

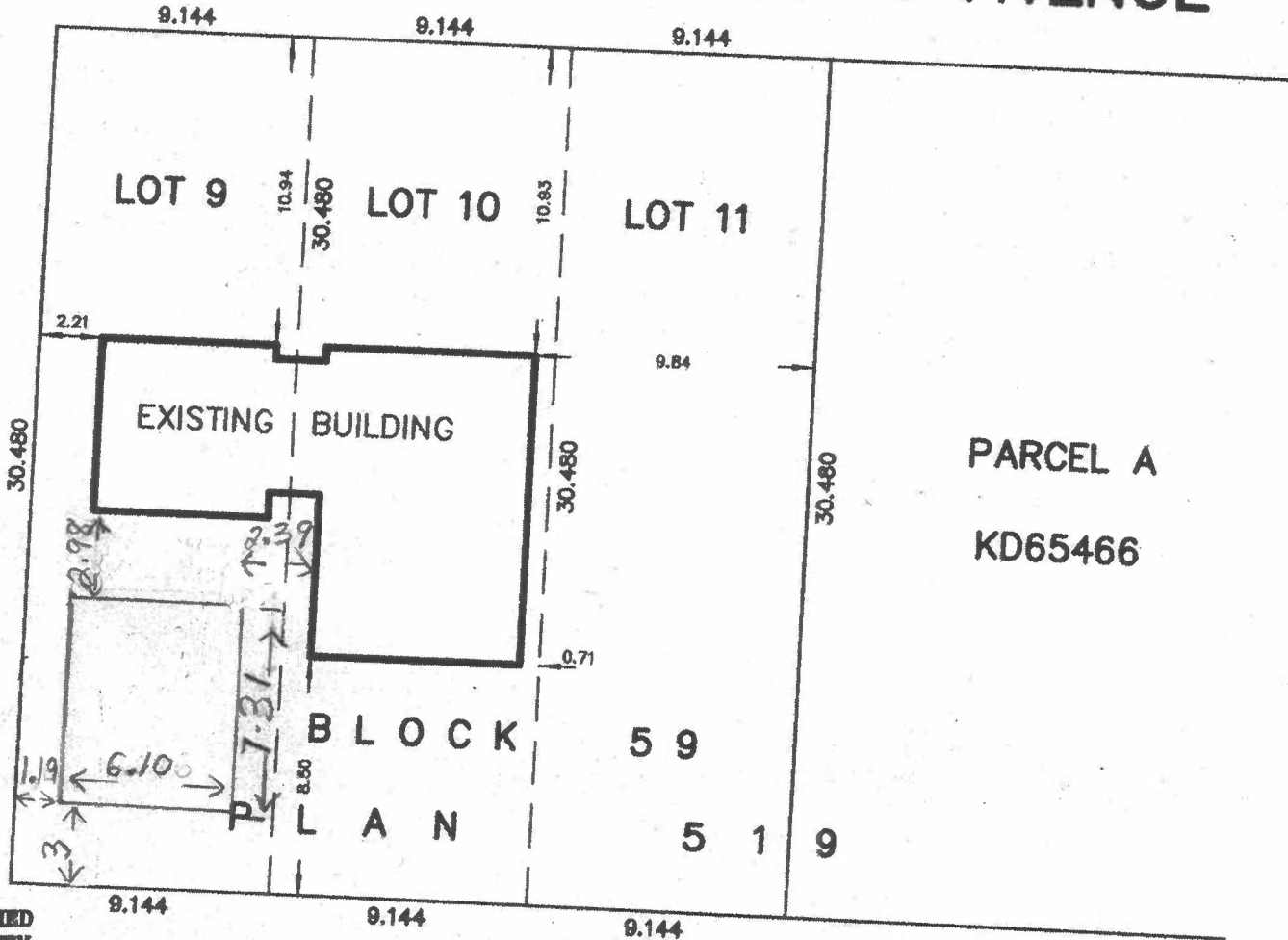
BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION ON  
 LOTS 9, 10 & 11 ALL OF Bk 59, DL 210, SDYD, PLAN 519

CIVIC ADDRESS: 3990 3rd STREET, NARAMATA, B.C.

GLADYS AVENUE



THIRD STREET



LOCATIONS OF THE STRUCTURE CERTIFIED  
 CORRECT ACCORDING TO A FIELD SURVEY  
 COMPLETED THIS 9th DAY OF JULY, 2015.

