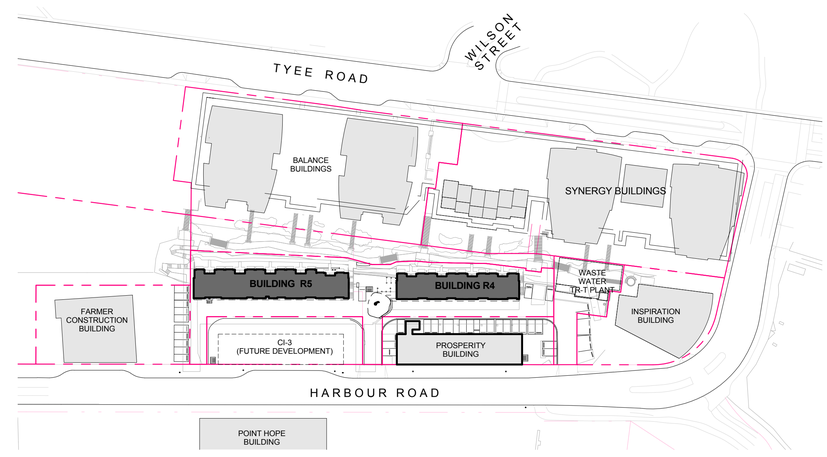
DOCKSIDE GREEN AFFORDABLE HOUSING

ISSUED FOR CONSTRUCTION

MAY 20, 2016

PROJECT ADDRESS	LEGAL DESCRIPTION
370 HARBOUR ROAD VICTORIA, BC V9B 1G9	PROPOSED SUBDIVISION OF LOT B, PLAN VIP84034, LOT 1, PLAN VIP84612 AND LOT 4, PLAN VIP84612, ALL WITHIN DISTRICT LOT 119, ESQUIMALT DISTRICT

HCMA



SITE CONTEXT PLAN

PROJECT TEAM

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DRAWING LIST:

ARCHITECTURAL
A000 COVER SHEET
A001 ASSEMBLIES SCHEDULES
A002 ASSEMBLIES SCHEDULES
A003 WINDOW + DOOR SCHEDULES
A100 PLAN - SITE - GREENWAY
A101 PLAN - SITE - MEWS
A110 CONCRETE OUTLINE R4
A111 CONCRETE OUTLINE R5
A200 PLANS - BUILDING R4
A201 PLANS - BUILDING R5
A202 PLANS - ROOFS
A210 RCP - BUILDING R4
A211 RCP - BUILDING R5
A220 PLAN ENLARGEMENT - UNITS
A221 PLAN ENLARGEMENT - UNITS
A300 ELEVATIONS - BUILDING R4
A301 ELEVATIONS - BUILDING R5
A310 SECTIONS - R4
A311 SECTIONS - R5
A400 DETAILS - EXTERIOR ENVELOPE
A401 DETAILS - FIRE RATING CONTINUITY
A500 DETAILS - EXTERIOR - SECTIONS
A501 DETAILS - EXTERIOR - SECTIONS
A502 DETAILS - EXTERIOR - SECTIONS
A503 DETAILS -EXTERIOR - SECTIONS
A504 DETAILS - R5 LVL 2 ENTRIES
A510 DETAILS - EXTERIOR - PLAN
A511 DETAILS - EXTERIOR - PLAN
A512 DETAILS - EXTERIOR - PLAN
A513 DETAILS - EXTERIOR
A520 STAIRS - INTERIOR
A600 INTERIOR ELEVATIONS
A601 INTERIOR ELEVATIONS
A602 INTERIOR ELEVATIONS
A603 INTERIOR ELEVATIONS
A700 STAIR A - R4 BUILDING
A701 STAIR B - R5 BUILDING
A702 SITE DETAILS
A800 MILLWORK DETAILS

STRUCTURAL
S101 GENERAL NOTES AND TYPICAL DETAILS
S102 GENERAL NOTES AND TYPICAL DETAILS
S103 GENERAL NOTES AND TYPICAL DETAILS
S104 GENERAL NOTES AND TYPICAL DETAILS
S105 GENERAL NOTES AND TYPICAL DETAILS
S106 GENERAL NOTES AND TYPICAL DETAILS
S201 BUILDING R4 - FOUNDATION / LEVEL 1 PLAN
S202 BUILDING R4 - LEVEL 2 AND LEVEL 3 FRAMING PLANS
S203 BUILDING R4 - ROOF FRAMING PLAN
S204 BUILDING R5 - FOUNDATION / LEVEL 1 PLAN
S205 BUILDING R5 - LEVEL 2 AND LEVEL 3 FRAMING PLANS
S206 BUIDLING R5 - ROOF FRAMING PLAN
S301 SECTIONS AND DETAILS
S302 SECTIONS AND DETAILS
S303 SECTIONS AND DETAILS
S304 SECTIONS AND DETAILS

MECHANICAL
M0.1 MECHANICAL COVER SHEET & SCHEDULES
M1.0 MECHANICAL ROOF PLANS
M2.1 R4 & R5 - MECHANICAL FOUNDATION PLANS
M2.2 BLDG R4 - PLUMBING
M2.3 BLDG R5 - PLUMBING
M3.1 BLDG R4 - FIRE PROTECTION
M3.2 BLDG R5 - FIRE PROTECTION
M3.3 BLDG R4 - SUITE LAYOUTS - SPRINKLERS
M3.4 BLDG R5 - SUITE LAYOUTS - SPRINKLERS
M5.1 BLDG R4 - SUITE LAYOUTS - HVAC
M5.2 BLDG R5 - SUITE LAYOUTS - HVAC
M5.3 MECHANICAL ROOM LAYOUTS
M6.1 MECHANICAL SCHEMATICS
M6.2 SPRINKLER SCHEMATICS
M7.1 MECHANICAL DETAILS
M7.2 MECHANICAL DETAILS

ELECTRICAL
E1.0 SITE PLAN AND LEGEND
E1.1 SINGLE LINE AND SCHEDULES
E1.2 RISERS
E2.0 BUILDING R4 - ELECTRICAL LAYOUTS
E2.1 BUILDING R4 - TYPICAL SUITES
E3.0 BUILDING R5 - ELECTRICAL LAYOUTS
E3.1 BUILDING R5 - TYPICAL SUITES

CIVIL
C01 SITE SERVICING PLAN
C02 SITE GRADING PLAN

LANDSCAPE
L1 LANDSCAPE PLAN - MEWS
L2 LANDSCAPE PLAN - GREENWAY

BUILDING CODE SYNOPSIS (BCBC 2012)

BUILDING	PROPOSED R4	PROPOSED R5
ADDRESS	370 HARBOUR ROAD	
TYPE OF WORK	NEW BUILDING	NEW BUILDING
ALTERNATIVE SOLUTION	YES (SEE SEPARATE REPORT)	YES (SEE SEPARATE REPORT)
DEVELOPMENT PERMIT	YES (#000409)	YES (#000409)
BUILDING CODE CLASSIFICATION	PART 9	PART 9
BUILDING AREA (m²)	390.17	563.83
BUILDING GRADE	ALONG THE EAST	ALONG THE EAST
# STOREYS	3	3
# STREETS FACING	ONE PVT. ROADWAY (DOCKSIDE MEWS)	ONE PVT. ROADWAY (DOCKSIDE MEWS)
MAJOR OCCUPANCY	GROUP C	GROUP C
CONSTRUCTION	COMBUSTIBLE	COMBUSTIBLE
FLOOR FRR (CEILING)	3/4H FOR FLOORS WITHIN 2 STORY TOWNHOUSES 1-H FOR 1ST FLOOR OF 2 STORY TOWNHOUSES 1-H FOR FLOORS OVER STORAGE/ SERVICE ROOMS	3/4H FOR FLOORS WITHIN 2 STOREY TOWNHOUSES 3/4H FOR FLOORS BETWEEN 1 STOREY SUITES 1-H FOR 1ST FLOOR OF 2 STORY TOWNHOUSES 1-H FOR FLOORS OVER OPEN STORAGE GARAGE 1-H FOR FLOORS OVER STORAGE/ SERVICE ROOMS
FRR BETWEEN SUITES (VERT.)	1-H	1-H
SUPPORTING STRUCTURE FRR	1-H	1-H
ROOF FRR	NONE	
SPRINKLER	YES, NFPA 13R	
STANDPIPE	NOT REQUIRED	
FIRE ALARM	YES, SINGLE STAGE	
CENTRAL MONITORING	YES	
EMERGENCY POWER	30 MINUTES	
OCCUPANT LOAD (TOTAL = 164)	78	86

PROJECT INFORMATION

BUILDING	REQUIRED	PROPOSED R4	PROPOSED R5
FLOOR AREA (m²)	NOT APPLICABLE	2418m² (COMBINED R4 + R5: 1007m² +1411 m²)	
SITE AREA (m²)	NOT APPLICABLE	2835m² (COMBINED R4 + R5)	
FLOOR SPACE RATIO	NOT APPLICABLE	0.85 : 1	
SITE COVERAGE (%)	NOT APPLICABLE	34.7%	
OPEN SITE (%)	NOT APPLICABLE	31.3%	
BUILDING HEIGHT (m) GEODETIC	22.14	14.12m (GEODETIC) 9.24m (FROM AVG. GRADE)	14.12m (GEODETIC) 9.53m (FROM AVG. GRADE)
PARKING STALLS	AFFORDABLE: 0 (0 PER UNIT) STANDARD: 5 (1 PER UNIT)*	7	
BICYCLE PARKING	CLASS 1: 49 (1 PER UNIT)	49	
	CLASS 2: 12 (6 PER BUILDING)	6	6
SETBACK - FRONT	0	23.23m	23.45
SETBACK - REAR	0	2.25m	4.15m
SETBACK - SIDEYARD - SOUTH	0	N/A	1.17m
SETBACK - SIDEYARD - NORTH	0	10.74m	N/A
TOTAL NUMBER OF UNITS	NOT APPLICABLE	19	30
GROUND ORIENTED UNITS	NOT APPLICABLE	19	30
UNIT TYPE BREAKDOWN	NOT APPLICABLE	- BACHELOR - 3 BD - 4 BD	- BACHELOR - 1 BEDROOM - 2 BEDROOM - 3 BEDROOM - 4 BEDROOM
MINIMUM UNIT AREA (m²)	NOT APPLICABLE	23	27
TOTAL RESIDENTIAL FLOOR AREA (m²)	NOT APPLICABLE	2210.08m² (COMBINED R4 + R5: 933.87 m² +1276.21 m²)	

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	--	N/A
3	2016/05/20	ISSUED FOR CONST

N

COVER SHEET

DATE: May 20, 2016

A000

SCALE: As indicated

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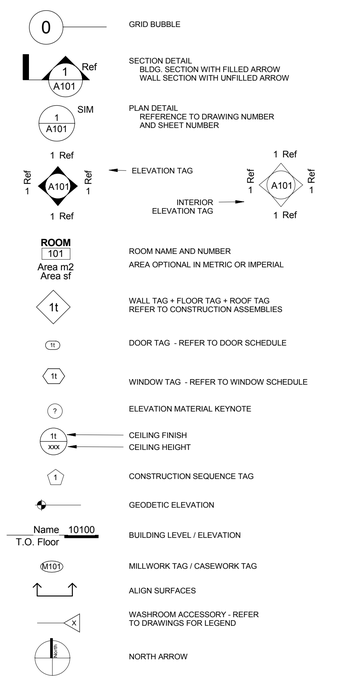
TYPICAL ABBREVIATIONS

AB	AIR BARRIER	INSUL	INSULATION
AFF	ABOVE FINISHED FLOOR	LAM	LAMINATE
AL	ALUMINUM	MB	MOISTURE BARRIER
ARG	ARGON	ML	MILLWORK [SEE
ANOD	ANODIZED		INTERIOR ELEVATIONS]
C/W	COMPLETE WITH	MTL	METAL
CL	CENTRE LINE	N.I.C.	NOT IN CONTRACT
CLG	CEILING	NTS	NOT TO SCALE
CLR	CLEAR (FINISHED)	OH	OVER HEAD
CMU	CONCRETE MASONRY UNIT	PFMS	PRE-FINISHED METAL
CIPC	CAST IN PLACE CONCRETE		SIDING
CONC	CONCRETE	PLAM	PLASTIC LAMINATE
CPT	CARPET	PLYWD	PLYWOOD
CT	CERAMIC TILE	PNL	PANEL
DBL	DOUBLE (THERMAL GLASS)	POL	POLISHED
DET	DETAIL	PREFIN	PRE-FINISHED
DR	DOOR	PS	PRESSED STEEL
DN	DOWN	PT	PAINT
DWGS	DRAWINGS	PTW	PRESSURE TREATED WOOD
EX	EXISTING	PTD	PAINTED
EXT	EXTERIOR	P.V.	PLUMBING VENT
EXP	EXPOSED	R	RUBBER
FCP	FIBER CEMENT PANEL	RBBH	RADIANT BASE BOARD
FD	FLOOR DRAIN		HEATER
FFE	FINISHED FLOOR ELEVATION	RD	ROOF DRAIN
FIN	FINISHED	REIN	RE-INFORCED
FTG	FOOTING	RES FL	RESILIENT FLOORING
FOUND	FOUNDATION	RM	ROOM
FL	FLOOR	RWL	RAIN WATER LEADER
GAL.V	GALVANIZED	S	SEALER
GL	GLASS	SAM	SELF-ADHERED MEMBRANE
GWB	GYPSUM WALLBOARD	SD	SANITARY DRAIN
GWB [WR] -	WATER RESISTANT GYPSUM	SFI	SPRAY FOAM INSULATION
	WALLBOARD	SIM.	SIMILAR
GB	GRAB BAR	STL	STEEL
HB	HOSE BIB	STRUCT	STRUCTURAL
HM	HOLLOW METAL	SVM	SOIL VAPOUR MITIGATION
HR	HANDRAIL [CONTINUOUS	TG	TEMPERED SAFETY GLASS
	STAINLESS STL]	TH	TOWEL HOOKS
HSS	HOLLOW STEEL	TOW	TOP OF WALL
	STRUCTURE	TYP.	TYPICAL
HT	HEIGHT	VB	VAPOUR BARRIER
		VP	VAPOUR PERMEABLE
		WD	WOOD
		W/D	WASHER AND DRYER COMBO
		U.N.O	UNLESS NOTED OTHERWISE

SYMBOL LEGEND:



GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

2. ALL SUB-CONTRACTORS SHALL EXERCISE PROPER PRECAUTION TO VERIFY DIMENSIONS SHOWN ON THE DRAWINGS BEFORE LAYING OUT THEIR WORK AND BE RESPONSIBLE FOR ANY ERROR RESULTING FROM THEIR FAILURE TO EXERCISE SUCH PRECAUTION. ALL CHANGES TO THE WORK NOT IN CONFORMANCE WITH THE DRAWINGS TO BE APPROVED BY THE CONSULTANTS PRIOR TO THE EXECUTION OF THE WORK. THE CONSTRUCTION MANAGER IS TO CHECK ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE BEARINGS AND DIMENSIONS WITH THE LEGAL SURVEY. IN THE CASE OF DISCREPANCIES, THE ARCHITECT IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AS SATISFACTORY.

3. INTERIOR DIMENSIONS ARE TAKEN TO THE CENTRE LINE OF WALLS. EXTERIOR DIMENSIONS ARE TAKEN TO THE EXTERIOR FACE OF STUD. DIMENSION OF CONCRETE COMPONENTS ARE TAKEN TO THE FACE OF CONCRETE.

4. ALL PLAN DIMENSIONS SET WITHIN +/- 5 mm TOLERANCE.

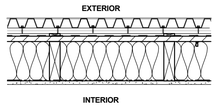
5. ALL DEVIATIONS FROM THESE DRAWINGS TO BE APPROVED BY THE ARCHITECT. THE CONSTRUCTION MANAGER IS TO MAINTAIN AN ADDITIONAL SET OF DRAWINGS FOR NOTATION ON SITE INDICATING ALL CHANGES FROM THE APPROVED B.P. SET FOR USE BY CONSULTANTS IN PREPARATION OF 'RECORD DRAWINGS' AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. THE CONSTRUCTION MANAGER TO KEEP A WRITTEN RECORD OF ALL CHANGES. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY PROPOSED CHANGES IN THE WORK, AND DO NOT PROCEED WITH CHANGES UNTIL APPROVED. ON COMPLETION OF WORK, PROVIDE APPROVED BUILDING PERMIT DRAWINGS TOGETHER WITH MARK-UP SITE SET, CLEARLY NOTING ANY ADDITIONAL INFORMATION TO FULLY DESCRIBE BUILDING AS-BUILT.

5. INTERIOR FIRE-RATED WALLS ARE TO BE CONSTRUCTED FOR THEIR FULL HEIGHT AS A CONTINUOUS SEPARATION.

6. SHOP DRAWINGS FOR ALL STRUCTURAL PRE-MANUFACTURED BUILDING COMPONENTS INCLUDING GUARD RAILS AND ANCHORS TO BE PREPARED BY AN ENGINEER REGISTERED IN THE PROVINCE OF B.C. AND SUBMITTED TO BOTH THE STRUCTURAL ENGINEER AND THE ARCHITECT PRIOR TO MANUFACTURER. FOLLOW UP ON FIELD REVIEW BY THE SIGNING ENGINEER IS MANDATORY WITH LETTERS AND/OR FIELD REPORTS TO CONFIRM.

EXTERIOR WALLS - ABOVE GRADE

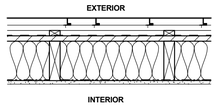
ALL WALL ASSEMBLIES ARE SHOWN IN PLAN VIEW



EW 1A

EXTERIOR WALL TYPE 1
METAL CLADDING - CORRUGATED (FINISH TAG: M1)

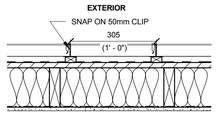
32 mm	EXPOSED FASTENER LINEAR PROFILE METAL CLADDING
10 mm	VERTICAL STRAPPING
19 mm	HORIZONTAL STRAPPING
	MOISTURE BARRIER
19 mm	EXT. GRADE PLYWOOD SHEATHING
38x140	WOOD STUDS (REFER TO STRUCTURAL DRAWINGS)
	w/ 140 mm R-22 MINERAL FIBRE BATT INSULATION
6mil	AIR / VAPOUR BARRIER: POLYETHELENE SHEET
13 mm	GYPSUM WALL BOARD, PAINTED



EW 1B

EXTERIOR WALL TYPE 1
METAL CLADDING - FLUSH VERTICAL PLANK (FINISH TAG: M2)

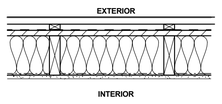
25 mm	FLUSH LINEAR PLANK WITH CONCEALED FASTENER
	(PATTERN OF 4", 7.5" AND 11" WIDTHS)
19 mm	HORIZONTAL STRAPPING
19 mm	VERTICAL STRAPPING
	MOISTURE BARRIER
19 mm	EXT. GRADE PLYWOOD SHEATHING
38x140	WOOD STUDS (REFER TO STRUCTURAL DRAWINGS)
	w/ 140mm R 22 MINERAL FIBRE BATT INSULATION
6mil	AIR / VAPOUR BARRIER: POLYETHELENE SHEET
13 mm	GYPSUM WALL BOARD, PAINTED



EW 1C

EXTERIOR WALL TYPE 1
METAL CLADDING - STANDING SEAM (FINISH TAG: M3)

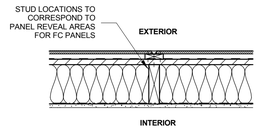
44 mm	CONCEALED SNAP ON STANDING SEAM PANELS
19 mm	VERTICAL STRAPPING
	MOISTURE BARRIER
19 mm	EXT. GRADE PLYWOOD SHEATHING
38x140	WOOD STUDS (REFER TO STRUCTURAL DRAWINGS)
	w/ 140 mmR-22 MINERAL FIBRE BATT INSULATION
6mil	AIR / VAPOUR BARRIER: POLYETHELENE SHEET
13 mm	GYPSUM WALL BOARD, PAINTED



EW 2

EXTERIOR WALL TYPE 2
METAL CLADDING - HORIZONTAL METAL PLANK (FINISH TAG: M4)

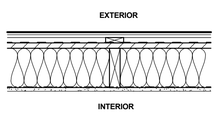
25 mm	CONCEALED FASTENER ALUMINUM HORIZONTAL PLANK
19 mm	VERTICAL STRAPPING
	MOISTURE BARRIER
19 mm	EXT. GRADE PLYWOOD SHEATHING
38x 140	WOOD STUDS (REFER TO STRUCTURAL DRAWINGS)
	w/ 140 mm R 22 MINERAL FIBRE BATT INSULATION
6mil	AIR / VAPOUR BARRIER: POLYETHELENE SHEET
13 mm	GYPSUM WALL BOARD, PAINTED



EW 3

EXTERIOR WALL TYPE 3
FIBRE CEMENT PANELS

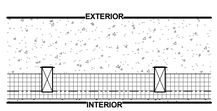
7.5 mm	FIBRE CEMENT PANELS (W. TRIM AS SPECIFIED)
19 mm	PRESSURE TREATED VERTICAL STRAPPING
19 mm	EXT. GRADE PLYWOOD SHEATHING
	MOISTURE BARRIER
38x140	WOOD STUDS (REFER TO STRUCTURAL DRAWINGS)
	w/ 140 mm R-22 MINERAL FIBRE BATT INSULATION
6mil	AIR / VAPOUR BARRIER: POLYETHELENE SHEET
13 mm	GYPSUM WALL BOARD, PAINTED



EW 4

EXTERIOR WALL TYPE 4
HORIZONTAL STAINED WD LAP SIDING

19mm	PRESSURE TREATED STAINED WOOD LAP SIDING
19 mm	PRESSURE TREATED VERTICAL STRAPPING
	MOISTURE BARRIER
19 mm	EXT. GRADE PLYWOOD SHEATHING
38x140	WOOD STUDS (REFER TO STRUCTURAL DRAWINGS)
	W/ 140 mm R 22 MINERAL FIBRE BATT INSULATION
6mil	AIR / VAPOUR BARRIER: POLYETHELENE SHEET
13 mm	GYPSUM WALL BOARD, PAINTED

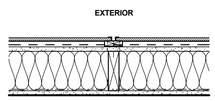


EW 5

EXTERIOR WALL TYPE 5
CONCRETE FACE WALL INSULATED WALL

150mm	STRUCTURAL CONCRETE WALL
	(REFER TO STRUCTURAL DRAWINGS)
38 x 89	WOOD STUDS (SEPARATE FROM CONCRETE W/
	BUILDING PAPER)
89 mm	XPS RIGID INSULATION
6mil	VAPOUR BARRIER: POLYETHELENE SHEET
13 mm	GYPSUM WALL BOARD, PAINTED

EXTERIOR WALLS - ABOVE GRADE - RATED



UL DES U305

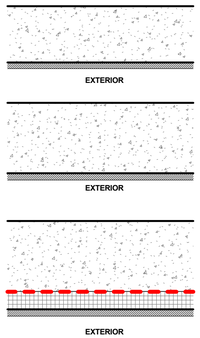
EW 3R + EW 3RS

FIBRE CEMENT PANELS ON 1 HR FRR

7.5 mm	FIBRE CEMENT PANELS (W. TRIM AS SPECIFIED)
19 mm	PRESSURE TREATED VERTICAL STRAPPING
	MOISTURE BARRIER
16 mm	TYPE 'X' GWB EXTERIOR SHEATHING
(16mm	PLYWOOD - SHEAR WALL ONLY (REFER TO STRUCTURAL DRAWINGS))
38x140	WOOD STUDS (REFER TO STRUCTURAL DRAWINGS)
	W/ 140 mm R-22 MINERAL FIBRE BATT INSULATION
6mil	AIR AND VAPOUR BARRIER: POLYETHELENE SHEET
(16mm	PLYWOOD - SHEAR WALL ONLY (REFER TO STRUCTURAL DRAWINGS))
16 mm	GWB TYPE X, PAINTED

**** NOTE ****
"S" DENOTES SHEAR WALL - REFER TO STRUCTURAL DRAWINGS

FOUNDATION WALLS



FW1

FOUNDATION WALL TYPE 1
BELOW GRADE RETAINING WALL

200mm	STRUCTURAL CONCRETE WALL
13mm	DAMPPROOFING AND DRAINAGE MATT

FW2

FOUNDATION WALL TYPE 2
BELOW GRADE RETAINING WALL

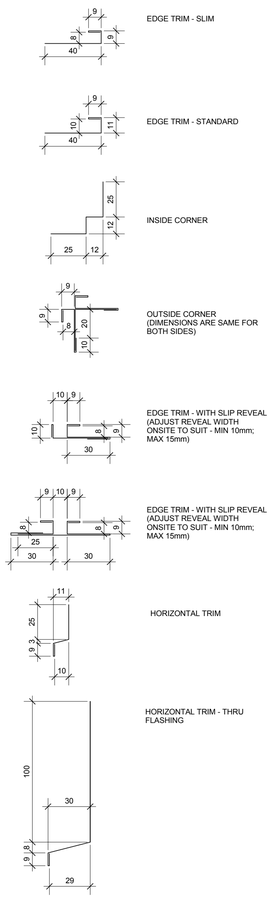
250mm	STRUCTURAL CONCRETE WALL
13mm	DAMPPROOFING AND DRAINAGE MATT

FW3

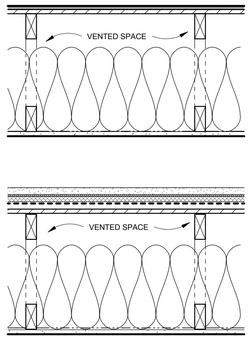
FOUNDATION WALL TYPE 3
BELOW GRADE INSULATED RETAINING WALL

250mm	STRUCTURAL CONCRETE WALL
	WATERPROOF MEMBRANE
64 mm	RIGID INSULATION
13mm	DRAINAGE MATT

FCP TRIM - REFER TO DETAILS FOR APPLICATION



ROOF ASSEMBLIES



R1A

ROOF TYPE 1A
SLOPED VENTED ROOF

2 PLY	SBS ROOFING MEMBRANE; EXPOSED; SELF-ADHERED
16mm	T&G PLYWOOD SUBSTRATE (REFER TO STRUCT. DWGS); JOINTS TAPED; PRIMED
63mm+	VENTED VOID (NOT LESS THAN 63mm AT ANY POINT BETWEEN SHEATING AND INSULATION)
VARIES	TRUSS STRUCTURE W/ FIBERGLASS BATT INSULATION (TO EFFECTIVE RSI 6.91)
6mil	VAPOUR /AIR BARRIER: POLYETHYLENE SHEET
16mm	GYPSUM WALLBOARD

R1B

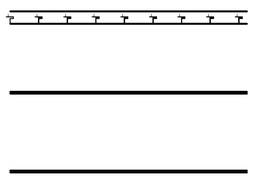
ROOF TYPE 1B
SLOPED VENTED ROOF - WITH FELT VEGETATED LAYER

VEGETATED ROOF LAYERS:
(BASIS: XERO FLOR XF 300+XT)

25mm	PRE-VEGETATED SEDUM MAT
25mm	LIGHT WEIGHT GROWING MEDIUM
6mm	WATER RETENTION AND FILTER FLEECE
19mm	DRAIN MAT
20mil	ROOT BARRIER

ROOF LAYERS BELOW: SAME AS ROOF TYPE R1A

SOFFIT ASSEMBLIES



S1

SOFFIT TYPE 1
WOOD EFFECT

19mm	PT STRAPPING
25mm	WOOD EFFECT METAL BOARDS

S2

SOFFIT TYPE 2
FIBRE CEMENT BOARD

19mm	PT STRAPPING
7.5mm	FIBRE CEMENT BOARD
	- PTD WHITE

S3

SOFFIT TYPE 3
FIBRE CEMENT BOARD

	WOOD FRAMING AS REQ'D
7.5mm	FIBRE CEMENT BOARD
	- PTD ACCENT COLOUR

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	-	N/A
3	2016/05/20	ISSUED FOR CONST

ASSEMBLIES SCHEDULES

DATE: May 20, 2016
A001
SCALE: As Indicated

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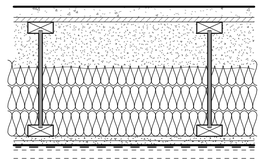
FLOOR ASSEMBLIES - EXTERIOR



EF1

EXTERIOR FLOOR ASSEMBLY AT OVERHANGS:
CONDITIONED SPACE OVER UNCONDITIONED SPACE

38mm CONCRETE TOPPING
19mm PLYWOOD SUBFLOOR
406mm WOOD I-JOISTS (400 O.C.; REFER TO STRUCTURAL DRAWINGS)
SPRAY FOAM INSULATION TO ACHIEVE EFFECTIVE R-VALUE OF 26.5

** FILL REMAINING VOID W. ROCK WOOL **

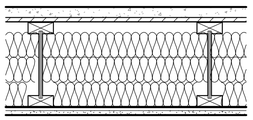
16mm EXTERIOR TYPE 'X' GYPSUM WALLBOARD SHEATHING
16mm EXTERIOR TYPE 'X' GYPSUM WALLBOARD SHEATHING

SOFFIT AS INDICATED ON REFLECTED CEILING PLAN DRAWINGS

BCBC 2012 - Division B Appendix A
TABLE A 9.10.3.1.B
TYPE F17A

Fire Resistance Rating : 1 HOUR
Sound Transmision Rating: STC 48
Impact Rating: IIC 24

FLOOR ASSEMBLIES - INTERIOR



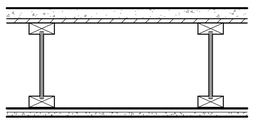
F1

INTERIOR FLOOR ASSEMBLY BETWEEN DWELLINGS

38mm CONCRETE TOPPING
19mm PLYWOOD SUBFLOOR
VARIES WOOD I-JOISTS (400 O.C.; REFER TO STRUCTURAL DRAWINGS)
270mm ROCK WOOL 3 LAYERS OF 90mm
13mm RESILIENT METAL CHANNELS @ 300mm O.C.
16mm TYPE 'X' GYPSUM WALL BOARD, PAINTED

BCBC 2012 - Division B Appendix A
TABLE A 9.10.3.1.B
TYPE F20F

Fire Resistance Rating : 1 HOUR
Sound Transmision Rating: STC 65
Impact Rating: IIC 40



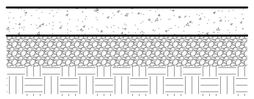
F2

INTERIOR FLOOR ASSEMBLY WITHIN SAME DWELLING

38mm CONCRETE TOPPING
19mm PLYWOOD SUBFLOOR
305mm WOOD I-JOISTS (REFER TO STRUCTURAL DRAWINGS)
13mm RESILIENT METAL CHANNELS @ 400mm O.C.
16mm TYPE 'X' GYPSUM WALL BOARD, PAINTED

BCBC 2012 - Division B Appendix A
TABLE A 9.10.3.1.B
TYPE F20A

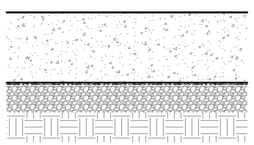
Fire Resistance Rating : 45 MINUTES
Sound Transmision Rating: STC 56
Impact Rating: IIC 31



F3

SLAB ON GRADE / FILL

VARIES CONCRETE SLAB
(REFER TO STRUCT + CIVIL DWGS)
ON
WELL-COMPACTED BASE
(REFER TO STRUCT / GEOTECHNICAL)



F4 + F4A

SUSPENDED SLAB (ON FILL)

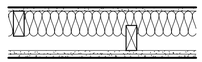
250mm CONCRETE SLAB
(REFER TO STRUCT DWGS)
RIGID INSULATION (F4A ONLY)
10 mil POLYETHYLENE VAPOUR / SOIL GAS BARRIER
ON
WELL-COMPACTED BASE
(REFER TO STRUCT / GEOTECHNICAL)

** PERIMETER OF SLAB TO BE INSULATED**
(REFER TO PLANS / SECTIONS FOR EXTENT)

FURTHER VAPOUR MITIGATION IS LOCATED BELOW THE SLAB BANDS; REFER TO MECHANICAL DRAWINGS + SNC LAVALIN DOCUMENTS

INTERIOR WALLS - FIRE RESISTANCE RATED

NOTES:
1. ALL WALLS AND PARTITIONS ARE SHOWN IN PLAN
2. PROVIDE GWB AT ELECTRICAL DEVICES TO ENSURE INTEGRITY OF FIRE RATING
3. EXTEND DRYWALL TO THE TOP AND BOTTOM OF RATED FLOOR ASSEMBLIES
4. FIRESTOP ANY PENETRATIONS AND OPENINGS.

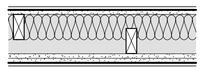


W1

INTERIOR WOOD STUD WALL - BETWEEN UNITS;
STAGGERED STUD; NON-LOADBEARING

13mm TYPE 'X' GWB, PTD
38x89 WOOD STUD WALL 400mm O.C.
STAGGERED ON 140mm PLATE
w/ 89mm MINERAL BATT
INSULATION TO ONE SIDE
13mm TYPE 'X' GWB, PTD
13mm TYPE 'X' GWB, PTD

BCBC 2012 - Division B Appendix A
TABLE A 9.10.3.1.A
TYPE W8b
Fire Resistance Rating : 1 HOUR (NON-LOADBEARING)
Sound Transmision Rating: STC 50



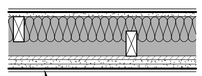
W2

INTERIOR WOOD STUD WALL - BETWEEN UNITS;
STAGGERED STUD; LOADBEARING

16mm TYPE 'X' GWB, PTD
38x89mm WOOD STUD WALL 400mm O.C.
STAGGERED ON 140mm PLATE
w/ 89mm MINERAL BATT INSULATION TO ONE SIDE
16mm TYPE 'X' GWB, PTD
16mm TYPE 'X' GWB, PTD

BCBC 2012 - Division B Appendix A
TABLE A 9.10.3.1.A
TYPE W8

Fire Resistance Rating : 1 HOUR (LOADBEARING)
Sound Transmision Rating: STC 52

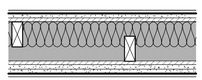


W3S

INTERIOR WOOD STUD WALL - BETWEEN UNITS;
STAGGERED STUD; SHEARWALL; LOADBEARING

16mm TYPE 'X' GWB, PTD
38x89 WOOD STUD WALL 400mm O.C.
STAGGERED ON 140mm PLATE
w/ 89mm MINERAL BATT INSULATION TO ONE SIDE
13mm SHEATHING - REFER TO STRUCTURAL
16mm TYPE 'X' GWB, PTD
16mm TYPE 'X' GWB, PTD

Fire Resistance Rating : 1 HOUR (LOADBEARING)
Sound Transmision Rating: MIN STC 50



BCBC 2012 - Division B Appendix A
TABLE A 9.10.3.1.A
TYPE W8

Fire Resistance Rating : 1 HOUR (LOADBEARING)
Sound Transmision Rating: STC 52

W4S

INTERIOR WOOD STUD WALL - BETWEEN UNITS;
STAGGERED STUD; SHEARWALL; LOADBEARING

AS W3S EXCEPT STRUCTURAL SHEATHING THICKNESS IS 16mm

W5S

INTERIOR WOOD STUD WALL - BETWEEN UNITS;
STAGGERED STUD; SHEARWALL; LOADBEARING

16mm TYPE 'X' GWB, PTD
13mm SHEATHING - REFER TO STRUCTURAL
38x89mm WOOD STUD WALL 400mm O.C.
STAGGERED ON 140mm PLATE
w/ 89mm MINERAL BATT INSULATION TO ONE SIDE
13mm SHEATHING - REFER TO STRUCTURAL
16mm TYPE 'X' GWB, PTD
16mm TYPE 'X' GWB, PTD

W6S

INTERIOR WOOD STUD WALL - BETWEEN UNITS;
STAGGERED STUD; SHEARWALL; LOADBEARING

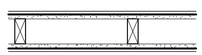
AS W5S - STRUCTURAL SHEATHING THICKNESS IS 16mm

W7S

INTERIOR WOOD STUD WALL - BETWEEN UNITS;
DOUBLE LAYER; SHEARWALL; LOADBEARING

16mm TYPE 'X' GWB, PTD
13mm SHEATHING - REFER TO STRUCTURAL
38x89 400mm O.C. w/ 89mm MINERAL BATT INSULATION
13mm SHEATHING - REFER TO STRUCTURAL
25mm GAP
13mm SHEATHING - REFER TO STRUCTURAL
38x89 400mm O.C. w/ 89mm MINERAL BATT INSULATION
13mm SHEATHING - REFER TO STRUCTURAL
16mm TYPE 'X' GWB, PTD
16mm TYPE 'X' GWB, PTD

Fire Resistance Rating : 1 HOUR (LOADBEARING)
Sound Transmision Rating: MIN STC 50

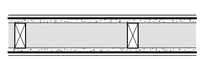


W8

INTERIOR WOOD STUD WALL - IN ROOF VENTED
SPACE; BETWEEN DWELLING UNITS; NON-LOADBEARING

16mm TYPE 'X' GWB, PTD
38x89 WOOD STUD WALL 400mm O.C.
(REFER TO STRUCTURAL)
16mm TYPE 'X' GWB, PTD

BCBC 2012 - Division B Appendix A
TABLE A 9.10.3.1.A
TYPE W1d
Fire Resistance Rating : 1 HOUR

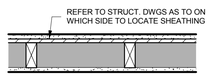


W9

INTERIOR WOOD STUD WALL - WITHIN DWELLING
UNIT; LOADBEARING

16mm TYPE 'X' GWB, PTD
38x89mm WOOD STUD WALL 400mm O.C.
(REFER TO STRUCTURAL)
16mm TYPE 'X' GWB, PTD

BCBC 2012 - Division B Appendix A
TABLE A 9.10.3.1.A
TYPE W1d
Fire Resistance Rating : 1 HOUR (LOADBEARING)



BCBC 2012 - Division B Appendix A
TABLE A 9.10.3.1.A
TYPE W1d
Fire Resistance Rating : 1 HOUR (LOADBEARING)

W10S

INTERIOR WOOD STUD WALL - WITHIN DWELLING
UNIT; LOADBEARING; SHEARWALL

16mm TYPE 'X' GWB, PTD
13mm PLYWOOD - REFER TO STRUCTURAL
FOR DETAILS AND ORIENTATION
38x89 WOOD STUD WALL 400mm O.C.
(REFER TO STRUCTURAL)
16mm TYPE 'X' GWB, PTD

Fire Resistance Rating : 1 HOUR

W11S

INTERIOR WOOD STUD WALL - WITHIN DWELLING
UNIT; LOADBEARING; SHEARWALL

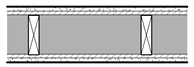
16mm TYPE 'X' GWB, PTD
13mm PLYWOOD - REFER TO STRUCTURAL
FOR DETAILS AND ORIENTATION
38x140 WOOD STUD WALL 400mm O.C.
(REFER TO STRUCTURAL)
16mm TYPE 'X' GWB, PTD

Fire Resistance Rating : 1 HOUR

W12S

INTERIOR WOOD STUD WALL - WITHIN DWELLING
UNIT; SHEARWALL; LOADBEARING

AS W11S EXCEPT STRUCTURAL SHEATHING
THICKNESS IS 16mm



Fire Resistance Rating : 1 HOUR

W13S

INTERIOR WOOD STUD WALL - WITHIN DWELLING
UNIT; LOADBEARING; SHEARWALL

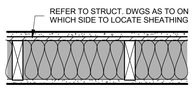
16mm TYPE 'X' GWB, PTD
13mm PLYWOOD - REFER TO STRUCTURAL
FOR DETAILS.
38x140 WOOD STUD WALL 400mm O.C.
(REFER TO STRUCTURAL)
13mm PLYWOOD - REFER TO STRUCTURAL
16mm TYPE 'X' GWB, PTD

W14 (OMIT P2C - REPLACE W. W14)

INTERIOR WOOD STUD WALL - ABUSE-RESISTANT

16mm TYPE X + ABUSE + MOISTURE RESISTANT GWB, PTD
38x89 WOOD STUD WALL 600mm O.C.
16mm TYPE X + ABUSE + MOISTURE RESISTANT GWB, PTD

BCBC 2012 - Division B Appendix A
TABLE A 9.10.3.1.A
TYPE W1d
Fire Resistance Rating : 1 HOUR

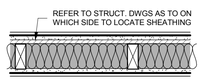


Fire Resistance Rating : 1 HOUR

W15S

INTERIOR WOOD STUD WALL - PLUMBING; SHEAR WALL; ACOUSTIC BATT

16mm TYPE 'X' GWB, PTD
13mm PLYWOOD - REFER TO STRUCT. DWGS FOR DETAILS
38x140 WOOD STUD WALL 400mm O.C.
w/ MINERAL BATT INSULATION TO FILL VOID
16mm TYPE 'X' GWB, PTD

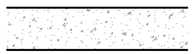


Fire Resistance Rating : 1 HOUR

W16S

INTERIOR WOOD STUD WALL - ACOUSTIC BATT; SHEAR WALL

16mm TYPE 'X' GWB, PTD
13mm PLYWOOD - REFER TO STRUCT. DWGS FOR DETAILS
38x89 WOOD STUD WALL 400mm O.C.
w/ MINERAL BATT INSULATION TO FILL VOID
16mm TYPE 'X' GWB, PTD



W17

CONCRETE (REFER TO STRUCTURAL)
PTD BOTH SIDES

BCBC 2012 - Division B Appendix B
TABLE D-2.1.1
MONOLITHIC CONCRETE

Fire Resistance Rating : 1 HOUR
(LOADBEARING AND NONLOADBEARING)

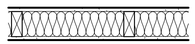
INTERIOR PARTITIONS

USE CEMENT BOARD IN PLACE OF GWB UNDER TILE IN SHOWERS AND SHOWER/TUB COMBINATIONS

P2A

INTERIOR WOOD STUD WALL

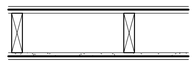
13mm GWB, PTD
38 x 89 WOOD STUDS @ 600 O.C.
13mm GWB, PTD



P2B

INTERIOR WOOD STUD WALL - INSULATED

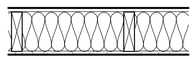
13mm GWB, PTD
38x89mm WOOD STUD WALL 600mm O.C.
w/ BATT INSULATION TO FILL VOID
13mm GWB, PTD



P3A

INTERIOR WOOD STUD PLUMBING WALL

13mm GWB, PTD
38x140 WOOD STUD WALL 400mm O.C.
16mm TYPE 'X' GWB, PTD



P3B

INTERIOR WOOD STUD PLUMBING WALL

13mm GWB, PTD
38x140 WOOD STUD WALL 400mm O.C.
w/ MINERAL BATT INSULATION TO FILL VOID
13mm GWB, PTD

MEMBRANE FIRE RESISTANCE RATING

M

FIRE RESISTANT FINISH

16mm TYPE 'X' GYPSUM BOARD,
ON SUPPORT MEMBERS
SPACED NOT LESS THAN
600mm O.C.

BCBC 2012 - Division B Appendix A
TABLE A 9.10.3.1.B
TYPE M2
Fire Resistance Rating :
1 HOUR

OTHER - FIRE RESISTANCE RATING

PLAN VIEW
(COLUMN SHOWN AS SUBSTRATE)

STEEL COLUMN (REFER TO STRUCT DWGS) W/ PHENOLIC MODIFIED ALKYD RESIN PRIMER
3mm (DRY) INTUMESCENT COATING
0.34mm EXTERIOR TOP COAT (PTD ORANGE)

ULC DESIGN Fire Resistance Rating :
BXUV.X650 1 HOUR

INTERIOR FINISHES

WT1

TILE ON UNRATED INTERIOR PARTITIONS

6mm CERAMIC TILE
6mm THINSET MORTAR
MEMBRANE

WT2

TILE ON RATED INTERIOR WALL

6mm CERAMIC TILE
6mm THINSET MORTAR
MEMBRANE
13mm CEMENT WALL BOARD

INTERIOR FURRING WALLS

FR1

INTERIOR FURRING WALL

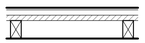
13mm GWB, PTD
38 x 64 WOOD STUDS @ 600 O.C.

