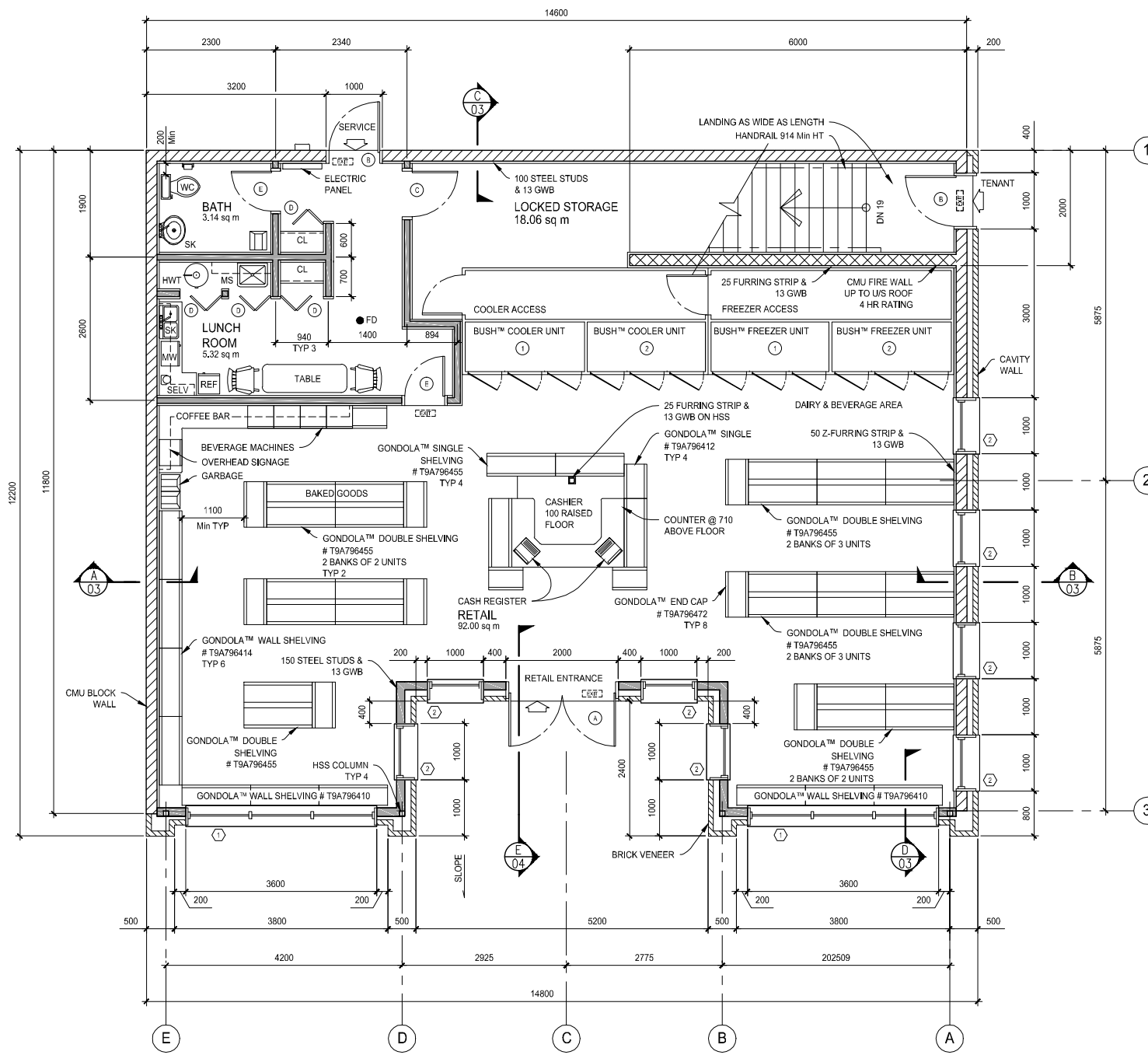


PLOT PLAN
SCALE: 1:100



GROUND FLOOR PLAN
SCALE: 1:50

- ALL WORK SHALL BE IN ACCORDANCE TO THE CURRENT CITY OF VANCOUVER BUILDING BY-LAW (V.B.B.) AND ZONING BY-LAWS.
 - ENTIRE BUILDING SHALL BE SPRINKLERED AS PER NFPA 13 AND V.B.B. 3.2.2.18.
 - SMOKE AND HEAT DETECTORS SHALL BE INSTALLED AS PER V.B.B. 3.2.4.11.
 - ALL BUILDING SERVICE PENETRATIONS SHALL CONFORM TO V.B.B. 3.1.19.
 - ALL FLOOR ASSEMBLIES OF ULC F-818.
 - ALL 6mm POLY VAPOUR BARRIER SEAMS SHALL BE LAPPED 100 Min. ADD SEALED OR TAPED. ENSURES THAT VAPOUR BARRIER IS CONTINUOUS FROM FLOOR TO CEILING AND PROPERLY SEALED AROUND EXTERIOR DOORS & WINDOWS AS PER V.B.B. 9.25.4.
 - AIR BARRIER (BUILDING PAPER) SHALL BE LAPPED TOP OVER BOTTOM WITH HORIZONTAL LAPS OF 150 AND VERTICAL LAPS OF 200. ALL RIPS & PUNCTURES SHALL BE REPAIRED ACCORDING TO V.B.B. 9.25.3. PRIOR TO COVERING WITH EXTERIOR FINISHES.
 - FOR FOUNDATIONS AND STRUCTURAL STEEL SIZES REFER TO STRUCTURAL DRAWINGS.
 - CONFIRM ALL BUILDING LOCATIONS AND FLOOR ELEVATIONS WITH ENGINEER PRIOR TO CONSTRUCTION.
- CONCRETE BLOCK WALLS**
- ALL CONCRETE BLOCK WALLS SHALL BE NOMINAL 200 THICK AND HAVE A 2 HOUR FIRE RATING.
 - GENERAL REINFORCING FOR CONCRETE BLOCK WALLS SHALL CONSIST OF 1-15M @ 1200 O.C. HORIZONTAL AND 1-15M @ 600 O.C. VERTICAL U.N.C.
 - LINTELS SHALL BE AS PER DESIGN STANDARD.
 - EXTERIOR CONCRETE BLOCK WALLS SHALL HAVE WATER REPELLANT APPLIED.
- STAIRS & HANDRAILS**
- STAIRS, GUARDS AND HANDRAILS SHALL BE AS PER V.B.B. 3.4.6. AND 9.8.2.