LANE

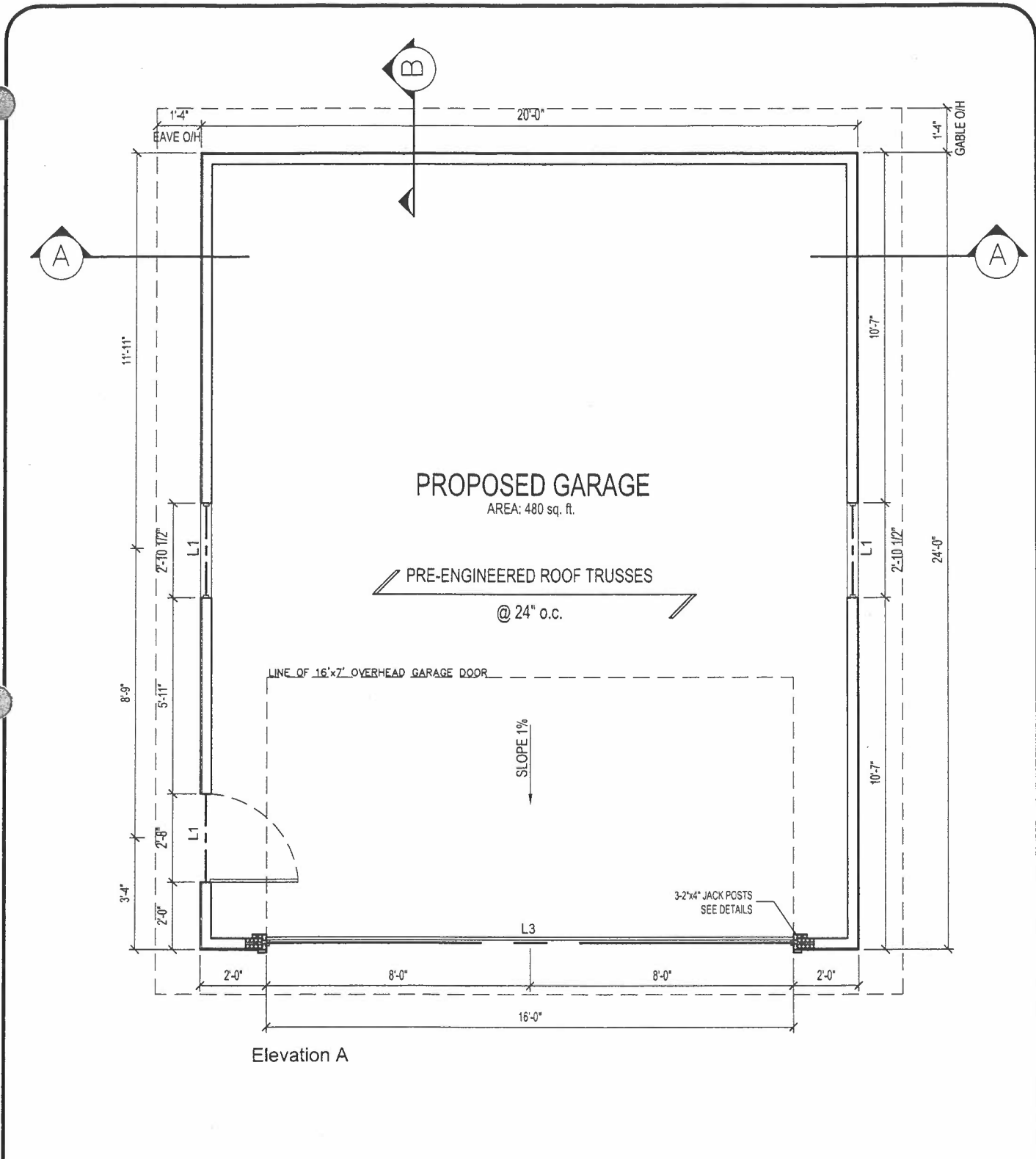
THIS CERTIFICATE IS PREPARED FOR MORTGAGE AND BUILDING INSPECTION  
 PURPOSES AND SHOWS THE LOCATION OF THE SURVEYED STRUCTURES  
 AND FEATURES WITH RESPECT TO THE REGISTERED LAND TITLE OFFICE  
 RECORDS OF THAT LAND. THIS DOCUMENT IS NOT A BOUNDARY SURVEY AND  
 MAY NOT BE USED TO DEFINE PROPERTY CORNERS OR PROPERTY LINES  
 AND NO RESPONSIBILITY IS ACCEPTED FOR MIS-USE.

BRITISH COLUMBIA LAND SURVEYOR  
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY  
 SIGNED IN RED AND BEARING THE ORIGINAL SEAL

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ALL DIMENSIONS ARE METRIC  
 SCALE 1 : 250  
 FILE: 15-125CE

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 PENTICTON, B.C. V2A 1L9  
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Elevation A

**GENERAL NOTES:**

DO NOT SCALE DRAWINGS.  
 NO WORK TO PROCEED PRIOR TO OBTAINING A BUILDING PERMIT. CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS & CHECK ALL CONDITIONS ON THE JOB BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE OWNER.  
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**LINTEL SCHEDULE**

