

Revisions

#	Description	Date
2	Second Elevation Applied	6/05/18
1	Issued for Review	5/23/18

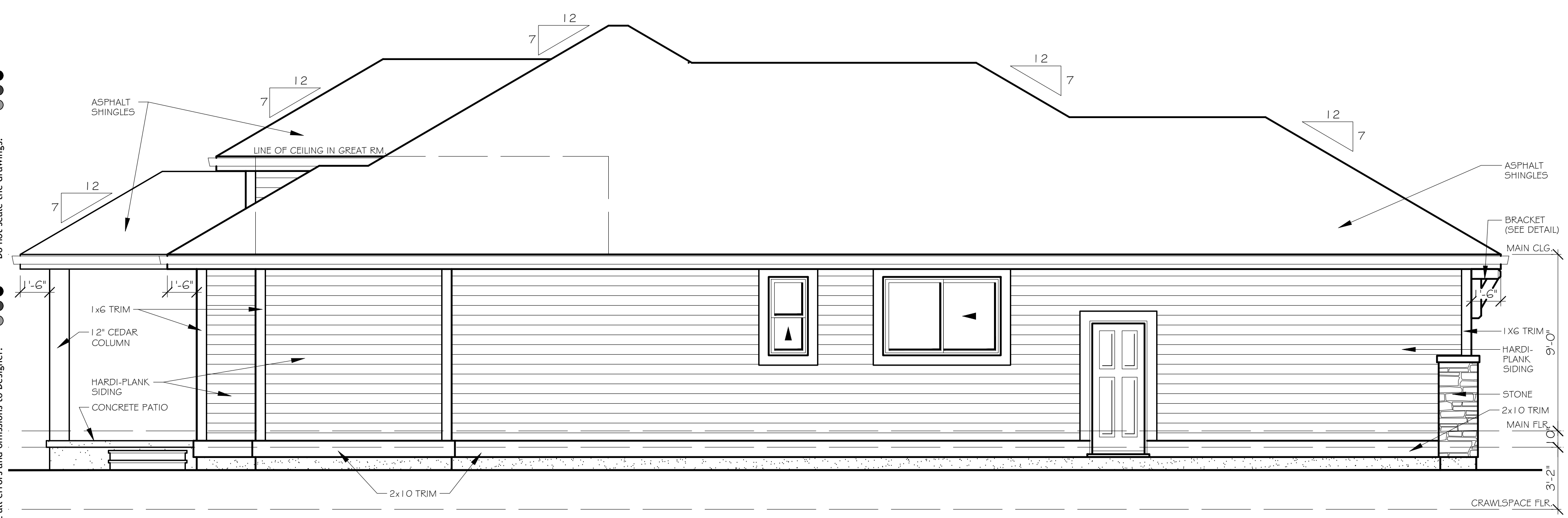
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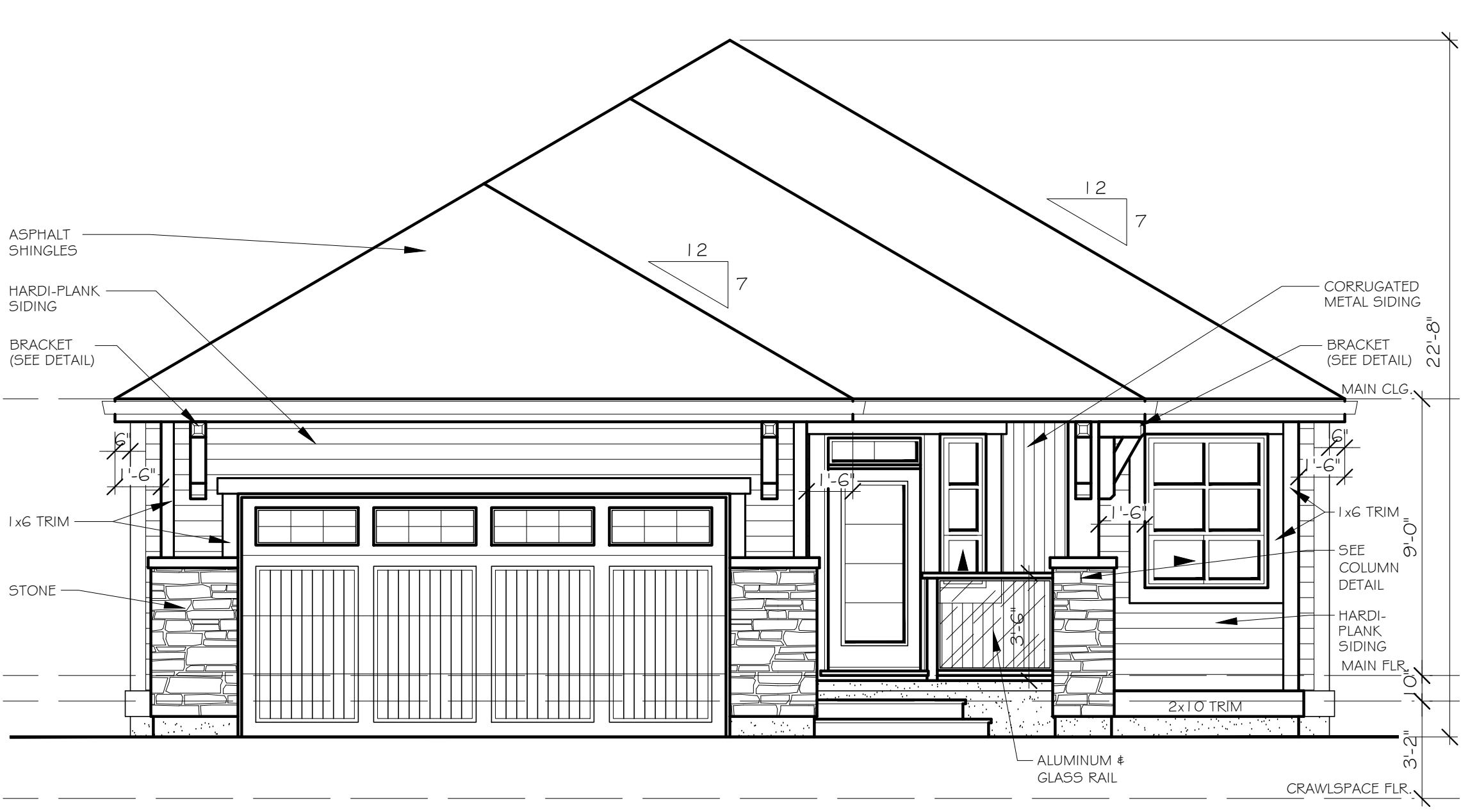
