

## SHEET LEGEND

A1 - SITE PLAN & NOTES
A2 - ELEVATIONS
A3 - LOWER LEVEL PLAN
A4 - UPPER LEVEL PLAN
A5 - FOUNDATION PLAN
A6 - ROOF & DETAILS
A7 - SECTIONS & WINDOW/DOOR
SCHEDULES



# LOT SETBACKS

FRONT - 6M

Back - 6M

SIDE 1.5M

# LOT COVERAGE:

LOT AREA: 9144 SQ FT.

UPPER FLOOR AREA: 1719 SQ FT.

DEV. BASEMENT FLOOR: 1739 SQ FT.

SUITE AREA: 799 SQ FT.

TOTAL FOOTPRINT AREA: 3170 SQ FT.

**RATIO: 34.6%** 

ALLOWABLE: 45.0%

SITE PLAN

# **GENERAL NOTES**

- ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE PLUMBING CODE, ELECTRICAL CODE, AND ALL OTHER CODES, ZONING, AND BYLAWS THAT MAY APPLY.
- 2. THE CONTRACTOR AND ALL SUB-TRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL, AND SHALL REPORT AND DISCREPANCIES THAT AFFECT DESIGN TO WOOD CREEK IMMEDIATELY
- 3. ALL FRAMING MATERIAL TO BE S.P.F. #2 OR BETTER WITH THE EXCEPTION OF WALL STUDS
- 4. CONCRETE FOOTINGS AND WALLS TO BE A MINIMUM 28MPA @28 DAYS. FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS.
- 5. ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL.
- 6. DAMP PROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.
- 7. 6 MIL. ULTRAVIOLET RESISTANT POLY VAPOUR BARRIER ON A.) 4" OF GRANULAR COMPACTABLE FILL UNDER EXTERIOR OR GARAGE SLABS. OR B.) 4" OF  $\frac{3}{4}$ " DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS.
- 8. ALL FOUNDATION DRAINS TO BE 4" PERFORATED P.V.C. WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK, DRAINED TO MUNICPAL SERVICES ACCORDING TO LOCAL STANDARDS.
- 9. GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING.
- 10. ALL TRUSSES I-JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED IN B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION.
- 11. CONTRACTOR TO VERIFY ALL PROPERTY AND FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE.
- 12. ALL ROOF SPACES TO BE VENTILATED WITH SOFFIT AND ROOF VENTS WITH A MINIMUM DISTRIBUTION AREA OF 1/300. A MINIMUM OF 25% OF VENTS TO BE LOCATED AT ROOF. MINIMUM 25% TO BE LOCATED AT SOFFIT.
- 13. DOOR FRAMES AT ENTRANCES AND EXTERIOR SPACES TO DWELLING UNITS SHALL BE SOLIDLY BLOCKED BETWEEN DOOR FRAME AND STUDS AT THE HEIGHT OF THE DEADBOLT TO RESIST SPREADING.
- 14. ALL GLASS IN DOORS, SIDELITES OR WINDOWS WITHIN 12" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.
- 15. RAIN WATER LEADERS NOT SHOWN ON PLAN . CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE.
- 16. ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF THE HOME OWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE.
- 17. APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY.
- 18. REFER TO LAOUTS AND SPECIFICATIONS FROM STRUCTURAL ENGINEER, FLOOR JOIST SUPPLIER, AND ROOF TRUSS MANUFACTURER FOR BEAM, POST, FOOTING LOCATIONS AND SIZES. ENSURE PROPER BEARING IS PROVIDED FOR ALL POINT LOADS. ANY STRUCTURAL SPECIFICATIONS SHOWN ON WOOD CREEK PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADING AND SIZING, OR MAY NOT INCLUDE POINT LOADS OR STRUCTURAL MEMBERS DESIGNED BY OTHERS.

NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCATION CODES AND BYLAWS. DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS AS REQUIRED DO NOT SCALE DRAWINGS. WRITTE

CONDITIONS AS REQUIRED

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JUNE 10/20 HOUSE ROTATED ON SITE

