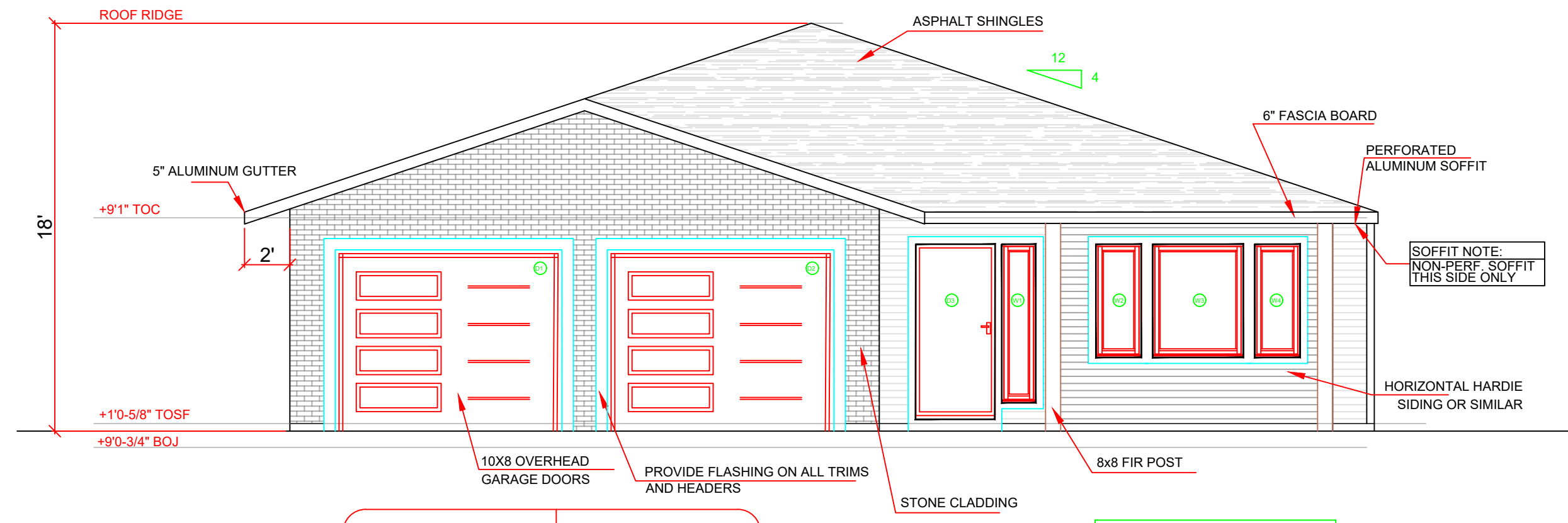


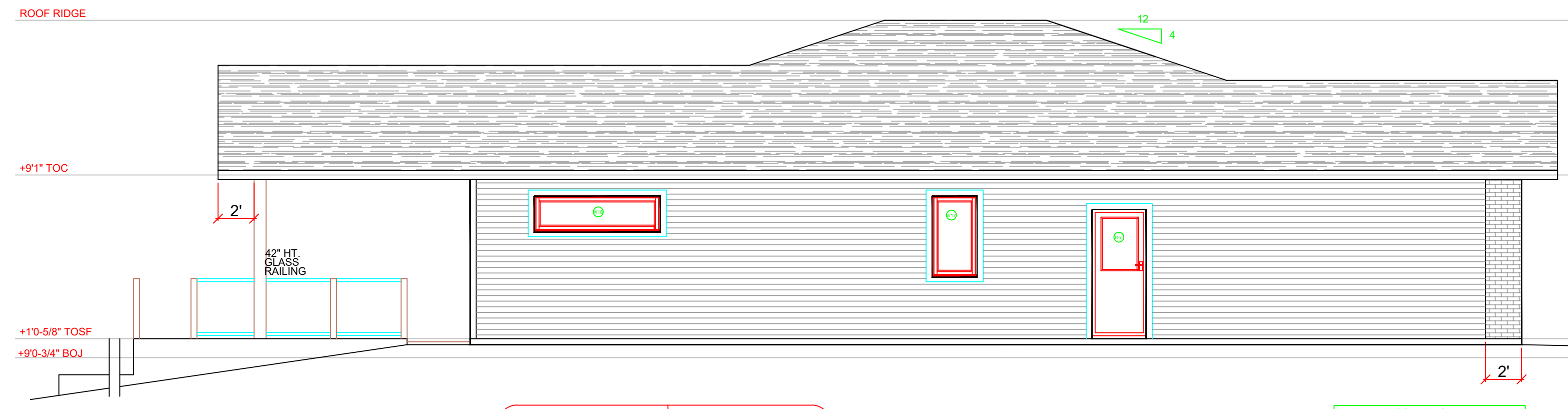


NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND BYLAWS. DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS AS REQUIRED  
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. THIS DRAWING IS THE PROPERTY OF WOOD CREEK CONSTRUCTION AND MAY BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS LOANED BY THE COMPANY



GLAZING CALCULATIONS	
WALL AREA (E.B.F.)	
WINDOW AREA	
RATIO	
ALLOWABLE	100%
LIMITING DISTANCE	19.45m [to center of road]

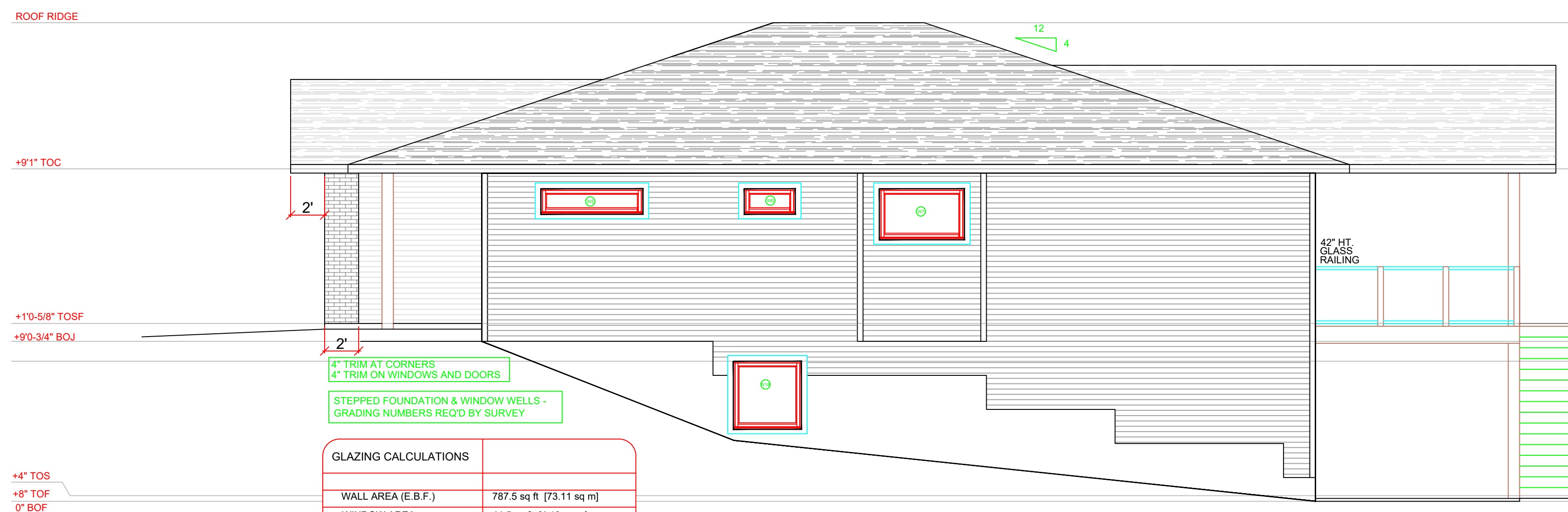
FRONT ELEVATION



GLAZING CALCULATIONS	
WALL AREA (E.B.F.)	535 sq ft [49.70 sq m]
WINDOW AREA	46.75 sq ft [4.34 sq m]
RATIO	8.7%
ALLOWABLE	27.76%
LIMITING DISTANCE	3.96m [to SIDEYARD]

LEFT ELEVATION

CONSTRUCTION OPTIONS  
NO H.R.V. INSTALLED  
NO SPRINKLER SYSTEM  
CONC. FOUNDATION & FRAMED WALLS



GLAZING CALCULATIONS	
WALL AREA (E.B.F.)	787.5 sq ft [73.11 sq m]
WINDOW AREA	44.5 sq ft [4.13 sq m]
RATIO	5.7%
ALLOWABLE	9.7%
LIMITING DISTANCE	2.02m [to SIDEYARD]

RIGHT ELEVATION



GLAZING CALCULATIONS	
WALL AREA (E.B.F.)	
WINDOW AREA	
RATIO	
ALLOWABLE	100%
LIMITING DISTANCE	14.7-16.7m [to rear prop line]

