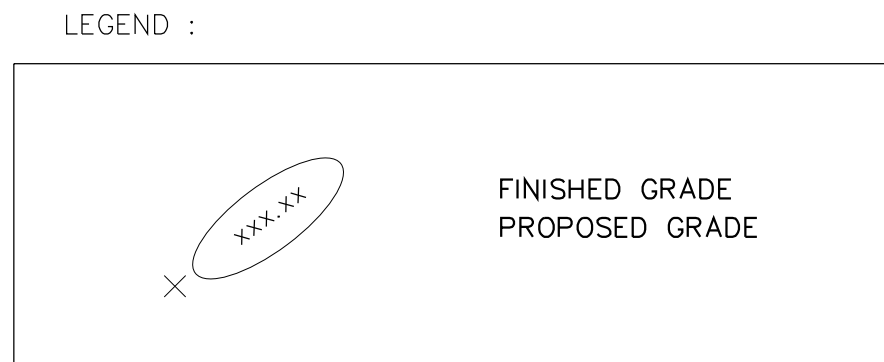


**NOTE:**  
**THROUGH-WALL FLASHING IS REQUIRED AT EVERY FLOOR LINE TO ACCOMMODATE BUILDING SHRINKAGE. ENSURE SHEATHING AND STRAPPING ARE BROKEN AT FLOOR LINES.**  
**TYPICAL ALL SIMILAR.**

#	MATERIAL	FINISH	COLOUR	SUPPLIER
1	HARDIE REVEAL w/ EASY TRIM	SMOOTH	SW 0055 LIGHT FRENCH GRAY	JAMES HARDIE
2	HARDIE REVEAL w/ EASY TRIM	SMOOTH	SW 0038 LIBRARY PEWTER	JAMES HARDIE
3	HARDIE REVEAL w/ EASY TRIM	SMOOTH	SW 0077 CLASSIC FRENCH GRAY	JAMES HARDIE
4	HARDIE PLANK SIDING	SELECT CEDARMILL	IRON GRAY	JAMES HARDIE
5	HARDIE PLANK SIDING	STRAIGHT EDGE	SW 0077 CLASSIC FRENCH GRAY	JAMES HARDIE
6	HARDIE PLANK SIDING	STRAIGHT EDGE	SW 0038 LIBRARY PEWTER	JAMES HARDIE
7	HARDIE TRIM	RUSTIC	SW 0077 CLASSIC FRENCH GRAY	JAMES HARDIE
8	HARDIE TRIM	RUSTIC	IRON GRAY	JAMES HARDIE
9	HARDIE TRIM	RUSTIC	SW 0038 LIBRARY PEWTER	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	-

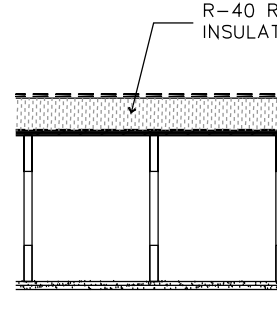
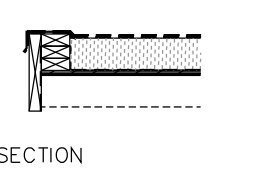
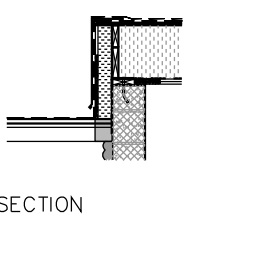


