

SHEET LEGEND A1 - SITE PLAN & NOTES A2 - ELEVATIONS A3 - MAIN FLOOR PLAN A4 - BASEMENT PLAN **A5 - FOUNDATION PLAN** A6 - ROOF & DETAILS A7 - SECTIONS & WINDOW/DOOR SCHEDULES

LOT SETBACKS

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 COVERAGE:

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%

SITE PLAN

GENERAL NOTES

- 1. ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ZONING, AND BYLAWS THAT MAY APPLY.
- CREEK IMMEDIATELY
- **EXCEPTION OF WALL STUDS**
- DAYS.
- BITUMINOUS MATERIAL.
- RADON GAS UNDER INTERIOR SLABS.
- ACCORDING TO LOCAL STANDARDS.
- TO BUILDING.
- FABRICATION.
- SERVICES WITHIN BUILDING ENVELOPE.
- HEIGHT OF THE DEADBOLT TO RESIST SPREADING.
- FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.

- BY APPROPRIATE LOCAL MUNICIPALITY.

ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE PLUMBING CODE, ELECTRICAL CODE, AND ALL OTHER CODES.

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

3. ALL FRAMING MATERIAL TO BE S.P.F. #2 OR BETTER WITH THE

CONCRETE FOOTINGS AND WALLS TO BE A MINIMUM 28MPA @28 DAYS. FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28

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

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

8. ALL FOUNDATION DRAINS TO BE 4" PERFORATED P.V.C. WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK, DRAINED TO MUNICPAL SERVICES

9. GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT

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

11. CONTRACTOR TO VERIFY ALL PROPERTY AND FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING

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

14. ALL GLASS IN DOORS, SIDELITES OR WINDOWS WITHIN 12" OF FINISHED

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

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 LOCA CODES AND BYLAWS, DESIGN OF FOUNDATION AND FOOTINGS TO E MODIFIED TO SUIT LOCAL SOII CONDITIONS AS REQUIRED DO NOT SCALE DRAWINGS WRITT NOOD CREEK CONSTRUCTION AND M BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS LOANED BY THE COMPAN

NO.	DATE	DESCRIPTION
1	NOV 3/21	CHECKLIST REVISIONS
2	NOV 8/21	GARAGE LVL COLUMN REV.
3	NOV 25/21	TUB ORIENTATIONS REVISED DOOR REVISIONS
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Wood Creek Construction Ltd. -Building with Confidence -

