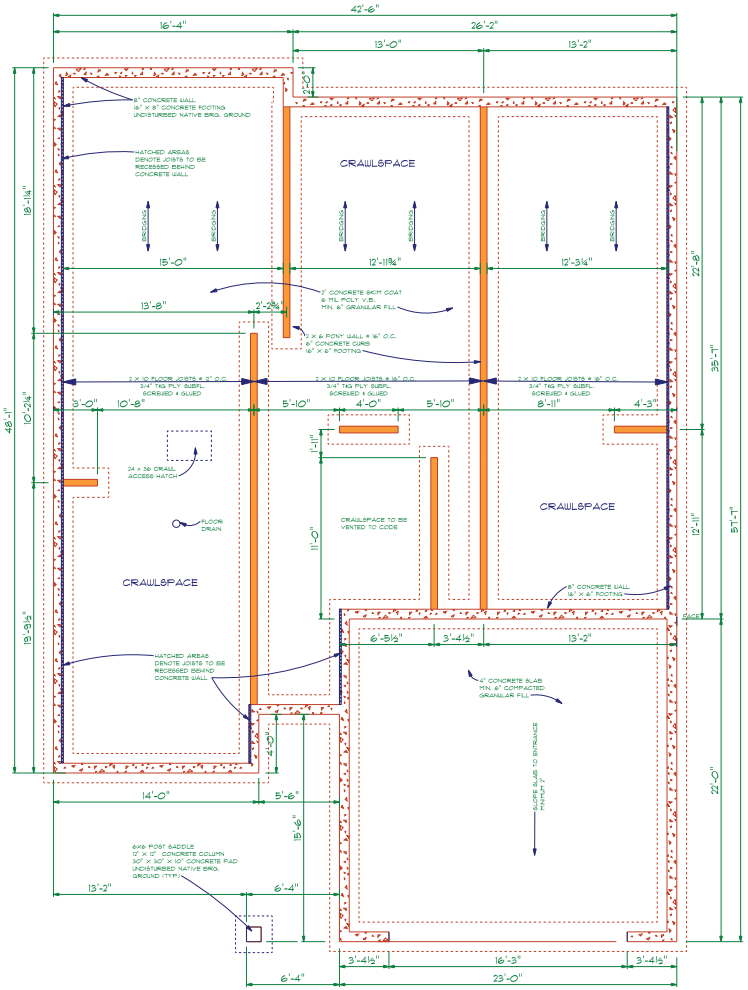
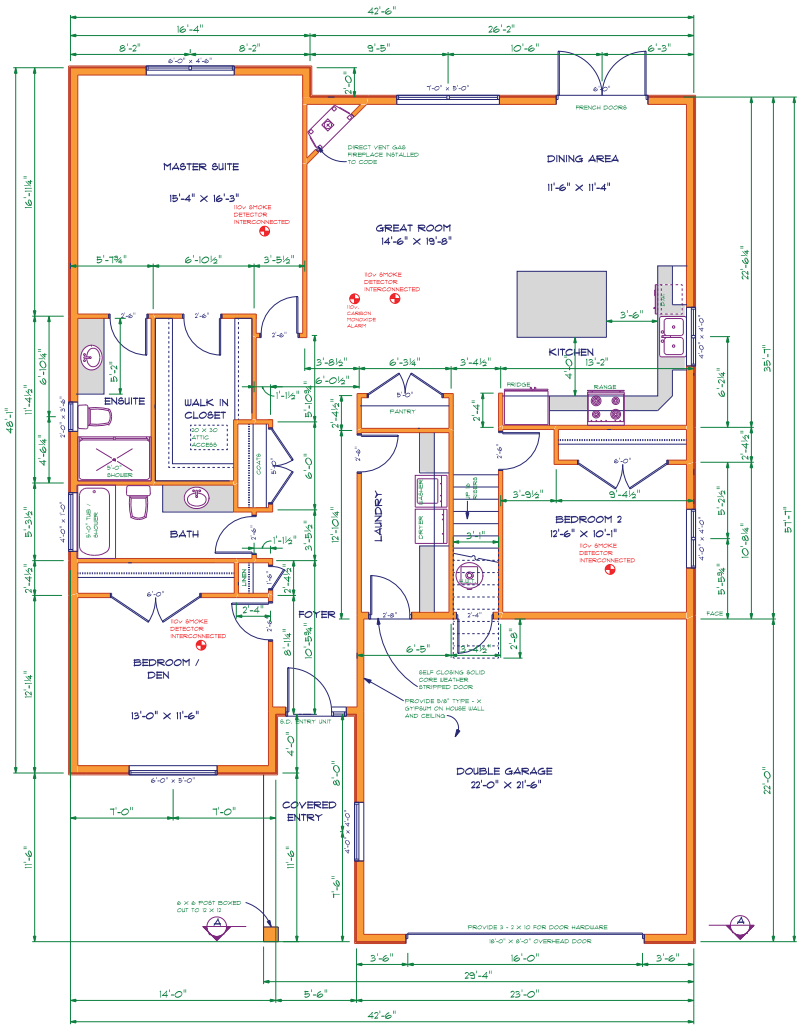


FOUNDATION PLAN



MAIN FLOOR PLAN

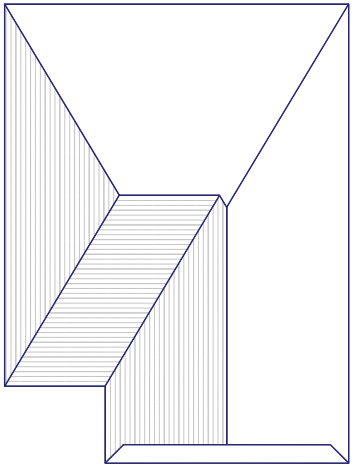
1731 SQ. FT.

