

**WEY MAYENBURG
LAND SURVEYING INC.**

www.weysurveys.com

#4-2227 James White Boulevard
Sidney, B.C. V8L 1Z5
Telephone (250) 850-5155

RECEIVED
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BC Land Surveyor's Building Location Certificate On:
Lot 14, Section 12, Range 3 East,
North Saanich District, Plan 26154.
(P.I.D. No. 002-718-278)

TOWN OF SIDNEY

Civic Address: 2130 James White Boulevard

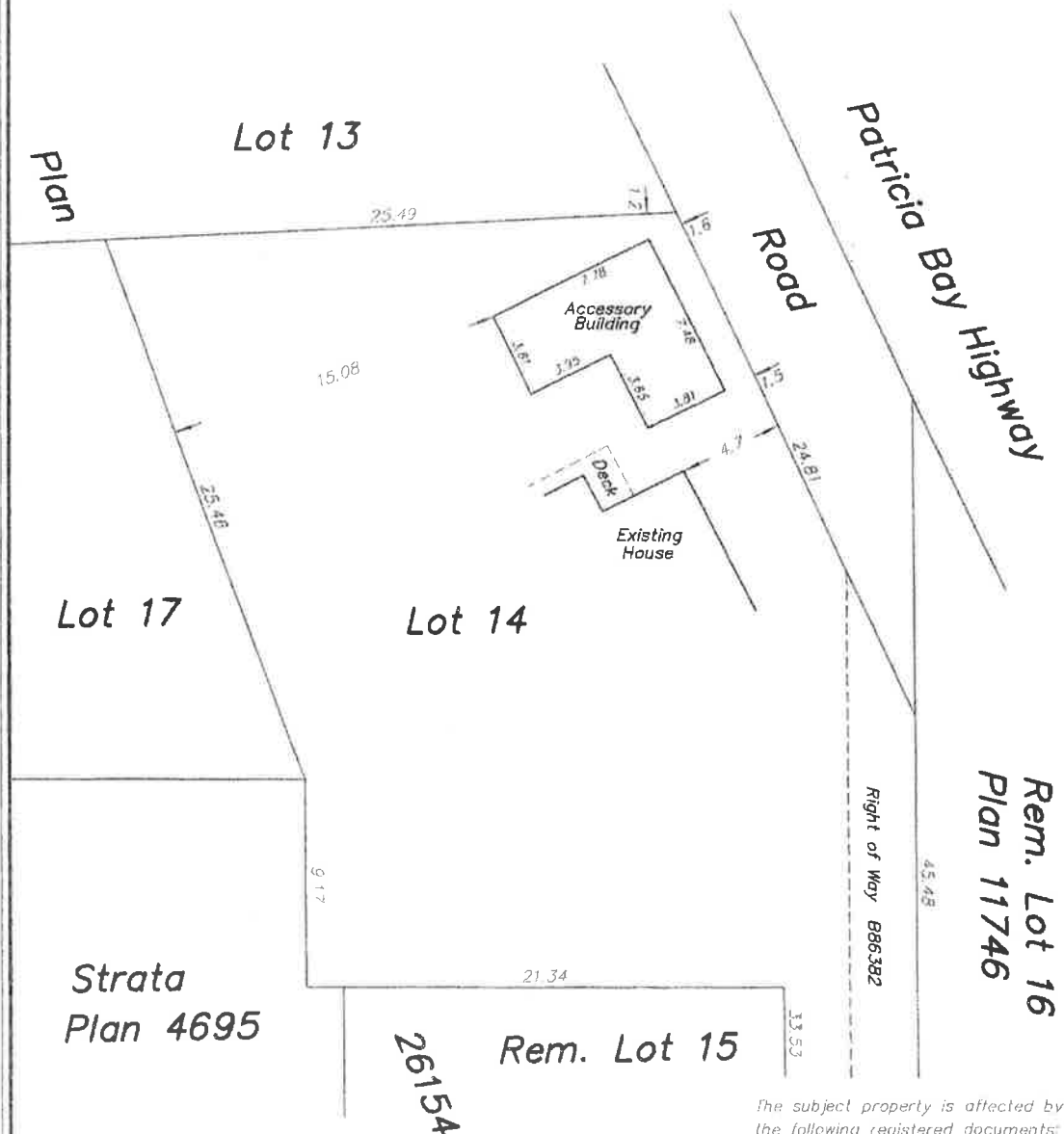
This document was prepared for mortgage and municipal purposes
and is for the exclusive use of our client, Douglas Pacific Construction.