CIVIC ADDRESS

241 - 16 Ave SE

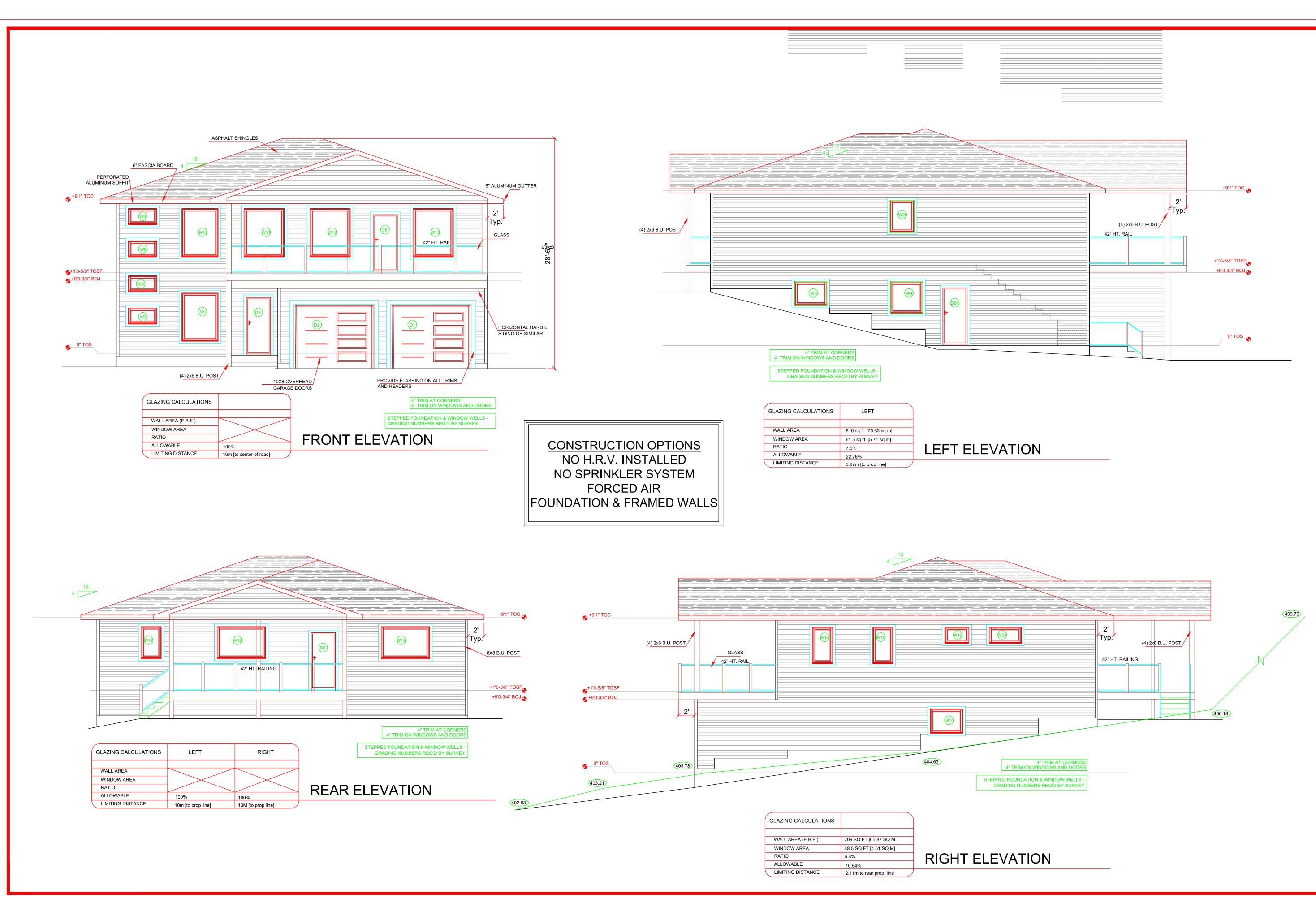
HOUSE 21

SITE PLAN & GENERAL NOTES

A-1

NOV 25/21 1/8"=1'

RAWN PC CHECKED XX



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

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REVI	SIONS					



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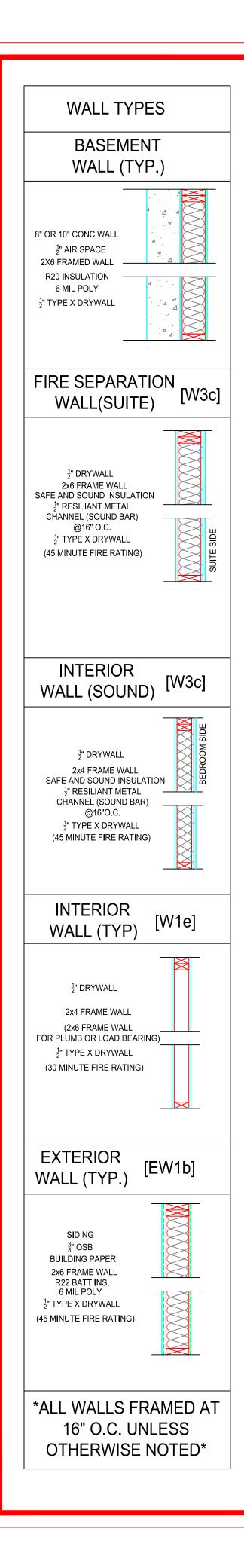
241 - 16 Ave SE

