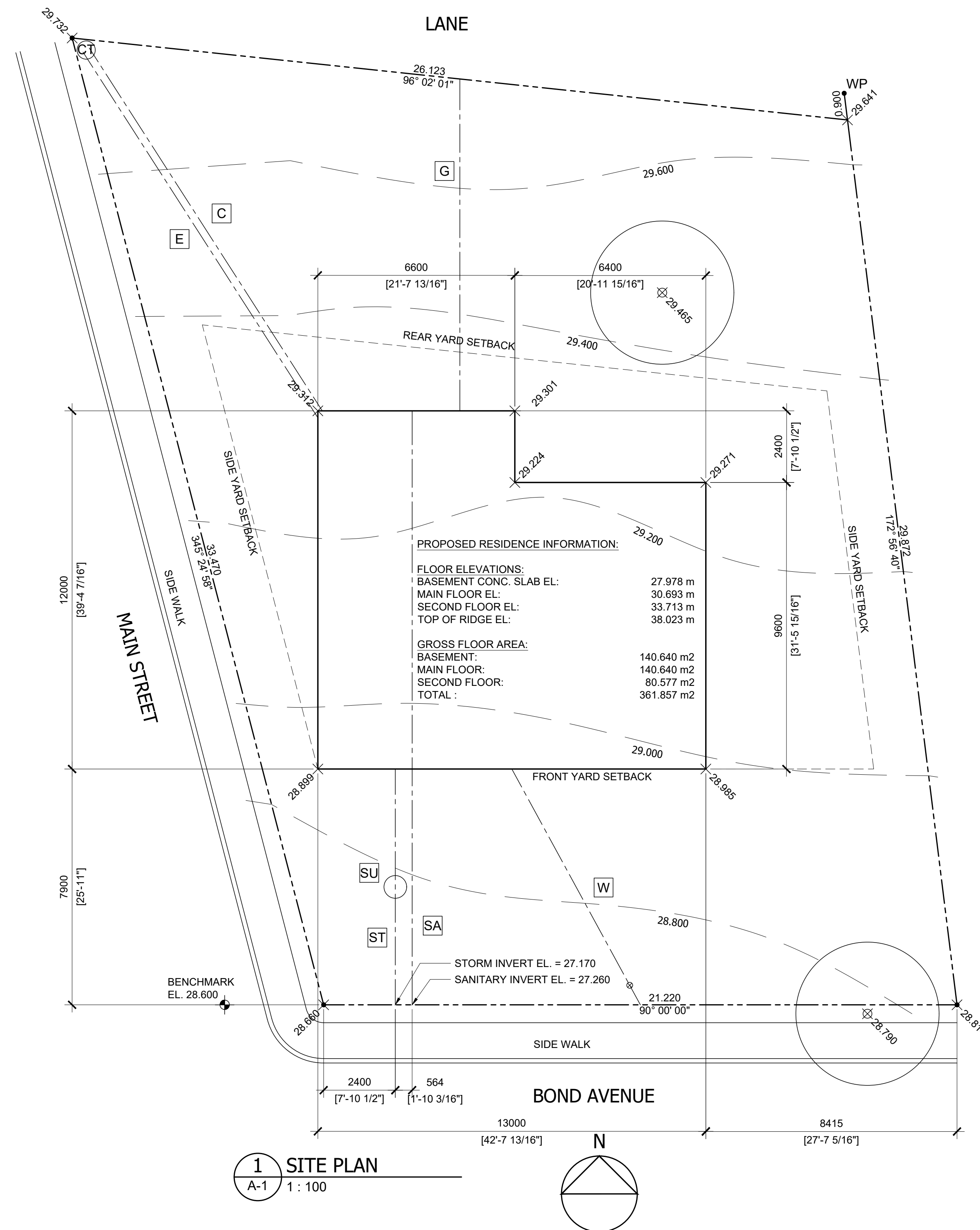


GENERAL NOTES:

1. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF ABC DESIGN & DRAFTING AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED PERMISSION OF THE SAME.
2. THESE DRAWINGS HAVE BEEN PREPARED TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE LOCAL BUILDING CODE AND THE B.C. BUILDING CODE, 2018 EDITION.
3. THE BUILDER IS RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION CONFORMS TO LOCAL, PROVINCIAL, AND NATIONAL BUILDING CODES AND BY-LAWS.
4. THE BUILDER SHALL INSTALL ALL MATERIALS, EQUIPMENT AND COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ACCEPTED METHODS OF GOOD BUILDING PRACTICE.
5. DIMENSIONS SHOWN WILL ALWAYS HAVE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.
6. ABC DESIGN & DRAFTING HAS MADE EVERY EFFORT TO INSURE ACCURACY AND COMPLETENESS IN OUR PLANS. HOWEVER IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO CORRECTIONS CAN BE MADE.

