

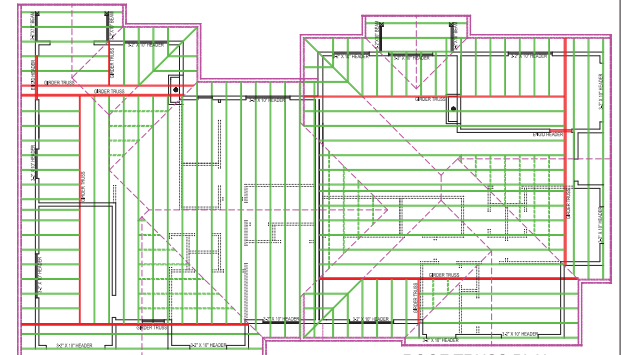
UNIT "A"

UNIT "B"

MAIN FLOOR PLAN

- SCALE: 1/4" = 1'-0"
- EXHAUST FAN/ICE
 - PERMANENT EXHAUST FAN WITH TIMER
 - HARDWIRED INTERDEPENDENT KIDNEY SHOCK ALARMS INTERCONNECTED WITH FIRE PANS OF SINGLE FLOOR OR DWELLING
 - HARDWIRED PHOTO ELECTRIC TYPE SMOKE ALARM
 - HARDWIRED INTERDEPENDENT CARBON MONOXIDE ALARM

- NOTES:
- ALL CONSTRUCTION TO COMPLY WITH CURRENT N.B.C. AND B.C.B.C.
 - CONSTRUCTION TO COMPLY WITH MUNICIPALITY OF NORTH COVICHAN ZONING BYLAWS AND REGULATIONS.
 - BUILDER TO CHECK AND BE RESPONSIBLE FOR ALL GRADES, LEVELS, DIMENSIONS, AND STRUCTURAL ADEQUACY.
 - LUMBER - #2 OR BETTER DOUGLAS FIR, #3 WHERE PERMITTED.
 - LINTELS - 2-2"x10" EXCEPT WHERE NOTED OTHERWISE.
 - ALL SMOKE DETECTORS TO BE INTERCONNECTED AND WIRED TO 110 VOLT.
 - CONTRACTOR TO CONFIRM LOCATION AND SIZES OF CRAWL SPACE & ATTIC SPACE ACCESS HATCHES.



ROOF TRUSS PLAN
SCALE: 1/8" = 1'-0"
THIS LAYOUT TO ACT AS A GUIDE ONLY
MANUFACTURER TO CONFIRM ALL ASPECTS OF
ENGINEERED ROOF TRUSS SYSTEM