FR2

INTERIOR FURRING WALL

13mm GWB, PTD
38x140mm WOOD STUD WALL 600mm O.C.

EXTERIOR FURRING WALLS



FR3

EXTERIOR FURRING WALL
FIBRE CEMENT PANELS

7.5 mm FIBRE CEMENT PANELS (ACCENT COLOUR)
19 mm PRESSURE TREATED VERTICAL STRAPPING
19 mm EXT. GRADE PLYWOOD SHEATHING
MOISTURE BARRIER
38x64 WOOD STUDS @ 600 O.C
w/ 64 mm R-10 MINERAL FIBRE BATT INSULATION
(ON CONC. WALL)

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	-	N/A
3	2016/05/20	ISSUED FOR CONST

ASSEMBLIES SCHEDULES

DATE: May 20, 2016
A002
SCALE: 1 : 10

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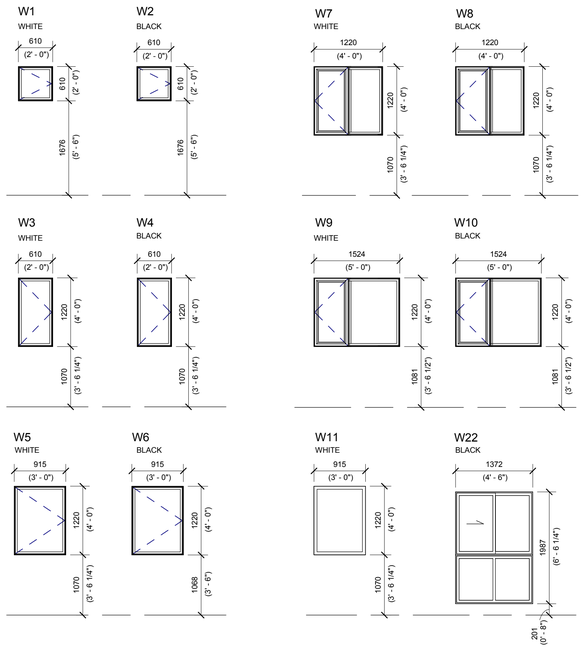
WINDOW TYPES



WINDOW NOTES:

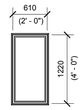
1. FRAME SIZES ARE SHOWN, FOR ROUGH OPENINGS, ADD:
   CASEMENT AND FIXED WINDOWS:
   - AT JAMBS: 10mm (3/8") ON EACH SIDE
   - AT HEAD: 10mm (3/8")
   - AT SILL: 16mm (5/8")

   W22:
   - AT JAMBS: 7mm (1/4") ON EACH SIDE
   - AT HEAD: 7mm (1/4")
   - AT SILL: 7mm (1/4")

2. REFER TO ELEVATIONS FOR HINGE SIDE

3. INTERIOR FINISH TO BE WHITE; EXTERIOR FINISH AS NOTED

W30
SKYLIGHT
BLACK



ALTERNATE SOLUTION #4 NOTE:

1. GLAZING IN DOOR TO BE TEMPERED OR LAMINATED GLASS, MIN 6mm THICK

2. DOOR OPENING TO BE WET SPRINKLERED W/ QUICK RESPONSE WATER CURTAIN

3. ALCOVES TO BE DRY SPRINKLERED

4. INTERIOR SIDE OF EXTERIOR WALLS AT ALCOVES TO BE SHEATHED FOR 1HR FRR

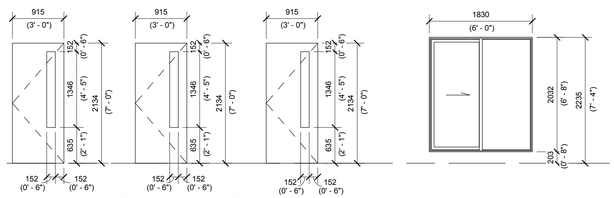
DOOR TYPES

EX.A
UNIT ENTRY; SWING W/ LITE; FIBERGLASS; INSULATED

EX.B
UNIT ENTRY; SWING W/ LITE; FIRE RATED; METAL; INSULATED

EX.C
COMMON AREA ENTRY; SWING W/ LITE; METAL; INSULATED

EX.D
SLIDING GLASS PATIO DOOR; INSULATED



A1
METAL DOOR; SWING

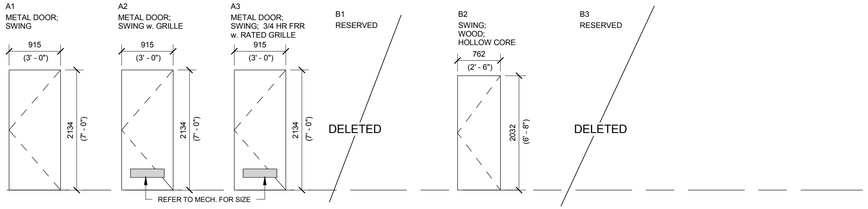
A2
METAL DOOR; SWING w. GRILLE

A3
METAL DOOR; SWING; 3/4 HR FRR w. RATED GRILLE

B1
RESERVED

B2
SWING; WOOD; HOLLOW CORE

B3
RESERVED



C1
SINGLE BIFOLD WOOD; HOLLOW CORE

C2
SINGLE BIFOLD WOOD; HOLLOW CORE

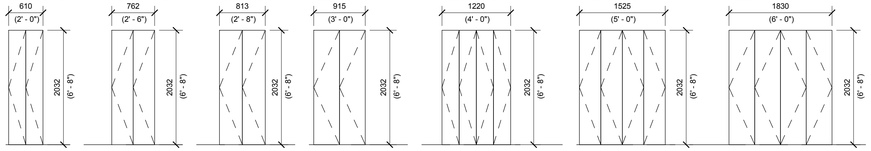
C3
SINGLE BIFOLD WOOD; HOLLOW CORE

C4
SINGLE BIFOLD WOOD; HOLLOW CORE

C5
DOUBLE BIFOLD WOOD; HOLLOW CORE

C6
DOUBLE BIFOLD WOOD; HOLLOW CORE

C7
DOUBLE BIFOLD WOOD; HOLLOW CORE



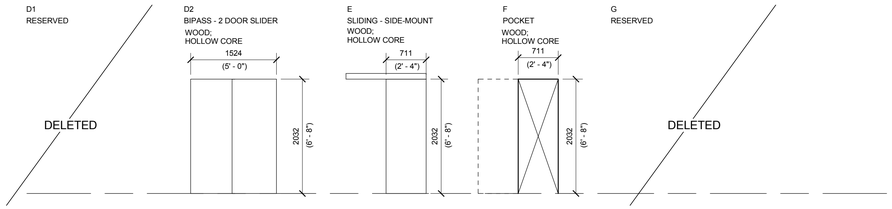
D1
RESERVED

D2
BIPASS - 2 DOOR SLIDER WOOD; HOLLOW CORE

E
SLIDING - SIDE-MOUNT WOOD; HOLLOW CORE

F
POCKET WOOD; HOLLOW CORE

G
RESERVED



SCHEDULE - DOORS - EXTERIOR - STANDARD

Building	Mark	Type	FRR	Width	Height	Thickness	Finish	Frame Type	Frame Finish	Hardware Type	Comments
ENCLOSURE											
ENCLOSURE	1	EX.H		1220	2035	32	PT	N/A	N/A	E3	
ENCLOSURE	2	EX.H		1220	2035	32	PT	N/A	N/A	E3	
R4											
R4	113	EX.A		915	2134	51	PT	EF1	PT	E2	
R4	114	EX.A		915	2134	51	PT	EF1	PT	E2	
R4	115	EX.A		915	2134	51	PT	EF1	PT	E2	
R4	116	EX.A		915	2134	51	PT	EF1	PT	E2	
R4	117	EX.A		915	2134	51	PT	EF1	PT	E2	
R4	118	EX.A		915	2134	51	PT	EF1	PT	E2	
R4	119	EX.A		915	2134	51	PT	EF1	PT	E2	
R4	120	EX.A		915	2134	51	PT	EF1	PT	E2	
R4	121	EX.A		915	2134	51	PT	EF1	PT	E2	
R4	122	EX.A		915	2134	51	PT	EF1	PT	E2	
R4	211	EX.A		915	2134	51	PT	EF1	PT	E2	Alt #4
R4	212	EX.A		915	2134	51	PT	EF1	PT	E2	Alt #4
R4	213	EX.A		915	2134	51	PT	EF1	PT	E2	Alt #4
R4	214	EX.A		915	2134	51	PT	EF1	PT	E2	Alt #4
R4	215	EX.A		915	2134	51	PT	EF1	PT	E2	Alt #4
R4	216	EX.A		915	2134	51	PT	EF1	PT	E2	Alt #4
R4	217	EX.A		915	2134	51	PT	EF1	PT	E2	Alt #4
R4	219	EX.A		915	2134	51	PT	EF1	PT	E2	Alt #4
R4	R4-1	EX.C		915	2134	51	PT	EF3	PT	E1	Alt #4
R4	R4-4	EX.A		915	2134	51	PT	EF1	PT	E2	Alt #4
R5											
R5	101	EX.A		915	2134	51	PT	EF1	PT	E2	
R5	102	EX.A		915	2134	51	PT	EF1	PT	E2	
R5	103	EX.A		915	2134	51	PT	EF1	PT	E2	
R5	104	EX.A		915	2134	51	PT	EF1	PT	E2	
R5	105	EX.A		915	2134	51	PT	EF1	PT	E2	
R5	106	EX.A		915	2134	51	PT	EF1	PT	E2	
R5	107	EX.A		915	2134	51	PT	EF1	PT	E2	
R5	108	EX.A		915	2134	51	PT	EF1	PT	E2	
R5	109	EX.A		915	2134	51	PT	EF1	PT	E2	
R5	110	EX.A		915	2134	51	PT	EF1	PT	E2	
R5	111	EX.A		915	2134	51	PT	EF1	PT	E2	
R5	112	EX.A		915	2134	51	PT	EF1	PT	E2	
R5	201	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	202	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	203	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	204	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	205	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	206	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	207	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	208	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	209	EX.A		915	2134	51	PT	EF1	PT	E2	
R5	210	EX.A		915	2134	51	PT	EF1	PT	E2	
R5	301	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	302	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	303	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	304	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	305	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	306	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	307	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	308	EX.B		915	2134	51	PT	EF5	PT	E4	Alt #4
R5	R5-1	EX.C		915	2134	51	PT	EF3	PT	E1	Alt #4

SCHEDULE - DOORS - EXTERIOR - OTHER

Building	Level	Mark	Type	Count	FRR	Width	Height	Comments
R4								
R4	LEVEL 2	SLIDER	EX.D	8		1830	2032	
R5								
R5	LEVEL 2	SLIDER	EX.D	10		1830	2032	
R5	LEVEL 3	SLIDER	EX.D	8		1830	2032	

SCHEDULE - DOORS - INTERIOR - SERVICE AREAS

Type	Room	FRR	Width	Height	Finish	Frame Type	FRAME FINISH	HARDWARE
R5								
A2	Mech		915	2134	PT	F4	PT	S1
A3	Sprinkler	3/4 HOUR	915	2134	PT	F5	PT	S4
A2	Elec		915	2134	PT	F4	PT	S1
A1	U/S Stair		915	2134	PT	F4	PT	S1

SCHEDULE - DOORS - INTERIOR - BY UNIT TYPE

Building	Type Mark	Description	Room	Width	Height	Finish	Frame Type	FRAME FINISH	HARDWARE
1 BEDROOM									
R5	B2	SWING	BATH	762	2032	PT	F1	PT	S2
R5	B2	SWING	BEDROOM	762	2032	PT	F1	PT	S3
R5	C2	BIFOLD	W/D CLOSET	762	2032	PT	F3	PT	B1
R5	C6	BIPART BIFOLD	CLOSET	1525	2032	PT	F3	PT	B1
R5	C7	BIPART BIFOLD	ENTRY CLOSET	1830	2032	PT	F3	PT	B1
2 BEDROOM									
R5	B2	SWING	BATH	762	2032	PT	F1	PT	S2
R5	B2	SWING	BEDROOM	762	2032	PT	F1	PT	S3
R5	B2	SWING	BEDROOM	762	2032	PT	F1	PT	S3
R5	C2	BIFOLD	W/D CLOSET	762	2032	PT	F3	PT	B1
R5	C3	BIFOLD	ENTRY CLOSET	813	2032	PT	F3	PT	B1
R5	C5	BIPART BIFOLD	CLOSET	1220	2032	PT	F3	PT	B1
3 BEDROOM									
R4, R5	B2	SWING	BEDROOM	762	2032	PT	F1	PT	S3
R4, R5	B2	SWING	BEDROOM	762	2032	PT	F1	PT	S3
R4, R5	B2	SWING	BEDROOM	762	2032	PT	F1	PT	S3
R4, R5	B2	SWING	BATH	762	2032	PT	F1	PT	S2
R4, R5	C1	BIFOLD	ENTRY CLOSET	610	2032	PT	F3	PT	B1
R4, R5	C3	BIFOLD	W/D CLOSET	813	2032	PT	F3	PT	B1
R4, R5	C6	BIPART BIFOLD	CLOSET	1525	2032	PT	F3	PT	B1
R4, R5	C7	BIPART BIFOLD	CLOSET	1830	2032	PT	F3	PT	B1
R4, R5	F	POCKET	POWDER ROOM	762	2032	PT	F2	PT	P1
4 BEDROOM									
R4, R5	B2	SWING	BATH	762	2032	PT	F1	PT	S2
R4, R5	B2	SWING	BEDROOM	762	2032	PT	F1	PT	S3
R4, R5	B2	SWING	BEDROOM	762	2032	PT	F1	PT	S3
R4, R5	B2	SWING	BEDROOM	762	2032	PT	F1	PT	S3
R4, R5	B2	SWING	STORAGE	762	2032	PT	F1	PT	S3
R4, R5	B2	SWING	POWDER ROOM	762	2032	PT	F1	PT	S2
R4, R5	C3	BIFOLD	W/D CLOSET	813	2032	PT	F3	PT	B1
R4, R5	C3	BIFOLD	CLOSET	813	2032	PT	F3	PT	B1
R4, R5	C4	BIFOLD	ENTRY CLOSET	915	2032	PT	F3	PT	B1
R4, R5	C5	BIPART BIFOLD	CLOSET	1220	2032	PT	F3	PT	B1
R4, R5	C7	BIPART BIFOLD	CLOSET	1830	2032	PT	F3	PT	B1
STUDIO A, B									
R5	D2	BIPASS SLIDER	CLOSET	1524	2032	PT	F3	PT	BS1
R5	E	SLIDER	BATH	762	2032	PT	F3	PT	SL1
STUDIO C, D									
R4	D2	BIPASS SLIDER	CLOSET	1524	2032	PT	F3	PT	BS1
R4	E	SLIDER	BATH	762	2032	PT	F3	PT	SL1
STUDIO E, F, G									
R4	B2	SWING	BATH	762	2032	PT	F1	PT	S2
R4	D2	BIPASS SLIDER	CLOSET	1524	2032	PT	F3	PT	BS1

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	--	N/A
3	2016/05/20	ISSUED FOR CONST

WINDOW + DOOR SCHEDULES

DATE: May 20, 2016
A003
SCALE: 1 : 50

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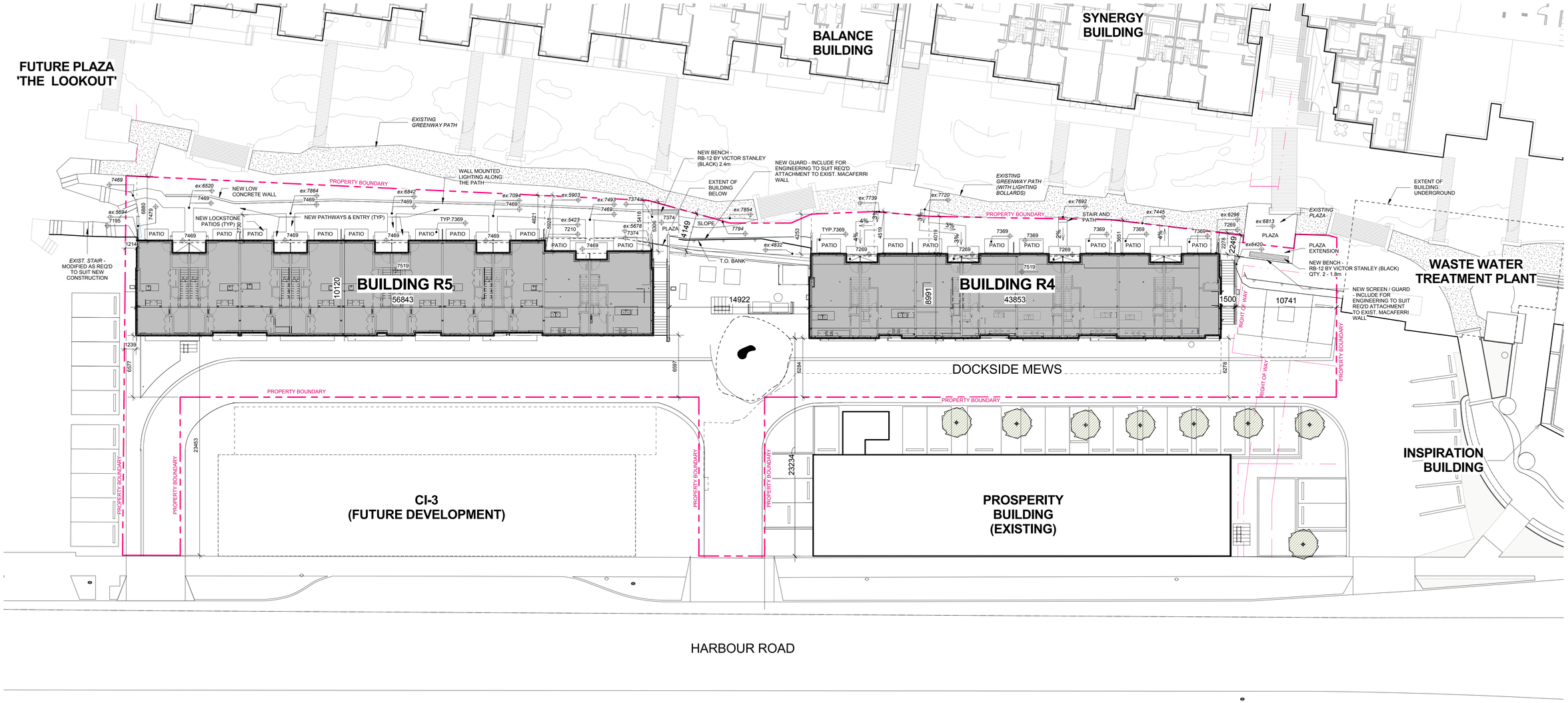

1 SITE - GREENWAY
1 : 200

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	--	N/A
3	2016/05/20	ISSUED FOR CONST

PLAN - SITE - GREENWAY

DATE: May 20, 2016

A100

SCALE: 1 : 200

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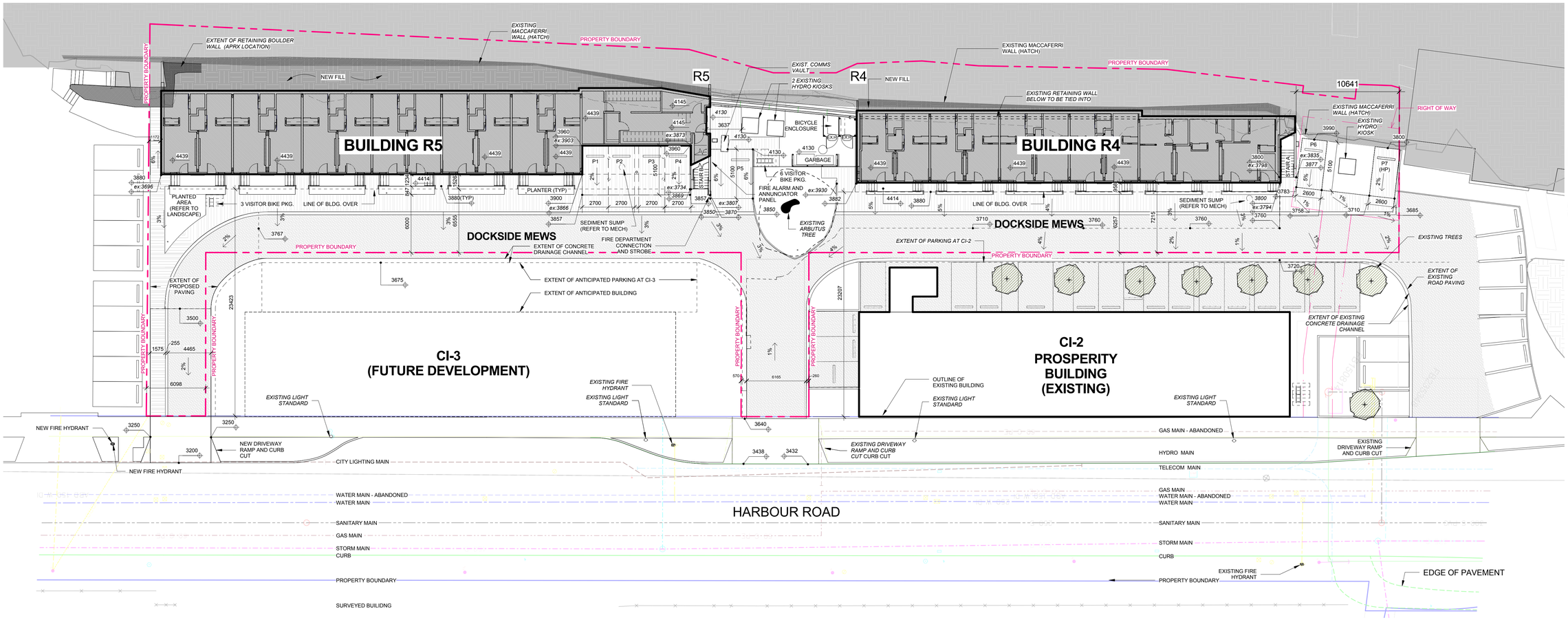
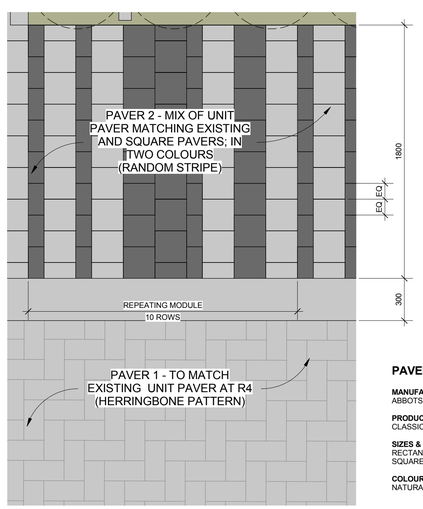


1 SITE-MEWS
1 : 200



PAVERS:

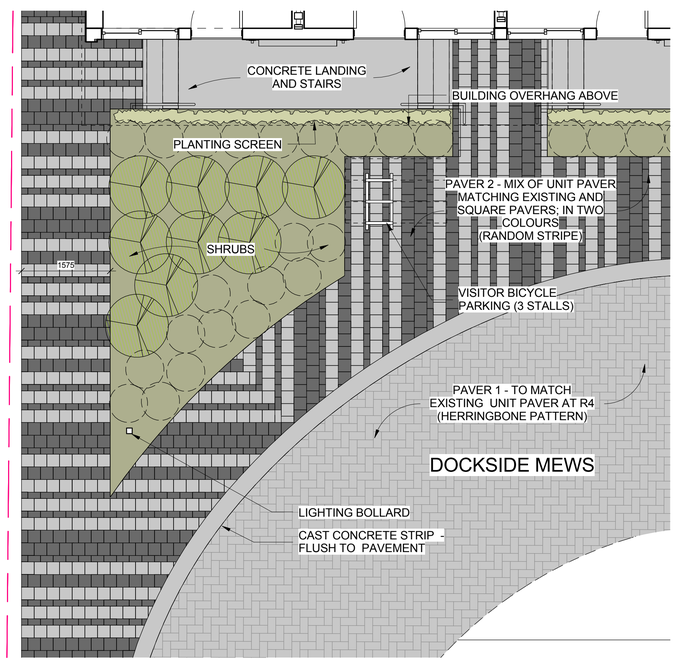
MANUFACTURER:
ABBOTSFORD CONCRETE PRODUCTS

PRODUCT:
CLASSIC STANDARD SERIES

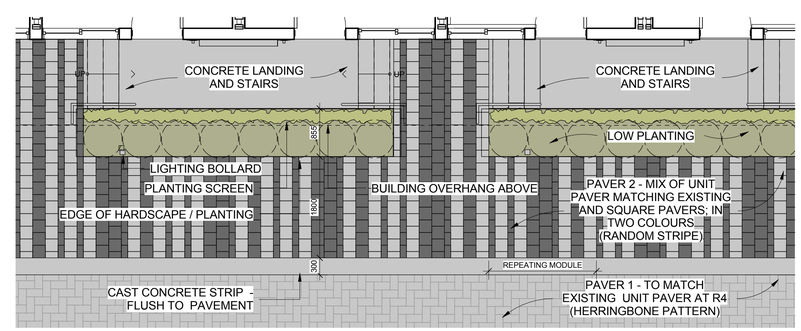
SIZES & SHAPES:
RECTANGULAR: CALIFORNIA (151 x 301)
SQUARE: NEVADA (301 x 301)

COLOURS:
NATURAL & CHARCOAL

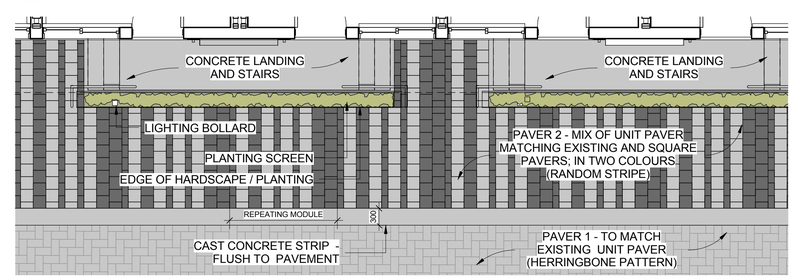
5 PAVER PATTERN PLAN
1 : 20



4 SOUTH PATH - PAVING DETAIL
1 : 50



2 R5 ENTRIES - PAVING DETAIL
1 : 50



3 R4 ENTRIES - PAVING DETAIL
1 : 50

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	–	N/A
3	–	N/A
4	2016/05/20	ISSUED FOR CONST

PLAN - SITE - MEWS

DATE: May 20, 2016
A101
SCALE: As Indicated

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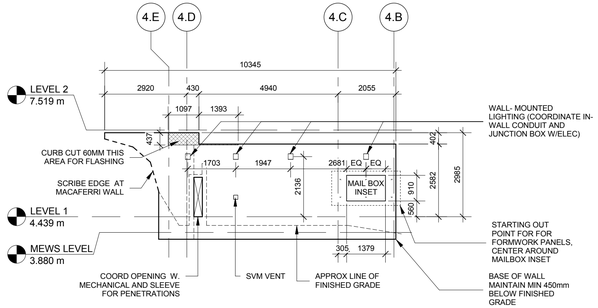
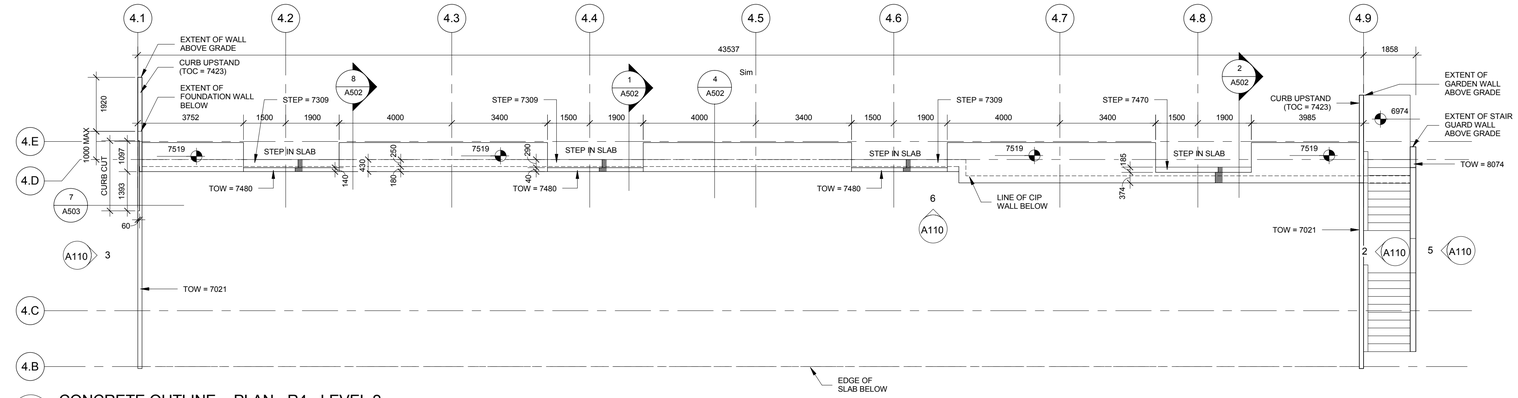


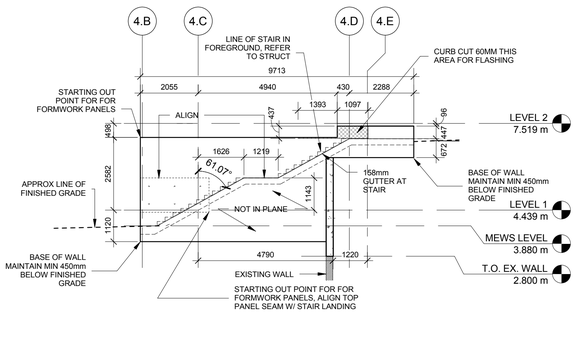
3 CONCRETE OUTLINE - ELEVATION - ALONG GL 1

1 : 100



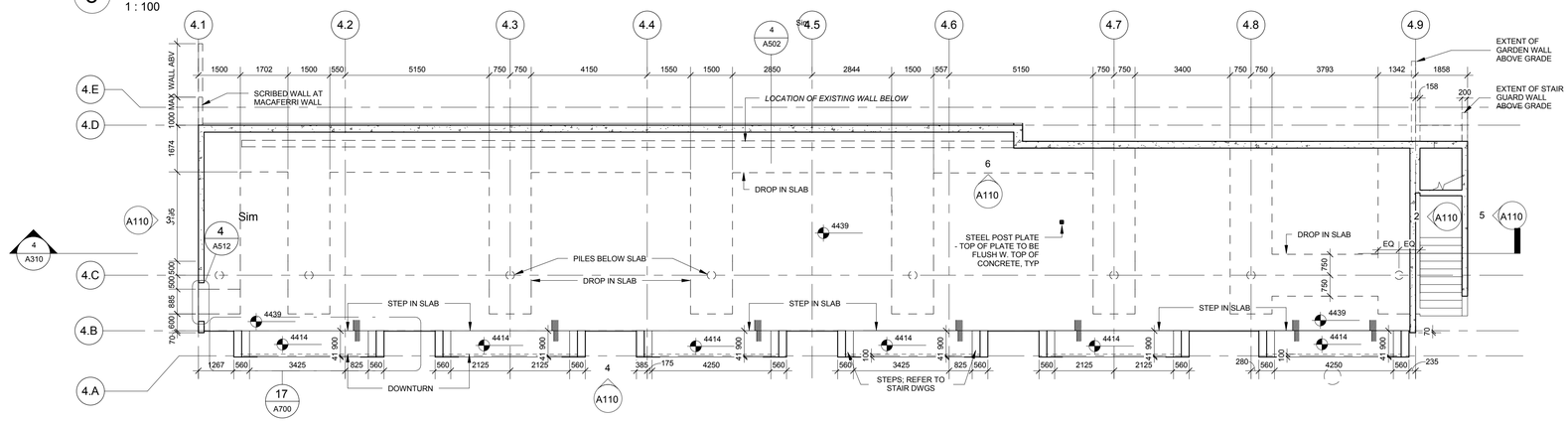
8 CONCRETE OUTLINE - PLAN - R4 - LEVEL 2

1 : 100



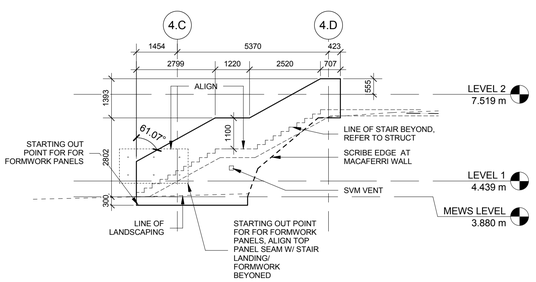
2 CONCRETE OUTLINE - ELEVATION - R4 - ALONG GL 4.9

1 : 100



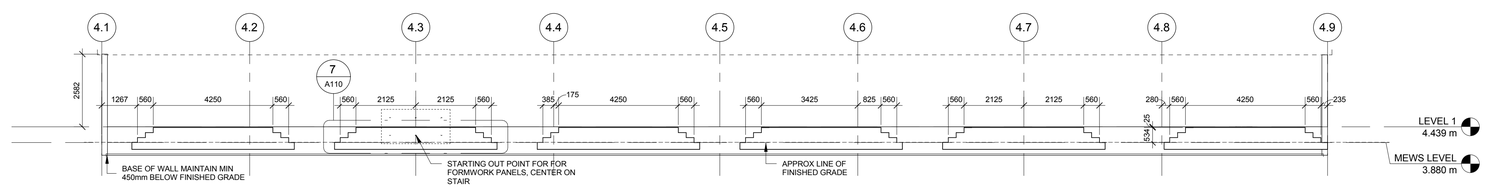
1 CONCRETE OUTLINE - PLAN - R4 - LEVEL 1

1 : 100



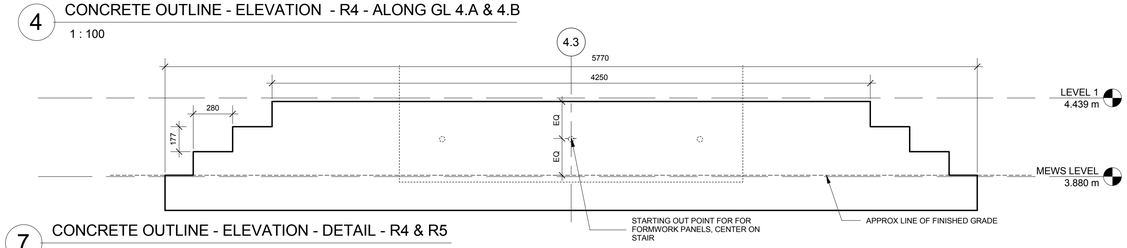
5 CONCRETE OUTLINE - ELEVATION - R4 -STAIR GUARD - NORTH FACE

1 : 100



6 CONCRETE OUTLINE - ELEVATION - R4 - ALONG GL 4.d & 4.E

1 : 100



4 CONCRETE OUTLINE - ELEVATION - R4 - ALONG GL 4.A & 4.B

1 : 100

7 CONCRETE OUTLINE - ELEVATION - DETAIL - R4 & R5

1 : 20

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

2. ALL SUB-CONTRACTORS SHALL EXERCISE PROPER PRECAUTION TO VERIFY DIMENSIONS SHOWN ON THE DRAWINGS BEFORE LAYING OUT THEIR WORK AND BE RESPONSIBLE FOR ANY ERROR RESULTING FROM THEIR FAILURE TO EXERCISE SUCH PRECAUTION. ALL CHANGES TO THE WORK NOT IN CONFORMANCE WITH THE DRAWINGS TO BE APPROVED BY THE CONSULTANTS PRIOR TO THE EXECUTION OF THE WORK. THE CONSTRUCTION MANAGER IS TO CHECK ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE BEARINGS AND DIMENSIONS WITH THE LEGAL SURVEY. IN THE CASE OF DISCREPANCIES, THE ARCHITECT IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AS SATISFACTORY.

3. ALL VISIBLE EXPOSED CONCRETE TO HAVE ARCHITECTURAL FINISH AS SPECIFIED, TO BE VISUALLY CONTINUOUS, DIMENSIONALLY TRUE AND TEXTURALLY SMOOTH AS SPECIFIED.

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING

370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/05/20	ISSUED FOR CONST

N

CONCRETE OUTLINE R4

DATE: May 20, 2016

A110

SCALE: As indicated

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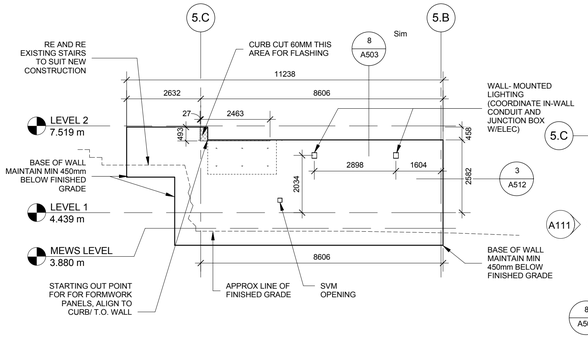
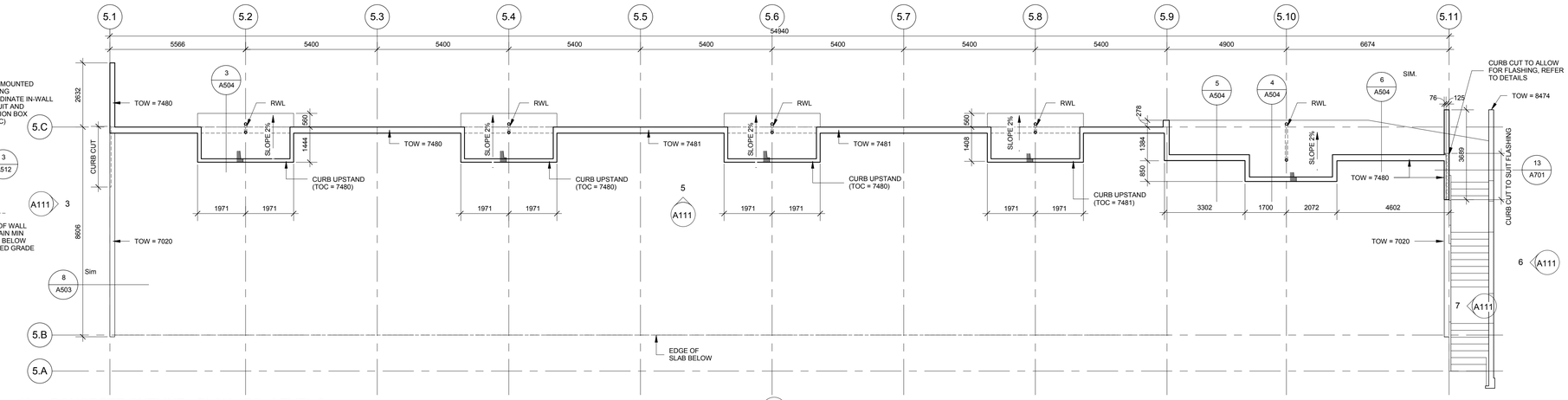
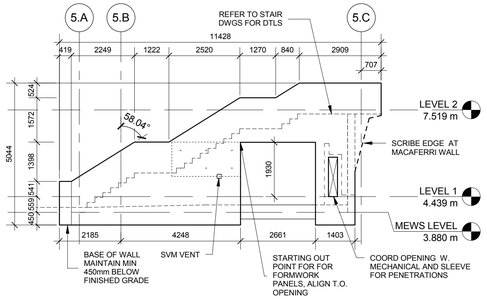


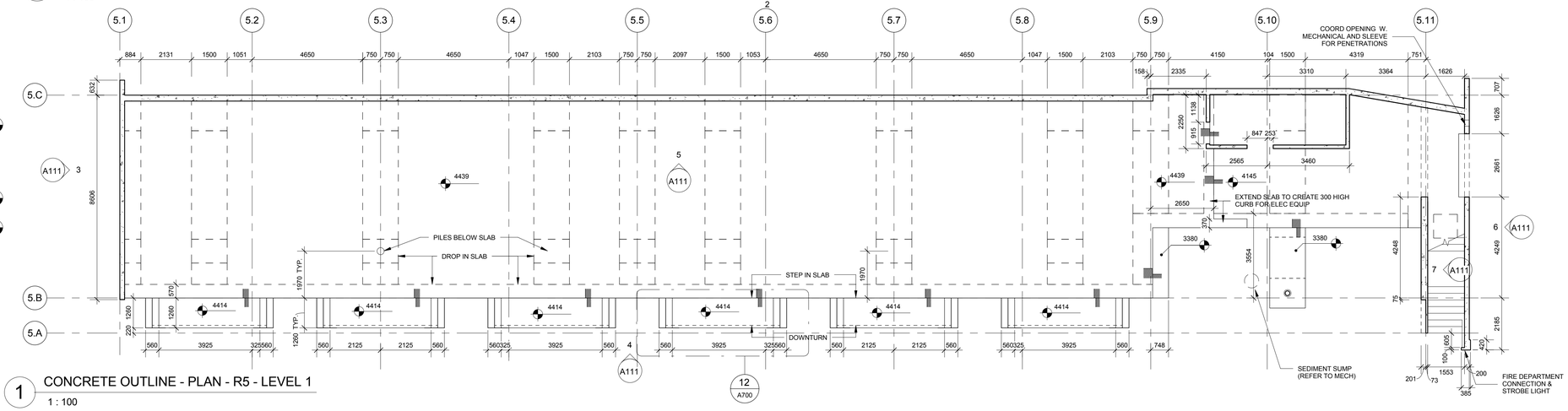
3 CONC OUTLINE - ELEV - SOUTH END WALL
1 : 100



2 CONCRETE OUTLINE - PLAN - R5 - LEVEL 2
1 : 100



6 CONC OUTLINE - ELEV - R5 -STAIR GUARD -NORTH
1 : 100



1 CONCRETE OUTLINE - PLAN - R5 - LEVEL 1
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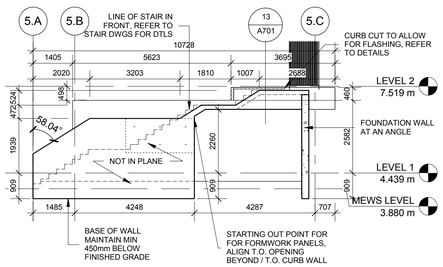
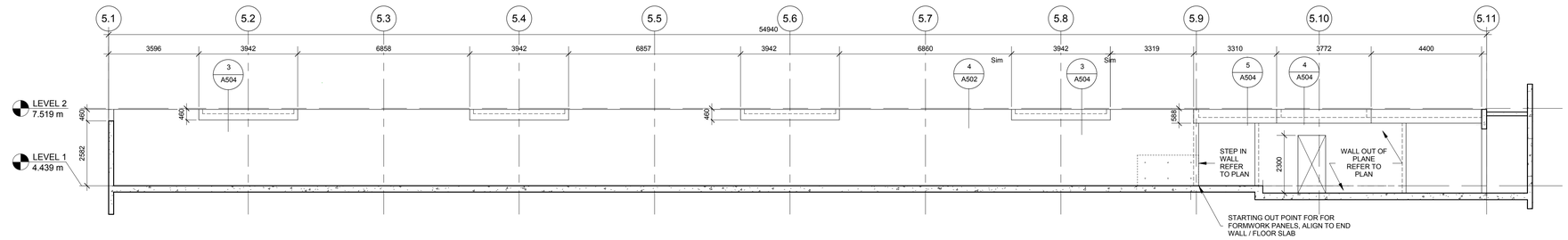
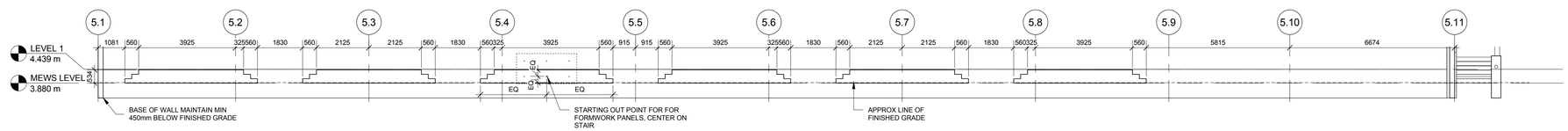