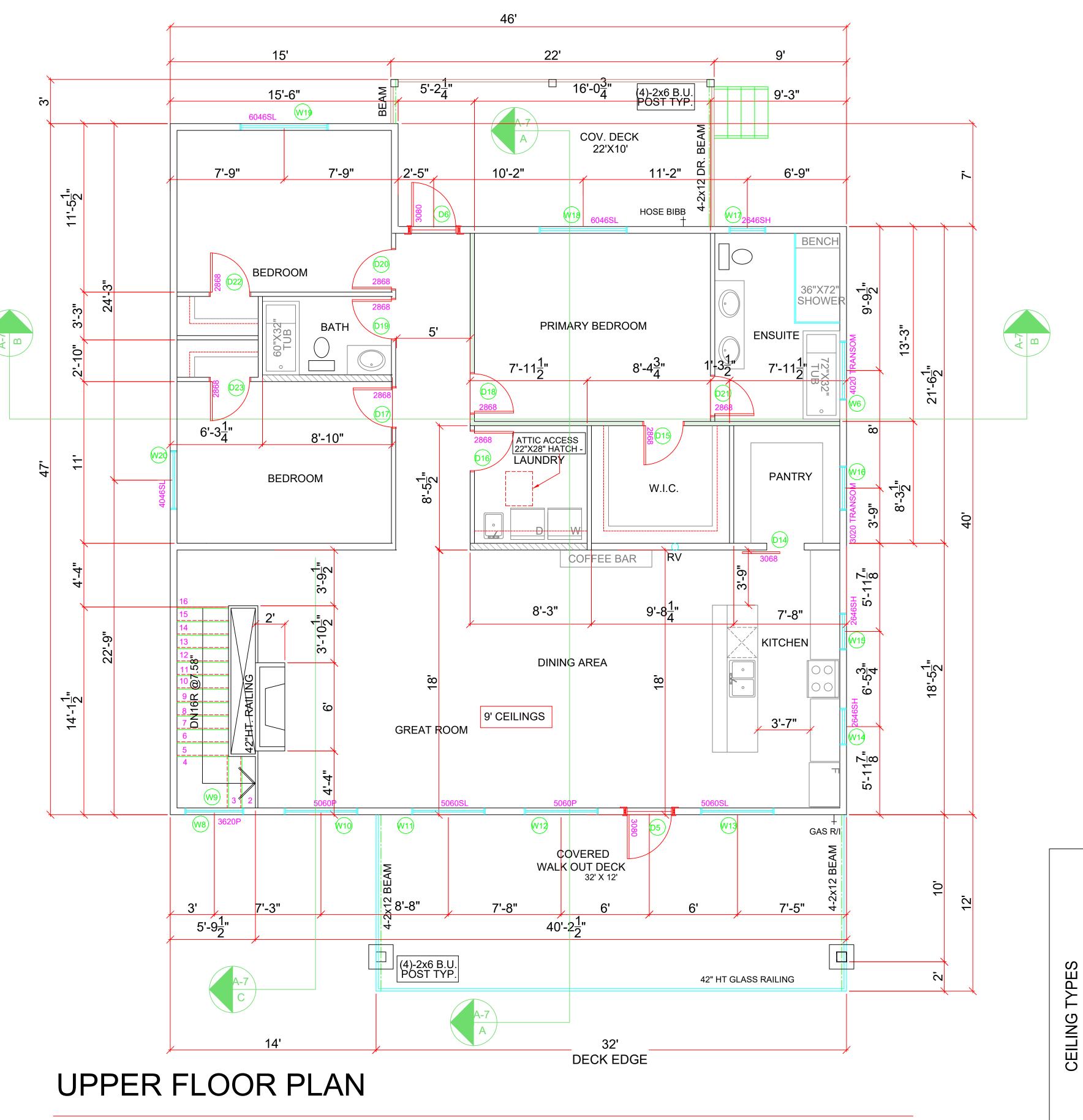
CUSTOMER HOUSE 21

PROJECT NO.

