

- 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
 Contractor to verify all measurements prior to construction. Any discrepancies must be reported to the Owner for clarification prior to commencement of construction.

Contractor to confirm window style and x-lite locations with Owner prior to construction. Ensure x-lites for egress are provided as required by the current B.C.B.C.

All bearing wall openings supported with 2-ply 2x10 $\text{sp} \#2$ 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 sonic 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.

Contractor to ensure all construction and installation meets the requirements set forth in the current B.C.B.C.

These plans do not show all details of the requirements of the current B.C.B.C. and have not been reviewed for full compliance. It is the responsibility of the Owner/Contractor to ensure compliance with the Code and all local municipal bylaws.

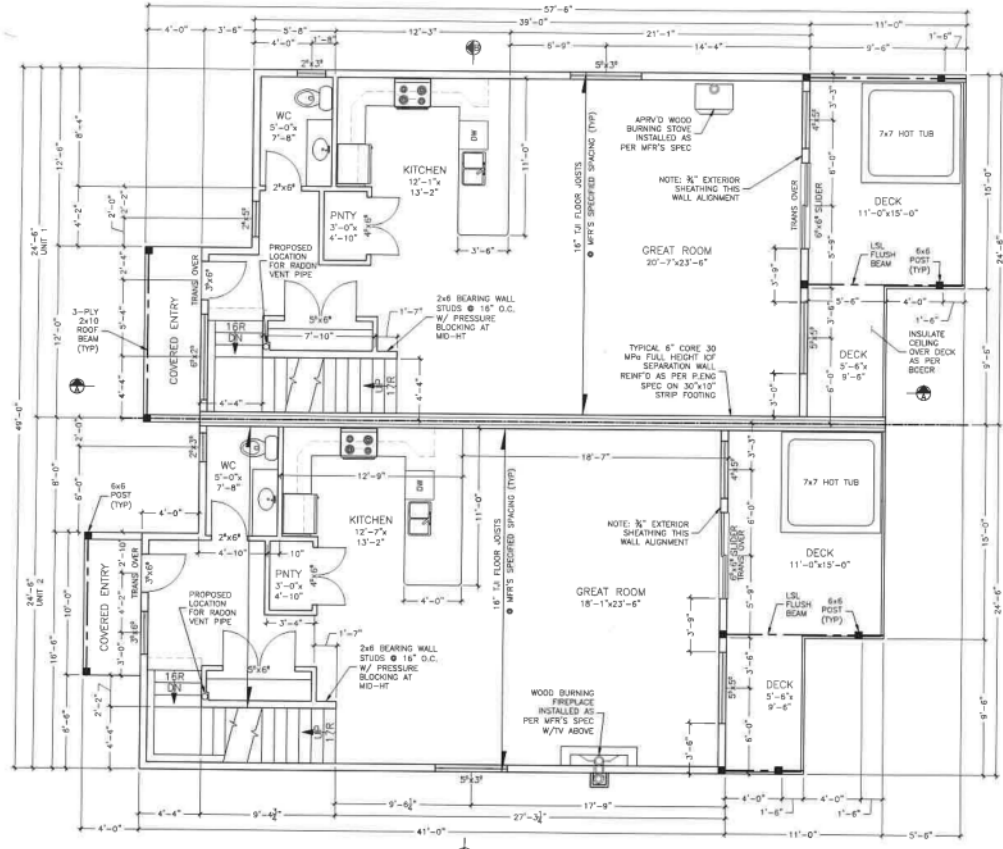
These drawings have been checked by the Owner/Contractor. Aztech Drafting holds no responsibility for any errors or omissions related to design or otherwise.

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				DRAWN BY: MBW	DATE: APR 25/23
1	2023/05/23	MBW	AS PER PING COMMENTS	DESIGN BY:	PROJECT No: 211998
2	2023/07/24	MBW	REB TO PING COMMENTS	CHK'D BY:	FILE No:
				SCALE: 1/4"=1'	SHEET No: 1 OF 8



- 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 UNRESTRICTED OPENINGS AND ABOVE & BELOW HORIZONTAL TRANSOMS
- NOTE: INSTALL WATER HAMMER AT DISHWASHER & LAUNDRY WASHER AS PER CURRENT CODE
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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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All bearing wall openings supported with 2-ply 2x10 sp#2 on double cripples unless otherwise noted.

Install inter-connected 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 sonic exhaust fan, connected to timer as per current B.C.B.C.

