

SHEET LEGEND

A1 - SITE PLAN & NOTES

A2 - ELEVATIONS

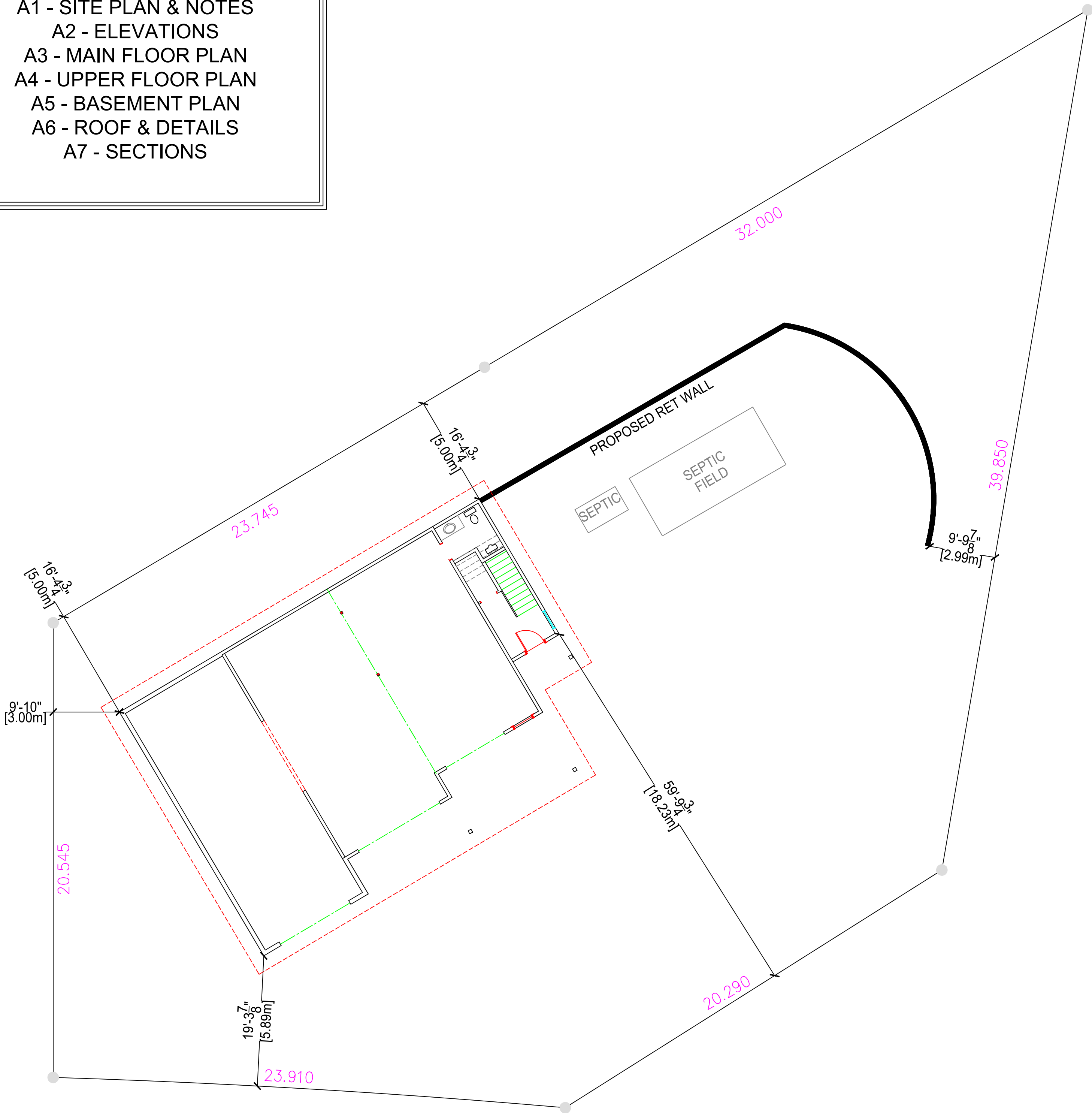
A3 - MAIN FLOOR PLAN

A4 - UPPER FLOOR PLAN

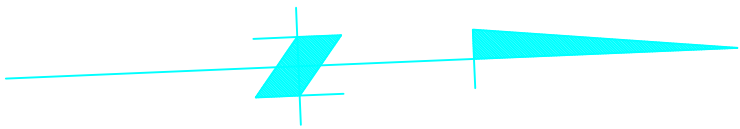
A5 - BASEMENT PLAN

A6 - ROOF & DETAILS

A7 - SECTIONS



MARINE DRIVE



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

1. 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 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 MUNICIPAL 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 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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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
7	JAN 3/21	LVL COLUMNS ADDED

NO.	DATE	DESCRIPTION
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REVISIONS

