



HOUSING DESIGN CATALOGUE BC - FOURPLEX 02

CMHC HOUSING DESIGN CATALOGUE

BC FOURPLEX 02

ARCHITECTURAL DRAWINGS



BUILDING DATA	
BUILDING FOOTPRINT	197.1 m ² / 2127 ft ²
BUILDING HEIGHT	10.94 m / 35' - 9 3/4"
STOREYS	3 STOREY
NUMBER OF UNITS	4
UNIT SUMMARY	
UNIT 1	3 BEDROOM, 2 BATHROOM
UNIT 2	3 BEDROOM, 2 BATHROOM
UNIT 3	3 BEDROOM, 2 BATHROOM
UNIT 4	3 BEDROOM, 2 BATHROOM

ARCHITECTURAL SHEET LIST	
A001	COVER SHEET
A002	EXTERIOR ASSEMBLIES SCHEDULE
A003	INTERIOR ASSEMBLIES SCHEDULE
A004	DOOR AND WINDOW SCHEDULE
A005	FIRE RATING DETAILS
A006	TYPICAL DETAILS
A007	TYPICAL DETAILS 2
A010	SITE PLAN & CODE MATRIX
A011	CODE - OPENINGS
A101	MAIN FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS
A300	SECTIONS



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ABBREVIATIONS	
ABBREVIATIONS MAY OR MAY NOT INCLUDE PERIOD PUNCTUATION. ABBREVIATIONS APPLY TO ARCHITECTURAL DOCUMENTS ONLY.	
ARCH	ARCHITECTURAL
ASHP	AIR SOURCE HEAT PUMP
BCBC	BRITISH COLUMBIA BUILDING CODE
BF	BARRIER FREE
C/C	CENTRE TO CENTRE
CL	CENTRE LINE
CIV	CIVIL
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
GEOTECH	GEOTECHNICAL
GWB	GYPSUM WALL BOARD
FFE	FINISH FLOOR ELEVATION
FRR	FIRE RESISTANCE RATING
FD	FLOOR DRAIN
HR	HOUR
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
O/C	ON CENTRE
RM	ROOM
R/O	ROUGH OPENING
RWL	RAIN WATER LEADER
SBS	STYRENE BUTADIENE STYRENE
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SM	SQUARE METER
SPEC	SPECIFICATION
STC	SOUND TRANSMISSION CLASS
STRUC	STRUCTURAL
TBD	TO BE DETERMINED
T/O	TOP OF
T&G	TONGUE & GROOVE
TYP	TYPICAL
U/S	UNDERSIDE
W/C	WASHROOM

GENERAL NOTES	
1.	ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL COMPONENTS TO BE TAKEN OFF THE RESPECTIVE DISCIPLINE'S DOCUMENTS. NO STRUCTURAL, MECHANICAL AND/OR ELECTRICAL DESIGN INFORMATION SHALL BE INFERRED FROM THE ARCHITECTURAL DRAWINGS.
2.	ALL UNDERGROUND SERVICES ARE TO BE IDENTIFIED PRIOR TO THE COMMENCEMENT OF WORK AND EXCAVATIONS.
3.	ALL GRADES AND SURFACES ADJACENT THE BUILDING EXTERIOR SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING, UNLESS OTHERWISE NOTED.

ANNOTATION LEGEND	
ASSEMBLY TAGS	
	EXTERIOR WALL TAG
	INTERIOR PARTITION TAG
	ROOF TAG
	FLOOR TAG
(REFER TO ASSEMBLIES SCHEDULES)	
TAGS	
	DOOR TAG REFER TO DOOR SCHEDULE
	WINDOW TAG REFER TO WINDOW SCHEDULE
	MATERIAL TAG
	KEYNOTES REFER TO SHEET SPECIFIC KEYNOTE SCHEDULE
DRAWING TAGS	
	DETAIL NUMBER DRAWING SHEET NUMBER
	BUILDING SECTION NUMBER DRAWING SHEET NUMBER
	EXTERIOR ELEVATION NUMBER DRAWING SHEET NUMBER
	GRID BUBBLE
	SPOT ELEVATION (ABOVE FINISH FLOOR)
	ROOM TAG
	CENTRELINE

1	2025-02-14	ISSUED AS PROTOTYPICAL DRAWING
NO.	DATE	DESCRIPTION

PROJECT:
CMHC HOUSING DESIGN CATALOGUE

BRITISH COLUMBIA, CANADA

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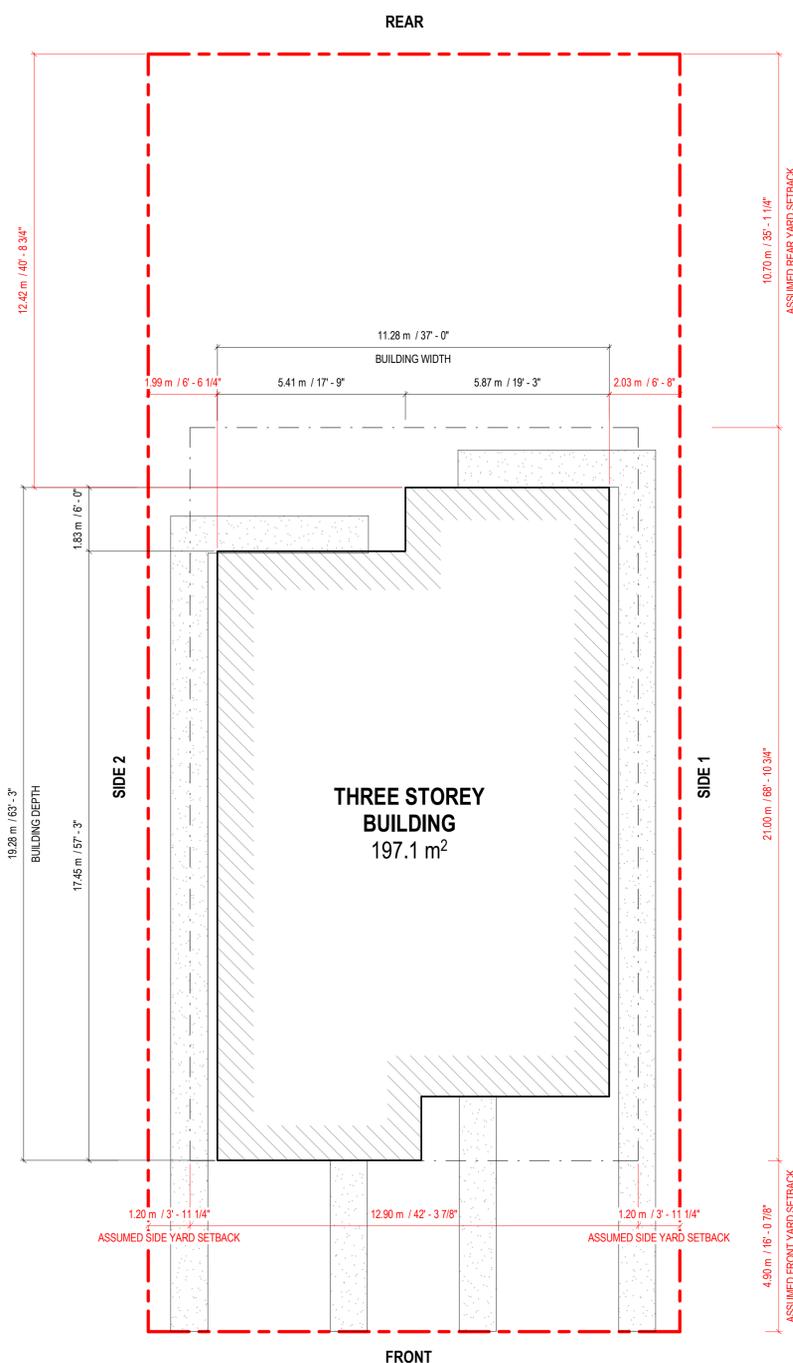
SHEET TITLE:
COVER SHEET

