

NOTE: MATERIALS WITHIN 0.6m OF FINISHED GRADE TREATED TO RESIST DECAY AND TERMITES AS PER CURRENT B.C.B.C.

NOTE: FLASHING REQUIRED AROUND ALL UNPROTECTED OPENINGS AND ABOVE & BELOW HORIZONTAL TRANSITIONS

NOTE: INSTALL WATER HAMMER AT DISHWASHER & LAUNDRY WASHER AS PER CURRENT CODE

NOTE: INSTALL SOLID BLOCKING AT HINGE & LOCK POINTS AT ALL EXTERIOR DOORS

NOTE: SLOPE FINISHED GRADE AWAY FROM BUILDING AT FULL PERIMETER



LOWER FLOOR PLAN
 2397 SQ FT TOTAL FOOTPRINT
 1274 SQ FT CONDITIONED SPACE
 UNIT 1 - 544 SQ. FT. UNIT 2 - 639 SQ. FT.

NOTES

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All bearing wall openings supported with 2-ply 2x10 spf#2 on double cripples unless otherwise noted.

Install interconnected smoke alarms and carbon monoxide detectors located as per current B.C.B.C.

Install PV & SDHW conduits as per technical specifications set out in the NRCan Solar Readiness Guidelines.

All bathrooms equipped with min. 1.5 sonne exhaust fan, connected to timer as per current B.C.B.C.

All new exterior wall and roof assemblies to conform to RSI values as per current B.C.B.C.

Flash all exterior wall penetrations as per current B.C.B.C.

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ISSUED FOR BUILDING PERMIT

LOWER FLOOR PLAN
 PROPOSED DUPLEX

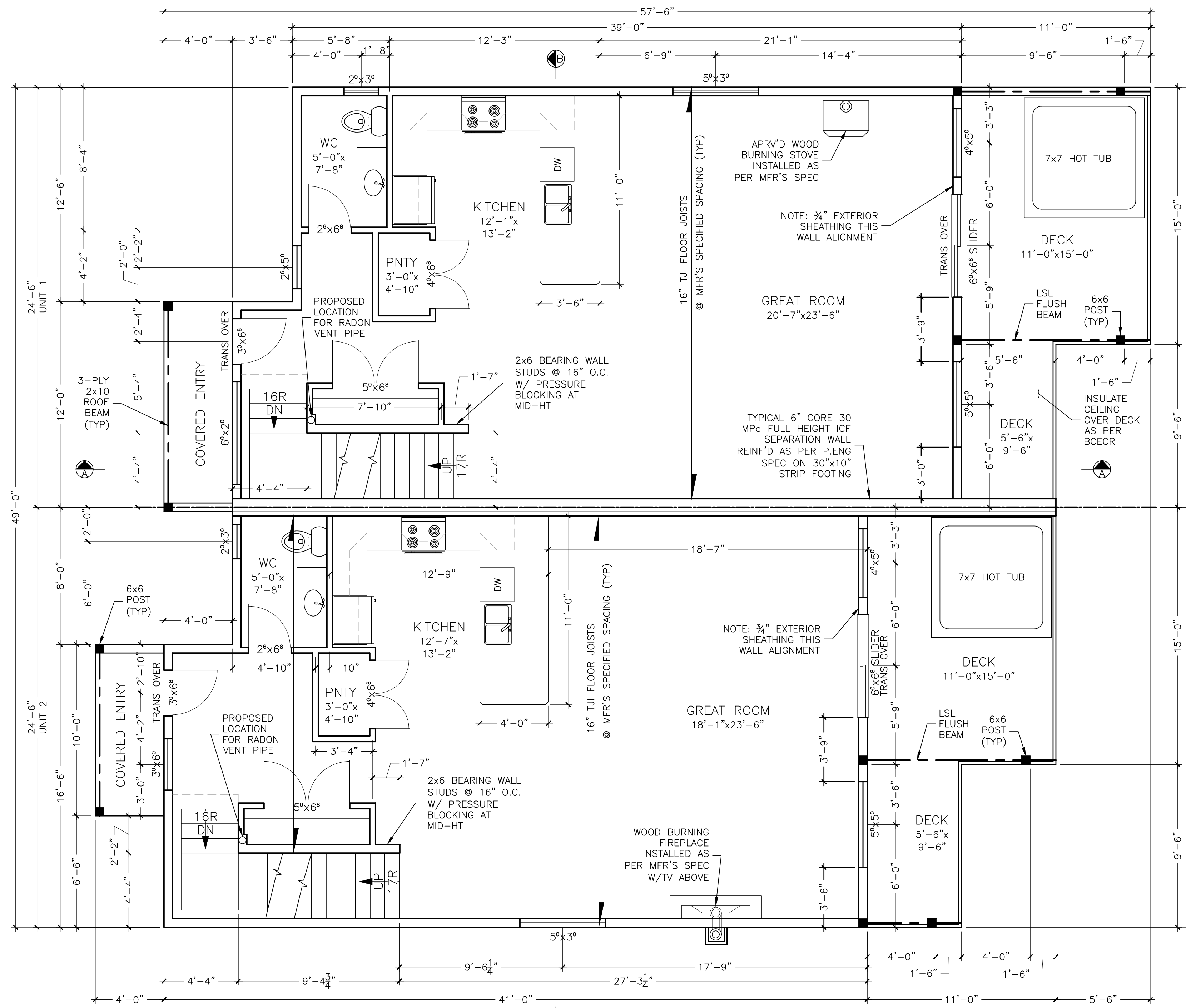
177 CLEARVIEW CRESCENT
 APEX MOUNTAIN BC

