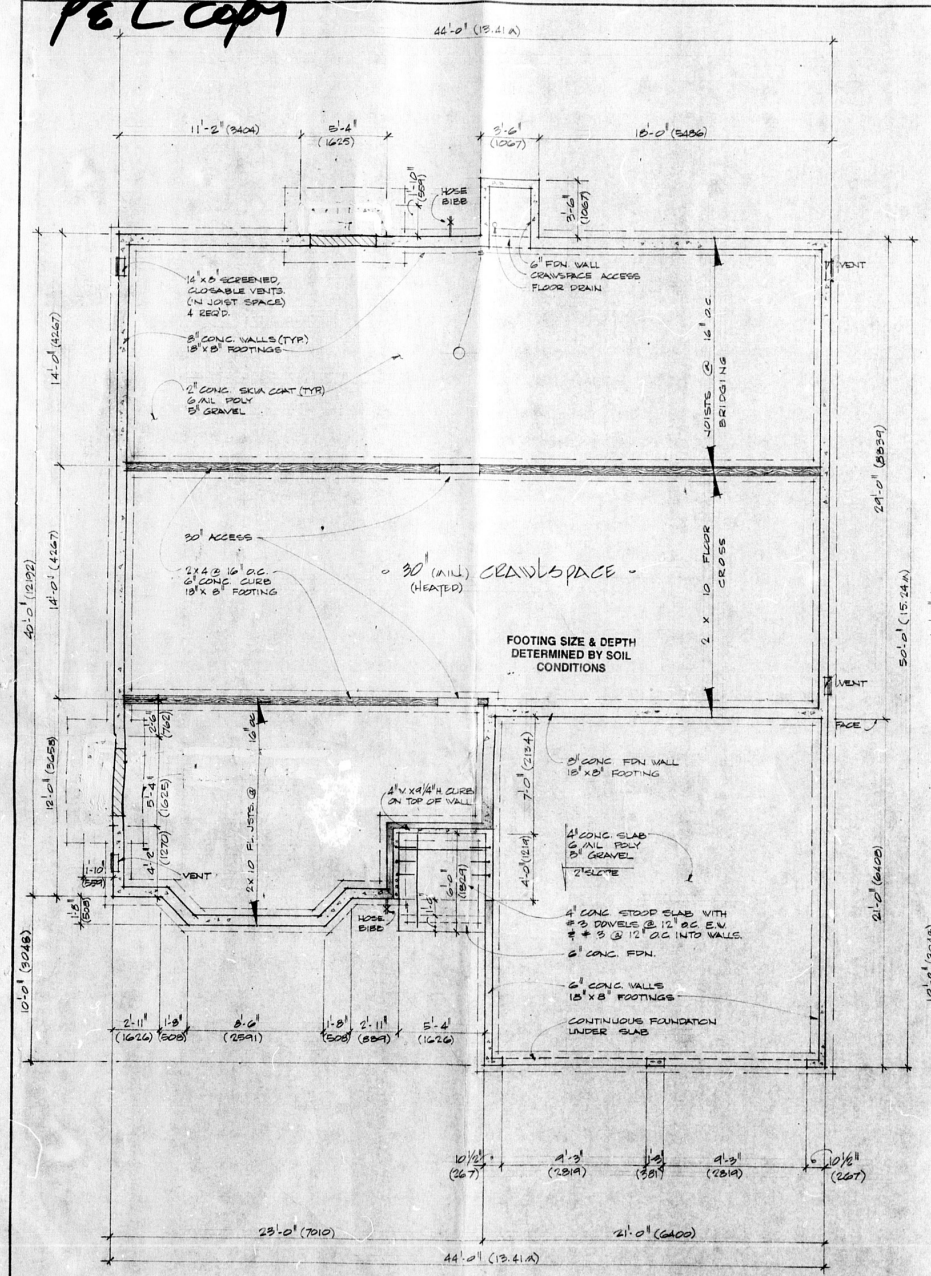
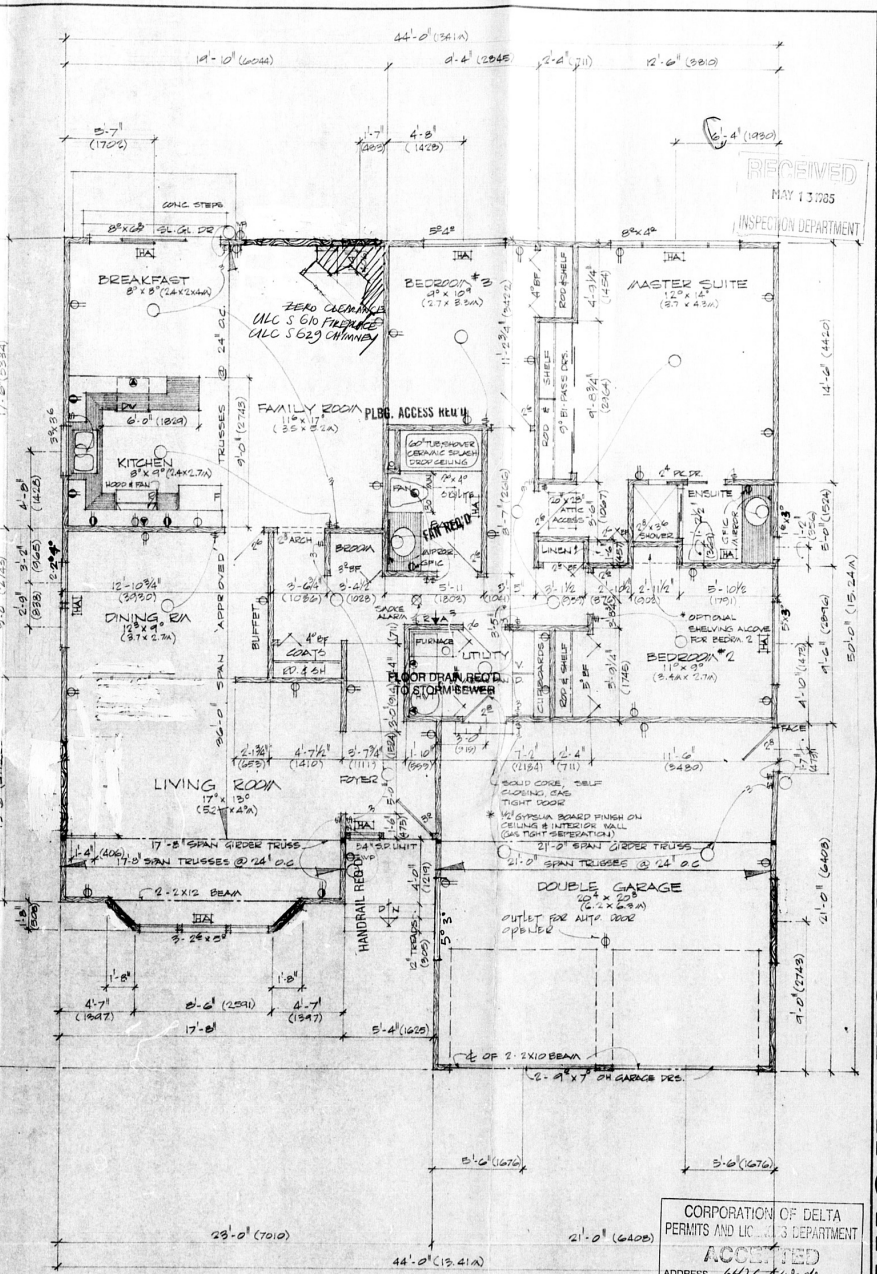
85-223