REAR ELEVATION

NO.	DATE	DESCRIPTION
1	JUNE 10/20	HOUSE ROTATED ON SITE
2	AUG 26/21	Retaining wall Revision

REVISIONS

Wood Creek Construction Ltd.  
-Building with Confidence-

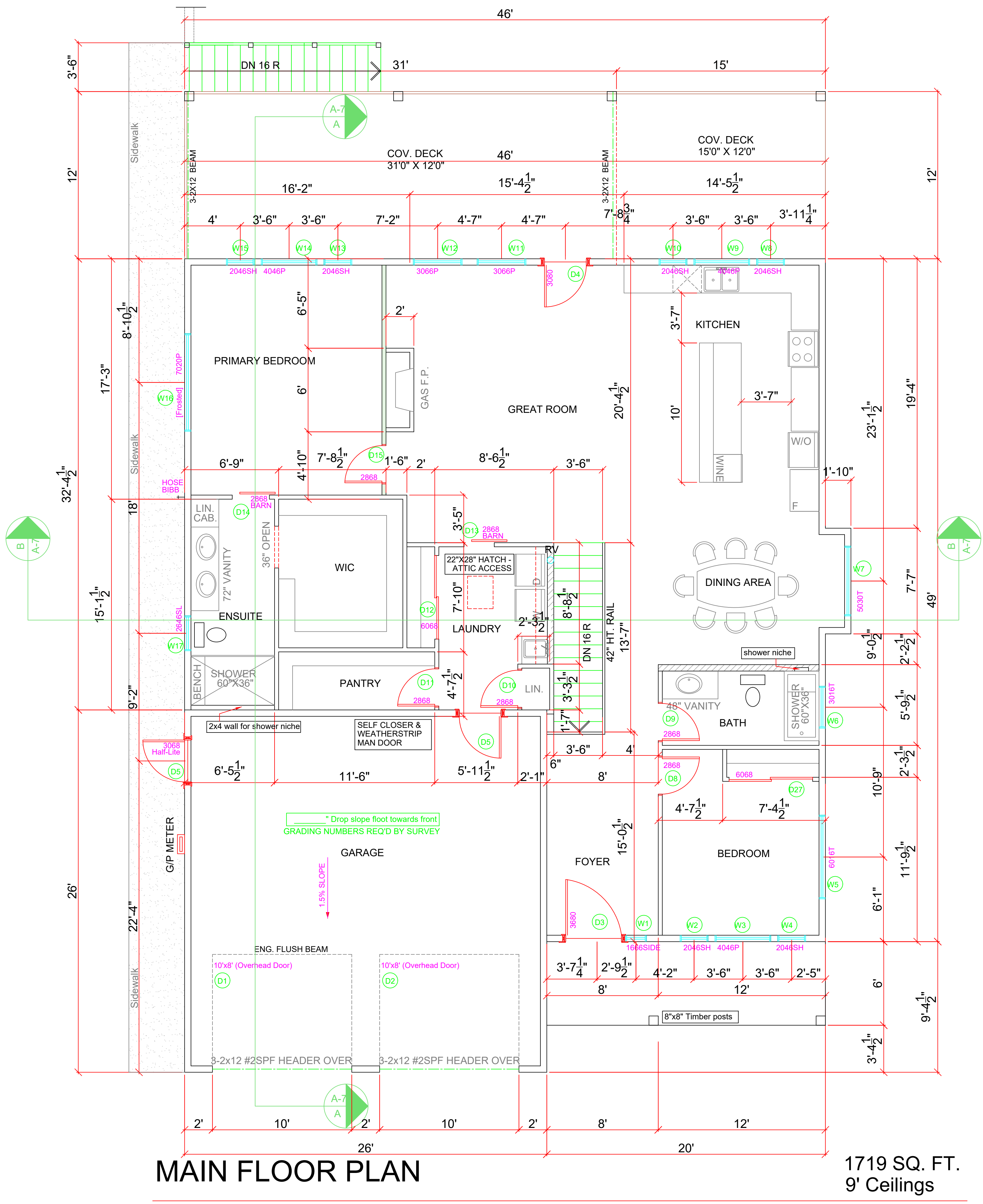
CIVIC ADDRESS  
1631 - 2 ST SE

PROJECT NO.  
CUSTOMER  
**HOUSE 17**

SHEET TITLE  
**ELEVATIONS**

DATE  
AUG 26/21  
SCALE  
3/16"=1"  
DRAWN  
PC  
CHECKED  
XX  
SHEET NUMBER  
**A-2**

<b>WALL TYPES</b>	
<b>BASEMENT WALL (TYP.)</b>	
<b>FIRE SEPARATION WALL(SUITE) [W3c]</b>	
<b>INTERIOR WALL (SOUND) [W3c]</b>	
<b>INTERIOR WALL (TYP.) [W1e]</b>	
<b>EXTERIOR WALL (TYP.) [EW1b]</b>	
<b>*ALL WALLS FRAMED AT 16" O.C. UNLESS OTHERWISE NOTED*</b>	



**MAIN FLOOR PLAN**

1719 SQ. FT.  
9' Ceilings

**WINDOW/DOOR LEGEND**

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

	SAFE & SOUND INSULATION
	PLUMB WALL

- FLOOR NOTES**
- FRAMED EXTERIOR WALLS INCLUDE EXTERIOR SHEATHING.
  - 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
  - ALL DOORS AND WINDOWS FRAMED 4-1/2" FROM ADJACENT WALLS UNLESS NOTED OTHERWISE
  - ALL DOOR SLABS TO MEASURE 80" IN HEIGHT UNLESS OTHERWISE NOTED
  - INDIVIDUAL ROOM AREAS ARE CALCULATED FROM INSIDE OF FRAMING WHEREAS THE OVERALL FLOOR AREA IS CALCULATED TO OUTSIDE EXTERIOR WALLS

**SAFE AND SOUND NOTE**  
SOUND BAR REQ'D AROUND MASTER BEDROOM AND W.I.C. WALLS AS SHOWN

**EXHAUST FAN NOTE**  
FANS TO BE INSTALLED IN ALL BATHROOMS AND IN THE KITCHEN

NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND BYLAWS. DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS AS REQUIRED  
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. THIS DRAWING IS THE PROPERTY OF WOOD CREEK CONSTRUCTION AND MAY BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS LOANED BY THE COMPANY

1	JUNE 10/20	HOUSE ROTATED ON SITE
2	AUG 26/21	Retaining wall Revision

NO.	DATE	DESCRIPTION



CIVIC ADDRESS  
1631 - 2 ST SE

PROJECT NO.  
CUSTOMER  
**HOUSE 17**

SHEET TITLE  
**LOWER FLOOR PLAN**

DATE  
AUG 26/21  
SCALE  
1/4"=1'-0"  
DRAWN  
PC  
CHECKED  
XX  
SHEET NUMBER  
**A-3**

**WINDOW/DOOR LEGEND**  
 PICTURE - P  
 AWNING - A  
 HORIZONTAL SLIDER - SL  
 SINGLE HUNG - SH

SAFE & SOUND INSULATION  
 PLUMB WALL  
 L.B. WALL

- FLOOR NOTES**
1. 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 TO 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 CONFORM TO ALL APPLICABLE LOCAL CODES AND BYLAWS. DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS AS REQUIRED  
 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. THIS DRAWING IS THE PROPERTY OF WOOD CREEK CONSTRUCTION AND MAY BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS LOANED BY THE COMPANY

