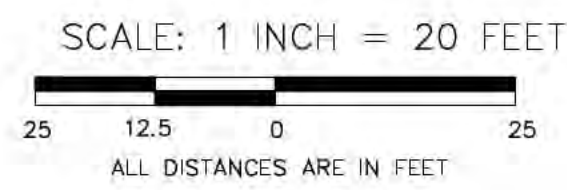
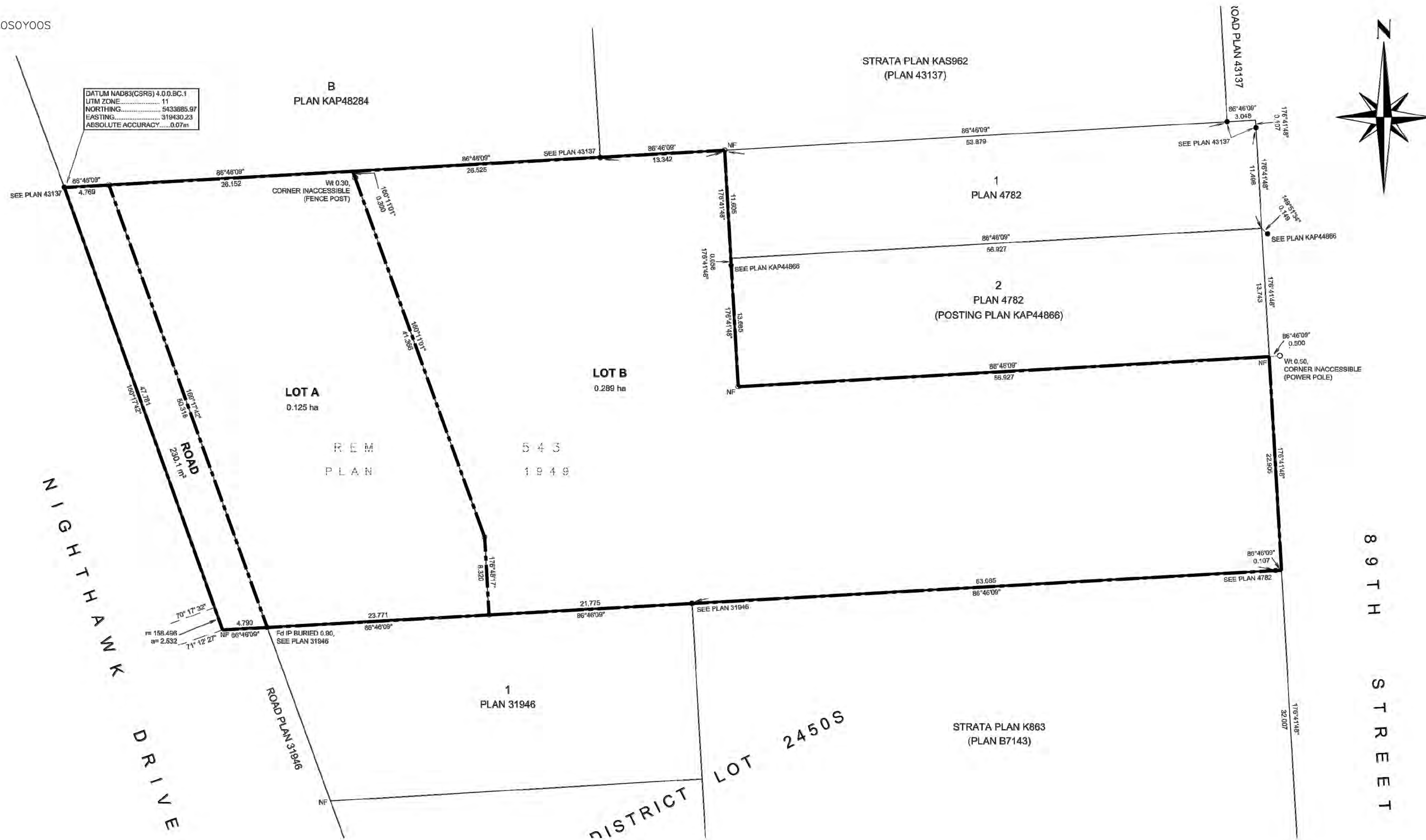


TOPOGRAPHIC SITE PLAN OF LOT 543, D.L. 2450s,
S.D.Y.D., PLAN 1949 EXCEPT PLAN 4052.



CLIENT: NARINDER VIRK
CIVIC ADDRESS: 6828 - 89th STREET, OSOYOOS
DATE: AUGUST 31, 2005



DATUM NAD83(CSRS) 4.0.0.BC.1
UTM ZONE.....11
NORTHING.....5433985.97
EASTING.....319430.23
ABSOLUTE ACCURACY.....0.07m

NOTE: INFORMATION SHOWN ON THIS PLAN IS AS OBSERVED ON THE GROUND AT DATE OF SURVEY. OTHER SERVICING MAY EXIST AND CONTRACTORS SHOULD VERIFY ALL SERVICE LOCATIONS, BOTH SURFACE AND SUBSURFACE, PRIOR TO CONSTRUCTION.

IF THIS DRAWING IS USED IN DIGITAL FORM, PENDERGRAFT PROFESSIONAL LAND SURVEYING INC. IS RESPONSIBLE ONLY FOR INFORMATION SHOWN ON THE ORIGINAL HARD COPY.

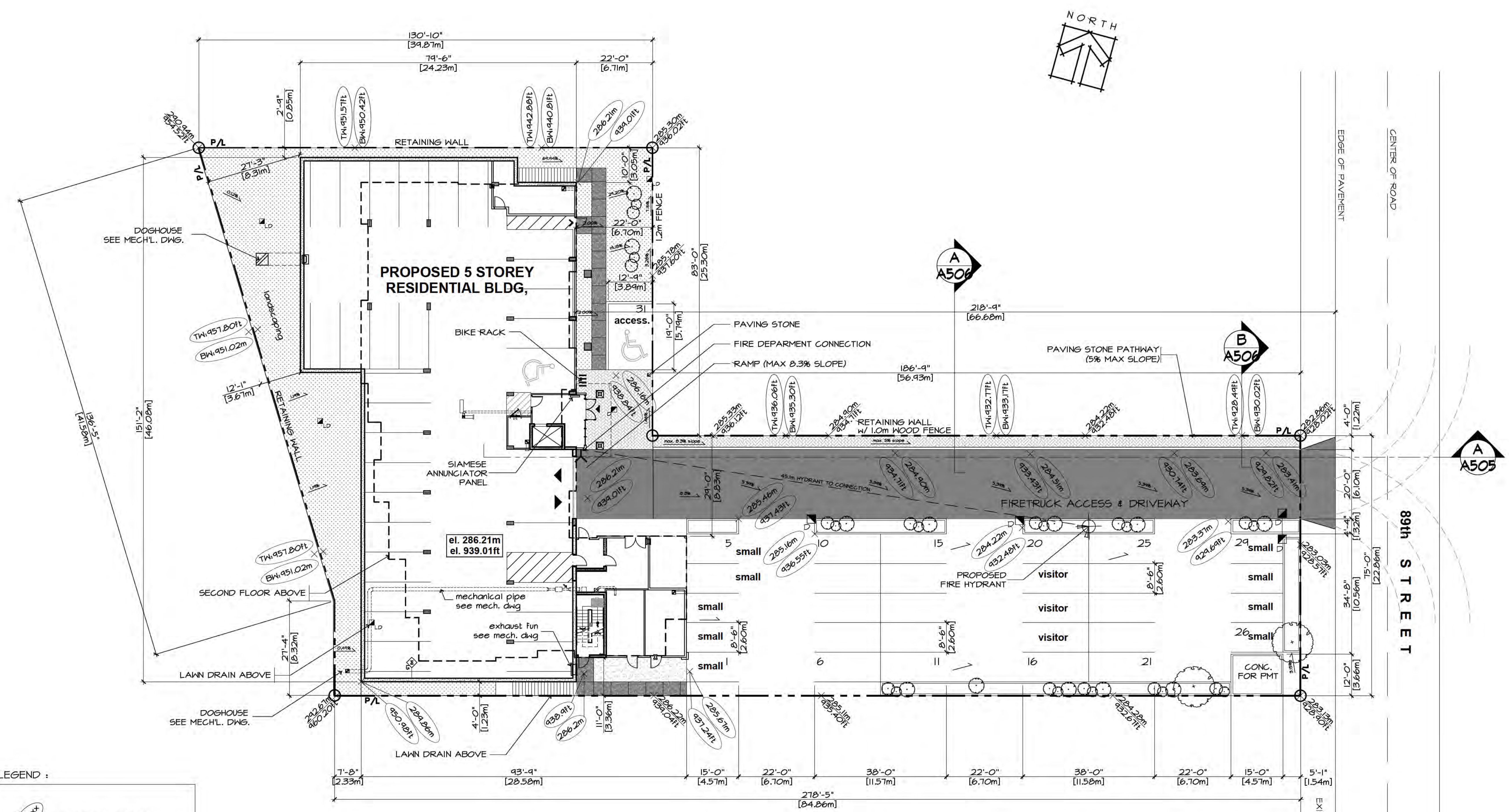
PENDERGRAFT PROFESSIONAL
LAND SURVEYING INC.
BOX 640
OSOYOOS, B.C.
V0H 1V0
PHONE: 250 - 495-7127
FAX: 250 - 495-6676
OUR FILE NO. 970602.TOP

Scale: As Noted		Drawing Title: SUBDIVISION PLAN	
Sheet: A003		Project Title: PROPOSED RESIDENTIAL DEVELOPMENT	
Revision: 01		Project No.: 21-2126	
Date: 11-10-2023		Project Address: 6828, 89th STREET OSOYOOS B.C.	
Rev.	Date	Description	
01	11-10-2023	ISSUED FOR BP	

XXXXX.Dwg

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\\share\08\21-2126-AP-Osoyos apt\3-BP Drawings\11-09-2023_BP CURRENT\21-2126_A101_site plan.dwg, 11/24/2023 10:08:04 AM, DWG To PDF.pc3



- LEGEND :**
- PROPOSED GRADE
 - EXISTING GRADE
 - PROPERTY LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED DRAIN BASIN
 - PROPOSED LAWN DRAIN BASIN (EVERY 60' ALONG SWALE)
 - FIRE DEPART. CONNECTION (F.D.C.)
 - FIRE HYDRANT

REGULAR PARKING = 14'-0" x 8'-6"
(5.2m x 2.6m)

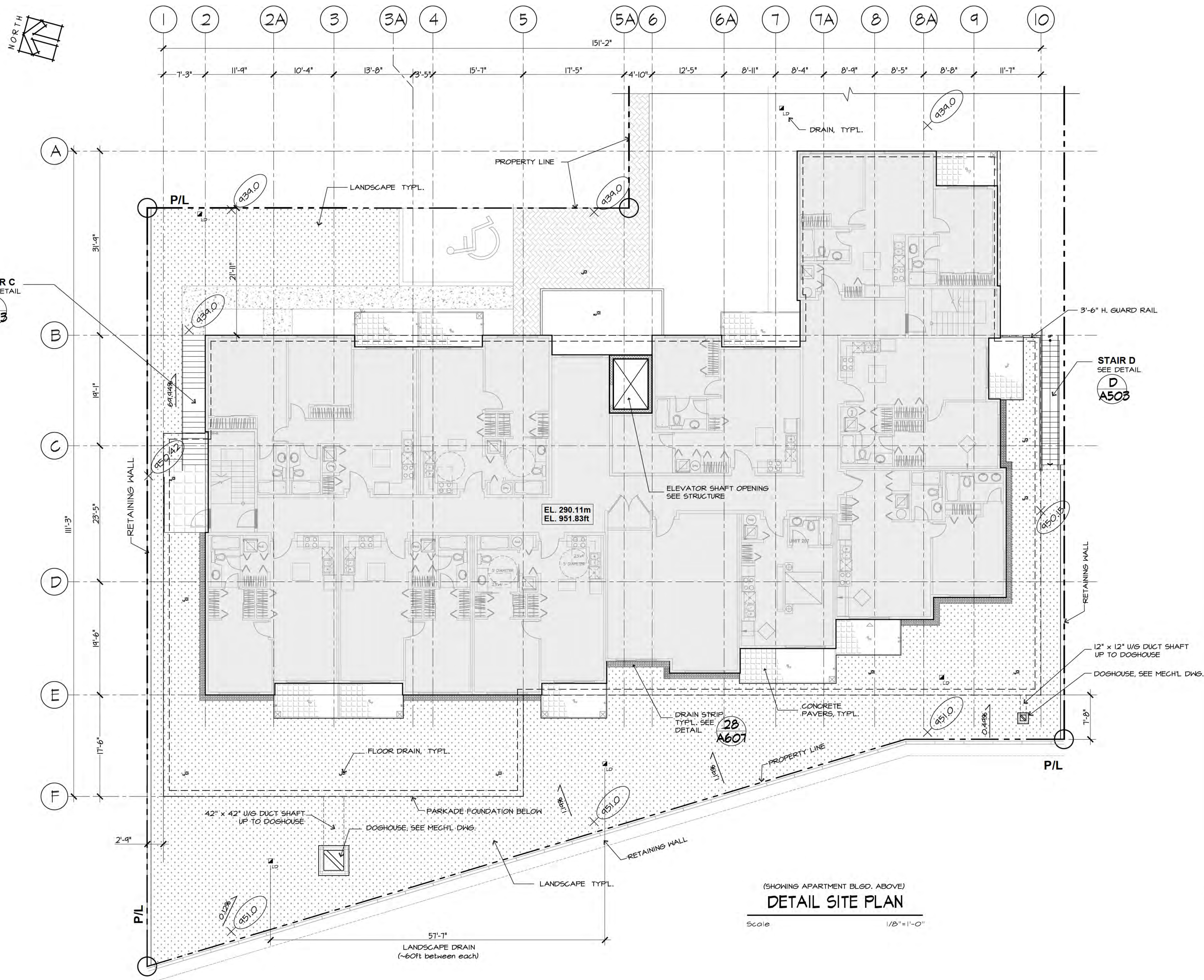
SMALL PARKING = 15'-0" x 8'-6"
(4.6m x 2.6m)

REFER TO CIVIL ENG. DRAWINGS FOR SWALE AND FINAL GRADING (GEODETIC)

SITE PLAN
Scale 1/16" = 1'-0"

Drawing Title: SITE PLAN		Sheet: _____ of _____	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		Project No. A101	
Revision: 01		21-2126	
Scale: As Noted		Date: _____	
Drawing Title: SITE PLAN		architects a.i.b.c.	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		201-5500 152nd Street	
Revision: 01		Surrey B.C.	
Date: 11-10-2023		tel: (778) 571-0618	
Issued For: BP		office@ionic-architects.com	
Description:		OSOYOS B.C.	

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LEGEND :

	FINISHED GRADE (METRIC)
	FLOOR DRAIN
	LANDSCAPE DRAIN (EVERY 60' ALONG SWALE)

(SHOWING APARTMENT BLDG. ABOVE)
DETAIL SITE PLAN
 Scale 1/8" = 1'-0"

Drawing Title: SITE PLAN, APARTMENT		Sheet: _____ of _____	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		Revision: _____	
Drawing No: A101a		Project No: 21-2126	
Date: _____		Date: _____	
Scale: _____		Scale: _____	
Project Location: 6828, 89th STREET		Project Location: OSOYOOS B.C.	
Architect: Ionic Architecture Inc.		Architect: architects a.i.b.c.	
Address: 201-5500 152nd Street		Address: 201-5500 152nd Street	
Phone: (778) 571-0618		Phone: (778) 571-0618	
Fax: (778) 571-0619		Fax: (778) 571-0619	
Email: office@ionic-architecture.com		Email: office@ionic-architecture.com	
Rev.	Date	Rev.	Description
01	11-10-2023		ISSUED FOR BP

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LEGEND :

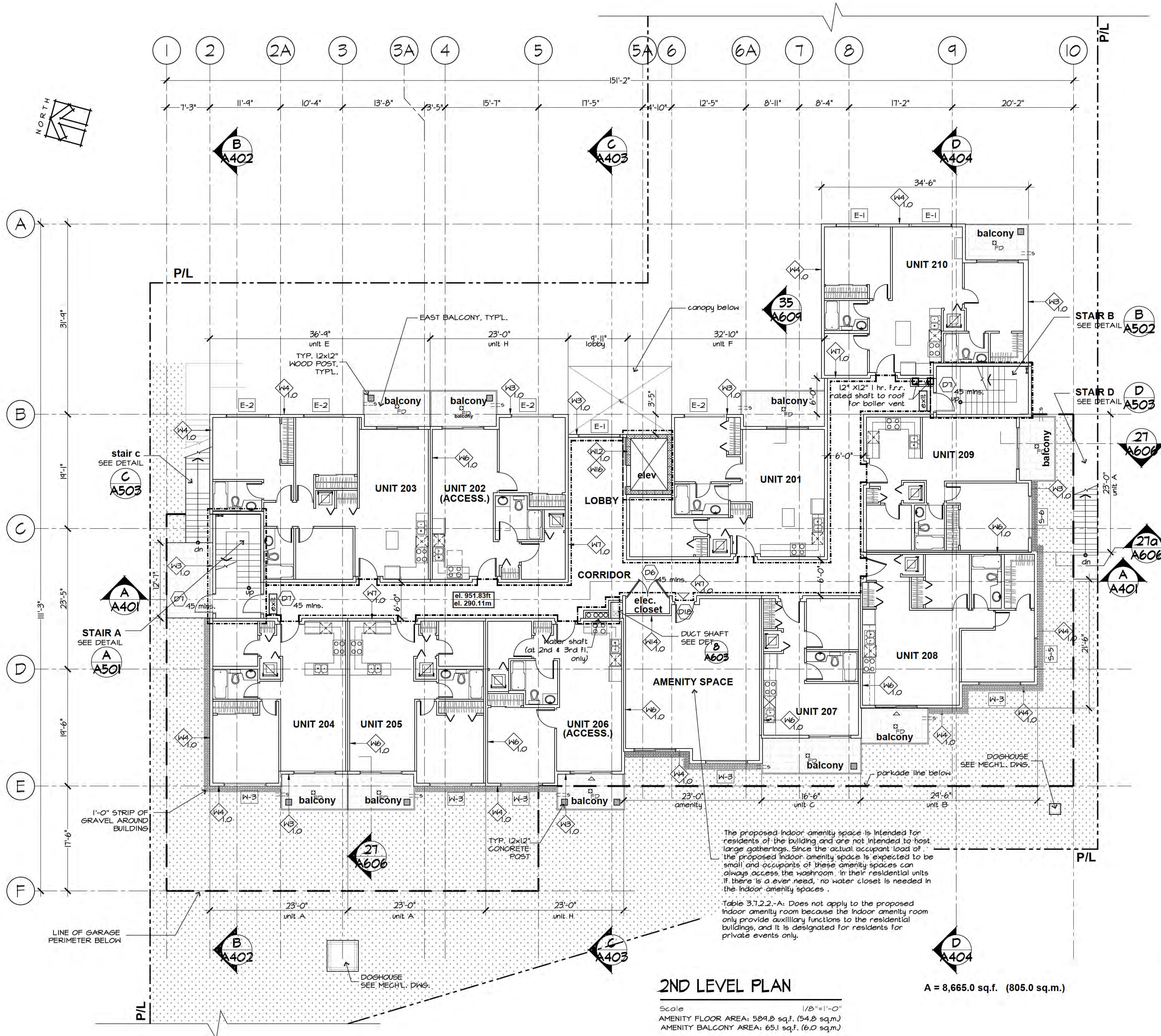
	FINISHED GRADE (METRIC)
	FLOOR DRAIN
	LANDSCAPE DRAIN (EVERY 60' ALONG SNALE)

SUSPENDED 2nd FLOOR PLAN
Scale 1/8" = 1'-0"

STAIR C
SEE DETAIL
C
A503

STAIR D
SEE DETAIL
D
A503

Drawing Title: SUSPENDED SIAB PLAN		Sheet: _____ of _____	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		Revision: _____	
Scale: As Noted		Date: _____	
Project No. 21-2126		Revision No. A102	
8828 89th STREET		01	
OSOYOOS B.C.		21-2126	
Ionic Architecture Inc. architects a.i.b.c.		Date: 11-10-2023	
201-5500 152nd Street Surrey B.C. V4W 2G7 office@ionic-architecture.com		Description: ISSUED FOR BP	
tel: (778) 571-0618 fax: (778) 571-0619		Rev. 01	



LEGEND :

	1 HR. F.R.R. FIRE SEPARATION
	FLOOR DRAIN
	3" SCUPPER
	STANDPIPE

FLOOR PLAN NOTES:

- PORTABLE FIRE EXTINGUISHER TO BE PROVIDED AT THE CORRIDOR ON EACH FLOOR (AS PER BCBC FIRE CODE & NFPA 10-2018 REQUIREMENTS)
- EMERGENCY CROSSOVER ON 3RD FLOOR AS PER 3.4.6.18. (SIGN TO INDICATE DOOR IS OPENABLE FROM THAT SIDE)
- SEE STRUCT. DRAWINGS FOR SHEAR WALLS
- ALL LOAD-BEARING WALLS TO HAVE 1-HR. F.R.R.

ACCESSIBLE NOTES:

- 15% REQUIRED FOR ACCESSIBILITY = 6 UNITS (UNITS 202, 206, 302, 306, 402 & 406) - SEE UNIT PLAN **A210**
- ALL ACCESSIBLE UNITS TO CONFORM TO THE UNIVERSAL REQUIREMENTS BY CMHC

The proposed indoor amenity space is intended for residents of the building and are not intended to host large gatherings. Since the actual occupant load of the proposed indoor amenity space is expected to be small and occupants of these amenity spaces can always access the washroom in their residential units if there is a ever need, no water closet is needed in the indoor amenity spaces.

Table 3.7.2.2-A: Does not apply to the proposed indoor amenity room because the indoor amenity room only provide auxiliary functions to the residential buildings, and it is designated for residents for private events only.

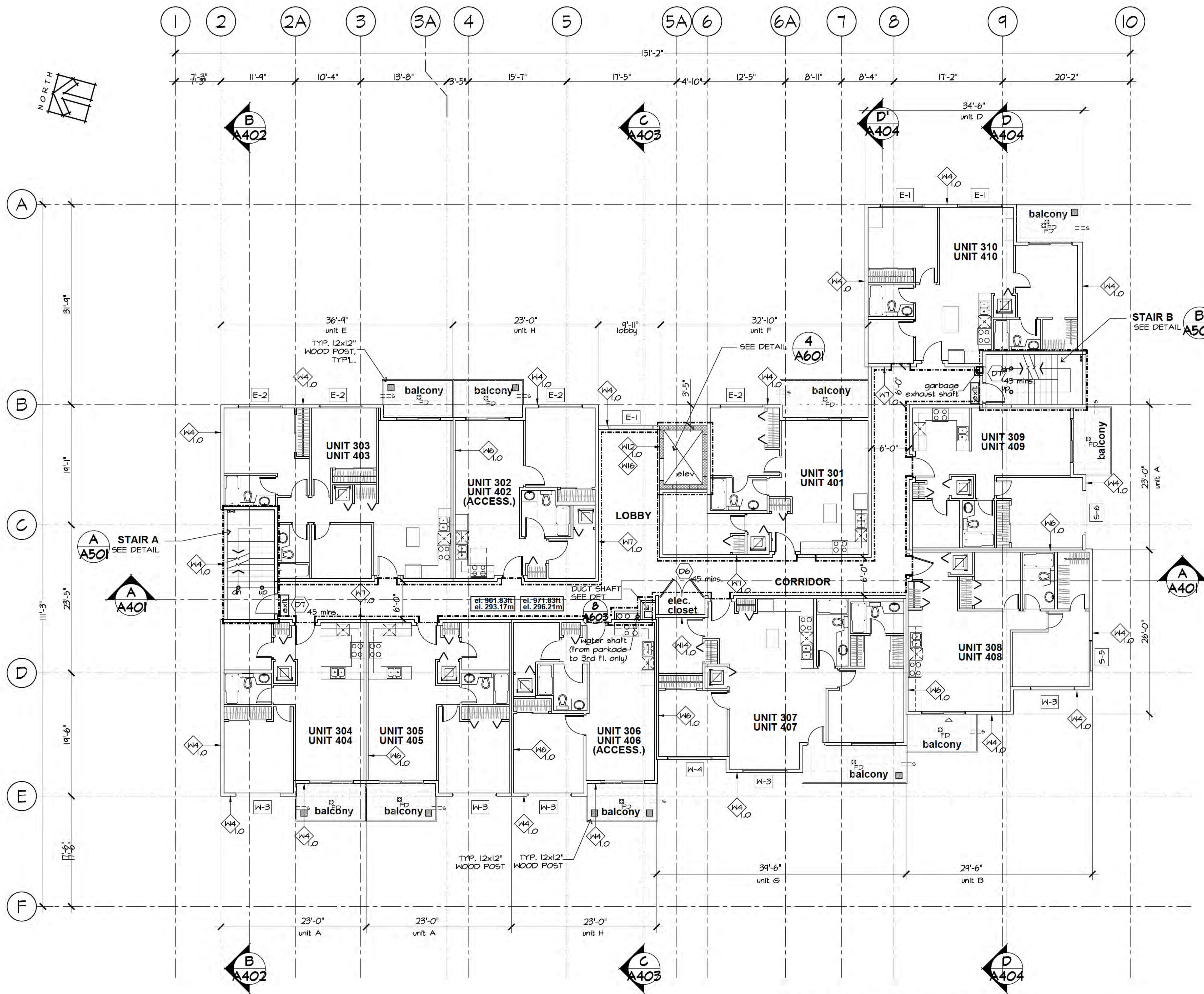
2ND LEVEL PLAN

Scale 1/8"=1'-0"
 AMENITY FLOOR AREA: 589.8 sq.f. (54.8 sq.m.)
 AMENITY BALCONY AREA: 65.1 sq.f. (6.0 sq.m.)

A = 8,665.0 sq.f. (805.0 sq.m.)

Drawing Title: SECOND FLOOR PLAN		Sheet: As Noted	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		of	
6828, 89th STREET		Project No. A202	
OSOY005 B.C.		Revision: 01	
Date: 11-10-2023		Date: 21-2126	
ISSUED FOR BP		Description:	
Rev. 01	11-10-2023	Date	Description

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LEGEND :

	1 HR. F.R.R. FIRE SEPARATION
	FLOOR DRAIN
	3" SCUPPER
	STANDPIPE

FLOOR PLAN NOTES:

- PORTABLE FIRE EXTINGUISHER TO BE PROVIDED AT THE CORRIDOR ON EACH FLOOR (AS PER BCBC FIRE CODE & NFPA 10-2018 REQUIREMENTS)
- EMERGENCY CROSSOVER ON 3RD FLOOR AS PER 3.4.6.18. (SIGN TO INDICATE DOOR IS OPENABLE FROM THAT SIDE)
- SEE STRUCT. DRAWINGS FOR SHEAR WALLS
- ALL LOAD-BEARING WALLS TO HAVE 1-HR. F.R.R.

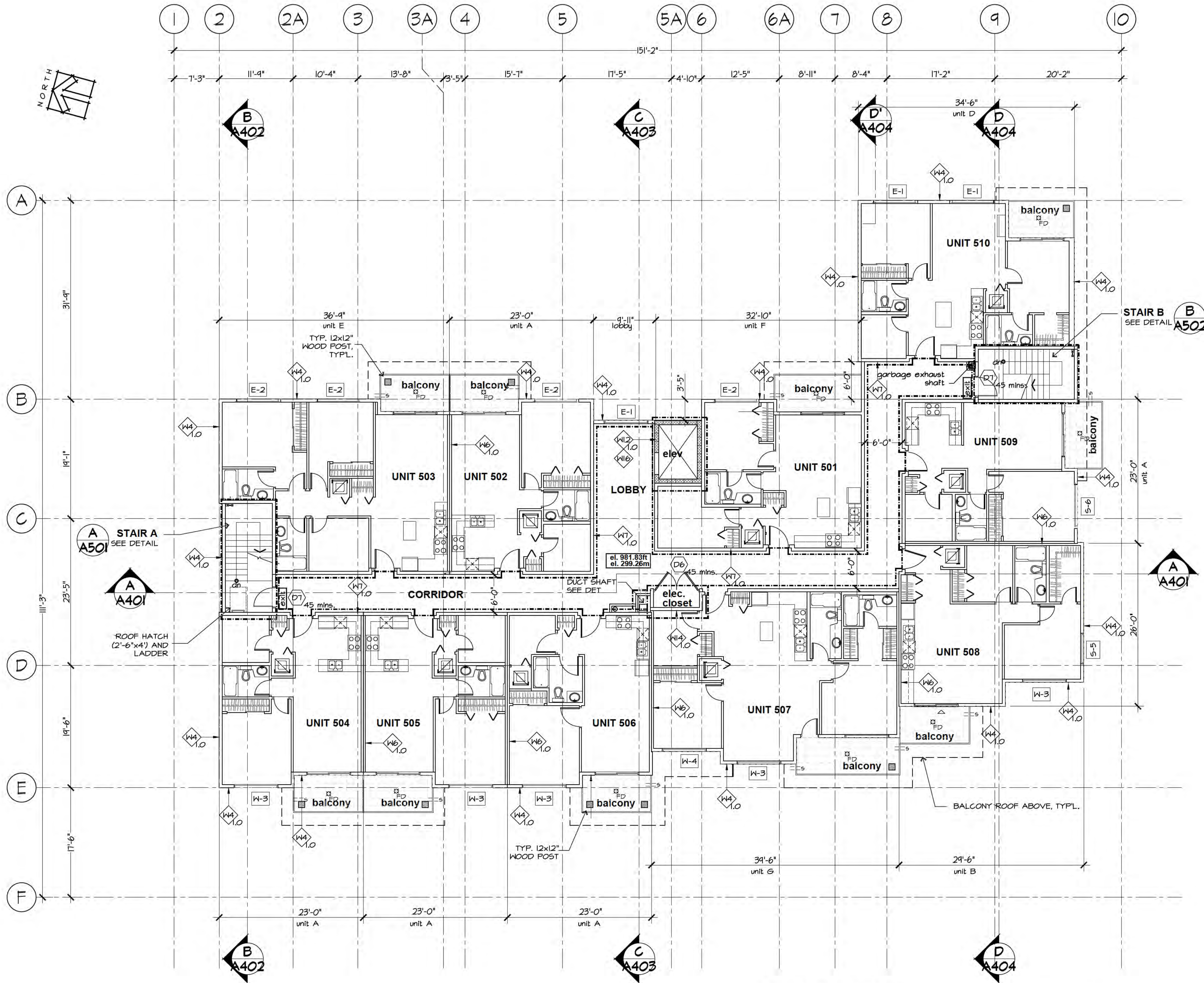
ACCESSIBLE NOTES:

- 15% REQUIRED FOR ACCESSIBILITY = 6 UNITS (UNITS 202, 206, 302, 306, 402 & 406) - SEE UNIT PLAN **A210**
- ALL ACCESSIBLE UNITS TO CONFORM TO THE UNIVERSAL REQUIREMENTS BY CMHC

3RD & 4TH LEVEL PLAN A = 8,665.0 sq.f. (805.0 sq.m.) (each floor)
 Scale 1/8" = 1'-0"

Drawing Title: THIRD & FOURTH FLOOR PLAN	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT	
Address: 6828, 89th STREET	
City: OSOYOOS B.C.	
Scale: As Noted	Sheet: A203
Revision: 01	Project No: 21-2126
Date:	of
Revision: 01	Project No: 21-2126
Date:	of
Rev.	Date
01	11-10-2023
ISSUED FOR BP	Description

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LEGEND :

	1 HR. F.R.R. FIRE SEPARATION
	FLOOR DRAIN
	3" SCUPPER
	STANDPIPE

FLOOR PLAN NOTES:

- PORTABLE FIRE EXTINGUISHER TO BE PROVIDED AT THE CORRIDOR ON EACH FLOOR (AS PER BCBC FIRE CODE & NFPA 10-2018 REQUIREMENTS)
- EMERGENCY CROSSOVER ON 3RD FLOOR AS PER 3.4.6.18. (SIGN TO INDICATE DOOR IS OPENABLE FROM THAT SIDE)
- SEE STRUCT. DRAWINGS FOR SHEAR WALLS
- ALL LOAD-BEARING WALLS TO HAVE 1-HR. F.R.R.

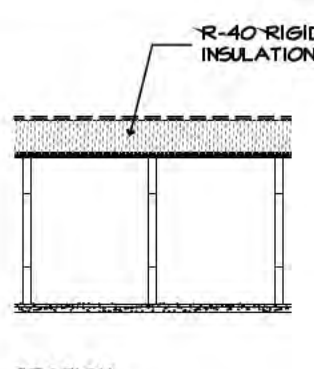
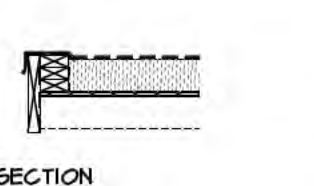
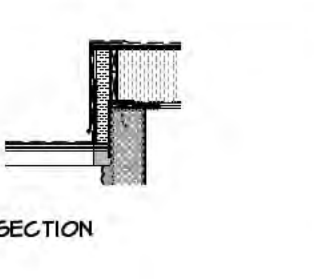
5TH LEVEL PLAN A = 8,665.0 sq.f. (805.0 sq.m.)
 Scale 1/8" = 1'-0"

Drawing Title: FIFTH FLOOR PLAN		Sheet: As Noted	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		of	
6828, 89th STREET		Project No. A204	
OSOYOUS B.C.		Revision: 01	
Date: 11-10-2023		Date: 21-2126	
ISSUED FOR BP		Description	
Rev. 01		Date	
11-10-2023		11-10-2023	
Date		Date	
Description		Description	

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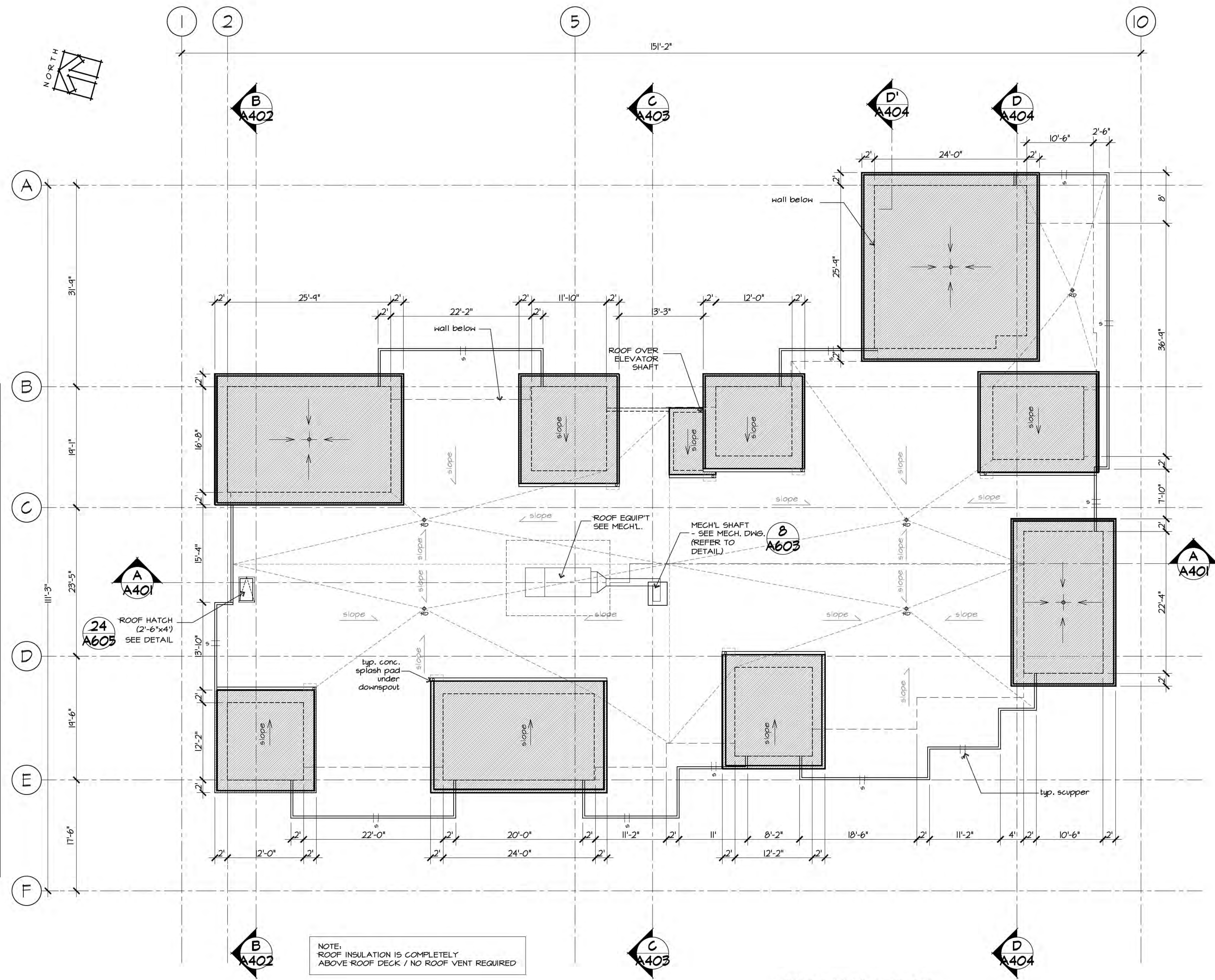
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ROOF ASSEMBLIES		
NO.	DESCRIPTION	DETAIL NO.
(R1) 1.0	<p>FLAT ROOF, 1 HR. FRR, CLASS 'A' 2 PLY TORCH ON SBS ROOFING SYSTEM (CLASS A ROOF COVERING) BCBC 3.115.2 MIN. R40 (4 LAYERS) MINERAL WOOL RIGID INSUL. (1st layer mech. fastened, subseq. layers adhered) AIR/VAPOUR BARRIER 5/8" T & G PLYWOOD SHEATHING ENGINEERED TRUSSES (REFER TO STRUCT. - SLOPED TOWARDS ROOF DRAINS MIN. 2%) 2 LAYERS OF 5/8" G.W.B. TYPE 'X' CEILING APPENDIX D, TABLE D-2.3.12 BCBC 2018 (10 YEAR WARRANTY BY RCABC)</p>	 <p>SECTION</p>
(R2)	<p>ROOF OVERHANG CLASS A TRUSS OVERHANG OR 2X FRAMING (REFER TO STRUCTURAL) 2 PLY TORCH ON SBS ROOFING SYSTEM 2X4 PARAPET WALL w/ 1/2" EXTERIOR PLYWOOD SHEATHING BOTH SIDES 2X FASCIA BOARD PRE-FINISHED METAL SOFFIT PANEL</p>	 <p>SECTION</p>
(R3)	<p>ELEVATOR SHAFT ROOF 2PLY SBS 1/2" PROTECTION BOARD R40 RIGID INSULATION (POLYISO) c/w SANDED FACER PEEL & STICK VAPOUR BARRIER MIN. 5/8" PLYWOOD SHEATHING WOOD JOIST 1/2" GYPSUM BOARD</p> <p>1 HR. FIRE RATED TWO LAYERS 5/8" TYPE 'X' G.W.B. NO PENETRATIONS, POTLIGHTS OR RECESSED LIGHTING NOT PERMITTED APPENDIX D (TABLE D-2.3.12) BCBC 2018</p>	 <p>SECTION</p>

LEGEND :

	ROOF DRAIN
	3" SCUPPER
	WALL LINE BELOW

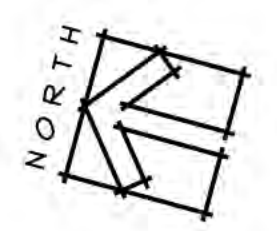


ROOF LEVEL PLAN
 Scale 1/8"=1'-0"

Drawing Title: ROOF PLAN	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT	
Address: 6828 89th STREET	
City: OSOYOOS B.C.	
Scale: As Noted	Sheet: A205
Date:	of
Revision: 01	Project No. 21-2126
Date:	
Rev. 01	Date: 11-10-2023
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\\share\08\21-2126-AP-Osoyoos apt\3-BP Drawings\11-09-2023_BP CURRENT\21-2126_A206 fire compartment plan.dwg, 11/24/2023 10:42:29 AM, DWG To PDF.pc3

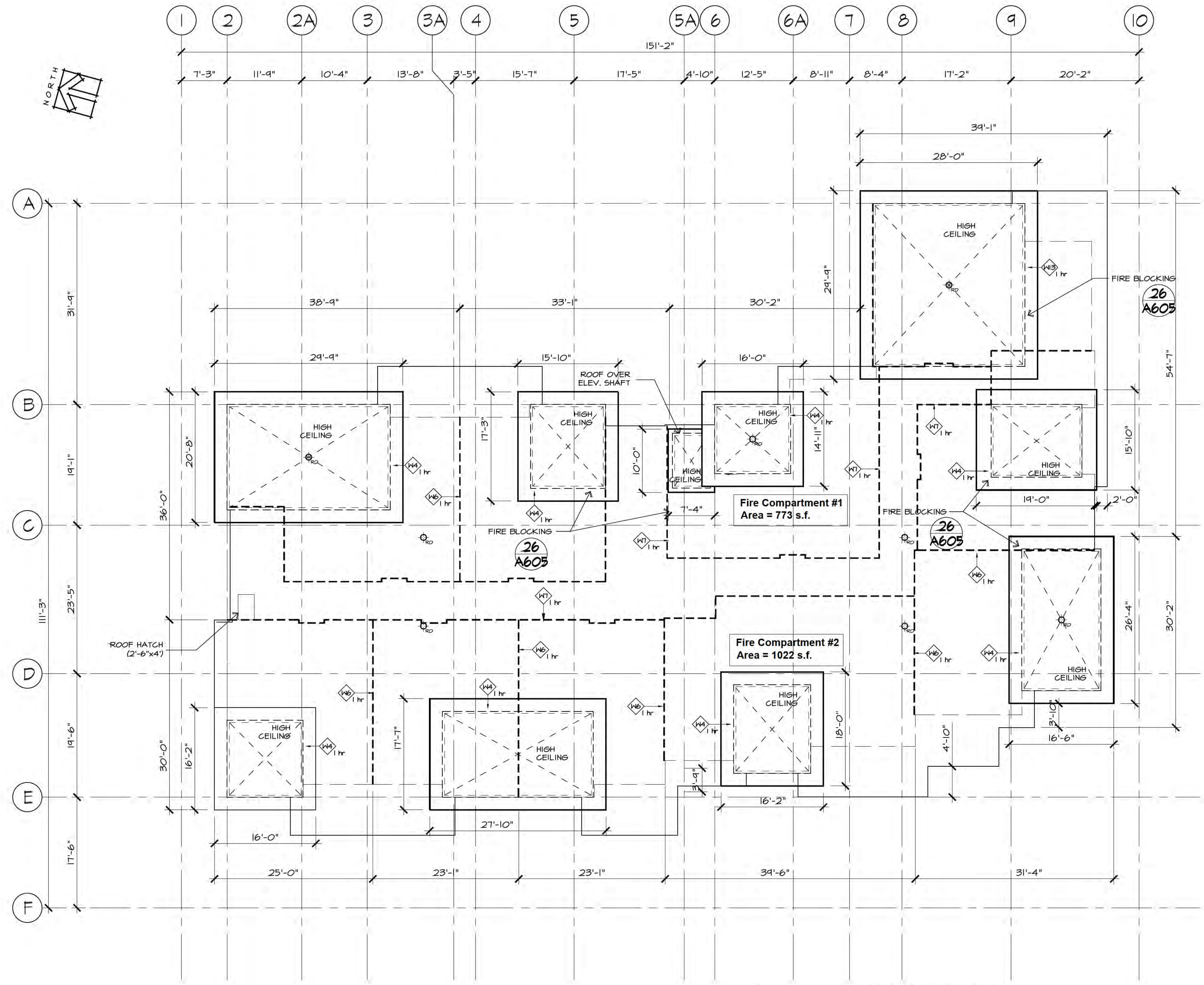


LEGEND :

⊙	ROOF DRAIN
⊙	3" SCUPPER
---	WALL LINE BELOW

**MAX. DIMENSION - 20M (65.5 FT.)
(INCLUDING DIAGONAL DIMENSIONS)
MAX. AREA - 300M² (3,229 S.F.)**

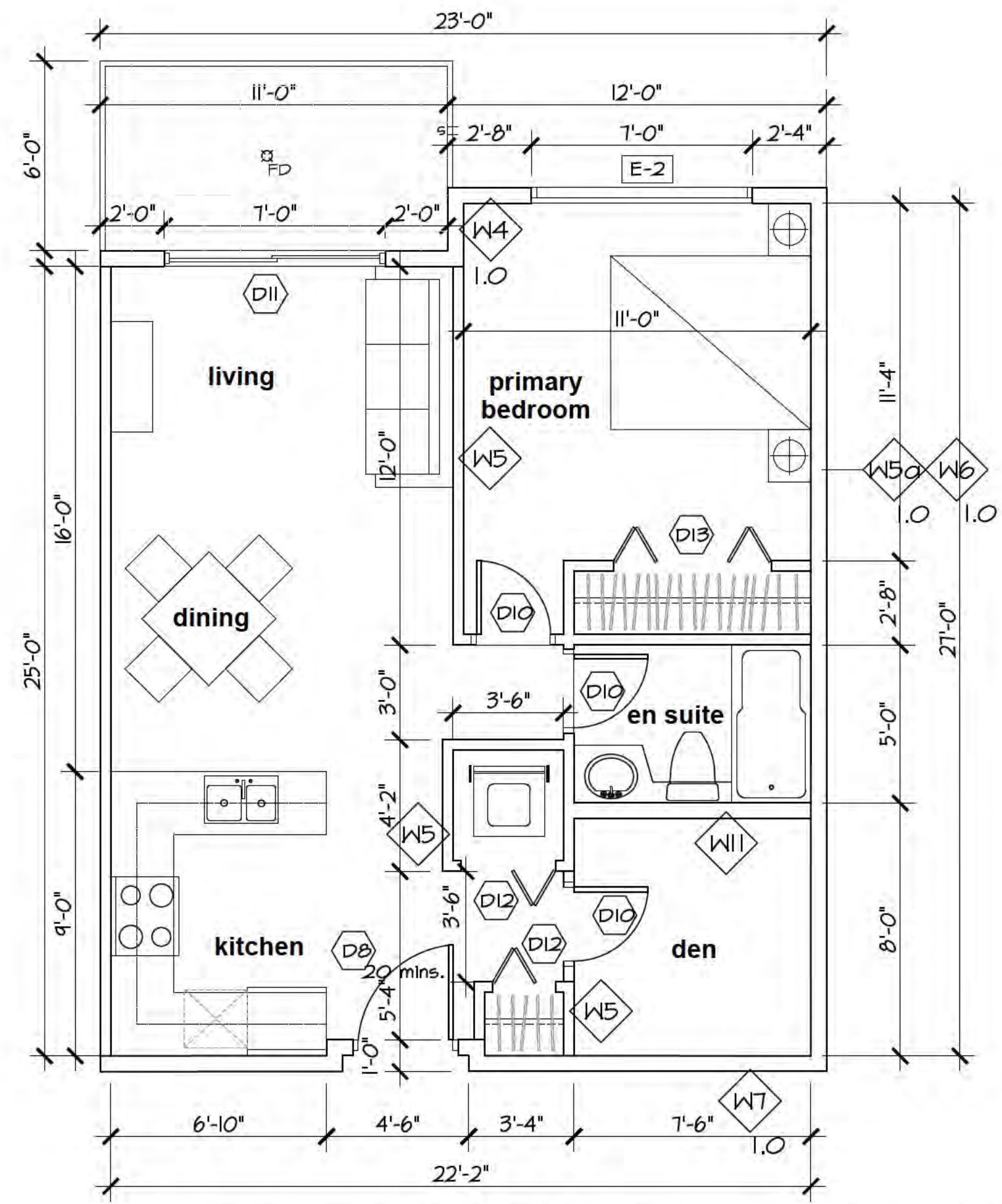
NOTE:
ALL PARTY WALL BETWEEN UNITS TO BE FULL HEIGHT TO UNDERSIDE OF THE ROOF DECK ABOVE TO PROVIDE THE REQUIRED FIRE COMPARTMENT



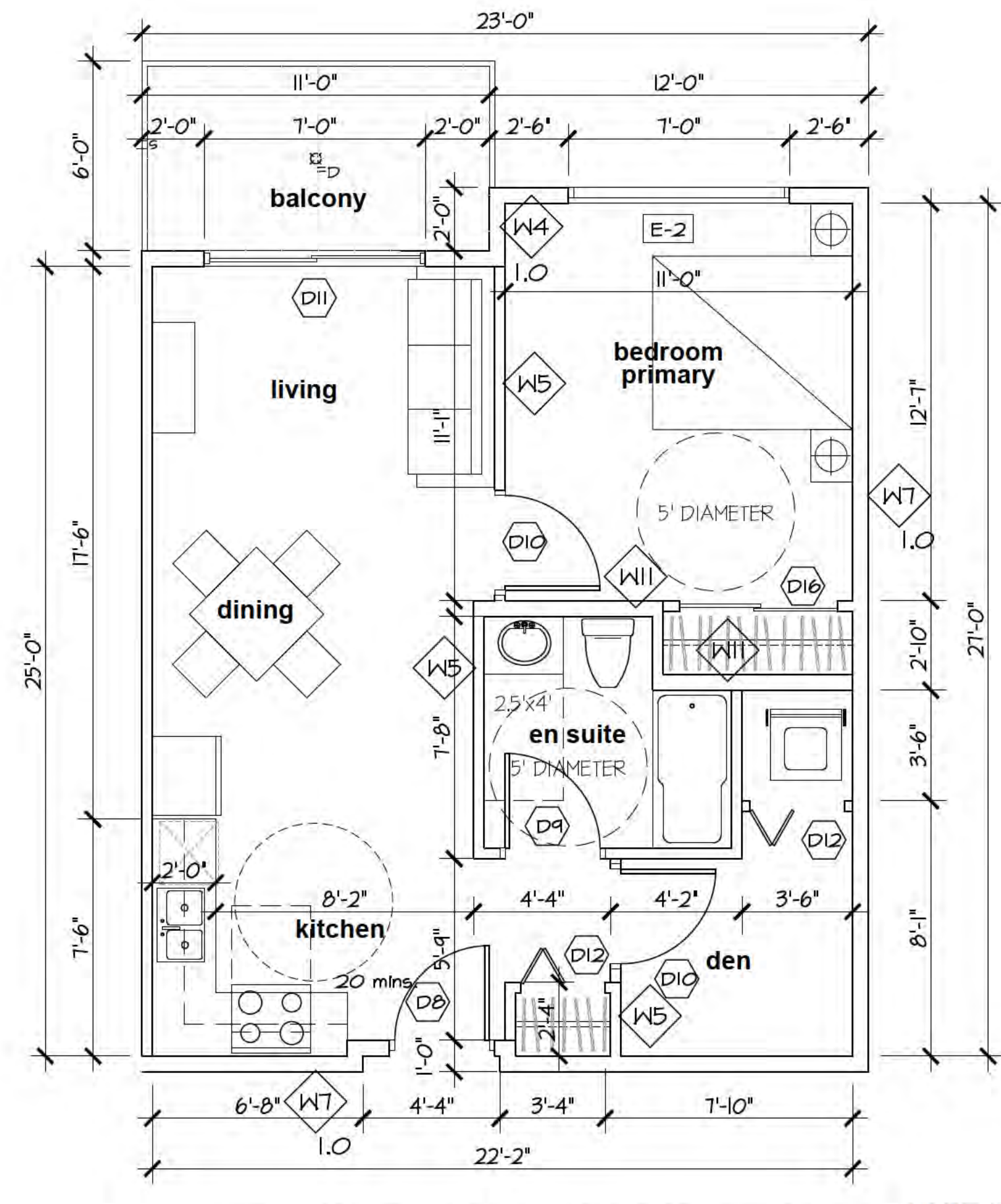
ROOF FIRE COMPARTMENT PLAN

Scale 1/8" = 1'-0"

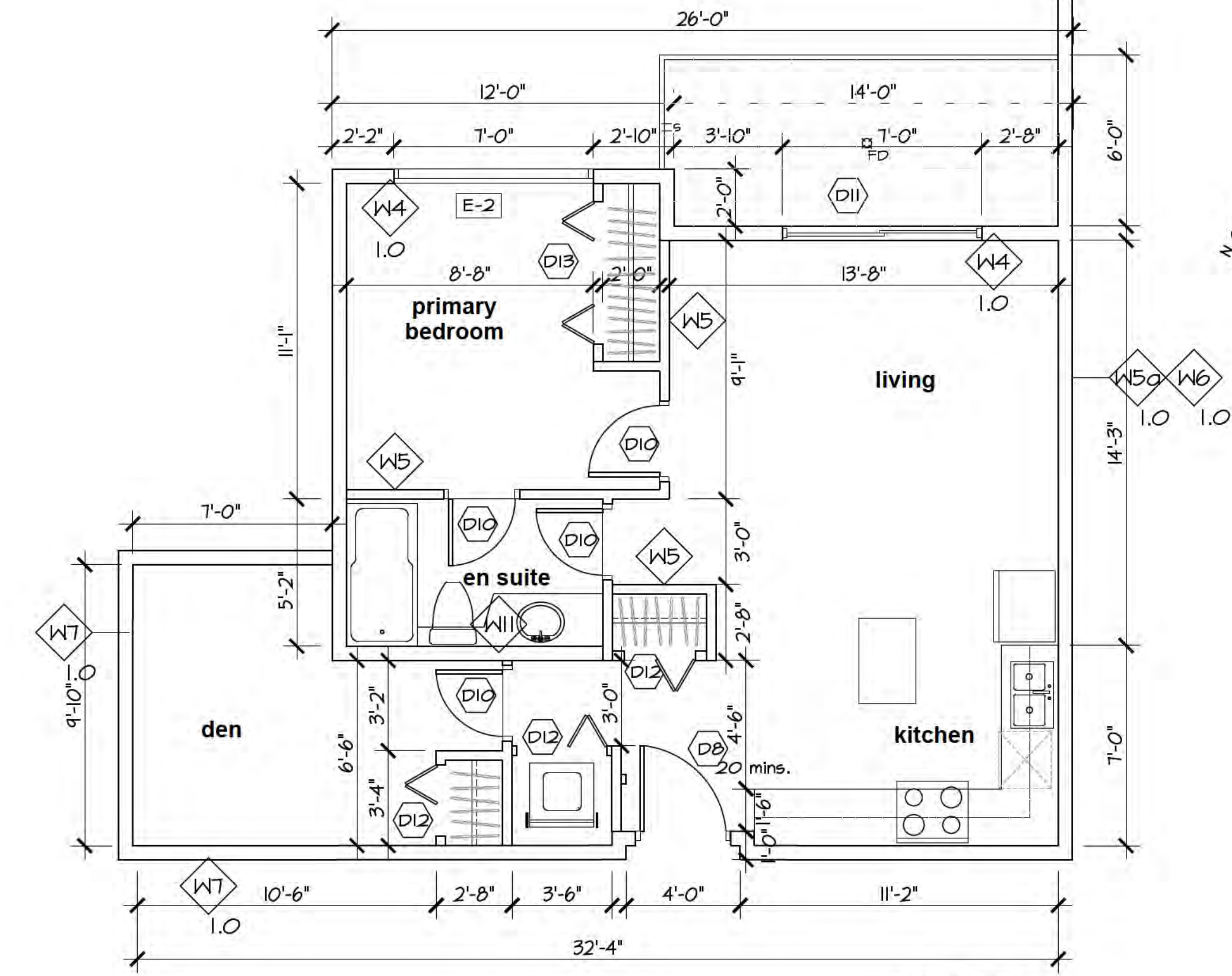
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Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		
Sheet: A206		
Scale: As Noted	of	
Revision: 01	Project No. 21-2126	
Date:	Date:	
Ionic Architecture Inc. architects a.i.b.c. 201-5500 159-3 Street Surrey B.C. V4A 5G6 Tel: (778) 571-0618 Fax: (778) 571-0619 office@ionic-architecture.com		
Rev.	Date	Description
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B' TYP. 1-BEDROOM + DEN
 Scale: 1/4" = 1'-0"
 FLOOR AREA: 611.5 sq.f. (56.8 sq.m.)
 BALCONY AREA: 66.0 sq.f. (6.1 sq.m.)

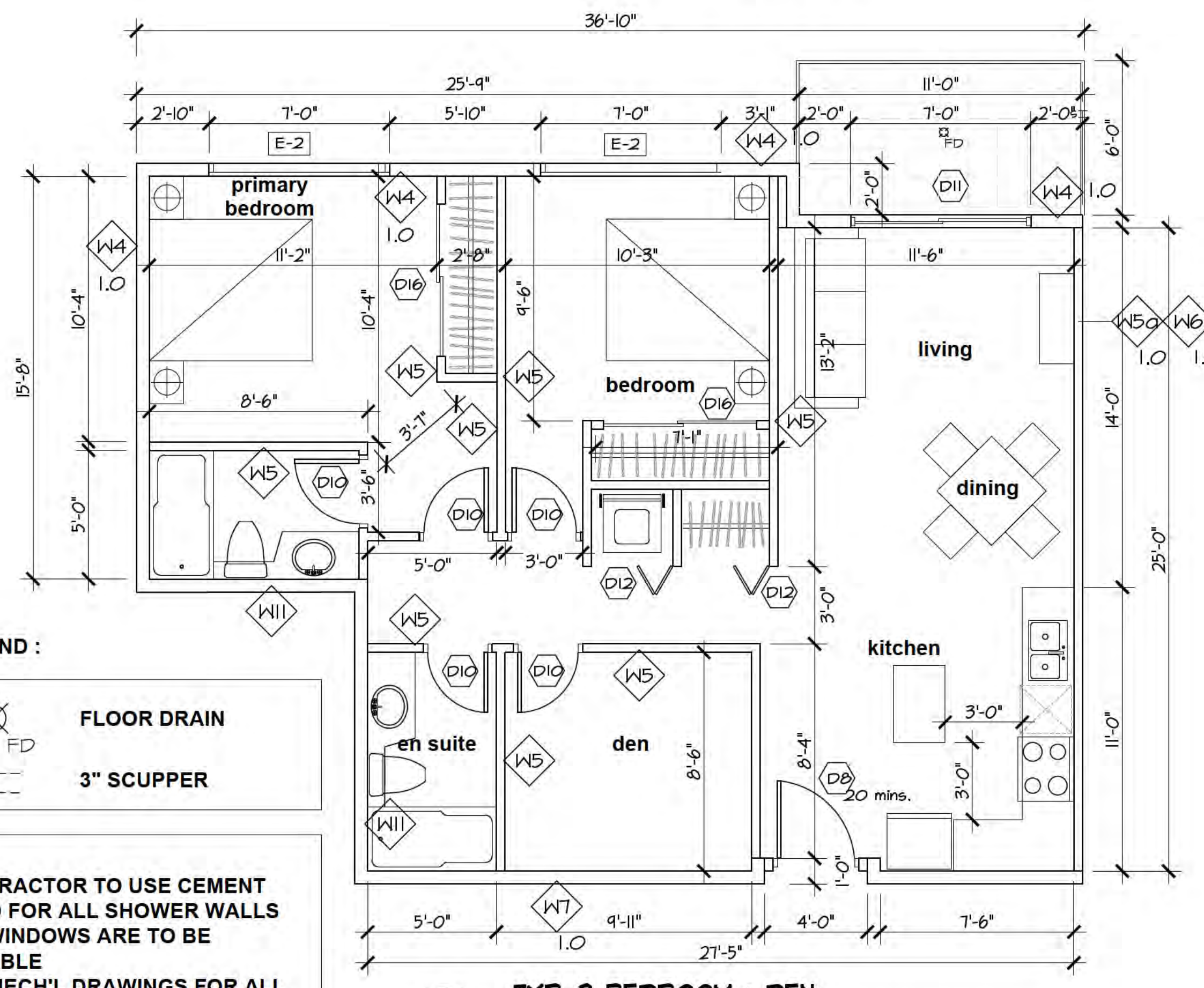


B TYP. ACCESS. 1-BEDROOM + DEN
 Scale: 1/4" = 1'-0"
 FLOOR AREA: 611.5 sq.f. (56.8 sq.m.)
 BALCONY AREA: 66.0 sq.f. (6.1 sq.m.)

