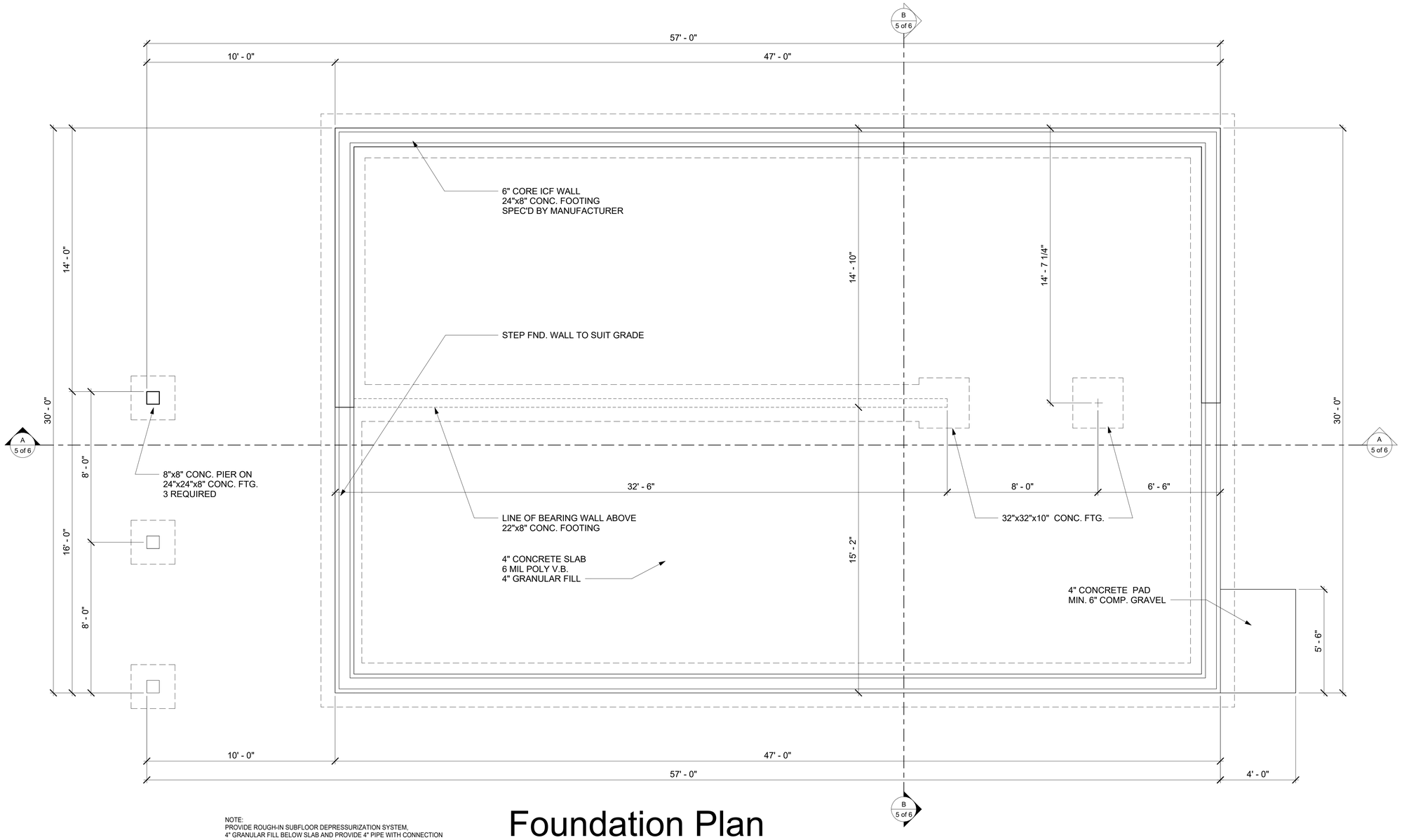

Foundation Plan

3/8" = 1'-0"

NOTE:
PROVIDE ROUGH-IN SUBFLOOR DEPRESSURIZATION SYSTEM,
4" GRANULAR FILL BELOW SLAB AND PROVIDE 4" PIPE WITH CONNECTION
FOR FUTURE DEPRESSURIZATION EQUIPEMENT AND AIRTIGHT CAP
TO BE PASSIBELY VENTED TO EXTERIOR, TO BE TERMINATED OUTSIDE

NOTE:
SOME BEAMS AND LINTELS MAY BE REQUIRED TO BE ENGINEERED
DUE TO ROOF LOADS NOT COVERED IN THE BUILDING CODE & IS THE
RESPONSIBILITY OF THE HOME OWNER OR BUILDER TO SECURE.