PE Copy



FOUNDATION PLAN

SCALE: ½" = 1'-0"



MAIN FLOOR PLAN

SCALE: ¼" = 1'-0"

CORPORATION OF DELTA
PERMITS AND LICENCES DEPARTMENT
ACCEPTED
ADDRESS 6426 Wardle
DATE MAY 21 1985 PERMIT NO. 210/79

IMPORTANT
THIS APPROVED PLAN MUST BE ON SITE AT TIME OF INSPECTION.

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF "JENISH HOUSE DESIGN LIMITED" AND MAY NOT BE REPRODUCED OR COPIED IN ANY FORM. IF THIS STAMP IS NOT RED, THEN THESE DRAWINGS HAVE BEEN DUPLICATED UNLAWFULLY.

TOTAL SQ. FT. = 1522.6 ((141.45m²)
GARAGE = 441.0 (40.96m²)

This drawing is the exclusive property of JENISH HOUSE DESIGN LIMITED and may not be reproduced or used in any form without written permission from same.

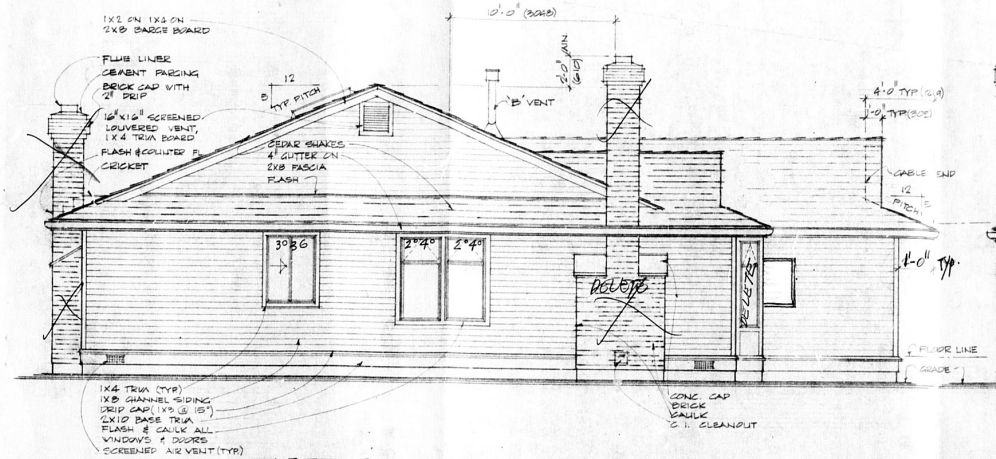
DRAWN: L.G.	DATE: MARCH 1985
SCALE: ½" = 1'-0"	SHEET: 1 OF 5
REFERENCE: STOCK	PLAN No.: 5-3-461-85

