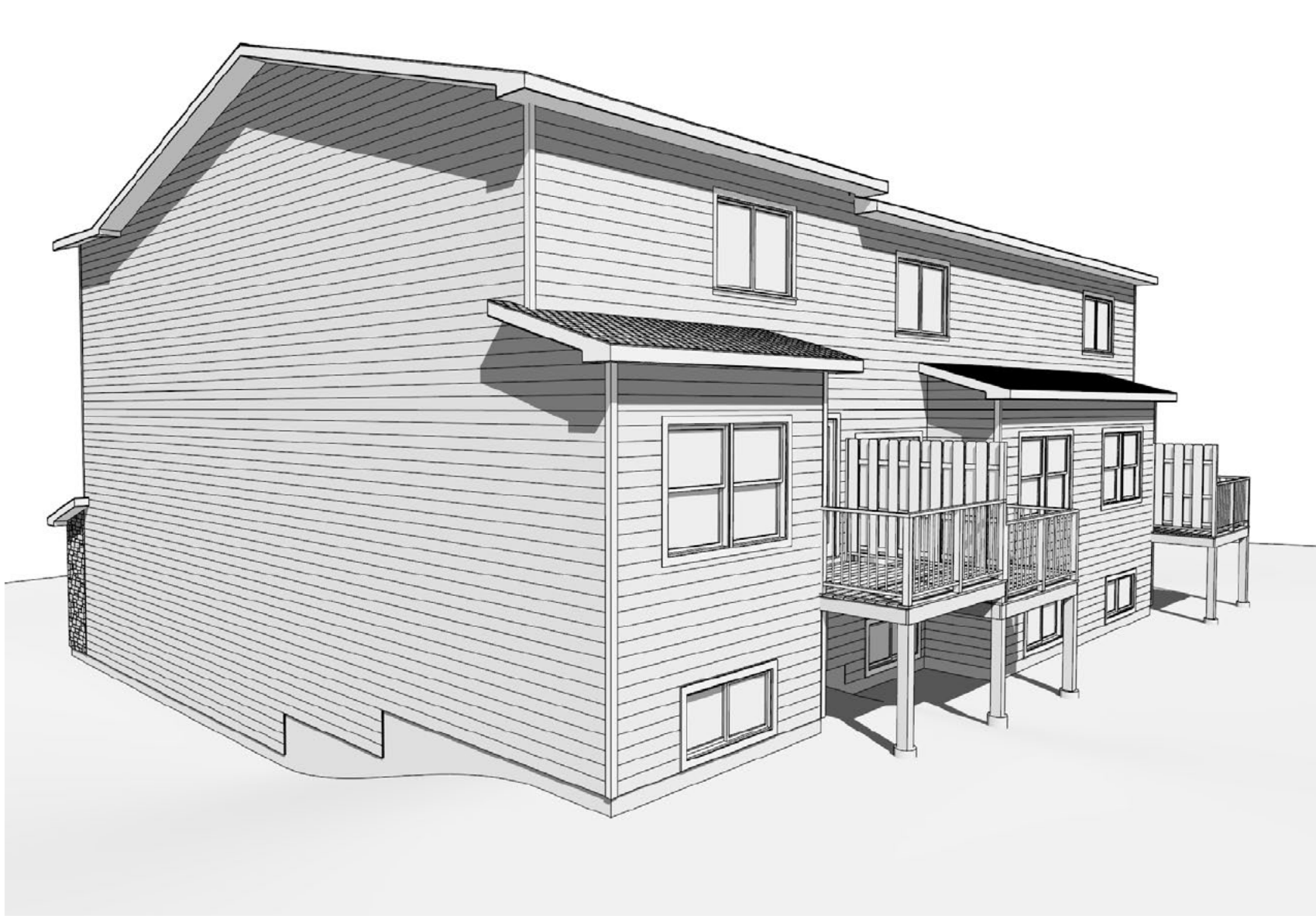
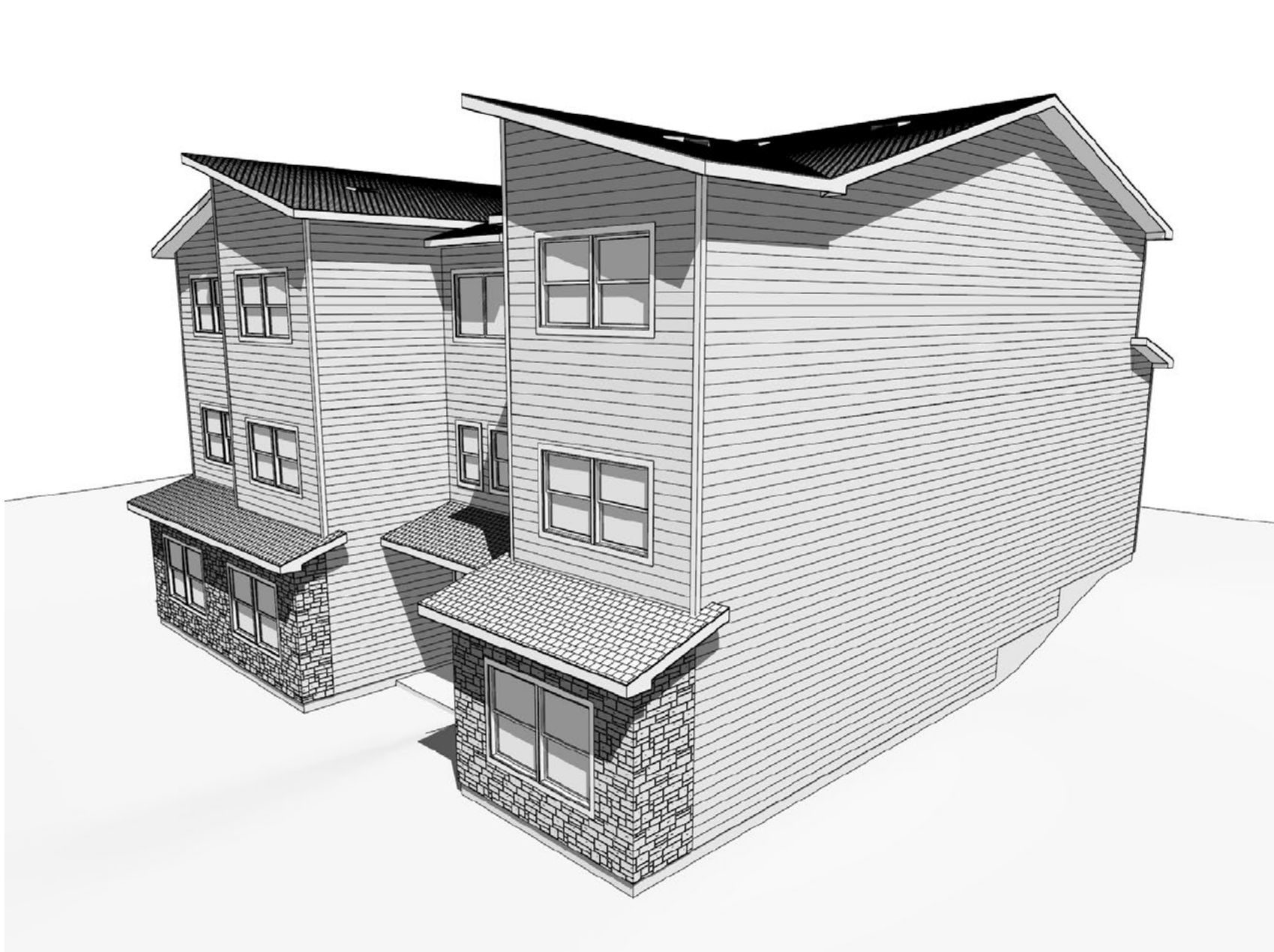
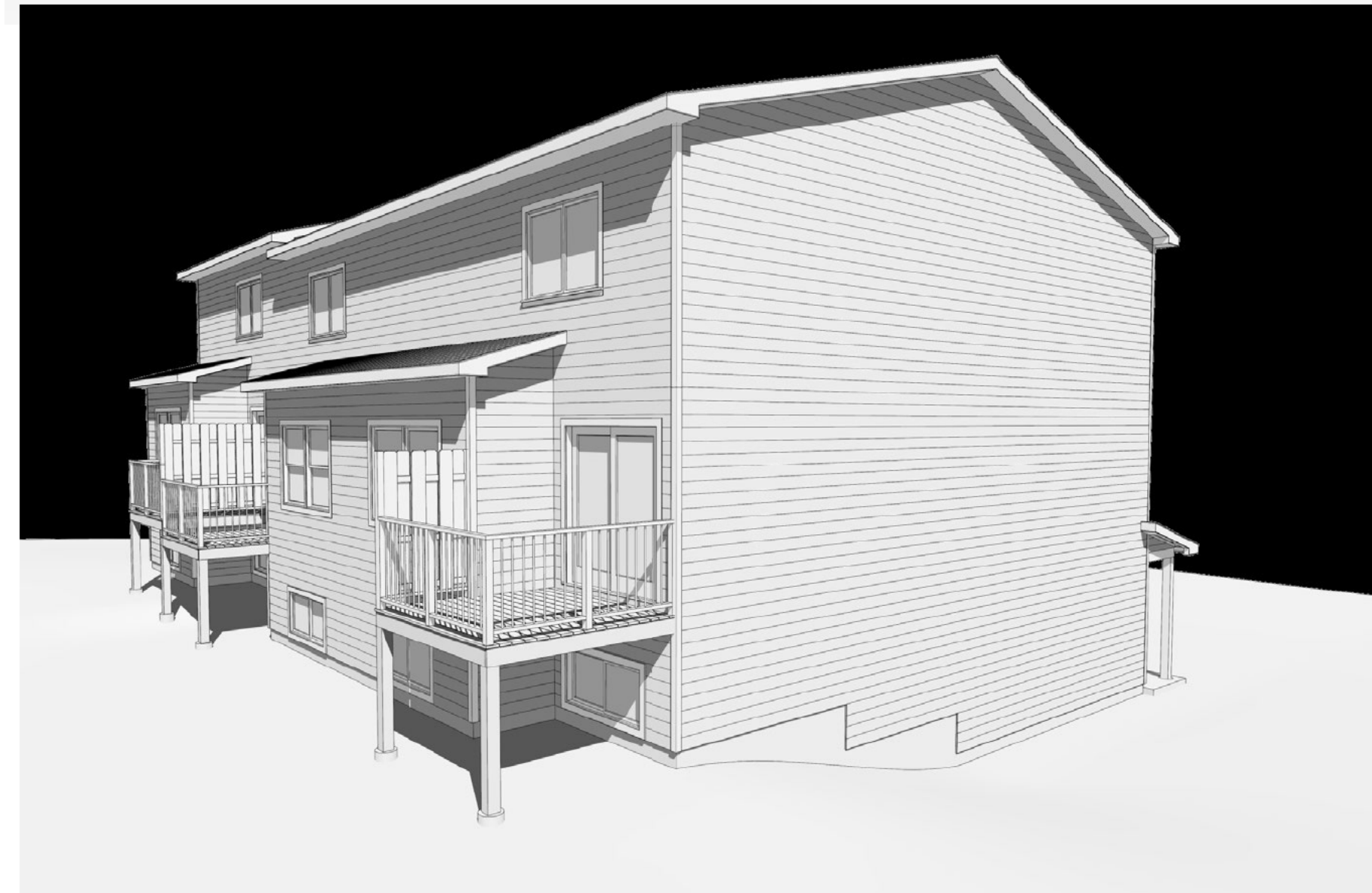
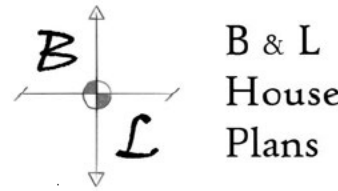