NOTE:
FOUNDATION DEPTH TO BE CONFRIMED ON SITE,
BASED ON SITE CONDITIONS

No.	Description	Date
1	FIRST SET OF WORKING DRAWINGS	MAR. 28, 2024
2	ADJUST WINDOW SIZES, ADD BEAM IN BASEMENT	APR. 5, 2024
3	ADJUST WINDOW SIZES, CHANGE TO ICF	APR. 9, 2024
4	FOOTING SIZE	APR. 10, 2024

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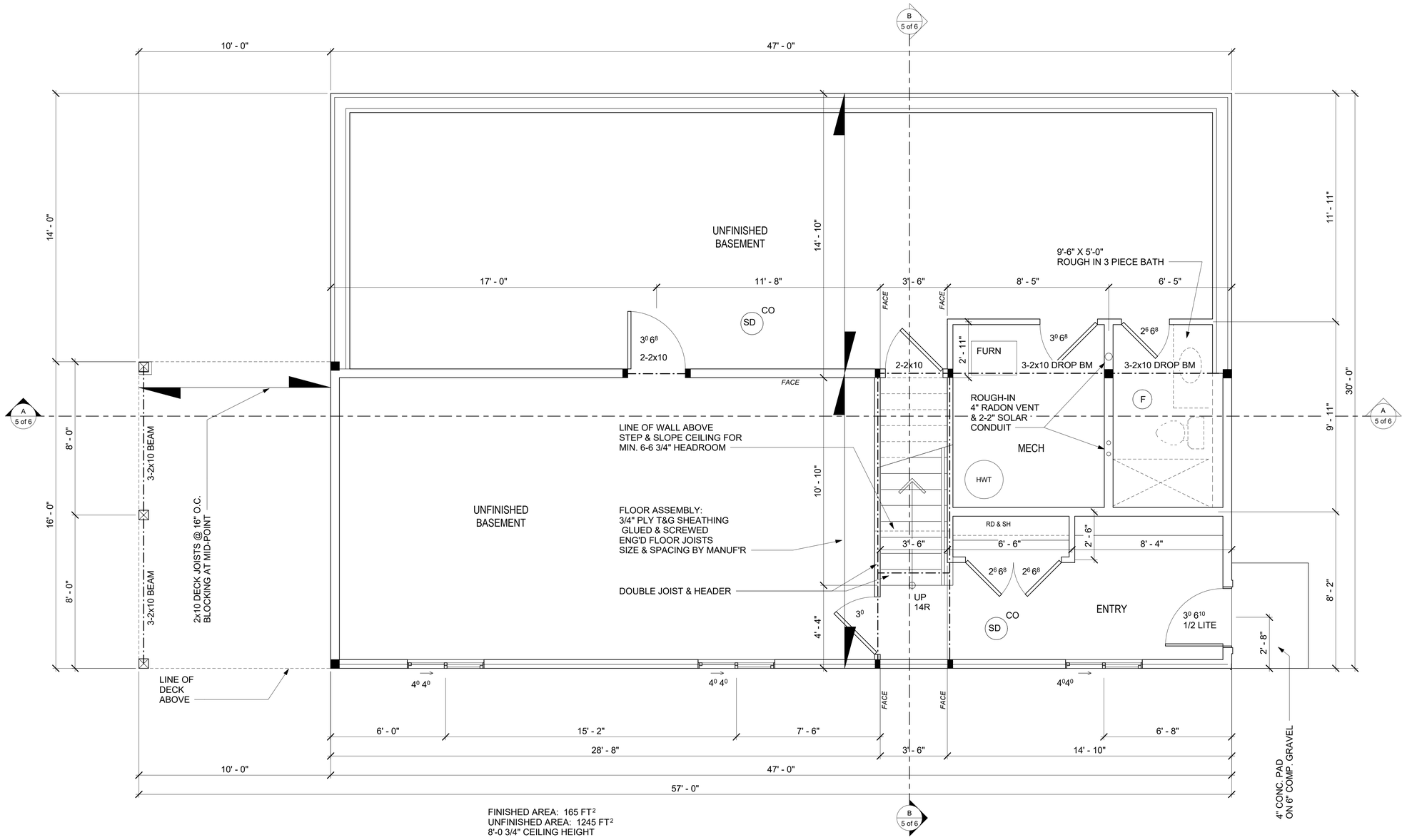
PAPA DRAFTSMAN