336 Columbia Street
New Westminster, B.C.
526-2910 or 526-2919

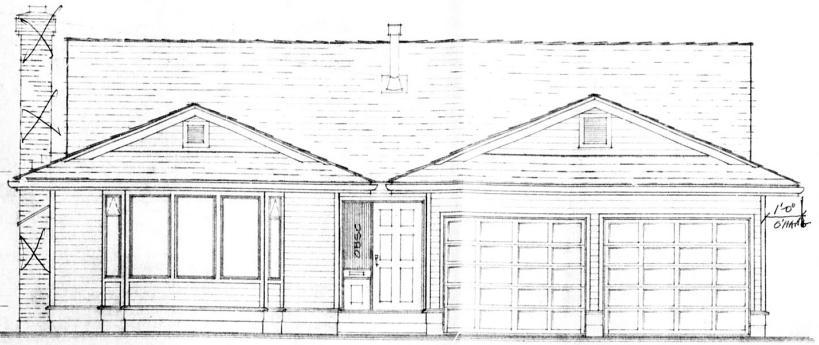
HOUSE DESIGNS FOR TODAY AND TOMORROW LIVING

JENISH HOUSE DESIGN LIMITED

JENISH



LEFT ELEVATION

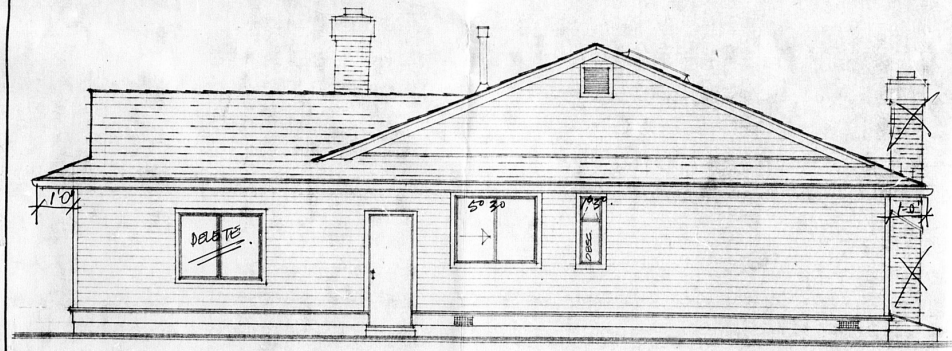


FRONT ELEVATION

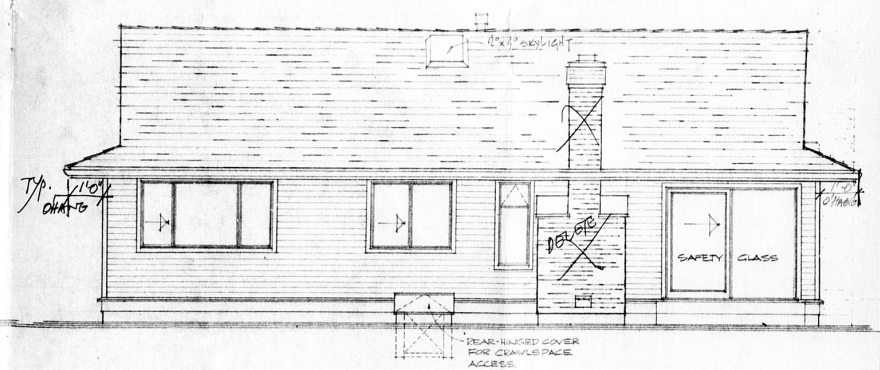
CORPORATION OF DELTA
DESIGN APPROVED FOR
UNDERSIZED LOT
DIR. OF INSPECTION
DIR. OF PLANNING
85 05 16

FLASHING REQUIRED OVER ALL EXPOSED WINDOWS AND DOORS

CAULKING REQ'D AROUND ALL WINDOWS, DOORS, BRICKWORK



RIGHT ELEVATION



REAR ELEVATION

CORPORATION OF DELTA
PERMITS AND LICENCES DEPARTMENT
ACCEPTED
ADDRESS 6426 Wade
DATE MAY 21 1985

IMPORTANT
THIS APPROVED PLAN MUST BE ON SITE AT TIME OF INSPECTION.