7 CONC OUTLINE - ELEV - R5 - GL 5.11 - NORTH
1 : 100



5 CONCRETE OUTLINE - ELEVATION - R5 - ALONG GL 5.C
1 : 100



4 CONCRETE OUTLINE - ELEVATION - R5 - ALONG GL 5.A AND GL 5.B
1 : 100

GENERAL NOTES:

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DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/05/20	ISSUED FOR CONST

CONCRETE OUTLINE R5

DATE: May 20, 2016

A111

SCALE: As indicated

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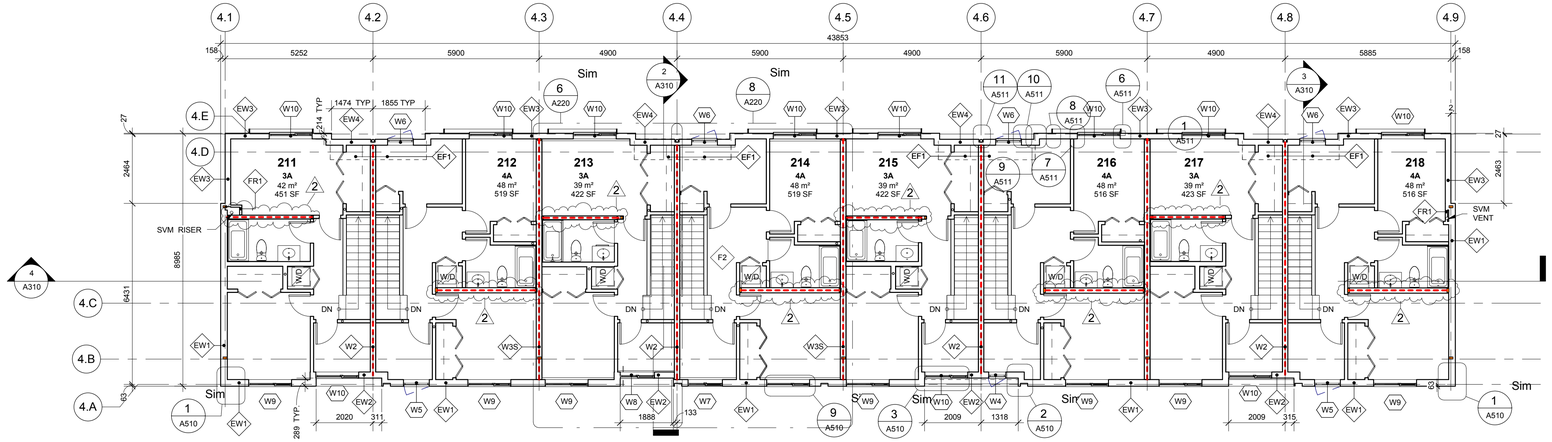
FIRE RESISTANCE RATINGS

- - - - - 45 MIN FRR

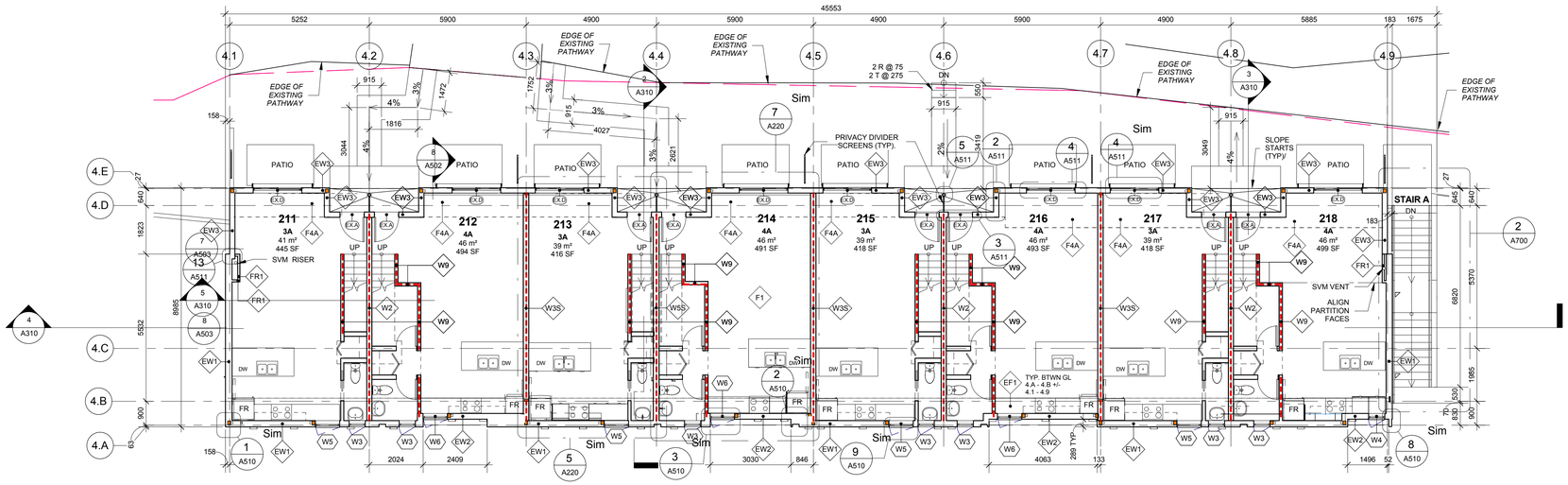
- - - - - 1 HOUR FRR

AREAS

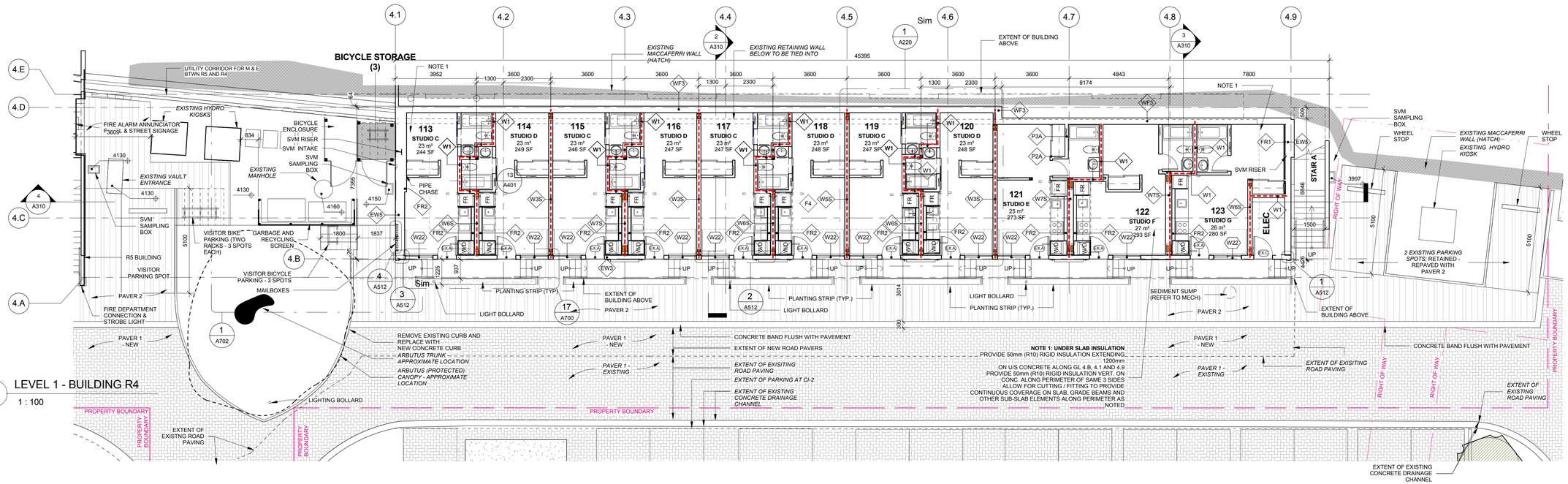
Area Name	Area (sq.m)	Area(sq.f)
R4 Level 1	290 m²	3120 SF
R4 Level 2	353 m²	3798 SF
R4 Level 3	364 m²	3917 SF
Grand total	1007 m²	10835 SF



3 LEVEL 3 - BUILDING R4
1 : 100



2 LEVEL 2 - BUILDING R4
1 : 100



1 LEVEL 1 - BUILDING R4
1 : 100

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	2016.03.09	ADDENDUM No. 4
3	--	N/A
4	--	N/A
5	2016/05/20	ISSUED FOR CONST

PLANS - BUILDING R4

DATE: May 20, 2016

A200

SCALE: 1 : 100

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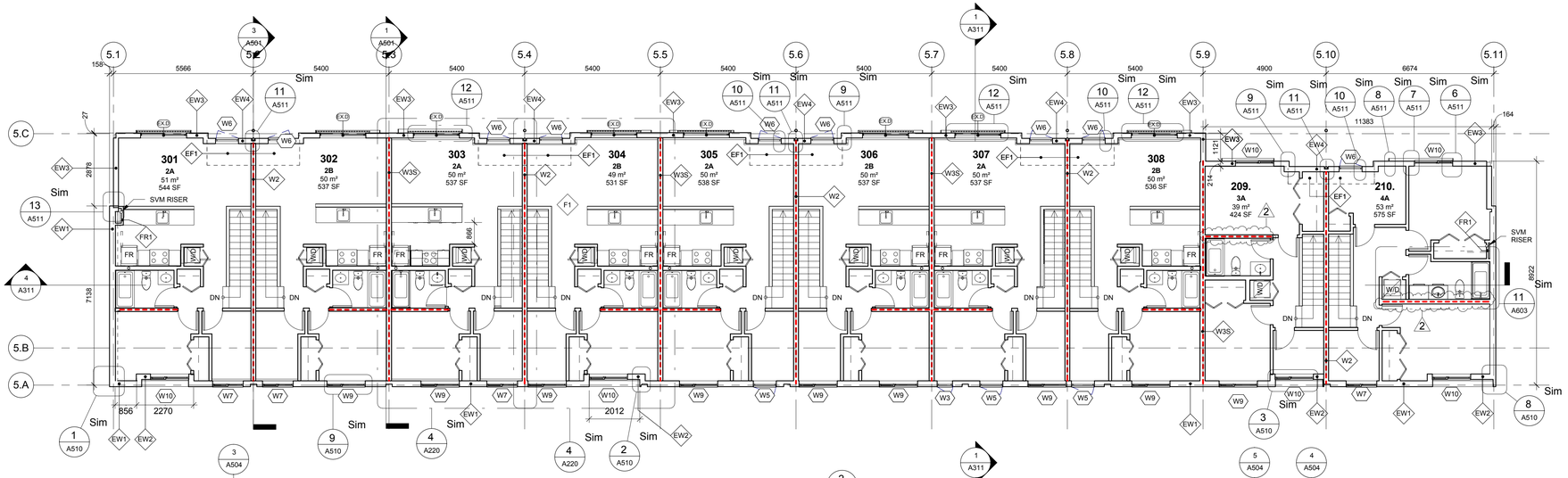
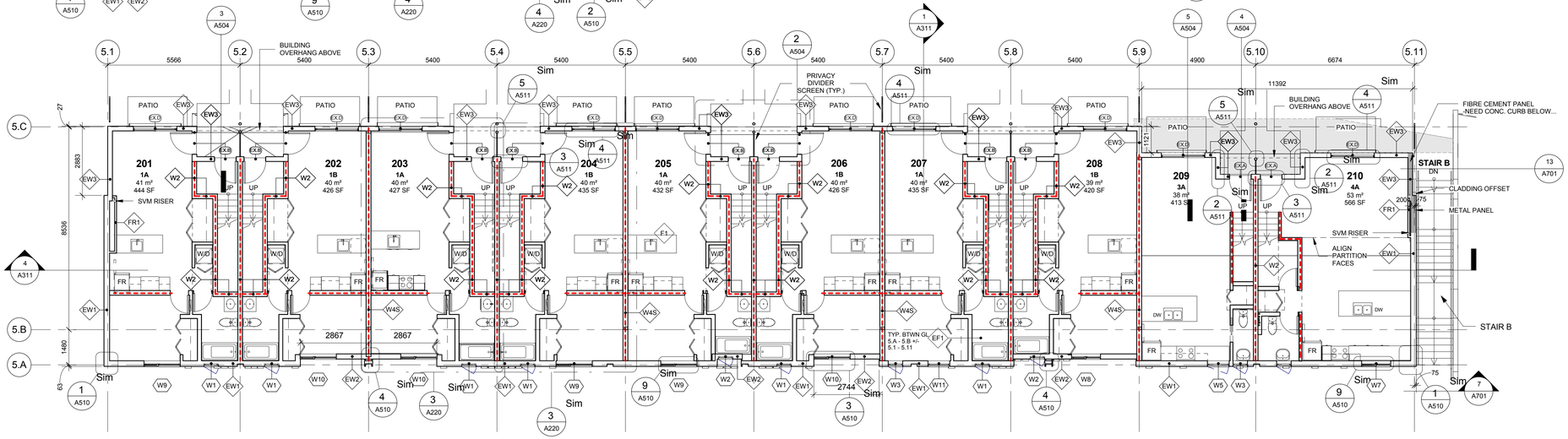
FIRE RESISTANCE RATINGS

- - - - - 45 MIN FRR
- - - - - 1 HOUR FRR

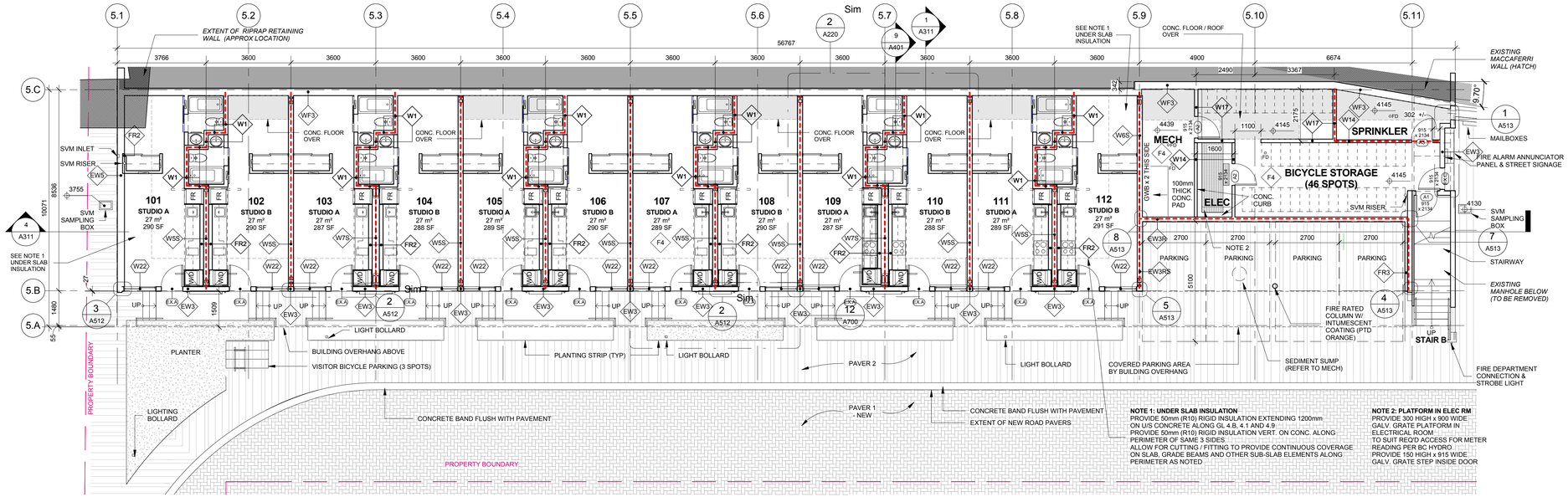
Area Name	Area (sq.m)	Area(sq.f)
R5 Level 1	416 m²	4476 SF
R5 Level 2	487 m²	5239 SF
R5 Level 3	509 m²	5475 SF
Grand total	1411 m²	15190 SF



3 LEVEL 3 - BUILDING R5
1 : 100



2 LEVEL 2 - BUILDING R5
1 : 100



1 LEVEL 1 - BUILDING R5
1 : 100

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DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
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3	–	N/A
4	–	N/A
5	2016/05/20	ISSUED FOR CONST

PLANS - BUILDING R5

DATE: May 20, 2016

A201

SCALE: 1 : 100

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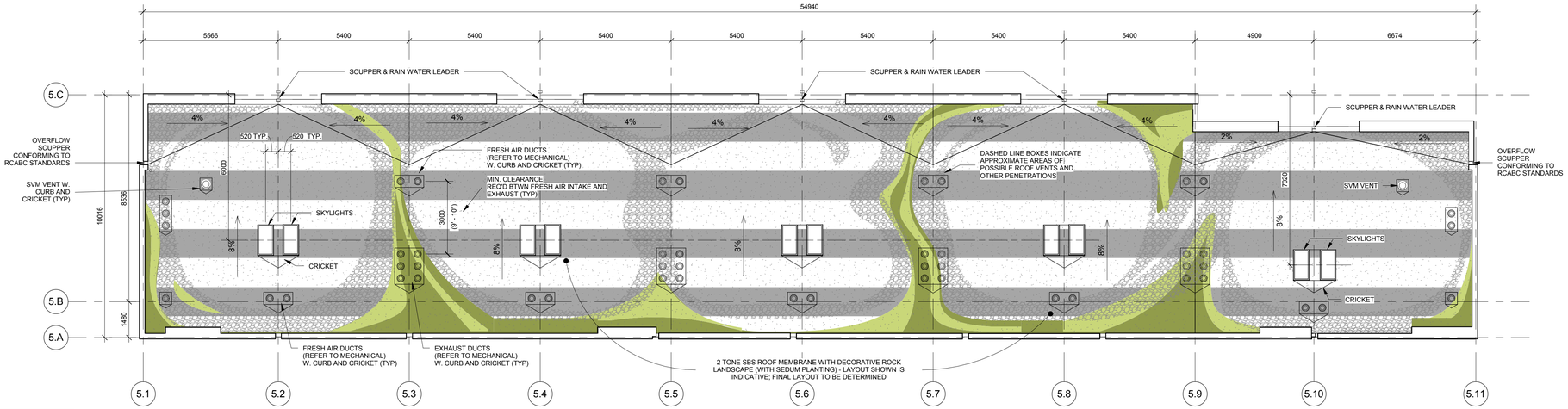
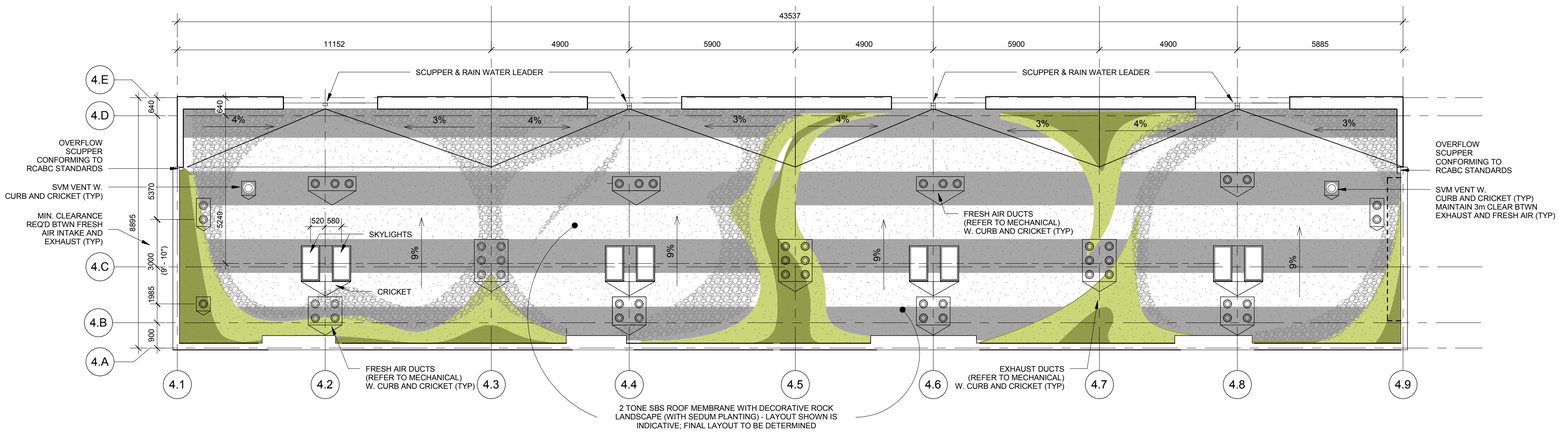
** NOTE **
ADJUST ROOFSCAPE TO SUIT PENETRATIONS (TYP)



1 ROOF - BUILDING R5
1 : 100



2 ROOF - BUILDING R4
1 : 100

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

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PLANS - ROOFS

DATE: May 20, 2016

A202

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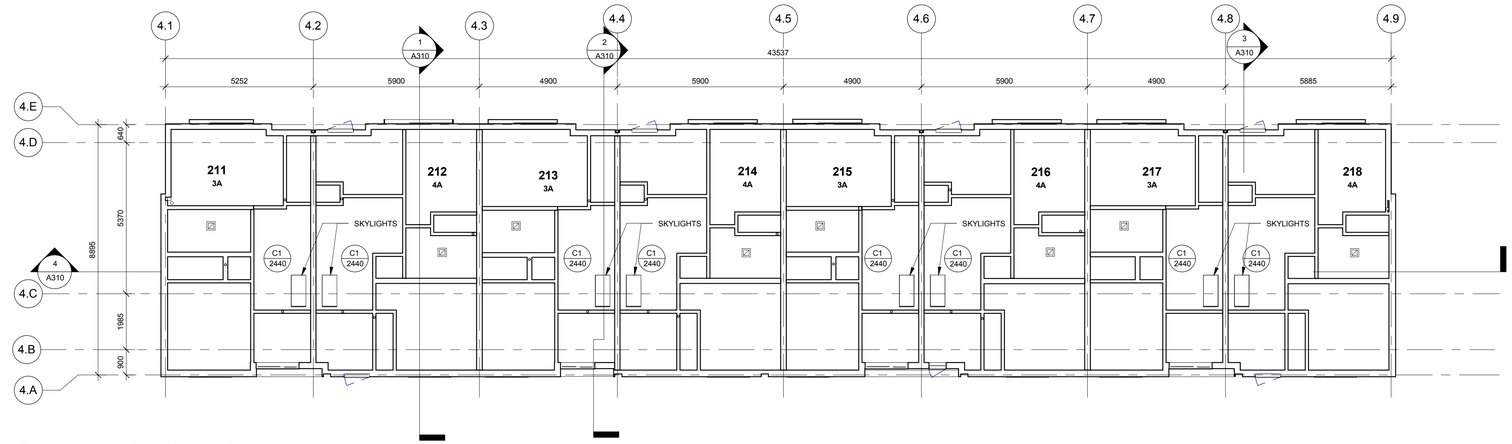
CEILINGS + SOFFITS

CEILINGS

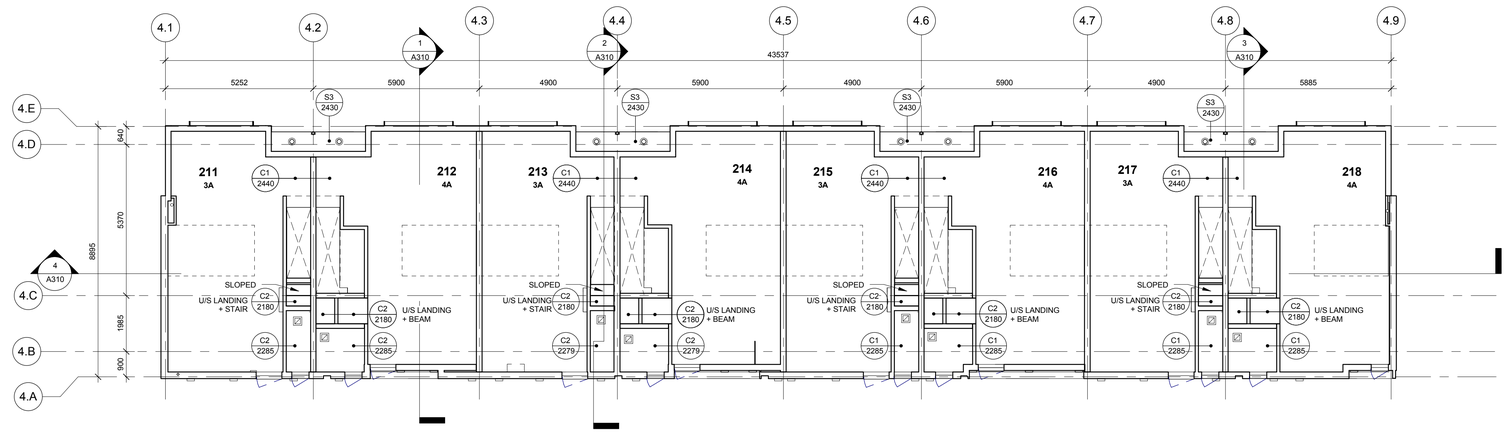
- C1 / xxx — GWB AS PART OF CONTINUOUS FIRE-RATED FLOOR ASSEMBLY
- C2 / xxx — GWB ON DROPPED FRAMING ASSEMBLY
- C3 / xxx — GWB ON STRAPPING / CHANNELS ON U/S STRUCTURE
- C4 / xxx — GWB ON BOTH SIDES OF FRAMING CONTAINING M & E SERVICES (CLOSET LID)
- HATCH DENOTES COMPARTMENT TO MATCH FRR OF RATED ASSEMBLIES

SOFFITS

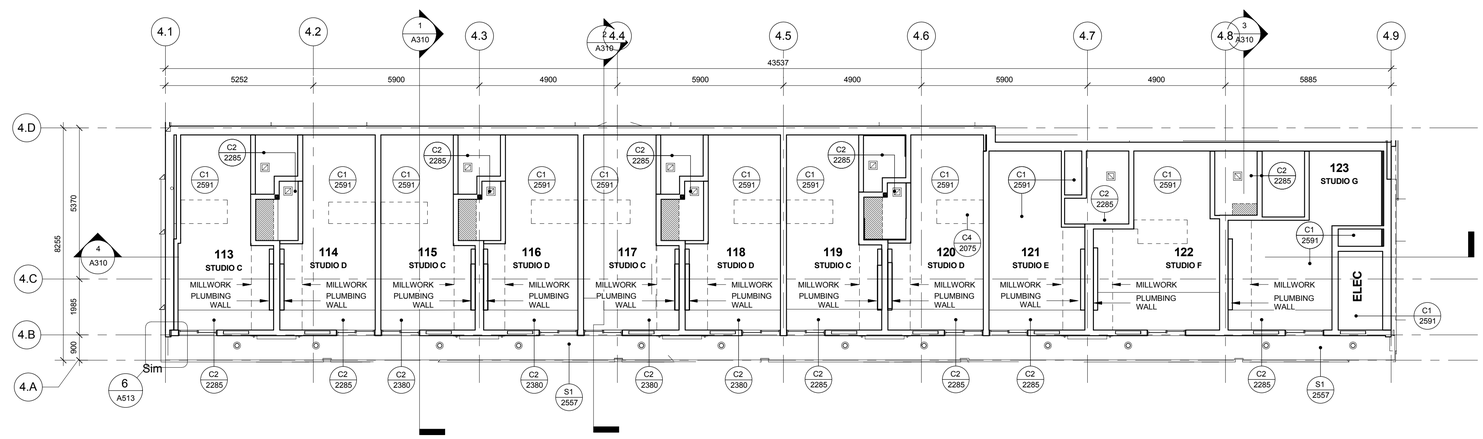
- S1 / xxx — METAL CLADDING 4 HORIZONTAL METAL BOARD CLADDING - WOOD EFFECT
- S2 / xxx — FIBRE CEMENT BOARD WHITE
- S3 / xxx — FIBRE CEMENT BOARD ACCENT COLOUR



3 LEVEL 3 RCP - BUILDING R4
1 : 100



2 LEVEL 2 RCP - BUILDING R4
1 : 100



1 LEVEL 1 RCP - BUILDING R4
1 : 100

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DOCKSIDE GREEN - AFFORDABLE HOUSING
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No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
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N

RCP - BUILDING R4

DATE: May 20, 2016

A210

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CEILINGS + SOFFITS

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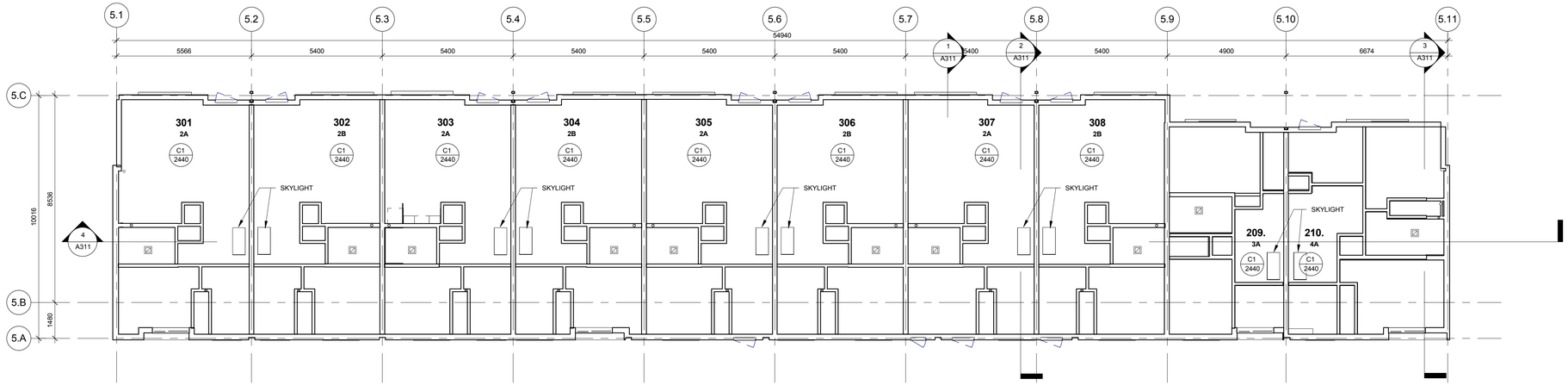
- C1 xxx — GWB AS PART OF CONTINUOUS FIRE-RATED FLOOR ASSEMBLY
- C2 xxx — GWB ON DROPPED FRAMING ASSEMBLY
- C3 xxx — GWB ON STRAPPING / CHANNELS ON U/S STRUCTURE
- C4 xxx — GWB ON BOTH SIDES OF FRAMING CONTAINING M & E SERVICES (CLOSET LID)
- HATCH DENOTES COMPARTMENT TO MATCH FRR OF RATED ASSEMBLIES

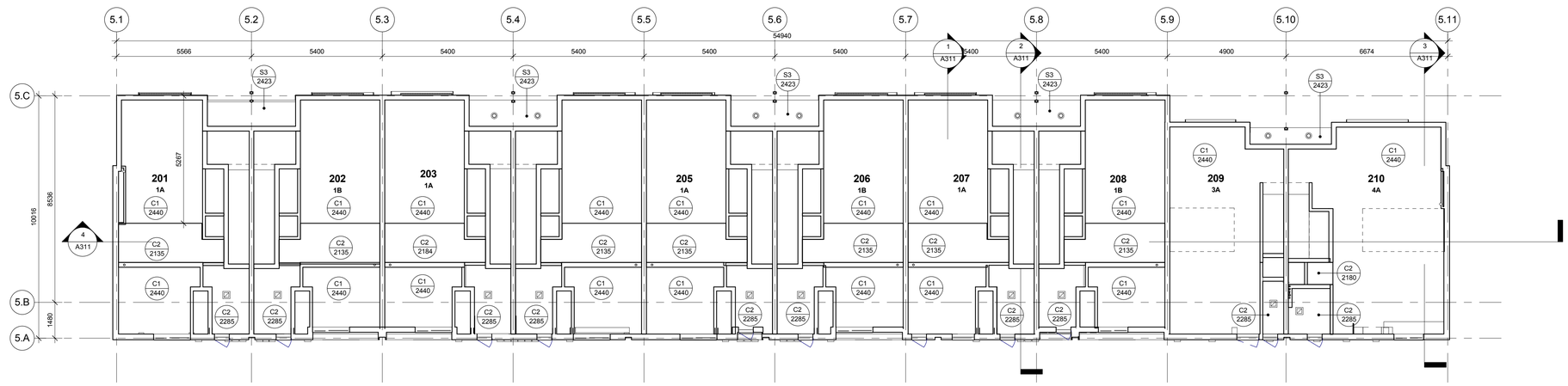
SOFFITS

- S1 xxx — METAL CLADDING 4 HORIZONTAL METAL BOARD CLADDING - WOOD EFFECT
- S2 xxx — FIBRE CEMENT BOARD WHITE
- S3 xxx — FIBRE CEMENT BOARD ACCENT COLOUR



3 LEVEL 3 RCP - BUILDING R5

1 : 100



2 LEVEL 2 RCP - BUILDING R5

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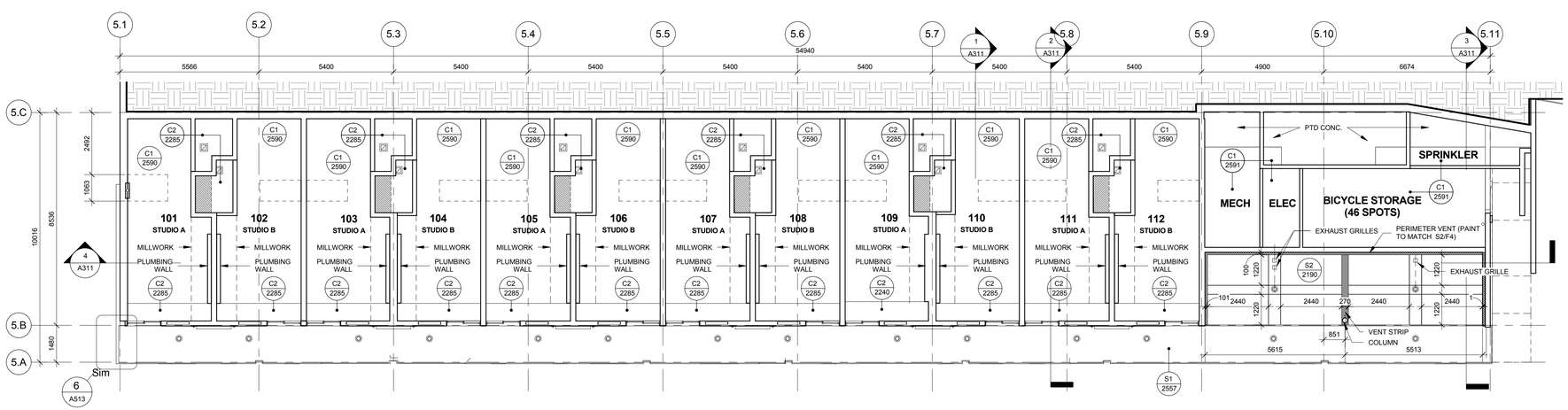

1 LEVEL 1 RCP - BUILDING R5

1 : 100

DOCKSIDE GREEN - AFFORDABLE HOUSING

370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	-	N/A
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RCP - BUILDING R5

DATE: May 20, 2016

A211

SCALE: 1 : 100

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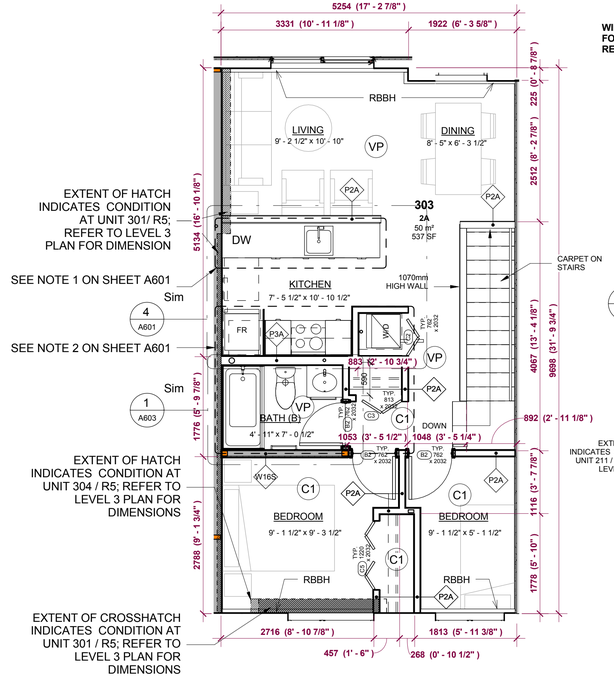
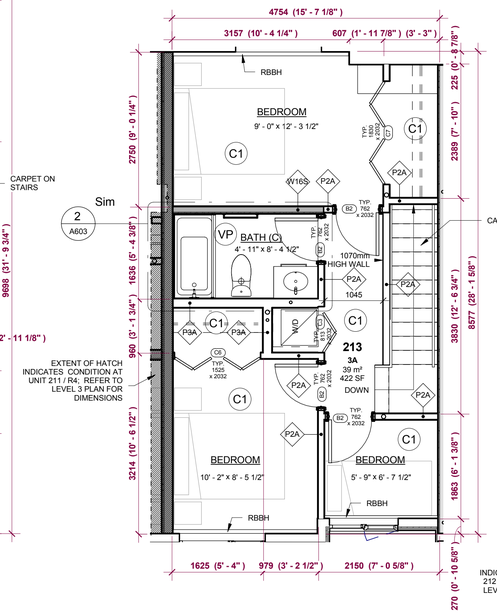
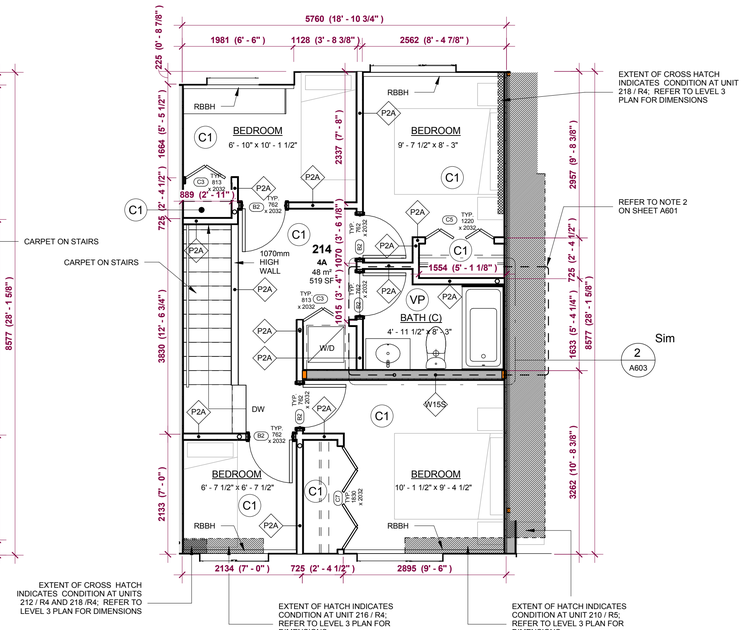


4 R5 - 2A & 2B (8)
1 : 50

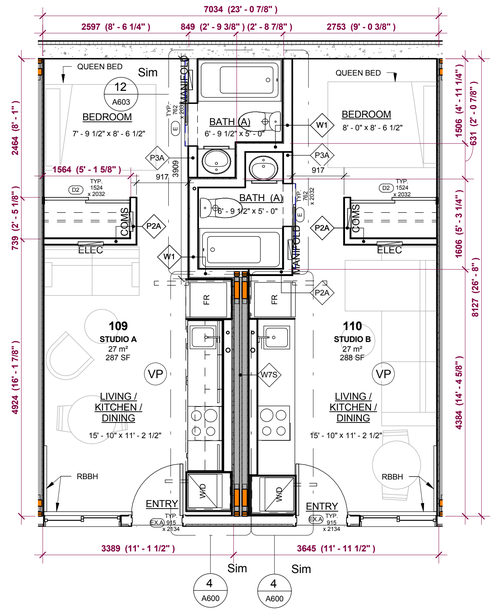
WINDOW LOCATIONS VARY; FOR WINDOW LOCATIONS REFER TO ELEVATIONS



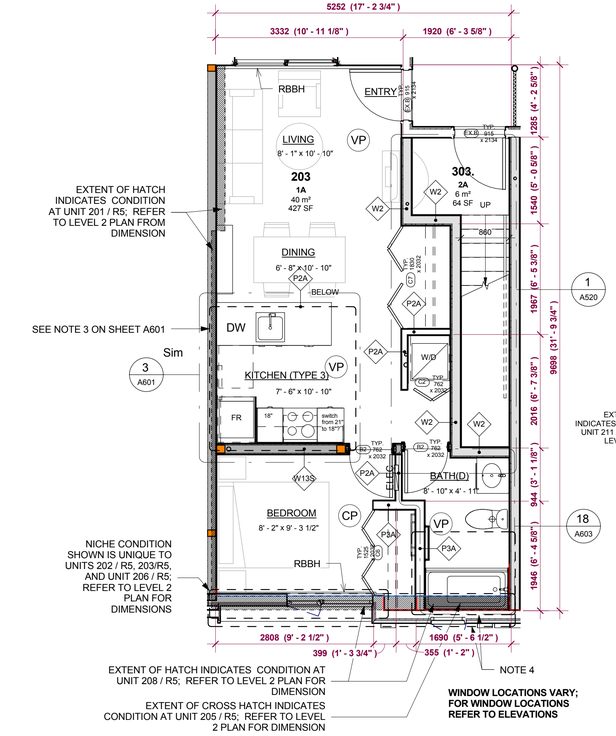
6 R4/R5 - 3A - LEVEL 2 (4 + 1)
1 : 50



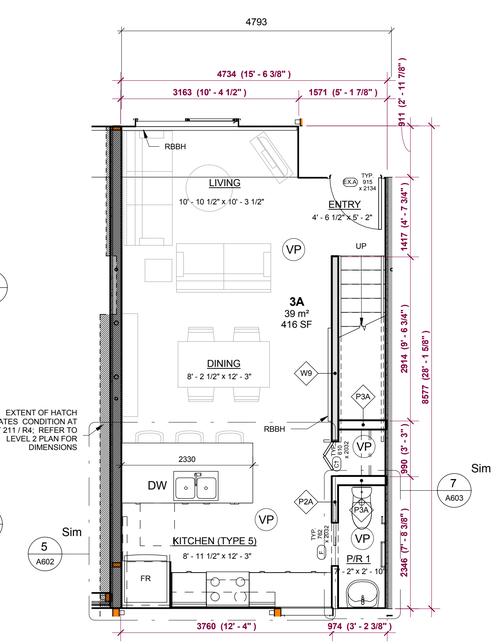
8 R4/R5 - 4A - LEVEL 2 (4 + 1)
1 : 50



2 R5 - STUDIOS A & B (6 + 6)
1 : 50

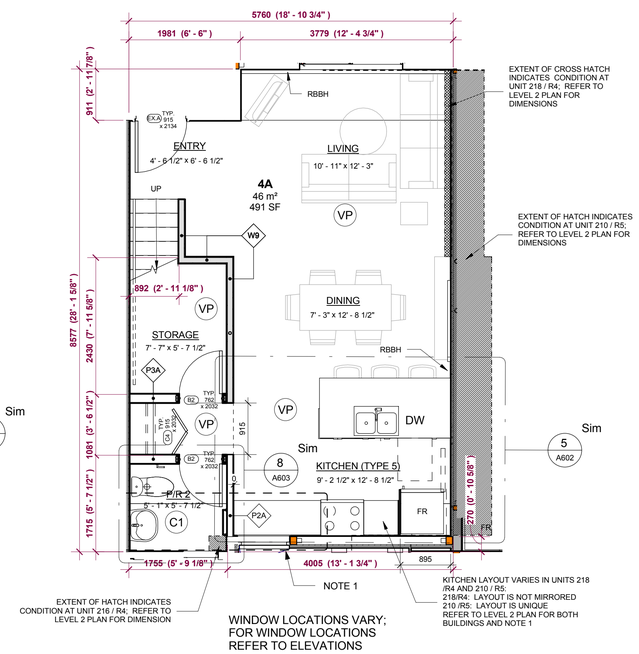


3 R5 - 1A (4)
1 : 50



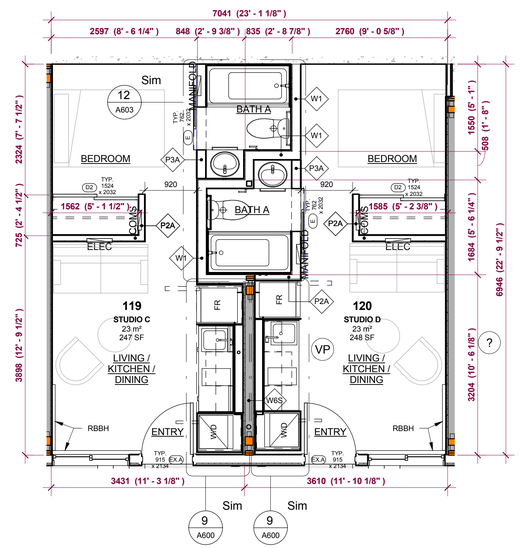
WINDOW LOCATIONS VARY; FOR WINDOW LOCATIONS REFER TO ELEVATIONS

5 R4/R5 - 3A - LEVEL 1 (4 + 1)
1 : 50



WINDOW LOCATIONS VARY; FOR WINDOW LOCATIONS REFER TO ELEVATIONS

7 R4/R5 - 4A - LEVEL 1 (4 + 1)
1 : 50



1 R4 - STUDIOS C & D (4 + 4)
1 : 50

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DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	--	N/A
3	2016/05/20	ISSUED FOR CONST

