

SHEET LEGEND

A1 - SITE PLAN & NOTES

A2 - ELEVATIONS

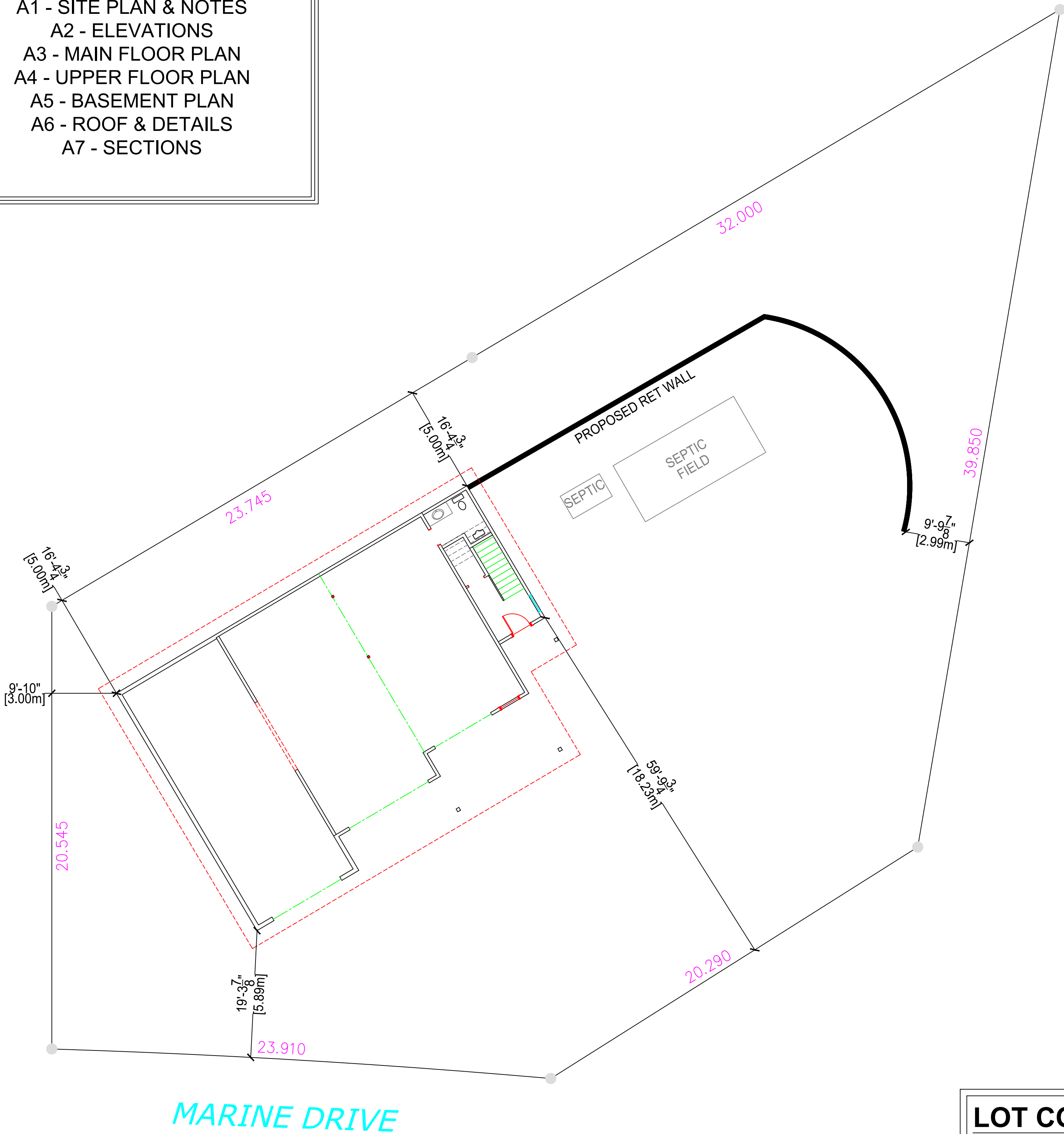
A3 - MAIN FLOOR PLAN

A4 - UPPER FLOOR PLAN

A5 - BASEMENT PLAN

A6 - ROOF & DETAILS

A7 - SECTIONS



SITE PLAN

NOTE: GEOMATIC/SURVEY/GRADES
REQ'D

LOT COVERAGE:

LOT AREA: 14704 SQ FT.
SHOP AREA: 2020 SQ FT.
SUITE AREA: 1297 SQ FT.
TOTAL FOOTPRINT AREA: 2486.6 SQ FT.
RATIO: 16.9%
ALLOWABLE: 45.0%

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.
- 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
- ALL FRAMING MATERIAL TO BE S.P.F. #2 OR BETTER WITH THE EXCEPTION OF WALL STUDS
- CONCRETE FOOTINGS AND WALLS TO BE A MINIMUM 28MPA @28 DAYS. FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS.
- ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL.
- DAMP PROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.
- 6 MIL. ULTRAVIOLET RESISTANT POLY VAPOUR BARRIER ON A.) 4" OF GRANULAR COMPACTABLE FILL UNDER EXTERIOR OR GARAGE SLABS. OR B.) 4" OF ¾" DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS.
- ALL FOUNDATION DRAINS TO BE 4" PERFORATED P.V.C. WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK, DRAINED TO MUNICIPAL SERVICES ACCORDING TO LOCAL STANDARDS.
- GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING.
- 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.
- CONTRACTOR TO VERIFY ALL PROPERTY AND FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE.
- 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.
- 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.
- ALL GLASS IN DOORS, SIDELITES OR WINDOWS WITHIN 12" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.
- RAIN WATER LEADERS NOT SHOWN ON PLAN . CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE.
- 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.
- APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY.
- 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.

