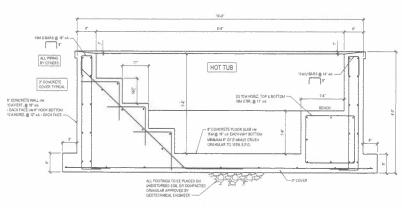


HOT TUB FOUNDATION WALL PLAN
SCALE ? + 1-2"



SECTION SCALE 1" + 11-0"

1 2021 ISSUED FOR REVEW

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LEPP RESIDENCE SITE RETAINING WALLS POOL AND HOT TUB

3524 52nd AVENUE OSOYOOS, B.C.

Drawing Number

S4 of 5

Drivery fits

HOT TUB FOUNDATION PLAN SECTION

PRELIMINARY
NOT FOR CONSTRUCTION

Cole AUG 8, 2021

20 No 10 20-90114

1 time NONE

Drise NONE

# FOR THE STATE OF DRAWNESS BHALL BE READ IN CONTINUES THE STATE OF THE TERMATES FOR AMY TISSIE SHOWN MAY BE PRESENTED TO RICHAD ENGINEERING FOR YNEW AND APPROVAL PRICHE TO ACCEPT MAKE. ANY COSTE INCLURED IN RICHAD VOLNEDRING FOR THESE ALTERNATES MAY BE CHARGED TO THE CONTRACTOR. EXAMPLES OF NON-STRUCTURAL COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO ALL CODE REFERENCES ARE TO LATEST EDITIONS REFERENCED IN THE NATIONAL DING CODE OF CANADA 2015/BC BUILDING CODE 2018 THESE MATES MAKE STATSMENTS THAT INPLY THIS SET OF DANMAIOS MAY SEECIPY MOWNETALS THAT SUPERCEDE THEM COMMONLY RESERRED TO AS TUNICESS MOTED SEMMIS WITHOUT NECESSORILY BEIND EXPRESSLY STATED. TRANS DOMERSIAD PROCESSELD PROVINS THE MOVER SHOWN IN SHOW OF THE CONTROL OF THE A MÍNRAUM 24 HOURS NOTICE SHALL BE CIVEN BY THE CONTRACTOR FOR ANY FIELD W TO BE CARRIED OUT BY RIDING ENGINEERING. AUFRICTINEERS OF NON-ATTRICTIONAL COMPONENTS WHICH AFFECT THE STRUCTIONAL FRAMING SHALL ONE PRAVANISATO THE ARCHITECT HAD ROBING CHARKECHING FOR REVIEW. THE SHIPP DRAVIMAGE EARLY REVICATE CARDS INDUSED ON THE TITUCTIVINE. REVIEW WILL BE CLAMFED TO THE EFFECT OF POWERTS ON THE STRUCTURAL FRAMING. JURE THAT WORK TO BE INSPECTED IS COMPACTE AT THE THAE OF INSPECTON ACCOMMENSE WITH THE CONTRACT ON ISS BUILDED TO COMPACT ACT ON ISS BUILDED TO COMPACT ON ISS BUILDED TO CONTRACT ON ISS BUILDED TO CONTRACT ON ISS BUILDED TO CONTRACT ON ISS AND ENGINEED PRIOR TO CALLING RIGHNO RING AND FORM A FIELD REVIEW NON-CONFORMING MORKS THAT REQUIRE REDIEDAL ACTION SHALL BE THE BIBUTTY OF THE CONTRACTION, ANY DISTRAT TIME OR COST INCURRED TO RIDWIG BIND TO ASSIST OR ADVISE THE CONTRACTOR IN RECTIFYING THE WORK SHALL BE IT THE CONTRACTOR. DOWN, EXAMEER NELHAO THE SHORD RAWARKS SYMLL BE RESPONSIBLE FOR INSPECTION OF HIS OWENTE FOR CONFEDENANCE. TO MEEDSMAN HIS EXPONSIONAL SEVEN BEAVER, LIPON DOWNER ETBIOLOF THIS JOINED SCHEDULE SHE POR DESIGNAND FIELD REPREM SHALL SE SUBMITTED TO RIDING VALI, QUARDRALI, RALBIOS, FLIG POST, REJIZVARLE PRIMARERIA COMPONENTS, ETC; TILCHARPITS, CHARLITS. RAIN LOAD FOUNDATION AND BITE WORK 5. WORST CASE OF UNIFORM OR OF STRUCTURAL MEMBERS. SITE CLASS D (ASSUMED) Nd = 15 Ro = 13 EARTHQUAKE FACTORS Sa(0.2) Sa(0.5) Sa(1.0) 0.28 0.18 0.11 DESIGN SPECIFIED CON FLOOR, WAIN FLOOR ERIDR WALLS SPECIFIED UNIFORM THE BASES OF ALL FOOTINGS SUSCEPTIBLE TO FROST IS TO BE LOCATED AT A NUM OF 7-0" BELOW EXTERIOR GRADE. FLOOR SECOND FLOOR SPECIFIED UNIFORM LIVI Se(2.0) 000 Pal. 3g = pa/