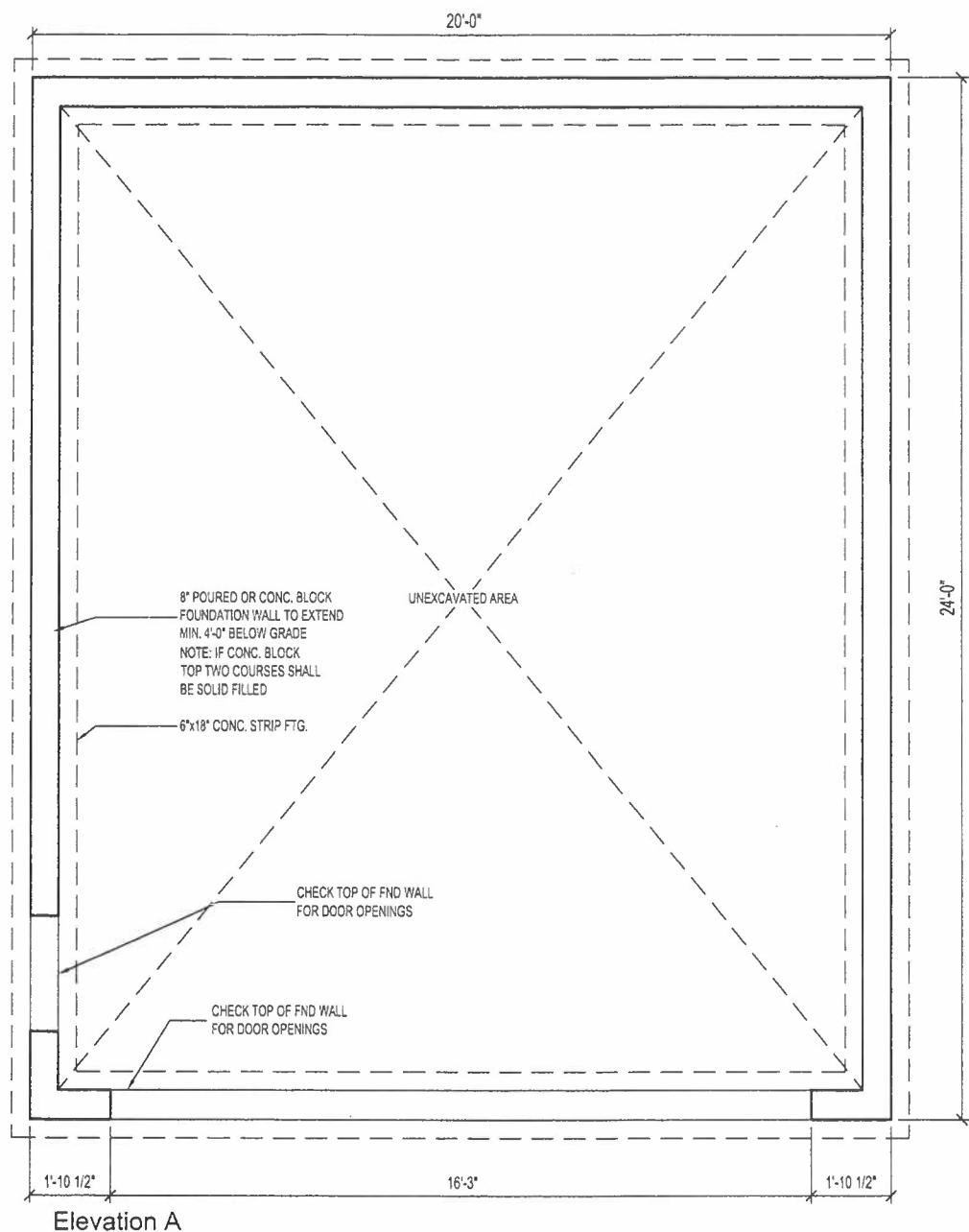
- L1 - 2-2"x8" LINTEL
- L2 - 2-2"x10" LINTEL
- L3 - 2-1 3/4"x 9 1/2" LSL 1.55E

20'x24' GARAGE PACKAGE

SCALE:	PROJ:
1/4" = 1'	1 of 9

CLIENT INFO:





1 Foundation Plan  
2  
1/4"=1'

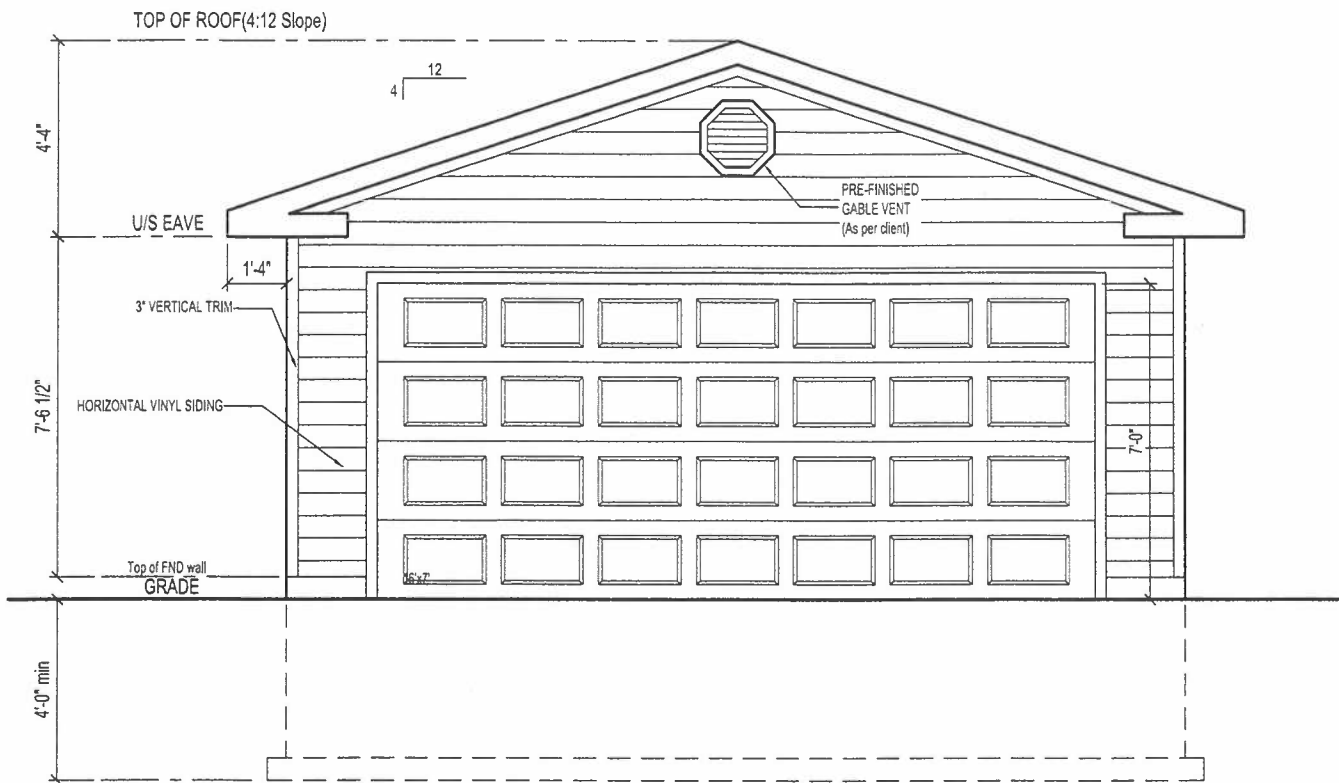
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20'x24' GARAGE PACKAGE

