

CAUTION

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CALL BEFORE YOU DIG

604-257-1940

Please confirm all underground services before excavating.

BC ONE CALL

Oct. 1. 2010 8:58AM

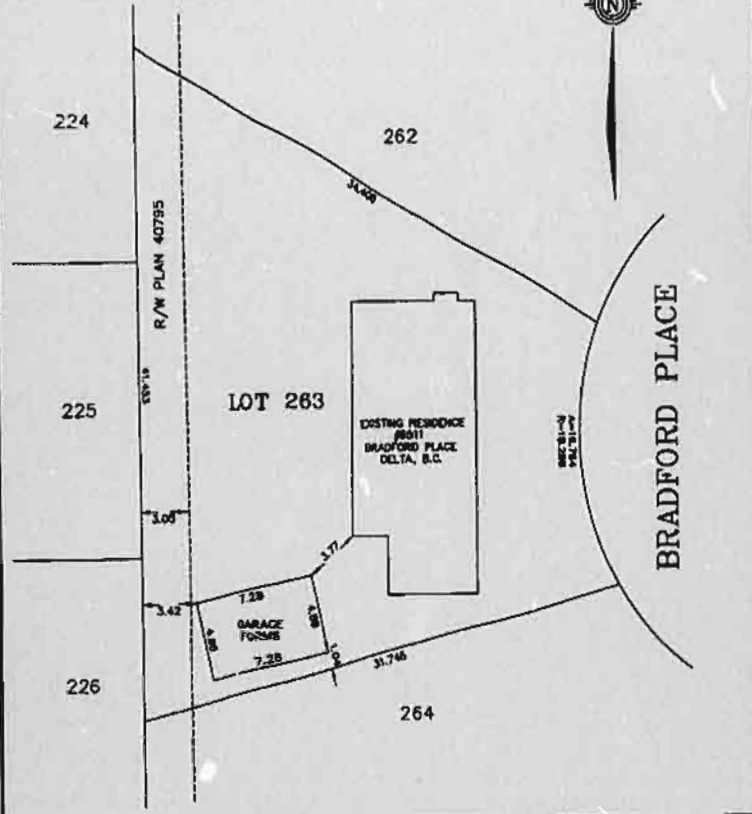
No. 6583 P. 2/2

**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE
SHOWING LOCATION OF GARAGE FOUNDATION FORMS ON
LOT 263, SECTION 14, TOWNSHIP 4,
NEW WESTMINSTER DISTRICT, PLAN 40794**

MUNICIPALITY OF DELTA

SCALE: 1:250 (METRIC)

****NOT SUITABLE FOR MORTGAGE PURPOSES****



NOTE: THIS DOCUMENT WAS PREPARED FOR MUNICIPAL BUILDING INSPECTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THE SURVEYOR 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 DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE RECORDED BOUNDARIES OF THE LAND. THIS DOCUMENT IS NOT A BOUNDARY SURVEY AND MAY NOT BE USED TO DEFINE PROPERTY CORNERS OR PROPERTY LINES.

BUILDING OFFSETS TO PROPERTY LINES ARE RADIAL OR PERPENDICULAR TO THE BOUNDARIES UNLESS SHOWN OTHERWISE.

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THIS 30th DAY OF SEPTEMBER, 2010.

Warren E. Barnard
WARREN E. BARNARD, B.C.L.S. 2010.

"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

WATSON & BARNARD, -B.C. LAND SURVEYORS

1524-56th STREET, DELTA, B.C. V4L 2A8 -TEL: 943-9433 -FAX: 943-0421

FOR THE EXCLUSIVE USE OF: KSR CONTRACTING

FILE: 23114CE MAP: J-2(S)

6511 Bradford Place

enc cert 20/6/72

plumbing #2742 (11) 22/6/72

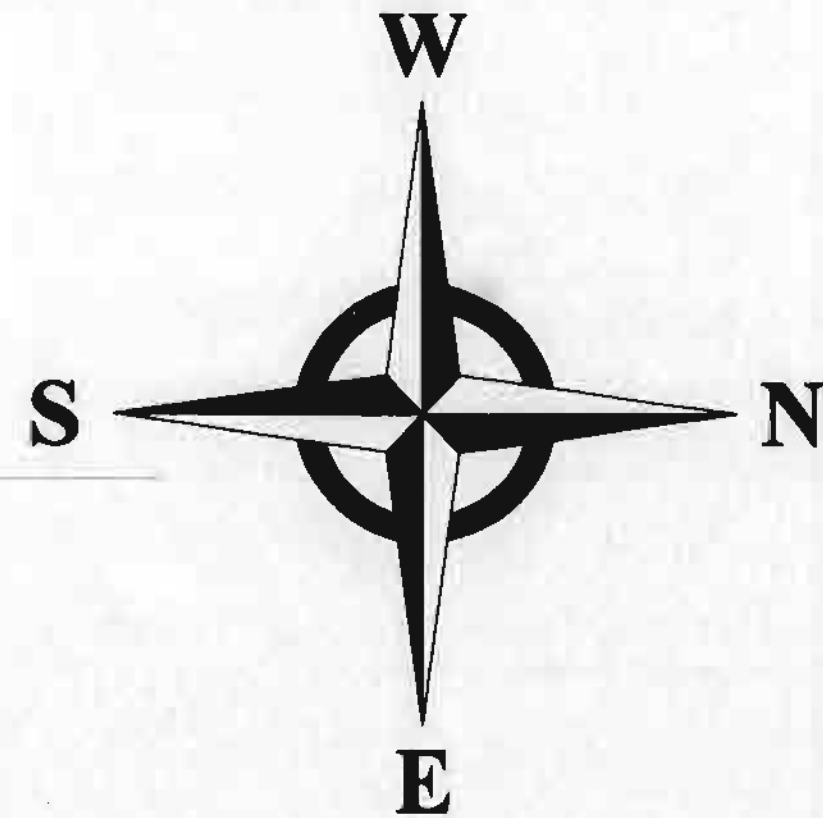
spec 6/7/72

draw 6/7/72

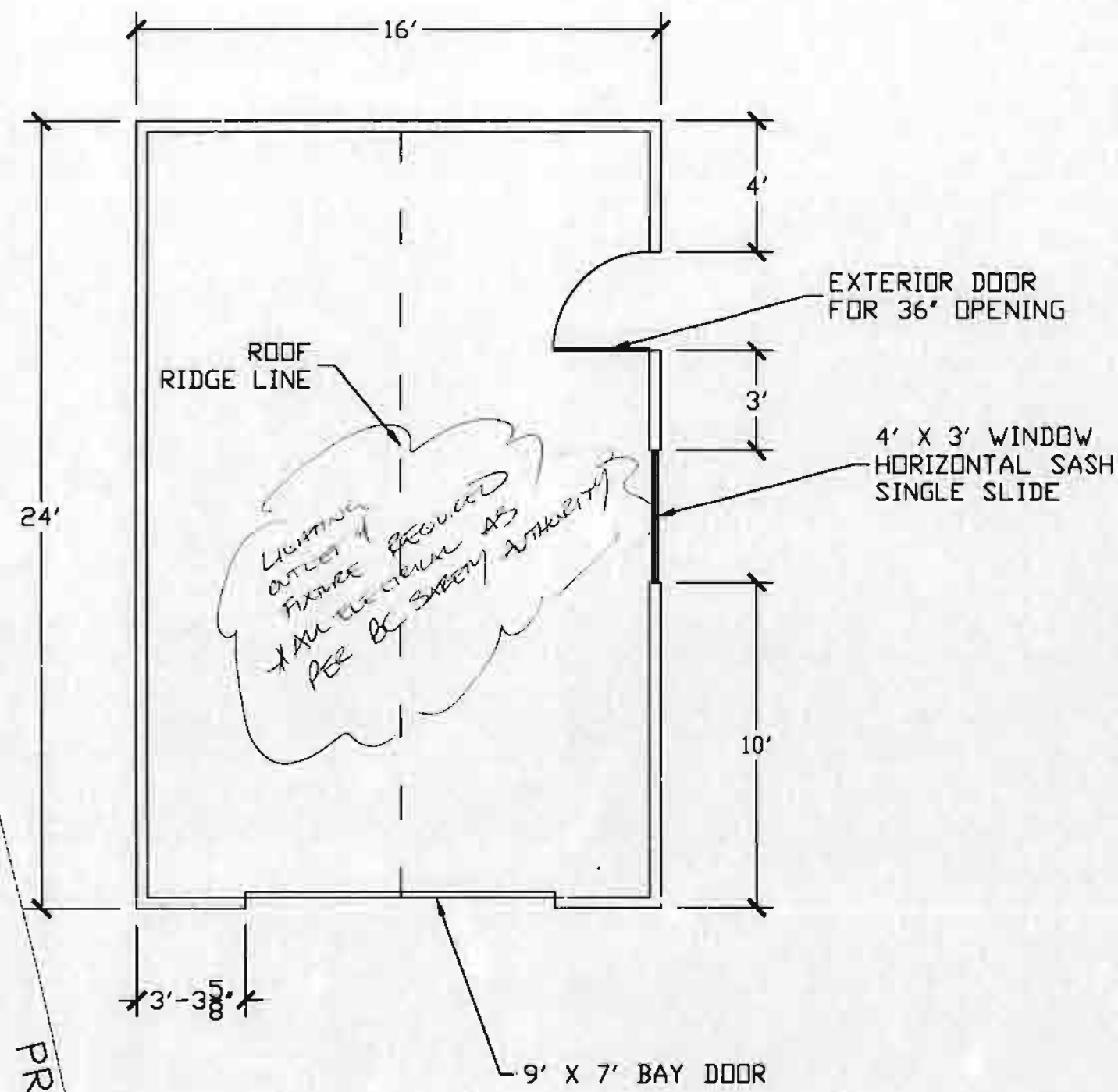
rough 6/7/72

final 21/9/72

Occupancy NOV - 9 1972



PROPERTY LINE



- General Notes
1. Unless specified otherwise, all dimensions in fractional feet
 2. The information contained in this drawing is the sole property of Spencer Randle. Any reproduction in part or as a whole without the written consent of the aforementioned individual shall be prohibited.
 3. Property line shown for reference
 4. All drawings will conform to the 2006 BC Building code.