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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

#	DATE	REVISION
1	AUG 9/21	SECTION/FOUNDATION/DETAILS
2	AUG 13/21	ENG. SPECS ADDED
3	AUG 24/21	INTERIOR PADS/POSTS MOVED
4	SEPT 1/21	UPDATED ENG/BEAM NOTES
5	OCT 20/21	REVISED SITE PLAN (RM REAR SB)
6	NOV 3/21	REVISED GARAGE DOOR, MOVE MAIN DOOR, ADD WINDOWS

NO.	DATE	DESCRIPTION
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REVISIONS

CIVIC ADDRESS

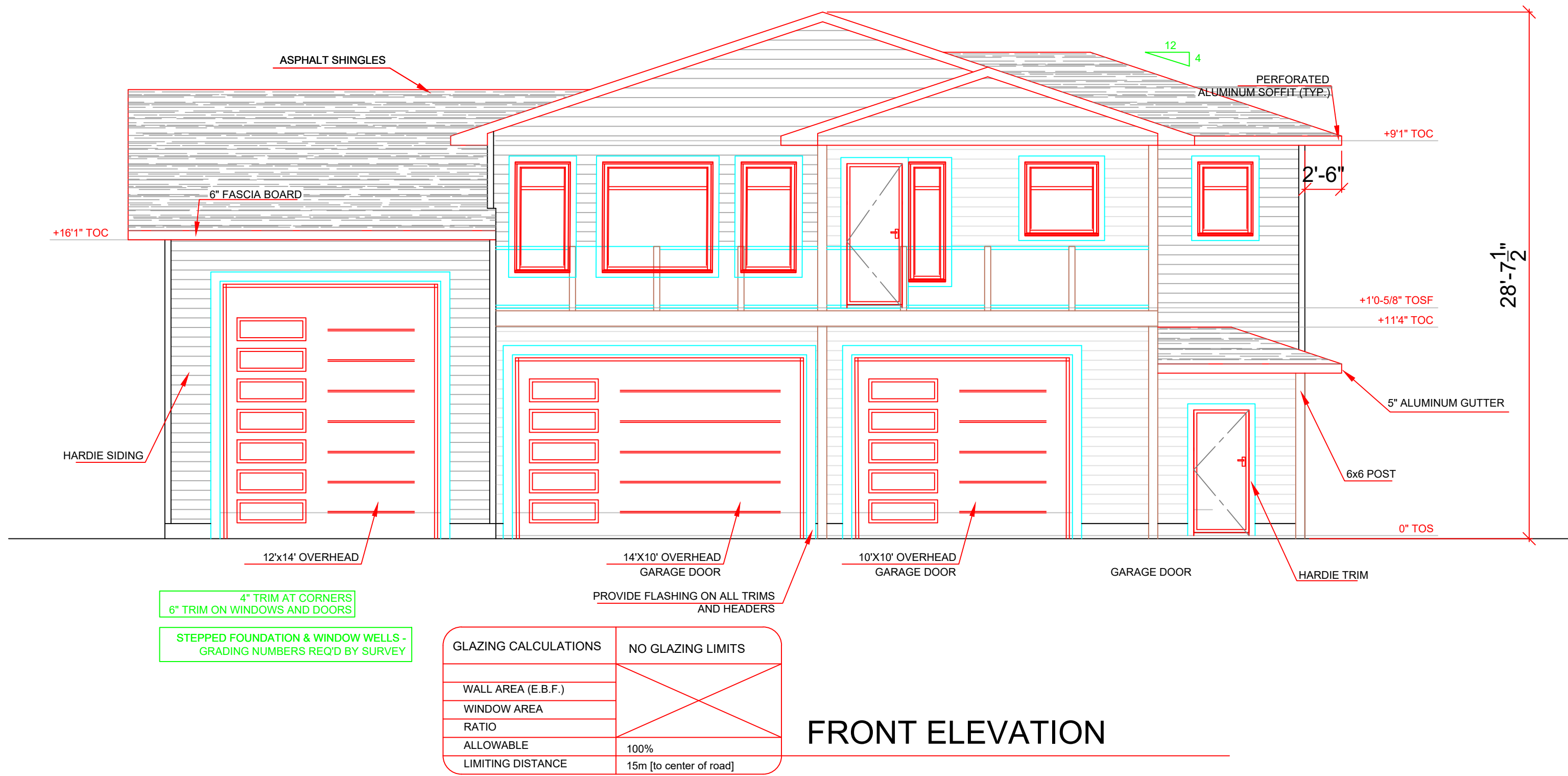
2867 MARINE DRIVE

PROJECT NO.