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 lines or property corners.



Scale = 1:250

Distances shown are in metres.



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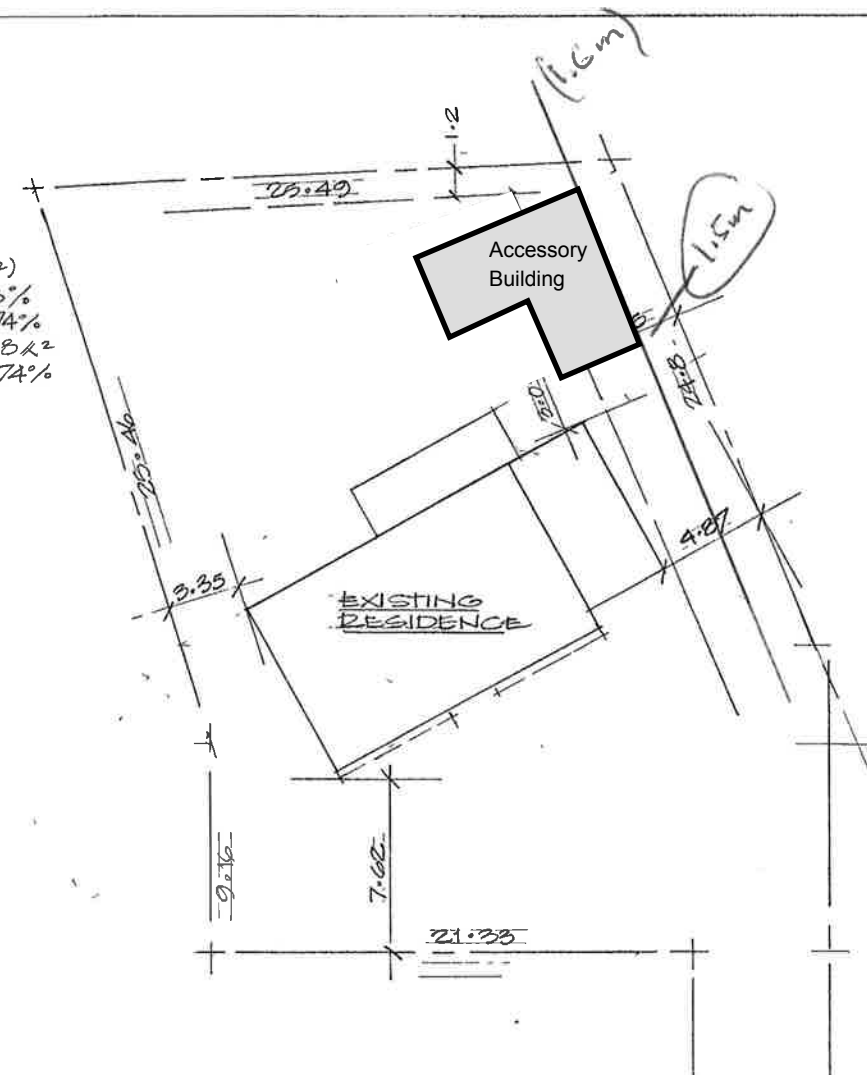
The subject property is affected by
the following registered documents:
B16001, B86382.
File No.: 220139\Crt\NO