IMPORTANT
THIS COPY OF THE PLAN MUST BE ON SITE AT TIME OF INSPECTION

Address: 6511 BRADFORD PL
 Property Number: 102450
 Project: RESIDENTIAL-ACCESSORY - NORTH
 Date: Jul 20, 2010
 Folder: BP007698

Type / Subject:
 RESIDENTIAL-ACCESSORY - NORTH
 To construct a detached garage.

No.	Revision/Issue	Date
01	ISSUE FOR REVIEW	7/19

Project Name and Address
PROJECT: HAY RESIDENCE
 6511 BRADFORD PLACE
 DELTA, BC V4E 1G4

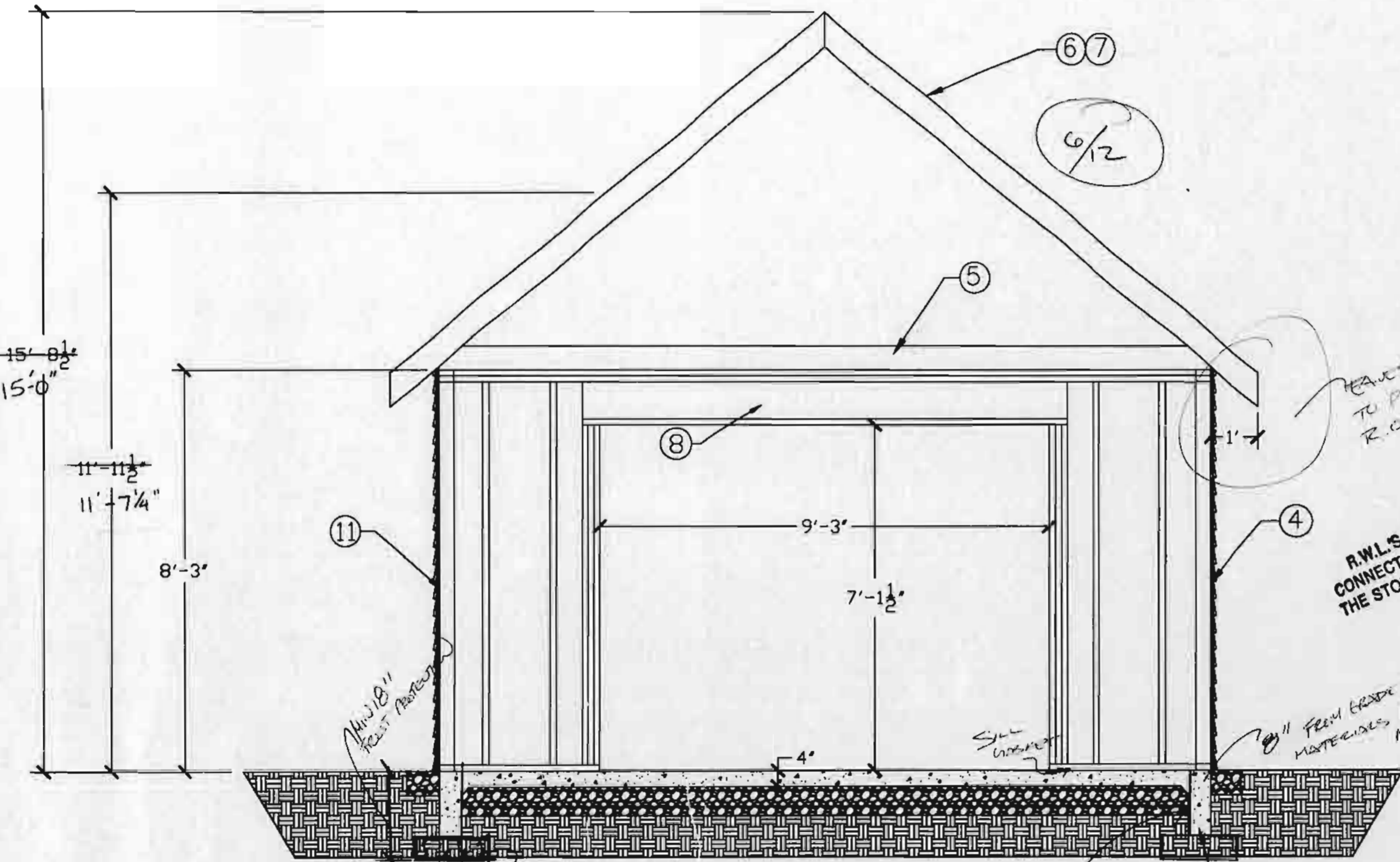
Project	HAY RESIDENCE	Sheet	C-02
Date	07/01/10		
Scale	1' = 1/4"		

PROPERTY LINE

General Notes

Community Planning & Development Dept.

1. Unless specified otherwise, all dimensions in fractional feet
2. The information contained in this drawing is the sole property of Spencer Randle. Any reproduction in part or as a whole without the written consent of the aforementioned individual shall be prohibited.
3. All framing and truss work to be constructed using Southern Yellow Pine lumber.
4. 2x4 exterior wall construction
16" O.C. 2x4 SILL PLATE
12.7m ANGLE BOLTS @ MAX 2.4m O.C.
5. 2x6 rafter construction
16" O.C. 2x6 CEILING JOISTS @ 16" O.C.
6. Asphalt shingles on 50 lb. roofing felt
7. ~~12/10~~ roof pitch
9/12 ~~6/12~~ MAX
8. Qty. 2 2x10 headers over garage door framing.
9. Concrete foundation with 4" slab and 6" footing wire mesh reinforced, 8" layer of gravel directly beneath slab with black visqueen layed between.
10. 1/2" j-bolts 12" from corners w/ 36" spacing (not shown)
11. 1/2" exterior plywood sheathing with cedar bevel siding.



R.W.L.S TO BE DIRECTLY CONNECTED BY SOLID PIPE TO THE STORM DRAINAGE SYSTEM

1/2" FROM GRADE TO MATERIALS AFFLID 57 MEASURE

FOOTING SIZE & DEPTH DETERMINED BY SOIL CONDITIONS

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No.	Revision/Issue	Date
01	ISSUE FOR REVIEW	7/19

Project Name and Address
PROJECT: HAY RESIDENCE
 6511 BRADFORD PLACE
 DELTA, BC V4E 1G4

Project	Sheet
HAY RESIDENCE	C-03
Date	07/01/10
Scale	1' = 1/2"

Address: 6511 BRADFORD PL
 Property Number: 102450
 Project: RESIDENTIAL-ACCESSORY - NORTH
 To construct a detached garage.

Date: Jul 20, 2010
 Folder: BP007698

RECEIVED
 JUL 20 2010
 Community Planning &
 Development Dept

General Notes

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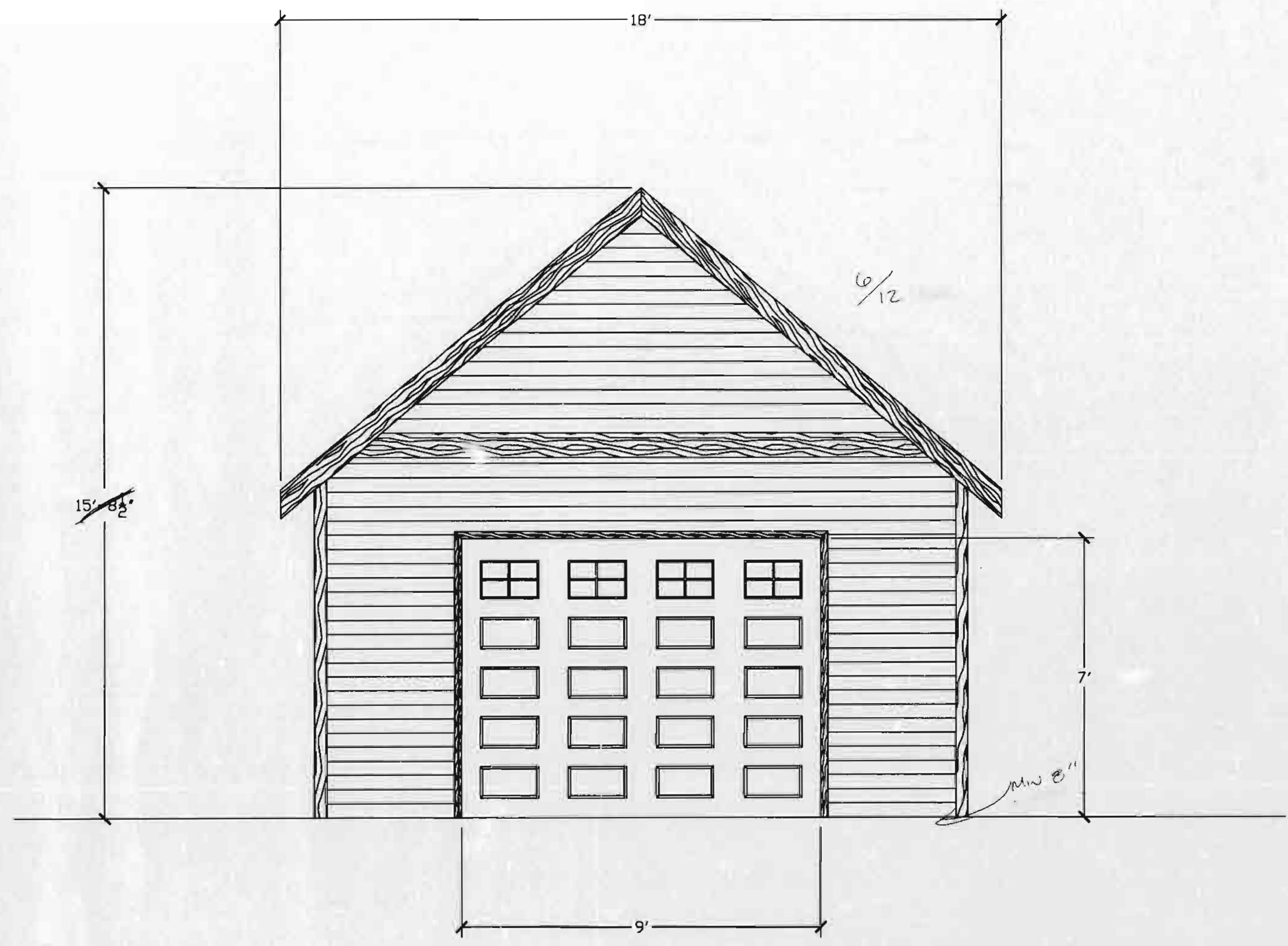
IMPORTANT
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 SITE AT TIME OF INSPECTION

