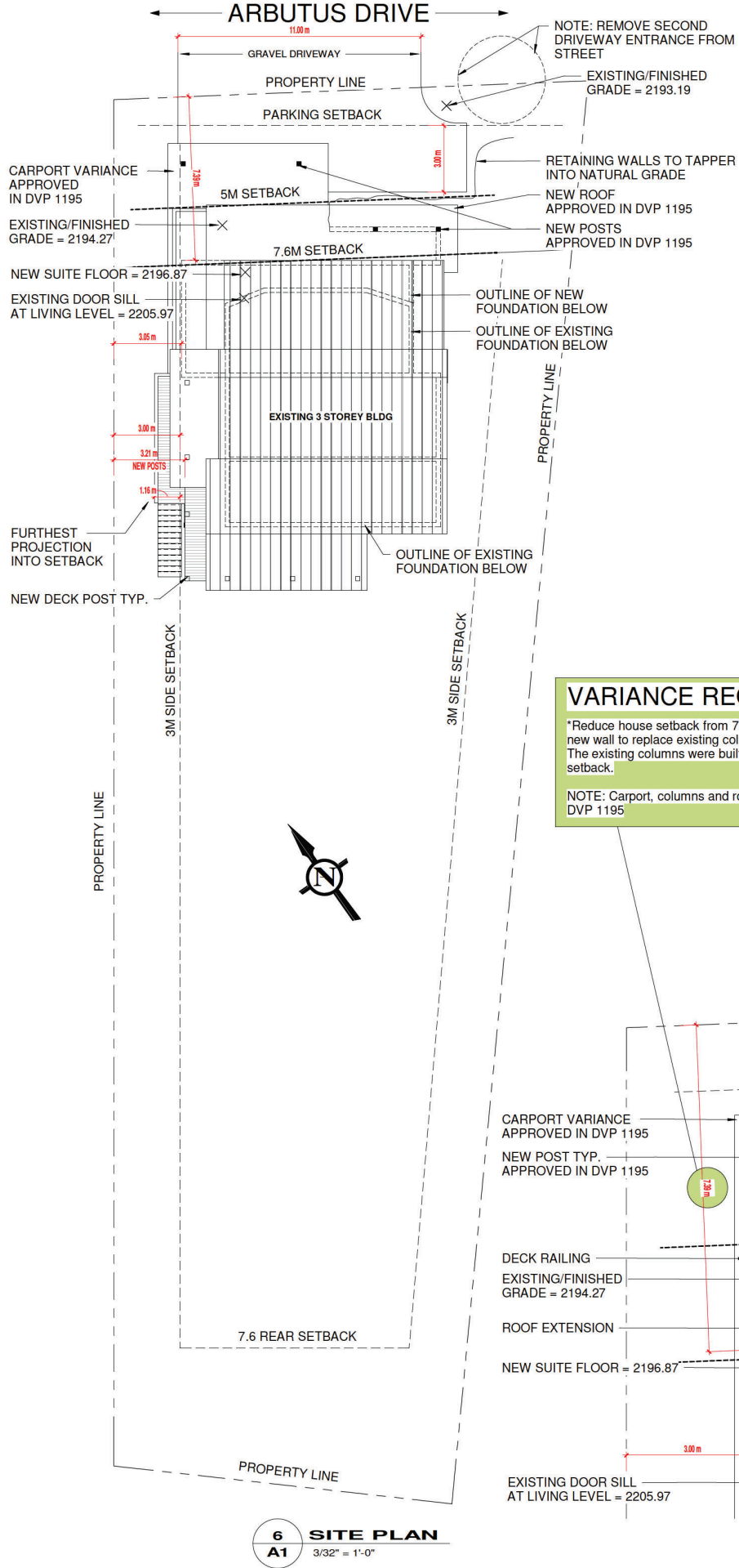
1. LOWER ALL FLOORS AT REAR OF HOUSE TO MATCH ADJACENT SPLIT LEVEL FLOORS.
2. ADD NEW BEDROOM AND LAUNDRY TO LOWER FLOOR
3. ADD NEW MASTER BEDROOM EXTENSION TO UPPER FLOOR
4. ADD NEW BATHROOMS TO LOWER, KITCHEN AND UPPER FLOORS
5. NEW SKYLIGHTS IN EXISTING ROOF
6. NEW KITCHEN
7. NEW INTERIOR FINISHES
8. ALL NEW FIXTURES
9. ADD NEW SUITE AT NEW BASEMENT LEVEL.
10. NEW CARPORT (REQUESTED IN DVP APPLICATION)
11. NEW POSTS/CANOPY ROOF FOR COVERED ACCESS TO MAIN HOUSE. (REQUESTED IN DVP APPLICATION)

VARIANCE REQUESTS

*Reduce house setback from 7.6m to 7.39m to allow for new wall to replace existing columns at front of house. The existing columns were built over the allowable 7.6m setback.

NOTE: Carport, columns and roofs were all approved in DVP 1195

VARIANCE REQUEST FOR
CORNER OF FOUNDATION



6 SITE PLAN
A1 3/32" = 1'-0"

4 BLOW UP OF NEW CONSTRUCTION AREA
A1 3/16" = 1'-0"

1 MIDDLE FLOOR AREA PLAN
A1 1/8" = 1'-0"

5 UPPER FLOOR AREA PLAN
A1 1/8" = 1'-0"

C.S.CLARK & ASSOCIATES
WHISTLER BC.
TEL: 604-935-0884

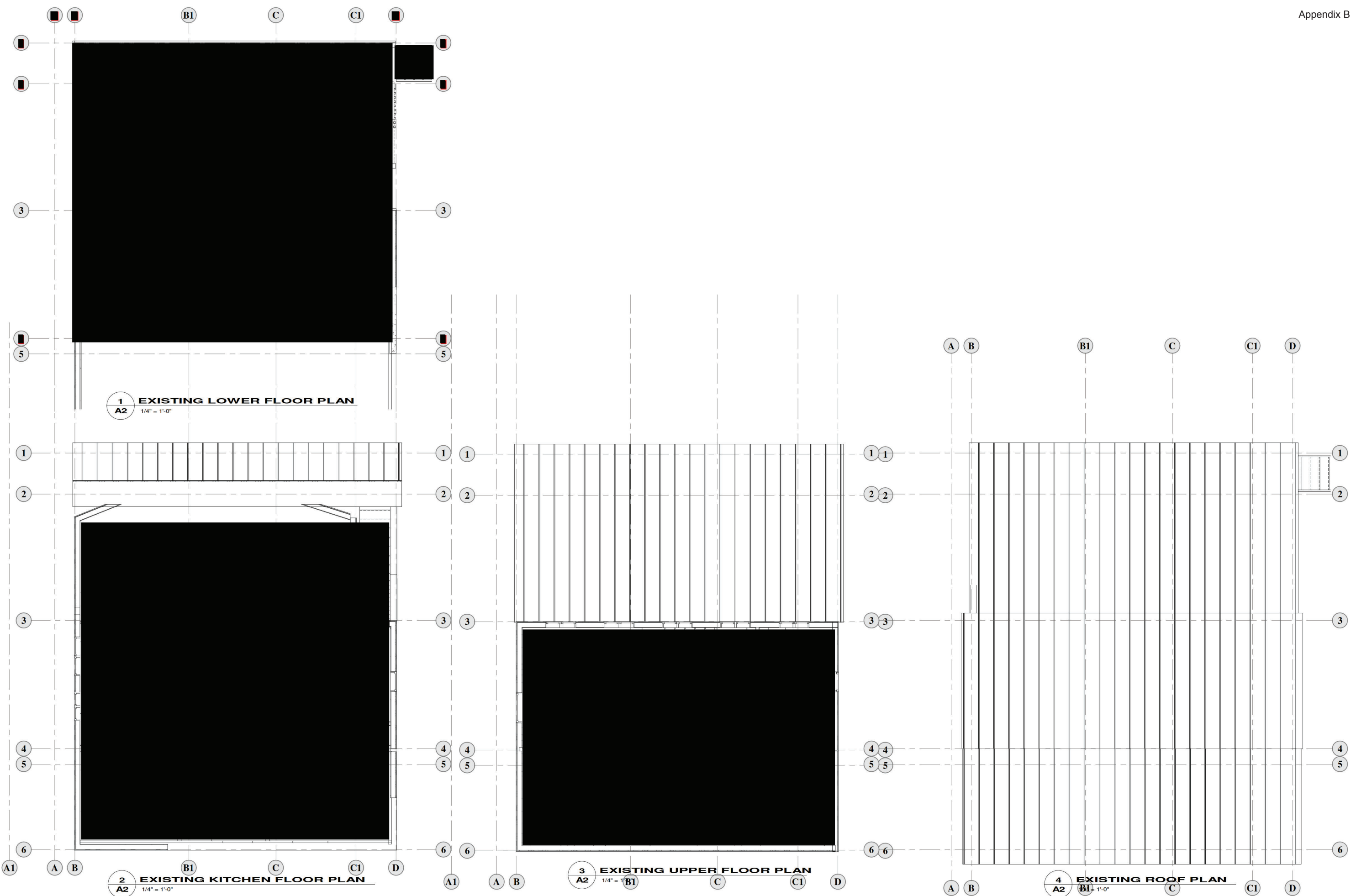
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PROJECT:
ARMSTRONG RESIDENCE
3254 ARBUTUS
WHISTLER, BC