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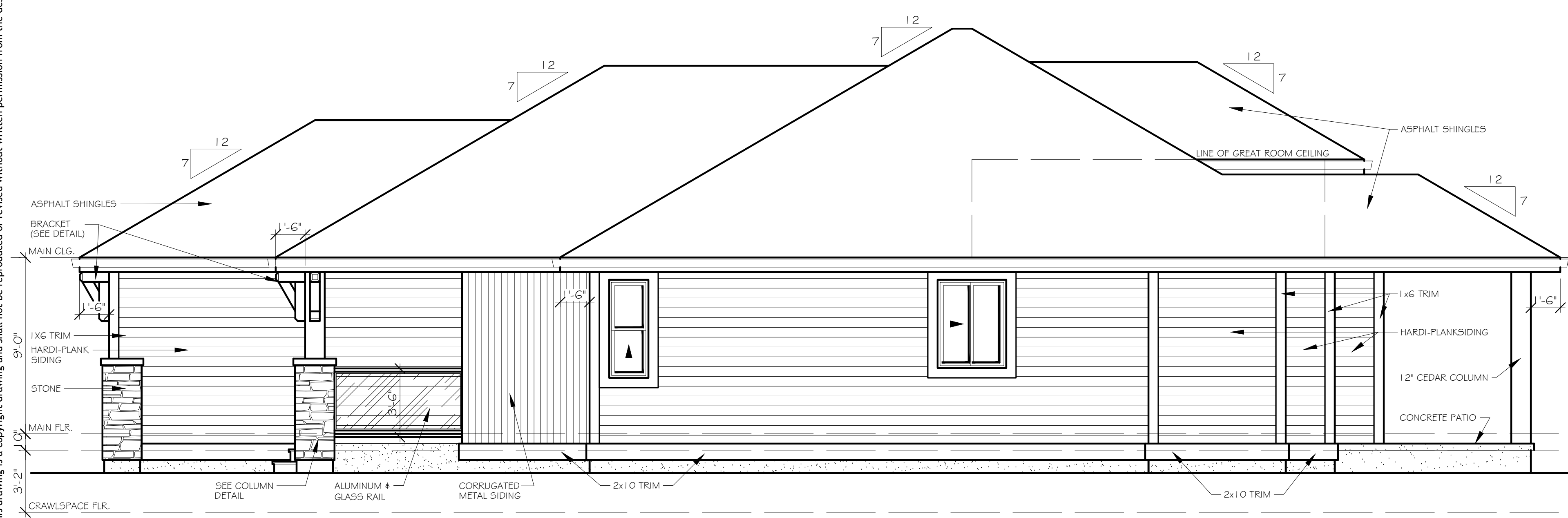
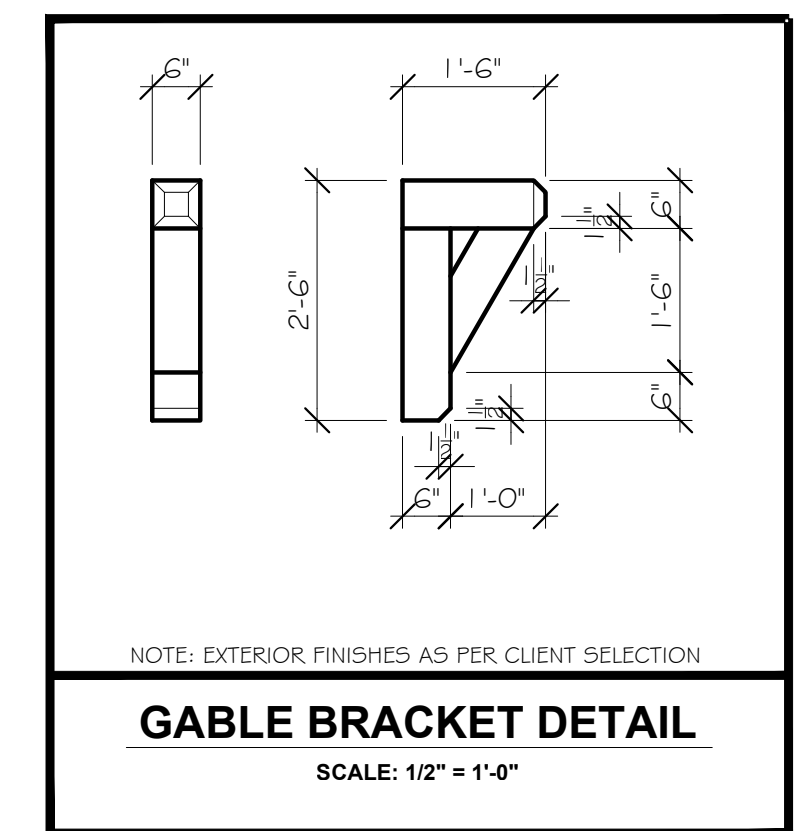
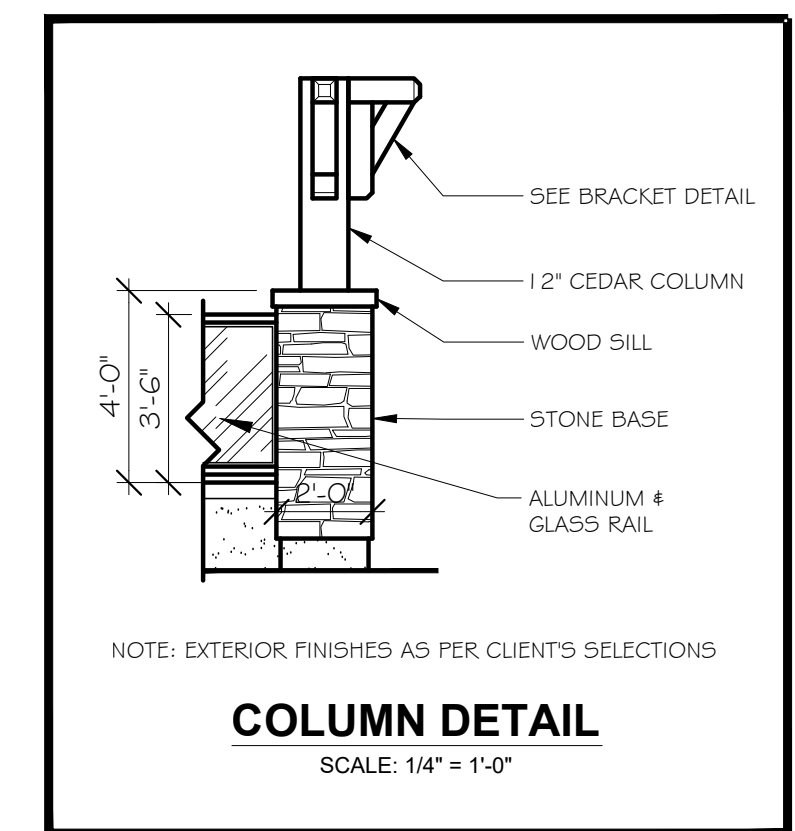
LEFT ELEVATION