| 2         | AUG 26/21 | Retaining wall Revision |  |  |
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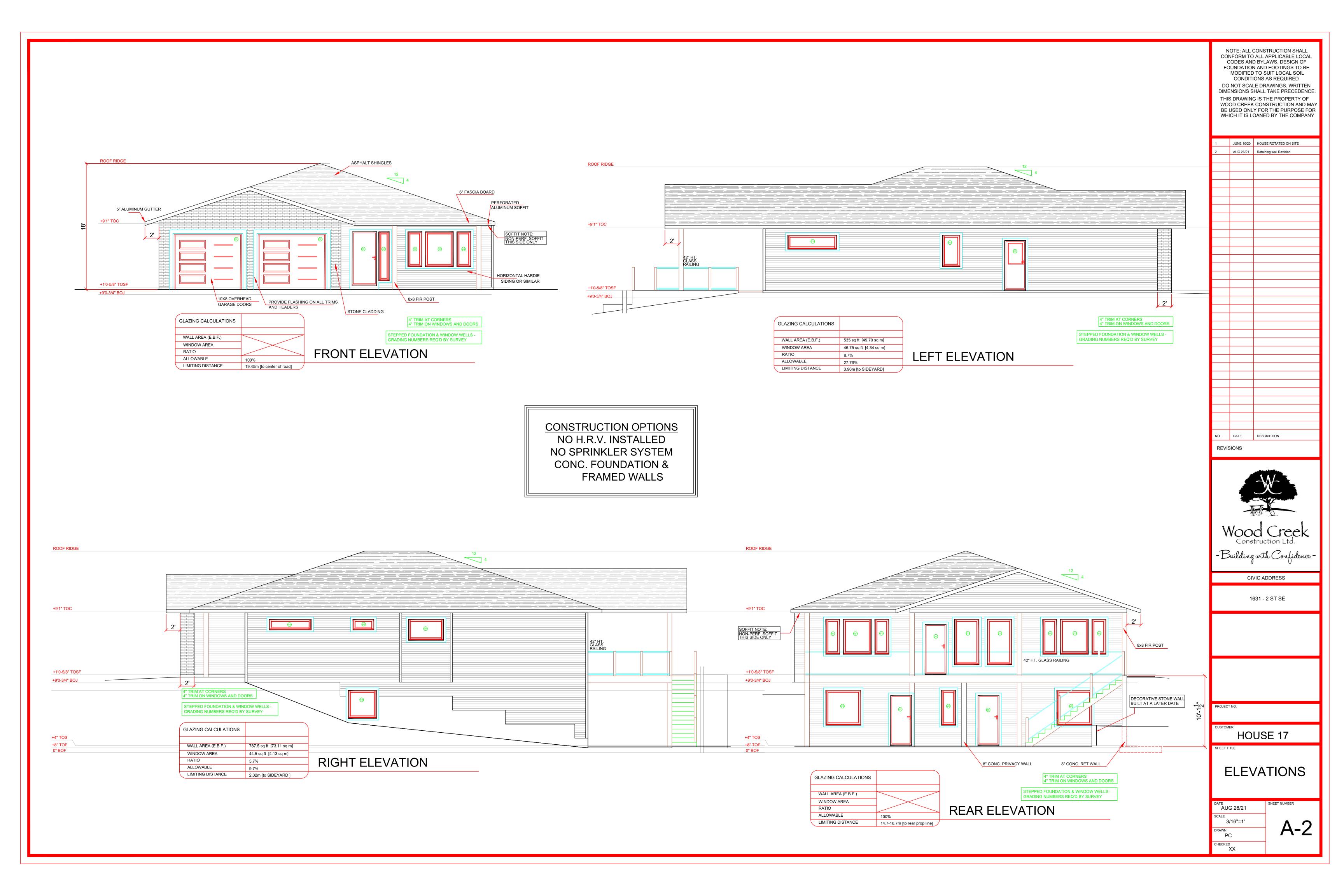
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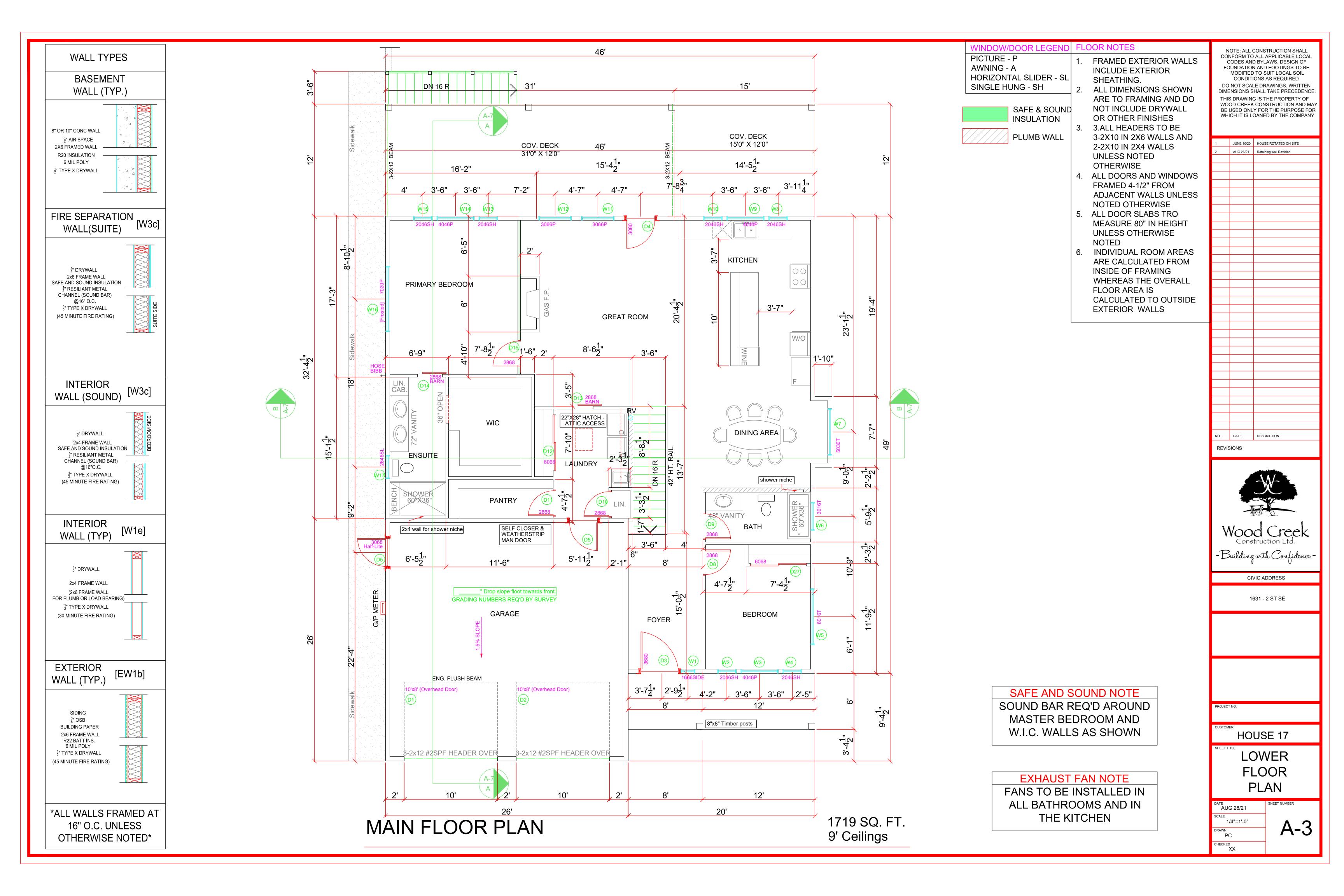
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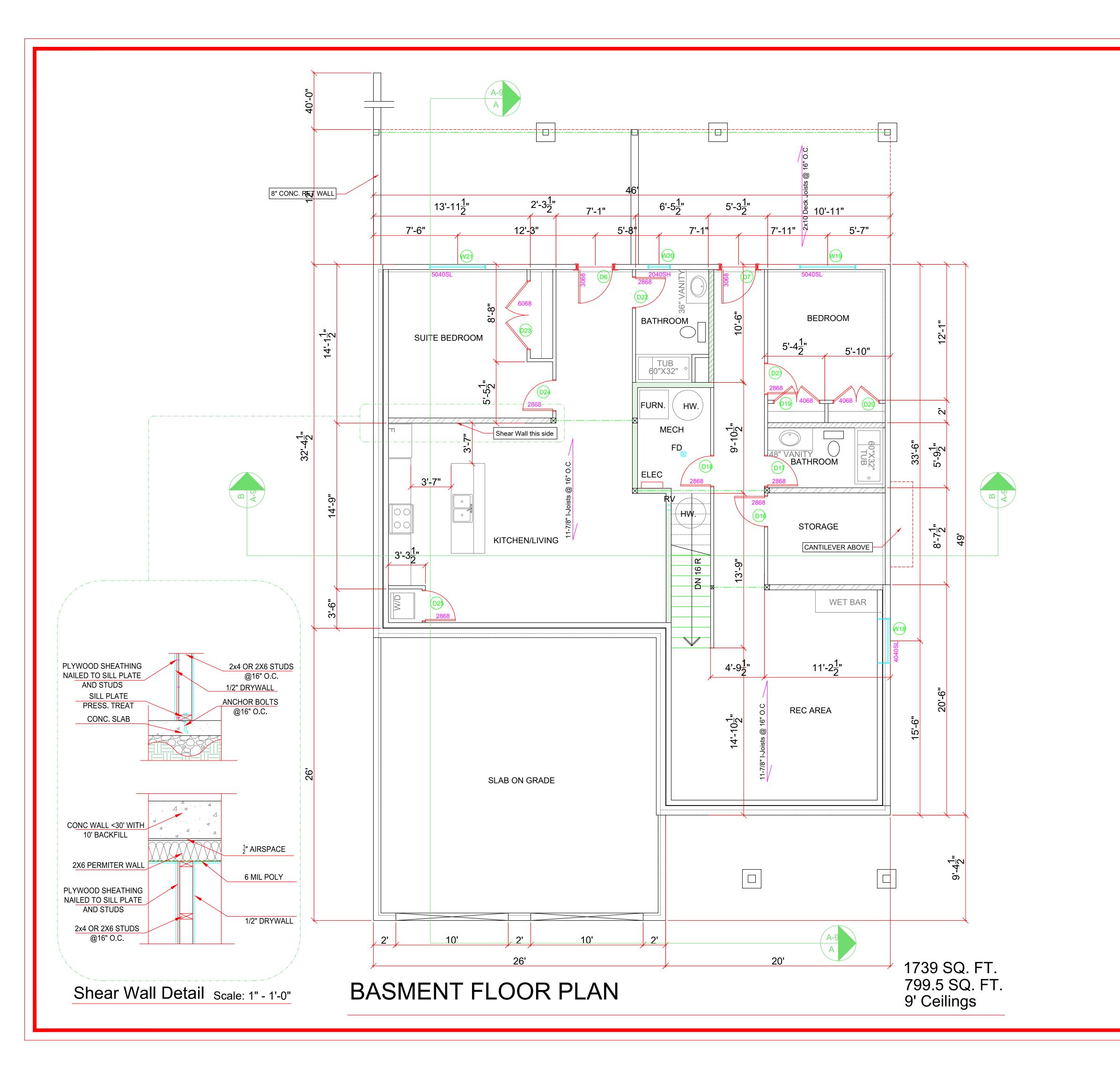
CUSTOMER HOUSE 17

