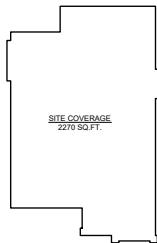
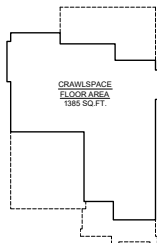
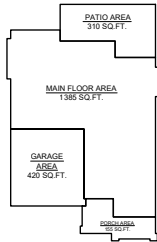
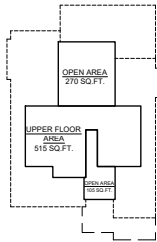
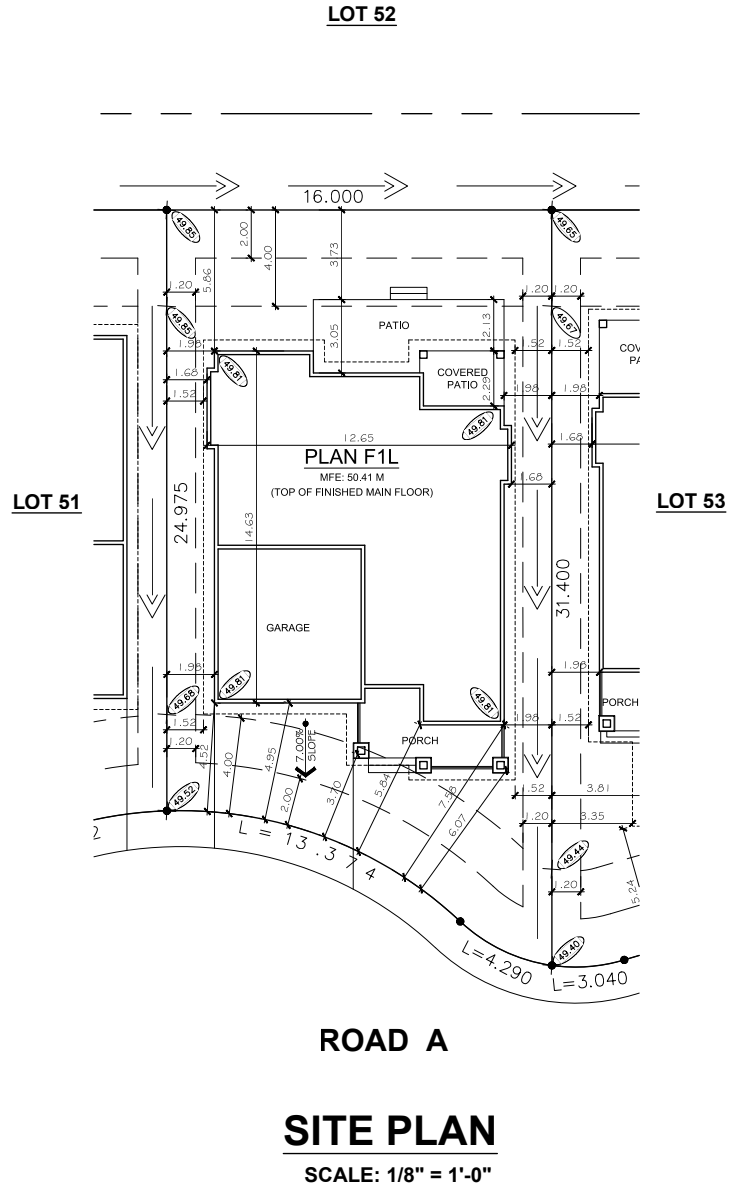


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AREA SCHEMATICS
SCALE: 1/16" = 1'-0"

PROJECT INFORMATION	
CIVIC ADDRESS	
LOT NUMBER 52	
LEGAL DESCRIPTION	
ZONING DISTRICT	
SETBACKS (CLEAR TO SKY)	
FRONT (TO BUILDING):	4.00 M. 13.12 FT.
REAR (TO BUILDING):	4.00 M. 13.12 FT.
FRONT (TO DECK):	2.00 M. 6.56 FT.
REAR (TO DECK):	2.00 M. 6.56 FT.
SIDE (INTERIOR):	1.20 M. 3.94 FT.
SIDE (PLANNING):	2.00 M. 6.56 FT.
SITE AREA	
436.20 SQ. M.	4716.74 SQ. FT.
SITE COVERAGE	
PERMITTED:	241.01 SQ. M. 2594.21 SQ. FT. 55.00 %
PROPOSED:	210.88 SQ. M. 2270.00 SQ. FT. 48.13 %
GROSS FLOOR AREA	
MAIN FLOOR:	25.67 SQ. M. 1385 SQ. FT.
UPPER FLOOR:	47.64 SQ. M. 515 SQ. FT.
GARAGE FLOOR:	39.02 SQ. M. 420 SQ. FT.
PROPOSED:	215.53 SQ. M. 2320 SQ. FT.



