

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 PRIORITY.
2. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION COMPLIES WITH ALL NATIONAL AND LOCAL STANDARDS AND CODES.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS SHOWN ON DRAWINGS BEFORE PROCEEDING.
4. THE CONTRACTOR SHALL MARK ALL EXISTING GRADES AND LOCATIONS OF CITY SERVICES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL ENSURE THAT SECTION 5.10 OF THE BCB 1998 EDITION IS FOLLOWED FOR STAIRS AND HANDRAILS.
6. STAIRS AND HANDRAILS SHALL COMPLY WITH SECTION 7.7 OF THE VBB 1997.
7. STRUCTURAL CONCRETE TO DEVELOP 20 MPa COMPRESSIVE STRENGTH WITHIN 28 DAYS. CONCRETE CURE FOR 28 DAYS. CONCRETE STARS SHALL HAVE A MINIMUM COMpressive STRENGTH OF 30 MPa AT 28 DAYS.
8. ALL EXPOSED CONCRETE SURFACES SHALL BE ENTRAINED WITH 45-LB. TAR-SATURATED FELT OR POLYETHYLENE SILL GASKET.
9. DECKING LUMBER SHALL BE DRY-KNIFED AND SHALL HAVE NOT LESS THAN 3/4" LENGTH OF BEARING AT END SUPPORTS.
10. INDIVIDUAL MEMBERS OF A BUILT UP BEAM SHALL BE NAILED TOGETHER WITH A DOVETAIL NAIL, AND THE NAILS SHALL BE SPACED NO MORE THAN 18" APART IN EACH ROW WITH THE END NAILS LOCATED 4" TO 6" FROM THE END OF EACH PIECE.
11. EXPOSED DIMENSIONS ARE TO OUTSIDE OF WALL SHEATHING.
12. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
13. FLOOR AREAS FINISHED OVER 7'-0" MAX. D.C.
14. ALL LOAD BEARING INTERIOR AND EXTERIOR UNITS SHALL BE 2'-0" MAX. U.N.O. THE WIDTH OR DIAMETER OF A WOOD COLUMN SHALL BE NOT LESS THAN 3/4" LENGTH OF BEARING AT END SUPPORTS.
15. FLOOR AREAS FINISHED WITH SHEET VINYL OR CERAMIC TILES TO HAVE MIN. X" PARTICLE BOARD APPLIED OVER SUBFLOOR.
16. FRAMING SHALL BE 2X6 IN. STUDS AND 2X3 IN. FLOOR joists AND BETTER.
17. SUB FLOORS AT 1/8" TONGUE AND GROOVE PLYWOOD NALED AND GLUED TO SUPPORTING JOISTS. EXTERIOR GRADE PLYWOOD FOR REAR FLOOR.
18. INSULATION CONSIST OF 2" R-19 INSULATION ON THE LOWER FLOORS. STAIRS AND UPPER FLOORS COVERED WITH WALL-TO-WALL CARPETING.
19. EXTERIOR FINISHES:
 - ONE LAYER OF ASPHALT IMPREGNATED BUILDING FELT
 - PLYWOOD SHEATHING
 - 1/2" GROUT JACKET ON CENTER (924" STUD LENGTH)
 - GLASS FIBER BATT INSULATION BETWEEN STUDS
 - VAPOUR BARRIER
 - EXTERIOR WALL BOARD
20. EXTERIOR FINISHES ON NORTH AND SOUTH WALLS:
 - EXTERIOR FINISHES ON NORTH AND SOUTH WALLS ARE BRICK.
 - OTHER WALLS COURSED STUD-COALGYRE-CEMENTAL GREY
 - PAINTED WOOD TRIM PER DETAILS-WHITE
 - EXTERIOR FINISHES ON EAST AND WEST WALLS ARE CLAPBOARD.
 - 2X4 FINGER JOINT STUD AT 16" (924" STUD LENGTH)
21. ROOF CONSISTS OF THE FOLLOWING:
 - CAMBERED, IMPREGNATED PAPER SHINGLES BY KO-COLOUR DUAL BLACK
 - ONE LAYER OF ASPHALT IMPREGNATED BUILDING FELT
 - PLYWOOD SHEATHING (EDGES SUPPORTED OR CLIPPED)
 - EXTERIOR TRIM ON ROOF
 - 2X4 TRIM ON 2X10 FASGA-PAINTED WHITE
 - EXTERIOR TRIM ON ROOF
 - CONTINUOUS 4" ALUMINUM EAVE DROUHGS-BLACK
 - ALUMINUM DOWNSPOUTS-BLACK-TO SEWER CONNECTION
 - 34 GAUGE GAS HOT WATER TANK
 - 1/2" PVC DRAINAGE PIPE (DIA 300MM) BY SUPERIOR
22. REAR SUNDECK CONSISTS OF THE FOLLOWING:
 - EXTERIOR TRIM ON DECK (SPUGNA)
 - JOISTS, BUILT-UP BEAMS AND POSTS TO SUIT
 - TREATED WOOD STARS (PAINTED)
 - TREATED WOOD HANDRAL (PAINTED)
 - EXTERIOR CONCRETE
23. EXTERIOR CONCRETE:
 - ALL EXTERIOR CONCRETE TO BE AIR-ENTRAINED
 - FLOOR AREAS FINISHED OVER CONCRETE SIDEWALKS (FRONT, SIDES AND REAR) ARE EXPOSED (2" MINUS) AGGREGATE.
 - PARKING PAD AND GARBAGE BIN PAD SHALL BE BROM FINISH CONCRETE.
 - EXTERIOR CONCRETE SPRAYED WITH CLEAR (NET LOOK) PROTECTANT.
 - EXTERIOR CONCRETE ARE BLACK WROUGHT IRON

STREET ADDRESS

1644 EAST GEORGIA STREET,
VANCOUVER, B.C.
V6G 1J8

LEGAL DESCRIPTION

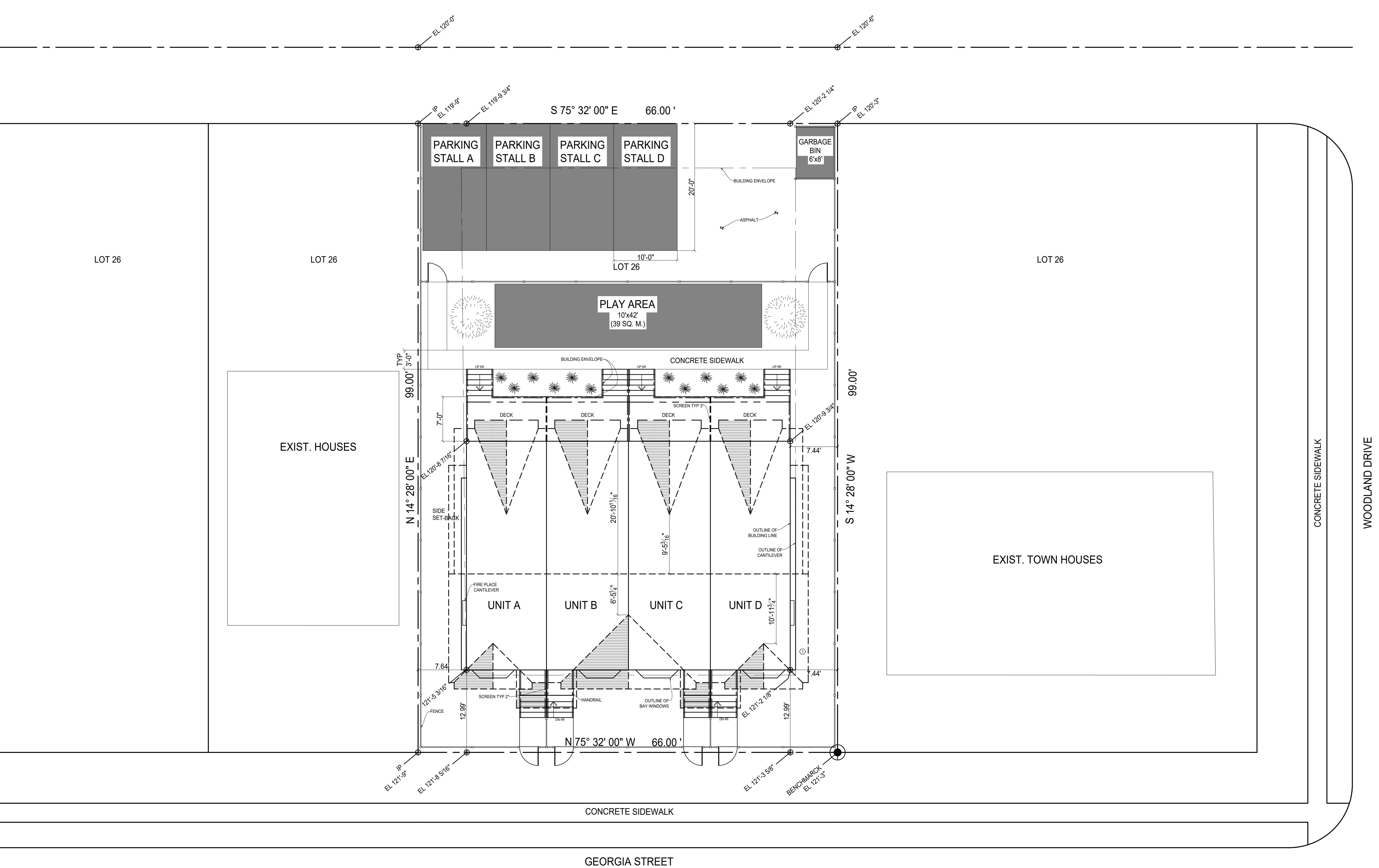
LOT 15 OF BLOCK 128 PLAN 1746
PERT OF DL 237 DISTRICT OF NEW
WESTMINSTER
VANCOUVER BC

SITE COVERAGE STATEMENT

PERMITTED 50%
PROPOSED 28.05%

UNPROTECTED OPENINGS

WEST FACE PERMITTED 8.7 SQ. M.
WEST FACE PROPOSED 6.3 SQ. M.



				COURSE		
NO.	DRAWING	REFERENCE	NO.	DATE	REVISION	APP.

1277 MULTI FAMILY RESIDENCES

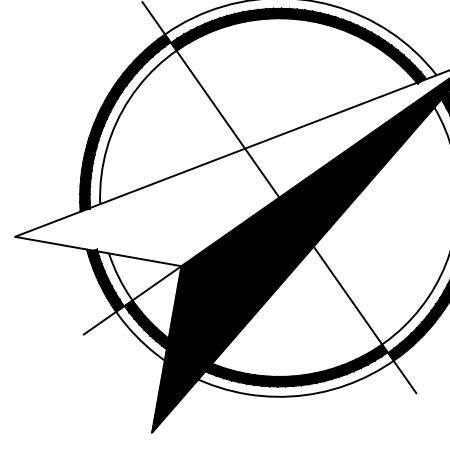
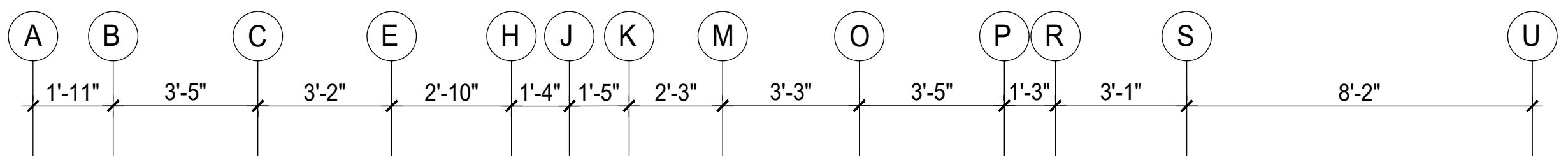


CAD & BIM
TECHNOLOGIES

PROJECT

4 UNITS TOWNHOUSE
SITE PLAN, GENERAL NOTES

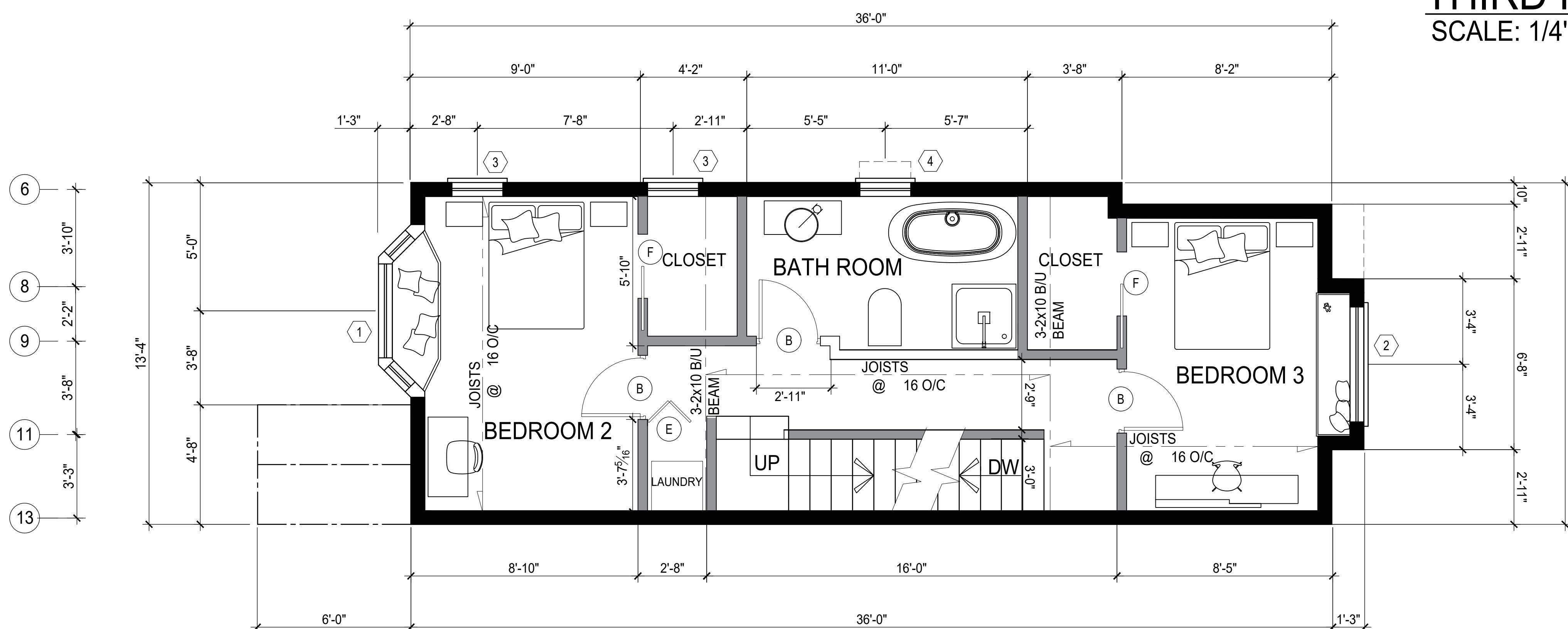
DRAWN	BYA	DRAWING NO.	REV.
SCALE	1/8"=1'-0"	A-1277-101	P1
INST.	FF		
DATE	JAN 2017		