GENERAL NOTES - DECKS AND ACCESSORY BUILDINGS

NOTE THAT ALL ITEMS ARE NOT NECESSARILY APPLICABLE

- ALL WORK TO CONFORM TO THE REQ'MNTS OF THE 2018 BRITISH COLUMBIA BUILDING CODE (PLUS AMENDMENTS TO DATE).
- CONTRACTOR TO VERIFY ALL BEARING CONDITIONS BEFORE STARTING WORK.
- VERIFY ALL DIMENSIONS BEFORE STARTING WORK, DO NOT SCALE FROM DRAWINGS, REPORT ANY DISCREPANCIES TO DESIGNER
- DIMENSIONS GIVEN TO FACE OF FRAMING OR TO FACE OF CONCRETE HORIZONTALLY & FROM TOP OF FLOOR SLAB OR FLOOR SHEATHING TO UNDERSIDE OF FRAMING OVER VERTICALLY IN NEW WORK; OVERALL IN EXISTING WORK, CONTRACTOR TO CONFIRM BEFORE FRAMING & FORMING OR DEMOLITION
- GENERALLY MATCH EXISTING LINES, PLANES, PITCHES & SUFACES UNLESS OTHERWISE NOTED.
- AREA OF WORK GENERALLY - PROTECT EXISTING SURFACES TO REMAIN; CAREFULLY DEMOLISH & FORM NEW OPENINGS; MAKE GOOD ALL SURFACES TO MATCH EXISTING
- ALL FRAMING MATERIAL TO BE NO 2 & BETTER (STANDARD & BETTER OR C.&S) GRADE D FIR LARCH, OR HEM-FIR UNLESS SPECIFICALLY NOTED OTHERWISE
- ALL WINDOW HEADS TO BE FRAMED @ 6'-8" FINISHED HEIGHT TO MATCH MAIN DOOR UNLESS OTHERWISE NOTED
- VERIFY ALL DOOR TYPES WI OWNER BEFORE STARTING WORK, ALL DOOR HARDWARE, LOCKS, ETC TO THE SECURITY REQ'MNTS OF THE 2018 BRITISH COLUMBIA BUILDING CODE (PLUS AMENDMENTS TO DATE)
- FLOOR SHEATHING TO BE GLUED & SCREWED TO FLOOR STRUCTURE BELOW
- VERIFY ALL TRIMS, CASING, MOULDINGS [INTERIOR AND EXTERIOR] BASEBOARDS, ETC. WITH OWNER BEFORE STARTING WORK (OR MATCH EXISTING).
- VERIFY ALL ELECTRICAL OUTLET LOCATIONS & FIXTURES WITH OWNER BEFORE STARTING WORK; ELECTRICAL INSTALLATION TO THE REQ'MTS OF THE ELECTRICAL SAFETY ACT.
- VERIFY ALL PLUMBING FIXTURES & FINISHES WITH OWNER BEFORE STARTING WORK
- ANY NEW HOSE BIBBS TO BE FROST-PROOF TYPE; VERIFY LOCATIONS WITH OWNER BEFORE STARTING WORK.
- FLASH ALL EXTERIOR HORIZONTAL TRIM AND JOINTS, MINIMUM 25 MM END DAMS AT NEW WINDOW FLASHINGS
- PROVIDE HEATING & VENTILATION SYSTEM AS REQUIRED, VERIFY REQUIREMENTS WITH OWNER BEFORE STARTING WORK
- MATERIALS & SYSTEMS NOTED INDICATE ACCEPTABLE QUALITY OF PRODUCTS & WORKMANSHIP - ANY CHANGES TO ITEMS SHOWN ON DRAWINGS MUST BE APPROVED BY-OWNER & DESIGNER

SITE DATA:
 LOT AREA - 1110.97 m²
 (INCL. PSH HANDLE C.204.23A2)
 LOT COVER (EX) - 13.8%
 LOT COVER (PROPOSED) - 17.74%
 REAR 1/2RD AREA - 341.18 m²
 REAR 1/2RD COVER - 12.74%



LEGAL DESCRIPTION:

LOT 14.
 SECTION 12
 RANGE 3 EAST
 NORTH SASKICHT DIST.
 PLAN 26154



JAMES WHITE BLVD

SITE PLAN
 1:200

PROPOSED
 ACCESSORY
 BUILDING

for

JANET LYNCH

SITE PLAN
 &
 GENERAL
 NOTES

2130
 JAMES WHITE
 BOULEVARD

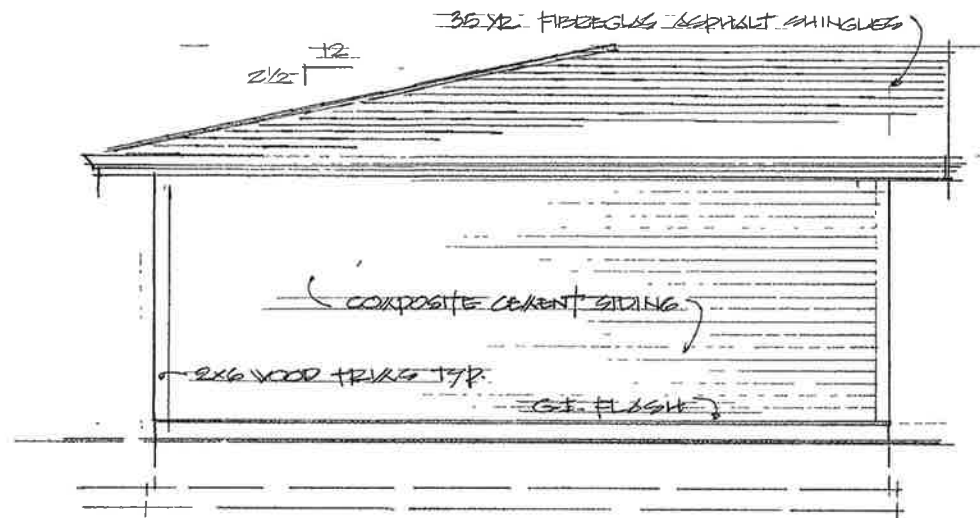
SIDNEY, B.C.

