

LOT CALCULATIONS

CIVIC ADDRESS: LOT 2 1062 STOCKWELL AVE. KELOWNA, B.C.

ZONING: MF1

LOT AREA: 600.72m² (6466.17 SQ.FT.)

PERMITTED FLOOR AREA RATIO: MAX: 6 UNITS

PROPOSED FLOOR AREA RATIO: 4 UNITS
= 786.46m² (8465.44 SQ. FT.)

PERMITTED LOT COVERAGE: 55.00% x 600.72m² (6466.17 SQ. FT.)
= 330.39m² (3556.28 SQ. FT.)

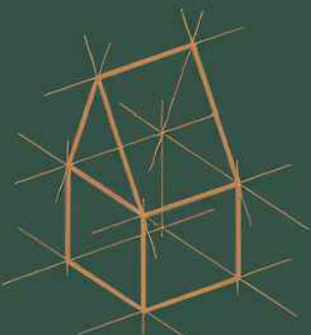
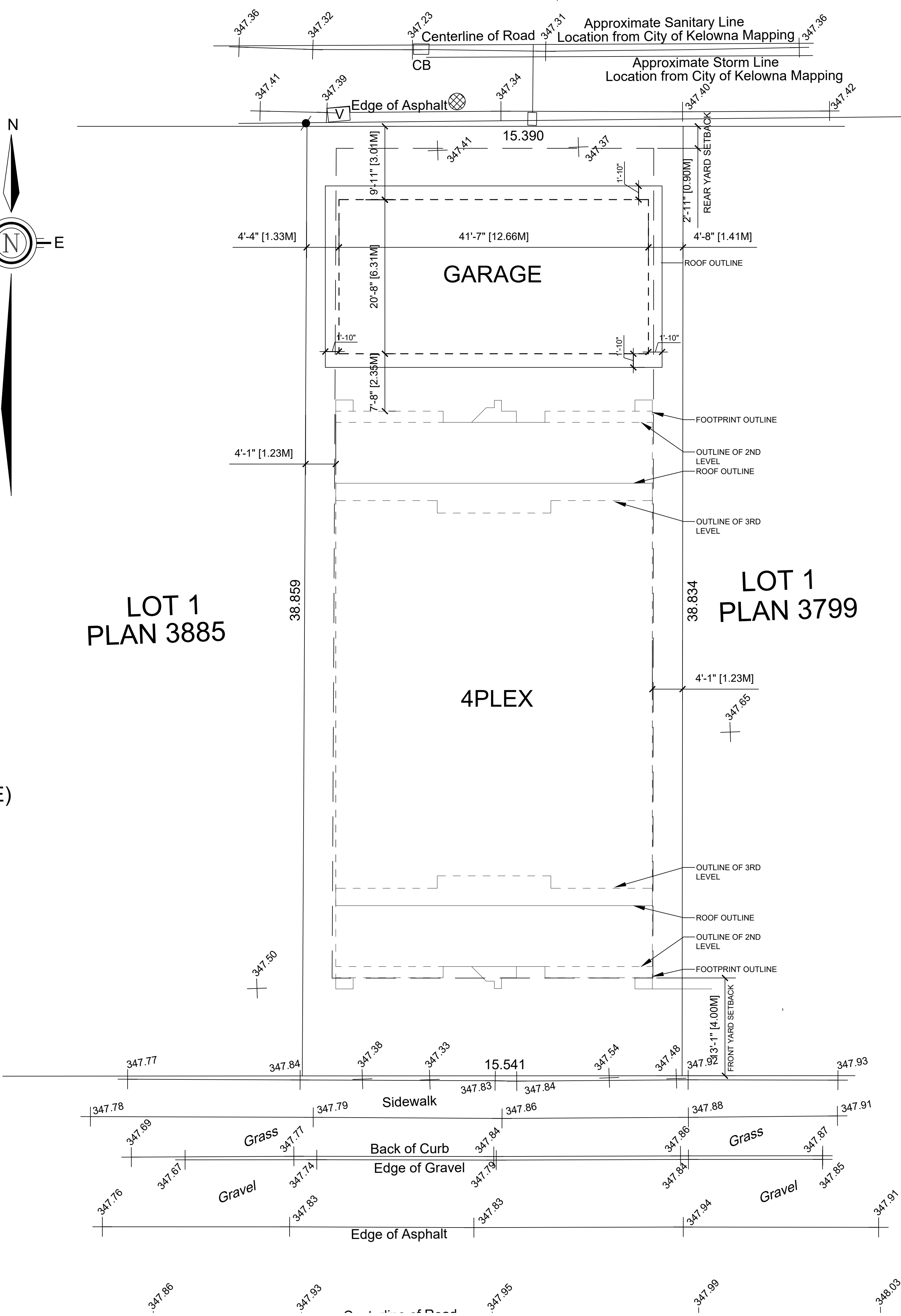
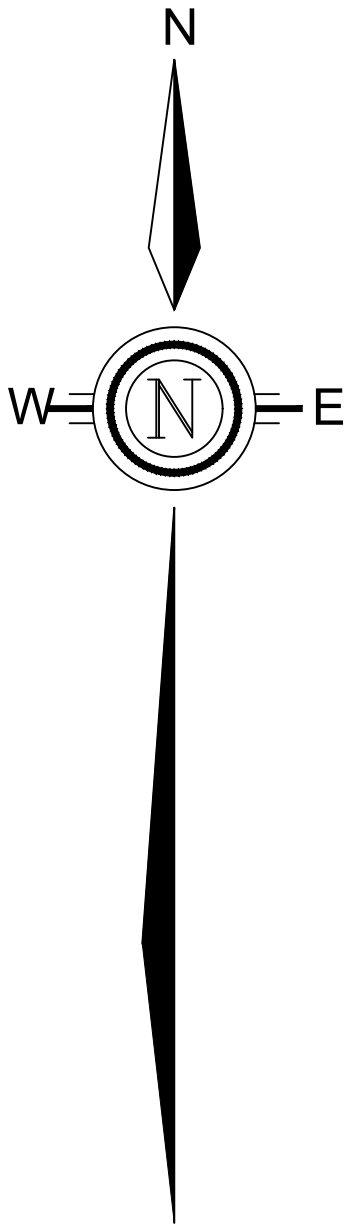
PROPOSED LOT COVERAGE: 49.86%
= 299.57m² (3224.61 SQ. FT.)

HEIGHT: PERMITTED 11.0M(3 STOREYS) PROPOSED 10.52M (3 STOREYS)

YARD SETBACKS: PERMITTED PROPOSED
FRONT YARD = 4.0M 4.00M
SIDE YARD = 1.2M 1.23M
REAR YARD = 0.9M 3.01M

PARKING CALCULATIONS: PERMITTED PROPOSED
1 PER RESIDENCE= 1X4 = 4 4
BICYCLE STORAGE: 4 (GARAGE STORAGE)
CLASS I, .5/UNIT .1X4=2 (REQUIRED) 4
CLASS II, .1/UNIT .1X4=.4 (1) (REQUIRED) 4

GENERAL NOTES - ARCHITECTURAL:
ALL WORK SHALL CONFORM TO THE STANDARDS OF THE N.B.C. OF CANADA 2015 (ALL APPLICABLE SECTIONS), THE B.C. BUILDING CODE (BCBC) 2024 AND ALL LOCAL CODES, BYLAWS AND AMENDMENTS.
-DO NOT SCALE DRAWINGS; DIMENSIONS ALWAYS TAKE PRECEDENCE.
-ALL TRADES SHALL VERIFY ALL DATUM'S, DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK.
-ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO LIME ARCHITECTURE.
-VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN ON DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE EXPRESS WRITTEN PERMISSION OF LIME ARCHITECTURE.
-THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF LIME ARCHITECTURE AND CANNOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LIME ARCHITECTURE.
-ALL WORK TO BE PERFORMED TO CURRENT GOOD TRADE PRACTICE STANDARDS BY WORKMEN SKILLED IN THEIR TRADES.
-ALL MATERIALS TO BE OF GOOD QUALITY, PROPERLY TRANSPORTED, STORED AND PROTECTED.
-ALL EXTERIOR DIMENSIONS TAKEN FROM OUTSIDE FACE OF WOOD STUDS AND EXTERIOR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
-ALL INTERIOR DIMENSIONS TAKEN FROM CENTER LINE OF STUDS U.N.O.
-ALL LOAD BEARING LUMBER TO BE SPF #2 OR BETTER U.N.O.
-ALL LOAD BEARING WOOD BEAMS TO BE SPF #2 OR BETTER U.N.O.
-ALL EXTERIOR WALLS TO BE 2 X 6 @ 24" O.C., U.N.O.
-INTERIOR WALLS TO BE 2 X 4 @ 24" O.C., U.N.O.; INTERIOR LOAD BEARING WALLS TO BE 2X6 @ 16" O.C., U.N.O. (SHOWN SHADED ON PLAN DRAWINGS)
-USE DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO JOISTS UNLESS NOTED OTHERWISE (U.N.O.).
-ALL LOAD BEARING COLUMNS TO BE AT LEAST EQUAL TO WIDTH OF BEAMS AND OF SOLID LUMBER OR LAMINATED STUDS.
-LINTELS UP TO 6'-0" WIDE TO BE 2-2 X 10 SPF #2 OR BETTER U.N.O. - TO BE BUILT UP TO EQUAL WIDTH OF WALL FRAMING.
-LINTELS OVER 6'-0" TO BE 2-2 X 12 SPF #1 OR BETTER OR ENGINEERED UNLESS NOTED OTHERWISE (U.N.O.).
-FRAMING TRADE TO PROVIDE MIN. 2 X 2 CROSS BRACING OR SOLID BLOCKING BETWEEN JOISTS AND RAFTERS @ 7'-0" O.C. MAXIMUM, MINIMUM ONE ROW UNLESS NOTED OTHERWISE BY FLOORING ENGINEER.
-ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL, APPROVED ENGINEERED FILL OR BEDROCK AND EXTEND A MINIMUM DEPTH 300MM BELOW FROST LINE FROM FINISHED GRADE.
-MINIMUM CONCRETE STRENGTH AT 28 DAYS : FOOTINGS, SLABS, FOUNDATION WALLS: 3000PSI, LIGHTWEIGHT CONCRETE TOPPING: 4000PSI.
-MINIMUM PAD FOOTING SIZES AS PER STRUCTURAL NOTES BELOW AND/OR AS NOTED ON PLAN DRAWINGS (LARGEST PAD AND REINFORCING SIZES TO TAKE PRECEDENCE WHERE CONTRADICTION EXISTS).
-SECURE SILL PLATES TO FOUNDATION WALLS WITH 1/2" DIAM. X 10" ANCHOR BOLT @ 4'-0" O.C. FOR EXTERIOR WALLS AND 6'-0" FOR INTERIOR WALLS.
-ALL WOOD MEMBERS IN CONTACT WITH CONCRETE TO BE PROTECTED WITH SILL PLATE GASKET.
-PROVIDE DAMPROOFING TO ALL EXTERIOR FOUNDATION WALLS (INCLUDING RE-DAMPPROOFING) IN ACCORDANCE WITH BCBC 2018.
-PROVIDE A MINIMUM OF 6" CLEARANCE BETWEEN SOIL AND ANY WOOD MEMBERS.
-ALLOWABLE SOIL BEARING PRESSURE 2000 PSF ASSUMED FOR DESIGN AND TO BE CONFIRMED AT EXCAVATION BY A QUALIFIED ENGINEER.
-PROVIDE ALUMINUM FLASHINGS OVER ALL EXTERIOR OPENINGS.
-CAULK AND SEAL ALL EXTERIOR OPENINGS IN ACCORDANCE WITH BCBC 2018.
-VENTILATION REQUIREMENTS TO CONFORM TO BCBC 9.32.3 AND TABLE 9.32.3.5.
-UNIFORMLY DISTRIBUTE VENTILATION TO ROOFS AS PER BCBC 9.19.1.2.
-PROVIDE A MINIMUM CLEARANCE BETWEEN TOP OF ROOF INSULATION AND UNDERSIDE OF ROOF SHEATHING AS PER BCBC 9.19.1.3.
-DWELLING GLAZING SECURITY REQUIREMENTS TO CONFORM TO BCBC 9.7.6 AND APPENDIX (A)9.7.5.3.(1).
-ALL EXTERIOR AND REQUIRED GUARDS TO BE 3'-6" (1070MM) HIGH WITH MAX. 3.9" (100MM) CLEAR OPENINGS.
-ALL HANDRAILS SHALL BE A MINIMUM 2'-8" HIGH ABOVE THE NOSINGS.
-ALL STAIR TREADS TO BE 10 1/2 INCH MINIMUM AND AN 1/2 " NOSING.
-ALARMS AND DETECTION SYSTEMS TO BE AS PER 3.2.4.1 OF THE BCBC.