SITE PLAN &
GENERAL
NOTES

| DATE<br>AUG 26/21 | SHEET NUMBE |
|-------------------|-------------|
| scale<br>1/8"=1'  | Λ           |
| DRAWN<br>PC       | H           |
| CHECKED XX        |             |







#### NDOW/DOOR LEGEND FLOO

PICTURE - P AWNING - A HORIZONTAL SLIDER - SL SINGLE HUNG - SH

SAFE & SOUND INSULATION
PLUMB WALL
L.B. WALL

#### ND FLOOR NOTES

- . FRAMED EXTERIOR WALLS DOES NOT INCLUDE EXTERIOR SHEATHING.
- 2. ALL DIMENSIONS SHOWN ARE TO FRAMING AND DO NOT INCLUDE DRYWALL OR OTHER FINISHES
- 3.ALL HEADERS TO BE 3-2X10 IN 2X6 WALLS AND 2-2X10 IN 2X4 WALLS UNLESS NOTED OTHERWISE
- 4. ALL DOORS AND WINDOWS
  FRAMED 4-1/2" FROM
  ADJACENT WALLS UNLESS
  NOTED OTHERWISE
- 5. ALL DOOR SLABS TRO
  MEASURE 80" IN HEIGHT
  UNLESS OTHERWISE
  NOTED
- 6. INDIVIDUAL ROOM AREAS
  ARE CALCULATED FROM
  INSIDE OF FRAMING
  WHEREAS THE OVERALL
  FLOOR AREA IS
  CALCULATED TO OUTSIDE
  EXTERIOR WALLS

NOTE: ALL CONSTRUCTION SHALL
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MODIFIED TO SUIT LOCAL SOIL
CONDITIONS AS REQUIRED

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|          | DATE | DESCRIPTION |  |  |
|----------|------|-------------|--|--|
| EVISIONS |      |             |  |  |

## SAFE AND SOUND NOTE

SOUND BAR REQ'D ON SUITE SIDE FIREWALL AS WELL AS FUTURE SUITE CEILING

## FIRE SEPARTION NOTE

45 MINUTE FIRE SEPARATION
MINIMUM BETWEEN SUITE
AND FINSIHED BASEMENT
(TYPE X GYPSUM BOTH SIDES)

## MAIN VENTILATION NOTE

PROVIDE EXHAUST FAN
(CONTINUOUS FAN), AND
FURNACE FAN TO PROVIDE
CONTINUOUS VENTILATION
FOR MAIN DWELLING

## SUITE VENTILATION NOTE

PROVIDE EXHAUST FAN (CONTINUOUS FAN), AND CRV FOR SUITE

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|----------------|--|
|                |  |
| 1631 - 2 ST SF |  |

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HOUSE 17

UPPER FLOOR PLAN

DATE
AUG 26/21

SCALE
1/4"=1'

