

Thomson Residence

6455 Phantom Road, Lantzville, BC
Lot 1, Plan 30962



Issue #1: August 31, 2012
Issue #2: Sept. 11, 2012 - BUILDING PERMIT
Issue #3: Oct. 16, 2012 - Revisions

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S100	Struct Bayview Engineering Ltd.		
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P103	Plumb. Roof Schematic		
Septic	Verfon Septic Services		

Client:

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Architectural Design:

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Septic Design:

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Land Surveyor:

Williamson & Assoc.
3088 Barons Road
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Wenner Electric
Established 1945

Wenner Electric
SOUND AND VISION
1920-B Northf eld Road
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e service@wennerelectric.com

Mechanical Engineer:

Exchange Energy
1305 Powell Street
Vancouver BC V5L 1G8

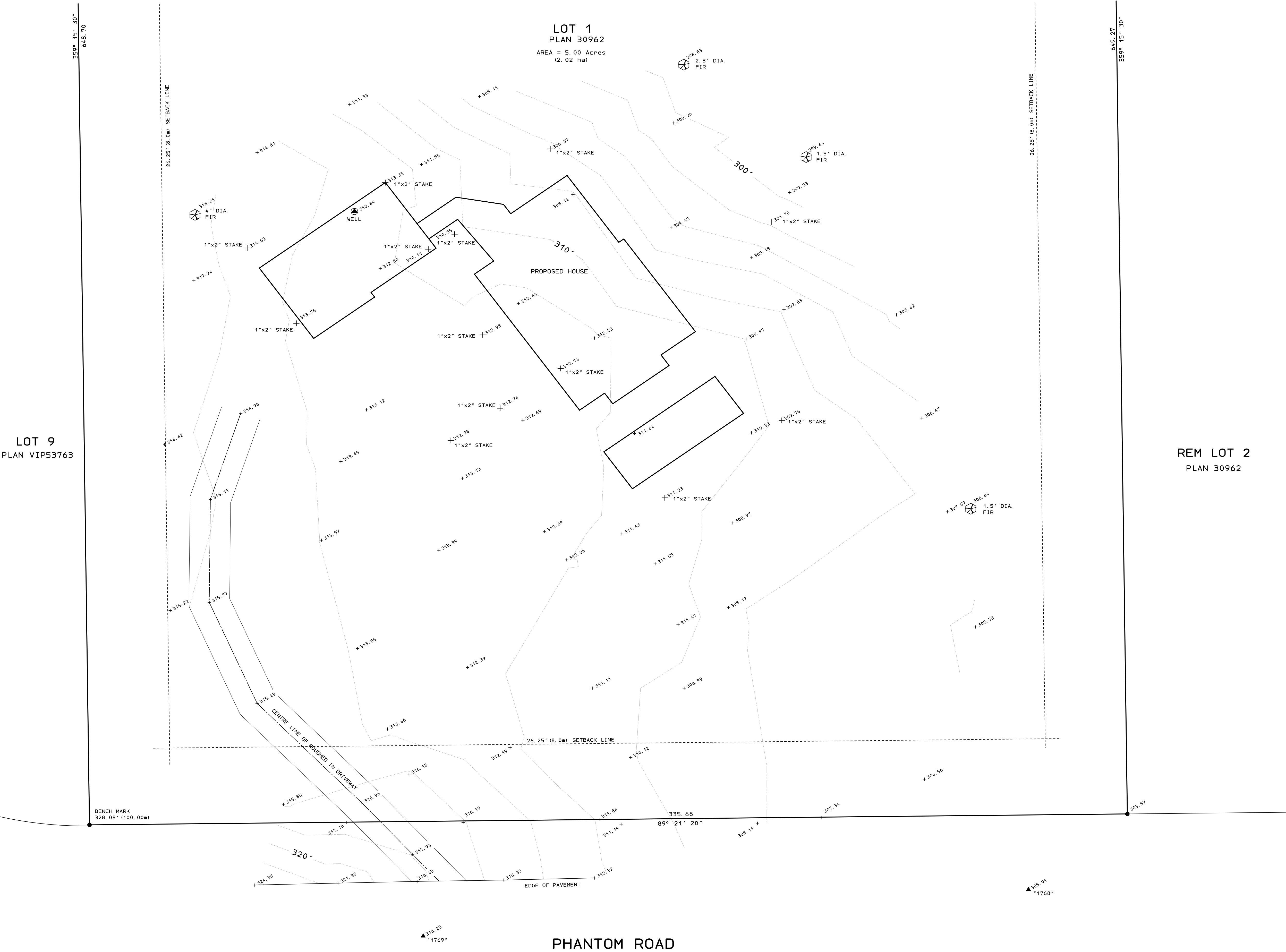
m 604-317-5759
t 778-786-3702
e jeremy@exchangenergy.ca

