

FRONT - 6M  
Limiting Distance - \_\_\_\_m to center of road  
Back - 6M  
Limiting Distance - \_\_\_\_m to Rear Prop line  
SIDE 1.5M  
Limiting Distance \_\_\_\_m right, 2.31m left

LOT AREA: 7743 SQ FT.

MAIN FLOOR AREA: 1810 SQ FT.

DEV. BASEMENT FLOOR: 1330 SQ FT.

SUITE AREA: N/A

TOTAL FOOTPRINT AREA: 2485 SQ FT.

RATIO: 31%

ALLOWABLE: 45.0%

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[illegible]

## REVISIONS



CIVIC ADDRESS

241 - 16 Ave SE

PROJECT NO.

CUSTOMER

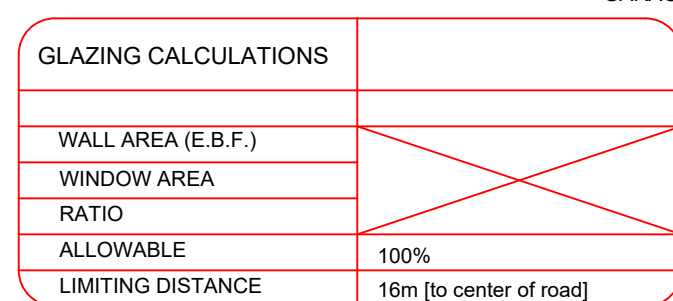
HOUSE 21

SHEET TITLE

# SITE PLAN & GENERAL NOTES

DATE NOV 25/21	SHEET NUMBER
SCALE 1/8"=1'	A-1
DRAWN PC	
CHECKED XX	

A-1



4" TRIM AT CORNERS  
4" TRIM ON WINDOWS AND DOORS

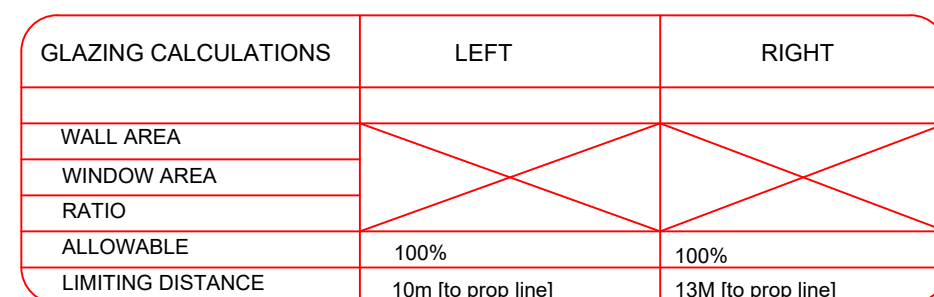
STEPPED FOUNDATION & WINDOW WELLS -  
GRADING NUMBERS REQ'D BY SURVEY

GLAZING CALCULATIONS	LEFT
WALL AREA	816 sq ft [75.83 sq m]
WINDOW AREA	61.5 sq ft [5.71 sq m]
RATIO	7.5%
ALLOWABLE	22.76%
LIMITING DISTANCE	3.87m [to prop line]

Architectural elevation drawing of a building facade. The drawing includes the following elements and annotations:

- Roof:** A gabled roof with a 4:12 pitch indicated by a green triangle.
- Windows:** Four windows are shown, each with a red border and a green circle containing a label: W14, W19, W19, and W21. A fifth window, W7, is located on a lower level.
- Door:** A door is located on the right side of the facade, with a red border and a green circle containing a label: D1.
- Annotations:**
  - "2' Typ." with a red arrow pointing to the door frame.
  - "(4) 2x6 B.U. POST" with a red arrow pointing to the door frame.
  - "42" HT. RAILING" with a red arrow pointing to the railing.
  - "4" TRIM AT CORNERS" and "4" TRIM ON WINDOWS AND DOORS" in a green box.
  - "STEPPED FOUNDATION & WINDOW WELLS - GRADING NUMBERS REQ'D BY SURVEY" in a green box.
  - Grading numbers: 404.63, 406.18, and 409.70, each in a green circle.

GLAZING CALCULATIONS	
WALL AREA (E.B.F.)	709 SQ FT [65.87 SQ M]
WINDOW AREA	48.5 SQ FT [4.51 SQ M]
RATIO	6.8%
ALLOWABLE	10.54%
LIMITING DISTANCE	2.11m to rear prop. line



4" TRIM AT CORNERS  
4" TRIM ON WINDOWS AND DOORS

STEPPED FOUNDATION & WINDOW WELLS -  
GRADING NUMBERS REQ'D BY SURVEY

[illegible]

Wood Creek  
Construction Ltd.

*-Building with Confidence-*

241 - 16 Ave SE

CUSTOMER

HOUSE 21

SHEET TITLE

# ELEVATIONS

CHECKED

A-2

WALL TYPES

BASEMENT WALL (TYP.)

8" OR 10" CONC WALL  
3" AIR SPACE  
2X6 FRAMED WALL  
R20 INSULATION  
6 MIL POLY  
1/2" TYPE X DRYWALL

FIRE SEPARATION WALL(SUITE) [W3c]

1/2" DRYWALL  
2x6 FRAME WALL  
SAFE AND SOUND INSULATION  
3" RESILIENT METAL CHANNEL (SOUND BAR) @16" O.C.  
1/2" TYPE X DRYWALL (45 MINUTE FIRE RATING)

INTERIOR WALL (SOUND) [W3c]

1/2" DRYWALL  
2x4 FRAME WALL  
SAFE AND SOUND INSULATION  
3" RESILIENT METAL CHANNEL (SOUND BAR) @16" O.C.  
1/2" TYPE X DRYWALL (45 MINUTE FIRE RATING)