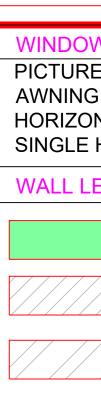
ELEVATIONS

DATE NOV 25/21 SCALE 3/16"=1' DRAWN PC CHECKED XX





1810 SQ. FT. 9' Ceilings

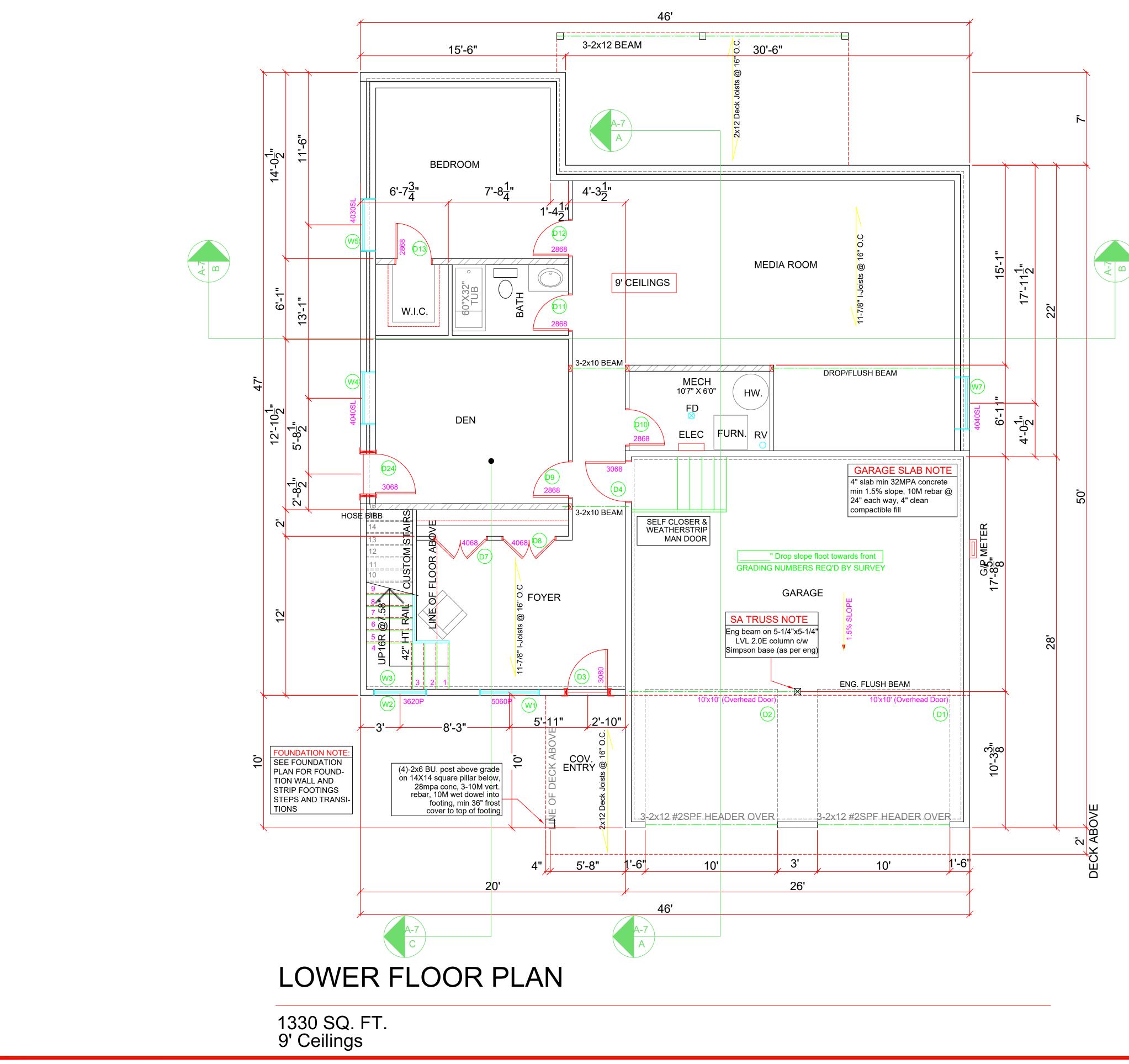


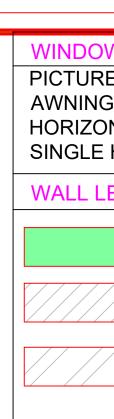
3/4" PLYWOOD S ENG JOIS 2" RESILIAN CHANNEL (SO @16" C 3.5" MIN. ABSC MATERIAL (F §" TYPE X DF (45 MINUTE FIR

3/4" PLYWOOD S ENG JOIS 5/8" DRYW (30 MINUTE FI

3/4" PLYWOOD \$ ENG JOI 2" SPRAY R28 BA 5/8" DRYW (30 MINUTE FI

DW/DOOR LEGEND RE - P G - A DNTAL SLIDER - SL HUNG - SH LEGEND Image: Safe & Sound Insulation Image: Plumb Wall Image: Data Safe & Sound Insulation Image: Data Safe	 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 	CONFORM TO CODES AND FOUNDATION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED CONDITION MODIFIED NOT SCAL MOT SCA	ONSTRUCTION SHALL ALL APPLICABLE LOCAL SOLUT SUSSIONS DESIGN OF AND FOOTINGS TO BE TO SUIT LOCAL SOIL DISAREQUIRED EDRAWINGS. WRITTEN HALL TAKE PRECEDENCE. IS THE PROPERTY OF CONSTRUCTION AND MAY FOR THE PURPOSE FOR CARAGE LVL COLUMN REV. TUB ORIENTATIONS REVISED DOOR REVISIONS CHECKLIST REVISION DUB ORIENTATIONS REVISED DOOR REVISIONS CHECKLIST REVISION CHECKLIST REVISIO
OISTS ANT METAL SOUND BAR) "O.C. SORBATIVE (ROXUL) DRYWALL FIRE RATING) STANDA O SUBFLOOR OISTS YWALL FIRE RATING) STANDA	E CEILING [F8c] P D CEILING [F3a] RD CEILING [F3b] P D CEILING [F3b]	SHEET TITLE MAIN	SE 21 FLOOR YOUT





W/DOOR LEGEND RE - P G - A DNTAL SLIDER - SL HUNG - SH EGEND INSULATION PLUMB WALL ICOAD 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. 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 CONFORM TO ALL APPLICABLE LOCAL CODES AND BYLAWS. DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOLL CONSINS SHALL TAKE PRECEDENCE. THIS DRAWING IS THE PROPERTY OF WHICH IT IS LOANED BY THE COMPANY BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS LOANED BY THE COMPANY BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS LOANED BY THE COMPANY BE USED ONLY FOR THE PURPOSE FOR UNIT ON 821 ORECULUST REVISIONS I NOV 221 DECOMPTION I NOV 2
		CIVIC ADDRESS
		DATE NOV 25/21 SCALE 1/4"=1' DRAWN PC CHECKED XX