SITE PLAN
SCALE: 1/8" = 1'-0"

Key Plan



Revisions

#	Description	Date
1	Issued for Permit	08/02/18
2	Plan Mirrored	08/02/18
3	Foundation Below Hatch Adjusted	06/25/18
4	Issued for Review	06/15/18

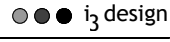
Client
Genica Developments

Project
**Aquadel Crossing II
Plan F1L
Lot 52**

Drawing Title
Site Plan

Drawn By:
4723 Hastings Street
Burnaby, B.C.
V5C 2H8

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Designed/Drawn By
S/NHP

Checked
G/A

Date
June 15, 2018

Scale
1/8" = 1'-0"

Sheet Number
A1.0

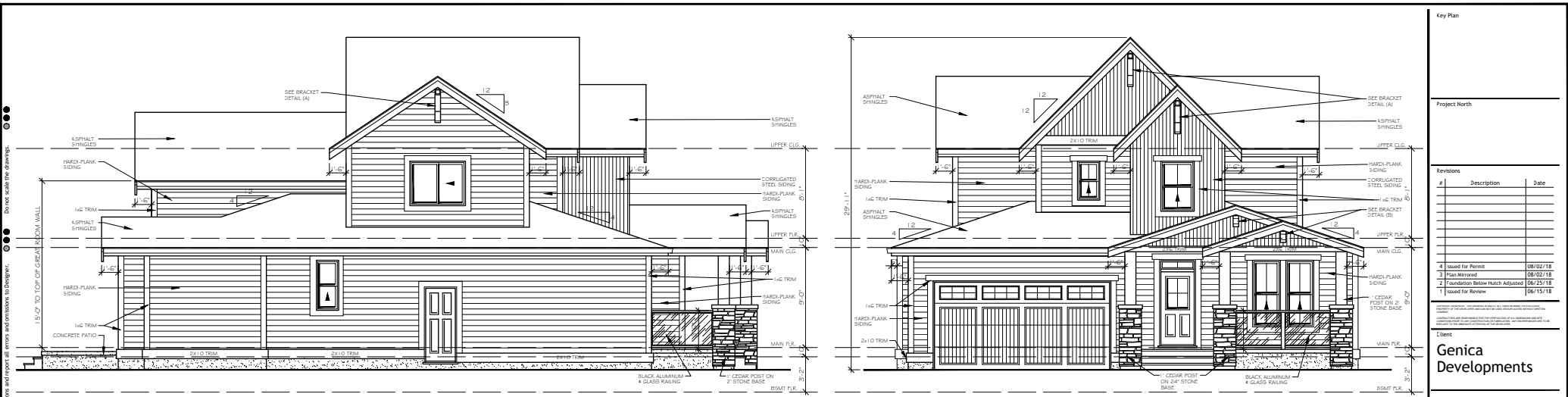
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Scale: 1/4" = 1'-0"

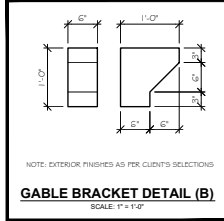
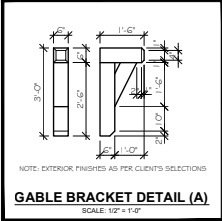


UNPROTECTED OPENINGS:

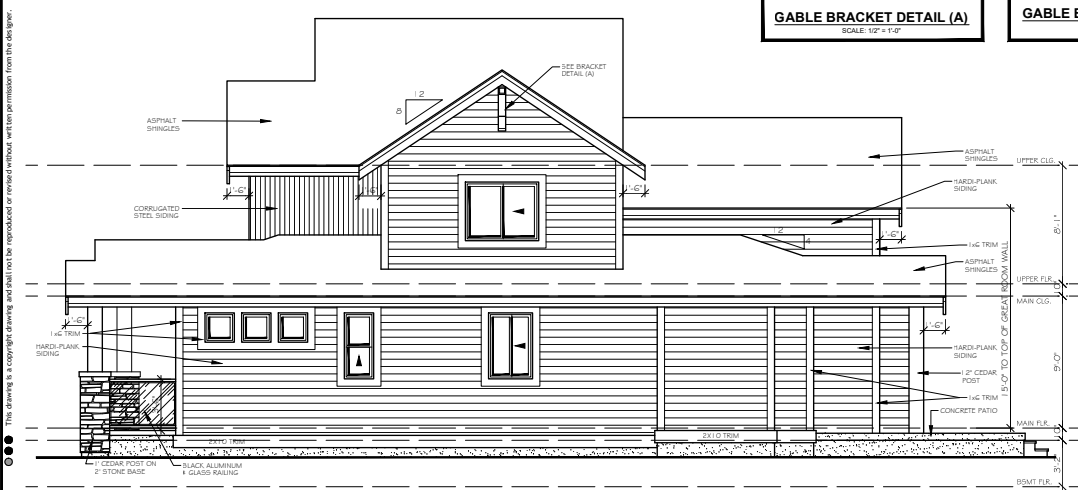
WALL AREA:	734 SQ. FT.
IMBING DISTANCE:	4'-0"
PERMITTED OPENINGS:	51.37 SQ. FT. 7.00%
PROPOSED OPENINGS:	47 SQ. FT. 6.37%