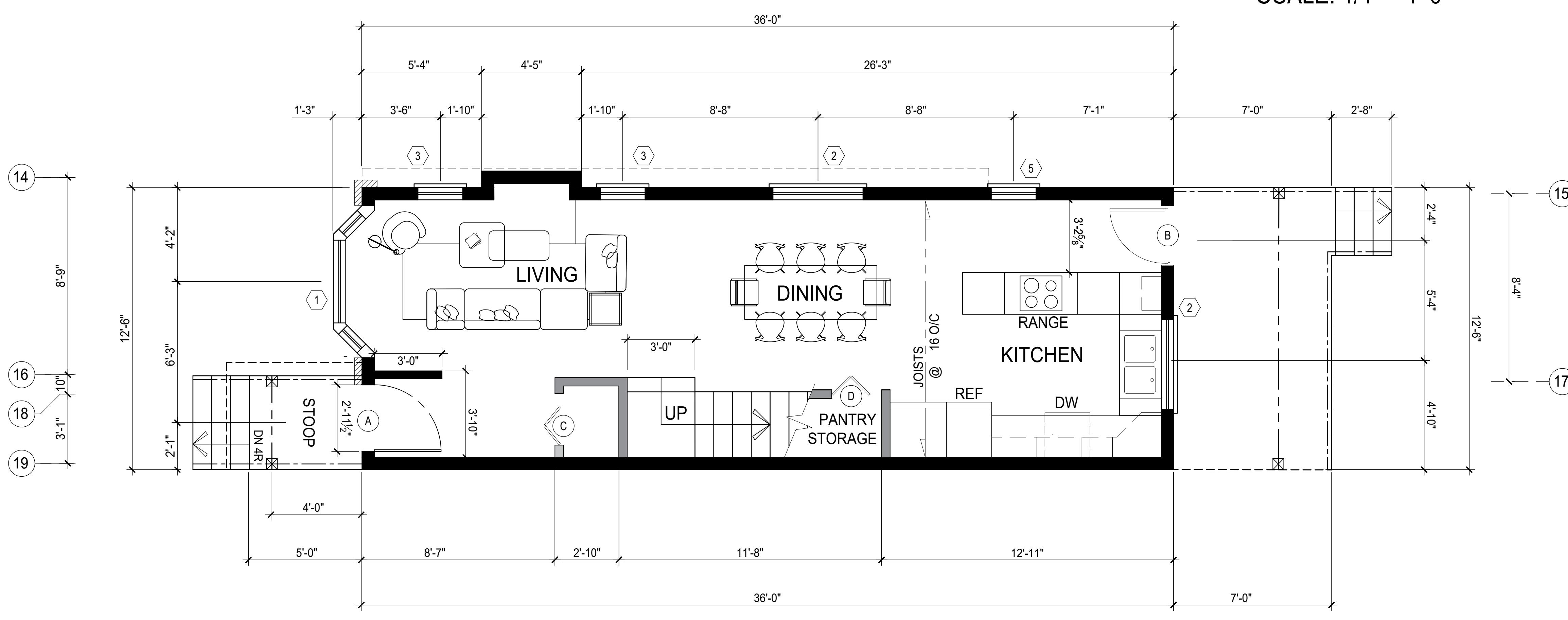
GENERAL NOTES

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 CONFIRM TO SECTION 9.10 OF THE BCBC 1998 EDITION.
6. STAIRS AND HANDRAILS SHALL COMPLY WITH SECTION ?? OF THE VBBL 1999.
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 30 MPa AT 28 DAYS.
8. ALL EXTERIOR CONCRETE SLABS SHALL HAVE AIR-ENTRAINED.
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 NOT HAVE LESS THAN $\frac{3}{8}$ " 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 $\frac{3}{8}$ " 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.
13. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
14. FLOOR JOISTS SHALL HAVE BRIDGING ROWS AT 7'-0" MAX. O.C.
15. ALL LOAD BEARING INTERIOR AND EXTERIOR LINTELS SHALL BE 2-2X10 U.N.O.
16. THE WIDTH OR DIAMETER OF A WOOD COLUMN SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.
17. FLOOR AREAS FINISHED WITH SHEET VINYL OR CERAMIC TILES TO HAVE MIN. $\frac{1}{4}$ " PARTICLE BOARD APPLIED OVER SUBFLOOR.
18. FRAMING MEMBERS ARE SPF NUMBER 2 AND BETTER.
19. SUB FLOORS AT $\frac{1}{2}$ " TONGUE AND GROOVE PLYWOOD NAILED AND GLUED TO SUPPORTING JOISTS. EXTERIOR GRADE PLYWOOD FOR REAR DECK.
20. FINISHED FLOORS COVERED WITH $\frac{1}{2}$ " LAMINATE FLOORING ON THE LOWER FLOORS. STAIRS AND UPPER FLOORS COVERED WITH WALL-TO-WALL CARPETING.
21. EXTERIOR WALLS CONSIST OF THE FOLLOWING:
 - ONE LAYER OF ASPHALT IMPREGNATED BUILDING FELT
 - PLYWOOD SHEATHING
 - 2X6 STUDS AT 16" ON CENTER (92 $\frac{1}{4}$ " STUD LENGTH)
 - GLASS FIBER BATT INSULATION BETWEEN STUDS
 - VAPOUR BARRIER
 - $\frac{1}{2}$ " GYPSUM WALL BOARD
22. EXTERIOR FINISH:
 - NORTH & SOUTH LOWER WALLS-BRICK VENNER-CENTENNIAL GREY
 - ALL OTHER WALLS COURSE STUCCO-CHARCOAL GREY
 - PAINTED WOOD TRIM PER DETAILS-WHITE
23. INTERIOR WALLS CONSIST OF THE FOLLOWING:
 - $\frac{1}{2}$ " GYPSUM WALL BOARD EACH SIDE
 - 2X4 (FINGER JOINT) STUDS AT 16" (92 $\frac{1}{4}$ " STUD LENGTH)
24. COMMON WALLS ARE TYPE W13a OF THE VBBL.
25. ROOFS CONSIST 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 FASCIA-PAINTED WHITE
 - ALUMINUM VENTED SOFFIT-WHITE
 - CONTINUOUS 4" ALUMINUM EAVE TROUGHS-BLACK
 - ALUMINUM DOWNSPOUTS-BLACK-TO SEWER CONNECTION
26. INTERIOR DETAILS CONSIST OF THE FOLLOWING:
 - ELECTRIC BASEBOARD HEAT
 - 34 GALLON GAS HOT WATER TANK
 - 33" WIDE ELECTRIC FIREPLACE (DT400SEN BY SUPERIOR)
27. REAR SUNDECK CONSIST 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 $\frac{1}{8}$ " PER FOOT MINIMUM
 - TREATED WOOD STAIRS (PAINTED)
 - TREATED WOOD HANDRAIL (PAINTED)
 - PRIVACY SCREENS TO SUIT
28. EXTERIOR CONCRETE:
 - ALL EXTERIOR CONCRETE TO BE AIR-ENTRAINED
 - FRONT STAIRS AND ALL SIDEWALKS (FRONT, SIDES AND REAR) ARE EXPOSED ($\frac{1}{2}$ " 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

THIRD FLOOR
SCALE: 1/4" = 1'-0"



SECOND FLOOR
SCALE: 1/4" = 1'-0"



FIRST FLOOR
SCALE: 1/4" = 1'-0"

UNIT A WEST OUTSIDE UNIT

WINDOW SCHEDULE				
ALL WINDOWS SHALL BE INSULATED GLASS (7/8" THERMO PANE) WITH WHITE VINYL FRAMES. ALL WINDOWS SHALL BE FOUNDATION SERIES BY KOLBE.				
TAG	RO SIZE		TYPE	QTY
(1)	6'9" x 5'2"		45" DOUBLE HUNG, BAY UNIT 45-VSH1650/40/16	2
(2)	5'0" x 4'0"		STUDIO, PROJECTED SILL, VTH5040	3
(3)	2'6" x 4'0"		SINGLE HUNG, PROJECTED SILL, VSH2640	5
(4)	2'6" x 4'0"		AWNING ON LOWER POSITION, PROJECTED SILL	1
(5)	2'6" x 3'0"		SINGLE HUNG, PROJECTED SILL, VSH2630	2

DOOR SCHEDULE				
TAG	RO SIZE		TYPE	QTY
(A)	2'-10 1/2" x 6'8"		EXT. 24 GAUGE GALVANIZED, U14, BY MASTER SEAL	2
(B)	2'-6" x 6'8"		HOLLOW CORE, RISED PANEL, SWING, WHITE, U14	4
(C)	3'-0" x 6'8"		36" BI-FOLD, FOR COAT CLOSET AND 3RD BD RM	6
(D)	2'-0" x 6'8"		24" BI-FOLD, FOR PANTRY	1
(E)	2'-6" x 6'8"		30" BI-FOLD, 2ND BD RM AND OVER STAIRS STORAGE	2
(F)	5'-0" x 6'8"		60" SLIDING WITH MIRROR, FOR WALK-THRU CLOSET	2

WALL SCHEDULE				
		EXTERIOR WALL (2x6)	COMMON WALL (W13a, TABLE A-9.10.3.1A)	PARTITION WALL

SYMBOLS LEGEND	
SYM	DESCRIPTION
●	SMOKE DETECTOR

COURSE

1277 MULTI FAMILY RESIDENCES



CAD & BIM
TECHNOLOGIES

PROJECT

4 UNITS TOWNHOUSE

UNIT A FLOOR PLANS & SCHEDULES

DRAWN

JOSHUA BANDELL

DRAWING NO.