1	JUNE 10/20	HOUSE ROTATED ON SITE
2	AUG 26/21	Retaining wall Revision

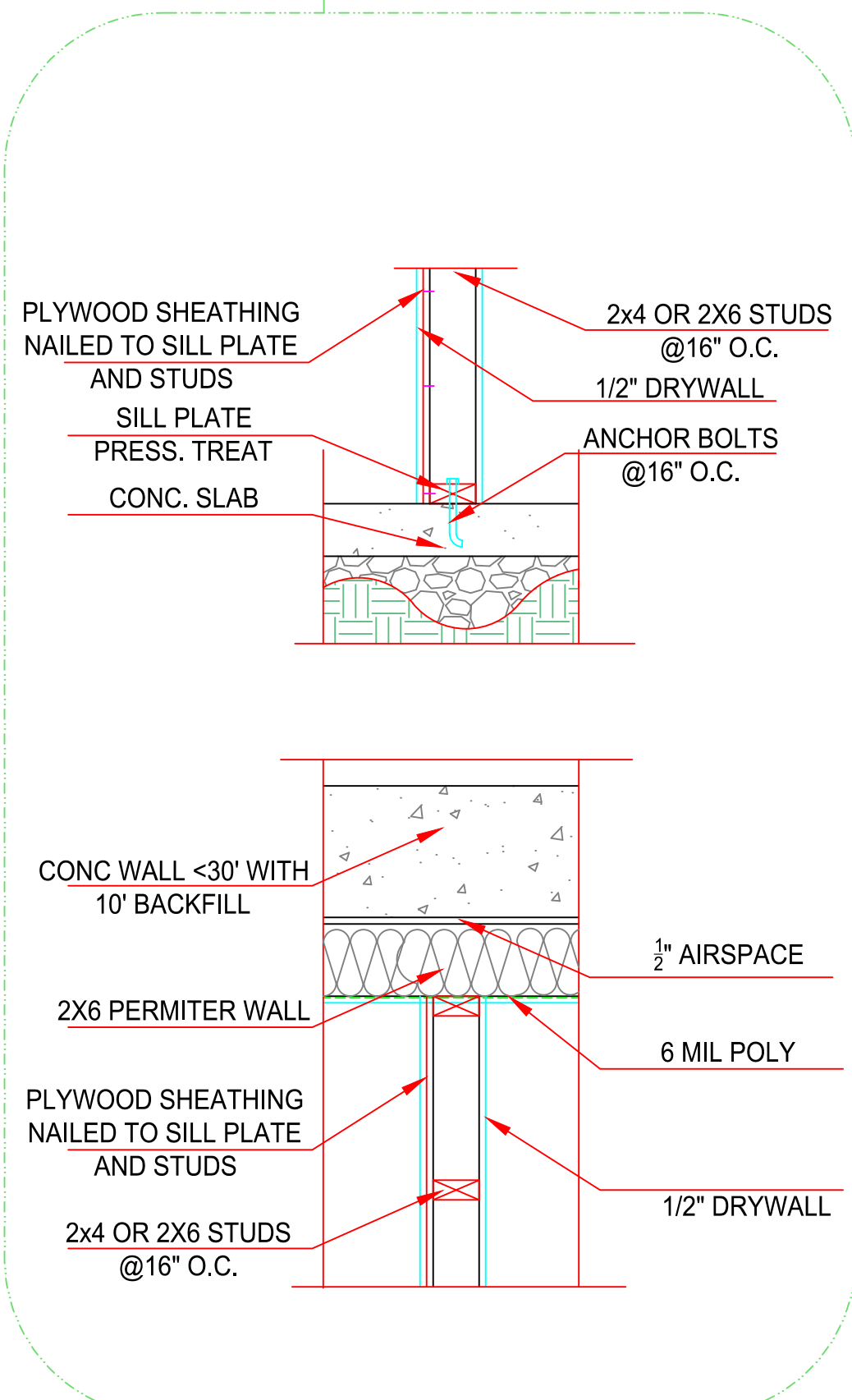
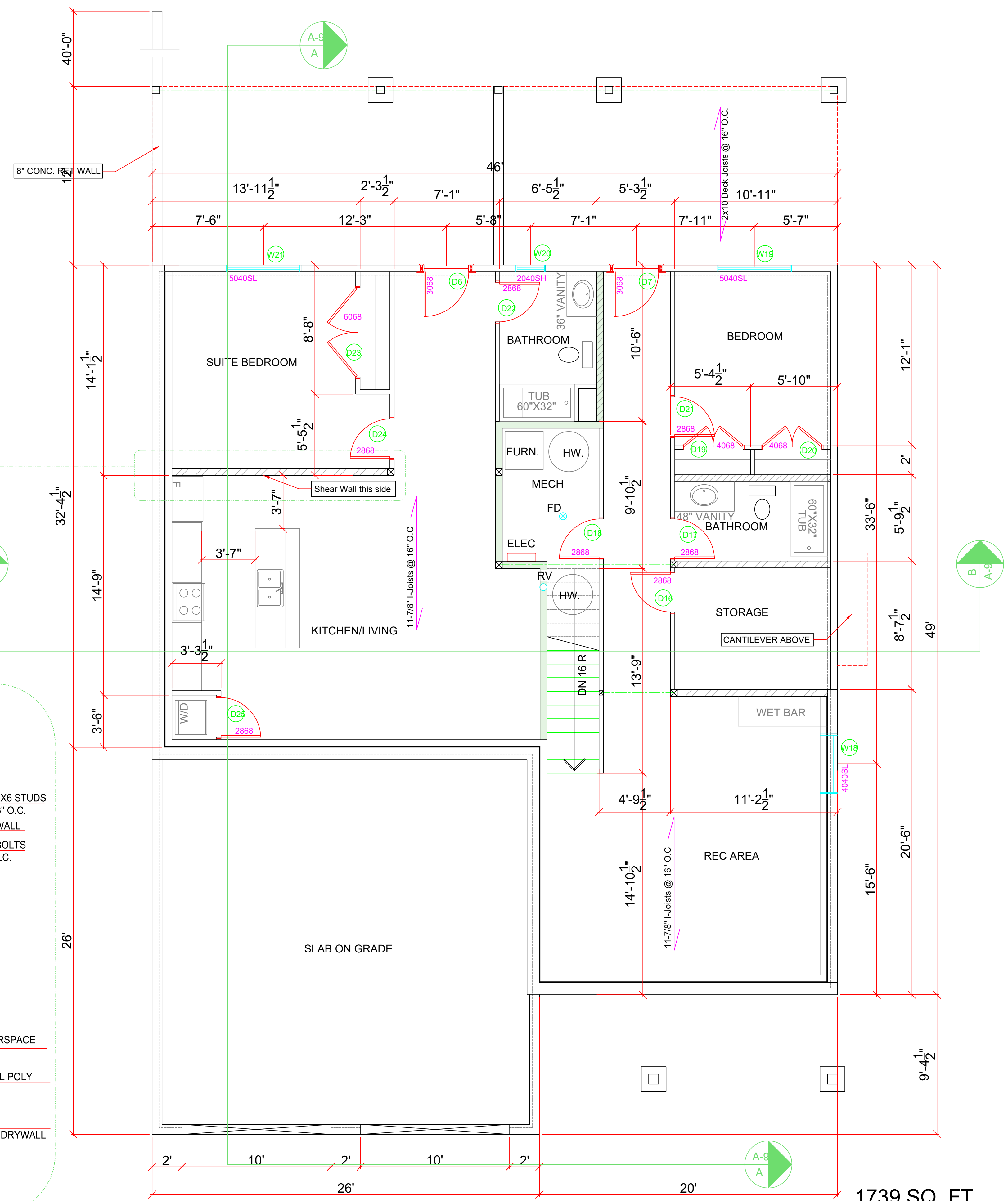
NO.	DATE	DESCRIPTION
REVISIONS		



CIVIC ADDRESS  
1631 - 2 ST SE

PROJECT NO.  
CUSTOMER  
**HOUSE 17**  
SHEET TITLE  
**UPPER FLOOR PLAN**

DATE  
AUG 26/21  
SCALE  
1/4"=1'  
DRAWN  
PC  
CHECKED  
XX  
SHEET NUMBER  
**A-4**



**BASMENT FLOOR PLAN**

1739 SQ. FT.  
799.5 SQ. FT.  
9' Ceilings

**SAFE AND SOUND NOTE**  
SOUND BAR REQ'D ON SUITE SIDE FIREWALL AS WELL AS FUTURE SUITE CEILING

**FIRE SEPARATION NOTE**  
45 MINUTE FIRE SEPARATION MINIMUM BETWEEN SUITE AND FINISHED 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

Shear Wall Detail Scale: 1" - 1'-0"