 - GUARDS SHALL BE 1070 AT LANDINGS AND 915 AT STAIRS (VERTICAL HEIGHTS ABOVE NOSING).
 - OPENINGS IN GUARDS SHALL BE SIZED TO PREVENT PASSAGE OF A 100 SPHERICAL OBJECT AS PER V.B.B. 9.8.8.4.
 - BALCONY GUARD DESIGN SHALL CONFORM TO V.B.B. 9.8.8.5. SO AS NOT TO FACILITATE CLIMBING.
 - HANDRAILS SHALL BE 810 Min (965 Max) VERTICALLY ABOVE LINE OF OUTSIDE EDGE OF STAIR NOSING.
 - HANDRAILS SHALL NOT PROJECT MORE THAN 100 INTO THE MIN. REQUIRED WIDTH OF THE STAIRWAY. AND HAVE A Min CLEARANCE OF 38 FROM WALL.
- ROOFING**
- ROOFING AND FLASHING WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL BUILDING CODE OF BC AND THE ROOFING CONTRACTORS ASSOC. OF BC
 - VAPOUR BARRIER SHALL BE "PERMSTOP" OR APPROVED EQUAL.
 - ROOF INSULATION SHALL BE RIGID "FIBERGLASS/SLAB" CAP ROOF OR APPROVED EQUAL.
 - BACKSLOPE MATERIAL SHALL BE "TAPERED FIBERGLASS ROOF INSULATION" WITH A 1:50 BACK SLOPE VALLEY LINE.
 - ROOFING MEMBRANE SHALL BE 4-PLY BUILT-UP ROOF.
 - ROOF DRAIN SHALL BE "ZURN Z-1z1-s" OR APPROVED EQUAL.
 - ALL ROOFING FOUNDATIONS ON 300 CURB.
- LEGAL DESCRIPTION**
LOT 01 BLK 7 PLAN 184
NEW WESTMINSTER DISTRICT
- C/M/C ADDRESS**
401 FRONT ST.
VANCOUVER, BC

NO.	DRAWING	REFERENCE	NO.	DATE	REVISION	APP.
3	A-1357-04	DETAIL & SECTION				
2	A-1357-03	WALL SECTION & SCHEDULES				
1	A-1357-02	ELEVATIONS				

COURSE	NO.	DATE	REVISION	APP.

1357



PROJECT	DRAWN	N. CALDWELL	DRAWING NO.	REV.
COMMERCIAL BUILDING PLOT PLAN & GROUND PLAN			A-1357-01	1

SCALE	INSTR.	DATE
1:100 UNO	MD	03/13/2015