TOTAL LOT COVERAGE = 2328 SQ. FT.

DIMENSION NOTE:
- EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE OF WALL SHEATHING (ASSUMING A TOTAL OF 8" WIDTH)
- INTERIOR WALL DIMENSIONS ARE TO CENTRE OF STUD. (ASSUMING 3 1/2" WIDTH)

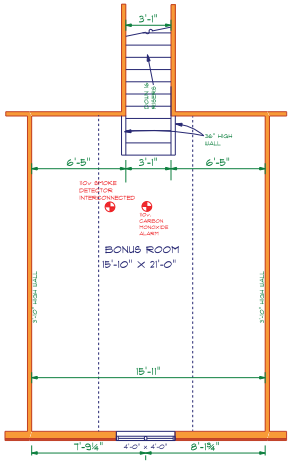
BEDROOM WINDOWS FOR EGRESS SHALL HAVE OPENINGS WITH AREAS NOT LESS THAN 0.35 SQ. M. WITH NO DIMENSION LESS THAN 380mm

ALL CONSTRUCTION SHALL COMPLY WITH THE 2012 BUILDING CODE



ROOF PLAN

1/8" = 1'-0"



BONUS ROOM PLAN

350 SQ. FT.

PACIFIC WEST
HOME DESIGNS LTD.
5220 GENOA BAY RD.
DUNCAN B.C. V9L 5Y6
250-746-1720
www.pacificwestdesign.com

TITLE: LOT 20 GALDWELL RD. COWICHAN BAY B.C.

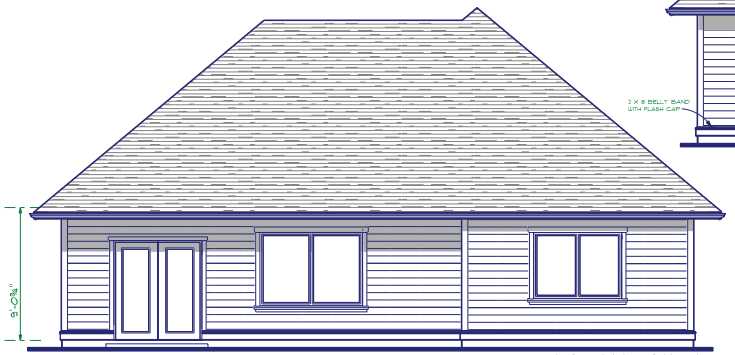
FLOOR PLAN
FOUNDATION PLAN

SEAL:	DATE PLOTTED: DEC 03 2021		JOB No:
	DESIGN: BJ	DRAWN: BJ	SHEET No: 1 OF 3
	SCALE: 1/4" = 1'-0"		

