



Creation
-Design, Drafting & Consulting
www.creationdrafting.com
email: art@creationdrafting.com
Ph. 778-476-5799

Details:

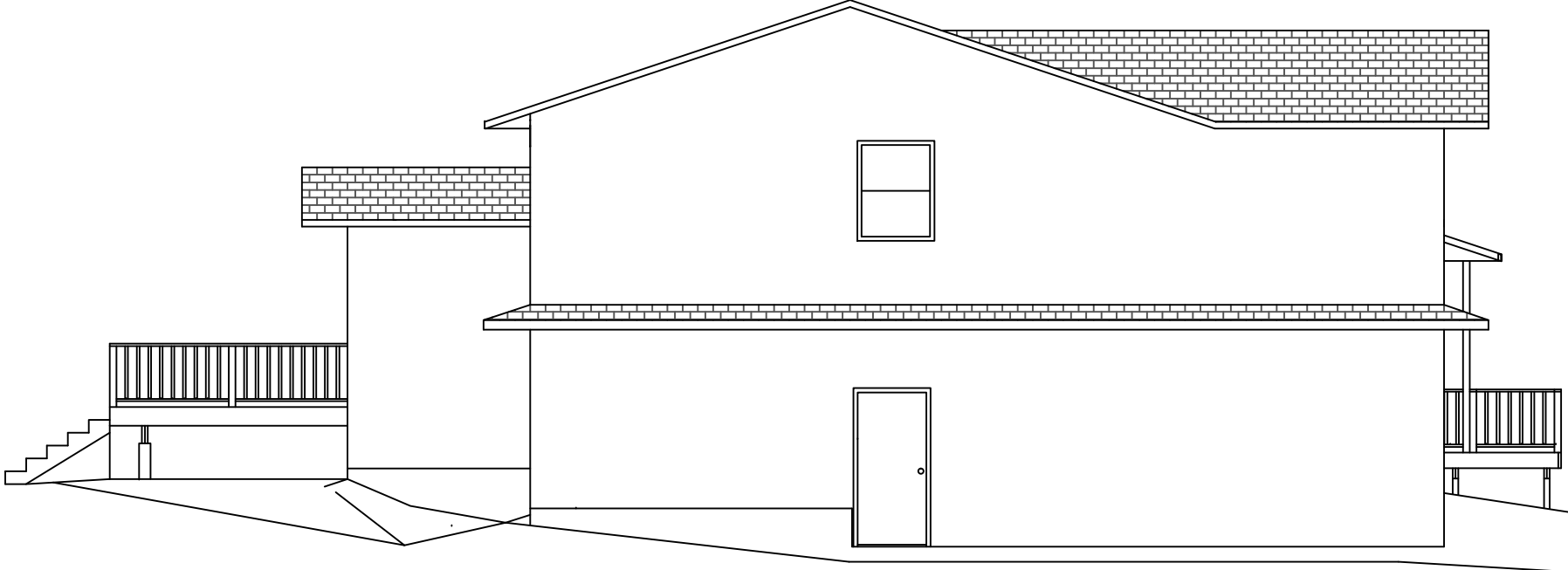
Front Elevation

Client

Rev #	Date
	14/11/2012

Page #

1



Creation
-Design, Drafting & Consulting
www.creationdrafting.com
email: art@creationdrafting.com
Ph. 778-476-5799

Details:

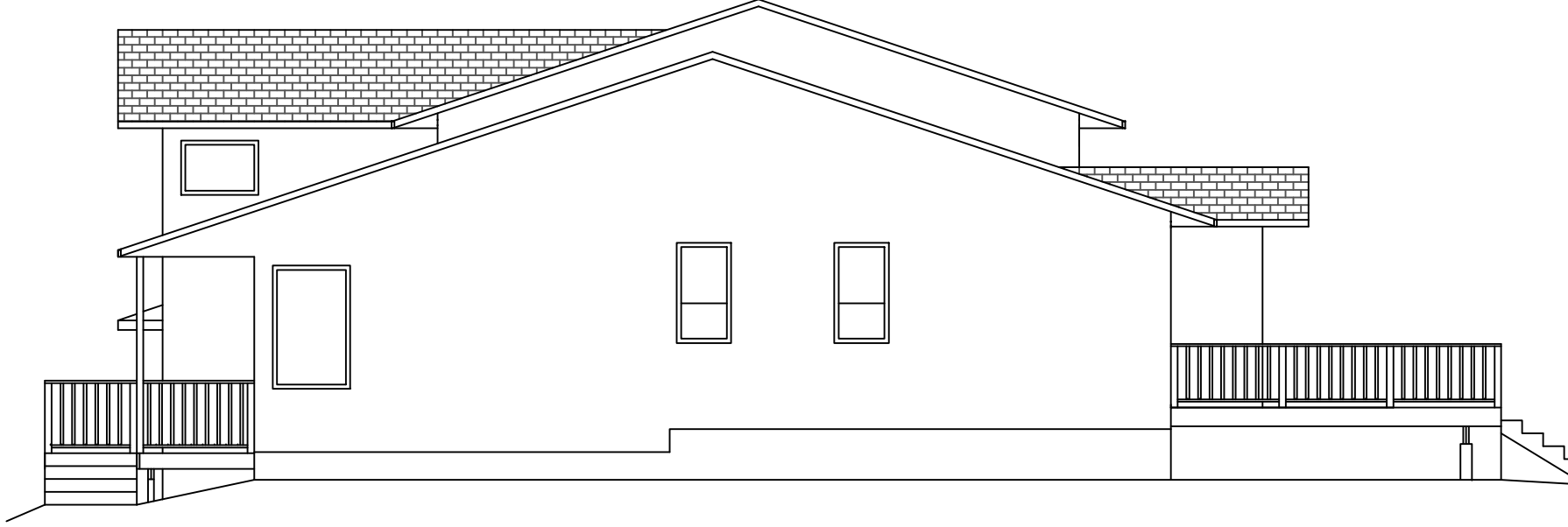
Left Elevation

Client

Rev #	Date
	14/11/2012

Page #

2



Creation
-Design, Drafting & Consulting
www.creationdrafting.com
email: art@creationdrafting.com
Ph. 778-476-5799

Details:

Right Elevation

Client

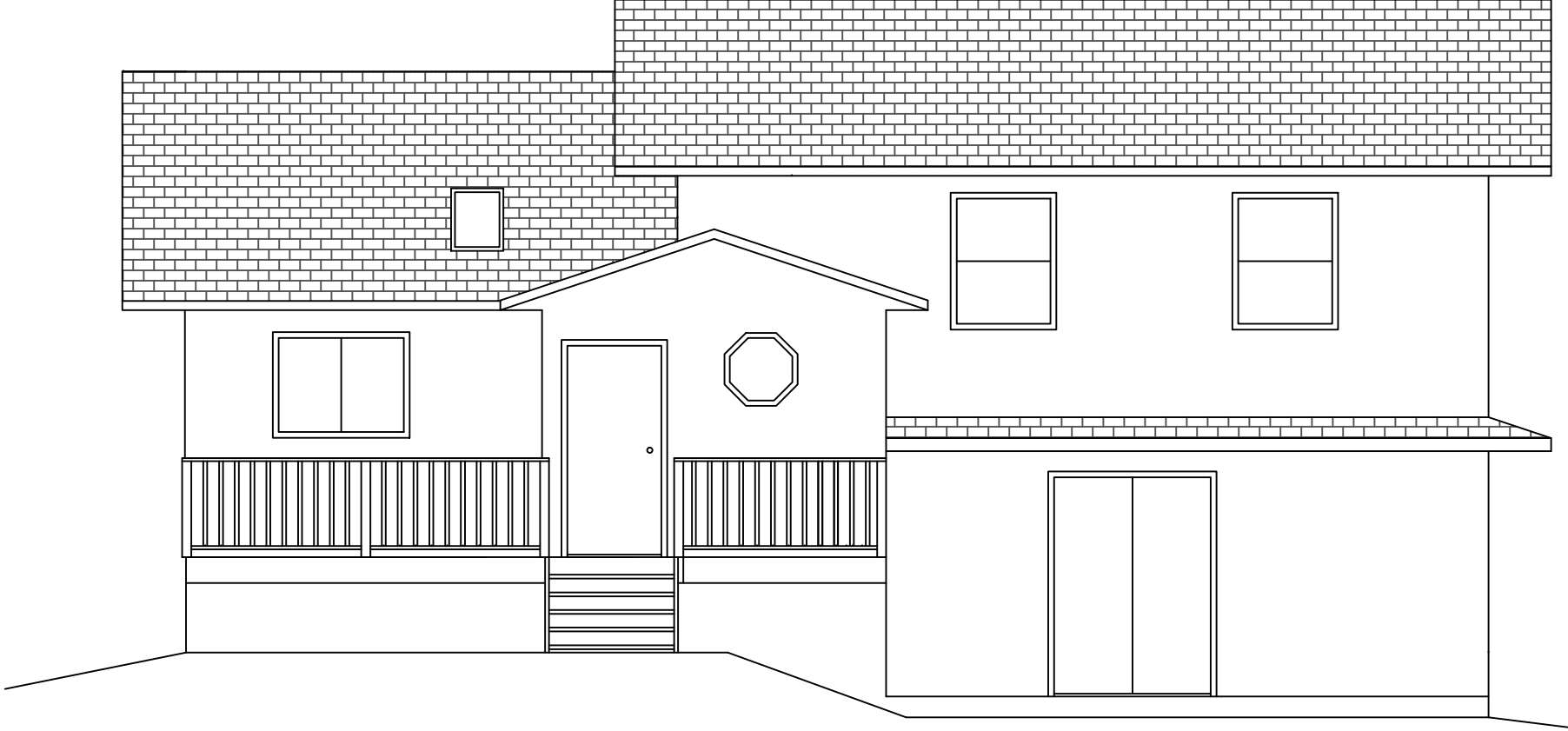
Rev #

Date

Page #

3

14/11/2012



Creation
-Design, Drafting & Consulting
www.creationdrafting.com
email: art@creationdrafting.com
Ph. 778-476-5799

Details:

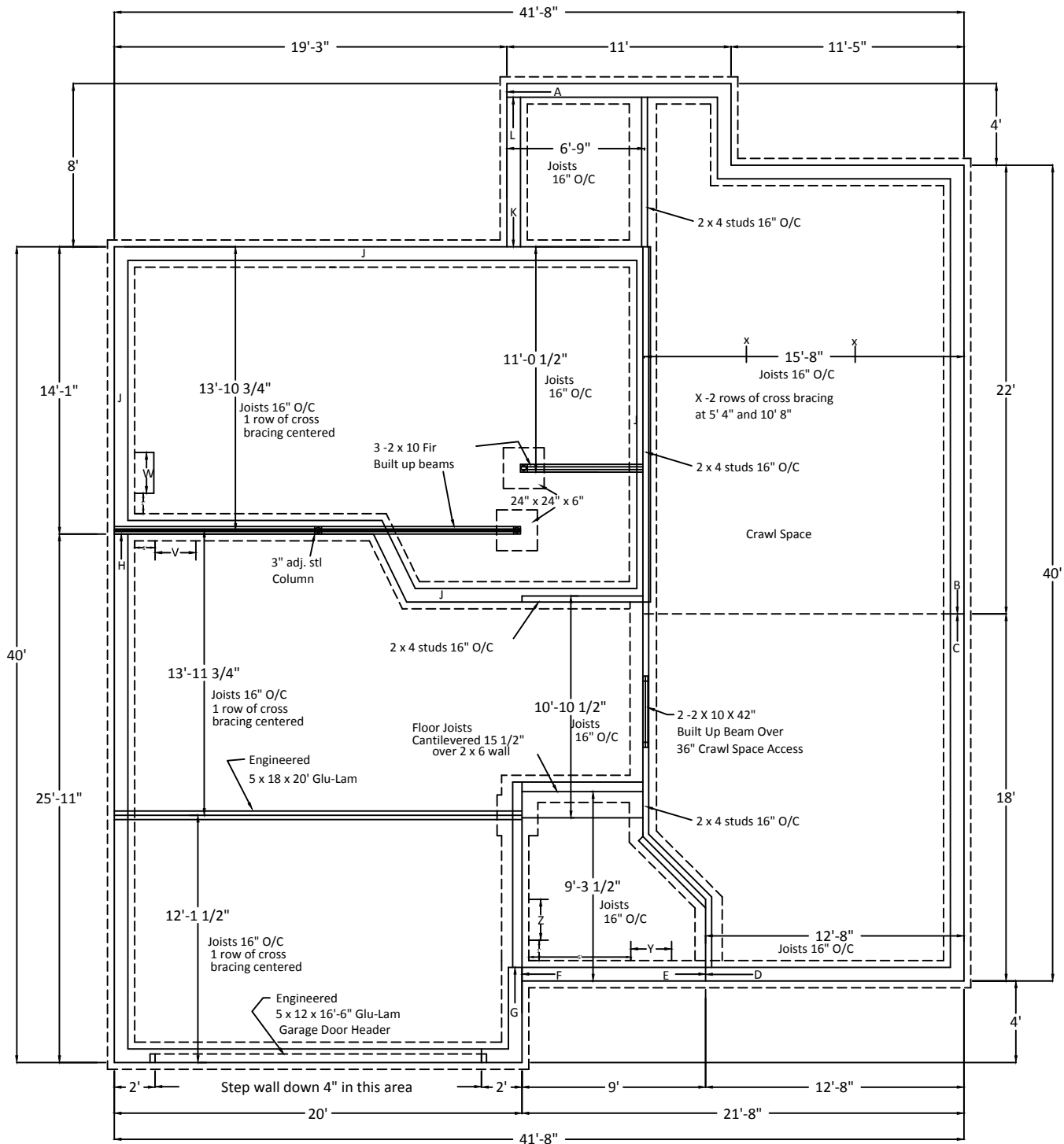
Back Elevation

Client

Rev #	Date
	14/11/2012

Page #

4



1713 sq ft Foot print

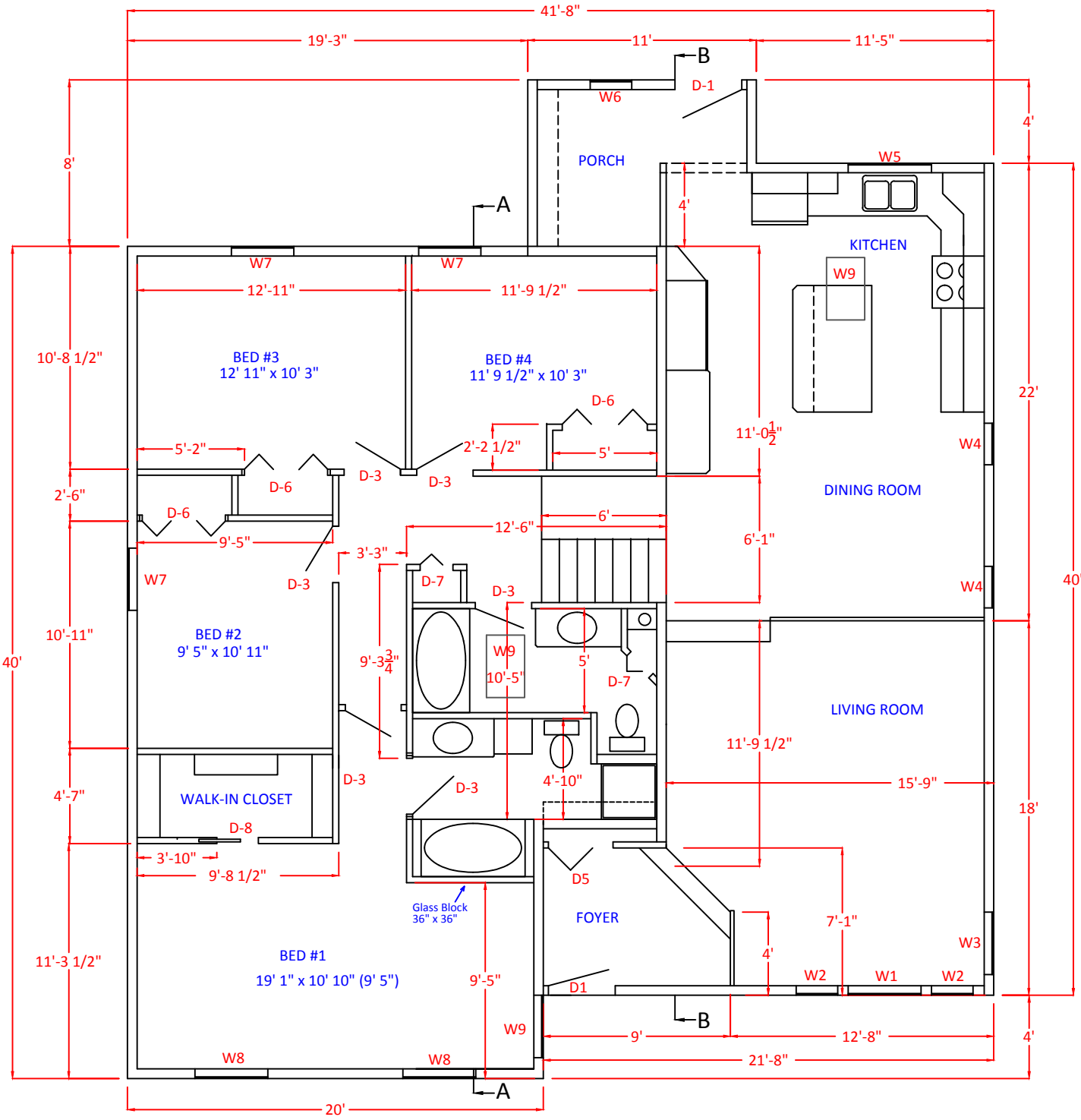
ELEVATIONS:

- ZERO ELEVATION - BOTTOM OF SIDING AT NORTHWEST CORNER OF 132 BROOKS PLACE
 - Plus 6" -Top of concrete wall A to B
 - Neg 6" -Top of concrete wall C to D
 - Neg 15" -Top of concrete wall K to L
 - Neg 18" -Top of concrete wall E to F
 - Neg 36" -Top of concrete wall at J -perimeter of family room
 - Neg 39 1/2" -Top of 24 x 24 pads -telepost support
 - Neg 56" -Top of concrete wall G to H
 - Neg 60" -Top of all footings except G to H
 - Neg 80" -Top of footings G to H
- Footings step 20" at V, W, X, & Y