SCALE: 1/4" = 1'  
 PAGE: 2 of 9

CLIENT INFO.





1 Front Elevation 'A'  
 3  
 1/4"=1"

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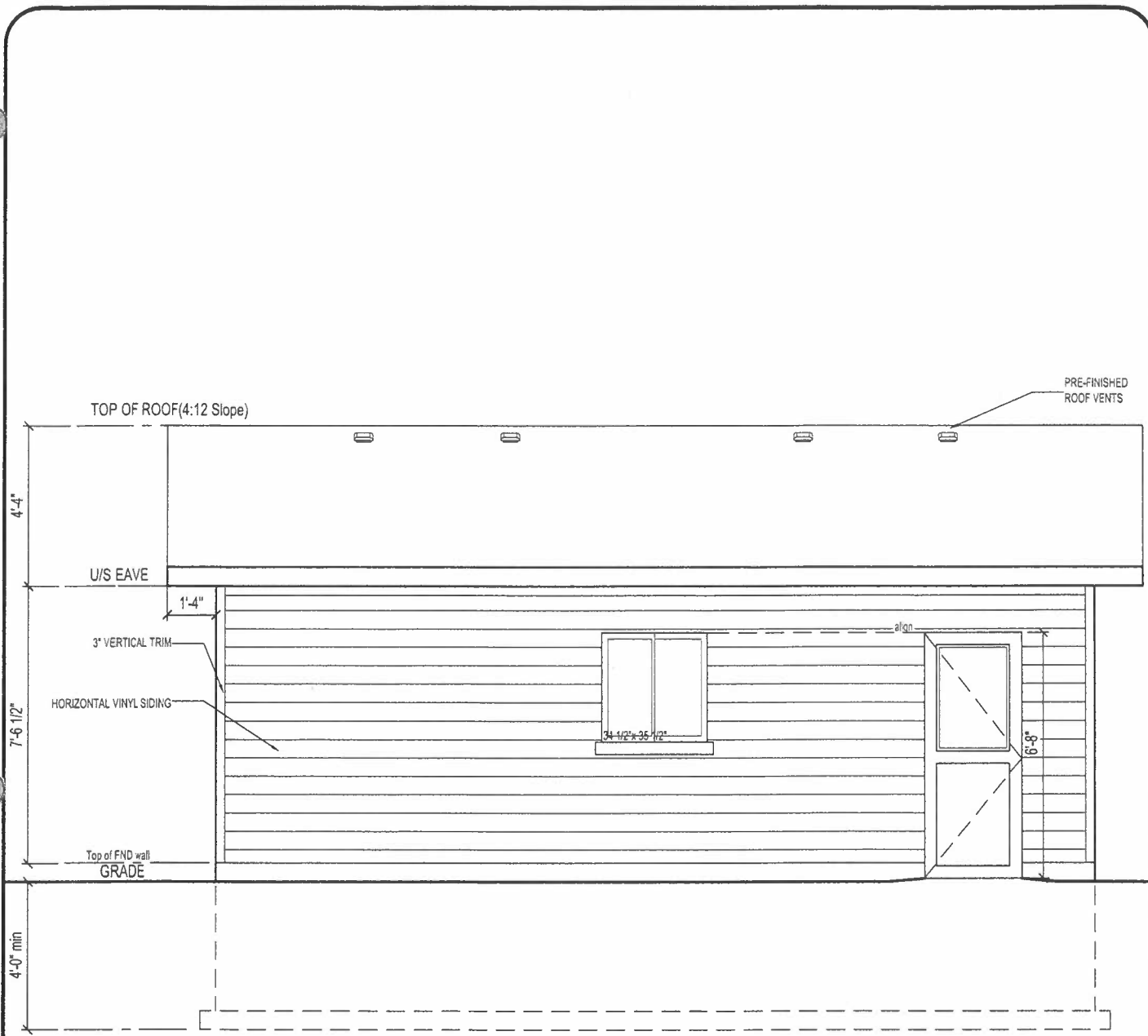
20'x24' GARAGE PACKAGE

