

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 B.C.B.C. 1998 EDITION.
6. STAIRS AND HANDRAILS SHALL COMPLY WITH SECTION 7.7 OF THE V.B.C. 1997.
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. 100%-SATURATED FELT OR POLYETHYLENE SILL GASKET.
10. BEAMS SHALL HAVE EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 36" 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 36" 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 RIGID & 7'-0" MAX. O.C.
15. ALL LOAD BEARING INTERIOR AND EXTERIOR UNITS SHALL BE 2-2X10 U.N.G.
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. 1/2" PARTICLE BOARD APPLIED OVER SUBFLOOR.
18. FRAMING MEMBERS ARE SPT NUMBER 2 AND BETTER.
19. SUB FLOORS AT 1/2" TONGUE AND GROOVE PLYWOOD NAILED AND GLUED TO SUPPORTING JOISTS. EXTERIOR GRADE PLYWOOD FOR REAR DECK.
20. FINISHED FLOORS COVERED WITH 1/2" LAMINATE FLOORING, ON THE LOWER FLOORS, STAIRS AND UPPER FLOORS COVERED WITH WALL-TO-WALL CARPETING.
21. EXTERIOR WALLS CONSISTS OF THE FOLLOWING:
  - ONE LAYER OF ASPHALT IMPREGNATED BUILDING FELT
  - PLYWOOD SHEATHING
  - 2X6 STUDS AT 16" ON CENTER (92X" STUD LENGTH)
  - VAPOUR BARRIER
  - 1/2" GYPSUM WALL BOARD
22. EXTERIOR FINISH:
  - NORTH & SOUTH LOWER WALLS-BRICK VENEER-CENTENNIAL GREY
  - ALL OTHER WALLS COURSE STUCCO-CHARCOAL GREY
  - PAINTED WOOD TRIM PER DETAILS-WHITE
23. INTERIOR WALLS CONSISTS OF THE FOLLOWING:
  - 1/2" GYPSUM WALL BOARD EACH SIDE
  - 2X4 (FINGER JOINT) STUDS AT 16" (92X" STUD LENGTH)
24. COMMON WALLS ARE TYPE W150 OF THE V.B.C.
25. ROOF CONSISTS OF THE FOLLOWING:
  - CAMBRIDGE 30 LAMINATED FIBERGLASS SHINGLES BY KO-COLOUR DUAL BLACK
  - ONE LAYER OF ASPHALT IMPREGNATED BUILDING FELT
  - PLYWOOD SHEATHING (EDGES SUPPORTED OR CLIPPED)
  - EAVE PROTECTION AND VENTING PER V.B.C.
  - 1'-0" TYPICAL EAVE PROJECTION
  - 2X4 TRIM ON 2X10 FASCIAS-PAINTED WHITE
  - ALUMINUM VENTED SOFFIT-WHITE
  - CONTINUOUS 4" ALUMINUM EAVE TROUGHS-BLACK
26. ALUMINUM DOWNSPOUTS-BLACK-TO SEWER CONNECTION
27. INTERIOR DETAILS CONSISTS OF THE FOLLOWING:
  - ELECTRIC BASEBOARD HEAT
  - 24 GALLON GAS HOT WATER TANK
  - 33" WIDE ELECTRIC FIREPLACE (D14000EN BY SUPERIOR)
28. 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" PER FOOT MINIMUM
  - TREATED WOOD STAIRS (PAINTED)
  - TREATED WOOD HANDRAIL (PAINTED)
  - PRIVACY SCREENS TO SUIT
29. EXTERIOR CONCRETE:
  - ALL EXTERIOR CONCRETE TO BE AIR-ENTRAINED
  - FRONT STAIRS AND ALL SIDEWALKS (FRONT, SIDES AND REAR) ARE EXPOSED (6" 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 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.

NO.	DRAWING	REFERENCE	NO.	DATE	REVISION	APP.

COURSE

1277 MULTI FAMILY RESIDENCES



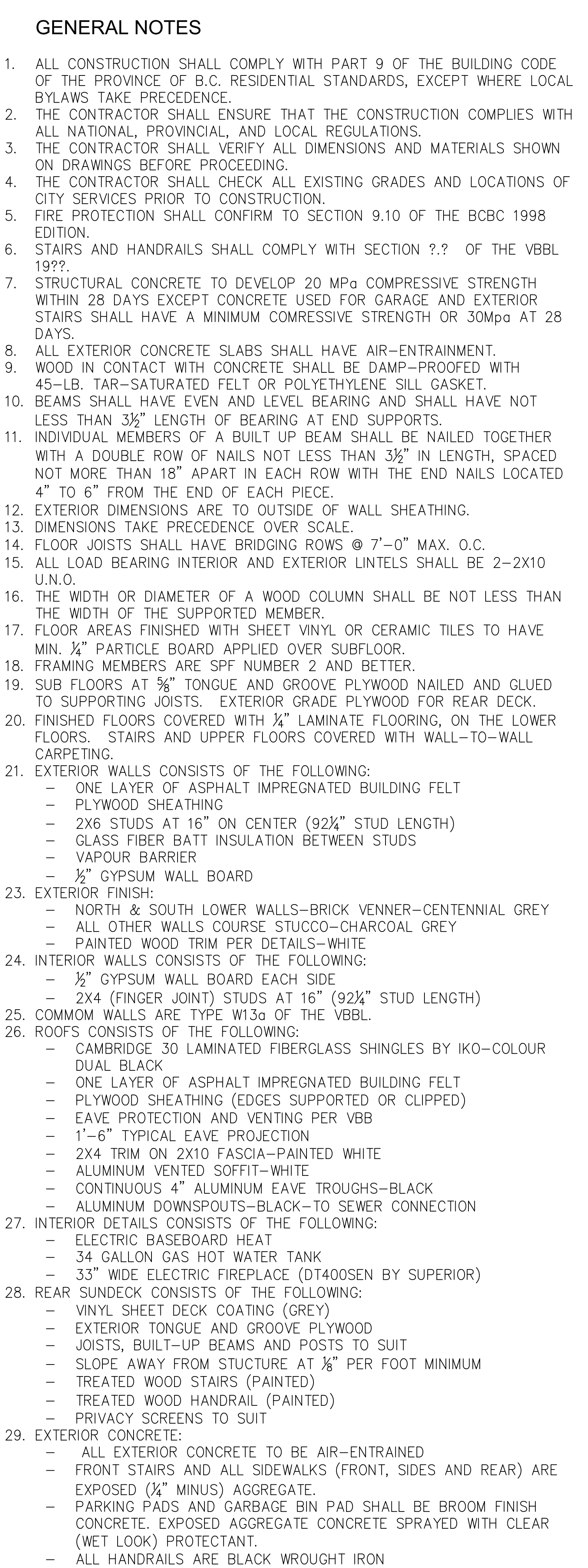
CAD & BIM  
TECHNOLOGIES

PROJECT

4 UNITS TOWNHOUSE  
SITE PLAN, GENERAL NOTES

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





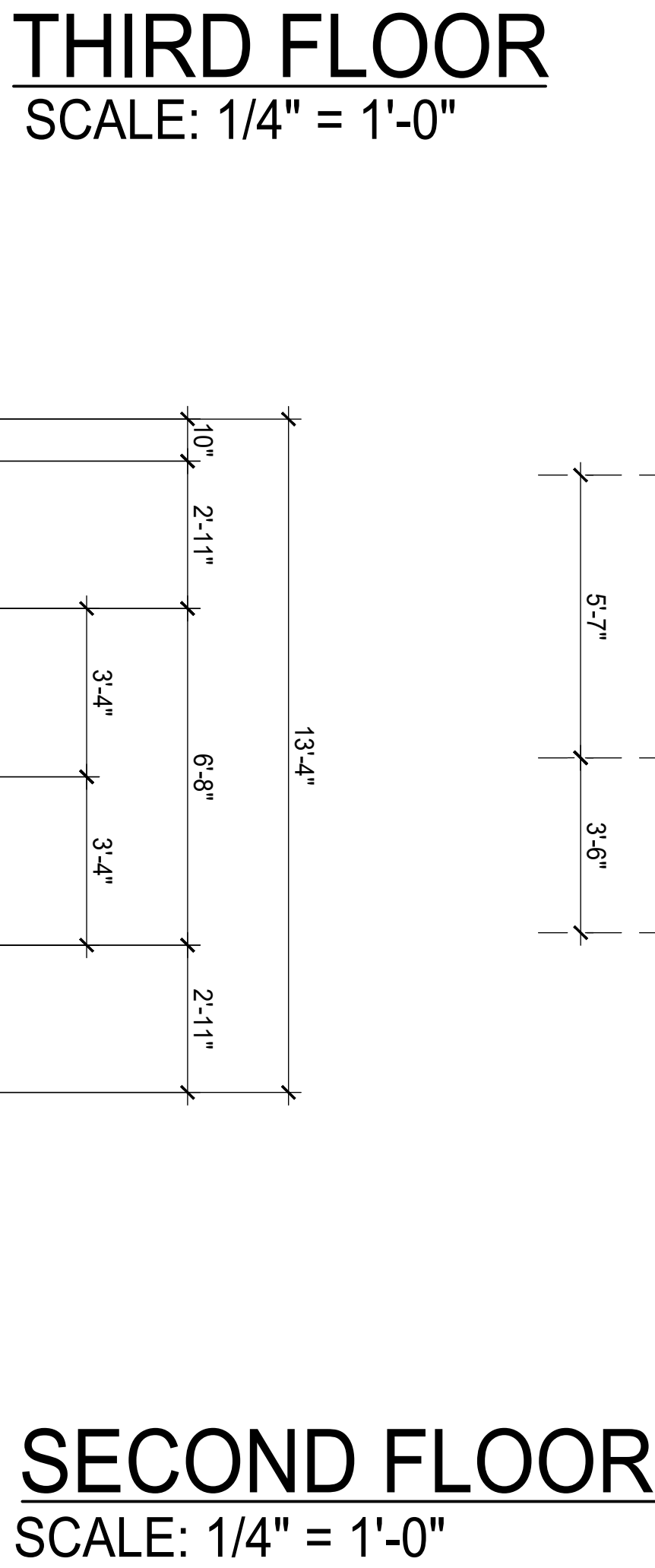
**STREET ADDRESS**  
1644 EAST GEORGIA STREET,  
VANCOUVER, B.C.  
V6G 1J8

**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.

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-VDY1650440/16		2
(2)	5'-0" x 4'-0"	STUDIO, PROJECTED SILL, V7H5040		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 BDRM		6
(D)	2'-0" x 6'-8"	24" BI-FOLD, FOR PANTRY		1
(E)	2'-6" x 6'-8"	36" BI-FOLD, 2nd BDRM 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)		
		PONEY WALL (2x4)		
		PARTITION WALL		
SYMBOLS LEGEND				
SYM	DESCRIPTION			
●	SMOKE DETECTOR			



