JERICHO CROSSING PH1

6-STOREY MIXED USE DEVELOPMENT

19925 & 19957 - 78b AVENUE - TOWNSHIP OF LANGLEY

PROJECT STATISTICS

CIVIC ADDRESS: 19925 & 19957 - 78b AVENUE - TOWNSHIP OF LANGLEY

			WITH 5M EXTENSION (ROAD CLOSURE)	
SITE AREA (GROSS):	193,633.68 S.F.	17,989.00 M2	200,442.31 S.F.	18,621.54 M2
SITE AREA (NET):	142,960.81 S.F.	13,281.38 M2	148,370.83 S.F.	13,783.99 M2

DEDICATIONS: 50,672.87 S.F. 4,707.62 M2

		EXISTING	PROPOSED
ZONING		SR-2	HIGH DENSITY MIXED - USE
		ALLOWED/REQ.	**PROPOSED**
SETBACKS:	NORTH	N/A	2.0M
	EAST	N/A	2.0M
	SOUTH	5.0M	5.0M
	WEST	N/A	4.0M
BUILDING HEIGHT:		20 STOREY	6 STOREY
		REQUIRED	**PROPOSED**
F.S.R:		1.75	1.75
F.S.R AREA (S.F.):		350,774.04 S.F.	351,083.26 SF
F.S.R. AREA (M2):		32,587.70 M2	32,616.70 m²
LOT COVERAGE (%):		45%	38.9%
LOT COVERAGE (S.F.):		87,135.16 S.F.	75,376.58 S.F.

GENERAL NOTES

- ALL BUILDINGS, CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO THE **2018 EDITION OF BCBC** AND ALL APPLICABLE BY-LAWS. ALSO REFER TO ALTERNATIVE SOLUTIONS BY **PONTEM GROUP**.
- ARCHITECTURAL DRAWINGS AND SPECIFICATIONS SHALL BE READ IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS PREPARED BY ALL CONSULTANTS. REFER TO CONTACT LIST ON THIS PAGE FOR INCLUDED CONSULTANTS.
- SHOP DRAWINGS FOR PREFABRICATED ELEMENTS SHALL BE SUBMITTED FOR CONSULTANT'S REVIEW PRIOR TO FABRICATION. A LIST OF REQUIRED SUBMITTALS WILL BE PROVIDED AT THE SITE START UP MEETING.
- GENERAL CONTRACTOR SHALL REVIEW SHOP DRAWINGS PRIOR TO SUBMITTING TO CONSULTANTS AND SHALL INDICATE SUCH REVIEW ON THE SUBMITTAL. FAILURE BY THE G.C. TO REVIEW PRIOR TO SUBMITTAL WILL RESULT IN THE SHOP DRAWINGS BEING REJECTED WITHOUT REVIEW.
- CONTRACTOR SHALL ALLOW MINIMUM OF 10 WORKING DAYS FOR THE ARCHITECTS / CONSULTANTS REVIEW OF SHOP DRAWINGS.
- REQUESTS FOR ALTERNATES MAY BE SUBMITTED FOR REVIEW. ALLOW MINIMUM OF 10 WORKING DAYS FOR REVIEW.
- CONSULTANT'S DRAWINGS AND SPECIFICATIONS SHALL BE REVIEWED FOR COMPLETENESS AND COORDINATION BY THE GENERAL CONTRACTOR. ANY CONFLICTS, DISCREPANCIES AND INCOMPLETE INFORMATION SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

MODIFICATION & FIELD REVIEW

- MODIFICATIONS TO THE WORK OTHER THAN SPECIFIED SHALL BE REVIEWED AND CONFIRMED BY THE ARCHITECT AND RESPECTIVE CONSULTANT PRIOR TO CONSTRUCTION / INSTALLATION.
- GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO WHEN ARCHITECTURAL INSPECTIONS ARE REQUIRED. A LIST OF REQUIRED FIELD REVIEWS WILL BE PROVIDED AT SITE START UP MEETING.

DIMENSIONS & SETTING OUT

- GENERAL CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE DIMENSIONS AND BEARINGS WITH LEGAL SURVEY. ALL DISCREPANCIES WITH DRAWINGS OR SITE CONDITIONS SHALL BE REPORTED TO ARCHITECT FOR CLARIFICATION, PRIOR TO EXCAVATION. SURVEYOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO EXCAVATION. COMMENCEMENT OF WORK SHALL CONSTITUTE AN ACCEPTANCE OF CONDITIONS AS SATISFACTORY.
- DIMENSIONS AT PARTY WALLS BETWEEN UNITS SHALL BE TO CENTRE – LINE OF WALL ASSEMBLIES UNLESS NOTED OTHERWISE (UNO).
- EXTERIOR DIMENSIONS SHALL BE TO FACE OF CONCRETE AND / OR TO OUTSIDE FACE OF WALL SHEATHING
  - U.N.O. INTERIOR DIMENSIONS SHALL BE TO FACE OF STUDS – UNO.
- VERTICAL DIMENSIONS SHALL BE TO FACE OF CONCRETE AND / OR TOP OF SUBFLOOR AND / OR TOP OF WALL PLATES – UNO
- REFER TO SITE PLAN FOR BUILDING LOCATION AND BUILDING SETBACK DIMENSIONS.
- REFER TO ROOF PLANS FOR ROOF VENTING, OVERHANGS.

ASSURANCE / COMPLIANCE REQUIREMENTS

- ALL WORK SUBJECT TO PERIODIC FIELD REVIEW BY ARCHITECT AND CONSULTING ENGINEERS NAMED ON THIS DOCUMENT, TO MEET THE AUTHORITY HAVING JURISDICTION'S LETTERS OF ASSURANCE / COMPLIANCE REQUIREMENTS.
- ALL WORK SHALL MEET THE MINIMUM STANDARDS OF THE B.C. TRADES ASSOCIATIONS REQUIREMENTS GOVERNING EACH TRADE INVOLVED WITH THE PROJECT.
- ALL WORK STARTED ON THE PROJECT BY ANY SUB-CONTRACTOR SHALL MEAN THAT THE ABOVE REQUIREMENTS HAVE BEEN REVIEWED AND THAT NO EXTRA CLAIM FOR COST SHALL BE PUT FORWARD TO MEET THE PROFESSIONAL CONSULTANT'S FIELD REVIEW REQUIREMENTS.
- ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR SITE SAFETY AND SHALL MEET THE REQUIREMENTS OF WORKSAFE BC.
- THE GENERAL CONTRACTOR SHALL KEEP RECORD OF AND RETAIN ALL COPIES OF THE AUTHORITY HAVING JURISDICTION'S INSPECTION REPORTS, AND PROVIDE COPIES TO THE ARCHITECT AND CONSULTANTS FOR THEIR RECORDS.

ABBREVIATIONS:

AB	AIR BARRIER	**GALV**	GALVANIZED	**RD**	ROOF DRAIN
ACT	ACOUSTIC TILE	**GL**	GLASS	**REQ'D**	REQUIRED
ADO	AUTOMATIC DOOR OPERATOR	**GWB, GB**	GYPSUM WALL BOARD	**REV**	REVISION
AD	AREA DRAIN	**HB**	HOSE BIBB	**RH**	RIGHT HAND
AL, ALUM	ALUMINUM	**HC**	HANDICAP	**RO**	ROUGH OPENING
AMB	AIRMOISTURE BARRIER	**HC WD**	HOLLOW CORE WOOD	**ROLL SH**	ROLLING SHUTTER
ANOD	ANODIZED	**HDW**	HARDWARE	**RT**	RESILIENT TILE
AFF	ABOVE FINISHED FLOOR	**HDWD**	HARDWOOD	**RWL**	RAIN WATER LEADER
BG	BUILDING GRADE	**HM**	HOLLOW METAL	**SAM**	SELF ADHERING MEMBRANE
BLDG	BUILDING	**HORIZ**	HORIZONTAL	**SC WD**	SOLID CORE WOOD
BLKG	BLOCKING	**HR**	HOUR	**SF,SQ FT**	SQUARE FEET
BM	BENCH MARK	**HT**	HEIGHT	**STF**	STAINED FINISH
BOL	BOLLARD	**ID**	INSIDE DIAMETER	**SG**	SECURITY GRILL
C/W	COMPLETE WITH	**JT**	JOINT	**SO**	SWING OUT, SIDE LIGHT
CB	CATCH BASIN	**L**	LENGTH	**SPEC**	SPECIFICATION
CG	CORNER GUARD	**LD**	LAWN DRAIN	**SR**	SMOKE RESISTANT
CJ	CONTROL JOINT	**LH**	LEFT HAND	**SS**	STAINLESS STEEL
CL	CLEAR FINISH	**LL**	LEAD LINED	**ST**	STAIR
CPT	CARPET	**LP**	LAMP POST	**STC**	SOUND TRANSMISSION COEFFICIENT
CPTD	CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN	**LS**	LAMP STANDARD	**STG**	STAIN GRADE
		MAX	MAXIMUM	**STL**	STEEL
CLG	CEILING	**MECH**	MECHANICAL	**STRUCT**	STRUCTURAL
CMU	CONCRETE MASONRY UNIT	**MET**	METAL	**SX**	SWING SLIDE PANEL
CONC	CONCRETE	**MET MESH**	METAL MESH	**T&G**	TONGUE AND GROOVE
COR MTL	CORRUGATED METAL	**MH**	MAN HOLE	**T/O**	TOP OF WALL
CORR	CORRIDOR	**MIN**	MINIMUM	**TBC**	TO BE CONFIRMED
CT	CERAMIC TILE	**MIR**	MIRROR	**TEL**	TELEPHONE
DIA	DIAMETER	**MISC**	MISCELLANEOUS	**TEMP**	TEMPERED GLASS
DR	DOOR	**N/A**	NOT APPLICABLE	**TOS**	TOP OF SLAB
DWG	DRAWING	**NIC**	NOT IN CONTRACT	**TOW**	TOP OF WALL
EG	EXISTING GRADE	**NTS**	NOT TO SCALE	**TR**	TREAD
ELEC	ELECTRICAL	**NO**	NUMBER	**TYP**	TYPICAL
ELEV	ELEVATION	**O/A**	OVERALL	**U/G**	UNDERGROUND
ENCL	ENCLOSURE	**O/O**	OUT TO OUT	**U/S**	UNDER SIDE
EQ	EQUAL	**OC**	ON CENTRE	**ULC**	UNDERWRITER'S LABORATORIES OF CANADA
EXIST	EXISTING	**OD**	OUTSIDE DIAMETER		
EXT	EXTERIOR	**P LAM**	PLASTIC LAMINATE	**UNFIN**	UNFINISHED
F EXT	FIRE EXTINGUISHER	**PC**	PRECAST	**UNO**	UNLESS NOTED OTHERWISE
FBR	FIBREGLASS	**PG**	PAINT GRADE	**VB**	VAPOUR BARRIER
FD	FLOOR DRAIN	**PL, PROP**	PROPERTY LINE	**VCT**	VINYL COMPOSITE TILE
FDTN	FOUNDATION	**PLY**	PLYWOOD	**VERT**	VERTICAL
FFE	FINISHED FLOOR ELEVATION	**PNL**	PANEL	**VEST**	VESTIBULE
FG	FINISHED GRADE	**PREFAB**	PREFABRICATED	**VIF**	VERIFY IN FIELD
FHC	FIRE HOSE CABINET	**PREFIN**	PREFINISHED	**WC**	WATER CLOSET
FIN	FINISH	**PSF**	PRESSED STEEL FRAME	**WD**	WOOD
FO	FINISHED OPENING	**PTD, PT**	PAINTED	**WD VN**	WOOD VENEER
FR	FRAME	**R/W**	RIGHT OF WAY	**WP**	WATERPROOFING
FRR	FIRE RESISTANCE RATING	**R, RAD**	RADIUS	**WM GL**	WIRE MESH GLAZING
FTG	FOOTING	**RB**	RUBBER BASE		
G1S	GOOD ONE SIDE	**RCABC**	ROOFING CONTRACTOR'S ASSOCIATION OF BRITISH COLUMBIA		
GA	GAUGE				

BUILDING DATA

LEVEL	RESIDENTIAL	Area (M2)	COMMERCIAL		EXCLUSIONS		GROSS BUILDING AREA		NET (FSR)	
LEVEL 1	35,064.24 SF	3,257.57 m²	LEVEL 1	32,491.75 SF 3,018.58 m²			67,555.98 SF	6,276.16 m²	67,555.98 SF	6,276.16 m²
LEVEL 2	49,631.61 SF	4,610.93 m²			LEVEL 2	13,797.49 SF 1,281.83 m²	61,594.45 SF	5,722.31 m²	47,796.96 SF	4,440.48 m²
LEVEL 3	61,124.90 SF	5,678.69 m²					61,124.90 SF	5,678.69 m²	61,124.90 SF	5,678.69 m²
LEVEL 4	58,024.02 SF	5,390.61 m²					58,024.02 SF	5,390.61 m²	58,024.02 SF	5,390.61 m²
LEVEL 5	58,024.02 SF	5,390.61 m²					58,024.02 SF	5,390.61 m²	58,024.02 SF	5,390.61 m²
LEVEL 6	58,024.02 SF	5,390.61 m²					58,024.02 SF	5,390.61 m²	58,024.02 SF	5,390.61 m²
ROOF	533.35 SF	49.55 m²					533.35 SF	49.55 m²	533.35 SF	49.55 m²
TOTAL	320,426.17 SF	29,768.56 m²					364,880.76 SF	33,898.53 m²	351,083.26 SF	32,616.70 m²

EXCLUSIONS

OPEN TO BELOW	13,797.49 SF	1,281.83 m²
TOTAL	13,797.49 SF	1,281.83 m²

UNIT BREAKDOWN

NAME	UNIT TYPE	Q	%	GROSS AREA (SF)	BALCONY/PATIO (SF)
UNIT A1	1 BED	6	1.7%	526.76 SF	61.38 SF
UNIT A1a	1 BED	6	1.7%	604.16 SF	76.00 SF / 119.51 SF
UNIT A2 (ADAPT)	1 BED	17	4.8%	603.29 SF	
UNIT A3	1 BED	5	1.4%	568.62 SF	68.84 SF
UNIT A4	1 BED	3	0.8%	540.43 SF	63.08 SF
UNIT A4e	1 BED	1	0.3%	535.09 SF	63.08 SF
UNIT A5	1 BED	6	1.7%	555.05 SF	69.33 SF / 180.69 SF
1 BED		44	12.3%		
UNIT B2	1 BED + DEN	33	9.2%	628.55 SF	
UNIT B2a	1 BED + DEN	12	3.4%	620.66 SF	
UNIT B2e	1 BED + DEN	1	0.3%	622.12 SF	69.08 SF
UNIT B3	1 BED + DEN	62	17.4%	560.59 SF	
UNIT B4	1 BED + DEN	5	1.4%	624.35 SF	124.44 SF / -
UNIT B5	1 BED + DEN	4	1.1%	648.48 SF	95.30 SF / -
UNIT B5e	1 BED + DEN	1	0.3%	642.36 SF	95.30 SF
UNIT B6	1 BED + DEN	6	1.7%	595.21 SF	76.80 SF / 120.86 SF
UNIT B6a	1 BED + DEN	6	1.7%	544.78 SF	69.52 SF / 188.64 SF
1 BED + DEN		130	36.4%		
UNIT B1	1BED + DEN	6	1.7%	567.11 SF	68.75 SF / 183.10 SF
1BED + DEN		6	1.7%		
UNIT C1	2 BED	4	1.1%	668.99 SF	67.17 SF / 132.53 SF
UNIT C2	2 BED	5	1.4%	688.56 SF	69.78 SF
UNIT C2e	2 BED	1	0.3%	682.12 SF	69.78 SF
UNIT D1	2 BED	6	1.7%	751.09 SF	70.16 SF / 186.85 SF
UNIT D2	2 BED	5	1.4%	740.87 SF	68.26 SF / 126.63 SF
UNIT D3	2 BED	4	1.1%	745.47 SF	54.32 SF
UNIT D4	2 BED	11	3.1%	758.60 SF	
UNIT D4a	2 BED	4	1.1%	739.86 SF	96.88 SF / 94.31 SF
UNIT D5	2 BED	24	6.7%	773.47 SF	70.31 SF
UNIT D5 (ADAPT)	2 BED	19	5.3%	775.22 SF	
UNIT D5a	2 BED	10	2.8%	744.49 SF	
UNIT D6	2 BED	4	1.1%	762.33 SF	43.33 SF
UNIT E1	2 BED	8	2.2%	830.15 SF	96.88 SF / 94.31 SF
UNIT E2	2 BED	20	5.6%	855.70 SF	
UNIT E2a	2 BED	9	2.5%	830.60 SF	
UNIT E4	2 BED	4	1.1%	769.24 SF	70.51 SF / 241.53 SF
UNIT E4a	2 BED	5	1.4%	746.81 SF	92.09 SF
UNIT E5	2 BED	6	1.7%	738.42 SF	66.08 SF / 139.23 SF
2 BED		149	41.7%		
UNIT E3	2 BED + DEN	5	1.4%	902.62 SF	68.86 SF / 47.33 SF
2 BED + DEN		5	1.4%		
UNIT F1	3 BED	4	1.1%	920.78 SF	80.85 SF
UNIT F1a	3 BED	4	1.1%	1,010.64 SF	98.62 SF
UNIT F3	3 BED	4	1.1%	875.08 SF	101.61 SF
UNIT F4	3 BED	5	1.4%	863.34 SF	90.82 SF / 213.65 SF
UNIT F5	3 BED	1	0.3%	1,076.46 SF	282.66 SF
3 BED		18	5.0%		
UNIT F2 (ADAPT)	3 BED + DEN	4	1.1%	974.49 SF	90.82 SF / 213.65 SF
UNIT F6	3 BED + DEN	1	0.3%	1,102.14 SF	-
3 BED + DEN		5	1.4%		
TOTAL		357	100.0%		

NAME	UNIT TYPE	Q	%	GROSS AREA (SF)	BALCONY/PATIO (SF)
UNIT TH1	3 BED	2	14.3%	1,385.02 SF	90.31 SF
UNIT TH4a	3 BED	1	7.1%	1,362.84 SF	93.29 SF
3 BED		3	21.4%	2,747.86 SF	
UNIT TH2	3 BED + DEN	1	7.1%	1,668.85 SF	105.88 SF
UNIT TH4	3 BED + DEN	1	7.1%	1,372.41 SF	93.80 SF
UNIT TH6	3 BED + DEN	2	14.3%	1,662.41 SF	93.31 SF
UNIT TH7	3 BED + DEN	1	7.1%	1,372.37 SF	90.47 SF
UNIT TH8	3 BED + DEN	4	28.6%	1,663.31 SF	108.58 SF
3 BED + DEN		9	64.3%	7,739.35 SF	
UNIT TH3	4 BED	1	7.1%	1,876.80 SF	138.42 SF
UNIT TH5	4 BED	1	7.1%	1,639.33 SF	83.00 SF
4 BED		2	14.3%	3,516.13 SF	
TOTAL		14	100.0%	14,003.34 SF	

PARKING DATA

		ALLOWED/REQUIRED:	PROPOSED
RESIDENTIAL PARKING			
TOTAL UNITS:		371	
RESIDENT STALLS		501	510 (34 ADPT.)
(OF WHICH) E.V. STALLS	(1 STALL PER UNIT)	(371)	(371)
VISITOR STALLS	10% OF TOTAL	56	56 (2 ADPT.)
(OF WHICH)SMALL CAR VISITOR	20% OF TOTAL	(11)	(8)
TOTAL:		**557**	**566**
COMMERCIAL PARKING:			
TOTAL COMMERCIAL AREA:	32,748.68 SF (3042.5 M²)		
COMMERCIAL STALLS	1 PER 35m²	87	74(32 AT GRADE)
(OF WHICH) E.V. STALLS	10% OF TOTAL	(9)	(3)
(OF WHICH) ACCESSIBLE STALLS		(2)	(2 AT GRADE)
AS PER JERICHO NCP, PARKING ON 199A ST (HIGH STREET) 25 TO BE CONSIDERED FOR COMMERCIAL			17(CONSIDERED)
TOTAL PARKING STALL:		**644**	**657**
RESIDENTIAL BICYCLE STALLS			
RESIDENTIAL	1.2 STALLS PER UNIT	445	58 (OCTO RACKS) x 8= 464 BIKE STORAGES
VISITOR	6 STALLS PER BUILDING	24	30 STALLS
COMMERCIAL BICYCLE STALLS			
CRU	0.06 STALLS PER 100M2	2	2 STALLS
VISITOR	6 STALLS PER BUILDING	12	18 STALLS

CODE SUMMARY COMPLIANCE WITH BCBC 2018

**** NOTE: REFER TO DETAILED CODE REPORT & ALTERNATE SOLUTION BY PONTEM GROUP FOR FURTHER INFORMATION, DATED AUG 17, 2023 - *ISSUED FOR EXCAVATION AND SHORING PERMIT*.**

BUILDING DATA:

BUILDING AREA	BUILDING 1: 1,400 M² BUILDING 2: 1,177 M² BUILDING 3(EAST): 1,204 M² BUILDING 3(WEST): 628 M² BUILDING 4(NORTH): 1,203 M² BUILDING 4(SOUTH): 968 M²
BUILDING HEIGHT	6 STOREYS
CONSTRUCTION TYPE	COMBUSTIBLE (ABOVE GRADE) NON-COMBUSTIBLE (BELOW GRADE)
MAJOR OCCUPANCY	GROUP C (RESIDENTIAL) GROUP D (BUSINESS AND PERSONAL SERVICES) AND GROUP E (RETAIL) GROUP F3 (STORAGE GARAGE)
SUBSIDIARY OCCUPANCY	AMENITY RESIDENTIAL STORAGE AMENITY SERVICE ROOMS

CONSTRUCTION REQUIREMENTS:

REFER TO ARTICLE 3.2.2.50 (GROUP C, UP TO 6 STOREYS, SPRINKLERED)
REFER TO ARTICLE 3.2.2.56 (GROUP D, UP TO 6 STOREYS, SPRINKLERED)
REFER TO ARTICLE 3.2.1.2 (GROUP F3, UP TO 6 STOREYS, SPRINKLERED)

MAXIMUM AREA	1,500 M²
CONSTRUCTION TYPE	COMBUSTIBLE CONSTRUCTION PERMITTED, NON-COMBUSTIBLE CONSTRUCTION PERMITTED
FLOOR ASSEMBLIES	MINIMUM 1 HOUR FIRE SEPARATION FOR RESIDENTIAL MINIMUM 2 HOUR FIRE SEPARATION FOR COMMERCIAL MINIMUM 2 HOUR FIRE SEPARATION FOR PARKING GARAGE
LOADBEARING	SAME AS SUPPORTED ASSEMBLY
ROOF ASSEMBLIES	UNOCCUPIED PORTIONS: MINIMUM 1 HOUR FIRE-RESISTANCE RATING REQUIRED OCCUPIED PORTIONS: MINIMUM 2 HOUR FIRE SEPARATION REQUIRED
ROOF COVERING	CLASS A, B, OR C ROOF COVERING CLASSIFICATION
HIGH BUILDING	NO
SPRINKLERS	REQUIRED - SYSTEM TO COMPLY WITH NFPA 13-2013
STANDPIPE	REQUIRED - SYSTEM TO COMPLY WITH NFPA 14-2013

BUILDING HEIGHT:
THE DISTANCE BETWEEN THE FLOOR OF THE FIRST STOREY TO THE UPPERMOST FLOOR LEVEL IS LESS THAN 18M. THE UPPERMOST FLOOR (6TH STOREY) OF THE BUILDING IS NOT MORE THAN 18M ABOVE GRADE.

NUMBER OF STREETS:
IN COMPLIANCE WITH 3.2.2.10.(1) AND (3), THE REQUIRED STREET FACING FRONTAGE IS PROVIDED BY 199TH ST, 79TH AVE AND 199TH A ST.

ISSUED FOR 60% REVIEW SET
SEPTEMBER 15, 2023

ARCHITECTURAL DRAWING LIST

SHEET	NAME	SCALE
A0.0	COVER SHEET	N/A
A0.0A	PROJECT DATA	N/A
A0.1	GENERAL NOTES	N/A
A0.2	ASSEMBLY SCHEDULES	N/A
A0.3	ASSEMBLY SCHEDULES	N/A
A0.4	ASSEMBLY SCHEDULES	N/A
A0.5	ASSEMBLY SCHEDULES	N/A
A0.6	DOOR SCHEDULES	N/A
A0.7	WINDOW SCHEDULES	N/A
A0.7.1	WINDOW SCHEDULES	
A1.0	OVERALL SITE PLAN	1" = 20'-0"
A1.1.1	PARKING PLAN LEVEL P3	1/16" = 1'-0"
A1.1.2	PARKING PLAN LEVEL P2	1/16" = 1'-0"
A1.1.3	PARKING PLAN LEVEL P1	1/16" = 1'-0"
A1.1.4	ENLARGED PARKING PLAN LEVEL P3-A	1/8" = 1'-0"
A1.1.5	ENLARGED PARKING PLAN LEVEL P3-B	1/8" = 1'-0"
A1.1.6	ENLARGED PARKING PLAN LEVEL P3-C	1/8" = 1'-0"
A1.1.7	ENLARGED PARKING PLAN LEVEL P3-D	1/8" = 1'-0"
A1.1.8	ENLARGED PARKING PLAN LEVEL P2-A	1/8" = 1'-0"
A1.1.9	ENLARGED PARKING PLAN LEVEL P2-B	1/8" = 1'-0"
A1.1.10	ENLARGED PARKING PLAN LEVEL P2-C	1/8" = 1'-0"
A1.1.11	ENLARGED PARKING PLAN LEVEL P2-D	1/8" = 1'-0"
A1.1.12	ENLARGED PARKING PLAN LEVEL P1-A	1/8" = 1'-0"
A1.1.13	ENLARGED PARKING PLAN LEVEL P1-B	1/8" = 1'-0"
A2.1.1	BUILDING 1 LEVEL 1 & 2	1/8" = 1'-0"
A2.1.3	BUILDING 1 LEVEL 3 & 4	1/8" = 1'-0"
A2.1.4	BUILDING 1 LEVEL 5 & 6	1/8" = 1'-0"
A2.1.5	BUILDING 1 ROOF PLAN	1/8" = 1'-0"
A2.2.1	BUILDING 2 LEVEL 1 & 2	1/8" = 1'-0"
A2.2.3	BUILDING 2 LEVEL 3 & 4	1/8" = 1'-0"
A2.2.4	BUILDING 2 LEVEL 5 & 6	1/8" = 1'-0"
A2.2.5	BUILDING 2 ROOF PLAN	1/8" = 1'-0"
A2.3.1	BUILDING 3 LEVEL 1	1/8" = 1'-0"
A2.3.3	BUILDING 3 LEVEL 2	1/8" = 1'-0"
A2.3.4	BUILDING 3 LEVEL 3	1/8" = 1'-0"
A2.3.5	BUILDING 3 LEVEL 4	1/8" = 1'-0"
A2.3.6	BUILDING 3 LEVEL 5	1/8" = 1'-0"
A2.3.7	BUILDING 3 LEVEL 6	1/8" = 1'-0"
A2.3.8	BUILDING 3 ROOF PLAN	1/8" = 1'-0"
A2.4.1	BUILDING 4 LEVEL 1	1/8" = 1'-0"
A2.4.2	BUILDING 4 LEVEL 2	1/8" = 1'-0"
A2.4.3	BUILDING 4 LEVEL 3	1/8" = 1'-0"
A2.4.4	BUILDING 4 LEVEL 4	1/8" = 1'-0"
A2.4.5	BUILDING 4 LEVEL 5	1/8" = 1'-0"
A2.4.6	BUILDING 4 LEVEL 6	1/8" = 1'-0"
A2.4.7	BUILDING 4 ROOF PLAN	1/8" = 1'-0"
A3.0	UNIT PLANS	1/4" = 1'-0"
A3.1	UNIT PLANS	1/4" = 1'-0"
A3.2	UNIT PLANS	1/4" = 1'-0"
A3.3	UNIT PLANS	1/4" = 1'-0"
A3.4	UNIT PLANS	1/4" = 1'-0"
A3.5	UNIT PLANS	1/4" = 1'-0"
A3.6	UNIT PLANS	1/4" = 1'-0"
A3.7	UNIT PLANS	1/4" = 1'-0"
A3.8	UNIT PLANS	1/4" = 1'-0"
A4.0	BUILDING 1 ELEVATIONS	
A4.1	BUILDING 1 ELEVATIONS	
A4.2	BUILDING 2 ELEVATIONS	
A4.3	BUILDING 2 ELEVATIONS	
A4.4	BUILDING 3 ELEVATIONS	
A4.5	BUILDING 3 ELEVATIONS	
A4.6	BUILDING 4 ELEVATIONS	
A4.7	BUILDING 4 ELEVATIONS	
A5.0	BUILDING SECTION	1/8" = 1'-0"
A5.1	BUILDING SECTION	
A5.2	BUILDING SECTION	1/8" = 1'-0"
A5.3	BUILDING SECTION	
A5.4	BUILDING SECTION	1/8" = 1'-0"
A5.5	BUILDING SECTION	
A5.6	BUILDING SECTION	
A5.7	BUILDING SECTION	1/8" = 1'-0"
A5.8	BUILDING SECTION	
A5.9	BUILDING SECTION	1/8" = 1'-0"
A5.10	BUILDING SECTION	
A6.1	WALL SECTIONS (PARKADE)	1/4" = 1'-0"
A6.2	WALL SECTIONS (PARKADE)	1/4" = 1'-0"
A7.0	STAIR PLANS AND SECTIONS (PARKADE & SITE)	1/4" = 1'-0"
A7.1	STAIR PLANS AND SECTIONS (PARKADE & SITE)	1/4" = 1'-0"
A7.2	STAIR PLANS AND SECTIONS (PARKADE & SITE)	1/4" = 1'-0"
A7.3	STAIR PLANS AND SECTIONS (PARKADE & SITE)	1/4" = 1'-0"
A7.4	STAIR PLANS AND SECTIONS (ABOVE GRADE)	
A7.5	STAIR PLANS AND SECTIONS (ABOVE GRADE)	
A7.6	STAIR PLANS AND SECTIONS (ABOVE GRADE)	
A7.7	STAIR PLANS AND SECTIONS (ABOVE GRADE)	
A7.8	STAIR PLANS AND SECTIONS (ABOVE GRADE)	
A8.0	PLAN DETAILS	1 1/2" = 1'-0"
A8.2	SECTION DETAILS	1 1/2" = 1'-0"

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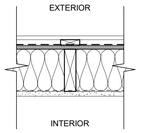
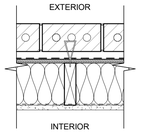
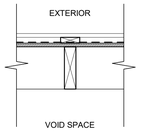
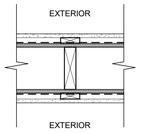
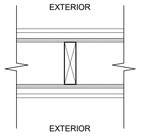
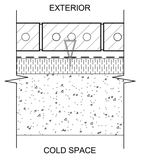
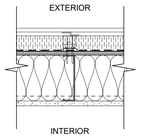
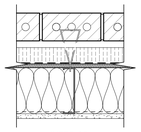
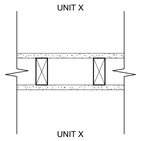
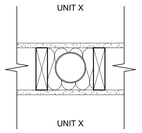
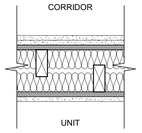
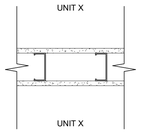
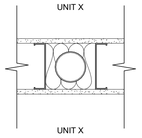
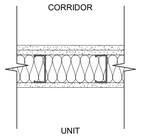
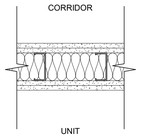
EXTERIOR WALL ASSEMBLIES

ASSEMBLY			ASSEMBLY SOURCE	FRR	STC
EW41	EXTERIOR WALL WITH HARDIE (WOOD STUD)				
		HARDIE PANEL - REFER TO PLANS AND ELEVATIONS FOR EXTENT OF HARDIE PANEL 1 X 3 BORATE-TREATED VERTICAL FURRING @ 16" OC FULLY ADHERED PERMEABLE AIR/MOISTURE BARRIER EXTERIOR PLYWOOD SHEATHING (SEE STRUCTURAL) 2 X 6 WOOD STUDS (SEE STRUCTURAL) R-22 FIBREGLASS BATT INSULATION 6 MIL POLY VAPOUR/AIR BARRIER (TAPED AND SEALED) SHEAR PLYWOOD SHEATHING (WHERE APPLICABLE) (SEE STRUCTURAL) 5/8" TYPE "X" GWB, VERTICAL ONLY, PAINTED NOTE: - ADD 1/2" GWB IF ACOUSTICAL UPGRADE REQUIRED (REFER TO ACOUSTICAL REPORT AND FLOOR PLANS FOR LOCATIONS) - ADD 1/2" FURRING BETWEEN STUD AND POLY VAPOUR/BARRIER WHEN BATHTUB IS AGAINST EXTERIOR WALL	FRR BASED ON ULC #W323	1HR	N/A
EW43	EXTERIOR WALL WITH BRICK (WOOD STUD)				
		BRICK WITH CLEAR BRICK SEALER ON (CLEAN) FACE, GALVANIZED BRICK TIES BY STRUCTURAL - REFER TO PLANS AND ELEVATIONS FOR EXTENT OF BRICK 1" AIR SPACE FULLY ADHERED PERMEABLE AIR/MOISTURE BARRIER EXTERIOR PLYWOOD SHEATHING (SEE STRUCTURAL) 2 X 6 WOOD STUDS (SEE STRUCTURAL) R-22 FIBREGLASS BATT INSULATION 6 MIL POLY VAPOUR/AIR BARRIER (TAPED AND SEALED) SHEAR PLYWOOD SHEATHING (WHERE APPLICABLE) (SEE STRUCTURAL) 5/8" TYPE "X" GWB, VERTICAL ONLY, PAINTED NOTE: - ADD 1/2" GWB IF ACOUSTICAL UPGRADE REQUIRED (REFER TO ACOUSTICAL REPORT AND FLOOR PLANS FOR LOCATIONS) - ADD 1/2" FURRING BETWEEN STUD AND POLY VAPOUR/BARRIER WHEN BATHTUB IS AGAINST EXTERIOR WALL	FRR BASED ON ULC #W323	1HR	N/A
EW47	FEATURE WALL WITH HARDIE (WOOD STUD)				
		HARDIE PANEL - REFER TO PLANS AND ELEVATIONS FOR EXTENT OF SIDING 1 X 3 BORATE-TREATED VERTICAL FURRING @ 16" OC FULLY ADHERED PERMEABLE AIR/MOISTURE BARRIER EXTERIOR PLYWOOD SHEATHING (SEE STRUCTURAL) 2 X 6 WOOD STUDS (SEE STRUCTURAL)	N/A	N/A	N/A
EW47a	FEATURE WING WALL WITH HARDIE (WOOD STUD)				
		HARDIE PANEL - REFER TO PLANS AND ELEVATIONS FOR EXTENT OF SIDING 1 X 3 BORATE-TREATED VERTICAL FURRING @ 16" OC FULLY ADHERED PERMEABLE AIR/MOISTURE BARRIER EXTERIOR PLYWOOD SHEATHING (SEE STRUCTURAL) 2 X 6 WOOD STUDS (SEE STRUCTURAL) EXTERIOR PLYWOOD SHEATHING (SEE STRUCTURAL) FULLY ADHERED PERMEABLE AIR/MOISTURE BARRIER 1 X 3 BORATE-TREATED VERTICAL FURRING @ 16" OC HARDIE PANEL - REFER TO PLANS AND ELEVATIONS FOR EXTENT OF SIDING	N/A	N/A	N/A
EW50	BALCONY PARTITION WALL WITH HARDIE (WOOD STUD)				
		HARDIE PANEL - REFER TO PLANS AND ELEVATIONS FOR EXTENT OF SIDING 1 X 3 BORATE-TREATED FURRING @ 16" OC FULLY ADHERED PERMEABLE AIR/MOISTURE BARRIER EXTERIOR PLYWOOD SHEATHING (SEE STRUCTURAL) 2 X 6 WOOD STUDS (SEE STRUCTURAL) EXTERIOR PLYWOOD SHEATHING FULLY ADHERED PERMEABLE AIR/MOISTURE BARRIER 1 X 3 BORATE-TREATED FURRING @ 16" OC HARDIE PANEL - REFER TO PLANS AND ELEVATIONS FOR EXTENT OF SIDING	N/A	N/A	N/A
EW6a	EXTERIOR WALL WITH BRICK (CONCRETE WITH INSULATION)				
		BRICK WITH CLEAR BRICK SEALER ON (CLEAN) FACE, GALVANIZED BRICK TIES BY STRUCTURAL - REFER TO PLANS AND ELEVATIONS FOR EXTENT OF BRICK 1" AIR SPACE FULLY ADHERED AIR/MOISTURE BARRIER R-8 2" MINERAL WOOL EXTERIOR INSULATION CONCRETE WALL (SEE STRUCTURAL) (MIN. 5" THICK W/ MIN. 2" COVER OVER REINFORCEMENT)	FRR BASED ON BCBC 2018 APPENDIX D TABLE D-2.1.1	1HR	N/A
EW8	EXTERIOR WALL WITH BRICK (STEEL STUD WITH 2" INSULATION)				
		HARDIE PANEL - REFER TO PLANS AND ELEVATIONS FOR EXTENT OF HARDIE 1/2" Z-GIRTS @ 16" OC (FASTENED TO STEEL ANGLE) 2" ISOCLIP WITH GALVANIZED STEEL ANGLE (FASTENED INTO STUDS) R-8 2" MINERAL WOOL EXTERIOR INSULATION FULLY ADHERED PERMEABLE AIR/MOISTURE BARRIER EXTERIOR PLYWOOD SHEATHING (SEE STRUCTURAL) 6" STEEL STUDS (SEE STRUCTURAL) R-22 FIBREGLASS BATT INSULATION 6 MIL POLY VAPOUR/AIR BARRIER (TAPED AND SEALED) 5/8" GWB (PAINTED AND FINISHED AS PER ID) NOTE: - ADD 1/2" GWB IF ACOUSTICAL UPGRADE REQUIRED (REFER TO ACOUSTICAL REPORT AND FLOOR PLANS FOR LOCATIONS) - ADD 1/2" FURRING BETWEEN STUD AND POLY VAPOUR/BARRIER WHEN BATHTUB IS AGAINST EXTERIOR WALL	N/A	N/A	N/A
EW10a	EXTERIOR WALL WITH BRICK (STEEL STUD WITH 2" INSULATION)				
		BRICK WITH CLEAR BRICK SEALER ON (CLEAN) FACE, GALVANIZED BRICK TIES BY STRUCTURAL - REFER TO PLANS AND ELEVATIONS FOR EXTENT OF SIDING 1" AIR SPACE R-8 2" MINERAL WOOL EXTERIOR INSULATION FULLY ADHERED PERMEABLE AIR/MOISTURE BARRIER EXTERIOR PLYWOOD SHEATHING (SEE STRUCTURAL) 6" STEEL STUDS (SEE STRUCTURAL) R-22 FIBREGLASS BATT INSULATION 6 MIL POLY VAPOUR/AIR BARRIER (TAPED AND SEALED) 1/2" GWB (PAINTED AND FINISHED AS PER ID) NOTE: - ADD 1/2" GWB IF ACOUSTICAL UPGRADE REQUIRED (REFER TO ACOUSTICAL REPORT AND FLOOR PLANS FOR LOCATIONS) - ADD 1/2" FURRING BETWEEN STUD AND POLY VAPOUR/BARRIER WHEN BATHTUB IS AGAINST EXTERIOR WALL	N/A	N/A	N/A

INTERIOR WALL ASSEMBLIES

ASSEMBLY			ASSEMBLY SOURCE	FRR	STC
IW41	INTERIOR PARTITION WALL (2 X 4 WOOD STUD)				
		1/2" GWB SHEAR SHEATHING (WHERE APPLICABLE) (SEE STRUCTURAL), OR ADD GWB TO MAKE FLUSH 2 X 4 WOOD STUDS SHEAR SHEATHING (WHERE APPLICABLE) (SEE STRUCTURAL), OR ADD GWB TO MAKE FLUSH 1/2" GWB FOR LOAD-BEARING (SEE STRUCTURAL) 5/8" TYPE "X" GWB SHEAR SHEATHING (WHERE APPLICABLE) (SEE STRUCTURAL), OR ADD GWB TO MAKE FLUSH 2 X 4 WOOD STUDS AT 16" OC, HORIZONTALLY BRACED AT 5' OC (SEE STRUCTURAL) SHEAR SHEATHING (WHERE APPLICABLE) (SEE STRUCTURAL), OR ADD GWB TO MAKE FLUSH 5/8" TYPE "X" GWB NOTE: 1 HR FRR BUT NOT FIRE SEPARATION	N/A FRR BASED ON ULC #W307 STC BASED ON BCBC 2018 DIVISION B TABLE A-9.10.3.1.A - W1d	N/A 1HR	N/A 32
IW42	INTERIOR PARTITION PLUMBING WALL (2 X 6 WOOD STUD)				
		1/2" GWB SHEAR SHEATHING (WHERE APPLICABLE) (SEE STRUCTURAL), OR ADD GWB TO MAKE FLUSH BATT INSULATION IN STUD SPACE 2 X 6 WOOD STUDS SHEAR SHEATHING (WHERE APPLICABLE) (SEE STRUCTURAL), OR ADD GWB TO MAKE FLUSH 1/2" GWB FOR LOAD-BEARING (SEE STRUCTURAL) 5/8" TYPE "X" GWB SHEAR SHEATHING (WHERE APPLICABLE) (SEE STRUCTURAL), OR ADD GWB TO MAKE FLUSH 2 X 4 WOOD STUDS AT 16" OC, HORIZONTALLY BRACED AT 5' OC (SEE STRUCTURAL) SHEAR SHEATHING (WHERE APPLICABLE) (SEE STRUCTURAL), OR ADD GWB TO MAKE FLUSH 5/8" TYPE "X" GWB NOTE: 1 HR FRR BUT NOT FIRE SEPARATION	N/A FRR BASED ON ULC #W316 STC BASED ON BCBC 2018 DIVISION B TABLE A-9.10.3.1.A - W1d	N/A 1HR	N/A 32
IW43	CORRIDOR WALL (STAGGERED WOOD STUD)				
		2 LAYERS OF 5/8" TYPE "X" GWB SHEAR SHEATHING (WHERE APPLICABLE) (SEE STRUCTURAL), OR ADD GWB TO MAKE FLUSH 2 X 4 WOOD STUDS AT 12" OC STAGGERED ON 2 X 6 TOP AND BOTTOM PLATES, BRACED 5' OC (SEE STRUCTURAL) WITH 2 1/2" INSULATION - FULL CAVITY SHEAR SHEATHING (WHERE APPLICABLE) (SEE STRUCTURAL), OR ADD GWB TO MAKE FLUSH 5/8" TYPE "X" GWB NOTE: - AIRTIGHT DRYWALL APPROACH TO BE USED - DRYWALL TO BE SEALED TO FRAMING - GASKETED ELECTRICAL BOXES AND POTLIGHTS TO BE USED	FRR BASED ON ULC #W313 (CONFIGURATION B) STC BASED ON BCBC 2018 DIVISION B TABLE A-9.10.3.1.A - W8a	1HR 52
IW1	INTERIOR PARTITION WALL (3 5/8" STEEL STUD)				
		1/2" GWB 3 5/8" STEEL STUDS AT 16" OC 1/2" GWB	N/A	N/A	N/A
IW2	INTERIOR PARTITION PLUMBING WALL (6" STEEL STUD)				
		1/2" GWB 6" STEEL STUDS AT 16" OC BATT INSULATION TO FILL STUD SPACE 1/2" GWB	N/A	N/A	N/A
IW4	CORRIDOR PARTITION WALL (STEEL STUD)				
		2 LAYERS OF 5/8" TYPE "X" GWB 3 5/8" STEEL STUDS @ 16" OC BATT INSULATION 5/8" TYPE "X" GWB	FRR BASED ON ULC #W401 STC BASED ON BCBC 2018 DIVISION B TABLE A-9.10.3.1.A - W5b	1HR 52
IW4a	CORRIDOR PARTITION WALL (STEEL STUD)				
		2 LAYERS OF 5/8" TYPE "X" GWB 3 5/8" STEEL STUDS @ 16" OC BATT INSULATION 2 LAYERS OF 5/8" TYPE "X" GWB	FRR BASED ON ULC #U419 STC BASED ON BCBC 2018 DIVISION B TABLE A-9.10.3.1.A - W6b	2HR 52

ASSEMBLY LEGEND:

IW1 / 1HR

- BUILDING ASSEMBLY TYPE (WALL/ROOF/FLOOR) REFER TO CHART FOR DESCRIPTION
- FIRE RESISTANCE RATING, AS SPECIFIED BY SOURCE LISTED

WALL ASSEMBLY GENERAL NOTES:

1. ALL STUDS TO EXTEND UP TO UNDERSIDE OF STRUCTURE/SLAB UNLESS OTHERWISE NOTED.
2. PROVIDE OPENINGS IN GWB AS REQUIRED FOR MECHANICAL/ ELECTRICAL SERVICES. ACOUSTIC CAULK PENETRATIONS & FIRE STOP IN RATED SEPARATIONS.
3. FOR ALL MOUNTED FIXTURES, EQUIPMENT & MILLWORK PROVIDE PLYWOOD BACKING FOR SUPPORT AS REQUIRED.
4. PROVIDE MIN 3/4" PLYWOOD BACKING IN BATHTUB ENCLOSURES AND TOILETS FOR FUTURE ACCESSIBILITY.
5. IN WASHROOMS AND SHOWERS FOR SUITES AND AMENITY SPACES PROVIDE ADDITIONAL LAYER OF CEMENTITIOUS BOARD ON THE SHOWER OR WC SIDE OF ALL WALLS WHICH ARE SCHEDULED TO RECEIVE A TILE FINISH. ALL ASSEMBLIES TO EXTEND TO THE U/S OF STRUCTURE.
6. FOR ALL WALLS FOR WHICH A REFERENCE IS MADE TO A ULC DESIGN, CONTRACTOR IS TO REFER TO ACTUAL DESIGN LISTING FOR ADDITIONAL DESCRIPTION AND CONSTRUCTION OF WALL ASSEMBLY.

INTERIOR WALL GENERAL NOTES:

1. TOP FLOOR VERTICAL FIRE SEPARATIONS ARE REQUIRED TO BE CONTINUOUS TO THE U/S OF ROOF SHEATHING.
2. ALL WALLS DEMISING UNITS FROM EACH OTHER, PUBLIC CORRIDORS & SERVICE ROOMS/SHAFTS TO HAVE ACOUSTIC CAULK BOTH SIDES OF WALLS BETWEEN FLOOR & SILL PLATE.
3. FIRESTOPPING SYSTEMS:
   A. ALL SERVICE PENETRATIONS THROUGH FIRE RATED ASSEMBLIES TO BE TIGHTLY FITTED, AND ANY REMAINING GAP TO BE SEALED WITH A ULC RATED FIRESTOP SYSTEM THAT MATCHES THE FRR OF THE ASSEMBLY.
   B. SERVICE PENETRATIONS THROUGH FIRE BLOCKS MUST BE FIRE-STOPPED.
   C. ALL DUCTING PENETRATION THROUGH FIRE RATED ASSEMBLIES TO HAVE EITHER FIRE-DAMPER OR BE ENCLOSED WITH AN ASSEMBLY WITH EQUIVALENT FRR.
4. ON FIRE SEPARATION ASSEMBLY WHERE SERVICES REQUIRE AN OPENING GREATER THAN 25 SQ. INCHES (E.G. DIVERTER AT TUB/VANITY) PROVIDE 5 SIDED GWB RATED BOX (MUDDED AND TAPED) THAT MATCHES THE FRR OF THE ASSEMBLY.
5. PLUMBING LINES AND DRAINS ARE NOT TO BE RUN IN EXTERIOR WALLS.
6. MUD RINGS WITHOUT SEALED BOXES ARE TO BE LOCATED ON INTERIOR WALLS ONLY (E.G. CABLE ROUGH-IN)

ACOUSTIC SEPARATION GENERAL NOTES:

1. PROVIDE ACOUSTIC SEALANT AT EDGE, BASE AND HEAD OF ALL WALLS BETWEEN STUD FACE AND ADJACENT SURFACE - BOTH SIDES OF WALL TYP
2. WHERE MECHANICAL RISERS & STACKS ARE PRESENT, FILL STUD SPACE WITH ACOUSTICAL INSULATION.
3.
4. NO CONTACT BETWEEN PIPING (SUPPLY & DWV) & CEILING OR WALL GWB & FRAMING.
5. IN SUSPENDED CEILING 2" AIR GAP PROVIDE 1 1/2" ACOUSTIC BATTS. IN 10" PROVIDE 3 1/2" ACOUSTIC BATTS.
6. WHERE A RESILIENT CHANNEL IS PRESENT, ENSURE GWB IS FASTENED ONLY TO THE RESILIENT CHANNEL, NOT TO THE SUPPORTING STRUCTURE.
7. WASTE STACKS ARE NOT TO TOUCH STRUCTURE. PROVIDE SUITABLE NEOPRENE ISOLATOR PADS.
8. PROVIDE MINERAL WOOL BATTS TO U/S OF BATH TUBS AND SHOWER PANS.
9. ALL WASHER/DRYER CLOSET WALLS TO HAVE ACOUSTIC BATTS FULL HEIGHT & ACOUSTIC SEALANT TOP & BOTTOM BOTH SIDES OF WALL

BUILDING ENVELOPE GENERAL NOTES:

1. ALL FRAMING ON CONCRETE MUST BE SEPARATED FROM THE CONCRETE WITH FOAM GASKETS.
2. ENSURE THAT THE WINDOW HEAD FLASHINGS (C/W A 4" HIGH BACK LEG) ARE PLACED SO THAT THE END DAMS RUN PAST OUTER EDGES OF THE WINDOWS BY 3/8".
3. VINYL WINDOWS REQUIRE SOLID SUPPORT AT THE BOTTOM EDGE. CARE SHALL BE TAKEN TO ENSURE THAT THE MEMBRANE IS NOT TORN OR PUNCTURED. RETURN MEMBRANE AT THE BACK OF THE SILL AND 6" UP EACH SIDE (AT JAMB). A SEALANT JOINT SHALL BE PROVIDED AT THE WINDOW FRAME TO THE PEEL AND STICK MEMBRANE INTERFACE TO PROVIDE A BACK DAM.
4. APPROVED PRIMERS SHALL BE USED WITH ALL SELF ADHERING PRODUCTS.
5. FULLY ADHERED AIR/MOISTURE BARRIER MUST BE APPLIED AS A CONTINUOUS LAPPED MEMBRANE TO FORM THE MOISTURE BARRIER. ENSURE THERE ARE NO HOLES IN THE MOISTURE BARRIER. THE MOISTURE BARRIER MUST BE COMPLETE WITH ALL DETAILS AND REVIEWED BEFORE BEING COVERED.
6. ALL HORIZONTAL "J" TRIMS SHALL HAVE 3/16" WEEPS @16" O/C MIN.
7. ALL EXTERIOR DOORS SHALL BE BACK-CAULKED TO WATERPROOFING MEMBRANE UPTURN AT SILL ANGLE. THE DOOR FRAME BRICK MOULDS SHALL ALSO BE BACK CAULKED.
8. ALL THROUGH WALL FLASHINGS SHALL BE C/W A 4" HIGH BACK LEG. ALL HORIZONTAL LAPS SHALL BE S-LOCK JOINTS. A THROUGH WALL FLASHING IS REQUIRED AT ALL HORIZONTAL EXPANSION JOINTS, AND AT EACH FLOOR LEVEL (TYPICAL).
9. ALL EXTERIOR FASTENERS & SCREWS MUST BE ACQ. RATED. UNLESS BORATE IS USED, IN WHICH CASE USE STAINLESS FASTENERS.
10. ALL SIDE-WALL VENTS (i.e. DRYERS, BATH FANS) SHALL BE BACK CAULKED AT THE VENT FLANGES (TOP & SIDES) TO A PIECE OF SELF ADHERED MEMBRANE PLACED BEHIND THE VENT THAT IS LAPPED OVER THE FIELD SELF ADHERED MEMBRANE OF 6" ON ALL SIDES (AMB STARTER). LAP SELF ADHERED MEMBRANE 2" ONTO VENT AND 2" ONTO AMB STARTER. THE SURROUNDING FIELD SELF ADHERED MEMBRANE SHALL THEN BE PLACED OVER THE TOP AND SIDE VENT FLANGES AND SEALED TO THE FLANGE. THE SELF ADHERED MEMBRANE UNDER THE VENT MUST BE UNDER THE FLASHING SELF ADHERED MEMBRANE BELOW THE VENT (SHINGLE FASHION). PROVIDE A DRIP CAP FLASHING C/W END DAMS OVER ALL VENTS. CAULK THE SIDES OF THE VENTS TO THE CLADDING. ALL DRYER VENTS TO BE LOCATED IN WALLS NOT IN OR UNDER SOFFITS.
11. VENT HOODS FOR FRESH AIR, RANGE HOOD AND BATHROOM EXHAUST TO BE VINYL; ALL VENTS MUST BE REVIEWED BEFORE INSTALLING.
12. ALL EXTERIOR ELECTRICAL OUTLETS SHALL USE SURFACE MOUNTED SHALLOW BOXES OR AIR SEALED FLANGE BOXES. USE AN APPROVED VINYL TRIM. USE SELF ADHERED MEMBRANE BEHIND BOX WHERE THE PLANE OF THE MOISTURE BARRIER IS PENETRATED. DETAIL TO ALLOW FOR DRAINAGE (POSITIVELY OVERLAP ALL MEMBRANES). SEAL HOSE BIBS WITH SELF-ADHERED MEMBRANE.
13. ALL EXTERIOR HOSE BIBS ARE TO BE SEALED TO THE FULLY ADHERED AIR/MOISTURE BARRIER WITH CONFORMABLE/FLEXIBLE SELF ADHERED MEMBRANE.
14. ALL EXTERIOR SERVICE PENETRATIONS MUST HAVE A CORRESPONDING VINYL TRIM KIT. SUBMIT TRIM KIT FOR REVIEW PRIOR TO PURCHASE.
15. ALL EXTERIOR, NON-INSULATED STRUCTURAL WOOD ELEMENTS (i.e. 6X6 SUPPORT POSTS, STUD FRAMING, DECK FRAMING) SHALL BE PRESSURE TREATED.
16. ALL MEMBRANES AND SEALANTS MUST BE APPROVED AND SAMPLES OF ALL VENTS, CAPS OR DUCTS THAT PENETRATE THE ENVELOPE OR ROOF MUST BE PROVIDED BEFORE INSTALLATION BEGINS.
17. FLASHINGS TO BE FABRICATED, INSTALLED AND FASTENED TO RCABC STANDARDS. MINIMUM 24 GA. WITH SILICONE-MODIFIED POLYESTER (SMP) FINISHED, FOLDED END DAMS AT TERMINATIONS. MINIMUM 1/2" DRIP EDGE & SLOPE OF 150 DEGREES. FLASHING JOINTS TO BE S-LOCK C/W BACK CAULK. USE LARGEST PIECES POSSIBLE TO MINIMIZE JOINTS. WHERE POSSIBLE, ALIGN JOINTS WITH ADJACENT BUILDING FEATURES.
18. REFER TO CODE COMPLIANCE DRAWINGS FOR EXTERIOR WALL FIRE RESISTANCE RATINGS WHERE NEEDED FOR SPATIAL SEPARATION OR EXIT EXPOSURE.
19. PVC WATERSTOPS ARE REQUIRED AT ALL VERTICAL CONCRETE COLD JOINT LOCATIONS AT EXTERIOR FOUNDATION WALLS BELOW GRADE.
20. ALL EXTERIOR CLADDING TO CONFORM TO 3.1.4.8. (NONCOMBUSTIBLE PER CAN/ULC-S114, OR AN ASSEMBLY MEETING CAN/ULC-S134)
21. THE AIR BARRIER IS TO BE STRUCTURALLY SUPPORTED TO WITHSTAND POSITIVE AND NEGATIVE AIR PRESSURES APPLIED TO THE BUILDING ENCLOSURE.
22. THE AIR BARRIER IS TO BE CONTINUOUS ACROSS JOINTS, BETWEEN ASSEMBLIES, AROUND PENETRATIONS, AND AT MATERIAL CHANGES.
23. ALL JOINTS, PENETRATIONS, AND OTHER OPENINGS FORMING PART OF THE AIR BARRIER ARE TO BE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION.
24. ALL SEALS FORMING PART OF THE AIR BARRIER ARE TO BE SECURELY INSTALLED SO AS NOT TO DISLODGE, LOOSEN, OR OTHERWISE IMPAIR THE ABILITY TO RESIST POSITIVE AND NEGATIVE AIR PRESSURES APPLIED TO THE BUILDING ENCLOSURES.
25. DOORS AND ACCESS OPENINGS FROM CONDITIONED SPACE TO SHAFTS, CHUTES, STAIRWAYS, AND ELEVATOR LOBBIES SHALL BE GASKETED, WEATHER-STRIPPED, OR SEALED.
26. ADDITIONAL QUALITY CONTROL INSPECTION AND TESTING SERVICES ARE REQUIRED BY THE CONTRACTOR TO VERIFY COMPLIANCE WITH REQUIREMENTS SPECIFIED OR INDICATED.

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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
09/15/2023	ISSUED FOR 60% REVIEW SET

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA, V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

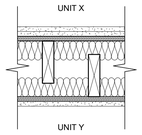
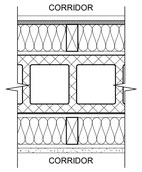
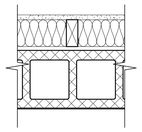
SHEET TITLE:

ASSEMBLY SCHEDULES

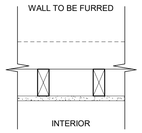
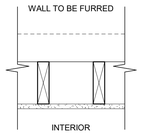
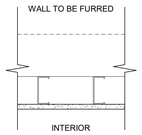
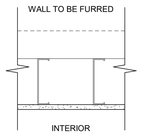
REV. NO.:

SHEET NO.: **A0.2**

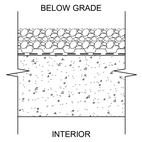
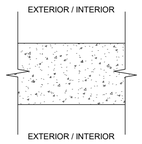
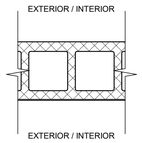
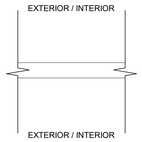
PARTY WALL ASSEMBLIES

ASSEMBLY			ASSEMBLY SOURCE	FRR	STC
PW42	PARTY WALL (WOOD STUD)				
		2 LAYERS OF 5/8" TYPE "X" GWB SHEAR PLYWOOD SHEATHING (WHERE APPLICABLE) (SEE STRUCTURAL), OR ADD GWB TO MAKE FLUSH 2 X 6 WOOD STUDS STAGGERED AT 12" OC, ON TOP OF 2 X 8 TOP AND BOTTOM PLATES 2 LAYERS OF 2 1/2" BATT INSULATION SHEAR PLYWOOD SHEATHING (WHERE APPLICABLE) (SEE STRUCTURAL), OR ADD GWB TO MAKE FLUSH 5/8" TYPE "X" GWB NOTE: - AIRTIGHT DRYWALL APPROACH TO BE USED - DRYWALL TO BE SEALED TO FRAMING - GASKETED ELECTRICAL BOXES AND POTLIGHTS TO BE USED	FRR BASED ON ULC #W313 (CONFIGURATION B) STC BASED ON BCBC 2018 DIVISION B TABLE A-9.10.3.1.A - W8a	1HR	52
PW8	FIRE WALL (WOOD STUD)				
		5/8" GWB 1/2" PLYWOOD SHEATHING 2 X 4 WOOD STUDS 1/2" AIR SPACE 7 5/8" CONCRETE BLOCK 1/2" AIR SPACE 2 X 4 WOOD STUDS 1/2" PLYWOOD SHEATHING 5/8" GWB	FRR BASED ON ULC #U906	2HR	N/A
PW5	ELEVATOR SHAFT WALL W/ AIR SPACE (CMU)				
		5/8" TYPE "X" GWB 2 X 4 WOOD STUDS 1/2" OR 8" AIR SPACE SEE FLOOR PLANS FOR AIR SPACE SIZE 7 5/8" CONCRETE BLOCK	FRR BASED ON ULC #U906	2HR	N/A

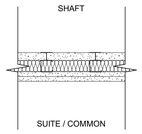
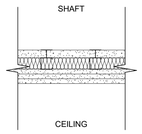
FURRING WALL ASSEMBLIES

ASSEMBLY			ASSEMBLY SOURCE	FRR	STC
FW41	FURRING WALL (2 X 4 WOOD STUD)				
		2 X 4 WOOD STUDS 1/2" GWB	N/A	N/A	N/A
FW42	FURRING WALL (2 X 6 WOOD STUD)				
		2 X 6 WOOD STUDS 5/8" GWB	N/A	N/A	N/A
FW3	FURRING WALL (3 5/8" STEEL STUD)				
		3 5/8" STEEL STUDS 5/8" GWB	N/A	N/A	N/A
FW4	FURRING WALL (6" STEEL STUD)				
		6" STEEL STUDS 5/8" GWB	N/A	N/A	N/A

PARKADE WALL ASSEMBLIES

ASSEMBLY			ASSEMBLY SOURCE	FRR	STC
CW1	CAST-IN-PLACE CONCRETE WALL (EXT. WALL BELOW GRADE)				
		FREE DRAINING GRANULAR FILL, OR LOCK BLOCK, OR SHOTCRETE WALL (SEE GEOTECH) DRAIN MAT C/W TERM BAR AT THE TOP (SELF-ADHERED MEMBRANE AT LAPS) WATERPROOFING MEMBRANE, SBS MEMBRANE OR APPROVED ALTERNATE CONCRETE WALL WITH REINFORCEMENT (SEE STRUCTURAL). PAINTED ON INTERIOR SIDE	N/A	N/A	N/A
CW2	CAST-IN-PLACE CONCRETE WALL (INTERIOR WALL)				
		CONCRETE WALL (SEE STRUCTURAL) (MIN 5" THICK W/ MIN 2" COVER OVER REINFORCEMENT)	FRR BASED ON BCBC 2018 APPENDIX D TABLE D-2.1.1	2HR	N/A
CB1	MASONRY WALL (CMU)				
		7 5/8" CONCRETE BLOCK (UNO) NOTE: - CONTINUE RATING OF TOP OF WALL TO U/S OF SLAB	FRR BASED ON ULC #U906	2HR	N/A
MW1	CHAIN LINK FENCE				
		2" CHAIN LINK FENCE	N/A	N/A	N/A

SHAFT WALL ASSEMBLIES

ASSEMBLY			ASSEMBLY SOURCE	FRR	STC
SV1	VERTICAL SHAFT WALL				
		1" SHAFT LINER TYPE "X" GWB 2 1/2" C-T STEEL STUD AT 24" OC (MAX) - FILL CAVITY WITH FIBERGLASS OR MINERAL FIBER INSULATION 2 LAYERS OF 5/8" TYPE "X" GWB, STAGGER JOINTS	FRR BASED ON ULC #U417 (CONFIGURATION C) STC BASED ON INTERTEK 3123470EEV	2HR	50
SV2	HORIZONTAL SHAFT				
		1" SHAFT LINER TYPE "X" GWB 2 1/2" C-T STEEL STUD AT 24" OC (MAX) - FILL CAVITY WITH FIBERGLASS OR MINERAL FIBER INSULATION 3 LAYERS OF 5/8" TYPE "X" GWB, STAGGER JOINTS	FRR BASED ON CERTAINTEED SYSTEM WSD2H	2HR	N/A

ASSEMBLY LEGEND:

IW1 / 1HR

- BUILDING ASSEMBLY TYPE (WALL/ROOF/FLOOR) REFER TO CHART FOR DESCRIPTION
- FIRE RESISTANCE RATING, AS SPECIFIED BY SOURCE LISTED

WALL ASSEMBLY GENERAL NOTES:

1. ALL STUDS TO EXTEND UP TO UNDERSIDE OF STRUCTURE/SLAB UNLESS OTHERWISE NOTED.
2. PROVIDE OPENINGS IN GWB AS REQUIRED FOR MECHANICAL/ ELECTRICAL SERVICES. ACOUSTIC CAULK PENETRATIONS & FIRE STOP IN RATED SEPARATIONS.
3. FOR ALL MOUNTED FIXTURES, EQUIPMENT & MILLWORK PROVIDE PLYWOOD BACKING FOR SUPPORT AS REQUIRED.
4. PROVIDE MIN 3/4" PLYWOOD BACKING IN BATHTUB ENCLOSURES AND TOILETS FOR FUTURE ACCESSIBILITY.
5. IN WASHROOMS AND SHOWERS FOR SUITES AND AMENITY SPACES PROVIDE ADDITIONAL LAYER OF CEMENTITIOUS BOARD ON THE SHOWER OR WC SIDE OF ALL WALLS WHICH ARE SCHEDULED TO RECEIVE A TILE FINISH. ALL ASSEMBLIES TO EXTEND TO THE U/S OF STRUCTURE.
6. FOR ALL WALLS FOR WHICH A REFERENCE IS MADE TO A ULC DESIGN, CONTRACTOR IS TO REFER TO ACTUAL DESIGN LISTING FOR ADDITIONAL DESCRIPTION AND CONSTRUCTION OF WALL ASSEMBLY.

INTERIOR WALL GENERAL NOTES:

1. TOP FLOOR VERTICAL FIRE SEPARATIONS ARE REQUIRED TO BE CONTINUOUS TO THE U/S OF ROOF SHEATHING.
2. ALL WALLS DEMISING UNITS FROM EACH OTHER, PUBLIC CORRIDORS & SERVICE ROOMS/SHAFTS TO HAVE ACOUSTIC CAULK BOTH SIDES OF WALLS BETWEEN FLOOR & SILL PLATE.
3. FIRESTOPPING SYSTEMS:
   A. ALL SERVICE PENETRATIONS THROUGH FIRE RATED ASSEMBLIES TO BE TIGHTLY FITTED, AND ANY REMAINING GAP TO BE SEALED WITH A ULC RATED FIRESTOP SYSTEM THAT MATCHES THE FRR OF THE ASSEMBLY.
   B. SERVICE PENETRATIONS THROUGH FIRE BLOCKS MUST BE FIRE-STOPPED.
   C. ALL DUCTING PENETRATION THROUGH FIRE RATED ASSEMBLIES TO HAVE EITHER FIRE-DAMPER OR BE ENCLOSED WITH AN ASSEMBLY WITH EQUIVALENT FRR.
4. ON FIRE SEPARATION ASSEMBLY WHERE SERVICES REQUIRE AN OPENING GREATER THAN 25 SQ. INCHES (E.G. DIVERTER AT TUB/VANITY) PROVIDE 5 SIDED GWB RATED BOX (MUDDED AND TAPED) THAT MATCHES THE FRR OF THE ASSEMBLY.
5. PLUMBING LINES AND DRAINS ARE NOT TO BE RUN IN EXTERIOR WALLS.
6. MUD RINGS WITHOUT SEALED BOXES ARE TO BE LOCATED ON INTERIOR WALLS ONLY (E.G. CABLE ROUGH-IN)

ACOUSTIC SEPARATION GENERAL NOTES:

1. PROVIDE ACOUSTIC SEALANT AT EDGE, BASE AND HEAD OF ALL WALLS BETWEEN STUD FACE AND ADJACENT SURFACE - BOTH SIDES OF WALL TYP
2. WHERE MECHANICAL RISERS & STACKS ARE PRESENT, FILL STUD SPACE WITH ACOUSTICAL INSULATION.
3.
4. NO CONTACT BETWEEN PIPING (SUPPLY & DWV) & CEILING OR WALL GWB & FRAMING.
5. IN SUSPENDED CEILING 2" AIR GAP PROVIDE 1 1/2" ACOUSTIC BATTS. IN 10" PROVIDE 3 1/2" ACOUSTIC BATTS.
6. WHERE A RESILIENT CHANNEL IS PRESENT, ENSURE GWB IS FASTENED ONLY TO THE RESILIENT CHANNEL, NOT TO THE SUPPORTING STRUCTURE.
7. WASTE STACKS ARE NOT TO TOUCH STRUCTURE. PROVIDE SUITABLE NEOPRENE ISOLATOR PADS.
8. PROVIDE MINERAL WOOL BATTS TO U/S OF BATH TUBS AND SHOWER PANS.
9. ALL WASHER/DRYER CLOSET WALLS TO HAVE ACOUSTIC BATTS FULL HEIGHT & ACOUSTIC SEALANT TOP & BOTTOM BOTH SIDES OF WALL

BUILDING ENVELOPE GENERAL NOTES:

1. ALL FRAMING ON CONCRETE MUST BE SEPARATED FROM THE CONCRETE WITH FOAM GASKETS.
2. ENSURE THAT THE WINDOW HEAD FLASHINGS (C/W A 4" HIGH BACK LEG) ARE PLACED SO THAT THE END DAMS RUN PAST OUTER EDGES OF THE WINDOWS BY 3/8".
3. VINYL WINDOWS REQUIRE SOLID SUPPORT AT THE BOTTOM EDGE. CARE SHALL BE TAKEN TO ENSURE THAT THE MEMBRANE IS NOT TORN OR PUNCTURED. RETURN MEMBRANE AT THE BACK OF THE SILL AND 6" UP EACH SIDE (AT JAMB). A SEALANT JOINT SHALL BE PROVIDED AT THE WINDOW FRAME TO THE PEEL AND STICK MEMBRANE INTERFACE TO PROVIDE A BACK DAM.
4. APPROVED PRIMERS SHALL BE USED WITH ALL SELF ADHERING PRODUCTS.
5. FULLY ADHERED AIR/MOISTURE BARRIER MUST BE APPLIED AS A CONTINUOUS LAPPED MEMBRANE TO FORM THE MOISTURE BARRIER. ENSURE THERE ARE NO HOLES IN THE MOISTURE BARRIER. THE MOISTURE BARRIER MUST BE COMPLETE WITH ALL DETAILS AND REVIEWED.
6. ALL HORIZONTAL "J" TRIMS SHALL HAVE 3/16" WEEPS @16" O/C MIN.
7. ALL EXTERIOR DOORS SHALL BE BACK-CAULKED TO WATERPROOFING MEMBRANE UPTURN AT SILL ANGLE. THE DOOR FRAME BRICK MOULDS SHALL ALSO BE BACK CAULKED.
8. ALL THROUGH WALL FLASHINGS SHALL BE C/W A 4" HIGH BACK LEG. ALL HORIZONTAL LAPS SHALL BE S-LOCK JOINTS. A THROUGH WALL FLASHING IS REQUIRED AT ALL HORIZONTAL EXPANSION JOINTS, AND AT EACH FLOOR LEVEL (TYPICAL).
9. ALL EXTERIOR FASTENERS & SCREWS MUST BE ACQ. RATED. UNLESS BORATE IS USED, IN WHICH CASE USE STAINLESS FASTENERS.
10. ALL SIDE-WALL VENTS (i.e. DRYERS, BATH FANS) SHALL BE BACK CAULKED AT THE VENT FLANGES (TOP & SIDES) TO A PIECE OF SELF ADHERED MEMBRANE PLACED BEHIND THE VENT THAT IS LAPPED OVER THE FIELD SELF ADHERED MEMBRANE OF 6" ON ALL SIDES (AMB STARTER). LAP SELF ADHERED MEMBRANE 2" ONTO VENT AND 2" ONTO AMB STARTER. THE SURROUNDING FIELD SELF ADHERED MEMBRANE SHALL THEN BE PLACED OVER THE TOP AND SIDE VENT FLANGES AND SEALED TO THE FLANGE. THE SELF ADHERED MEMBRANE UNDER THE VENT MUST BE UNDER THE FLASHING SELF ADHERED MEMBRANE BELOW THE VENT (SHINGLE FASHION). PROVIDE A DRIP CAP FLASHING C/W END DAMS OVER ALL VENTS. CAULK THE SIDES OF THE VENTS TO THE CLADDING. ALL DRYER VENTS TO BE LOCATED IN WALLS NOT IN OR UNDER SOFFITS.
11. VENT HOODS FOR FRESH AIR, RANGE HOOD AND BATHROOM EXHAUST TO BE VINYL; ALL VENTS MUST BE REVIEWED BEFORE INSTALLING.
12. ALL EXTERIOR ELECTRICAL OUTLETS SHALL USE SURFACE MOUNTED SHALLOW BOXES OR AIR SEALED FLANGE BOXES. USE AN APPROVED VINYL TRIM. USE SELF ADHERED MEMBRANE BEHIND BOX WHERE THE PLANE OF THE MOISTURE BARRIER IS PENETRATED. DETAIL TO ALLOW FOR DRAINAGE (POSITIVELY OVERLAP ALL MEMBRANES). SEAL HOSE BIBS WITH SELF-ADHERED MEMBRANE.
13. ALL EXTERIOR HOSE BIBS ARE TO BE SEALED TO THE FULLY ADHERED AIR/MOISTURE BARRIER WITH CONFORMABLE/FLEXIBLE SELF ADHERED MEMBRANE.
14. ALL EXTERIOR SERVICE PENETRATIONS MUST HAVE A CORRESPONDING VINYL TRIM KIT. SUBMIT TRIM KIT FOR REVIEW PRIOR TO PURCHASE.
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17. FLASHINGS TO BE FABRICATED, INSTALLED AND FASTENED TO RCABC STANDARDS. MINIMUM 24 GA. WITH SILICONE-MODIFIED POLYESTER (SMP) FINISHED. FOLDED END DAMS AT TERMINATIONS, MINIMUM 1/2" DRIP EDGE & SLOPE OF 150 DEGREES. FLASHING JOINTS TO BE S-LOCK C/W BACK CAULK. USE LARGEST PIECES POSSIBLE TO MINIMIZE JOINTS. WHERE POSSIBLE, ALIGN JOINTS WITH ADJACENT BUILDING FEATURES.
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22. THE AIR BARRIER IS TO BE CONTINUOUS ACROSS JOINTS, BETWEEN ASSEMBLIES, AROUND PENETRATIONS, AND AT MATERIAL CHANGES.
23. ALL JOINTS, PENETRATIONS, AND OTHER OPENINGS FORMING PART OF THE AIR BARRIER ARE TO BE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION.
24. ALL SEALS FORMING PART OF THE AIR BARRIER ARE TO BE SECURELY INSTALLED SO AS NOT TO DISLODGE, LOOSEN, OR OTHERWISE IMPAIR THE ABILITY TO RESIST POSITIVE AND NEGATIVE AIR PRESSURES APPLIED TO THE BUILDING ENCLOSURES.
25. DOORS AND ACCESS OPENINGS FROM CONDITIONED SPACE TO SHAFTS, CHUTES, STAIRWAYS, AND ELEVATOR LOBBIES SHALL BE GASKETED, WEATHER-STRIPPED, OR SEALED.
26. ADDITIONAL QUALITY CONTROL INSPECTION AND TESTING SERVICES ARE REQUIRED BY THE CONTRACTOR TO VERIFY COMPLIANCE WITH REQUIREMENTS SPECIFIED OR INDICATED.

