

Dhillon
Designs Ltd.

UNIT 215-12830-80th AVE.
SURREY, B.C. V3W 3A8
PHONE: (604) 590-2808
(604) 897-7414
FAX: (604) 590-2878
E-MAIL: info@dhillondesigns.ca

October, 14, 2025
City of Kelowna Development Planning
1435 Water Street Kelowna, BC V1Y 1J4

Attn: To Whom It May Concern

RE: DP25-0195 1447 Elm St

Applicant's Design Rationale Statement

The purpose of this statement is to:

- provide an explanation of the proposal/project and how it fits with the surrounding context.
- identify and provide rationale for any variation from the relevant City of Kelowna policies.
- identify and provide rationale for any proposed relaxations to the Zoning Bylaw.

Site and Land Use

The current land use designation of the subject site is:

-1447 Elm Street East = MF1 Infill Housing

The Purpose is to provide a zone for infill development within the core area of the city limiting development to 6 ground-oriented residential dwelling units or less.

Site Layout

The proposed development includes 4 developments for a total of 8 dwelling units. The buildings are positioned on the site to maximize density, minimize shadowing on adjacent developments, capitalize on the Elm Street East edge adjacency, and address limited vehicle access and common resident amenity opportunities. A sidewalk on the perimeter of the property into the main entrance areas provides clear and direct access for pedestrians and cyclists from the public sidewalk along Elm Street East. The current configuration effectively balances these considerations and provides a clearly accessible, user-friendly, and safe environment for both future residents and visitors.

Vehicle Access and Loading

Primary vehicle access is at the north proposed lane between Elm Street and Braemar Street. Resident parking is proposed at-grade.

Landscape Design

The landscape design for the site provides clearly defined connections to the buildings while also linking strategically located amenity spaces. These spaces are opportunities for social gathering. Pattern, form and texture, and color create attractive spaces along the green areas. Sidewalks and planting combine to clearly define a series of key areas around the building. Planting proposed for the site will provide sustainable design solutions which will enhance the residential environment and contribute to local biodiversity potential.

Policies (and Variations)

The proposed project fundamentally meets the goals of 2040 Official Community Plan.

Bylaw (and Relaxations)

The project team has strived to propose a development that meets the current zoning bylaw and, therefore, does not request any bylaw relaxations currently.

If you wish to contact me regarding this application, please reach me at

abhijit@dhillondesigns.ca or by telephone at (604) 364-6527.

Best Regards

Abhijit Kang

ZONING ANALYSIS MF1 ZONE		
LOT NUMBER : 3 LOT AREA = 5708.71 SQ.FT. 530.36m ² ADDRESS : 1447 ELM STREET EAST, KELOWNA, B.C.		
HOUSEPLEX DWELLING : YES		
FLOOR AREA BASED ON F.A.R. = N/A		
PROPOSED FLOOR AREA :	m2	SQ. FT.
FIRST FLR AREA EXCLUDING DECKS :	205.58	2212.88
SECOND FLR. EXCL. OPEN TO BELOW :	207.65	2235.12
THIRD FLR. EXCL. OPEN TO BELOW :	130.54	1405.12
OUTDOOR SPACE > 1.8 m HIGH **	00.00	0000
GARAGE AREA (COUNT MIN 39 m2) :	78.02	839.76
TOTAL :	621.79	6692.88
LOT COVERAGE		
LOT SIZE = 530.36 m2 MAX. LOT COVERAGE @ 55% = 291.70 m2 3139.83 SQ.FT.		
PROPOSED LOT COVERAGE	m2	SQ. FT.
AREA OF DWELLING INCL. PROJ. =	203.03	2185.40
AREA OF DECKS BEYOND DWELLING =	8.36	90.00
STAIRS > 0.6m ABOVE EXISTING GRADE =	0.00	8.33
OTHER > 0.6m ABOVE EXIST GRADE =	0.00	16.22
AREA OF DETACHED GARAGE =	78.02	839.76
TOTAL :	291.69	3139.71
HEIGHT OF BUILDINGS		
NOTE: SEE ELEVATION DRAWINGS FOR DETAILS		
	REQUIRED	ACTUAL
PRINCIPAL DWELLING IF ROOF	11.00	10.63
ACCESSORY BUILDING DWELLING	4.8	3.45

