



3D IMAGES OF PROPOSED DWELLINGS WELKE RD, KELOWNA



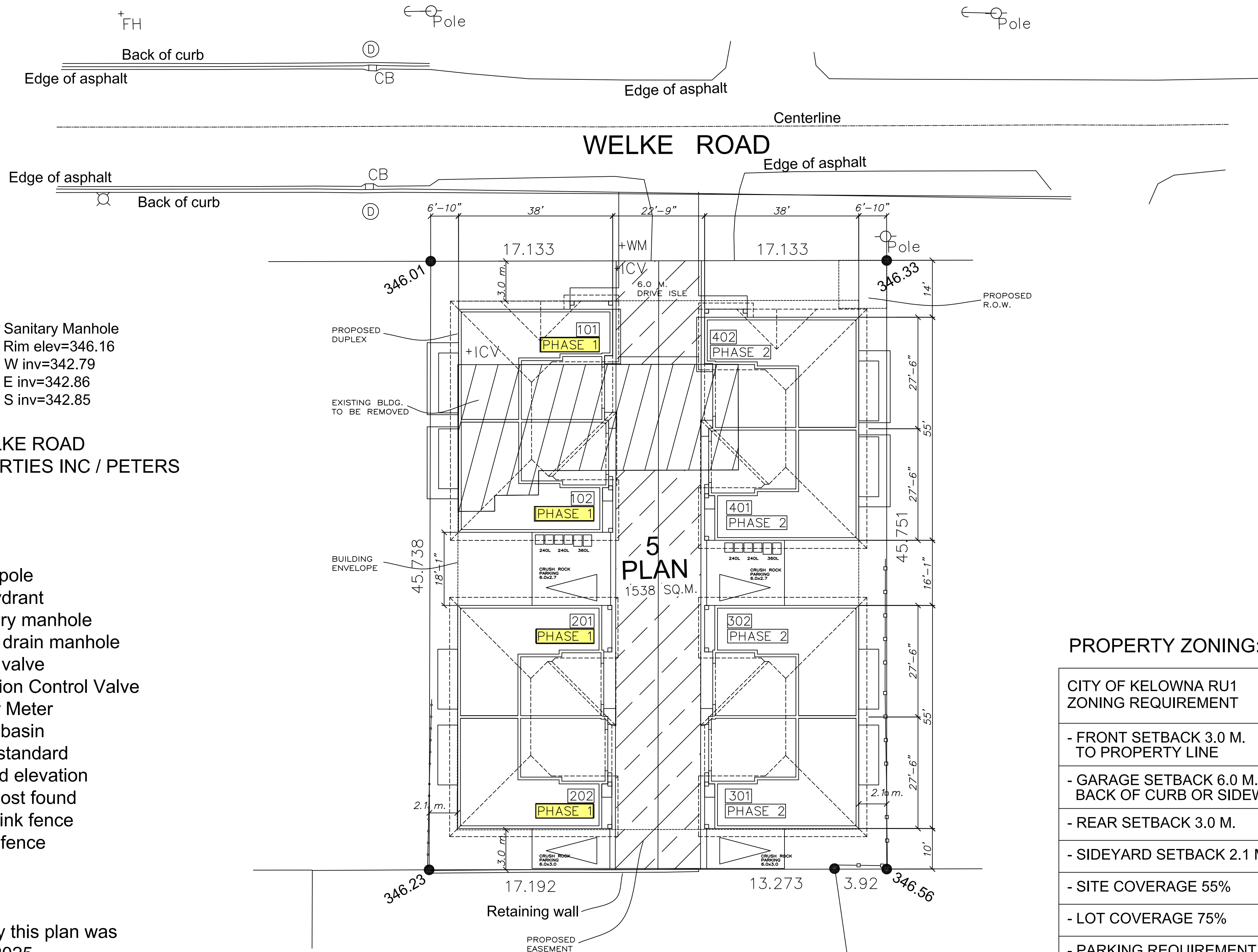
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SITE PLAN LOT 5, DL 358, ODYD, PLAN 21967.



The intended plot size of this plan is 432mm in width by 280mm in height (B-size) when plotted at a scale of 1:400 METRIC.



Sanitary Manhole
Rim elev=346.51
W inv=343.32

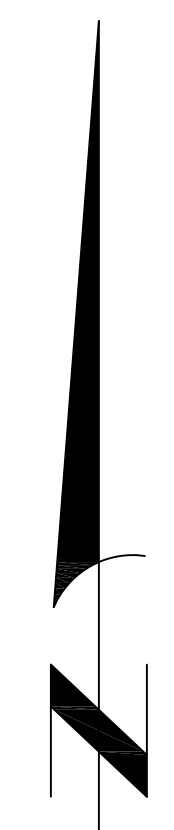
Sanitary Manhole
Rim elev=346.16
W inv=342.79
E inv=342.86
S inv=342.85

PID: 007-140-851
CIVIC ADDRESS: 679 WELKE ROAD
CLIENT: ALIGNED PROPERTIES INC / PETERS

LEGEND

- Pole Denotes utility pole
- +FH Denotes fire hydrant
- Ⓢ Denotes sanitary manhole
- Ⓣ Denotes storm drain manhole
- ✕ Denotes water valve
- +ICV Denotes Irrigation Control Valve
- +WM Denotes Water Meter
- CB Denotes catch basin
- ⊗ Denotes lamp standard
- ### Denotes ground elevation
- Denotes Iron Post found
- Denotes chainlink fence
- Denotes wood fence

- ### NOTES:
- The survey represented by this plan was conducted on January 29, 2025.
 - Lot dimensions shown are based upon field survey measurements and may vary from Land Title Office records.
 - Lot dimensions, areas, and offsets to boundaries shown may vary upon completion of a comprehensive legal survey.
 - Unregistered interests have not been included or considered.
 - Elevations shown are based upon geodetic datum (CVD28BC).

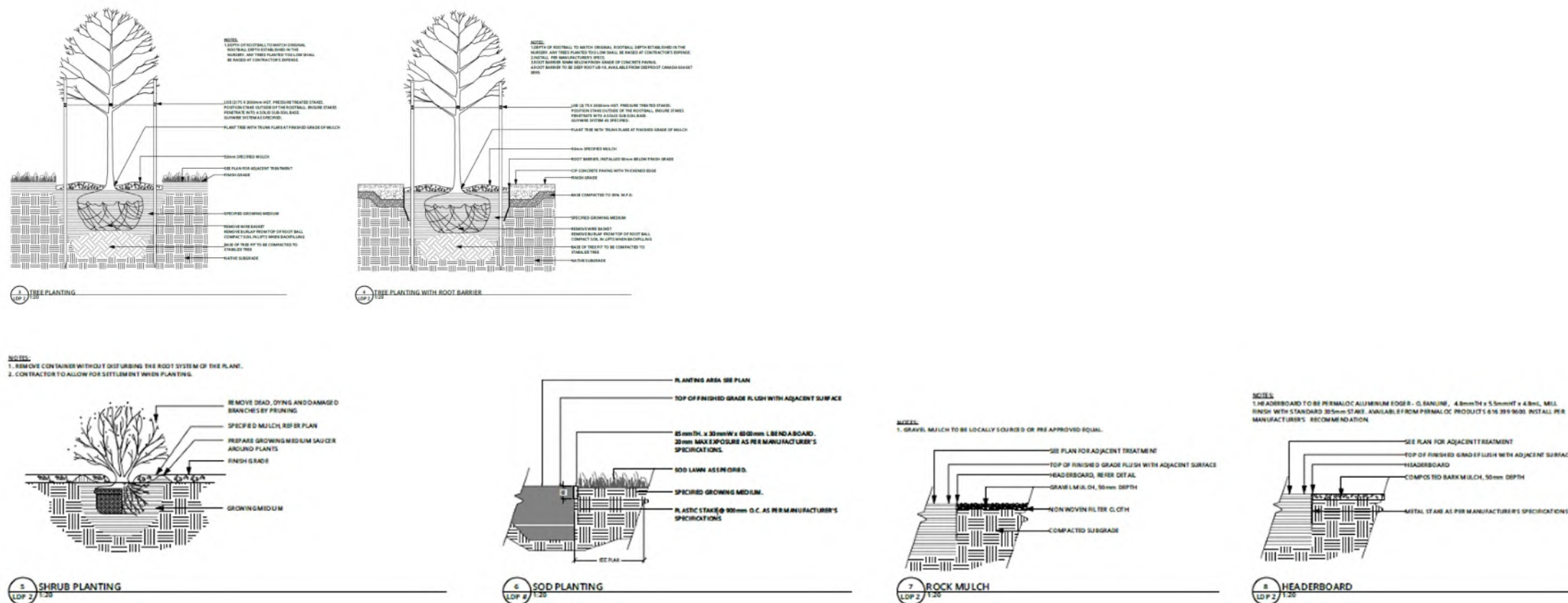


PROPERTY ZONING:

CITY OF KELOWNA RU1 ZONING REQUIREMENT	DEVELOPER PROPOSED
- FRONT SETBACK 3.0 M. TO PROPERTY LINE	- FRONT SETBACK 3.0 M.
- GARAGE SETBACK 6.0 M. TO BACK OF CURB OR SIDEWALK	
- REAR SETBACK 3.0 M.	- REAR SETBACK 3.0 M.
- SIDEYARD SETBACK 2.1 M.	- SIDEYARD SETBACK 2.1 M.
- SITE COVERAGE 55%	- SITE COVERAGE 48%
- LOT COVERAGE 75%	- LOT COVERAGE 73.2%
- PARKING REQUIREMENT 1.2 STALLS PER UNIT	- PARKING PROVIDED 2.5 STALLS PER UNIT

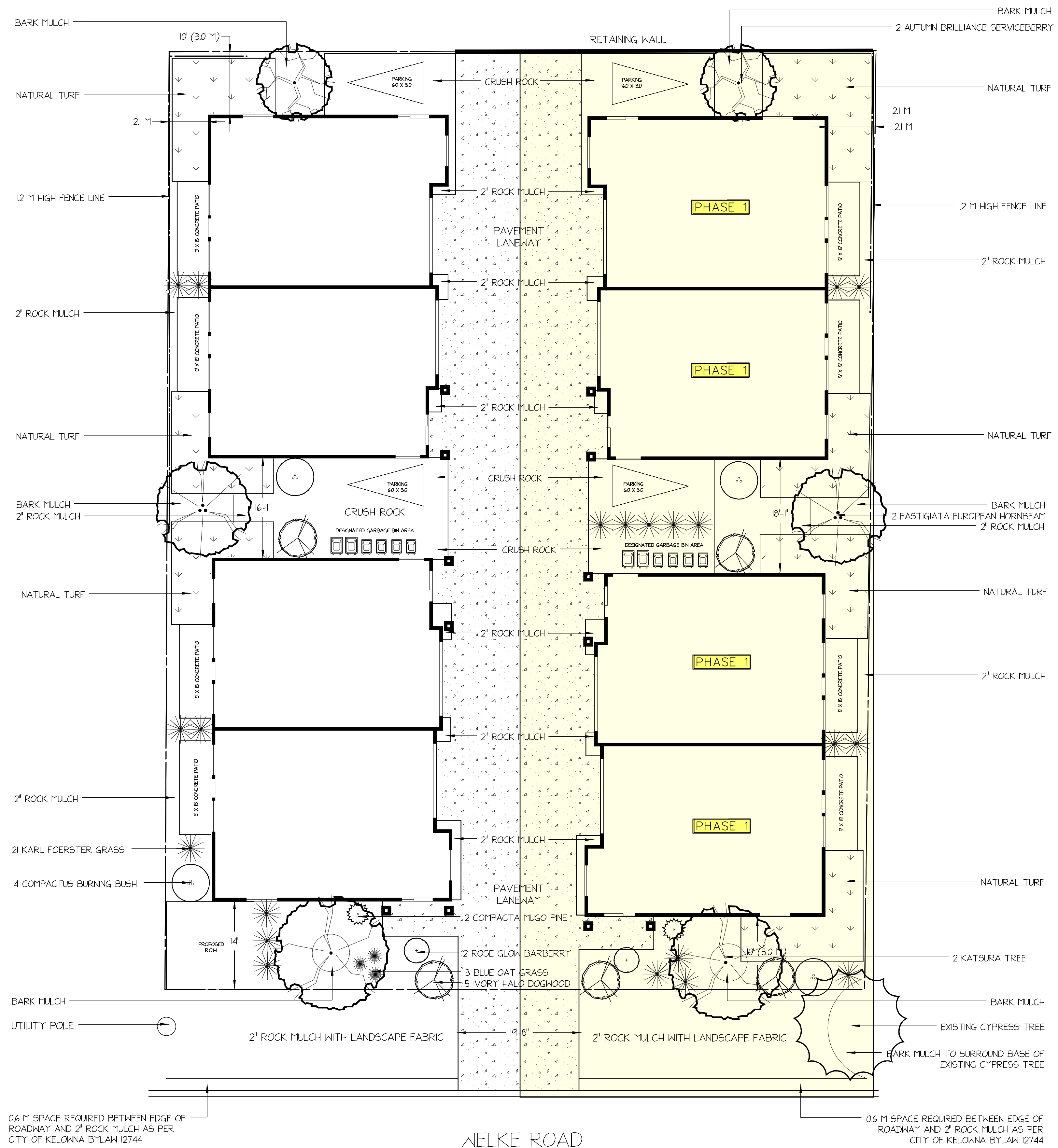
LANDSCAPE NOTES:

- Plant material and construction methods shall conform to minimum standards established in the latest edition of the Canadian Landscape Standards, published by the C.N.L.A. and the C.S.L.A. as well as the city of Kelowna landscape standards.
- Drawings are for costing purposes only, if the landscape contractor requires more detailed information on any area or element of the design please contact Shelley Lynn Designs. Contractor shall visit the site to confirm site constructability prior to mobilizing for construction.
- Call before you dig. Contractor to call BC one-call at 1-800-474-6886 to have existing utilities located prior to start of construction.
- Final planting selections may vary depending upon availability at the time of construction. Substitutions to be reviewed and approved by landscape designer or client prior to installation.
- A high efficiency irrigation system shall be installed for all landscape areas.
- Shrubs, grasses, and perennials to be placed within defined planting beds. All planting beds shall have a minimum of 12" of imported growing medium, 3" of premium nutrient rich bark mulch OR landscape fabric and 3" of 2" rock ground cover.
- Turf area to be water wise premium sod, consisting primarily of Kentucky Bluegrass, with a soil depth of 4" imported growing medium.
- Lawn, shrub bed, and rock mulch areas to be edged with black jack edging material.
- All proposed site features shall be staked out in the field for review by the landscape designer prior to construction.
- Minimum slope of 2 for all hard and soft landscape areas to ensure positive drainage away from building.
- Height of proposed walls (if applicable) are to be determined on site, not to exceed 4' height and to follow all City of Kelowna bylaws.
- Hardscape products (if applicable), to be installed as per manufacturers details.



Qty	Botanical Name	Common Name	Sizing	Spacing
Trees				
2	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	4 cm	4 m
2	<i>Carpinus betulus</i> 'Fastigiata'	FASTIGIATA EUROPEAN HORNBEEAM	None	5 m
2	<i>Cercidiphyllum japonicum</i>	KATSURA TREE	6 cm	6m
Shrubs				
2	<i>Pinus mugo</i> 'Compacta'	COMPACTA MUGO PINE	2 gal	2 m
4	<i>Evonymus alatus</i> 'Compactus'	COMPACTUS BURNING BUSH	2 gal	2 m
5	<i>Cornus alba</i> 'Bailhala'	IVORY HALO DOGWOOD	2 gal	2 m
2	<i>Berberis thunbergii</i> 'Rose Glow'	ROSE GLOW BARBERRY	2 gal	15 m
Ornamental Grasses				
3	<i>Helictotrichon sempervirens</i>	BLUE OAT GRASS	1 gal	0.9
21	<i>Calamagrostis x acutiflora</i> Karl Foerster'	KARL FOERSTER GRASS	1 gal	15 m

LANDSCAPING STANDARDS	ZONE	PROPOSED
MIN. TREE AMOUNT	1 PER 12 Linear Meters	1 PER 12.0 Linear Meters
MIN. DECIDUOUS TREE CALIPER	S=3 cm; M=4 cm; L=5 cm	S=3 cm; M=4 cm; L=5 cm
MIN. CONIFEROUS TREE HEIGHT	250 cm	250 cm
MIN. RATIO BETWEEN TREE SIZE	S=25% Max; M= No Limit L=50% Min	S=2; M=2; L=5 (2 Existing)
MIN. GROWING MEDIUM AREA	75 %	75 %
MIN. GROWING MEDIUM VOLUMES PER TREE	S=15 m ³ ; M=20 m ³ ; L=30m ³	S=15 m ³ ; M=20 m ³ ; L=30m ³
LANDSCAPE GRADED AREAS	2 %	2 %
FENCE HEIGHT	2.0 m	2.0 m
RIPARIAN MANAGEMENT AREA?	NO	
RETENTION OF EXISTING TREES ON SITE?	YES	
SURFACE PARKING LOT (7.2.10)?	NO	
REFUSE & RECYCLE BINS SCREENED?	YES	



0.6 M SPACE REQUIRED BETWEEN EDGE OF ROADWAY AND 2" ROCK MULCH AS PER CITY OF KELOWNA BYLAW 12744

NOTES
 PRELIMINARY DESIGN ONLY.
 COPYRIGHT S.L. LANDSCAPE DESIGN
 THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSIDERED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT.
 PLANT MATERIALS:
 1. ALTHOUGH PLANTS LISTED MAY BE RATED AS RESISTANT TO DEER, RABBITS, VOLES AND OTHER WILDLIFE, IT IS NOT GUARANTEED ACCURATE.
 2. PLANT SUBSTITUTIONS MAY BE NECESSARY DUE TO LOCAL NURSERY INVENTORY. IN THE EVENT THAT A PLANT LISTED IS NOT AVAILABLE, A SUITABLE SUBSTITUTION WILL BE PROVIDED.

shelley lynn design
 250.681.1826
 shelleylynn@design@gmail.com

No.	Date	Description
REV002	02/02/26	Preliminary Revision
REV001	05/14/25	Preliminary

No.	Date	Description

ALIGNED Properties Ltd.

679 Welke Road
 Kelowna, BC

SCALE: 1"=10'	PROJECT NO.: 679WEL
DRAWN BY: SWEMPE	SHEET NO.: L-1
CHECKED BY: B.BANMAN	
DATE: May 14, 2025	
DATE OF PRINT:	



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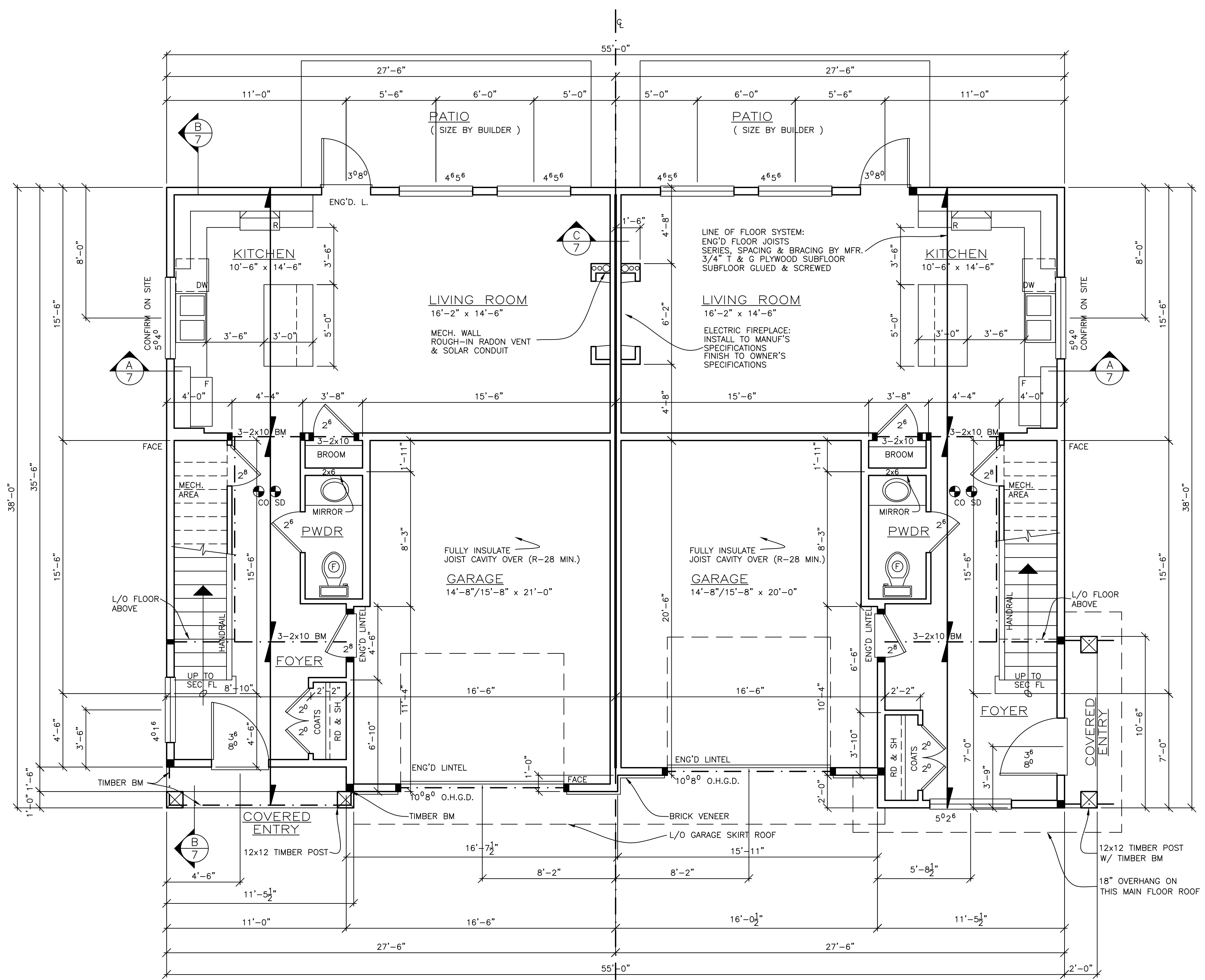
CHECKED:
AD

DATE:
JAN 2026

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

SHEET:
2 OF 7

PLAN NUMBER:
C8-3-119
101-102



**LOWER FLOOR PLAN
UNIT #102**

FINISHED AREA = 666 SQ. FT.
GARAGE = 335 SQ. FT.
10' 0-3/4" CLG.
CONFIRM MECH. WITH BUILDER

**LOWER FLOOR PLAN
UNIT #101**

FINISHED AREA = 690 SQ. FT.
GARAGE = 319 SQ. FT.
10' 0-3/4" CLG.
CONFIRM MECH. WITH BUILDER

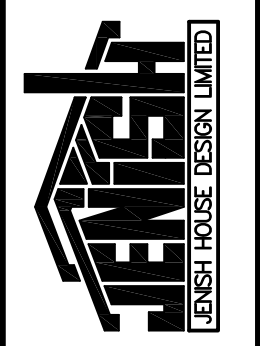
NOTE:
SOME BEAMS & LINTELS MAY BE REQUIRED TO BE ENGINEERED DUE TO ROOF LOADS NOT COVERED IN THE BUILDING CODE & IS THE RESPONSIBILITY OF THE HOME OWNER OR BUILDER TO SECURE.

NOTE:
ADAPTABILITY BLOCKING REQUIRED PROVIDE BLOCKING FOR GRAB BARS AROUND TOILET, SHOWER/TUB IN AT LEAST ONE BATHROOM AS PER BCBC 3.8.5.7.(1)(e)

NOTE:
BUILDER TO PROVIDE ELECTRIC VEHICLE (EV) ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING.

NOTE:
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BUILDING #1



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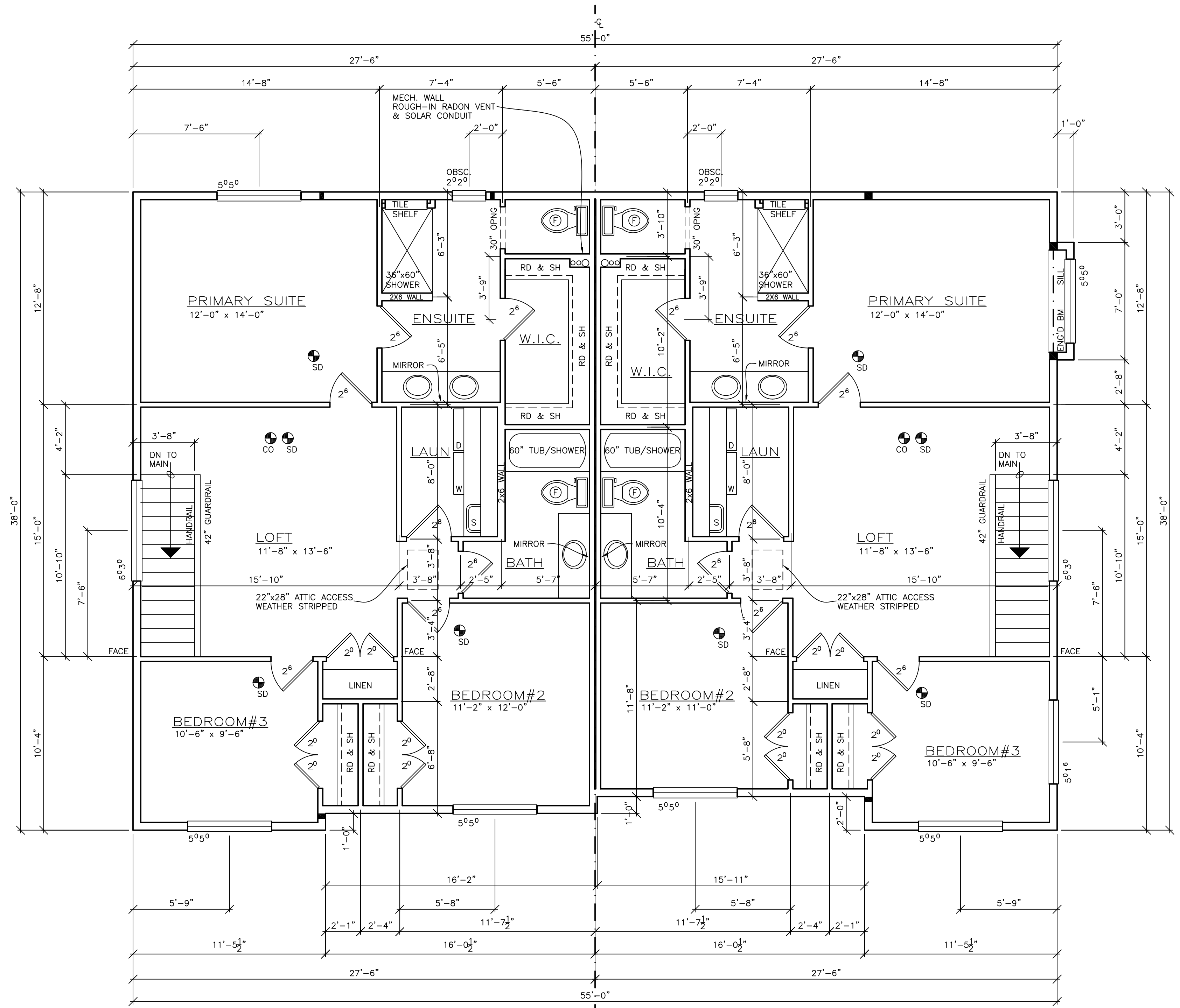
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DATE:
JAN 2026

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

SHEET:
3 OF 7

PLAN NUMBER:
CB-3-119
101-102



UPPER FLOOR PLAN UNIT #102

FINISHED AREA = 1022 SQ. FT.
9' 0-3/4" CLG.

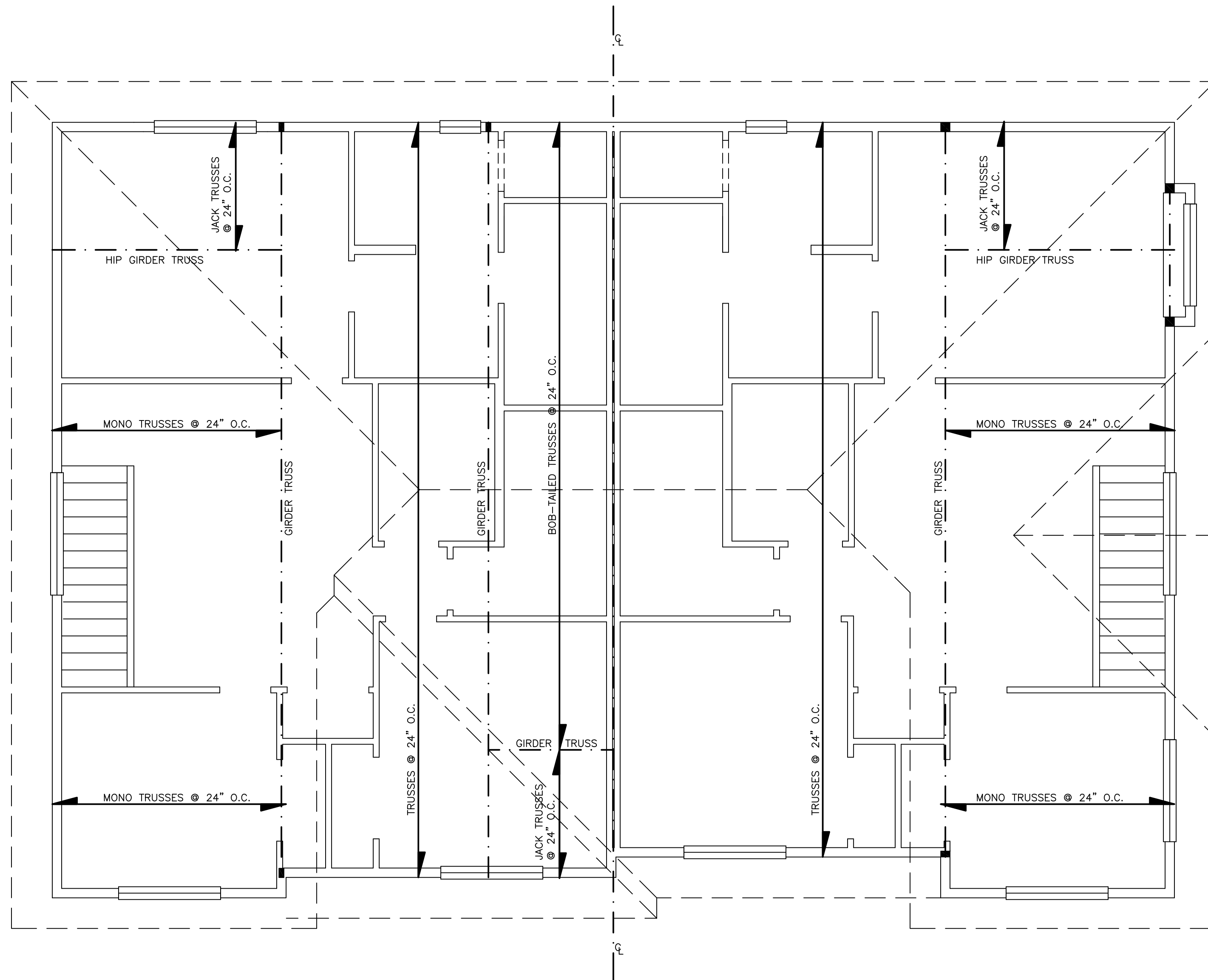
UPPER FLOOR PLAN UNIT #101

FINISHED AREA = 1010 SQ. FT.
9' 0-3/4" CLG.

BUILDING #1

NOTE:
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ROOF FRAME PLAN

TRUSS MFR. TO CONFIRM
 ROOF DRAIN LOCATIONS AND
 PROVIDE SLOPE TO DRAINS

BUILDING #1

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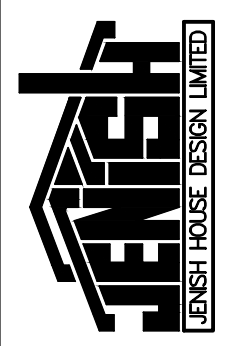
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DATE:
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SCALE:
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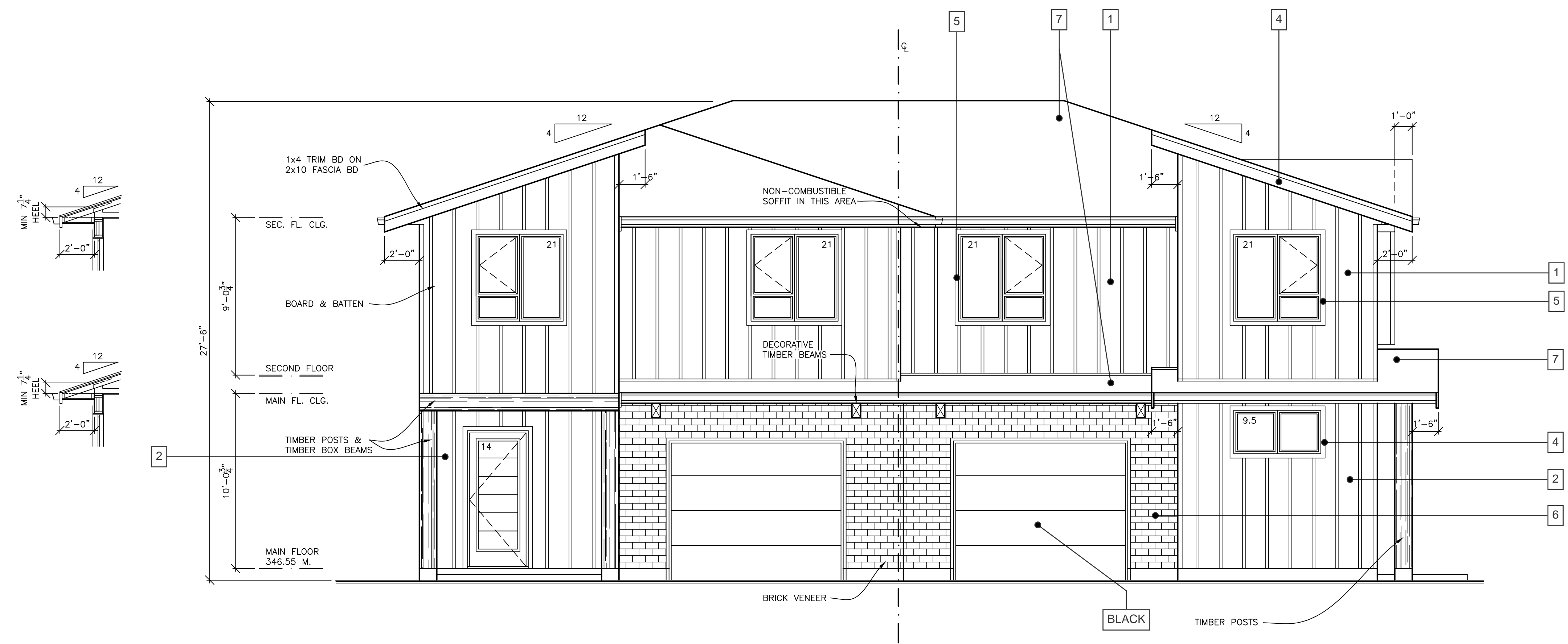
SHEET:
 4 OF 7

PLAN NUMBER:
 CB-3-119
 101-102



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DATE:	JAN 2026
SCALE:	1/4" = 1'-0"
SHEET:	5 OF 7
PLAN NUMBER:	C8-3-119 101-102



**FRONT ELEVATION
UNIT #102**

WALL AREA = 604 SQ.FT. (56.1 SQ.M.)
GLASS AREA = 56 SQ.FT. (5.2 SQ.M.)
LIMITING DIST. = 3.5 M.
UPO ALLOWABLE = 19% (9.3% PROVIDED)

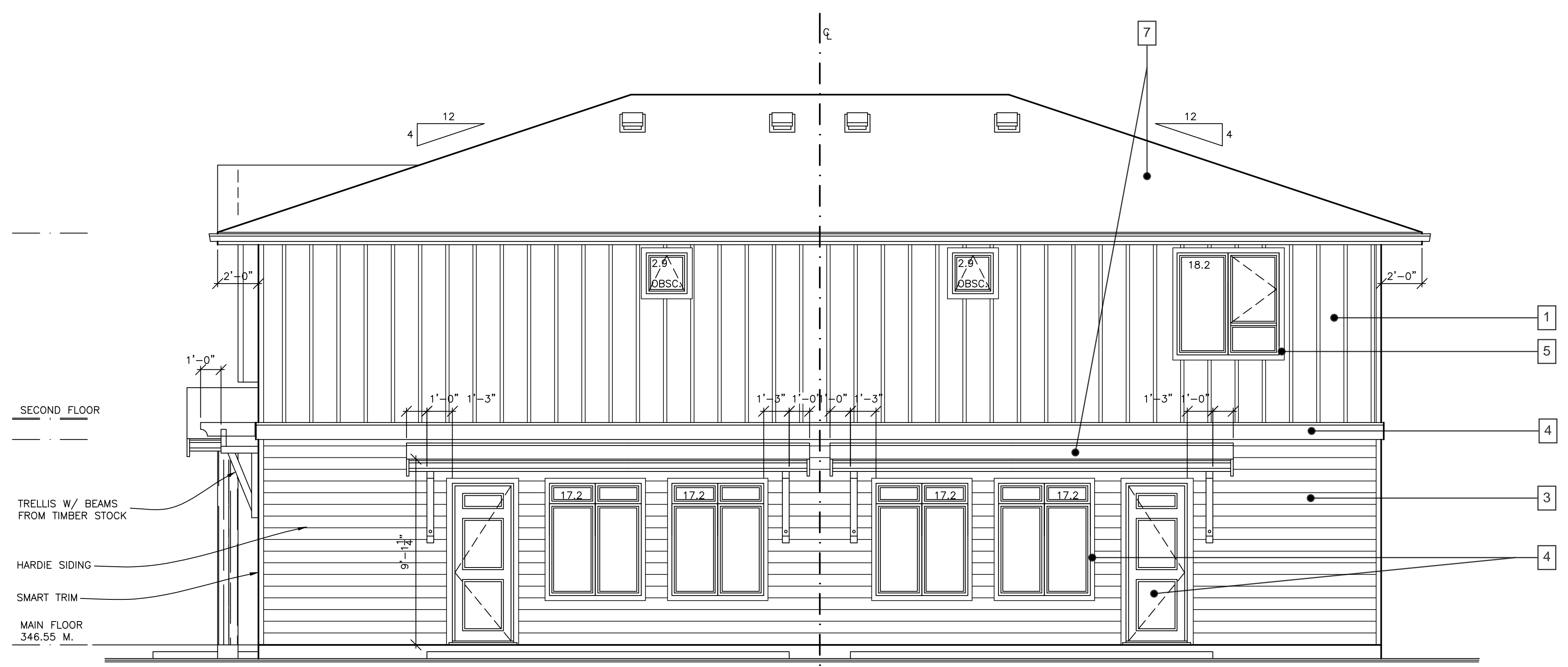
**FRONT ELEVATION
UNIT #101**

WALL AREA = 604 SQ.FT. (56.1 SQ.M.)
GLASS AREA = 51.5 SQ.FT. (4.8 SQ.M.)
LIMITING DIST. = 3.5 M.
UPO ALLOWABLE = 19% (8.6% PROVIDED)

MATERIALS AND FINISHES TO BE CONSISTENT ACROSS ALL UNITS.
MATERIAL LEGEND APPLIES TO ALL UNITS UNLESS NOTED OTHERWISE.

#	IMAGE	MATERIAL
1		BOARD AND BATTEN SIDING : HARDIE PANEL, ARCTIC WHITE
2		BOARD AND BATTEN SIDING : HARDIE PANEL, IRON GREY
3		HORIZONTAL LAP SIDING : HARDIE PLANK, IRON GREY
4		TRIM/FASCIA BOARDS : LP SMARTSIDE TRIM BLACK/IRON GREY
5		WINDOW TRIM BOARDS : LP SMARTSIDE TRIM ARCTIC WHITE
6		BRICK VENEER/CULTURED STONE : LEDGESTONE LIGHT GREY
7		ASPHALT SHINGLES : DUAL BLACK

PROPOSED MATERIALS MAY BE SUBSTITUTED FOR SIMILAR APPROVED MATERIALS



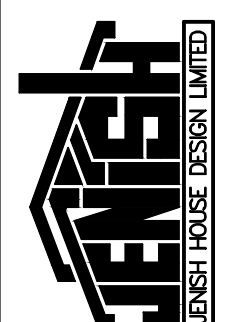
**REAR ELEVATION
UNIT #101**

WALL AREA = 573.5 SQ.FT. (53.3 SQ.M.)
GLASS AREA = 37.3 SQ.FT. (3.7 SQ.M.)
LIMITING DIST. = 2.1 M.
UPO ALLOWABLE = 10.78% (7.0% PROVIDED)

**REAR ELEVATION
UNIT #102**

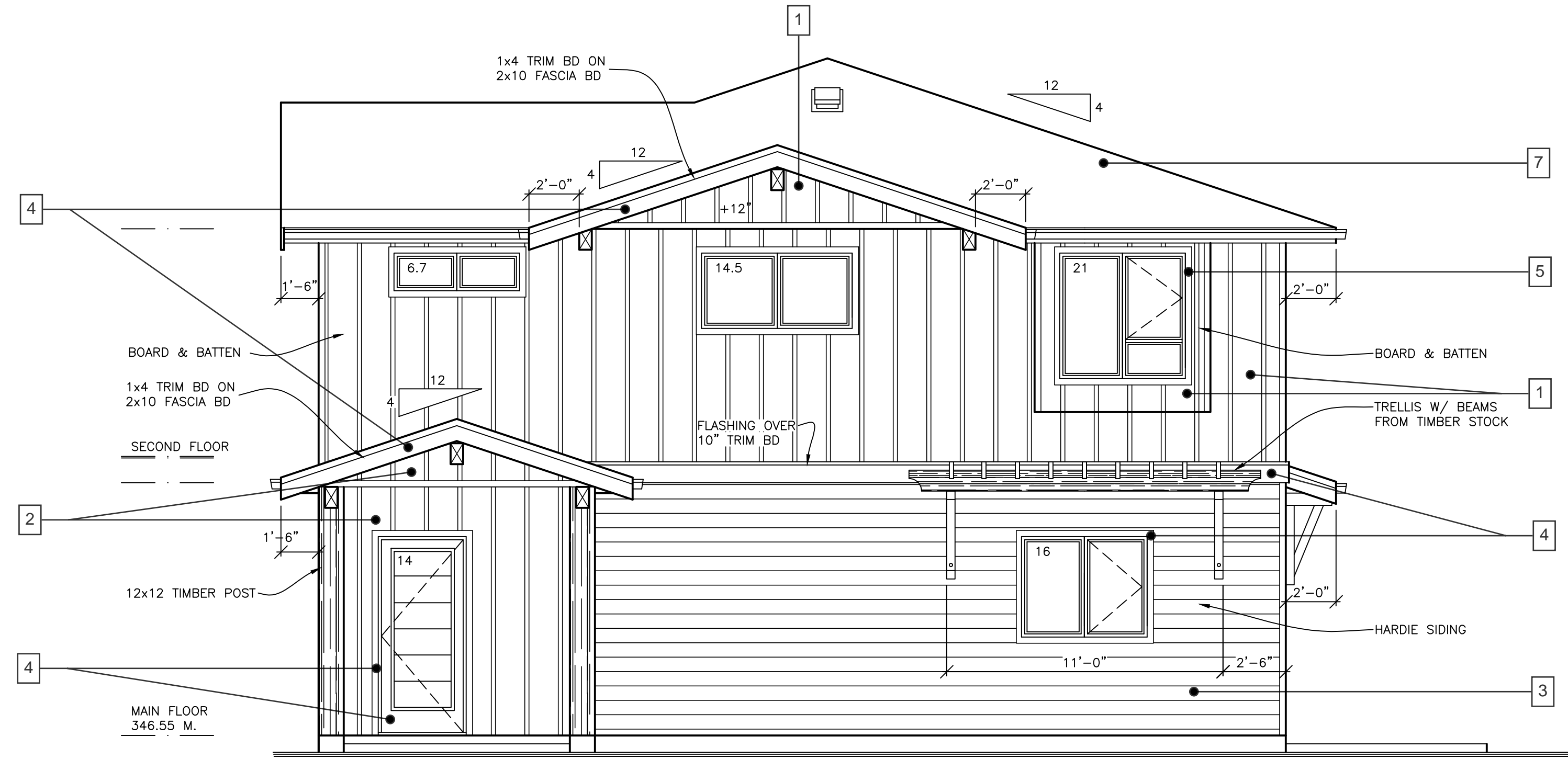
WALL AREA = 573.5 SQ.FT. (53.3 SQ.M.)
GLASS AREA = 55.5 SQ.FT. (5.2 SQ.M.)
LIMITING DIST. = 2.1 M.
UPO ALLOWABLE = 10.78% (9.8% PROVIDED)

NOTE:
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SCALE:	1/4" = 1'-0"
SHEET:	6 OF 7
PLAN NUMBER:	C8-3-119 101-102



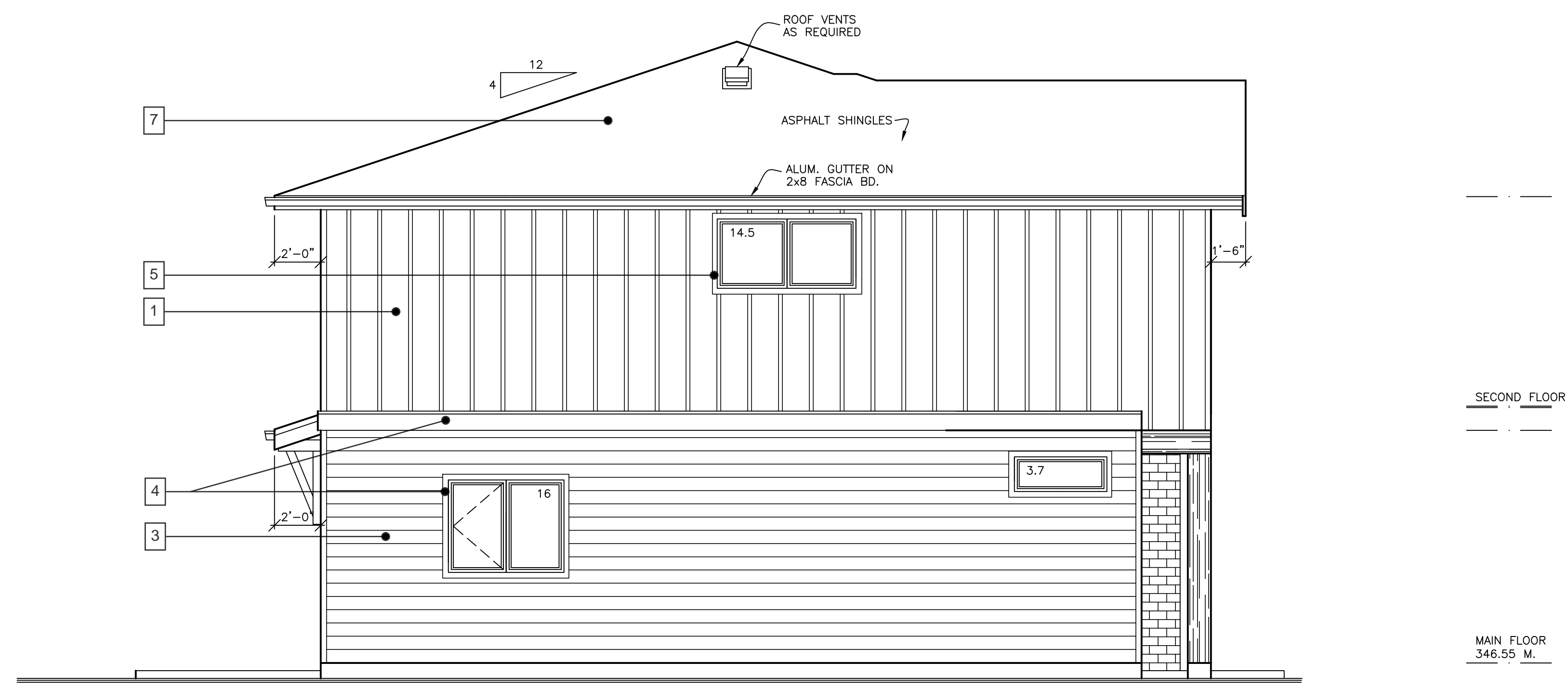
RIGHT ELEVATION STREET OPTION

WALL AREA = 802.5 SQ.FT. (74.6 SQ.M.)
GLASS AREA = 72.2 SQ.FT. (6.7 SQ.M.)
LIMITING DIST. = 3.0 M.
UPO ALLOWABLE = 16.25% (9.0% PROVIDED)

MATERIALS AND FINISHES TO BE CONSISTENT ACROSS ALL UNITS.
MATERIAL LEGEND APPLIES TO ALL UNITS UNLESS NOTED OTHERWISE.

#	IMAGE	MATERIAL
1		BOARD AND BATTEN SIDING : HARDIE PANEL, ARCTIC WHITE
2		BOARD AND BATTEN SIDING : HARDIE PANEL, IRON GREY
3		HORIZONTAL LAP SIDING : HARDIE PLANK, IRON GREY
4		TRIM/FASCIA BOARDS : LP SMARTSIDE TRIM BLACK/IRON GREY
5		WINDOW TRIM BOARDS : LP SMARTSIDE TRIM ARCTIC WHITE
6		BRICK VENEER/CULTURED STONE : LEDGESTONE LIGHT GREY
7		ASPHALT SHINGLES : DUAL BLACK

PROPOSED MATERIALS MAY BE SUBSTITUTED FOR SIMILAR APPROVED MATERIALS



LEFT ELEVATION

WALL AREA = 802.5 SQ.FT. (74.6 SQ.M.)
GLASS AREA = 34.2 SQ.FT. (3.2 SQ.M.)
LIMITING DIST. = 2.8 M.
UPO ALLOWABLE = 14.9% (4.3% PROVIDED)

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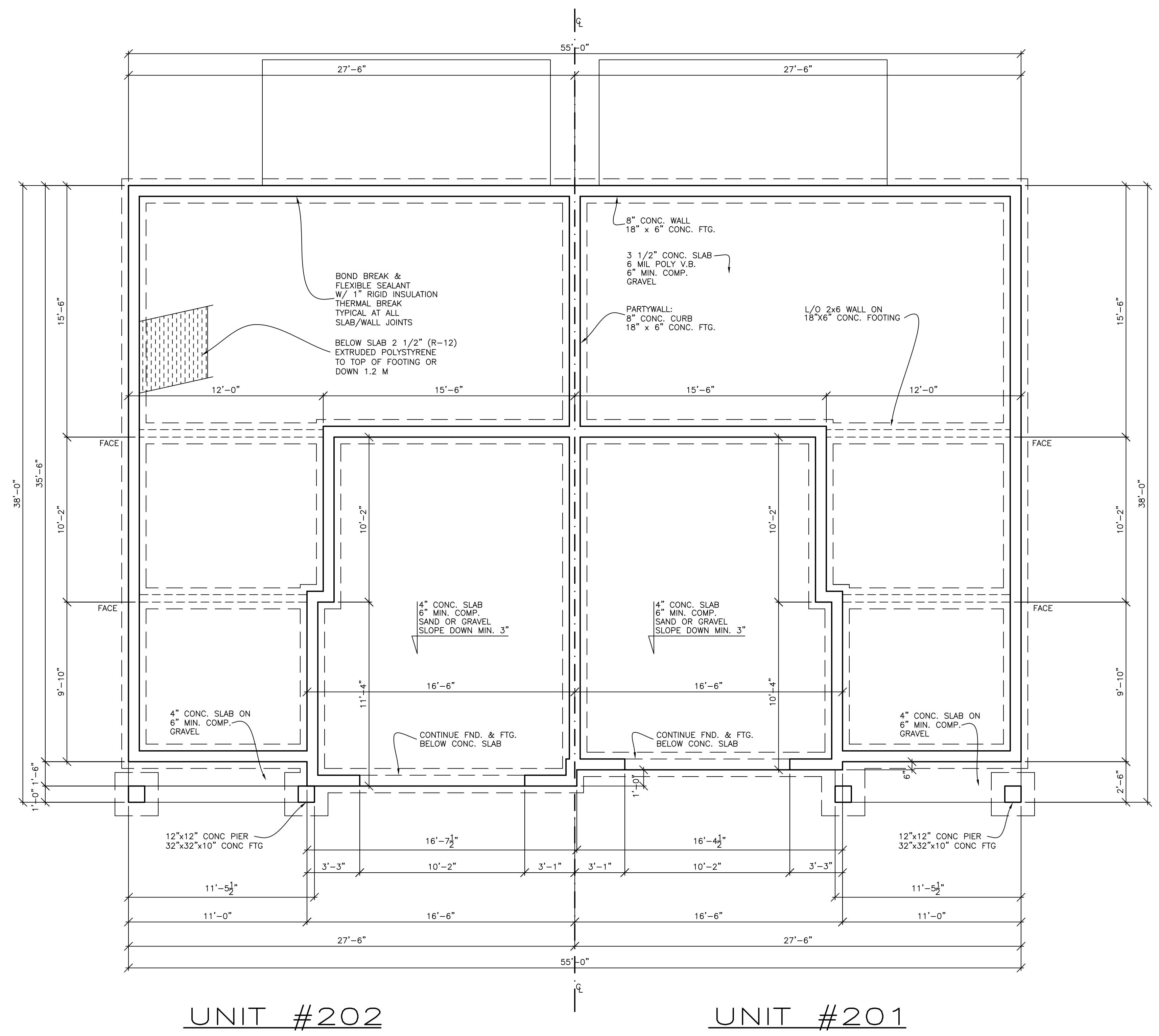
CHECKED:
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DATE:
JAN 2026

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

SHEET:
1 OF 7

PLAN NUMBER:
CB-3-119
201-202



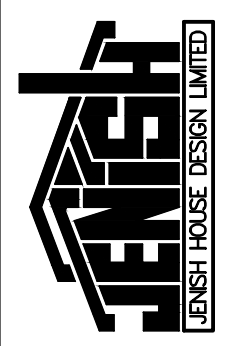
UNIT #202

UNIT #201

FOUNDATION PLAN

BUILDING #2

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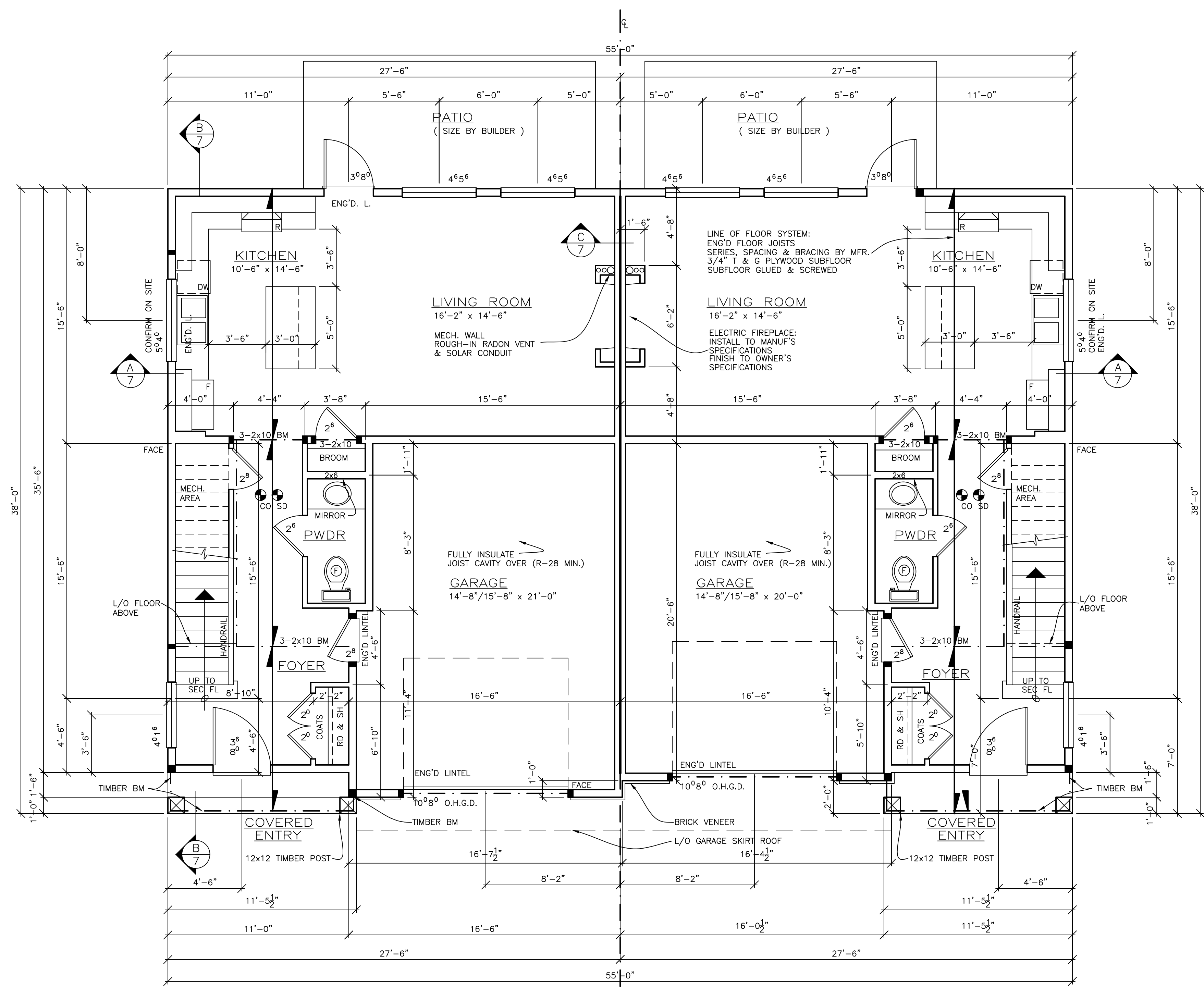
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SCALE:
1/4" = 1'-0"

SHEET:
2 OF 7

PLAN NUMBER:
C8-3-119
201-202



**LOWER FLOOR PLAN
UNIT #202**

FINISHED AREA = 666 SQ. FT.
GARAGE = 335 SQ. FT.
10' 0-3/4" CLG.
CONFIRM MECH. WITH BUILDER

**LOWER FLOOR PLAN
UNIT #201**

FINISHED AREA = 666 SQ. FT.
GARAGE = 319 SQ. FT.
10' 0-3/4" CLG.
CONFIRM MECH. WITH BUILDER

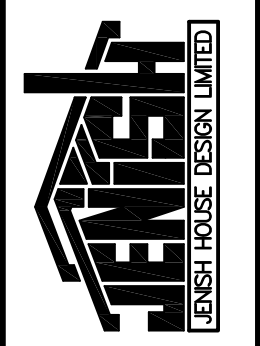
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NOTE:
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NOTE:
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BUILDING #2



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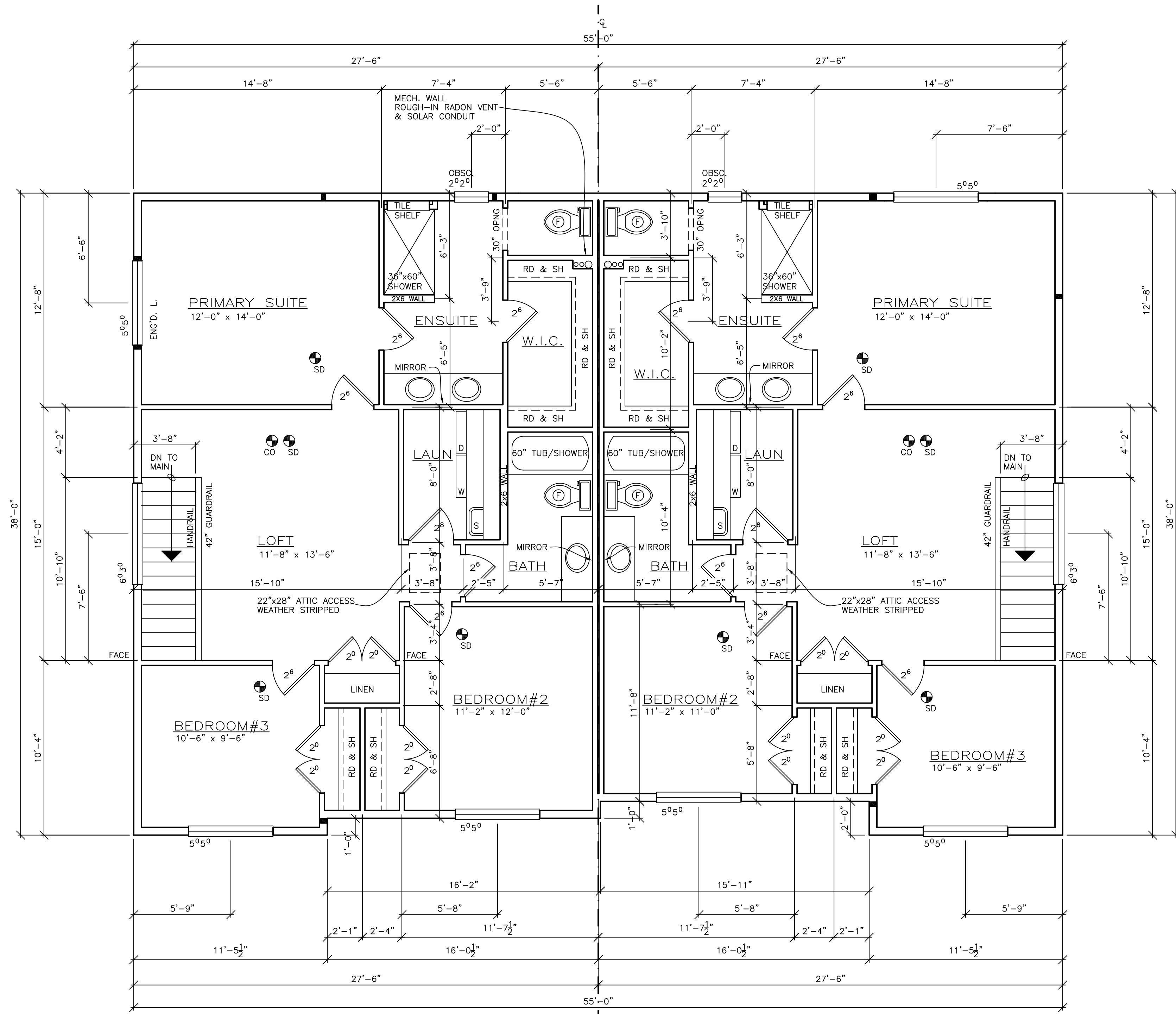
CHECKED:
AD

DATE:
JAN 2026

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

SHEET:
3 OF 7

PLAN NUMBER:
CB-3-119
201-202



UPPER FLOOR PLAN UNIT #202

FINISHED AREA = 1022 SQ. FT.
9' 0-3/4" CLG.

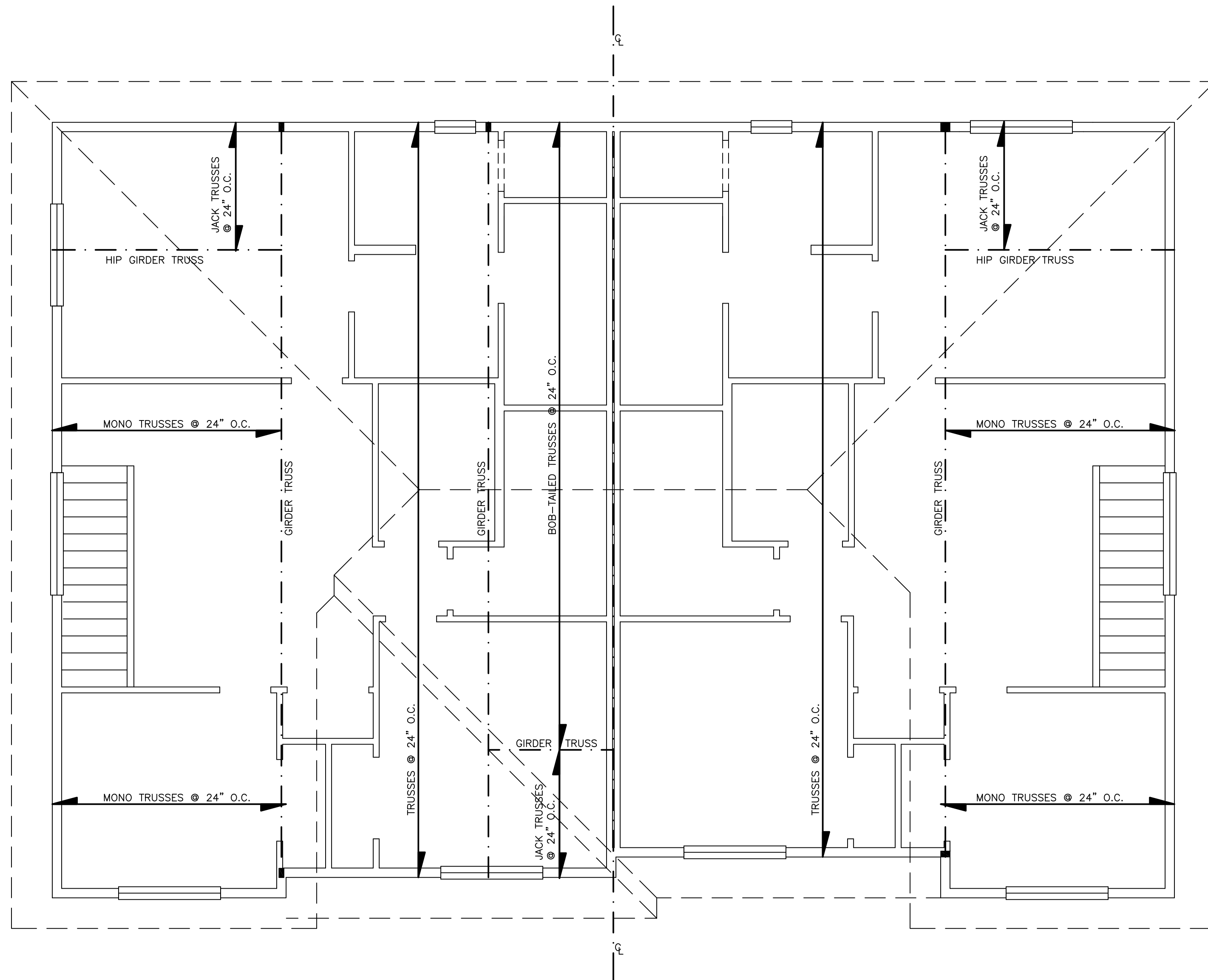
UPPER FLOOR PLAN UNIT #201

FINISHED AREA = 1010 SQ. FT.
9' 0-3/4" CLG.

BUILDING #2

NOTE:
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ROOF FRAME PLAN

TRUSS MFR. TO CONFIRM
ROOF DRAIN LOCATIONS AND
PROVIDE SLOPE TO DRAINS

BUILDING #2

NOTE:
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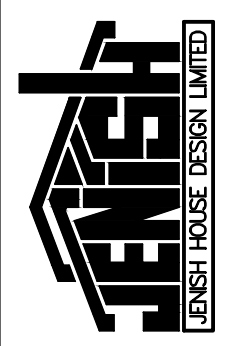
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SHEET:	5 OF 7
PLAN NUMBER:	C8-3-119 201-202



**FRONT ELEVATION
UNIT #202**

WALL AREA = 604 SQ.FT. (56.1 SQ.M.)
GLASS AREA = 56 SQ.FT. (5.2 SQ.M.)
LIMITING DIST. = 3.5 M.
UPO ALLOWABLE = 19% (9.3% PROVIDED)

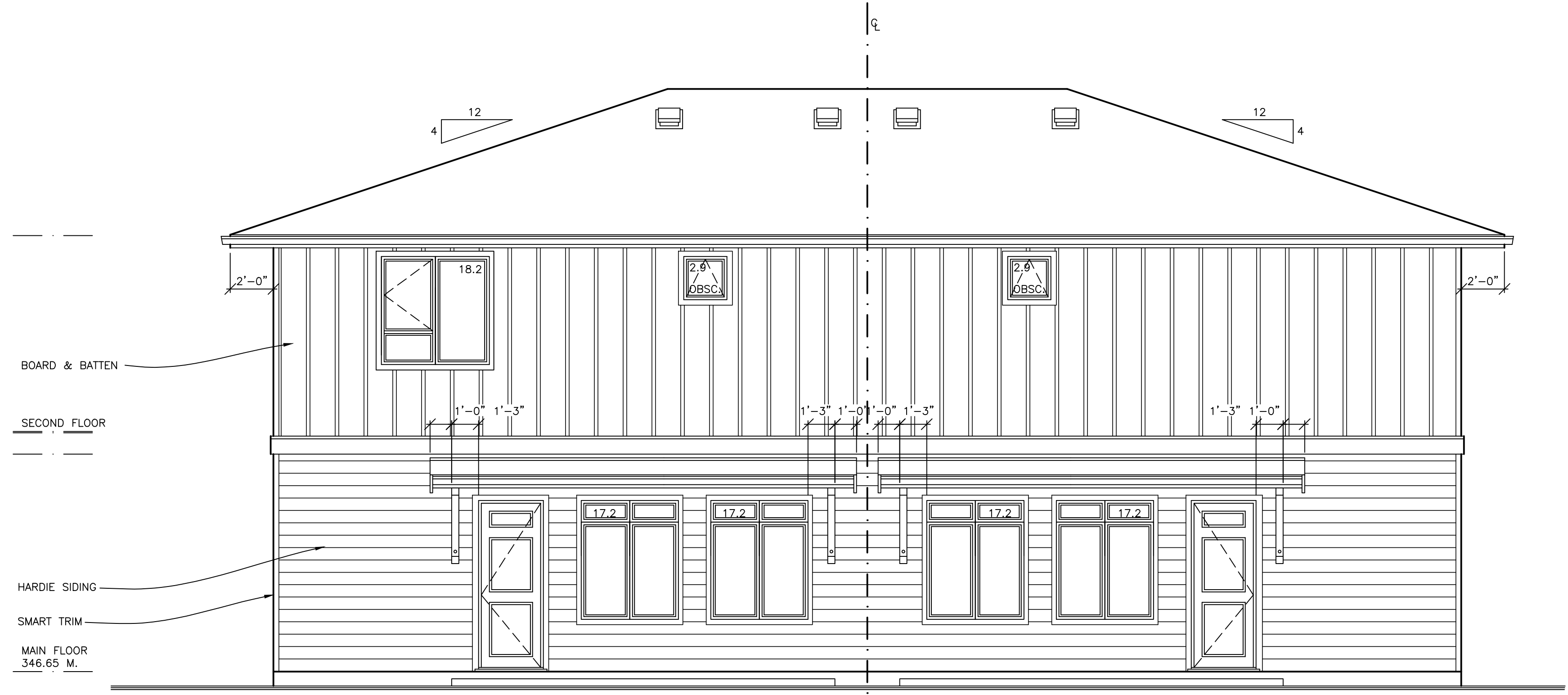
**FRONT ELEVATION
UNIT #201**

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GLASS AREA = 56 SQ.FT. (5.2 SQ.M.)
LIMITING DIST. = 3.5 M.
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4		TRIM/FASCIA BOARDS : LP SMARTSIDE TRIM BLACK/IRON GREY
5		WINDOW TRIM BOARDS : LP SMARTSIDE TRIM ARCTIC WHITE
6		BRICK VENEER/CULTURED STONE : LEDGESTONE LIGHT GREY
7		ASPHALT SHINGLES : DUAL BLACK

PROPOSED MATERIALS MAY BE SUBSTITUTED FOR SIMILAR APPROVED MATERIALS



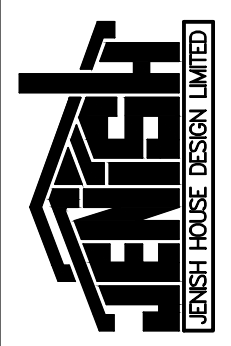
**REAR ELEVATION
UNIT #201**

WALL AREA = 573.5 SQ.FT. (53.3 SQ.M.)
GLASS AREA = 55.5 SQ.FT. (5.2 SQ.M.)
LIMITING DIST. = 2.1 M.
UPO ALLOWABLE = 10.78% (9.8% PROVIDED)

**REAR ELEVATION
UNIT #202**

WALL AREA = 573.5 SQ.FT. (53.3 SQ.M.)
GLASS AREA = 37.3 SQ.FT. (3.7 SQ.M.)
LIMITING DIST. = 2.1 M.
UPO ALLOWABLE = 10.78% (7.0% PROVIDED)

NOTE:
REMOVAL OF JHDL LOGO, TITLE
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REFERENCE:
CUSTOM DUPLEX

DRAWN:
TWB

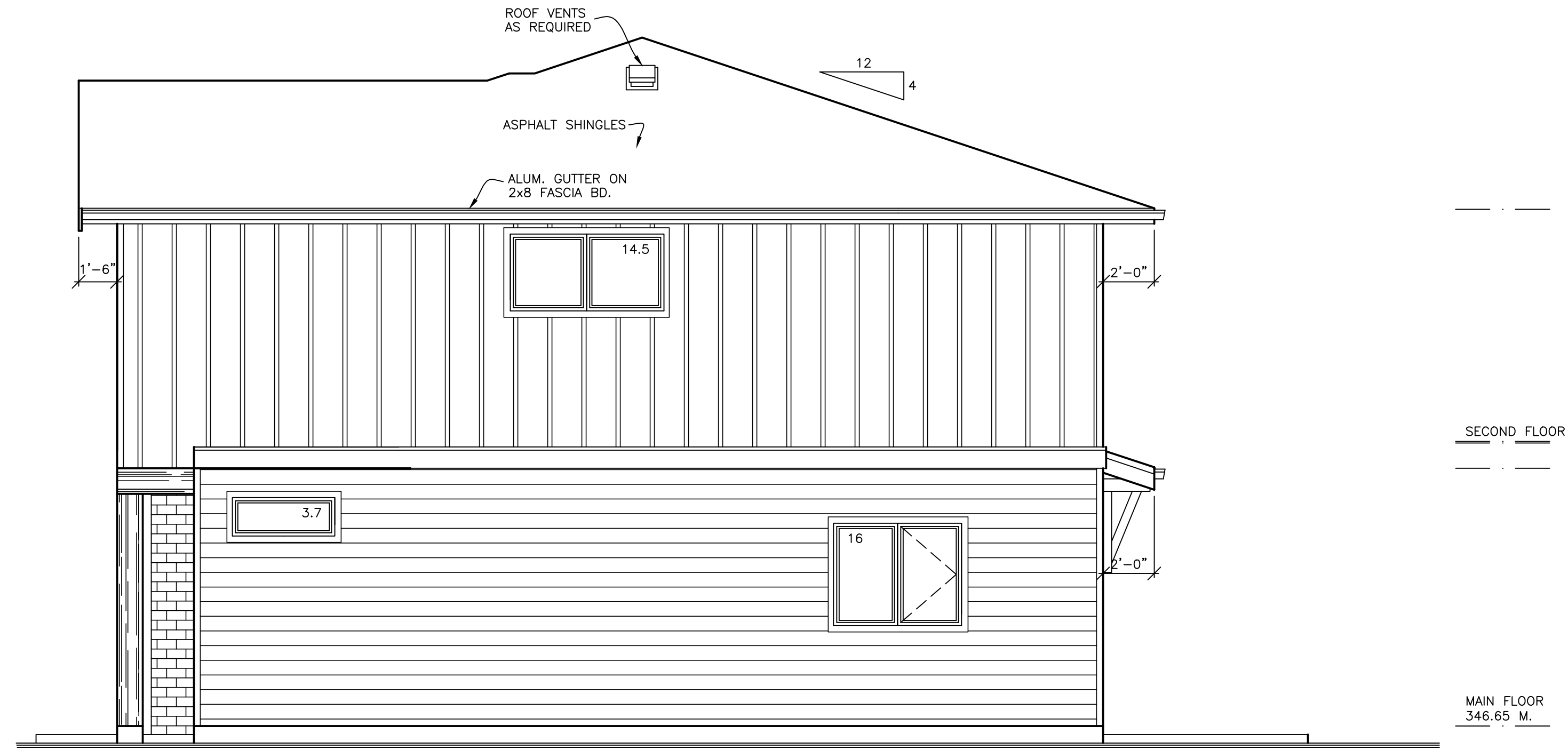
CHECKED:
AD

DATE:
JAN 2026

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

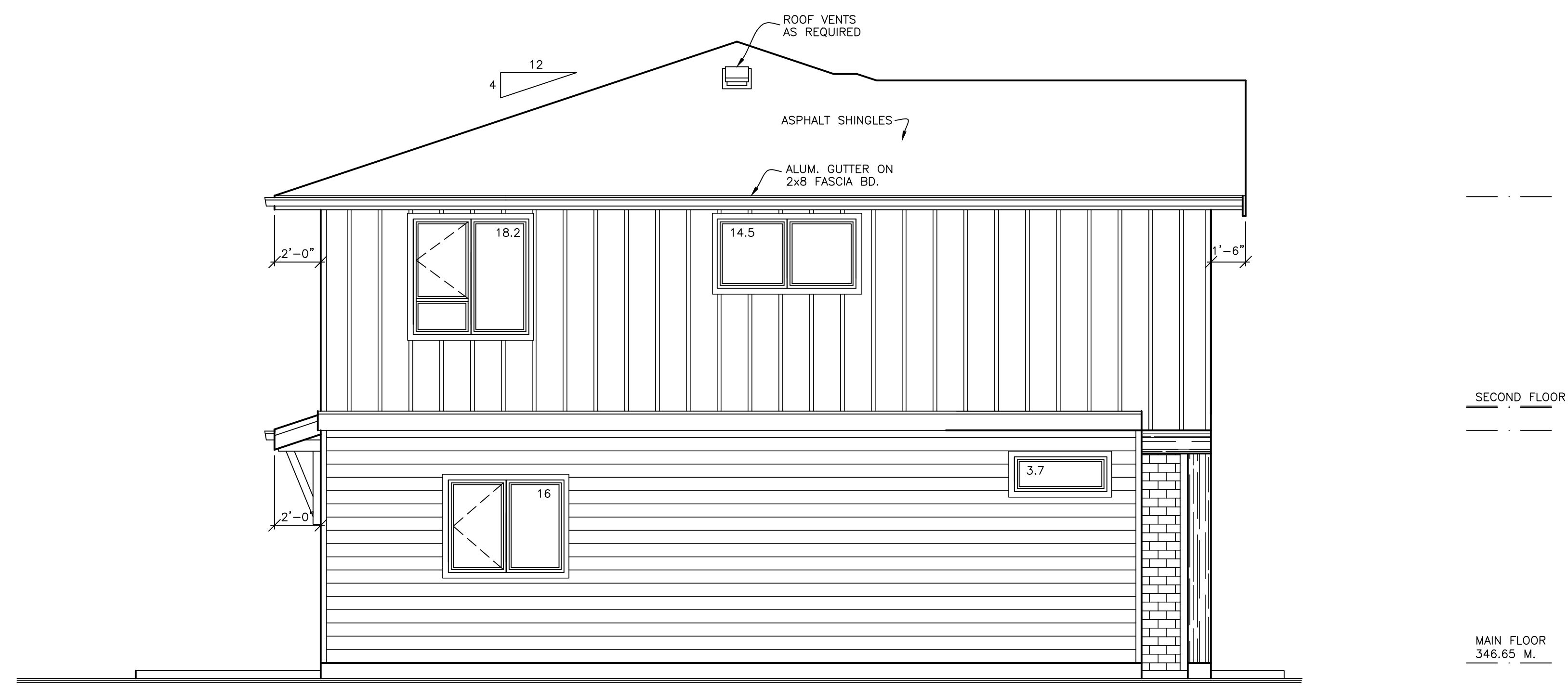
SHEET:
6 OF 7

PLAN NUMBER:
C8-3-119
201-202



RIGHT ELEVATION

WALL AREA = 802.5 SQ.FT. (74.6 SQ.M.)
GLASS AREA = 34.2 SQ.FT. (3.2 SQ.M.)
LIMITING DIST. = 2.8 M.
UPO ALLOWABLE = 14.9% (4.3% PROVIDED)



LEFT ELEVATION

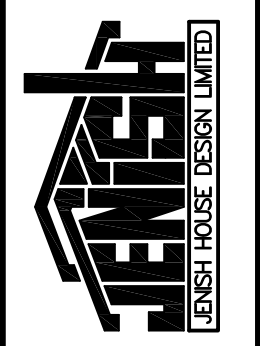
WALL AREA = 802.5 SQ.FT. (74.6 SQ.M.)
GLASS AREA = 52.4 SQ.FT. (4.9 SQ.M.)
LIMITING DIST. = 3.0 M.
UPO ALLOWABLE = 16.25% (6.6% PROVIDED)

MATERIALS AND FINISHES TO BE CONSISTENT ACROSS ALL UNITS.
MATERIAL LEGEND APPLIES TO ALL UNITS UNLESS NOTED OTHERWISE.

#	IMAGE	MATERIAL
1		BOARD AND BATTEN SIDING : HARDIE PANEL, ARCTIC WHITE
2		BOARD AND BATTEN SIDING : HARDIE PANEL, IRON GREY
3		HORIZONTAL LAP SIDING : HARDIE PLANK, IRON GREY
4		TRIM/FASCIA BOARDS : LP SMARTSIDE TRIM BLACK/IRON GREY
5		WINDOW TRIM BOARDS : LP SMARTSIDE TRIM ARCTIC WHITE
6		BRICK VENEER/CULTURED STONE : LEDGESTONE LIGHT GREY
7		ASPHALT SHINGLES : DUAL BLACK

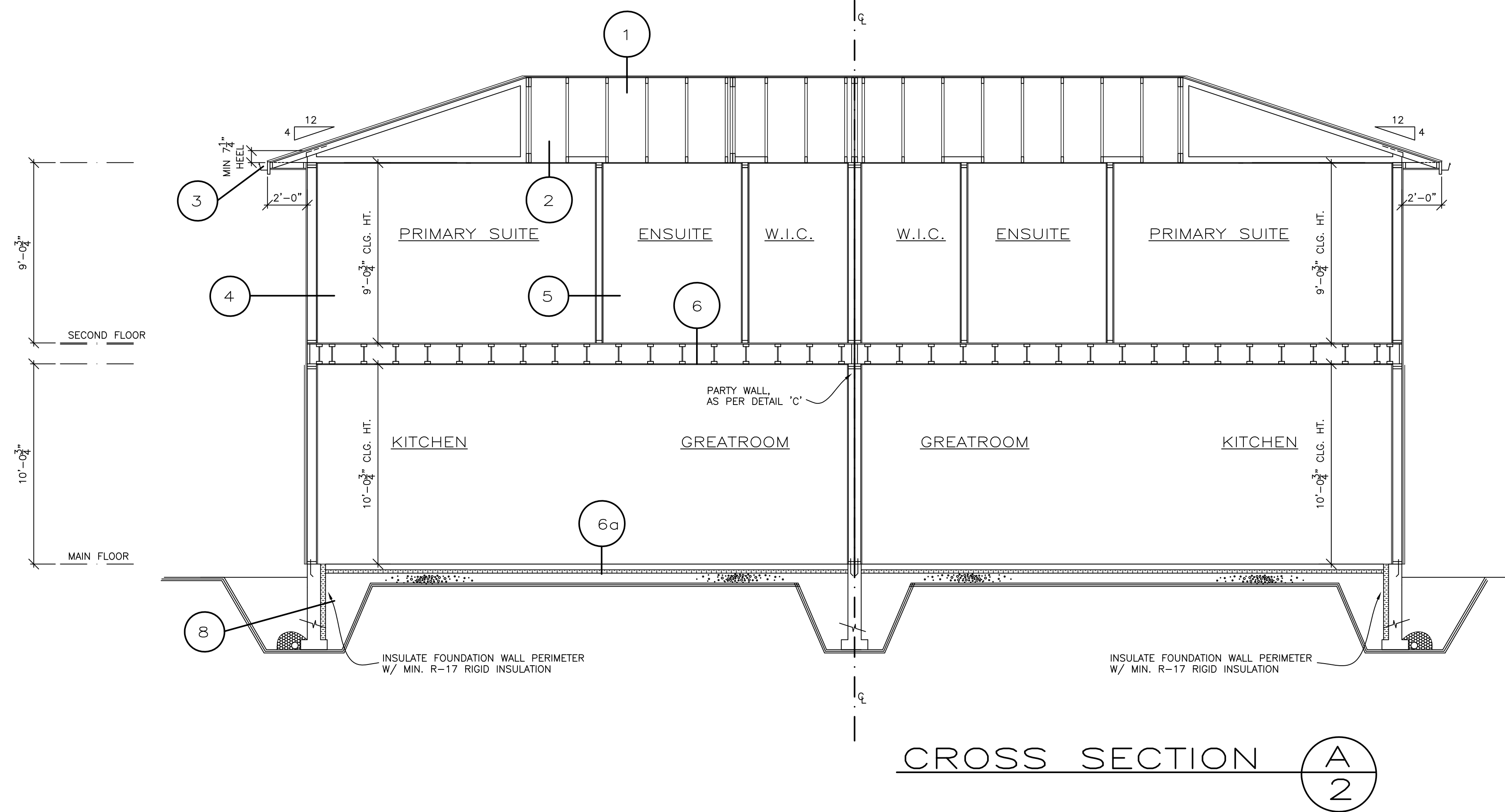
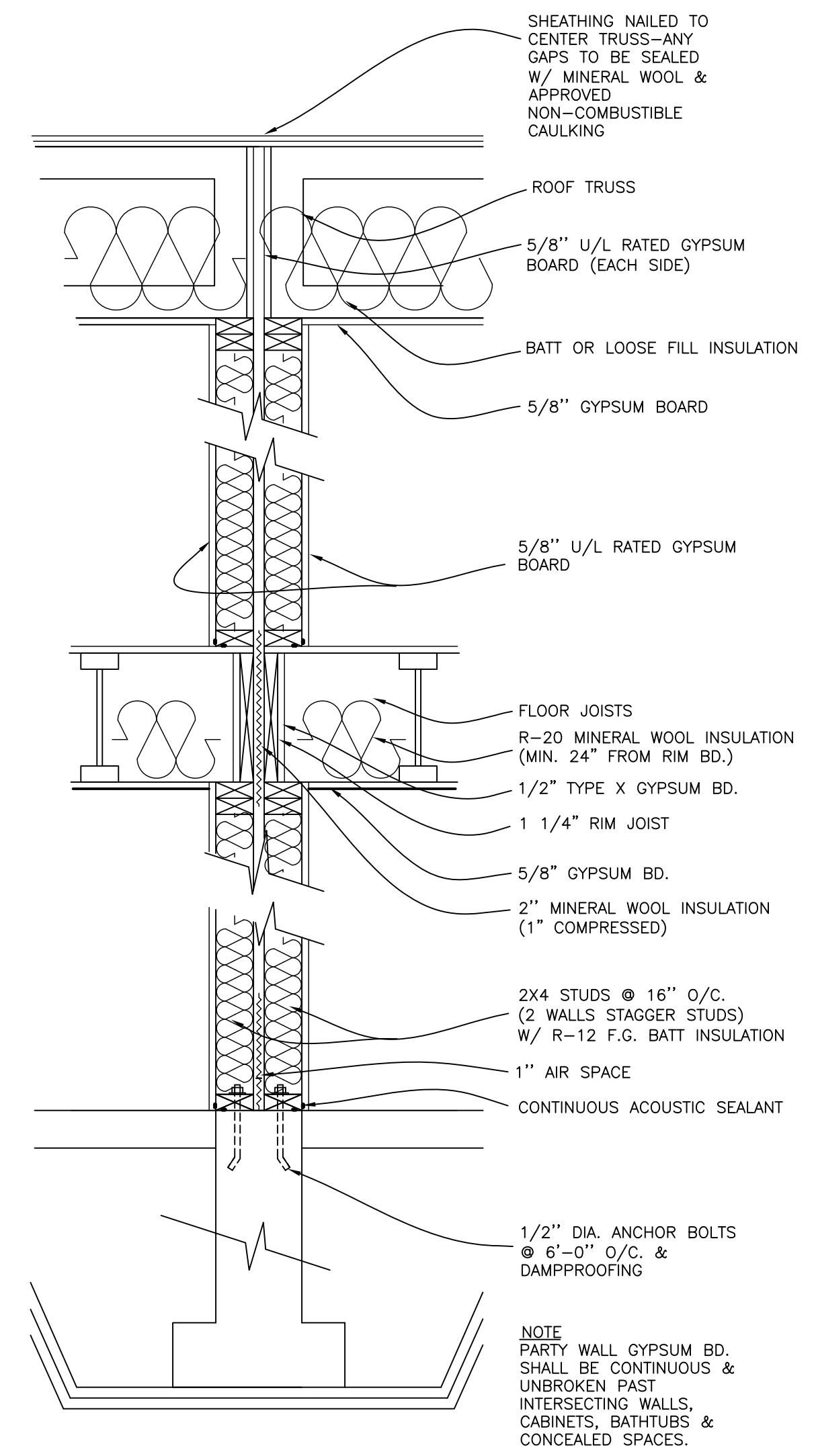
PROPOSED MATERIALS MAY BE SUBSTITUTED FOR SIMILAR APPROVED MATERIALS

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REFERENCE:	CUSTOM DUPLEX
DRAWN:	TWB
CHECKED:	AD
DATE:	JAN 2026
SCALE:	1/4" = 1'-0"
SHEET:	7 OF 7
PLAN NUMBER:	CB-3-119 201-202



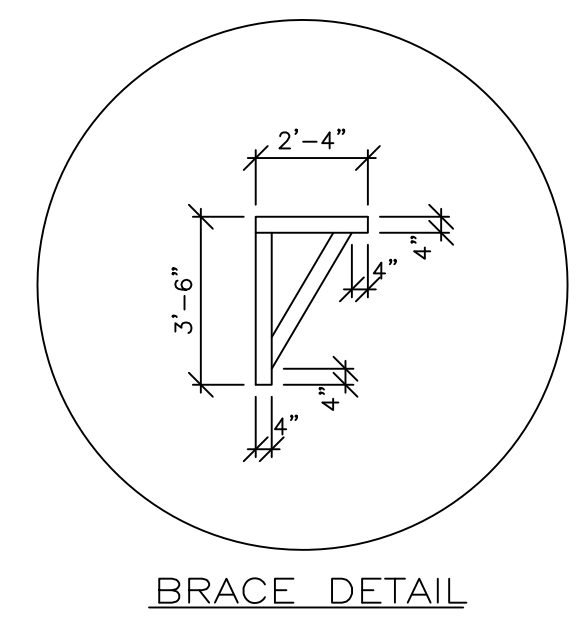
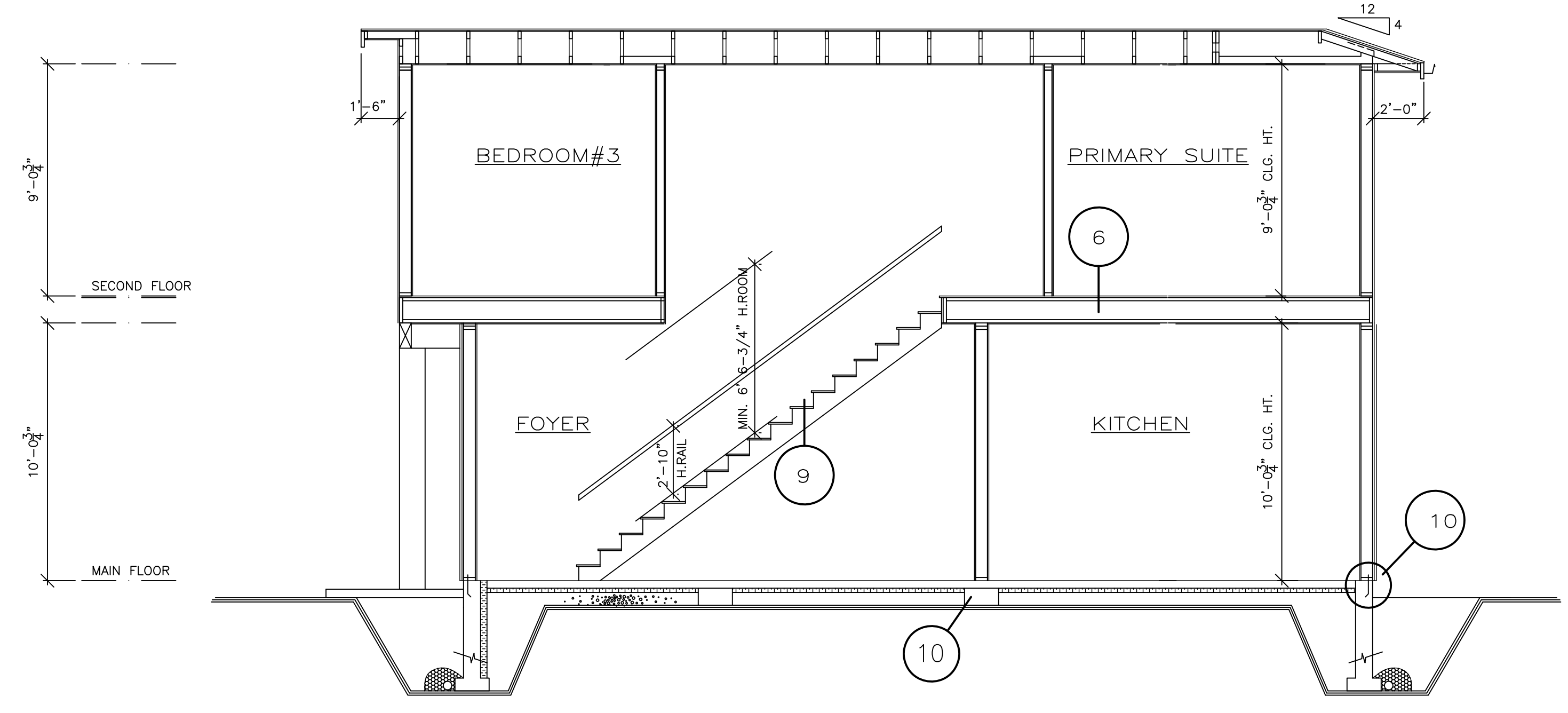
PARTY WALL DETAIL C/2

SCALE: 1" = 1'-0"

TO CONFORM TO BC BUILDING CODE TABLE-A 9.10.3.1.A, W13A
OR TWO ROWS 2x6 STUDS, ON SEPARATE 2x6 PLATES, 1" APART
1 LAYERS 5/8" TYPE 'X' GYPSUM BOARD ON EACH SIDE
R-20, 2X6 BATT ON EACH SIDE

SPECIFICATIONS

- | | |
|---|---|
| 1 ROOF:
ASPHALT SHINGLES
BUILDING PAPER
1/2" PLY SHEATHING W/ 'H-CLIPS'
ENGINEERED ROOF TRUSSES @ 24" o/c | 6 UPPER FLOOR:
FINISH FLOORING
3/4" T & G PLYWOOD SUBFLOOR
ENG'D FLOOR JOISTS
SIZE & SPACING BY MANUF'R
SUBFLOOR GLUED & SCREWED
5/8" GYPSUM BOARD TO FINISHED AREA'S |
| 2 CEILING:
R-50 BATT INSULATION
6 MIL. POLY. V.B.
5/8" GYPSUM BOARD | 6a MAIN FLOOR:
FINISH FLOORING
3-1/2" CONC. SLAB
6 MIL POLY V.B.
RIGID INSULATION
6" COMPACTED GRANULAR FILL |
| 3 FASCIA/SOFFIT:
ALUM. GUTTER
VENTED SOFFIT | 7 CRAWLSPACE:
1/2" CONCRETE SKIM COAT
6 MIL POLY V.B.
6" GRANULAR FILL |
| 4 EXTERIOR WALL:
HARDIE PANEL & HARDIE BOARD SIDING
SEE ELEVATIONS
BUILDING PAPER
7/16" PLYWOOD SHEATHING
2 x 6 STUDS @ 24" O.C.
R-24 BATT INSULATION
6 MIL. POLY. V.B.
1/2" GYPSUM BOARD | 8 EXTERIOR FOUNDATION (BELOW SLAB):
2 COATS ASPHALT EMULSION
8" CONC. FOUNDATION WALL
2 1/2" (R-12) EXTRUDED POLYSTYRENE
DOWN 1.2 M OR TO TOP OF FOOTING
18" x 6" CONCRETE FOOTING |
| 5 INTERIOR PARTITION:
1/2" GYPSUM BOARD - EACH SIDE
2 x 4 STUDS @ 16" o/c (2 x 6 WHERE NOTED) | 9 STAIRS:
18 EQUAL RISERS
RUNS 10" w/ 1" NOSING
34" HIGH HANDRAIL
6"-6 3/4" MIN. HEADROOM
2-2x10 STRINGERS MIN. |
| | 10 PLATE TO FOUNDATION CONNECTION:
1/2" DIAM. ANCHOR BOLTS @ 5'-6" O.C.
2x6 PLATE ON 45# FELT OR
APPROVED DAMPPROOFING |



CROSS SECTION B/2

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