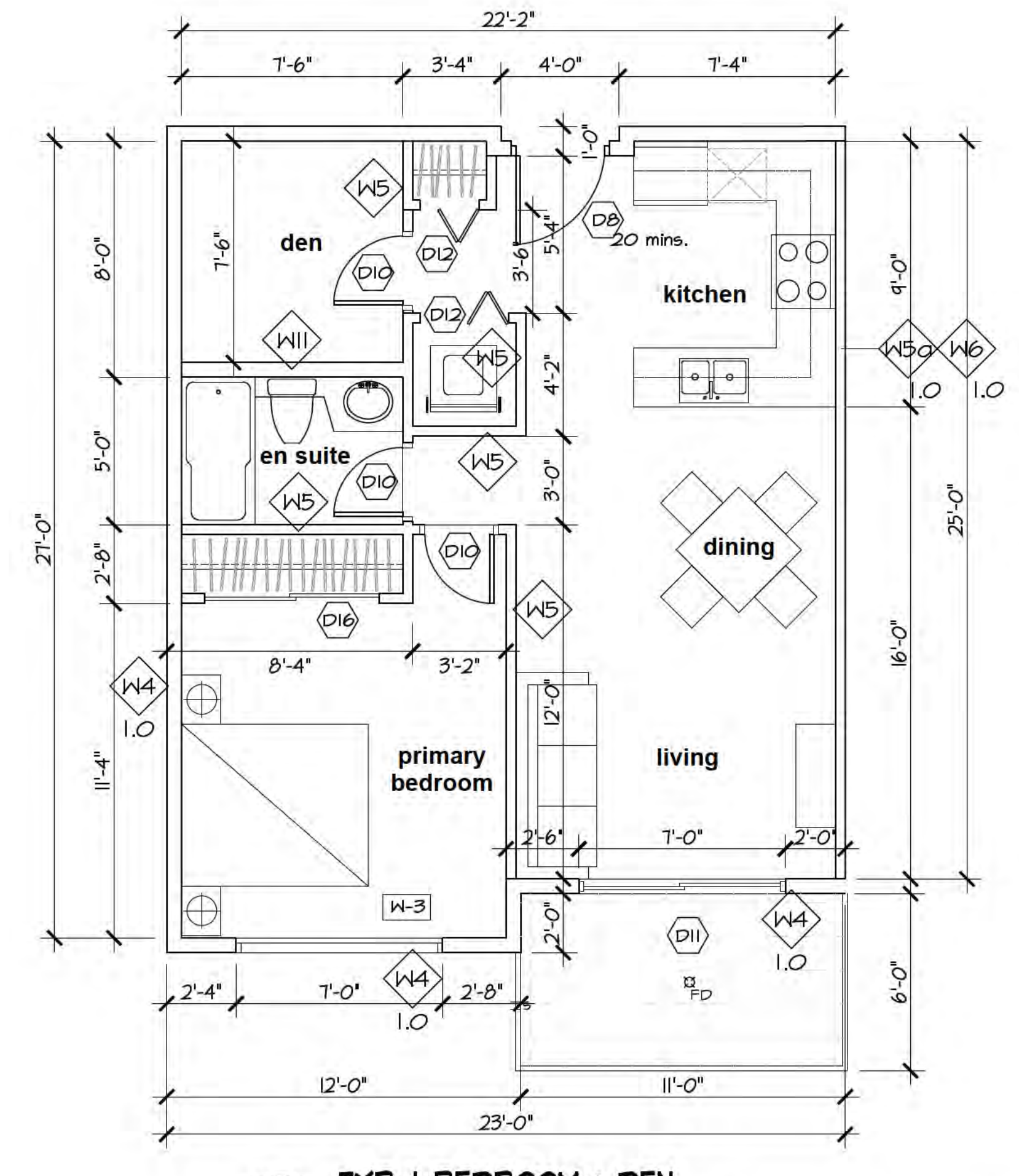


A TYP. 1-BEDROOM + DEN
 Scale: 1/4" = 1'-0"
 FLOOR AREA: 661 sq.f. (61.5 sq.m.)
 BALCONY AREA: 83 sq.f. (7.7 sq.m.)

UNIT 501
 UNIT 401
 UNIT 301
 UNIT 201



C TYP. 2-BEDROOM + DEN
 Scale: 1/4" = 1'-0"
 FLOOR AREA: 893.9 sq.f. (83.0 sq.m.)
 BALCONY AREA: 66.0 sq.f. (6.1 sq.m.)



D TYP. 1-BEDROOM + DEN
 Scale: 1/4" = 1'-0"
 FLOOR AREA: 611.5 sq.f. (56.8 sq.m.)
 BALCONY AREA: 66.0 sq.f. (6.1 sq.m.)

UNIT 304 UNIT 504
 UNIT 204 UNIT 404

NOTE:

- ALL ACCESSIBLE UNITS TO CONFORM TO THE UNIVERSAL REQUIREMENTS BY CMHC

KITCHEN:

- MIN. 5' (1500mm) TURN RADIUS IN WORK SPACE.
- MIN. 2.5'x4' (750x1200mm) IN FRONT OF CONTROLS, WORK AREAS, AND/OR APPLIANCES.
- ALLOW FOR MULTIPLE COUNTER TOP HEIGHTS WITH AT LEAST ONE MIN. 31"wx24"D (800mmx600mm), HEIGHT BETWEEN 24" - 34" (730mm - 860mm), AND MIN. FOOTPRINT OF 30"x41" (750mmx1200mm) IN FRONT.
- ALLOW 6" (150mm) OF TOE SPACE UNDER CABINETS
- UPPER CUPBOARDS INSTALLED WITH BOTTOM EDGE MIN. 16" (410mm) ABOVE COUNTERTOP.
- INSTALL D-TYPE HANDLES FOR CUPBOARDS AND DRAWERS.
- ACCESSIBLE SINKS SHOULD PROVIDE KNEE SPACE CLEARANCE OF 30"x31"wx24"D (750mmx800mmx600mm).
- CONTROLS AND SWITCHES MAX. 47" (1200mm) FROM THE FLOOR.

BATHROOM:

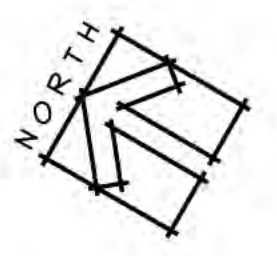
- MIN. 5' (1500mm) TURN RADIUS IN WORK SPACE.
- MIN. 2.5'x4' (750x1200mm) IN FRONT OF OR BESIDE ALL FIXTURES.
- TOILET SEAT HEIGHT BETWEEN 16" - 18" (400mm - 460mm) AS PER CSA B651 STANDARD.
- TOILETS INSTALLED WITH C/L BETWEEN 18" - 19" (460mm - 480mm) FROM WALLS.
- ACCESSIBLE SINKS SHOULD PROVIDE KNEE SPACE CLEARANCE OF 30"x31"wx24"D (750mmx800mmx600mm).
- INSTALL VANITIES AT 34" (860mm) IN HEIGHT
- MEDICINE CABINETS OR STORAGE INSTALLED WITH SHELVES AT MAX. 55" (1400mm).
- GRAB BARS SHOULD BE 1.25"x1.5" (30mm - 40mm) IN DIAMETER AND HAVE NON-SLIP SURFACE.
- MIN. 138" - 148" (35mm - 45mm) SPACE BETWEEN WALL AND GRAB BAR
- GRAB BARS TO PROVIDE MIN. 210lbs (133kg) OF SUPPORT. USE 0.75" (19mm) PLYWOOD ON ALL WALLS.
- GRAB BARS BESIDE TOILETS SHOULD BE MOUNTED 12" (305mm) ABOVE TOILET SEAT AND EXTEND MIN. 18" (50mm) IN FRONT OF SEAT.
- GRAB BARS BEHIND TOILETS SHOULD EXTEND MIN. 24" (600mm) IN LENGTH.
- VERTICAL GRAB BAR BESIDE BATHTUB MIN. 47" (1200mm) IN LENGTH.
- HORIZONTAL GRAB BAR INSTALLED BETWEEN 7"-11" (180mm - 280mm) ABOVE RIM OF TUB.
- ALL DOORS SHOULD BE INSTALLED WITH 6" (140mm) D-TYPE HANDLES AND HAVE MIN. CLEAR 32" (810mm).
- CONTROLS AND SWITCHES MAX HEIGHT OF 47" (1200mm) FROM THE FLOOR.

LEGEND :

FD FLOOR DRAIN
 S 3" SCUPPER

Note:

- CONTRACTOR TO USE CEMENT BOARD FOR ALL SHOWER WALLS
- ALL WINDOWS ARE TO BE OPENABLE
- SEE MECH'L DRAWINGS FOR ALL PLUMBING
- ENSURE ALL CHARGED WATERLINES/WASTEWATER PIPES ARE PROTECTED FROM FREEZING



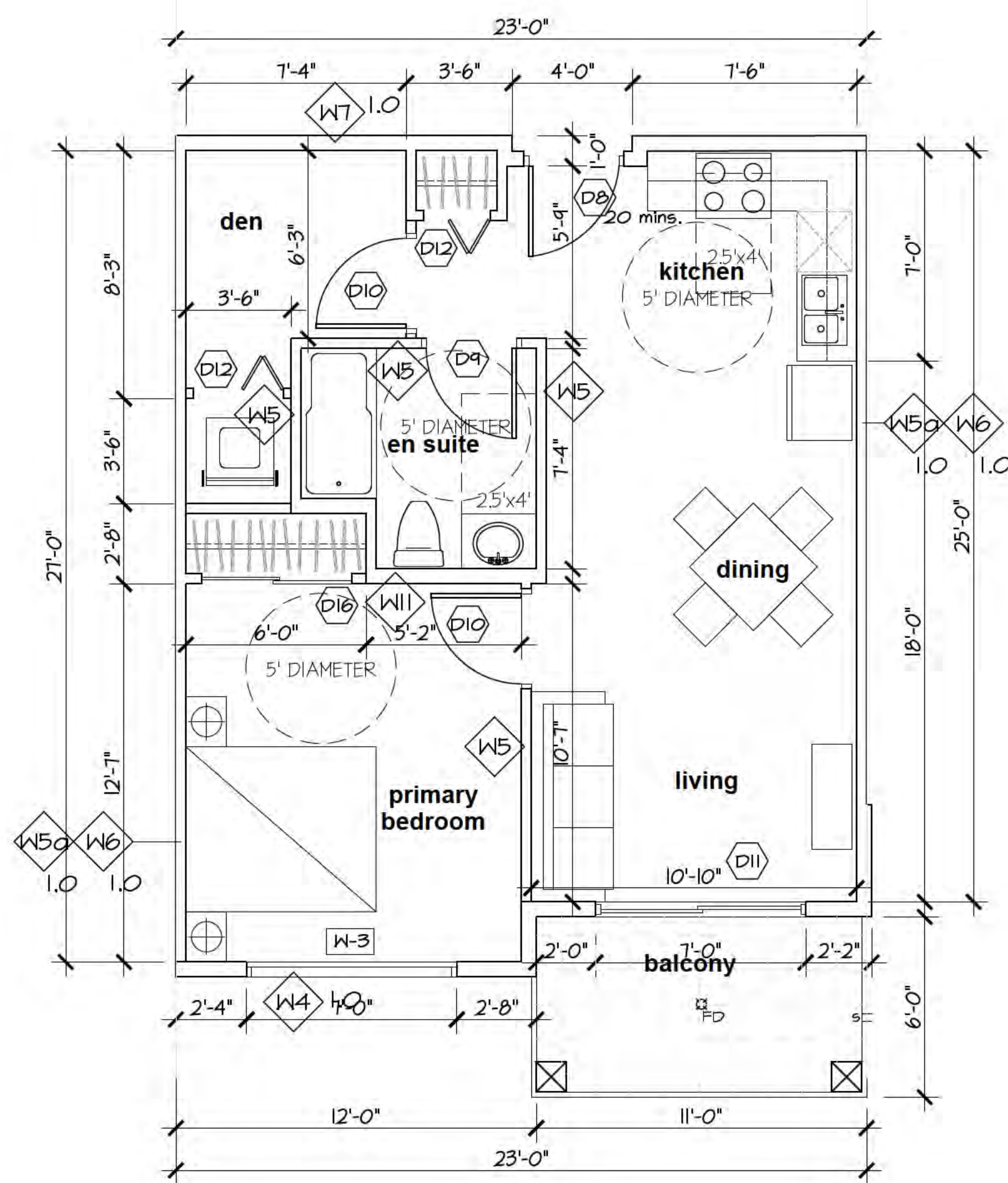
Rev.	Date	Description
01	11-10-2023	ISSUED FOR BP

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 201-5500 152nd Street
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 tel: (778) 571-0618
 fax: (778) 571-0619
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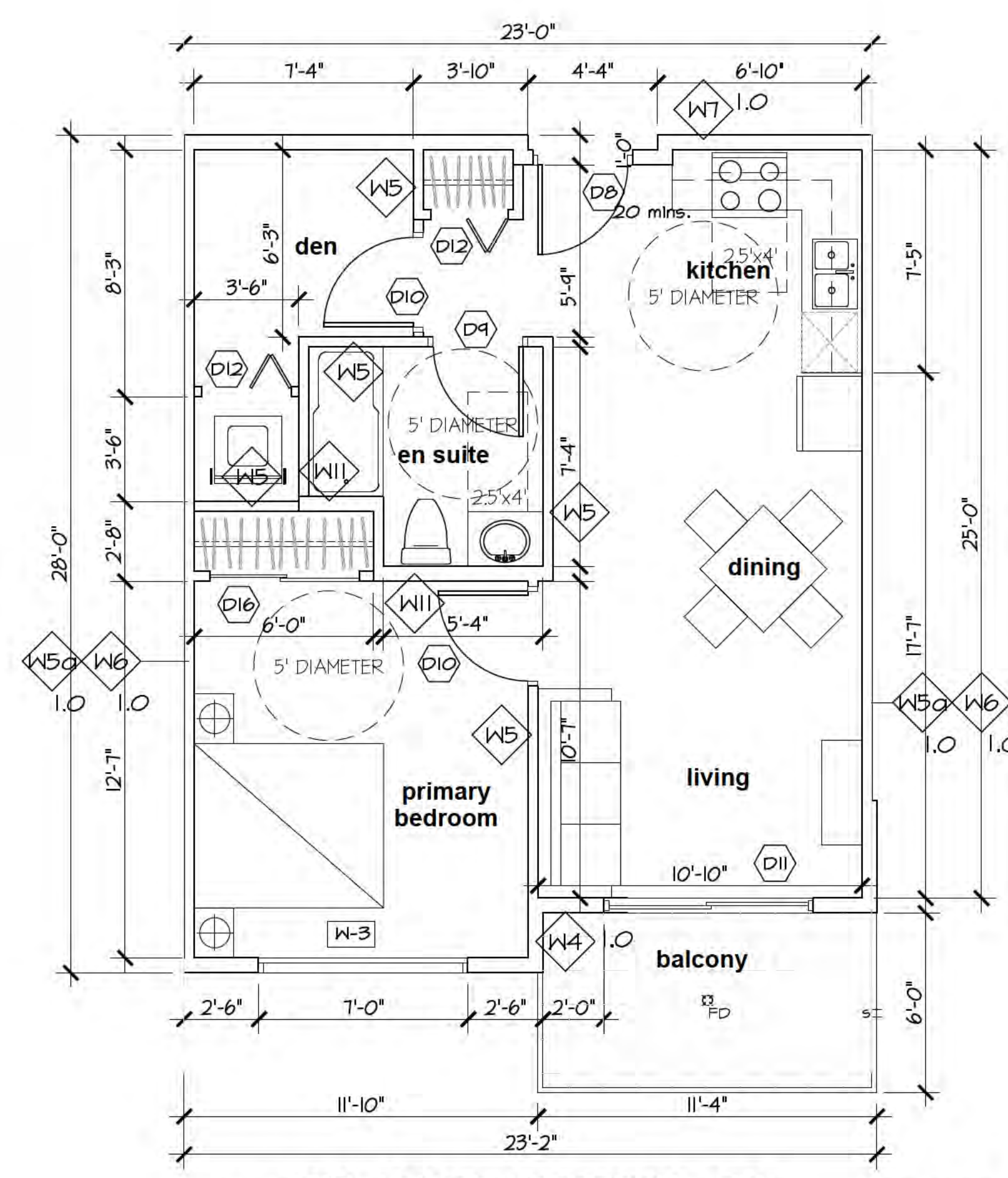
ENLARGED UNIT PLANS
 Project Title:
PROPOSED RESIDENTIAL DEVELOPMENT
 6828 89th Street
 Osoyoos, B.C.

Drawing Title:	Sheet	of
Project Title:	As Noted	
Project No.:		
Revision:		
01	21-2126	A207

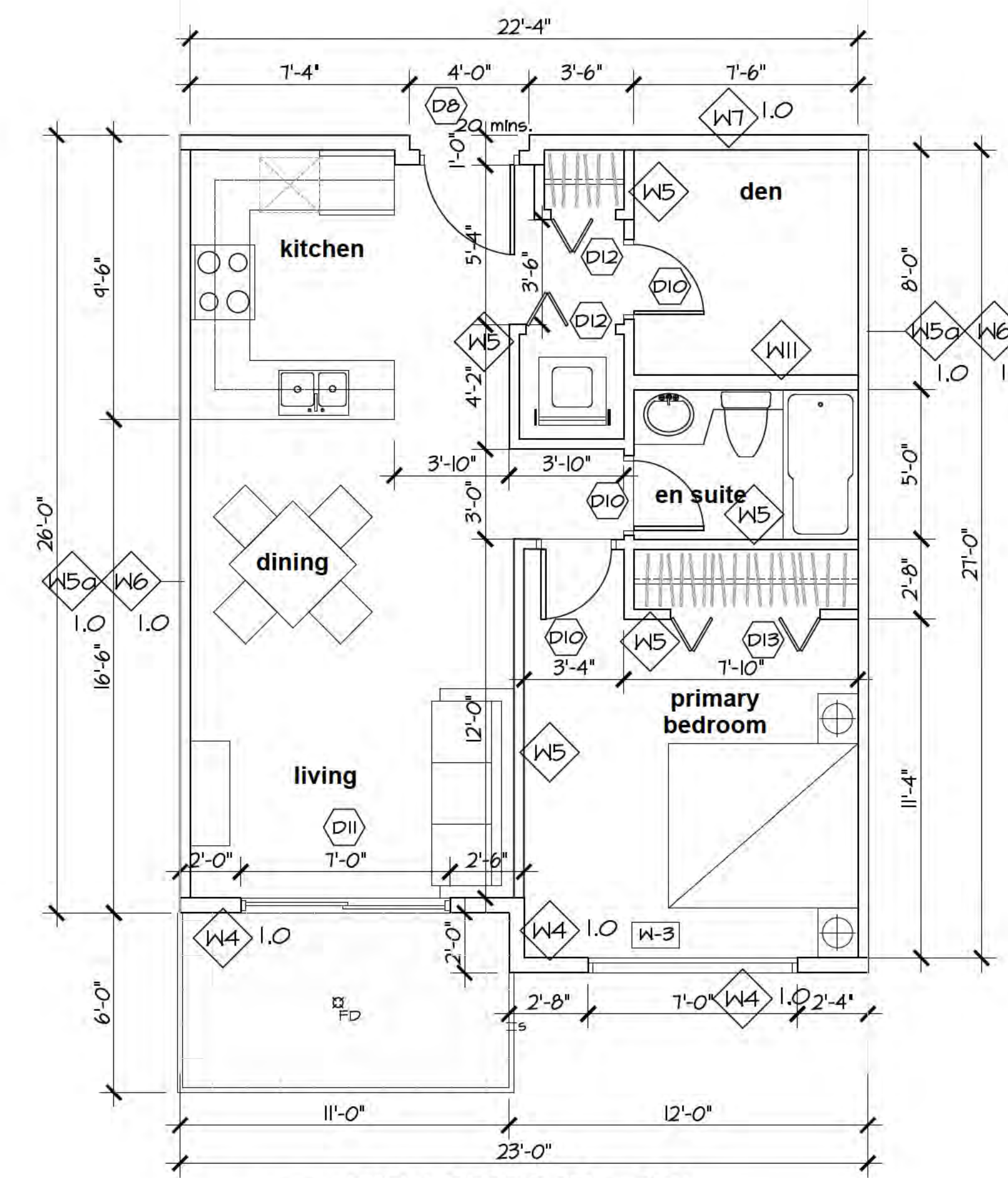
Scale:	As Noted
Date:	
Revision:	
01	21-2126



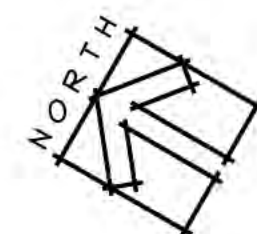
F' TYP. 1-BEDROOM + DEN
 Scale: 1/4"=1'-0"
 FLOOR AREA: 611.5 sq.f. (56.8 sq.m.)
 BALCONY AREA: 66.0 sq.f. (6.1 sq.m.)



F TYP. ACCESS. 1-BEDROOM + DEN
 Scale: 1/4"=1'-0"
 FLOOR AREA: 611.5 sq.f. (56.8 sq.m.)
 BALCONY AREA: 66.0 sq.f. (6.1 sq.m.)



E TYP. 1-BEDROOM + DEN
 Scale: 1/4"=1'-0"
 FLOOR AREA: 611.5 sq.f. (56.8 sq.m.)
 BALCONY AREA: 66.0 sq.f. (6.1 sq.m.)



Rev.	Date	Description
01	11-10-2023	ISSUED FOR BP

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Drawing Title: ENLARGED UNIT PLANS
 Project Title: PROPOSED RESIDENTIAL DEVELOPMENT
 6828 89th Street
 Osoyoos, B.C.

Sheet	of
As Noted	
Revision	Project No.
01	21-2126
Date:	
	A208

Scale: 1/4"=1'-0"
 FLOOR AREA: 1000.3 sq.f. (92.9 sq.m.)
 BALCONY AREA: 99.0 sq.f. (9.2 sq.m.)

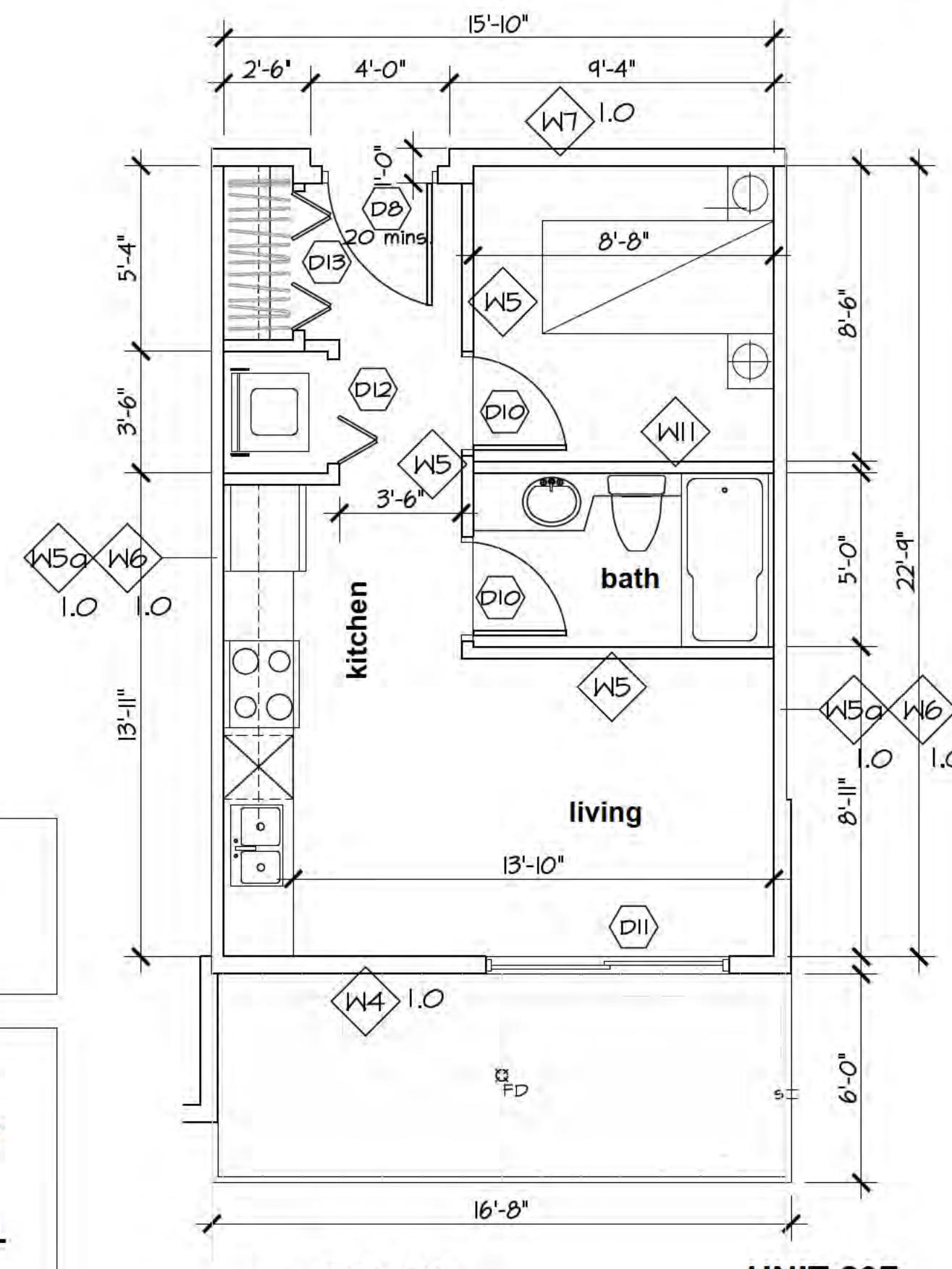
NOTE:
 - ALL ACCESSIBLE UNITS TO CONFORM TO THE UNIVERSAL REQUIREMENTS BY CMHC

- KITCHEN:**
- MIN. 5' (1500mm) TURN RADIUS IN WORK SPACE.
 - MIN. 2.5'x4' (750x1200mm) IN FRONT OF CONTROLS, WORK AREAS, AND/OR APPLIANCES.
 - ALLOW FOR MULTIPLE COUNTER TOP HEIGHTS WITH AT LEAST ONE MIN. 31"x24"D (800mmx600mm), HEIGHT BETWEEN 24" - 34" (730mm - 860mm), AND MIN. FOOTPRINT OF 30"x47" (750mmx1200mm) IN FRONT.
 - ALLOW 6" (150mm) OF TOE SPACE UNDER CABINETS
 - UPPER CUPBOARDS INSTALLED WITH BOTTOM EDGE MIN. 16" (410mm) ABOVE COUNTERTOP.
 - INSTALL D-TYPE HANDLES FOR CUPBOARDS AND DRAWERS.
 - ACCESSIBLE SINKS SHOULD PROVIDE KNEE SPACE CLEARANCE OF 30"x31"x24"D (750mmx800mmx600mm).
 - CONTROLS AND SWITCHES MAX. 47" (1200mm) FROM THE FLOOR.

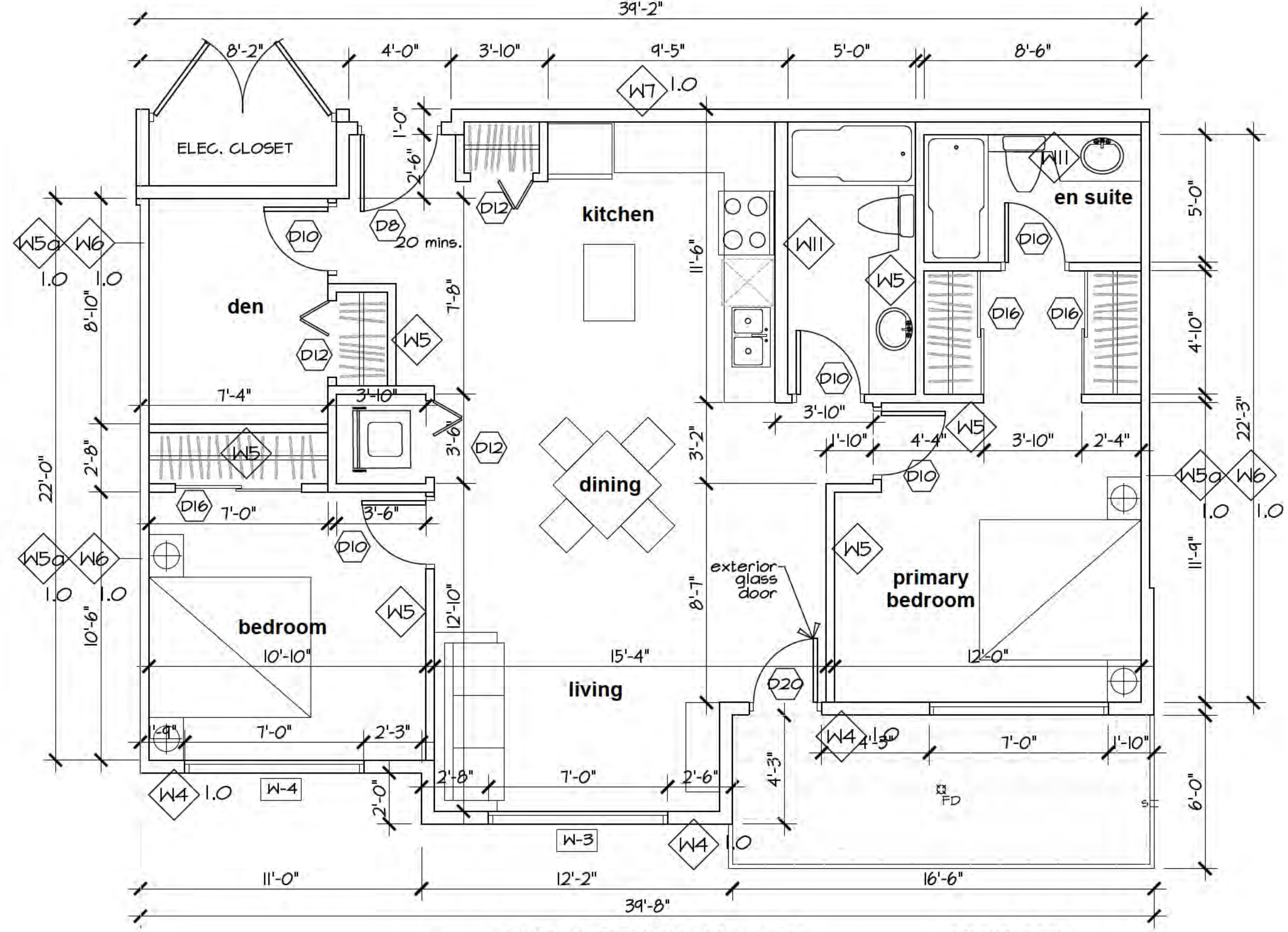
- BATHROOM:**
- MIN. 5' (1500mm) TURN RADIUS IN WORK SPACE.
 - MIN. 2.5'x4' (750x1200mm) IN FRONT OF OR BESIDE ALL FIXTURES.
 - TOILET SEAT HEIGHT BETWEEN 16" - 18" (400mm - 460mm) AS PER CSA B651 STANDARD.
 - TOILETS INSTALLED WITH C/L BETWEEN 18" - 19" (460mm - 480mm) FROM WALLS.
 - ACCESSIBLE SINKS SHOULD PROVIDE KNEE SPACE CLEARANCE OF 30"x31"x24"D (750mmx800mmx600mm).
 - INSTALL VANITIES AT 34" (860mm) IN HEIGHT
 - MEDICINE CABINETS OR STORAGE INSTALLED WITH SHELVES AT MAX. 55" (1400mm).
 - GRAB BARS SHOULD BE 1.25"x1.5" (30mm - 40mm) IN DIAMETER AND HAVE NON-SLIP SURFACE.
 - MIN. 1.38" - 1.63" (35mm - 45mm) SPACE BETWEEN MALL AND GRAB BAR
 - GRAB BARS TO PROVIDE MIN. 240lbs (133kg) OF SUPPORT. USE 0.75" (19mm) PLYWOOD ON ALL WALLS.
 - GRAB BARS BESIDE TOILETS SHOULD BE MOUNTED 12" (305mm) ABOVE TOILET SEAT AND EXTEND MIN. 18" (50mm) IN FRONT OF SEAT.
 - GRAB BARS BEHIND TOILETS SHOULD EXTEND MIN. 24" (600mm) IN LENGTH.
 - VERTICAL GRAB BAR BESIDE BATHTUB MIN. 47" (1200mm) IN LENGTH.
 - HORIZONTAL GRAB BAR INSTALLED BETWEEN 7'-11" (180mm - 280mm) ABOVE RIM OF TUB.
 - ALL DOORS SHOULD BE INSTALLED WITH 6" (1400mm) D-TYPE HANDLES AND HAVE MIN. CLEAR 32" (810mm).
 - CONTROLS AND SWITCHES MAX HEIGHT OF 47" (1200mm) FROM THE FLOOR.



Note:
 - CONTRACTOR TO USE CEMENT BOARD FOR ALL SHOWER WALLS
 - ALL WINDOWS ARE TO BE OPENABLE
 - SEE MECH'L DRAWINGS FOR ALL PLUMBING
 - ENSURE ALL CHARGED WATERLINES/WASTEWATER PIPES ARE PROTECTED FROM FREEZING

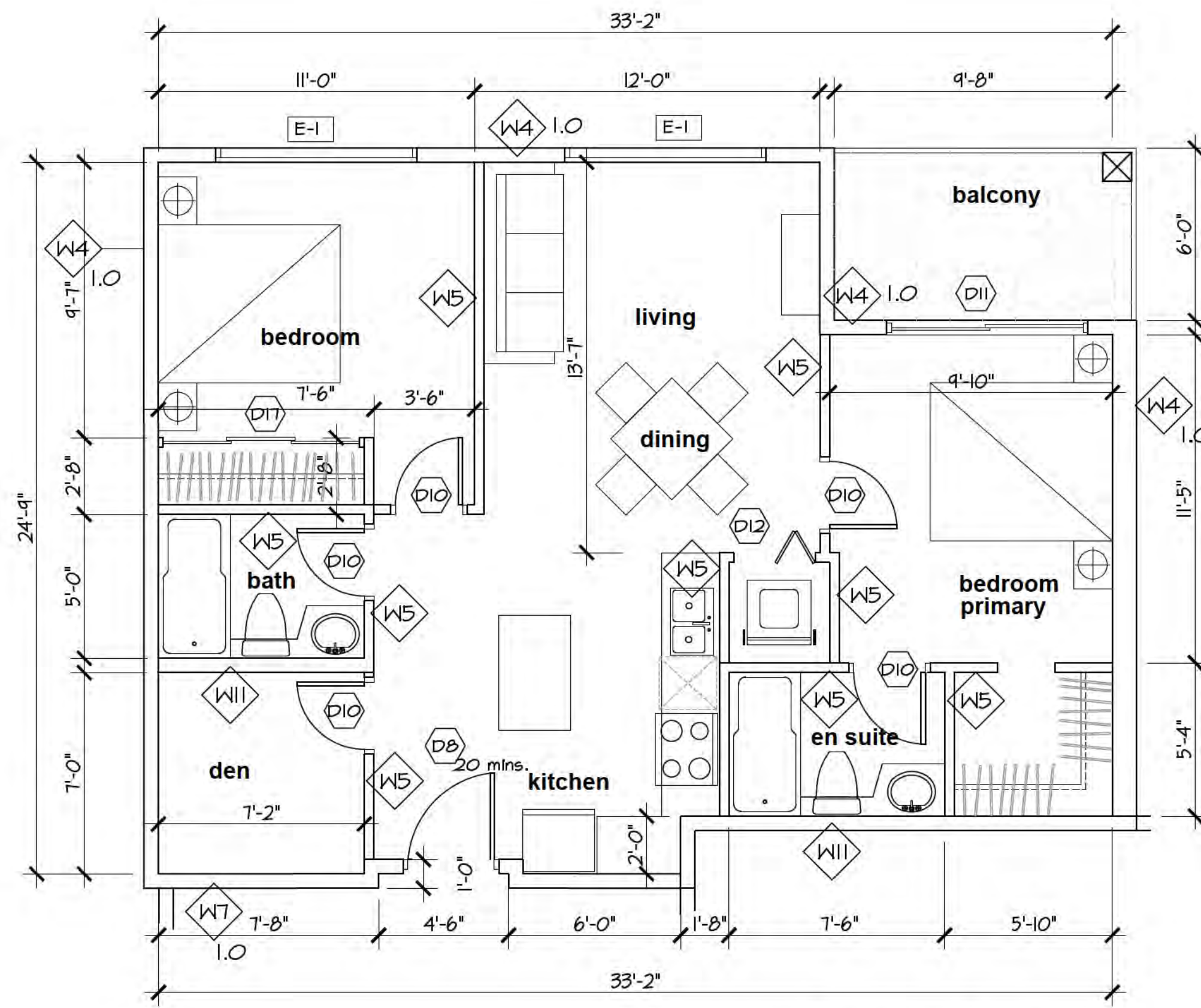


G STUDIO UNIT 207
 Scale: 1/4"=1'-0"
 FLOOR AREA: 382.8 sq.f. (35.6 sq.m.)
 BALCONY AREA: 100.0 sq.f. (9.3 sq.m.)



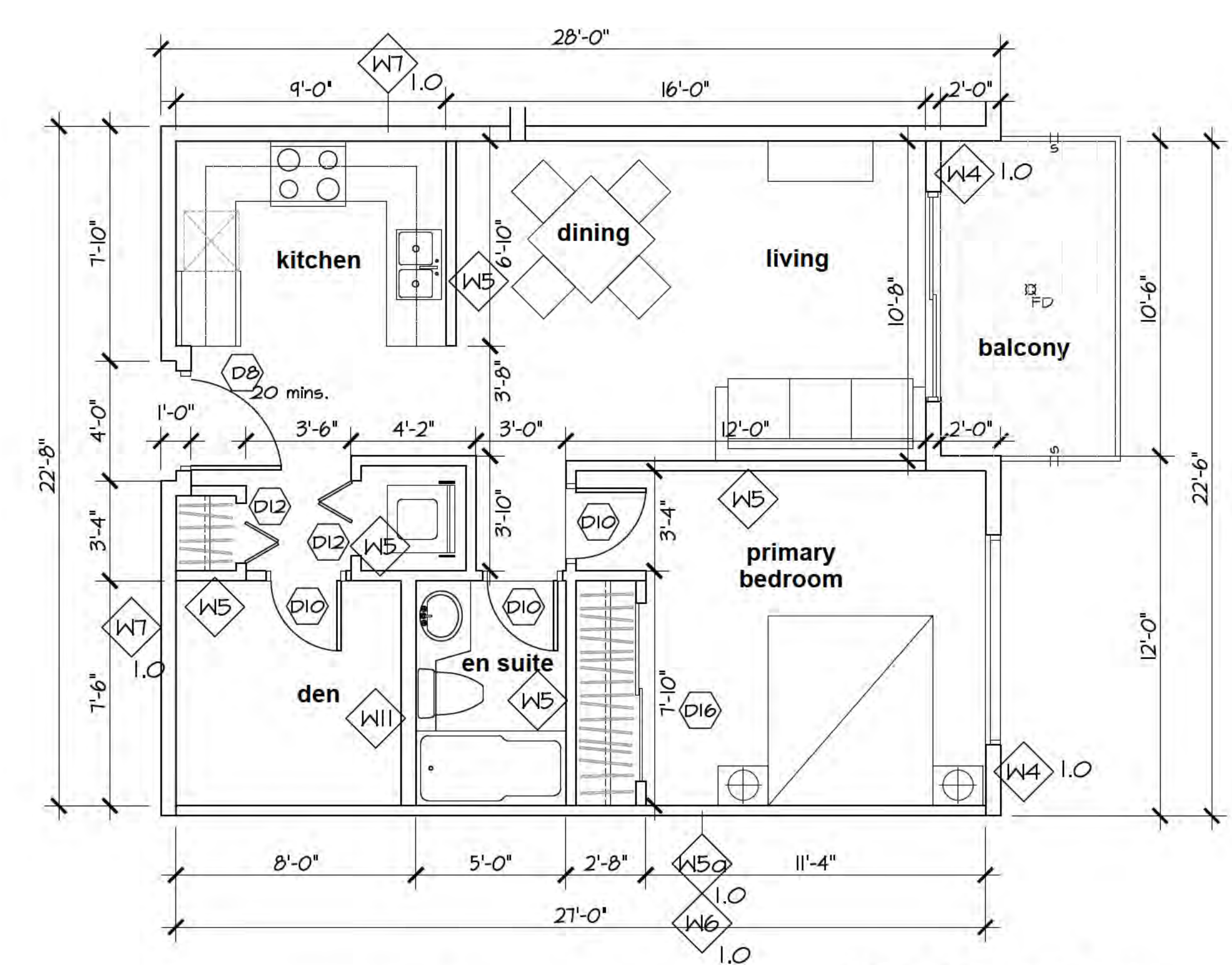
G' TYP. 2-BEDROOM + DEN
 Scale: 1/4"=1'-0"
 FLOOR AREA: 1000.3 sq.f. (92.9 sq.m.)
 BALCONY AREA: 99.0 sq.f. (9.2 sq.m.)

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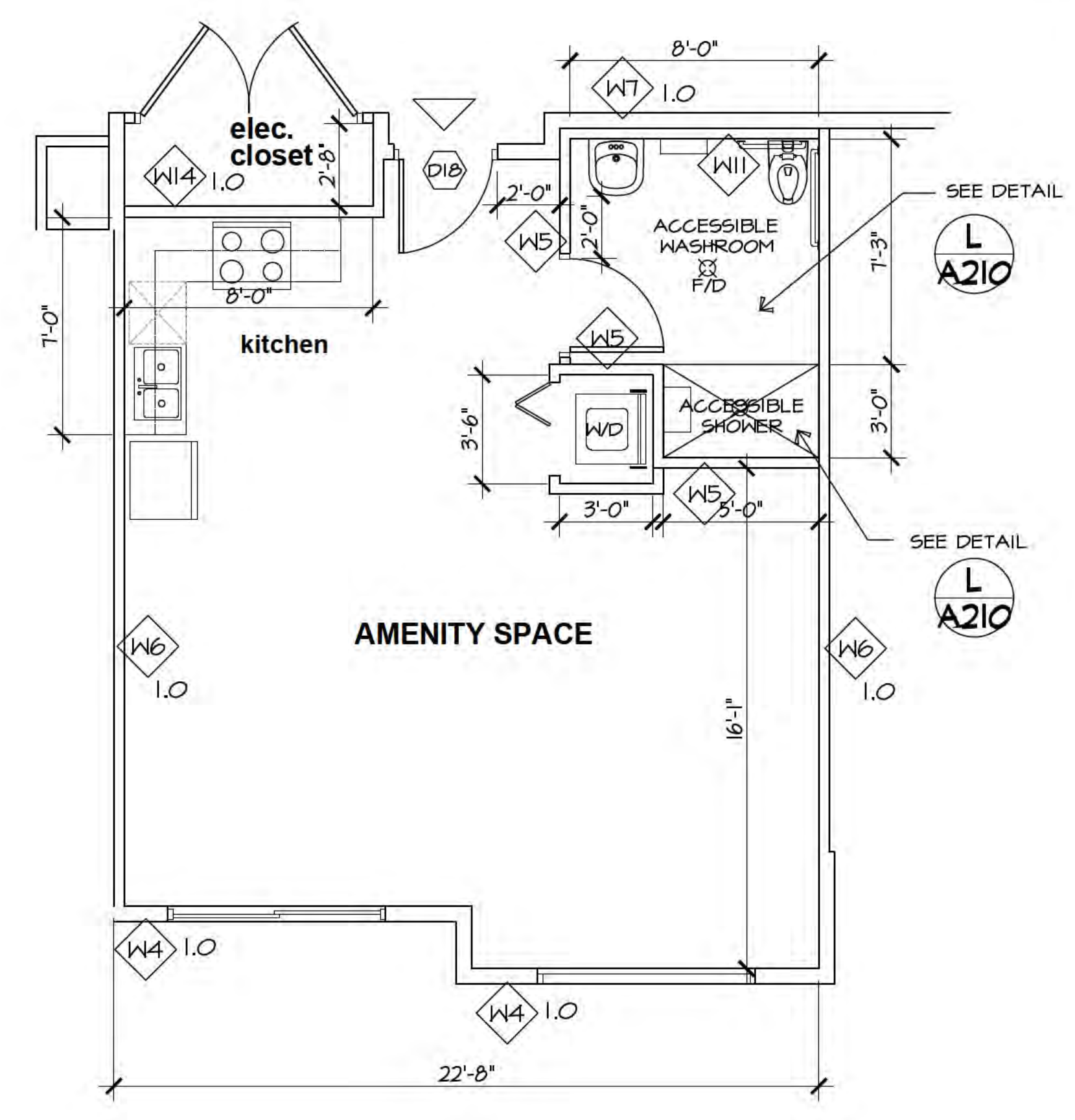
J TYP. 2-BEDROOM +DEN
 Scale: 1/4"=1'-0"
 FLOOR AREA: 782.1 sq.f. (72.7 sq.m.)
 BALCONY AREA: 63.1 sq.f. (5.9 sq.m.)

UNIT 510 UNIT 310
 UNIT 410 UNIT 210



I TYP. 1-BEDROOM + DEN
 Scale: 1/4"=1'-0"
 FLOOR AREA: 611.5 sq.f. (56.8 sq.m.)
 BALCONY AREA: 66.0 sq.f. (6.1 sq.m.)

UNIT 509 UNIT 309
 UNIT 409 UNIT 209



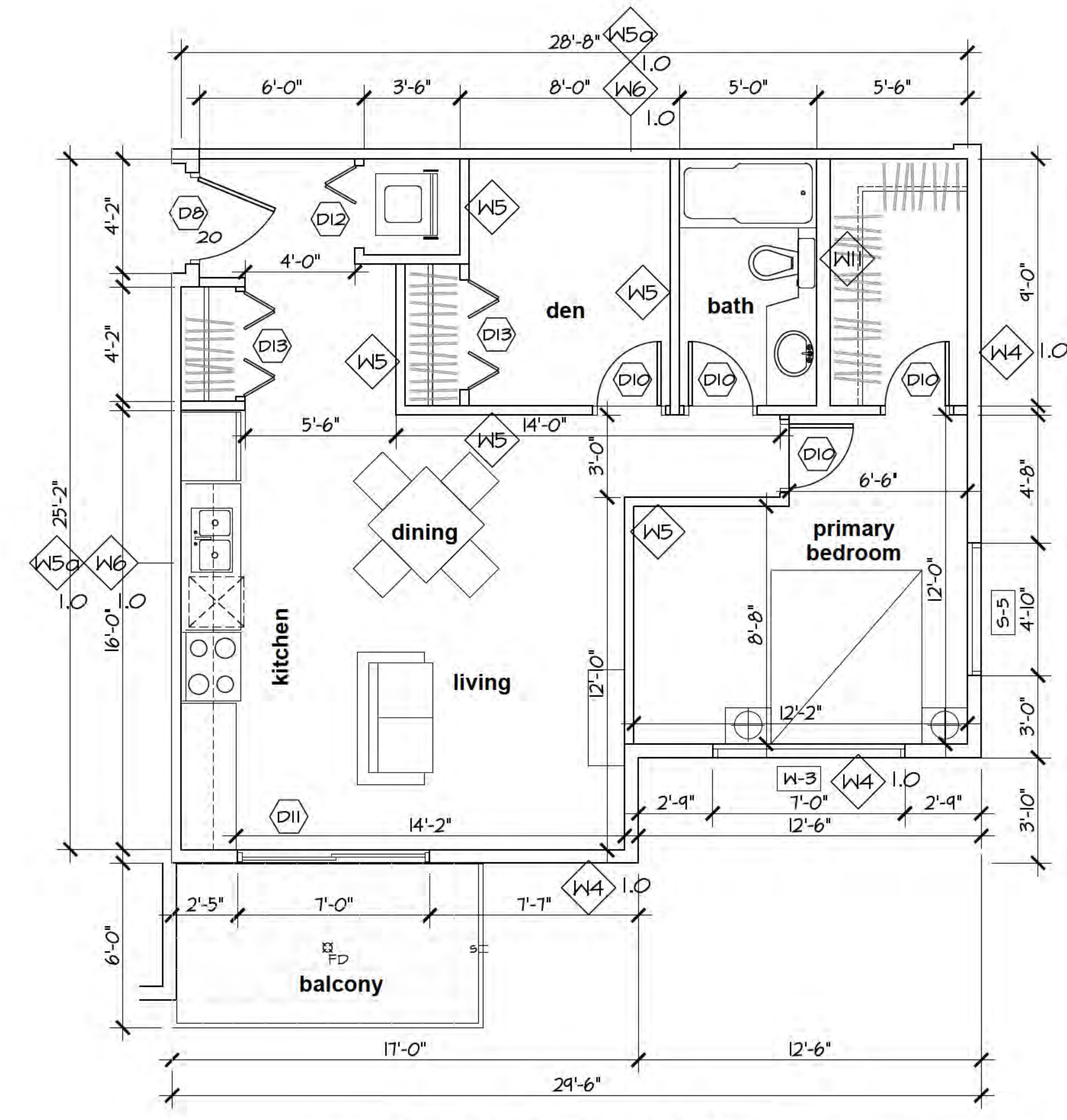
K AMENITY SPACE - level 2
 Scale: 1/4"=1'-0"
 FLOOR AREA: 550 sq.f. (51 sq.m.)

LEGEND :

- FLOOR DRAIN
- 3" SCUPPER

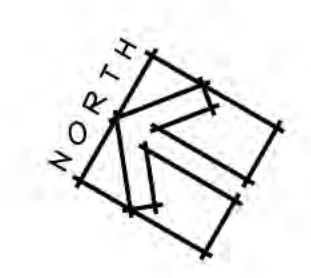
Note:

- CONTRACTOR TO USE CEMENT BOARD FOR ALL SHOWER WALLS
- ALL WINDOWS ARE TO BE OPENABLE
- SEE MECH'L DRAWINGS FOR ALL PLUMBING
- ENSURE ALL CHARGED WATERLINES/WASTEWATER PIPES ARE PROTECTED FROM FREEZING



H TYP. LARGE 1-BEDROOM + DEN
 Scale: 1/4"=1'-0"
 FLOOR AREA: 1091.1 sq.f. (65.9 sq.m.)
 BALCONY AREA: 61.0 sq.f. (6.2 sq.m.)