UNPROTECTED OPENINGS:

WALL AREA:	715.00 SQ. FT.
LIMITING DISTANCE:	4'-0"
PERMITTED OPENINGS:	50.05 SQ. FT. 7.00%
PROPOSED OPENINGS:	49.78 SQ. FT. 6.96%



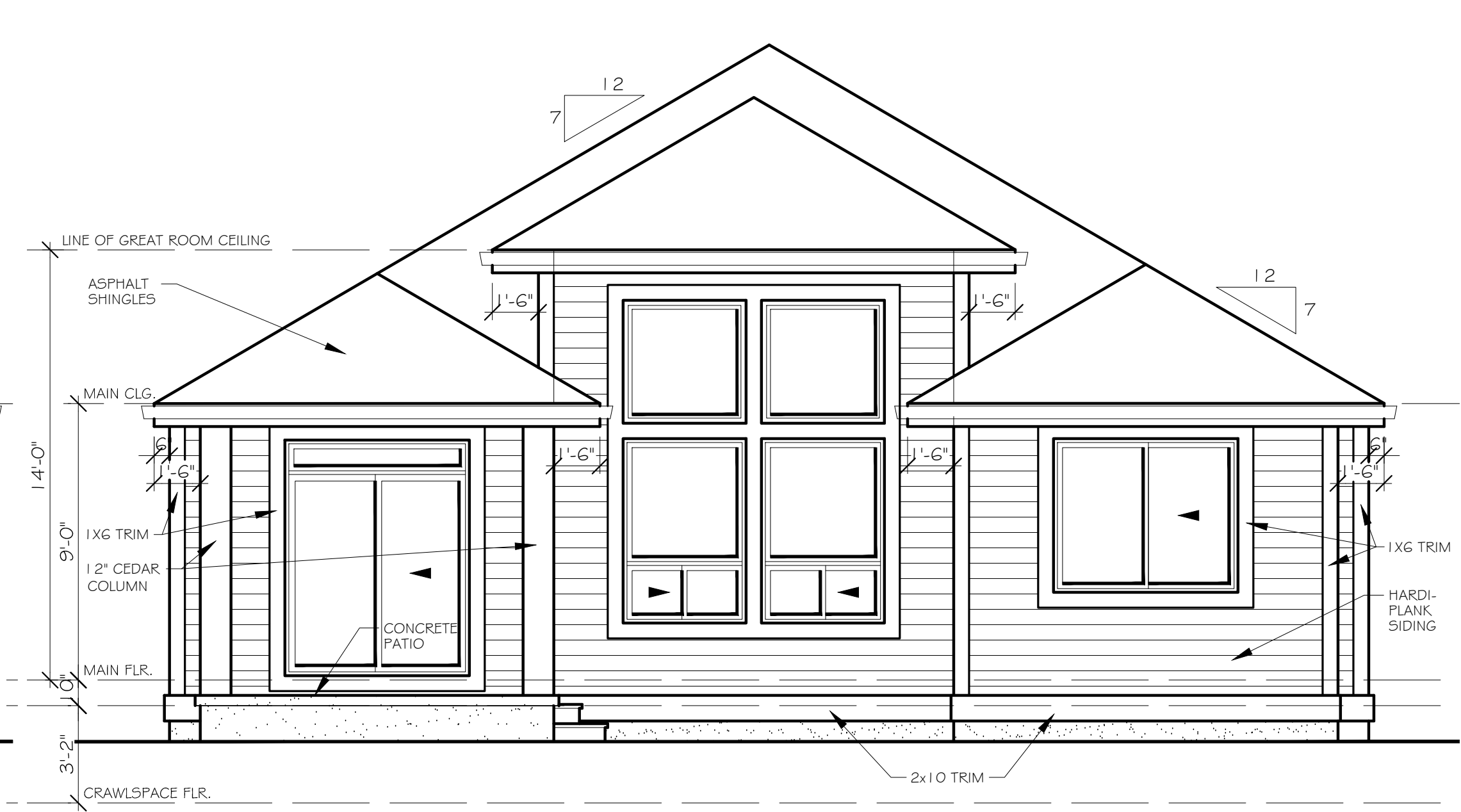
FRONT ELEVATION



RIGHT ELEVATION

UNPROTECTED OPENINGS:

WALL AREA:	715.00 SQ. FT.
LIMITING DISTANCE:	4'-0"
PERMITTED OPENINGS:	50.05 SQ. FT. 7.00%
PROPOSED OPENINGS:	25.75 SQ. FT. 3.60%



