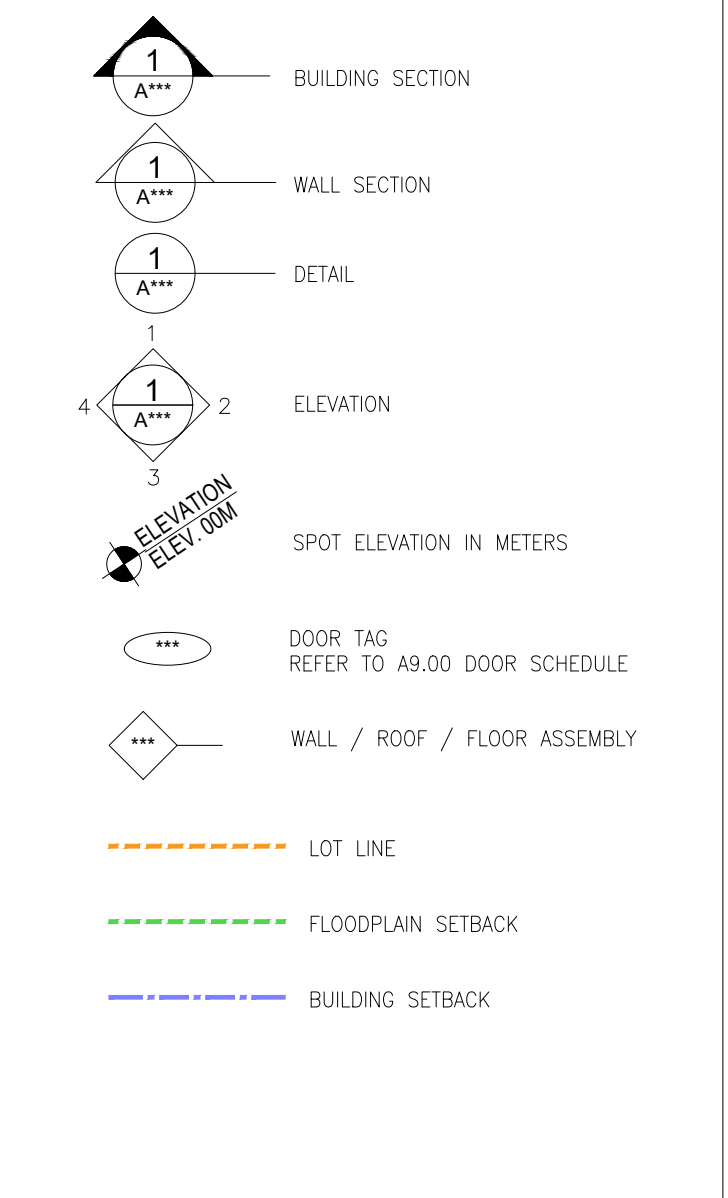


NO.	DESCRIPTION:	DATE:
1	ISSUED FOR 70%	30-03-2023
2	ISSUED FOR APPROVAL - DD REVISION	11-09-2024
3	ISSUED FOR 70% UPDATE	10-11-2024
4	ISSUED FOR DP SUBMISSION	13-01-2025
5	ISSUED FOR DP RESUBMISSION	13-03-2025

NOTES AND SYMBOL LEGEND:



- NOTES:
- INTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD UNLESS OTHERWISE NOTED
 - DIMENSIONS TO OUTSIDE WALL IS TAKEN FROM FACE OF EXTERIOR PLYWOOD
 - ALL DIMENSIONS IN METRIC
 - NET UNIT AREA IS CALCULATED FROM THE WALL FINISH AND INCLUDES IN-SUITE STORAGE
 - ALL EXTERIOR PLUMBING PIPES ARE INSULATED
 - FOR LANDSCAPE, SEE LANDSCAPE DRAWINGS