Rev #	Date
	14/11/2012

Client

Details: **Foundation**

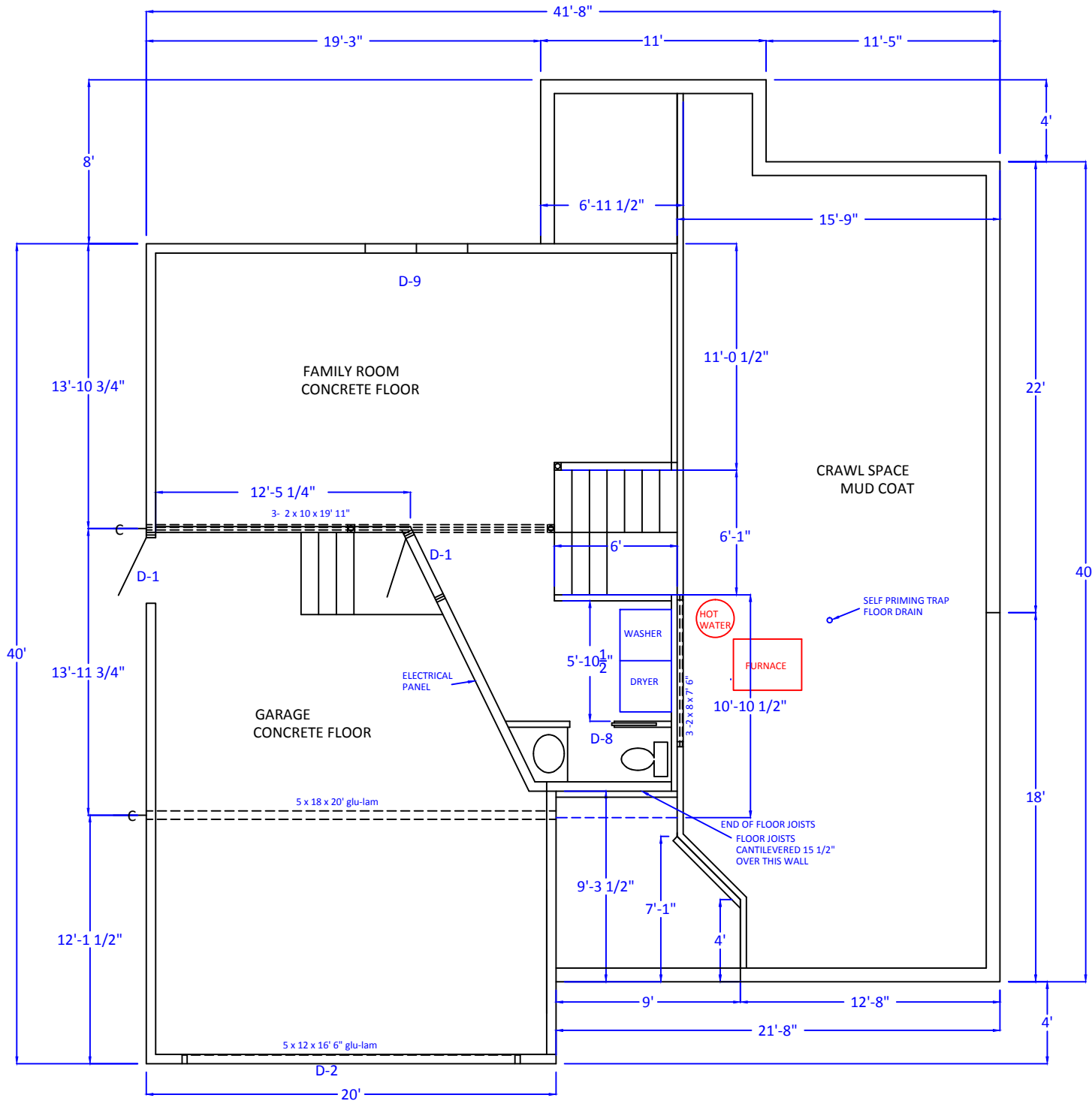


Main Floor 770 Sq Ft
 Upper Split 943 Sq Ft

Rev #	Date
	14/11/2012

Client

Details:
**Main Floor
 & Upper Split**



Lower Split
416 sq ft
Crawl Space
684 sq ft