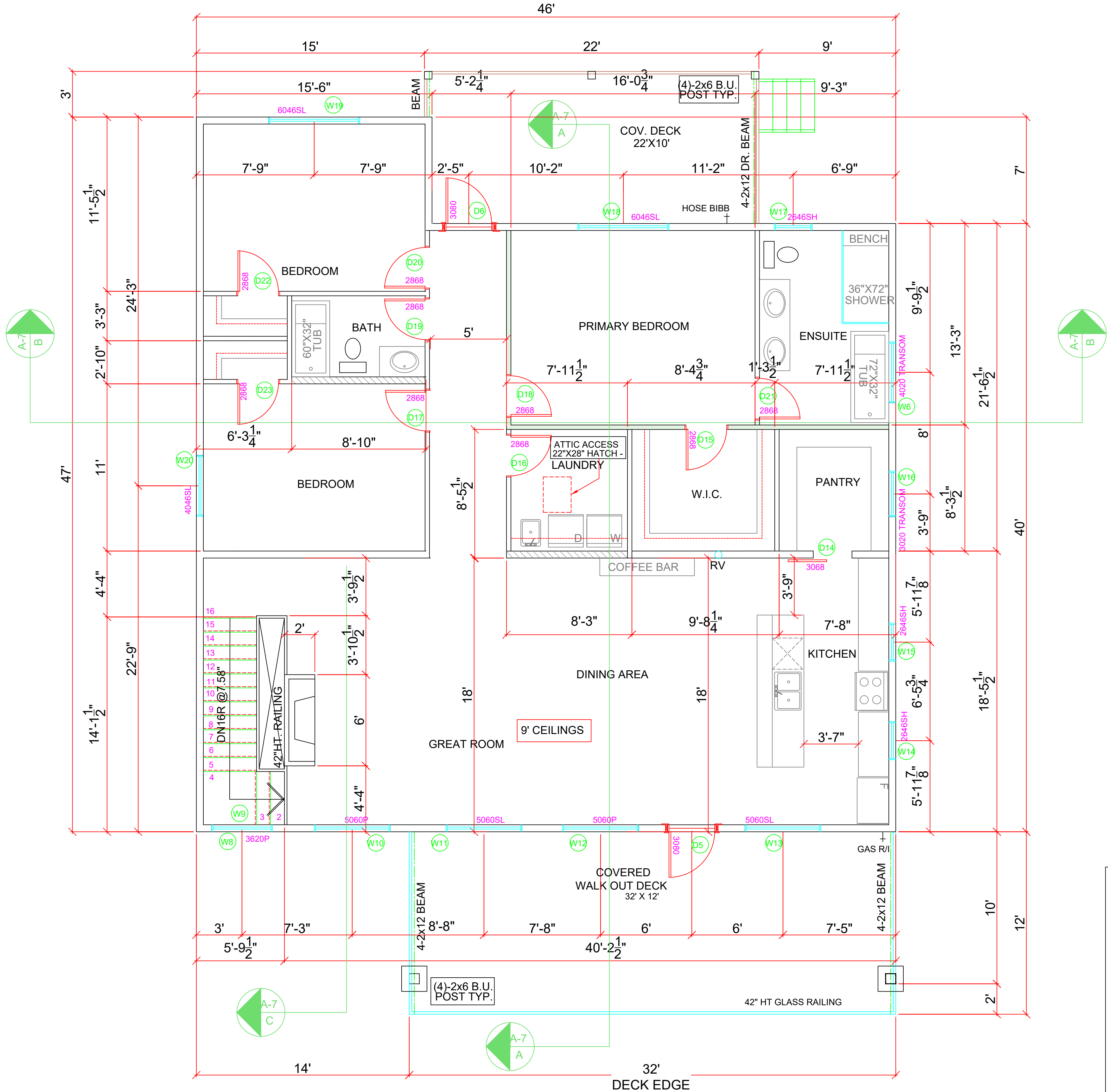
INTERIOR WALL (TYP) [W1e]

1/2" DRYWALL  
2x4 FRAME WALL (2x6 FRAME WALL FOR PLUMB OR LOAD BEARING)  
1/2" TYPE X DRYWALL (30 MINUTE FIRE RATING)

EXTERIOR WALL (TYP.) [EW1b]

SIDING  
3/8" OSB  
BUILDING PAPER  
2x6 FRAME WALL  
R22 BATT INS.  
6 MIL POLY  
1/2" TYPE X DRYWALL (45 MINUTE FIRE RATING)

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



WINDOW/DOOR LEGEND

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

WALL LEGEND

SAFE & SOUND INSULATION

PLUMB WALL

LOAD BEARING WALL

FLOOR NOTES

1. FRAMED EXTERIOR WALLS 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

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1	NOV 3/21	CHECKLIST REVISIONS
2	NOV 8/21	GARAGE LVL COLUMN REV.
3	NOV 25/21	TUB ORIENTATIONS REVISED DOOR REVISIONS

REVISIONS

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-Building with Confidence-

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241 - 16 Ave SE

PROJECT NO.

CUSTOMER

SHEET TITLE

HOUSE 21

MAIN FLOOR LAYOUT

DATE

SCALE

DRAWN

CHECKED

NOV 25/21

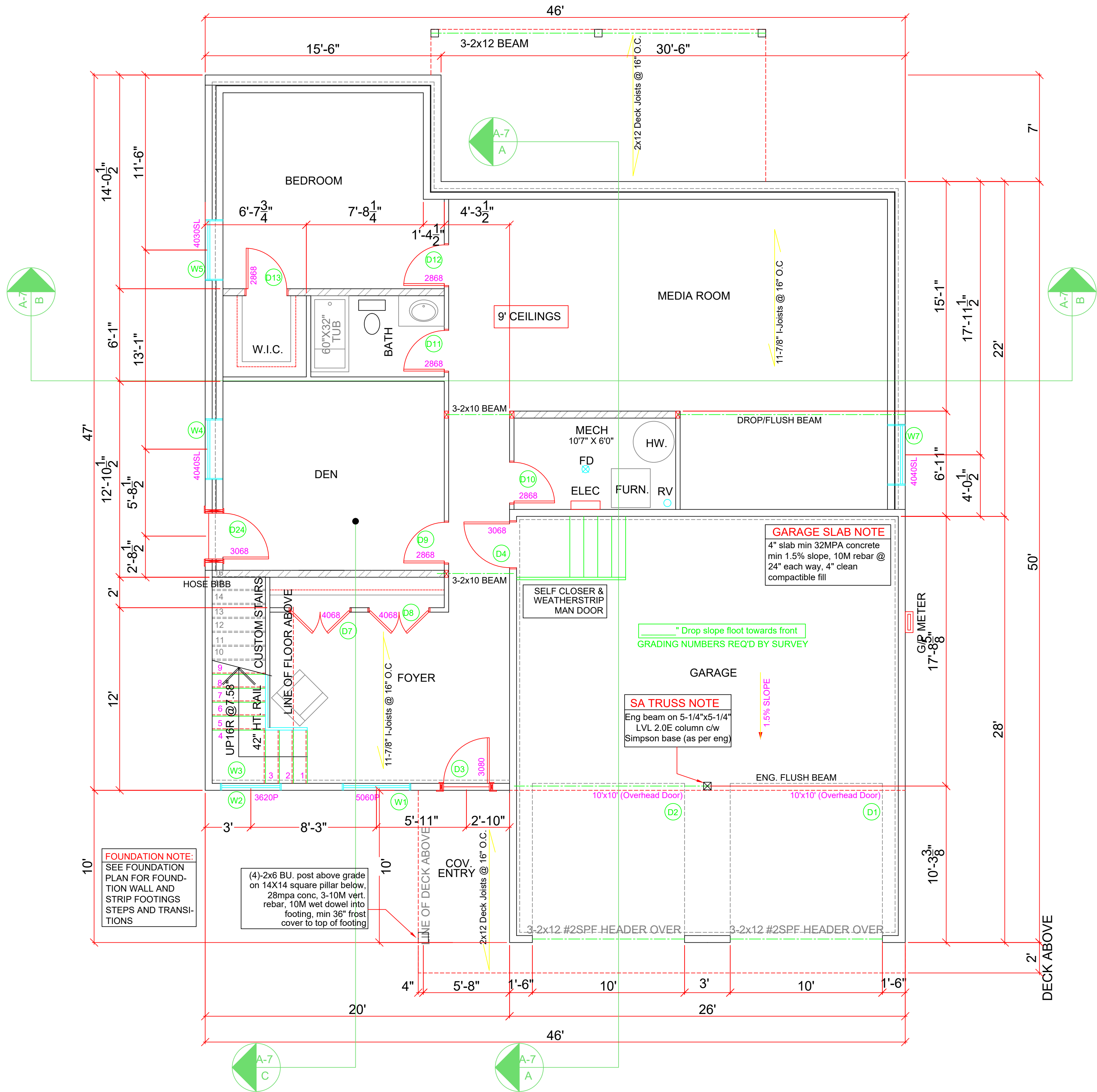
1/4"=1'