DRAWN: nhb

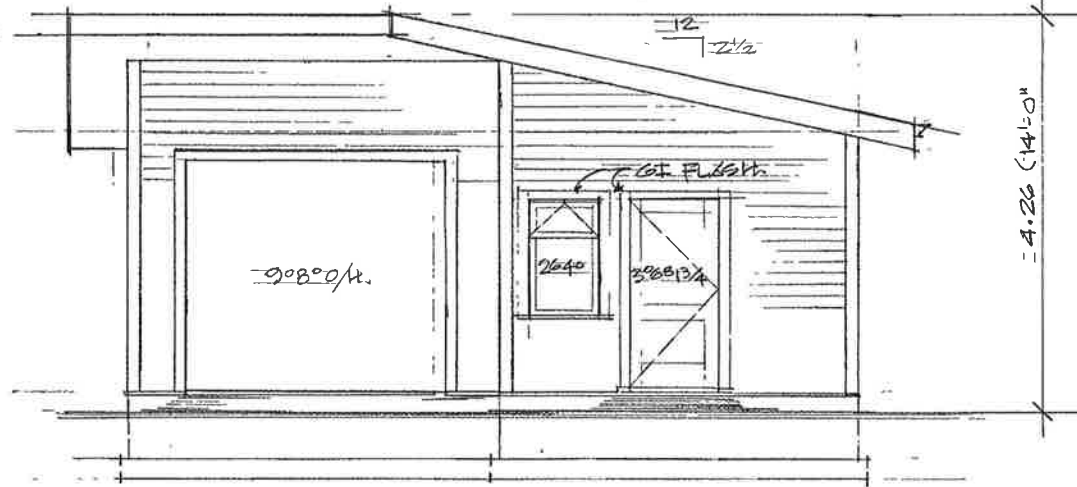
PROJ NO 2105
 DRAWG NO
 A1 of 3

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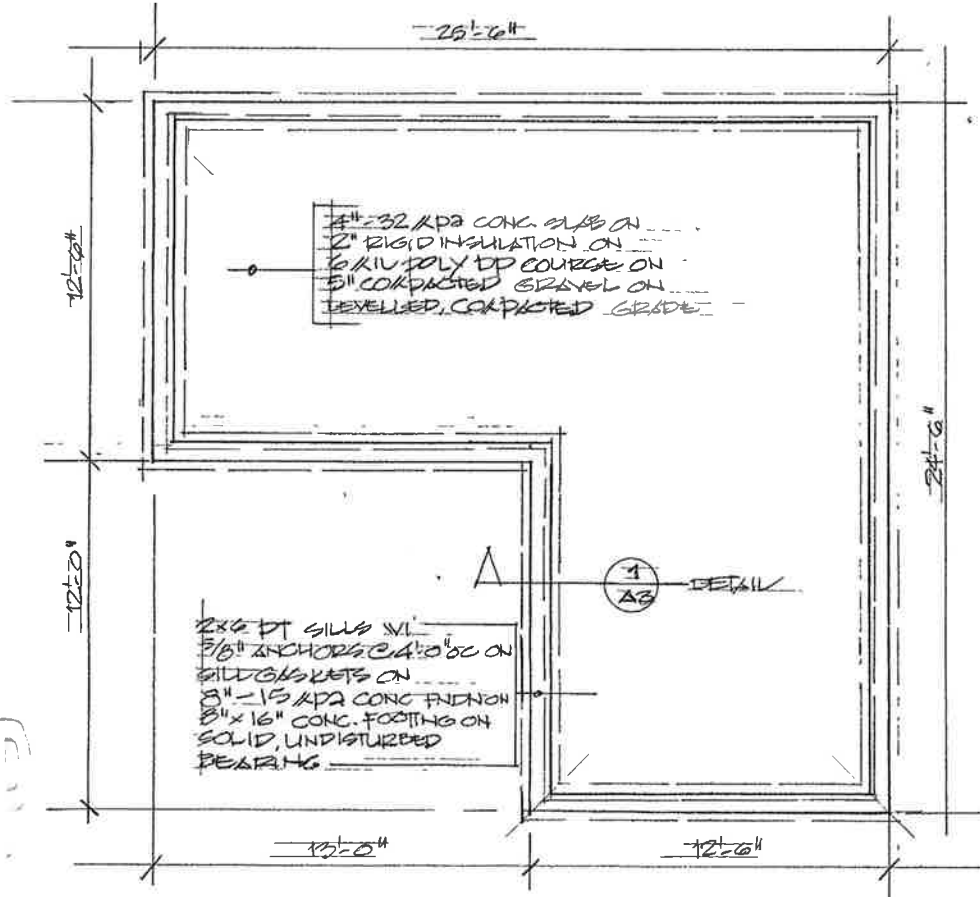
TOWN OF SIDNEY