Address:
 6511 BRADFORD PL
Property Number: 102450
Date: Jul 20, 2010
Project: BP007698
Folder:
Type / Subject:
 RESIDENTIAL-ACCESSORY - NORTH
 To construct a detached garage.

No.	Revision/Issue	Date
01	ISSUE FOR REVIEW	7/19

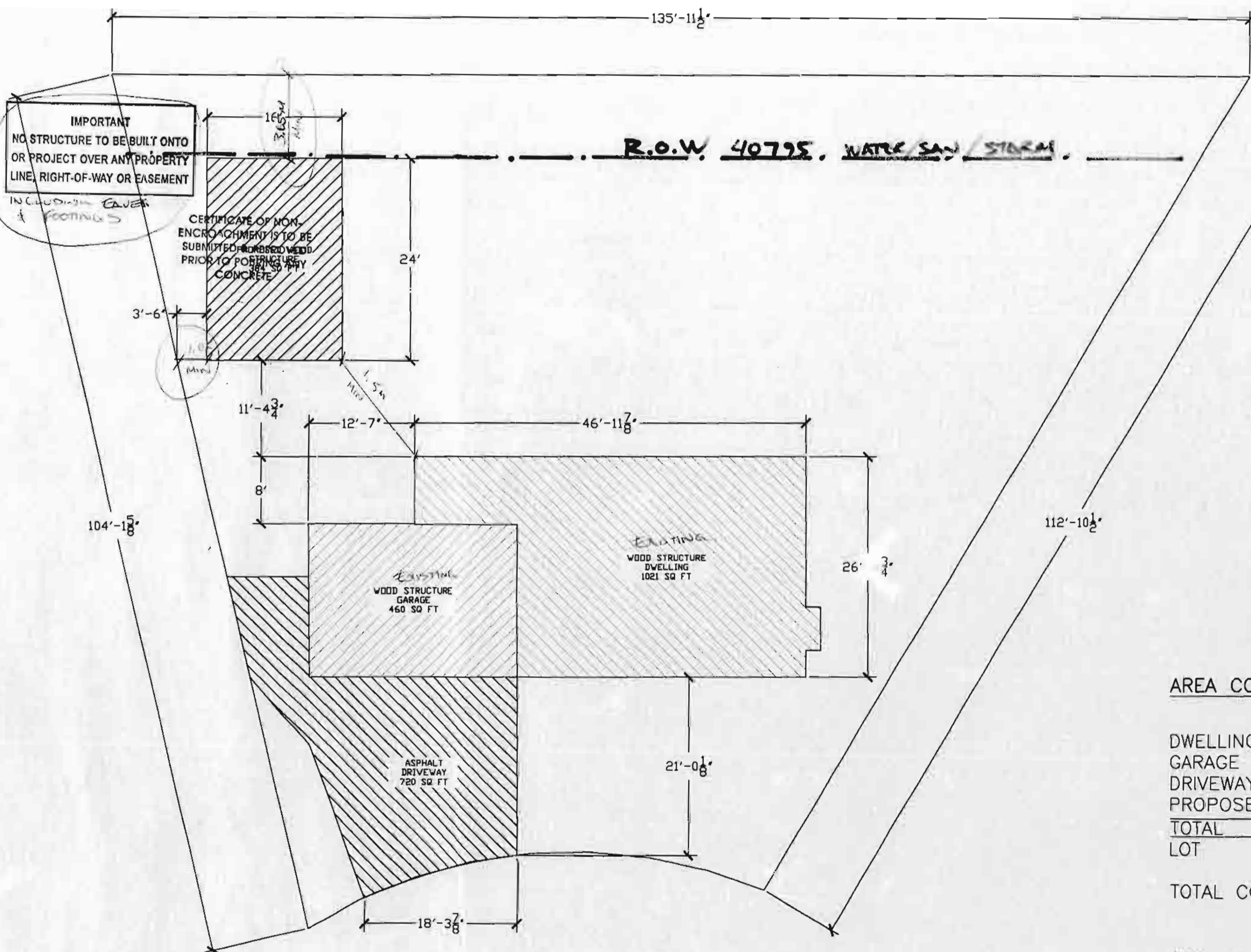
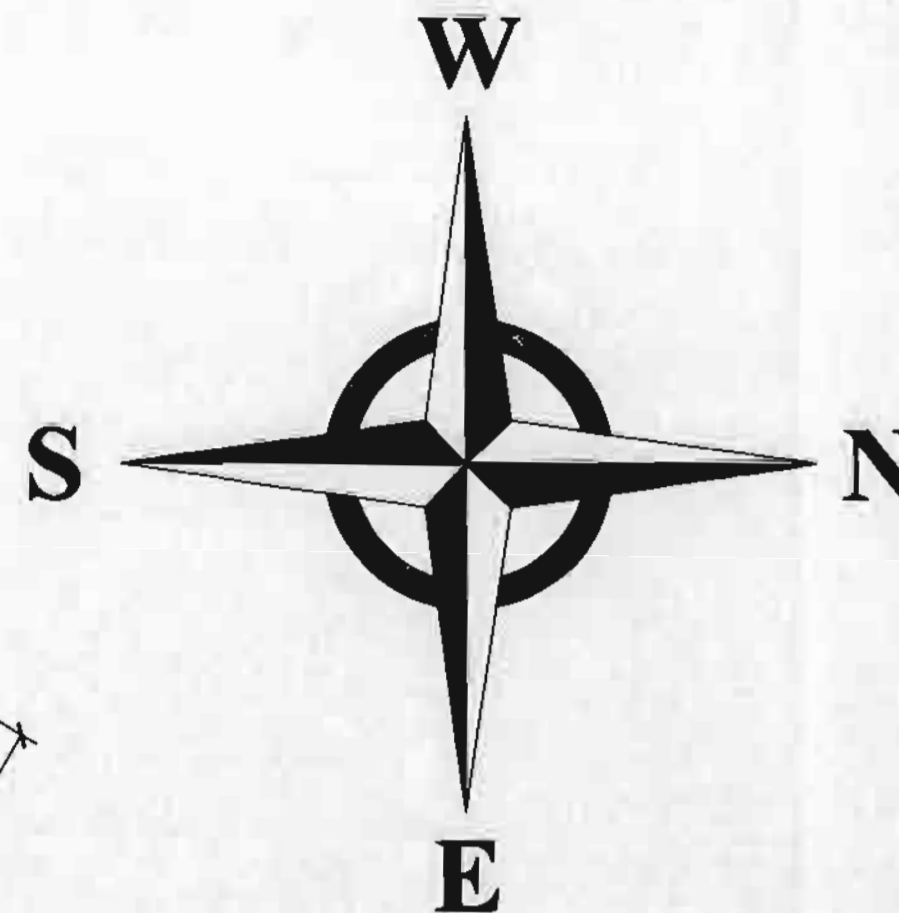
Project Name and Address
 PROJECT: HAY RESIDENCE
 6511 BRADFORD PLACE
 DELTA, BC V4E 1G4

Project HAY RESIDENCE	Sheet C-04
Date 07/01/10	
Scale 1' = 1/2"	



HAY: C-04 FRONT ELEVATION

FARREL COOPER



IMPORTANT
NO STRUCTURE TO BE BUILT ONTO OR PROJECT OVER ANY PROPERTY LINE, RIGHT-OF-WAY OR EASEMENT INCLUDING CURB & FOOTINGS

CERTIFICATE OF NON-ENCROACHMENT IS TO BE SUBMITTED AND OBSERVED PRIOR TO POURING REINFORCED CONCRETE

THIS PERMIT DOES NOT LEGALIZE PREVIOUS CONSTRUCTION SHOWN ON PLANS

General Notes

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NOTICE
AN OCCUPANCY PERMIT IS REQUIRED PRIOR TO ANY OCCUPANCY OF THIS BUILDING OR PORTION THEREOF

EXCAVATE MATERIAL
MUST BE
INTERFERED WITH
LOT GRADING

IMPORTANT
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Address: 6511 BRADFORD PL
Property Number: 102450
Project: BP007698
Date: Jul 20, 2010
Folder: BP007698
Type / Subject: RESIDENTIAL-ACCESSORY - NORTH
To construct a detached garage.