REAR ELEVATION

Project
Aquadel Crossing II Rancher Plan C2L

Drawing Title
Elevations

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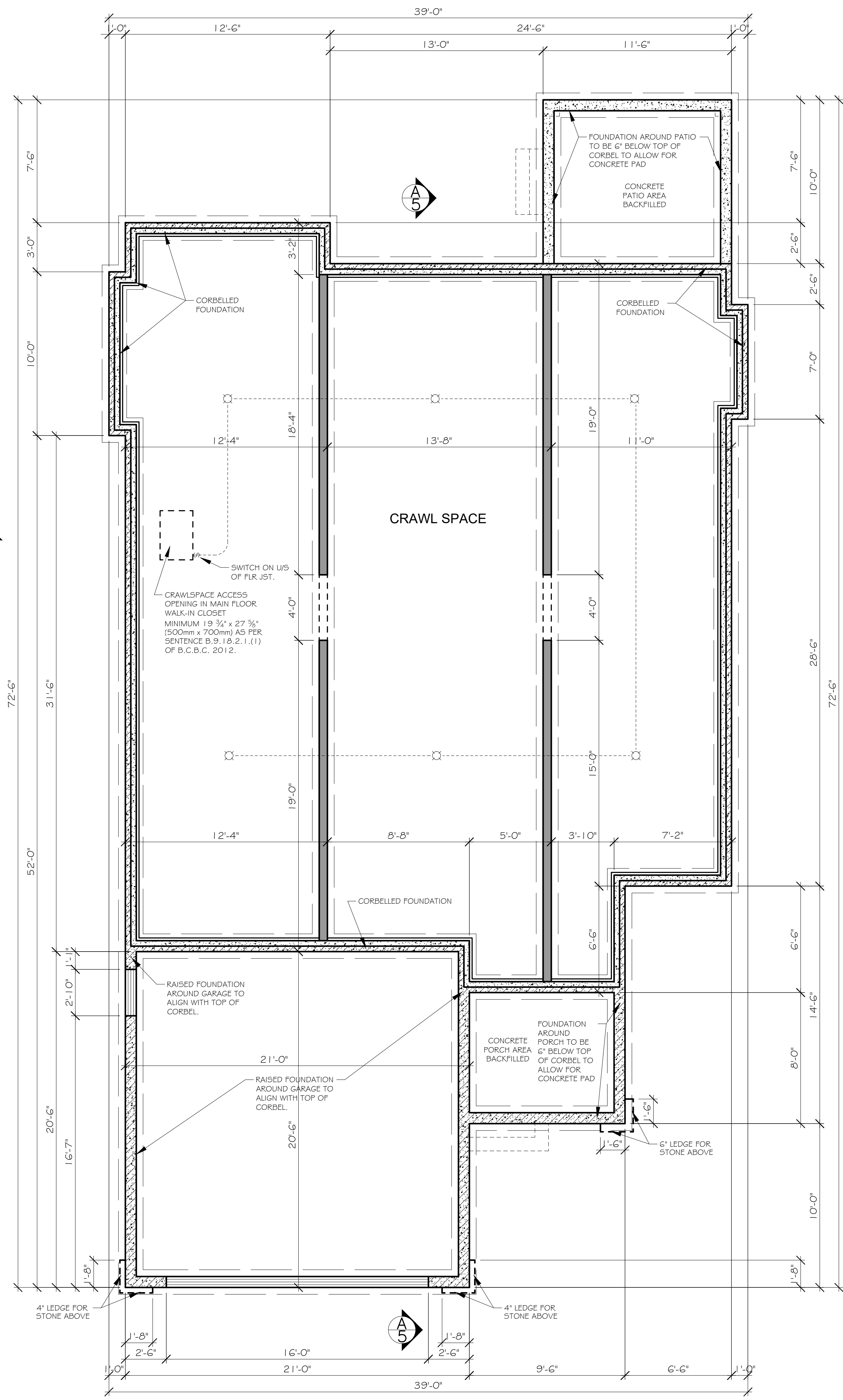
Designed/Drawn By
 GW/NP/HLG Checked
 GM

Date
 May 23, 2018 Scale
 1/4"=1'-0"

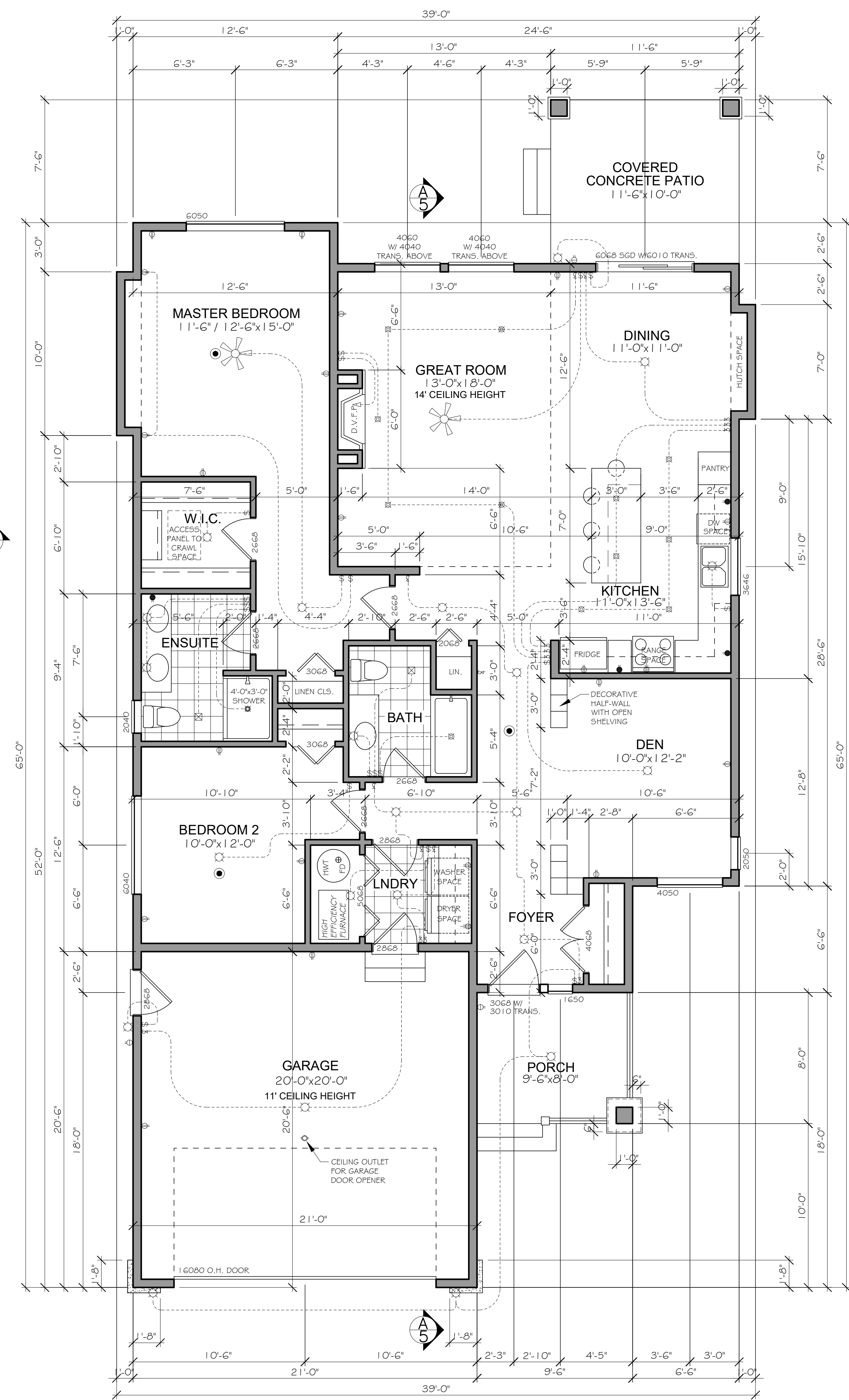
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FOUNDATION PLAN