- ABBREVIATIONS
- F.D. FLOOR DRAIN
 - F.F. FINISHED FLOOR
 - N.I.C. NOT IN CONTRACT
 - S.P. SERVICE PANEL
 - T.O.P. TOP OF PARAPET
 - T.O.B. TOP OF BEAM
 - T.O.S. TOP OF SLAB
 - F.O.C. FACE OF CONCRETE
 - T.O.W. TOP OF WALL
 - O.F.G. OUTSIDE FACE OF GLASS
 - O.C. ON CENTER
 - F.O.P. FACE OF PLYWOOD
 - P.T. PRESSURE TREATED
 - C.J. CONTROL JOINT
 - C.L. CENTRAL LINE
 - F.O.S. FACE OF STUD
 - FE FIRE EXTINGUISHER CABINET
 - FDC FIRE DEPARTMENT CONNECTION
 - FACP FIRE ALARM CONTROL PANEL
 - SP SERVICE PANEL (REFER TO DWG. A6.03)

- MEFP LEGEND:
- SPRINKLER ZONES AND STANDPIPE
 - TYPICAL STORM PIPE FROM ROOF DRAIN
 - SANITARY DRAIN OR VENT.
 - DCH & DWH MANIFOLD

NOTE: FOR LANDSCAPE SEE LANDSCAPE DRAWINGS.

FORMLINE ARCHITECTURE + URBANISM
 807-100 Park Royal South
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ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE DRAWINGS.

PROJECT NO.: 19004

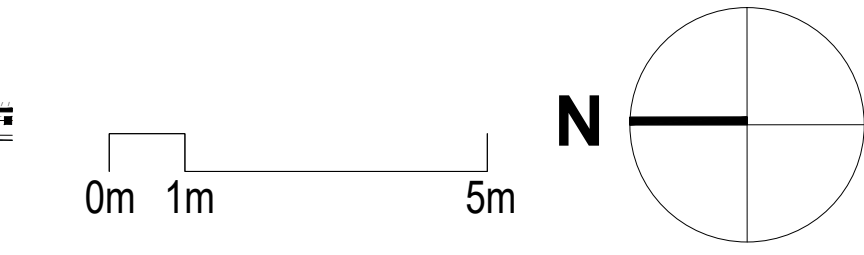
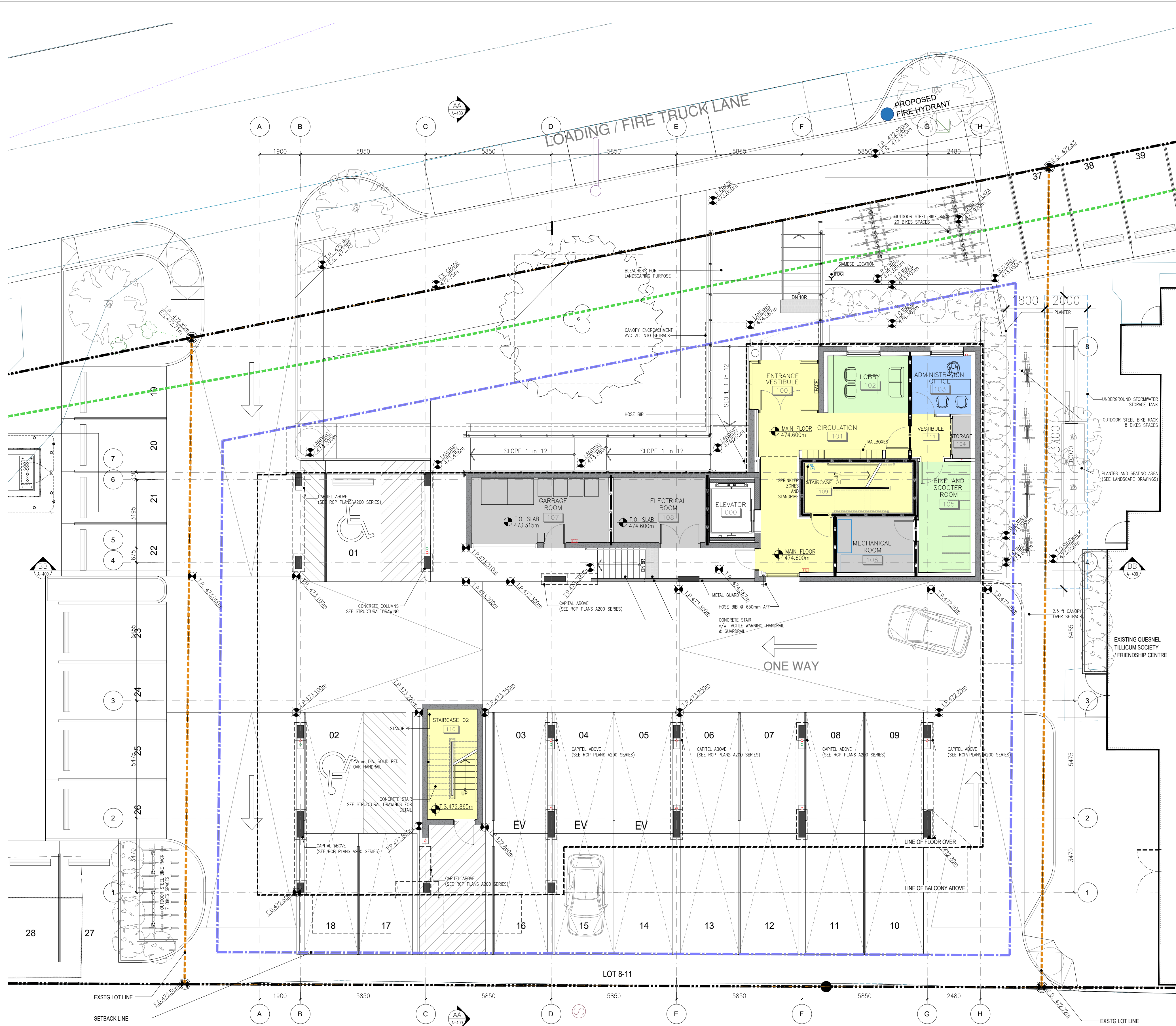
TILLCUM AFFORDABLE HOUSING PHASE 1
 319 North Fraser Drive
 Quessnel, BC V7J 1Y9