Client	Rozka - Wood Creek
1305 Enderby-Mabel Lake Rd.	
Foundation	
Project Number	4048
Date	April 10, 2024
Drawn By	LW
Checked By	LW
1 of 6	
Scale	3/8" = 1'-0"



FINISHED AREA: 165 FT²
UNFINISHED AREA: 1245 FT²
8'-0 3/4" CEILING HEIGHT

Basement Floor Plan

3/8" = 1'-0"

NOTE:
SOME BEAMS AND LINTELS MAY BE REQUIRED TO BE ENGINEERED DUE TO ROOF LOADS NOT COVERED IN THE BUILDING CODE & IS THE RESPONSIBILITY OF THE HOME OWNER OR BUILDER TO SECURE.

No.	Description	Date
1	FIRST SET OF WORKING DRAWINGS	MAR. 28, 2024
2	ADJUST WINDOW SIZES, ADD BEAM IN BASEMENT	APR. 5, 2024
3	ADJUST WINDOW SIZES, CHANGE TO ICF	APR. 9, 2024

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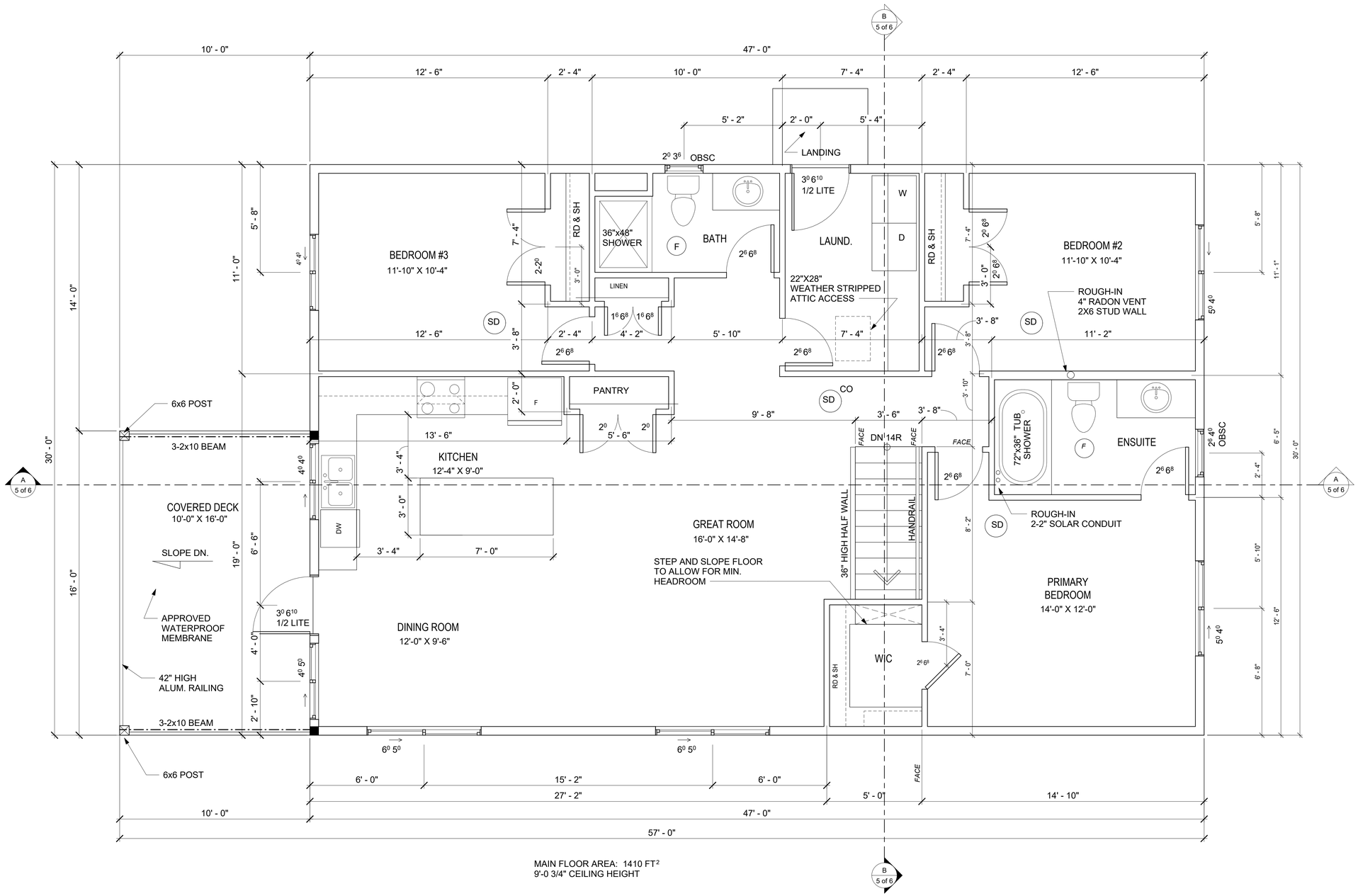
PAPA DRAFTSMAN