PC

XX

SHEET NUMBER

A-3

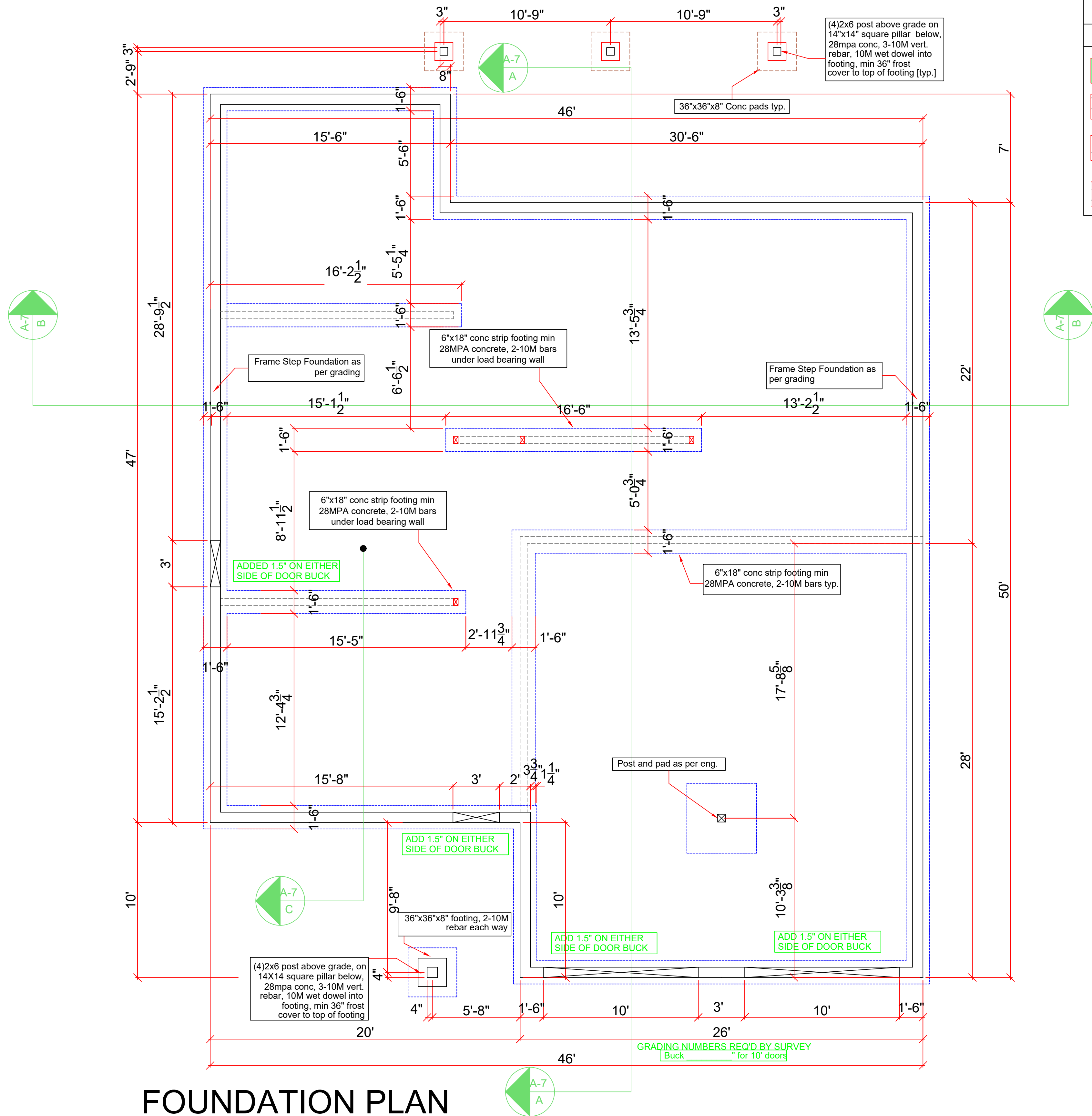


<b>FINAL GRADE NOTE:</b>
final grades and stepped foundation to be determined by Wood Creek

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





<p><b>VENTILATION NOTE</b></p> <p>PROVIDE EXHAUST FAN AND FURNACE FAN TO FOR CONTINUOUS VENTILATION</p>
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<b>ENGINEERING NOTE</b>
Garage footings, pads, foundation and supports as per P.ENG. (see P.Eng. plans for confirmation)



# FOUNDATION PLAN

## 9' Ceilings

WINDOW/DOOR LEGEND	
PICTURE - P	
AWNING - A	
HORIZONTAL SLIDER - SL	
SINGLE HUNG - SH	
WALL LEGEND	
	SAFE & SOUND INSULATION
	PLUMB WALL
	LOAD BEARING WALL
	1' HIGHER FOUNDATION

- ## FLOOR NOTES
1. FRAMED EXTERIOR WALLS INCLUDE EXTERIOR SHEATHING.
  2. ALL DIMENSIONS SHOWN ARE TO FRAMING AND DO NOT INCLUDE DRYWALL OR OTHER FINISHES
  3. 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

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## REVISIONS



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PROJECT NO.