DRAWN
PC

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XX

## **SLAB NOTE:**

4" conc slab, min 32MPA conc, 6 mil poly vapour barrier sealed to walls, 4" drain rock or other clean material suitable for the movement of radon gas in mech room only

## **BACKFILL NOTE:**

**BACKFILL HEIGHT CANNOT EXCEED REQ-UIREMENTS AS PER** SUBSECTION 9.15.4 OF BC BLDG CODE

## FINAL GRADE NOTE:

final grades and stepped foundation to be determined by Wood Creek

### **FLOOR JOIST NOTE**

Joists to sit on 2x6 perimiter wall. when foundation wall is 1' higher. Strip footing to transition to 6"x24"

## **FOOTING NOTE #1**

6"x24" conc strip footing min 28MPA concrete, 2-10M bars around 10" foundation wall

### **FOOTING NOTE #2**

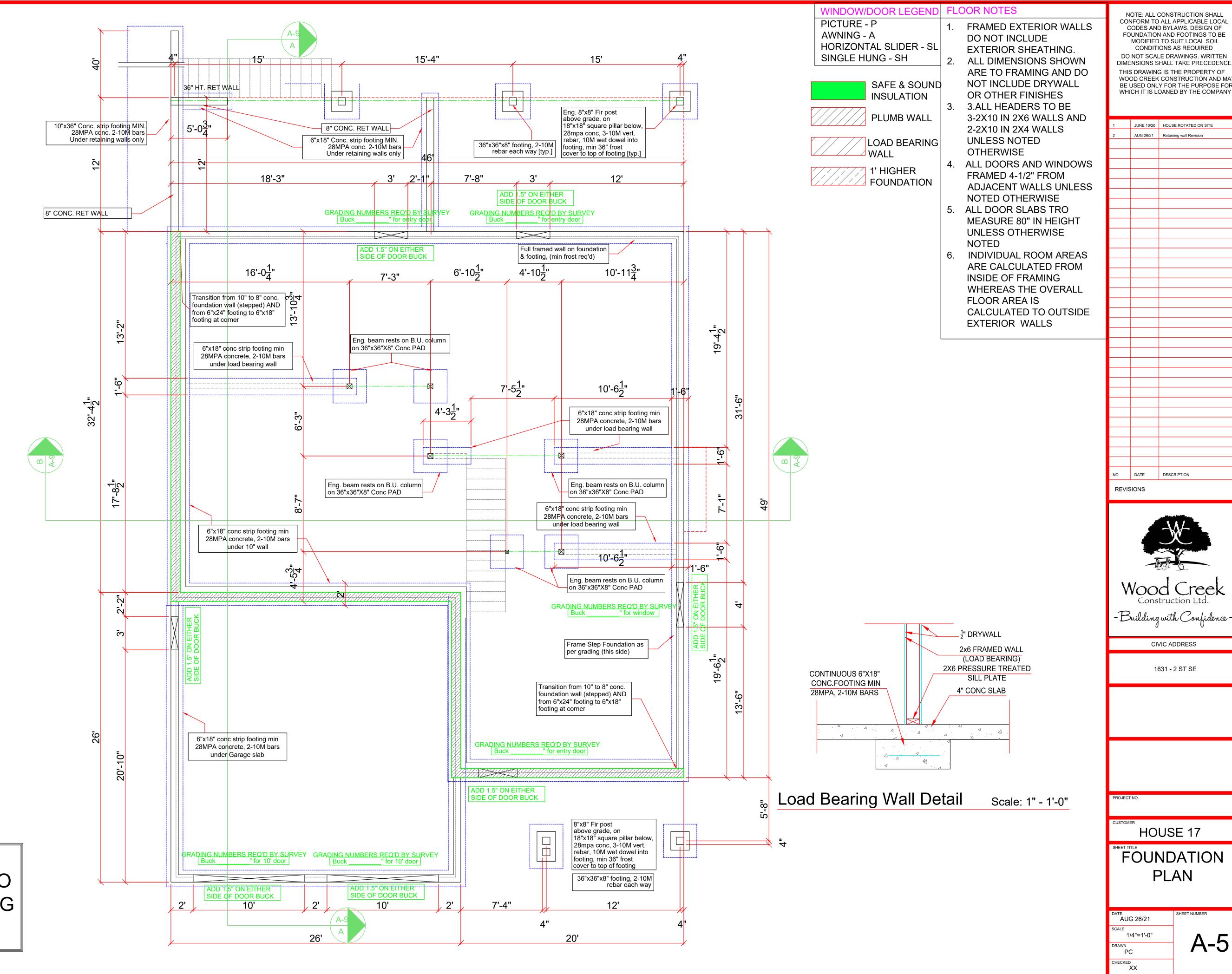
6"x18" conc strip footing min 28MPA concrete, 2-10M bars around 8" foundation wall