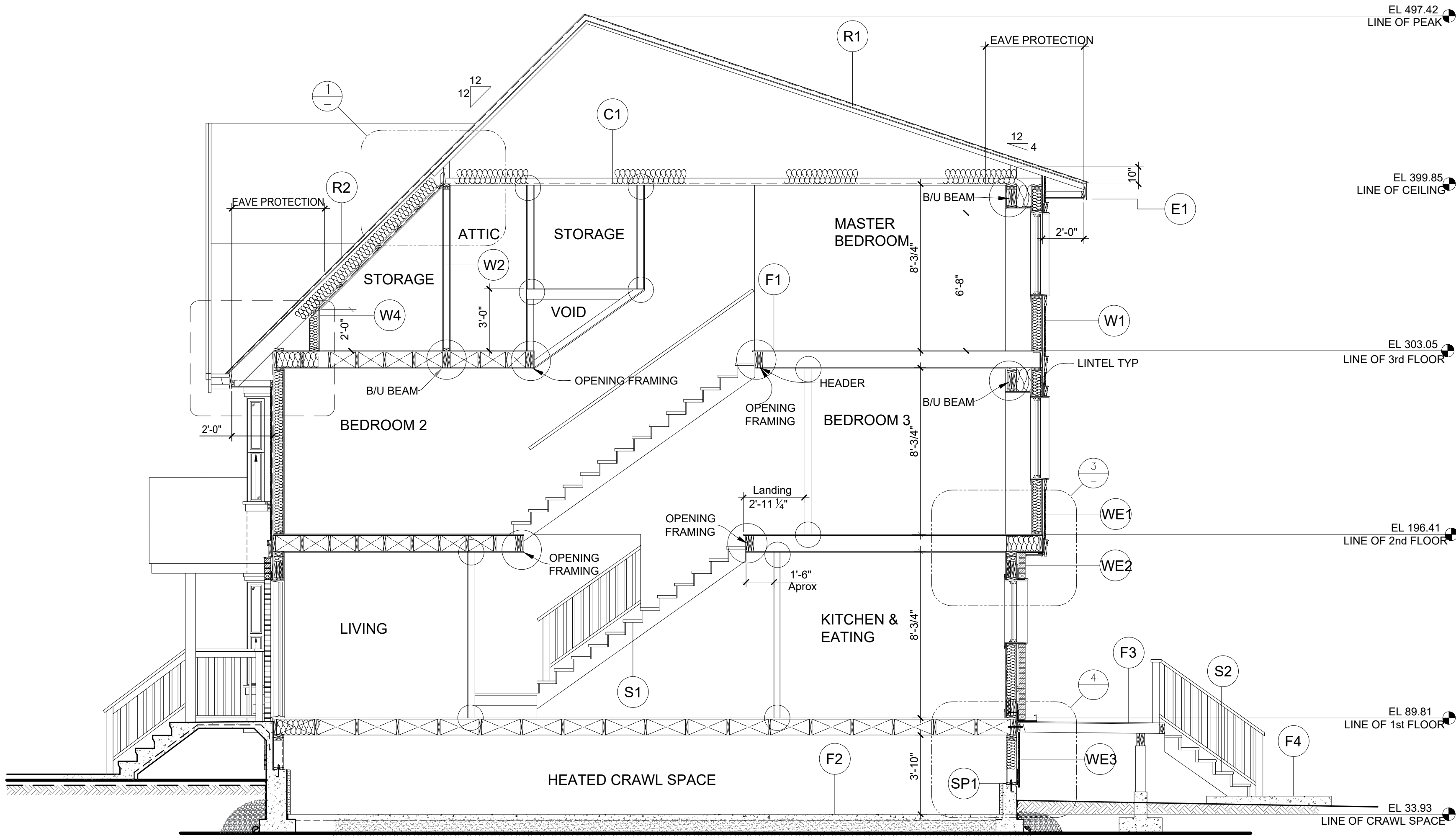
# UNIT A

## WEST OUSIDE UNIT

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



NOTES  
FOR GENERAL NOTES, SEE REF No. 1



SECTION  
SCALE: 1/4" = 1'-0" 103

ASSEMBLIES

- C1** CEILING

  - R40 BATT INSULATION
  - 6ML POLY VAPOUR BARRIER
  - 5/8" GWB
- D1** DRAINAGE

  - SIZE Ø4 PERFORATED PVC PIPE DRAIN TILE
  - 3/4" CRUSH DRAIN ROCK WITH 77" COVER
  - Ø4" 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

  - 1/2" 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)
  - 3/8" 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 1/2" 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 3/16")
  - RUN 11'-0" (TOTAL RUN 14'-0")
  - NOSING 1"
  - STRINGERS 2-2x10
  - EFFECTIVE DEPTH 5 7/16"
  - HEAD ROOM HEIGHT 6'-8"
  - HANDRAIL HEIGHT 3'-2"
  - GUARD HEIGHT 3'
  - BALUSTER SPACING MAX 4"
- 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"
  - STRINGERS 2-2x10
  - EFFECTIVE DEPTH 5 1/2"
  - TREATED WOOD HAND RAIL (PAINTED)
  - HANDRAIL HEIGHT 3'-0 7/8"
  - GUARD HEIGHT 3'-0 7/8"
  - BALUSTER SPACING MAX 4"
  - TREATED WOOD PRIVACY SCREEN 6'-10 1/2"
- S3** STOOP STAIRS

  - EXPOSED AGGREGATE (1/4" MINUS)
  - SPRAYED WITH CLEAR (WET LOOK) PROTECTANT
  - RISE 7'-1/2"
  - RUN 10"
  - NOSING 1"
  - BLACK WROUGHT IRON HAND RAIL
  - HANDRAIL HEIGHT 2'-7 1/2" MIN 3'-2" MAX
  - GUARD HEIGHT 3'-0"
  - BALUSTER SPACING MAX 36"
  - TREATED WOOD PRIVACY SCREEN 6'-9 7/16"
  - RAISED CURB 3 1/2" HIGH, 4'-2 1/2" WIDE
- SP1** SILL PLATE

  - 2x6 TREATED SILL PLATE
  - SILL GASKET
  - Ø1/2" 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
- WE2** UNDER DECK EXTERIOR FINISH

  - CELLULAR PVC SIDING
- WE3** ALL OTHER EXTERIOR FINISH

  - COURSE STUCCO (CHARCOAL GRAY)
  - PAINTED TRIM ON WOOD SKIRT (WHITE)
- W1** EXTERIOR WALL

  - 1/2" THICK RAIN SCREEN, TREATED
  - TYVEK BUILDING MEMBRANE
  - 1/2" OSB EXTERIOR SHEATHING
  - R20 BATT INSULATION
  - 2x6 STUDS @ 16" C/O
  - 6MIL POLY VAPOUR BARRIER
  - 1/2" GWB (EXCEPT CRAWL SPACE)
- W2** INTERIOR PARTITIONS

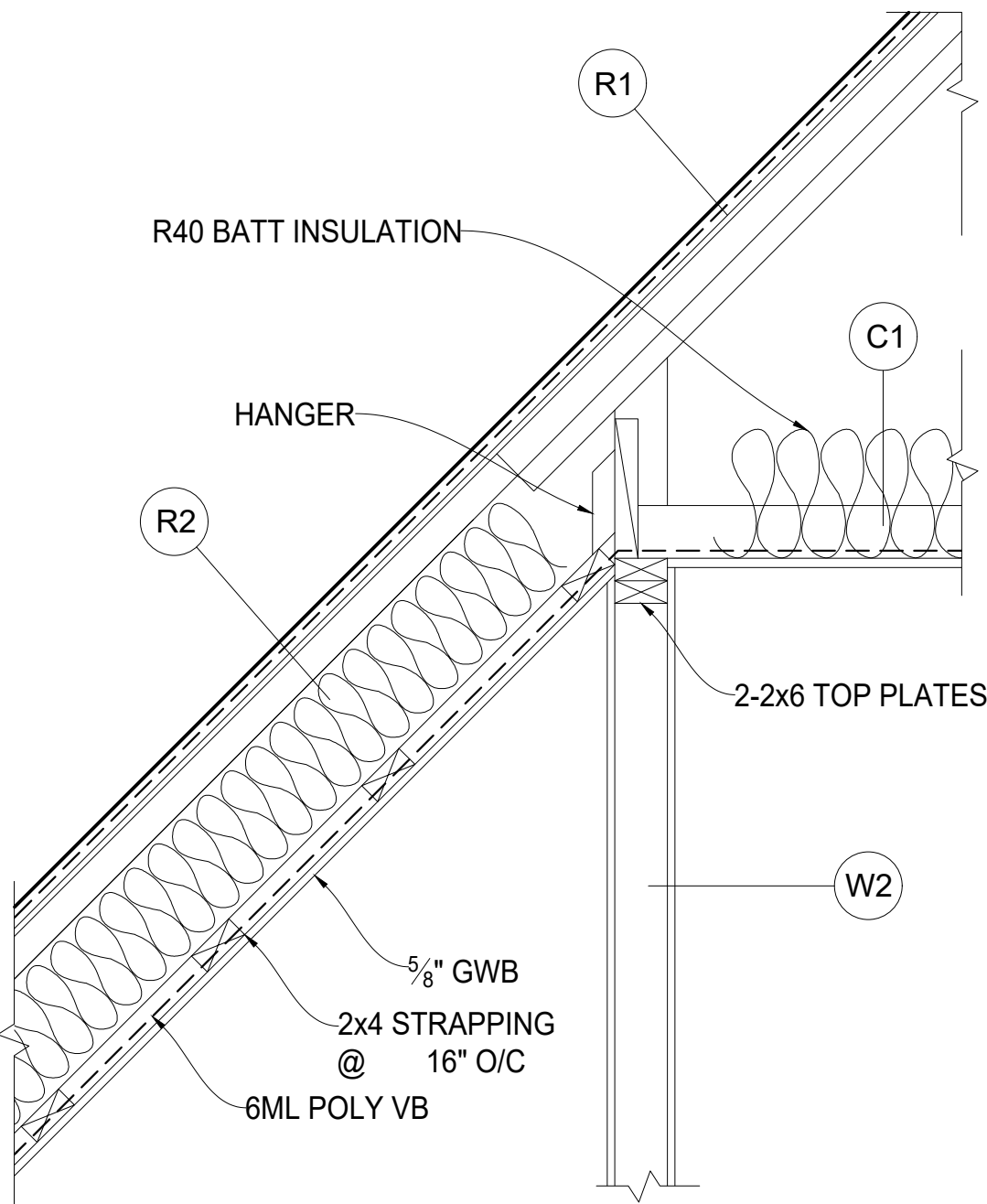
  - 2x4 (FINGER JOINT) STUDS @ 16" C/O (92 1/4" STUD LENGTH)
  - 1/2" THICK GWB OR ?? THICK CEMENT BOARD
- W3** COMMON WALL

  - VBB TABLE 2-2x4 W 1"
  - X TYPE 5/8" GWB
  - 38MM STUDS @ 89 O/C
  - 89MM ABSORPTION INSULATION
  - 40MM AIR SPACE BETWEEN
  - 38x89MM STUDS @ 25" O/C
  - 89MM ABSORPTION INSULATION
  - X TYPE 15.9MM GWB
- W4** PONY WALL ON 3rd FLOOR

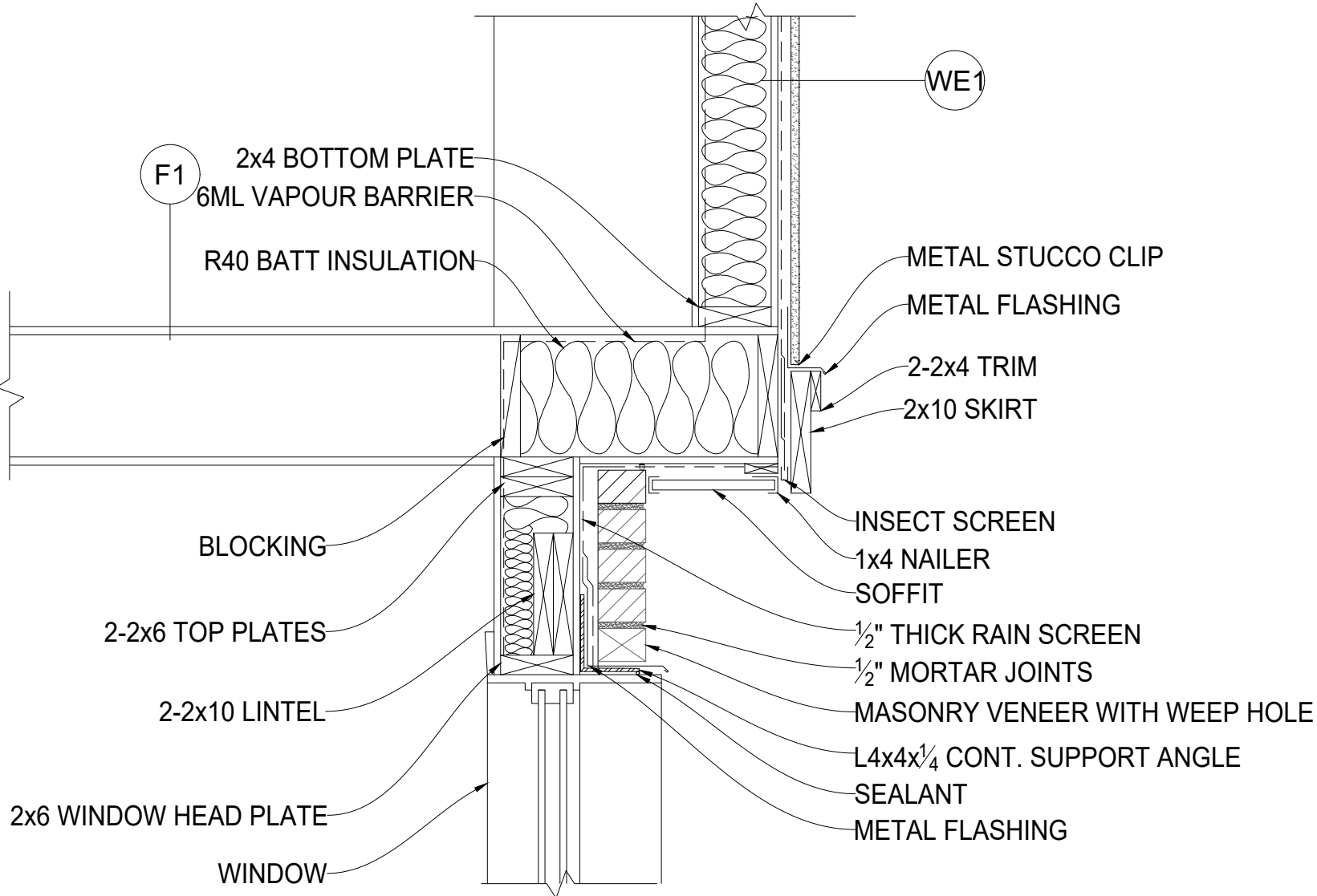
  - R40 BATT INSULATION
  - 2x6 STUDS @ 16 C/O
  - 6MIL POLY VAPOUR BARRIER
  - 1/2" GWB
- W5** EXTERIOR FOUNDATION WALLS