CUSTOMER  
HOUSE 21

SHEET TITLE

## FOUNDATION PLAN

DATE NOV 25/24

SCALE

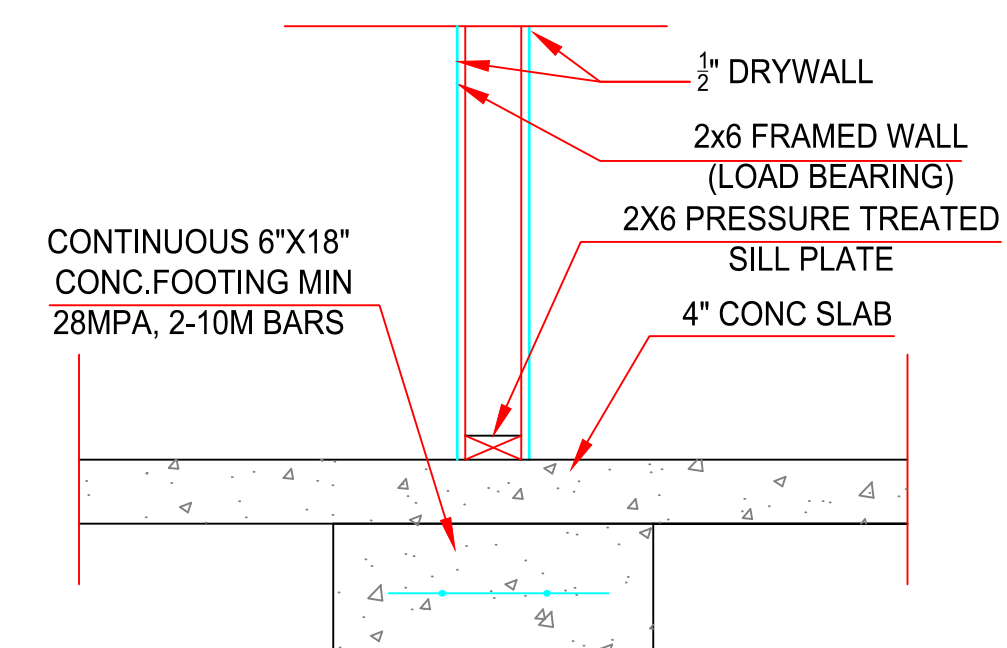
3/16"=1'

DRAWN  
PC

CHECKED

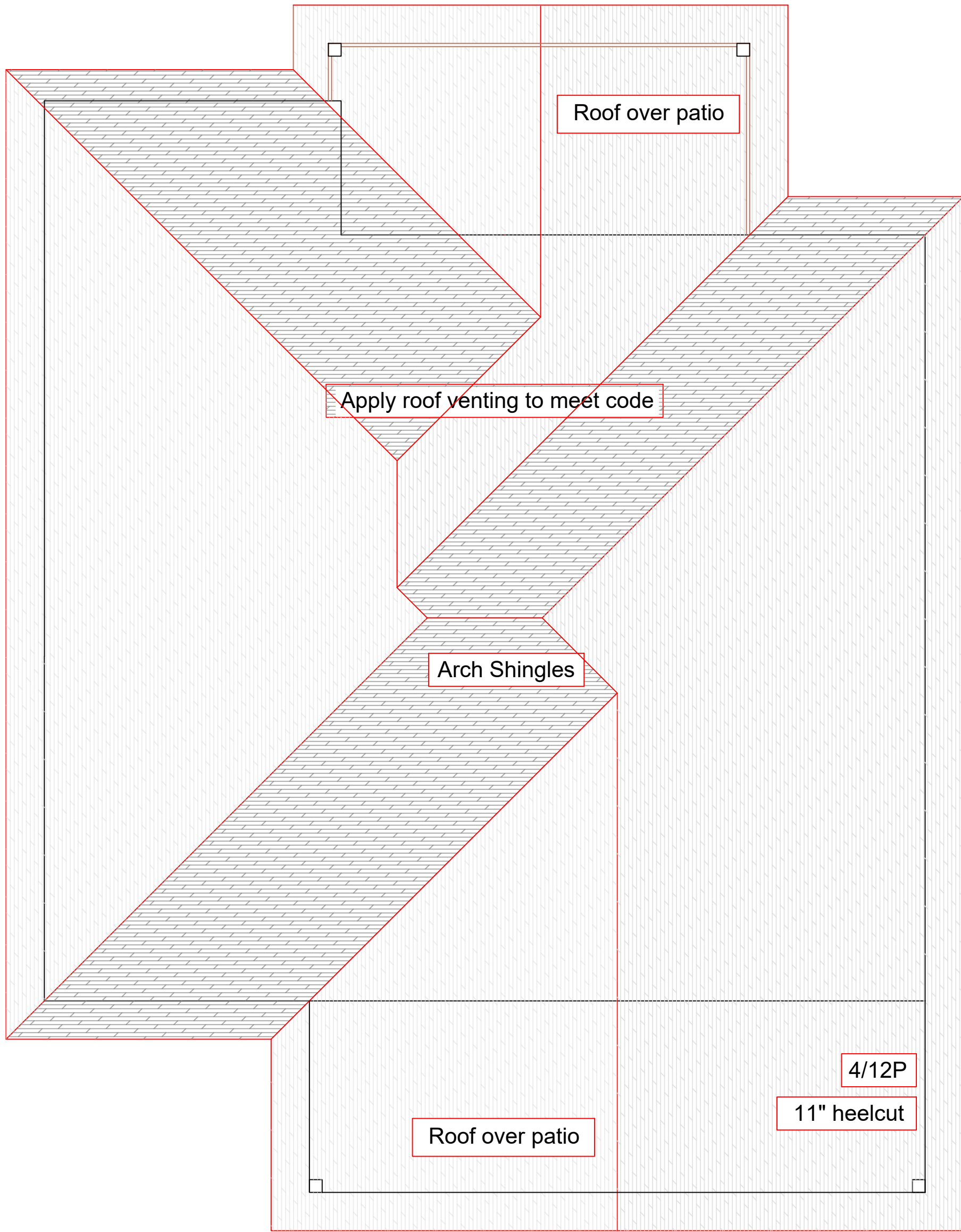
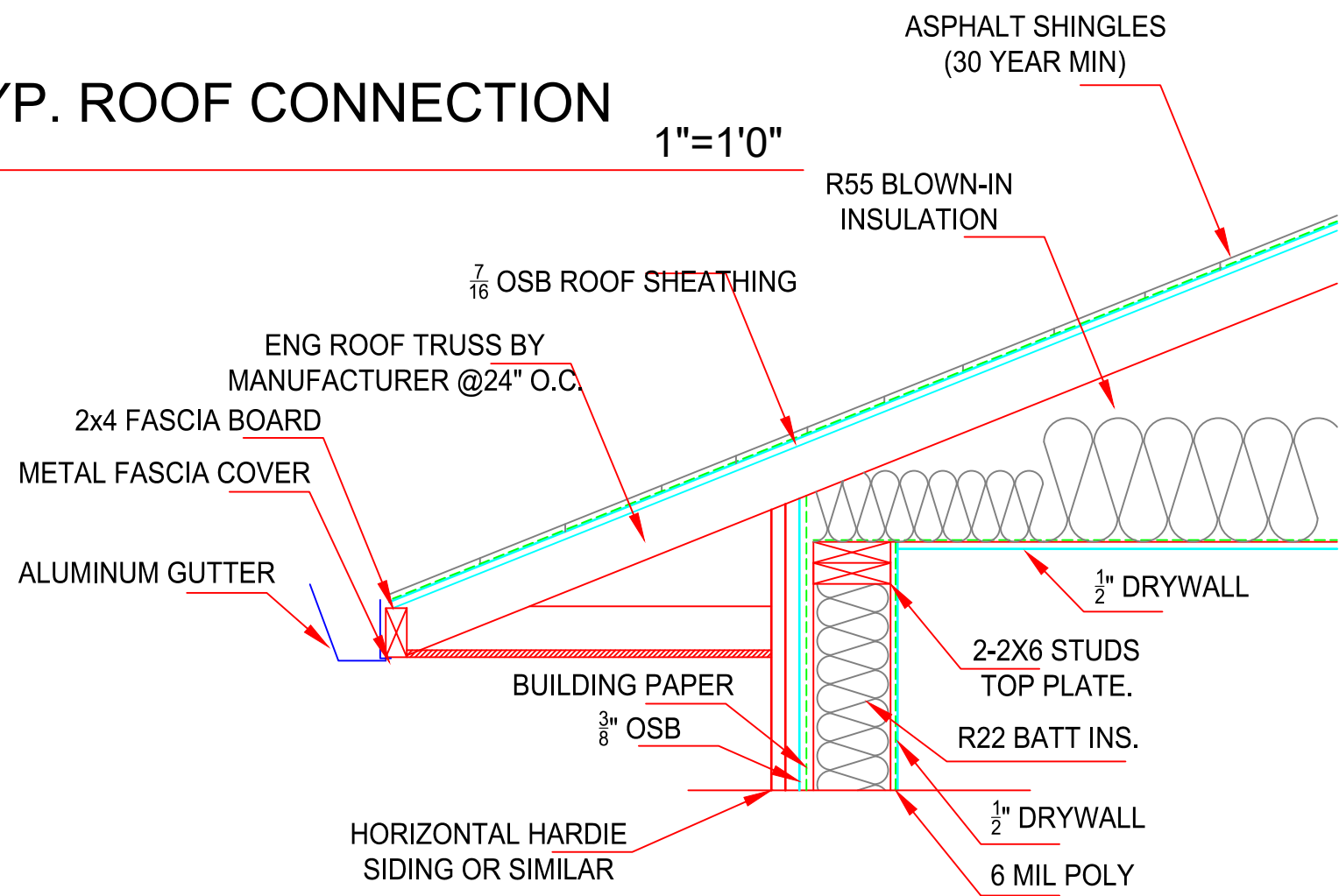
SHEET NUMBER