THE BUILDING SITE

1. LOT GEOMETRY AND TOPOGRAPHICAL INFORMATION HAS BEEN OBTAINED FROM A REGISTERED PROFESSIONAL LAND SURVEYOR. AS WE RELY ON THIS INFORMATION, WE ARE NOT RESPONSIBLE FOR ANY ERRORS WHICH OCCUR AS A RESULT OF THE USE OF THE SURVEY PLAN. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT SITE DATA IS CORRECT.
2. ALL DIMENSIONS SHOWN ON THE SITE PLAN AND LOCATION OF ANY EASEMENTS OR RIGHT-OF-WAYS ARE TO BE APPROVED BY BUILDING AUTHORITIES BEFORE COMMENCING CONSTRUCTION.
3. GRADE IS TO SLOPE A MINIMUM OF TWO PERCENT AWAY FROM THE STRUCTURE FOR SURFACE WATER RUN-OFF. THE BUILDER IS RESPONSIBLE FOR REQUIRED SWALES, AND TO ENSURE THAT ELEVATIONS SHOWN ON THE SITE PLAN ARE ACCURATE BEFORE EXCAVATION TAKES PLACE. THIS IS EXTREMELY IMPORTANT TO ENSURE THAT EXISTING OVERLAND WATER FLOW PATTERNS ARE MAINTAINED.
4. ANY RETAINING WALLS THAT ARE REQUIRED ARE TO BE BUILT ACCORDING TO THE LOCAL BUILDING CODE AND GOOD BUILDING PRACTICE, AND ARE ENTIRELY THE RESPONSIBILITY OF THE BUILDER.
5. ALL ELEVATIONS ARE GEODETIC
6. ALL SPOT ELEVATIONS ARE EXISTING ELEVATIONS U.N.O.
7. REFER TO ARBORIST REPORT FOR ALL TREE PROTECTION REQUIREMENTS & PROCEDURES DURING CONSTRUCTION



PROJECT DATA:

LEGAL DESCRIPTION:
DL2 GP5 BLK12 LOT12 PLAN 214 N.W.D.

CIVIC ADDRESS:
5678 BOND AVENUE BURNABY, BC

ZONING DISTRICT:
RS-1

LOT AREA:
723.714 m²

ZONING SETBACK:
MIN FRONT YARD : 7.900 m
MIN REAR YARD : 9.100 m
MIN SIDE YARD : 1.800 m

LOT COVERAGE OF PRINCIPLE BUILDING:
MAX ALLOWED 25% OF LOT AREA : 180.929 m²
723.714 m² X 25% = 180.929 m²
PROPOSED LOT COVERAGE = 140.640 m²

FLOOR AREA RATIO (FAR):
MAX ALLOWED 50% OF LOT AREA : 361.857 m²
723.714 m² X 50% = 361.857 m²
PROPOSED :
BASEMENT AREA : 140.640 m²
MAIN FLOOR AREA : 140.640 m²
SECOND FLOOR : 80.577 m²
TOTAL PROPOSED : 361.857 m²

AVERAGE BUILDING GRADE:
28.814 m + 28.660 m + 29.732 m + 29.641 m = 116.847 m
116.847 m / 4 = 29.212 m

BUILDING HEIGHT:
MAX ALLOWED 30'-0" (9.144 m)
MAX ALLOWED GEODETIC BUILDING HEIGHT: 38.356 m
PROPOSED GEODETIC HEIGHT : 38.023 m