  - 10" THICK WITH 15M BAR @ 16" O/C FOR SOUTH WALL 12" THICK
  - 2 COATS DUMP PROOFING
  - DRAINAGE MEMBRANE
  - R12 RIGID INSULATION
  - 16" STRIP FOOTING FOR SOUTH WALL, 20" STRIP FOOTING
- W6** INTERIOR FOUNDATION WALLS

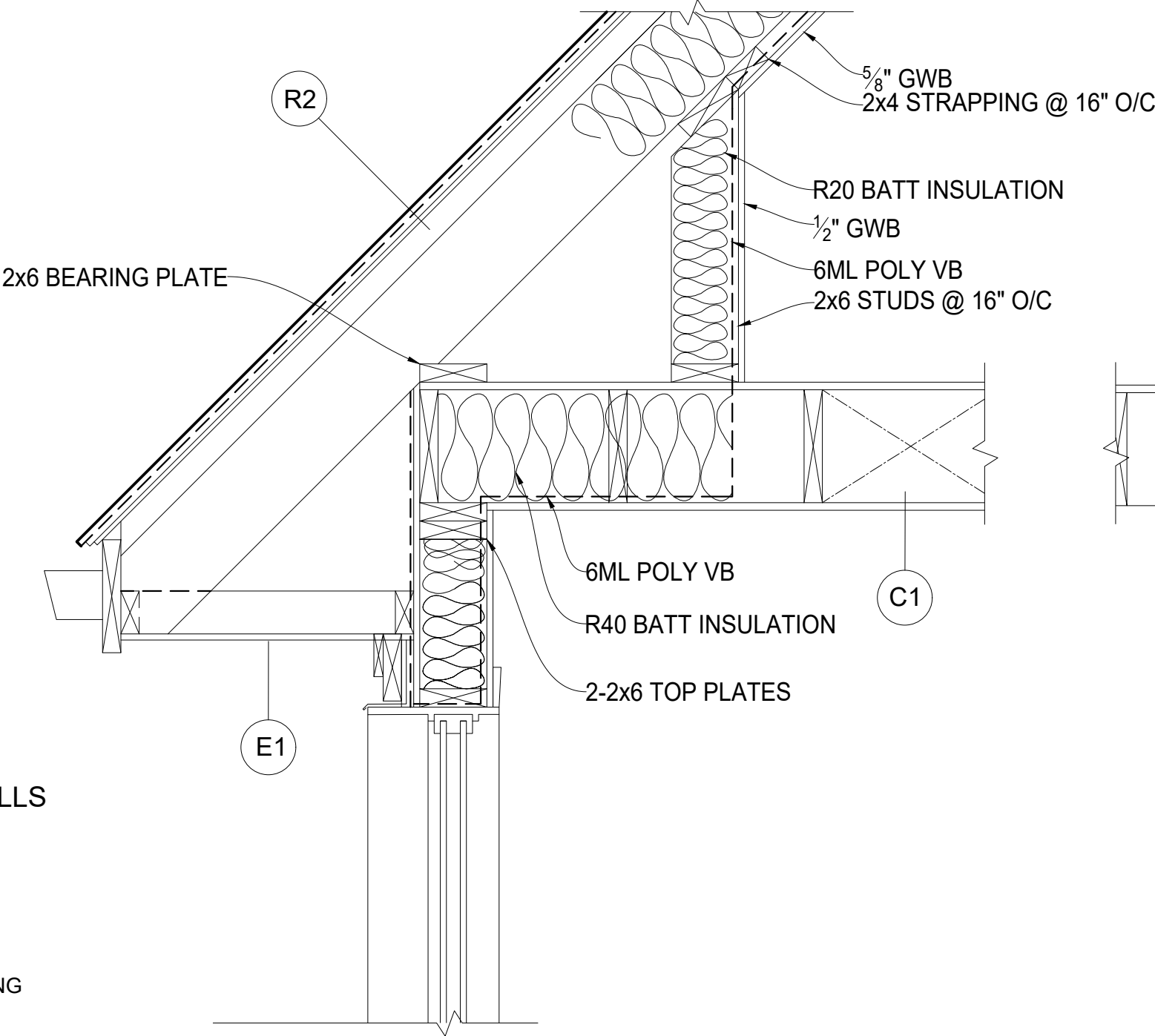
  - 2 - 2x4 STUDS @ 16" C/O
  - 2 - 2x6 SILL PLATES TREATED
  - SILL GASKETS
  - 1/2" ANCHOR BOLTS
  - 6" WIDE CONCRETE CURB
  - 20" STRIP FOOTING