NOTE - WALL DIMENSIONS ARE TAKEN FROM CENTERLINE OF FRAMING OR FACE OF STUDS (NOT FACE OF DRYWALL)

GENERAL NOTES -

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6. ALL DRAWINGS REMAIN THE PROPERTY OF 'B&L HOUSE PLANS'



BRYDON.HUNTLEY@GMAIL.COM

PROJECT NAME -
**EVERGREEN PHASE 1
6 UNIT APT. BLDG**

DRAWING NAME -
3D PERSPECTIVES

LEGEND

	COMBO SMOKE & CARBON MONOXIDE ALARM
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	SOIL GAS ROUGH-IN

REVISION TABLE -		
REV#	REVISION	DATE
2	ISSUED FOR REVIEW	NOV 21, 2024
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7	MISC CHANGES	APR 24, 2025
8	REMOVED WET BAR	APR 28, 2025
9	FDN. REVISIONS	JUL 21, 2025
10	ADDED 3 UNITS	AUG 13, 2025

SCALE: SHEET:

1/4" = 1' PAGE 1 OF 13

LOT AREA = 27,545 SQ FT
LOT COVERAGE = 8027 SQ FT (29%)

NOTE - ALL MEASUREMENTS,
LOCATIONS, BOUNDARY LINES, AND
SETBACKS ARE APPROXIMATE - TO BE
REVIEWED AND VERIFIED BY OTHERS.

GENERAL NOTES -

2. BUILDING CODES –

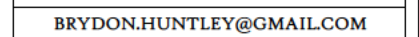
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PROJECT NAME -	
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**EVERGREEN PHASE 1
6 UNIT APT. BLDG**

DRAWING NAME -

SITE PLAN

LEGEND

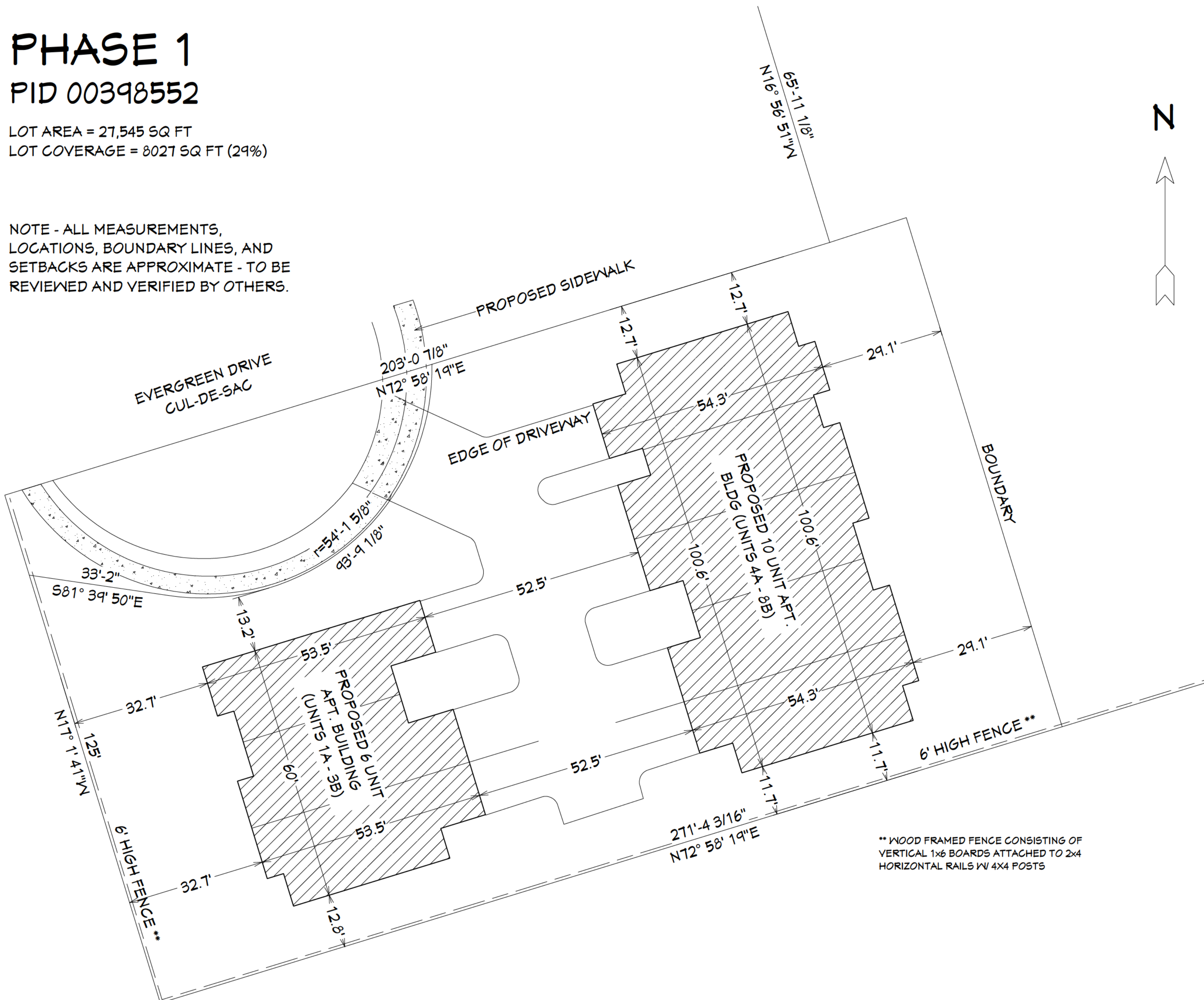
	COMBO SMOKE & CARBON MONOXIDE ALARM
	SMOKE ALARM
	CARBON MONOXIDE ALARM
 ^{SG}	SOIL GAS ROUGH-IN

REVISION TABLE -

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SCALE:	SHEET:
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1/16" = 1'	PAGE 2 OF 13
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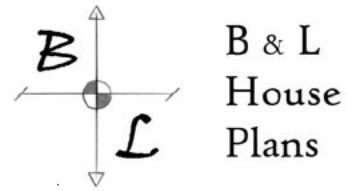


** WOOD FRAMED FENCE CONSISTING OF
VERTICAL 1x6 BOARDS ATTACHED TO 2x4
HORIZONTAL RAILS W/ 4x4 POSTS

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BRYDON.HUNTLEY@GMAIL.COM

PROJECT NAME -

**EVERGREEN PHASE 1
6 UNIT APT. BLDG**

DRAWING NAME -

FRONT ELEVATION

LEGEND

	COMBO SMOKE & CARBON MONOXIDE ALARM
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	SOIL GAS ROUGH-IN

REVISION TABLE -

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SCALE:

SHEET:

1/4" = 1'

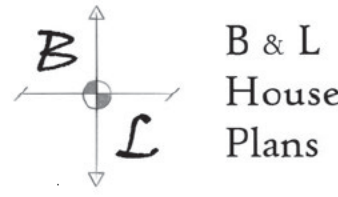
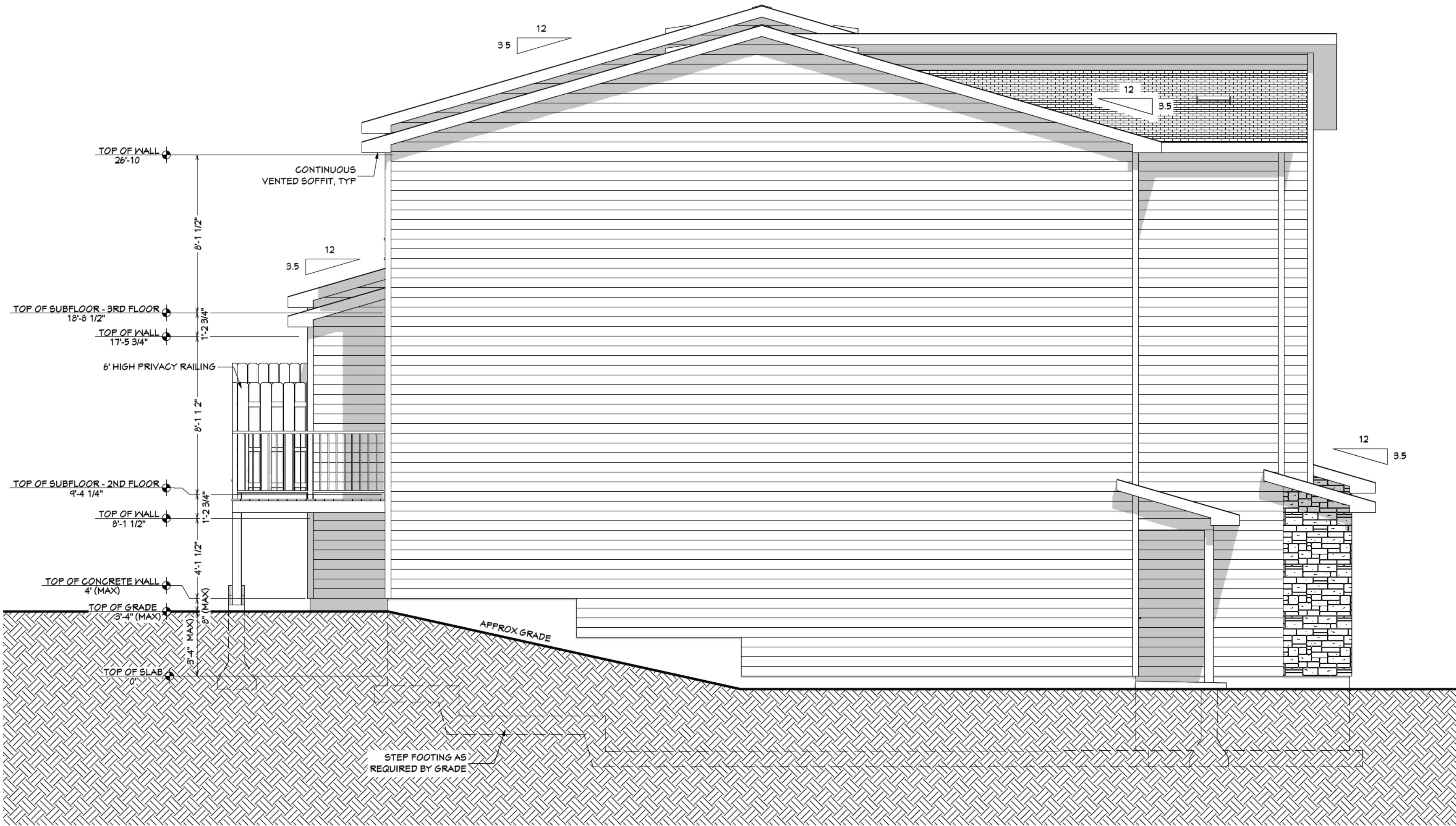
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BRYDON.HUNTLEY@GMAIL.COM

PROJECT NAME -

**EVERGREEN PHASE 1
6 UNIT APT. BLDG**

DRAWING NAME -

LEFT ELEVATION

LEGEND

	COMBO SMOKE & CARBON MONOXIDE ALARM
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	SOIL GAS ROUGH-IN

REVISION TABLE -

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SCALE:

SHEET:

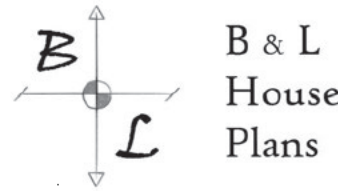
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PAGE 4 OF 13

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BRYDON.HUNTLEY@GMAIL.COM

PROJECT NAME -

**EVERGREEN PHASE 1
6 UNIT APT. BLDG**

DRAWING NAME -

REAR ELEVATION

LEGEND

	COMBO SMOKE & CARBON MONOXIDE ALARM
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	SOIL GAS ROUGH-IN

REVISION TABLE -

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SCALE:

SHEET:

1/4" = 1'

PAGE 5 OF 13

ROOF DECK MOUNTED VENTS
AS REQUIRED (T.B.D. BY BUILDER)

FIRE PROTECT SOFFITS WITH NON-PERFORATED
METAL COIL STOCK WITHIN 4' OF DEMISING WALLS

V NYL S DING, TYP

3-1/2" WHITE VINYL
CORNERS, TYP

TOP OF CONG. FDN WALL (MAX)
5'

MAXIMUM GRADE HEIGHT
4'-4"

TOP OF SLAB
1'

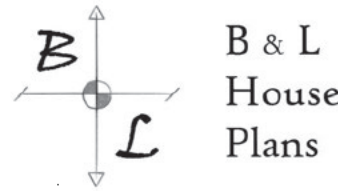
3-1/2" WINDOW TRIM / CASING, TYP

31'-3"