AZTECH DRAFTING SERVICES
 1288 Lyon Street, Penticton, B.C.
 Phone: 250-492-3344 e-mail: service@aztechdrafting.com

REVISIONS			
No.	DATE	DRAWN	CHK'D
1	05/29/23	MBW	
			AS PER P.ENG COMMENTS

DRAWN BY: MBW	DATE: APR 25/23
DESIGN BY:	PROJECT No.: 211998
CHK'D BY:	FILE No.:
SCALE: 1/4"=1'	SHEET No.: 1 OF 8

REV 1



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MAIN FLOOR PLAN
2404 SQ FT TOTAL FOOTPRINT
1963 SQ FT CONDITIONED SPACE
 UNIT 1 - 990 SQ. FT.
 UNIT 2 - 973 SQ. FT.

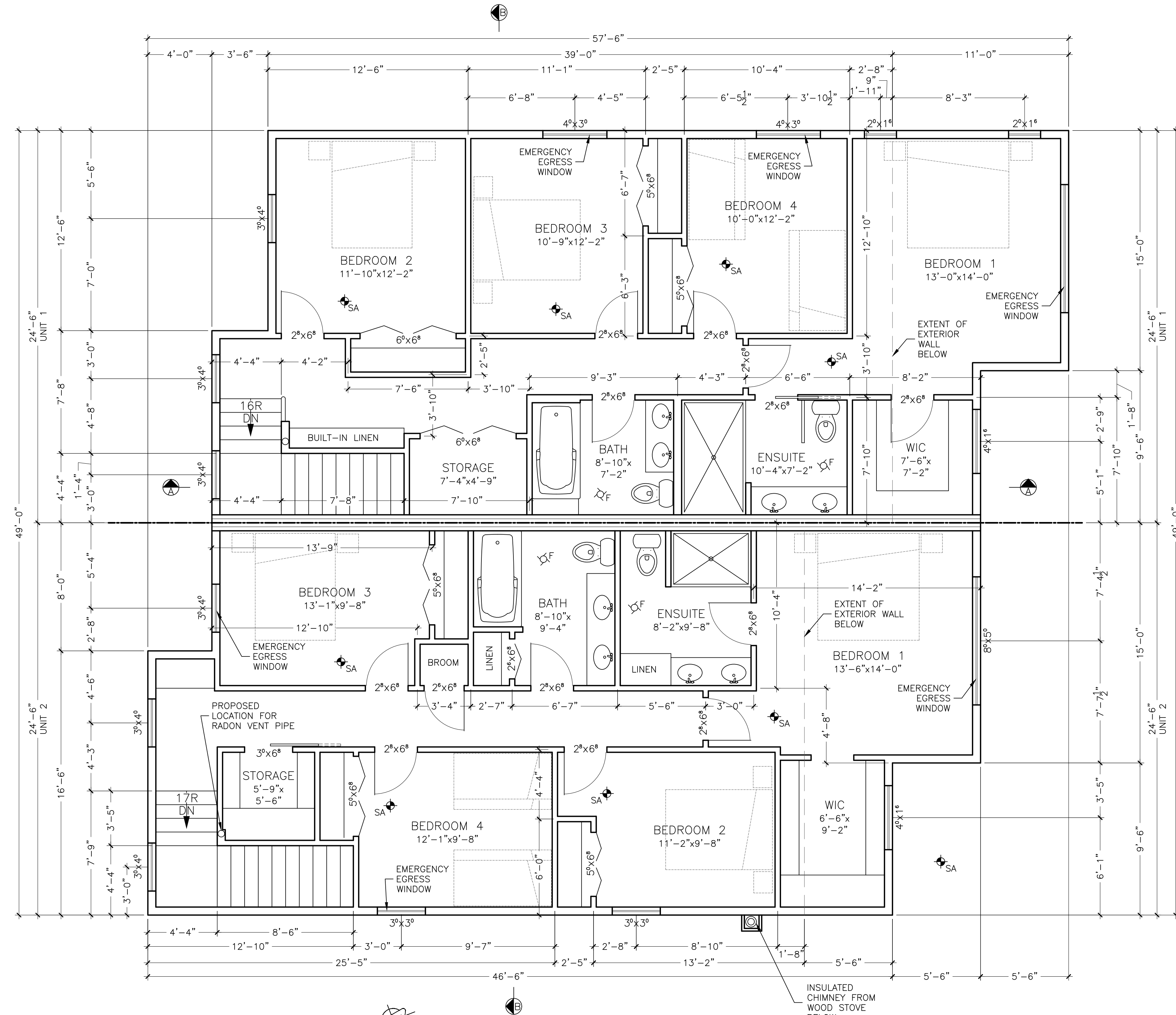
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MAIN FLOOR PLAN PROPOSED DUPLEX 177 CLEARVIEW CRESCENT APEX MOUNTAIN BC	
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UPPER FLOOR PLAN
2398 SQ FT CONDITIONED SPACE
 UNIT 1 - 1208 SQ. FT.
 UNIT 2 - 1190 SQ. FT.