DRAWING TITLE: GROUND FLOOR PLAN

SCALE: 1:100	DRAWING NO.:
DATE: 2025-03-13	A-120
DRAWN: DA	
CHECKED: AW	
APPROVED: AW	
FILE :	
XREF :	REVISION NO. 01

No.	Space Designation	Proposed Area (sqm)	Proposed Area (sqft)
GROUND FLOOR			
000	ELEVATOR	8 sqm	87 sqft
100	ENTRANCE VESTIBULE	8.1 sqm	87 sqft
101	CIRCULATION	34.0 sqm	366 sqft
102	LOBBY	13.0 sqm	140 sqft
103	ADMINISTRATION OFFICE	10.7 sqm	115 sqft
104	STORAGE	2.8 sqm	30 sqft
105	BIKE AND SCOOTER STORAGE	17.4 sqm	187 sqft
106	ELECTRICAL ROOM	15.8 sqm	170 sqft
107	GARAGE ROOM	23.8 sqm	257 sqft
108	MECHANICAL ROOM	11.7 sqm	126 sqft
109	STAIRCASE 01	13.2 sqm	142 sqft
110	STAIRCASE 02	3.9 sqm	42 sqft
111	VESTIBULE	16.0 sqm	172 sqft
Net Area		170.4 sqm	1835 sqft
RESIDENTIAL AREA		0.0 sqm	0 sqft
AMENITY SPACE AREA		15.8 sqm	170 sqft
CIRCULATION AREA		83.3 sqm	896 sqft
SERVICE ROOM AREA		68.8 sqm	740 sqft
ADMIN AREA		10.7 sqm	115 sqft
GROSS AREA		179 sqm	1922 sqft

- COLOR LEGEND: BUILDING PROGRAM
- AMENITIES
 - ADMINISTRATION
 - CIRCULATION
 - SERVICES
- COLOR LEGEND: WALLS
- 45 MIN FRR WALL
 - 1 HR FRR WALL
 - 2 HR FRR WALL



at:2025-03-13 10:00:00 AM
 C:\Users\DAVID\OneDrive\Documents\TILLCUM AFFORDABLE HOUSING PHASE 1\2025-03-13\19004-GF-PLAN-120.dwg
 Monday, March 17, 2025 9:55:07 PM