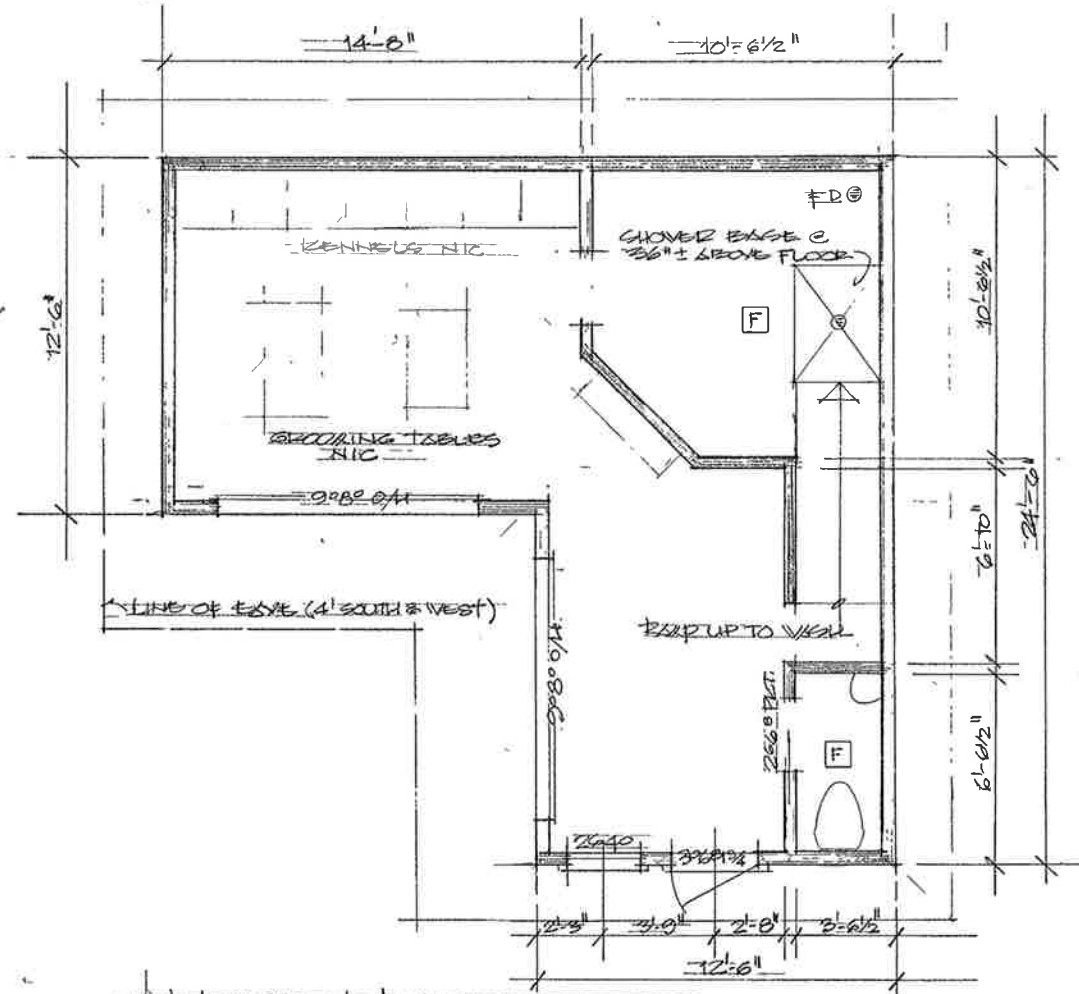
NORTH ELEVATION.



SOUTH ELEVATION.



FOUNDATION PLAN.



FLOOR PLAN.

PROPOSED
ACCESSORY
BUILDING.

for
JANET LYNCH.

FOUNDATION
FLOOR PLAN
&
ELEVATIONS.

2130
JAMES WHITE
BOULEVARD

SIDNEY, B.C.

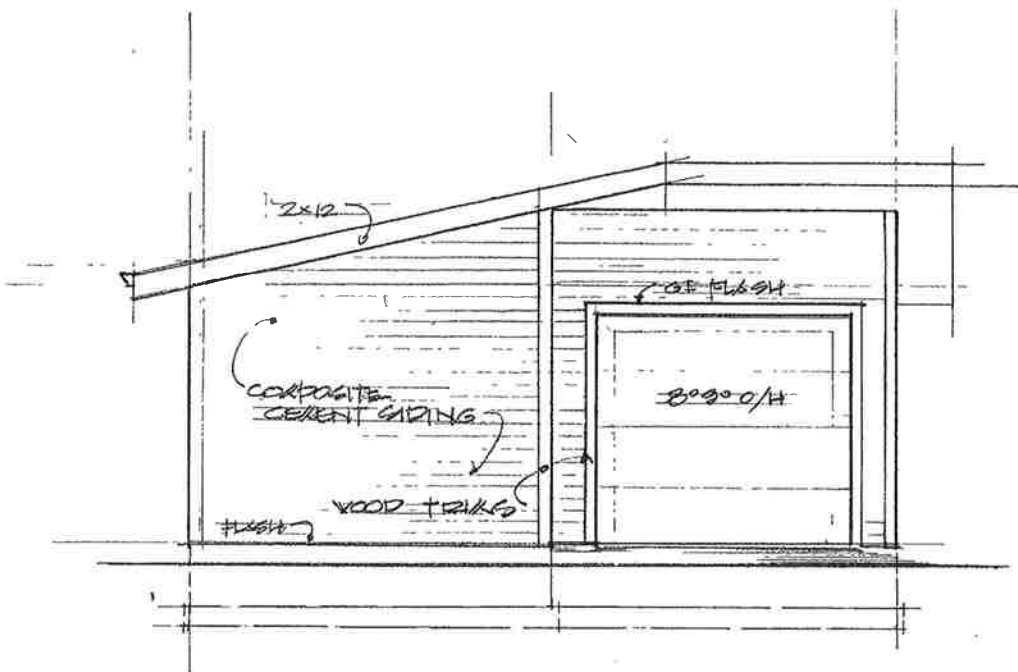
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PROJ NO 2105.