Client	Rozka - Wood Creek
	1305 Enderby-Mabel Lake Rd.
	Basement
Project Number	4048
Date	April 10, 2024
Drawn By	LW
Checked By	LW
	2 of 6
Scale	3/8" = 1'-0"



MAIN FLOOR AREA: 1410 FT²
9'-0 3/4" CEILING HEIGHT

Main Floor Plan

3/8" = 1'-0"

NOTE:
SOME BEAMS AND LINTELS MAY BE REQUIRED TO BE ENGINEERED DUE TO ROOF LOADS NOT COVERED IN THE BUILDING CODE & IS THE RESPONSIBILITY OF THE HOME OWNER OR BUILDER TO SECURE.

No.	Description	Date
1	FIRST SET OF WORKING DRAWINGS	MAR. 28, 2024
2	ADJUST WINDOW SIZES, ADD BEAM IN BASEMENT	APR. 5, 2024
3	ADJUST WINDOW SIZES, CHANGE TO ICF	APR. 9, 2024
4	FOOTING SIZE	APR. 10, 2024

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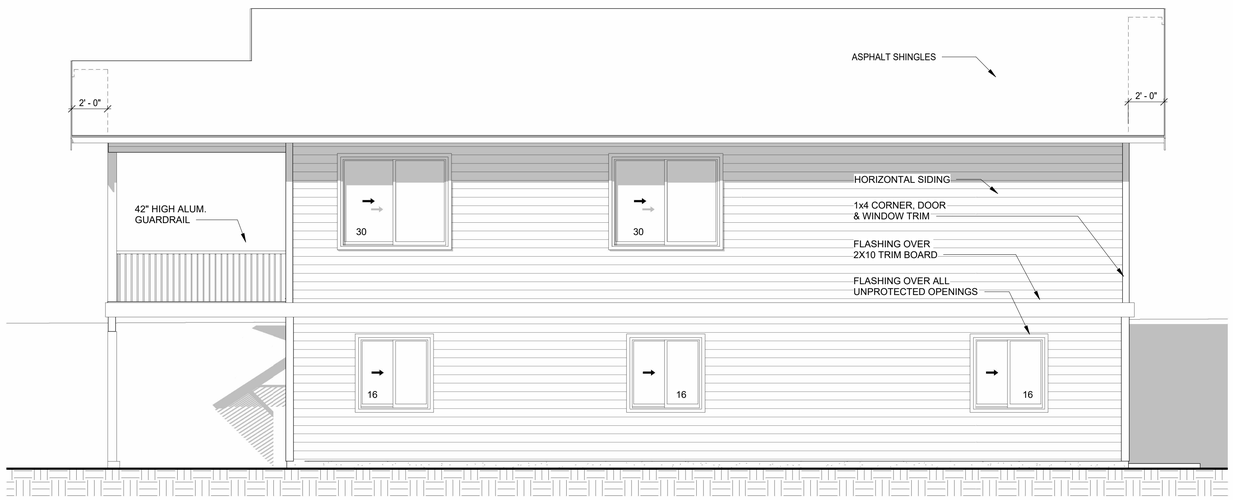
PAPA DRAFTSMAN

