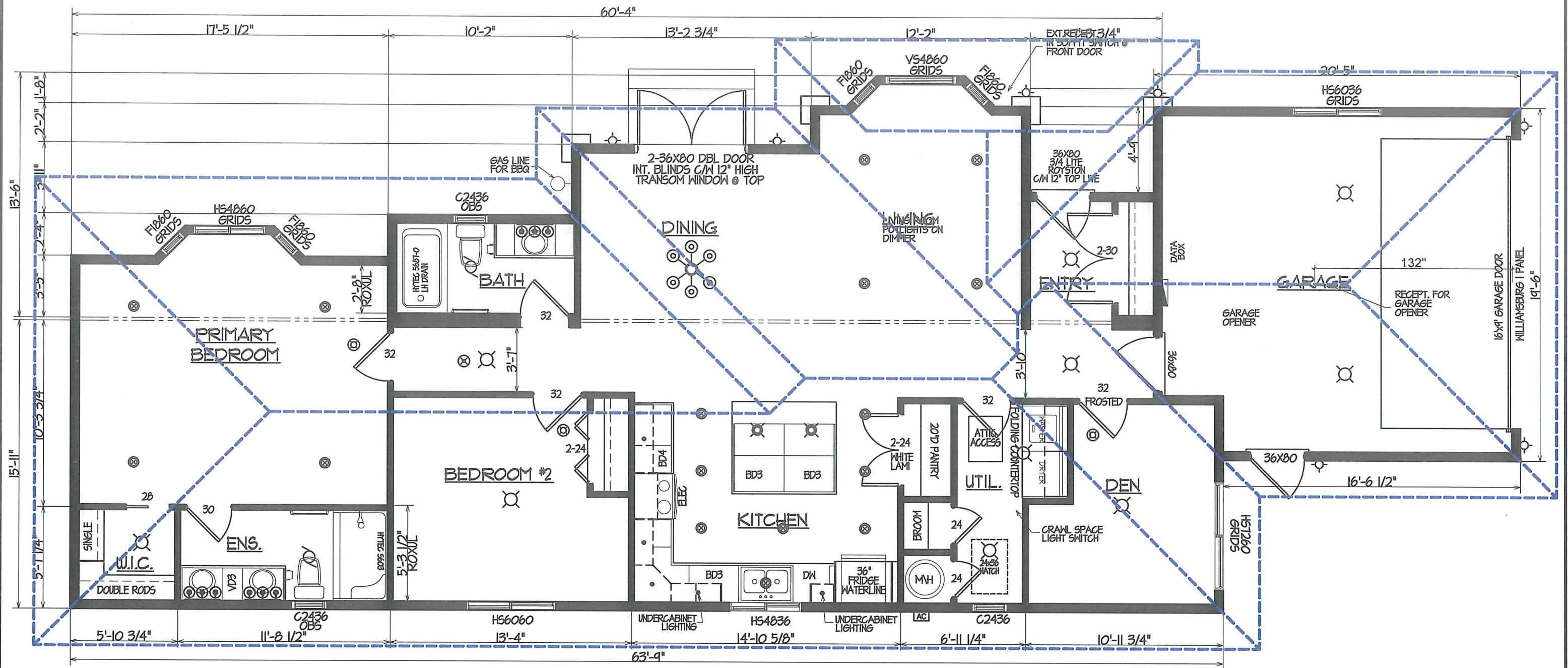


# 9' WALLS



SAGE CREEK-SPEC-2019  
 CUSTOM FLOOR: NA  
 WALLS: NA  
 ROOF: NA  
 DOORS:  
 - FRONT DOOR ENTRY: 3/4 LITE (RAIN GLASS) TRIMLITE "ROYSTON" C/W TRANSM WINDOW ABOVE DOOR  
 - DINING ROOM DOOR: DOUBLE EXTERIOR DOOR

WITH INTERNAL BLINDS AND TRANSM WINDOW ABOVE  
 - DEN TO HAVE WHITE LAMI GLASS INSERT  
 - DOUBLE PANTRY DOORS TO HAVE WHITE LAMINATED GLASS  
 WINDOWS: NA  
 INTERIOR FINISHING:  
 - CROWN MOULDING IN ALL AREAS EXCEPT CLOSETS AND PANTRY  
 MILLWORK:

- KITCHEN COUNTERTOPS: QUARTZ  
 - VANITIES COUNTERTOPS: CORIAN  
 - KITCHEN UPPERS: 35" HIGH  
 - VANITIES: 36" HIGH VANITIES  
 - PLANT-ONS ON ISLAND  
 - UNDERCABINET LIGHTING @ UPPER CABINETS  
 - LAUNDRY: CABINETS ABOVE WASHER & DRYER; FOLDING COUNTERTOP  
 ELECTRICAL:  
 - UNDERCABINET LIGHTING IN KITCHEN

- LIVING ROOM POTLIGHTS ON DIMMER SWITCH  
 - PRIMARY BEDROOM POTLIGHTS ON DIMMER SWITCH  
 PLUMBING:  
 - COMFORT HEIGHT TOILETS C/W SOFT CLOSE SEATS IN BOTH BATHROOMS  
 HEATING:  
 - AC BI  
 - HANG FURNACE IN CRAWL SPACE  
 OPTIONS:  
 - BBQ GAS LINE

KD	03/05/21	ISSUED FOR PERMIT
KD	10/25/21	REVISION #1
KD	10/28/21	REVISION #2
KD	11/02/21	RE-SUBMIT FOR PERMIT
REV.	DATE	DESCRIPTION

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PROJECT : SAGE CREEK 614-32 SHOWHOME  
 3350 IRONWOOD DR., WESTBANK , B.C.  
 TITLE : FLOOR PLAN  
 CUSTOM - 1417 SQ/FT