**A-5**



## LOAD BEARING WALL

TYP. ROOF CONNECTION



24" O/H Except where noted

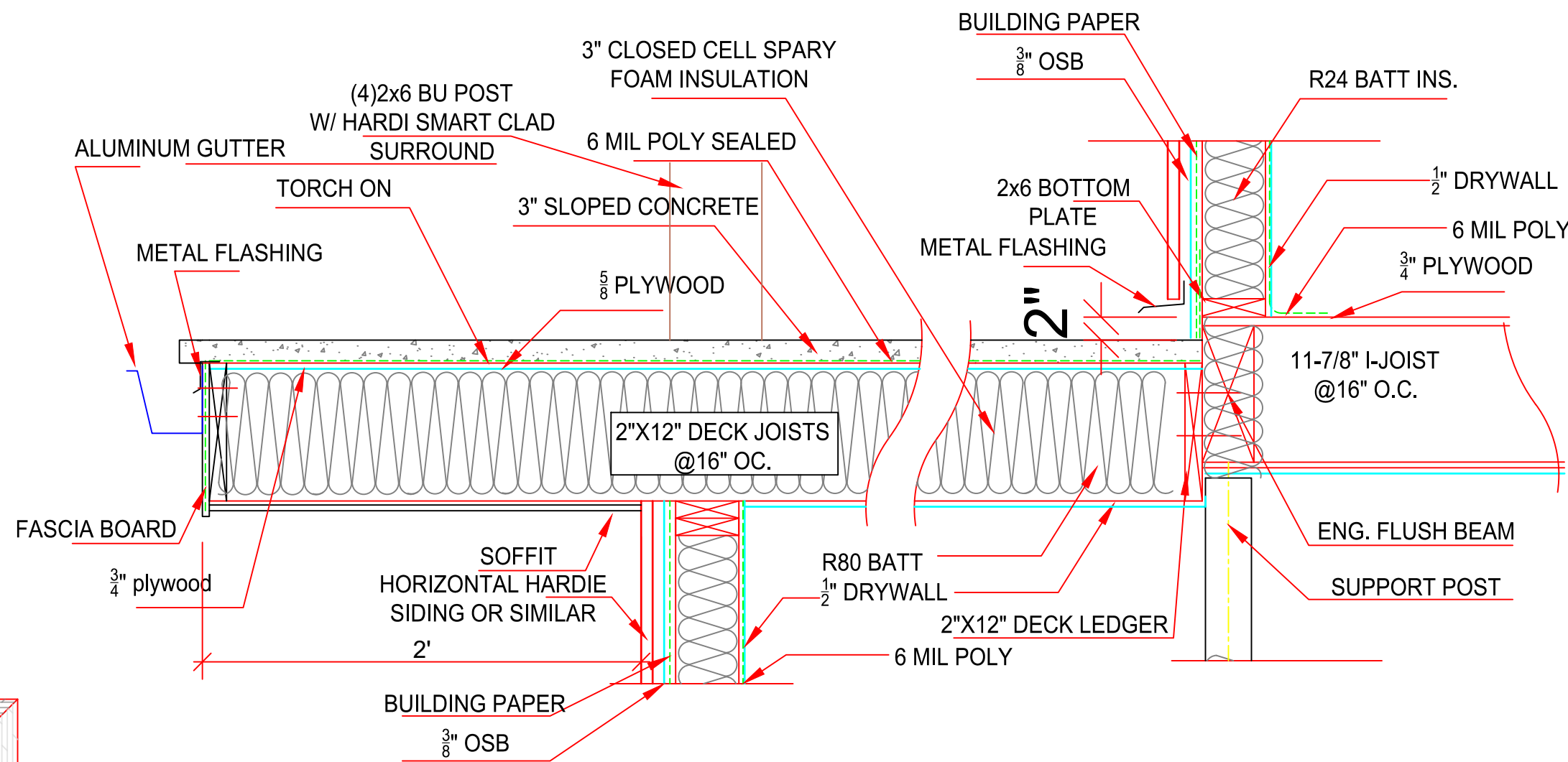
Rafter system to be engineered

1x6 T&G pine board soffits in deck roof areas  
Balance of house c/w vented aluminum soffit