DRAWING TITLE:
COVER SHEET

DRAWN BY:
C.S.CLARK
DATE:
MAR 05 21

DRAWING #
A1



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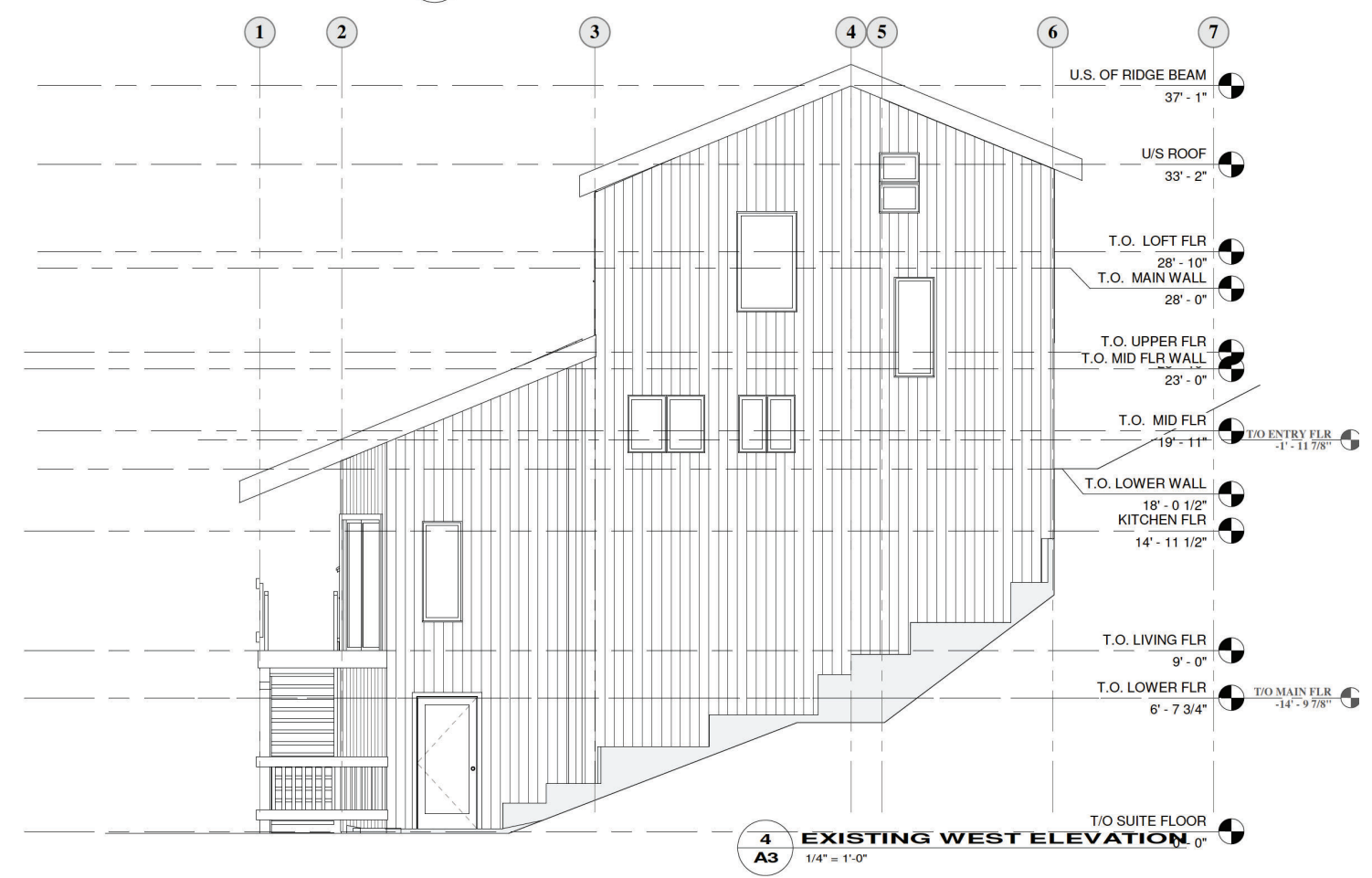
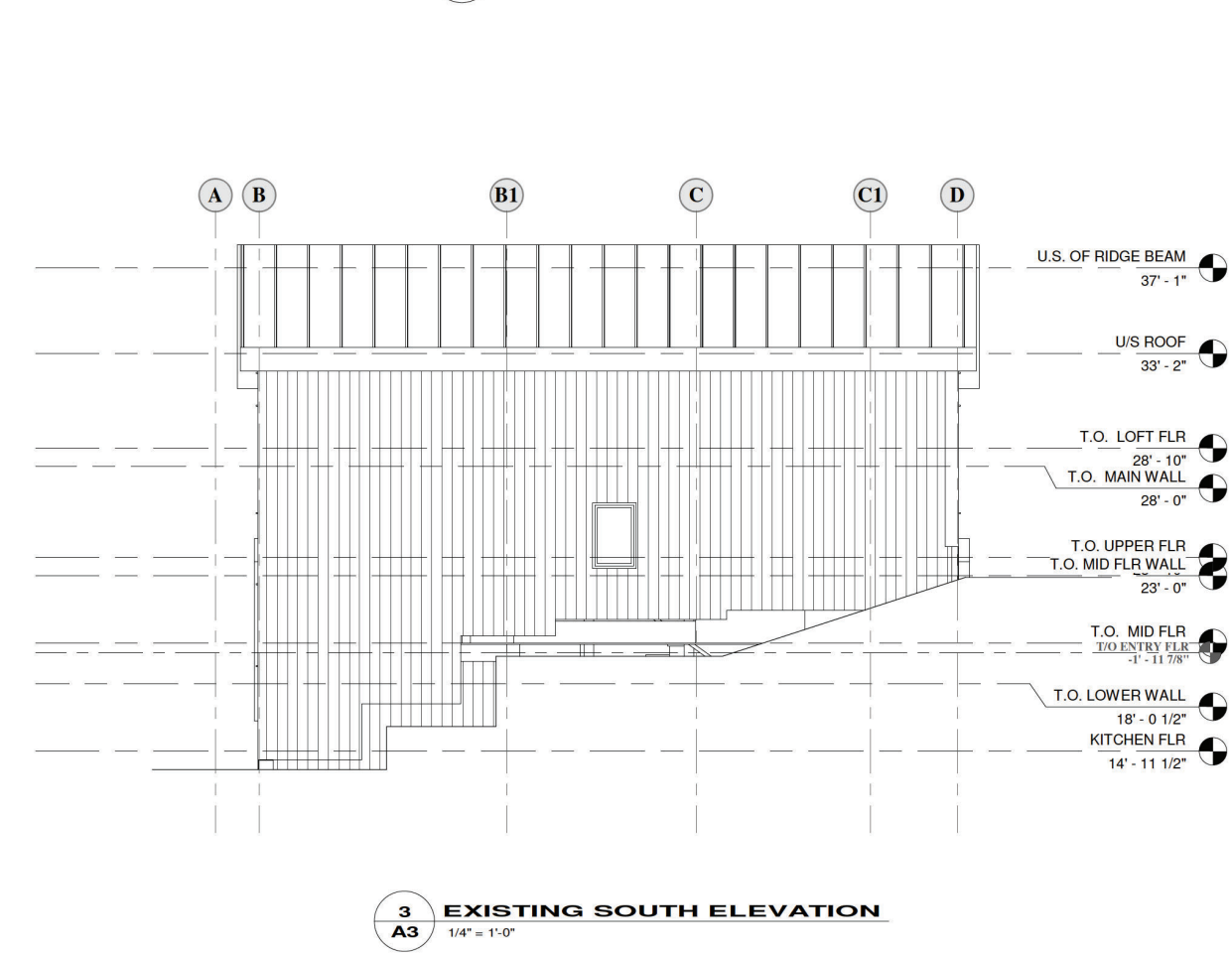