Structural Engineer:

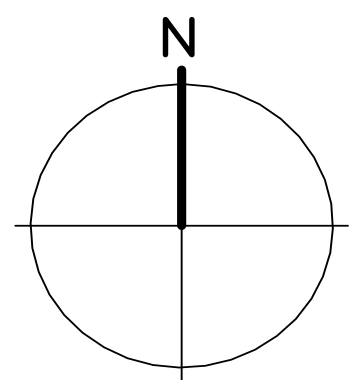
Bayview Engineering Ltd
2865 Holiday Cres
Nanaimo, BC V9S 3N1

m 250.616.3102
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e bayview@highspeedplus.com

Project Name	Thomson Residence	
Client Name and Address	Kevin & Carla Thomson 6455 Phantom Rd., Lantzville BC	
Sheet Name	Cover Sheet	Sheet Title Rendering



LOT 1
PLAN 30962
 AREA = 5.00 Acres
 (2.02 ha)



GENERAL NOTES:

DISTANCES AND ELEVATIONS ARE IN FEET.
 ELEVATION DATUM IS ASSUMED AND DERIVED FROM THE IRON POST AT THE SOUTH WEST CORNER OF LOT 1, PLAN 30962.
 ELEVATION = 328.08' (100.00m).

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND / OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE SUBJECT PARCEL(S).
 THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE SUBJECT PARCEL(S).

FIELD SURVEY COMPLETED JUNE 13, 2012.
 LOT ALIGNMENT DERIVED FROM PLAN 30962.

BUILDING ENVELOPE; SETBACKS ARE TO BUILDING EXTREMITIES (EAVES, ETC.)

————— CONTOURS (2 FOOT INTERVAL)

NO.	DATE	REVISION
00	JUN. 21, 12	FIRST ISSUE.

PROJECT: 6455 PHANTOM ROAD

CLIENT: KEVIN THOMSON

DRAWING: TOPOGRAPHIC

DATE: JUN. 21/12

SCALE: 1"=16'

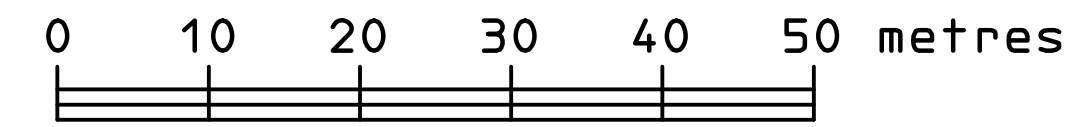
DRAWN: TP

FILE: 11188-3

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS
 3088 BARONS ROAD NANAIMO B.C. V9T 4E5
 PHONE: (250) 756-7723 FACSIMILE (250) 756-7724
 EMAIL: WAPS@TELUS.NET

**B. C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED LOCATION ON:
 LOT 1, PLAN 30962, SECTION 6, WELLINGTON DISTRICT.**

SCALE 1: 1000



DISTANCES AND ELEVATIONS ARE IN METRES.