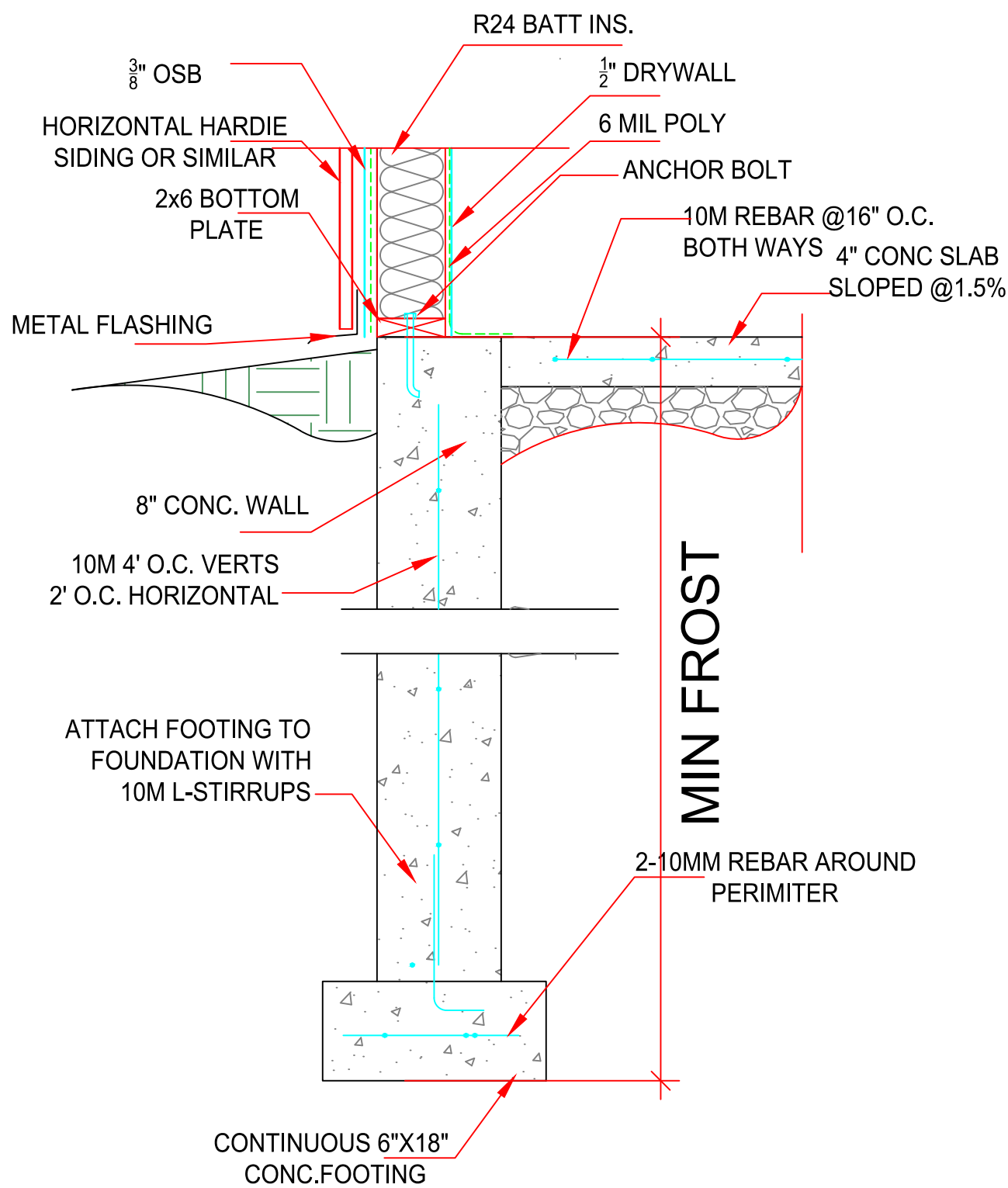
Roof Plan

SCALE: 1/8" = 1'0"