# 4. THIS STRUCTURE HAS BEEN LESSONED FOR SLADW, VAND AND SEISMIC FORCES IN SUBSTANTIAL COMPULANTE WITH THE PROVISIONS SET FORTH IN THE NATIONAL BUILDING CODE OF CHANACA 2015/80 BUILDING CODE 2018

VICE FACTORS FOR SHOW	E 4	5 2
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PERENTO GEOTECHANCAL REPORT PREPARED BY—— DATED —— AND ALL ITS PREJEIGHTS AND AUSTROMENTS FOR DICHANTION, BUCKFILLING, FILL MATERIALS, NAPACTRON, FROET FROFECTION AND OTHER SITE PREPARATION REQUIREMENTS NOT CHAN ON THESE DRAWMINGS.

TECTED FROM RAIN SHOW AND ANY

NO FOUNDATIONS MAY BE POURED BEFORE THE BEARING MATERIAL HAS BEEN TECTED BY THE OEDTECHACAL ENGINEER, NOTIFY THE DEOTECHACAL ENGINEER MAN 24 HOURS BEFORE HISTALLATION OF FOOTING REINFORCEMENT.

COORDINATE CONSTRUCTION WITH UNDERSLAS SERVICES AS SHOWN ON VANICAL, ELECTRICAL, ARCHITECTURAL AND LANDSCAPHIO DRAWINGS.

REFER TO ARCHITECTURAL AND MECHANICAL DRAVINGS FOR SITE DRAINAGE SLOPES, UND ELEVATIONS AND DRAHADE SLOPES,

DO NATI DALVELI, RETAHAN WALLE RELIDIKO PERMEKER BASIJERT WALE DRETYEV ARE JEGOLANETA VIDAPORTED BY HE SUPPORTING SCORIGI, ALL CRETE SUPPORTING SCORIS MAIST HAVE CURED ON MANIMAN TOWNS ON ATTAINED MAMI 7% O'THEM JULIAY STRENDTH, ALL BACESLAND COMPAY WITH HE UMRILAGITS PROVINGED BY THE DED ETCHANCE, HEAMBERT

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PROPRIATE EXPOSURE CLASS.

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POOL WALLS
POOL SLAB ON GRADE
EXTERIOR SLAB CONCRETE SLUMP

4. CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO A MATERIALS CONSULTANT FOR APPROVAL AND TO RIDING ENGINEERING FOR REVIEW PRIOR TO ANY CONCRETE WORK.

S. CONCRETE AND MATERIALS TESTING, AGENCY MUST BE CSA CERTIFIED. SUBJAT ALL CONCRETE TEST RESULTS TO RIDING ENQUINEERING.

LOCATIONS OF CONSTRUCTION JOINTS WHALL BE SUBMITTED TO RIDING ENC REVIEW IN ADVANCE AND PRIOR TO COMMENCEMENT OF CONSTRUCTION.

S. COLUMNIS AND WALLS SHALL NOT BE POURED HIGHER THAN THE UNDERSIDE OF THE MEMBERS SUPPORTED. EXTRA HEIGHT SHALL BE REMOVED BEFORE POURING IMEMBERS ABOVE.

CHAMFER EXPOSED EDGES OF COLUMNS, SLAB UNDERSIDE AND BEAM SOFFITS 3/4" 285 NOTED OTHERWASE TOLERANCES CLOSER THAN THOSE SPECIFIED IN CSA—23.1 MAY BE REQUIRED AT TAN LOCATIONS FOR STRUCTURAL, ARCHITECTURAL AND CONSTRUCTION REQUIREMENTS

REFER TO ARCHITECTURAL DRAWANDS FOR REVEALS, RECESSES, CHAMFERS, FINISHES OTHER ARCHITECTURAL REQUIREMENTS NOT INDICATED ON THESE DRAWINGS.