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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
09/15/2023	ISSUED FOR 60% REVIEW SET

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
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ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE, LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

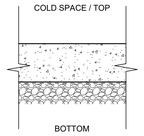
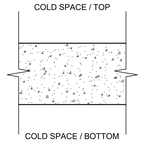
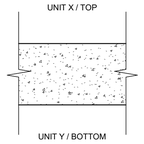
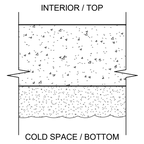
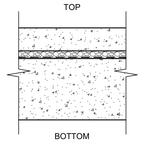
SHEET TITLE:

ASSEMBLY SCHEDULES

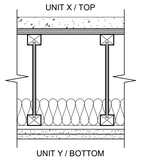
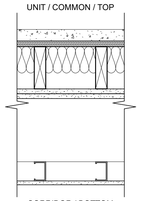
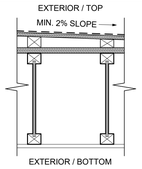
REV. NO.:

SHEET NO.: **A0.3**

FLOOR ASSEMBLIES

ASSEMBLY			ASSEMBLY SOURCE	FRR	STC
F1	SLAB ON GRADE				
		CLEAR PENETRATING SEALER CONCRETE SLAB (THICKNESS AS PER STRUCTURAL), MIN 2% SLOPE TO DRAIN 10 MIL POLY VAPOUR BARRIER COMPACTED SUB BASE (SEE GEOTECHNICAL REPORT)	N/A	N/A	N/A
F2	SUSPENDED SLAB (PARKADE)				
		VEHICULAR TRAFFIC COATING SUSPENDED CONCRETE SLAB (SEE STRUCTURAL), MIN 5" THICK FOR FRR, MIN 2% SLOPE TO DRAIN	FRR BASED ON BCBC 2018 APPENDIX D TABLE D-2.1.1.A	2HR	N/A
F3	SUSPENDED SLAB (BETWEEN SUITES)				
		SUSPENDED CONCRETE SLAB (SEE STRUCTURAL), MIN 5" THICK FOR FRR, MIN 2% SLOPE TO DRAIN	FRR BASED ON BCBC 2018 APPENDIX D TABLE D-2.1.1.A	2HR	N/A
F4	SUSPENDED SLAB (HEATED SPACE ABOVE)				
		SUSPENDED CONCRETE SLAB (SEE STRUCTURAL), MIN 5" THICK FOR FRR WITH 2" COVER OVER REINFORCEMENT 5" THICK R-20 NON-COMBUSTIBLE SPRAY-APPLIED FIBERGLASS INSULATION (CANS102) TO U/S OF SLAB, WHITE IN COLOUR, CONTINUOUS ABOVE DUCTS AND PIPE RUNS (EXTEND INSULATION BEYOND HABITABLE AREAS BY DISTANCE 4X THICKNESS OF SLAB)	FRR BASED ON BCBC 2018 APPENDIX D TABLE D-2.1.1.A STC BASED ON BCBC 2018 DIVISION B TABLE B-9.10.3.1 - F1b	2HR	52
F5	SANDWICH SLAB (AT PARKADE RAMP)				
		+/- 4" CONCRETE TOPPING C/W TROWELED HERRINGBONE PATTERN COMPACTED GRAVEL BASE DRAINAGE MAT HOT RUBBER WATERPROOFING MEMBRANE STRUCTURAL SLAB (SEE STRUCTURAL), MIN 5" THICK FOR FRR, MIN 2% SLOPE TO DRAIN	FRR BASED ON BCBC 2018 APPENDIX D TABLE D-2.1.1.A	2HR	N/A

FLOOR ASSEMBLIES

ASSEMBLY			ASSEMBLY SOURCE	FRR	STC
F41	RESIDENTIAL WOOD FLOOR (BETWEEN SUITES)				
		1 1/2" CONCRETE TOPPING FLOOR SHEATHING (SEE STRUCTURAL) WOOD FLOOR JOISTS (SEE STRUCTURAL) 3 1/2" BATT INSULATION AT BOTTOM OF JOIST SPACE 1/2" RESILIENT METAL CHANNELS PERPENDICULAR TO JOISTS AT 24" OC 2 LAYERS OF 5/8" TYPE "X" GWB NOTE: - ENSURE FIRE COMPARTMENTS IN JOIST SPACES ARE LIMITED TO A MAXIMUM OF 160cu.ft IN VOLUME WITH APPROVED FIREBLOCKING - OPENINGS IN CEILING MEMBRANE FOR POTLIGHTS MUST HAVE A 5-SIDED DRYWALL BACK-BOX WITH SAME NUMBER OF DRYWALL LAYERS, FOR A CONTINUOUS RATING	FRR BASED ON INTERTEK WNR FCA 60-02 STC BASED ON BCBC 2018 DIVISION B TABLE 9.10.3.1-B - F15d	1HR	64
F42	RESIDENTIAL WOOD FLOOR (ABOVE CORRIDOR)				
		1 1/2" CONCRETE TOPPING FLOOR SHEATHING (SEE STRUCTURAL) WOOD FLOOR JOISTS (SEE STRUCTURAL) 3 1/2" BATT INSULATION 2 LAYERS OF 5/8" TYPE "X" GWB CAVITY SPACE - PROVIDE FIREBLOCK EVERY 65'-0" OF LENGTH (MAXIMUM) 2 1/2" STEEL STUDS 1/2" GWB (TYP 8'-0" AFF)	CEILING MEMBRANE RATING BASED ON BCBC 2018 APPENDIX D TABLE D-2.3.12 STC BASED ON BCBC 2018 DIVISION B TABLE 9.10.3.1-B - F4c	1HR	34
F43	BALCONY (WOOD)				
		PVC DECK MEMBRANE (REINFORCED) ROOF SHEATHING (SEE STRUCTURAL), MIN 2% SLOPE TO DRAIN WOOD SLEEPERS CUT TO SLOPE ROOF SHEATHING (SEE STRUCTURAL), MIN 3/4" THICK WOOD ROOF JOISTS (SEE STRUCTURAL) METAL SOFFITS WITH VENT STRIPS	N/A	N/A	N/A
F44	RESIDENTIAL WOOD FLOOR (ABOVE COLD SPACE)				
		1 1/2" CONCRETE TOPPING FLOOR SHEATHING (SEE STRUCTURAL) WOOD FLOOR JOISTS (SEE STRUCTURAL) FULL CAVITY BATT INSULATION 1/2" RESILIENT METAL CHANNELS PERPENDICULAR TO JOISTS AT 24" OC METAL SOFFITS WITH VENT STRIPS	N/A	N/A	N/A

ASSEMBLY LEGEND:

BUILDING ASSEMBLY TYPE (WALL/ROOF/FLOOR) REFER TO CHART FOR DESCRIPTION

FIRE RESISTANCE RATING, AS SPECIFIED BY SOURCE LISTED

WALL ASSEMBLY GENERAL NOTES:

1. ALL STUDS TO EXTEND UP TO UNDERSIDE OF STRUCTURE/SLAB UNLESS OTHERWISE NOTED.
2. PROVIDE OPENINGS IN GWB AS REQUIRED FOR MECHANICAL/ ELECTRICAL SERVICES. ACOUSTIC CAULK PENETRATIONS & FIRE STOP IN RATED SEPARATIONS.
3. FOR ALL MOUNTED FIXTURES, EQUIPMENT & MILLWORK PROVIDE PLYWOOD BACKING FOR SUPPORT AS REQUIRED.
4. PROVIDE MIN 3/4" PLYWOOD BACKING IN BATHTUB ENCLOSURES AND TOILETS FOR FUTURE ACCESSIBILITY.
5. IN WASHROOMS AND SHOWERS FOR SUITES AND AMENITY SPACES PROVIDE ADDITIONAL LAYER OF CEMENTITIOUS BOARD ON THE SHOWER OR WC SIDE OF ALL WALLS WHICH ARE SCHEDULED TO RECEIVE A TILE FINISH. ALL ASSEMBLIES TO EXTEND TO THE U/S OF STRUCTURE.
6. FOR ALL WALLS FOR WHICH A REFERENCE IS MADE TO A ULC DESIGN, CONTRACTOR IS TO REFER TO ACTUAL DESIGN LISTING FOR ADDITIONAL DESCRIPTION AND CONSTRUCTION OF WALL ASSEMBLY.

INTERIOR WALL GENERAL NOTES:

1. TOP FLOOR VERTICAL FIRE SEPARATIONS ARE REQUIRED TO BE CONTINUOUS TO THE U/S OF ROOF SHEATHING.
2. ALL WALLS DEMISING UNITS FROM EACH OTHER, PUBLIC CORRIDORS & SERVICE ROOMS/SHAFTS TO HAVE ACOUSTIC CAULK BOTH SIDES OF WALLS BETWEEN FLOOR & SILL PLATE.
3. FIRESTOPPING SYSTEMS:
   A. ALL SERVICE PENETRATIONS THROUGH FIRE RATED ASSEMBLIES TO BE TIGHTLY FITTED, AND ANY REMAINING GAP TO BE SEALED WITH A ULC RATED FIRESTOP SYSTEM THAT MATCHES THE FRR OF THE ASSEMBLY.
   B. SERVICE PENETRATIONS THROUGH FIRE BLOCKS MUST BE FIRE-STOPPED.
   C. ALL DUCTING PENETRATION THROUGH FIRE RATED ASSEMBLIES TO HAVE EITHER FIRE-DAMPER OR BE ENCLOSED WITH AN ASSEMBLY WITH EQUIVALENT FRR.
4. ON FIRE SEPARATION ASSEMBLY WHERE SERVICES REQUIRE AN OPENING GREATER THAN 25 SQ. INCHES (E.G. DIVERTER AT TUB/VANITY) PROVIDE 5 SIDED GWB RATED BOX (MUDDED AND TAPED) THAT MATCHES THE FRR OF THE ASSEMBLY.
5. PLUMBING LINES AND DRAINS ARE NOT TO BE RUN IN EXTERIOR WALLS.
6. MUD RINGS WITHOUT SEALED BOXES ARE TO BE LOCATED ON INTERIOR WALLS ONLY (E.G. CABLE ROUGH-IN)

ACOUSTIC SEPARATION GENERAL NOTES:

1. PROVIDE ACOUSTIC SEALANT AT EDGE, BASE AND HEAD OF ALL WALLS BETWEEN STUD FACE AND ADJACENT SURFACE - BOTH SIDES OF WALL TYP
2. WHERE MECHANICAL RISERS & STACKS ARE PRESENT, FILL STUD SPACE WITH ACOUSTICAL INSULATION.
3.
4. NO CONTACT BETWEEN PIPING (SUPPLY & DWV) & CEILING OR WALL GWB & FRAMING.
5. IN SUSPENDED CEILING 2" AIR GAP PROVIDE 1 1/2" ACOUSTIC BATTS. IN 10" PROVIDE 3 1/2" ACOUSTIC BATTS.
6. WHERE A RESILIENT CHANNEL IS PRESENT, ENSURE GWB IS FASTENED ONLY TO THE RESILIENT CHANNEL, NOT TO THE SUPPORTING STRUCTURE.
7. WASTE STACKS ARE NOT TO TOUCH STRUCTURE. PROVIDE SUITABLE NEOPRENE ISOLATOR PADS.
8. PROVIDE MINERAL WOOL BATTS TO U/S OF BATH TUBS AND SHOWER PANS.
9. ALL WASHER/DRYER CLOSET WALLS TO HAVE ACOUSTIC BATTS FULL HEIGHT & ACOUSTIC SEALANT TOP & BOTTOM BOTH SIDES OF WALL

BUILDING ENVELOPE GENERAL NOTES:

1. ALL FRAMING ON CONCRETE MUST BE SEPARATED FROM THE CONCRETE WITH FOAM GASKETS.
2. ENSURE THAT THE WINDOW HEAD FLASHINGS (C/W A 4" HIGH BACK LEG) ARE PLACED SO THAT THE END DAMS RUN PAST OUTER EDGES OF THE WINDOWS BY 3/8".
3. VINYL WINDOWS REQUIRE SOLID SUPPORT AT THE BOTTOM EDGE. CARE SHALL BE TAKEN TO ENSURE THAT THE MEMBRANE IS NOT TORN OR PUNCTURED. RETURN MEMBRANE AT THE BACK OF THE SILL AND 6" UP EACH SIDE (AT JAMB). A SEALANT JOINT SHALL BE PROVIDED AT THE WINDOW FRAME TO THE PEEL AND STICK MEMBRANE INTERFACE TO PROVIDE A BACK DAM.
4. APPROVED PRIMERS SHALL BE USED WITH ALL SELF ADHERING PRODUCTS.
5. FULLY ADHERED AIR/MOISTURE BARRIER MUST BE APPLIED AS A CONTINUOUS LAPPED MEMBRANE TO FORM THE MOISTURE BARRIER. ENSURE THERE ARE NO HOLES IN THE MOISTURE BARRIER. THE MOISTURE BARRIER MUST BE COMPLETE WITH ALL DETAILS AND REVIEWED BEFORE BEING COVERED.
6. ALL HORIZONTAL "J" TRIMS SHALL HAVE 3/16" WEEPS @16" O/C MIN.
7. ALL EXTERIOR DOORS SHALL BE BACK-CAULKED TO WATERPROOFING MEMBRANE UPTURN AT SILL ANGLE. THE DOOR FRAME BRICK MOULDS SHALL ALSO BE BACK CAULKED.
8. ALL THROUGH WALL FLASHINGS SHALL BE C/W A 4" HIGH BACK LEG. ALL HORIZONTAL LAPS SHALL BE S-LOCK JOINTS. A THROUGH WALL FLASHING IS REQUIRED AT ALL HORIZONTAL EXPANSION JOINTS, AND AT EACH FLOOR LEVEL (TYPICAL).
9. ALL EXTERIOR FASTENERS & SCREWS MUST BE ACQ. RATED. UNLESS BORATE IS USED, IN WHICH CASE USE STAINLESS FASTENERS.
10. ALL SIDE-WALL VENTS (i.e. DRYERS, BATH FANS) SHALL BE BACK CAULKED AT THE VENT FLANGES (TOP & SIDES) TO A PIECE OF SELF ADHERED MEMBRANE PLACED BEHIND THE VENT THAT IS LAPPED OVER THE FIELD SELF ADHERED MEMBRANE OF 6" ON ALL SIDES (AMB STARTER). LAP SELF ADHERED MEMBRANE 2" ONTO VENT AND 2" ONTO AMB STARTER. THE SURROUNDING FIELD SELF ADHERED MEMBRANE SHALL THEN BE PLACED OVER THE TOP AND SIDE VENT FLANGES AND SEALED TO THE FLANGE. THE SELF ADHERED MEMBRANE UNDER THE VENT MUST BE UNDER THE FLASHING SELF ADHERED MEMBRANE BELOW THE VENT (SHINGLE FASHION). PROVIDE A DRIP CAP FLASHING C/W END DAMS OVER ALL VENTS. CAULK THE SIDES OF THE VENTS TO THE CLADDING. ALL DRYER VENTS TO BE LOCATED IN WALLS NOT IN OR UNDER SOFFITS.
11. VENT HOODS FOR FRESH AIR, RANGE HOOD AND BATHROOM EXHAUST TO BE VINYL; ALL VENTS MUST BE REVIEWED BEFORE INSTALLING.
12. ALL EXTERIOR ELECTRICAL OUTLETS SHALL USE SURFACE MOUNTED SHALLOW BOXES OR AIR SEALED FLANGE BOXES. USE AN APPROVED VINYL TRIM. USE SELF ADHERED MEMBRANE BEHIND BOX WHERE THE PLANE OF THE MOISTURE BARRIER IS PENETRATED. DETAIL TO ALLOW FOR DRAINAGE (POSITIVELY OVERLAP ALL MEMBRANES). SEAL HOSE BIBS WITH SELF-ADHERED MEMBRANE.
13. ALL EXTERIOR HOSE BIBS ARE TO BE SEALED TO THE FULLY ADHERED AIR/MOISTURE BARRIER WITH CONFORMABLE/FLEXIBLE SELF ADHERED MEMBRANE.
14. ALL EXTERIOR SERVICE PENETRATIONS MUST HAVE A CORRESPONDING VINYL TRIM KIT. SUBMIT TRIM KIT FOR REVIEW PRIOR TO PURCHASE.
15. ALL EXTERIOR, NON-INSULATED STRUCTURAL WOOD ELEMENTS (i.e. 6X6 SUPPORT POSTS, STUD FRAMING, DECK FRAMING) SHALL BE PRESSURE TREATED.
16. ALL MEMBRANES AND SEALANTS MUST BE APPROVED AND SAMPLES OF ALL VENTS, CAPS OR DUCTS THAT PENETRATE THE ENVELOPE OR ROOF MUST BE PROVIDED BEFORE INSTALLATION BEGINS.
17. FLASHINGS TO BE FABRICATED, INSTALLED AND FASTENED TO RCABC STANDARDS. MINIMUM 24 GA. WITH SILICONE-MODIFIED POLYESTER (SMP) FINISHED. FOLDED END DAMS AT TERMINATIONS, MINIMUM 1/2" DRIP EDGE & SLOPE OF 150 DEGREES. FLASHING JOINTS TO BE S-LOCK C/W BACK CAULK. USE LARGEST PIECES POSSIBLE TO MINIMIZE JOINTS. WHERE POSSIBLE, ALIGN JOINTS WITH ADJACENT BUILDING FEATURES.
18. REFER TO CODE COMPLIANCE DRAWINGS FOR EXTERIOR WALL FIRE RESISTANCE RATINGS WHERE NEEDED FOR SPATIAL SEPARATION OR EXIT EXPOSURE
19. PVC WATERSTOPS ARE REQUIRED AT ALL VERTICAL CONCRETE COLD JOINT LOCATIONS AT EXTERIOR FOUNDATION WALLS BELOW GRADE.
20. ALL EXTERIOR CLADDING TO CONFORM TO 3.1.4.8. (NONCOMBUSTIBLE PER CAN/ULC-S114, OR AN ASSEMBLY MEETING CAN/ULC-S134)
21. THE AIR BARRIER IS TO BE STRUCTURALLY SUPPORTED TO WITHSTAND POSITIVE AND NEGATIVE AIR PRESSURES APPLIED TO THE BUILDING ENCLOSURE.
22. THE AIR BARRIER IS TO BE CONTINUOUS ACROSS JOINTS, BETWEEN ASSEMBLIES, AROUND PENETRATIONS, AND AT MATERIAL CHANGES.
23. ALL JOINTS, PENETRATIONS, AND OTHER OPENINGS FORMING PART OF THE AIR BARRIER ARE TO BE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION.
24. ALL SEALS FORMING PART OF THE AIR BARRIER ARE TO BE SECURELY INSTALLED SO AS NOT TO DISLODGE, LOOSEN, OR OTHERWISE IMPAIR THE ABILITY TO RESIST POSITIVE AND NEGATIVE AIR PRESSURES APPLIED TO THE BUILDING ENCLOSURES.
25. DOORS AND ACCESS OPENINGS FROM CONDITIONED SPACE TO SHAFTS, CHUTES, STAIRWAYS, AND ELEVATOR LOBBIES SHALL BE GASKETED, WEATHER-STRIPPED, OR SEALED.
26. ADDITIONAL QUALITY CONTROL INSPECTION AND TESTING SERVICES ARE REQUIRED BY THE CONTRACTOR TO VERIFY COMPLIANCE WITH REQUIREMENTS SPECIFIED OR INDICATED.

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ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

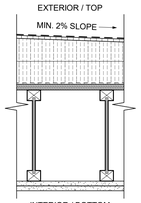
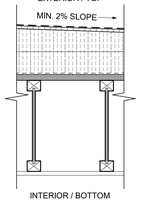
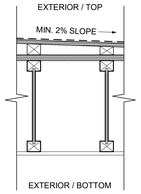
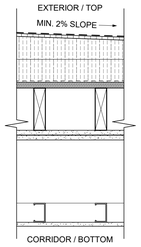
SHEET TITLE:

ASSEMBLY SCHEDULES

REV. NO.:

SHEET NO.: **A0.4**

ROOF ASSEMBLIES

ASSEMBLY			ASSEMBLY SOURCE	FRR	STC
R1	DECK OVER HEATED SPACE (CONCRETE)				
		PAVERS W/ PEDESTALS FILTER FABRIC 4" RIGID INSULATION INSTALLED IN TWO LAYERS W/ STAGGERED JOINTS DRAINAGE MAT (R-20) WATERPROOFING MEMBRANE, RETURN UP PONY WALLS MIN 8" ABOVE FINISHED SURFACE SUSPENDED CONCRETE SLAB W/ MIN 2% SLOPE TO DRAIN, 5" THICK MIN FOR FRR (THICKNESS AS PER STRUCTURAL) NOTE: - PROVIDE PAVERS AS REQUIRED FOR SERVICE USE AND AS NOTED ON LANDSCAPE DRAWINGS	FRR BASED ON BCBC 2018 APPENDIX D TABLE D-2.1.1	2HR	N/A
R43	CONVENTIONAL ROOF OVER HEATED SPACE (WOOD FRAME)				
		2-PLY SBS ROOF MEMBRANE W/ MECHANICALLY FASTENED OR ADHERED BASE SHEET AND TORCHED CAP SHEET PROTECTION BOARD EPS SLOPED PACKAGE INSULATION, MIN 2% SLOPE TO DRAIN 6" XPS INSULATION (R-30 CONTINUOUS INSULATION) ADHERED BITUMINOUS VAPOUR BARRIER ROOF SHEATHING (SEE STRUCTURAL), MIN 3/4" THICK WOOD ROOF JOISTS (SEE STRUCTURAL) 2 LAYERS OF 5/8" TYPE "X" GWB NOTE: - ENSURE FIRE COMPARTMENTS IN JOIST SPACES ARE LIMITED TO A MAXIMUM OF 160cu.ft IN VOLUME WITH APPROVED FIREBLOCKING - OPENINGS IN CEILING MEMBRANE FOR POTLIGHTS MUST HAVE A 5-SIDED DRYWALL BACK-BOX WITH SAME NUMBER OF DRYWALL LAYERS, FOR A CONTINUOUS RATING	FRR BASED ON INTERTEK WNR FCA 60-02	1HR	N/A
R44	CONVENTIONAL ROOF OVER COLD SPACE (WOOD FRAME)				
		2-PLY SBS ROOF MEMBRANE W/ MECHANICALLY FASTENENED OR ADHERED BASE SHEET AND TORCHED CAP SHEET PROTECTION BOARD EPS SLOPED PACKAGE INSULATION, MIN 2% SLOPE TO DRAIN 6" XPS INSULATION (R-30 CONTINUOUS INSULATION) ADHERED BITUMINOUS VAPOUR BARRIER ROOF SHEATHING (SEE STRUCTURAL), MIN 3/4" THICK WOOD ROOF JOISTS (SEE STRUCTURAL) METAL SOFFITS WITH VENT STRIPS	FRR BASED ON INTERTEK WNR FCA 60-02	1HR	N/A
R45	CANOPY (WOOD FRAME)				
		2-PLY SBS ROOF MEMBRANE W/ MECHANICALLY FASTENENED OR ADHERED BASE SHEET AND TORCHED CAP SHEET ROOF SHEATHING (SEE STRUCTURAL), MIN 2% SLOPE TO DRAIN WOOD SLEEPERS CUT TO SLOPE ROOF SHEATHING (SEE STRUCTURAL), MIN 3/4" THICK WOOD ROOF JOISTS (SEE STRUCTURAL) METAL SOFFITS WITH VENT STRIPS	N/A	N/A	N/A
R47	CONVENTIONAL ROOF OVER CORRIDOR (WOOD FRAME)				
		2-PLY SBS ROOF MEMBRANE W/ MECHANICALLY FASTENENED OR ADHERED BASE SHEET AND TORCHED CAP SHEET PROTECTION BOARD EPS SLOPED PACKAGE INSULATION, MIN 2% SLOPE TO DRAIN 6" XPS INSULATION (R-30 CONTINUOUS INSULATION) ADHERED BITUMINOUS VAPOUR BARRIER ROOF SHEATHING (SEE STRUCTURAL), MIN 3/4" THICK WOOD ROOF JOISTS (SEE STRUCTURAL) 2 LAYERS OF 5/8" TYPE "X" GWB CAVITY SPACE - PROVIDE FIREBLOCK EVERY 65'-0" OF LENGTH (MAXIMUM) 2 1/2" STEEL STUDS 1/2" GWB (TYP 8'-0" AFF)	CEILING MEMBRANE RATING BASED ON BCBC 2018 APPENDIX D TABLE D-2.3.12	1HR	N/A

ASSEMBLY LEGEND:

IW1 / 1HR

- BUILDING ASSEMBLY TYPE (WALL/ROOF/FLOOR) REFER TO CHART FOR DESCRIPTION
- FIRE RESISTANCE RATING, AS SPECIFIED BY SOURCE LISTED

WALL ASSEMBLY GENERAL NOTES:

1. ALL STUDS TO EXTEND UP TO UNDERSIDE OF STRUCTURE/SLAB UNLESS OTHERWISE NOTED.
2. PROVIDE OPENINGS IN GWB AS REQUIRED FOR MECHANICAL/ ELECTRICAL SERVICES. ACOUSTIC CAULK PENETRATIONS & FIRE STOP IN RATED SEPARATIONS.
3. FOR ALL MOUNTED FIXTURES, EQUIPMENT & MILLWORK PROVIDE PLYWOOD BACKING FOR SUPPORT AS REQUIRED.
4. PROVIDE MIN 3/4" PLYWOOD BACKING IN BATHTUB ENCLOSURES AND TOILETS FOR FUTURE ACCESSIBILITY.
5. IN WASHROOMS AND SHOWERS FOR SUITES AND AMENITY SPACES PROVIDE ADDITIONAL LAYER OF CEMENTITIOUS BOARD ON THE SHOWER OR WC SIDE OF ALL WALLS WHICH ARE SCHEDULED TO RECEIVE A TILE FINISH. ALL ASSEMBLIES TO EXTEND TO THE U/S OF STRUCTURE.
6. FOR ALL WALLS FOR WHICH A REFERENCE IS MADE TO A ULC DESIGN, CONTRACTOR IS TO REFER TO ACTUAL DESIGN LISTING FOR ADDITIONAL DESCRIPTION AND CONSTRUCTION OF WALL ASSEMBLY.

INTERIOR WALL GENERAL NOTES:

1. TOP FLOOR VERTICAL FIRE SEPARATIONS ARE REQUIRED TO BE CONTINUOUS TO THE U/S OF ROOF SHEATHING.
2. ALL WALLS DEMISING UNITS FROM EACH OTHER, PUBLIC CORRIDORS & SERVICE ROOMS/SHAFTS TO HAVE ACOUSTIC CAULK BOTH SIDES OF WALLS BETWEEN FLOOR & SILL PLATE.
3. FIRESTOPPING SYSTEMS:
   - A. ALL SERVICE PENETRATIONS THROUGH FIRE RATED ASSEMBLIES TO BE TIGHTLY FITTED, AND ANY REMAINING GAP TO BE SEALED WITH A ULC RATED FIRESTOP SYSTEM THAT MATCHES THE FRR OF THE ASSEMBLY.
   - B. SERVICE PENETRATIONS THROUGH FIRE BLOCKS MUST BE FIRE-STOPPED.
   - C. ALL DUCTING PENETRATION THROUGH FIRE RATED ASSEMBLIES TO HAVE EITHER FIRE-DAMPER OR BE ENCLOSED WITH AN ASSEMBLY WITH EQUIVALENT FRR.
4. ON FIRE SEPARATION ASSEMBLY WHERE SERVICES REQUIRE AN OPENING GREATER THAN 25 SQ. INCHES (E.G. DIVERTER AT TUB/VANITY) PROVIDE 5 SIDED GWB RATED BOX (MUDDED AND TAPED) THAT MATCHES THE FRR OF THE ASSEMBLY.
5. PLUMBING LINES AND DRAINS ARE NOT TO BE RUN IN EXTERIOR WALLS.
6. MUD RINGS WITHOUT SEALED BOXES ARE TO BE LOCATED ON INTERIOR WALLS ONLY (E.G. CABLE ROUGH-IN)

ACOUSTIC SEPARATION GENERAL NOTES:

1. PROVIDE ACOUSTIC SEALANT AT EDGE, BASE AND HEAD OF ALL WALLS BETWEEN STUD FACE AND ADJACENT SURFACE - BOTH SIDES OF WALL TYP
2. WHERE MECHANICAL RISERS & STACKS ARE PRESENT, FILL STUD SPACE WITH ACOUSTICAL INSULATION.
3.
4. NO CONTACT BETWEEN PIPING (SUPPLY & DWV) & CEILING OR WALL GWB & FRAMING.
5. IN SUSPENDED CEILING 2" AIR GAP PROVIDE 1 1/2" ACOUSTIC BATTS. IN 10" PROVIDE 3 1/2" ACOUSTIC BATTS.
6. WHERE A RESILIENT CHANNEL IS PRESENT, ENSURE GWB IS FASTENED ONLY TO THE RESILIENT CHANNEL, NOT TO THE SUPPORTING STRUCTURE.
7. WASTE STACKS ARE NOT TO TOUCH STRUCTURE. PROVIDE SUITABLE NEOPRENE ISOLATOR PADS.
8. PROVIDE MINERAL WOOL BATTS TO U/S OF BATH TUBS AND SHOWER PANS.
9. ALL WASHER/DRYER CLOSET WALLS TO HAVE ACOUSTIC BATTS FULL HEIGHT & ACOUSTIC SEALANT TOP & BOTTOM BOTH SIDES OF WALL

BUILDING ENVELOPE GENERAL NOTES:

1. ALL FRAMING ON CONCRETE MUST BE SEPARATED FROM THE CONCRETE WITH FOAM GASKETS.
2. ENSURE THAT THE WINDOW HEAD FLASHINGS (C/W A 4" HIGH BACK LEG) ARE PLACED SO THAT THE END DAMS RUN PAST OUTER EDGES OF THE WINDOWS BY 3/8".
3. VINYL WINDOWS REQUIRE SOLID SUPPORT AT THE BOTTOM EDGE. CARE SHALL BE TAKEN TO ENSURE THAT THE MEMBRANE IS NOT TORN OR PUNCTURED. RETURN MEMBRANE AT THE BACK OF THE SILL AND 6" UP EACH SIDE (AT JAMB). A SEALANT JOINT SHALL BE PROVIDED AT THE WINDOW FRAME TO THE PEEL AND STICK MEMBRANE INTERFACE TO PROVIDE A BACK DAM.
4. APPROVED PRIMERS SHALL BE USED WITH ALL SELF ADHERING PRODUCTS.
5. FULLY ADHERED AIR/MOISTURE BARRIER MUST BE APPLIED AS A CONTINUOUS LAPPED MEMBRANE TO FORM THE MOISTURE BARRIER. ENSURE THERE ARE NO HOLES IN THE MOISTURE BARRIER. THE MOISTURE BARRIER MUST BE COMPLETE WITH ALL DETAILS AND REVIEWED BEFORE BEING COVERED.
6. ALL HORIZONTAL "J" TRIMS SHALL HAVE 3/16" WEEPS @16" O/C MIN.
7. ALL EXTERIOR DOORS SHALL BE BACK-CAULKED TO WATERPROOFING MEMBRANE UPTURN AT SILL ANGLE. THE DOOR FRAME BRICK MOULDS SHALL ALSO BE BACK CAULKED.
8. ALL THROUGH WALL FLASHINGS SHALL BE C/W A 4" HIGH BACK LEG. ALL HORIZONTAL LAPS SHALL BE S-LOCK JOINTS. A THROUGH WALL FLASHING IS REQUIRED AT ALL HORIZONTAL EXPANSION JOINTS, AND AT EACH FLOOR LEVEL (TYPICAL).
9. ALL EXTERIOR FASTENERS & SCREWS MUST BE ACQ. RATED. UNLESS BORATE IS USED, IN WHICH CASE USE STAINLESS FASTENERS.
10. ALL SIDE-WALL VENTS (i.e. DRYERS, BATH FANS) SHALL BE BACK CAULKED AT THE VENT FLANGES (TOP & SIDES) TO A PIECE OF SELF ADHERED MEMBRANE PLACED BEHIND THE VENT THAT IS LAPPED OVER THE FIELD SELF ADHERED MEMBRANE OF 6" ON ALL SIDES (AMB STARTER). LAP SELF ADHERED MEMBRANE 2" ONTO VENT AND 2" ONTO AMB STARTER. THE SURROUNDING FIELD SELF ADHERED MEMBRANE SHALL THEN BE PLACED OVER THE TOP AND SIDE VENT FLANGES AND SEALED TO THE FLANGE. THE SELF ADHERED MEMBRANE UNDER THE VENT MUST BE LAPPED OVER THE FLASHING SELF ADHERED MEMBRANE BELOW THE VENT (SHINGLE FASHION). PROVIDE A DRIP CAP FLASHING C/W END DAMS OVER ALL VENTS. CAULK THE SIDES OF THE VENTS TO THE CLADDING. ALL DRYER VENTS TO BE LOCATED IN WALLS NOT IN OR UNDER SOFFITS.
11. VENT HOODS FOR FRESH AIR, RANGE HOOD AND BATHROOM EXHAUST TO BE VINYL; ALL VENTS MUST BE REVIEWED BEFORE INSTALLING.
12. ALL EXTERIOR ELECTRICAL OUTLETS SHALL USE SURFACE MOUNTED SHALLOW BOXES OR AIR SEALED FLANGE BOXES. USE AN APPROVED VINYL TRIM. USE SELF ADHERED MEMBRANE BEHIND BOX WHERE THE PLANE OF THE MOISTURE BARRIER IS PENETRATED. DETAIL TO ALLOW FOR DRAINAGE (POSITIVELY OVERLAP ALL MEMBRANES). SEAL HOSE BIBS WITH SELF-ADHERED MEMBRANE.
13. ALL EXTERIOR HOSE BIBS ARE TO BE SEALED TO THE FULLY ADHERED AIR/MOISTURE BARRIER WITH CONFORMABLE/FLEXIBLE SELF ADHERED MEMBRANE.
14. ALL EXTERIOR SERVICE PENETRATIONS MUST HAVE A CORRESPONDING VINYL TRIM KIT. SUBMIT TRIM KIT FOR REVIEW PRIOR TO PURCHASE.
15. ALL EXTERIOR, NON-INSULATED STRUCTURAL WOOD ELEMENTS (i.e. 6X6 SUPPORT POSTS, STUD FRAMING, DECK FRAMING) SHALL BE PRESSURE TREATED.
16. ALL MEMBRANES AND SEALANTS MUST BE APPROVED AND SAMPLES OF ALL VENTS, CAPS OR DUCTS THAT PENETRATE THE ENVELOPE OR ROOF MUST BE PROVIDED BEFORE INSTALLATION BEGINS.
17. FLASHINGS TO BE FABRICATED, INSTALLED AND FASTENED TO RCABC STANDARDS. MINIMUM 24 GA. WITH SILICONE-MODIFIED POLYESTER (SMP) FINISHED. FOLDED END DAMS AT TERMINATIONS, MINIMUM 1/2" DRIP EDGE & SLOPE OF 150 DEGREES. FLASHING JOINTS TO BE S-LOCK C/W BACK CAULK. USE LARGEST PIECES POSSIBLE TO MINIMIZE JOINTS. WHERE POSSIBLE, ALIGN JOINTS WITH ADJACENT BUILDING FEATURES.
18. REFER TO CODE COMPLIANCE DRAWINGS FOR EXTERIOR WALL FIRE RESISTANCE RATINGS WHERE NEEDED FOR SPATIAL SEPARATION OR EXIT EXPOSURE
19. PVC WATERSTOPS ARE REQUIRED AT ALL VERTICAL CONCRETE COLD JOINT LOCATIONS AT EXTERIOR FOUNDATION WALLS BELOW GRADE.
20. ALL EXTERIOR CLADDING TO CONFORM TO 3.1.4.8. (NONCOMBUSTIBLE PER CAN/ULC-S114, OR AN ASSEMBLY MEETING CAN/ULC-S134)
21. THE AIR BARRIER IS TO BE STRUCTURALLY SUPPORTED TO WITHSTAND POSITIVE AND NEGATIVE AIR PRESSURES APPLIED TO THE BUILDING ENCLOSURE.
22. THE AIR BARRIER IS TO BE CONTINUOUS ACROSS JOINTS, BETWEEN ASSEMBLIES, AROUND PENETRATIONS, AND AT MATERIAL CHANGES.
23. ALL JOINTS, PENETRATIONS, AND OTHER OPENINGS FORMING PART OF THE AIR BARRIER ARE TO BE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION.
24. ALL SEALS FORMING PART OF THE AIR BARRIER ARE TO BE SECURELY INSTALLED SO AS NOT TO DISLODGE, LOOSEN, OR OTHERWISE IMPAIR THE ABILITY TO RESIST POSITIVE AND NEGATIVE AIR PRESSURES APPLIED TO THE BUILDING ENCLOSURES.
25. DOORS AND ACCESS OPENINGS FROM CONDITIONED SPACE TO SHAFTS, CHUTES, STAIRWAYS, AND ELEVATOR LOBBIES SHALL BE GASKETED, WEATHER-STRIPPED, OR SEALED.
26. ADDITIONAL QUALITY CONTROL INSPECTION AND TESTING SERVICES ARE REQUIRED BY THE CONTRACTOR TO VERIFY COMPLIANCE WITH REQUIREMENTS SPECIFIED OR INDICATED.

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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
09/15/2023	ISSUED FOR 60% REVIEW SET

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
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ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

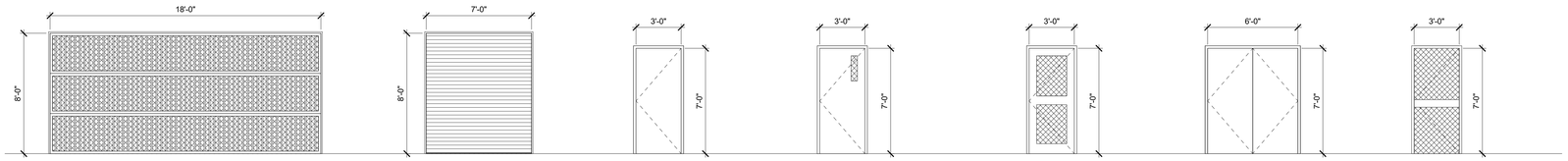
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

ASSEMBLY SCHEDULES

REV. NO.:

SHEET NO.: **A0.5**



1 18'-0" X 8'-0"
PREFINISHED OVERHEAD DOOR

**NOTE : MIN. 2.3M CLEAR TO UNDERSIDE OF DOOR / MOTOR WHEN DOOR IS IN OPEN POSITION. PROVIDE SHOP DRAWING FOR REVIEW.

1A 7'-0" X 8'-0"
PREFINISHED COILING OVERHEAD DOOR

2 3'-0" X 7'-0"
PAINTED METAL DOOR

2A 3'-0" X 7'-0"
INSULATED; PAINTED METAL DOOR

3 3'-0" X 7'-0"
PRESSED METAL DOOR

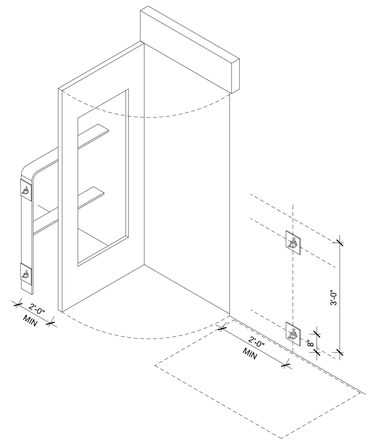
4 3'-0" X 7'-0"
PRESSED METAL DOOR

5 2 - 3'-0" X 7'-0"
PRESSED METAL DOOR

5A 2 - 3'-0" X 7'-0"
INSULATED; PRESSED METAL DOOR

6 3'-0" X 7'-0"
EXPANDED MESH DOOR
INDUSTRIAL GRADE (7 GAUGE MIN.)
C/W GAL STEEL FRAME

COMMON AREA DOOR AND FRAME TYPE LEGEND
NTS



1 POWER OPERATED DOORS
1 1/2" = 1'-0"

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DOOR SCHEDULE - BELOW GRADE

DOOR NUMBER	LOCATION FROM	LOCATION TO	TYPE	SIZE WIDTH	SIZE HEIGHT	DOOR MATERIAL	DOOR FINISH	DOOR SAFETY GLASS	FRAME MATERIAL	FRAME FINISH	HARDWARE	FRR DOOR	FRR FRAME	REMARKS
PARKING PLAN LEVEL P1														
P1-03	RESIDENTIAL PARKING P1	STORAGE (42)	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P1-04	RESIDENTIAL PARKING P1	STORAGE (26)	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P1-05A	RESIDENTIAL PARKING P1	VESTIBULE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,4,13,21	1.5 HR	1.5 HR	
P1-05B	VESTIBULE	LOADING BAY	5	6'-0"	7'-0"	STL	PT	-	PSF	PT	1,3,4,7,9,16,21,23	-	-	KEYED ACCESS
P1-06	MECH ROOM	RESIDENTIAL PARKING P1	5	6'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,11,16,21,23	1.5 HR	1.5 HR	KEYED ACCESS
P1-07	RESIDENTIAL PARKING P1	ELEV LOBBY BLDG 3	4	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,4,7,8,9,16,21,23	1 HR	1 HR	FOB ACCESS & AUTOMATED DOOR OPENER
P1-08	RESIDENTIAL PARKING P1	WATER ENTRY ROOM	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1.5 HR	1.5 HR	KEYED ACCESS
P1-09	ELEC SUBSTATION	RESIDENTIAL PARKING P1	5	6'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,11,16,21,23	1.5 HR	1.5 HR	KEYED ACCESS
P1-10	RESIDENTIAL PARKING P1	JANITOR ROOM	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1.5 HR	1.5 HR	KEYED ACCESS
P1-11	RESIDENTIAL PARKING P1	VESTIBULE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,13,21	1.5 HR	1.5 HR	
P1-12	RESIDENTIAL PARKING P1	ELECTRICAL ROOM (CRU)	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1.5 HR	1.5 HR	KEYED ACCESS
P1-13	RESIDENTIAL PARKING P1	STORAGE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P1-14	RESIDENTIAL PARKING P1	ELEV LOBBY (BLDG 4)	4	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,4,7,8,9,16,21,23	1 HR	1 HR	FOB ACCESS & AUTOMATED DOOR OPENER
P1-15	MECH ROOM	RESIDENTIAL PARKING P1	5	6'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,11,16,21,23	1.5 HR	1.5 HR	KEYED ACCESS
P1-16	RESIDENTIAL PARKING P1	ELEC ROOM	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1.5 HR	1.5 HR	KEYED ACCESS
P1-17	RESIDENTIAL PARKING P1	SERVICE ROOM	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1.5 HR	1.5 HR	KEYED ACCESS
P1-18	RESIDENTIAL PARKING P1	STORAGE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P1-19	RESIDENTIAL PARKING P1	JANITOR ROOM	2	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,.21	1.5 HR	1.5 HR	KEYED ACCESS
ST06-C	RESIDENTIAL PARKING P1	STAIR 6	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,.21	1.5 HR	1.5 HR	TEMP RISE
ST07-E	RESIDENTIAL PARKING P1	STAIR 7	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,.21	1.5 HR	1.5 HR	TEMP RISE
ST07-F	VESTIBULE	STAIR 7	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,.21	1.5 HR	1.5 HR	TEMP RISE
ST08-E	RESIDENTIAL PARKING P1	STAIR 8	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,.21	1.5 HR	1.5 HR	TEMP RISE
PARKING PLAN LEVEL P2														
P2-01A	EXTERIOR	VISITOR/COMM PARKING	1	18'-0"	8'-0"	ALUM	PRE-FINISH	-	-	-		-	-	AUTOMATED OPENER FOR EXITING VEHICLES
P2-01B	VISITOR/COMM PARKING	EXTERIOR	3	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,3,4,7,9,16,21	-	-	
P2-01C	RESIDENTIAL PARKING P2	VISITOR/COMM PARKING	6	3'-0"	7'-0"	STL	PT	-	-	-		-	-	FOB ACCESS & AUTOMATED DOOR OPENER
P2-01D	RESIDENTIAL PARKING P2	VISITOR/COMM PARKING	6	3'-0"	7'-0"	STL	PT	-	-	-		-	-	FOB ACCESS
P2-02A	VISITOR/COMM PARKING	RESIDENTIAL PARKING P2	1	18'-0"	8'-0"	ALUM	PRE-FINISH	-	-	-	-	-	-	AUTOMATED OPENER FOR EXITING VEHICLES
P2-02B	VISITOR/COMM PARKING	RESIDENTIAL PARKING P2	6	3'-0"	7'-0"	STL	PT	-	-	-	-	-	-	FOB ACCESS, ENTERPHONE FOR VISITORS & AUTOMATED DOOR OPENER
P2-03	RESIDENTIAL PARKING P2	STORAGE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P2-03A	VISITOR/COMM PARKING	RESIDENTIAL PARKING P2	1	18'-0"	8'-0"	ALUM	PRE-FINISH	-	-	-	-	-	-	AUTOMATED OPENER FOR EXITING VEHICLES
P2-03B	RESIDENTIAL PARKING P2	VISITOR/COMM PARKING	1	18'-0"	8'-0"	ALUM	PRE-FINISH	-	-	-	-	-	-	AUTOMATED OPENER FOR EXITING VEHICLES
P2-04	RESIDENTIAL PARKING P2	BIKE LOCKERS (32)	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P2-04A	VISITOR/COMM PARKING	RESIDENTIAL PARKING P2	1	18'-0"	8'-0"	ALUM	PRE-FINISH	-	-	-	-	-	-	AUTOMATED OPENER FOR EXITING VEHICLES
P2-05	RESIDENTIAL PARKING P2	STORAGE (22)	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P2-06	RESIDENTIAL PARKING P2	STORAGE (14)	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P2-07	RESIDENTIAL PARKING P2	STORAGE (32)	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P2-08	MECH ROOM	RESIDENTIAL PARKING P2	5	6'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,11,16,21,23	1.5 HR	1.5 HR	KEYED ACCESS
P2-09A	RESIDENTIAL PARKING P2	ELEV LOBBY (BLDG 1)	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,4,7,8,9,16,21,23	1 HR	1 HR	FOB ACCESS & AUTOMATED DOOR OPENER
P2-09B	VISITOR/COMM PARKING	ELEV LOBBY (BLDG 1)	4	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,4,7,8,9,16,21,23	1 HR	1 HR	FOB ACCESS, ENTERPHONE FOR VISITORS & AUTOMATED DOOR OPENER
P2-12	VISITOR/COMM PARKING	MECH. ROOM	3	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,7,9,16,21,22	1 HR	1 HR	FOB ACCESS
P2-13A	VISITOR/COMM PARKING	COMM GARBAGE ROOM	3	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,7,9,16,21,22	1 HR	1 HR	FOB ACCESS & AUTOMATED DOOR OPENER
P2-13B	VISITOR/COMM PARKING	COMM GARBAGE ROOM	1A	7'-0"	8'-0"	STL	PT	-	-	-	-	1 HR	1 HR	
P2-14	ELEC ROOM	RESIDENTIAL PARKING P2	3	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1.5 HR	1.5 HR	KEYED ACCESS
P2-15	RESIDENTIAL PARKING P2	STORAGE (46)	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P2-16	RESIDENTIAL PARKING P2	STORAGE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P2-17	RESIDENTIAL PARKING P2	BIKE LOCKERS (40)	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P2-18	RESIDENTIAL PARKING P2	BIKE LOCKERS (24)	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P2-19	RESIDENTIAL PARKING P2	TELECOM ROOM	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1.5 HR	1.5 HR	KEYED ACCESS
P2-20	RESIDENTIAL PARKING P2	BIKE STORAGE (48)	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P2-21	RESIDENTIAL PARKING P2	ELEV LOBBY (BLDG 3)	4	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,4,7,8,9,16,21,23	1 HR	1 HR	FOB ACCESS & AUTOMATED DOOR OPENER
P2-22A	RESIDENTIAL PARKING P2	VESTIBULE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,13,21	1.5 HR	1.5 HR	
P2-22B	RESIDENTIAL PARKING P2	VESTIBULE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,13,21	1.5 HR	1.5 HR	
P2-23	ELEV MACHINE ROOM	RESIDENTIAL PARKING P2	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1.5 HR	1.5 HR	
P2-24	ELEV MACHINE ROOM	RESIDENTIAL PARKING P2	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1.5 HR	1.5 HR	
P2-25	VISITOR/COMM PARKING	JANITOR ROOM	3	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1.5 HR	1.5 HR	KEYED ACCESS
P2-26	VISITOR/COMM PARKING	COMM BIKE STOR	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,4,7,9,16,21	1.5 HR	1.5 HR	FOB ACCESS
P2-27	VISITOR/COMM PARKING	COMM ELEV LOBBY	4	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,8,12,21	1 HR	1 HR	AUTOMATED DOOR OPENER
P2-28	VISITOR/COMM PARKING	VESTIBULE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,13,21	1.5 HR	1.5 HR	
P2-29	VISITOR/COMM PARKING	BIKE LOCKERS (40)	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P2-30	VISITOR/COMM PARKING	ELECTRICAL ROOM (CRU)	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1.5 HR	1.5 HR	KEYED ACCESS
P2-31A	VISITOR/COMM PARKING	ELEV LOBBY (BLDG 4)	4	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,4,7,8,9,16,21,23	1 HR	1 HR	FOB ACCESS, ENTERPHONE FOR VISITORS & AUTOMATED DOOR OPENER
P2-31B	RESIDENTIAL PARKING P2	ELEV LOBBY (BLDG 4)	4	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,4,7,8,9,16,21,23	1 HR	1 HR	FOB ACCESS & AUTOMATED DOOR OPENER
P2-32	RESIDENTIAL PARKING P2	STORAGE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P2-33	STORAGE	STORAGE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
ST01-B	RESIDENTIAL PARKING P2	STAIR 1	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,21	1.5 HR	1.5 HR	TEMP RISE
ST02-B	VISITOR/COMM PARKING	STAIR 2	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,21	1.5 HR	1.5 HR	TEMP RISE
ST03-C	VISITOR/COMM PARKING	STAIR 3	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,21	1.5 HR	1.5 HR	TEMP RISE
ST03-D	VISITOR/COMM PARKING	STAIR 3	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,21	1.5 HR	1.5 HR	TEMP RISE
ST05-C	RESIDENTIAL PARKING P2	STAIR 5	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,21	1.5 HR	1.5 HR	TEMP RISE
ST06-B	VESTIBULE	STAIR 6	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,21	1.5 HR	1.5 HR	TEMP RISE

DOOR SCHEDULE - BELOW GRADE

DOOR NUMBER	LOCATION FROM	LOCATION TO	TYPE	SIZE WIDTH	SIZE HEIGHT	DOOR MATERIAL	DOOR FINISH	DOOR SAFETY GLASS	FRAME MATERIAL	FRAME FINISH	HARDWARE	FRR DOOR	FRR FRAME	REMARKS
ST07-C	VISITOR/COMM PARKING	STAIR 7	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,21	1.5 HR	1.5 HR	TEMP RISE
ST07-D	VESTIBULE	STAIR 7	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,21	1.5 HR	1.5 HR	TEMP RISE
ST08-C	RESIDENTIAL PARKING P2	STAIR 8	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,21	1.5 HR	1.5 HR	TEMP RISE
ST08-D	VISITOR/COMM PARKING	STAIR 8	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,13,21	1.5 HR	1.5 HR	TEMP RISE
PARKING PLAN LEVEL P3														
P3-02	RESIDENTIAL PARKING P3	STORAGE	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-03	RESIDENTIAL PARKING P3	BIKE STORAGE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-04A	RESIDENTIAL PARKING P3	BIKE STORAGE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-04B	RESIDENTIAL PARKING P3	BIKE STORAGE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-05	RESIDENTIAL PARKING P3	STORAGE	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-06	RESIDENTIAL PARKING P3	ELEV LOBBY (BLDG 1)	4	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,4,7,8,9,16,21,23	1 HR	1 HR	FOB ACCESS & AUTOMATED DOOR OPENER
P3-07	RESIDENTIAL PARKING P3	JANITOR ROOM	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1.5 HR	1.5 HR	KEYED ACCESS
P3-08	RESIDENTIAL PARKING P3	ELEC ROOM	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1.5 HR	1.5 HR	KEYED ACCESS
P3-09	RESIDENTIAL PARKING P3	BIKE STORAGE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-10	RESIDENTIAL PARKING P3	STORAGE	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-11	RESIDENTIAL PARKING P3	ELEC ROOM	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1.5 HR	1.5 HR	KEYED ACCESS
P3-12	MECH ROOM	RESIDENTIAL PARKING P3	5	6'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,11,16,21,23	1 HR	1 HR	KEYED ACCESS
P3-13	RESIDENTIAL PARKING P3	ELEV LOBBY (BLDG 2)	4	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,4,7,8,9,16,21,23	1 HR	1 HR	FOB ACCESS & AUTOMATED DOOR OPENER
P3-14	RESIDENTIAL PARKING P3	STORAGE (32)	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-15	RESIDENTIAL PARKING P3	STORAGE (42)	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-16A	RESIDENTIAL PARKING P3	RESIDENTIAL GARBAGE ROOM	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,7,9,16,21,22	1 HR	1 HR	FOB ACCESS
P3-16B	RESIDENTIAL PARKING P3	RESIDENTIAL GARBAGE ROOM	1A	7'-0"	8'-0"	STL	PT	-	-	-	-	1 HR	1 HR	
P3-16C	RESIDENTIAL PARKING P3	RESIDENTIAL GARBAGE ROOM	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,7,9,16,21,22	1 HR	1 HR	FOB ACCESS
P3-17	RESIDENTIAL PARKING P3	SERVICE ROOM	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,16,21	1 HR	1 HR	KEYED ACCESS
P3-18	RESIDENTIAL PARKING P3	BIKE LOCKERS (96)	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-19	RESIDENTIAL PARKING P3	ELEV LOBBY (BLDG 3)	4	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,4,7,8,9,16,21,23	1 HR	1 HR	FOB ACCESS & AUTOMATED DOOR OPENER
P3-20	RESIDENTIAL PARKING P3	STORAGE (38)	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-21	RESIDENTIAL PARKING P3	STORAGE (10)	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-22	RESIDENTIAL PARKING P3	STORAGE	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-23	RESIDENTIAL PARKING P3	STORAGE (6)	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-24A	RESIDENTIAL PARKING P3	VESTIBULE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,21	1.5 HR	1.5 HR	
P3-24B	RESIDENTIAL PARKING P3	VESTIBULE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,21	1.5 HR	1.5 HR	
P3-25	RESIDENTIAL PARKING P3	JANITOR ROOM	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,7,9,16,21,22	1.5 HR	1.5 HR	KEYED ACCESS
P3-26	RESIDENTIAL PARKING P3	VESTIBULE	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,21	1.5 HR	1.5 HR	
P3-27	RESIDENTIAL PARKING P3	STORAGE (20)	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-28	RESIDENTIAL PARKING P3	STORAGE (31)	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,5,9,16,21	1 HR	1 HR	FOB ACCESS
P3-29	RESIDENTIAL PARKING P3	ELEV LOBBY (BLDG 4)	4	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,4,7,8,9,16,21,23	1 HR	1 HR	FOB ACCESS & AUTOMATED DOOR OPENER
ST01-A	RESIDENTIAL PARKING P3	STAIR 1	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,9,16,21	1.5 HR	1.5 HR	TEMP RISE
ST02-A	RESIDENTIAL PARKING P3	STAIR 2	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,3,5,7,9,16,21	1.5 HR	1.5 HR	TEMP RISE
ST03-A	RESIDENTIAL PARKING P3	STAIR 3	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,3,5,7,9,16,21	1.5 HR	1.5 HR	TEMP RISE
ST03-B	RESIDENTIAL PARKING P3	STAIR 3	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,3,5,7,9,16,21	1.5 HR	1.5 HR	TEMP RISE
ST04-A	RESIDENTIAL PARKING P3	STAIR 4	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,3,5,7,9,16,21	1.5 HR	1.5 HR	TEMP RISE
ST04-B	RESIDENTIAL PARKING P3	STAIR 4	2	3'-0"	7'-0"	STL	PT	-	PSF	PT	1,3,5,7,9,16,21	1.5 HR	1.5 HR	TEMP RISE
ST05-A	RESIDENTIAL PARKING P3	STAIR 5	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,9,16,21	1.5 HR	1.5 HR	TEMP RISE
ST05-B	RESIDENTIAL PARKING P3	STAIR 5	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,9,16,21	1.5 HR	1.5 HR	TEMP RISE
ST06-A	VESTIBULE	STAIR 6	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,9,16,21	1.5 HR	1.5 HR	TEMP RISE
ST07-A	RESIDENTIAL PARKING P3	STAIR 7	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,9,16,21	1.5 HR	1.5 HR	TEMP RISE
ST07-B	VESTIBULE	STAIR 7	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,9,16,21	1.5 HR	1.5 HR	TEMP RISE
ST08-A	RESIDENTIAL PARKING P3	STAIR 8	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,9,16,21	1.5 HR	1.5 HR	TEMP RISE
ST08-B	RESIDENTIAL PARKING P3	STAIR 8	3	3'-0"	7'-0"	STL	PT	WM GL	PSF	PT	1,3,5,7,9,16,21	1.5 HR	1.5 HR	TEMP RISE

HARDWARE KEY:

1. SELF CLOSER
2. PANIC SET
3. SMOKE SEAL/WEATHERSTRIPPING
4. FLOOR STOP
5. WALL STOP
6. PUSH/PULL PLATES
7. KICK PLATE
8. AUTOMATIC OPENER
9. ELECTRIC STRIKE
10. DOOR VIEWER
11. FULL HEIGHT ASTRAGAL
12. PASSAGE SET (TWO WAY)
13. PASSAGE SET (EXIT ONLY, NO EXTERIOR HARDWARE)
14. LOCKSET - PRIVACY FUNCTION
15. LOCKSET - CLASSROOM FUNCTION
16. LOCKSET - STORAGE FUNCTION
17. LOCKSET - ENTRY FUNCTION
18. PRE WIRE FOR FUTURE AUTOMATIC OPENER
19. HOLD OPEN DEVICE
20. KNOB GUARDS
21. METAL THRESHOLD
22. DOOR SWEEP
23. FLUSH BOLTS

ABBREVIATIONS: MATERIAL & FINISHES

AL, ALUM	ALUMINUM	**PSF**	PRESSED STEEL FRAME
ANOD	ANODIZED	**PT**	PAINT FINISH
CL	CLEAR FINISH	**SC WD**	SOLID CORE WOOD
COR MTL	CORRUGATED METAL	**SG**	SECURITY GRILL
DR	DOOR	**STF**	STAINED FINISH
FBG	FIBERGLASS	**SO**	SWING OUT, SIDE LIGHT
FR	FRAME	**SR**	SMOKE RESISTANT
GL	GLASS	**SS**	STAINLESS STEEL
HC WD	HOLLOW CORE WOOD	**STL**	STEEL
HM	HOLLOW METAL	**SX**	SWING SLIDE PANEL
LL	LEAD LINED	**TBC**	TO BE CONFIRMED
MTL MESH	METAL MESH	**TEMP**	TEMPERED GLASS
N/A	NOT APPLICABLE	**WM GL**	WIRE MESH GLAZING
PNL	PANEL	**WD VN**	WOOD VENEER

GENERAL NOTES:

1. ALL FIRE-RATED DOORS MUST HAVE SELF-CLOSING DEVICE AND POSITIVE LATCHING MECHANISM
2. ALL DOORS THAT FORM PART OF THE BUILDING ENCLOSURE, AIR PRESSURE BOUNDARY, AND/OR THERMAL ENCLOSURE MUST COMPLY WITH THE AIR AND THERMAL TARGETS OF THIS DEVELOPMENT. WEATHERSTRIPPING SURROUNDING THE DOOR SLAB AS WELL AS THE FRAME IS REQUIRED TO ACHIEVE THESE TARGETS.
3. ALL FIRE DOORS SHALL BE PROPERLY LABELED IN CAPITAL LETTERS (A MIN. OF 25 mm IN HT) "FIRE DOOR - KEEP CLOSED"
4. SAFETY GLASS IN ALL DOORS
5. REFER ALSO TO SECURITY SUMMARY FOR CONTROL CARD ACCESS WIRING
6. PSF INSTALLED IN CMU WALLS & CONCRETE WALLS TO BE SEALED W/ SEALANT FOR SMOKE STOP (FRAMES CAST IN CONCRETE NOT REQUIRED TO BE SEALED)
7. PROVIDE AUTO DOOR OPENER AT BOTH SIDES OF DOOR AT ALL ELEVATOR VESTIBULES, STORAGE ROOMS AND BIKE STORAGE ROOMS
8. ELECTRIC STRIKES IN A FIRE SEPARATION MUST FAIL SECURE
9. SEE INTERIOR DESIGN SCHEDULE DRAWINGS FOR ALL DOORS INSIDE UNITS, INCLUDING UNIT ENTRY DOORS

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PROJECT:
JERICHO CROSSING PHASE 1
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LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/LL/SP

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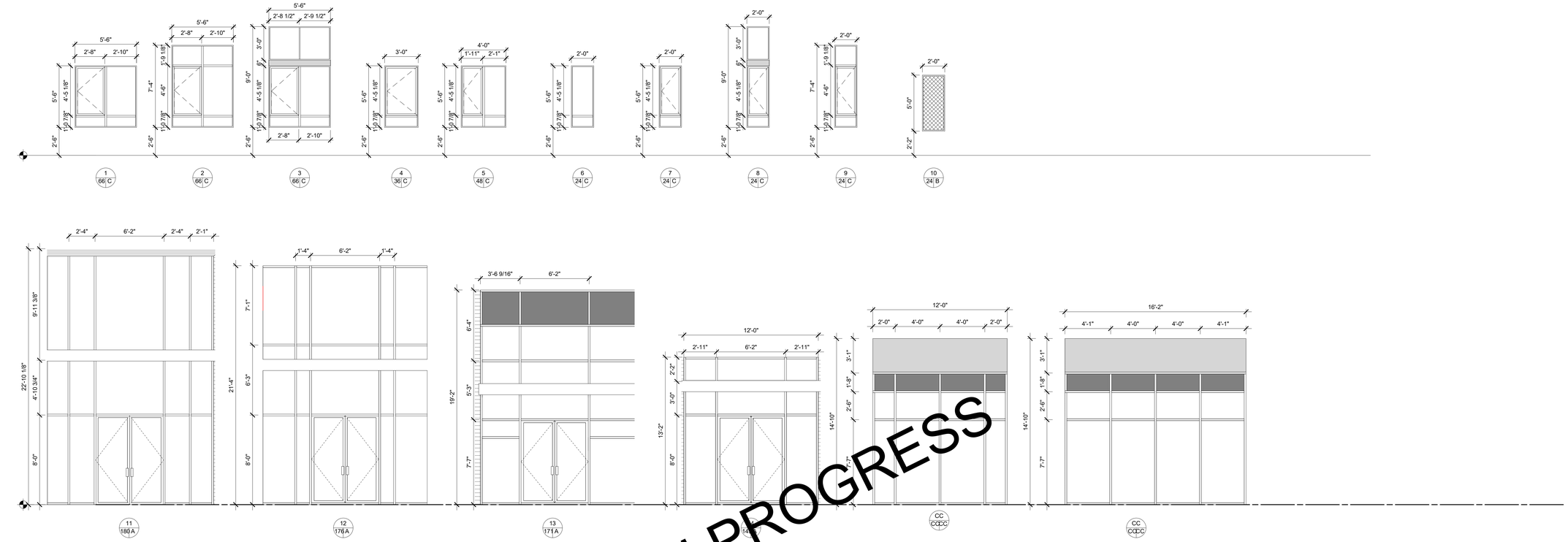

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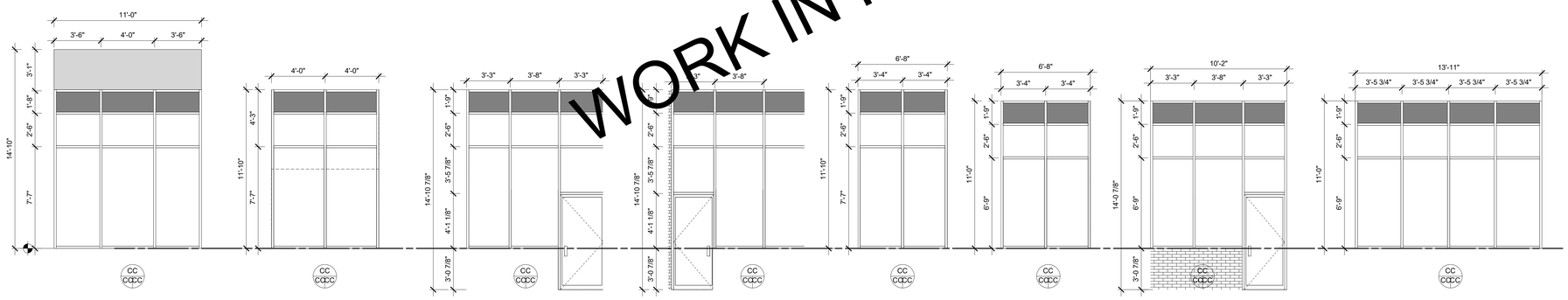

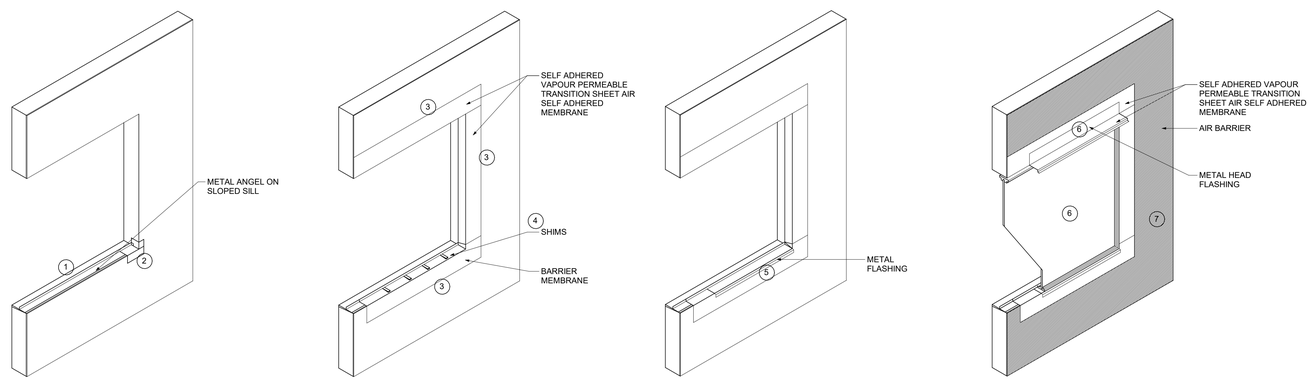

1. INSTALL METAL ANGEL ON TO SLOPED SILL AND AT JAMBS AND HEAD AS REQUIRED BY WINDOW MANUFACTURER
2. INSTALL SELF ADHERED MEMBRANE AT CORNERS
3. INSTALL SELF ADHERED MEMBRANE OVER METAL ANGLE, SLOPED SILL, AND ONTO SHEATING. INSTALL SELF ADHERED VAPOUR PERMEABLE TRANSITION SHEET AIR BARRIER MEMBRANE AT HEAD AND JAMBS
4. INSTALL INTERMITTENT SHIMS AT WINDOW SILL TO PROVIDE LEVEL SUPPORT AS REQUIRED BY WINDOW MANUFACTURER
5. INSTALL METAL FLASHING AT SILL
6. INSTALL WINDOW, INSTALL METAL HEAD FLASHING AND INSTALL SELF ADHERED VAPOUR PERMEABLE TRANSITION MEMBRANE
7. INSTALL AIR BARRIER ONTO SHEATING, LAPPING ONTO SELF ADHERED MEMBRANE AT WINDOW PERIMETER

1 WINDOW MEMBRANE SEQUENCE DIAGRAM
1 1/2" = 1'-0"

WINDOW GENERAL NOTES:

1. ROUGH OPENING SIZES SHOWN ARE TRUE RO SIZES AND ARE TO BE FRAMED THUS.
2. PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW PRIOR TO COMMENCING FABRICATION. LETTERS OF ASSURANCE ARE REQUIRED FOR BOTH WINDOW DESIGN AND INSTALLATION.
3. REFER TO ENVELOPE CONSULTANT'S WINDOW SEQUENCING DRAWINGS FOR USE FOR TYPICAL WINDOW FRAME OPENING PREPARATION. MOCK-UPS ARE REQUIRED TO BE REVIEWED JOINTLY BY CA AND ENVELOPE CONSULTANT PRIOR TO FULL SCALE INSTALLATION.
4. ALL BATHROOM WINDOWS SHALL HAVE FROSTED GLAZING.
5. ALL WINDOWS TO BE PROVIDED WITH WEEPHOLES TO DRAIN OUT CONDENSATION.
6. PROVIDE TEMPERED/SAFETY GLASS AT ALL GLAZED DOORS AS NOTED.
7. PROVIDE STEP PROTECTION SILLS AT LOCATIONS WHERE REQUIRED.
8. GLASS TO BE TEMPERED IN THE FOLLOWING LOCATIONS:
   A. EXTERIOR DOORS
   B. SIDE LITES GREATER THAN 19.5" WIDE
   C. PATIO SLIDING DOORS
   D. COMMON AREA VESTIBULES
   E. GUARDS
   F. SHOWER/TUB ENCLOSURE
   G. GLASS PARTITIONS AND FULL GLASS DOORS
   H. WHERE DEEMED REQUIRED BY GLAZING ENGINEER
9. GLASS TO HAVE GEORGIA WIRE IN THE FOLLOWING LOCATIONS:
   A. RATED DOORS

WINDOW SCHEDULE LEGEND:

SILL HEIGHTS:
A = 0'-0"
B = 2'-0"
C = 2'-2"
D = 2'-6"

WINDOW TYPE NUMBER ("R" INDICATES REVERSE DIRECTION OF OPENER.)
28 C
WINDOW SILL HEIGHT (REFER TO LEGEND)
WINDOW WIDTH (INCHES)

CLEAR GLAZING
GLASS SPANDREL PANEL
METAL PANEL
WIRE MESH GLAZING

NOTE:
SILL HEIGHTS MEASURED FROM TOP OF CONCRETE OR FLOOR SHEATHING.

(*) DENOTES SILL HEIGHT MEASURED FROM TOP OF STAIR LANDING.

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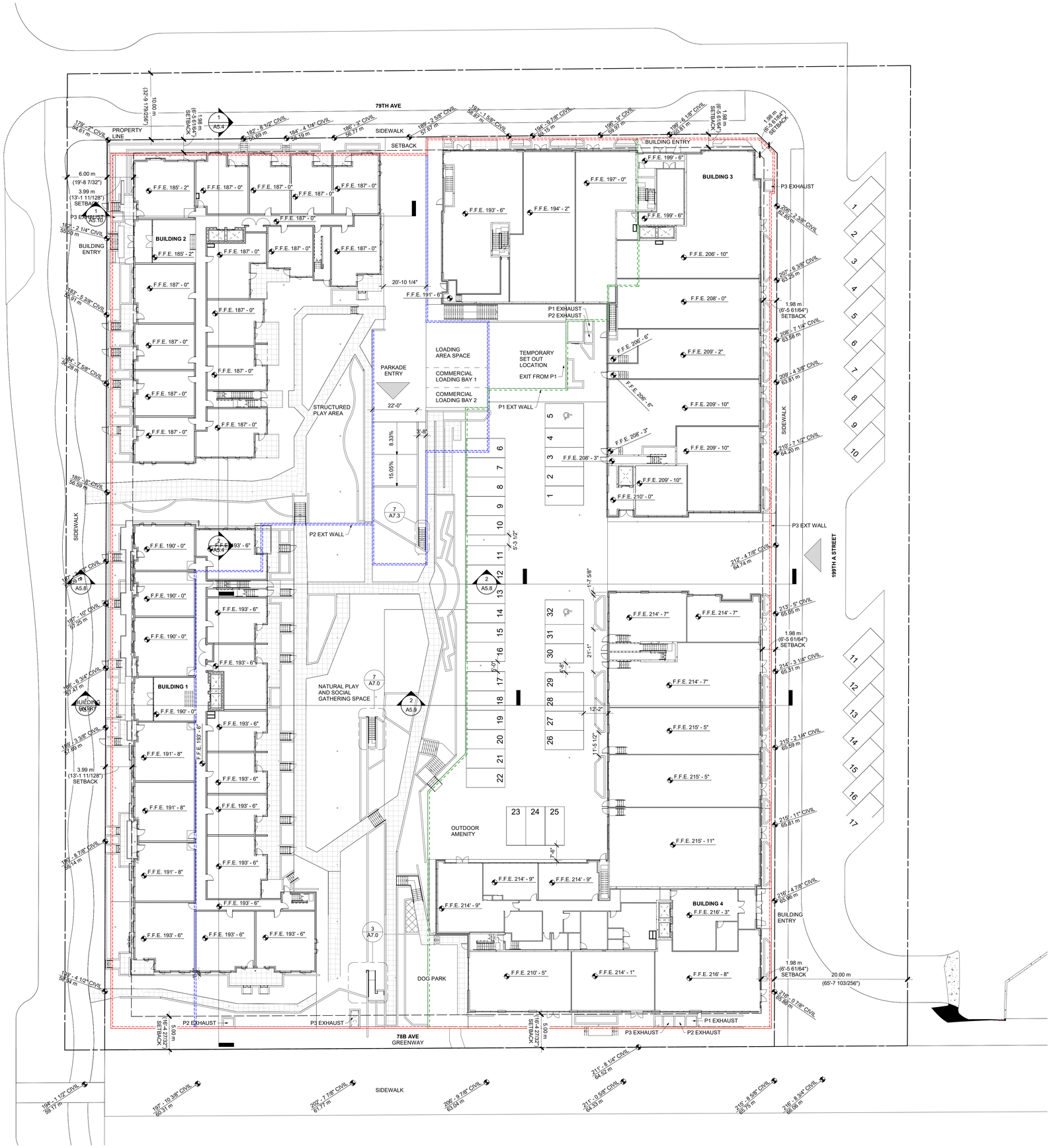
19925 & 19957 78B AVE, LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:
WINDOW SCHEDULES

REV. NO.:

SHEET NO.: **A0.7**



1 OVERALL SITE PLAN
1" = 20'-0"

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JERICHO CROSSING PHASE 1
19925 & 19957 78B AVE,
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1" = 20'-0"	PROJECT NO.: 702

SHEET TITLE:
OVERALL SITE PLAN

REV. NO.:	SHEET NO.:
	A1.0

1 PARKING PLAN LEVEL P3
1/16" = 1'-0"

KEY

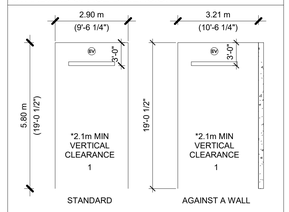
VEHICLE PARKING:

STD - STANDARD STALL
VIS - VISITOR STALL
CM - COMMERCIAL STALL
EV - ELECTRICAL VEHICLE CHARGING
SC - SMALL CAR STALL

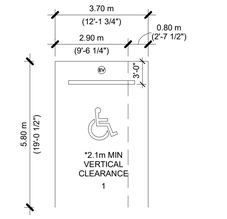
BICYCLE STORAGE:

S - STACKED STALLS
L - LARGE STALLS

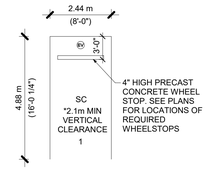
STANDARD SPACE DIMENSIONS



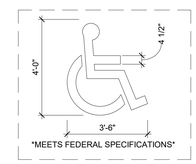
STANDARD SPACE



ACCESSIBLE SPACE



SMALL CAR SPACE

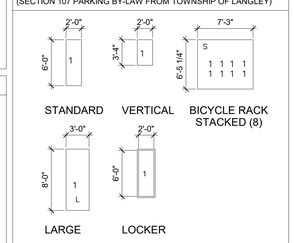


ACCESSIBLE SIGNAGE

NOTES:

1. MEASUREMENTS ARE FROM CENTRE OF LINE OR FACE OF WALL
2. WHEEL STOPS TO BE 72" LONG x 6" WIDE x 4" TALL MAX, LOCATED 36" AWAY FROM END OF STALL
3. MINIMUM HEIGHT OF ACCESSIBLE STALLS IS TO BE MATCHED THROUGH THE DRIVING AREAS FROM THE ENTRY POINT TO EACH STALL
4. 4" WIDE WHITE LINES TYP

BICYCLE STALL/LOCKERS
(SECTION 107 PARKING BY-LAW FROM TOWNSHIP OF LANGLEY)



BULK STORAGE BELOW BASE SURFACE - TYPICAL DETAIL

PARKING PLAN GENERAL NOTES:

1. ALL GRADES ARE GEODETIC. BASED ON CIVIL DRAWINGS AND SITE SURVEY.
2. PARKING DESIGNED AS PER PARKING BY-LAW AND PARKING & LOADING DESIGN GUIDELINE FROM TOWNSHIP OF LANGLEY.
3. SEE ELECTRICAL FOR ADDITIONAL VEHICLE CHARGING STATION INFORMATION.
4. MAINTAIN MIN. 2.1m CLEAR HEADROOM BELOW ALL SERVICES AND 2.1m ABOVE HC STALLS AND AISLES LEADING TO THEM.
5. CONCRETE WALLS, COLUMNS, MASONRY WALLS & CEILING PIPES TO BE PAINTED - WHITE. REFER TO I.D. DRAWINGS FOR MATERIALS, DETAILS & COLOUR SCHEME OF ELEVATOR VESTIBULE.
6. ALL HANDRAILS AND GUARDS TO BE PREFINISHED ALUMINUM - BLACK.
7. PRESSED STEEL FRAMES & DOORS TO BE PAINTED, COLOUR BY ID.
8. PROVIDE BOLLARDS & PIPE GUARDS AS REQUIRED TO PROTECT SERVICES - PAINT YELLOW.
9. PROVIDE HIGH LEVEL LIGHTING IN ALL LEVELS OF PARKADE AND STORAGE ROOMS.
10. ALL ELEVATOR LOBBIES AND EXIT STAIRS TO HAVE WIRED GLAZING IN DOORS AND WALLS.
11. FIRE EXTINGUISHERS TO BE MOUNTED THROUGHOUT THE PARKADE SO THAT THE MAXIMUM TRAVEL DISTANCE DOES NOT EXCEED 75'-0".
12. METAL DOORS TO HAVE VISION PANELS WHERE REQUIRED FOR CPTED.
13. PROVIDE FOB ACCESS TO BICYCLE STORAGE AND BULK STORAGE.
14. ALL BICYCLE STORAGE ROOMS TO HAVE AUTOMATIC DOOR OPENERS.