**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 REQUIREMENTS AS PER SUBSECTION 9.15.4 OF BC BLDG CODE

**FINAL GRADE NOTE:**  
final grades and stepped foundation to be determined by Wood Creek

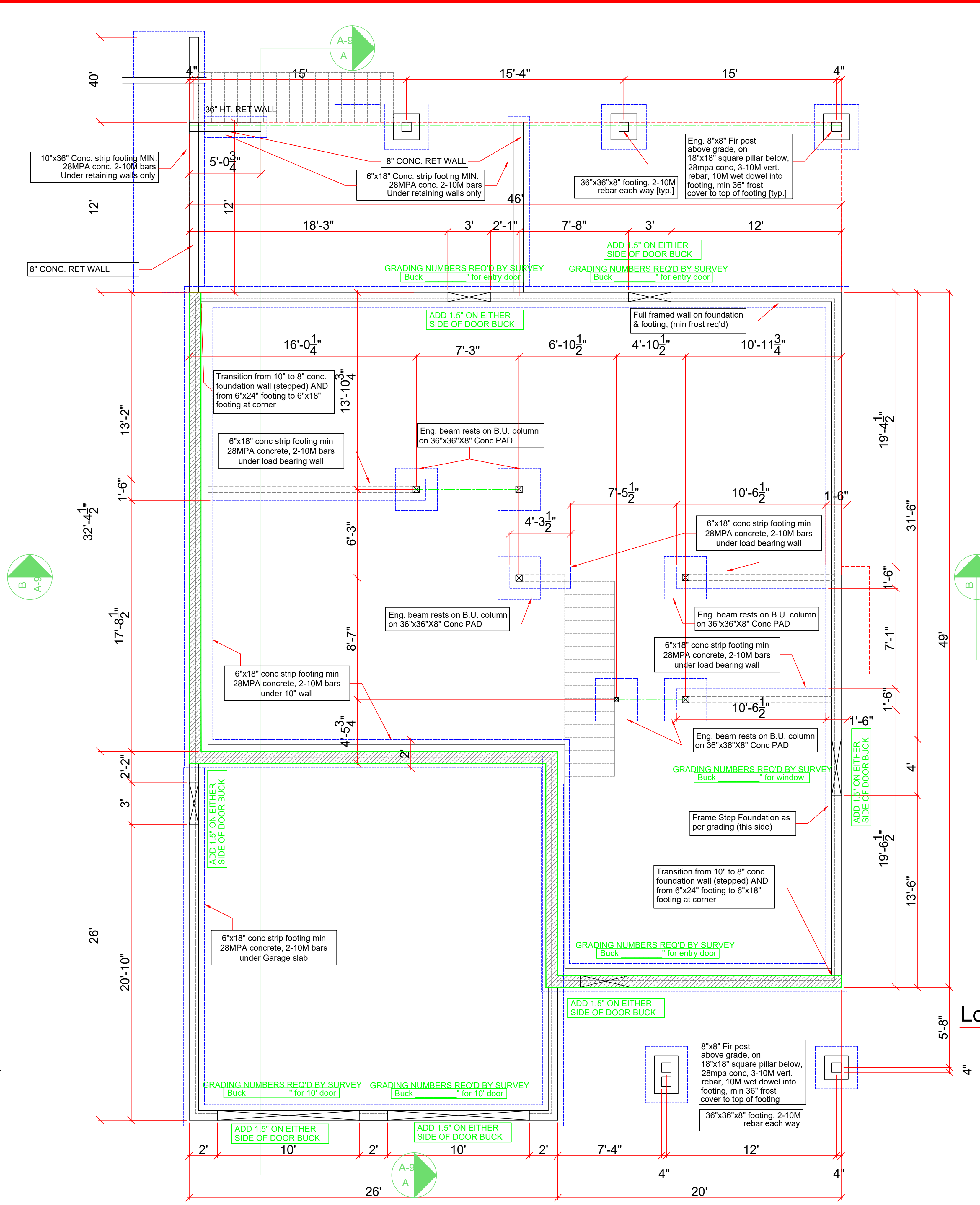
**FLOOR JOIST NOTE**  
Joists to sit on 2x6 perimeter wall. when foundation wall is 1' higher. Strip footing to transition to 6"x24"

**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



**WINDOW/DOOR LEGEND**

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

SAFE & SOUND INSULATION

PLUMB WALL

LOAD BEARING WALL

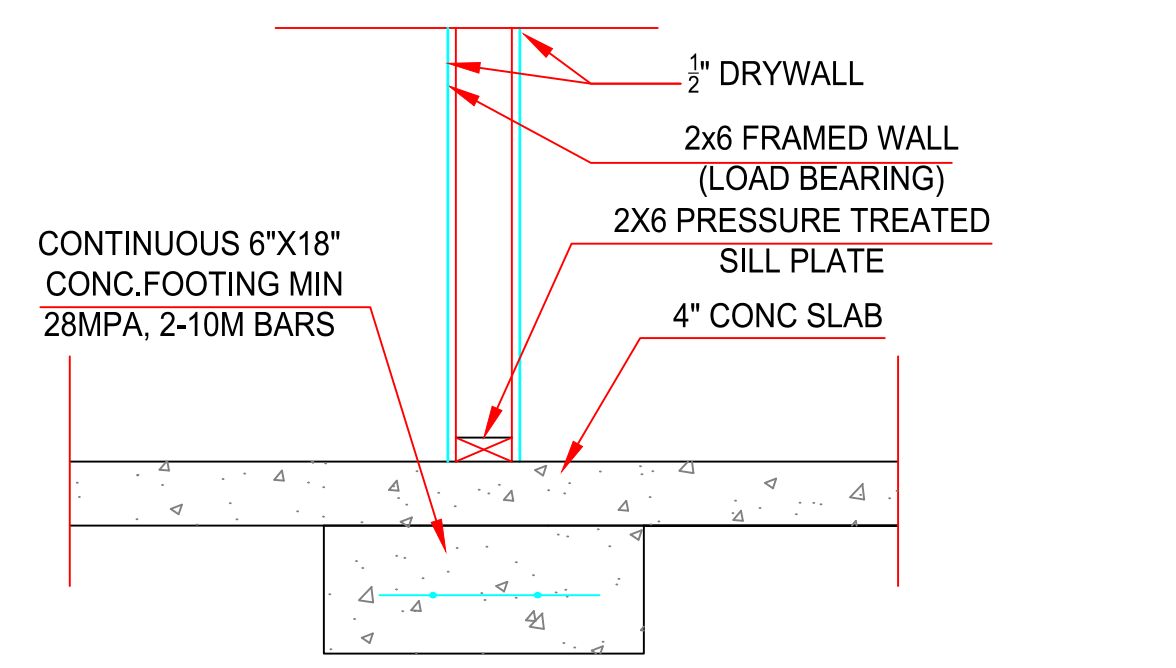
1' HIGHER FOUNDATION

- FLOOR NOTES**
- FRAMED EXTERIOR WALLS DO NOT INCLUDE EXTERIOR SHEATHING.
  - 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
  - ALL DOORS AND WINDOWS FRAMED 4-1/2" FROM ADJACENT WALLS UNLESS NOTED OTHERWISE
  - ALL DOOR SLABS TO MEASURE 80" IN HEIGHT UNLESS OTHERWISE NOTED
  - INDIVIDUAL ROOM AREAS ARE CALCULATED FROM INSIDE OF FRAMING WHEREAS THE OVERALL FLOOR AREA IS CALCULATED TO OUTSIDE EXTERIOR WALLS

NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND BYLAWS. DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS AS REQUIRED  
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. THIS DRAWING IS THE PROPERTY OF WOOD CREEK CONSTRUCTION AND MAY BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS LOANED BY THE COMPANY

NO.	DATE	DESCRIPTION
1	JUNE 10/20	HOUSE ROTATED ON SITE
2	AUG 26/21	Retaining wall Revision

NO.	DATE	DESCRIPTION



Load Bearing Wall Detail Scale: 1" = 1'-0"