FRONT DECK DETAIL

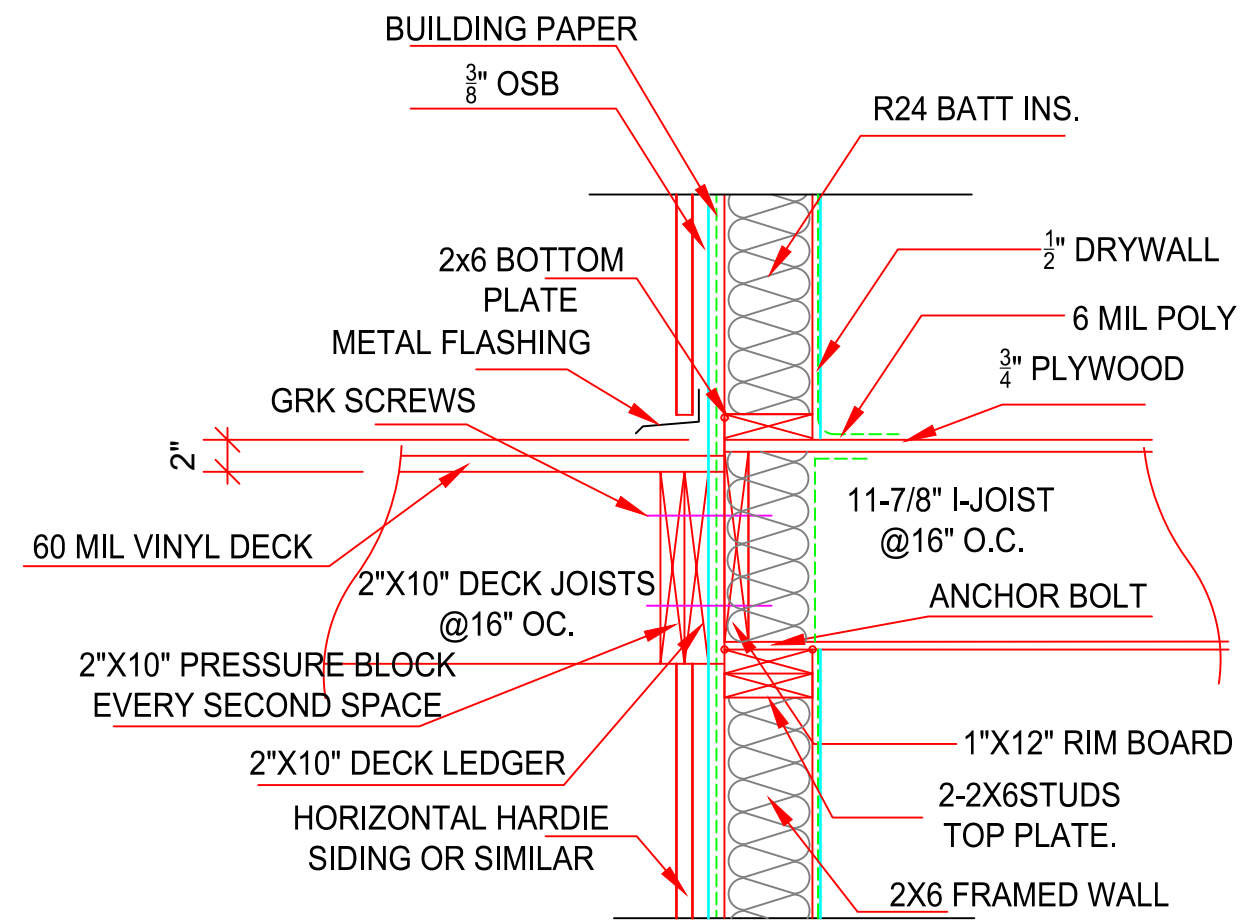


1"=1'0"



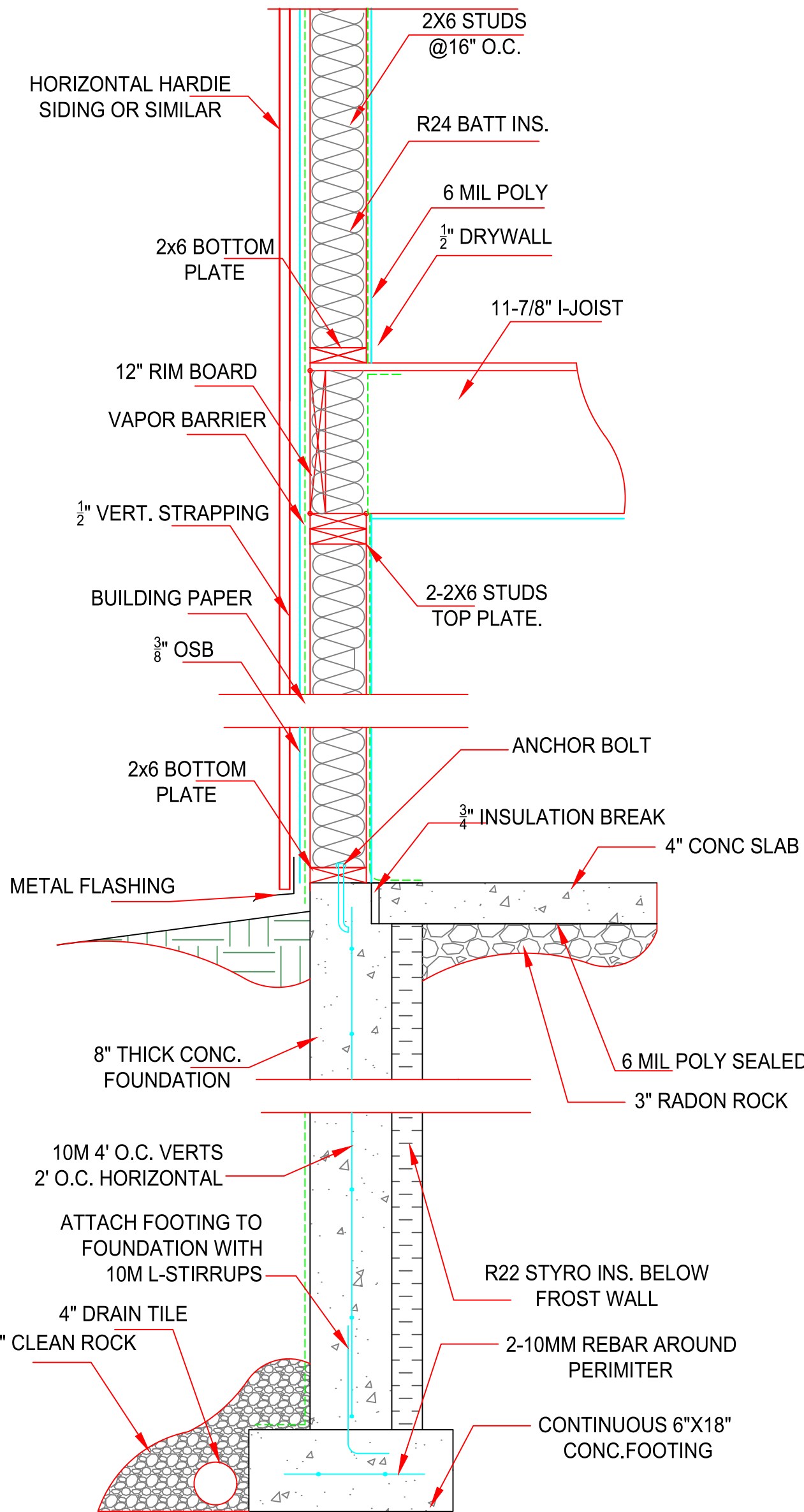
TYP. GARAGE SLAB

1"=1'0"



TYP. DECK CONSTRUCTION

1"=1'0"



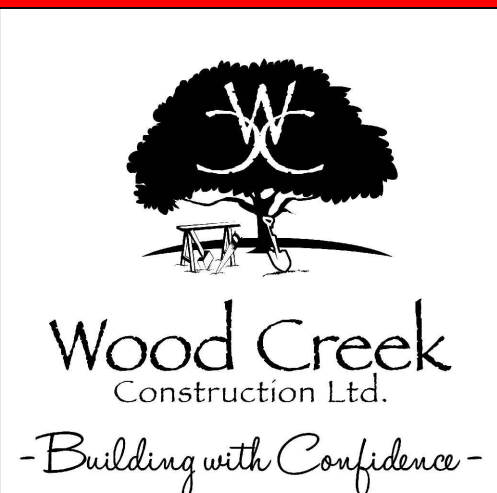
TYP. WALKOUT FOUNDATION CONSTRUCTION

1"=1'0"

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REVISIONS



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PROJECT NO.