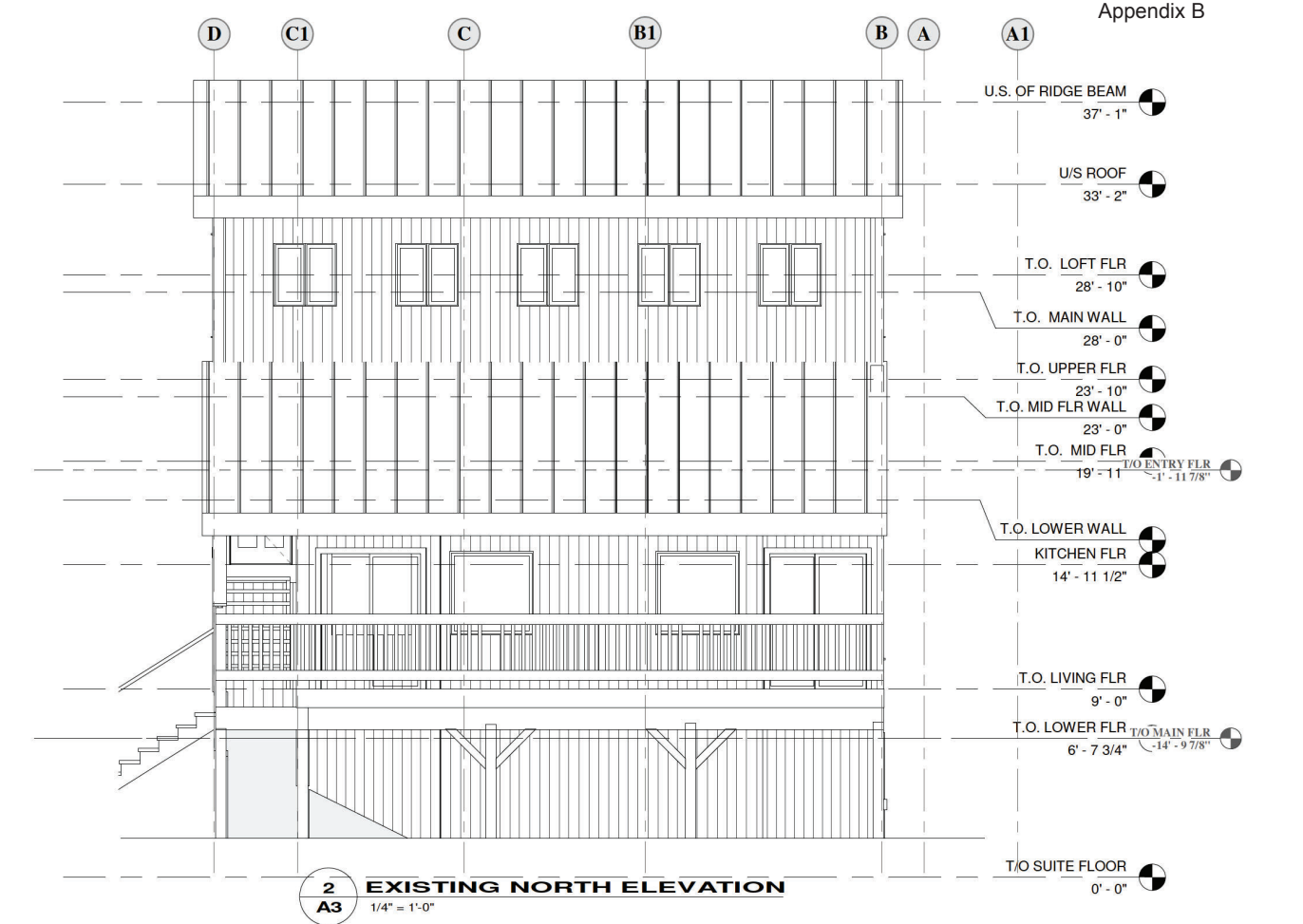
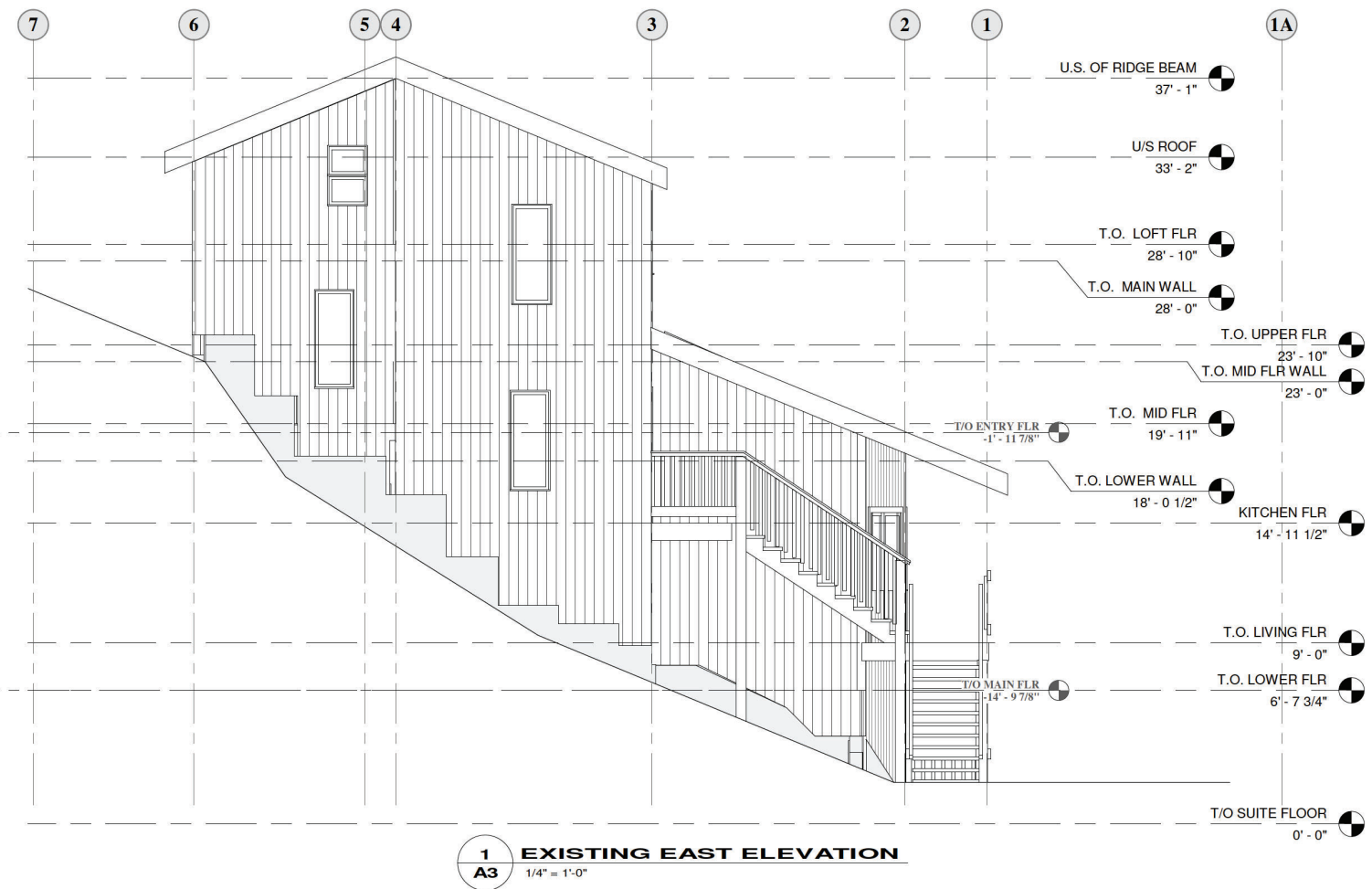
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PROJECT:
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3254 ARBUTUS
WHISTLER, BC