NO.	DESCRIPTION:	DATE:
1	ISSUED FOR 70%	30-03-2023
2	ISSUED FOR APPROVAL - DD REVISION	11-09-2024
3	ISSUED FOR 70% UPDATE	10-11-2024
4	ISSUED FOR IP SUBMISSION	13-01-2025
4	ISSUED FOR IP RESUBMISSION	13-03-2025

NOTES AND SYMBOL LEGEND:

- BUILDING SECTION
- WALL SECTION
- DETAIL
- ELEVATION
- SPOT ELEVATION IN METERS
- DOOR TAG
REFER TO A9.00 DOOR SCHEDULE
- WALL / ROOF / FLOOR ASSEMBLY

- NOTES:**
1. INTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD UNLESS OTHERWISE NOTED
 2. DIMENSIONS TO OUTSIDE WALL IS TAKEN FROM FACE OF EXTERIOR PLYWOOD
 3. ALL DIMENSIONS IN METRIC
 4. NET UNIT AREA IS CALCULATED FROM THE WALL FINISH AND INCLUDES IN-SUITE STORAGE
 5. ALL EXTERIOR PLUMBING PIPES ARE INSULATED
 6. ALL INTERIOR CLOSETS WITHIN THE UNITS HAVE BY-PASS DOOR - PAINTABLE HOLLOW WOOD.

- ABBREVIATIONS**
- F.D. FLOOR DRAIN
 - F.F. FINISHED FLOOR
 - N.I.C. NOT IN CONTRACT
 - S.P. SERVICE PANEL
 - T.O.P. TOP OF PARAPET
 - T.O.B. TOP OF BEAM
 - T.O.S. TOP OF SLAB
 - F.O.C. FACE OF CONCRETE
 - T.O.W. TOP OF WALL
 - O.F.G. OUTSIDE FACE OF GLASS
 - O.C. ON CENTER
 - F.O.P. FACE OF PLYWOOD
 - P.T. PRESSURE TREATED
 - C.J. CONTROL JOINT
 - C.L. CENTRAL LINE
 - F.O.S. FACE OF STUD
 - FE FIRE EXTINGUISHER CABINET
 - SP SERVICE PANEL (REFER TO DWG. A6.03)
 - EG EXISTING GRADE
 - FG FINISH GRADE

- MEFP LEGEND:**
- SPRINKLER ZONES AND STANDPIPE
 - TYPICAL STORM PIPE FROM ROOF DRAIN
 - SANITARY DRAIN OR VENT.
 - DCH & DHW MANIFOLD

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PROJECT NO.: **19004**

**TILlicum AFFORDABLE HOUSING
 PHASE 1**
 319 North Fraser Drive
 Quessnel, BC V7J 1Y9

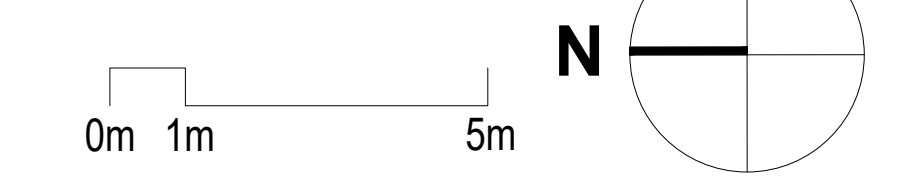
DRAWING TITLE:
2ND FLOOR PLAN

SCALE:	1:100	DRAWING NO.:
DATE:	2025-03-13	A-121 REVISION NO.
DRAWN:	DA	
CHECKED:	AW	
APPROVED:	AW	
FILE :		
XREF :		