### **VENTILATION NOTE**

PROVIDE EXHAUST FAN AND FURNACE FAN TO FOR CONTINUOUS VENTILATION

## **ENGINEERING NOTE**

TAKE PHOTOS AND SEND TO ENGINEER BEFORE POURING GARAGE CONC/FOOTING



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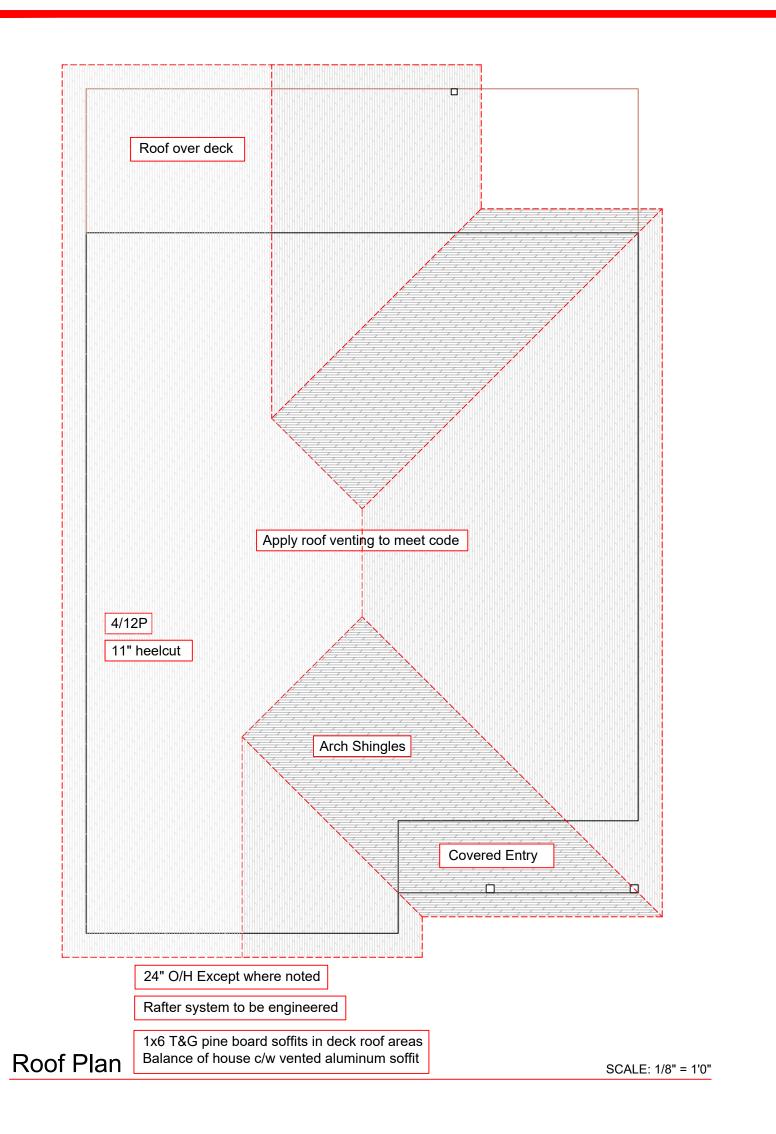
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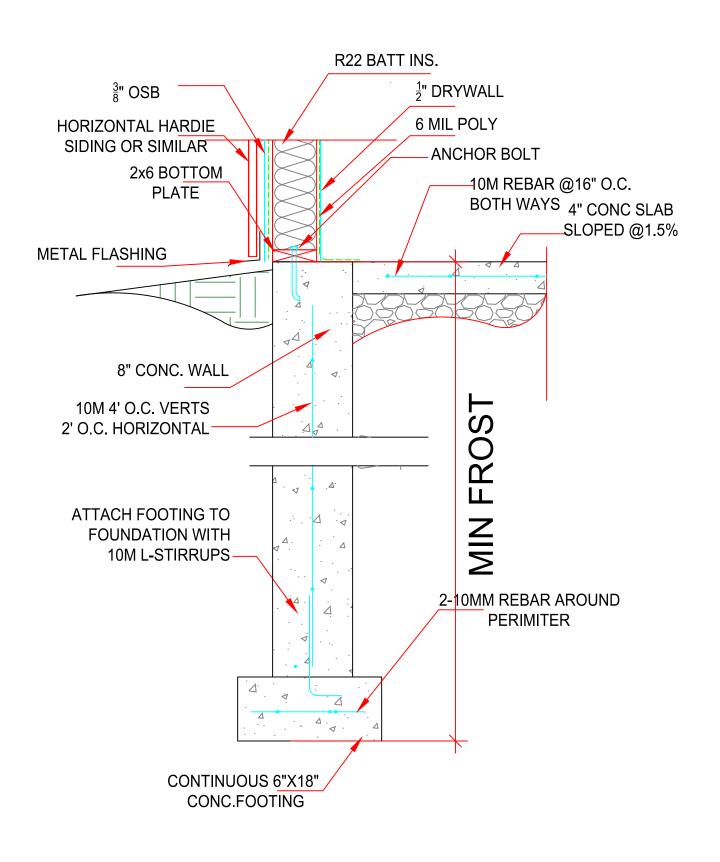
HOUSE 17

**PLAN** 

A-5

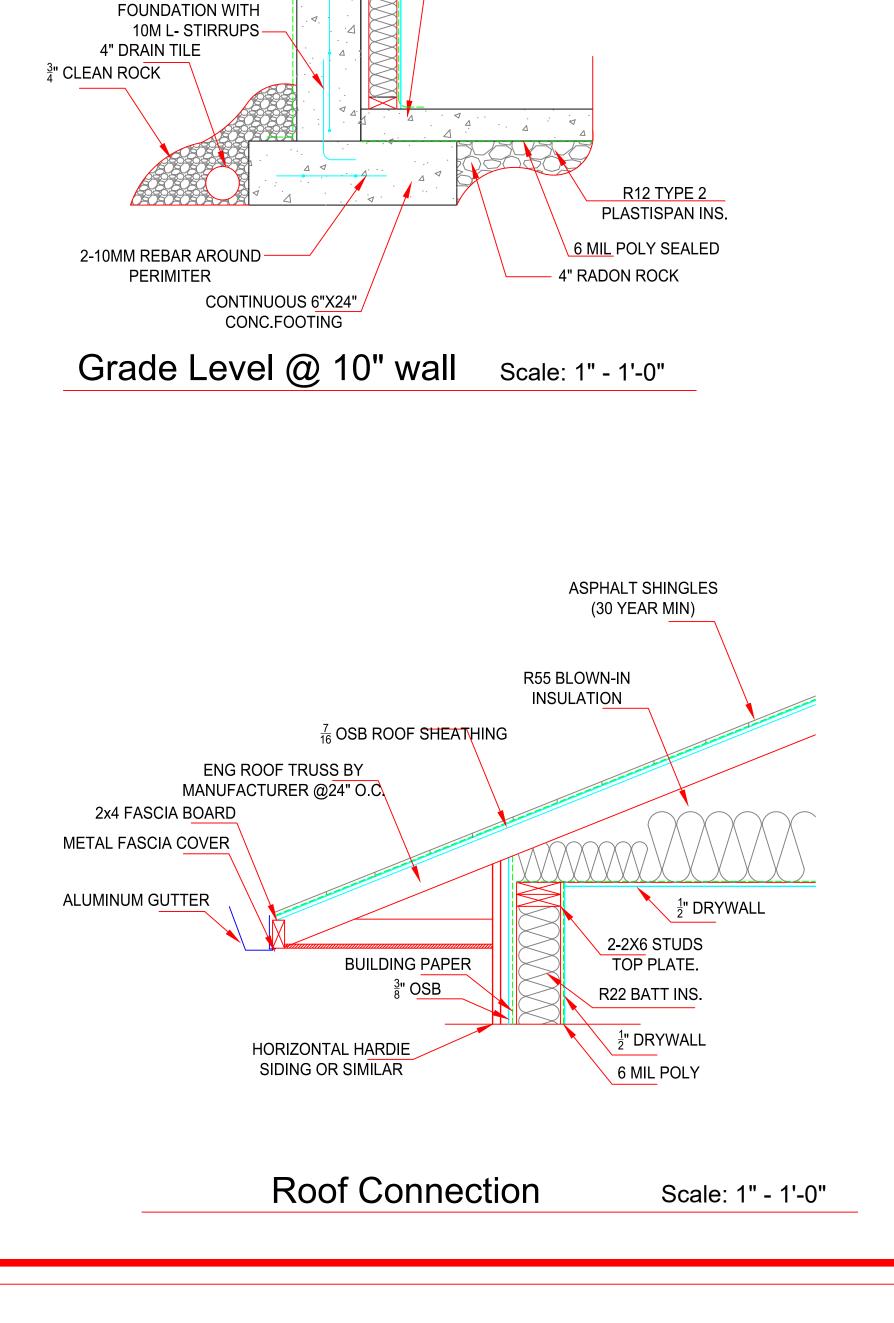
1/4"=1'-0"