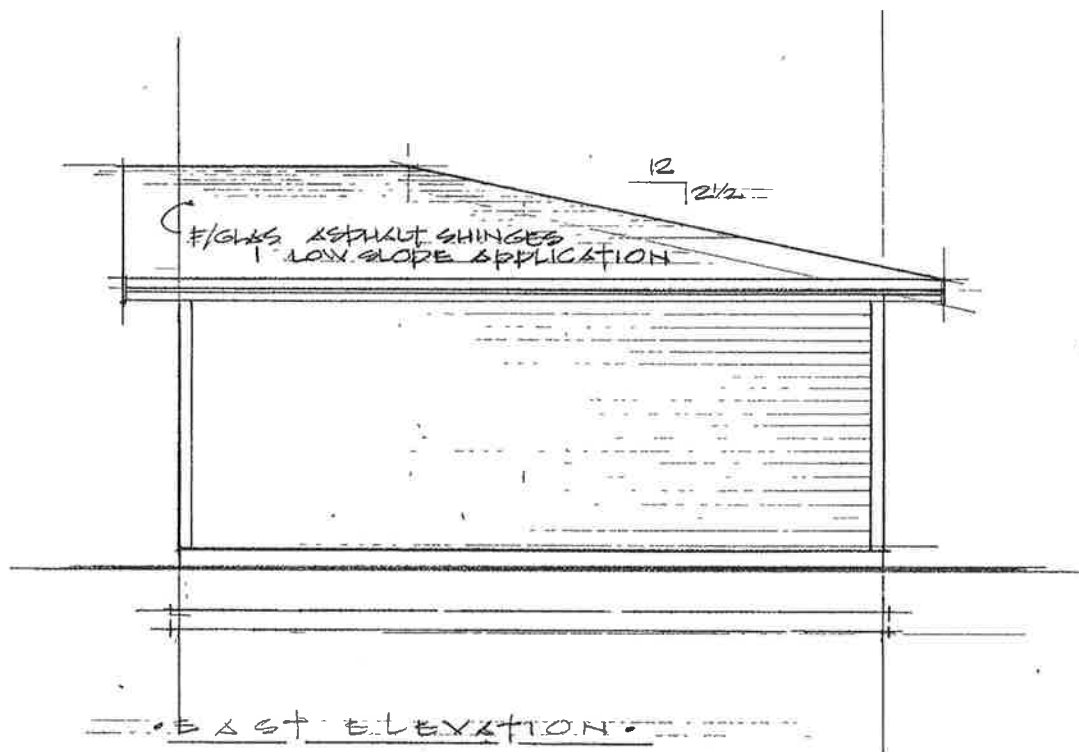
DRAWING NO
A2 of 3

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TOWN OF SIDNEY



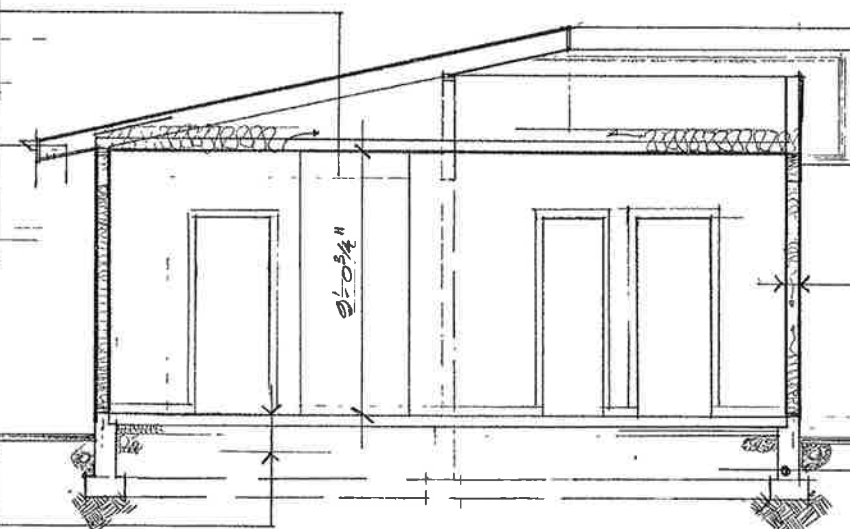
WEST ELEVATION



EAST ELEVATION

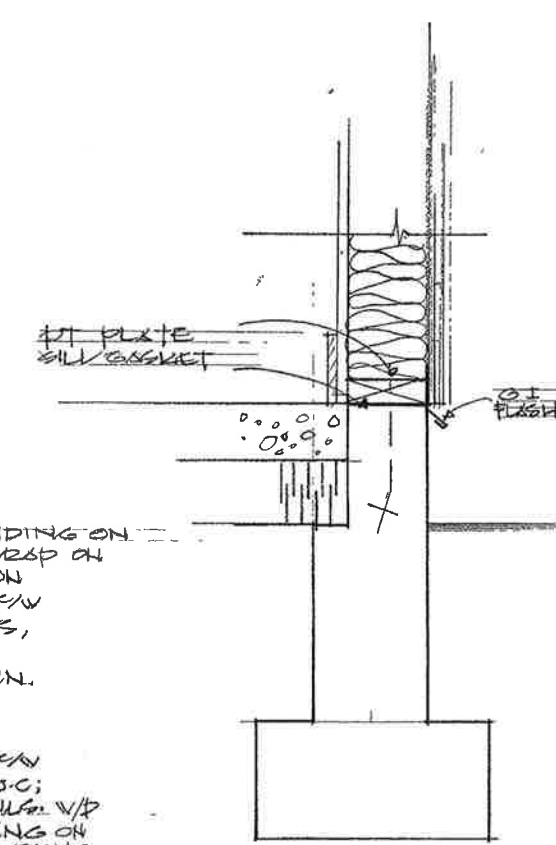
35yr. F/G/L/S ASPHALT SHINGLES (LOW SLOPE APP) ON SYNTH. ROOF UNDERLAY ON 1/2" PLY SHEATHING ON 2x10 RAFTERS @ 16" O.C. R40 BATT IN WALL CAV. 6x11 POLY ON 2x6 CISTS, 1/2" GYP. BOARD CLING. 15" CONT. SLUR GUTTERS EXTENDING 2' ON 2x12 CORR FACE FASCIA PRE FIN COMPOSITE. SOFFIT W/ CONT SCREENED VENT. (OR PERF. SLUR SOFFIT.)

4" - 32 KPA CONC. SLAB ON 2" RIGID INSUL. ON 6x11 POLY DP COURSE ON 4" 3" GRAVEL ON COMPOSED FILL



COMPOSITE CEMENT SIDING ON SYNTHETIC BUILDING WRAP ON 1/2" PLY SHEATHING ON 2x6 STUDS @ 16" O.C. C/W R22 KIN. FIBRE BATS, 6x11 POLY V.B., 1/2" GYP. BOARD FIN.

8" 15KPA CONC. FNDN C/W 3/8" ANCHORS @ 4' O.C.; 2 CISTS ASPHALT EAVING. W/P 8" x 16" 15 KPA FOOTING ON SOLID, UNDISTURBED BRNG. 3" SOLID, 4" PERF. DRNG., TIE ALL TO HOUSE.



DETAIL 1/A2
1/2" = 1'-0"

PROPOSED ACCESSORY BUILDING

for JANET LYNCH

ELEVATIONS SECTION

2130 JAMES WHITE BOULEVARD

SIDNEY, B.C.

SCALE 1/4" = 1'-0"

PROJ. NO. 2105

DRWG. NO. 13 of 3

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