LEGEND:

WALL TYPE IW1 1H0	WALL ASSEMBLY TAG, REFER TO SHEET A0.2 AND A0.3
FRR RATING 1t	DOOR TAG, REFER TO SHEET A0.5 FOR DOOR SCHEDULE REFER TO UNIT PLANS (A3.0-A3.2) FOR IN SUITE DOOR TAGS
2R 36 A	WINDOW TAG, REFER TO SHEETS A0.6 FOR GLAZING SCHEDULE
	HATCH DENOTES PAINTING - NO PARKING
	HATCH DENOTES LOW HEIGHT ABOVE
	WATER CURTAIN REFER TO CODE REPORT
ADO	AUTOMATIC DOOR OPERATOR
	FOB ACCESS
	PATH OF TRAVEL
PB	PUSH BUTTON

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DATE:	DESCRIPTION:
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SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

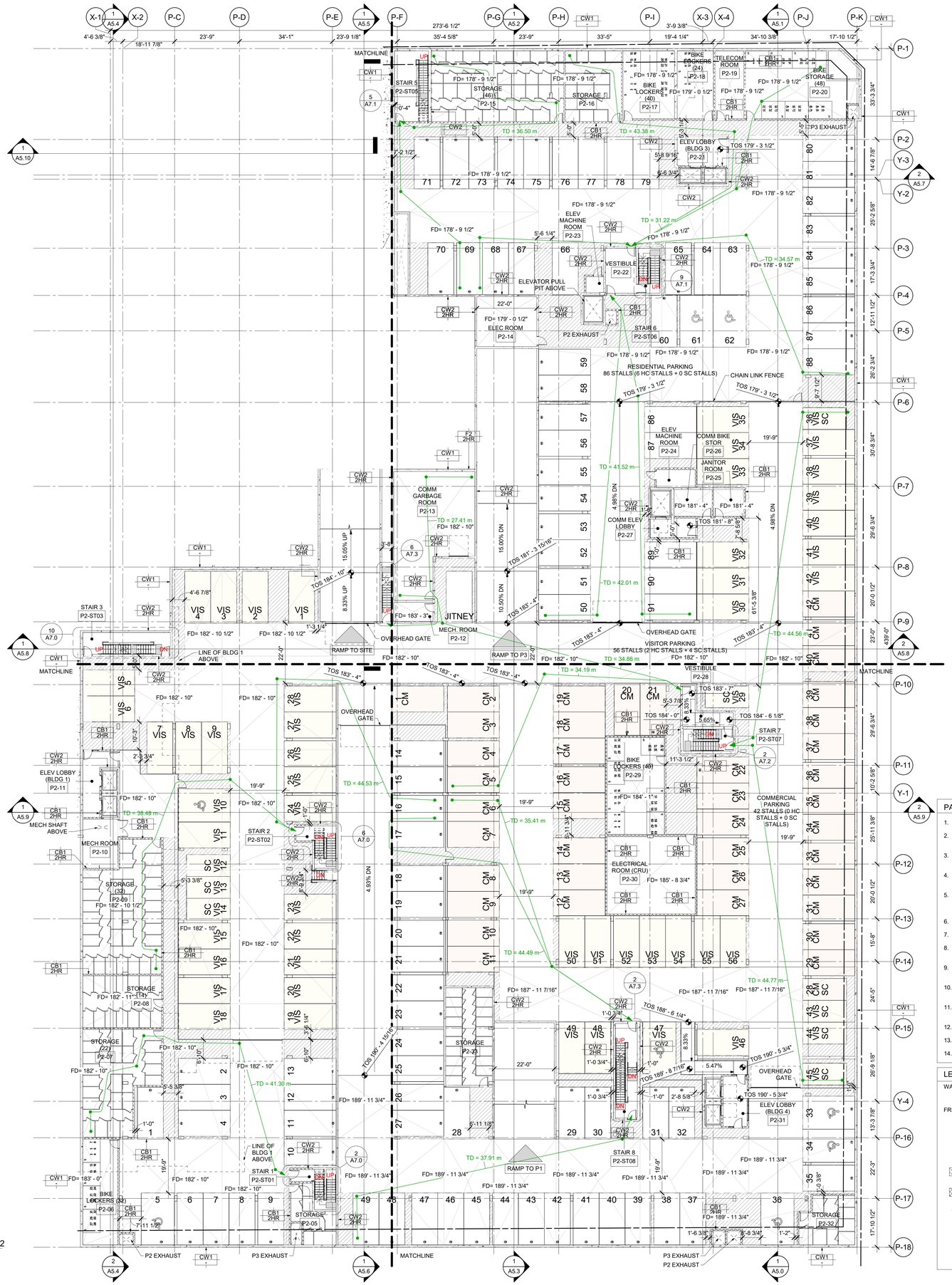
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

PARKING PLAN LEVEL P3

REV. NO.:

SHEET NO.: A1.1.1



1 PARKING PLAN LEVEL P2
1/16" = 1'-0"

KEY

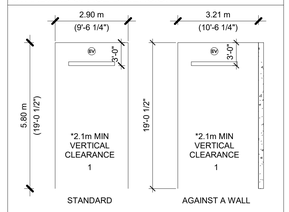
VEHICLE PARKING:

STD - STANDARD STALL
VIS - VISITOR STALL
CM - COMMERCIAL STALL
EV - ELECTRICAL VEHICLE CHARGING
SC - SMALL CAR STALL

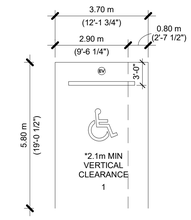
BICYCLE STORAGE:

S - STACKED STALLS
L - LARGE STALLS

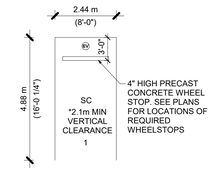
STANDARD SPACE DIMENSIONS



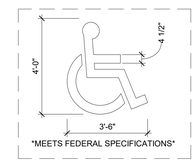
STANDARD SPACE



ACCESSIBLE SPACE



SMALL CAR SPACE



ACCESSIBLE SIGNAGE

NOTES:

1. MEASUREMENTS ARE FROM CENTRE OF LINE OR FACE OF WALL
2. WHEEL STOPS TO BE 72" LONG x 6" WIDE x 4" TALL MAX, LOCATED 36" AWAY FROM END OF STALL
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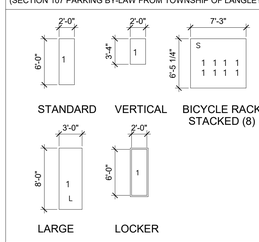
4. 4" WIDE WHITE LINES TYP

BICYCLE STALL/LOCKERS
(SECTION 107 PARKING BY-LAW FROM TOWNSHIP OF LANGLEY)



BULK STORAGE BELOW BASE SURFACE
- TYPICAL DETAIL

PARKING PLAN GENERAL NOTES:

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4. MAINTAIN MIN. 2.1m CLEAR HEADROOM BELOW ALL SERVICES AND 2.1m ABOVE HC STALLS AND AISLES LEADING TO THEM.
5. CONCRETE WALLS, COLUMNS, MASONRY WALLS & CEILING PIPES TO BE PAINTED - WHITE. REFER TO I.D. DRAWINGS FOR MATERIALS, DETAILS & COLOUR SCHEME OF ELEVATOR VESTIBULE.
6. ALL HANDRAILS AND GUARDS TO BE PREFINISHED ALUMINUM - BLACK.
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13. PROVIDE FOB ACCESS TO BICYCLE STORAGE AND BULK STORAGE.
14. ALL BICYCLE STORAGE ROOMS TO HAVE AUTOMATIC DOOR OPENERS.

LEGEND:

WALL TYPE IW1 1HR	WALL ASSEMBLY TAG, REFER TO SHEET A0.2 AND A0.3
FRR RATING 1t	DOOR TAG, REFER TO SHEET A0.5 FOR DOOR SCHEDULE REFER TO UNIT PLANS (A3.0-A3.2) FOR IN SUITE DOOR TAGS
2R 36 A	WINDOW TAG, REFER TO SHEETS A0.6 FOR GLAZING SCHEDULE
	HATCH DENOTES PAINTING - NO PARKING
	HATCH DENOTES LOW HEIGHT ABOVE
	WATER CURTAIN REFER TO CODE REPORT
ADO	AUTOMATIC DOOR OPERATOR
	FOB ACCESS
	PATH OF TRAVEL
PB	PUSH BUTTON

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

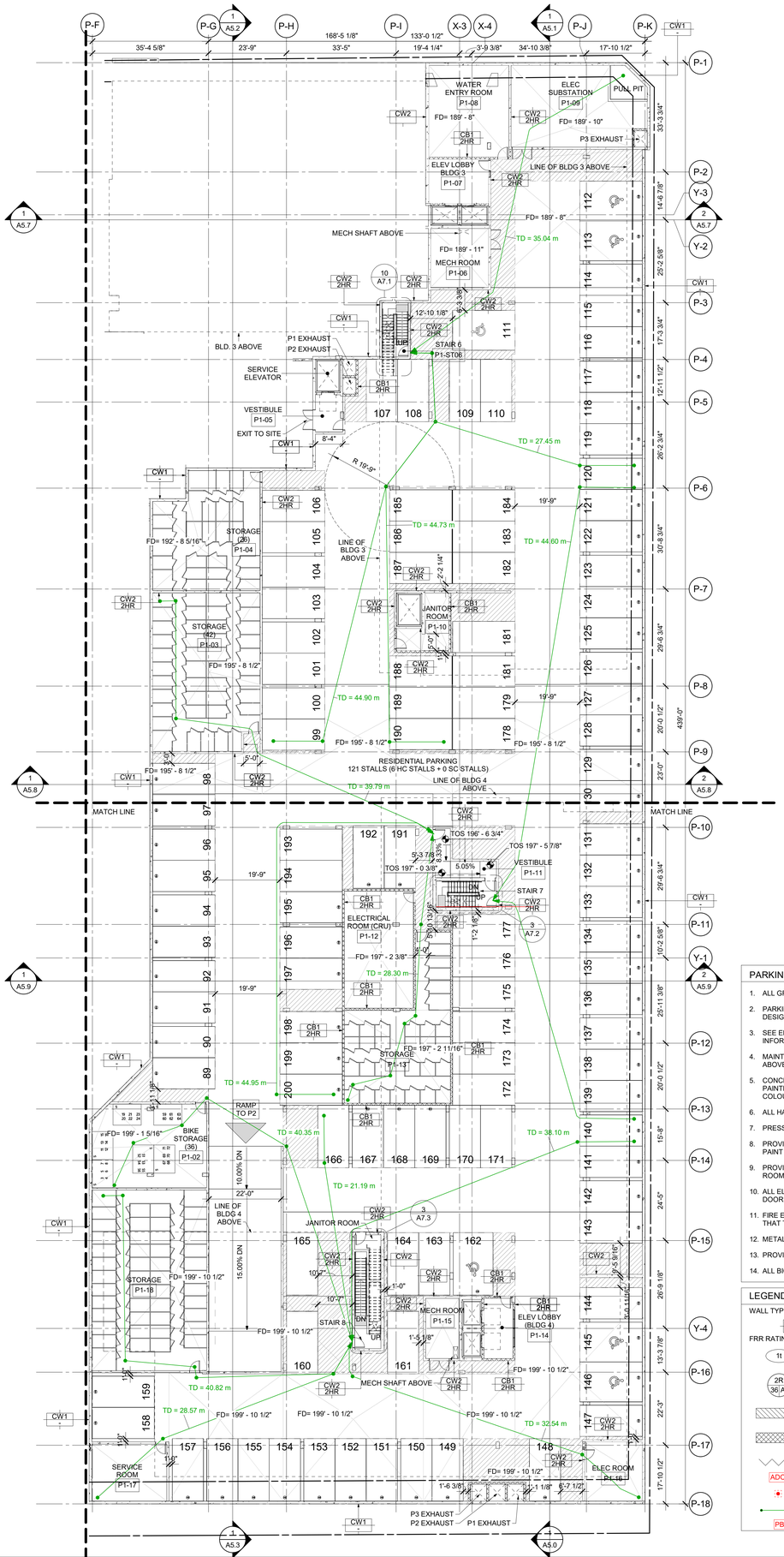
19925 & 19957 78B AVE,
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

PARKING PLAN LEVEL P2

REV. NO.:	SHEET NO.:
	A1.1.2



1 PARKING PLAN LEVEL P1
1/16" = 1'-0"

KEY

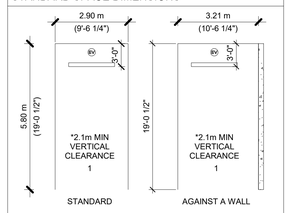
VEHICLE PARKING:

STD - STANDARD STALL
VIS - VISITOR STALL
CM - COMMERCIAL STALL
EV - ELECTRICAL VEHICLE CHARGING
SC - SMALL CAR STALL

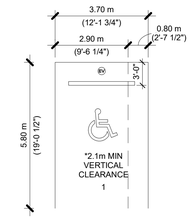
BICYCLE STORAGE:

S - STACKED STALLS
L - LARGE STALLS

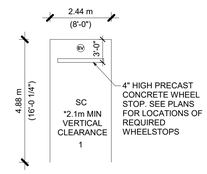
STANDARD SPACE DIMENSIONS



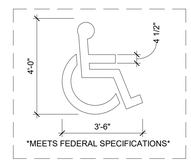
STANDARD SPACE



ACCESSIBLE SPACE



SMALL CAR SPACE



ACCESSIBLE SIGNAGE

NOTES:

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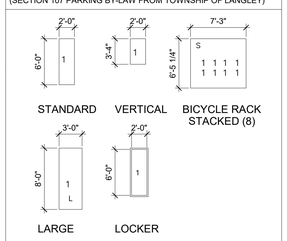
4. 4" WIDE WHITE LINES TYP

BICYCLE STALL/LOCKERS

(SECTION 107 PARKING BY-LAW FROM TOWNSHIP OF LANGLEY)



BULK STORAGE BELOW BASE SURFACE - TYPICAL DETAIL

PARKING PLAN GENERAL NOTES:

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3. SEE ELECTRICAL FOR ADDITIONAL VEHICLE CHARGING STATION INFORMATION.
4. MAINTAIN MIN. 2.1m CLEAR HEADROOM BELOW ALL SERVICES AND 2.1m ABOVE HC STALLS AND AISLES LEADING TO THEM.
5. CONCRETE WALLS, COLUMNS, MASONRY WALLS & CEILING PIPES TO BE PAINTED - WHITE. REFER TO I.D. DRAWINGS FOR MATERIALS, DETAILS & COLOUR SCHEME OF ELEVATOR VESTIBULE.
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11. FIRE EXTINGUISHERS TO BE MOUNTED THROUGHOUT THE PARKADE SO THAT THE MAXIMUM TRAVEL DISTANCE DOES NOT EXCEED 75'-0".
12. METAL DOORS TO HAVE VISION PANELS WHERE REQUIRED FOR CPTED.
13. PROVIDE FOB ACCESS TO BICYCLE STORAGE AND BULK STORAGE.
14. ALL BICYCLE STORAGE ROOMS TO HAVE AUTOMATIC DOOR OPENERS.

LEGEND:

WALL TYPE IW1 1HR	WALL ASSEMBLY TAG, REFER TO SHEET A0.2 AND A0.3
FRR RATING 1t	DOOR TAG, REFER TO SHEET A0.5 FOR DOOR SCHEDULE REFER TO UNIT PLANS (A3.0-A3.2) FOR IN SUITE DOOR TAGS
2R 36 A	WINDOW TAG, REFER TO SHEETS A0.6 FOR GLAZING SCHEDULE
	HATCH DENOTES PAINTING - NO PARKING
	HATCH DENOTES LOW HEIGHT ABOVE
	WATER CURTAIN REFER TO CODE REPORT
ADO	AUTOMATIC DOOR OPERATOR
	FOB ACCESS
	PATH OF TRAVEL
PB	PUSH BUTTON

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

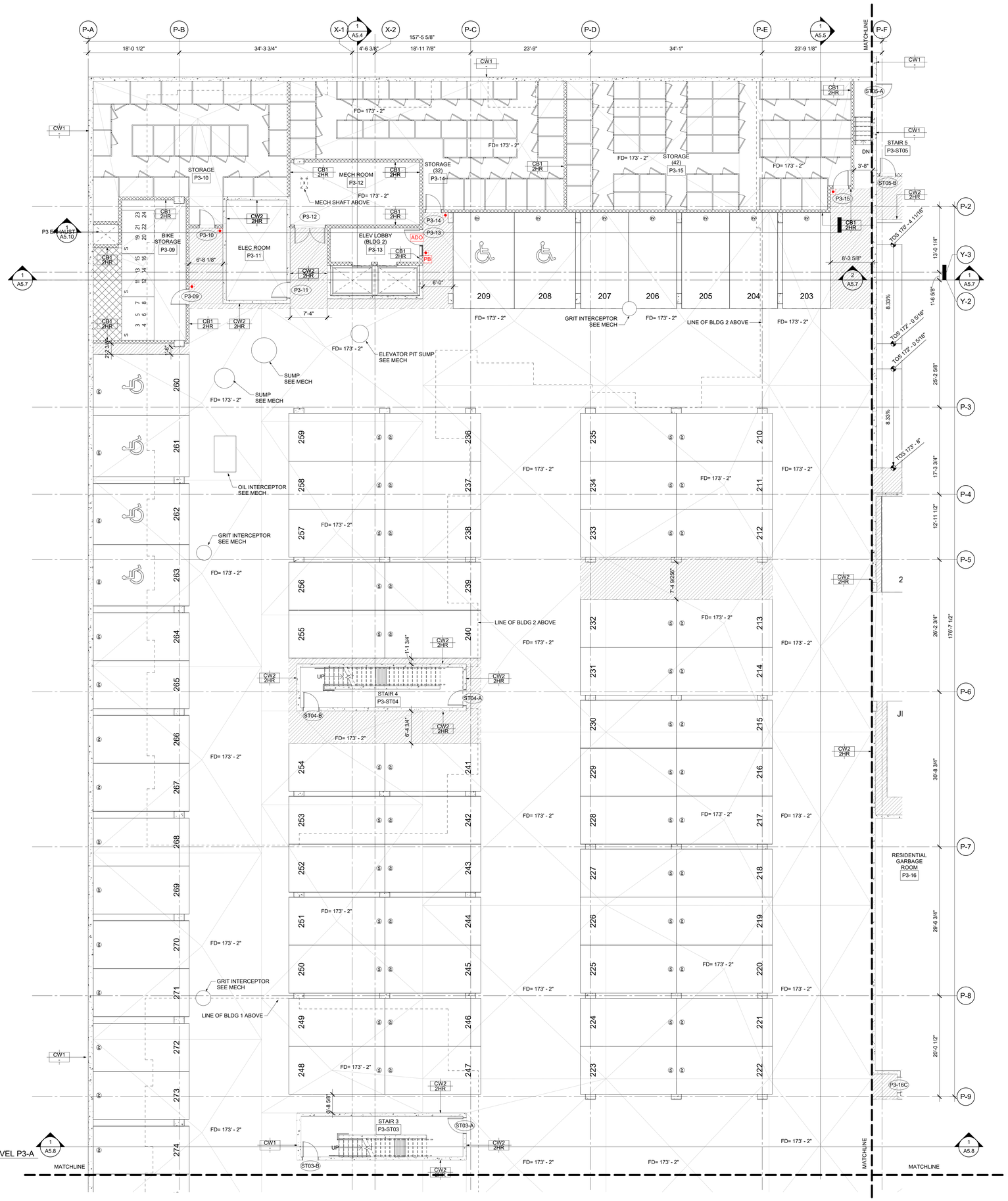
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

PARKING PLAN LEVEL P1

REV. NO.:

SHEET NO.: A1.1.3



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LEGEND:

WALL TYPE — IW1 — WALL ASSEMBLY TAG, REFER TO SHEET A0.2 AND A0.3

FRR RATING

1t — DOOR TAG, REFER TO SHEET A0.5 FOR DOOR SCHEDULE REFER TO UNIT PLANS (A3.0-A3.2) FOR IN SUITE DOOR TAGS

2R 36 A — WINDOW TAG, REFER TO SHEETS A0.6 FOR GLAZING SCHEDULE

HATCH DENOTES PAINTING - NO PARKING

HATCH DENOTES LOW HEIGHT ABOVE

WATER CURTAIN REFER TO CODE REPORT

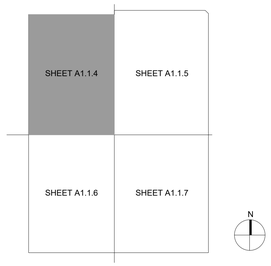
ADO — AUTOMATIC DOOR OPERATOR

FOB ACCESS

PATH OF TRAVEL

PB — PUSH BUTTON

KEY PLAN



SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

ENLARGED PARKING PLAN LEVEL P3-A

REV. NO.:

SHEET NO.: **A1.1.4**

1 PARKING PLAN LEVEL P3-B
1/8" = 1'-0"

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7. PRESSED STEEL FRAMES & DOORS TO BE PAINTED, COLOUR BY ID.
8. PROVIDE BOLLARDS & PIPE GUARDS AS REQUIRED TO PROTECT SERVICES - PAINT YELLOW.
9. PROVIDE HIGH LEVEL LIGHTING IN ALL LEVELS OF PARKADE AND STORAGE ROOMS.
10. ALL ELEVATOR LOBBIES AND EXIT STAIRS TO HAVE WIRED GLAZING IN DOORS AND WALLS.
11. FIRE EXTINGUISHERS TO BE MOUNTED THROUGHOUT THE PARKADE SO THAT THE MAXIMUM TRAVEL DISTANCE DOES NOT EXCEED 75'-0".
12. METAL DOORS TO HAVE VISION PANELS WHERE REQUIRED FOR CPTED.
13. PROVIDE FOB ACCESS TO BICYCLE STORAGE AND BULK STORAGE.
14. ALL BICYCLE STORAGE ROOMS TO HAVE AUTOMATIC DOOR OPENERS.

LEGEND:

WALL TYPE — CW1 / 1HR — WALL ASSEMBLY TAG, REFER TO SHEET A0.2 AND A0.3

FRR RATING — 1t — DOOR TAG, REFER TO SHEET A0.5 FOR DOOR SCHEDULE REFER TO UNIT PLANS (A3.0-A3.2) FOR IN SUITE DOOR TAGS

2R / 36 A — WINDOW TAG, REFER TO SHEETS A0.6 FOR GLAZING SCHEDULE

HATCH DENOTES PAINTING - NO PARKING

HATCH DENOTES LOW HEIGHT ABOVE

WATER CURTAIN REFER TO CODE REPORT

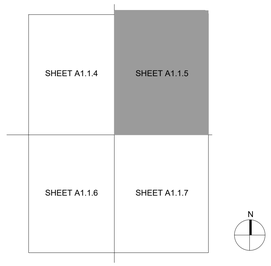
ADO — AUTOMATIC DOOR OPERATOR

FOB ACCESS

PATH OF TRAVEL

PB — PUSH BUTTON

KEY PLAN



SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

ENLARGED PARKING PLAN LEVEL P3-B

REV. NO.:

SHEET NO.: **A1.1.5**

1 PARKING PLAN LEVEL P3-C
1/8" = 1'-0"

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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
09/15/2023	ISSUED FOR 60% REVIEW SET

PARKING PLAN GENERAL NOTES:

1. ALL GRADES ARE GEODETIC. BASED ON CIVIL DRAWINGS AND SITE SURVEY.
2. PARKING DESIGNED AS PER PARKING BY-LAW AND PARKING & LOADING DESIGN GUIDELINE FROM TOWNSHIP OF LANGLEY.
3. SEE ELECTRICAL FOR ADDITIONAL VEHICLE CHARGING STATION INFORMATION.
4. MAINTAIN MIN. 2.1m CLEAR HEADROOM BELOW ALL SERVICES AND 2.1m ABOVE HC STALLS AND AISLES LEADING TO THEM.
5. CONCRETE WALLS, COLUMNS, MASONRY WALLS & CEILING PIPES TO BE PAINTED - WHITE. REFER TO I.D. DRAWINGS FOR MATERIALS, DETAILS & COLOUR SCHEME OF ELEVATOR VESTIBULE.
6. ALL HANDRAILS AND GUARDS TO BE PREFINISHED ALUMINUM - BLACK.
7. PRESSED STEEL FRAMES & DOORS TO BE PAINTED, COLOUR BY ID.
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10. ALL ELEVATOR LOBBIES AND EXIT STAIRS TO HAVE WIRED GLAZING IN DOORS AND WALLS.
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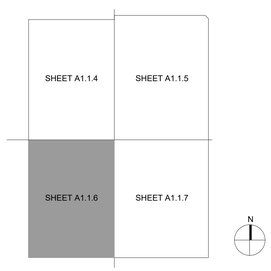
13. PROVIDE FOB ACCESS TO BICYCLE STORAGE AND BULK STORAGE.
14. ALL BICYCLE STORAGE ROOMS TO HAVE AUTOMATIC DOOR OPENERS.

LEGEND:

WALL TYPE / FRR RATING (IW1 / 1HR)	WALL ASSEMBLY TAG, REFER TO SHEET A0.2 AND A0.3
1t	DOOR TAG, REFER TO SHEET A0.5 FOR DOOR SCHEDULE REFER TO UNIT PLANS (A3.0-A3.2) FOR IN SUITE DOOR TAGS
2R / 36 A	WINDOW TAG, REFER TO SHEETS A0.6 FOR GLAZING SCHEDULE
	HATCH DENOTES PAINTING - NO PARKING
	HATCH DENOTES LOW HEIGHT ABOVE
	WATER CURTAIN REFER TO CODE REPORT
ADO	AUTOMATIC DOOR OPERATOR
	FOB ACCESS
	PATH OF TRAVEL
PB	PUSH BUTTON

KEY PLAN



SEAL:

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TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

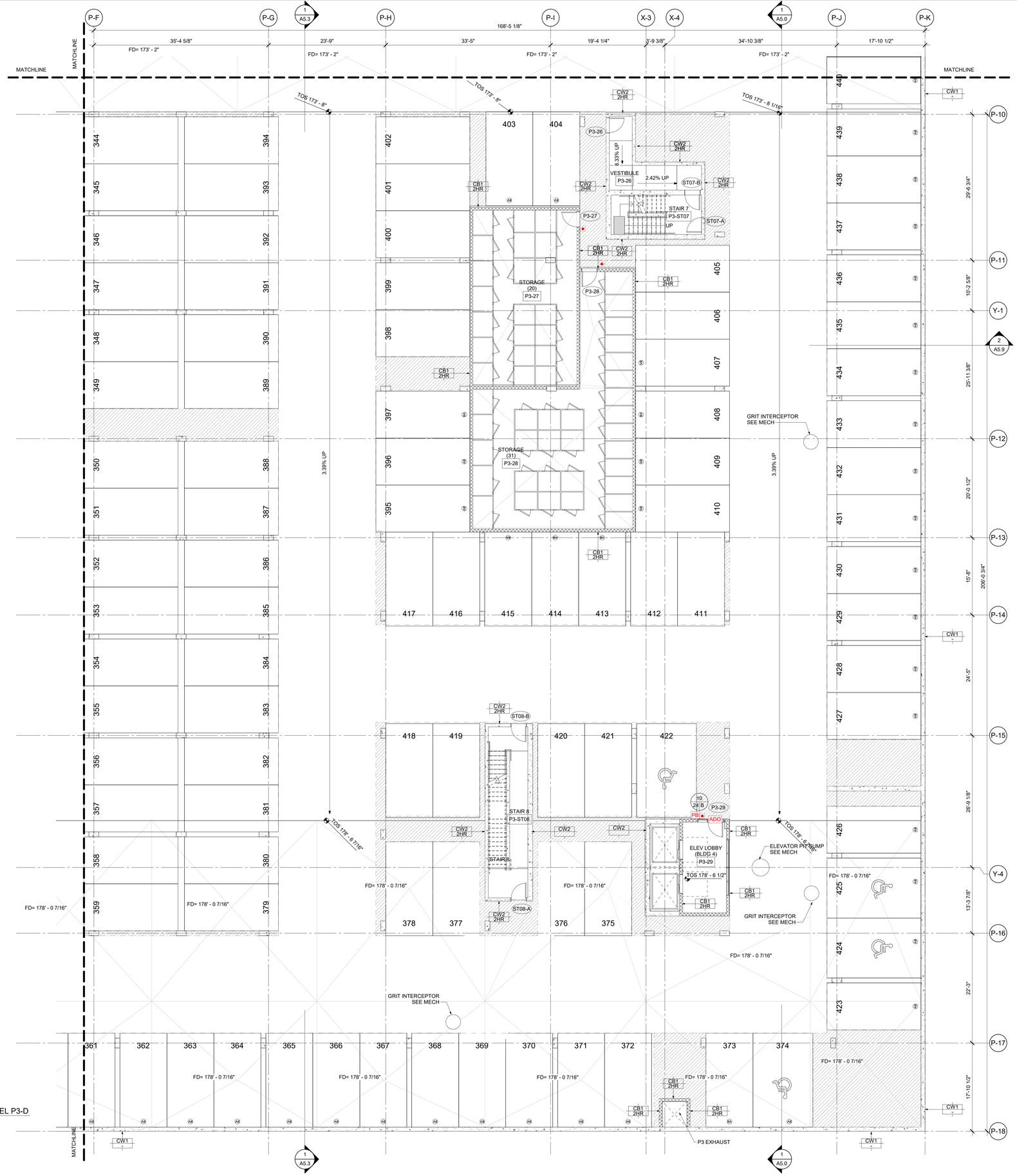
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

ENLARGED PARKING PLAN LEVEL P3-C

REV. NO.:

SHEET NO.: **A1.1.6**



1 PARKING PLAN LEVEL P3-D
1/8" = 1'-0"

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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
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PARKING PLAN GENERAL NOTES:

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3. SEE ELECTRICAL FOR ADDITIONAL VEHICLE CHARGING STATION INFORMATION.
4. MAINTAIN MIN. 2.1m CLEAR HEADROOM BELOW ALL SERVICES AND 2.1m ABOVE HC STALLS AND AISLES LEADING TO THEM.
5. CONCRETE WALLS, COLUMNS, MASONRY WALLS & CEILING PIPES TO BE PAINTED - WHITE. REFER TO I.D. DRAWINGS FOR MATERIALS, DETAILS & COLOUR SCHEME OF ELEVATOR VESTIBULE.
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13. PROVIDE FOB ACCESS TO BICYCLE STORAGE AND BULK STORAGE.
14. ALL BICYCLE STORAGE ROOMS TO HAVE AUTOMATIC DOOR OPENERS.

LEGEND:

WALL TYPE — IW 1HR — WALL ASSEMBLY TAG, REFER TO SHEET A0.2 AND A0.3

FRR RATING — 1t — DOOR TAG, REFER TO SHEET A0.5 FOR DOOR SCHEDULE REFER TO UNIT PLANS (A3.0-A3.2) FOR IN SUITE DOOR TAGS

2R 36 A — WINDOW TAG, REFER TO SHEETS A0.6 FOR GLAZING SCHEDULE

HATCH DENOTES PAINTING - NO PARKING

HATCH DENOTES LOW HEIGHT ABOVE

WATER CURTAIN REFER TO CODE REPORT

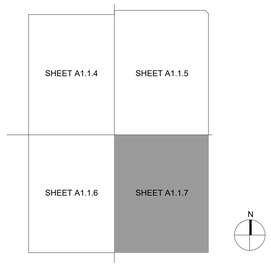
ADO — AUTOMATIC DOOR OPERATOR

FOB ACCESS

PATH OF TRAVEL

PB — PUSH BUTTON

KEY PLAN



SEAL:

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

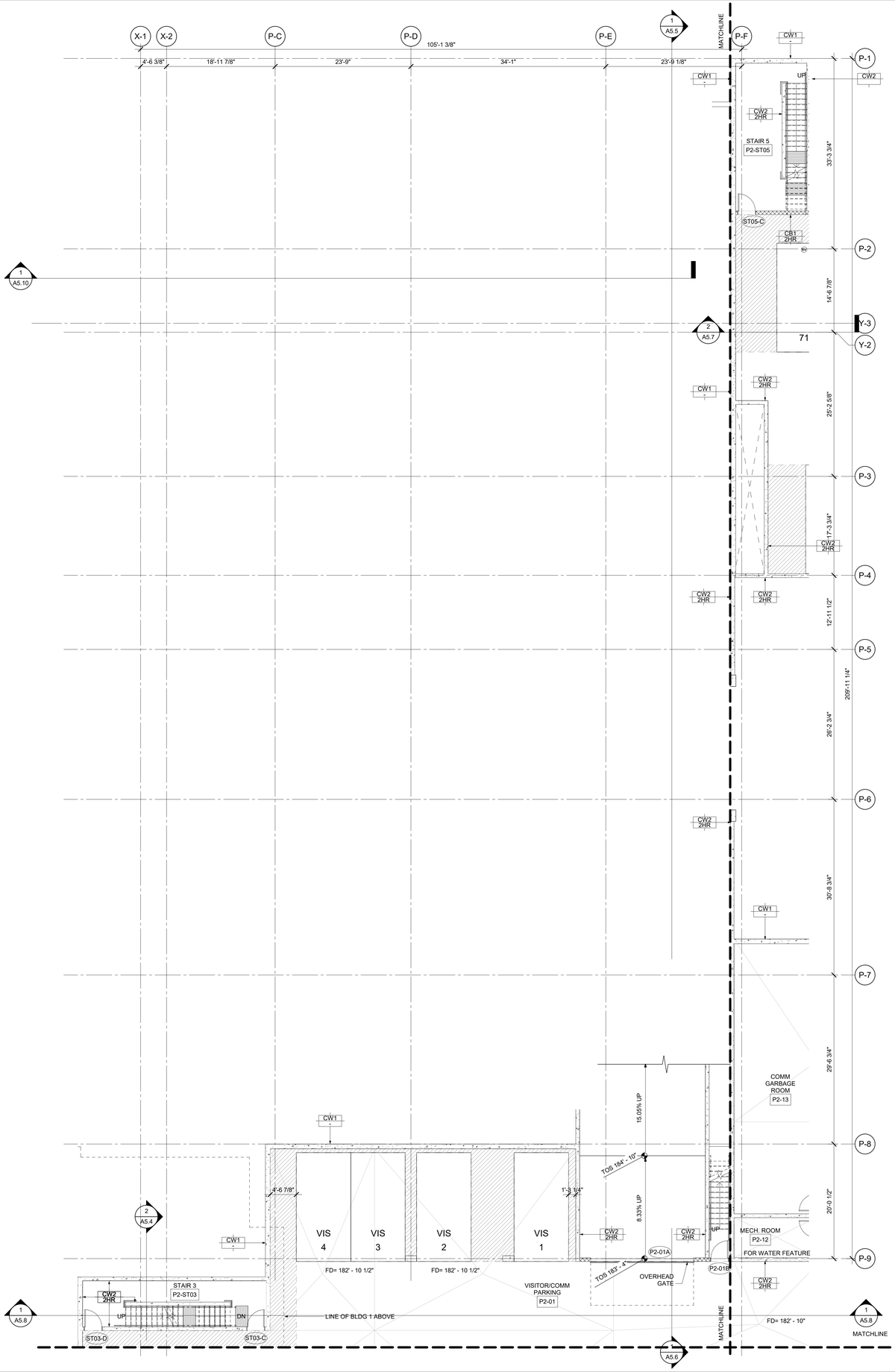
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO: 702

SHEET TITLE:

ENLARGED PARKING PLAN LEVEL P3-D

REV. NO.:

SHEET NO.: **A1.1.7**



1 PARKING PLAN LEVEL P2-A
1/8" = 1'-0"

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REVISION:

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PARKING PLAN GENERAL NOTES:

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4. MAINTAIN MIN. 2.1m CLEAR HEADROOM BELOW ALL SERVICES AND 2.1m ABOVE HC STALLS AND AISLES LEADING TO THEM.
5. CONCRETE WALLS, COLUMNS, MASONRY WALLS & CEILING PIPES TO BE PAINTED - WHITE. REFER TO I.D. DRAWINGS FOR MATERIALS, DETAILS & COLOUR SCHEME OF ELEVATOR VESTIBULE.
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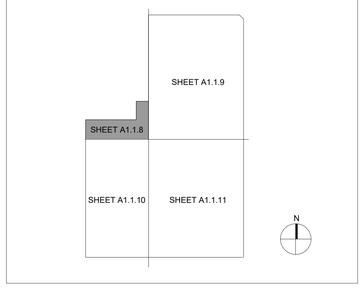
LEGEND:

WALL TYPE
FRR RATING

- IW1 / 1HR — WALL ASSEMBLY TAG, REFER TO SHEET A0.2 AND A0.3
- 1t — DOOR TAG, REFER TO SHEET A0.5 FOR DOOR SCHEDULE REFER TO UNIT PLANS (A3.0-A3.2) FOR IN SUITE DOOR TAGS
- 2R / 36 A — WINDOW TAG, REFER TO SHEETS A0.6 FOR GLAZING SCHEDULE
- HATCH DENOTES PAINTING - NO PARKING
- HATCH DENOTES LOW HEIGHT ABOVE
- WATER CURTAIN REFER TO CODE REPORT
- ADO — AUTOMATIC DOOR OPERATOR
- FOB ACCESS
- PATH OF TRAVEL
- PB — PUSH BUTTON

KEY PLAN



SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

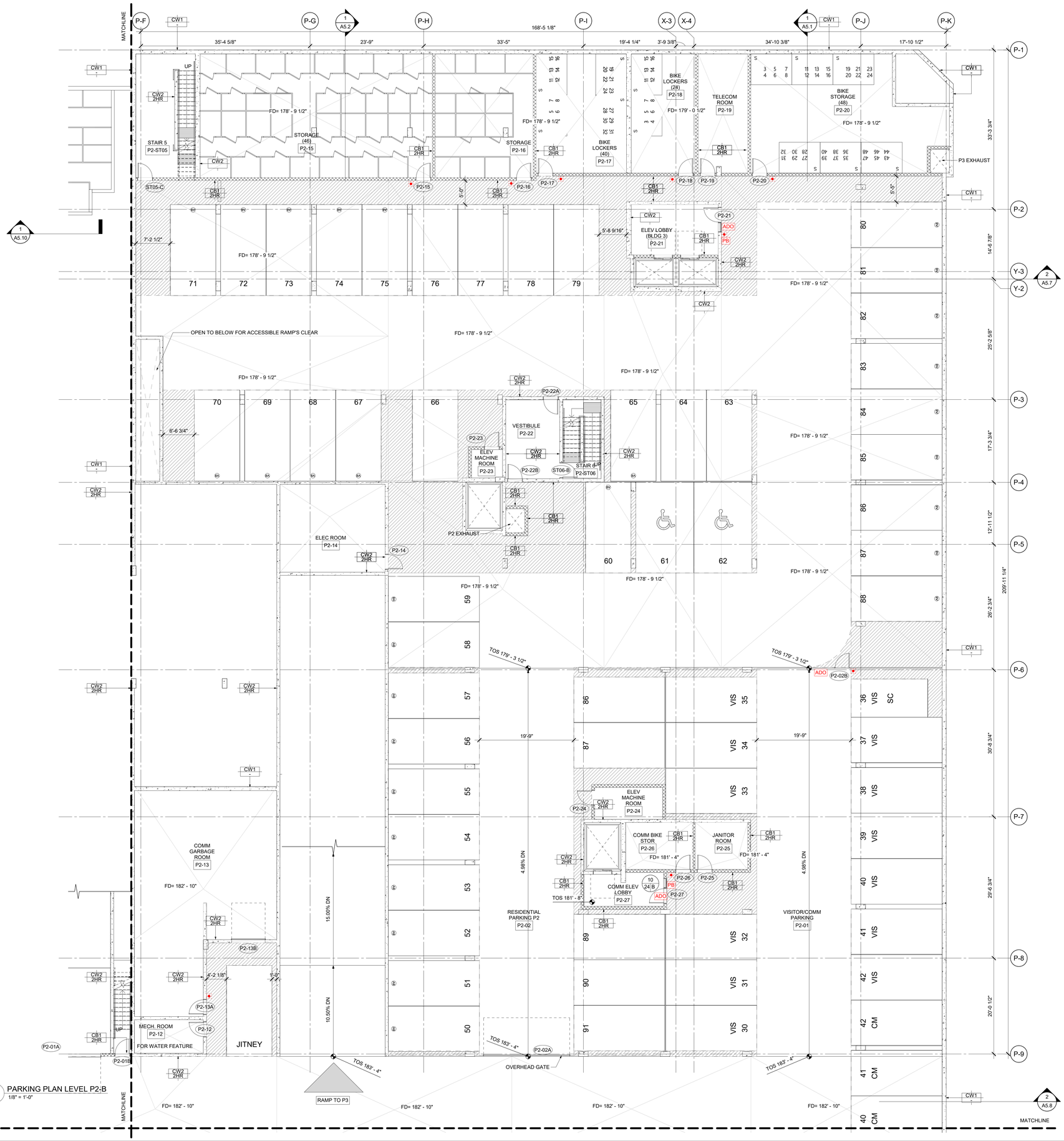
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

ENLARGED PARKING PLAN LEVEL P2-A

REV. NO.:

SHEET NO.: **A1.1.8**



1 PARKING PLAN LEVEL P2-B
1/8" = 1'-0"

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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
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PARKING PLAN GENERAL NOTES:

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2. PARKING DESIGNED AS PER PARKING BY-LAW AND PARKING & LOADING DESIGN GUIDELINE FROM TOWNSHIP OF LANGLEY.
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4. MAINTAIN MIN. 2.1m CLEAR HEADROOM BELOW ALL SERVICES AND 2.1m ABOVE HC STALLS AND AISLES LEADING TO THEM.
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LEGEND:

WALL TYPE — IW1 1HR — WALL ASSEMBLY TAG, REFER TO SHEET A0.2 AND A0.3

FRR RATING — 1t — DOOR TAG, REFER TO SHEET A0.5 FOR DOOR SCHEDULE REFER TO UNIT PLANS (A3.0-A3.2) FOR IN SUITE DOOR TAGS

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HATCH DENOTES PAINTING - NO PARKING

HATCH DENOTES LOW HEIGHT ABOVE

WATER CURTAIN REFER TO CODE REPORT

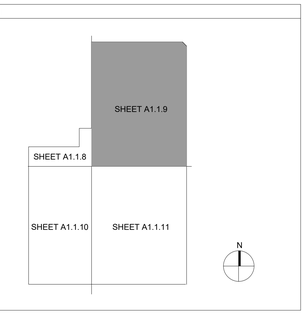
ADO — AUTOMATIC DOOR OPERATOR

FOB ACCESS

PATH OF TRAVEL

PB — PUSH BUTTON

KEY PLAN



SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

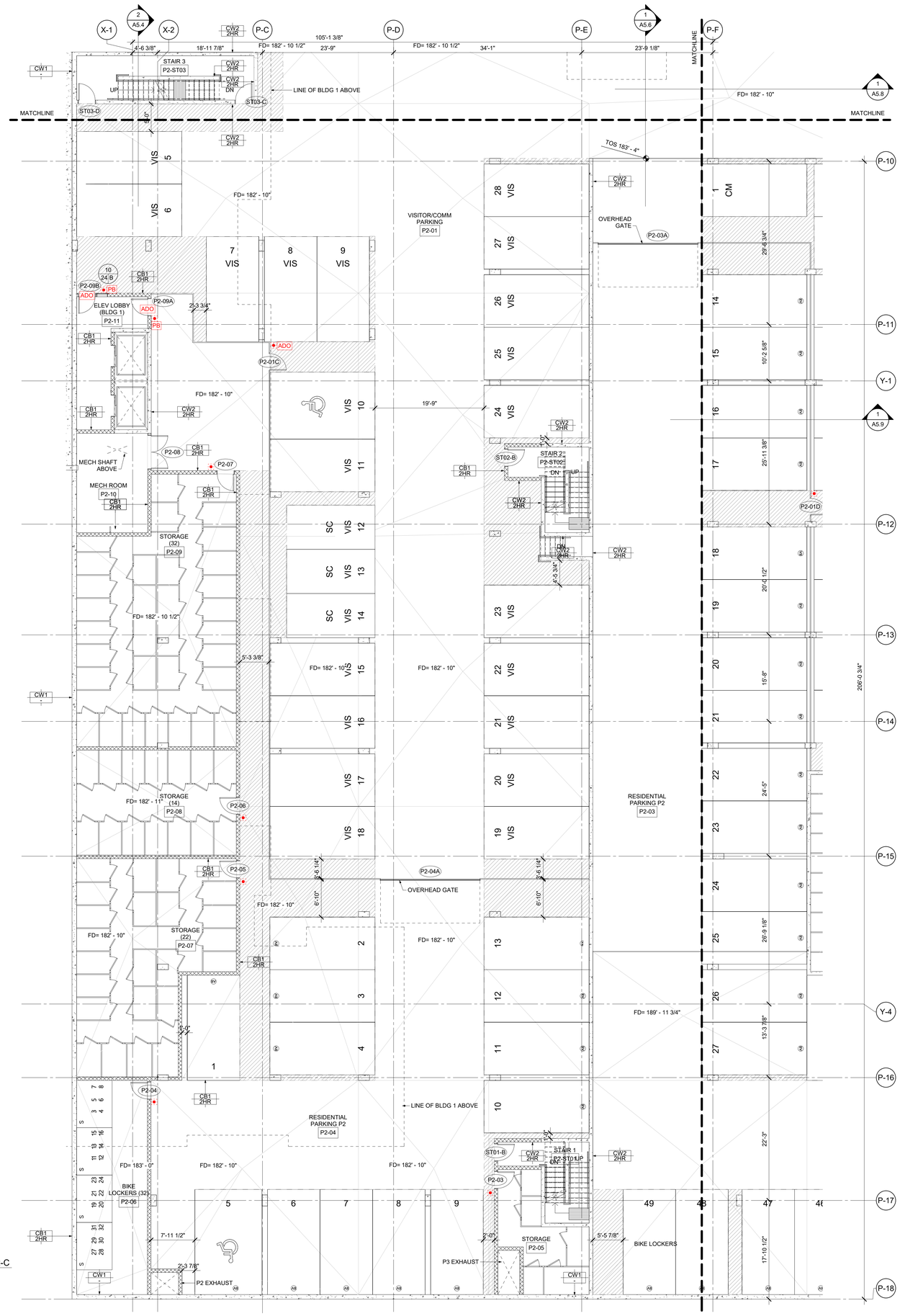
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

ENLARGED PARKING PLAN LEVEL P2-B

REV. NO.:

SHEET NO.: **A1.1.9**



1 PARKING PLAN LEVEL P2-C
1/8" = 1'-0"

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LEGEND:

WALL TYPE / FRR RATING (IW-1 / 1HR)	WALL ASSEMBLY TAG, REFER TO SHEET A0.2 AND A0.3
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ADO	AUTOMATIC DOOR OPERATOR
	FOB ACCESS
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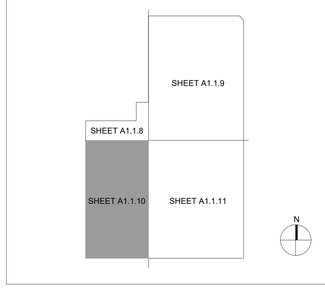
PB	PUSH BUTTON

KEY PLAN



SEAL:

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15th FLOOR
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CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

ENLARGED PARKING PLAN LEVEL P2-C

REV. NO.:

SHEET NO.: A1.1.10

1 PARKING PLAN LEVEL P2-D
1/8" = 1'-0"

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LEGEND:

WALL TYPE — IW1 / 1HR — WALL ASSEMBLY TAG, REFER TO SHEET A0.2 AND A0.3

FRR RATING — 1t — DOOR TAG, REFER TO SHEET A0.5 FOR DOOR SCHEDULE REFER TO UNIT PLANS (A3.0-A3.2) FOR IN SUITE DOOR TAGS

2R / 36 A — WINDOW TAG, REFER TO SHEETS A0.6 FOR GLAZING SCHEDULE

HATCH DENOTES PAINTING - NO PARKING

HATCH DENOTES LOW HEIGHT ABOVE

WATER CURTAIN REFER TO CODE REPORT

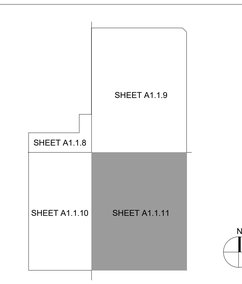
ADO — AUTOMATIC DOOR OPERATOR

FOB ACCESS

PATH OF TRAVEL

PB — PUSH BUTTON

KEY PLAN



SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

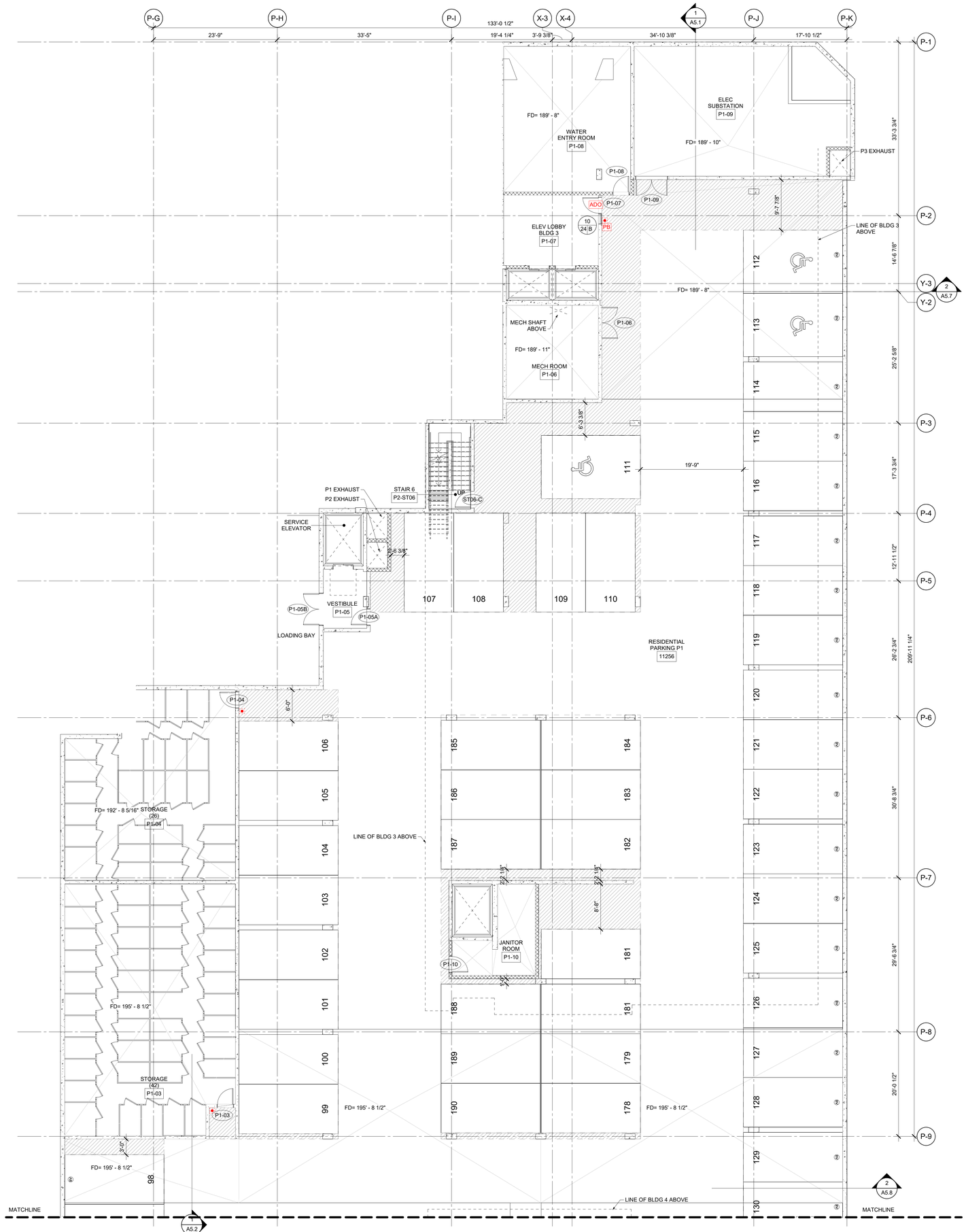
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

ENLARGED PARKING PLAN LEVEL P2-D

REV. NO.:

SHEET NO.: **A1.1.11**



1 PARKING PLAN LEVEL P1-A
1/8" = 1'-0"

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DATE:	DESCRIPTION:
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PARKING PLAN GENERAL NOTES:

1. ALL GRADES ARE GEODETIC. BASED ON CIVIL DRAWINGS AND SITE SURVEY.
2. PARKING DESIGNED AS PER PARKING BY-LAW AND PARKING & LOADING DESIGN GUIDELINE FROM TOWNSHIP OF LANGLEY.
3. SEE ELECTRICAL FOR ADDITIONAL VEHICLE CHARGING STATION INFORMATION.
4. MAINTAIN MIN. 2.1m CLEAR HEADROOM BELOW ALL SERVICES AND 2.1m ABOVE HC STALLS AND AISLES LEADING TO THEM.
5. CONCRETE WALLS, COLUMNS, MASONRY WALLS & CEILING PIPES TO BE PAINTED - WHITE. REFER TO I.D. DRAWINGS FOR MATERIALS, DETAILS & COLOUR SCHEME OF ELEVATOR VESTIBULE.
6. ALL HANDRAILS AND GUARDS TO BE PREFINISHED ALUMINUM - BLACK.
7. PRESSED STEEL FRAMES & DOORS TO BE PAINTED, COLOUR BY ID.
8. PROVIDE BOLLARDS & PIPE GUARDS AS REQUIRED TO PROTECT SERVICES - PAINT YELLOW.
9. PROVIDE HIGH LEVEL LIGHTING IN ALL LEVELS OF PARKADE AND STORAGE ROOMS.
10. ALL ELEVATOR LOBBIES AND EXIT STAIRS TO HAVE WIRED GLAZING IN DOORS AND WALLS.
11. FIRE EXTINGUISHERS TO BE MOUNTED THROUGHOUT THE PARKADE SO THAT THE MAXIMUM TRAVEL DISTANCE DOES NOT EXCEED 75'-0".
12. METAL DOORS TO HAVE VISION PANELS WHERE REQUIRED FOR CPTED.
13. PROVIDE FOB ACCESS TO BICYCLE STORAGE AND BULK STORAGE.
14. ALL BICYCLE STORAGE ROOMS TO HAVE AUTOMATIC DOOR OPENERS.

LEGEND:

WALL TYPE
FRR RATING
IW1
1HR — WALL ASSEMBLY TAG, REFER TO SHEET A0.2 AND A0.3

1t — DOOR TAG, REFER TO SHEET A0.5 FOR DOOR SCHEDULE REFER TO UNIT PLANS (A3.0-A3.2) FOR IN SUITE DOOR TAGS

2R
36 A — WINDOW TAG, REFER TO SHEETS A0.6 FOR GLAZING SCHEDULE

HATCH DENOTES PAINTING - NO PARKING

HATCH DENOTES LOW HEIGHT ABOVE

WATER CURTAIN REFER TO CODE REPORT

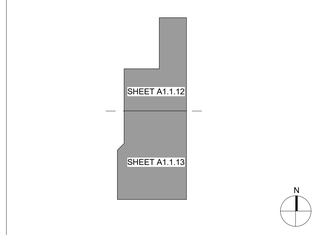
ADO — AUTOMATIC DOOR OPERATOR

FOB ACCESS

PATH OF TRAVEL

PB — PUSH BUTTON

KEY PLAN



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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

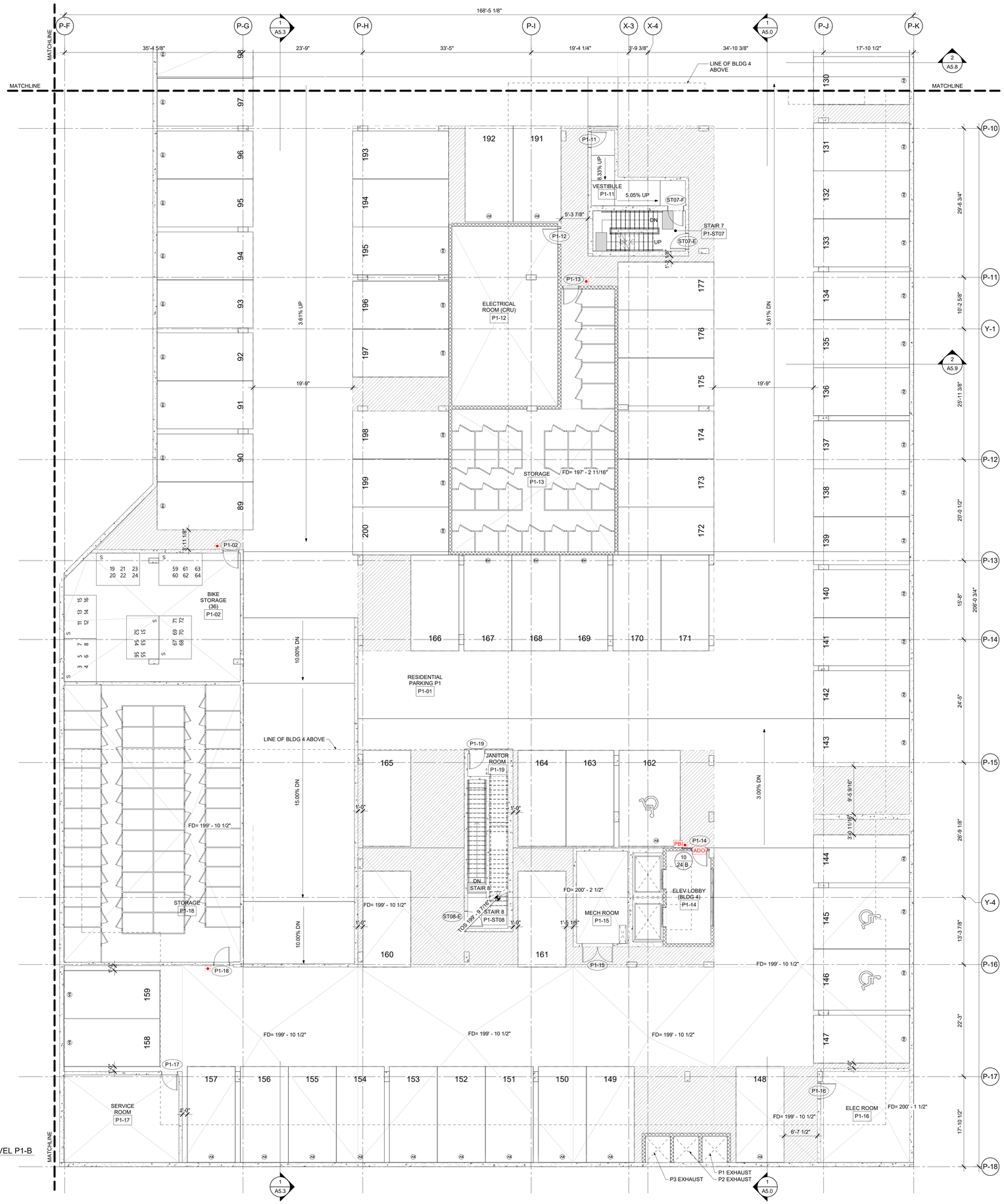
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

ENLARGED PARKING PLAN LEVEL P1-A

REV. NO.:

SHEET NO.: **A1.1.12**



1 PARKING PLAN LEVEL P1-B
1/8" = 1'-0"

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PARKING PLAN GENERAL NOTES:

1. ALL GRADES ARE GEODETIC. BASED ON CIVIL DRAWINGS AND SITE SURVEY.
2. PARKING DESIGNED AS PER PARKING BY-LAW AND PARKING & LOADING DESIGN GUIDELINE FROM TOWNSHIP OF LANGLEY.
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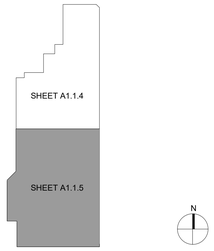
LEGEND:

WALL TYPE / FRR RATING	WALL ASSEMBLY TAG, REFER TO SHEET A0.2 AND A0.3
1t	DOOR TAG, REFER TO SHEET A0.5 FOR DOOR SCHEDULE REFER TO UNIT PLANS (A3.0-A3.2) FOR IN SUITE DOOR TAGS
2R 36 A	WINDOW TAG, REFER TO SHEETS A0.6 FOR GLAZING SCHEDULE
	HATCH DENOTES PAINTING - NO PARKING
	HATCH DENOTES LOW HEIGHT ABOVE
	WATER CURTAIN REFER TO CODE REPORT
ADO	AUTOMATIC DOOR OPERATOR
	FOB ACCESS
	PATH OF TRAVEL
PB	PUSH BUTTON

KEY PLAN



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CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

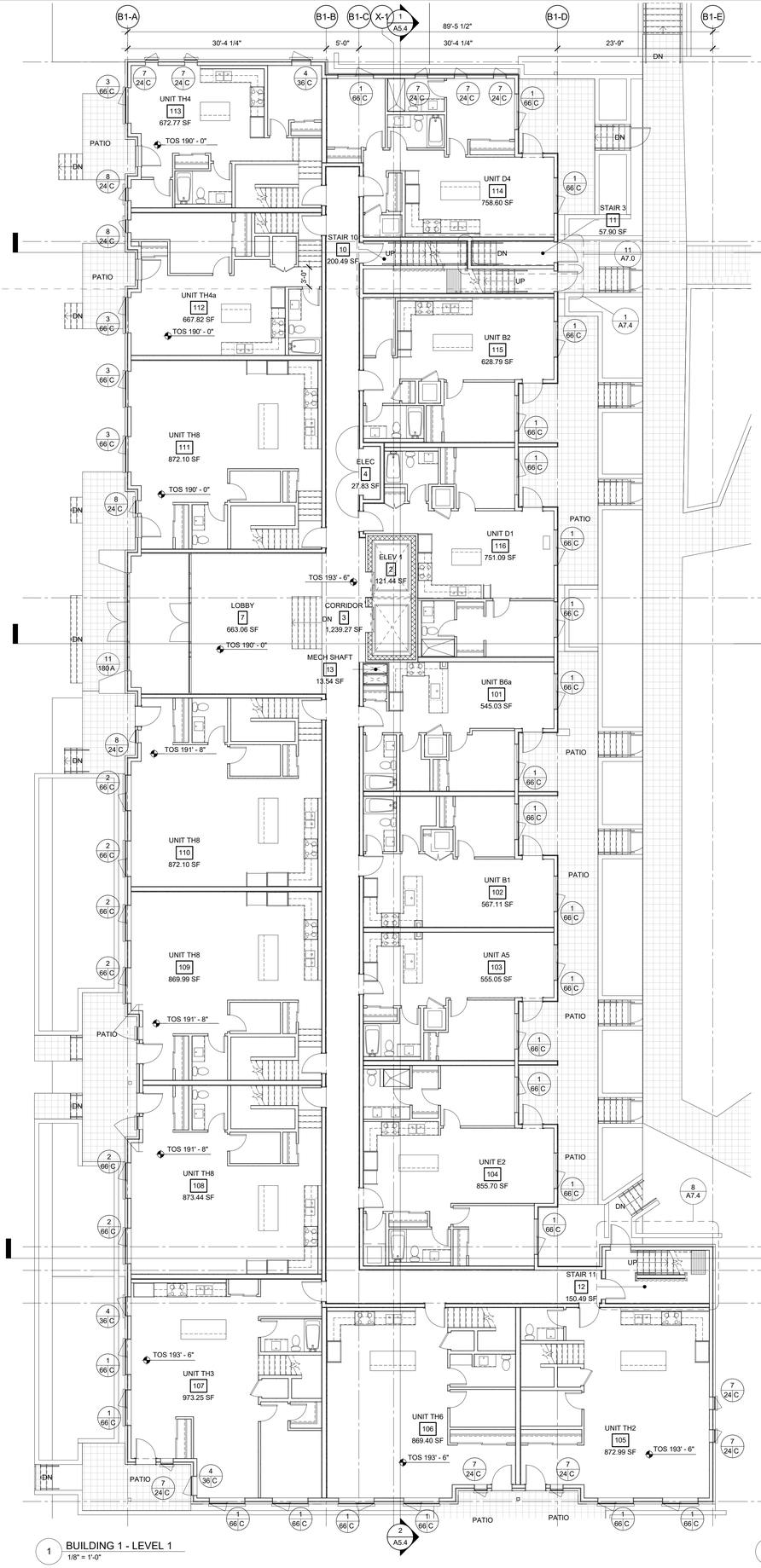
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

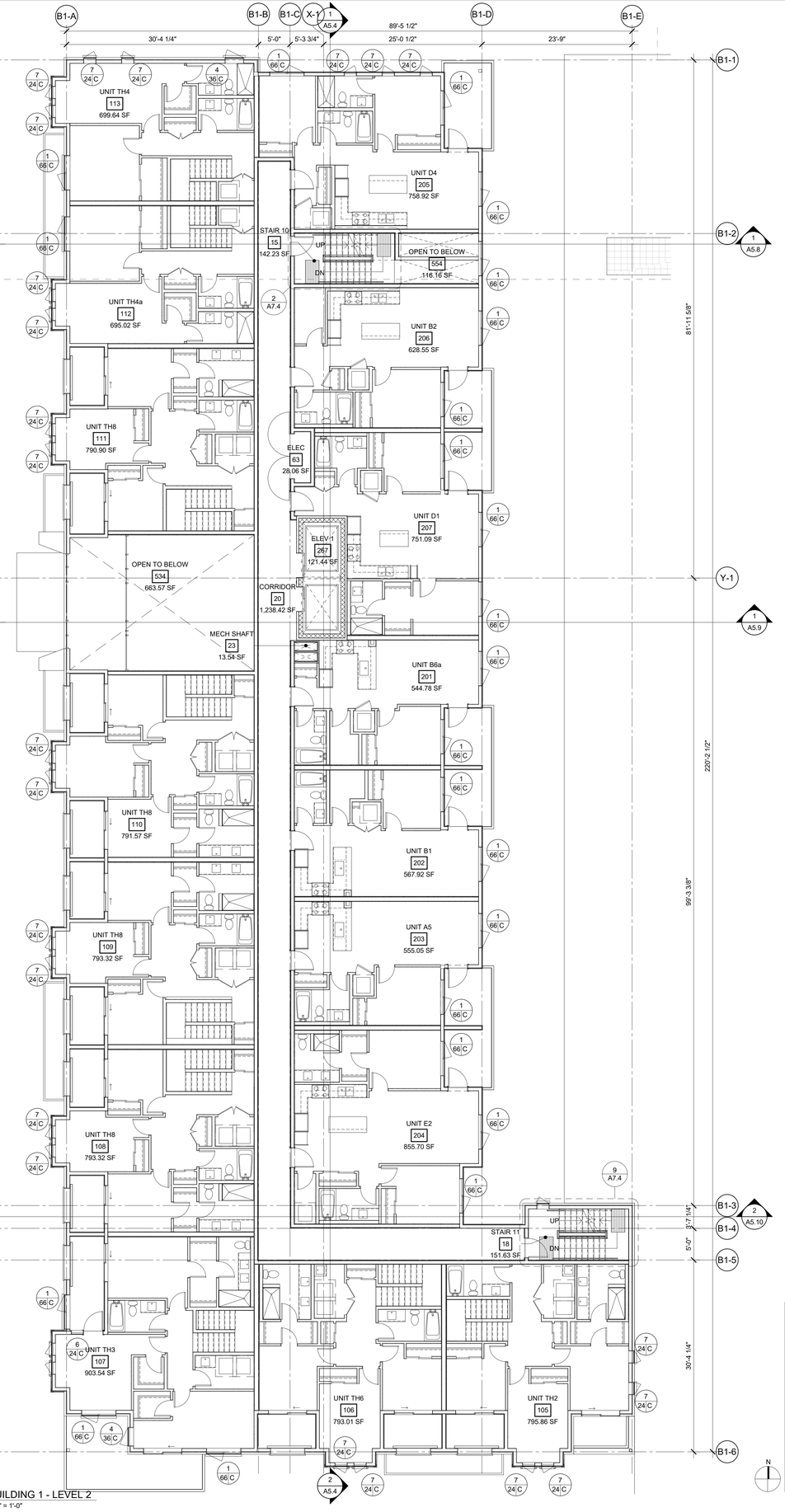
ENLARGED PARKING PLAN LEVEL P1-B

REV. NO.:

SHEET NO.: A1.1.13



1 BUILDING 1 - LEVEL 1
1/8" = 1'-0"



2 BUILDING 1 - LEVEL 2
1/8" = 1'-0"

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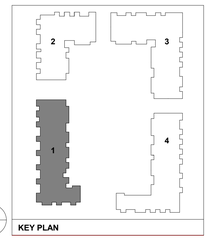
19925 & 19957 78B AVE,
LANGLEY, BC



DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

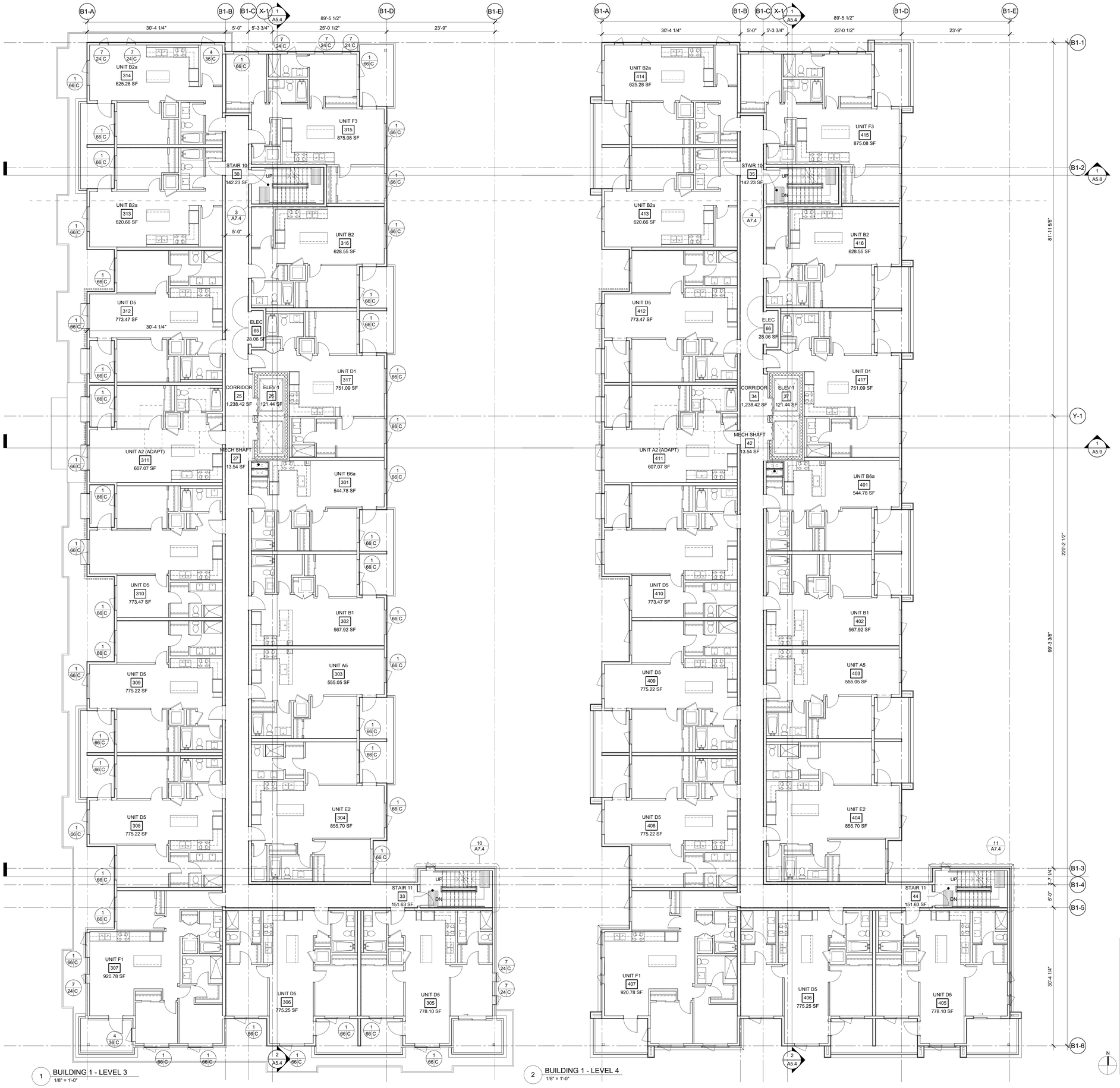
SHEET TITLE:

BUILDING 1 LEVEL 1 & 2

REV. NO.:

SHEET NO.:

A2.1.1



1 BUILDING 1 - LEVEL 3
1/8" = 1'-0"

2 BUILDING 1 - LEVEL 4
1/8" = 1'-0"

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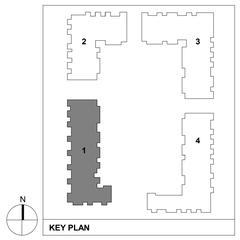
ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC



DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

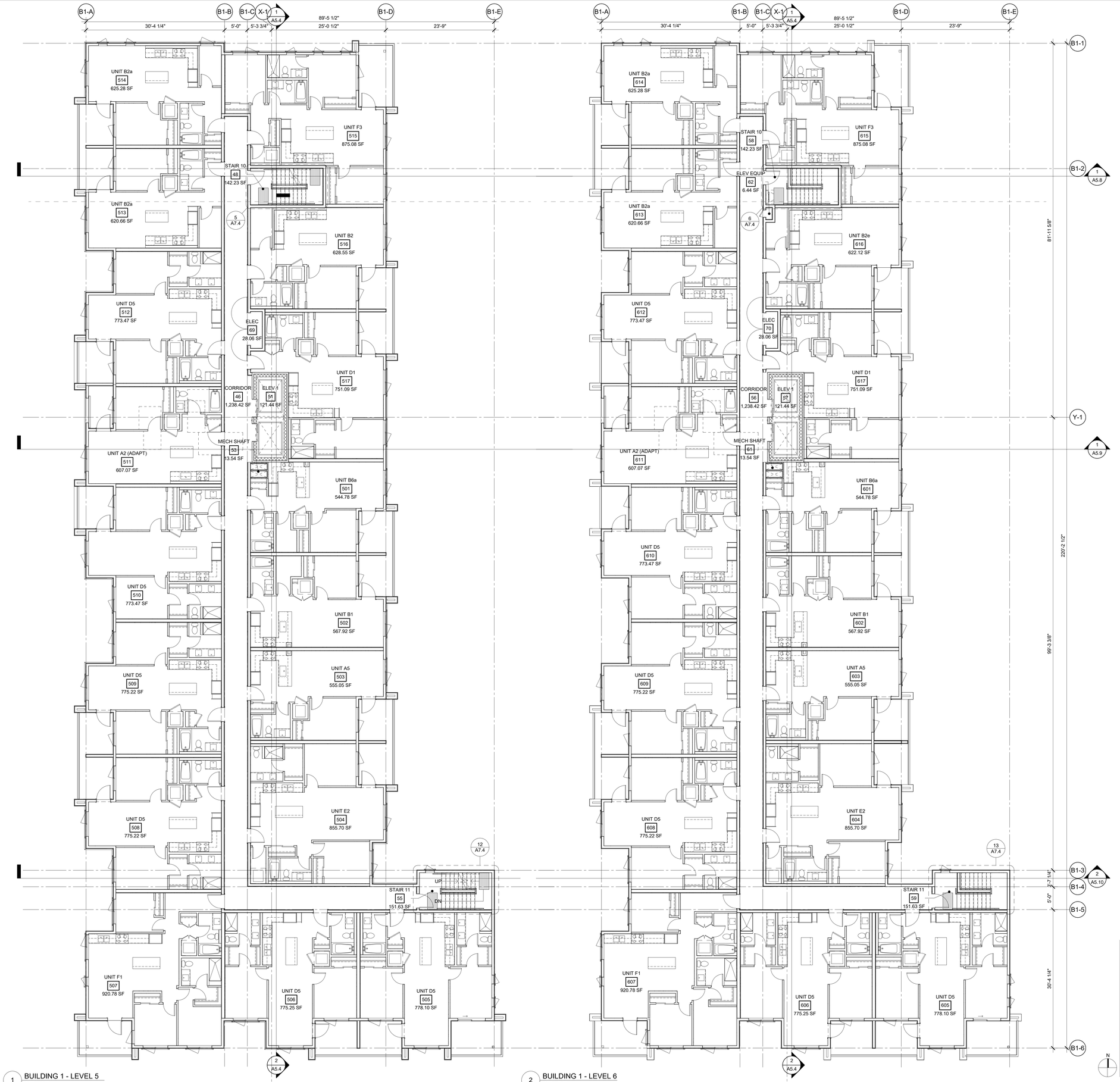
SHEET TITLE:

BUILDING 1 LEVEL 3 & 4

REV. NO.:

SHEET NO.:

A2.1.3



1 BUILDING 1 - LEVEL 5
1/8" = 1'-0"

2 BUILDING 1 - LEVEL 6
1/8" = 1'-0"

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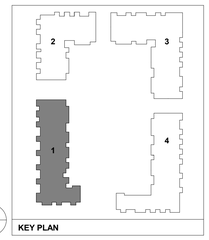
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC



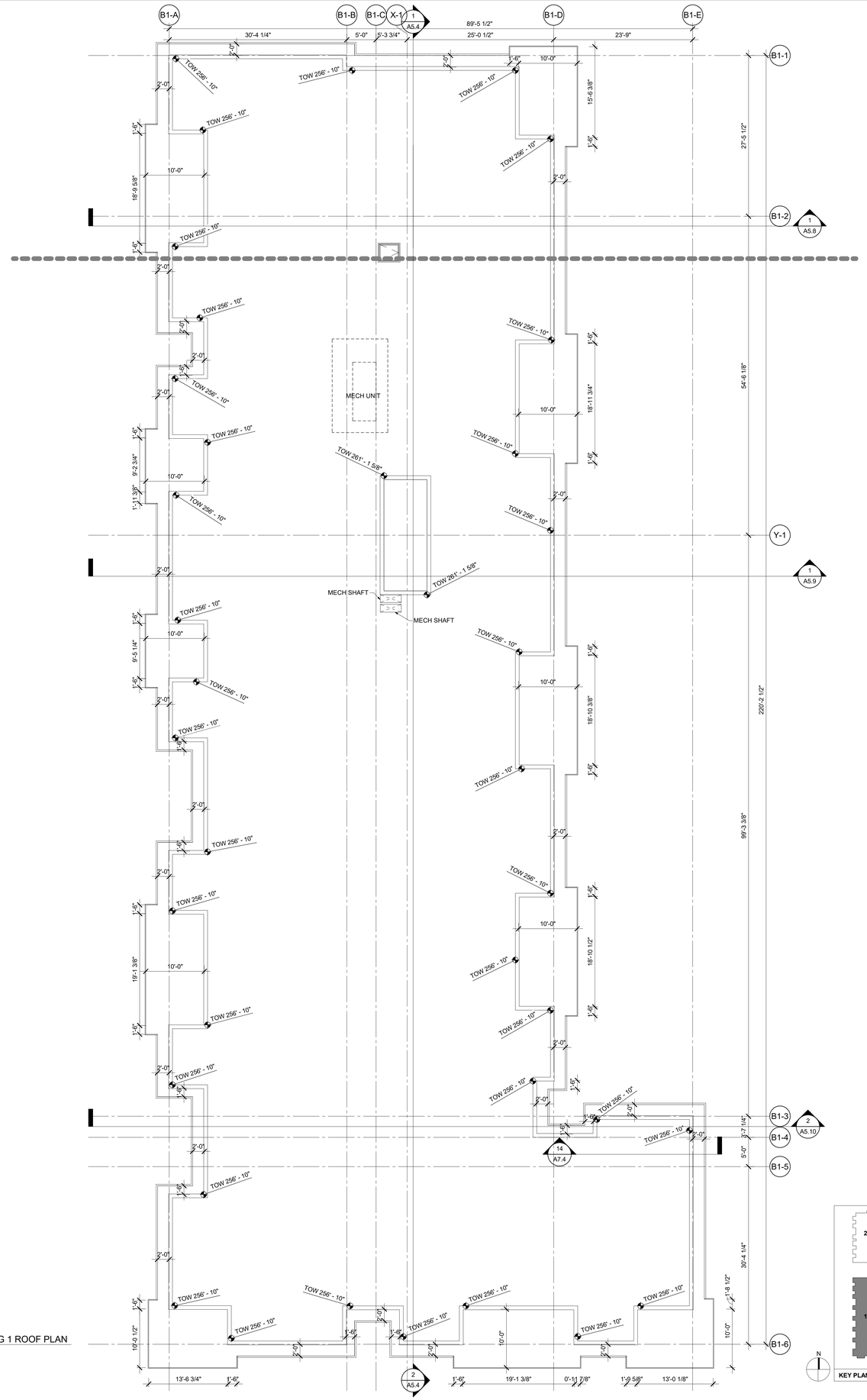
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

BUILDING 1 LEVEL 5 & 6

REV. NO.:

SHEET NO.: **A2.1.4**



1 BUILDING 1 ROOF PLAN
1/8" = 1'-0"

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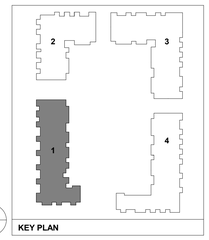
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC



KEY PLAN

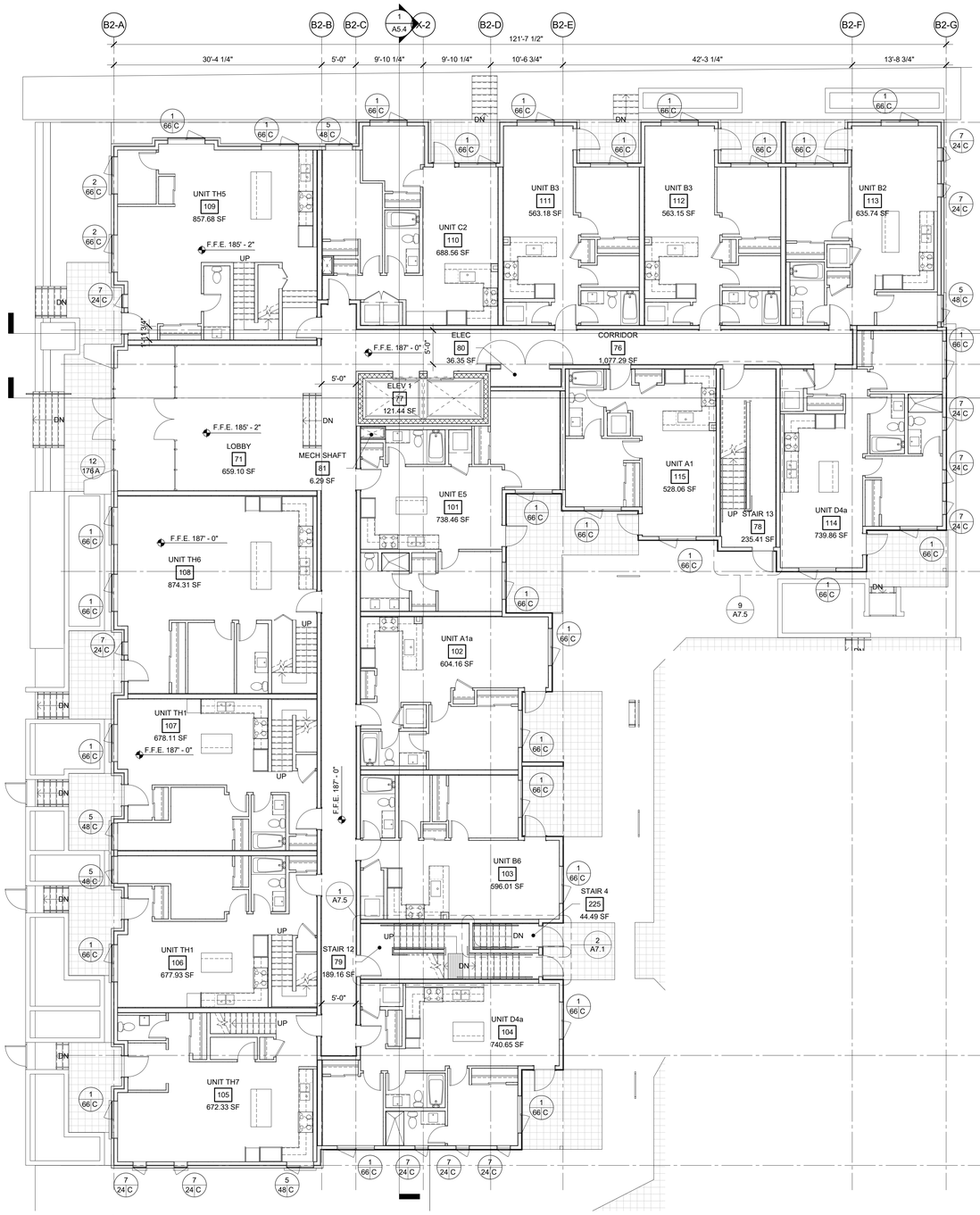
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

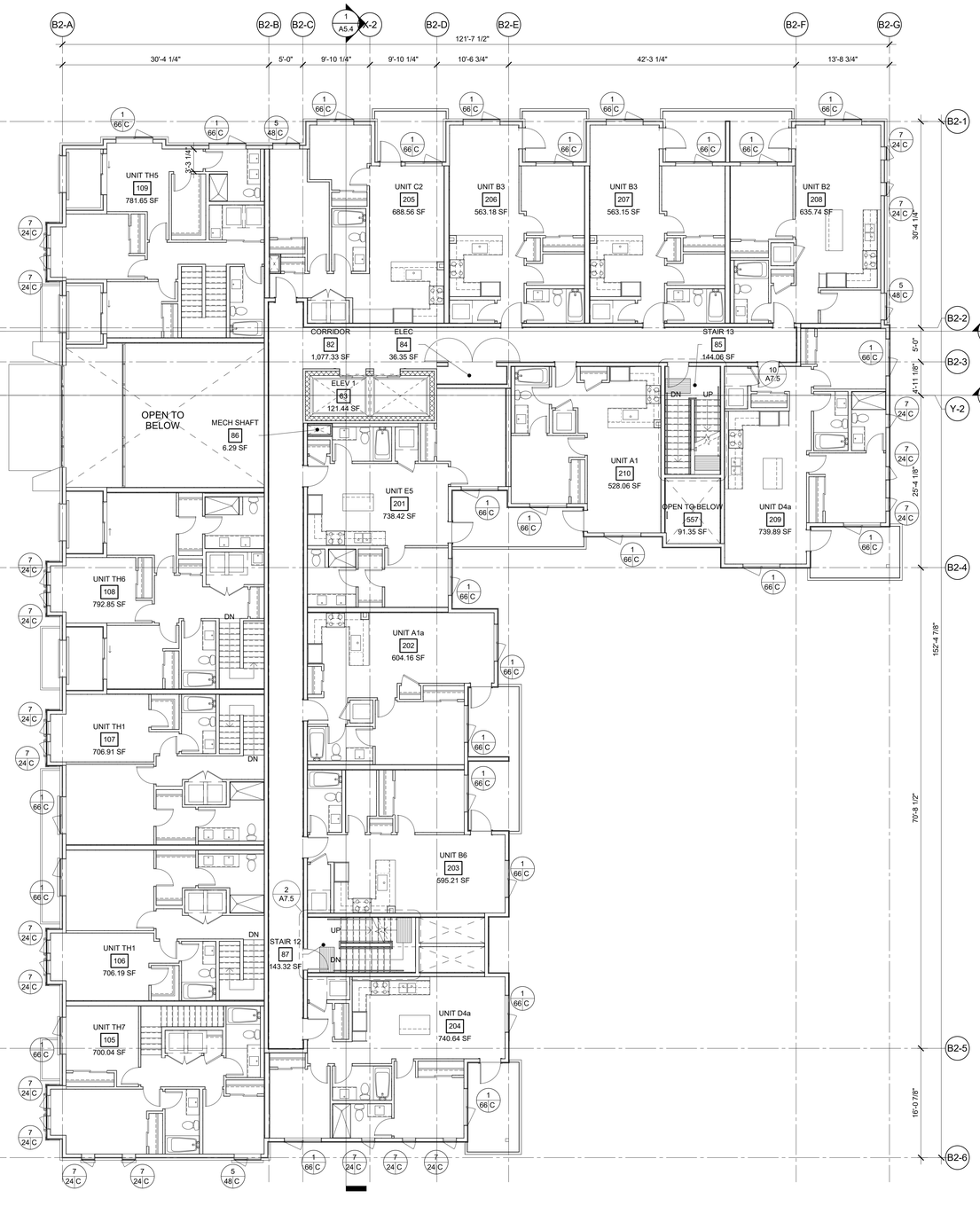
BUILDING 1 ROOF PLAN

REV. NO.:

SHEET NO.: **A2.1.5**



1 BUILDING 2 - LEVEL 1
1/8" = 1'-0"



2 BUILDING 2 - LEVEL 2
1/8" = 1'-0"

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JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
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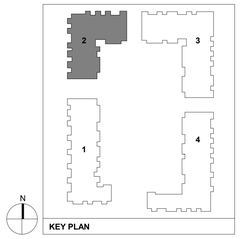


DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

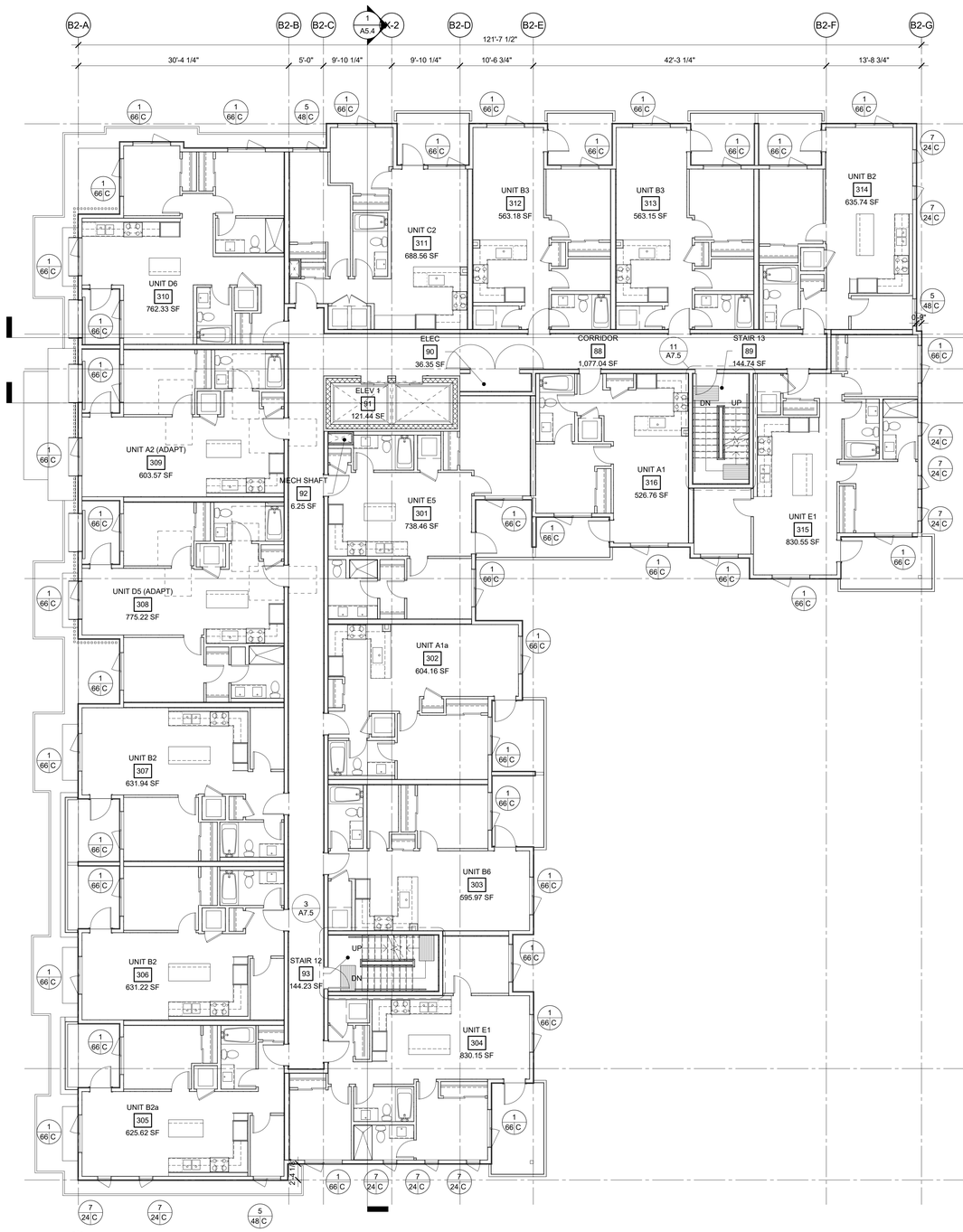
SHEET TITLE:

BUILDING 2 LEVEL 1 & 2

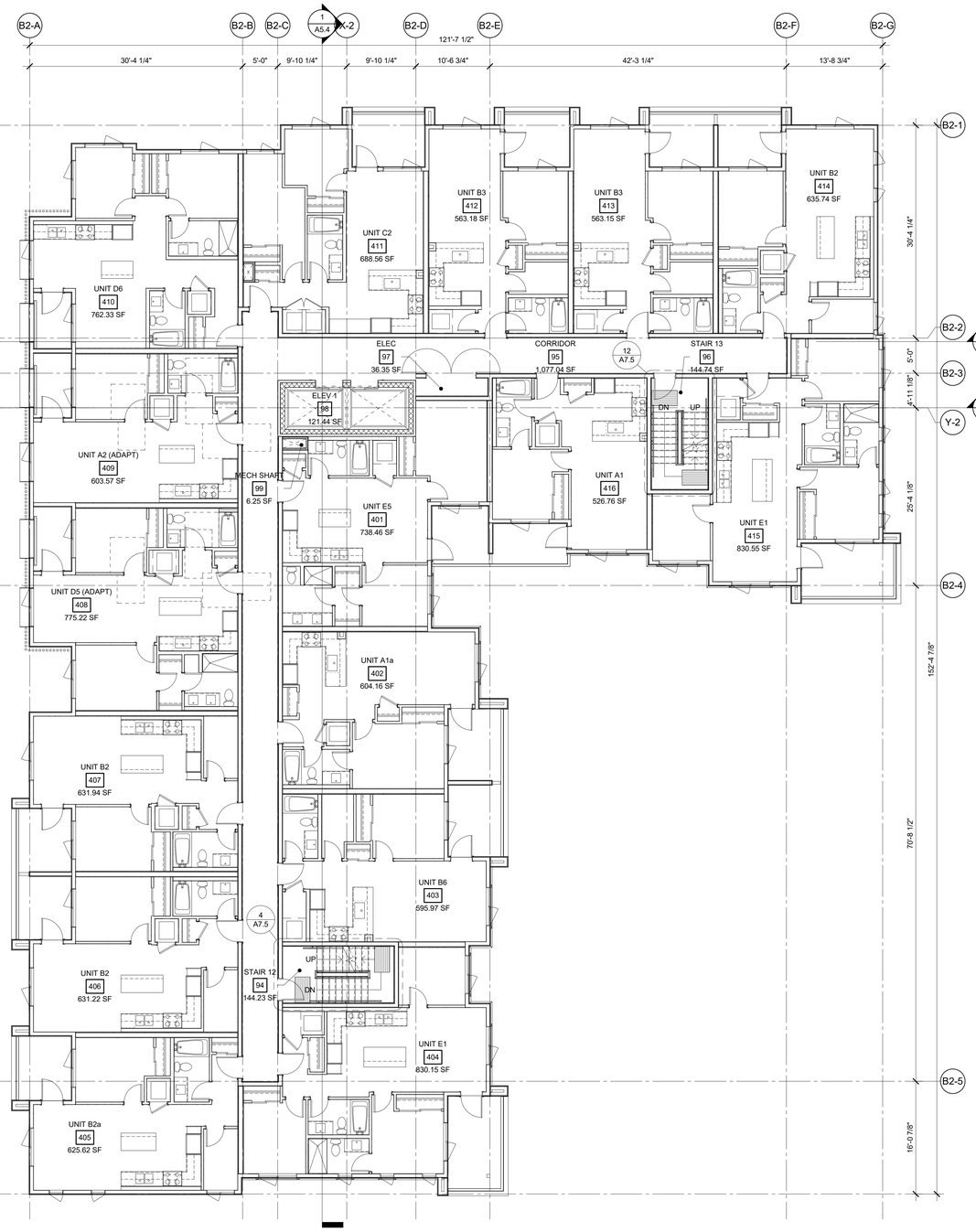
REV. NO.:

SHEET NO.:

A2.2.1



1 BUILDING 2 - LEVEL 3
1/8" = 1'-0"



2 BUILDING 2 - LEVEL 4
1/8" = 1'-0"

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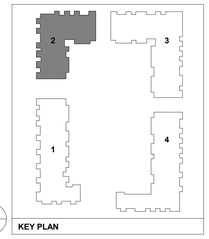
ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC



DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

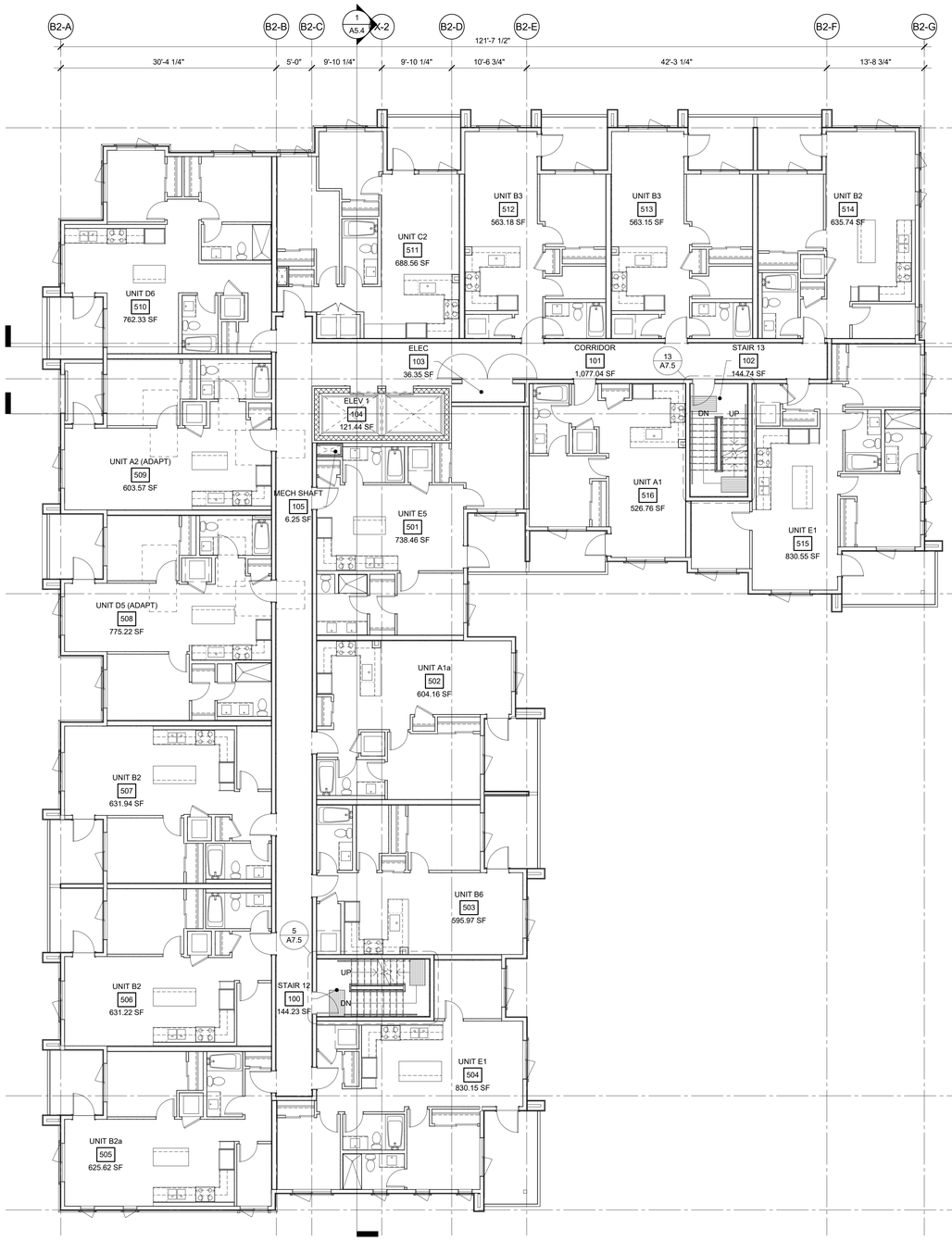
SHEET TITLE:

BUILDING 2 LEVEL 3 & 4

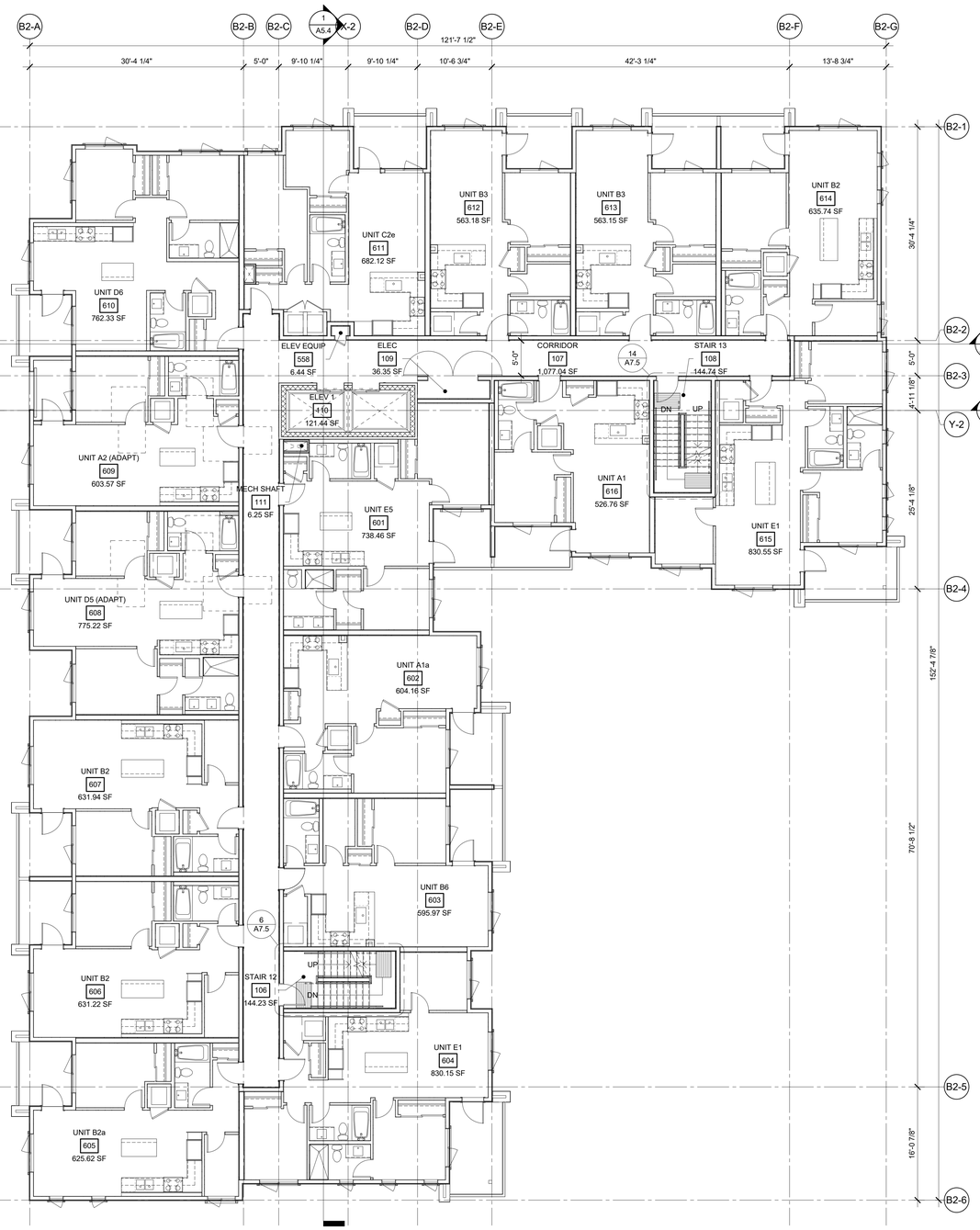
REV. NO.:

SHEET NO.:

A2.2.3



1 BUILDING 2 - LEVEL 5
1/8" = 1'-0"



2 BUILDING 2 - LEVEL 6
1/8" = 1'-0"

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09/15/2023	ISSUED FOR 60% REVIEW SET

SEAL:

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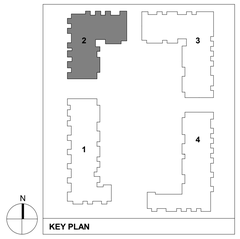
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC



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RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

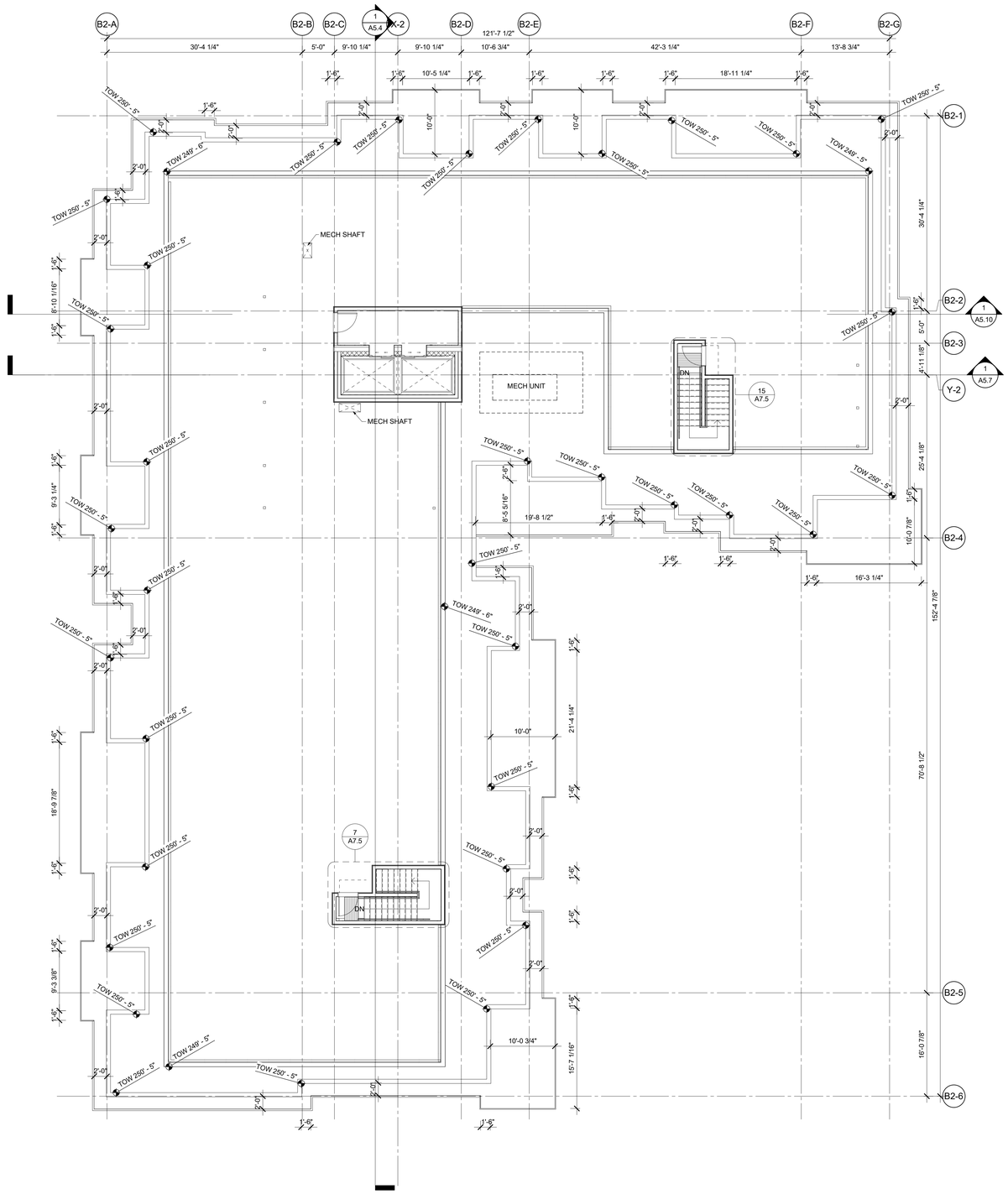
SHEET TITLE:

BUILDING 2 LEVEL 5 & 6

REV. NO.:

SHEET NO.:

A2.2.4



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PROJECT:

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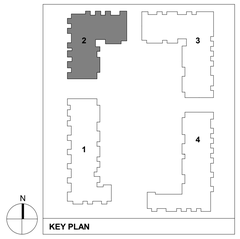

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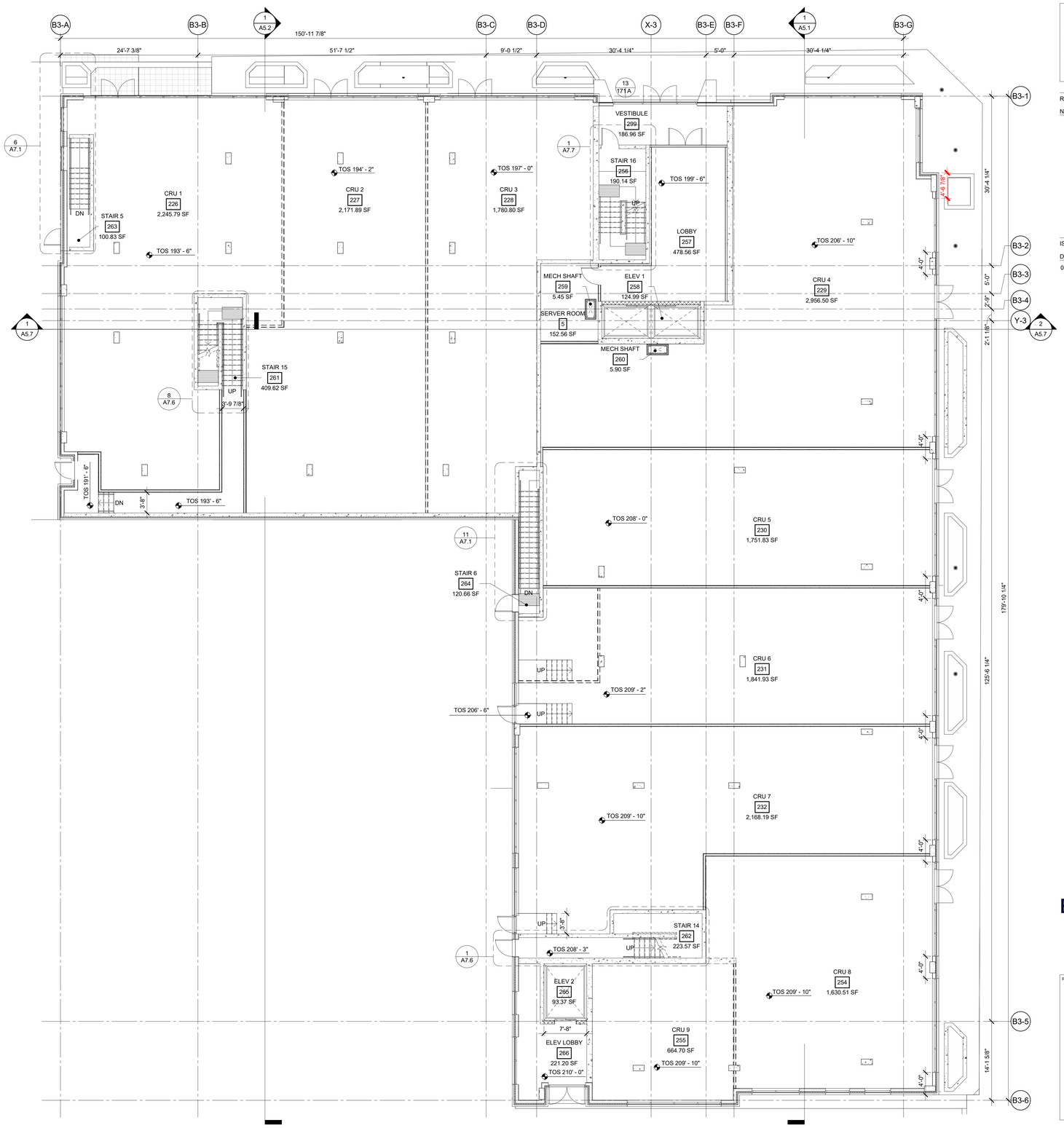
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

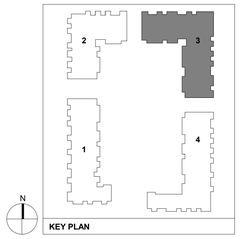
BUILDING 2 ROOF PLAN

REV. NO.:

SHEET NO.: **A2.2.5**



2 BUILDING 3 LEVEL 1
1/8" = 1'-0"



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PROJECT:

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19925 & 19957 78B AVE,
LANGLEY, BC

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RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

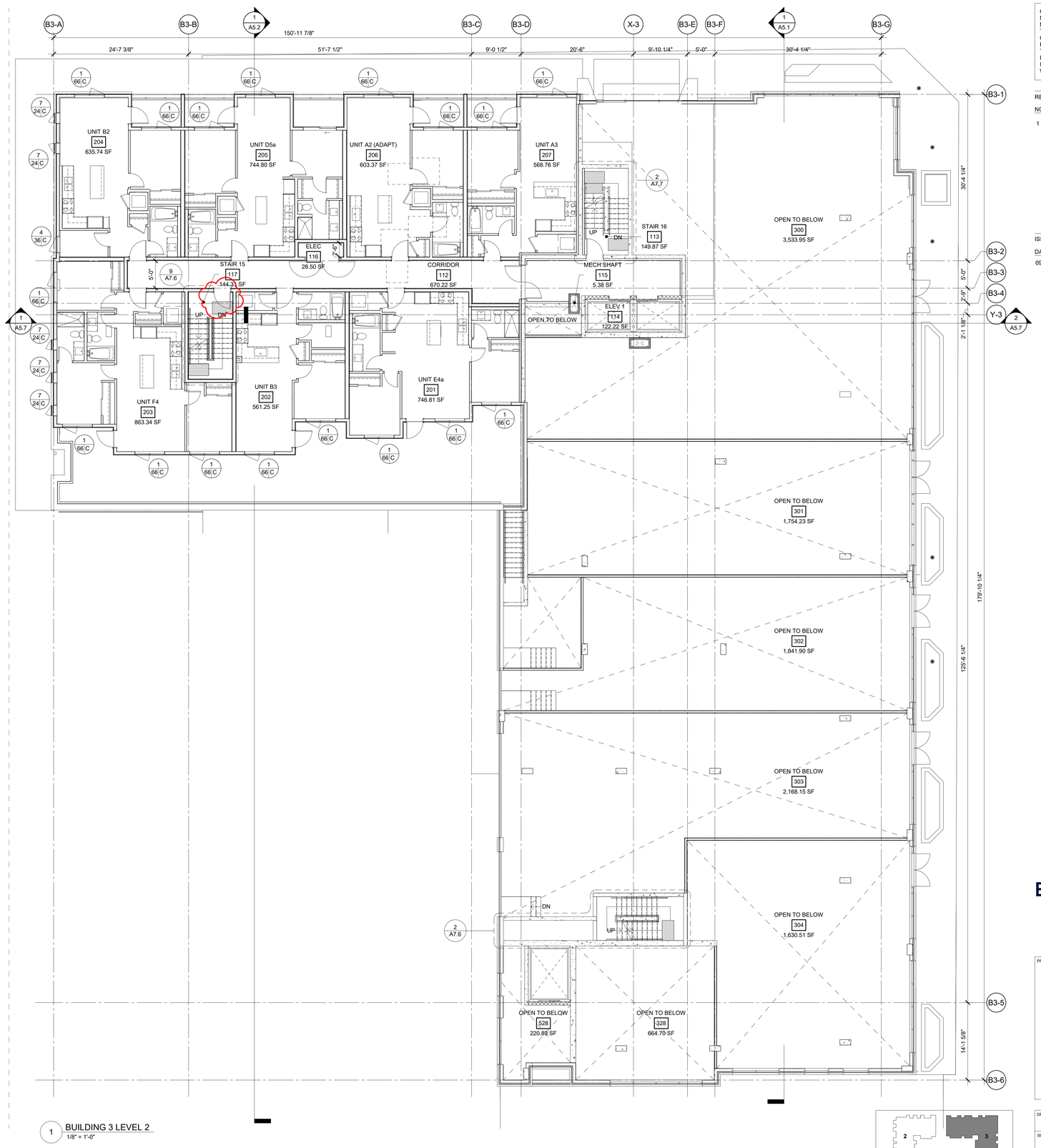
SHEET TITLE:

BUILDING 3 LEVEL 1

REV. NO.:

SHEET NO.:

A2.3.1



1 BUILDING 3 LEVEL 2
1/8" = 1'-0"

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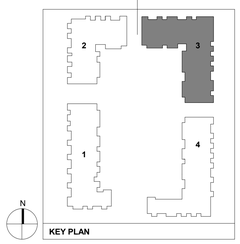

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RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

BUILDING 3 LEVEL 2

REV. NO.:	SHEET NO.:
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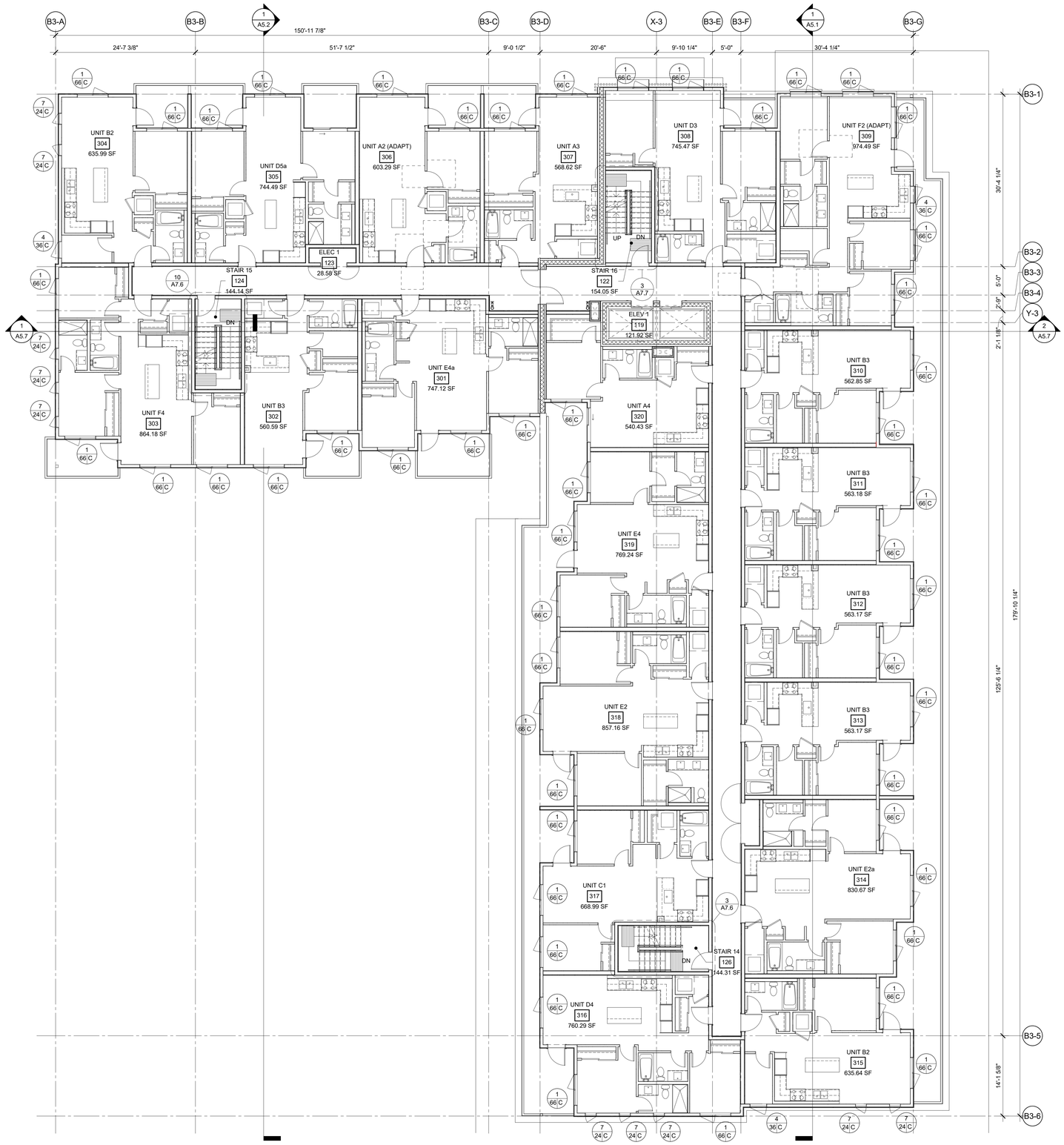

1 BUILDING 3 LEVEL 3
1/8" = 1'-0"

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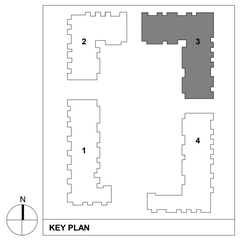

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RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

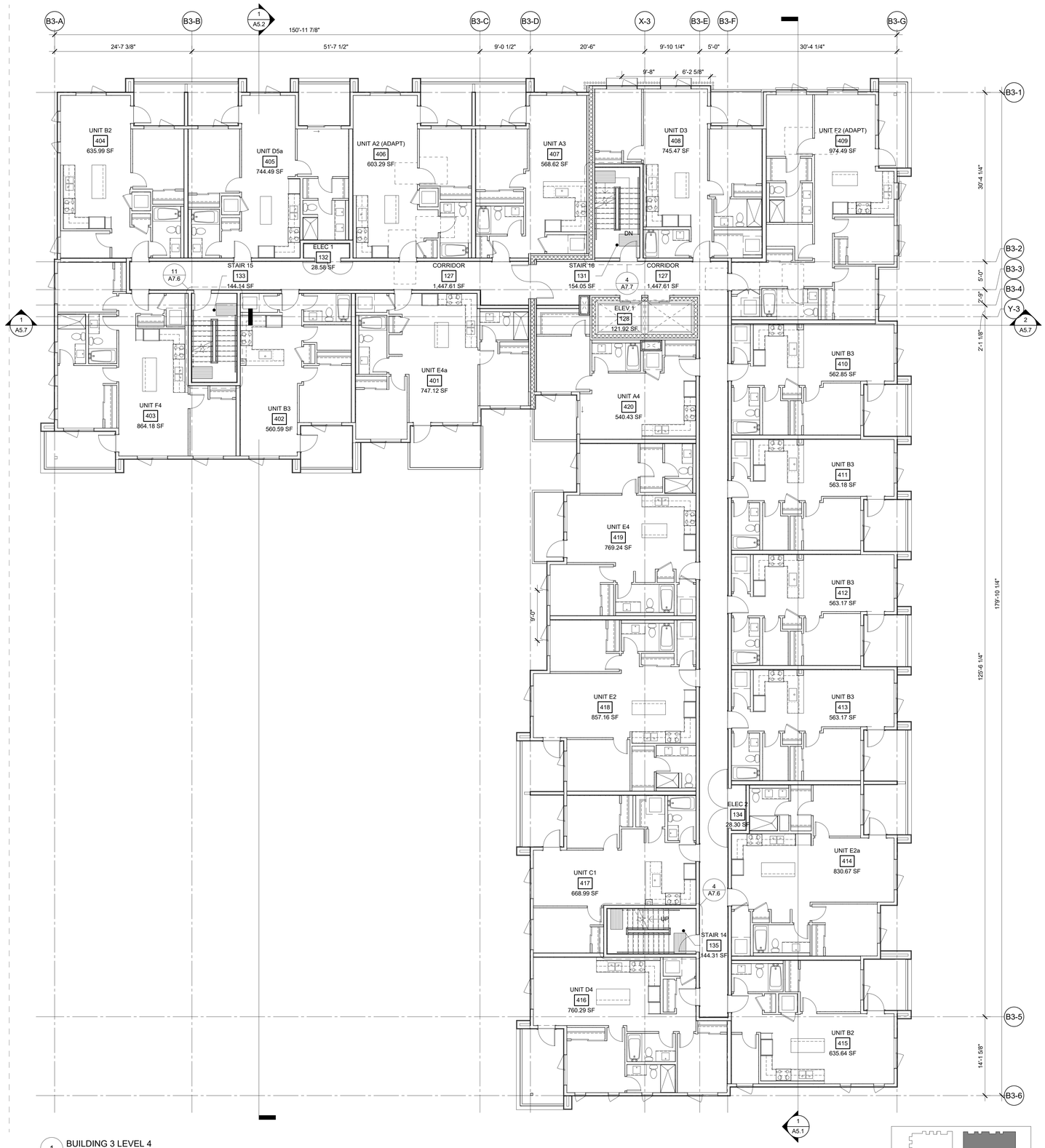
SHEET TITLE:

BUILDING 3 LEVEL 3

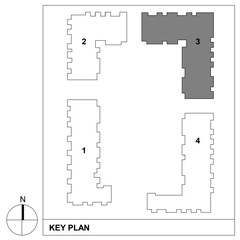
REV. NO.:

SHEET NO.:

A2.3.4



1 BUILDING 3 LEVEL 4
1/8" = 1'-0"



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SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

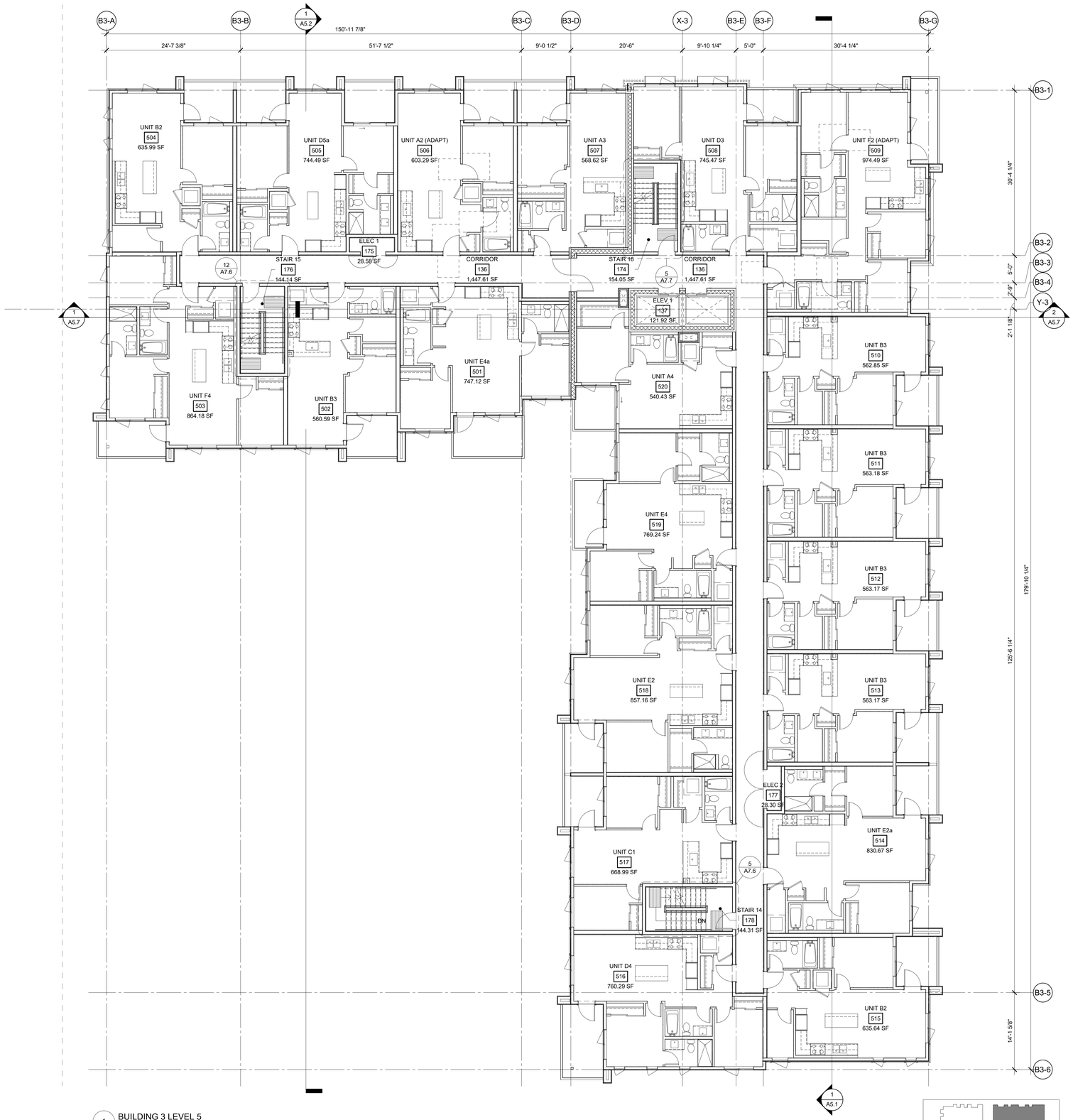
SHEET TITLE:

BUILDING 3 LEVEL 4

REV. NO.:

SHEET NO.:

A2.3.5



1 BUILDING 3 LEVEL 5
1/8" = 1'-0"

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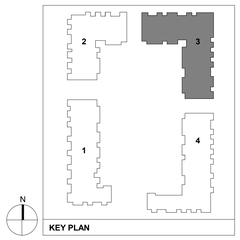

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RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

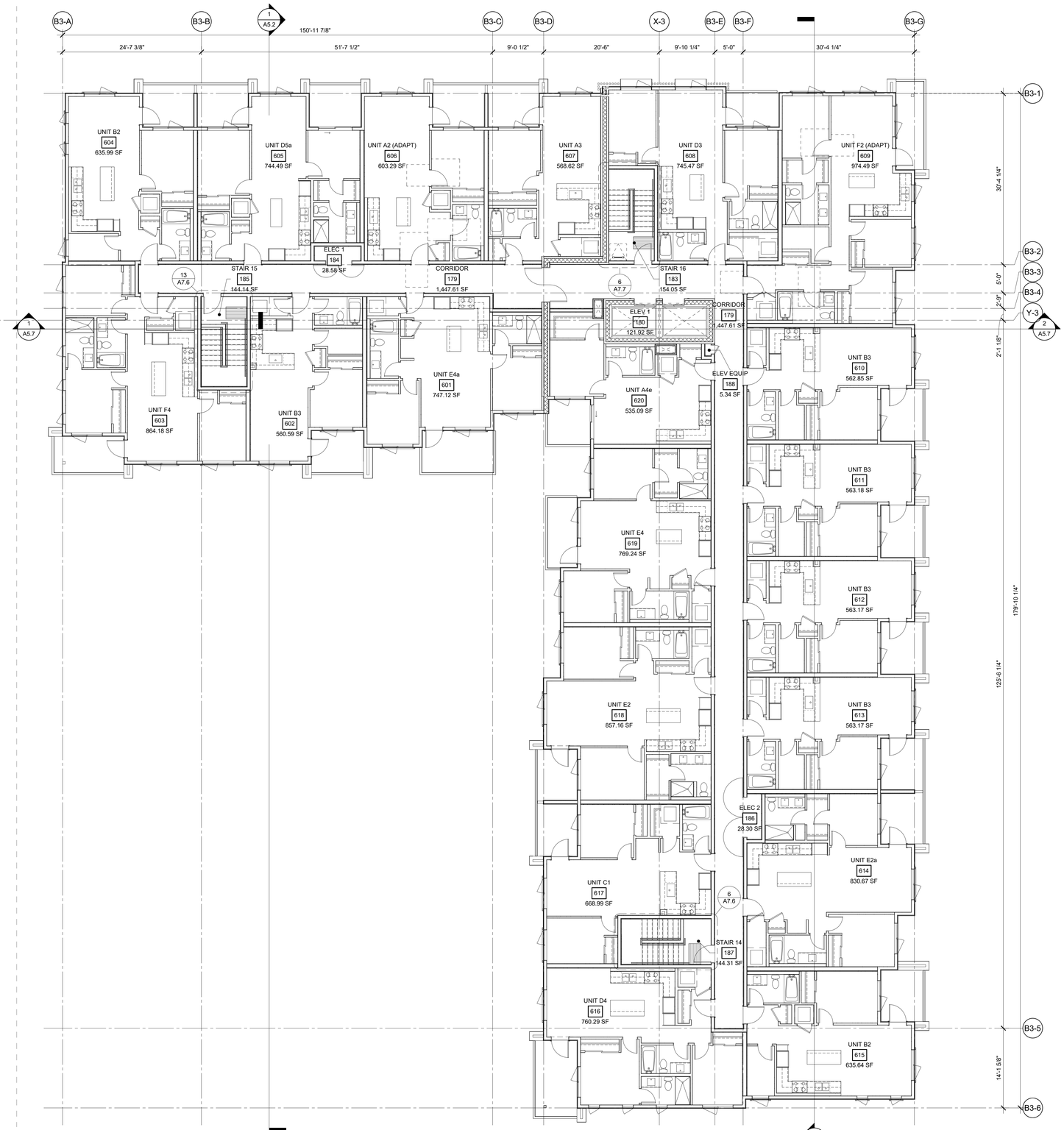
SHEET TITLE:

BUILDING 3 LEVEL 5

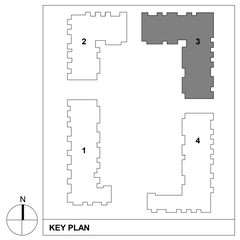
REV. NO.:

SHEET NO.:

A2.3.6



1 BUILDING 3 LEVEL 6
1/8" = 1'-0"



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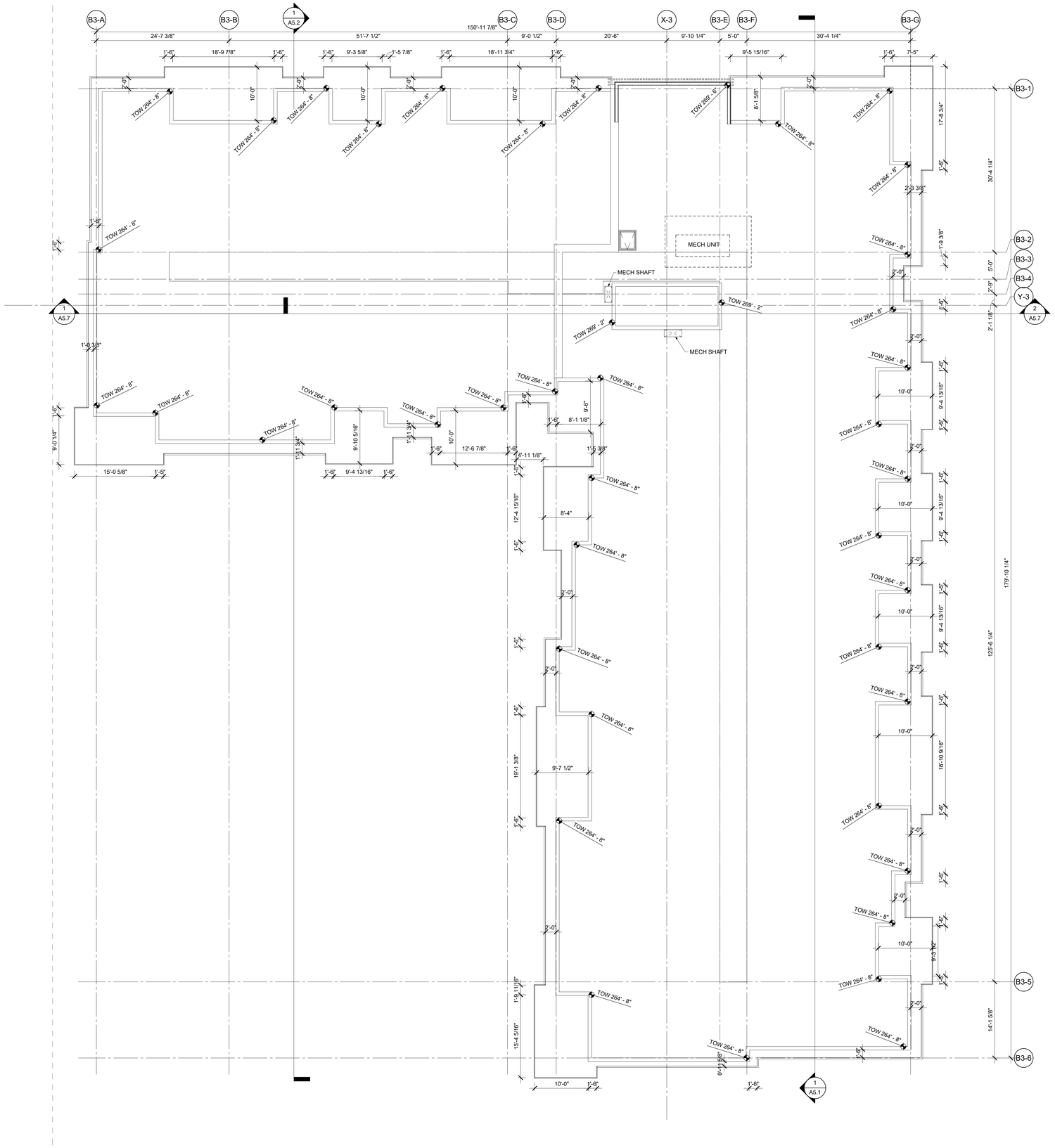
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

BUILDING 3 LEVEL 6

REV. NO.:	SHEET NO.:
	A2.3.7



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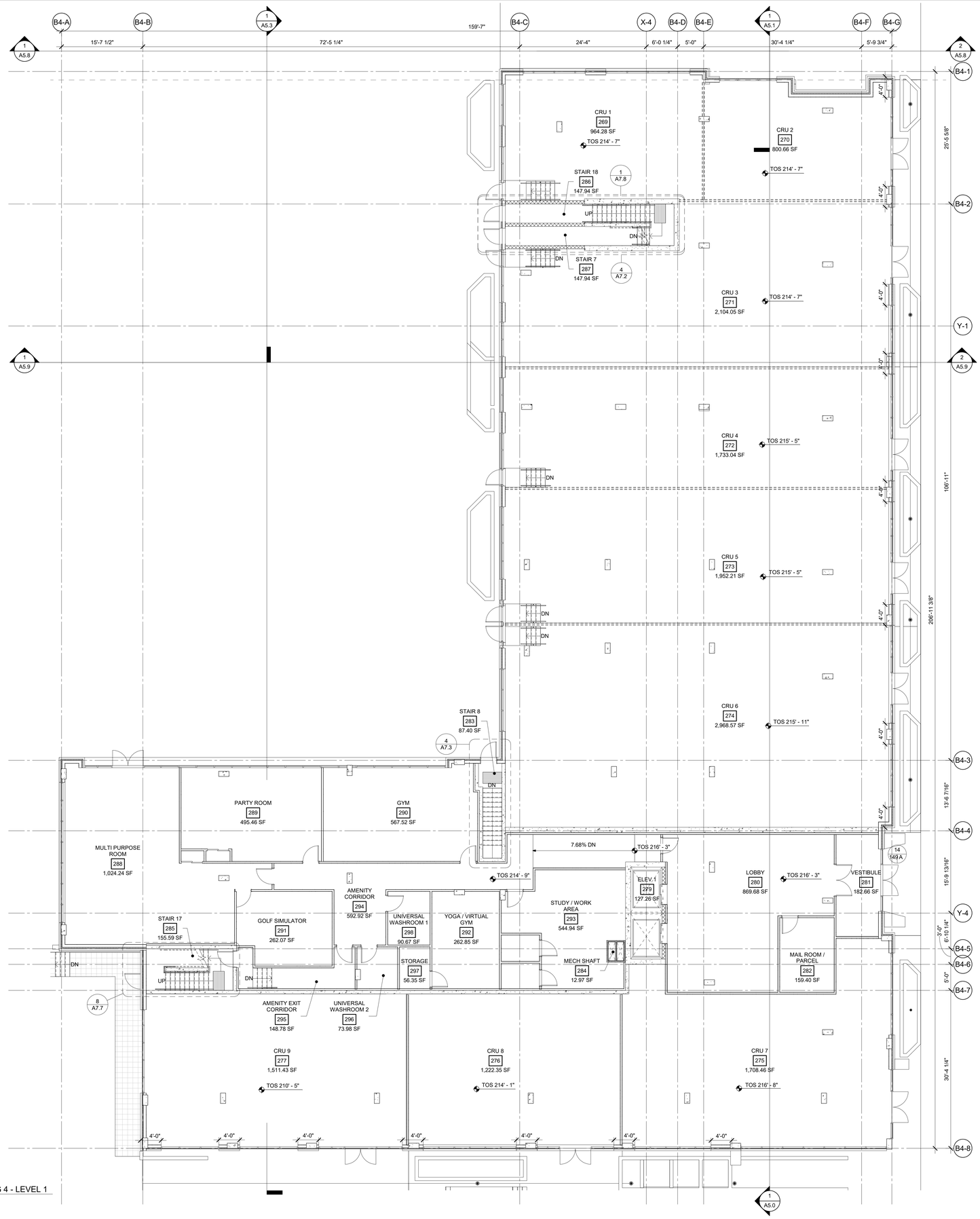
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

BUILDING 3 ROOF PLAN

REV. NO.:

SHEET NO.: **A2.3.8**



1 BUILDING 4 - LEVEL 1
1/8" = 1'-0"

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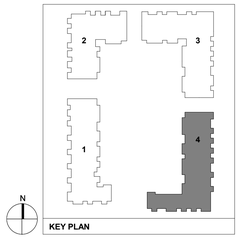

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SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

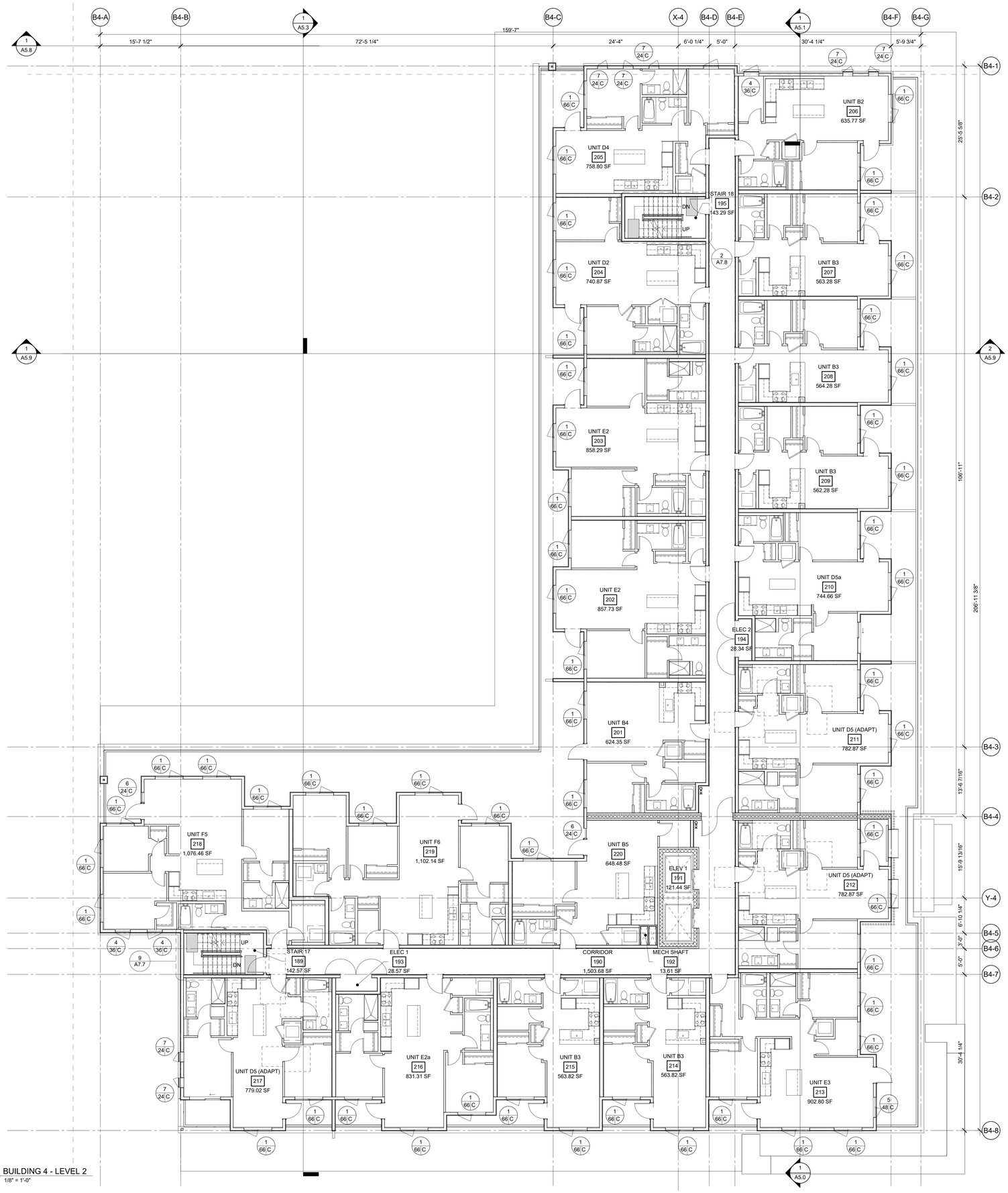
SHEET TITLE:

BUILDING 4 LEVEL 1

REV. NO.:

SHEET NO.:

A2.4.1



1 BUILDING 4 - LEVEL 2
1/8" = 1'-0"

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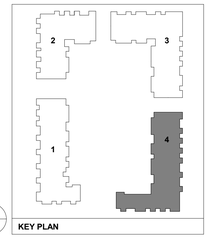

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SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

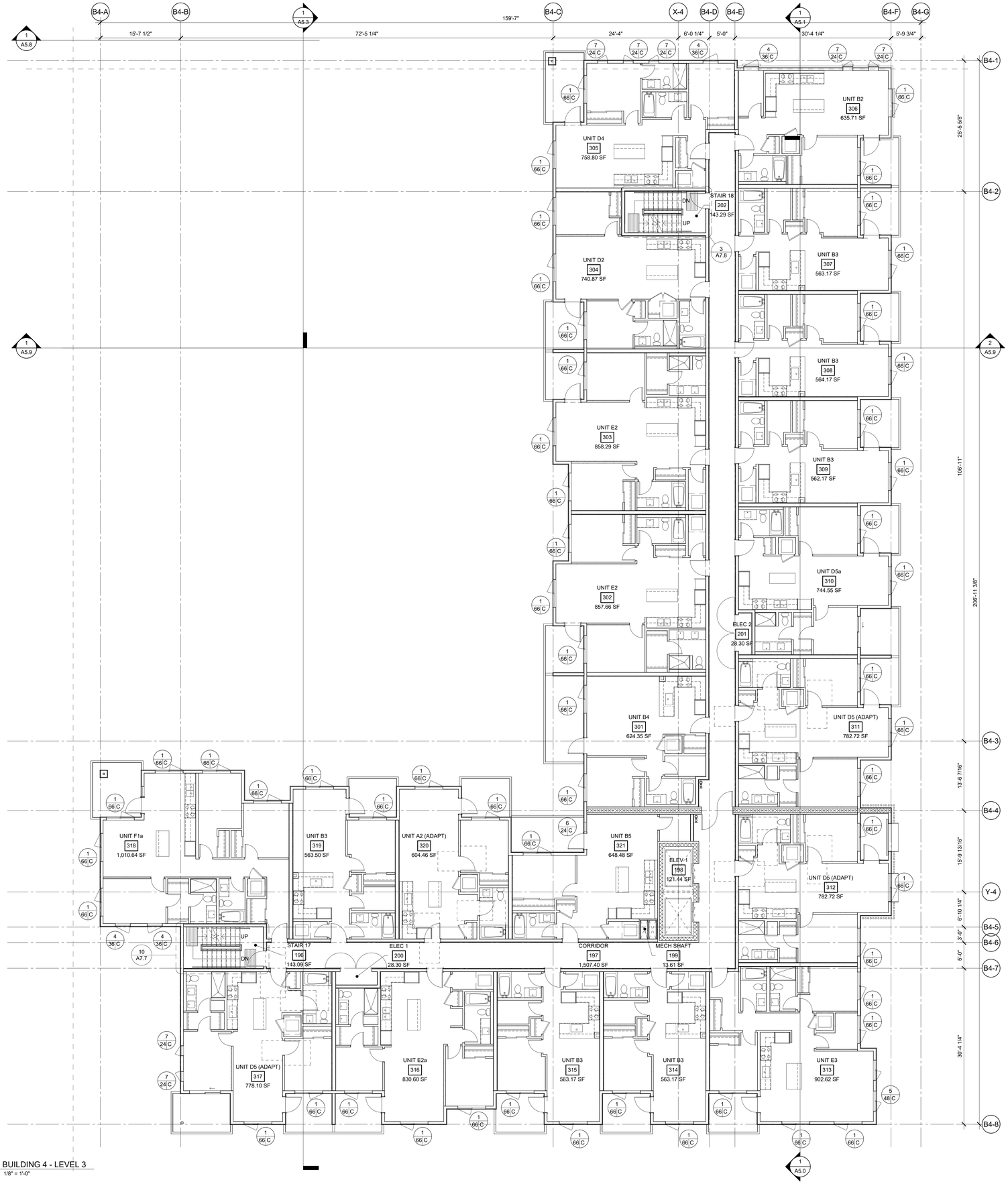
SHEET TITLE:

BUILDING 4 LEVEL 2

REV. NO.:

SHEET NO.:

A2.4.2



1 BUILDING 4 - LEVEL 3
1/8" = 1'-0"

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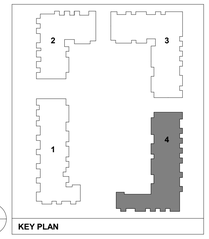

KEY PLAN

DRAWN BY:	CHECKED BY:
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SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

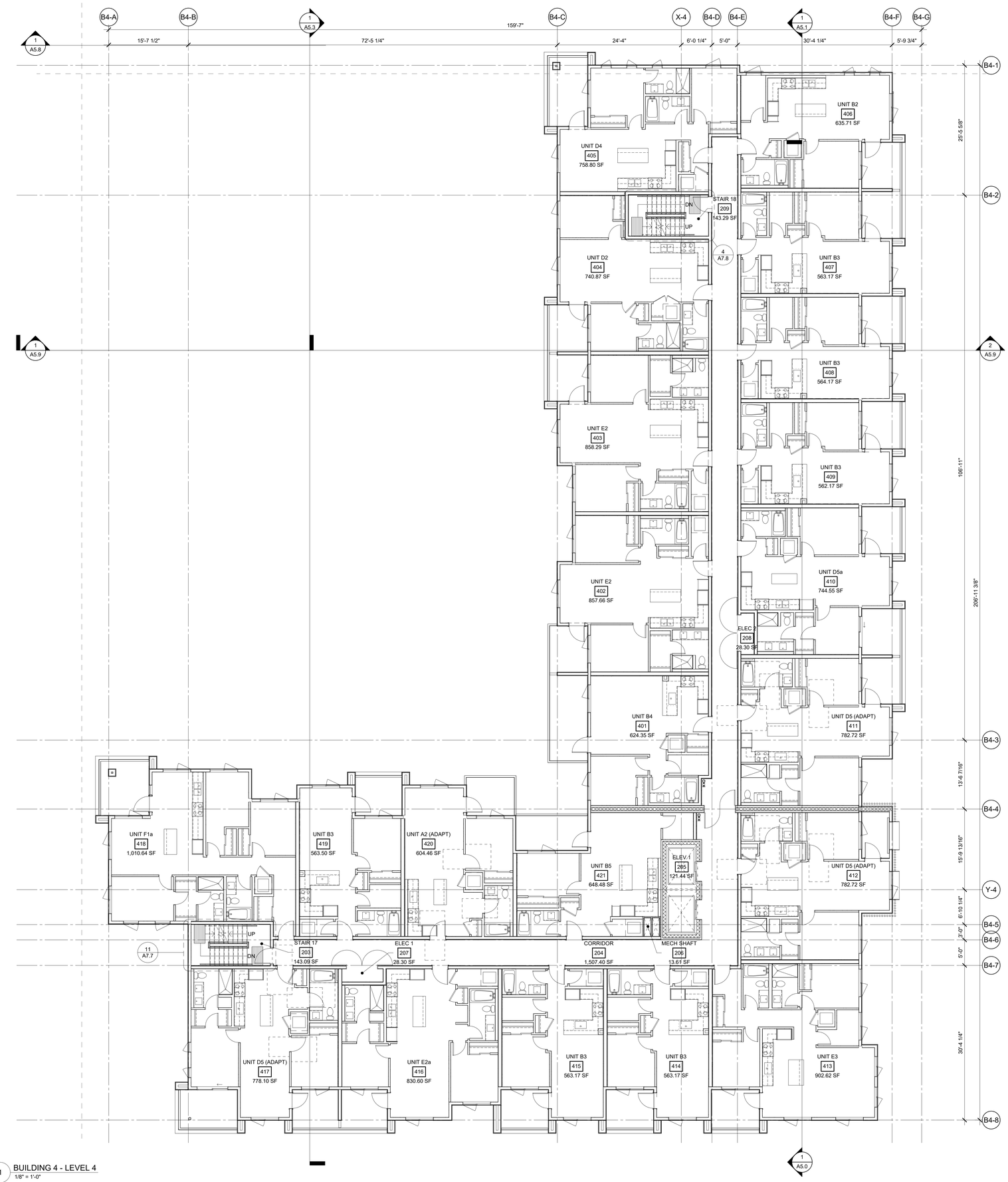
SHEET TITLE:

BUILDING 4 LEVEL 3

REV. NO.:

SHEET NO.:

A2.4.3



1 BUILDING 4 - LEVEL 4
1/8" = 1'-0"

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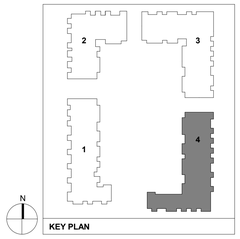

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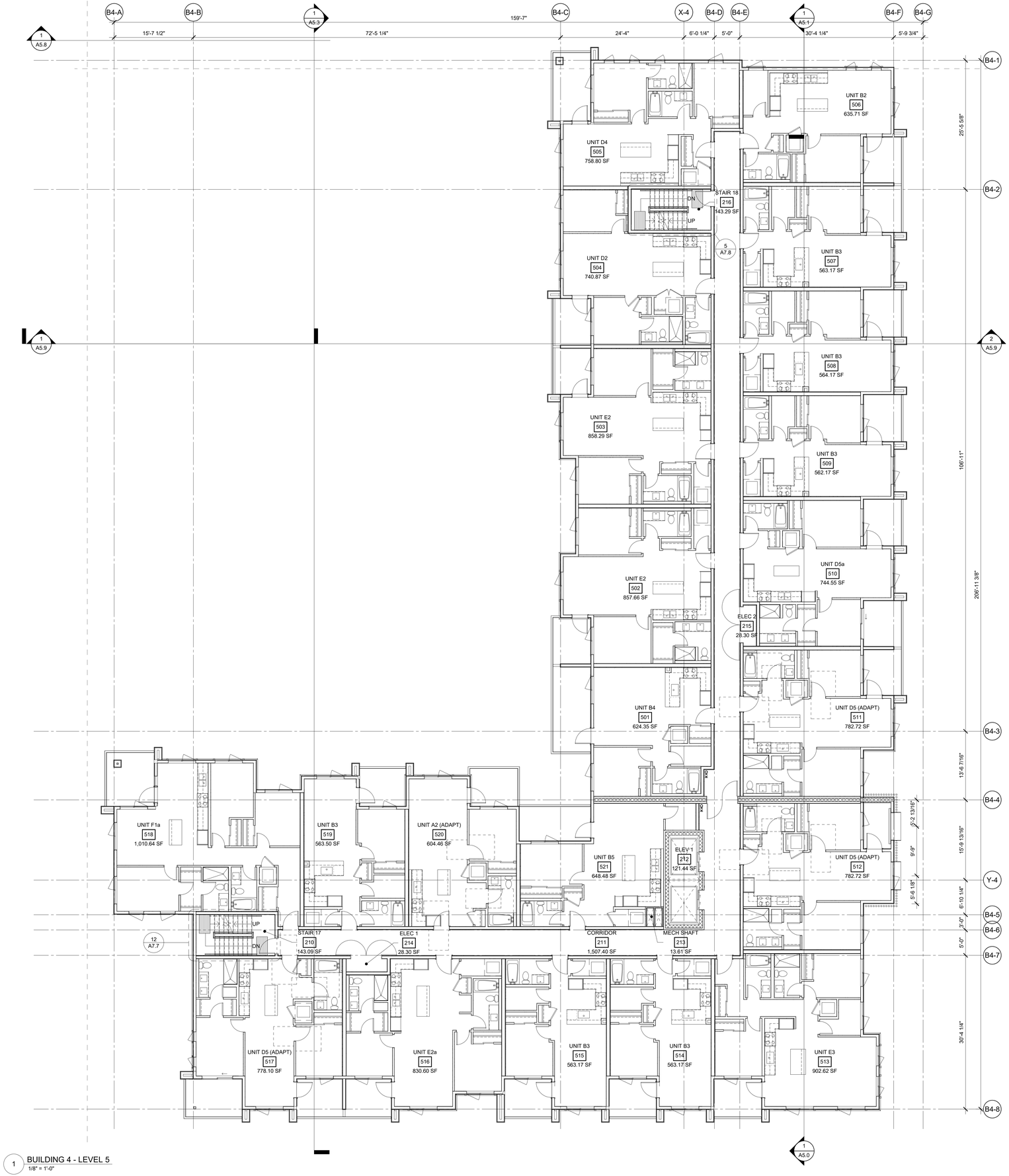
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

BUILDING 4 LEVEL 4

REV. NO.:

SHEET NO.: **A2.4.4**



1 BUILDING 4 - LEVEL 5
1/8" = 1'-0"

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SEAL:

CICCOZZI ARCHITECTURE

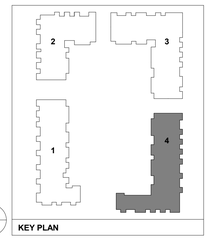
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC



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RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

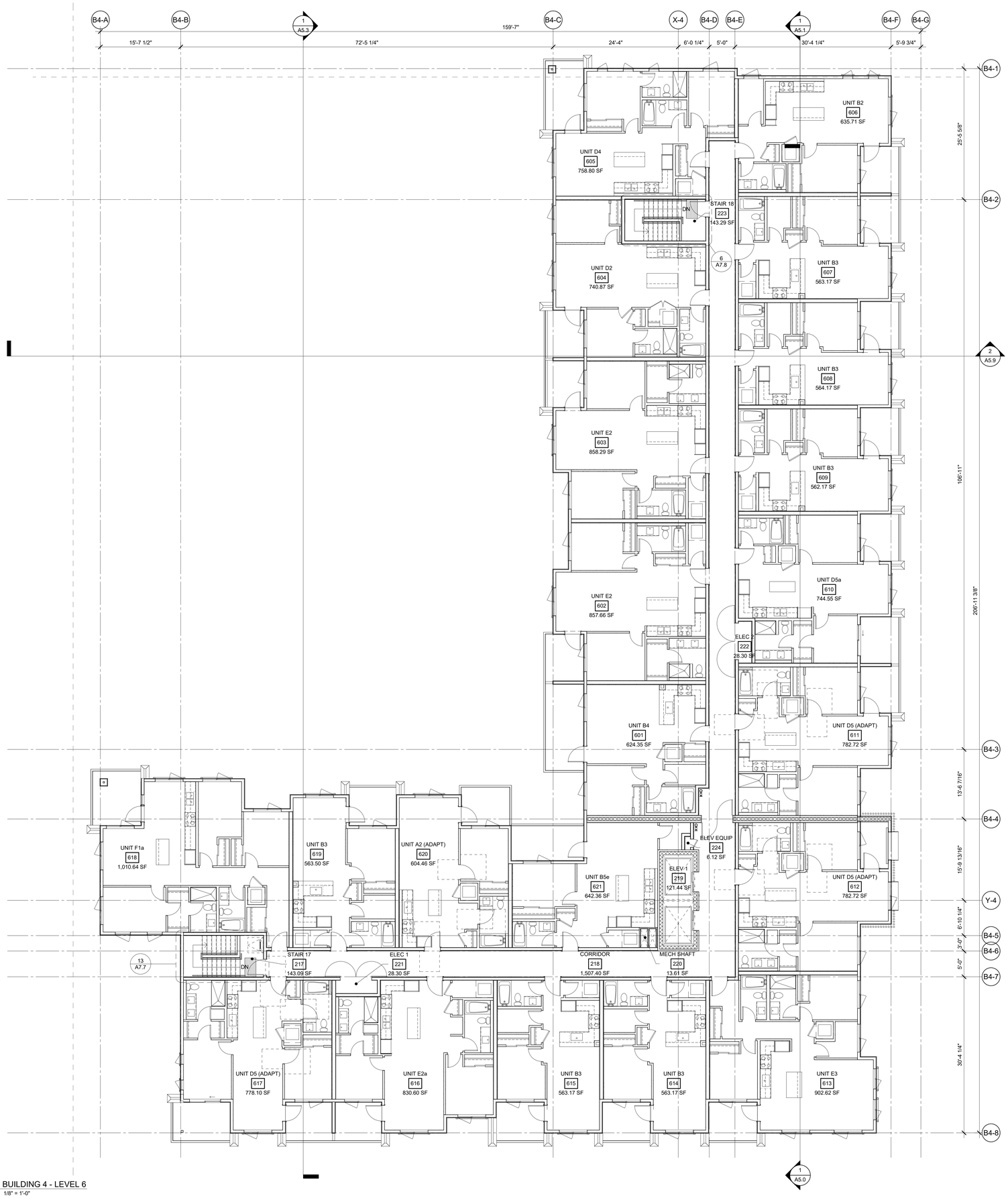
SHEET TITLE:

BUILDING 4 LEVEL 5

REV. NO.:

SHEET NO.:

A2.4.5



1 BUILDING 4 - LEVEL 6
1/8" = 1'-0"

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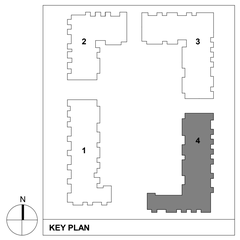
ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC



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RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

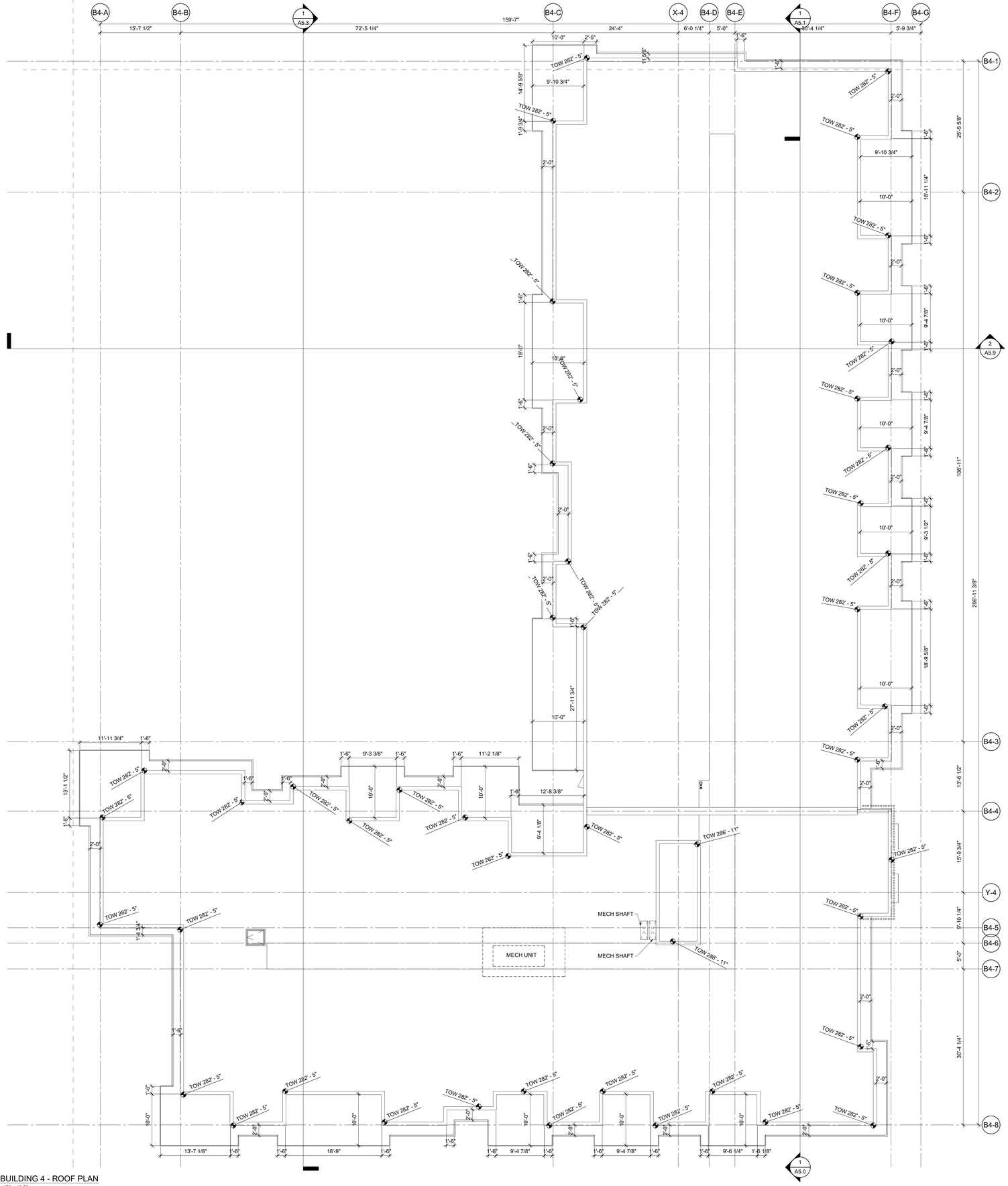
SHEET TITLE:

BUILDING 4 LEVEL 6

REV. NO.:

SHEET NO.:

A2.4.6



1 BUILDING 4 - ROOF PLAN
1/8" = 1'-0"

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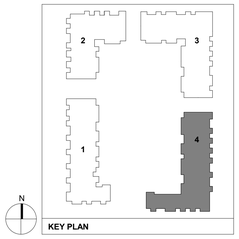
ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC



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RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

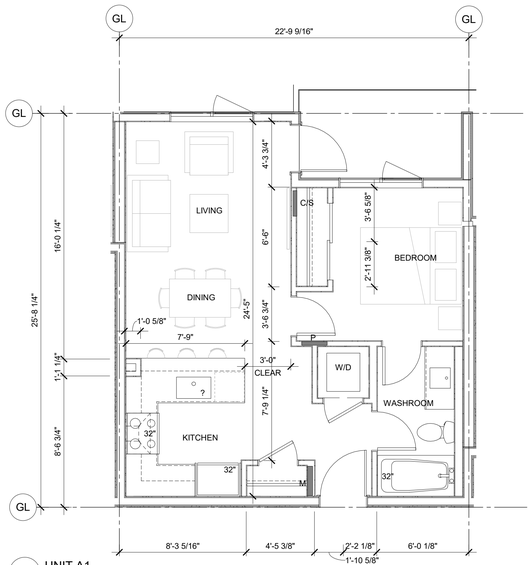
SHEET TITLE:

BUILDING 4 ROOF PLAN

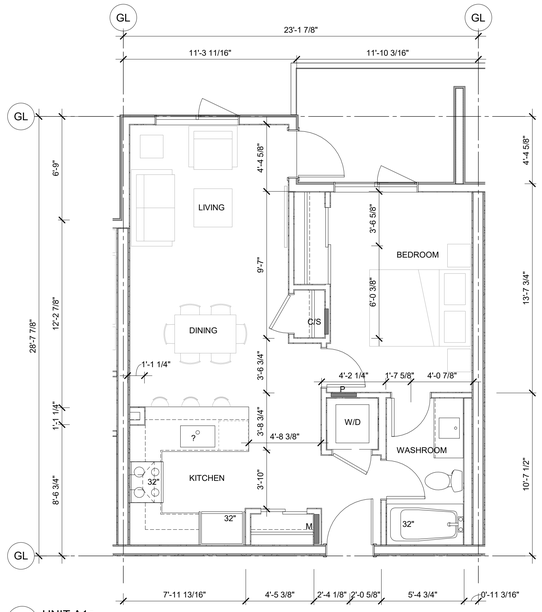
REV. NO.:

SHEET NO.:

A2.4.7



1 UNIT A1
1/4" = 1'-0"



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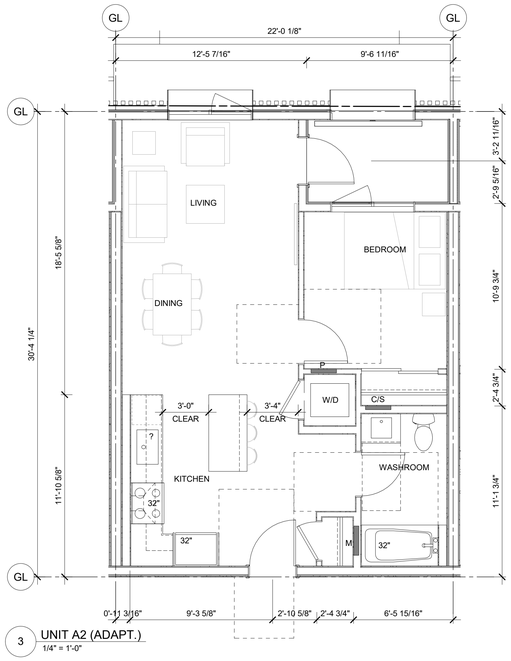
1/4" = 1'-0"



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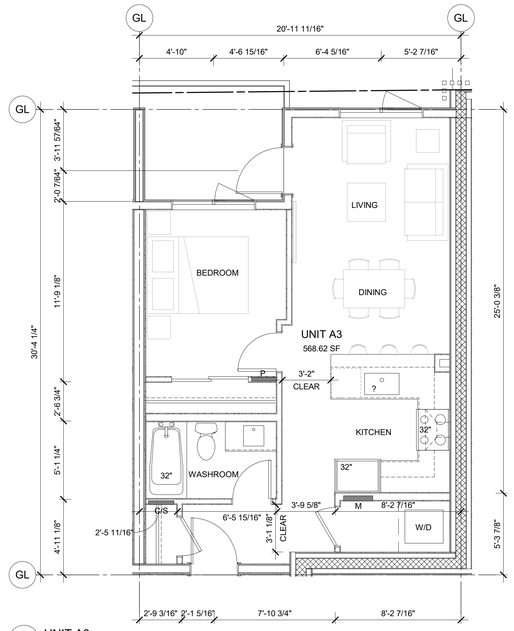
1/4" = 1'-0"



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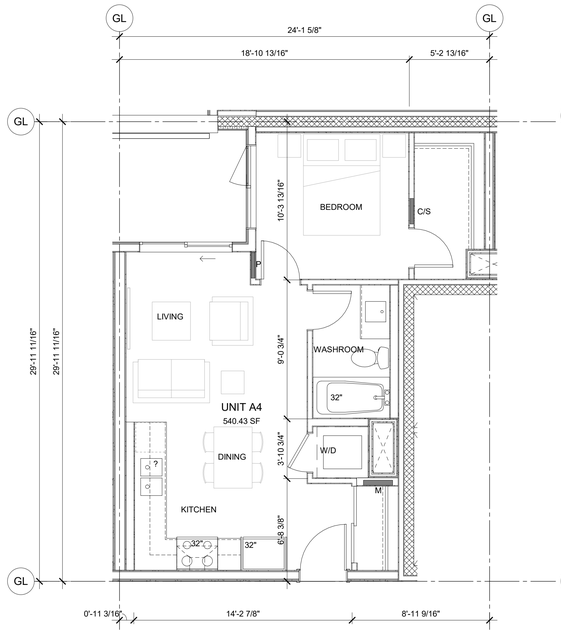
1/4" = 1'-0"



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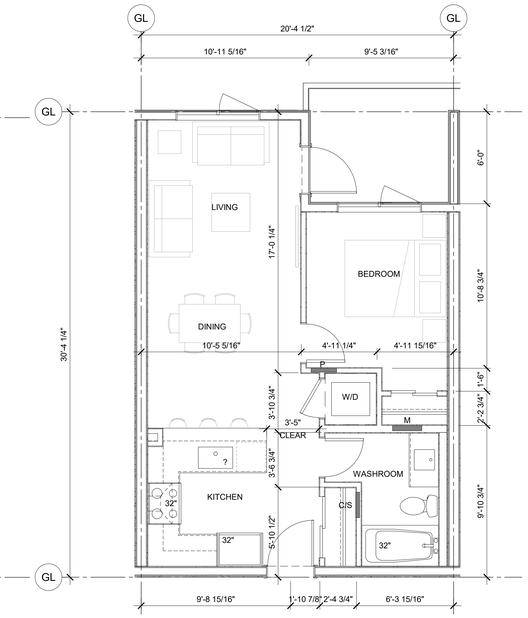
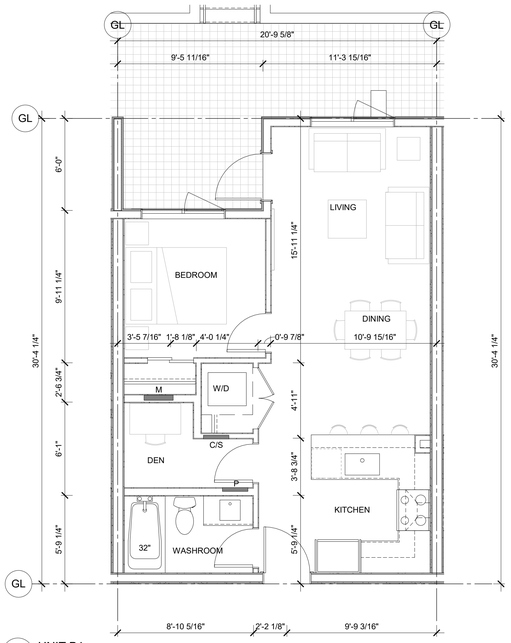
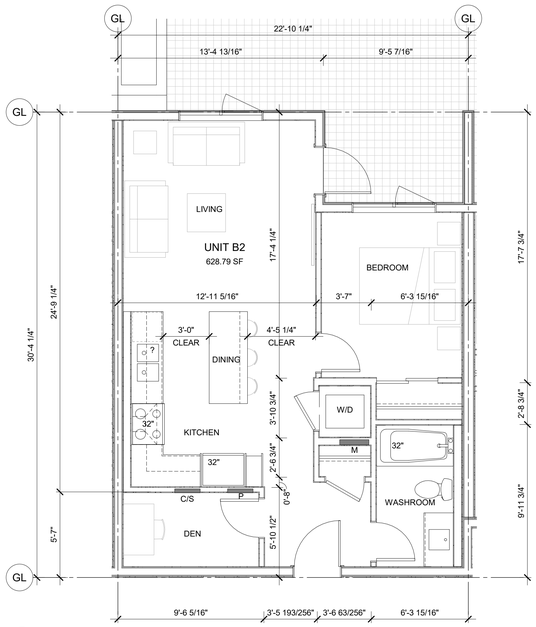
1/4" = 1'-0"



6 UNIT A5
1/4" = 1'-0"



7 UNIT B1
1/4" = 1'-0"



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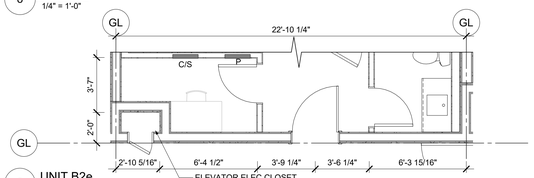
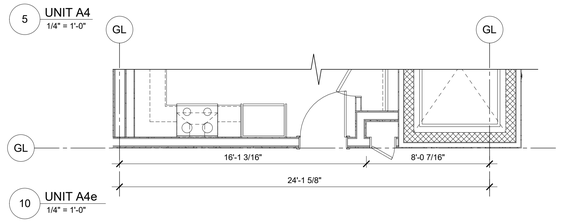
1/4" = 1'-0"



9 UNIT B2e
1/4" = 1'-0"



10 UNIT A4e
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD AND CENTERLINE OF WINDOW/DOORS. GRID LINES ARE TO FACE OF SHEATHING ON EXTERIOR WALLS AND FACE OF FINISH ON CORRIDOR WALLS, TYP UNO.
2. REFER TO BUILDING PLANS FOR FOUNDATION LAYOUT, ROOF EXTENTS, WINDOW AND EXTERIOR DOOR TAGS MARKERS.
3. ALL PARTITIONS 2X4 UNLESS NOTED OTHERWISE OR AS REQUIRED BY STRUCTURAL ENGINEER. ALL EXTERIOR WALLS 2X6 UNLESS NOTED OTHERWISE REFER ALSO TO STRUCTURAL DRAWINGS.
4. SEE ELECTRICAL DRAWINGS FOR SMOKE DETECTOR LOCATION.
5. SEE INTERIOR DESIGN DRAWINGS FOR THE EXTENT OF FLOOR FINISHES.
6. SHADED AREA DENOTES EXTENT OF DROPPED CEILINGS, REFER ALSO TO MECHANICAL FOR DUCTING LAYOUTS

ADAPTABLE DESIGN GENERAL NOTES (BCBC 2018):

1. ROUGH-IN PREWIRED OUTLET BOX FOR AN ADO AND RELATED CONTROLS TO BE PROVIDED WHERE 1'-6" (450 mm) PULL-SIDE LATCH CLEARANCE IS NOT PROVIDED (AT UNIT DOORS). REFER TO CODE REPORT AND ELECTRICAL DRAWING DETAILS. OPERATOR CONTROLS SHALL BE:
   A. LOCATED CLEAR OF DOOR SWING AND NOT LESS THAN 2'-0" (600 mm) AND NO MORE THAN 5'-0" (1500 mm) FROM THAT DOOR SWING,
   B. OPERABLE FROM A HEIGHT BETWEEN 6" (150 mm) AND 1'-0" (300 mm) AS WELL AS BETWEEN 3'-0" (900 mm) AND 3'-4" (1100 mm) AFF.
2. MINIMUM CLEAR OPENING ENTRY DOOR TO BE MIN 2'-10" (850 mm). NOTE, WHEN THE DOOR SWINGS AWAY PROVIDE NOT LESS THAN 4'-0" (1200 mm) LONG BY A WIDTH EQUAL TO THE DOOR PLUS NOT LESS THAN 1'-0" (300 mm) CLEAR SPACE BESIDE THE LATCHING JAMB. WHEN THE DOOR SWINGS TOWARD YOU PROVIDE AN AREA OF NOT LESS THAN 5'-0" (1500 mm) LONG BY A WIDTH EQUAL TO THE DOOR PLUS 2'-0" (600 mm) CLEAR BESIDE THE LATCHING JAMB.
3. MINIMUM CLEAR OPENING OF ALL INTERIOR DOORS TO BE MIN 2'-8" (810 mm).
4. ALL DOORS TO BE OPERABLE BY DEVICES THAT DO NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST.
5. FLUSH THRESHOLD TO BE A MAX OF 1/2" (13 mm) IN HT AND SHALL BE BEVELED.
6. ALL BATH AND SHOWER CONTROLS IN DWELLING UNITS SHALL BE EASILY ACCESSIBLE FROM AN OPEN FLOOR SPACE OR OFFSET.
7. ALL FAUCETS TO HAVE EASY TO GRASP HANDLES (E. LEVER-TYPE FAUCETS)
8. AT LEAST ONE BATHROOM IN A DWELLING UNIT SHALL:
   A. HAVE A DIMENSION FROM THE FRONT EDGE OF THE WATER CLOSET TO THE FACING WALL NOT LESS THAN 2'-7 1/2" (800 mm).
   B. HAVE A DIMENSION FROM THE FRONT FACE OF THE BATHTUB OR SHOWER TO THE CENTRE LINE OF THE WATER CLOSET NOT LESS THAN 1'-8" (510 mm).
   C. HAVE A CLEAR FLOOR SPACE INFRONT OF THE LAVATORY NOT LESS THAN 2'-6" (760 mm) WIDE BY 4'-5" (1350 mm) DEEP CENTRED ON THE LAVATORY.
   D. HAVE A CLEAR FLOOR SPACE, EXCLUSIVE OF THE DOOR SWING, NOT LESS THAN 2'-6" (760 mm) WIDE BY 4'-5" (1350 mm) DEEP CONNECTING TO THE ROUTE THROUGH THE DOORWAY.
   E. PROVIDE STRUCTURAL REINFORCEMENT IN WALLS BEHIND AND BESIDE THE TOILET AND THE WALLS AROUND THE TUB TO ALLOW FUTURE INSTALLATION OF GRAB BARS, THE COULD IMPOSE A LOAD OF UP TO 1.52 kN/m².
9. ALL LIGHT SWITCHES (ROCKER OR PADDLE-TYPE SWITCHES), ELECTRICAL PANELS, THERMOSTATS AND INTERCOM BUTTONS TO BE 1'-6" (455 mm) TO 4'-0" (1200 mm) AFF AND OPERABLE WITH ONE HAND.
10. ELECTRICAL/CABLE OUTLETS AND PHONE JACKS TO BE LOCATED NOT LESS THAN 1'-6" (455 mm) AFF.
11. BUILDING SERVICE CONTROLS/SAFETY DEVICES (E. ELECTRICAL SWITCHES, THERMOSTATS, INTERCOMS) IN A DWELLING UNIT SHALL BE LOCATED NOT MORE THAN 4'-0" (1200 mm) AFF. OVERHEAD LIGHTING CONTROL SWITCH REQUIRED, LOCATE NEAR ENTRY DOOR.
12. CONTINUOUS COUNTER SPACE IS TO BE PROVIDED BETWEEN THE SINK AND THE STOVE IN THE KITCHEN.
13. CORRIDORS IN UNITS TO HAVE A CLEAR WIDTH OF 3'-0" (900mm).

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

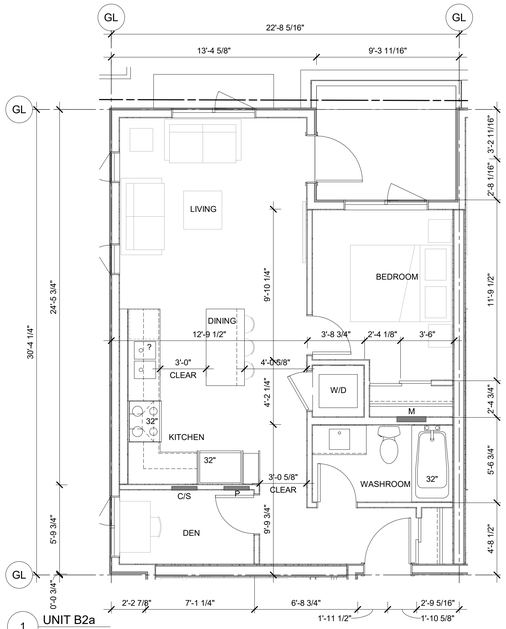
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

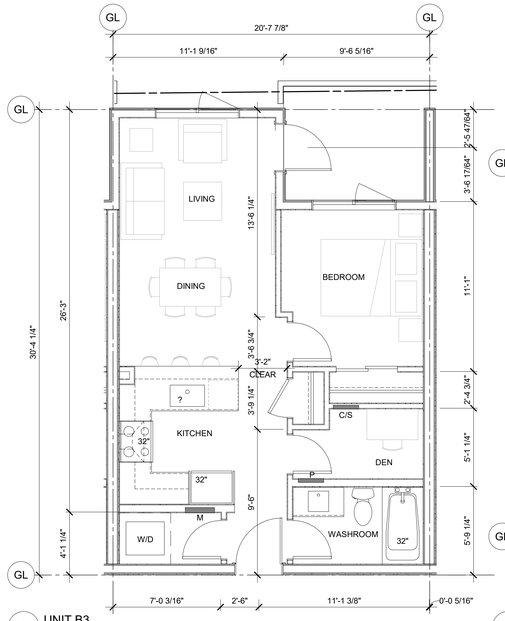
UNIT PLANS

REV. NO.:

SHEET NO.: **A3.0**



1 UNIT B2a
1/4" = 1'-0"



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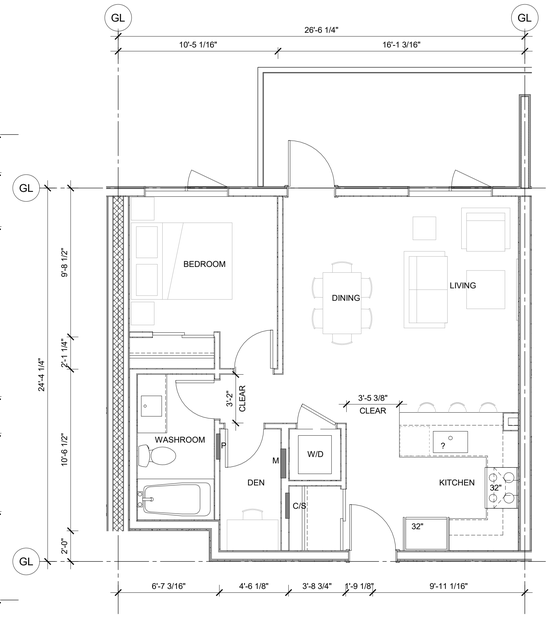
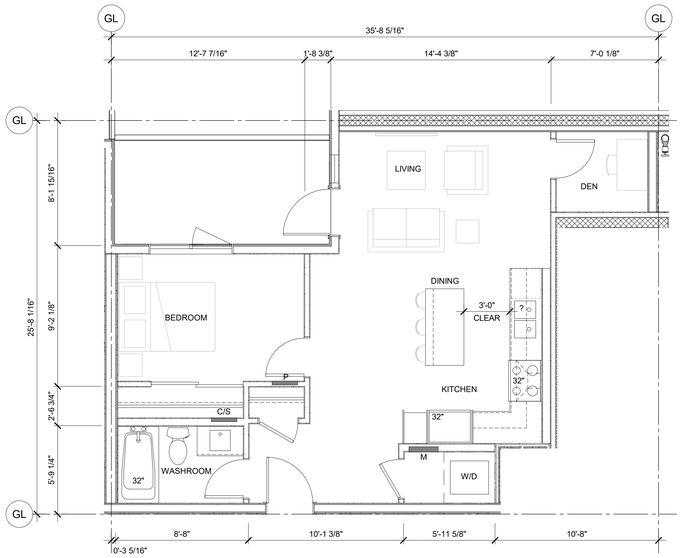
1/4" = 1'-0"



3 UNIT B4
1/4" = 1'-0"



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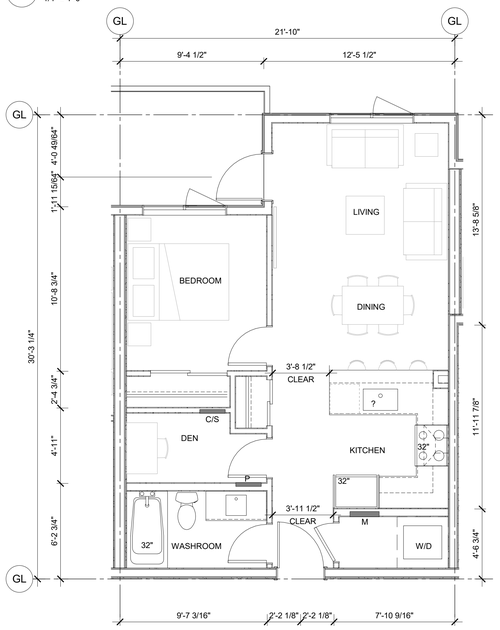
1/4" = 1'-0"



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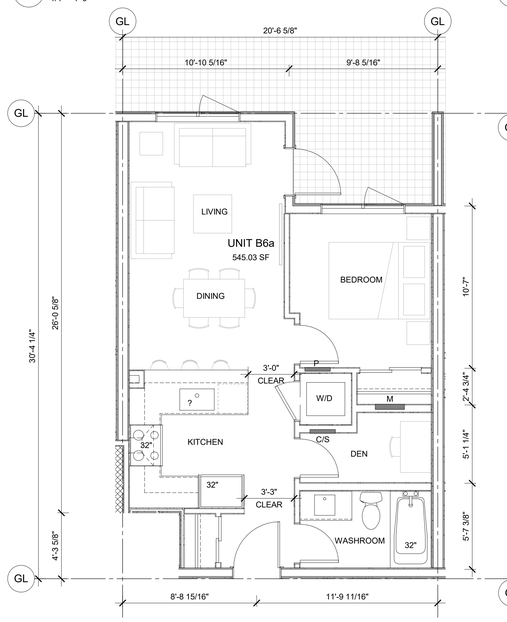
1/4" = 1'-0"



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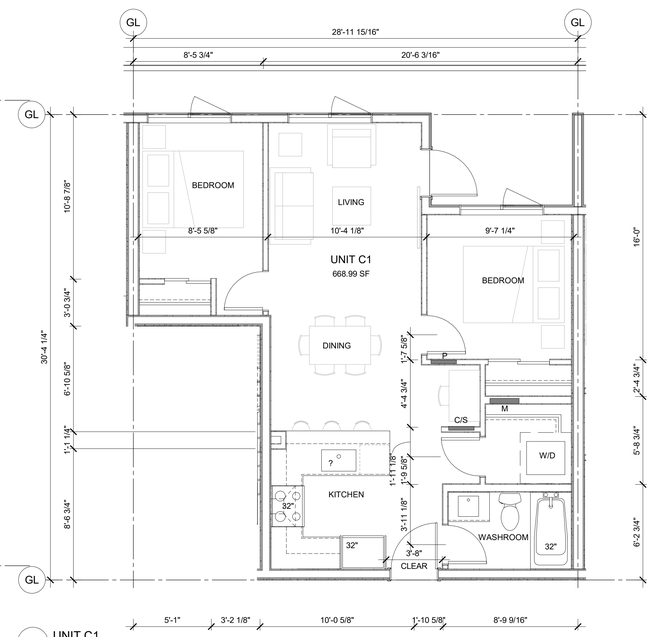
1/4" = 1'-0"



7 UNIT C1
1/4" = 1'-0"

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CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

UNIT PLAN GENERAL NOTES:

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2. MINIMUM CLEAR OPENING ENTRY DOOR TO BE MIN 2'-10" (850 mm). NOTE, WHEN THE DOOR SWINGS AWAY PROVIDE NOT LESS THAN 4'-0" (1200 mm) LONG BY A WIDTH EQUAL TO THE DOOR PLUS NOT LESS THAN 1'-0" (300 mm) CLEAR SPACE BESIDE THE LATCHING JAMB. WHEN THE DOOR SWINGS TOWARD YOU PROVIDE AN AREA OF NOT LESS THAN 5'-0" (1500 mm) LONG BY A WIDTH EQUAL TO THE DOOR PLUS 2'-0" (600 mm) CLEAR BESIDE THE LATCHING JAMB.
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6. ALL BATH AND SHOWER CONTROLS IN DWELLING UNITS SHALL BE EASILY ACCESSIBLE FROM AN OPEN FLOOR SPACE OR OFFSET.
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   B. HAVE A DIMENSION FROM THE FRONT FACE OF THE BATHTUB OR SHOWER TO THE CENTRE LINE OF THE WATER CLOSET NOT LESS THAN 1'-8" (510 mm).
   C. HAVE A CLEAR FLOOR SPACE INFRONT OF THE LAVATORY NOT LESS THAN 2'-6" (760 mm) WIDE BY 4'-5" (1350 mm) DEEP CENTRED ON THE LAVATORY.
   D. HAVE A CLEAR FLOOR SPACE, EXCLUSIVE OF THE DOOR SWING, NOT LESS THAN 2'-6" (760 mm) WIDE BY 4'-5" (1350 mm) DEEP CONNECTING TO THE ROUTE THROUGH THE DOORWAY.
   E. PROVIDE STRUCTURAL REINFORCEMENT IN WALLS BEHIND AND BESIDE THE TOILET AND THE WALLS AROUND THE TUB TO ALLOW FUTURE INSTALLATION OF GRAB BARS, THE COULD IMPOSE A LOAD OF UP TO 1.52 kN/m².
9. ALL LIGHT SWITCHES (ROCKER OR PADDLE-TYPE SWITCHES), ELECTRICAL PANELS, THERMOSTATS AND INTERCOM BUTTONS TO BE 1'-6" (455 mm) TO 4'-0" (1200 mm) AFF AND OPERABLE WITH ONE HAND.
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SHEET TITLE:

UNIT PLANS

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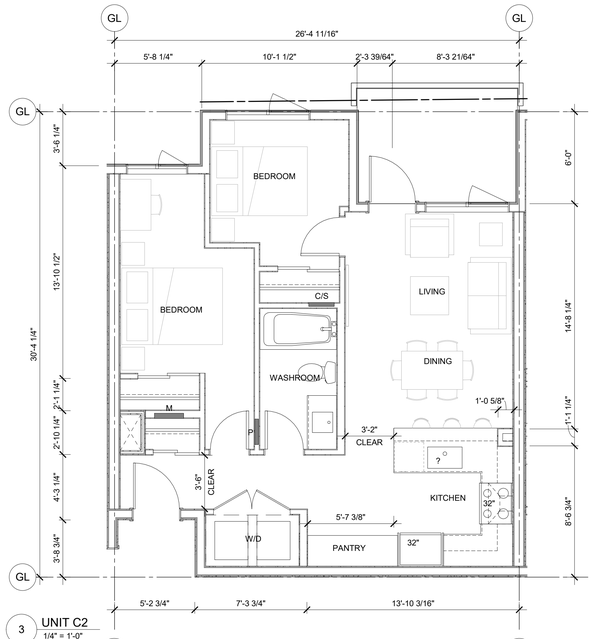
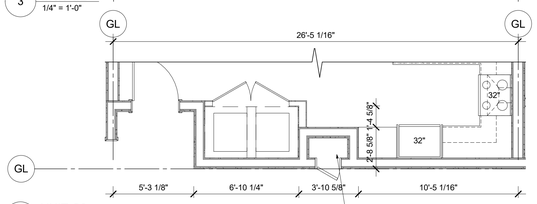
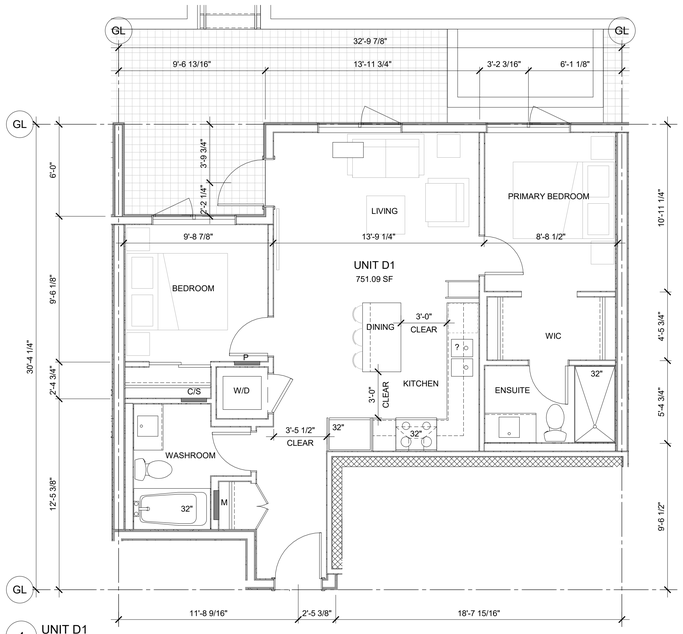
	A3.1



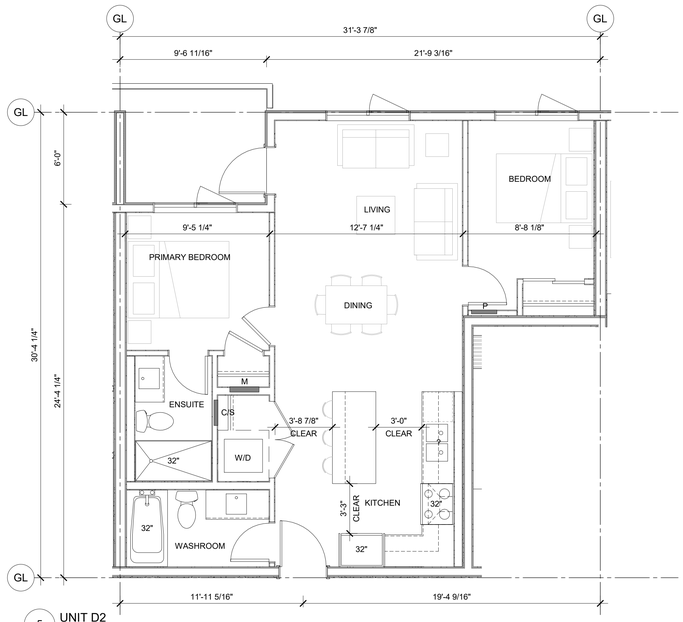
3 UNIT C2
1/4" = 1'-0"



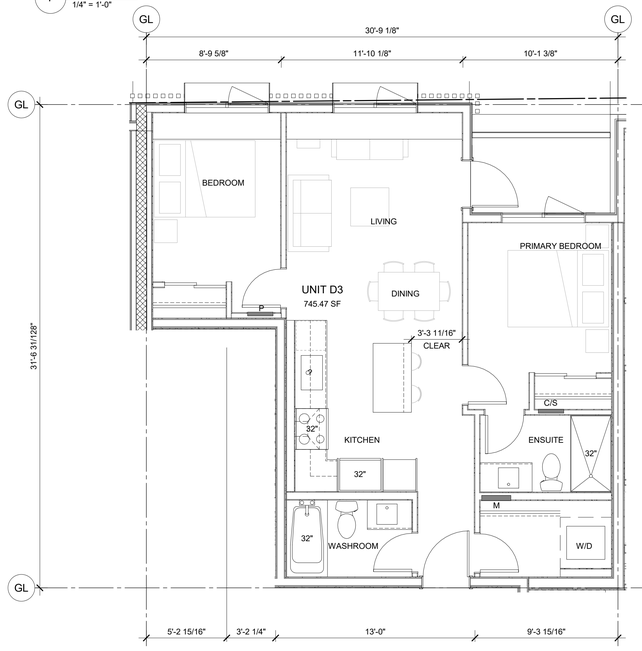
7 UNIT C2e
1/4" = 1'-0"



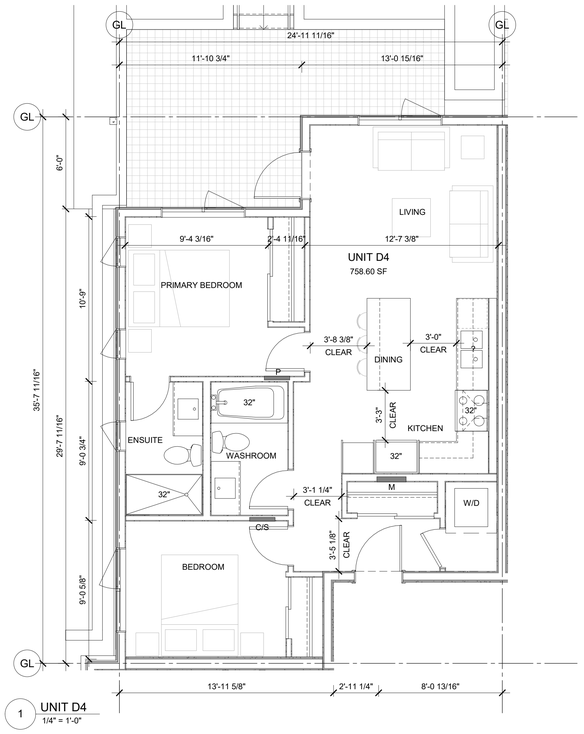
4 UNIT D1
1/4" = 1'-0"



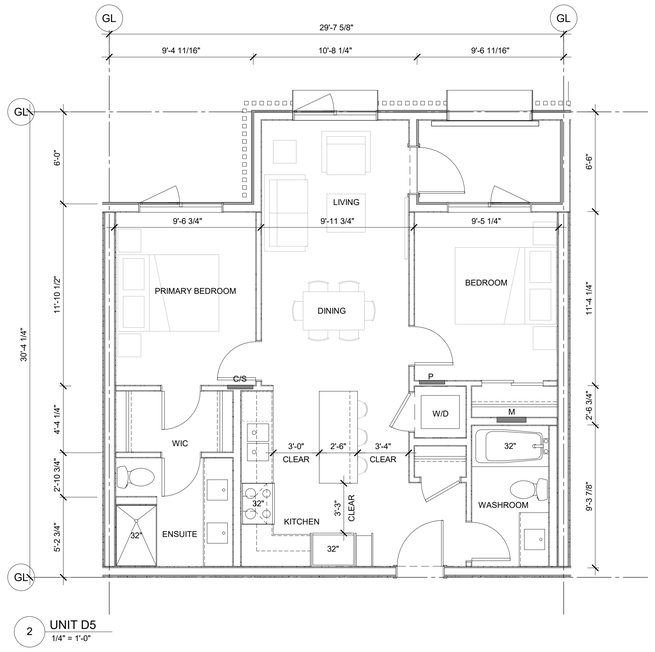
5 UNIT D2
1/4" = 1'-0"



6 UNIT D3
1/4" = 1'-0"



1 UNIT D4
1/4" = 1'-0"



2 UNIT D5
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD AND CENTERLINE OF WINDOW/DOORS. GRID LINES ARE TO FACE OF SHEATHING ON EXTERIOR WALLS AND FACE OF FINISH ON CORRIDOR WALLS, TYP UNO.
2. REFER TO BUILDING PLANS FOR FOUNDATION LAYOUT, ROOF EXTENTS, WINDOW AND EXTERIOR DOOR TAGS MARKERS.
3. ALL PARTITIONS 2X4 UNLESS NOTED OTHERWISE OR AS REQUIRED BY STRUCTURAL ENGINEER, ALL EXTERIOR WALLS 2X6 UNLESS NOTED OTHERWISE REFER ALSO TO STRUCTURAL DRAWINGS.
4. SEE ELECTRICAL DRAWINGS FOR SMOKE DETECTOR LOCATION.
5. SEE INTERIOR DESIGN DRAWINGS FOR THE EXTENT OF FLOOR FINISHES.
6. SHADED AREA DENOTES EXTENT OF DROPPED CEILINGS, REFER ALSO TO MECHANICAL FOR DUCTING LAYOUTS

ADAPTABLE DESIGN GENERAL NOTES (BCBC 2018):

1. ROUGH-IN PREWIRED OUTLET BOX FOR AN ADO AND RELATED CONTROLS TO BE PROVIDED WHERE 1'-6" (450 mm) PULL-SIDE LATCH CLEARANCE IS NOT PROVIDED (AT UNIT DOORS). REFER TO CODE REPORT AND ELECTRICAL DRAWING DETAILS. OPERATOR CONTROLS SHALL BE:
   A. LOCATED CLEAR OF DOOR SWING AND NOT LESS THAN 2'-0" (600 mm) AND NO MORE THAN 5'-0" (1500 mm) FROM THAT DOOR SWING,
   B. OPERABLE FROM A HEIGHT BETWEEN 6" (150 mm) AND 1'-0" (300 mm) AS WELL AS BETWEEN 3'-0" (900 mm) AND 3'-4" (1100 mm) AFF.
2. MINIMUM CLEAR OPENING ENTRY DOOR TO BE MIN 2'-10" (850 mm). NOTE, WHEN THE DOOR SWINGS AWAY PROVIDE NOT LESS THAN 4'-0" (1200 mm) LONG BY A WIDTH EQUAL TO THE DOOR PLUS NOT LESS THAN 1'-0" (300 mm) CLEAR SPACE BESIDE THE LATCHING JAMB. WHEN THE DOOR SWINGS TOWARD YOU PROVIDE AN AREA OF NOT LESS THAN 5'-0" (1500 mm) LONG BY A WIDTH EQUAL TO THE DOOR PLUS 2'-0" (600 mm) CLEAR BESIDE THE LATCHING JAMB.
3. MINIMUM CLEAR OPENING OF ALL INTERIOR DOORS TO BE MIN 2'-8" (810 mm).
4. ALL DOORS TO BE OPERABLE BY DEVICES THAT DO NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST.
5. FLUSH THRESHOLD TO BE A MAX OF 1/2" (13 mm) IN HT AND SHALL BE BEVELED.
6. ALL BATH AND SHOWER CONTROLS IN DWELLING UNITS SHALL BE EASILY ACCESSIBLE FROM AN OPEN FLOOR SPACE OR OFFSET.
7. ALL FAUCETS TO HAVE EASY TO GRASP HANDLES (E. LEVER-TYPE FAUCETS)
8. AT LEAST ONE BATHROOM IN A DWELLING UNIT SHALL:
   A. HAVE A DIMENSION FROM THE FRONT EDGE OF THE WATER CLOSET TO THE FACING WALL NOT LESS THAN 2'-7 1/2" (800 mm).
   B. HAVE A DIMENSION FROM THE FRONT FACE OF THE BATHTUB OR SHOWER TO THE CENTRE LINE OF THE WATER CLOSET NOT LESS THAN 1'-8" (510 mm).
   C. HAVE A CLEAR FLOOR SPACE INFRONT OF THE LAVATORY NOT LESS THAN 2'-6" (760 mm) WIDE BY 4'-5" (1350 mm) DEEP CENTRED ON THE LAVATORY.
   D. HAVE A CLEAR FLOOR SPACE, EXCLUSIVE OF THE DOOR SWING, NOT LESS THAN 2'-6" (760 mm) WIDE BY 4'-5" (1350 mm) DEEP CONNECTING TO THE ROUTE THROUGH THE DOORWAY.
   E. PROVIDE STRUCTURAL REINFORCEMENT IN WALLS BEHIND AND BESIDE THE TOILET AND THE WALLS AROUND THE TUB TO ALLOW FUTURE INSTALLATION OF GRAB BARS, THE COULD IMPOSE A LOAD OF UP TO 1.52 kN/m^2.
9. ALL LIGHT SWITCHES (ROCKER OR PADDLE-TYPE SWITCHES), ELECTRICAL PANELS, THERMOSTATS AND INTERCOM BUTTONS TO BE 1'-6" (455 mm) TO 4'-0" (1200 mm) AFF AND OPERABLE WITH ONE HAND.
10. ELECTRICAL/CABLE OUTLETS AND PHONE JACKS TO BE LOCATED NOT LESS THAN 1'-6" (455 mm) AFF.
11. BUILDING SERVICE CONTROLS/SAFETY DEVICES (E. ELECTRICAL SWITCHES, THERMOSTATS, INTERCOMS) IN A DWELLING UNIT SHALL BE LOCATED NOT MORE THAN 4'-0" (1200 mm) AFF. OVERHEAD LIGHTING CONTROL SWITCH REQUIRED, LOCATE NEAR ENTRY DOOR.
12. CONTINUOUS COUNTER SPACE IS TO BE PROVIDED BETWEEN THE SINK AND THE STOVE IN THE KITCHEN.
13. CORRIDORS IN UNITS TO HAVE A CLEAR WIDTH OF 3'-0" (900mm).

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CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

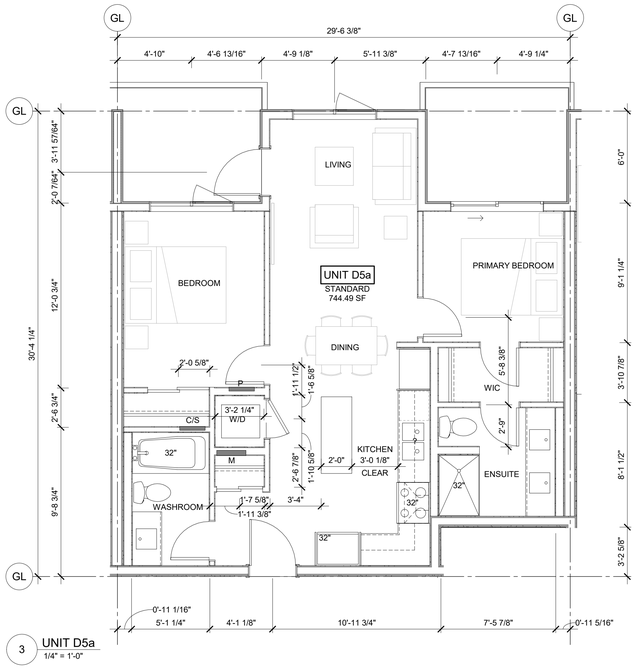
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

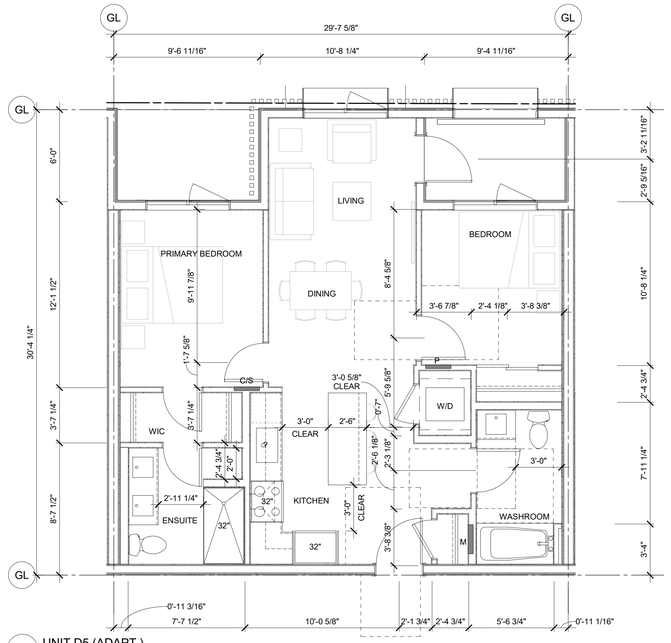
UNIT PLANS

REV. NO.:

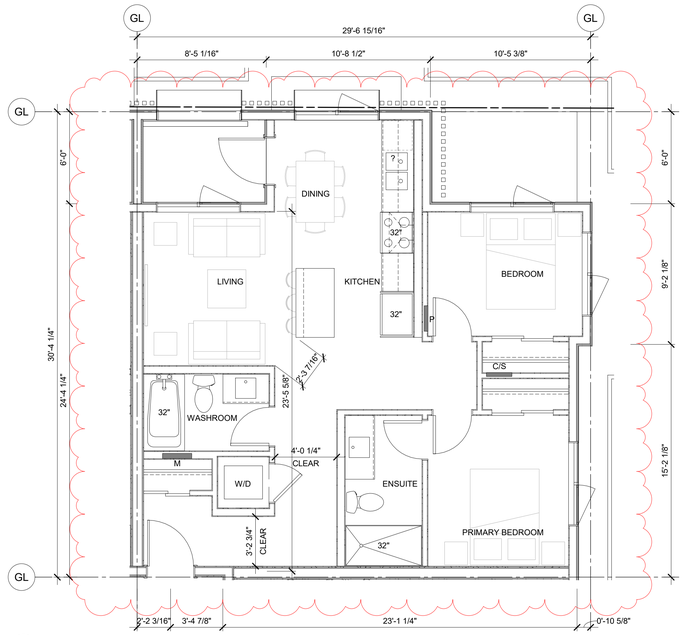
SHEET NO.: **A3.2**



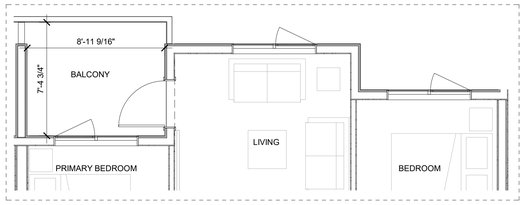
3 UNIT D5a
1/4" = 1'-0"



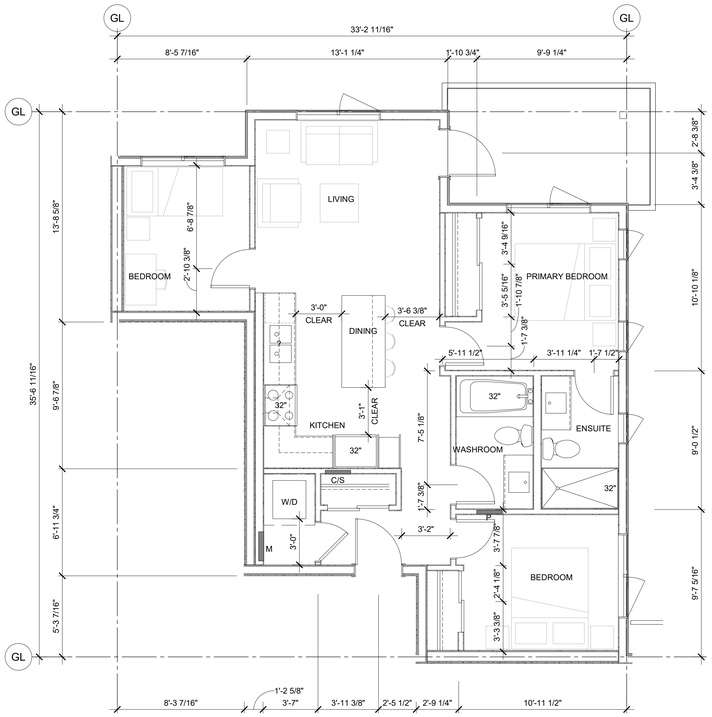
4 UNIT D5 (ADAPT.)
1/4" = 1'-0"



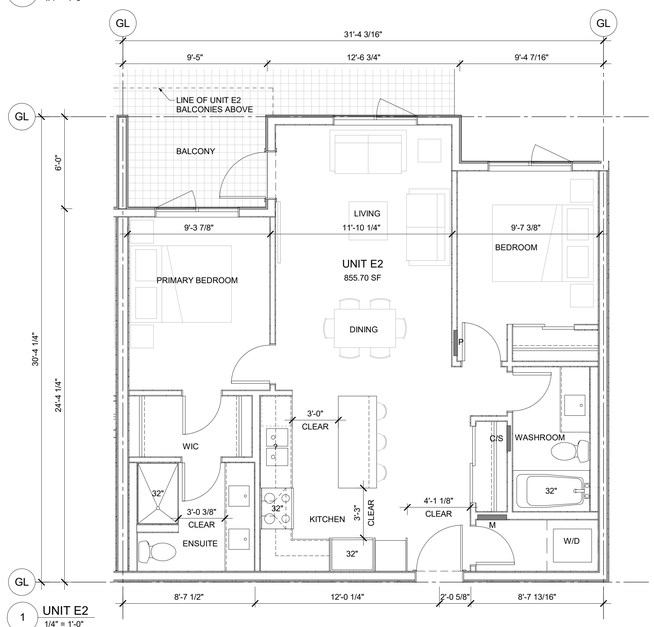
5 UNIT D6
1/4" = 1'-0"



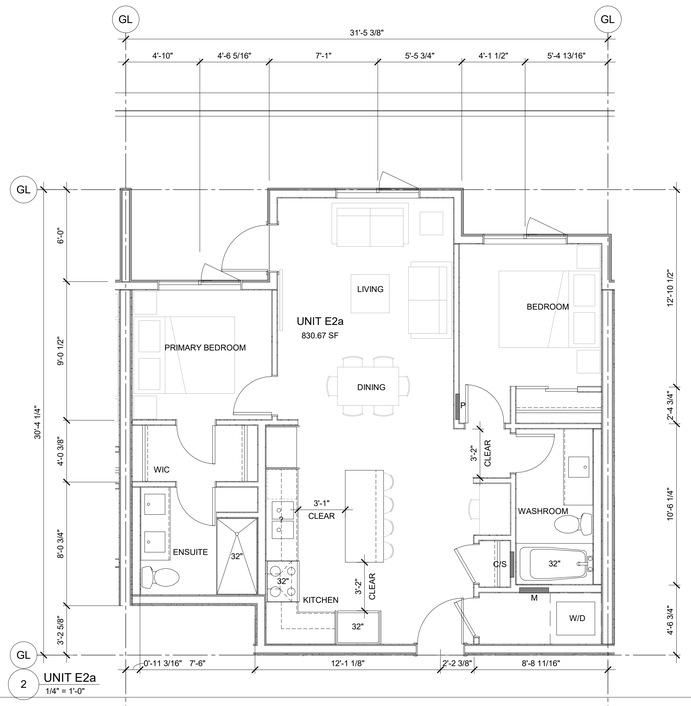
7 UNIT E2 - LEVEL 2
1/4" = 1'-0"



6 UNIT E1
1/4" = 1'-0"



1 UNIT E2
1/4" = 1'-0"



2 UNIT E2a
1/4" = 1'-0"

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ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

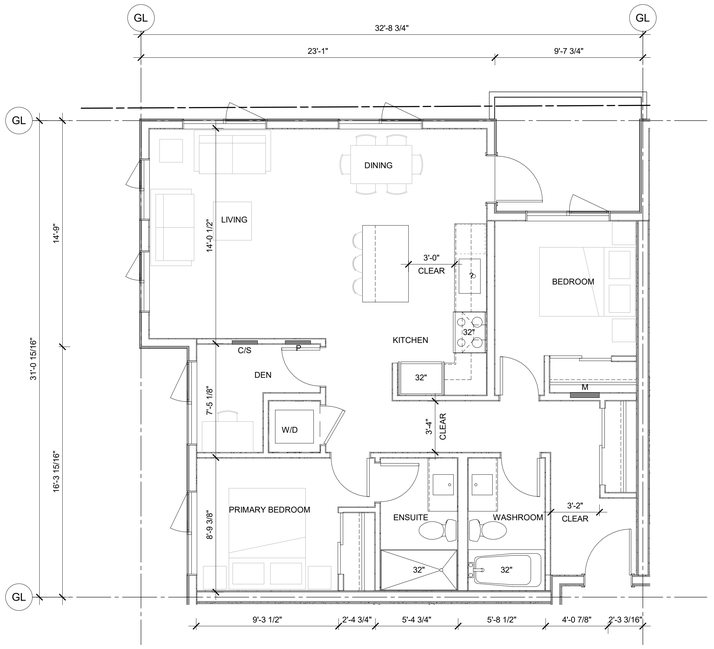
19925 & 19957 78B AVE,
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

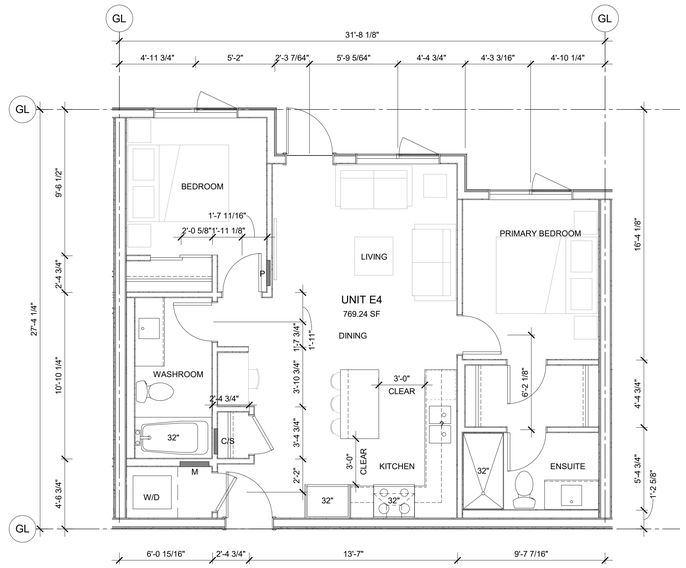
SHEET TITLE:

UNIT PLANS

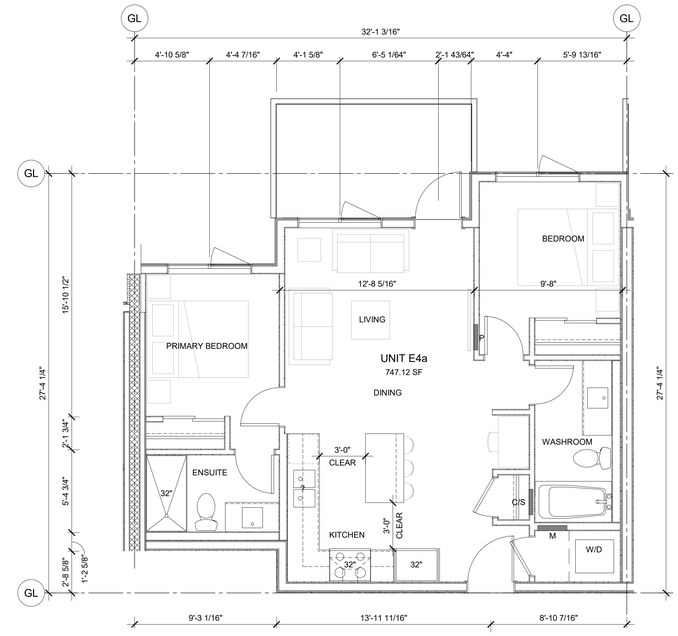
REV. NO.:	SHEET NO.:
1	A3.3



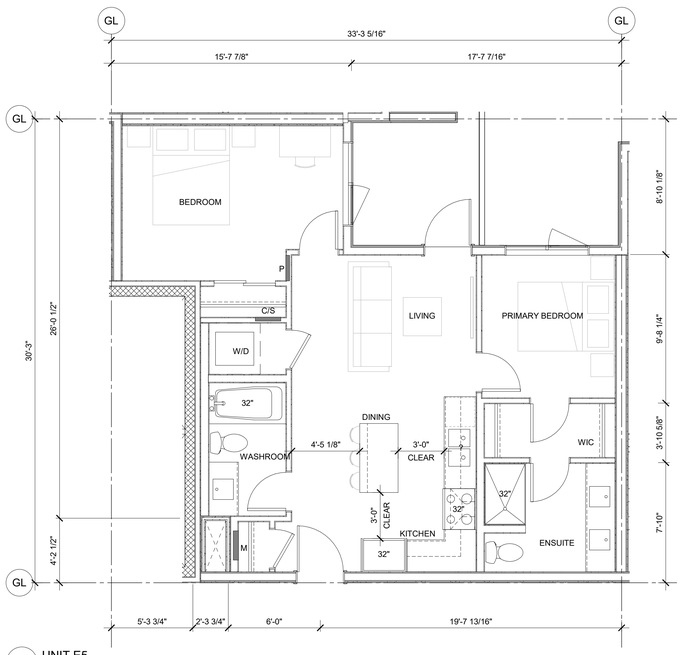
1 UNIT E3
1/4" = 1'-0"



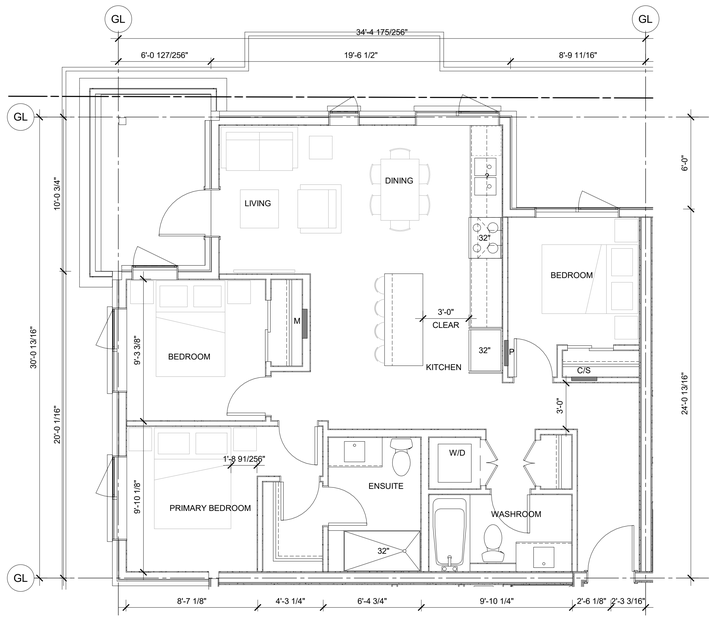
2 UNIT E4
1/4" = 1'-0"



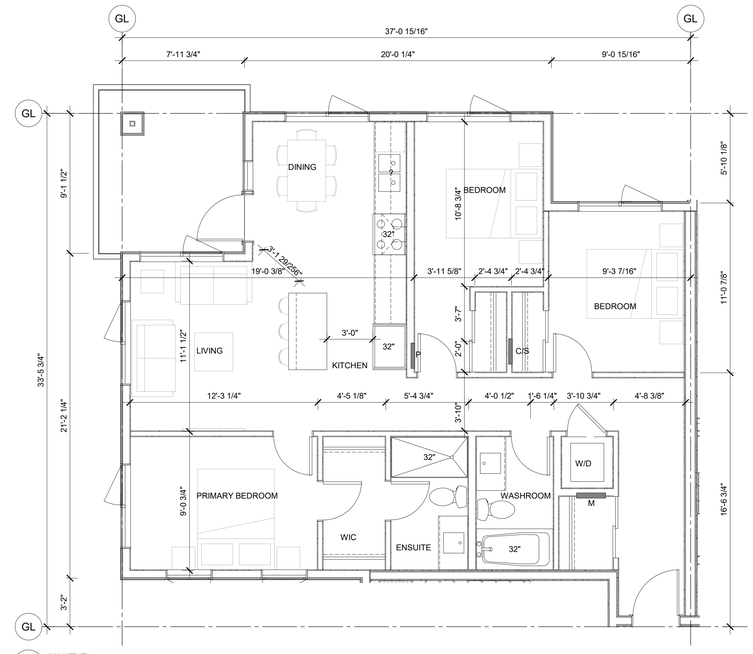
3 UNIT E4a
1/4" = 1'-0"



4 UNIT E5
1/4" = 1'-0"



5 UNIT F1
1/4" = 1'-0"



6 UNIT F1a
1/4" = 1'-0"

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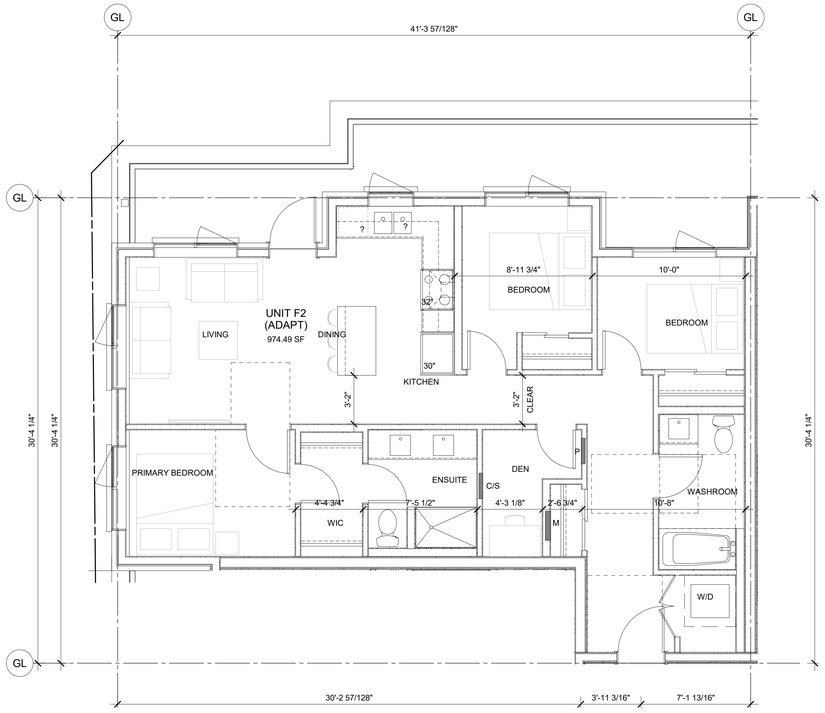
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

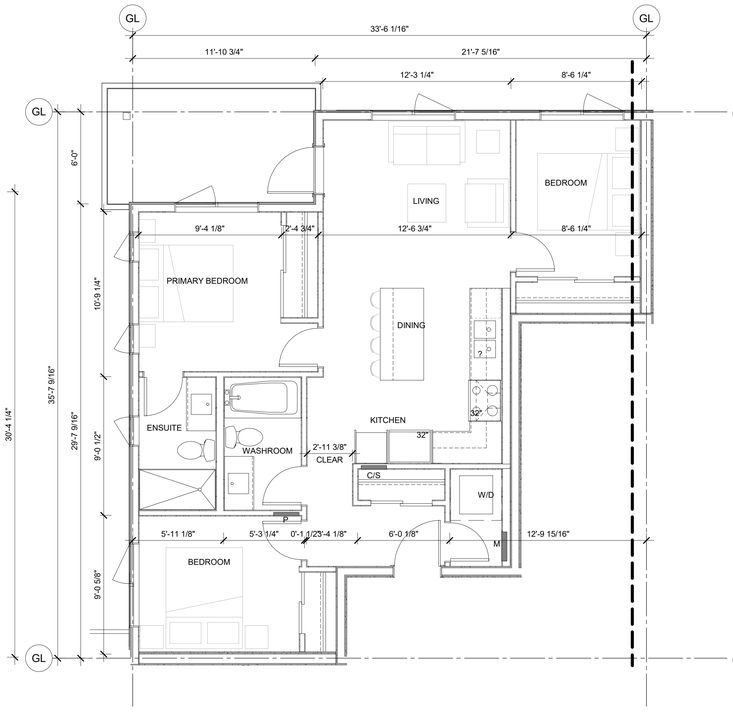
SHEET TITLE:

UNIT PLANS

REV. NO.:	SHEET NO.:
	A3.4



1 UNIT F2 (ADAPT.)
1/4" = 1'-0"



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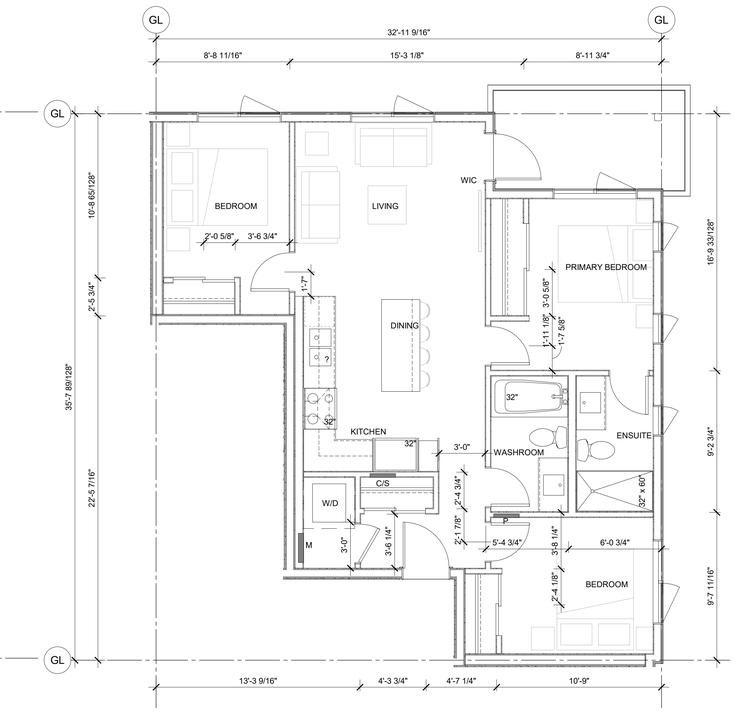
1/4" = 1'-0"



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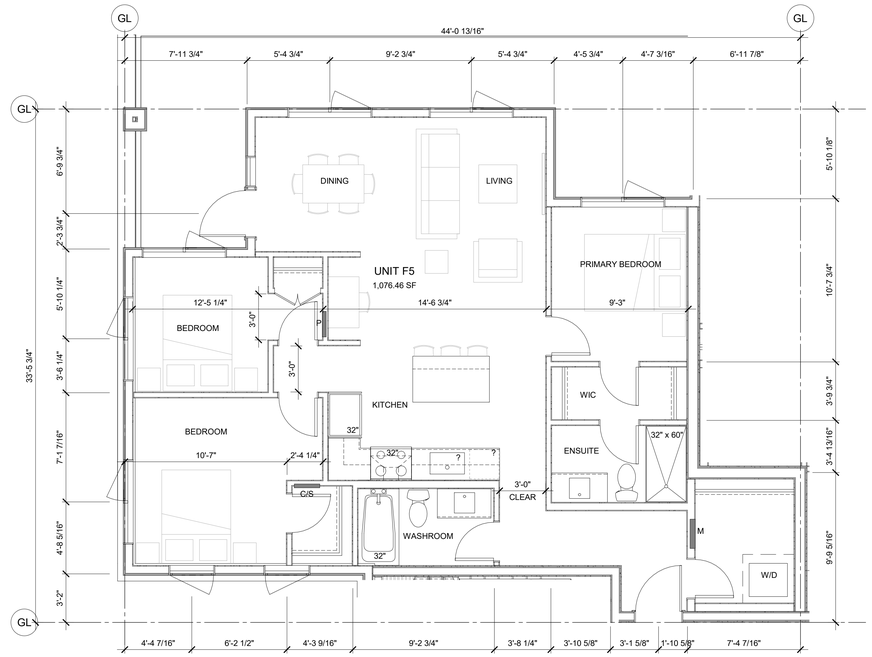
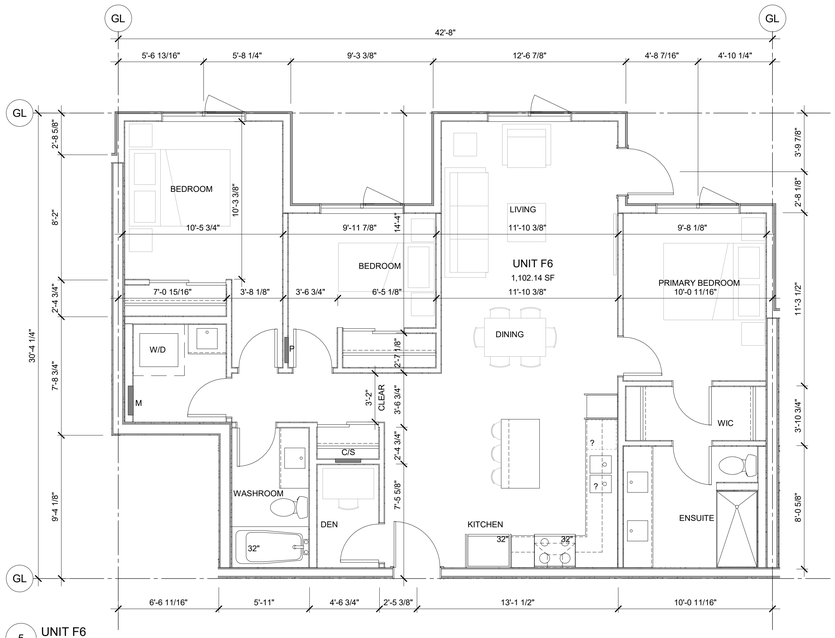
1/4" = 1'-0"



4 UNIT F5
1/4" = 1'-0"



5 UNIT F6
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

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2. REFER TO BUILDING PLANS FOR FOUNDATION LAYOUT, ROOF EXTENTS, WINDOW AND EXTERIOR DOOR TAGS MARKERS.
3. ALL PARTITIONS 2X4 UNLESS NOTED OTHERWISE OR AS REQUIRED BY STRUCTURAL ENGINEER, ALL EXTERIOR WALLS 2X6 UNLESS NOTED OTHERWISE REFER ALSO TO STRUCTURAL DRAWINGS.
4. SEE ELECTRICAL DRAWINGS FOR SMOKE DETECTOR LOCATION.
5. SEE INTERIOR DESIGN DRAWINGS FOR THE EXTENT OF FLOOR FINISHES.
6. SHADED AREA DENOTES EXTENT OF DROPPED CEILINGS, REFER ALSO TO MECHANICAL FOR DUCTING LAYOUTS

ADAPTABLE DESIGN GENERAL NOTES (BCBC 2018):

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   A. LOCATED CLEAR OF DOOR SWING AND NOT LESS THAN 2'-0" (600 mm) AND NO MORE THAN 5'-0" (1500 mm) FROM THAT DOOR SWING,
   B. OPERABLE FROM A HEIGHT BETWEEN 6" (150 mm) AND 1'-0" (300 mm) AS WELL AS BETWEEN 3'-0" (900 mm) AND 3'-4" (1100 mm) AFF.
2. MINIMUM CLEAR OPENING ENTRY DOOR TO BE MIN 2'-10" (850 mm). NOTE, WHEN THE DOOR SWINGS AWAY PROVIDE NOT LESS THAN 4'-0" (1200 mm) LONG BY A WIDTH EQUAL TO THE DOOR PLUS NOT LESS THAN 1'-0" (300 mm) CLEAR SPACE BESIDE THE LATCHING JAMB. WHEN THE DOOR SWINGS TOWARD YOU PROVIDE AN AREA OF NOT LESS THAN 5'-0" (1500 mm) LONG BY A WIDTH EQUAL TO THE DOOR PLUS 2'-0" (600 mm) CLEAR BESIDE THE LATCHING JAMB.
3. MINIMUM CLEAR OPENING OF ALL INTERIOR DOORS TO BE MIN 2'-8" (810 mm).
4. ALL DOORS TO BE OPERABLE BY DEVICES THAT DO NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST.
5. FLUSH THRESHOLD TO BE A MAX OF 1/2" (13 mm) IN HT AND SHALL BE BEVELED.
6. ALL BATH AND SHOWER CONTROLS IN DWELLING UNITS SHALL BE EASILY ACCESSIBLE FROM AN OPEN FLOOR SPACE OR OFFSET.
7. ALL FAUCETS TO HAVE EASY TO GRASP HANDLES (E. LEVER-TYPE FAUCETS)
8. AT LEAST ONE BATHROOM IN A DWELLING UNIT SHALL:
   A. HAVE A DIMENSION FROM THE FRONT EDGE OF THE WATER CLOSET TO THE FACING WALL NOT LESS THAN 2'-7 1/2" (800 mm).
   B. HAVE A DIMENSION FROM THE FRONT FACE OF THE BATHTUB OR SHOWER TO THE CENTRE LINE OF THE WATER CLOSET NOT LESS THAN 1'-8" (510 mm).
   C. HAVE A CLEAR FLOOR SPACE INFRONT OF THE LAVATORY NOT LESS THAN 2'-6" (760 mm) WIDE BY 4'-5" (1350 mm) DEEP CENTRED ON THE LAVATORY.
   D. HAVE A CLEAR FLOOR SPACE, EXCLUSIVE OF THE DOOR SWING, NOT LESS THAN 2'-6" (760 mm) WIDE BY 4'-5" (1350 mm) DEEP CONNECTING TO THE ROUTE THROUGH THE DOORWAY.
   E. PROVIDE STRUCTURAL REINFORCEMENT IN WALLS BEHIND AND BESIDE THE TOILET AND THE WALLS AROUND THE TUB TO ALLOW FUTURE INSTALLATION OF GRAB BARS, THE COULD IMPOSE A LOAD OF UP TO 1.52 kN/m².
9. ALL LIGHT SWITCHES (ROCKER OR PADDLE-TYPE SWITCHES), ELECTRICAL PANELS, THERMOSTATS AND INTERCOM BUTTONS TO BE 1'-6" (455 mm) TO 4'-0" (1200 mm) AFF AND OPERABLE WITH ONE HAND.
10. ELECTRICAL/CABLE OUTLETS AND PHONE JACKS TO BE LOCATED NOT LESS THAN 1'-6" (455 mm) AFF.
11. BUILDING SERVICE CONTROLS/SAFETY DEVICES (E. ELECTRICAL SWITCHES, THERMOSTATS, INTERCOMS) IN A DWELLING UNIT SHALL BE LOCATED NOT MORE THAN 4'-0" (1200 mm) AFF. OVERHEAD LIGHTING CONTROL SWITCH REQUIRED, LOCATE NEAR ENTRY DOOR.
12. CONTINUOUS COUNTER SPACE IS TO BE PROVIDED BETWEEN THE SINK AND THE STOVE IN THE KITCHEN.
13. CORRIDORS IN UNITS TO HAVE A CLEAR WIDTH OF 3'-0" (900mm).

