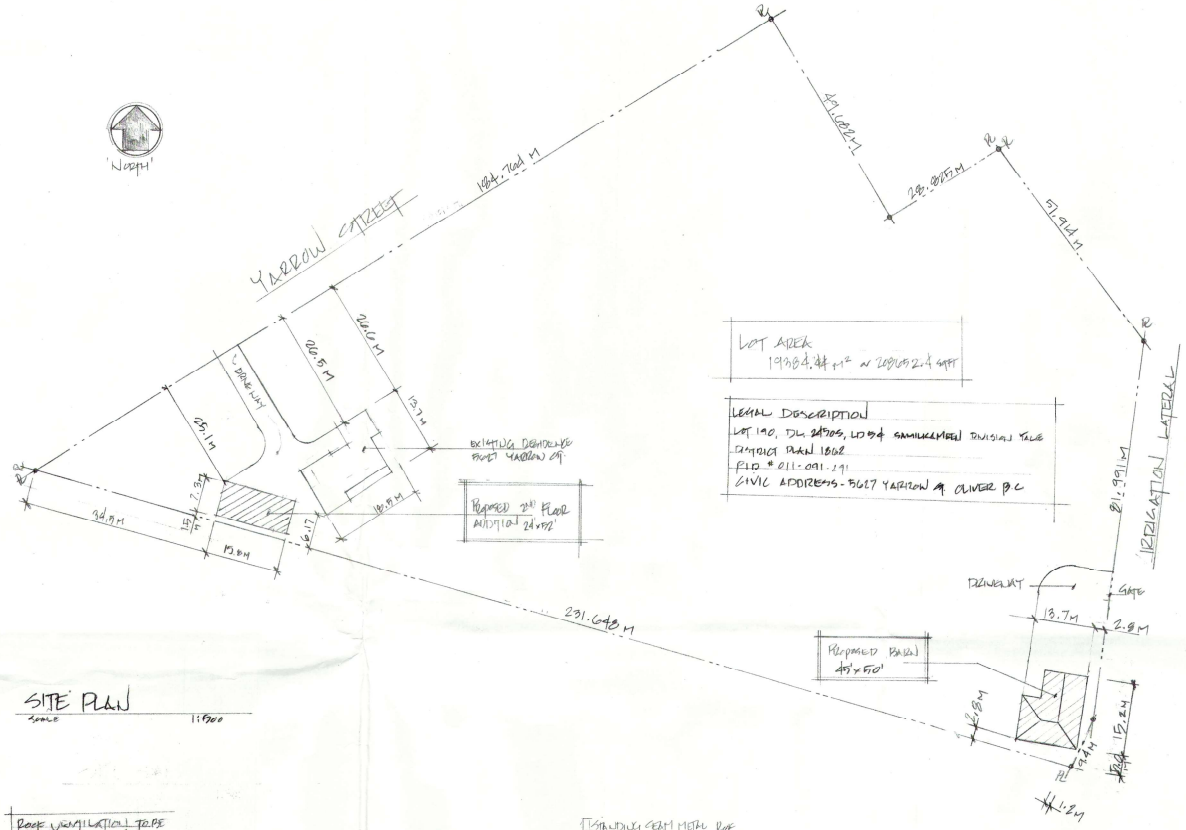


SITE PLAN
SCALE 1:500

LEGAL DESCRIPTION

LOT 190, DL 2450S, LD 34 SAMILKAMEEN DIVISION YALE DISTRICT PLAN 1862
EXCEPT PLAN A (DD 109837F) & PLAN A & 22946
PID # 011-091-291

CIVIC ADDRESS - 5627 YARROW STREET OLIVER B.C.