REFER TO CIVIL ENG. DRAWINGS FOR FINAL GRADING



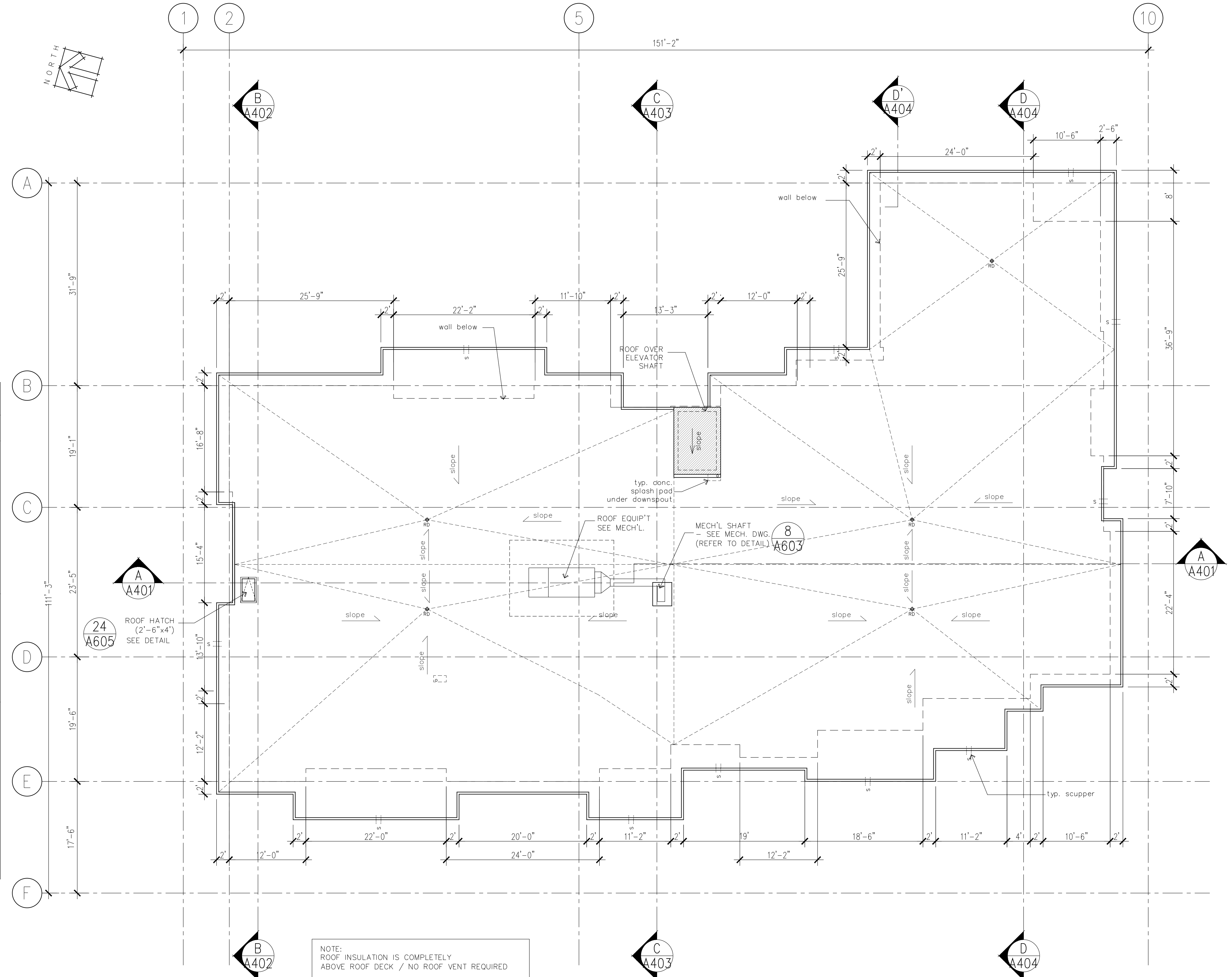
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As Noted	Sheet	Drawing Title: EAST & WEST ELEVATION	
-	of	Project Title: PROPOSED RESIDENTIAL DEVELOPMENT	
Revision	Project No.	6828, 89th STREET	
01	21-2126	OSOYOOS B.C.	
Date:	Revision	Date	
11-10-2023	01	11-10-2023	
ISSUED FOR BP	Building Height	Revision	
02	05-17-2024	02	
01	11-10-2023	01	
Rev.	Date	Description	

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ROOF ASSEMBLIES		
NO.	DESCRIPTION	DETAIL NO.
R1	FLAT ROOF, 1 HR. F.R.R., CLASS "A" 2 PLY TORCH ON SBS ROOFING SYSTEM (CLASS A ROOF COVERING) BCBC 3.1.15.2 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)	 SECTION
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	 SECTION
R3	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 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	 SECTION

LEGEND :

	ROOF DRAIN
	3" SCUPPER
	WALL LINE BELOW



ROOF LEVEL PLAN

Scale 1/8" = 1'-0"