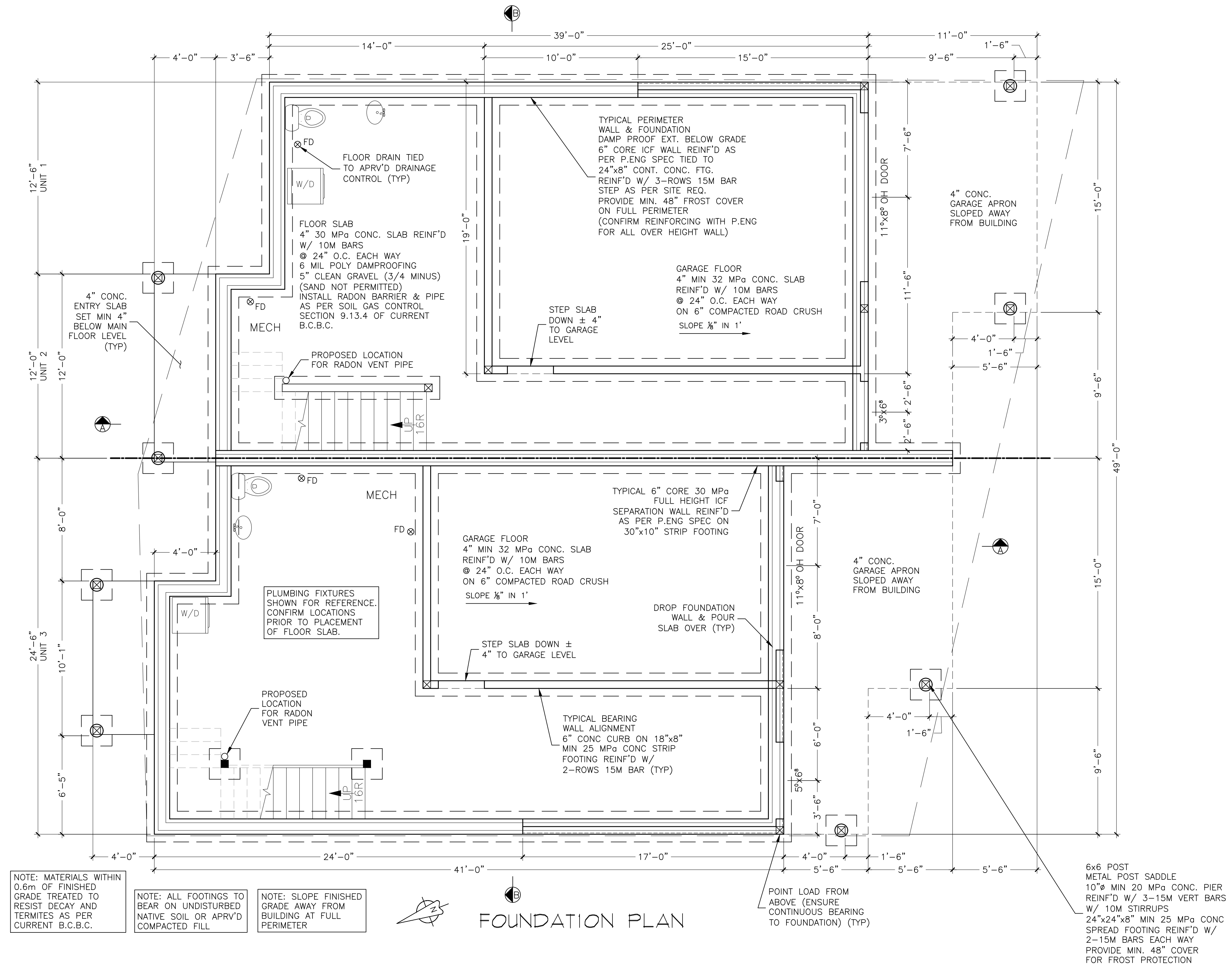
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UPPER FLOOR PLAN
PROPOSED DUPLEX
 177 CLEARVIEW CRESCENT
 APEX MOUNTAIN BC

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SCALE: 1/4"=1'	SHEET No.: 3 OF 8
	REV 1



NOTE: MATERIALS WITHIN 0.6m OF FINISHED GRADE TREATED TO RESIST DECAY AND TERMITES AS PER CURRENT B.C.B.C.

NOTE: ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL OR APRVD COMPACTED FILL

NOTE: SLOPE FINISHED GRADE AWAY FROM BUILDING AT FULL PERIMETER

POINT LOAD FROM ABOVE (ENSURE CONTINUOUS BEARING TO FOUNDATION) (TYP)

6x6 POST METAL POST SADDLE 10"Ø MIN 20 MPa CONC. PIER REINF'D W/ 3-15M VERT BARS W/ 10M STIRRUPS 24"x24"x8" MIN 25 MPa CONC SPREAD FOOTING REINF'D W/ 2-15M BARS EACH WAY PROVIDE MIN. 48" COVER FOR FROST PROTECTION

NOTES

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**FOUNDATION PLAN
PROPOSED DUPLEX**