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REVISION:

NO.:	DATE:	DESCRIPTION:

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09/15/2023	ISSUED FOR 60% REVIEW SET

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

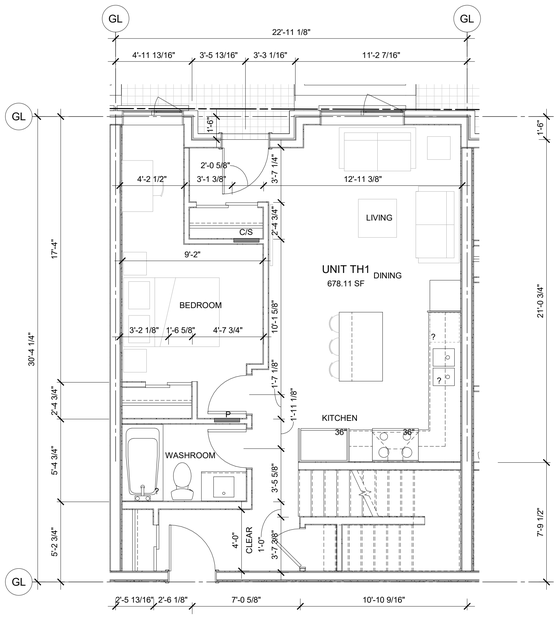
PROJECT:
JERICHO CROSSING PHASE 1
19925 & 19957 78B AVE,
LANGLEY, BC

DRAWN BY: RP/LL/SP/JC	CHECKED BY: RC
SCALE: As indicated	PROJECT NO.: 702

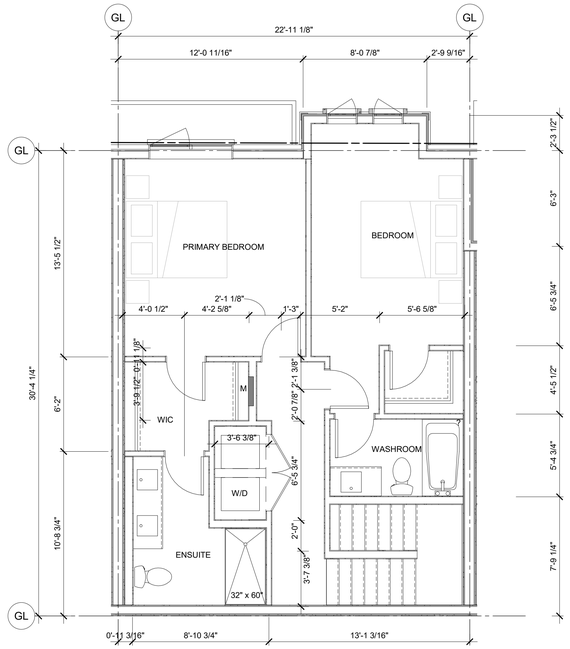
SHEET TITLE:
UNIT PLANS

REV. NO.:

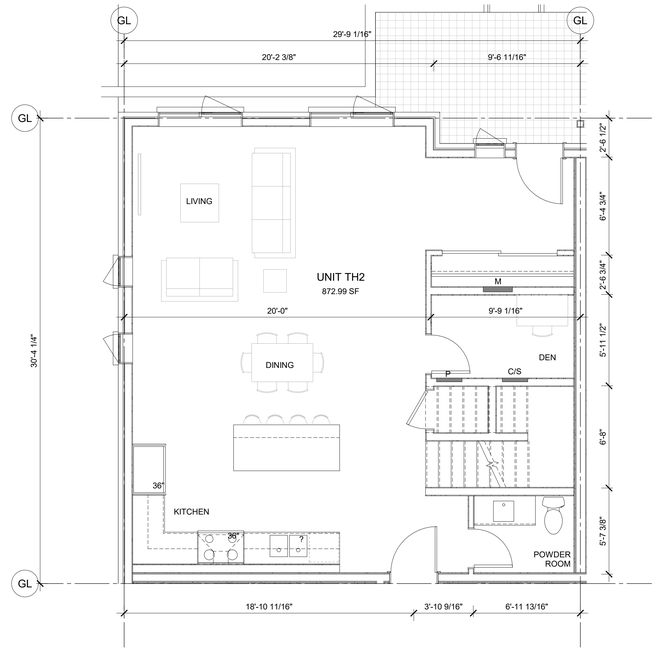
SHEET NO.: **A3.5**



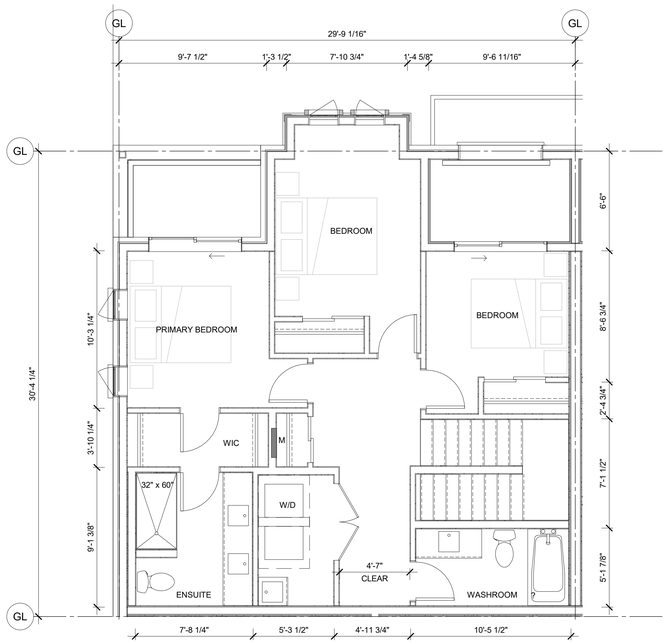
1 UNIT TH1 (MAIN)
1/4" = 1'-0"



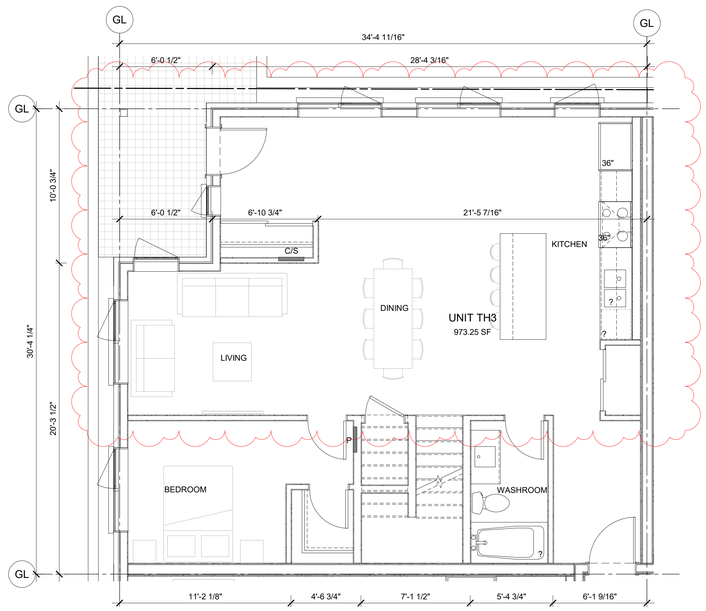
2 UNIT TH1 (UPPER)
1/4" = 1'-0"



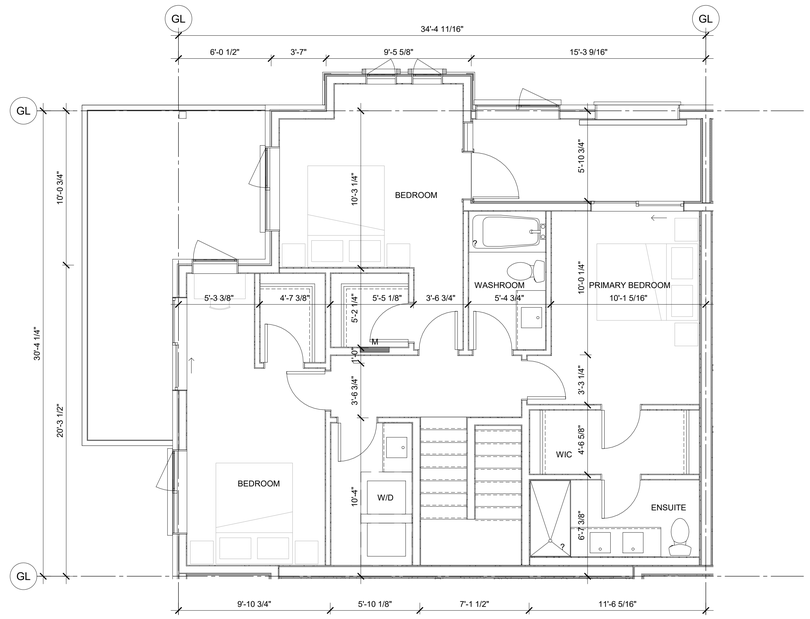
3 UNIT TH2 (MAIN)
1/4" = 1'-0"



4 UNIT TH2 (UPPER)
1/4" = 1'-0"



5 UNIT TH3 (MAIN)
1/4" = 1'-0"



6 UNIT TH3 (UPPER)
1/4" = 1'-0"

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1	Date 1	

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CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

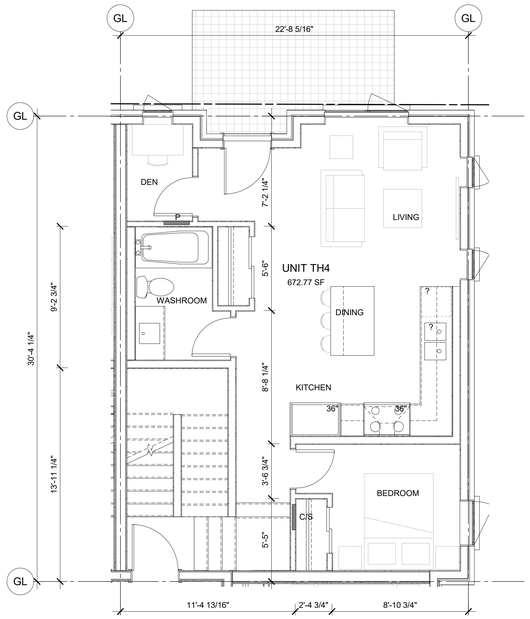
19925 & 19957 78B AVE,
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

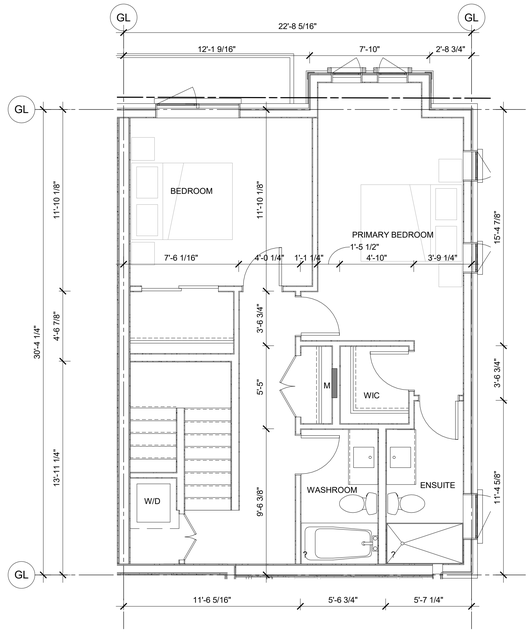
SHEET TITLE:

UNIT PLANS

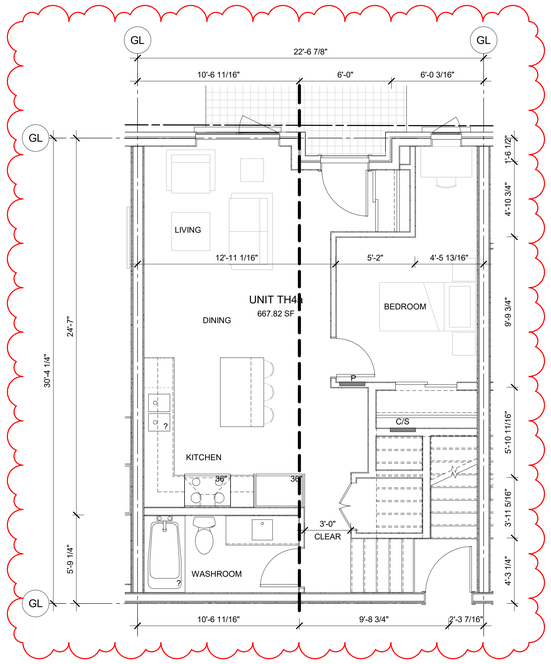
REV. NO.:	SHEET NO.:
1	A3.6



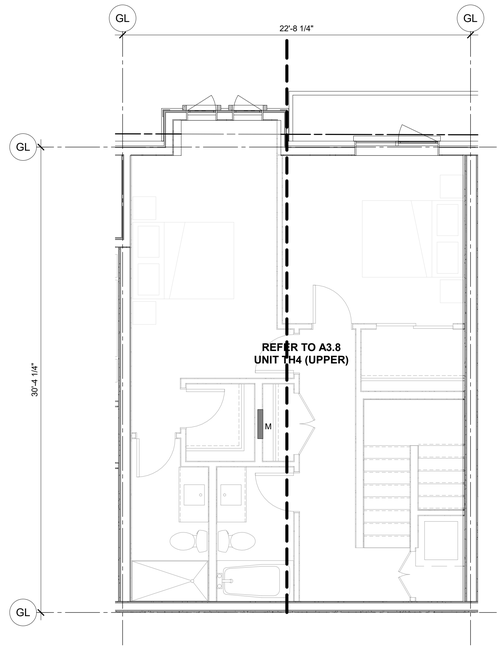
1 UNIT TH4 (MAIN)
1/4" = 1'-0"



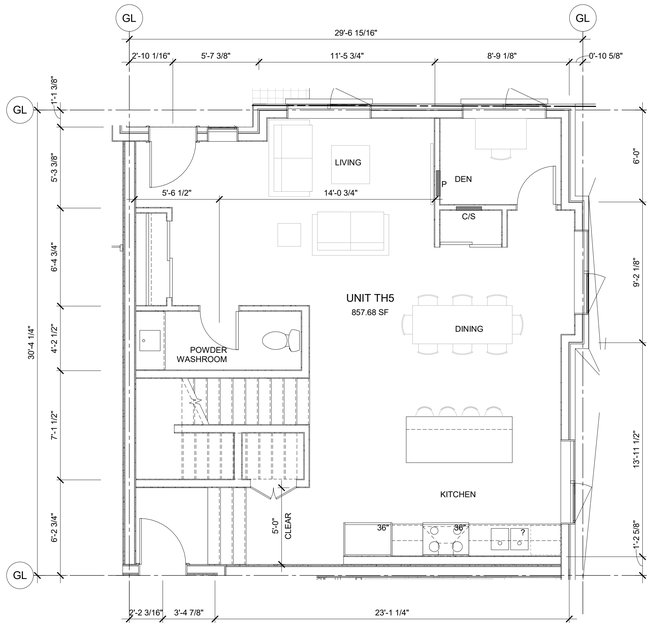
2 UNIT TH4 (UPPER)
1/4" = 1'-0"



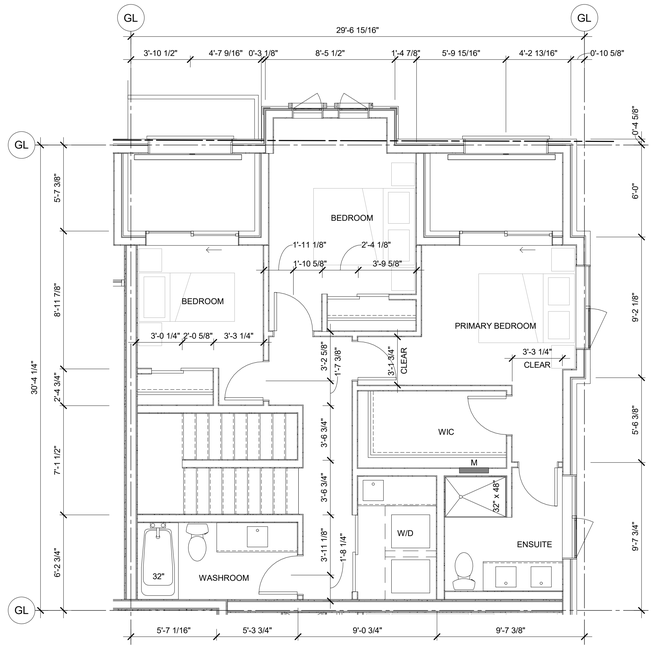
3 UNIT TH4a (MAIN)
1/4" = 1'-0"



4 UNIT TH4a (UPPER)
1/4" = 1'-0"



5 UNIT TH5 (MAIN)
1/4" = 1'-0"



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PROJECT:

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19925 & 19957 78B AVE,
LANGLEY, BC

DRAWN BY:	CHECKED BY:
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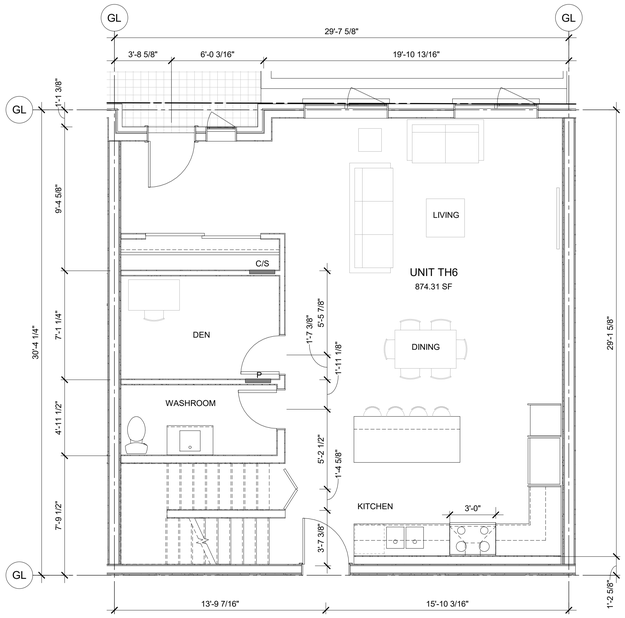
SCALE: As indicated	PROJECT NO.: 702

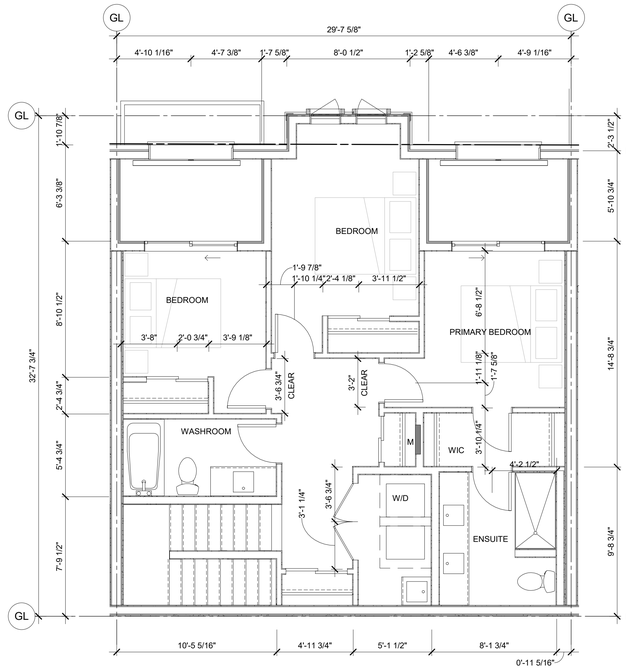
SHEET TITLE:

UNIT PLANS

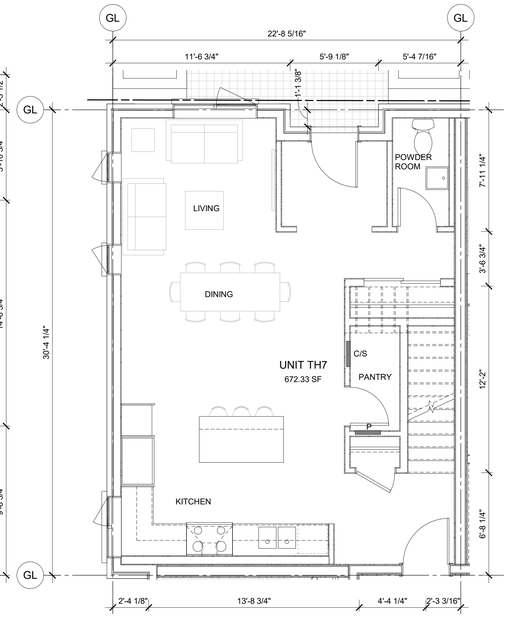
REV. NO.:	SHEET NO.:
1	A3.7



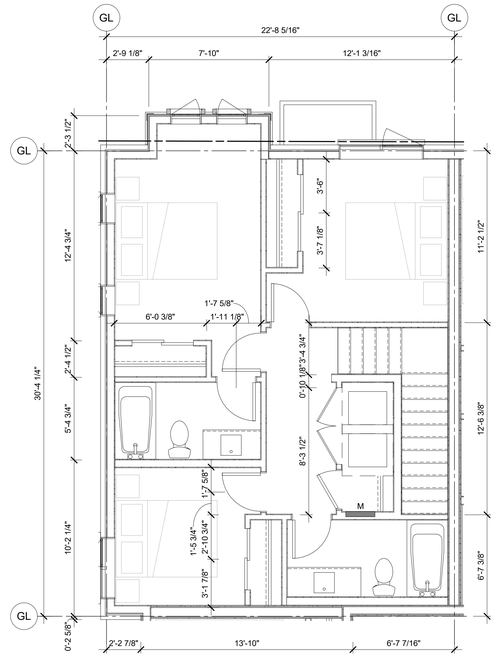
1 UNIT TH6 (MAIN)
1/4" = 1'-0"



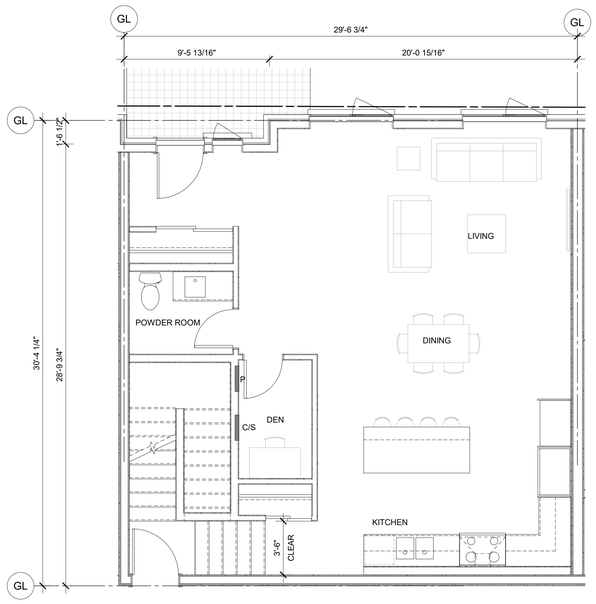
2 UNIT TH6 (UPPER)
1/4" = 1'-0"



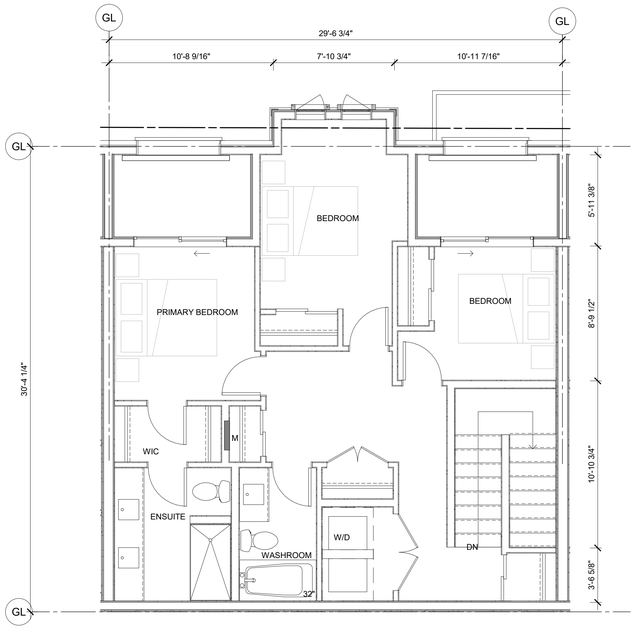
3 UNIT TH7 (MAIN)
1/4" = 1'-0"



4 UNIT TH7 (UPPER)
1/4" = 1'-0"



5 UNIT TH8 (MAIN)
1/4" = 1'-0"



6 UNIT TH8 (UPPER)
1/4" = 1'-0"

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CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

UNIT PLANS

REV. NO.:

SHEET NO.: **A3.8**

UNIT PLAN GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD AND CENTERLINE OF WINDOW/DOORS. GRID LINES ARE TO FACE OF SHEATHING ON EXTERIOR WALLS AND FACE OF FINISH ON CORRIDOR WALLS, TYP UNO.
2. REFER TO BUILDING PLANS FOR FOUNDATION LAYOUT, ROOF EXTENTS, WINDOW AND EXTERIOR DOOR TAGS MARKERS.
3. ALL PARTITIONS 2X4 UNLESS NOTED OTHERWISE OR AS REQUIRED BY STRUCTURAL ENGINEER, ALL EXTERIOR WALLS 2X6 UNLESS NOTED OTHERWISE REFER ALSO TO STRUCTURAL DRAWINGS.
4. SEE ELECTRICAL DRAWINGS FOR SMOKE DETECTOR LOCATION.
5. SEE INTERIOR DESIGN DRAWINGS FOR THE EXTENT OF FLOOR FINISHES.
6. SHADED AREA DENOTES EXTENT OF DROPPED CEILINGS, REFER ALSO TO MECHANICAL FOR DUCTING LAYOUTS

ADAPTABLE DESIGN GENERAL NOTES (BCBC 2018):

1. ROUGH-IN PREWIRED OUTLET BOX FOR AN ADO AND RELATED CONTROLS TO BE PROVIDED WHERE 1'-6" (450 mm) PULL-SIDE LATCH CLEARANCE IS NOT PROVIDED (AT UNIT DOORS). REFER TO CODE REPORT AND ELECTRICAL DRAWING DETAILS. OPERATOR CONTROLS SHALL BE:
   A. LOCATED CLEAR OF DOOR SWING AND NOT LESS THAN 2'-0" (600 mm) AND NO MORE THAN 5'-0" (1500 mm) FROM THAT DOOR SWING,
   B. OPERABLE FROM A HEIGHT BETWEEN 6" (150 mm) AND 1'-0" (300 mm) AS WELL AS BETWEEN 3'-0" (900 mm) AND 3'-4" (1100 mm) AFF.
2. MINIMUM CLEAR OPENING ENTRY DOOR TO BE MIN 2'-10" (850 mm). NOTE, WHEN THE DOOR SWINGS AWAY PROVIDE NOT LESS THAN 4'-0" (1200 mm) LONG BY A WIDTH EQUAL TO THE DOOR PLUS NOT LESS THAN 1'-0" (300 mm) CLEAR SPACE BESIDE THE LATCHING JAMB. WHEN THE DOOR SWINGS TOWARD YOU PROVIDE AN AREA OF NOT LESS THAN 5'-0" (1500 mm) LONG BY A WIDTH EQUAL TO THE DOOR PLUS 2'-0" (600 mm) CLEAR BESIDE THE LATCHING JAMB.
3. MINIMUM CLEAR OPENING OF ALL INTERIOR DOORS TO BE MIN 2'-8" (810 mm).
4. ALL DOORS TO BE OPERABLE BY DEVICES THAT DO NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST.
5. FLUSH THRESHOLD TO BE A MAX OF 1/2" (13 mm) IN HT AND SHALL BE BEVELED.
6. ALL BATH AND SHOWER CONTROLS IN DWELLING UNITS SHALL BE EASILY ACCESSIBLE FROM AN OPEN FLOOR SPACE OR OFFSET.
7. ALL FAUCETS TO HAVE EASY TO GRASP HANDLES (E. LEVER-TYPE FAUCETS)
8. AT LEAST ONE BATHROOM IN A DWELLING UNIT SHALL:
   A. HAVE A DIMENSION FROM THE FRONT EDGE OF THE WATER CLOSET TO THE FACING WALL NOT LESS THAN 2'-7 1/2" (800 mm).
   B. HAVE A DIMENSION FROM THE FRONT FACE OF THE BATHTUB OR SHOWER TO THE CENTRE LINE OF THE WATER CLOSET NOT LESS THAN 1'-8" (510 mm).
   C. HAVE A CLEAR FLOOR SPACE INFRONT OF THE LAVATORY NOT LESS THAN 2'-6" (760 mm) WIDE BY 4'-5" (1350 mm) DEEP CENTRED ON THE LAVATORY.
   D. HAVE A CLEAR FLOOR SPACE, EXCLUSIVE OF THE DOOR SWING, NOT LESS THAN 2'-6" (760 mm) WIDE BY 4'-5" (1350 mm) DEEP CONNECTING TO THE ROUTE THROUGH THE DOORWAY.
   E. PROVIDE STRUCTURAL REINFORCEMENT IN WALLS BEHIND AND BESIDE THE TOILET AND THE WALLS AROUND THE TUB TO ALLOW FUTURE INSTALLATION OF GRAB BARS, THE COULD IMPOSE A LOAD OF UP TO 1.52 kN/m^2.
9. ALL LIGHT SWITCHES (ROCKER OR PADDLE-TYPE SWITCHES), ELECTRICAL PANELS, THERMOSTATS AND INTERCOM BUTTONS TO BE 1'-6" (455 mm) TO 4'-0" (1200 mm) AFF AND OPERABLE WITH ONE HAND.
10. ELECTRICAL/CABLE OUTLETS AND PHONE JACKS TO BE LOCATED NOT LESS THAN 1'-6" (455 mm) AFF.
11. BUILDING SERVICE CONTROLS/SAFETY DEVICES (E. ELECTRICAL SWITCHES, THERMOSTATS, INTERCOMS) IN A DWELLING UNIT SHALL BE LOCATED NOT MORE THAN 4'-0" (1200 mm) AFF. OVERHEAD LIGHTING CONTROL SWITCH REQUIRED, LOCATE NEAR ENTRY DOOR.
12. CONTINUOUS COUNTER SPACE IS TO BE PROVIDED BETWEEN THE SINK AND THE STOVE IN THE KITCHEN.
13. CORRIDORS IN UNITS TO HAVE A CLEAR WIDTH OF 3'-0" (900mm).

1 B1 ELEVATION - WEST
1/8" = 1'-0"

2 B1 ELEVATION - NORTH
1/8" = 1'-0"

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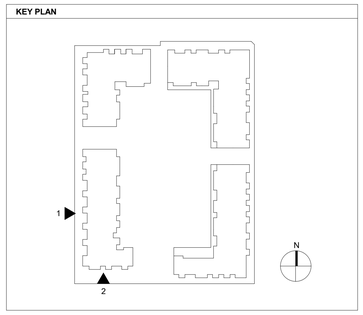

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

BUILDING 1 ELEVATIONS

REV. NO.:

SHEET NO.: **A4.0**

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1 B1 ELEVATION - EAST
1/8" = 1'-0"

2 B1 ELEVATION - SOUTH
1/8" = 1'-0"

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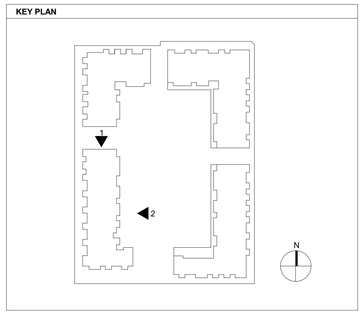

PROJECT:

JERICHO CROSSING PHASE 1

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LANGLEY, BC

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SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

BUILDING 1 ELEVATIONS

REV. NO.:

SHEET NO.: **A4.1**

1 B2 ELEVATION - EAST
1/8" = 1'-0"

2 B2 ELEVATION - NORTH
1/8" = 1'-0"

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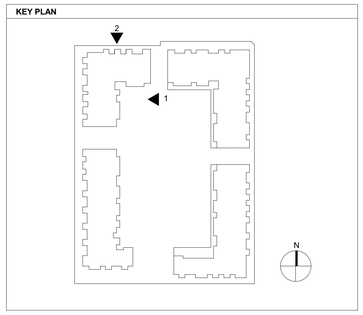

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JERICHO CROSSING PHASE 1

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SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

BUILDING 2 ELEVATIONS

REV. NO.:

SHEET NO.: **A4.2**

1 B2 ELEVATION - WEST
1/8" = 1'-0"

2 B2 ELEVATION - SOUNTH
1/8" = 1'-0"

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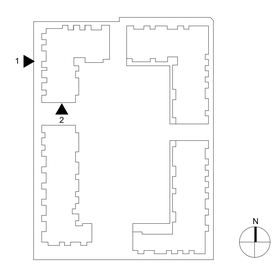

PROJECT:

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SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

BUILDING 2 ELEVATIONS

REV. NO.:

SHEET NO.: **A4.3**

1 B3 ELEVATION - EAST
1/8" = 1'-0"

2 B3 ELEVATION - NORTH
1/8" = 1'-0"

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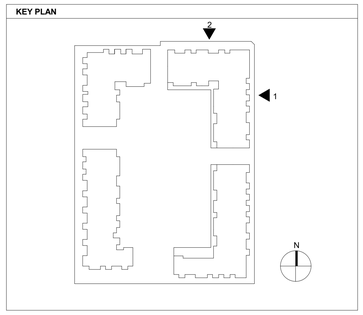

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SHEET TITLE:
BUILDING 3 ELEVATIONS

REV. NO.:

SHEET NO.: **A4.4**

1 B3 ELEVATION - WEST
1/8" = 1'-0"

2 B3 ELEVATION - SOUTH
1/8" = 1'-0"

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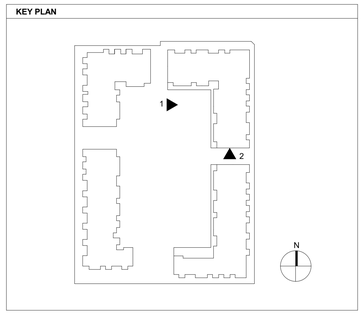

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SHEET TITLE:

BUILDING 3 ELEVATIONS

REV. NO.:

SHEET NO.: **A4.5**

1 BUILDING 4 - ELEVATION EAST
1/8" = 1'-0"

2 BUILDING 4 - ELEVATION NORTH
1/8" = 1'-0"

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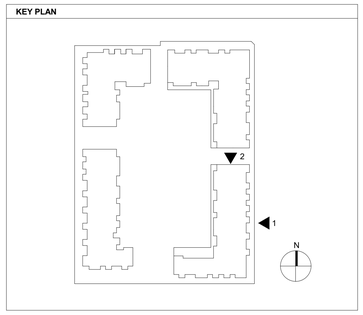

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SHEET TITLE:
BUILDING 4 ELEVATIONS

REV. NO.:

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1 BUILDING 4 - ELEVATION WEST
1/8" = 1'-0"

2 BUILDING 4 - ELEVATION SOUTH
1/8" = 1'-0"

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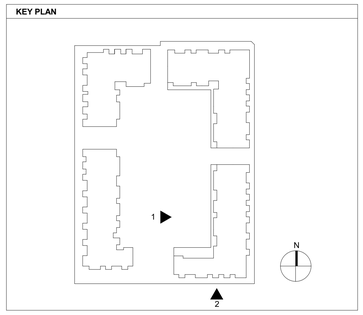

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SHEET TITLE:

BUILDING 4 ELEVATIONS

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SHEET NO.: **A4.7**

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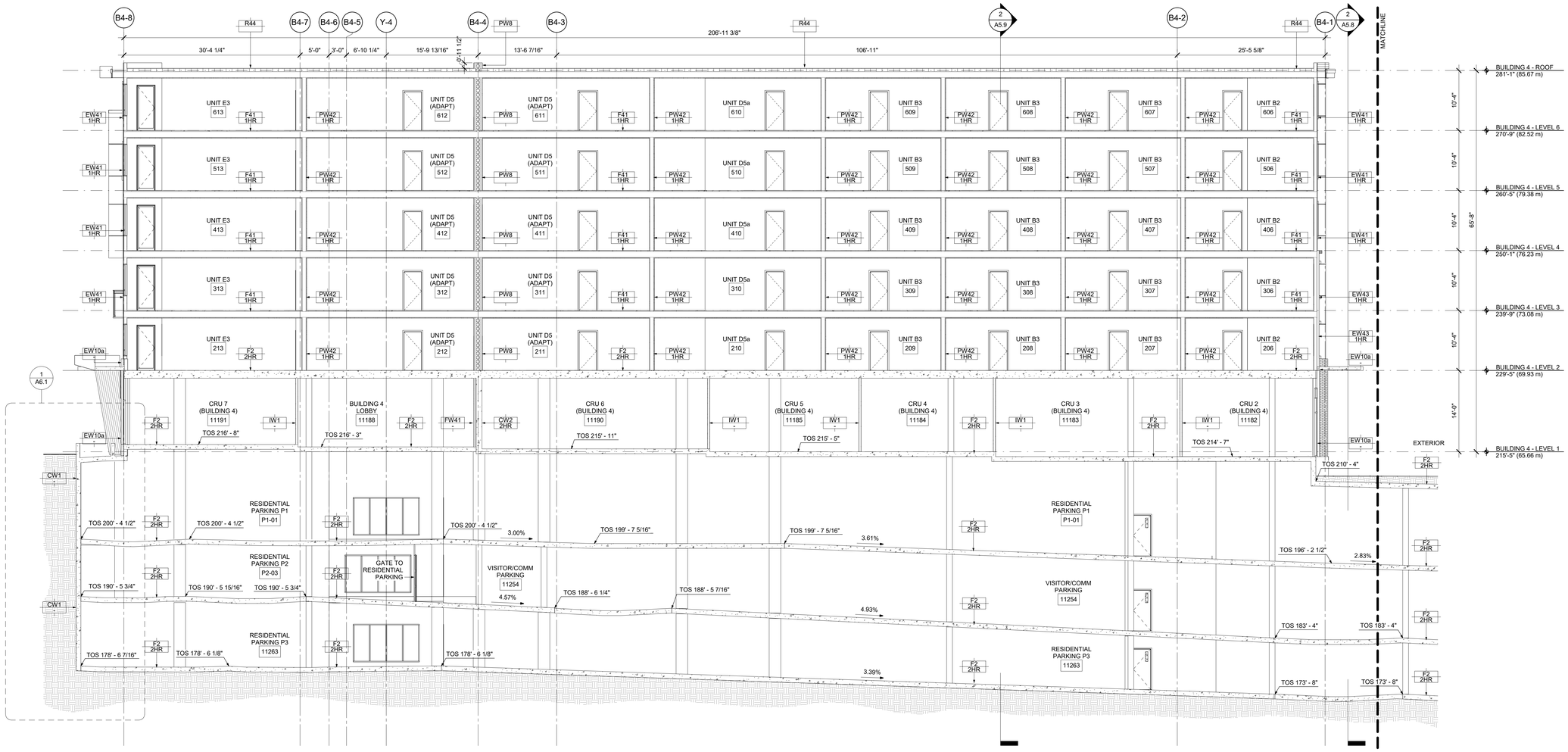

1 SECTION N-S 1 - NORTH
1/8" = 1'-0"

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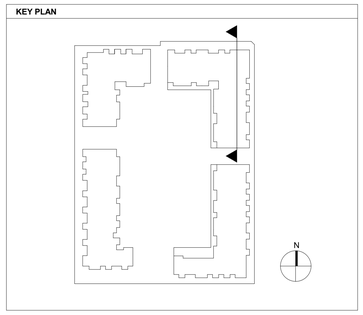

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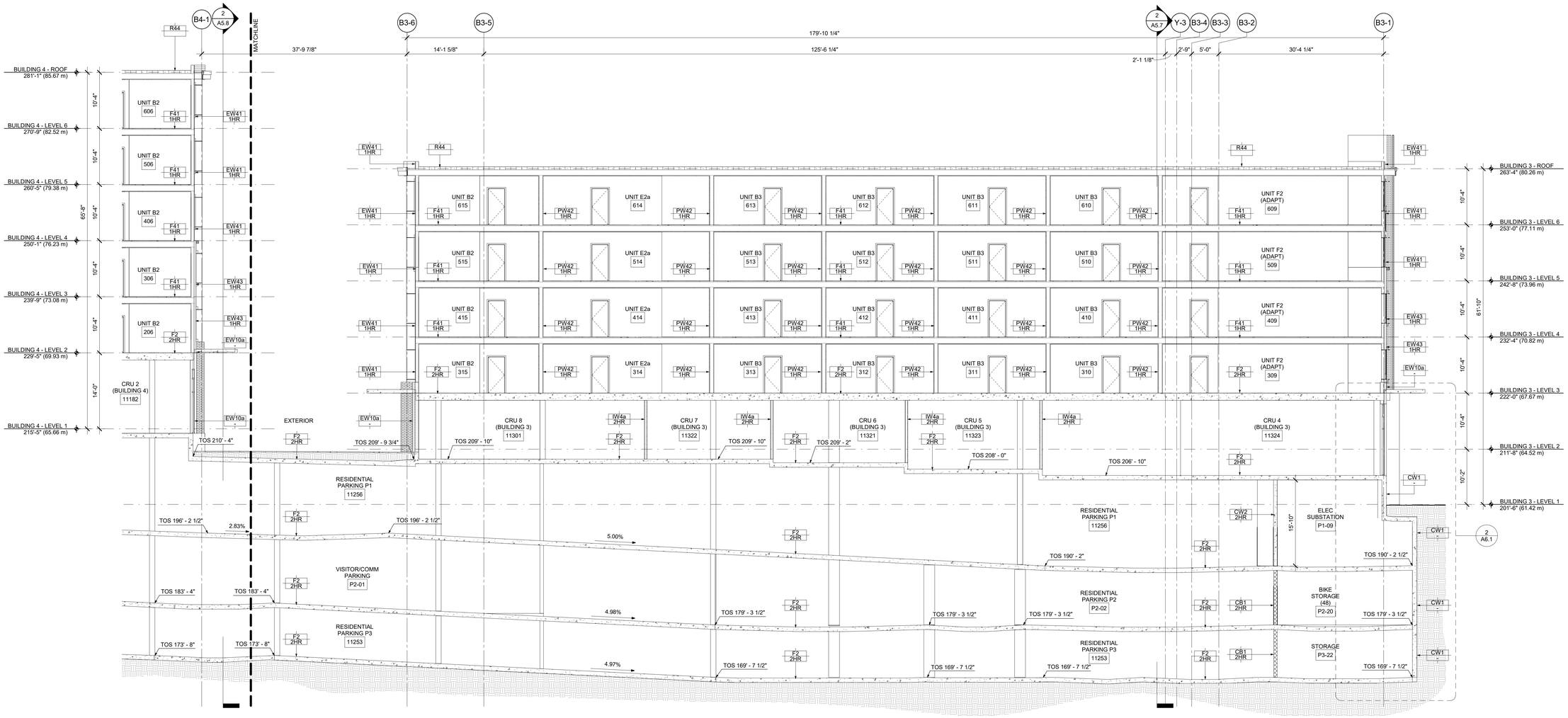
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

BUILDING SECTION

REV. NO.:

SHEET NO.: **A5.0**



1 SECTION N-S 1 - SOUTH
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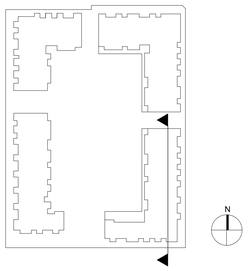

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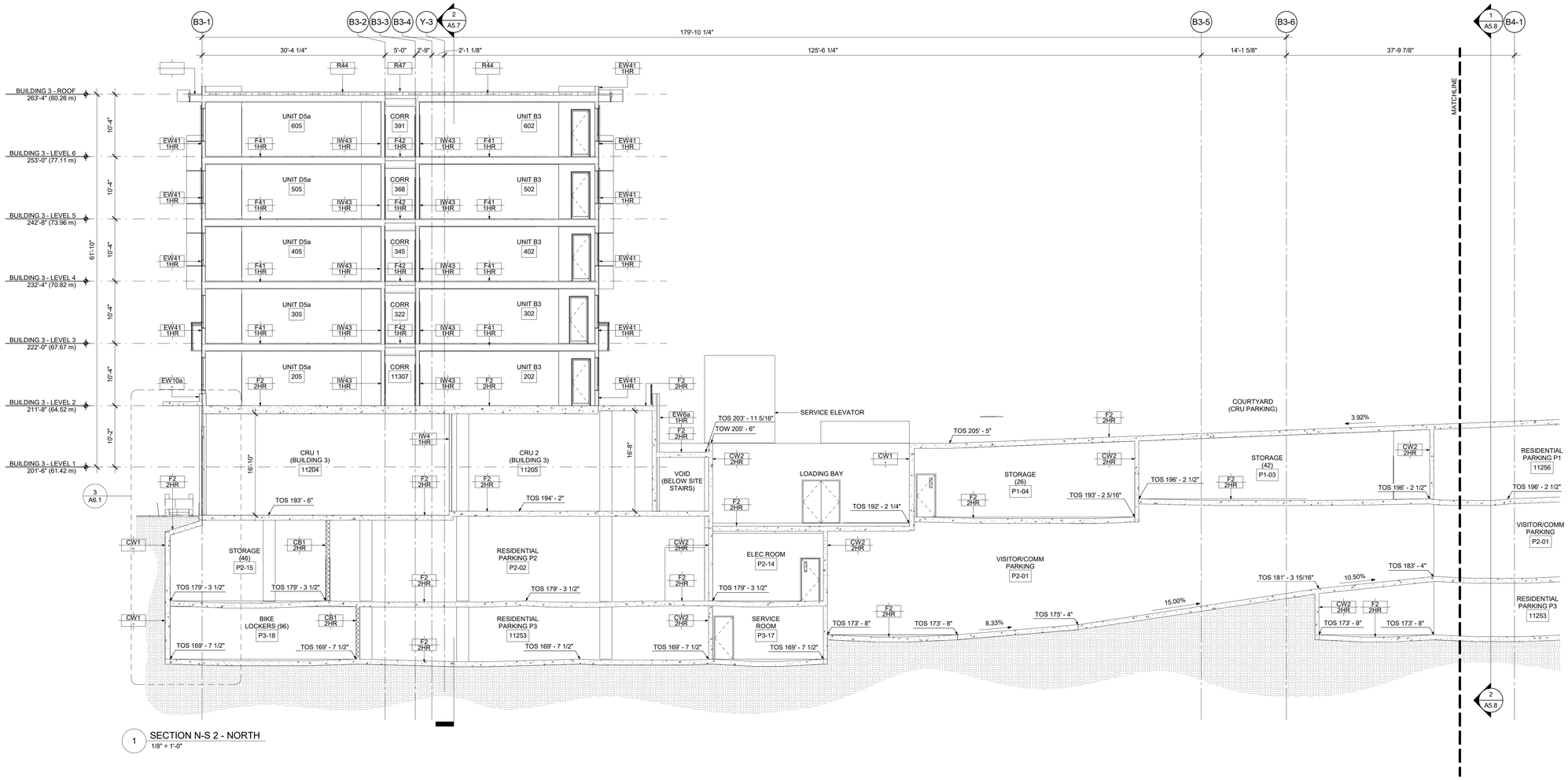
SHEET TITLE:

BUILDING SECTION

REV. NO.:

SHEET NO.: **A5.1**



1 SECTION N-S 2 - NORTH
1/8" = 1'-0"

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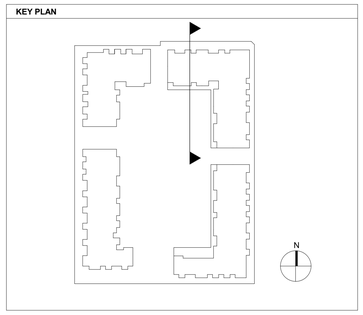
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

KEY PLAN



PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

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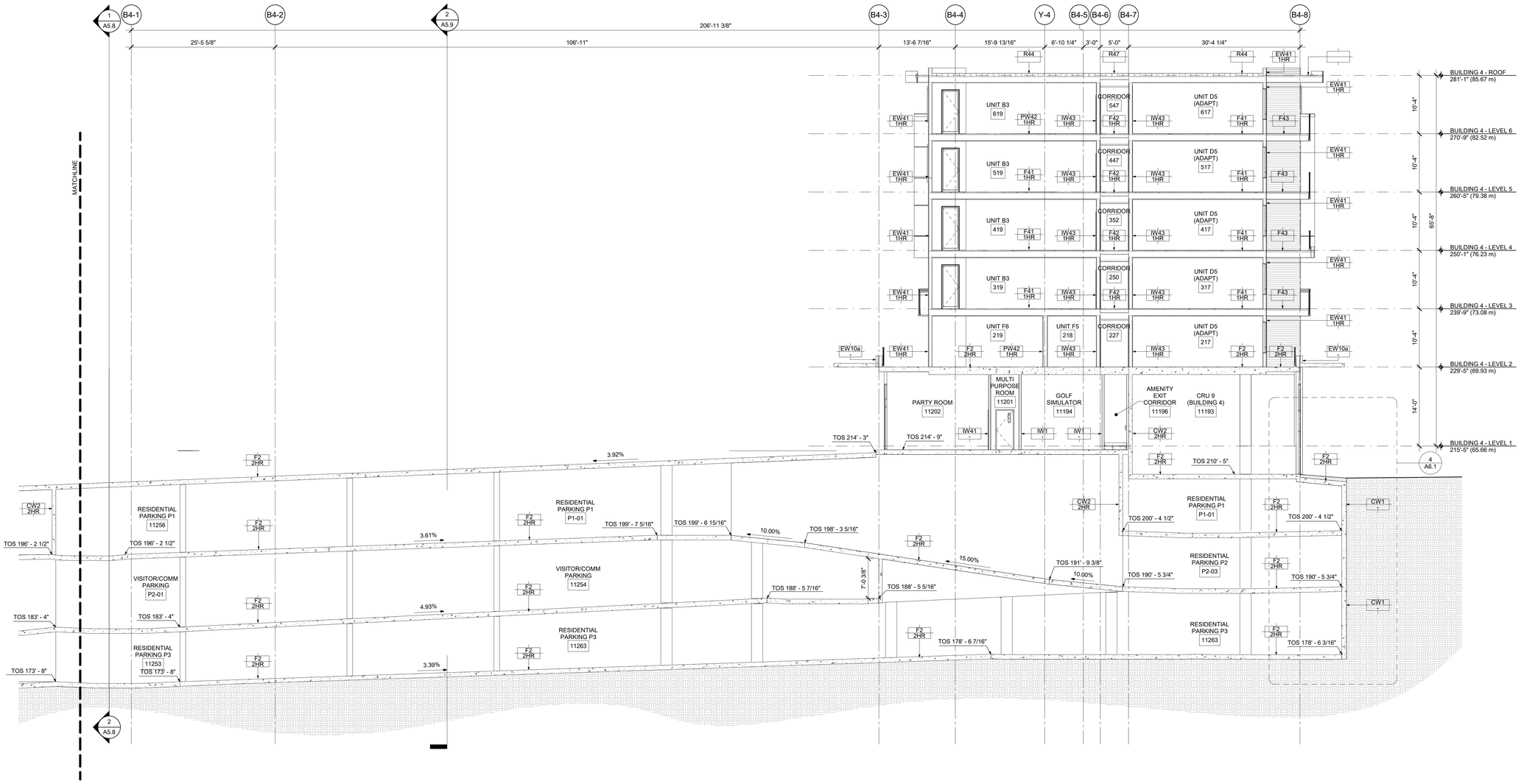
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

BUILDING SECTION

REV. NO.:	SHEET NO.:
	A5.2



1 SECTION N-S 2 - SOUTH
1/8" = 1'-0"

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CANADA V6E 2M6
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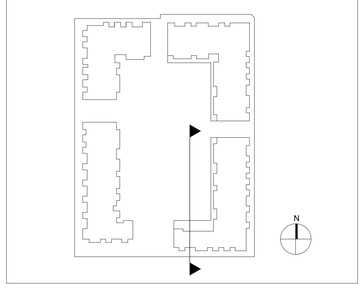
ESSENCE PROPERTIES

KEY PLAN



PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

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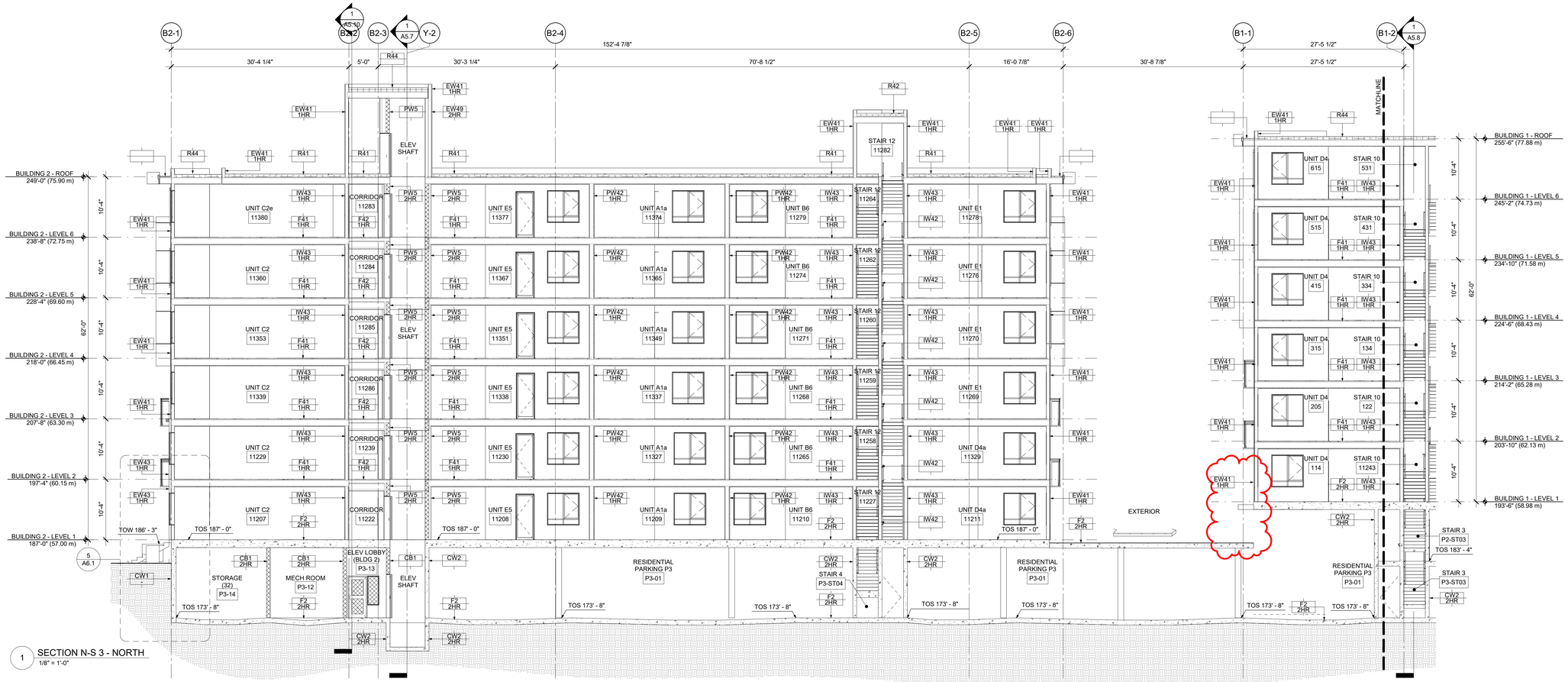
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

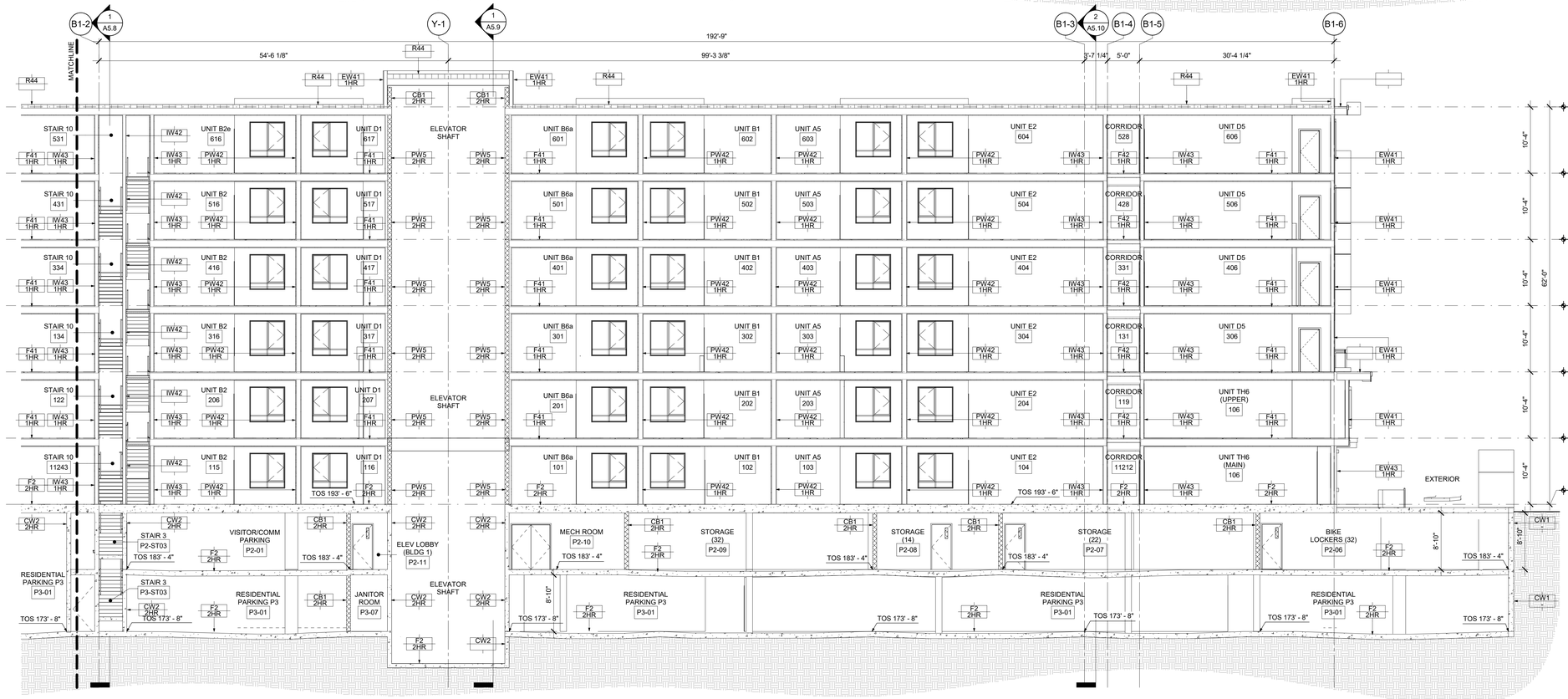
BUILDING SECTION

REV. NO.:

SHEET NO.: **A5.3**



1 SECTION N-S 3 - NORTH
1/8" = 1'-0"



2 SECTION N-S 3 - SOUTH
1/8" = 1'-0"

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19925 & 19957 78B AVE,
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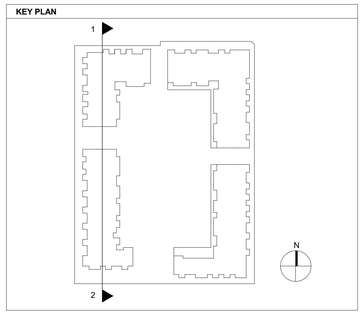

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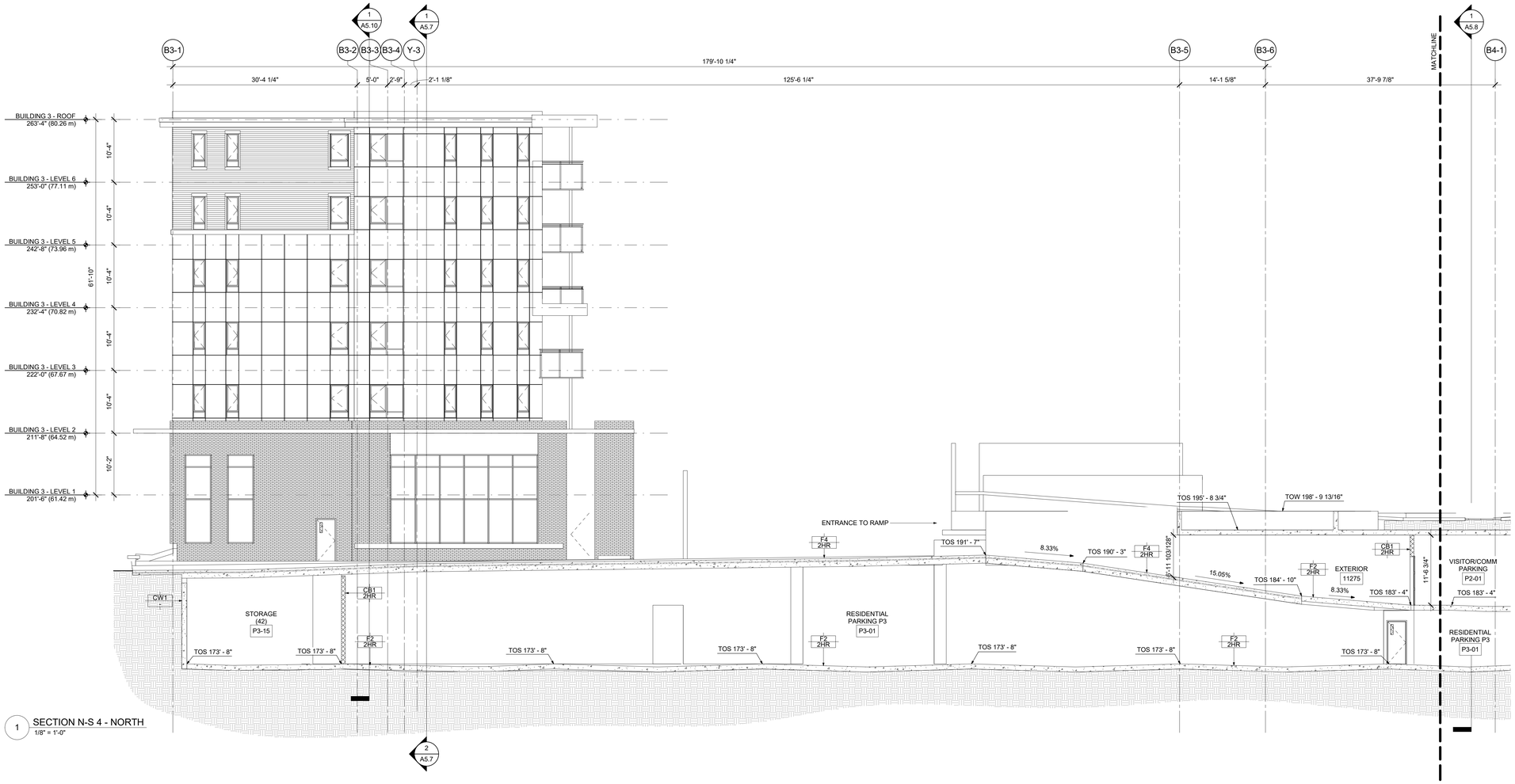
BUILDING SECTION

REV. NO.:	SHEET NO.:
1	A5.4



1 SECTION N-S 4 - NORTH
1/8" = 1'-0"

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PROPERTIES

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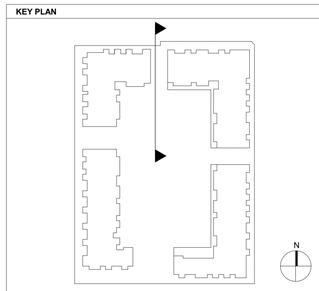

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JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