CIVIC ADDRESS

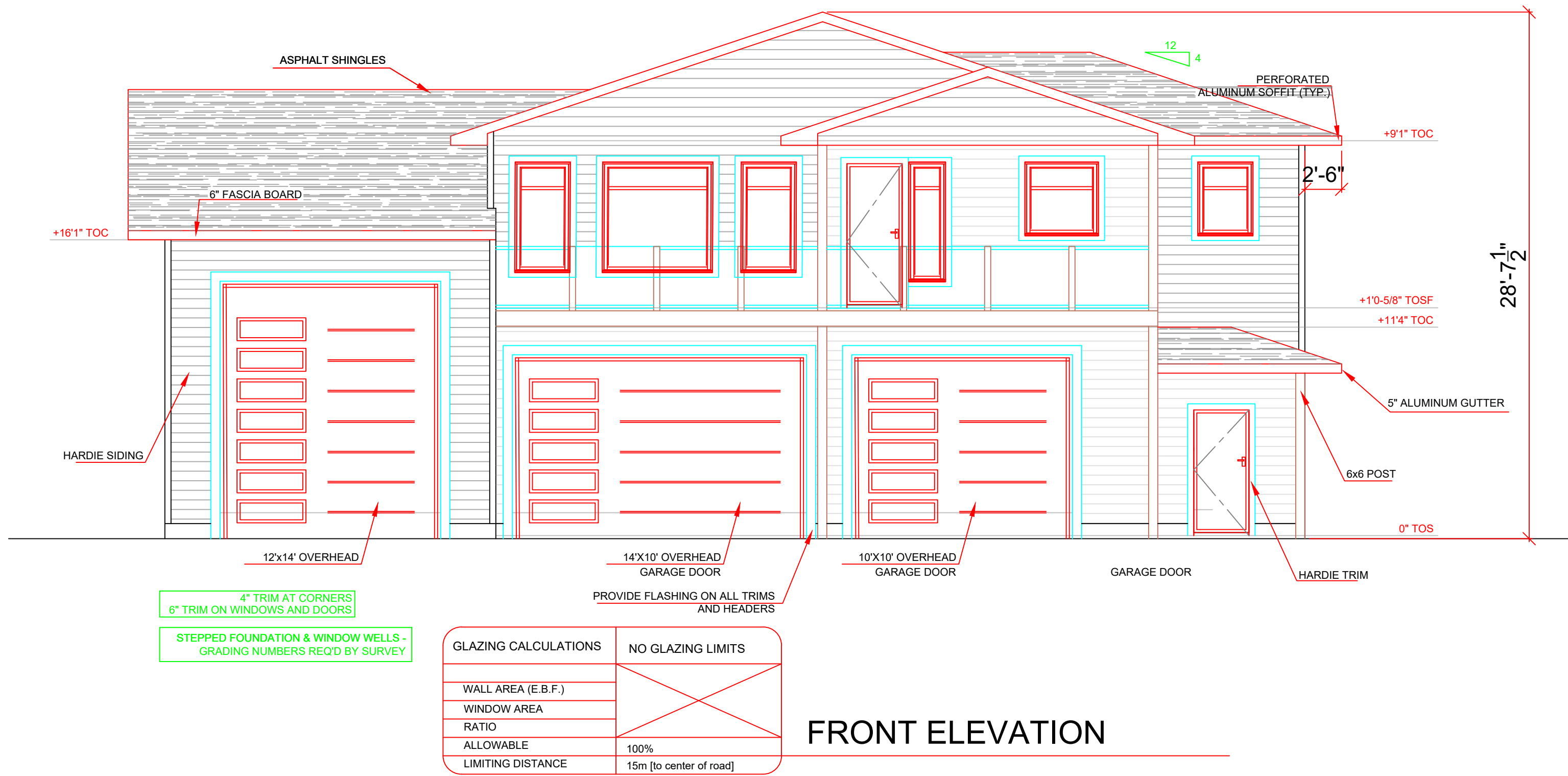
2867 MARINE DRIVE

PROJECT NO.