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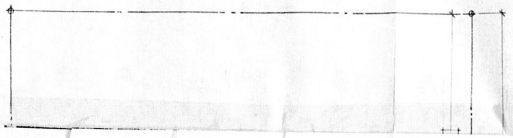
DRAWN: LG	DATE: MARCH 1985
SCALE: 1/4" = 1'-0"	SHEET: 2 OF 3
REFERENCE: STOCK	PLAN No.: B-3-461-85

336 Columbia Street
New Westminster, B.C.
526-2910 or 526-2919

HOUSE DESIGNS
FOR TODAY AND
TOMORROW LIVING

JENISH HOUSE DESIGN LIMITED



PLAN SHOWING LOCATION OF IMPROVEMENTS ON

Lot 321 (Reprint)
SE ¼ Sec. 13 Tp. 4
Plan
NWD

THIS PLAN TO BE USED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES ONLY

Scale 1 : 200
(distances are in metres except where otherwise noted)

All set backs to P.L.

WADE ROAD

SURVEY PLAN REQ'D

SETBACKS TO COMPLY WITH SECTION 305 OF ZONING BYLAW.

CERTIFIED CORRECT

B.C.L.S.

dated this ..... day of .....

CAMERON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
113 - 8947 - 152nd STREET
SURREY, B.C. V3R 5Y5
588-0241

FILE:

Still 6941 CS

ROAD:

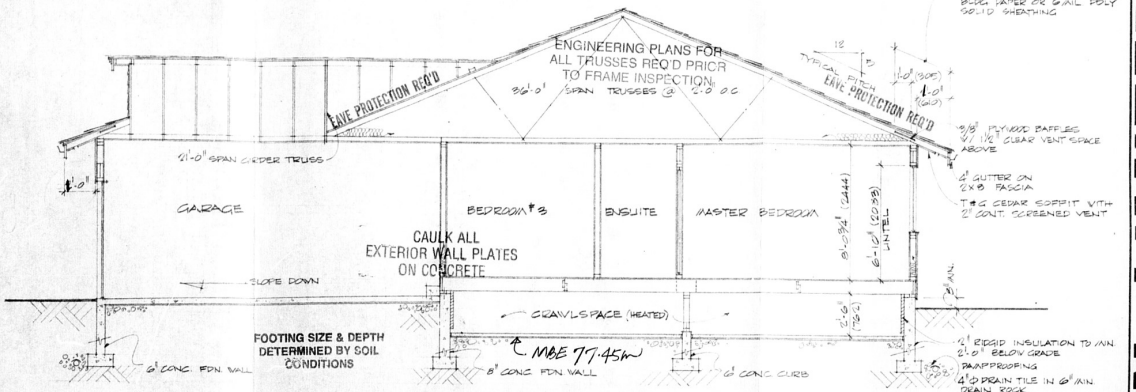
SITE PLAN

SCALE: ~~1/8" = 1'-0"~~

LEGALS:

NOTES:

- ALL SITE ASSESSMENTS ETC. SHALL BE APPROVED BY LOCAL MUNICIPAL AUTHORITIES BEFORE STARTING CONSTRUCTION.
- OWNER SHALL PROVIDE ALL REQUIRED SITE INFORMATION. (DIMENSIONS, BEARINGS, ROADS) WHICH SHALL BE CLEARLY MARKED ON SITE PLAN.



CROSS SECTION

SCALE: ¼" = 1'-0"

SPECIFICATIONS:

- **ROOF:** 5:12 PITCH
  CEDAR SHAKES
  BUILDING PAPER
  1 x 4 SPACED SHEATHING
  TRUSSES @ 24" O.C.
- **CEILING:**
  5/8" GYPSUM BOARD
  6 MIL POLY
  R-28 INSULATION
- **EXTERIOR WALLS:**
  FINISH - SEE ELEVATIONS
  BUILDING PAPER
  5/8" PLYWOOD
  2 x 4 STUDS @ 16" O.C.
  R-12 BATT INSULATION
  6 MIL POLY
  1/2" GYPSUM BOARD
- **EXTERIOR FOUNDATION WALLS:**
  2 x 4 PLATE
  DAMP PROOFING
  1/2" Ø ANCHOR BOLTS @ 6'-0" O.C.
  8" CONCRETE WALLS (EXCEPT AS NOTED)
  18" x 8" CONC. FOOTING
- **INTERIOR BEARING WALLS:**
  2 x 4 STUDS @ 16" O.C.
  DAMP PROOFING
  1/2" Ø ANCHOR BOLTS @ 6'-0" O.C.
  2 x 4 PLATE
  6" CONCRETE CURB
  18 x 8" CONCRETE FOOTING
- **FRAME FLOORS:**
  FINISHED FLOORING
  5/8" T. & G. PLYWOOD
  2 x 10 @ 16" O.C.
  2 x 2 CROSS BRIDGING
  1/2" GYPSUM BOARD (EXCEPT CRAWLSPACE)
- **SLAB FLOOR:**
  FINISH FLOOR
  3 1/2" CONC. SLAB
  6 MIL POLY
  5" GRANULAR FILL
- **INTERIOR PARTITIONS:**
  1/2" GYPSUM BOARD BOTH SIDES OF 2 x 4 STUDS @ 16" O.C.
- **CRAWLSPACE FLOOR:**
  2" CONC. SKIM COAT
  6 MIL POLY
  5" GRANULAR FILL