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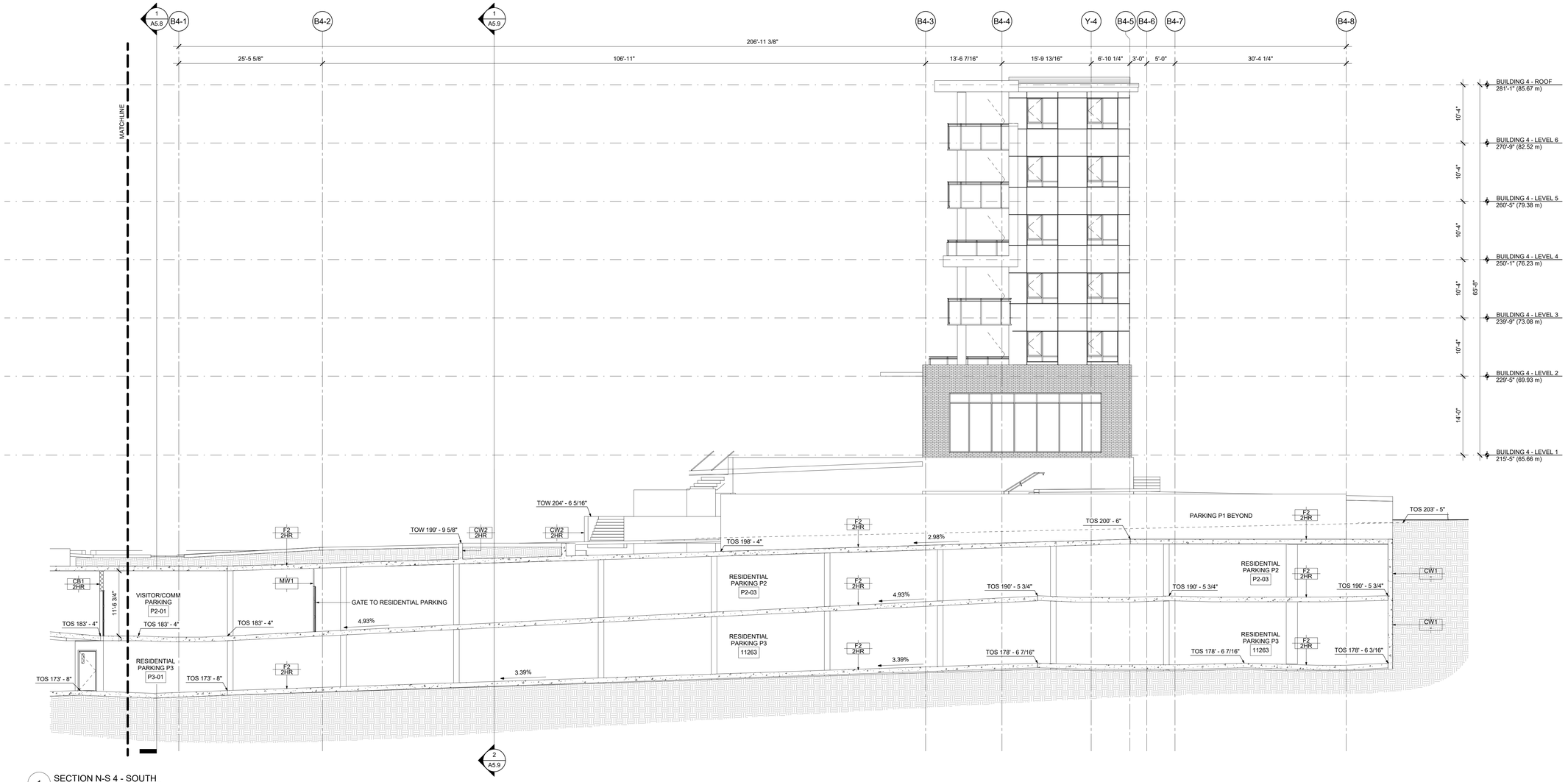
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

BUILDING SECTION

REV. NO.:

SHEET NO.: **A5.5**



1 SECTION N-S 4 - SOUTH
1/8" = 1'-0"

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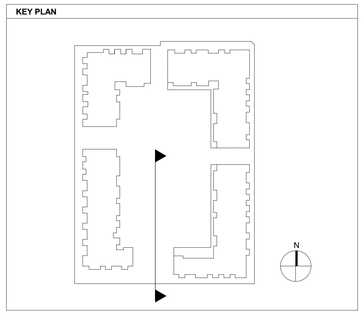

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

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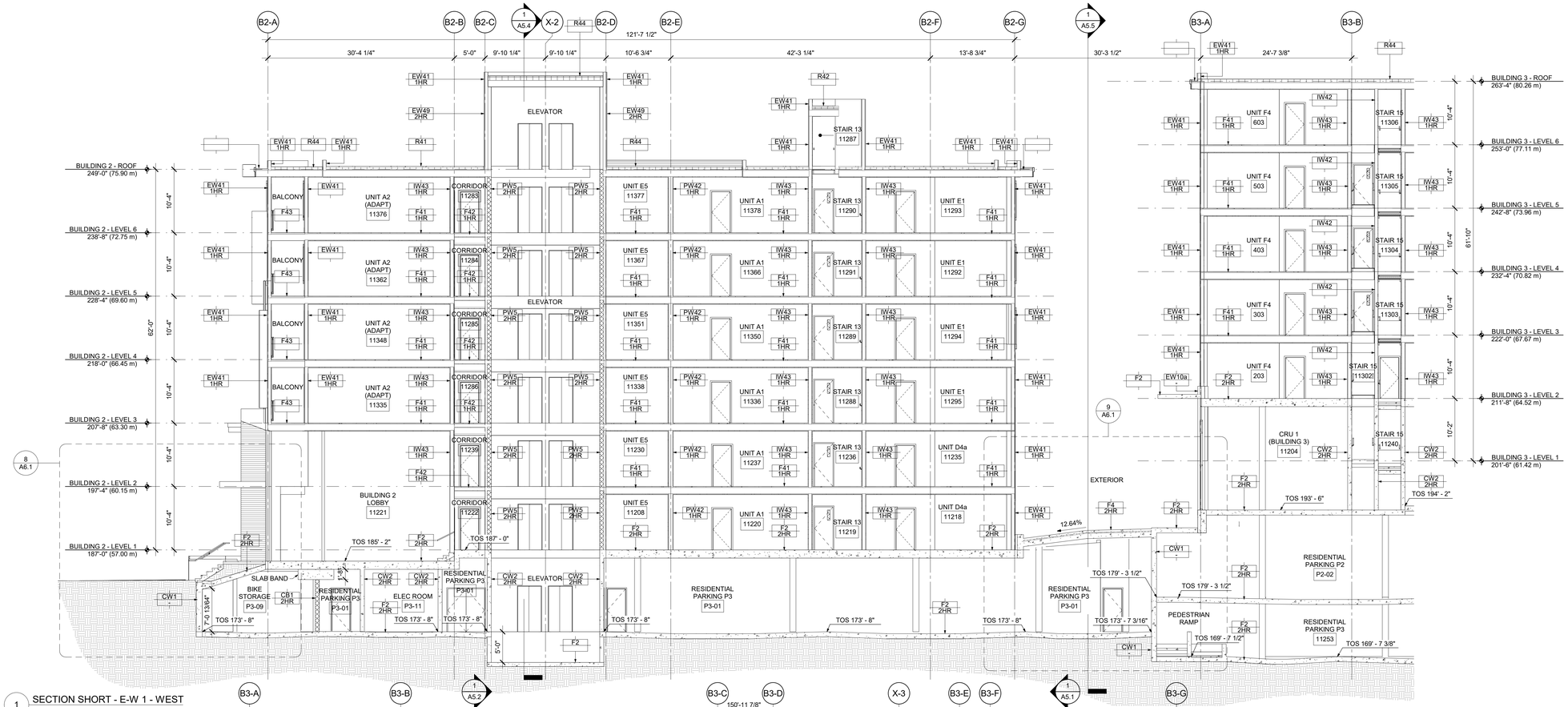
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

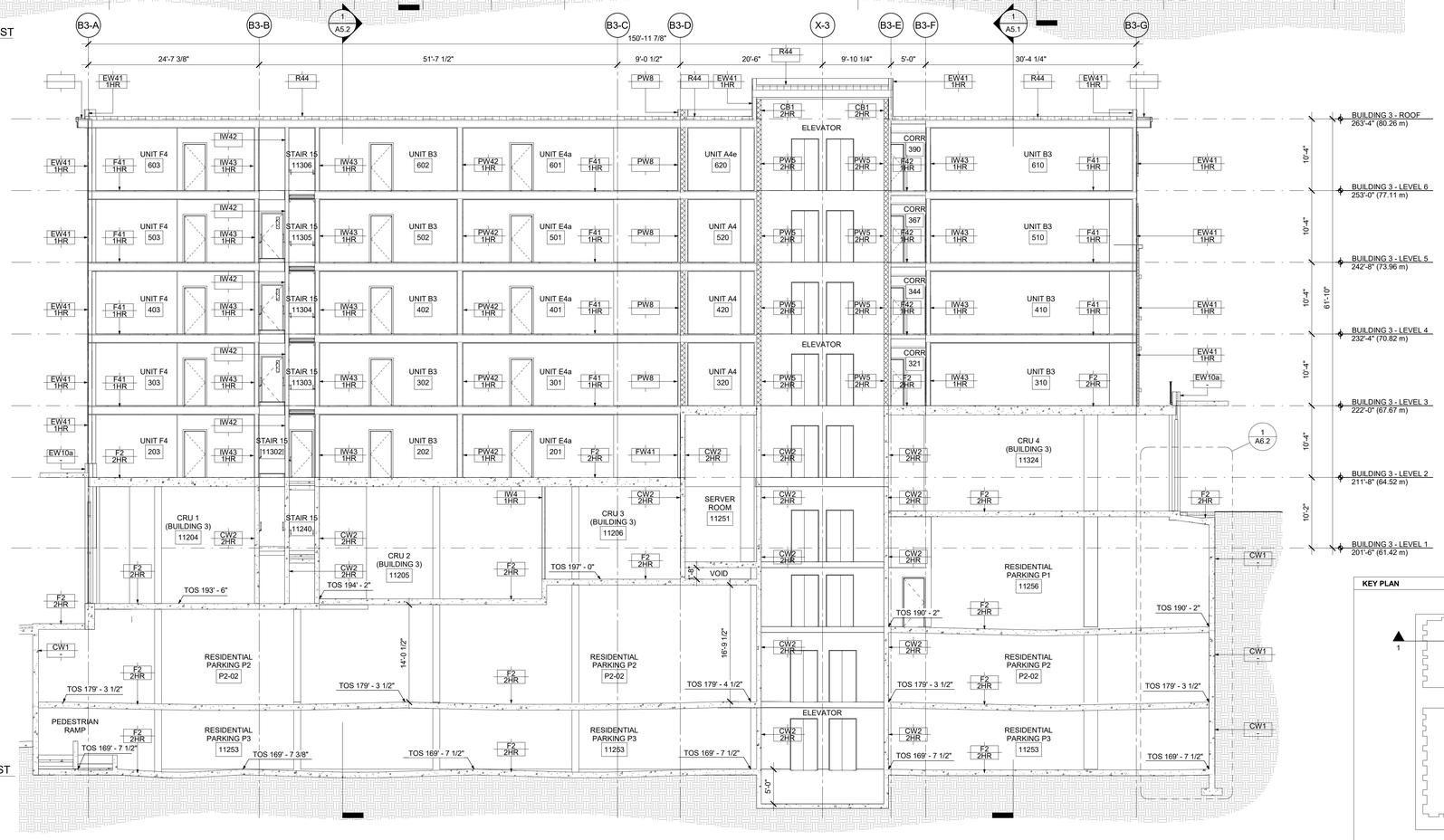
BUILDING SECTION

REV. NO.:

SHEET NO.: **A5.6**



1 SECTION SHORT - E-W 1 - WEST
1/8" = 1'-0"



2 SECTION SHORT - E-W 1 - EAST
1/8" = 1'-0"

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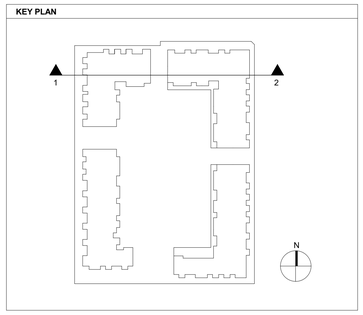
KEY PLAN



DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

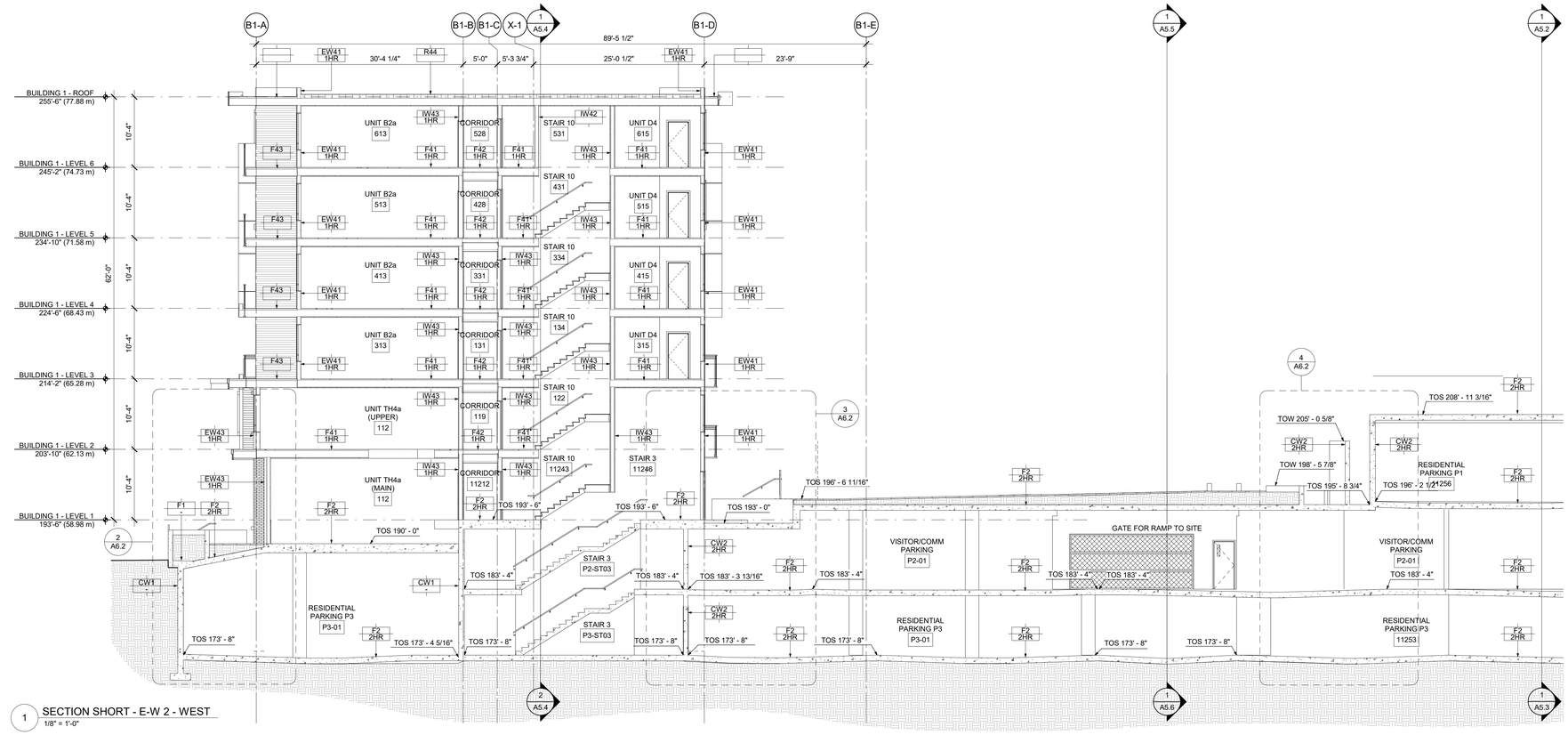
SHEET TITLE:

BUILDING SECTION

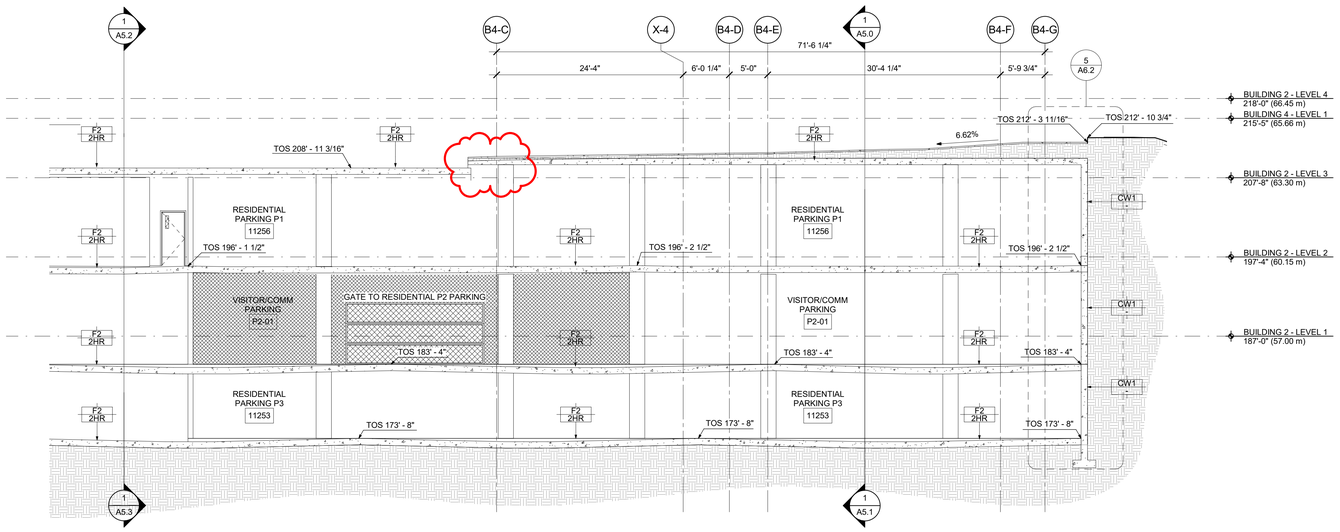
REV. NO.:

SHEET NO.:

A5.7



1 SECTION SHORT - E-W 2 - WEST
1/8" = 1'-0"



2 SECTION SHORT - E-W 2 - EAST
1/8" = 1'-0"

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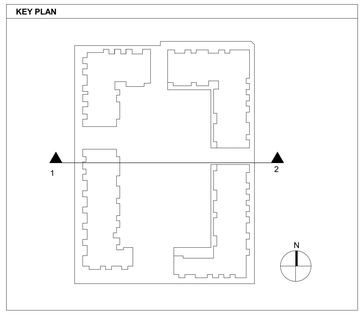
19925 & 19957 78B AVE,
LANGLEY, BC

KEY PLAN



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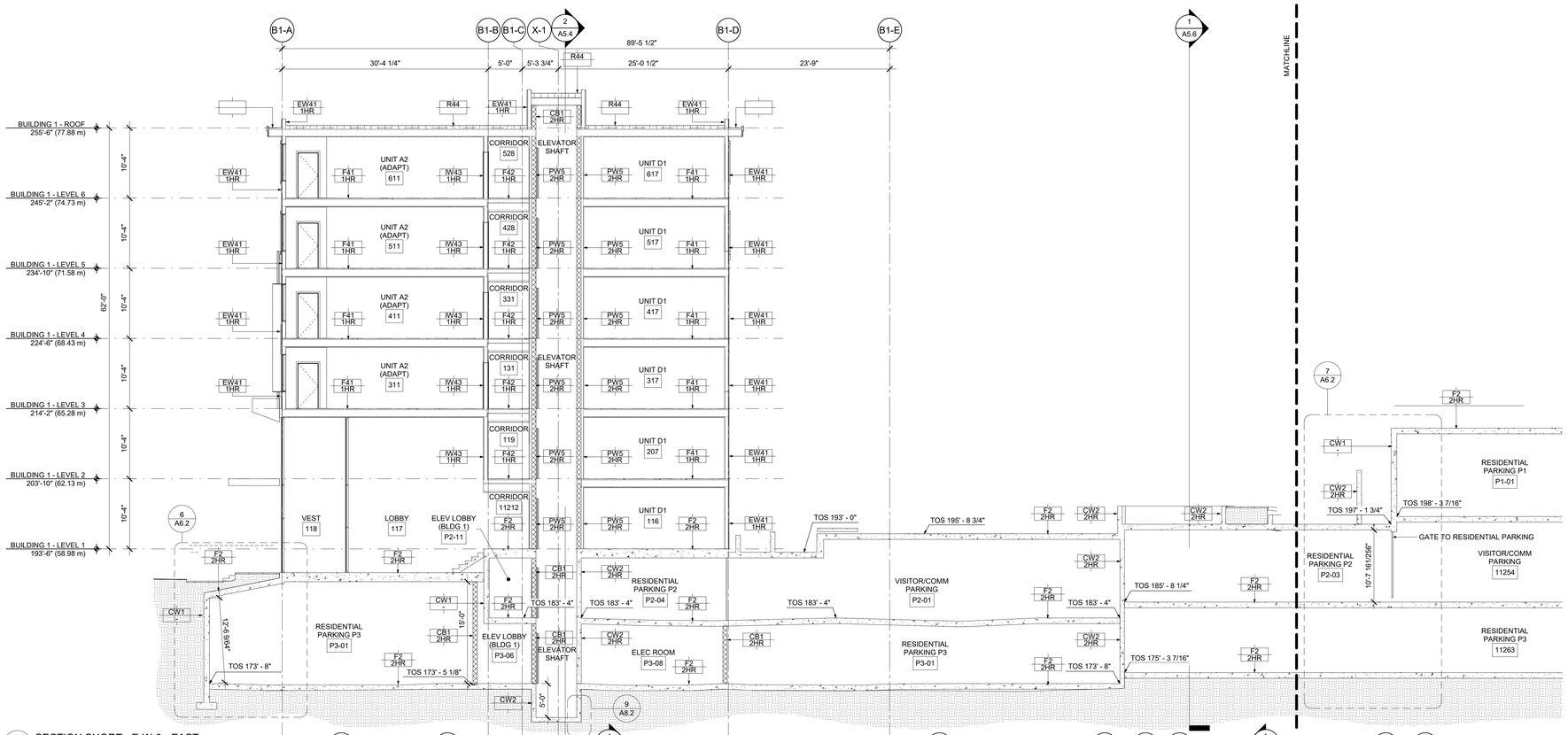
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

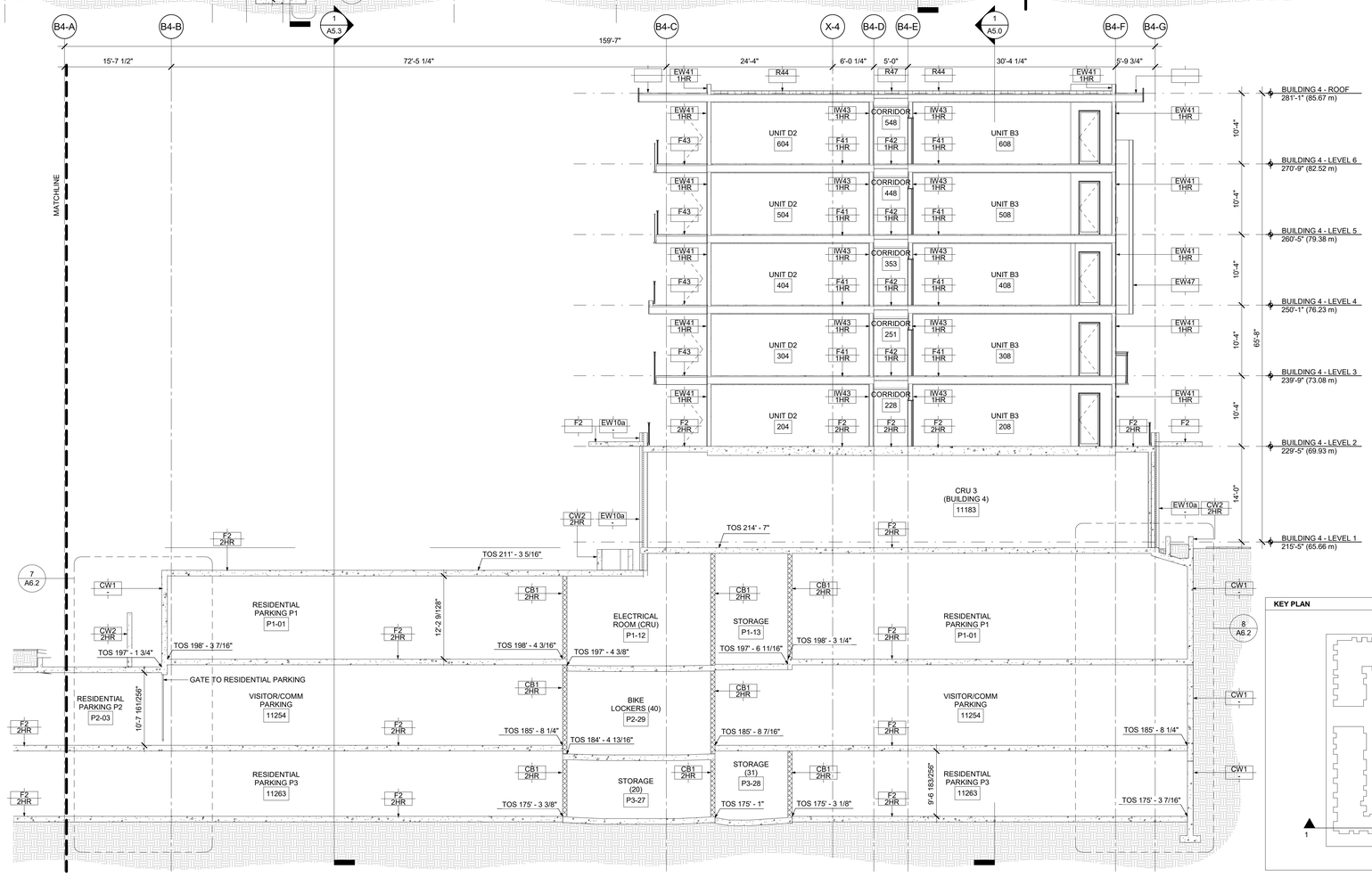
SHEET TITLE:

BUILDING SECTION

REV. NO.:	SHEET NO.:
1	A5.8



1 SECTION SHORT - E-W 3 - EAST
1/8" = 1'-0"



2 SECTION SHORT - E-W 3 - WEST
1/8" = 1'-0"

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LANGLEY, BC

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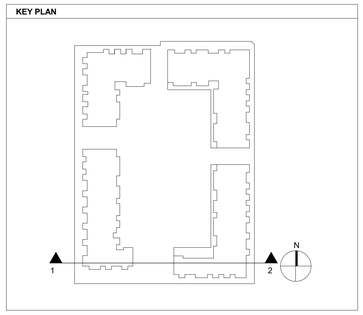

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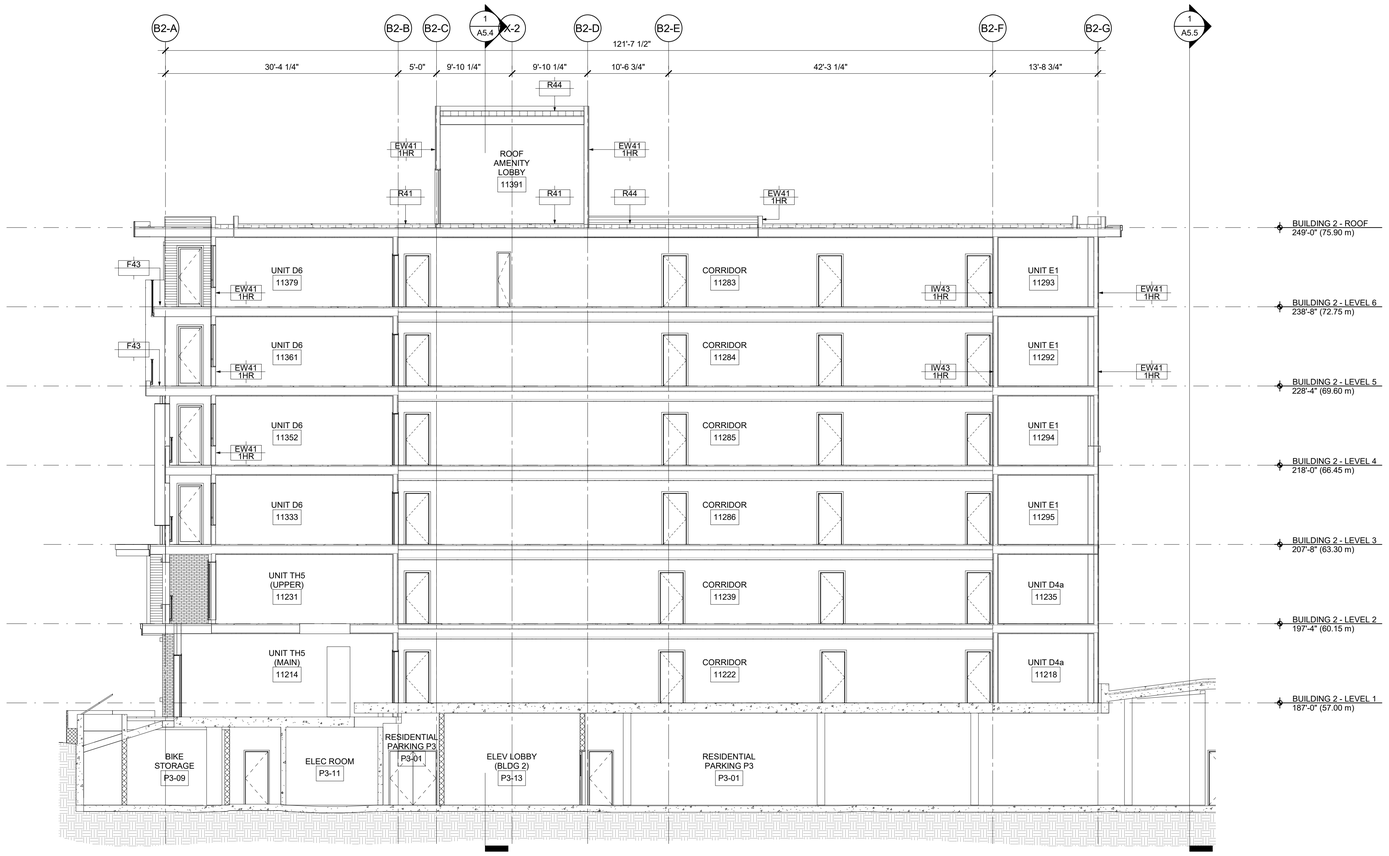
SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

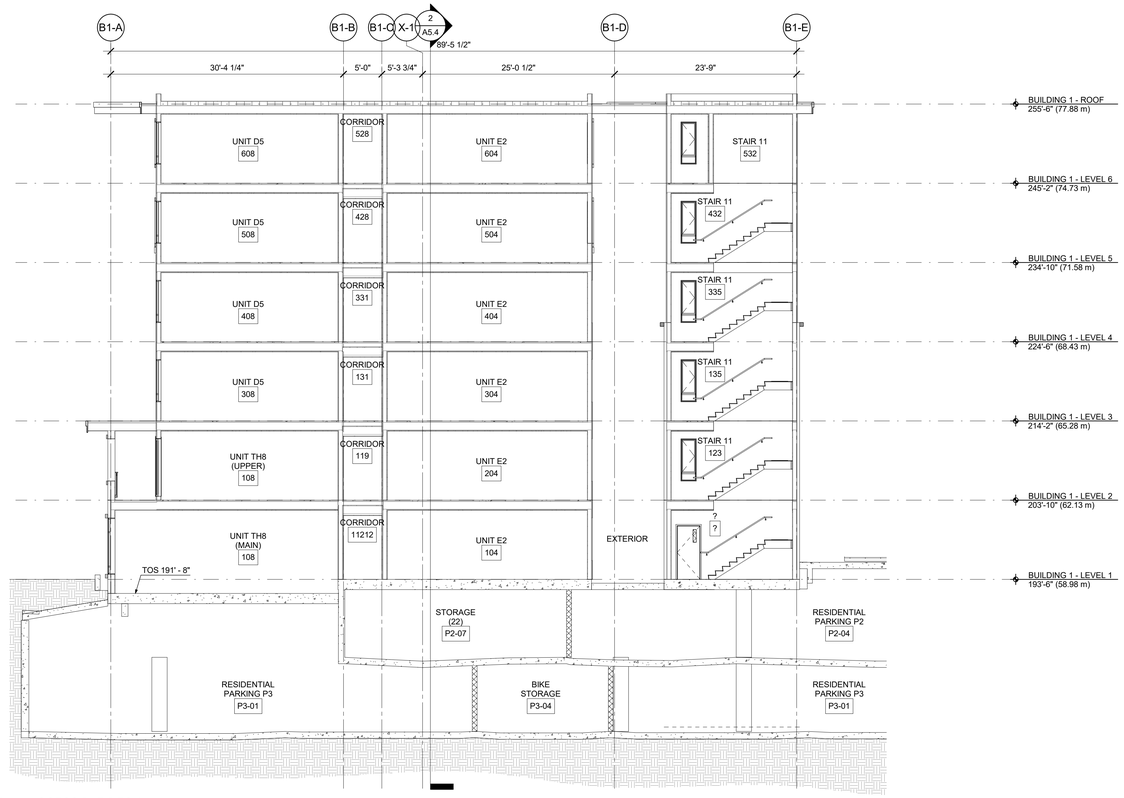
BUILDING SECTION

REV. NO.:

SHEET NO.: **A5.9**



1 SECTION THRU LV 2 BUMP-OUT AND ROOFTOP LOBBY
1/8" = 1'-0"



2 SECTION THRU INACCESSIBLE DECK
1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"	PROJECT NO.: 702

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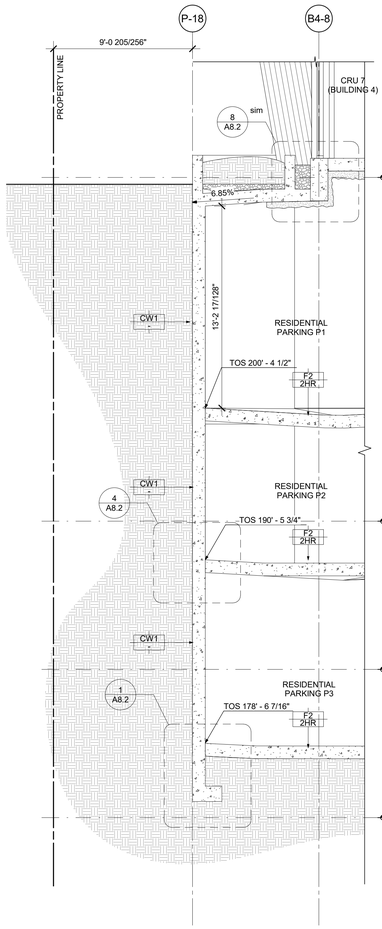
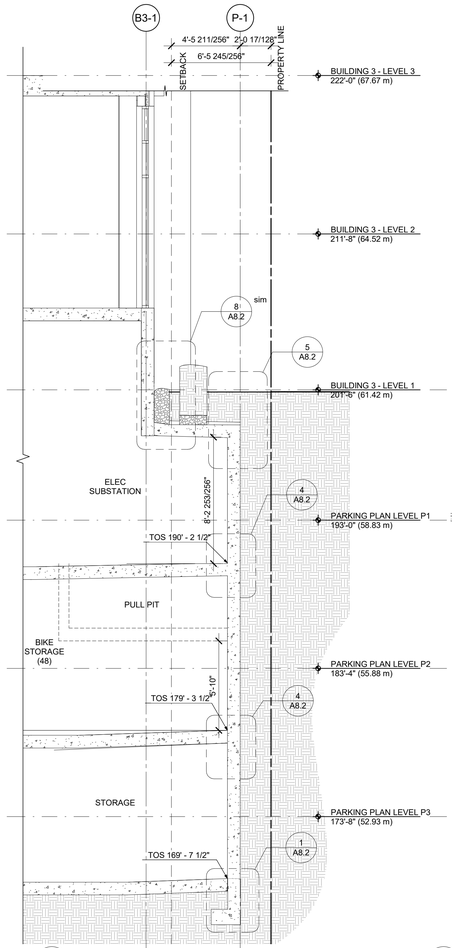
BUILDING SECTION

REV. NO.:

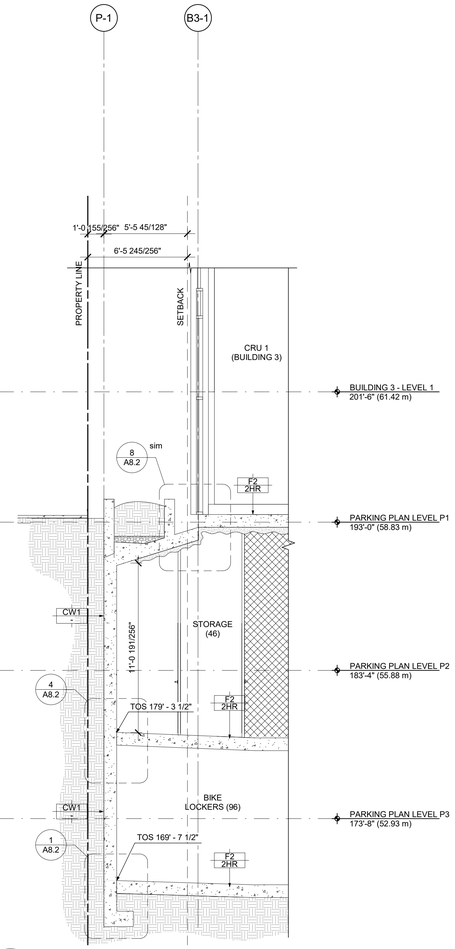
SHEET NO.: **A5.10**



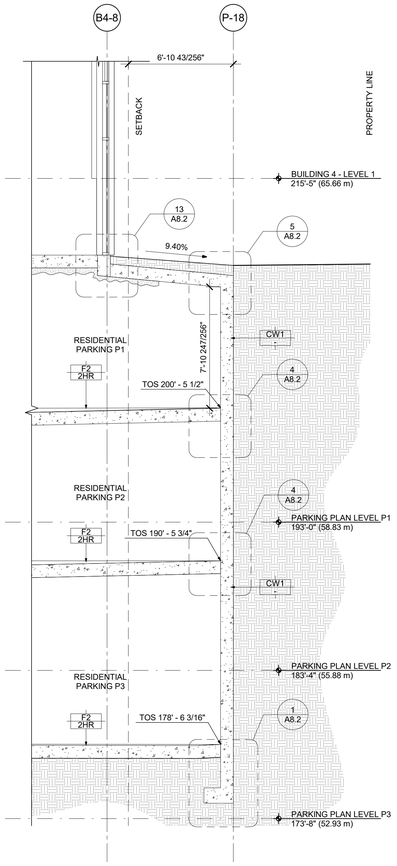
1 WALL SECTION N-S 1 - NORTH
1/4" = 1'-0"



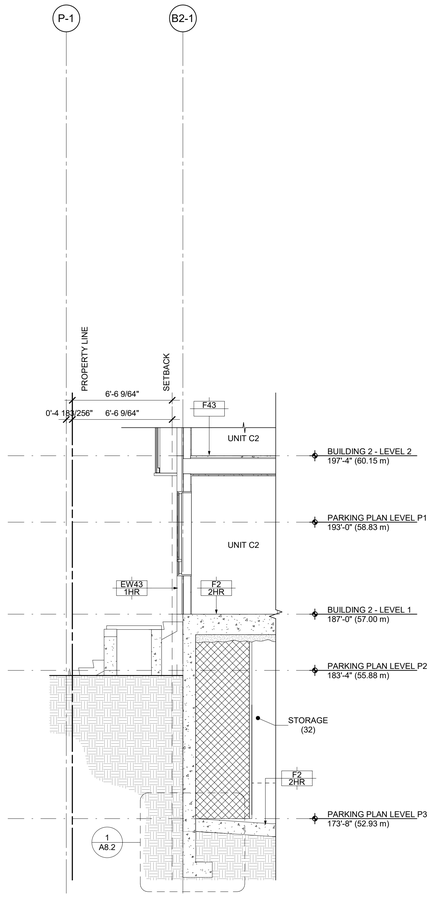
2 WALL SECTION N-S 1 - SOUTH
1/4" = 1'-0"



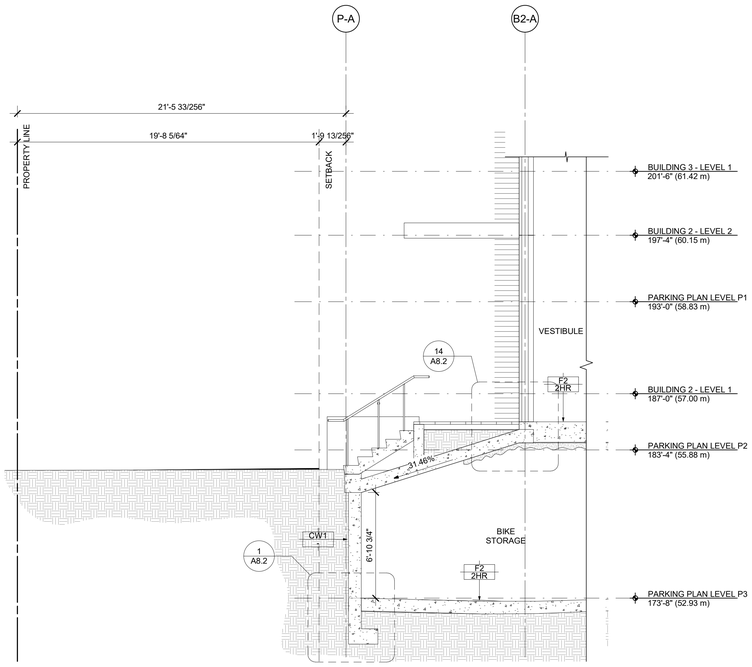
3 WALL SECTION N-S 2 - NORTH
1/4" = 1'-0"



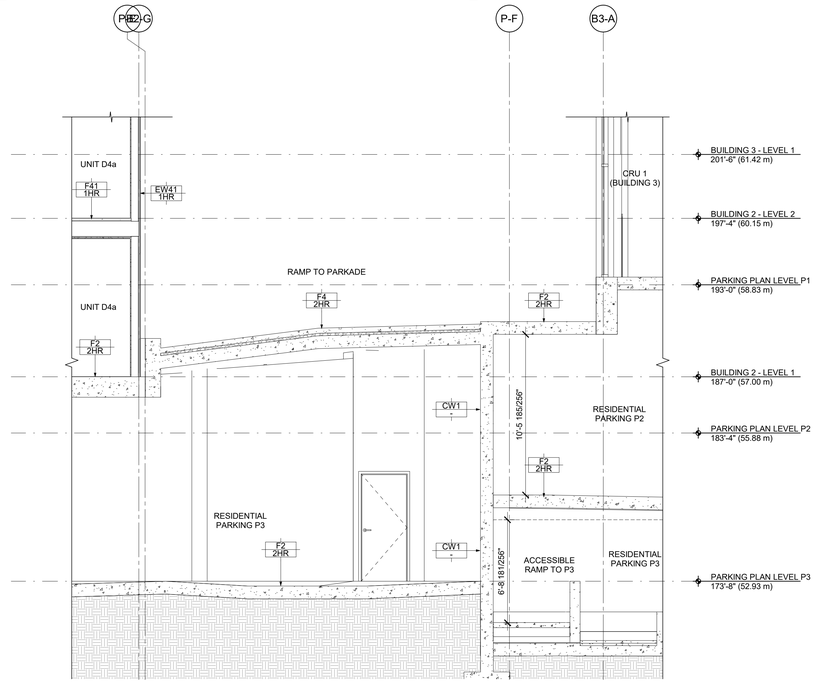
4 WALL SECTION N-S 2 - SOUTH
1/4" = 1'-0"



5 WALL SECTION N-S 3 - NORTH
1/4" = 1'-0"



8 WALL SECTION E-W 1 - WEST
1/4" = 1'-0"



9 WALL SECTION E-W 1 - WEST 2
1/4" = 1'-0"

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19925 & 19957 78B AVE,
LANGLEY, BC

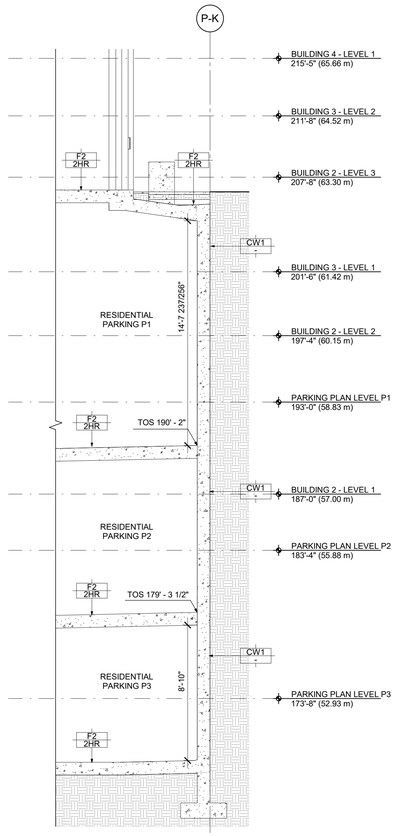
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

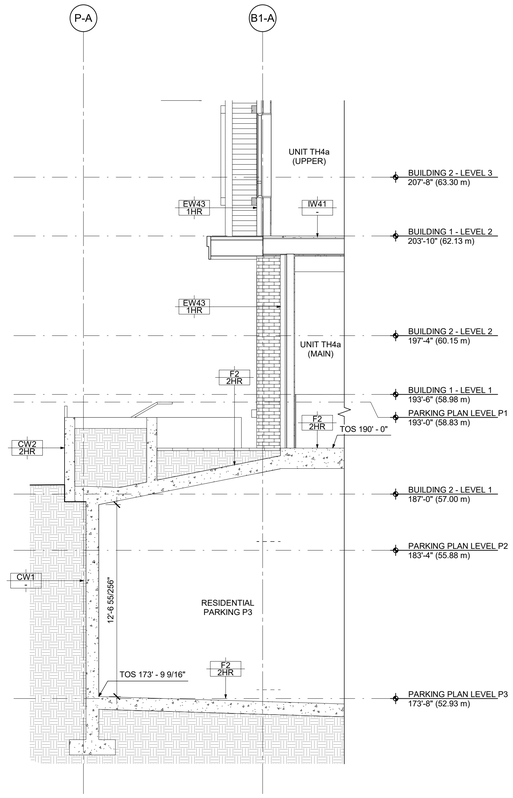
WALL SECTIONS (PARKADE)

REV. NO.:

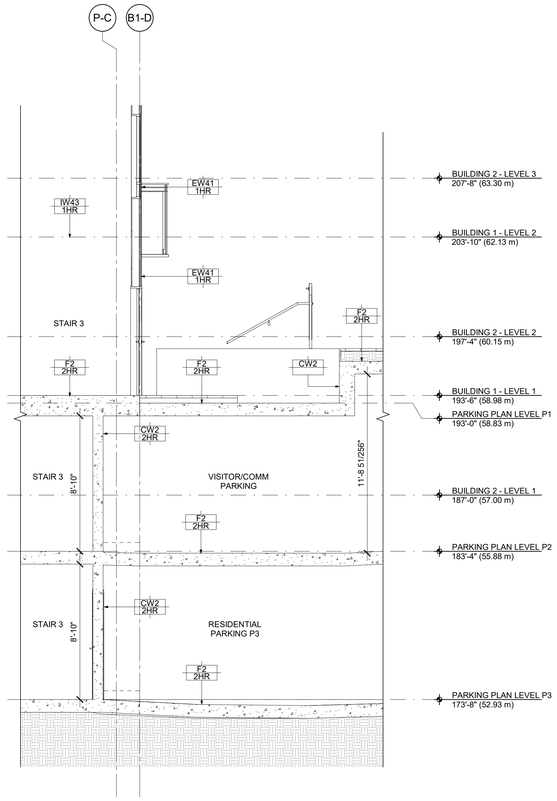
SHEET NO.: **A6.1**



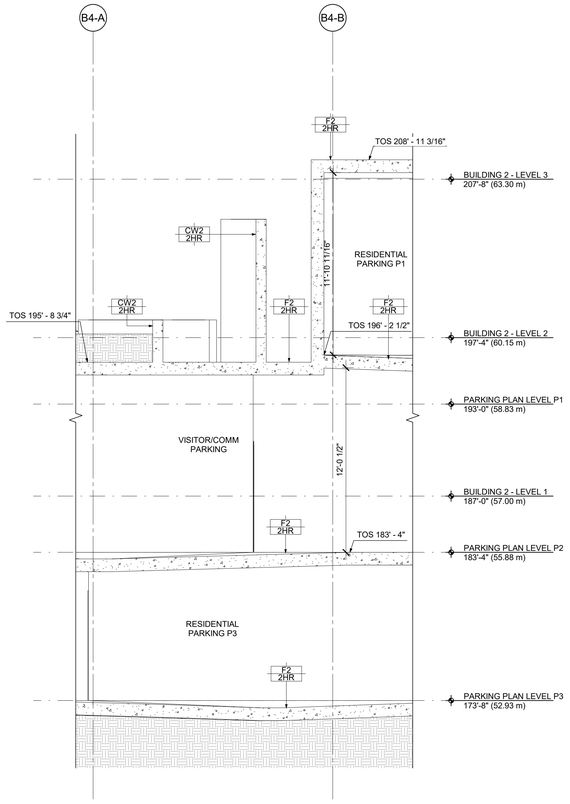
1 WALL SECTION E-W 1 - EAST
1/4" = 1'-0"



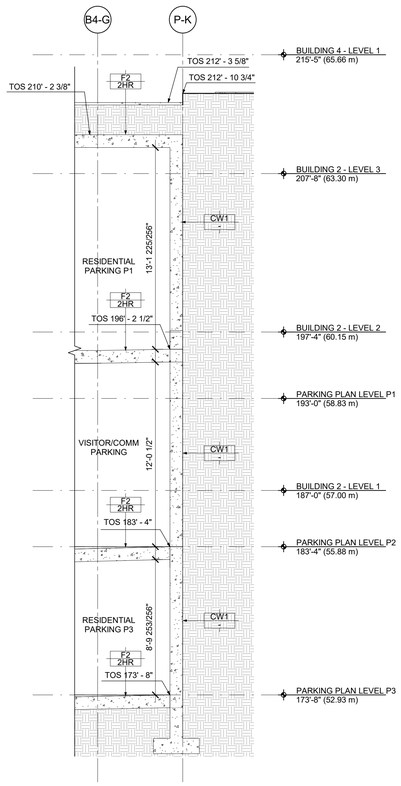
2 WALL SECTION E-W 2 - WEST 1
1/4" = 1'-0"



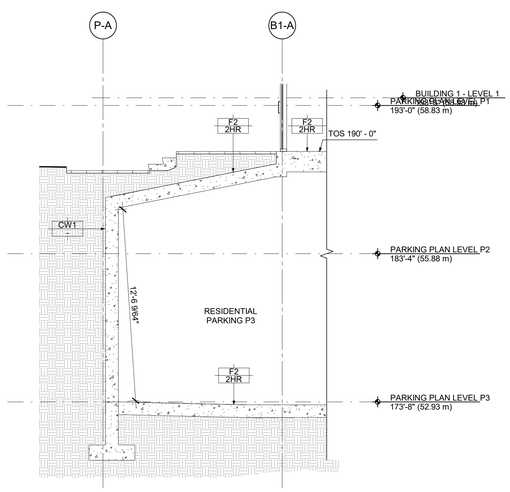
3 WALL SECTION E-W 2 - WEST 2
1/4" = 1'-0"



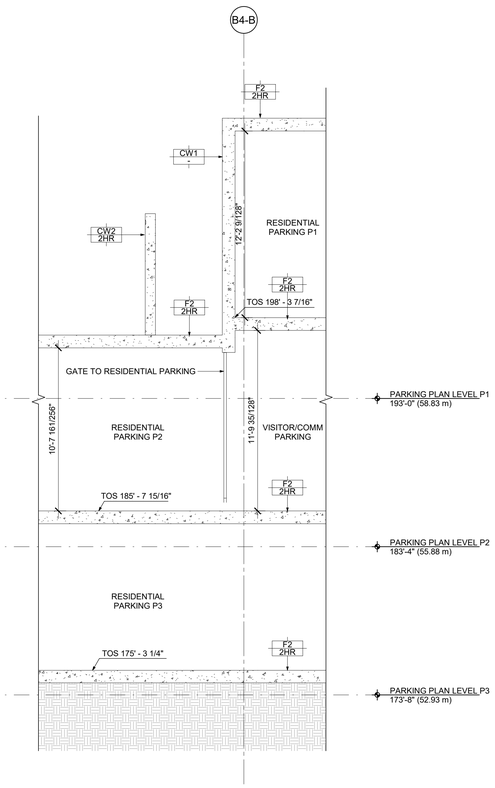
4 WALL SECTION E-W 2 - WEST 3
1/4" = 1'-0"



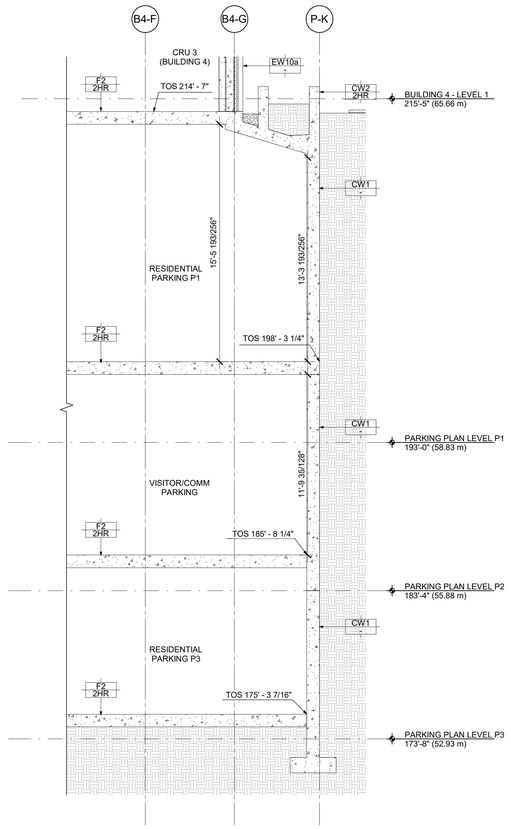
5 WALL SECTION E-W 2 - EAST
1/4" = 1'-0"



6 WALL SECTION E-W 3 - EAST
1/4" = 1'-0"



7 WALL SECTION E-W 3 - EAST 2
1/4" = 1'-0"



8 WALL SECTION E-W 3 - WEST
1/4" = 1'-0"

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SEAL:

CICCOZZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE
PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

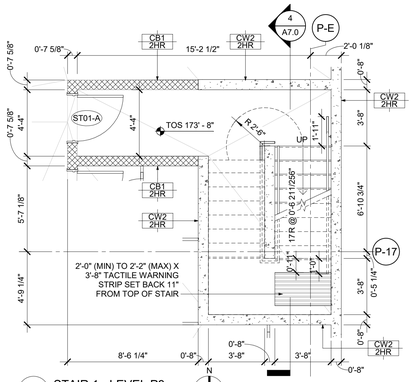
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

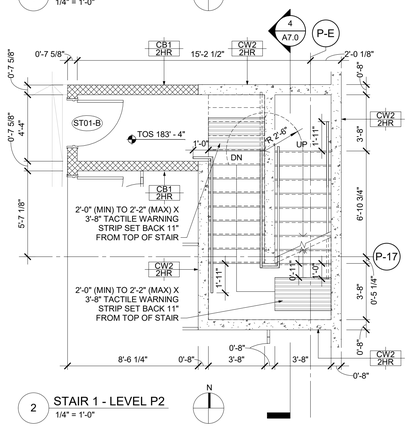
WALL SECTIONS (PARKADE)

REV. NO.:

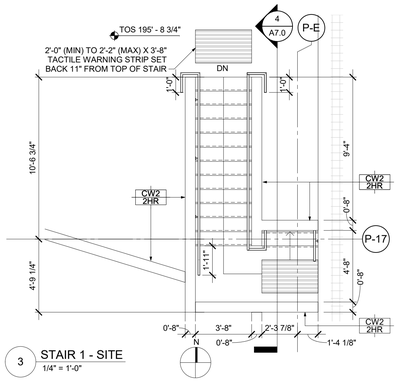
SHEET NO.: **A6.2**



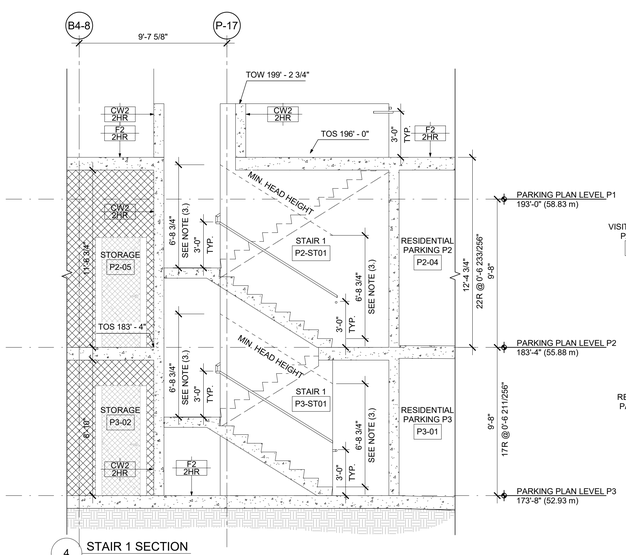
1 STAIR 1 - LEVEL P3
1/4" = 1'-0"



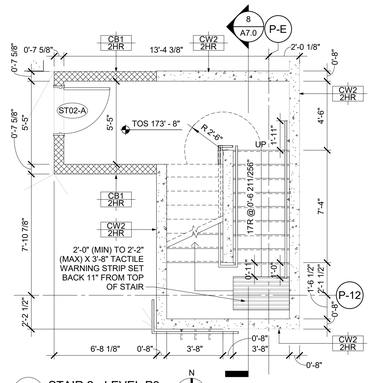
2 STAIR 1 - LEVEL P2
1/4" = 1'-0"



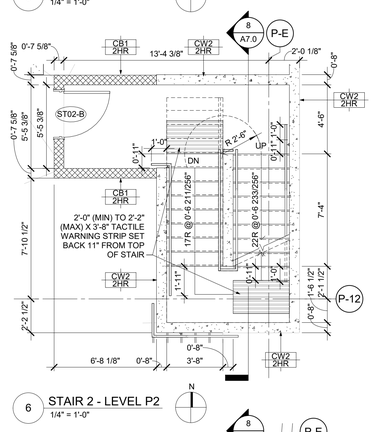
3 STAIR 1 - SITE
1/4" = 1'-0"



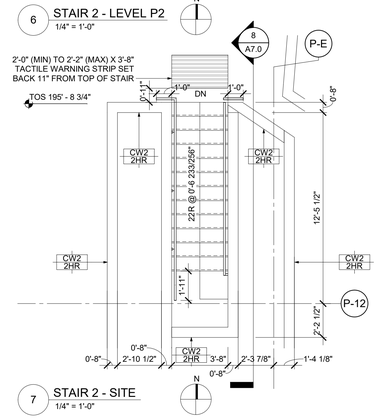
4 STAIR 1 SECTION
1/4" = 1'-0"



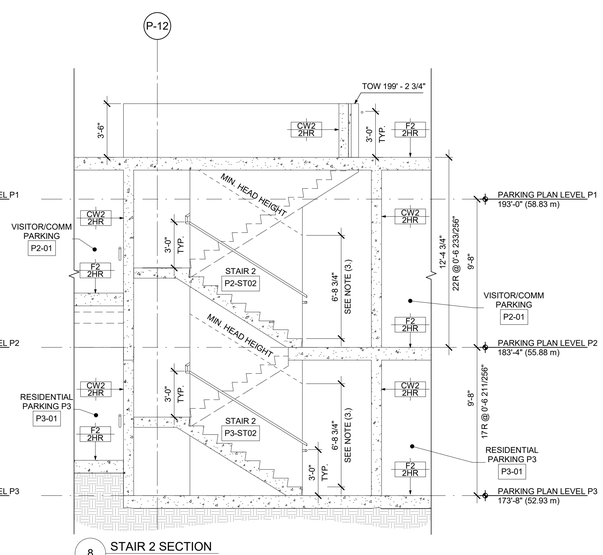
5 STAIR 2 - LEVEL P3
1/4" = 1'-0"



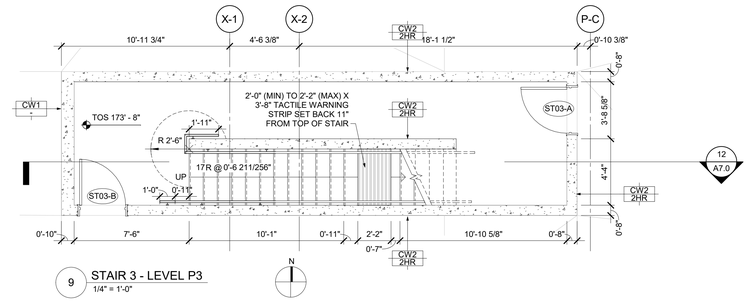
6 STAIR 2 - LEVEL P2
1/4" = 1'-0"



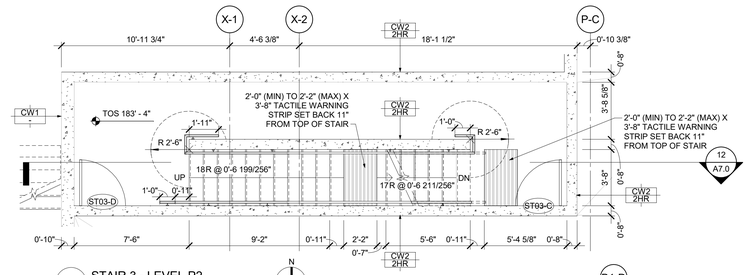
7 STAIR 2 - SITE
1/4" = 1'-0"



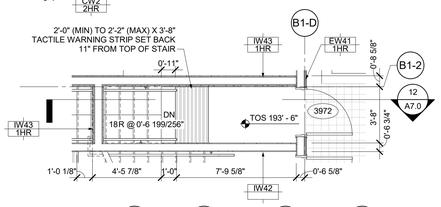
8 STAIR 2 SECTION
1/4" = 1'-0"



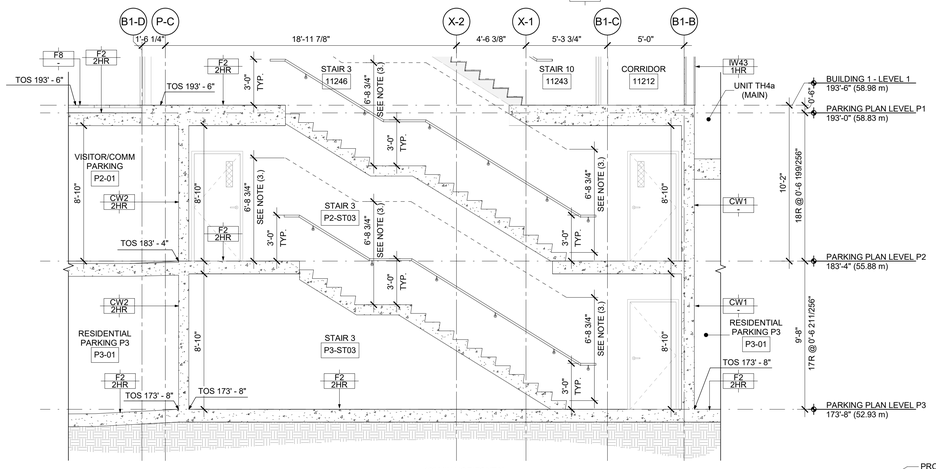
9 STAIR 3 - LEVEL P3
1/4" = 1'-0"



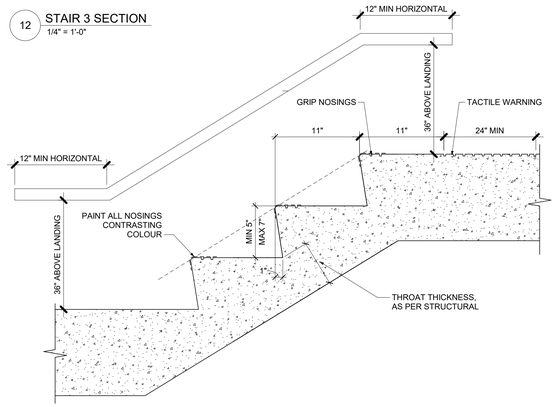
10 STAIR 3 - LEVEL P2
1/4" = 1'-0"



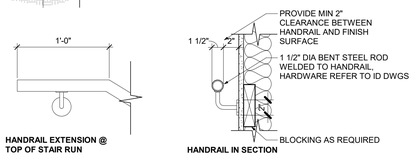
11 STAIR 3 - BLDG 1 LEVEL 1
1/4" = 1'-0"



12 STAIR 3 SECTION
1/4" = 1'-0"



13 TYP CONCRETE STAIR DETAIL
1 1/2" = 1'-0"



14 TYP HANDRAIL DETAIL
1 1/2" = 1'-0"

STAIR GENERAL NOTES:

1. 3/8" ROUND NOSING TYP. FOR ALL STAIRS
2. 1 1/2" DIA. PIPE HANDRAIL PTD. OR PREFINISHED ALUMINUM
3. CONTRACTOR TO VERIFY MINIMUM CLEAR HEADROOM AT ALL STAIR OPENING TO BE 2050 mm (6'-8 3/4")
4. LIQUID APPLIED URETHANE COATING ON ALL EXPOSED EXTERIOR STAIRS TO RETURN UP WALL MIN. 4" ABOVE LINE THRU NOSING
5. FOR COMMON STAIRS:
   A. ALL INTERIOR AND EXTERIOR STAIRS MUST HAVE A CONTRAST COLOUR (OR A DISTINCTIVE PATTERN) & TRACTION STRIP TO DEMARCATE THE LEADING EDGE OF ALL TREADS & LANDINGS THAT IS READILY APPARENT FROM BOTH DIRECTIONS OF TRAVEL
   B. HANDRAILS ON BOTH SIDES, 3'0" HEIGHT FROM NOSING WITH 2" CLEAR BETWEEN WALL FACE & RAIL AS PER CODE.

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TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE, LANGLEY, BC

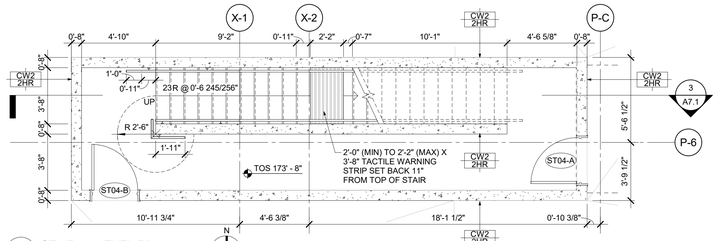
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

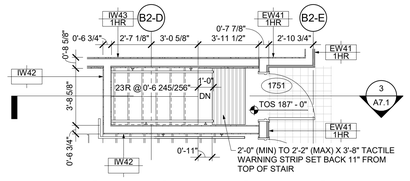
STAIR PLANS AND SECTIONS (PARKADE & SITE)

REV. NO.:

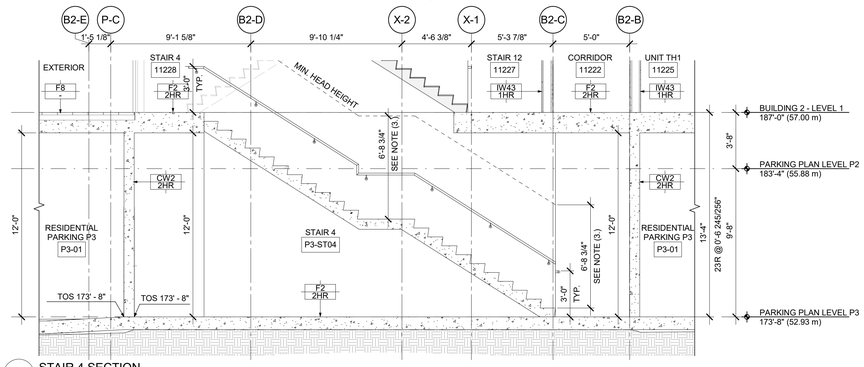
SHEET NO.: **A7.0**



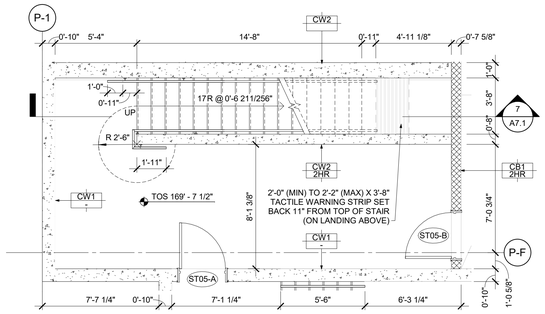
1 STAIR 4 - LEVEL P3
1/4" = 1'-0"



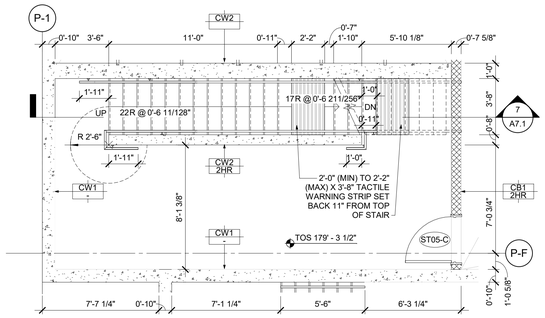
2 STAIR 4 - BLDG 2 LEVEL 1
1/4" = 1'-0"



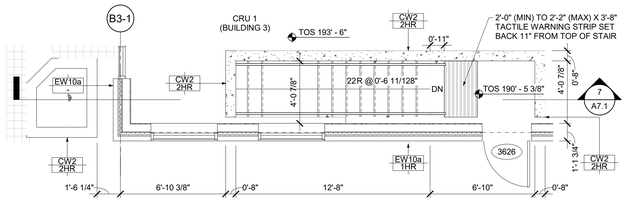
3 STAIR 4 SECTION
1/4" = 1'-0"



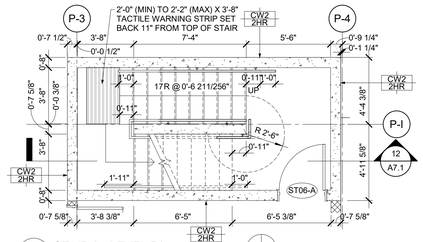
4 STAIR 5 - LEVEL P3
1/4" = 1'-0"



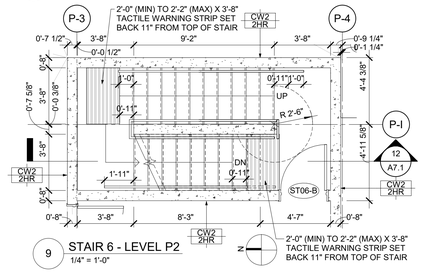
5 STAIR 5 - LEVEL P2
1/4" = 1'-0"



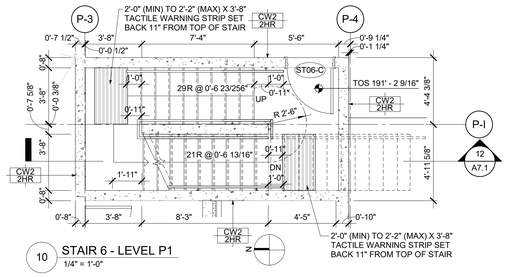
6 STAIR 5 - BLDG 3 LEVEL 1
1/4" = 1'-0"



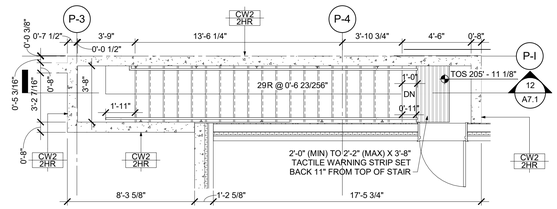
8 STAIR 6 - LEVEL P3
1/4" = 1'-0"



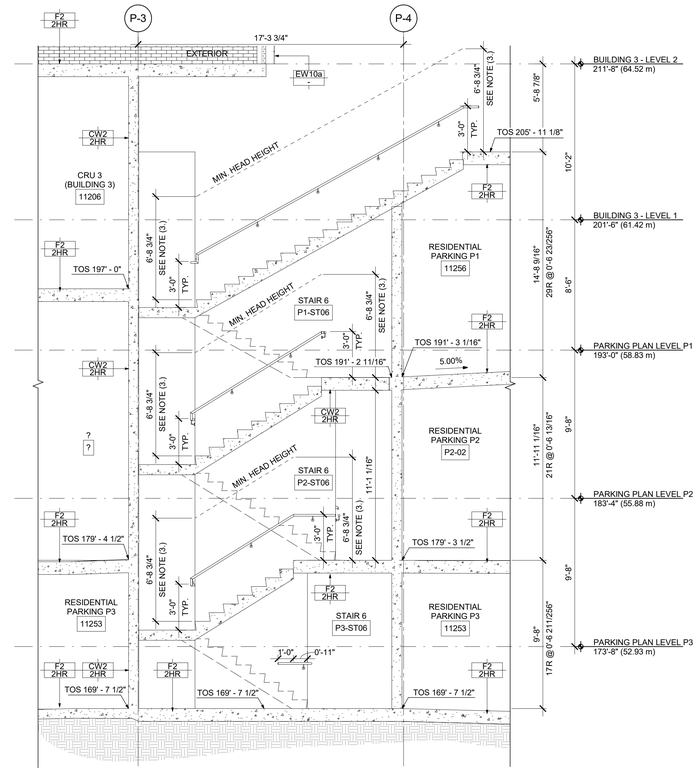
9 STAIR 6 - LEVEL P2
1/4" = 1'-0"



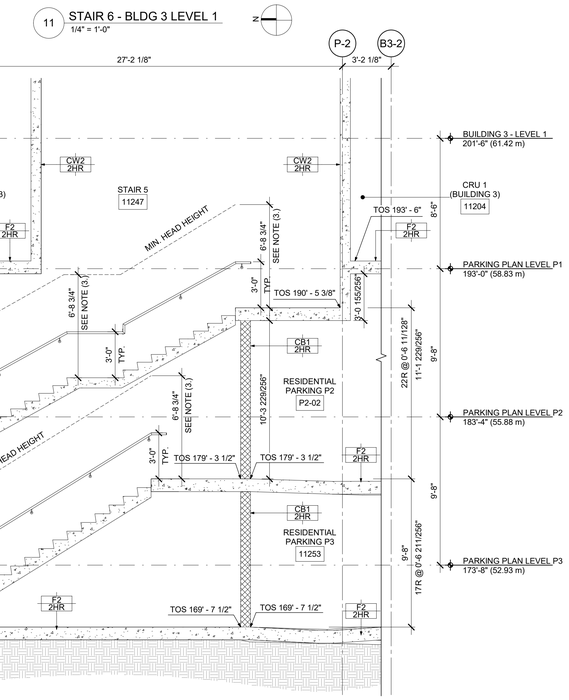
10 STAIR 6 - LEVEL P1
1/4" = 1'-0"



11 STAIR 6 - BLDG 3 LEVEL 1
1/4" = 1'-0"



12 STAIR 6 SECTION
1/4" = 1'-0"



7 STAIR 5 SECTION
1/4" = 1'-0"

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15th FLOOR
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VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

STAIR GENERAL NOTES:

1. 3/8" ROUND NOSING TYP. FOR ALL STAIRS
2. 1 1/2" DIA. PIPE HANDRAIL PTD. OR PREFINISHED ALUMINUM
3. CONTRACTOR TO VERIFY MINIMUM CLEAR HEADROOM AT ALL STAIR OPENING TO BE 2050 mm (6'-8 3/4")
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   B. HANDRAILS ON BOTH SIDES, 3'0" HEIGHT FROM NOSING WITH 2" CLEAR BETWEEN WALL FACE & RAIL AS PER CODE.