NOTES:

CIVIC ADDRESS: 6455 PHANTOM ROAD

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

ELEVATION DATUM IS ASSUMED AND DERIVED FROM THE IRON POST AT THE SOUTH WEST CORNER OF LOT 1, ELEVATION = 100.00 m.

HOUSE DESIGN FROM FINN & ASSOCIATES LTD. DRAWINGS DATED / RECEIVED SEPT. 5/12.

THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY PAUL MONTEIRO TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

● STANDARD IRON POST FOUND.

95.55 DENOTES PROPOSED GARAGE SLAB.

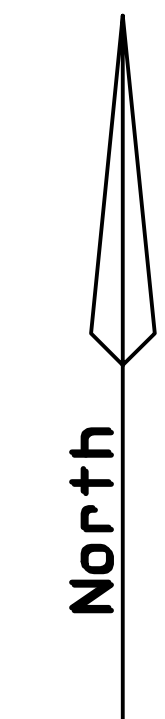
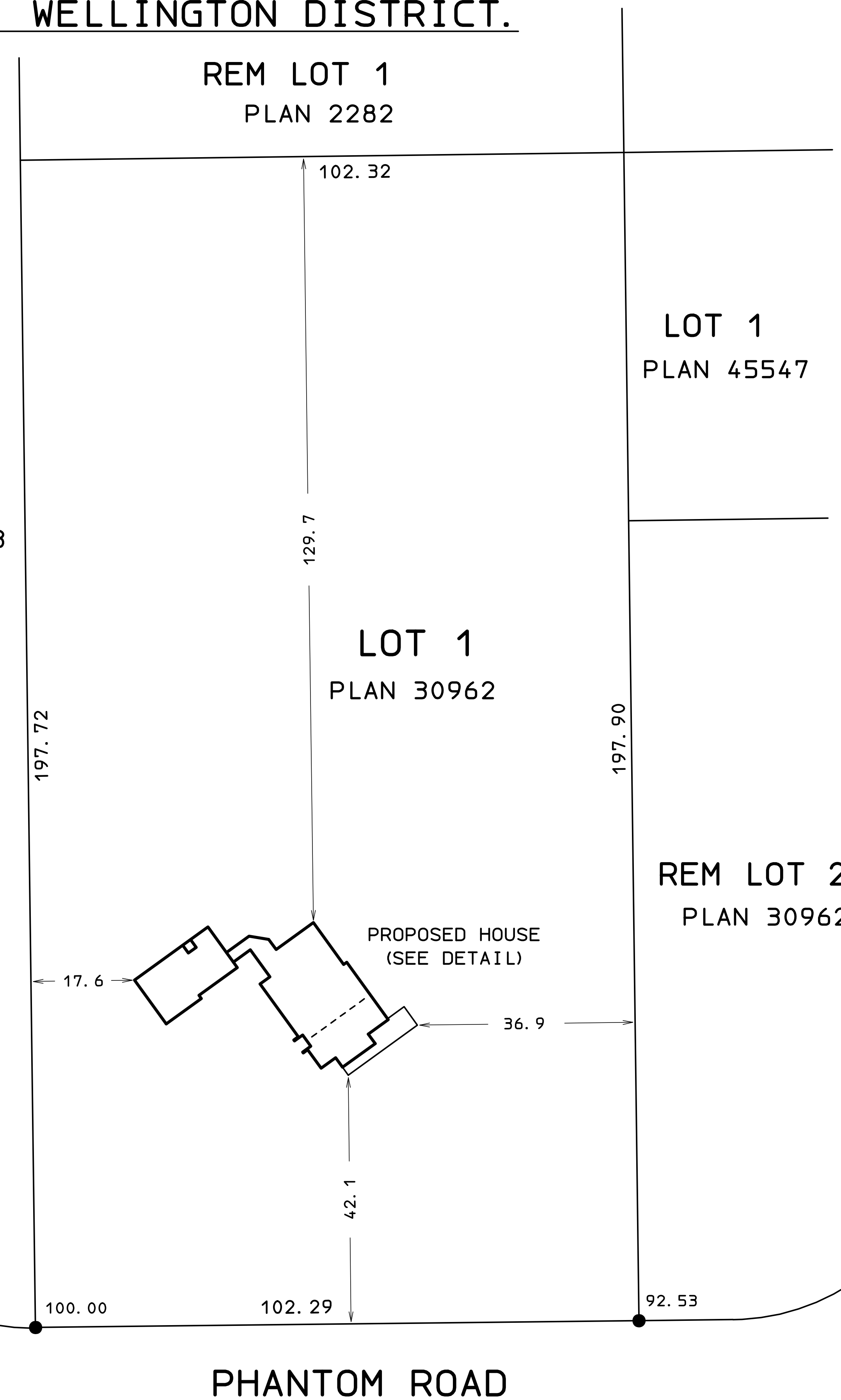
NG 95.8 DENOTES TYPICAL SPOT ELEVATION OF NATURAL GRADE (NG) IN CONFORMANCE WITH THE DISTRICT OF LANTZVILLE ZONING BYLAW