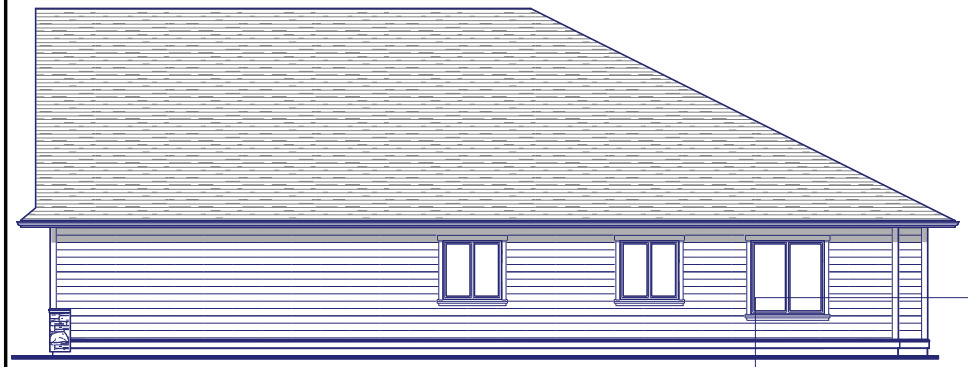
FRONT ELEVATION

WINDOW SUPPLIER TO BE CONSULTED REGARDING WINDOW STYLES AND OPENING REQUIREMENTS FOR EGRESS

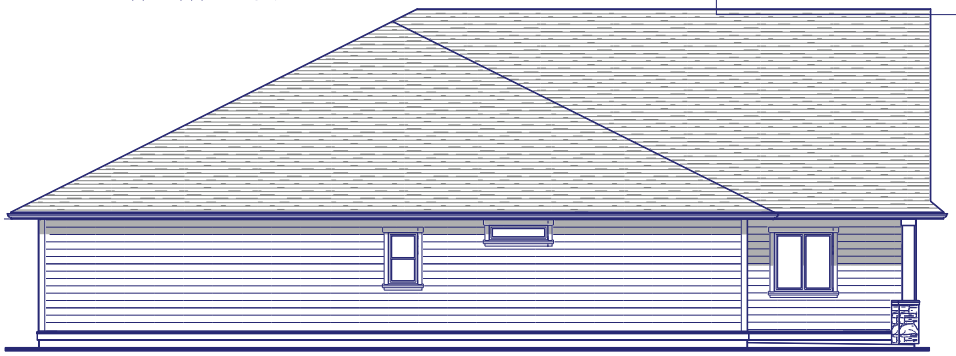
ALL FLASHINGS TO CONFORM TO BCBC SEC. 9.21.3.8



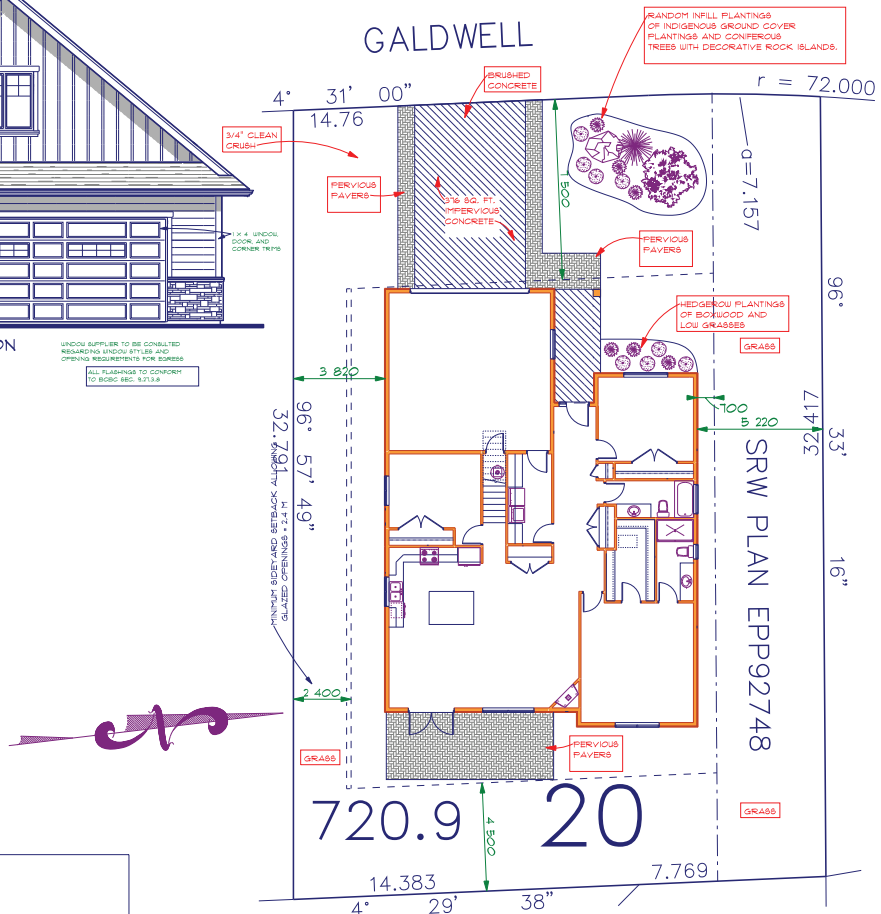
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



LEGAL

LOT 20
PLAN EPP 92748
SECTION 5
RANGE 4
COWICHAN DISTRICT

SITE PLAN

1/8" = 1'-0"

AREA CALCULATIONS

LOT SIZE = 720.9 SQ. M. (7760 SQ. FT.)
30% ALLOWABLE PARCEL COVERAGE = 2328 SQ. FT.
35% ALLOWABLE IMPERVIOUS COVERAGE = 2716 SQ. FT. (386 SQ. FT. BEYOND HOUSE COVERAGE)

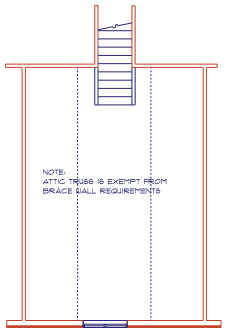
TOTAL PARCEL COVERAGE AS SHOWN = 2328 SQ. FT. (30 PERCENT)
TOTAL IMPERVIOUS COVERAGE AS SHOWN = 2716 SQ. FT. (35 PERCENT TOTAL)

PACIFIC WEST
HOME DESIGNS LTD.
5220 GENOA BAY RD.
DUNCAN B.C. V9L 5Y6
250-746-7720
www.pacificwestdesign.com

TITLE: LOT 20 GALDWELL RD. COWICHAN BAY B.C.