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PROJECT NAME -
**EVERGREEN PHASE 1
6 UNIT APT. BLDG**

DRAWING NAME -
RIGHT ELEVATION

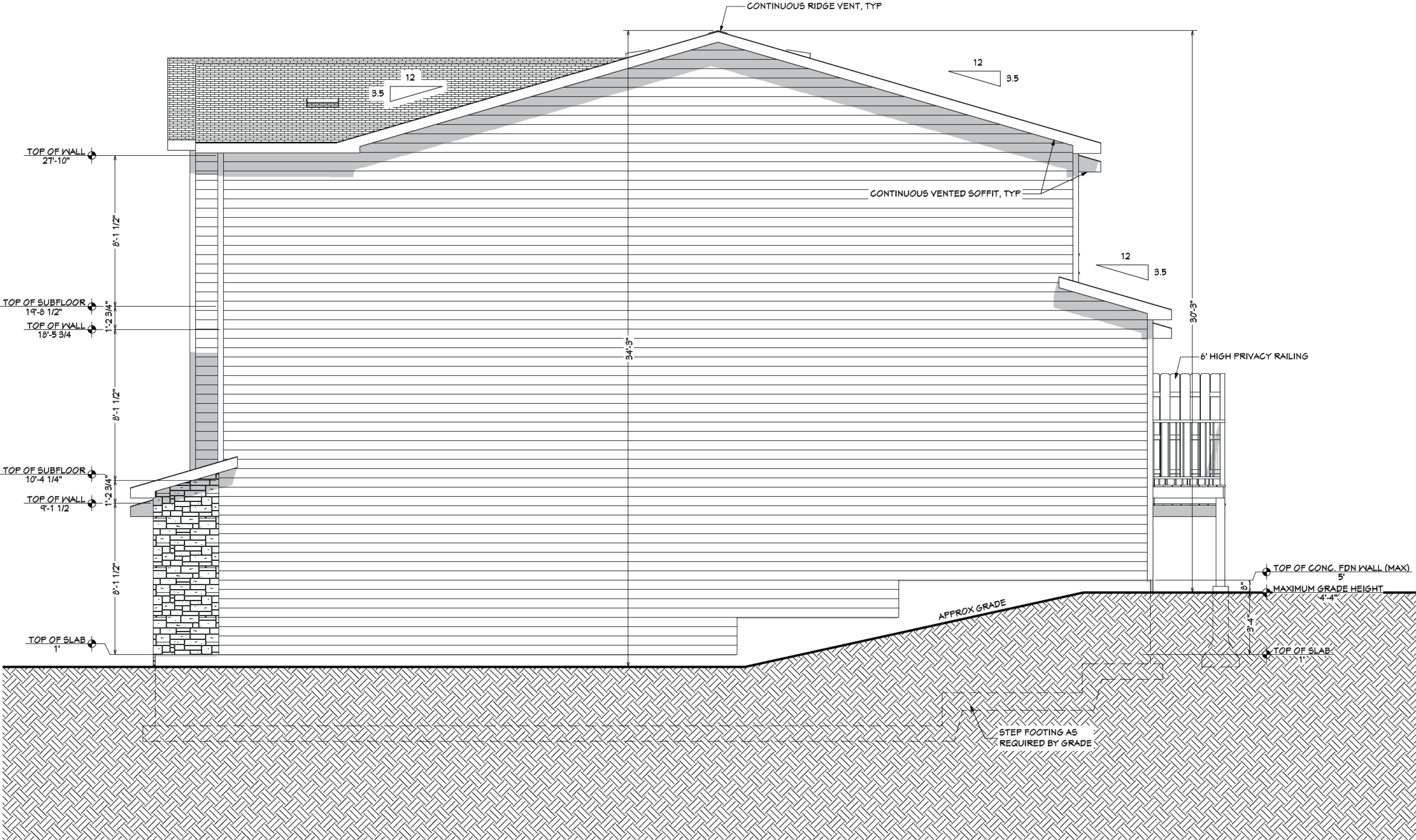
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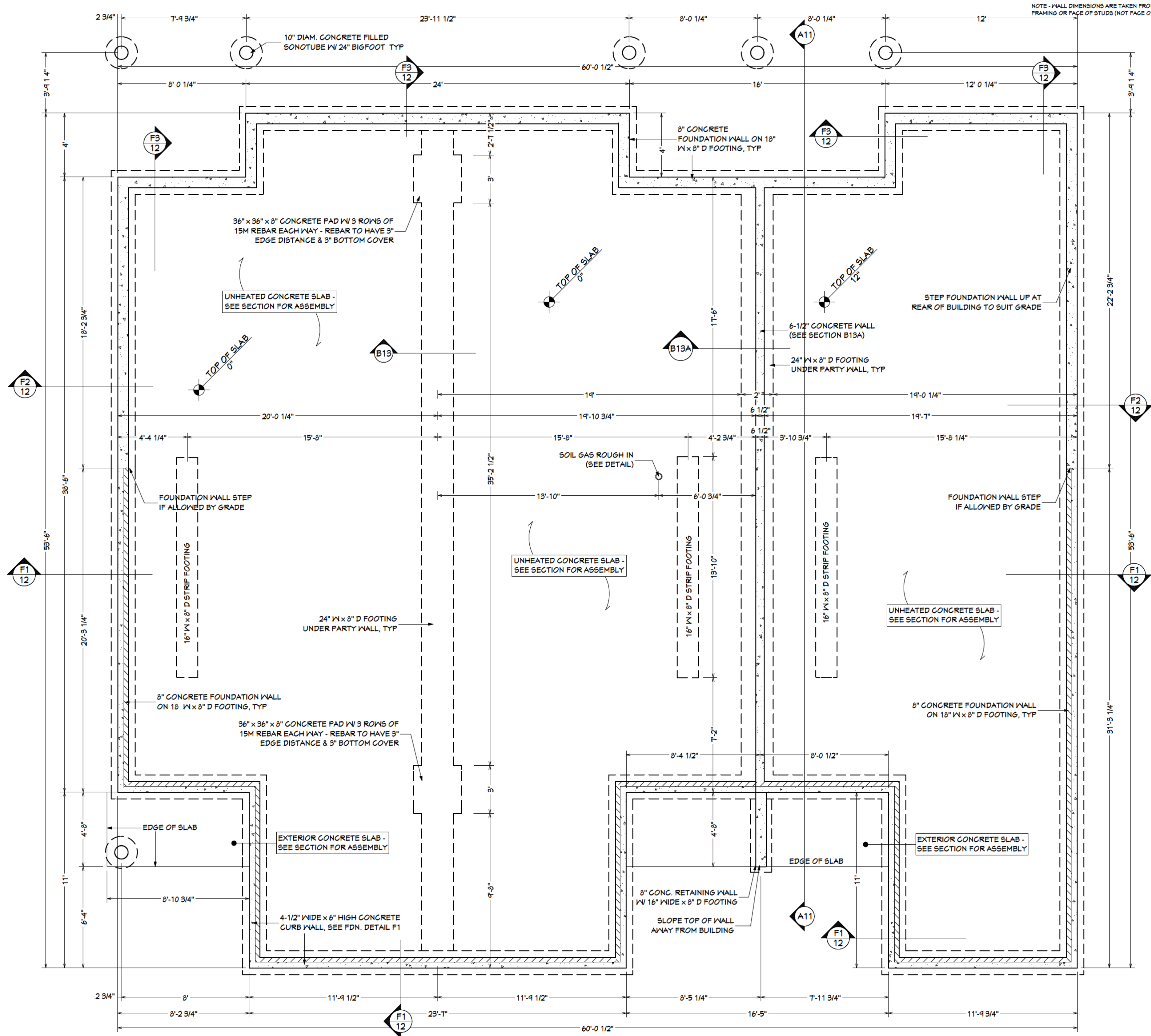
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1/4" = 1' PAGE 6 OF 13

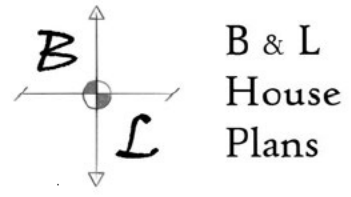




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BRYDON.HUNTLEY@GMAIL.COM

PROJECT NAME -

**EVERGREEN PHASE 1
6 UNIT APT. BLDG**

DRAWING NAME -

FOUNDATION

LEGEND

	COMBO SMOKE & CARBON MONOXIDE ALARM
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	SOIL GAS ROUGH-IN

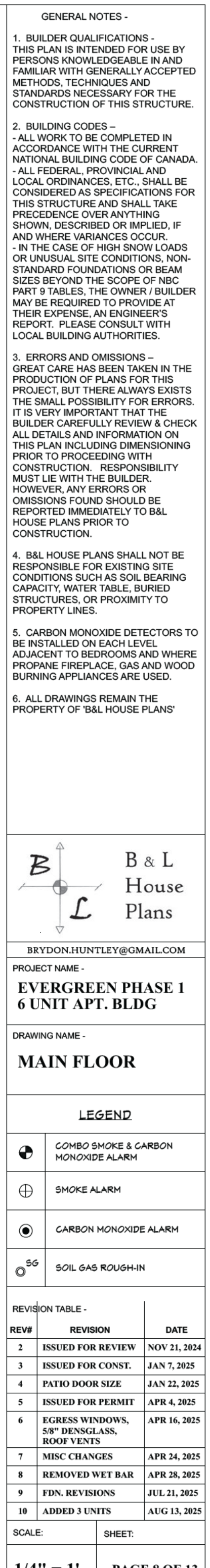
REVISION TABLE -

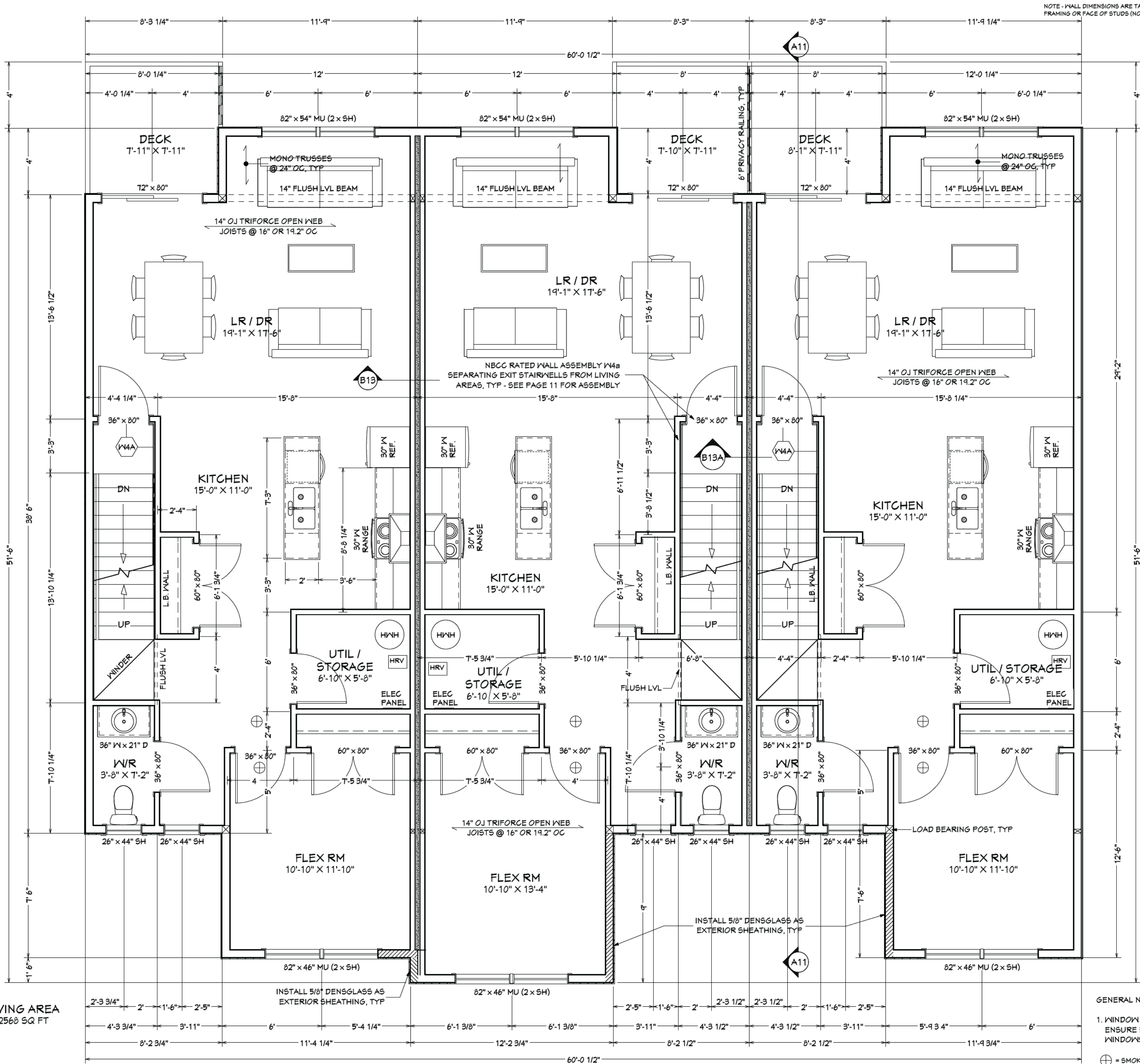
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SHEET:

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5. CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH LEVEL ADJACENT TO BEDROOMS AND WHERE PROPANE FIREPLACE, GAS AND WOOD BURNING APPLIANCES ARE USED.

6. ALL DRAWINGS REMAIN THE PROPERTY OF 'B&L HOUSE PLANS'

B & L House Plans

BRYDON.HUNTLEY@GMAIL.COM

PROJECT NAME -
**EVERGREEN PHASE 1
6 UNIT APT. BLDG**

DRAWING NAME -
2ND FLOOR

LEGEND

	COMBO SMOKE & CARBON MONOXIDE ALARM
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	SOIL GAS ROUGH-IN

REVISION TABLE -

REV#	REVISION	DATE
2	ISSUED FOR REVIEW	NOV 21, 2024
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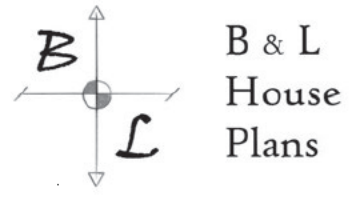
SCALE: SHEET:

1/4" = 1' **PAGE 9 OF 13**

NOTE - WALL DIMENSIONS ARE TAKEN FROM CENTERLINE OF FRAMING OR FACE OF STUDS (NOT FACE OF DRYWALL)

GENERAL NOTES -

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BRYDON.HUNTLEY@GMAIL.COM

PROJECT NAME -
**EVERGREEN PHASE 1
6 UNIT APT. BLDG**

DRAWING NAME -
3RD FLOOR

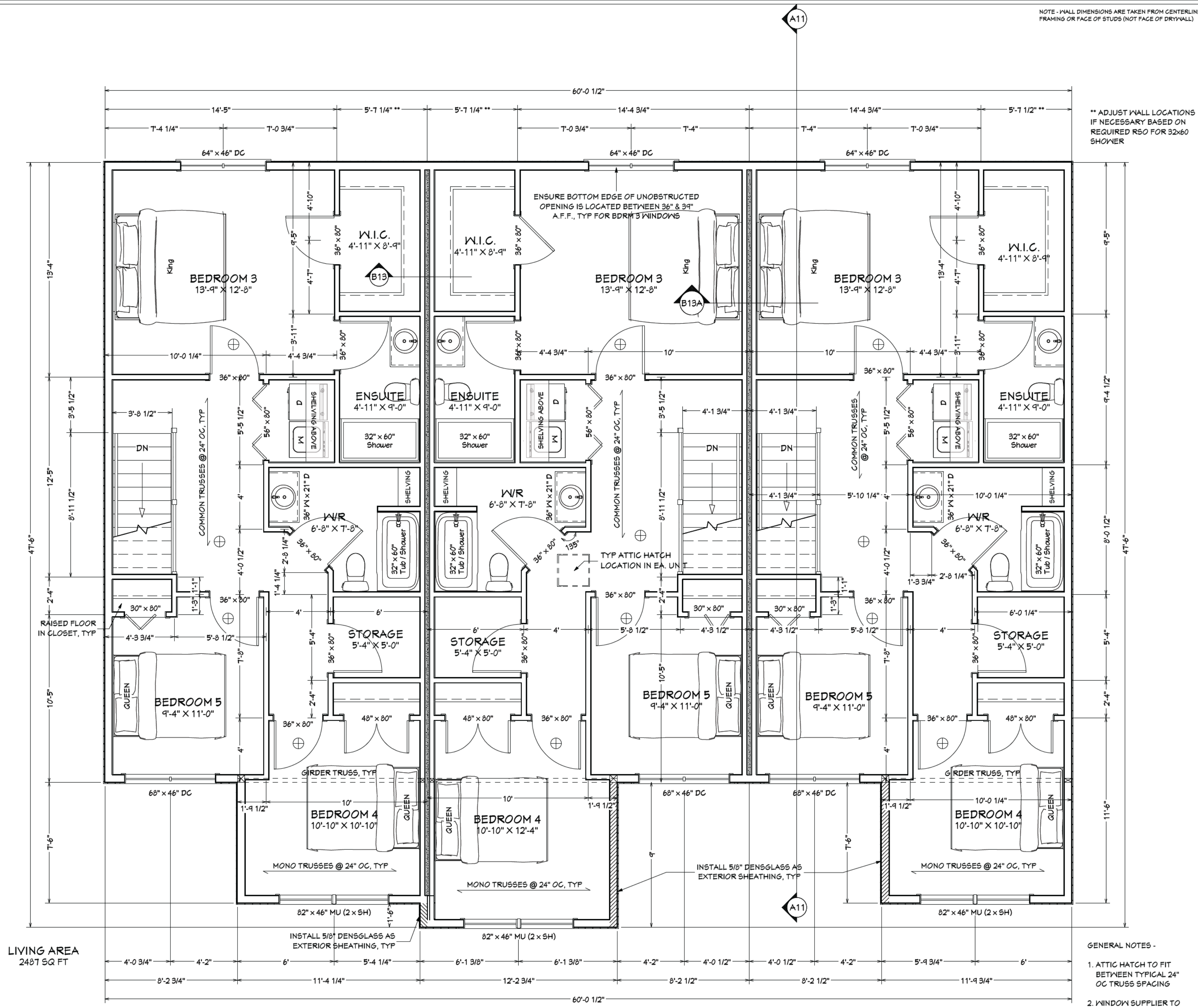
LEGEND

	COMBO SMOKE & CARBON MONOXIDE ALARM
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	SOIL GAS ROUGH-IN

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SCALE: SHEET:

1/4" = 1' PAGE 10 OF 13



** ADJUST WALL LOCATIONS IF NECESSARY BASED ON REQUIRED RSO FOR 32x60 SHOWER

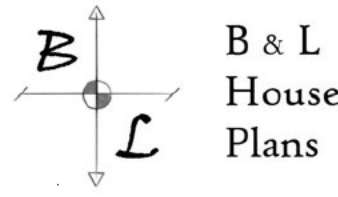
- GENERAL NOTES -
1. ATTIC HATCH TO FIT BETWEEN TYPICAL 24" OC TRUSS SPACING
 2. WINDOW SUPPLIER TO ENSURE BEDROOM WINDOWS MEET EGRESS

= SMOKE ALARM

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PROJECT NAME -
**EVERGREEN PHASE 1
6 UNIT APT. BLDG**

DRAWING NAME -
SECTION A11

LEGEND

	COMBO SMOKE & CARBON MONOXIDE ALARM
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	SOIL GAS ROUGH-IN

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SCALE: SHEET:

1/4" = 1' PAGE 11 OF 13

TYPICAL ROOF ASSEMBLY
LAMINATE ARCHITECTURAL SHINGLES
UNDERLAYMENT
ICE & WATER SHIELD @ EAVES & VALLEYS
5/8" OSB T&G SHEATHING
PRE-ENGINEERED ROOF TRUSSES, 24" OC
R50 INSUL. AT FLAT CEILING (MIN R31 AT CATHEDRAL)
1X4 STRAPPING @ 16" OC
6 mil POLY VAPOR BARRIER
1/2" DRYWALL

TYPICAL EXT. WALL ASSEMBLY (2ND & 3RD FLOOR)
VINYL SIDING AS PER ELEVATIONS
TYVEC HOUSE WRAP OR EQUIV.
1/16" OSB SHEATHING (OR 5/8" DENSGLASS WHERE NOTED)
2x6 SPF STUDS @ 16" OC
R24 BATT INSULATION
6 mil POLY VAPOR BARRIER
1/2" DRYWALL

TYPICAL 2ND FLOOR ASSEMBLY
FINISH FLOORING T.B.D.
3/4" OSB T&G SUBFLOOR, GLUED & NAILED / SCREWED
14" OJ TRIFORM OPEN WEB JOISTS @ 16" OR 19.2" OC
OPTIONAL 1X4 STRAPPING @ 16" OC
1/2" DRYWALL, TAPED, FILLED, SANDED & PAINTED