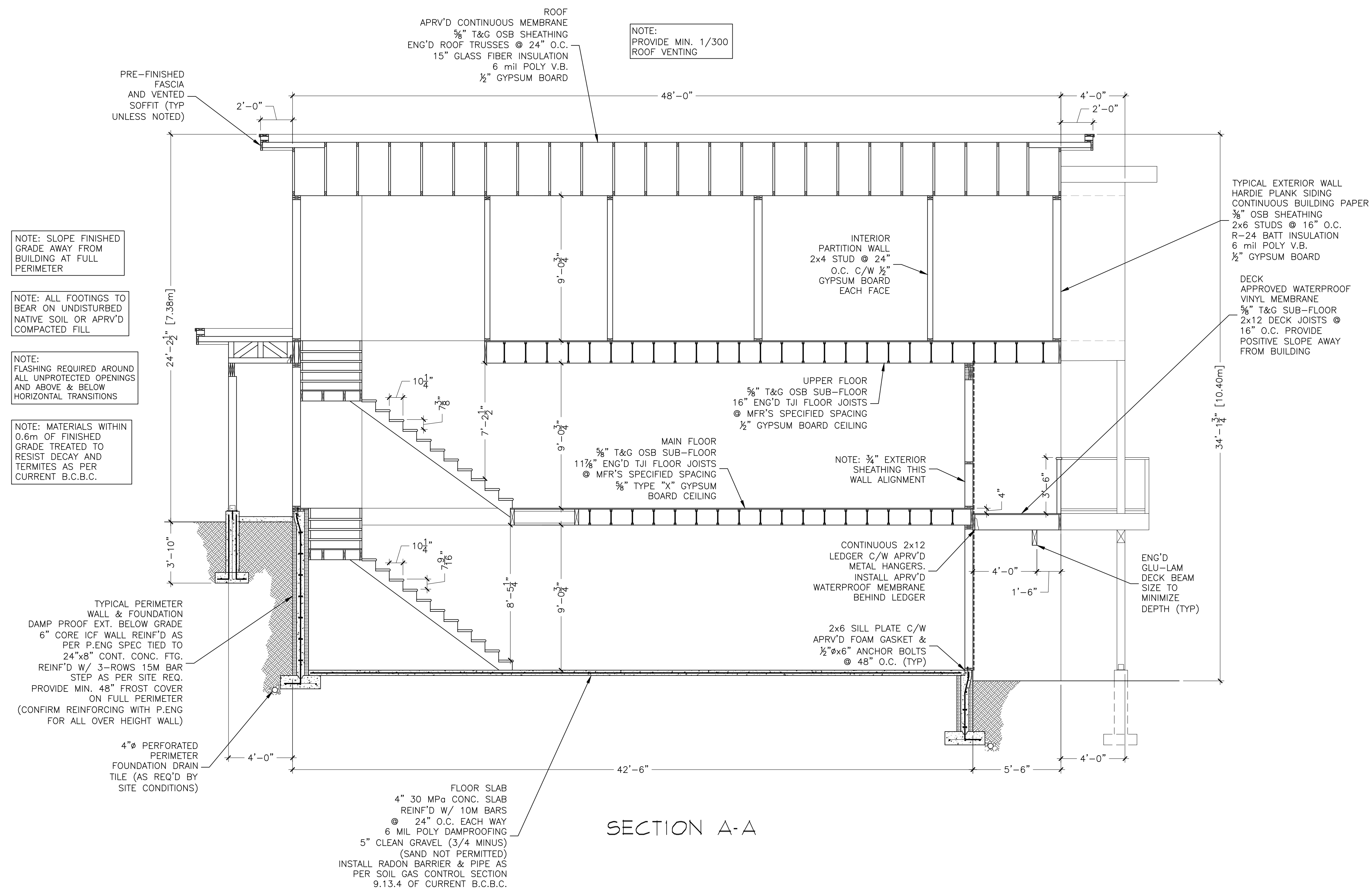
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SCALE: 1/4"=1'	SHEET No.: 4 OF 8