UNIT 508 UNIT 308
 UNIT 408 UNIT 208



Rev.	Date	Description
01	11-10-2023	ISSUED FOR BP

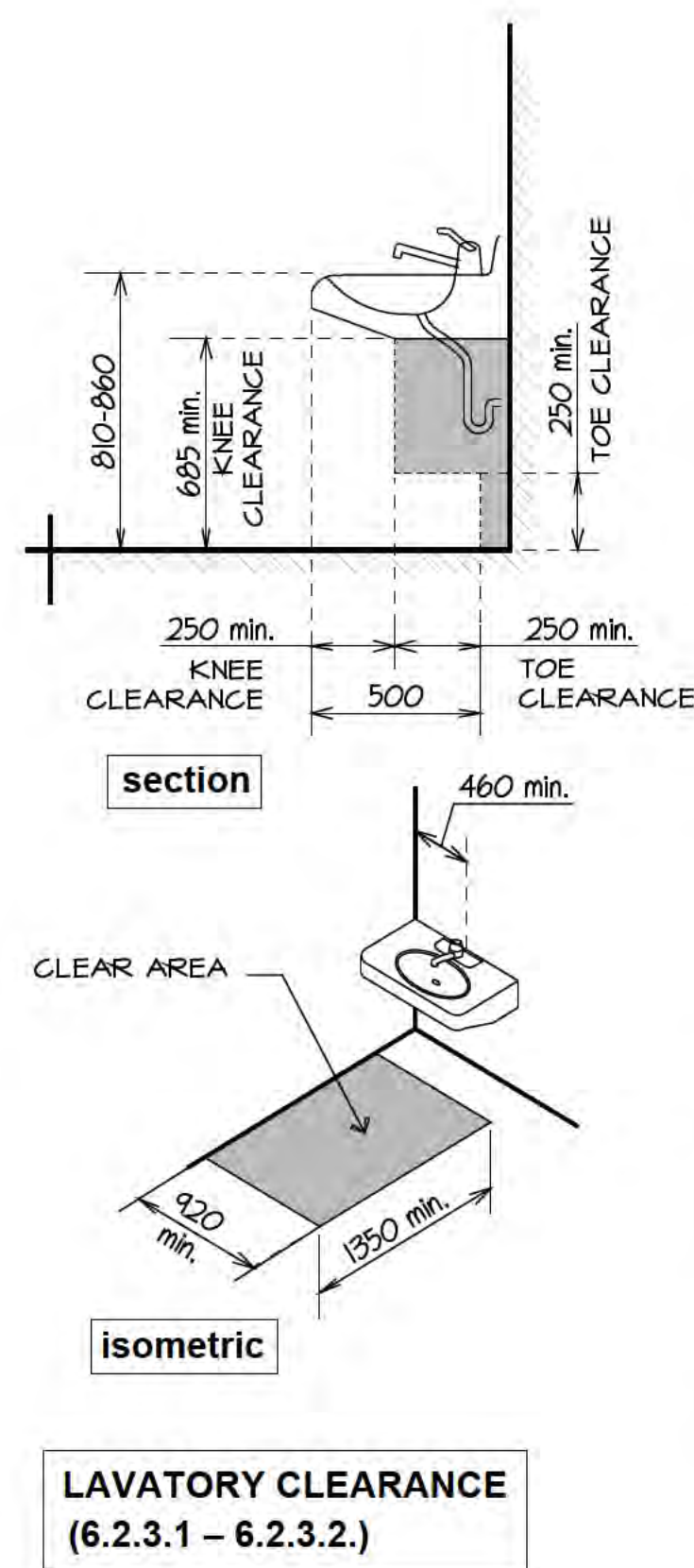
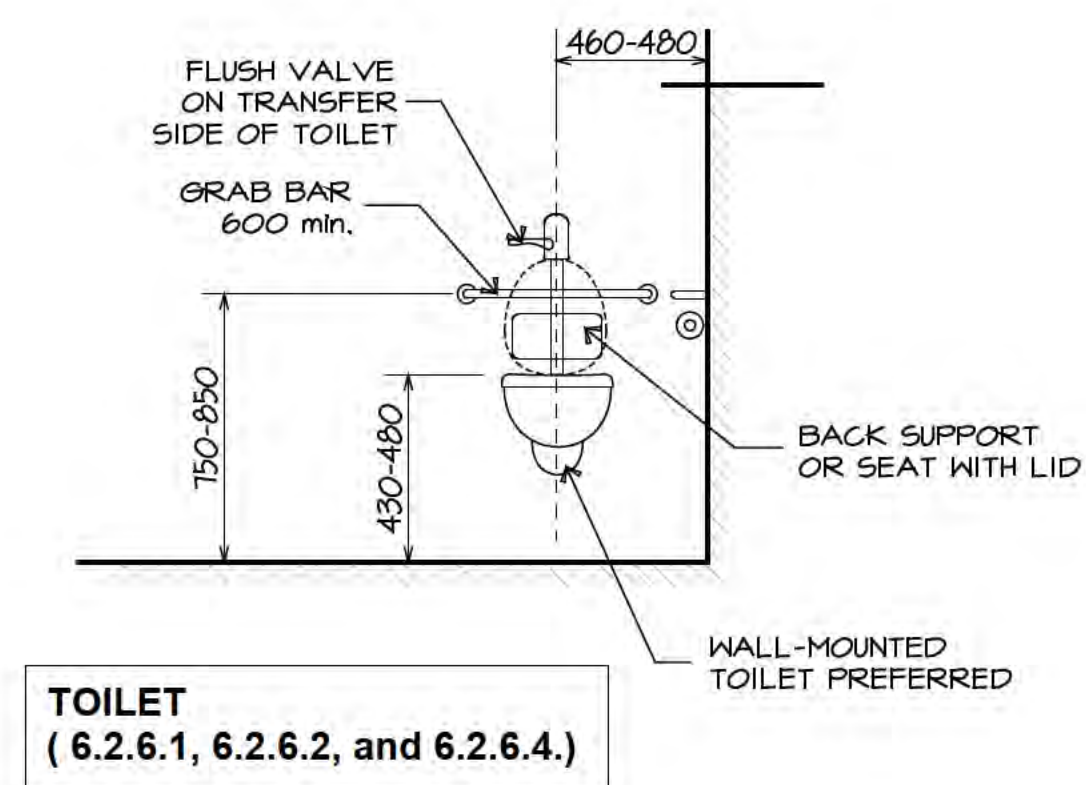
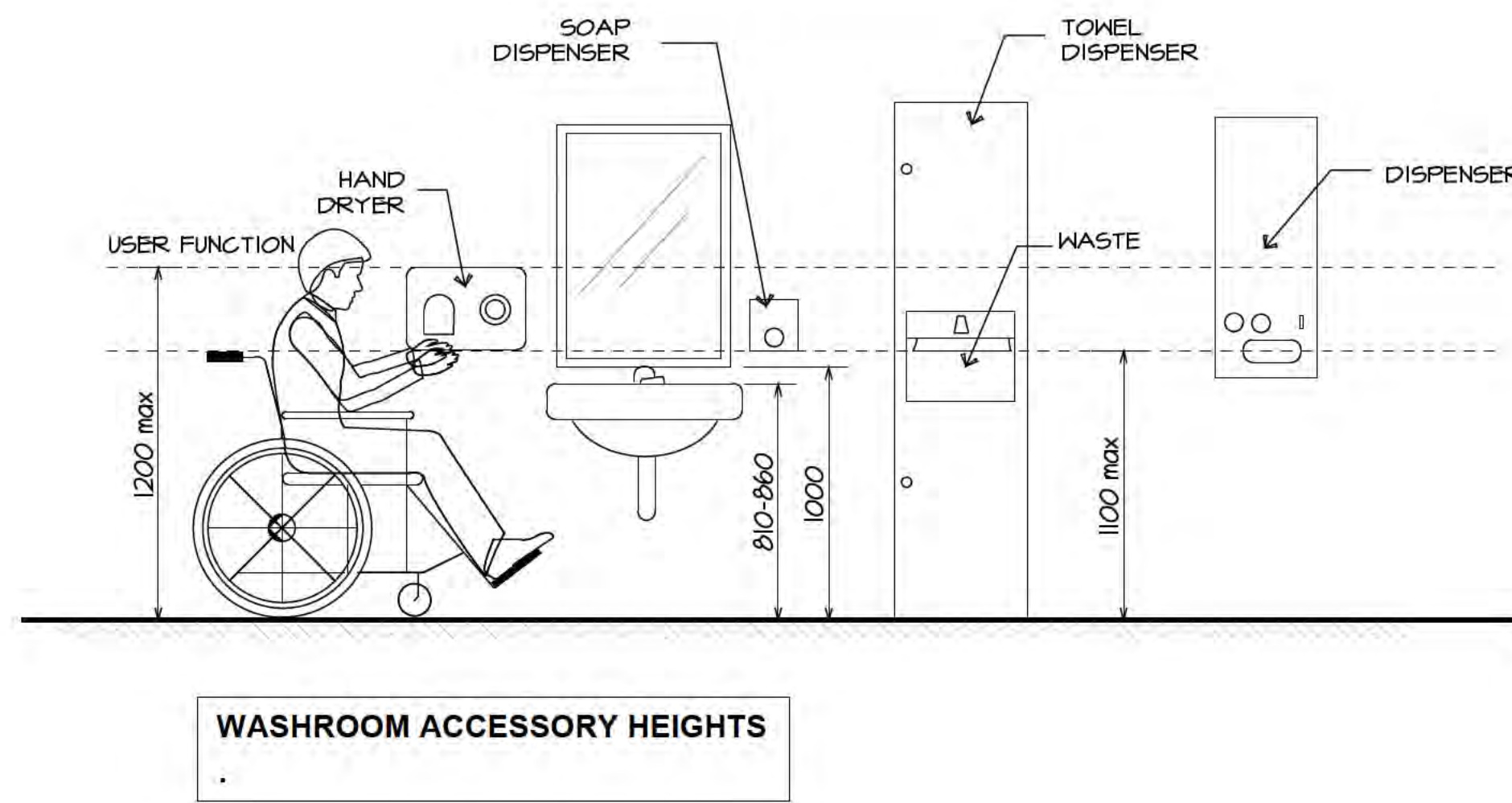
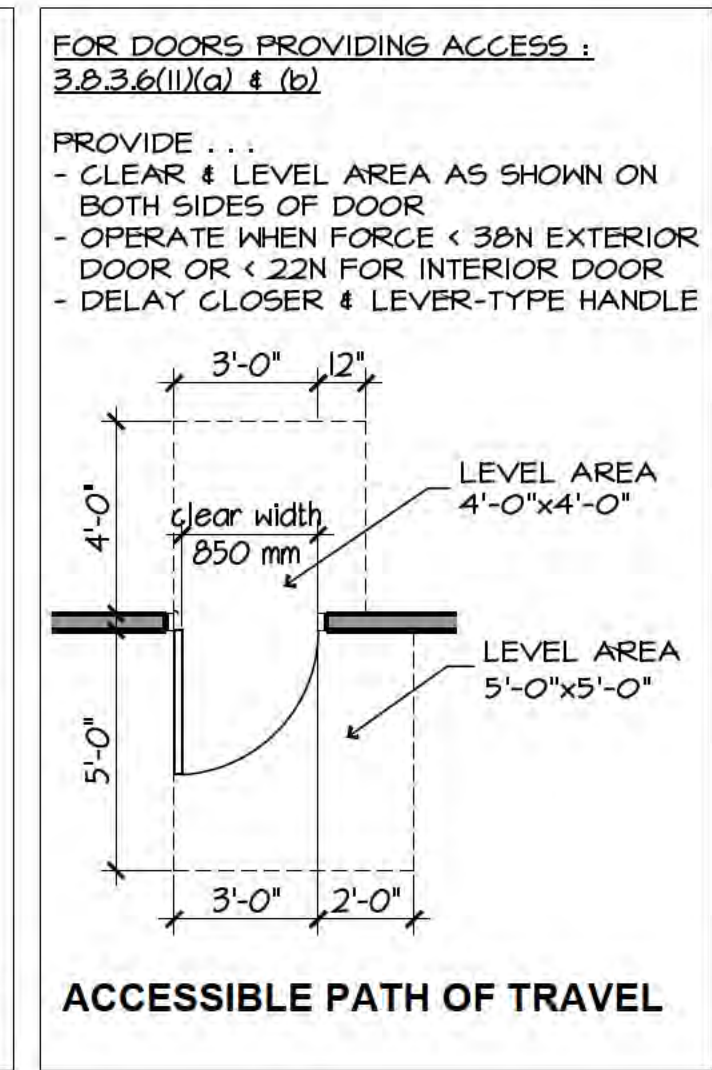
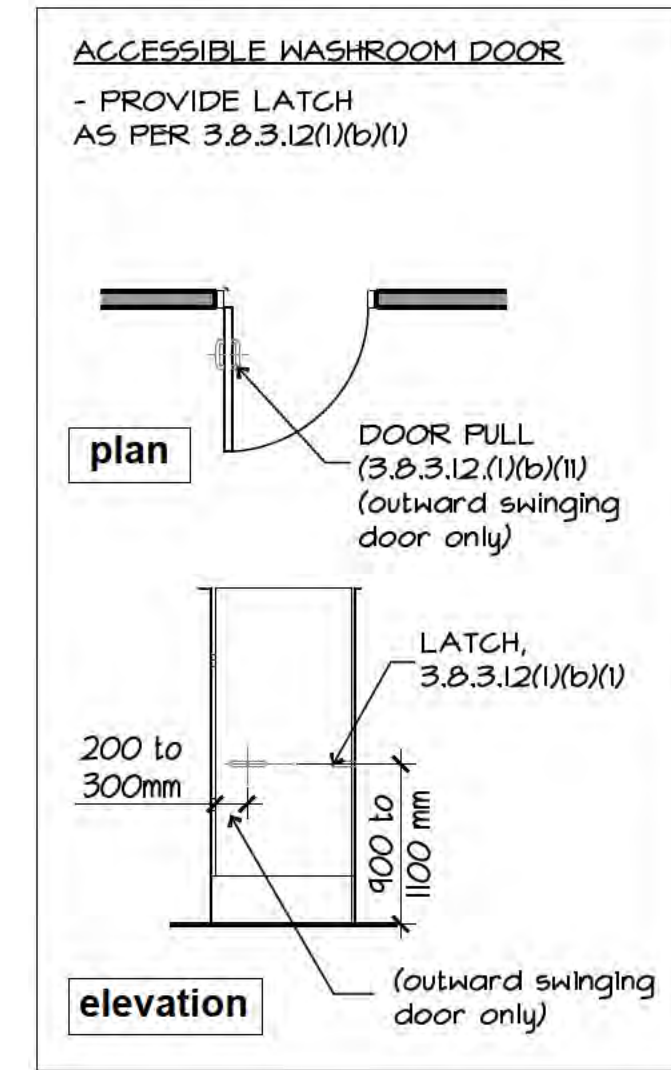
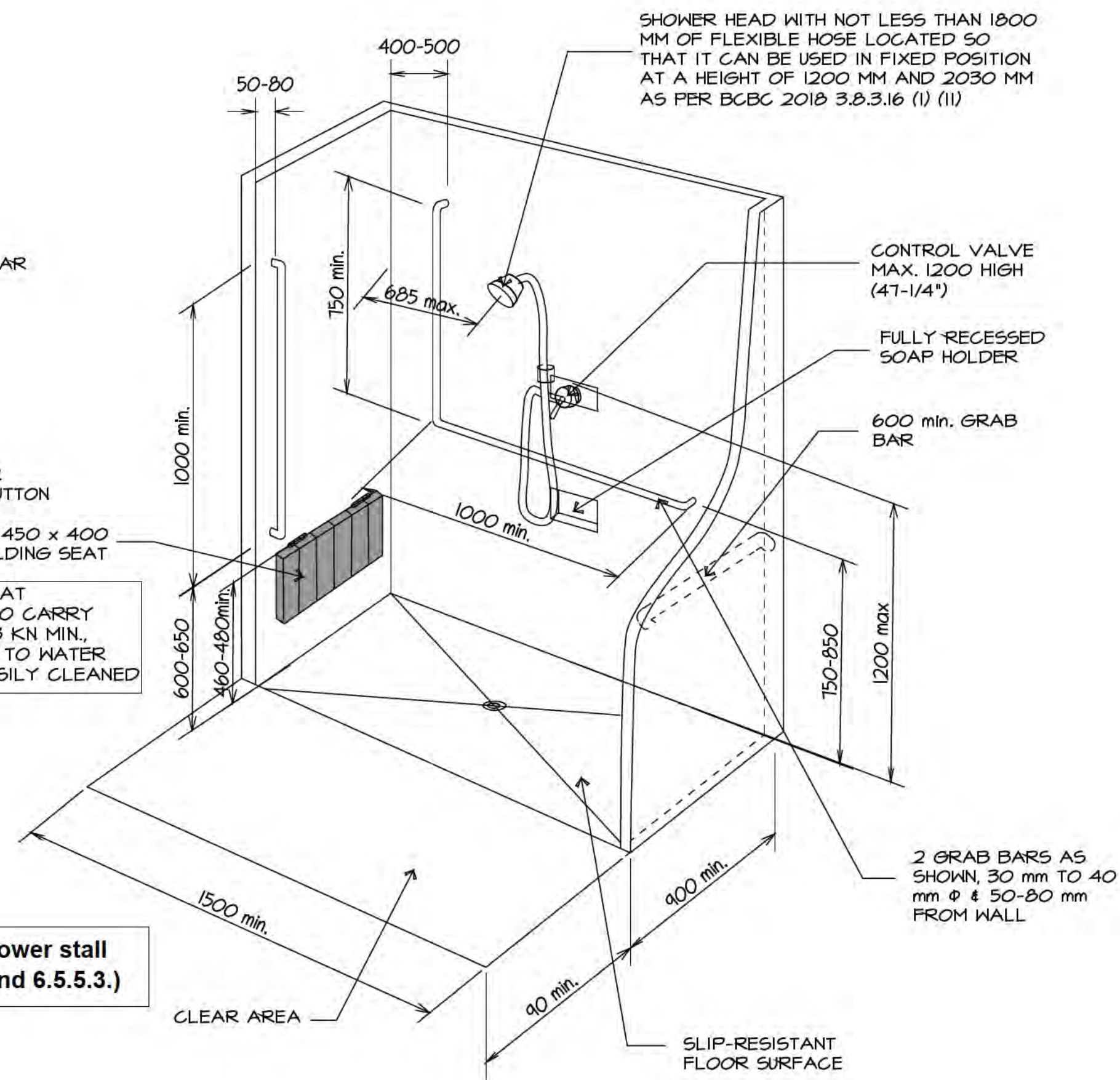
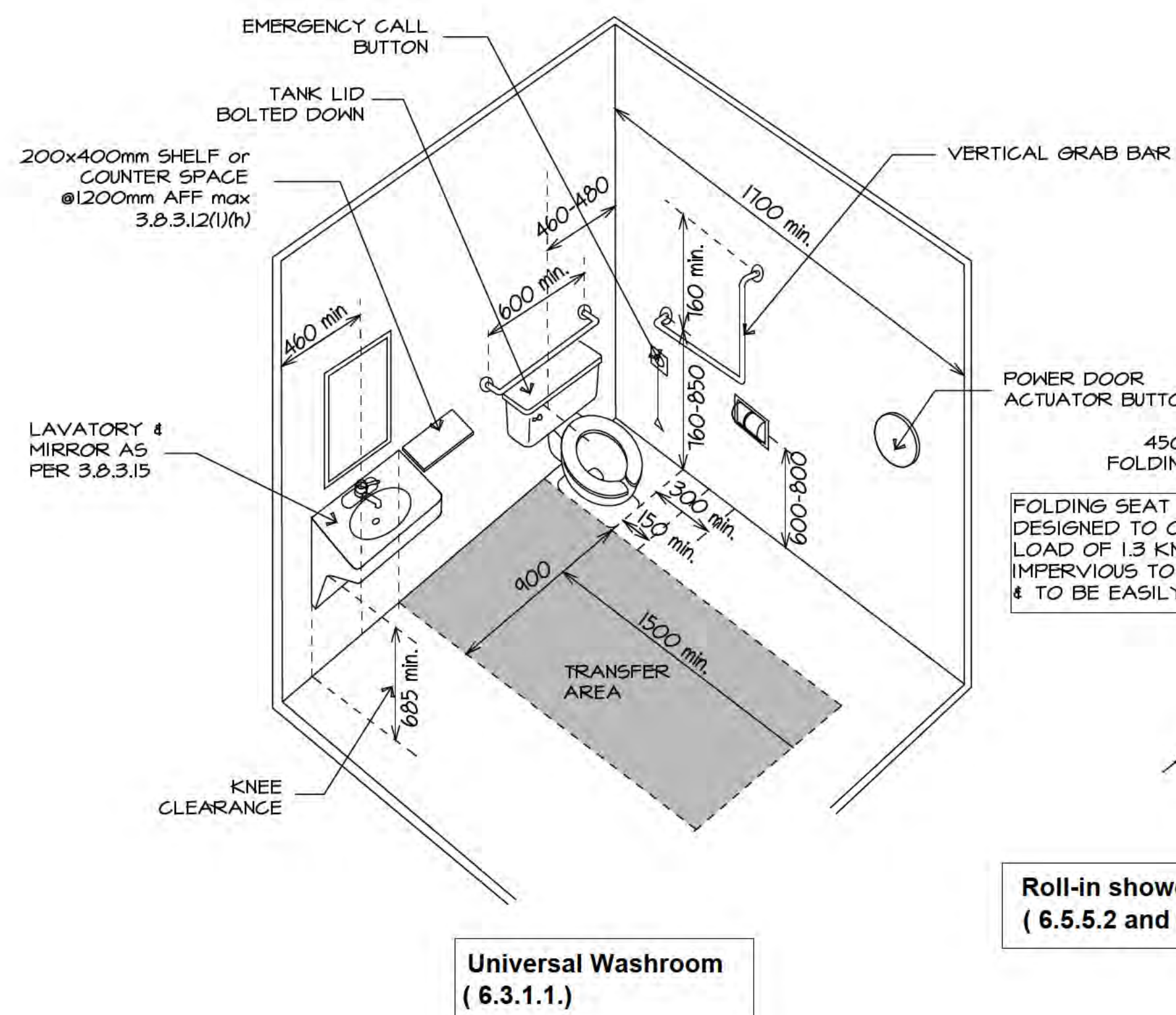
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Drawing Title: ENLARGED UNIT PLANS
 Project Title: PROPOSED RESIDENTIAL DEVELOPMENT
 6828 89th Street
 Osoyoos, B.C.

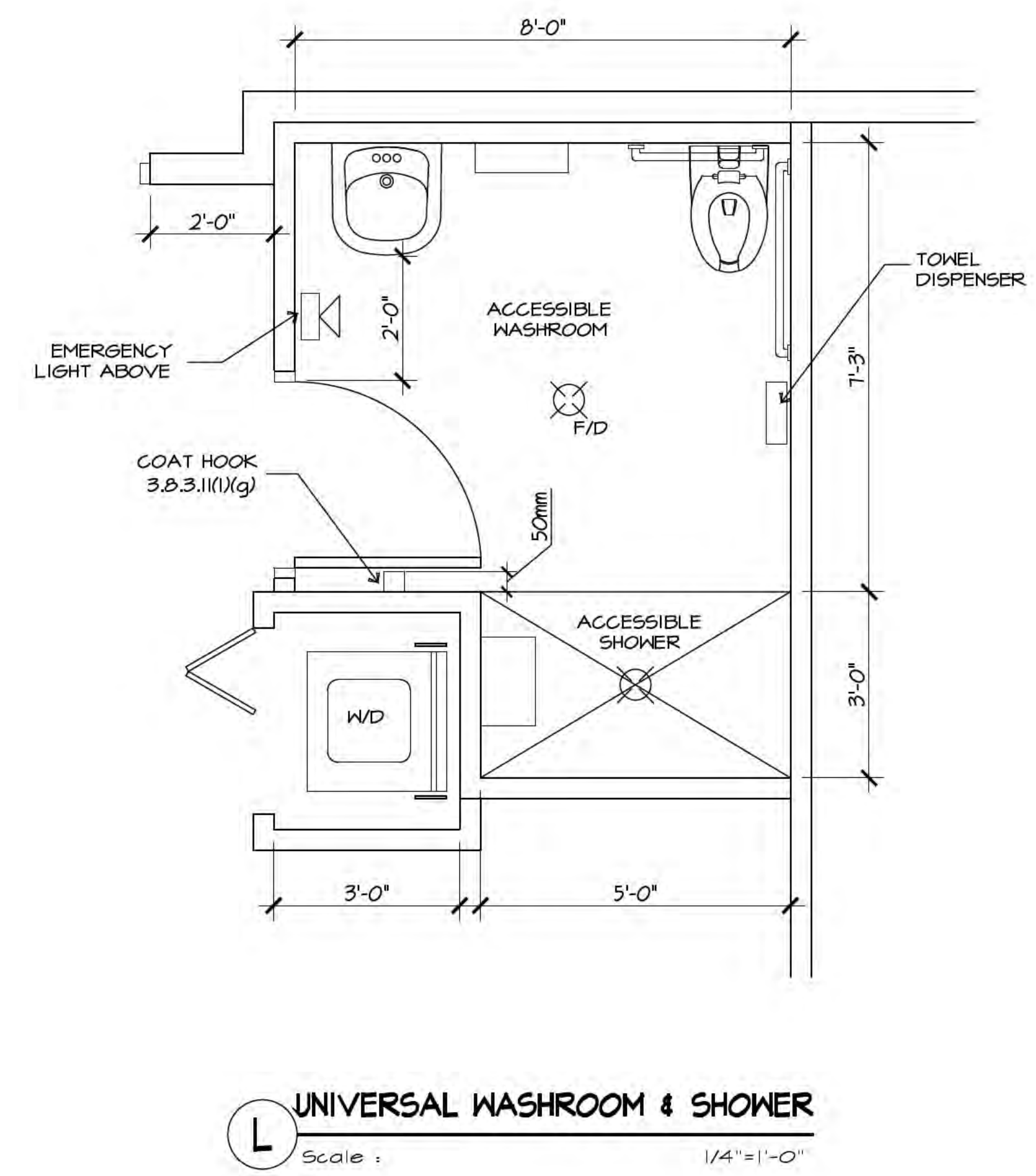
Sheet	of
As Noted	
Project No.	A209
Revision	01 21-2126

Scale:	As Noted
Date:	
Revision:	01 21-2126

BCBC 2018



- NOTE:**
CONTRACTOR TO MAKE SURE THE NEW SHOWER WILL BE RECESSED ON THE SUSPENDED CONCRETE SLAB TO PROVIDE ROLL-IN SHOWER
- NOTE:**
FAUCET SHALL BE OPERATED AUTOMATICALLY OR HAVE LEVER-TYPE HANDLES THAT DO NOT CLOSE UNDER SPRING ACTION
- NOTE:**
CEMENT BOARD DRYWALL AND WATER PROOFING MEMBRANE TO BE USED ON ALL WALLS AND CEILING
WATER PROOFING ON THE FLOOR
- NOTE:**
CONTRACTOR TO PROVIDE THE REQUIRED WATERPROOFING MEMBRANE AND VAPOUR BARRIER ALL AROUND THE SHOWER WALLS AND CEILING
- NOTE:**
CONTRACTOR TO PROVIDE WATER PROOFING SYSTEM SHOP DRAININGS FOR APPROVAL BEFORE COMMENCING WORK
- NOTE:**
• ALL DIMENSIONS ARE IN MILLIMETER (mm)
• DRAWN NOT TO SCALE



Sheet	As Noted	of	A210
Revision	01	21-2126	
Date			
Project No.	6828 89th Street, Osoyoos, B.C.		
Project Title	PROPOSED RESIDENTIAL DEVELOPMENT		
Drawing Title	ACCESSIBLE WASHROOM / SHOWER DET.		
Architect	Ionic Architecture Inc. architects a.i.b.c.		
Address	201-5500 152nd Street, Surrey B.C. V5S 5J9		
Phone	tel: (778) 571-0618		
Fax	fax: (778) 571-0619		
Email	office@ionic-architecture.com		
Issued For	BP	ISSUED FOR BP	
Date	11-10-2023		
Rev.			
Description			

ren:\share\08\21-2126-AP-Osoyoos apt\3-BP Drawings\11-09-2023_BP CURRENT\21-2126_A301-A302 elevations.dwg, 11/24/2023 10:18:41 AM, DWG To PDF.pc3

NOTE:

THROUGH-WALL FLASHING IS REQUIRED AT EVERY FLOOR LINE TO ACCOMMODATE BUILDING SHRINKAGE. ENSURE SHEATHING AND STRAPPING ARE BROKEN AT FLOOR LINES. TYPICAL ALL SIMILAR.

#	MATERIAL	FINISH	COLOUR	SUPPLIER
1	HARDIE REVEAL w/ EASY TRIM	SMOOTH	SN 0055 LIGHT FRENCH GRAY	JAMES HARDIE
2	HARDIE REVEAL w/ EASY TRIM	SMOOTH	SN 0038 LIBRARY PENTER	JAMES HARDIE
3	HARDIE REVEAL w/ EASY TRIM	SMOOTH	SN 0071 CLASSIC FRENCH GRAY	JAMES HARDIE
4	HARDIE PLANK SIDING	SELECT CEDARMILL	IRON GRAY	JAMES HARDIE
5	HARDIE PLANK SIDING	STRAIGHT EDGE	SN 0071 CLASSIC FRENCH GRAY	JAMES HARDIE
6	HARDIE PLANK SIDING	STRAIGHT EDGE	SN 0038 LIBRARY PENTER	JAMES HARDIE
7	HARDIE TRIM	RUSTIC	SN 0071 CLASSIC FRENCH GRAY	JAMES HARDIE
8	HARDIE TRIM	RUSTIC	IRON GRAY	JAMES HARDIE
9	HARDIE TRIM	RUSTIC	SN 0038 LIBRARY PENTER	JAMES HARDIE
10	WOOD VENEER	STAINED	CLEAR SATIN	-
11	GLASS & ALUMINUM GUARDRAIL	INTEGRAL	BLACK	-
12	PVC WINDOWS	INTEGRAL	WHITE	-
13	STOREFRONT WINDOWS	INTEGRAL	WHITE	-
14	ASPHALT SHINGLES	DYNASTY	GRANITE BLACK	IKO
15	SOFFIT	METAL	WHITE	-

LEGEND :

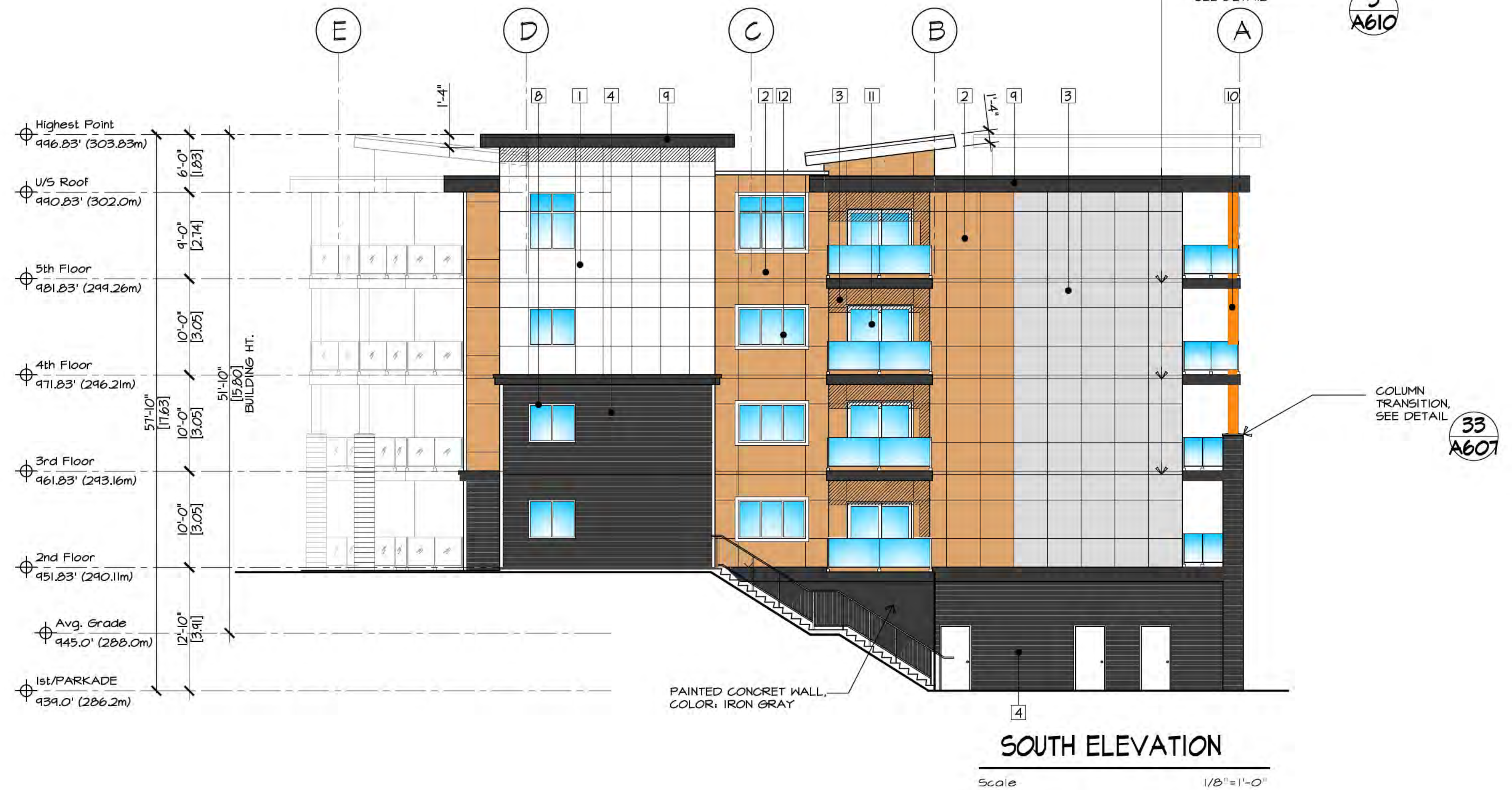


REFER TO CIVIL ENG. DRAWINGS FOR FINAL GRADING



NORTH ELEVATION

Scale 1/8"=1'-0"



SOUTH ELEVATION

Scale 1/8"=1'-0"

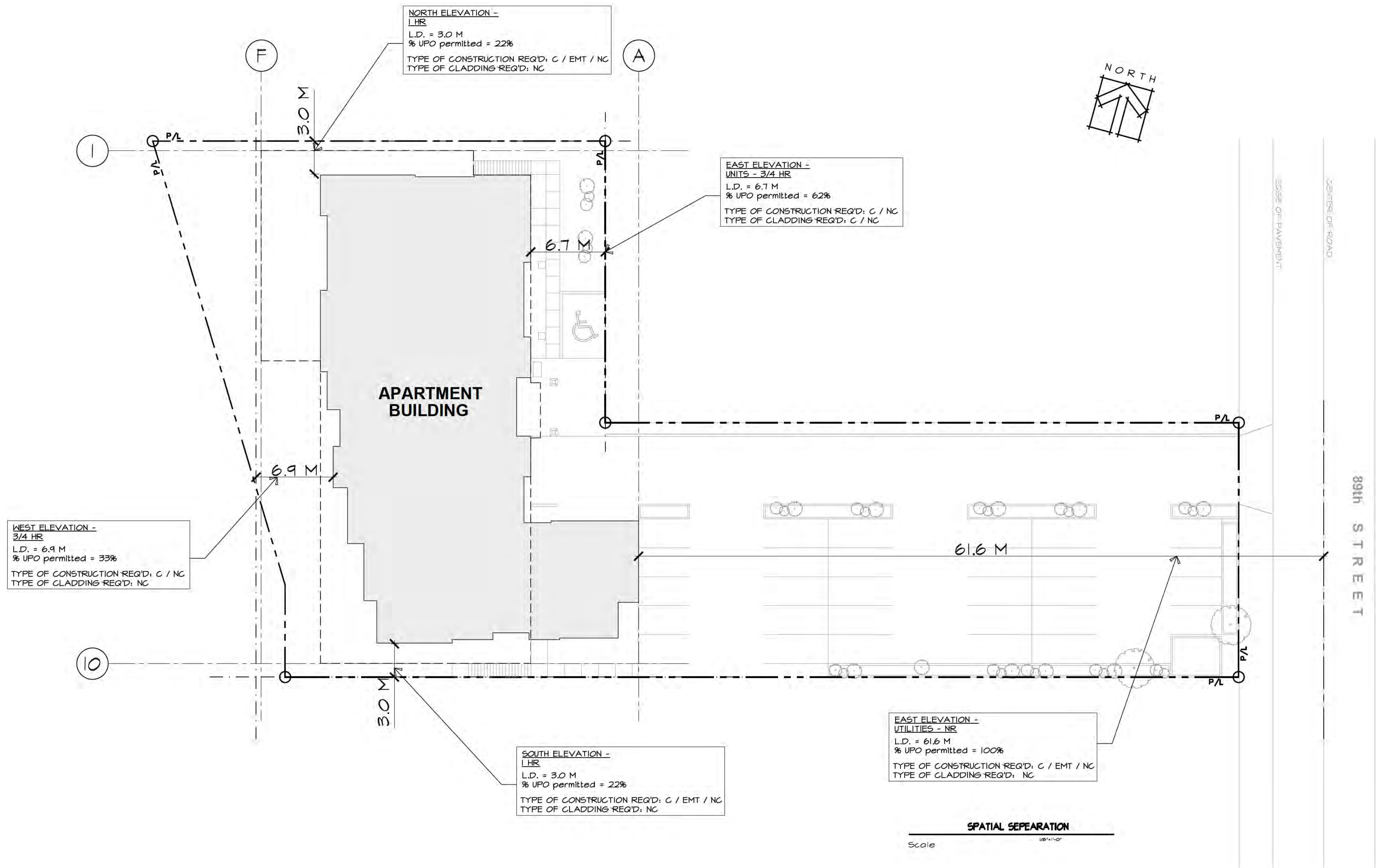
Rev.	Date	Description
01	11-10-2023	ISSUED FOR BP

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Drawing Title: **NORTH & SOUTH ELEVATION**
 Project Title: **PROPOSED RESIDENTIAL DEVELOPMENT**
 6828 89th STREET
 OSOYOOS B.C.

Sheet: **A302**
 of: **21-2126**
 Revision: **01**

Scale: As Noted
 Date: **11-10-2023**



EAST ELEVATION - UTILITIES - NR
 L.D. = 61.6 M
 % UPO permitted = 100%
 TYPE OF CONSTRUCTION REQ'D: C / EMT / NC
 TYPE OF CLADDING REQ'D: NC

SPATIAL SEPARATION
 Scale 1:100

LEGEND

	PROPERTY LINE
	EBF EXPOSED BUILDING FACE
	L.D. LIMITING DISTANCE
	UPO UNPROTECTED OPENING
$\% \text{ UPO} = \frac{\text{ACTUAL OPENING AREA}}{\text{EBF}}$	

SPATIAL SEPARATION CALCULATION - SPRINKLERED
TABLE 3.2.3.1.D - GROUP C

ELEVATION	EXPOSED BUILDING FACE SQ.M	LIMITING DISTANCE	ALLOWABLE UPO		ACTUAL UPO		TABLE 3.2.3.1			
			SQ.M	%	SQ.M	%	F.R.R. REQ'D	TYPE OF CONST. REQ'D	TYPE OF CLADDING, REQ'D	
NORTH	406.8	3.0 M	89.5	22	-	-	1 HR	C / EMT / NC	NC	
EAST	UNITS	512.3	6.7 M	317.6	62	150.4	29	3/4 HR	C / NC	NC
	UTILITY	178.7	61.6 M	178.7	100	44.2	25	NR	C / EMT / NC	NC
SOUTH	375.8	3.0 M	82.7	22	41.3	11	1 HR	C / EMT / NC	NC	
WEST	524.9	6.9 M	341.2	65	173.6	33	3/4 HR	C / NC	NC	

N/A : Not Applicable ; NR: Not Required
 C: Combustible
 NC: Noncombustible
 EMT: Encapsulated Mass Timber
 U.P.O. : Unprotected Opening
 * LIMITING DISTANCES > 9m. , ALLOWS 100% OPENINGS

Drawing Title: SPATIAL SEPARATION		Sheet: _____ of _____	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		Project No. A303	
201-5500 152nd Street Surrey B.C. Ionic Architects a.i.b.c. tel: (778) 571-0618 office@ionic-architecture.com		Revision: 01	
Date: 11-10-2023		Description: ISSUED FOR BP	

FLOOR ASSEMBLIES

NO.	DESCRIPTION
F1	CONCRETE SLAB ON GRADE (PARKADE) 4" THICK CONCRETE FLOOR SLAB ON GRADE - (REFER TO STRUCT.) (SLOPE TO DRAIN 6ml POLY VB(LW, RESISTANT) ON 6" COMPACTED GRAVEL/SAND) DRAINAGE SYSTEM IS INSTALLED AT FOOTING OF PERIMETER WALLS AND BELOW SLAB ON GRADE.
F2	2nd FLOOR 10 HR. FIRE RATED 8" THK. CONCRETE SLAB- SECOND FLOOR SLABS THICKER THAN 2" WILL BE AVB (REFER TO STRUCT.) R-12 MIN) 2" SPRAY THERMAL INSULATION - TO EXTEND 3'-0" PAST HEATED SPACE ABOVE.
F3	3rd, 4th & 5th FLOOR 10 HR. FIRE RATED- U.L.C. DESIGN NO. M336, SYSTEM No.2 STEEL TROWEL FINISH 1 1/2" CONCRETE TOPPING (REFER TO STRUCTURAL) 3/4" T&G PLYWOOD SUBFLOOR - SEE STRUCT. 1 SHAPED WOOD JOISTS MIN. 9 1/2" DEEP SPACED NOT MORE THAN 24" O.C. R20 BATT INSULATION SECURED TO SUBFLOOR OR WOOD JOISTS RESILIENT METAL FLOOR CHANNELS SPACED 18" O.C. 2 LAYERS 5/8" G.W.B. TYPE 1C1
F4	3rd, 4th & 5th CORRIDOR FLOOR - 10 HR. FIRE RATED- U.L.C. DESIGN NO. M336 1 1/2" CONCRETE TOPPING 5/8" T&G PLYWOOD SUBFLOOR 7" JOISTS (REFER TO STRUCT.) SUSPENDED CEILING 3 5/8" X 0.006X20 GA) METAL STUDS MAX. 24" O.C. 5/8" G.W.B. CEILING C/W ACCESS PANELS, JUNCTION BOXES & VALVE LOCATIONS
F6	BALCONY DECKS AT 3rd, 4th & 5th Floor VINYL DECK MEMBRANE, MIN. 60 MILS PLY SHEATHING - SEE STRUCTURE T.J. - SEE STRUCTURE VINYL PERFORATED SOFFIT PANEL
F7	PATIO / BALCONY DECKS (GANGING) (2nd Floor) TRAFFIC GRADE APPROVED WATERPROOFING MEMBRANE 8" THK. SUSPENDED CONCRETE SLAB
F9	STAIR LANDING - 10 HR. FIRE RATED APPENDIX D (D-2312) BOBC 2018 5/8" T&G PLYWOOD SUBFLOOR 2x8" FLOOR JOIST 2 LAYERS OF 5/8" G.W.B. TYPE 1C1
F10	INTERMEDIATE LANDING 1 1/2" CONCRETE TOPPING 5/8" T&G PLYWOOD SUBFLOOR 2x8" FLOOR JOIST 2 LAYERS OF 5/8" G.W.B. TYPE 1C1

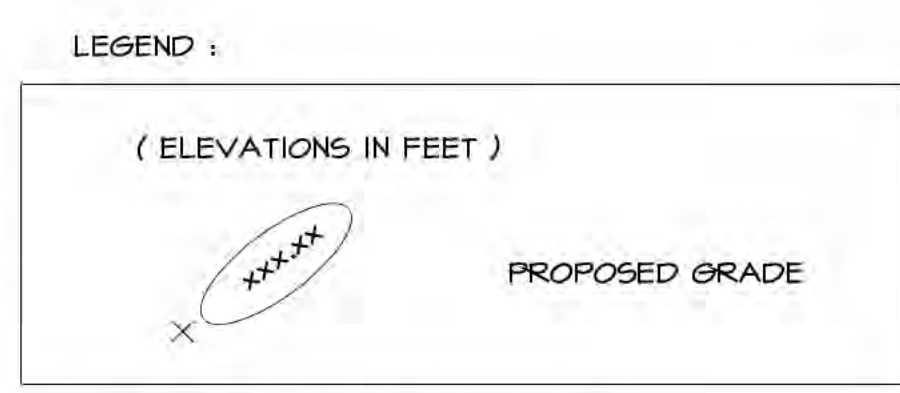
ROOF ASSEMBLIES

NO.	DESCRIPTION
RI 1.0	FLAT ROOF 1 HR. F.R.R. CLASS 'A' 2 PLY TORCH ON SBS ROOFING SYSTEM (CLASS A ROOF COVERING) BOBC 314/2 MIN. R40 (4 LAYERS) MINERAL WOOL RIGID NSUL. AIR/VAPOR BARRIER 5/8" T & G PLYWOOD SHEATHING ENGINEERED TRUSSES (REFER TO STRUCT. - SLOPED TOWARDS ROOF DRAINS MIN. 2%) 2 LAYERS OF 5/8" G.W.B. TYPE 'X' CEILING APPENDIX D, TABLE D-2312 BOBC 2018 (10 YEAR WARRANTY BY RCABC)
R2	ROOF OVERHANG CLASS A TRUSS OVERHANG OR 2X FRAMING (REFER TO STRUCTURAL) 2 PLY TORCH ON SBS ROOFING SYSTEM 2X10 FASCIA BOARD PRE-FINISHED METAL SOFFIT PANEL PERFORATED

NOTE: see A703 for more information

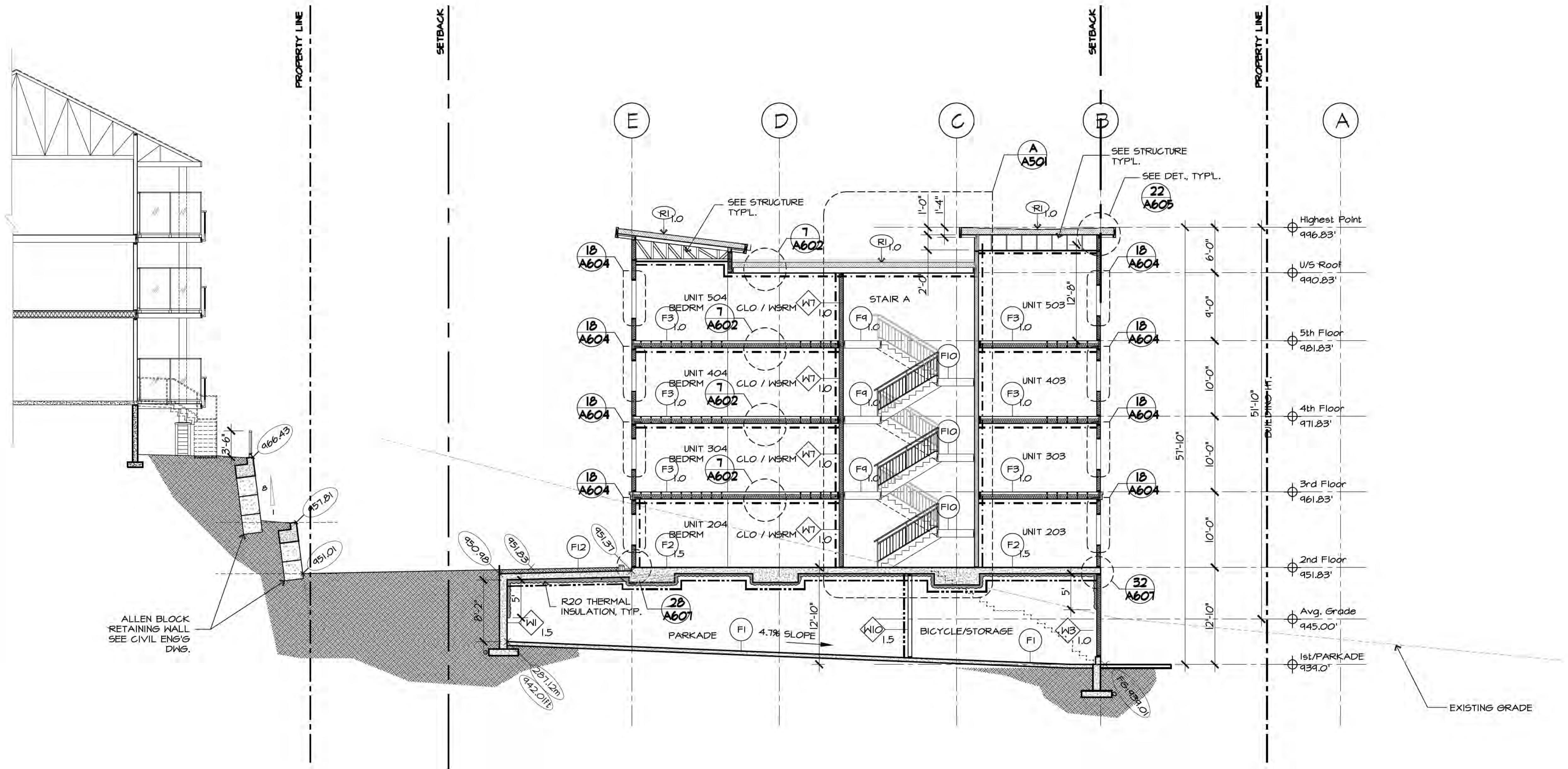
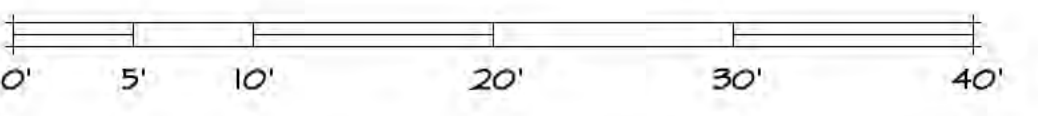
LEGEND

-----	1.5 HOUR F.R.R.
-----	1 HOUR F.R.R.



NOTE:
THERMAL INSULATION TO ALL TOP 5' OF THE PARKADE / PERIMETER WALL.

REFER TO CIVIL ENG. DRAWINGS FOR FINAL GRADING



B SECTION - B
Scale: 1/8"=1'-0"

Drawing Title: BUILDING SECTION - B		Project Title: PROPOSED RESIDENTIAL DEVELOPMENT	
Sheet: _____ of _____		Revision: _____	
Scale: As Noted	Project No. A402	Revision No. 01	Date: 21-2126
Drawing Title: BUILDING SECTION - B		Project Title: PROPOSED RESIDENTIAL DEVELOPMENT	
architects a.i.b.c.c.		6828 89th STREET	
201-5500 152nd Street		OSOYOOS B.C.	
rel: (778) 571-0618		office@ionic-architecture.com	
rel: (778) 571-0619		office@ionic-architecture.com	
Date: 11-10-2023	ISSUED FOR BP	Date:	Description:
Rev. 01			

FLOOR ASSEMBLIES

NO.	DESCRIPTION
F1	CONCRETE SLAB ON GRADE (PARKADE) 4" THICK CONCRETE FLOOR SLAB ON GRADE - (REFER TO STRUCT.) (SLOPE TO DRAIN 6ml POLY VB(LW, RESISTANT) ON 6" COMPACTED GRAVEL/SAND) DRAINAGE SYSTEM IS INSTALLED AT FOOTING OF PERIMETER WALLS AND BELOW SLAB ON GRADE.
F2	2nd FLOOR 10 HR. FIRE RATED 8" THK. CONCRETE SLAB- SECOND FLOOR (REFER TO STRUCT.) SLABS THICKER THAN 2" WILL BE AVB R-42 MIN) 2" SPRAY THERMAL INSULATION - TO EXTEND 3'-0" PAST HEATED SPACE ABOVE.
F3	3rd, 4th & 5th FLOOR 10 HR. FIRE RATED- U.L.C. DESIGN NO. M336, SYSTEM No.2 STEEL TROWEL FINISH 1 1/2" CONCRETE TOPPING (REFER TO STRUCTURAL) 3/4" T&G PLYWOOD SUBFLOOR - SEE STRUCT., I SHAPED WOOD JOISTS MIN. 9 1/2" DEEP SPACED NOT MORE THAN 24" O.C. (REFER TO STRUCTURAL) R20 BATT INSULATION SECURED TO SUBFLOOR OR WOOD JOISTS RESILIENT METAL FLOOR CHANNELS SPACED 18" O.C. 2 LAYERS 5/8" G.W.B. TYPE 10'
F4	3rd, 4th & 5th CORRIDOR FLOOR - 10 HR. FIRE RATED- U.L.C. DESIGN NO. M336 1 1/2" CONCRETE TOPPING 5/8" T&G PLYWOOD SUBFLOOR Y JOISTS (REFER TO STRUCT.) 2 LAYERS OF 5/8" G.W.B. TYPE 10' SUSPENDED CEILING 3 5/8" X 0.005(20 GA) METAL STUDS • MAX. 24" O.C. 5/8" G.W.B. CEILING C/W ACCESS PANELS, JUNCTION BOXES & VALVE LOCATIONS
F6	BALCONY DECKS AT 3rd, 4th & 5th Floor VINYL DECK MEMBRANE MIN. 60 MILS PLY SHEATHING - SEE STRUCTURE T.J. - SEE STRUCTURE VINYL PERFORATED SOFFIT PANEL
F7	PATIO / BALCONY DECKS (BANKING) (2nd Floor) TRAFFIC GRADE APPROVED WATERPROOFING MEMBRANE 8" THK. SUSPENDED CONCRETE SLAB
F9	STAIR LANDING - 10 HR. FIRE RATED APPENDIX D, TABLE D-2.3.12 BCBC 2018 5/8" T&G PLYWOOD SUBFLOOR 2x8 FLOOR JOIST 2 LAYERS OF 5/8" G.W.B. TYPE 10'
F10	INTERMEDIATE LANDING 1 1/2" CONCRETE TOPPING 5/8" T&G PLYWOOD SUBFLOOR 2x8 FLOOR JOIST 2 LAYERS OF 5/8" G.W.B. TYPE 10'

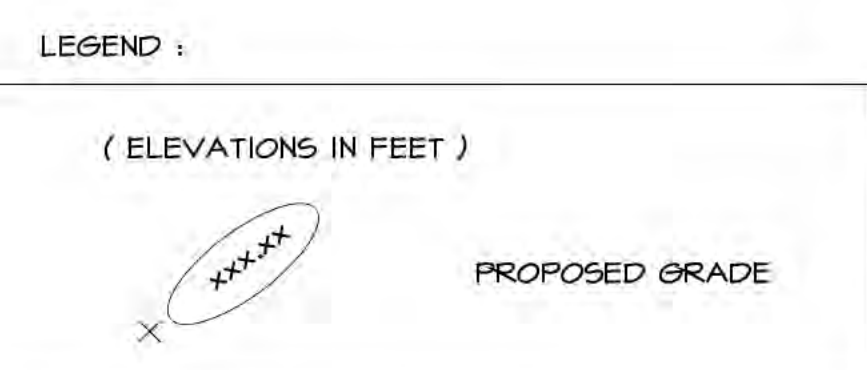
ROOF ASSEMBLIES

NO.	DESCRIPTION
RI.1	FLAT ROOF 1 HR. F.R.R. CLASS 'A' 2 PLY TORCH ON SBS ROOFING SYSTEM (CLASS A ROOF COVERING) BCBC 314/2 MIN. R40 (4 LAYERS) MINERAL WOOL RIGID NSUL. (81 layer mech. fastened, subseq. layers adhered) AIR/WATER BARRIER 5/8" T & G PLYWOOD SHEATHING ENGINEERED TRUSSES (REFER TO STRUCT. - SLOPED TOWARDS ROOF DRAINS MIN. 2%) 2 LAYERS OF 5/8" G.W.B. TYPE 'X' CEILING APPENDIX D, TABLE D-2.3.12 BCBC 2018 (10 YEAR WARRANTY BY RCABC)
R2	ROOF OVERHANG CLASS A TRUSS OVERHANG OR 2X FRAMING (REFER TO STRUCTURAL) 2 PLY TORCH ON SBS ROOFING SYSTEM 2X10 FASCIA BOARD PRE-FINISHED METAL SOFFIT PANEL PERFORATED

NOTE: see A703 for more information

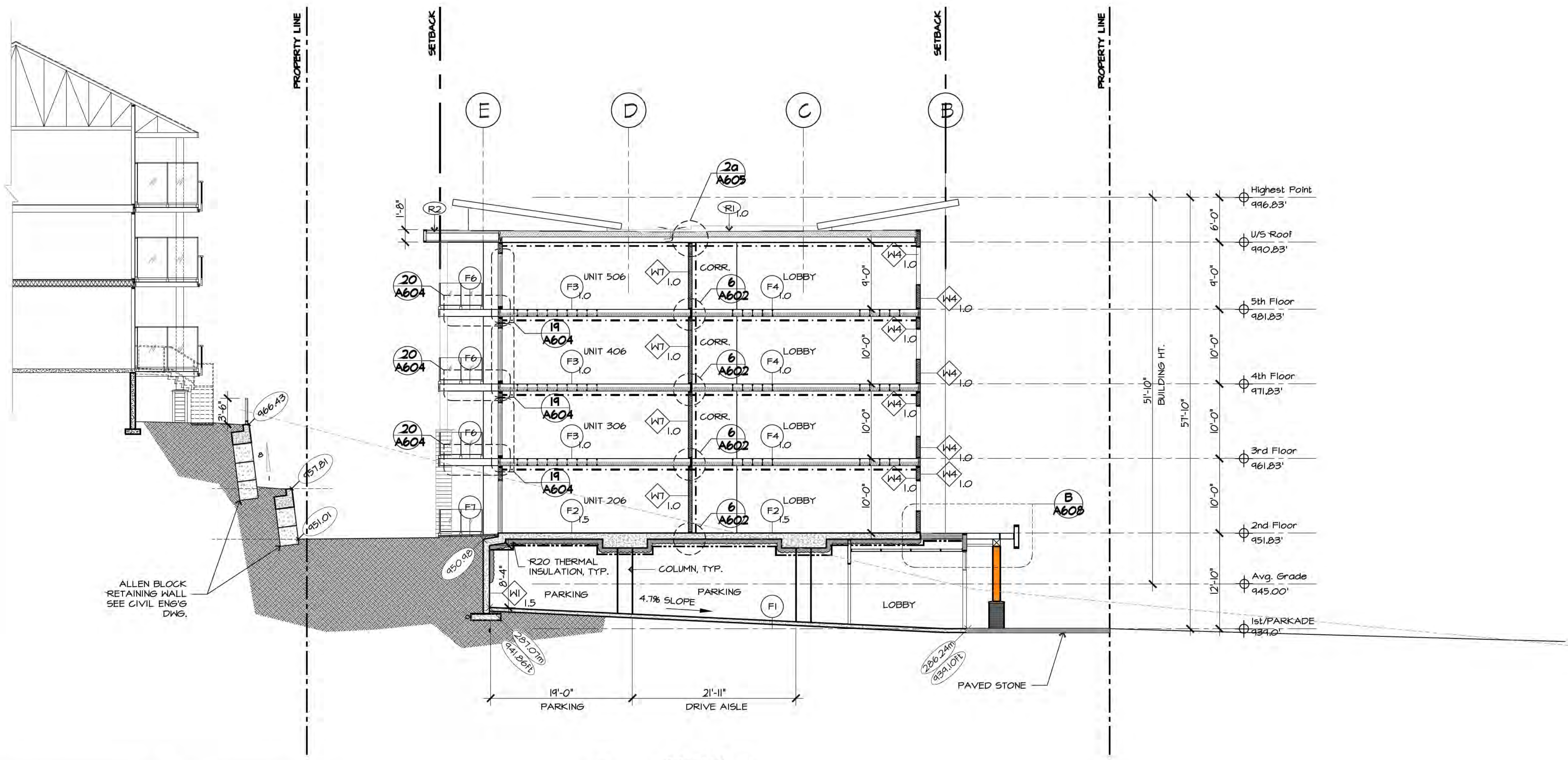
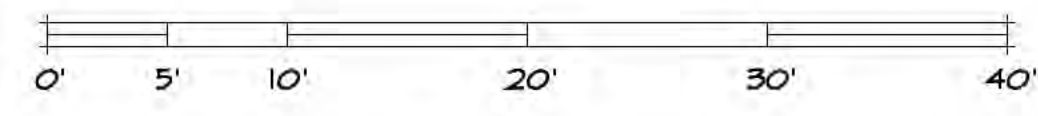
LEGEND

---	1.5 HOUR F.R.R.
- - -	1 HOUR F.R.R.



NOTE:
THERMAL INSULATION TO ALL TOP 5' OF THE PARKADE / PERIMETER WALL.

REFER TO CIVIL ENG. DRAWINGS FOR FINAL GRADING



SECTION - C
Scale: 1/8" = 1'-0"

Drawing Title: BUILDING SECTION - C		Project Title: PROPOSED RESIDENTIAL DEVELOPMENT	
Sheet: A403		Project No.: 21-2126	
Scale: As Noted		Revision: 01	
Date: 11-10-2023		Date: 11-10-2023	
Issued For: BP		Description:	
Ionic Architecture Inc.		architects a.i.b.c.	
201-5500 152nd Street		Tel: (778) 571-0618	
Surrey B.C.		Tel: (778) 571-0619	
office@ionic-architecture.com			

FLOOR ASSEMBLIES

NO.	DESCRIPTION
F1	CONCRETE SLAB ON GRADE (PARKADE) 4" THICK CONCRETE FLOOR SLAB ON GRADE - (REFER TO STRUCT.) (SLOPE TO DRAIN 6ml POLY VB(LW, RESISTANT) ON 6" COMPACTED GRAVEL/SAND) DRAINAGE SYSTEM IS INSTALLED AT FOOTING OF PERIMETER WALLS AND BELOW SLAB ON GRADE.
F2	2nd FLOOR 10 HR. FIRE RATED 8" THK. CONCRETE SLAB- SECOND FLOOR (REFER TO STRUCT.) SLABS THICKER THAN 2" WILL BE AVB (REFER TO STRUCT.) R-12 MIN) 2" SPRAY THERMAL INSULATION - TO EXTEND 3'-0" PAST HEATED SPACE ABOVE.
F3	3rd, 4th & 5th FLOOR 10 HR. FIRE RATED- U.L.C. DESIGN NO. M336, SYSTEM No.2 STEEL TROWEL FINISH 1 1/2" CONCRETE TOPPING (REFER TO STRUCTURAL) 3/4" T&G PLYWOOD SUBFLOOR - SEE STRUCT., I SHAPED WOOD JOISTS MIN. 9 1/2" DEEP SPACED NOT MORE THAN 24" O.C. (REFER TO STRUCTURAL) R20 BATT INSULATION SECURED TO SUBFLOOR OR WOOD JOISTS RESILIENT METAL FLOOR CHANNELS SPACED 16" O.C. 2 LAYERS 5/8" G.W.B. TYPE 'C'
F4	3rd, 4th & 5th CORRIDOR FLOOR - 10 HR. FIRE RATED- U.L.C. DESIGN NO. M336 1 1/2" CONCRETE TOPPING 5/8" T&G PLYWOOD SUBFLOOR 7" JOISTS (REFER TO STRUCT.) 2 LAYERS OF 5/8" G.W.B. TYPE 'C' SUSPENDED CEILING 3 5/8" X 0.005(20 GA) METAL STUDS • MAX. 24" O.C. 5/8" G.W.B. CEILING C/W ACCESS PANELS, JUNCTION BOXES & VALVE LOCATIONS
F6	BALCONY DECKS AT 3rd, 4th & 5th Floor VINYL DECK MEMBRANE MIN. 60 MILS PLY SHEATHING - SEE STRUCTURE T.J. - SEE STRUCTURE VINYL PERFORATED SOFFIT PANEL
F7	RATIO / BALCONY DECKS (RANGING) (2nd Floor) TRAFFIC GRADE APPROVED WATERPROOFING MEMBRANE 8" THK. SUSPENDED CONCRETE SLAB
F9	STAIR LANDING - 10 HR. FIRE RATED APPENDIX D (D-2312) BCBC 2018 5/8" T&G PLYWOOD SUBFLOOR 2x8" FLOOR JOIST 2 LAYERS OF 5/8" G.W.B. TYPE 'C'
F10	INTERMEDIATE LANDING 1 1/2" CONCRETE TOPPING 5/8" T&G PLYWOOD SUBFLOOR 2x8" FLOOR JOIST 2 LAYERS OF 5/8" G.W.B. TYPE 'C'

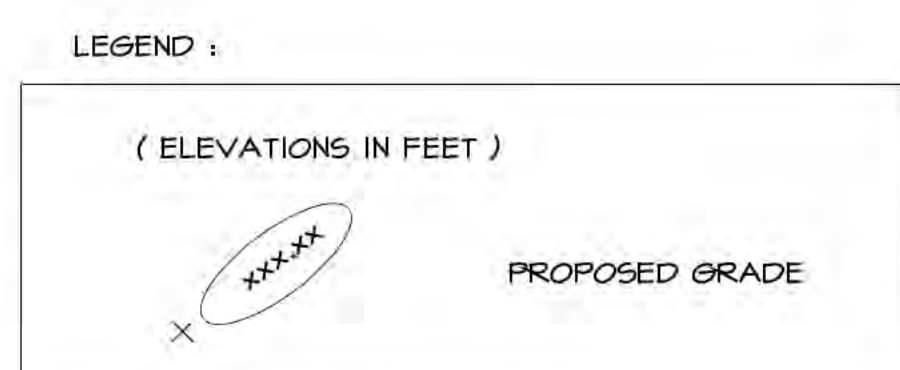
ROOF ASSEMBLIES

NO.	DESCRIPTION
RI	FLAT ROOF 1 HR. F.R.R. CLASS 'A' 2 PLY TORCH ON SBS ROOFING SYSTEM (CLASS A ROOF COVERING) BCBC 31A2 MIN. R40 (4 LAYERS) MINERAL WOOL RIGID INSUL. (all layer mech. fastened, subseq. layers adhered) AIR/VAPOR BARRIER 5/8" T & G PLYWOOD SHEATHING ENGINEERED TRUSSES (REFER TO STRUCT. - SLOPED TOWARDS ROOF DRAINS MIN. 2%) 2 LAYERS OF 5/8" G.W.B. TYPE 'X' CEILING APPENDIX D, TABLE D-2312 BCBC 2018 (10 YEAR WARRANTY BY RCABC)
R2	ROOF OVERHANG CLASS A TRUSS OVERHANG OR 2X FRAMING (REFER TO STRUCTURAL) 2 PLY TORCH ON SBS ROOFING SYSTEM 2x10 FASCIA BOARD PRE-FINISHED METAL SOFFIT PANEL PERFORATED

NOTE: see A703 for more information

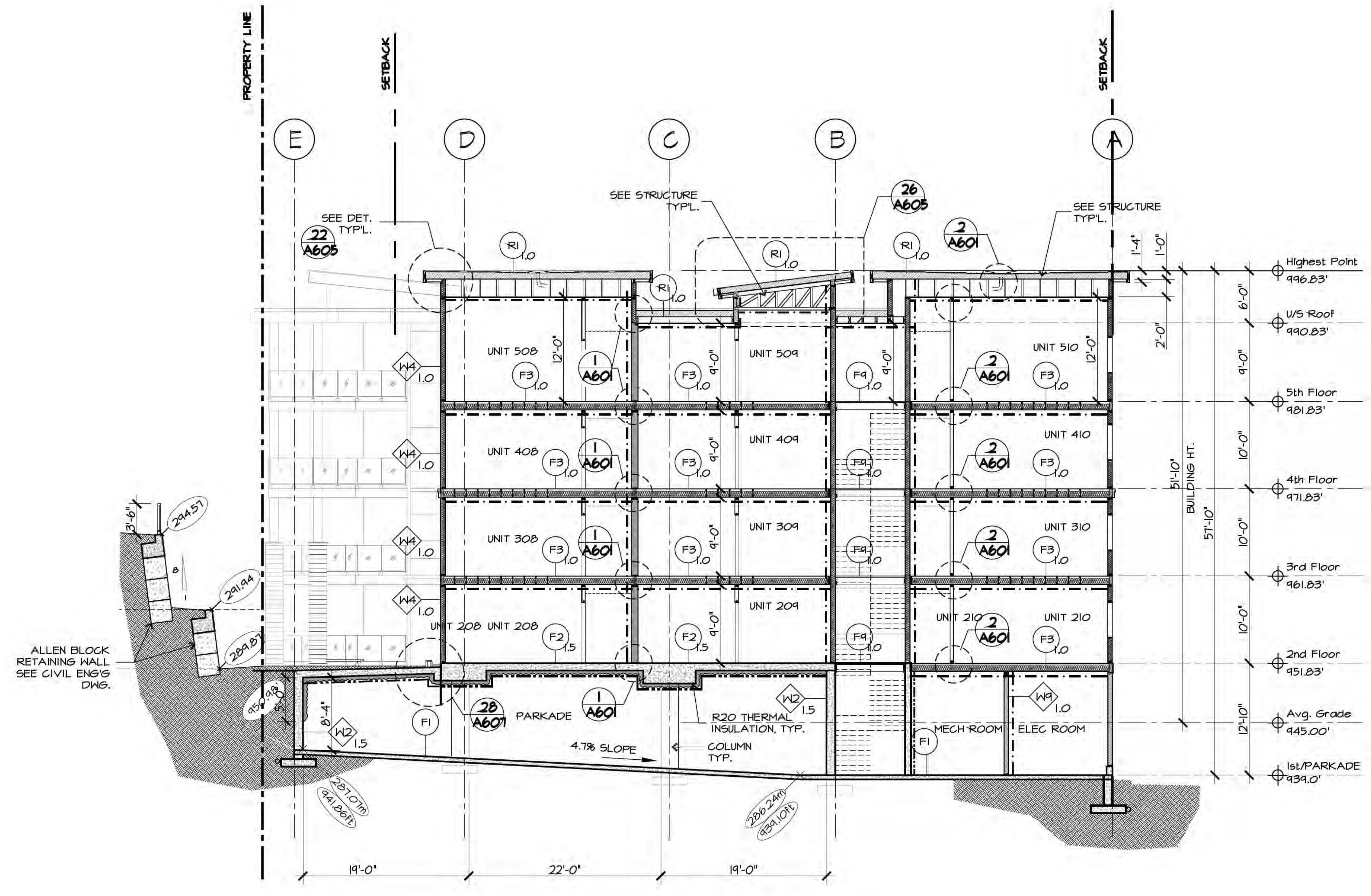
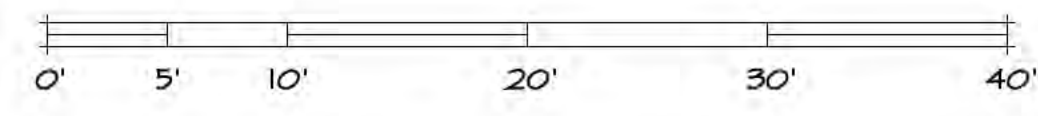
LEGEND

---	1.5 HOUR F.R.R.
- - -	1 HOUR F.R.R.