PROPOSED BARN

S.E. CORNER OF PROPERTY
TOTAL PROPOSED SQFT 2070 SQFT
TOTAL BUILDING HEIGHT 20.0'

PROPOSED GARAGE ADDITION

S.W. CORNER OF PROPERTY
TOTAL SQFT 2496.4 SQFT

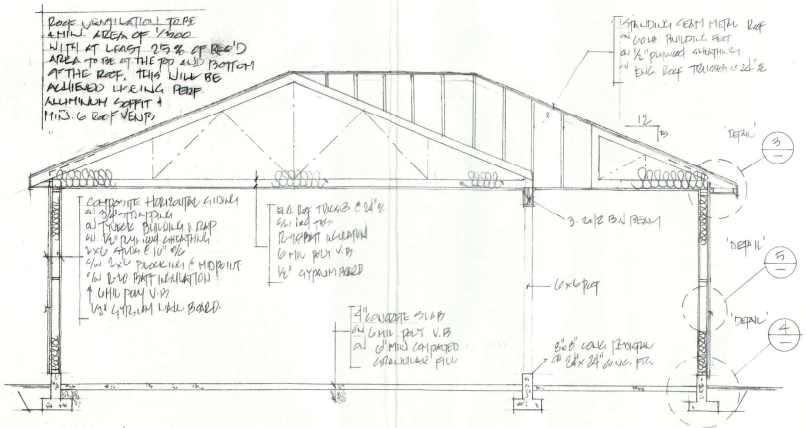
EXISTING GROUND FLOOR	1040 SQFT
ADDITIONAL GROUND FLOOR	208 SQFT
ADDITIONAL 2ND FLOOR	936 SQFT
ADDITIONAL 2ND FLOOR DECK	312 SQFT
TOTAL BUILDING HEIGHT	22.5'

EXISTING RESIDENCE

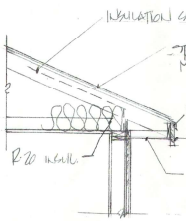
BASEMENT FLOOR AREA	1953 SQFT
MAIN FLOOR AREA	1953 SQFT
TOTAL DECK AREA	245 SQFT
TOTAL	4151 SQFT

General Notes

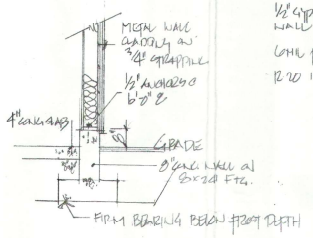
- All work to be done in accordance with the BC Building code and local By-laws.
- All concrete work and materials shall conform to CSA Can-A23.1-M77.
- Concrete minimum compressive strength 3000 psi at 28 days and 3" max. Slump at time of pour.
- Excavation to the underside of footing shall be review prior to placing of foundation formwork for firm bearing.
- All areas under grade slab shall be backfilled with a minimum of 6" compacted granular fill to a 95% standard procter dry density over undisturbed inorganic soil, unless recommended otherwise by the reviewing authority.
- All structural wood framing to be hemlock fir no.2 or better. Design of wood framing shall conform to CSA-086.
- Built-up beams shall be supported on a built up stud column equal in width to the beam.
- Built-up beams shall be nailed together with double row of 3.5 inch nails spaced not greater than 18 inches apart or bolted with ½ inch diameter bolts with washers spaced not greater than 4 inches on center.
- Floor joists, roof joists rafters shall have a minimum end bearing of 1.5 inches.
- All openings in load bearing walls shall be provided with lintel 2-2x10 D.F. No.2 or better.
- Wood adjoining concrete shall be damp proofed with 45 lb building paper or sill gasket.
- Caulk around all doors, windows and at sill plates.
- Provide 2x2 cross bridging on all floor joists greater than 7 foot span.
- All joists attached to the side of a supporting beam shall be secured with joist hangers.
- All beams attached to the side of supporting beam shall be attached with beam hangers.