ALL DOWELS. ANCHOR BOLTS, EMBEDOED PLATES AND OTHER INSERTS SHALL BE PLACED ORE THE CONCRETE IS POURED. SUPPLY NAUS ET ANCHOR BOLLTS, SIERVES, PREP HANGERS, EDPANSION, JOHNES AND TRINSERTS AND DEPANSIOS AS ROMONATED IN THESE DRAWINGS AND THEIR ACCOMPANIPICATION OR IN DOCUMENTS BY OTHER CONSULTANTS.

SLAB ON ORACE JOINTS SHALL HAVE 1.5" DEEP SAMCUTS SPACED MAXIMUM 15"--0" IT, LAYOUT OF JOHNTS SHALL BE APPROVED BY THE ARCHITECT, SEAL MITH FLEIGBLE JOINT ER TO PREVENT MARREIS OF WATER,

REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWN BIZES OF CURBS AND EQUIPMENT PADS.

CONDUITS, PIPES AND SLEEVES

NO SERVES DATE PRESENTANDE DESPANSA SHALLO MAS INFOCUMENTALIS ANOM.
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WANNIMA CODOLT OLTROE DAMETER SMALL RECAST PIE BLAS PREDICIDAS.

WANNIMA CATERIA REMAINIMA CODOLT CONTROL PARTICIPATOR.

DA DAT PLACE ECONOLITA WATER A — O SHAT COLUMN.

BROAD CARRESTRAM CAMENTER A MATERIA TO CORRES COMMUTE A WATER WATER

REMAINIMA CONTROL PROPERTIES SMALL REPROVIDED IN ACCIDENCE WITH THE

LIRECHART DE CALANGE SE DE CEM-MALL.

HOURS COLUMNS WALLS FOOTINGS AND BEAM SIDES DAYS BEAM SOFFITS, SLABS AND OTHER STRUCTURAL MEMBERS

PROPER REMORNAD SCARRICO OUT, RESUMBNO SHALL BE GESIONED DY A QUALKIED ESSIONAD. PROPERTIES OF THE PROVINCES OF REQUIRED CONTRACTOR IN CONTRACTOR IN CONTRACTOR IN CONTRACTOR IN CONTRACTOR IN CONTRACTOR SHALL BE SHALL BE

THE CONVENERE HAIR ATTAINED SUFFICIENT BY RESIGNA AS JUDGED BY RIDING.
REBRIND, BYTERUSTA SHALL BE DETERMINED BY ADDITIONAL TESTING OF RELD—CURED IDERS AT THE CONTRACTOR'S EXPENSE.

MORE STRINGENT STRIPPING AND RESHORING REQUIREMENTS MAY BE REQUIRED AND BE NOTED ELBENHERE ON THE DRAWINGS.

THE CONTRACTOR IS RESPONMINED TO BISHRETHAT ALL SITE PERSONNEL USING LIT PRODUCTS ARE QUALIFIED TO DO SO. PRIOR TO CONSTRUCTION, A HILTI PRESENTATIVE IS REQUIRED FOR OH—SITE TRANSMOL ND REBAR (S ALLOWED YO DE CUT CAVRING THE INSTALLATION OF ANCHORS, IT IS TH TONSBILLTY OF THE CONTRACTOR TO ENSURE REBAR 15 LOCATED TO AVOID ANCHOR THAVELLIMITED FLEXISHLYT IN BEING REPOSITIONED,

USE HILT HY—150 SYSTEM FOR FATTENING INTO CONCRETE. ALTHOUGH HAS RODD STANDARD. TZ RODS ARE PREFERRED DUE TO THEIR EFFICIENT INSTALLATION WITH CED DRILLING AND EASIER HOLE PREPARATION REDURREMIDITS.

ALL REBAR CHA-030.18

ALL STANDARD HOOK LENGTHS TO FOL METER BEYOND THE BEND RADIUS. GRADE 400R -A23.1 AND 12 TIMES THE BAR

MINIMUM CLEAR COVER FOR REINFORCING BARS SHALL BE AS FOLLOWS U.N.O.

DO NOT CLIT RETHERORCINO BARRE OR PULL BROK TOP BARS AT MYSOR CHERINOS OR ERTE WITHOUT PRIOR APPROVAL FROM RIDING ENGINEERING, SPLAY BARS ARQUND ENNO OR NISERT. MINIMUM SPLICE LEWSTH SHALL BE 10° FOR 10M AND 24° FOR 15M.

WHERE NEW COMERETE POUR ABLITS DUSTING OR PREVIOUSLY POURED COMERETS
ORILL AND DROCK THAT ABLITTING REWAR WANNUM ST. U.M.O. DRILLING AND GROCKTHAG OF
REMAR SHALL BE WITH HILTT HY—200 SYSTEM, OR APPROVED EQUAL.