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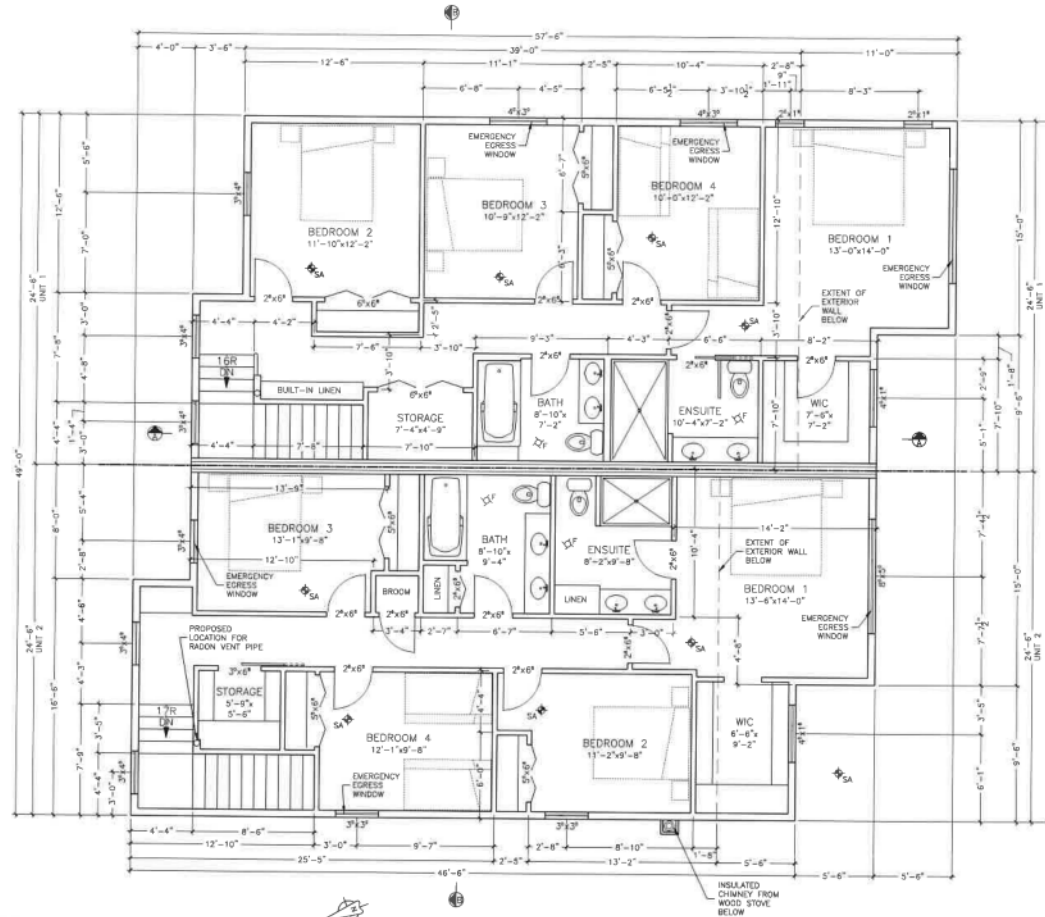
MAIN FLOOR PLAN
PROPOSED DUPLEX
 177 CLEARVIEW CRESCENT
 APEX MOUNTAIN BC

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REVISIONS				
No.	DATE	DRAWN	CHK'D	DESCRIPTION
1	25/2/23	MBW		AS PER PING COMMENTS
2	11/22/24	MBW		VERIFY TO PING APPROVAL

DRAWN BY: MBW	DATE: APR 25/23
DESIGN BY:	PROJECT No: 211998
CHK'D BY:	FILE No.:
SCALE: 1/4"=1'	SHEET No.: 2 OF 8



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

NOTES
Contractor to verify all measurements prior to construction. Any discrepancies must be reported to the Owner for clarification prior to commencement of construction.

Contractor to confirm window style and x-lite locations with Owner prior to construction. Ensure x-lites for egress are provided as required by the current B.C.B.C.

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

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UPPER FLOOR PLAN
2398 SQ FT CONDITIONED SPACE
UNIT 1 - 1208 SQ. FT.
UNIT 2 - 1190 SQ. FT.

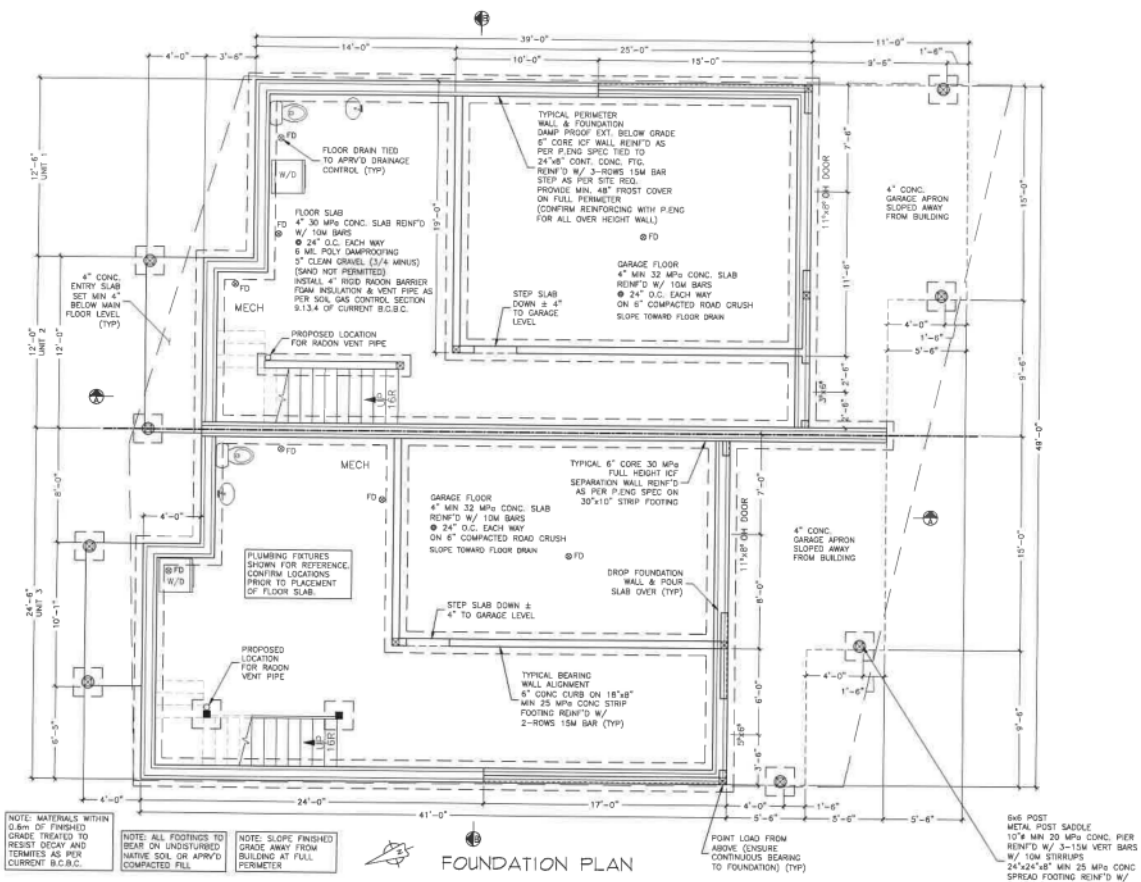
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UPPER FLOOR PLAN
PROPOSED DUPLEX
177 CLEARVIEW CRESCENT
APEX MOUNTAIN BC

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REVISIONS			
NO.	DATE	DRAWN	CHK'D
1	11/05/2023	MSW	
2	11/17/24	MSW	

DRAWN BY: MSW	DATE: APR 25/23
DESIGN BY:	PROJECT No: 211998
CHK'D BY:	FILE No.:
SCALE: 1/4" = 1'	SHEET No: 3 OF 8



NOTE: MATERIALS WITHIN 0.8m 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 APPROV'D COMPACTED FILL.

NOTE: SLOPE FINISHED GRADE AWAY FROM BUILDING AT FULL PERIMETER.

FOUNDATION PLAN

NOTES
 Contractor to verify all measurements prior to construction. Any discrepancies must be reported to the Owner for clarification prior to commencement of construction.

Contractor to confirm window style and x-lite locations with Owner prior to construction. Ensure x-lites for egress are provided as required by the current B.C.B.C.

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 sonic exhaust fan, connected to liner 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.

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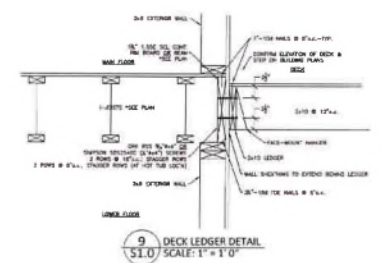
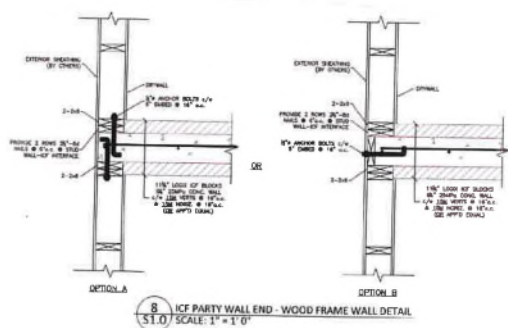
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ISSUED FOR BUILDING PERMIT

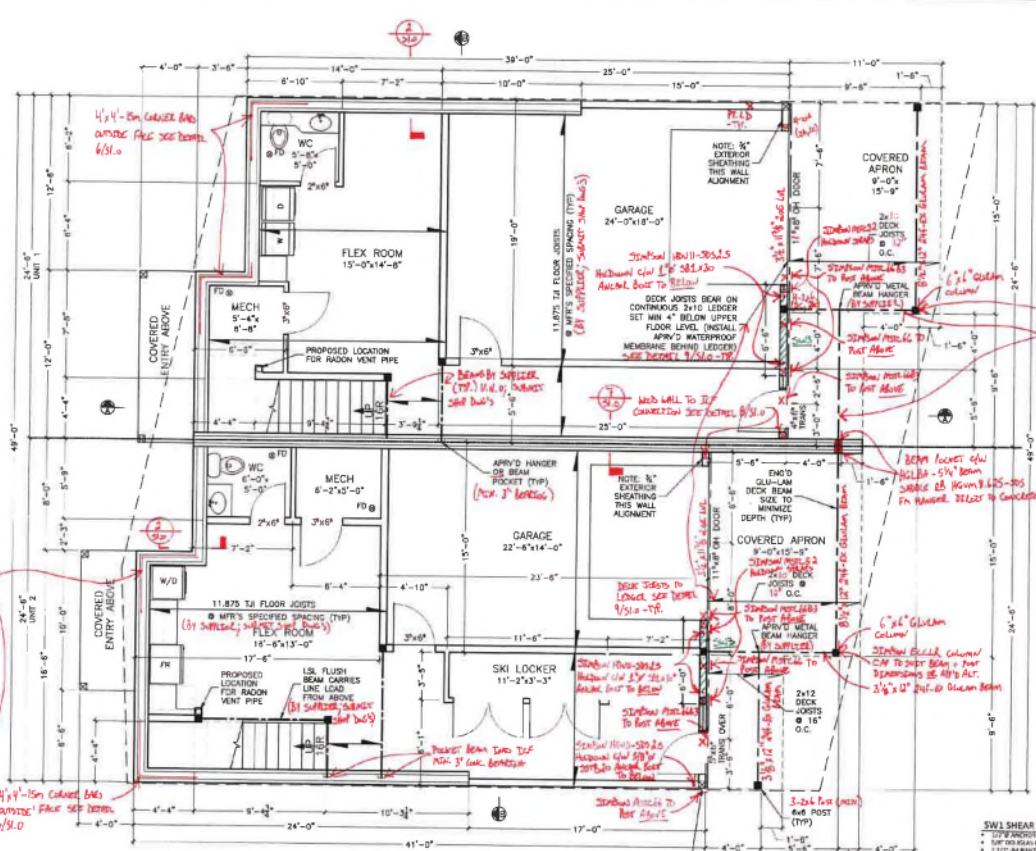
FOUNDATION PLAN
PROPOSED DUPLEX
 177 CLEARVIEW CRESCENT
 APEX MOUNTAIN BC

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REVISIONS				DRAWN BY: MEW	DATE: APR 25/23
01	25/25/23	MEW	AS PER P.I.C. COMMENTS	DESIGN BY:	PROJECT No.: 211998
02	11/23/24	MEW	REVISION TO FLOOR FINISHES	CHK'D BY:	FILE No.:
				SCALE: 1/4"=1'	SHEET No.: 4 OF 8



- 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 BLOCCING AT HINGE & LOCK POINTS AT ALL EXTERIOR DOORS**
- NOTE: SLOPE FINISHED GRADE AWAY FROM BUILDING AT FULL PERIMETER**



- NOTES**
- Contractor to verify all measurements prior to construction. Any discrepancies must be reported to the Owner for clarification prior to commencement of construction.
- Contractor to confirm window style and x-site locations with Owner prior to construction. Ensure x-lites for egress are provided as required by the current B.C.B.C.
- All bearing wall openings supported with 2-ply 2x10 sp/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 sabbat exhaust fan, connected to timer as per current B.C.B.C.
- All new exterior wall and roof assemblies to conform to RSJ values as per current B.C.B.C.
- Flash all exterior wall penetrations as per current B.C.B.C.
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LOWER FLOOR PLAN
2397 SQ FT TOTAL FOOTPRINT
1274 SQ FT CONDITIONED SPACE
UNIT 1 - 544 SQ. FT., UNIT 2 - 639 SQ. FT.

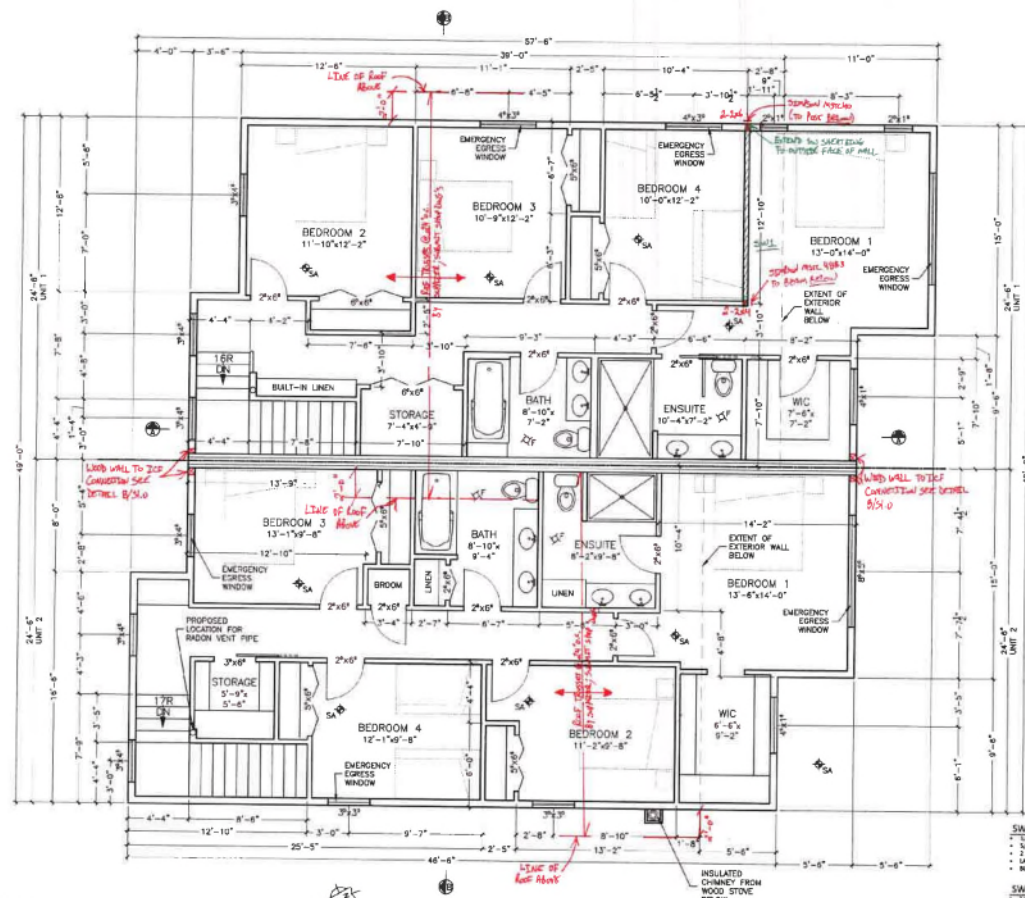
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REV.	DATE	BY	CHK'D	DESCRIPTION
1	11/02/2023	MMW	MMW	AS PER PINE CHANGES

LOWER FLOOR PLAN PROPOSED DUPLEX	
177 CLEARVIEW CRESCENT APEX MOUNTAIN BC	
DESIGN BY: MMW	DATE: APR 25/23
CH'D BY:	PROJECT No.: 211998
SCALE: 1/4"=1'	FILE No.:
	SHEET No.: 1 OF 8

- SW1 SHEAR WALL NOTES:**
- 2" TOP AND BOTTOM REINFORCING @ 12" O.C. THROUGH WALL BASE PLATE (MIN. 3 PER SEGMENT)
 - 2" TOP AND BOTTOM REINFORCING THROUGH WALL
 - 2" TOP AND BOTTOM REINFORCING @ 12" O.C. THROUGH WALL BASE PLATE (MIN. 3 PER SEGMENT)
 - 2" TOP AND BOTTOM REINFORCING @ 12" O.C. THROUGH WALL BASE PLATE (MIN. 3 PER SEGMENT)
 - 2" TOP AND BOTTOM REINFORCING @ 12" O.C. THROUGH WALL BASE PLATE (MIN. 3 PER SEGMENT)
- SW2 SHEAR WALL NOTES:**
- 2" TOP AND BOTTOM REINFORCING @ 12" O.C. THROUGH WALL BASE PLATE (MIN. 3 PER SEGMENT)
 - 2" TOP AND BOTTOM REINFORCING THROUGH WALL
 - 2" TOP AND BOTTOM REINFORCING @ 12" O.C. THROUGH WALL BASE PLATE (MIN. 3 PER SEGMENT)
 - 2" TOP AND BOTTOM REINFORCING @ 12" O.C. THROUGH WALL BASE PLATE (MIN. 3 PER SEGMENT)
 - 2" TOP AND BOTTOM REINFORCING @ 12" O.C. THROUGH WALL BASE PLATE (MIN. 3 PER SEGMENT)
- SW3 SHEAR WALL NOTES:**
- 2" TOP AND BOTTOM REINFORCING @ 12" O.C. THROUGH WALL BASE PLATE (MIN. 3 PER SEGMENT)
 - 2" TOP AND BOTTOM REINFORCING THROUGH WALL
 - 2" TOP AND BOTTOM REINFORCING @ 12" O.C. THROUGH WALL BASE PLATE (MIN. 3 PER SEGMENT)
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- SHEAR WALL SIMPSON HOLDOWN QUANTITIES:**
- 10 SIMPSON H1000 HOLDOWNS
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- NOTE: MATERIALS WITHIN 0.5m OF FINISHED GRADE TREATED TO RESIST DECAY AND TERMITES AS PER CURRENT B.C.B.C.**
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- 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**

- SW1 SHEAR WALL NOTES:**
- TOP FLOOR FINISH 2" x 4" JOIST THROUGH WALL BASE PLATE (MIN. 3 PER JOIST)
 - 2" x 4" JOIST AS PER FINISHED SHEATHING (SEE DETAIL)
 - 2" x 4" JOIST AS PER FINISH PERIMETER & 2" x 4" JOIST THROUGH WALLS CA. FACE
 - LAP SHEATHING AT ROW BOARD JOINT
 - BLOCK AT SHEATHING JOINTS
- SW2 SHEAR WALL NOTES:**
- TOP FLOOR FINISH 2" x 4" JOIST THROUGH WALL BASE PLATE (MIN. 3 PER JOIST)
 - 2" x 4" JOIST AS PER FINISHED SHEATHING (SEE DETAIL)
 - 2" x 4" JOIST AS PER FINISH PERIMETER & 2" x 4" JOIST THROUGH WALLS CA. FACE
 - LAP SHEATHING AT ROW BOARD JOINT
 - BLOCK AT SHEATHING JOINTS
- SW3 SHEAR WALL NOTES:**
- TOP FLOOR FINISH 2" x 4" JOIST THROUGH WALL BASE PLATE (MIN. 3 PER JOIST)
 - 2" x 4" JOIST AS PER FINISHED SHEATHING (SEE DETAIL)
 - 2" x 4" JOIST AS PER FINISH PERIMETER & 2" x 4" JOIST THROUGH WALLS CA. FACE
 - LAP SHEATHING AT ROW BOARD JOINT
 - BLOCK AT SHEATHING JOINTS

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UPPER FLOOR PLAN
2398 SQ FT CONDITIONED SPACE
 UNIT 1 - 1208 SQ. FT.
 UNIT 2 - 1190 SQ. FT.

ISSUED FOR BUILDING PERMIT

UPPER FLOOR PLAN
PROPOSED DUPLEX
 177 CLEARVIEW CRESCENT
 APEX MOUNTAIN BC

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REVISIONS				
NO.	DATE	BY	CHKD.	DESCRIPTION
1	05/20/23	MWB		AS PER PLAN CHANGE

DESIGN BY: MWB	DATE: APR 25/23
CHK'D BY:	PROJECT No.: 211998
SCALE: 1/4"=1'	FILE No.:
	SHEET No.: 3 OF 8