TYPICAL FLOOR (2ND-4TH FL)		
201	UNIT A - 2BDR	74.1 sm 798 sqft
202	UNIT B - 1BDR	54.9 sm 591 sqft
203	UNIT C - STUDIO	42.5 sm 458 sqft
204	UNIT D - 1 BDR ADAPTABLE	66.7 sm 718 sqft
205	UNIT E - 1 BDR	57.0 sm 613 sqft
206	UNIT F - 2 BDR ACCESSIBLE	78.0 sm 839 sqft
207	UNIT G - STUDIO	39.1 sm 421 sqft
208	UNIT H - STUDIO ADAPTABLE	38.8 sm 418 sqft
209	UNIT I - STUDIO	45.8 sm 493 sqft
210	UNIT J - 2 BDRM	77.4 sm 833 sqft
	STAIRCASE 01	12.6 sm 136 sqft
	STAIRCASE 02	12.8 sm 138 sqft
	MECHANICAL SHAFT	3.1 sm 34 sqft
	ELEC/COMM ROOM	2.8 sm 30 sqft
	LAUNDRY ROOM	10.6 sm 114 sqft
	CIRCULATION	52.9 sm 569 sqft
	Net Area	669.1 sm 7202 sqft
	NUMBER OF UNITS	10
	RESIDENTIAL AREA	574.3 sm 6181 sqft
	AMENITY SPACE AREA	10.6 sm 114 sqft
	CIRCULATION AREA	78.3 sm 843 sqft
	SERVICE ROOM AREA	5.9 sm 64 sqft
	ADMIN AREA	0.0 sm 0 sqft
	GROSS AREA	677 sm 7291 sqft

- COLOR LEGEND: BUILDING PROGRAM**
- SUITE
 - 1 BEDROOM
 - 2 BEDROOMS
 - AMENITIES
 - CIRCULATION
 - SERVICES

- COLOR LEGEND: WALLS**
- 45 MIN FRR WALL
 - 1 HR FRR WALL
 - 2 HR FRR WALL



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 PROJECT NO.: 19004
 TILlicum AFFORDABLE HOUSING PHASE 1
 319 North Fraser Drive Quessnel, BC V7J 1Y9
 DRAWING TITLE: 2ND FLOOR PLAN
 SCALE: 1:100 DATE: 2025-03-13 DRAWING NO.: A-121
 DRAWN: DA CHECKED: AW APPROVED: AW FILE: XREF: REVISION NO.

NO.	DESCRIPTION:	DATE:
1	ISSUED FOR 70%	30-03-2023
2	ISSUED FOR APPROVAL - DD REVISION	11-09-2024
3	ISSUED FOR 70% UPDATE	10-11-2024
4	ISSUED FOR IP SUBMISSION	13-01-2025
5	ISSUED FOR IP RESUBMISSION	13-03-2025

- NOTES AND SYMBOL LEGEND:**
- BUILDING SECTION
 - WALL SECTION
 - DETAIL
 - ELEVATION
 - SPOT ELEVATION IN METERS
 - DOOR TAG REFER TO A9.00 DOOR SCHEDULE
 - WALL / ROOF / FLOOR ASSEMBLY

TYPICAL FLOOR (2-4TH FL)

200	2BDR	74.1 sm	798 sft
210	1BDR	54.9 sm	591 sft
220	STUDIO	42.6 sm	458 sft
230	1 BDR ADAPTABLE	66.7 sm	718 sft
240	1 BDR	57.6 sm	620 sft
250	2 BDR ACCESSIBLE	77.4 sm	833 sft
260	STUDIO	39.1 sm	421 sft
270	STUDIO ADAPTABLE	38.8 sm	418 sft
280	STUDIO	45.8 sm	493 sft
290	2 BDRM	77.4 sm	833 sft
	STAIRCASE 01	12.6 sm	136 sft
	STAIRCASE 02	12.8 sm	138 sft
	MECHANICAL SHAFT	2.4 sm	26 sft
	ELEC/COMM SHAFT	2.1 sm	22 sft
	LAUNDRY ROOM	10.7 sm	115 sft
	CIRCULATION	52.9 sm	569 sft
Net Area		667.8 sm	7169 sft