ELEVATIONS
SITE PLAN

SEAL:	DATE PLOTTED: DEC 05 2012		JOB No:
	DESIGN: BJ	DRAWN: BJ	SHEET No.
	SCALE: 1/4" = 1'-0"		2 OF 3



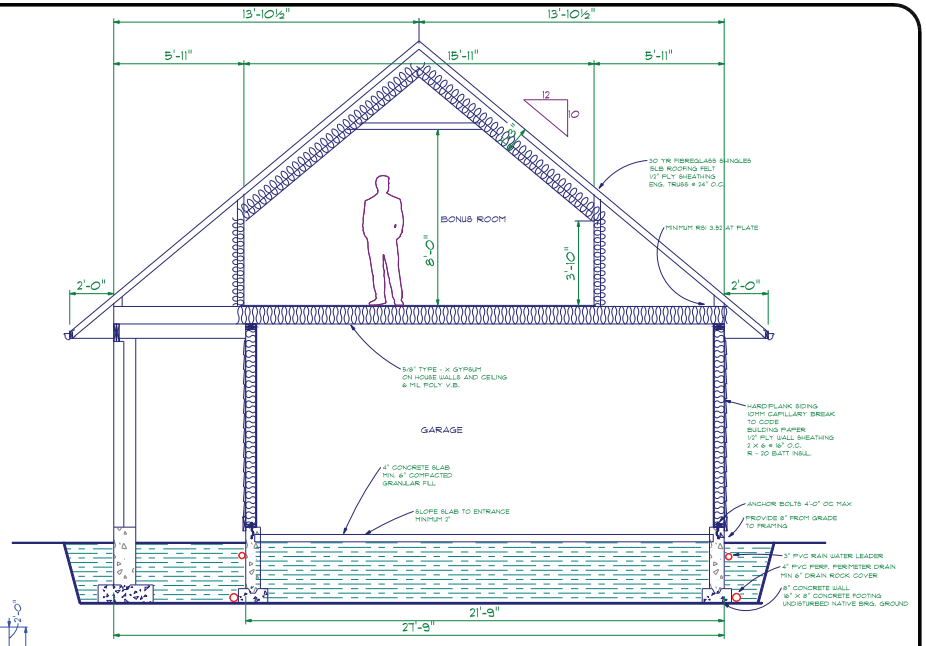
LATERAL BRACED WALL LEGEND

BRACE WALL PANEL

12 in. WIDE BRACE WALL BAND

GENERAL NOTES

- OWNER TO REVIEW DRAWINGS PRIOR TO CONSTRUCTION AND BE SATISFIED AS TO ALL ASPECTS OF THE DESIGN.
- ALL FRAMING LUMBER TO BE #2 OR BETTER HEM / FIR OR SPRUCE
- ALL LINTELS TO BE 2 - 2X10 UNLESS OTHERWISE SPECIFIED
- ALL CONCRETE TO BE 3000 LB. @ 28 DAYS MIN.
- CONSTRUCTION TO CONFORM TO B.C. BUILDING CODE AND OR LOCAL MUNICIPAL CODES
- BUILDER TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- BUILDER TO CONSULT OWNER IF SPECS. ARE TO BE ALTERED FROM FINAL PLAN
- LOCAL SOIL CONDITIONS AND OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING AND FOUNDATION WALL DESIGN, WHICH MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER. THIS WILL BE THE RESPONSIBILTY OF THE OWNER OR CONTRACTOR TO PROVIDE.
- ALL CONCENTRATED LOADS I.E. ENDS OF FLOOR BEAM, GIRDERS, TO BE TRANSFERRED THROUGH TO FOUNDATION INCL. SQUASH BLOCKS IN FLOOR DIAPHRAGM
- LOCAL CODE INTERPRETATION OR LOCAL PRACTICE MAY NECESSITATE USING THE SERVICES OF A CERTIFIED STRUCTURAL ENGINEER TO REVIEW THE DRAWINGS AND MODIFY THE SPECIFICATIONS STATED ON THE DRAWING TO MEET THE CRITERIA OF THE ENGINEER. THIS WILL BE THE RESPONSIBILITY OF OWNER OR CONTRACTOR TO PROVIDE.
- ALL STRUCTURAL COMPONENTS FALLING WITHIN PART 4 OF THE B.C. BUILDING CODE MUST BE SEALED BY THE PROFESSIONAL ENGINEER RESPONSIBLE FOR THE PLAN REVIEW AND PROJECT FIELD REVIEWS, AND BE ACCOMPANIED BY A SCHEDULE B-I FORM AT TIME OF PERMIT APPLICATION AND SCHEDULE C FORM PRIOR TO FRAMING INSPECTION.
- VENTILATION REQUIREMENTS ARE TO CONFORM TO LOCAL CODES AND BE DETERMINED BY A HEATING OR VENTILATION CONSULTANT. SOME DISTRICTS REQUIRE A "VENT LETTER" BE SUPPLIED PRIOR TO ISSUING A BUILDING PERMIT. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO OBTIAN THIS LETTER IF REQUESTED.
- ALL ENGINEERED COMPONENTS TO BE INSTALLED TO MANUFACTURE'S SPEC.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS
- BUILDER MUST VERIFY ALL DIMENSIONS, INFORMATION, AND SPECIFICATIONS BEFORE STARTING WORK AND NOTIFY DESIGNER OF ANY ERRORS
- JOISTS ARE TO BE DOUBLED UNDER PARTITIONS
- IF APPLICABLE, HOUSE DESIGN TO BE APPROVED BY BUILDING SCHEME ADVISOR PRIOR TO PERMIT APPLICATION