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

B A

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

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

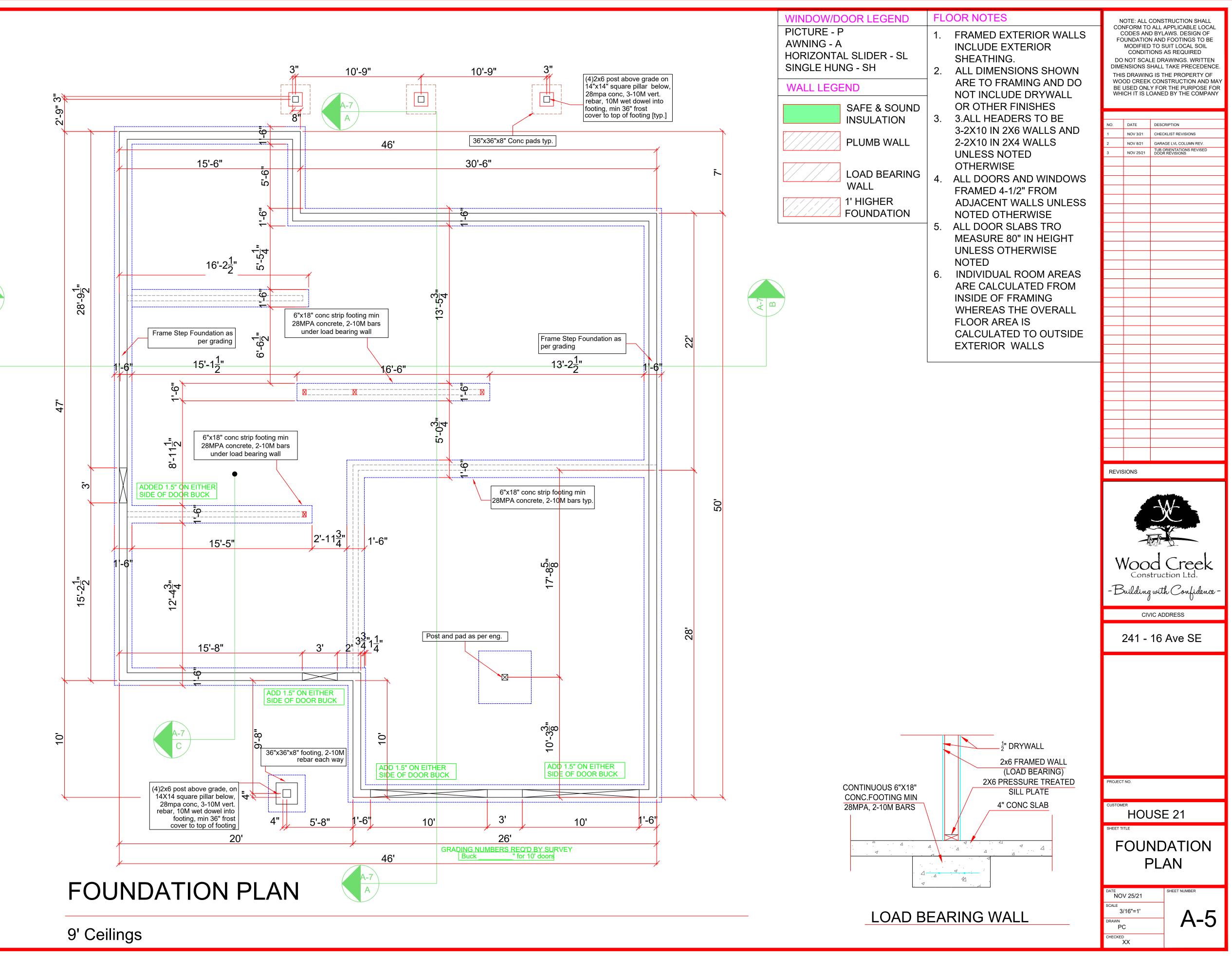
6"x18" conc strip footing min 28MPA concrete, 2-10M bars around 8" foundation wall