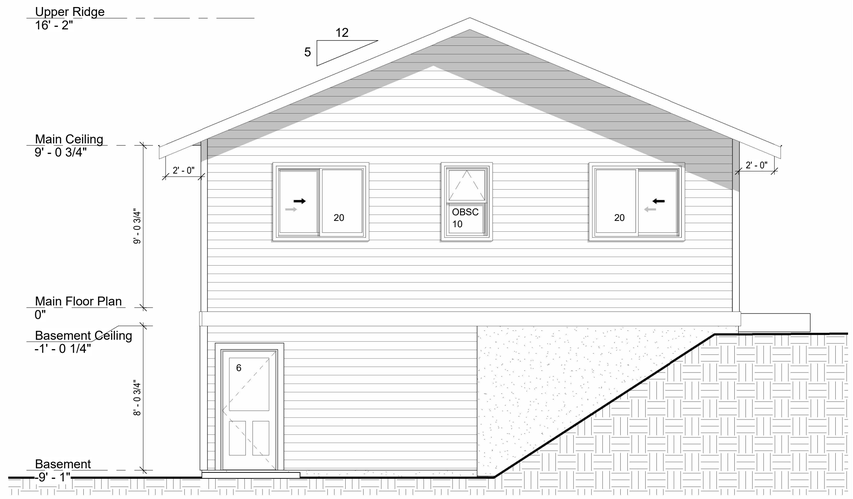
Client	Rozka - Wood Creek
	1305 Enderby-Mabel Lake Rd.
	Main Floor Plan
Project Number	4048
Date	April 10, 2024
Drawn By	LW
Checked By	LW
	3 of 6
Scale	3/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

SPATIAL SEPARATION CALCULATION:
WALL AREA: 870 ft^2, 80.8 m^2
UNPROTECTED GLASS AREA: 128 ft^2, 11.9 m^2 14.7%
MIN. LIMITING DISTANCE: 3.1 m



Right Elevation

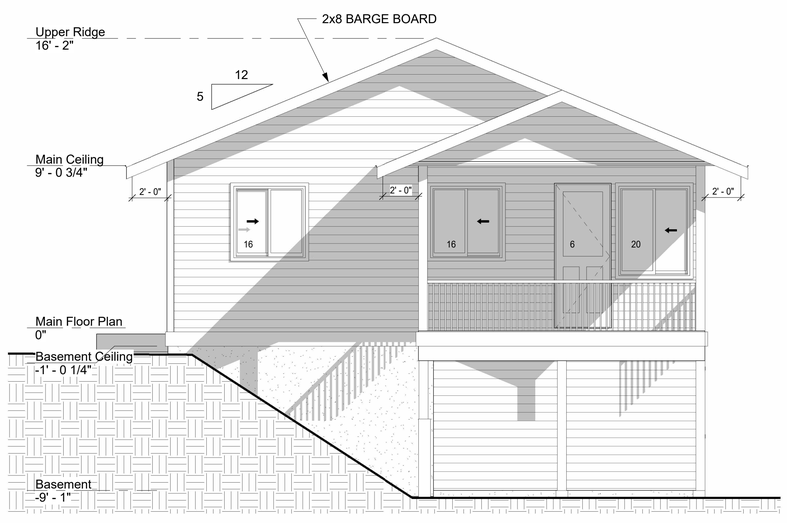
1/4" = 1'-0"

SPATIAL SEPARATION CALCULATION:
WALL AREA: 682 ft^2, 63.4 m^2
UNPROTECTED GLASS AREA: 56 ft^2, 5.2 m^2 8.2%
MIN.. LIMITING DISTANCE: 1.6 m

Rear Elevation

1/4" = 1'-0"

SPATIAL SEPARATION CALCULATION:
WALL AREA: 494 ft^2, 45.9 m^2
UNPROTECTED GLASS AREA: 13 ft^2, 1.2 m^2 2.6%
MIN.. LIMITING DISTANCE: 1.2 m



Left Elevation

1/4" = 1'-0"

SPATIAL SEPARATION CALCULATION:
WALL AREA: 682 ft^2, 63.4 m^2
UNPROTECTED GLASS AREA: 58 ft^2, 5.4 m^2 8.5%
MIN.. LIMITING DISTANCE: 1.6 m

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4	FOOTING SIZE	APR. 10, 2024