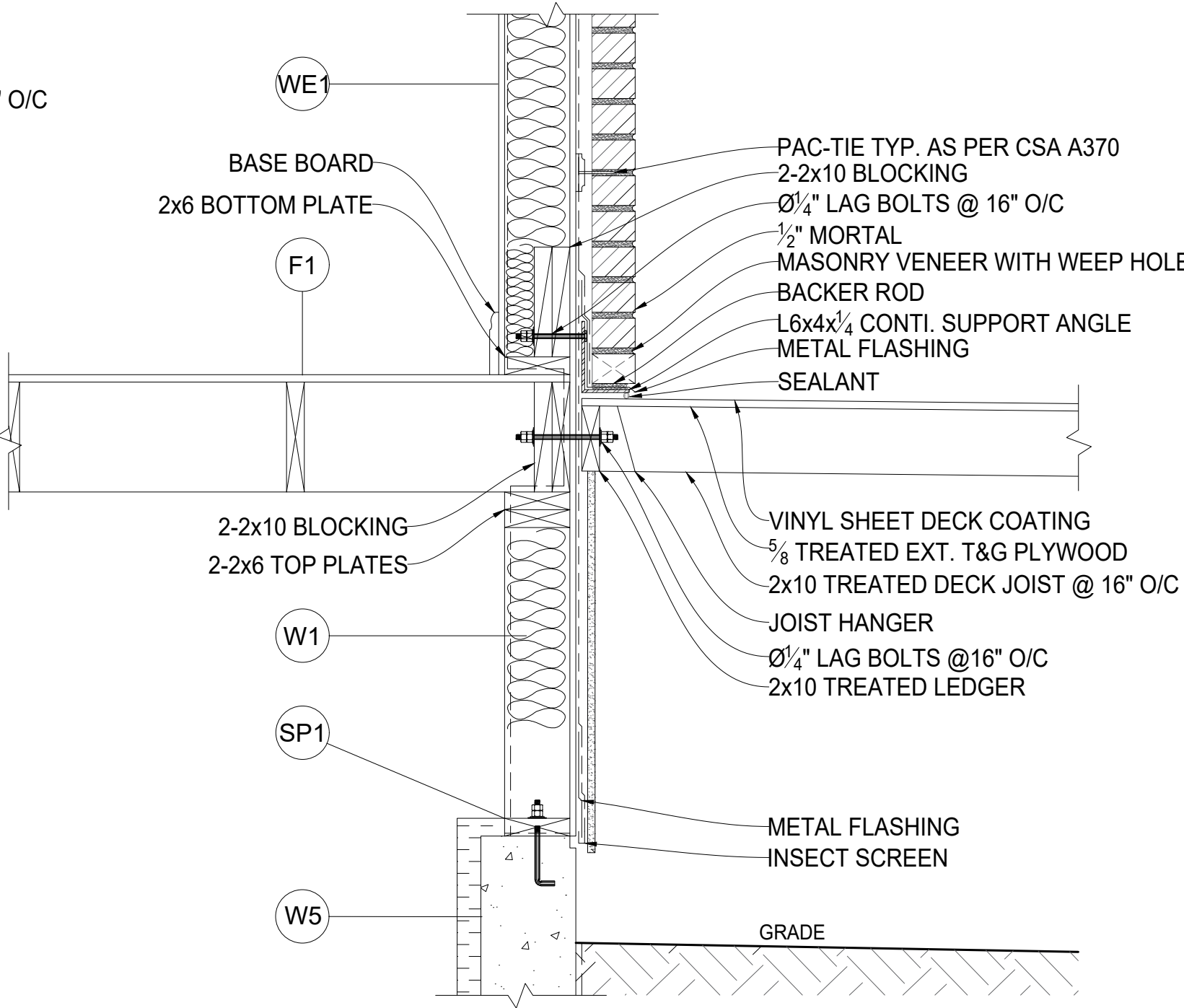
DETAIL  
SCALE: 1"=1'-0" 1



DETAIL  
SCALE: 1"=1'-0" 3



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



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

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

COURSE

1276 CONSTRUCTION ASSEMBLIES



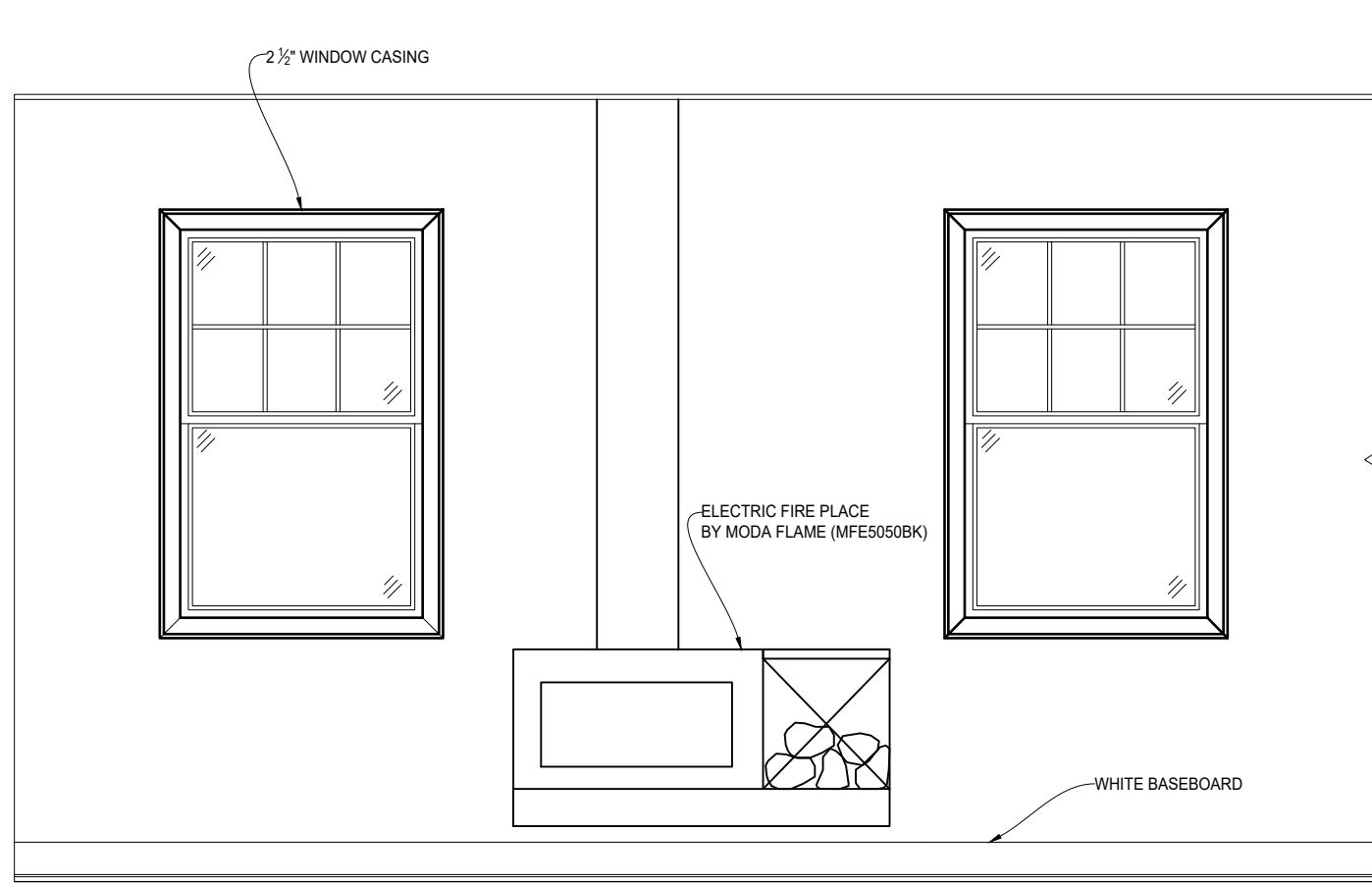
CAD & BIM  
TECHNOLOGIES

PROJECT

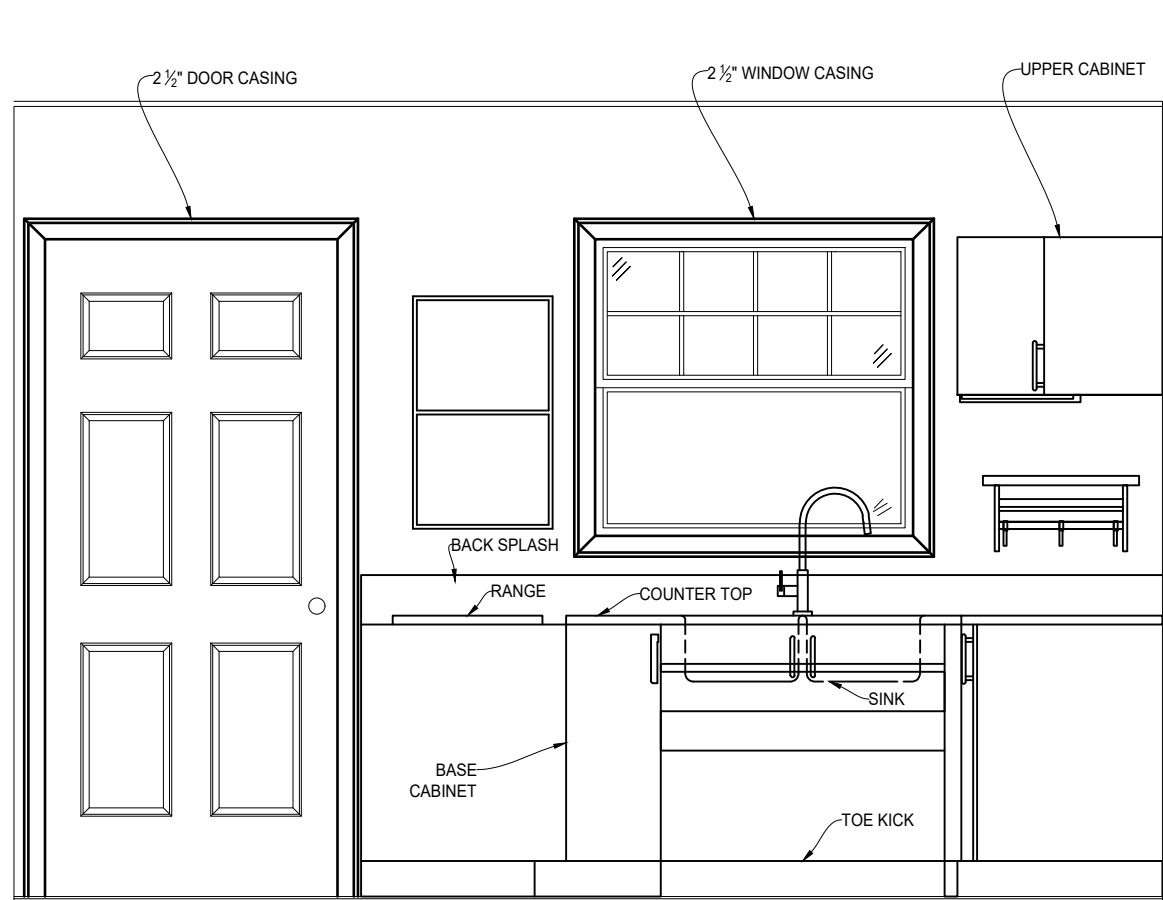
4 UNITS TOWNHOUSE  
SECTION AND DETAILS

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

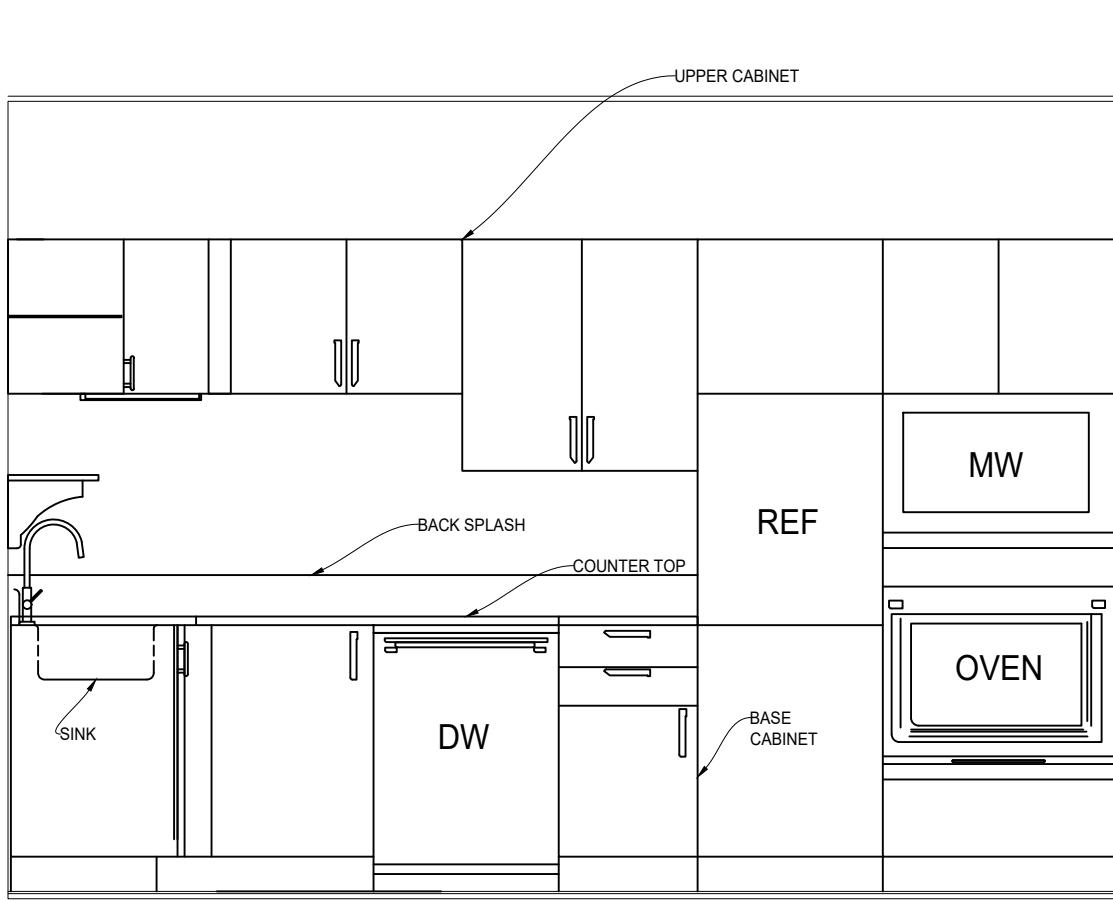




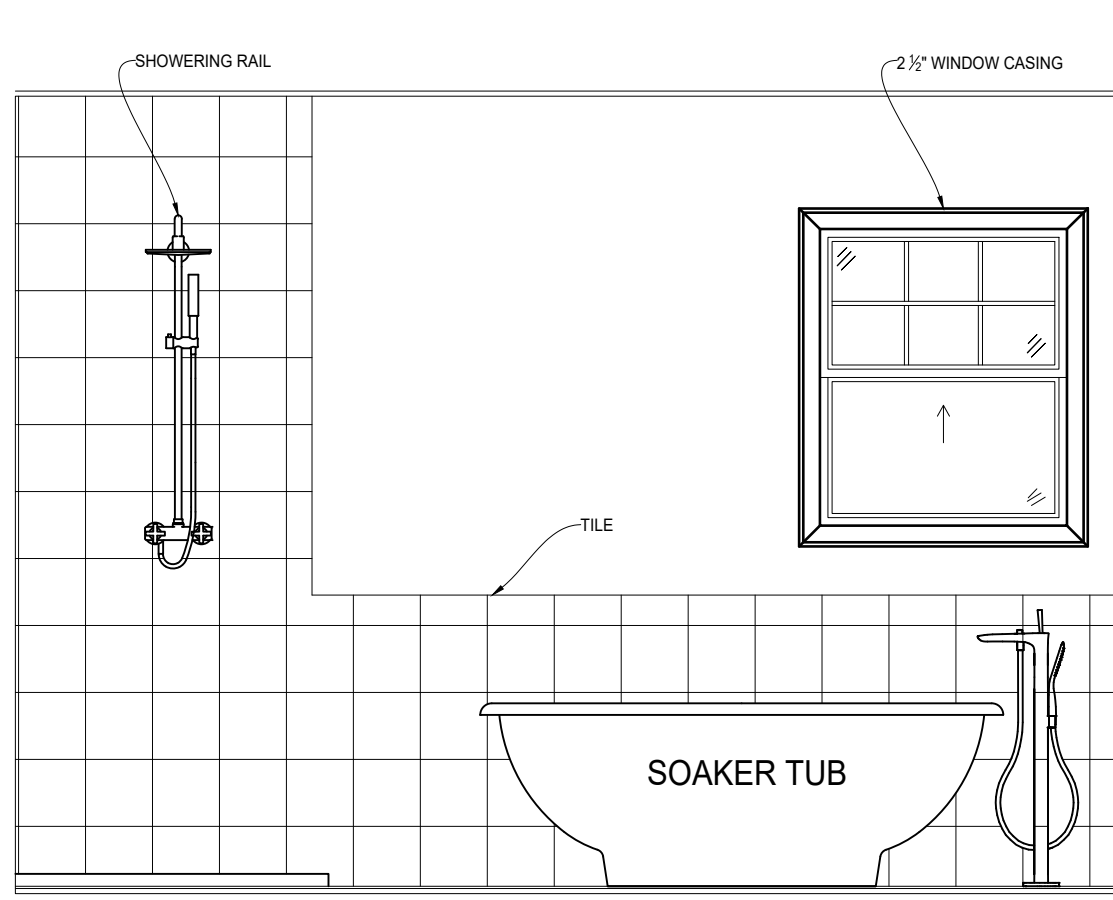
LIVING WEST WALL 5 102  
SCALE: 1/2" = 1'-0"



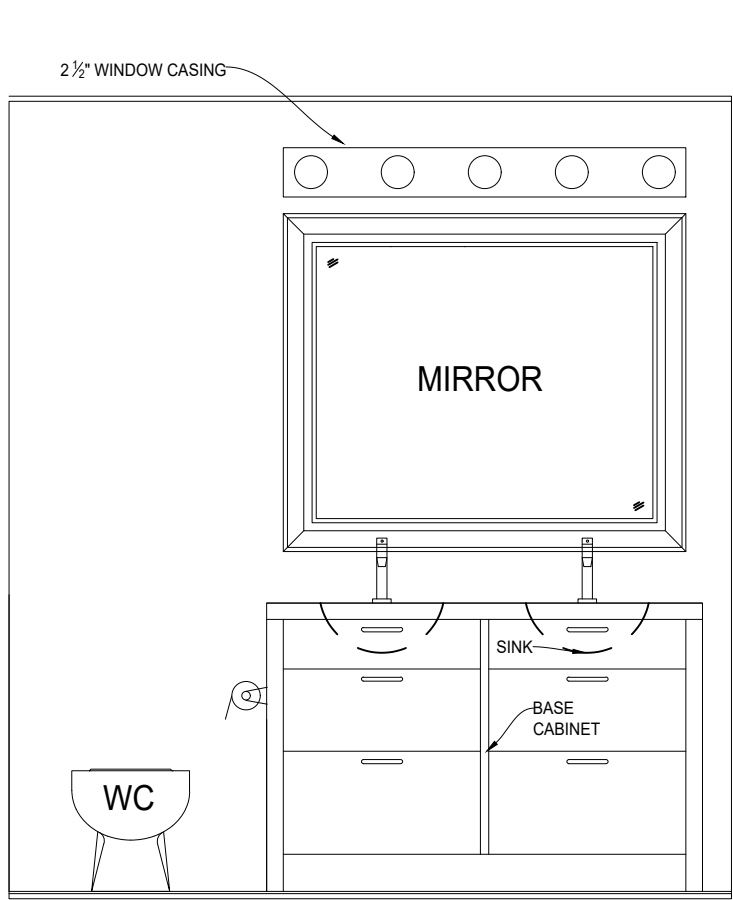
KITCHEN NORTH WALL 6 102  
SCALE: 1/2" = 1'-0"