Garage
434 sq ft

Page #	7
Rev #	
Date	14/11/2012

Client

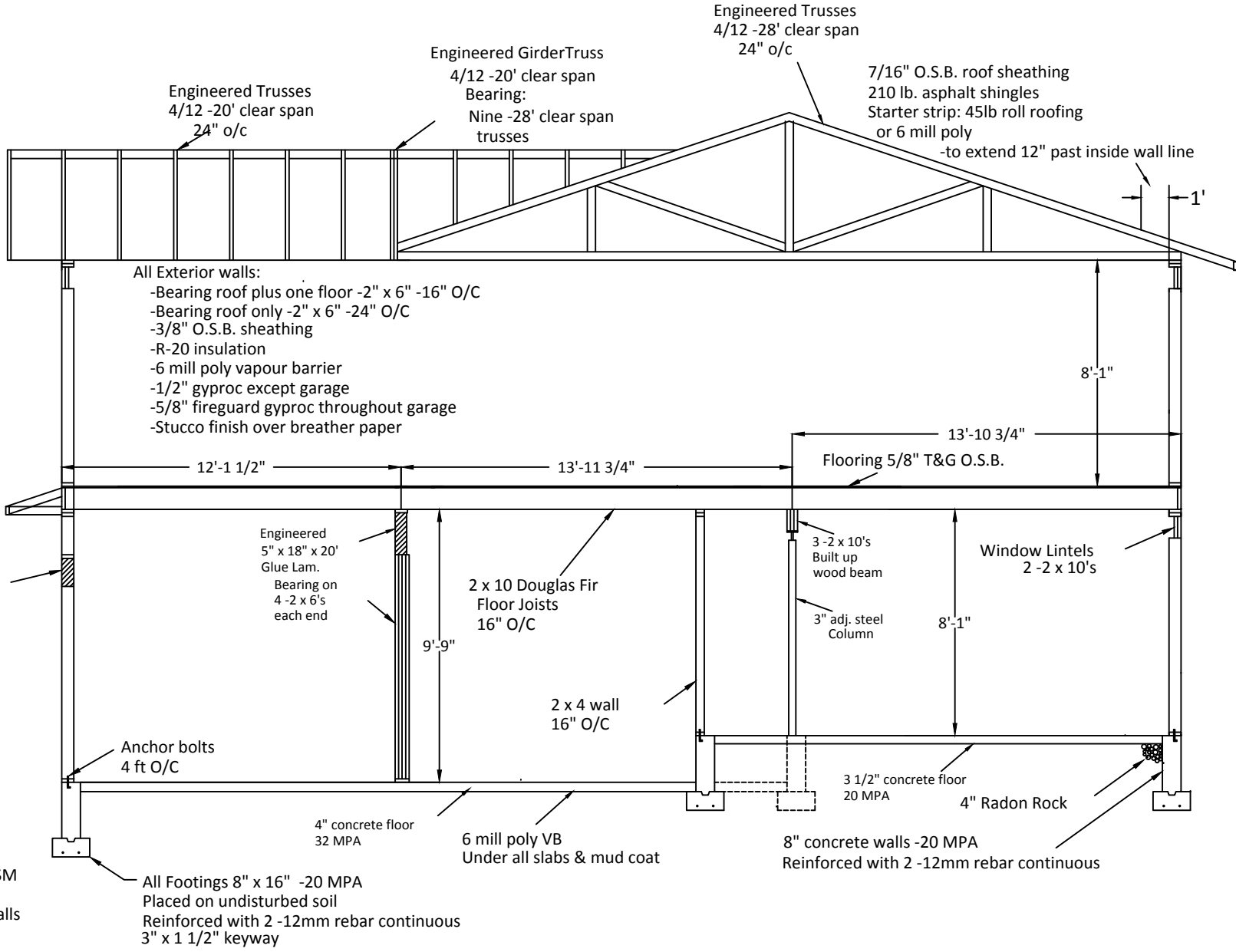
Details:
**Lower Split
& Crawl Space**

Creation
-Design, Drafting & Consulting
www.creationdrafting.com
email: art@creationdrafting.com
Ph. 778-476-5799