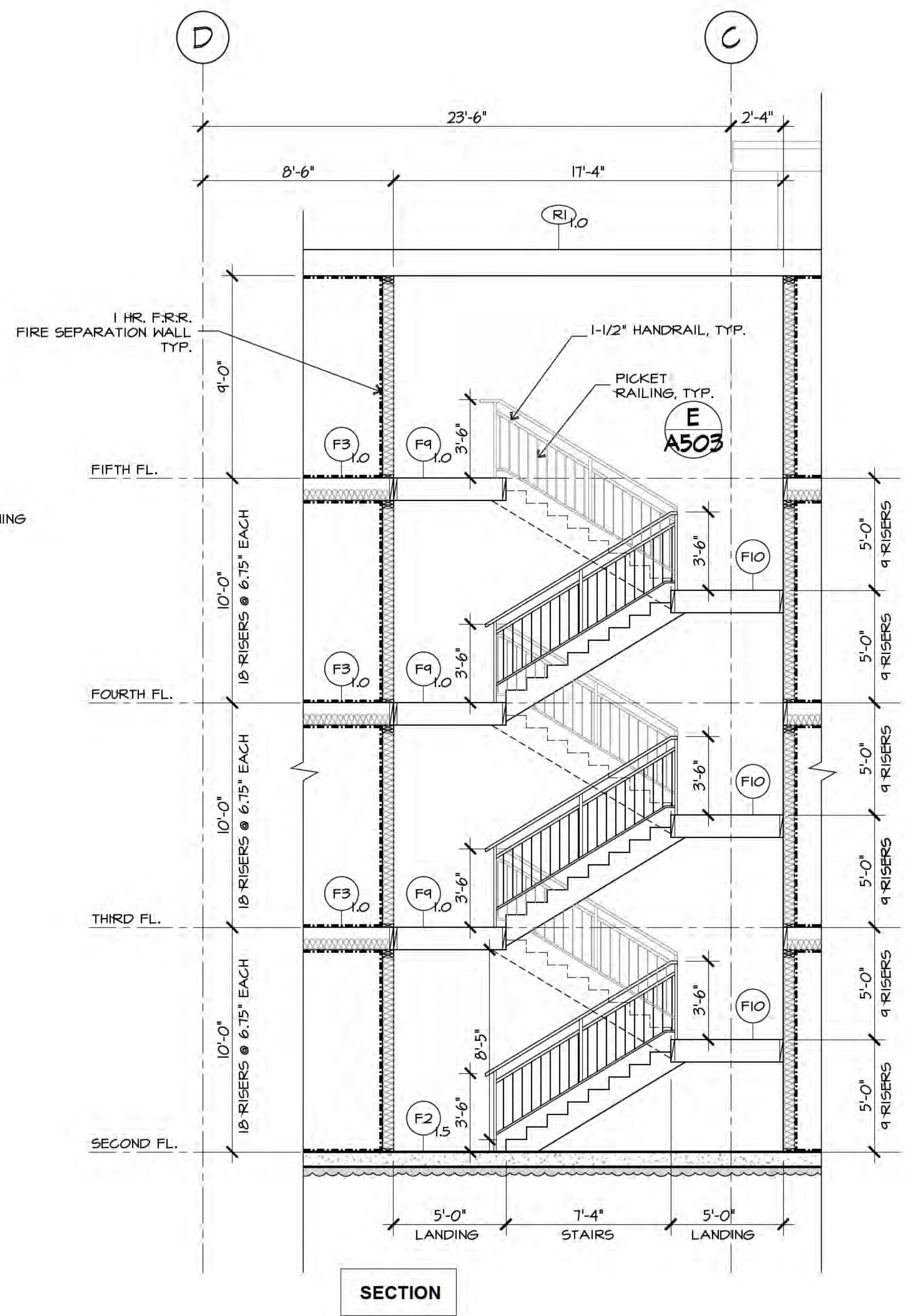
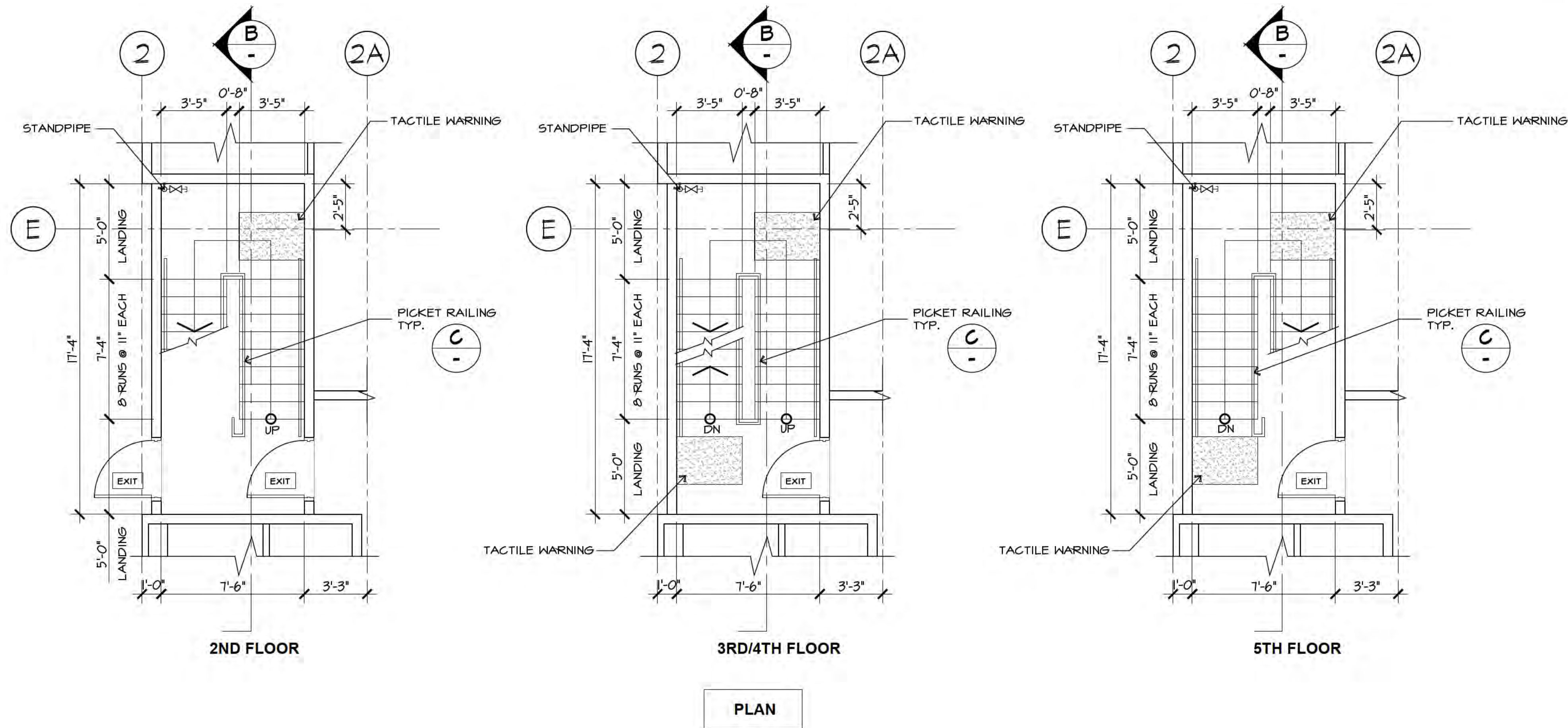
NOTE:
THERMAL INSULATION TO ALL TOP 5' OF THE PARKADE / PERIMETER WALL.

REFER TO CIVIL ENG. DRAWINGS FOR FINAL GRADING

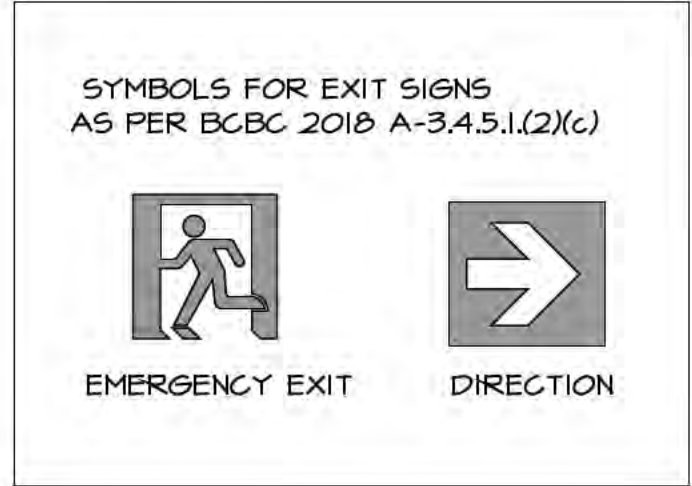


SECTION - D
Scale: 1/8"=1'-0"

XXXXX.Dwg		Drawing Title: BUILDING SECTION - D	
Scale: As Noted	Sheet: of	Project Title: PROPOSED RESIDENTIAL DEVELOPMENT	
Date:	Revision: Project No. A404	6828, 89th STREET	
Revision: 01	21-2126	OSOYOUS B.C.	
ISSUED FOR BP		Date: 11-10-2023	
Description:		Rev. 01	
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Surrey B.C. V3V 5J9		Tel: (778) 571-0619	
office@ionic-architecture.com			



A
A202 STAIR A DETAILS
Scale: 1/4" = 1'-0"



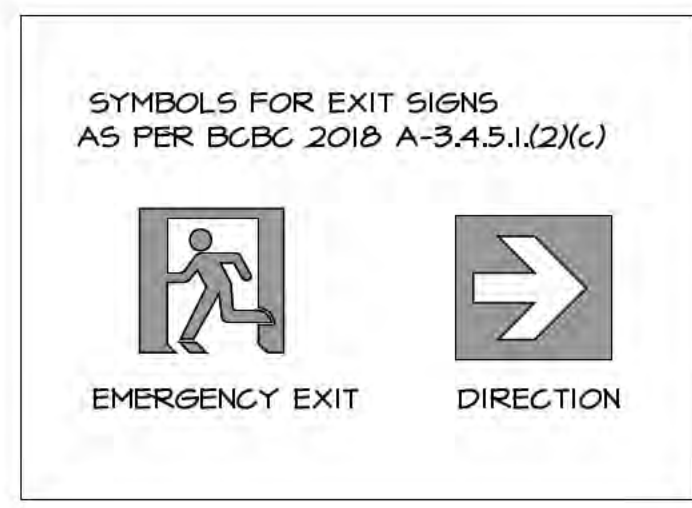
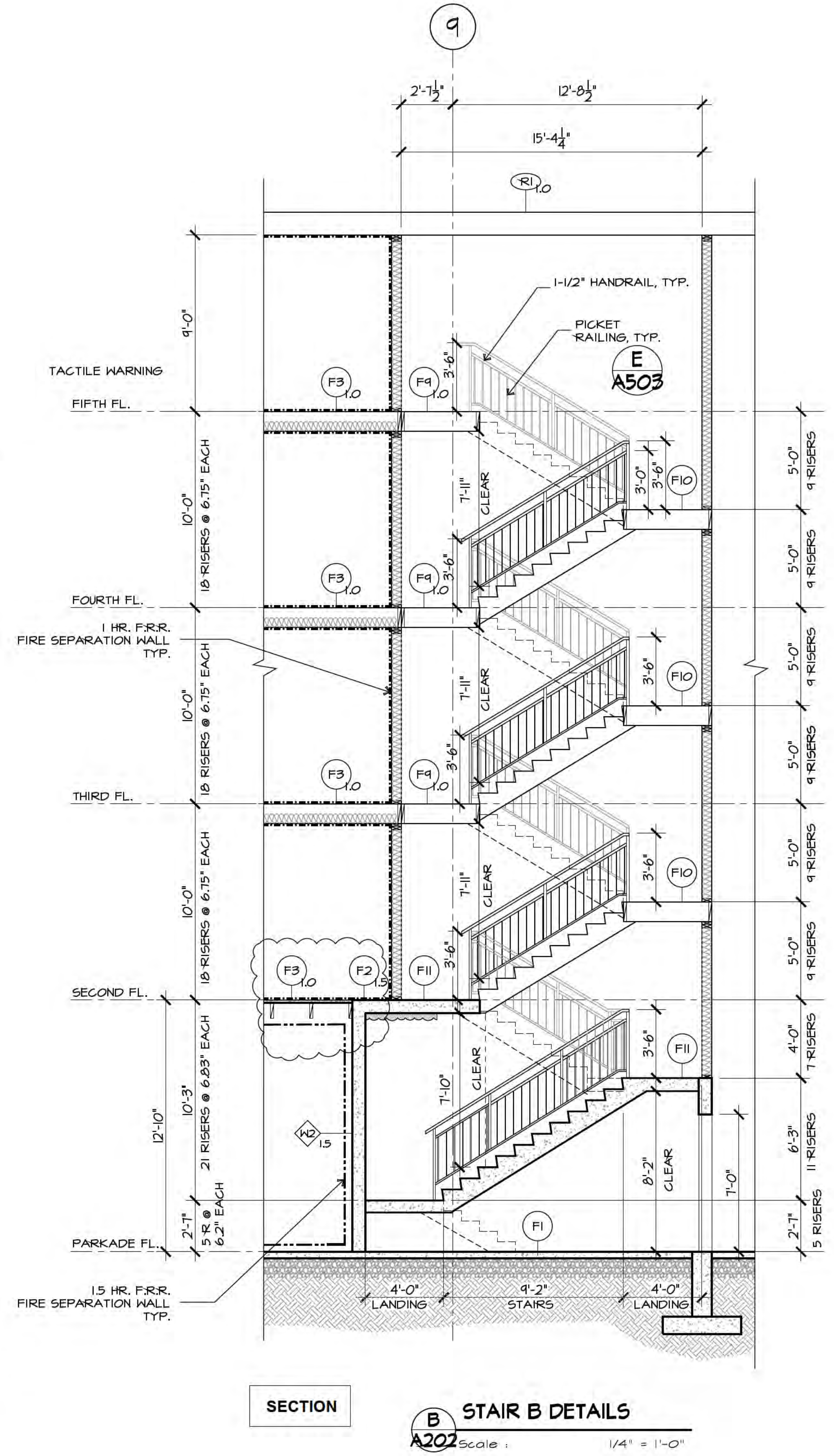
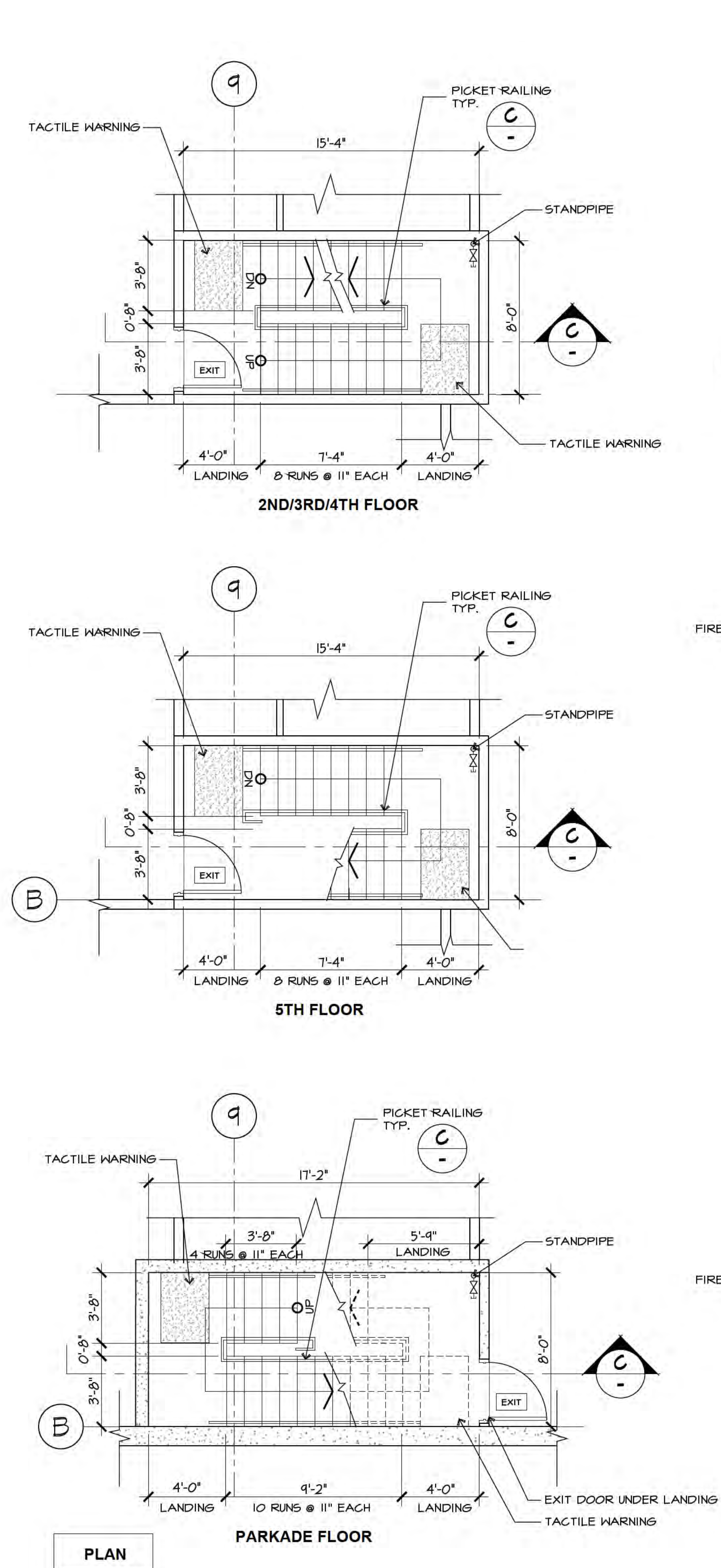
LEGEND

--- 1 HOUR F.R.R. FIRE SEPARATION WALL

Scale:	As Noted	SHEET	of	21-2126	A501
Date:		Drawing Title:	STAIR A - PLANS & SECTION	Project No.:	21-2126
Revision:	01	Project Title:	PROPOSED RESIDENTIAL DEVELOPMENT	Revision:	01
Date:	11-10-2023	Address:	6828 89th STREET	Date:	11-10-2023
Rev.:		City:	OSOYOOS B.C.	ISSUED FOR BP	
Date:		Office:	OSOYOOS B.C.	Description:	

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\\share\08\21-2126-AP-05000s apt\3-BP Drawings\11-09-2023_BP CURRENT\21-2126_A501-AS04_stairs.dwg, 11/24/2023 10:23:40 AM, DWG To PDF.pcl



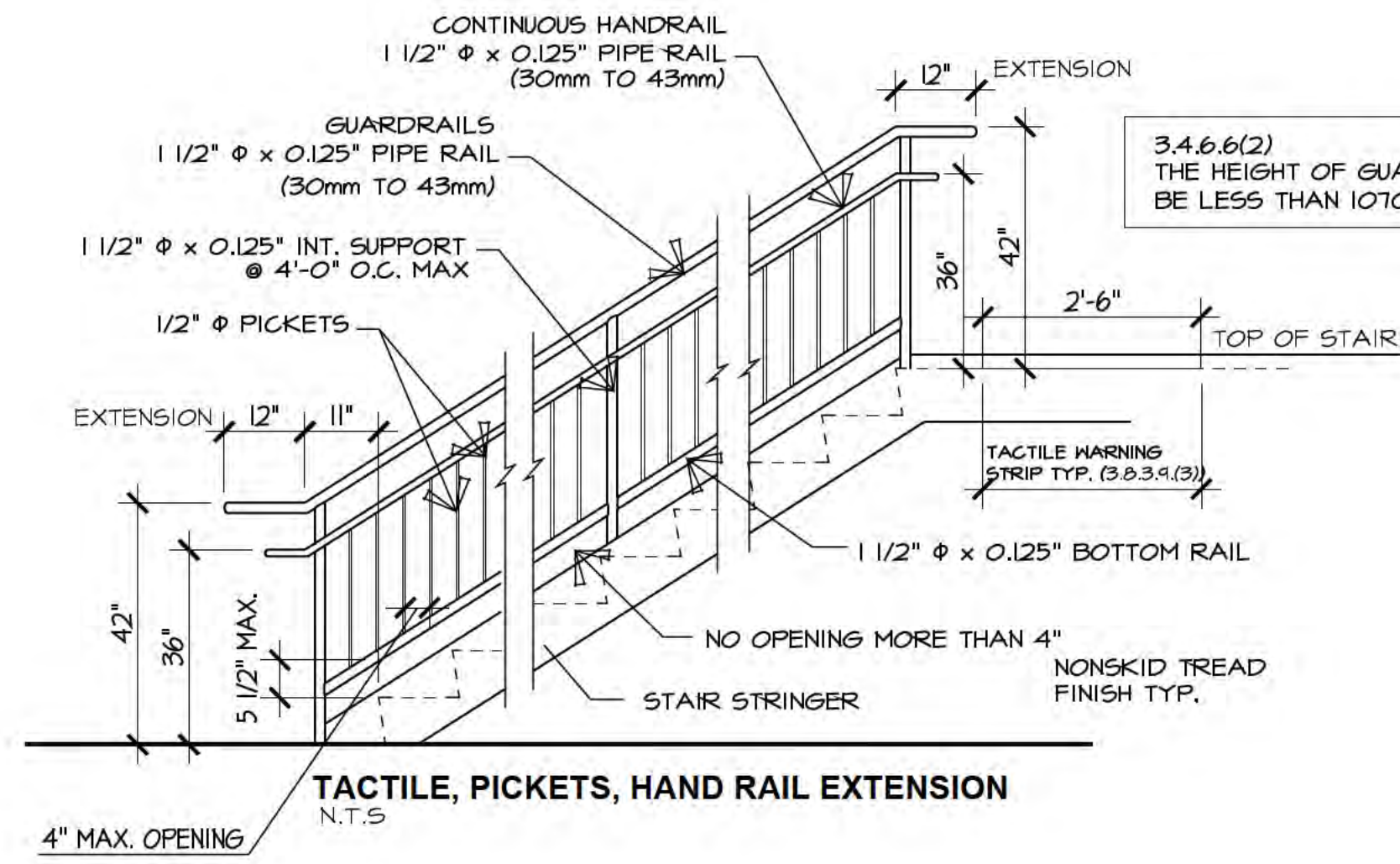
LEGEND

- 1 HOUR F.R.R. FIRE SEPARATION WALL
- 2 HOUR F.R.R. FIRE SEPARATION WALL

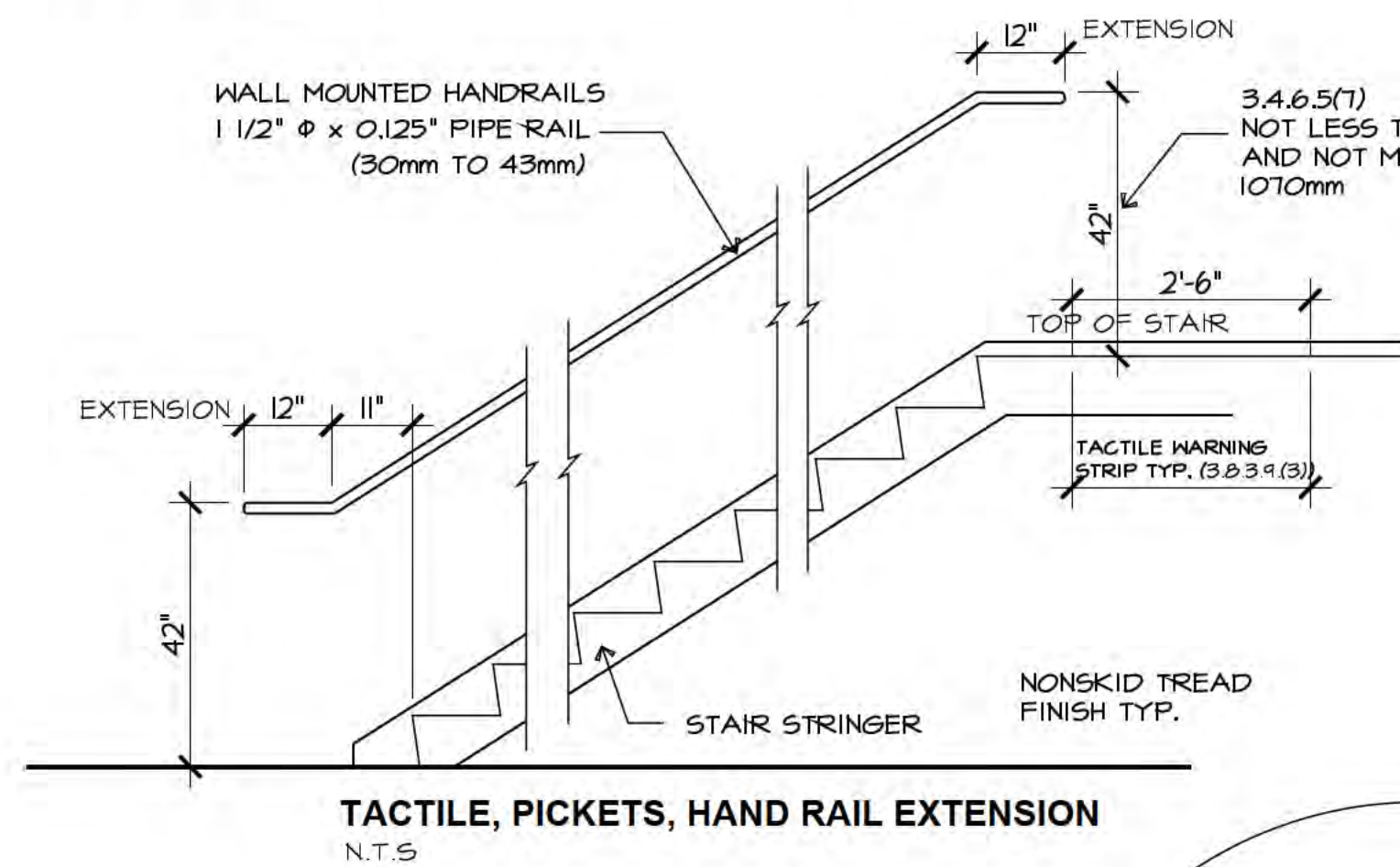
B STAIR B DETAILS
 A202 Scale: 1/4" = 1'-0"

Drawing Title: STAIR B - PLANS & SECTION		Sheet: _____ of _____	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		Revision: _____	
Scale: A502		Project No.: 21-2126	
Date: _____		Date: 11-10-2023	
Revision: 01		Description: ISSUED FOR BP	
Project No.: 21-2126		Date: 11-10-2023	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		Description: ISSUED FOR BP	
Drawing Title: STAIR B - PLANS & SECTION		Sheet: _____ of _____	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		Revision: _____	
Scale: A502		Project No.: 21-2126	
Date: _____		Date: 11-10-2023	
Revision: 01		Description: ISSUED FOR BP	
Project No.: 21-2126		Date: 11-10-2023	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		Description: ISSUED FOR BP	
Drawing Title: STAIR B - PLANS & SECTION		Sheet: _____ of _____	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		Revision: _____	
Scale: A502		Project No.: 21-2126	
Date: _____		Date: 11-10-2023	
Revision: 01		Description: ISSUED FOR BP	
Project No.: 21-2126		Date: 11-10-2023	
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		Description: ISSUED FOR BP	

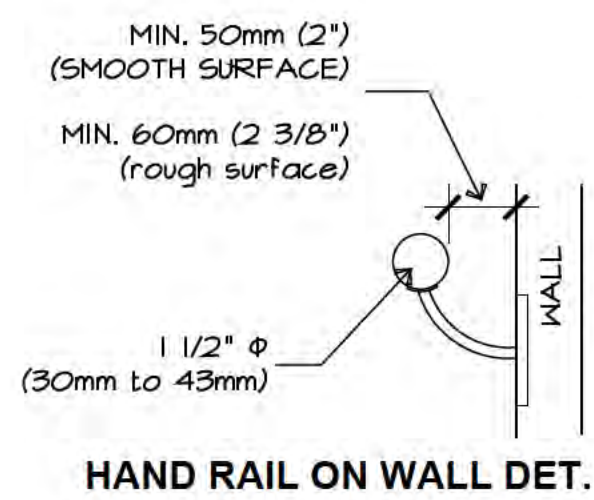
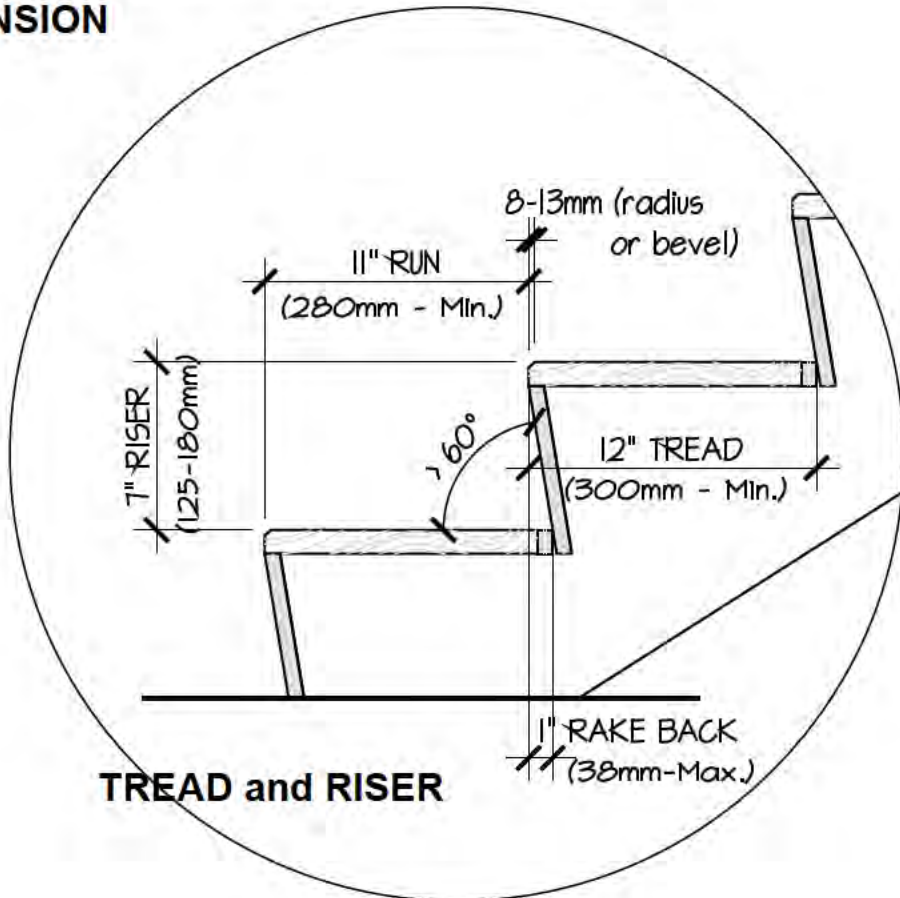
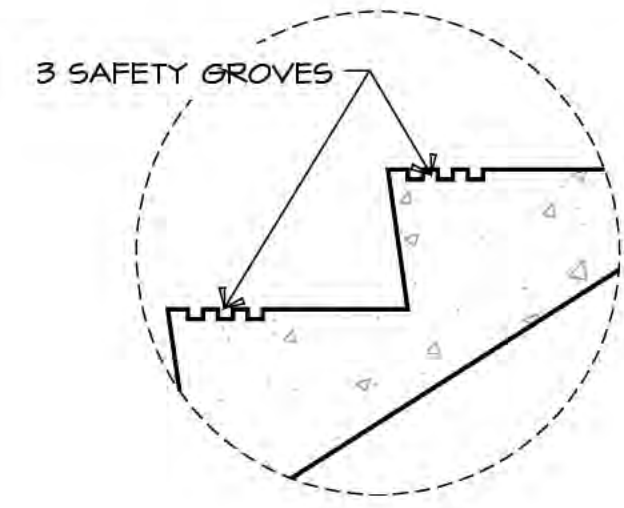
Ionic Architecture Inc.
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3.4.6.6(2)
THE HEIGHT OF GUARDS SHALL NOT BE LESS THAN 1070 mm (3'-6")



3.4.6.5(7)
NOT LESS THAN 865mm
AND NOT MORE THAN 1070mm



STAIR NOTES:
ALL STAIR DESIGN(S) SHALL COMPLY WITH ARTICLE 3.4.6 WITH SLIP RESISTANT FINISH CONFORMING TO SENTENCE 3.4.6.(1)

TACTILE WARNING STRIPS TO BE PROVIDED AT THE TOP OF ALL STAIRS CONFORMING TO ARTICLE 3.3.3.4.(3)

NOSING: Sentences 3.4.6.8

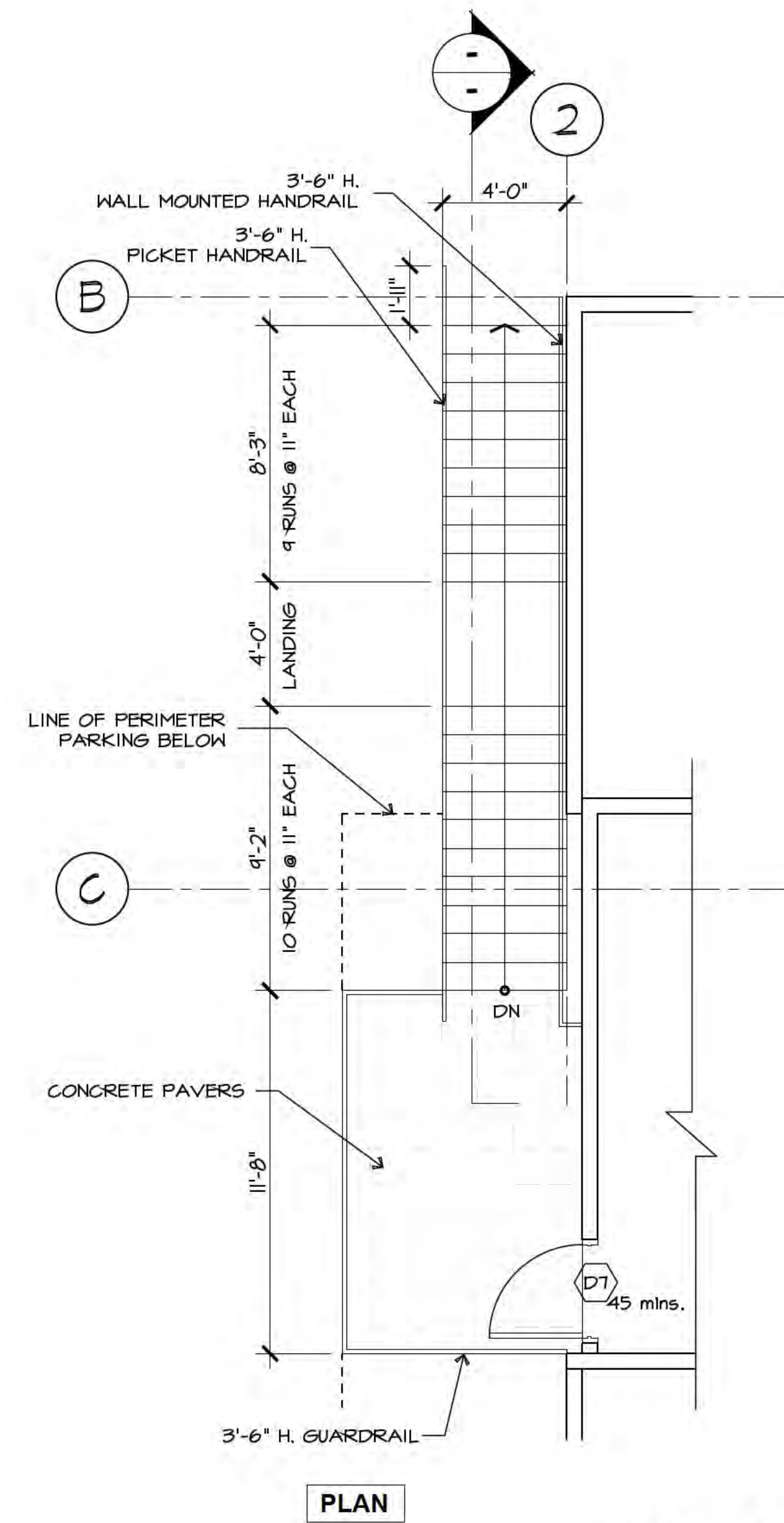
- MAX. PROJECTION = 30mm
- NO ABRUPT ANGLES ON UNDERSIDE
- RADIUS OR BEVEL BETWEEN 6-10 mm IN HOR. DIMENSION.
- CLOSE RISERS
- > 60° FROM HORIZ. UNDERSIDE NOSING
- CONTRASTING NOSING, APPARENT FROM BOTH DIRECTIONS
- MIN. # OF RISERS = 3 FOR INTERIOR STAIRS

RISERS:
TO HAVE RAKE BACK OF NOT MORE THAN 30mm OR WITH THE UNDERSIDE OF THE NOSING HAVING AN ANGLE OF NOT LESS THAN 60° (DEGREES) FROM THE HORIZONTAL AND NOT TO HAVE OPEN RISERS.

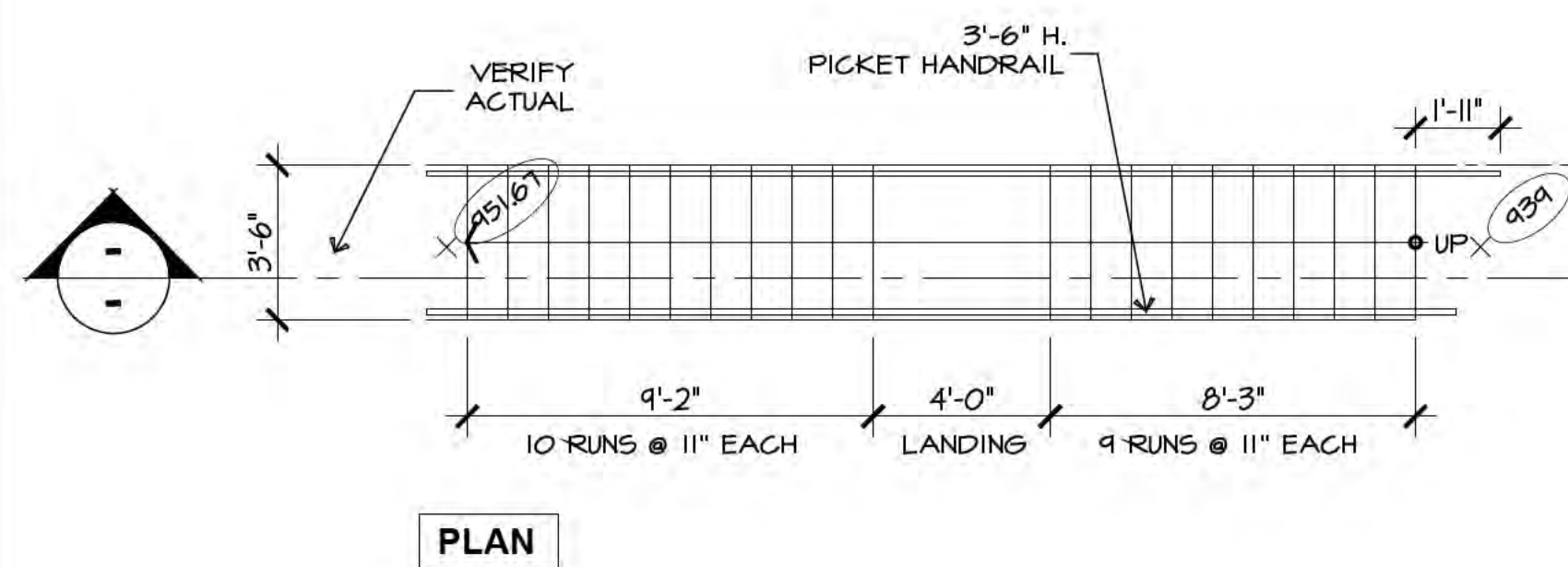
RAILINGS AND GUARDS:
ALL RAILINGS SHALL COMPLY WITH ARTICLE 3.4.6.5. SENTENCES (1) TO (14)
ALL GUARDS SHALL COMPLY WITH ARTICLE 3.4.6.6. SENTENCES (1) TO (7)

FOR CONC. STAIR CONSTRUCTION & REBAR SEE STRUCT. ENG. DWG(S)

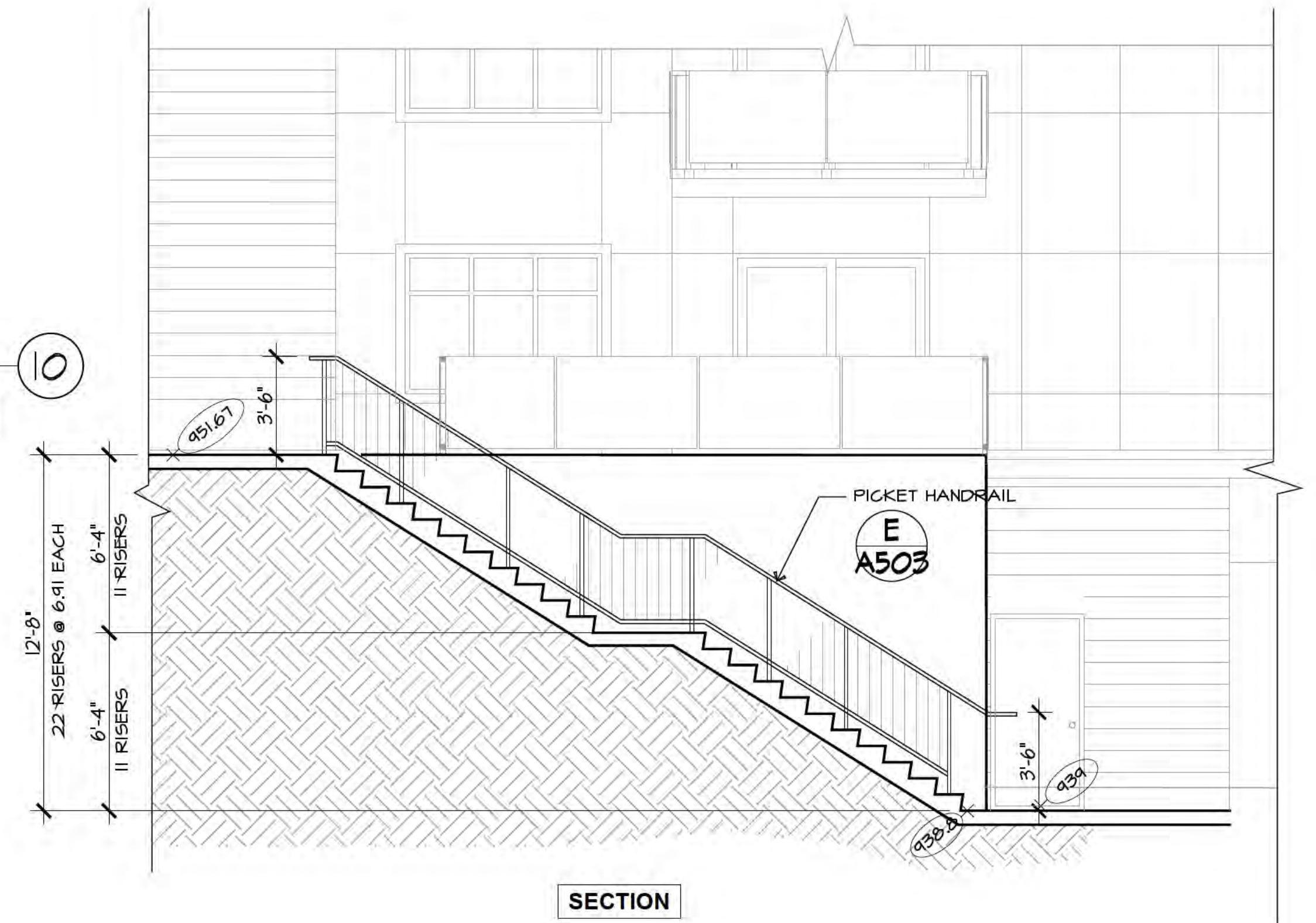
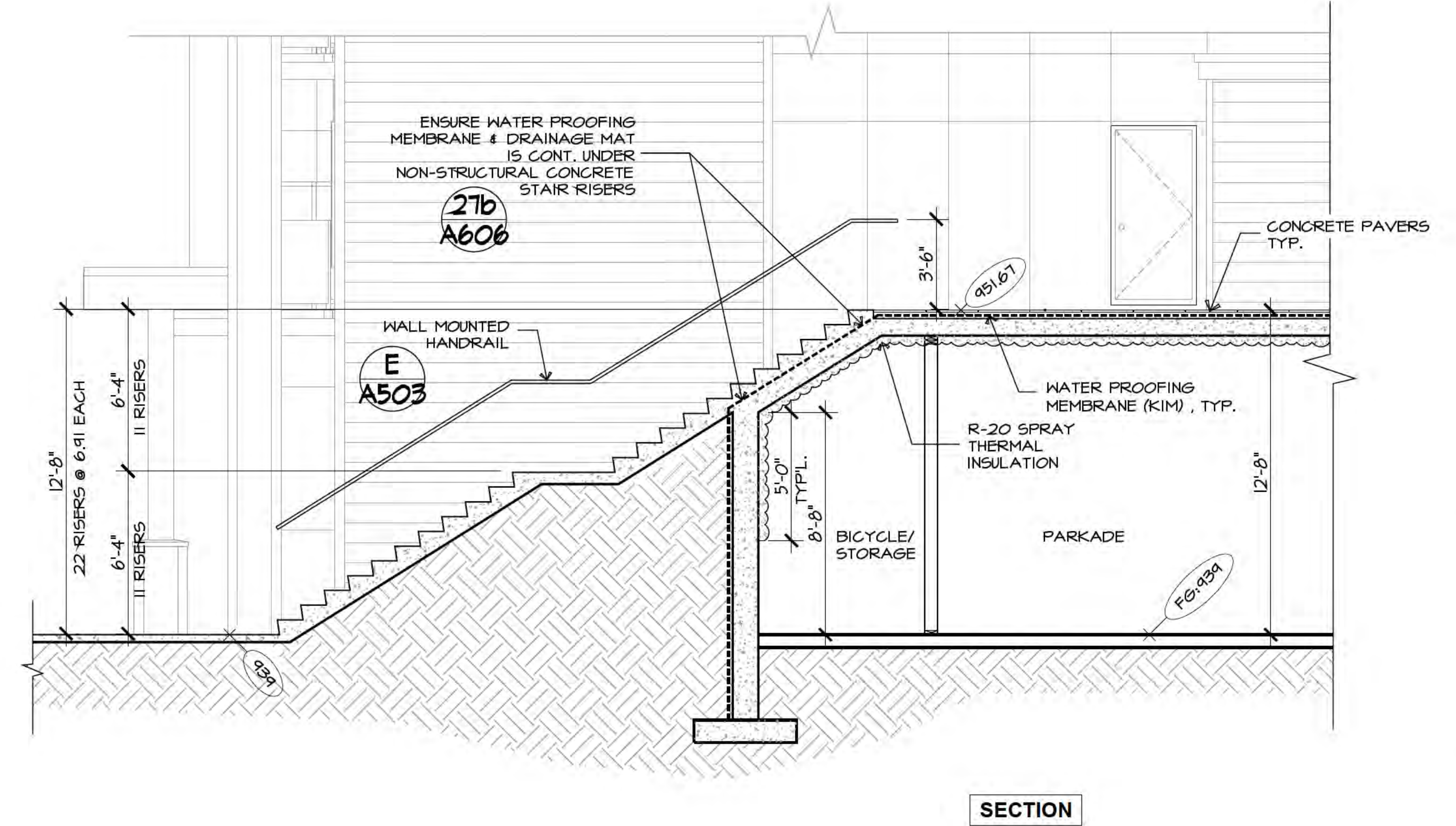
E STAIR DETAIL
Scale: N.T.S.



C STAIR C DETAILS
Scale: 1/4" = 1'-0"



D STAIR D DETAILS
Scale: 1/4" = 1'-0"



Rev.	Date	Description
01	11-10-2023	ISSUED FOR BP

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tel: (778) 571-0619

Drawing Title: **STAIR B & C - PLANS & SECTIONS**
Project Title: **PROPOSED RESIDENTIAL DEVELOPMENT**
6828 89th STREET
OS0Y005 B.C.

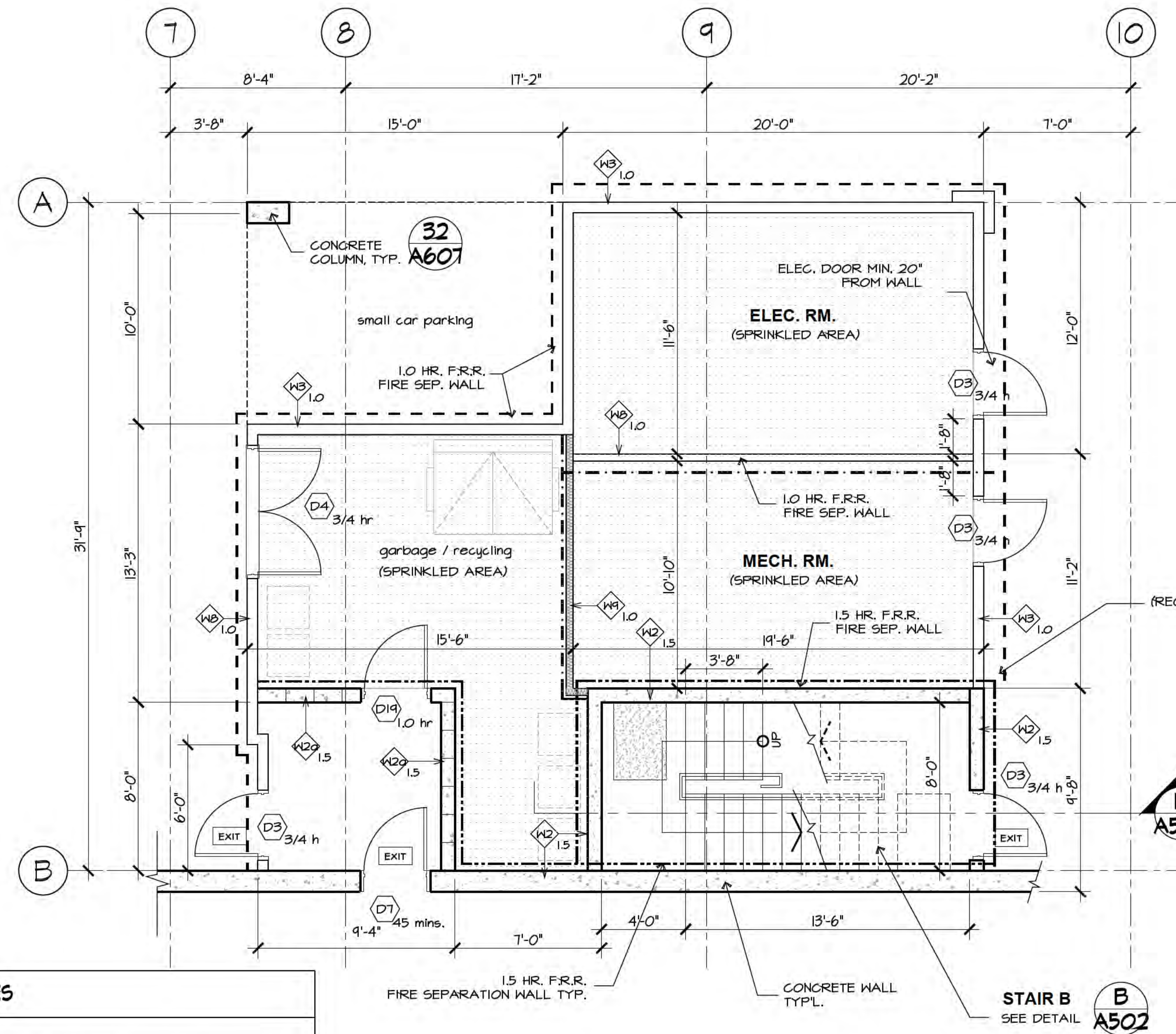
Sheet	of	A503
Revision	Project No.	21-2126
01	Date:	

Scale: As Noted
Date: 01 21-2126

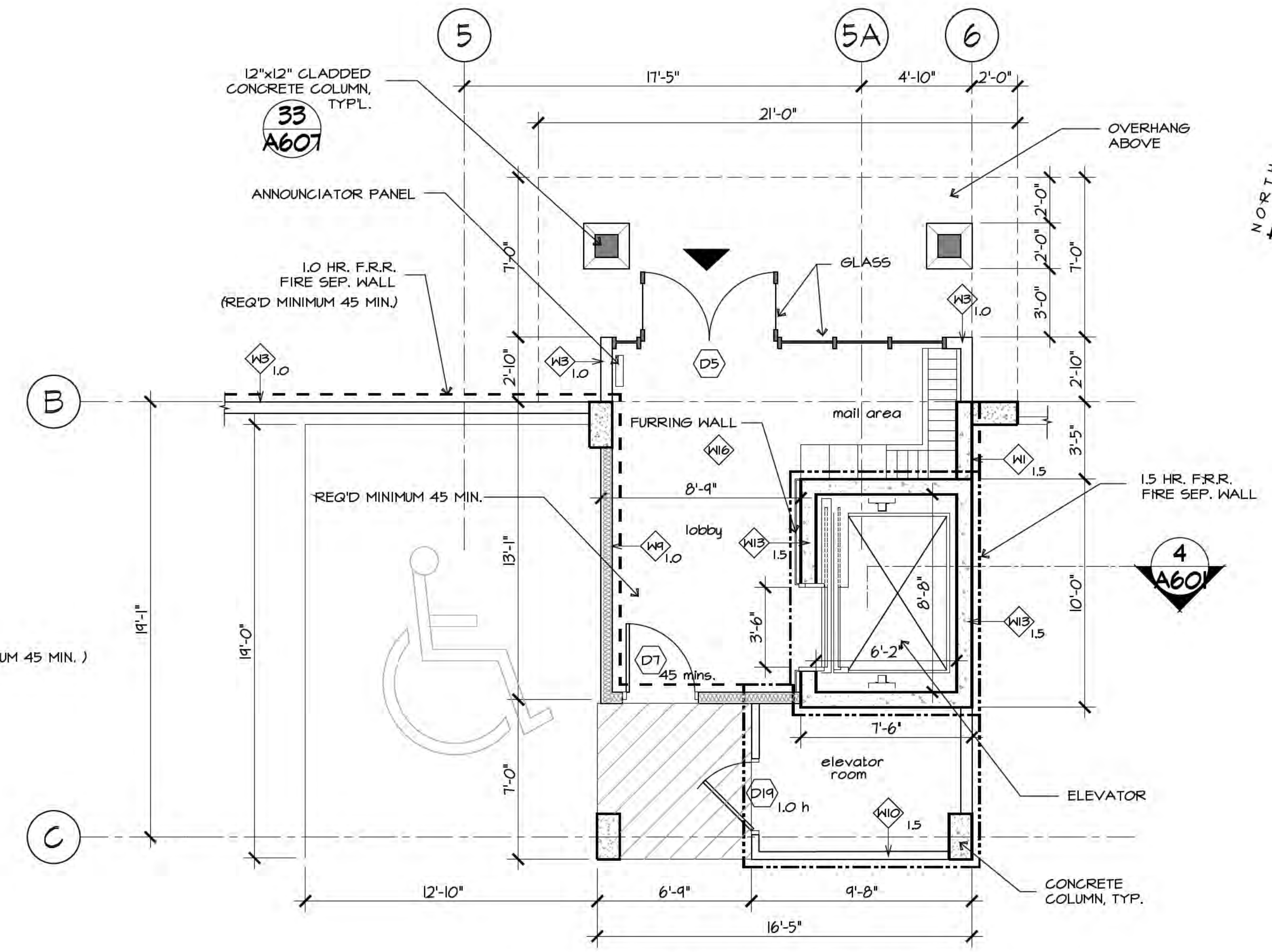
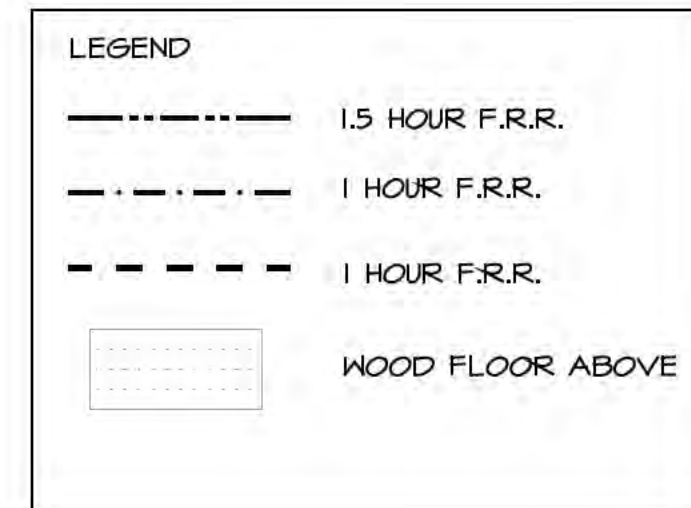
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Date: 01 21-2126