BC Fourplex 02

PROJECT NO: 241058
 SCALE: As indicated

SHEET NO:
A001

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1 SITE PLAN
 A010
 1/8" = 1'-0"

BRITISH COLUMBIA BUILDING CODE SUMMARY						
PART 9 - HOUSING AND SMALL BUILDINGS						
BUILDING CODE VERSION	BC BA 2024 04	LAST AMENDMENT: BC BA 2024 / 04			BCBC REFERENCE	
PROJECT TYPE	NEW CONSTRUCTION CONSTRUCTION OF NEW 3 STOREY MULTI UNIT RESIDENTIAL BUILDING			[A] 1.3.3.		
MAJOR OCCUPANCY CLASSIFICATION	GROUP / DIVISION:	DESCRIPTION:	USE:		9.10.2	
	C	3 STOREY FOUR UNIT DWELLING BUILDING	RESIDENTIAL			
SUPERIMPOSED MAJOR OCCUPANCIES	NO				9.10.2.3.	
BUILDING AREA (m ²)	DESCRIPTION:	TOTAL (m ²):			[A] 1.4.1.2.	
	NEW CONSTRUCTION	197.1				
GROSS AREA (m ²)	FLOOR LEVEL:	DESCRIPTION:	TOTAL (m ²):			[A] 1.4.1.2
	GROUND FLOOR	4 RESIDENTIAL UNITS	197.6			
	SECOND FLOOR		209.4			
	THIRD FLOOR		149.0			
	TOTAL (m ²):		556.0			
BUILDING HEIGHT	STOREYS ABOVE GRADE			10.9 m ABOVE AVERAGE GRADE	[A] 1.4.1.2. AND 9.10.4.	
NUMBER OF STREETS	TBC				9.10.20	
SPRINKLER SYSTEM	NOT REQUIRED			PROVIDED:	9.10.8.2. TO 9.10.8.4.	
FIRE ALARM SYSTEM	NOT REQUIRED			TYPE PROVIDED: N/A	9.10.18	
WATER SUPPLY IS ADEQUATE	TBC					
CONSTRUCTION TYPE	PERMITTED:	COMBUSTIBLE			9.10.6	
	PROPOSED:	COMBUSTIBLE				
POST-DISASTER BUILDING	YES/NO				[A] 1.3.3.2.(1)	
OCCUPANT LOAD	FLOOR LEVEL:	UNIT #:	OCCUPANCY TYPE:	BASED ON:	OCCUPANT LOAD (PERSONS):	3.1.17.
	GROUND FLOOR	UNIT 1, 2, 3, 4	RESIDENTIAL	3.1.17.1.(1)(b)	24	
BARRIER-FREE DESIGN	NOT APPLICABLE				9.5.2.	
HAZARDOUS SUBSTANCES	NO				9.10.1.3.	
REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY:	RATING:	SUPPORTING ASSEMBLY:	NON-COMBUSTIBLE IN LIEU OF RATING:		9.10.8.
	FLOORS EXCEPT CRAWLSPACE:	45 MIN	45 MIN	N/A		
PLUMBING FIXTURE REQUIREMENTS	A KITCHEN SINK, LAVATORY, WATER CLOSET, AND BATHTUB OR SHOWER SHALL BE PROVIDED FOR EVERY DWELLING UNIT				9.31.4(1) and 3.7.2.2.(1)	
NOTES	01 ALL REFERENCES ARE TO DIVISION B OF THE BRITISH COLUMBIA BUILDING CODE UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C.					
SPATIAL SEPARATION	WALL:	EBF AREA (m ²):	LD (m):	% OPENINGS MAX	% PROVIDED	RATING:
UNIT 1	FRONT	51.7	4.9	39.9	26.9	N/A
	REAR	-	-	-	-	-
	SIDE	-	-	-	-	-
	SIDE	61.9	2	9	9.0	N/A
UNIT 2	FRONT	46.5	6.7	57	29.9	N/A
	REAR	-	-	-	-	-
	SIDE	61.9	2	9	9.0	N/A
	SIDE	-	-	-	-	-
UNIT 3	FRONT	-	-	-	-	-
	REAR	51.7	12.4	100	26.9	N/A
	SIDE	-	-	-	-	-
	SIDE	61.9	2	9	9.0	N/A
UNIT 4	FRONT	-	-	-	-	-
	REAR	46.5	14	100	29.9	N/A
	SIDE	61.9	2	9	9.0	N/A
	SIDE	-	-	-	-	-

SITE DATA	
ADDRESS	N/A
LOT & PLAN NO.	N/A
ZONING	N/A
LOT AREA	560.0 m ²
BUILDING AREA	197.1 m ²
COVERAGE	35 %
LANDSCAPED OPEN SPACE	362.9 m ²
SOFTSCAPE AREA	
HARDSCAPE AREA	
PARKING SPOTS	N/A
DENSITY	
SETBACKS	
FRONT	4.9 m
REAR	10.7 m
SIDE 1	1.2 m
SIDE 2	1.2 m
BUILDING DEPTH	19.3 m

SITE LEGEND	
	ASSUMED PROPERTY LINE
	SETBACK
	BUILDING
	SOFTSCAPE
	HARDSCAPE

- SITE PLAN GENERAL NOTES**
- SITE DESIGN TO CONFORM TO FIREFIGHTING ACCESS REQUIREMENTS AS PER BCBC 9.10.20.3.
 - SITE GRADE TO BE SLOPED AWAY FROM BUILDING AS PER BCBC 9.14.6.1
 - WHERE UNCONNECTED DOWNSPOUTS ARE PROVIDED, EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM THE BUILDING IN A MANNER CONFORMING TO BCBC 9.26.18.2.
 - SITE DESIGN TO CONFORM TO ACCESSIBILITY REQUIREMENTS PER BCBC 33.8.2.3, BCBC 33.8.2.5, BCBC 33.8.2.10
 - ENTRANCES TO BARRIER FREE UNIT TO CONFORM TO BCBC 3.8.2.2.
 - EXTERIOR AND INTERIOR PATHS THAT FORM PART OF AN ACCESSIBLE PATH OF TRAVEL TO CONFORM FOR BCBC 3.8.3.2. EXTERIOR WALKS TO BE DESIGNED IN CONFORMANCE TO BCBC 3.8.3.3.
 - BUILDING SPRINKLER REQUIREMENTS SHALL BE DETERMINED BASED ON FINAL SITE DESIGN, SPATIAL SEPARATION, AND CONSTRUCTION TYPE, IN ACCORDANCE WITH THE BCBC 2024.