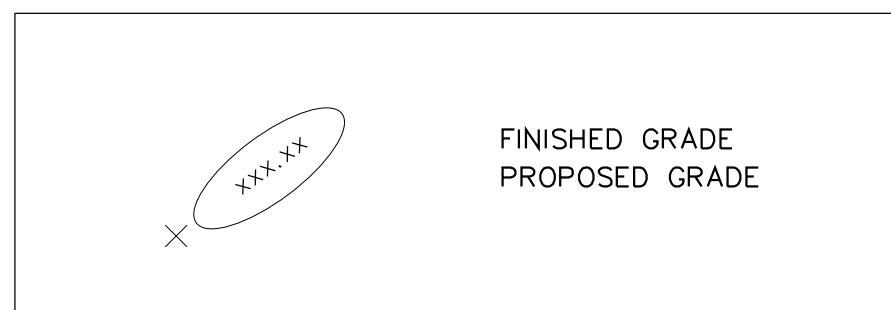
XXXXX.Dwg		Drawing Title: ROOF PLAN	
Scale: As Noted	Sheet: _____ of _____	Project Title: PROPOSED RESIDENTIAL DEVELOPMENT	
Date: _____	Revision: _____	6828, 89th STREET	
Revision: 01	Project No. 21-2126	OSOT005 B.C.	
Revision: 01	Date: 11-10-2023	ISSUED FOR BP	
Rev.	Date	Description	