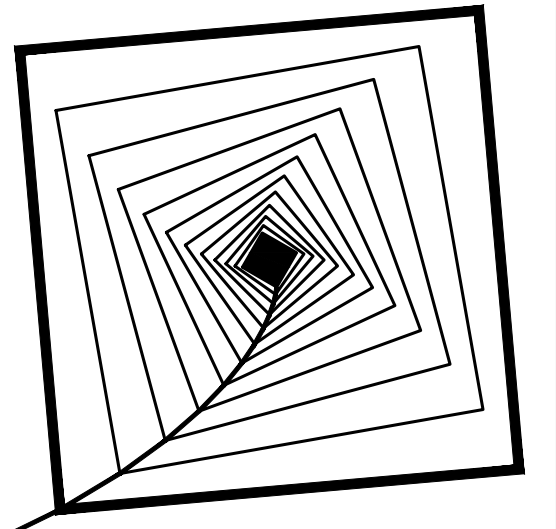
MINIMUM BASEMENT ELEVATION
TOP OF THE BASEMENT CONCRETE SLAB : 27.978 m

MAXIMUM ELEVATION
TO THE UNDERSIDE OF FOOTING : 28.442 m

MINIMUM FROST COVER
FROM LOWEST BLDG CORNER SPOT LEVEL : 457mm

LEGEND:

- SU SUMP : 762mm (30") DIAMETER
- ST STORM SEWER LINE : 100mm (4") DIAMETER
- SA SANITARY SEWER LINE : 100mm (4") DIAMETER
- E ELECTRICAL POWER : 100mm (4") DIAMETER ; 200 A
- C COMMUNICATION : 100mm (4") DIAMETER
 - ELECTRICAL AND COMMUNICATION LINES ARE TO BE PLACED 250mm O.C. AND COVERED WITH 150mm OF CONCRETE PRIOR TO BACKFILL.
 - TRENCH MARKERS TO BE INCLUDED DURING BACKFILL
- W POTABLE WATER : 45mm DIAMETER
- ⊗ WATER SHUT-OFF VALVE
- G NATURAL GAS
- WP WITNESS POST
- CT CONCRETE SERVICE TRUNK : 610mm DIAMETER



PROJECT TITLE
PROPOSED RESIDENCE VICTORIA, BC

SHEET TITLE
SITE PLAN

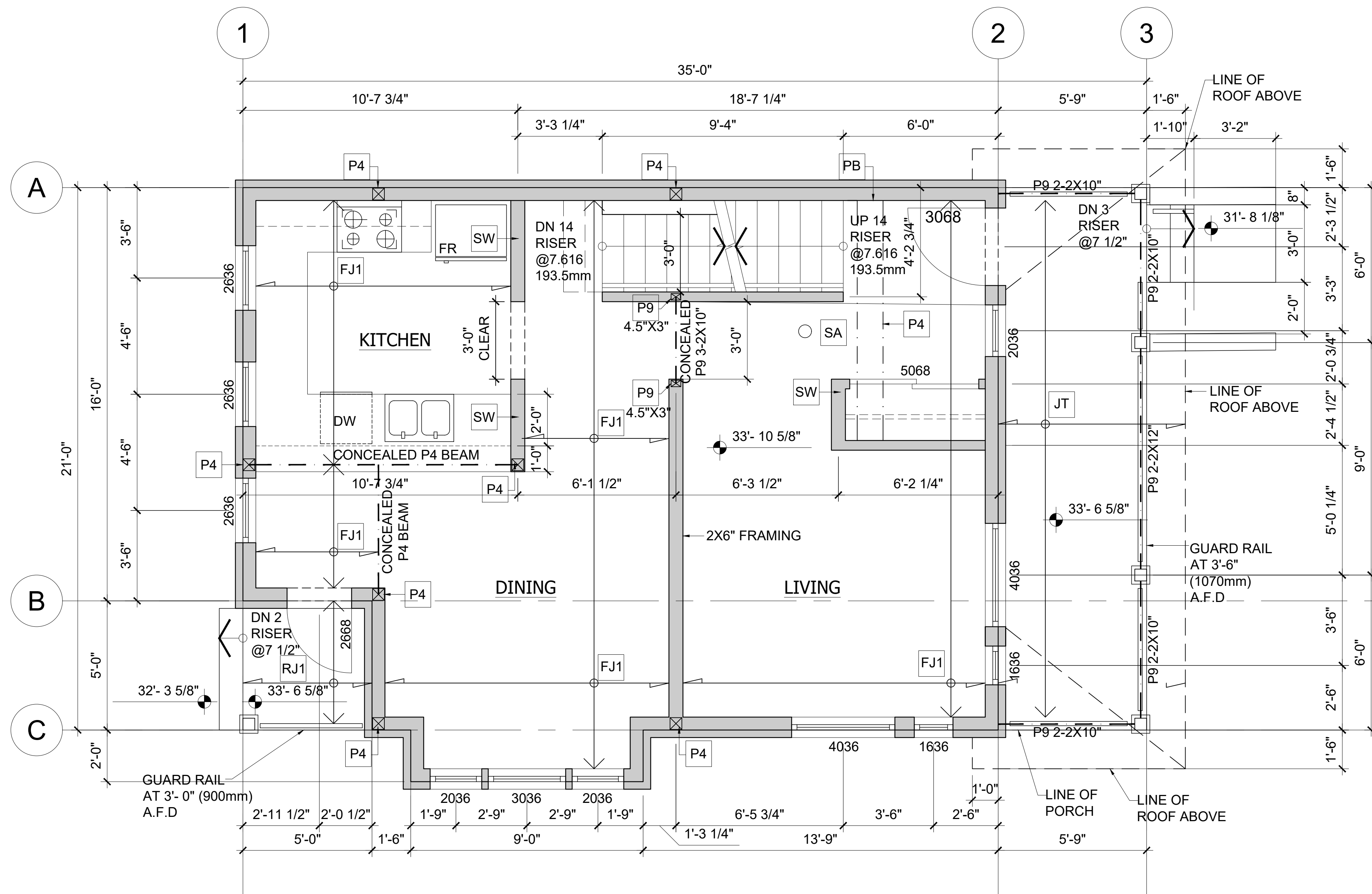
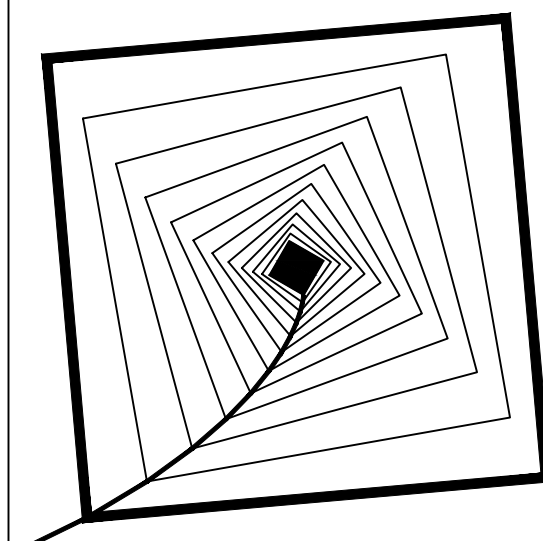
SCALE
1 - 100

