

Revisions

#	Description	Date
3	Drawing Revisions	5/23/18
2	Second Elevation	5/14/18
1	Issued for Review	5/7/18

Client
Genica Developments

Project
Aquadel Crossing II Rancher Plan A2R

Drawing Title
Elevations

Drawn By:
4723 Hastings Street
Burnaby, B.C.
V5C 2K8

Tel: 604.662.8008
Fax: 604.662.8078
www.i3design.ca

i3 design

Designed/Drawn By
GM/NP

Checked
GM

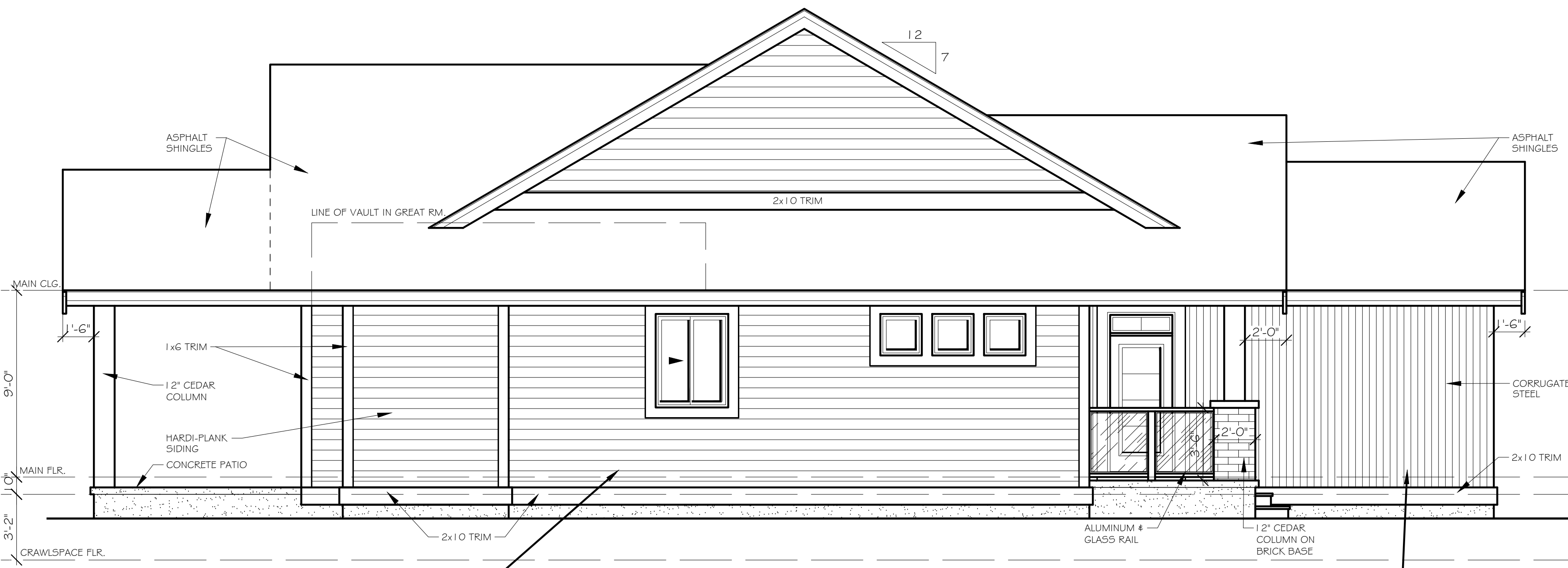
Date
May 7, 2018

Scale
1/4"=1'-0"

Sheet Number

A2.0

This drawing is a copyright drawing and shall not be reproduced or revised without written permission from the designer. Do not scale the drawings. The General Contractor shall check and verify all dimensions and report all errors and omissions to Designer.



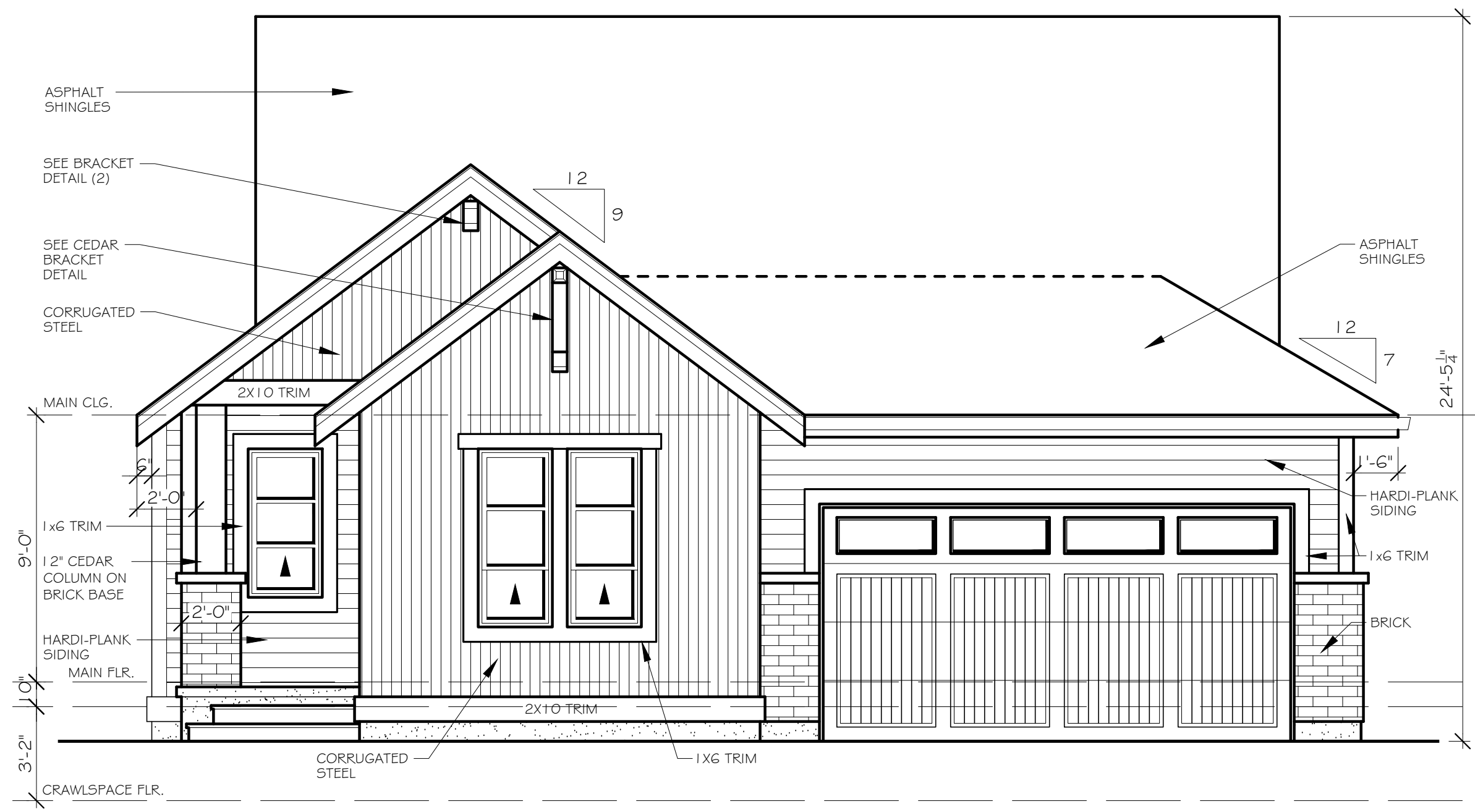
UNPROTECTED OPENINGS:

WALL AREA:	41.8 SQ. FT.
LIMITING DISTANCE:	4'-0"
PERMITTED OPENINGS:	29.26 SQ. FT. 7.00%
PROPOSED OPENINGS:	28 SQ. FT. 6.64%

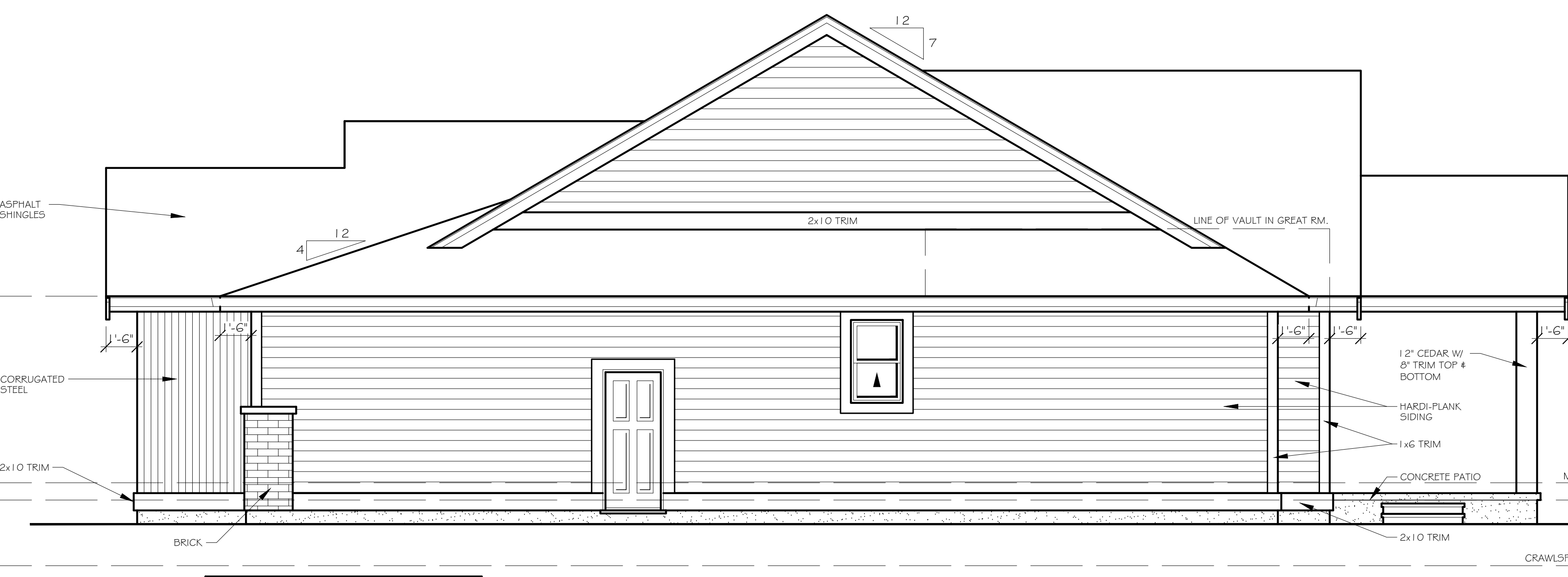
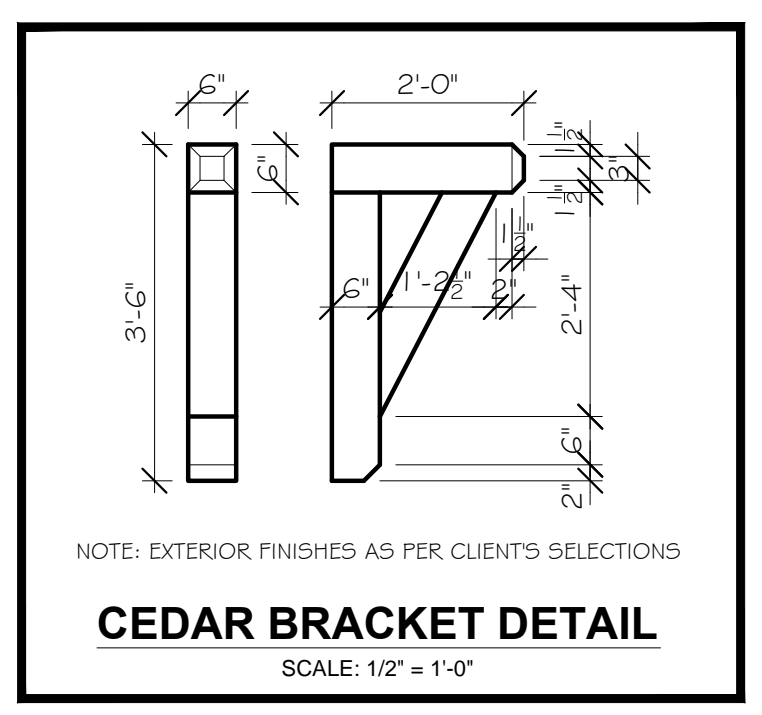
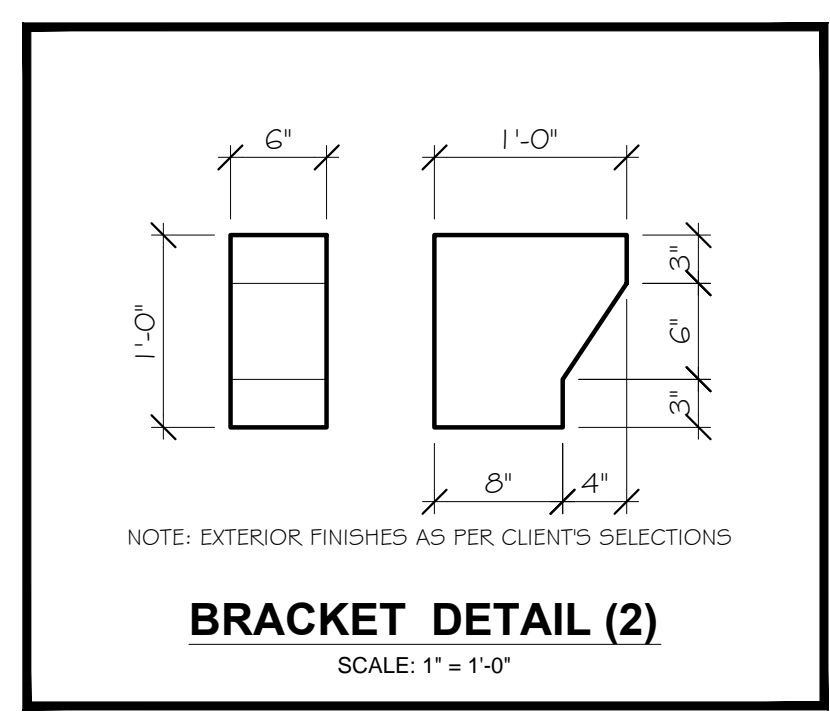
LEFT ELEVATION