SCALE: 1/4" = 1'  
 PAGE: 3 of 9

CLIENT INFO:







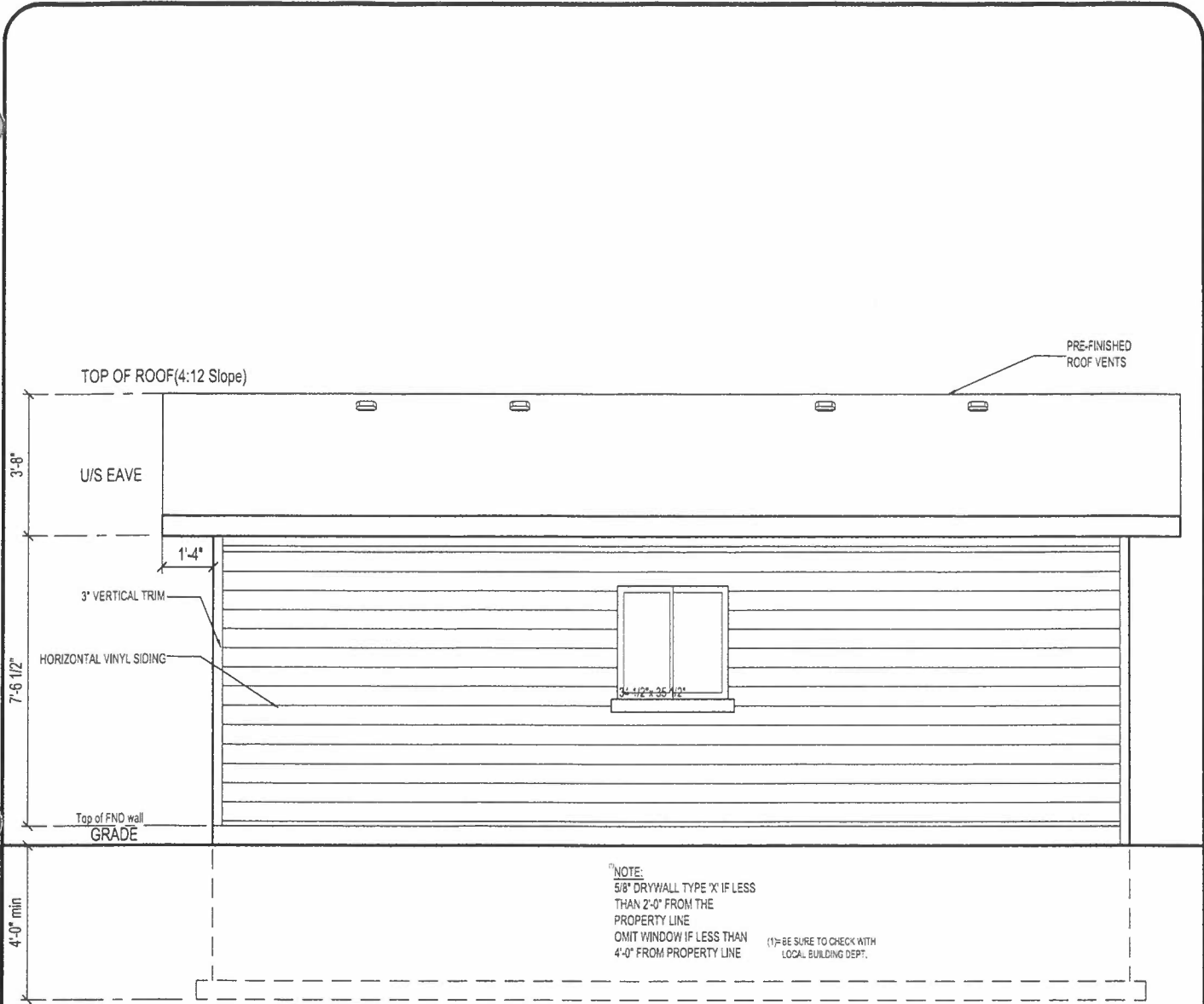
1  
4 Side Elevation 1 1/4" = 1"

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20'x24' GARAGE PACKAGE

SCALE: 1/4" = 1'	PAGE: 4 of 9
CLIENT NO.:	