DRAWING TITLE:
EXISTING FLOOR PLANS

DRAWN BY:
C.S.CLARK
DATE:
MAR 05 21

DRAWING #
A2

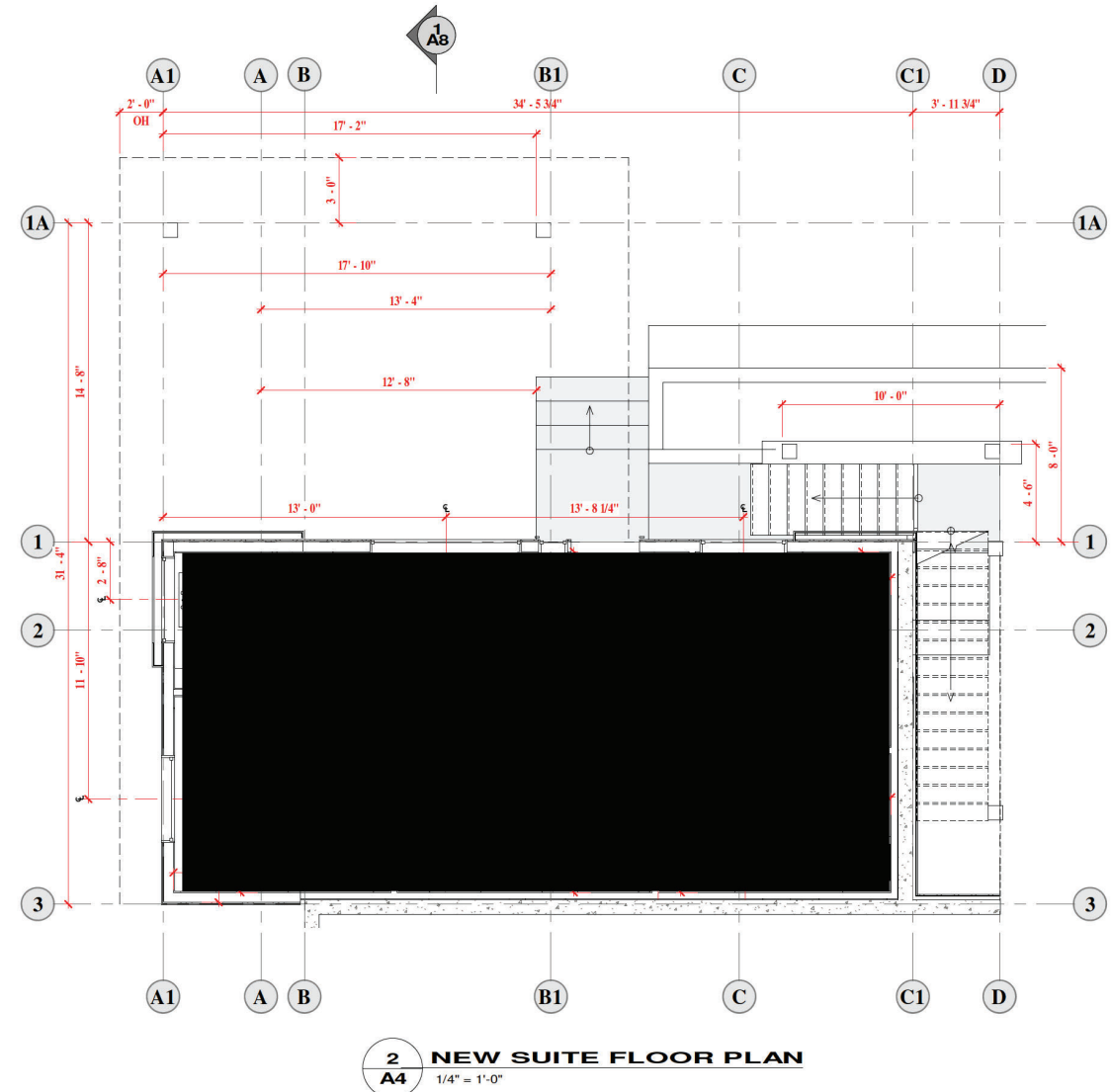
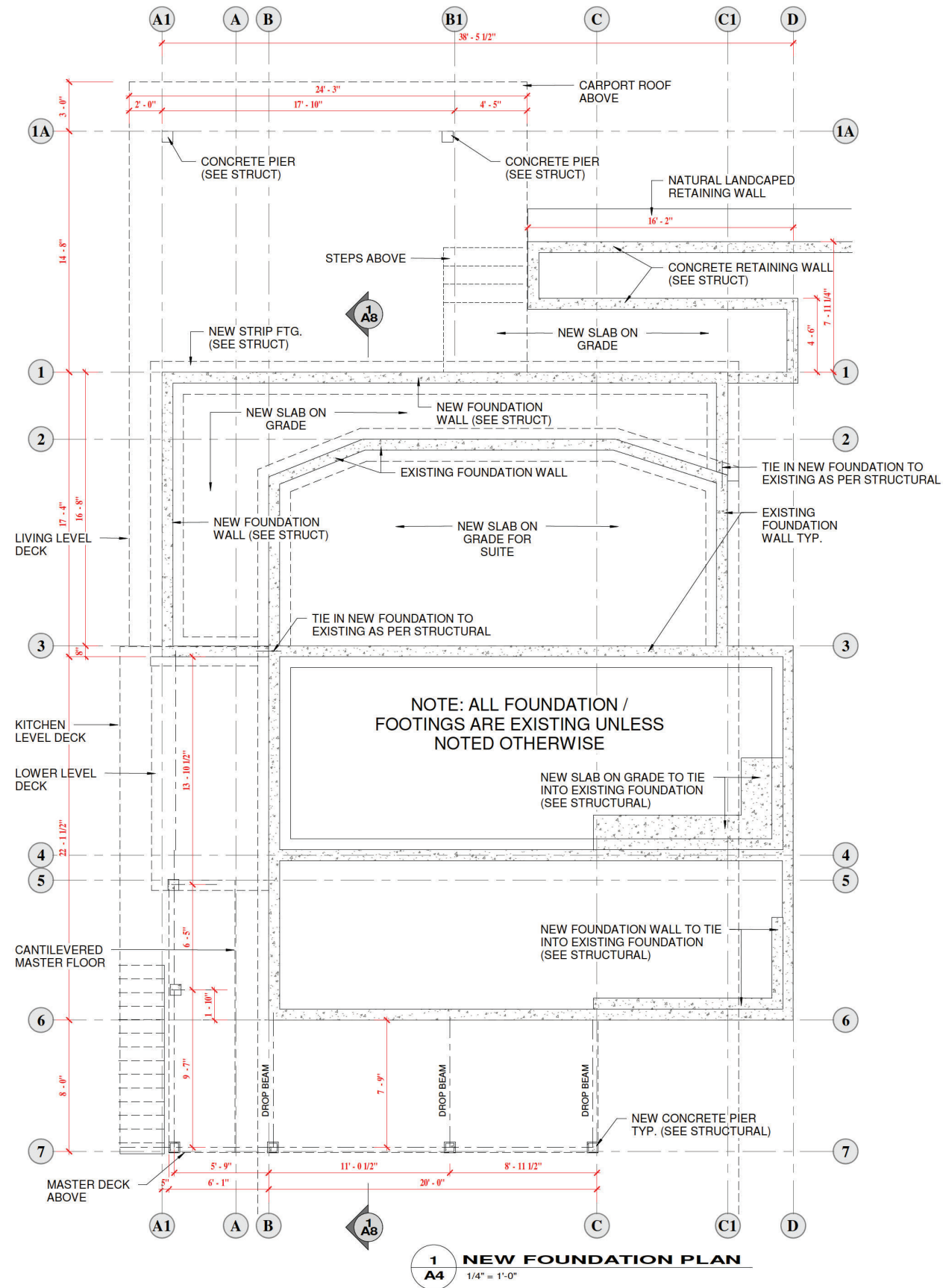