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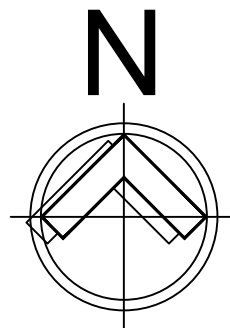
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PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2024

NOTES

1-

COMPASS



PROJECT :

1062

ADDRESS:

1062 MARTIN AVE. KELOWNA B.C. V1Y 6V5

PROPOSED FOR:

ASHU SAREEN

DRAWING # :

K23-FR001

CLOUD 7 DESIGN

SCALE :

1/8" = 1'-0"

DATE :

09/03/2024

CREATED BY :

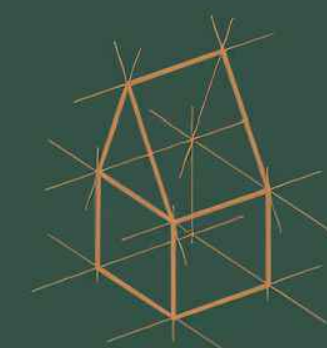
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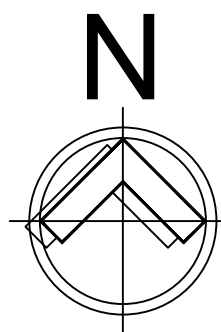
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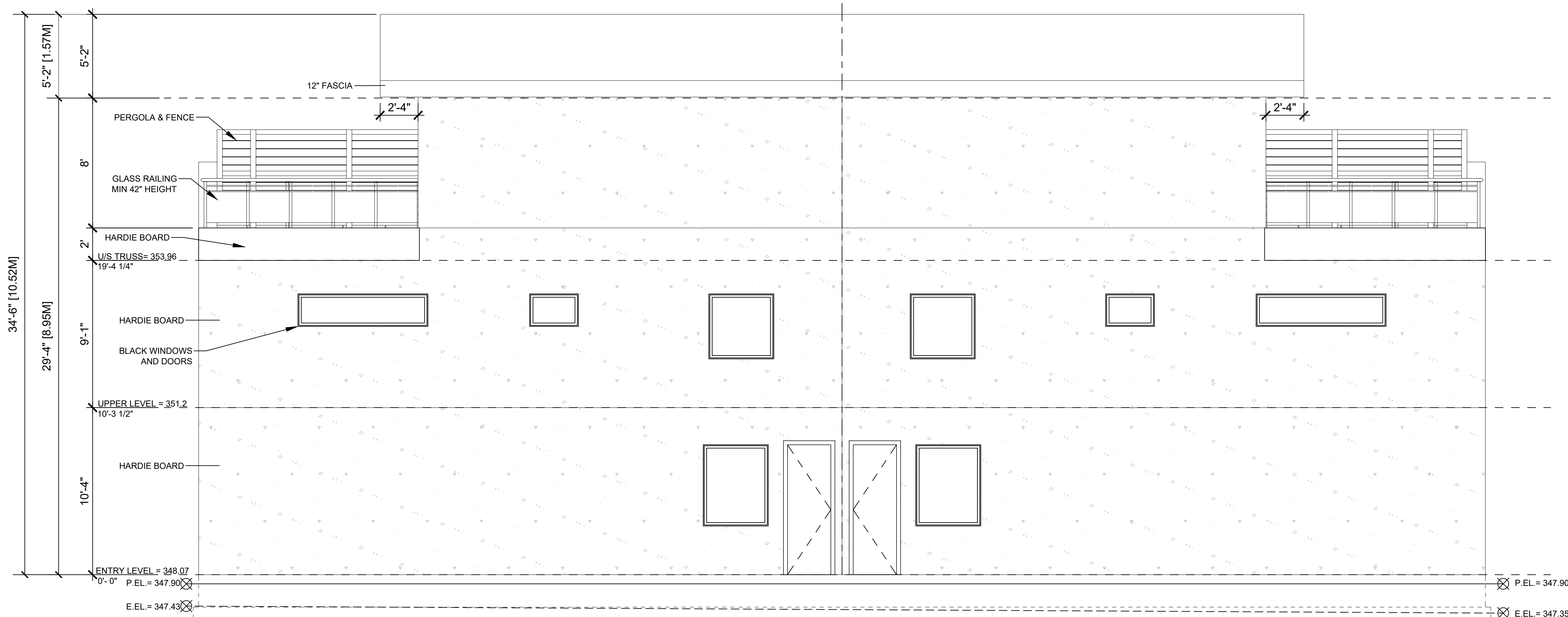
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FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Kelowna:
Heating Days >3000, <4000 = Zone 5
Minimum RSI Values Required (with HRV):
Ceilings below attics = 6.91
Walls = 2.97
Floors over unheated spaces = 4.67
Basement Walls = 2.98
Unheated floor below frost line = uninsulated
Unheated floor above frost line = 1.96
Heated floors = 2.32

WALL TYPES

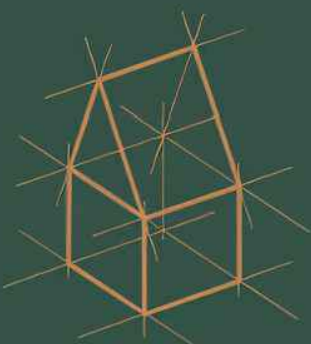
TYPE NO.	COMPONENTS	COMPONENT	COMPONENT EFFECTIVE	TOTAL EFFECTIVE
(E1) EXTERIOR WALL (STUCCO)	EXTERIOR AIR FILM EXTERIOR WALL STUCCO FINISH COAT STUCCO SCRATCH COAT ON METAL LATH 15 LBS BUILDING PAPER 3/8" SHEATHING (PLYWOOD OR OSB) 2x6" WOOD STUDS @ 24" O.C. - STANDARD FRAMING R-24 BATT INSULATION (CANULC-S702) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (.0009) (.0009) (.01) (.08) (1.19) - 20% INSULATED STUD ASSEMBLY (4.23) - 80% INSULATED STUD ASSEMBLY (.08) (.12)	(.03) (.009) (.01) (.01) (.08) (3.62) (.08) (.12)	3.96
(E2) EXTERIOR WALL (HARDIE)	EXTERIOR AIR FILM EXTERIOR WALL FINISH AS INDICATED ON DWGS (5/16" FIBRE CEMENT-8mm) 15 LBS BUILDING PAPER (SHINGLED AS PER CODE) 3/8" SHEATHING (PLYWOOD OR OSB) 2x6" WOOD STUDS @ 24" O.C. - STANDARD FRAMING R-24 BATT INSULATION (CANULC-S702) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (.0009) (.0009) (.01) (.08) (1.19) - 20% INSULATED STUD ASSEMBLY (4.23) - 80% INSULATED STUD ASSEMBLY (.08) (.12)	(.03) (.009) (.01) (.01) (.08) (3.62) (.08) (.12)	3.96
(E2B) EXTERIOR WALL (HARDIE) UNINSULATED				
(E3) EXTERIOR WALL (LONGBOARD)	EXTERIOR AIR FILM EXTERIOR WALL FINISH AS INDICATED ON DWGS 15 LBS BUILDING PAPER (SHINGLED AS PER CODE) 3/8" SHEATHING (PLYWOOD OR OSB) 2x6" WOOD STUDS @ 24" O.C. - STANDARD FRAMING R-24 BATT INSULATION (CANULC-S702) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (.11) (.0009) (.01) (.08) (1.19) - 20% INSULATED STUD ASSEMBLY (4.23) - 80% INSULATED STUD ASSEMBLY (.08) (.12)	(.03) (.11) (.009) (.01) (.08) (3.62) (.08) (.12)	4.04
(E4) EXTERIOR FOUNDATION	8" (203.2mm) C.I.P. CONCRETE (SEE STRUCTURAL)			
(I1) INTERIOR WALL	2X4 WOOD STUDS SPACED 24" O.C. 1/2" GYPSUM BOARD EACH SIDE			
(I2) INTERIOR WALL (LOADBEARING & PLUMBING)	2X6 WOOD STUDS SPACED 24" O.C. 1/2" GYPSUM BOARD EACH SIDE			
(IPW) INTERIOR PARTY WALL	TWO ROWS 2X4 WOOD STUDS ON SEPARATE 2X4 PLATES (PLATES SET 1" APART), STUDS SPACED @ 16" O.C. (24" MAX - STUDS TO ALIGN ON ALL THREE LEVELS) 3-1/2" THICK ABSORPTIVE MATERIAL EACH SIDE 1 LAYER 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE (NOTE: CUT GYPSUM BOARD TO FIT TO U/S ROOF SHEATHING AND FILL 1/4" NOMINAL GAP WITH ACOUSTICAL SEALANT)			

ROOF TYPES

TYPE NO.	COMPONENTS	COMPONENT	COMPONENT EFFECTIVE	TOTAL EFFECTIVE
(R1) TYPICAL FLAT ROOF ASSEMBLY	EXTERIOR AIR FILM 2 PLY. MOD. BIT ROOFING SYSTEM PER RCABC 7/16" ASPHALT IMPREGNATED FIBREBOARD (PER RCABC) SHEATHING AIR SPACE 24" ENG. ROOF TRUSSES (CEILING WITH TYPICAL TRUSS) 14" BLOWN CELLULOSIC INSULATION (TO CANULC-S703) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (.03) (.18) : 016/mmX11 (.16) (.76) (10.3) (.08) (.11)	(.03) (.03) (.16) (.16) (4.33) - (.08) (.11)	4.91
(R2) TYPICAL ROOF DECK ASSEMBLY	PAV-EL PEDESTAL (SHIM TO ACHIEVE LEVEL FINISHED FACE) EXTERIOR AIR FILM 2 PLY. MOD. BIT ROOFING SYSTEM PER RCABC 7/16" ASPHALT IMPREGNATED FIBREBOARD (PER RCABC) SHEATHING AIR SPACE 24" ENG. ROOF TRUSSES (CEILING WITH TYPICAL TRUSS) 14" BLOWN CELLULOSIC INSULATION (TO CANULC-S703) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (.03) (.18) : 016/mmX11 (.16) (.76) (10.3) (.08) (.11)	(.03) (.03) (.16) (.16) (4.33) - (.08) (.11)	4.91
(R3) TYPICAL ROOF ASSEMBLY	EXTERIOR AIR FILM ASPHALT SHINGLES 15 LBS BUILDING PAPER (SHINGLED AS PER CODE) 7/16" OSB SHEATHING AIR SPACE ENG. ROOF TRUSSES (CEILING WITH TYPICAL TRUSS) 20" BLOWN CELLULOSIC INSULATION (TO CANULC-S703) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (.08) (.01) (.108) (.16) (.76) (12.19) (.08) (.11)	(.03) (.08) (.01) (.108) (.16) (.76) (12.19) (.08) (.11)	6.98

FLOOR TYPES

TYPE NO.	COMPONENTS	COMPNT	COMPONENT EFFECTIVE	TOTAL EFFECTIVE
(F1) ENG. FLOOR JOISTS	3/4" T&G PLYWOOD FLOORING ENGINEERED WOOD FLOORING SYSTEM 5/8" TYPE 'X' GYPSUM BOARD (PAINTED)	-	-	
(F2) ENG. FLOOR JOISTS (EXTERIOR PROJECTION)	INTERIOR AIR FILM 3/4" T&G PLYWOOD FLOORING ENGINEERED WOOD FLOORING SYSTEM R-31 MIN. CLOSED CELL SPRAY FOAM INSUL. EXTERIOR SHEATHING NON-VENTED SOFFIT EXTERIOR AIR FILM	-	-	
(F3) CONCRETE SLAB ON GRADE	INTERIOR AIR FILM 4" CONC. SLAB (SEE STRUCTURAL) (2400 kg/m3) STEEL REINFORCING (SEE STRUCTURAL) 6 MIL. POLY 2" EXTRUDED POLYSTYRENE BOARD (EPS TYPE 2) AT SLAB ON GRADE TO EXTEND 48" MIN. INTO BUILDING FROM PERIMETER EDGE) FILL (AS PER CIVIL & GENERAL NOTES) UNDISTURBED SOLID BEARIN	-	-	
(F3B) CONCRETE SLAB ON GRADE (NON INSULATED GARAGE FLOOR SYSTEM)	INTERIOR AIR FILM 4" CONC. SLAB (SEE STRUCTURAL) STEEL REINFORCING (SEE STRUCTURAL) 6 MIL. POLY FILL (AS PER CIVIL & GENERAL NOTES) UNDISTURBED SOLID BEARING	-	-	