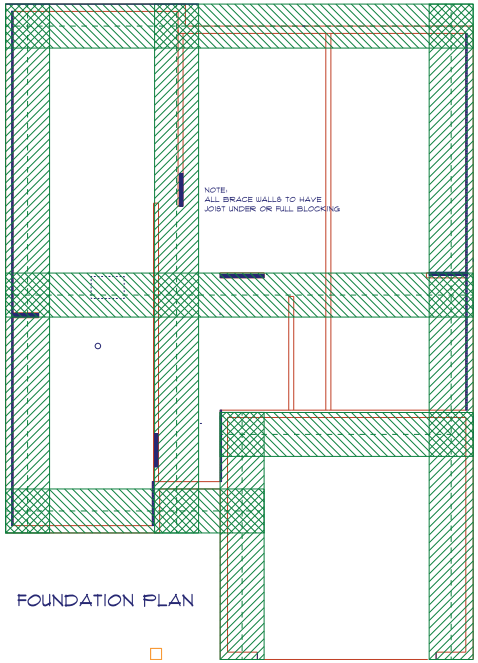
SECTION - A

3/8" = 1'-0"

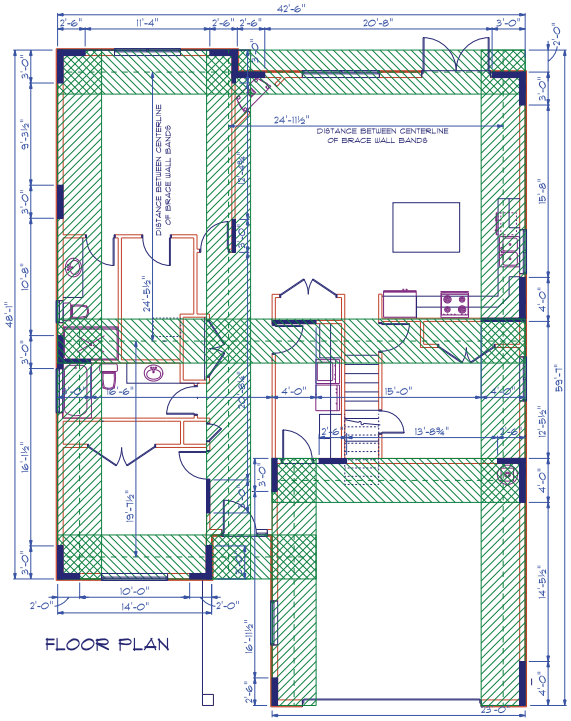
SECTION NOTES

REFER TO ADDITIONAL DETAILS AND NOTATIONS SHEET 3 OF 3 REGARDING 9.36 REQUIREMENTS

ALL FLASHINGS TO CONFORM TO BCBC 9.27.3.8



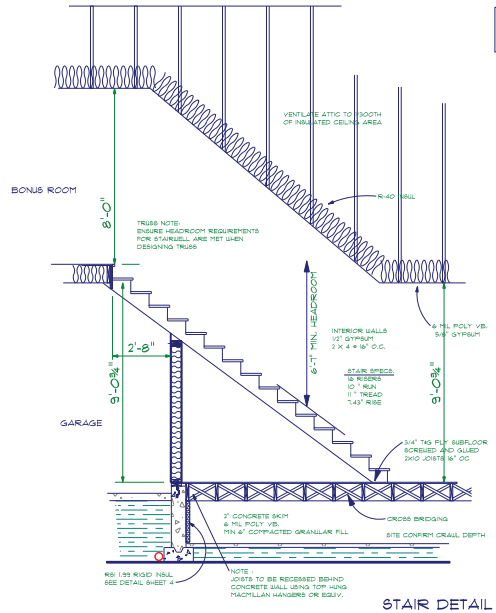
FOUNDATION PLAN



FLOOR PLAN

LATERAL BRACED WALL PLAN

3/16" = 1'-0"



STAIR DETAIL

PACIFIC WEST
HOME DESIGNS LTD.
5220 GENOA BAY RD.
DUNCAN B.C. V9L 5Y6
250-746-7720
www.pacificwestdesign.com

TITLE: LOT 20 GALDWELL RD.
COWICHAN BAY B.C.