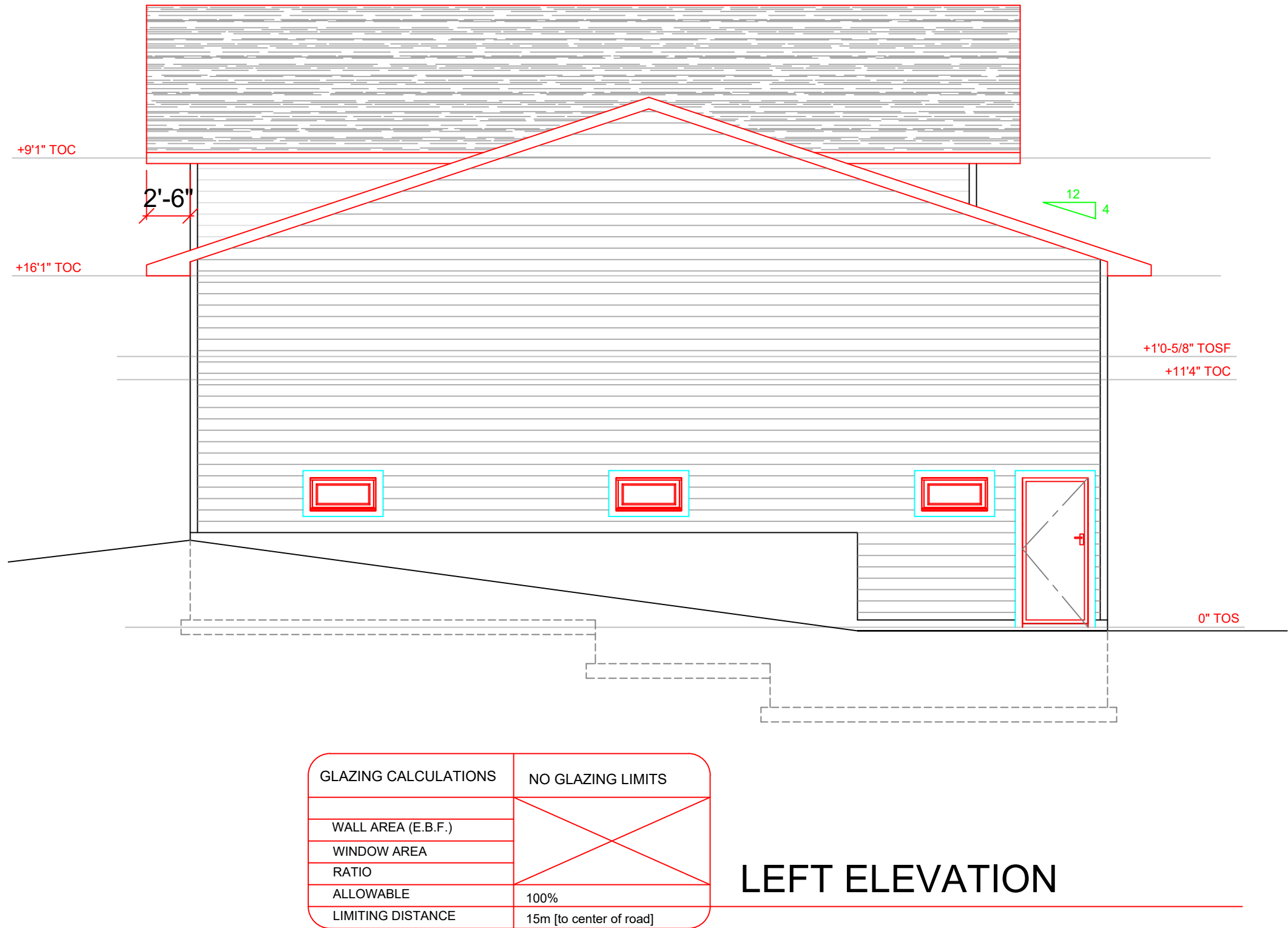
CUSTOMER  
DOLL

SHEET TITLE  
SITE PLAN &  
GENERAL  
NOTES

DATE JAN 3/22	SHEET NUMBER
SCALE 3/32"=1'	A-1
DRAWN PC	
CHECKED XX	

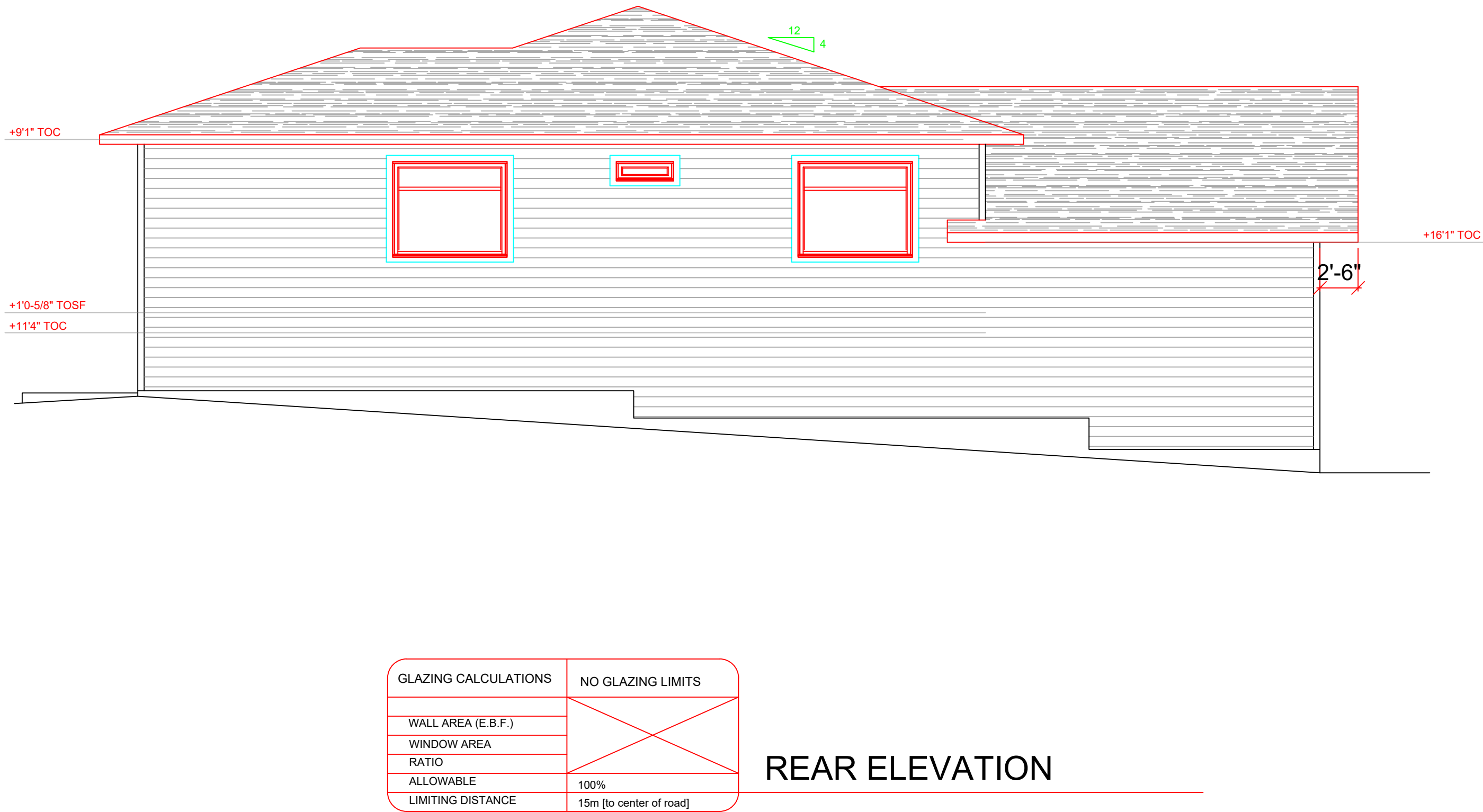


FRONT ELEVATION

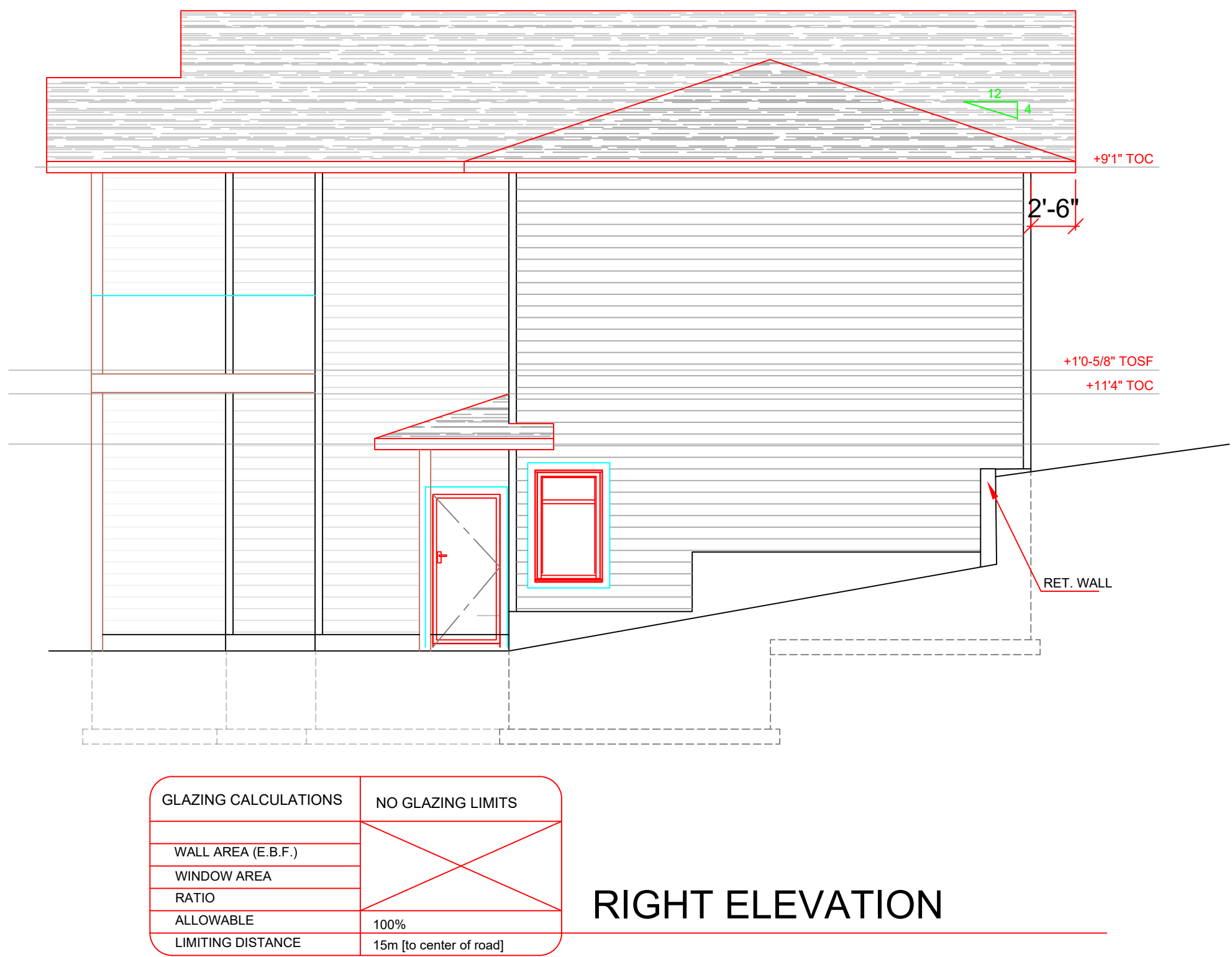


LEFT ELEVATION

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



REAR ELEVATION



RIGHT ELEVATION

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ELEVATIONS

DATE	JAN 3/22	SHEET NUMBER	A-2
SCALE	3/16"=1'		
DRAWN	PC		
CHECKED	XX		

WALL TYPES

BASEMENT WALL (TYP.)