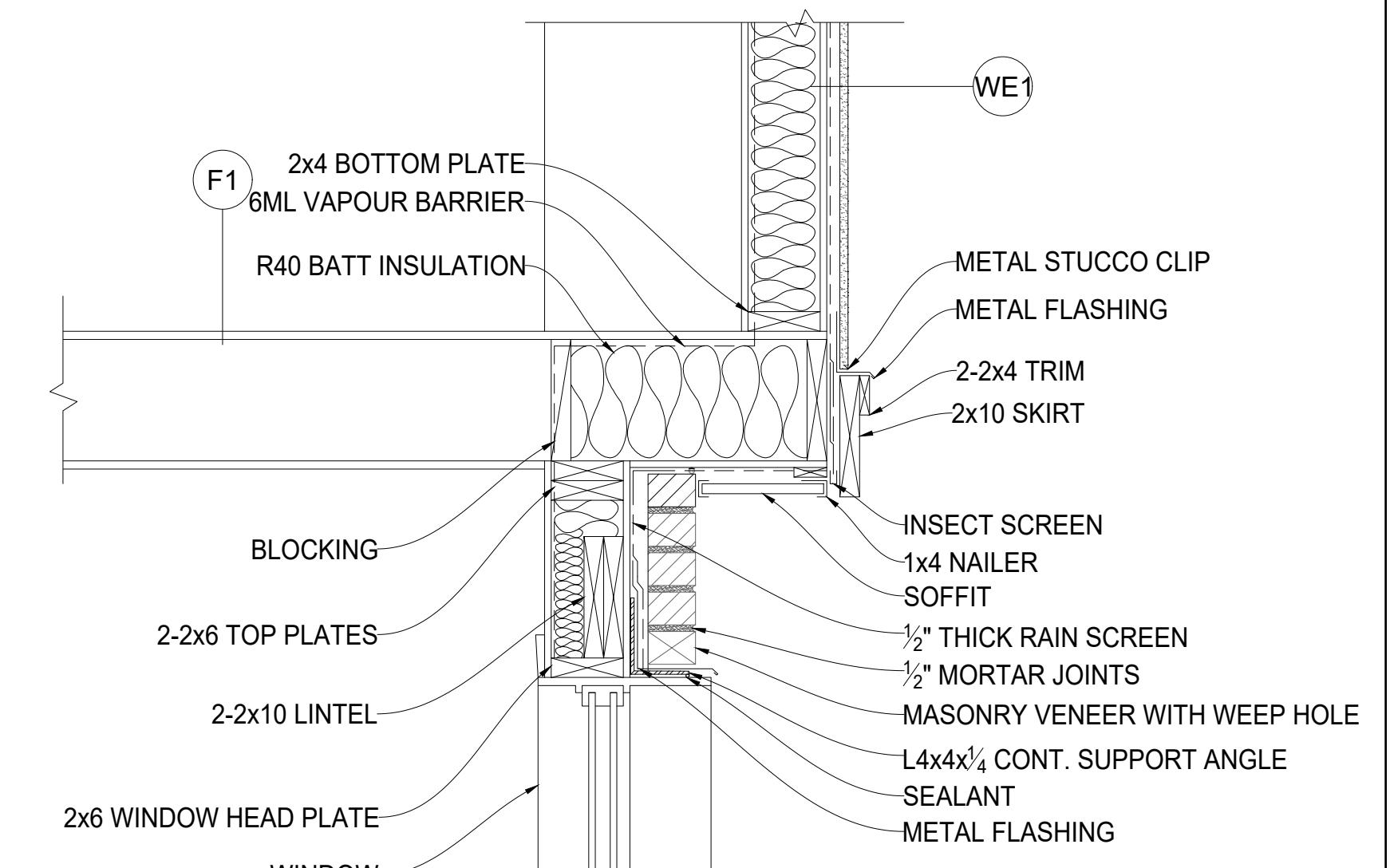
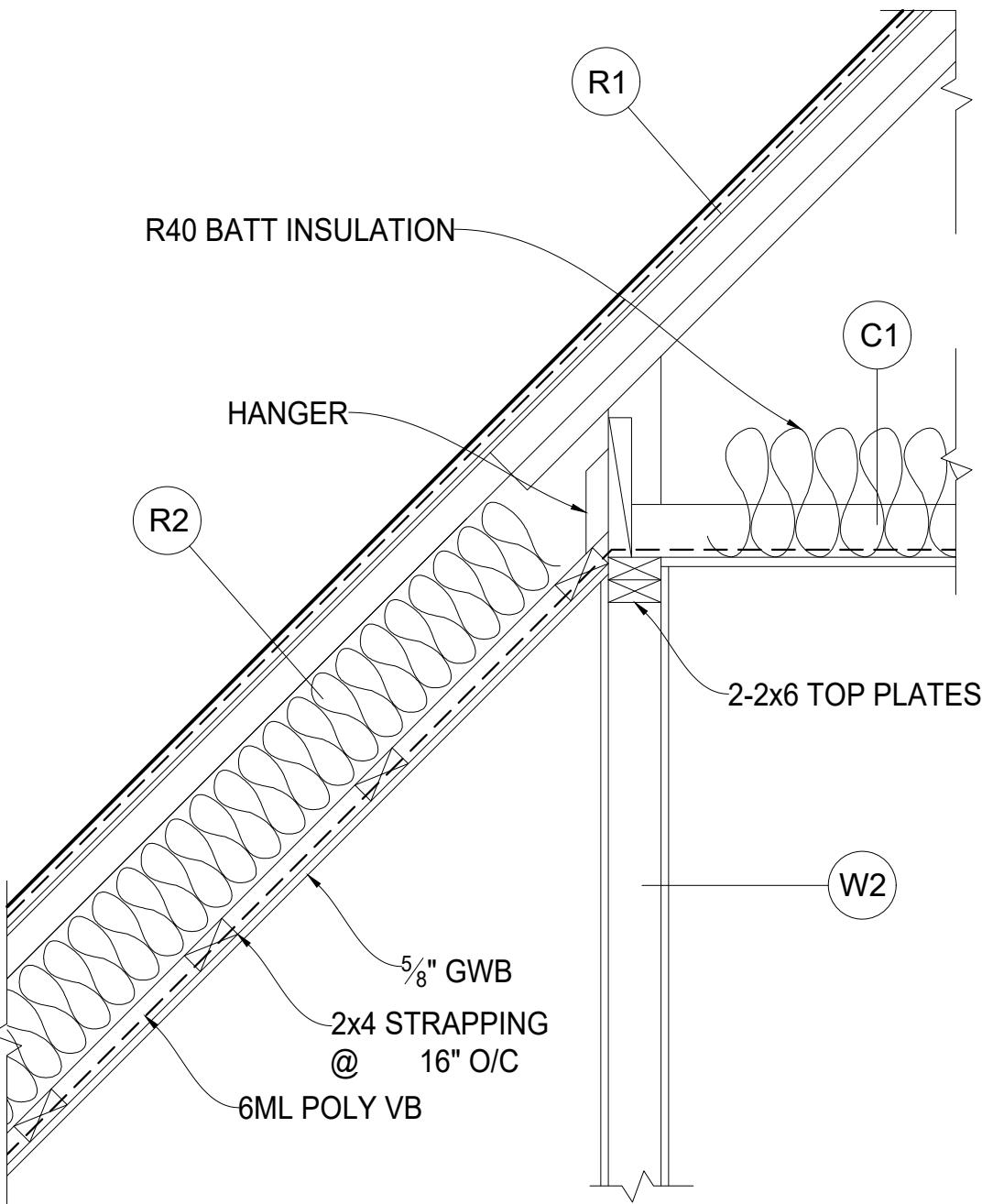
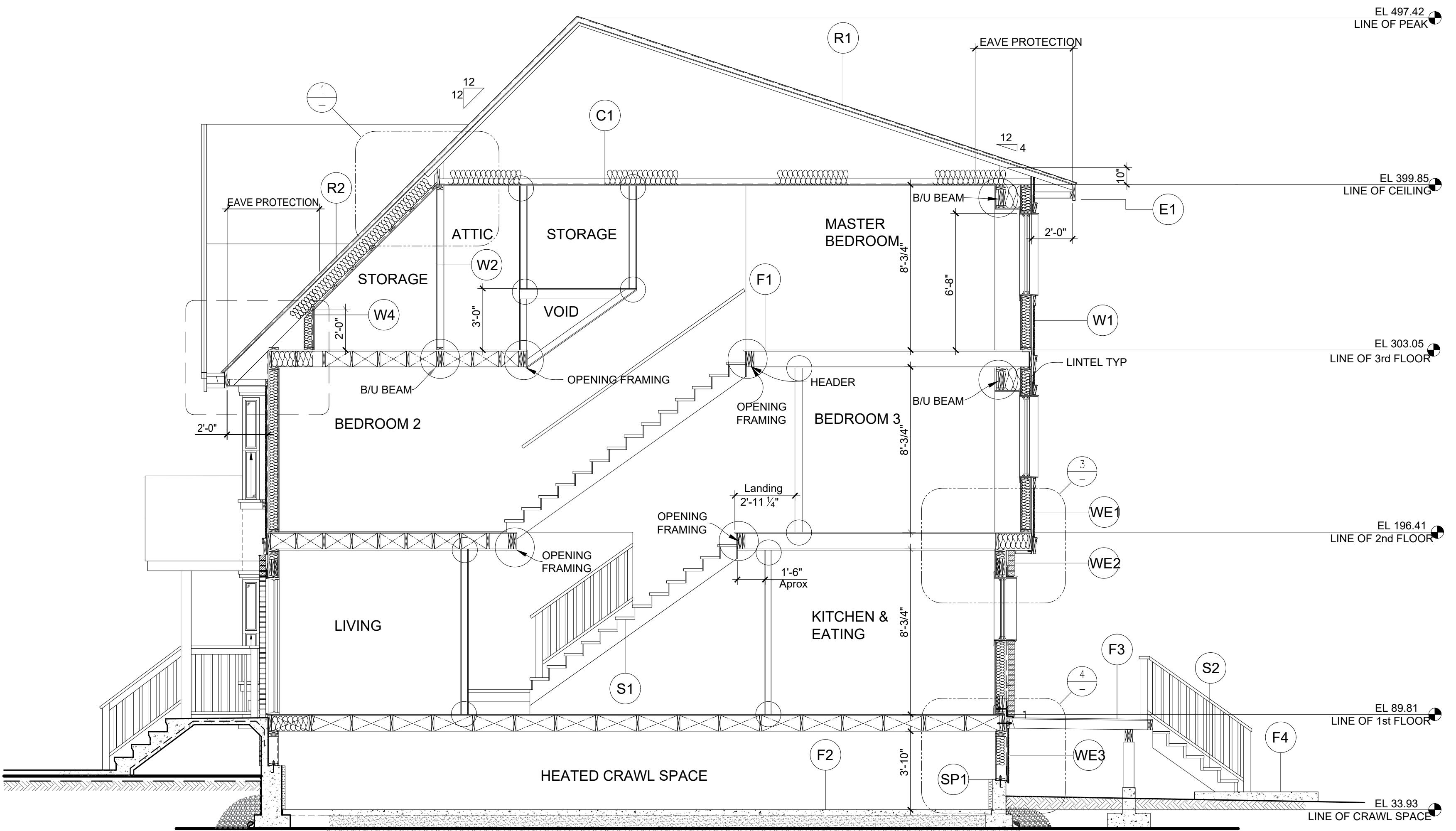
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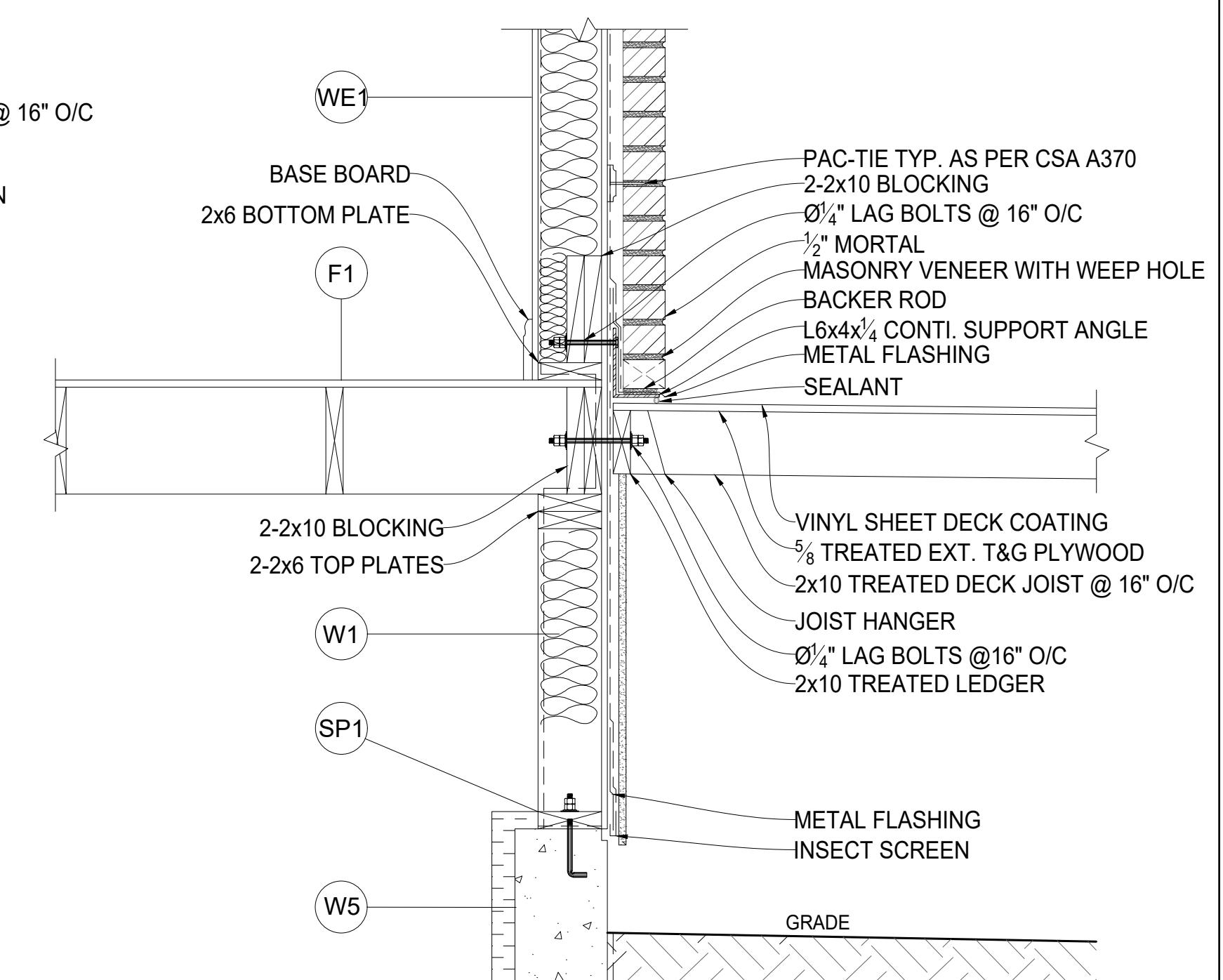
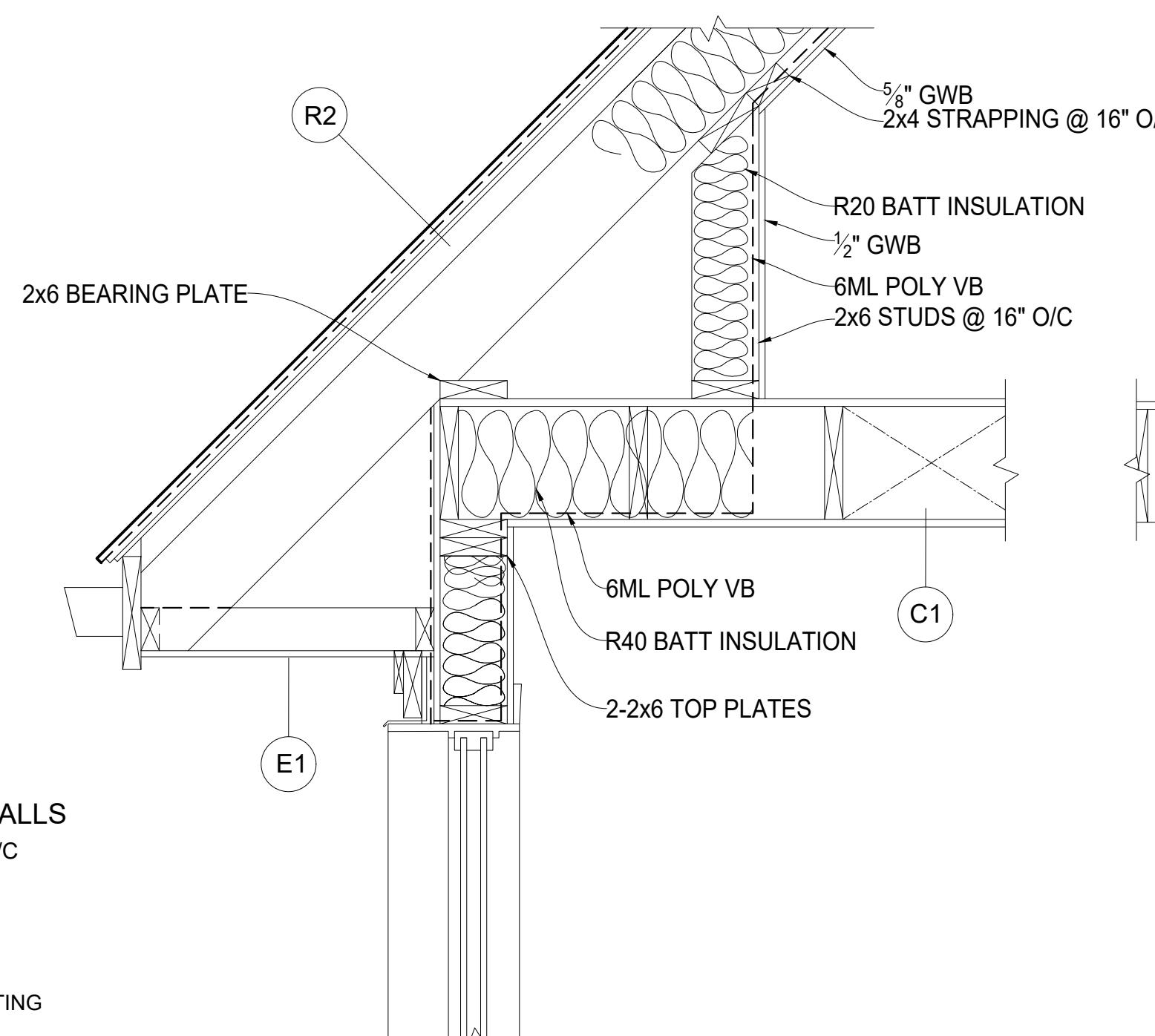
NO.	DRAWING	REFERENCE	DATE	REVISION	APP.
1	A-1277-101	SITE PLAN			

FEB 2017



DETAIL
SCALE: 1"-1'-0"

DETAIL
SCALE: 1"-1'-0"



DETAIL
SCALE: 1"-1'-0"

DETAIL
SCALE: 1"-1'-0"

ASSEMBLIES

C1 CEILING
·R40 BATT INSULATION
·6ML POLY VAPOUR BARRIER
·5/8" GWB

D1 DRAINAGE
·SIZE 04 PERFORATED PVC PIPE DRAIN TILE
·3/4" CRUSH DRAIN ROCK WITH ??? COVER
·04" SOLID PVC PIPE STORM DRAIN

E1 EAVE
·2'-0" RUBBERIZED MEMBRANE EAVE PROTECTION, ICE SHIELD
·2x4 TRIM ON 2x10 FASCIA (DORMER FACIA 2x10)
·ALUMINUM VENTED SOFFIT
·ALUMINUM DOWNSPOUTS

F1 1st, 2nd, 3rd FLOOR
·1/4" FINISHED FLOOR
·5/8" T&G PLYWOOD SUB-FLOOR NAILED AND GLUED TO SUPPORTING JOISTS
·2x6 @ 16" O/C FLOOR JOIST
·19MM x 64MM @ 2100MM SPACING BRIDGING

F2 CRAWL SPACE
·50 MM CONCRETE SKIM COAT
·6ML POLY VAPOUR BARRIER
·6" THICK GRANULAR FILL

F3 DECK FLOOR
·VINYL SHEET DECK COATING (GRAY)
·.5" T&G PLYWOOD SUB-FLOOR, EXTERIOR GRADE
·2x10 @ 16" O/C TREATED FLOOR JOISTS WITH JOIST HANGERS, 1/8" SLOPE
·2x6 TREATED LEDGER WITH Ø1/4" LAG BOLT @ 16" O/C

F4 EXTERIOR CONCRETE
·FRONT STAIRS AND ALL SIDEWALKS
·PROTECTED AGGREGATE CONCRETE
·EXPOSED AGGREGATE (1/4" MINUS)
·SPRAYED WITH CLEAR (WET LOOK) PROTECTANT
·FRONT STOOP 1/8" SLOPE AWAY FROM BUILDING PARKING PAD AND GARAGE BIN PAD
·4" THICK CONCRETE
·BROOM FINISH CONCRETE

R1 MANUFACTURED ROOF
·ENGINEERED TRUSS @24" O/C WITH MIN 2" AIR SPACE AND 10" HEEL
·CAMBRIDGE 30 LAMINATED FIBERGLASS SHINGLES BY IKO (DUAL BLACK)
·ASPHALT IMPREGNATED BUILDING FELT UNDERLAYMENT
·1/2" PLYWOOD SHEATHING WITH H CLIPS
·ROOF PITCH 12:4

R2 SITE BUILT ROOF
·10x2 ROOF JOISTS WITH MIN 2" AIR SPACE
·R40 BATT INSULATION
·ROOF PITCH 12:12

S1 INTERIOR STAIRS
·RISE 7'-0" (TOTAL RISE 8'-10 1/16")
·RUN 11'-0" (TOTAL RUN 14'-0")

GRADE
·2x10 @ 16" O/C TREATED FLOOR JOISTS WITH JOIST HANGERS, 1/8" SLOPE
·2x6 TREATED LEDGER WITH Ø1/4" LAG BOLT @ 16" O/C

S2 DECK STAIRS
·TREATED WOOD STAIRS (PAINTED)
·RISE 7" (TOTAL RISE 3'-6 1/2")
·RUN 10 1/2" (TOTAL RUN 4'-1 1/2")
·NOSING 1/2"
·STRINGS 2x2x10
·EFFECTIVE DEPTH 5 1/2"

S3 STOOP STAIRS
·EXPOSED AGGREGATE (1/4" MINUS)
·SPRAYED WITH CLEAR (WET LOOK) PROTECTANT
·BLACK WROUGHT IRON HAND RAIL
·HANDRAIL HEIGHT 2-2 1/2" MIN 3'-2" MAX
·GUARD HEIGHT 3'-0"
·BALUSTER SPACING MAX 36"

S4 MANUFACTURED ROOF
·ENGINEERED TRUSS @24" O/C WITH MIN 2" AIR SPACE AND 10" HEEL
·CAMBRIDGE 30 LAMINATED FIBERGLASS SHINGLES BY IKO (DUAL BLACK)
·ASPHALT IMPREGNATED BUILDING FELT UNDERLAYMENT
·1/2" PLYWOOD SHEATHING WITH H CLIPS
·ROOF PITCH 12:4

S5 SITE BUILT ROOF
·10x2 ROOF JOISTS WITH MIN 2" AIR SPACE
·R40 BATT INSULATION
·ROOF PITCH 12:12

SP1 SILL PLATE
·2x6 TREATED SILL PLATE
·SILL GASKET
·Ø 1/2" ANCHOR BOLT @ 16" O/C

WE1 FRONT & BACK EXTERIOR FINISH
·1ST LEVEL NORTH AND SOUTH WALLS
·BRICK VENEER (CHARCOAL GRAY)
·WITH L6x4x1/4
·CONTINUOUS SUPPORT ANGLE CONNECTED TO DOUBLE BLOCKING WITH Ø1/4" LAG BOLT @ 16" O/C AND PAC-TIE TYP. AS PE SCA A370/W4

WE2 UNDER DECK EXTERIOR FINISH
·CELLULAR PVC SIDING

WE3 ALL OTHER EXTERIOR FINISH
·TREATED WOOD RAIL (PAINTED)

WE4 EXTERIOR WALL
·1/2" THICK RAIN SCREEN, TREATED

WE5 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE6 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

W1 EXTERIOR WALL
·1/2" THICK RAIN SCREEN, TREATED
·TYVEK BUILDING MEMBRANE
·R20 BATT INSULATION
·2x6 STUDS @ 16" O/C
·6ML POLY VAPOUR BARRIER
·1/2" GWB (EXCEPT CRAWL SPACE)

W2 INTERIOR PARTITIONS
·2x4 (FINGER JOINT) STUDS @ 16" C/O (92 1/4" STUD LENGTH)

W3 COMMON WALL
·VBB TABLE 2-2x4 W 1"

W4 PONY WALL ON 3rd FLOOR
·R40 BATT INSULATION
·2x6 STUDS @ 16" O/C
·6ML POLY VAPOUR BARRIER
·1/2" GWB

W5 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

W6 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE1 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE2 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE3 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE4 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE5 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE6 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE7 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE8 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE9 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE10 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE11 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE12 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE13 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE14 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE15 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE16 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE17 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE18 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE19 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE20 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE21 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE22 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE23 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE24 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE25 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE26 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE27 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE28 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE29 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE30 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE31 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE32 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE33 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE34 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE35 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE36 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE37 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE38 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE39 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE40 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE41 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE42 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE43 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