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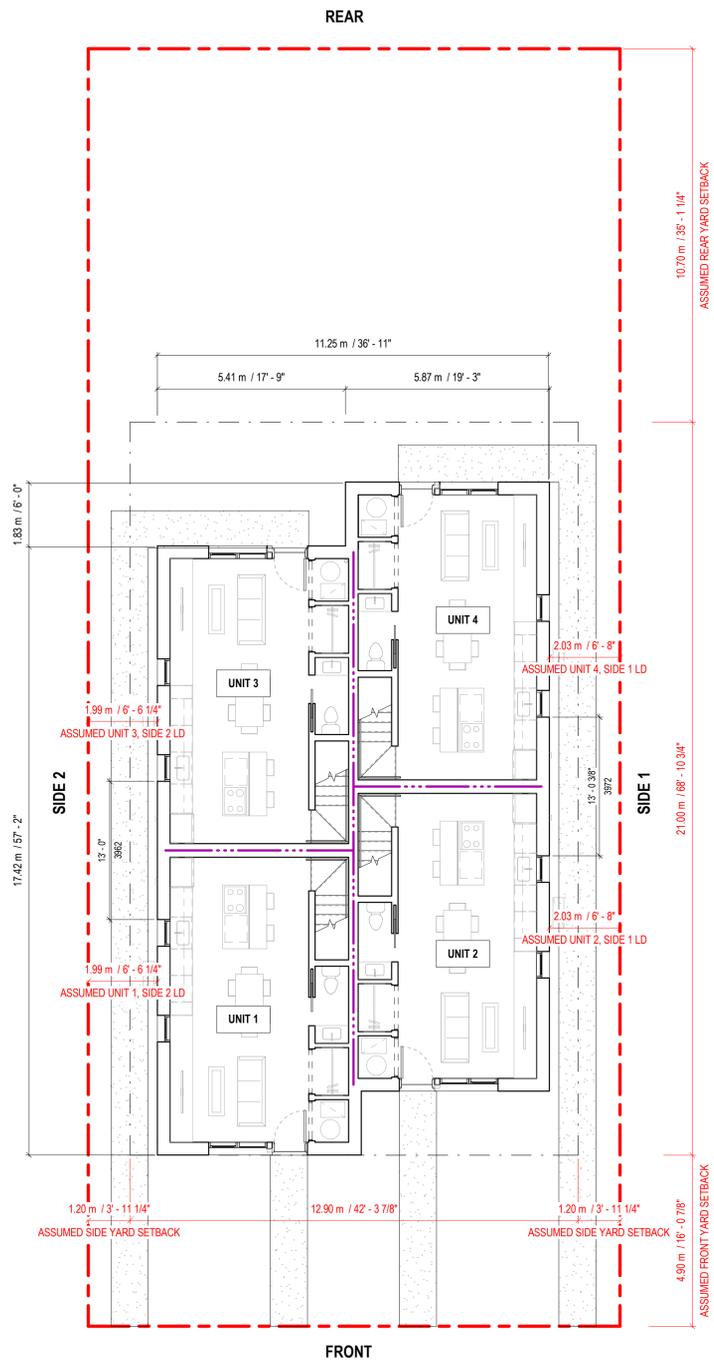
SHEET TITLE:
SITE PLAN & CODE MATRIX

BC Fourplex 02

PROJECT NO: 241058
 SCALE: As indicated

SHEET NO:
A010

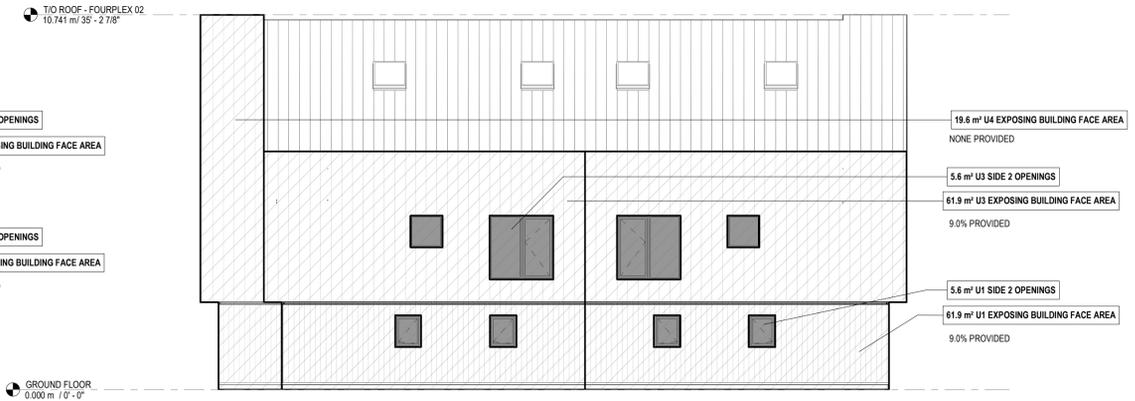
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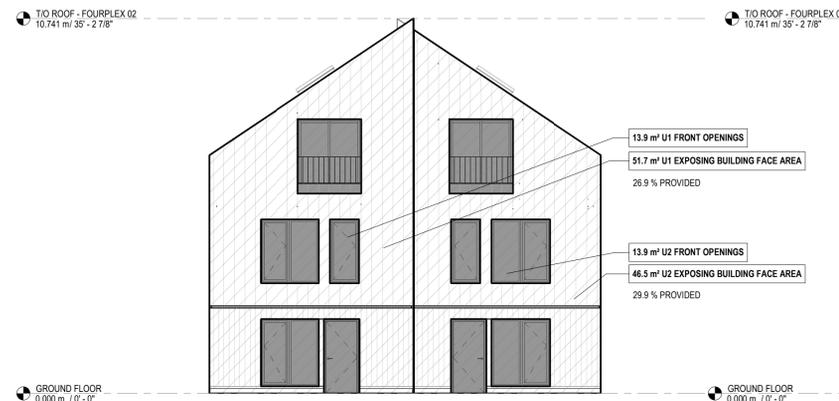
5 SITE PLAN
 A011 1/8" = 1'-0"



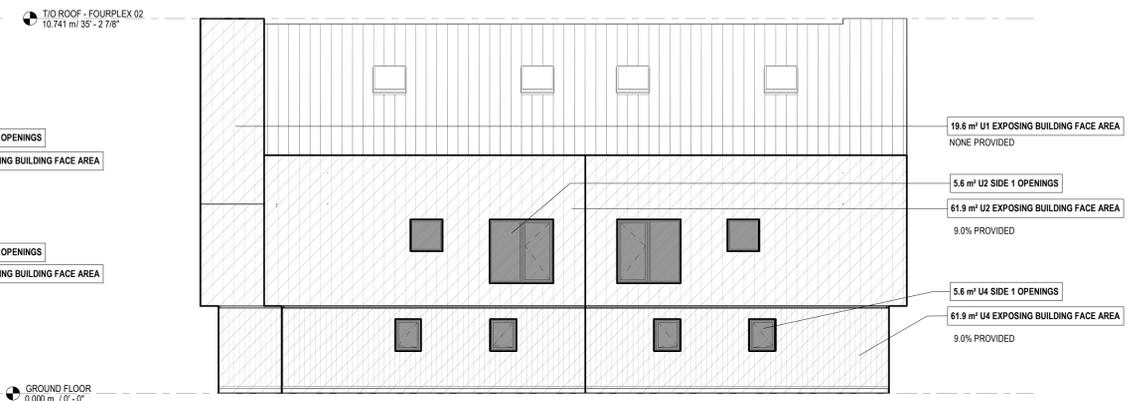
3 UNPROTECTED OPENINGS ELEVATION - REAR
 A011 1/8" = 1'-0"