8" OR 10" CONC WALL

1/2" AIR SPACE

2X6 FRAMED WALL

R20 INSULATION

6 MIL POLY

3/8" TYPE X DRYWALL

FIRE SEPARATION WALL(SUITE) [W3c]

3/8" DRYWALL

2x6 FRAME WALL

SAFE AND SOUND INSULATION

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

3/8" TYPE X DRYWALL (45 MINUTE FIRE RATING)

INTERIOR WALL (SOUND) [W3c]

3/8" DRYWALL

2x4 FRAME WALL

SAFE AND SOUND INSULATION

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

3/8" TYPE X DRYWALL (45 MINUTE FIRE RATING)

INTERIOR WALL (TYP) [W1e]

3/8" DRYWALL

2x4 FRAME WALL

(2x6 FRAME WALL FOR PLUMB OR LOAD BEARING)

3/8" 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

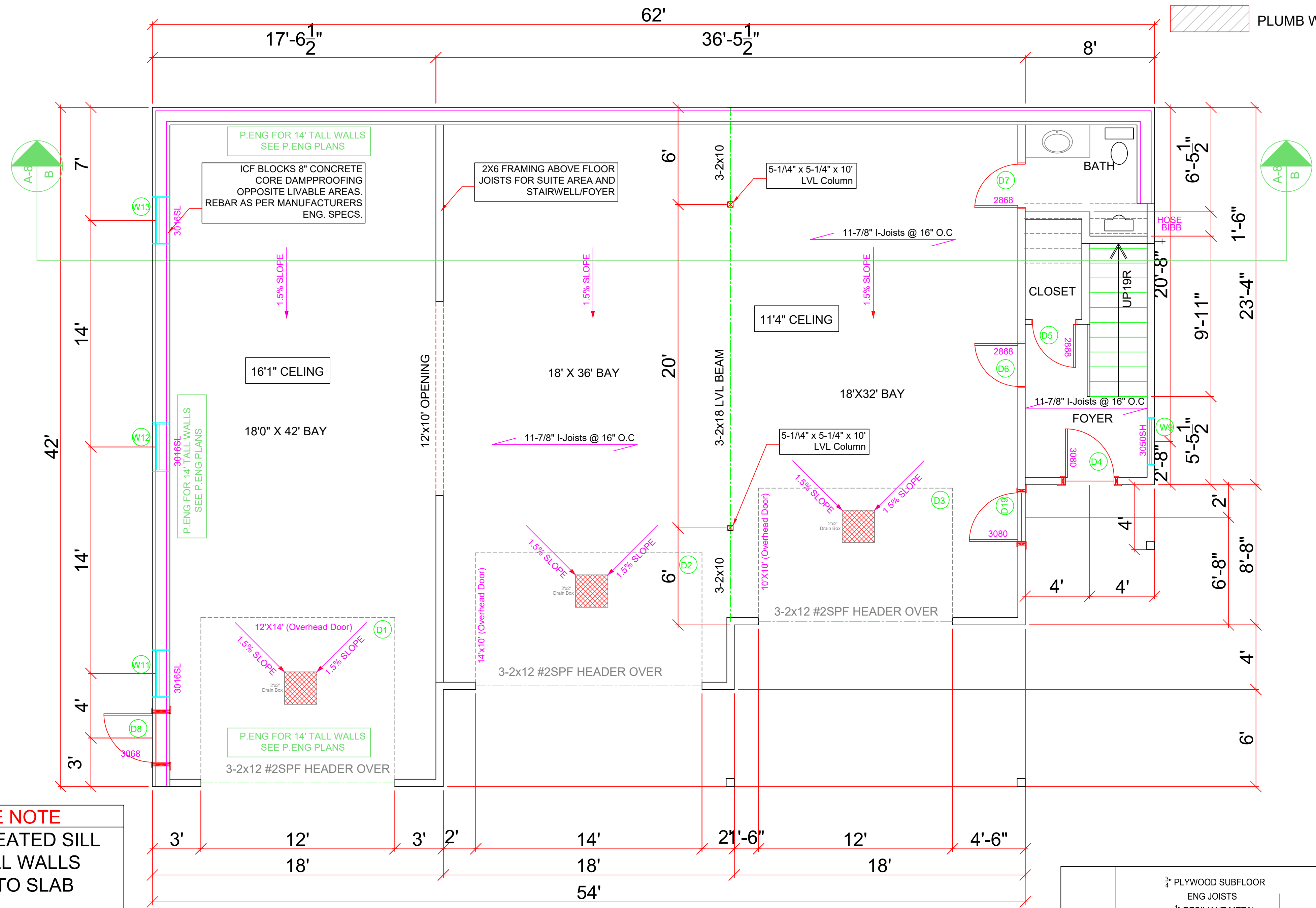
3/8" TYPE X DRYWALL (45 MINUTE FIRE RATING)

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

**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

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

CEILING TYPES	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)	SUITE CEILING [F8c]	STC 48
	3/8" PLYWOOD SUBFLOOR ENG JOISTS 5/8" DRYWALL (30 MINUTE FIRE RATING)	STANDARD CEILING [F3a]	
	3/8" PLYWOOD SUBFLOOR ENG JOISTS 2" SPRAY FOAM R28 BATT 5/8" DRYWALL (30 MINUTE FIRE RATING)	STANDARD CEILING [F3b]	STC 31

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Wood Creek Construction Ltd.  
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CIVIC ADDRESS

2867 MARINE DRIVE

PROJECT NO.