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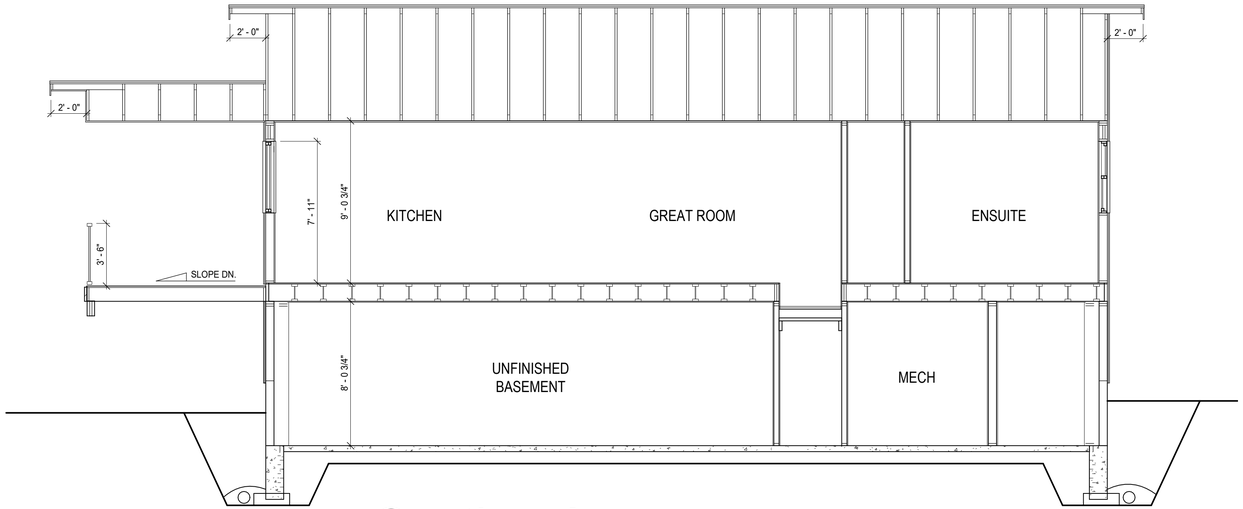
PAPA DRAFTSMAN

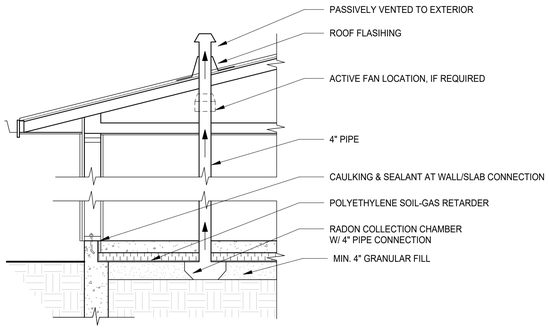
Client	Rozka - Wood Creek
	1305 Enderby-Mabel Lake Rd.
	Elevations
Project Number	4048
Date	April 10, 2024
Drawn By	LW
Checked By	LW

Scale 1/4" = 1'-0"



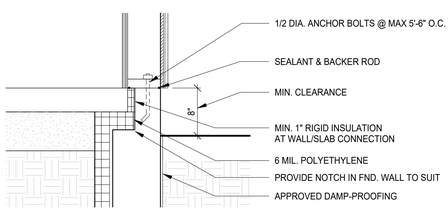
Section A

1/4" = 1'-0"



Radon Detail - D2

1/2" = 1'-0"



Slab/Wall Detail - D1

1" = 1'-0"

Section B

1/4" = 1'-0"

No.	Description	Date
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4	FOOTING SIZE	APR. 10, 2024

GENERAL NOTES

· THE FOLLOWING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED PLANS.
· BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE PLANS, THE OWNER AND/OR CONTRACTOR ACCEPTS THESE PLANS AS DRAWN AND HAS READ AND UNDERSTOOD THE GENERAL NOTES AS FOLLOWS
· THIS DRAWING WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT SUBSEQUENT CHANGES TO THE CODE ARE COMPLIED WITH AND INCORPORATED IN THE CONSTRUCTION OF THIS PLAN. ALL WORK SHALL CONFORM TO THE CURRENT BC BUILDING CODE AND/OR LOCAL BUILDING CODES AND BYLAWS THAT MAY HAVE PRECEDENCE.
· ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
· PAPA DRAFTSMAN IS NOT RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
· CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOAD.
· THE BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY CONSTRUCTION SITE AT ALL TIMES
· PRIOR TO COMMENCING EXCAVATION WORK THE BUILDER SHALL BE RESPONSIBLE FOR ESTABLISHING THE LOCATION OF AND CLEARING MARKING EXISTING SERVICES AND IMMEDIATELY NOTIFYING APPLICABLE AUTHORITIES OF ANY DISCREPANCIES

ERRORS AND OMISSIONS

· PAPA DRAFTSMAN MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION.
· SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS PLEASE ADVISE US AT YOUR EARLIEST CONVENIENCE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS IF NECESSARY. IN THIS WAY WE CAN BETTER SERVE YOU AND PREVENT RECURRENCE OF ERRORS.