CLOUD 7 DESIGN

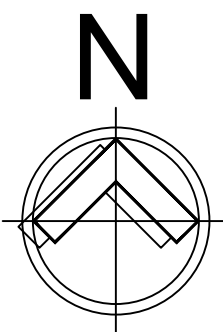
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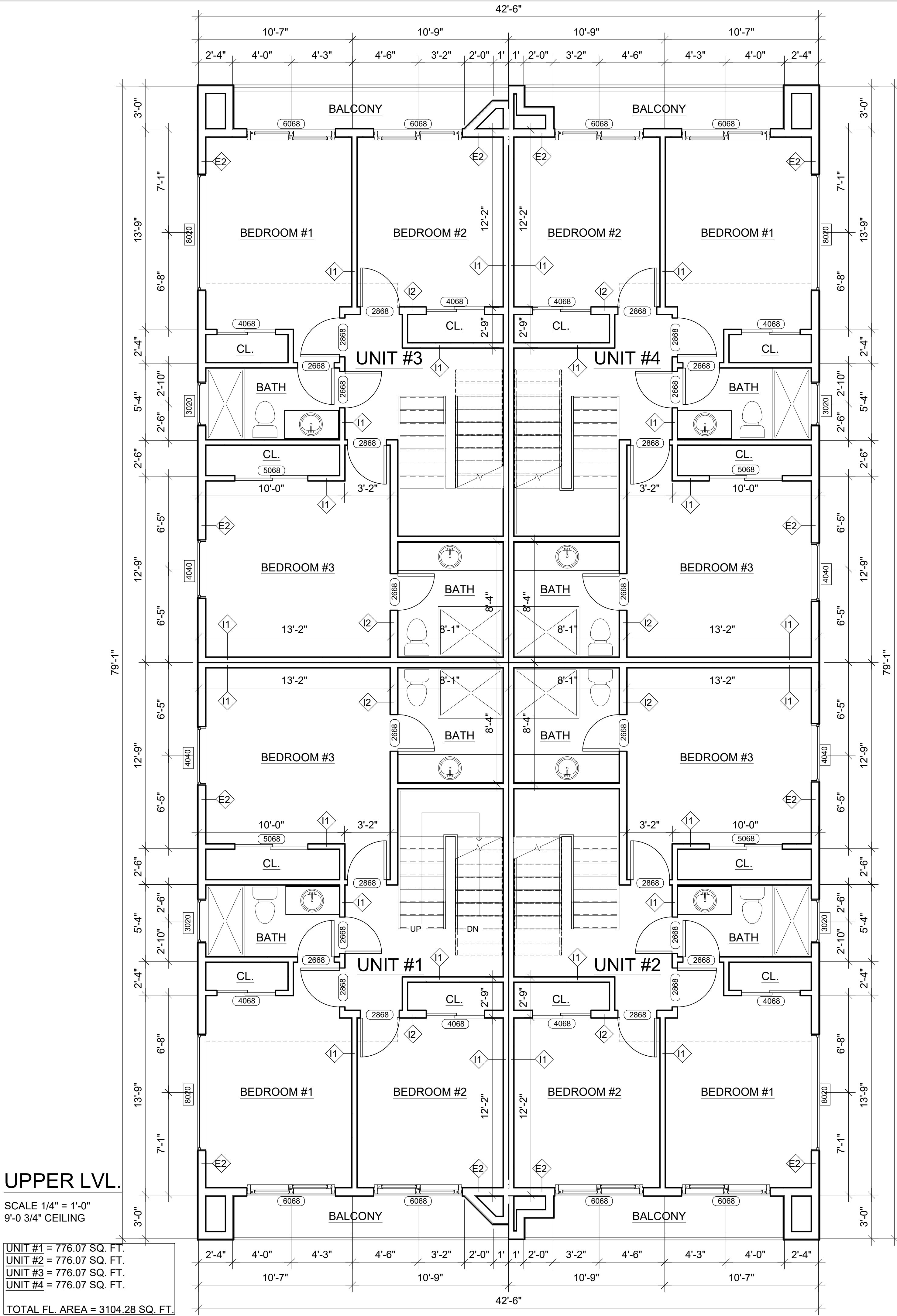
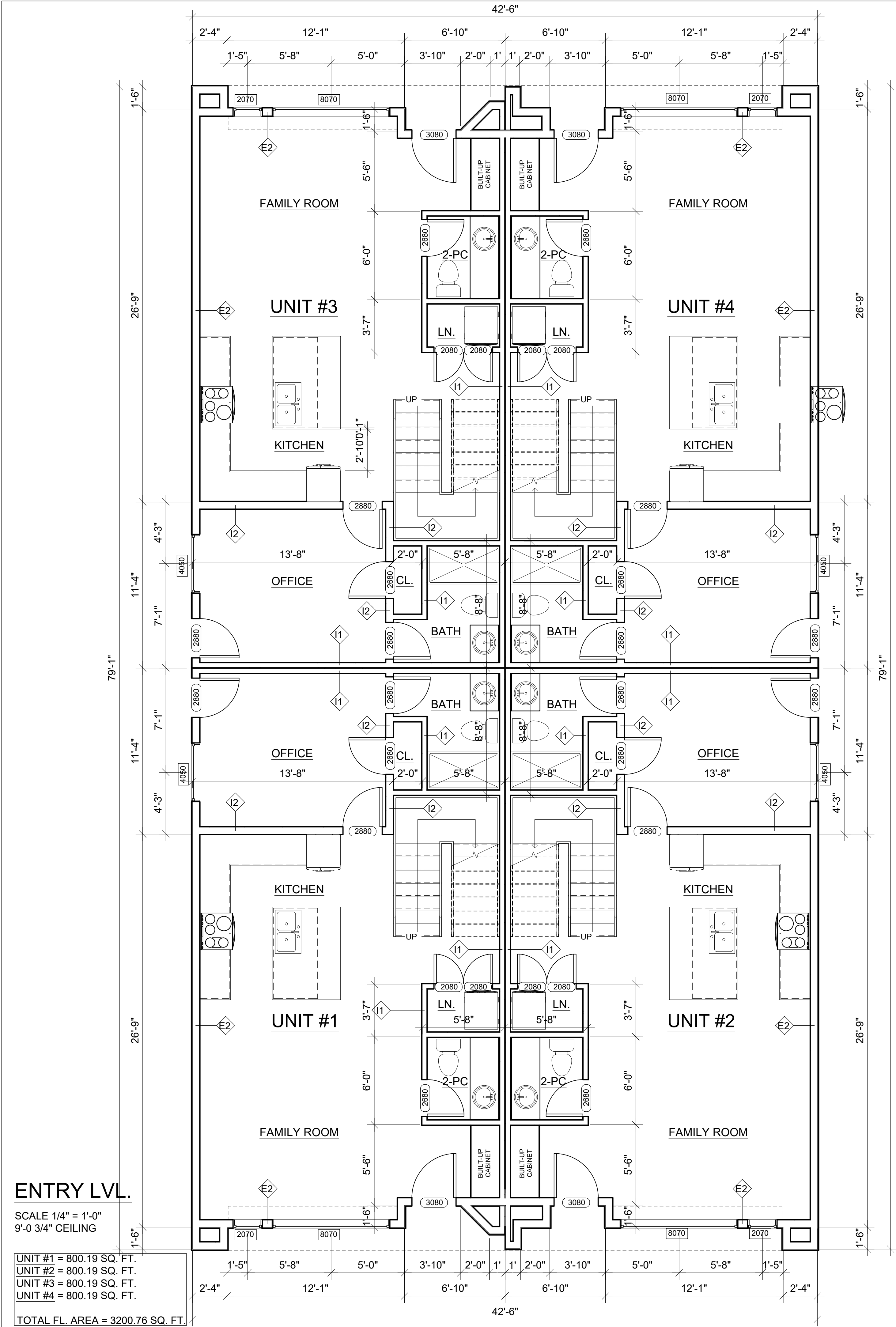
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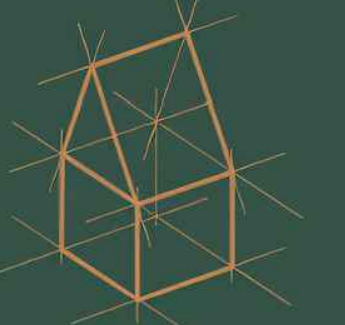
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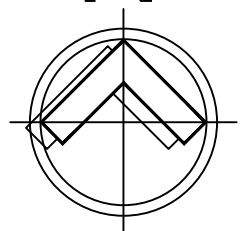
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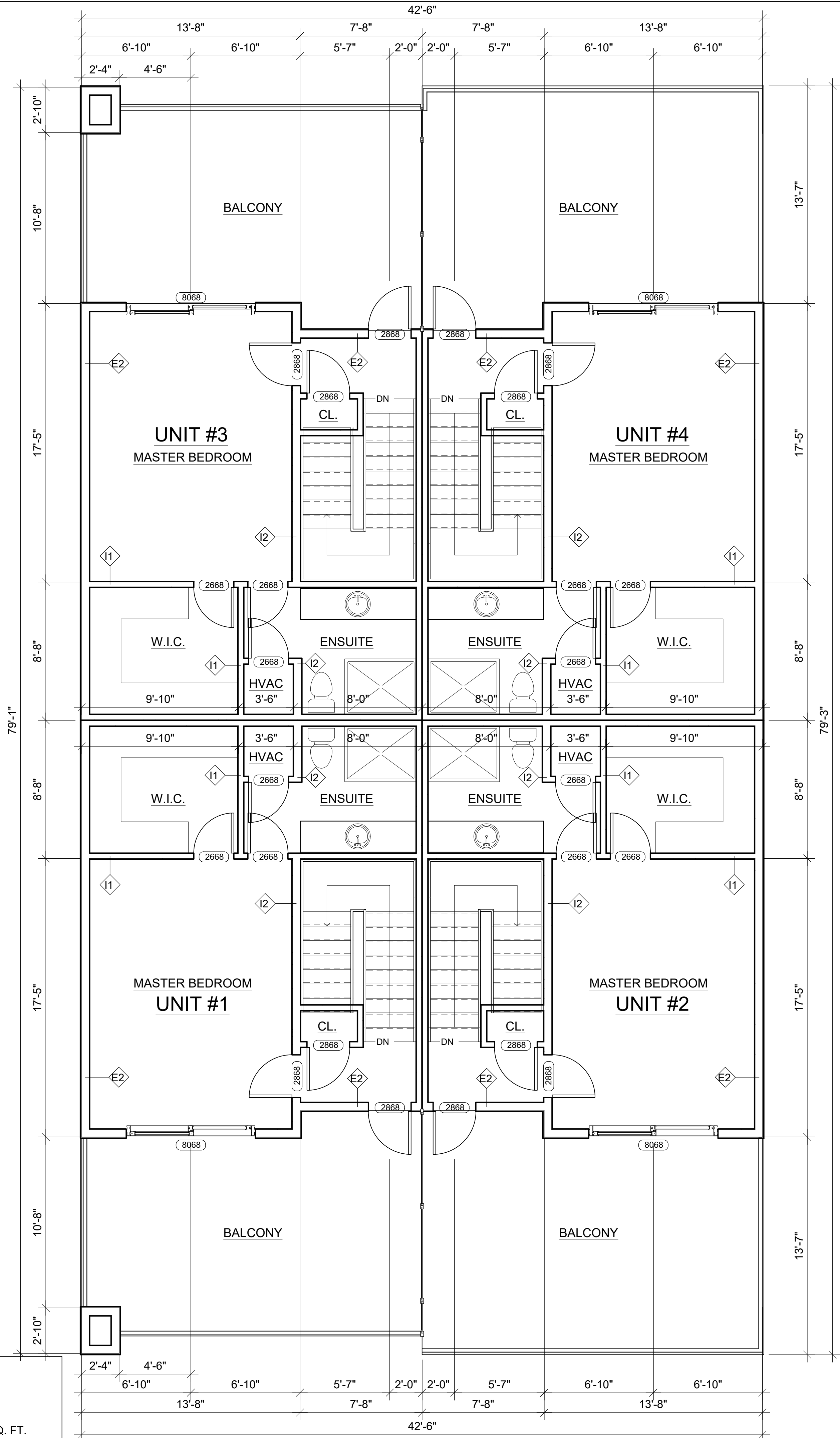
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ROOF DECK

SCALE 1/4" = 1'-0"
9'-0 3/4" CEILING

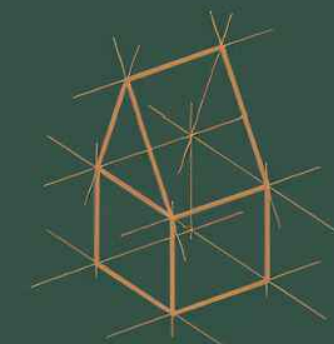
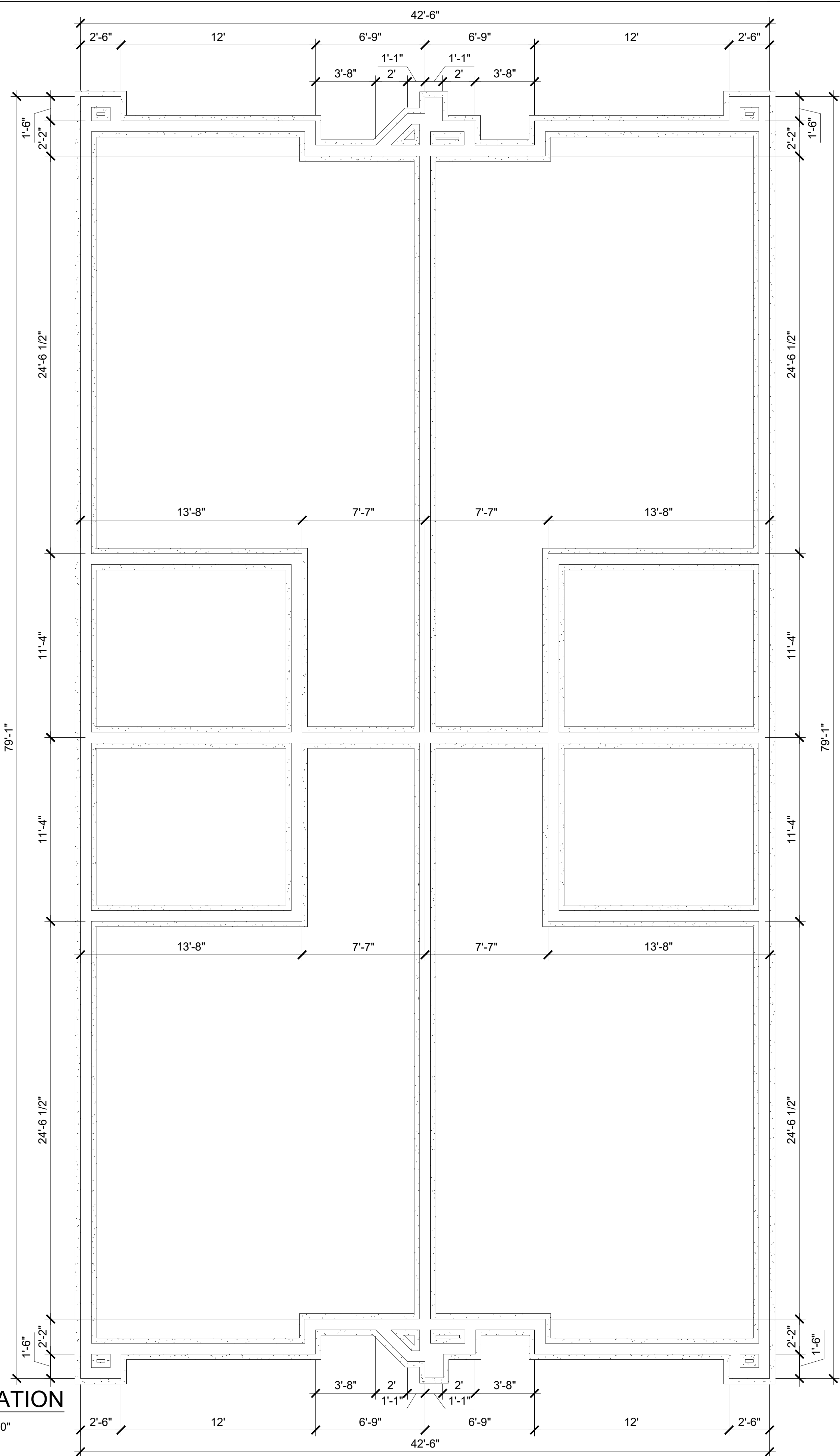
UNIT #1 = 540.1 SQ. FT.
UNIT #2 = 540.1 SQ. FT.
UNIT #3 = 540.1 SQ. FT.
UNIT #4 = 540.1 SQ. FT.