REVISIONS

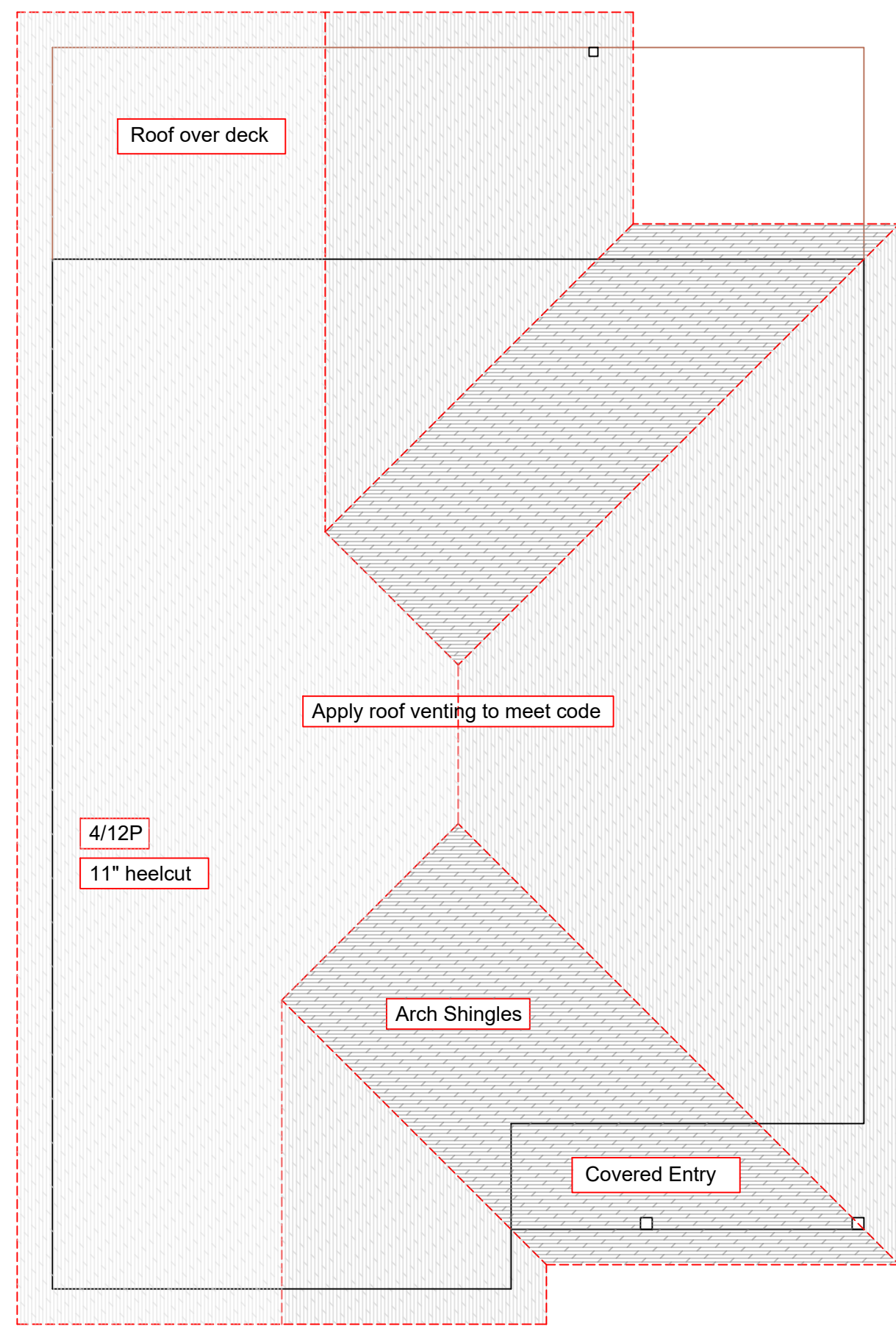
--	--	--

**Wood Creek**  
Construction Ltd.  
*Building with Confidence*

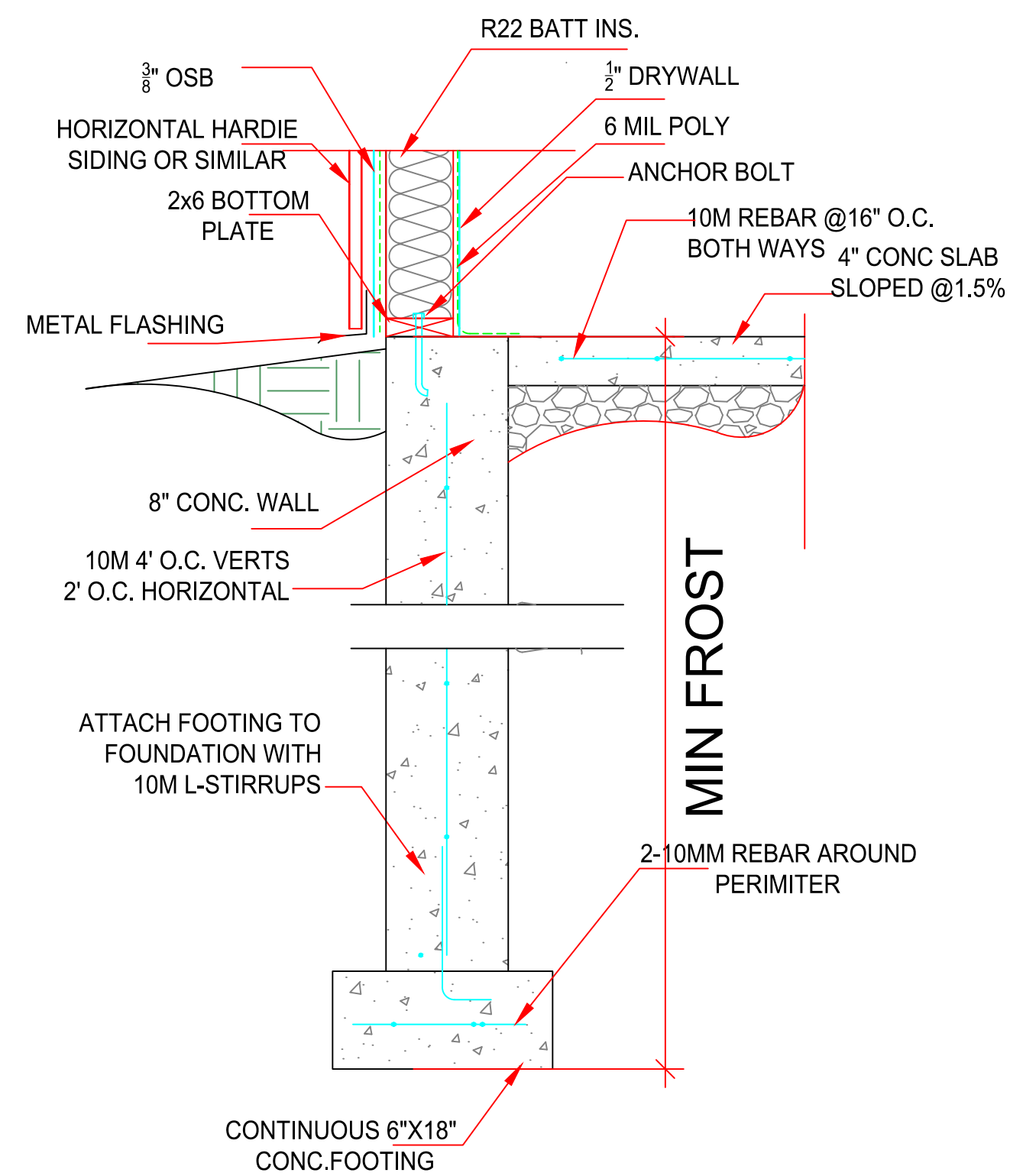
CIVIC ADDRESS  
1631 - 2 ST SE

PROJECT NO.  
CUSTOMER  
**HOUSE 17**  
SHEET TITLE  
**FOUNDATION PLAN**

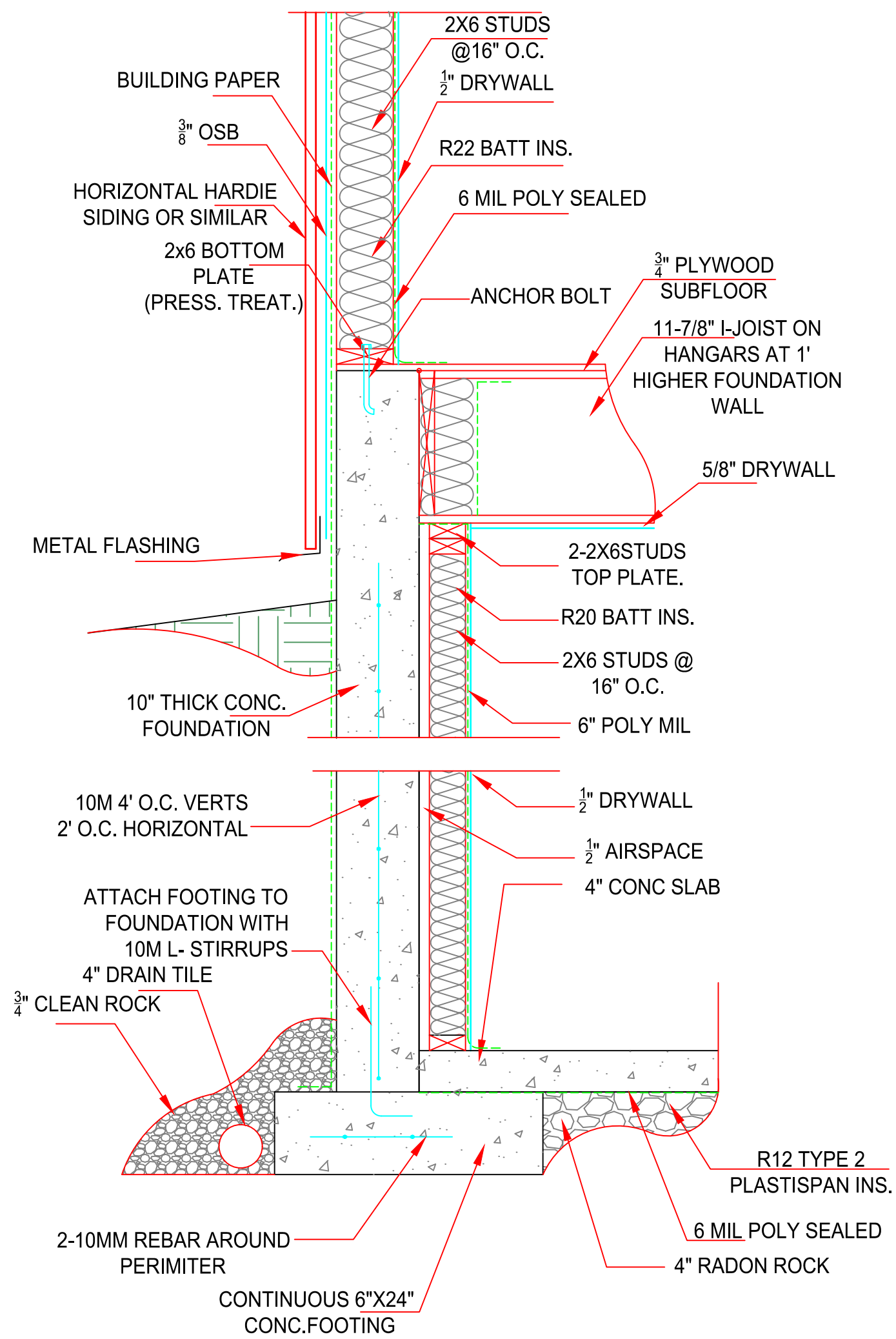
DATE  
AUG 26/21  
SCALE  
1/4"=1'-0"  
DRAWN  
PC  
CHECKED  
XX  
SHEET NUMBER  
**A-5**