PROJECT #	SCALE :	SHEET :
J21.842	3/16"=1'-0"	
DRAWN :	DATE :	A1.1
KD	03/05/21	



QUICK DESIGN SPECIFICATIONS				DATE:	04/12/22	JOB:	J21.842
FLOOR	9 1/2" I-JOIST 12" & 16" O/C WHERE NOTED, PERIMETER INSULATION						
EXT. WALL	9'-0 3/4", 2X6 16" O/C, R20						
INT. WALL	9'-0 3/4", 2X4 & 2X6 16" O/C						
TRAVEL ROOF	2X6 12" O/C, PERIMETER INSULATION						
MAIN ROOF	4/12 & 7/12 SLOPE W/ 16" OVERHANG, R44 BLOW INSULATION						
ITEM #	QTY	SIZE (INCHES)	DESCRIPTION	RO (INCHES)	ADDITIONAL INFORMATION		
<b>EXT. DOOR</b>							
ALL DOOR HARDWARE TO BE VENETIAN BRONZE							
1	1	36X80 LHIS	LONDON SMOOTH	38 1/4 X 82 1/2	1-LEVER PASS, SMARTKEY DB, WS, CLOSER		
2	1	36X80 RHIS	ROYSTON 3/4 LITE	38 1/4 X 96 1/2	1-LEVER PASS, SMARTKEY DB, WS, VIEWER		
3	1	2-36X80 RHA	GARDEN	75 3/4 X 82 1/2	1-LEVER PASS, SMARTKEY DB, WS, RAIN GLASS		
4	1	36X80 LHOS	LONDON SMOOTH	38 1/4 X 82 1/2	1-LEVER PASS, SMARTKEY DB, WS, SITE INSTALLED		
5	1	16'X9'	GARAGE DOOR		CLEAR 1 INSERT, SITE INSTALLED		
<b>INT. DOOR</b>							
ALL DOOR HARDWARE TO BE VENETIAN BRONZE							
10	2	24X80LHOS	4.5J WINTHROP 5-PANEL	26 X 82 3/4	2-LEVER PASS		
11	1	28X80 PCKT	4.5J WINTHROP 5-PANEL	58 X 84	POCKET DOOR HARDWARE		
12	1	30X80 RHIS	4.5J WINTHROP 5-PANEL	32 X 82 3/4	1-LEVER PRIV		
13	3	32X80 RHIS	4.5J WINTHROP 5-PANEL	34 X 82 3/4	1-LEVER PRIV, 2-LEVER PASS		
14	1	32X80 LHIS	4.5J WINTHROP 5-PANEL	34 X 82 3/4	1-LEVER PASS		
15	1	32X80 RHIS	4.5J WINTHROP 5-PANEL	34 X 82 3/4	LEVER PASS, FROSTED GLASS		
16	1	2-24X80	4.5J WINTHROP 5-PANEL	50 1/4 X 82 3/4	1-LEVER DUMMY		
17	1	2-30X80	4.5J WINTHROP 5-PANEL	62 1/4 X 82 3/4	1-LEVER DUMMY		
18	1	2-24X80 BF	4.5J WINTHROP 5-PANEL	49 X 81 3/4	9530-BC KNOB		
<b>WINDOWS</b>							
20	2	24X36 C	6.5J 6000 SERIES	24 X 36 1/8	OBS		
21	1	24X36 C	6.5J 6000 SERIES	24 X 36 1/8			
22	4	18X60 F	6.5J 6000 SERIES	18 X 60 1/8	WHITE VINYL GRIDS		
23	1	48X36 HS	6.5J 6000 SERIES	48 X 36 1/8	1-EGRESS		
24	1	48X60 HS	6.5J 6000 SERIES	48 X 60 1/8	WHITE VINYL GRIDS, 1-EGRESS		
25	1	48X60 VS	6.5J 6000 SERIES	48 X 60 1/8	WHITE VINYL GRIDS		
26	1	60X60 HS	6.5J 6000 SERIES	60 X 60 1/8			
27	1	72X60 HS	6.5J 6000 SERIES	72 X 60 1/8			
28	1	60X36 S	6.5J 6000 SERIES	60 X 36 1/8	SITE INSTALLED, WHITE VINYL GRIDDS		
QUICK DESIGN SPEC							

REV	DATE	DESCRIPTION
SM	04/12/22	ISSUED FOR CONSTRUCTION

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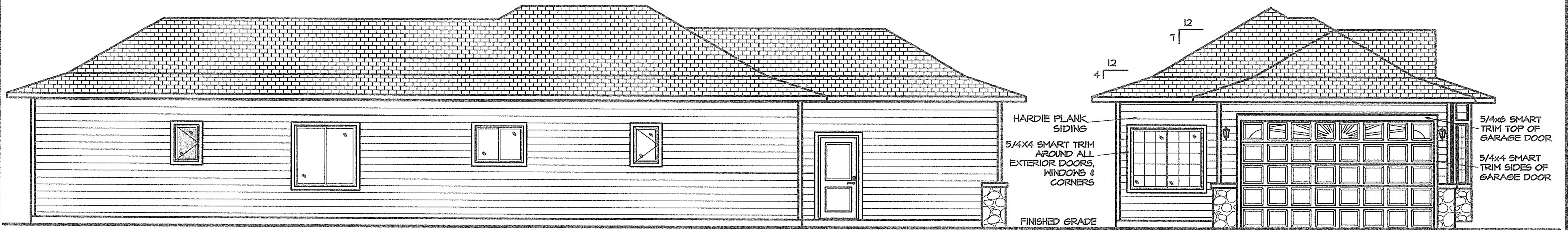


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PROJECT:	SAGE CREEK 614-32 SHOWHOME 3350 IRONWOOD DR, WESTBANK, BC.	PROJECT NO.	J21.842	SCALE:	3/16" = 1'0"	SHEET:	A1.3
TITLE:	QUICK DESIGN SPEC 1417 SQ/FT	DRAWN:	SM	DATE:	04/12/22		



# OPTION 1



**LEFT ELEVATION**  
SCALE: 5/16"=1'-0"

**NOTE:**  
ALL EXTERIOR STAIRS & RAILINGS  
TO BE DONE BY OTHERS & BUILT  
TO BRITISH COLUMBIA BUILDING CODE.

**FRONT ELEVATION**  
SCALE: 5/16"=1'-0"



**RIGHT ELEVATION**  
SCALE: 5/16"=1'-0"

DECORATIVE  
COLUMN

**REAR ELEVATION**  
SCALE: 5/16"=1'-0"

KD	03/15/21	ISSUED FOR PERMIT
KD	10/25/21	REVISION #1
KD	10/28/21	REVISION #2
KD	11/02/21	RE-SUBMIT FOR PERMIT
REV.	DATE	DESCRIPTION

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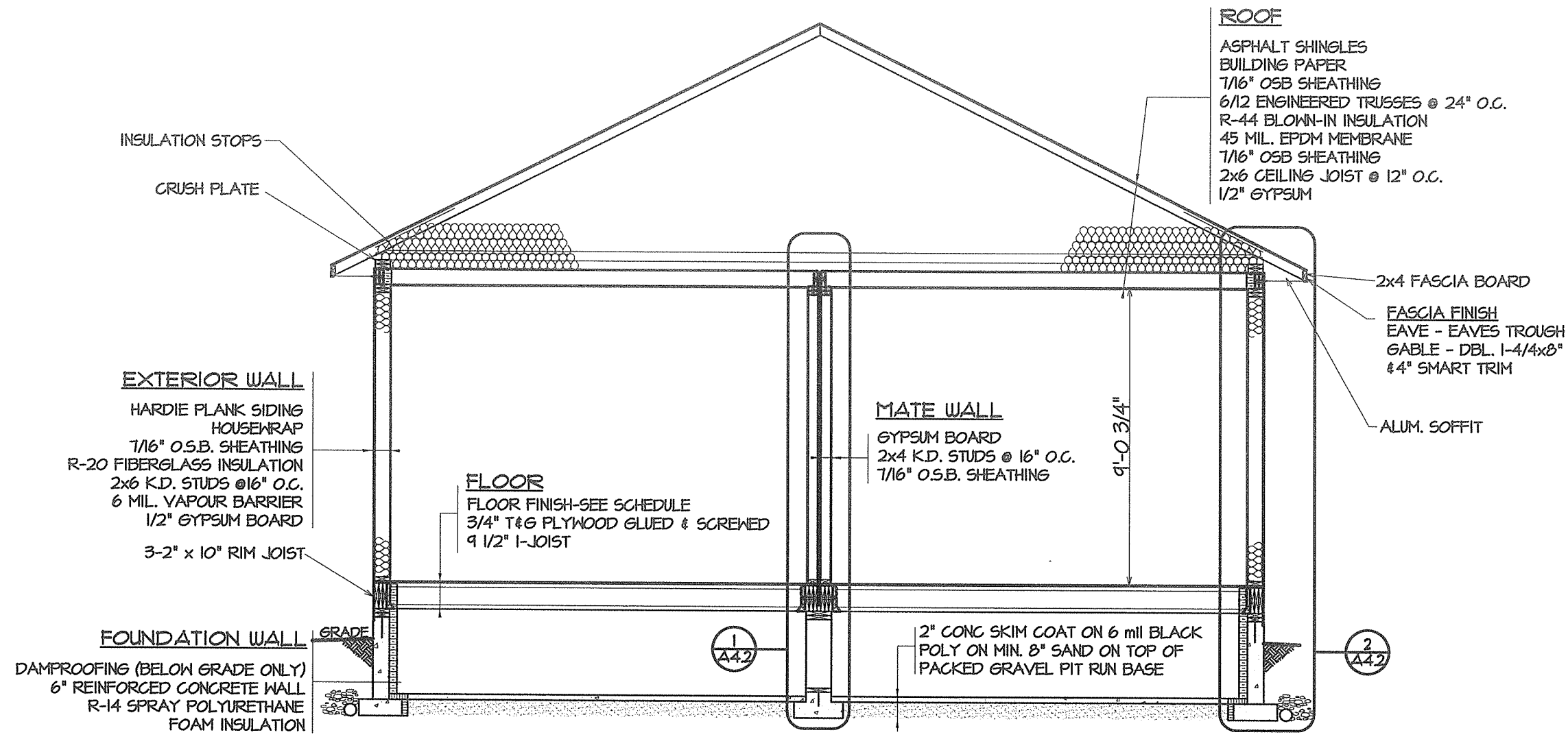
PROJECT : SAGE CREEK 614-32 SHOWHOME  
3350 IRONWOOD DR., WESTBANK , B.C.