Client

Cross Section "A"

Creation
 -Design, Drafting & Consulting
 www.creationdrafting.com
 email: art@creationdrafting.com
 Ph. 778-476-5799



Details:
**Cross Section
Section "B"**

All ceilings: Insulate to a minimum R-40
Leave adequate venting to soffits
6 mill poly vapor barrier
1/2" ceiling board gyproc finish

Minimum attic ventilation on
all roof levels Ratio 1/300

Engineered Scissor Trusses
4/12 -40' clear span
24" o/c
Inside member 1 1/2 in 12 slope

Engineered Trusses
4/12 -11' clear span
24" o/c

Vented aluminum
soffits on all
overhangs

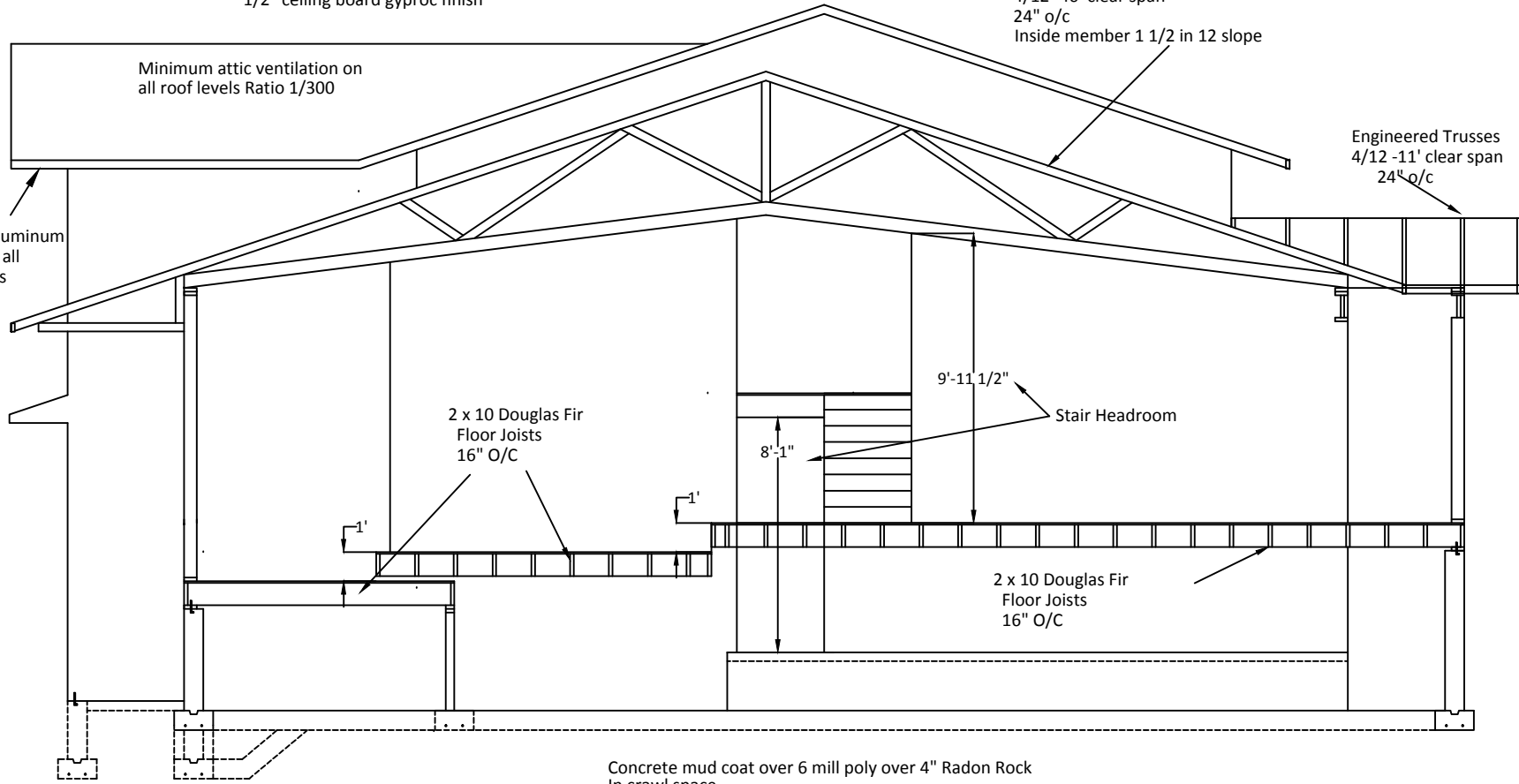
2 x 10 Douglas Fir
Floor Joists
16" O/C

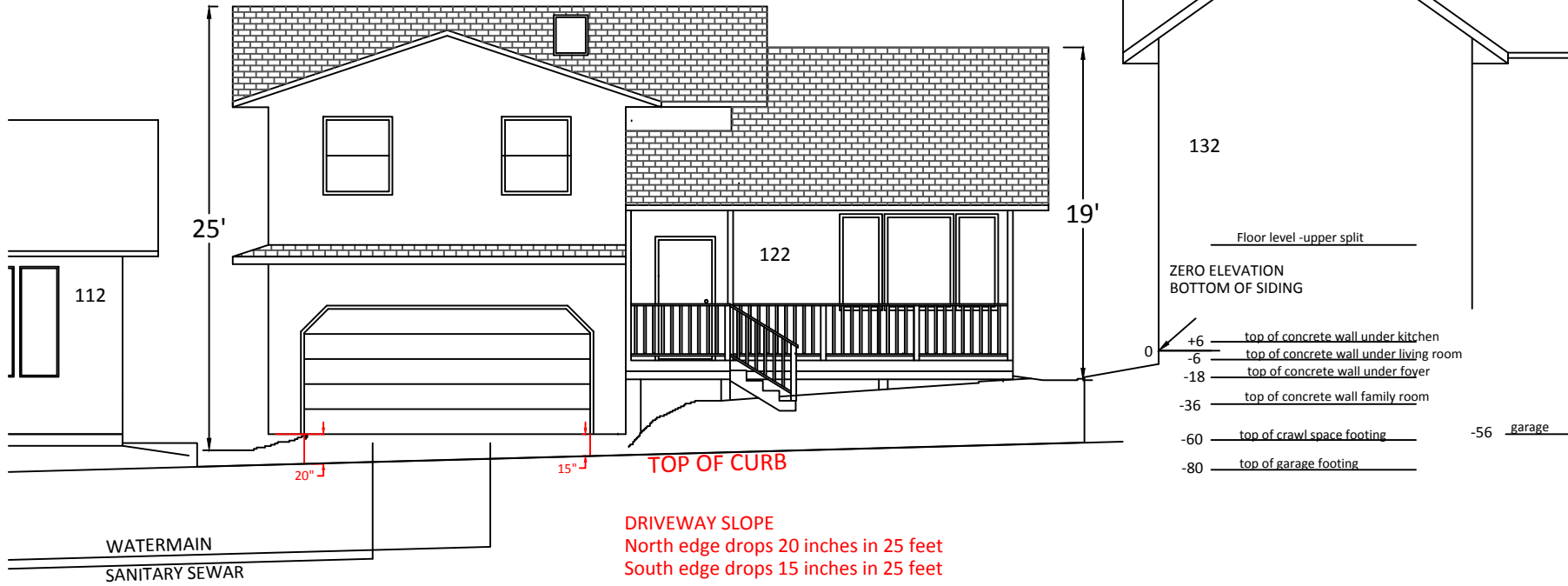
9'-11 1/2"
Stair Headroom

8'-1"

