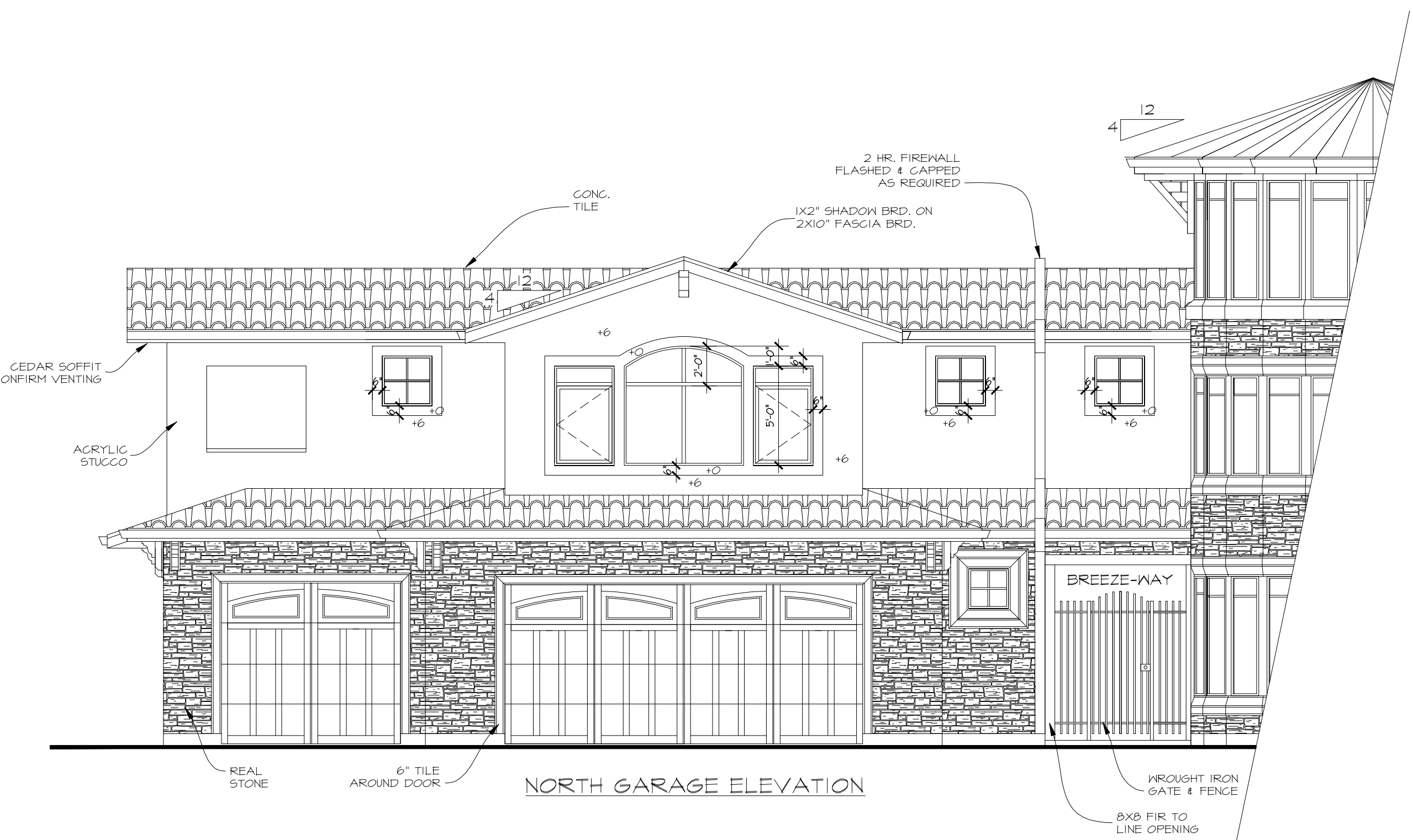


PROPOSED NEW SITE PLAN

**CIVIC ADDRESS : 4383 HOBSON ROAD
 LEGAL ADDRESS : LOT A, PLAN 17542**

NOTE:
 EXACT BUILDING LOCATION &
 ELEVATION TO BE DETERMINED
 ON SITE. CONFIRM ALL SETBACKS
 AND LOT LINES WITH REGISTERED
 LOT PLAN PRIOR TO CONSTRUCTION.

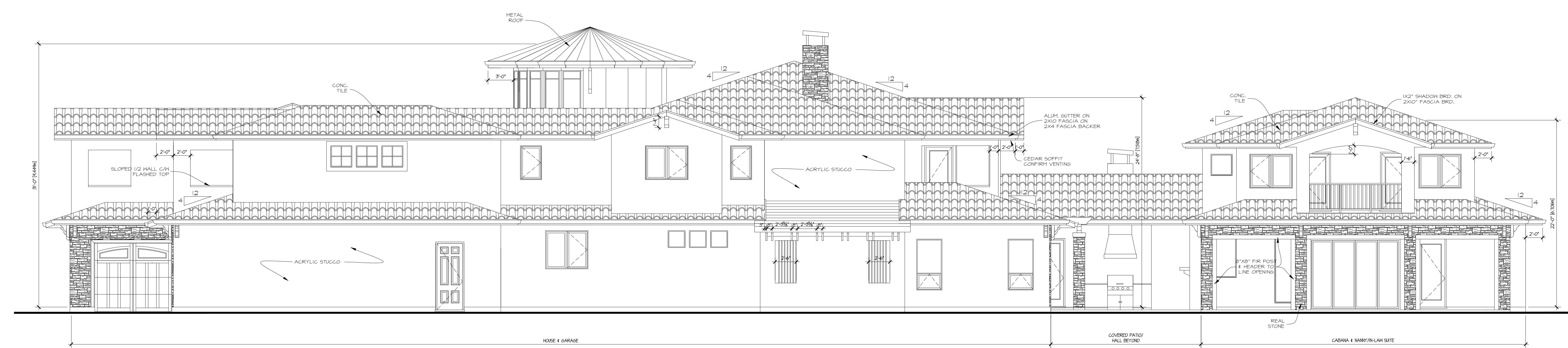
<p>MR. & MRS. LAMB 4383 HOBSON RD. KELOWNA, BC.</p>	 <p>BAXTER DESIGN <i>Custom Building Design</i> 1790B K.L.O. ROAD, KELOWNA B.C. V1W 3P3 ph: (250)862-9662 email: baxterdesign@shaw.ca</p>	<p>DRAWING SCALE: 3/32"=1'-0" DATE: JUNE 3 / 09 REVISION DATE DRN. BY: SHB/EKG</p>
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NORTH GARAGE ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

ERRORS AND OMISSIONS

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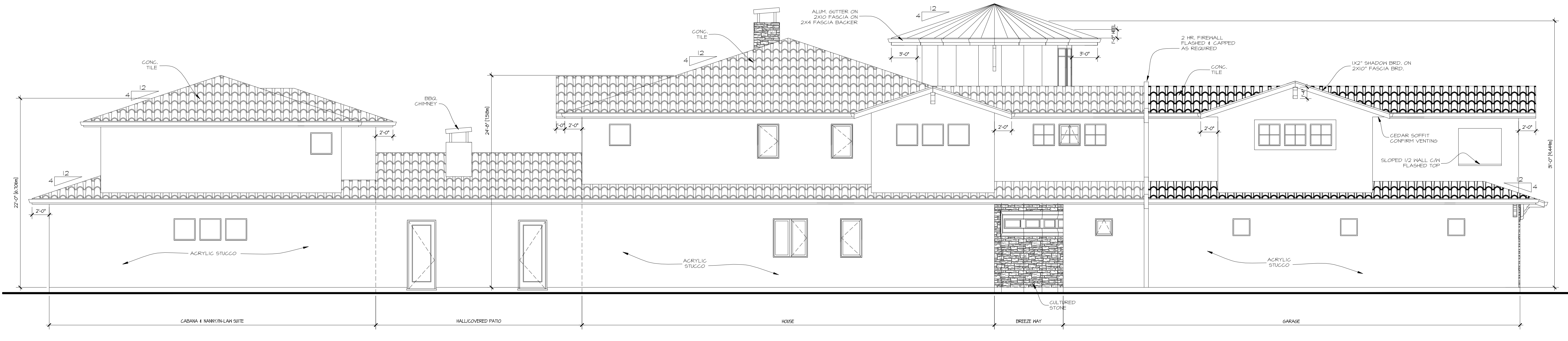
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REAR ELEVATION



LEFT ELEVATION

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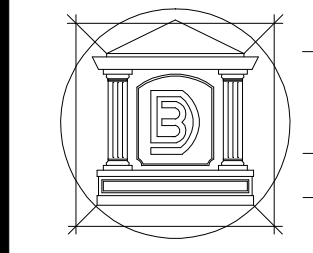
NOTES:
 - FOUNDATION HEIGHTS MAY VARY AS PER SITE GRADE
 - ALL FOOTINGS TO BE BELOW FROST LINE
 - STEP FOOTINGS 2" MAX. VERT. & 2" MIN. HORIZ.

FOUNDATION/ CRAWL SPACE
 6" X 8" FOUND. WALL UNLESS NOTED

STRUCTURAL ENGINEER TO CONFIRM ALL FOOTINGS, FOUNDATION WALLS, BEAMS, HEADERS, COLUMNS, BEARING WALLS, JOISTS, AND ANY OTHER STRUCTURAL COMPONENTS OF THE BUILDING.

ERRORS AND OMISSIONS
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NOTES:
 - FRAMER TO CONFIRM ALL PLUMBING FIXTURE & FIREPLACE R.O.S PRIOR TO STARTING CONSTRUCTION.
 - FRAMER TO PROVIDE PROPER BACKING FOR TOWEL BARS, GRAB BARS, CURTAIN RODS, CLOSET RODS, PAPER HOLDERS, AND SIMILAR FIXTURES AS REQ'D.
 - ELECTRICAL CONTRACTOR TO CONFIRM ELECTRICAL LAYOUT WITH CUSTOMER ON SITE PRIOR TO WIRING.
 - TRUSS LAYOUT AS PER ENG. DES. TRUSS DRAWINGS.

CABANA 971 SQ. FT.
 GARDEN STORAGE/ POOL EQUIP. 141 SQ. FT.

MAIN FLOOR 4326 SQ. FT.
 SOUTH GARAGE 885 SQ. FT.
 NORTH GARAGE 1065 SQ. FT.
 NORTH STORAGE 120 SQ. FT.

NOTE:
 TOP OF ALL DROP BEAMS @ 10'-0" FROM TOP OF FLOOR SYSTEM UNLESS NOTED.

STRUCTURAL ENGINEER TO CONFIRM ALL FOOTINGS, FOUNDATION WALLS, BEAMS, HEADERS, COLUMNS, BEARING WALLS, JOISTS, AND ANY OTHER STRUCTURAL COMPONENTS OF THE BUILDING.

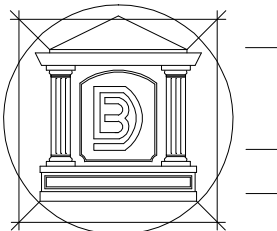
NOTE:
 IF RADIANT IN FLOOR HEATING, PROVIDE DOUBLE BOTTOM PLATES TO ALL WALLS

ERRORS AND OMISSIONS

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5/9

NOTES:
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 - ELECTRICAL CONTRACTOR TO CONFIRM ELECTRICAL LAYOUT WITH CUSTOMER ON SITE PRIOR TO WIRING.
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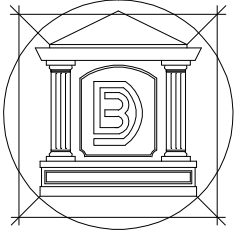
NANNY/IN-LAW SUITE 806 SQ.FT.

UPPER FLOOR 2854 SQ. FT.
 NORTH BONUS ROOM 688 SQ. FT.
 SOUTH BONUS ROOM 563 SQ. FT.

STRUCTURAL ENGINEER TO CONFIRM ALL FOOTINGS, FOUNDATION WALLS, BEAMS, HEADERS, COLLUMS, BEARING WALLS, JOISTS, AND ANY OTHER STRUCTURAL COMPONENTS OF THE BUILDING.
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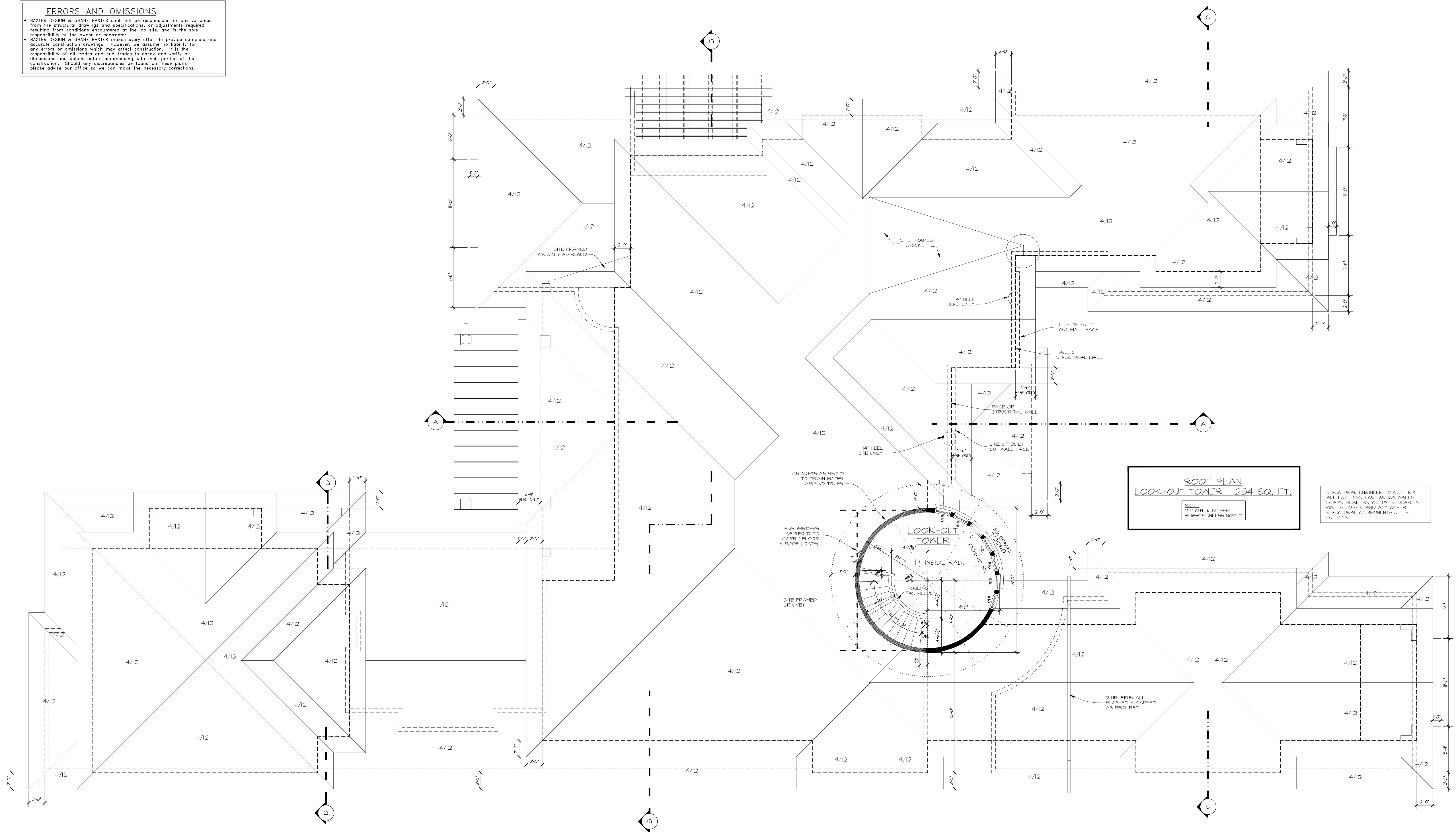


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**ROOF PLAN
LOOK-OUT TOWER 254 SQ. FT.**

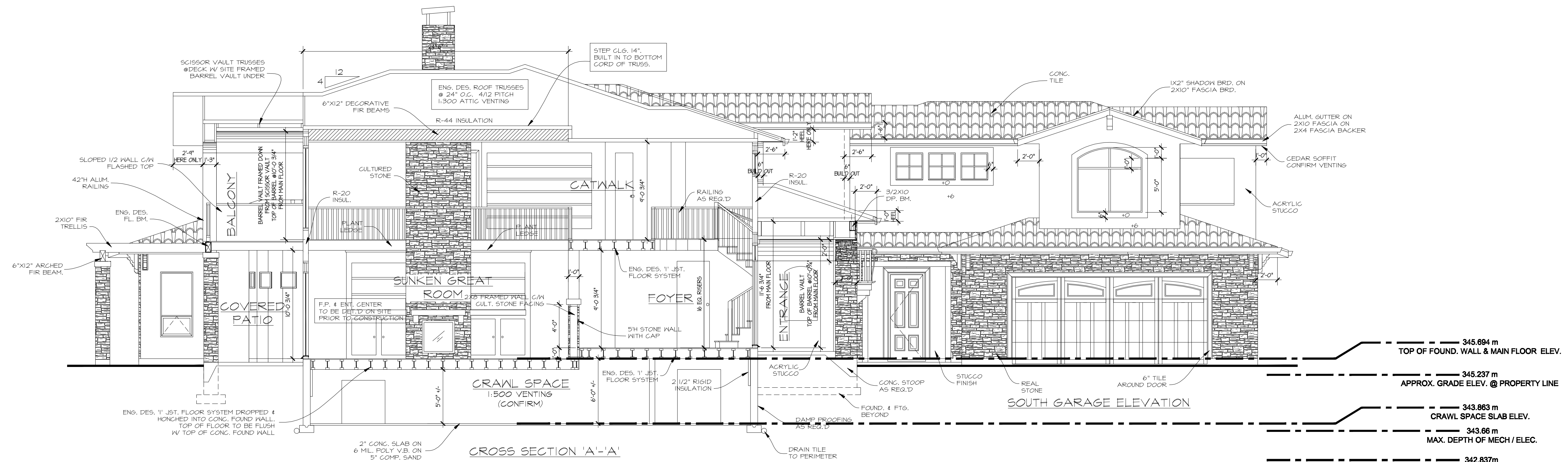
NOTE:
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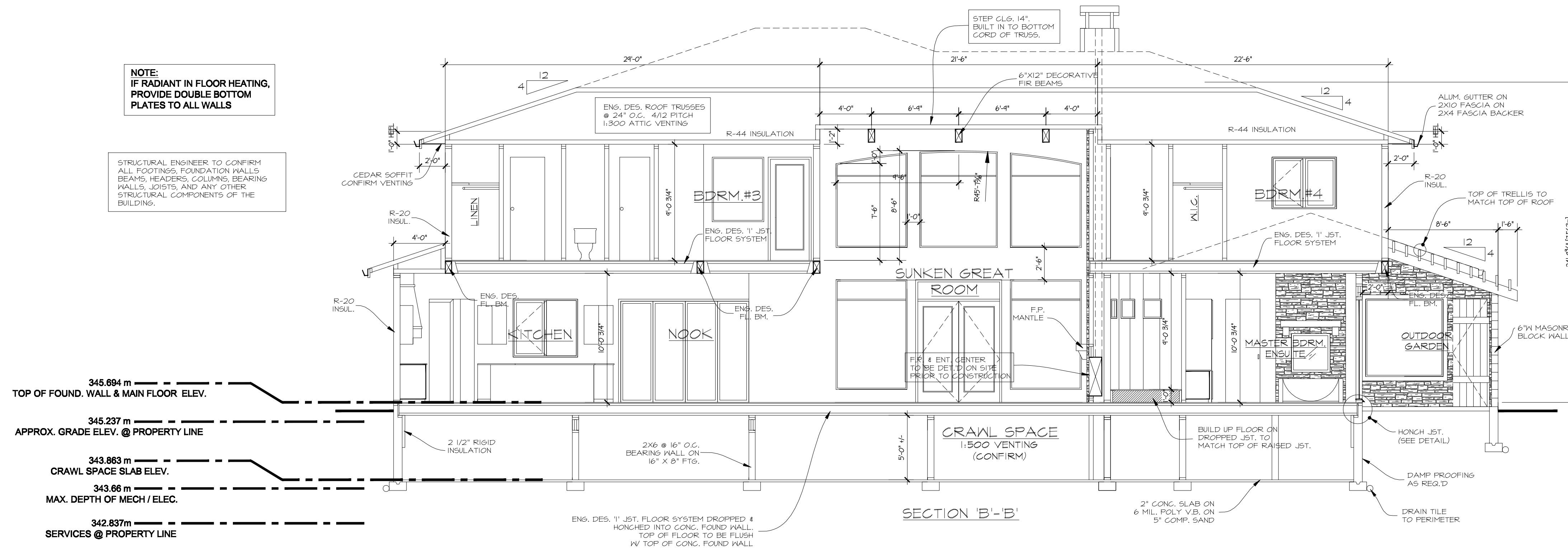
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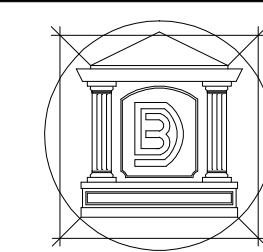


NOTE:
 IF RADIANT IN FLOOR HEATING,
 PROVIDE DOUBLE BOTTOM
 PLATES TO ALL WALLS

STRUCTURAL ENGINEER TO CONFIRM
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ROOF CONSTRUCTION

- (CONTRACTOR TO CONFIRM)
- CONG. TILE ROOFING
 - 30# ROOFING FELT
 - 1X4 SPRUCE STRAPPING @ 10" O.C. (CONFIRM)
 - 7/16" SHEATHING C/M H' CLIPS
 - ENGINEER DESIGNED ROOF TRUSS SYSTEM
 - R-40 INSULATION
 - 6 MIL. POLY VAPOUR BARRIER
 - 1/2" GYPSUM BOARD

INTERIOR WALL CONSTRUCTION

- 1/2" GYPSUM BOARD TO BOTH SIDES OF 2X4 SPRUCE STUDS @ 16" O.C.

EXTERIOR WALL CONSTRUCTION

- STUCCO ON STUCCO LATH
- PERMAX PAPER
- 3/8" O.S.B. WALL SHEATHING
- 2X6 SPRUCE STUDS @ 24" O.C.
- R-20 INSULATION
- 6 MIL. POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

INTERIOR FLOOR CONSTRUCTION

- FINISHED FLOORING
- 1/4" UNDERLAY (STURDI-WOOD) @ LINO AREAS
- 3/4" T. & G. SPRUCE PLYWOOD SUB-FLOOR
- ENGINEER DESIGNED FLOOR SYSTEM
- 1/2" GYPSUM BOARD TO FINISHED AREAS

DECK CONSTRUCTION

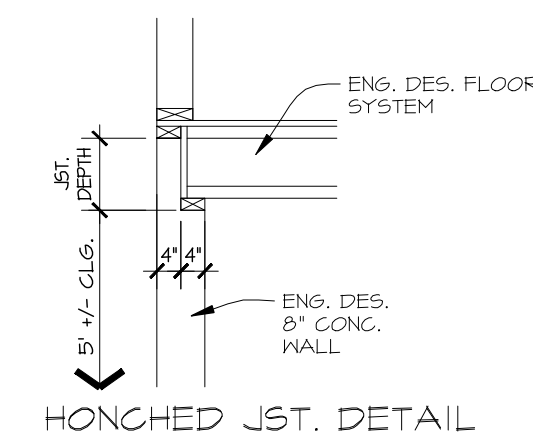
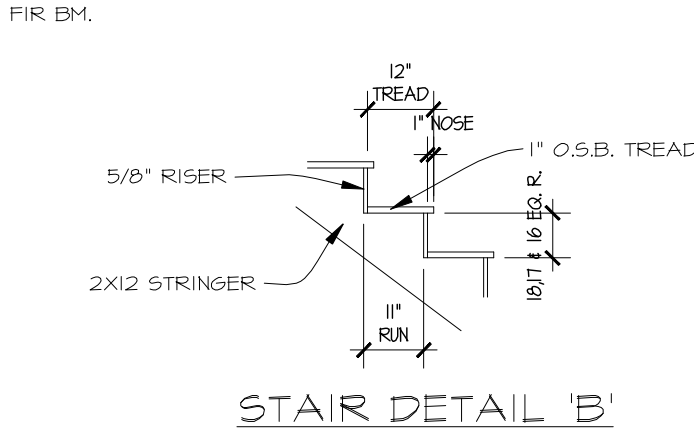
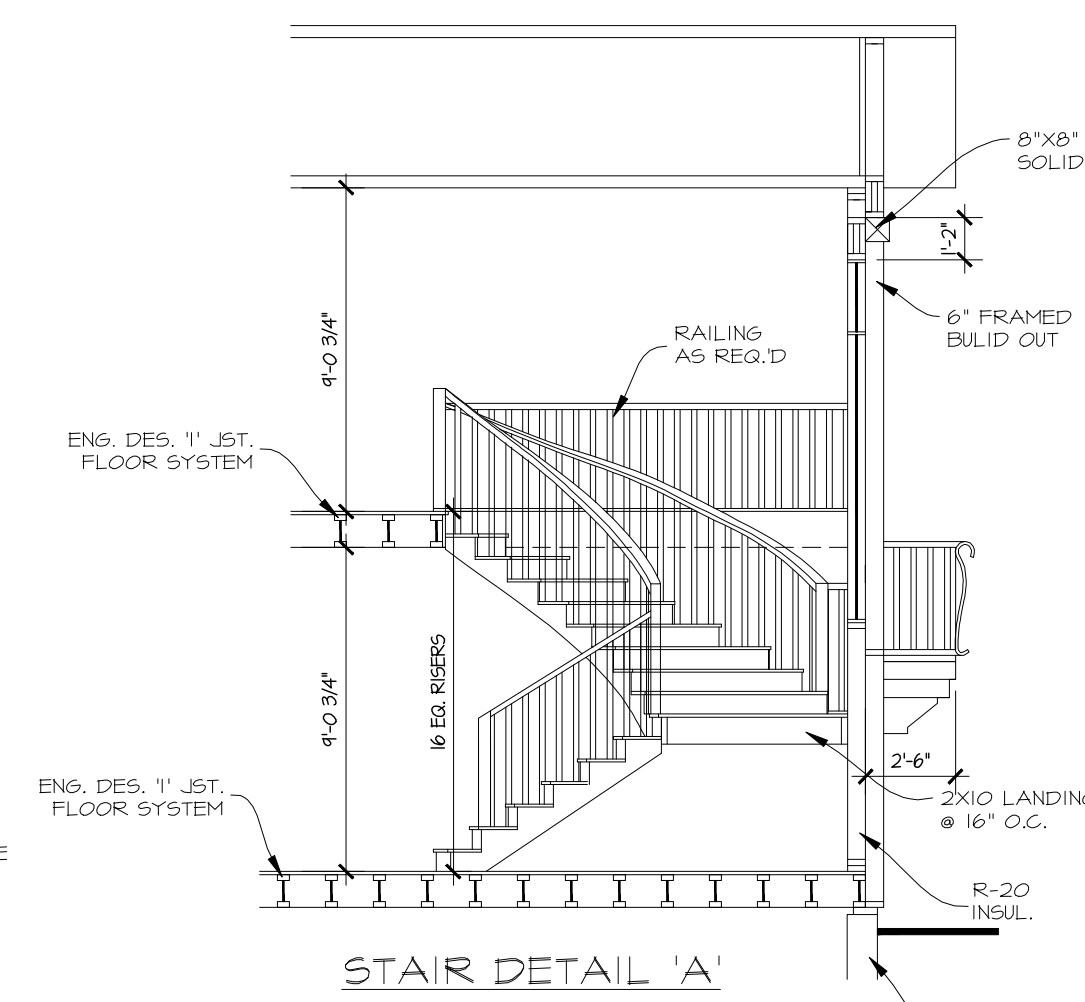
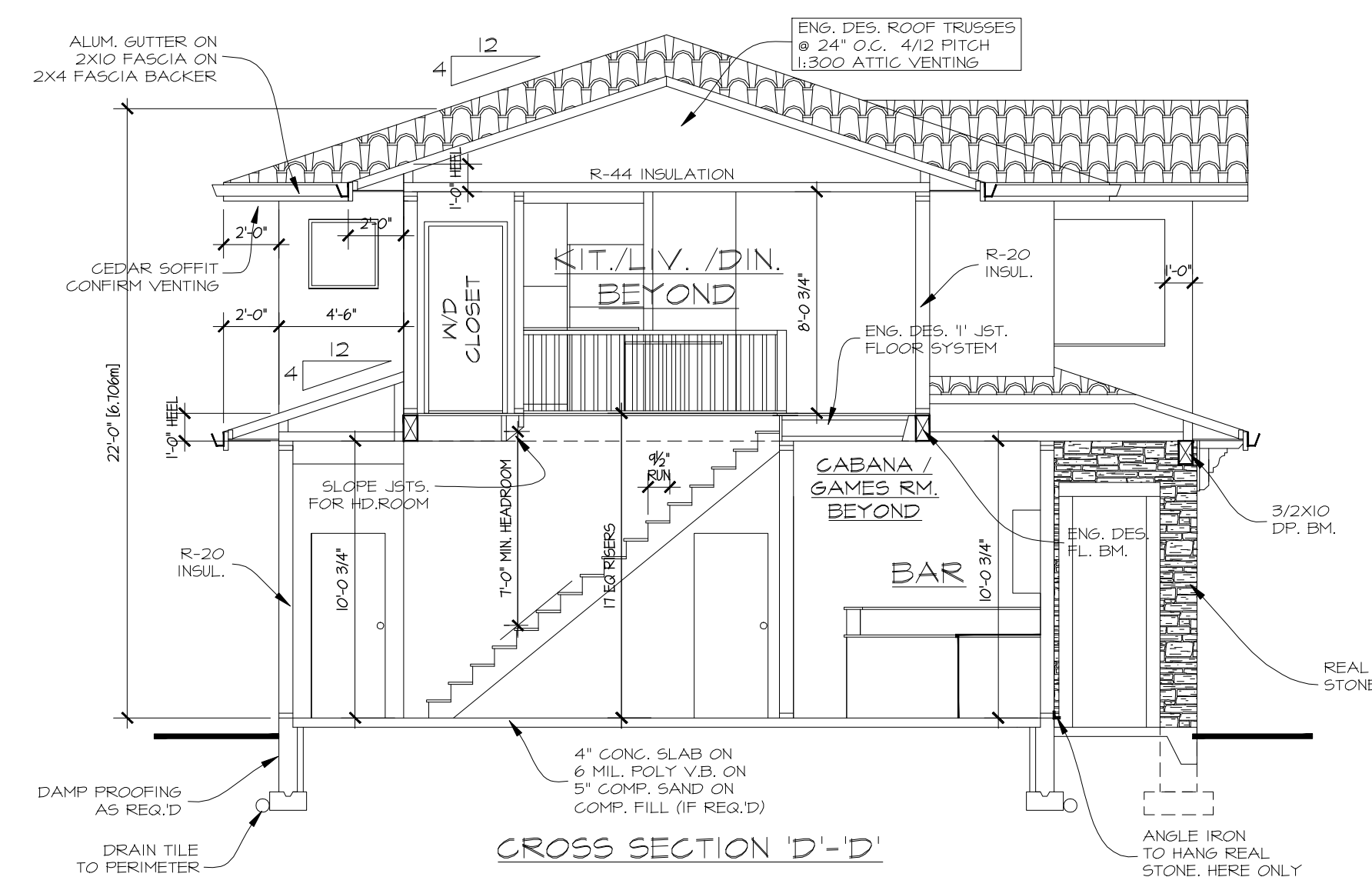
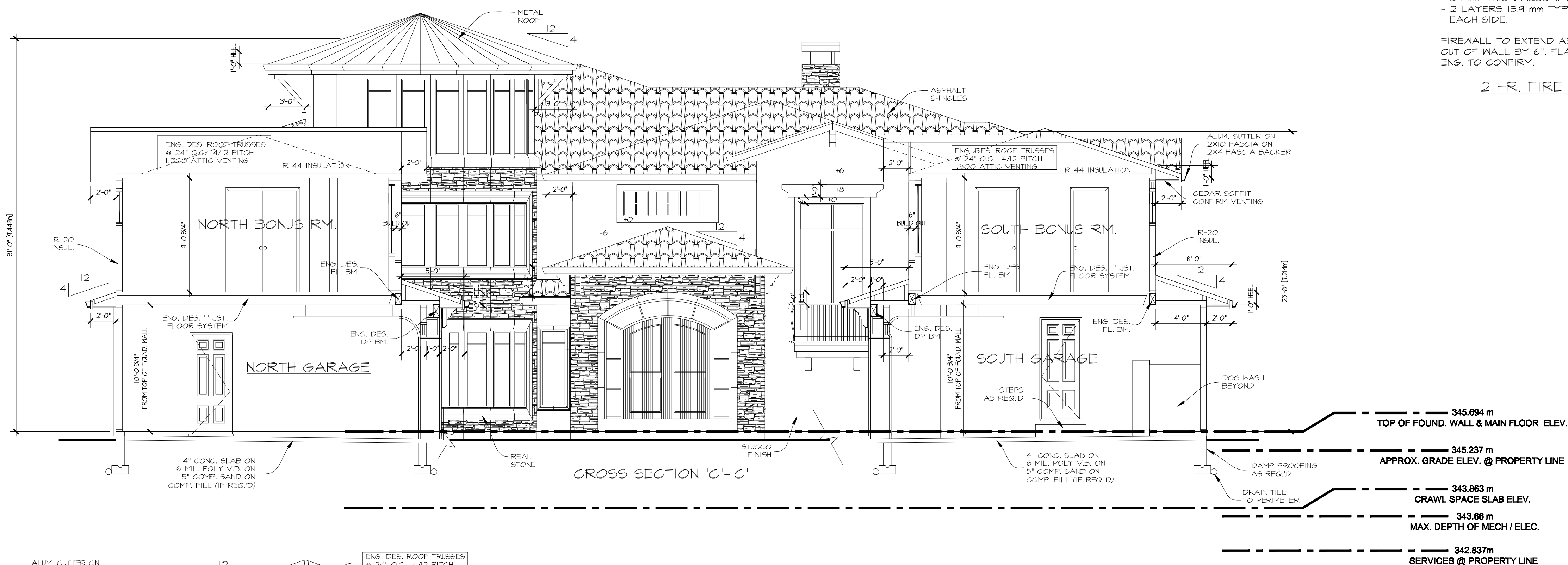
- WEATHER PROOF MEMBRANE
- 3/4" T. & G. SPRUCE PLYWOOD DECKING
- 2X10 SPRUCE DECK JOISTS @ 16" O.C.

CRAWL SPACE SLAB

- 2" CONG. SKIM COAT @ 15 MPa
- 6 MIL. POLY. VAPOUR BARRIER
- 5" COMPACTED GRANULAR FILL

GARAGE SLAB

- 4" CONG. SLAB @ 25 MPa
- 6 MIL. POLY. VAPOUR BARRIER
- 5" COMPACTED SAND
- COMPACTED GRANULAR FILL



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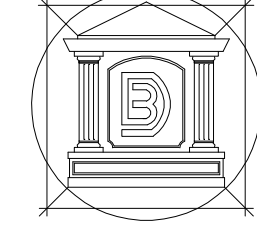
- GENERAL NOTES**
- All work to be in compliance with the current residential standards of the National Building Code of Canada, current electrical and plumbing codes and all local building codes and bylaws which may take precedence.
 - All work shall be performed in all respects to good building practice.
 - Unless dimensions to be followed: 100 mm from drawings.
 - All floor joists and beams to be D.F.R./Larch #2 or better or as noted.
 - Wood in contact with concrete to be damp-graded with 45 lb. 50 mil. poly or other approved method.
 - Plates to be anchored to concrete with 1/2" dia. anchor bolts at maximum 6" O.C. and at all corners.

- All measurements, grades and levels to be verified on site before commencing construction.
- Perimeter drainage shall be installed where required by local authorities having jurisdiction and to their approval.
- All concrete to have a minimum compressive strength of 20 mpa at 28 days.
- Floor joists spans of more than 7'0" shall be bridged at mid-span or at 7'0" O.C. maximum. Bridging shall be 2"x2" diagonal 1/2" cross bridging installed as required by the N.B.C.
- Flashing to be installed at all penetrations in roof systems and changes in roof plane.
- All electrical/plumbing fixtures to be verified with owner.
- Flashing to be installed at all changes in horizontal exterior finishings and over all unprotected openings. Caulking to be installed around all unfinished exterior openings.

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- INTERIOR SWING DOORS**
Rough opening is always 82 1/2" high x 2" greater than nominal door size.
EXAMPLE: 2/8 x 6/8 = 34" x 82 1/2"
- INTERIOR BIFOLDS**
Rough opening for 2 panel doors are 1 1/2" greater than nominal door width & 1 1/2" greater than door height.
EXAMPLE: 3/8 x 6/8 = 37 1/2" x 81 1/2"
Rough opening for 4 panel doors are 1 1/2" greater than nominal door width and 1 1/2" greater than height.
EXAMPLE: 5/8 x 6/8 = 41" x 81 1/2"

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