TITLE : ELEVATIONS

PROJECT # J21.842  
SCALE : 1/8"=1'-0"

DRAWN : KD  
DATE : 03/05/21

SHEET :  
A3.1



KD	03/15/21	ISSUED FOR PERMIT
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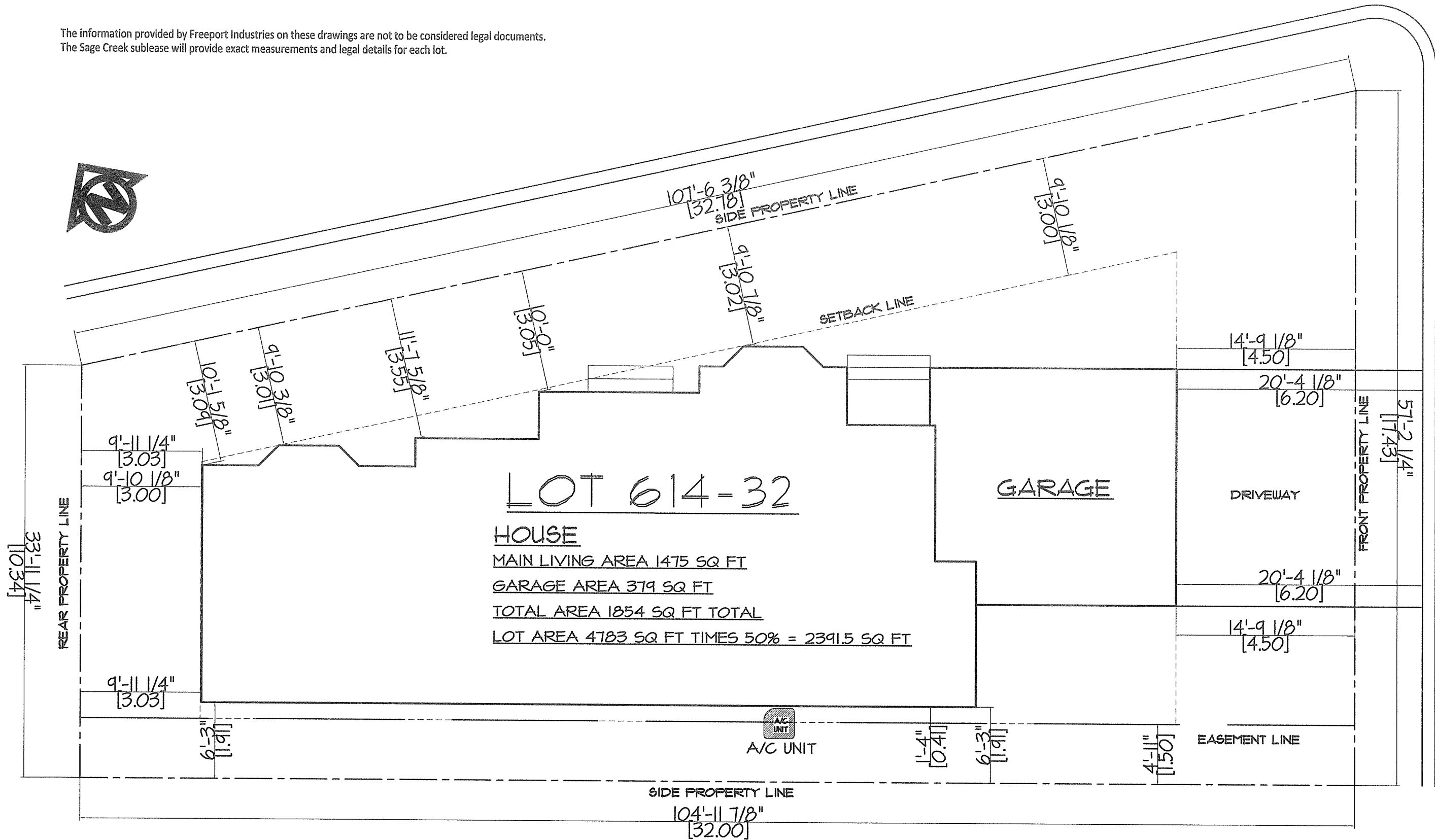
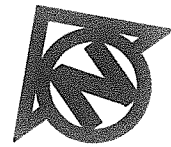
**PROJECT :** SAGE CREEK 614-32 SHOWHOME  
 3350 IRONWOOD DR., WESTBANK , B.C.  
**TITLE :** TYPICAL SECTION

**PROJECT #** J21.842  
**SCALE :** 1/4"=1'-0"  
**DRAWN :** KD  
**DATE :** 03/05/21

**SHEET :**  
 A4.1



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The Sage Creek sublease will provide exact measurements and legal details for each lot.



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KD	11/02/21	RE-SUBMIT FOR PERMIT

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**PROJECT :** SAGE CREEK 614-32 SHOWHOME  
 3350 IRONWOOD DR., WESTBANK , B.C.