AREA COVERED BY IMPERMEABLE MATERIAL:

DWELLING	=1021 SQ FT
GARAGE	=460 SQ FT
DRIVEWAY	=664 SQ FT
PROPOSED SHED	=384 SQ FT
TOTAL	=2529 SQ FT
LOT	=9173 SQ FT

TOTAL COVERAGE =28%

FSR Calculation

Maximum Floor Space = 3552 sq ft
Maximum Garage = +452 sq ft

Maximum Floor Space 3552
Existing Floor Space - 2220
Garage too large - 1332
Proposed Garage = 384
Allowed Garage = 215
1155 sq ft extra

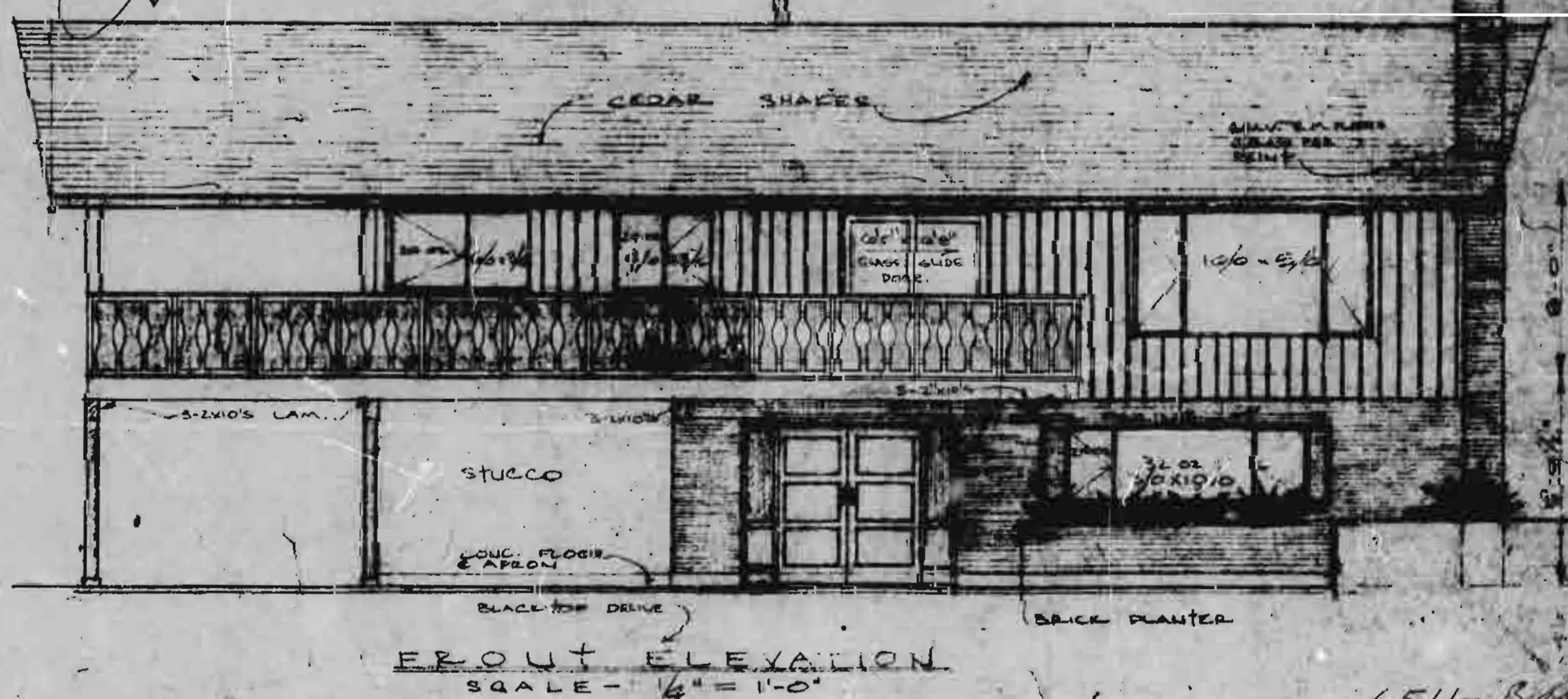
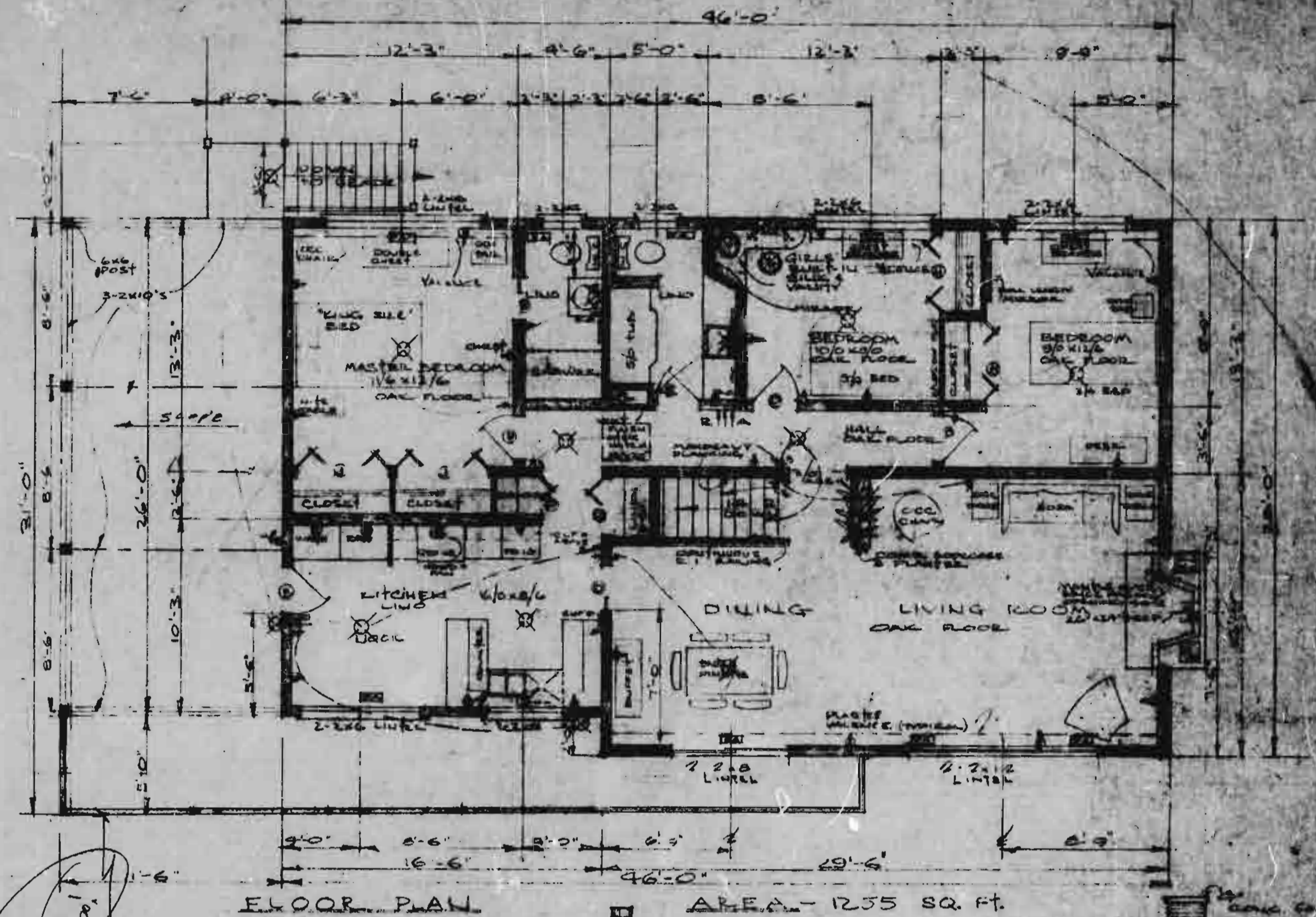
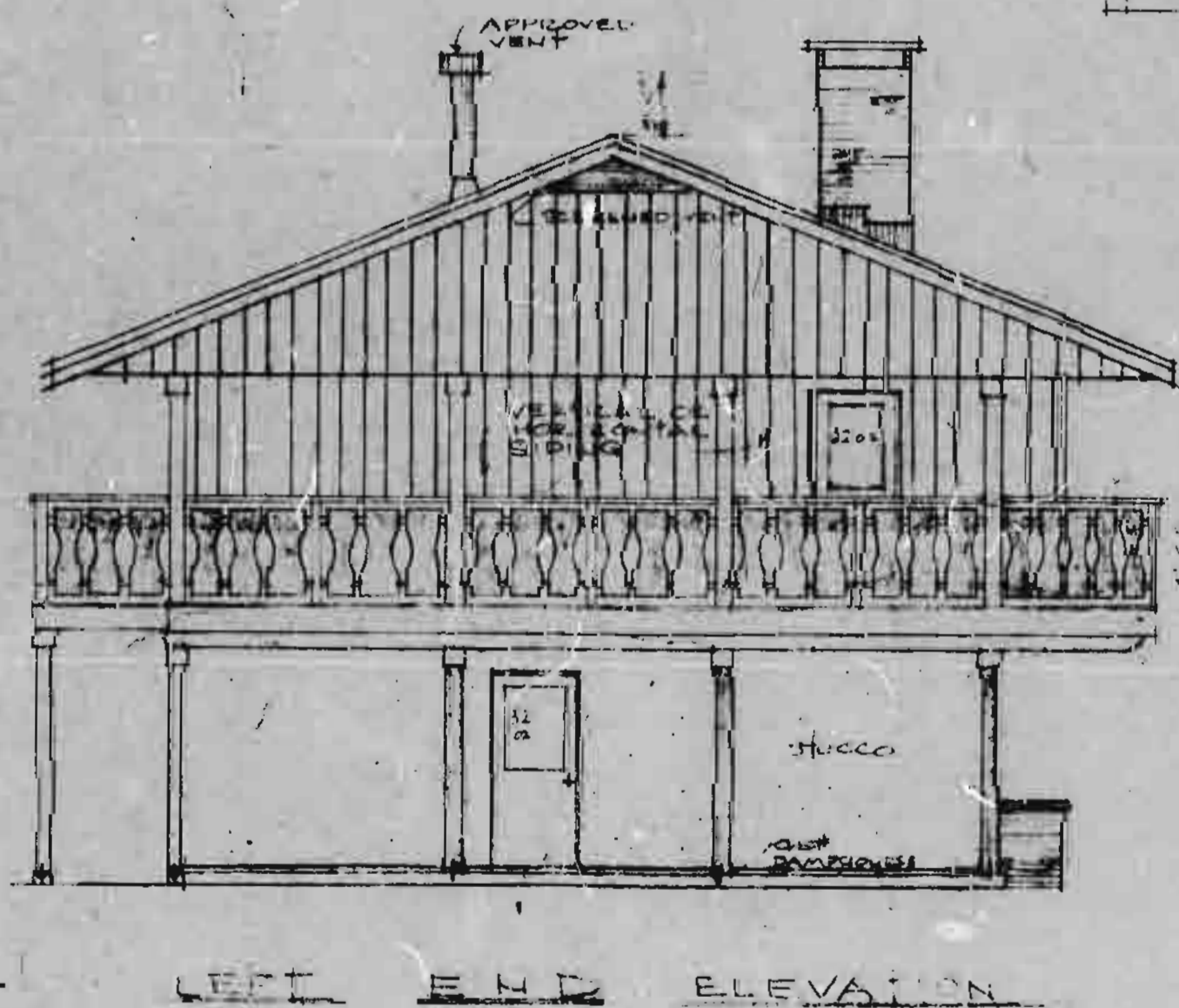
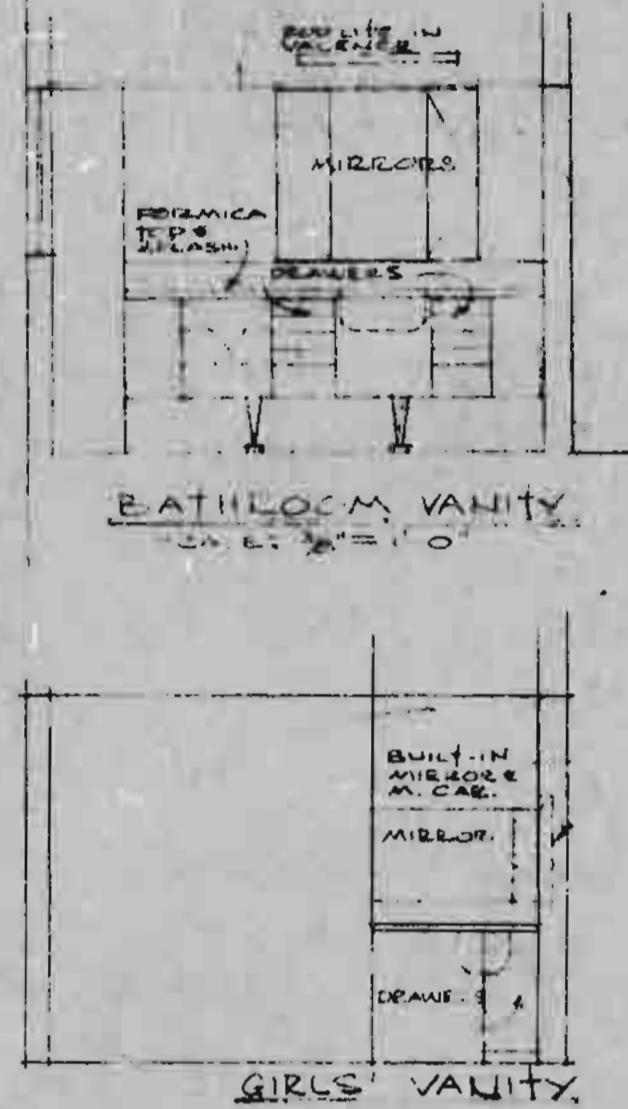
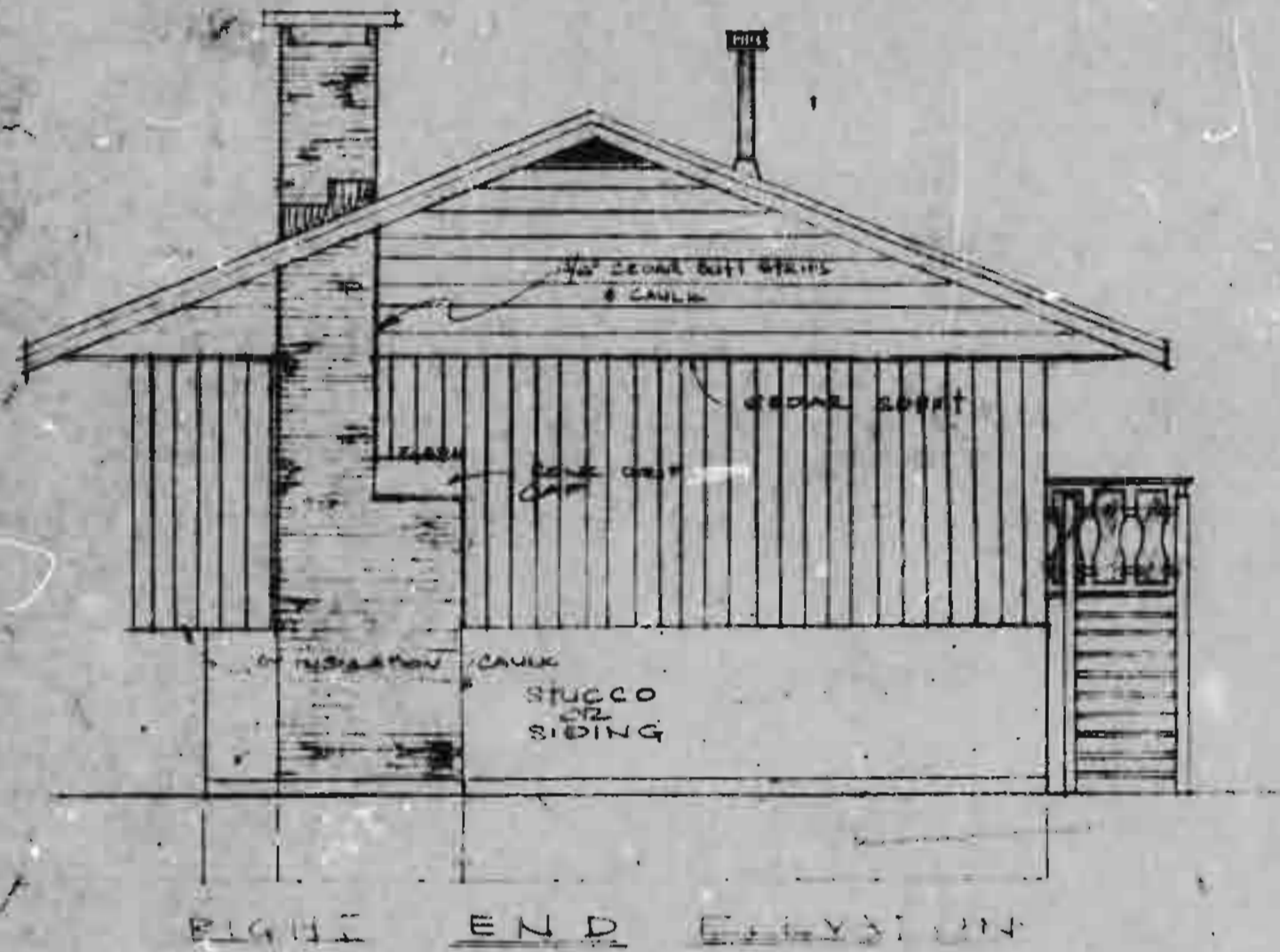
Site Coverage