PLAN ENLARGEMENT - UNITS

DATE: May 20, 2016
A220
SCALE: 1 : 50

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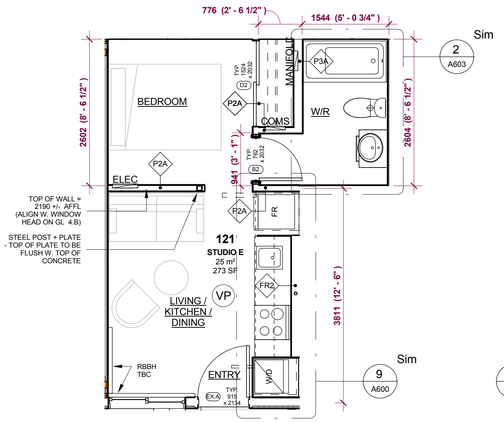
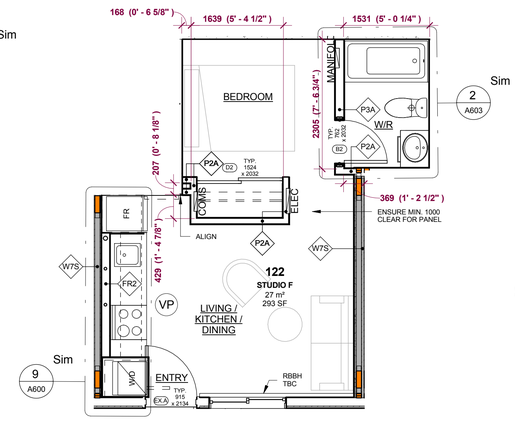
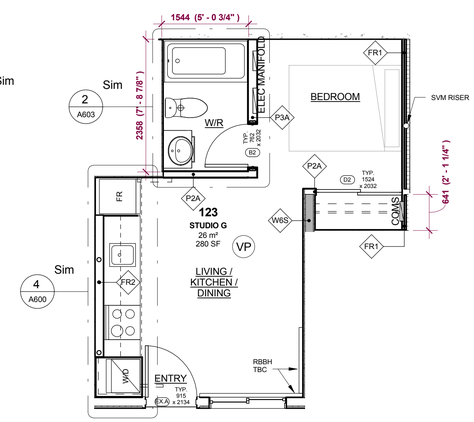


1 R4 - STUDIO E (1)
1 : 50



2 R4 - STUDIO F (1)
1 : 50



3 R4 - STUDIO G (1)
1 : 50

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING

370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	2016/05/20	ISSUED FOR CONST

PLAN ENLARGEMENT - UNITS

N

DATE: May 20, 2016

A221

SCALE: 1 : 50

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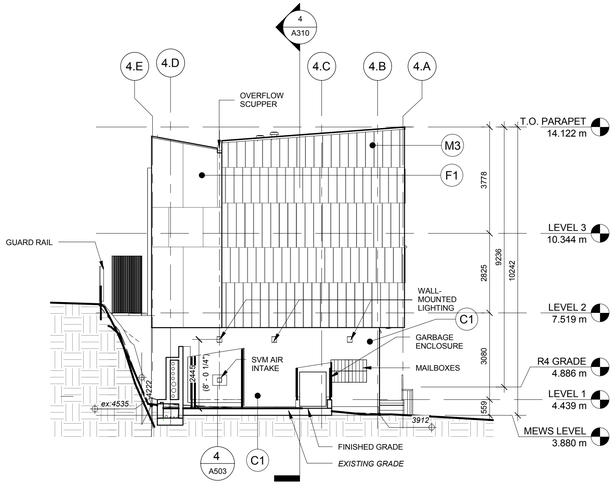
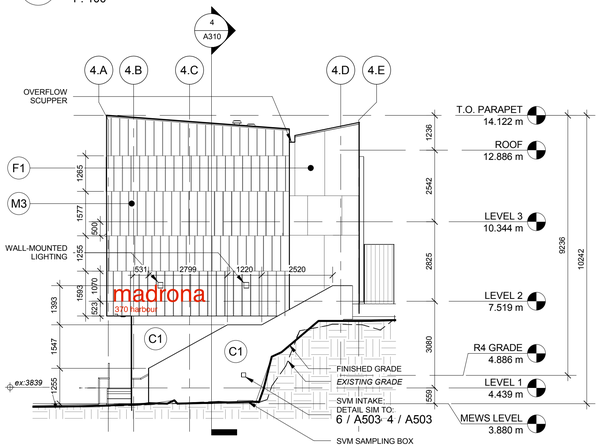
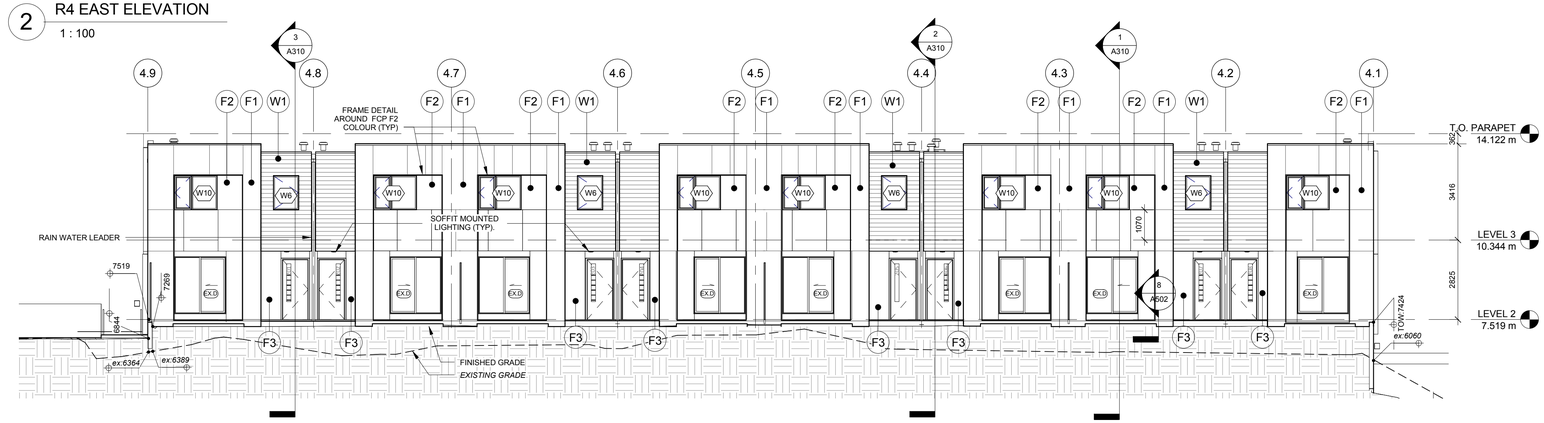


1 R4 SOUTH ELEVATION
1 : 100

2 R4 EAST ELEVATION
1 : 100

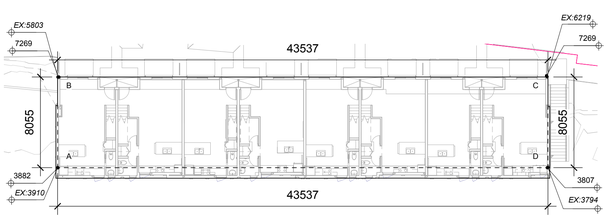


3 R4 NORTH ELEVATION
1 : 100



4 R4 WEST ELEVATION
1 : 100

DOCKSIDE AFORDABLE HOUSING AVERAGE GRADE CALCULATION



POINT	ELEVATION	POINT	ELEVATION	AVERAGE OF POINTS	DISTANCE BETWEEN POINTS	FORMULA TOTALS
A	3882	B	5803	4842.5 x	8055 =	39006337.5
B	5803	C	6219	6011 x	43537 =	261700907
C	6219	D	3794	5006.5 x	8055 =	40327357.5
D	3794	A	3698	3746 x	43537 =	163089602
				totals:	**103184** (PERIMETER)	**504124204**

GRADE CALCULATION:

504124204 / 103184 = **4886**

MATERIALS

WALLS:

METAL CLADDING:

- (M1) - METAL CLADDING 1: VERTICAL METAL CLADDING PROFILE / EXPOSED FASTENER - WHITE COLOUR (WALL TYPE EW1-A)
- (M2) - METAL CLADDING 2: VERTICAL FLUSH METAL PROFILE - RANDOM PATTERN - WHITE COLOUR (WALL TYPE EW1-B)
- (M3) - METAL CLADDING 3: VERTICAL STANDING SEAM METAL CLADDING - WHITE COLOUR (WALL TYPE EW1-C)
- (M4) - METAL CLADDING 4: HORIZONTAL METAL BOARD CLADDING - WOOD EFFECT
- (M6) - METAL CLADDING 6: FLAT PANEL METAL FLASHING - BLACK COLOUR

SEALED CONCRETE:

- (C1) - SEALED ARCHITECTURAL CONCRETE AS FINISH AND STRUCTURE

BOARD SIDING:

- (W1) - LAPPED WOOD BOARDS WITH SEMI-TRANSPARENT STAIN - MEDIUM GREY

FIBER CEMENT BOARD:

- (F1) - FIBRE CEMENT BOARD 1 (SMOOTH MATTE) - LIGHT GREY
- (F2) - FIBRE CEMENT BOARD 2 (SMOOTH MATTE) - DARK GREY
- (F3) - FIBRE CEMENT BOARD 3 (SMOOTH MATTE) - WHITE
- (F4) - FIBRE CEMENT BOARD 4 (SMOOTH MATTE) - ACCENT COLOUR

SOFFIT:
- (S1) - METAL CLADDING 4: HORIZONTAL METAL BOARD CLADDING - WOOD EFFECT
- (S2) - FIBRE CEMENT BOARD: IN WHITE AND ACCENT COLOURS AS ABOVE

ROOF:
- (R1) -SBS ROOFING WITH TWO COLOURS LAYED IN STRIPED PATTERN WITH ROCKSCAPING & PLANTING

SCREENING:
- (M5) - METAL CLADDING 5: SAME AS METAL CLADDING 1; PERFORATED

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	--	N/A
3	--	N/A
4	2016/05/20	ISSUED FOR CONST

ELEVATIONS - BUILDING R4

DATE: May 20, 2016
A300
SCALE: As indicated

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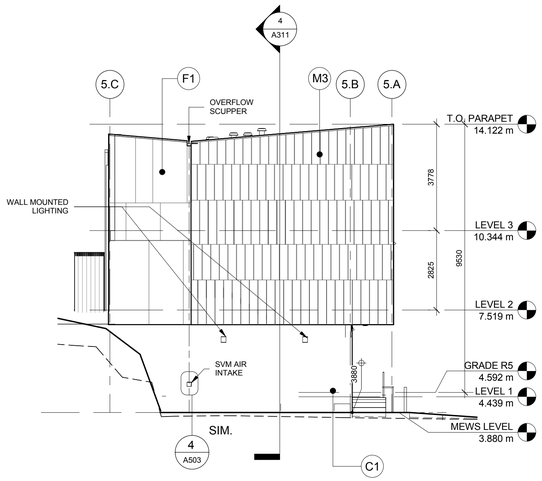
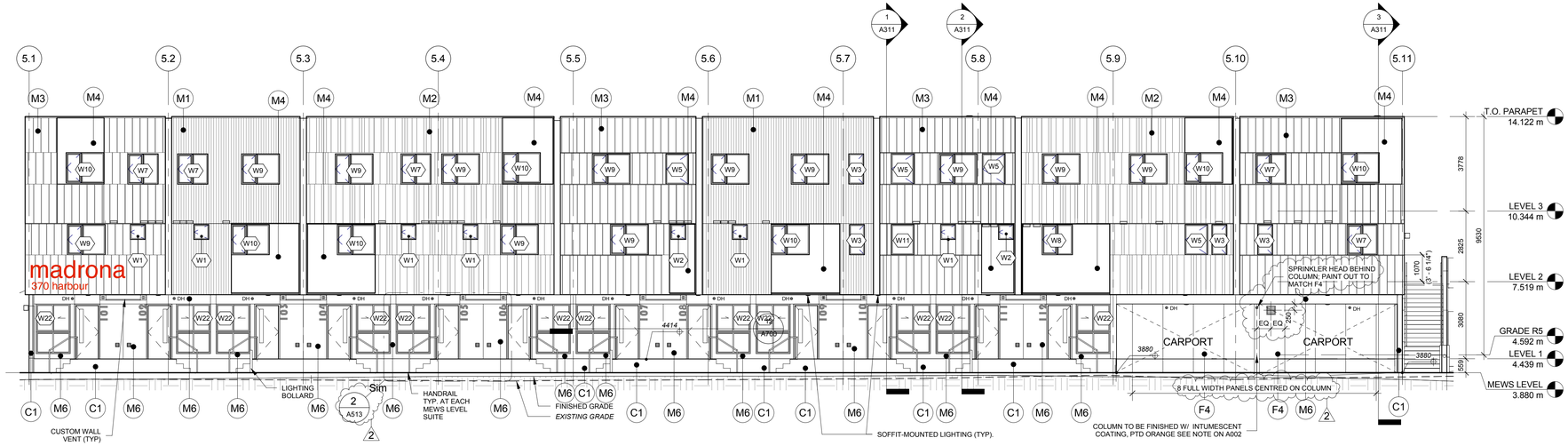
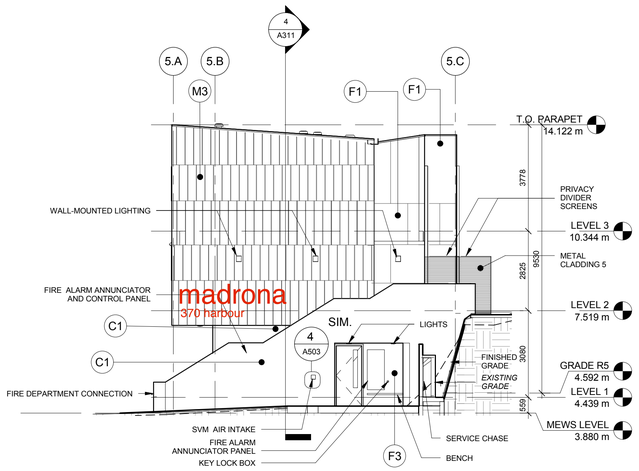


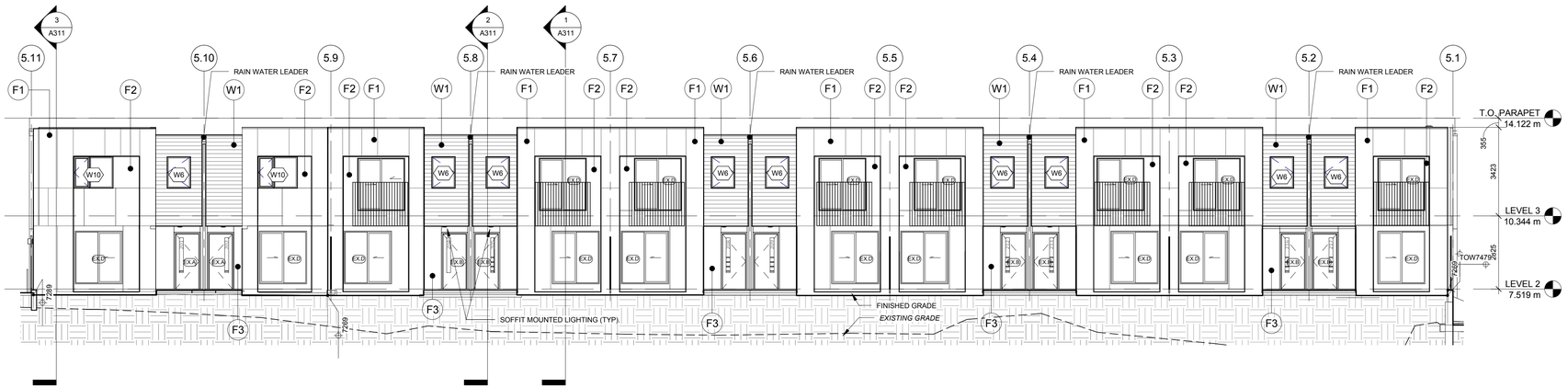
4 R5 SOUTH ELEVATION
1 : 100



1 R5 EAST ELEVATION
1 : 100

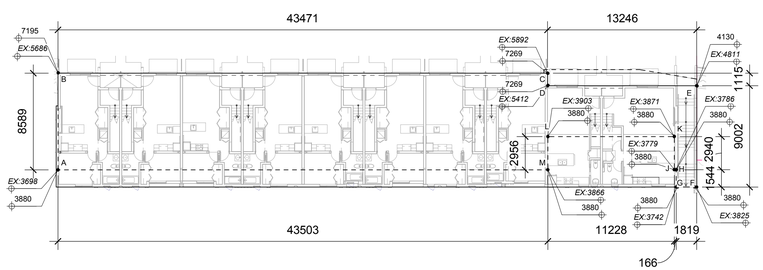


3 R5 NORTH ELEVATION
1 : 100



2 R5 WEST ELEVATION
1 : 100

DOCKSIDE AFORDABLE HOUSING AVERAGE GRADE CALCULATION



POINT	ELEVATION	POINT	ELEVATION	AVERAGE OF POINTS		DISTANCE BETWEEN POINTS		FORMULA TOTALS
A	3698	B	5686	4692	x	8589	=	40299588
B	5686	C	5892	5789	x	43471	=	251653619
C	5892	D	5412	5652	x	1115	=	6301980
D	5412	E	4130	4771	x	13246	=	63196666
E	4130	F	3825	3977.5	x	9002	=	35805455
F	3825	G	3742	3783.5	x	1819	=	6882186.5
G	3742	H	3786	3764	x	1544	=	5811616
H	3786	J	3779	3782.5	x	1666	=	6301645
J	3779	K	3871	3825	x	2940	=	11245500
K	3871	L	3880	3875.5	x	11228	=	43514114
L	3880	M	3880	3880	x	2295	=	8904600
M	3880	A	3698	3789	x	43505	=	164840445
					totals:	140420		644757414.5
						(PERIMETER)		

GRADE CALCULATION:

64475414 / 140420 = **4592**

MATERIALS

WALLS:

METAL CLADDING:

- M1 - METAL CLADDING 1: VERTICAL METAL CLADDING PROFILE / EXPOSED FASTENER - WHITE COLOUR (WALL TYPE EW1-A)
- M2 - METAL CLADDING 2: VERTICAL FLUSH METAL PROFILE - RANDOM PATTERN - WHITE COLOUR (WALL TYPE EW1-B)
- M3 - METAL CLADDING 3: VERTICAL STANDING SEAM METAL CLADDING - WHITE COLOUR (WALL TYPE EW1-C)
- M4 - METAL CLADDING 4: HORIZONTAL METAL BOARD CLADDING - WOOD EFFECT
- M6 - METAL CLADDING 6: FLAT PANEL METAL FLASHING - BLACK COLOUR

SEALED CONCRETE:

- C1 - SEALED ARCHITECTURAL CONCRETE AS FINISH AND STRUCTURE

BOARD SIDING:

- W1 - LAPPED WOOD BOARDS WITH SEMI-TRANSPARENT STAIN - MEDIUM GREY

FIBER CEMENT BOARD:

- F1 - FIBRE CEMENT BOARD 1 (SMOOTH MATTE) - LIGHT GREY
- F2 - FIBRE CEMENT BOARD 2 (SMOOTH MATTE) - DARK GREY
- F3 - FIBRE CEMENT BOARD 3 (SMOOTH MATTE) - WHITE
- F4 - FIBRE CEMENT BOARD 4 (SMOOTH MATTE) - ACCENT COLOUR

SOFFIT:

- S1 - METAL CLADDING 4: HORIZONTAL METAL BOARD CLADDING - WOOD EFFECT
- S2 - FIBRE CEMENT BOARD: IN WHITE AND ACCENT COLOURS AS ABOVE

ROOF:

- R1 -SBS ROOFING WITH TWO COLOURS LAYED IN STRIPED PATTERN WITH ROCKSCAPING & PLANTING

SCREENING:

- M5 - METAL CLADDING 5: SAME AS METAL CLADDING 1; PERFORATED

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	2016.03.09	ADDENDUM No. 4
3	--	N/A
4	--	N/A
5	2016/05/20	ISSUED FOR CONST

ELEVATIONS - BUILDING R5

DATE: May 20, 2016

A301

SCALE: As indicated

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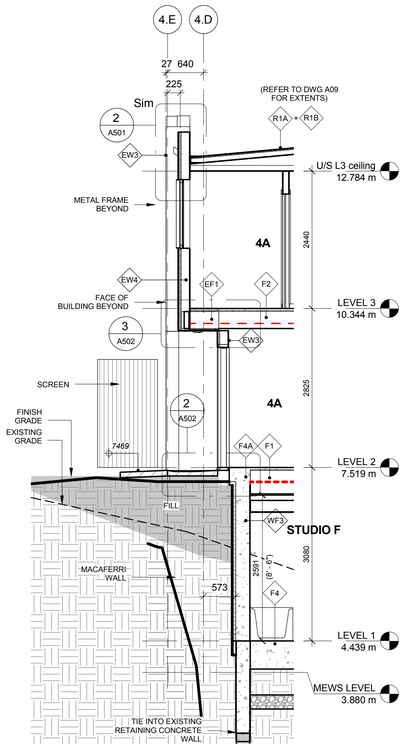
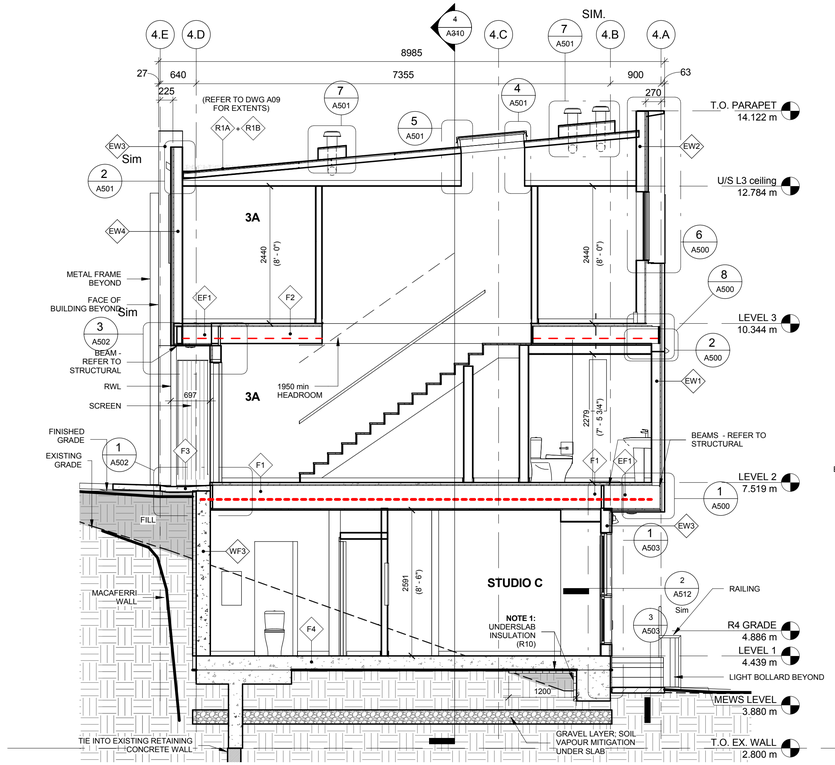


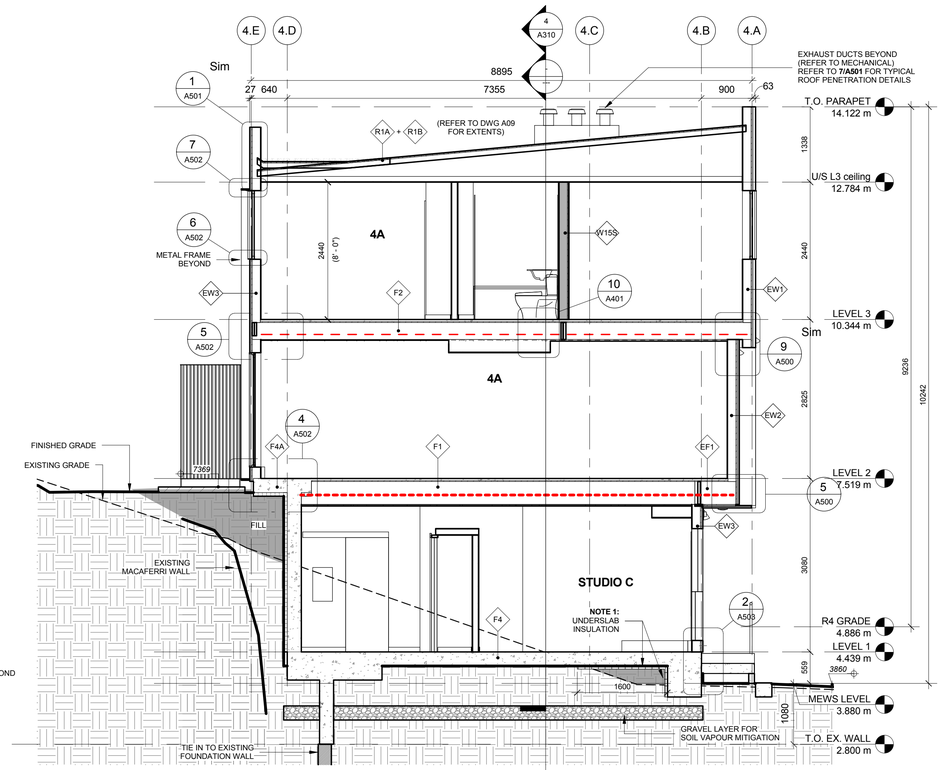
3 SECTION - PARTIAL- BUILDING R4 at GL 4.8

1 : 50



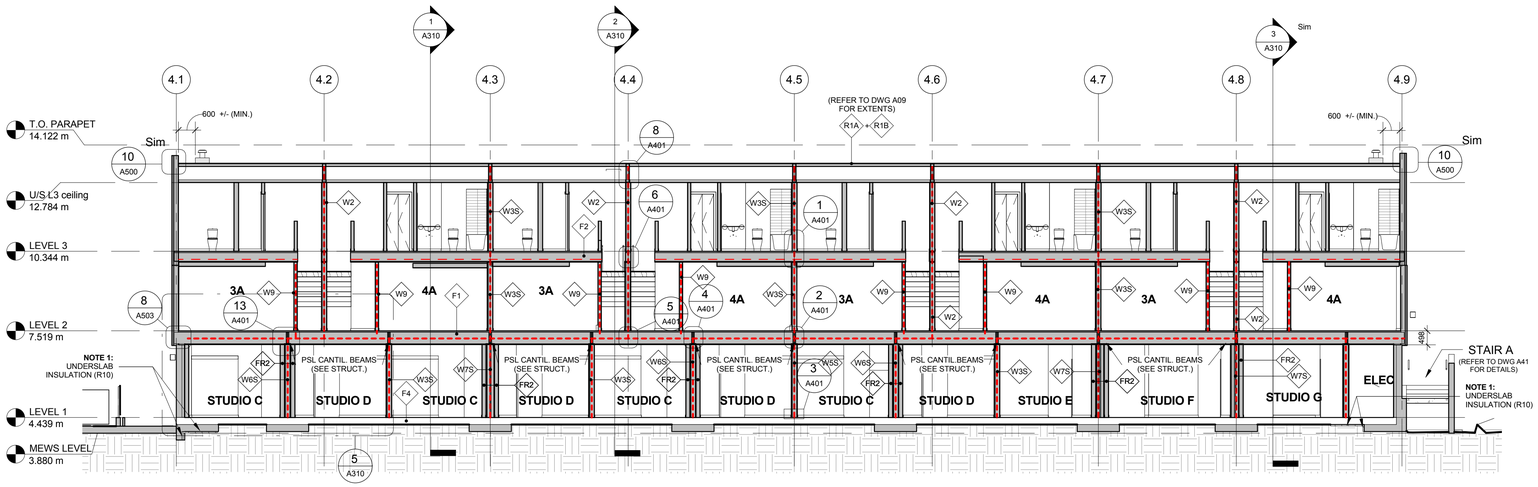
2 SECTION - BUILIDNG R4 at GL 4.4

1 : 50



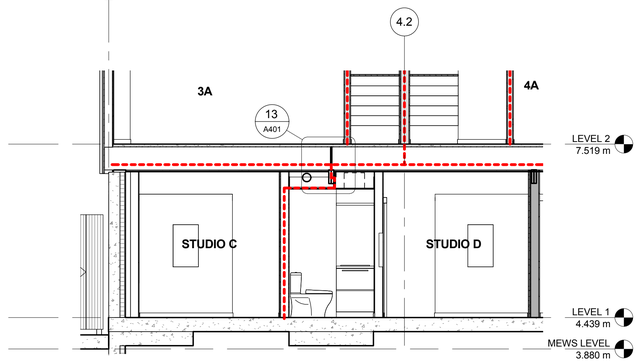
1 SECTION - BUILDING R4 at GL 4.3

1 : 50



4 SECTION - BUILDING R4 at GL 4.C

1 : 100



5 TYP. SECTION THROUGH STUDIO BATHROOM (R5 SIMILAR)

1 : 50

NOTE 1: UNDER SLAB INSULATION

PROVIDE 50mm (R10) RIGID INSULATION EXTENDING 1200mm ON U/S CONCRETE SLAB ALONG NORTH, EAST AND SOUTH EDGE OF BUILDING

ALLOW FOR CUTTING / FITTING TO PROVIDE CONTINUOUS COVERAGE ON HORIZONTAL AND VERTICAL SURFACES OF SLAB, GRADE BEAMS AND OTHER SUB-SLAB ELEMENTS ALONG PERIMETER AS NOTED

PROVIDE 50mm (R10) RIGID INSULATION VERT. ON CONC. ALONG FRONT EDGE OF SAME 3 SIDES

FIRE RESISTANCE RATINGS

45 MIN FRR

1 HOUR FRR

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING

370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	--	N/A
3	--	N/A
4	2016/05/20	ISSUED FOR CONST

SECTIONS - R4

DATE: May 20, 2016

A310

SCALE: As indicated

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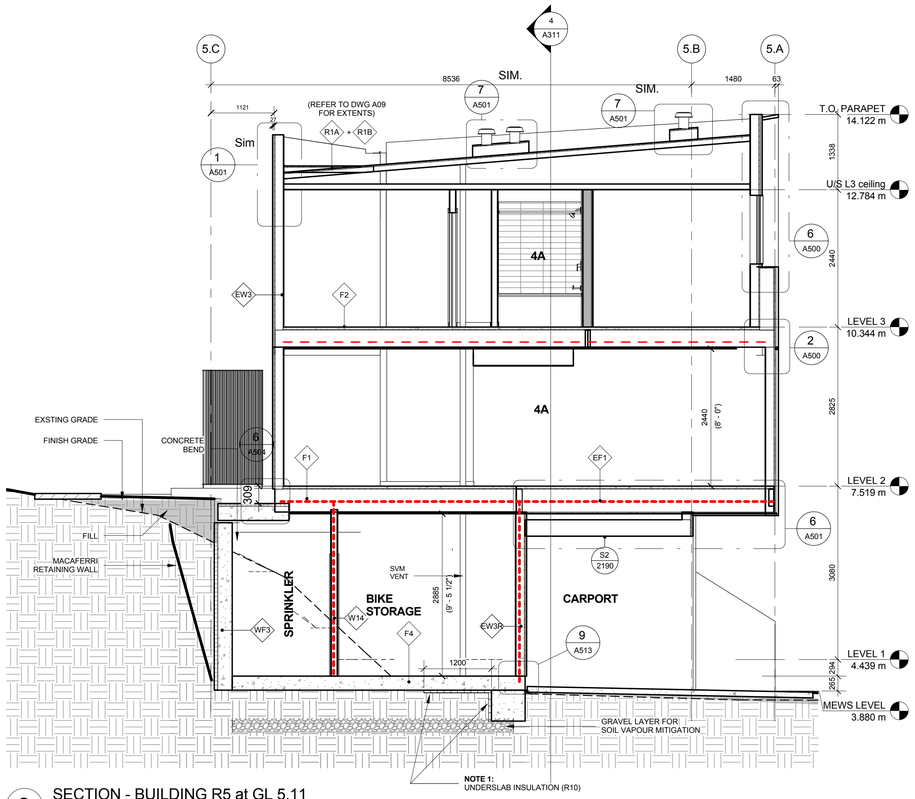
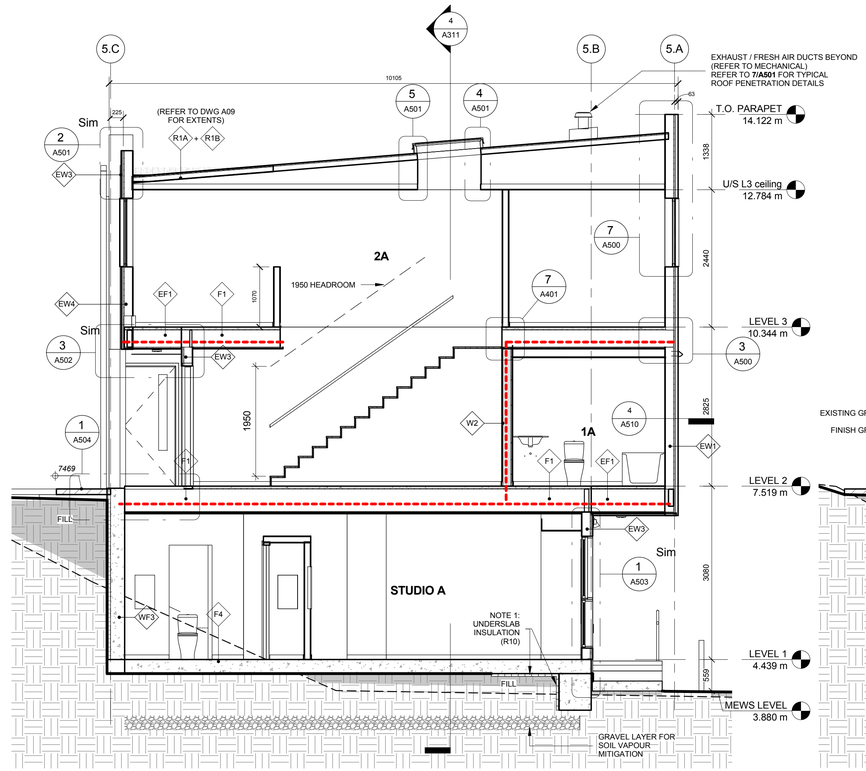


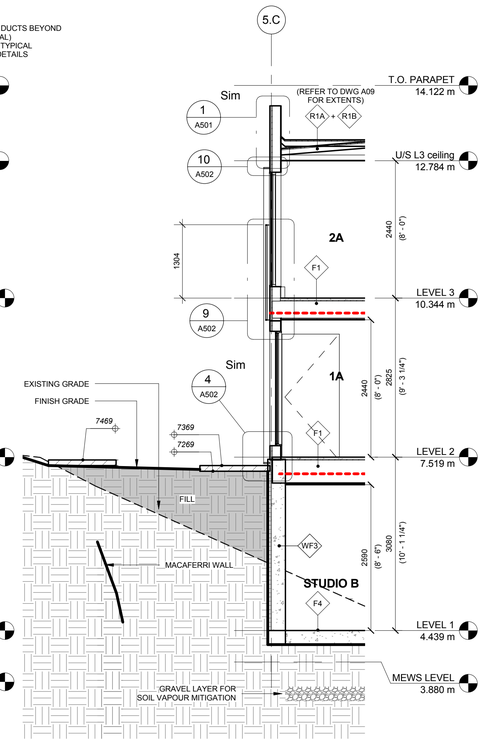
3 SECTION - BUILDING R5 at GL 5.11

1 : 50



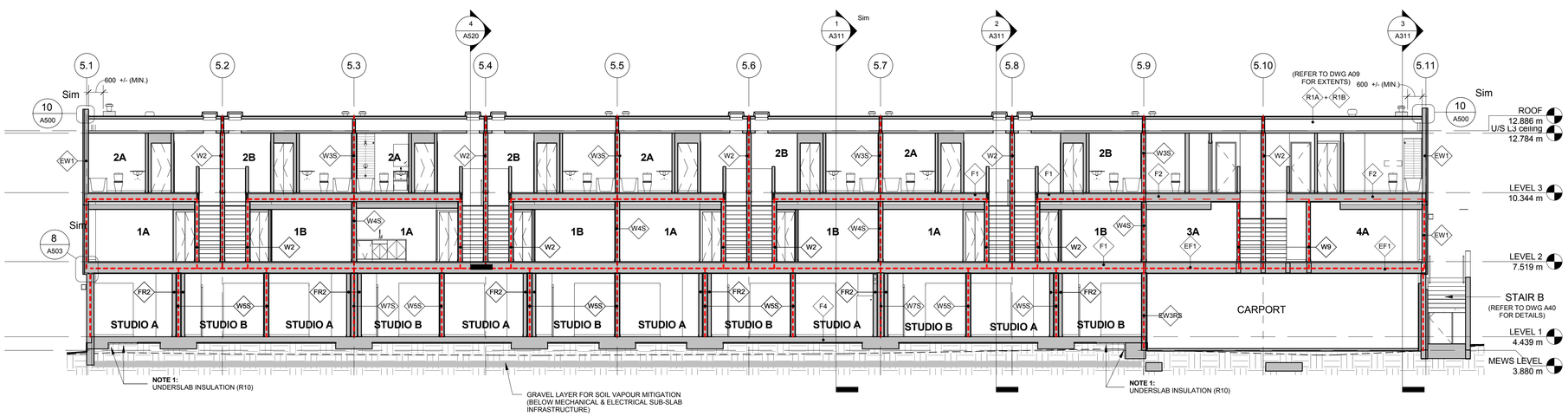
2 SECTION - BUILDING R5 at GL 5.8

1 : 50



1 SECTION - BUILDING R5 at GL 5.7

1 : 50



4 SECTION - BUILDING R5 at GL 5.B

1 : 100

NOTE 1: UNDER SLAB INSULATION

PROVIDE 50mm (R10) RIGID INSULATION EXTENDING 1200mm ON U/S CONCRETE SLAB ALONG NORTH, EAST AND SOUTH EDGE OF BUILDING

ALLOW FOR CUTTING / FITTING TO PROVIDE CONTINUOUS COVERAGE ON HORIZONTAL AND VERTICAL SURFACES OF SLAB, GRADE BEAMS AND OTHER SUB-SLAB ELEMENTS ALONG PERIMETER AS NOTED

PROVIDE 50mm (R10) RIGID INSULATION VERT. ON CONC. ALONG FRONT EDGE OF SAME 3 SIDES

FIRE RESISTANCE RATINGS

- - - - - 45 MIN FRR

---------- 1 HOUR FRR

DOCKSIDE GREEN - AFFORDABLE HOUSING

370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	--	N/A
3	--	N/A
4	2016/05/20	ISSUED FOR CONST

SECTIONS - R5

DATE: May 20, 2016

A311

SCALE: As indicated

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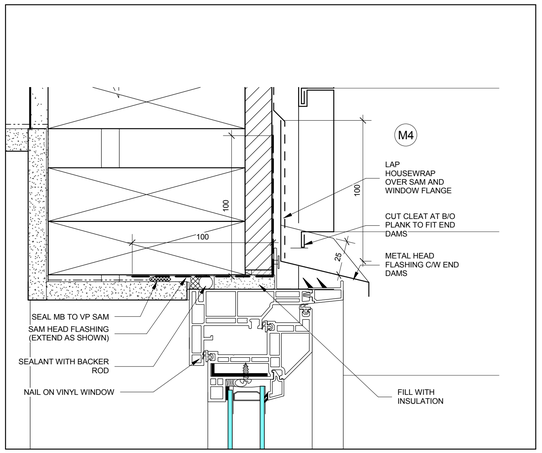
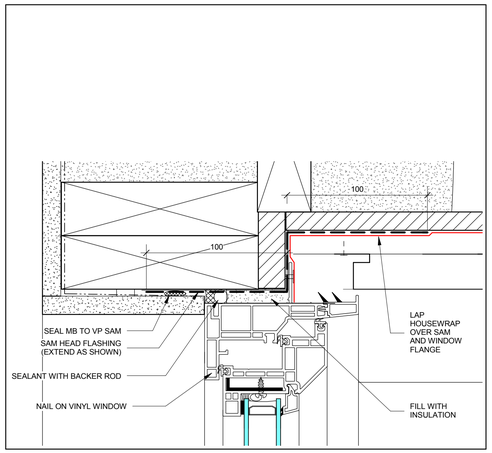
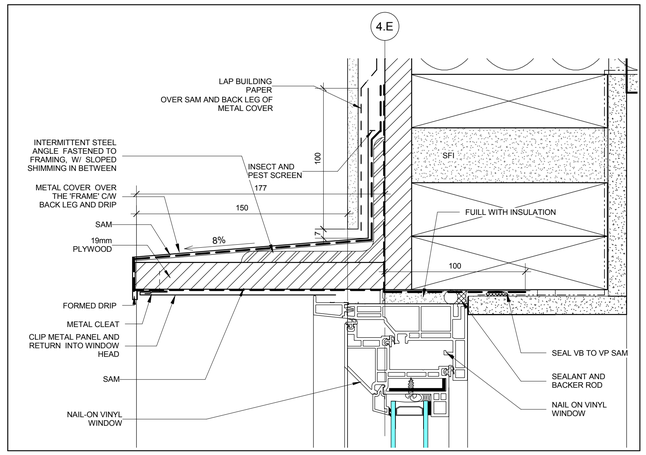


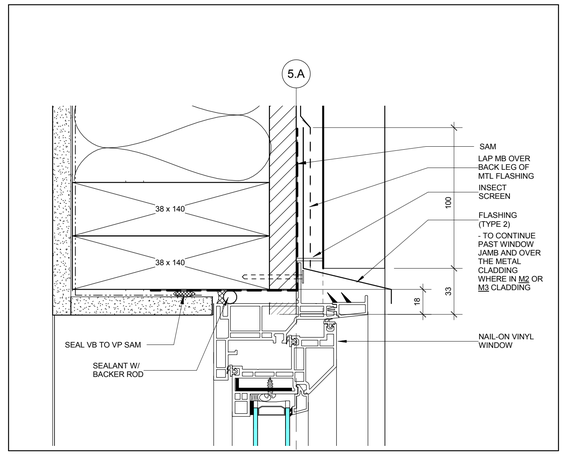
13 TYP - WINDOW- HEAD - AT EW2
1 : 2



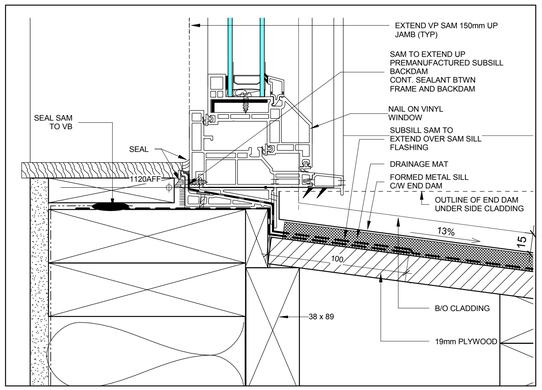
11 TYP -WINDOW - HEAD - NICHE SOFFIT
1 : 2