1 Side Elevation 2  
 5 1/4"=1"

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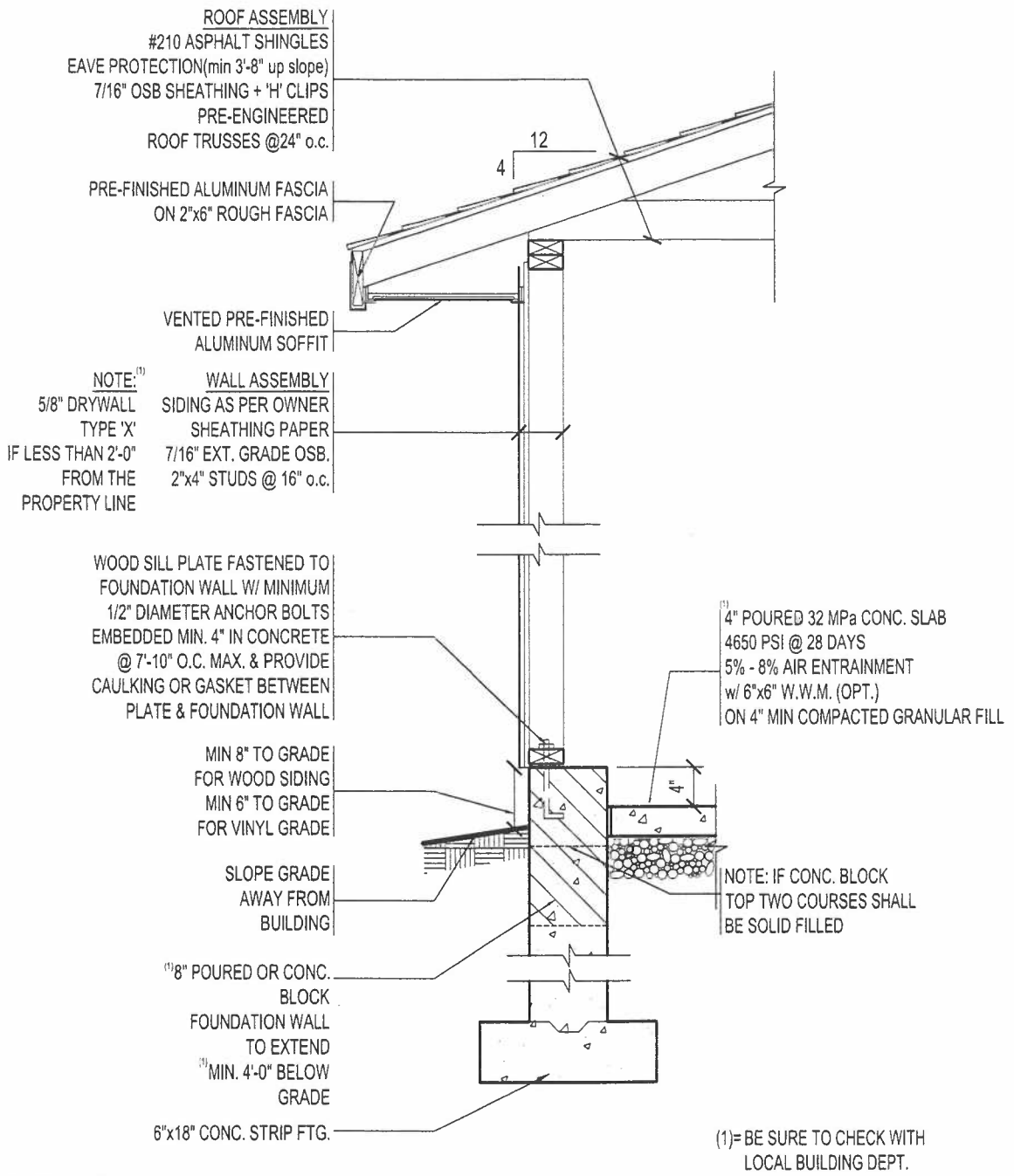
20'x24' GARAGE PACKAGE

SCALE: 1/4" = 1'	PKG. 5 of 9
CLIENT INFO:	









1 Wall Section  
 3/4" = 1"

TYP. DETAILS

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SCALE: 3/4" = 1'	PAGE:
CLIENT INFO:	

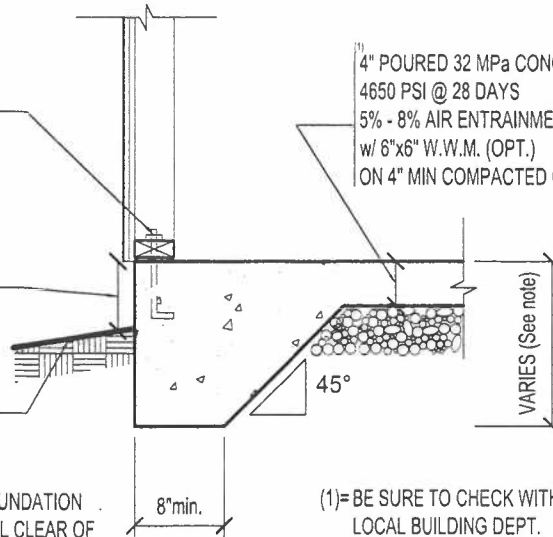


WOOD SILL PLATE FASTENED TO FOUNDATION WALL W/ MINIMUM 1/2" DIAMETER ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE @ 7'-10" O.C. MAX. & PROVIDE CAULKING OR GASKET BETWEEN PLATE & FOUNDATION WALL