UNPROTECTED OPENINGS:

WALL AREA:	252 SQ. FT.
LIMITING DISTANCE:	10'-0"
PERMITTED OPENINGS:	30.22 SQ. FT. 12.00%
PROPOSED OPENINGS:	26 SQ. FT. 10.35%



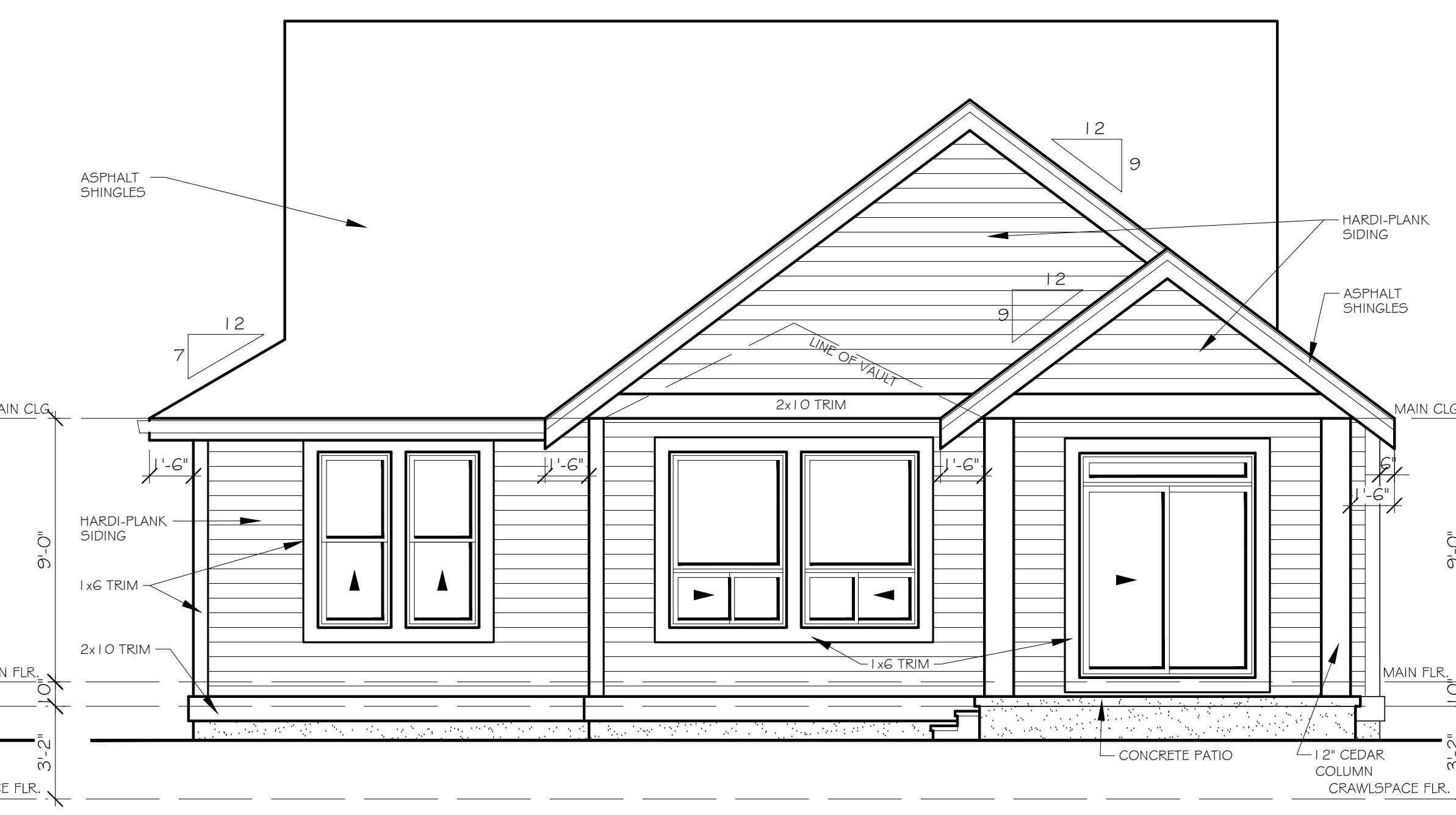
FRONT ELEVATION



UNPROTECTED OPENINGS:

WALL AREA:	572 SQ. FT.
LIMITING DISTANCE:	4'-0"
PERMITTED OPENINGS:	40.04 SQ. FT. 7.00%
PROPOSED OPENINGS:	28 SQ. FT. 4.86%

RIGHT ELEVATION



REAR ELEVATION

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

Revisions

#	Description	Date
3	Drawing Revisions	5/23/18
2	Second Elevation	5/14/18
1	Issued for Review	5/7/18

CONTRACTOR'S RESPONSIBILITY: THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CONTRACTOR. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE DESIGNER.