- CONSTRUCTION ASSEMBLIES:
- TRUSS ROOF:
 - LAMINATED FIBERGLASS SHINGLES
 - 15# ROOFING FELT UNDERLAY
 - 1/2" PLYWOOD SHEATHING CW 1/4" CLIPS
 - ENGINEERED ROOF TRUSSES @ 24" O.C.
 - CEILING:
 - R-40 FIBERGLASS BATT INSULATION
 - 6 MIL POLY AIR / VAPOUR BARRIER
 - 5/8" GYPSUM CEILING BOARD
 - TEXTURED CEILING FINISH
 - FASCIA/SOFFIT:
 - EMBE PROTECTION TO 36" PAST PLATE LINE
 - 5" CONT. ALUM. GUTTERS & DOWN SPOUTS
 - 2" X 6" COMBED FASCIA BOARD PAINTED
 - VENTED VINYL SOFFITS
 - EXTERIOR WALL:
 - HARDPLANK EXTERIOR SIDING
 - RAIN SCREEN DIAPHRAM
 - TYVEK HOUSE WRAP
 - 1/2" PLYWOOD SHEATHING
 - 2" X 6" S.P.F. #2 STUDS @ 16" O.C.
 - R20 FIBERGLASS BATT INSULATION
 - 6 MIL POLY AIR / VAPOUR BARRIER
 - 1/2" GYPSUM WALLBOARD
 - INTERIOR WALL (LOAD BEARING):
 - 1/2" GYPSUM WALL BOARD EACH SIDE
 - 2" X 4" STUDS @ 16" O.C.
 - INTERIOR WALL (NON-LOAD BEARING):
 - 1/2" GYPSUM WALL BOARD EACH SIDE
 - 2" X 4" STUDS @ 24" O.C.
 - GARAGE WALL & CEILING PARTITION:
 - 5/8" TYPE "X" FIRE-GAURD G.W.B.
 - TAPED & STAGGERED @ JOINTS
 - 2" X 6" S.P.F. #2 STUDS @ 16" O.C.
 - R20 FIBERGLASS BATT INSULATION
 - R26 FIBERGLASS BATT CEILING INSULATION
 - 6 MIL POLY AIR / VAPOUR BARRIER
 - PATIO & ENTRY SLAB:
 - 4" CONCRETE (STAMPED)
 - C/W 6" X 6" 1010 WELDED WIRE MESH
 - ON MIN. 6" COMPACTED FILL
 - FLOOR SYSTEMS:
 - FLOOR FINISH AS SPECIFIED
 - 3/4" PLYWOOD T & G SHEATHING
 - GLUED & SCREWED
 - 2" X 10" #2 S.P.F. FLOOR JOISTS @ 16" O.C.
 - 5/8" CEILING G.W.B.
 - INTERIOR FOUNDATION:
 - 2" X 6" S.P.F. #2 STUDS @ 16" O.C.
 - 1/2" DIA. ANCHOR BOLTS @ 8" O.C.
 - 8" CONCRETE FOUNDATION WALL
 - C/W 1" - 10M. BAR CONT.
 - 16" X 8" CONCRETE FOOTINGS
 - C/W 1" - 10M. BAR CONT.
 - UNDISTURBED STABLE BEARING
 - EXTERIOR FOUNDATION:
 - 2 COATS ASPHALT EMULSION
 - 1/2" DIA. ANCHOR BOLTS @ 8" O.C.
 - 8" CONCRETE FOUNDATION WALL
 - C/W #4 BAR @ 24" O.C.
 - 2-1/2" R-2 RIGID INSULATION
 - 18" X 8" CONCRETE FOOTINGS
 - C/W 1" - 10M. BAR CONT.
 - UNDISTURBED STABLE BEARING
 - CONCRETE GARAGE SLAB:
 - 4" CONCRETE SLAB CW @ 25 mpa
 - SLOPE 2% TO DOOR SILL
 - 15M REBAR @ 18" O.C. E.W.
 - 6 MIL POLY AIR / VAPOUR BARRIER
 - 2-1/2" R-2 RIGID INSULATION
 - MIN. 12" COMPACTED GRANULAR FILL
 - FLOOR SLAB ON GRADE:
 - FLOOR FINISH
 - 5" CONCRETE FLOOR SLAB
 - 32 mesh @ 28 DAYS
 - 15M REBAR @ 18" O.C. E.W.
 - 1/4" IN FLOOR RADIANT HEATING
 - 6 MIL POLY AIR / VAPOUR BARRIER
 - RIGID SUI INSULATION
 - 6 MIL POLY AIR / VAPOUR BARRIER
 - MIN. 6" COMPACTED GRANULAR FILL
 - STAIRS MAIN TO BONUS:
 - 116.75" FLOOR TO FLOOR
 - 16 RISERS @ 7.31" (17.422")
 - 15 TREADS @ 10" CW 1" NOSING
 - REAR DECK POST PAD:
 - 6" X 6" POST #2 D.F.R.
 - METAL POST SUPPORT
 - 8" X 8" CONCRETE PIER ON
 - 24" X 24" X 8" CONCRETE PAD
 - C/W 1" - 10M. BAR EACH WAY
 - UNDISTURBED STABLE BEARING
 - SUN DECK FLOOR:
 - 60 MIL VINYL DURADECK OR EQUAL
 - 150" T&G PLYWOOD SUB-FLOOR SHEATHING
 - 2" X 8" PRESS. TREATED JOISTS @ 16" O.C.
 - VENTED VINYL SOFFITS
 - DRAINAGE:
 - 4" DIA. PERIMETER DRAIN TILE
 - 3" DIA. ROOF DRAIN
 - MIN. 6" DRAIN ROCK COVER