TOTAL FL. AREA = 2160.40 SQ. FT.



FOUNDATION

SCALE 1/4" = 1'-0"



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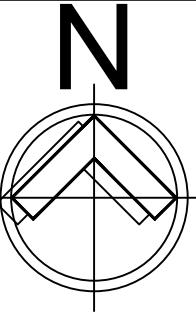
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09/02/2024

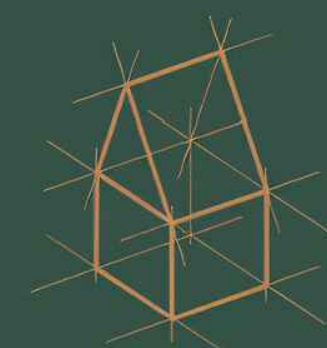
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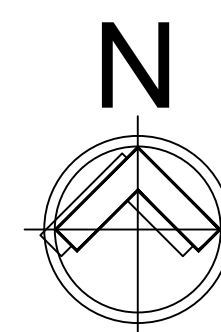
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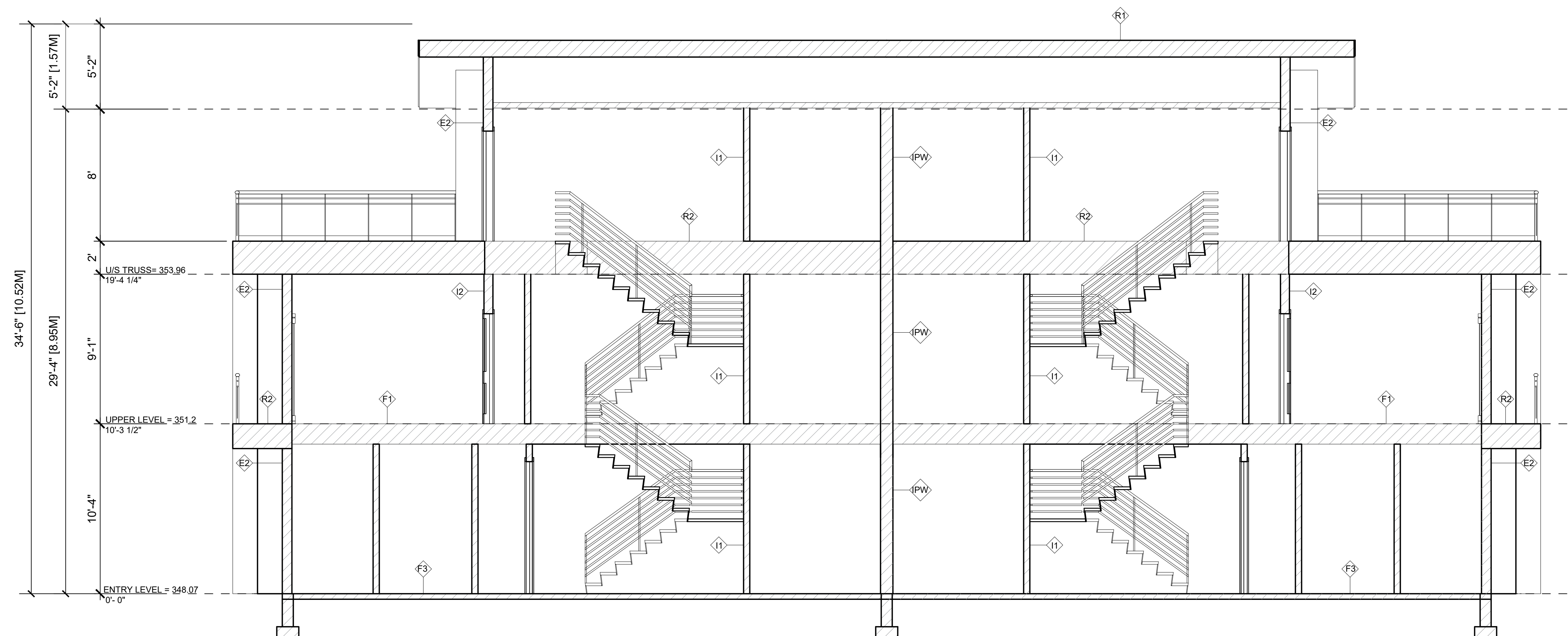
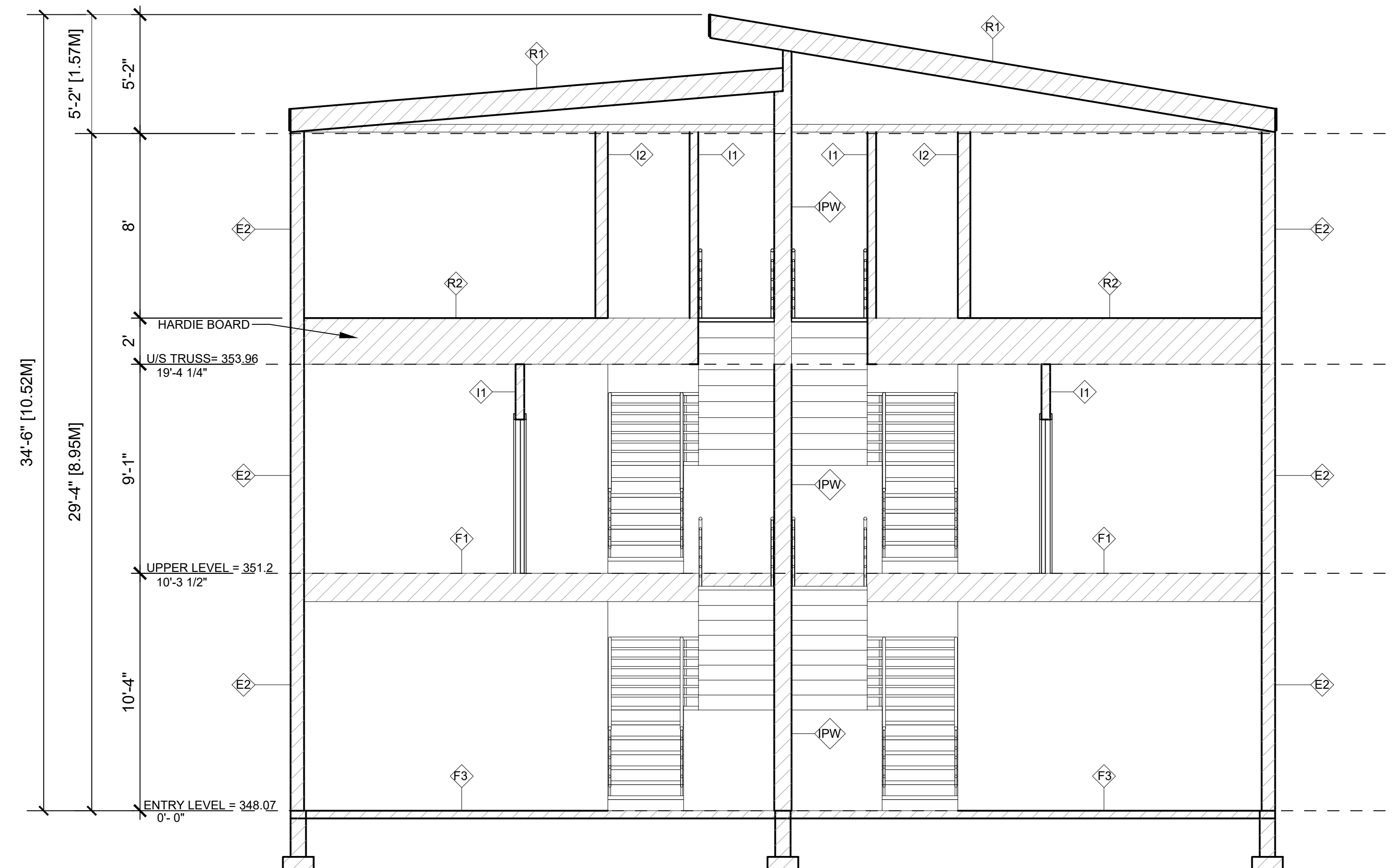