CUSTOMER

SHEET TITLE

DATE

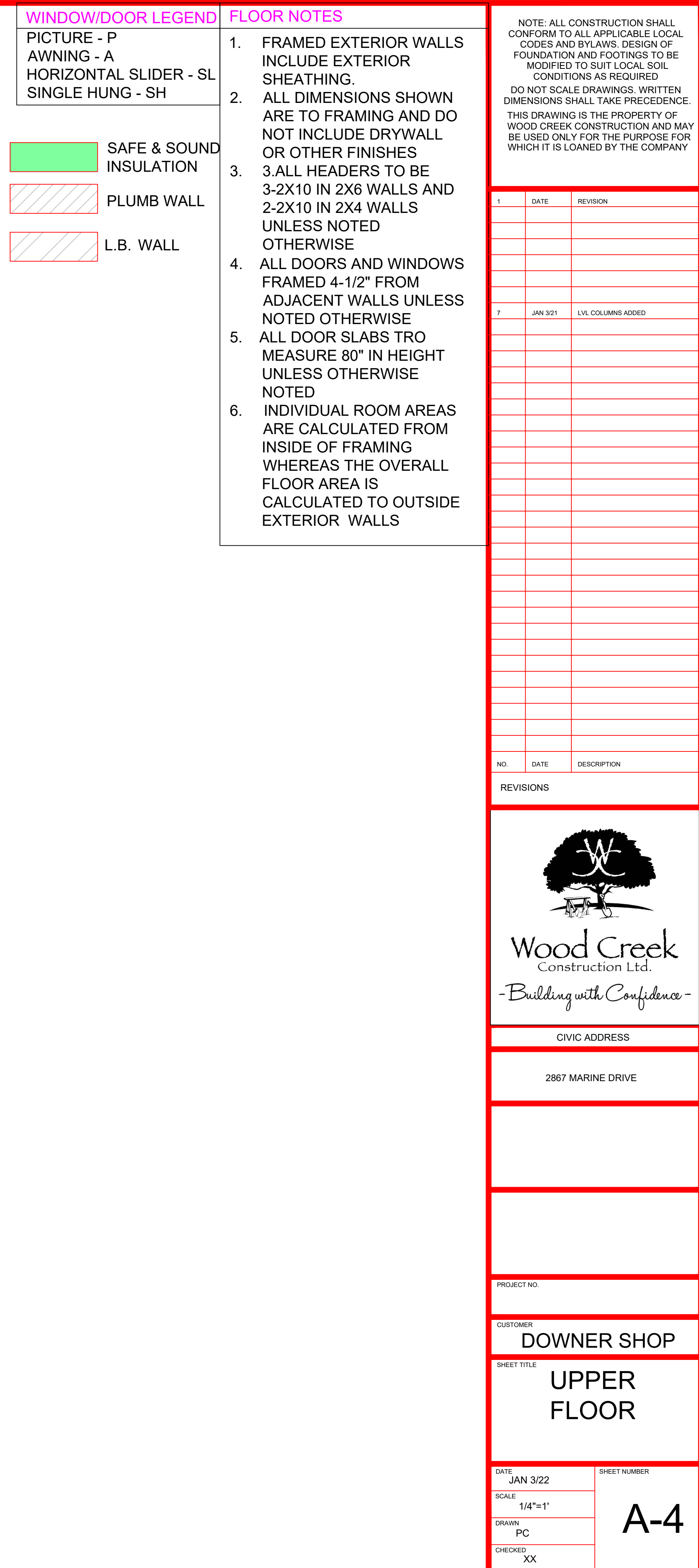
SCALE

DRAWN

CHECKED

SHEET NUMBER

A-3



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

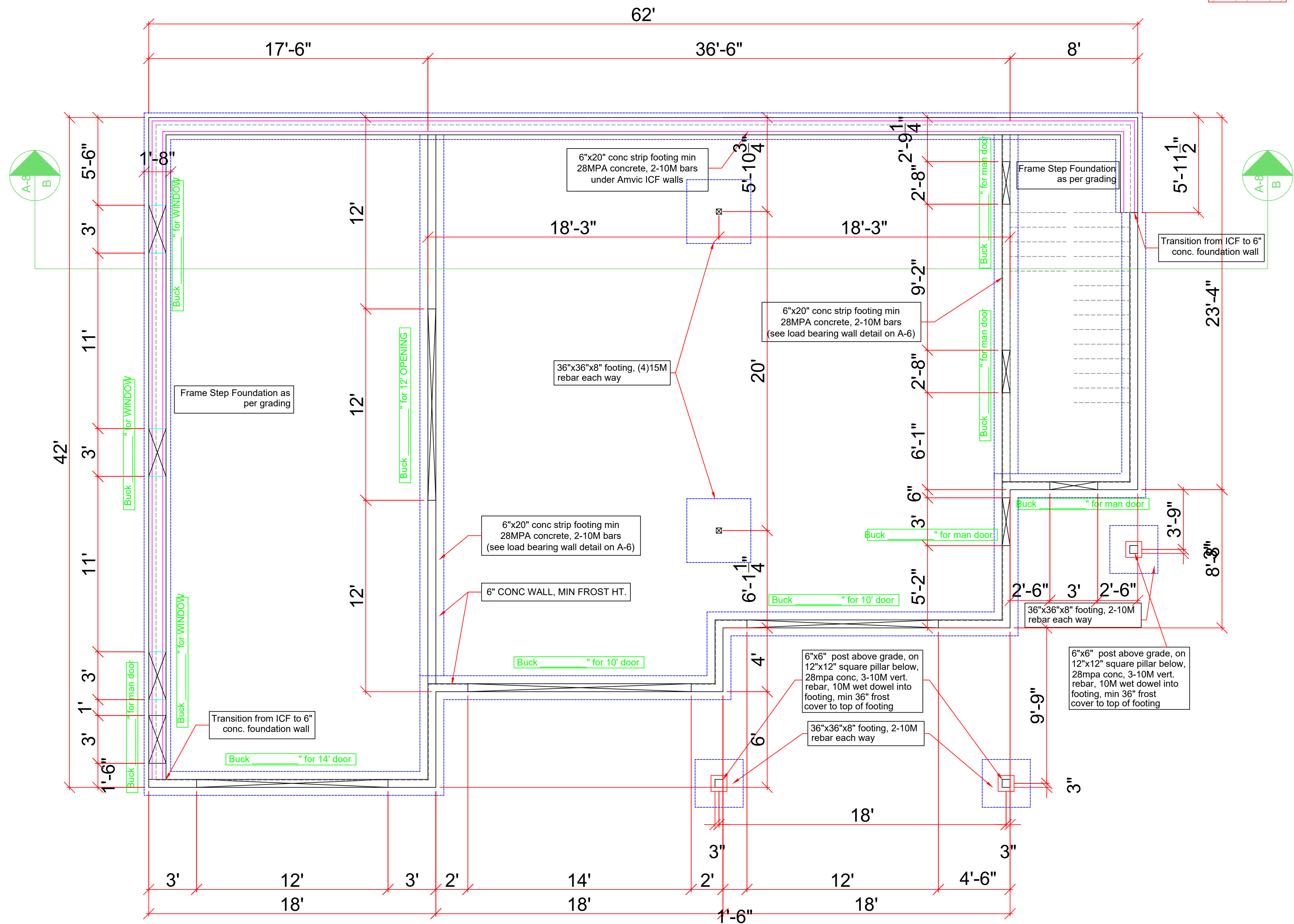
**FINAL GRADE NOTE:**  
final grades and stepped  
foundation to be deter-  
mined by Wood Creek

**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.
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ARE TO FRAMING AND DO  
NOT INCLUDE DRYWALL  
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3. 3.ALL HEADERS TO BE  
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OTHERWISE
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6. INDIVIDUAL ROOM AREAS  
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WHEREAS THE OVERALL  
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EXTERIOR WALLS