4 UNPROTECTED OPENINGS ELEVATION - SIDE 2
 A011 1/8" = 1'-0"



1 UNPROTECTED OPENINGS ELEVATION - FRONT
 A011 1/8" = 1'-0"



2 UNPROTECTED OPENINGS ELEVATION - SIDE 1
 A011 1/8" = 1'-0"

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SHEET TITLE:
CODE - OPENINGS

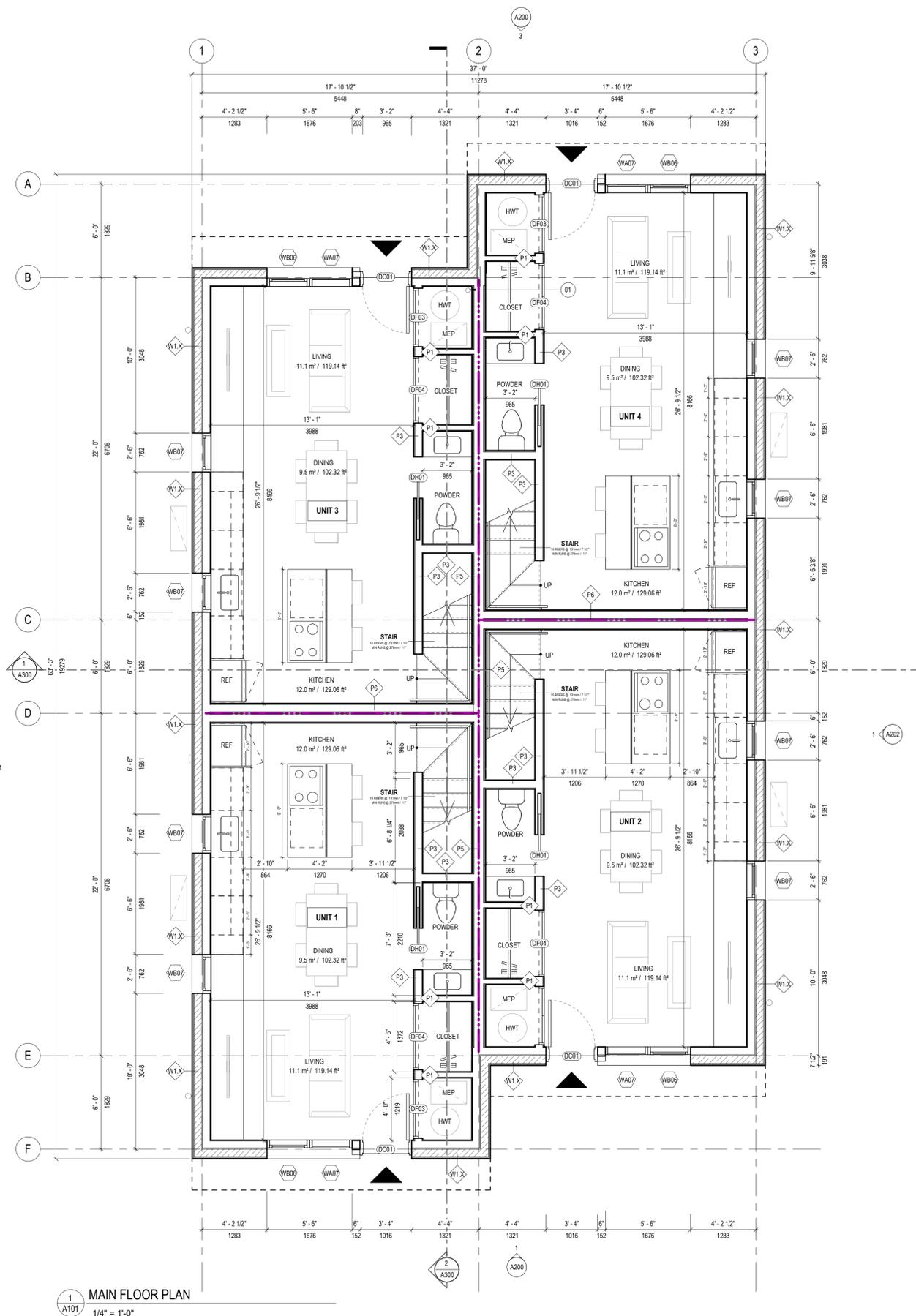
BC Fourplex 02

PROJECT NO: 241058
 SCALE: 1/8" = 1'-0"

SHEET NO:

A011

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1 MAIN FLOOR PLAN
 1/4" = 1'-0"

FIRE SEPARATION LEGEND	
	1HR FIRE RESISTANCE RATING

FLOOR PLAN KEYNOTES	
01	LOCATION OF SOIL GAS DEPRESSURIZATION PER BCBC 9.13.4.3. RUN UNDERSLAB PIPES TO CENTER OF EACH SLAB THAT IS COMPARTMENTALIZED BY FOUNDATION WALLS. REFER ALSO TO MECHANICAL DRAWINGS.

FLOOR PLAN LEGEND	
	FLOOR MOUNTED TOILET
	SHOWER
	ALCOVE TUB
	KITCHEN SINK
	WASHROOM SINK
	WASHER
	DRYER
	BOILER
	MECHANICAL / ELECTRICAL / PLUMBING
	RANGE, TYPICAL
	RANGE, NARROW
	REFRIGERATOR
	DISHWASHER
	CLOSET COAT ROD