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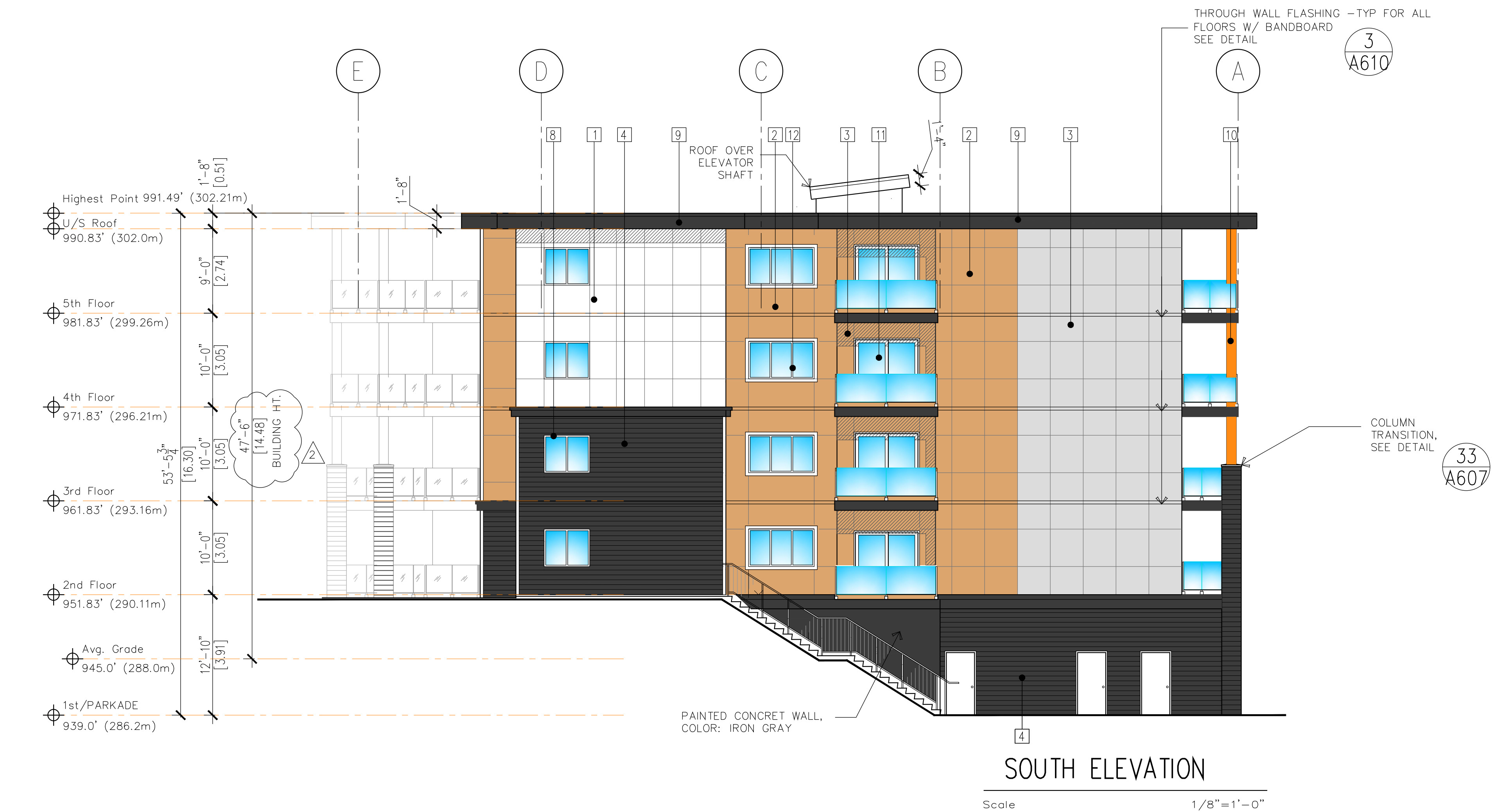
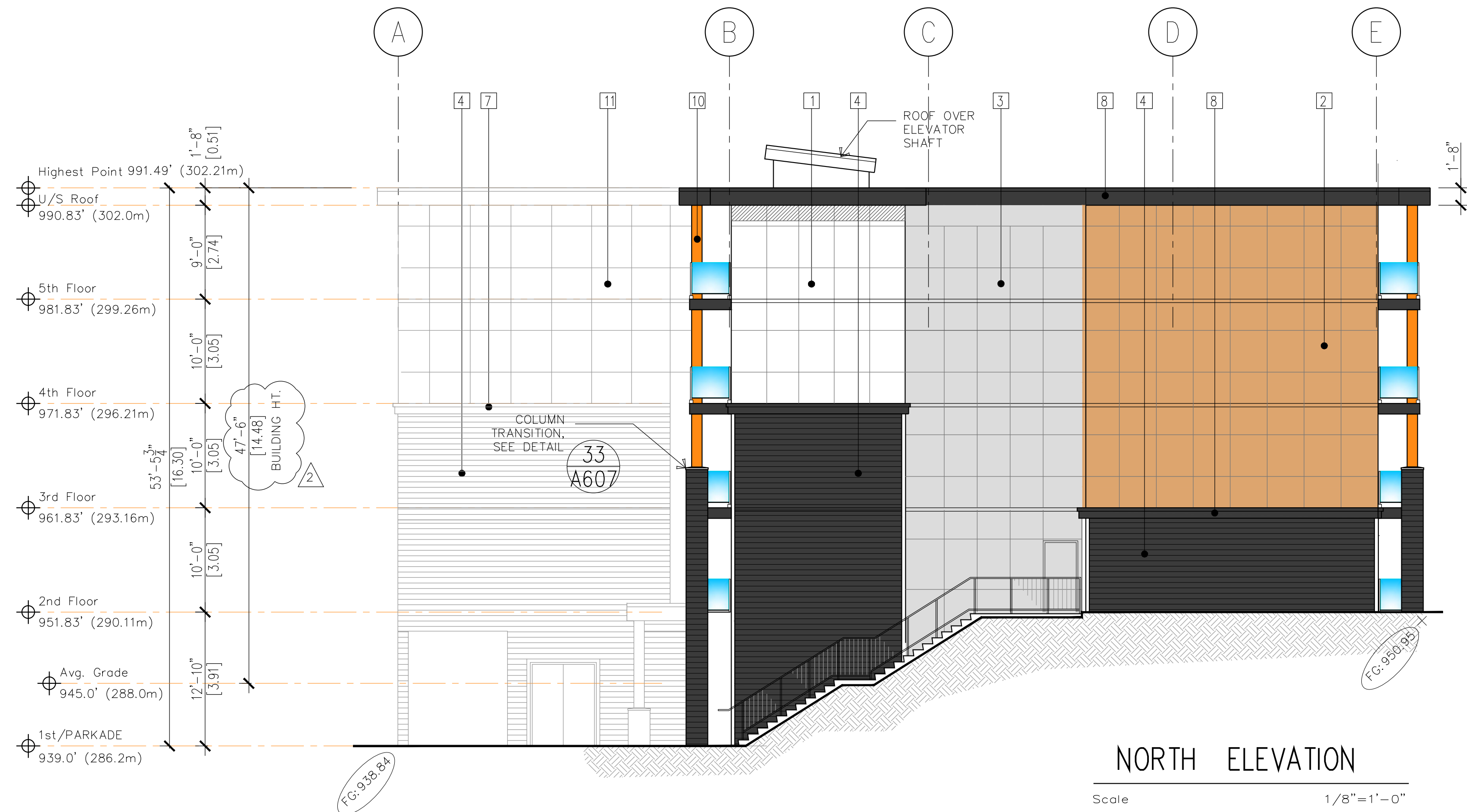
**NOTE:**  
**THROUGH-WALL FLASHING IS REQUIRED AT EVERY FLOOR LINE TO ACCOMMODATE BUILDING SHRINKAGE. ENSURE SHEATHING AND STRAPPING ARE BROKEN AT FLOOR LINES. TYPICAL ALL SIMILAR.**