DRAWN BY

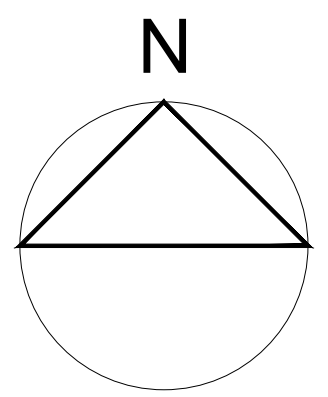
DATE
2022-02-01

STUDENT NO.

SET B	SHEET NO. A-0
COURSE NO. BLDG 1405	



1 MAIN FLOOR PLAN
A-1 3/8" = 1'-0"



PROJECT DATA

PROJECT LOCATION : VICTORIA (GONZALEZ HTS) , BC
 SNOW LOAD: $S = (Cb) X (Ss) + Sr$
 $S = (0.55) x (1.5) + 0.3$
 $S = 1.125 \text{ kPa} \Rightarrow \text{USE } 1.5 \text{ kPa}$
 CODE REFERENCE: DIVISION B- APPENDIX "C", CLAUSE 9.4.2.2

GENERAL NOTES

- REFER TO TRUSS ENGINEER'S DRAWINGS FOR TRUSS LAYOUT, INSTALLATION REQUIREMENTS & SPECIFICATIONS
- REFER TO STRUCTURAL ENGINEER'S DRAWING FOR WOOD FRAMING NOTES
- REFER TO STRUCTURAL ENGINEER'S DRAWING FOR ALL P4 ENGINEERED COMPONENTS
- A.F.F. = ABOVE FINISHED FLOORING
- A.F.D. = ABOVE FINISHED DECK
- REFER TO SHEET A-4 FOR ALL CONSTRUCTION ASSEMBLIES
- U.N.O ALL GRIDS ALIGN WITH OUTSIDE FACE OF CONCRETE FOUNDATION, EXTERIOR STUDS AND AT EXTERIOR COLUMNS.
- GRID LINE 2 ALIGNS WITH FACE OF STUD AT LOWER ROOF PLAN INTERIOR WALL
- ALL INTERIOR WALL DIMENSIONS ALIGN TO CENTER OF WALL U.N.O
- ALL EXTERIOR OPENING ALIGN TO CENTER OF OPENING U.N.O.
- ALL LOWR FLOOR PLAN DRAWINGS CONNECT TO SANITARY SEWER
- TO INCLUDE TRAP PRIMER FOR FLOOR DRAIN AT CRAWL SPACE