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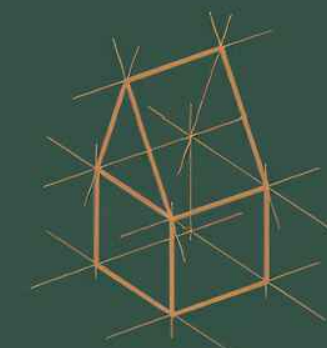
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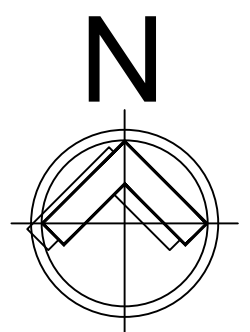
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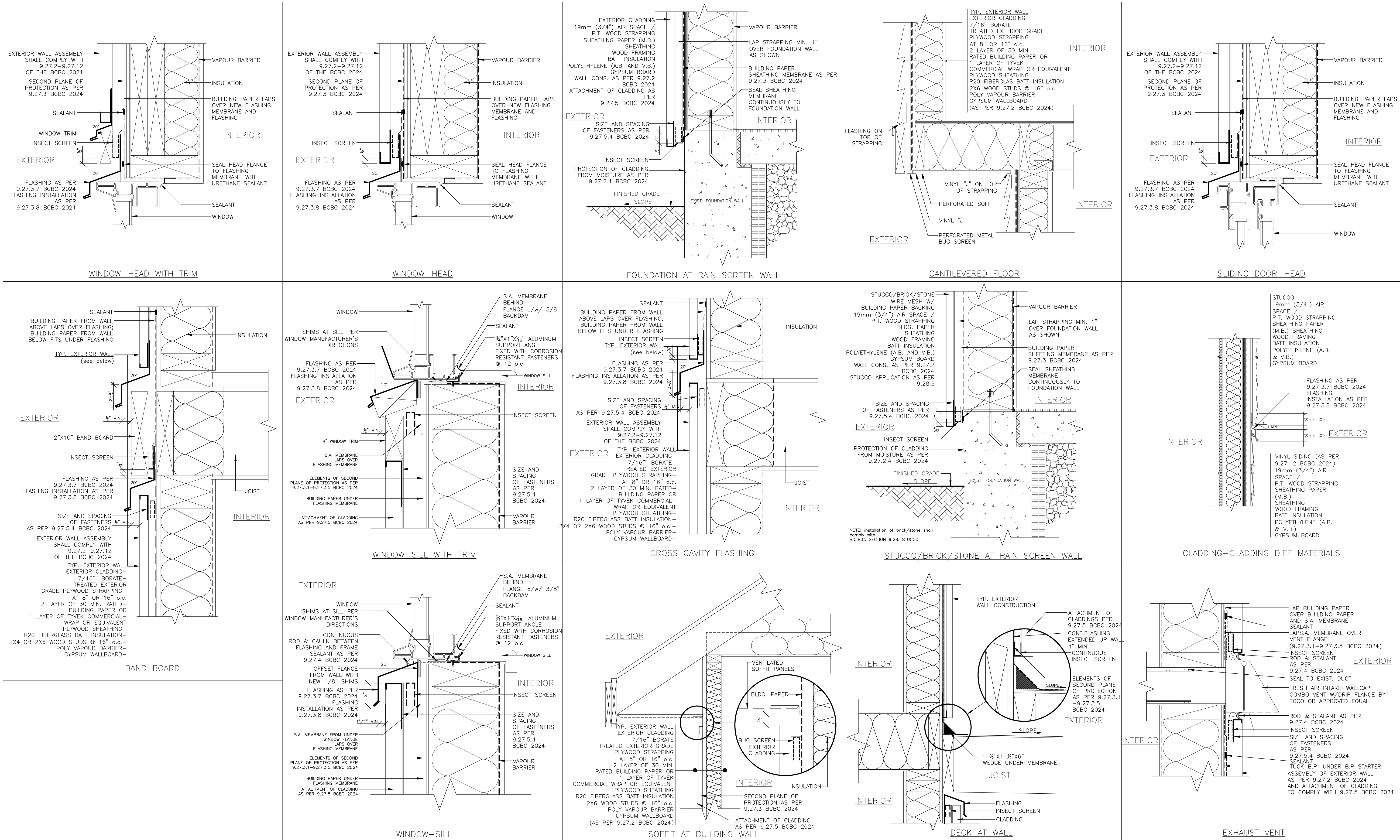
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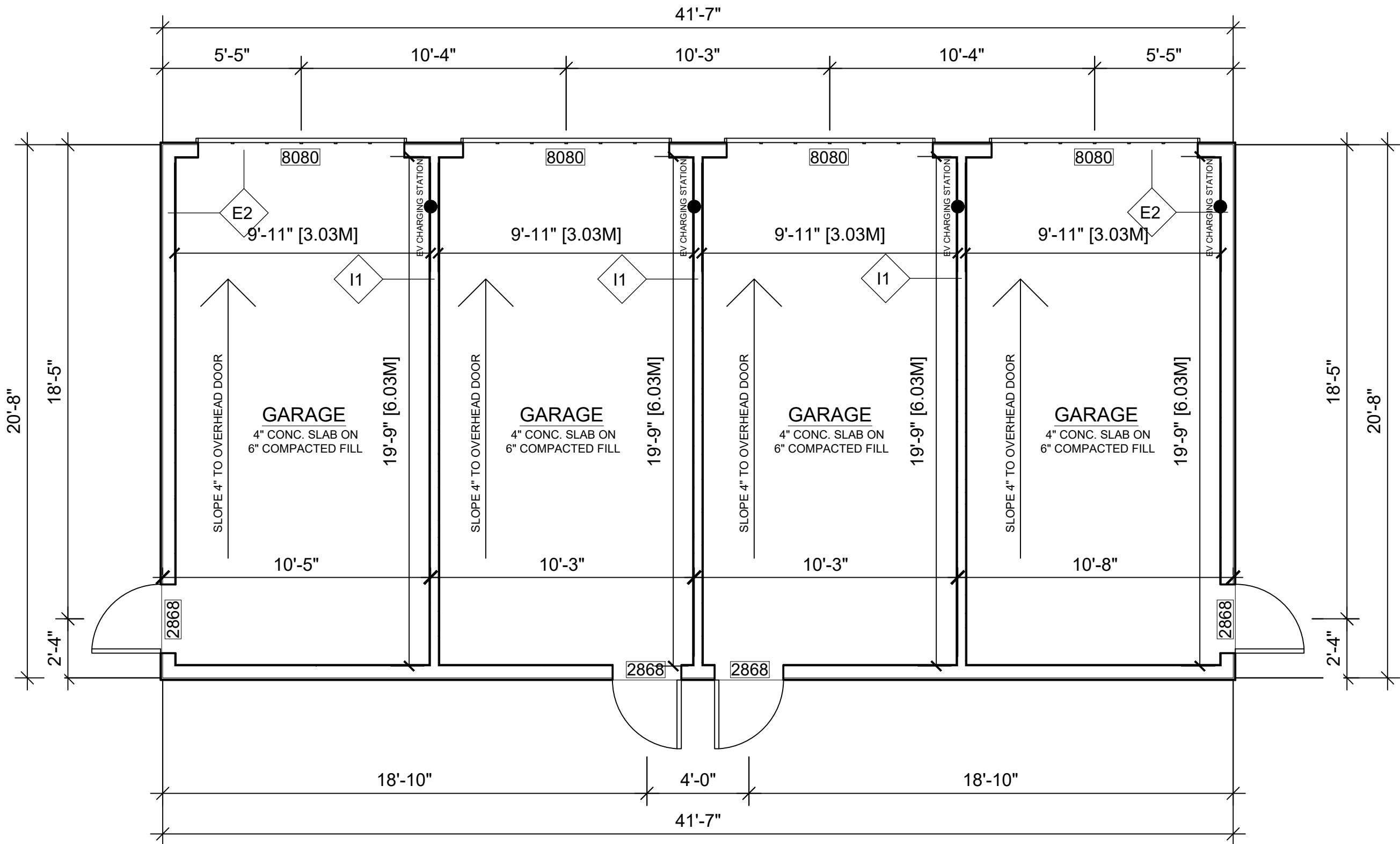
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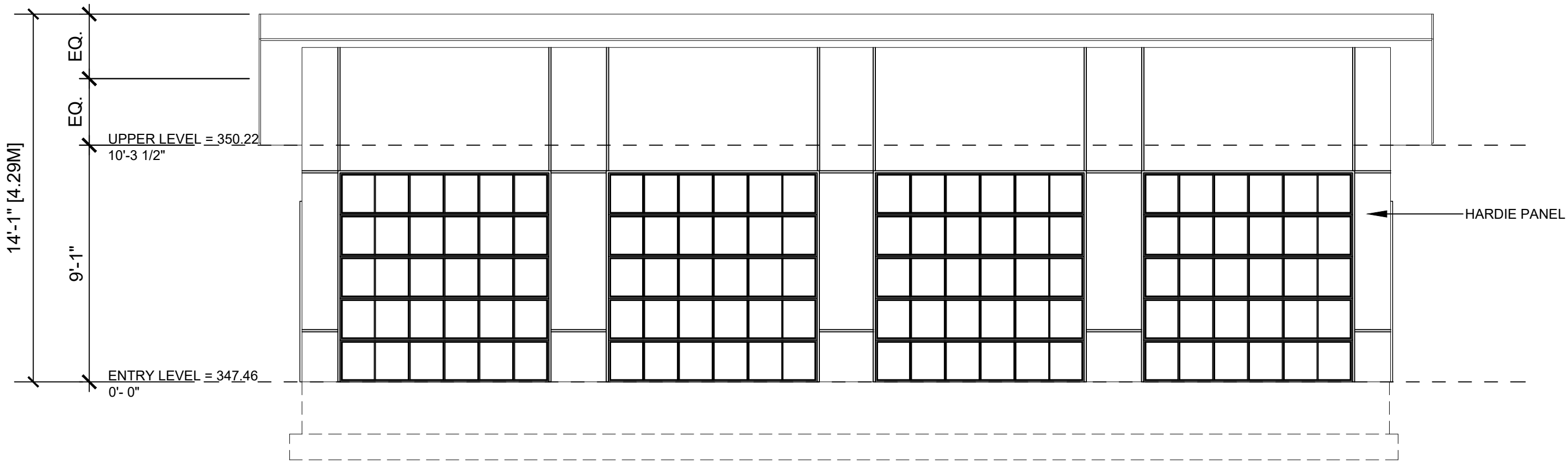
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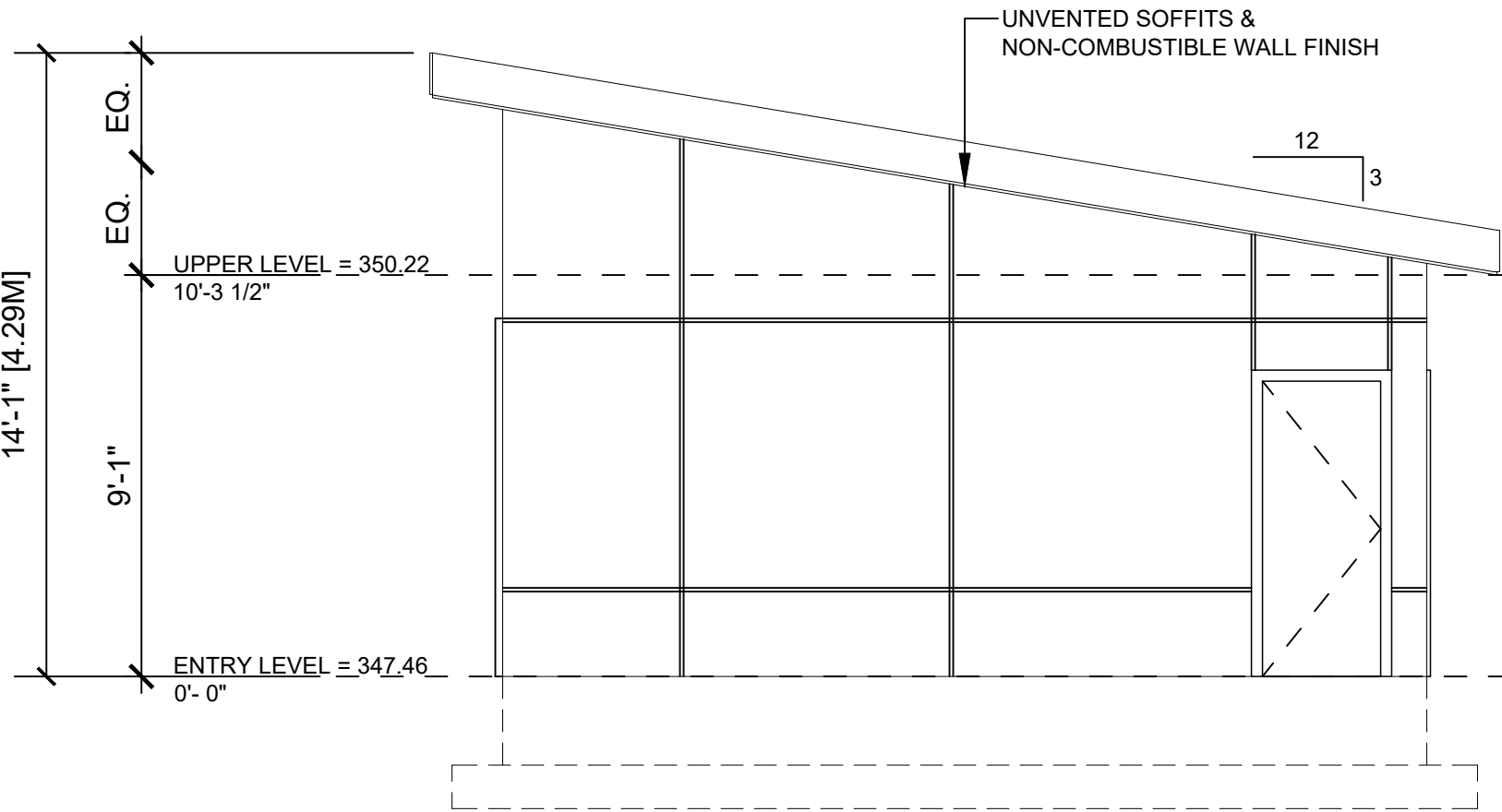