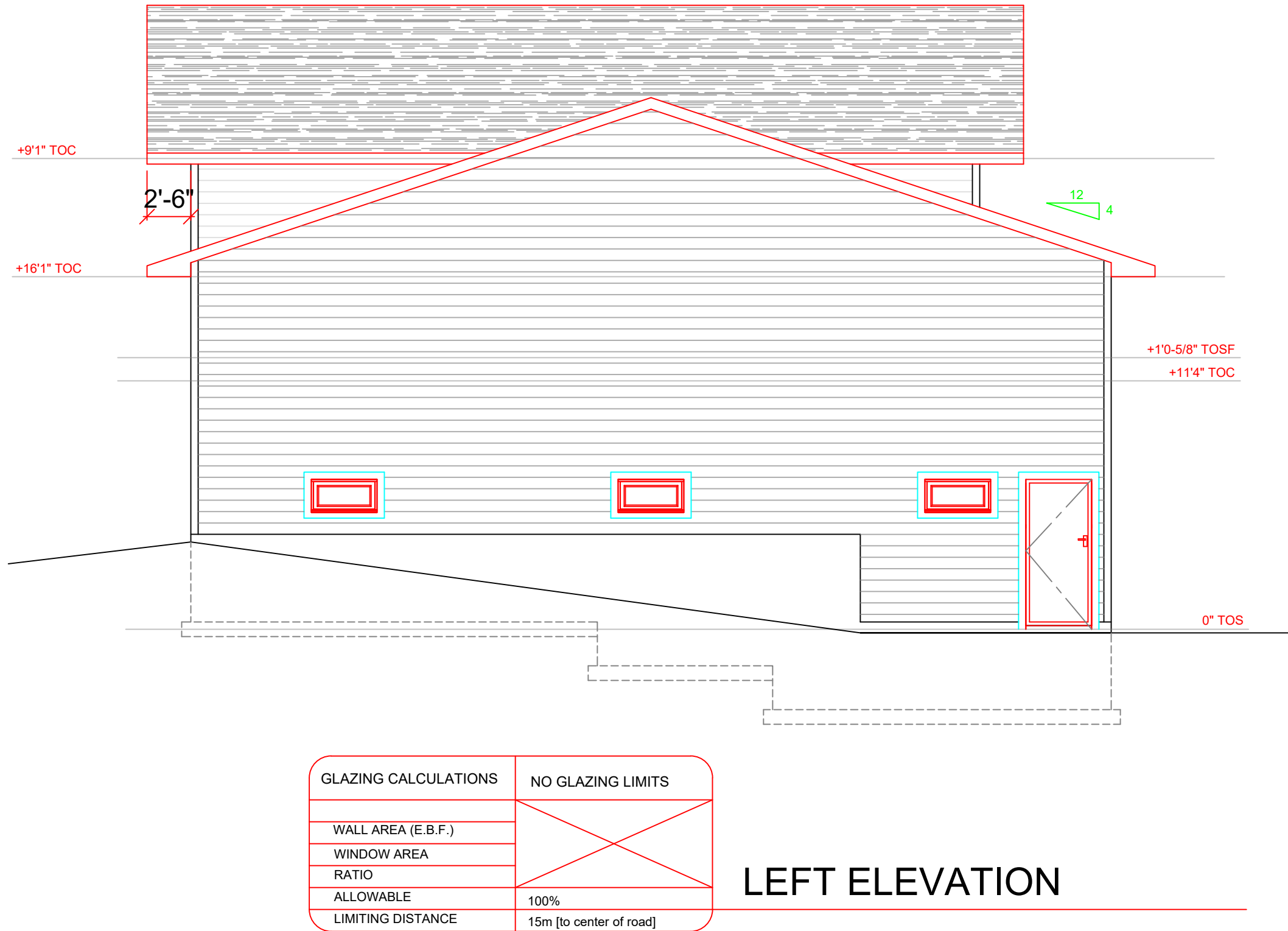
CUSTOMER
DOLL

SHEET TITLE
SITE PLAN &
GENERAL
NOTES

DATE NOV 3/21	SHEET NUMBER
SCALE 3/32"=1'	A-1
DRAWN PC	
CHECKED XX	

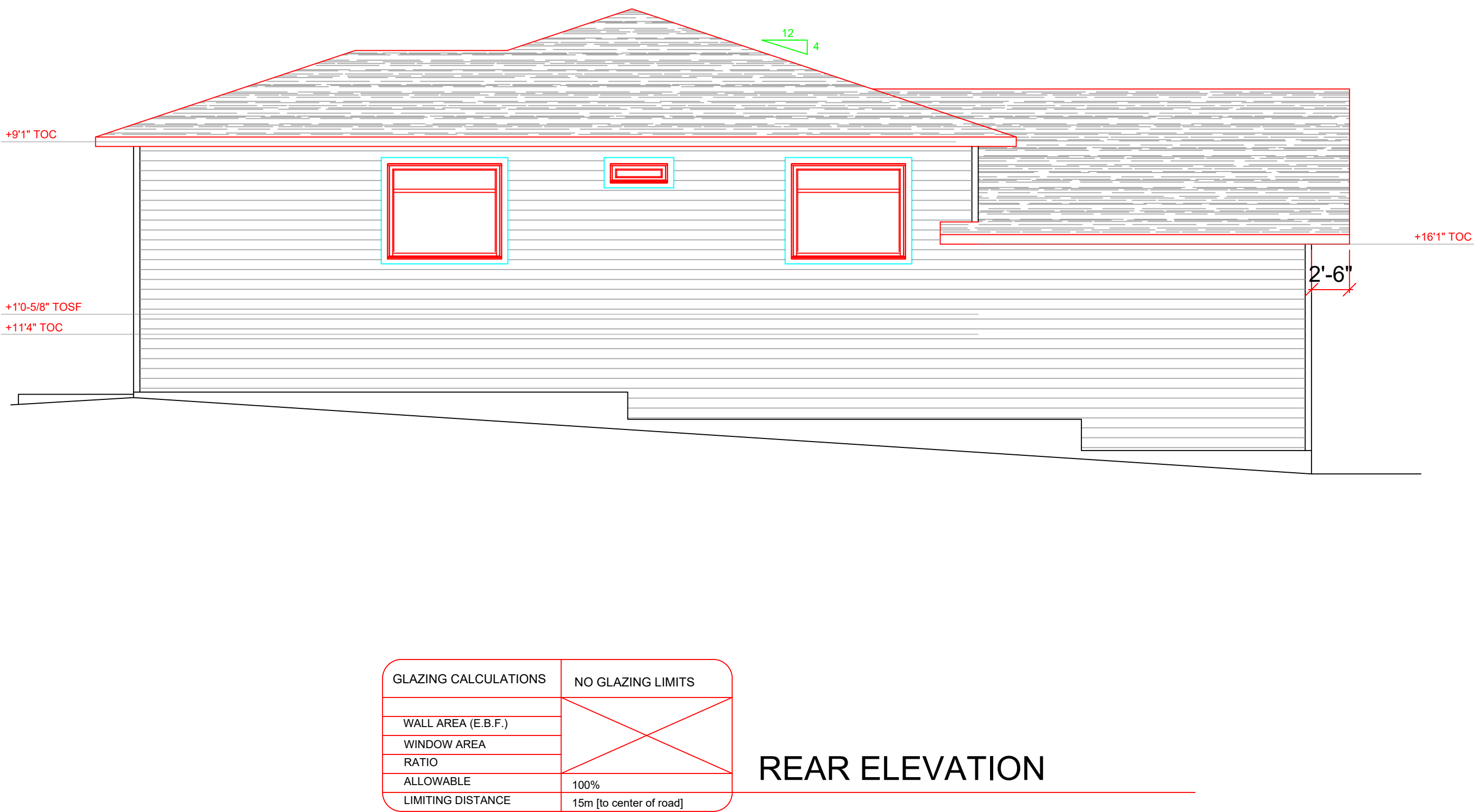


FRONT ELEVATION

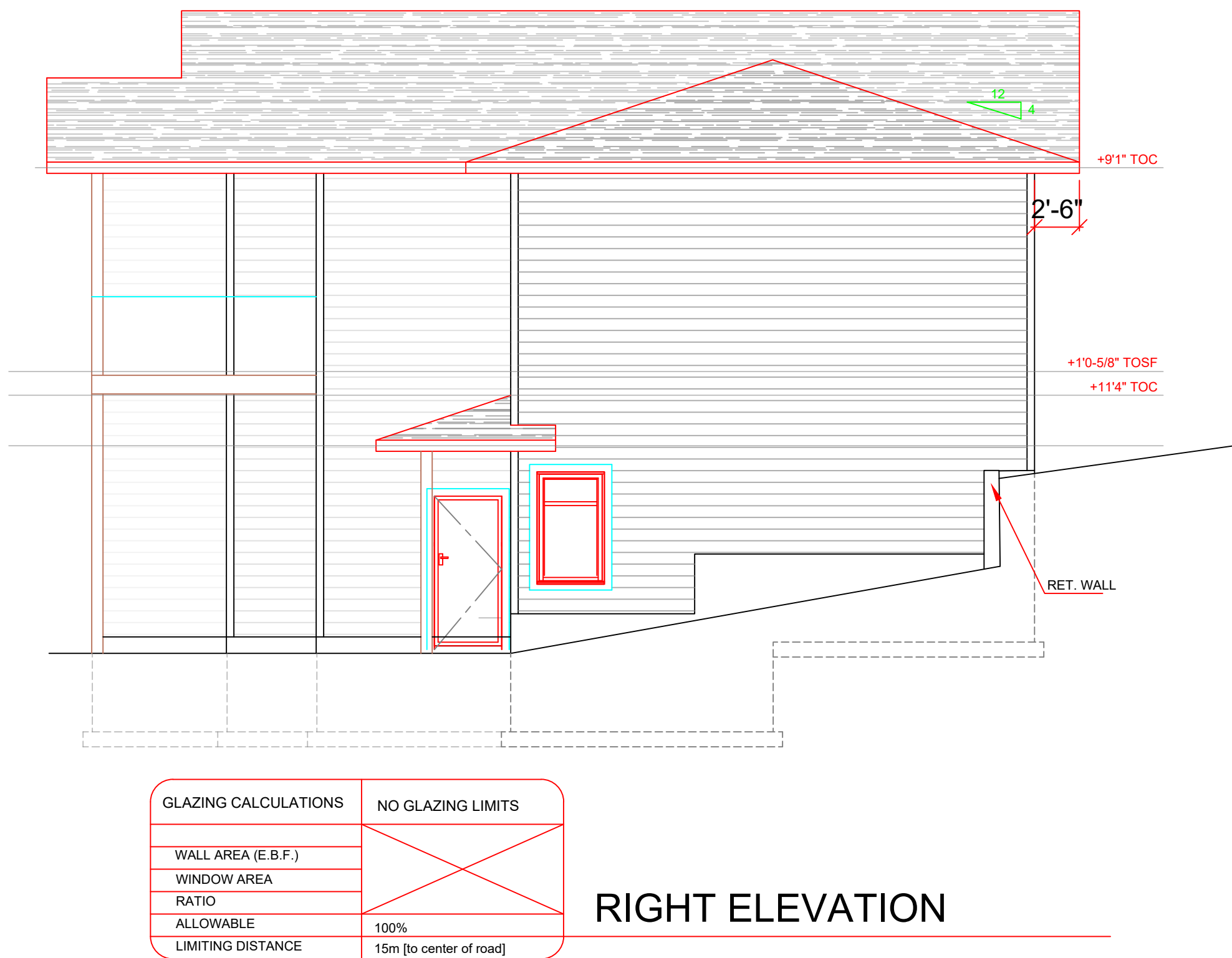


LEFT ELEVATION

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



REAR ELEVATION



RIGHT ELEVATION

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CIVIC ADDRESS
2867 MARINE DRIVE

PROJECT NO.
CUSTOMER
DOLL

SHEET TITLE
ELEVATIONS

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3/16"=1'
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SHEET NUMBER
A-2

WALL TYPES

BASEMENT WALL (TYP.)