EAVE PROTECTION REQ'D
ENGINEERING PLANS FOR ALL TRUSSES REQ'D PRIOR TO FRAME INSPECTION

CAULK ALL EXTERIOR WALL PLATES ON CONCRETE

FOOTING SIZE & DEPTH DETERMINED BY SOIL CONDITIONS

NOTES:

- ALL WORK SHALL COMPLY WITH ALL MUNICIPAL CODES AND BY-LAWS AND WITH APPLICABLE SECTIONS OF THE NATIONAL BUILDING CODE OF CANADA
- CONTRACTOR OR BUILDER SHALL VERIFY ALL DIMENSIONS BEFORE STARTING CONSTRUCTION.
- FOUNDATIONS SHALL BE 3000 P.S.I. @ 28 DAYS CONCRETE, TO SOLID BEARING & BELOW FROST LINE. FOOTINGS AS SHOWN OR AS REQUIRED BY LOCAL SOIL CONDITIONS OR MUNICIPAL AUTHORITIES.
- WOOD IN CONTACT WITH CONCRETE SHALL BE DAMP-PROOFED USING 45 LB. ROLLED ROOFING OR 6 MIL POLY AND ANCHORED WITH 1/2" Ø BOLTS @ 6'-0" O.C.
- DIMENSION LUMBER SHALL BE #2 HEM/FIR OR BETTER BEAMS SHALL BE # L.V.E.R.
- DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND POSITION TO ACCOMODATE PLUMBING, HEATING ETC.
- DESIGN LIVE LOAD (SNOW) ASSUMED AS 40 P.S.F. ADJUST BEAM SIZES ETC. TO SUIT LOCAL LOAD CONDITIONS.
- LINTELS TO BE 2 - 2 x 10 UNLESS NOTED
- EXTERIOR DOORS TO BE SOLID CORE & WEATHERPROOFED
- WINDOW & DOOR SIZES ARE SHOWN IN FEET & INCHES. I.E. WINDOW - 5'-36 = 5'-0" WIDE BY 3'-0" HIGH
  DOOR - 2'-8 = 2'-8" WIDE BY STANDARD 6'-8" HIGH
- DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR STUD OR FOUNDATION TO CENTER OF PARTITION WALLS.
- TRUSS DESIGN ~~shop~~ REQUIRES AN ENGINEER'S CERTIFICATE.

ENGINEERING PLANS FOR ALL TRUSSES REQ'D PRIOR TO FRAME INSPECTION

HEATING & ELECTRICAL TO COMPLY WITH N.B.C. 1980

IMPORTANT

THIS APPROVED PLAN MUST BE ON SITE AT TIME OF INSPECTION.

CORPORATION OF DELTA
PERMITS AND LICENSES DEPARTMENT
ACCEPTED
ADDRESS 4434 Wade
DATE MAY 21 1985 PERMIT NO. 21019

This drawing is the exclusive property of JENISH HOUSE DESIGN LIMITED and may not be reproduced or used in any form without written permission from same.

DRAWN: L.G.	DATE: MARCH 1985
SCALE: AS NOTED	SHEET: 3 OF 3
REFERENCE: STOCK	PLAN No. 85-3-461-85

336 Columbia Street
New Westminster, B.C.
526-2910 or 526-2919

HOUSE DESIGNS FOR TODAY AND TOMORROW LIVING

JENISH HOUSE DESIGN LIMITED

1363

6426 Wade Road

ENC'MT REC'D 85/05/22.

June 3, 1985 - Hente Enterprises Ltd. P 14113 - 9 fix.
Occupancy - July 30, 1985.

The Corporation of Delta
DEPARTMENT OF PERMITS AND LICENCES

MUNICIPAL HALL
4450 CLARENCE TAYLOR CRES.
DELTA, B.C V4K 3E2

OCCUPANCY PERMIT

ISSUED PURSUANT TO SECTION 18(a) OF BY-LAW No. 3562

PERMIT HOLDER

[redacted]

ADDRESS OF BUILDING: 6426 Wade Road
LEGAL DESCRIPTION: Lot 381, SE ¼, Sec 13, Twp 4, Plan 67167
APPROVED OCCUPANCY (USE): Single Family Dwelling

The building constructed under authority of Building Permit No. 21019 may now be occupied.