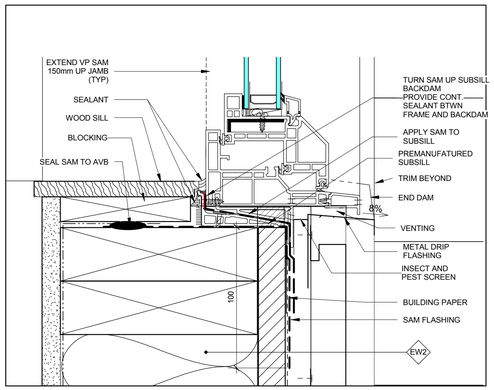
9 TYP - WINDOW - HEAD - EW3 ASSEMBLY
1 : 2



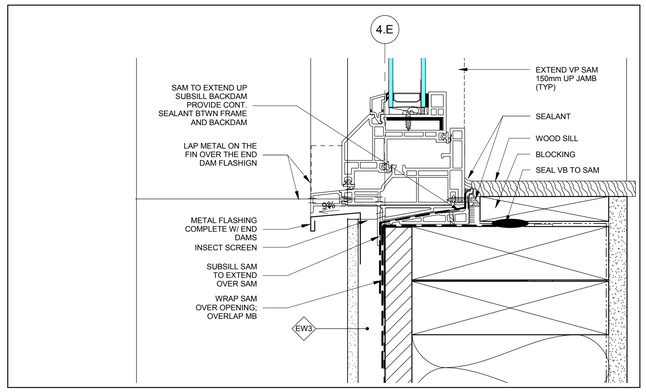
7 TYP - WINDOW - HEAD - IN EW1* ASSEMBLIES
1 : 2



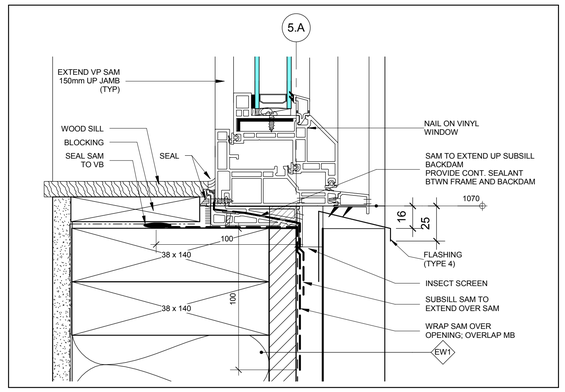
14 TYP - WINDOW - SILL - AT NICHE
1 : 2



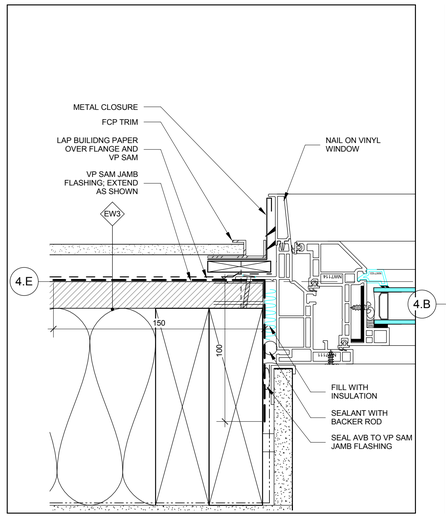
12 TYP - WINDOW - SILL - AT EW2
1 : 2



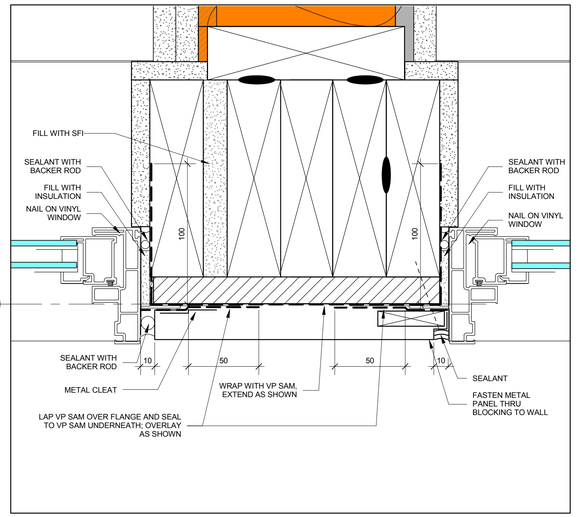
10 TYP - WINDOW- SILL - EW 3
1 : 2



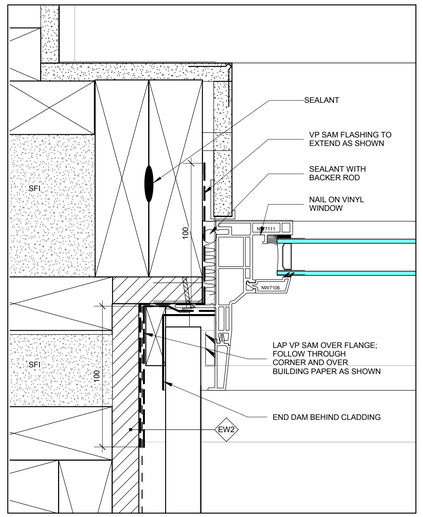
8 TYP - WINDOW - SILL - IN EW1* ASSEMBLIES
1 : 2



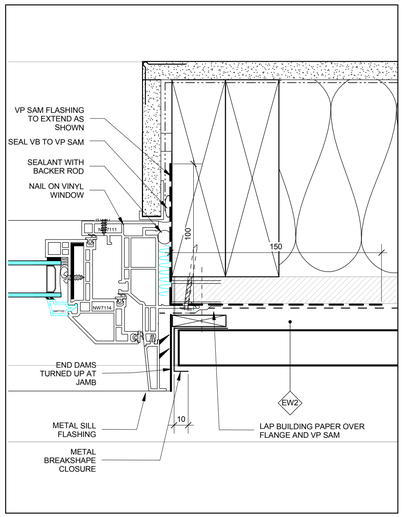
6 WINDOW JAMBS AT FCP
1 : 2



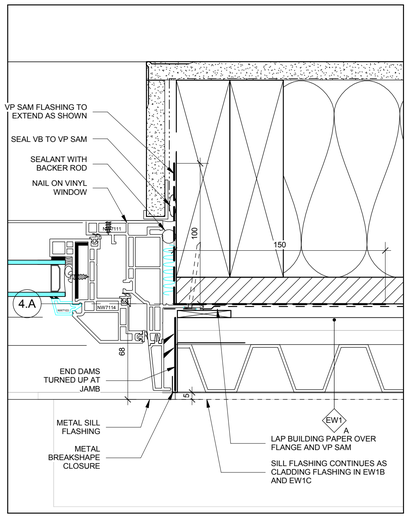
5 WINDOW JAMBS AT MEWS LEVEL
1 : 2



4 INNER CORNER AT WINDOW JAMB DETAIL - EW2
1 : 2



3 WINDOW JAMB IN EW2
1 : 2



1 WINDOW JAMB IN EW1
1 : 2

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	2016/05/20	ISSUED FOR CONST

DETAILS - EXTERIOR ENVELOPE

DATE: May 20, 2016

A400

SCALE: 1 : 2

HCMA Architecture + Design
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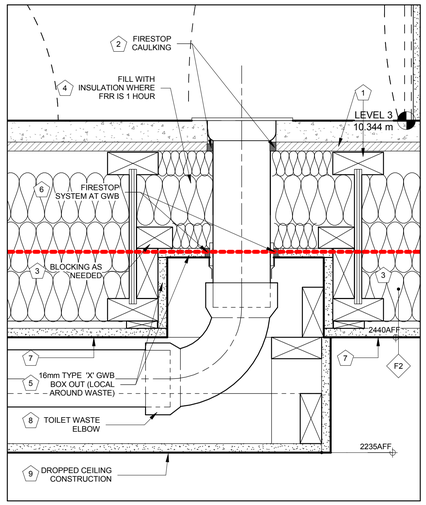
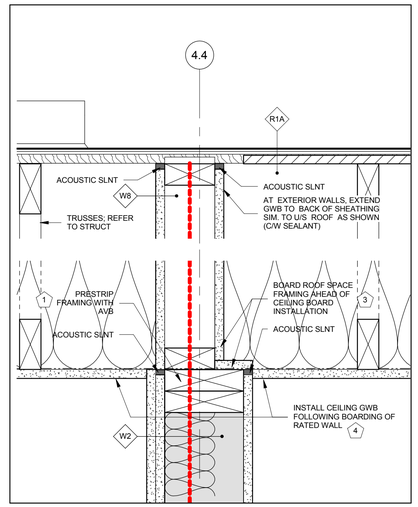
FIRE RESISTANCE RATINGS

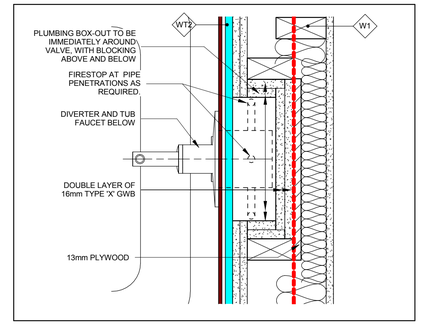
- 45 MIN FRR
- 1 HOUR FRR



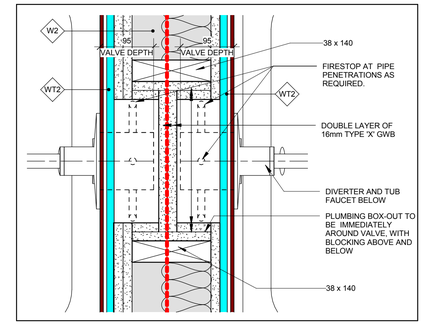
10 TYP. TOILET WASTE BOX OUT AT LVL 3 FLOOR
1 : 5



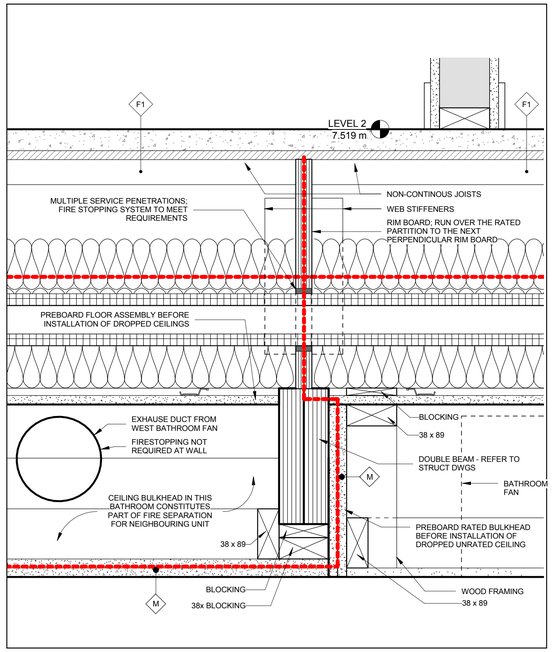
8 TYP. - RATED WALL BETWEEN UNITS @ ROOF
1 : 5



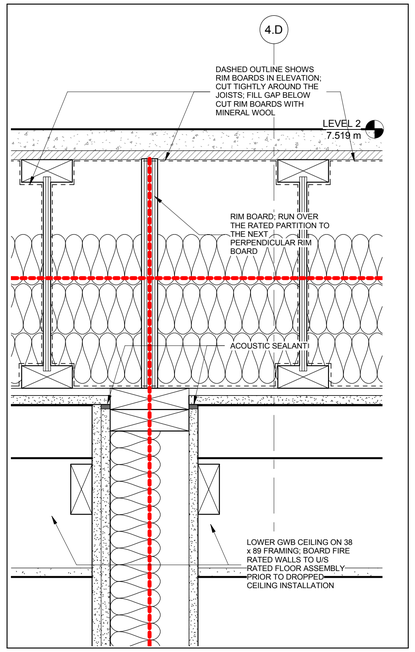
12 TYP. SHOWER VALVE BOX-OUT DETAIL
1 : 5



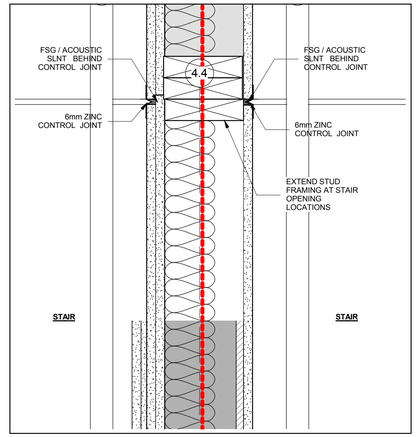
11 TYP. BACK-TO-BACK SHOWER BOX-OUT DETAIL
1 : 5



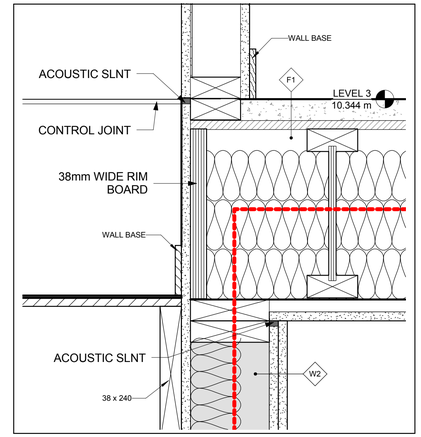
13 TYP. FIRE RATED BULKHEAD IN STUDIO BATHROOM CEILING
1 : 5



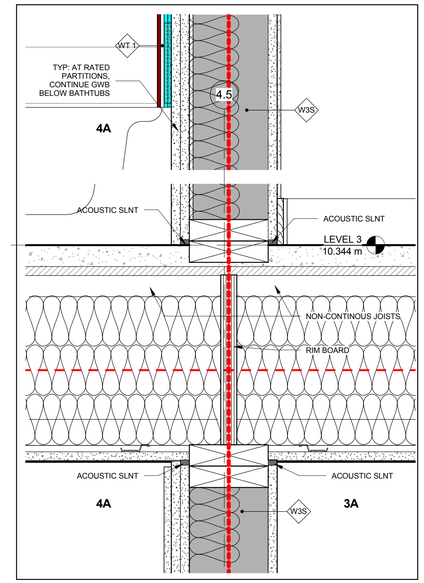
9 TYP. - RATED WALL PARALLEL TO JOISTS
1 : 5



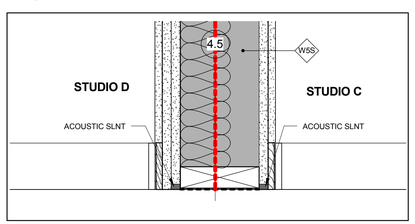
6 TYP. - STACKED RATED WALL AT STAIRS
1 : 5



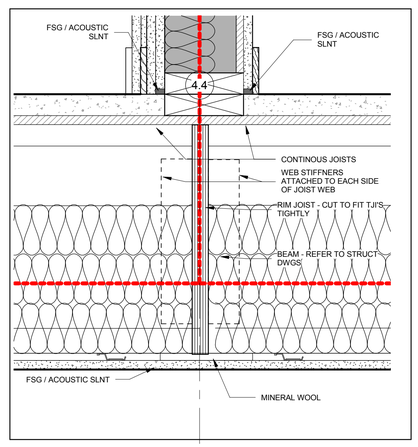
7 TYP. - RATED WALL TO FLOOR AT STAIRS
1 : 5



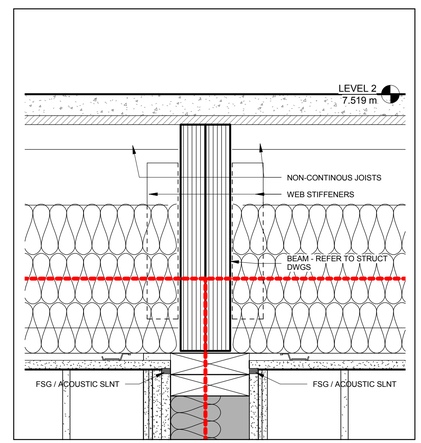
1 TYP - STACKED RATED WALLS @ RIM JOIST
1 : 5



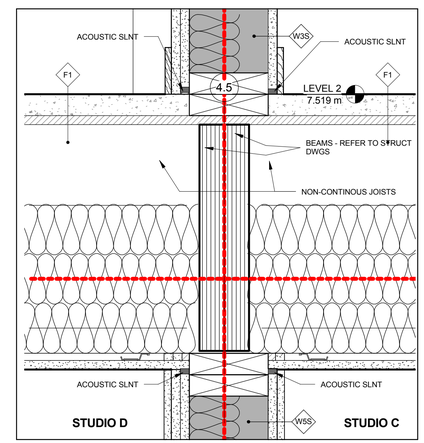
3 TYP. - RATED WALL @ CONC SLAB
1 : 5



5 TYP. RATED WALL ABOVE FLOOR
1 : 5



4 TYP - RATED WALL BELOW FLOOR / BEAM
1 : 5



2 TYP. - STACKED RATED WALLS @ BEAM
1 : 5

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	N/A	N/A
3	2016/05/20	ISSUED FOR CONST

DETAILS - FIRE RATING CONTINUITY

DATE: May 20, 2016

A401

SCALE: As Indicated

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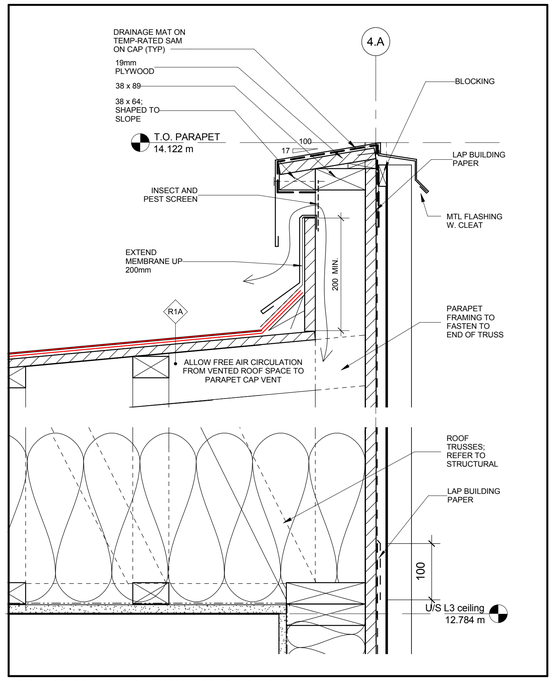
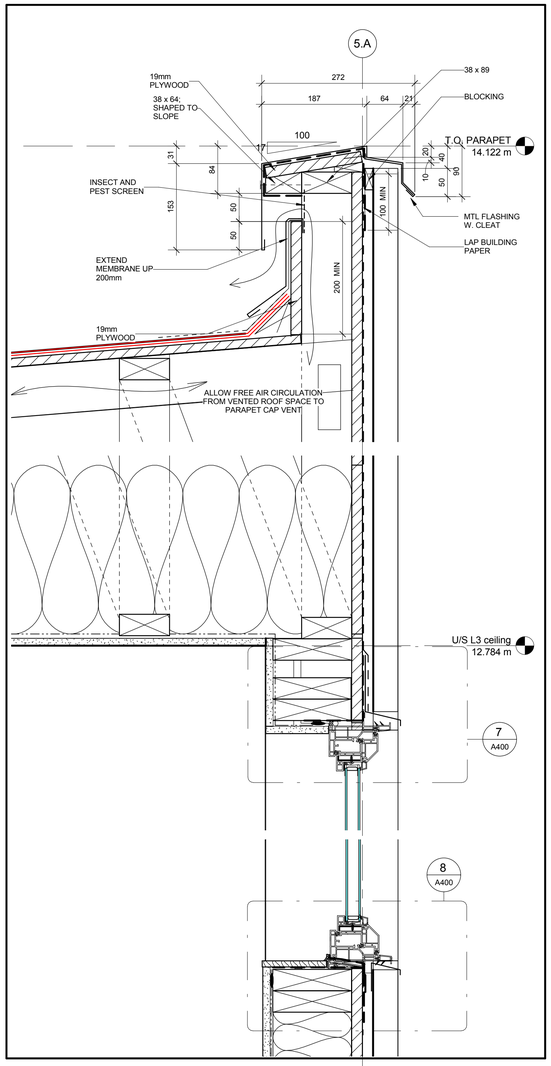
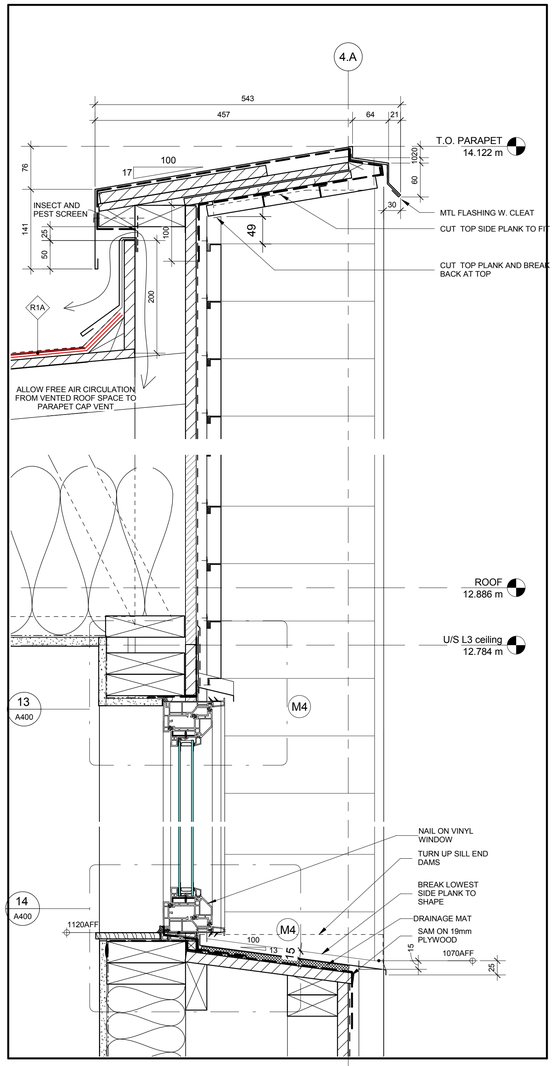


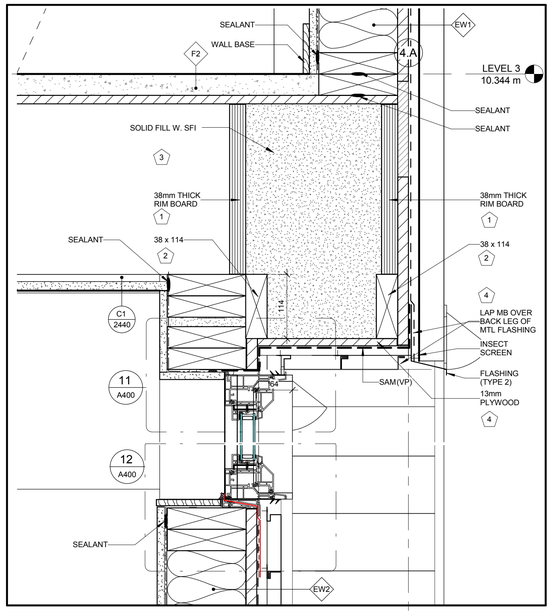
10 SECT - TYP - ROOF @ PARAPET
1 : 5



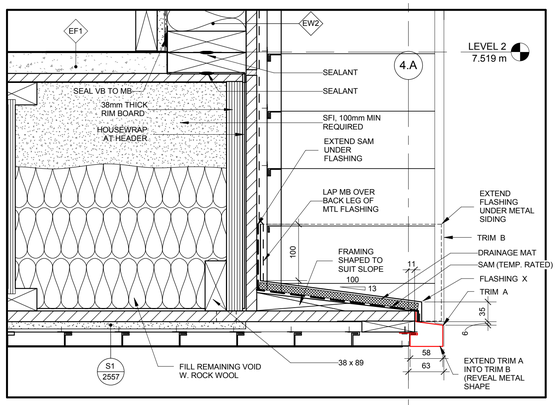
7 TYP - WINDOW IN EAST WALL
1 : 5



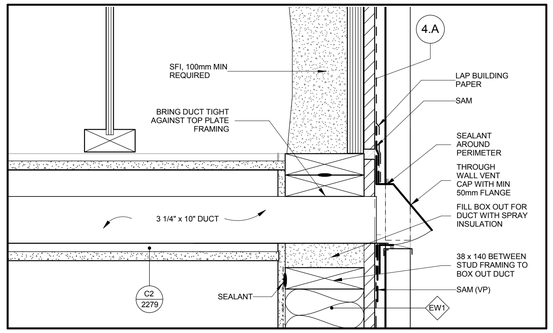
6 SECTION - TYP - NICHE @ LVL 3
1 : 5



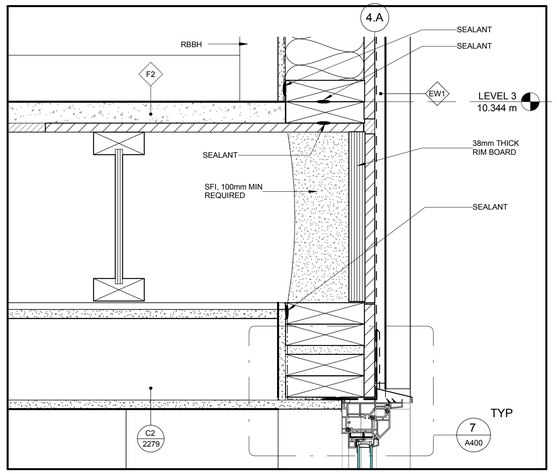
9 SECTION - TYP - NICHE - W-W, RIM JOIST, SOFFIT
1 : 5



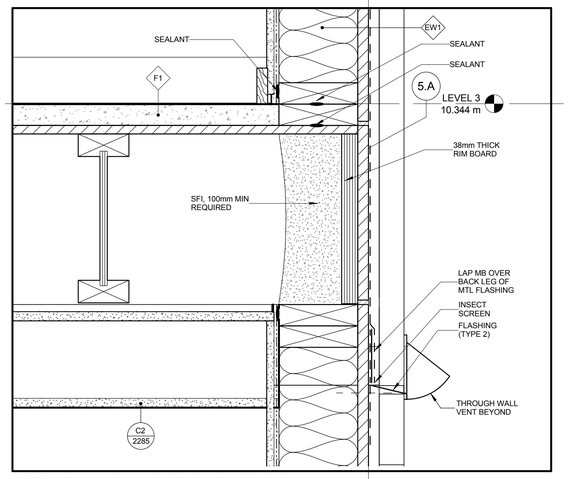
5 SECTION - TYP - EDGE OF SOFFIT @ NICHE
1 : 5



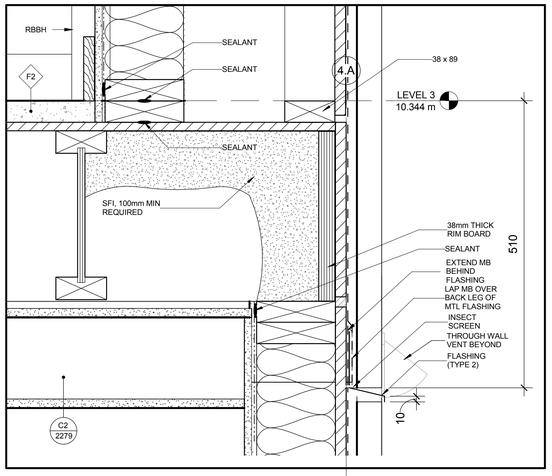
8 TYP - EXHAUST VENT AT LVL 2 UNITS
1 : 5



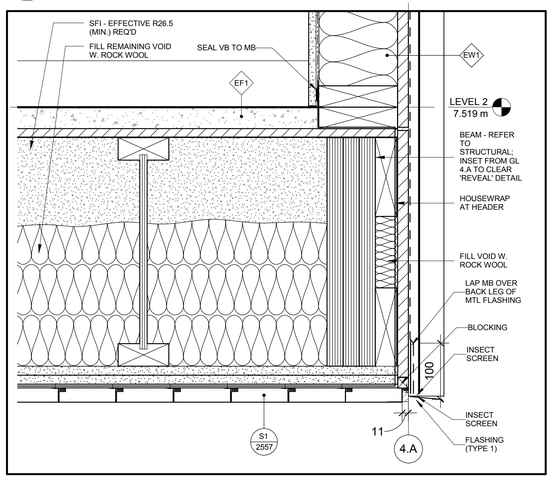
4 TYP - RIM JOIST OVER WINDOW
1 : 5



3 TYP - RIM JOIST ON EAST SIDE
1 : 5



2 SECTION - TYP. RIM JOIST AT LVL 3 NICHE
1 : 5



1 SECTION - TYP - EDGE OF SOFFIT
1 : 5

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
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2	--	N/A
3	2016/05/20	ISSUED FOR CONST

DETAILS - EXTERIOR - SECTIONS

DATE: May 20, 2016

A500

SCALE: 1 : 5

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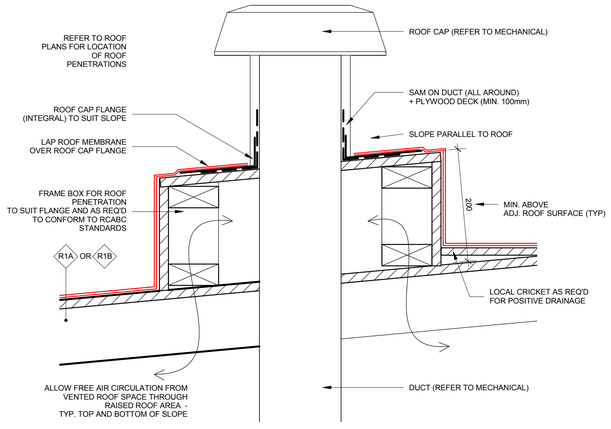
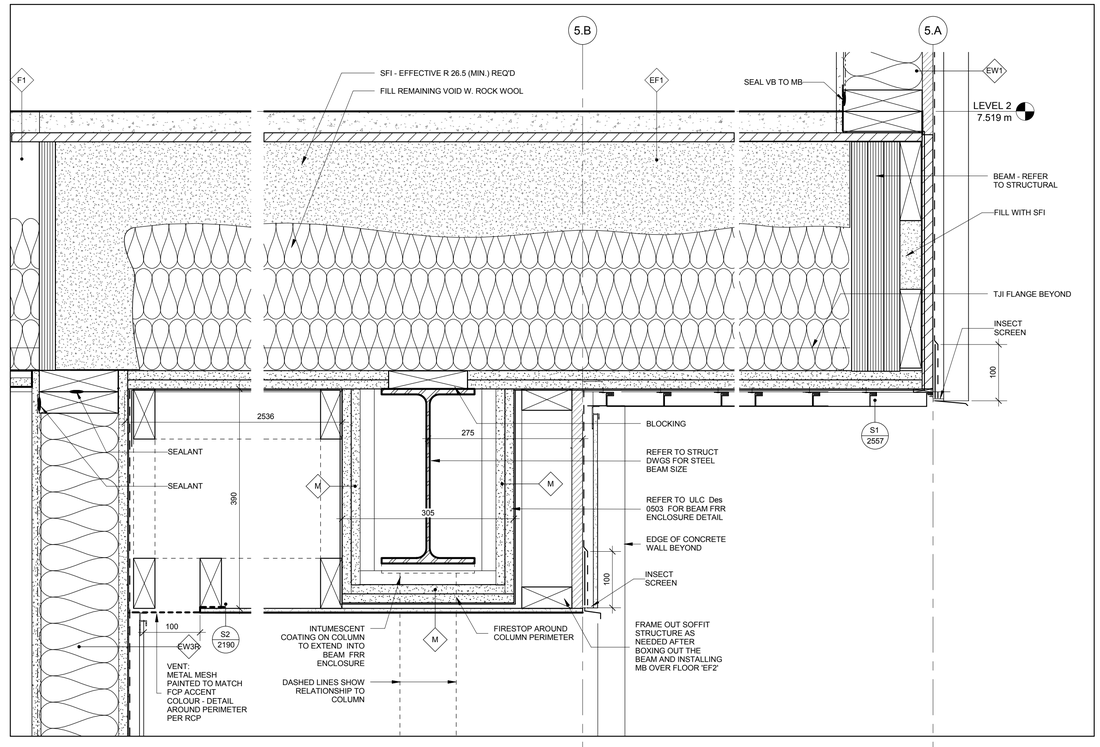
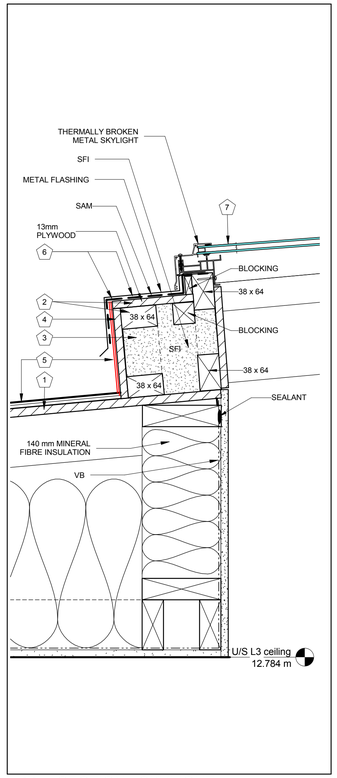


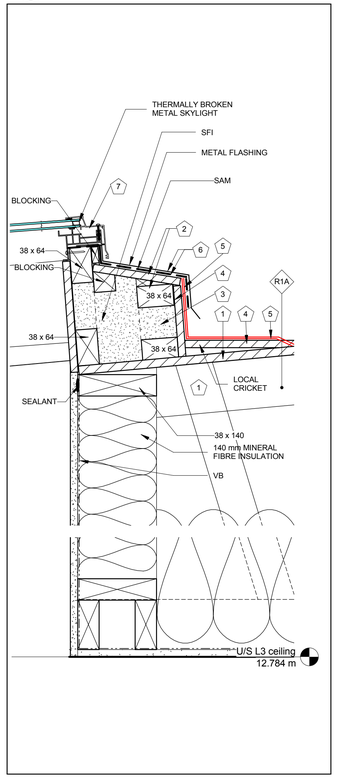
7 SECTION - TYP - RAISED ROOF PENETRATIONS
1 : 5



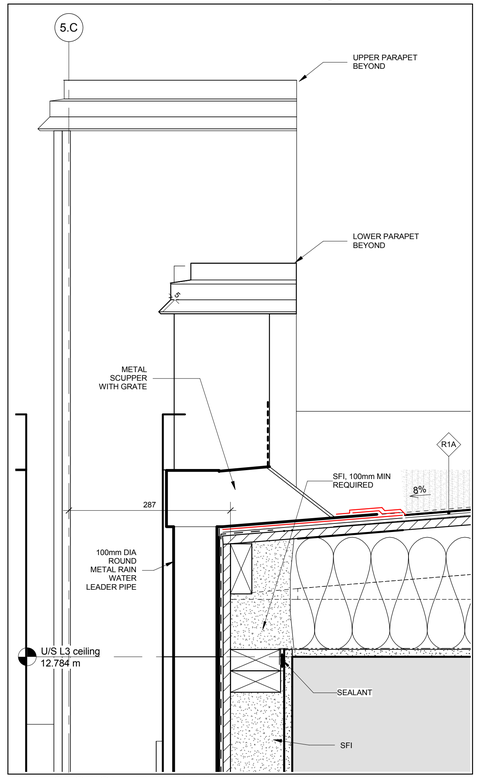
6 SECTION - CARPORT SOFFIT
1 : 5



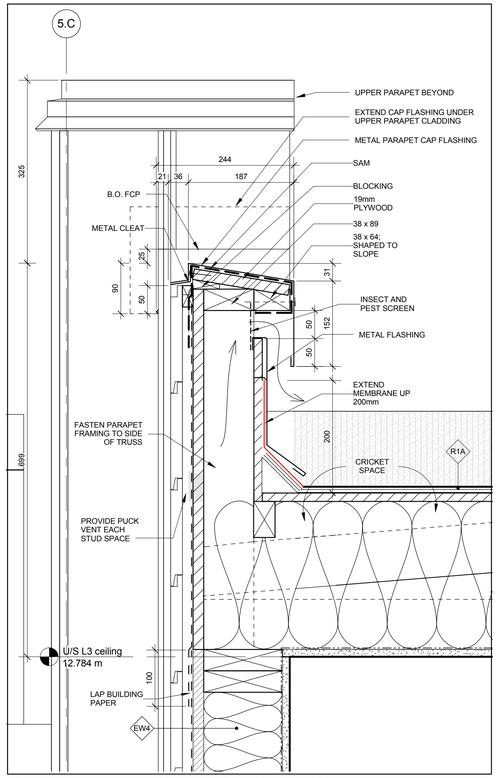
5 SECTION - SKYLIGHT
1 : 5



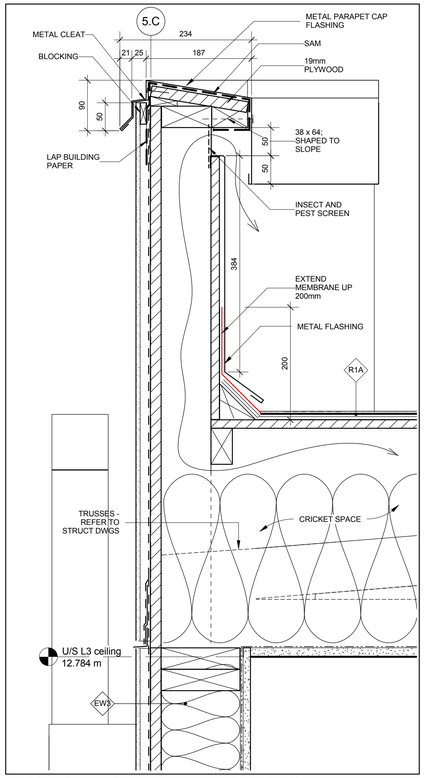
4 SECTION - SKYLIGHT AT CRICKET
1 : 5



3 SECTION - TYP - AT RWL IN REVEAL
1 : 5



2 SECTION - TYP - PARAPET @ LAP SIDING
1 : 5



1 SECTION- TYP - PARAPET @ FCP
1 : 5

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING
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No.	DATE	DESCRIPTION
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DETAILS - EXTERIOR - SECTIONS

DATE: May 20, 2016
A501
SCALE: 1 : 5

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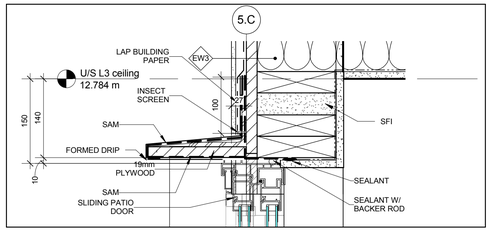
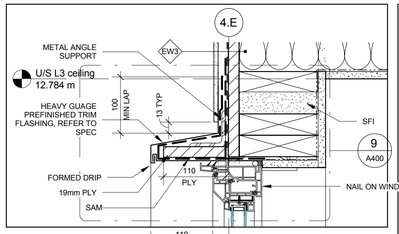
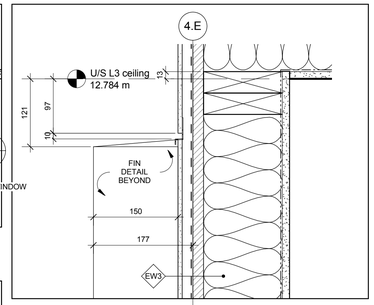


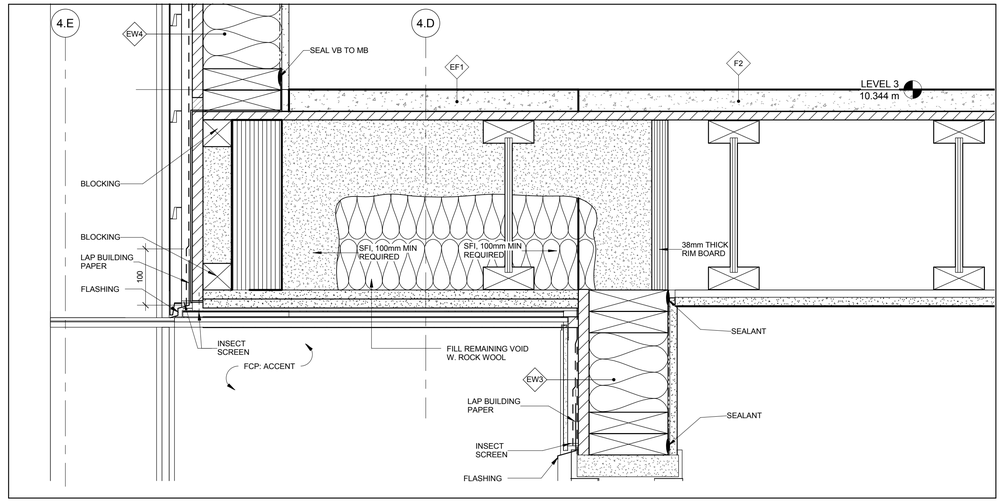
10 SCTION-TYP - PATIO HEAD AT 'FRAME'
1 : 5



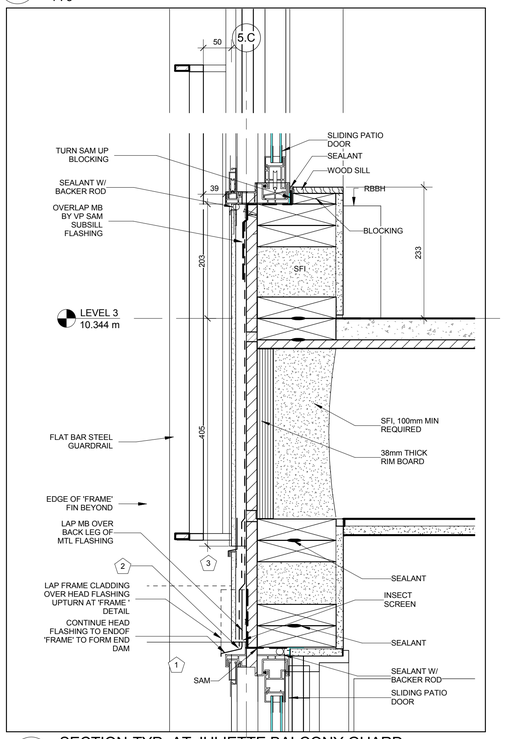
7 SECTION - TYP - WINDOW HEAD AT FRAME
1 : 5



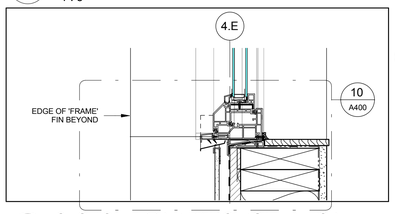
11 SECTION - TYP - FCP & FRAME DETAILING
1 : 5



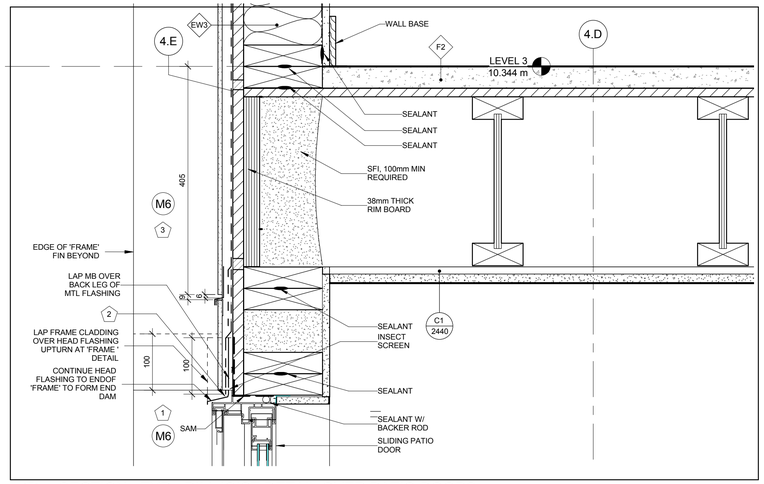
3 SECTION - TYP - SOFFIT R4 @ LVL2 ENTRIES
1 : 5