8" OR 10" CONC WALL

1/2" AIR SPACE

2X6 FRAMED WALL

R20 INSULATION

6 MIL POLY

3/4" TYPE X DRYWALL

FIRE SEPARATION WALL(SUITE) [W3c]

3/4" DRYWALL

2x6 FRAME WALL

SAFE AND SOUND INSULATION

1/2" RESILANT METAL CHANNEL (SOUND BAR) @16" O.C.

3/4" TYPE X DRYWALL (45 MINUTE FIRE RATING)

INTERIOR WALL (SOUND) [W3c]

3/4" DRYWALL

2x4 FRAME WALL

SAFE AND SOUND INSULATION

1/2" RESILANT METAL CHANNEL (SOUND BAR) @16" O.C.

3/4" TYPE X DRYWALL (45 MINUTE FIRE RATING)

INTERIOR WALL (TYP) [W1e]

3/4" DRYWALL

2x4 FRAME WALL

(2x6 FRAME WALL FOR PLUMB OR LOAD BEARING)

3/4" TYPE X DRYWALL (30 MINUTE FIRE RATING)

EXTERIOR WALL (TYP.) [EW1b]

SIDING

3/8" OSB

BUILDING PAPER

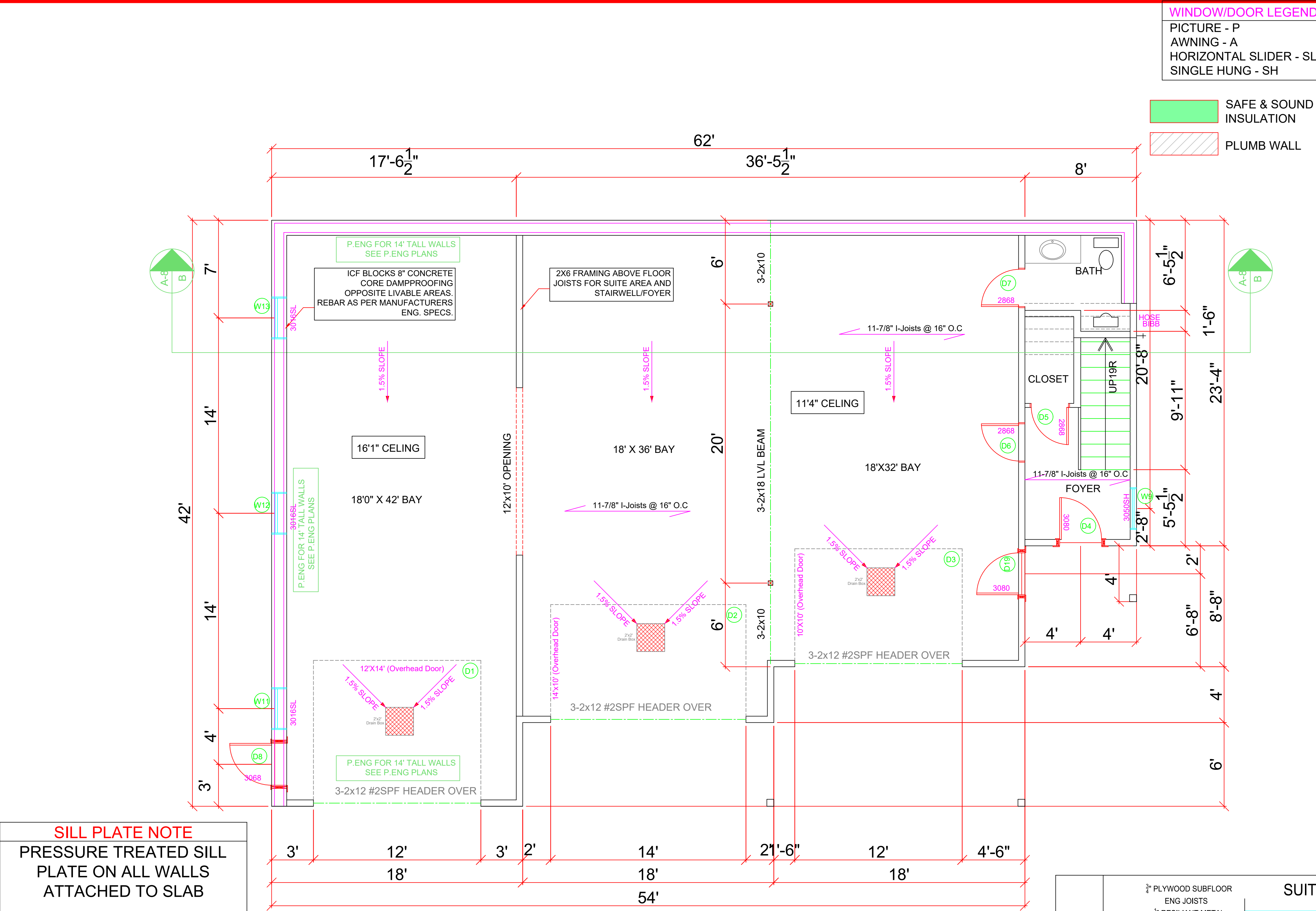
2x6 FRAME WALL

R22 BATT INS.