FLOOR PLAN LEGEND:

- NEW STUD WALL
- EXISTING STUD WALL
- LOCATION OF SMOKE DETECTOR
- LOCATION OF CARBON MONOXIDE DETECTOR
- EXHAUST FAN - BATHROOM
- INDICATES HIDDEN OBJECTS ABOVE OR BELOW
- SPOT ELEVATION
- INDICATES STRUCTURAL BEAM ABOVE

GENERAL NOTES:

- 1. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING.
- 2. ALL INTERIOR DIMENSIONS ARE TO FRAMING.



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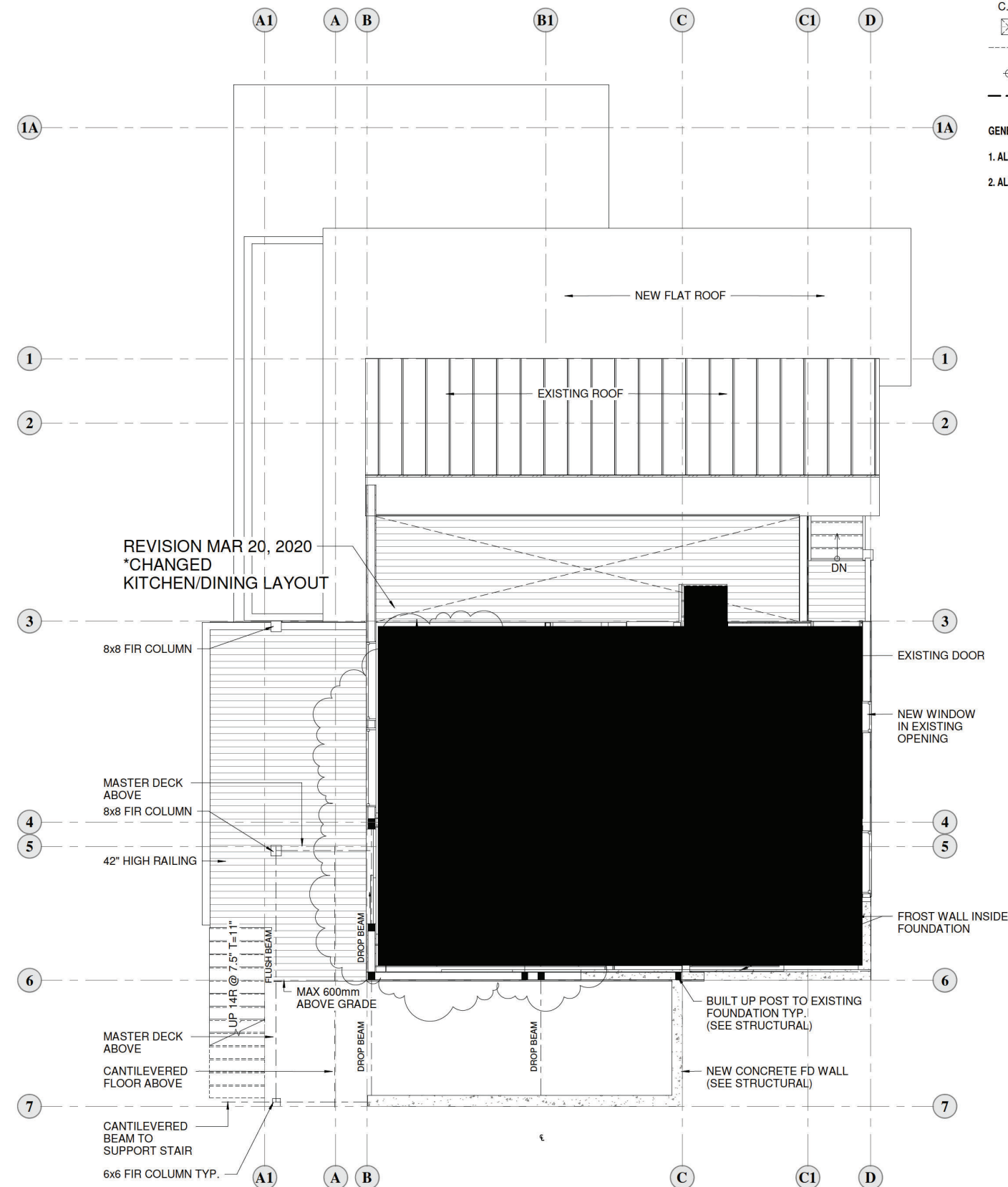
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DRAWING TITLE:
NEW FLOOR PLANS

DRAWN BY:
C.S.CLARK
DATE:
MAR 05 21

DRAWING #
A4



	NEW STUD WALL
	EXISTING STUD WALL
	LOCATION OF SMOKE DETECTOR
	LOCATION OF CARBON MONOXIDE DETECTOR
	EXHAUST FAN - BATHROOM
	INDICATES HIDDEN OBJECTS ABOVE OR BELOW
	SPOT ELEVATION
	INDICATES STRUCTURAL BEAM ABOVE

GENERAL NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING.