UNESSI MOTED DITERMINES, LA PRECAST ELBRENTS MOTHER CONNECTIONS
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LA BE-CASHAGE, IN-PIECE MAN DIRITALISM THE CONTINUTOR IN ACCORDANCE
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SELA MATERIA, LA COMMENTE DIRITALISM FOR PIECE PRICED ON MEXIT HAS THE MATERIA
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THE PRECAST CONTRACTOR SHALL PROVIDE ALL BEARING PLATES REQUIRED FOR PRECAST UNITS, PLATES WILL BE SET BY THE GENERAL CONTRACTOR.

THE PRECAST CONTRACTOR WILL BE RESPONSIBLE FOR THE OROLITING OF ALL THE CAST UNITS. USE NON—SHRINK, NON—METALLIC DROUT WITH A MINIMUM 25 DAY SHOTH OF SOMPS.

ROUT FOR BASE PLATES

CANCSA—S10—01
CBA—G40,20
CSA—G40,21
CISCUSHA 1—73A
CSA—S136
CSA—WS9
SEE SPECIFICATION

C BHADER AND ANDLESS
HOLLOW STRUCTURAL STEEL (HISD)
OTHER STRUCTURAL STEEL AND MISC, METAL
BOLTS, MUT BAD AND
ANCHOR BOLTS
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DRAWINGS FROM ALL CONSULTANTS SHALL SE EXAMINED FOR EXACT LOCATIONS. INSIGNS AND ELEVATIONS WITH ACTUAL SITE MEASUREMENTS BEFORE FABRICATION

ALL IFRALPIRAL REEL CONNECTIONS ÉMAL DE DESIGNIDE DE 17-HE FARICATOR FOR RCEIL MANBETTE AND REACHAS REBLELT, POR POR L'ITÉ DES CÉPÉTÉDE LACIDE AND BLE JOHN DE 17-HE JURPORATINS CELEMENTS AND ALL FORCES AS BHOWN DAY THE DE MANADOL ESTE AND TEO OTHERMANE, ALL MAIN CONNECTION MONTE DE ANALL SE RIMINATIONANCO LIBE RIMLIN THAD BOLT S'ETÉ CONNECTION, ALL MELOS BHAL MAYE ME L'ED MENANAL

TORRIO LATERAL LOADS FOR MOMERT FRAMES AND CROSS—BRACINO SHOWN O MANAS DO NOT INCLUDE THE REGURREMISMS FOR CONNECTION DESIGN AS D BY CLAUSE 27 DF (284—816.). CONNECTION PLATES AND DOUBLER PLATES TO IDED AS REGURED BY DEBION.

PROVIDE SPUCES AS INDICATED ON DRAVANOS. UNICES WOTED OTHERWISE, ALL ONTHADOUS ELEMÉNTS CALLED UP ON THE DRAWAUS SHALL SE PROVIDED WITH FAUL TREMOTH SPLICE ETITIES BY PALL STREADTH APOONLY WILLD ON BY FULL STRENDTH PUCE PLATES ON EACH END OF THE CONNECTING ELEMBYTS.

NOT FOR CONSTRUCTION **PRELIMINARY** 

ENGINEERING

LEPP RESIDENCE
RENOVATION / ADDITION
3524 52nd AVENUE
OSOYOOS, B.C.

SS O

BOY NO URREADY BE THESE SHOUSHOWD

GENERAL NOTES SH.1

KEY SITE PLAN OF LOT 17, DL's 43 AND 223, SDYD, PLAN 4351, EXCEPT PLAN 23256. AND SURROUNDING LOTS

PID: 009-181-458

CHARGES: SRW's B26315, KL12784 COVENANT KK102044

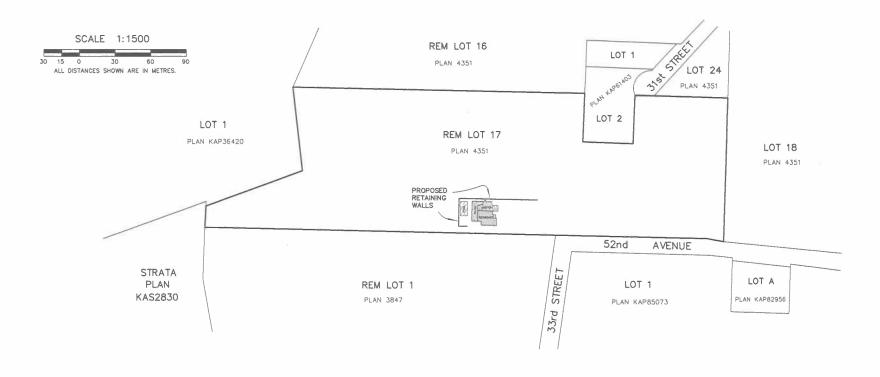


CIVIC ADDRESS:

3524 - 52nd AVENUE, OSOYOOS

CLIENT: ROB LEPP

DATE: AUGUST 23, 2021



THIS SKETCH PLAN WAS PREPARED FOR BUILDING ADDITION DESIGN PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF THE CLIENT SHOWN.

PROPERTY LINES SHOWN ARE NOT TO BE USED TO DEFINE BOUNDARIES OR PROPERTY CORNERS.

PROPOSED BUILDING ADDITIONS AND WALLS ARE DERIVED FROM ARCHITECTURAL DRAWINGS PREPARED BY SU CASA DESIGN, DATED 2021-06-17 12:11 PM

PENDERGRAFT PROFESSIONAL LAND SURVEYING INC.

BOX 640 OSOYOOS, B.C. VOH 1VO

PHONE: (250) 495-7127 emall: brad@pendergraftsurveying.ca

OUR FILE NO. 1162622 KEY PLAN1.DWG

DC FILE NO. 1142421

TOPOGRAPHIC SITE PLAN OF PART OF

LOT 17, DL's 43 AND 223, SDYD, PLAN 4351, EXCEPT PLAN 23256.

PID 009-181-458

CHARGES SRW's 826315, KL12784 COVENANT KK102044

SCALE: 1 INCH = 20 FEET

12.5 0 ALL DISTANCES ARE IN FEET

3524 - 52nd AVENUE, OSOYOOS

CLIENT ROB LEPP

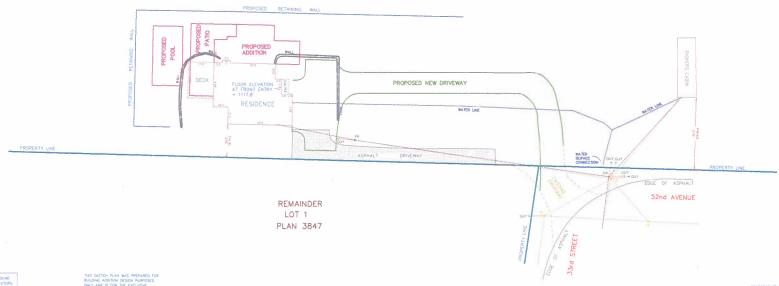
DATE: APRIL 11, 2019

REVISED DATE: JANUARY 31, 2020 ADDITIONAL INFORMATION ADDED PICKERS CABIN, AND COOLER, PROPOSED DRIVEWAY, PROPOSED ADDITION, WATER SERVICE, TEL AND POWER SERVICE NEAR DRIVEWAY ENTRY

REVISED DATE AUGUST 23, 2021 PROPOSED RETAINING WALL ADDED



REMAINDER LOT 17 PLAN 4351



ELEVATIONS ARE GEODETIC, DATUM COVO 28 (HTH2 D) IN FEET LOT ROUNDAMES SHOWN ARE DERIVED FROM PLAN 4351 AND ARE SUBJECT TO CHANGE UPON A COMPLETE NEW LEGAL SURVEY. BEARINGS ARE UTIN ORIO, ZONE 11

NOTE, INCOMMATION SHOWN ON THIS PLAN IS AS DESERVED ON THE CHOUND AT DATE OF SUPPLY OTHER SERVICING MAY EXIST AND CONTRACTORS SHOULD VEREY ALL SERVEL LOCATIONS, BOTH SURFACE AND SUBSURFACE, PRIOR TO CONSTRUCTION.

SUBSURFACE, PRICE TO COMMITTION FORM, PENDERGRAFT PROFESSIONAL CARD SURVEYING INC. IS RESPONSIBLE ONLY FOR INFORMATION SHOWN ON THE ORIGINAL HARD COPY.

THS SKETCH PLAN WAS PREPARED FOR BUILDING ADDITION DESIGN PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF THE CLIENT SHOWN DIMENSIONS SHOWN ARE NOT TO BE USED TO DEFINE BOUNDARIES OR PROPERTY CORNERS.

OUR FILE NO. 1182622 TOP1 DWG DC FRE NO. 1142421