<p>GREG MITCHELL RESIDENTIAL DESIGNS</p> <p>3108 - 711 W. INDUSTRY ROAD DUNCAN, B.C.</p> <p>PHONE: 250-261-2215 CELL: 250-261-1111 FAX: 250-261-2215 EMAIL: greg@gmresidential.com</p>	<p>100% COMPLETE</p> <p>JOGA DEVELOPMENTS LOT 9 DWYER CRESCENT / OLD MILL ROAD DUNCAN, B.C.</p> <p>400-888-1111 / 250-261-1111 / 250-261-2215</p>
	<p>MAIN FLOOR PLAN</p>
<p>DATE: DEC. 2018</p> <p>SCALE: 1/4" = 1'-0"</p> <p>SHEET NO: 3 OF 5</p>	<p>DATE: DEC. 2018</p> <p>SCALE: 1/4" = 1'-0"</p> <p>SHEET NO: 3 OF 5</p>

**STRATA PLAN OF
LOT 9, SECTION 20, RANGE 4,
QUAMICHAN DISTRICT, PLAN EPP78417.**

BCGS 92B.072



The intended plot size of this plan is 432mm in width by 280mm in height (B Size) when plotted at a scale of 1:200.

LEGEND

- All distances are in metres.
- ▲ denotes control monument found.
- denotes standard iron post found.
- denotes standard iron post placed.
- Pt denotes part of.
- CSF denotes combined factor.
- EAA denotes estimated absolute accuracy.
- LCP denotes Limited Common Property.
- SL denotes Strata Lot.
- (c) denotes calculated.
- FDP denotes Found, Since Destroyed, Fence Post at corner.

This plan lies within Integrated Survey Area No. 10, The Corporation of The District of North Cowichan, NAD83 (CSRS) 3.0.0.BC.1.NVI

Grid bearings are derived from Geodetic Control Monuments 8028 and 3656 and are referred to the central meridian of UTM Zone 10 (123° West).

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for Control Monuments 8028 and 3656.

This plan shows horizontal ground level distances unless otherwise specified.

To compute grid distances, multiply ground level distances by the average combined factor of 0.9996298. The average combined factor has been determined based on Control Monument 3656.

CIVIC ADDRESS:
6217 Old Mill Road
Duncan, British Columbia

NOTE: Unless otherwise indicated bearings deflect by multiples of 45° from the measured reference bearing 359° 10' 00".

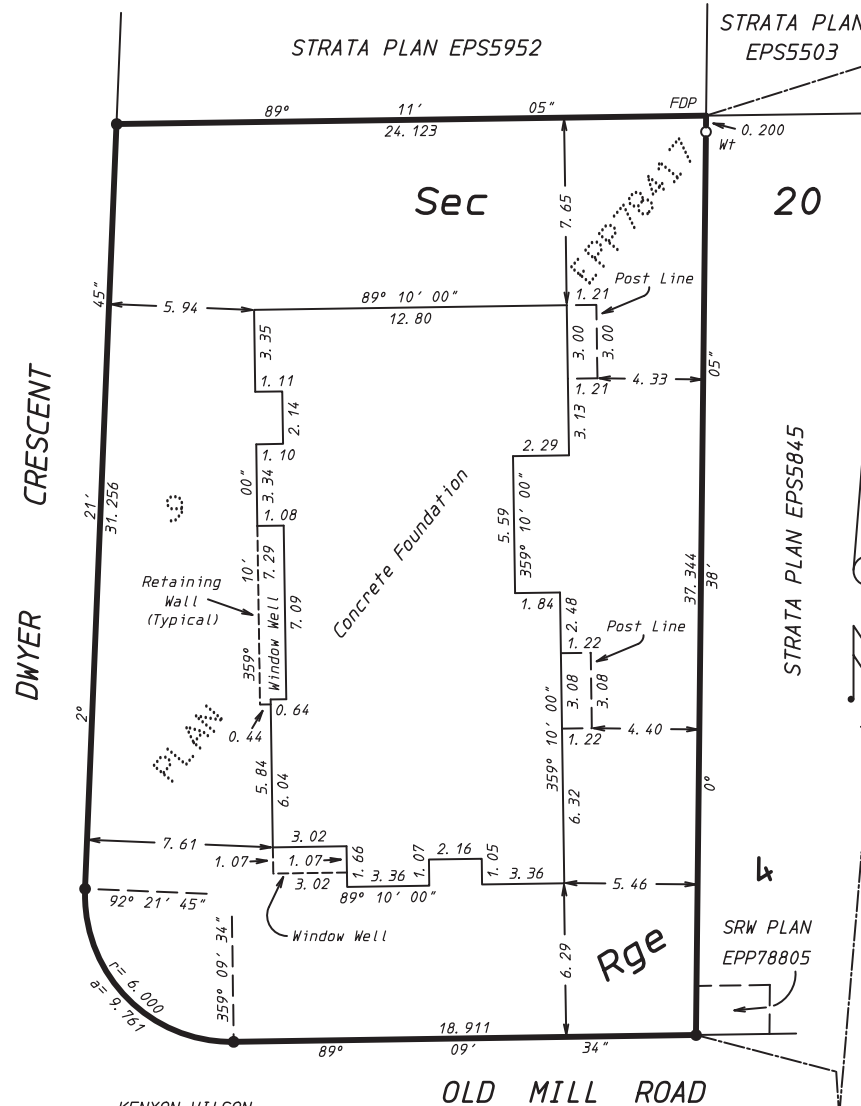
NOTE: Building dimensions are shown to the perimeter of the building at ground level on Sheet 1 only.