BRACE WALL PLAN
SECTIONS

SEAL:	DATE PLOTTED: DEC 03 2021		JOB No:
	DESIGN: BJ	DRAWN: BJ	SHEET No: 3 OF 3
	SCALE: 1/4" = 1'-0"		

4625 GALDWELL ROAD SPECIFICATION SHEET

FOUNDATION:

1.1 Building layout/establish property lines/easements & utilities

1.2 Excavation for building site & underground services

1.3 Form, pour and strip footings & foundation walls 8 inches with 10M rebar

1.4 Seal foundation exterior

1.5 Install perimeter drain tile and downspout drainage

1.6 Backfill foundation, driveway & services

1.7 Pour & finish concrete: basement, crawl space and garage floor

FRAMING COUSTRUCTION:

2.1 As per BC Building Code and Municipal Bylaws

2.2 2 X 10 floor joists with approved bridging or bracing

2.3 5/8" T & G plywood flooring glued and nailed

2.4 Exterior walls will be 2" x 6" on 16" centers with 7/16" sheeting

2.5 Interior walls will be 2" x 4" on 16" centers finger jointed spruce

2.6 Engineered wood roof trusses and 7/16" OSB sheathing with H-clips

2.7 Nine foot ceilings or as per plan

2.8 Windows as per plan

EXTERIOR:

3.1 Vinyl frame double-pane windows, windows per plan

3.2 Front door allowance $2,000 + GST

3.3 Hardi Plank siding with primed spruce trims and Hardi Board or shakes in gables

3.4 White or specified aluminum gutters, soffits & downpipes

3.5 30 year warranty fiberglass shake-look shingles (products by Malarkey)

3.6 Concrete driveway with concrete walkway to front door

3.7 Rear Patio to be 20 X 14

3.8 Rock on garage corners & 1 post

PLUMBING:

4.1 Plastic water lines with copper compression fittings

4.2 ABS plastic waste lines connected to municipal water system

4.3 Plumbing fixture allowance – $4,150 + GST

4.4 40 gallon electric hot water tank

HEATING:

5.0 Electric heat pump with Forced air gas furnace

5.1 All ventilation ducting for hood fan, bath fans & dryer

5.2 Gas fireplace allowance of $2800 + gst

ELECTRICAL:

6.1 Light fixture allowance of $2,400 including all taxes. Allowance includes hood fan and door bell.

6.2 All receptacles and switches to be white Decora Type

6.3 De-humidistat's and fans for bathrooms as required

6.4 Pre-wiring and plumbing for dishwasher

6.5 Smoke detectors & bath fans as required

6.6 Standard wiring is 1 switch and light per room, plugs per code, crawl & garage to have plugs and 2 lights. Two exterior GFI's w/125 amp service. Three exterior lights (2 front and 1 by door)

6.7 Pre-wiring for telephone and cable. Three outlets for each allowed.

6.8 Rough-in wiring ready for garage EV charger, no breaker.

INSULATION & DRYWALL:

7.1 Insulate to code

7.2 All ceilings will be drywall with textured finish except baths & laundry to be smooth. Corners are square.

INTERIOR FINISHING:

8.1 Walls to receive 1 tinted seal coat & 2 coats of quality interior latex paint (2 colours)

8.2 Windows will have wood liners with 1 X 4 casing and 1 X 6 baseboard

8.3 Interior doors to be raised panel with colonial trim

8.4 All door trim and baseboard to be painted white, other colours to be discussed regarding costs. Interior walls – two colours with white base, additional colours to be discussed regarding costs.

8.5 Flooring allowance of $21,500 + GST. Including engineered hard wood floor, carpet, underlay, vinyl flooring and fireplace tile.

8.6 Kitchen cabinets and bathroom vanities with arborite countertops - $20,000 + GST allowance which included installation & delivery.

8.7 Closet shelving to be white melamine finished with an edge and closet rods to be wooden dowel.

8.8 Bathrooms will include a toilet paper holder, towel rack, mirror over the vanity and shower curtain rod (Taymor Classique) and door on shower

8.9 Weiser or equal door hardware (Huntington)

8.10 Garage door with opener

ADDITIONAL EXPENSES INCLUDED:

9.1 Building permit

9.2 Site survey

NOT INCLUDED

- Appliances
- Landscaping & Fencing (Seller has companies he can recommend if needed)
- Window blinds
- Backsplashes are extra

*The developer reserves the right to modify or change plans and specifications without notice. All Construction as per BC Building Code and Municipal Bylaws.

PLAN EPP92747

SUBDIVISION PLAN OF
PART OF LOT 1, SECTION 5, RANGE 4, PLAN 10957, EXCEPT THAT PART OF SAID LOT SHOWN OUTLINED IN RED ON PLAN 1659-R AND EXCEPT PARTS IN PLANS 15342, 16358, 18893, VIP81664, EPP16402 AND EPP51947; AND PART OF PARCEL B (DD 47244I) OF SECTION 6, RANGE 4, EXCEPT PARTS IN PLANS 4159, 4307, 8219, 9529, 17353, VIP81664 AND EPP51947; BOTH OF COWICHAN DISTRICT.

BCGS 92B.072

SCALE 25 0 25 50 metres

The intended plot size of this plan is 560mm in width by 864mm in height (D Size) when plotted at a scale of 1:750.

LEGEND

All distances are in metres.
denotes standard capped postfound.
denotes standard iron post found.
denotes standard iron post placed.
denotes GNSS observed traverse hub.
CSF denotes combined factor.
FDR denotes found, destroyed, replaced.