**TITLE :** SITE PLAN

**PROJECT #**  
J21.842

**SCALE :**  
1/8"=1'-0"

**DRAWN :**  
KD

**DATE :**  
03/05/21

**SHEET :**  
A5.1

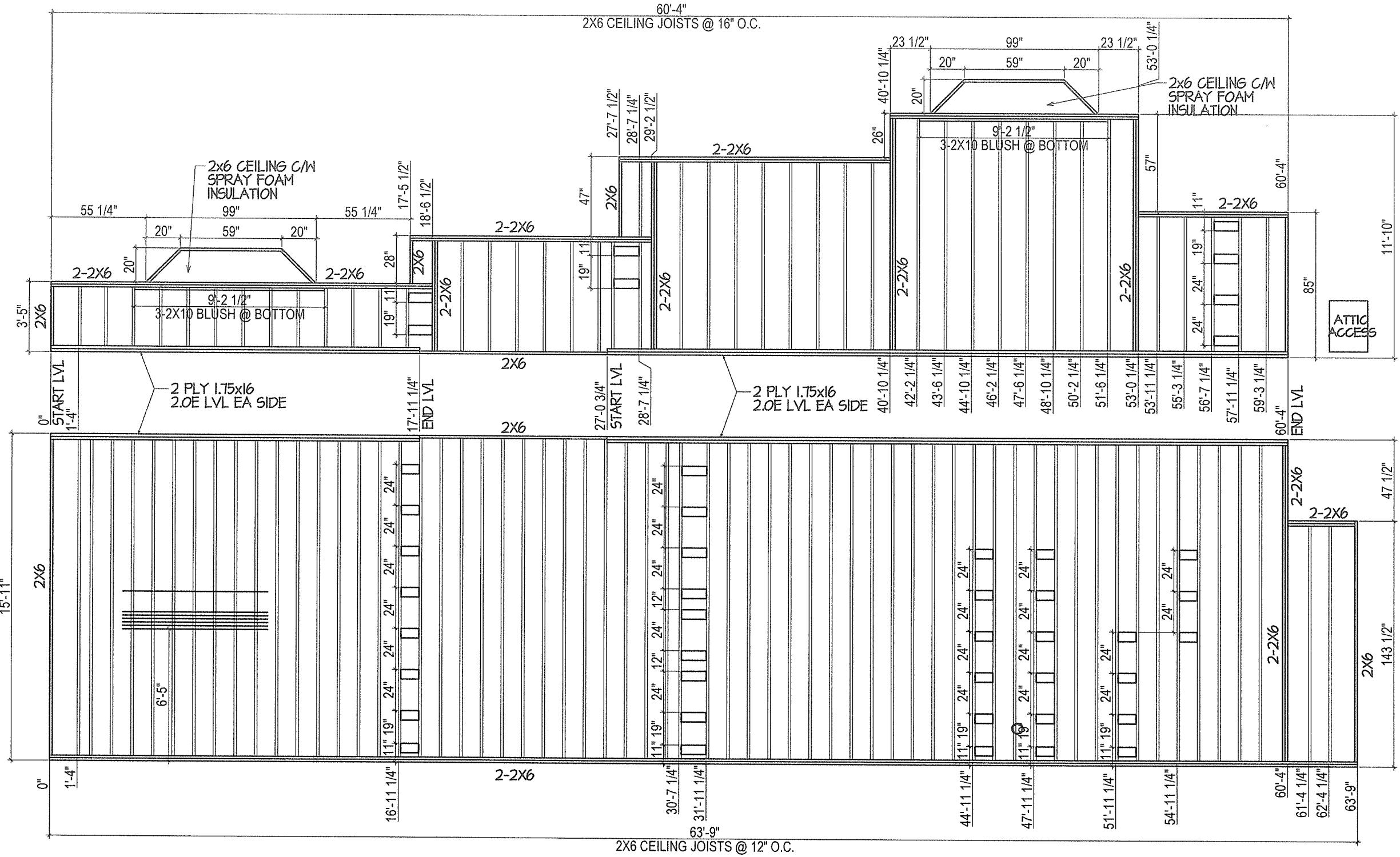






MOD A

MOD B



TOW END

TOW END

SM	DATE	DESCRIPTION
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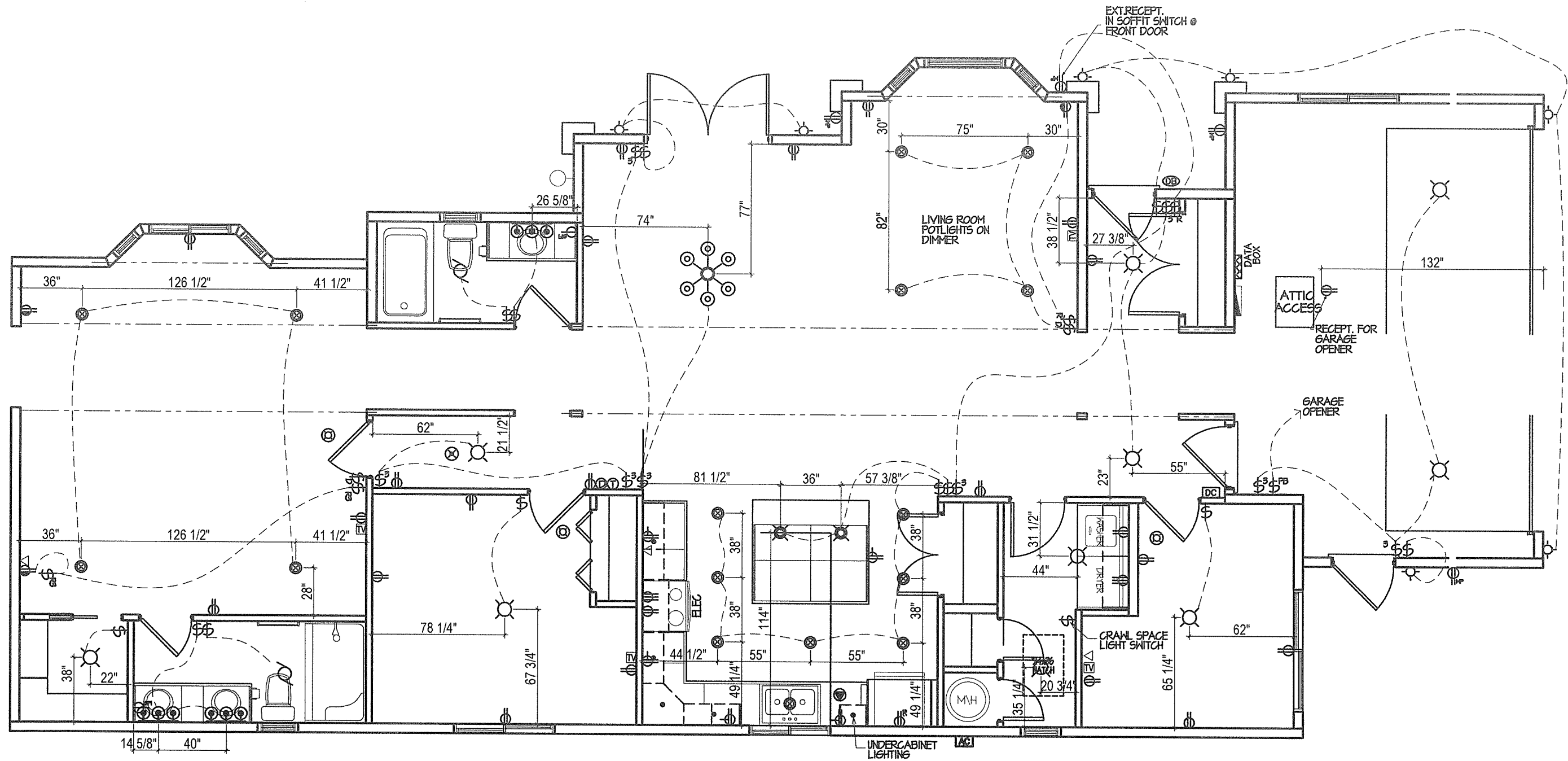
PROJECT : SAGE CREEK 614-32 SHOWHOME  
 3350 IRONWOOD DR, WESTBANK, B.C.