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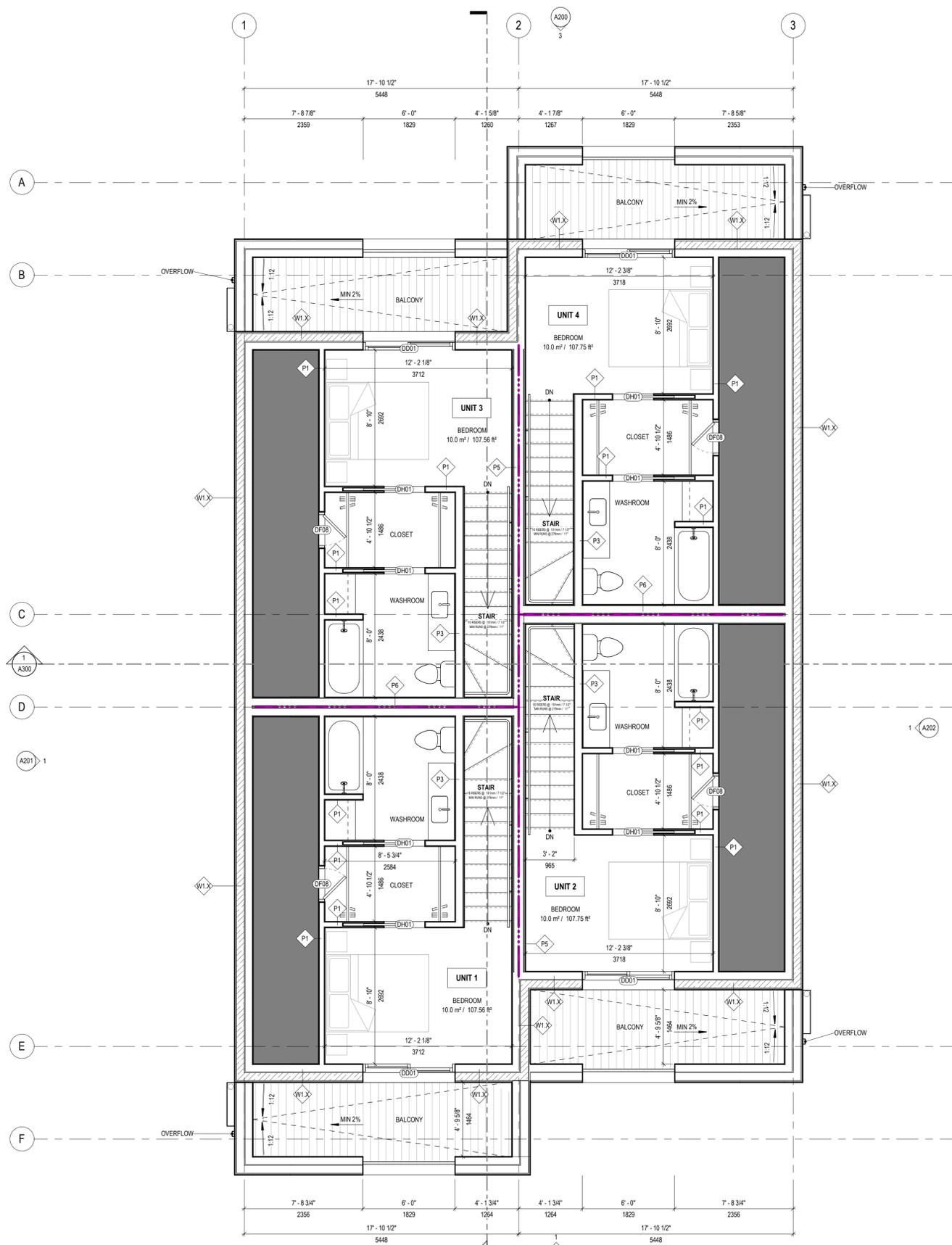
SHEET TITLE:
MAIN FLOOR PLAN

BC Fourplex 02

PROJECT NO: 241058
 SCALE: As indicated

SHEET NO:
A101

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1
A103
THIRD FLOOR PLAN
1/4" = 1'-0"

FIRE SEPARATION LEGEND	
	1HR FIRE RESISTANCE RATING

FLOOR PLAN KEYNOTES	
01	LOCATION OF SOIL GAS DEPRESSURIZATION PER BCBC 9.13.4.3. RUN UNDERSLAB PIPES TO CENTER OF EACH SLAB THAT IS COMPARTMENTALIZED BY FOUNDATION WALLS. REFER ALSO TO MECHANICAL DRAWINGS.

FLOOR PLAN LEGEND	
	FLOOR MOUNTED TOILET
	SHOWER
	ALCOVE TUB
	KITCHEN SINK
	WASHROOM SINK
	WASHER
	DRYER
	BOILER
	MECHANICAL / ELECTRICAL / PLUMBING
	RANGE, TYPICAL
	RANGE, NARROW
	REFRIGERATOR
	DISHWASHER
	CLOSET COAT ROD

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SHEET TITLE:
THIRD FLOOR PLAN

BC Fourplex 02

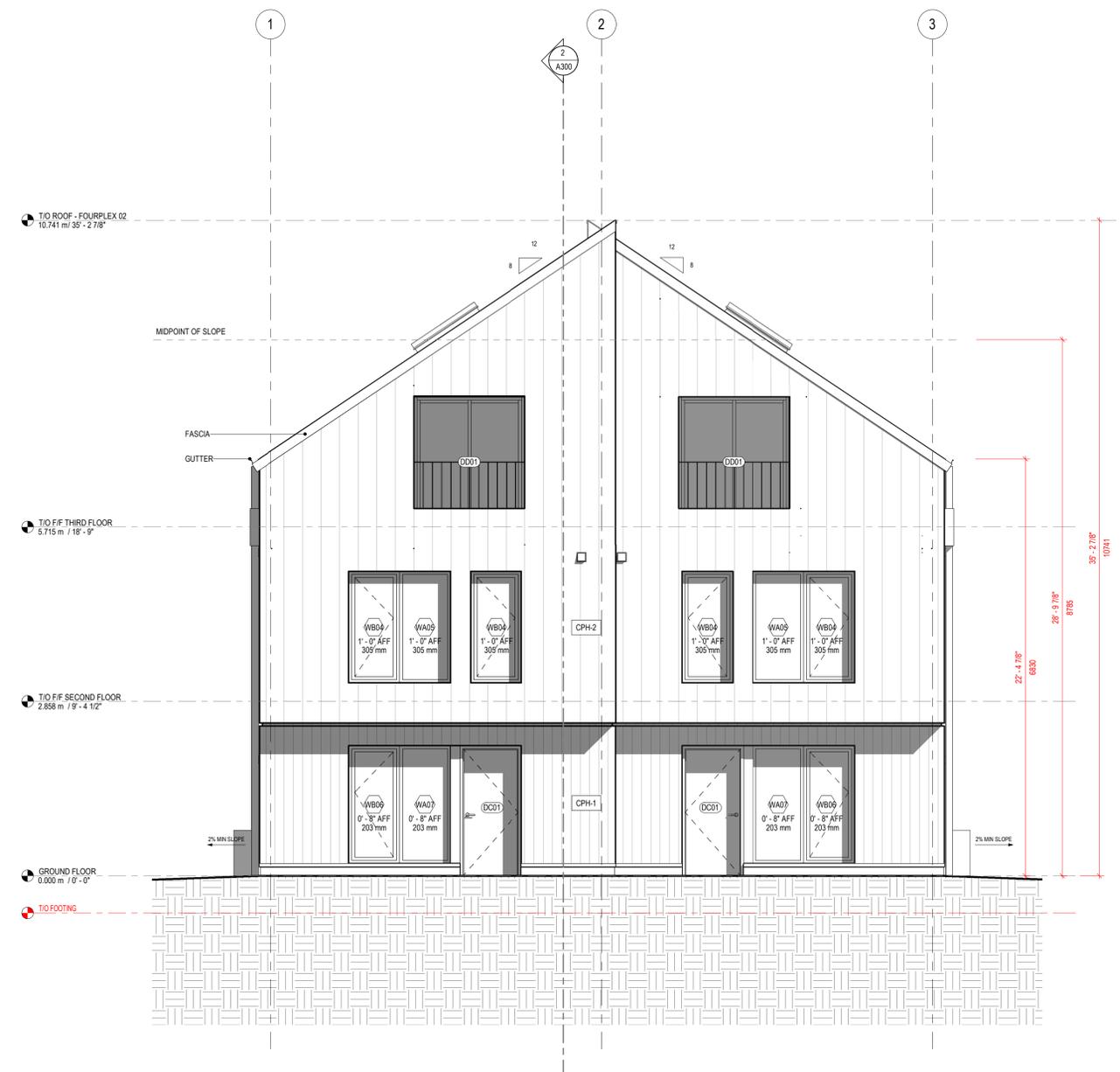
PROJECT NO: 241058
 SCALE: As indicated

SHEET NO:
A103

ELEVATION MATERIAL SCHEDULE	
TAG	MATERIAL
CPH-1	CLADDING PLACEHOLDER, TYPE 1
CPH-2	CLADDING PLACEHOLDER, TYPE 2



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3 BUILDING ELEVATION - REAR
 A200 1/4" = 1'-0"

1 BUILDING ELEVATION - FRONT
 A200 1/4" = 1'-0"

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SHEET TITLE:
ELEVATIONS

BC Fourplex 02

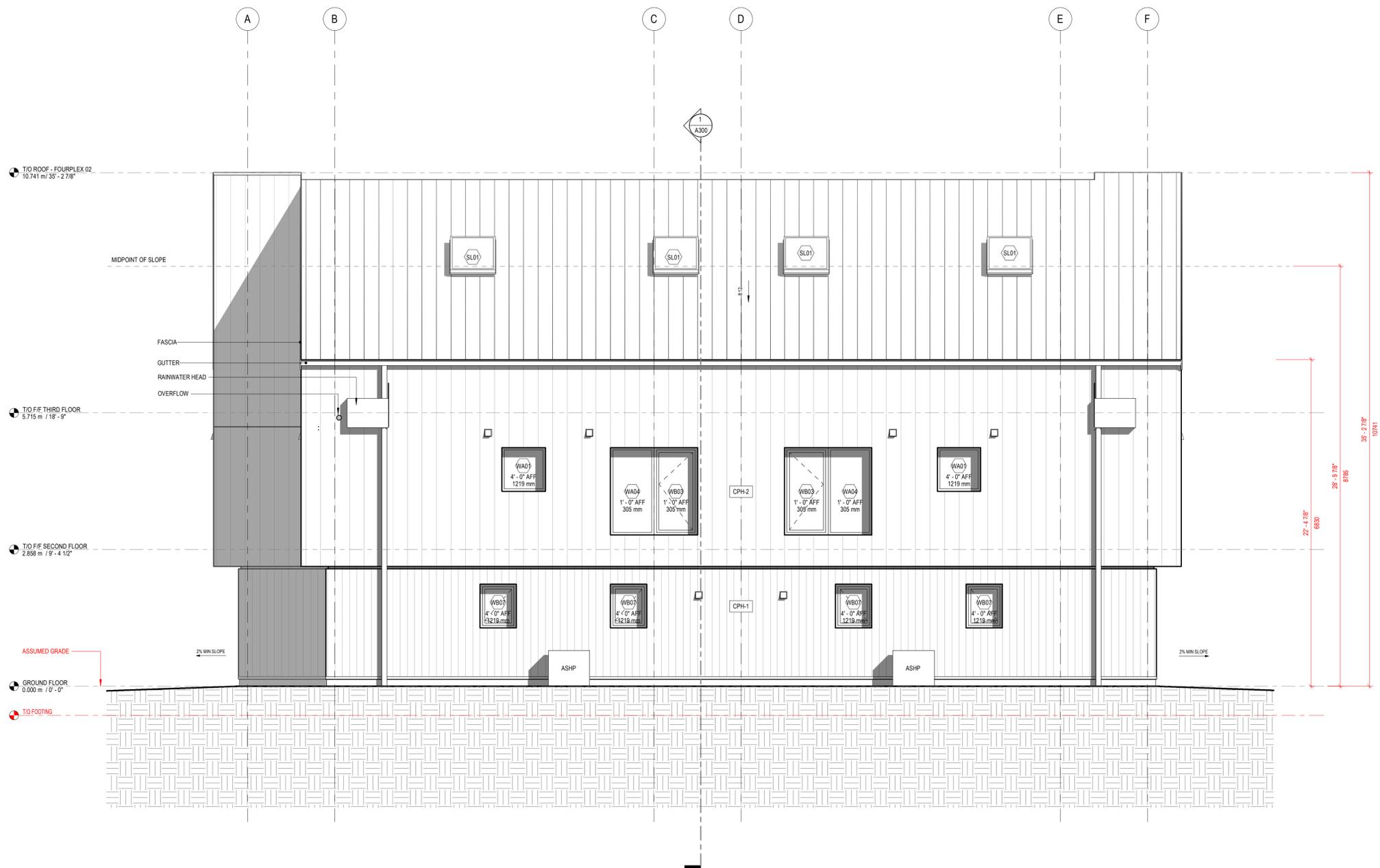
PROJECT NO: 241058
 SCALE: 1/4" = 1'-0"

SHEET NO:
A200

ELEVATION MATERIAL SCHEDULE	
TAG	MATERIAL
CPH-1	CLADDING PLACEHOLDER, TYPE 1
CPH-2	CLADDING PLACEHOLDER, TYPE 2



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1 BUILDING ELEVATION - SIDE 2
 A201 1/4" = 1'-0"

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SHEET TITLE:
ELEVATIONS

BC Fourplex 02

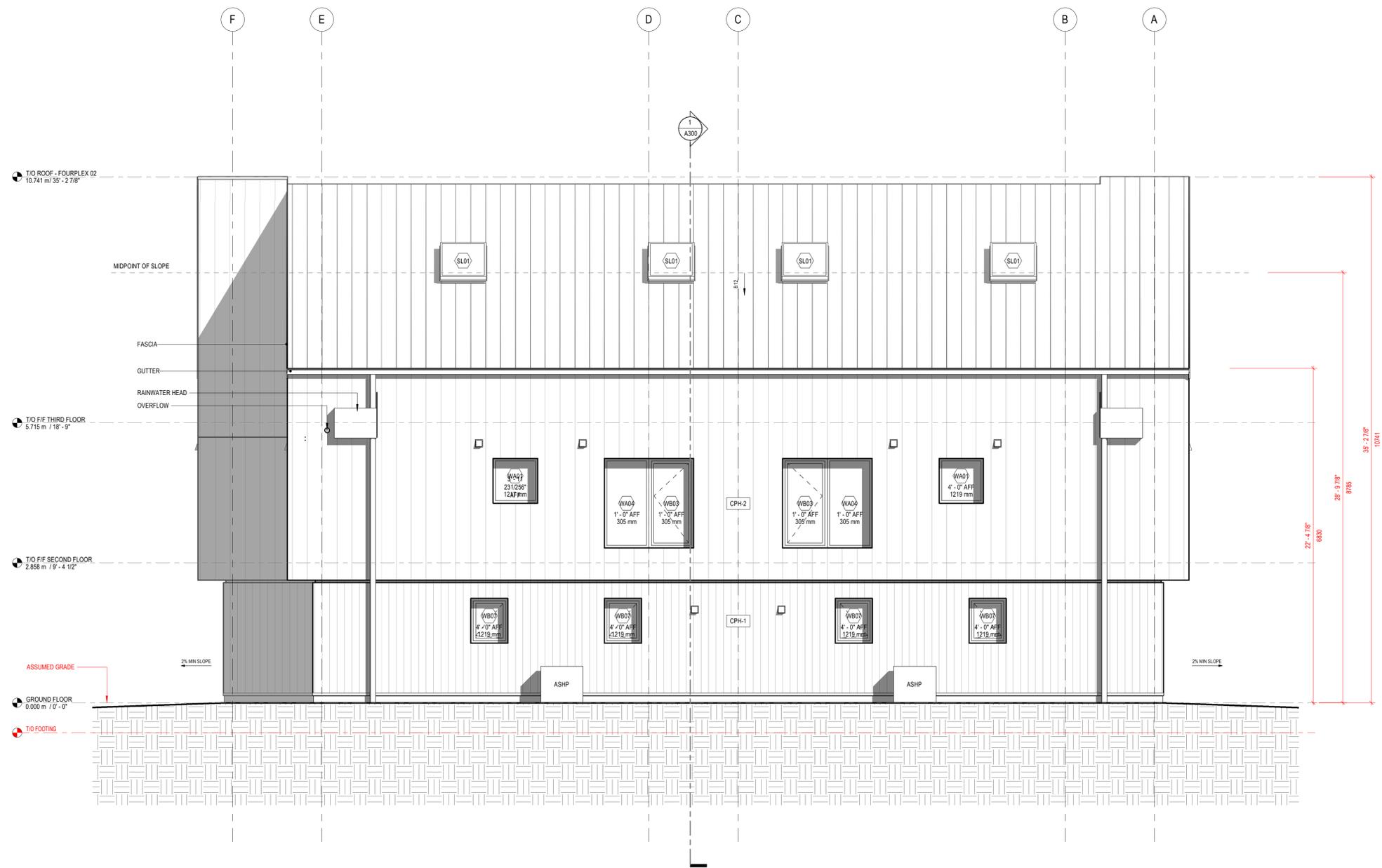
PROJECT NO: 241058
 SCALE: 1/4" = 1'-0"

SHEET NO:
A201

ELEVATION MATERIAL SCHEDULE	
TAG	MATERIAL
CPH-1	CLADDING PLACEHOLDER, TYPE 1
CPH-2	CLADDING PLACEHOLDER, TYPE 2



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1 BUILDING ELEVATION - SIDE 1
 A202 1/4" = 1'-0"

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SHEET TITLE:
ELEVATIONS

BC Fourplex 02

PROJECT NO: 241058
 SCALE: 1/4" = 1'-0"

SHEET NO:
A202

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SECTION GENERAL NOTES

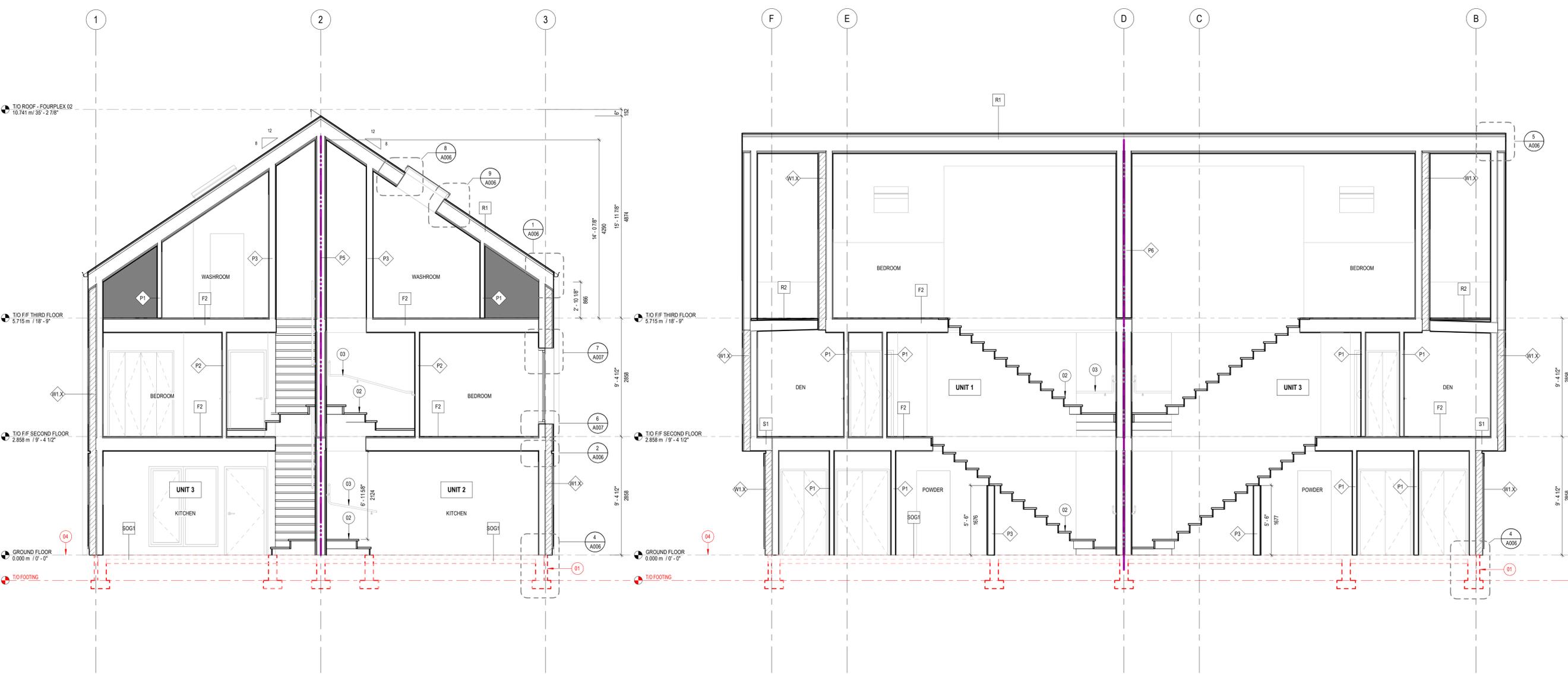
- SITE GRADE TO BE SLOPED AWAY FROM BUILDING AS PER BCBC 9.14.6.1

SECTION KEYNOTES

- FOUNDATIONS: ASSUMED, REFER TO STRUCTURAL
- STAIRS AND TREADS TO CONFORM TO APPLICABLE SUBSECTIONS IN BCBC 9.8
- HANDRAILS AND GUARDS TO BE DESIGNED IN CONFORMANCE TO BCBC 9.8.7 AND 9.8.8
- ASSUMED FINISHED GRADE IS FLUSH WITH FINISHED FLOOR LEVEL TO FACILITATE ZERO STEP ENTRY

FIRE RATED RESISTANCE LEGEND

1HR FIRE RESISTANCE RATING



1 BUILDING SECTION
 1/4" = 1'-0"

2 BUILDING SECTION
 1/4" = 1'-0"

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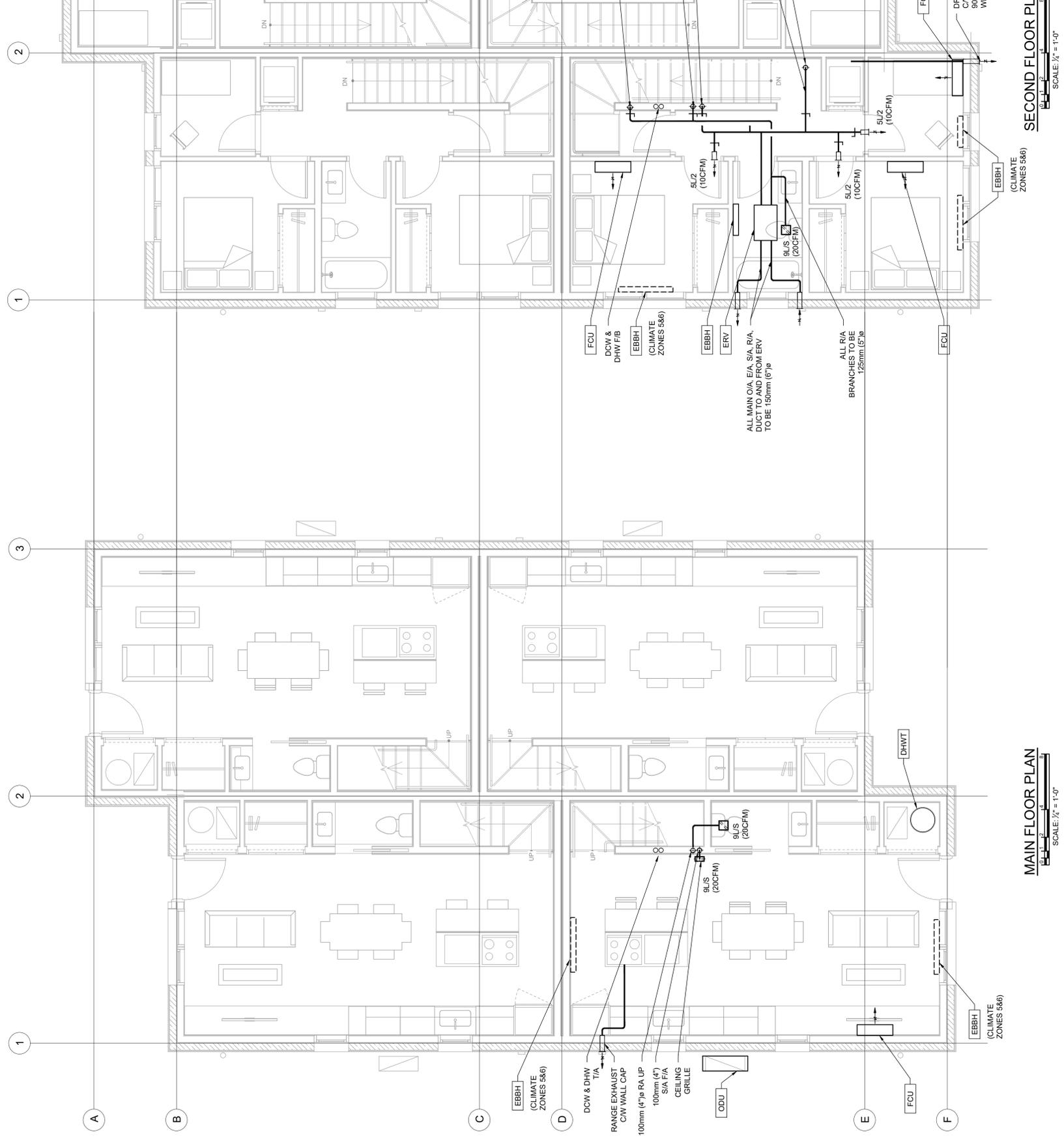
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SHEET TITLE:
SECTIONS

BC Fourplex 02

PROJECT NO: 241058
 SCALE: As indicated

SHEET NO:
A300



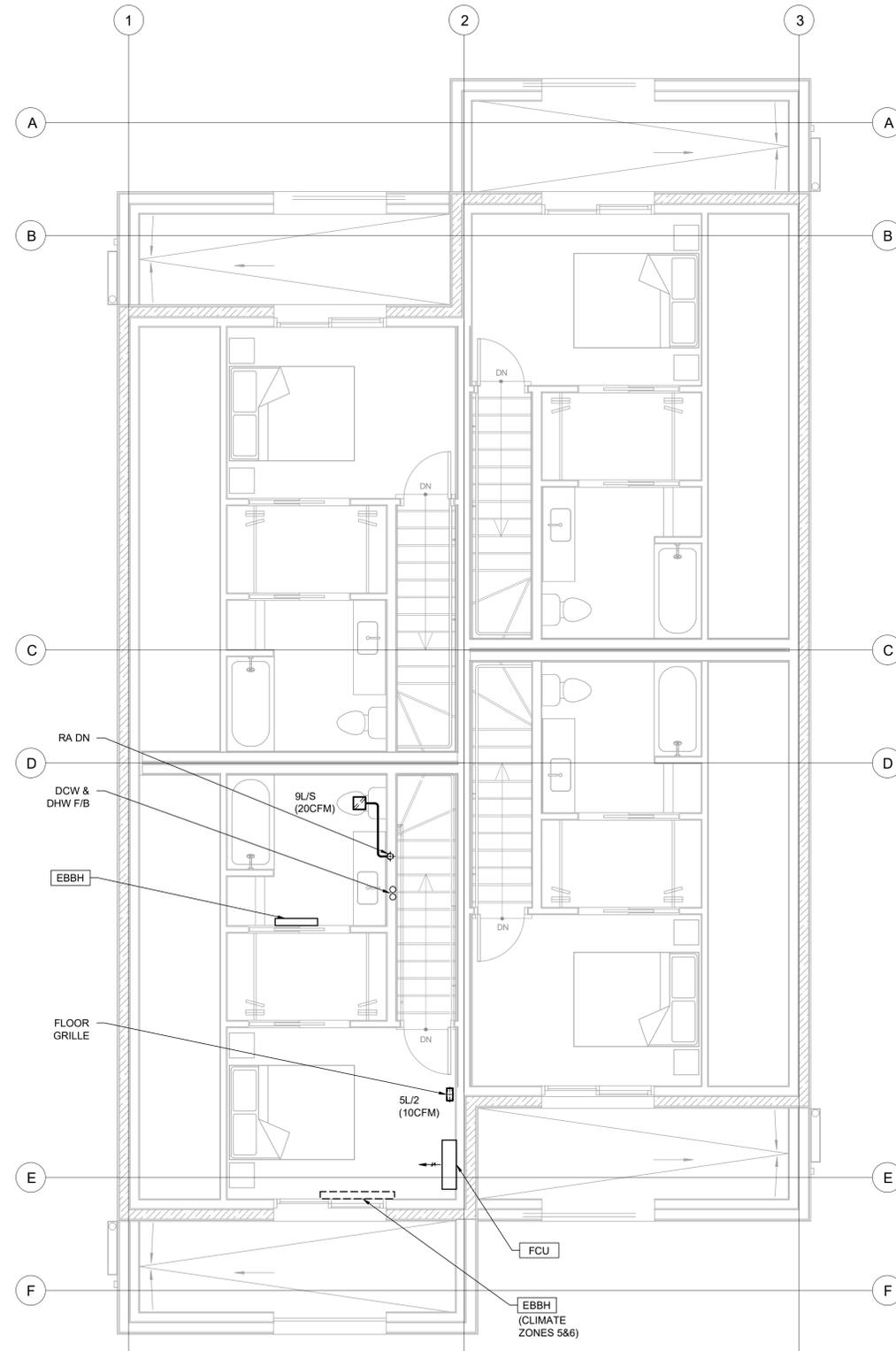
MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. DRYER EXHAUST AND KITCHEN EXHAUST DUCTS VARY BY APPLIANCE MODEL AND SIZE. EXHAUST DUCT SIZED TO MANUFACTURER'S RECOMMENDATION.
2. ELECTRIC BASEBOARD BACK UP HEATERS ARE REQUIRED FOR CLIMATE ZONES 5 & 6 ONLY, AND OPTIONAL FOR CLIMATE ZONE 4.

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THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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SHEET TITLE:
BC FOURPLEX 02 MECHANICAL OPTION 1 LEVEL 3

PROJECT NO: 241058
 SCALE: AS NOTED

SHEET NO: **M602.1** DW
 DW