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT (S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL (S).

THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT (S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL (S).

THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

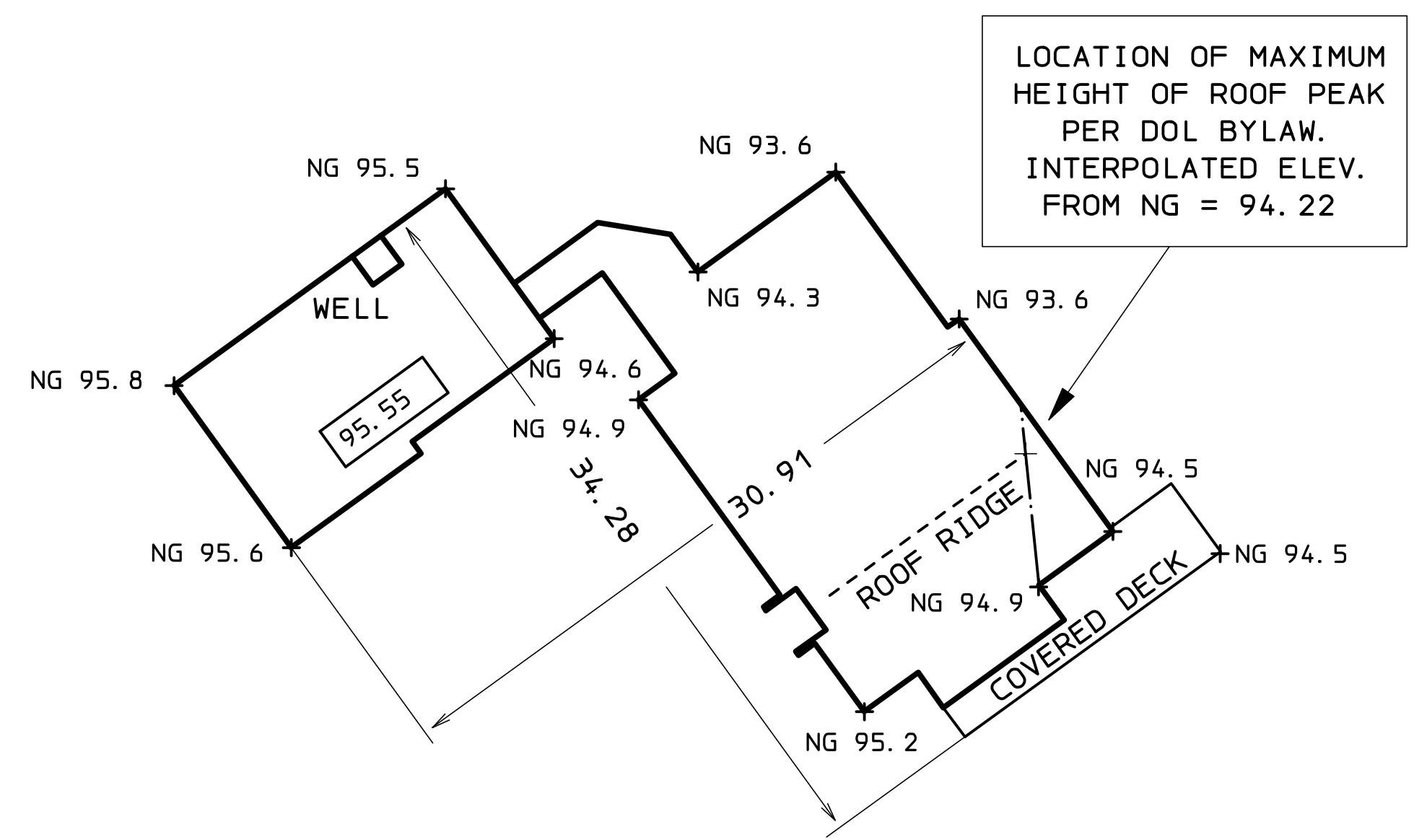
WILLIAMSON & ASSOCIATES
 PROFESSIONAL SURVEYORS © 2012
 3088 BARONS ROAD NANAIMO B. C. V9T 4B5
 PHONE: 250-756-7723 FAX: 250-756-7724
 EMAIL: WAPS@TELUS.NET
 FILE: 11188-4