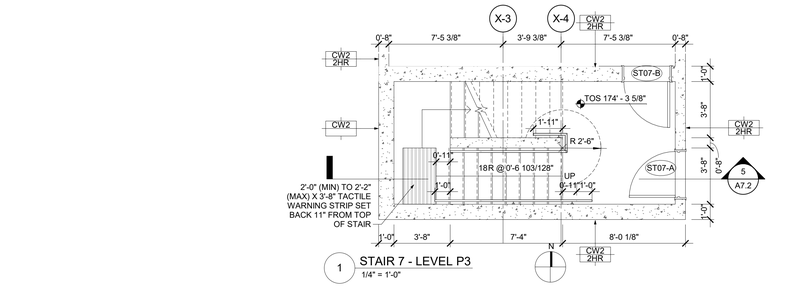
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

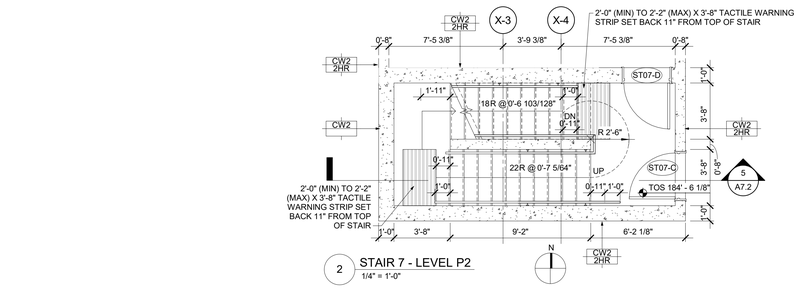
STAIR PLANS AND SECTIONS (PARKADE & SITE)

REV. NO.:

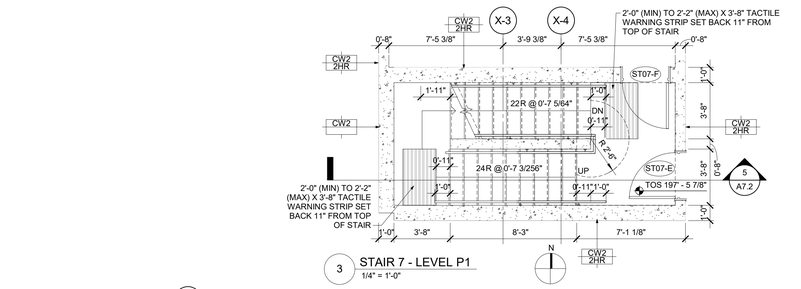
SHEET NO.: **A7.1**



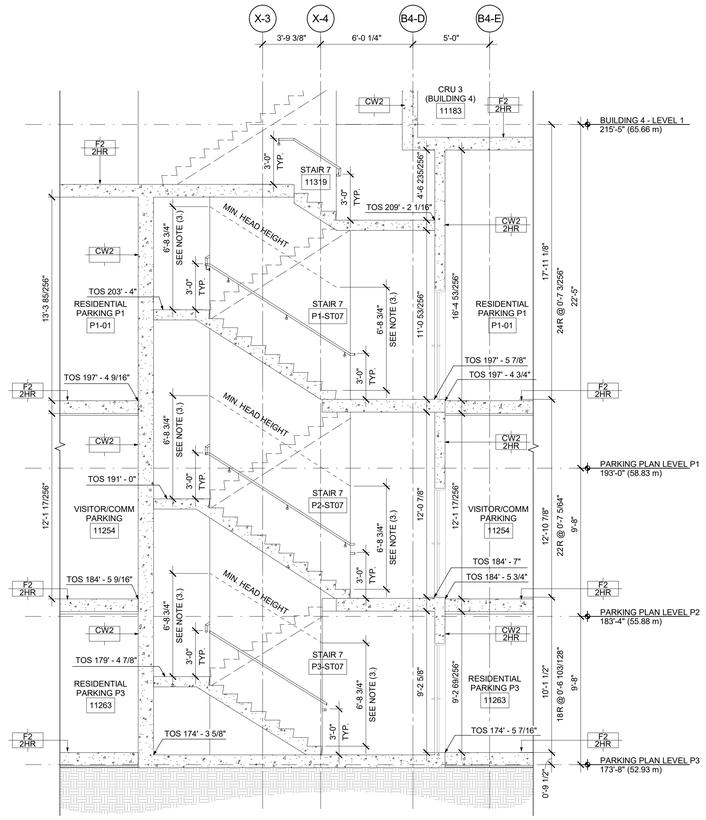
1 STAIR 7 - LEVEL P3
1/4" = 1'-0"



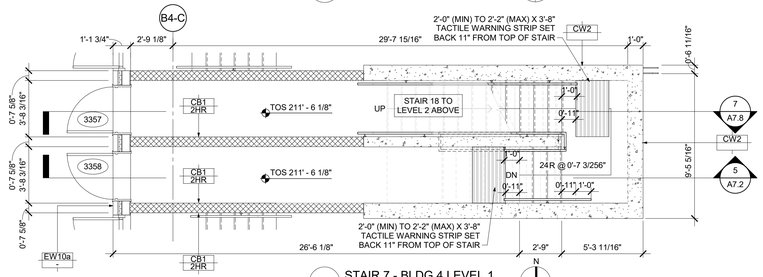
2 STAIR 7 - LEVEL P2
1/4" = 1'-0"



3 STAIR 7 - LEVEL P1
1/4" = 1'-0"



5 STAIR 7 SECTION
1/4" = 1'-0"



4 STAIR 7 - BLDG 4 LEVEL 1
1/4" = 1'-0"

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SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

STAIR GENERAL NOTES:

1. 3/8" ROUND NOSING TYP. FOR ALL STAIRS
2. 1 1/2" DIA. PIPE HANDRAIL PTD. OR PREFINISHED ALUMINUM
3. CONTRACTOR TO VERIFY MINIMUM CLEAR HEADROOM AT ALL STAIR OPENING TO BE 2050 mm (6'-8 3/4")
4. LIQUID APPLIED URETHANE COATING ON ALL EXPOSED EXTERIOR STAIRS TO RETURN UP WALL MIN. 4" ABOVE LINE THRU NOSING
5. FOR COMMON STAIRS:
   A. ALL INTERIOR AND EXTERIOR STAIRS MUST HAVE A CONTRAST COLOUR (OR A DISTINCTIVE PATTERN) & TRACTION STRIP TO DEMARCATE THE LEADING EDGE OF ALL TREADS & LANDINGS THAT IS READILY APPARENT FROM BOTH DIRECTIONS OF TRAVEL
   B. HANDRAILS ON BOTH SIDES, 3'0" HEIGHT FROM NOSING WITH 2" CLEAR BETWEEN WALL FACE & RAIL AS PER CODE.

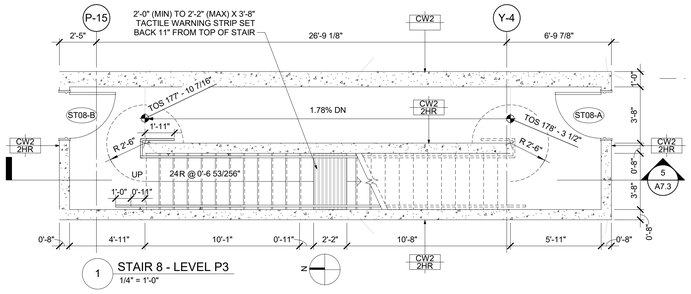
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

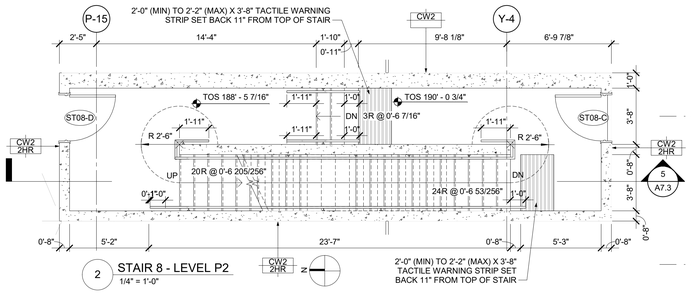
STAIR PLANS AND SECTIONS (PARKADE & SITE)

REV. NO.:

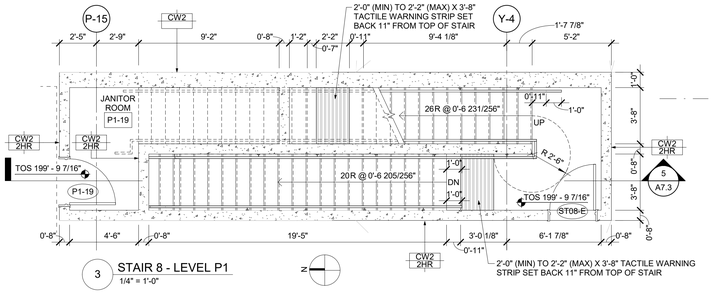
SHEET NO.: **A7.2**



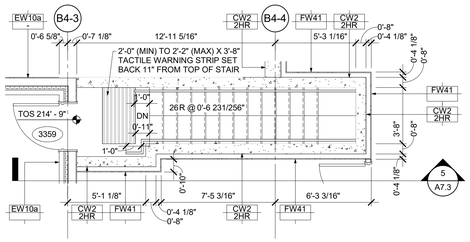
1 STAIR 8 - LEVEL P3
1/4" = 1'-0"



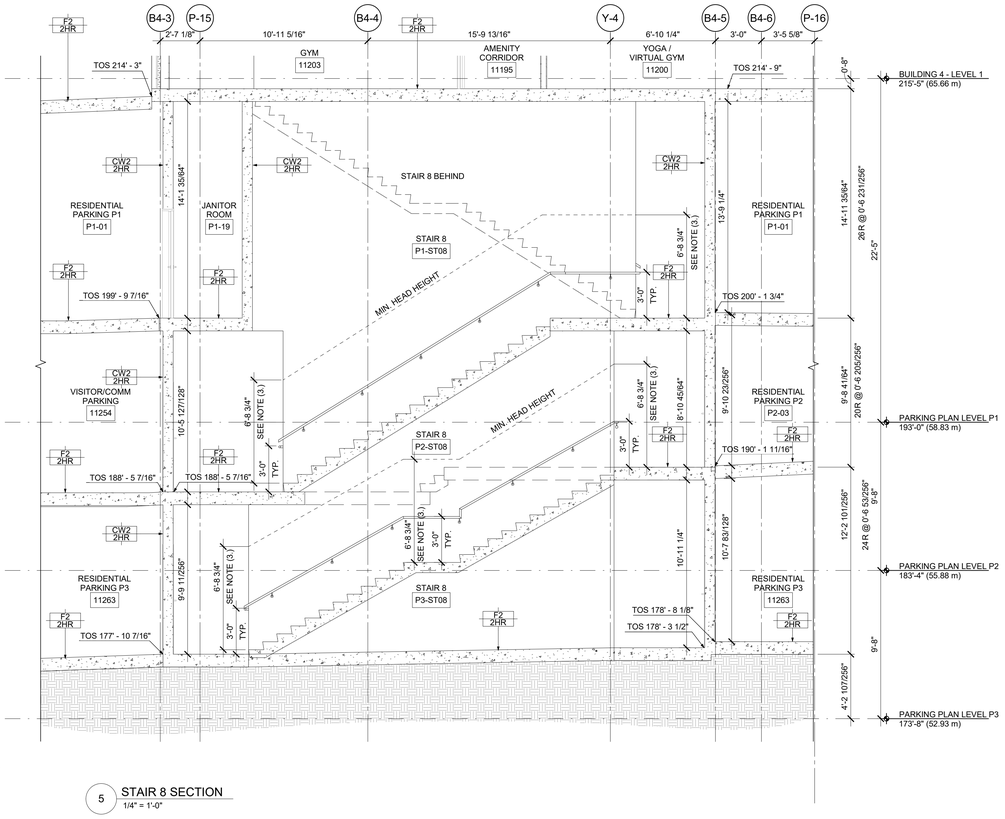
2 STAIR 8 - LEVEL P2
1/4" = 1'-0"



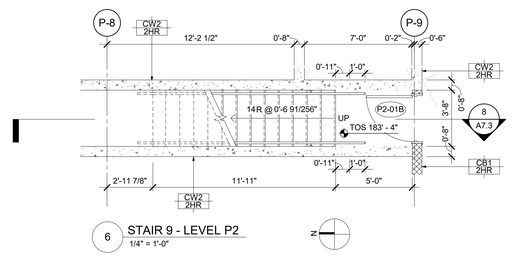
3 STAIR 8 - LEVEL P1
1/4" = 1'-0"



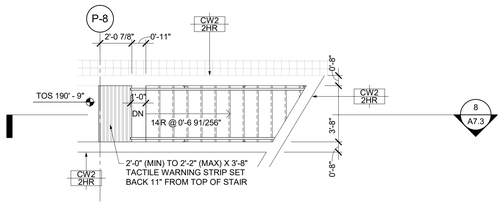
4 STAIR 8 - BLDG 4 LEVEL 1
1/4" = 1'-0"



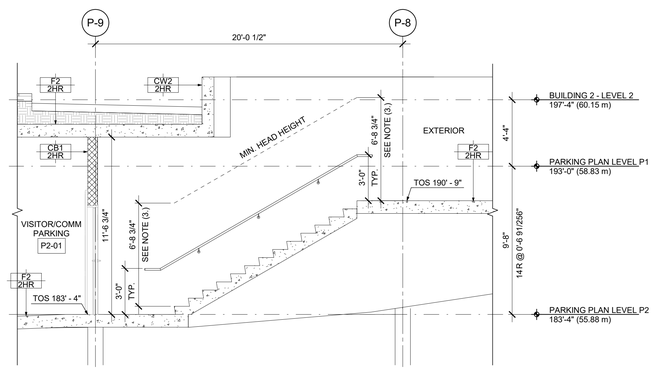
5 STAIR 8 SECTION
1/4" = 1'-0"



6 STAIR 9 - LEVEL P2
1/4" = 1'-0"



7 STAIR 9 - SITE
1/4" = 1'-0"



8 STAIR 9 SECTION
1/4" = 1'-0"

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ISSUE:

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15th FLOOR
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VANCOUVER, B.C.
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TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

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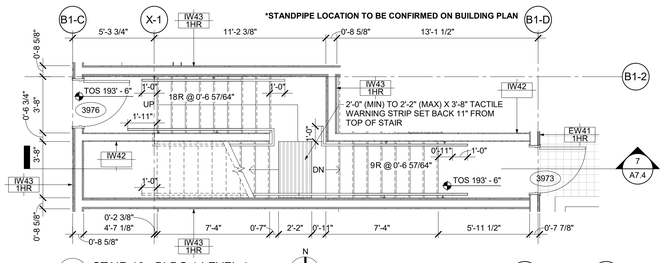
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

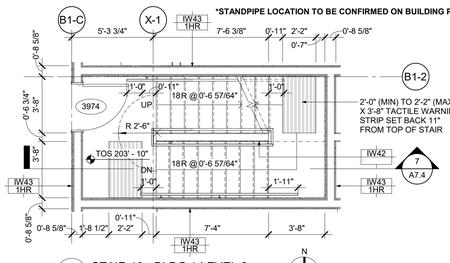
STAIR PLANS AND SECTIONS (PARKADE & SITE)

REV. NO.:

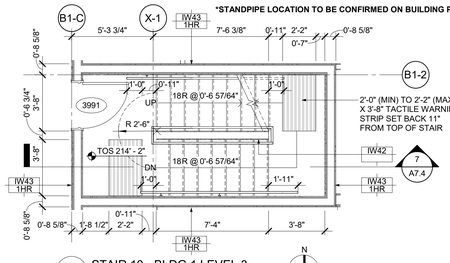
SHEET NO.: **A7.3**



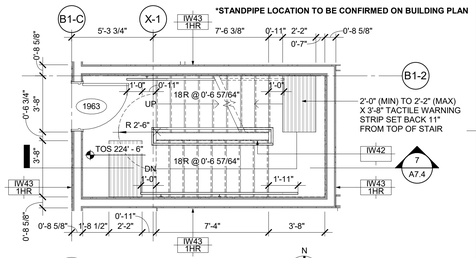
1 STAIR 10 - BLDG 1 LEVEL 1
1/4" = 1'-0"



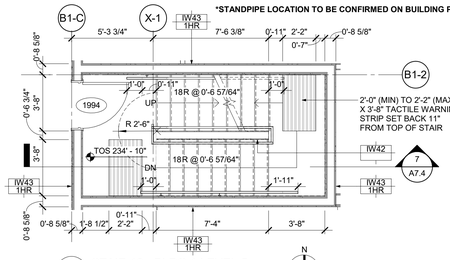
2 STAIR 10 - BLDG 1 LEVEL 2
1/4" = 1'-0"



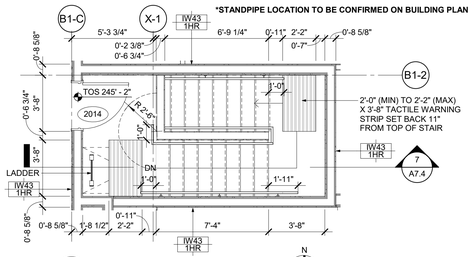
3 STAIR 10 - BLDG 1 LEVEL 3
1/4" = 1'-0"



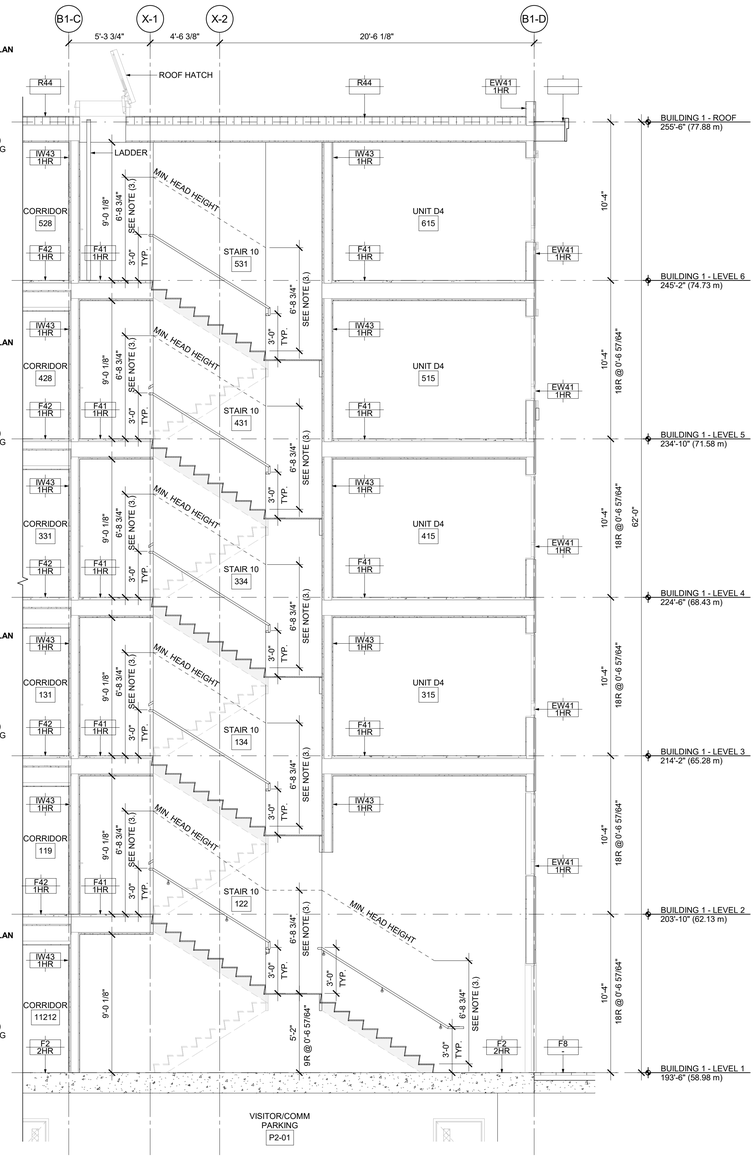
4 STAIR 10 - BLDG 1 LEVEL 4
1/4" = 1'-0"



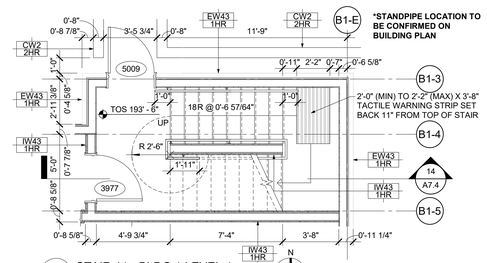
5 STAIR 10 - BLDG 1 LEVEL 5
1/4" = 1'-0"



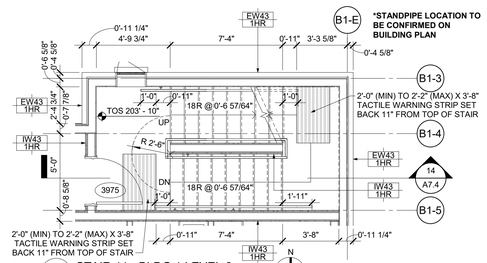
6 STAIR 10 - BLDG 1 LEVEL 6
1/4" = 1'-0"



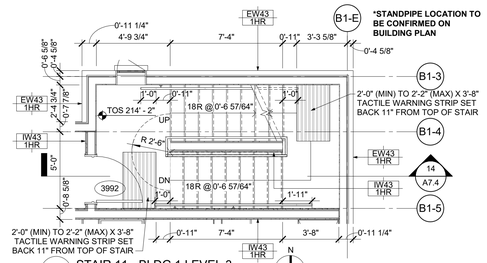
7 STAIR 10 SECTION
1/4" = 1'-0"



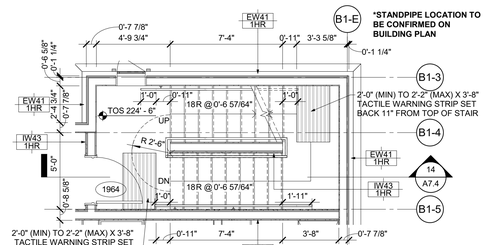
8 STAIR 11 - BLDG 1 LEVEL 1
1/4" = 1'-0"



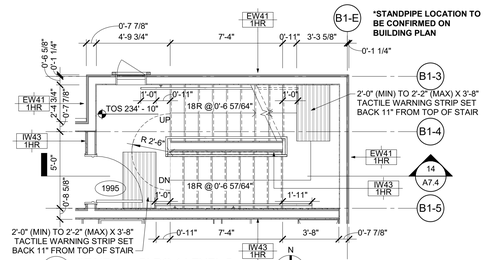
9 STAIR 11 - BLDG 1 LEVEL 2
1/4" = 1'-0"



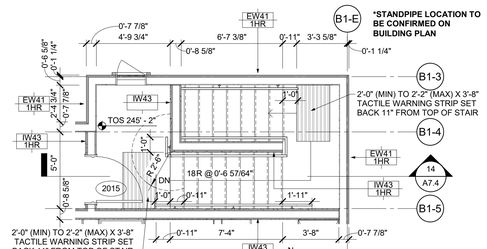
10 STAIR 11 - BLDG 1 LEVEL 3
1/4" = 1'-0"



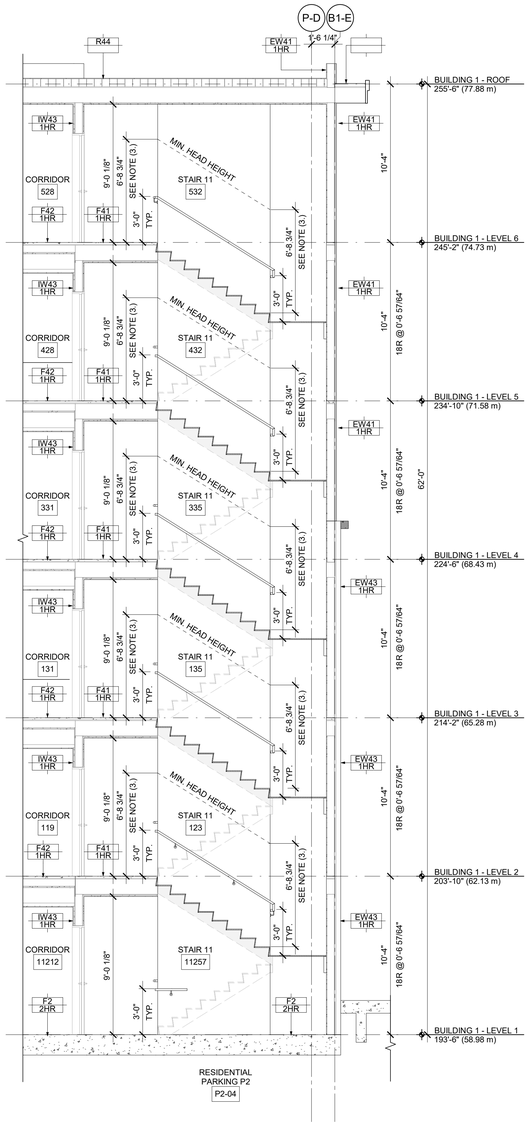
11 STAIR 11 - BLDG 1 LEVEL 4
1/4" = 1'-0"



12 STAIR 11 - BLDG 1 LEVEL 5
1/4" = 1'-0"



13 STAIR 11 - BLDG 1 LEVEL 6
1/4" = 1'-0"



14 STAIR 11 SECTION
1/4" = 1'-0"

STAIR GENERAL NOTES:

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TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

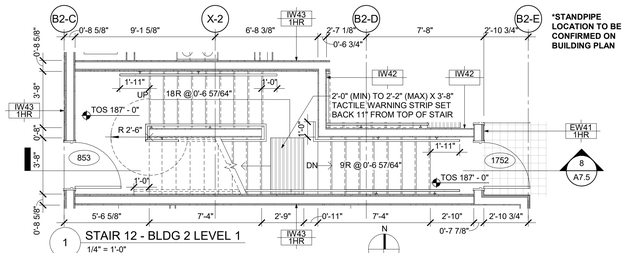
DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

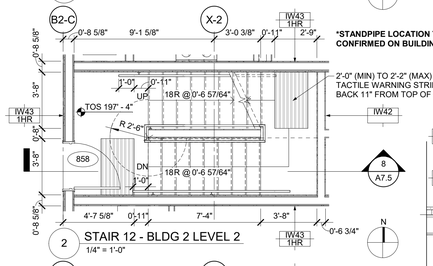
STAIR PLANS AND SECTIONS (ABOVE GRADE)

REV. NO.:

SHEET NO.: A7.4



1 STAIR 12 - BLDG 2 LEVEL 1
1/4" = 1'-0"



2 STAIR 12 - BLDG 2 LEVEL 2
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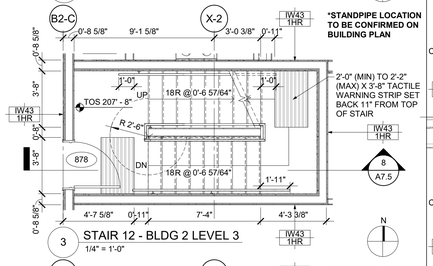
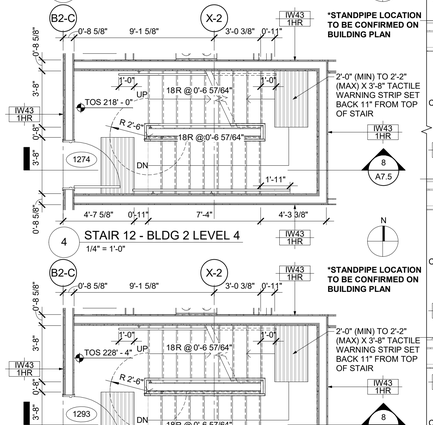


3 STAIR 12 - BLDG 2 LEVEL 3
1/4" = 1'-0"



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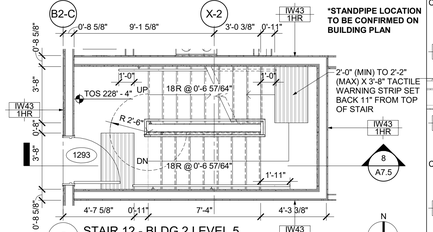
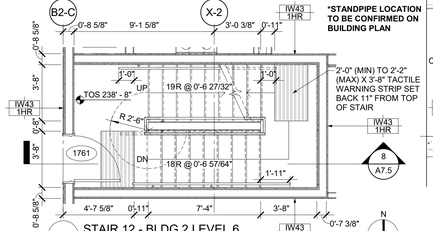
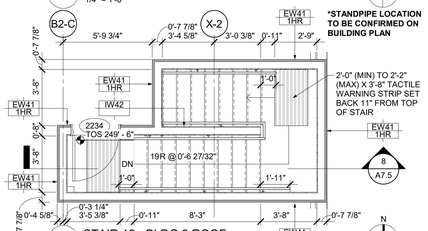
1/4" = 1'-0"



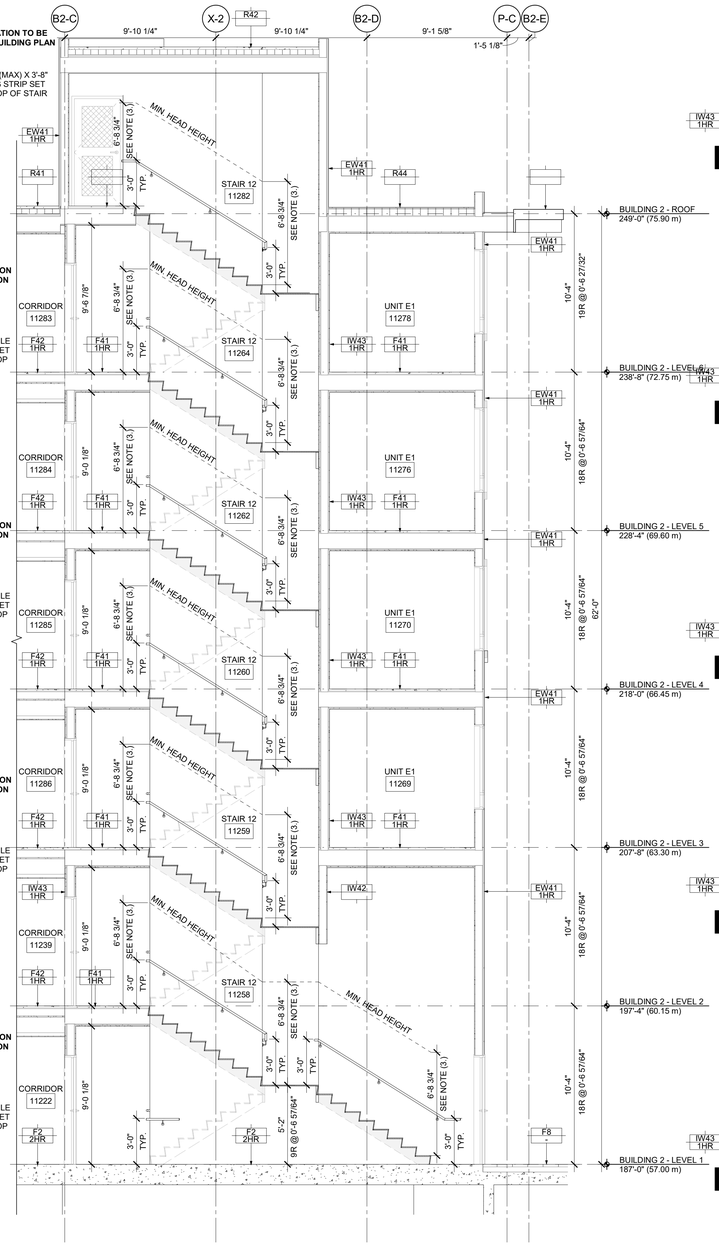
5 STAIR 12 - BLDG 2 LEVEL 5
1/4" = 1'-0"



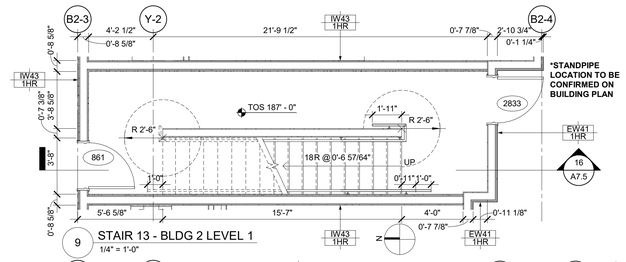
6 STAIR 12 - BLDG 2 LEVEL 6
1/4" = 1'-0"



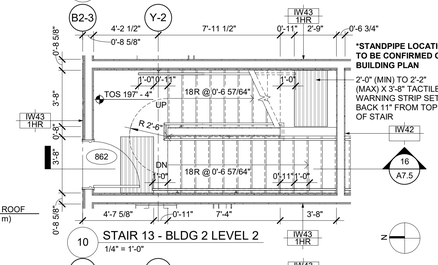
7 STAIR 12 - BLDG 2 ROOF
1/4" = 1'-0"



8 STAIR 12 SECTION
1/4" = 1'-0"



9 STAIR 13 - BLDG 2 LEVEL 1
1/4" = 1'-0"



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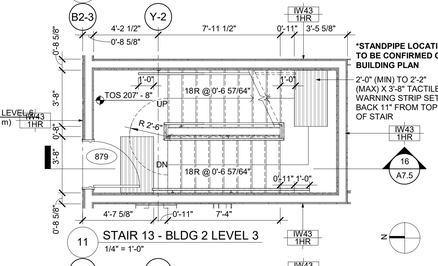
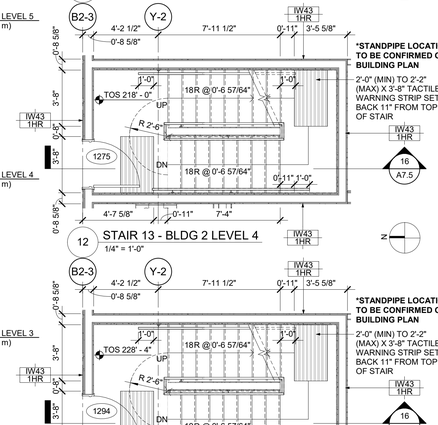
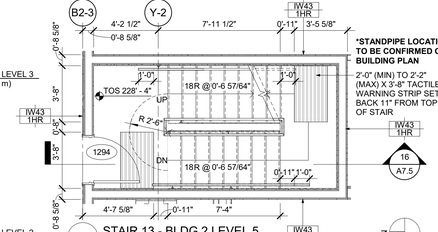
1/4" = 1'-0"



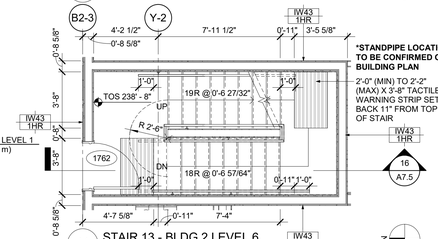
11 STAIR 13 - BLDG 2 LEVEL 3
1/4" = 1'-0"



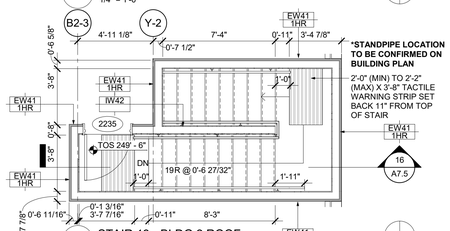
12 STAIR 13 - BLDG 2 LEVEL 4
1/4" = 1'-0"



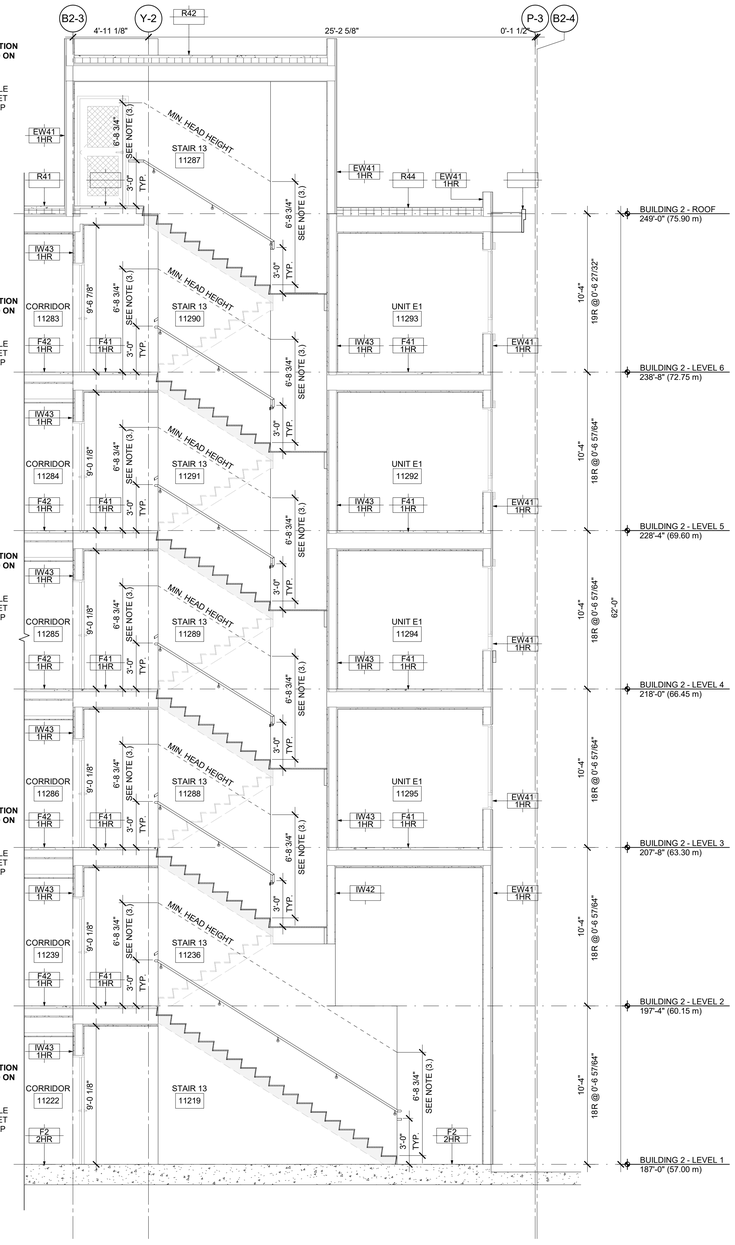
13 STAIR 13 - BLDG 2 LEVEL 5
1/4" = 1'-0"



14 STAIR 13 - BLDG 2 LEVEL 6
1/4" = 1'-0"



15 STAIR 13 - BLDG 2 ROOF
1/4" = 1'-0"



16 STAIR 13 SECTION
1/4" = 1'-0"

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5. FOR COMMON STAIRS:
   A. ALL INTERIOR AND EXTERIOR STAIRS MUST HAVE A CONTRAST COLOUR (OR A DISTINCTIVE PATTERN) & TRACTION STRIP TO DEMARCATE THE LEADING EDGE OF ALL TREADS & LANDINGS THAT IS READILY APPARENT FROM BOTH DIRECTIONS OF TRAVEL
   B. HANDRAILS ON BOTH SIDES, 3'0" HEIGHT FROM NOSING WITH 2" CLEAR BETWEEN WALL FACE & RAIL AS PER CODE.

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SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

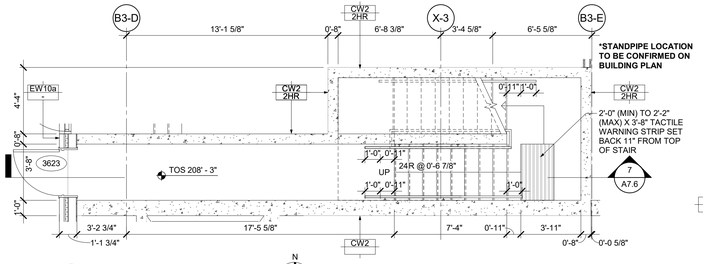
DRAWN BY:	CHECKED BY:
Author	Checker
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

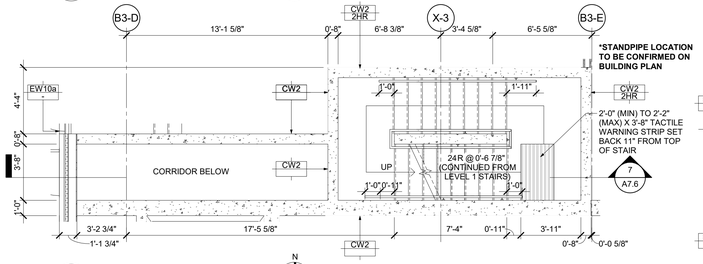
STAIR PLANS AND SECTIONS (ABOVE GRADE)

REV. NO.:

SHEET NO.: **A7.5**



1 STAIR 14 - BLDG 3 LEVEL 1
1/4" = 1'-0"



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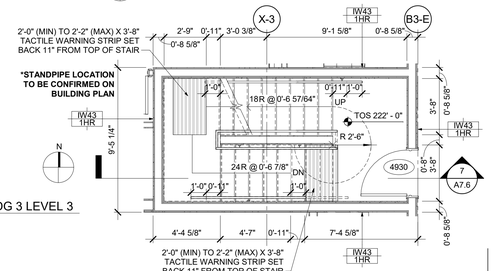
1/4" = 1'-0"



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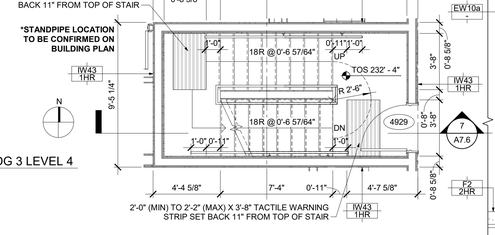
1/4" = 1'-0"



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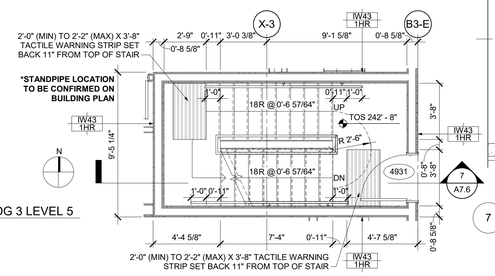

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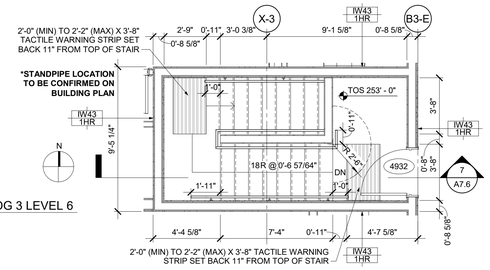
1/4" = 1'-0"



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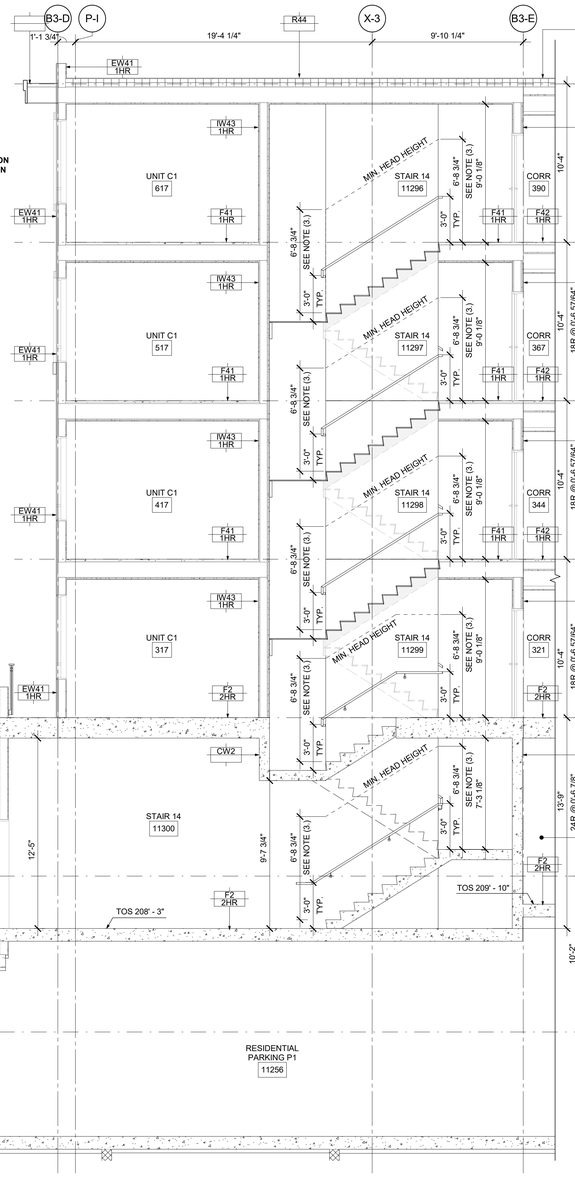

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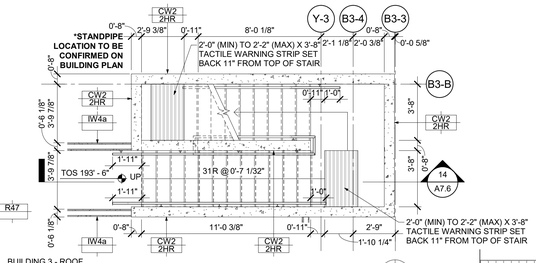

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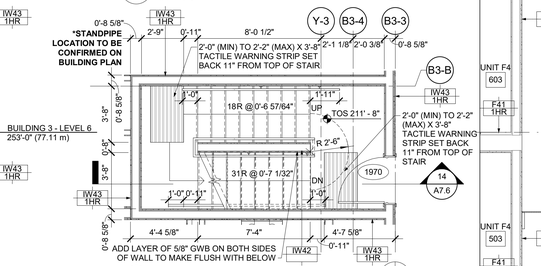

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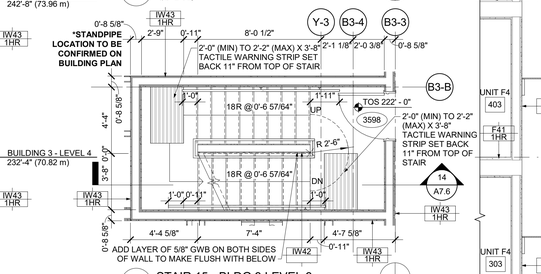

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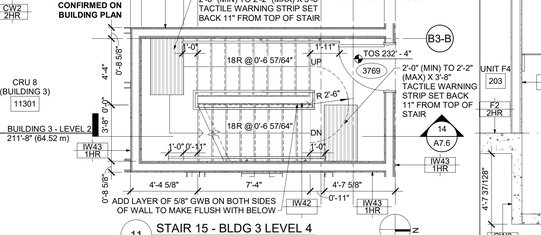

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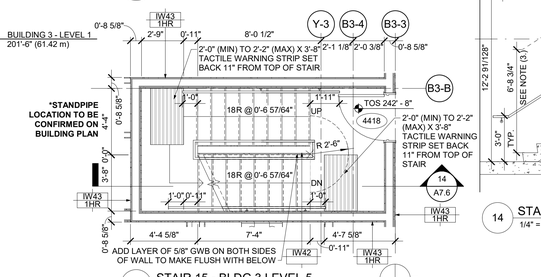
1/4" = 1'-0"



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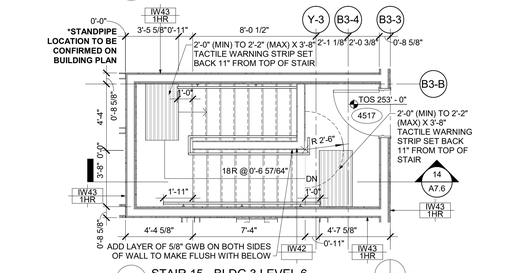
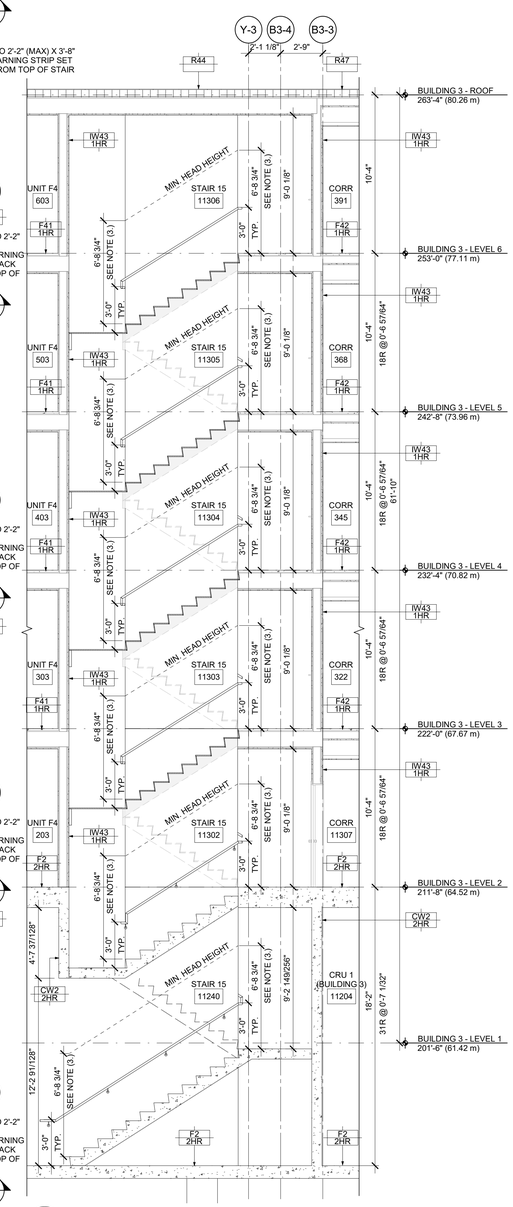
1/4" = 1'-0"



13 STAIR 15 - BLDG 3 LEVEL 6
1/4" = 1'-0"



14 STAIR 15 SECTION
1/4" = 1'-0"

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ESSENCE PROPERTIES

PROJECT:

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19925 & 19957 78B AVE,
LANGLEY, BC

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SCALE: As indicated	PROJECT NO.: 702

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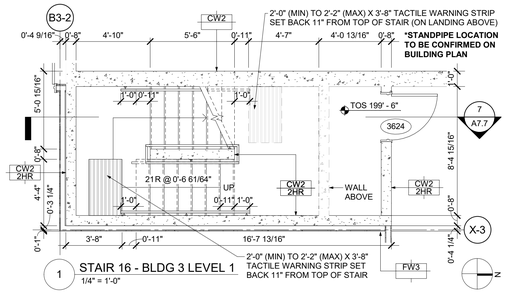
STAIR PLANS AND SECTIONS (ABOVE GRADE)

REV. NO.:

SHEET NO.: **A7.6**



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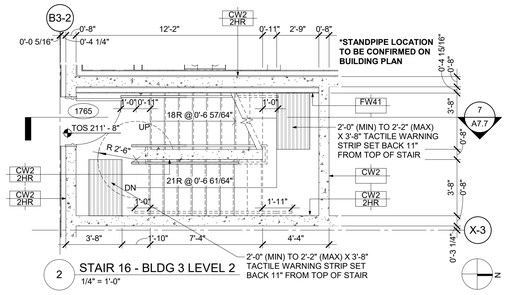
1/4" = 1'-0"



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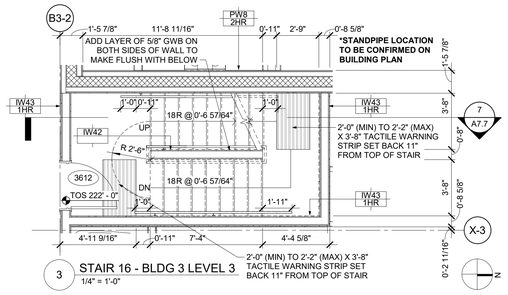
1/4" = 1'-0"



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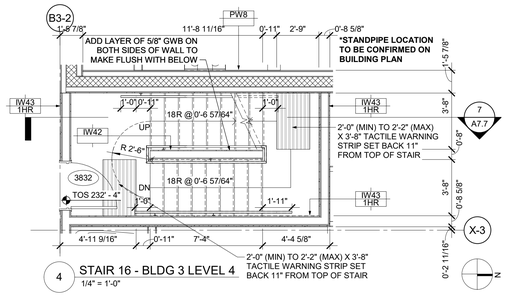
1/4" = 1'-0"



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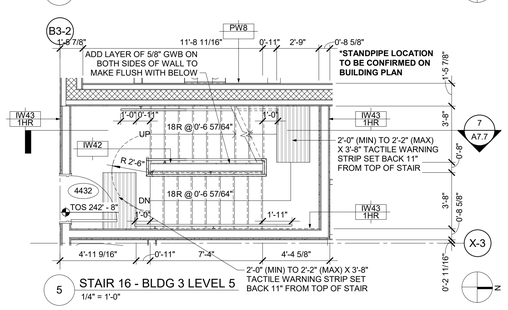

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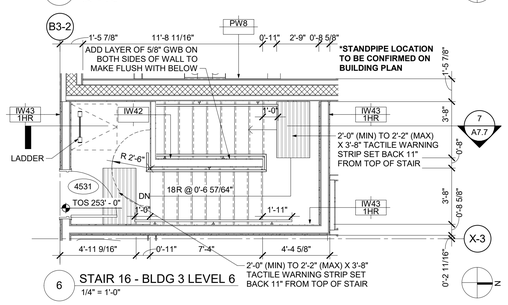
1/4" = 1'-0"



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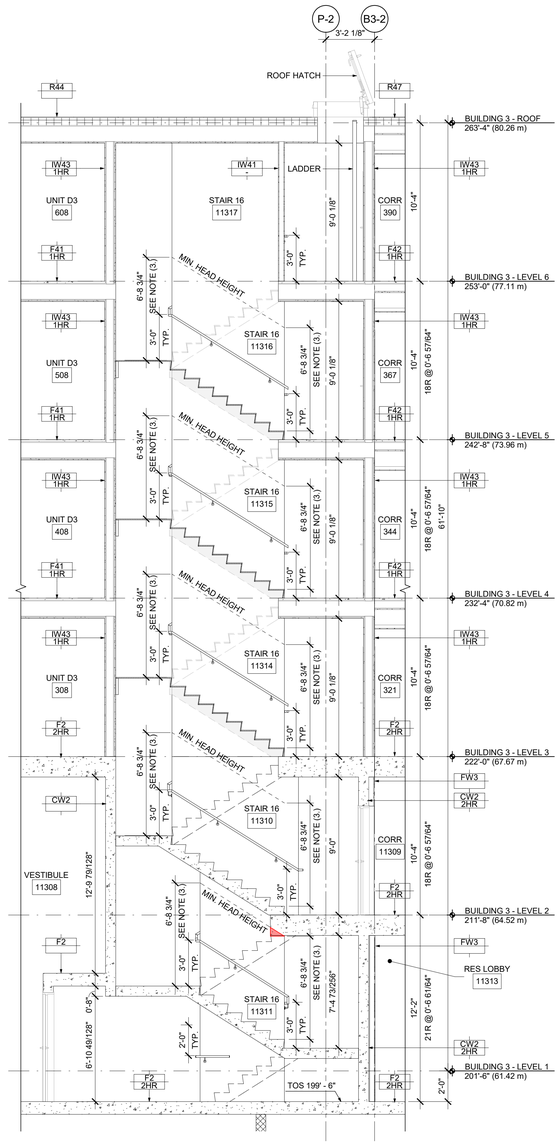
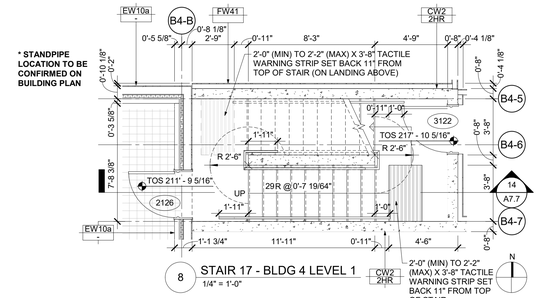
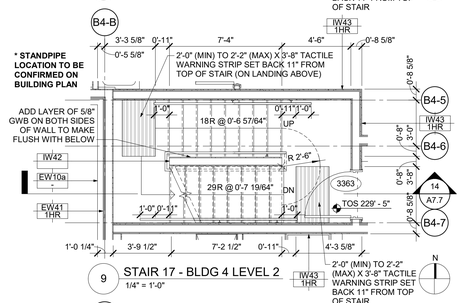
1/4" = 1'-0"



7 STAIR 16 SECTION
1/4" = 1'-0"



8 STAIR 17 - BLDG 4 LEVEL 1
1/4" = 1'-0"



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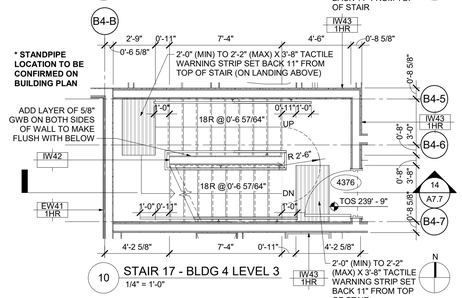

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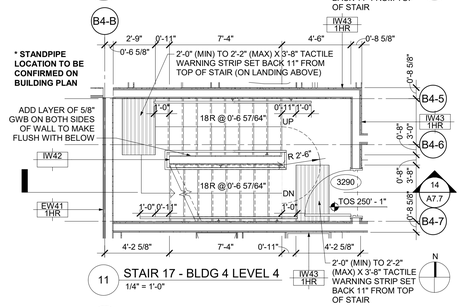
1/4" = 1'-0"



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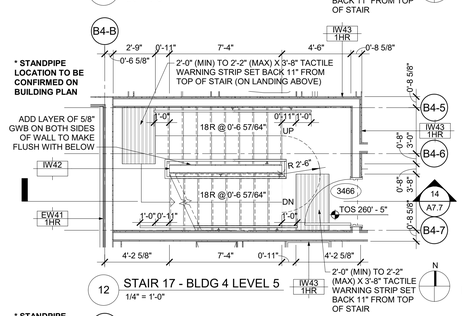
1/4" = 1'-0"



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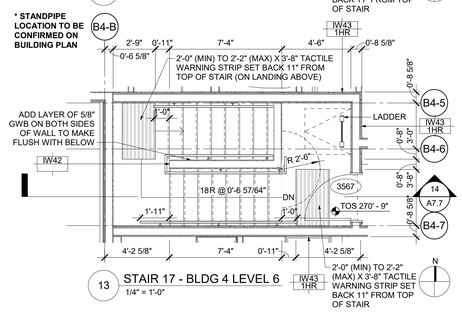
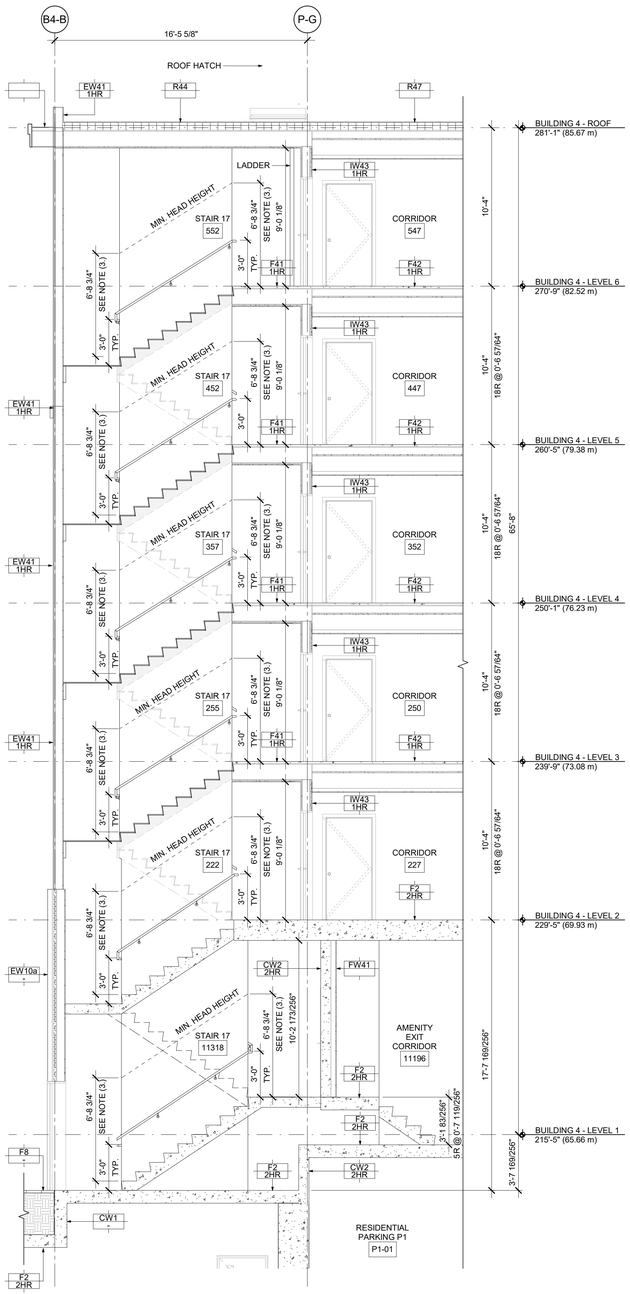
1/4" = 1'-0"



13 STAIR 17 - BLDG 4 LEVEL 6
1/4" = 1'-0"



14 STAIR 17 SECTION
1/4" = 1'-0"

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JERICHO CROSSING PHASE 1

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LANGLEY, BC

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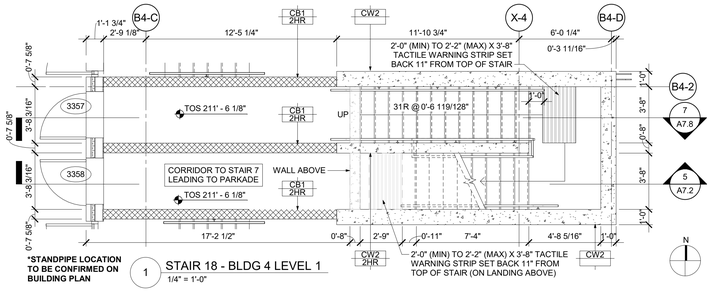
STAIR PLANS AND SECTIONS (ABOVE GRADE)

REV. NO.:	SHEET NO.:
	A7.7



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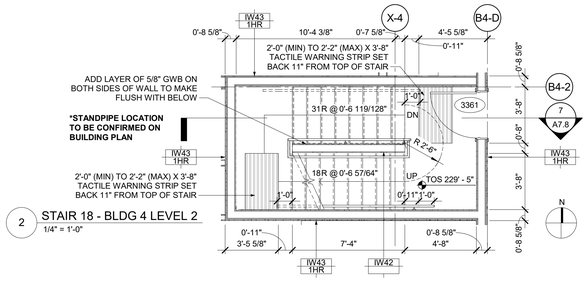

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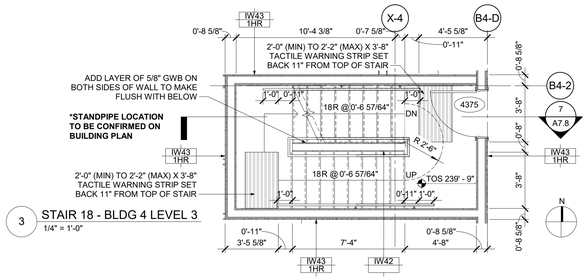

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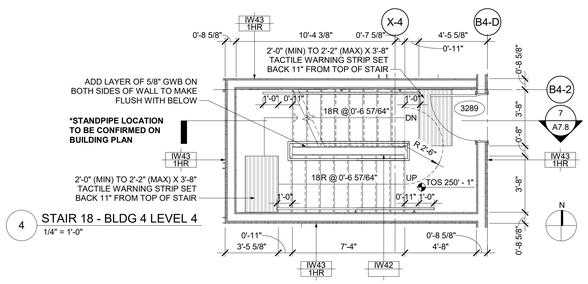
1/4" = 1'-0"



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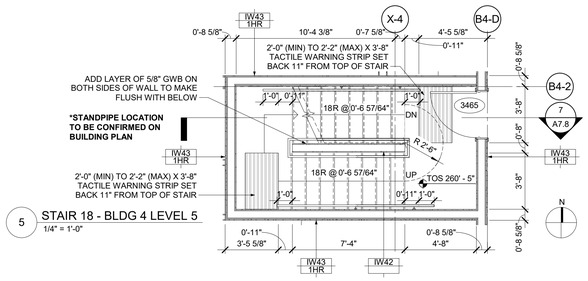
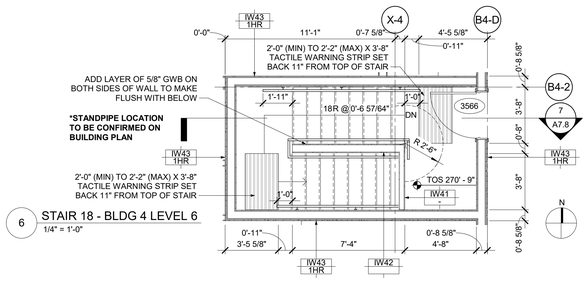
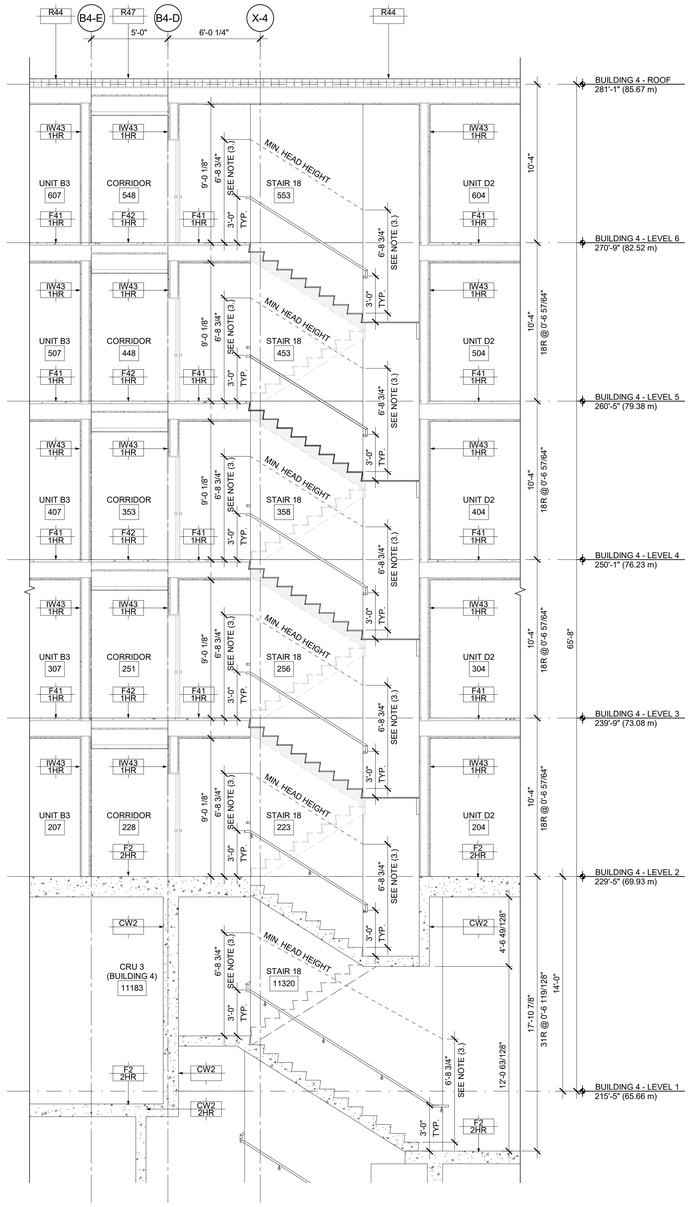
1/4" = 1'-0"



5 STAIR 18 - BLDG 4 LEVEL 5
1/4" = 1'-0"



6 STAIR 18 - BLDG 4 LEVEL 6
1/4" = 1'-0"



7 STAIR 18 SECTION
1/4" = 1'-0"

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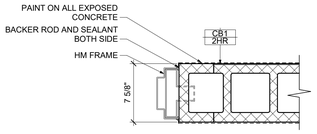
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

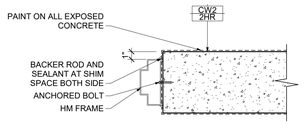
STAIR PLANS AND SECTIONS (ABOVE GRADE)

REV. NO.:

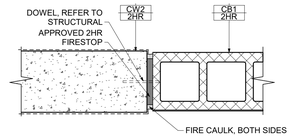
SHEET NO.: **A7.8**



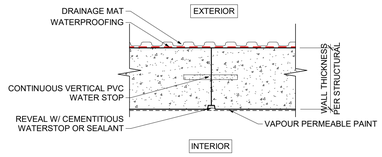
1 TYP DOOR JAMB AT MASONRY WALL
1 1/2" = 1'-0"



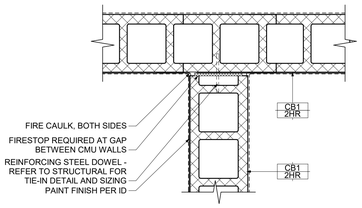
2 TYP DOOR JAMB @ CONCRETE WALL
1 1/2" = 1'-0"



3 INTERSECTION OF CMU WALL TO CONCRETE WALL
1 1/2" = 1'-0"



5 TYP VERTICAL CONSTRUCTION JOINT BELOW GRADE
1 1/2" = 1'-0"



4 TYP MASONRY WALL CONNECTION DETAIL
1 1/2" = 1'-0"

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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
09/15/2023	ISSUED FOR 60% REVIEW SET

SEAL:

CICCOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE,
LANGLEY, BC

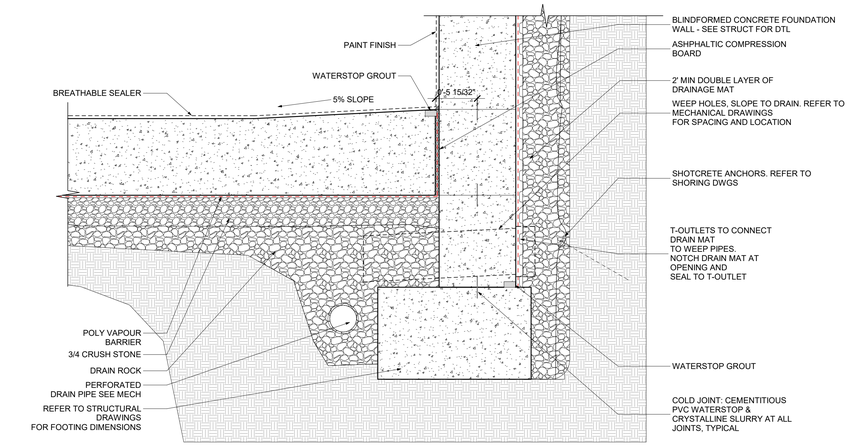
DRAWN BY:	CHECKED BY:
RP/LL/SP/JC	RC
SCALE: 1 1/2" = 1'-0"	PROJECT NO.: 702

SHEET TITLE:

PLAN DETAILS

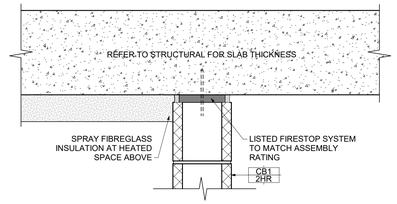
REV. NO.:

SHEET NO.: **A8.0**

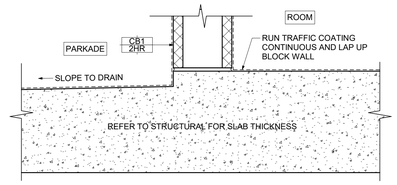


*NOTE: BELOW-SLABINSULATION DEPENDANT ON FROST LINE

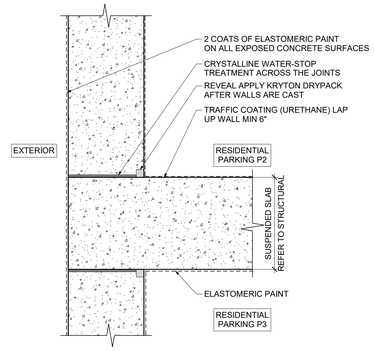
1 TYP FOOTING DETAIL
1 1/2" = 1'-0"



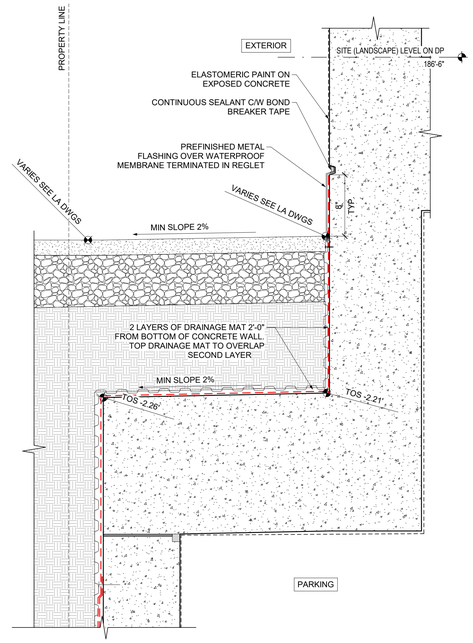
2 INTERSECTION OF RATED CMU WALL TO CONCRETE SLAB
1 1/2" = 1'-0"



3 CURB SECTION DETAIL AT CMU WALL (PARKADE)
1 1/2" = 1'-0"



4 TYP PARKADE FLOOR SECTION DETAIL
1 1/2" = 1'-0"



5 TYP LANE STRUCTURE OVER PARKADE SLAB
1 1/2" = 1'-0"

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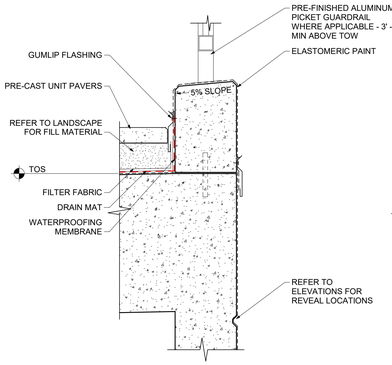
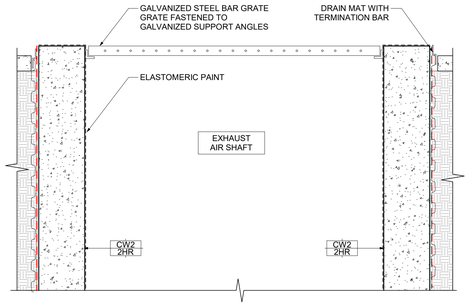
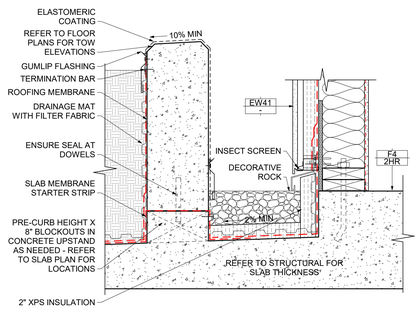


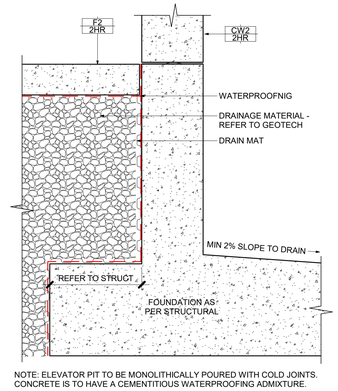
6 TYP GUARDRAIL AT PATIOS
1 1/2" = 1'-0"



7 TYP BELOW GRADE MECHANICAL SHAFT
1 1/2" = 1'-0"

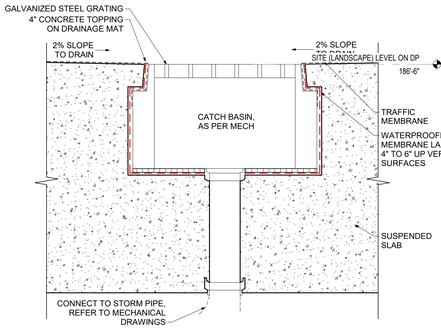


8 LANDSCAPE PLANTER WALL
1 1/2" = 1'-0"



NOTE: ELEVATOR PIT TO BE MONOLITHICALLY POURED WITH COLD JOINTS. CONCRETE IS TO HAVE A CEMENTITIOUS WATERPROOFING ADMIXTURE.

9 ELEVATOR DETAIL AT PIT
1 1/2" = 1'-0"



10 TYP CATCH BASIN AT PARKADE
1 1/2" = 1'-0"

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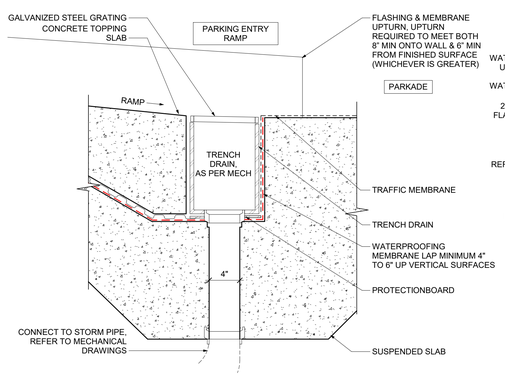
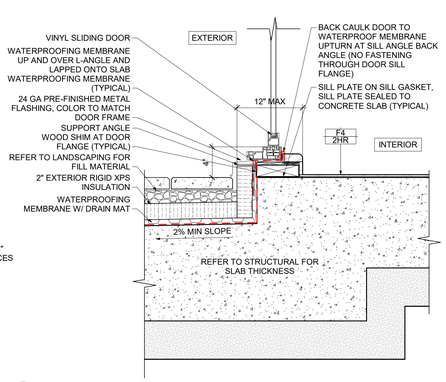
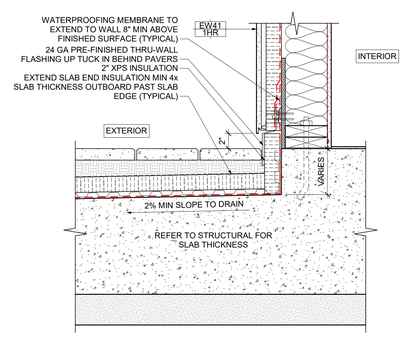


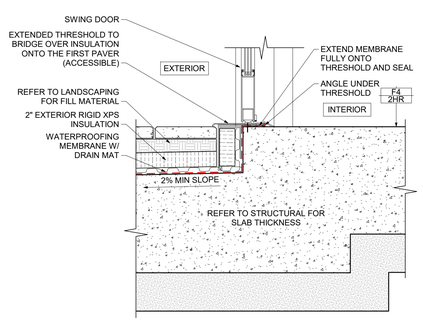
11 TYP TRENCH DRAIN AT PARKADE RAMP
1 1/2" = 1'-0"



12 SLIDING DOOR SILL DETAIL
1 1/2" = 1'-0"



13 TYPICAL BASE OF EXTERIOR WALL
1 1/2" = 1'-0"



14 AMENITY DOOR SILL (ACCESSIBLE)
1 1/2" = 1'-0"

PROJECT:

JERICHO CROSSING PHASE 1

19925 & 19957 78B AVE, LANGLEY, BC

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SHEET TITLE:

SECTION DETAILS

REV. NO.:	SHEET NO.:
	A8.2