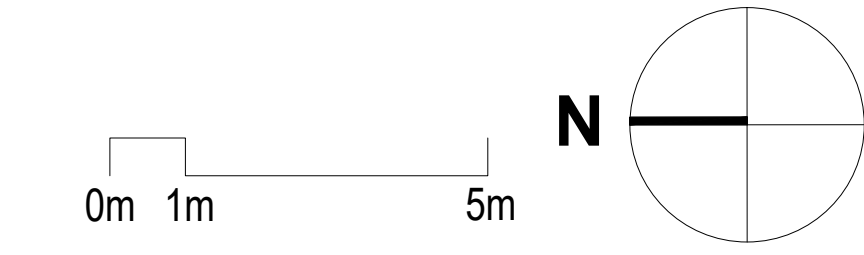
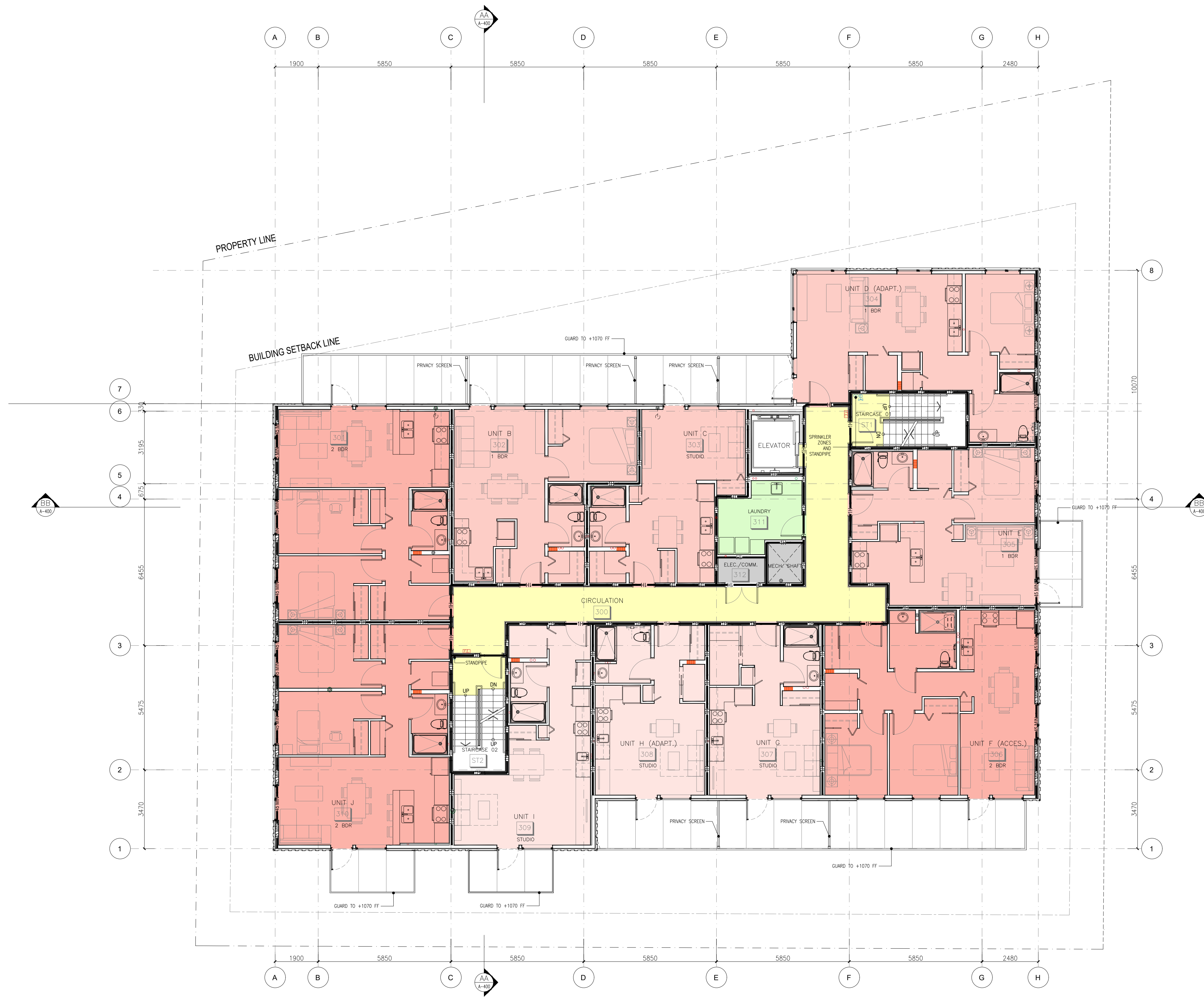
NUMBER OF UNITS		10	
RESIDENTIAL AREA	574.3 sm	6162 sft	
AMENITY SPACE AREA	10.7 sm	115 sft	
CIRCULATION AREA	79.3 sm	843 sft	
SERVICE ROOM AREA	4.5 sm	48 sft	
ADMIN AREA	0.0 sm	0 sft	
GROSS AREA		677 sm	7291 sft