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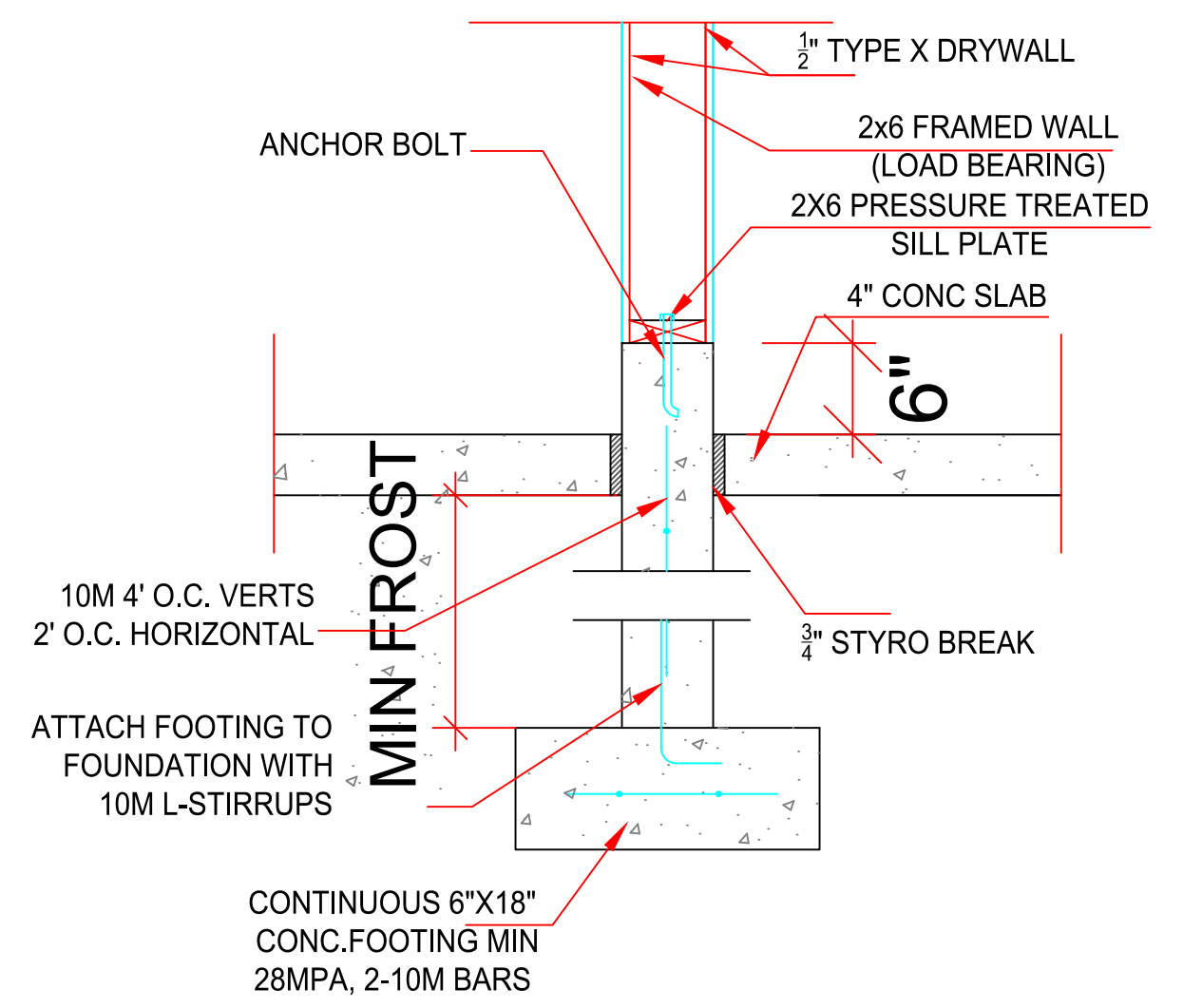
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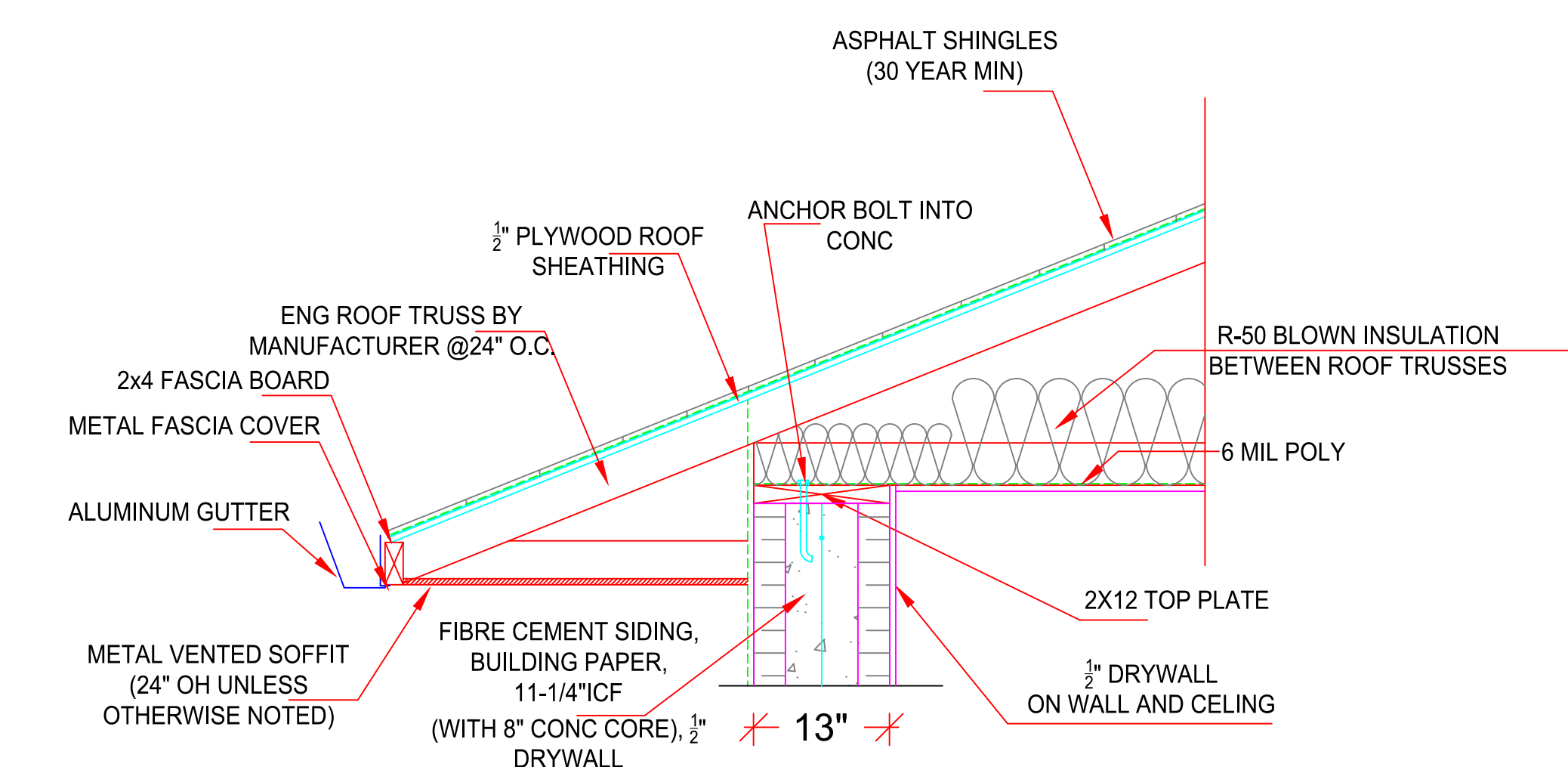
CIVIC ADDRESS  
2867 MARINE DRIVE