WE44 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE45 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

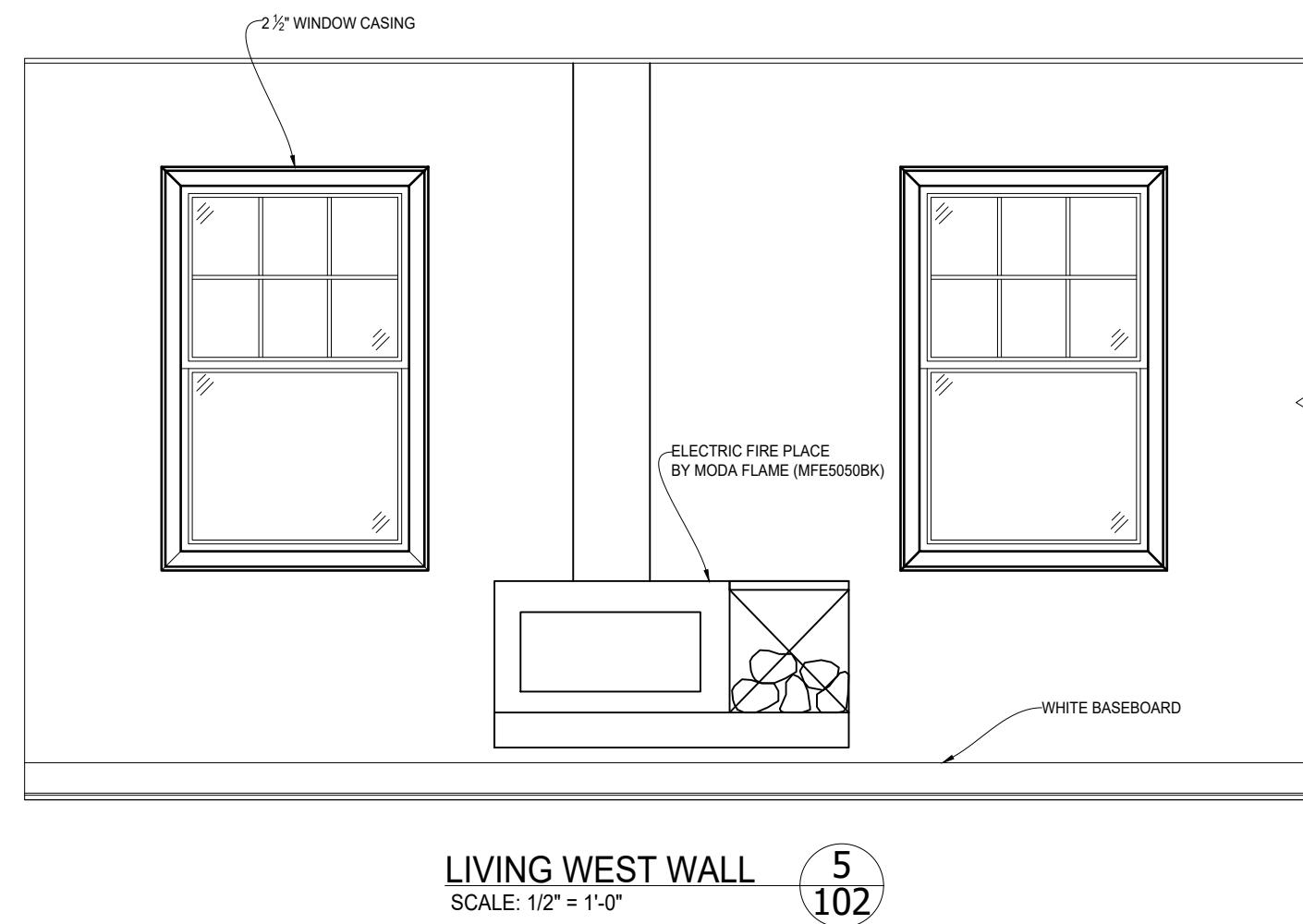
WE46 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE47 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

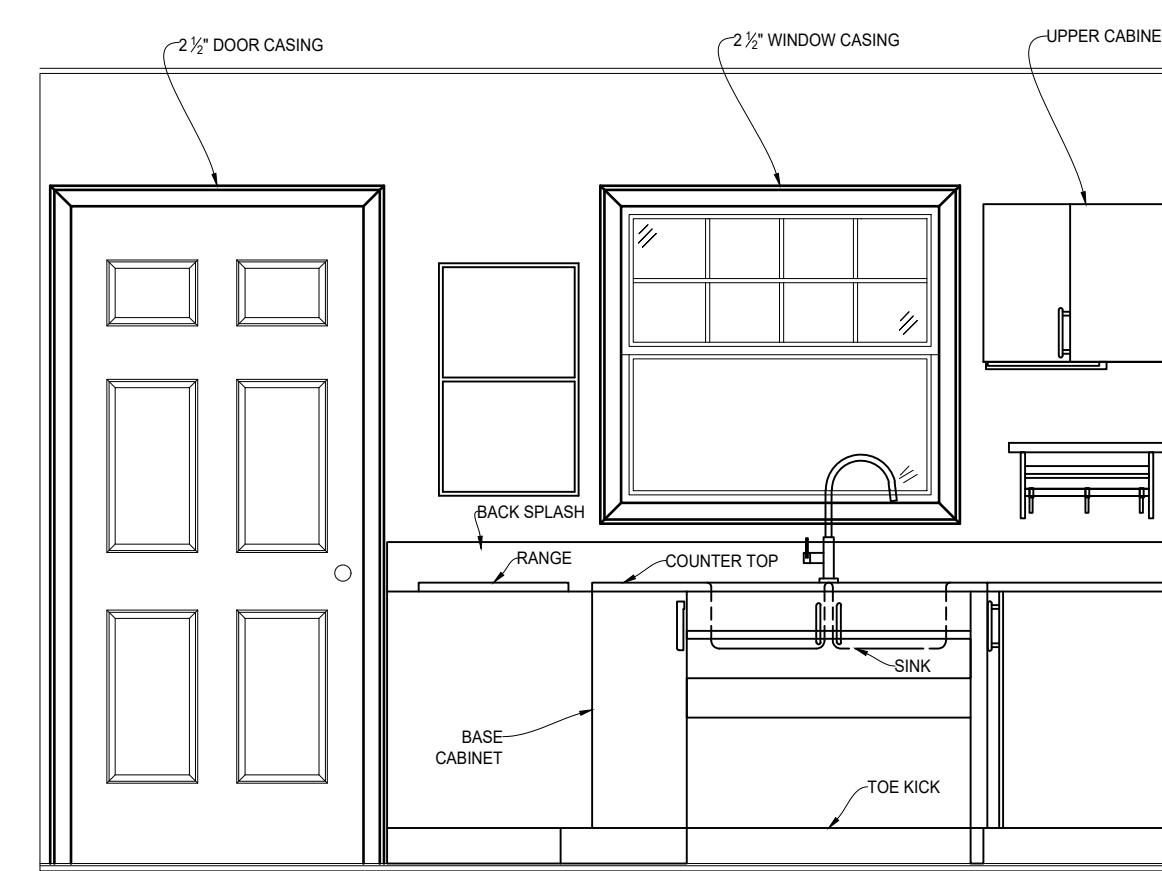
WE48 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED

WE49 EXTERIOR FOUNDATION WALLS
·10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK

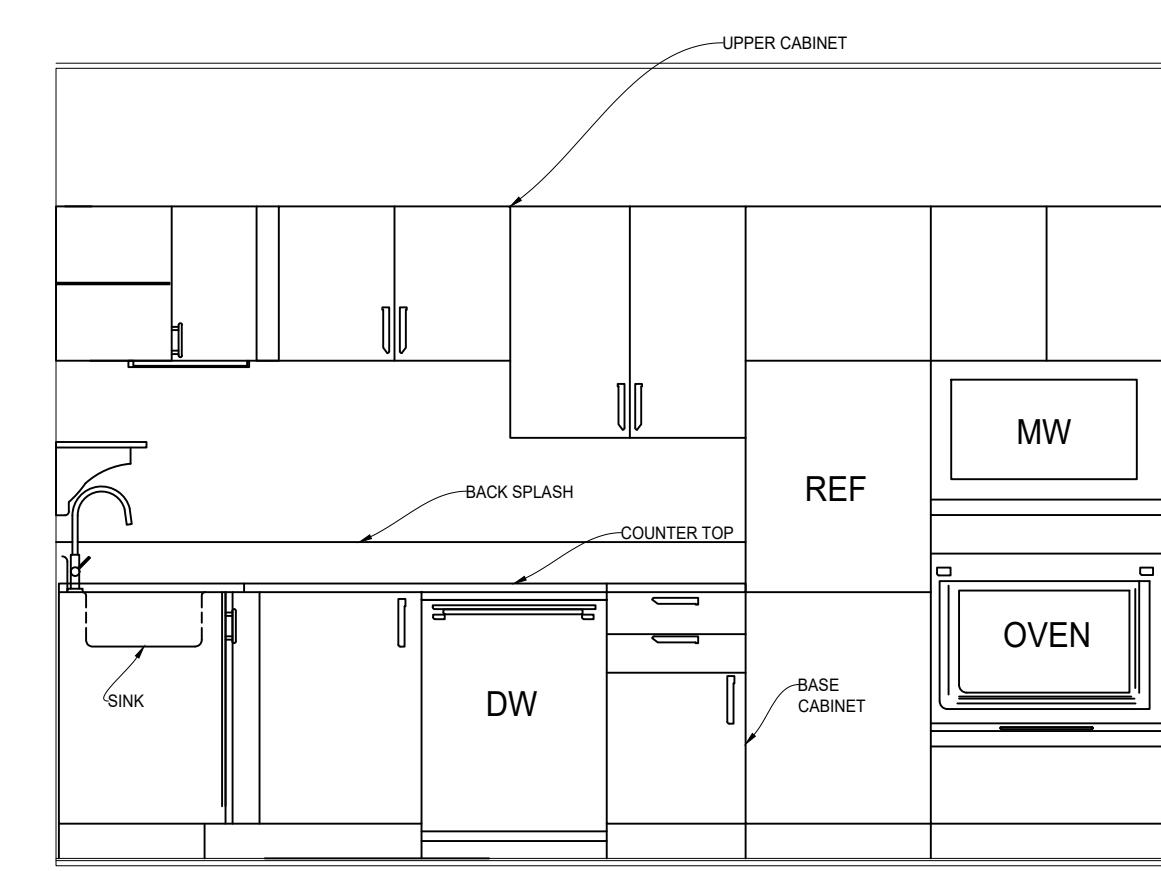
WE50 INTERIOR FOUNDATION WALLS
·2 - 2x4 STUDS @ 16" O/C
·2 - 2x6 SILL PLATES TREATED



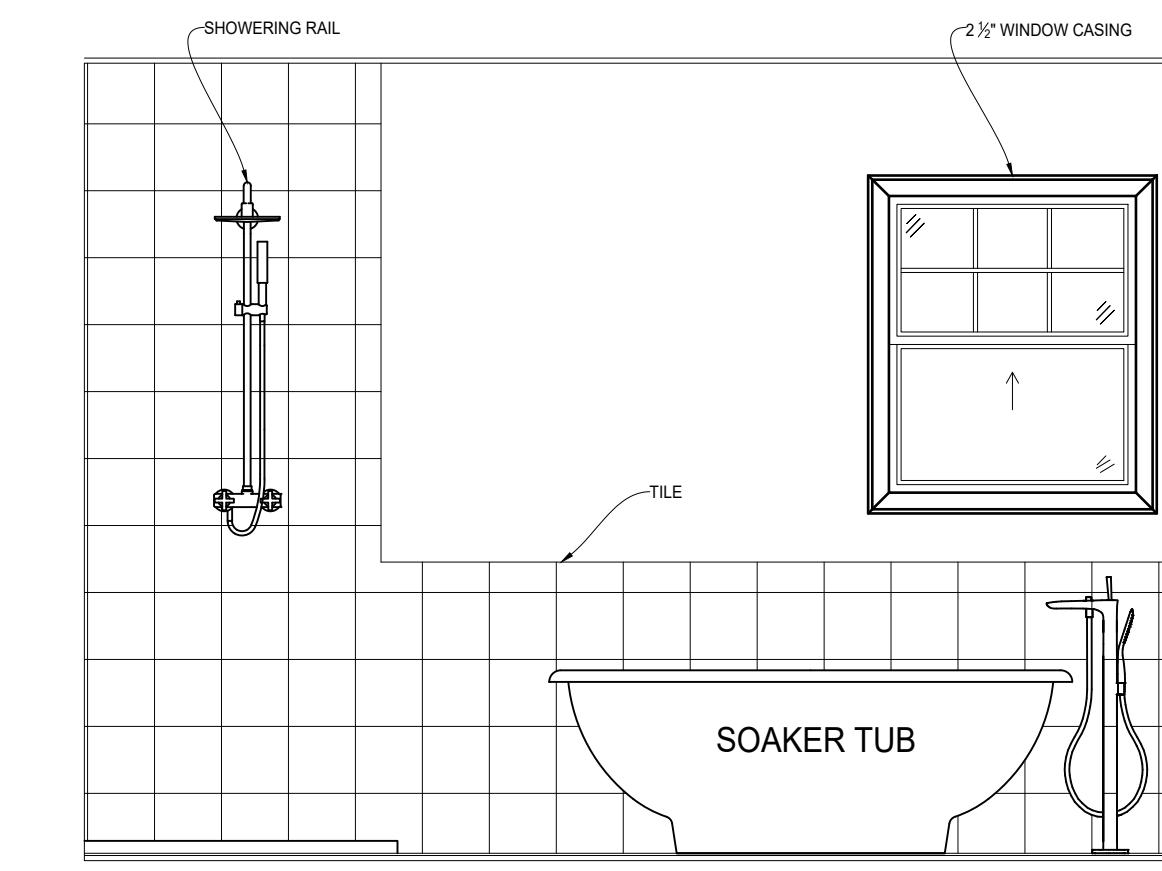
LIVING WEST WALL 5
SCALE: 1/2" = 1'-0"
102



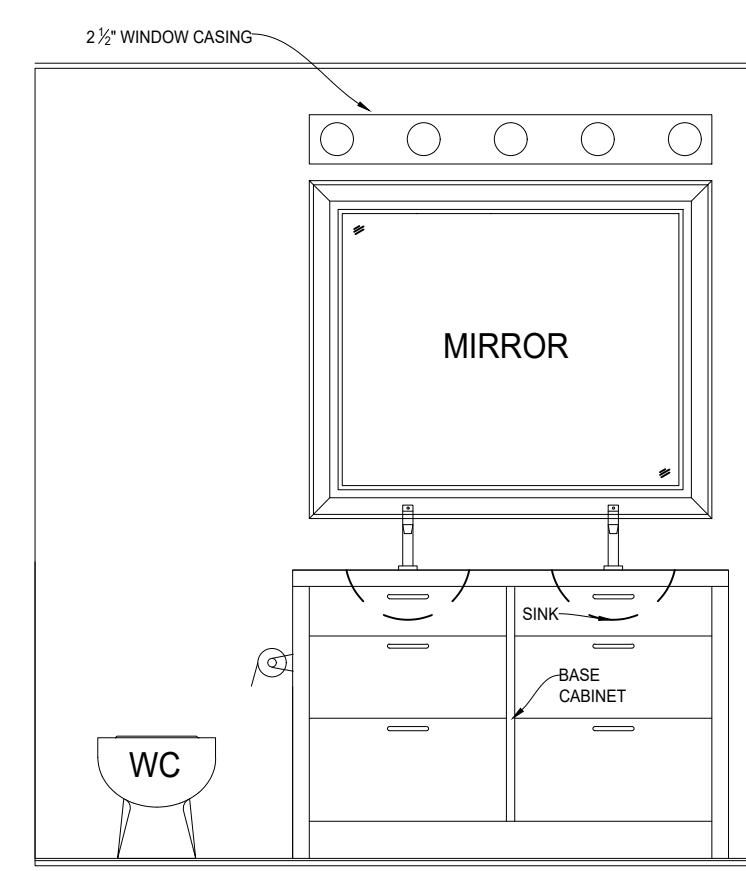
KITCHEN NORTH WALL 6
SCALE: 1/2" = 1'-0"
102