Dwelling = 1021 sq ft
Garage = 460 sq ft
Proposed Shed = 384 sq ft
Total = 1865 sq ft
Lot = 9173 sq ft
Total Coverage = 20%

01	ISSUE FOR REVIEW	7/19
No.	Revision/Issue	Date

Project Name and Address
PROJECT: HAY RESIDENCE
6511 BRADFORD PLACE
DELTA, BC V4E 1G4

Project	HAY RESIDENCE	Sheet
Date	07/01/10	D-01
Scale	1" = 1/8"	



GENERAL NOTES:
 Building contractor to verify all dimensions before proceeding.
 Flash over and around all exterior openings.
 Flash all changes in materials on exterior walls.
 All framing lumber: Construction Grade Douglas Fir.
 All wood plates on concrete shall have 45 lb. Roofing D.P.C. with 1/2" bolts @ 4' o.c.
 Flash framed wood members shall be anchored with 2000 lb. post hangers.

All headers and trimmers to comply with Section 17, National Building Code.
 All siding or stucco to be minimum 8" above finish grade. All masonry to be 3000 p.s.i. at 28 days.
 All floorings to be taken down to undisturbed substrate below frost line or 2" MIN FROM GRADE.
 Provide cast iron cleareouts for all fireplace flues. Frame 2" clear of fireplace.
 Electrical to comply with Section 33, National Building Code. Glazing weights shall comply with Section 26, National Building Code.

If glass sliding patio doors are to be installed they must be of tempered glass or have a muntin bar.
 All lintels to be 2-2x10's unless otherwise noted.
 If brick veneer is to be installed there shall be (A) 4 oz. copper fabric, counterflushed up to 8" behind building paper and below bottom course with vertical joints raked clean.
 All construction shall comply with the National Building Code of Canada, Residential Standards, Current Edition.
 All balcony railings to be 3' 6" in height.
 For details and specifications for septic tanks see your local Municipal Building Department.