XXXXX.Dwg

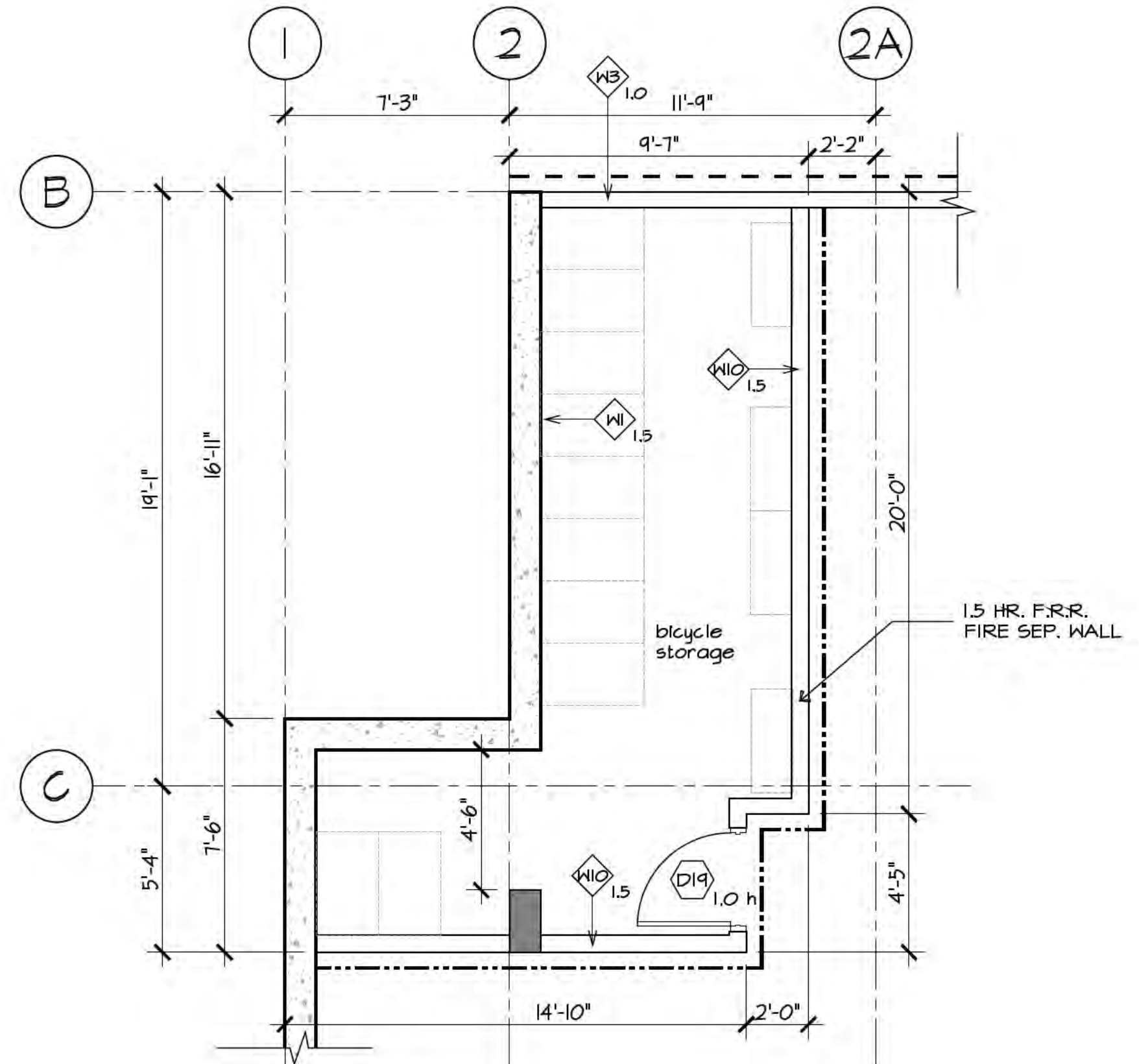
11/24/2023 10:24:09 AM, DWG To PDF.p3



H STAIR B & UTILITY ROOMS
 A201 Scale 1/4" = 1'-0"

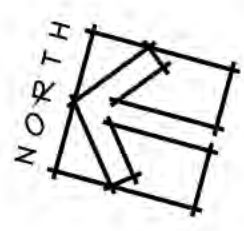


F ENTRANCE LOBBY & ELEVATOR
 A601/A201 Scale 1/4" = 1'-0"



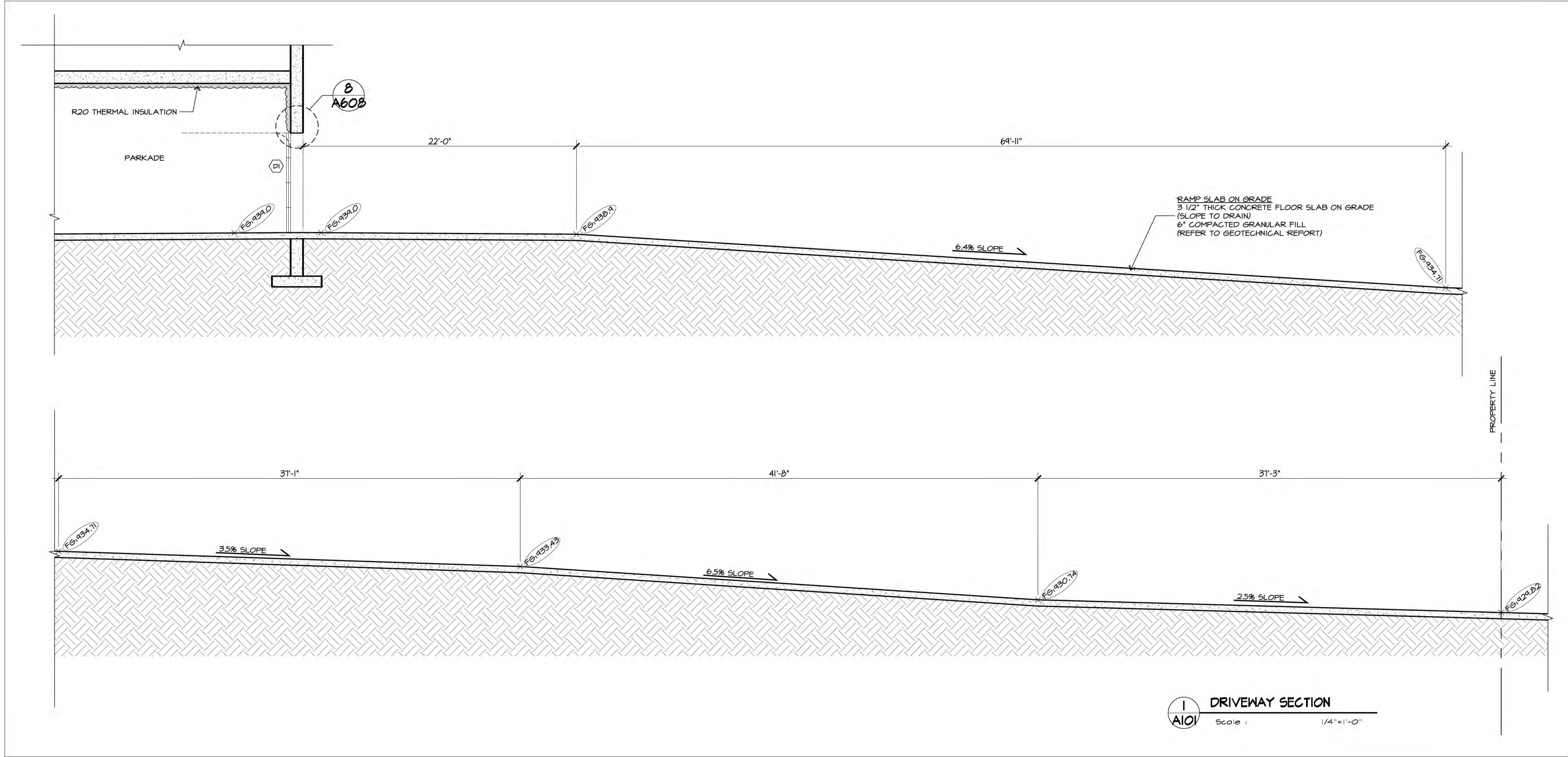
G BICYCLE STORAGE
 A201 Scale 1/4" = 1'-0"

NO.	DESCRIPTION
W1.15	FOUNDATION WALL - 2 HR. FIRE RATED 8" x 10" FOLDED CONCRETE WALL (refer to structural) 2 COATS OF ASPHALTIC EMULSION DAMPROOFING OR WATERPROOFING + DRAIN MAT OVER DAMPROOFING ON EXTERIOR FACE WATERPROOFING ALL BELOW GRADE WALLS WITH 60 MILS EPFO, OR EQUIV.
W2.15	UNDER GROUND PARKING - 2 HR. FIRE RATED 8" x 10" CONCRETE WALL (refer to structural)
W2.15	8" CONCRETE BLOCK WALL (ELEVATOR SHAFT FROM SECOND FLOOR AND ABOVE)
W3.10	GROUND FLOOR EXTERIOR WALL HARDIE PANEL REVEAL SYSTEM (AS NOTED ON ELEVATIONS) ON 1/2" STRAPPING (SEE BUILDING ENVELOPE ENG. DETAILS) TYVEK COMMERCIAL WRAP or equivalent -Exterior Air/Weather Barrier EXTERIOR GRADE EXTERIOR GRADE 1/2" PLYWOOD ON 2x6 WOOD STUDS @ 16" O.C. R-20 (R5) 3.5" BATT INSULATION 6mil POLY V.B. 5/8" G.W.B. TYPE 'X'
W4.10	FULL HEIGHT PARTITION WALL - 1 HR. FIRE RATED 5/8" TYPE X G.W.B. 2x4 WOOD STUDS @ 16" O.C. R-20 BATT INSULATION 5/8" TYPE X G.W.B.
W4.10	FULL HEIGHT PARTITION WALL - 1 HR. FIRE RATED 5/8" TYPE X G.W.B. 2x4 WOOD STUDS @ 16" O.C. R-20 BATT INSULATION 5/8" TYPE X G.W.B. *2x6 STUDS @ 16" O.C. (LOBBY WALL)
W4.15	FULL HEIGHT PARTITION WALL - 1.5 HR. FIRE RATED 2 LAYERS 5/8" TYPE X G.W.B. 2x4 WOOD STUDS @ 16" O.C. R-20 BATT INSULATION 2 LAYERS 5/8" TYPE X G.W.B.
W4.15	ELEVATOR SHAFT WALL - 2.0 HR. FIRE RATED UNDERGROUND WALL (underground & ground floor) 8" POURED CONCRETE WALL (REFER TO STRUCTURAL) 2" QUIK-THERM T&G CONNECT INSULATION 1/2" G.W.B. REQUIRE THE ELEVATOR PIT BE WATERPROOF WITH AN APPROVED TANKING MEMBRANE - KIM (Krystal Internal Membrane) WATERPROOFING ADMIX, WHERE COLD JOINTS PRESENT, PROVIDE A WATER STOP (cementitious slurry).



IONIC Architecture Inc. architects a.i.b.c. 201-550 1524 Street Surrey B.C. office@ionic-architecture.com	
Drawing Title: DETAIL PLANS	Project Title: PROPOSED RESIDENTIAL DEVELOPMENT 6828 89th STREET OSOYOOS B.C.
Sheet: As Noted	of: A504
Date: 01	Project No. 21-2126
Revision: 01	ISSUED FOR BP
Rev.	Date
01	11-10-2023

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Rev.	Date	Description
01	11-10-2023	ISSUED FOR BP

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Drawing Title:
DRIVEWAY SECTION & SITE DETAILS

Project Title:
**PROPOSED RESIDENTIAL DEVELOPMENT
6828 89th STREET
OSOYOOS B.C.**

Scale:	As Noted
Sheet:	of
Revision:	Project No.
01	21-2126
Date:	
	A505

Scale:	As Noted
Sheet:	of
Revision:	Project No.
01	21-2126
Date:	
	A505



EXTERIOR LIGHT FIXTURE - WALL OR CANOPY MOUNT



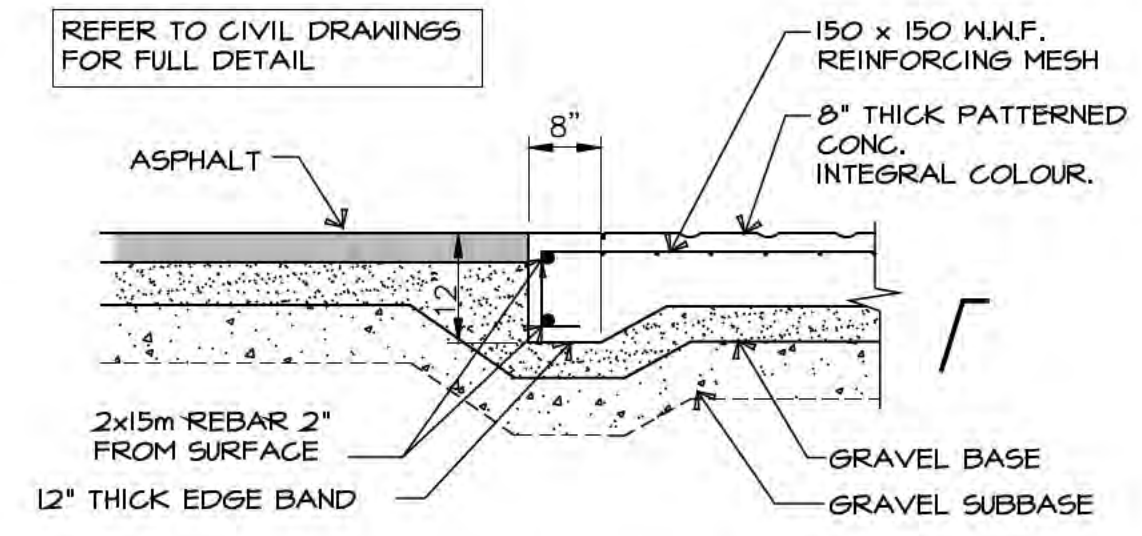
EXTERIOR LIGHT FIXTURE - POST TOP

SITE LIGHTING NOTES :

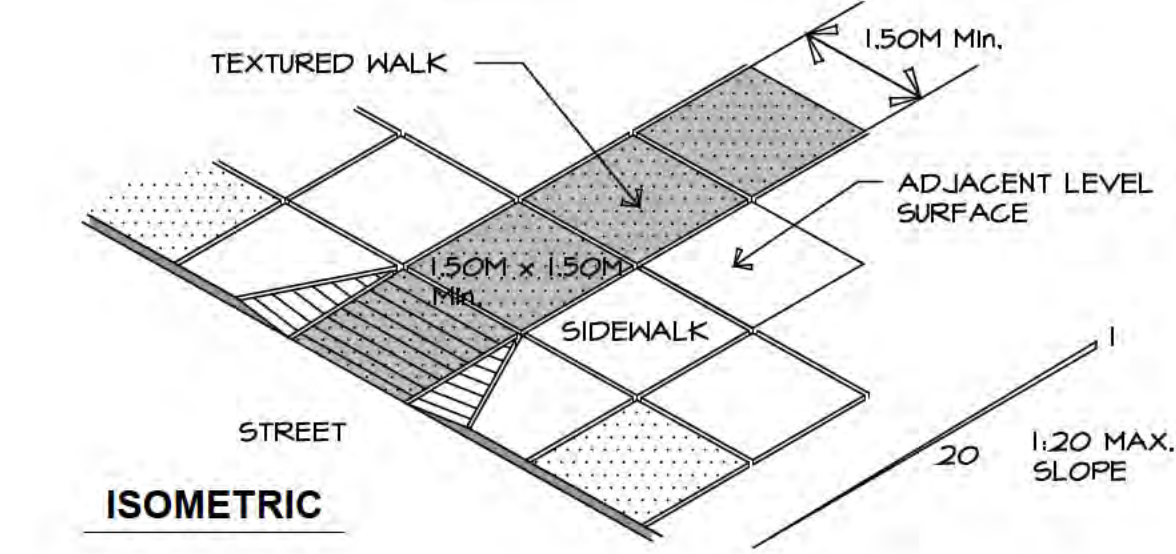
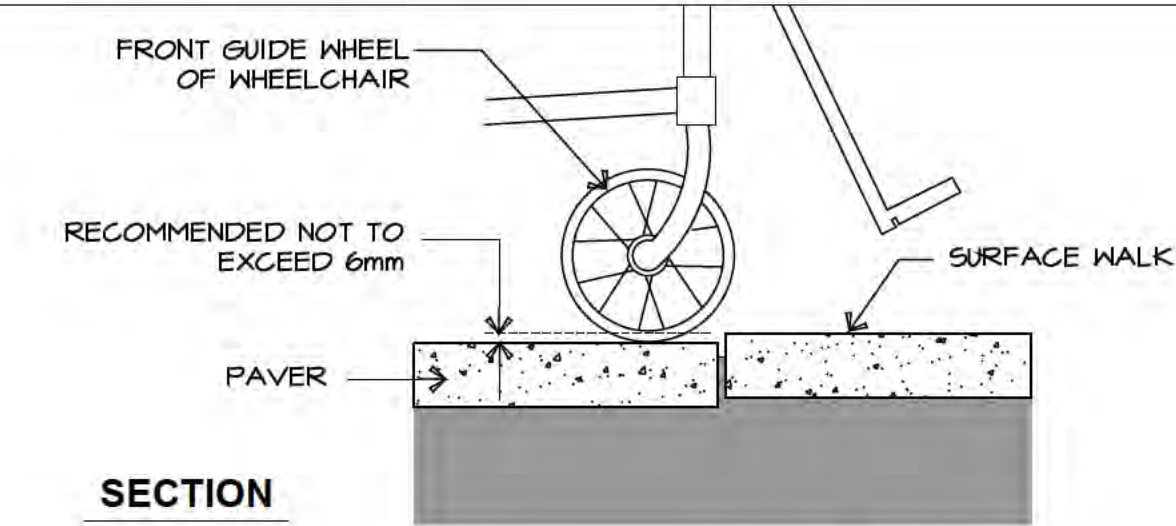
REFER TO ELECT. ENG.'S DRAWINGS FOR DETAIL SPECIFICATIONS.

NOTE : LIGHTING WILL HAVE APPROPRIATE SHIELDS, BAFFLES, LOUVRES AND CUT-OFF FEATURES TO PREVENT LIGHT OVERSPILL TO NEARBY RESIDENCES AND INTO THE SKY, AND GLARE FROM THE LIGHT SOURCE. BUILDING AN UNDERCANOPY LIGHTING NOT SHOWN - REFER TO DETAIL DWG.

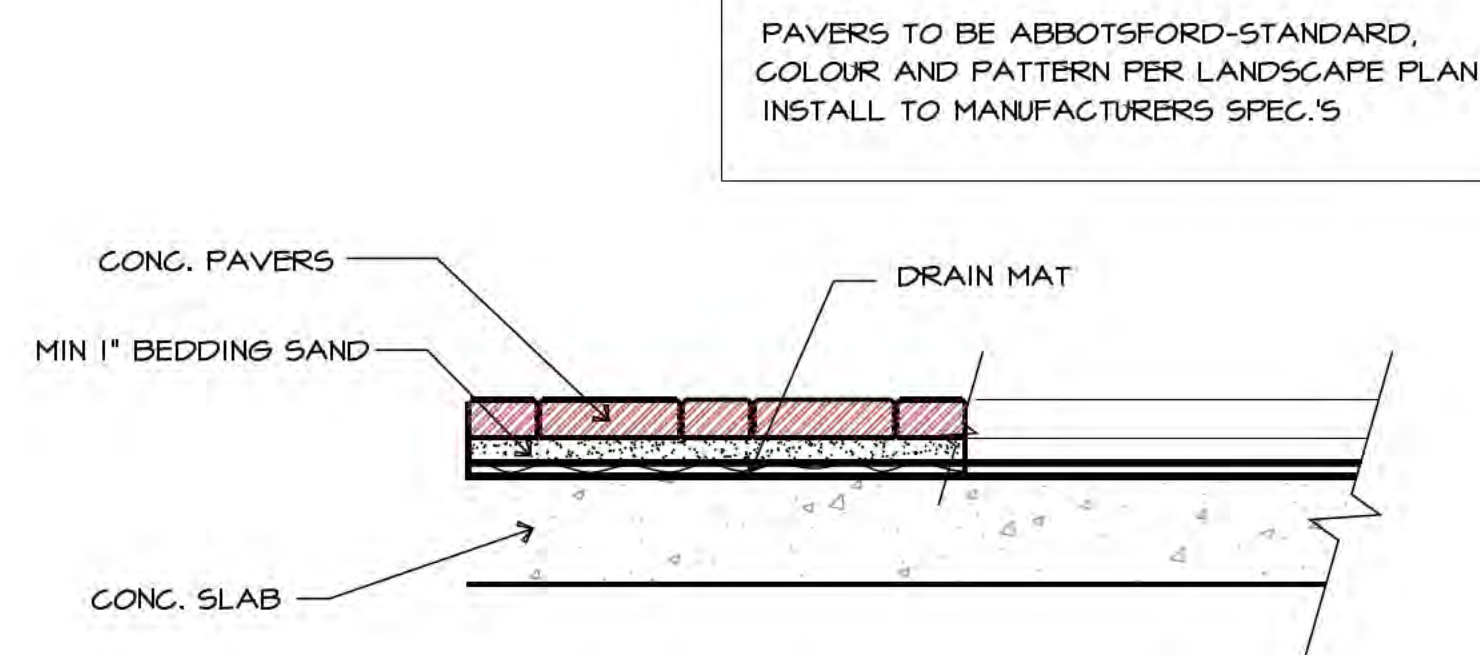
F EXTERIOR LIGHTS
N.T.S.



C STAMPED CONCRETE DETAIL
Scale : 1/2"=1'-0"



D TYP. CURB LETDOWN DETAIL
Scale : 1/4"=1'-0"



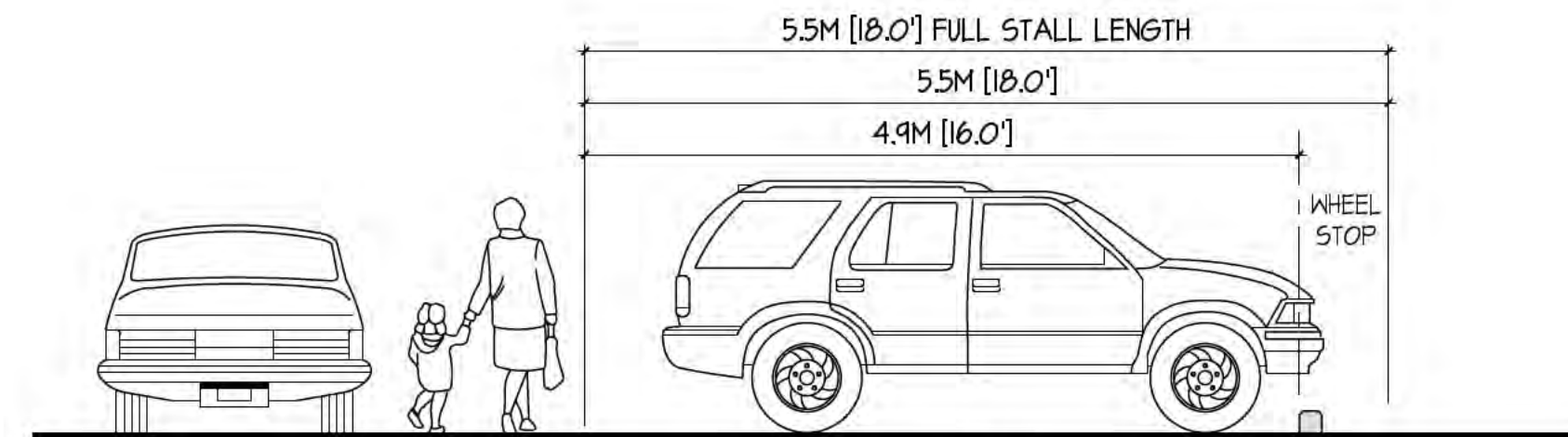
PAVERS TO BE ABBOTSFORD-STANDARD, COLOUR AND PATTERN PER LANDSCAPE PLAN. INSTALL TO MANUFACTURERS SPEC.'S

G TYP. CONCRETE PAVERS ON SLAB
Scale : N.T.S.

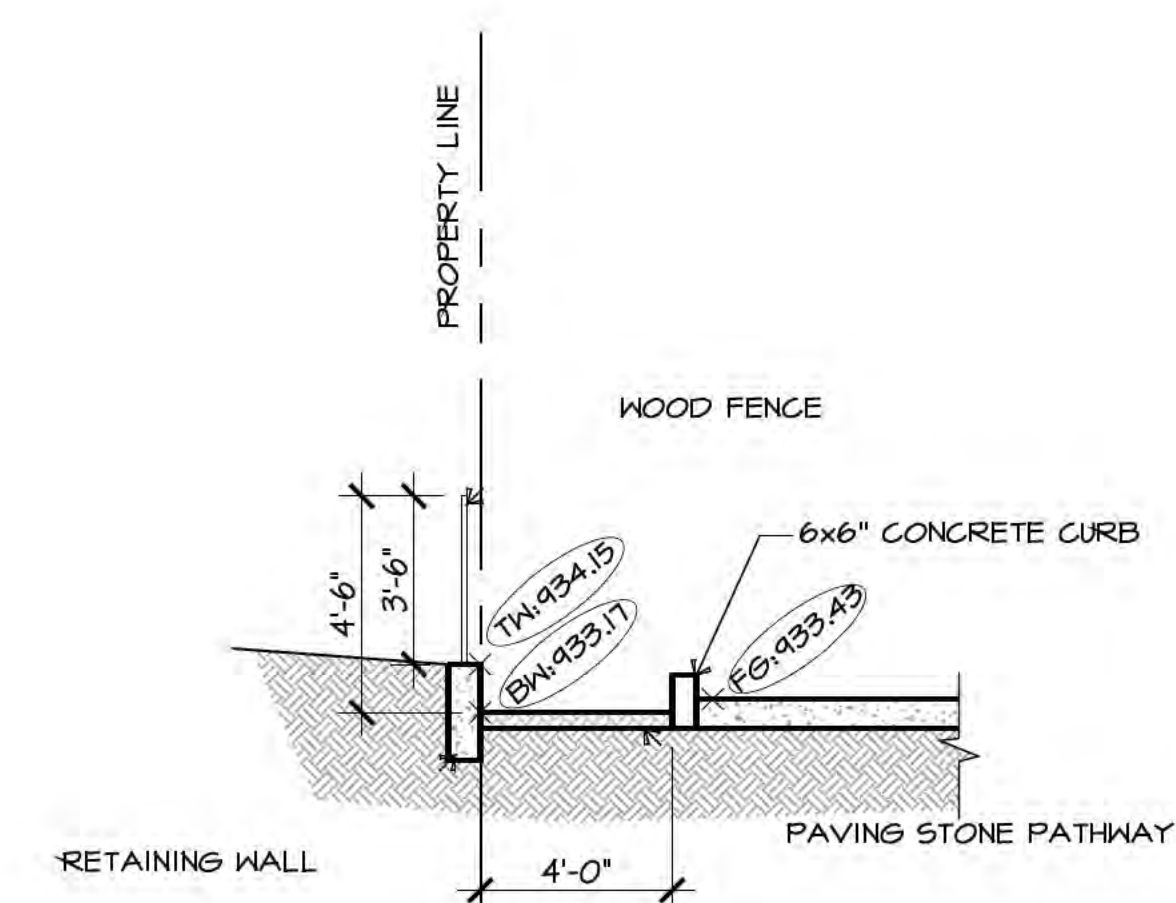


MBR 100
MANUFACTURE: MAGLIN
FINISH: SILVER 14

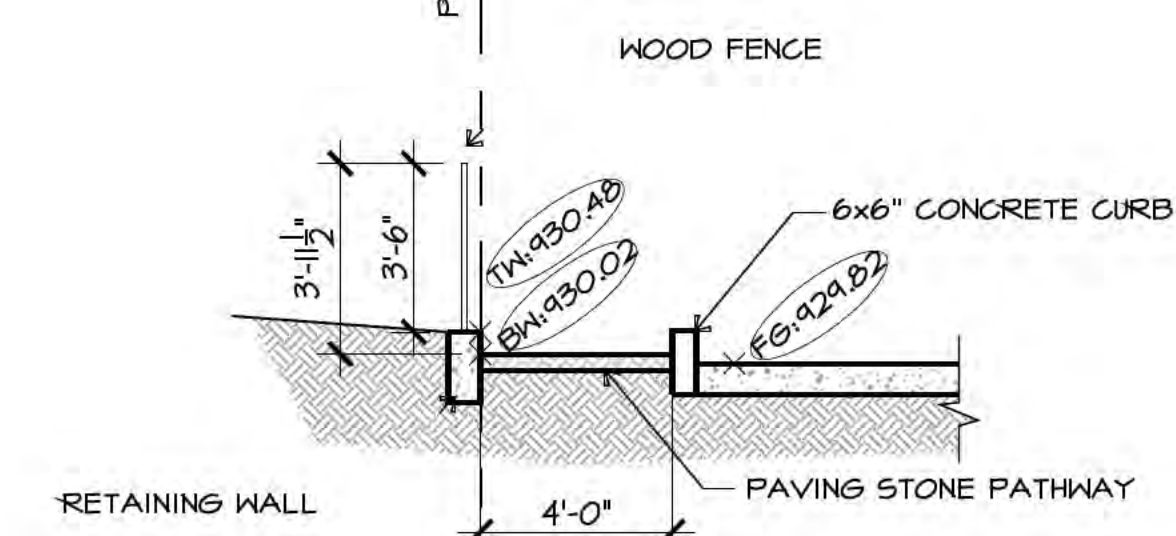
E BIKE RACK DETAIL
Scale : N.T.S.



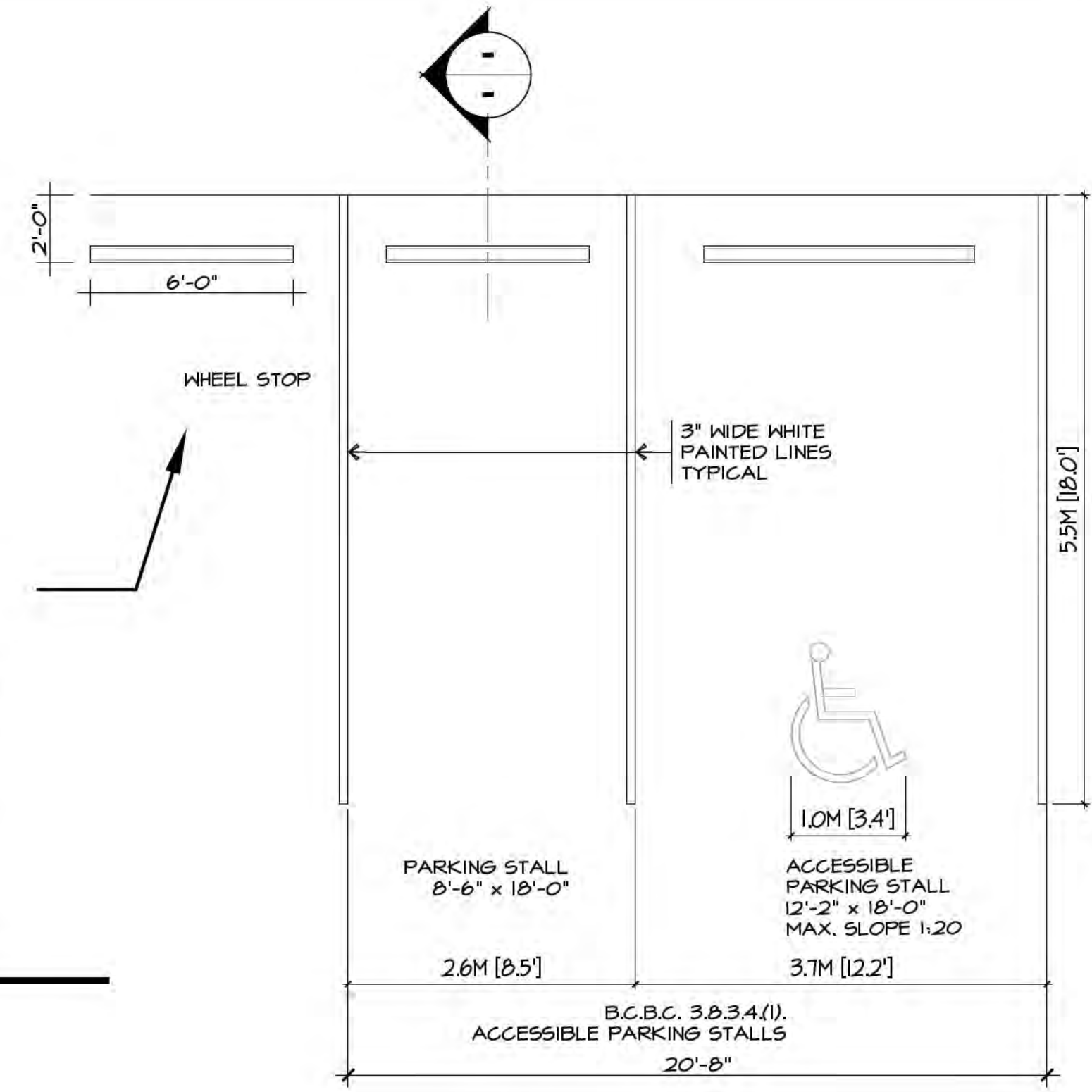
F TYP. PARKING STALL DETAILS
Scale : 1"=4'-0"



A PATHWAY RETAINING WALL
Scale : 1/4"=1'-0"

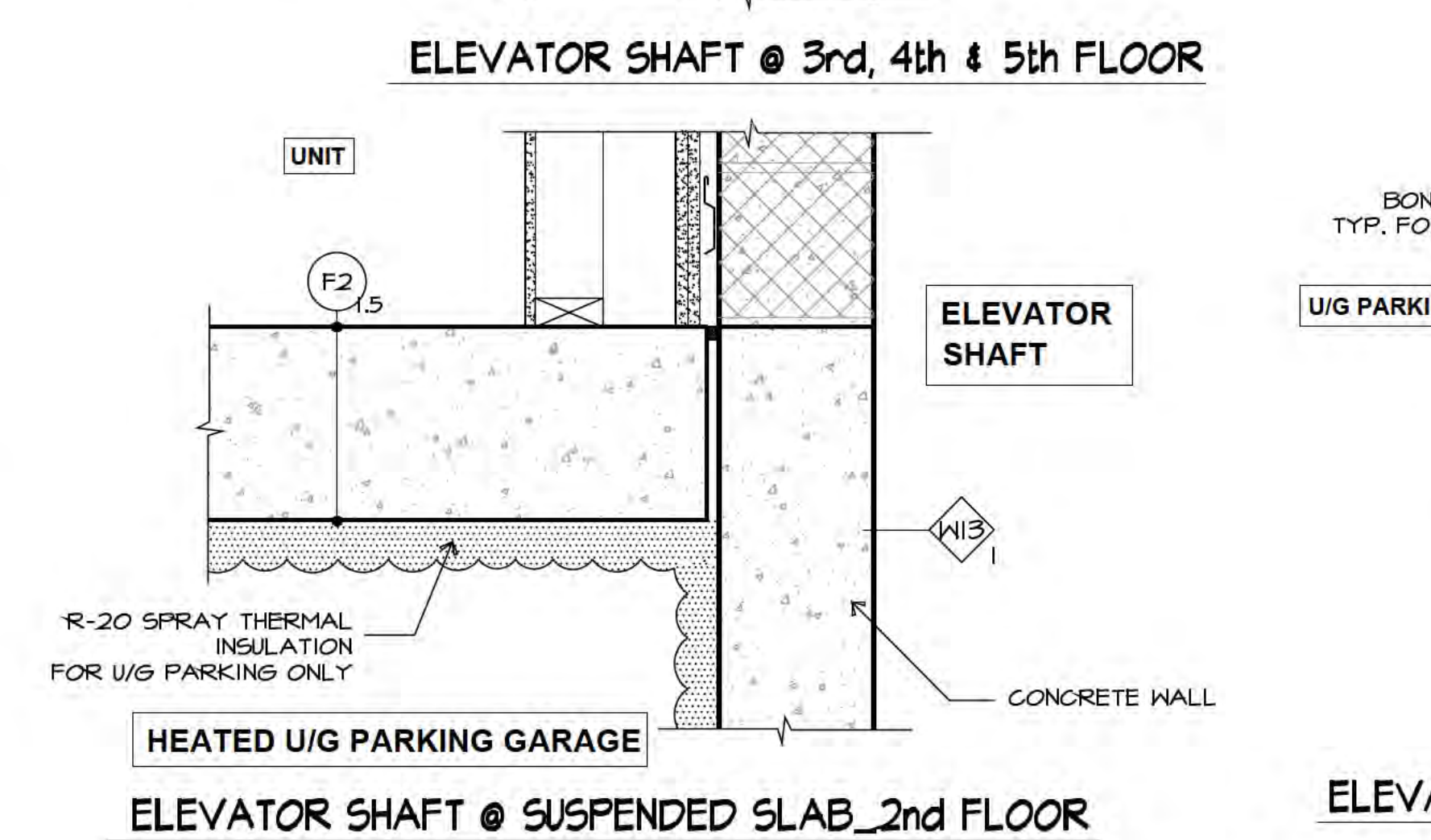
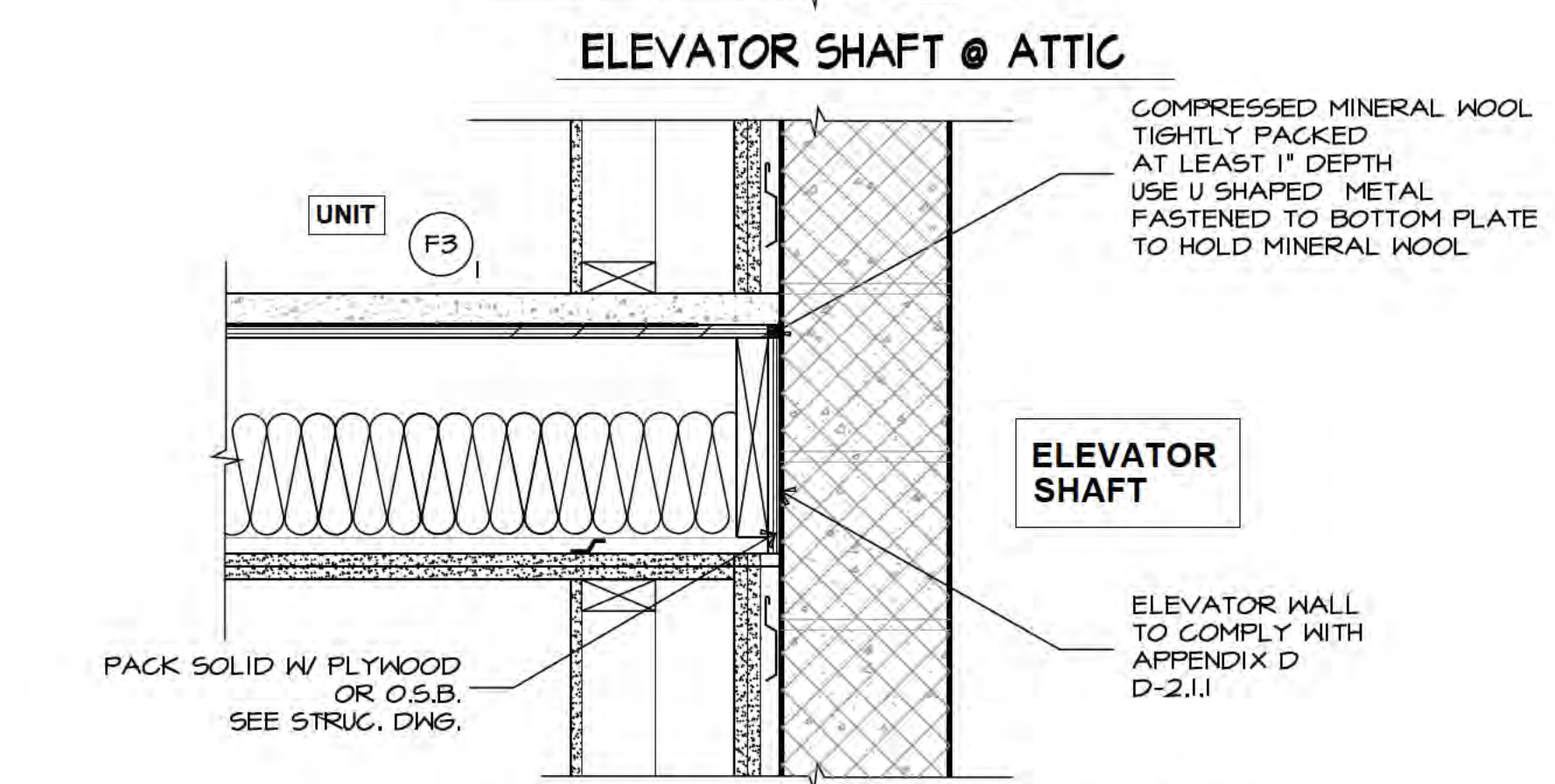
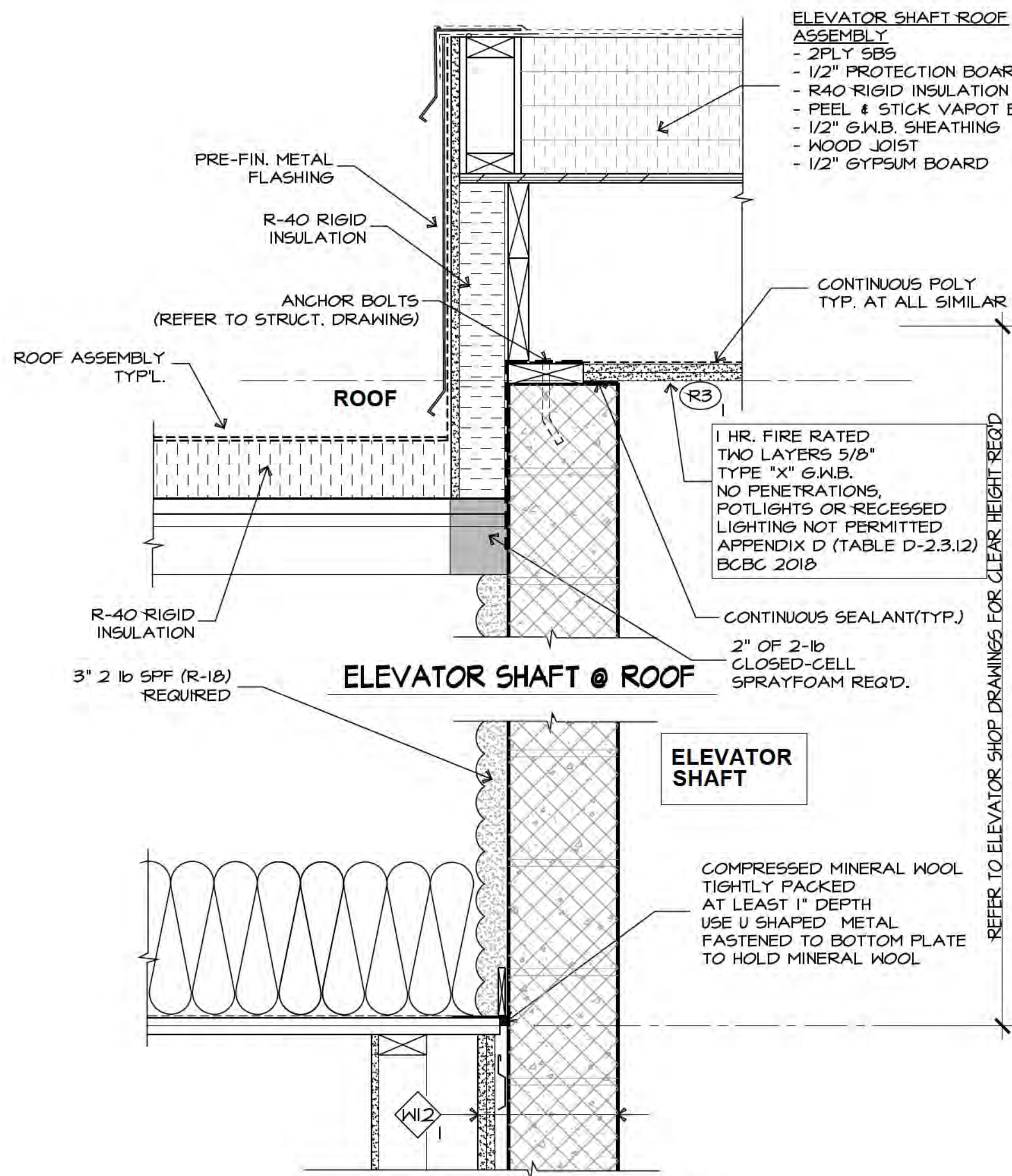


B PATHWAY RETAINING WALL
Scale : 1/4"=1'-0"

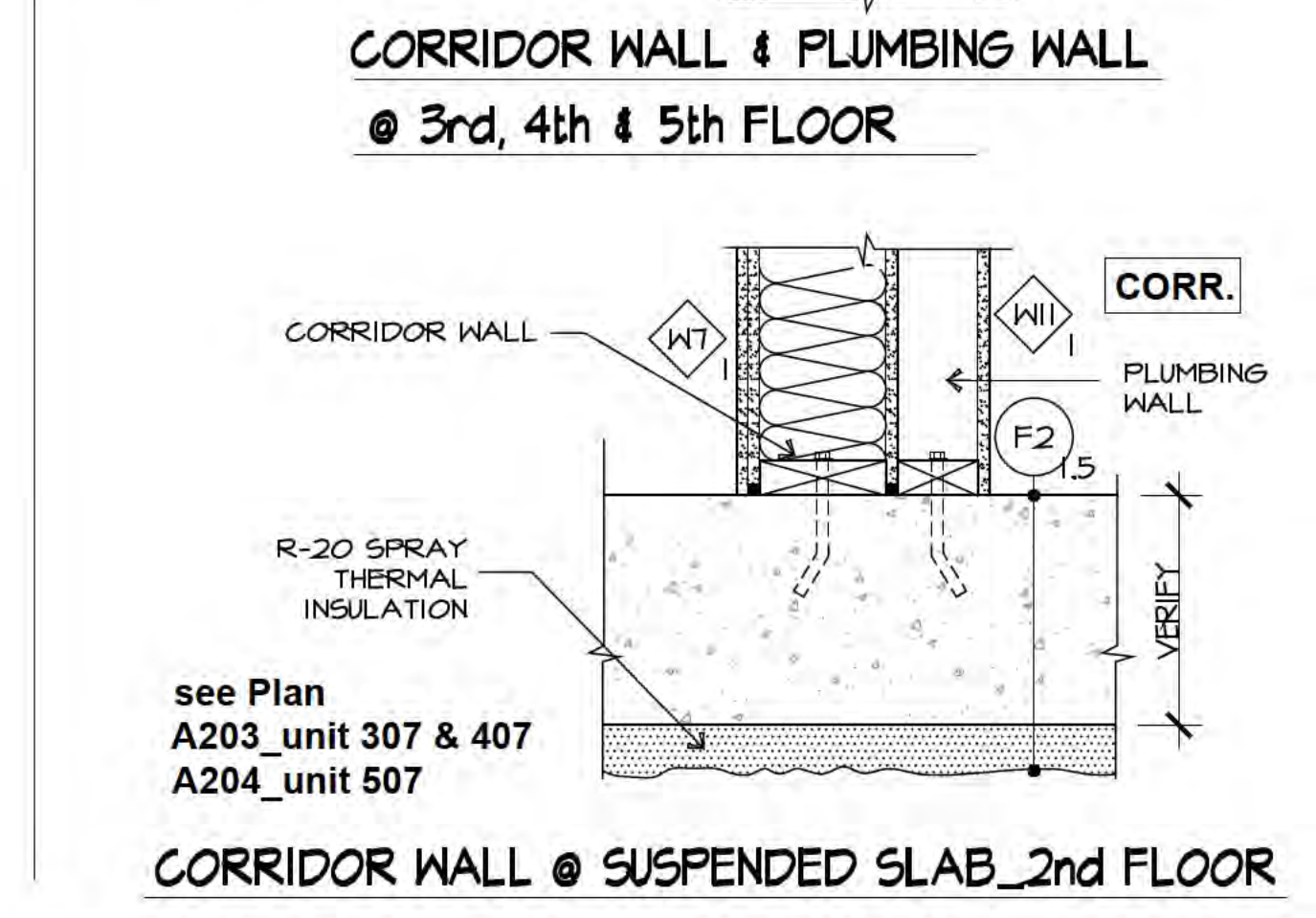
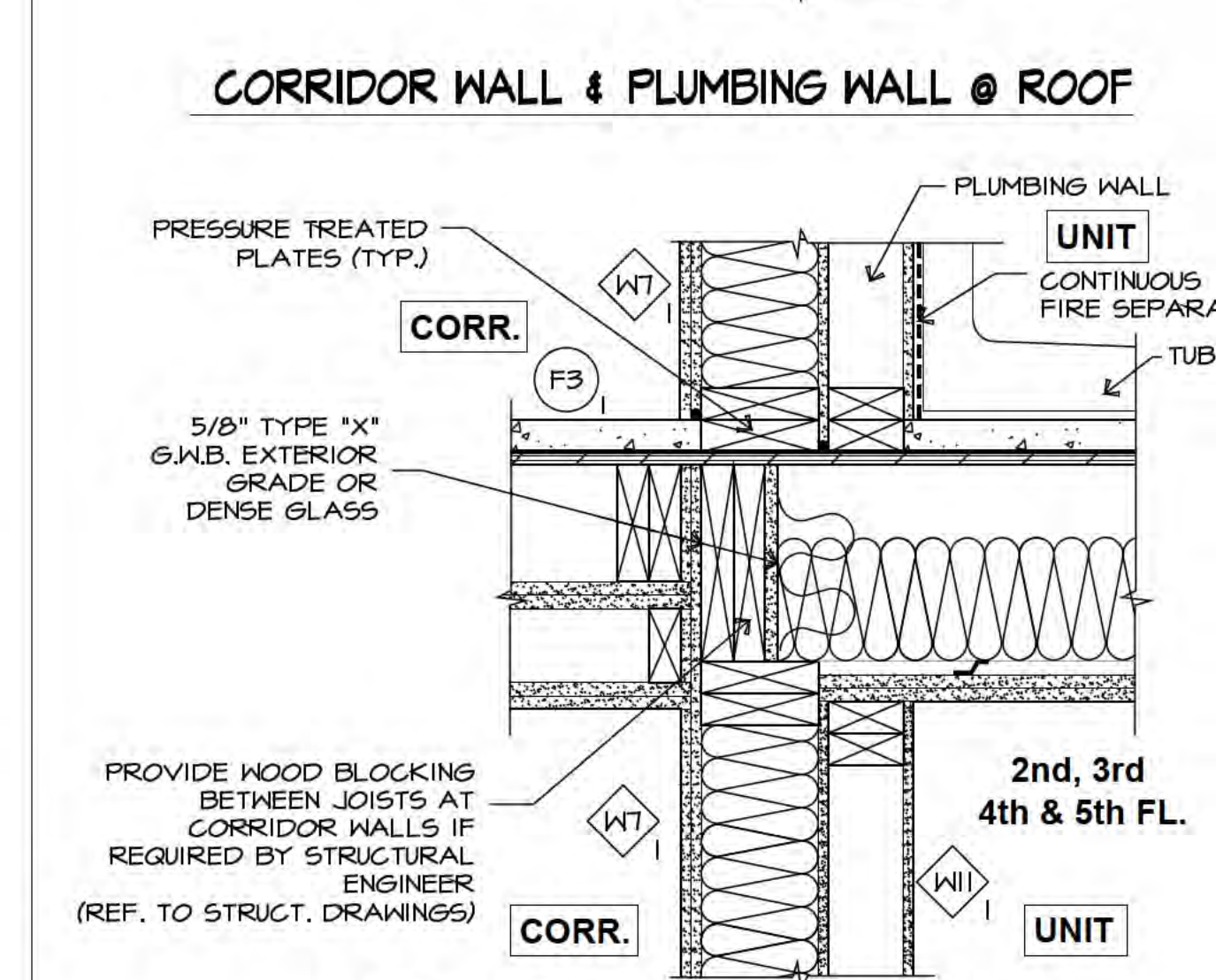
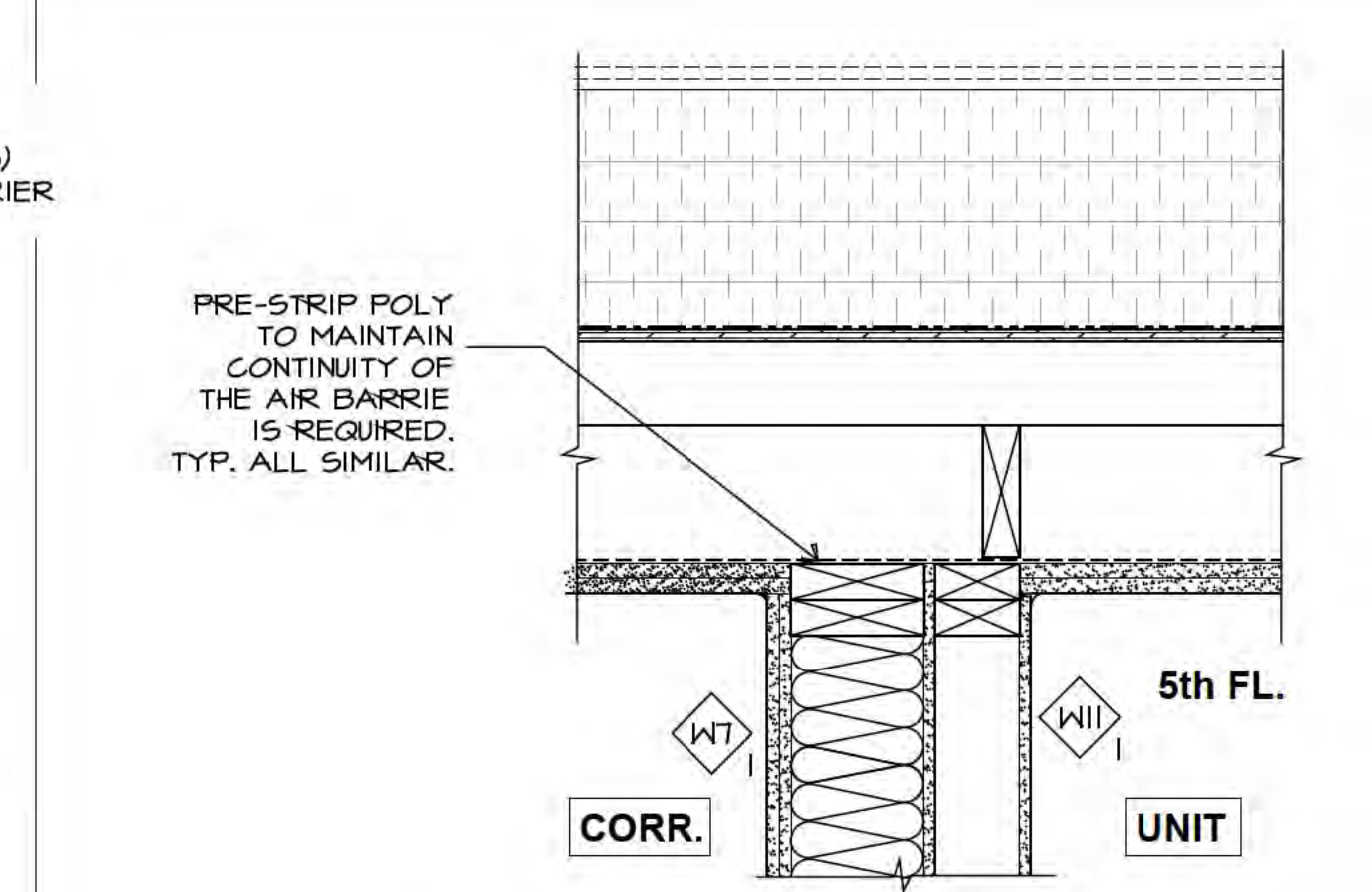


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Scale: As Noted	Sheet: _____ of _____	Project Title: PROPOSED RESIDENTIAL DEVELOPMENT	
Date: _____	Revision: _____	6828, 89th STREET	
Revision: _____	Project No: A506	OSOYOOS B.C.	
01	21-2126	Date: 11-10-2023	
01	11-10-2023	ISSUED FOR BP	Description
Rev.	Date		