Slab on Grade

Scale: 1" - 1'-0"



2X6 STUDS

@16" O.C.

<sup>1</sup>/<sub>2</sub>" DRYWALL

R22 BATT INS.

6 MIL POLY SEALED

-ANCHOR BOLT

<sup>3</sup>/<sub>4</sub>" PLYWOOD

SUBFLOOR

2-2X6STUDS

TOP PLATE.

R20 BATT INS.

-2X6 STUDS @ 16" O.C.

6" POLY MIL

1 DRYWALL

<sup>1</sup>/<sub>2</sub>" AIRSPACE

4" CONC SLAB

<u>11-7/8" I-</u>JOIST ON

HANGARS AT 1'
HIGHER FOUNDATION

5/8" DRYWALL

**BUILDING PAPER** 

HORIZONTAL HARDIE

SIDING OR SIMILAR

METAL FLASHING

2x6 BOTTOM

PLATE

(PRESS. TREAT.)

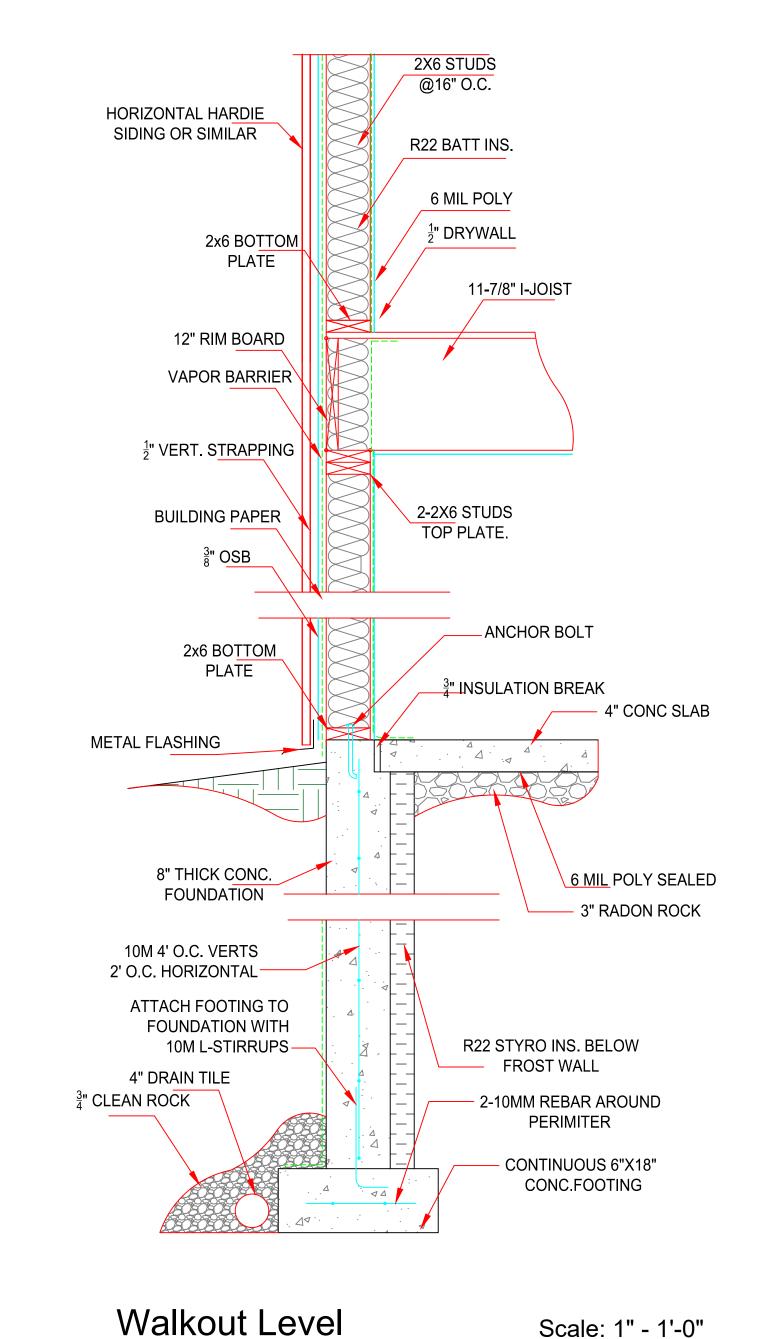
10" THICK CONC.