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



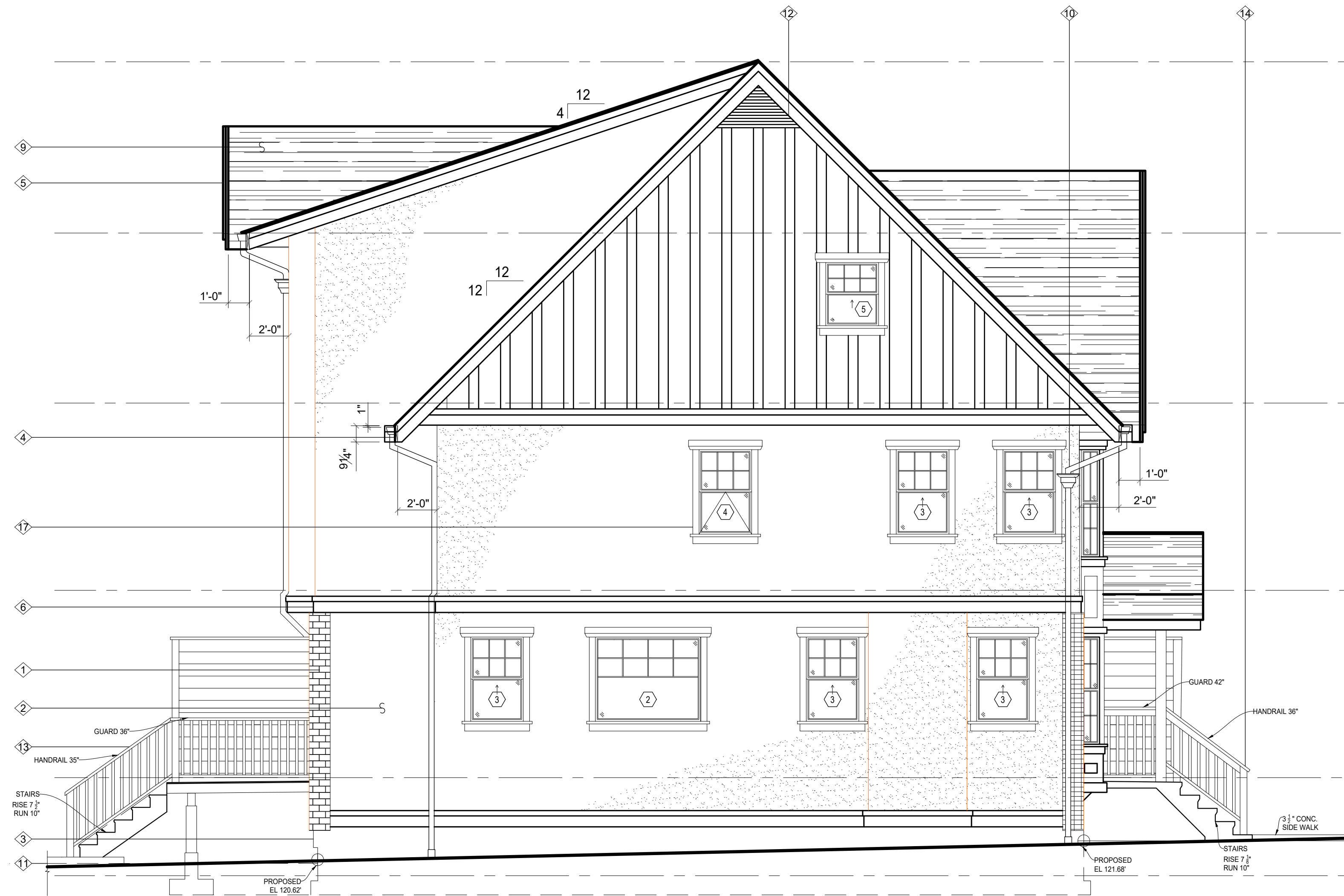
ENSUITE WEST WALL 8 102  
SCALE: 1/2" = 1'-0"



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

EXTERIOR FINISHES SCHEDULE

TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
1	BRICK VENEER - CENTENNIAL GREY	1	EXTERIOR DECORATIVE PANEL W/ 1 x 6 TRIM	1	TREATED WOOD HANDRAIL AND GUARD
2	ACRYLIC COARSE STUCCO - CHARCOAL GREY	2	COPPER HOOD	2	BLACK WROUGHT IRON HANDRAIL AND GUARD
3	VINYL SIDING - CHARCOAL GREY	3	CAMBRIDGE 30 LAMINATED FIBERGLASS SHINGLES BY IKO - DUAL BLACK	3	TREATED WOOD PRIVACY SCREEN 6'-8"
4	2 x 10 FASCIA BOARD W/ 2 x 4 TRIM - PAINTED WHITE	4	4" CONTI. ALUMINUM EAVE TROUGHS W/ FEDERAL CONDUCTOR HEADS - BLACK	4	FOR EXTERIOR DOORS, 2x4 WOOD TRIMS - PAINTED WHITE
5	2 x 12 FASCIA BOARD W/ 2 x 4 TRIM - PAINTED WHITE - FOR DORMER ROOF	5	EXPOSED AGGREGATE CONCRETE W/ WET LOOK PROTECTANT	5	FOR ALL WINDOWS, WOOD TRIMS - PAINTED WHITE, SIZED AS BELOW
6	2 x 10 SKIRT BOARD WITH 1 x 4 TRIM - PAINTED WHITE	6	LOUVERED GABLE VENT W/ SCREEN (OVAL Ø8"x6", TRIANGLE HEIGHT 24")	6	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"