COLOR LEGEND: BUILDING PROGRAM

- SUITE
- 1 BEDROOM
- 2 BEDROOMS
- AMENITIES
- CIRCULATION
- SERVICES

COLOR LEGEND: WALLS

- 45 MIN FRR WALL
- 1 HR FRR WALL
- 2 HR FRR WALL



- NOTES:**
- INTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD UNLESS OTHERWISE NOTED
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 - ALL EXTERIOR PLUMBING PIPES ARE INSULATED
 - ALL INTERIOR CLOSETS WITHIN THE UNITS HAVE BY-PASS DOOR - PAINTABLE HOLLOW WOOD.

- ABBREVIATIONS**
- F.D. FLOOR DRAIN
 - F.F. FINISHED FLOOR
 - N.I.C. NOT IN CONTRACT
 - S.P. SERVICE PANEL
 - T.O.P. TOP OF PARAPET
 - T.O.B. TOP OF BEAM
 - T.O.S. TOP OF SLAB
 - F.O.C. FACE OF CONCRETE
 - T.O.W. TOP OF WALL
 - O.F.G. OUTSIDE FACE OF GLASS
 - O.C. ON CENTER
 - F.O.P. FACE OF PLYWOOD
 - P.T. PRESSURE TREATED
 - C.J. CONTROL JOINT
 - C.L. CENTRAL LINE
 - F.O.S. FACE OF STUD
 - FE FIRE EXTINGUISHER CABINET
 - SP SERVICE PANEL (REFER TO DWG. A6.03)
 - EG EXISTING GRADE
 - FG FINISH GRADE

- MEFP LEGEND:**
- SPRINKLER ZONES AND STANDPIPE
 - TYPICAL STORM PIPE FROM ROOF DRAIN
 - SANITARY DRAIN OR VENT.
 - DCH & DHW MANIFOLD

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PROJECT NO.: **19004**

TILLCUM AFFORDABLE HOUSING PHASE 1
 319 North Fraser Drive
 Quessnel, BC V7J 1Y9

DRAWING TITLE:
3RD, 4TH FLOOR PLAN

SCALE:	1:100	DRAWING NO.:	
DATE:	2025-03-13		
DRAWN:	DA		
CHECKED:	AW		
APPROVED:	AW		
FILE :			
XREF :			

A-122
 REVISION NO.

NO.	DESCRIPTION:	DATE:
1	ISSUED FOR 70% PERMITS	30-03-2023
2	ISSUED FOR APPROVAL - DD REVISION	11-09-2024
3	ISSUED FOR 70% UPDATE	10-11-2024
4	ISSUED FOR DP SUBMISSION	13-01-2025
5	ISSUED FOR DP RESUBMISSION	13-03-2025

NOTES AND SYMBOL LEGEND:

- BUILDING SECTION
- WALL SECTION
- DETAIL
- ELEVATION
- SPOT ELEVATION IN METERS
- DOOR TAG
REFER TO A9.00 DOOR SCHEDULE
- WALL / ROOF / FLOOR ASSEMBLY

- NOTES:**
- INTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD UNLESS OTHERWISE NOTED
 - DIMENSIONS TO OUTSIDE WALL IS TAKEN FROM FACE OF EXTERIOR PLYWOOD
 - ALL DIMENSIONS IN METRIC
 - NET UNIT AREA IS CALCULATED FROM THE WALL FINISH AND INCLUDES IN-SUITE STORAGE
 - ALL EXTERIOR PLUMBING PIPES ARE INSULATED.
 - ALL INTERIOR CLOSETS WITHIN THE UNITS HAVE BY-PASS DOOR - PAINTABLE HOLLOW WOOD.