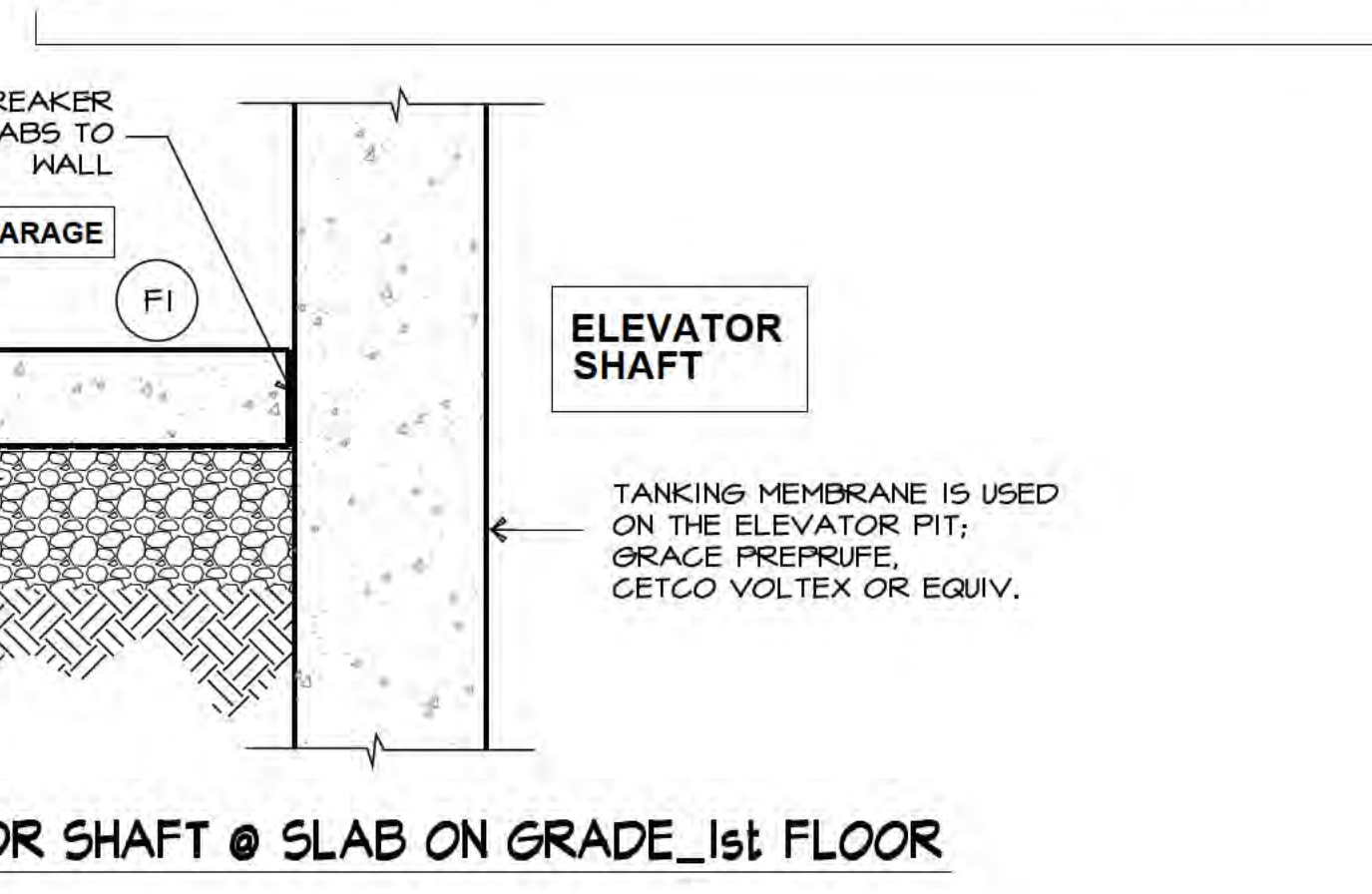
Ionic Architecture Inc.
architects a.i.b.c.
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Surrey B.C. V3V 5T1
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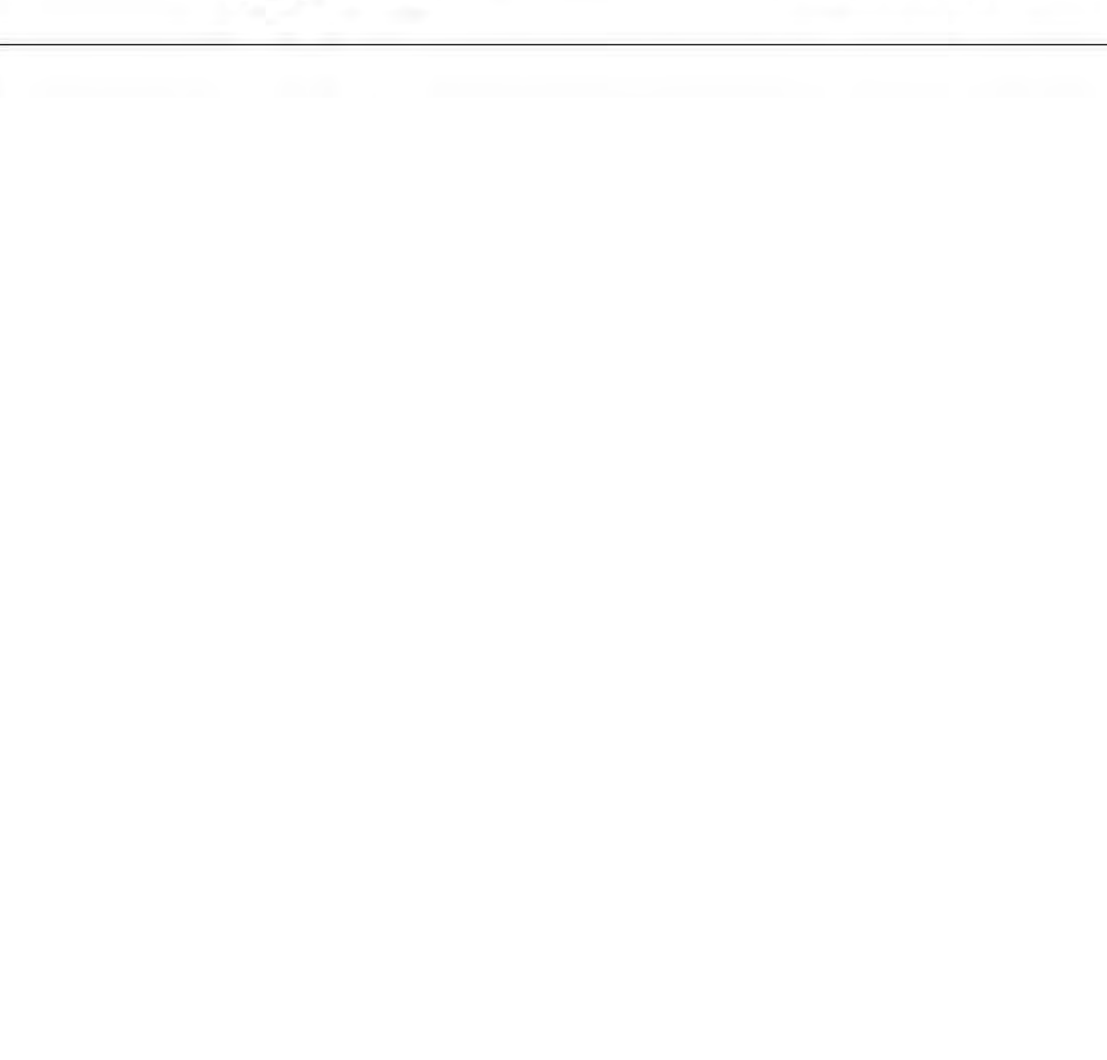
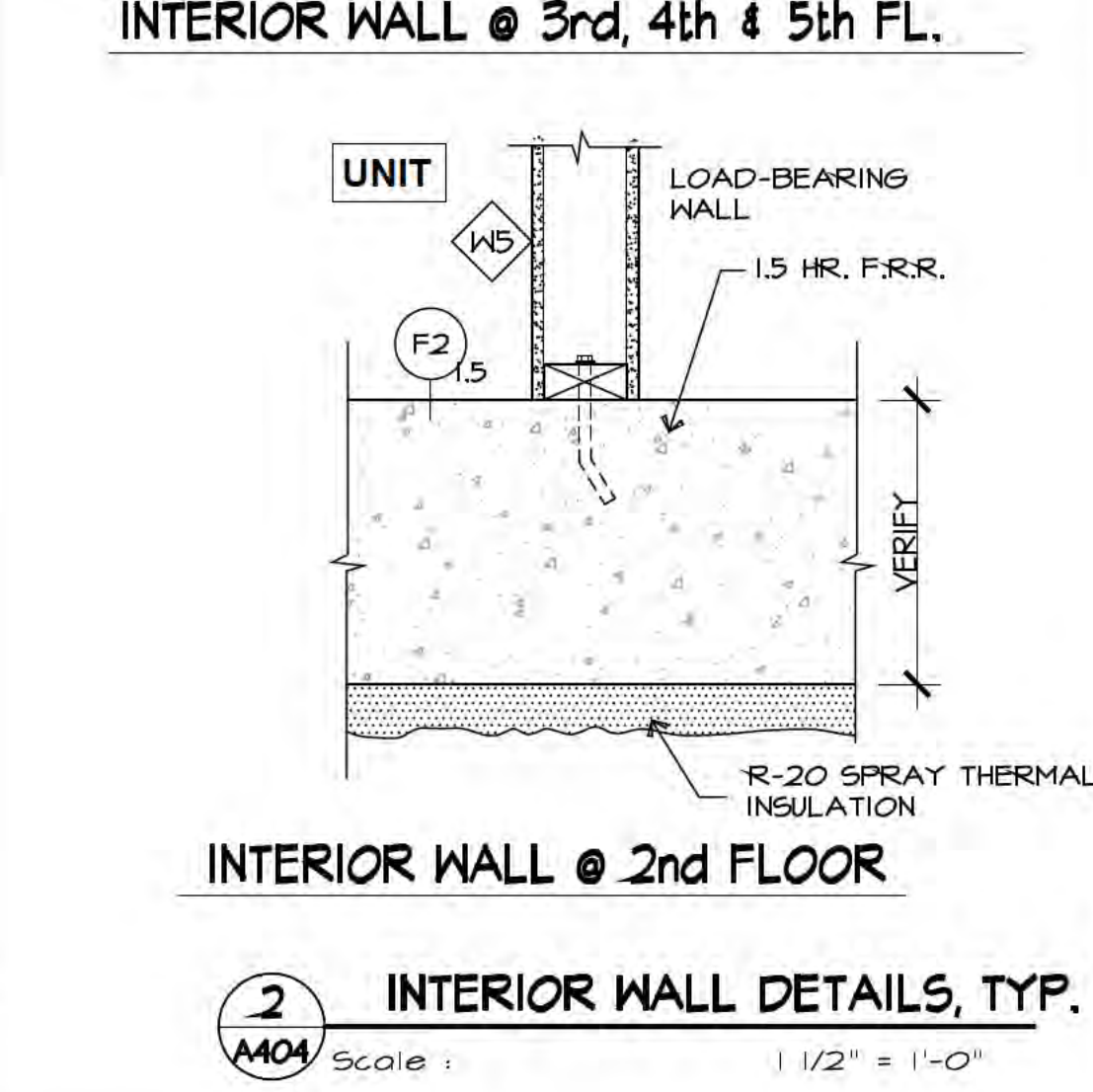
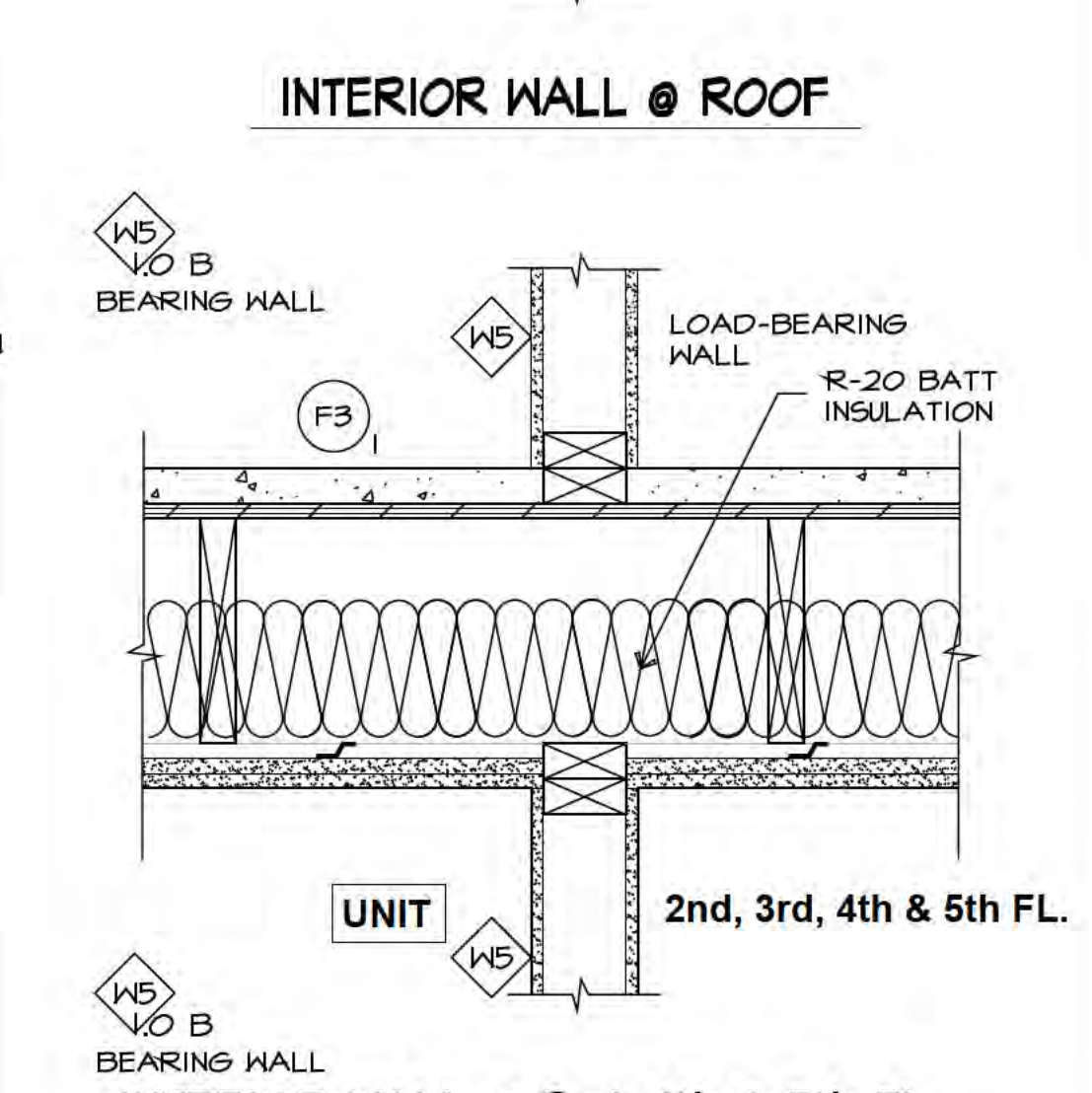
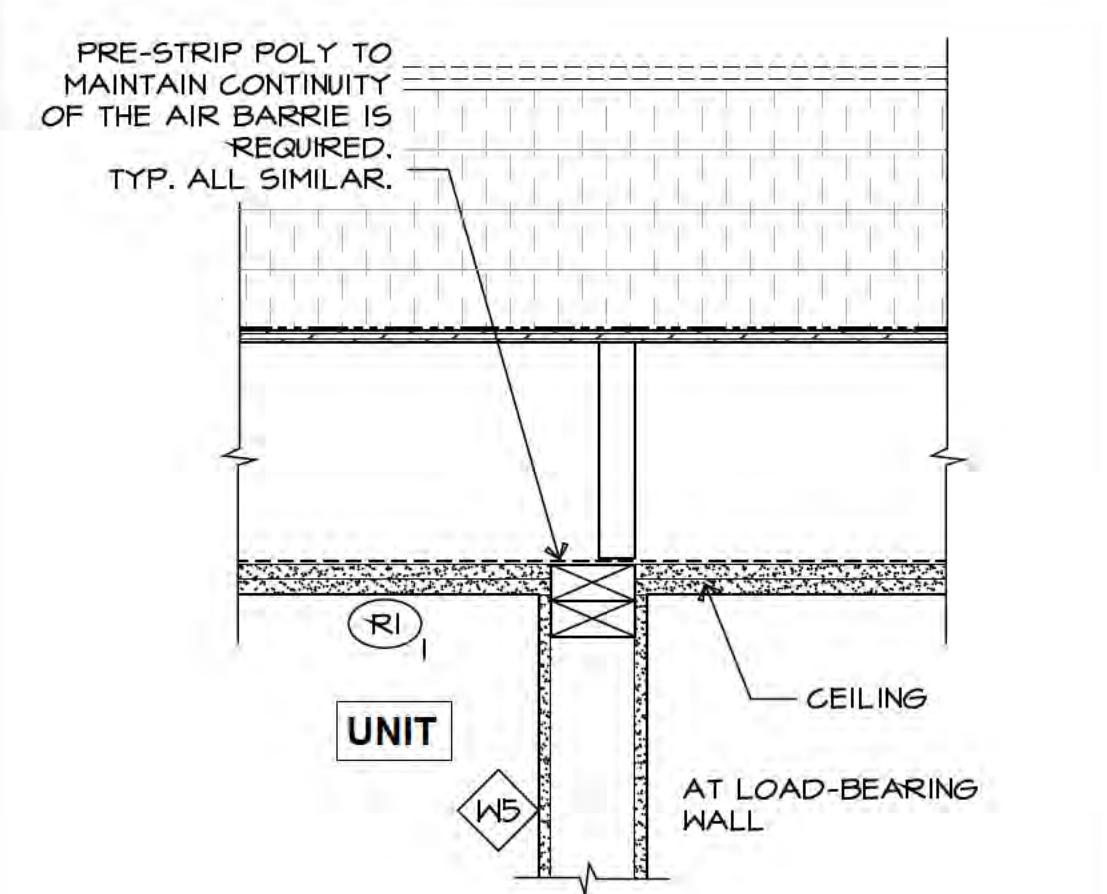
F 4 TYP. ELEVATOR SHAFT DETAILS
 A202 A504 Scale: 1/2" = 1'-0"



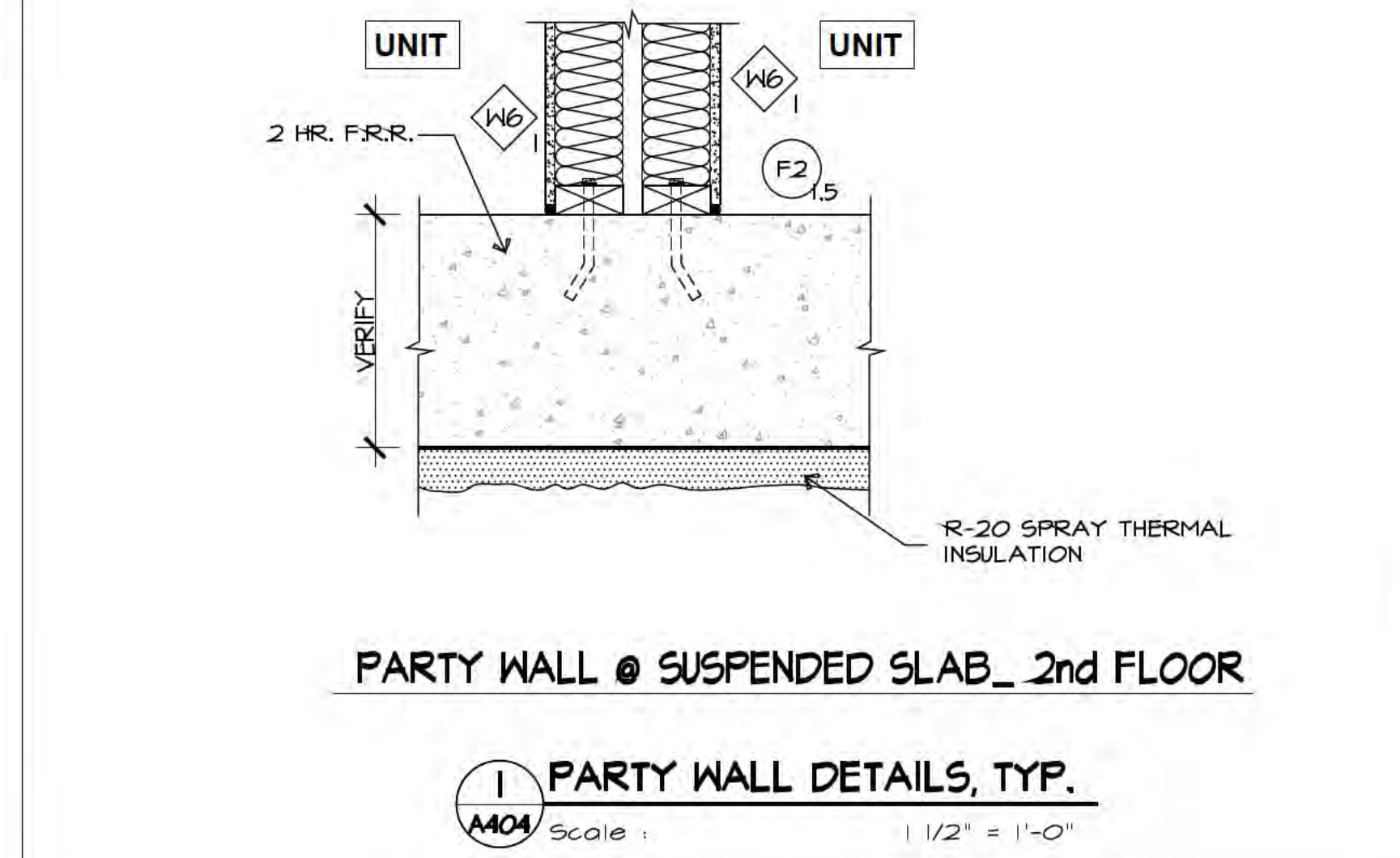
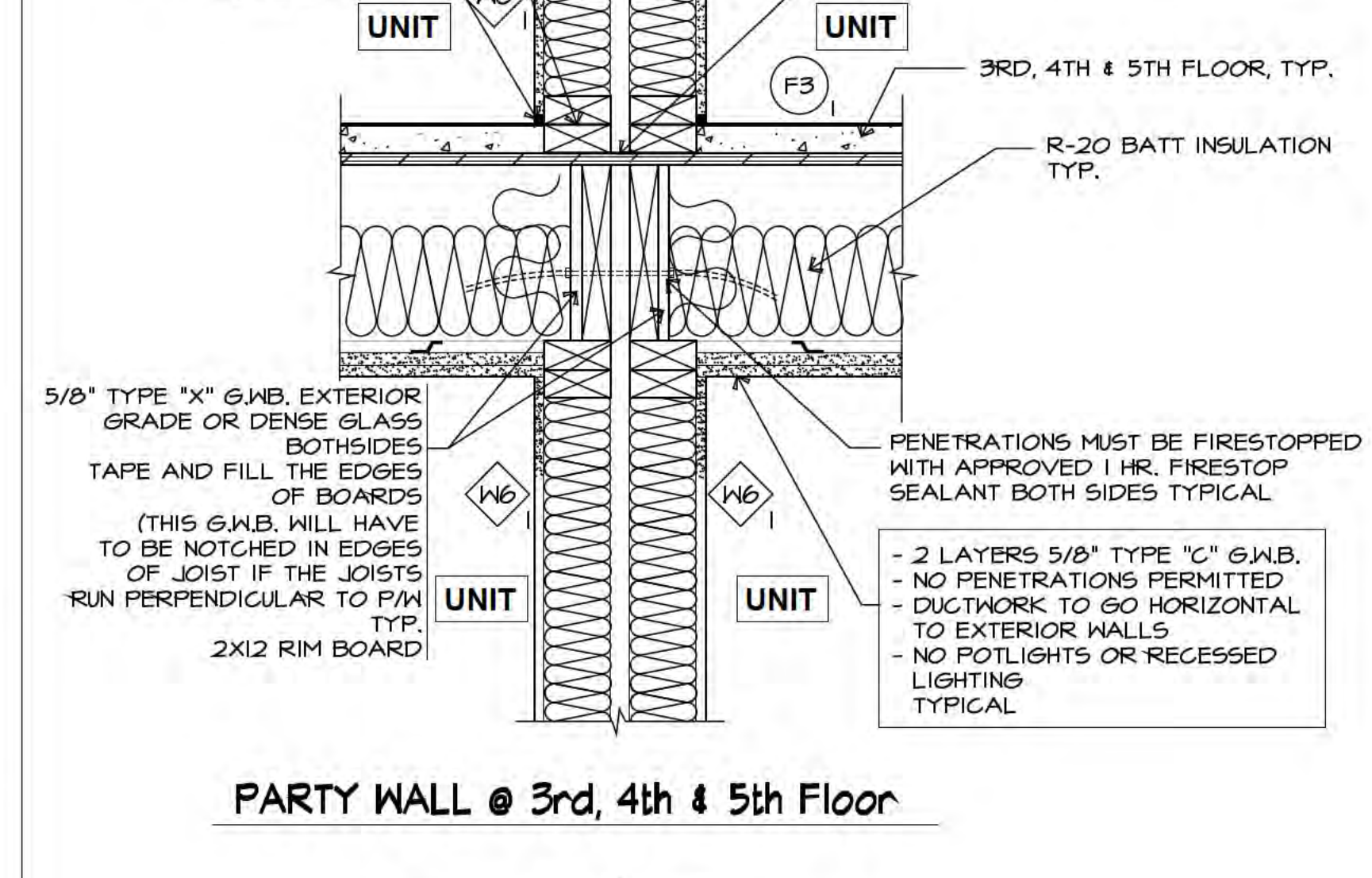
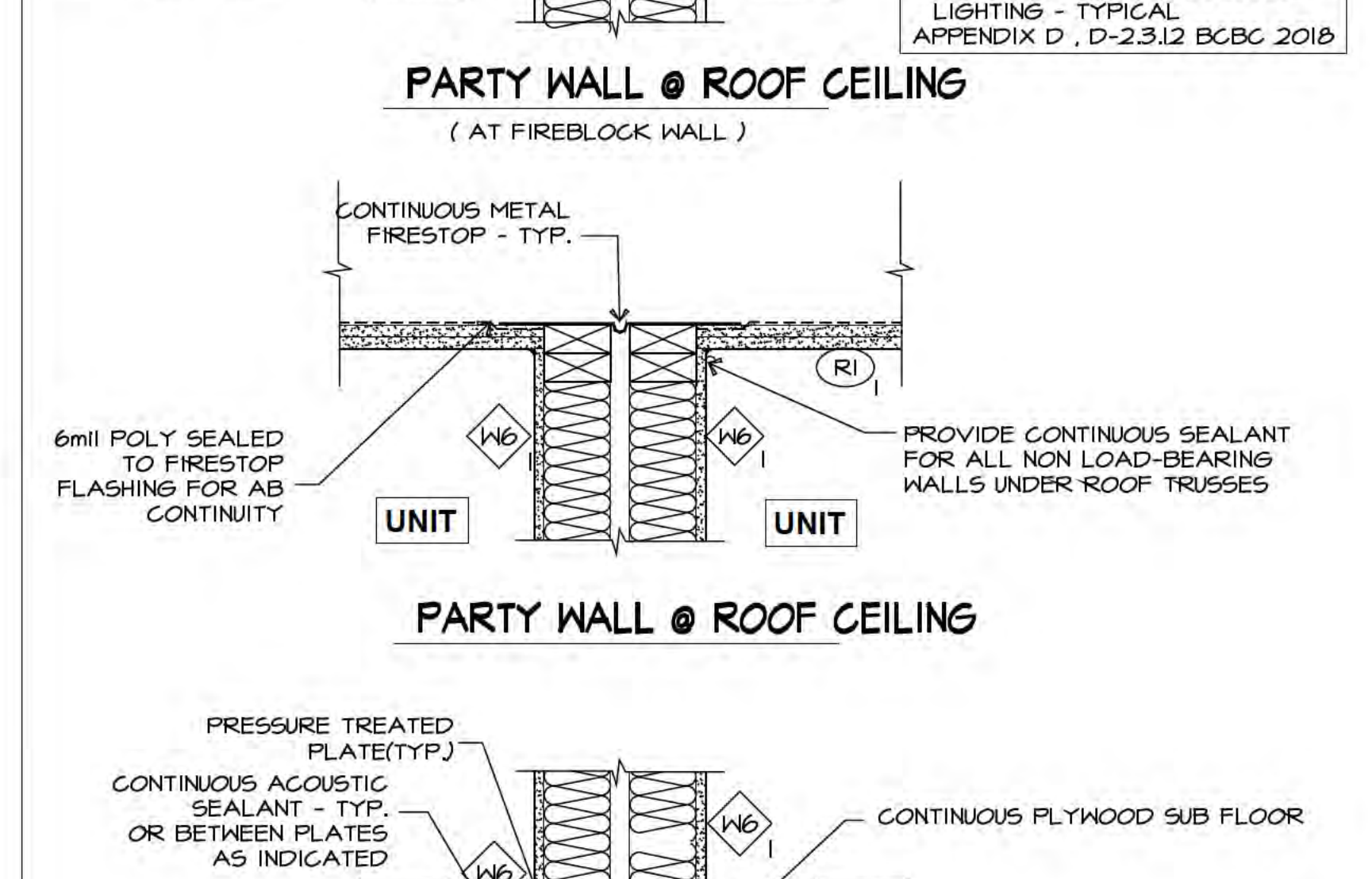
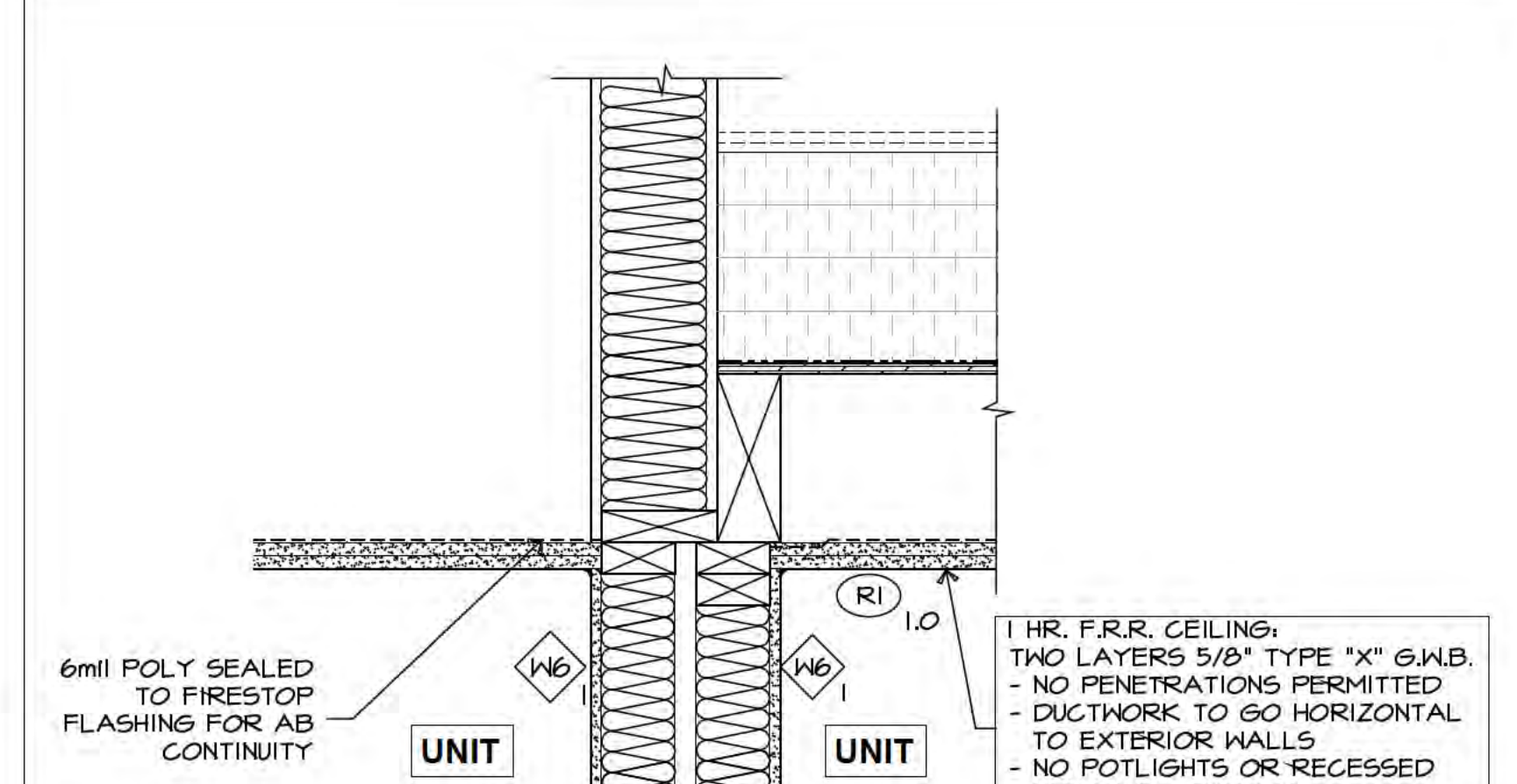
3 CORRIDOR WALL & PLUMBING WALL DETAILS, TYP.
 Scale: 1/2" = 1'-0"



1 PARTY WALL DETAILS, TYP.
 A404 Scale: 1/2" = 1'-0"



1 PARTY WALL DETAILS, TYP.
 A404 Scale: 1/2" = 1'-0"

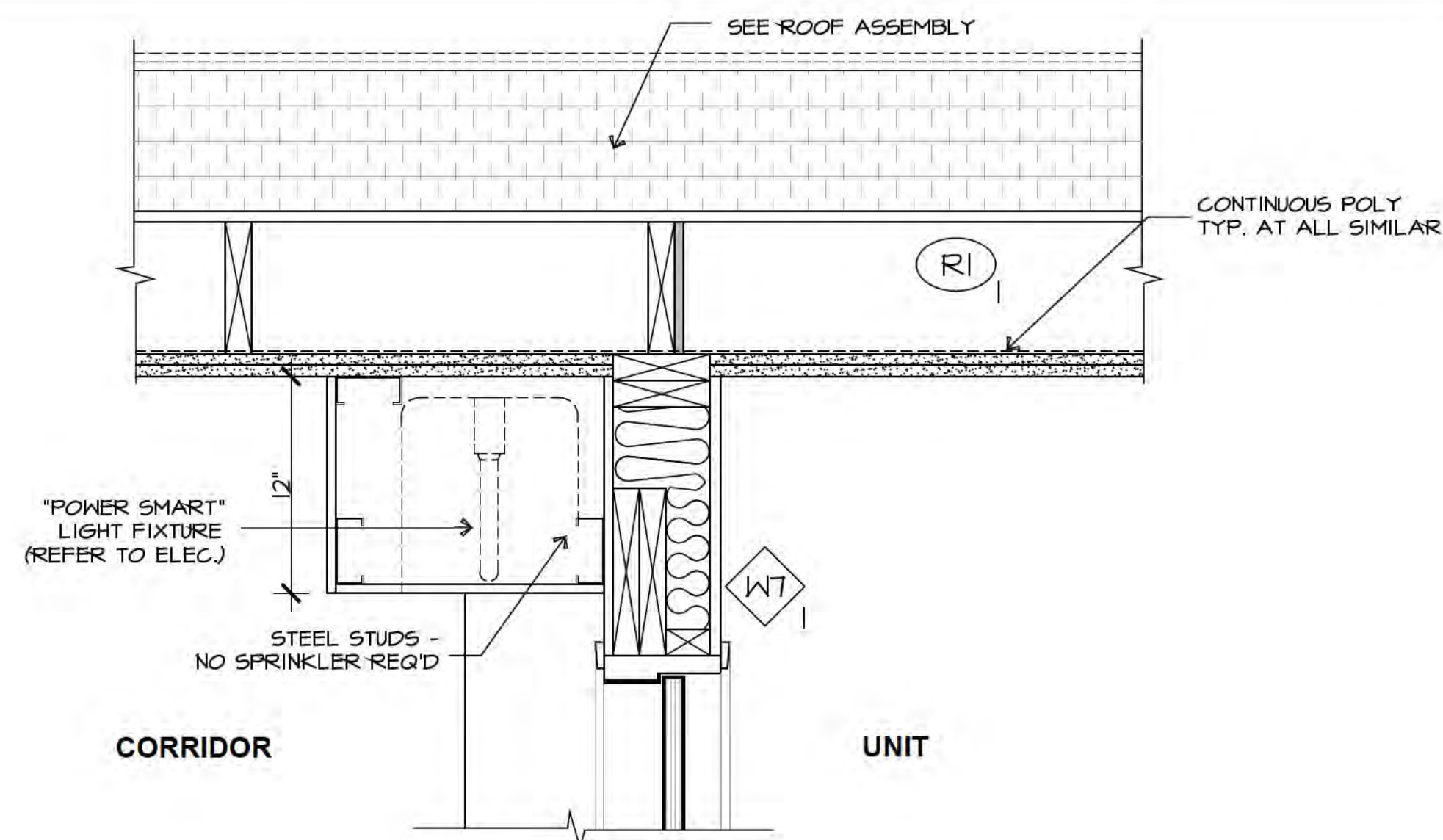


1 PARTY WALL DETAILS, TYP.
 A404 Scale: 1/2" = 1'-0"

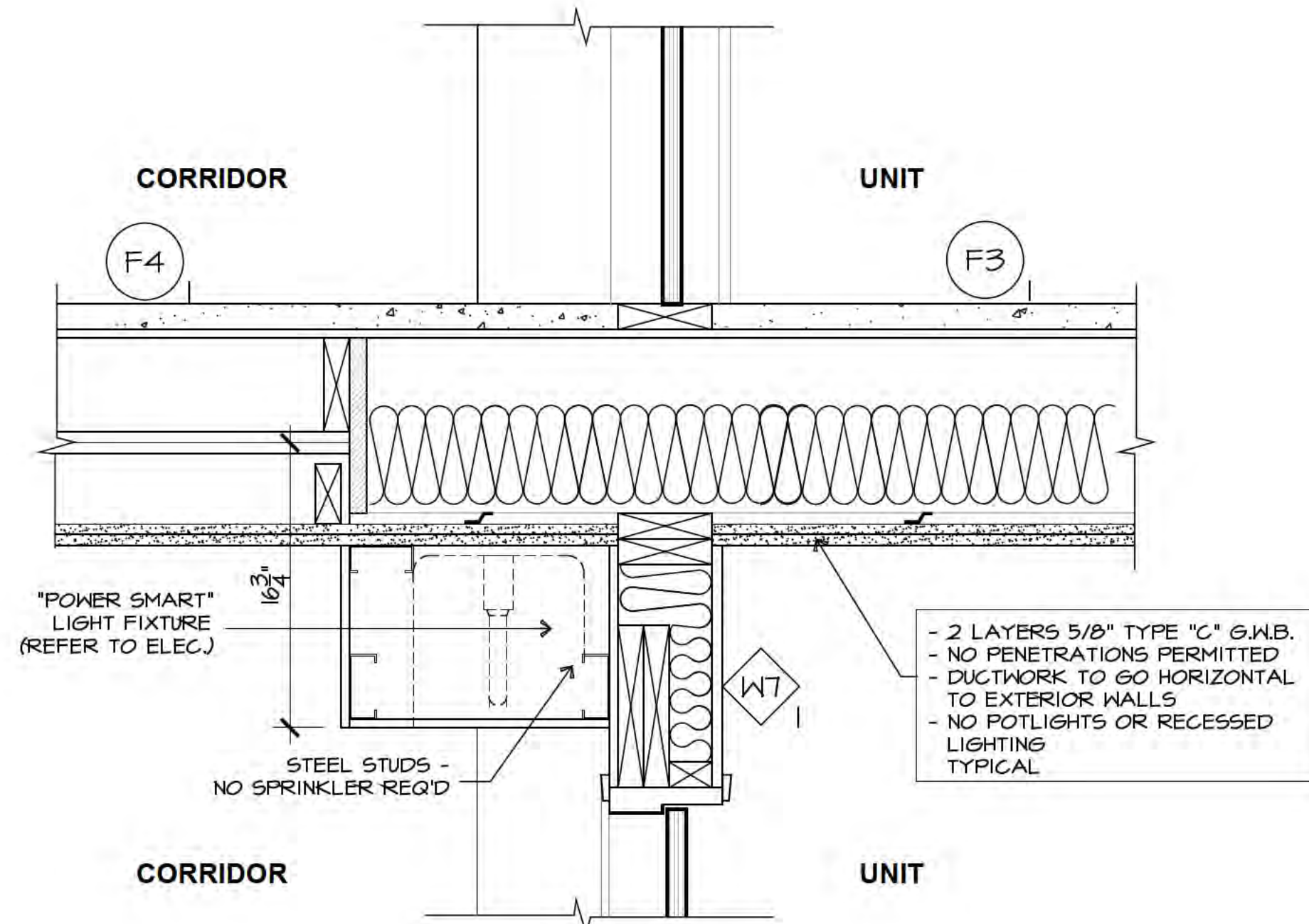
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Date:		Date: 11-10-2023	
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Project No. A601		Project No. A601	
Revision: 21-2126		Revision: 21-2126	
Date:		Date: 11-10-2023	
Scale:		Scale: 1/2" = 1'-0"	
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Project No. A601		Project No. A601	
Revision: 21-2126		Revision: 21-2126	
Date:		Date: 11-10-2023	
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Project No. A601		Project No. A601	
Revision: 21-2126		Revision: 21-2126	
Date:		Date: 11-10-2023	
Scale:		Scale: 1/2" = 1'-0"	
Drawing Title: CONSTRUCTION DETAILS		Project Title: PROPOSED RESIDENTIAL DEVELOPMENT	
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Project No. A601		Project No. A601	
Revision: 21-2126		Revision: 21-2126	
Date:		Date: 11-10-2023	
Scale:		Scale: 1/2" = 1'-0"	

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\share\08\21-2126-AP-Osoyos apt3-BP Drawings\11-09-2023_BP CURRENT\21-2126_A601-A603_details.dwg, 11/24/2023 10:28:06 AM, DWG To PDF.pc3

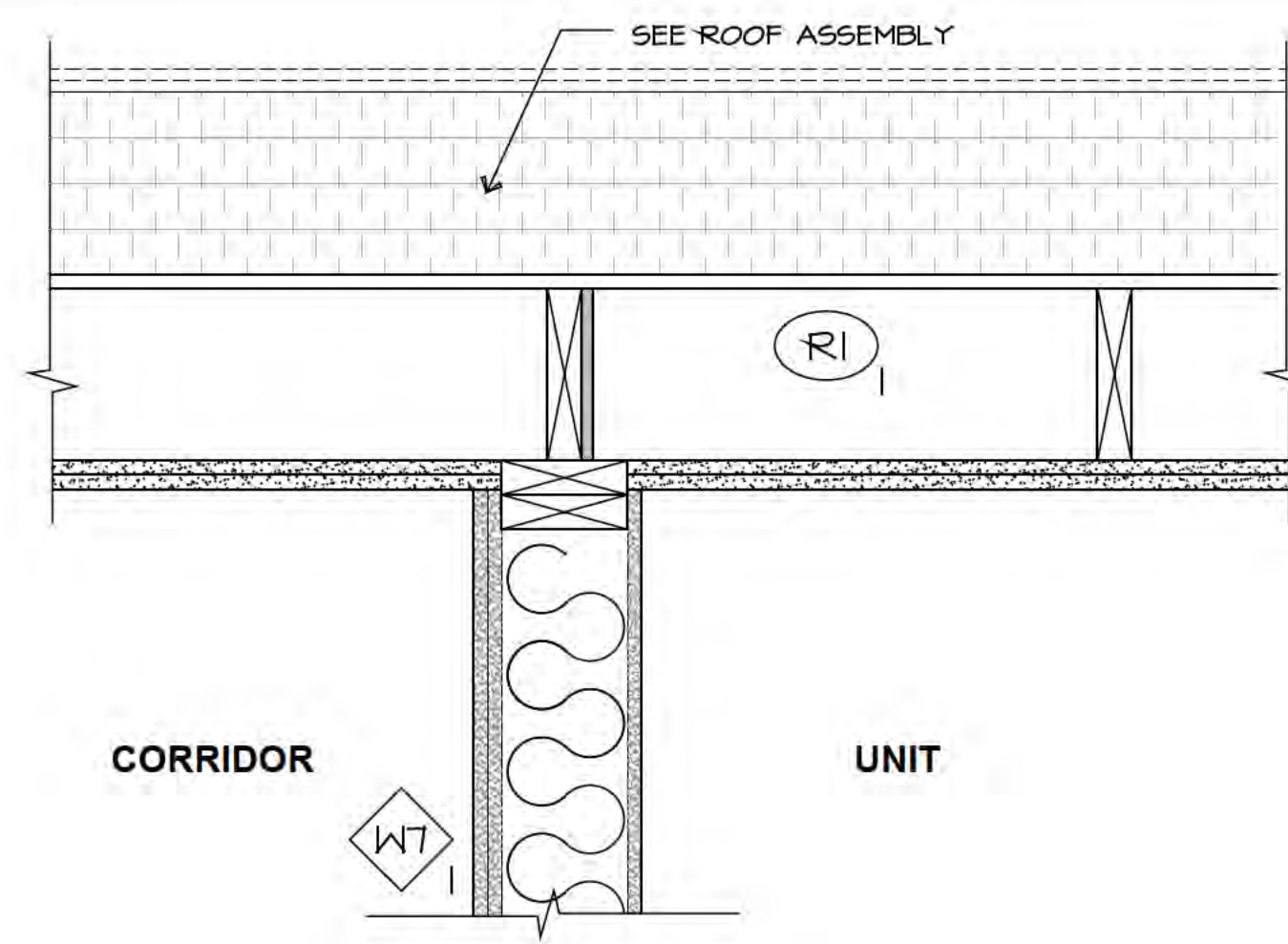


UNIT ENTRY @ 5th Floor

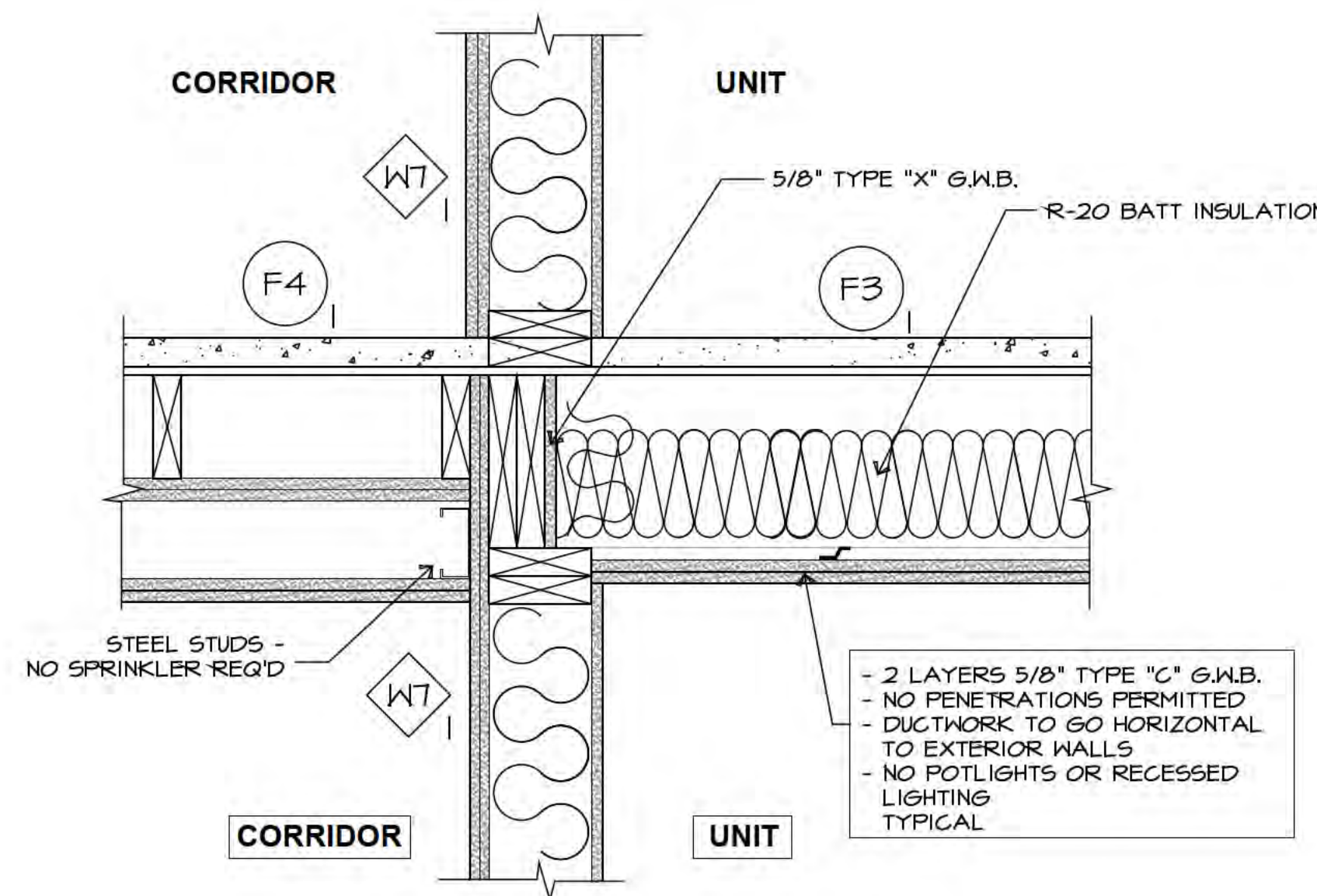


UNIT ENTRY @ 2nd, 3rd & 4th Floor

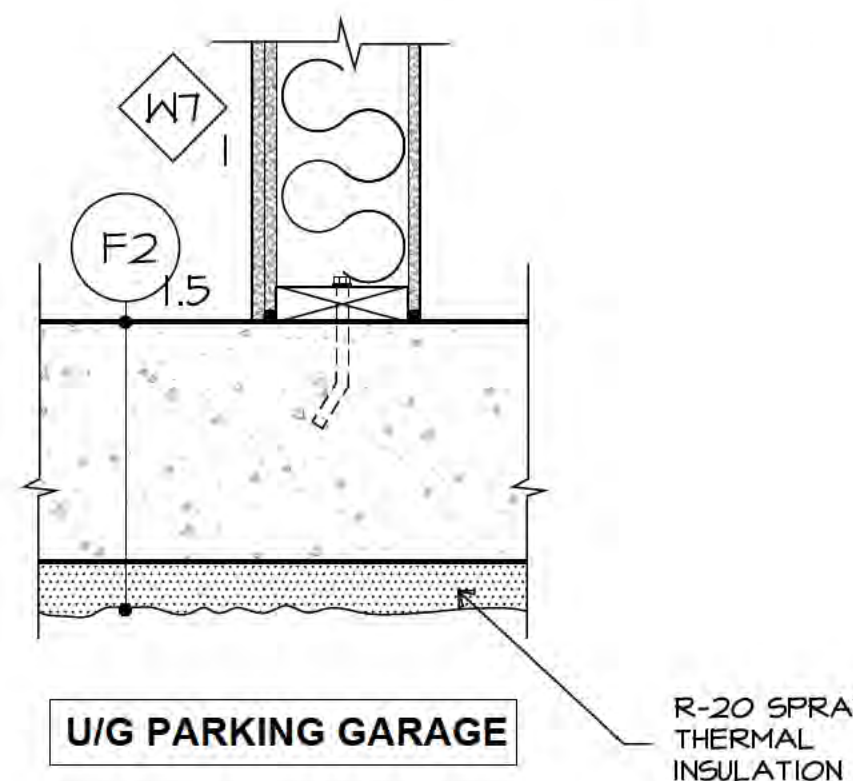
7 UNIT ENTRY VALENCE DETAIL
A401 Scale: 1/2" = 1'-0"



CORRIDOR WALL @ ROOF

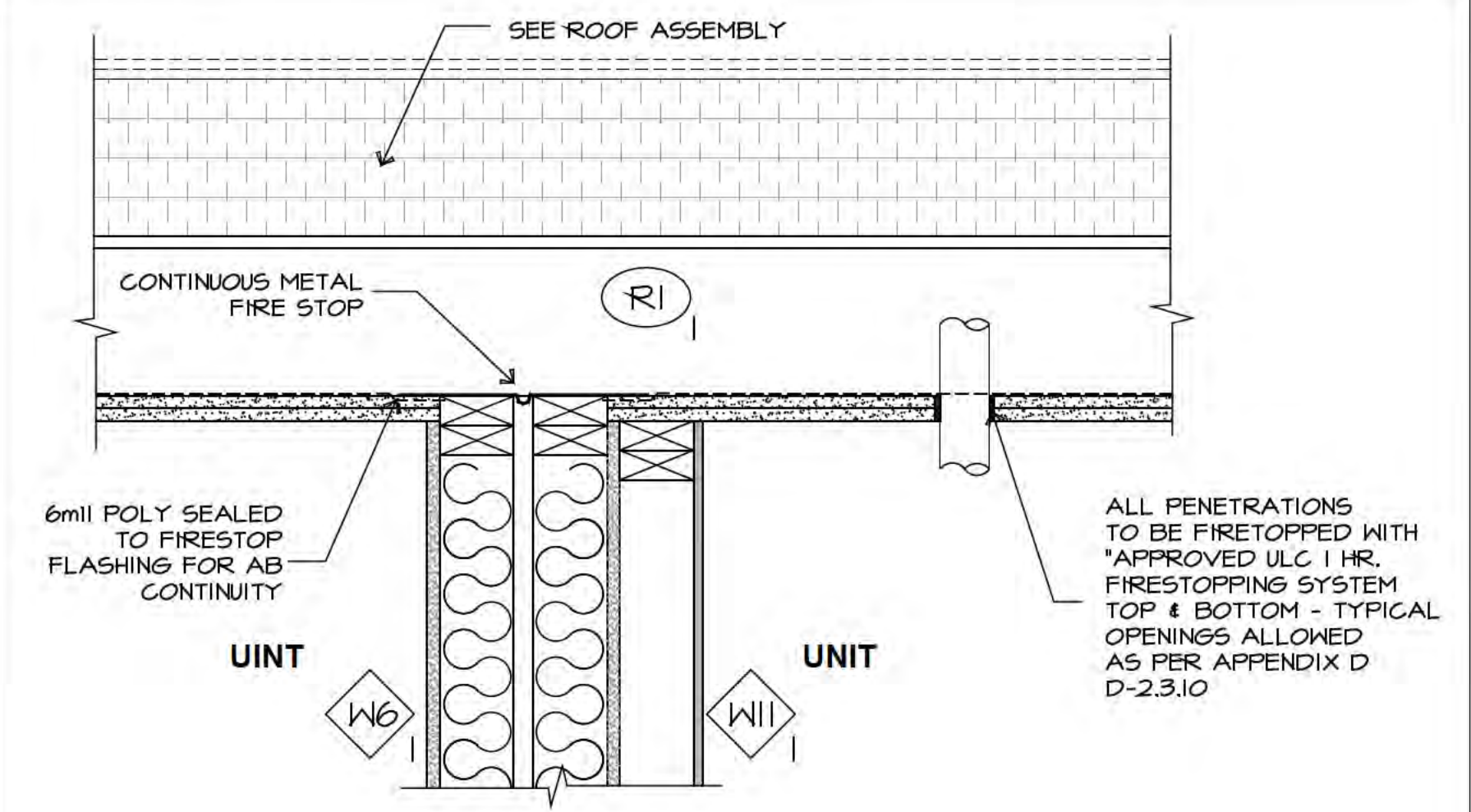


CORRIDOR & UNIT @ 3rd, 4th & 5th FLOOR

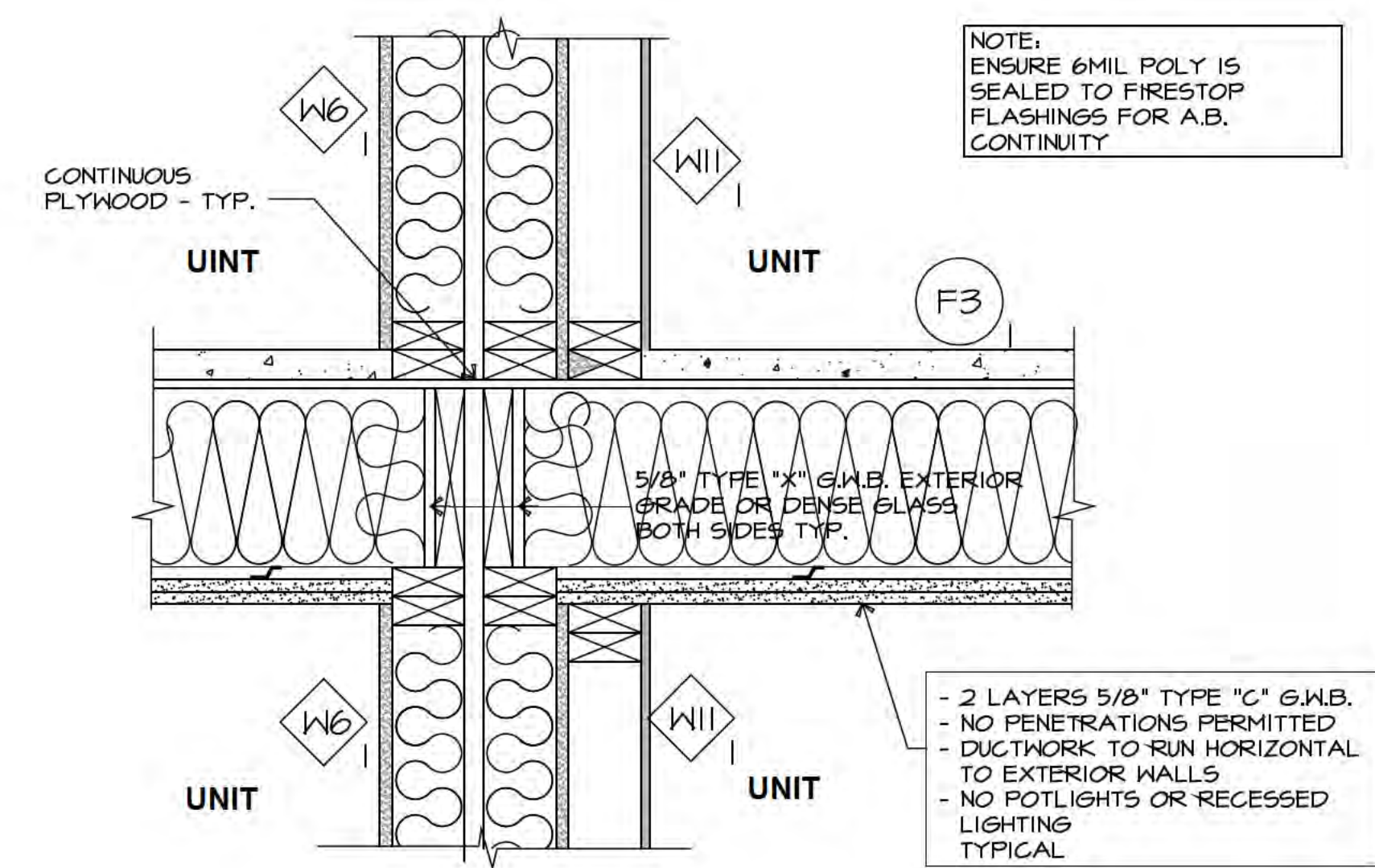


CORRIDOR WALL @ SUSPEND SLAB 2nd FLOOR

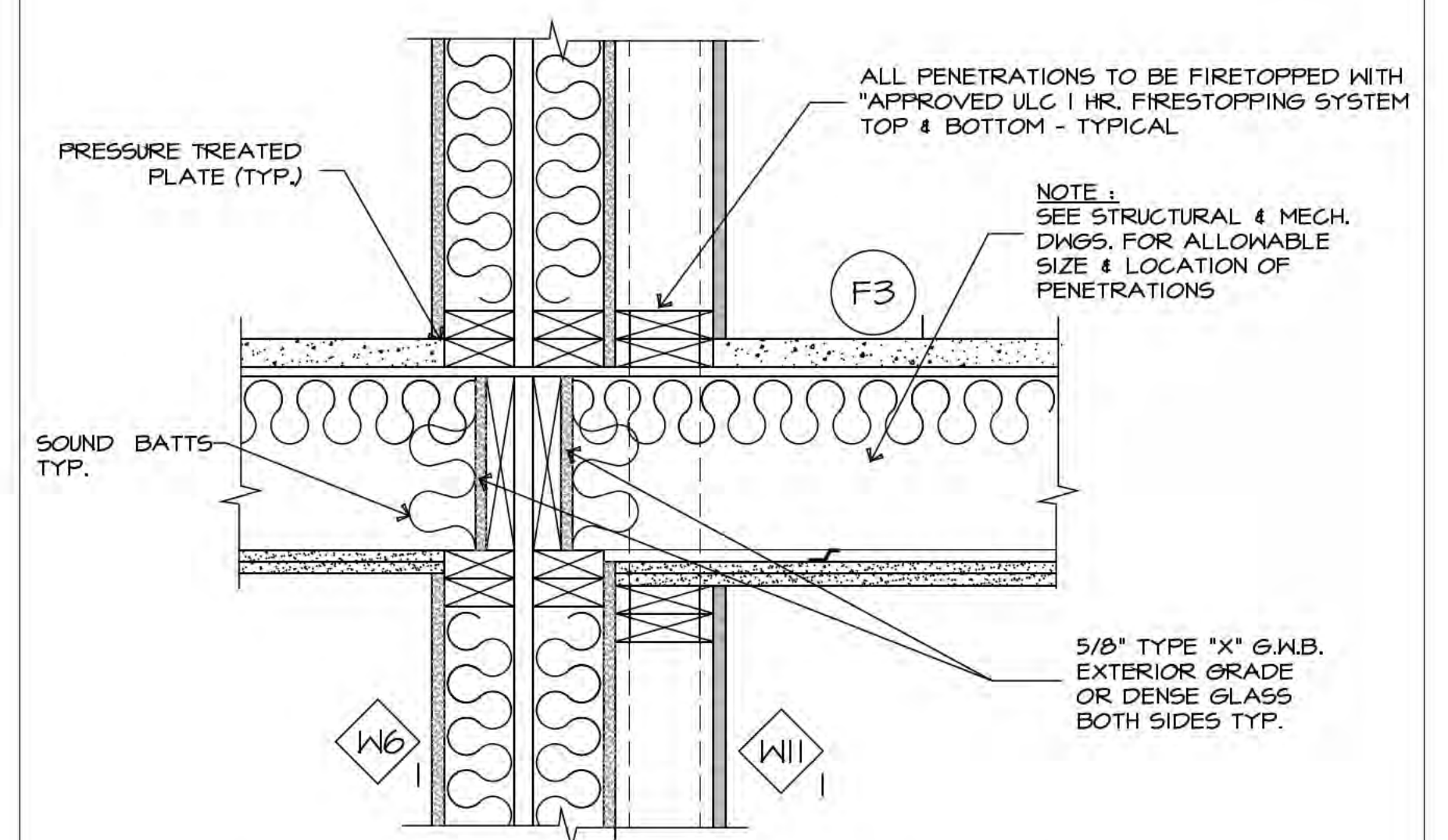
6 6 CORRIDOR WALL DETAILS, TYP.
A403 A401 Scale: 1/2" = 1'-0"



PARTY WALL & CHASE WALL @ 4th FLOOR CEILING



PARTY WALL & CHASE WALL @ FLOOR



PENETRATIONS @ PLUMBING WALL @ PARTY WALL

IF APPLICABLE

5 PARTY WALL & PLUMBING WALL DETAIL, TYP.
Scale: 1/2" = 1'-0"

Rev.	Date	Description
01	11-10-2023	ISSUED FOR BP

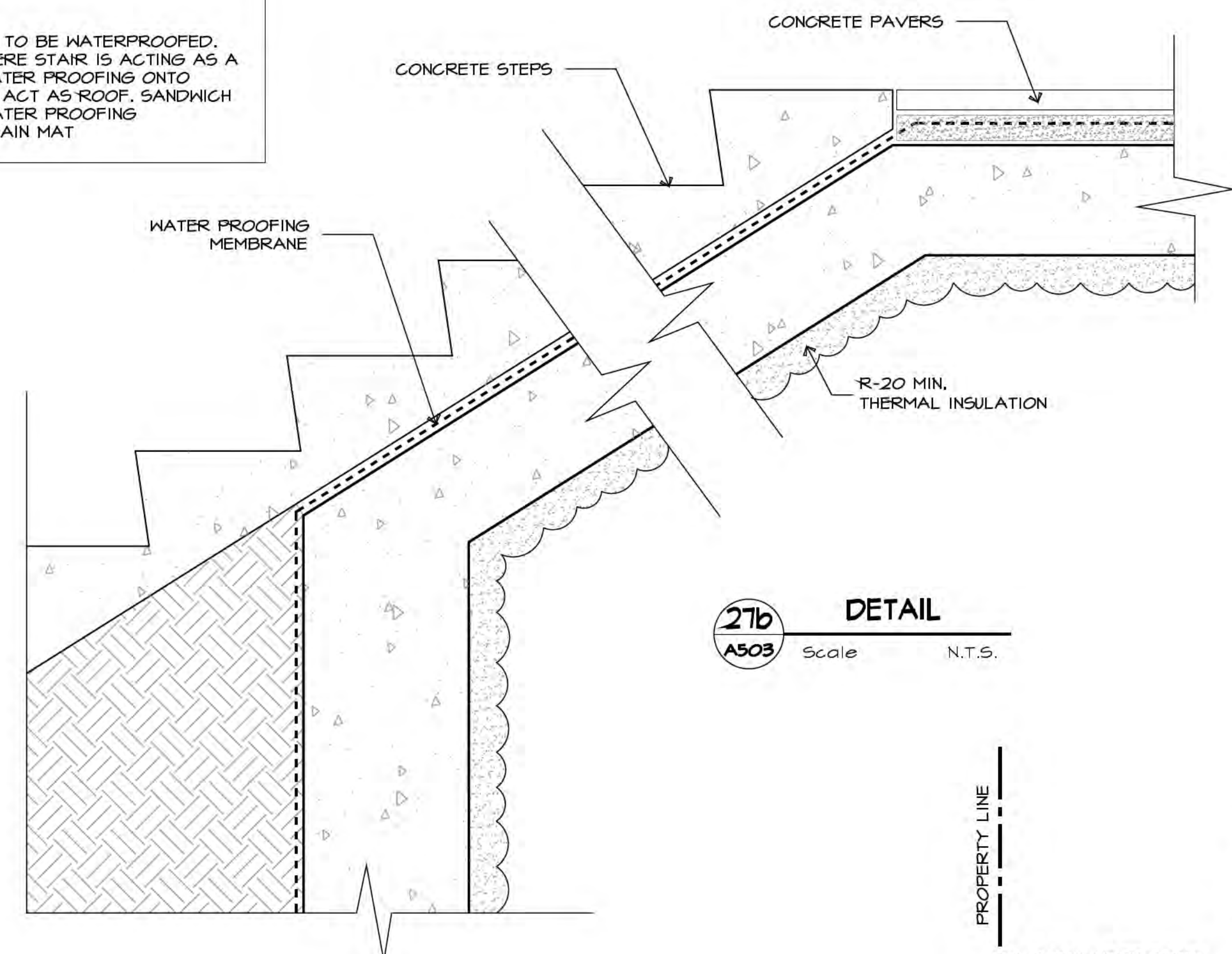
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Drawing Title: CONSTRUCTION DETAILS
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT
6828 89th STREET
0507005 B.C.