2. ALL INTERIOR DIMENSIONS ARE TO FRAMING.

1 **NEW LOWER FLR PLAN**
A5 1/4" = 1'-0"

2 **NEW KITCHEN FLOOR PLAN**
A5 1/4" = 1'-0"

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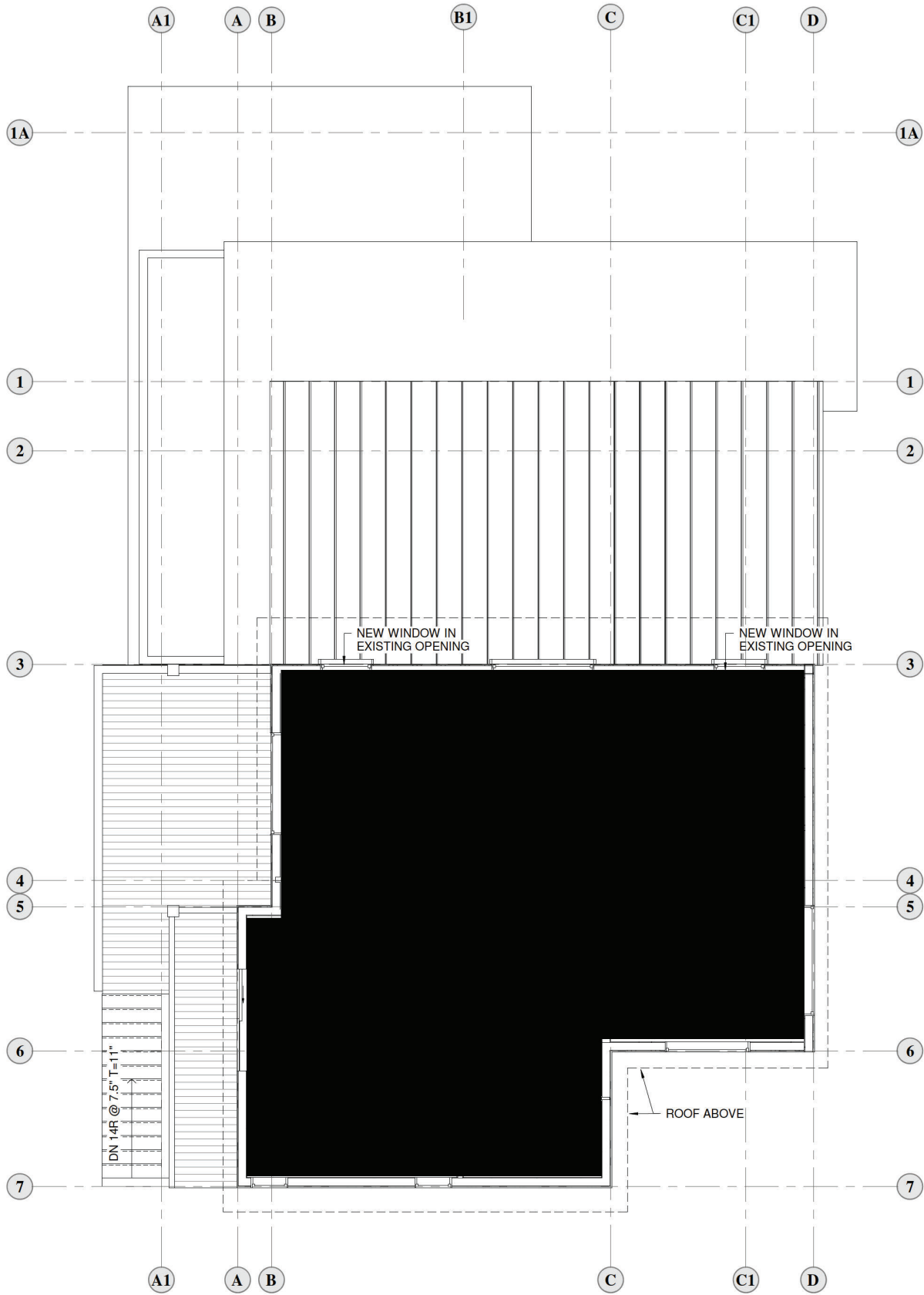
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DRAWING #
A5

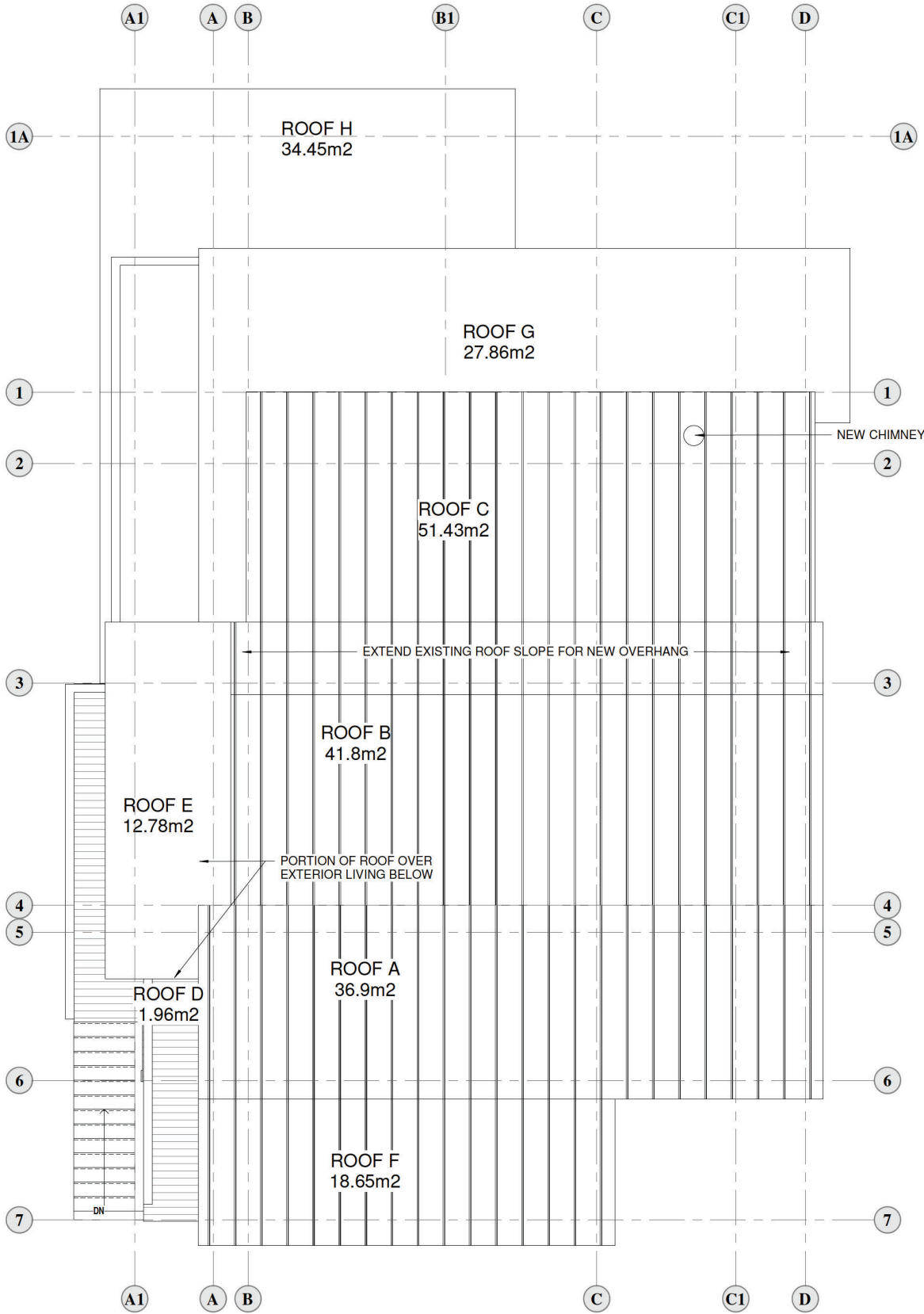
FLOOR PLAN LEGEND:

- NEW STUD WALL
- EXISTING STUD WALL
- SD LOCATION OF SMOKE DETECTOR
- C.O. LOCATION OF CARBON MONOXIDE DETECTOR
- EXHAUST FAN - BATHROOM
- INDICATES HIDDEN OBJECTS ABOVE OR BELOW
- SPOT ELEVATION
- INDICATES STRUCTURAL BEAM ABOVE

- GENERAL NOTES:
- ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING.
 - ALL INTERIOR DIMENSIONS ARE TO FRAMING.