LEFT ELEVATION

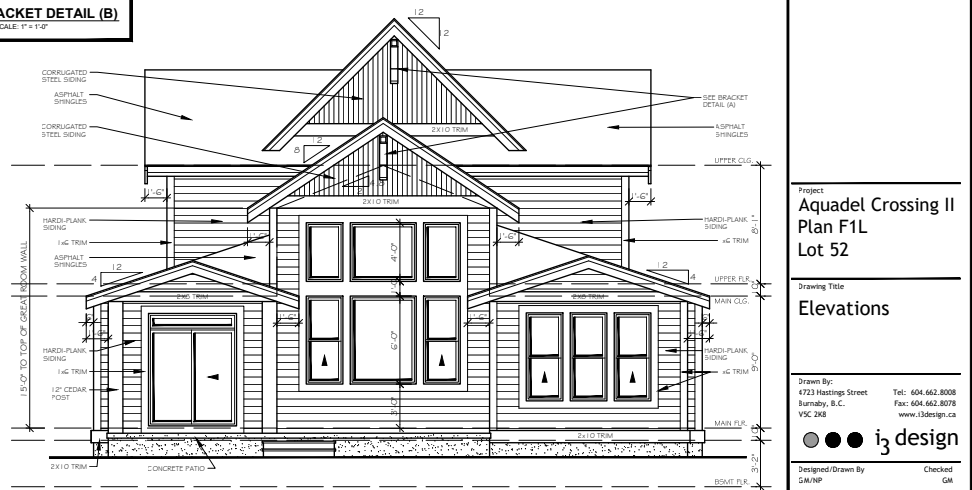
FRONT ELEVATION



Scale: 1/4" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION

UNPROTECTED OPENINGS:

WALL AREA:	706 SQ. FT.
IMBING DISTANCE:	4'-0"
PERMITTED OPENINGS:	56.44 SQ. FT. 8.00%
PROPOSED OPENINGS:	55 SQ. FT. 7.78%

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

Key Plan

Project North

Revisions	Description	Date
1	Issued for Permit	08/02/18
2	Plan Mirrored	08/02/18
3	Foundation Below Hatch Adjusted	06/25/18
4	Issued for Review	06/15/18