MAIN FLOOR PLAN

FLOOR AREA = 1600 SQ.FT.

NOTE: ELECTRICAL LAYOUT FOR REFERENCE ONLY. ALL ELECTRICAL PANEL AND ELECTRIC BASEBOARD HEATER LOCATIONS TO BE DETERMINED BY ELECTRICAL ENGINEER.

THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2012 EDITION OF THE B.C. BUILDING CODE

Key Plan

Project North

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CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS FROM THE DEVELOPER AND CONTRACTOR. THE DEVELOPER AND CONTRACTOR ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS FROM THE DEVELOPER AND CONTRACTOR. THE DEVELOPER AND CONTRACTOR ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS FROM THE DEVELOPER AND CONTRACTOR.

Client
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QTY	DESCRIPTION
SWITCHES	
1	SWITCH
3	3 WAY SWITCH
4	4 WAY SWITCH
1	DIMMER SWITCH
LIGHTS	
1	LIGHT
1	PULL CHAIN LIGHT
1	POT LIGHT
1	TRACK LIGHT
1	FLOURESCENT
RECEPTACLES	
1	DUPLEX
1	SWITCHED
1	SPLIT
1	GROUND FAULT
1	WATERPROOF
1	220
1	CEILING
1	FLOOR
MISCELLANEOUS	
1	PHONE JACK
1	TV CABLE
1	DATA/TEL./CABLE
1	SMOKE ALARM
1	CEILING FAN
1	CEILING FAN/LIGHT
1	EXHAUST FAN
MECHANICAL	
1	FORCED AIR FLOOR
1	FORCED AIR CEILING
1	THERMOSTAT
1	SOLAR HW CONDUIT
1	HOSE BIBB
1	4" DRAIN