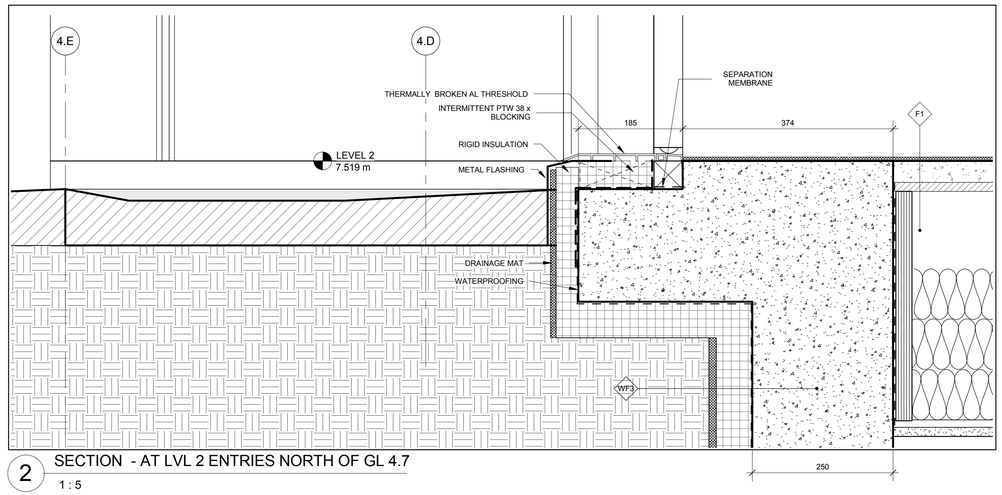
9 SECTION-TYP- AT JULIETTE BALCONY GUARD
1 : 5



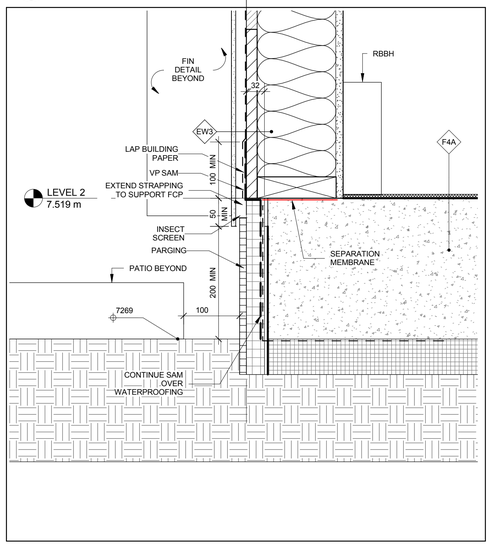
6 SECTION - TYP - WINDOW SILL IN FCP
1 : 5



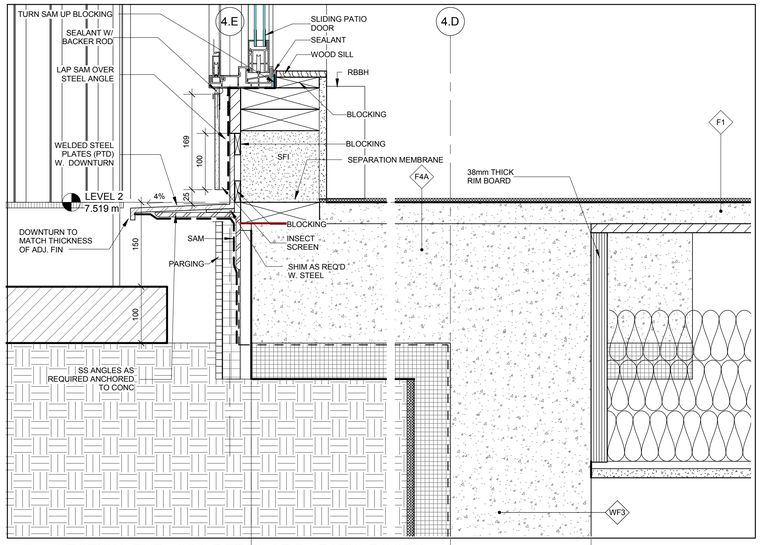
5 SECTION - TYP - RIM JOIST DETAIL OVER PATIO DOORS
1 : 5



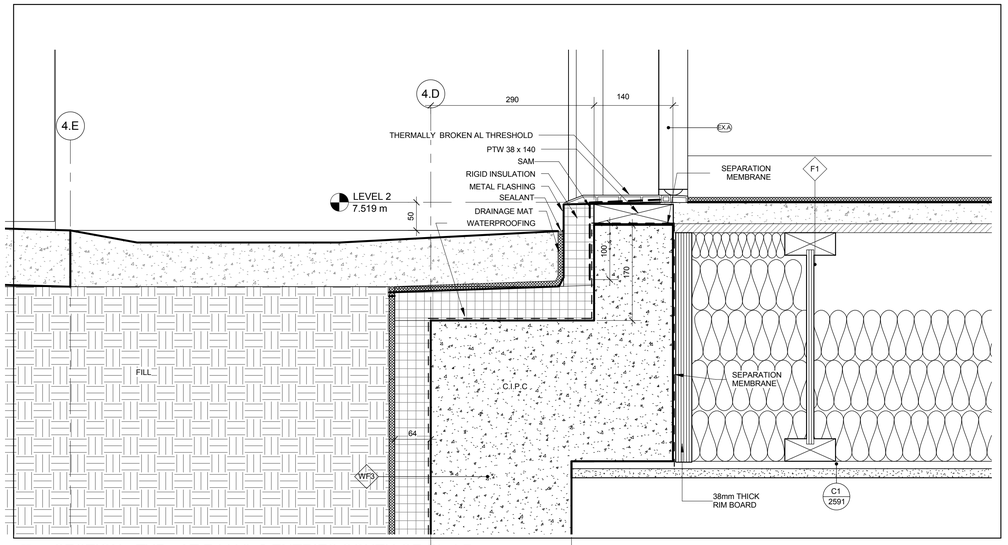
2 SECTION - AT LVL 2 ENTRIES NORTH OF GL 4.7
1 : 5



8 SECTION - TYP - BASE DETAIL AT R4 WEST SIDE
1 : 5



4 SECTION -TYP - SILL DETAIL AT R4 PATIO DOORS
1 : 5



1 SECTION - TYP - AT R4 LVL 2 ENTRIES SOUTH OF GL 4.7
1 : 5

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	-	N/A
3	2016/05/20	ISSUED FOR CONST

DETAILS - EXTERIOR - SECTIONS

DATE: May 20, 2016
A502
SCALE: 1 : 5

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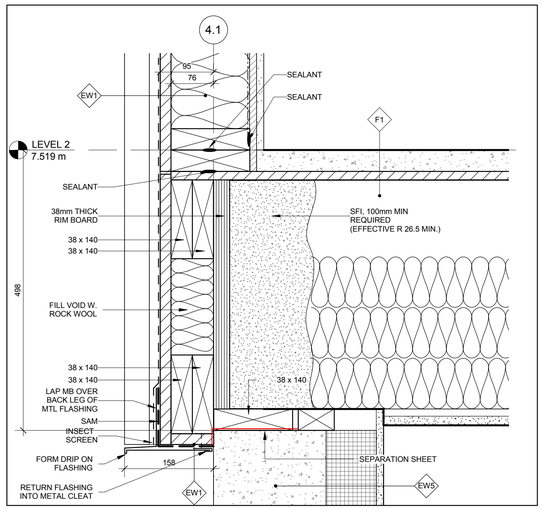
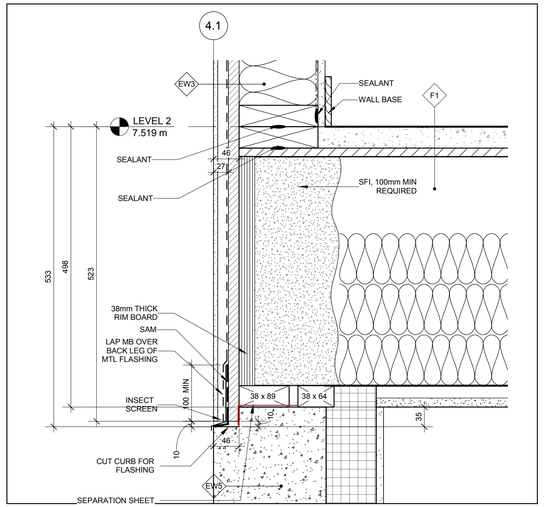
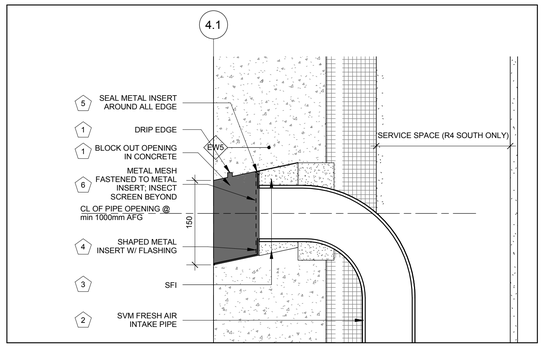


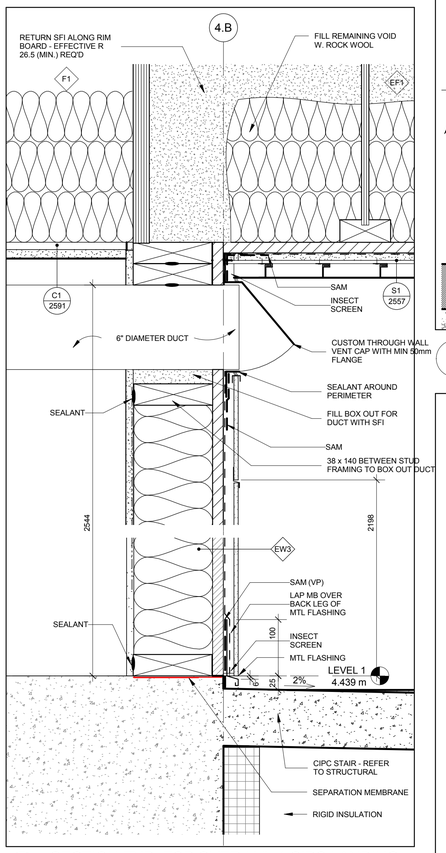
8 SECTION - TYP - MTL CLADDING OVER CIP WALL
1 : 5



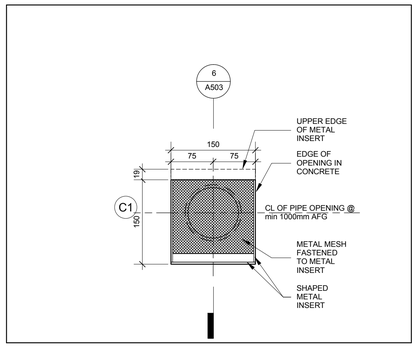
7 SECTION - TYP - FCP OVER CIP WALL
1 : 5



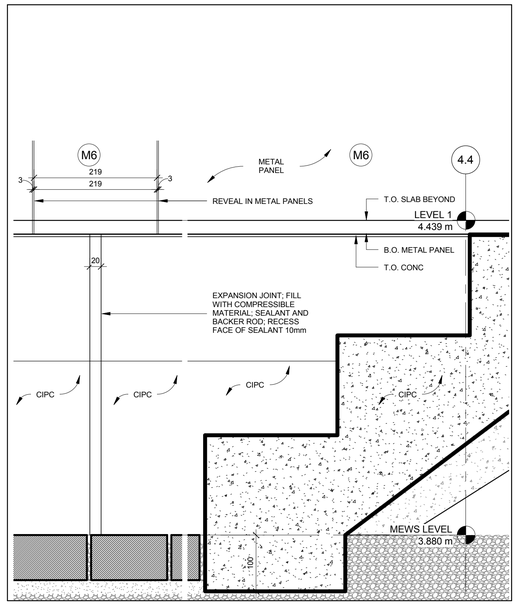
6 SVM FRESH AIR INLET SECTION
1 : 5



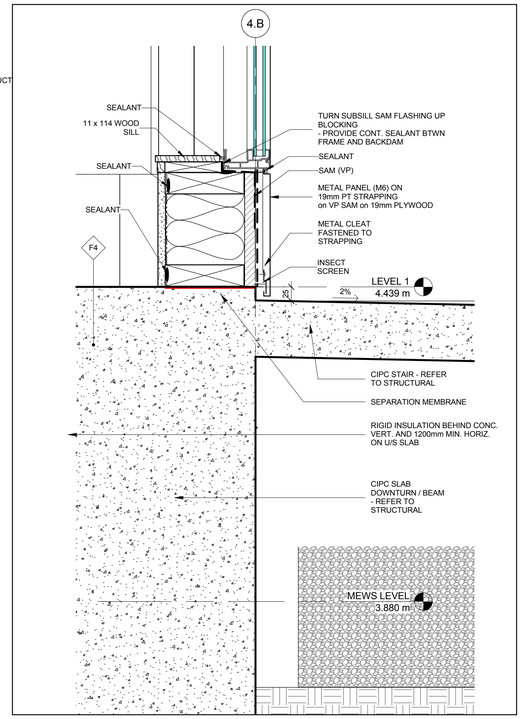
5 SECTION-TYP- FCP OVER LVL 1 CIPC LANDING
1 : 5



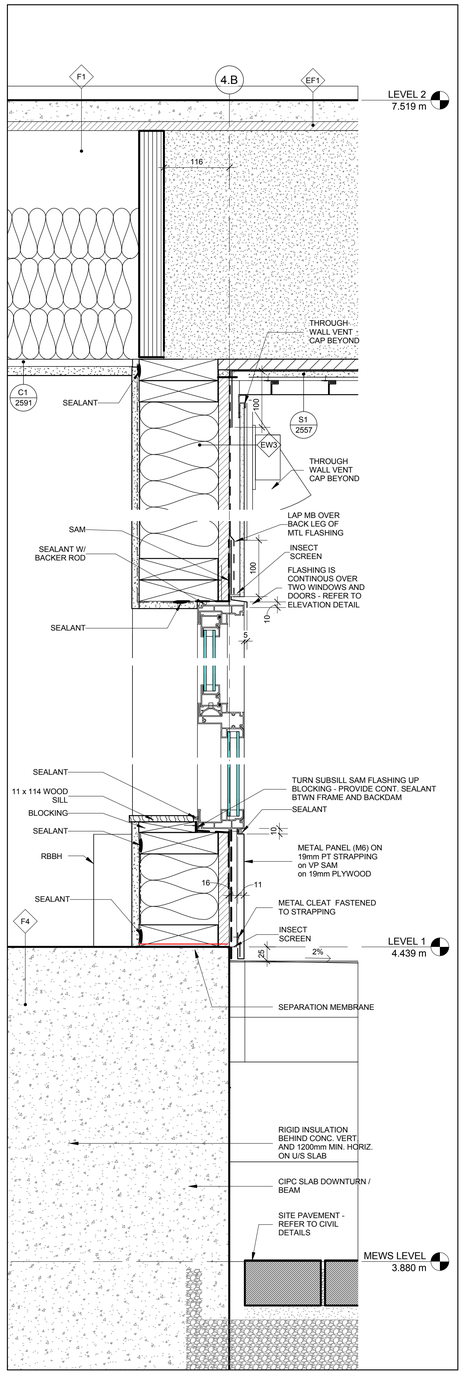
4 SVM FRESH AIR INLET ELEVATION
1 : 5



3 SECTION - TYP - LVL 1 CIPC STAIR / BASE DETAIL
1 : 5



2 SECTION-TYP-LVL 1 WINDOW OVER CIPC LANDING
1 : 5



1 SECTION -TYP LVL1 WINDOW OVER CIPC BASE
1 : 5

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DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	-	N/A
3	2016/05/20	ISSUED FOR CONST

DETAILS -EXTERIOR - SECTIONS

DATE: May 20, 2016
A503
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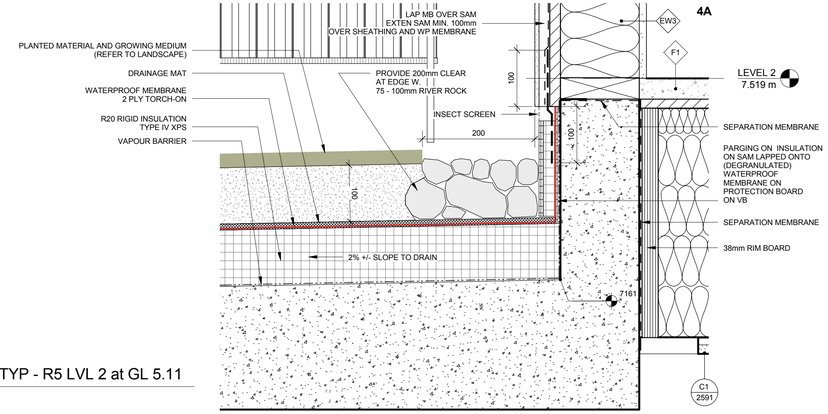
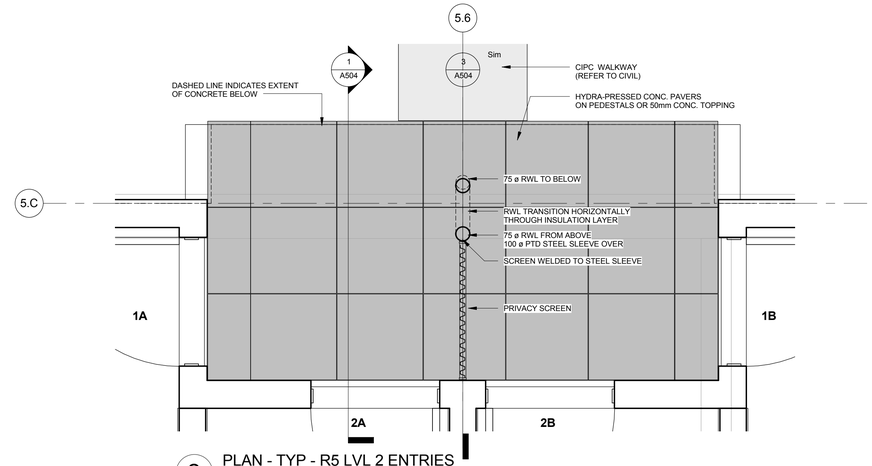
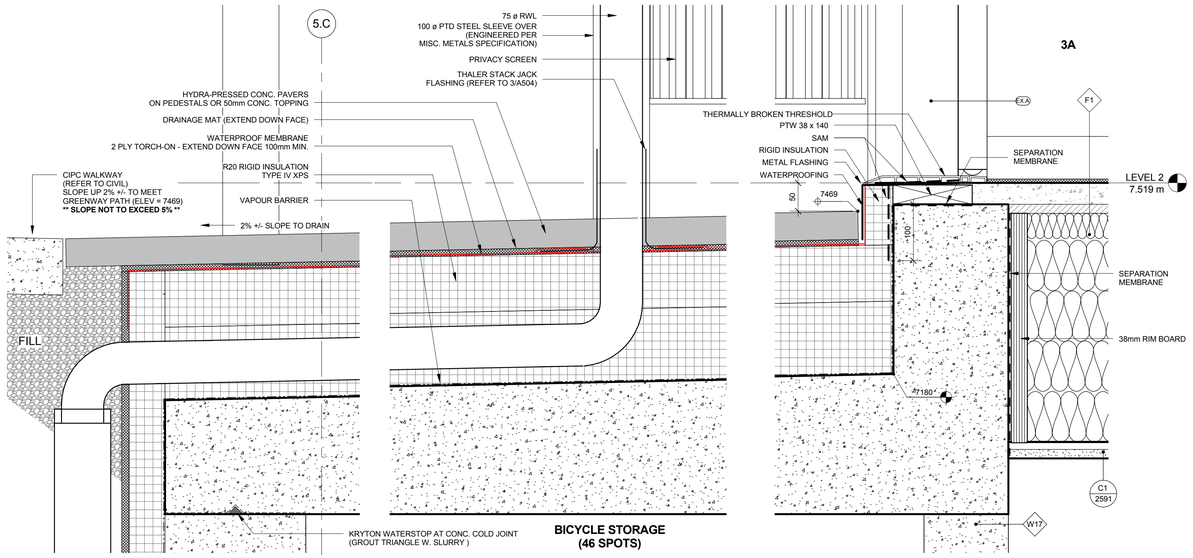


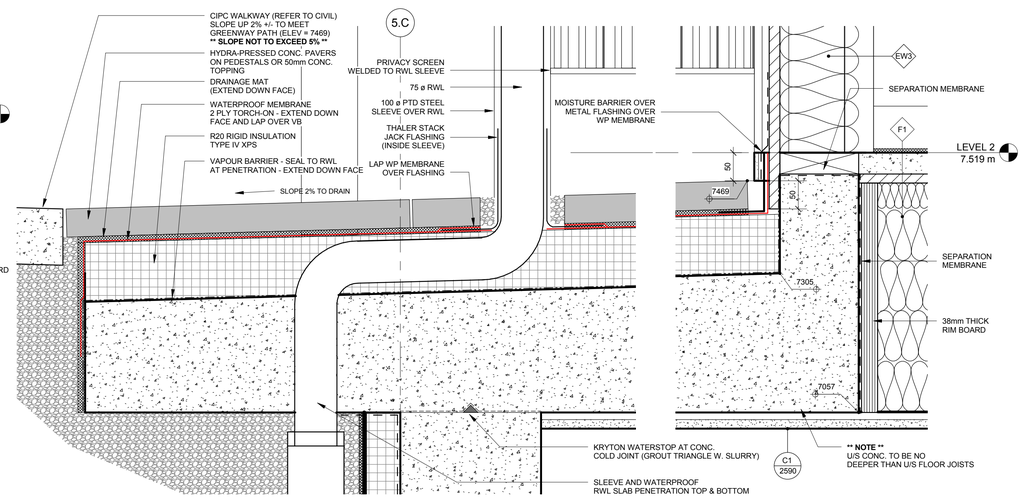
6 SECTION - TYP - R5 LVL 2 at GL 5.11
1 : 5



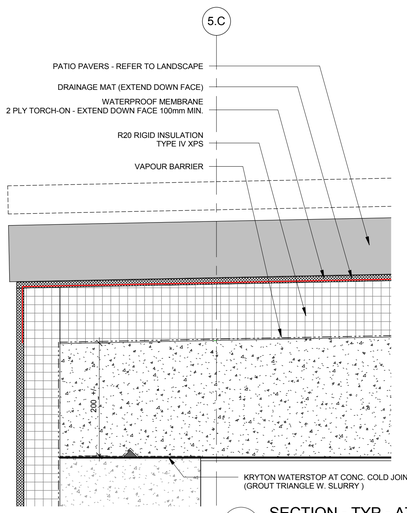
2 PLAN - TYP - R5 LVL 2 ENTRIES
1 : 20



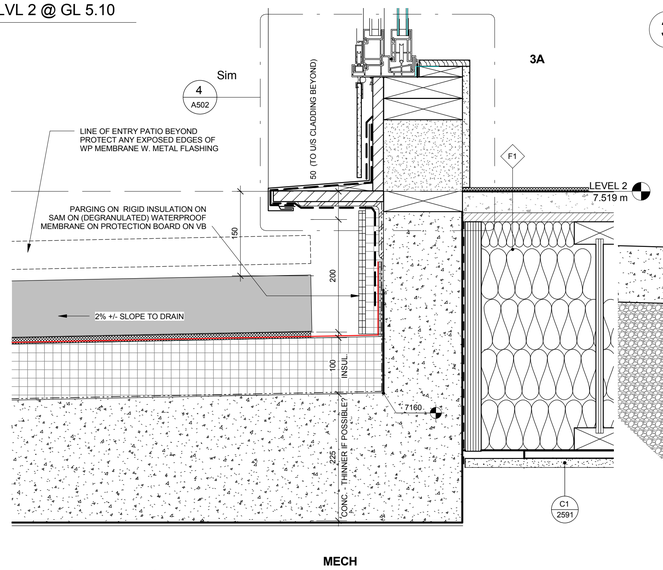
4 SECTION - TYP - AT R5 LVL 2 @ GL 5.10
1 : 5

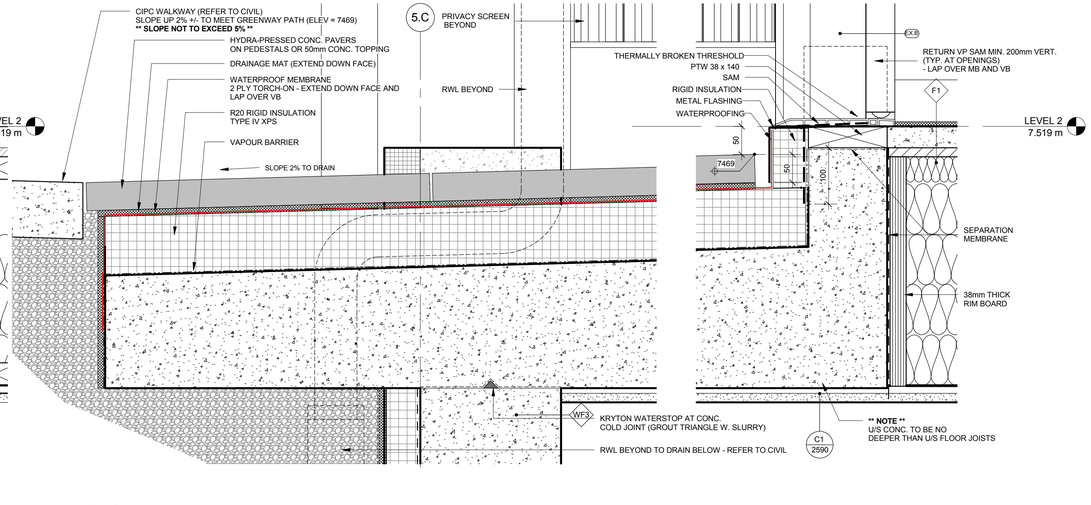


3 SECTION - TYP - AT R5 LVL 2 ENTRIES @ RWL
1 : 5



5 SECTION - TYP - AT R5 LVL 2 AT GL 5.9 PATIO
1 : 5





1 SECTION - TYP - AT R5 LVL 2 ENTRIES
1 : 5

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DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
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DETAILS - R5 LVL 2 ENTRIES

DATE: May 20, 2016

A504

SCALE: As Indicated

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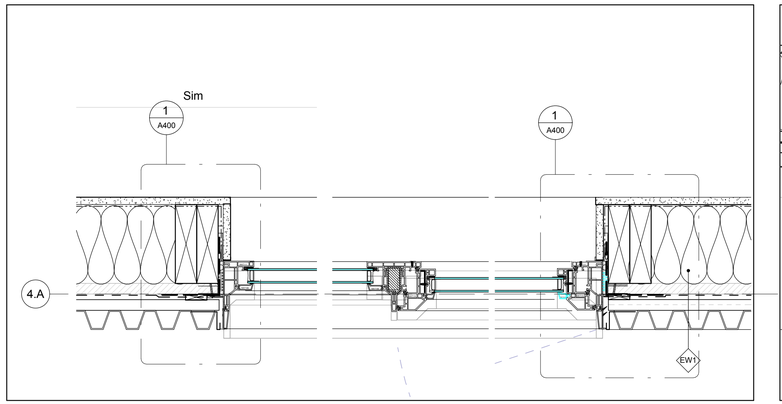
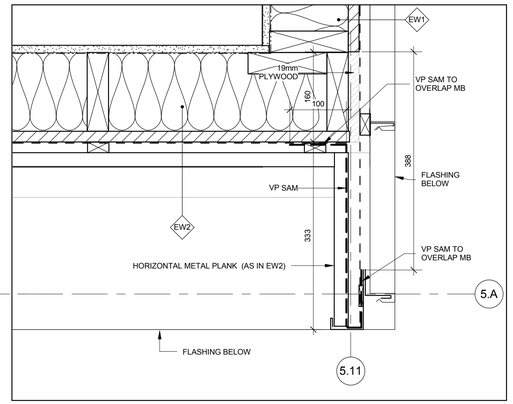
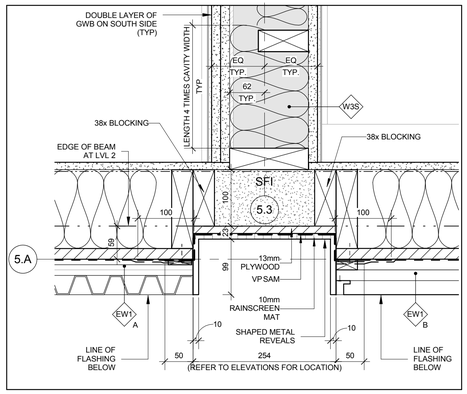


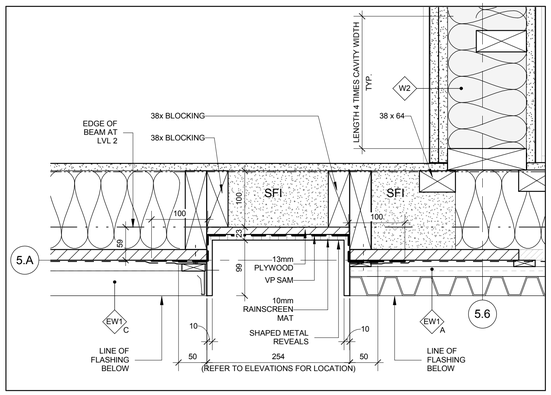
9 PLAN - TYP - WINDOW IN MTL CLADDING
1 : 5



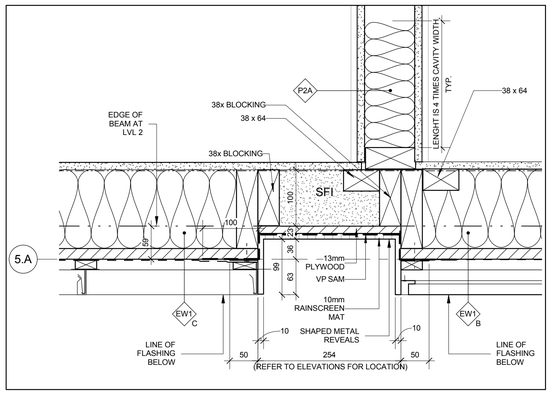
8 PLAN - TYP - END FIN @ NICHE
1 : 5



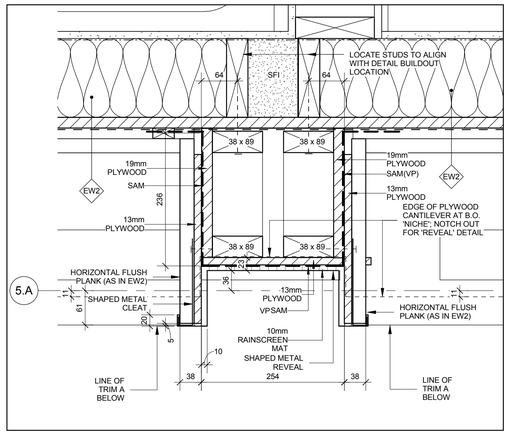
7 PLAN - TYP - REVEAL - EW1A & EW1B
1 : 5



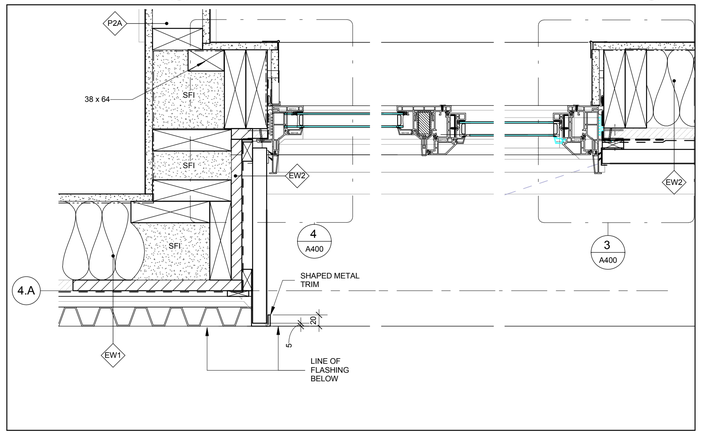
6 PLAN - TYP - REVEAL - EW1C & EW1B
1 : 5



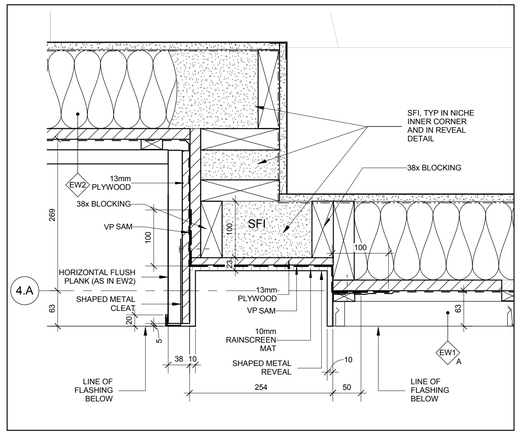
5 PLAN - TYP - REVEAL-EW 1C & EW 1B
1 : 5



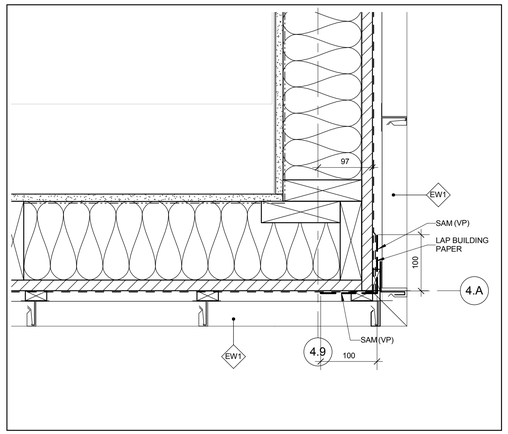
4 PLAN - TYP - REVEAL BETWEEN TWO NICHES
1 : 5



3 PLAN - TYP - WINDOW DETAILING AT NICHE
1 : 5



2 PLAN - TYP - REVEAL AT NICHE
1 : 5



1 PLAN - TYP - EW 1C OUTSIDE CORNER
1 : 5

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
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DETAILS - EXTERIOR - PLAN

DATE: May 20, 2016

A510

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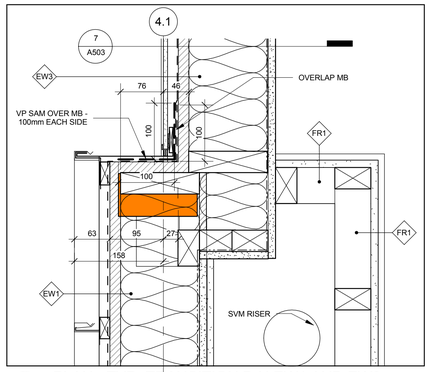
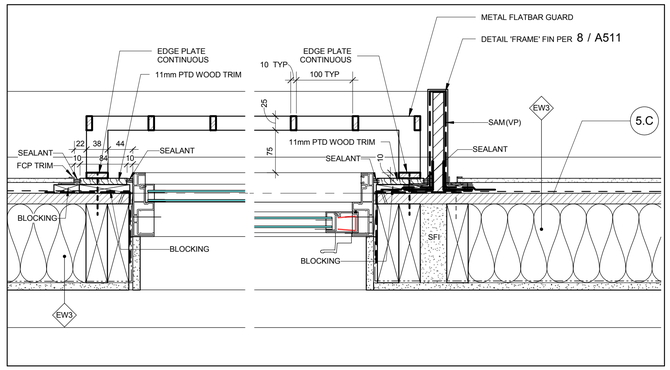
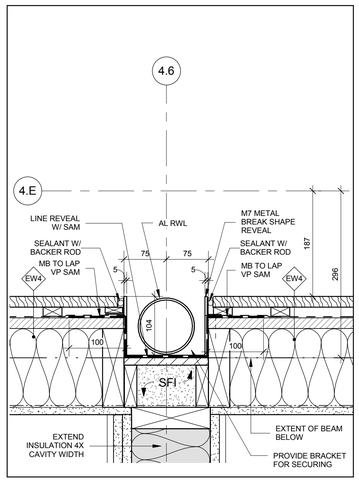


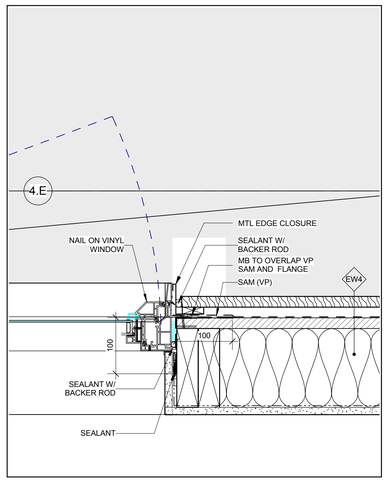
13 PLAN - TYP -TRANSITION B-N EW1 AND EW3
1 : 5



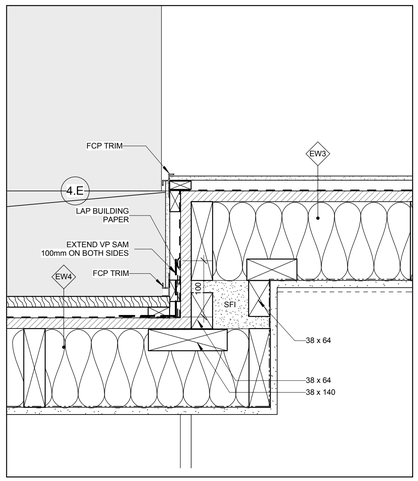
12 PLAN -TYP - JULIETTE BALCONY
1 : 5



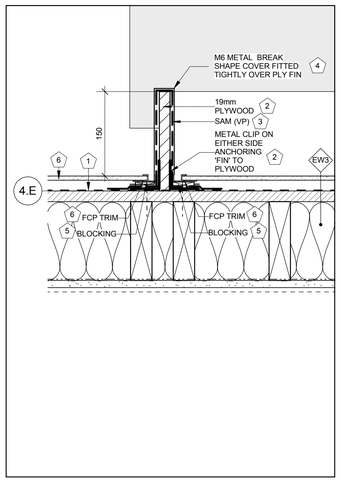
11 PLAN - TYP - PLAN - RWL IN REVEAL
1 : 5



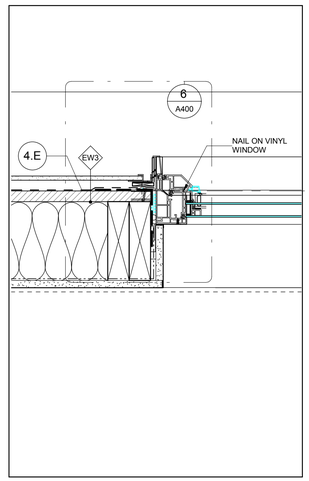
10 PLAN - TYP - WINDOW JAMB IN LAP SIDING
1 : 5



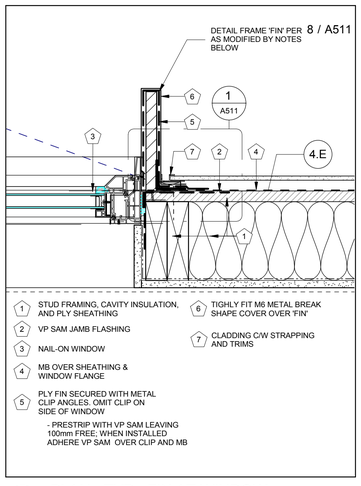
9 PLAN - TYP - LAP SIDING NICHE CORNER
1 : 5



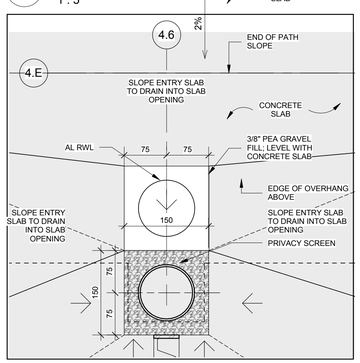
8 PLAN - TYP - FIN
1 : 5



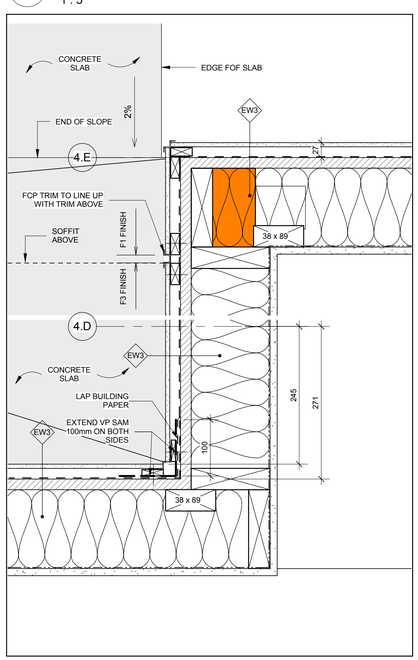
7 PLAN - TYP - WINDOW JAMB @FCP
1 : 5



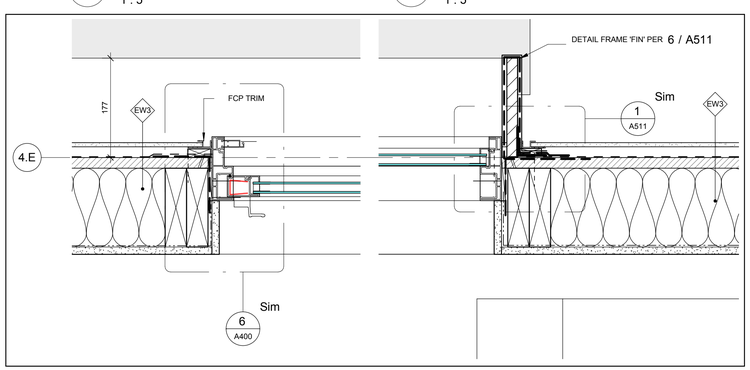
6 PLAN - TYP - FIN AT WINDOW
1 : 5



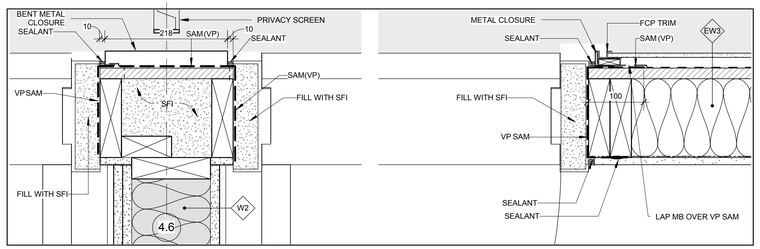
5 PLAN -TYP- RWL BASE
1 : 5



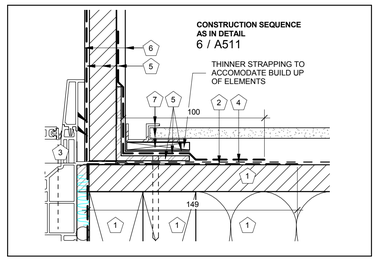
2 PLAN -TYP-ACCENT NICHE AT R4
1 : 5



4 PLAN -TYP - PATIO DOOR AT LVL 2
1 : 5



3 PLAN -TYP-ENTRY DOORS AT R4 LEVEL 2
1 : 5



1 ENLARGEMENT OF FIN @ WINDOW
1 : 2

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DETAILS - EXTERIOR - PLAN

DATE: May 20, 2016
A511
SCALE: As indicated

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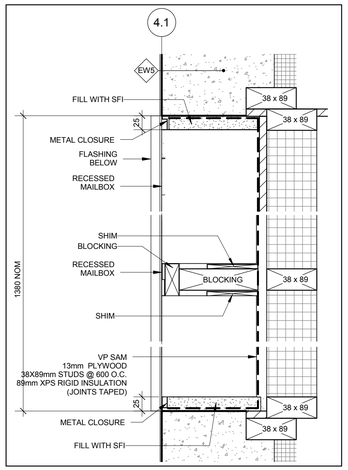
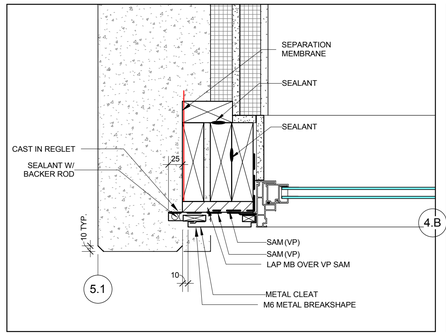
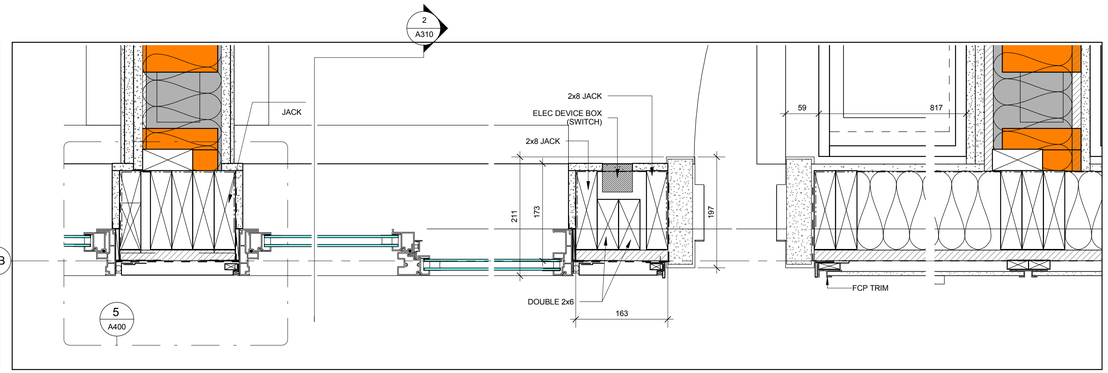


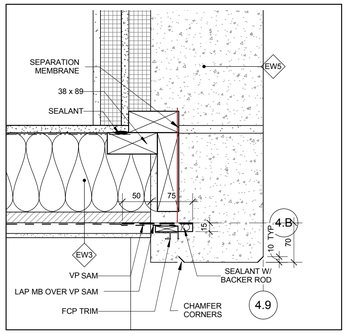
4 PLAN - MAILBOX NICHE AT R4
1 : 5



3 PLAN - TYP - CONC FIN @ WINDOW
1 : 5



2 PLAN - TYP - BAY AT MEWS LEVEL
1 : 5



1 PLAN - CONCRETE WALL AT FCP WALL
1 : 5

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2	-	N/A
3	2016/05/20	ISSUED FOR CONST

DETAILS - EXTERIOR - PLAN

DATE: May 20, 2016
A512
SCALE: 1 : 5

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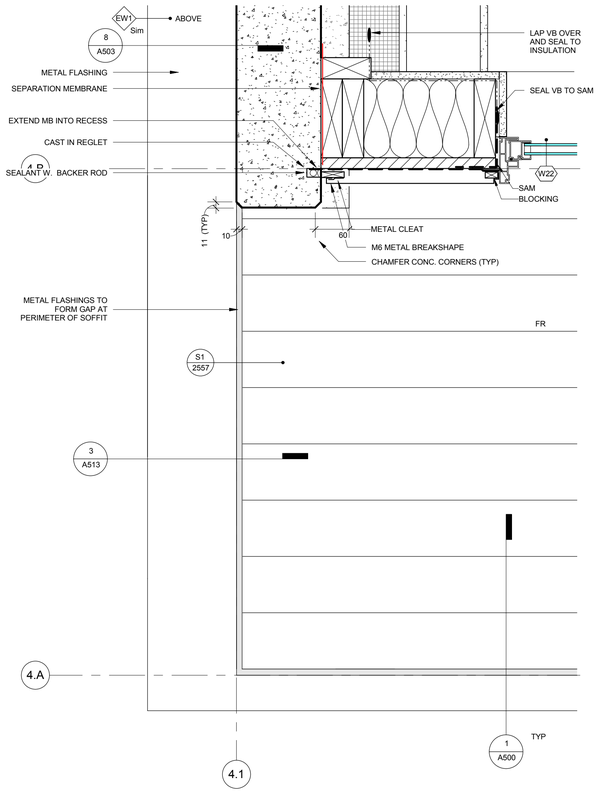
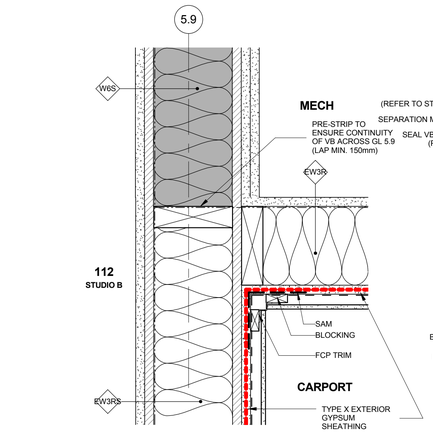
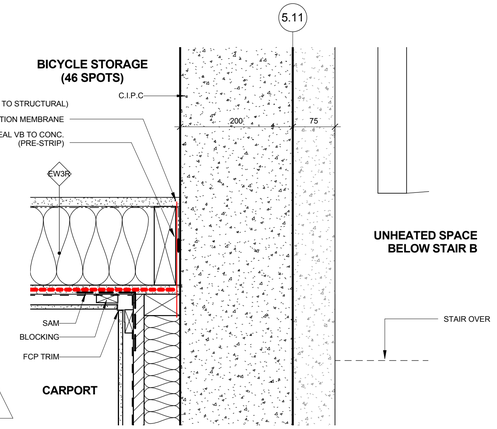


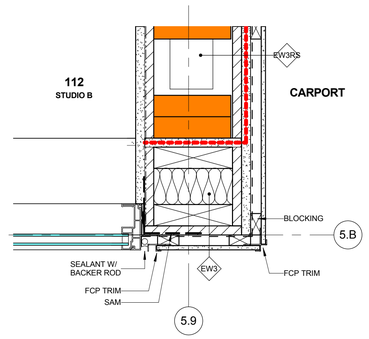
6 DETAIL RCP - SOFFIT
1 : 5



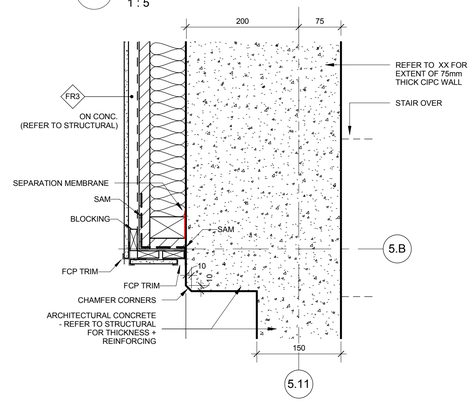
8 PLAN - CARPORT INSIDE CORNER AT UNIT
1 : 5



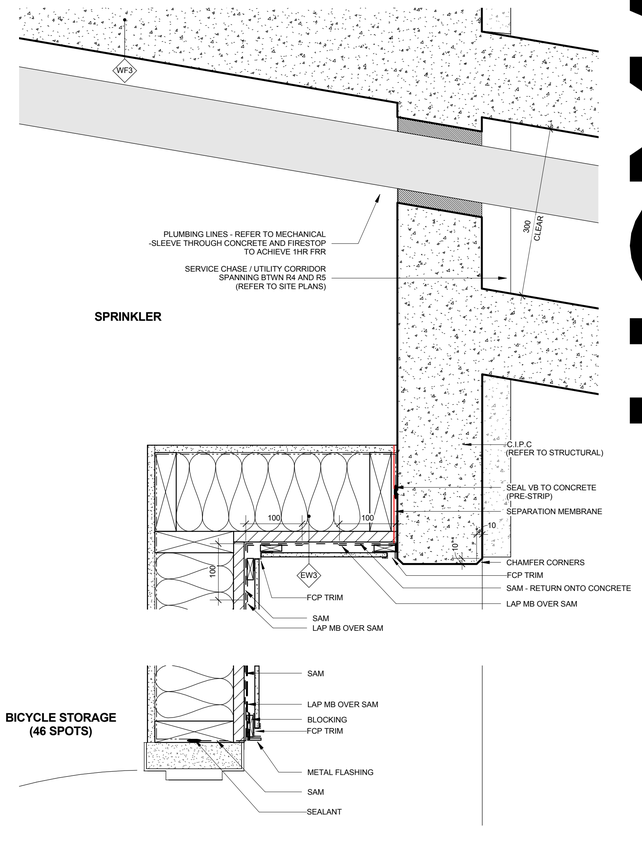
7 PLAN - CARPORT INSIDE CORNER AT STAIR
1 : 5

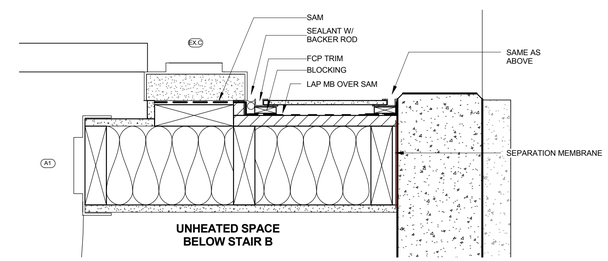


5 PLAN - CARPORT AT BACHELOR UNIT
1 : 5

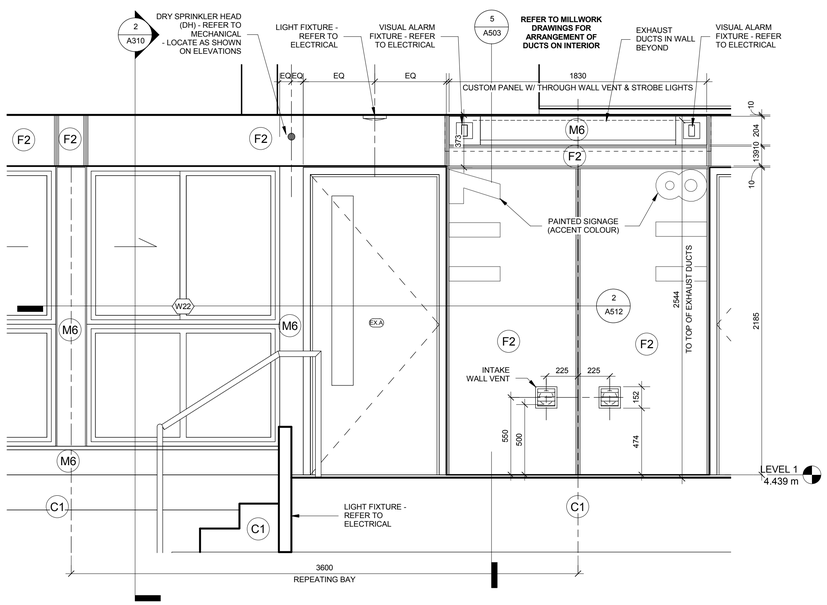


4 PLAN - CARPORT DETAIL AT STAIR
1 : 5

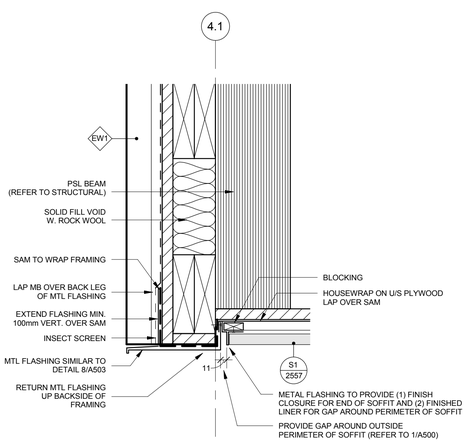




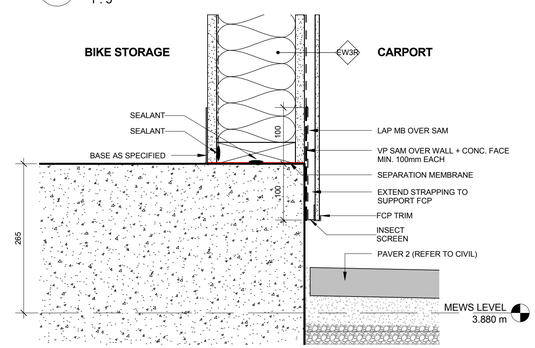
1 PLAN - RECESS AT BIKE STORAGE
1 : 5



2 DETAIL - TYP - ELEVATION - MEWS BAY
1 : 20



3 SECTION - TYP - SOFFIT EDGE
1 : 5



9 SECTION - TYP - BASE DETAIL AT CARPORT
1 : 5

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	2016/05/20	ISSUED FOR CONST

DETAILS - EXTERIOR

DATE: May 20, 2016

A513

SCALE: As Indicated

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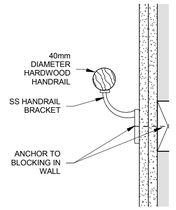
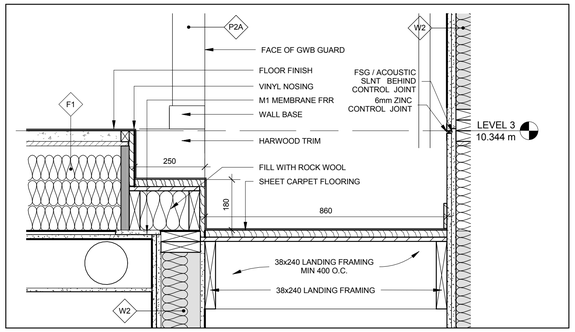
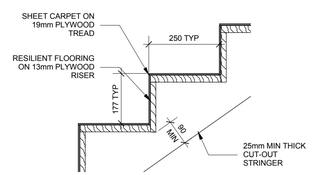


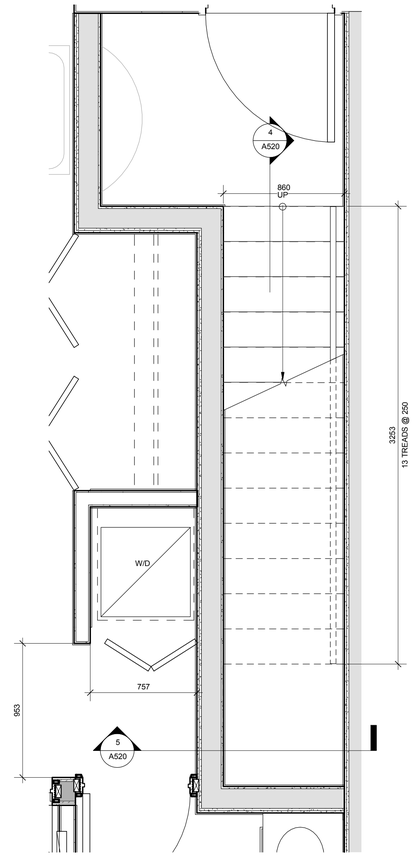
6 HANDRAIL DETAIL
1 : 5



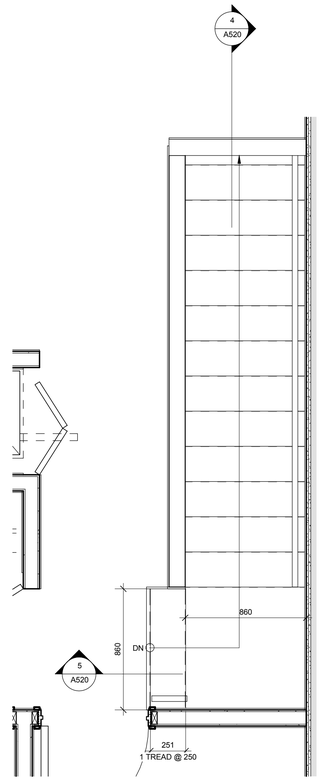
5 STAIR DETAIL
1 : 10



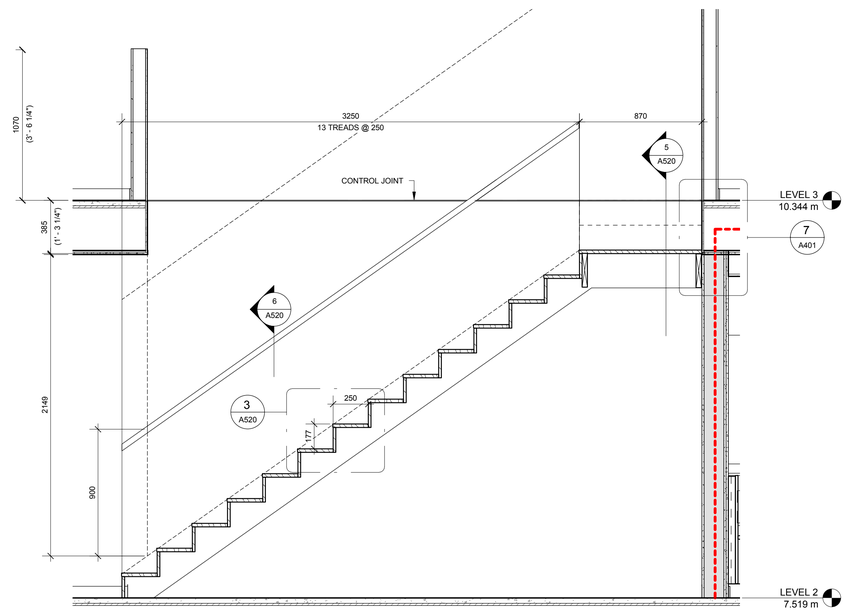
3 STAIR SECTION - DETAIL
1 : 10



1 STAIR RESIDENTIAL - LVL 2
1 : 20



2 STAIR RESIDENTIAL - LVL 3
1 : 20



4 SECTION - INTERIOR STAIR - TYP
1 : 20

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING

370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
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STAIRS - INTERIOR

DATE: May 20, 2016

A520

SCALE: As Indicated

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Casework Schedule					
Type Mark	Description	Finish	Fittings	Shelves (adjustable)	Width (mm)
L1	SINK CABINET - 24" WIDE				610
L2	SINK CABINET - 30" WIDE				762
L3	SINK CABINET - 36" WIDE				915
L4	BASE CABINET - 1 DOOR - 12" WIDE			1	305
L5	BASE CABINET - 1 DOOR - 21" WIDE			1	533
L6	BASE CABINET - 2 DOORS - 24" WIDE			1	610
L7	BASE CABINET - 2 DOORS - 30" WIDE			1	762
L8	BASE CABINET - 2 DOORS - 36" WIDE			1	915
L9	BASE CABINET - 3 DRAWERS - 15" WIDE				381
L10	BASE CABINET - 3 DRAWERS - 18" WIDE				457
L11	BASE CABINET - 3 DRAWERS - 21" WIDE				533
L12	BASE CABINET - 3 DRAWERS - 24" WIDE				610
L14	BASE CABINET - WALL OVEN / COOKTOP				610
L?	BASE CABINET - 1 DOOR - 21" WIDE			1	533
M1	610 WIDE BY 915 HIGH MIRROR				610
M2					305
Mx					610
T1	TALL CABINET - W/D				708
U1	WALL CABINET - SHORT - 1 DOOR - 12"			1	305
U2	WALL CABINET - SHORT - 1 DOOR - 18"			1	457
U3	WALL CABINET - SHORT - 1 DOOR - 21"			1	533
U4	WALL CABINET - SHORT - 2 DOORS - 24"			1	610
U5	WALL CABINET - HOOD FAN - SHORT - 24"				610
U6					
U8	WALL CABINET - HOOD FAN - 30" HIGH - 24" WIDE				610
U9	WALL CABINET - 30" HIGH - 1 DOOR - 18" WIDE				381
U11	WALL CABINET - 36" HIGH - 1 DOOR - 15" WIDE			2	381
U12	WALL CABINET - 36" HIGH - 1 DOOR - 18" WIDE				457
U14	WALL CABINET - 36" HIGH - 2 DOOR - 24" WIDE			2	610
U15	WALL CABINET - 36" HIGH - HOOD FAN - 24" WIDE			2	610
U16	WALL CABINET - OVER FRIDGE - 24" WIDE				610
U17	WALL CABINET - OVER FRIDGE - 30" TALL - 30" WIDE				762
U23	WALL CABIENT - STUDIO - 1 DOOR - 21" WIDE				533
U24	WALL CABINET - STUDIOS - 1 DOOR				551
U25	WALL CABINET - OVER FRIDGE - 24" WIDE			1	610
U26	WALL CABINET - OVER FRIDGE - 30" TALL - 30" WIDE				762
V1	VANITY - TYPICAL STUDIOS ONLY				670
V2	VANITY - INTEGRAL BASIN / COUNTERTOP				610
V3	VANITY - INTEGRAL BASIN / COUNTERTOP				762
V4	VANITY - UNIT 210/R4 ONLY				762

MATERIALS

FLOORING

VP VINYL PLANK FLOORING

CP CARPET

CASEWORK:

L1 LAMINATE 1

L2 LAMINATE 2

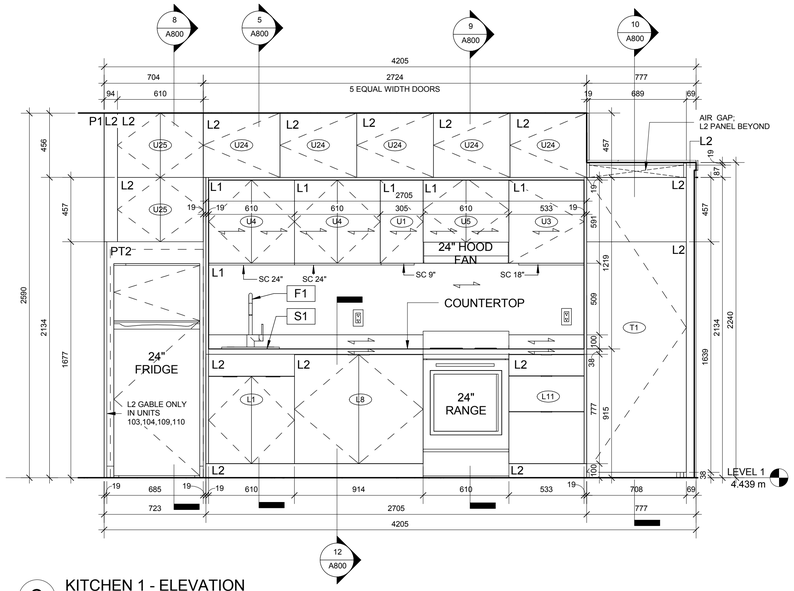
PAINTING:

P1 PAINT 1

P2 PAINT 2

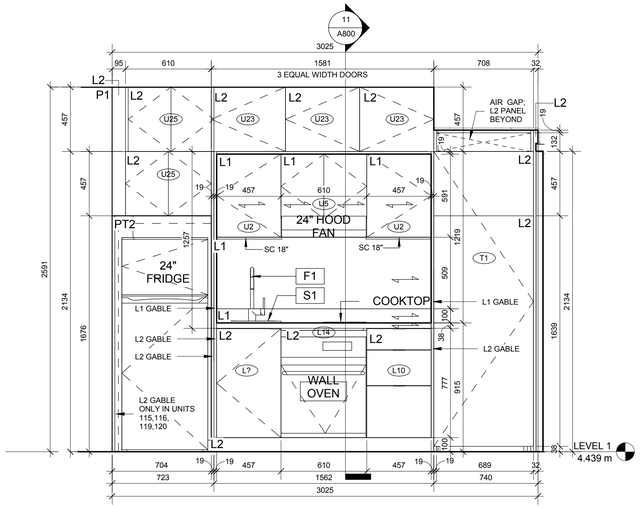
SYMBOLS

DIRECTION OF PATTERN / GRAIN



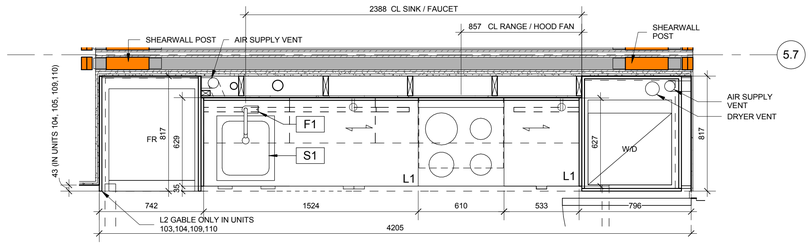
2 KITCHEN 1 - ELEVATION

1 : 20



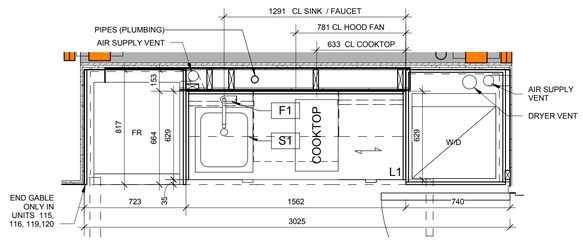
7 KITCHEN 2 - ELEVATION

1 : 20



4 KITCHEN 1 - PLAN

1 : 20



9 KITCHEN 2 - PLAN

1 : 20

DOCKSIDE GREEN - AFFORDABLE HOUSING

370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	2016/05/20	ISSUED FOR CONST

INTERIOR ELEVATIONS

DATE: May 20, 2016

A600

SCALE: 1 : 20

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L9	BASE CABINET - 3 DRAWERS - 15" WIDE				381
L10	BASE CABINET - 3 DRAWERS - 18" WIDE				457
L11	BASE CABINET - 3 DRAWERS - 21" WIDE				533
L12	BASE CABINET - 3 DRAWERS - 24" WIDE				610
L14	BASE CABINET - WALL OVEN / COOKTOP				610
L?	BASE CABINET - 1 DOOR - 21" WIDE			1	533
M1	610 WIDE BY 915 HIGH MIRROR				610
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U3	WALL CABINET - SHORT - 1 DOOR - 21"			1	533
U4	WALL CABINET - SHORT - 2 DOORS - 24"			1	610
U5	WALL CABINET - HOOD FAN - SHORT - 24"				610
U6					
U8	WALL CABINET - HOOD FAN - 30" HIGH - 24" WIDE				610
U9	WALL CABINET - 30" HIGH - 1 DOOR - 18" WIDE				381
U11	WALL CABINET - 36" HIGH - 1 DOOR - 15" WIDE			2	381
U12	WALL CABINET - 36" HIGH - 1 DOOR - 18" WIDE				457
U14	WALL CABINET - 36" HIGH - 2 DOOR - 24" WIDE			2	610
U15	WALL CABINET - 36" HIGH - HOOD FAN - 24" WIDE			2	610
U16	WALL CABINET - OVER FRIDGE - 24" WIDE				610
U17	WALL CABINET - OVER FRIDGE - 30" TALL - 30" WIDE				762
U23	WALL CABIENT - STUDIO - 1 DOOR - 21" WIDE				533
U24	WALL CABINET - STUDIOS - 1 DOOR				551
U25	WALL CABINET - OVER FRIDGE - 24" WIDE			1	610
U26	WALL CABINET - OVER FRIDGE - 30" TALL - 30" WIDE				762
V1	VANITY - TYPICAL STUDIOS ONLY				670
V2	VANITY - INTEGRAL BASIN / COUNTERTOP				610
V3	VANITY - INTEGRAL BASIN / COUNTERTOP				762
V4	VANITY - UNIT 210/R4 ONLY				762

MATERIALS

FLOORING

VP VINYL PLANK FLOORING

CP CARPET

CASEWORK:

L1 LAMINATE 1

L2 LAMINATE 2

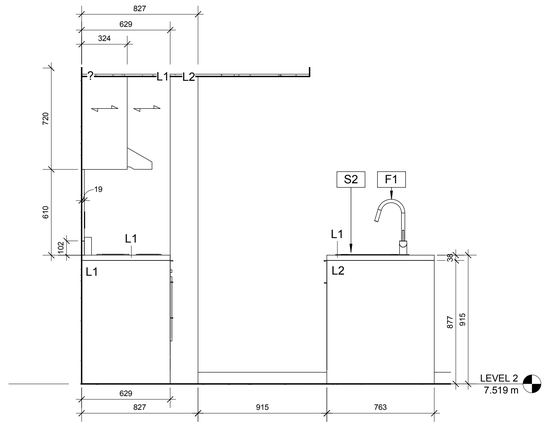
PAINTING:

P1 PAINT 1

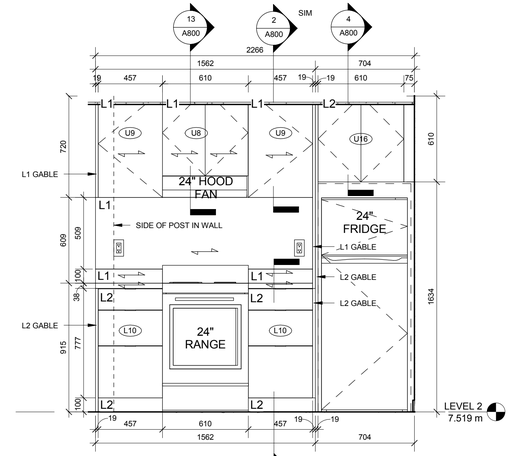
P2 PAINT 2

SYMBOLS

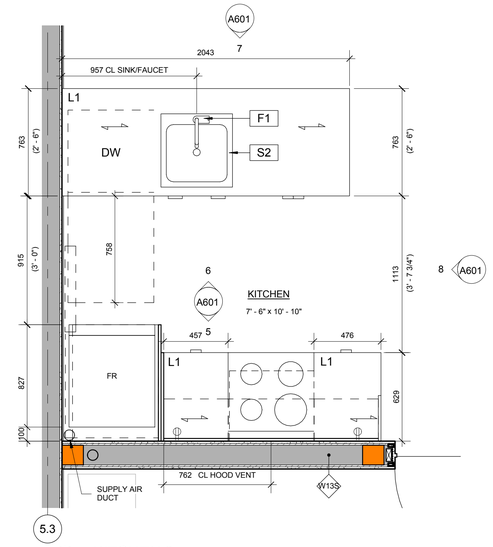
DIRECTION OF PATTERN / GRAIN



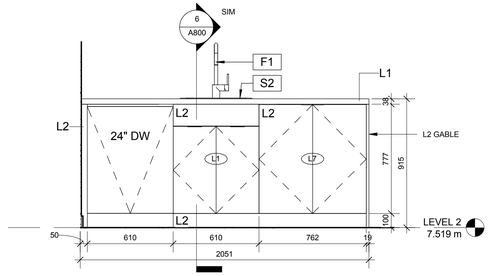
8 KITCHEN 3 - ELEV 1
1 : 20



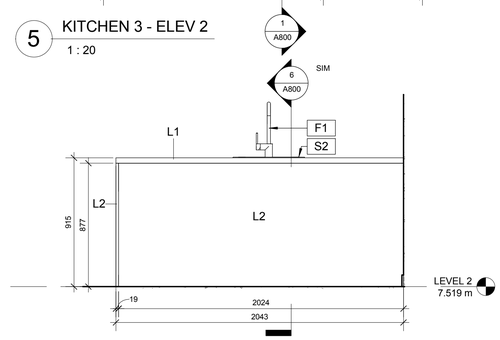
5 KITCHEN 3 - ELEV 2
1 : 20



3 KITCHEN 3
1 : 20



6 KITCHEN 3 - ELEV 3
1 : 20



7 KITCHEN 3 - ELEV 4
1 : 20

DRAWINGS ON THIS PAGE REPRESENT TWO LAYOUTS;

ONE AS SHOWN AND ONE THAT IS MIRRORED

FIXTURES, APPLIANCES MODELS, AND OTHER ELEMENTS MAY VARY. ADDITIONAL VARIATIONS ARE NOTED ON UNIT LAYOUTS.

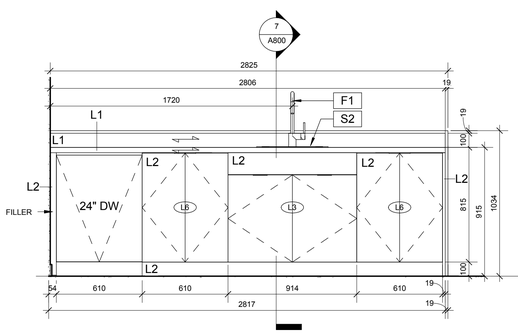
LAYOUT NOTES:

1. IN UNIT 202/ R5 - MOVE PENINSULA CASEWORK ASSEMBLY FURTHER NORTH; EXTEND COUNTER TO ACCOUNT FOR LONGER LENGTH, CUT COUNTER SURFACE AROUND THE JOG.

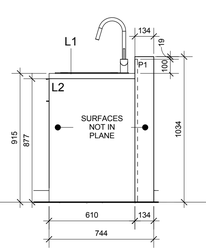
2. IN UNIT 202 /R5 - MOVE INTERIOR ELEMENTS WITHIN AREA INSIDE DASHED LINE BUBBLE TO THE SOUTH

3. IN UNIT 201 / R5 - MOVE KITCHEN CASEWORK AND ASSOSIATED ELEMENTS SOUTH TO WALL SURFACE

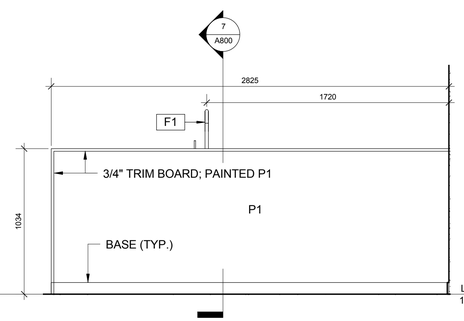
4. IN UNITS 209 /R5 and 216 / R5, MOVE BATHROOM FIXTURES B1 AND T1 EAST TO ACCOMODATE LOCATION OF EXTERIOR WALL.



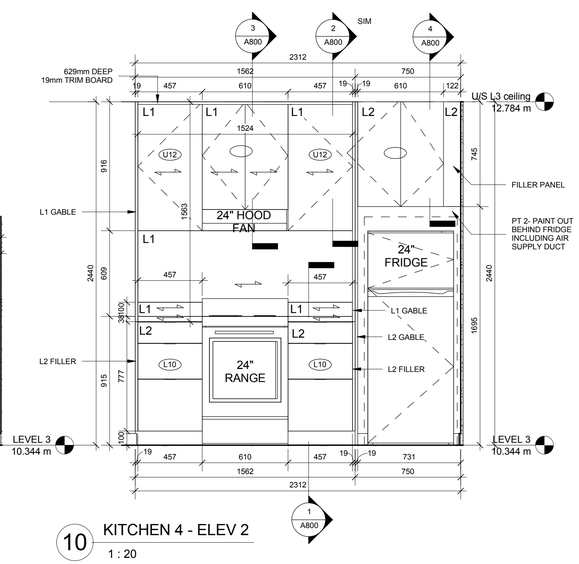
9 KITCHEN 4 - ELEV 3
1 : 20



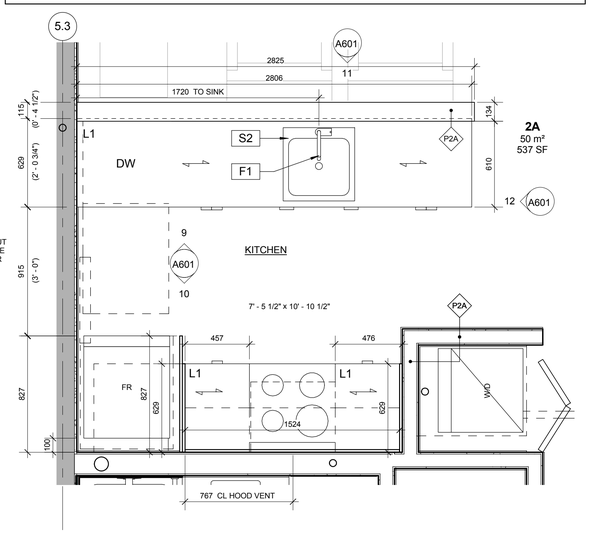
12 KITCHEN 4 - ELEV 1
1 : 20



11 KITCHEN 4 - ELEV 4
1 : 20



10 KITCHEN 4 - ELEV 2
1 : 20



4 KITCHEN 4
1 : 20

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING

370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
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INTERIOR ELEVATIONS

DATE: May 20, 2016

A601

SCALE: As indicated

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L1	SINK CABINET - 24" WIDE				610
L2	SINK CABINET - 30" WIDE				762
L3	SINK CABINET - 36" WIDE				915
L4	BASE CABINET - 1 DOOR - 12" WIDE			1	305
L5	BASE CABINET - 1 DOOR - 21" WIDE			1	533
L6	BASE CABINET - 2 DOORS - 24" WIDE			1	610
L7	BASE CABINET - 2 DOORS - 30" WIDE			1	762
L8	BASE CABINET - 2 DOORS - 36" WIDE			1	915
L9	BASE CABINET - 3 DRAWERS - 15" WIDE				381
L10	BASE CABINET - 3 DRAWERS - 18" WIDE				457
L11	BASE CABINET - 3 DRAWERS - 21" WIDE				533
L12	BASE CABINET - 3 DRAWERS - 24" WIDE				610
L14	BASE CABINET - WALL OVEN / COOKTOP				610
L?	BASE CABINET - 1 DOOR - 21" WIDE			1	533
M1	610 WIDE BY 915 HIGH MIRROR				610
M2					305
Mx					610
T1	TALL CABINET - W/D				708
U1	WALL CABINET - SHORT - 1 DOOR - 12"			1	305
U2	WALL CABINET - SHORT - 1 DOOR - 18"			1	457
U3	WALL CABINET - SHORT - 1 DOOR - 21"			1	533
U4	WALL CABINET - SHORT - 2 DOORS - 24"			1	610
U5	WALL CABINET - HOOD FAN - SHORT - 24"				610
U6					
U8	WALL CABINET - HOOD FAN - 30" HIGH - 24" WIDE				610
U9	WALL CABINET - 30" HIGH - 1 DOOR - 18" WIDE				381
U11	WALL CABINET - 36" HIGH - 1 DOOR - 15" WIDE			2	381
U12	WALL CABINET - 36" HIGH - 1 DOOR - 18" WIDE				457
U14	WALL CABINET - 36" HIGH - 2 DOOR - 24" WIDE			2	610
U15	WALL CABINET - 36" HIGH - HOOD FAN - 24" WIDE			2	610
U16	WALL CABINET - OVER FRIDGE - 24" WIDE				610
U17	WALL CABINET - OVER FRIDGE - 30" TALL - 30" WIDE				762
U23	WALL CABIENT - STUDIO - 1 DOOR - 21" WIDE				533
U24	WALL CABINET - STUDIOS - 1 DOOR				551
U25	WALL CABINET - OVER FRIDGE - 24" WIDE			1	610
U26	WALL CABINET - OVER FRIDGE - 30" TALL - 30" WIDE				762
V1	VANITY - TYPICAL STUDIOS ONLY				670
V2	VANITY - INTEGRAL BASIN / COUNTERTOP				610
V3	VANITY - INTEGRAL BASIN / COUNTERTOP				762
V4	VANITY - UNIT 210/R4 ONLY				762

MATERIALS

FLOORING

VP VINYL PLANK FLOORING

CP CARPET

CASEWORK:

L1 LAMINATE 1

L2 LAMINATE 2

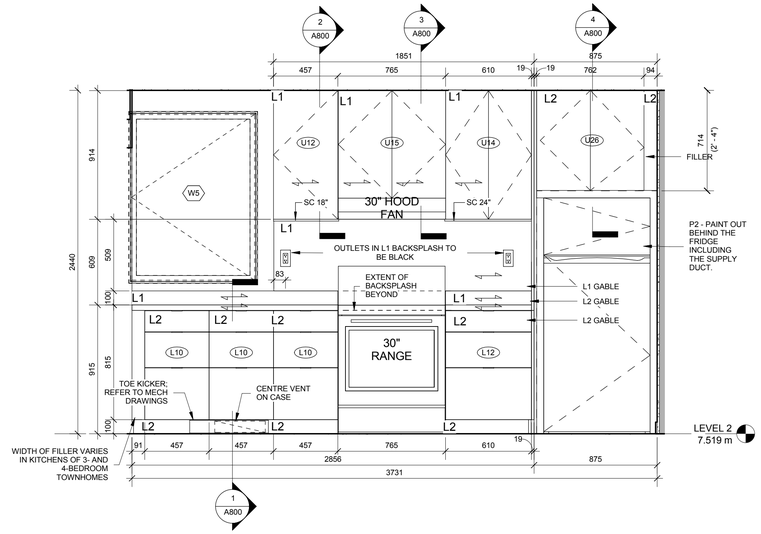
PAINTING:

P1 PAINT 1

P2 PAINT 2

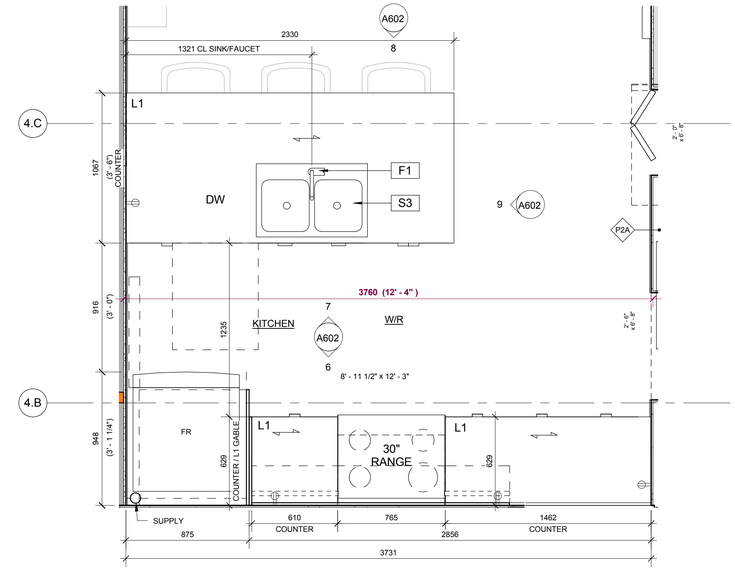
SYMBOLS

DIRECTION OF PATTERN / GRAIN



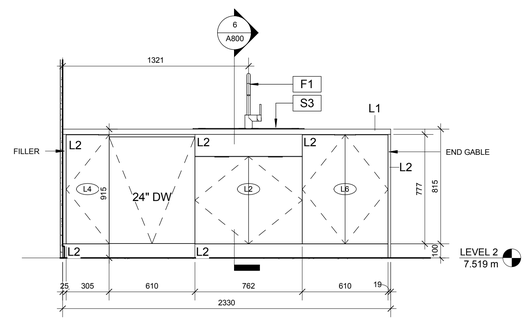
6 KITCHEN 5 - ELEV 1

1 : 20



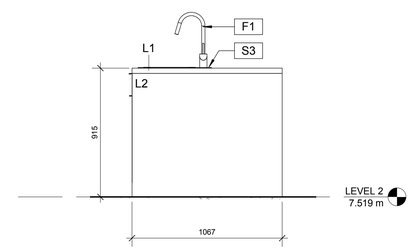
5 KITCHEN 5 - PLAN

1 : 20



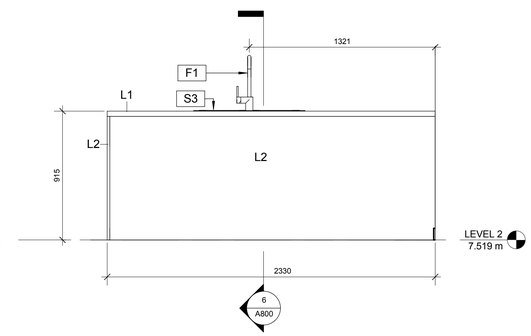
7 KITCHEN 5 - ELEV 4

1 : 20



9 KITCHEN 5 - ELEV 3

1 : 20



8 KITCHEN 5 - PENINSULA - ELEV 2

1 : 20

KITCHEN 5 TYPE APPLIES TO 3 AND 4 BEDROOM UNITS; PENINSULA LAYOUT DRAWING SHOWN ABOVE IS APPLICABLE FOR 3 BEDROOM KITCHEN ;REFER TO ISLAND LAYOUT DRAWING FOR 4 BEDROOM KITCHEN.