STRUCTURAL DESIGN AND ENGINEERING

· TO PROVIDE OUR CLIENTS WITH DISTINCTIVE AND ATTRACTIVE DESIGNS IT HAS BEEN NECESSARY IN SOME INSTANCES TO USE BEAM SIZES AND FRAMING DETAILS NOT SPECIFIED IN PART NINE OF THE B.C. BUILDING CODE. THE CITY OR MUNICIPAL BUILDING DEPARTMENT MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER WHICH IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO PROVIDE.

STRUCTURAL DESIGN CRITERIA

· ASSUMED ROOF DESIGN LOAD (LIVE AND DEAD) - 50 POUNDS PER SQUARE FOOT (2.5 KN/M.SQ.).
· ASSUMED SOIL BEARING CAPACITY - 2,500 P.S.F. (119.7 KN/M.SQ.).
· CONCRETE FOUNDATIONS AND SLABS ON GRADE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 M.P.A. AT 28 DAYS.
· FRAMING LUMBER TO BE #2 S.P.F. AND BETTER UNLESS OTHERWISE NOTED.
· BEAMS TO BE #2 S.P.F. AND BETTER.
· NOTES: IF SOIL CONDITIONS ARE LESS, OR FLOOR AND ROOF LOADS ARE GREATER THAN THIS PLAN IS DESIGNED FOR YOUR BUILDING DEPARTMENT MAY REQUIRE ADJUSTMENTS TO THE PLANS OR ASK THAT THE PLANS BE ENGINEERED BY A CERTIFIED STRUCTURAL ENGINEER. IT IS BEST THAT AN ENGINEER FAMILIAR WITH LOCAL CONDITIONS BE CONSULTED.

SITE PLAN NOTES

· OWNER SHALL SUPPLY AND MISSING INFORMATION ON THE SITE PLAN, (I.E. DIMENSIONS, ELEVATIONS OF LOT, LEGAL DESCRIPTION, SITE ADDRESS, NORTH DIRECTION, AND LOCATION OF SERVICES, EASEMENTS AND RIGHT OF WAYS. aLL MEASUREMENTS ON THE SITE PLAN ARE TO BE GOVERNED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE STARTING CONSTRUCTION.
· WELLS AND SEPTIC DISPOSAL SYSTEMS TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH HEALTH AUTHORITIES HAVE JURISDICTION.

FOUNDATIONS

· FOUNDATIONS SHALL BE CONCRETE ON SOLID UNDISTURBED BEARING THAT IS BELOW THE FROST LINE.
· FOUNDATION WALLS SHALL NOT BE BACK FILLED UNTIL CONCRETE HAS REACHED IS SPECIFIED 28 DAY STRENGTH AND THE FLOOR SYSTEM INCLUDING SHEATHING HAS BEEN INSTALLED OR UNTIL ADEQUATELY BRACED SUBJECT OR APPROVAL BY AUTHORITY HAVE JURISDICTION.
· GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
· ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING HEIGHT LIMITS SPECIFIED BY CURRENT BUILDING CODES REQUIRE STRUCTURAL ENGINEERING.
· PERIMETER DRAINAGE SHALL BE INSTALLED WHERE REQUIRED TO THE APPROVAL OF LOCAL AUTHORITIES.
· IT IS RECOMMENDED THAT ALL FOUNDATION WALLS 24" (600 MM) AND HIGHER SHALL HAVE ONE 12 MM (1/2" DIAMETER) REINFORCING BAR CENTERED 3" FROM TOP CORNER REINFORCING TO BE LAPPED MINIMUM 24".

WOOD FRAMING

· WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH 45 LBS FELT, 6 MIL POLY OR OTHER APPROVED METHOD. PLATES TO BE ANCHORED TO CONCRETE WITH 1/2" DIAMETER ANCHOR BOLTS AT A MAXIMUM 5'-6" O.C. OR OTHER APPROVED METHOD. EXTERIOR CONCRETE SILL PLANS TO BE LEVEL AND UNDERSIDE SEALED.
· ROOF TRUSSES REQUIRE ENGINEERS CERTIFICATE. FOR PREFABRICATED TRUSSES OBTAIN CERTIFICATE FROM A MANUFACTURER.