Sheet: A602 of A602
Project No.: 21-2126
Revision: 01

Scale: As Noted
Date: 11-10-2023

NOTE:
STAIR CASE NEEDS TO BE WATERPROOFED.
SIM LOCATIONS WHERE STAIR IS ACTING AS A
ROOF. CONTINUE WATER PROOFING ONTO
STAIR CASES THAT ACT AS ROOF. SANDWICH
SLAB INCLUDING WATER PROOFING
MEMBRANE AND DRAIN MAT

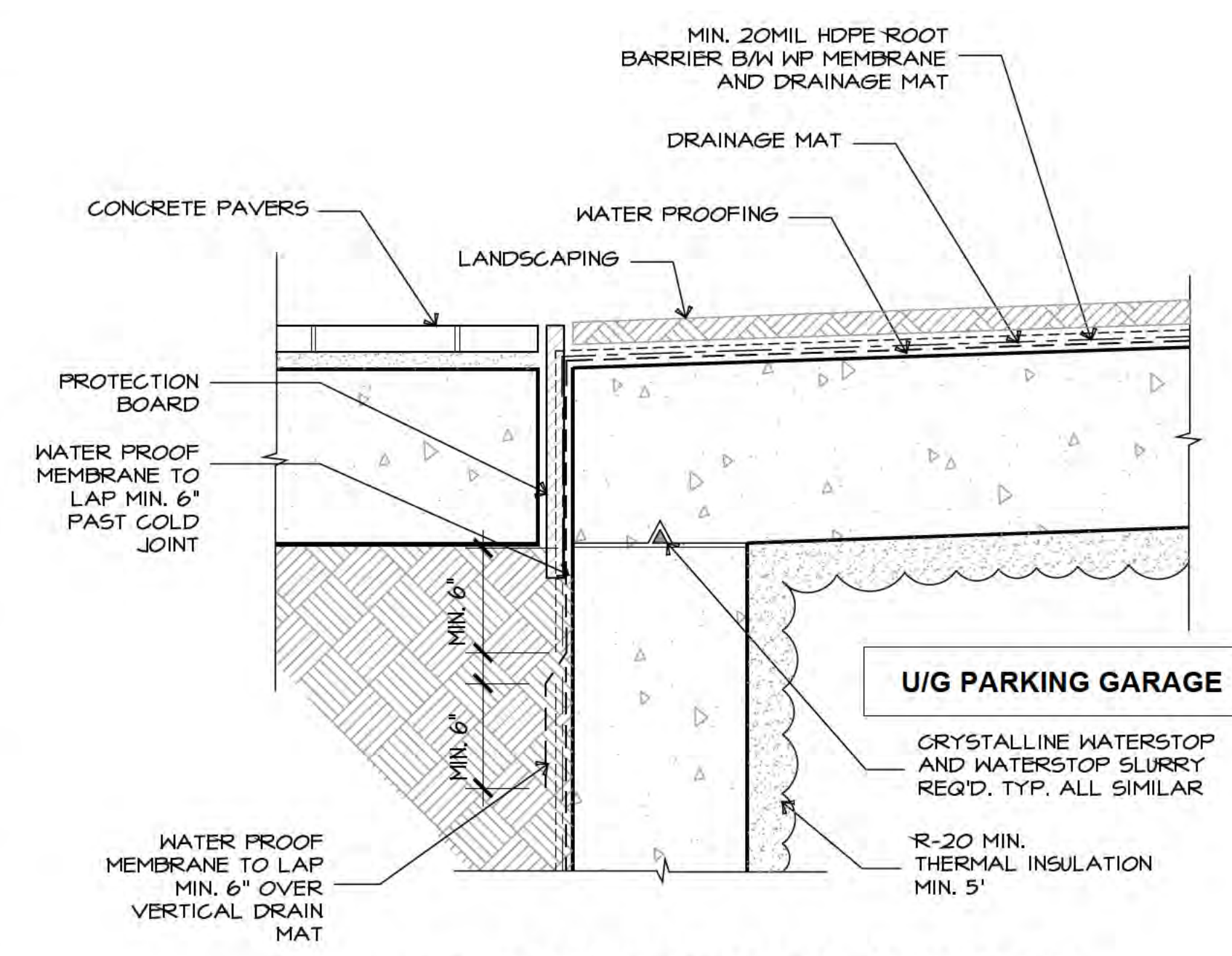


27b
A503 Scale N.T.S.

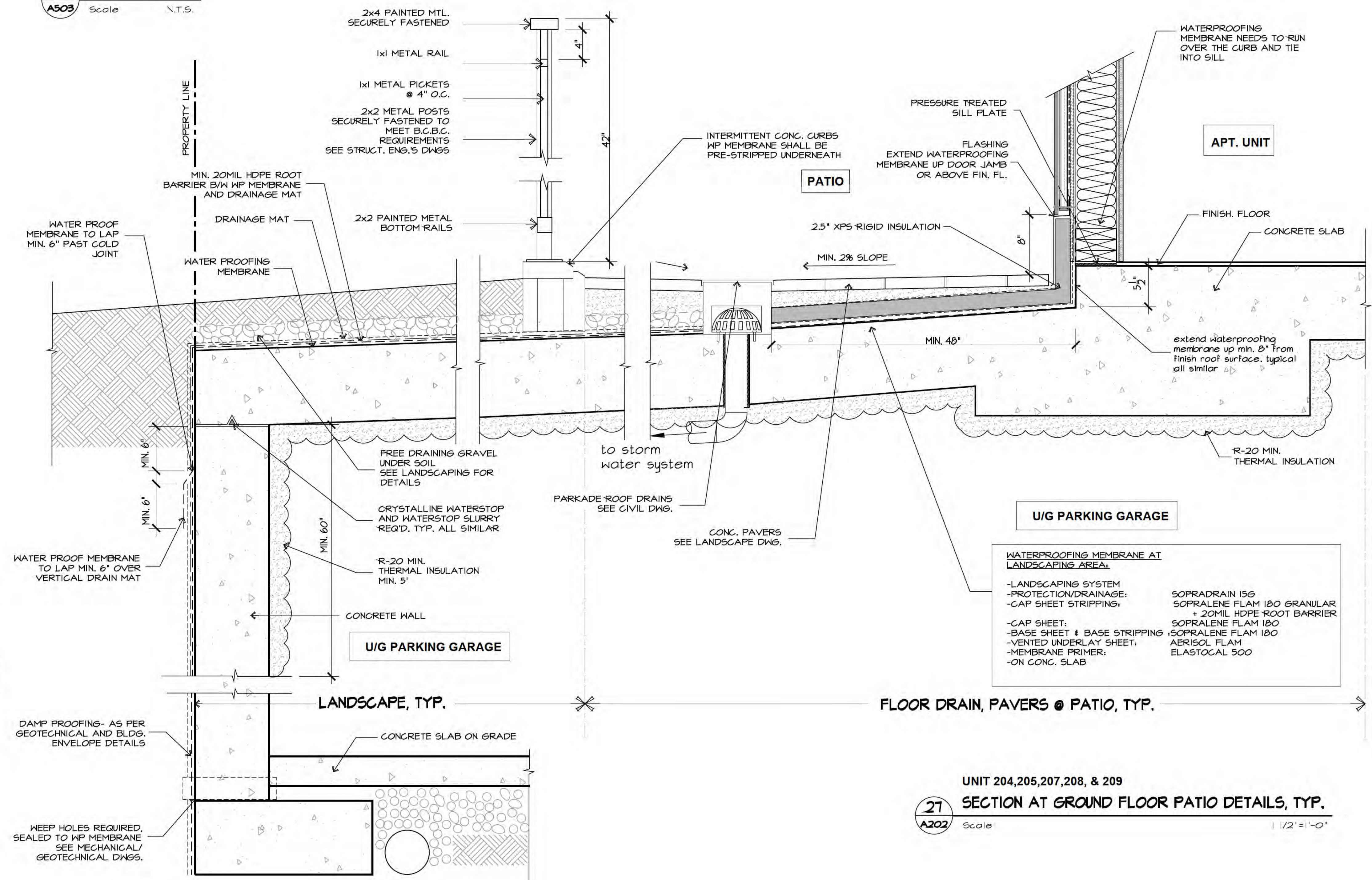
NOTE:
WATERPROOFING MEMBRANE BELOW GRADE WALLS:
-CONCRETE WALL
-MEMBRANE PRIMER: TORCH & STICK
-VERTICAL MEMBRANE & STRIPPING: TORCH & STICK
-PROTECTION/DRAINAGE: SOPRADRAIN 10G
-BACKFILL

NOTE:
SEAL V.B. AT PLATE / FLOOR JOINT
EXTEND BUILDING PAPER 1/2" PAST SHEATHING
PROVIDE INSECT MESH
EXTEND CLADDING 1/2" PAST STRAPPING
KEEP CLADDING 8" OFF GRADE

NOTE:
REFER TO AQUA -COAST ENGINEERING BUILDING
ENVELOPE DETAILS FOR ALL WINDOWS, EXTERIOR
DOORS, CLADDING, EXTERIOR WALLS, FLASHING,
TRIMS AND DECK RAILING INSTALLATION



27a
A202 Scale 1/2"=1'-0"



27
A202 Scale 1/2"=1'-0"

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DETAILS
Drawing Title:
Project Title:
PROPOSED RESIDENTIAL DEVELOPMENT
6828 89th STREET
OS0Y005 B.C.

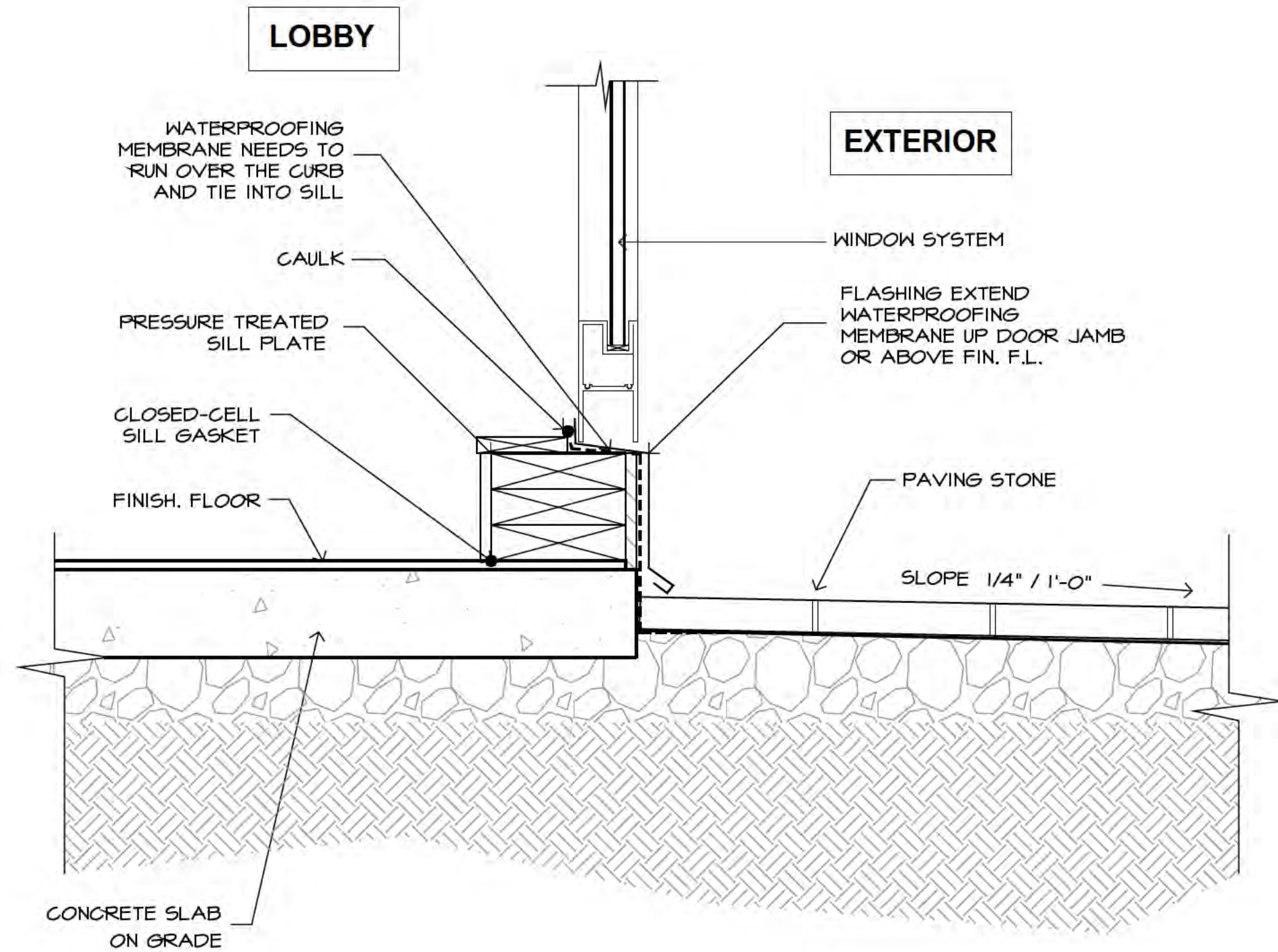
Scale: As Noted
Sheet: of
Date:
Revision: Project No. **A606**
01 21-2126

WATERPROOFING MEMBRANE AT LANDSCAPING AREA:
-LANDSCAPING SYSTEM
-PROTECTION/DRAINAGE: SOPRADRAIN 15G
-CAP SHEET STRIPPING: SOPRALENE FLAM 180 GRANULAR + 20MIL HDPE ROOT BARRIER
-CAP SHEET: SOPRALENE FLAM 180
-BASE SHEET & BASE STRIPPING: SOPRALENE FLAM 180
-VENTED UNDERLAY SHEET: AERISOL FLAM
-MEMBRANE PRIMER: ELASTOCAL 500
-ON CONC. SLAB

WATERPROOFING MEMBRANE AT LANDSCAPING AREA:
-LANDSCAPING SYSTEM
-PROTECTION/DRAINAGE: SOPRADRAIN 15G
-CAP SHEET STRIPPING: SOPRALENE FLAM 180 GRANULAR + 20MIL HDPE ROOT BARRIER
-CAP SHEET: SOPRALENE FLAM 180
-BASE SHEET & BASE STRIPPING: SOPRALENE FLAM 180
-VENTED UNDERLAY SHEET: AERISOL FLAM
-MEMBRANE PRIMER: ELASTOCAL 500
-ON CONC. SLAB

UNIT 204,205,207,208, & 209

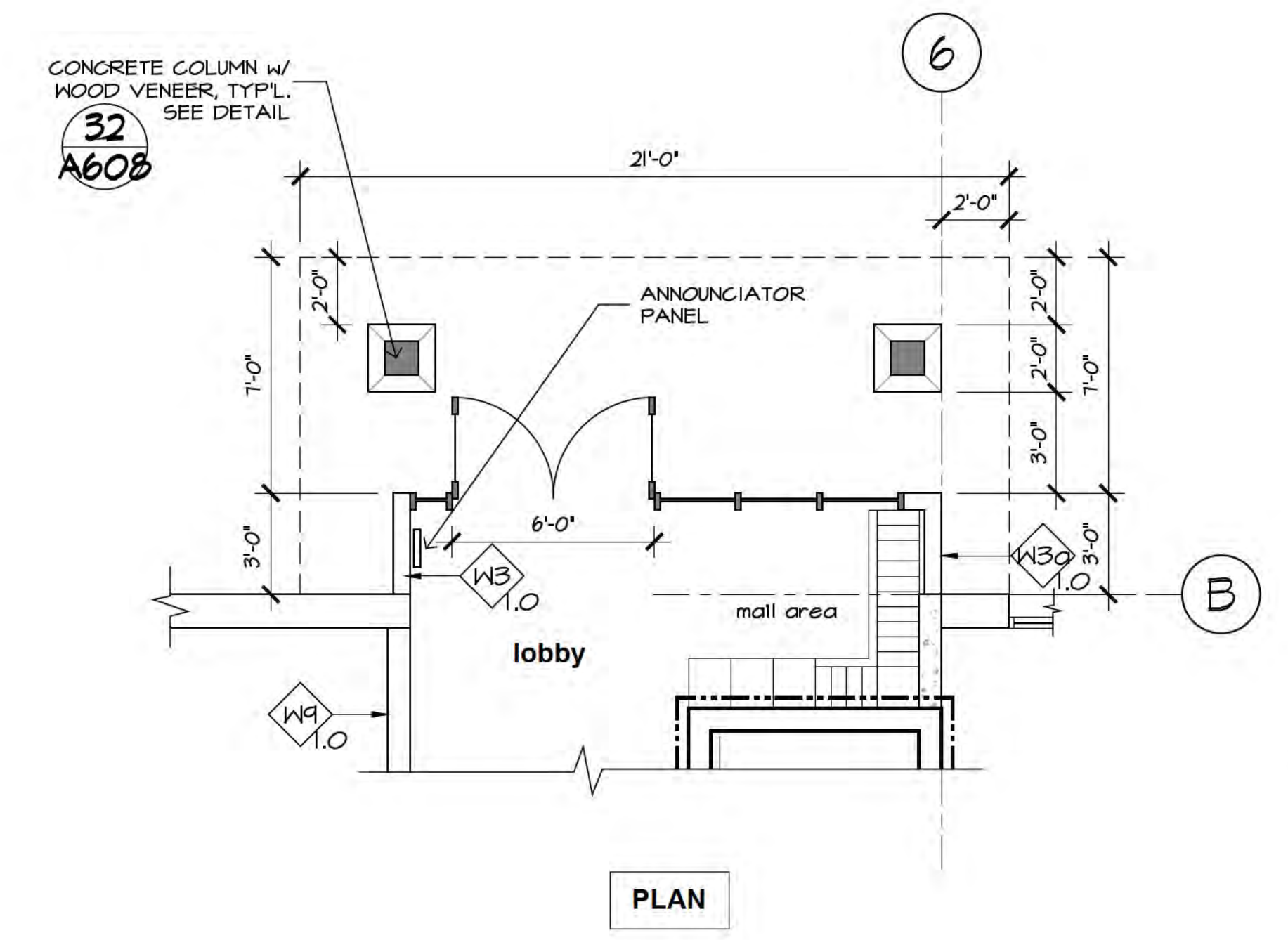
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A ENTRANCE WINDOW DETAIL, TYP.
Scale: 2"=1'-0"

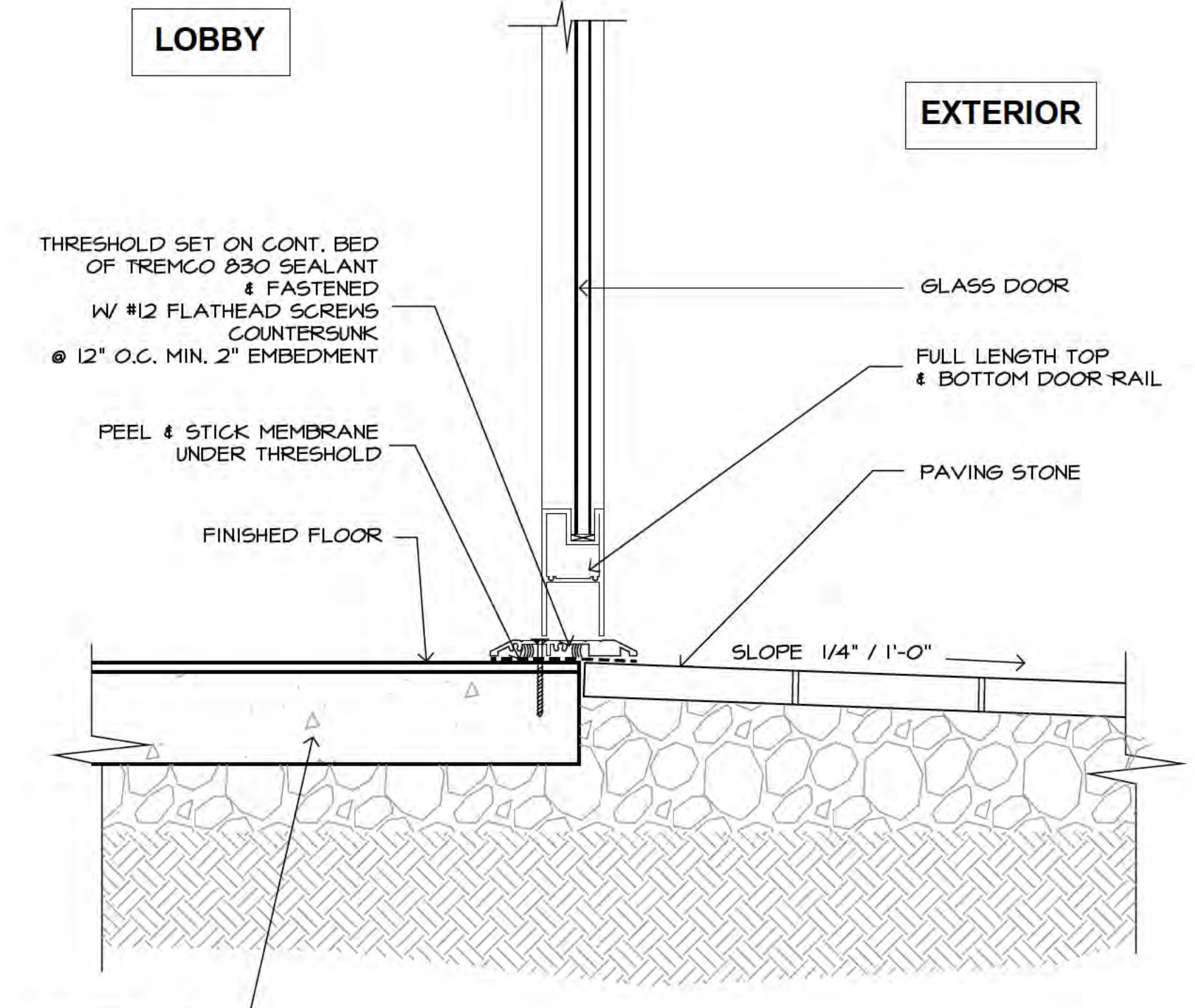


ELEVATION

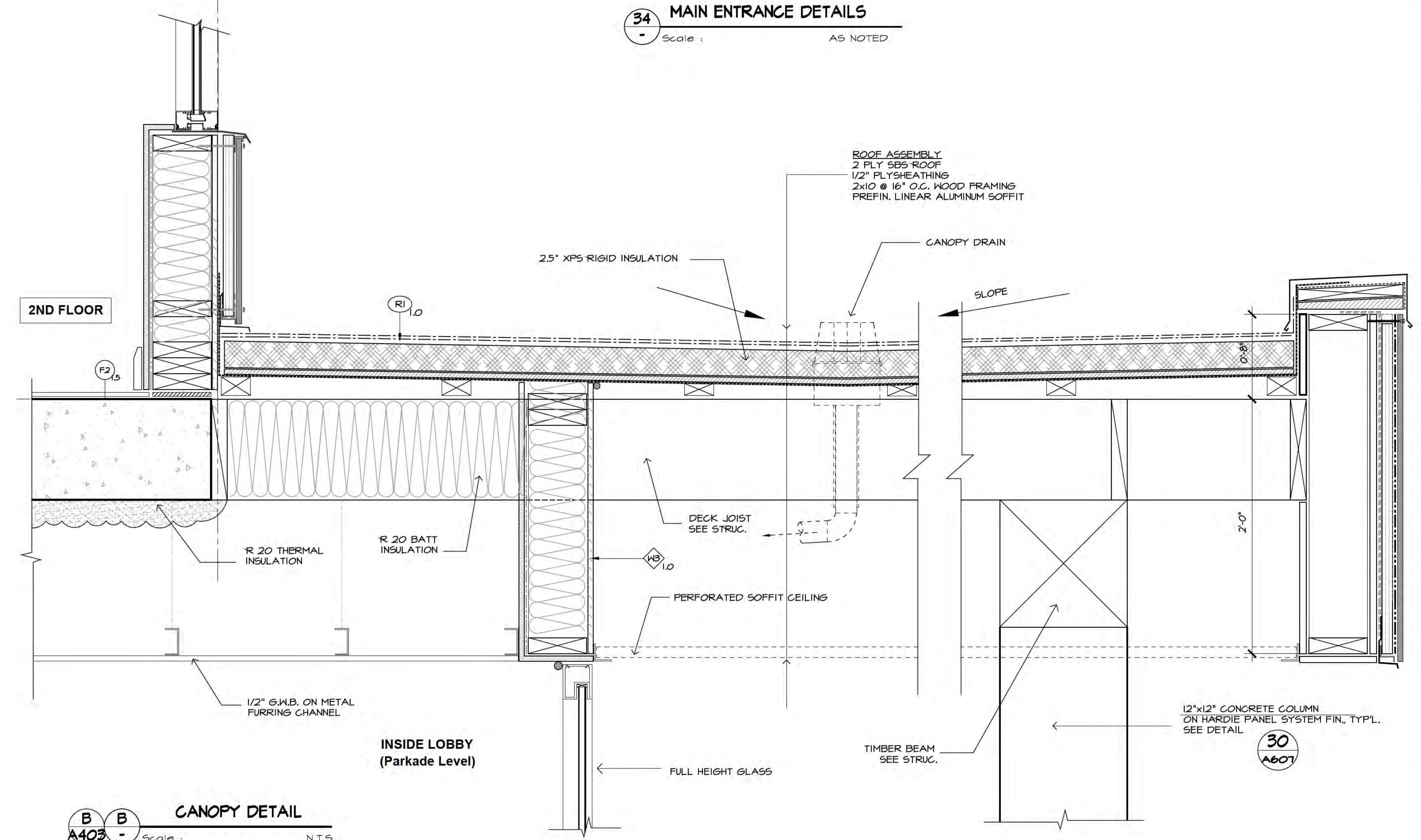


PLAN

34 MAIN ENTRANCE DETAILS
Scale: AS NOTED



C ENTRANCE DOOR DETAIL, TYP.
Scale: 2"=1'-0"

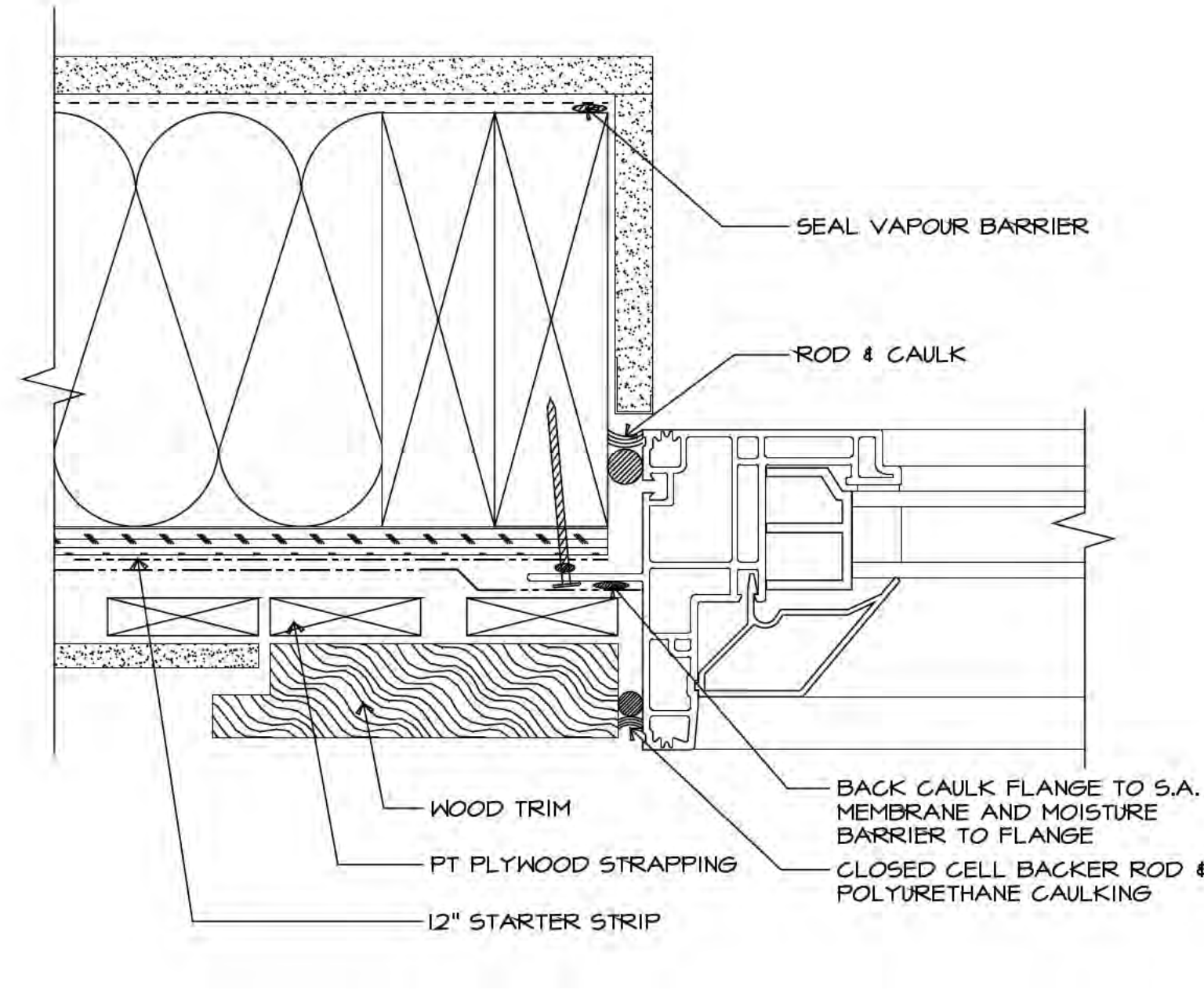


B B CANOPY DETAIL
A403 Scale: N.T.S.

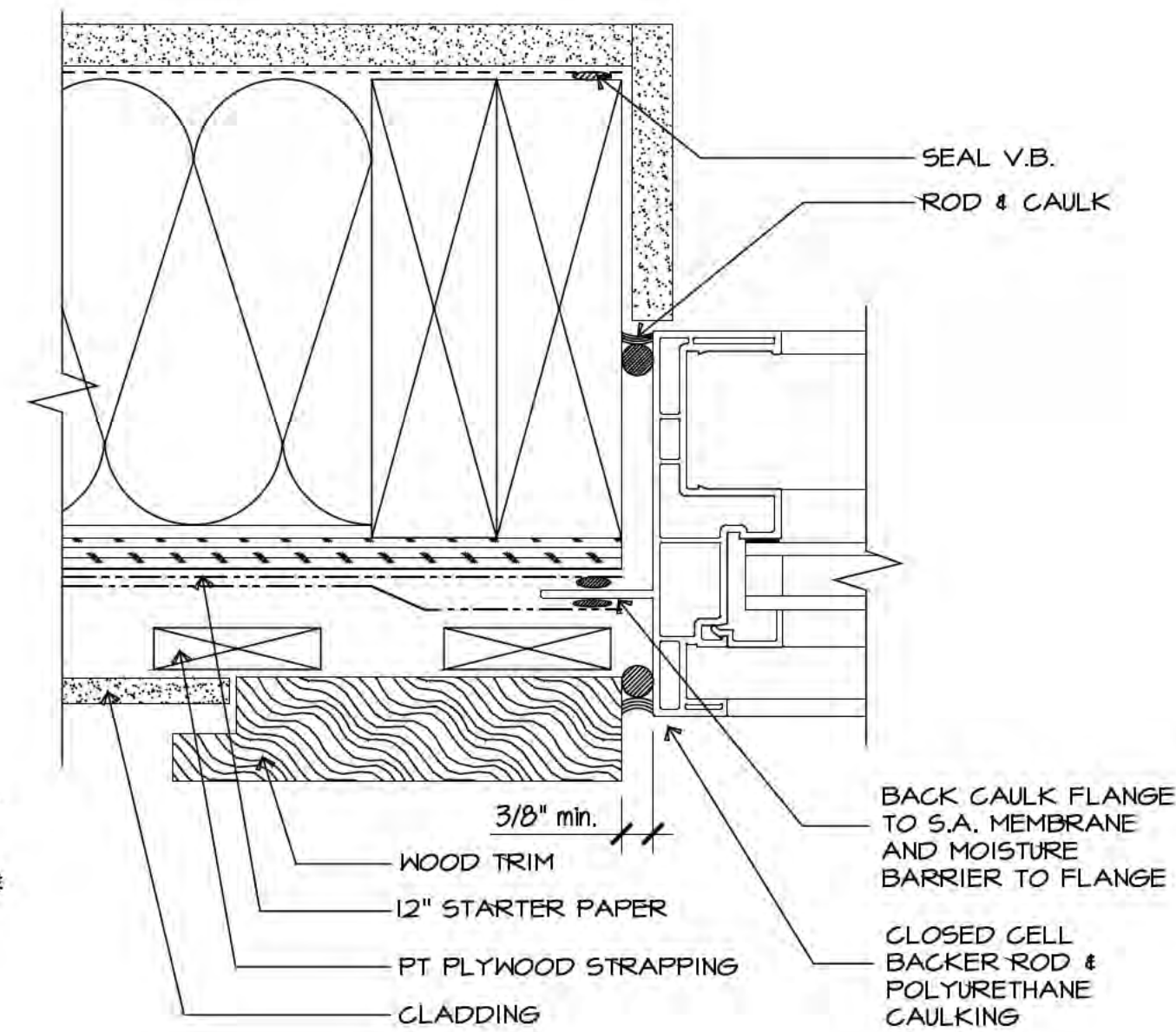
30 **A607**

Scale:	As Noted	Sheet:	of	Drawing Title:	MAIN ENTRANCE / CANOPY DETAILS	
Date:		Revision:	Project No.	Project Title:	PROPOSED RESIDENTIAL DEVELOPMENT	
			A608		6828 89th STREET	
			03		OSOYOUS B.C.	
					IONIC ARCHITECTURE INC.	
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					office@ionic-architecture.com	
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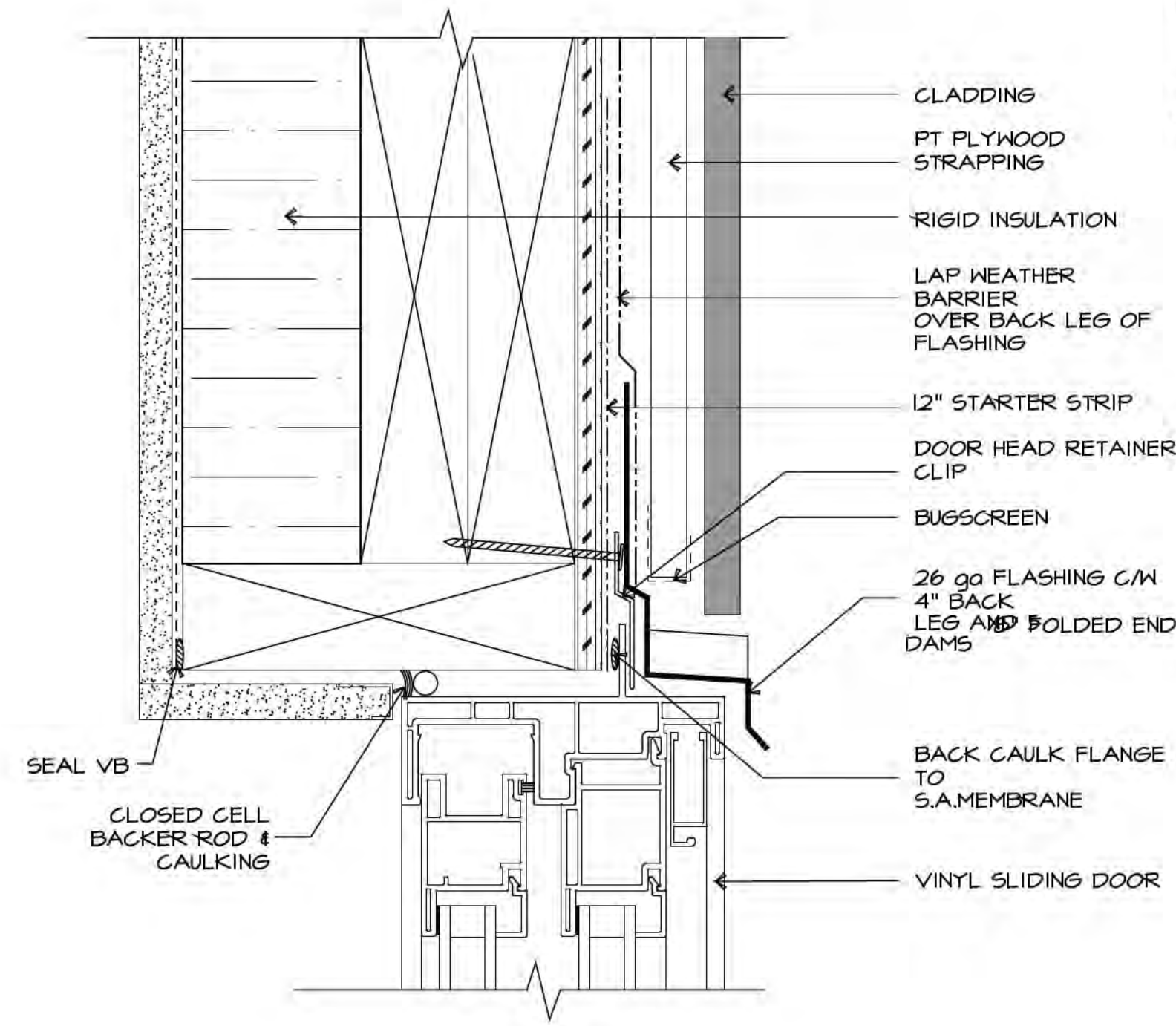
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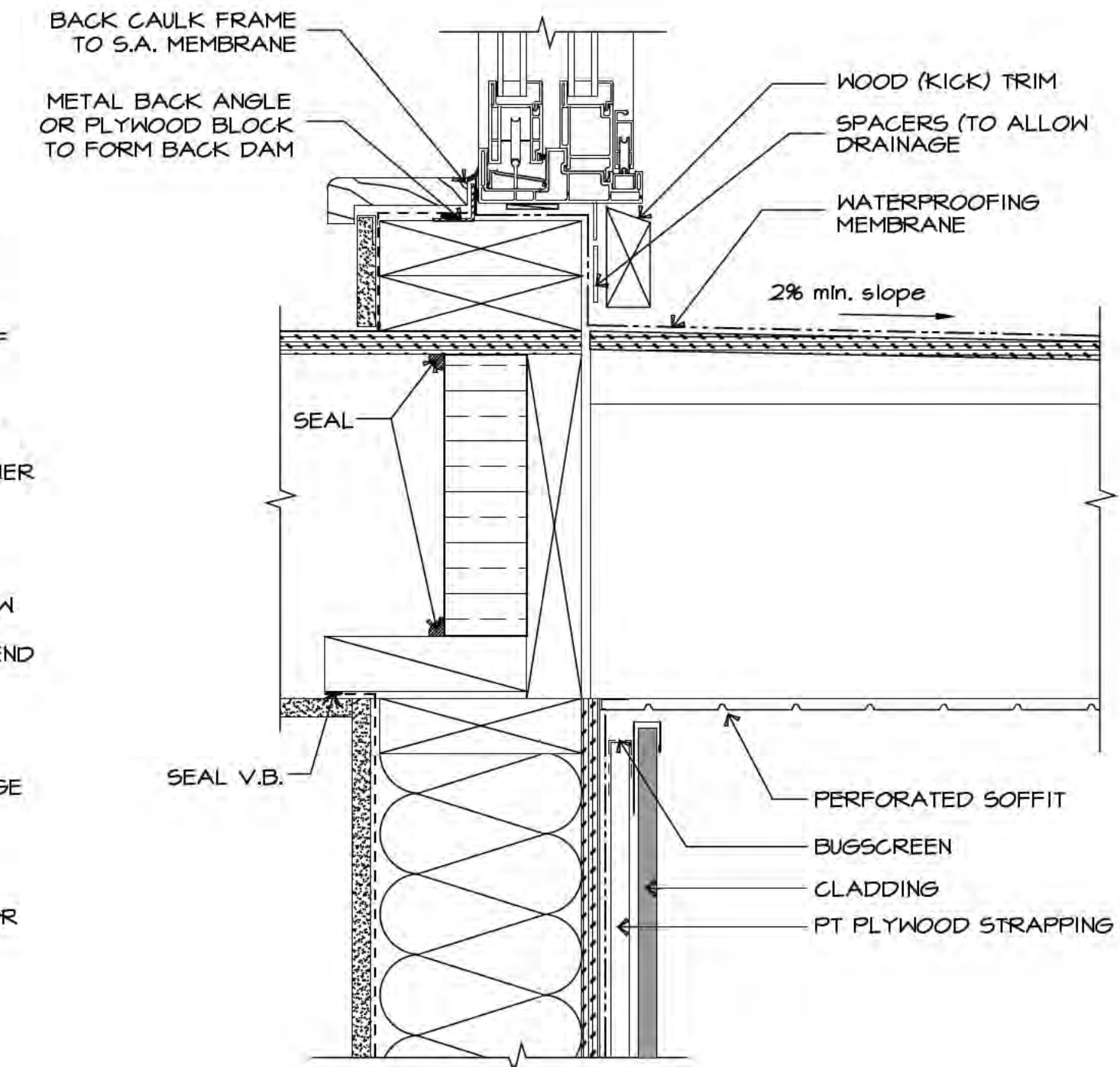
9 Vinyl Window Jamb
Scale: 6"=1'-0"



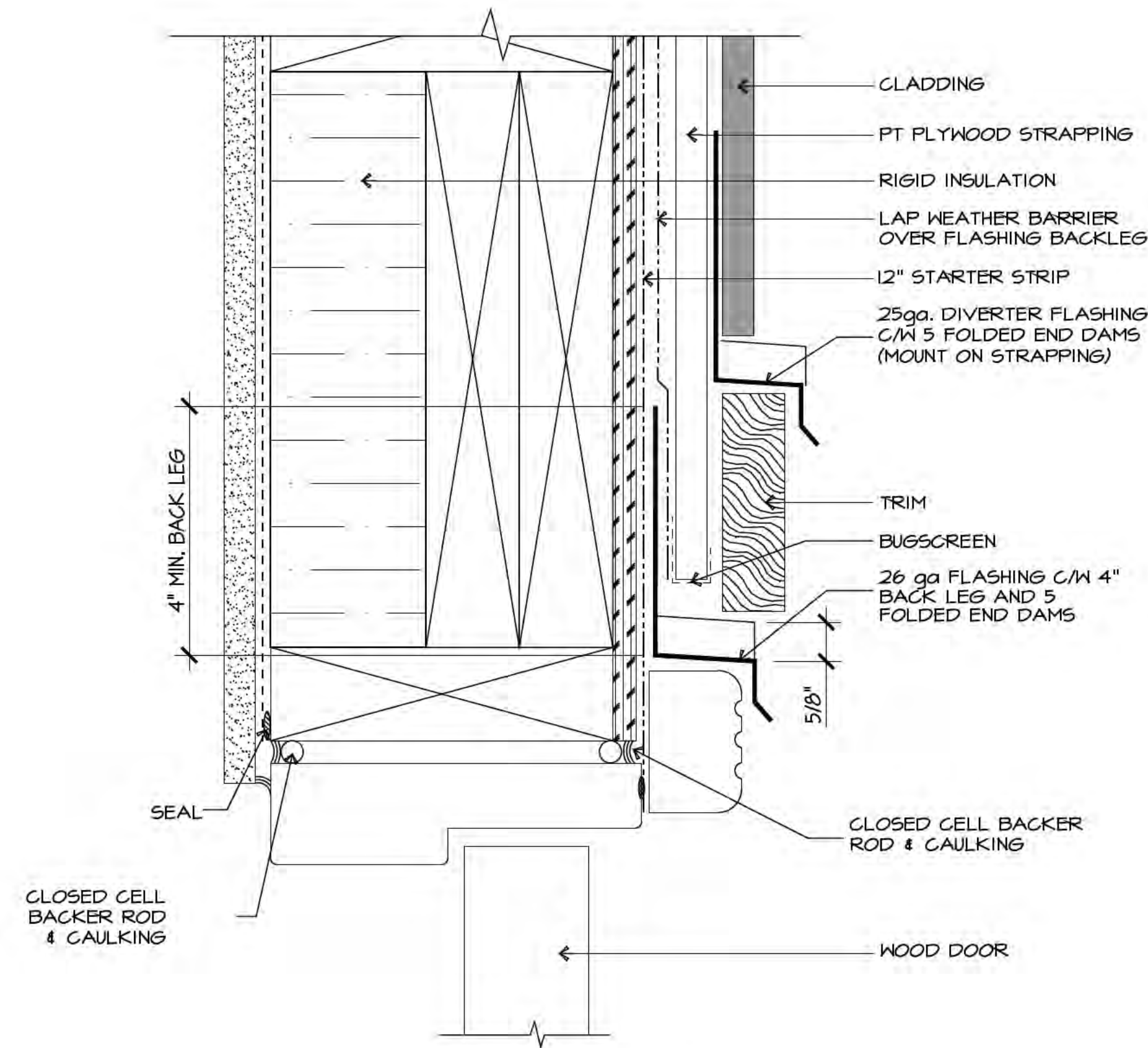
10 Vinyl Sliding Door Jamb
Scale: 6"=1'-0"



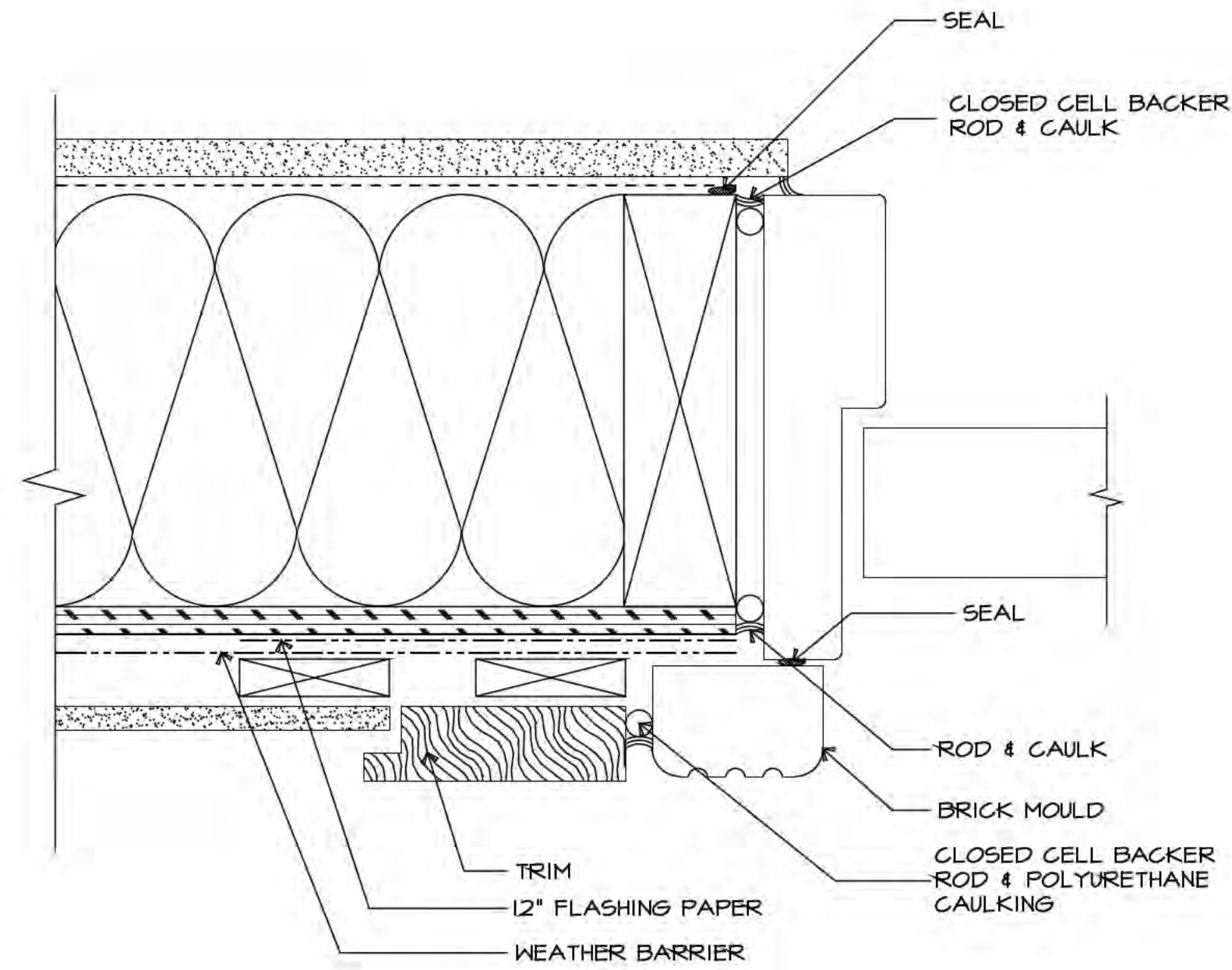
11 Vinyl Sliding Door Head
Scale: 6"=1'-0"



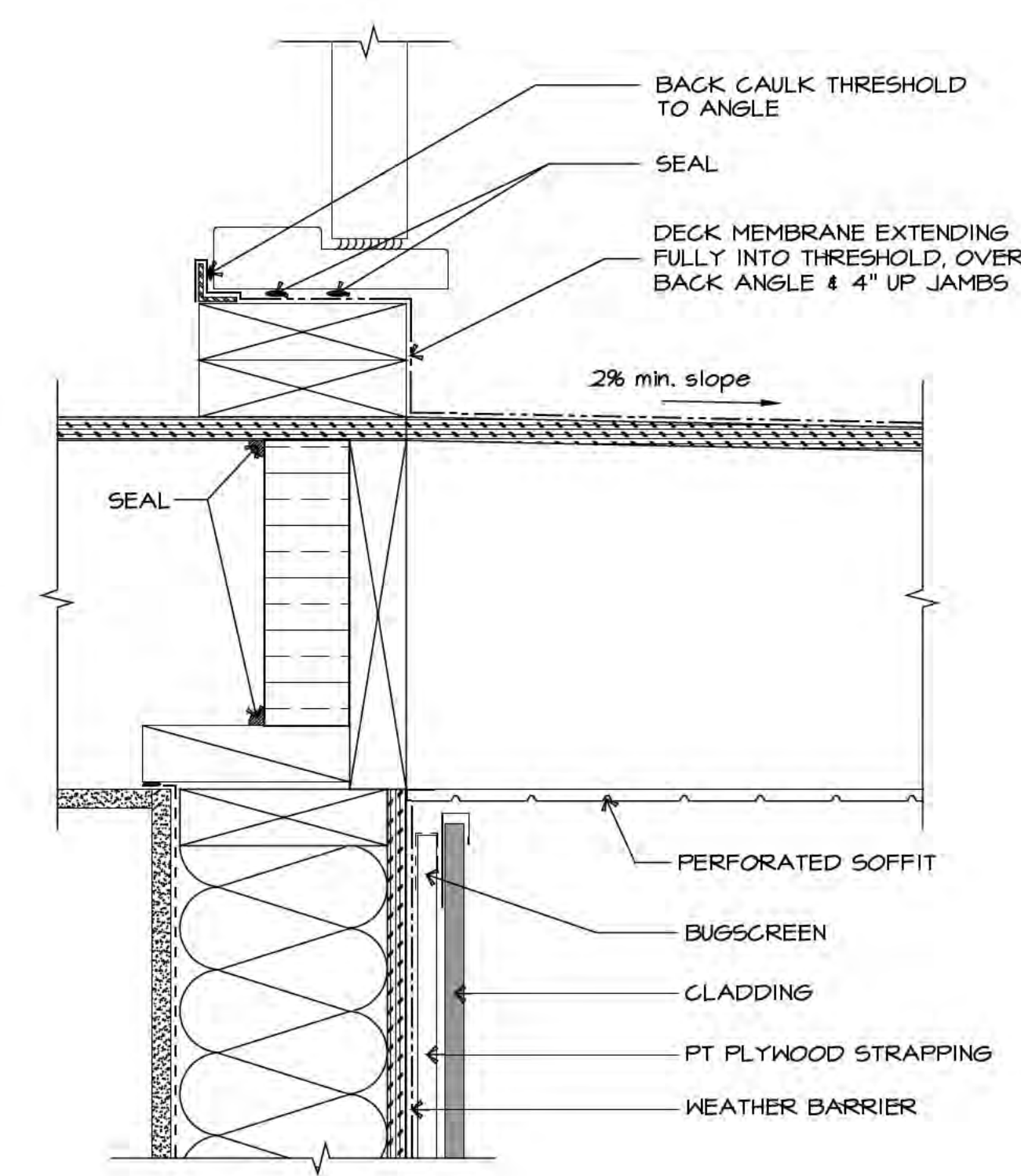
12 Vinyl Sliding Door Sill
Scale: 6"=1'-0"