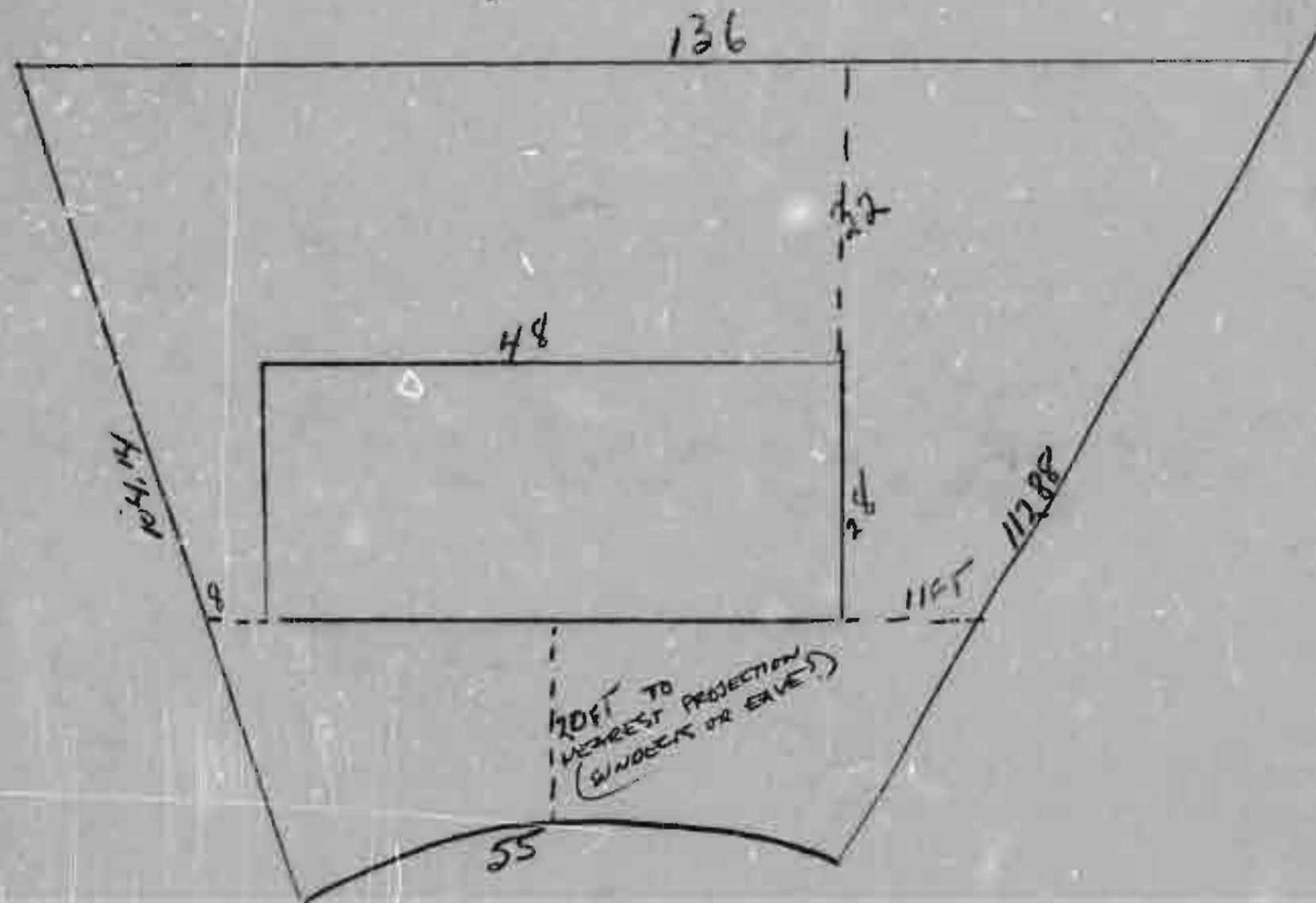
DOOR SCHEDULE		SYMBOLS	
A	2/10 x 6/8 x 13/4" SOLID CORE	G	3/0 x 6/8 x 11/8" LOUVERED BI-FOLD
B	2 1/2 x 6/8 x 13/4" SOLID CORE	H	4/0 x 4/8 x 11/8" LOUVERED BI-FOLD
C	2/8 x 6/8 x 13/8" HOLLOW CORE	J	5/0 x 6/8 x 11/8" LOUVERED BI-FOLD
D	2/6 x 6/8 x 13/8" HOLLOW CORE	K	6/0 x 6/8 x 11/8" LOUVERED BI-FOLD
E	2/2 x 6/8 x 13/8" HOLLOW CORE	L	3/0 x 6/8 x 13/4" ALUM. GLASS SLIDING
F	2/0 x 6/8 x 11/8" LOUVERED BI-FOLD	M	6/0 x 6/8 x 13/4" ALUM. GLASS SLIDING

SYMBOLS	
⊙	LIGHT
⊕	SUPPLY CONDUIT
⊖	BREACH SWAY LINK IN
⊗	WEATHERSTRIP DRIVE
⊘	FORCED AIR OUTLET
⊙	STAINLESS STEEL
⊕	MEDICINE CHEST
⊖	WATER TANK

PROPOSED RESIDENCE
for

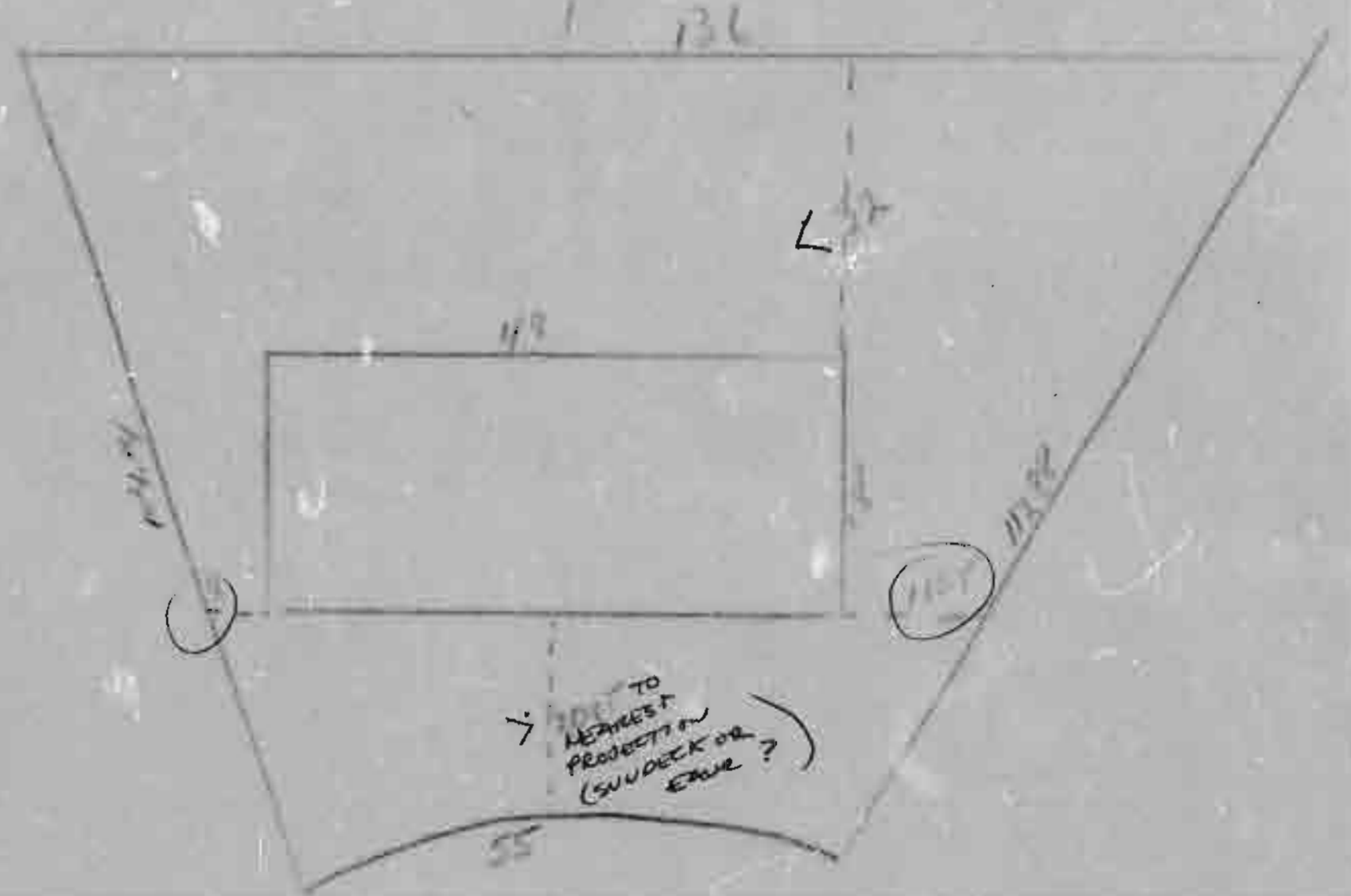
6511-BLAIRFORD
 Plans may not be reproduced in whole or in part without written permission of the Building Centre (B.C.) Ltd. VIOLATION SUBJECT TO PENALTY UNDER THE LAW. Copyright No. 33, Serial No. 117093.
 THE BUILDING CENTRE (B.C.) LTD. PLAN NUMBER 117093
 SCALE 1/4" = 1'-0"
 SHEET 1 OF 2
 DATE: JAN 1/71