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PAPA DRAFTSMAN

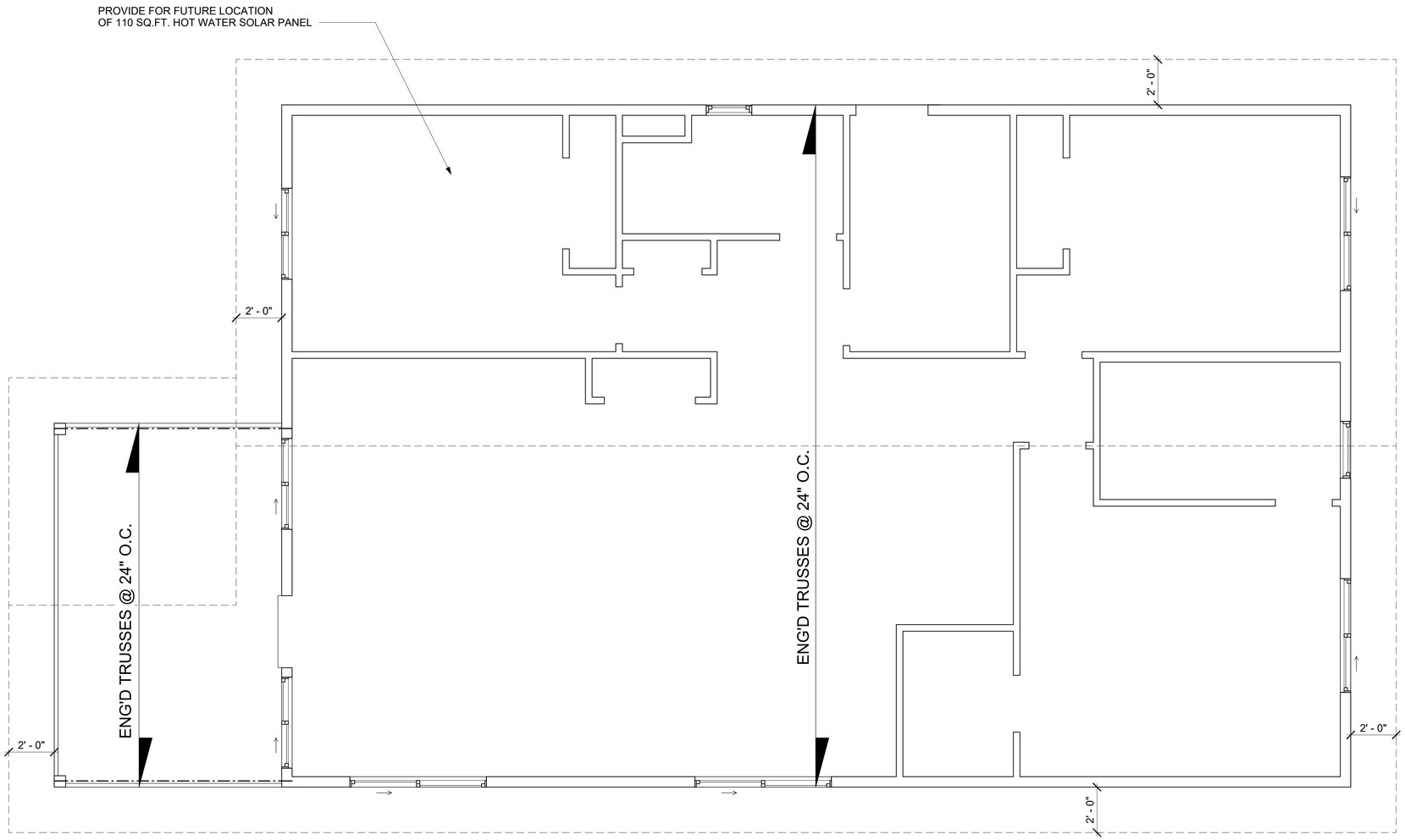
Rozka - Wood Creek

1305 Enderby-Mabel Lake Rd.

Cross Sections

Project Number	4048
Date	April 10, 2024
Drawn By	LW
Checked By	LW

Scale As indicated



Roof Frame Plan

3/8" = 1'-0"

No.	Description	Date
1	FIRST SET OF WORKING DRAWINGS	MAR. 28, 2024
2	ADJUST WINDOW SIZES, ADD BEAM IN BASEMENT	APR. 5, 2024
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PAPA DRAFTSMAN

Client	Rozka - Wood Creek
1305 Enderby-Mabel Lake Rd.	
Roof Frame Plan	
Project Number	4048
Date	April 10, 2024
Drawn By	LW
Checked By	LW
6 of 6	
Scale	3/8" = 1'-0"