



GENERAL NOTES

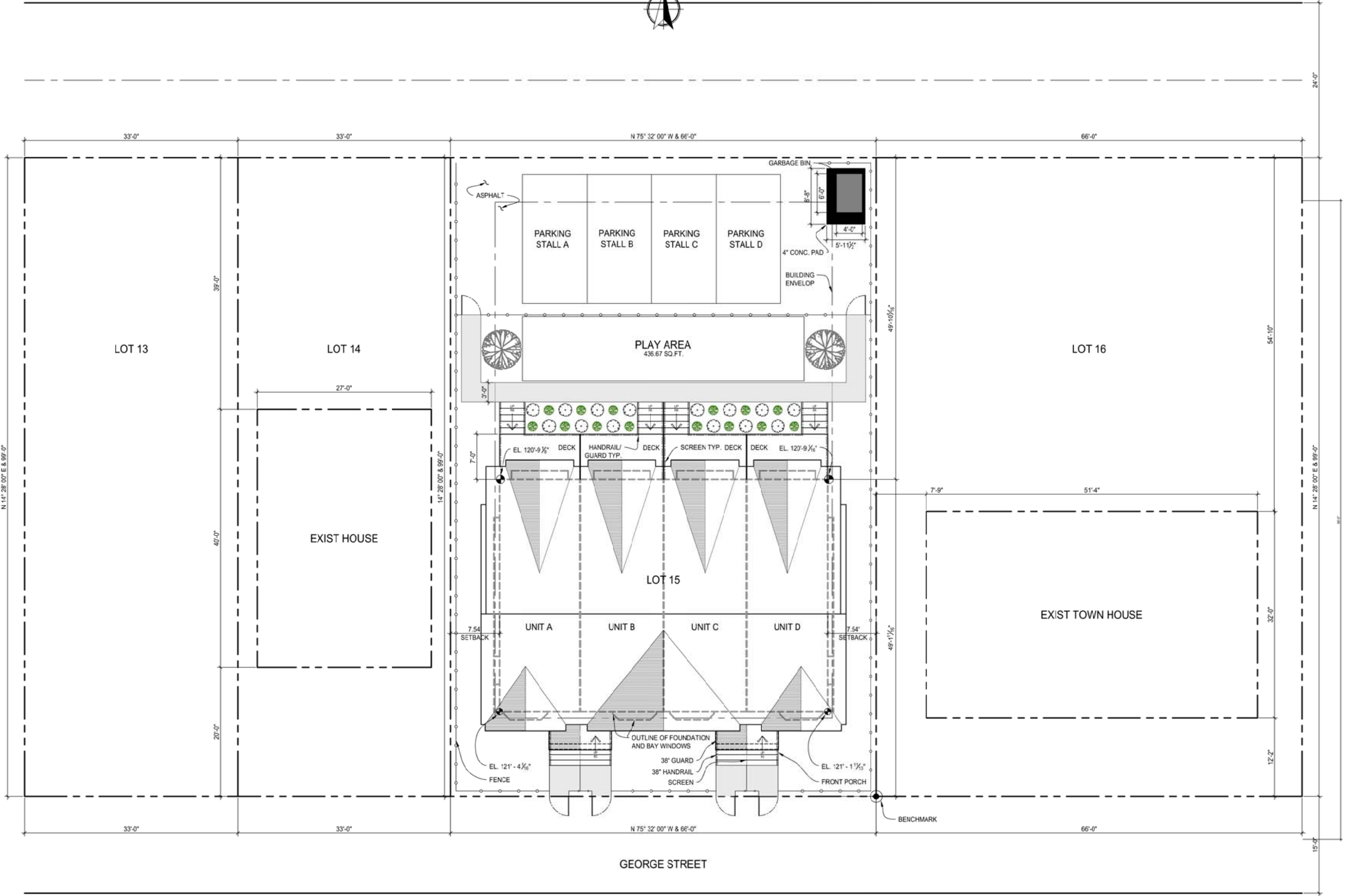
1. ALL CONSTRUCTION SHALL COMPLY WITH PART 9 OF THE BUILDING CODE OF THE PROVINCE OF B.C. RESIDENTIAL STANDARDS, EXCEPT WHERE LOCAL BYLAWS TAKE PRECEDENCE.
2. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION COMPLIES WITH ALL NATIONAL, PROVINCIAL, AND LOCAL REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS SHOWN ON DRAWINGS BEFORE PROCEEDING.
4. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND LOCATIONS OF CITY SERVICES PRIOR TO CONSTRUCTION.
5. FIRE PROTECTION SHALL CONFORM TO SECTION 9.10 OF THE BCBC 1998 EDITION.
6. STAIRS AND HANDRAILS SHALL COMPLY WITH SECTION 9.8 OF THE VBL 9.8.3. & 9.8.4.
7. STRUCTURAL CONCRETE TO DEVELOP 20 MPa COMPRESSIVE STRENGTH WITHIN 28 DAYS EXCEPT CONCRETE USED FOR GARAGE AND EXTERIOR STAIRS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 30MPa AT 28 DAYS.
8. ALL EXTERIOR CONCRETE SLABS SHALL HAVE AIR-ENTRAINMENT.
9. WOOD IN CONTACT WITH CONCRETE SHALL BE DAMP-PROOFED WITH 45-LB. TAR-SATURATED FELT OR POLYETHYLENE SILL GASKET.
10. BEAMS SHALL HAVE EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 3/4" LENGTH OF BEARING AT END SUPPORTS.
11. INDIVIDUAL MEMBERS OF A BUILT UP BEAM SHALL BE NAILED TOGETHER WITH A DOUBLE ROW OF NAILS NOT LESS THAN 3/8" IN LENGTH, SPACED NOT MORE THAN 18" APART IN EACH ROW WITH THE END NAILS LOCATED 4" TO 6" FROM THE END OF EACH PIECE.
12. EXTERIOR DIMENSIONS ARE TO OUTSIDE OF WALL SHEATHING. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
13. FLOOR JOISTS SHALL HAVE BRIDGING ROWS @ 7'-0" MAX. O.C.
14. ALL LOAD BEARING INTERIOR AND EXTERIOR UNITS SHALL BE 2-2X10 U.N.O.
15. THE WIDTH OR DIAMETER OF A WOOD COLUMN SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.
16. FLOOR AREAS FINISHED WITH SHEET VINYL OR CERAMIC TILES TO HAVE MIN. 1/4" PARTICLE BOARD APPLIED OVER SUBFLOOR.
17. FRAMING MEMBERS ARE SPF NUMBER 2 AND BETTER.
18. SUB FLOORS AT 3/4" TONGUE AND GROOVE PLYWOOD NAILED AND GLUED TO SUPPORTING JOISTS. EXTERIOR GRADE PLYWOOD FOR REAR DECK.
19. FINISHED FLOORS COVERED WITH 1/2" LAMINATE FLOORING, ON THE LOWER FLOORS. STAIRS AND UPPER FLOORS COVERED WITH WALL-TO-WALL CARPETING.
20. EXTERIOR WALLS CONSISTS OF THE FOLLOWING:
  - ONE LAYER OF ASPHALT IMPREGNATED BUILDING FELT