6 MIL POLY

3/4" 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
- SAFE & SOUND INSULATION

PLUMB 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

SILL PLATE NOTE
PRESSURE TREATED SILL PLATE ON ALL WALLS ATTACHED TO SLAB

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

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

MAIN FLOOR PLAN
2020 SQ. FT.
11'-4" - 16'1" Ceilings

CEILING TYPES	3/4" PLYWOOD SUBFLOOR ENG JOISTS 1/2" RESILANT METAL CHANNEL (SOUND BAR) @16" O.C. 3.5" MIN. ABSORBATIVE MATERIAL (ROXUL) 5/8" TYPE X DRYWALL (45 MINUTE FIRE RATING)	SUITE CEILING [F8c]	STC 48
	3/4" PLYWOOD SUBFLOOR ENG JOISTS 3/4" DRYWALL (30 MINUTE FIRE RATING)	STANDARD CEILING [F3a]	
	3/4" PLYWOOD SUBFLOOR ENG JOISTS 2" SPRAY FOAM R28 BATT 3/4" DRYWALL (30 MINUTE FIRE RATING)	STANDARD CEILING [F3b]	STC 31

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NO.	DATE	DESCRIPTION
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Wood Creek Construction Ltd.
-Building with Confidence-

CIVIC ADDRESS

2867 MARINE DRIVE

PROJECT NO.