GARAGE PLAN

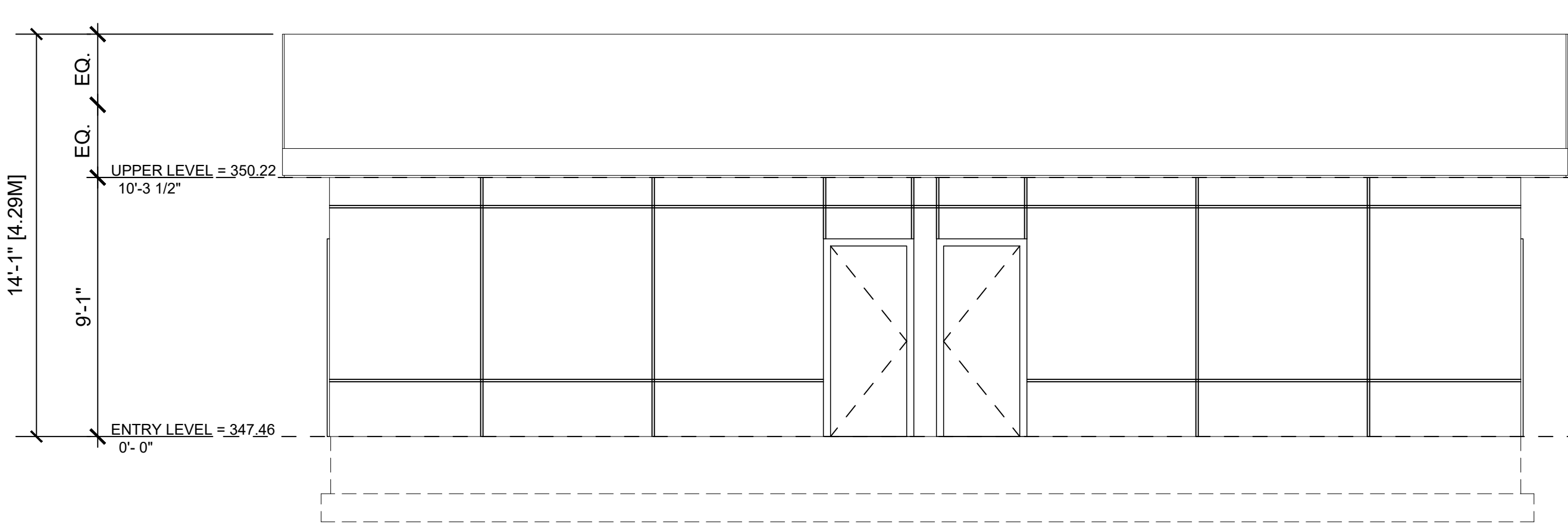
SCALE 1/4" = 1'-0"
9'-0 3/4" CEILING



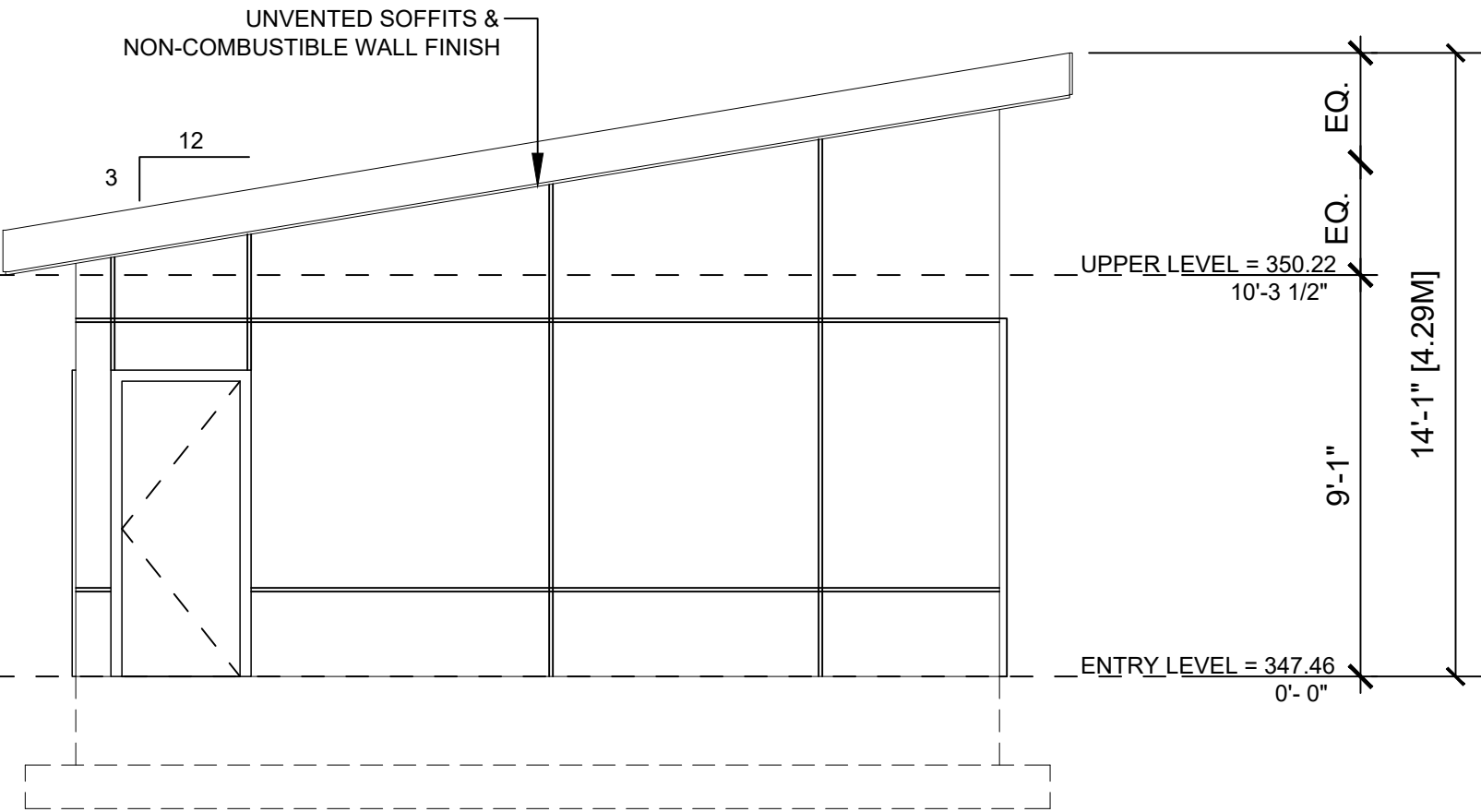
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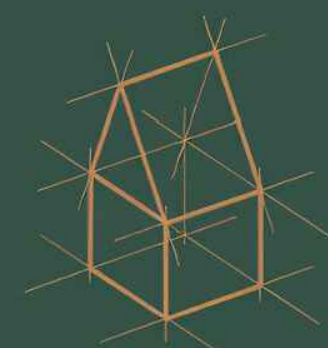
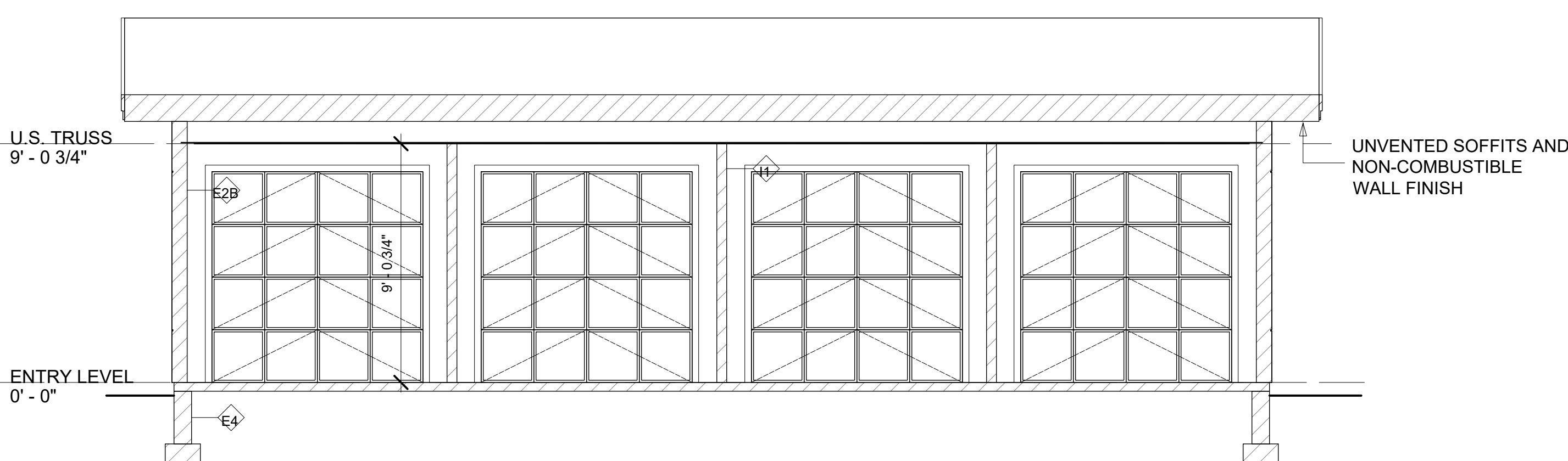
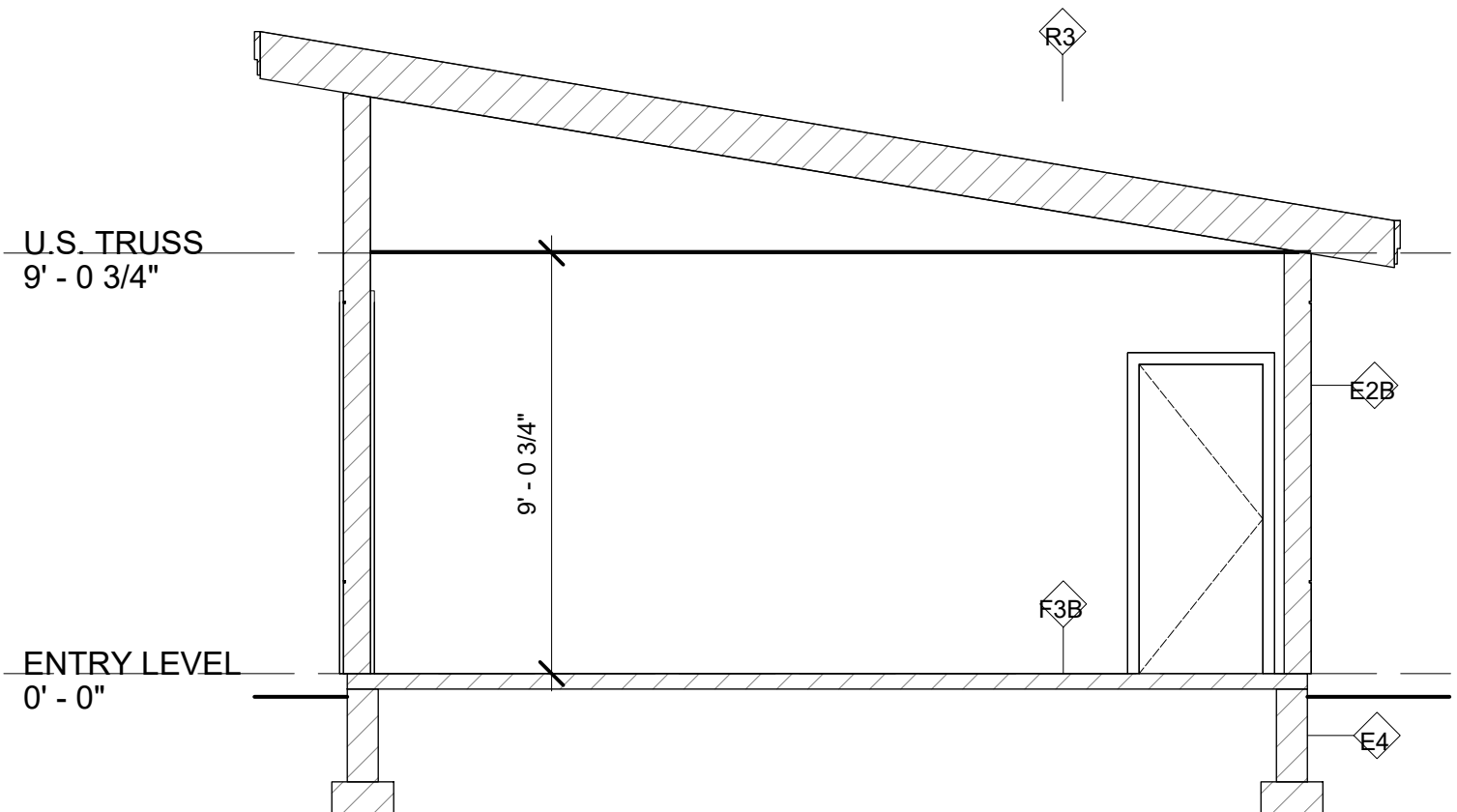
GARAGE RIGHT ELEVATION