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

COURSE

1277 MULTI FAMILY RESIDENCES



CAD & BIM  
TECHNOLOGIES

PROJECT

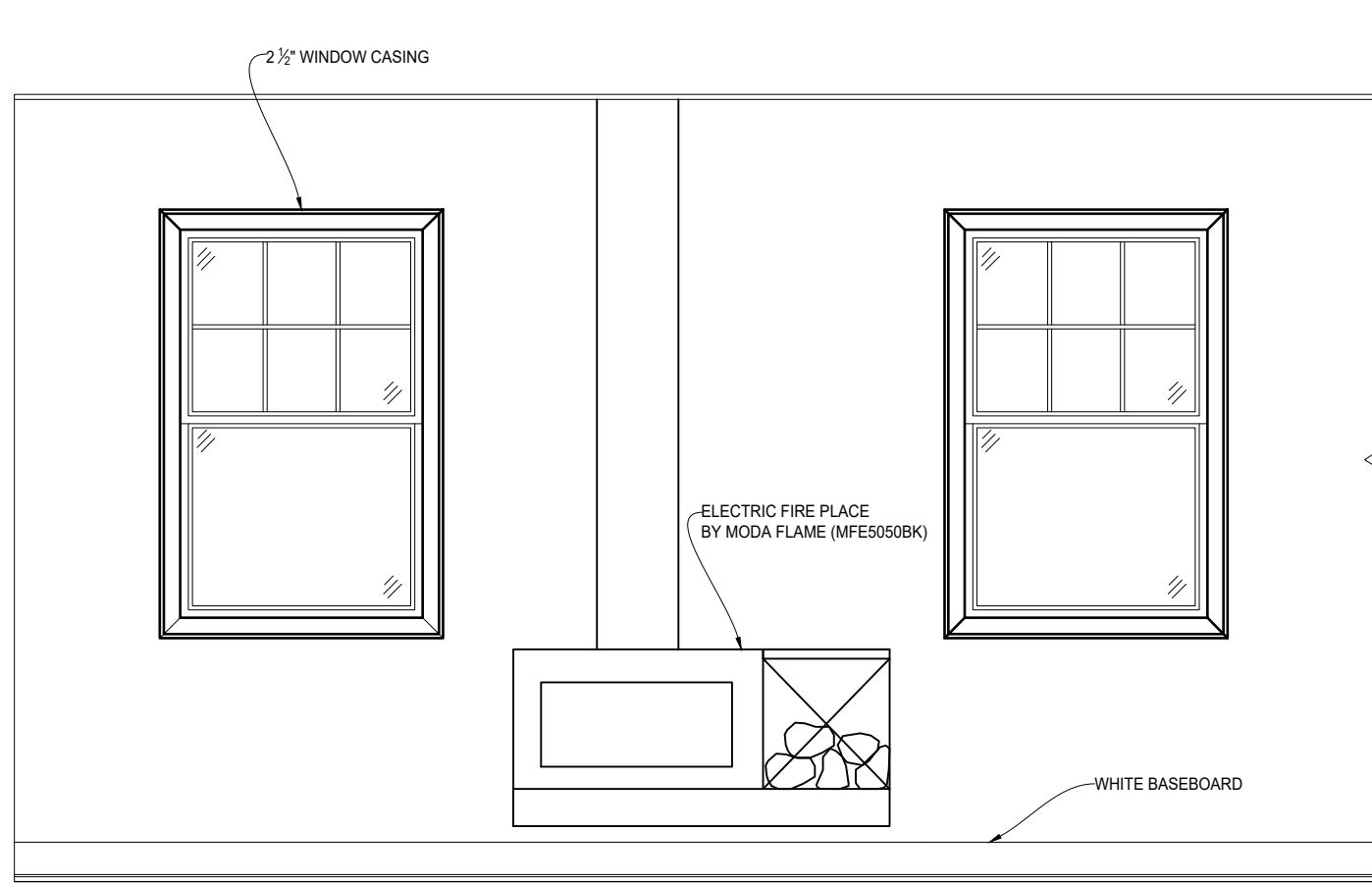
4 UNITS TOWNHOUSE  
ELEVATIONS

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

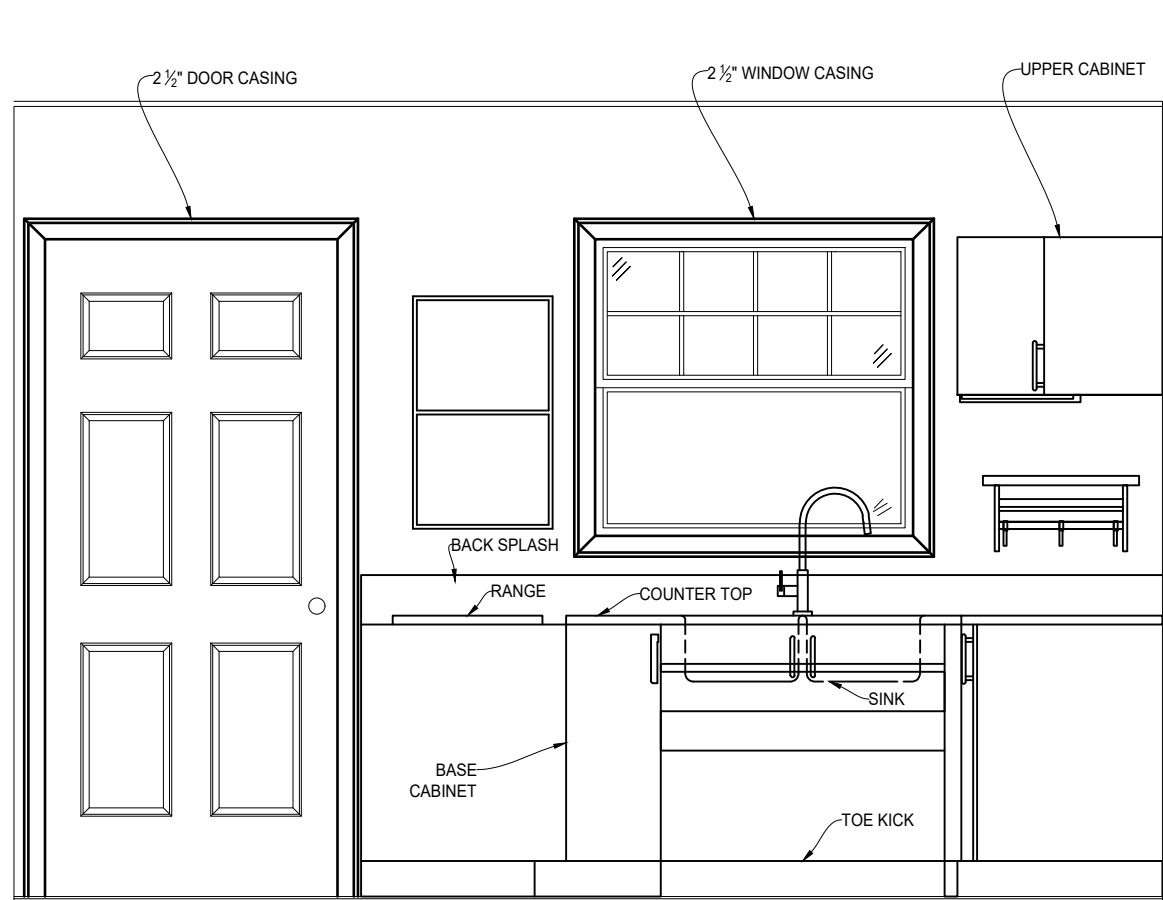




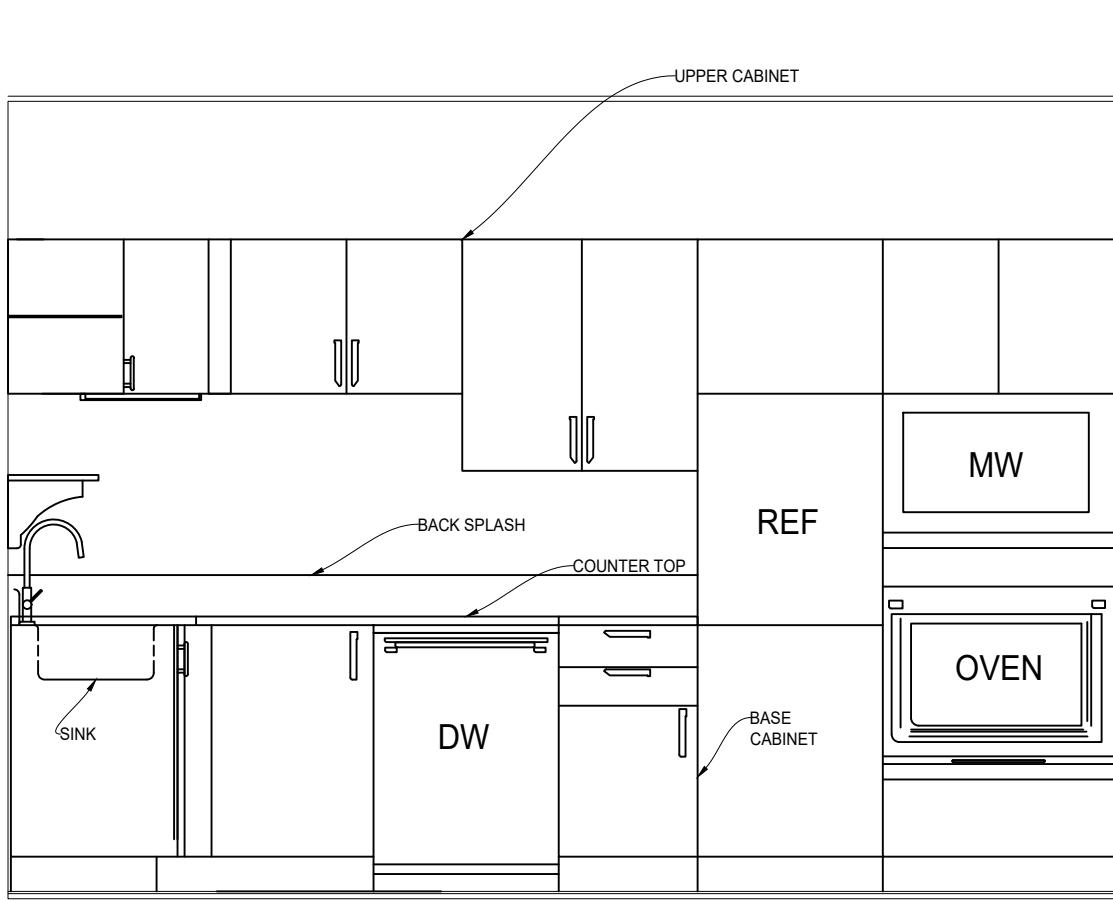




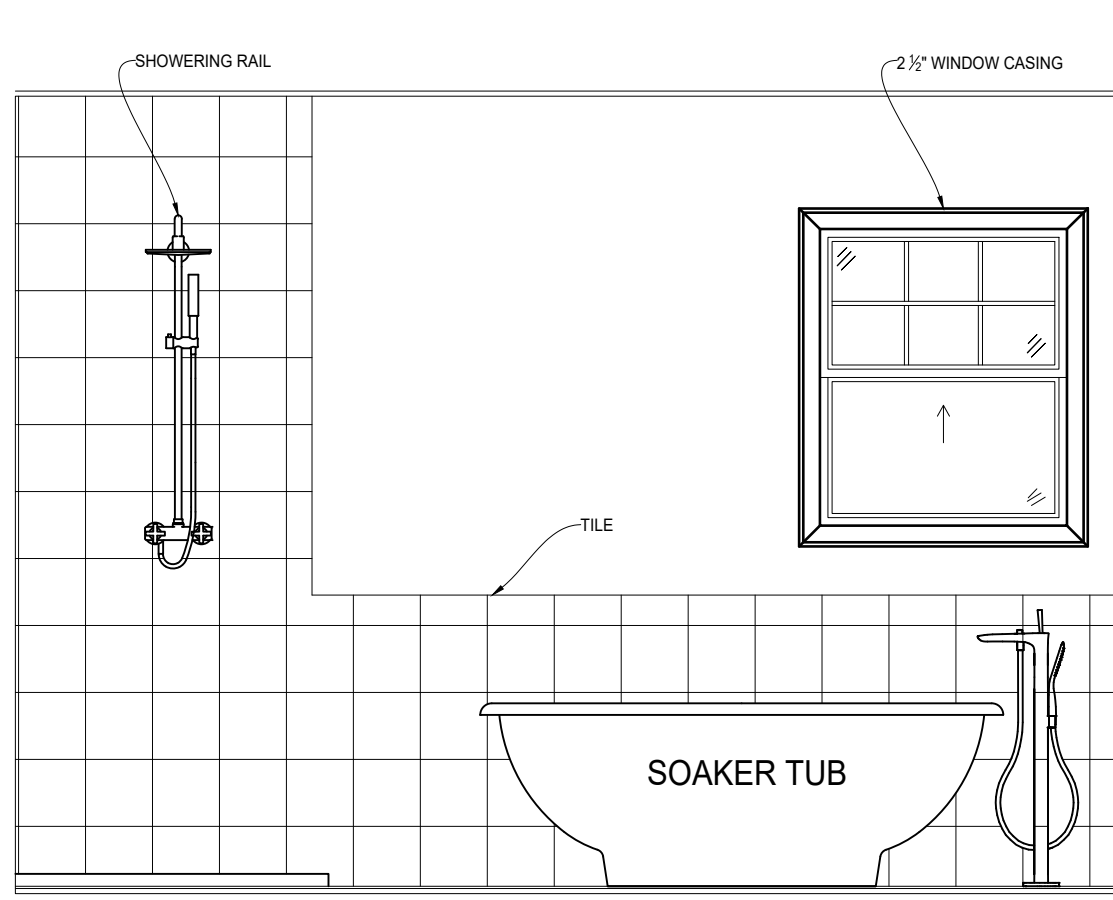
LIVING WEST WALL 5 102  
SCALE: 1/2" = 1'-0"



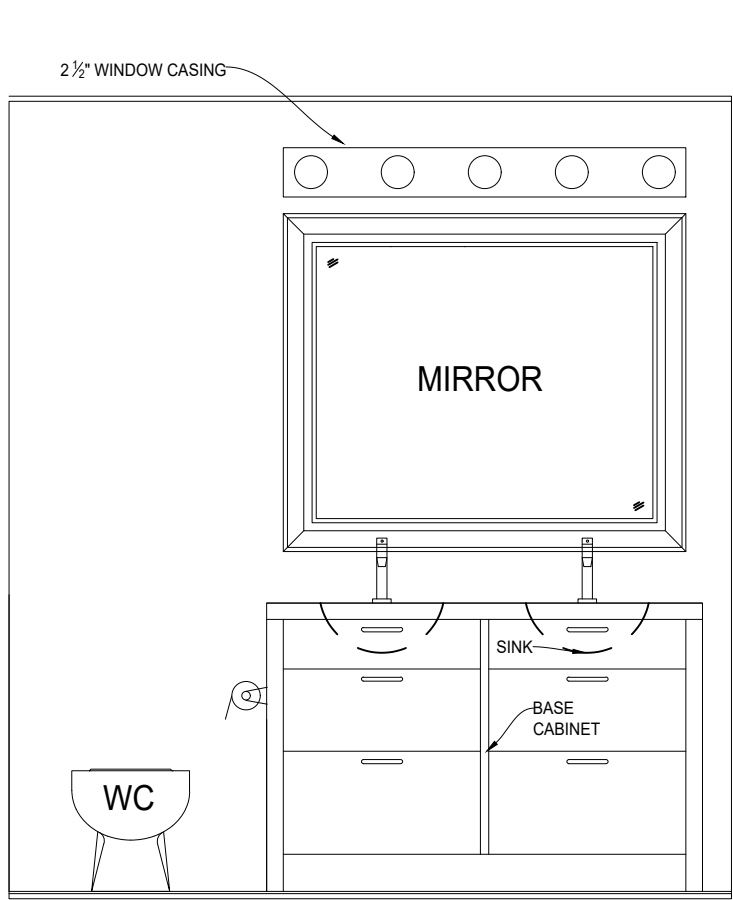
KITCHEN NORTH WALL 6 102  
SCALE: 1/2" = 1'-0"



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



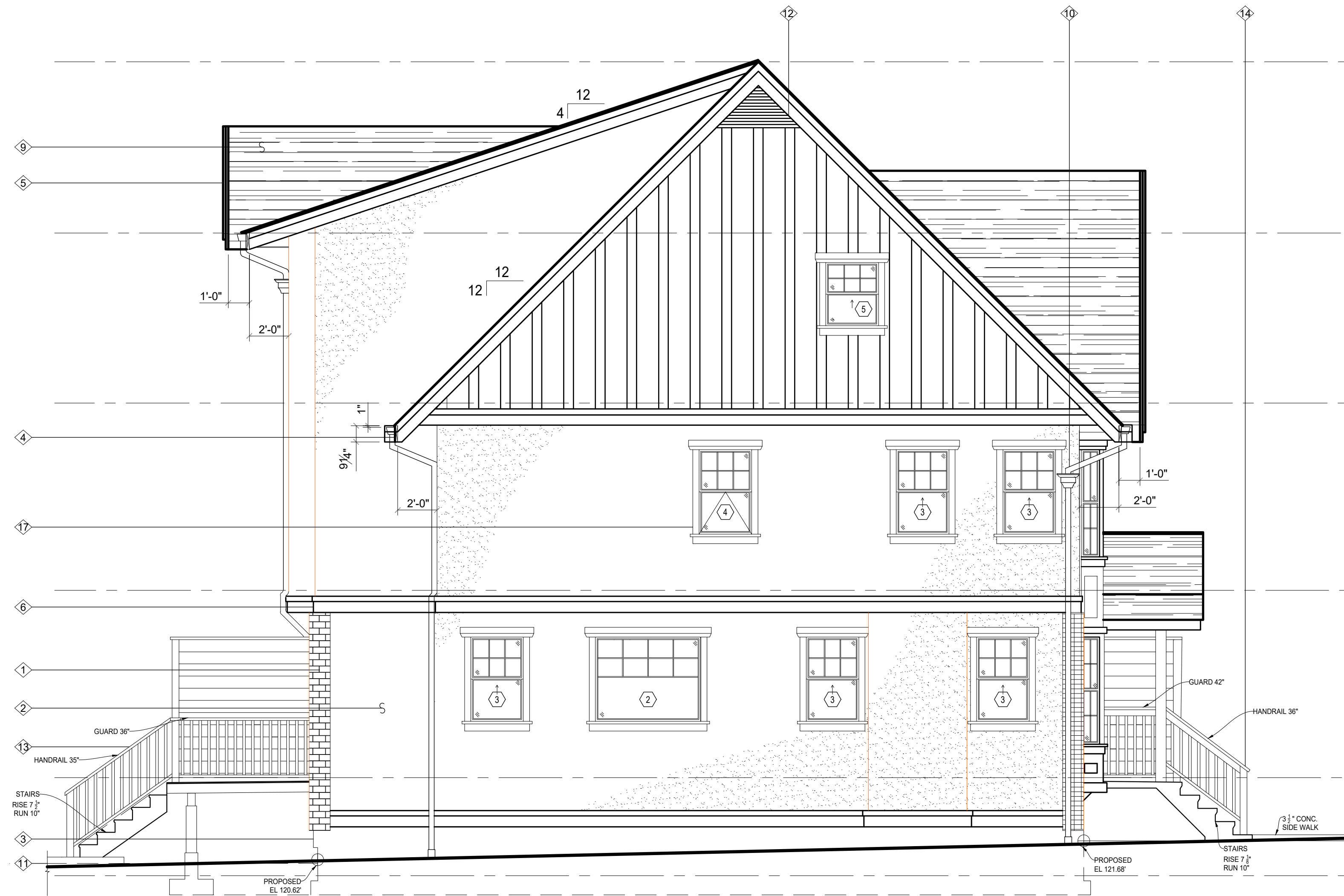
ENSUITE WEST WALL 8 102  
SCALE: 1/2" = 1'-0"