Client
Genica Developments

Project
**Aquadel Crossing II
Plan F1L
Lot 52**

Drawing Title
Elevations

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i3 design

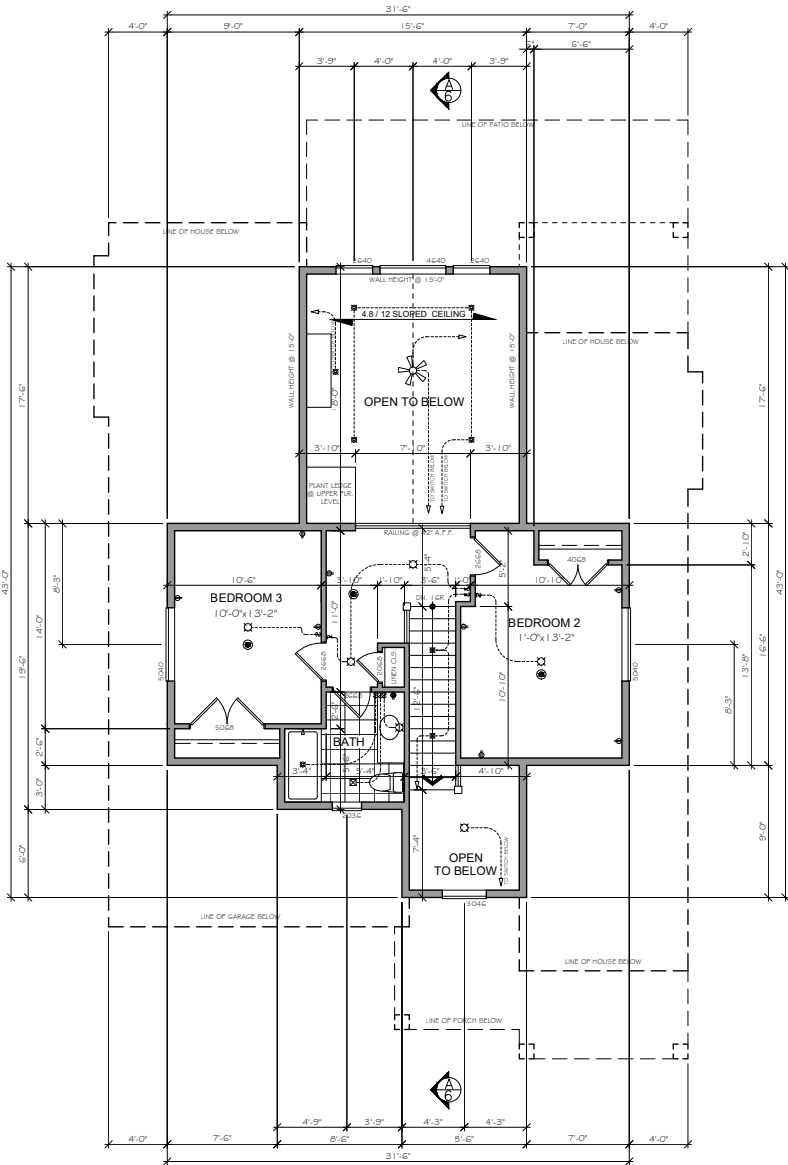
Designed/Drawn By
S/NHP

Checked
GA

Date
June 15, 2018

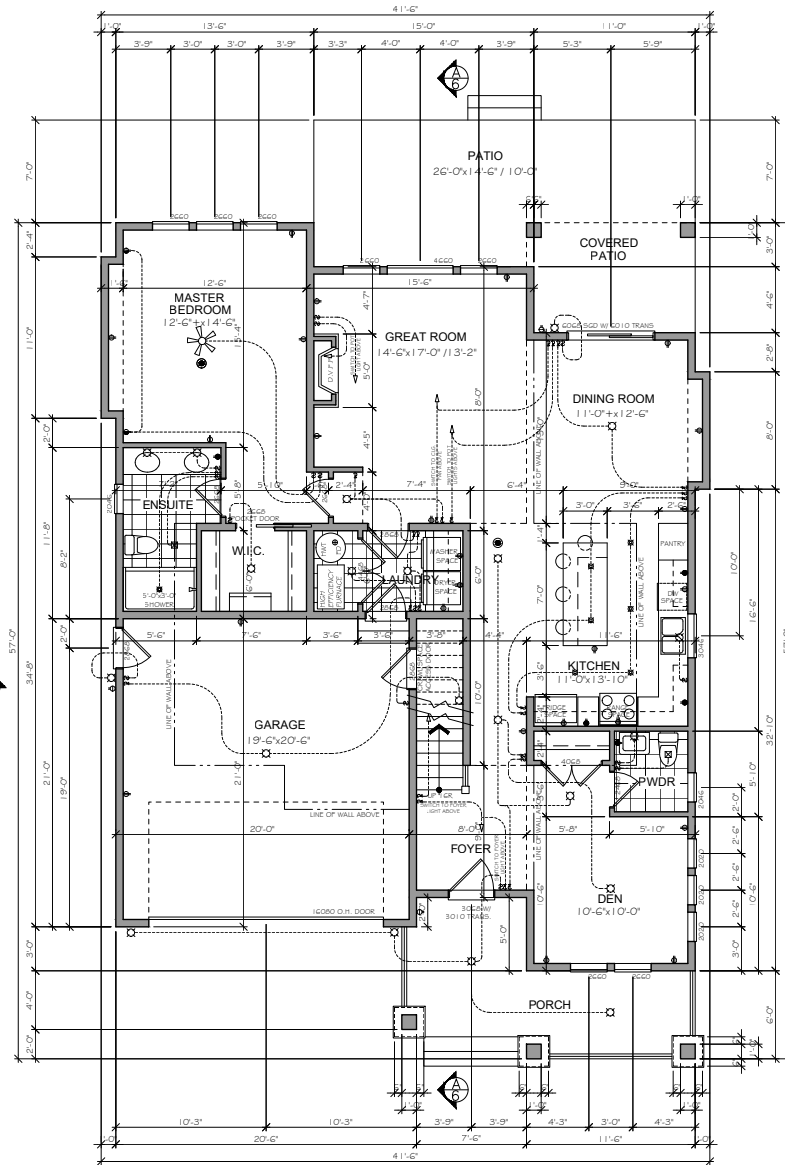
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1/4" = 1'-0"

Sheet Number
A2.0



UPPER FLOOR PLAN

FLOOR AREA = 515 SQ.FT.



MAIN FLOOR PLAN

FLOOR AREA = 1385 SQ.FT.
TOTAL FLOOR AREA = 1900 SQ.FT.

NOTE: ELECTRICAL LAYOUT FOR REFERENCE ONLY. ALL ELECTRICAL PANELS 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

Revisions

#	Description	Date
1	Issued for Permit	08/02/18
2	Plan Mirrored	08/02/18
3	Foundation Below Hatch Adjusted	06/25/18
4	Issued for Review	06/15/18