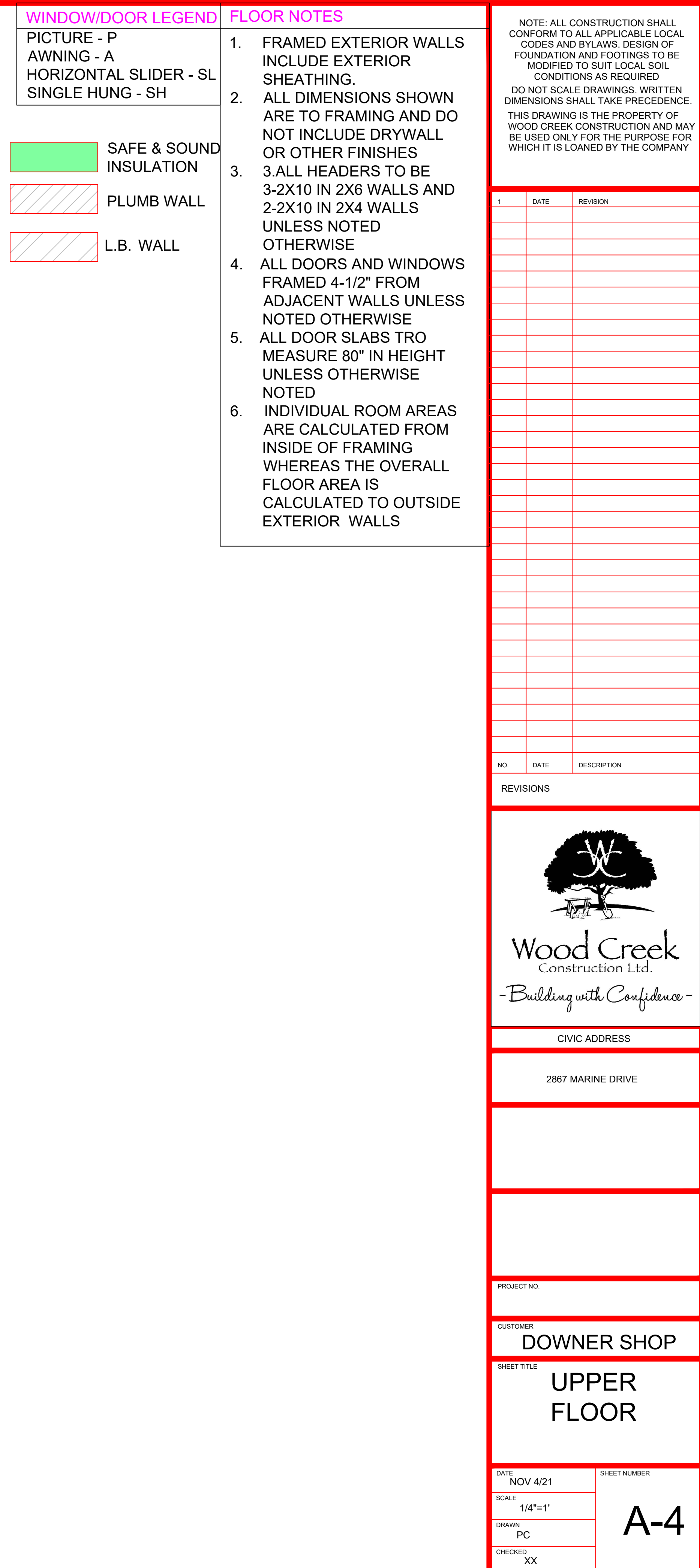
CUSTOMER

DOLL

SHEET TITLE

MAIN FLOOR PLAN

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



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

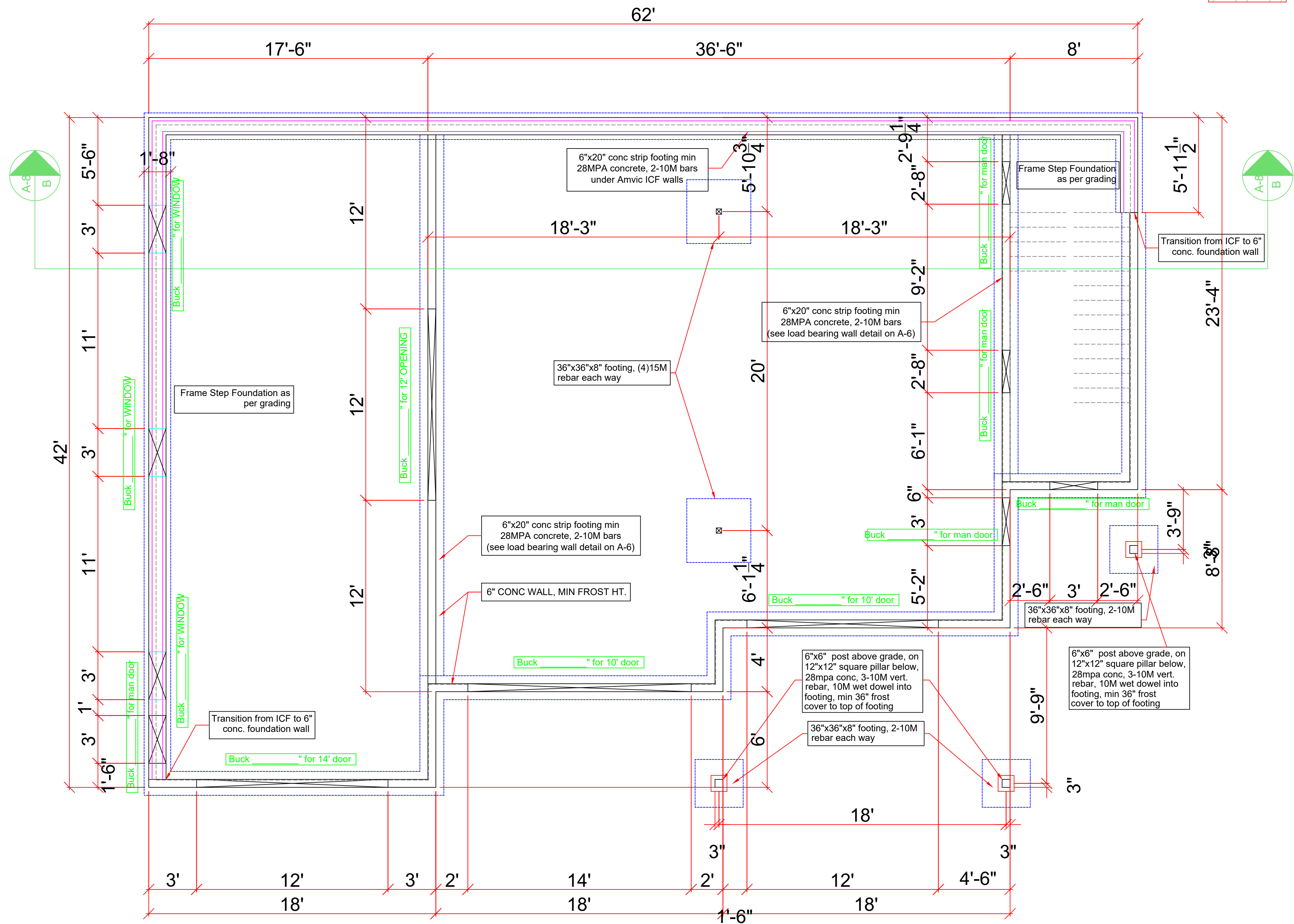
FINAL GRADE NOTE:
final grades and stepped
foundation to be deter-
mined by Wood Creek

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

FOOTING NOTE #1
6"x20" 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)



FOUNDATION PLAN

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
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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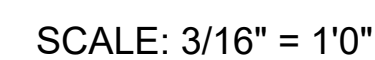
REVISIONS



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2867 MARINE DRIVE

PROJECT NO.
CUSTOMER
DOLL
SHEET TITLE
FOUNDATION
PLAN

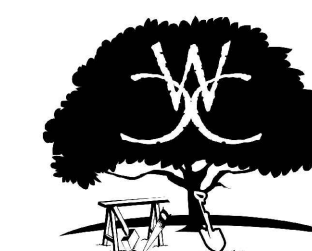
DATE
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SCALE
1/4"=1'
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SHEET NUMBER
A-5