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FOUNDATION  
PLAN

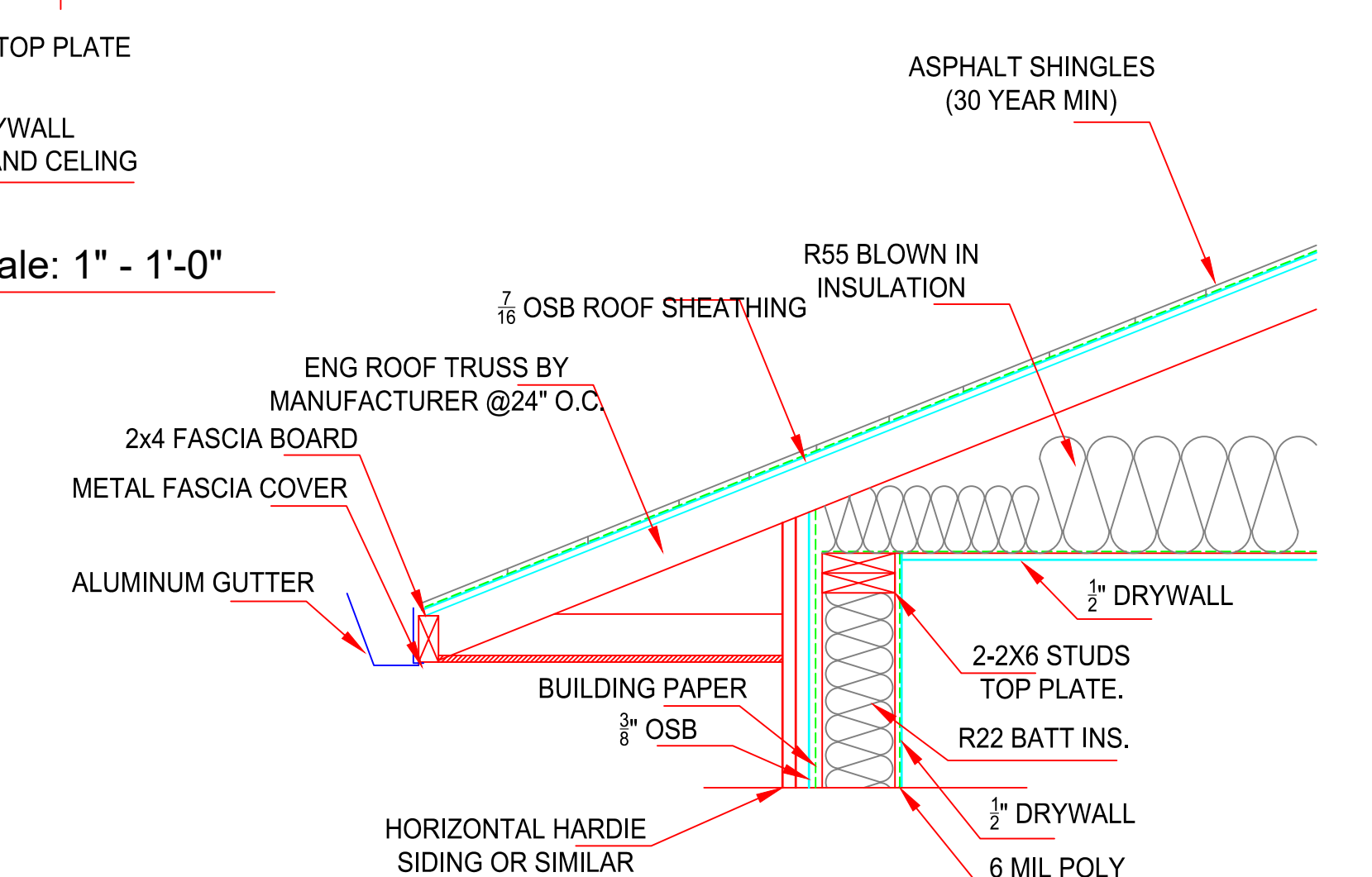
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SCALE  
1/4"=1'  
DRAWN  
PC  
CHECKED  
XX  
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A-5



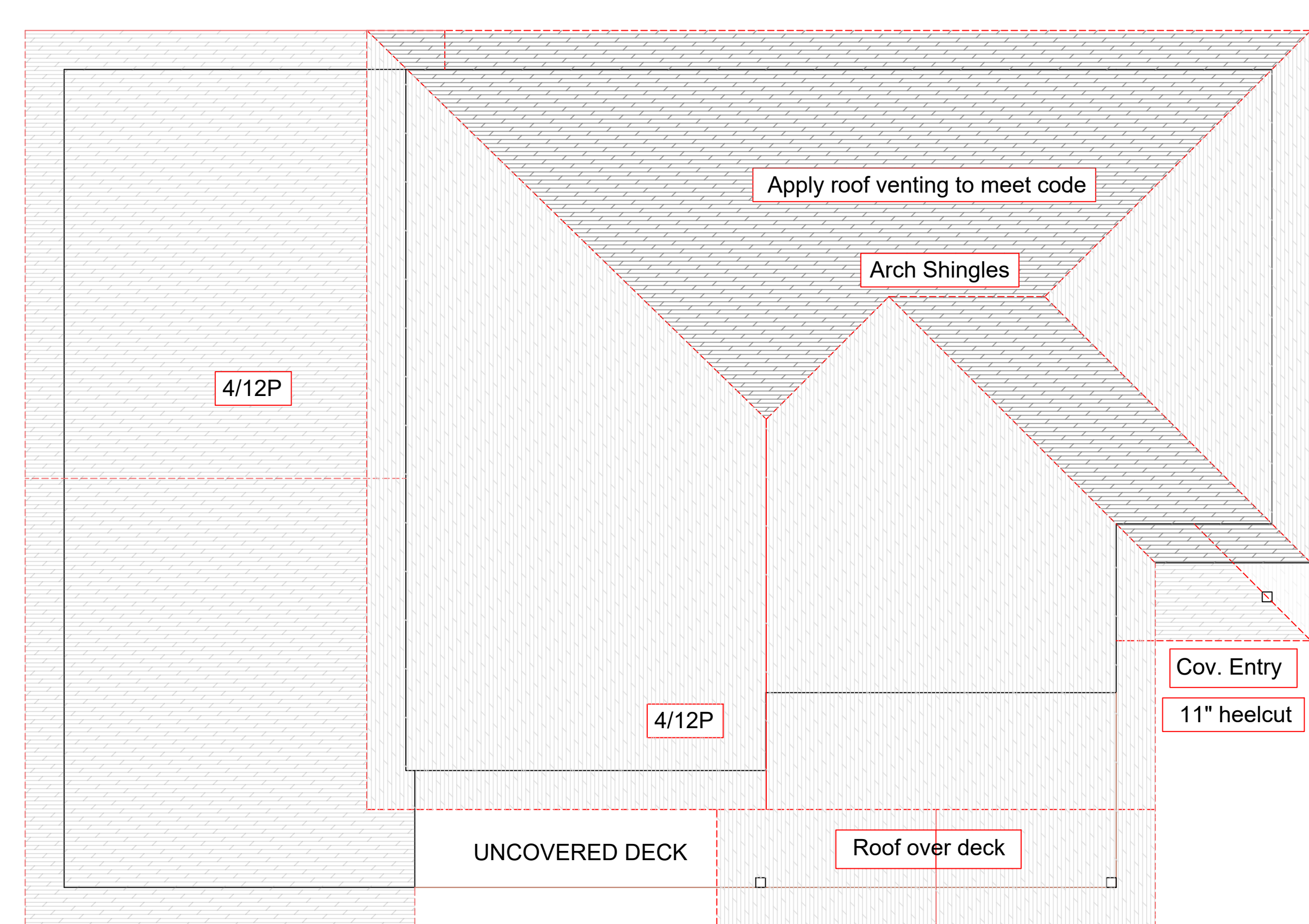
Interior Walls Scale: 1" - 1'-0"



Roof Connection - tall wall (I.C.F.) Scale: 1" - 1'-0"