MIN 8" TO GRADE FOR WOOD SIDING  
MIN 6" TO GRADE FOR VINYL GRADE

SLOPE GRADE AWAY FROM BUILDING

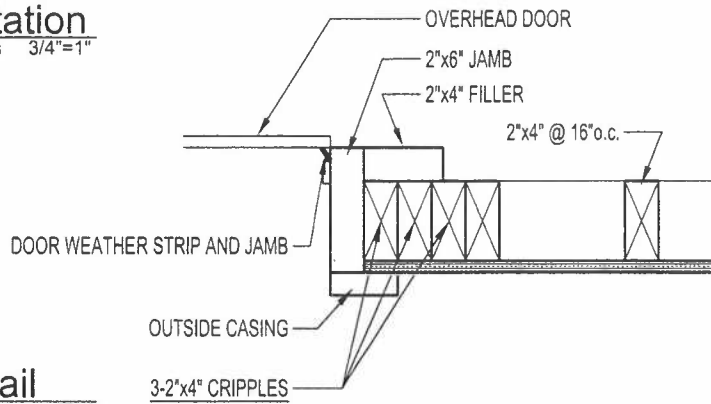
4" POURED 32 MPa CONC. SLAB  
4650 PSI @ 28 DAYS  
5% - 8% AIR ENTRAINMENT  
w/ 6"x6" W.W.M. (OPT.)  
ON 4" MIN COMPACTED GRANULAR FILL



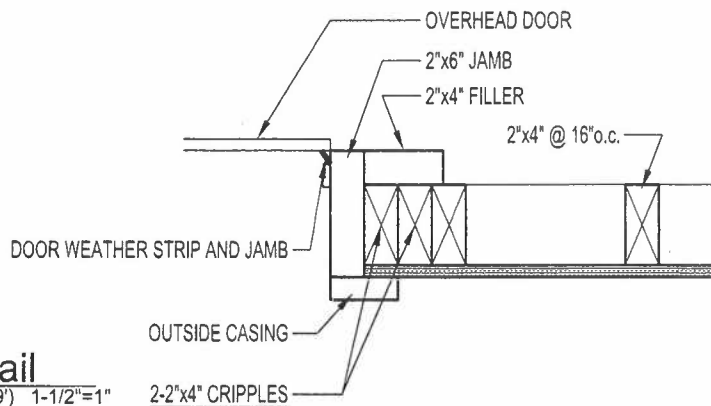
NOTE: (1) DEPTH OF FOUNDATION VARIES. THE FOUNDATION MUST BE POURED ON UNDISTURBED SOIL CLEAR OF ORGANIC MATERIAL

(1) = BE SURE TO CHECK WITH LOCAL BUILDING DEPT.

1 **Alternate Foundation**  
For Buildings 538 sq. ft. or less 3/4"=1"



2 **Door Jamb Detail**  
(For garage door openings of 16') 1-1/2"=1"



3 **Door Jamb Detail**  
(For garage door openings of 9') 1-1/2"=1"

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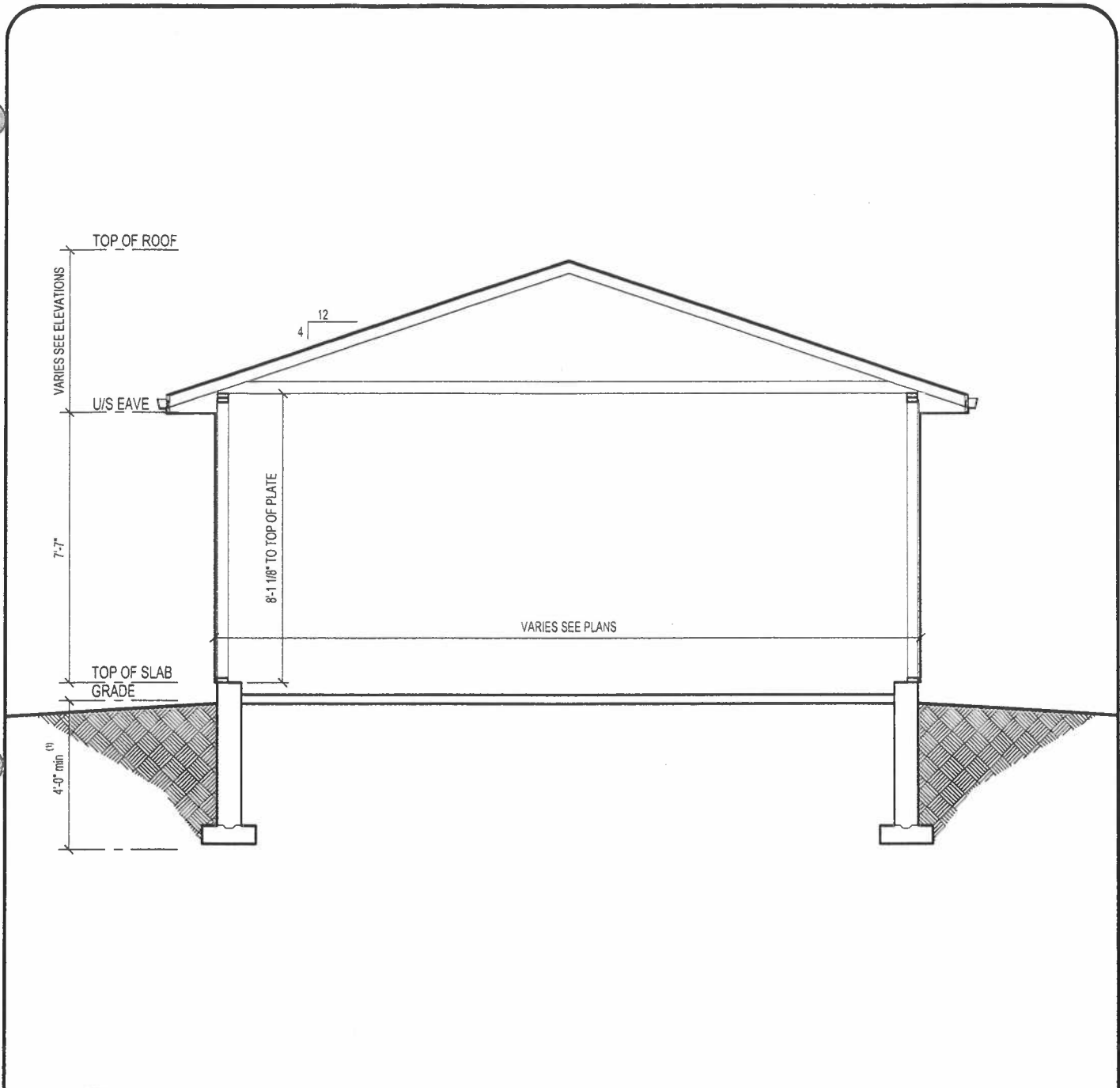
TYP. DETAILS