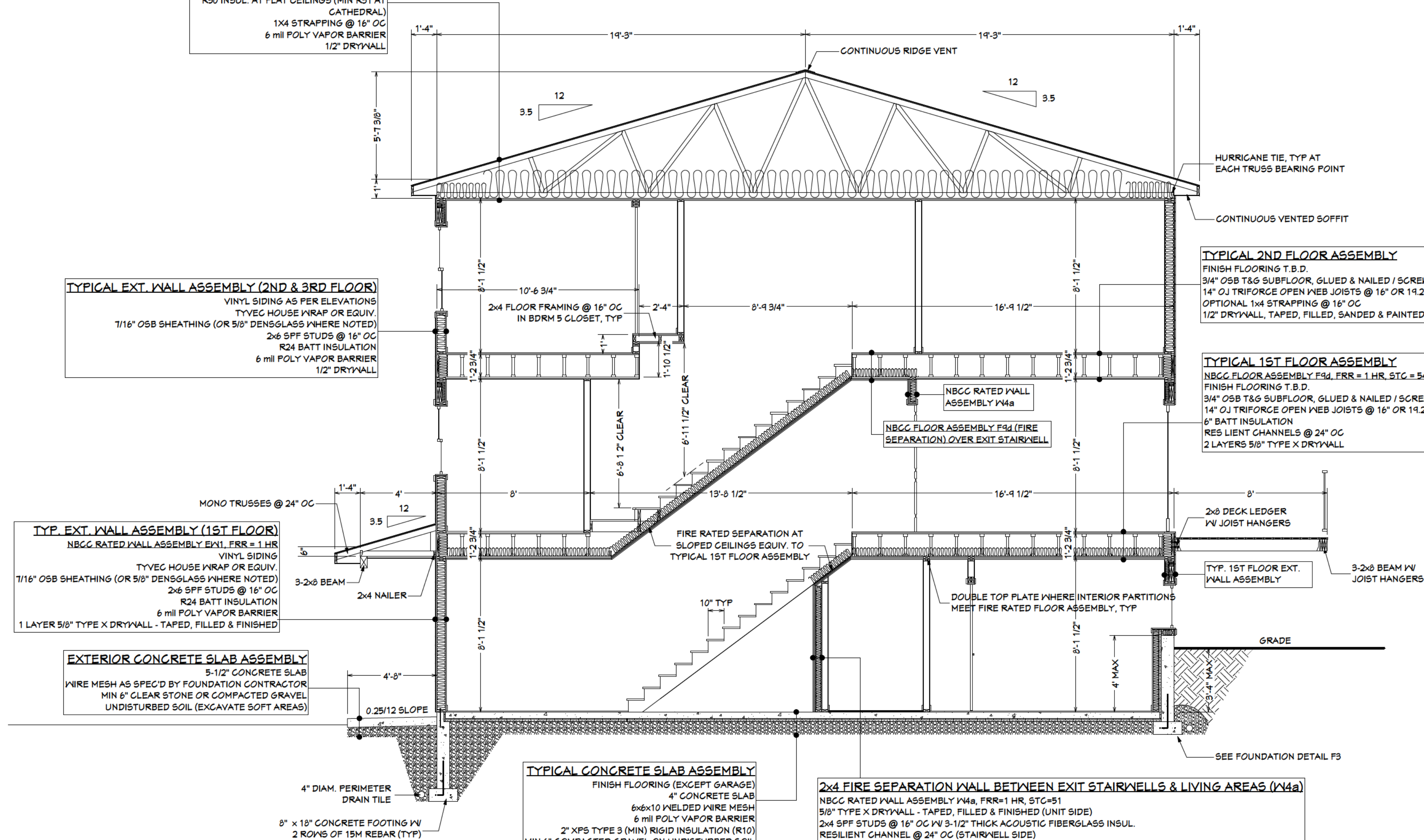
TYPICAL 1ST FLOOR ASSEMBLY
NBCC FLOOR ASSEMBLY F94, FRR = 1 HR, STC = 54
FINISH FLOORING T.B.D.
3/4" OSB T&G SUBFLOOR, GLUED & NAILED / SCREWED
14" OJ TRIFORM OPEN WEB JOISTS @ 16" OR 19.2" OC
6" BATT INSULATION
RES LIENT CHANNELS @ 24" OC
2 LAYERS 5/8" TYPE X DRYWALL

TYP. EXT. WALL ASSEMBLY (1ST FLOOR)
NBCC RATED WALL ASSEMBLY EX1, FRR = 1 HR
VINYL SIDING
TYVEC HOUSE WRAP OR EQUIV.
1/16" OSB SHEATHING (OR 5/8" DENSGLASS WHERE NOTED)
2x6 SPF STUDS @ 16" OC
R24 BATT INSULATION
6 mil POLY VAPOR BARRIER
1 LAYER 5/8" TYPE X DRYWALL - TAPED, FILLED & FINISHED

EXTERIOR CONCRETE SLAB ASSEMBLY
5-1/2" CONCRETE SLAB
WIRE MESH AS SPEC'D BY FOUNDATION CONTRACTOR
MIN 6" CLEAR STONE OR COMPACTED GRAVEL
UNDISTURBED SOIL (EXCAVATE SOFT AREAS)

TYPICAL CONCRETE SLAB ASSEMBLY
FINISH FLOORING (EXCEPT GARAGE)
4" CONCRETE SLAB
6x6x10 WELDED WIRE MESH
6 mil POLY VAPOR BARRIER
2" XPS TYPE 3 (MIN) RIGID INSULATION (R10)
MIN 6" COMPACTED GRAVEL ON UNDISTURBED SOIL

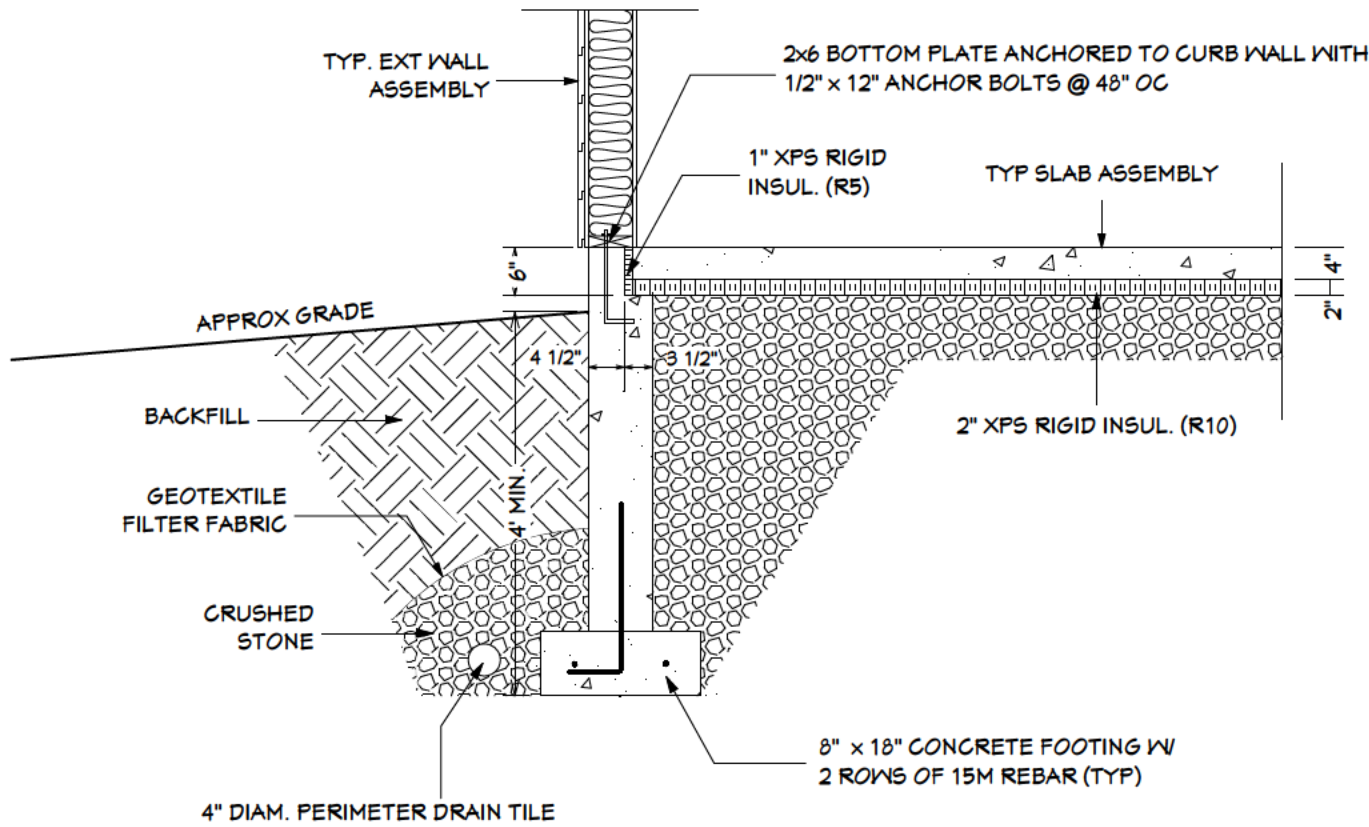
2x4 FIRE SEPARATION WALL BETWEEN EXIT STAIRWELLS & LIVING AREAS (W4a)
NBCC RATED WALL ASSEMBLY W4a, FRR=1 HR, STC=51
5/8" TYPE X DRYWALL - TAPED, FILLED & FINISHED (UNIT SIDE)
2x4 SPF STUDS @ 16" OC W 3-1/2" THICK ACOUSTIC FIBERGLASS INSUL.
RESILIENT CHANNEL @ 24" OC (STAIRWELL SIDE)
2 LAYERS 5/8" TYPE X DRYWALL - TAPED, FILLED & FINISHED (STAIRWELL SIDE)