Client
Genica Developments

ELECTRICAL SCHEDULE

QTY	DESCRIPTION
SWITCHES	
4	SWITCH
4	3 WAY SWITCH
4	4 WAY SWITCH
1	DIMMER SWITCH
LIGHTS	
1	PULL CHAIN LIGHT
1	POT LIGHT
1	TRACK LIGHT
1	FLOURESCENT
RECEPTACLES	
1	DUPLEX 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 A2R

Drawing Title

Main Floor Plan Foundation Plan

Drawn By:
4723 Hastings Street
Burnaby, B.C.
V5C 2K8
Tel: 604.662.8008
Fax: 604.662.8078
www.i3design.ca

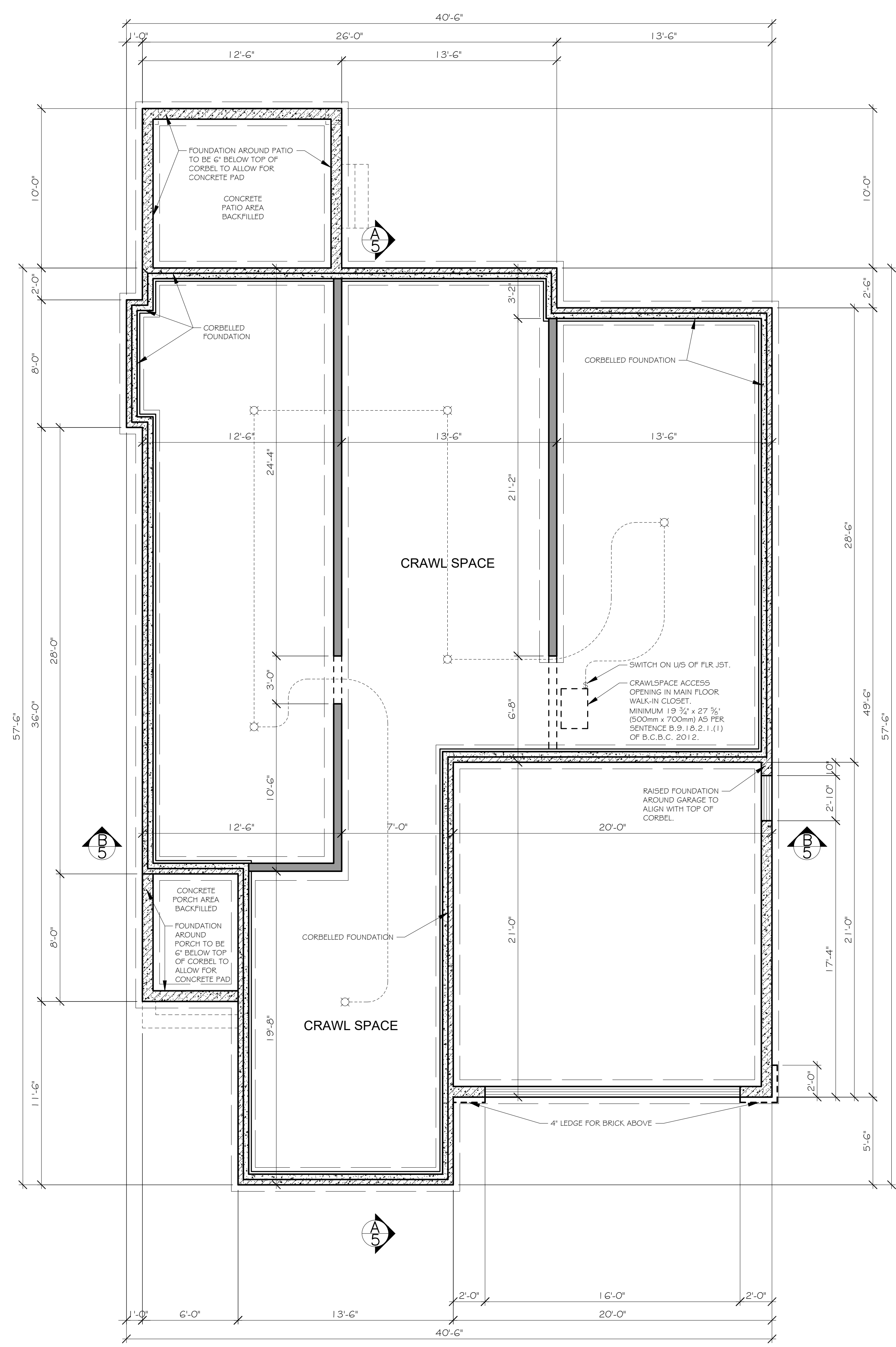
i3 design

Designed/Drawn By: GM/MP
Checked: GM

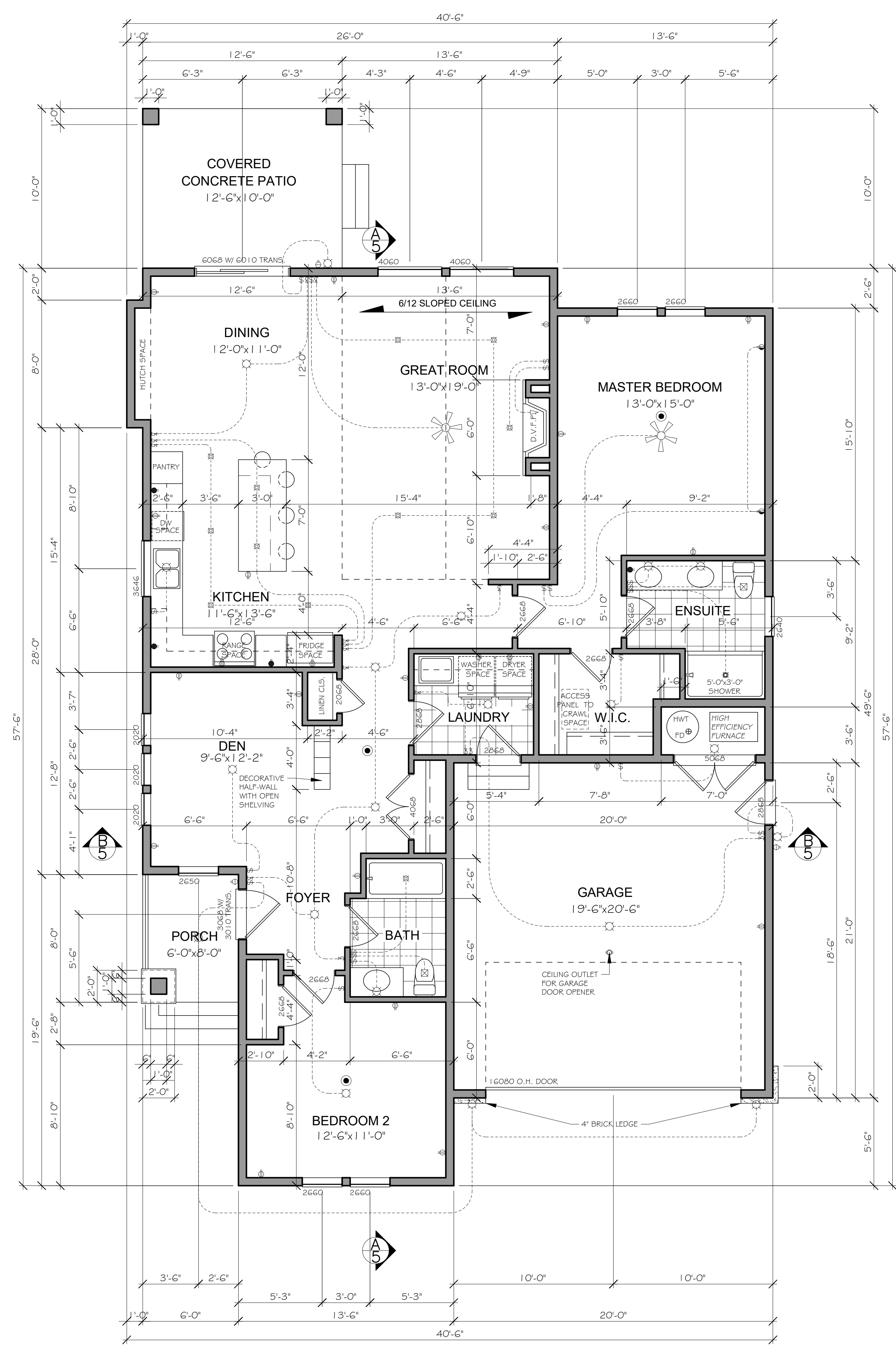
Date: May 7, 2018
Scale: 1/4"=1'-0"

Sheet Number

A3.0



FOUNDATION PLAN



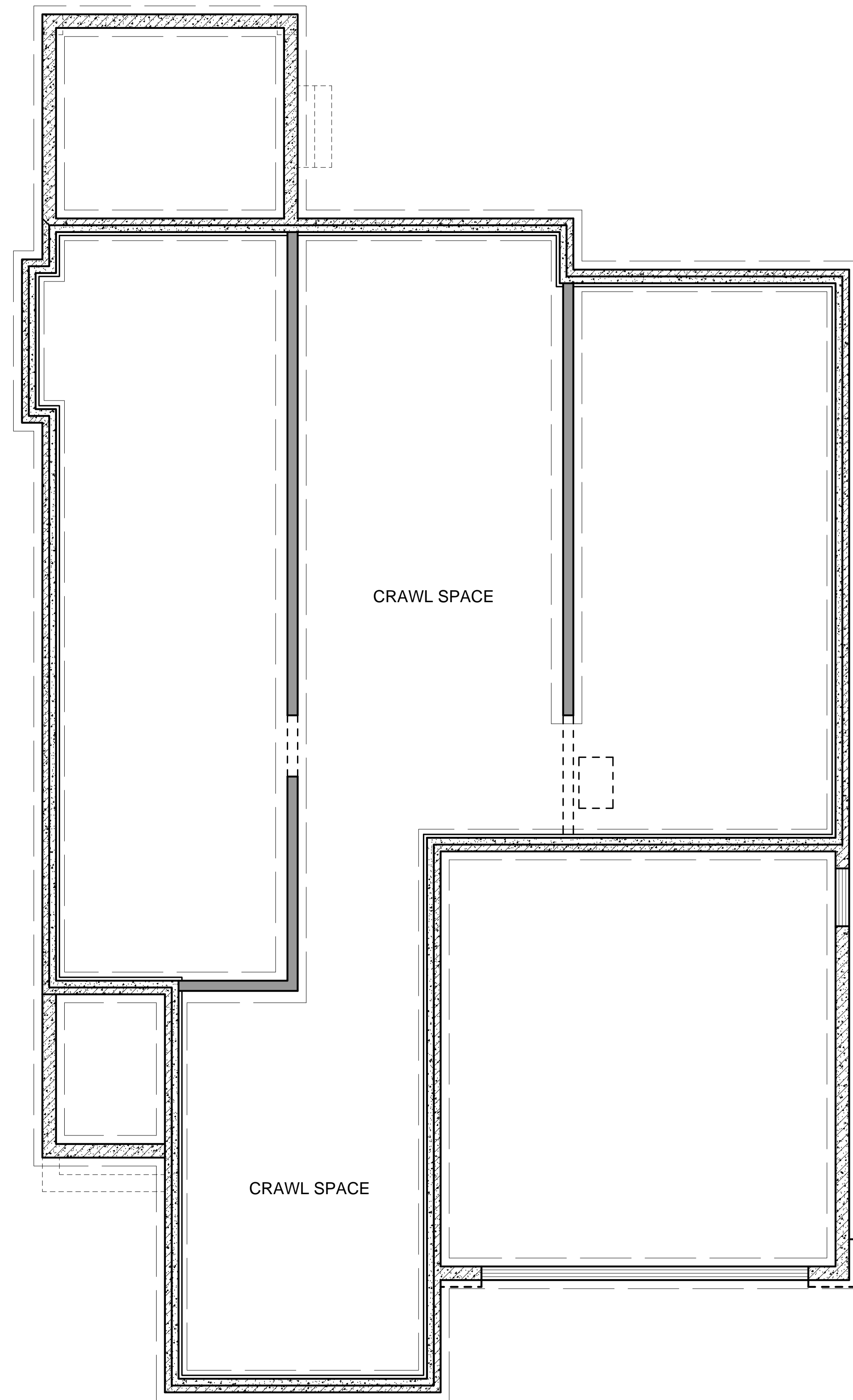
MAIN FLOOR PLAN

FLOOR AREA = 1595 SQ.FT.