2 x 10 Douglas Fir
Floor Joists
16" O/C

Concrete mud coat over 6 mill poly over 4" Radon Rock
In crawl space





Rev #	Date	Page #
		10
	14/11/2012	

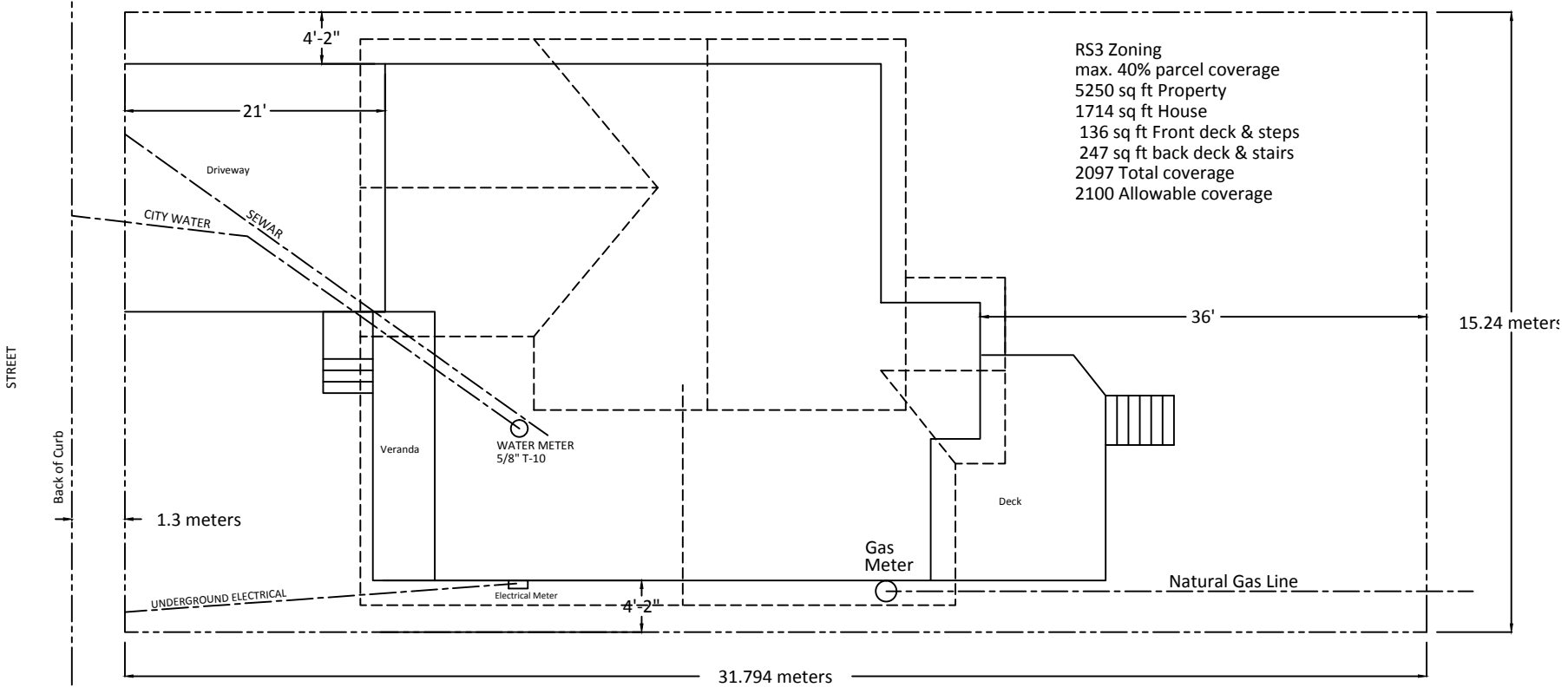
Client

Details: Elevations

Creation
-Design, Drafting & Consulting
www.creationdrafting.com
email: art@creationdrafting.com
Ph. 778-476-5799

North ↑

----- Property Line
 - - - - - Roof Line -2ft o/h except over veranda



RS3 Zoning
 max. 40% parcel coverage
 5250 sq ft Property
 1714 sq ft House
 136 sq ft Front deck & steps
 247 sq ft back deck & stairs
 2097 Total coverage
 2100 Allowable coverage

Client

Details:
Plot Plan

Creation
 -Design, Drafting & Consulting
 www.creationdrafting.com
 email: art@creationdrafting.com
 Ph. 778-476-5799

WINDOW SCHEDULE

Code	Qty	Glass Size	Rough Opening	Description	Cost Each	Sub Total
W1	1		3-6 X 5-0	Fixed		
W2	2		2-0 X 5-0	Casement		
W3	1		3-0 x 5-0	Fixed		
W4	2		2-0 x 4-0	Casement		
W5	1		4-0 x 3-0	Fixed / Casement		
W6	1		2-0 x 2-0	Octagon		
W7	3		3-0 x 4-0	Fixed / Slider		
W8	2		3-6 x 4-0	Fixed / Slider		
W9	2		3-0 x 2-0	Sky Light		
				Sub Total		
				GST		
				PST		
				Total		

DOOR SCHEDULE

Code	Qty	Door Size	Rough Opening	Description	Cost Each	Sub Total
D1	4	3-0 x 6-8		Exterior		
D2	1	16-0 x 7-0		Garage		
D3	6	2-6 x 6-8		Interior		
D4	1	5-0 x 6-8		Bi-Fold		
D5	1	3-0 x 6-8		Bi-Fold		
D6	3	4-0 x 6-8		Bi-Fold		
D7	2	1-6 x 6-8		Bi-Fold		
D8	2	2-6 x 6-8		Pocket		
D9	1	5-0 x 6-8		Sliding Glass		
				Sub Total		
				GST		
				PST		
				Total		

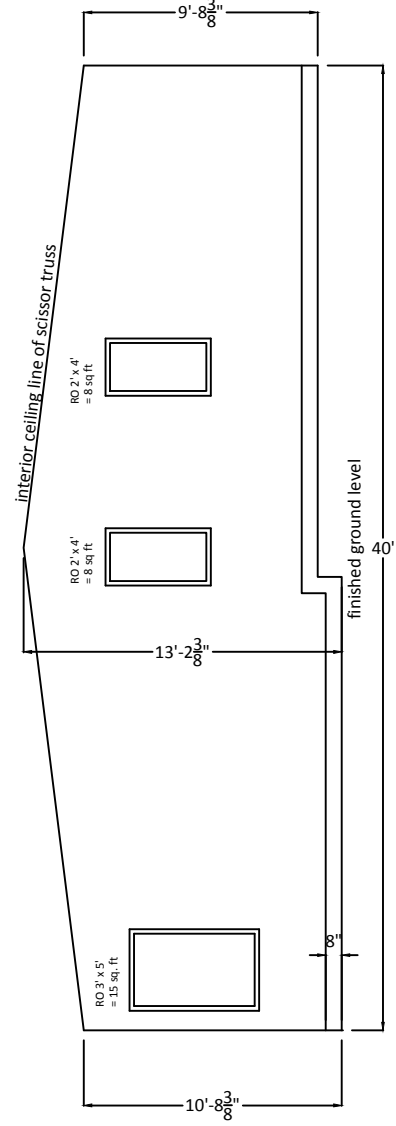
Building Code Table -Maximum Percentage of Unprotected Openings in Exterior Walls

Exposing Building Face -457 square feet

Window Rough Openings - Total 31 square feet

Building Code Table Allows 7% openings for 1.2 meter limiting distance

7% of 457 = 32 square feet



Creation

-Design, Drafting & Consulting
www.creationdrafting.com
email: art@creationdrafting.com
Ph. 778-476-5799

Details:

Door & Window Schedule
Spatial Separation Calc.

Client

Rev #

Rev #	Date
	14/11/2012

Page #

12