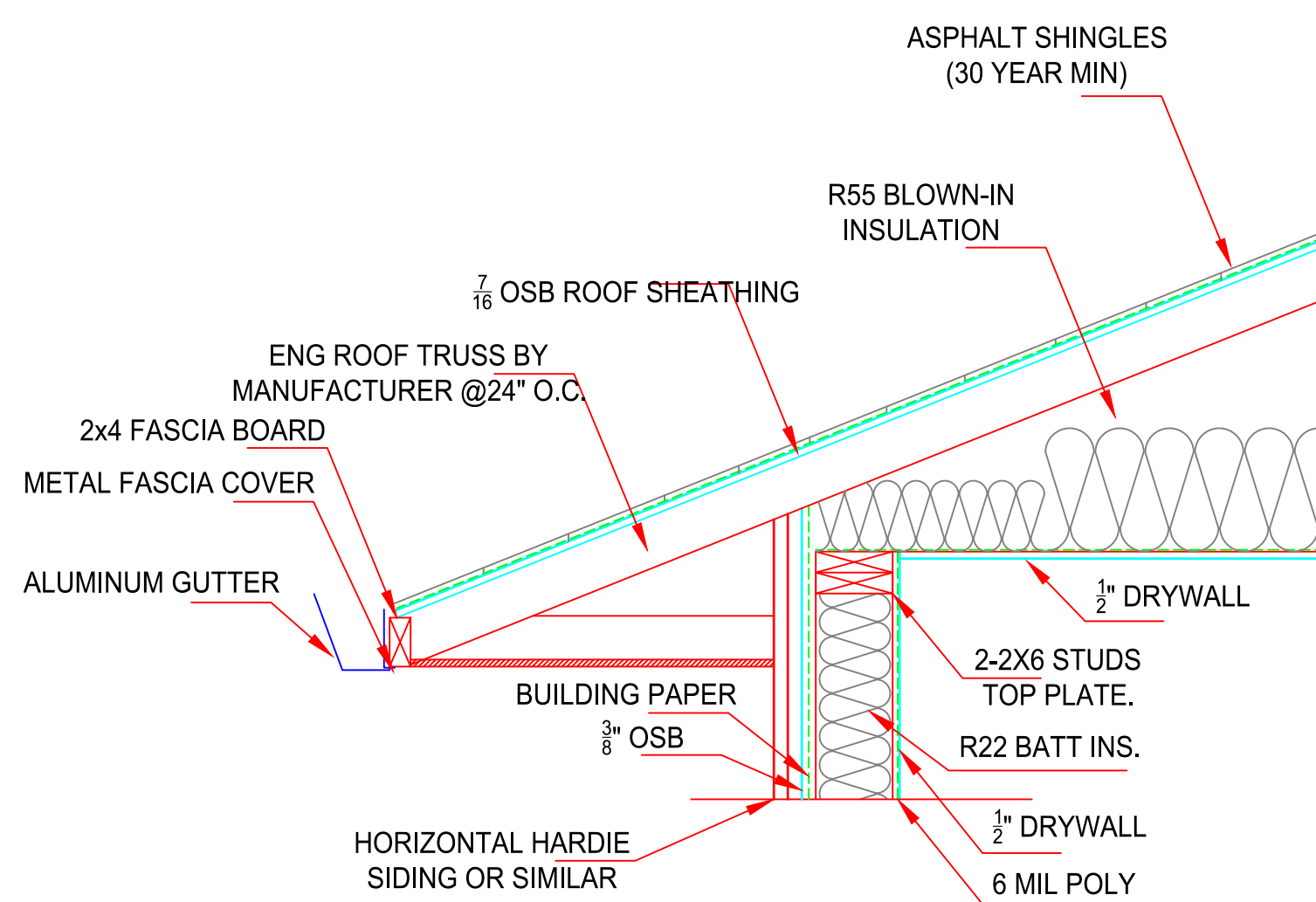
Roof Plan SCALE: 1/8" = 1'-0"



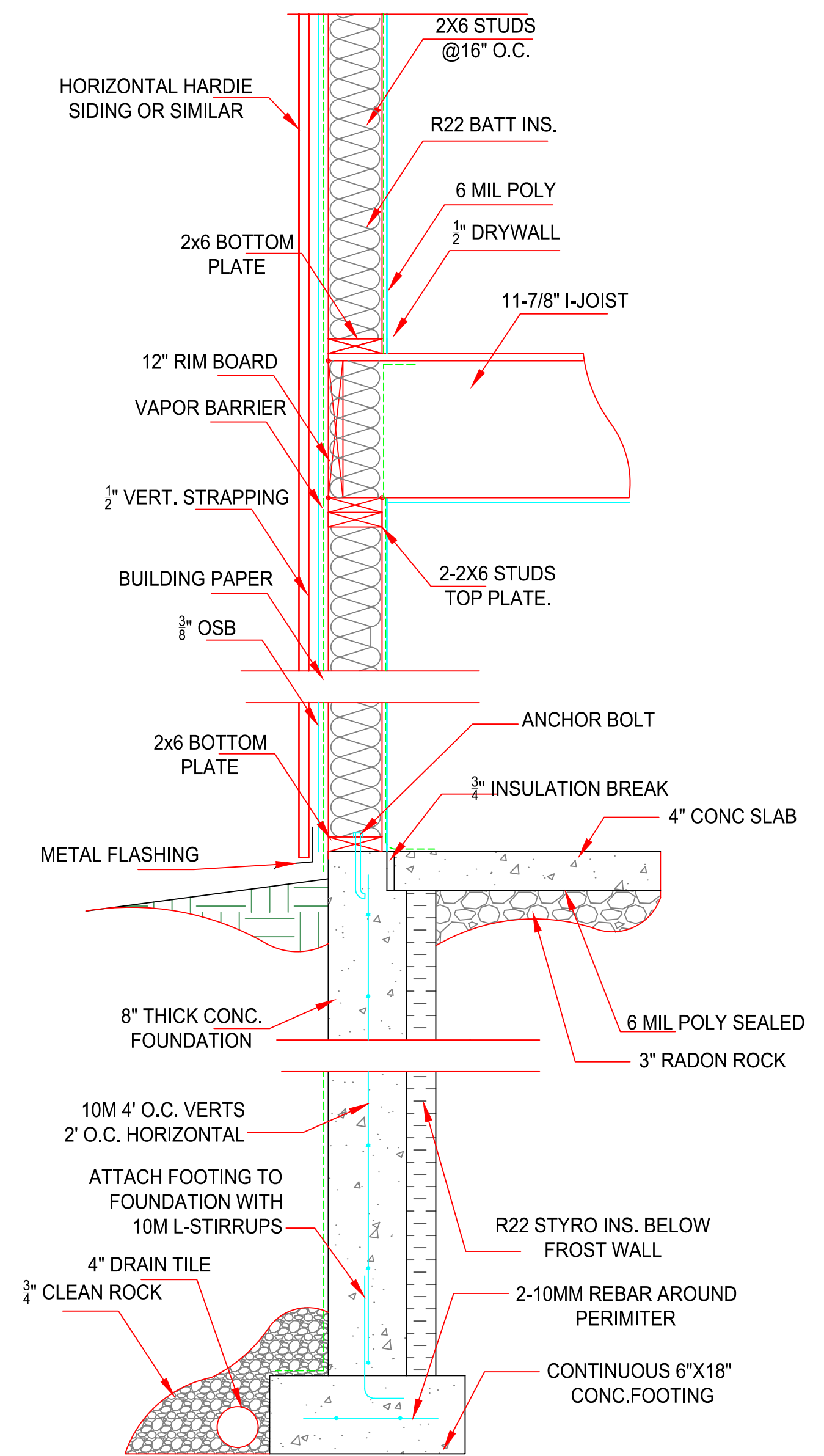
Slab on Grade Scale: 1" - 1'-0"