KITCHEN EAST WALL 7
SCALE: 1/2" = 1'-0"
102



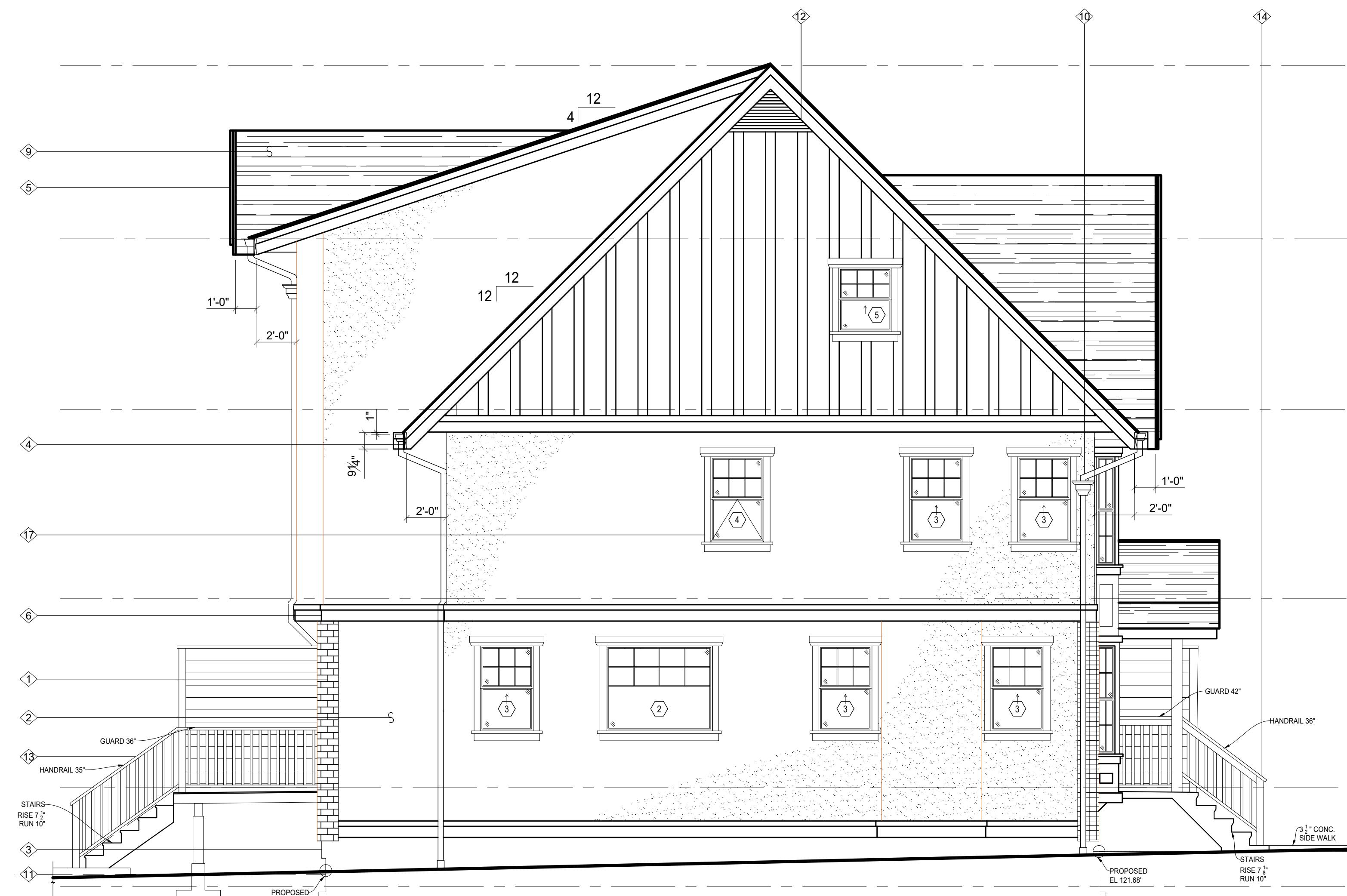
ENSUITE WEST WALL 8
SCALE: 1/2" = 1'-0"
102



LIVING EAST WALL 9
SCALE: 1/2" = 1'-0"
102

EXTERIOR FINISHES SCHEDULE

TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
◆	BRICK VENEER - CENTENNIAL GREY	◆	EXTERIOR DECORATIVE PANEL W/ 1x6 TRIM	◆	TREATED WOOD HANDRAIL AND GUARD
◆	ACRYLIC COARSE STUCCO - CHARCOAL GREY	◆	COPPER HOOD	◆	BLACK WROUGHT IRON HANDRAIL AND GUARD
◆	VINYL SIDING - CHARCOAL GREY	◆	CAMBRIDGE 30 LAMINATED FIBERGLASS SHINGLES BY IKO - DUAL BLACK	◆	TREATED WOOD PRIVACY SCREEN 6'-8"
◆	2 x 10 FASCIA BOARD W/ 2 x 4 TRIM - PAINTED WHITE	◆	4" CONT. ALUMINUM EAVE TROUGHS W/ FEDERAL CONDUCTOR HEADS - BLACK	◆	FOR EXTERIOR DOORS, 2x4 WOOD TRIMS - PAINTED WHITE
◆	2 x 12 FASCIA BOARD W/ 2 x 4 TRIM - PAINTED WHITE - FOR DORMER ROOF	◆	EXPOSED AGGREGATE CONCRETE W/ WET LOOK PROTECTANT	◆	FOR ALL WINDOWS, WOOD TRIMS - PAINTED WHITE, SIZED AS BELOW
◆	2 x 10 SKIRT BOARD WITH 1 x 4 TRIM - PAINTED WHITE	◆	LOUVERED GABLE VENT W/ SCREEN (OVAL Ø8" x 6", TRIANGLE HEIGHT 24")	◆	1x4 ON 2x6 ON TOP, 2x4 ON SIDES, 2x2 SILL EXTENSION AND 2x6 LOWER



EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

			COURSE			
NO.	DRAWING	REFERENCE	NO.	DATE	REVISION	APP.
1	A-1277-101	SITE PLAN				

1277 MULTI FAMILY RESIDENCES

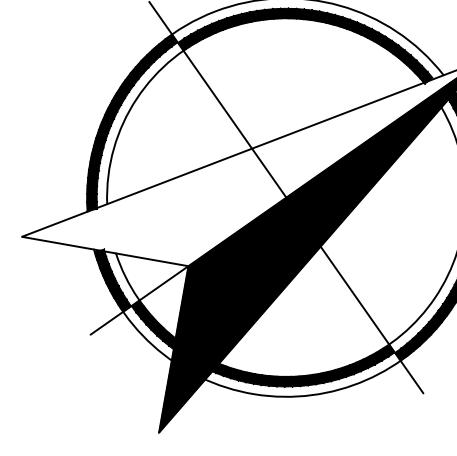
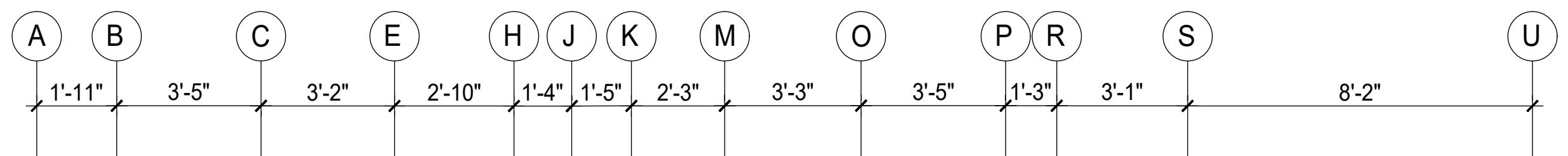


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4 UNITS TOWNHOUSE
ELEVATIONS

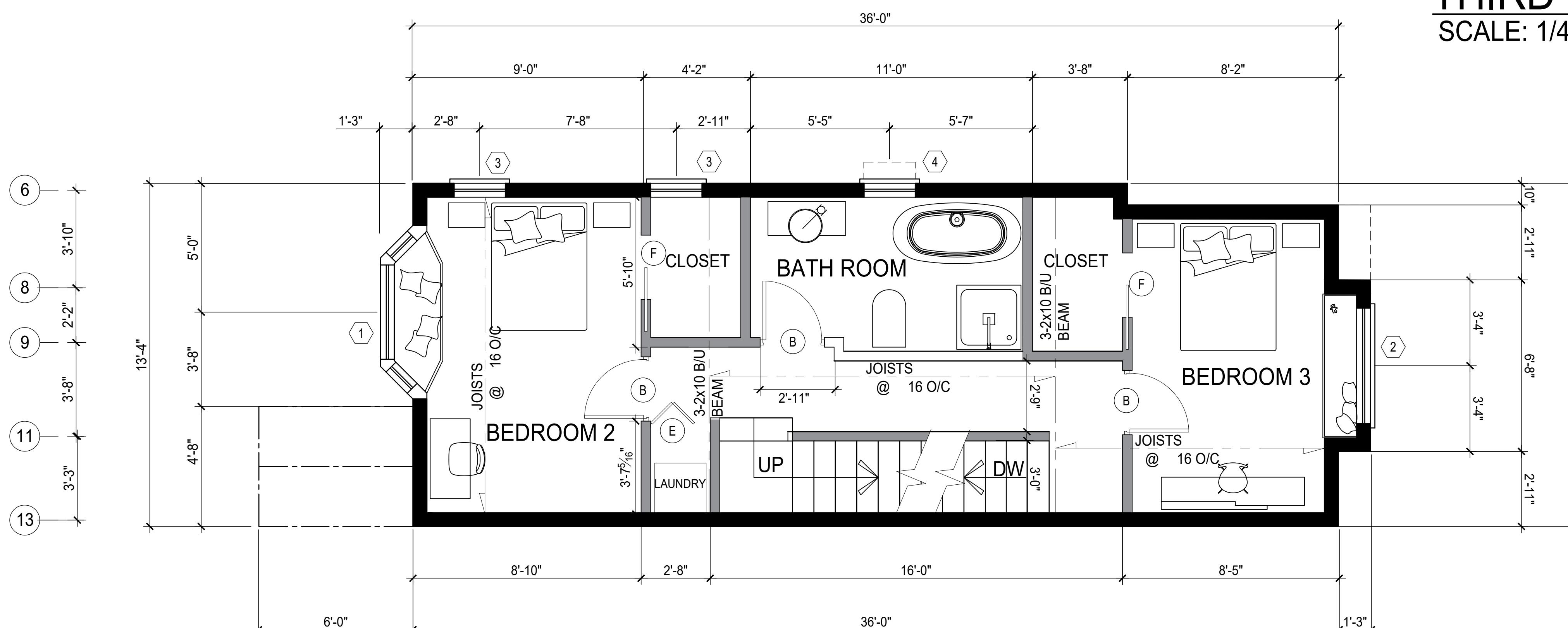
DRAWN	JOSHUA BADILLO	DRAWING NO.	REV.
SCALE	AS NOTED		
INST.	FF		
DATE	FEB 2023		
		A-1277-104	P1



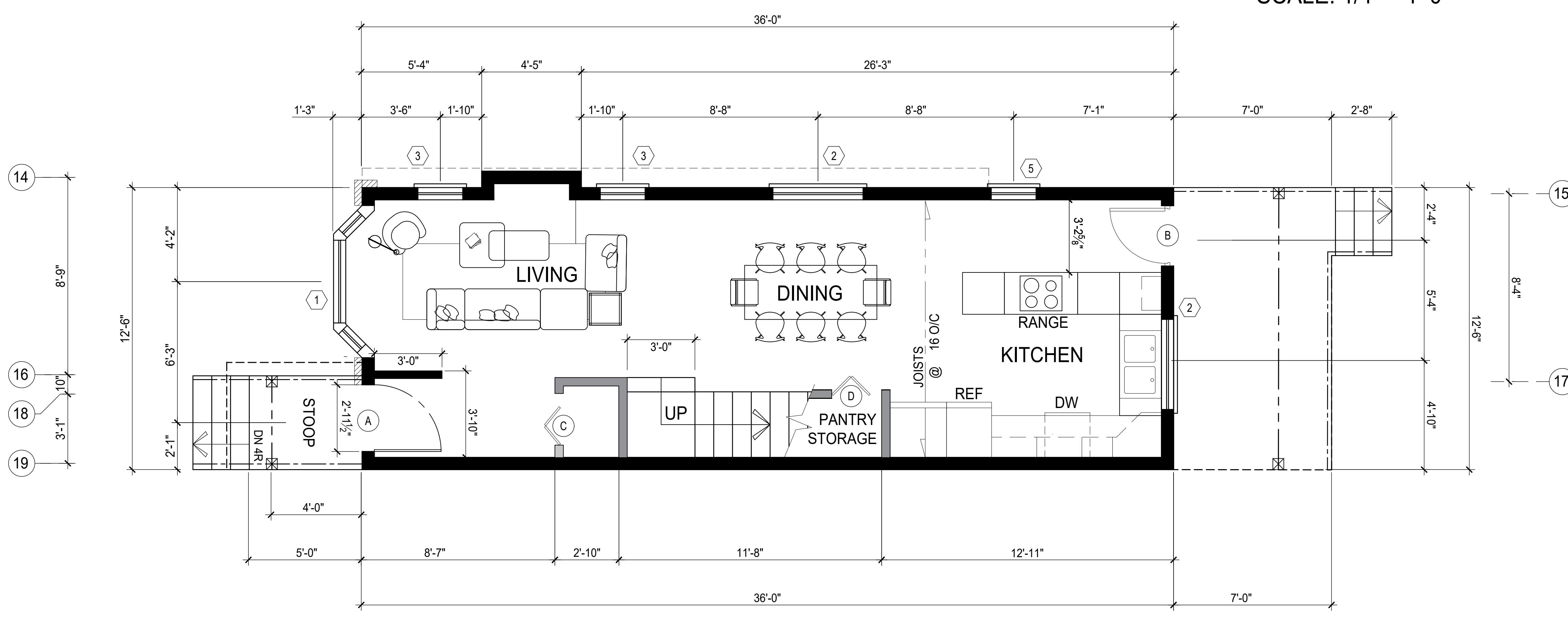
GENERAL NOTES

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 CONFIRM TO SECTION 9.10 OF THE BCBC 1998 EDITION.
6. STAIRS AND HANDRAILS SHALL COMPLY WITH SECTION ?? OF THE VBBL 1999.
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 30 MPa AT 28 DAYS.
8. ALL EXTERIOR CONCRETE SLABS SHALL HAVE AIR-ENTRAINED.
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 NOT HAVE LESS THAN $\frac{3}{8}$ " 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 $\frac{3}{8}$ " 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.
13. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
14. FLOOR JOISTS SHALL HAVE BRIDGING ROWS AT 7'-0" MAX. O.C.
15. ALL LOAD BEARING INTERIOR AND EXTERIOR LINTELS SHALL BE 2-2X10 U.N.O.
16. THE WIDTH OR DIAMETER OF A WOOD COLUMN SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.
17. FLOOR AREAS FINISHED WITH SHEET VINYL OR CERAMIC TILES TO HAVE MIN. $\frac{1}{4}$ " PARTICLE BOARD APPLIED OVER SUBFLOOR.
18. FRAMING MEMBERS ARE SPF NUMBER 2 AND BETTER.
19. SUB FLOORS AT $\frac{1}{2}$ " TONGUE AND GROOVE PLYWOOD NAILED AND GLUED TO SUPPORTING JOISTS. EXTERIOR GRADE PLYWOOD FOR REAR DECK.
20. FINISHED FLOORS COVERED WITH $\frac{1}{2}$ " LAMINATE FLOORING ON THE LOWER FLOORS. STAIRS AND UPPER FLOORS COVERED WITH WALL-TO-WALL CARPETING.
21. EXTERIOR WALLS CONSIST OF THE FOLLOWING:
 - ONE LAYER OF ASPHALT IMPREGNATED BUILDING FELT
 - PLYWOOD SHEATHING
 - 2X6 STUDS AT 16" ON CENTER (92 $\frac{1}{4}$ " STUD LENGTH)
 - GLASS FIBER BATT INSULATION BETWEEN STUDS
 - VAPOUR BARRIER
 - $\frac{1}{2}$ " GYPSUM WALL BOARD
22. EXTERIOR FINISH:
 - NORTH & SOUTH LOWER WALLS-BRICK VENNER-CENTENNIAL GREY
 - ALL OTHER WALLS COURSE STUCCO-CHARCOAL GREY
 - PAINTED WOOD TRIM PER DETAILS-WHITE
23. INTERIOR WALLS CONSIST OF THE FOLLOWING:
 - $\frac{1}{2}$ " GYPSUM WALL BOARD EACH SIDE
 - 2X4 (FINGER JOINT) STUDS AT 16" (92 $\frac{1}{4}$ " STUD LENGTH)
24. COMMON WALLS ARE TYPE W13a OF THE VBBL.
25. ROOFS CONSIST 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 FASCIA-PAINTED WHITE
 - ALUMINUM VENTED SOFFIT-WHITE
 - CONTINUOUS 4" ALUMINUM EAVE TROUGHS-BLACK
 - ALUMINUM DOWNSPOUTS-BLACK-TO SEWER CONNECTION
26. INTERIOR DETAILS CONSIST OF THE FOLLOWING:
 - ELECTRIC BASEBOARD HEAT
 - 34 GALLON GAS HOT WATER TANK
 - 33" WIDE ELECTRIC FIREPLACE (DT400SEN BY SUPERIOR)
27. REAR SUNDECK CONSIST 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 $\frac{1}{8}$ " PER FOOT MINIMUM
 - TREATED WOOD STAIRS (PAINTED)
 - TREATED WOOD HANDRAIL (PAINTED)
 - PRIVACY SCREENS TO SUIT
28. EXTERIOR CONCRETE:
 - ALL EXTERIOR CONCRETE TO BE AIR-ENTRAINED
 - FRONT STAIRS AND ALL SIDEWALKS (FRONT, SIDES AND REAR) ARE EXPOSED ($\frac{1}{2}$ " 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