REV 1



SECTION A-A

NOTES

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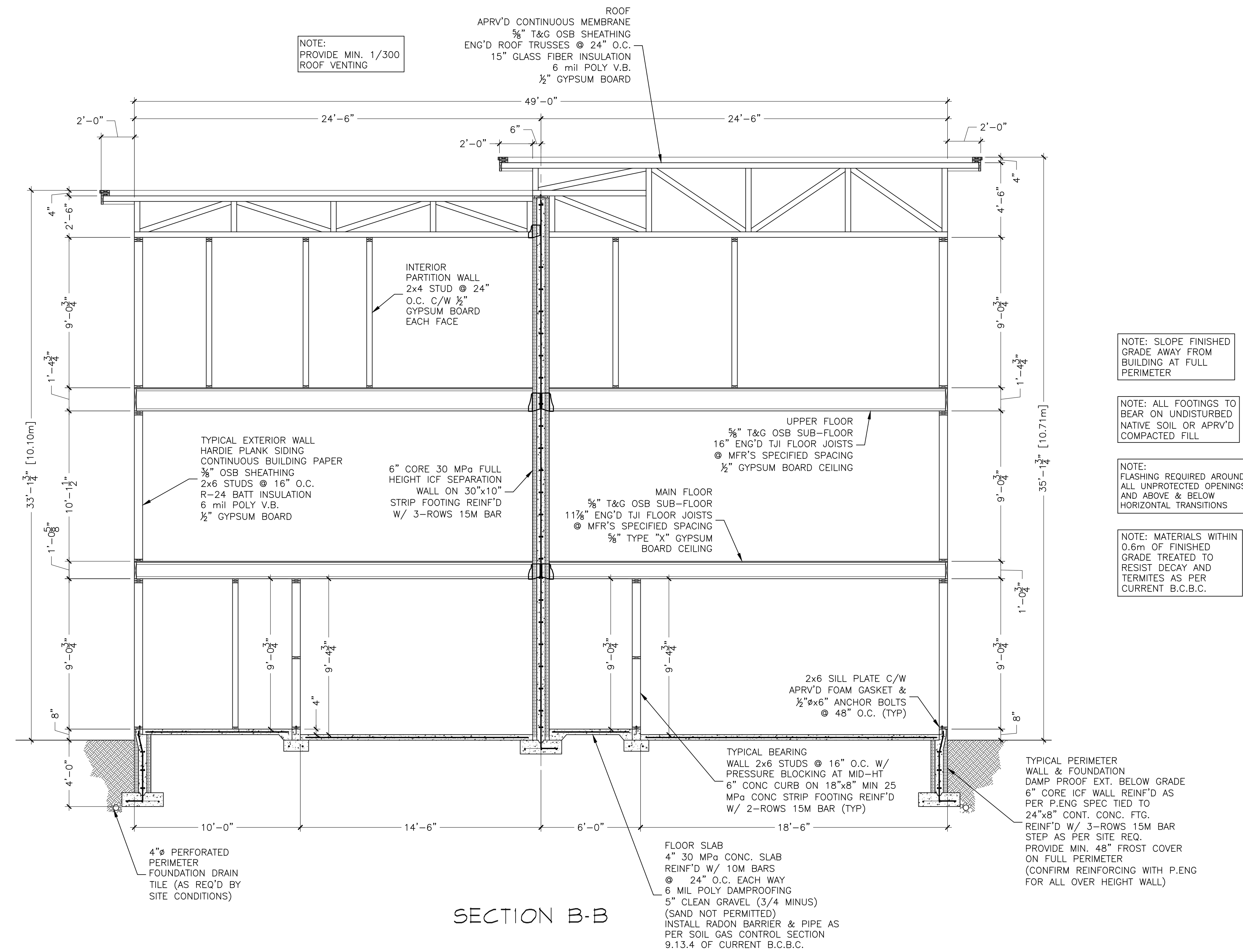
SECTION A-A
PROPOSED DUPLEX

177 CLEARVIEW CRESCENT
APEX MOUNTAIN BC

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NOTE:
PROVIDE MIN. 1/300
ROOF VENTING

NOTE: SLOPE FINISHED
GRADE AWAY FROM
BUILDING AT FULL
PERIMETER

NOTE: ALL FOOTINGS TO
BEAR ON UNDISTURBED
NATIVE SOIL OR APRV'D
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NOTE:
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HORIZONTAL TRANSITIONS

NOTE: MATERIALS WITHIN
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SECTION B-B