Project

Aquadel Crossing II Rancher Plan C2L

Drawing Title
Main Floor Plan Foundation Plan

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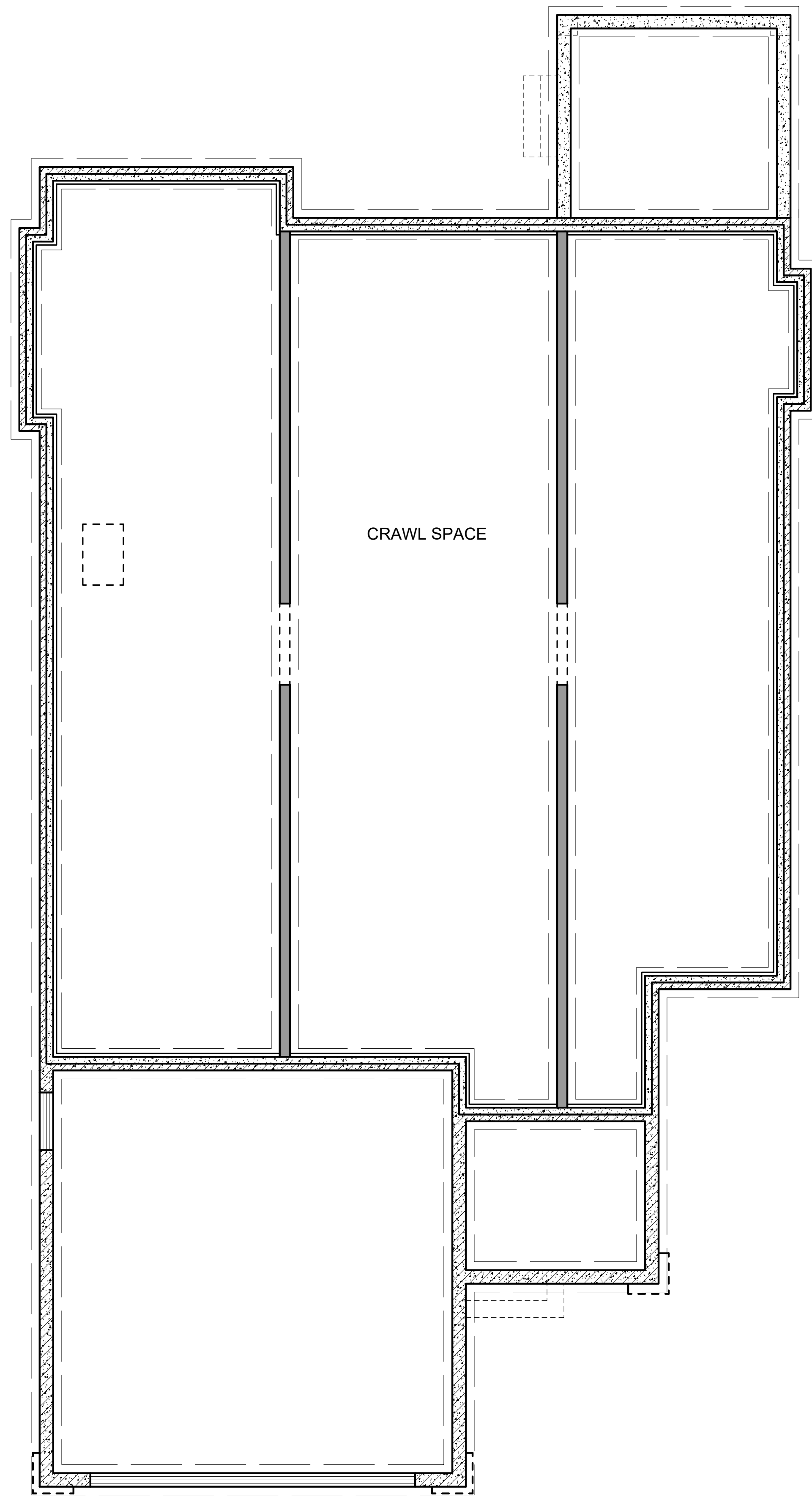
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Date
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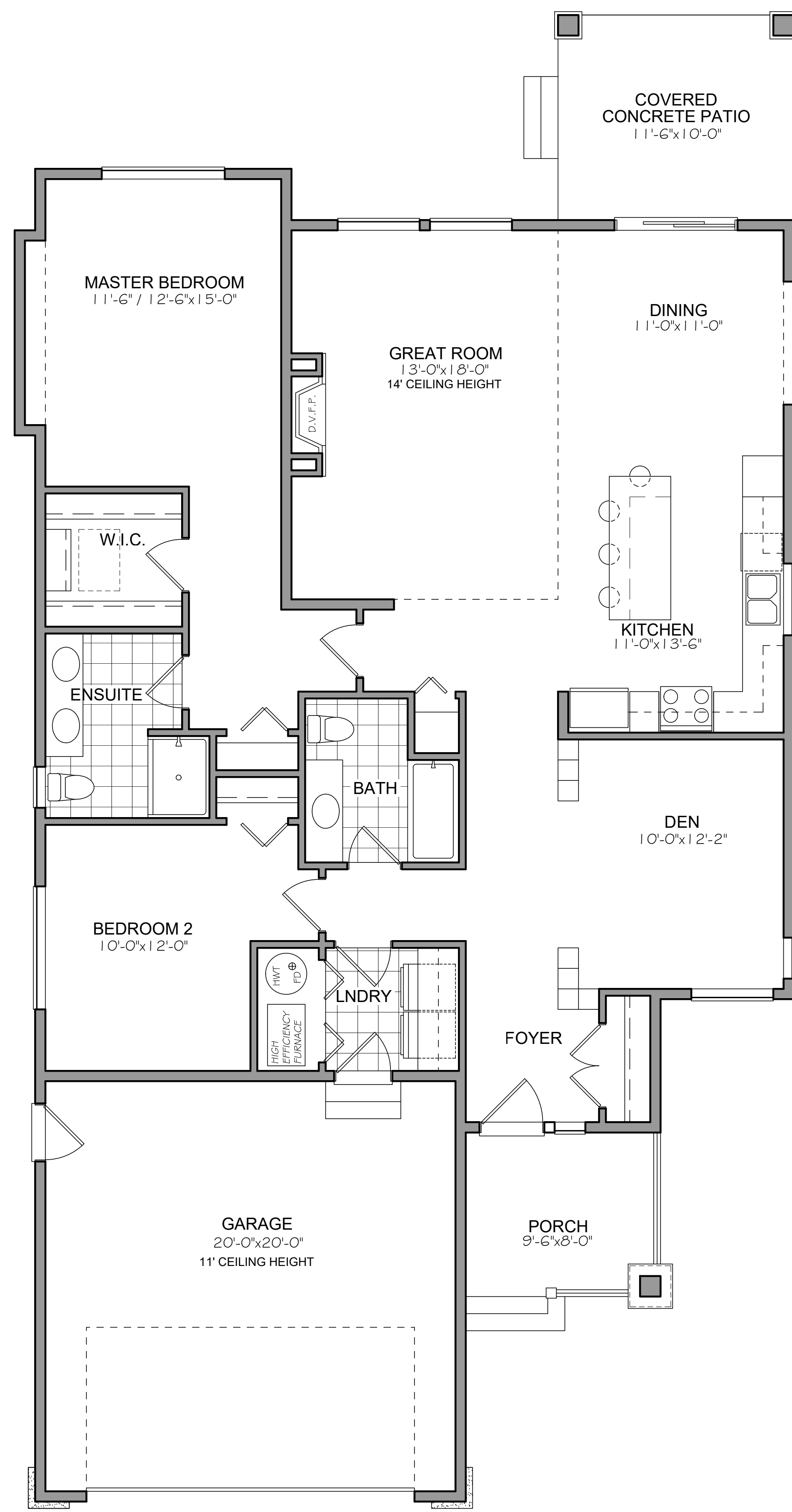
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**FOUNDATION
STRUCTURAL PLAN**



**MAIN
STRUCTURAL PLAN**

Key Plan

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Client
**Genica
Developments**

Project
**Aquadel Crossing II
Rancher Plan C2L**

Drawing Title
Structural Plans

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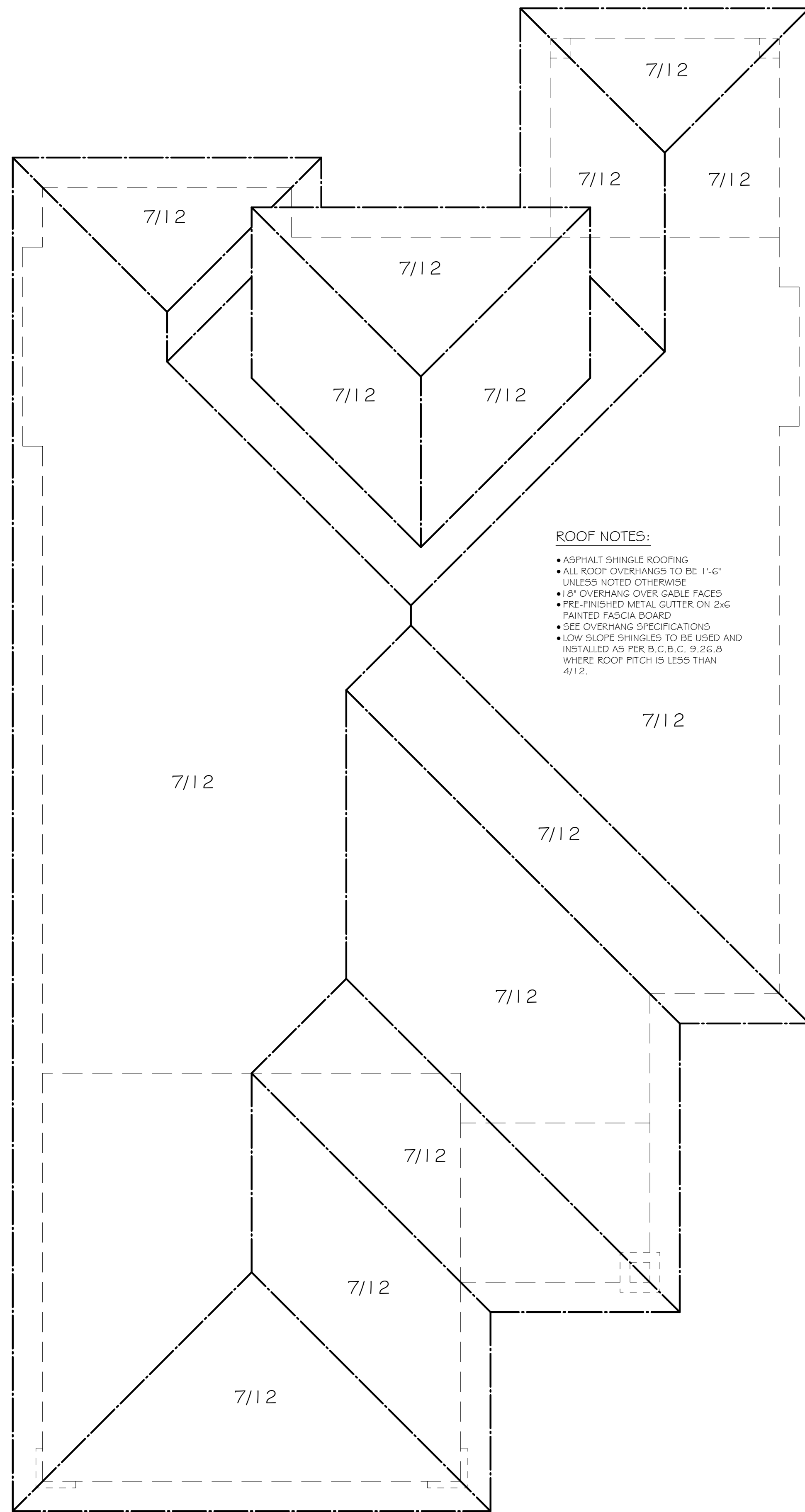
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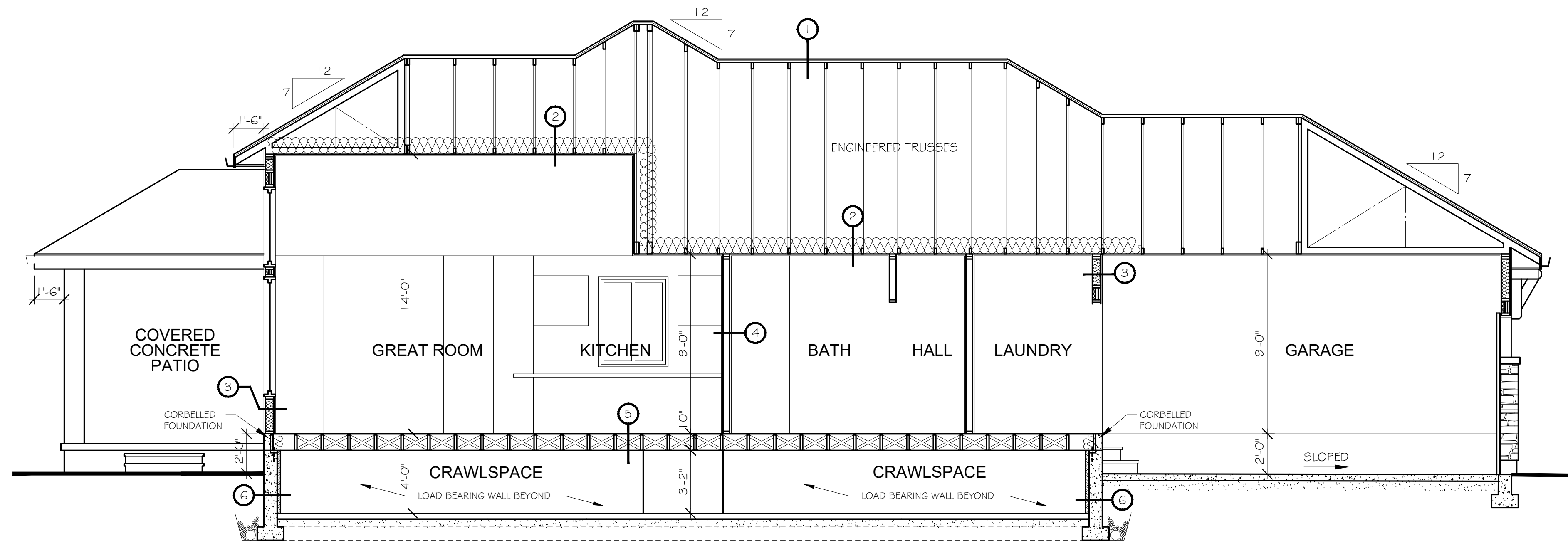
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- ROOF NOTES:**
- ASPHALT SHINGLE ROOFING
 - ALL ROOF OVERHANGS TO BE 1'-6" UNLESS NOTED OTHERWISE
 - 1'8" OVERHANG OVER GABLE FACES
 - PRE-FINISHED METAL GUTTER ON 2x6 PAINTED FASCIA BOARD
 - SEE OVERHANG SPECIFICATIONS
 - LOW SLOPE SHINGLES TO BE USED AND INSTALLED AS PER B.C.B.C. 9.26.8 WHERE ROOF PITCH IS LESS THAN 4/12.

ROOF PLAN



SECTION A

ASSEMBLY SPECIFICATIONS:

- 1. ROOF ASSEMBLY:**
 - ASPHALT SHINGLES
 - 7/16" PLYWOOD SHEATHING
 - INSULATION STOP
 - 2" CLEARANCE
 - 2x12 ROOF RAFTERS @ 24" O.C. W/ 2x4 CROSS STRAPPING @ 24" O.C. OR ENGINEERED ROOF TRUSSES (SEE PLANS)
 - VINYL SOFFIT
- 2. CEILING ASSEMBLY:**
 - MINIMUM R-40 BATT INSULATION
 - 5 MIL POLY VAPOUR BARRIER
 - 5/8" GYPSUM WALL BOARD
- 3. EXTERIOR RAINSCREEN WALL ASSEMBLY:**
 - EXTERIOR FINISH
 - PRESSURE TREATED STRAPPING OR APPROVED EQUIVALENT
 - BUILDING PAPER
 - 3/8" SHEATHING
 - 2x6 WALL STUDS @ 16" O.C. AS PER PLAN
 - R-20 P.F.G. BATT INSULATION
 - 5 MIL POLY VAPOUR BARRIER
 - 1/2" GYPSUM WALL BOARD
- 4. INTERIOR WALL ASSEMBLY:**
 - 1/2" GYPSUM WALL BOARD ON EACH FACE OF
 - 2x4 WALL STUDS @ 16" O.C.
- 5. FLOOR ASSEMBLY:**
 - FINISH FLOOR
 - 5/8" 1x6 PLYWOOD (GLUED & NAILED)
 - 2x10 FLOOR JOISTS @ 16" O.C.
 - 2x2 CROSS BRIDGING @ 6'-10" MAXIMUM
- 6. FOUNDATION ASSEMBLY:**

FOUNDATION WALL:

 - 5/8" ANCHOR BOLTS @ 4'-0" O.C.
 - 2 COATS ASPHALT EMULSION (BELOW GRADE)
 - 6" CONCRETE WALL
 - 2" RIGID INSULATION
 - 1.5x8" CONCRETE FOOTING
 - 2-15M BARS
 - 4" DIAMETER DRAIN TILE
 - 6" MIN. DRAIN GRAVEL COVER

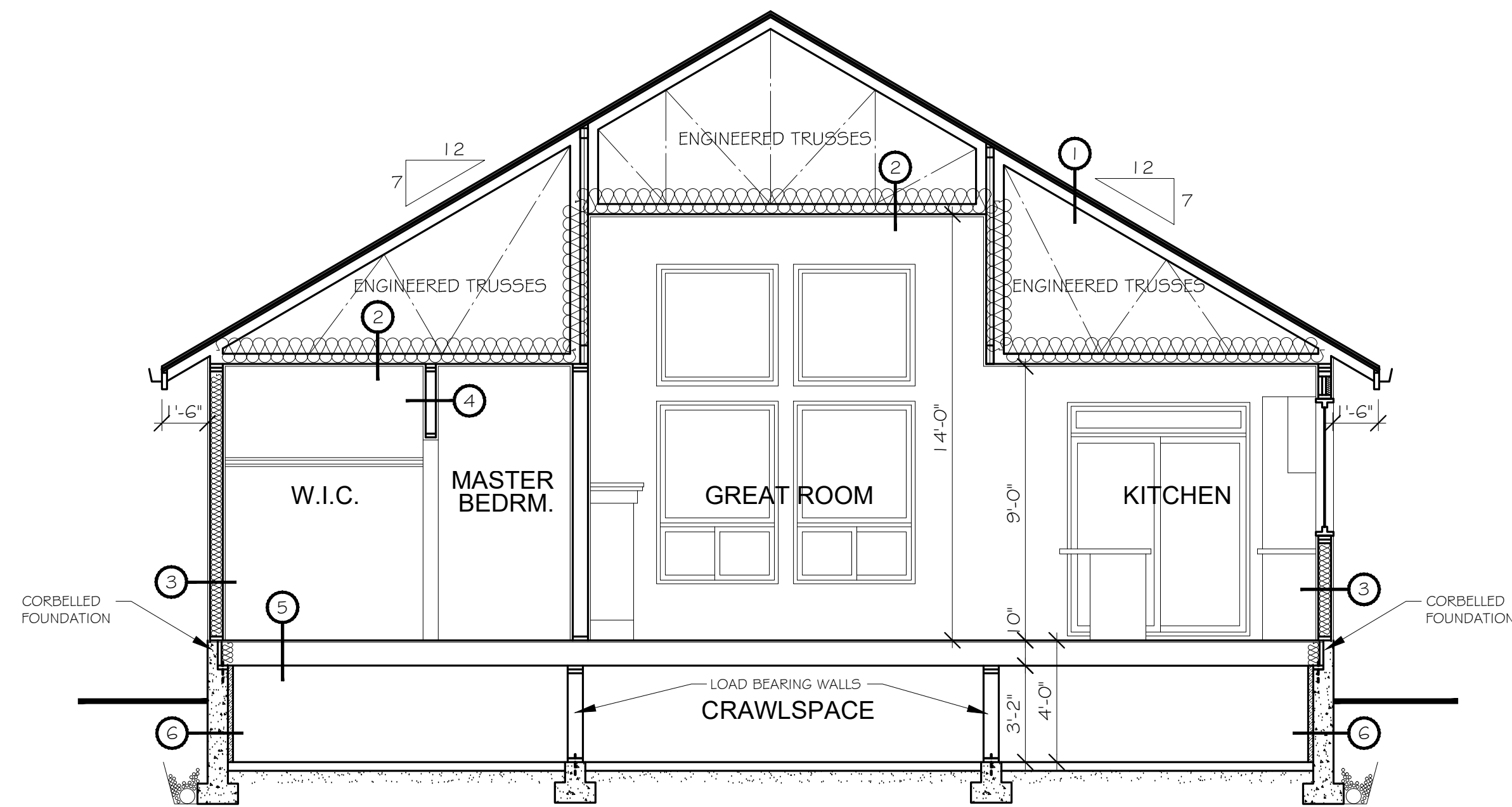
INTERIOR BEARING WALL:

 - 2x6 WALL STUDS @ 16" O.C.
 - 6" CONCRETE CURB
 - 1.5x8" CONCRETE FOOTING

• ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW MAXIMUM FROST PENETRATION DEPTH

CRAWL SPACE FLOOR:

 - 2" CONCRETE SKIM COAT
 - 5 MIL POLY VAPOUR BARRIER



SECTION B

Key Plan

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Genica Developments

Project

Aquadel Crossing II Rancher Plan C2L

Drawing Title

**Building Sections
Roof Plan
Assembly Specs**

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