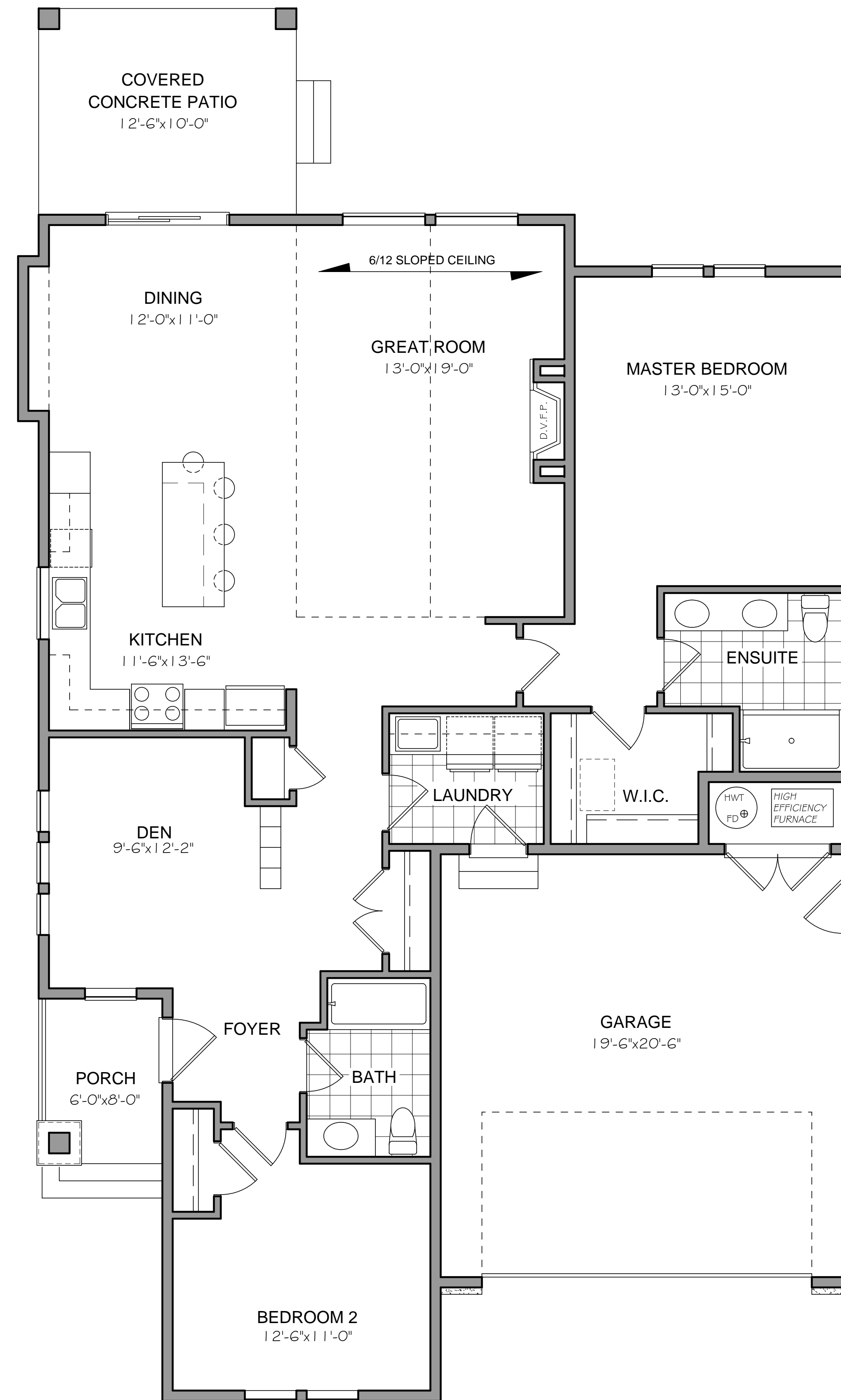
NOTE: ELECTRICAL LAYOUT FOR REFERENCE ONLY. ALL ELECTRICAL PANEL AND ELECTRIC BASEBOARD HEATER LOCATIONS TO BE DETERMINED BY ELECTRICAL ENGINEER.

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

This drawing is a copyright drawing and shall not be reproduced or revised without written permission from the designer. The General Contractor shall check and verify all dimensions and report all errors and omissions to Designer. Do not scale the drawings.



**FOUNDATION
STRUCTURAL PLAN**



**MAIN
STRUCTURAL PLAN**

Key Plan

Project North

Revisions

#	Description	Date
3	Drawing Revisions	5/23/18
2	Second Elevation	5/14/18
1	Issued for Review	5/7/18

COPYRIGHT RESERVED. THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CONTRACTOR. NO PART OF THIS DRAWING OR ANY INFORMATION HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE DESIGNER AND CONTRACTOR ARE NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS NOT BRINGED TO THE ATTENTION OF THE DEVELOPER.

Client

**Genica
Developments**

Project

**Aquadel Crossing II
Rancher Plan A2R**

Drawing Title

Structural Plans

Drawn By:
4723 Hastings Street
Burnaby, B.C.
V5C 2K8
Tel: 604.662.8008
Fax: 604.662.8078
www.i3design.ca

i3 design

Designed/Drawn By: GM/NP
Checked: GM

Date: May 7, 2018
Scale: 1/4"=1'-0"