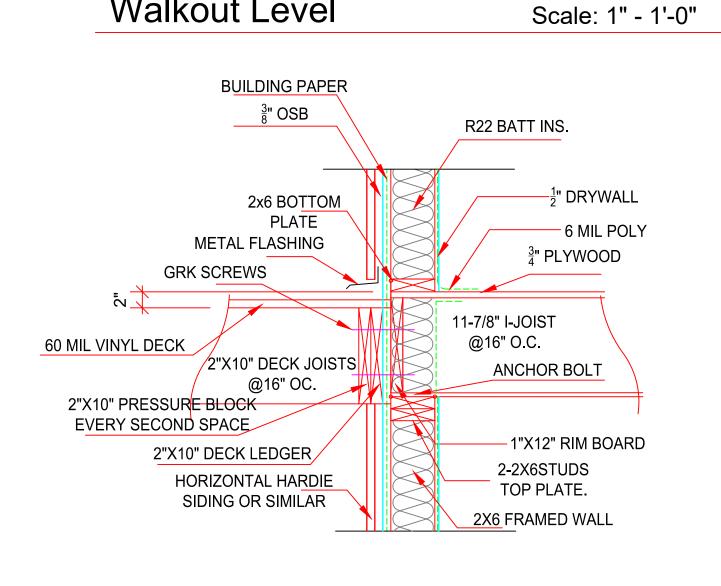
**FOUNDATION** 

10M 4' O.C. VERTS

ATTACH FOOTING TO

2' O.C. HORIZONTAL





Rear Deck Detail Scale: 1" - 1'-0"

MODIFIED TO SUIT LOCAL SOIL
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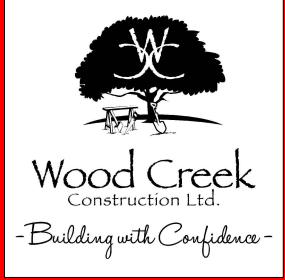
1 JUNE 10/20 HOUSE ROTATED ON SITE
2 AUG 26/21 Retaining wall Revision

1 AUG 26/21 Retaining wall Revision

NO. DATE DESCRIPTION

REVISIONS

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HOUSE 17

PROJECT NO.