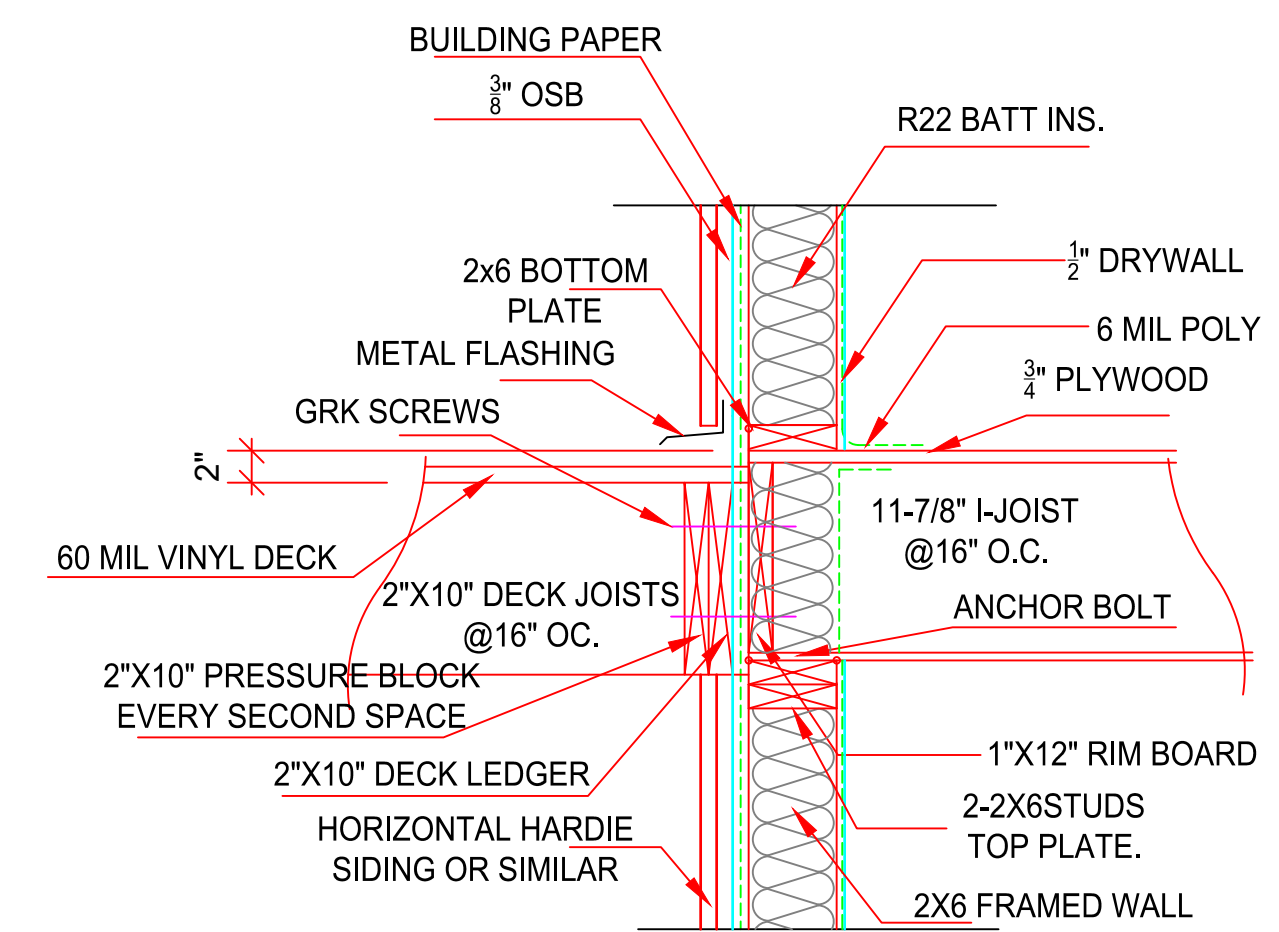
Grade Level @ 10" wall Scale: 1" - 1'-0"



Roof Connection Scale: 1" - 1'-0"



Walkout Level Scale: 1" - 1'-0"



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

NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND BYLAWS. DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS AS REQUIRED. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. THIS DRAWING IS THE PROPERTY OF WOOD CREEK CONSTRUCTION AND MAY BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS LOANED BY THE COMPANY.

1	JUNE 10/20	HOUSE ROTATED ON SITE
2	AUG 26/21	Retaining wall Revision

NO.	DATE	DESCRIPTION
-----	------	-------------

REVISIONS



Wood Creek Construction Ltd.

-Building with Confidence-

CIVIC ADDRESS

1631 - 2 ST SE

PROJECT NO.