Note:
All LCP surrounding the building is defined as to height by the centre of the ceiling, and its extensions of the uppermost level of said Strata Lot.

NOTE:
All patios / entrances are defined as to height by the centre of the floor above or its extensions, or, where there is no floor above, by the average height of a Strata Lot within the same building unless otherwise indicated.

The building shown hereon is within the external boundaries of the land that is the subject of the Strata Plan.

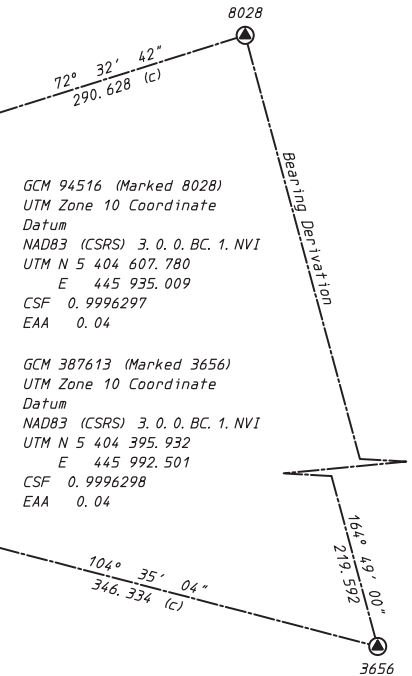
The building included in this Strata Plan has not, as of the 16th day of December, 2019, been previously occupied.



KENYON WILSON
PROFESSIONAL LAND SURVEYORS
221 CORONATION AVE.
DUNCAN, B.C. V9L 2T1 (250) 746-4745
FILE 19-8469.SH1

Note:
This plan shows one or more witness posts which are not set on the true corner(s).

SHEET ONE OF FOUR SHEETS
STRATA PLAN EPS6198



GCM 94516 (Marked 8028)
UTM Zone 10 Coordinate
Datum
NAD83 (CSRS) 3.0.0.BC.1.NVI
UTM N 5 404 607.780
E 445 935.009
CSF 0.9996297
EAA 0.04

GCM 387613 (Marked 3656)
UTM Zone 10 Coordinate
Datum
NAD83 (CSRS) 3.0.0.BC.1.NVI
UTM N 5 404 395.932
E 445 992.501
CSF 0.9996298
EAA 0.04

This Plan lies within
The Cowichan Valley Regional District.

This Plan lies within The Corporation
of The District of North Cowichan.

The field survey represented by this plan was completed on the 16th day of December, 2019.
Allen L. Cox BCLS # 778

STRATA LOTS A, B AND COMMON PROPERTY - LEVEL ONE.