1
A6
NEW UPPER FLOOR PLAN
1/4" = 1'-0"



2
A6
NEW ROOF PLAN
1/4" = 1'-0"

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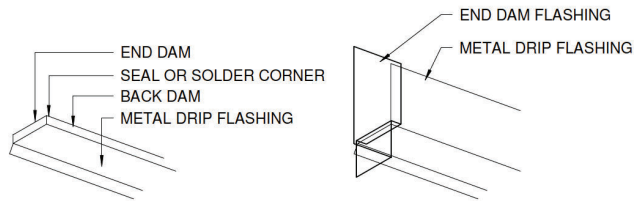
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DRAWING TITLE:
NEW FLOOR PLANS

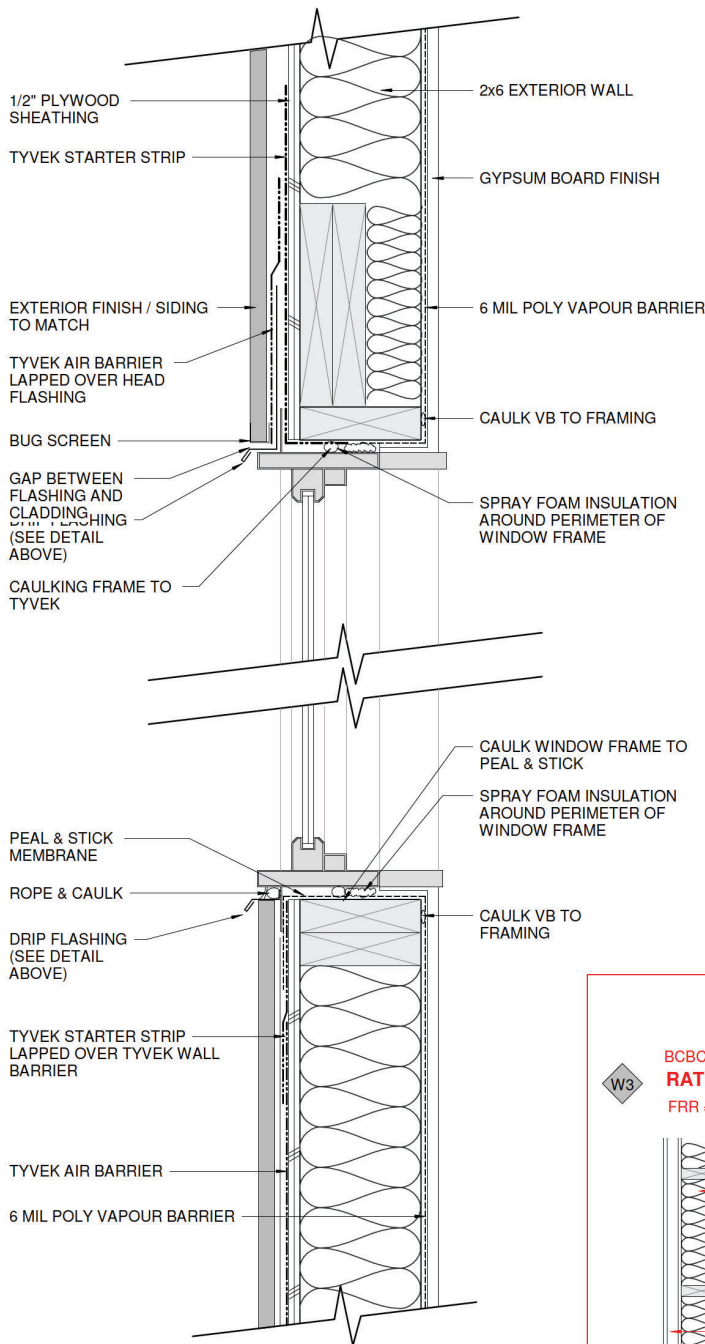
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DATE:
MAR 05 21

DRAWING #
A6



SILL FLASHING

HEAD FLASHING

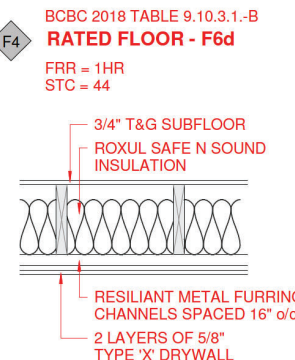
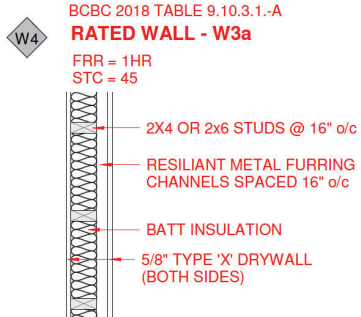
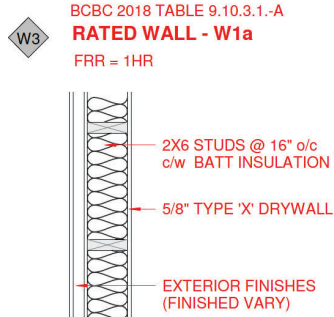


2
A8 WINDOW HEAD / SILL DETAIL
3" = 1'-0"

RSI CALCULATIONS

F1	F1 - RSI CALC (ZONE 6) RSI REQ'D = 1.96	2.13 0.02 0.16
	2.4" XPS INSUL: CONCRETE SKIM COAT: INSIDE AIR FILM:	2.31
	TOTAL RSI FOR F1 =	
F3	F3 - RSI CALC (ZONE 6) RSI REQ'D = 4.67	
	INTERIOR AIR FILM 3/4" HARDWOOD 5/8" T&G PLYWOOD 2x10 c/w R28 BATT INSUL: 3/4" T&G WOOD SOFFIT EXTERIOR AIR FILM	0.16 0.12 0.14 4.14 0.14 0.03
	TOTAL RSI FOR F3 =	
W1	W1 - RSI CALC (ZONE 6) RSI REQ'D = 2.98	
	EXTERIOR AIR FILM 8" CONCRETE 3.5" XPS INSUL: INSIDE AIR FILM:	.003 0.08 3.21 0.12
	TOTAL RSI FOR W1 =	
W2	W2 - RSI CALC (ZONE 6) RSI REQ'D = 3.08	
	EXTERIOR AIR FILM: WOOD SIDING: 1/2" PLYWOOD: R24 BATT INSUL: 1/2" DRYWALL INSIDE AIR FILM:	0.03 0.14 0.109 2.66 0.076 0.12
	TOTAL RSI FOR W2 =	
R1	R1 - RSI CALC (ZONE 6) RSI REQ'D = 4.67	
	EXTERIOR AIR FILM: METAL ROOF: 2x12 c/w R30 BATT INSUL: 1/2" DRYWALL: INSIDE AIR FILM:	0.03 N/A 4.58 0.076 0.11
	TOTAL RSI FOR R1=	
R2	R2 - RSI CALC (ZONE 6) RSI REQ'D = 4.67	
	EXTERIOR AIR FILM: 2 PLY TORCH ON: 2x12 c/w R30 BATT INSUL: 1/2" DRYWALL: INSIDE AIR FILM:	0.03 0.03 4.58 0.076 0.11
	TOTAL RSI FOR R2=	

