

**BRITISH COLUMBIA AND CANADA LANDS**  
 Box 362, Salmon Arm, B.C. V1E 4N5  
 250-832-9701 | office@brownejohnson.com

**BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE**

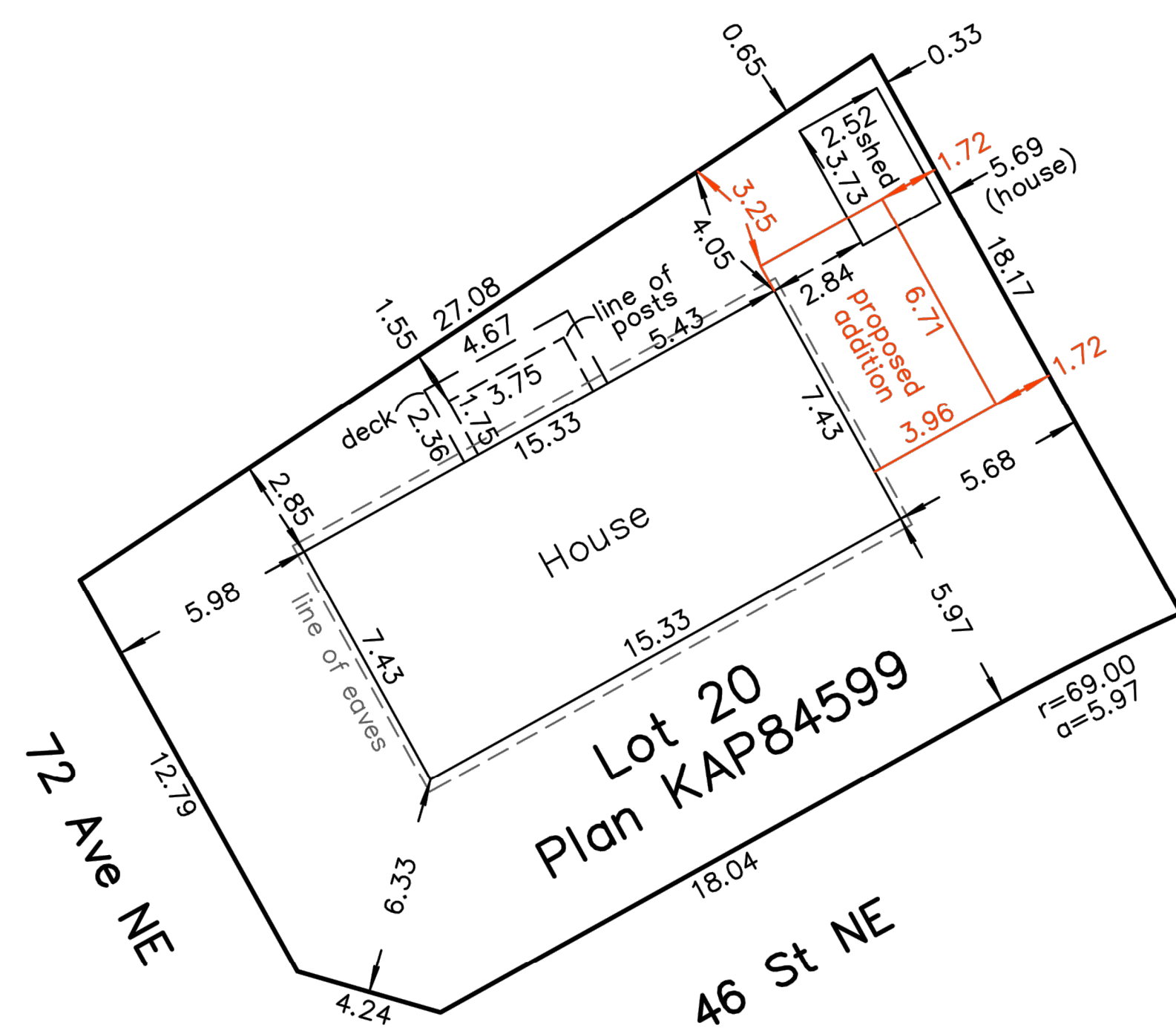
To: Wood Creek Construction  
 c/o Victor Zimmerman  
 4950 46 Ave SE  
 Salmon Arm, BC V1E 2W1