TITLE : ROOF/CEILING JOIST LAYOUT  
 1417 SQ/FT

PROJECT NO. J21842  
 SCALE : 3/16" = 1'-0"  
 DRAWN : SM  
 DATE : 04/12/22

SHEET : A6.2

ELECTRICAL LEGEND	
	ELECTRICAL PANEL
	ROUGH IN CABLE
	ROUGH IN PHONE/ DATA
	DUPLEX RECEPTACLE
	SWITCHED RECEPTACLE
	EXTERIOR GFI RECEPTACLE
	EXTERIOR WEATHER PROOF RECEPTACLE
	T-SLOT RECEPTACLE
	T-SLOT GFI RECEPTACLE
	INTERIOR GFI RECEPTACLE
	240V RECEPTACLE
	SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	DIMMER SWITCH
	FURNACE DISCONNECT SWITCH
	BATH FAN
	THERMOSTAT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EXTERIOR WALL LIGHT
	CEILING LIGHT
	PENDANT LIGHT
	UNDER MOUNT FLUORESCENT LIGHT
	3 LIGHT VANITY
	POT LIGHT
	DINING ROOM LIGHT
	CEILING FAN w/ LIGHT
	MARINE WALL LIGHT
	SPECIAL PURPOSE OUTLET
	2 LIGHT TRACK



SM 04/12/22 ISSUED FOR CONSTRUCTION

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PROJECT: SAGE CREEK 614-32 SHOWHOME  
3350 IRONWOOD DR, WESTBANK, B.C.

TITLE: ELECTRICAL PLAN  
1417 SQ/FT

PROJECT NO.  
J21842

DRAWN:  
SM

SCALE:  
3/16" = 1'-0"

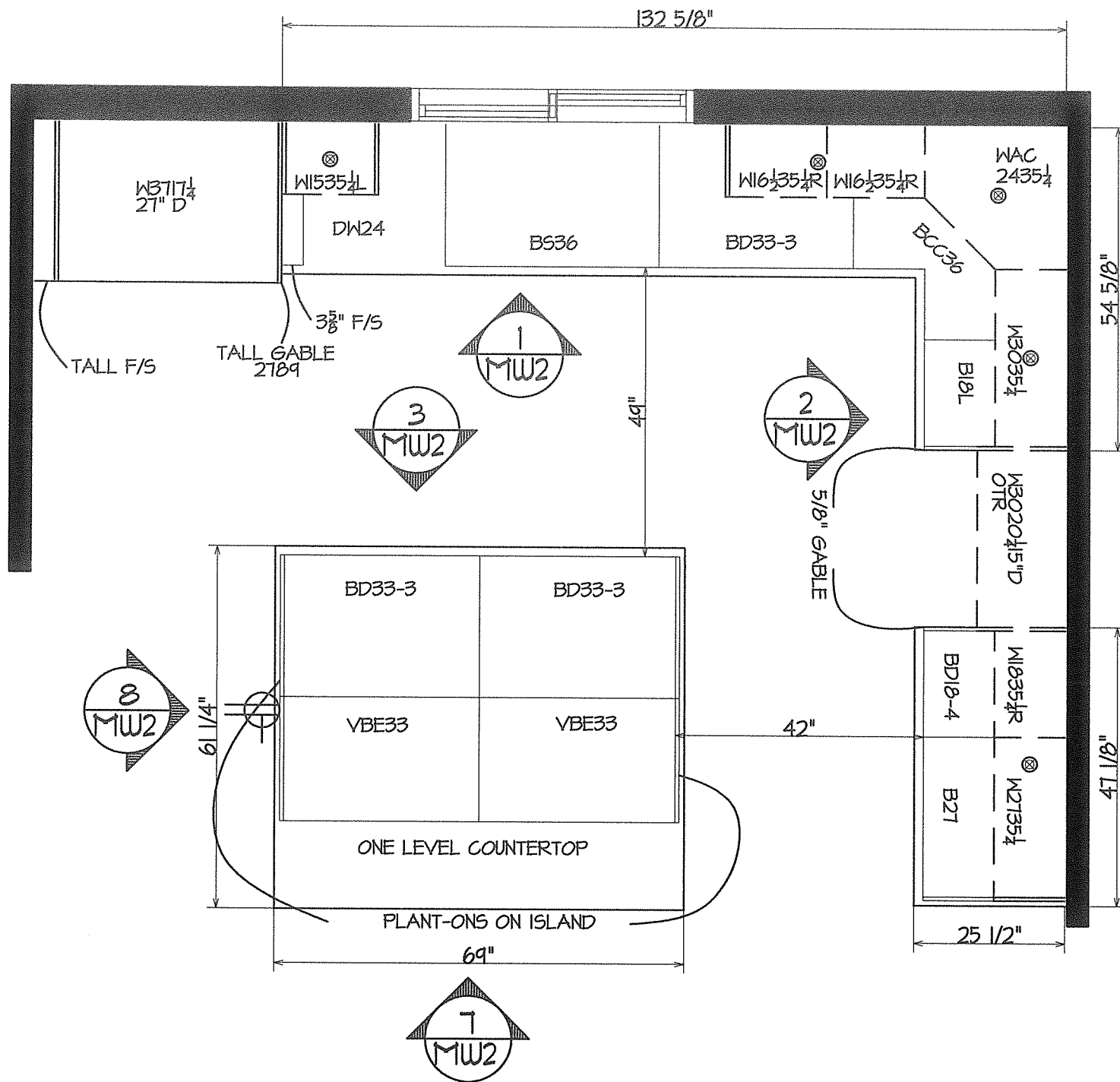
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04/12/22

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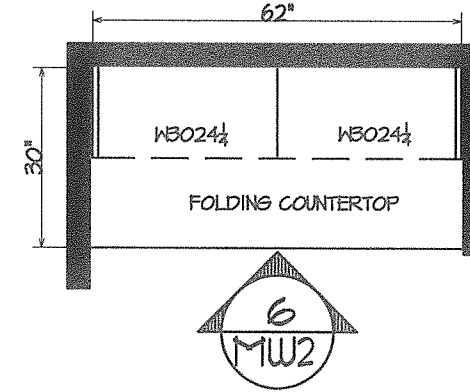
E1.1