- NOTES
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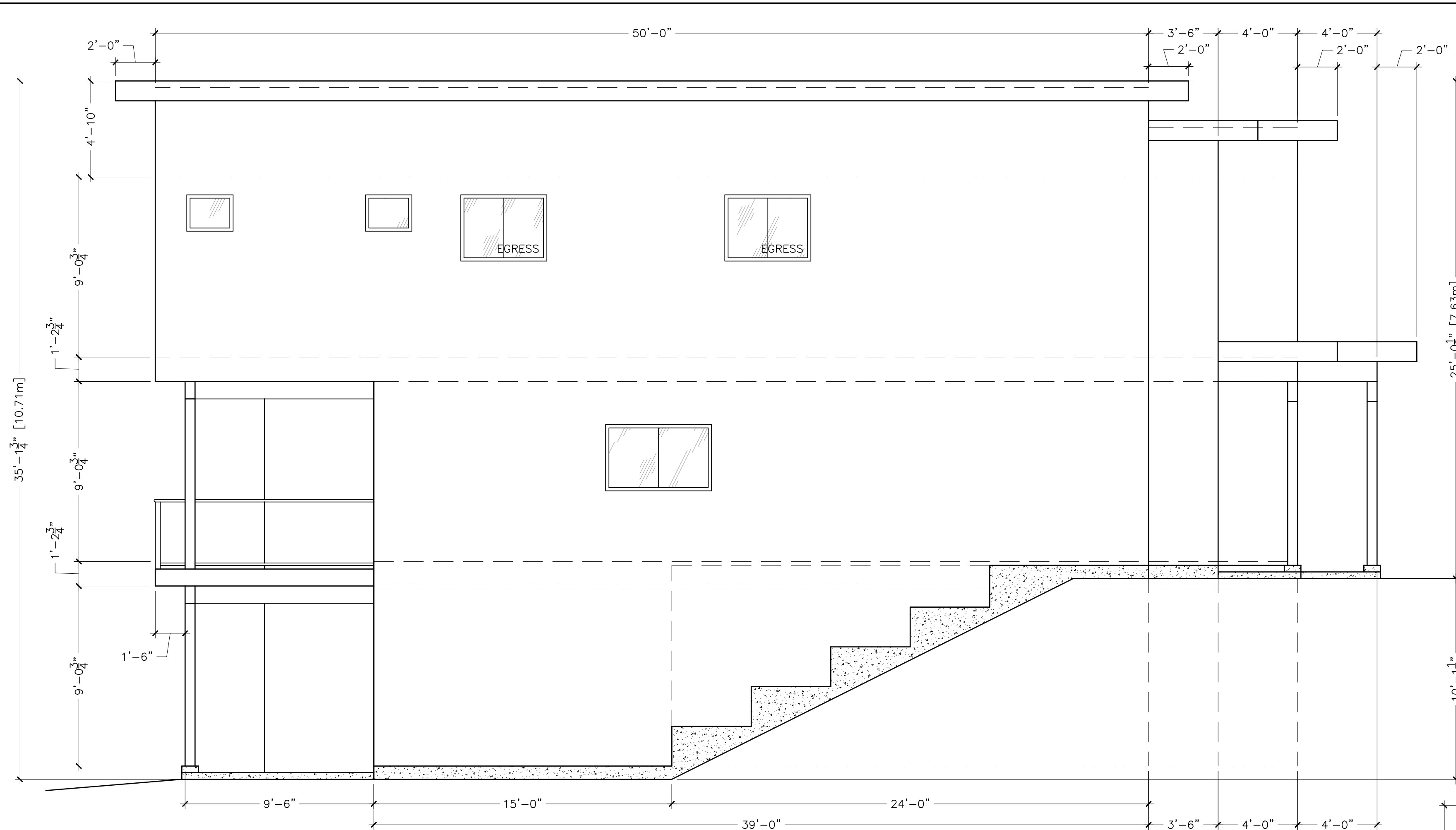
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SECTION B-B
PROPOSED DUPLEX
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	REV 1



WEST ELEVATION

SPATIAL SEPARATION
EAST WALL
TOTAL BUILDING FACE = 1347 sq. ft.
TOTAL UNPROTECTED OPENINGS = 21 sq. ft. (1.5%)
LIMITING DISTANCE = 3.0m
ALLOWABLE OPENINGS = 10%