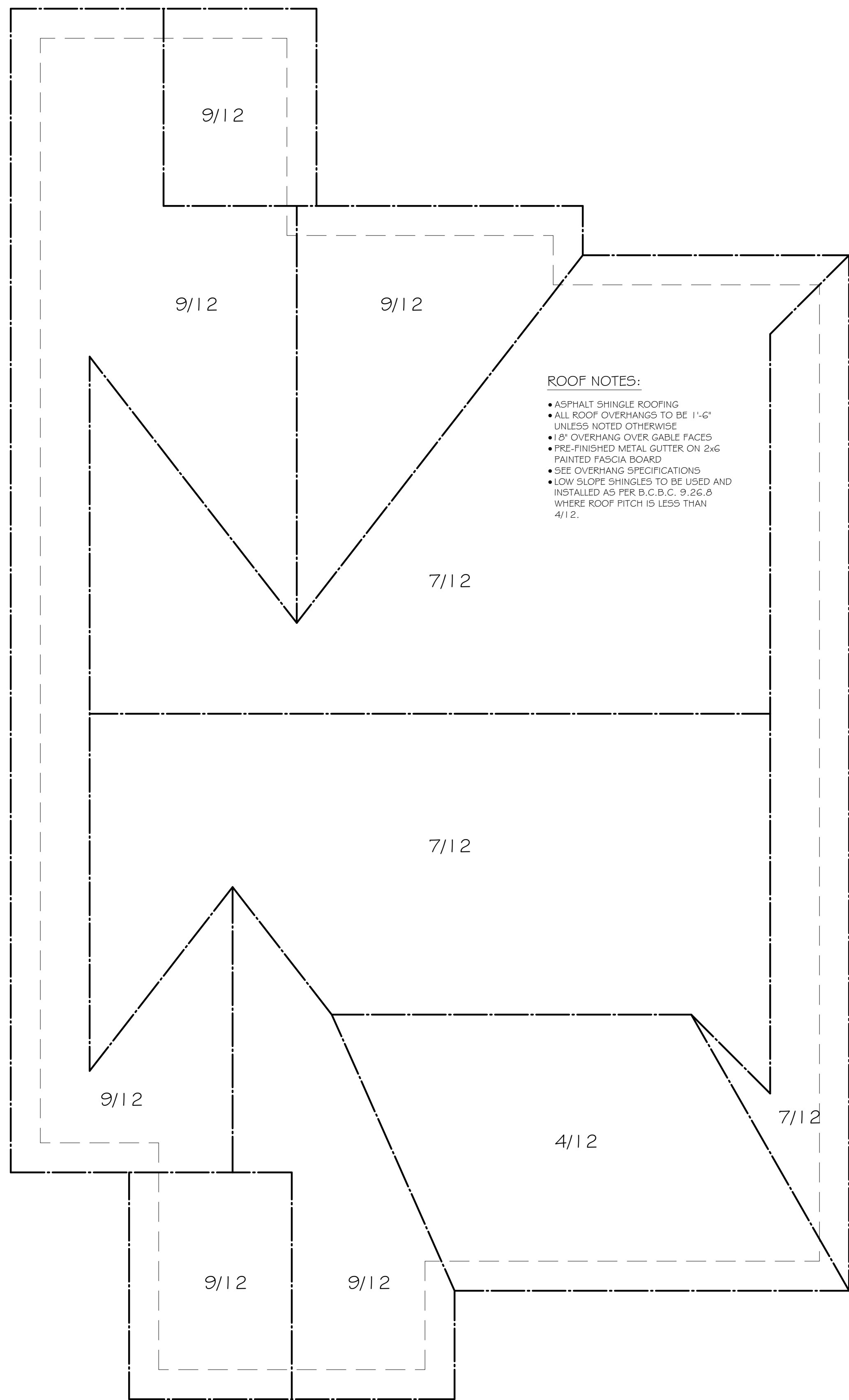
Sheet Number

A4.0

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

This drawing is a copyright drawing and shall not be reproduced or revised without written permission from the designer. The General Contractor shall check and verify all dimensions and report all errors and omissions to Designer. Do not scale the drawings.

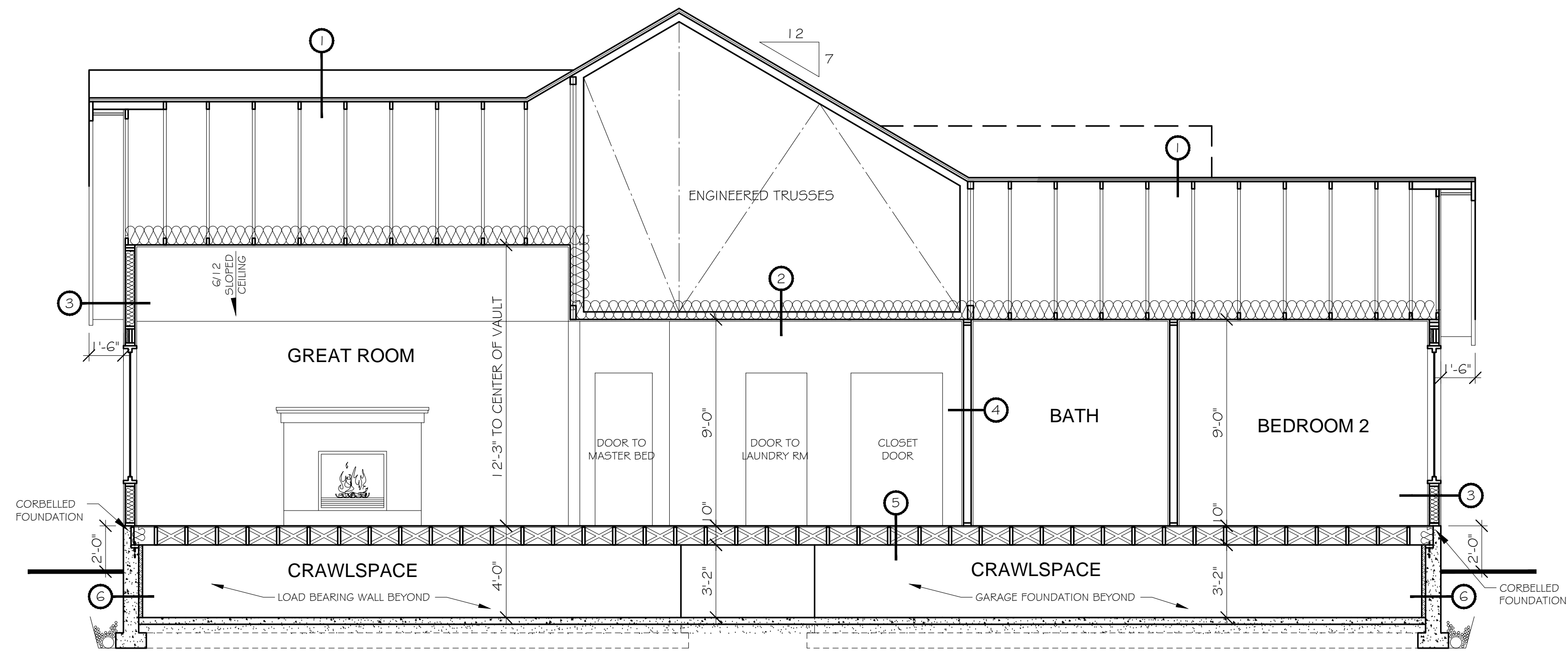
This drawing is a copyright drawing and shall not be reproduced or revised without written permission from the designer. The General Contractor shall check and verify all dimensions and report all errors and omissions to Designer. Do not scale the drawings.