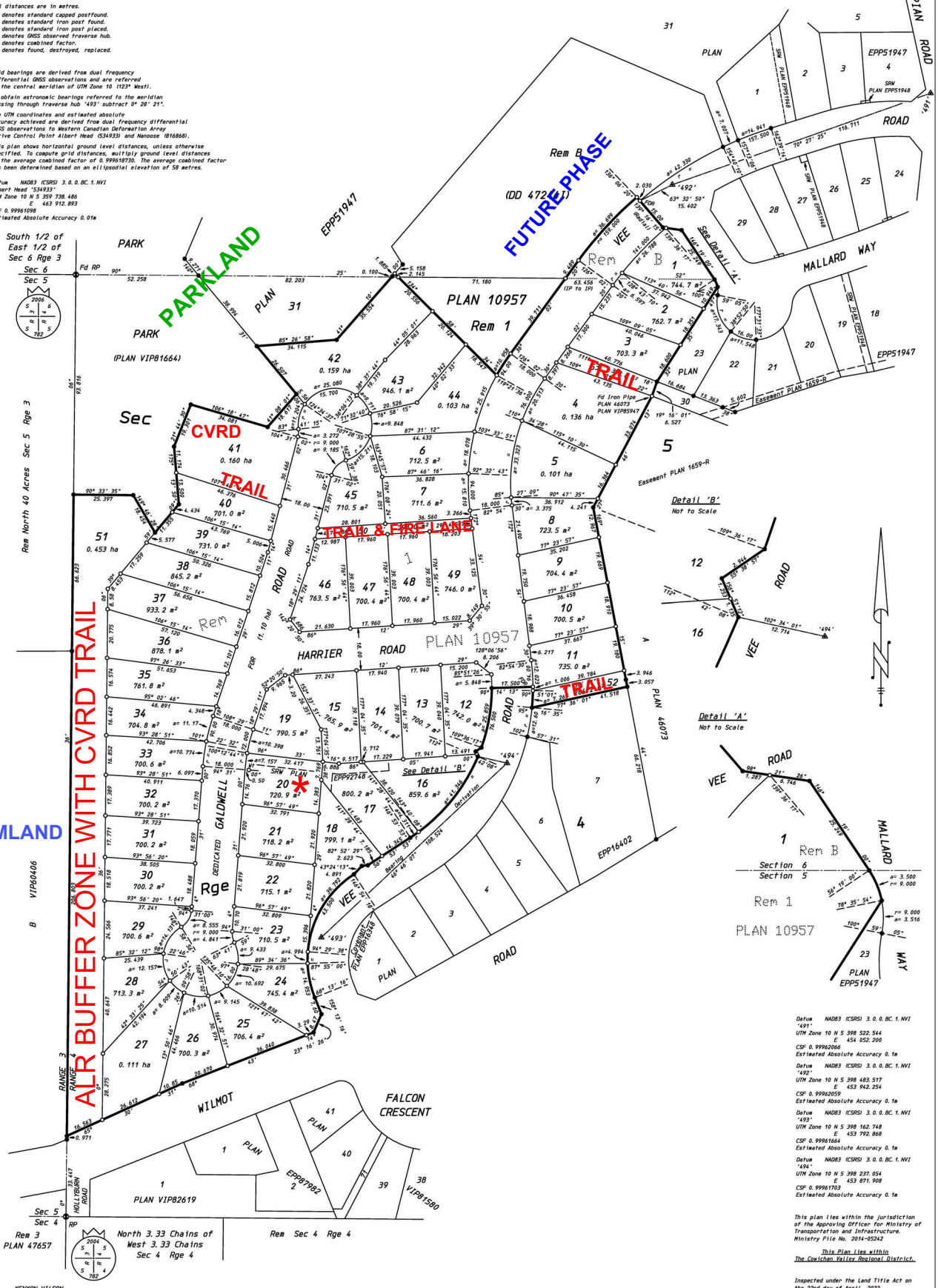
Grid bearings are derived from dual frequency differential GNSS observations and are referred to the central meridian of UTM Zone 10 (123° West).

To obtain astronomic bearings referred to the meridian passing through traverse hub '493' subtract 0° 28' 21".

The UTM coordinates and estimated absolute accuracy achieved are derived from dual frequency differential GNSS observations to Western Canadian Deformation Array Active Control Point Albert Head (534933) and Nanoose (816868).

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.999618730. The average combined factor has been determined based on an ellipsoidal elevation of 58 metres.

Datum NAD83 (CSRS) 3. 0. 0. BC. 1. NVI
Albert Head '534933'
UTM Zone 10 N 5 359 738.486
E 463 912.893
CSF 0.999610198
Estimated Absolute Accuracy 0.01m



This plan lies within the jurisdiction of the Approving Officer for Ministry of Transportation and Infrastructure.
Ministry File No. 2014-05242

This Plan lies within The Cowichan Valley Regional District.

Inspected under the Land Title Act on the 22nd day of April, 2022.