THIRD FLOOR
SCALE: 1/4" = 1'-0"



SECOND FLOOR
SCALE: 1/4" = 1'-0"



FIRST FLOOR
SCALE: 1/4" = 1'-0"

UNIT A WEST OUTSIDE UNIT

WINDOW SCHEDULE				
ALL WINDOWS SHALL BE INSULATED GLASS (7/8" THERMO PANE) WITH WHITE VINYL FRAMES. ALL WINDOWS SHALL BE FOUNDATION SERIES BY KOLBE.				
TAG	RO SIZE		TYPE	QTY
(1)	6'9" x 5'2"		45" DOUBLE HUNG, BAY UNIT 45-VSH1650/40/16	2
(2)	5'0" x 4'0"		STUDIO, PROJECTED SILL, VTH5040	3
(3)	2'6" x 4'0"		SINGLE HUNG, PROJECTED SILL, VSH2640	5
(4)	2'6" x 4'0"		AWNING ON LOWER POSITION, PROJECTED SILL	1
(5)	2'6" x 3'0"		SINGLE HUNG, PROJECTED SILL, VSH2630	2

DOOR SCHEDULE				
TAG	RO SIZE		TYPE	QTY
(A)	2'-10 1/2" x 6'8"		EXT. 24 GAUGE GALVANIZED, U14, BY MASTER SEAL	2
(B)	2'-6" x 6'8"		HOLLOW CORE, RISED PANEL, SWING, WHITE, U14	4
(C)	3'-0" x 6'8"		36" BI-FOLD, FOR COAT CLOSET AND 3RD BD RM	6
(D)	2'-0" x 6'8"		24" BI-FOLD, FOR PANTRY	1
(E)	2'-6" x 6'8"		30" BI-FOLD, 2ND BD RM AND OVER STAIRS STORAGE	2
(F)	5'-0" x 6'8"		60" SLIDING WITH MIRROR, FOR WALK-THRU CLOSET	2

WALL SCHEDULE				
		EXTERIOR WALL (2x6)	COMMON WALL (W13a, TABLE A-9.10.3.1A)	PARTITION WALL

SYMBOLS LEGEND	
SYM	DESCRIPTION
●	SMOKE DETECTOR

COURSE

1277 MULTI FAMILY RESIDENCES



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4 UNITS TOWNHOUSE

UNIT A FLOOR PLANS & SCHEDULES

DRAWN

JOSHUA BANDELL

DRAWING NO.

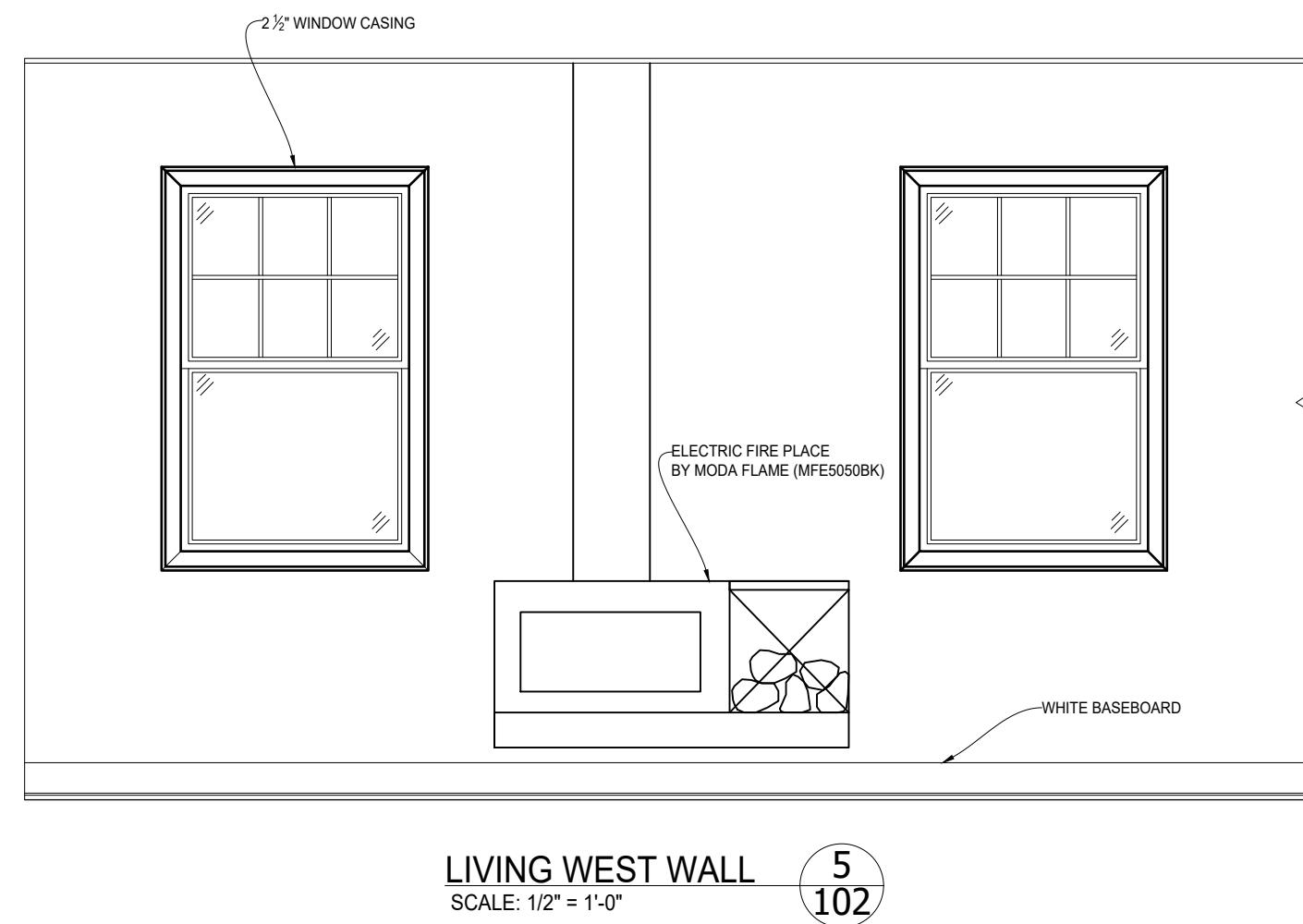
REV.

P1

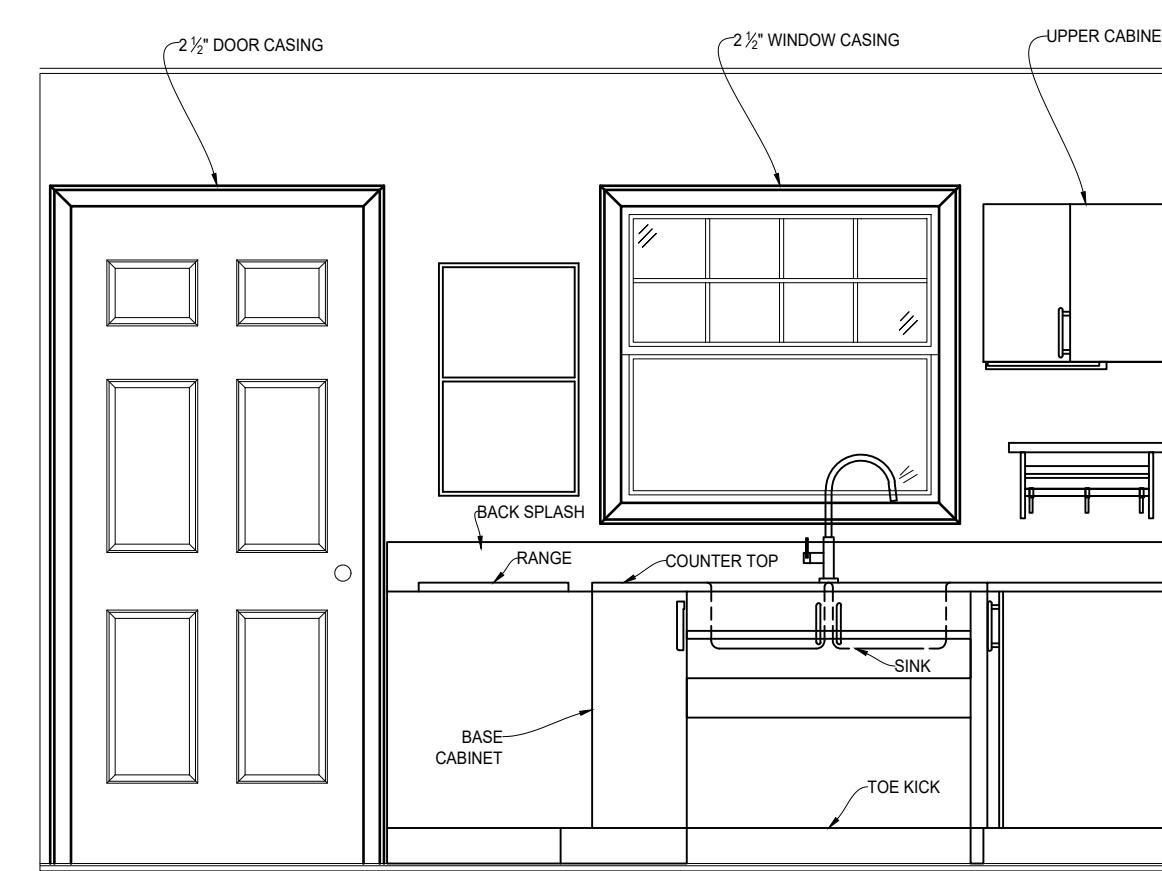
A-1277-102

NO.	DRAWING	REFERENCE	DATE	REVISION	APP.
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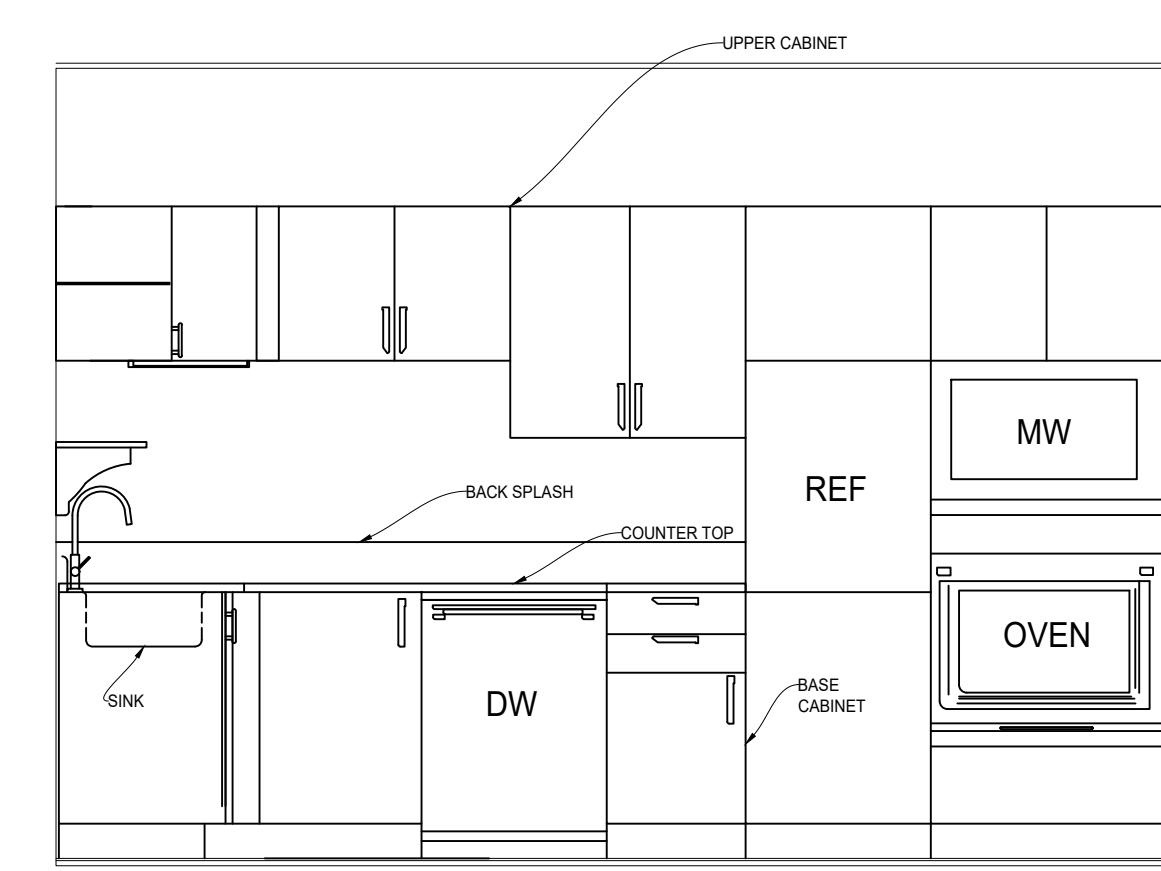
FEB 2017



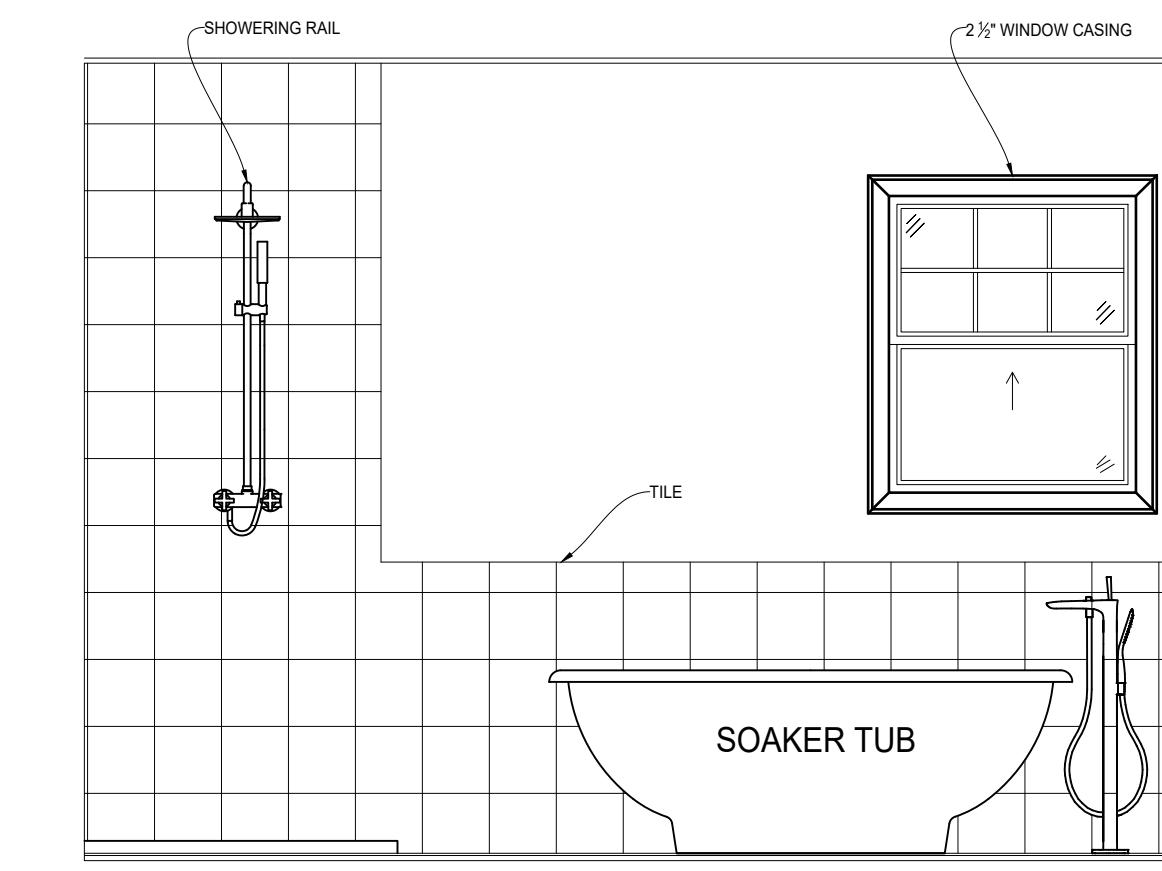
LIVING WEST WALL 5
SCALE: 1/2" = 1'-0"
102