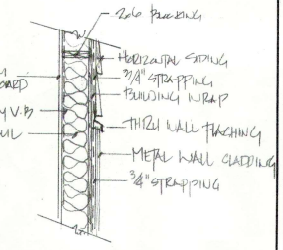
SECTION 3/4
SCALE 1/4"=1'-0"



DETAIL 3
SCALE ½"=1'-0"



DETAIL 4
SCALE ½"=1'-0"

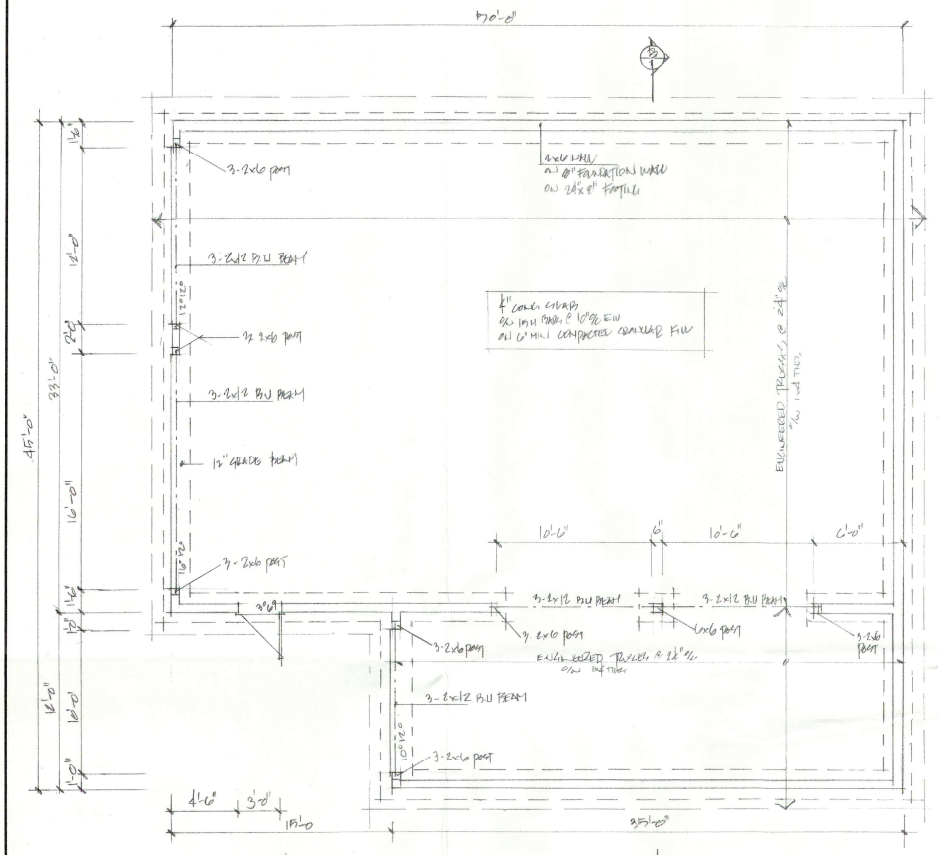


DETAIL 5
SCALE 1"=1'-0"

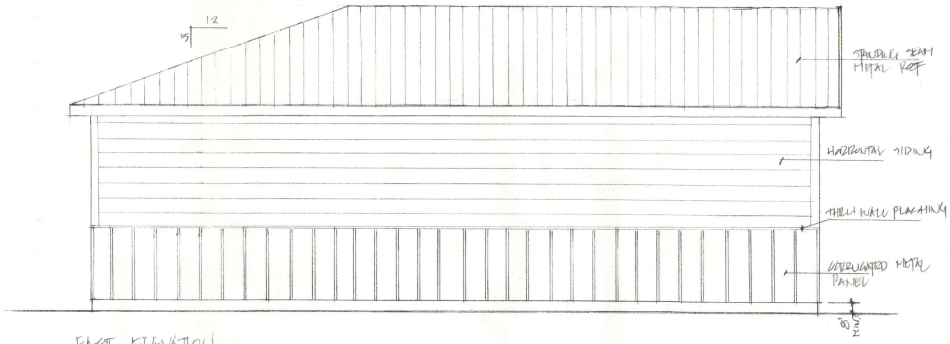
REVISIONS	BY

PROPOSED BARN & GARAGE ADDITION
AT 5627 YARROW ST. OLIVER, B.C.

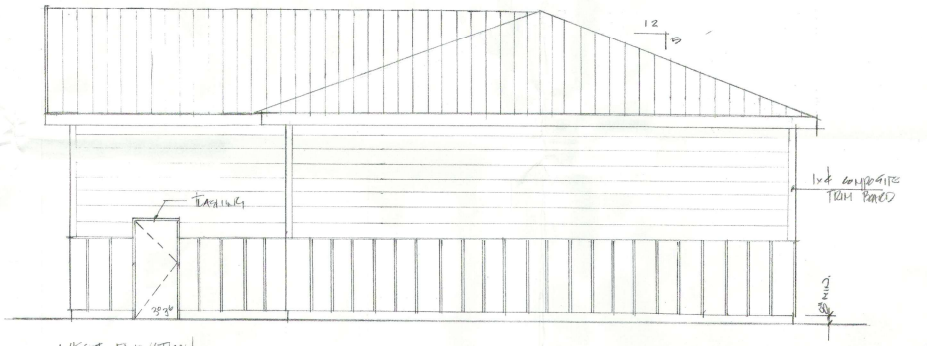
Date	JAN. 2022
Scale	AS NOTED
Drawn	JDV
Job	2022-01
Sheet	4
Of	Sheets



FLOOR PLAN
(BARN)
S/W FOUNDATION LAYOUT
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"



WEST ELEVATION
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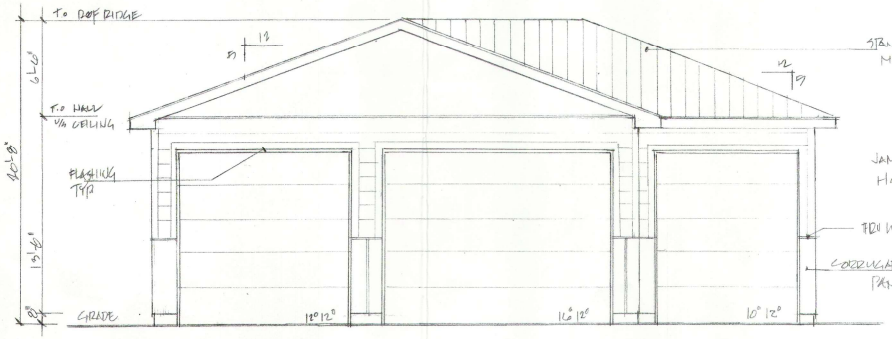
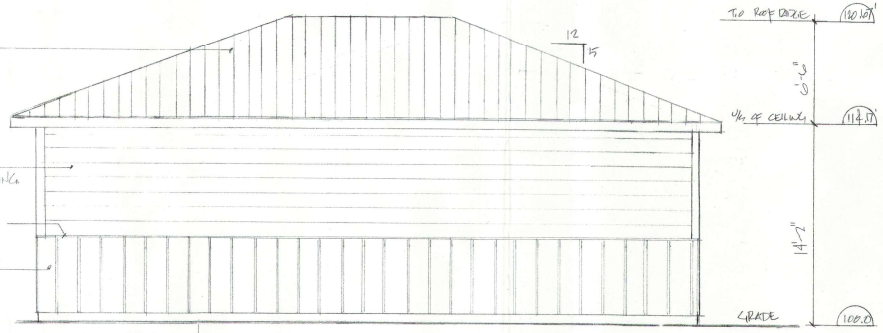


NORTH ELEVATION
1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"

REVISIONS	BY

PROPOSED BARN + GARAGE ADDITION
47 BLK 27 YARROW ST. OLIVER BC

Date JAN 2022
Scale 1/4" = 1'-0"
Drawn JDG
Job 2022-01
Sheet 4
Of 4 Sheets