CUSTOMER  
HOUSE 21

SHEET TITLE

MAIN FLOOR  
LAYOUT

DATE

NOV 25/21

SCALE

1"=1'0"

DRAWN

PC

CHECKED

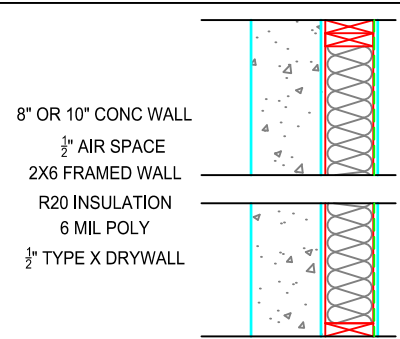
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SHEET NUMBER

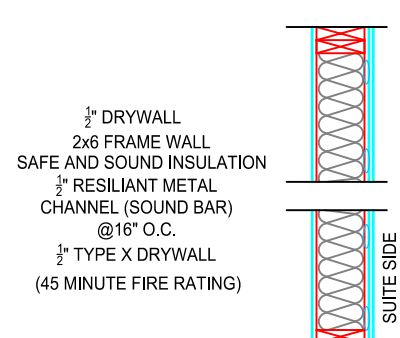
A-6



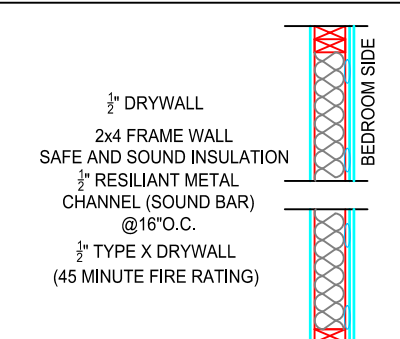
WALL (TYP.)



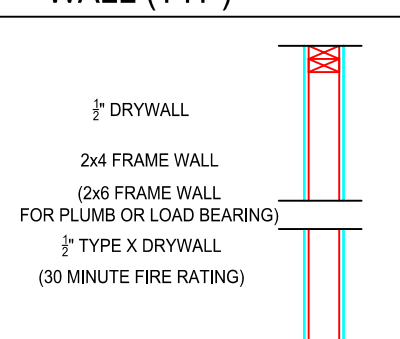
FIRE SEPARATION  
WALL(SUITE)



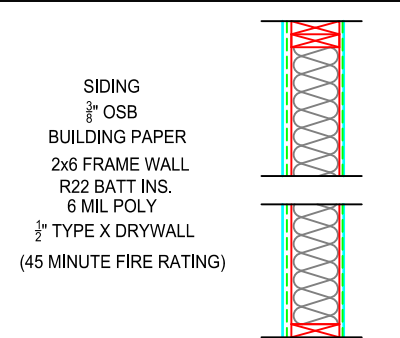
INTERIOR WALL (SOUND) [W3c



INTERIOR  
WALL (TYP) [W1e]



EXTERIOR  
WALL (TYP.)



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

	MARK		SASH OPERATION	RO WIDTH [+1/8"]	RO HEIGHT [+1/8]	COMMENTS
	W	1	5060	PICTURE	5'0"	6'0"
	W	2	3620	PICTURE	3'6"	2'0"
	W	3	3620	PICTURE	3'6"	2'0"
	W	4	4040	SLIDER	4'0"	4'0"
	W	5	4030	SLIDER	4'0"	3'0"
	W	6	4020	TRANSOM	4'0"	2'0"
	W	7	4040	SLIDER	4'0"	4'0"
	W	8	3620	PICTURE	3'6"	2'0"
	W	9	3620	PICTURE	3'6"	2'0"
	W	10	5060	PICTURE	5'0"	6'0"
	W	11	5060	SLIDER	5'0"	6'0"
	W	12	5060	PICTURE	5'0"	6'0"
	W	13	5060	SLIDER	5'0"	6'0"
	W	14	2646	SINGLE HUNG	2'6"	4'6"
	W	15	2646	SINGLE HUNG	2'6"	4'6"
	W	16	3020	TRANSOM	3'0"	2'0"
	W	17	2646	SINGLE HUNG	2'6"	4'6"
	W	18	6046	SLIDER	6'0"	4'6"
	W	19	6046	SLIDER	6'0"	4'6"
	W	20	4046	SLIDER	4'0"	4'6"

	MARK		DOOR OPERATION	RO WIDTH	RO HEIGHT	SIDE LITES	LOCATION
D	1	10010	OVERHEAD	10'0"	10'0"		GARAGE
D	2	10010	OVERHEAD	10'0"	10'0"		GARAGE
D	3	3080	SWING SIMPLE	3'2-3/8"	8'0"		FRONT ENTRY
D	4	3068	SWING SIMPLE	3'2-3/8"	6'11"		GARAGE MAN DOOR
D	5	3080	SWING SIMPLE	3'2-3/8"	8'0"		FRONT DECK
D	6	3080	SWING SIMPLE	3'2-3/8"	8'0"		REAR DECK
D	7	4068	SWING BI-PART	4'0"	6'11"		ENTRY CLOSET
D	8	4068	SWING SIMPLE	4'0"	6'11"		ENTRY CLOSET
D	9	2868	SWING SIMPLE	2'8"	6'11"		DEN
D	10	2868	SWING SIMPLE	2'8"	6'11"		MECH
D	11	2868	SWING SIMPLE	2'8"	6'11"		BATH
D	12	2868	SWING SIMPLE	2'8"	6'11"		BED
D	13	2868	SWING SIMPLE	3'0"	6'11"		WIC
D	14	2868	BARN	2'8"	6'11"		PANTRY
D	15	2868	SWING SIMPLE	2'8"	6'11"		WIC
D	16	2868	SWING SIMPLE	2'8"	6'11"		LAUNDRY
D	17	2868	SWING SIMPLE	2'8"	6'11"		BED
D	18	2868	SWING SIMPLE	2'8"	6'11"		PRIMARY BED
D	19	2868	SWING SIMPLE	2'8"	6'11"		BATH
D	20	2868	SWING SIMPLE	2'8"	6'11"		BED
D	21	2868	SWING SIMPLE	2'8"	6'11"		ENSUITE
D	22	2868	SWING SIMPLE	2'8"	6'11"		BED CLOSET
D	23	2868	SWING SIMPLE	2'8"	6'11"		BED CLOSET
D	24	3068	SWING SIMPLE	3'2-3/8"	6'11"		

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## REVISIONS



CIVIC ADDRESS

241 - 16 Ave SE

PROJECT NO.

**STOMER**

## SHEET TITLE

## SECTIONS & SCHEDULES

NOV 25/21

1/18/11

AVIN

HECKED

SHEET NUMBER

A

A-7