- ABBREVIATIONS**
- F.D. FLOOR DRAIN
 - F.F. FINISHED FLOOR
 - N.I.C. NOT IN CONTRACT
 - S.P. SERVICE PANEL
 - T.O.P. TOP OF PARAPET
 - T.O.B. TOP OF BEAM
 - T.O.S. TOP OF SLAB
 - F.O.C. FACE OF CONCRETE
 - T.O.W. TOP OF WALL
 - O.F.G. OUTSIDE FACE OF GLASS
 - O.C. ON CENTER
 - F.O.P. FACE OF PLYWOOD
 - P.T. PRESSURE TREATED
 - C.J. CONTROL JOINT
 - C.L. CENTRAL LINE
 - F.O.S. FACE OF STUD
 - FE FIRE EXTINGUISHER CABINET
 - SP SERVICE PANEL (REFER TO DWG. A6.03)
 - EG EXISTING GRADE
 - FG FINISH GRADE

- MEFP LEGEND:**
- SPRINKLER ZONES AND STANDPIPE
 - TYPICAL STORM PIPE FROM ROOF DRAIN
 - SANITARY DRAIN OR VENT.
 - DCH & DHW MANIFOLD

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PROJECT NO.: 19004

TILLICUM AFFORDABLE HOUSING PHASE 1
 319 North Fraser Drive
 Quessell, BC V7J 1Y9

DRAWING TITLE:
5TH FLOOR PLAN

SCALE:	DRAWING NO.:
DATE: 2025-03-13	A-123
DRAWN: DA	
CHECKED: AW	
APPROVED: AW	
FILE :	
XREF :	REVISION NO.

5TH FLOOR		
500	1 BDR ADAPTABLE	66.7 sm 718 sft
510	1 BDRM	57.6 sm 620 sft
520	2 BDR ACCESSIBLE	77.4 sm 833 sft
530	STUDIO	39.1 sm 421 sft
540	STUDIO ADAPTABLE	38.8 sm 419 sft
	GENDER NEUTRAL/ACCESSIBLE WASHF	19.9 sm 214 sft
	KITCHEN/DINING	35.5 sm 382 sft
	READING/LOUNGE	40.7 sm 438 sft
	LAUNDRY ROOM	8.1 sm 87 sft
	JANITORMAINTENANCE ROOM	10.2 sm 87 sft
	MECHANICAL ROOM	10.2 sm 110 sft
	STAIRCASE 01	12.6 sm 136 sft
	STAIRCASE 02	13.0 sm 140 sft
	MECHANICAL SHAFT	2.4 sm 26 sft
	ELEC/COMM SHAFT	2.1 sm 22 sft
	CIRCULATION	58.2 sm 626 sft
	Net Area	492.5 sm 5279 sft

NUMBER OF UNITS		
	NUMBER OF UNITS	5
	RESIDENTIAL AREA	279.6 sm 3010 sft
	AMENITY SPACE AREA	104.1 sm 1121 sft
	CIRCULATION AREA	83.8 sm 902 sft
	SERVICE ROOM AREA	24.9 sm 268 sft
	ADMIN AREA	0.0 sm 0 sft
	GROSS AREA	512 sm 5507 sft

COLOR LEGEND: BUILDING PROGRAM

- SUITE
- 1 BEDROOM
- 2 BEDROOMS
- AMENITIES
- CIRCULATION
- SERVICES

COLOR LEGEND: WALLS

- 45 MIN FRR WALL
- 1 HR FRR WALL
- 2 HR FRR WALL