DRAWINGS ON THIS PAGE REPRESENT TWO LAYOUTS;

ONE AS SHOWN AND ONE THAT IS MIRRORED

FIXTURES, APPLIANCES MODELS, AND OTHER ELEMENTS MAY VARY. ADDITIONAL VARIATIONS ARE NOTED ON UNIT LAYOUTS.

NOTES:

1. IN UNITS 208 /R4 AND 218 / R5 - LAYOUT IS NOT MIRRORED; CABINETS ARE REVISED TO BE:

UNIT 208 / R4
UPPER CASES: (FROM N TO S) U12 - U15- U11- GABLES - U17
LOWER CASES: (FROM N TO S) L12-L12-L12 - RANGE - L9

UNIT 218 / R5
UPPER CASES: (FROM N TO S) U12 - U15- U11- GABLES - U17
LOWER CASES: (FROM N TO S) L12-L12-L10 - RANGE - L9

2. IN UNIT 218 /R5 - LAYOUT OF THE BATHROOM AND BEDROOM CLOSET MODIFIED ; REFER TO LAYOUT FOR BATH D.

DOCKSIDE GREEN - AFFORDABLE HOUSING

370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	2016/05/20	ISSUED FOR CONST

INTERIOR ELEVATIONS

DATE: May 20, 2016

A602

SCALE: As indicated

HCMA Architecture + Design
Suite 400-675 West Hastings St
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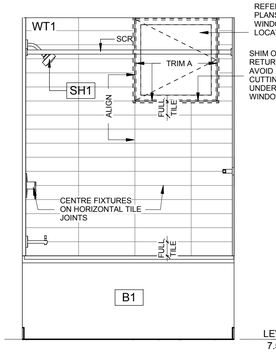
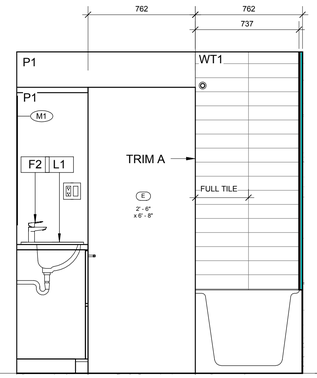
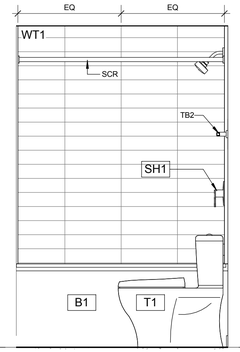


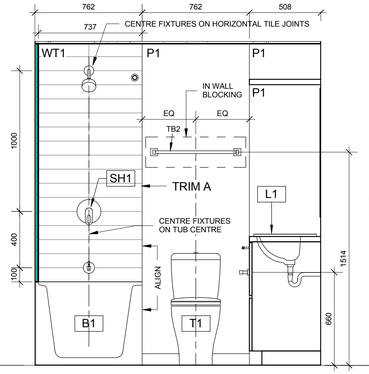
19 BATH D - ELEV 1
1 : 20



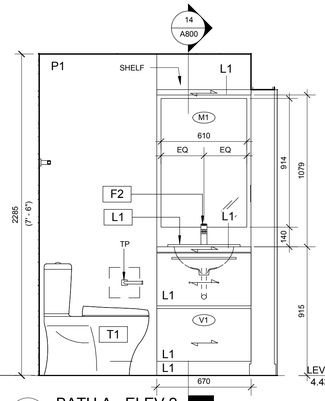
15 BATH A - ELEV 3
1 : 20



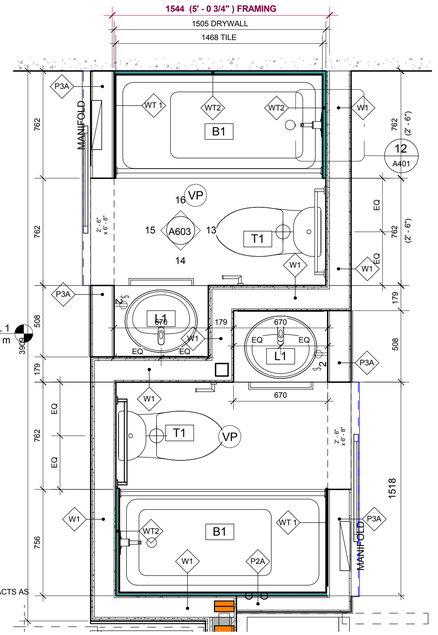
16 BATH A - ELEV 4
1 : 20



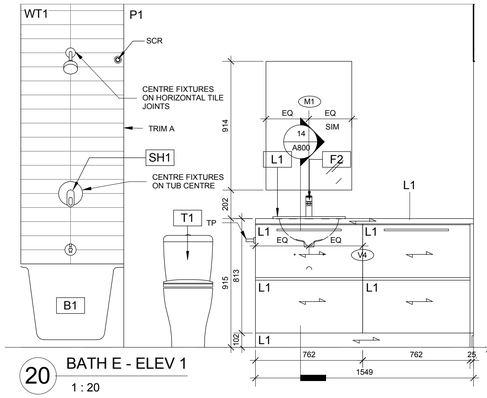
13 BATH A - ELEV 1
1 : 20



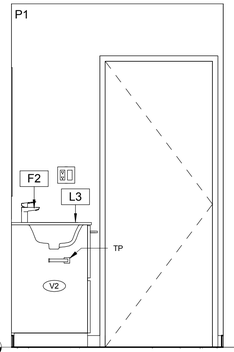
14 BATH A - ELEV 2
1 : 20



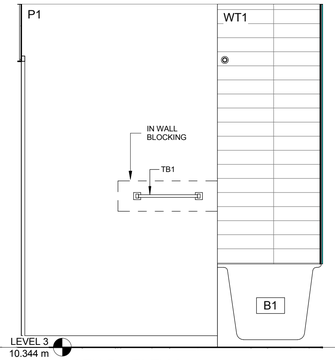
12 BATH A - INTERLOCKING
1 : 20



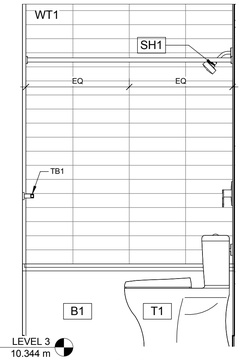
20 BATH E - ELEV 1
1 : 20



4 BATH B - ELEV 2
1 : 20



5 BATH B - ELEV 3
1 : 20



6 BATH B - ELEV 4
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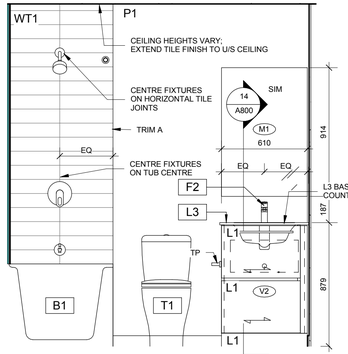
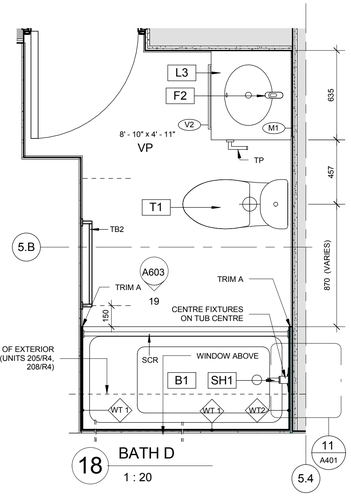
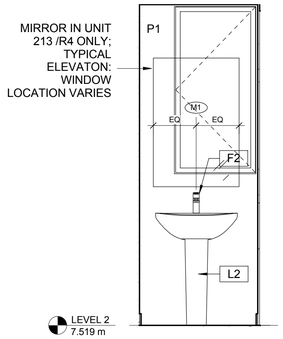


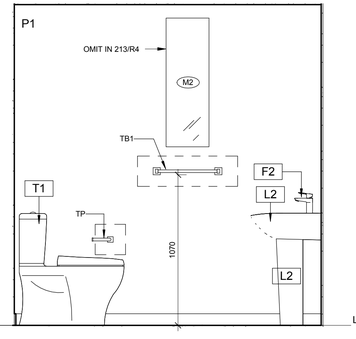
3 BATH B - ELEV 1
1 : 20



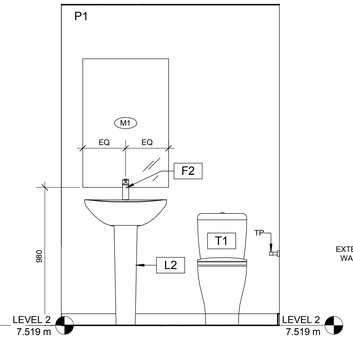
18 BATH D
1 : 20



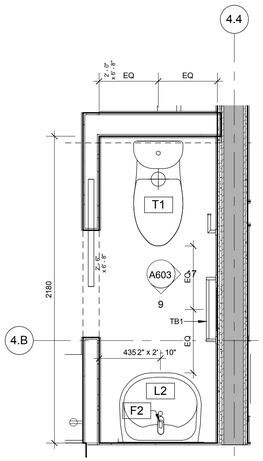
9 POWDER 1 - ELEV
1 : 20



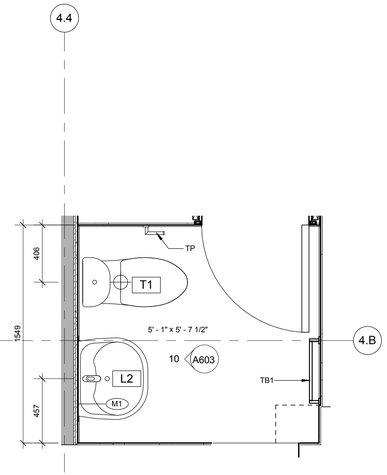
17 POWDER 1 - ELEV 2
1 : 20



10 POWDER 2 - ELEV
1 : 20



7 POWDER 1 - PLAN
1 : 20



8 POWDER 2 - PLAN
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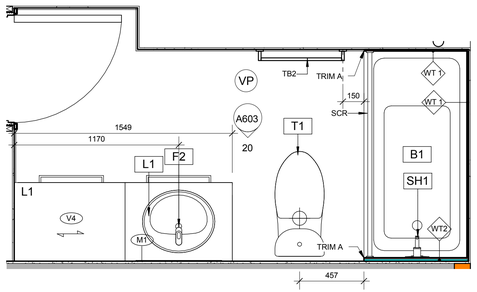
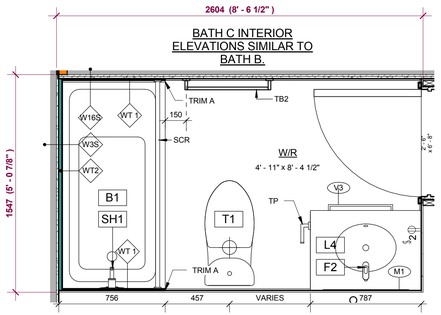
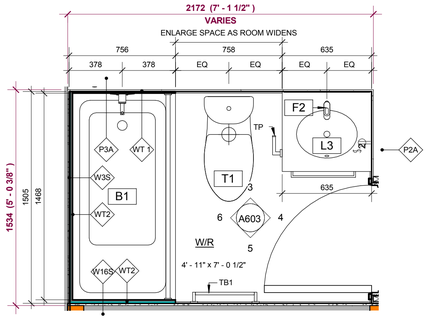


11 BATH E - PLAN
1 : 20



2 BATH C - PLAN (LVL 3 - THS)
1 : 20



1 BATH B - PLAN (LVL3 - 2 BED)
1 : 20

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	2016/05/20	ISSUED FOR CONST

INTERIOR ELEVATIONS

DATE: May 20, 2016
A603
SCALE: 1 : 20

HCMA Architecture + Design
Suite 400-675 West Hastings St
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T 604.732.6620
W hcma.ca

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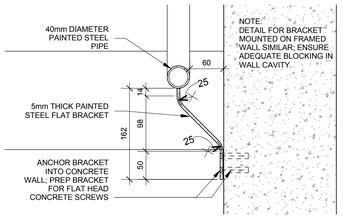
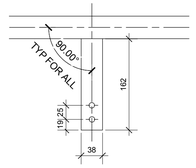
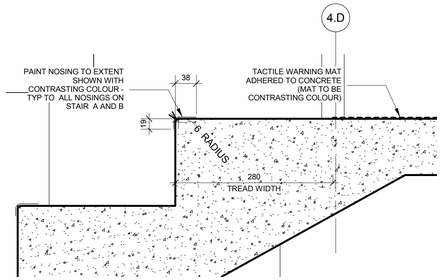


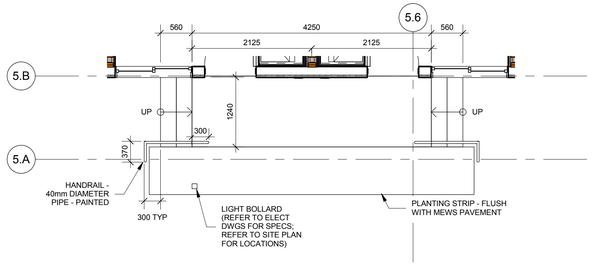
13 EXTERIOR HANDRAIL
1 : 5



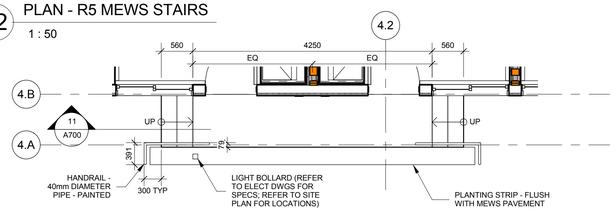
14 HANDRAIL BRACKET ELEVATION
1 : 5



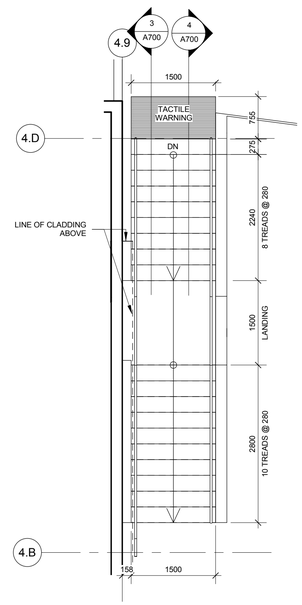
15 TACTILE WARNING AND NOSING DETAIL
1 : 5



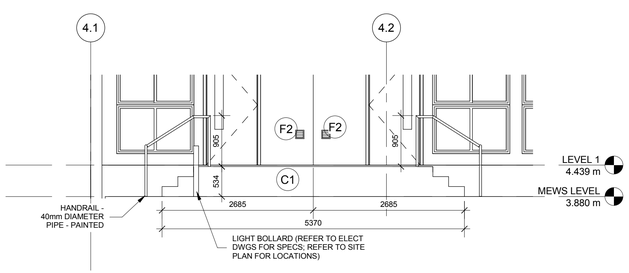
12 PLAN - R5 MEWS STAIRS
1 : 50



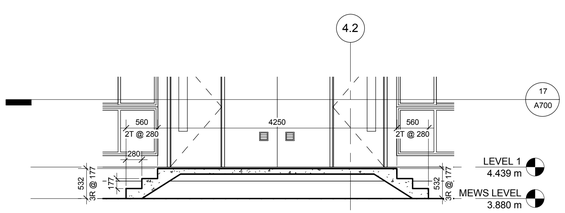
17 PLAN - R4 MEWS STAIRS
1 : 50



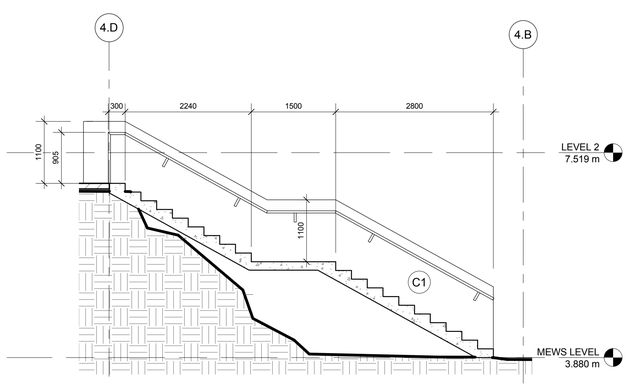
2 STAIR A - LEVEL 2
1 : 50



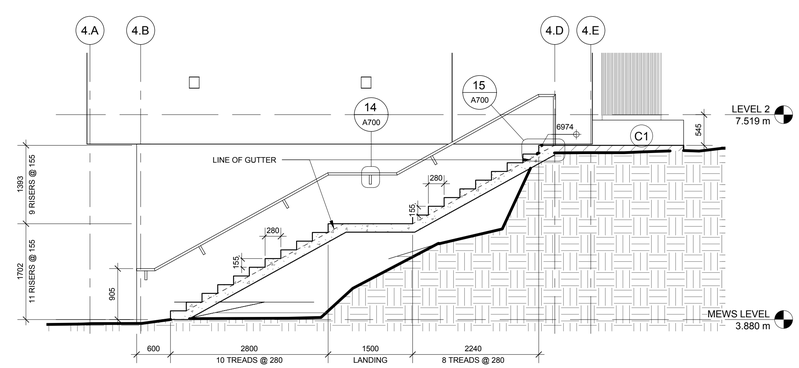
10 MEWS STAIRS - ELEVATION
1 : 50



11 MEWS STAIRS - SECTION
1 : 50



4 STAIR A - SECTION B
1 : 50



3 STAIR A - SECTION A
1 : 50

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	N/A	N/A
3	2016/05/20	ISSUED FOR CONST

STAIR A - R4 BUILDING

DATE: May 20, 2016
A700
SCALE: As Indicated

HCMA Architecture + Design
Suite 300 - 569 Johnson Street
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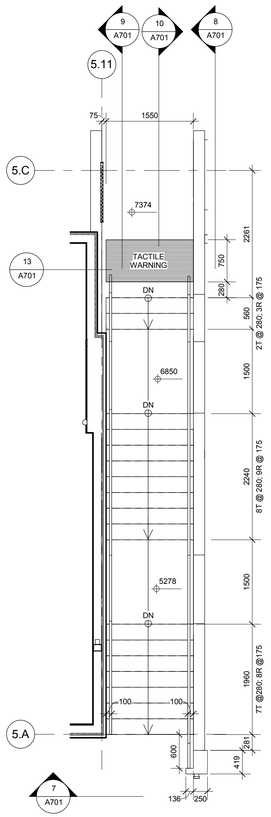
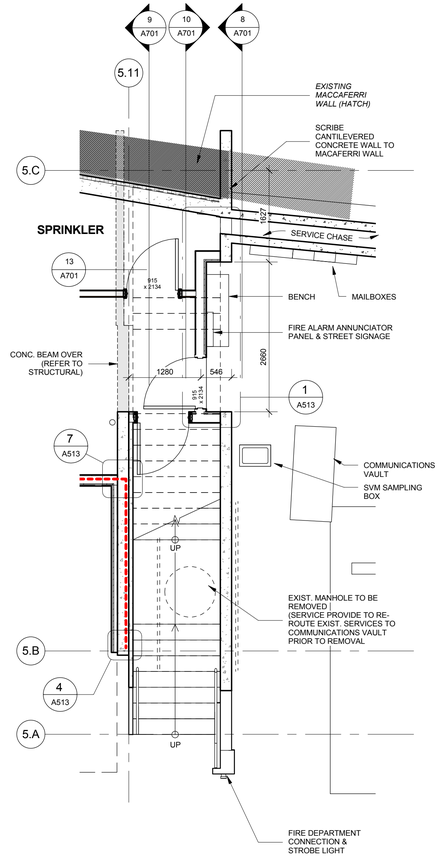
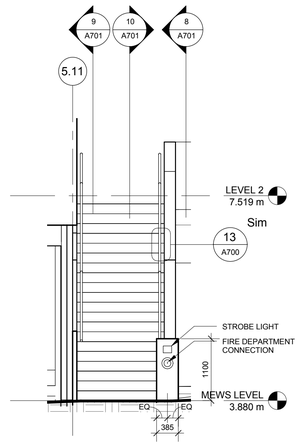


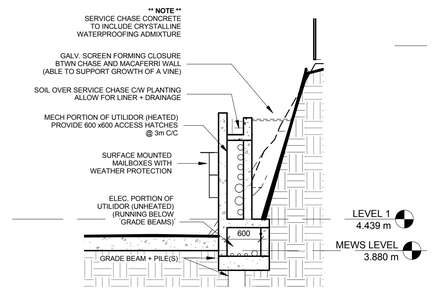
2 STAIR B - LEVEL 2
1 : 50



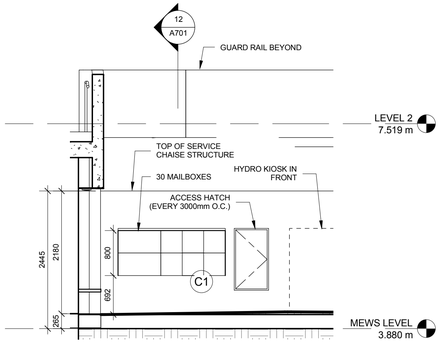
2 1 STAIR B - LEVEL 1
1 : 50



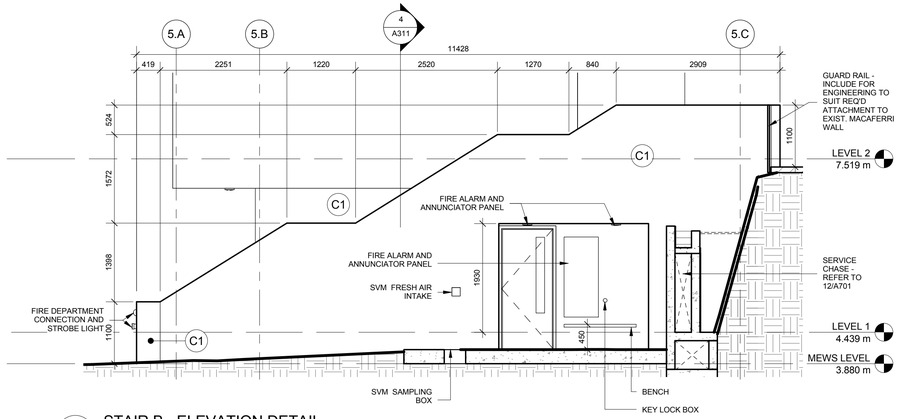
7 STAIR B - ELEV
1 : 50



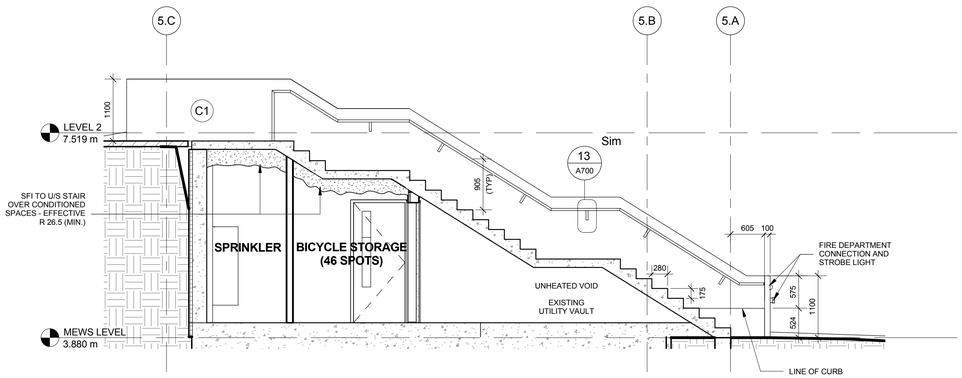
12 SECTION - SERVICE CHASE
1 : 50



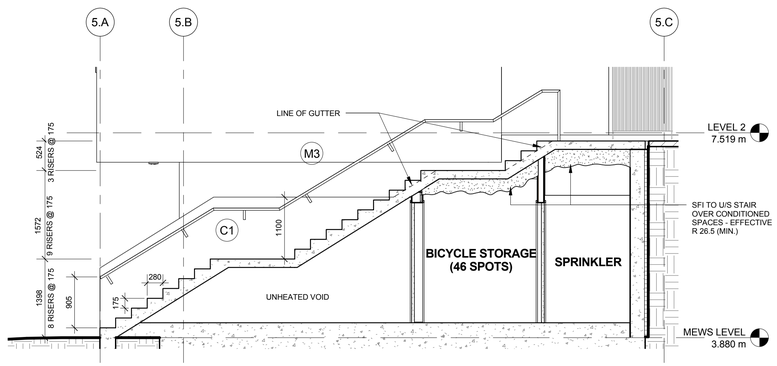
11 ELEVATION OF MAILBOXES
1 : 50



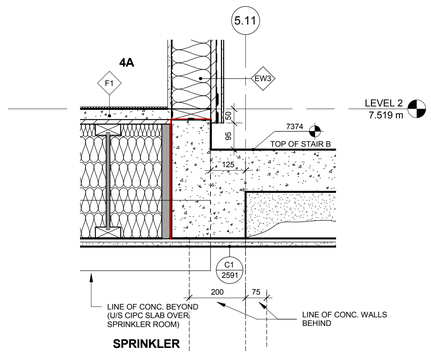
8 STAIR B - ELEVATION DETAIL
1 : 50



10 STAIR B - SECTION B
1 : 50



9 STAIR B - SECTION A
1 : 50



2 13 SECTION - TYP - EW3 @ GL 5.11
1 : 10

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HCMA

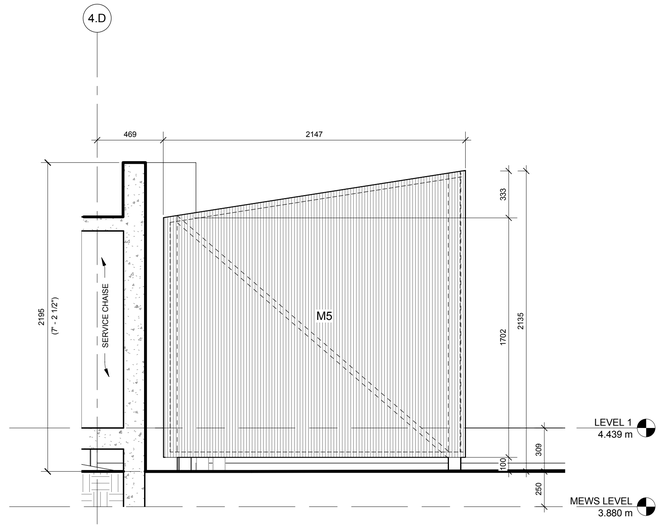
DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	2016.03.09	ADDENDUM No. 4
3	2016/04/15	ISSUED FOR CONST
4	2016/05/20	ISSUED FOR CONST

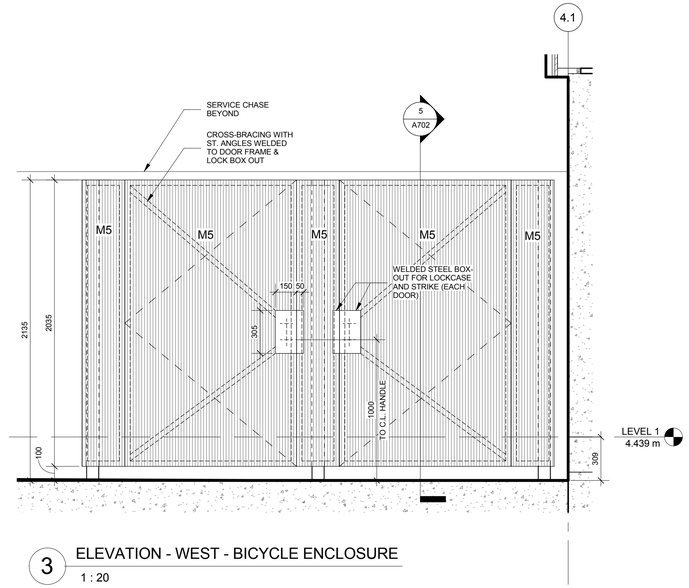
STAIR B - R5 BUILDING

DATE: May 20, 2016
A701
SCALE: As indicated

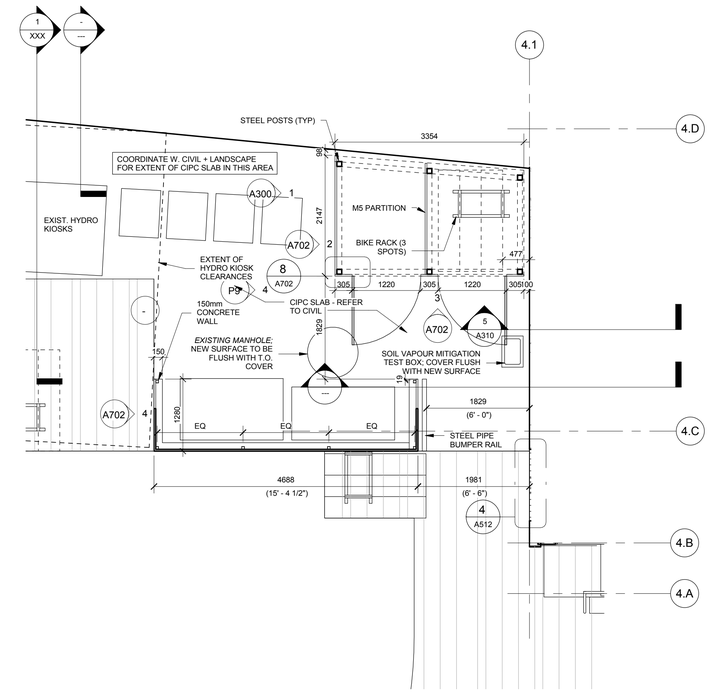
HCMA Architecture + Design
Suite 400-675 West Hastings St
Vancouver BC V6J 1H2 Canada
T 604.732.6620
W hcma.ca



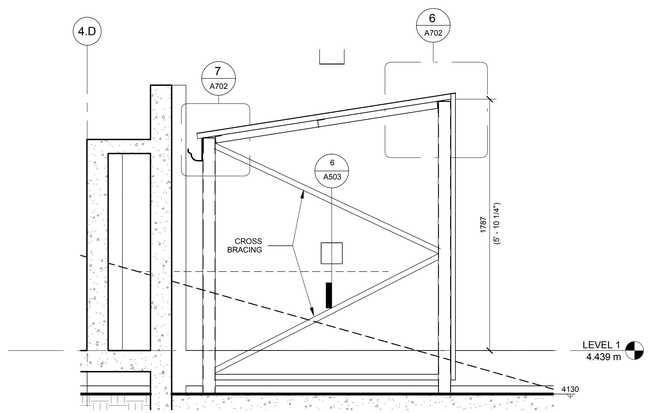
2 ELEVATION - SOUTH - BICYCLE ENCLOSURE
1 : 20



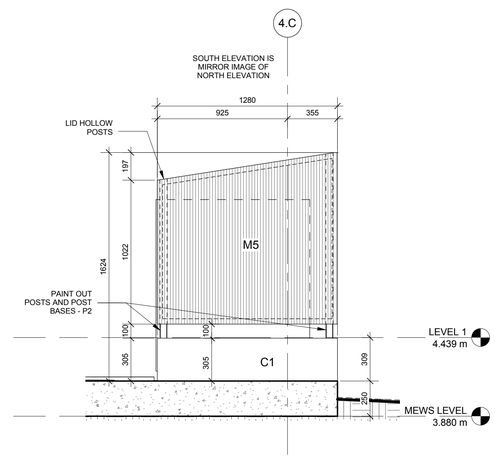
3 ELEVATION - WEST - BICYCLE ENCLOSURE
1 : 20



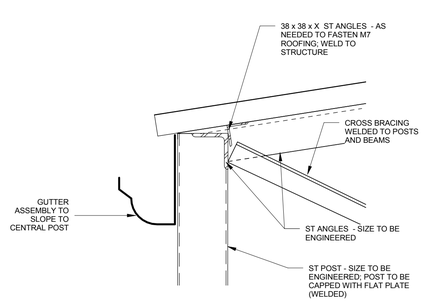
1 PLAN DETAIL - GARBAGE AND BIKE ENCLOSURE
1 : 50



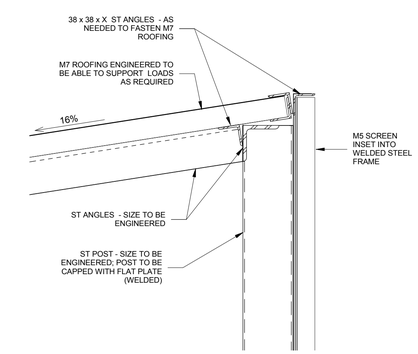
5 SECTION - GARBAGE ENCLOSURE
1 : 20



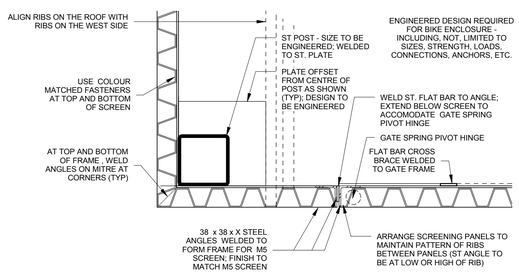
4 ELEVATION - NORTH - GARBAGE ENCLOSURE
1 : 20



7 DETAIL - GUTTER ON BIKE ENCLOSURE
1 : 5



6 DETAIL - BIKE ENCLOSURE - SIDE TO ROOF DETAIL
1 : 5



8 SCREEN DETAIL - CORNER
1 : 5

HCMA

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	2016/05/20	ISSUED FOR CONST

SITE DETAILS

DATE: May 20, 2016

A702

SCALE: As indicated

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Suite 400-675 West Hastings St
Vancouver BC V6J 1H2 Canada
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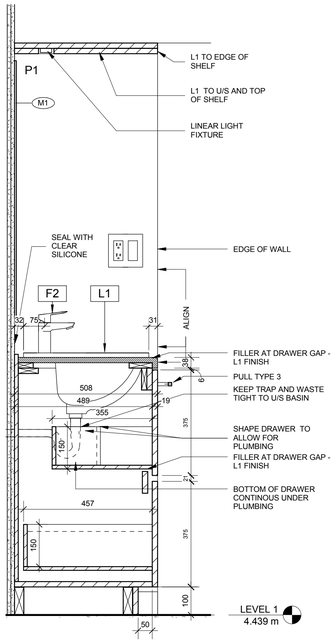
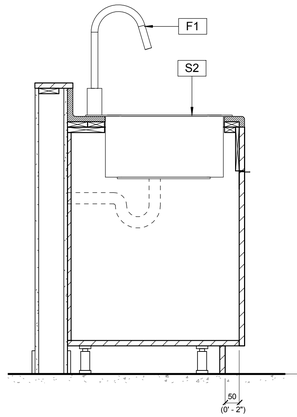


14 DETAIL - SECTION - VANITY
1 : 10



7 DETAIL - SECTION - PENINSULA 1
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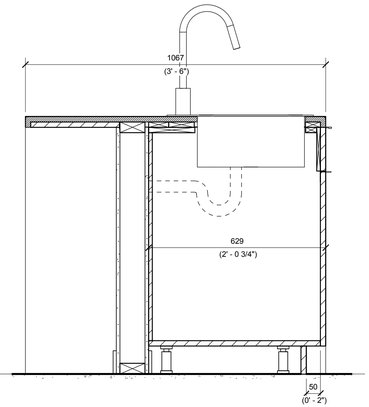
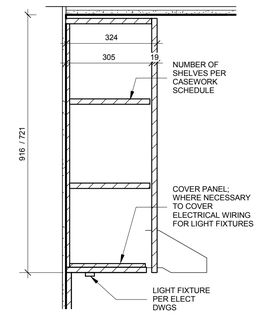
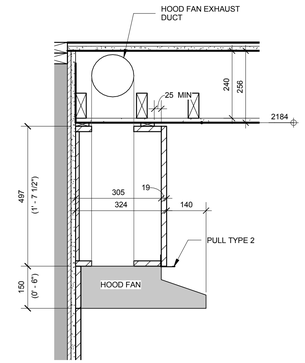


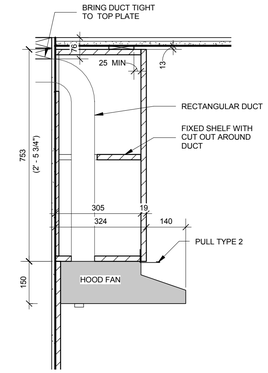
6 DETAIL - SECTION - PENINSULA 2
1 : 10



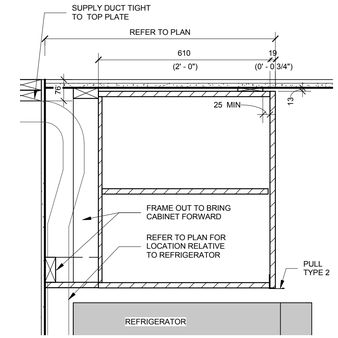
2 DETAIL - SECTION - UPPER - 1
1 : 10



13 DETAIL - SECTION - HOOD 1
1 : 10

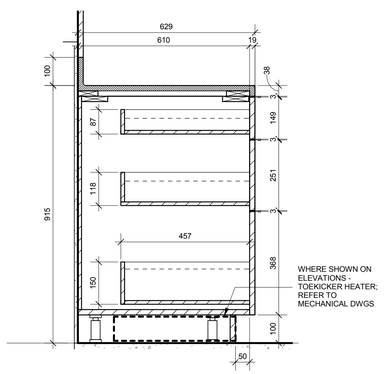


3 DETAIL- SECTION - HOOD 2
1 : 10

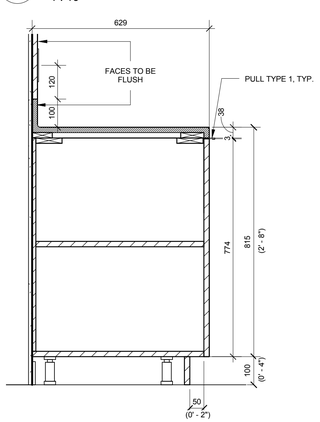


4 DETAIL - SECTION - UPPER 3
1 : 10

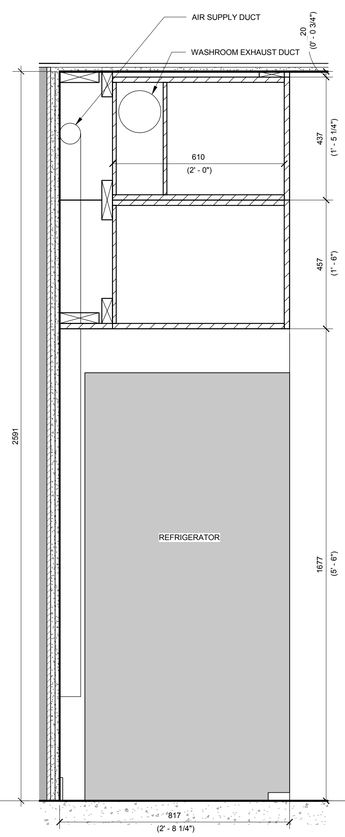
NOTES:
1. CABINET DESIGN: TYPE A FLUSH OVERLAY



1 DETAIL - SECTION - BASE - DRAWERS
1 : 10



12 DETAIL -SECTION - BASE - DOORS
1 : 10



8 DETAIL-SECTION - FRIDGE ALCOVE
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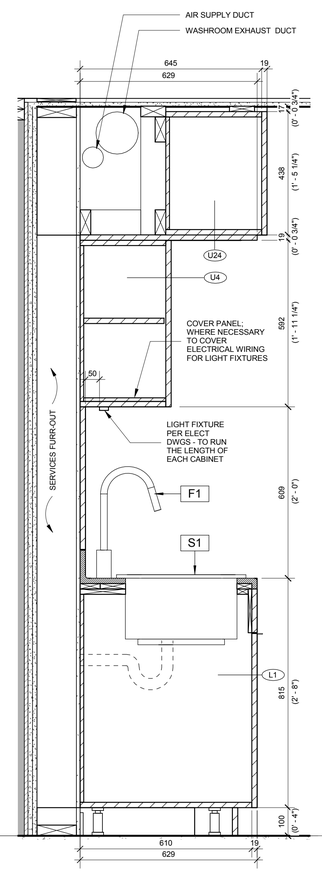
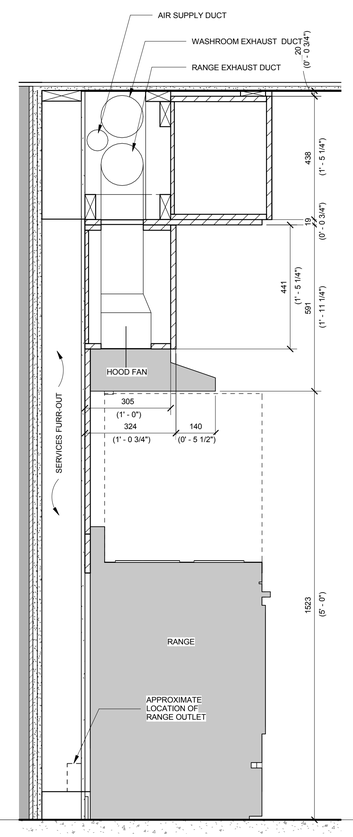


5 DETAIL - SECTION - STUDIO - SINK
1 : 10



9 DETAIL - SECTION - STUDIO - RANGE
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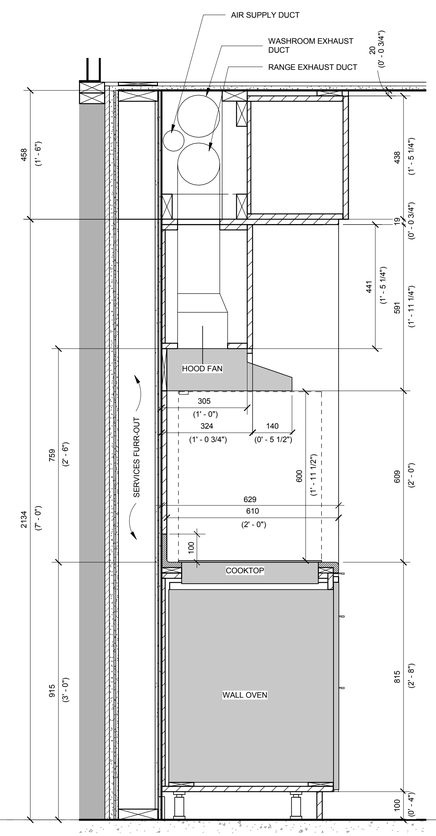
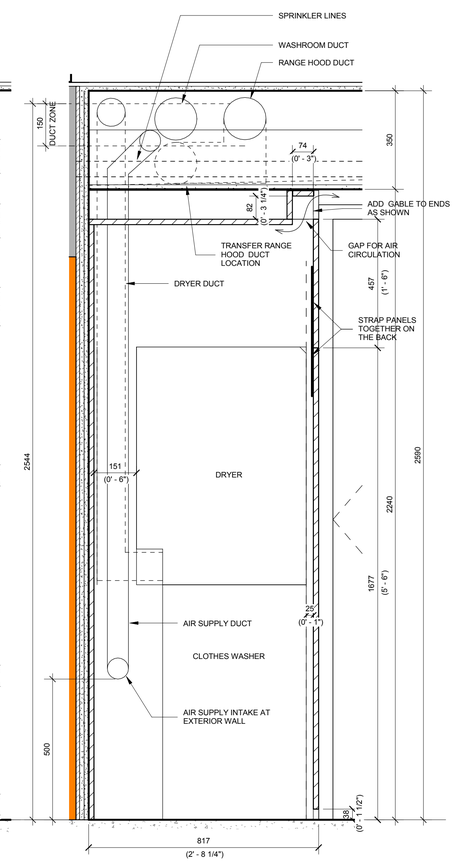


11 DETAIL -SECTION - STUDIO - COOKTOP
1 : 10



10 DETAIL - SECTION - STUDIO - W/D
1 : 10

DOCKSIDE GREEN - AFFORDABLE HOUSING
370 HARBOUR ROAD, VICTORIA

No.	DATE	DESCRIPTION
1	2016/02/22	ISSUED FOR TENDER
2	2016/05/20	ISSUED FOR CONST

MILLWORK DETAILS

DATE: May 20, 2016
A800
SCALE: 1 : 10

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