Re: Lot 20, Sec 6, Tp 21, Rge 9,  
 W6M, KDYD, Plan KAP84599

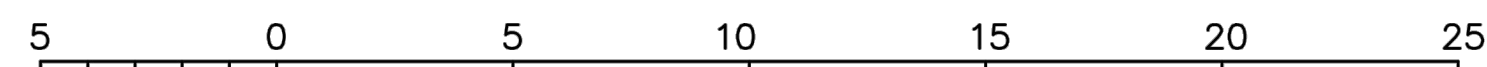
Parcel Identifier (PID): 027-189-376  
 Civic Address: 4581 72 Ave NE, Salmon Arm

List of documents registered on title which may affect the location of improvements:

R/Ws KG117085, KK109453, KK109454, KK109455  
 Covenant LB102866  
 Statutory Building Scheme LB102867



Scale 1:250



All distances are in metres.

Dimensions derived from Plan KAP84599

Offsets from property line to building are measured from the siding.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

This plan was prepared for application purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property boundaries.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 11th day of February, 2020.

**Mark Mason**  
 88BCMC  
 Digitally signed by Mark Mason  
 88BCMC  
 Date: 2020.02.12 11:34:05 -08'00'

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**THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY or DIGITALLY SIGNED.**

Our File: 20-20 Fb: raw

\*A PARTNERSHIP PROVIDING LAND SURVEYING SERVICES THROUGH LAND SURVEYING COMPANIES

**GENERAL NOTES**

- ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE PLUMBING CODE, ELECTRICAL CODE, AND ALL OTHER CODES, ZONING, AND BYLAWS THAT MAY APPLY.
- THE CONTRACTOR AND ALL SUB-TRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL, AND SHALL REPORT AND DISCREPANCIES THAT AFFECT DESIGN TO WOOD CREEK IMMEDIATELY
- ALL FRAMING MATERIAL TO BE S.P.F. #2 OR BETTER WITH THE EXCEPTION OF WALL STUDS
- CONCRETE FOOTINGS AND WALLS TO BE A MINIMUM 28MPA @28 DAYS. FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS.
- ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL.
- DAMP PROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.
- 6 MIL. ULTRAVIOLET RESISTANT POLY VAPOUR BARRIER ON A.) 4" OF GRANULAR COMPACTABLE FILL UNDER EXTERIOR OR GARAGE SLABS. OR B.) 4" OF 3/4" DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS.
- ALL FOUNDATION DRAINS TO BE 4" PERFORATED P.V.C. WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK, DRAINED TO MUNICIPAL SERVICES ACCORDING TO LOCAL STANDARDS.
- GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING.
- ALL TRUSSES I-JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED IN B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION.
- CONTRACTOR TO VERIFY ALL PROPERTY AND FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE.
- ALL ROOF SPACES TO BE VENTILATED WITH SOFFIT AND ROOF VENTS WITH A MINIMUM DISTRIBUTION AREA OF 1/300. A MINIMUM OF 25% OF VENTS TO BE LOCATED AT ROOF. MINIMUM 25% TO BE LOCATED AT SOFFIT.
- DOOR FRAMES AT ENTRANCES AND EXTERIOR SPACES TO DWELLING UNITS SHALL BE SOLIDLY BLOCKED BETWEEN DOOR FRAME AND STUDS AT THE HEIGHT OF THE DEADBOLT TO RESIST SPREADING.
- ALL GLASS IN DOORS, SIDELITES OR WINDOWS WITHIN 12" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.
- RAIN WATER LEADERS NOT SHOWN ON PLAN. CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE.
- ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF THE HOME OWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE.
- APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY.
- REFER TO LAOUTS AND SPECIFICATIONS FROM STRUCTURAL ENGINEER, FLOOR JOIST SUPPLIER, AND ROOF TRUSS MANUFACTURER FOR BEAM, POST, FOOTING LOCATIONS AND SIZES. ENSURE PROPER BEARING IS PROVIDED FOR ALL POINT LOADS. ANY STRUCTURAL SPECIFICATIONS SHOWN ON WOOD CREEK PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADING AND SIZING, OR MAY NOT INCLUDE POINT LOADS OR STRUCTURAL MEMBERS DESIGNED BY OTHERS.

NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND BYLAWS. DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS AS REQUIRED  
 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. THIS DRAWING IS THE PROPERTY OF WOOD CREEK CONSTRUCTION AND MAY BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS LOANED BY THE COMPANY

1	JUNE 18/20	SIDE DOOR REMOVED, WINDOW ADDED
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NO.	DATE	DESCRIPTION
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REVISIONS



LEGAL DESCRIPTION  
 LOT 20 SEC 6 TP 21 RGE 9 W6M KDYD  
 PLAN KAP84599  
 4581 72 AVE NE

PROJECT NO.

CUSTOMER  
**STEINWAND**

SHEET TITLE  
**SITE PLAN & GENERAL NOTES**

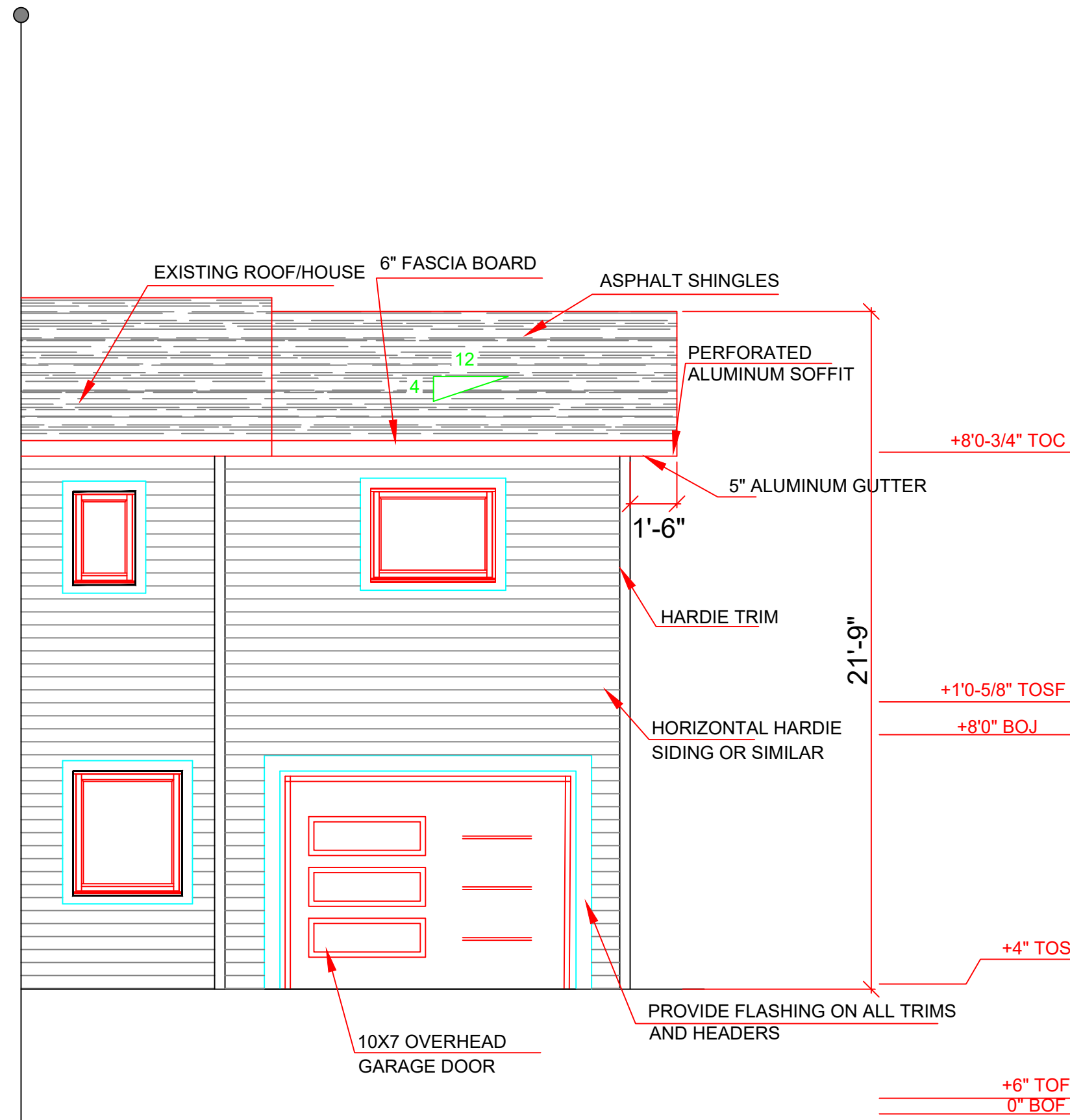
DATE	JUNE 18/2020	SHEET NUMBER	<b>A-1</b>
SCALE	NTS		
DRAWN	PC		
CHECKED	XX		



**CONSTRUCTION OPTIONS**  
**NO H.R.V. INSTALLED**  
**NO SPRINKLER SYSTEM**  