CUSTOMER

HOUSE 17

SHEET TITLE

ROOF PLAN/  
DETAILS

DATE

AUG 26/21

SHEET NUMBER

SCALE

VARIES

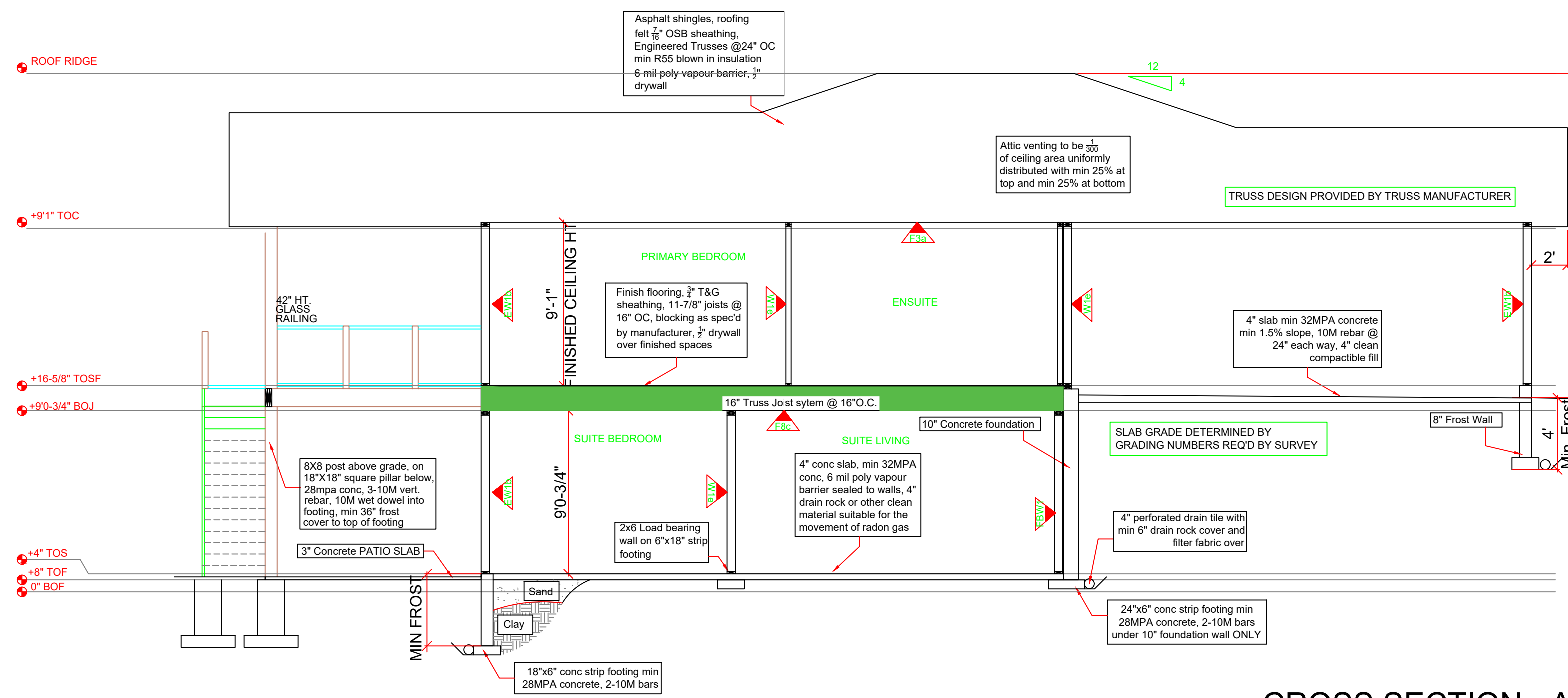
DRAWN

PC

CHECKED

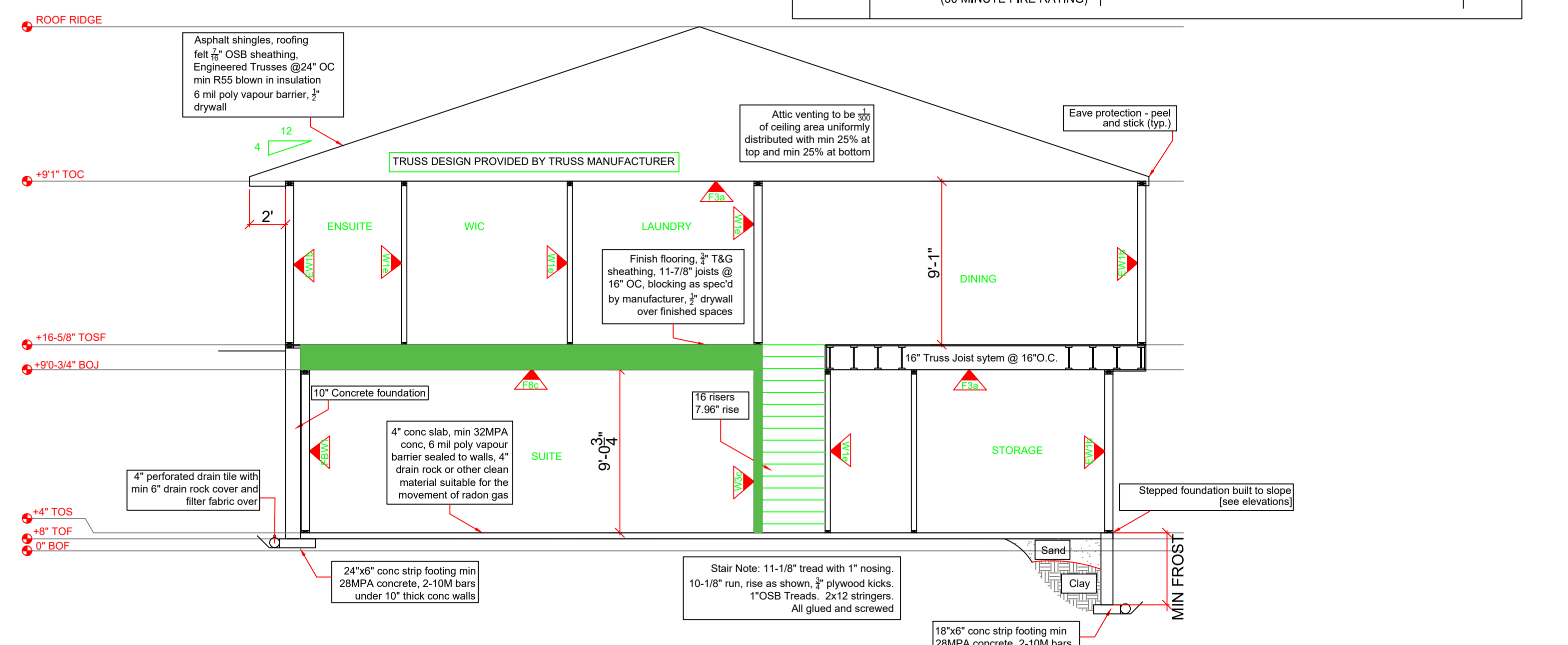
XX

A-6



CROSS SECTION - A

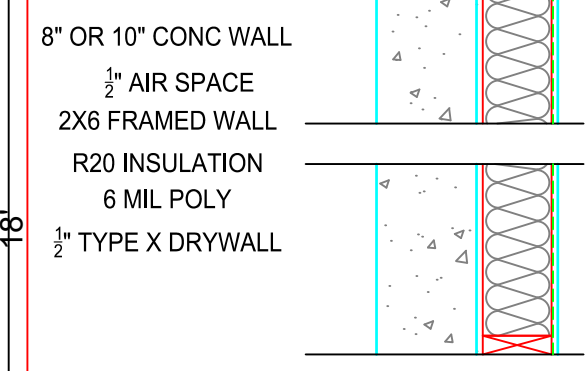
CEILING TYPES	DETAIL	STC
<ul style="list-style-type: none"> <li>3/4" PLYWOOD SUBFLOOR</li> <li>ENG JOISTS</li> <li>1/2" RESILANT METAL CHANNEL (SOUND BAR) @16" O.C.</li> <li>3.5" MIN. ABSORBATIVE MATERIAL (ROXUL)</li> <li>5/8" TYPE X DRYWALL (45 MINUTE FIRE RATING)</li> </ul>	SUITE CEILING [F8c]	STC 48
<ul style="list-style-type: none"> <li>3/4" PLYWOOD SUBFLOOR</li> <li>ENG JOISTS</li> <li>5/8" DRYWALL (30 MINUTE FIRE RATING)</li> </ul>	STANDARD CEILING [F3a]	
<ul style="list-style-type: none"> <li>3/4" PLYWOOD SUBFLOOR</li> <li>ENG JOISTS</li> <li>2" SPRAY FOAM</li> <li>R28 BATT</li> <li>5/8" DRYWALL (30 MINUTE FIRE RATING)</li> </ul>	STANDARD CEILING [F3b]	STC 31



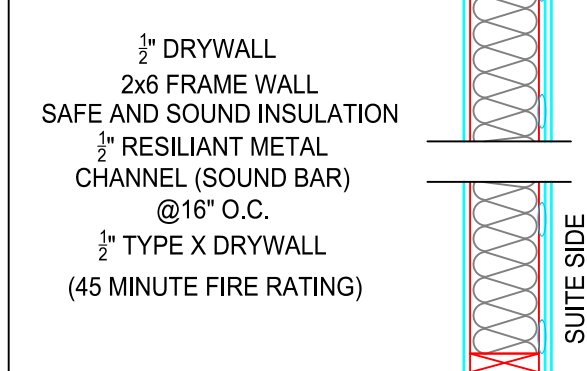
CROSS SECTION - B

WALL TYPES

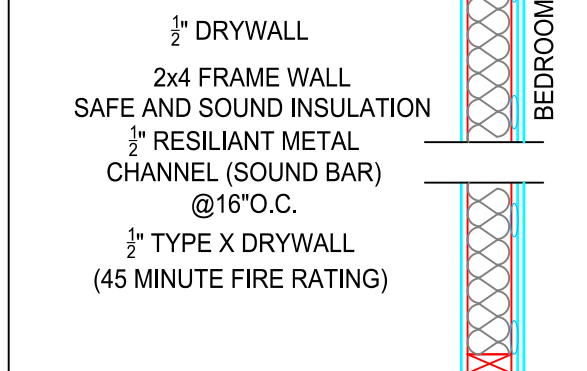
BASEMENT WALL (TYP.)



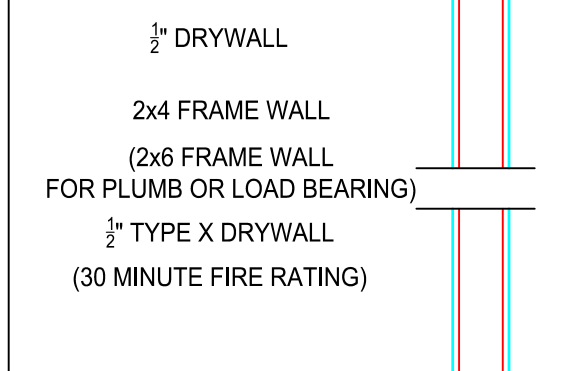
FIRE SEPARATION WALL (SUITE) [W3c]



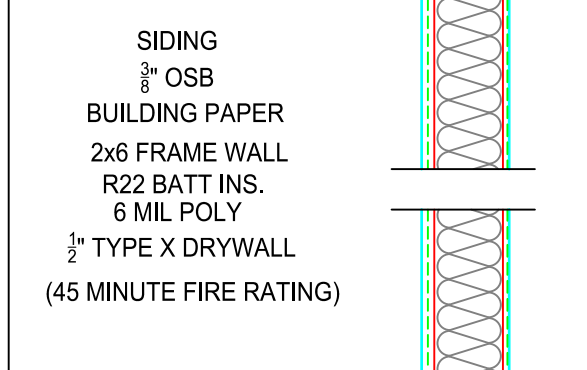
INTERIOR WALL (SOUND) [W3c]



INTERIOR WALL (TYP.) [W1e]



EXTERIOR WALL (TYP.) [EW1b]



\*ALL WALLS FRAMED AT 16" O.C. UNLESS OTHERWISE NOTED\*

WINDOW SCHEDULE

MARK		SASH OPERATION	RO WIDTH [+1/8"]	RO HEIGHT [+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 OPERATION	RO WIDTH [+2"]	RO HEIGHT	SIDE 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 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"		BATH
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 BEDROOM STORAGE
D 16	2868	SWING SIMPLE	2'8"	6'11"		BASEMENT BATH
D 17	2868	SWING SIMPLE	2'8"	6'11"		MECH
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 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

NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND BYLAWS. DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS AS REQUIRED. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. THIS DRAWING IS THE PROPERTY OF WOOD CREEK CONSTRUCTION AND MAY BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS LOANED BY THE COMPANY.

NO.	DATE	DESCRIPTION
1	JUNE 10/20	HOUSE ROTATED ON SITE
2	AUG 26/21	Retaining wall Revision

NO.	DATE	DESCRIPTION
REVISIONS		



CIVIC ADDRESS

1631 - 2 ST SE

PROJECT NO.

CUSTOMER  
HOUSE 17

SHEET TITLE  
**SECTIONS & WINDOW/DOOR SCHEDULES**

DATE	SHEET NUMBER
AUG 26/21	
SCALE	3/16"=1"
DRAWN	PC
CHECKED	XX

**A-7**