REV.	DATE	DESCRIPTION

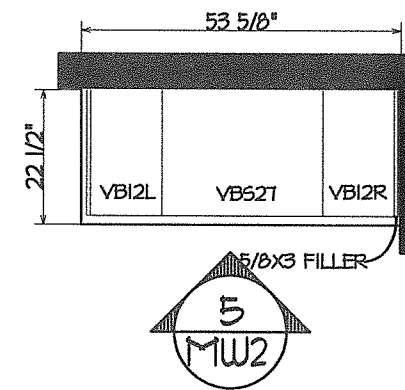
# KITCHEN



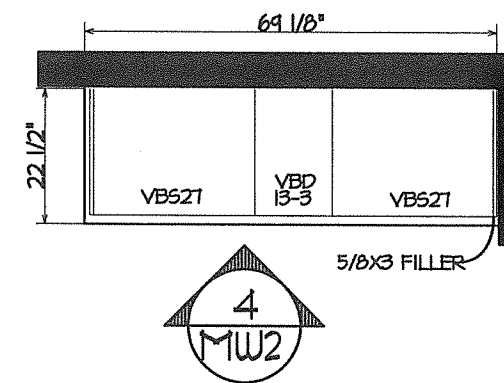
# LAUNDRY



# MAIN BATH



# ENSUITE



### NOTES:

#### KITCHEN

- 35" HIGH UPPER CABINETS
- PLANT-ONS ON ISLAND
- BCC: FIXED SHELVES
- UNDER CABINET LIGHTING

#### VANITIES

- 36" HIGH VANITIES

#### LAUNDRY

- 15" DEEP UPPER CABINETS OVER WASHER AND DRYER
- FOLDING COUNTERTOP OVER WASHER & DRYER

CABINETS	STYLE	FINISH	HARDWARE
KITCHEN	SHAKER 300	ANTIQUE WHITE ANT-02	9370-128-BNI
ISLAND	SHAKER 300	MONACO OAK OAK-09	9370-128-BNI
MAIN BATH	SHAKER 300	ANTIQUE WHITE ANT-02	9370-96-BNI
ENSUITE	SHAKER 300	ANTIQUE WHITE ANT-02	9370-96-BNI
LAUNDRY	SHAKER 300	ANTIQUE WHITE ANT-02	9370-128-BNI
COUNTERTOPS	STYLE	COLOUR	FINISH
KITCHEN	CAMBRIA QUARTZ	DARLINGTON	SEACLIFF
ISLAND	CAMBRIA QUARTZ	DARLINGTON	SEACLIFF
MAIN BATH	CORIAN SOLID SURFACE	CLAMSHELL	C18
ENSUITE	CORIAN SOLID SURFACE	CLAMSHELL	C18
LAUNDRY	WILSONART LAMINATE	MOCHA FANTASTICO	LC1 - CLAMSHELL CORIAN BEVEL EDGE

#### OTHER

CEILING HEIGHT:	9'
CROWN:	#6
TOE KICK:	FINISHED TO MATCH
DRAWER BOX :	METAL
HINGES:	SOFT CLOSE
KITCHEN SPLASH	4X16 SUBWAY TILE - SAND - 50/50 PATTERN
LAUNDRY SPLASH	N/A
VANITIES SPLASH	4X16 SUBWAY TILE - SAND - 50/50 1-ROW
SCHLUTER	YES, BRUSHED NICKEL
UNDER CAB LIGHTS	YES, SEE PLANS
VALANCE	N/A
KITCHEN SINK	STERLING MCALLISTER 11444 SS UNDERMOUNT
VANITY SINK	CORIAN 8254 RECT. INTEGRATED SINK
LAUNDRY SINK	N/A

REV.	DATE	DESCRIPTION

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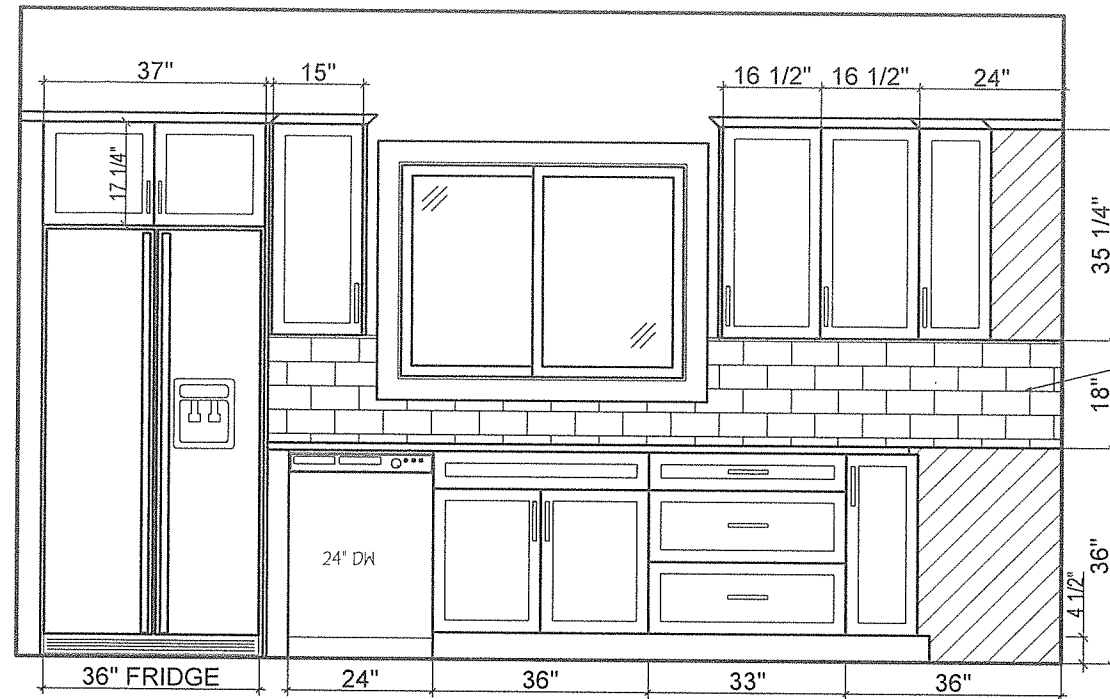
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3350 IRONWOOD DR., WESTBANK , B.C.

TITLE : MILLWORK

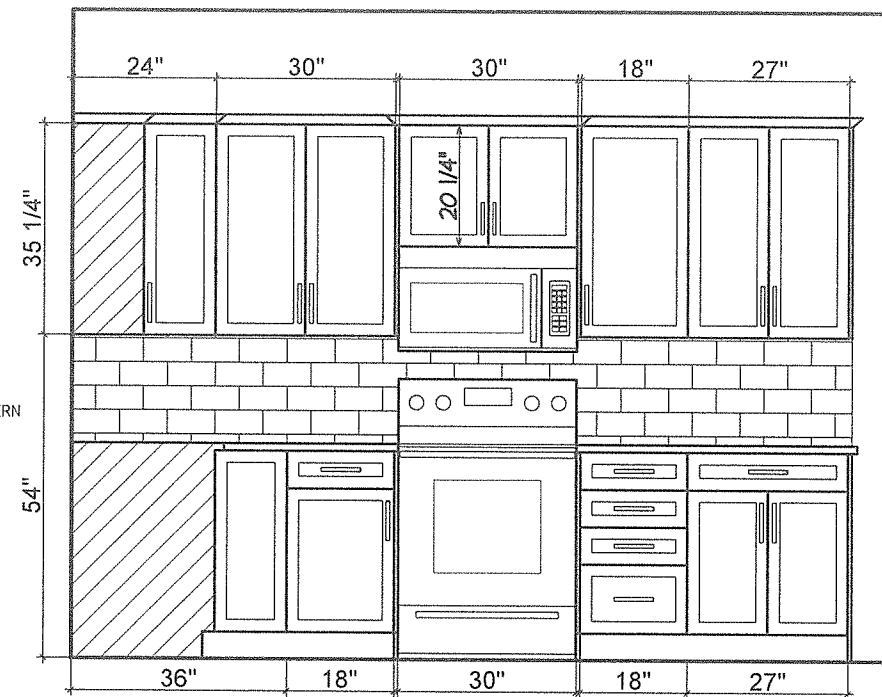
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SCALE : 1/2"=1'-0"