  - PLYWOOD SHEATHING
  - 2X6 STUDS AT 16" ON CENTER (32X" STUD LENGTH)
  - GLASS FIBER BATT INSULATION BETWEEN STUDS
  - VAPOUR BARRIER
  - 1/2" GYPSUM WALL BOARD
21. EXTERIOR FINISH:
  - NORTH & SOUTH LOWER WALLS-BRICK
  - VENER-CENTENNIAL GREY
  - ALL OTHER WALLS COURSE STUCCO-CHARCOAL GREY
  - PAINTED WOOD TRIM PER DETAILS-WHITE
22. INTERIOR WALLS CONSISTS OF THE FOLLOWING:
  - 1/2" GYPSUM WALL BOARD EACH SIDE
  - 2X4 (FINGER JOINT) STUDS AT 16" (92X" STUD LENGTH)
23. COMMON WALLS ARE TYPE W130 OF THE VBL.
24. ROOFS CONSISTS OF THE FOLLOWING:
  - CAMBRIDGE 30 LAMINATED FIBERGLASS SHINGLES BY IKO-COLOUR DUAL BLACK
  - ONE LAYER OF ASPHALT IMPREGNATED BUILDING FELT
  - PLYWOOD SHEATHING (EDGES SUPPORTED OR CLIPPED)
  - EAVE PROTECTION AND VENTING PER VBB
  - 1'-6" TYPICAL EAVE PROJECTION
  - 2X4 TRIM ON 2X10 FASCI-A-PAINTED WHITE
  - ALUMINUM VENTED SOFFIT-WHITE
  - CONTINUOUS 4" ALUMINUM EAVE TROUGHS-BLACK
  - ALUMINUM DOWNSPOUTS-BLACK-TO SEWER CONNECTION
25. INTERIOR DETAILS CONSISTS OF THE FOLLOWING:
  - ELECTRIC BASEBOARD HEAT
  - 3/4" GALLON GAS HOT WATER TANK
  - 33" WIDE ELECTRIC FIREPLACE (DT4005N BY SUPERIOR)
26. REAR SUNDECK CONSISTS OF THE FOLLOWING:
  - VINYL SHEET DECK COATING (GREY)
  - EXTERIOR TONGUE AND GROOVE PLYWOOD
  - JOISTS, BUILT-UP BEAMS AND POSTS TO SUIT
  - SLOPE AWAY FROM STRUCTURE AT 1/8" PER FOOT MINIMUM
  - TREATED WOOD STAIRS (PAINTED)
  - PRIVACY SCREENS TO SUIT
27. EXTERIOR CONCRETE:
  - ALL EXTERIOR CONCRETE TO BE AIR-ENTRAINED
  - FRONT STAIRS AND ALL SIDEWALKS (FRONT, SIDES AND REAR) ARE EXPOSED (1/4" MINUS) AGGREGATE.
  - PARKING PADS AND GARBAGE BIN PAD SHALL BE BROOM FINISH CONCRETE. EXPOSED AGGREGATE CONCRETE SPRAYED WITH CLEAR (WET LOOK) PROTECTANT.
  - ALL HANDRAILS ARE BLACK WROUGHT IRON

STREET ADDRESS

1644 GEORGE STREET  
VANCOUVER B.C. V5L 2B2

LEGAL DESCRIPTION

LOT 15 OF BLOCK 128 PLAN 1746  
PART OF DL 237 NEW WESTMINSTER DISTRICT  
VANCOUVER B.C.



SITE PLAN

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NO.	DRAWING	REFERENCE	NO.	DATE	REVISION	APP.

COURSE

1277 MULTI-FAMILY RESIDENCES



CAD & BIM  
TECHNOLOGIES

PROJECT

4 UNIT TOWNHOUSE  
SITE PLAN

DRAWN	OLVIA	DRAWING NO.	REV.
SCALE	1/8" = 1'-0"	A-1277-101	A
INST.	MDS		
DATE	03/02/2018		