SOUTH ELEVATION

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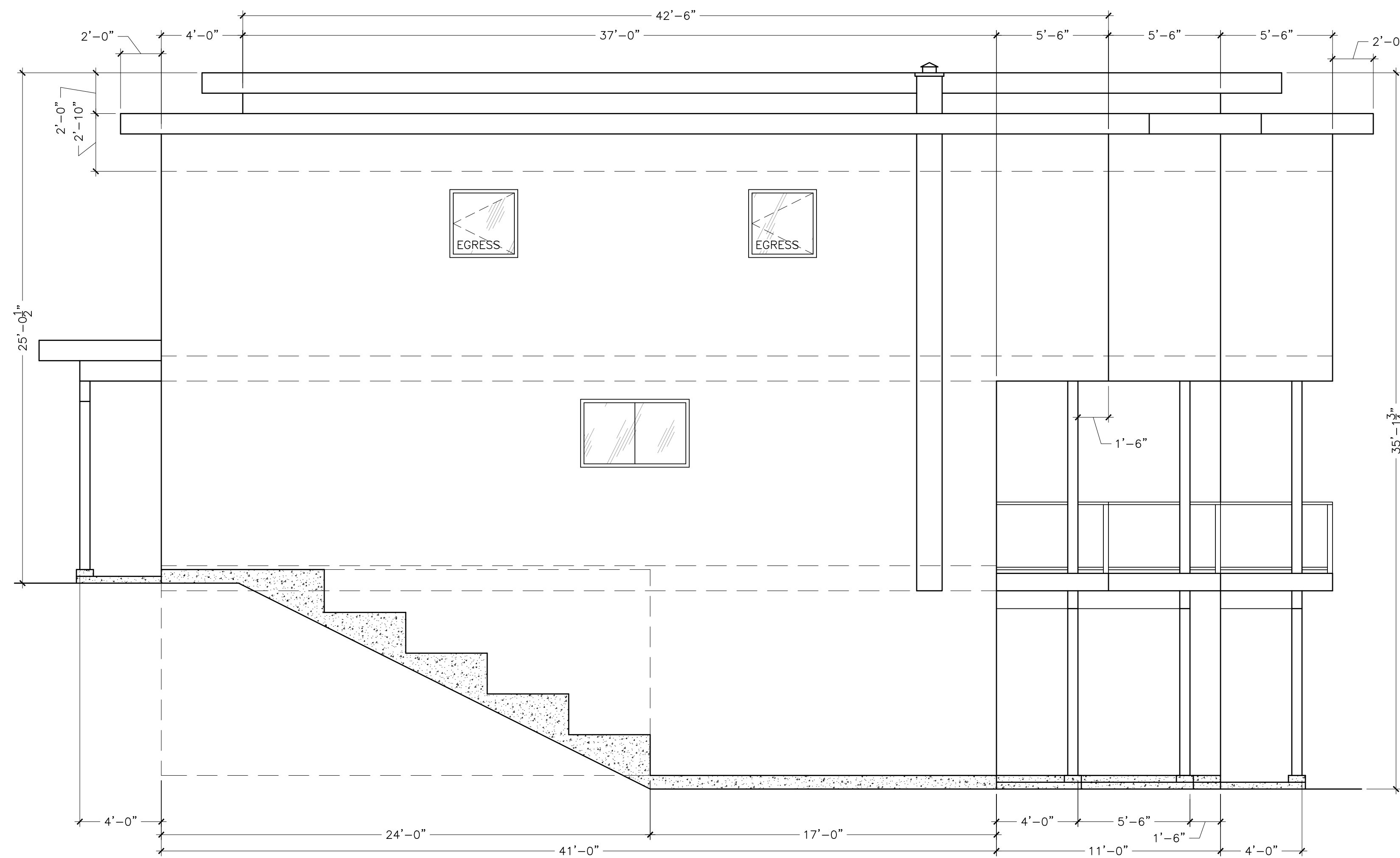
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S&W ELEVATIONS
PROPOSED DUPLEX
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**SPATIAL SEPARATION
EAST WALL**
 TOTAL BUILDING FACE = 1244 sq. ft.
 TOTAL UNPROTECTED OPENINGS = 15 sq. ft. (1.2%)
 LIMITING DISTANCE = 3.0m
 ALLOWABLE OPENINGS = 10%

EAST ELEVATION



NORTH ELEVATION

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**N&E ELEVATIONS
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