SCALE: AS NOTED

DATE:

CLIENT INFO:





1 Building Section 1/4"=1"

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TYP. SECTION

SCALE: DATE:  
 1/4" = 1'

CLIENT INFO:



Excavation and Backfill

- Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities.
- The topsoil and organic matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of all organic material.
- In localities where termites exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 3/4" in unexcavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than 17 3/4".
- Backfill within 23 5/8" of the foundation walls shall be free of deleterious debris and boulders larger than 9 7/8" in diameter.

Dampproofing and Drainage

- The exterior surfaces of foundation walls enclosing basements and crawl spaces shall be dampproofed.
- Masonry foundation walls shall be parged with 1/4" of mortar covered over the footing prior to dampproofing.
- 4" foundation drains shall be laid on level, undisturbed ground adjacent to the footings at or below the top of the basement slab or crawl space floor, and shall be covered with crushed stone. Foundation drains shall drain to a storm sewer, drainage ditch, dry well or sump
- Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building, and provisions shall be made to prevent soil erosion
- Concrete slabs in attached garages shall be sloped to drain to the exterior
- The building site shall be graded so that surface, and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties

Footings

- Minimum 2200 psi poured concrete.
- Minimum 4"-0" below finished grade.
- Footings shall rest on natural undisturbed soil, rock or compacted granular fill with minimum bearing capacity of 1570 psf.
- The projection of an unreinforced footing beyond the wall supported shall not be greater than its thickness

Step Footings

- Vertical Rise  
23 5/8" Max. for firm soils  
15 3/4" Max. for sand or gravel

Foundation Walls

- To be poured concrete, unit masonry. (See drawings for type and thickness).
- Dampproofing shall be a heavy coat of bituminous material.
- Foundation wall to extend minimum 5 7/8" above finished grade.
- Foundation walls shall be braced or have the floor joists installed before backfilling.

Concrete Floor Slabs

- All slabs to be 4650psi concrete.
- Minimum 4" thick, placed on a minimum of 4" coarse, clean, granular material.
- All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support.

Wood Frame Construction

- All lumber shall be spruce-pine-fir No. 1&2 and shall be identified by a grade stamp.
- Maximum moisture content of 19% at time of installation.
- Wood framing members which are supported on concrete in direct contact with soil shall be separated from the concrete with 0.002" polyethylene film or Type S roll roofing.
- All members to be framed, anchored, fastened, tied and braced to provide necessary strength & rigidity.
- Nailing of framing to conform to Div. B-9.23.3.4. of the Ontario Building Code.
- Building frames to be anchored by fastening the sill plate to the foundation with not less than 1/2" diameter anchor bolts, embedded min. 4" in the foundation spaced not more than 7'10" o.c.

Walls

- Exterior walls shall consist of:
  - Siding Material as per owner
  - Sheathing paper
  - 7/16" Ext. grade O.S.B.
  - 2"x4" Studs @ 16" o.c. w/ double top plate
- Walls shall consist of:
  - 2x4-studs @ 16" o.c. min
  - 2x4 bottom plate and double 2x4 top plate
  - 2x4 mid-girts if not sheathed

Notching & Drilling of Trusses, Joists, Rafters

- Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if load bearing, and if non-load 1 9/16" bearing.
- Roof truss members shall not be notched, drilled or weakened unless accommodated in the design.

Roofing

- Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through or at least 1/2" into roof sheathing.
- Every asphalt shingle shall be fastened with at least 4 nails.
- Open valleys shall be flashed with 2 layers of roll roofing, or 1 layer of sheet metal min. 23 5/8" wide.
- Flashing shall be provided at the intersection of shingle roofs with exterior walls and chimneys.
- Sheet metal flashing shall consist of not less than 0.068" sheet lead, 0.013" galvanized steel, 0.013" thick copper, 0.014" zinc, or 0.019" aluminum.

Exterior Walls

- No windows or other unprotected openings are permitted in exterior walls less than 3' 11" from property lines.
- 5/8" fire rated drywall shall be installed on the inside face of exterior walls and gable ends of roofs which are less than 23 5/8" from property lines.
- Provide a light fixture in the garage.

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SCALE:	DATE:
NO SCALE	

CLIENT INFO:

