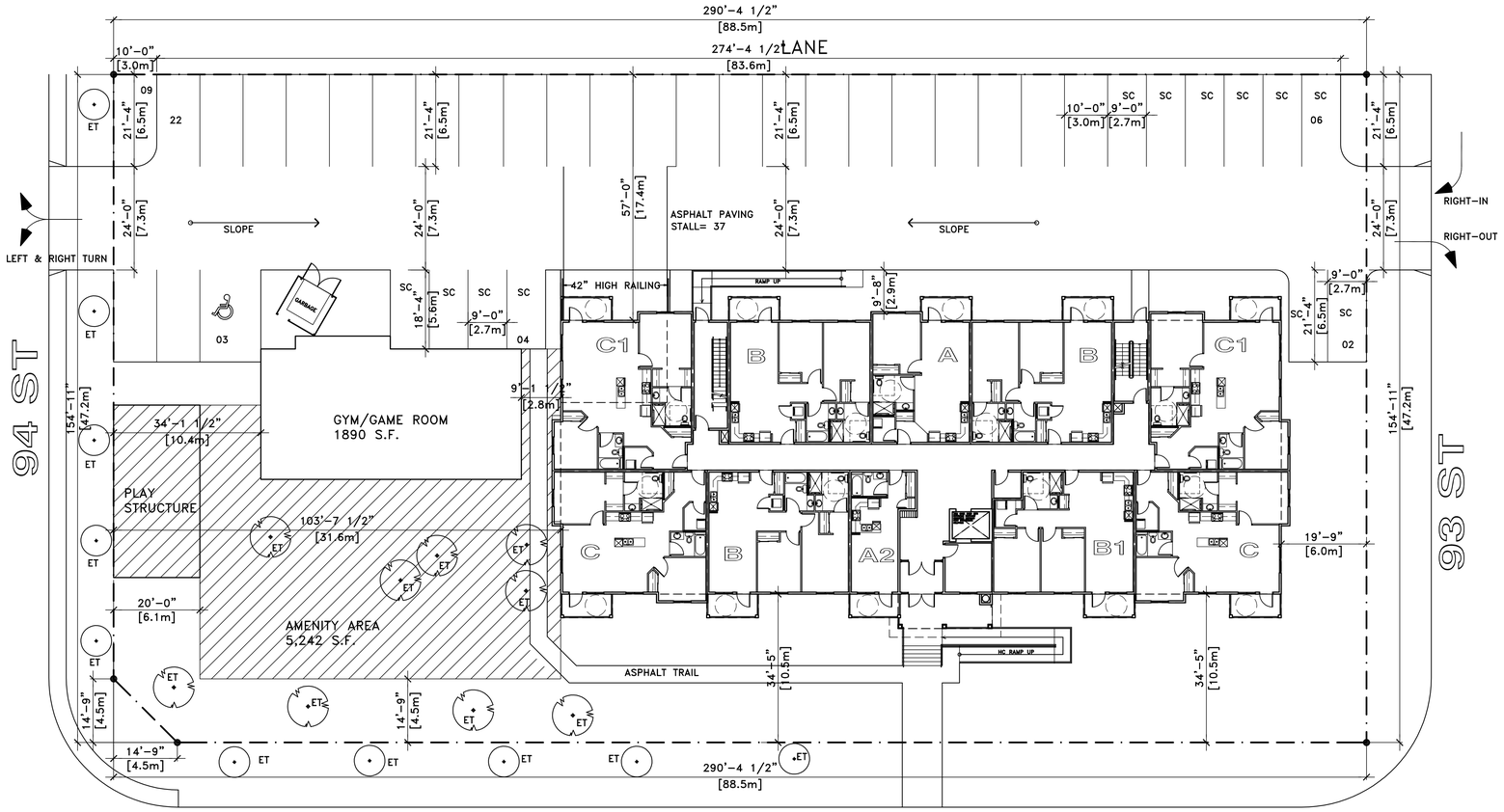
PROJECT FEATURES:
SAFERHOME BUILT UNITS, PLAYGROUND STRUCTURE, GAME & GYM. BUILDING, LEAVING THE EXISTING TREES TO MAKE UP THE ENHANCED LANDSCAPE AREA.



1 / A1 SITE
1/16"=1'-0"

ADDRESS
93 ST 99 AV
FORT ST. JOHN, BC

LEGAL DESCRIPTION
LOT -1 & 2
PLAN --------

SITE AREA
AREA: 44,875 S.F.= 4.169m^2=1.03 ACRE = .4169ha
PERMITTED DENSITY = .4169X125 = 52

ZONING RM2

SUITE COUNT
1 BEDROOM -A = 04 (685 S.F.)
1 BEDROOM -A1 = 03 (782 S.F.)
1 BACHLOR -A2 = 01 (372 S.F.)
2 BEDROOM -B = 12 (949 S.F.)
2 BEDROOM -B1 = 04 (904 S.F.)
2 BEDROOM -C = 08 (1023 S.F.)
2 BEDROOM -C1 = 08 (1110 S.F.)
TOTAL = 40

BUILDING AREA
MAIN = 10,826 S.F.
TYPICAL 10,767X3 = 32,301 S.F.
TOTAL = 43,127 S.F.
PARKADE = 10,308 S.F.

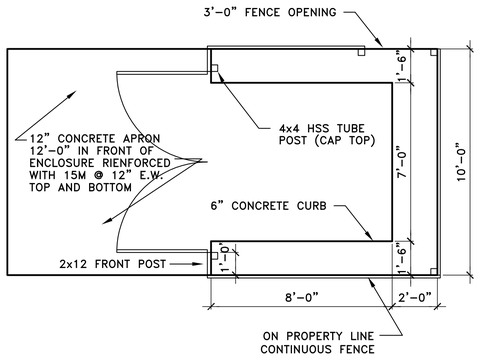
SITE COVERAGE
MAIN = 12,716 S.F.
SITE = 44,875 S.F. = 28.34%

F.A.R.
BUILDING = 45,017 S.F.
SITE = 44,875 S.F. = 1.003
F.A.R. = 1.003

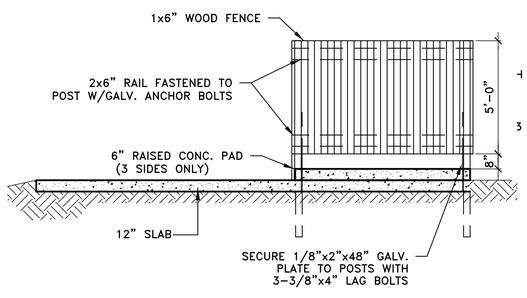
AMENITY
REQUIRED AMENITY AREA
BACHLOR 1X 9.5m^2= 9.5m^2
1 BEDROOM 7X18.5m^2 = 129.5m^2
2 BEDROOM 32X37m^2 = 1184.0m^2
REQUIRED AMENITY AREA = 1,323.0m^2
REQUIRED AMENITY AREA ENHANCED LANDSCAPED = 1,323.0m^2/2 = 661.5m^2
AMENITY AREA PROVIDED
MEETING, GAME ROOM, EXERCISE & LOBBY = 175m^2
AMENITY AREA SURFACE = 487m^2
PROVIDED AMENITY AREA = 662m^2

PARKING
PARKING REQUIRED:
1 BEDROOM 8X1.25 = 10.0
2 BEDROOM 32X1.5 = 48.0
VISITORS 40/7 = 5.71
TOTAL REQUIRED = 63.71
PARKING PROVIDED:
SURFACE = 37
U/GROUND = 27
TOTAL PROVIDED = 64

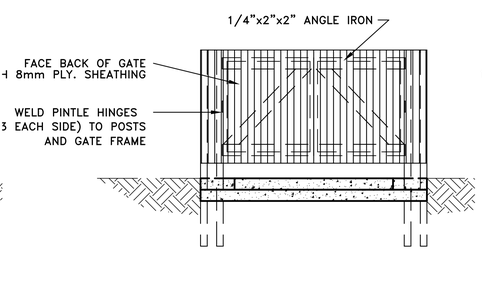
NOTE
BUILDING IS BEING DESIGNED UNDER THE SAFERHOME SOCIETY'S GUIDELINES.



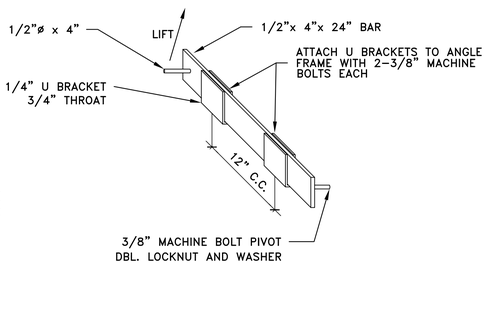
2 / A1 GARBAGE
N.T.S.



3 / A1 SIDE
N.T.S.



4 / A1 FRONT
N.T.S.



5 / A1 LATCH
N.T.S.

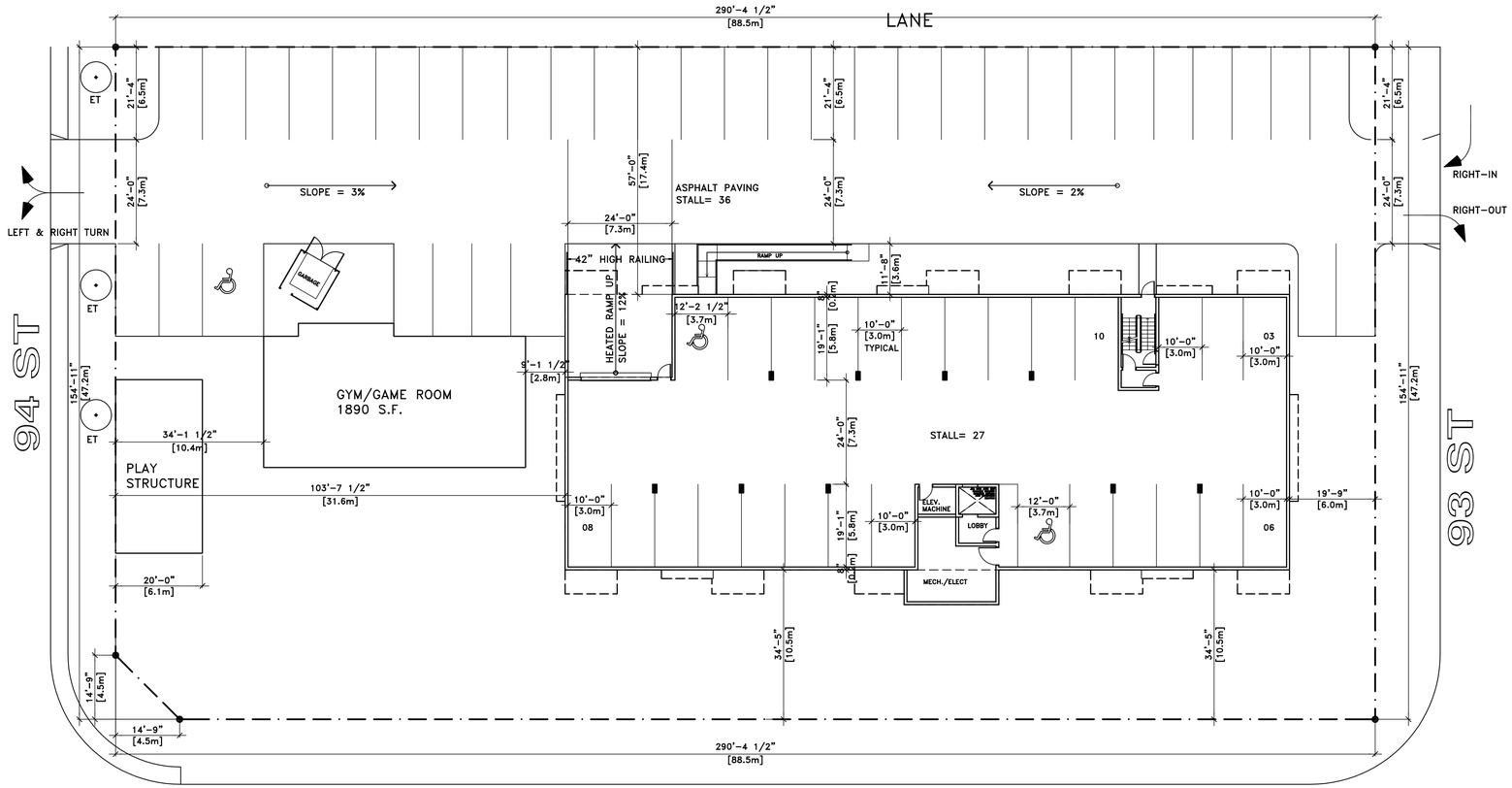
CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

EG964-07-24-15
SITE-V2

NO.	DATE	DESCRIPTION
1.	05-13-15	ISSUE FOR DP

A1



1 / A2 PARKADE

1/6"=1'-0"

PARKADE DOOR SCHEDULE

DOOR SCHEDULE			No.	SIZE		DOOR																			FRAME								HARDWARE	REMARKS
						TYPE								EXTRA		FINISH					TYPE					FINISH								
AREA DESCRIPTIONS	DUPLICATIONS	DOOR LOCATION	DOOR LABEL	WIDTH	HEIGHT	STYLE	VINYL	ALUMINUM	WOOD HOLLOW CORE	WOOD SOLID CORE	HOLLOW METAL	STEEL CLAD SOLID CORE	THERMALLY INSULATED	EXIT DOOR	FIRE RATING	VINYL	PAINTED	STAINED	SPECIAL FINISH	ALUMINUM	VINYL	WOOD	PRESSED STEEL	THERMALLY BROKEN	VINYL	PAINTED	STAINED	SPECIAL FINISH	HARDWARE	MISC DETAILS
PARKADE		ELEVATOR LOBBY	P101	2'-8"	6'-8"						*				90									*		*				
		ELECTRICAL ROOM	P102	3'-0"	6'-8"						*				45									*	*	*			3 BUTTS, STOP, CLOSER, LOCKSET	
		MECHANICAL ROOM	P103	3'-0"	6'-8"						*				45									*	*	*				
		STORAGE ROOM	P104	3'-0"	6'-8"						*				45									*		*				
		PARKADE TO STAIRWELL	P105	3'-0"	6'-8"						*			*	90									*		*			3 BUTTS, STOP, CLOSER, LOCKSET	
		PARKADE TO EXTERIOR	P106	3'-0"	6'-8"						*		*											*	*	*			3 BUTTS, STOP, WEATHERSTRIP, SWEEP, THRESHOLD, CLOSER, STOREROOM LOCKSET	
		OVERHEAD DOOR	P107	SEE PLAN																										

PARKADE WALL SCHEDULE

TYPICAL EXTERIOR PARKADE WALL
BCBC 2012 – TABLES D-2.2.1.A D-2.2.1.B – 2 HR
2" RIGID INSULATION TO 48" BELOW FINISH GRADE
DAMP-PROOFING
8" CONCRETE WALL

TYPICAL CONCRETE INTERIOR PARKADE WALL
BCBC 2012 – TABLES D-2.2.1.A D-2.2.1.B – 2 HR
8" CONCRETE WALL

TYPICAL STEEL PARKADE WALL (NON-RATED)
1/2" GYPSUM BOARD BOTH SIDES
4" STEEL STUDS

ULC W415 – 1 HR
TYPICAL STEEL PARKADE WALL
5/8" GYPSUM BOARD BOTH SIDES
4" STEEL STUDS

ELEVATOR ENTRY
ULC W414 – 2 HR
2 LAYERS 5/8" GYPSUM BOARD BOTH SIDES
4" STEEL STUDS

NOTES:

ALL FRAMES PRESSED STEEL 5 1/2" x 2" PROFILE
HARDWARE TO BE STANDARD DUTY, UL LISTED AS REQUIRED.

DOORS, FRAMES AND HARDWARE FOR RATED LOCATIONS TO CONFORM TO CAN 4-S104M, CAN 4-S105-M AND CAN 4-S113.

EXIT DOORS TO OPEN TO MAXIMUM FORCE OF 90 N.
WALLS AND COLUMNS TO BE PAINTED WHITE.
INSTALL TAMPER PROOF LIGHT FIXTURES IN PARKADE

GARAGE ACCESS

OWNERS – KEYED MAN DOOR FOR BICYCLES. RADIO CONTROL FOR MOTORISTS

VISITORS – NO ACCESS FOR BICYCLES. EXTERIOR STAND PROVIDED FOR BICYCLES

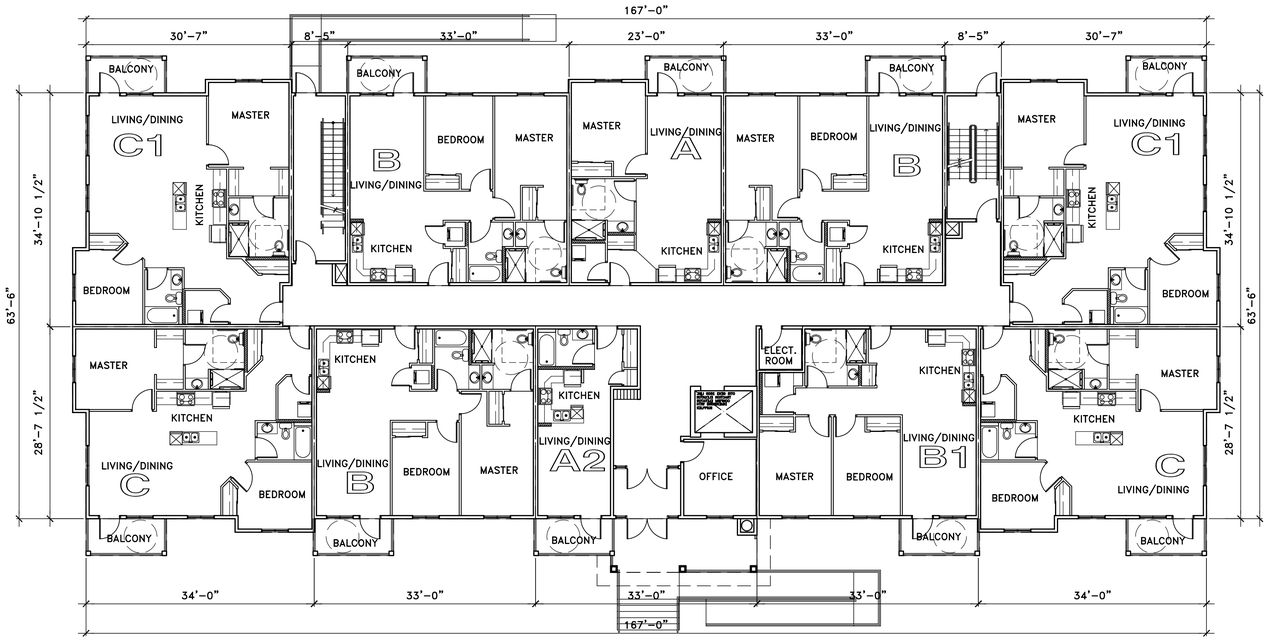
CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

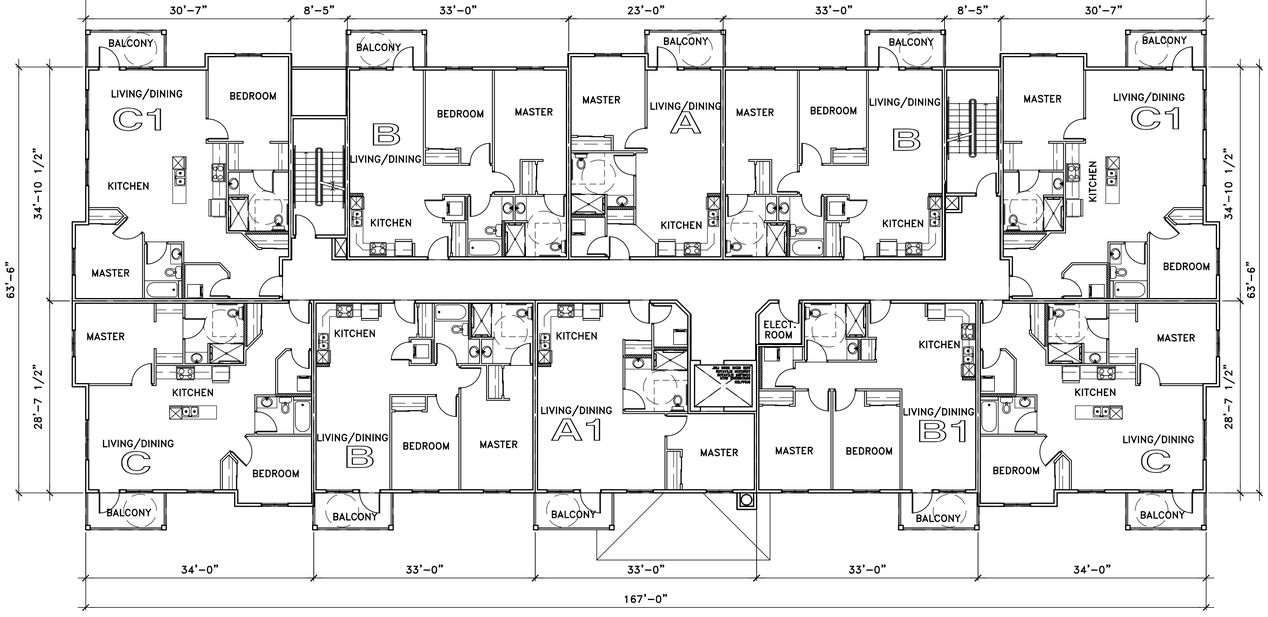
EG964-07-10-15
PARKADE-V2

NO.	DATE	DESCRIPTION
1.	05-13-15	ISSUE FOR DP

A2



1 / A3 MAIN
3/32"=1'-0"



2 / A3 TYPICAL
3/32"=1'-0"

WALL SCHEDULE 1HR

	TYPICAL EXTERIOR WALL – 1HR ABC 2006 D-2.3.4.A. ABC 2006 D-2.3.4.C. EXTERIOR FINISH (SEE ELEVATION) BUILDING PAPER 3/8" SHEATHING 2x6 STUDS R-20 BATT INSULATION 6 MIL POLY 5/8" TYPE X GYPSUM WALLBOARD SEE STRUCTURAL DRAWINGS FOR ALL STUD SPACING
	INTERIOR BEARING WALL ULC W310 – 1 HR 5/8" TYPE X GYPSUM WALLBOARD 2x4 STUDS 5/8" TYPE X GYPSUM WALLBOARD SEE STRUCTURAL DRAWINGS FOR ALL STUD SPACING
	PARTY WALL/ ELEVATOR WALLS/ STAIR WALLS ULC W313 (CONFIGURATION C) – 1 HR NRC IRC-IR-693 – TL-93-281 – STC 59 5/8" TYPE X GYPSUM WALLBOARD R-12 BATT INSULATION 2x4 STUDS ON 2 X 4 PLATE 1" AIR SPACE 2x4 STUDS ON 2 X 4 PLATE R-12 BATT INSULATION 5/8" TYPE X GYPSUM WALLBOARD SEE STRUCTURAL DRAWINGS FOR ALL STUD SPACING
	CORRIDOR WALL ULC W313 (CONFIGURATION B) – 1 HR NRC IRC-IR-693 – TL-93-250 – STC 54 5/8" TYPE X GYPSUM WALLBOARD 5/8" TYPE X GYPSUM WALLBOARD R-12 BATT INSULATION 2x4 STUDS STAGGERED ON 2x6 PLATE R-12 BATT INSULATION 5/8" TYPE X GYPSUM WALLBOARD SEE STRUCTURAL DRAWINGS FOR ALL STUD SPACING
	DUCT/SHAFT ULC W310 – 1 HR 5/8" TYPE X GYPSUM WALLBOARD 2x4 STUDS 5/8" TYPE X GYPSUM WALLBOARD EXTEND SHAFT TO UNDERSIDE OF ROOF SHEATHING
	INTERIOR WALL 1/2" GYPSUM WALLBOARD 2x4 STUDS 1/2" GYPSUM WALLBOARD
	PLUMBING WALL 5/8" MOISTURE RESISTANT 5/8" TYPE X GYPSUM WALLBOARD 2x6 STUDS 1/2" GYPSUM WALLBOARD

CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

EG964-07-10-15
MAIN/TYPICAL-V2

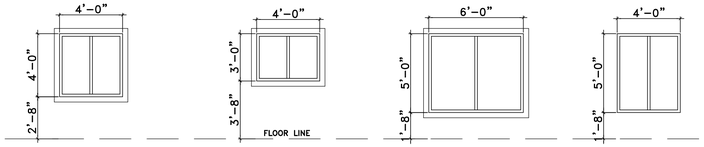
NO.	DATE	DESCRIPTION
	05-13-15	ISSUE FOR DP

A3

1 / A4 SOUTH
1/8"=1'-0"

2 / A4 EAST
1/8"=1'-0"

WINDOW SCHEDULE



DOOR SCHEDULE

D1– 2x36"x84" FRONT ENTRY DOOR W/ 18" SIDELIGHT
D2– 36"X84" INSULATED STEEL DOOR
D3– 36"X84" GARDEN DOOR

EXTERIOR FINISH SCHEDULE

S1 – SIDING
S2 – SIDING
S3 – CULTURED STONE

METAL TRIM & RAINGOODS – WHITE PREFINISHED ALUMINUM
RAILINGS – WHITE PREFINISHED ALUMINUM
WINDOWS – WHITE VINYL, DOUBLE INSULATED GLAZING
METAL EXIT DOORS– PAINT MATCH WALL COLOR
ROOF–IKO DUAL BLACK ASPHALT SHINGLES

3 / A4 NORTH
1/8"=1'-0"

4 / A4 WEST
1/8"=1'-0"

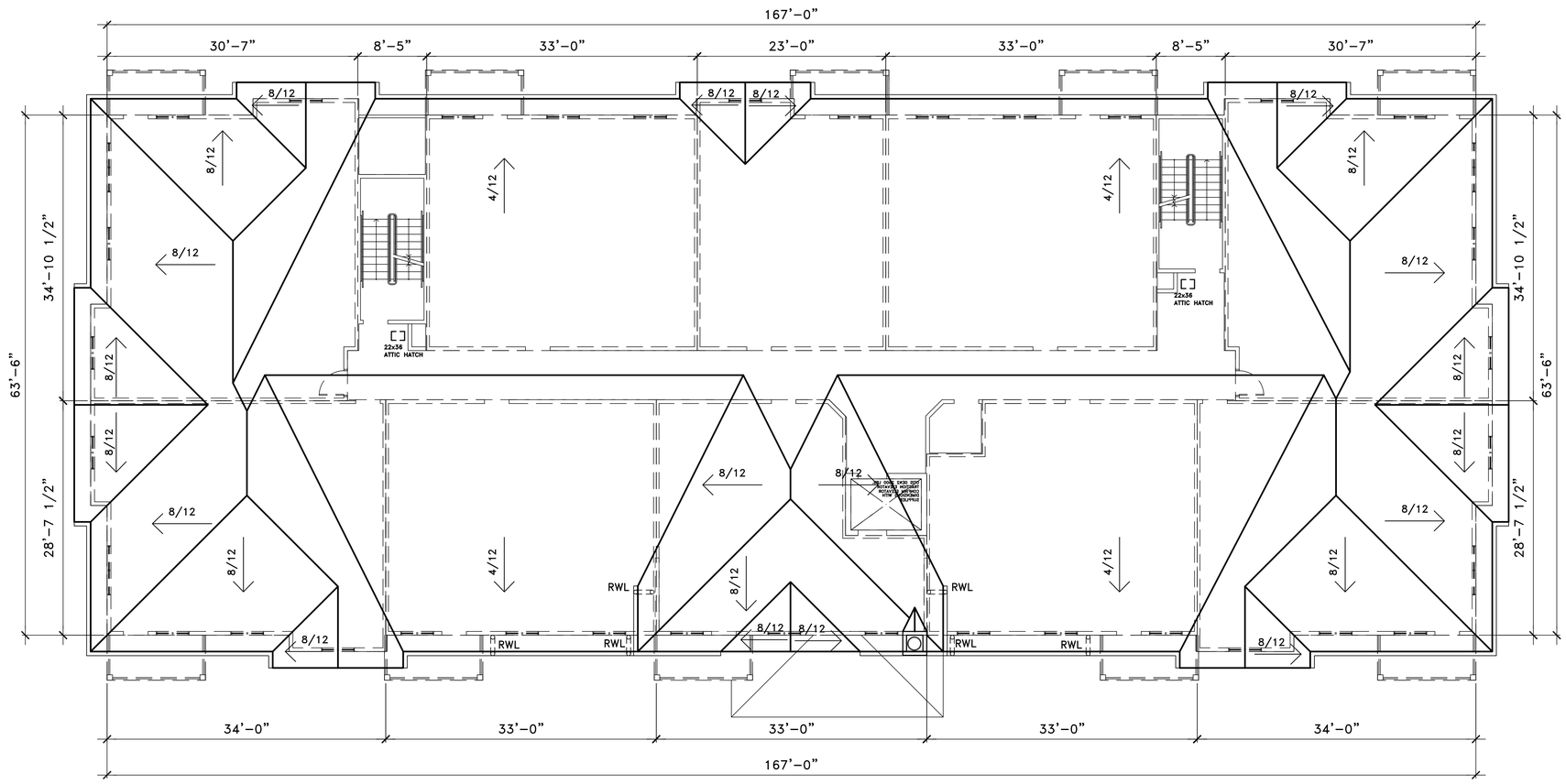
CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

EG964–07–10–15
ELEVATIONS–V2

NO.	DATE	DESCRIPTION
1	05–13–15	ISSUED FOR DP

A4



1 / A5 ROOF PLAN
1/8"=1'-0"

1HR SLOPED ROOF

TYPICAL SLOPED ROOF – 1HR
BCBC 2012 TABLE D-2.3.12
SPRINKLER BELOW

ASPHALT SHINGLES
FELT
7/16" SHEATHING
PRE-ENGINEERED WOOD TRUSSES
R-40 INSULATION
6 MIL POLY
2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD

NOTES:

1. ROOF SLOPES:
   MAIN ROOF SLOPE = 4/12
   HIPS AND GABLE ROOF SLOPES = 8/12
   UNLESS NOTED OTHERWISE
2. TYPICAL OVERHANG TO BE 2'-0"
   UNLESS NOTED OTHERWISE.
3. SPRINKLERED TO NFPA 13
4. PROVIDE 4-2x10 PLANK WALK-WAY IN ATTIC, MOUNTED ABOVE INSULATION CONTINUOUS FROM ATTIC ACCESS TO ATTIC ACCESS
5. 1 HOUR FIRE RATE ATTIC HATCHES:
   2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD 1HR BCBC 2012 D2.3.12 ON 3/4" PLYWOOD SECURE IN PLACE WITH SCREWS OR LATCHES.
6. 90 MIN METAL FIREWALL HATCH AND FRAME WITH DOUBLE SIDED LATCH AND SELF CLOSING HINGES
7. SADDLES:
   CONSTRUCT SADDLES MINIMUM SLOPE 1/12 TO DRAIN ROOF AREAS THAT DRAIN TO VERTICAL SURFACES. FLASH SADDLES UNDER SHINGLES WITH ICE AND WATERSHIELD MEMBRANE. EXTEND 24" VERTICALLY MINIMUM ON ALL SURFACES VALLEYS AND JUNCTIONS WITH WALLS ABOVE ROOF
8. TRUSS HEEL TO PROVIDE FOR SOFFIT LEVEL WITH TOP OF WALL PLATE
   PROVIDE VENTED SOFFIT UNLESS OTHERWISE NOTED
   USE ATTIC INSULATION STOPS FOR FREE AIR FLOW
   CUT SHEATHING OFF MAIN ROOF UNDER GABLES
9. PROVIDE ATTIC VENTILATION 1/150
   15,407.68 S.F./150= 102.71 S.F.
   SOFFIT VENTING AREA= 259.22 S.F
   ROOF VENT AREA= 1 S.F./ VENT
   25% VENTING REQUIREMENT AT TOP OF SPACE BCBC 2012 9.19.1.2.3b
   32 ROOF VENTS REQUIRED SPACED EVENLY
   TYPICALLY 4'-0" FROM PEAK OF ROOF.

LEGEND:

22x36 ATTIC HATCH SEE A8 FOR DETAILS

RWL RAIN WATER LEADER

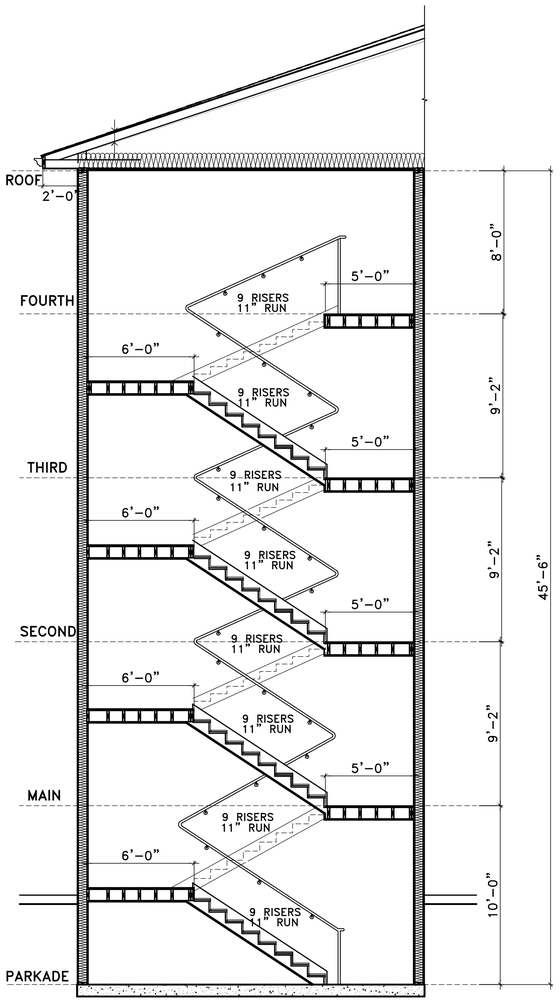
CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

EG964-07-10-15
MAIN/TYPICAL-V2

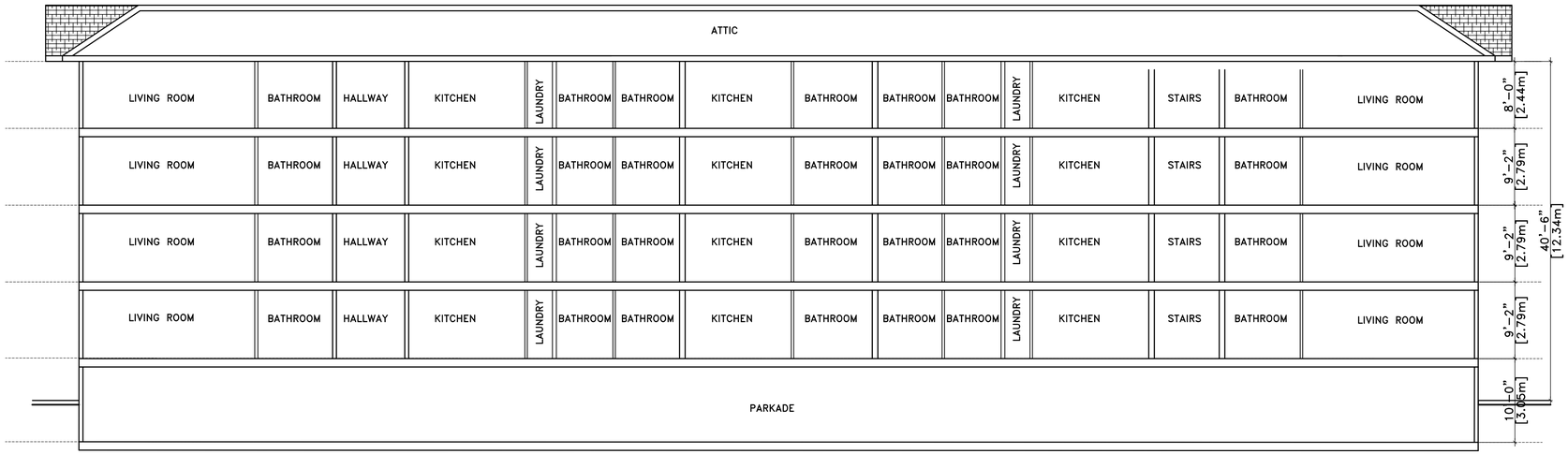
NO.	DATE	DESCRIPTION
	05-13-15	ISSUE FOR DP

A5



1 / A6 STAIR SECTION

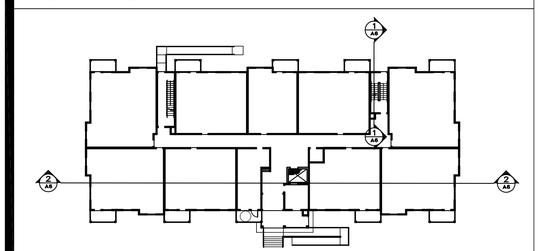
1/4"=1'-0"



2 / A6 BUILDING SECTION

1/8"=1'-0"

KEY PLAN



CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

EG964-06-29-15

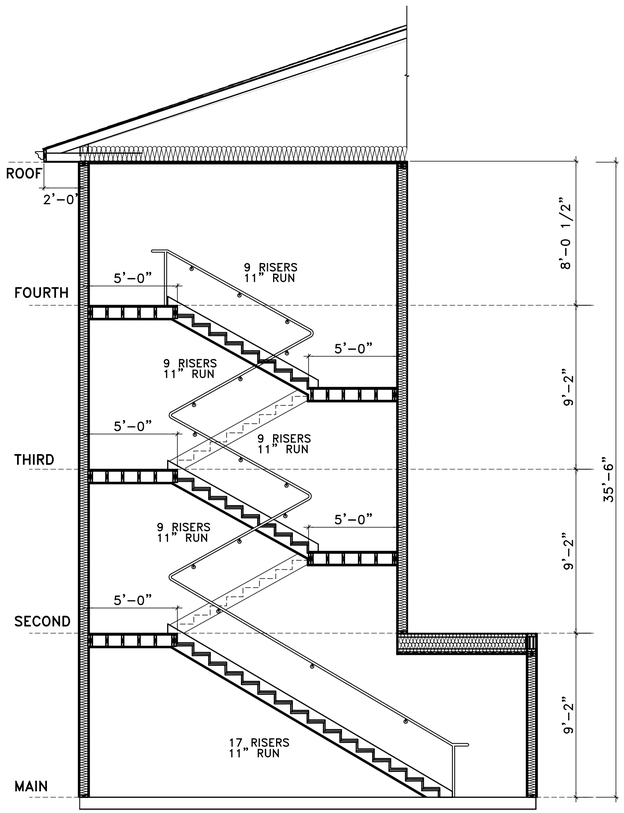
BUILDING SECTIONS

NO.	DATE	DESCRIPTION
1	05-13-15	ISSUED FOR DP

A6

1 / A7 BUILDING SECTION

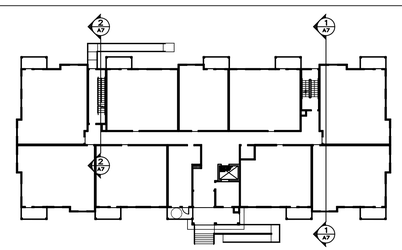
3/16=1'-0"



2 / A7 STAIR SECTION

1/4"=1'-0"

KEY PLAN



CROSSTOWN APARTMENTS

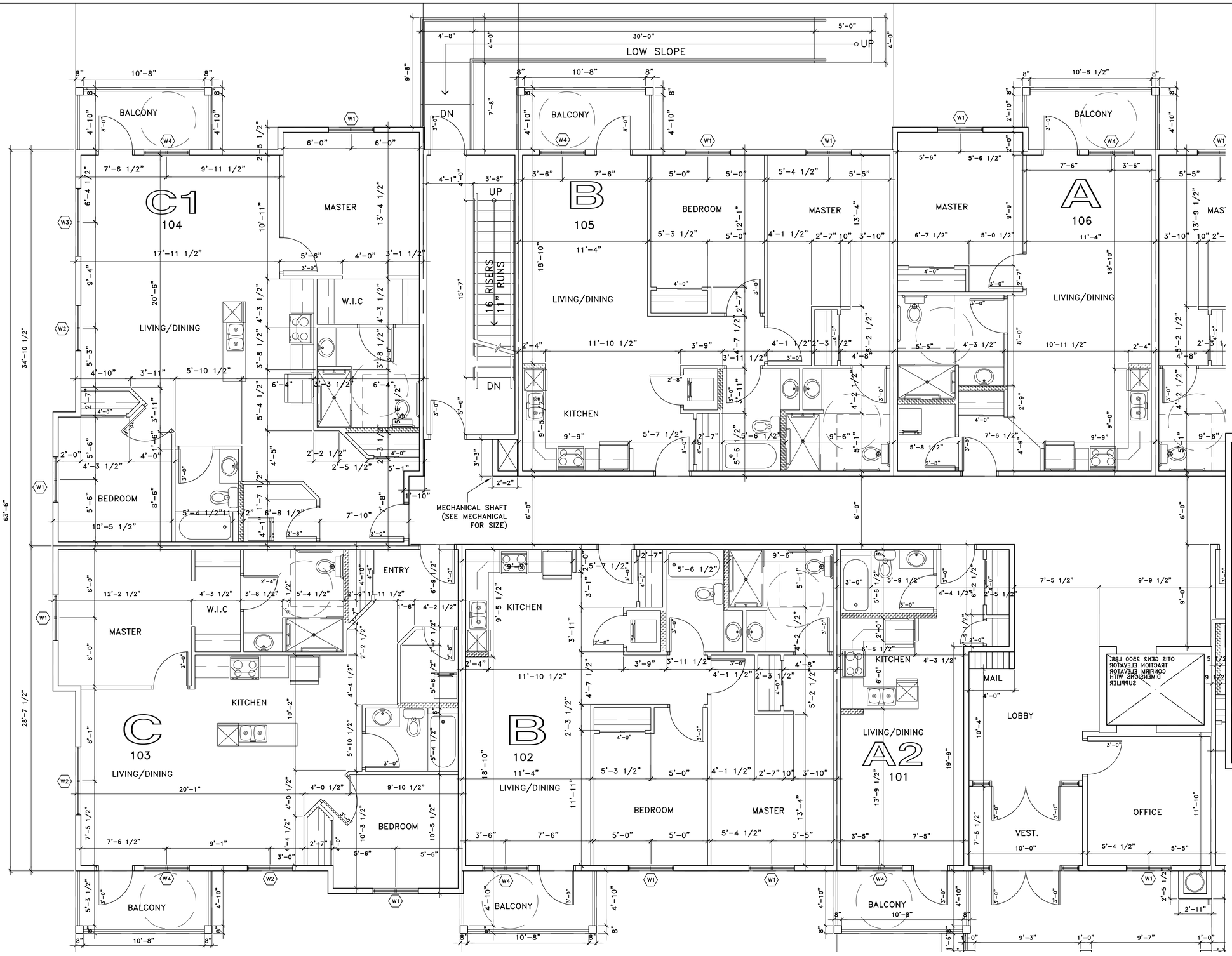
EDWARD F. GOOCH ARCHITECT MAIBC

EG964-06-29-15

BUILDING SECTIONS

NO.	DATE	DESCRIPTION
1	05-13-15	ISSUED FOR DP

A7



WALL SCHEDULE 1HR

	TYPICAL EXTERIOR WALL – 1HR ABC 2006 D–2.3.4.A. ABC 2006 D–2.3.4.C. EXTERIOR FINISH (SEE ELEVATION) BUILDING PAPER 3/8" SHEATHING 2x6 STUDS R–20 BATT INSULATION 6 MIL POLY 5/8" TYPE X GYPSUM WALLBOARD SEE STRUCTURAL DRAWINGS FOR ALL STUD SPACING
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	INTERIOR WALL 1/2" GYPSUM WALLBOARD 2x4 STUDS 1/2" GYPSUM WALLBOARD
	PLUMBING WALL 5/8" MOISTURE RESISTANT 5/8" TYPE X GYPSUM WALLBOARD 2x6 STUDS 1/2" GYPSUM WALLBOARD

DOOR SCHEDULE

LOCATION	SIZE	RATING	TYPE	HARDWARE
EXTERIOR ENTRANCE	6'0"(2–3'0")		AL	4 PIVOTS, LOW PROFILE THRESHOLD 2 CLOSERS, CYLINDER, 2 FLUSH BOLTS, THUMB TURN, PUSH, PULL
VESTIBULE ENTRANCE	6'0"(2–3'0")		AL	4 PIVOTS, 2 CLOSERS, MAGNETIC LOCK WITH PHOTOCELL, ENTRY RELEASE SECURITY, PUSH, PULL
EXTERIOR EXITS	3'0"		IM	3 BUTTS NRP, WEATHERSTRIP, SWEEP, THRESHOLD, CLOSER, EXIT SET
CORRIDOR/STAIRWELL	3'0"	45 MIN	HM	3 BUTTS, CLOSER, PASSAGE SET, SMOKE AND DRAFT CONTROL GASKETS
ELECTRICAL/MECHANICAL	3'0"	45 MIN	HM	3 BUTTS, FLUSH BOLTS, STOREROOM LOCKSET, CLOSER
SUITE ENTRANCE	3'0"	20 MIN	SCW	3 BUTTS, (CENTRE SPRING LOADED) PASSAGE SET, DEAD–BOLT, DOORSTOP, WEATHER STRIPING
SUITE BEDROOMS	3'0"		HCW	3 BUTTS, PASSAGE SET, DOORSTOP
LAUNDRY ROOM	2'8"		HCW	3 BUTTS, STOREROOM LOCKSET, DOORSTOP
BATHROOM	3'0"		HCW	2 BUTTS, PRIVACY LOCK, DOORSTOP
ENSUITE BATHROOM	3'0"		HCW	2 BUTTS, PRIVACY LOCK, DOORSTOP
LINEN CLOSET	1'6"		HCW	2 BUTTS, PASSAGE SET
CLOSET	4'0"(2–2'0")		HCW	2 BUTTS, PASSAGE SET
ENTRY CLOSET	4'0"(2–2'0")		HCW	2 BUTTS, PASSAGE SET
BALCONY DOOR	3'0"		IM	3 BUTTS NRP, WEATHERSTRIP, SWEEP, THRESHOLD, LOCKSET

NOTES

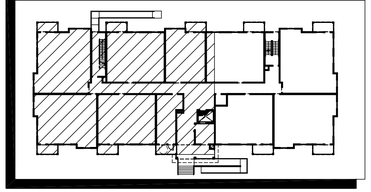
HARDWARE TO BE RESIDENTIAL DUTY, UL LISTED, AS REQUIRED. FINISH C3.
DOORS AND FRAMES FOR RATED LOCATIONS TO CONFORM TO CAN 4–S104M, CAN 4–S105M AND CAN 4–S113.
EXIT DOORS TO OPEN TO MAXIMUM FORCE OF 90 N.
ALL DOORS, WOOD AND STEEL, TO BE 6'–8" HIGH UNLESS NOTED
ALL PATIO DOORS TO BE 6'–8" HIGH. SEE ELEVATIONS.
BIFOLD & SLIDERS HARDWARE BY MANUFACTURER.
EVERY DOOR IN A FIRE SEPARATION SHALL BE EQUIPPED WITH A SELF–CLOSING DEVICE
PANIC HARDWARE ON ALL EXIT DOORS.

LEGEND

SCW – SOLID CORE WOOD
HCW – HOLLOW CORE WOOD
HM – HOLLOW METAL
IM – INSULATED METAL
I – INSULATED GLASS
AL – ALUMINIUM

1 / A8 MAIN QTR
1/4"=1'–0"

KEY PLAN



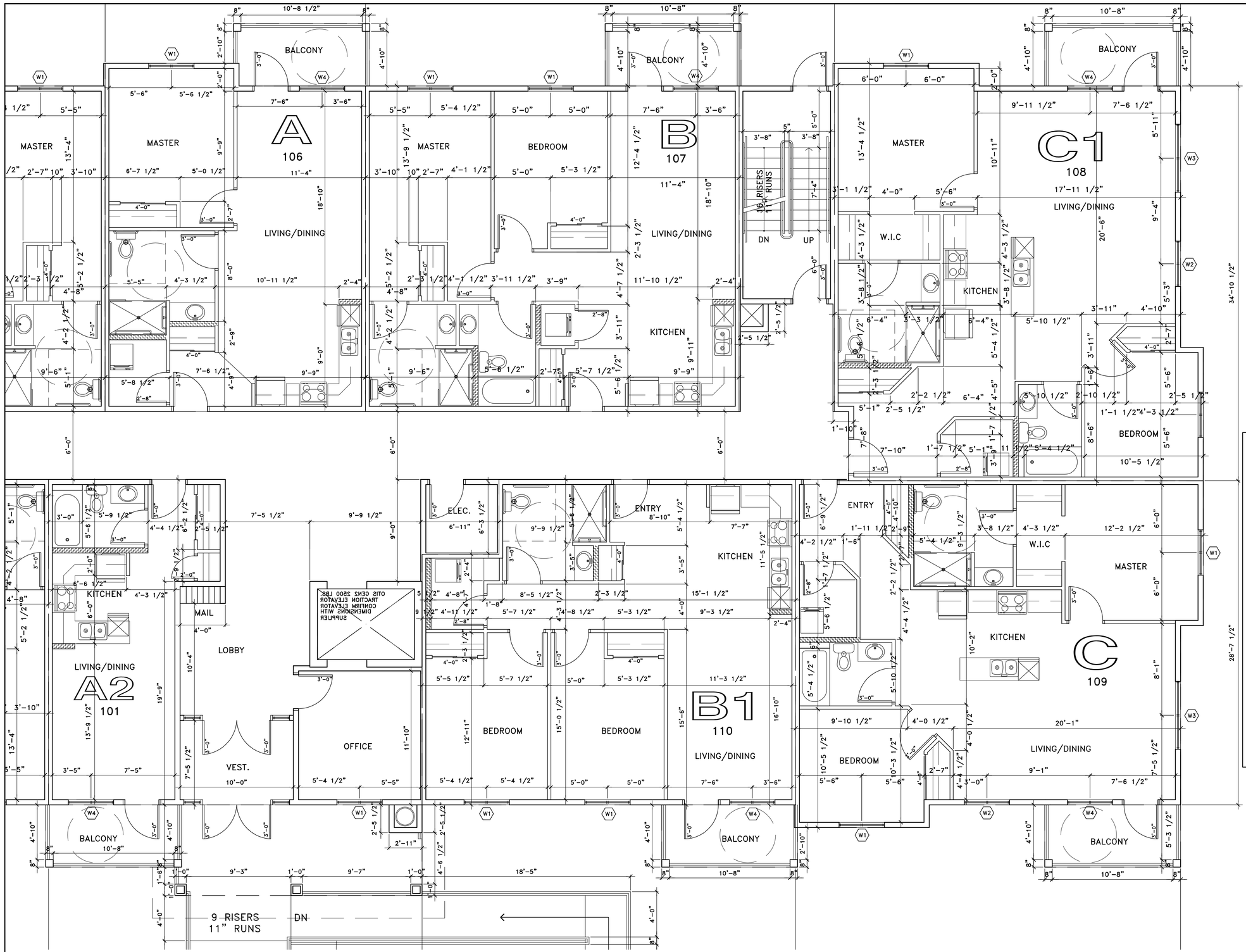
CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

EG964–07–24–15
MAIN QTR

NO.	DATE	DESCRIPTION
	05–13–15	ISSUE FOR DP

A8



WALL SCHEDULE 1HR

	TYPICAL EXTERIOR WALL – 1HR ABC 2006 D–2.3.4.A. ABC 2006 D–2.3.4.C. EXTERIOR FINISH (SEE ELEVATION) BUILDING PAPER 3/8" SHEATHING 2x6 STUDS R–20 BATT INSULATION 6 MIL POLY 5/8" TYPE X GYPSUM WALLBOARD SEE STRUCTURAL DRAWINGS FOR ALL STUD SPACING
	INTERIOR BEARING WALL ULC W310 – 1 HR 5/8" TYPE X GYPSUM WALLBOARD 2x4 STUDS 5/8" TYPE X GYPSUM WALLBOARD SEE STRUCTURAL DRAWINGS FOR ALL STUD SPACING
	PARTY WALL/ ELEVATOR WALLS/ STAIR WALLS ULC W313 (CONFIGURATION C) – 1 HR NRC IRC–IR–693 – TL–93–281 – STC 59 5/8" TYPE X GYPSUM WALLBOARD R–12 BATT INSULATION 2x4 STUDS ON 2 X 4 PLATE 1" AIR SPACE 2x4 STUDS ON 2 X 4 PLATE R–12 BATT INSULATION 5/8" TYPE X GYPSUM WALLBOARD SEE STRUCTURAL DRAWINGS FOR ALL STUD SPACING
	CORRIDOR WALL ULC W313 (CONFIGURATION B) – 1 HR NRC IRC–IR–693 – TL–93–250 – STC 54 5/8" TYPE X GYPSUM WALLBOARD 5/8" TYPE X GYPSUM WALLBOARD R–12 BATT INSULATION 2x4 STUDS STAGGERED ON 2x6 PLATE R–12 BATT INSULATION 5/8" TYPE X GYPSUM WALLBOARD SEE STRUCTURAL DRAWINGS FOR ALL STUD SPACING
	DUCT/SHAFT ULC W310 – 1 HR 5/8" TYPE X GYPSUM WALLBOARD 2x4 STUDS 5/8" TYPE X GYPSUM WALLBOARD EXTEND SHAFT TO UNDERSIDE OF ROOF SHEATHING
	INTERIOR WALL 1/2" GYPSUM WALLBOARD 2x4 STUDS 1/2" GYPSUM WALLBOARD
	PLUMBING WALL 5/8" MOISTURE RESISTANT 5/8" TYPE X GYPSUM WALLBOARD 2x6 STUDS 1/2" GYPSUM WALLBOARD

DOOR SCHEDULE

LOCATION	SIZE	RATING	TYPE	HARDWARE
EXTERIOR ENTRANCE	6'0"(2–3'0")		AL	4 PIVOTS, LOW PROFILE THRESHOLD 2 CLOSERS, CYLINDER, 2 FLUSH BOLTS, THUMB TURN, PUSH, PULL
VESTIBULE ENTRANCE	6'0"(2–3'0")		AL	4 PIVOTS, 2 CLOSERS, MAGNETIC LOCK WITH PHOTOCELL, ENTRY RELEASE SECURITY, PUSH, PULL
EXTERIOR EXITS	3'0"		IM	3 BUTTS NRP, WEATHERSTRIP, SWEEP, THRESHOLD, CLOSER, EXIT SET
CORRIDOR/STAIRWELL	3'0"	45 MIN	HM	3 BUTTS, CLOSER, PASSAGE SET, SMOKE AND DRAFT CONTROL GASKETS
ELECTRICAL/MECHANICAL	3'0"	45 MIN	HM	3 BUTTS, FLUSH BOLTS, STOREROOM LOCKSET, CLOSER
SUITE ENTRANCE	3'0"	20 MIN	SCW	3 BUTTS, (CENTRE SPRING LOADED) PASSAGE SET, DEAD–BOLT, DOORSTOP, WEATHER STRIPING
SUITE BEDROOMS	3'0"		HCW	3 BUTTS, PASSAGE SET, DOORSTOP
LAUNDRY ROOM	2'8"		HCW	3 BUTTS, STOREROOM LOCKSET, DOORSTOP
BATHROOM	3'0"		HCW	2 BUTTS, PRIVACY LOCK, DOORSTOP
ENSUITE BATHROOM	3'0"		HCW	2 BUTTS, PRIVACY LOCK, DOORSTOP
LINEN CLOSET	1'6"		HCW	2 BUTTS, PASSAGE SET
CLOSET	4'0"(2–2'0")		HCW	2 BUTTS, PASSAGE SET
ENTRY CLOSET	4'0"(2–2'0")		HCW	2 BUTTS, PASSAGE SET
BALCONY DOOR	3'0"		IM	3 BUTTS NRP, WEATHERSTRIP, SWEEP, THRESHOLD, LOCKSET

NOTES

HARDWARE TO BE RESIDENTIAL DUTY, UL LISTED, AS REQUIRED. FINISH C3.
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BIFOLD & SLIDERS HARDWARE BY MANUFACTURER.
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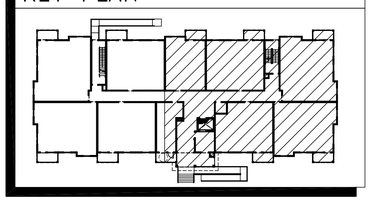
PANIC HARDWARE ON ALL EXIT DOORS.

LEGEND

SCW – SOLID CORE WOOD
HCW – HOLLOW CORE WOOD
HM – HOLLOW METAL
IM – INSULATED METAL
I – INSULATED GLASS
AL – ALUMINIUM

1 / A9 MAIN QTR
1/4"=1'–0"

KEY PLAN



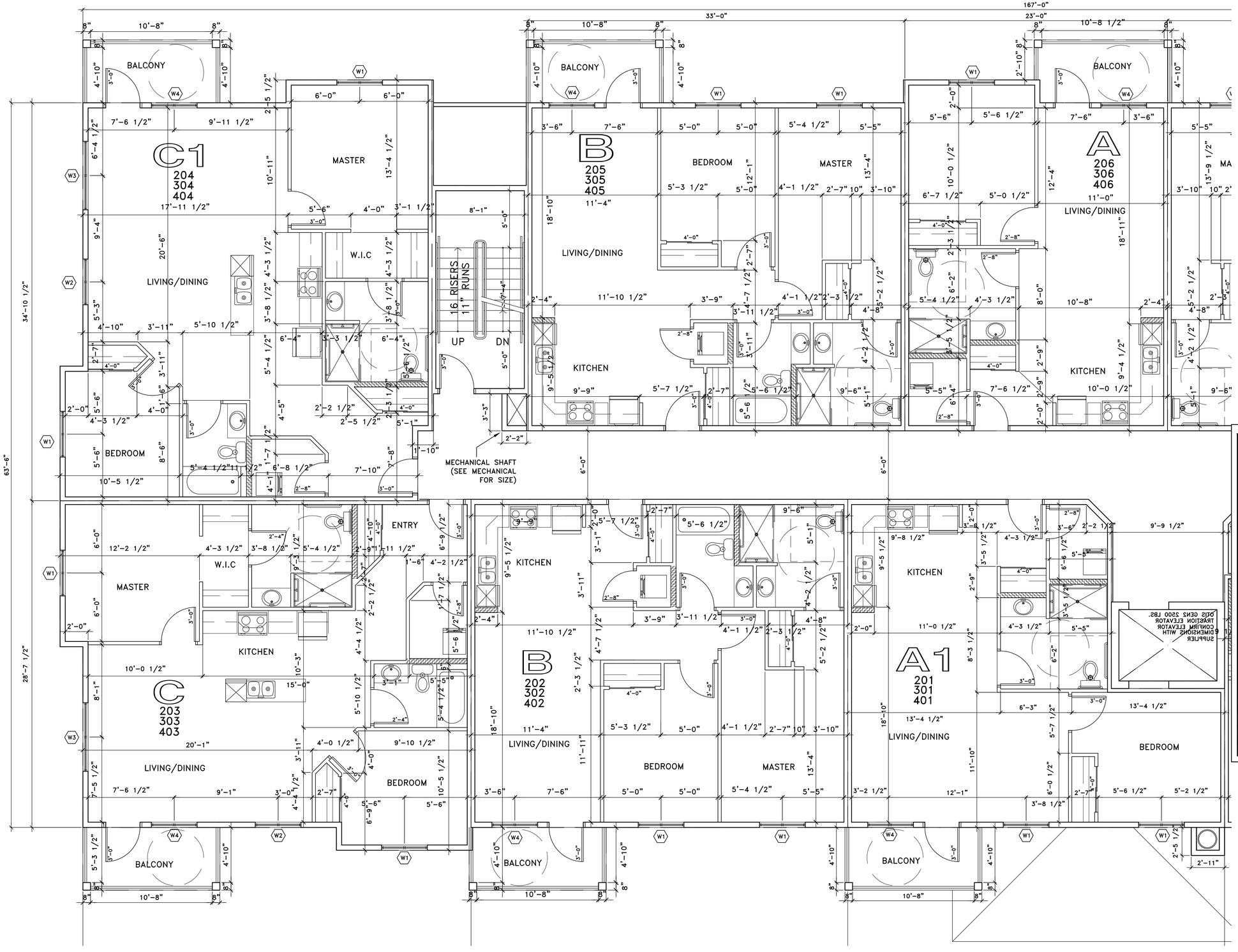
CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

EG964–07–24–15
MAIN QTR

NO.	DATE	DESCRIPTION
	05–13–15	ISSUE FOR DP

A9



WALL SCHEDULE 1HR

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DOOR SCHEDULE

LOCATION	SIZE	RATING	TYPE	HARDWARE
EXTERIOR ENTRANCE	6'0"(2–3'0")		AL	4 PIVOTS, LOW PROFILE THRESHOLD 2 CLOSERS, CYLINDER, 2 FLUSH BOLTS, THUMB TURN, PUSH, PULL
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EXTERIOR EXITS	3'0"		IM	3 BUTTS NRP, WEATHERSTRIP, SWEEP, THRESHOLD, CLOSER, EXIT SET
CORRIDOR/STAIRWELL	3'0"	45 MIN	HM	3 BUTTS, CLOSER, PASSAGE SET, SMOKE AND DRAFT CONTROL GASKETS
ELECTRICAL/MECHANICAL	3'0"	45 MIN	HM	3 BUTTS, FLUSH BOLTS, STOREROOM LOCKSET, CLOSER
SUITE ENTRANCE	3'0"	20 MIN	SCW	3 BUTTS, (CENTRE SPRING LOADED) PASSAGE SET, DEAD–BOLT, DOORSTOP, WEATHER STRIPING
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LEGEND

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HCW – HOLLOW CORE WOOD
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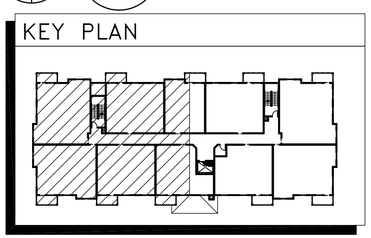
IM – INSULATED METAL
I – INSULATED GLASS
AL – ALUMINIUM

1 / A10 TYPICAL QTR
1/4"=1'–0"

KEY PLAN



CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

EG964–07–24–15
TYPICAL QTR

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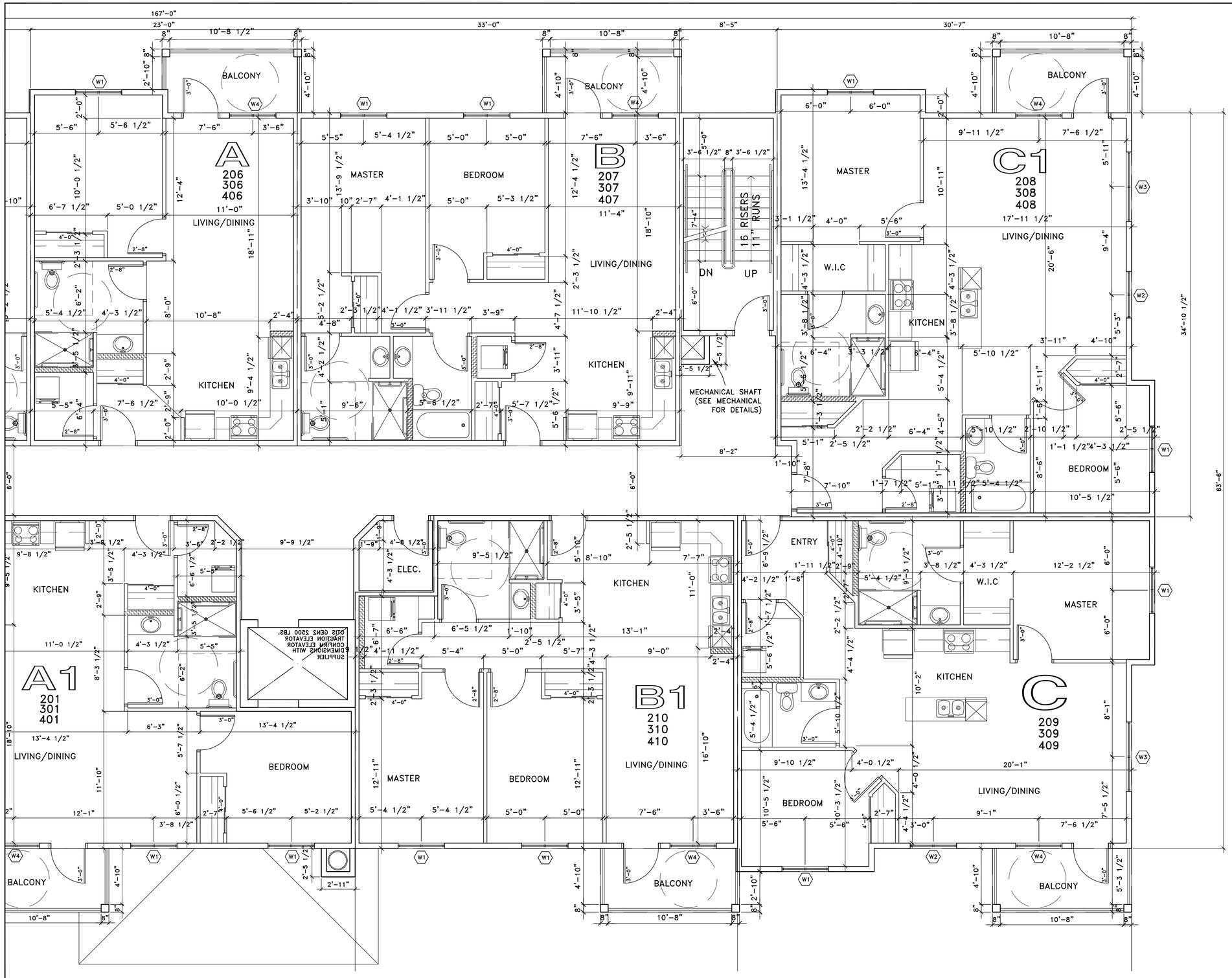
A10



WALL SCHEDULE 1HR

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DOOR SCHEDULE

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BALCONY DOOR	3'0"		IM	3 BUTTS NRP, WEATHERSTRIP, SWEEP, THRESHOLD, LOCKSET

NOTES

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LEGEND

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HCW = HOLLOW CORE WOOD
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I = INSULATED GLASS
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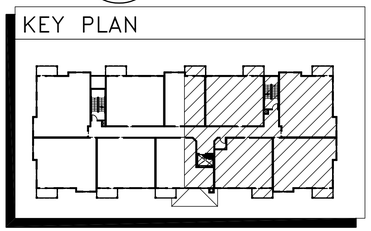
1 / A11 TYPICAL QTR
1/4"=1'–0"

KEY PLAN



CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

EG964–07–24–15
TYPICAL QTR

NO.	DATE	DESCRIPTION
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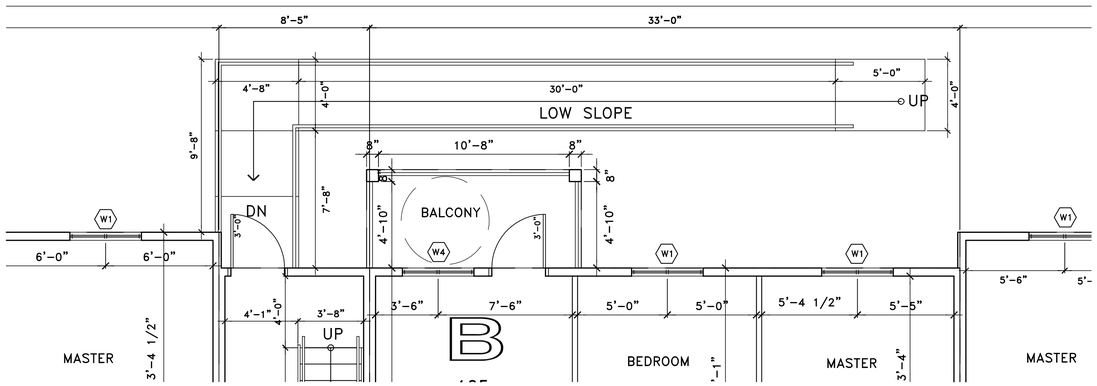
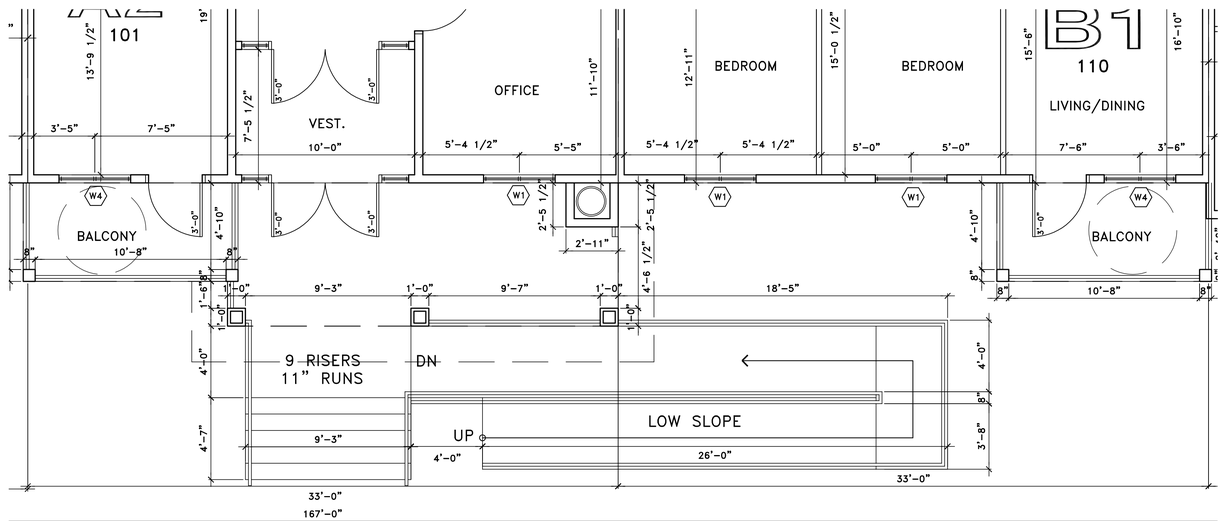


1 / A12 NORTH RAMP QTR

1/4"=1'-0"



2 / A12 SOUTH RAMP QTR

1/4"=1'-0"

WALL SCHEDULE 1HR

	TYPICAL EXTERIOR WALL – 1HR ABC 2006 D–2.3.4.A. ABC 2006 D–2.3.4.C. EXTERIOR FINISH (SEE ELEVATION) BUILDING PAPER 3/8" SHEATHING 2x6 STUDS R–20 BATT INSULATION 6 MIL POLY 5/8" TYPE X GYPSUM WALLBOARD SEE STRUCTURAL DRAWINGS FOR ALL STUD SPACING
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DOOR SCHEDULE

LOCATION	SIZE	RATING	TYPE	HARDWARE
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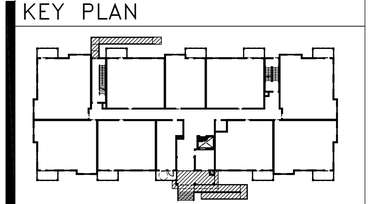
KEY PLAN



CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

EG964–07–24–15
RAMP QTR

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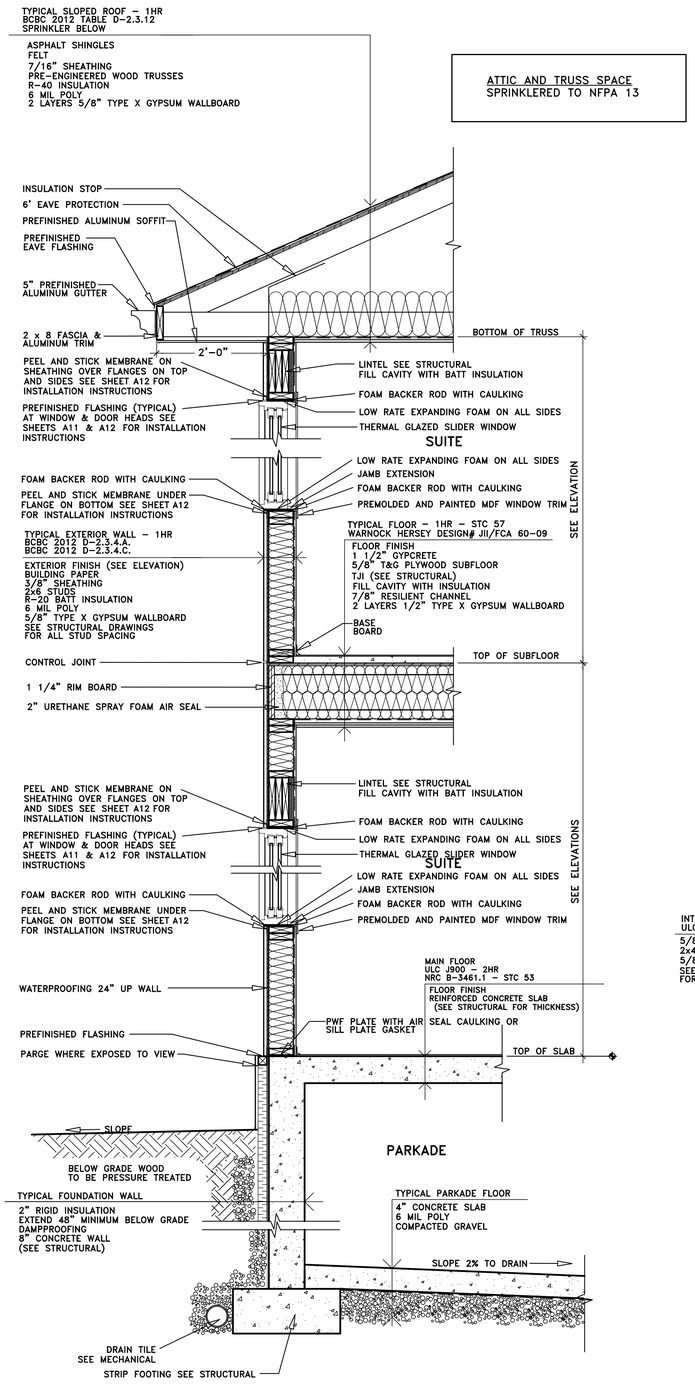
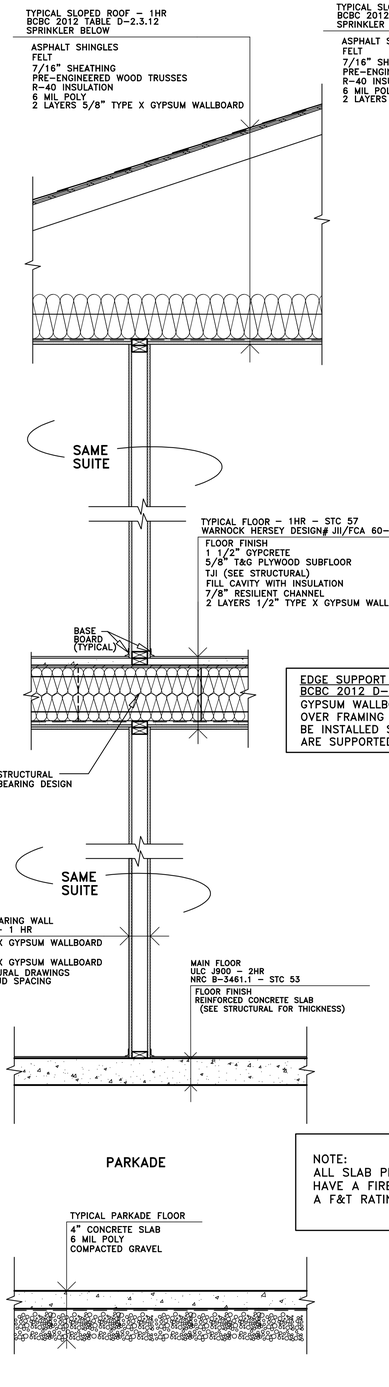
A12

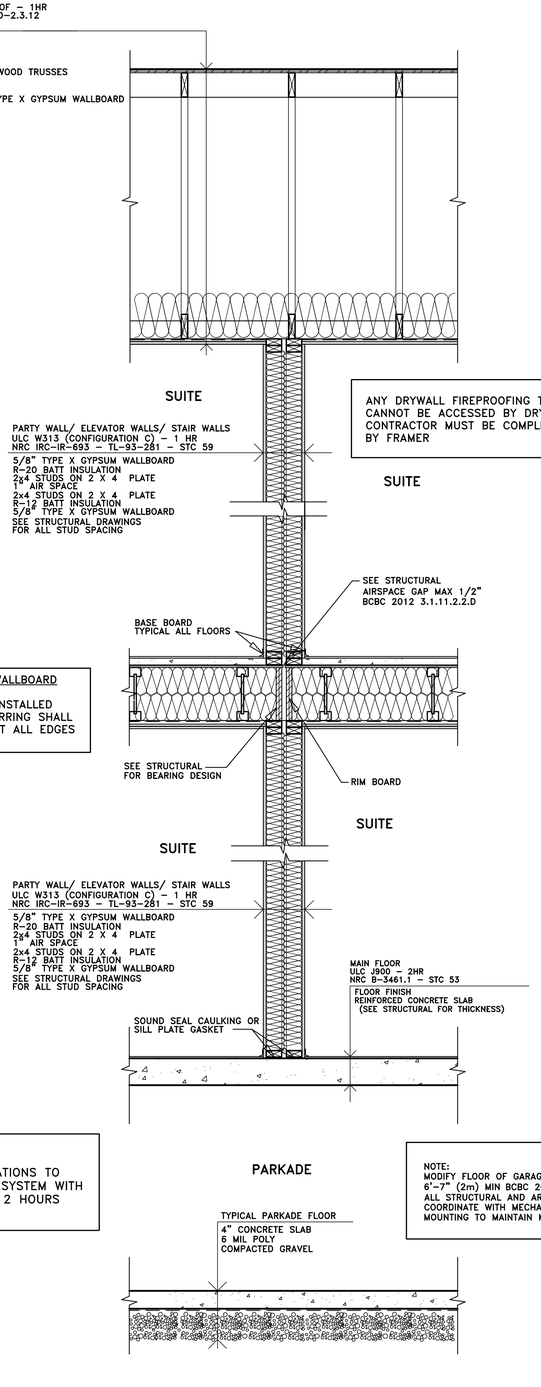


1 A13 TYPICAL EXTERIOR
3/4"=1'-0"



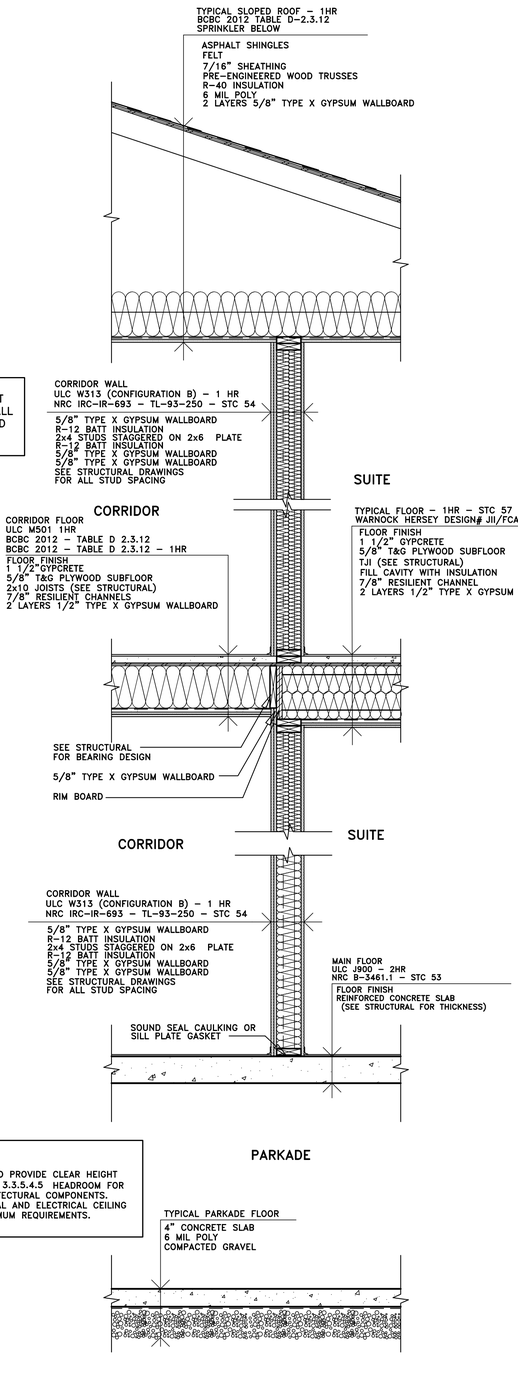
2 A13 INTERIOR BEARING WALL
3/4"=1'-0"

NOTE:
ALL SLAB PENETRATIONS TO HAVE A FIRESTOP SYSTEM WITH A F&T RATING OF 2 HOURS



3 A13 PARTY WALL
3/4"=1'-0"

NOTE:
MODIFY FLOOR OF GARAGE TO PROVIDE CLEAR HEIGHT 6'-7" (2m) MIN BCBC 2012 3.3.5.4.5 HEADROOM FOR ALL STRUCTURAL AND ARCHITECTURAL COMPONENTS. COORDINATE WITH MECHANICAL AND ELECTRICAL CEILING MOUNTING TO MAINTAIN MINIMUM REQUIREMENTS.



4 A13 CORRIDOR WALL
3/4"=1'-0"

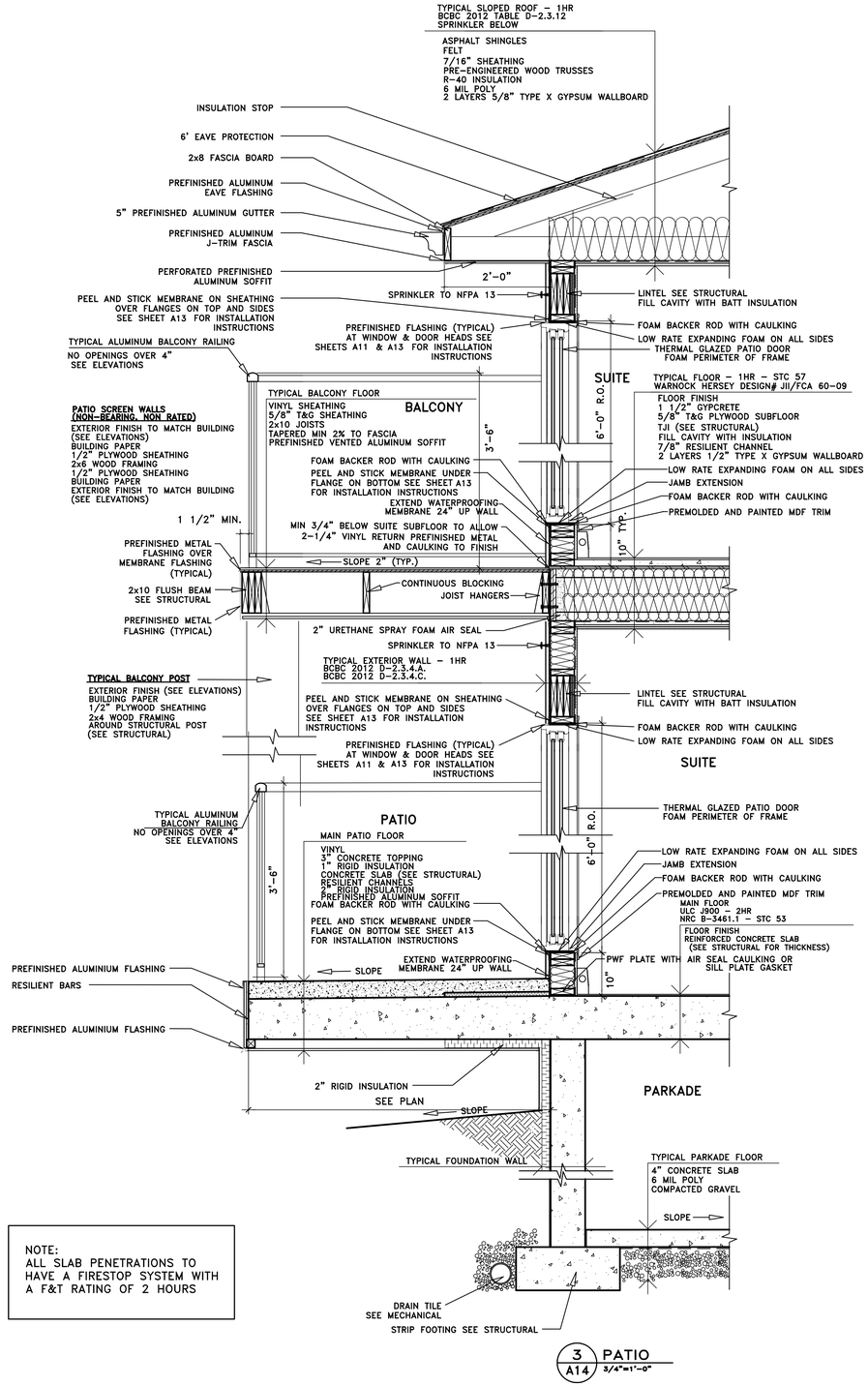
CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

EG964-07-24-15
WALL SECTIONS-V2

NO.	DATE	DESCRIPTION
1	06-26-14	ISSUED FOR BP

A13



NOTE:
ALL SLAB PENETRATIONS TO HAVE A FIRESTOP SYSTEM WITH A F&T RATING OF 2 HOURS

3 / A14 PATIO
3/4"=1'-0"

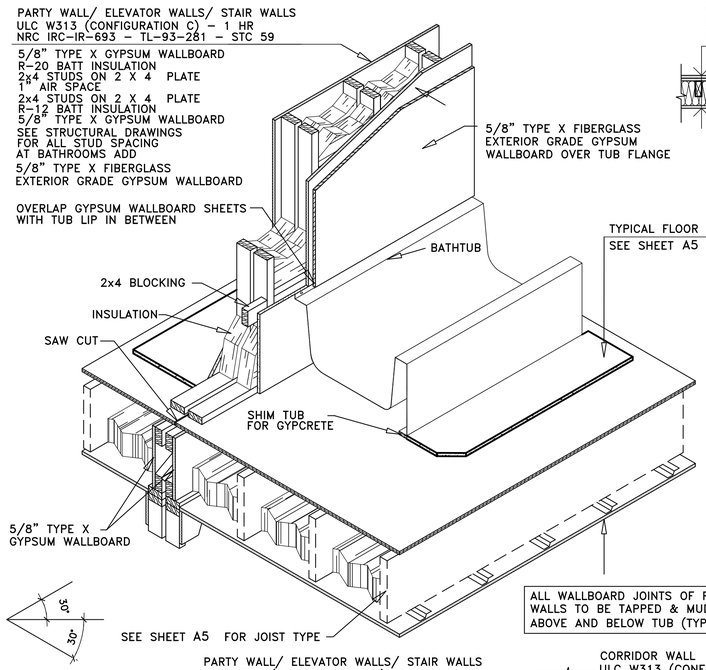
CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

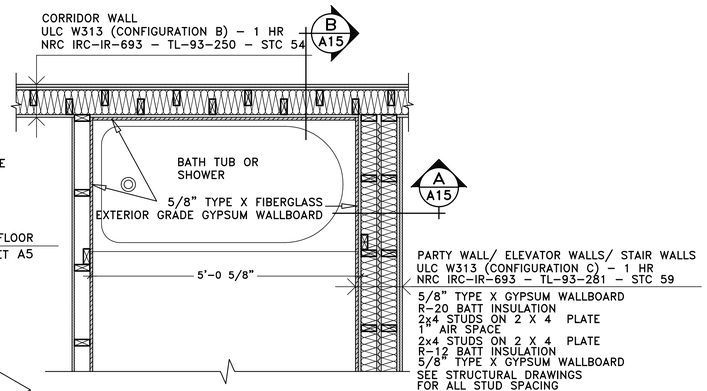
EG964-07-24-15
WALL SECTION-V2

NO.	DATE	DESCRIPTION
1	06-26-14	ISSUED FOR BP

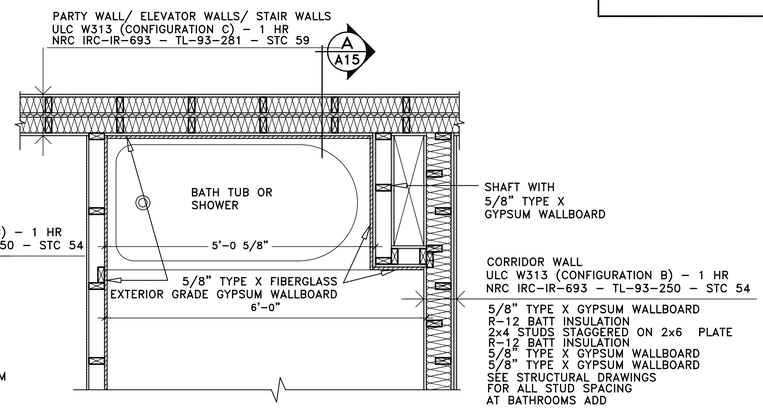
A14



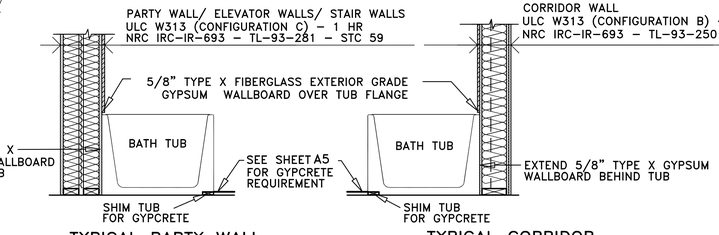
ALL WALLBOARD JOINTS OF FIRERATED WALLS TO BE TAPPED & MUDDED ABOVE AND BELOW TUB (TYPICAL)



1 A15 TYPICAL BATH TUB DETAIL 2
3/4"=1'–0"



2 A15 TYPICAL BATH TUB DETAIL 1
3/4"=1'–0"



A A15 TYPICAL PARTY WALL TUB CONDITION
3/4"=1'–0"

B A15 TYPICAL CORRIDOR TUB CONDITION
3/4"=1'–0"

WASHROOM NOTES:

1. INSTALL NECESSARY BLOCKING IN WALLS AT LOCATION OF ACCESSORIES PRIOR TO GYPSUM WALLBOARD BEING INSTALLED.

2. INSTALL ALL FIXTURES AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH BARRIER FREE DESIGN CODE.

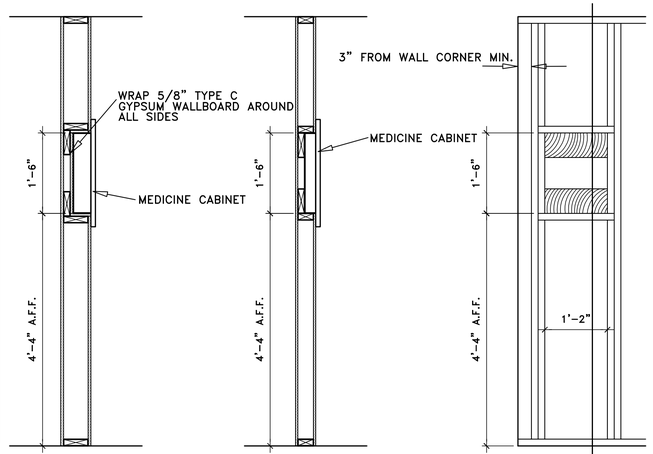
3. INSTALL ALL FIXTURES AND ACCESSORIES LEVEL AND PLUMB, RIGIDLY ANCHORED SUBSTRATE.

4. LIST OF WASHROOM ACCESSORIES

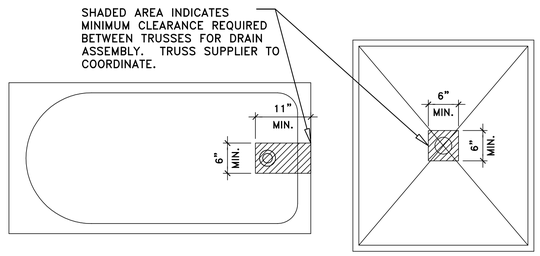
BARRIER FREE
1. ONE (1) TOILET TISSUE DISPENSER PER STALL
2. ONE (1) 47" GRAB BAR PER STALL

NOTE: GRAB BARS MUST RESIST A LOAD OF 1/3KN APPLIED VERTICALLY OR HORIZONTALLY

NON–BARRIER FREE
1. TOILETS
2. TOILET TISSUE DISPENSER, ONE PER STALL
3. ONE MIRROR NO FRAME, PER WASHROOM
   ¼" PLATE GLASS TO CAN2–12.5–M76
   DIMENSIONS: SEE ELEVATION

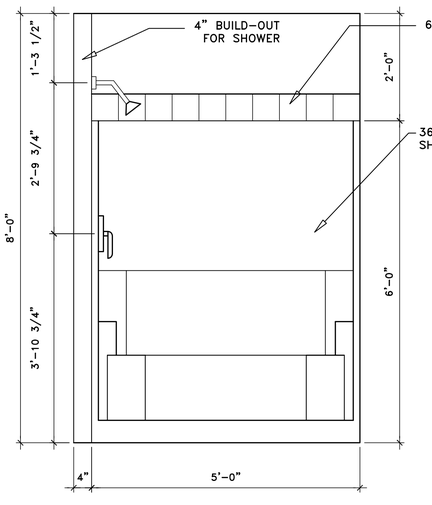


3 A15 MEDICINE CABINET FRAMING DETAILS
3/4"=1'–0"

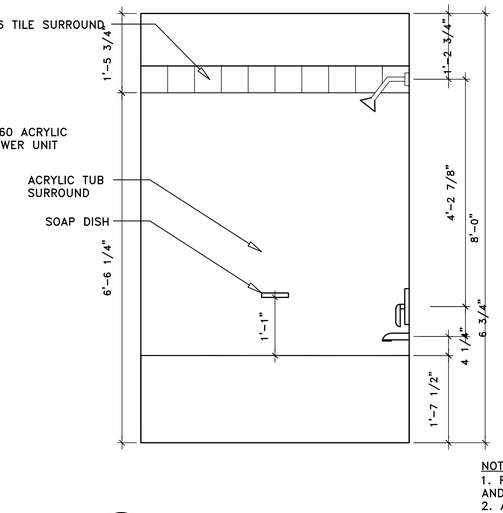


SEE DRAWINGS FOR TUB AND SHOWER LOCATIONS.

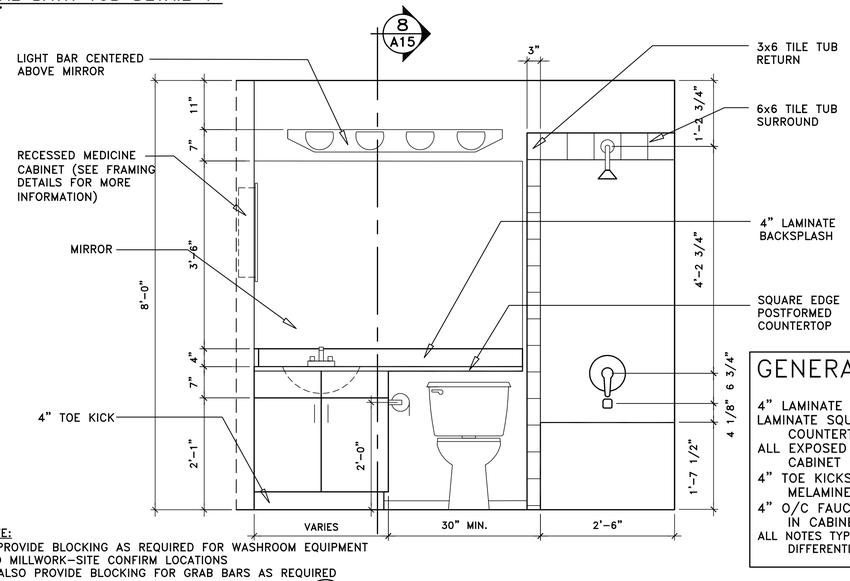
4 A15 FRAMING REQUIREMENTS UNDER TUBS AND SHOWERS
3/4"=1'–0"



5 A15 60" SHOWER FRONT VIEW – TYPICAL
3/4"=1'–0"



6 A15 60" TUB FRONT VIEW – TYPICAL
3/4"=1'–0"

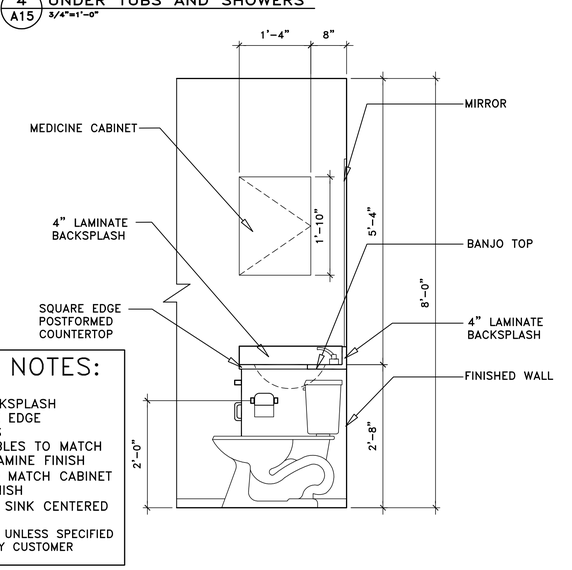


NOTE:
1. PROVIDE BLOCKING AS REQUIRED FOR WASHROOM EQUIPMENT AND MILLWORK–SITE CONFIRM LOCATIONS
2. ALSO PROVIDE BLOCKING FOR GRAB BARS AS REQUIRED

7 A15 TUB SIDE VIEW – TYPICAL
3/4"=1'–0"

GENERAL NOTES:

4" LAMINATE BACKSPLASH
LAMINATE SQUARE EDGE COUNTERTOPS
ALL EXPOSED GABLES TO MATCH CABINET MELAMINE FINISH
4" TOE KICKS TO MATCH CABINET MELAMINE FINISH
4" O/C FAUCETS SINK CENTERED IN CABINET
ALL NOTES TYPICAL UNLESS SPECIFIED DIFFERENTLY BY CUSTOMER



8 A15 VANITY SIDE VIEW – TYPICAL
3/4"=1'–0"

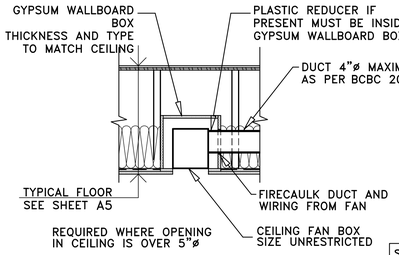
CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

EG964–07–24–15
DETAILS–V2

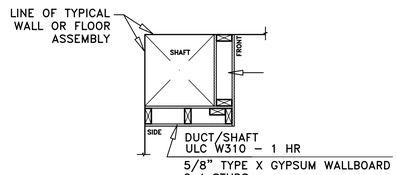
NO.	DATE	DESCRIPTION
1	06–26–14	ISSUED FOR BP

A15

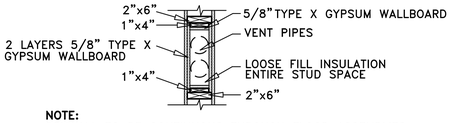


2 / A16 CAN CEILING BOX 3/4"=1'-0"

SHAFT & BULKHEAD CONSTRUCTION
1. BUILD FRONT WALL FIRST AROUND CHUTE DOOR AND INSTALL INSIDE SHEET OF DRYWALL TO STUDS BEFORE FIXING STUD WALL IN PLACE.
2. BUILD SIDE WALL NEXT INSTALLING INSIDE SHEET OF DRYWALL TO STUDS FIRST AS WITH STEP 1.
3. NAIL OR SCREW ON EXTERIOR DRYWALL TO COMPLETE.

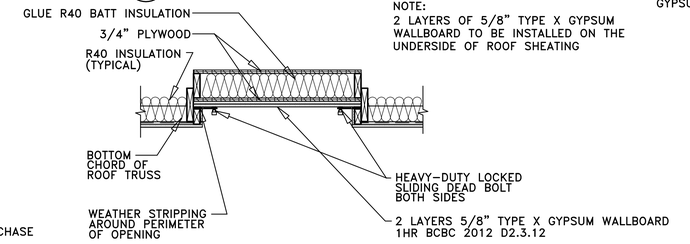


3 / A16 SHAFT/BULKHEAD DETAIL 3/4"=1'-0"



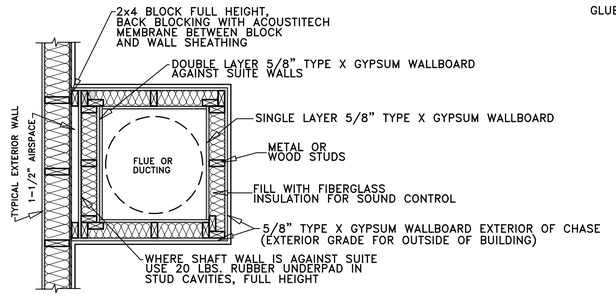
NOTE:
DRYWALL TO BE CONTINUOUS THROUGH FLOOR ASSEMBLIES TO UNDERSIDE OF ROOFDECK WITH METAL FIRESTOPS @ EACH FLOOR

9 / A16 SHAFT WALL 3/4"=1'-0"

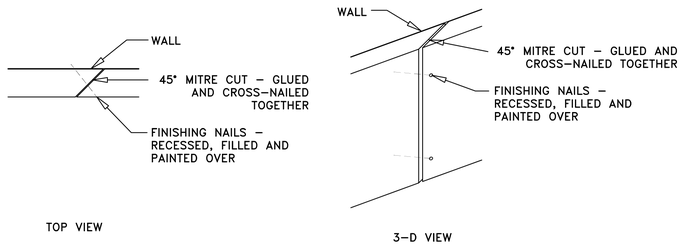


NOTE:
2 LAYERS OF 5/8" TYPE X GYPSUM WALLBOARD TO BE INSTALLED ON THE UNDERSIDE OF ROOF SHEATING

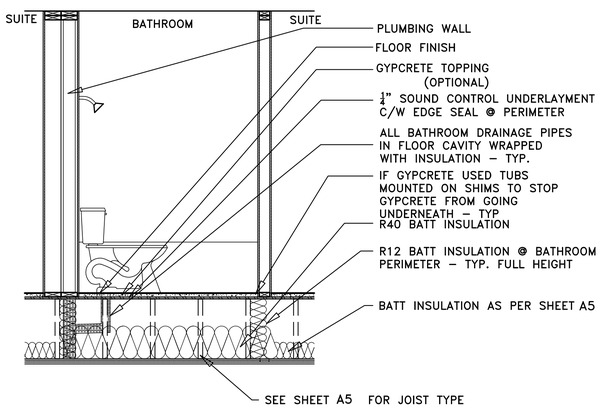
8 / A16 SLOPED ROOF ATTIC ACCESS HATCH 3/4"=1'-0"



7 / A16 CHIMNEY 3/4"=1'-0"

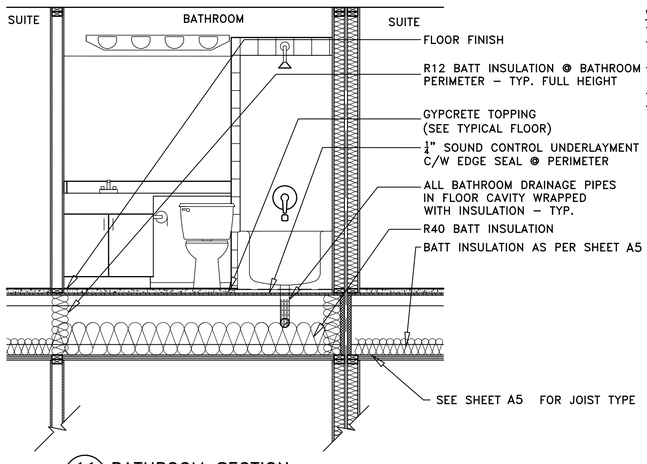


6 / A16 BASE BOARD JOINT DETAIL 3/4"=1'-0"

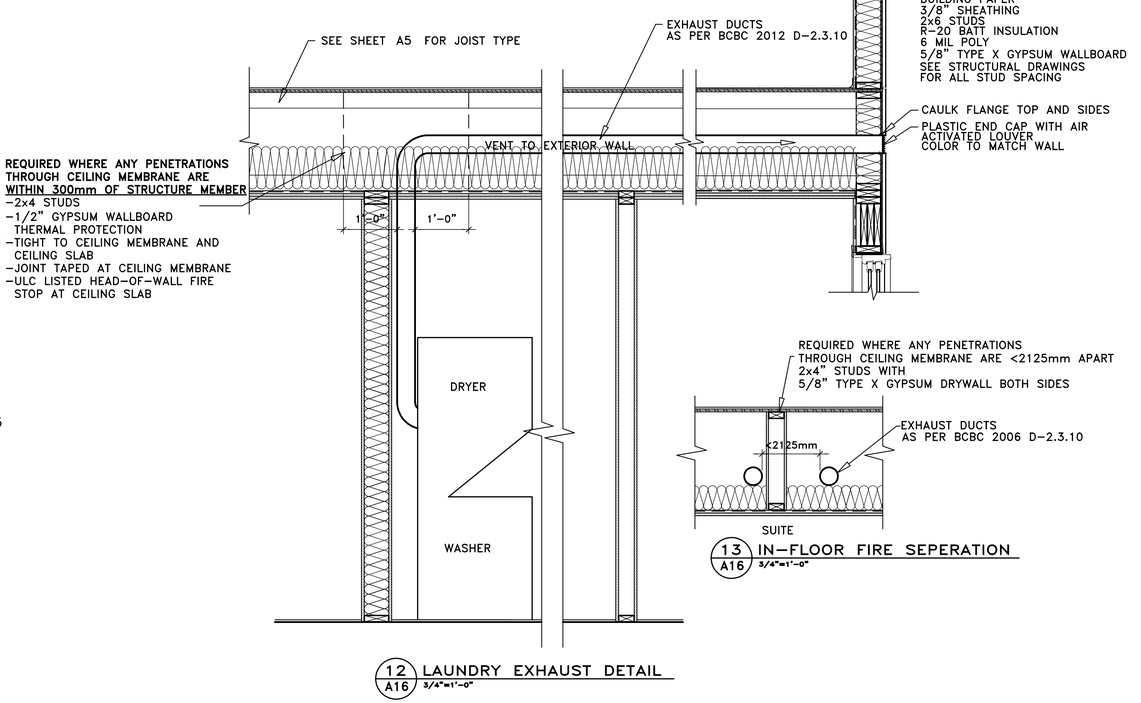


SEE MECHANICAL FOR FIRESTOPPING OF MECHANICAL COMPONENTS

10 / A16 BATHROOM SECTION 3/4"=1'-0"



11 / A16 BATHROOM SECTION 3/4"=1'-0"



12 / A16 LAUNDRY EXHAUST DETAIL 3/4"=1'-0"

13 / A16 IN-FLOOR FIRE SEPERATION 3/4"=1'-0"

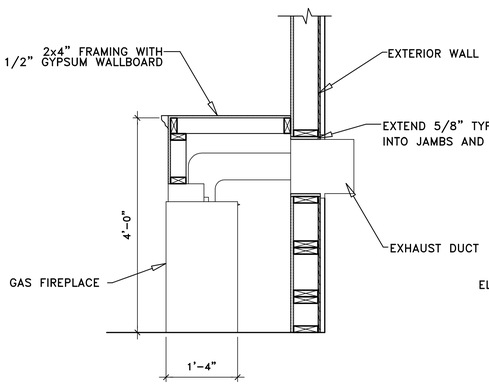
CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

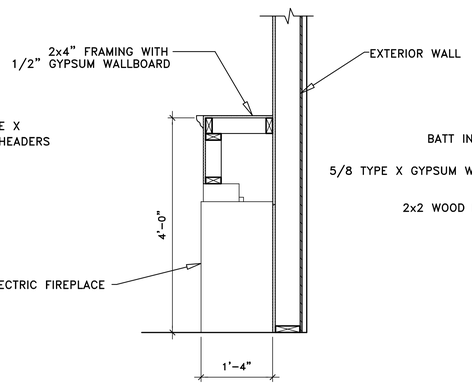
EG964-07-24-15
DETAILS-V2

NO.	DATE	DESCRIPTION
1	06-26-14	ISSUED FOR BP

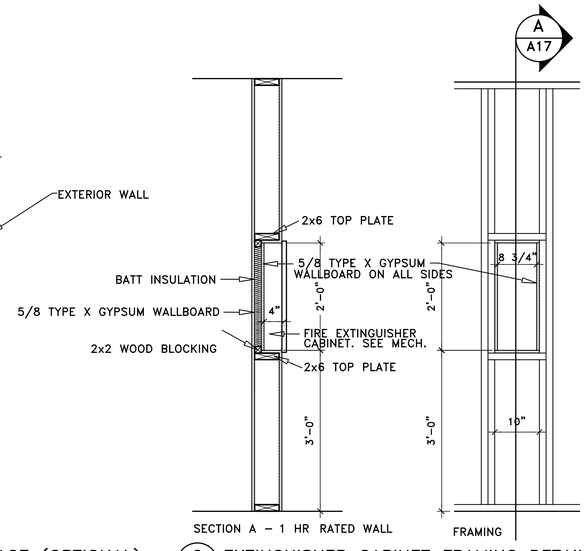
A16



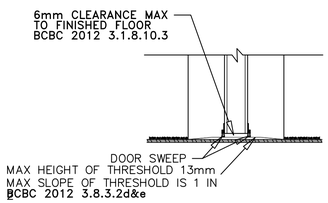
7 / A17 GAS FIREPLACE (OPTIONAL)
3/4"=1'-0"



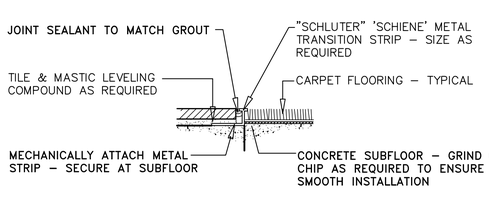
8 / A17 ELECTRIC FIREPLACE (OPTIONAL)
3/4"=1'-0"



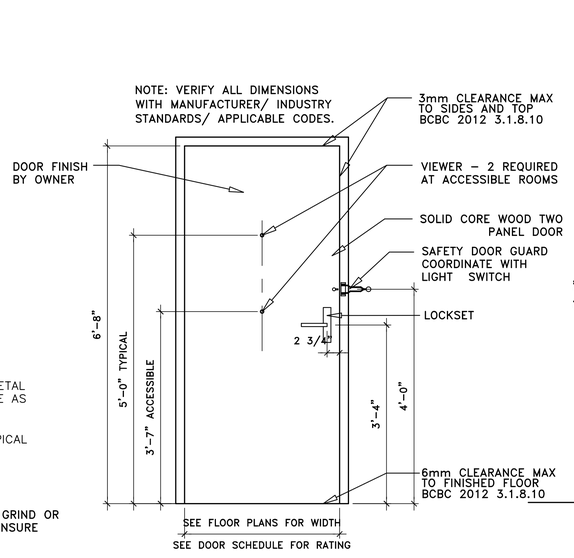
9 / A17 EXTINGUISHER CABINET FRAMING DETAILS
3/4"=1'-0"



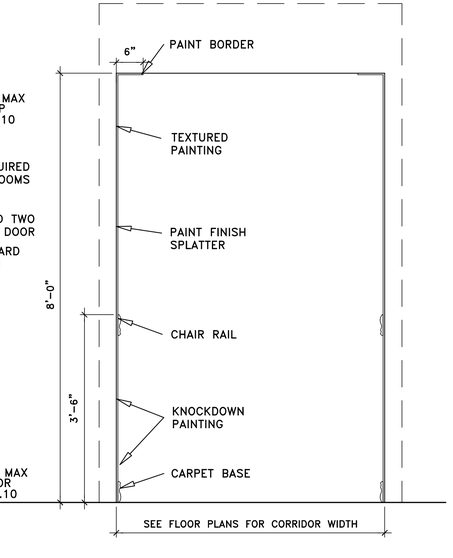
12 / A17 THRESHOLD DETAIL
3/4"=1'-0"



13 / A17 FLOOR TRANSITION DETAIL
3/4"=1'-0"



14 / A17 SUITE ENTRY DOOR
3/4"=1'-0"



15 / A17 CORIDOR DETAIL
3/4"=1'-0"

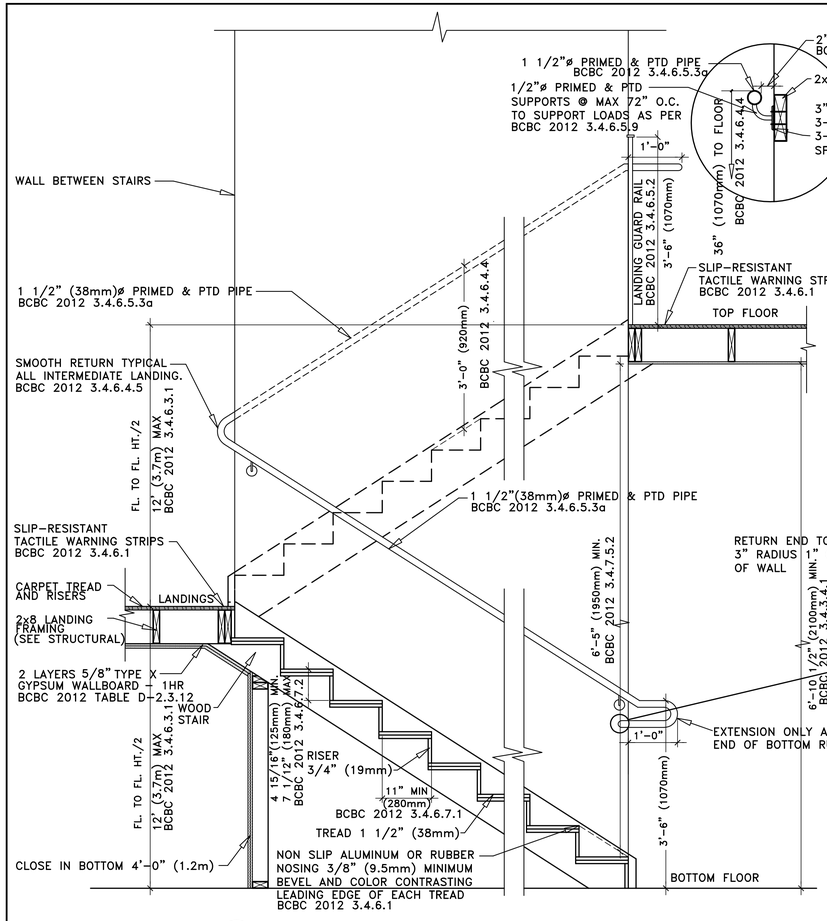
CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

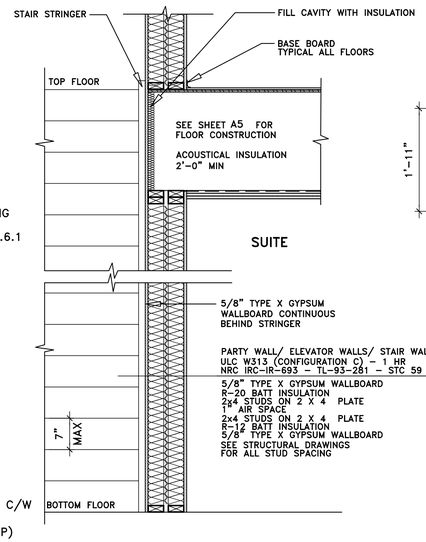
EG964-07-24-15
DETAILS-V2

NO.	DATE	DESCRIPTION
1	06-26-14	ISSUED FOR BP

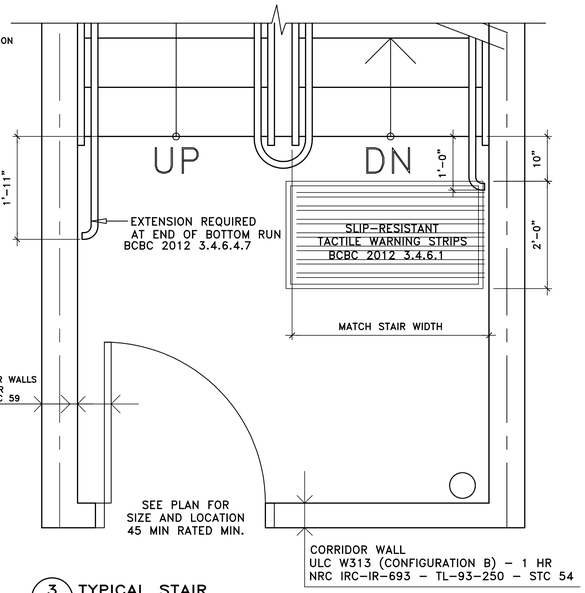
A17



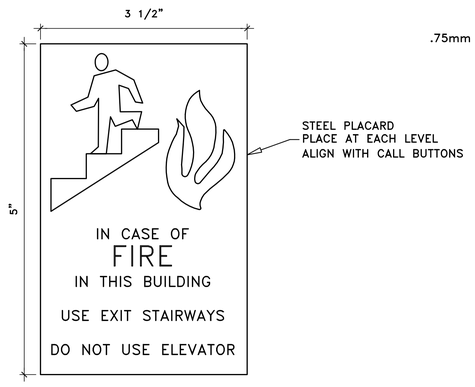
1 / A18 CONTINUOUS HANDRAIL 3/4"=1'-0"



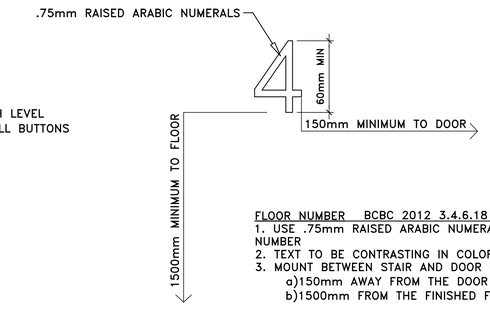
2 / A18 CONTINUOUS TYPE X/STRINGER 3/4"=1'-0"



3 / A18 TYPICAL STAIR 3/4"=1'-0"



4 / A18 SIGN BY ELEVATOR 3/4"=1'-0"



FLOOR NUMBER BCBC 2012 3.4.6.18
1. USE .75mm RAISED ARABIC NUMERALS TO INDICATE THE ASSIGNED FLOOR NUMBER
2. TEXT TO BE CONTRASTING IN COLOR WITH SURFACE WHICH THEY ARE APPILED.
3. MOUNT BETWEEN STAIR AND DOOR ON EACH LEVEL LANDING AREA.
   a)150mm AWAY FROM THE DOOR
   b)1500mm FROM THE FINISHED FLOOR

LOCATE A SIGN ON THE EXTERIOR EXIT LEVEL OF ANY STAIR THAT PROVIDES ACCESS TO A LOWER LEVEL. THE SIGN SHOULD INDICATE THAT THE STAIR TO LOWER LEVEL DOES NOT LEAD TO AN EXIT.

5 / A18 FLOOR NUMBER 3/4"=1'-0"

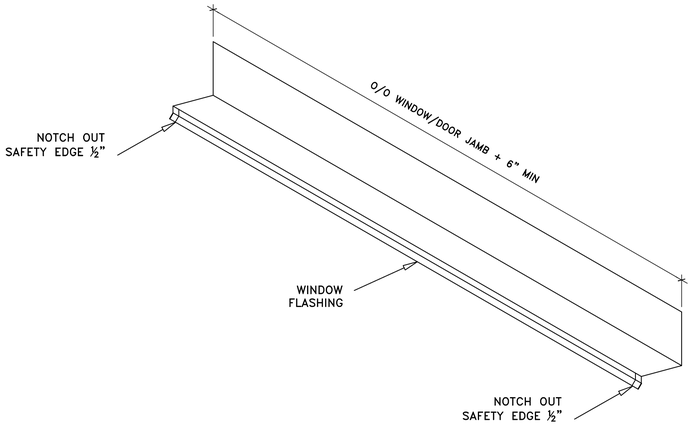
CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

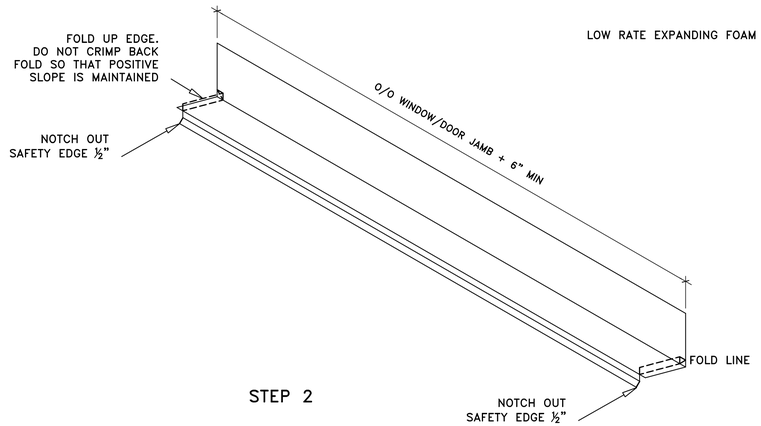
EG964-07-24-15
STAIR DETAILS-V2

NO.	DATE	DESCRIPTION
1	06-26-14	ISSUED FOR BP

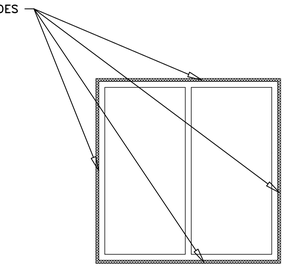
A18



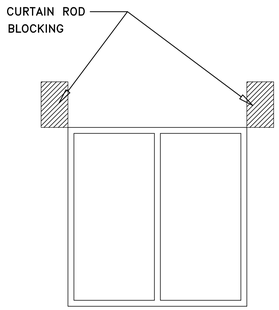
STEP 1



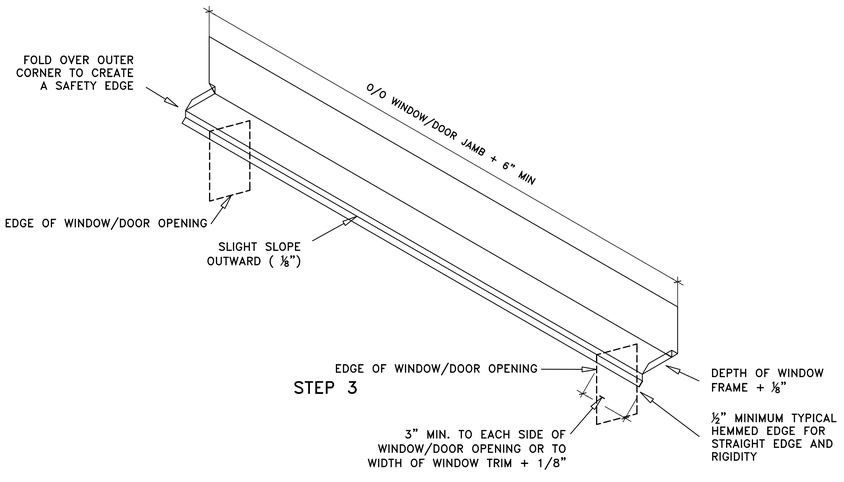
STEP 2



3 / A19 WINDOW INSULATION DETAIL
VIEW OF INTERIOR SIDE OF WINDOW



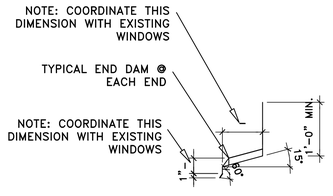
4 / A19 WINDOW CURTAIN BLOCKING DETAIL
VIEW OF INTERIOR SIDE OF WINDOW



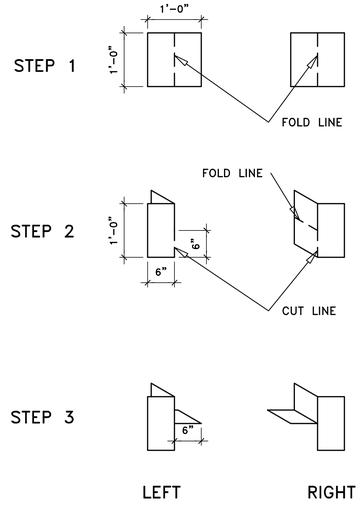
STEP 3

1 / A19 FLASHING DETAILS
3/4"=1'-0"

INSTALL HEAD FLASHING OVER
NAIL-ON HEAD FLANGE OF
WINDOW FRAME & FLASHING PAPER.
EXTEND FLASHING 3" MIN. TO
EACH SIDE OF WINDOW OPENING
OR TO WIDTH OF WINDOW TRIM

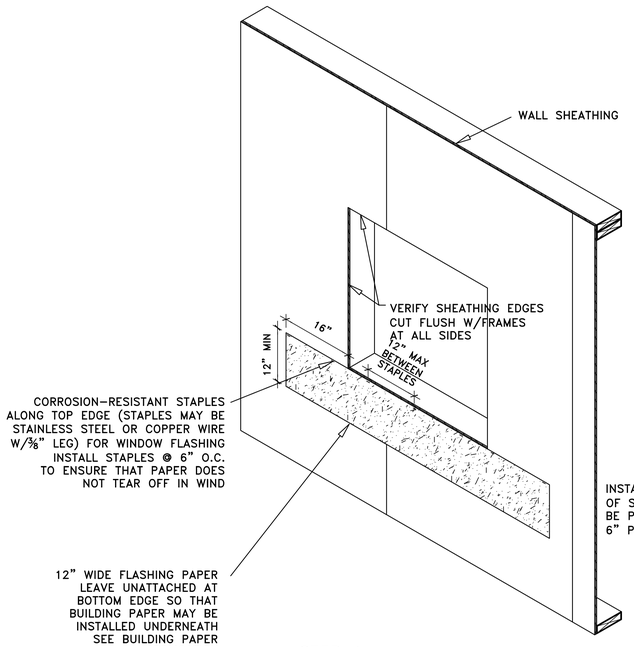


NOTE: ALL FLASHING MATERIAL TO
BE MINIMUM 26ga. PRE-FINISHED
ALUMINUM UNLESS OTHERWISE NOTED



2 / A19 PEEL AND STICK
CORNER REINFORCEMENT
3/4"=1'-0"

CUT AND FOLD MEMBRANE AS SHOWN
FOR CORNER REINFORCEMENT



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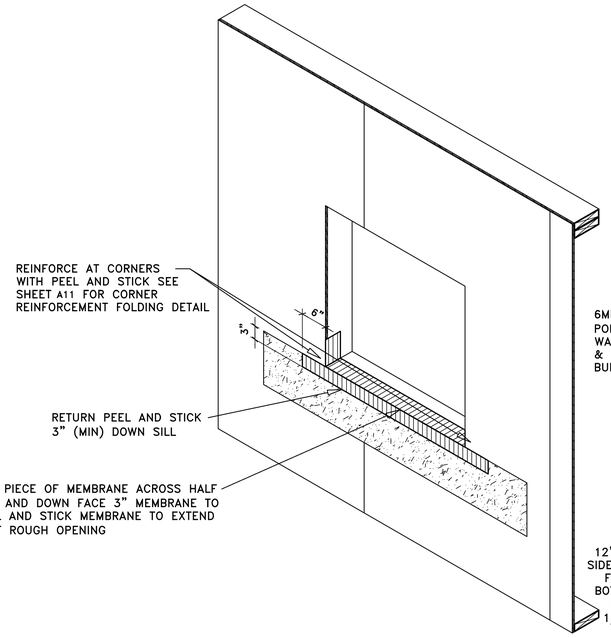

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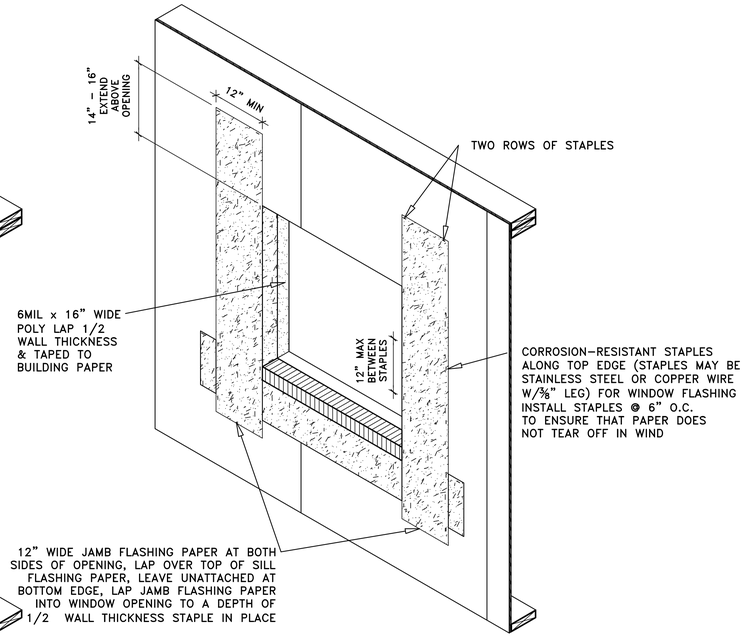

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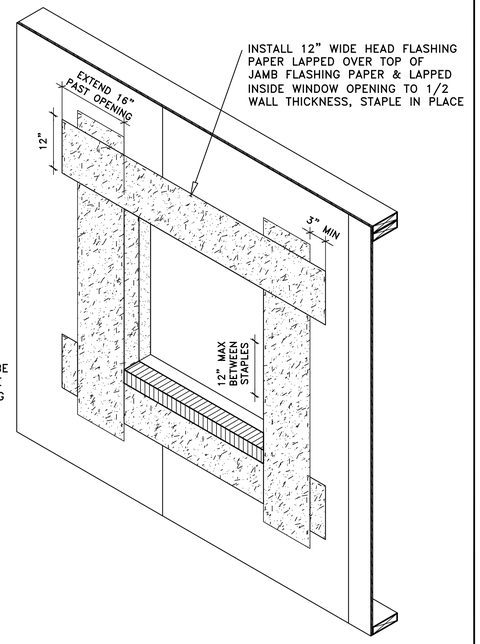

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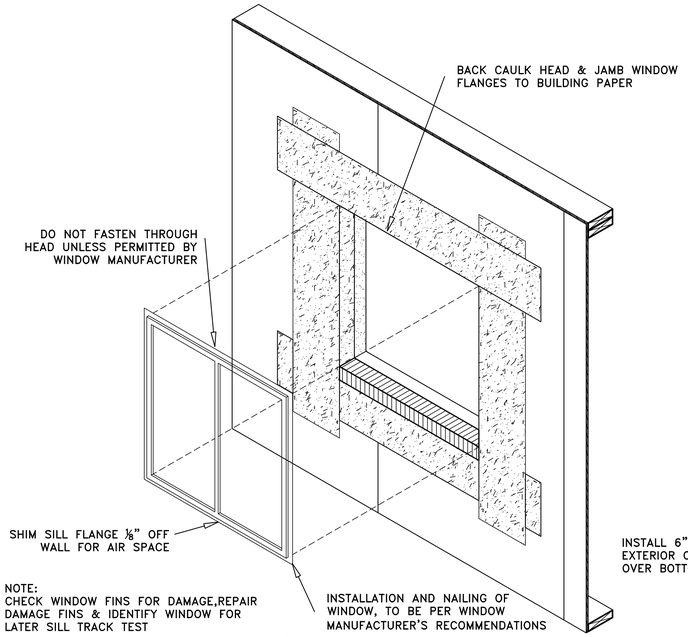

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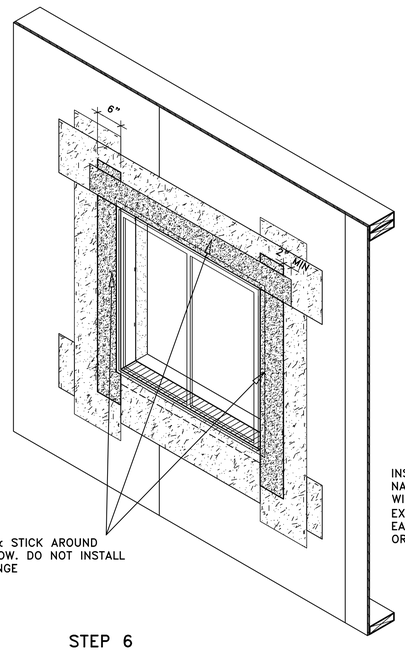

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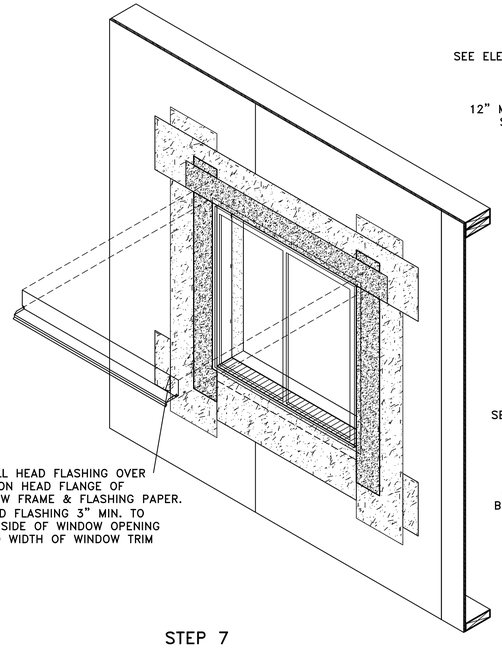

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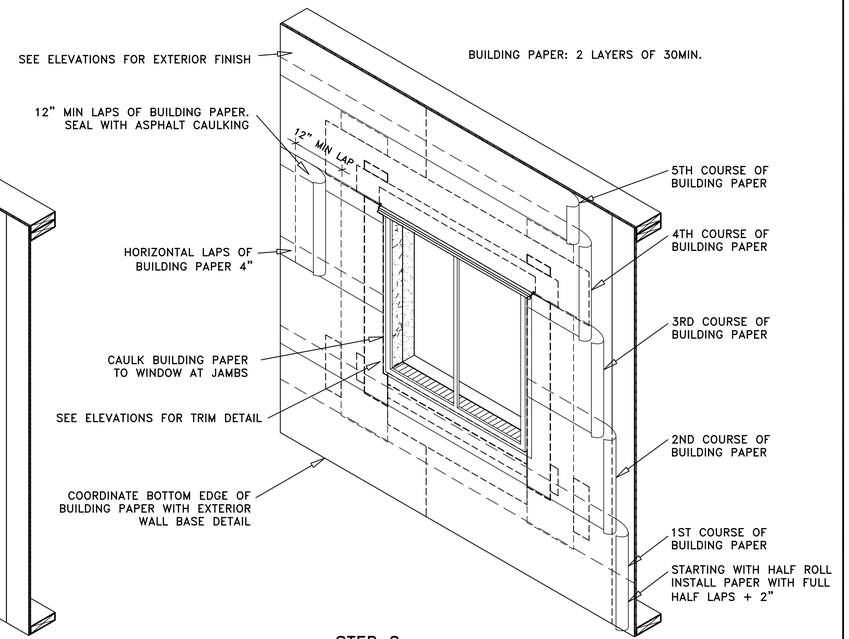


STEP 8

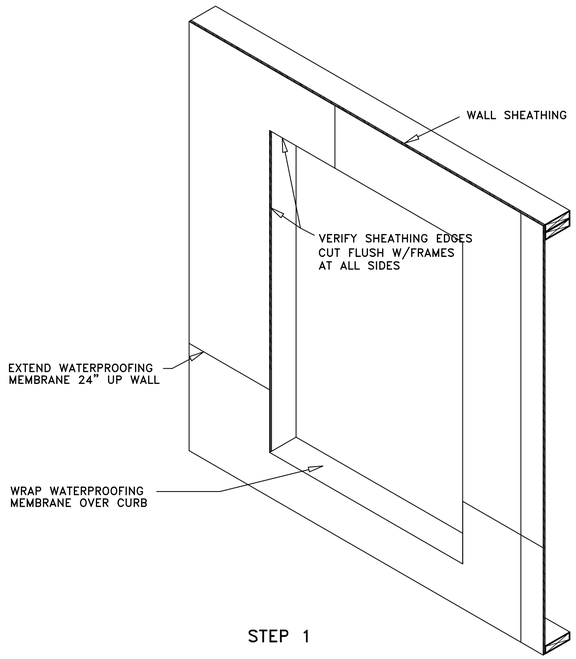
CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

EG964–07–24–15
WINDOW WATERPROOFING DETAILS–V2

NO.	DATE	DESCRIPTION
1	06–26–14	ISSUED FOR BP

A20



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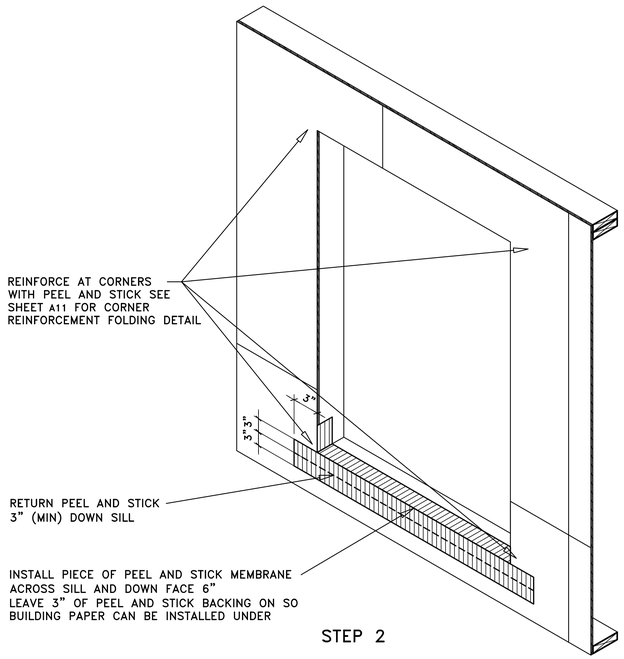

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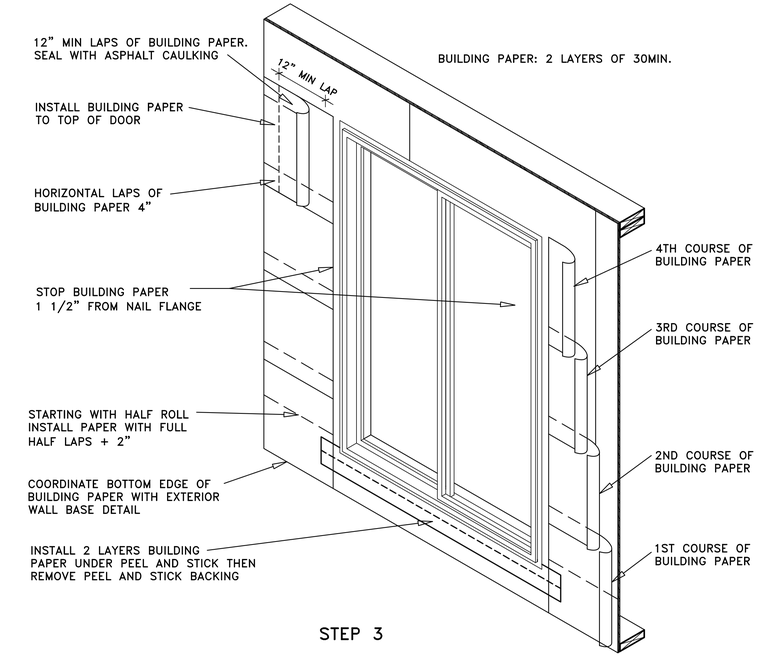

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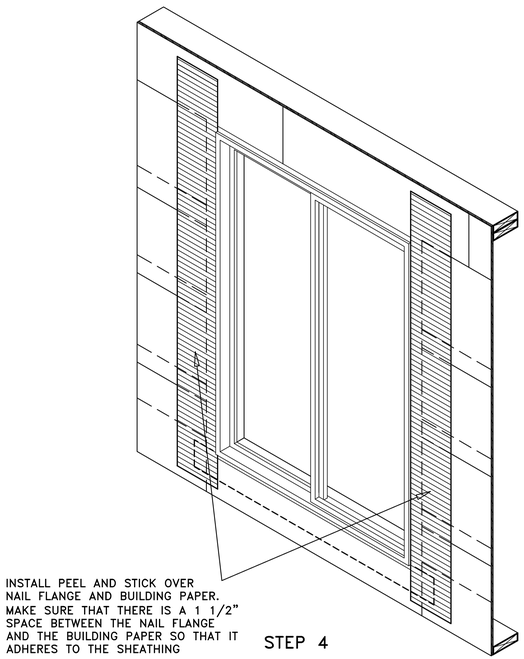

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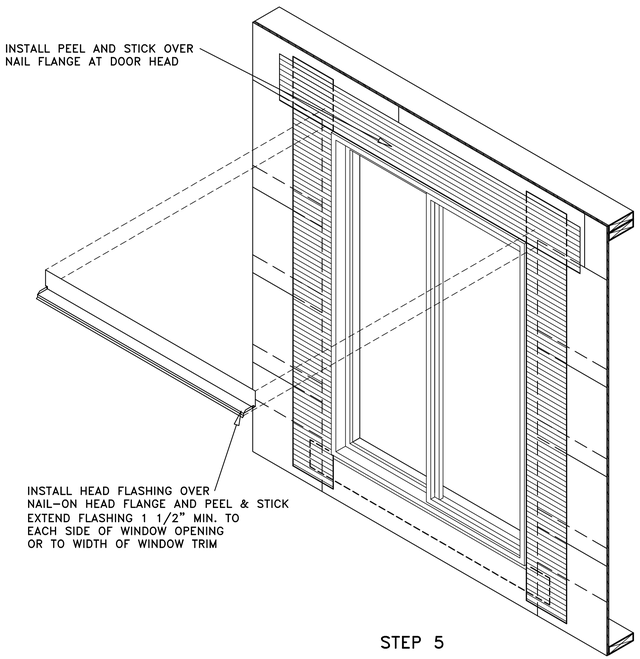

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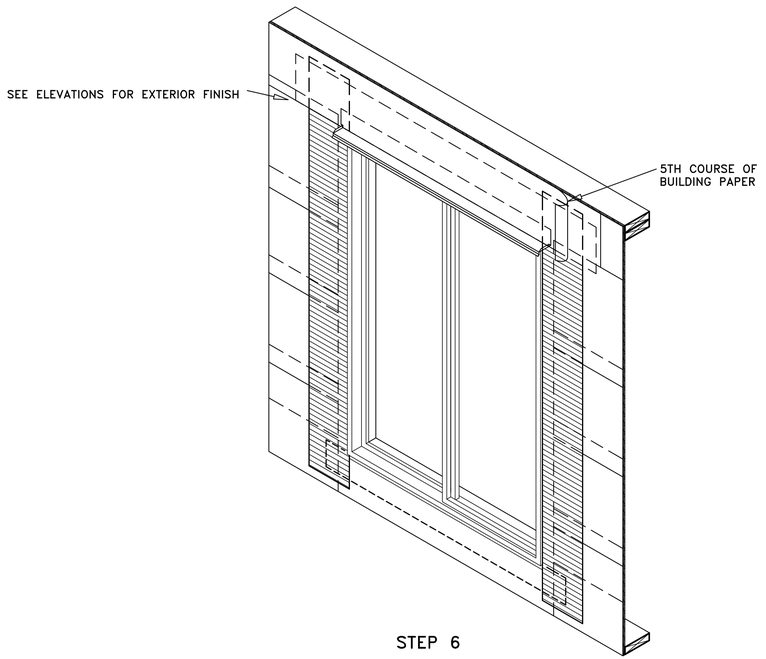


STEP 6

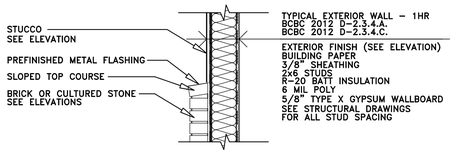
CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

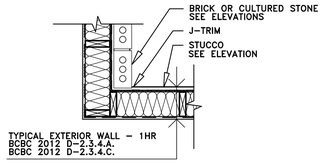
EG964-07-24-15
DOOR WATERPROOFING DETAILS-V2

NO.	DATE	DESCRIPTION
1	06-26-14	ISSUED FOR BP

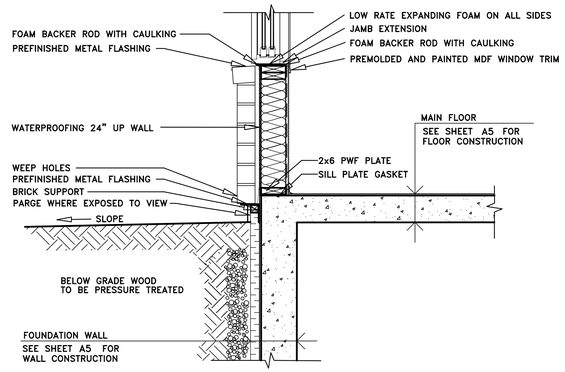
A21



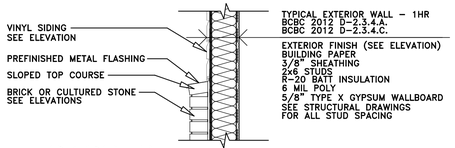
1 A22 MATERIAL CHANGE AT STUCCO TO STONE – ELEVATION
3/4"=1'–0"



2 A22 MATERIAL CHANGE AT INSIDE CORNER – PLAN
3/4"=1'–0"

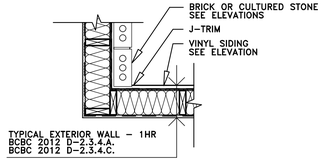


5 A22 BRICK AT GRADE
3/4"=1'–0"



PART 3

3 A22 MATERIAL CHANGE AT VINYL TO STONE – ELEVATION
3/4"=1'–0"



4 A22 MATERIAL CHANGE AT INSIDE CORNER – PLAN
3/4"=1'–0"

BUILDING CODE ANALYSIS (BCBC 2006) — R3

BUILDING ADDRESS:				
ZONING:	LEGAL:	PLAN:	BLOCK:	LOT:
MAJOR OCCUPANCY CLASSIFICATION(S) 3.2.2.20–.83:				
PARKADE CLASSIFICATION(S):				
BUILDING AREA (S.F./S.M.):	EXISTING:	NEW	TOTAL:	NUMBER OF STREETS FACING (3.2.2.10)
BUILDING AREA EAST OF FIREWALL:				
BUILDING AREA WEST OF FIREWALL:				
TOTAL BUILDING AREA: (s.f./s.m.)				
GROSS BUILDING AREA: (s.f./s.m.)				
BUILDING HEIGHT:				
SPRINKLER REQUIREMENTS:				

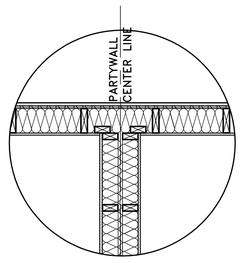
EAST SIDE OF FIREWALL	NORTH AREA: LIMITING DISTANCE: ALLOWED: PROVIDED:	EAST AREA: LIMITING DISTANCE: ALLOWED: PROVIDED:	SOUTH AREA: LIMITING DISTANCE: ALLOWED: PROVIDED:	WEST AREA: LIMITING DISTANCE: ALLOWED: PROVIDED:
% OF ALLOWABLE UNPROTECTED OPENINGS: 3.2.3				
WEST SIDE OF FIREWALL	NORTH AREA: LIMITING DISTANCE: ALLOWED: PROVIDED:	EAST AREA: LIMITING DISTANCE: ALLOWED: PROVIDED:	SOUTH AREA: LIMITING DISTANCE: ALLOWED: PROVIDED:	WEST AREA: LIMITING DISTANCE: ALLOWED: PROVIDED:

REQUIRED FIRE RESISTANCE RATINGS 3.2.2.20–.83 & 3.2.1.4				
PROVIDED EXTERIOR WALL FIRE RESISTANCE RATINGS	NORTH WALL:	SOUTH WALL:	EAST WALL:	WEST WALL:

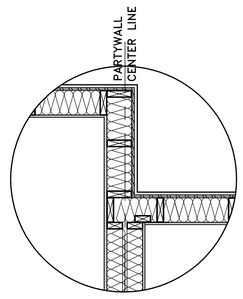
OCCUPANT LOAD:	WATER CLOSETS REQUIRED:
NUMBER OF EXITS SUPPLIED:	CORRIDOR / PARTY WALL SEPARATIONS: FIRE SEPARATION REQUIRED (y/n) FIRE RESISTANCE RATING REQUIRED FIRE RESISTANCE RATING OVER UNDERGROUND PARKING

FLOORS:	MEZZANINE:	ROOF:	BEARING ASSEMBLIES:	UNDERGROUND GARAGES:
EXIT STAIRWAYS:	SERVICE SHAFTS:	FURNACE ROOMS:	STORAGE ROOMS:	FIRE WALLS:
REPAIR GARAGES:	OCCUPANCY SEPARATIONS:	SUITE SEPARATIONS:	OTHER:	OTHER:

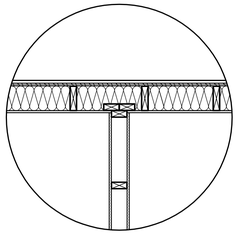
SPRINKLER SYSTEM REQ'D:	EMERGENCY LIGHTING REQ'D:	STANDPIPE AND HOSE SYSTEM REQ'D:
EXIT SIGNS REQ'D:	FIRE ALARM SYSTEM REQ'D:	BARRIER FREE ACCESS REQ'D:
SMOKE ALARMS REQ'D:	FIRE DAMPERS REQ'D:	ATTIC FIRE STOPS REQ'D:
PIPING FIRE STOPS REQ'D:	OTHER REQ'D:	OTHER REQ'D:



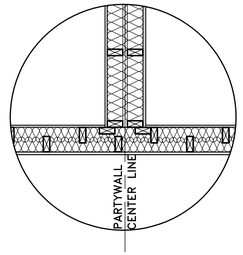
8 A22 PARTY WALL TO EXTERIOR WALL
3/4"=1'–0"



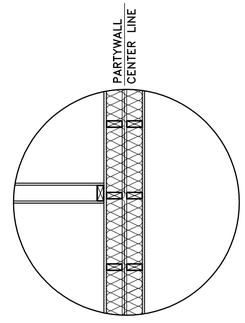
9 A22 PARTY WALL TO STEPPED EXTERIOR WALL
3/4"=1'–0"



10 A22 INTERIOR WALL TO EXTERIOR WALL
3/4"=1'–0"



11 A22 PARTY WALL TO CORRIDOR WALL
3/4"=1'–0"



12 A22 INTERIOR WALL TO PARTYWALL
3/4"=1'–0"

ONLINE DIRECTORIES

BXUVC.W310
Fire Resistance Ratings

Page Bottom

Fire Resistance Ratings

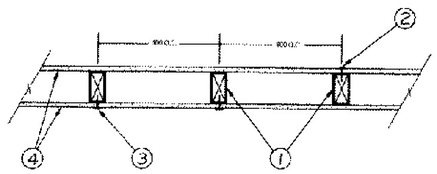
See General Information for Fire Resistance Ratings

Design No. W310

February 23, 2004

Assembly Rating - 1 h

Load Restriction - See Item 1



Horizontal Section

Combustible Construction

Bearing Wall - (Finish Rating - 22 minutes)

1. **Wood Studs —** 38 mm by 89 mm, spaced 400 mm OC, effectively cross-braced. Fire resistance rating applied when the factored load is calculated to stress the wood joist to a maximum of 75% of the factored axial resistance. Refer to National Building Code of Canada for design requirements for structural materials.

2. **Nailheads** — Covered with joint finisher.

3. **Joints —** Covered with fibre tape and joint finisher.

* 4. **Gypsum Wallboard —** CKNXC (Guide No. 40 U18.23). Wallboard is 15.9 mm thick nailed 175 mm OC with 51 mm common nails. Panels to be installed vertically

CERTAINTEED GYPSUM INC

Last Updated on 2004-02-23

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ONLINE DIRECTORIES

BXUVC.W313
Fire Resistance Ratings

Page Bottom

Fire Resistance Ratings

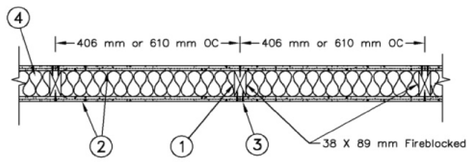
See General Information for Fire Resistance Ratings

Design No. W313

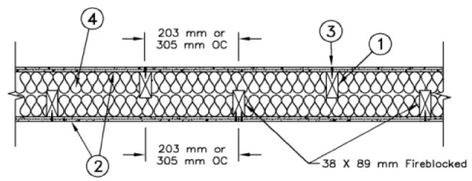
March 06, 2008

Assembly Rating — 1 h

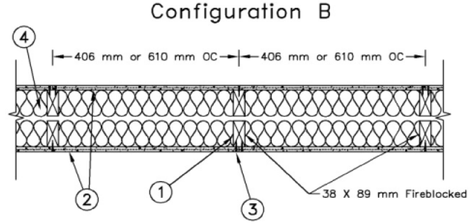
Load Restriction - See Item 1



Configuration A



Configuration B



Configuration C

Combustible Construction

Bearing Wall

1. **Wood Studs —** Nom 38 mm by 89 mm, spaced 305, 406 or 610 mm OC as shown in Configurations A, B or C, effectively firestopped. Fire resistance rating is applicable when the factored load is calculated to stress the wood stud to a maximum of 62% of the factored axial resistance. Refer to National Building Code of Canada for design requirements for structural materials.

* 2. **Wall and Partition Facings and Accessories** — CLBVC (Guide No. 40 U18.24) Nominal 15.9 mm. thick, 1220 mm wide panels, applied vertically to studs and bearing plates with 42 mm long Type S screws spaced 305 mm OC at perimeter of panels and 203 mm OC in the field. Vertical joints need not be staggered on opposite sides of wall. Horizontal joints of vertically applied panels need not be backed by studs.

QUIET SOLUTION INC — QuietRock 530

* 2A. **Wallboard —** CKNXC (Guide No. 40 U18.23) (As an alternate to Item 2; acceptable for use with Configuration A when the studs are spaced 406 mm or 610 mm OC) — 15.9 mm thick, 1220 mm wide, applied either horizontally or vertically to one side of the assembly, nailed to studs and bearing plates with cement coated nails 48 mm long, 2.87 mm shank diameter and 6.7 mm diameter heads spaced 178 mm OC.

CERTAINTEED GYPSUM INC

CERTAINTEED GYPSUM CANADA INC

* 2B. **Wallboard —** CKNXC (Guide No. 40 U18.23) (As an alternate to Items 2 and 2A; acceptable for use with Configuration A only when the studs are spaced 406 mm OC only) — 16 mm thick, 1220 mm wide, applied either horizontally or vertically to one side of the assembly, nailed to studs and bearing plates with cement coated nails 47 mm long, 2.87 mm shank diameter and 6.7 mm diameter heads spaced 178 mm OC.

CERTAINTEED GYPSUM INC

CERTAINTEED GYPSUM CANADA INC

CGC INC

* 2C. **Wallboard —** CKNXC (Guide No. 40 U18.23) (As an alternate to Items 2, 2A and 2B; acceptable for use with Configuration B) — 15.9 mm, 1220 mm applied either horizontally or vertically to one side of the assembly, nailed to studs and bearing plates with cement coated nails 47 mm long, 2.87 mm diameter and 6.7 mm diameter heads spaced 178 mm OC.

CERTAINTEED GYPSUM INC

CERTAINTEED GYPSUM CANADA INC

CANADIAN GYPSUM COMPANY, DIV OF CGC

INC

2D. **Wallboard —** (As an alternate to Items 2, 2A, 2B and 2C; acceptable for use with Configuration C) — 15.9 mm thick, 1220 mm wide, ULC Listed Wallboard applied either horizontally or vertically to one side of the assembly, nailed to studs and bearing plates with cement coated nails 47 mm long, 2.87 mm shank diameter and 6.7 mm diameter heads spaced 178 mm OC. See Wallboard Category (CKNXC) for names of Listed companies.

3. **Joints and Screwheads —** Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound.

4. **Batts and Blankets —** ULC Listed glass fibre insulation, nominal 89 mm thick, nominal density of 12.8 kg/m^3, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNVC) for names of Listed manufacturers.

Last Updated on 2008-03-06

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CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

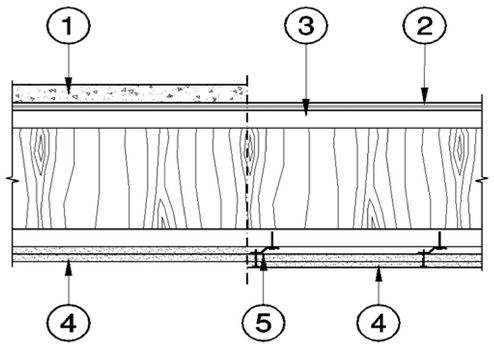
EG964-07-24-15
WALL CODES-V2

NO.	DATE	DESCRIPTION
1	06-26-14	ISSUED FOR BP

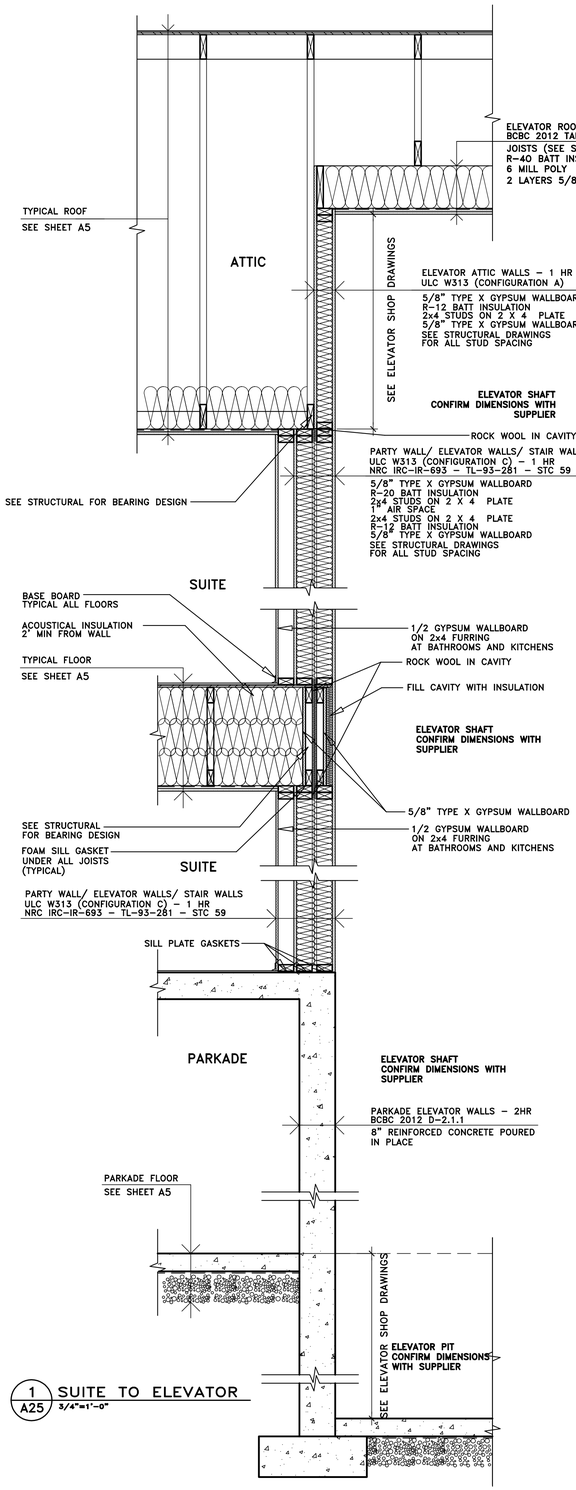
A23

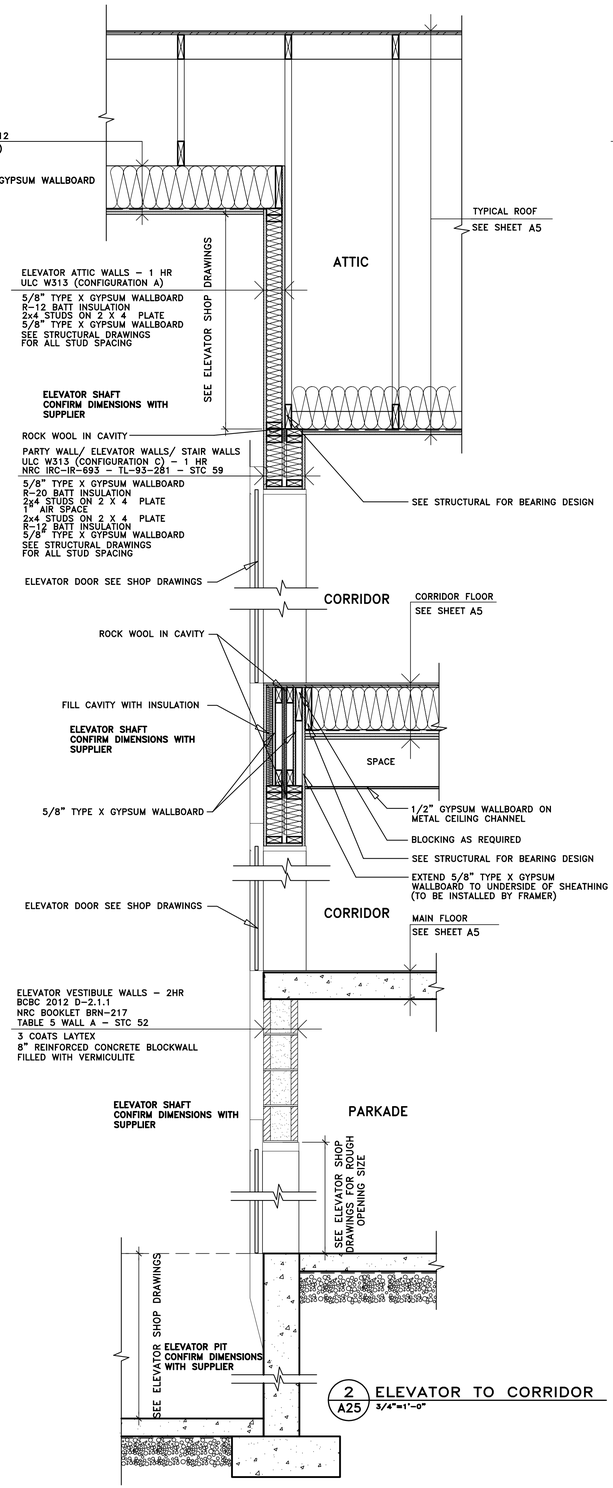
DESIGN NO. JII/FCA 60-09
FLOOR/CEILING ASSEMBLY, ASSEMBLY RATING - 60 MINUTES

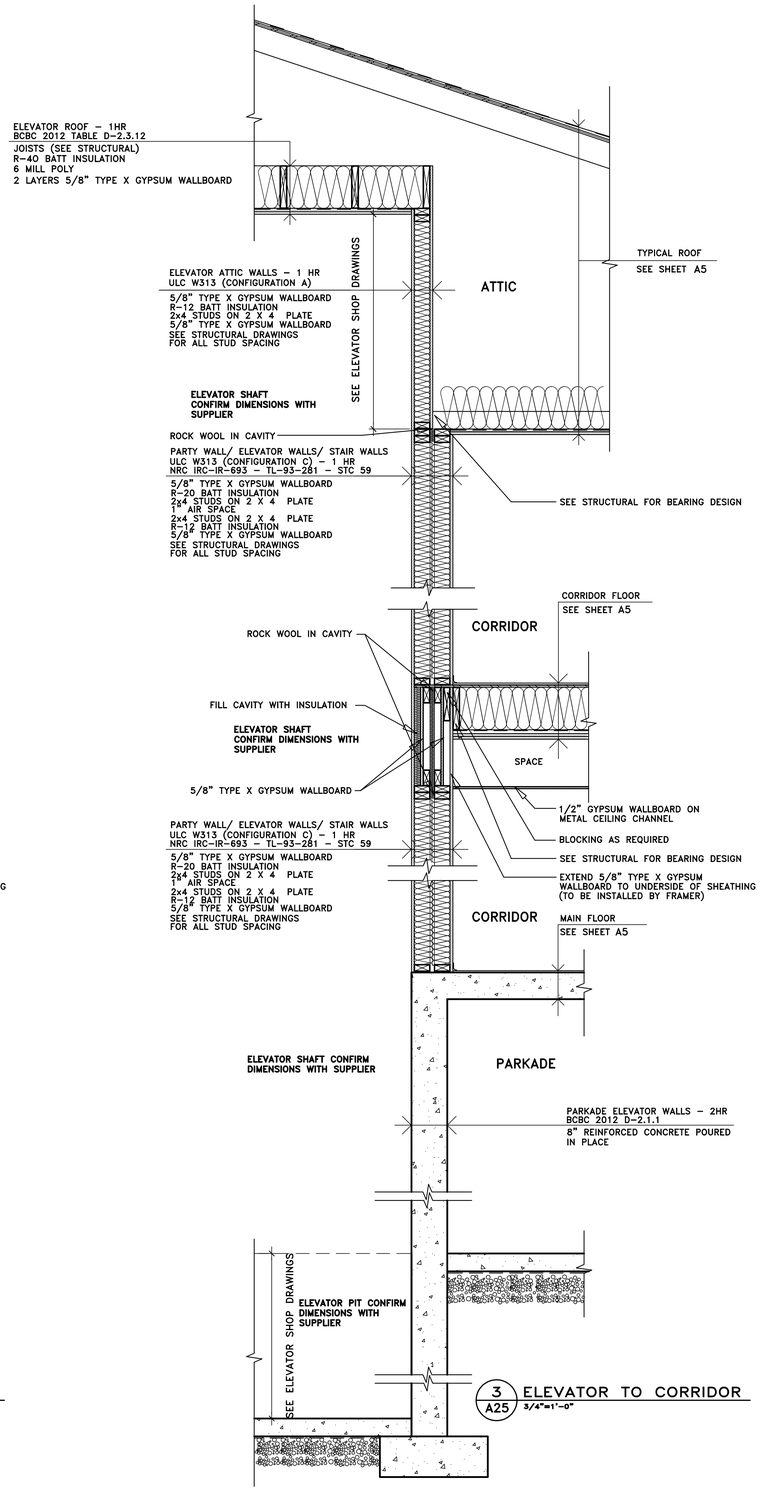
STC 50 with Resilient Channels
STC 57 with Resilient Channels & 1-1/2" of Topping



1.	**Topping (Optional):** Lightweight/normal weight concrete topping.
2.	**Sub-Flooring:** 5/8" tongue & groove plywood or OSB.
3.	**Structural Members:** Jager Building Systems, Inc. JSI 20 or higher numbered series joists, minimum flange size nominal 2" x 3", minimum depth 9-1/2", maximum spacing 24" oc.
4.	**Gypsum Board:** Two layers, 1/2" thick Type X gypsum board installed perpendicular to joists or channels; base layer fastened to channels with minimum 1" Type S screws located 12" oc Face layer end and edge joints staggered minimum 16" from base layer, with board ends located over joists or channels and fastened with minimum 2" Type S screws located 6" oc for direct application without channels, Type W screws 1/2" longer than stated above are required.
5.	**Resilient Channels:** Minimum 24 gauge galvanized steel, located maximum 24" oc installed perpendicular to joists and fastened with 1-1/4" Type W screws. Alternate: Resilient channel can be omitted if concrete topping is used.
6.	**Insulation (Optional - Not Shown):** 3-1/2" fiberglass batt insulation supported above joist flanges with wood strips or wire.







CROSSTOWN APARTMENTS

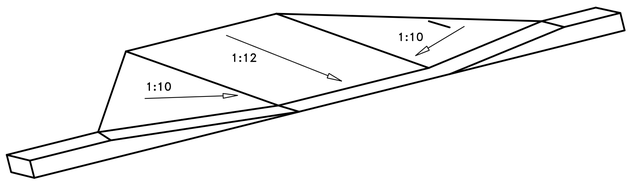
EDWARD F. GOOCH ARCHITECT MAIBC

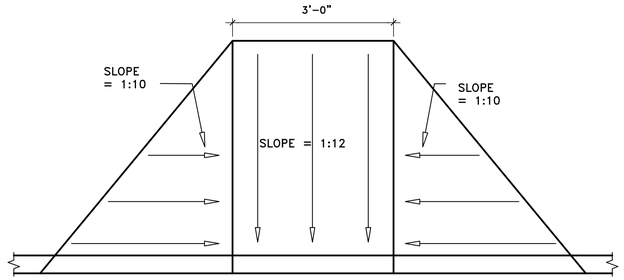
EG964–07–24–15

ELEVATOR SECTIONS–V2

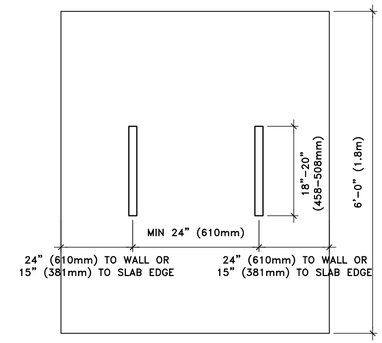
NO.	DATE	DESCRIPTION
1	06–26–14	ISSUED FOR BP

A25



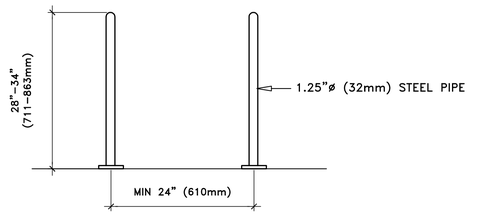


2 A26 DROP CURB PLAN
3/4"=1'-0"

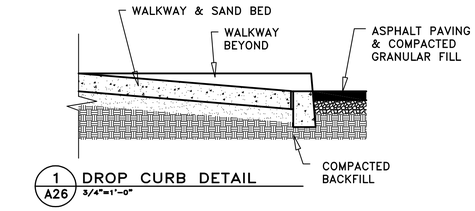


3 A26 BIKE RACK PLAN
3/4"=1'-0"

NOTE:
1. MAINTAIN 6' (1.8m) LONG USABLE SPACE FOR BICYCLE
2. MAINTAIN 24" (610mm) BETWEEN EACH RACK.
3. MAINTAIN 24" (610mm) TO WALL OR 15" (381mm) TO SLAB EDGE DISTANCE BEYOND RACK.

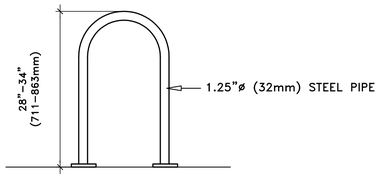


4 A26 BIKE RACK FRONT VIEW
3/4"=1'-0"

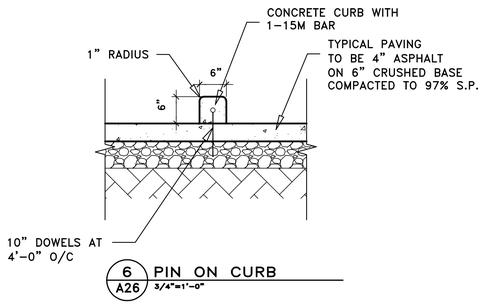


1 A26 DROP CURB DETAIL
3/4"=1'-0"

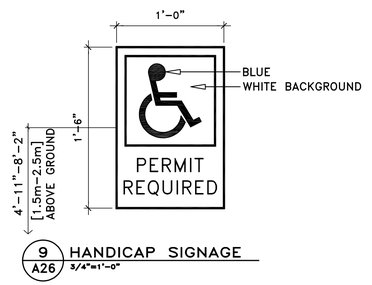
PREFERRED METHOD OF ANCHORING BIKE RACK IS TO ORDER BIKE RACK WITH STEEL FLANGE & RAMSET BOLTS TO CONCRETE SLAB PER MANUFACTURER'S INSTRUCTIONS



5 A26 BIKE RACK SIDE VIEW
3/4"=1'-0"



6 A26 PIN ON CURB
3/4"=1'-0"



9 A26 HANDICAP SIGNAGE
3/4"=1'-0"

CROSSTOWN APARTMENTS

EDWARD F. GOOCH ARCHITECT MAIBC

EG964-07-24-15
SITE DETAILS-V2

NO.	DATE	DESCRIPTION
1	06-26-14	ISSUED FOR BP

A26