DRAWN : KD  
DATE : 10/28/21

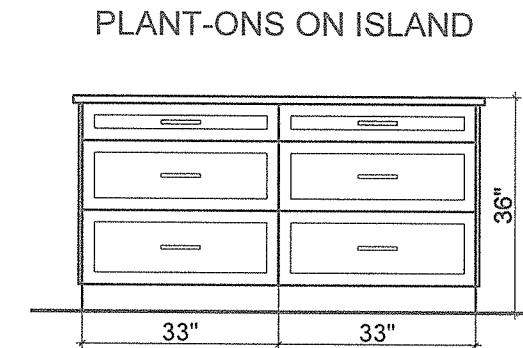
SHEET : MW1



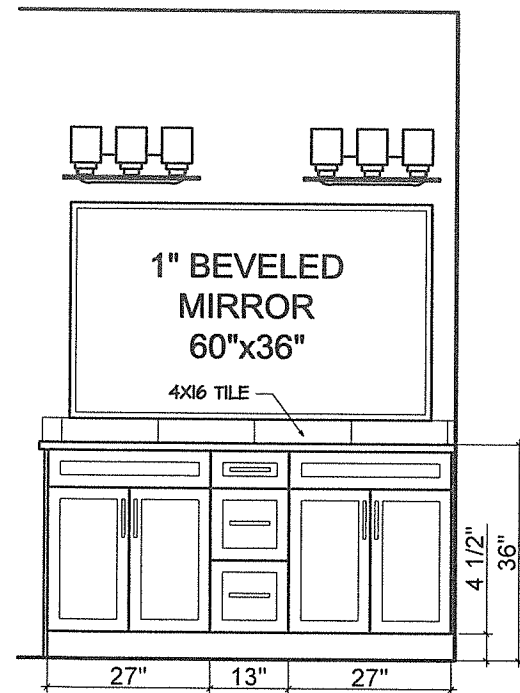
1 KITCHEN ELEVATION  
MW2 SCALE: 3/8"=1'-0"



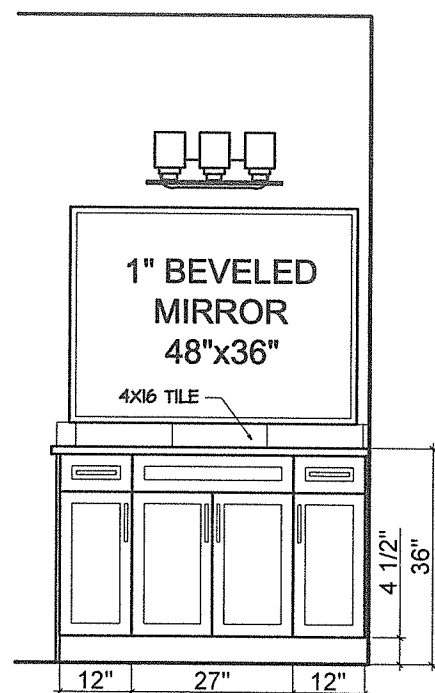
2 KITCHEN ELEVATION  
MW2 SCALE: 3/8"=1'-0"



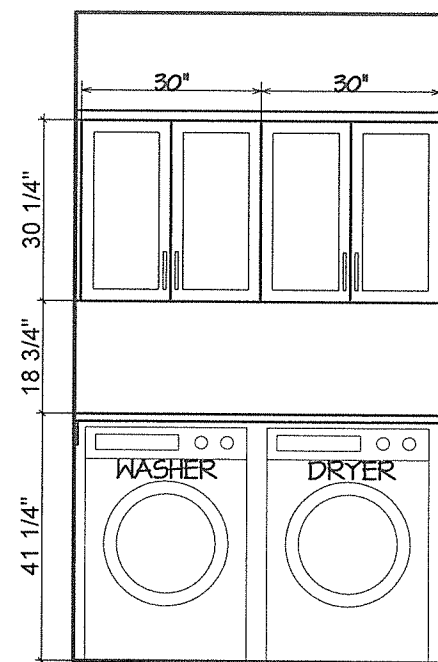
3 ISLAND ELEVATION  
MW2 SCALE: 3/8"=1'-0"



4 ENSUITE ELEVATION  
MW2 SCALE: 3/8"=1'-0"



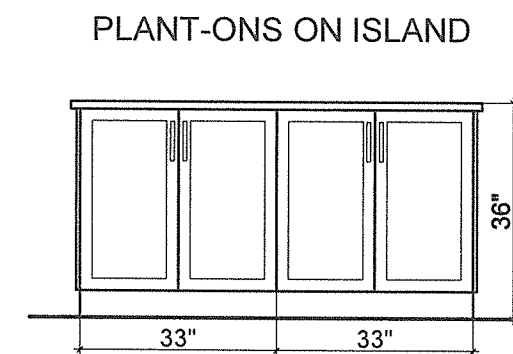
5 BATH ELEVATION  
MW2 SCALE: 3/8"=1'-0"



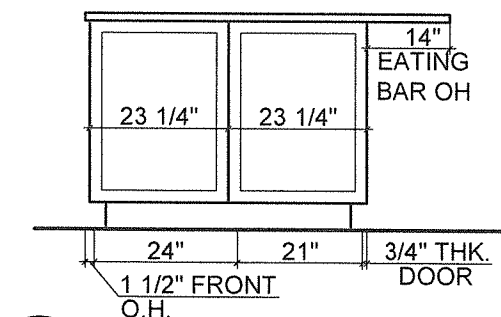
6 LAUNDRY ELEVATION  
MW2 SCALE: 3/8"=1'-0"

**MILLWORK NOTES:**

1. APPLIANCES SHOWN ARE GENERIC REPRESENTATION REFER TO THE SPECIFICATIONS FOR PROPER MODELS.
2. TILE BACKSPASH SHOWN IS GENERIC. REFER TO SPECIFICATIONS FOR KITCHEN BACKSPASH DESIGN
3. LIGHTING SHOWN IS GENERIC. REFER TO SPECIFICATIONS FOR LIGHT FIXTURES.



7 ISLAND ELEVATION  
MW2 SCALE: 3/8"=1'-0"



8 ISLAND ELEVATION  
MW2 SCALE: 3/8"=1'-0"

REV	DATE	DESCRIPTION

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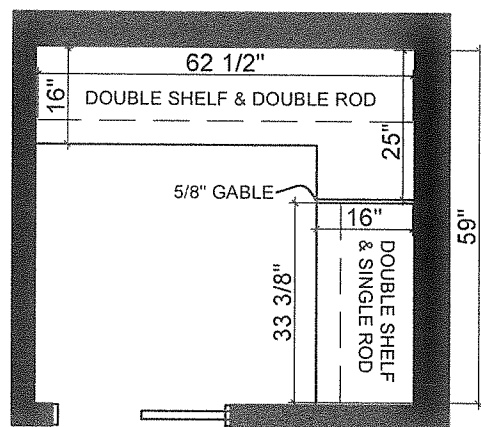
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PROJECT # J21.842  
SCALE : 3/8"=1'-0"