FRAMING LEGEND

- FJ1 FLOOR JOIST
• 2"x10" (38mm x 235mm) @ 16" O.C.(400mm)
- FJ2 FLOOR JOIST
• 2"x12" (38mm x 286mm) @ 16" O.C.(400mm)
- RJ1 ROOF JOIST
• 2"x8" (38mm x 140mm) @ 16" O.C.(400mm)
- RJ2 ROOF JOIST
• 2"x10" (38mm x 235mm) @ 16" O.C.(400mm)
- JT JACK TRUSSES @ 24" O.C.

- P4 P4 CONCENTRATED POINT LOAD
- P9 P9 CONCENTRATED POINT LOAD

LEGEND

- SW SERVICE WALL
- PB PLUMBER BOX (1'-0" X 9'- 3 1/2" WITH HEADR AND TRIMMER SUPPORT TO ENGINEER'S DETAIL)
- SA SMOKE ALARM
ALARMS ARE DUAL FUNCTIONING SERVING AS SMOKE AND CARBON MONOXIDE ALARMS
- CA CRAWL SPACE ACCESS
MIN 500mm X 700mm (20" X 28")
- FS INTERIOR FURRING SERVICE WALL

PROJECT TITLE
PROPOSED RESIDENCE VICTORIA, BC

SHEET TITLE
MAIN FLOOR PLAN

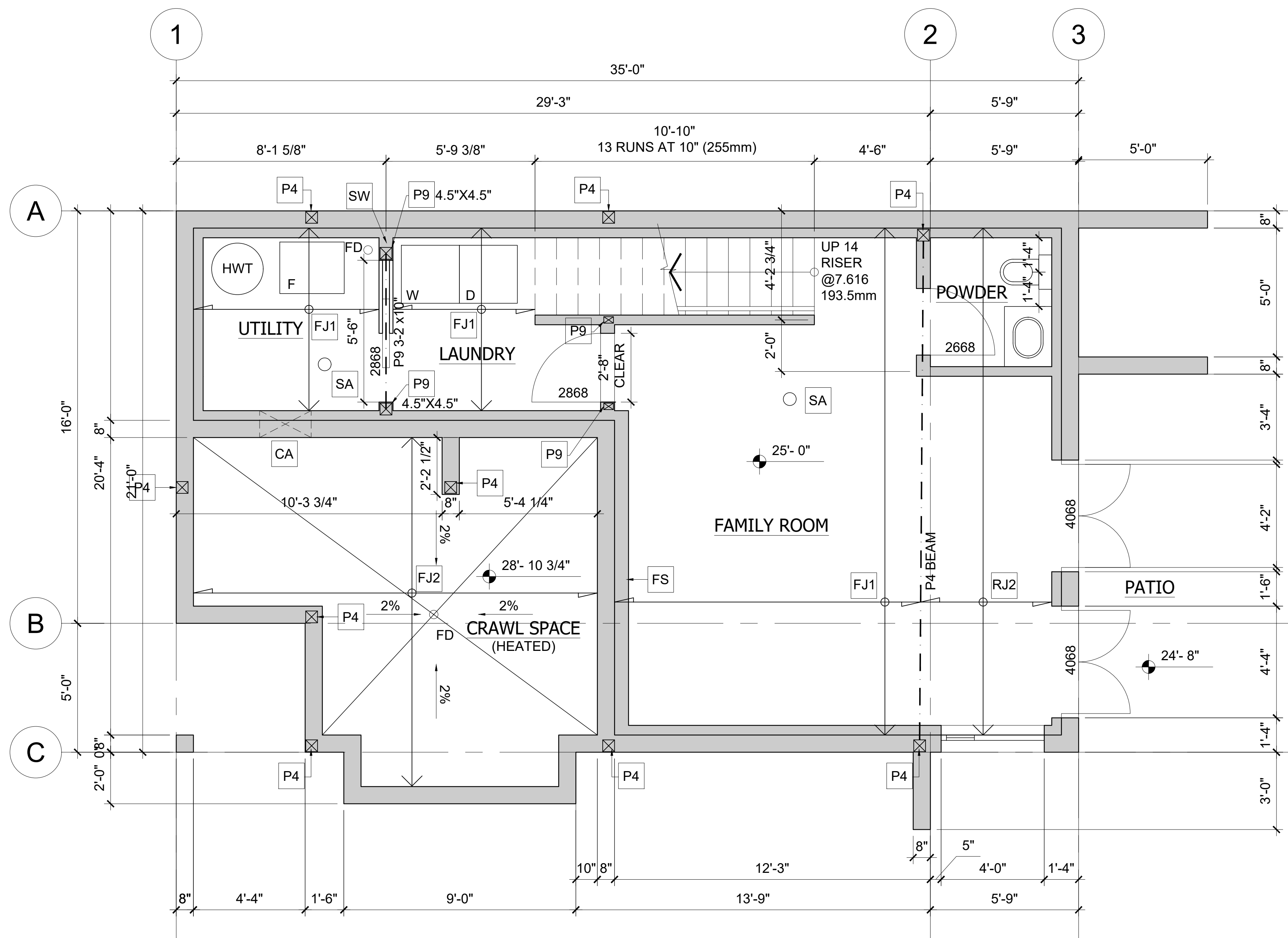
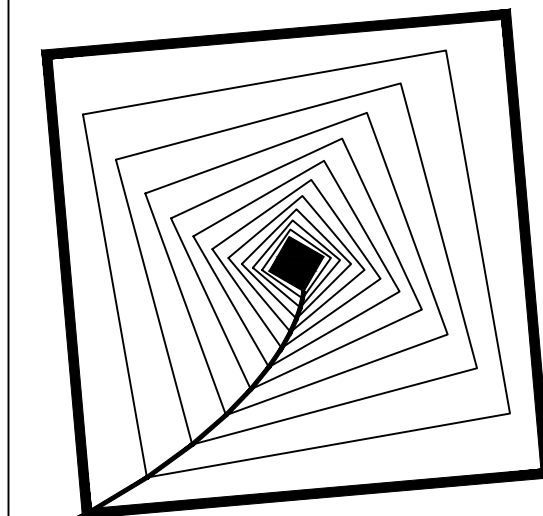
SCALE
3/8" - 1'-0"