The field survey represented by this plan was completed on the 18th day of November 2019.
Allen L. Cox BCLS # 778

KENYON WILSON
PROFESSIONAL LAND SURVEYORS
221 CORONATION AVE.
DUNCAN, B.C. V9L 2T1 (250)746-4745
FILE 18-8374A. SUB

Note:
This plan shows one or more witness posts which are not set on the true corner(s).

TRAVELERS

Home Warranty Coverage for new home buyers

TRAVELERS CANADA | B.C. NEW HOME WARRANTY

Protecting your investment in a new home

Congratulations on your decision to purchase a new house, townhome or condominium. A new home is likely the largest investment of your lifetime. Therefore, we encourage you to carefully research all aspects and to seek professional advice when required. In order to receive the benefits of home warranty coverage from Travelers Canada, consumers must purchase a new home built and sold by one of our approved builders. Prior to signing a Contract of Purchase and Sale, it is also prudent to contact Travelers Canada to verify that the builder is officially registered and that home warranty coverage has been issued on your prospective new home.

Homeowner Protection Act – Strong protection for new home buyers

The *Homeowner Protection Act and Regulations* (the "Act") became effective July 1, 1999. Prior to issuing a building permit, the Act requires all residential builders to be licensed by BC Housing – Licensing and Consumer Services and to provide the 2-5-10 Year Home Warranty from an approved warranty provider. For further information, please contact BC Housing at: 604.646.7050 or 1.800.407.7757 or visit their website at: www.bchousing.org/licensing-consumer-services

What is 2-5-10 Year Home Warranty?

The Act outlines specific details about the mandatory home warranty coverage commonly referred to as a 2-5-10 Year Home Warranty.

Coverage limits

The Act requires builders to provide a home warranty backed by a licensed insurer covering:

- **2 Year Materials and Labour Warranty**
  - **First 12 months –** coverage for any defect in materials and labour
  - **First 15 months –** coverage for any defects in materials and labour in the common property of a multi-unit building;
  - **First 24 months –** coverage includes:
    - defects in materials, labour and design supplied for the electrical, plumbing, heating, ventilation and air conditioning delivery and distribution systems.
    - defects in materials, labour and design supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home;
- **5-Year Building Envelope Warranty**
- **10-Year Structural Defects Warranty**

Stringent underwriting

Travelers Canada thoroughly reviews all builder applicants, focusing on track record, technical expertise, financial capacity and after-sales customer service. Not every applicant qualifies. Only those builders who meet our stringent underwriting criteria, construct quality homes, and carry out timely after-sales service, are able to offer Travelers Canada Home Warranty Coverage. All new construction is subject to a technical review by Travelers Canada staff or outside consultants, and there is a thorough annual review of builder performance issues as a condition of the builder maintaining his or her registration. BC Housing also regulates builders throughout the province and investigates consumer complaints.

Home warranty documentation

Our approved builders are responsible for having their new home buyers sign and date a Warranty Commencement Date Certificate at the time of either the title transfer or the actual occupancy of the home (whichever is earlier). Upon receipt of this completed certificate from the builder, Travelers Canada issues the owner a 2-5-10 Year Home Warranty Certificate. It explains home warranty coverage and the process for reporting defects in your home or the common elements of your condominium. If you have questions or require clarification, please contact Travelers Canada.

Committed to excellence

Travelers Canada is a leading provider of surety products in Canada, and was the first warranty provider to enter the home warranty market in British Columbia after new legislation to protect homeowners was introduced in 1999. Superior expertise in underwriting, risk and claims management enables Travelers Canada to deliver unsurpassed customer service.

As the Canadian arm of The Travelers Companies, Inc., Travelers Canada has access to the unmatched capacity of the largest writer of surety in North America, and the local knowledge and authority to successfully meet the unique needs of companies from small to mid-size to some of the largest construction companies from coast to coast.

Travelers Canada

- A leading surety provider in Canada
- Largest supplier of new home warranty in Western Canada; member of Canadian Home Builders Association (CHBA), Urban Development Institute (UDI), Independent Contractors and Business Association (ICBA) and numerous regional Construction Association in Canada.
- For a full list of services and products visit our website at www.travelerscanada.ca

Great homes are built on strong foundations

TRAVELERS

This document is provided for informational purposes only. It does not, and it is not intended to, provide legal, technical or other professional advice, nor does it amend, or otherwise affect, the provisions or coverages of any insurance policy or bond issued by The Dominion of Canada General Insurance Company, St. Paul Fire and Marine Insurance Company (Canada Branch) or Travelers Insurance Company of Canada and their subsidiaries and affiliates (collectively "Travelers Canada"), nor is it a representation that coverage does or does not exist for any particular claim or loss under any such policy or bond. Coverage depends on the facts and circumstances involved in the claim or loss, all applicable policy or bond provisions and any applicable law. Travelers Canada disclaims all warranties whatsoever.

© 2016 Travelers Canada. All rights reserved. Travelers and the Travelers Umbrella logo are registered trademarks of The Travelers Indemnity Company in the U.S. and other countries.
CP-7779 New 6-16