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

EXTERIOR FINISHES SCHEDULE

TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
1	BRICK VENEER - CENTENNIAL GREY	1	EXTERIOR DECORATIVE PANEL W/ 1 x 6 TRIM	1	TREATED WOOD HANDRAIL AND GUARD
2	ACRYLIC COARSE STUCCO - CHARCOAL GREY	2	COPPER HOOD	2	BLACK WROUGHT IRON HANDRAIL AND GUARD
3	VINYL SIDING - CHARCOAL GREY	3	CAMBRIDGE 30 LAMINATED FIBERGLASS SHINGLES BY IKO - DUAL BLACK	3	TREATED WOOD PRIVACY SCREEN 6'-8"
4	2 x 10 FASCIA BOARD W/ 2 x 4 TRIM - PAINTED WHITE	4	4" CONTI. ALUMINUM EAVE TROUGHS W/ FEDERAL CONDUCTOR HEADS - BLACK	4	FOR EXTERIOR DOORS, 2x4 WOOD TRIMS - PAINTED WHITE
5	2 x 12 FASCIA BOARD W/ 2 x 4 TRIM - PAINTED WHITE - FOR DORMER ROOF	5	EXPOSED AGGREGATE CONCRETE W/ WET LOOK PROTECTANT	5	FOR ALL WINDOWS, WOOD TRIMS - PAINTED WHITE, SIZED AS BELOW
6	2 x 10 SKIRT BOARD WITH 1 x 4 TRIM - PAINTED WHITE	6	LOUVERED GABLE VENT W/ SCREEN (OVAL Ø8"x6", TRIANGLE HEIGHT 24")	6	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"

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

COURSE

1277 MULTI FAMILY RESIDENCES



CAD & BIM  
TECHNOLOGIES

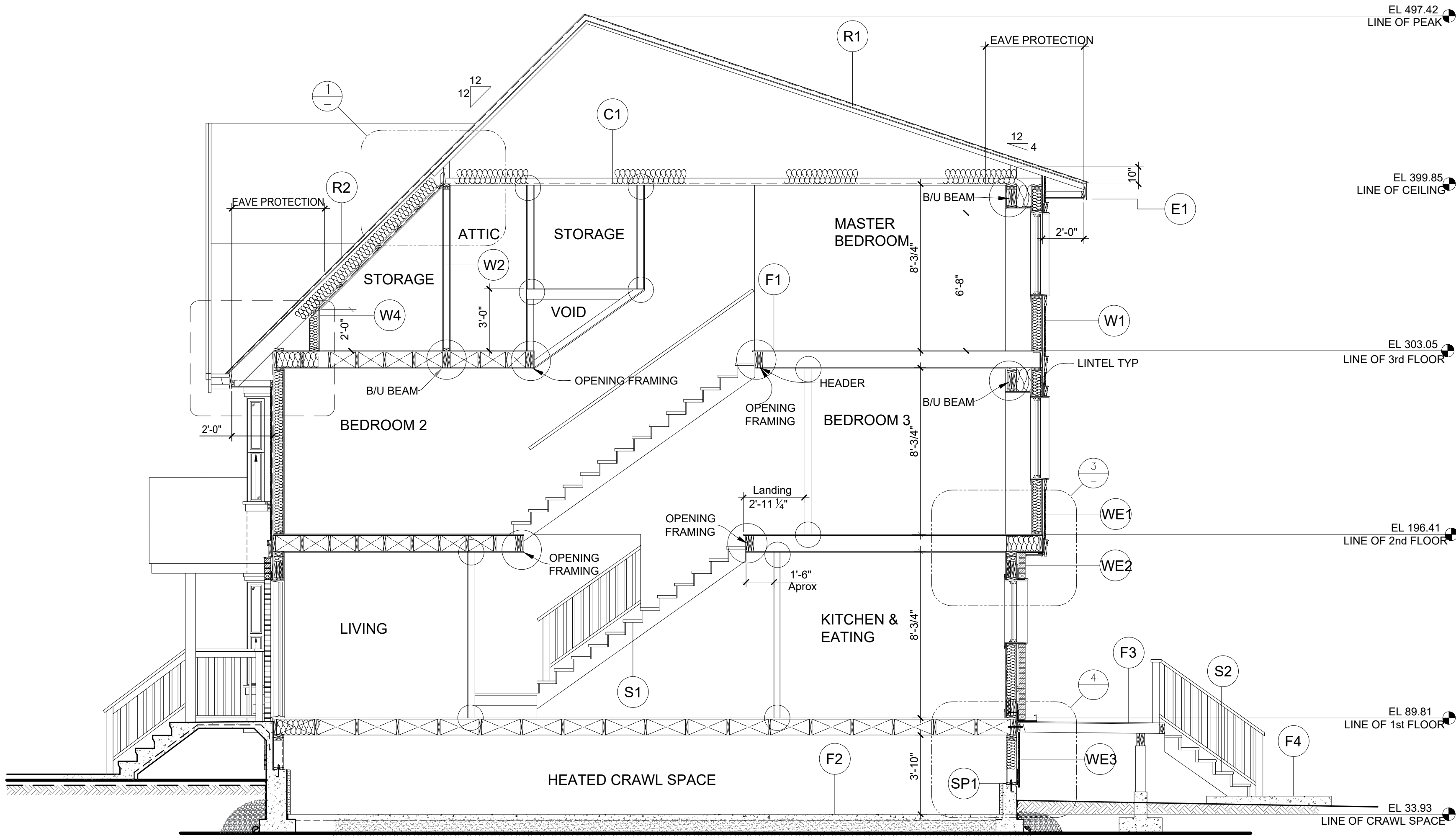
PROJECT

4 UNITS TOWNHOUSE  
ELEVATIONS

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



NOTES  
FOR GENERAL NOTES, SEE REF No. 1



SECTION  
SCALE: 1/4" = 1'-0" 103

ASSEMBLIES

- C1** CEILING

  - R40 BATT INSULATION
  - 6ML POLY VAPOUR BARRIER
  - 5/8" GWB
- D1** DRAINAGE

  - SIZE Ø4 PERFORATED PVC PIPE DRAIN TILE
  - 3/4" CRUSH DRAIN ROCK WITH 77" COVER
  - Ø4" 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

  - 1/2" 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)
  - 3/8" 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 1/2" 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 3/16")
  - RUN 11'-0" (TOTAL RUN 14'-0")
  - NOSING 1"
  - STRINGERS 2-2x10
  - EFFECTIVE DEPTH 5 7/16"
  - HEAD ROOM HEIGHT 6'-8"
  - HANDRAIL HEIGHT 3'-2"
  - GUARD HEIGHT 3'
  - BALUSTER SPACING MAX 4"
- 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"
  - STRINGERS 2-2x10
  - EFFECTIVE DEPTH 5 1/2"
  - TREATED WOOD HAND RAIL (PAINTED)
  - HANDRAIL HEIGHT 3'-0 7/8"
  - GUARD HEIGHT 3'-0 7/8"
  - BALUSTER SPACING MAX 4"
  - TREATED WOOD PRIVACY SCREEN 6'-10 1/2"
- S3** STOOP STAIRS

  - EXPOSED AGGREGATE (1/4" MINUS)
  - SPRAYED WITH CLEAR (WET LOOK) PROTECTANT
  - RISE 7'-1/2"
  - RUN 10"
  - NOSING 1"
  - BLACK WROUGHT IRON HAND RAIL
  - HANDRAIL HEIGHT 2'-7 1/2" MIN 3'-2" MAX
  - GUARD HEIGHT 3'-0"
  - BALUSTER SPACING MAX 36"
  - TREATED WOOD PRIVACY SCREEN 6'-9 7/16"
  - RAISED CURB 3 1/2" HIGH, 4'-2 1/2" WIDE
- SP1** SILL PLATE

  - 2x6 TREATED SILL PLATE
  - SILL GASKET
  - Ø1/2" 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
- WE2** UNDER DECK EXTERIOR FINISH

  - CELLULAR PVC SIDING
- WE3** ALL OTHER EXTERIOR FINISH

  - COURSE STUCCO (CHARCOAL GRAY)
  - PAINTED TRIM ON WOOD SKIRT (WHITE)
- W1** EXTERIOR WALL

  - 1/2" THICK RAIN SCREEN, TREATED
  - TYVEK BUILDING MEMBRANE
  - 1/2" OSB EXTERIOR SHEATHING
  - R20 BATT INSULATION
  - 2x6 STUDS @ 16" C/O
  - 6MIL POLY VAPOUR BARRIER
  - 1/2" GWB (EXCEPT CRAWL SPACE)
- W2** INTERIOR PARTITIONS

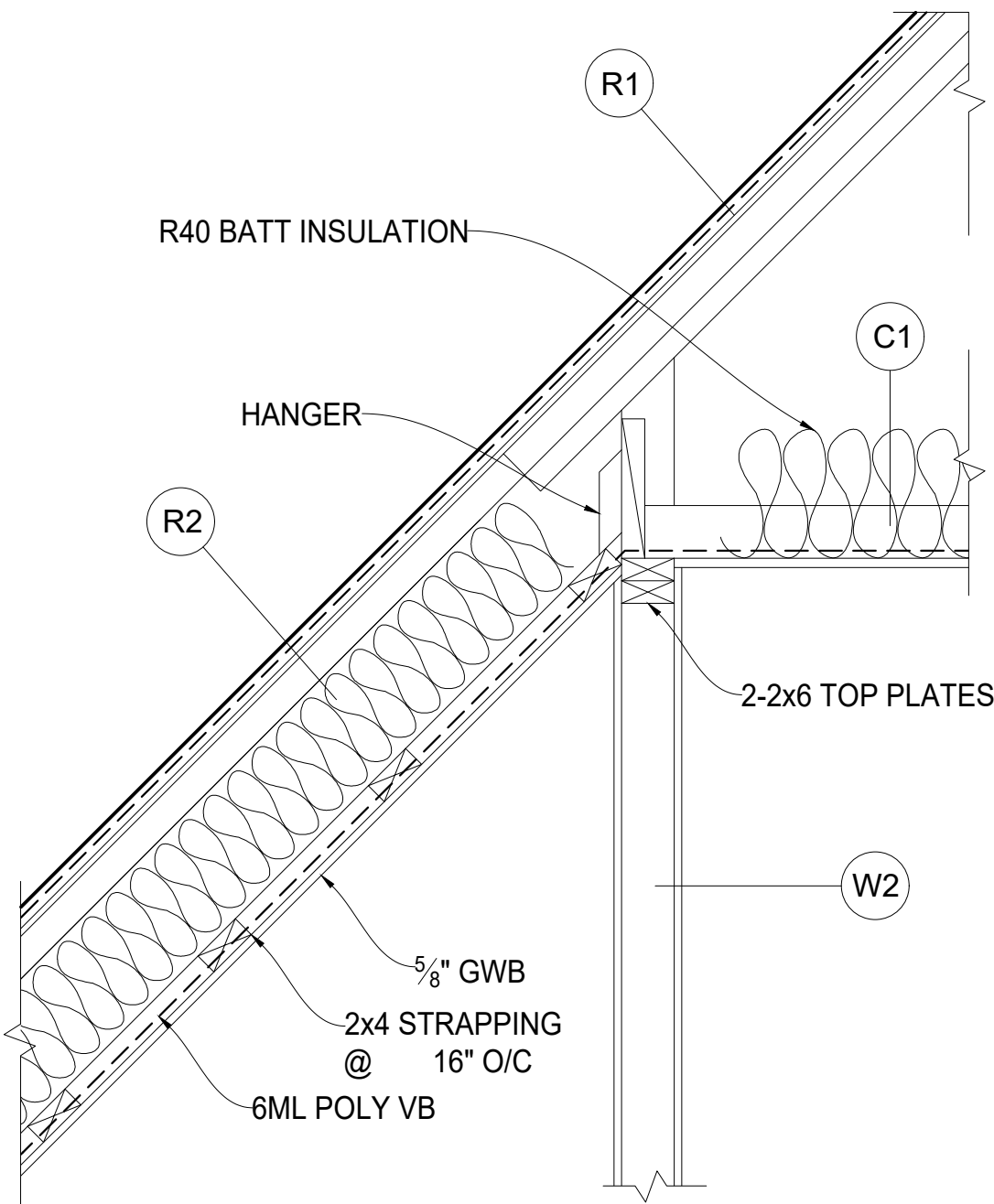
  - 2x4 (FINGER JOINT) STUDS @ 16" C/O (92 1/4" STUD LENGTH)
  - 1/2" THICK GWB OR ?? THICK CEMENT BOARD
- W3** COMMON WALL