**CONC. FOUNDATION &**  
**FRAMED WALLS**

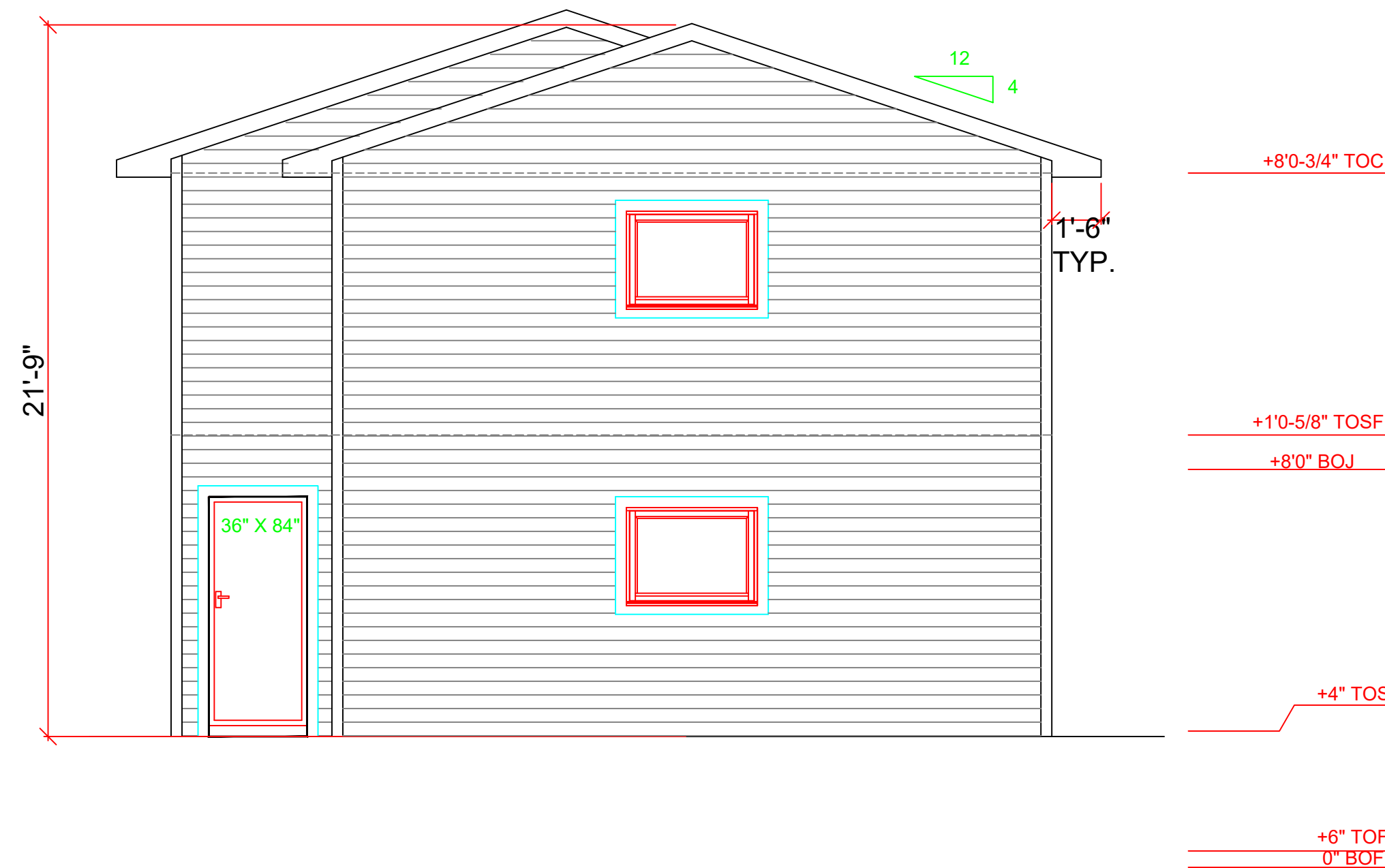
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1	JUNE 18/20	SIDE DOOR REMOVED, WINDOW ADDED
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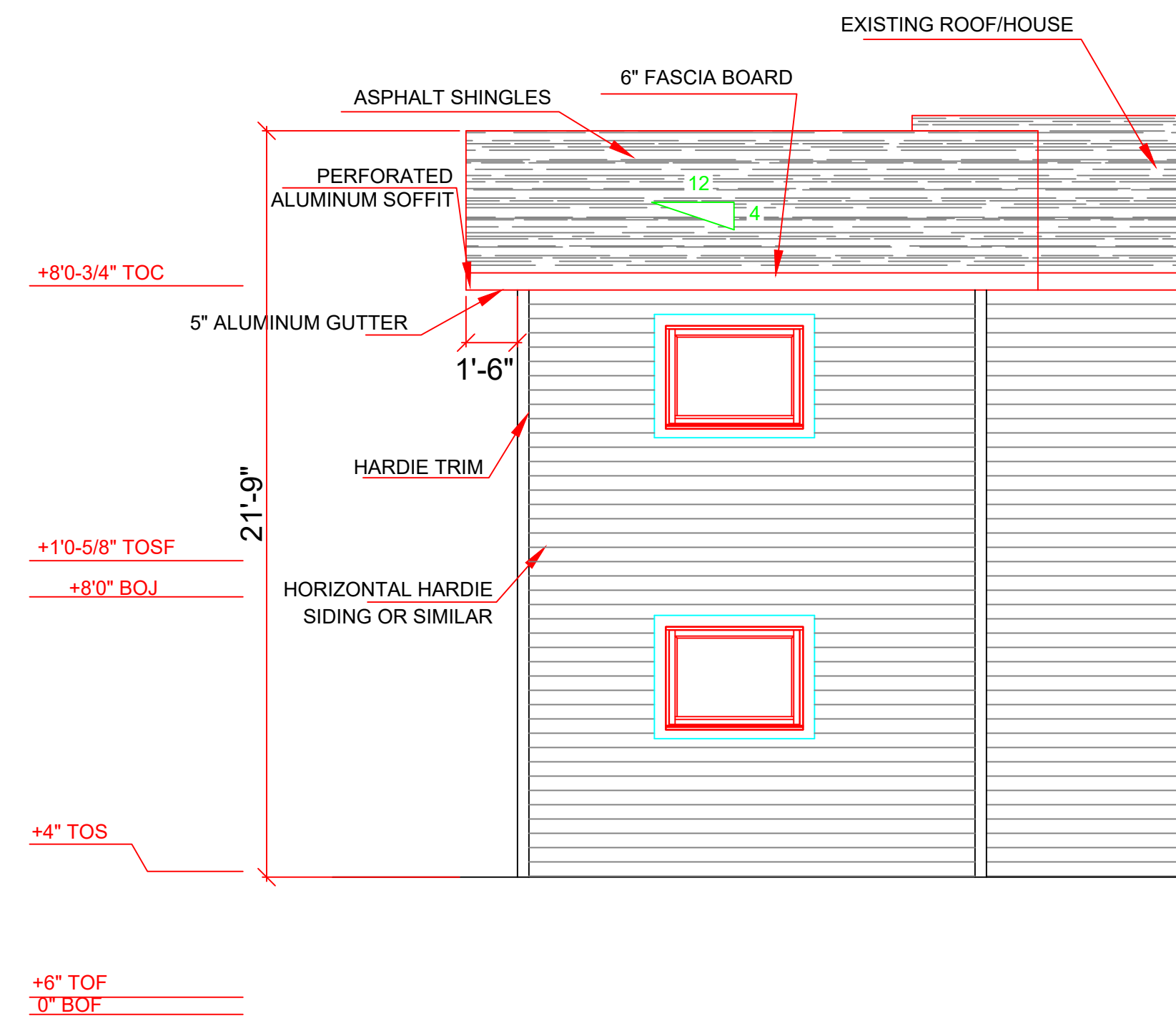
GLAZING CALCULATIONS	
WALL AREA (E.B.F.)	222 sq ft [44.87 sq m]
WINDOW AREA	12 sq ft [1.11 sq m]
RATIO	6%
ALLOWABLE	100%
LIMITING DISTANCE	12.0+m [to center of road]