3089



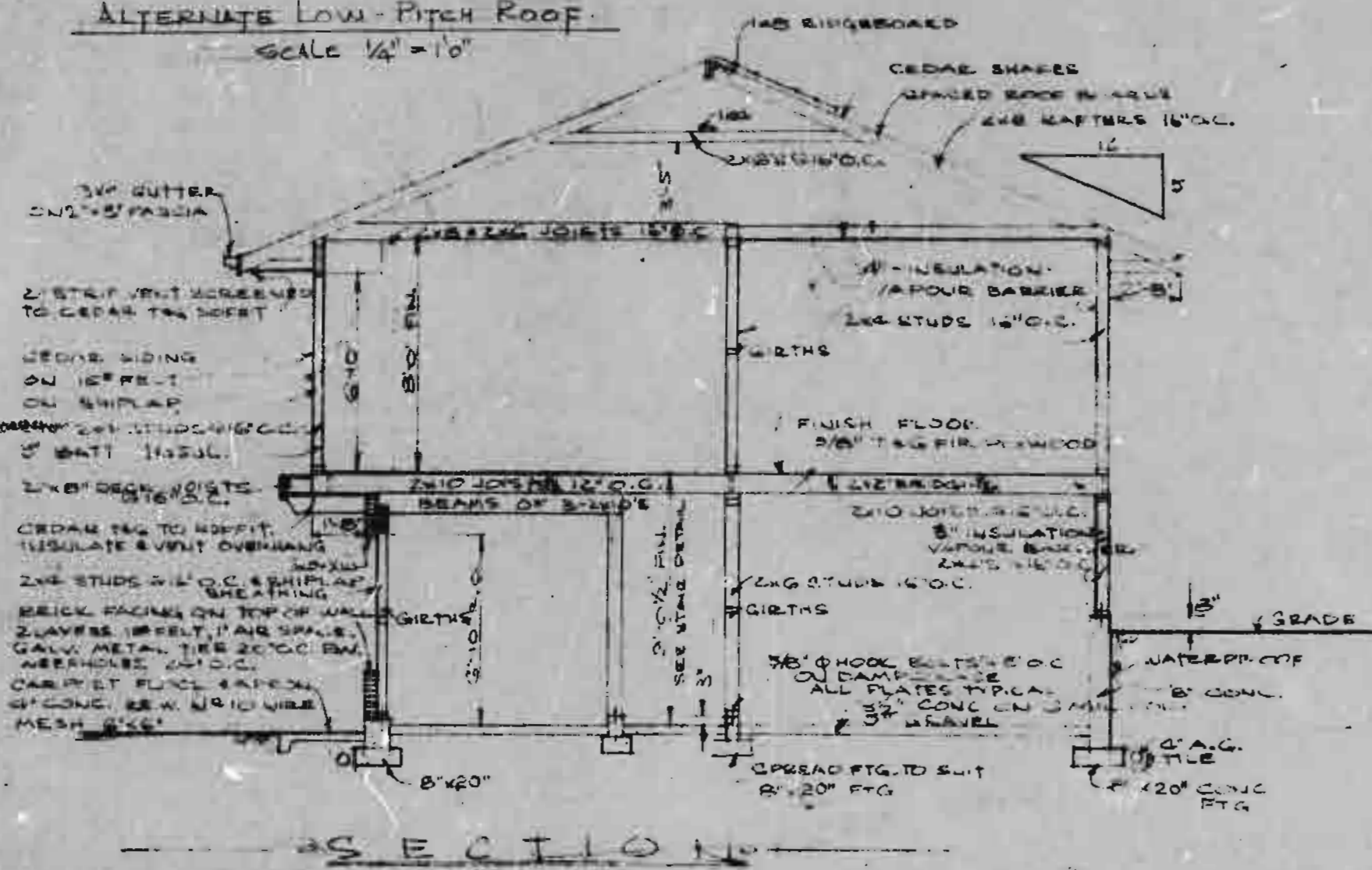
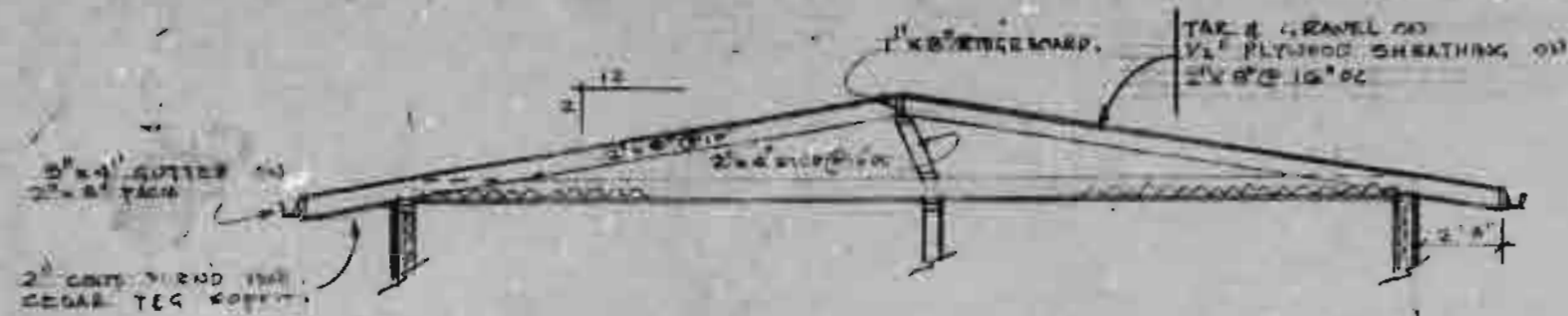
LOT 263