This certificate must be affixed to a conspicuous and permanent place in the said building and shall not be removed.
NOTE: A new permit must be obtained prior to any change in the use of the building to a use which is not approved by this permit.

DIRECTOR OF PERMITS AND LICENCES

PER D.G.

DATE July 30, 1985

WHITE—PERMITS DEPT. PINK—PERMIT HOLDER YELLOW—PLANNING DEPT.
BLUE—ENGINEERING BUFF—SITE COPY

CIVIC ADDRESS 6426 Wade Road

DATE MAY 2 1 1985 B 21019

LOT	BLK.	D.L.	1/4	SEC.	TWP-GP	PLAN
381			SE	13	4	67167

ZONING Roll No. 131 823 03

USE Single Family Dwelling - double garage

LOT SIZE 53 x 93

SIZE OF BUILDING 1,522 sq ft

BLDG LINE FRONT 6.42m SIDE R 1.38m SIDE L 1.48m REAR 6.41m

ADDRESS PHONE

OWNER [redacted]

ARCHITECT/EN

CONTRACTOR

SPECIAL DETAILS ENC'MT. REC'D 85/05/22

Design approval rec'd 85/05/16

MBE 77.45 m

* MAX ROOF O'HANG 1'-0"

APPROVED	FORMS	CRAWL SP.	FRAMING	DUCTWORK	F.P & CHMNY.	INSUL. & V.B.	OCCUPANCY
INSPECTOR	[signature]		[signature]			[signature]	[signature]
DATE	May 22/85		June 4/85			June 13/85	July 31/85

INSP. OF	CALLED FOR	COMMENTS	INSP. BY	DATE
forms	MAY 22 1985	Fireplace deleted (corner O'clearance) 1'-0" ft overhang noted	[signature]	May 22/85
dt.	MAY 23 1985	OK	[signature]	May 23/85

INSP. OF	CALLED FOR	COMMENTS	INSP. BY	DATE
frame	JUN 6 - 1985			
Ground	JUN 13 1985			
final	JUL 30 1985			

APPROVAL DATE

Plumbing July 29 '85

Electrical June 27 '85 July 29 '85

Gas July 25 '85

Grading July 30 '85

CIVIC ADDRESS	6426 Wade Road	DATE	May 21, 1985	CODE	ND	PERMIT NUMBER	21019

LOT	BLK.	D.L.	1/4	SEC.	TWP-GP	PLAN	ROLL No.
381			SE	13	4	67167	131 823 03

OWNER/OWNER'S REPRESENTATIVE | ADDRESS | PHONE: | LIC. NO.

[redacted]

SPECIAL DETAILS

Design approval received 85/05/16.

MBE 77.45m

FEES PAID BY:
☐ OWNER
☐ REPRESENTATIVE

USE

Single Family Dwelling - double garage

ZONING	NO. STORIES	SIZE OF BUILDING	LOT FRONT			
RS 6&8	1 & 2G	1,522 sq ft	21'	4'6"	4'6"	21'

ESTIMATED VALUE OF ERECTION, ALTERATION, REPAIR OR DEMOLITION OF BUILDING OR STRUCTURE	$78,000 VALUE	$ 514.50 FEE	J.K./dw CHECKED

It is understood that this Permit will be subject to full compliance with the Corporation's Building Bylaw and all other Bylaws and statutory requirements of the Corporation; and it is the duty of the applicant to make enquiries as to such matters before commencing the works.

In consideration of the granting of this Permit, I hereby agree to indemnify and release the Corporation of Delta against all claims, liabilities, judgements, costs and expenses of whatsoever kind, which may in any way accrue against the said Corporation in consequence of, and incidental to, the granting of this Permit, if issued. I further agree to pay the cost of repairing any damage to public works by reason of the building operations in respect of which this Permit is applied for.

PLANS APPROVED AND PERMIT ISSUED
BY DIRECTOR OF INSPECTION SERVICES

Wally Graham
SIGNATURE

WITNESSED

PER

THE CORPORATION OF DELTA
PERMITS AND LICENCES DEPT.

PERMIT TO CONSTRUCT, EXTEND, ALTER, RENEW OR REPAIR A PLUMBING SYSTEM OR TO CONNECT TO A SEWER.