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
 - 6 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 F.G. BATT INSULATION
 - 6 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" T&G PLYWOOD (GLUED & NAILED)
 - 2x10 FLOOR JOISTS @ 16" O.C.
 - 2x2 CROSS BRIDGING @ 6'-11" MAXIMUM
- 6. FOUNDATION ASSEMBLY:**

FOUNDATION WALL:

 - 5/8" ANCHOR BOLTS @ 4'-0" O.C.
 - 2 COATS ASPHALT EMULSION (BELOW GRADE)
 - 8" CONCRETE WALL
 - 2" RIGID INSULATION
 - 1 1/2" CONCRETE FOOTING
 - 2-1/2" BARS
 - 4" DIAMETER DRAIN TILE
 - 6" MIN. DRAIN GRAVEL COVER

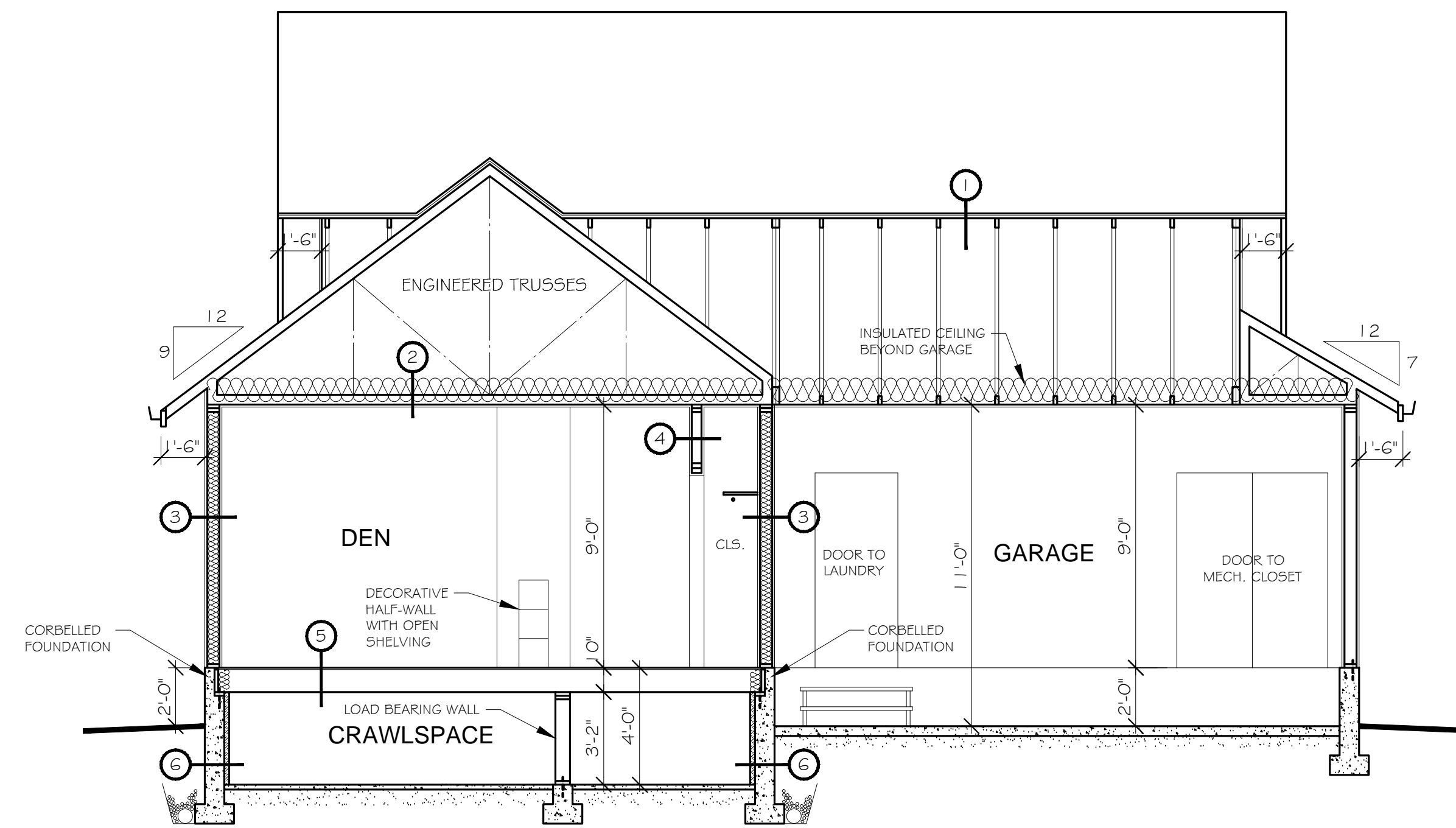
INTERIOR BEARING WALL:

 - 2x6 WALL STUDS @ 16" O.C.
 - 6" CONCRETE CURB
 - 1 1/2" CONCRETE FOOTING

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

CRAWL SPACE FLOOR:

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



SECTION B

Key Plan

Project North

Revisions

#	Description	Date
3	Drawing Revisions	5/23/18
2	Second Elevation	5/14/18
1	Issued for Review	5/7/18

COPYRIGHT RESERVED. THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE DESIGNER AND ARCHITECT ASSUME NO LIABILITY FOR THE CONSTRUCTION OF THE PROJECT.

Client

Genica Developments

Project

Aquadel Crossing II Rancher Plan A2R

Drawing Title

**Building Sections
Roof Plan
Assembly Specs**

Drawn By:
4723 Hastings Street
Burnaby, B.C.
V5C 2K8

Tel: 604.662.8008
Fax: 604.662.8078
www.i3design.ca

i3 design

Designed/Drawn By: GW/MP
Checked: GM

Date: May 7, 2018
Scale: 1/4"=1'-0"

Sheet Number

A5.0

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