MAXIMUM HOUSE HEIGHT CALCULATION
 INTERPOLATED ELEV. FROM NG 94.22
 MAXIMUM HEIGHT + 9.00
 RDN MAXIMUM ROOF PEAK = 103.29

 PROPOSED MAIN FLOOR 95.71
 APPROX. HEIGHT TO PEAK + 5.33
 PROPOSED ROOF PEAK = 101.04

DETAIL
 SCALE: 1: 500

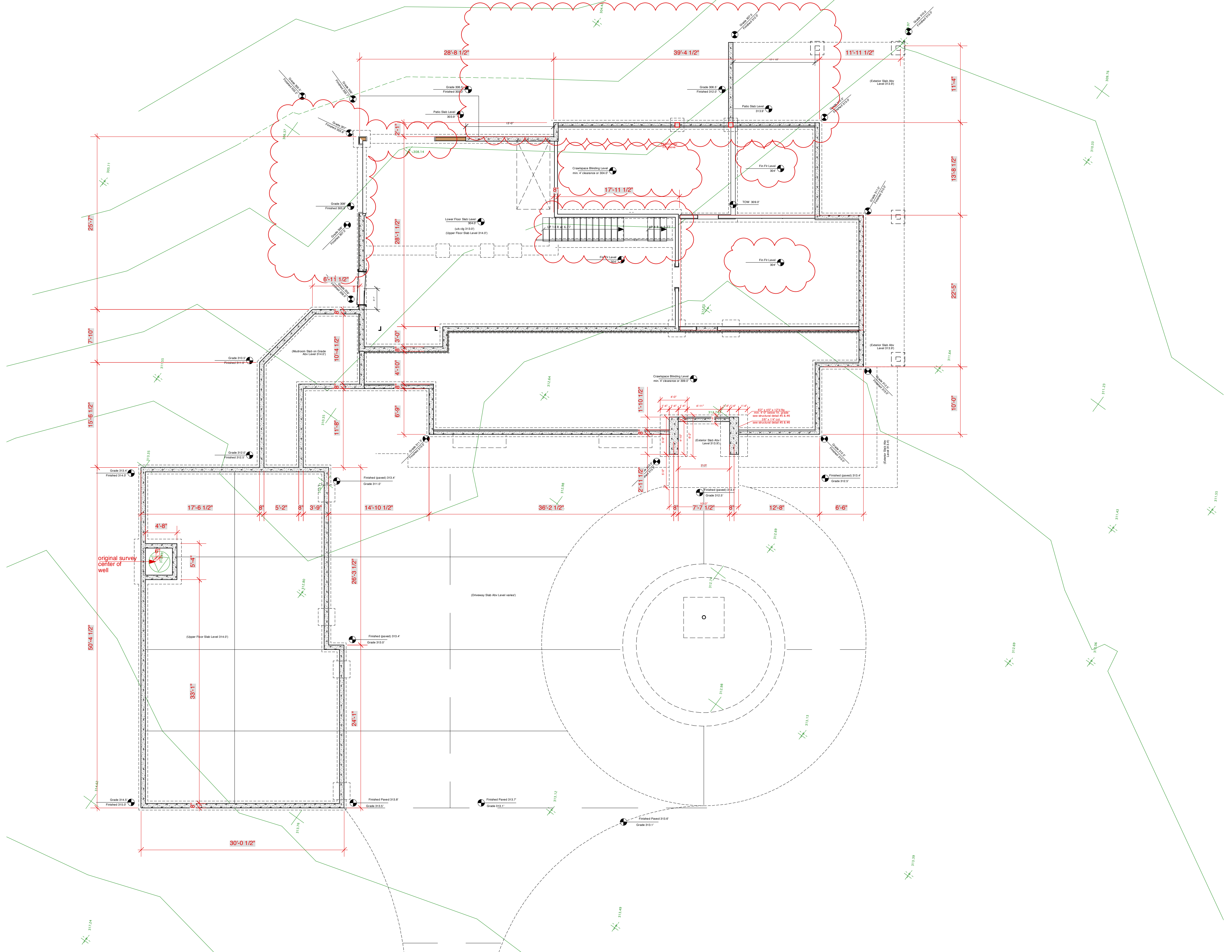


LOCATION OF MAXIMUM HEIGHT OF ROOF PEAK PER DOL BYLAW. INTERPOLATED ELEV. FROM NG = 94.22

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF: SEPTEMBER 7, 2012.

Brian S. Henning B. C. L. S.
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.



A	7/12/12	Revise building location, add topo survey data, revise for IDG layouts
No.	Date	Issue Notes
		
Design Firm	Finn & Assoc. Ltd. 2205 Departure Bay Road Nanaimo, BC 250-739-8854 www.finnassoc.com	
Consultant		
Project Title	Kevin and Carla Thomson New Residence Phantom Road	
Drawing Title	Lower Floor Plan Lower Foundation Plan	
Project Manager	R. Finnegan	Project ID: 1205
Drawn By	R. Finnegan	Scale: 1/8"
Reviewed By		Drawing No.
Date	2012-05-31	A101 of _____ 23
CAD File Name	1205 WD-2012-10-30	

Land Surveyor:



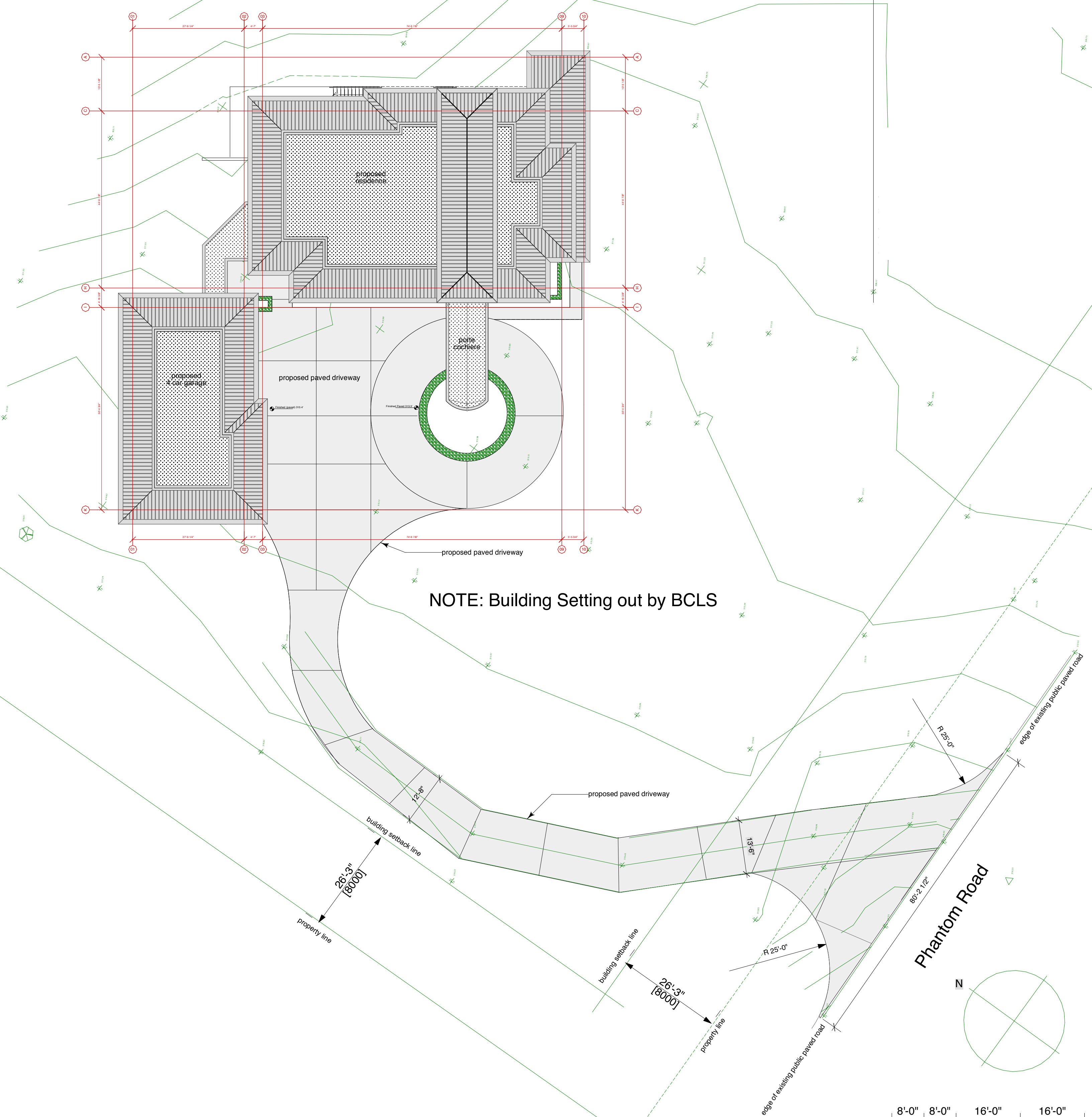
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Nanaimo, BC V9T 4B5

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e bwilliamson.waps@telus.net

6455 Phantom Road, Lantzville, BC

Lot 1, Plan 30962

5.001 ac



NOTE: Building Setting out by BCLS

Lot Coverage:

Lot Area = 217,800 sq.ft.
Lot Area = 20,234 sq.m.
Footprint Area (Fdns) = 4,912 sq.ft.
Footprint Area (Fdns) = 456 sq.m.
Percentage of Footprint Site Coverage = 2.25 %
Roof Area = 6,719 sq.ft.
Roof Area = 624 sq.m.
(includes overhangs and gutters)
Percentage of Roof Site Coverage = 3.08 %

No.	Date	Issue Notes
A	7/12/12	Revise building location, add topo survey data, revise for IDG layouts



Design Firm
Finn & Assoc. Ltd.
2205 Departure Bay Road
Nanaimo, BC 250-739-8854
www.finnassoc.com

Consultant

Project Title
**Kevin and Carla Thomson
New Residence
Phantom Road**

Drawing Title
Site Plan

Project Manager
R. Finnegan
Project ID
1205

Drawn By
R. Finnegan
Scale
1/16"

Reviewed By
Date
2012-05-31
Drawing No.
A100

CAD File Name
1205 WD-2012-10-30
of
23