DRAWN BY
REINIER TINAPAY

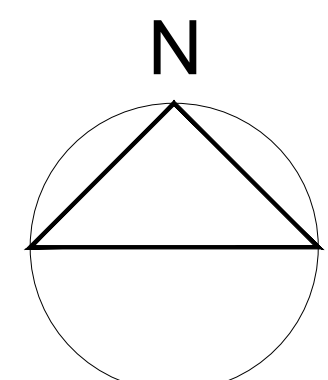
DATE
2022-02-01

STUDENT NO.

SET B	SHEET NO. A-1
COURSE NO. BLDG 1405	



1 LOWER FLOOR PLAN
A-2 3/8" = 1'-0"



PROJECT DATA

PROJECT LOCATION : VICTORIA (GONZALEZ HTS) , BC
 SNOW LOAD: $S = (Cb) \times (Ss) + Sr$
 $S = (0.55) \times (1.5) + 0.3$
 $S = 1.125 \text{ kPa} \Rightarrow \text{USE } 1.5 \text{ kPa}$
 CODE REFERENCE: DIVISION B- APPENDIX "C", CLAUSE 9.4.2.2

GENERAL NOTES

- REFER TO TRUSS ENGINEER'S DRAWINGS FOR TRUSS LAYOUT, INSTALLATION REQUIREMENTS & SPECIFICATIONS
- REFER TO STRUCTURAL ENGINEER'S DRAWING FOR WOOD FRAMING NOTES
- REFER TO STRUCTURAL ENGINEER'S DRAWING FOR ALL P4 ENGINEERED COMPONENTS
- A.F.F. = ABOVE FINISHED FLOORING
- A.F.D. = ABOVE FINISHED DECK
- REFER TO SHEET A-4 FOR ALL CONSTRUCTION ASSEMBLIES
- U.N.O ALL GRIDS ALIGN WITH OUTSIDE FACE OF CONCRETE FOUNDATION, EXTERIOR STUDS AND AT EXTERIOR COLUMNS.
- GRID LINE 2 ALIGNS WITH FACE OF STUD AT LOWER ROOF PLAN INTERIOR WALL
- ALL INTERIOR WALL DIMENSIONS ALIGN TO CENTER OF WALL U.N.O
- ALL EXTERIOR OPENING ALIGN TO CENTER OF OPENING U.N.O.
- ALL LOWER FLOOR PLAN DRAWINGS CONNECT TO SANITARY SEWER
- TO INCLUDE TRAP PRIMER FOR FLOOR DRAIN AT CRAWL SPACE