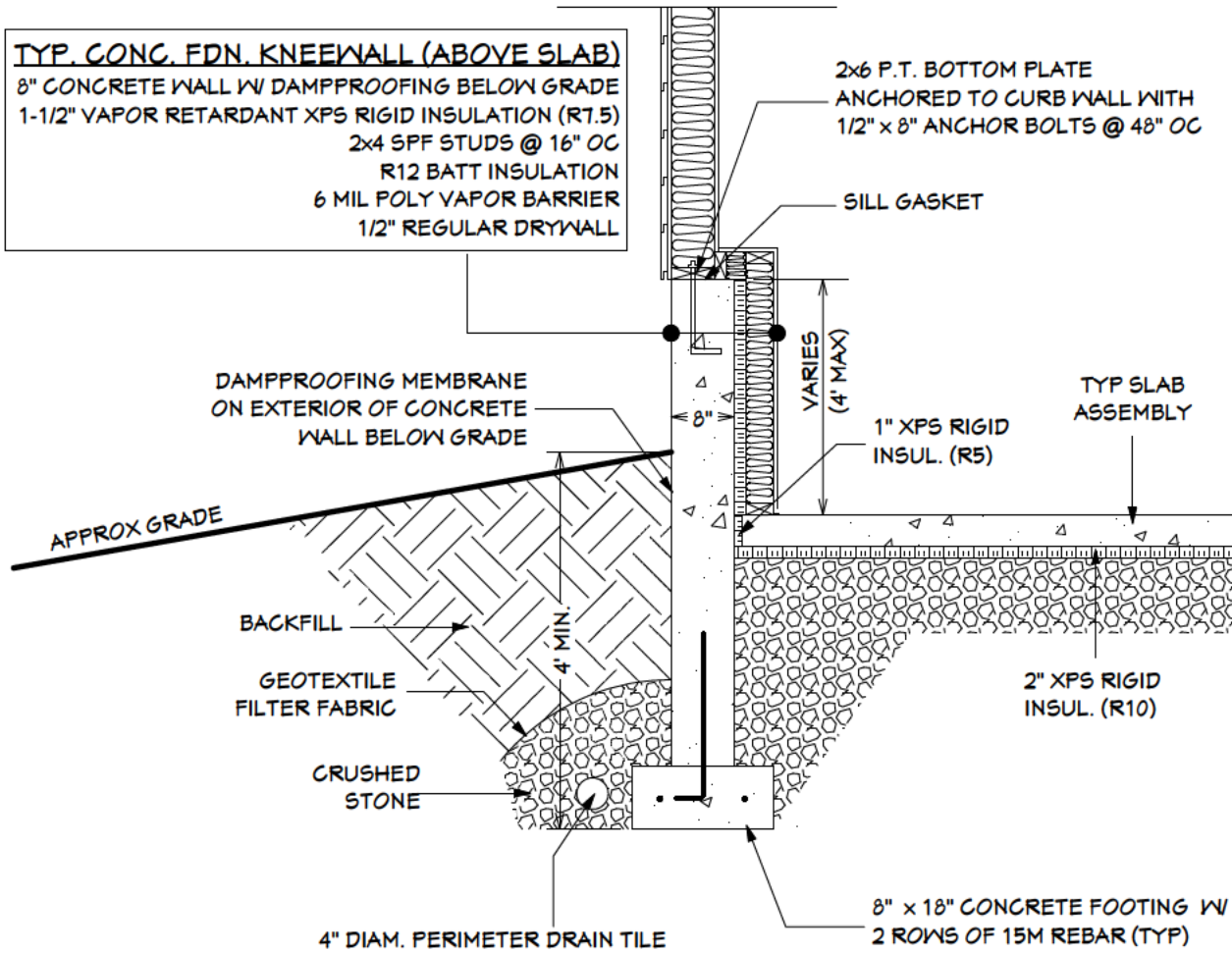
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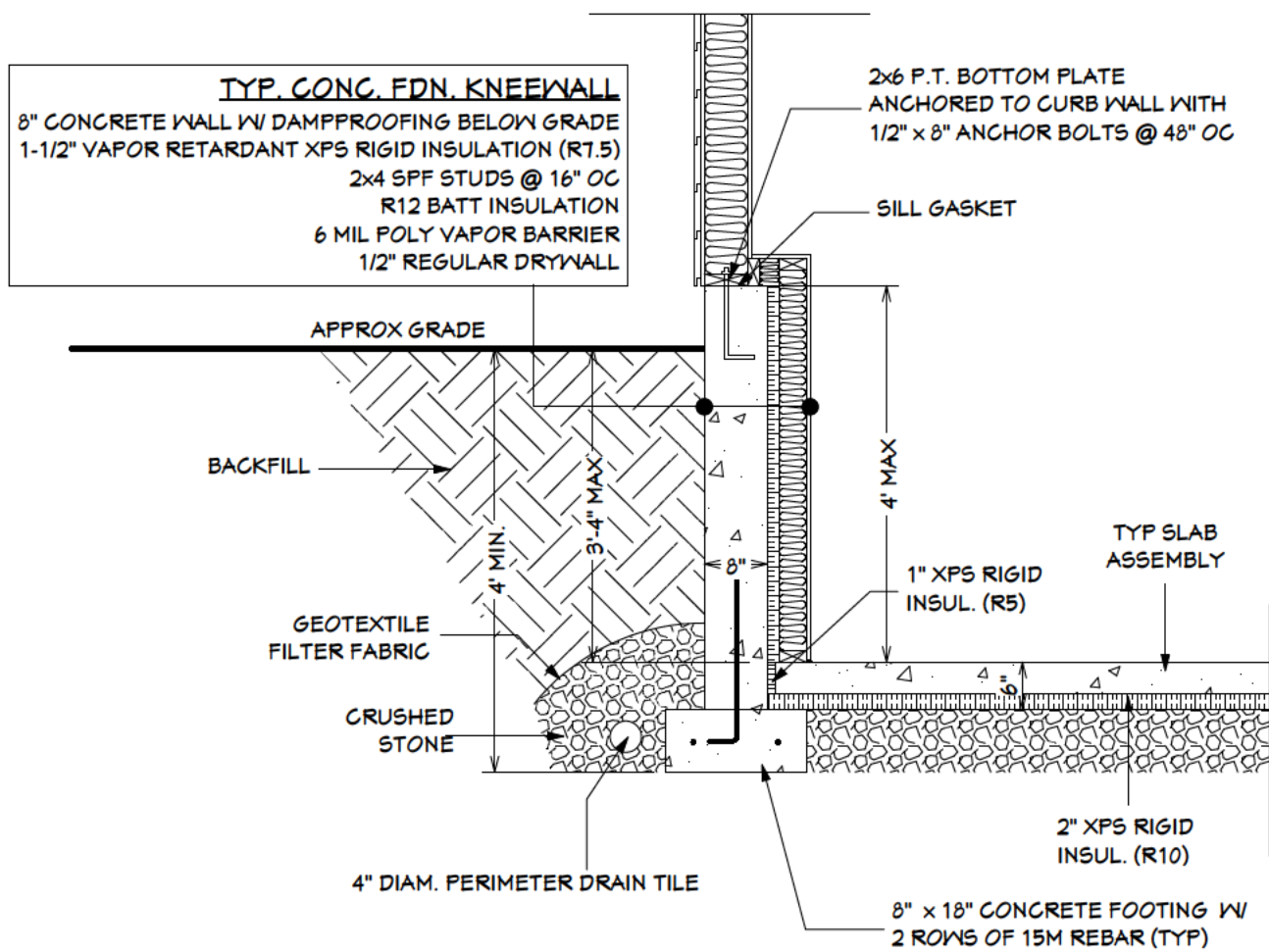
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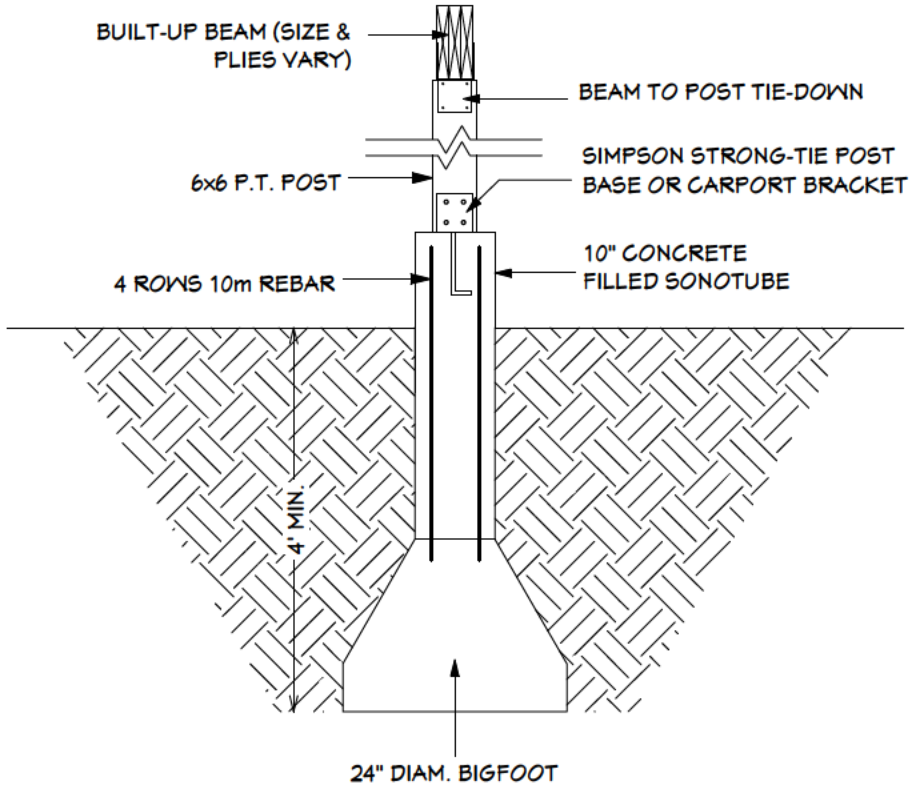
FOUNDATION DETAIL F1 - TYP.
FOUNDATION WALL
SCALE: 1/2" = 1'-0"



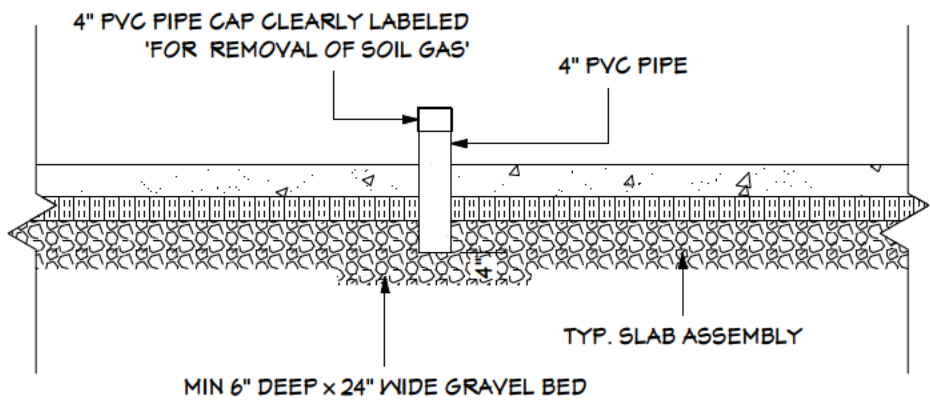
FOUNDATION DETAIL F2 -
CONCRETE KNEEWALL
SCALE: 1/2" = 1'-0"



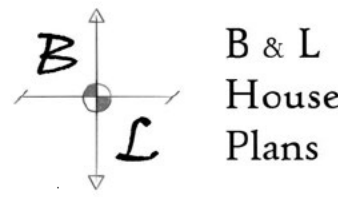
FOUNDATION DETAIL F3 -
CONCRETE KNEEWALL
SCALE: 1/2" = 1'-0"



TYPICAL SONOTUBE / BEAM DETAIL
SCALE: 1/2" = 1'-0"



SOIL GAS ROUGH-IN DETAIL
SCALE: 1/2" = 1'-0"



BRYDON.HUNTLEY@GMAIL.COM

PROJECT NAME -
EVERGREEN PHASE 1
6 UNIT APT. BLDG

DRAWING NAME -
FOUNDATION
DETAILS

LEGEND

	COMBO SMOKE & CARBON MONOXIDE ALARM
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	SOIL GAS ROUGH-IN

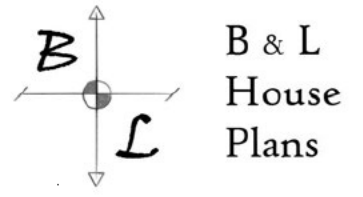
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PROJECT NAME -
**EVERGREEN PHASE 1
6 UNIT APT. BLDG**

DRAWING NAME -
**SECTION B13 &
PROJECT NOTES**

LEGEND

	COMBO SMOKE & CARBON MONOXIDE ALARM
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	SOIL GAS ROUGH-IN

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1/4" = 1' PAGE 13 13

EXTEND SHAFTLINER PANELS TO UNDERSIDE OF ROOF SHEATHING (CAULK JOINT TO MAKE SMOKE-TIGHT)

1/2" DENSGLASS OVER OSB SHEATHING AT ROOF STEP LOCATIONS ABOVE DEMISING WALLS

ROOF TRUSSES @ 24" OC (TYP)

BREAKAWAY CLIPS, TYP - INSTALLED AT 24" OC HORIZONTALLY (ATTACHED TO EACH H STUD) & SPACED AT 5' OC VERTICALLY (MAX)

PARTY WALL BETWEEN UNITS

- 2 HR RATED ASSEMBLY UL U373, STC 65-69.
- 1/2" REGULAR DRYWALL
 - 2x4 STUDS @ 16" OC / W/ ACOUSTIC BATT INSULATION
 - 3/4" GAP / AIR SPACE
 - 2 LAYERS OF 1" THICK GYPSUM WALLBOARD LINER PANELS, INSERTED INTO H-STUDS @ 24" OC
 - 3/4" GAP / AIR SPACE
 - 2x4 STUDS @ 16" OC W/ ACOUSTIC BATT INSULATION
 - 1/2" REGULAR DRYWALL

3/4" OSB AS FIRE BLOCKING, TYP

**SECTION B13A (PARTY
WALL DETAIL AT FDN STEP)**

SCALE: 1/2" = 1'-0"

EXTEND SHAFTLINER PANELS TO UNDERSIDE OF ROOF SHEATHING (CAULK JOINT TO MAKE SMOKE-TIGHT)

ROOF TRUSSES @ 24" OC (TYP)

3/4" OSB AS FIRE BLOCKING, TYP

8'-1 1/2" TYP.

BREAKAWAY CLIPS, TYP - INSTALLED AT 24" OC HORIZONTALLY (ATTACHED TO EACH H STUD) & SPACED AT 5' OC VERTICALLY (MAX)

3/4" OSB AS FIRE BLOCKING, TYP

8'-1 1/2" TYP.

14" RIMBOARD

DOUBLE 'C' SHAPED METAL TRACK, SCREWED BACK TO BACK

14" RIMBOARD

3/4" OSB AS FIRE BLOCKING, TYP

8'-1 1/2" TYP.

'C' SHAPED METAL TRACK

8" D x 24" W FOOTING UNDER PARTY WALL

TYPICAL SLAB ASSEMBLY

**SECTION B13 (PARTY
WALL DETAIL)**

SCALE: 1/2" = 1'-0"

PROJECT NOTES -

1. FIRE SEPARATION PENETRATIONS MUST BE SEALED, TIGHTLY FITTED, FIRE STOPPED OR CONFIGURED TO MAINTAIN THE INTEGRITY OF THE SEPARATION AS PER NBCC 2015, SECTION 9.10.9.6 & 9.10.9.7
2. STAIRWELL HANDRAILS REQUIRE 12" HORIZONTAL PROJECTION BEYOND LAST TREAD ONE SIDE OF STAIRS
3. PLACEMENT OF PLUMBING FIXTURES IN THE MECHANICAL ROOM MUST MEET APPLICABLE ELECTRICAL CODE & STANDARDS
4. SMOKE ALARMS TO CONFORM TO NBCC SUBSECTION 9.10.19

ADAPTABILITY NOTES -

1. MAIN UNIT ENTRANCE DOORS SHALL BE EASILY ACCESSED AND BE CAPABLE OF BEING MADE BARRIER FREE FROM PARKING AREA OR SIDEWALK IN ORDER TO COMPLY WITH ADAPTABLE HOUSING REQUIREMENTS
2. ALL UNITS TO COMPLY WITH ADAPTABLE HOUSING REQUIREMENTS (AHR)
3. ALL UNIT ENTRANCE DOORS SHALL BE LOW THRESHOLD (MAX 1/2") & BE EQUIPPED WITH HARDWARE CONFORMING TO AHR
4. ALL UNIT INTERIOR DOORS SHALL BE EQUIPPED WITH DOOR OPENING HARDWARE CONFORMING TO AHR
5. KITCHEN CONTROLS, PLUMBING & ELECTRICAL TO CONFORM WITH AHR
6. BATHROOM CONTROLS & HARDWARE SHALL CONFORM TO AHR
7. WALL ASSEMBLIES ENCLOSING BATHROOM TO INCLUDE REINFORCEMENT TO ALLOW FUTURE INSTALLATION OF GRAB BARS CONFORMING TO AHR