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SHEET TITLE

SHEET TITLE

ROOF PLAN/ DETAILS

DATE _____

NOV 3/21

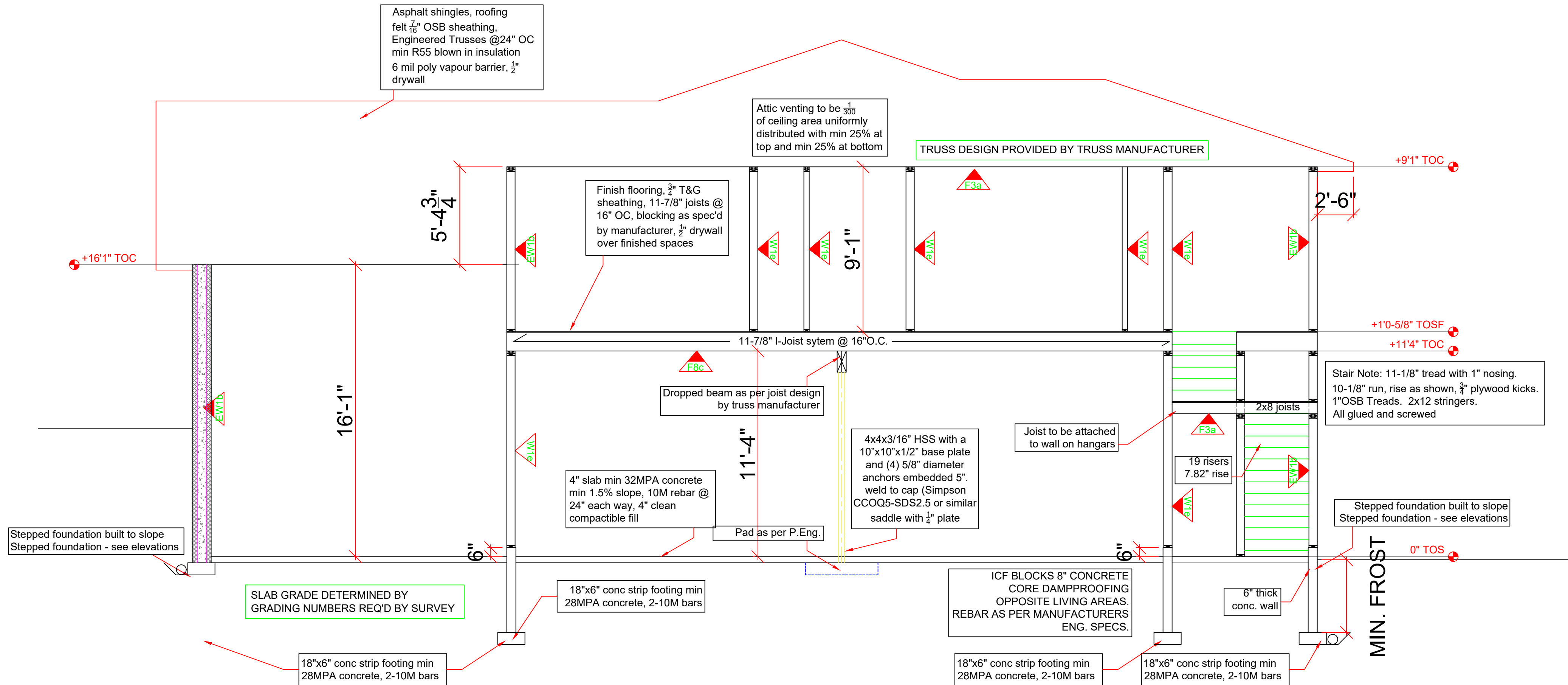
SCALE
VARIES

DRAWN

PC

SHEET NUMBER

A-6



CROSS SECTION - A

DOOR SCHEDULE							
	MARK		DOOR OPERATION	RO WIDTH [+2"]	RO HEIGHT	SIDE LITES	LOCATION
D	1	120140	OVERHEAD DOOR	12'0"	14'0"		GARAGE
D	2	140100	OVERHEAD DOOR	14'0"	10'0"		GARAGE
D	3	120100	OVERHEAD DOOR	12'	10'0"		GARAGE
D	4	3080	SWING SIMPLE	3'2-3/8"	8'11"		STAIRWELL ENTRY
D	5	2868	SWING SIMPLE	2'8"	6'11"		CLOSET
D	6	2868	SWING SIMPLE	2'8"	6'11"		VESTIBULE/GARA GE
D	7	2868	SWING SIMPLE	2'8"	6'11"		BATHROOM
D	8	3068	SWING SIMPLE	3'2-3/8"	6'11"		SIDE ENTRY
D	9	2868	SWING SIMPLE	2'8"	6'11"		UPPER STORAGE
D	10	3068	SWING SIMPLE	3'2-3/8"	8'0"		SUITE ENTRY
D	11	2868	SWING SIMPLE	2'8"	6'11"		ENTRY CLOSET
D	12	3080	SWING SIMPLE	3'2-3/8"	8'0"		PATIO DOOR
D	13	2868	SWING SIMPLE	2'8"	6'11"		PRIMARY BEDROOM
D	14	5068	SWING BI-PART	5'0"	6'11"		LAUNDRY
D	15	5068	SWING BI-PART	5'0"	6'11"		BEDROOM CLOSET
D	16	2868	SWING SIMPLE	2'8"	6'11"		BATHROOM
D	17	2868	SWING SIMPLE	2'8"	6'11"		DEN
D	18	5068	SWING BI-PART	5'0"	6'11"		DEN CLOSET
D	19	3068	SWING SIMPLE	3'2-3/8"	6'11"		MAN DOOR

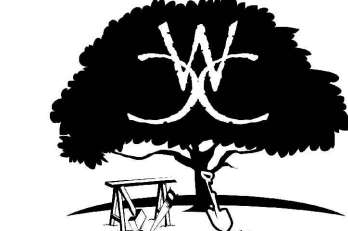
WINDOW SCHEDULE						
	MARK		SASH OPERATION	RO WIDTH [+1/8"]	RO HEIGHT [+1/8"]	COMMENTS
W	1	3040	PICTURE	3'0"	4'0"	
W	2	4040	SLIDER	4'0"	4'0"	
W	3	2066	PICTURE	2'0"	6'6"	
W	4	3066	CASEMENT	3'0"	6'6"	
W	5	6066	PICTURE	6'0"	6'6"	
W	6	3066	CASEMENT	3'0"	6'6"	
W	7	6050	SLIDER	6'0"	5'0"	
W	8	6050	SLIDER	6'0"	5'0"	
W	9	3050	SINGLE HUNG	3'0"	5'0"	
W	10	3010	TRANSOM	3'0"	1'0"	
W	11	3016	SLIDER	3'0"	1'6"	
W	12	3016	SLIDER	3'0"	1'6"	
W	13	3016	SLIDER	3'0"	1'6"	

CEILING TYPES	<div>3/8" PLYWOOD SUBFLOOR ENG JOISTS 1/2" RESILANT METAL CHANNEL (SOUND BAR) @16" O.C. 3.5" MIN. ABSORBATIVE MATERIAL (ROXUL) 5/8" TYPE X DRYWALL (45 MINUTE FIRE RATING)</div>	SUITE CEILING [F8c]	STC 48
	<div>3/8" PLYWOOD SUBFLOOR ENG JOISTS 5/8" DRYWALL (30 MINUTE FIRE RATING)</div>	STANDARD CEILING [F3a]	
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WALL TYPES	
BASEMENT WALL (TYP.)	
8" OR 10" CONC WALL 1/2" AIR SPACE 2X6 FRAMED WALL R20 INSULATION 6 MIL POLY 3/4" TYPE X DRYWALL	
FIRE SEPARATION WALL(SUITE) [W3c]	
1/2" DRYWALL 2x6 FRAME WALL SAFE AND SOUND INSULATION 1/2" RESILANT 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 1/2" RESILANT 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	

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SECTIONS		
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