**GARAGE - FRONT**



GLAZING CALCULATIONS	
WALL AREA (E.B.F.)	428 sq ft [44.87 sq m]
WINDOW AREA	24 sq ft [2.97 sq m]
RATIO	5.5%
ALLOWABLE	8%
LIMITING DISTANCE	1.72M [to PROP LINE]

**GARAGE - SIDE**



GLAZING CALCULATIONS	
WALL AREA (E.B.F.)	234 sq ft [21.73 sq m]
WINDOW AREA	24 sq ft [1.11 sq m]
RATIO	10%
ALLOWABLE	12%
LIMITING DISTANCE	3.25m [to PROP LINE]

**GARAGE - REAR**

NO.	DATE	DESCRIPTION
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REVISIONS



LEGAL DESCRIPTION  
 LOT 20 SEC 6 TP 21 RGE 9 W6M KDYD  
 PLAN KAP84599  
 4581 72 AVE NE

PROJECT NO.

CUSTOMER  
**STEINWAND**

SHEET TITLE  
**ELEVATIONS**

DATE	JUNE 18/2020	SHEET NUMBER	<b>A-2</b>
SCALE	1/4"=1'		
DRAWN	PC		
CHECKED	XX		

**FLOOR NOTES**

1. FRAMED EXTERIOR WALLS DOES NOT INCLUDE EXTERIOR SHEATHING.
2. ALL DIMENSIONS SHOWN ARE TO FRAMING AND DO NOT INCLUDE DRYWALL OR OTHER FINISHES
3. ALL HEADERS TO BE 3-2X10 IN 2X6 WALLS AND 2-2X10 IN 2X4 WALLS UNLESS NOTED OTHERWISE
4. ALL DOORS AND WINDOWS FRAMED 4-1/2" FROM ADJACENT WALLS UNLESS NOTED OTHERWISE
5. ALL DOOR SLABS TRO MEASURE 80" IN HEIGHT UNLESS OTHERWISE NOTED
6. INDIVIDUAL ROOM AREAS ARE CALCULATED FROM INSIDE OF FRAMING WHEREAS THE OVERALL FLOOR AREA IS CALCULATED TO OUTSIDE EXTERIOR WALLS

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1	JUNE 18/20	SIDE DOOR REMOVED, WINDOW ADDED
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NO.	DATE	DESCRIPTION
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REVISIONS

Wood Creek  
Construction Ltd.  
-Building with Confidence-

LEGAL DESCRIPTION

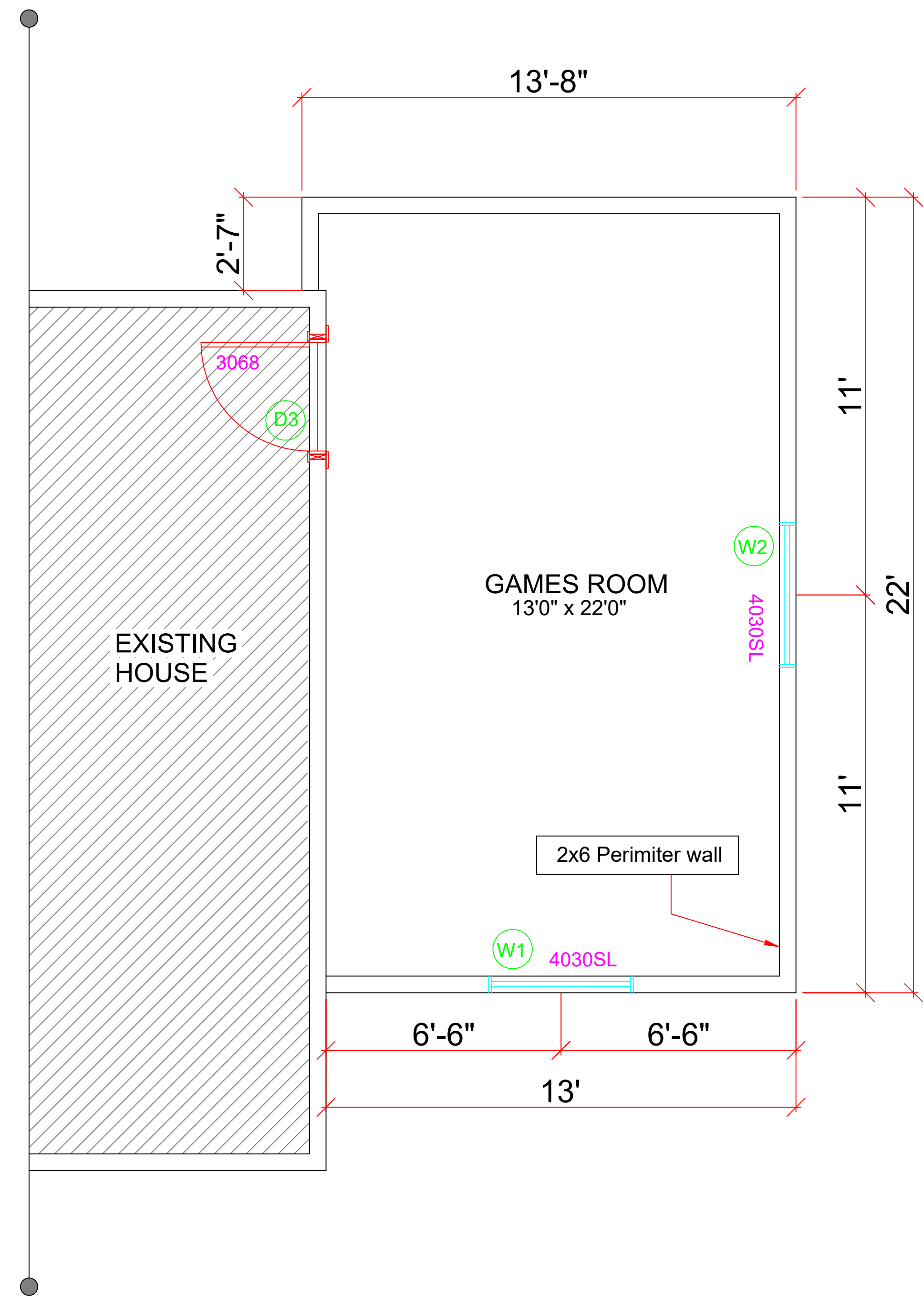
LOT 20 SEC 6 TP 21 RGE 9 W6M KDYD  
PLAN KAP84599  
4581 72 AVE NE

PROJECT NO.

CUSTOMER  
**STEINWAND**

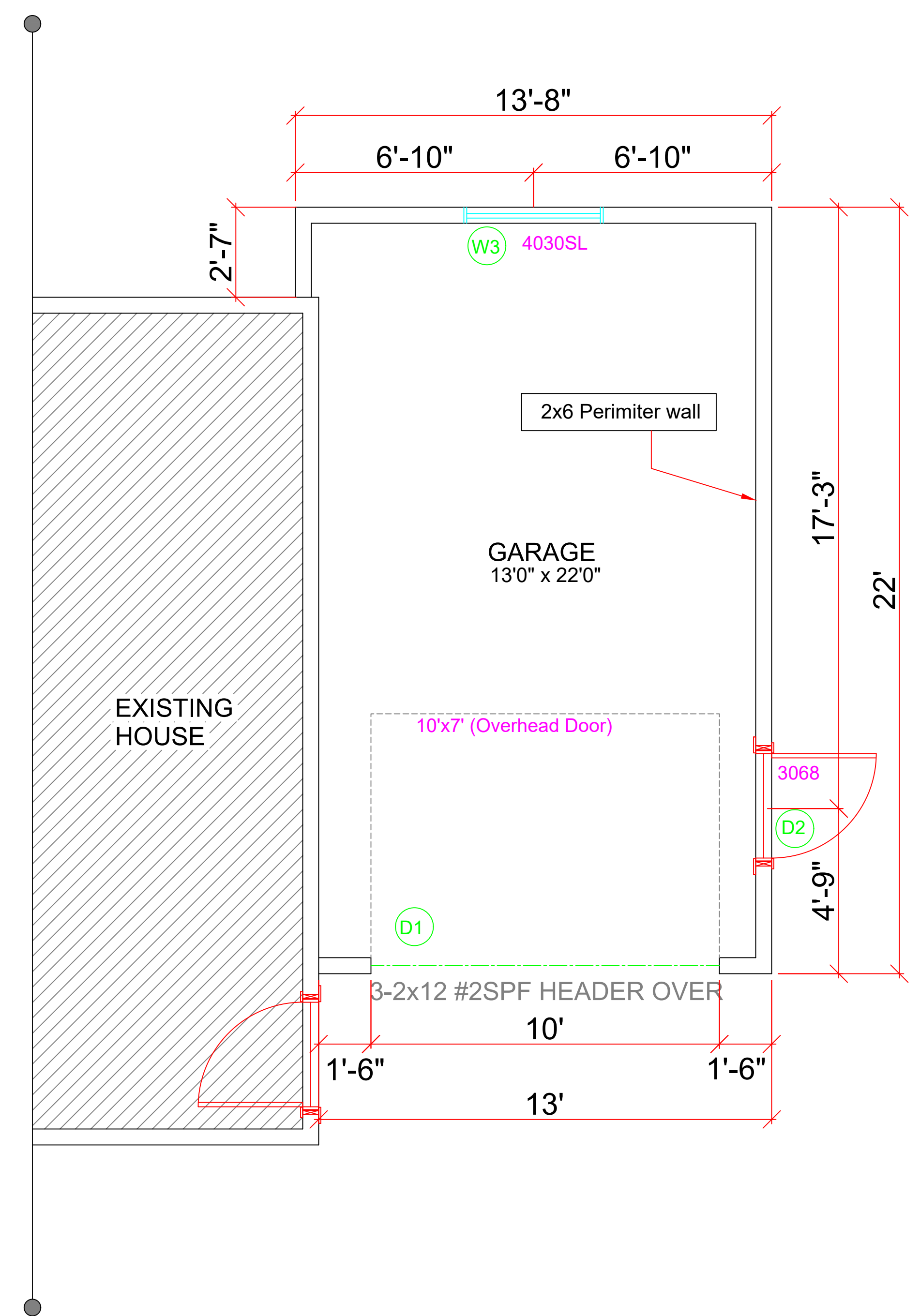
SHEET TITLE  
**UPPER/  
LOWER  
LAYOUT**

DATE JUNE 18/2020	SHEET NUMBER <b>A-3</b>
SCALE 3/8"=1'	
DRAWN PC	
CHECKED XX	



**GAMES ROOM - UPPER LEVEL**

265 SQ. FT.  
8' Ceilings



**GARAGE LOWER LEVEL**

8' Ceilings