Client

Genica Developments

ELECTRICAL SCHEDULE

QTY	DESCRIPTION
SWITCH	SWITCH
3 WAY SWITCH	3 WAY SWITCH
4 WAY SWITCH	4 WAY SWITCH
DIMMER SWITCH	DIMMER SWITCH
LIGHTS	LIGHTS
PULL CHAIN LIGHT	PULL CHAIN LIGHT
POT LIGHT	POT LIGHT
TRACK LIGHT	TRACK LIGHT
FLUORESCENT	FLUORESCENT
RECEPTACLES	RECEPTACLES
BLURK	BLURK
SWITCHED	SWITCHED
SPLIT	SPLIT
GROUND FAULT	GROUND FAULT
WATERPROOF	WATERPROOF
ZOO	ZOO
CEILING	CEILING
FLOOR	FLOOR
MISCELLANEOUS	MISCELLANEOUS
PIVOTE JACK	PIVOTE JACK
TV CABLE	TV CABLE
DATA/TEL./CABLE	DATA/TEL./CABLE
SMOKE ALARM	SMOKE ALARM
CEILING FAN	CEILING FAN
CEILING FAN/LIGHT	CEILING FAN/LIGHT
EXHAUST FAN	EXHAUST FAN
MECHANICAL	MECHANICAL
FORCED AIR FLOOR	FORCED AIR FLOOR
FORCED AIR CEILING	FORCED AIR CEILING
TERMOSTAT	TERMOSTAT
SOLAR HW CONDUIT	SOLAR HW CONDUIT
HOSE BIBB	HOSE BIBB
4" DRAIN	4" DRAIN

Project
Aquadel Crossing II
Plan F1L
Lot 52

Drawing Title
Main Floor Plan
Upper Floor Plan

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Designed/Drawn By
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Checked
G/A

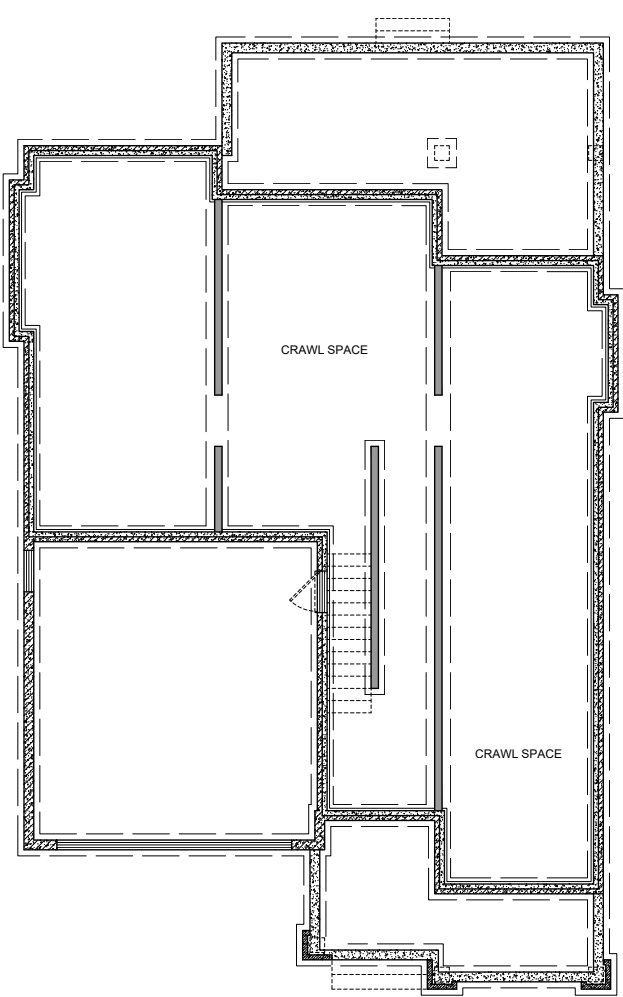
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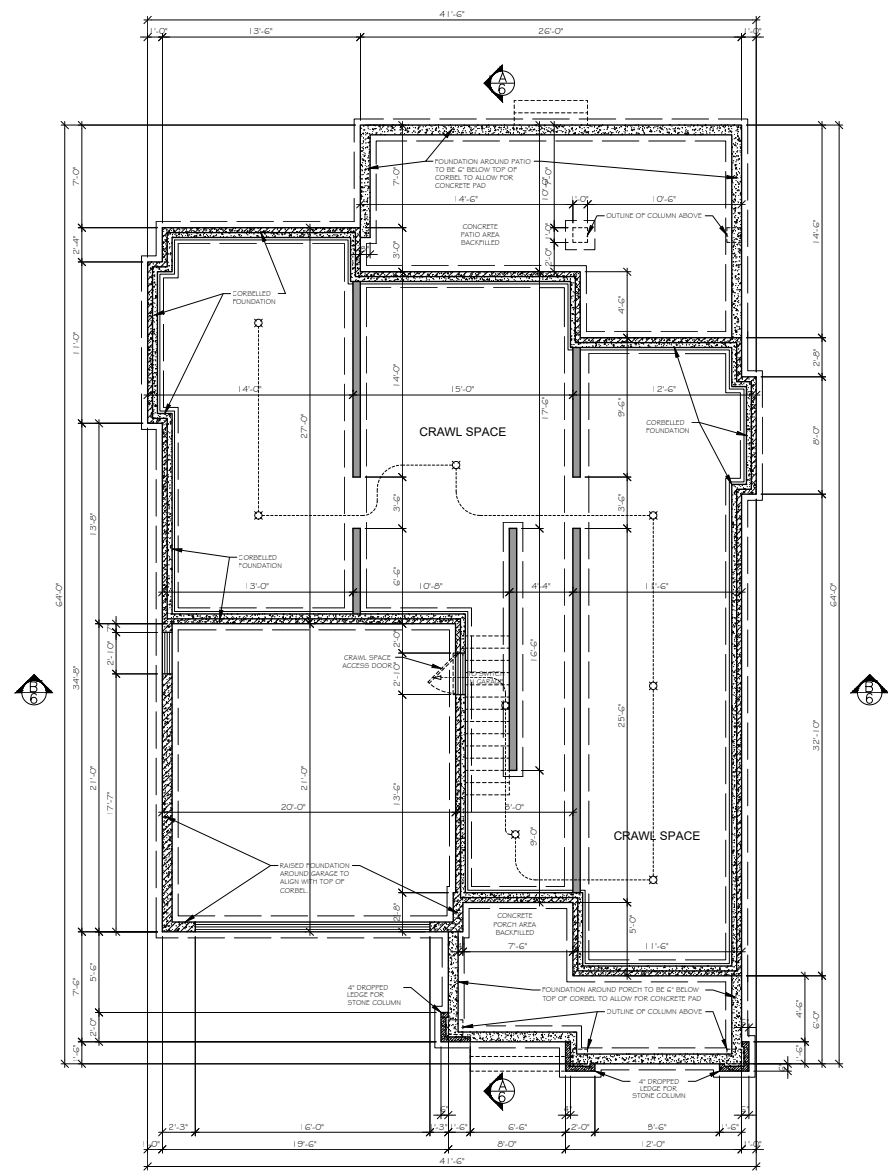
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**FOUNDATION
STRUCTURAL PLAN**



FOUNDATION PLAN

Key Plan

Project North

#	Description	Date
1	Issued for Review	06/15/18
2	Foundation Below Hatch Adjusted	06/25/18
3	Plan Mirrored	08/02/18
4	Issued for Permit	08/02/18

Client
Genica Developments

QTY	DESCRIPTION
SWITCHES	
↔	SWITCH
↔	3 WAY SWITCH
↔	4 WAY SWITCH
↔	DIMMER SWITCH
LIGHTS	
☐	PULL CHAIN LIGHT
☐	POT LIGHT
☐	TRACK LIGHT
☐	FLUORESCENT
RECEPTACLES	
☐	OUTLET
☐	SWITCHED
☐	SPLIT
☐	GROUND FAULT
☐	WATERPROOF
☐	220
☐	CEILING
☐	FLOOR
MISCELLANEOUS	
☐	PINNE JACK
☐	TV CABLE
☐	DATA, TEL, CABLE
☐	SMOKE ALARM
☐	CEILING FAN
☐	CEILING FAN/LIGHT
☐	EXHAUST FAN
MECHANICAL	
☐	FORCED AIR FLOOR
☐	FORCED AIR CEILING
☐	TERMOSTAT
☐	SOLAR HW CONDUIT
☐	HOSE BIBB
☐	4" DRAIN

Project
**Aquadel Crossing II
Plan F1L
Lot 52**

Drawing Title
**Foundation Plan
Foundation
Structural Plan**

Drawn By:
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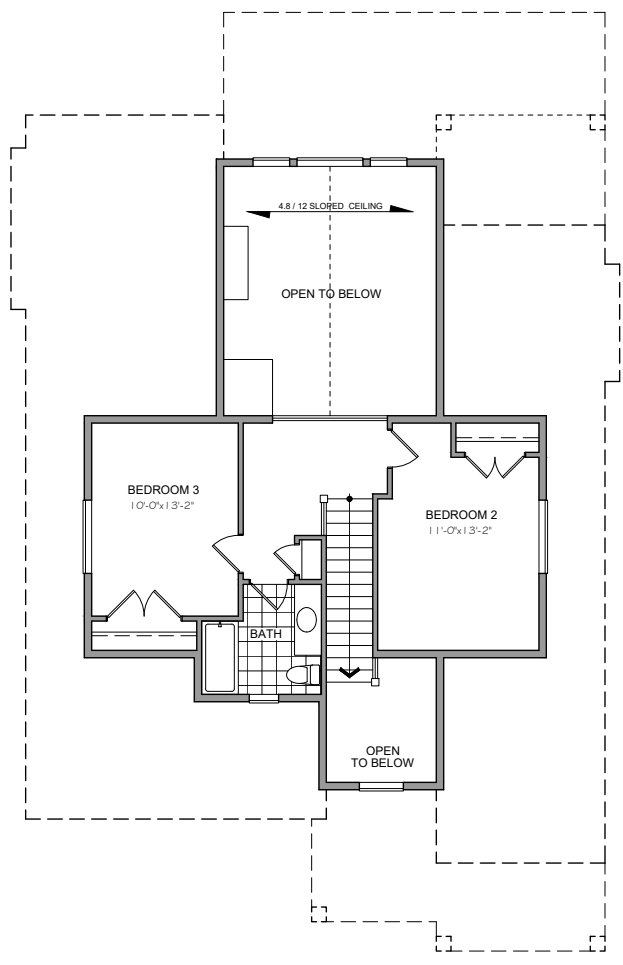
Designed/Drawn by
GWH/P
Checked
GJA