6511 Bradford place



LOT 263

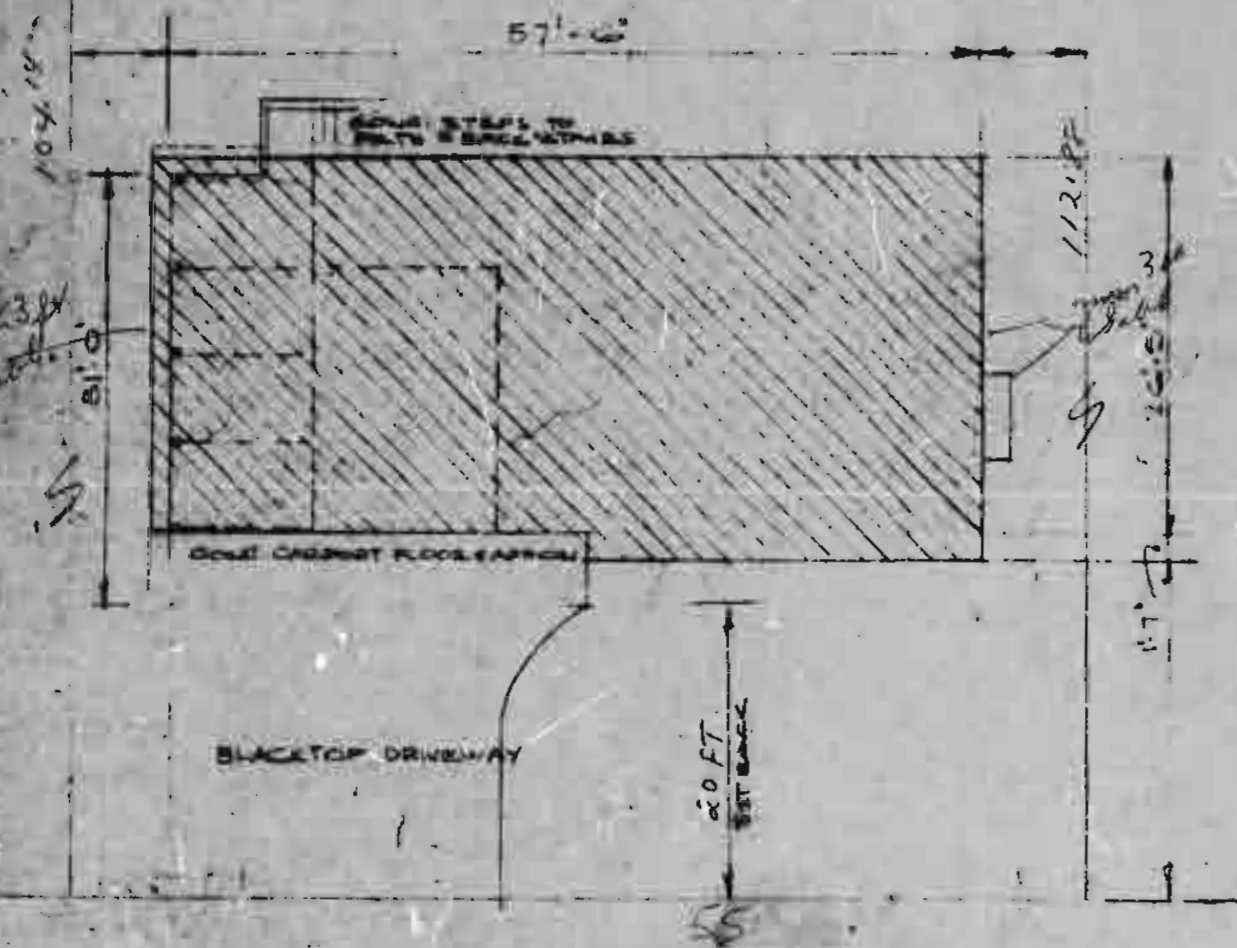
6511 Bradford place



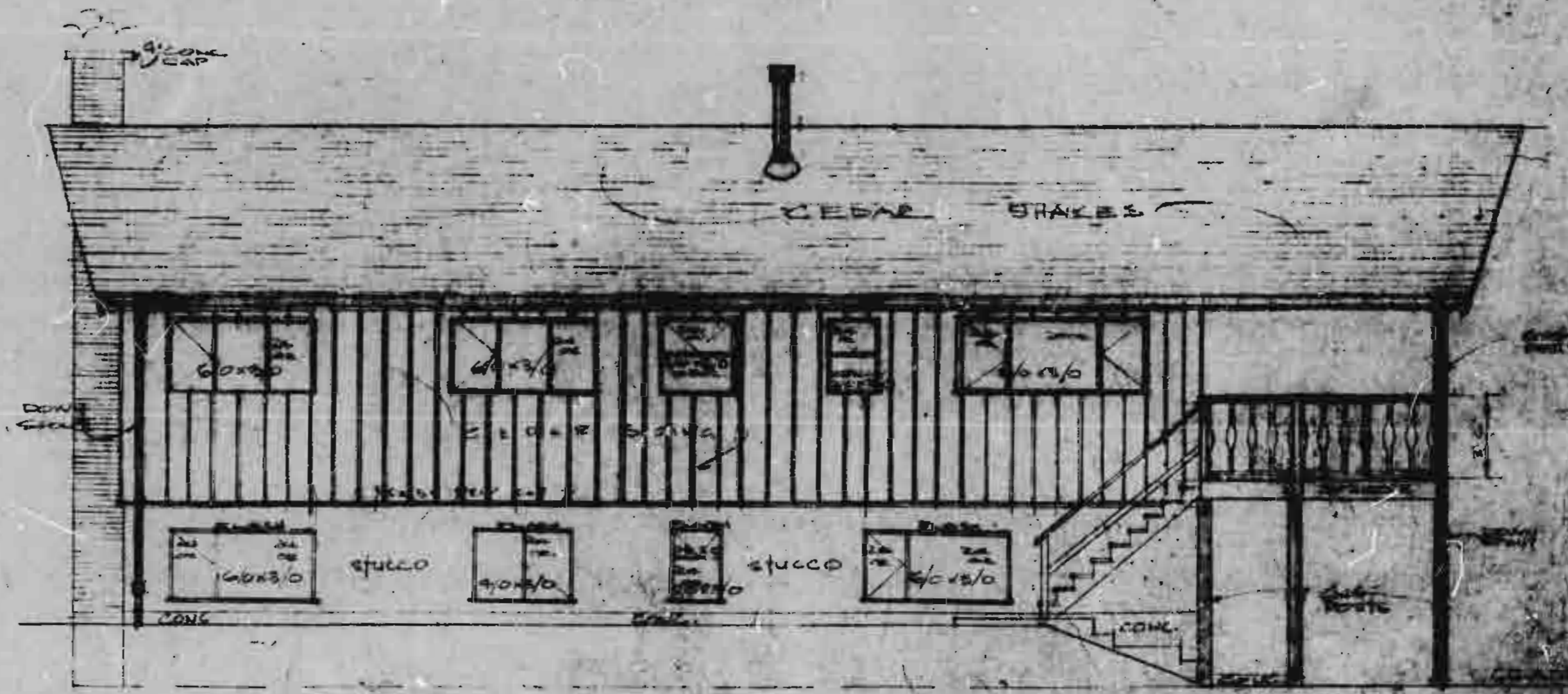
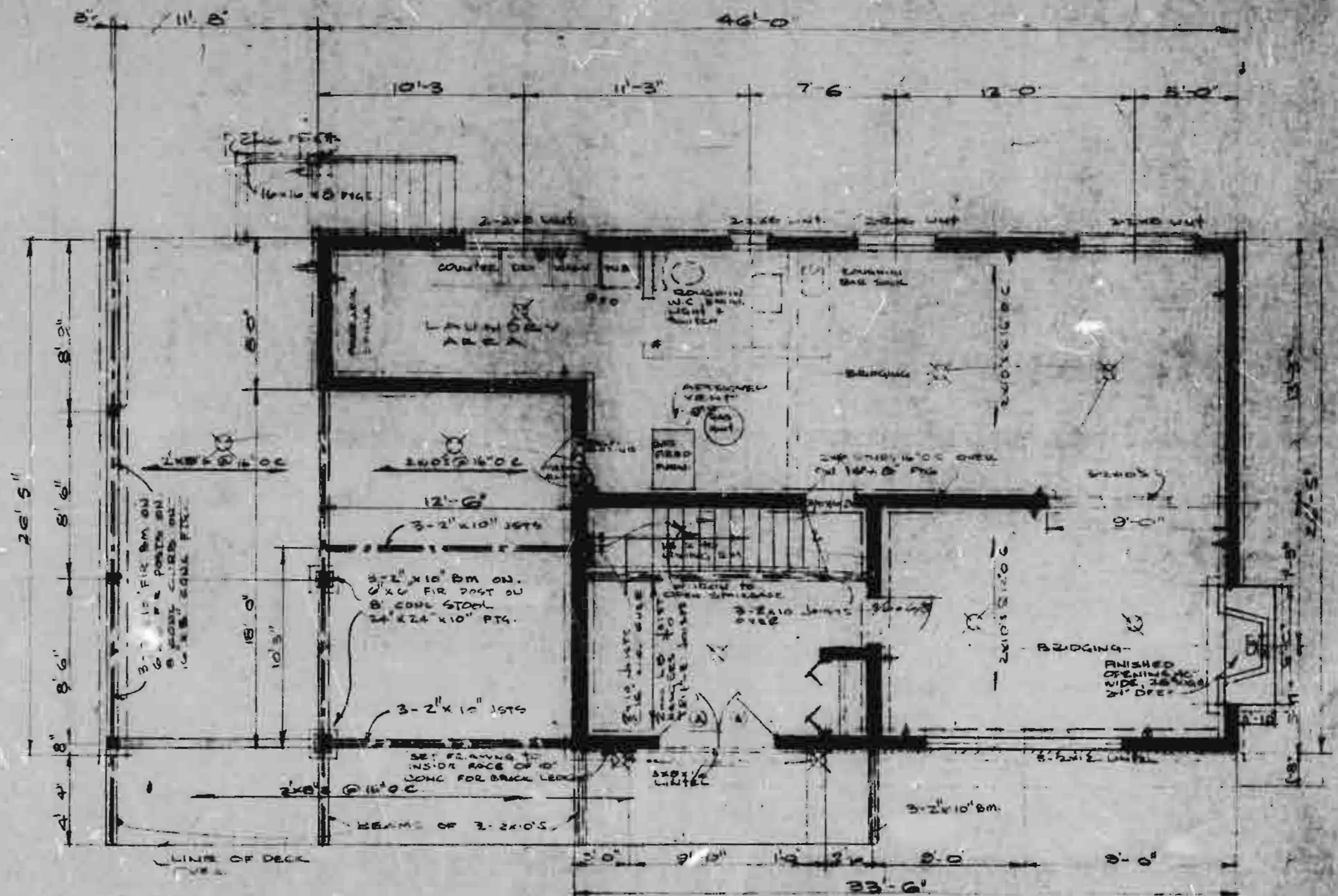
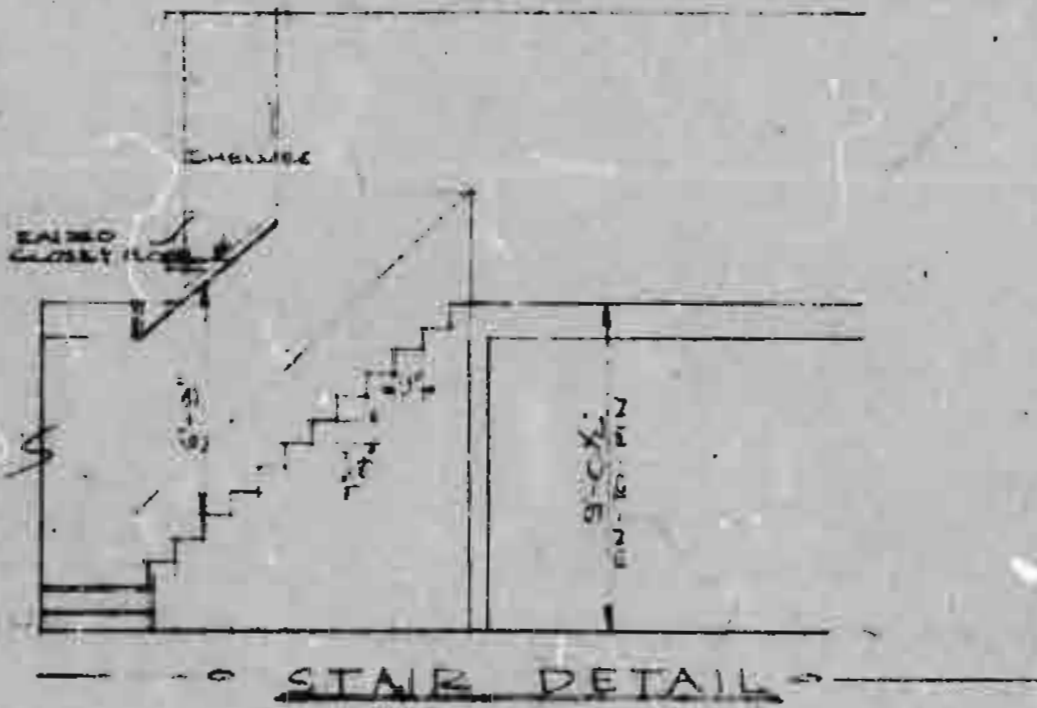
LANE
136

LEGAL DESCRIPTION

LOT 263
RIDGE
DL
plan 40794



PLOT PLAN
SCALE 1" = 10'-0"



PROPOSED RESIDENCE for	THE BUILDING CENTER (S.C.) CO. PLAN SERVICE
	PLAN 40794
SCALE 1/4" = 10'-0"	SHEET 2 OF 2
DATE	JUNE 1971