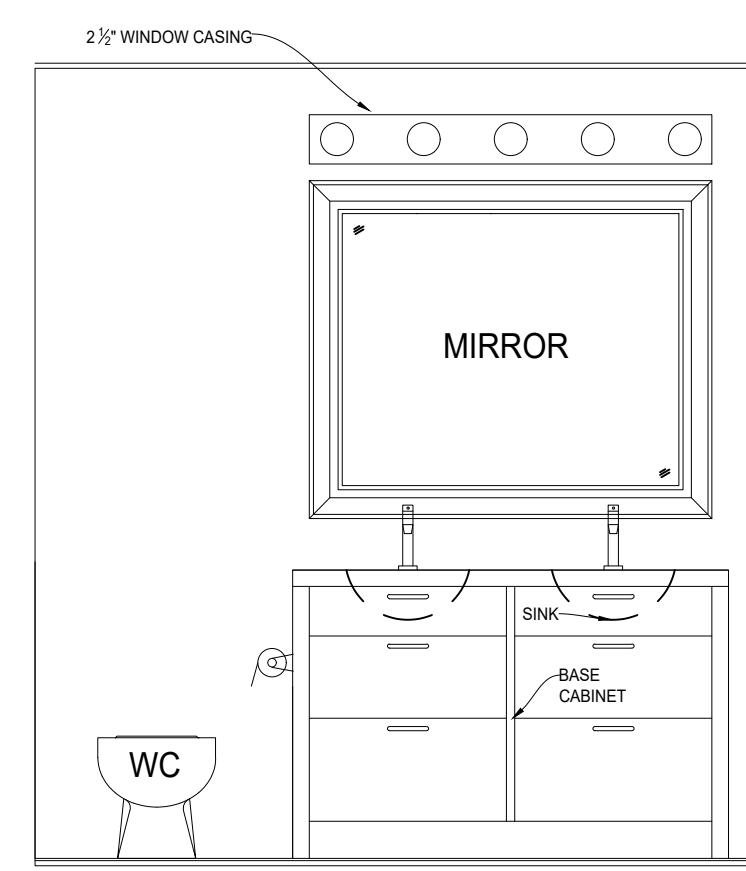
KITCHEN NORTH WALL 6
SCALE: 1/2" = 1'-0"
102



KITCHEN EAST WALL 7
SCALE: 1/2" = 1'-0"
102

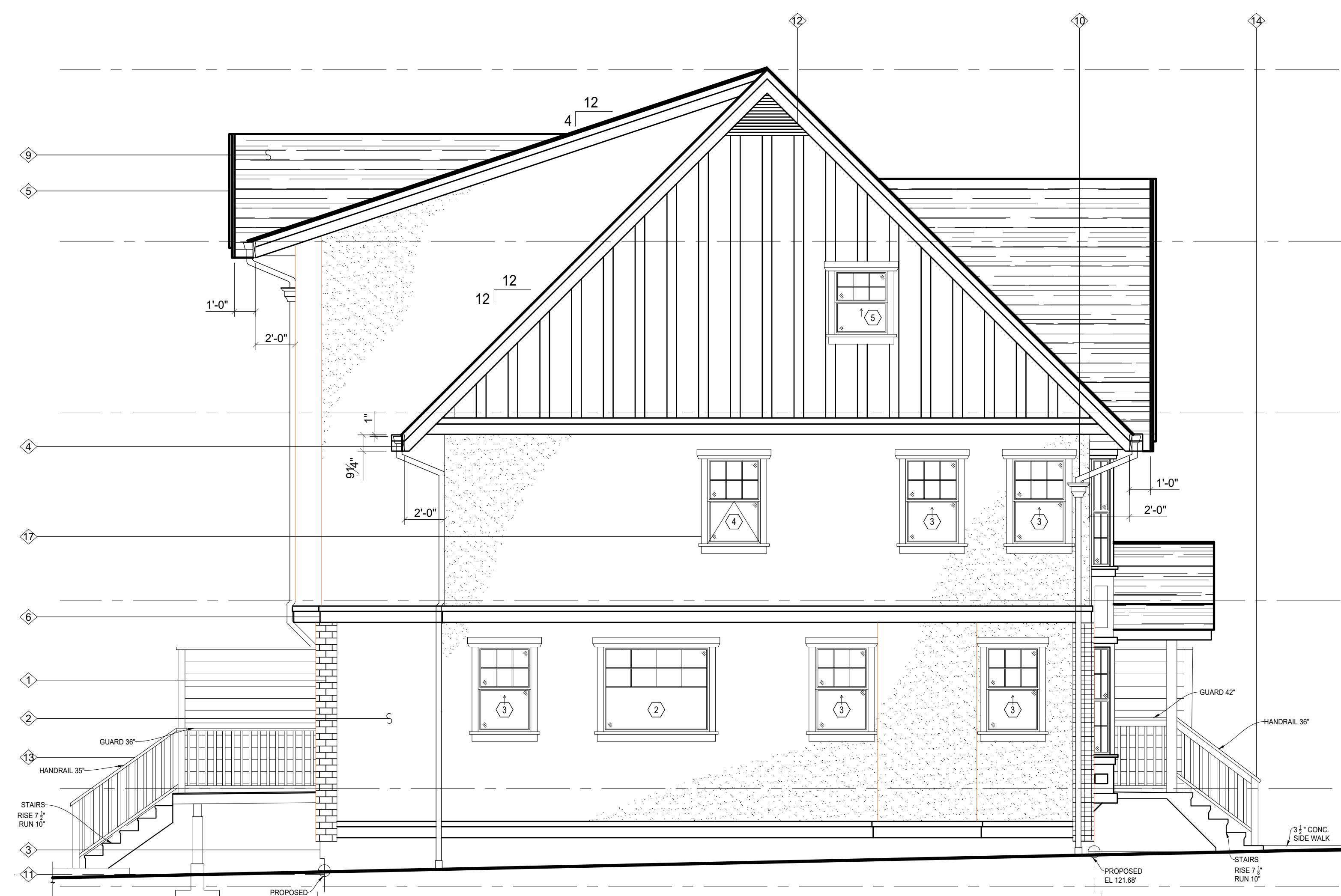


ENSUITE WEST WALL 8
SCALE: 1/2" = 1'-0"
102



LIVING EAST WALL 9
SCALE: 1/2" = 1'-0"
102

EXTERIOR FINISHES SCHEDULE					
TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
◆	BRICK VENEER - CENTENNIAL GREY	◆	EXTERIOR DECORATIVE PANEL W/ 1x6 TRIM	◆	TREATED WOOD HANDRAIL AND GUARD
◆	ACRYLIC COARSE STUCCO - CHARCOAL GREY	◆	COPPER HOOD	◆	BLACK WROUGHT IRON HANDRAIL AND GUARD
◆	VINYL SIDING - CHARCOAL GREY	◆	CAMBRIDGE 30 LAMINATED FIBERGLASS SHINGLES BY IKO - DUAL BLACK	◆	TREATED WOOD PRIVACY SCREEN 6'-8"
◆	2x10 FASCIA BOARD W/ 2x4 TRIM - PAINTED WHITE	◆	4" CONT. ALUMINUM EAVE TROUGHS W/ FEDERAL CONDUCTOR HEADS - BLACK	◆	FOR EXTERIOR DOORS, 2x4 WOOD TRIMS - PAINTED WHITE
◆	2x12 FASCIA BOARD W/ 2x4 TRIM - PAINTED WHITE - FOR DORMER ROOF	◆	EXPOSED AGGREGATE CONCRETE W/ WET LOOK PROTECTANT	◆	FOR ALL WINDOWS, WOOD TRIMS - PAINTED WHITE, SIZED AS BELOW
◆	2x10 SKIRT BOARD WITH 1x4 TRIM - PAINTED WHITE	◆	LOUVERED GABLE VENT W/ SCREEN (OVAL Ø8"x6", TRIANGLE HEIGHT 24")	◆	1x4 ON 2x6 ON TOP, 2x4 ON SIDES, 2x2 SILL EXTENSION AND 2x6 LOWER



EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

				COURSE		
NO.	DRAWING	REFERENCE	NO.	DATE	REVISION	APP.
1	A-1277-101	SITE PLAN				

1277 MULTI FAMILY RESIDENCES

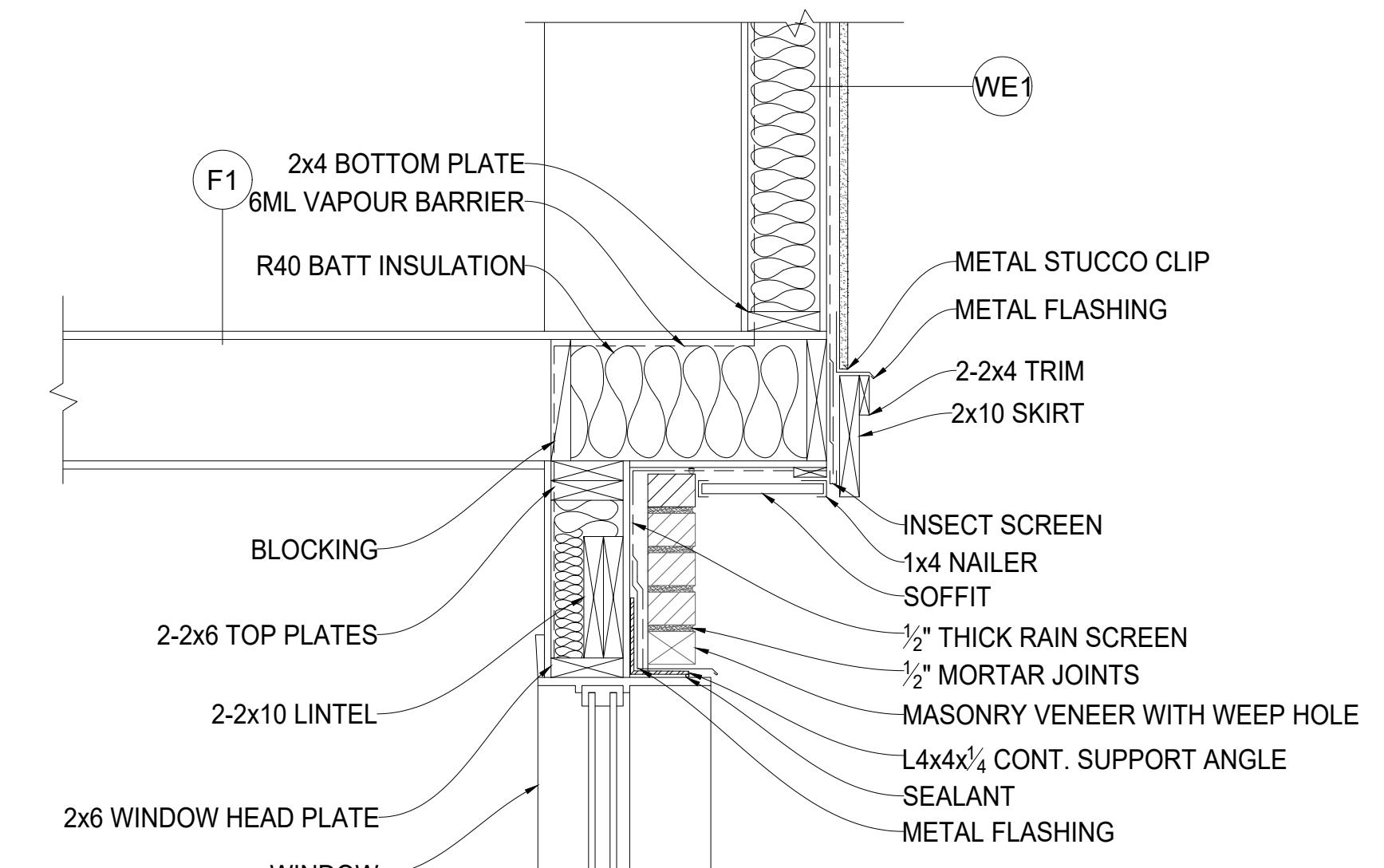
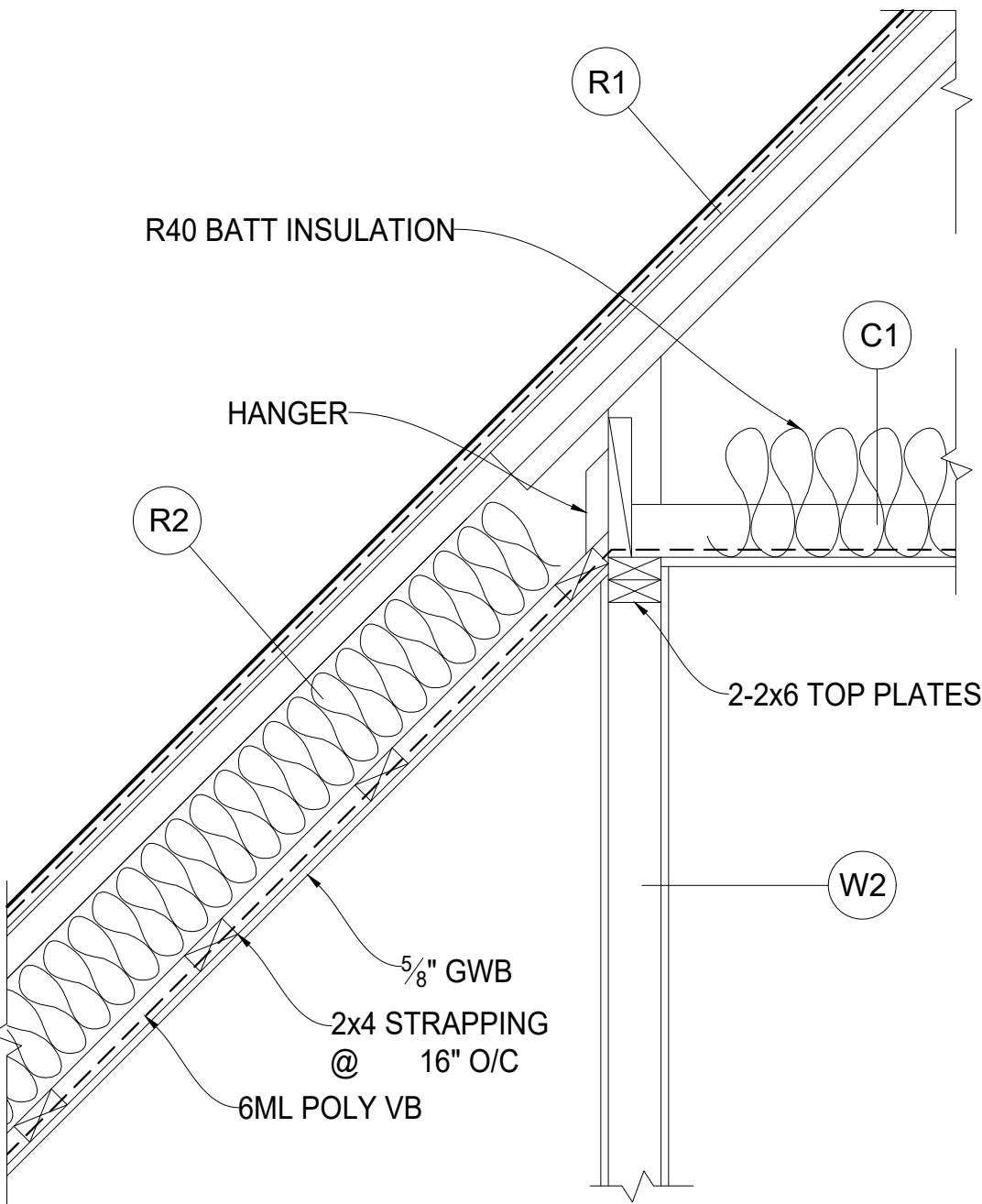
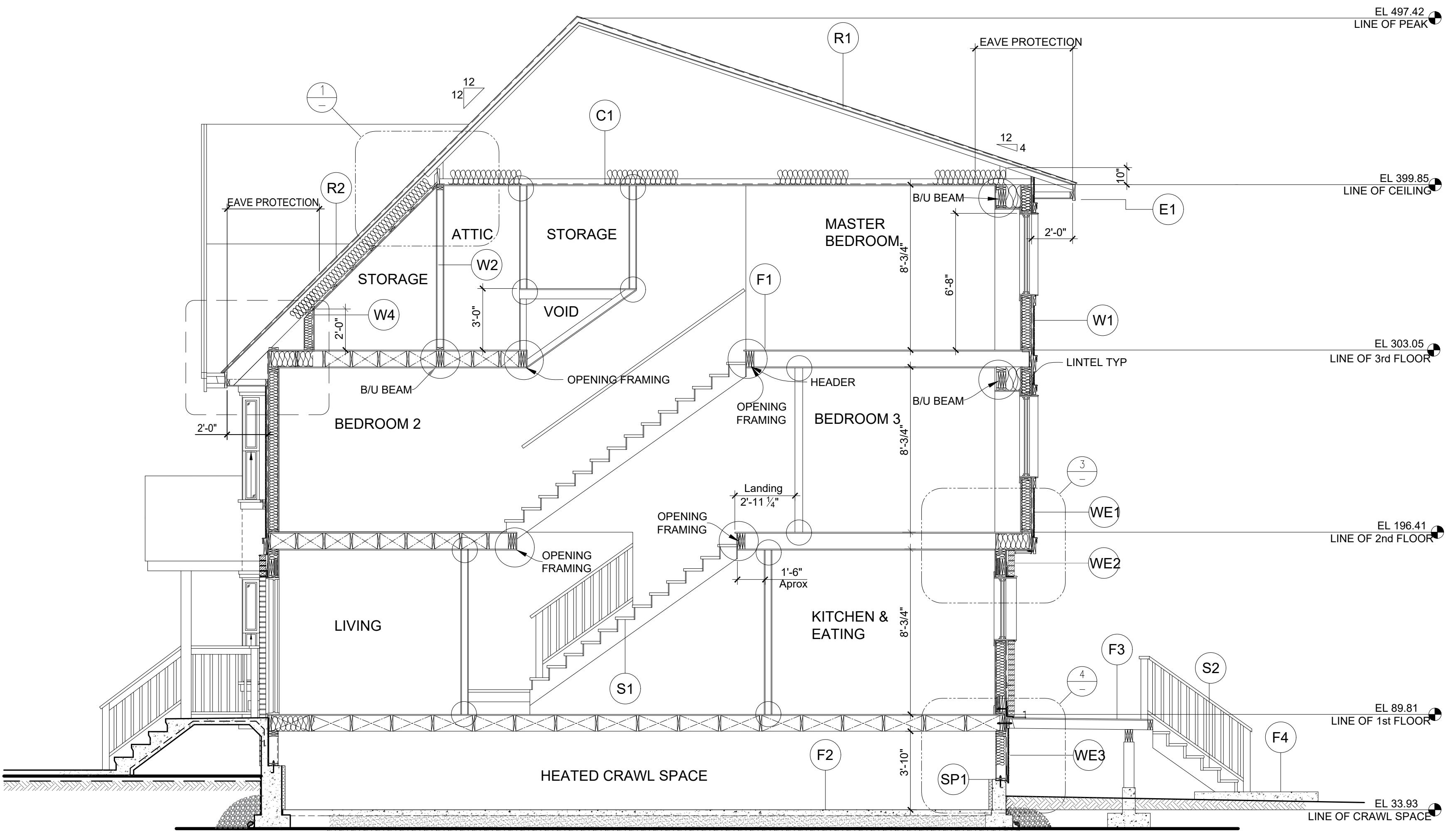