GARAGE REAR ELEVATION



GARAGE LEFT ELEVATION



CLOUD 7 DESIGN

LEGEND

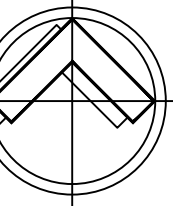
PLANS CONFORM TO REQUIREMENTS
IN THE B.C. BUILDING CODE 2024

NOTES

1-

COMPASS

N



PROJECT :
1062

ADDRESS:
1062 MARTIN AVE. KELOWNA B.C. V1Y 6V5

PROPOSED FOR:
ASHU SAREEN

DRAWING # :
K23-FR001

CLOUD 7 DESIGN

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

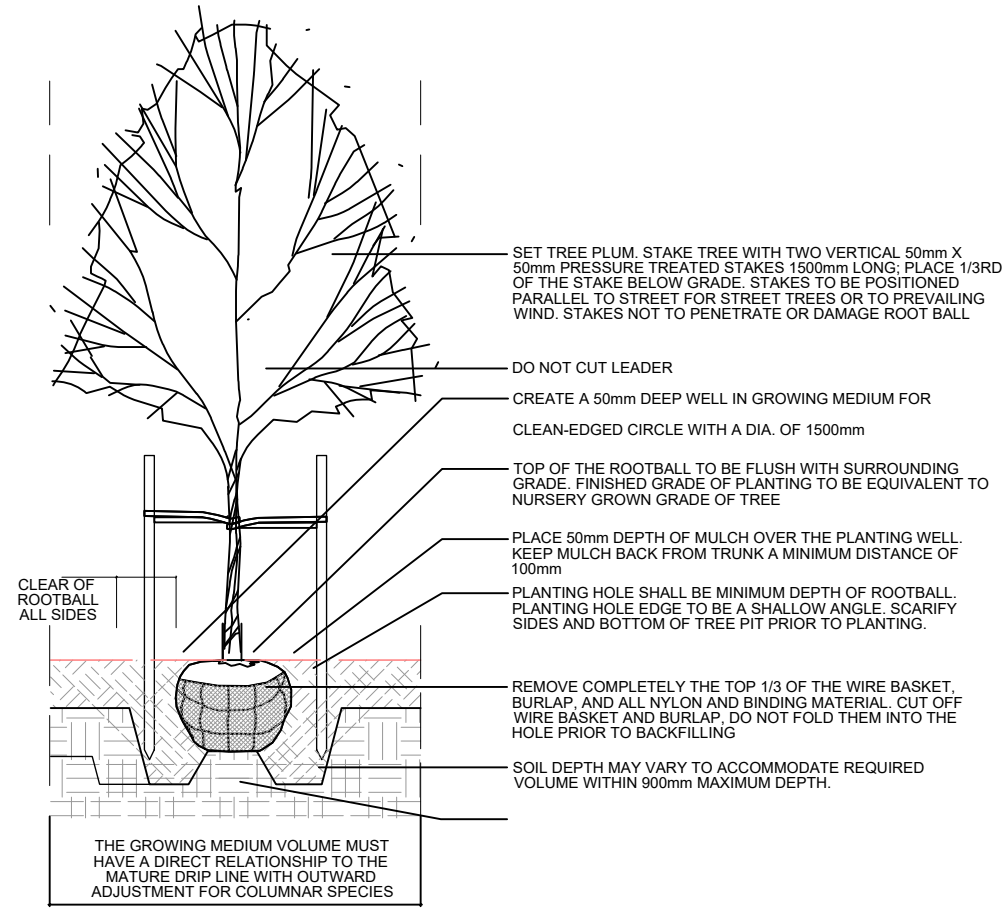
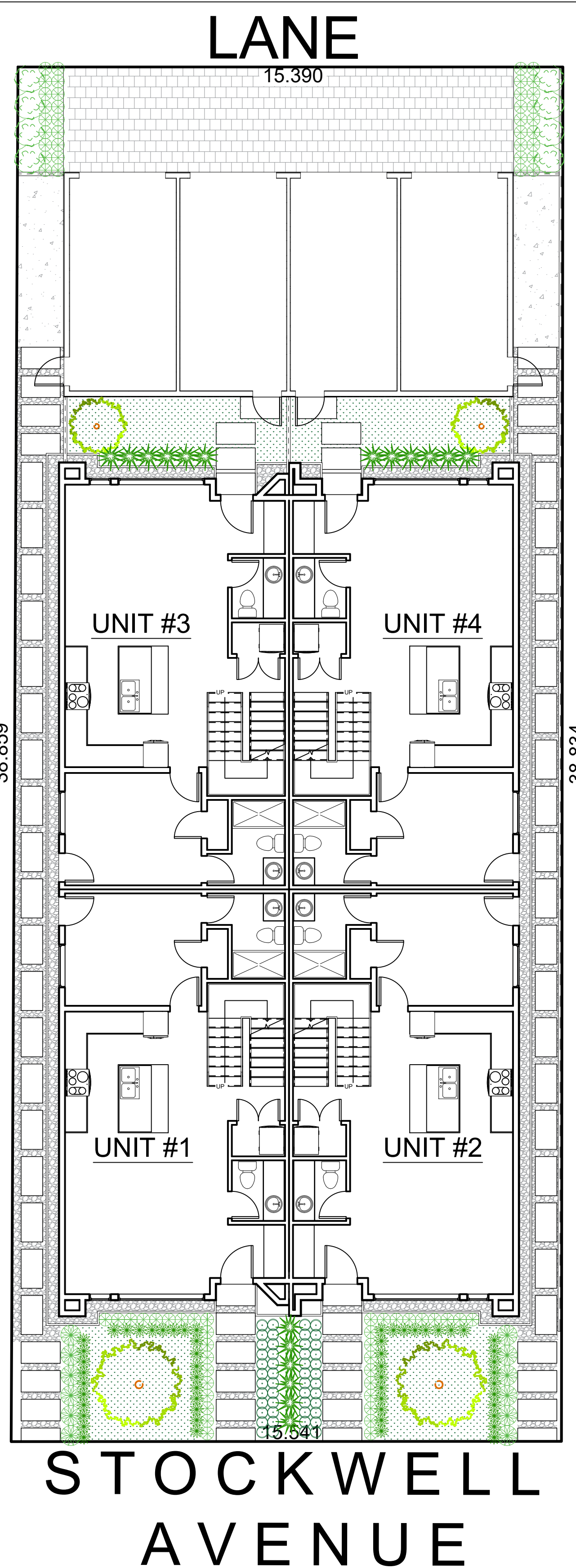
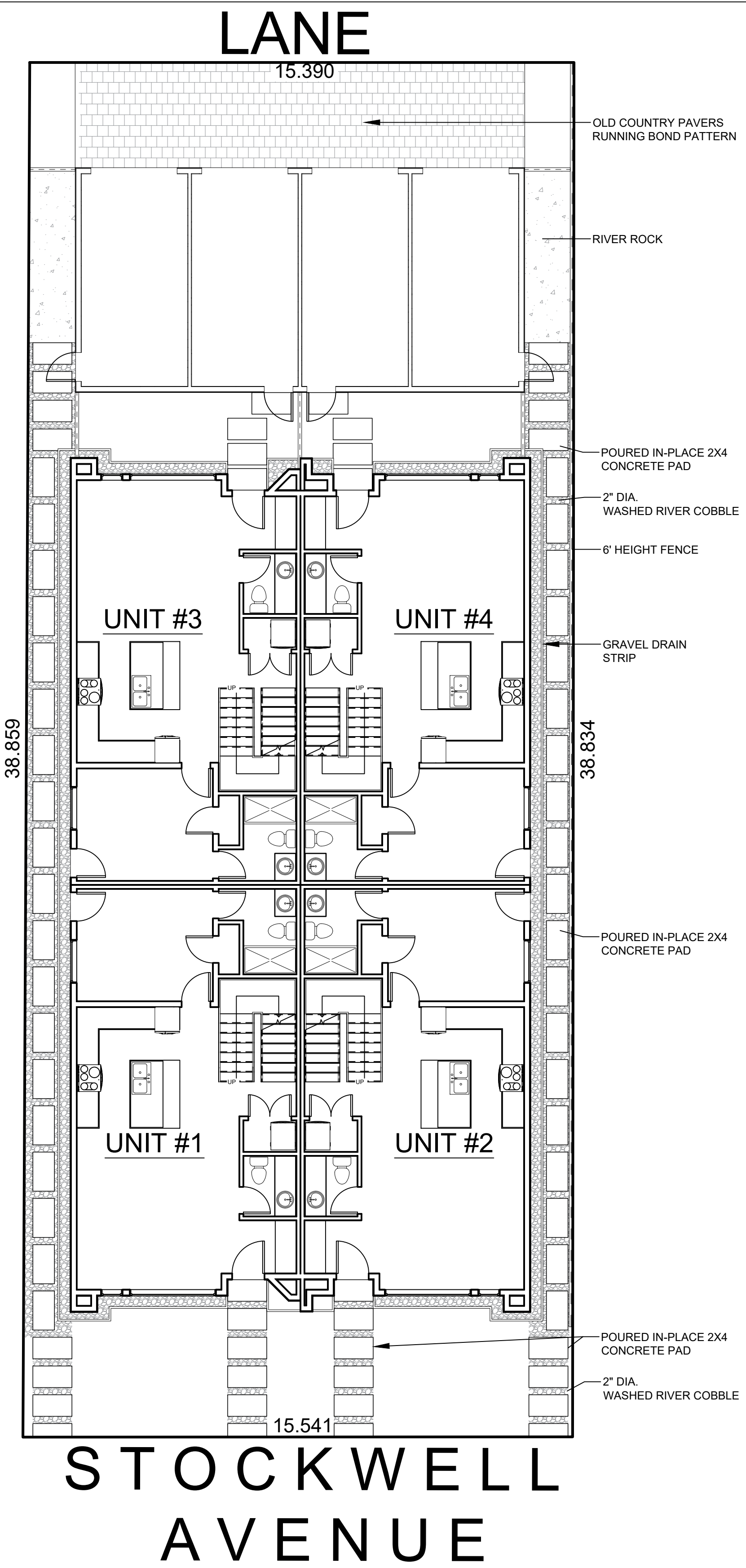
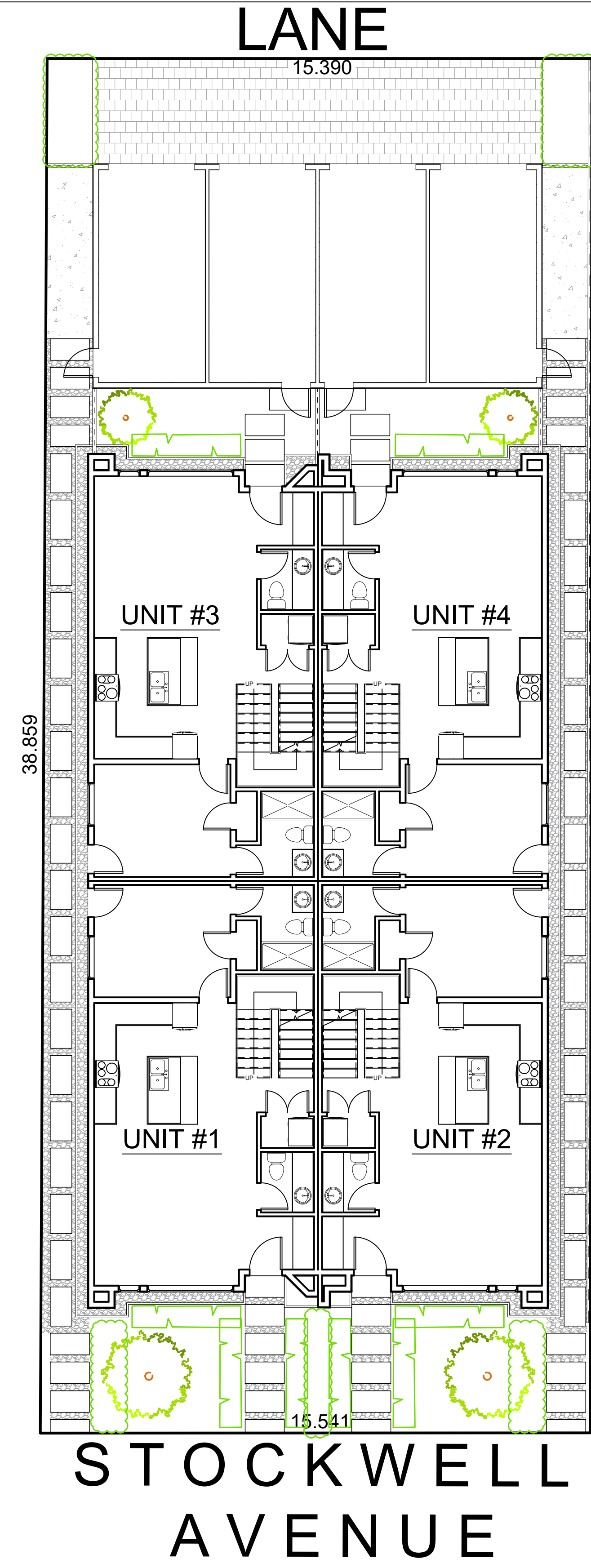
DATE :
09/03/2024

CREATED BY :
MONNEY VIRK

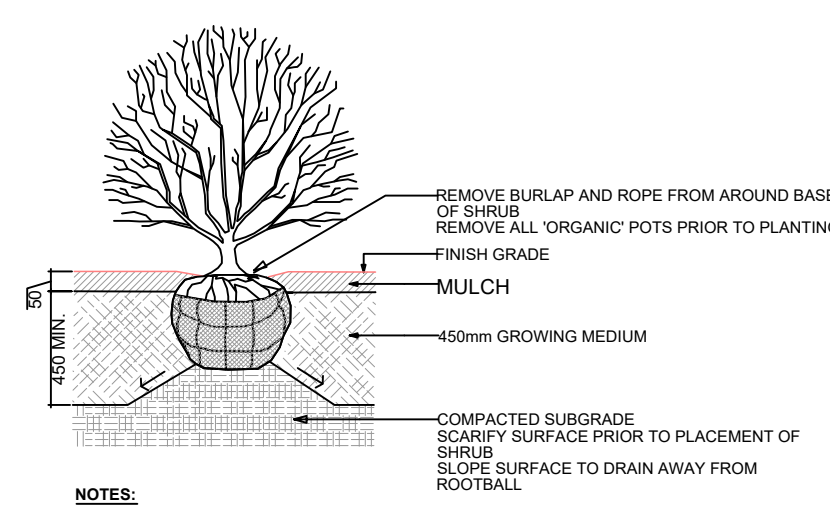
CLOUD 7 DESIGN
10975 MONROE DR. DELTA B.C.
778-896-7030
CLOUD7DESIGN@OUTLOOK.COM

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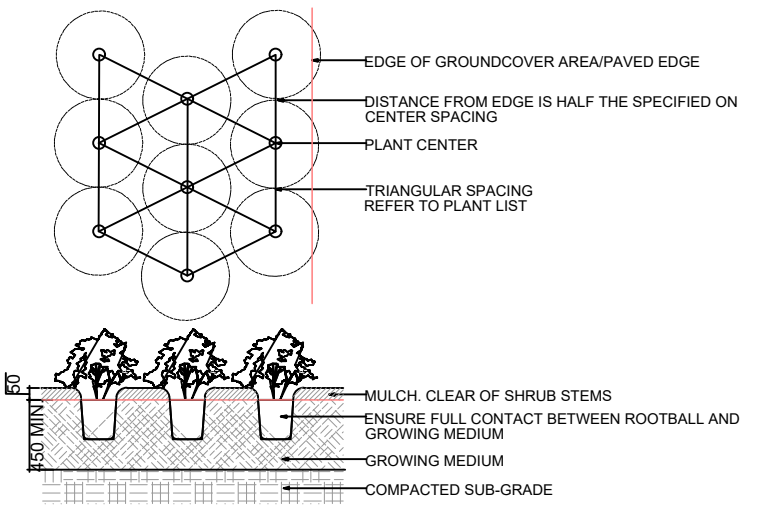
A-7



1 TREE PLANTING
SCALE: NTS



3 SHRUB PLANTING
SCALE: NTS



5 GROUNDCOVER PLANTING
SCALE: NTS

PLANT LIST					
TREES					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	2	ACER CIRCINATUM	VINE MAPLE	6cm	
	4	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	4m HT	
	50	TAXUS x MEDIA 'HICKSII'	HICKSII YEW	1.2m	@ 24" o.c.
SHRUBS					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	8	ARBUS UNEDO COMPACTA	DWARF STRAWBERRY TREE	# 2 pot	@ 24" o.c.
	86	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	# 2 pot	@ 24" o.c.
	12	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	# 5 pot	@ 24" o.c.

GROUND COVER / PERENNIALS					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	140	LA VANDULA ANGUSTIFOLIUM 'HIDCOTE'	ENGLISH LAVENDER	# 2 pot	@ 24" o.c.
	26	HOSTA 'BLUE VISION'	PLANTAIN LILY	# 2 pot	@ 24" o.c.
	66	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	# 1 pot	@ 14" o.c.
	40	MISCANTHUS	SILVER GRASS	# 2 pot	@ 24" o.c.