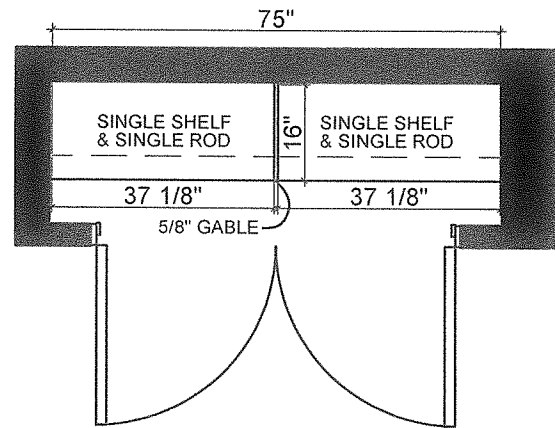
DRAWN : KD  
DATE : 03/05/21

SHEET :  
MW2

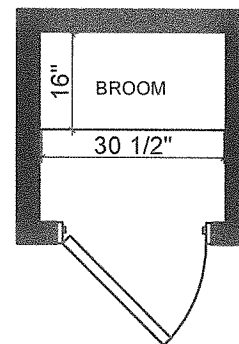
PRIMARY BEDROOM - WALK-IN CLOSET



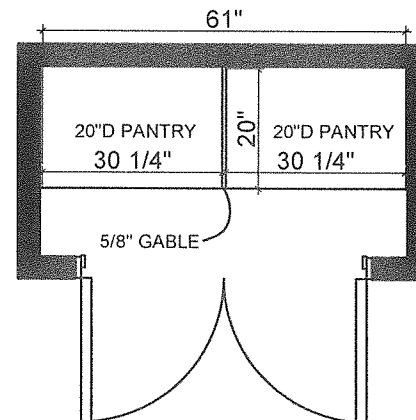
ENTRY CLOSET



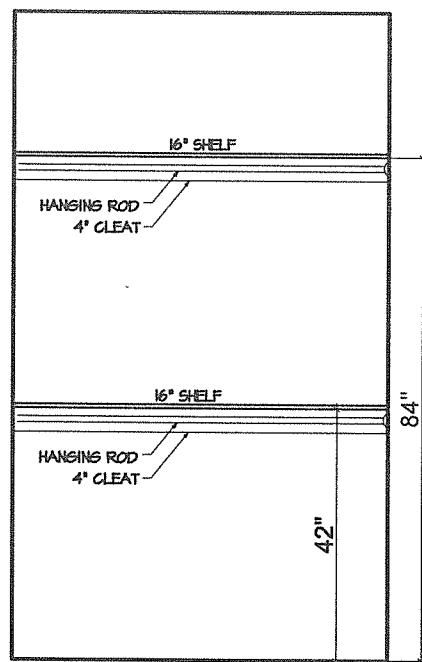
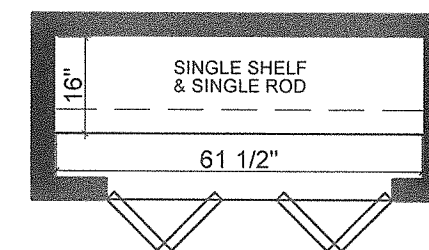
BROOM CLOSET



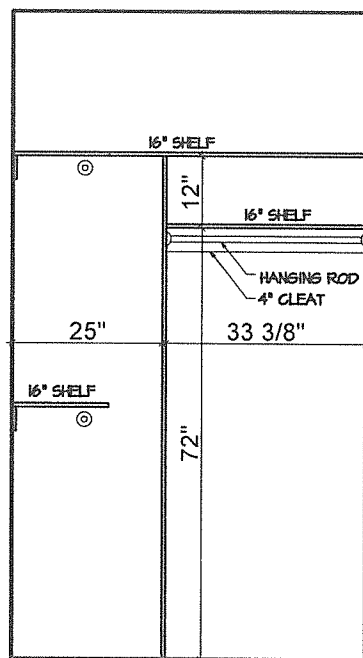
PANTRY CLOSET



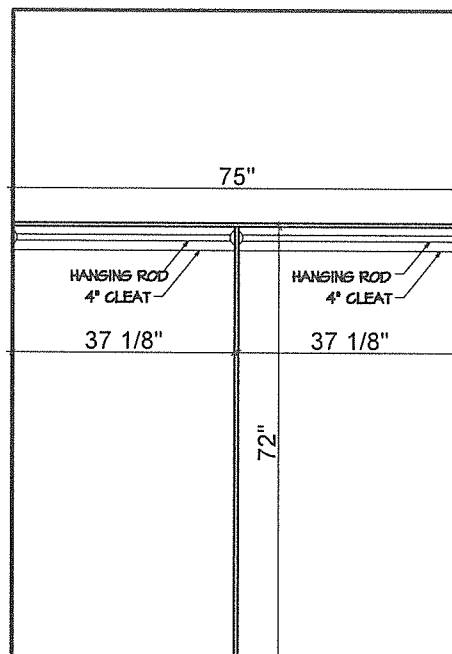
BEDROOM #2 CLOSET



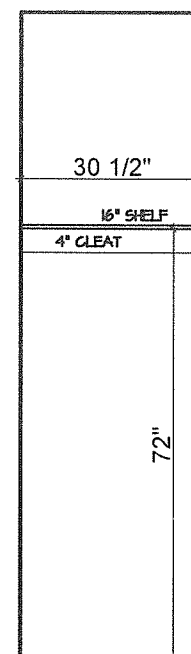
① WALK IN CLOSET



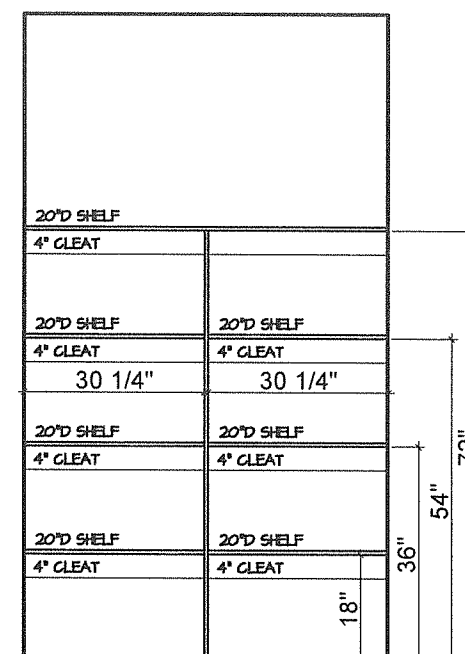
② WALK IN CLOSET



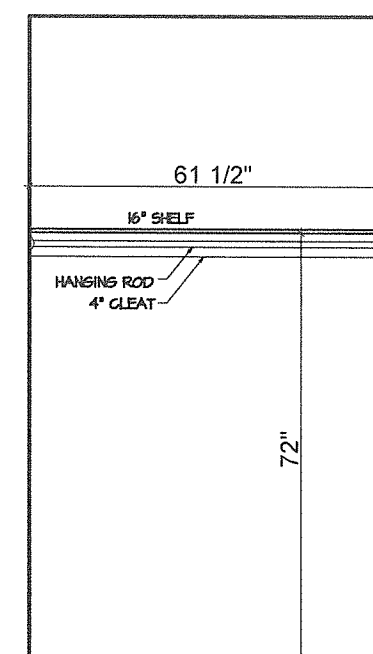
③ ENTRY CLOSET



④ BROOM CLOSET



⑤ PANTRY CLOSET



⑥ BED #2 CLOSET

REV	DATE	DESCRIPTION

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PROJECT : SAGE CREEK 614-32 SHOWHOME  
3350 IRONWOOD DR., WESTBANK , B.C.  
TITLE : MILLWORK  
CLOSET PLANS & ELEVATIONS

PROJECT # J21.842  
SCALE : 3/8"=1'-0"  
DRAWN : KD  
DATE : 03/05/21

SHEET : MW3