#	MATERIAL	FINISH	COLOUR	SUPPLIER
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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



Rev.	Date	Description
02	05-17-2024	Building Height Revision
01	11-10-2023	ISSUED FOR BP

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Drawing Title: **EAST & WEST ELEVATION**  
 Project Title: **PROPOSED RESIDENTIAL DEVELOPMENT**

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

Scale: As Noted  
 Date: **01**

**FLOOR ASSEMBLIES**

NO.	DESCRIPTION
F1	CONCRETE SLAB ON GRADE (PARKADE) 4" THICK CONCRETE FLOOR SLAB ON GRADE - (REFER TO STRUCT.) (SLOPE TO DRAIN) 6mil POLY V.B.(U.V. RESISTANT) ON 6" COMPACTED GRAVEL/SAND DRAINAGE SYSTEM IS INSTALLED AT FOOTING OF PERIMETER WALLS AND BELOW SLAB ON GRADE.
F2	2nd FLOOR 1.5 HR FIRE RATED 8" THK. CONCRETE SLAB - SECOND FLOOR (REFER TO STRUCT.) SLABS THICKER THAN 2" WILL BE AVB (R-12 MIN.) 3" SPRAY THERMAL INSULATION - TO EXTEND 3'-0" PAST HEATED SPACE ABOVE.
F3	3rd, 4th & 5th FLOOR 1.0 HR FIRE RATED - ULC DESIGN NO. M535, 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. (REFER TO STRUCTURAL) R20 BATT INSULATION SECURED TO SUBFLOOR OR WOOD JOISTS RESILIENT METAL FURRING CHANNELS SPACED 16" O.C. 2 LAYERS 5/8" G.W.B. TYPE "C"
F3'	floor above mech. / elec. rm. 1.5 HR FIRE RATED - ULC DESIGN NO. L538, SYSTEM No. 12 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. (REFER TO STRUCTURAL) R20 BATT INSULATION SECURED TO SUBFLOOR OR WOOD JOISTS 1 LAYER 5/8" G.W.B. TYPE "C" RESILIENT METAL FURRING CHANNELS SPACED 16" O.C. 2 LAYERS 5/8" G.W.B. TYPE "C"
F4	3rd, 4th & 5th CORRIDOR FLOOR - 1.0 HR FIRE RATED - ULC DESIGN NO. M535 1 1/2" CONCRETE TOPPING 5/8" T&G PLYWOOD SUBFLOOR 1" JOISTS (REFER TO STRUCT.) 2 LAYERS OF 5/8" G.W.B. TYPE "C" SUSPENDED CEILING 3 5/8" X 0.056"(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 (HANGING) (2nd Floor) TRAFFIC GRADE APPROVED WATERPROOFING MEMBRANE 8" THK. SUSPENDED CONCRETE SLAB
F9	STAIR LANDING - 1.0 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"
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 "X"

**ROOF ASSEMBLIES**

NO.	DESCRIPTION
R1	FLAT ROOF, 1 HR. F.R.R., CLASS "A" 2 PLY TORCH ON SBS ROOFING SYSTEM (CLASS A ROOF COVERING) BCBC 3.1.15.2 MIN. R40 (4 LAYERS) MINERAL WOOL RIGID INSUL. (1st layer mech. fastened, subseq. layers adhered) AIR/VAPOUR BARRIER 5/8" F & 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