SHEET TWO OF FOUR SHEETS
STRATA PLAN EPS6198



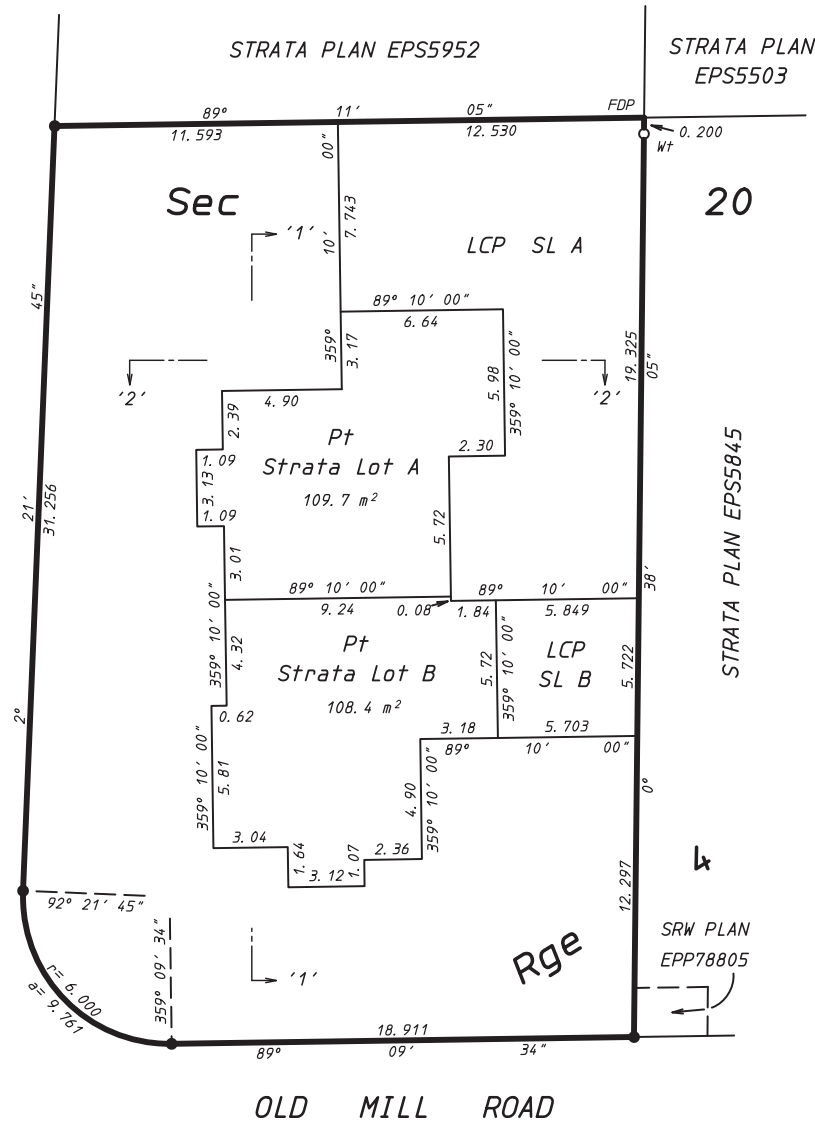
The intended plot size of this plan is 432mm in width by 280mm in height (B Size) when plotted at a scale of 1:200.

All distances are in metres.

Note:
Strata Lot Boundaries are measured to centre line of the Structural Portion of Exterior and Party Walls.
Garages are deemed Nonhabitable.



DWYER CRESCENT



KENYON WILSON
PROFESSIONAL LAND SURVEYORS
221 CORONATION AVE.
DUNCAN, B. C. V9L 2T1 (250) 746-4745
FILE 19-8469. SH2

ALLEN L. COX BCLS # 778
Dated at Duncan, B. C. this 18th day of December, 2019.

STRATA LOTS A, B AND COMMON PROPERTY - LEVEL TWO.