ACCEPTED
CORPORATION OF DELTA

CREDIT A/C NO-01-15174

CIVIC ADDRESS 6426 Wade Road

DATE June 3, 1985

PERMIT NUMBER P 14113

LOT	BLK.	D.L.	¼	SEC.	TWP-GP	PLAN
381			SE	13	4	67167

ROLL NUMBER 131 823 03

USE OF BUILDING Single Family Dwelling

OWNER [redacted]

PERSON [redacted] BL 830211 T.O. NO. 3097PL80 PHONE 888 4367

DESCRIPTION OF WORK

STOREY	WATER CLOSETS	WASH BASINS	BATH TUBS	SINKS	WASH TUBS	SHOWERS	AUTOMATIC WASHERS	D. WASHERS	W. HEATER	FL. DRAINS	OTHER
BASEMENT											
MAIN											
2											
3											

APVD.	ROUGH PLBG.	STORM SEWER	SAN. SEWER	FINAL PLBG.	FINAL DRAINAGE
INSP.	[signature]	[signature]	[signature]	[signature]	
DATE	29/7/85	4/6/85	4/6/85	29/7/85	

PL 002 VG 2M 0682

JUN 5 1985 rough
D.W.V. [illegible]
Fl. dr.

JUN 12 1985 wh. n/c D/
shr dive to be secure to framework
w/ him in garage ceiling to be
protected from freezing
w/ his touching ducts

JUL 25 1985 final n/c no access D/

JUL 29 1985 re final

Bumps

THE CORPORATION OF DELTA
PERMITS AND LICENCES DEPT.

PERMIT TO CONSTRUCT, EXTEND, ALTER, RENEW OR REPAIR A PLUMBING SYSTEM OR TO CONNECT TO A SEWER.

INSPECTION
CREDIT A/C NO-01-15174

CIVIC ADDRESS 6426 Wade Road 6426 - Wade Rd.

DATE June 3, 1985

PERMIT NUMBER P14113

LOT	BLK.	D.L.	¼	SEC.	TWP-GP	PLAN
381			SE	13	4	67167

ROLL NUMBER 131 823 03

USE OF BUILDING Single Family Dwelling

[redacted]

	CLOSETS	BASINS	BATH TUBS	SINKS	WASH TUBS	SHOWERS	AUTOMATIC WASHERS	D. WASHERS	W.HEATER	FL. DRAINS	OTHER
BASEMENT											
MAIN	2	2	1	1		1	1		1		
2											
3											

It is understood that this Permit will be subject to full compliance with the Corporation's Building Bylaw and all other Bylaws and statutory requirements of the Corporation, and it is the duty of the applicant to make enquiries as to such matters before commencing the works.

In consideration of the granting of this Permit by The Corporation of Delta, I hereby agree to indemnify and save harmless The Corporation of Delta against any and all actions, claims, losses, damages or other expenses in any way arising from or caused by the granting of this Permit or the construction of any works pursuant to this Permit.

PERMIT FEE $ 84.00

SIGNATURE OF APPLICANT

PERMIT ISSUED BY DIRECTOR OF PERMITS & LICENCES

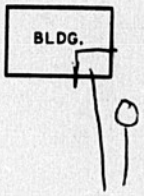
PER /dw

PL 002 VG 2M 0682

CIVIC ADDRESS 6426 Wade Rd Lot 381 MAY 2 1 1985 BUILDING PERMIT NO. 21019

DRAIN TILE ☐ SUMP ☐ OUTFALL ☐

JUN 4 1985 san ✓
storm ✓
W/S (to be sleeved thru garage.) ✓



ID 4

Form revised May 1984

THE CORPORATION OF DELTA

LOT DRAINAGE PLAN

	Date:	Initials:
To Drafting:	MAY 13 1985	D.W.
To Subdivisions:	14/5/85	TV
To Drainage:	" " "	FW
To Building:	14/5/85	HM

Ref.No. 85-223

S/A No. 3911

Civic Address 6426 Wade Road

Legal Lot 381, SE ¼, Sec 13, Twp 4, Plan 67167

Applicant [redacted]

Address: [redacted]

TO THE BUILDER:

☐ Drainage details are unavailable

☑ The plan below records the drainage scheme approved for this lot:

This plan should not be used for legal survey or building design purposes.

The Corporation assumes no responsibility for any errors in elevations or locations of services.

It is the responsibility of the Builder to locate all services prior to commencing the construction for which a permit is sought.

Unless otherwise noted, drainage facilities indicated in easements or rights-of-way are assumed by The Corporation to exist and to function satisfactorily.

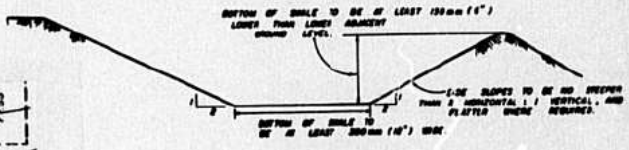
The Builder shall confirm the existence, location, and conditions of the above drainage facilities and notify the Drainage Engineer of any deficiencies found, prior to commencing the construction for which a permit is sought.

The Builder shall construct all items labelled "By Builder" to the satisfaction of the Permits and Licences Department.