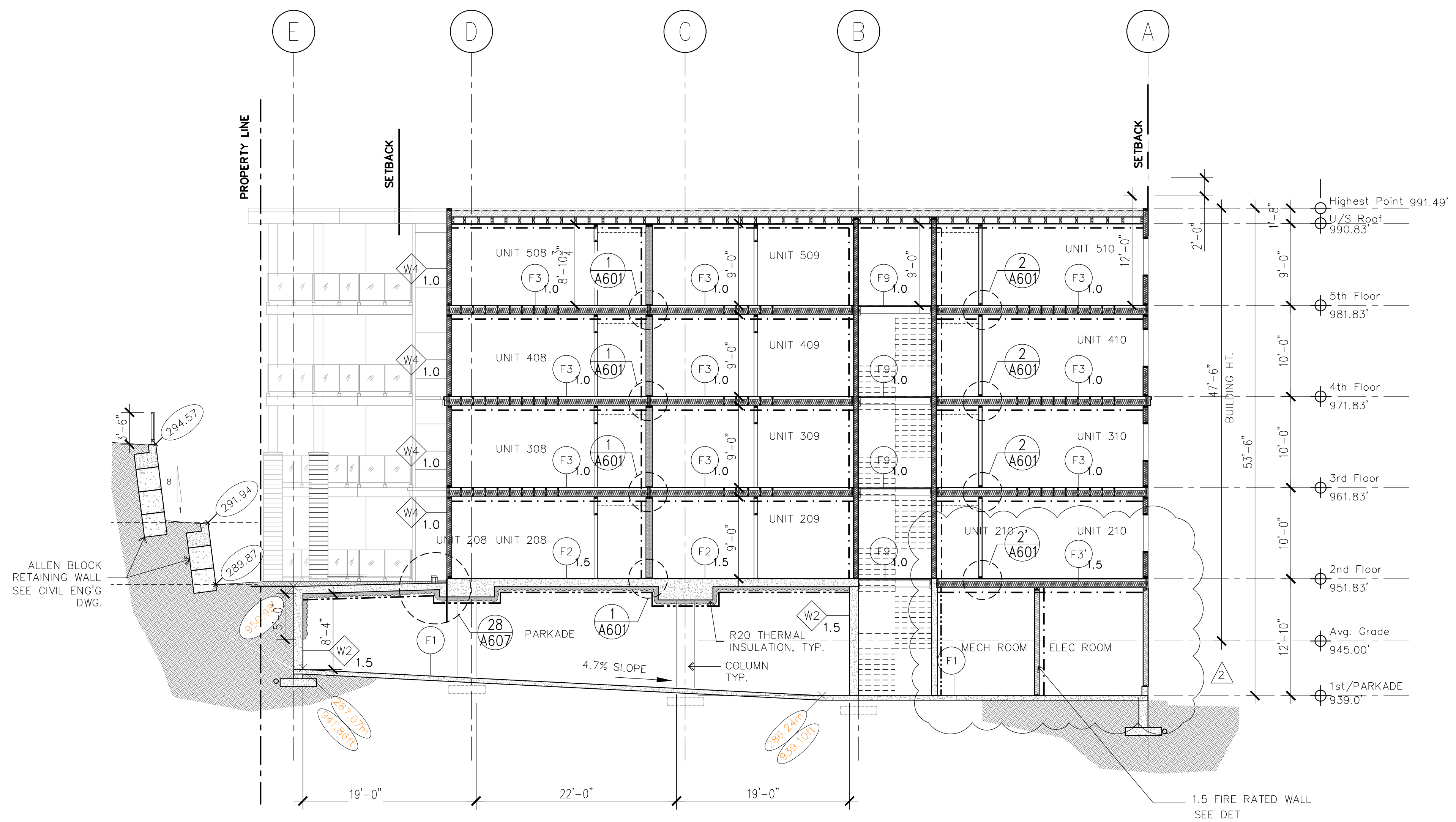
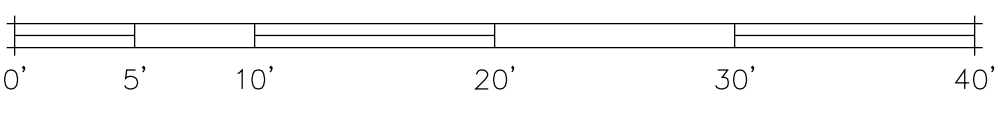
---	1.5 HOUR F.R.R.
- - -	1 HOUR F.R.R.

LEGEND :

( ELEVATIONS IN FEET )	
	PROPOSED GRADE

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

REFER TO CIVIL ENG. DRAWINGS FOR FINAL GRADING



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

XXXXX.Dwg		Scale: As Noted		Sheet of	
Drawing Title: BUILDING SECTION - D		Project Title: PROPOSED RESIDENTIAL DEVELOPMENT		Revision: 01	
Architect: Ionic Architecture Inc. architects a.i.b.c.		Project No: 21-2126		Date: 01	
201-5500 152nd Street Surrey B.C. office@ionic-architecture.com		6828, 89th STREET		21-2126	
tel: (778) 571-0618		Date: 02-29-2024		Issued For: BP RESUBMISSION	
office@ionic-architecture.com		Date: 11-10-2023		Issued For: BP	
Rev.		Date		Description	