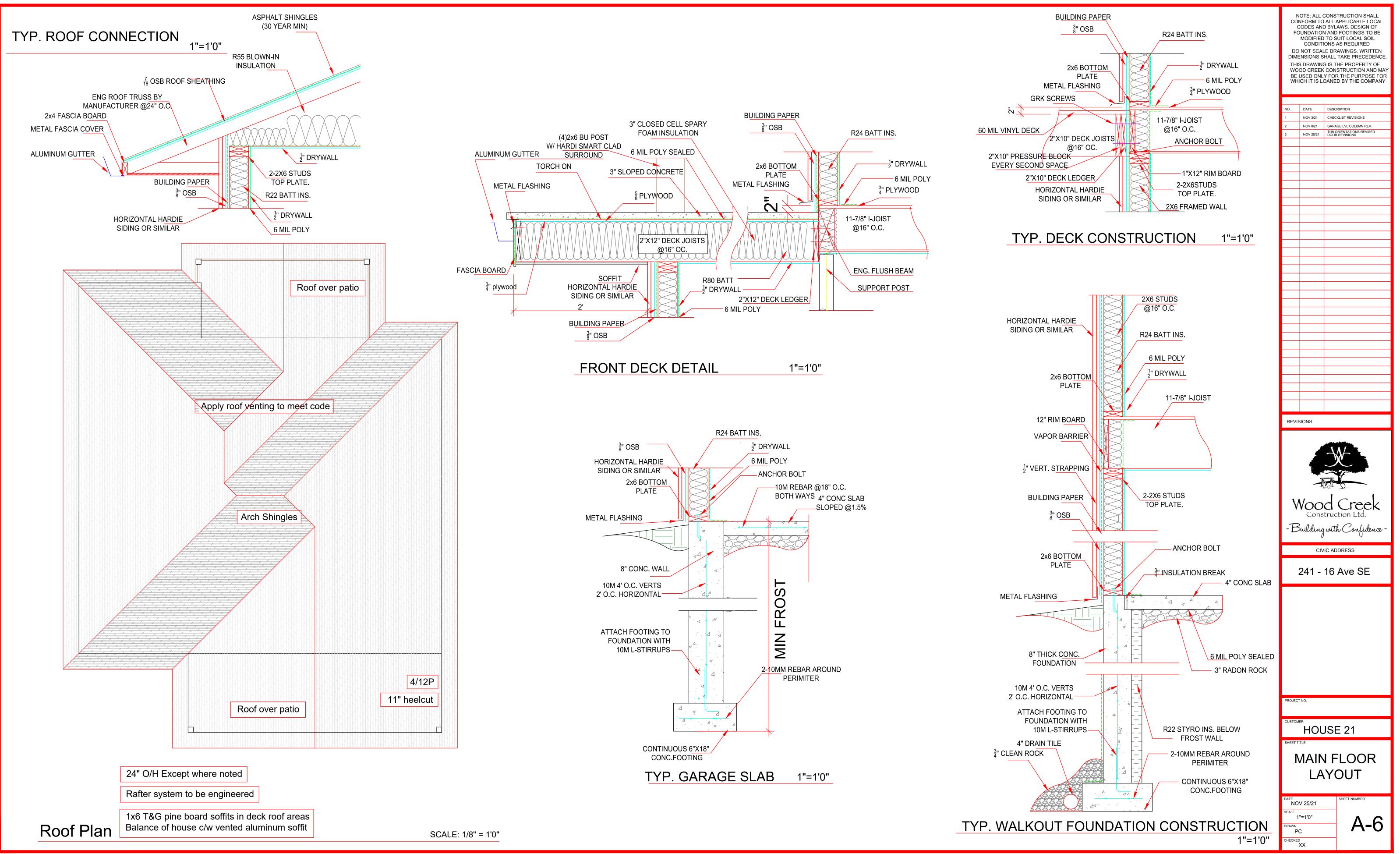
VENTILATION NOTE

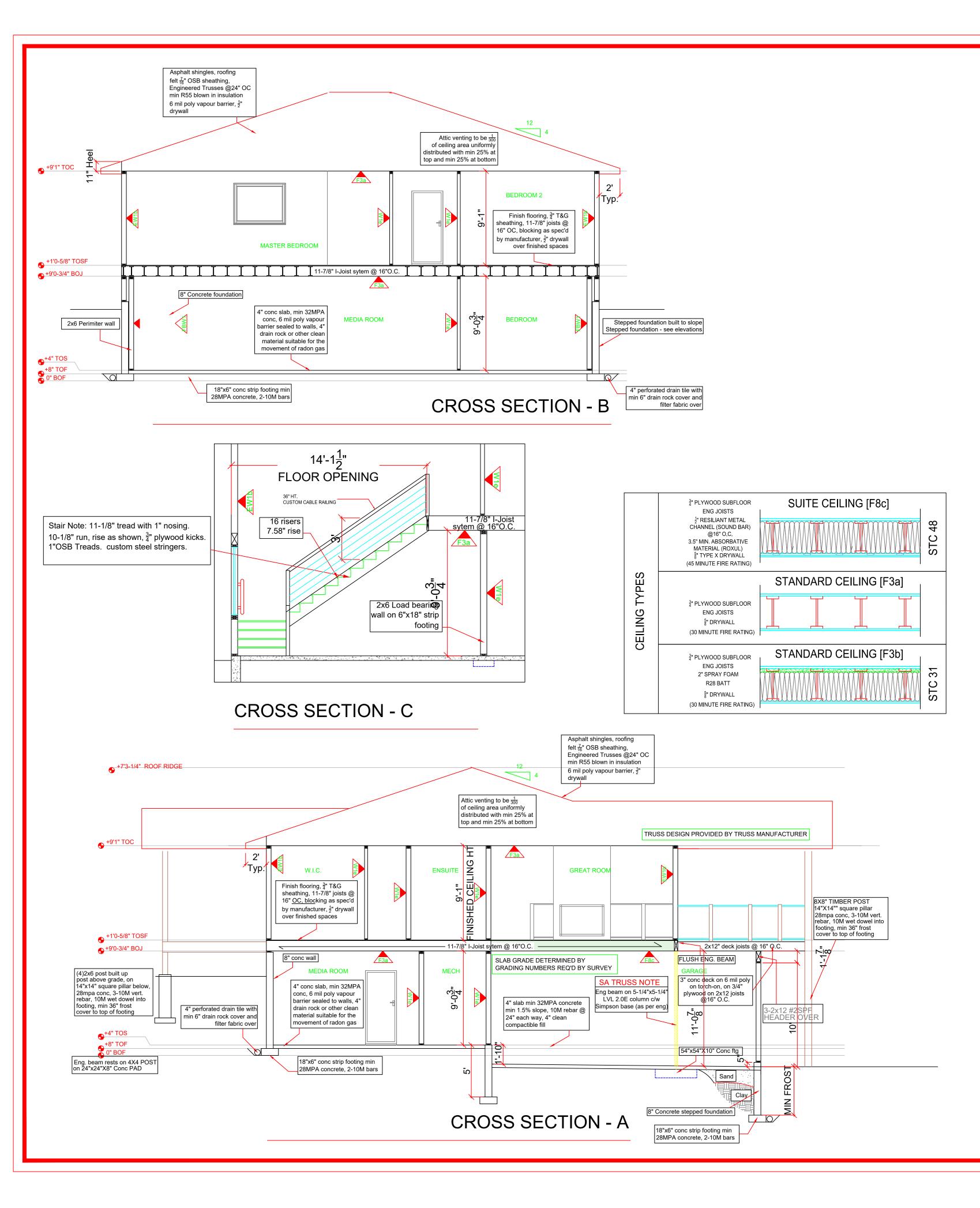
PROVIDE EXHAUST FAN AND FURNACE FAN TO FOR CONTINUOUS VENTILATION

ENGINEERING NOTE

Garage footings, pads, foundation and supports as per P.ENG. (see P.Eng. plans for confirmation)







			WINDOW S	SCHEDUL	E	
	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"	

DOOR SCHEDULE							
	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 DOOF
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"		