LEGEND

PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018

NOTES

1-

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CLOUD 7 DESIGN

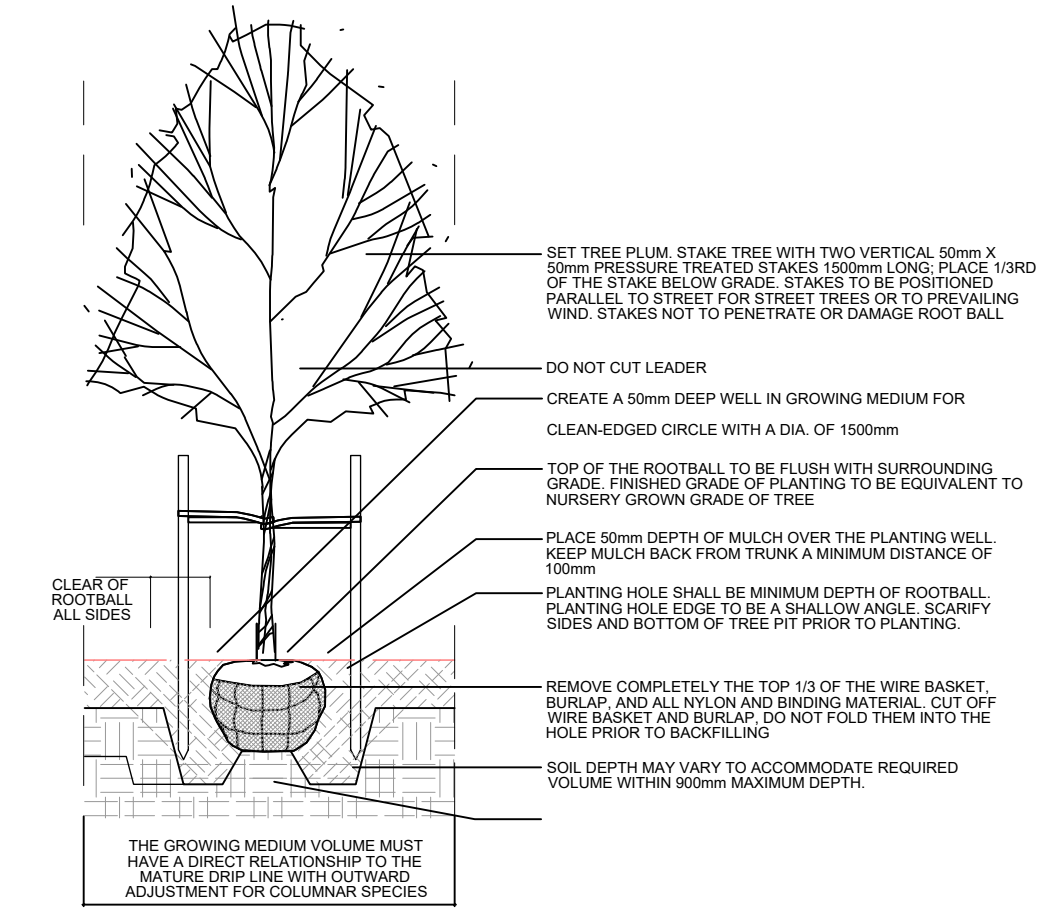
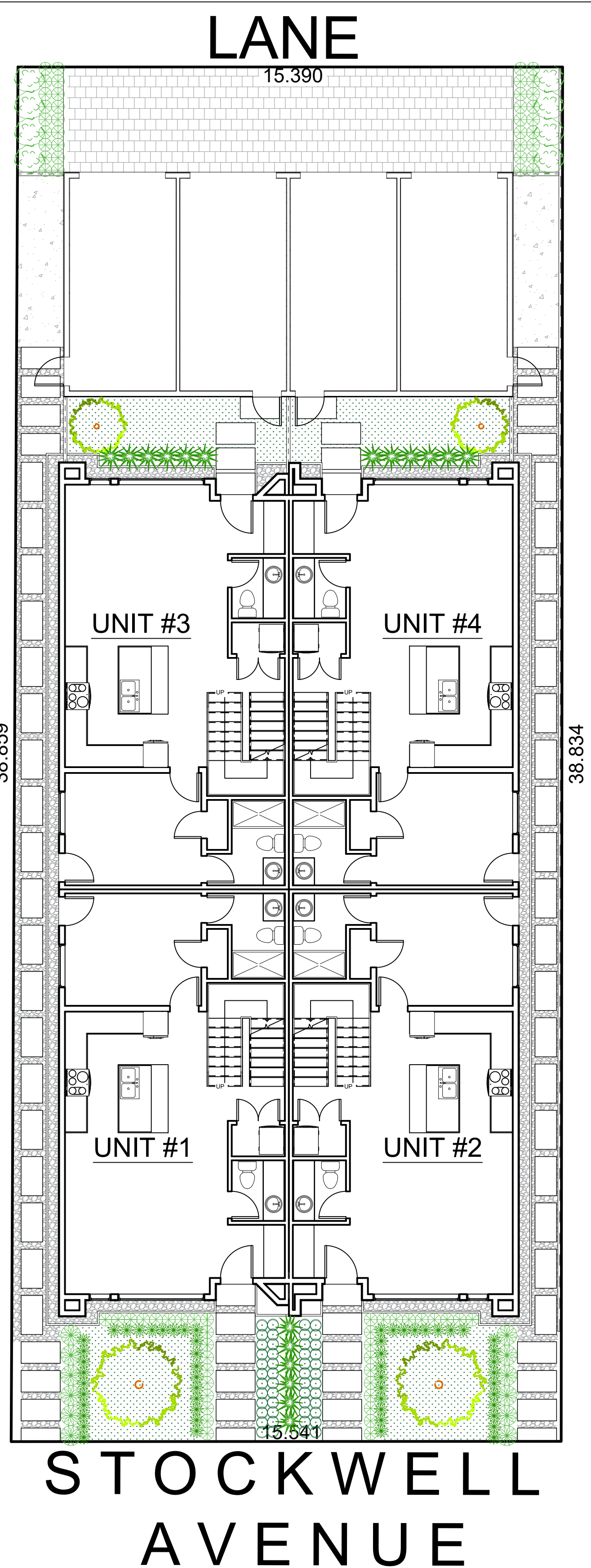
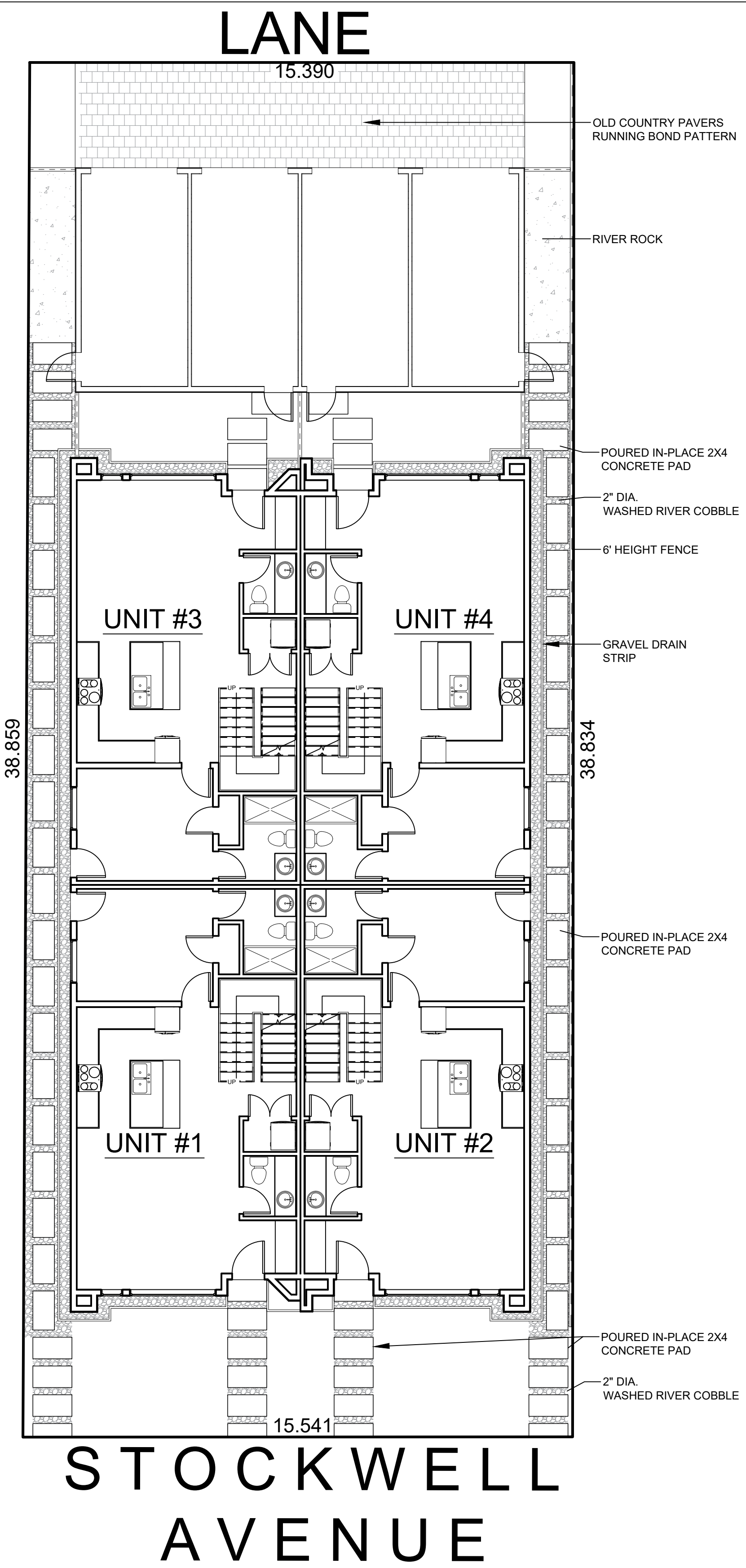
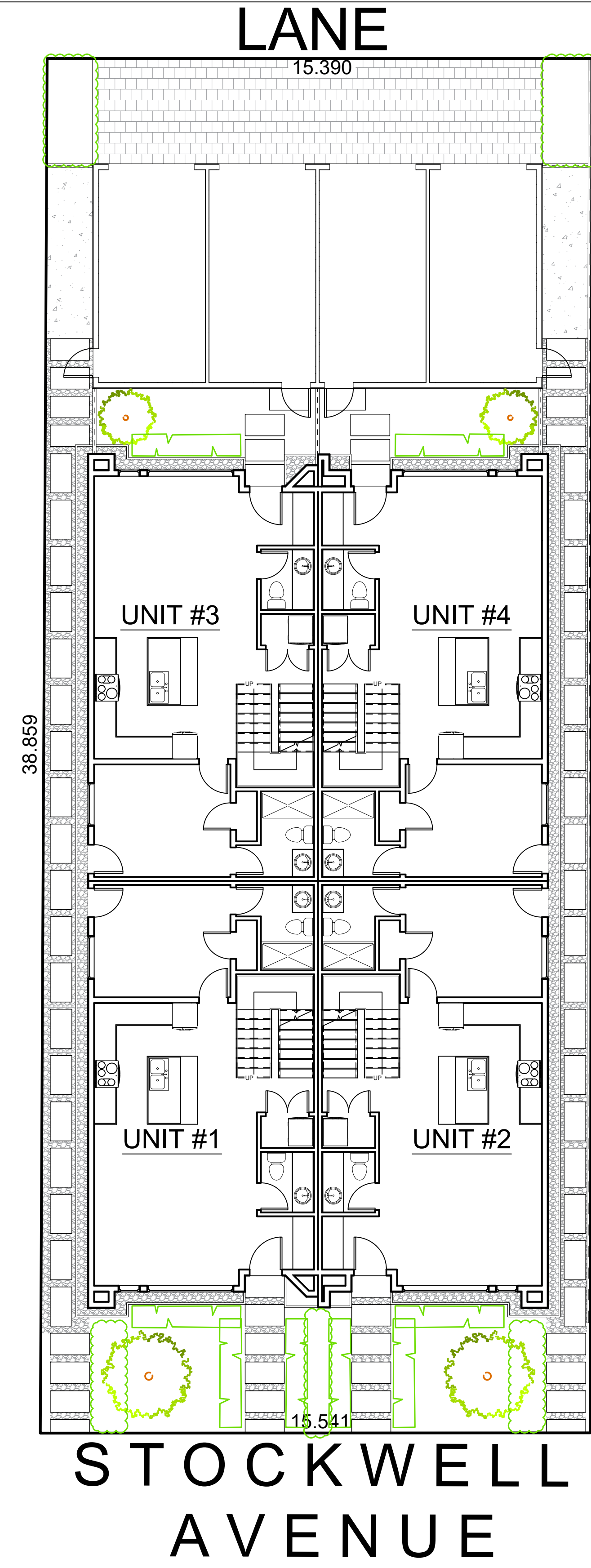
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1/4" = 1'-0"

DATE :
10/31/2023

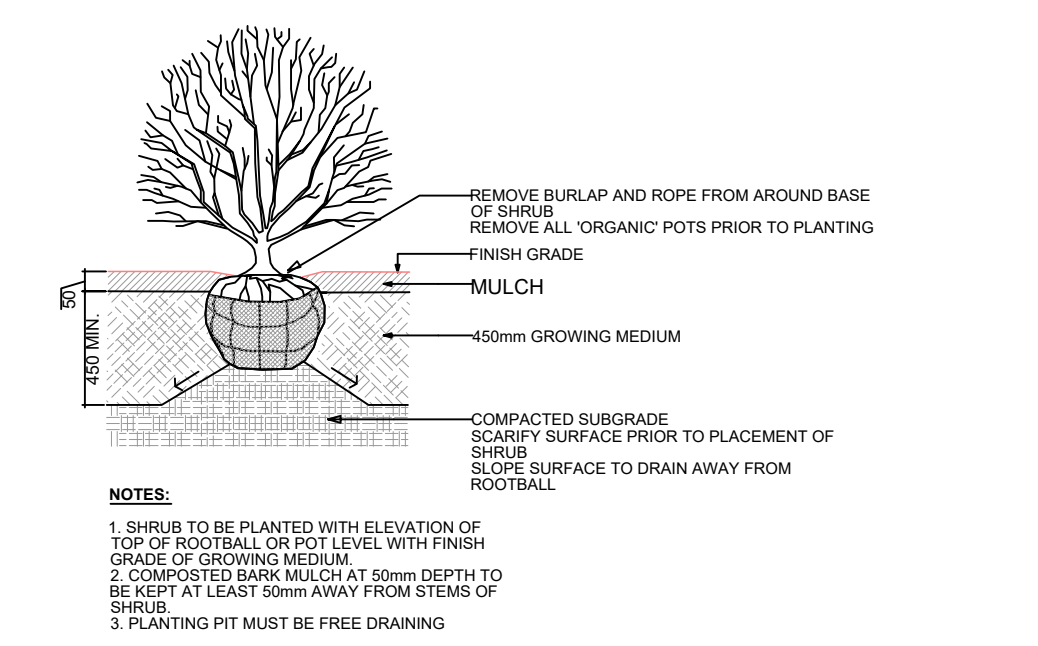
CREATED BY :
MONNEY WIRK

CLOUD 7 DESIGN
10975 MONROE DR. DELTA B.C.
778-896-7030
CLOUD7DESIGN@OUTLOOK.COM

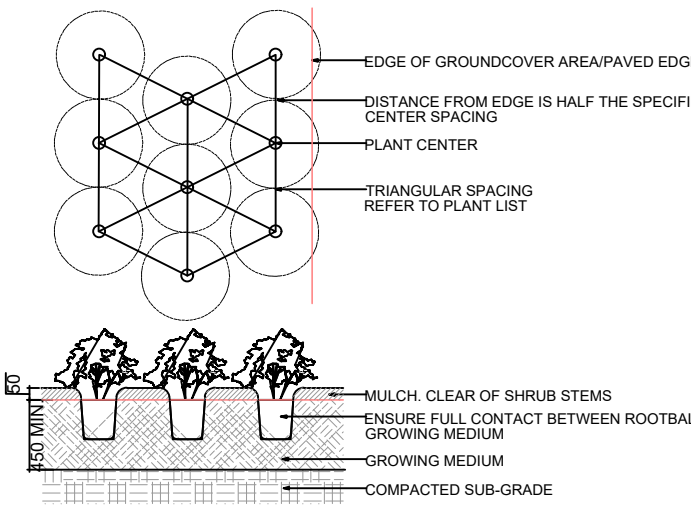
PAGE:
A-8



1 TREE PLANTING
SCALE: NTS



3 SHRUB PLANTING
SCALE: NTS



5 GROUNDCOVER PLANTING
SCALE: NTS

PLANT LIST					
TREES					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
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KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	8	ARBUTUS UNEDO COMPACTA	DWARF STRAWBERRY TREE	# 2 pot	@ 24" o.c.
	86	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	# 2 pot	@ 24" o.c.
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CLOUD 7 DESIGN

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PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018

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PROPOSED FOR: ASHU SAREEN

DRAWING # : K23-FR001

CLOUD 7 DESIGN

SCALE : 1/4" = 1'-0" DATE : 10/31/2023

CREATED BY : MONNEY WIRK

CLOUD 7 DESIGN 10975 MONROE DR. DELTA B.C. 778-896-7030 CLOUD7DESIGN@OUTLOOK.COM

PAGE: A-8