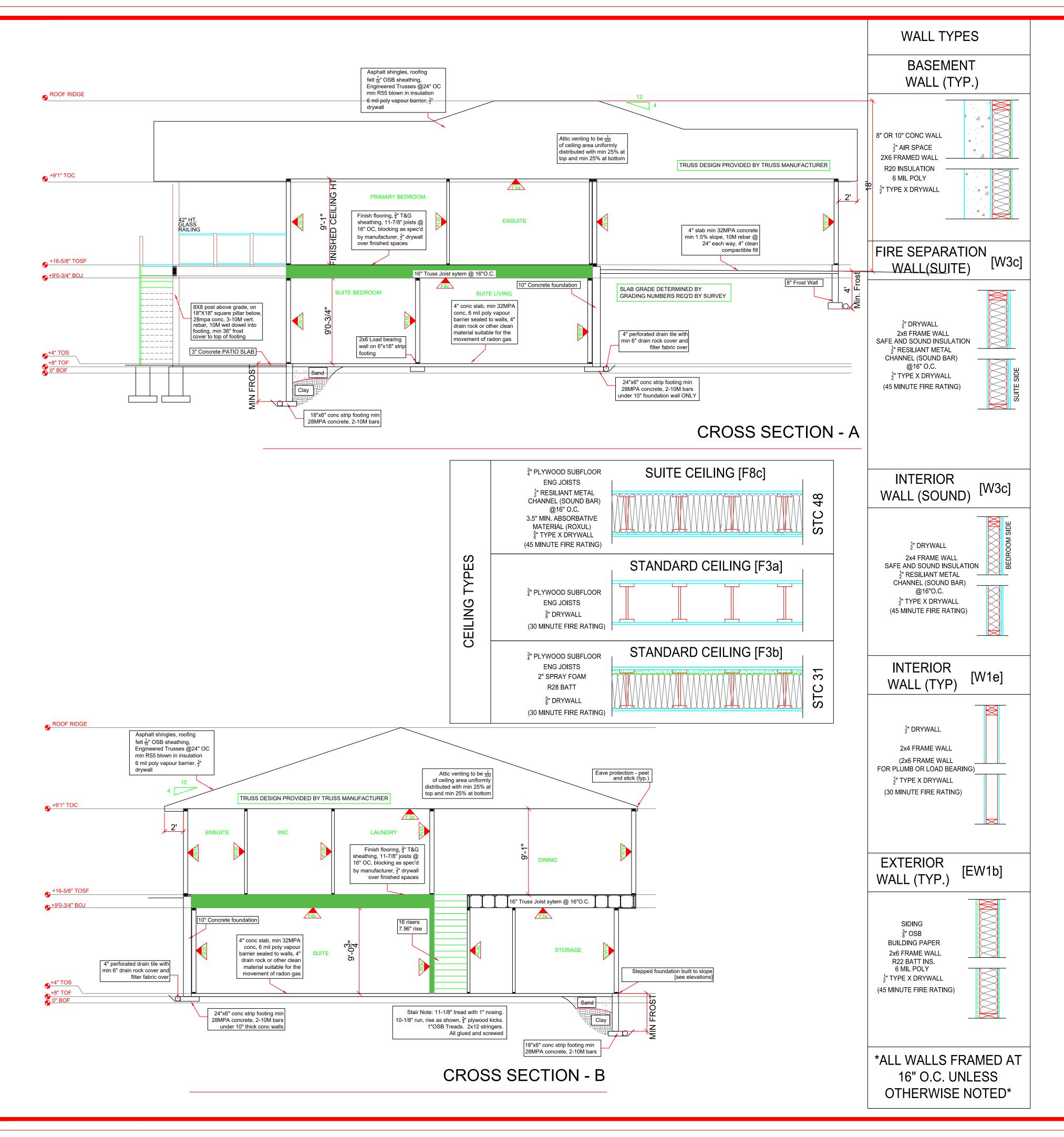
ROOF PLAN/ DETAILS

DATE AUG 26/21

SCALE VARIES

DRAWN PC

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|   | WINDOW SCHEDULE |      |                |                     |                         |          |  |
|---|-----------------|------|----------------|---------------------|-------------------------|----------|--|
|   | MARK            |      | SASH OPERATION | RO WIDTH<br>[+1/8"] | RO<br>HEIGHT<br>[+1/8"] | COMMENTS |  |
| W | 1               | 1666 | PICTURE        | 1′6″                | 6′6″                    |          |  |
| W | 2               | 2046 | SINGLE HUNG    | 2′0″                | 4′6″                    |          |  |
| W | 3               | 4046 | PICTURE        | 4′0″                | 4′6″                    |          |  |
| W | 4               | 2046 | SINGLE HUNG    | 2′0″                | 4′6″                    |          |  |
| W | 5               | 6016 | TRANSOM        | 6′0″                | 1′6″                    |          |  |
| W | 6               | 3016 | TRANSOM        | 3′0″                | 1′6″                    |          |  |
| W | 7               | 5030 | PICTURE        | 5′0″                | 3′0″                    |          |  |
| W | 8               | 2046 | SINGLE HUNG    | 2′0″                | 4′6″                    |          |  |
| W | 9               | 4046 | PICTURE        | 4′0″                | 4′6″                    |          |  |
| W | 10              | 2046 | SINGLE HUNG    | 2′0″                | 4′6″                    |          |  |
| W | 11              | 3066 | PICTURE        | 3′0″                | 6′6″                    |          |  |
| W | 12              | 3066 | PICTURE        | 3′0″                | 6′6″                    |          |  |
| W | 13              | 2046 | SINGLE HUNG    | 2′0″                | 4′6″                    |          |  |
| W | 14              | 4046 | PICTURE        | 4′0″                | 4′6″                    |          |  |
| W | 15              | 2046 | SINGLE HUNG    | 2′0″                | 4′6″                    |          |  |
| W | 16              | 7020 | PICTURE        | 7′0″                | 2′0″                    | FROSTED  |  |
| W | 17              | 2646 | SINGLE HUNG    | 2′6″                | 2′6″                    |          |  |
| W | 18              | 4040 | SLIDER         | 4′0″                | 4′0″                    |          |  |
| W | 19              | 5040 | SLIDER         | 5′0″                | 4′0″                    |          |  |
| W | 20              | 2040 | SINGLE HUNG    | 2′0″                | 4′0″                    |          |  |
| W | 21              | 5040 | SLIDER         | 2′0″                | 4′0″                    |          |  |

|   | DOOR SCHEDULE |       |                   |                   |              |               |                                    |
|---|---------------|-------|-------------------|-------------------|--------------|---------------|------------------------------------|
|   | MARK          |       | DOOR<br>OPERATION | RO WIDTH<br>[+2"] | RO<br>HEIGHT | SIDE<br>LITES | LOCATION                           |
| D | 1             | 10080 | OVERHEAD DOOR     | 10′0″             | 8′0″         |               | GARAGE                             |
| D | 2             | 10080 | OVERHEAD DOOR     | 10′0″             | 8′0″         |               | GARAGE                             |
| D | 3             | 3680  | SWING SIMPLE      | 3′8-3/8″          | 8′0″         |               | FRONT ENTRY                        |
| D | 4             | 3080  | SWING SIMPLE      | 3′2-3/8″          | 8′0″         |               | REAR ENTRY                         |
| D | 5             | 3068  | SWING SIMPLE      | 3′2-3/8″          | 6′11″        |               | GARAGE MAN<br>DOOR                 |
| D | 6             | 3068  | SWING SIMPLE      | 3'2-3/8"          | 6′11″        |               | SUITE ENTRY                        |
| D | 7             | 3068  | SWING SIMPLE      | 3′2-3/8″          | 6′11″        |               | BASEMENT ENTRY                     |
| D | 8             | 2868  | SWING SIMPLE      | 2′8″              | 6′11″        |               | BEDROOM                            |
| D | 9             | 2868  | SWING SIMPLE      | 2′8″              | 6′11″        |               | ВАТН                               |
| D | 10            | 2868  | SWING SIMPLE      | 2′8″              | 6′11″        |               | LINEN                              |
| D | 11            | 2868  | SWING SIMPLE      | 2′8″              | 6′11″        |               | PANTRY                             |
| D | 12            | 6068  | SLIDE             | 6′0″              | 6′11″        |               | CLOSET                             |
| D | 13            | 2868  | BARN              | 2′8″              | 6′11″        |               | LAUNDRY                            |
| D | 14            | 2868  | BARN              | 2′8″              | 6′11″        |               | ENSUITE                            |
| D | 15            | 2868  | SWING SIMPLE      | 2′8″              | 6′11″        |               | PRIMARY<br>BEDROOM                 |
| D | 16            | 2868  | SWING SIMPLE      | 2′8″              | 6′11″        |               | STORAGE                            |
| D | 17            | 2868  | SWING SIMPLE      | 2′8″              | 6′11″        |               | BASEMENT BATH                      |
| D | 18            | 2868  | SWING SIMPLE      | 2′8″              | 6′11″        |               | MECH                               |
| D | 19            | 4068  | SWING BI-PART     | 4′0″              | 6′11″        |               | BEDROOM CLOSET                     |
| D | 20            | 4068  | SWING BI-PART     | 4′0″              | 6′11″        |               | BEDROOM CLOSET                     |
| D | 21            | 2868  | SWING SIMPLE      | 2′8″              | 6′11″        |               | BEDROOM                            |
| D | 22            | 2868  | SWING SIMPLE      | 2′8″              | 6′11″        |               | SUITE BATH                         |
| D | 23            | 6068  | SWING BI-PART     | 6′0″              | 6′11″        |               | SUITE BED<br>CLOSET                |
| D | 24            | 2868  | SWING SIMPLE      | 2′8″              | 6′11″        |               | SUITE BEDROOM                      |
| D | 25            | 2868  | SWING SIMPLE      | 2′8″              | 6′11″        |               | SUITE LAUNDRY                      |
| D | 26            | 3068  | SWING SIMPLE      | 3′0″              | 6′11″        |               | GARAGE MAN DOOR (EXT) [HALF LIGHT] |
| D | 27            | 6068  | SLIDE             | 6′0″              | 6′11″        |               | BEDROOM CLOSET                     |

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AUG 26/21 Retaining wall Revision



NO. DATE

REVISIONS

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1631 - 2 ST SE

HOUSE 17

SECTIONS & WINDOW/DOOR **SCHEDULES** 

AUG 26/21 3/16"=1' **A-7** PC CHECKED