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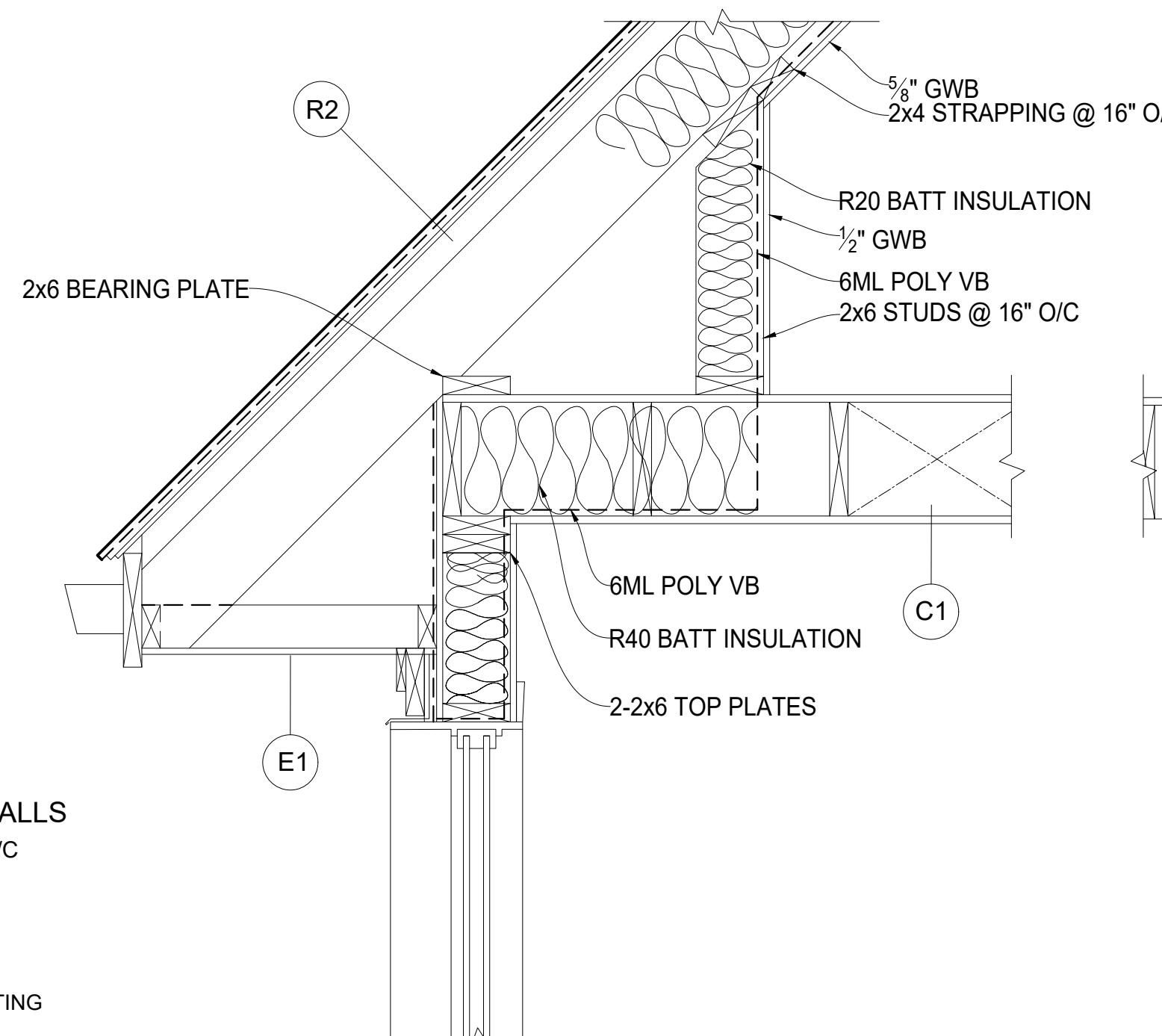
4 UNITS TOWNHOUSE
ELEVATIONS

DRAWN	JOSHUA BADILLO	DRAWING NO.	REV.
SCALE	AS NOTED		
INST.	FF		
DATE	FEB 2023	A-1277-104	P1

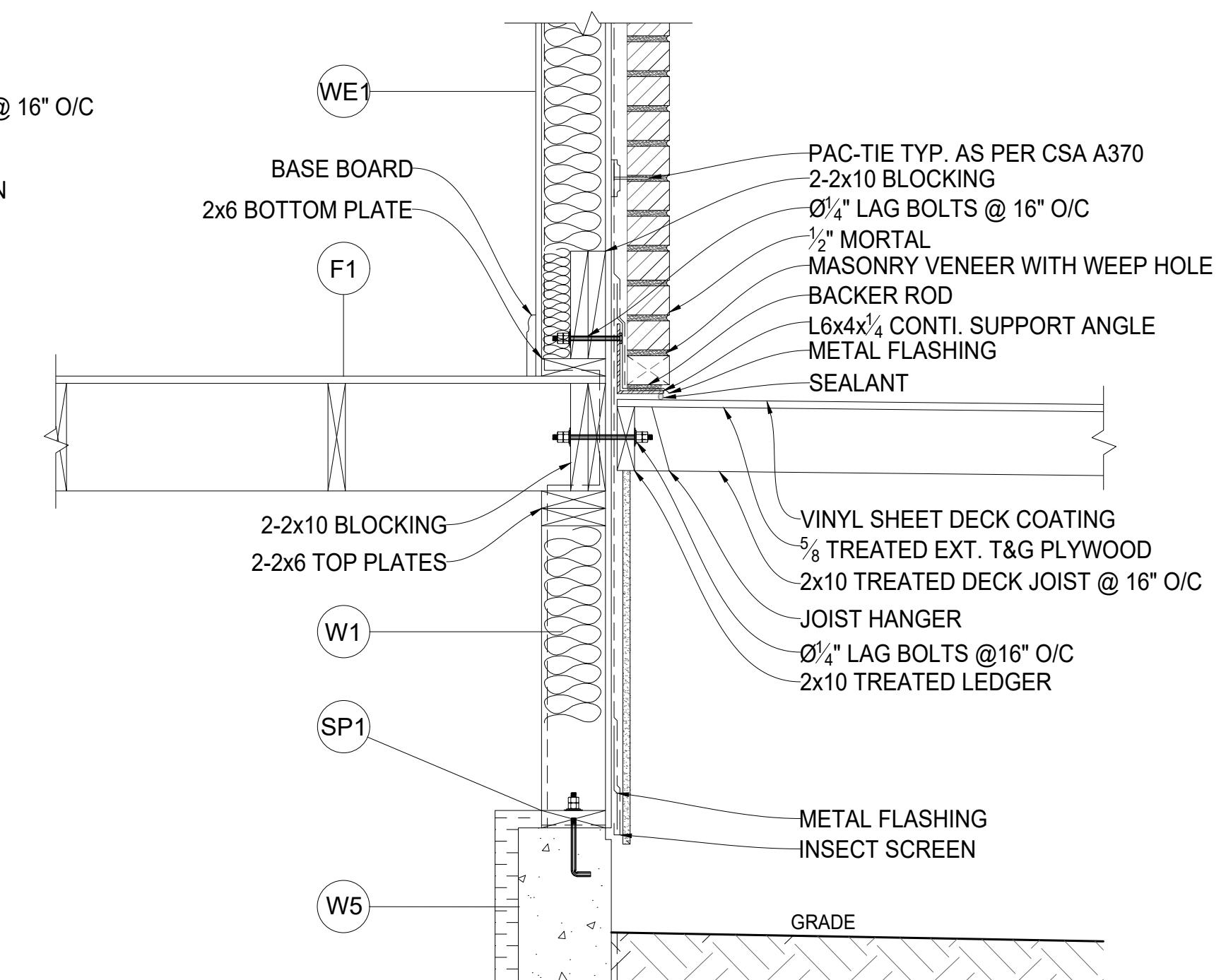


DETAIL
SCALE: 1"=1'-0"

DETAIL
SCALE: 1"=1'-0"



DETAIL
SCALE: 1"=1'-0"



DETAIL
SCALE: 1"=1'-0"

ASSEMBLIES

C1 CEILING
· R40 BATT INSULATION
· 6ML POLY VAPOUR BARRIER
· 5/8" GWB

D1 DRAINAGE
· SIZE 04 PERFORATED PVC PIPE DRAIN TILE
· 3/4" CRUSH DRAIN ROCK WITH ??? COVER
· 04" SOLID PVC PIPE STORM DRAIN

E1 EAVE
· 2'0" RUBBERIZED MEMBRANE EAVE PROTECTION, ICE SHIELD
· 2x4 TRIM ON 2x10 FASCIA (DORMER FACIA 2x10)
· ALUMINUM VENTED SOFFIT
· ALUMINUM DOWNSPOUTS

F1 1st, 2nd, 3rd FLOOR
· 1/4" FINISHED FLOOR
· 5/8" T&G PLYWOOD SUB-FLOOR NAILED AND GLUED TO SUPPORTING JOISTS
· 2x6 @ 16" O/C FLOOR JOIST
· 19MM x 64MM @ 2100MM SPACING BRIDGING

F2 CRAWL SPACE
· 50 MM CONCRETE SKIM COAT
· 6ML POLY VAPOUR BARRIER
· 6" THICK GRANULAR FILL

F3 DECK FLOOR
· VINYL SHEET DECK COATING (GRAY)
· .5" T&G PLYWOOD SUB-FLOOR, EXTERIOR GRADE
· 2x10 @ 16" O/C TREATED FLOOR JOISTS WITH JOIST HANGERS, 1/8 SLOPE
· 2x6 TREATED LEDGER WITH Ø1/4" LAG BOLT @ 16" O/C

F4 EXTERIOR CONCRETE
· FRONT STAIRS AND ALL SIDEWALKS
· PROTECTED AGGREGATE CONCRETE
· EXPOSED AGGREGATE (1/4" MINUS)
· SPRAYED WITH CLEAR (WET LOOK) PROTECTANT
· FRONT STOOP 1/8" SLOPE AWAY FROM BUILDING PARKING PAD AND GARAGE BIN PAD
· 4" THICK CONCRETE
· BROOM FINISH CONCRETE

R1 MANUFACTURED ROOF
· ENGINEERED TRUSS @ 24" O/C WITH MIN 2" AIR SPACE AND 10" HEEL
· CAMBRIDGE 30 LAMINATED FIBERGLASS SHINGLES BY IKO (DUAL BLACK)
· ASPHALT IMPREGNATED BUILDING FELT UNDERLAYMENT
· 1/2" PLYWOOD SHEATHING WITH H CLIPS
· ROOF PITCH 12:4

R2 SITE BUILT ROOF
· 10x2 ROOF JOISTS WITH MIN 2" AIR SPACE
· R40 BATT INSULATION
· ROOF PITCH 12:12

S1 INTERIOR STAIRS
· RISE 7'-0" (TOTAL RISE 8'-10 1/16")
· RUN 11'-0" (TOTAL RUN 14'-0")

S1 SILL PLATE
· 2x6 TREATED SILL PLATE
· NOSING 1"
· STRAIGHTERS 2x2x10
· EFFECTIVE DEPTH 5 7/16"
· HEAD ROOM HEIGHT 6'-8"
· HANDRAIL HEIGHT 3'-2"
· GUARD HEIGHT 3'
· BALUSTER SPACING MAX 4"

WE1 FRONT & BACK EXTERIOR FINISH
· 1ST LEVEL NORTH AND SOUTH WALLS
· BRICK VENEER (CHARCOAL GRAY)
· WITH L6x4x1/4
· CONTINUOUS SUPPORT ANGLE CONNECTED TO DOUBLE BLOCKING WITH Ø1/4" LAG BOLT @ 16" O/C AND PAC-TIE TYP. AS PE SCA A370/W4

WE2 UNDER DECK EXTERIOR FINISH
· CELLULAR PVC SIDING

WE3 ALL OTHER EXTERIOR FINISH
· TREATED WOOD RAIL (PAINTED)

WE4 EXTERIOR WALL
· 1/2" THICK RAIN SCREEN, TREATED

WE5 EXTERIOR FOUNDATION WALLS
· 10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK
· 2 COATS DUMP PROOFING
· DRAINAGE MEMBRANE
· R12 RIGID INSULATION
· 18" STRIP FOOTING FOR SOUTH WALL, 20" STRIP FOOTING

W1 STOOP STAIRS
· EXPOSED AGGREGATE (1/4" MINUS)
· SPRAYED WITH CLEAR (WET LOOK) PROTECTANT

W2 INTERIOR PARTITIONS
· 2x4 (FINGER JOINT) STUDS @ 16" C/O (92 1/4" STUD LENGTH)

W3 INTERIOR FOUNDATION WALLS
· 2 - 2x4 STUDS @ 16" C/O
· 2 - 2x6 SILL PLATES TREATED
· SILL GASKETS
· 1/2" ANCHOR BOLTS
· 6" WIDE CONCRETE CURB
· 20" STRIP FOOTING

				COURSE		
NO.	DRAWING	REFERENCE	NO.	DATE	REVISION	APP.
1	A-1276-101	SITE PLAN				

1276 CONSTRUCTION ASSEMBLIES



CAD & BIM
TECHNOLOGIES

PROJECT

4 UNITS TOWNHOUSE
SECTION AND DETAILS

DRAWN	JOSHUA BADILLO	DRAWING NO.	REV.
SCALE	AS NOTED	A-1276-103	P1
INST.	FF		
DATE	JAN 2024		