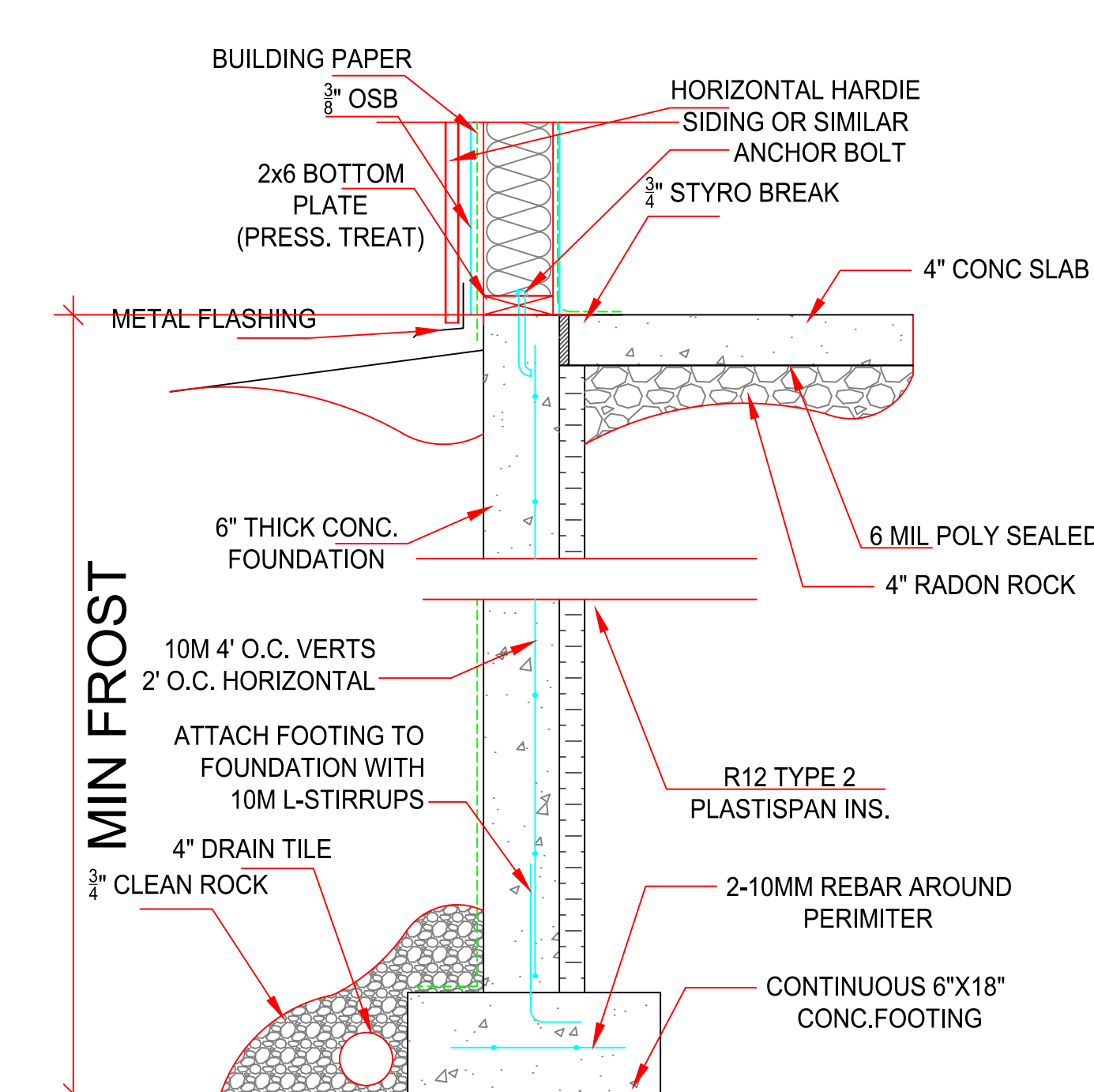


Building Envelope (I.C.F./Frame) Scale: 1" - 1'-0"

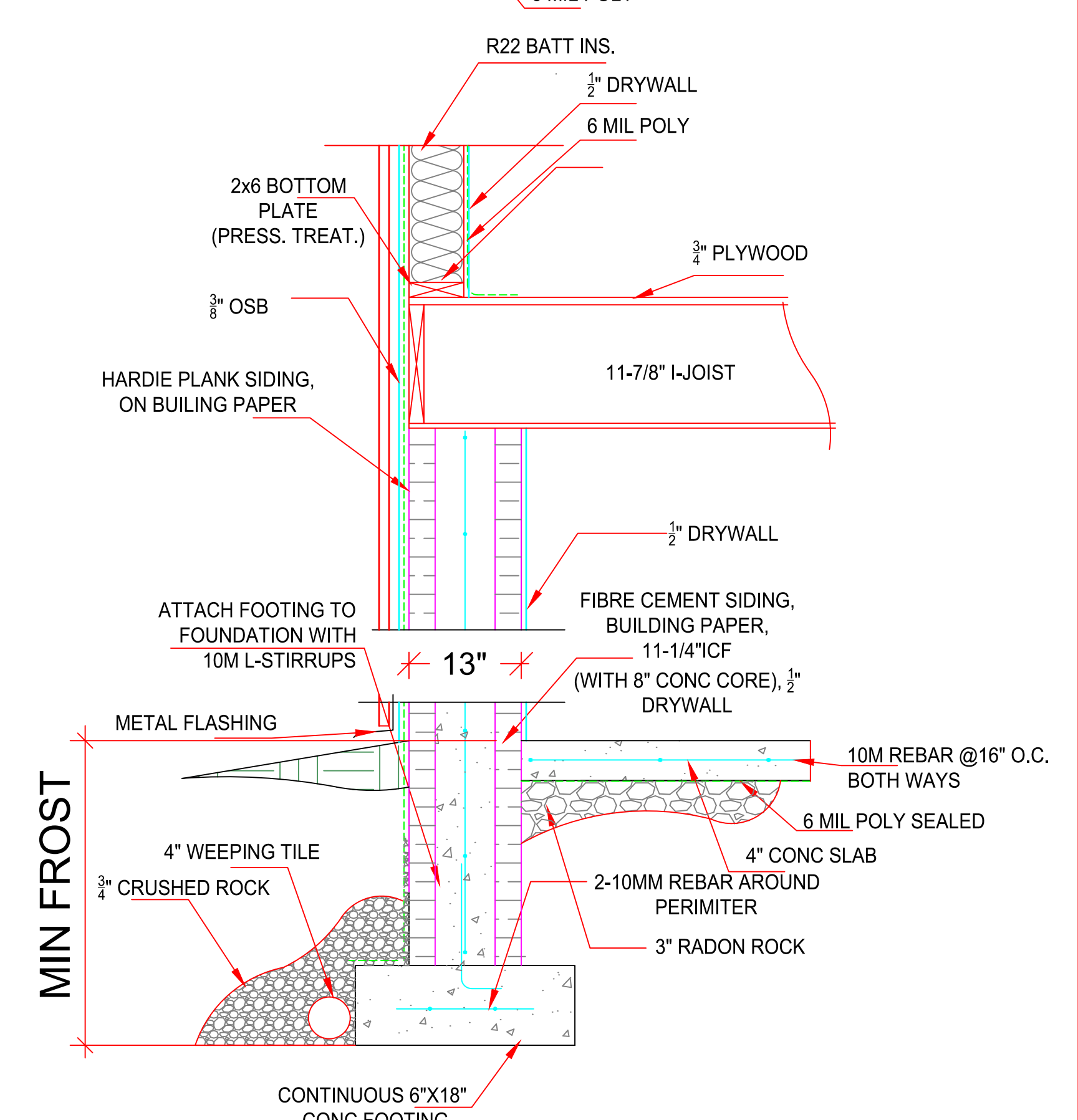


SCALE: 3/16" = 1'0"

Roof Plan



Slab Connection (Foundation) Scale: 1" - 1'-0"



Building Envelope (I.C.F./Frame) Scale: 1" - 1'-0"

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ROOF PLAN/  
DETAILS

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SCALE	
VARIES	
DRAWN	
PC	
CHECKED	
XX	

A-6