  - VBB TABLE 2-2x4 W 1"
  - X TYPE 5/8" GWB
  - 38MM STUDS @ 89 O/C
  - 89MM ABSORPTION INSULATION
  - 40MM AIR SPACE BETWEEN
  - 38x89MM STUDS @ 25" O/C
  - 89MM ABSORPTION INSULATION
  - X TYPE 15.9MM GWB
- W4** PONY WALL ON 3rd FLOOR

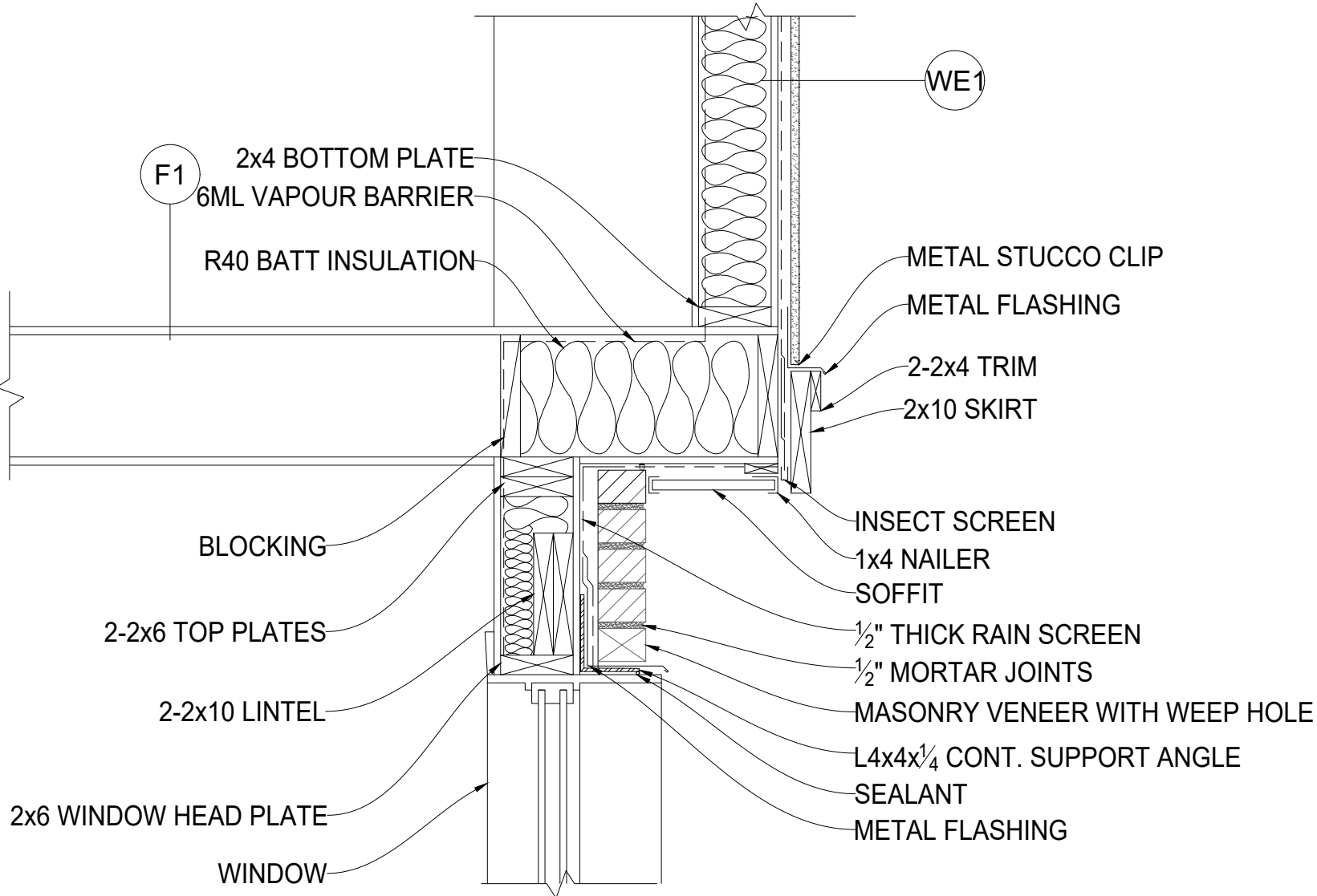
  - R40 BATT INSULATION
  - 2x6 STUDS @ 16 C/O
  - 6MIL POLY VAPOUR BARRIER
  - 1/2" GWB
- W5** EXTERIOR FOUNDATION WALLS

  - 10" THICK WITH 15M BAR @ 16" O/C
  - FOR SOUTH WALL 12" THICK
  - 2 COATS DUMP PROOFING
  - DRAINAGE MEMBRANE
  - R12 RIGID INSULATION
  - 16" STRIP FOOTING
  - FOR SOUTH WALL, 20" STRIP FOOTING
- W6** INTERIOR FOUNDATION WALLS

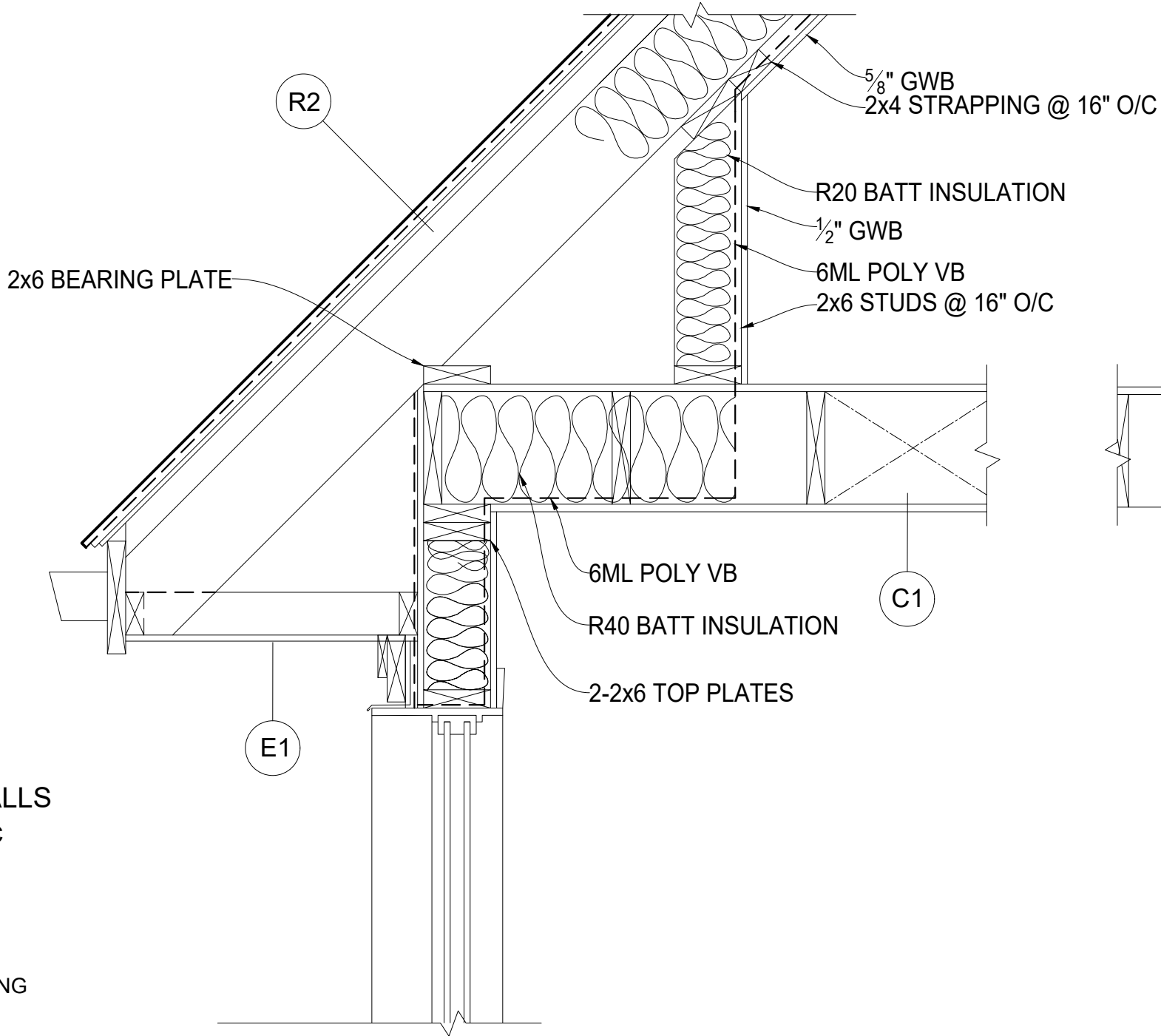
  - 2 - 2x4 STUDS @ 16" C/O
  - 2 - 2x6 SILL PLATES TREATED
  - SILL GASKETS
  - 1/2" ANCHOR BOLTS
  - 6" WIDE CONCRETE CURB
  - 20" STRIP FOOTING



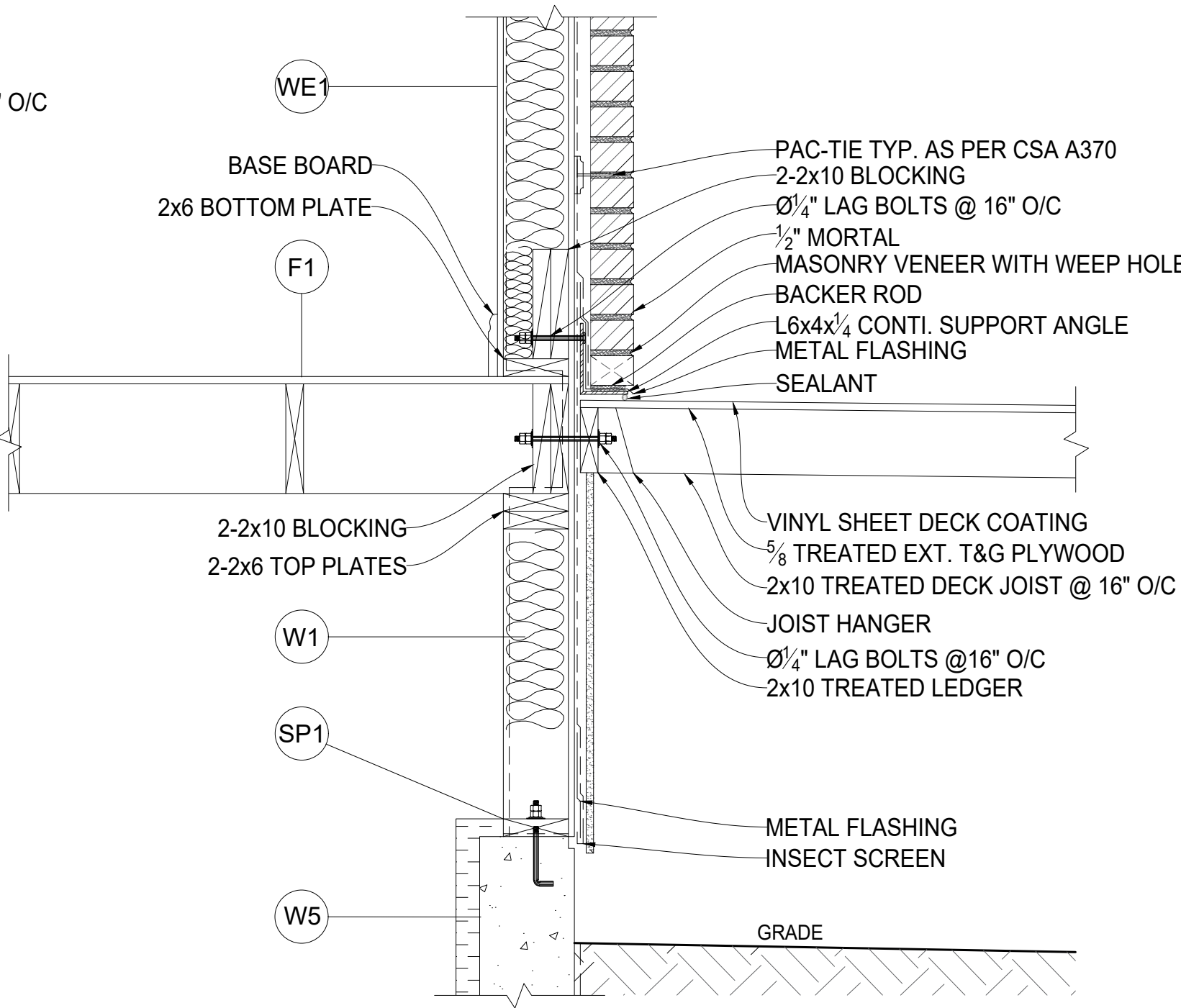
DETAIL  
SCALE: 1"=1'-0" 1



DETAIL  
SCALE: 1"=1'-0" 3



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



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

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

COURSE

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		