Date
June 15, 2018
Scale
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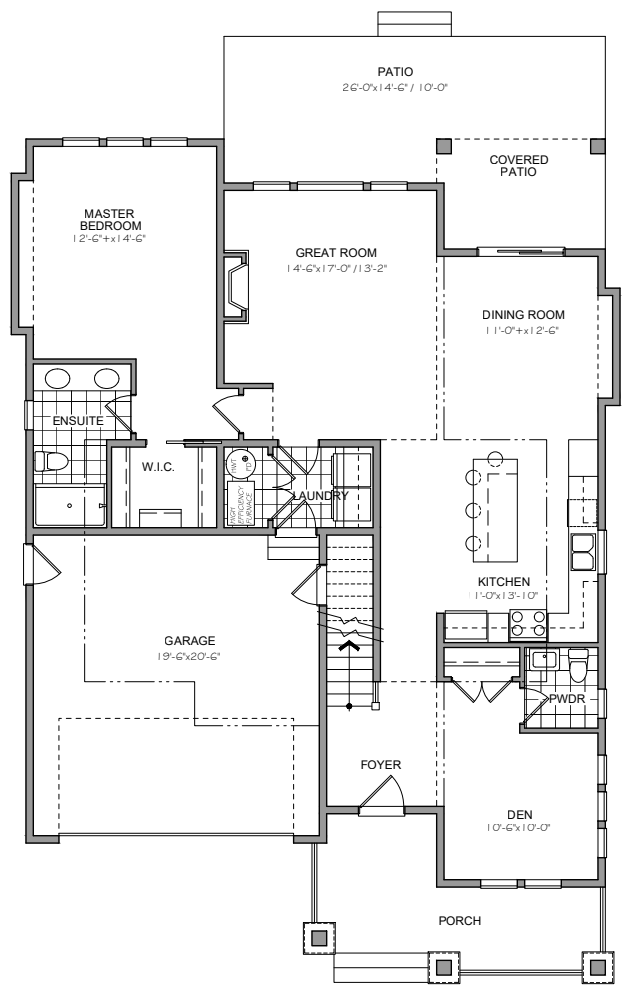
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**UPPER
STRUCTURAL PLAN**



**MAIN
STRUCTURAL PLAN**

Key Plan

Project North

Revisions

#	Description	Date
1	Issued for Permit	08/02/18
2	Plan Mirrored	08/02/18
3	Foundation Below Hatch Adjusted	06/25/18
4	Issued for Review	06/15/18

Client

**Genica
Developments**

Project
**Aquadel Crossing II
Plan F1L
Lot 52**

Drawing Title
Structural Plans

Drawn By:
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Burnaby, B.C.
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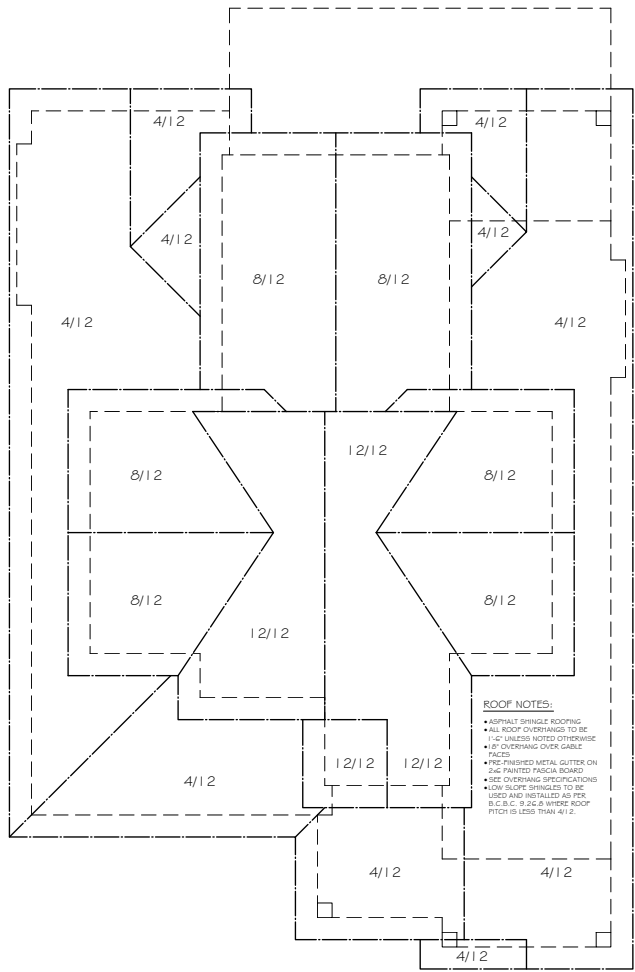
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Date: June 15, 2018 Scale: 1/4" = 1'-0"

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ROOF PLAN

ROOF NOTES:

- ASPHALT SHINGLE ROOFING
- ALL ROOF OVERHANGS TO BE 1'-0" UNLESS NOTED OTHERWISE
- 1/2" OVERHANG OVER GABLE SIDES
- PRE-FINISHED METAL GUTTER ON 2x4 PAINTED FASCIA BOARDS
- SEE OVERHANG SPECIFICATIONS
- LOW SLOPE SHINGLES TO BE USED AND INSTALLED AS PER B.C.B.C. 9.2.6 WHERE ROOF PITCH IS LESS THAN 4/12.

ASSEMBLY SPECIFICATIONS:

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

FOUNDATION WALL:

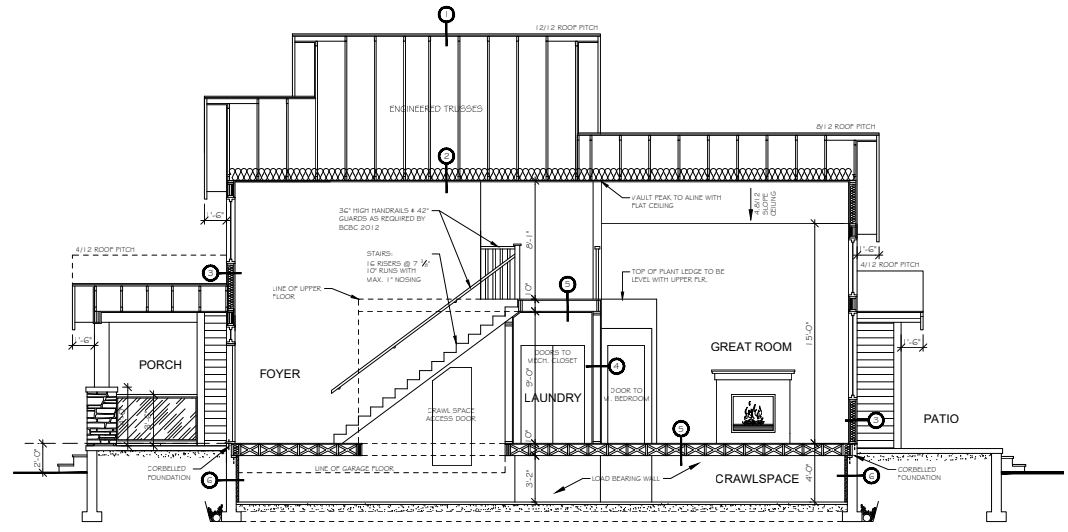
 - 5/8" ANCHOR BOLTS @ 4'-0" O.C.
 - 2 COURSES ASPHALT EMULSION (BELOW GRADE)
 - 8" CONCRETE WALL
 - 2" RIGID INSULATION
 - 8x8" CONCRETE FOOTING
 - 2.15M BARS
 - 4" DIAMETER DRAIN TILE
 - 2" MIN. DRAIN GRAVEL COVER

INTERIOR BEARING WALL:

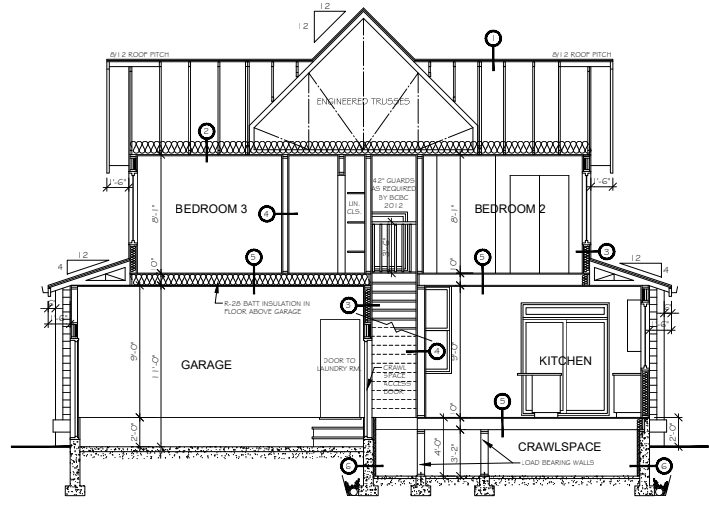
 - 2x6 WALL STUDS @ 16" O.C.
 - 2" CONCRETE CURB
 - 8x8" CONCRETE FOOTING
 - ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW MAXIMUM FROST PENETRATION DEPTH

CRAWL SPACE FLOOR:

 - 2" CONCRETE SLM COAT
 - 2 MIL POLY VAPOUR BARRIER



SECTION A



SECTION B

Key Plan

Project North

#	Description	Date
1	Issued for Permit	08/10/18
2	Plan Mirrored	08/02/18
3	Foundation Below Hatch Adjusted	06/25/18
4	Issued for Review	06/15/18

Client
Genica Developments

Project
Aquadel Crossing II
Plan F1L
Lot 52

Drawing Title
Building Sections
Assembly Specs
Roof Plan

Drawn By:
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Designed/Drawn By SWhp	Checked Gla
Date June 15, 2018	Scale 1/4" = 1'-0"
Sheet Number A6.0	

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