FRAMING LEGEND

- FJ1** FLOOR JOIST
 - 2"x10" (38mm x 235mm) @ 16" O.C.(400mm)
- FJ2** FLOOR JOIST
 - 2"x12" (38mm x 286mm) @ 16" O.C.(400mm)
- RJ1** ROOF JOIST
 - 2"x8" (38mm x 140mm) @ 16" O.C.(400mm)
- RJ2** ROOF JOIST
 - 2"x10" (38mm x 235mm) @ 16" O.C.(400mm)
- JT** JACK TRUSSES @ 24" O.C.
- P4** P4 CONCENTRATED POINT LOAD
- P9** P9 CONCENTRATED POINT LOAD

LEGEND

- SW** SERVICE WALL
- PB** PLUMBER BOX (1'-0" X 9'- 3 1/2" WITH HEADR AND TRIMMER SUPPORT TO ENGINEER'S DETAIL)
- SA** SMOKE ALARM
ALARMS ARE DUAL FUNCTIONING SERVING AS SMOKE AND CARBON MONOXIDE ALARMS
- CA** CRAWL SPACE ACCESS
MIN 500mm X 700mm (20" X 28")
- FS** INTERIOR FURRING SERVICE WALL

PROJECT TITLE
PROPOSED RESIDENCE VICTORIA, BC

SHEET TITLE
LOWER FLOOR PLAN

SCALE
3/8" - 1'-0"

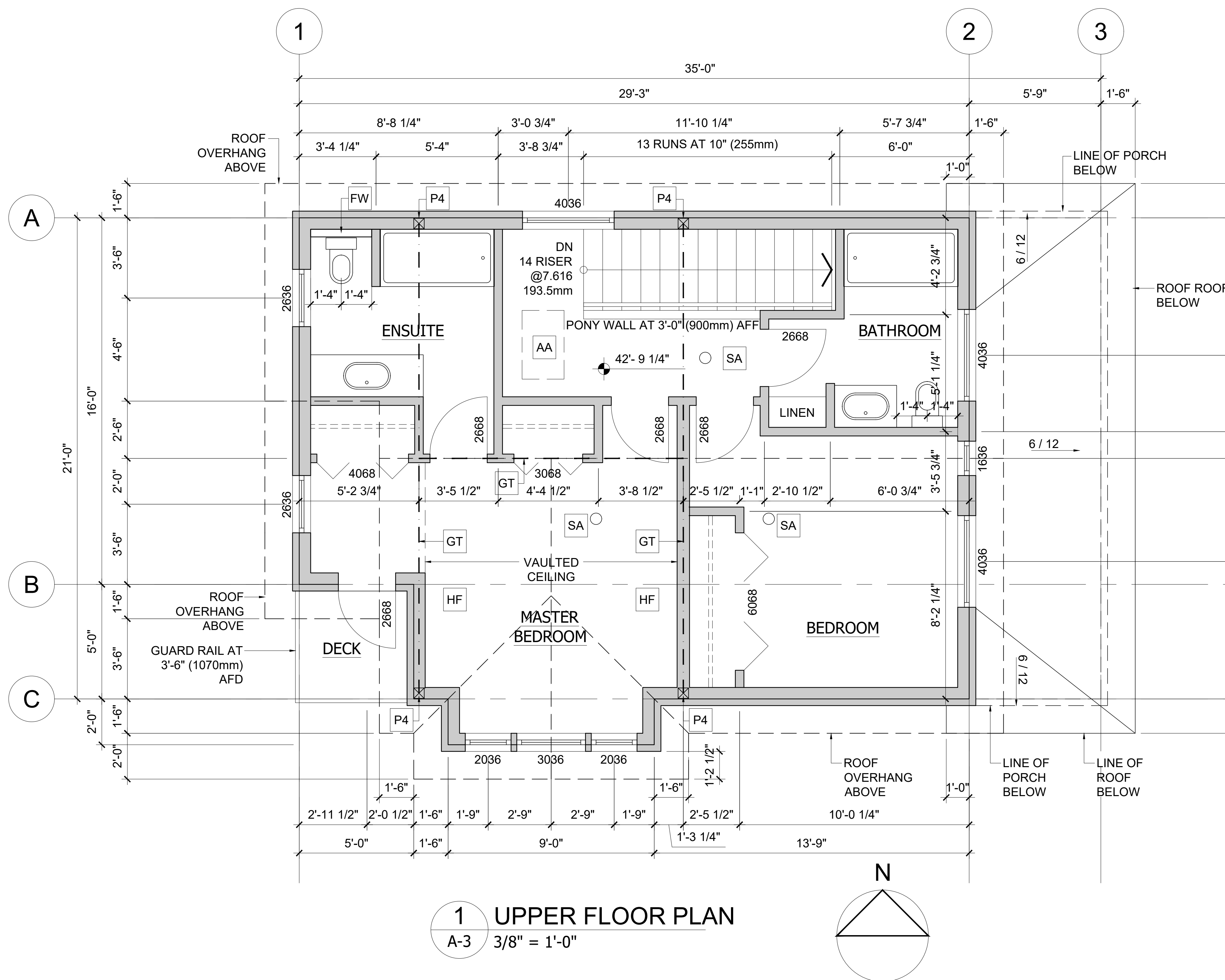
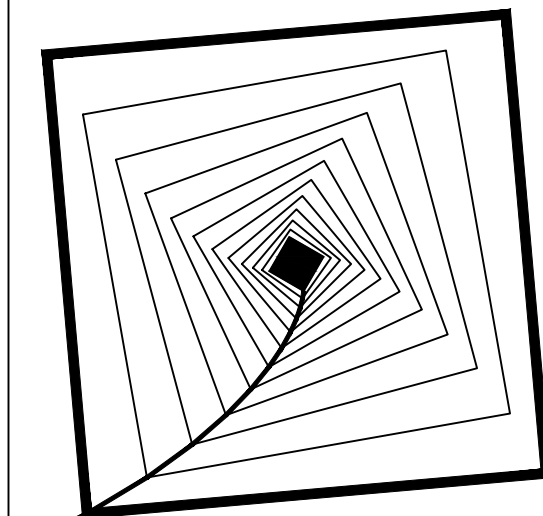
DRAWN BY
REINIER TINAPAY