13 Wood Door Head
Scale: 6"=1'-0"



14 Wood Door Jamb
Scale: 6"=1'-0"



15 Wood Door Sill
Scale: 3"=1'-0"

Rev.	Date	Description
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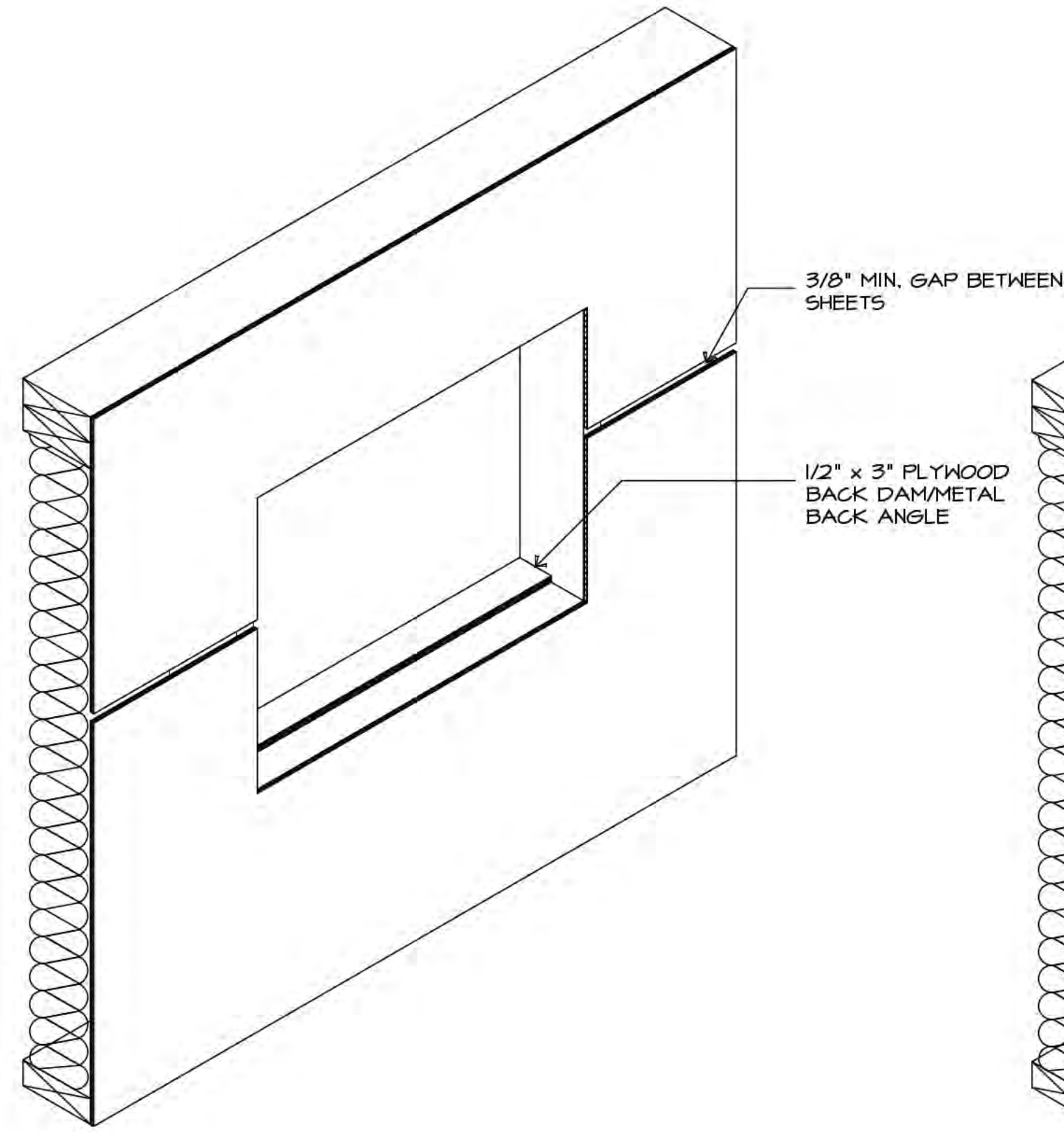
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Drawing Title: **BUILDING ENVELOPE DETAIL**
Project Title: **PROPOSED RESIDENTIAL DEVELOPMENT**
6828 89th STREET
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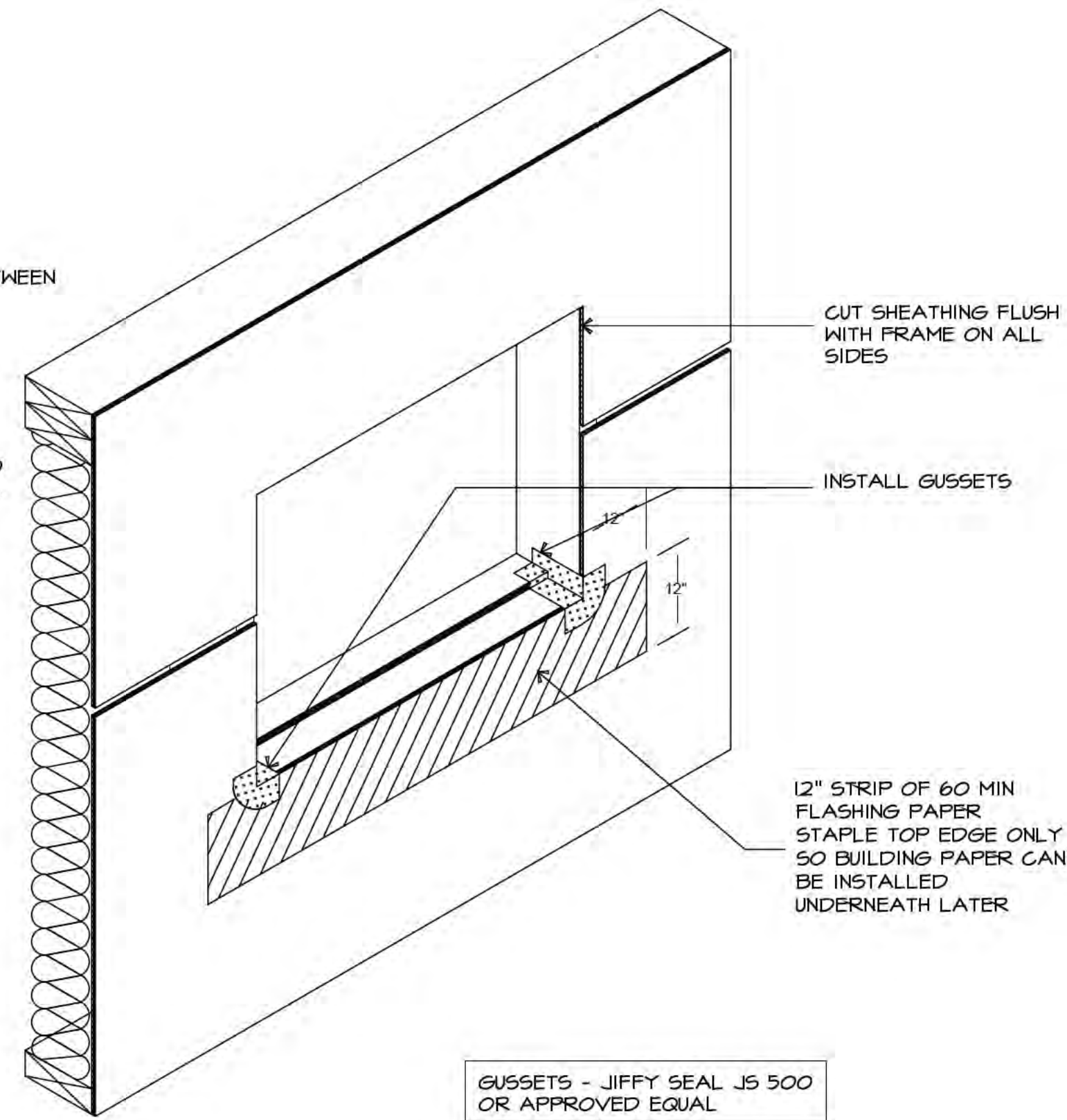
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Revision:	01	Project No.	A611
Date:	21-2126		

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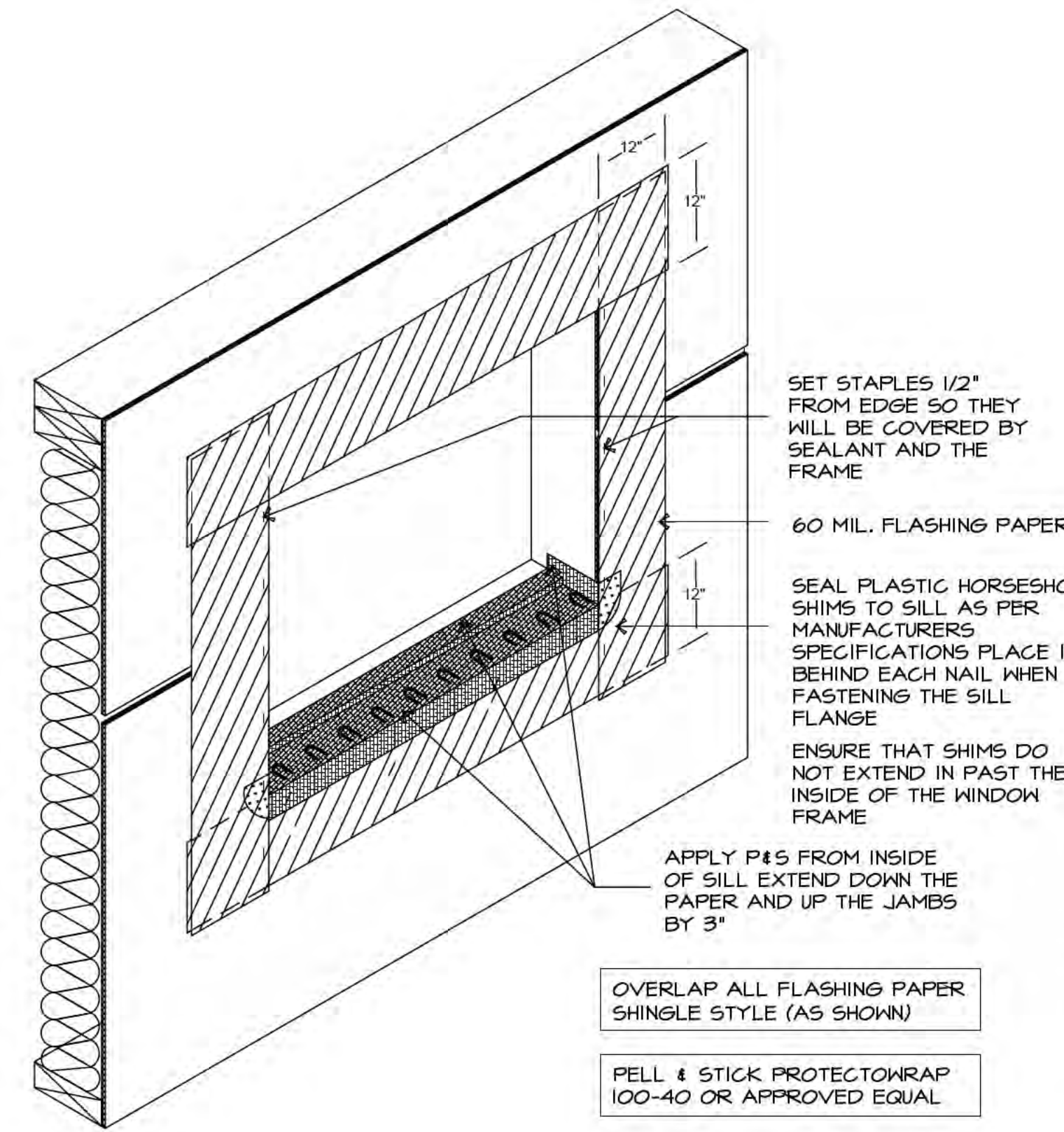
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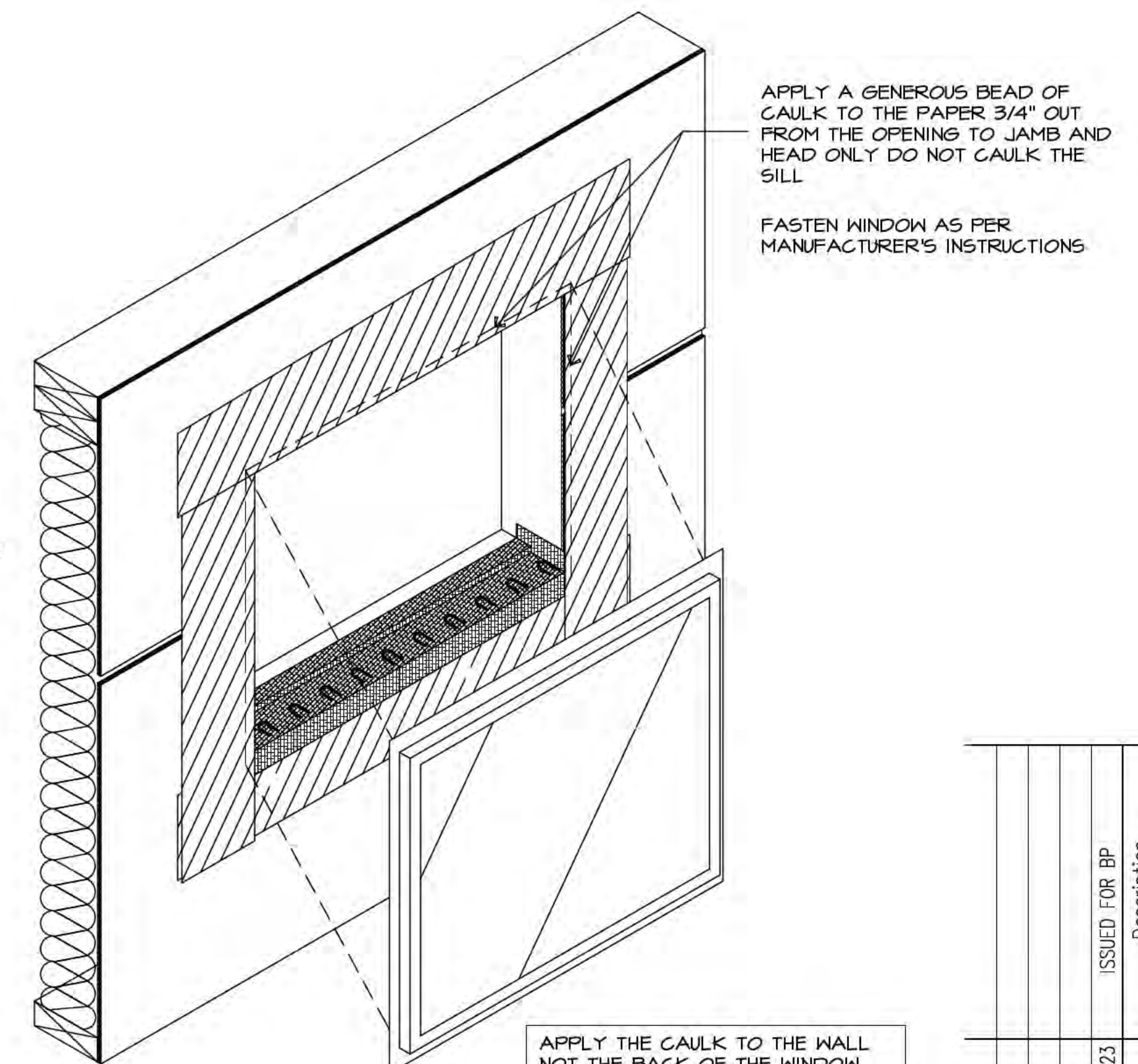
15 Window Installation Sequence 1:
Rough Opening
Scale: N.T.S.



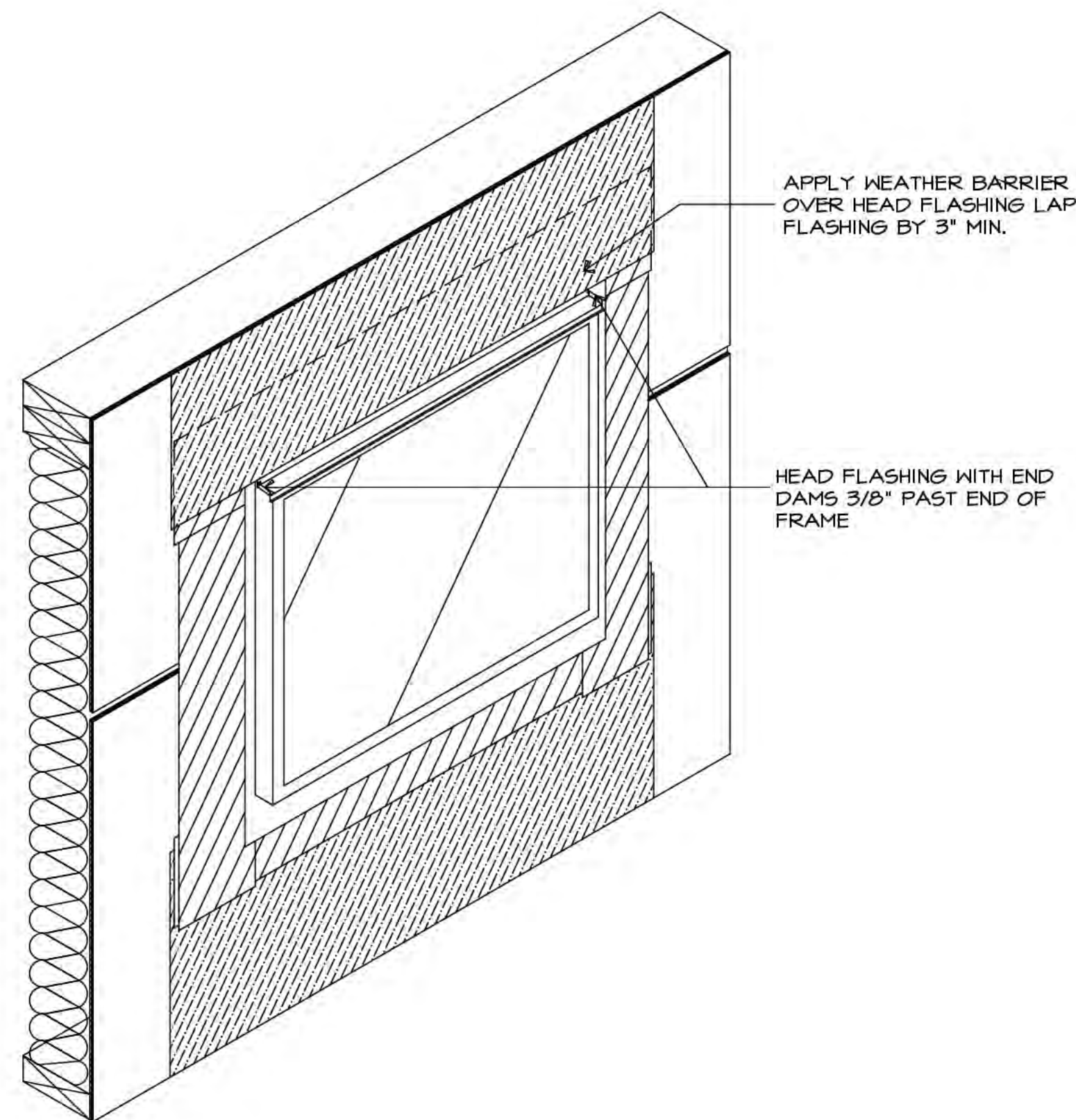
16 Window Installation Sequence 2:
Sill Flashing Paper & Gussets
Scale: N.T.S.



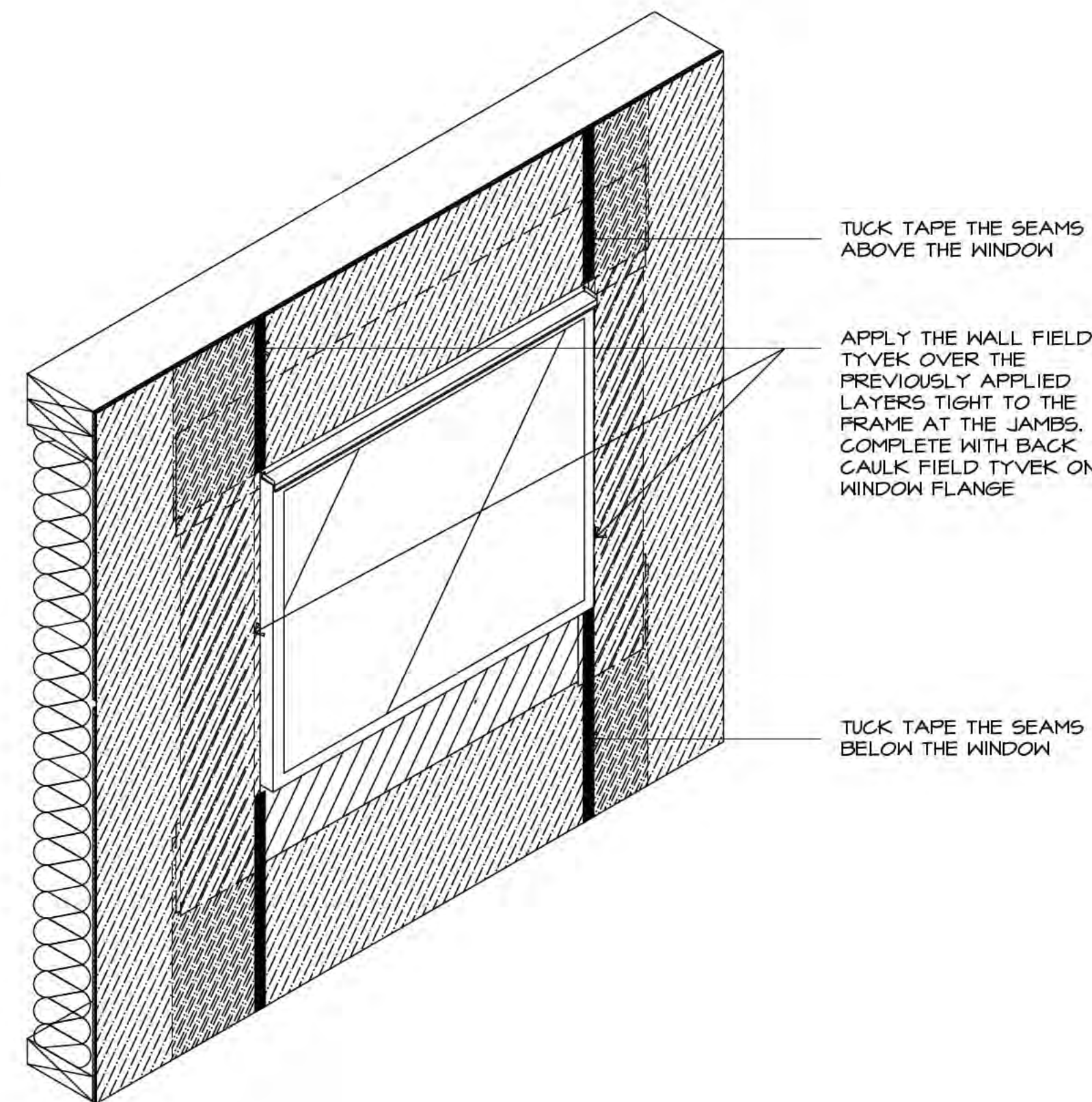
17 Window Installation Sequence 3:
Peel & Stick, Flashing Paper
Scale: N.T.S.



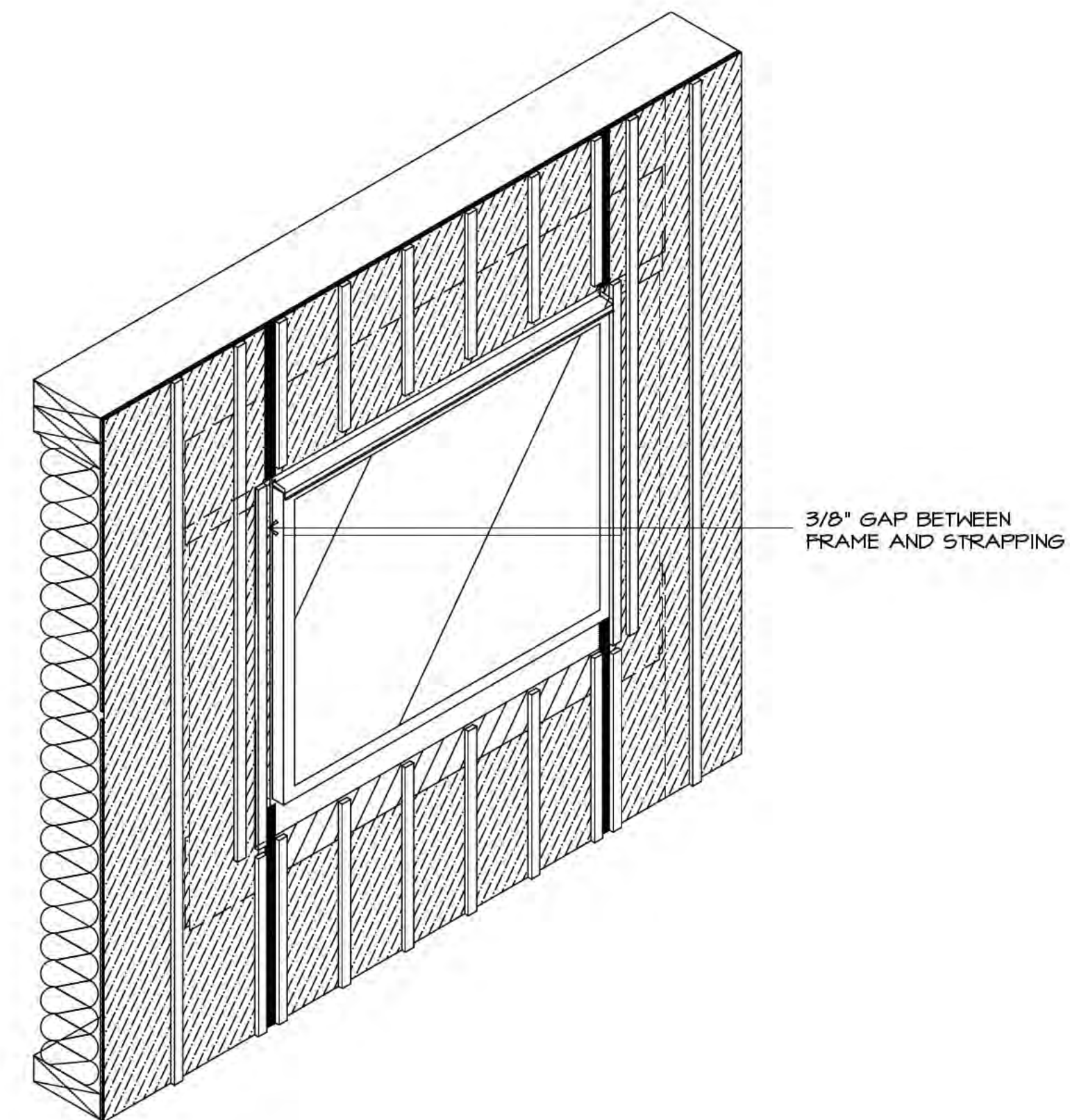
18 Window Installation Sequence 4:
Window Installation
Scale: N.T.S.



19 Window Installation Sequence 5:
Building Paper Installation
Scale: N.T.S.



20 Window Installation Sequence 6:
Taping the Seams
Scale: N.T.S.



21 Window Installation Sequence 7:
Strapping
Scale: N.T.S.

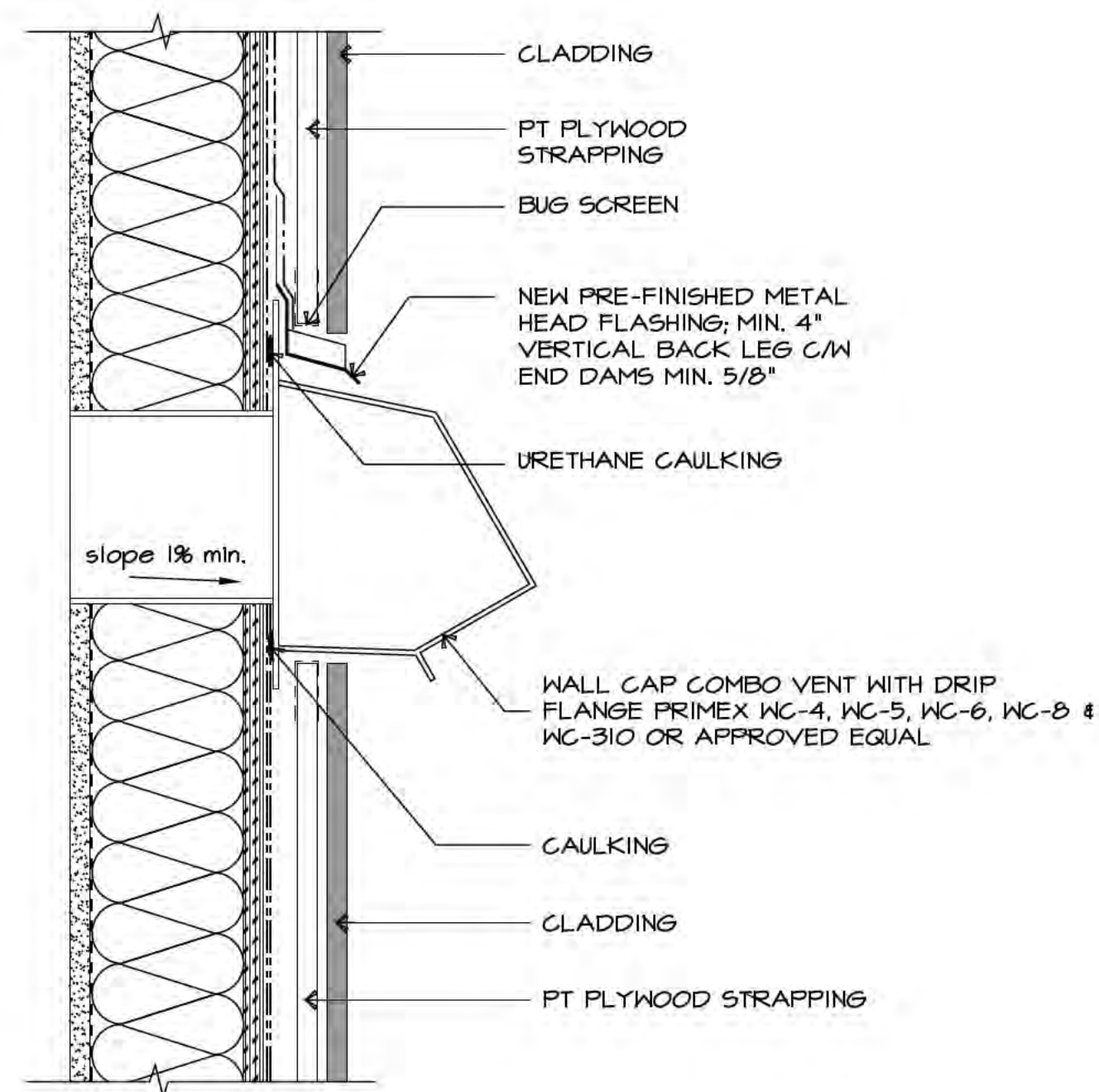
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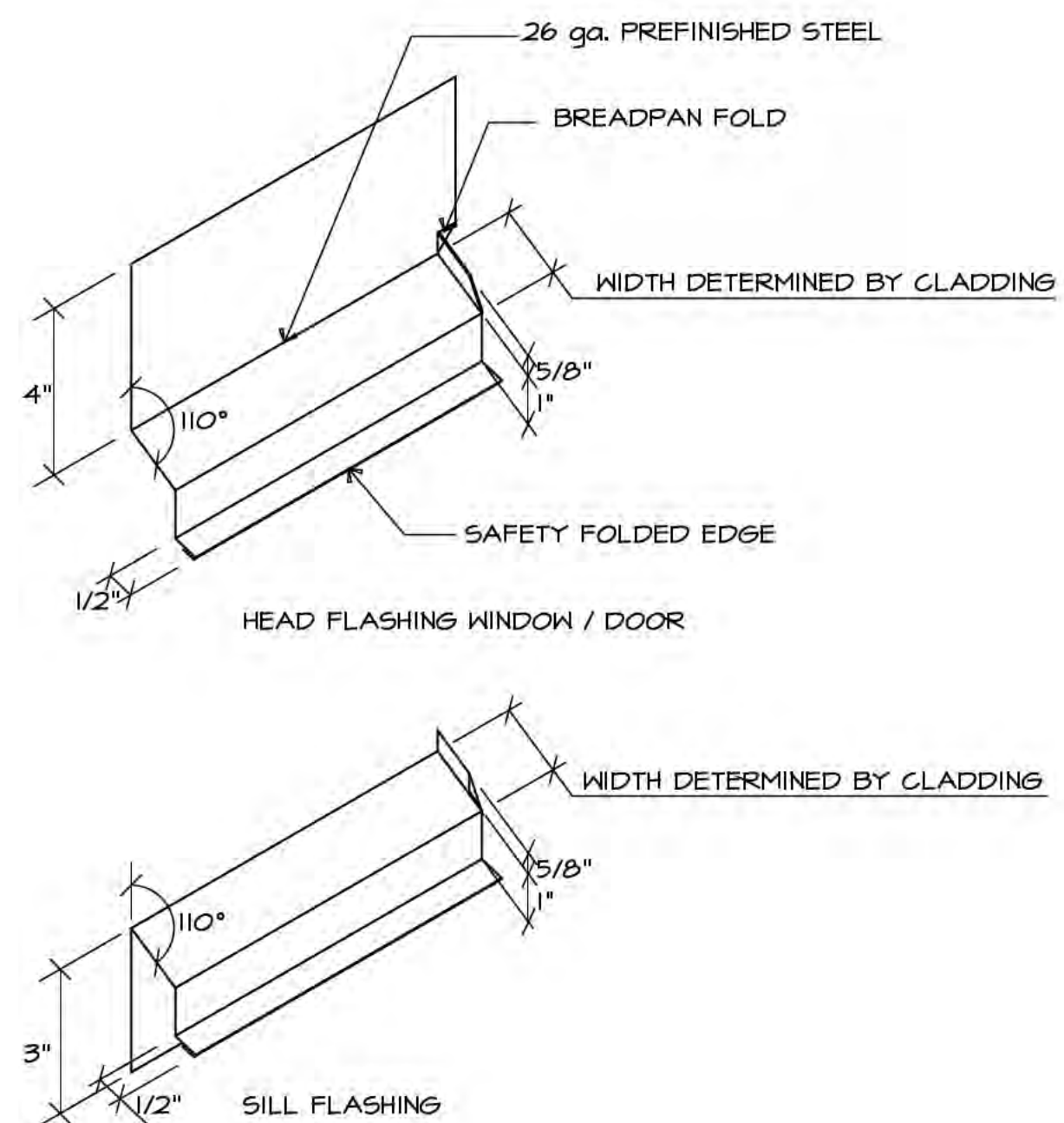
Drawing Title: **BUILDING ENVELOPE DETAIL**
Project Title: **PROPOSED RESIDENTIAL DEVELOPMENT**
6828 89th STREET
OSOYOOS B.C.

Scale:	As Noted
Sheet:	of
Revision:	Project No.
01	21-2126
Date:	A612

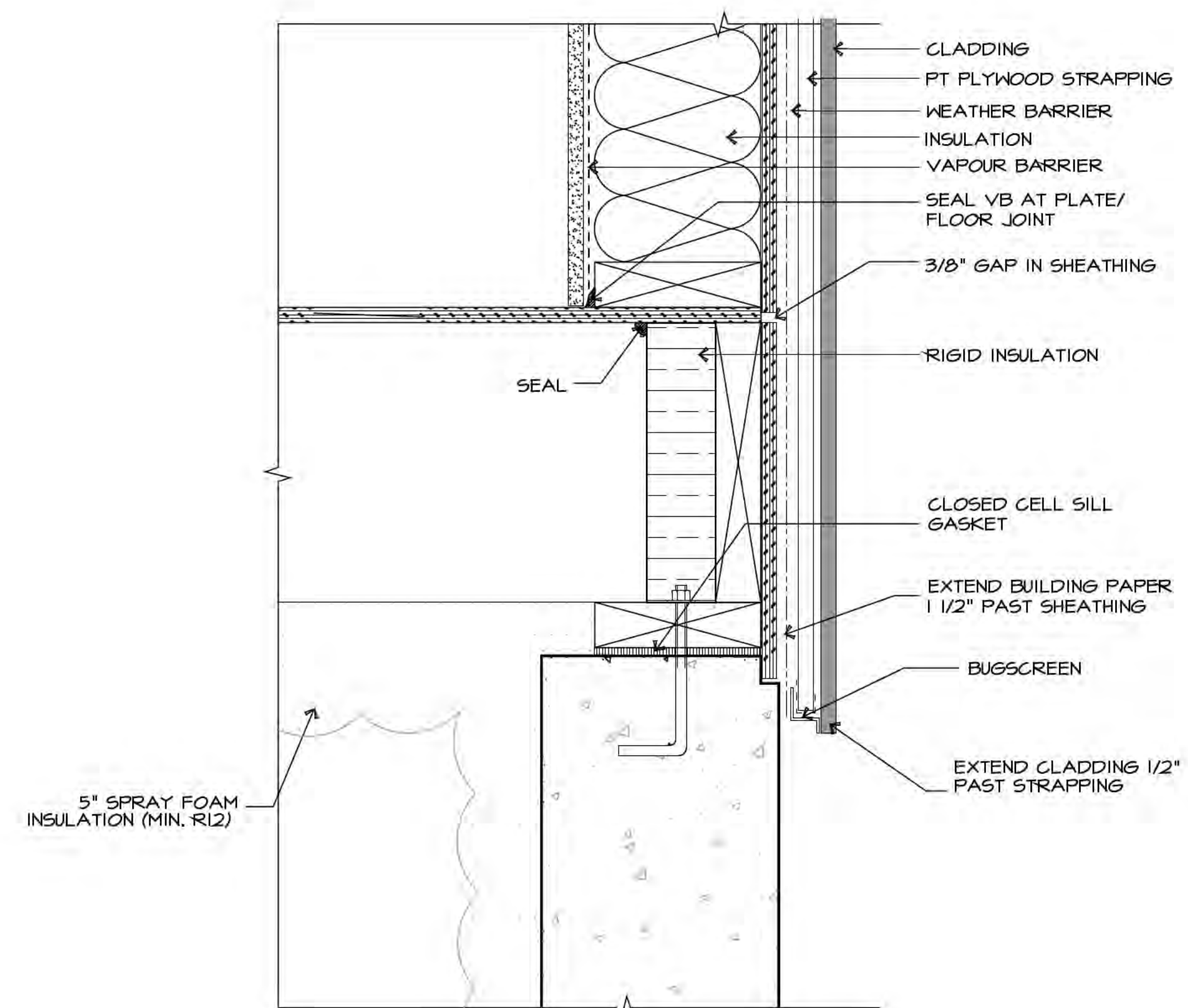
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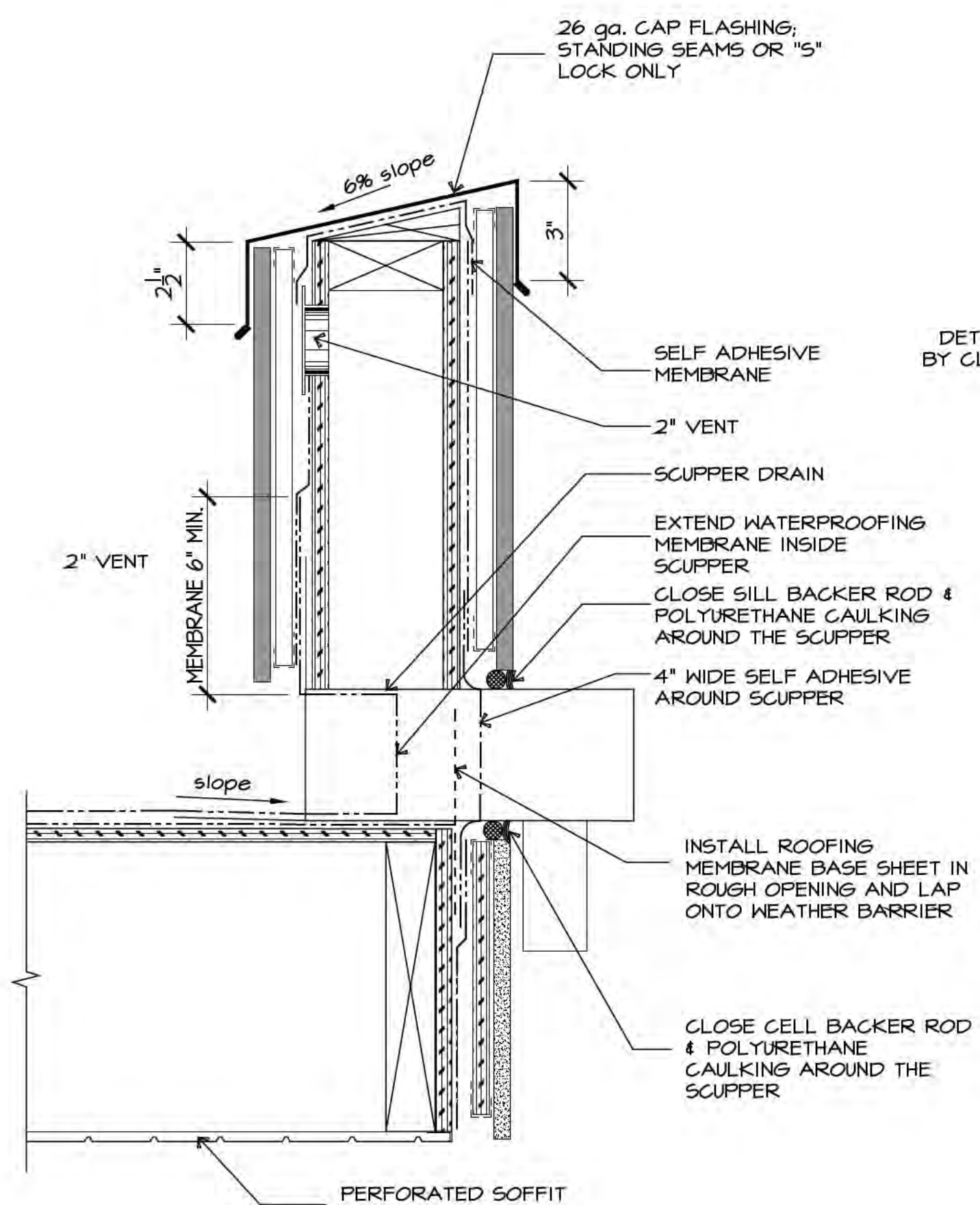
22 Vent Cap Installation
Scale: 3"=1'-0"



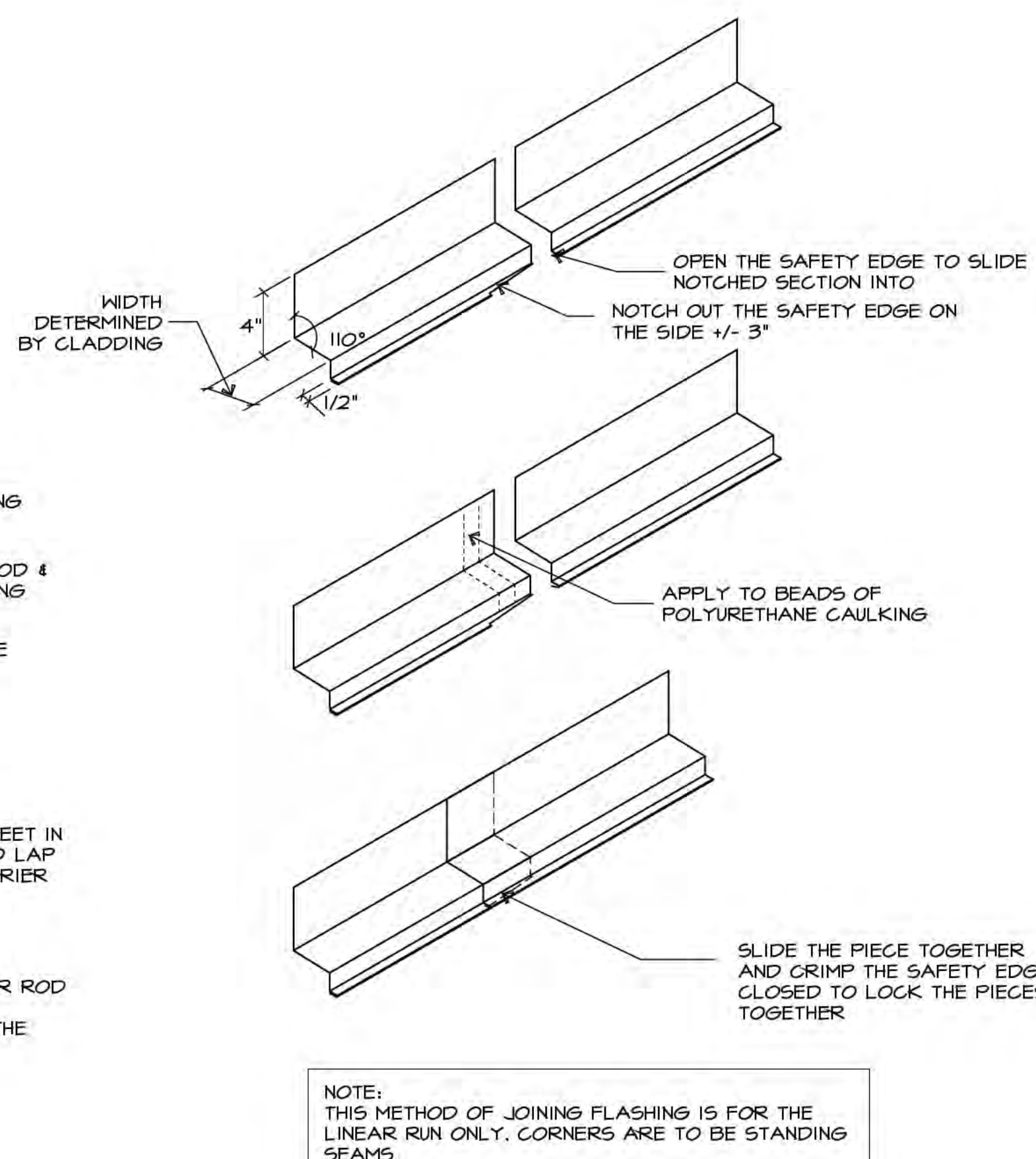
23 Head & Sill Flashing
Scale: N.T.S.



26 SUSPENDED SLAB DETAIL
Scale: 3"=1'-0"



24 Cap Flashing @ Parapet Wall & Scupper
Scale: 3"=1'-0"



25 Through-wall Flashing
Scale: N.T.S.

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Drawing Title: BUILDING ENVELOPE DETAIL
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT
6828 89th STREET
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Sheet	of
As Noted	
Revision	Project No.
01	21-2126
A613	

Scale: As Noted
Date: 01/21/2026

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WALL ASSEMBLIES		
NO.	DESCRIPTION	DETAIL
W1	FOUNDATION WALL - 15 HR. FIRE RATED 8' 8" POURED CONCRETE WALL (REFER TO STRUCT.) 2 COATS OF ASPHALTIC EMULSION DAMPROOFING OR WATERPROOFING + DRAIN MAT OVER DAMP/WATERPROOFING ON EXTERIOR FACE WATERPROOFING ALL BELOW GRADE WALLS WITH 60 MILS EPDM OR EQUIV.	APPENDIX D (TABLE D-2.1) BCBC 2018
W2	UNDER GROUND PARKING - 15 HR. FIRE RATED 8' 8" CONCRETE WALL (REFER TO STRUCT.)	APPENDIX D (D-2.1.1) BCBC 2018
W3	UNDER GROUND PARKING - 15 HR. FIRE RATED 8' CONCRETE BLOCK WALL (REFER TO STRUCT.)	
W4	GROUND FLOOR EXTERIOR WALL HARDIE PANEL REVEAL SYSTEM (AS NOTED ON ELEVATIONS) ON 1/2" STRAPPING (SEE BUILDING ENVELOPE ENG. DETAILS) TYVEK COMMERCIAL WRAP or equivalent -Exterior Air/Weather Barrier EXTERIOR GRADE EXTERIOR GRADE 1/2 PLYWOOD ON 2X6 WOOD STUDS @ 16" O.C. R-20 (RSI 3.5) BATT INSULATION 6mil POLY V.B. 5/8" G.W.B. TYPE 'X'	APPENDIX D (D-2.3.4) BCBC 2018 at exterior wall plywood to be gapped min 3/8" apart for shrinkage/ventilation
W4	EXTERIOR WALL - 10 HR. FIRE RATED LOAD BEARING (see struct.) 2nd to 5th floor HARDIE PANEL REVEAL SYSTEM (AS NOTED ON ELEVATIONS) ON 1/2" STRAPPING (SEE BUILDING ENVELOPE ENG. DETAILS) TYVEK or equivalent -Exterior Air/Weather Barrier EXTERIOR GRADE EXTERIOR GRADE 1/2 PLYWOOD ON 2X6 WOOD STUDS @ 16" O.C. R-20 (RSI 3.5) BATT INSULATION 6mil POLY V.B. (UV RESISTANT) 5/8" G.W.B. TYPE 'X'	APPENDIX D (D-2.3.4) BCBC 2018 stripping must be pressure treated typical all similar APPENDIX D (D-2.3.4-F) BCBC 2018 APPENDIX D (D-2.3.4-F) BCBC 2018
W5	10 HR. FIRE RATED INTERIOR BEARING WALL (within units) (REFER TO STRUCT.) 5/8" TYPE 'X' G.W.B. 2X4 OR 2X6 WOOD STUDS @ 16" O.C. 5/8" TYPE 'X' G.W.B.	ULC DESIGN NO. W301 GEORGIA-PACIFIC GYPSUM L.L.C.
W6	INTERIOR WALL (mirror walls, closets, dryers) 5/8" TYPE 'X' G.W.B. 2X4 WOOD STUDS @ 16" O.C. 5/8" TYPE 'X' G.W.B.	SEE UNIT PLAN
W6	PARTY WALL - 10 HR. FIRE RATED BEARING WALL 5/8" G.W.B. TYPE 'X' CEMENT BOARD FOR SHOWER AREAS IN ADDITION OF 5/8" G.W.B. 2X4 WOOD STUDS @ 16" O.C. 3 1/2" SOUND BATT INSULATION 1" AIR SPACE 3 1/2" SOUND BATT INSULATION 2X4 STUDS @ 16" O.C. 5/8" G.W.B. TYPE 'X'	ULC DESIGN NO. W313 - CONFIGURATION C CERTANTEED GYPSUM INC. STC 57 Table A-9.10.3.1A, W301 BCBC 2018
W7	CORRIDOR WALL - 10 HR. FIRE RATED (2nd to 5th floor) 2 LAYERS 5/8" G.W.B. TYPE 'X' 2X4 WOOD STUDS @ 16" O.C. STAGGERED ON 2X6 PLATE 2x89mm SOUND BATT INSULATION 5/8" G.W.B. TYPE 'X' NOTE: - BATT INSULATION TO LOOSELY FILL WALL CAVITY, - APPLY CONTINUOUS ACOUSTICAL SEALANT TO BASE PERIMETER OF WALLS, AROUND ELECTRICAL AND ANY OTHER OPENINGS, AND AT THE JUNCTION OF INTERSECTION PARTITIONS, TAPE AND FILL IS REQUIRED TO ACOUSTICAL SEALANT	ULC DESIGN NO. W313 - CONFIGURATION B CERTANTEED GYPSUM INC. STC 52 Table A-9.10.3.1A, W8a BCBC 2018
W8	FULL HEIGHT PARTITION WALL - 1 HR. FIRE RATED 5/8" TYPE 'X' G.W.B. 2x4 WOOD STUDS @ 16" O.C. 5/8" TYPE 'X' G.W.B.	GARAGE/GROUND FL.
W9	FULL HEIGHT PARTITION WALL - 1 HR. FIRE RATED 5/8" TYPE 'X' G.W.B. 2x4 WOOD STUDS @ 16" O.C. R-20 BATT INSULATION 5/8" TYPE 'X' G.W.B.	GARAGE/GROUND FL.
W10	FULL HEIGHT PARTITION WALL - 15 HR. FIRE RATED 2 LAYER 5/8" TYPE 'X' G.W.B. 2x4 WOOD STUDS @ 16" O.C. 2 LAYERS 5/8" TYPE 'X' G.W.B.	GARAGE/GROUND FL.
W11	PLUMBING WALL - 10 HR. FIRE RATED - WALL TYPE W6 - 2X4 OR 2X6 WOOD STUDS @ 16" O.C. - 5/8" G.W.B. TYPE 'X'	SEE UNIT PLAN ULC DESIGN NO. W301 GEORGIA-PACIFIC GYPSUM CO.
W12	ELEVATOR SHAFT - (from 2nd floor to 5th floor) 8' CONCRETE BLOCK WALL (front wall finish only) (REFER TO STRUCTURAL) RESILIENT METAL CHANNEL ON ONE SIDE SPACED @ 600mm O.C. ABSORPTIVE MATERIAL FILLING RESILIENT METAL CHANNEL SPACE 2 LAYERS 5/8" G.W.B. TYPE 'X'	ULC DESIGN NO. L913 STC 56 Table A-9.10.3.1A, B10a BCBC 2018
W13	ELEVATOR SHAFT WALL - 15 HR. FIRE RATED UNDERGROUND WALL (underground & ground floor) 8' POURED CONCRETE WALL (REFER TO STRUCTURAL) 2" QUIK-THERM T&G CONNECT INSULATION 1/2" G.W.B. REQUIRE THE ELEVATOR PIT BE WATERPROOF WITH AN APPROVED TANKING MEMBRANE - KIM (Krystal Internal Membrane) WATERPROOFING ADMIX, WHERE COLD JOINTS PRESENT, PROVIDE A WATER STOP (cementitious slurry).	APPENDIX D (TABLE D-2.1) Monolithic conc. BCBC 2018 if XPS insulation joints are taped and sealed, poly is not required.
W14	ELEC. CLOSET WALL - 10 HR. FIRE RATED 5/8" G.W.B. TYPE 'X' 2X4 WOOD STUDS @ 16" O.C. 5/8" G.W.B. TYPE 'X'	SEE UNIT PLAN ULC DESIGN NO. W301 GEORGIA-PACIFIC GYPSUM CO.
W15	ROOF CONCEALED / SPACE FIRE BLOCKING 5/8" TYPE 'X' G.W.B. ON ONE SIDES OF TRUSSES MAX. COMPARTMENT AREA IS 300 M2 AND NO DIMENSION MORE THAN 20 M	PER BCBC 2018 3.11.5
W16	FLOORING WALL 5/8" SHEETROCK BRAND FIRECODE X PANELS, JOISTS FINISHED 2-1/2" CGC C-H STUDS 25 GAUGE 24" O.C. 1" CGC SHEETROCK BRAND GLASS-MAT LINER PANELS	ULC DESIGN NO. W462 SYSTEM A

FLOOR ASSEMBLIES		
NO.	DESCRIPTION	DETAIL
F1	CONCRETE SLAB ON GRADE (1st STOREY / PARKADE) 4" THICK CONCRETE FLOOR SLAB ON GRADE - REFER TO STRUCT.) (SLOPE TO DRAIN) MIN. 10mm CONT. STEGO WRAP RADON BARRIER or equivalent ON 6" COMPACTED GRAVEL/SAND DRAINAGE SYSTEM IS INSTALLED AT FOOTING OF PERIMETER WALLS AND BELOW SLAB ON GRADE. (ensure under slab radon venting system provided by mech)	
F2	2nd FLOOR 15 HR. FIRE RATED 8" THK. CONCRETE SLAB- SECOND FLOOR (REFER TO STRUCT.) SLABS THICKER THAN 2" WILL BE AV8 (R-20 MIN) 5" SPRAY THERMAL INSULATION - TO EXTEND MIN. 5'-0" MIN TO THE WALL	STC 52 MIN. TABLE A-9.10.3.1B APPENDIX D (D-2.1.1) BCBC 2018
F3	3rd, 4th & 5th FLOOR 10 HR. FIRE RATED- ULC DESIGN NO. M535 SYSTEM No2 STEEL TROWEL FINISH 1 1/2" CONCRETE TOPPING (REFER TO STRUCTURAL) 3/4" T&G PLYWOOD SUBFLOOR - SEE STRUCT. FLOOR JOISTS MIN 9/12" DEEP SPACED NOT MORE THAN 24" O.C. (REFER TO STRUCTURAL) R-20 BATT INSULATION SECURED TO SUBFLOOR OR WOOD JOISTS RESILIENT METAL FLOORING CHANNELS SPACED 16" O.C. 2 LAYERS 5/8" G.W.B. TYPE 'X'	STC 62 MIN. TABLE A-9.10.3.1B, F201 ULC DESIGN NO. M535 SYSTEM 2 CERTANTEED GYPSUM CO
F4	3rd, 4th & 5th CORRIDOR FLOOR - 10 HR. FIRE RATED- ULC DESIGN NO. M535 1 1/2" CONCRETE TOPPING 5/8" T&G PLYWOOD SUBFLOOR FLOOR JOISTS (REFER TO STRUCT.) 2 LAYERS OF 5/8" G.W.B. TYPE 'X' SUSPENDED CEILING 3 5/8" X 0.054(20 GA.) METAL STUDS @ MAX. 24" O.C. 5/8" G.W.B. CEILING C/W ACCESS PANELS, JUNCTION BOXES & VALVE LOCATIONS	ULC DESIGN NO. M535 CERTANTEED GYPSUM CO
F5	FIFTH FLOOR / ROOF ASSEMBLY - 10 HR. FIRE RATED CONCRETE PAVERS SOPREMA'S PAVER ADJUSTABLE PEDESTAL or approv. equal SOPRADRAIN ECO-VENT FILTER FABRIC or approv. equal SOPRA-XP5 35 (loos laid) SHIPLAB EDGE RIGID INSULATION R-40 or approv. equal + TRAFFIC-RATED DRAIN MAT BETWEEN XPS & SBS (MIN. 2 LAYERS OF RIGID STAGGERED) SOPRAFLY TRAFFIC CAP 560 (torched) or approv. equal 5/8" PLY SHEATHING - see structure T/J / 1 JOIST- see structure 2 LAYERS 5/8" TYPE 'X' G.W.B. NO INSULATION REQUIRED FOR SIXTH FLOOR BALCONY	FIFTH FLOOR BALCONY ABOVE UNIT ULC DESIGN NO. M535 CERTANTEED GYPSUM CO
F6	BALCONY DECKS AT 3rd, 4th & 5th Floor MIN. 60MILS TRAFFIC GRADE APPROVED LIQUID APPLIED WATERPROOFING MEMBRANE MIN. 3/4" T&G PLYWOOD SHEATHING (SEE STRUCTURE) 2X CROSS STRAPPING TO ACHIEVE MIN. 2% SLOPE FLOOR JOIST (SEE STRUCTURE) PRE-FINISHED METAL SOFFIT PANEL PERFORATED	
F7	PATIO / BALCONY DECKS (HANGING) (2nd Floor) WALK-ABLE DECK FINISH (CONC. PAVERS) FILTER FABRIC MINERAL WOOL RIGID INSULATION (MIN. R40) DRAINAGE MAT 2 PLY TORCH ON SBS ROOFING SYSTEM 8" THK. SUSPENDED CONCRETE SLAB (MIN. 2% SLOPE TOWARDS DRAIN) INTERIOR FINISH	
F8	STAR LANDING - 10 HR. FIRE RATED APPENDIX D (D-2.3.12) BCBC 2018 5/8" T&G PLYWOOD SUBFLOOR 2x8" FLOOR JOIST 2 LAYERS OF 5/8" G.W.B. TYPE 'X'	
F9	INTERMEDIATE LANDING 1 1/2" CONCRETE TOPPING 5/8" T&G PLYWOOD SUBFLOOR 2x8" FLOOR JOIST 2 LAYERS OF 5/8" G.W.B. TYPE 'X'	
F10	CONCRETE STAR & LANDING - REFER TO STRUCTURAL PROVIDE NON-SLIP SURFACE IN CONFORMANCE W/ BCBC, 2018	
F11	STAMPED CONCRETE SLAB - LANDSCAPING AREAS OVERBEARING MATERIALS AS PER LANDSCAPE DRAINING DRAINAGE MAT WATERPROOF MEMBRANE AS SPECIFIED SUSPEND CONCRETE SLAB (sloped min. 2% towards drain) (REFER TO STRUCTURAL)	
F12	SLAB ON GRADE @ RAMP, WALKWAY & PATIOS 3 1/2" THICK CONCRETE FLOOR SLAB ON GRADE (SLOPE TO DRAIN) 6" COMPACTED GRANULAR FILL (REFER TO GEOTECHNICAL REPORT) (CONC. GROOVES TO BE PROVIDED TO THE GARAGE RAMP 45 DEG. ANGLE AT 10" O.C.)	

ROOF ASSEMBLIES		
NO.	DESCRIPTION	DETAIL NO.
R1	FLAT ROOF, 1 HR. FIRE, CLASS 'A' 2 PLY TORCH ON SBS ROOFING SYSTEM (CLASS A ROOF COVERING) BCBC 3.11.5.2 MIN. R40 (4 LAYERS) MINERAL WOOL RIGID INSUL. (1st layer mech. fastened, subseq. layers adhered) AIR/VAPOR BARRIER 5/8" T & G PLYWOOD SHEATHING ENGINEERED TRUSSES (REFER TO STRUCT. - SLOPED TOWARDS ROOF DRAINS MIN. 2%) 2 LAYERS OF 5/8" G.W.B. TYPE 'X' CEILING APPENDIX D, TABLE D-2.3.12 BCBC 2018 (10 YEAR WARRANTY BY RCABC)	R-40 RIGID INSULATION
R2	ROOF OVERHANG CLASS A TRUSS OVERHANG OR 2X FRAMING (REFER TO STRUCTURAL) 2 PLY TORCH ON SBS ROOFING SYSTEM 2X4 PARAPET WALL w/ 1/2" EXTERIOR PLYWOOD SHEATHING BOTH SIDES 2X FASCIA BOARD PRE-FINISHED METAL SOFFIT PANEL	
R3	ELEVATOR SHAFT ROOF 2PLY SBS 1/2" PROTECTION BOARD R40 RIGID INSULATION (POLYSTY) c/w SANDED FACER PEEL & STICK VAPOR BARRIER MIN. 5/8" PLYWOOD SHEATHING WOOD JOIST 1/2" GYPSUM BOARD 1 HR. FIRE RATED TWO LAYERS 5/8" TYPE 'X' G.W.B. NO PENETRATIONS, POTLIGHTS OR RECESSED LIGHTING NOT PERMITTED APPENDIX D (TABLE D-2.3.12) BCBC 2018	
R4	CONCRETE CANOPY BALLAST MATERIAL FILTER FABRIC 2.5" MINERAL WOOL RIGID INSULATION DRAINAGE MAT FULLY REINFORCED LIQUID APPLIED WATERPROOFING MEMBRANE 8" THICK SUSPENDED SLAB (REFER TO STRUCT.) - SLOPED MIN. 2% TO DRAIN (R-12 MIN) THERMAL INSULATION SPRAY	2% SLOPE RIGID INSL. SPRAY

NOTE:
- CONTRACTOR TO USE CEMENT BOARD FOR ALL SHOWER WALLS

Scale: As Noted
Date: _____
Revision: 01
Project No: A703
Drawing Title: CONSTRUCTION ASSEMBLY SCHEDULE
Project Title: PROPOSED RESIDENTIAL DEVELOPMENT
6828, 89th STREET
OSOTY005 B.C.
Issued For: BP
Date: 11-10-2023
Description: _____

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