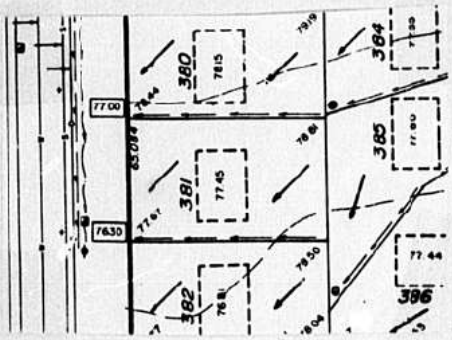
A property line storm sewer inspection chamber:

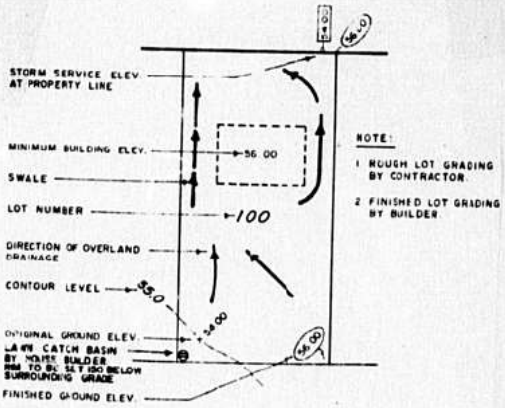
- ☐ does not exist and is not required
- ☐ exists and may remain buried
- ☑ exists and the Builder must adjust the riser to the proposed finished grade. Material and workmanship shall be as specified on Corporation of Delta drawing L.6.12 The Builder is responsible for protecting the inspection chamber and riser from damage.

Elevations and dimensions are imperial _____ metric ✓.



SWALE BY BUILDER





TYPICAL LOT GRADING DETAIL

(N.T.S.)

PLAN SHOWING LOCATION OF IMPROVEMENTS ON

LOT 381 SE 1/4
SEC. 13 TP 4
PLAN 67167 N.W.D.

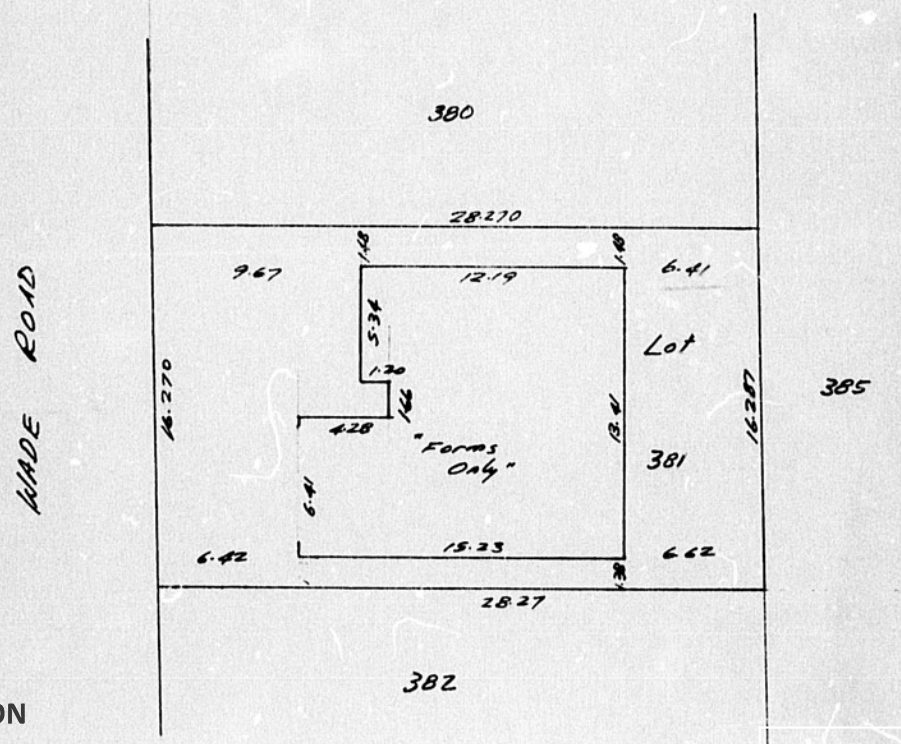
THIS PLAN TO BE USED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES ONLY

RECEIVED
MAY 24 1985
INSPECTION DEPARTMENT

6426 WADE ROAD
B 21019

Scale 1 : 250
(distances are in metres except where otherwise noted)

Elevation of level strip
= 79.129



CAUTION

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WARNING:
Non-current certificates cannot be relied upon and, due to copyright, no further copies may be made.

CALL BEFORE YOU DIG
604-257-1940
Please confirm all underground services before excavating.
BC ONE CALL

CERTIFIED CORRECT

_____ B.C.L.S.

dated this 21 day of May 1985

CAMERON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
113 - 9547 - 152nd STREET
SURREY, B.C. V3R 5Y5
588-0241

FILE: 85-L-980-15

bill 6941 CS