DATE
2022-02-01

STUDENT NO.

SET
B
COURSE NO.
BLDG 1405

SHEET NO.
A-2



1 UPPER FLOOR PLAN
A-3 3/8" = 1'-0"

PROJECT DATA

PROJECT LOCATION : VICTORIA (GONZALEZ HTS) , BC
 SNOW LOAD: $S = (Cb) \times (Ss) + Sr$
 $S = (0.55) \times (1.5) + 0.3$
 $S = 1.125 \text{ kPa} \Rightarrow \text{USE } 1.5 \text{ kPa}$
 CODE REFERENCE: DIVISION B- APPENDIX "C", CLAUSE 9.4.2.2

GENERAL NOTES

1. REFER TO TRUSS ENGINEER'S DRAWINGS FOR TRUSS LAYOUT, INSTALLATION REQUIREMENTS & SPECIFICATIONS
2. REFER TO STRUCTURAL ENGINEER'S DRAWING FOR WOOD FRAMING NOTES
3. REFER TO STRUCTURAL ENGINEER'S DRAWING FOR ALL P4 ENGINEERED COMPONENTS
4. A.F.F. = ABOVE FINISHED FLOORING
5. A.F.D. = ABOVE FINISHED DECK

LEGEND

- GT GIRDER TRUSS
- HF HAND FRAMED AREA
- AA 22x36" ATTIC ACCESS ABOVE FITTED WITH CONCEALED COVER TO MATCH CEILING FINISH
- FW FURRING WALL 2 X 4" WOOD STUDS @ 16 O.C. W/ 1/2" CEMENT-FIBRE BOARD
- P4 P4 CONCENTRATED POINT LOAD
- SA SMOKE ALARM ALARMS ARE DUAL FUNCTIONING SERVING AS SMOKE AND CARBON MONOXIDE ALARMS

PROJECT TITLE
PROPOSED RESIDENCE VICTORIA, BC

SHEET TITLE
UPPER FLOOR PLAN

SCALE
 3/8" = 1'-0"

DRAWN BY
 REINIER TINAPAY

DATE
 2022-02-01

STUDENT NO.

SET
 B
 COURSE NO.
 BLDG 1405

SHEET NO.

A-3