SHEET THREE OF FOUR SHEETS
STRATA PLAN EPS6198

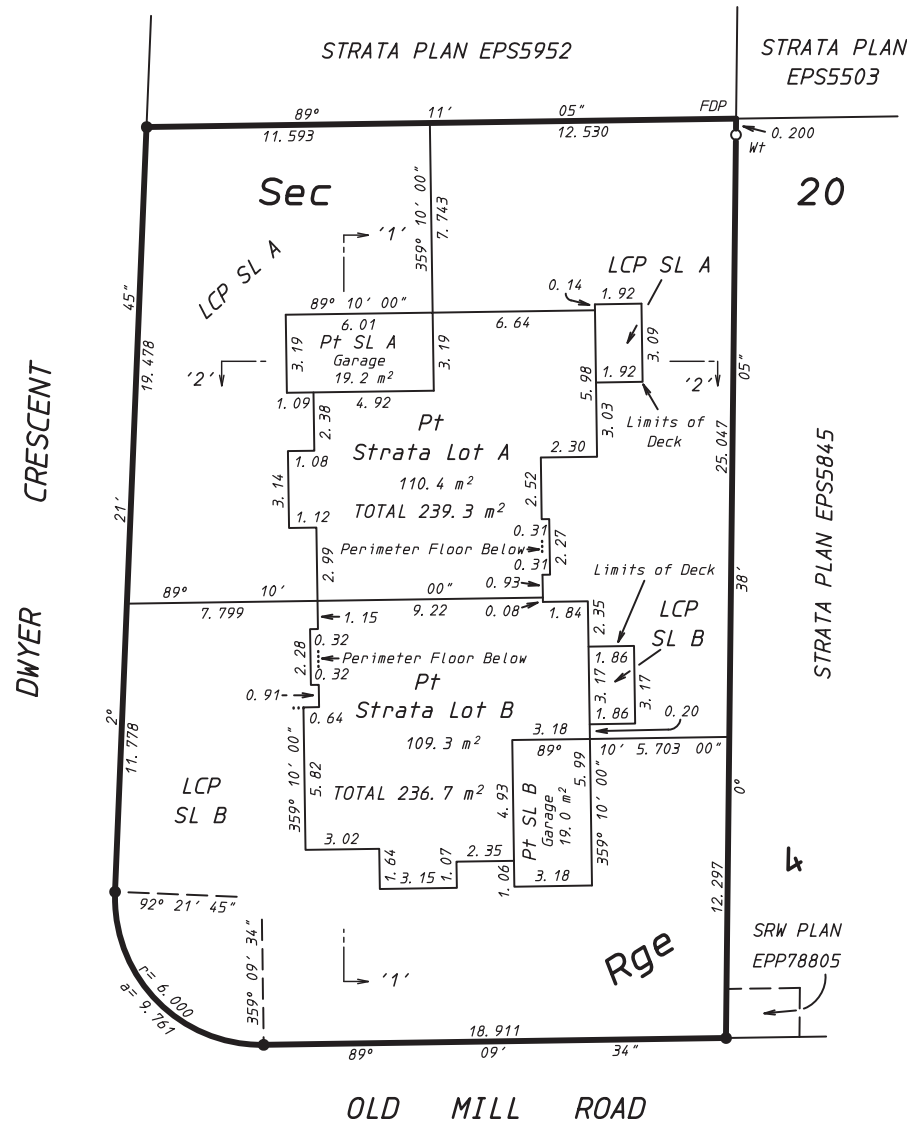
SCALE  10 metres

The intended plot size of this plan is 432mm in width by 280mm in height (B Size) when plotted at a scale of 1:200.

All distances are in metres.

Note:
Strata Lot Boundaries are measured to centre line of the Structural Portion of Exterior and Party Walls.

Garages are deemed Nonhabitable.



KENYON WILSON
PROFESSIONAL LAND SURVEYORS
221 CORONATION AVE.
DUNCAN, B.C. V9L 2T1 (250) 746-4745
FILE 19-8469_SH3

ALLEN L. COX BCLS # 778
Dated at Duncan, B.C. this 18th day of December, 2019.

CROSS-SECTIONS



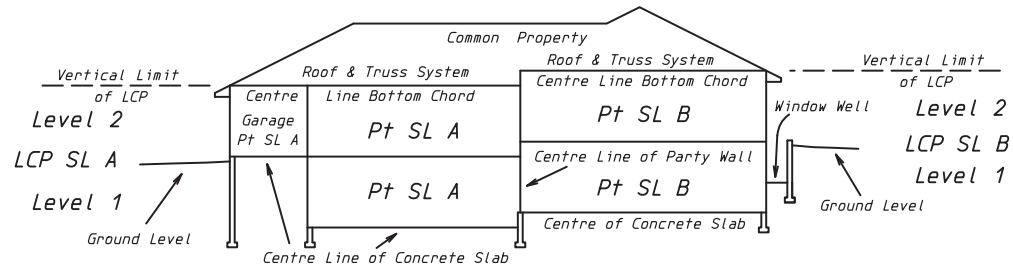
The intended plot size of this plan is 432mm in width by 280mm in height (B Size) when plotted at a scale of 1:200.

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Note:
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Garages are deemed Nonhabitable.

Cross-Section '1'
Not to Scale



Cross-Section '2'
Not to Scale