REQUIRED FIRE SEPARATIONS



FLOOR ASSEMBLIES:

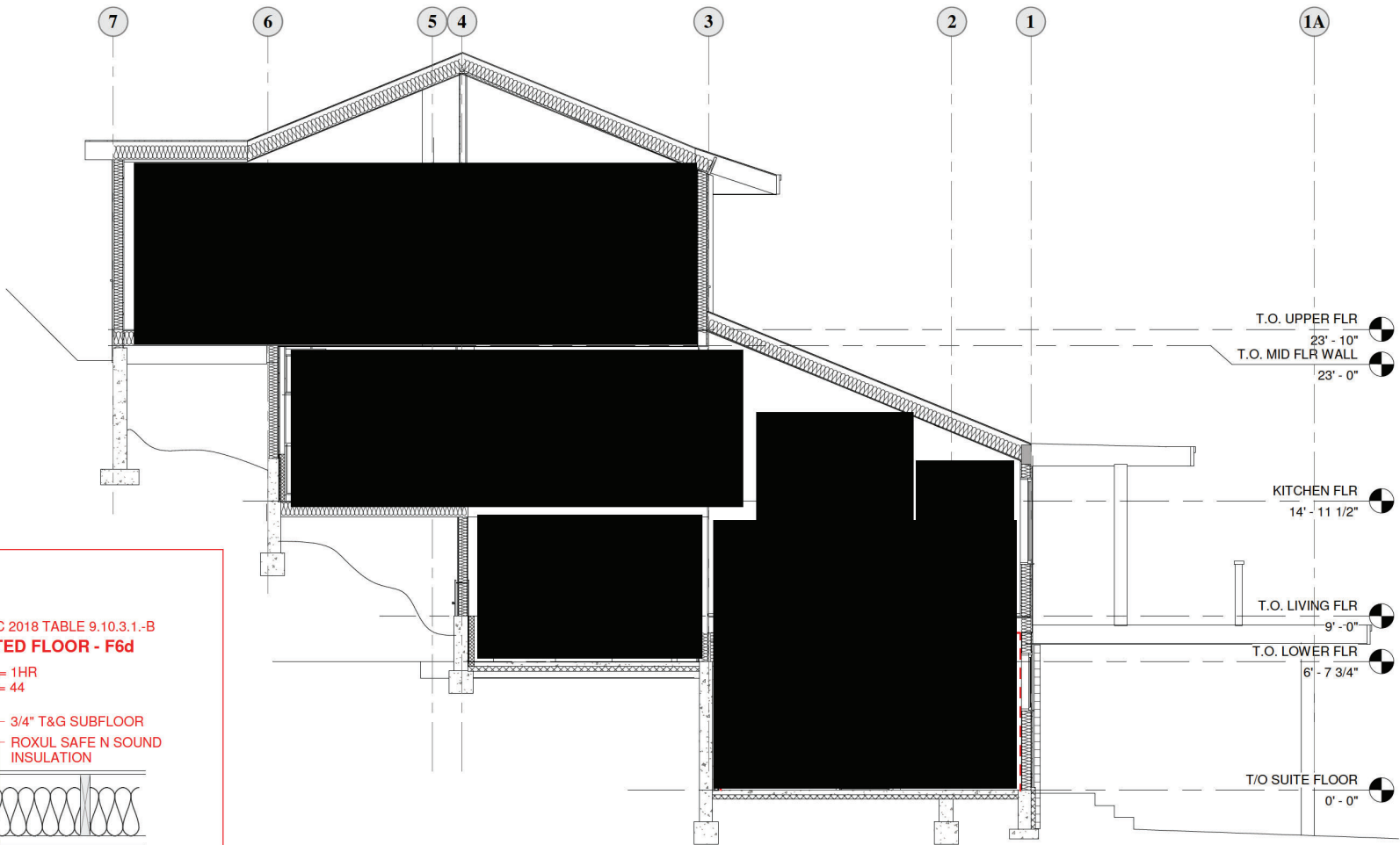
- F1 SLAB ON GRADE
- * 3" POURED CONCRETE SKIM COAT c/w 6x6 WWM
 - * 6 MIL POLY VAPOUR BARRIER
 - * 2.4" XPS FOAM INSULATION
 - * COMPACTED GRANULAR BASE
- F2 UNINSULATED FRAMED FLOOR
- * FLOOR FINISH T.B.D.
 - * 5/8" T&G PLYWOOD SUBFLOOR
 - * FLOOR JOISTS (SEE STRUCT)
 - * 1/2" DRYWALL
- F3 INSULATED FRAMED FLOOR
- * FLOOR FINISH T.B.D.
 - * 5/8" T&G PLYWOOD SUBFLOOR
 - * FLOOR JOISTS (SEE STRUCT)
 - * R28 BATT INSULATION
 - * 3/4" T&G WOOD SOFFIT

WALL ASSEMBLIES:

- W1 FOUNDATION WALL
- * EXISTING 8" POURED CONCRETE FOUNDATION WALL
 - * 2" XPS FOAM INSULATION
 - * 6MIL POLY VAPOUR BARRIER
- W2 NEW EXTERIOR FRAMED WALL
- * HORIZONTAL SIDING
 - * TYVEK AIR BARRIER
 - * 1/2" SHEATHING
 - * 2x6 STUDS @ 16" o/c
 - * R24 BATT INSULATION
 - * 6 MIL POLY VAPOUR BARRIER
 - * 1/2" DRYWALL
- W3 FIRE RATED EXTERIOR WALL
- * HORIZONTAL SIDING
 - * TYVEK AIR BARRIER
 - * 1/2" SHEATHING
 - * 2x6 STUDS @ 16" o/c
 - * R24 BATT INSULATION
 - * 6 MIL POLY VAPOUR BARRIER
 - * 5/8" TYPE X DRYWALL
- W4 NEW FIRE RATED INTERIOR WALL
- * 5/8" TYPE X DRYWALL (SUITE SIDE)
 - * RESILANT METAL FURRING CHANNELS SPACED 16" o/c
 - * 6 MIL POLY VAPOUR BARRIER
 - * 2x4 STUDS @ 16" o/c c/w R14 BATT INSULATION
 - * 5/8" TYPE X DRYWALL

ROOF ASSEMBLIES:

- R1 SLOPED ROOF
- * METAL ROOFING TO MATCH EXISTING
 - * PEEL AND STICK MEMBRANE
 - * 5/8" T&G SHEATHING GLUED & SCREWED
 - * 2x4 CROSS STRAPPING
 - * ROOF RAFTERS (SEE STRUCTURAL)
 - * R28 BATT INSULATION
 - * 6 MIL POLY VAPOUR BARRIER (INTERIOR)
 - * 1/2" DRYWALL (INTERIOR)
 - * T&G WOOD DECKING (EXTERIOR)
- R2 FLAT ROOF
- * 2 PLY TORCH ON
 - * 5/8" T&G SHEATHING GLUED & SCREWED
 - * 2x4 CROSS STRAPPING
 - * ROOF RAFTERS (SEE STRUCTURAL)
 - * R30 BATT INSULATION
 - * 6 MIL POLY VAPOUR BARRIER (INTERIOR)
 - * 1/2" DRYWALL (INTERIOR)
 - * T&G WOOD DECKING (EXTERIOR)
- R3 MEMBRANED DECK
- * WOOD DECKING
 - * SLEEPERS
 - * 2 LAYER TOUCH ON MEMBRANE
 - * 5/8 T&G PLYWOOD
 - * ROOF JOIST SEE STRUCTUAL
 - * 3/4" T&G SOFFIT



1
A8 BUILDING SECTION A-A
1/4" = 1'-0"