LEGEND :-

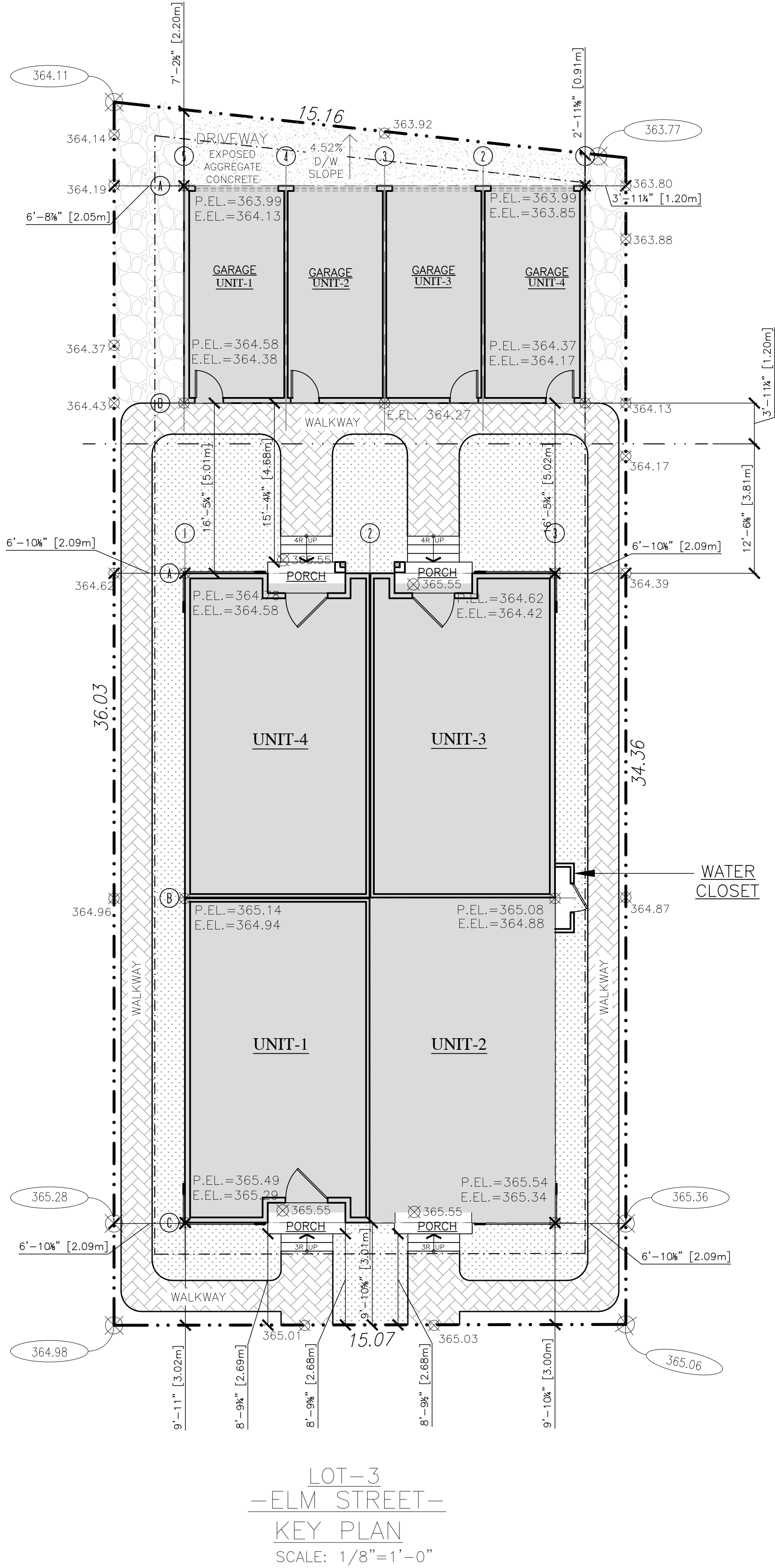
PROPOSED HOUSEPLEX
+ GARAGE

WALKWAY

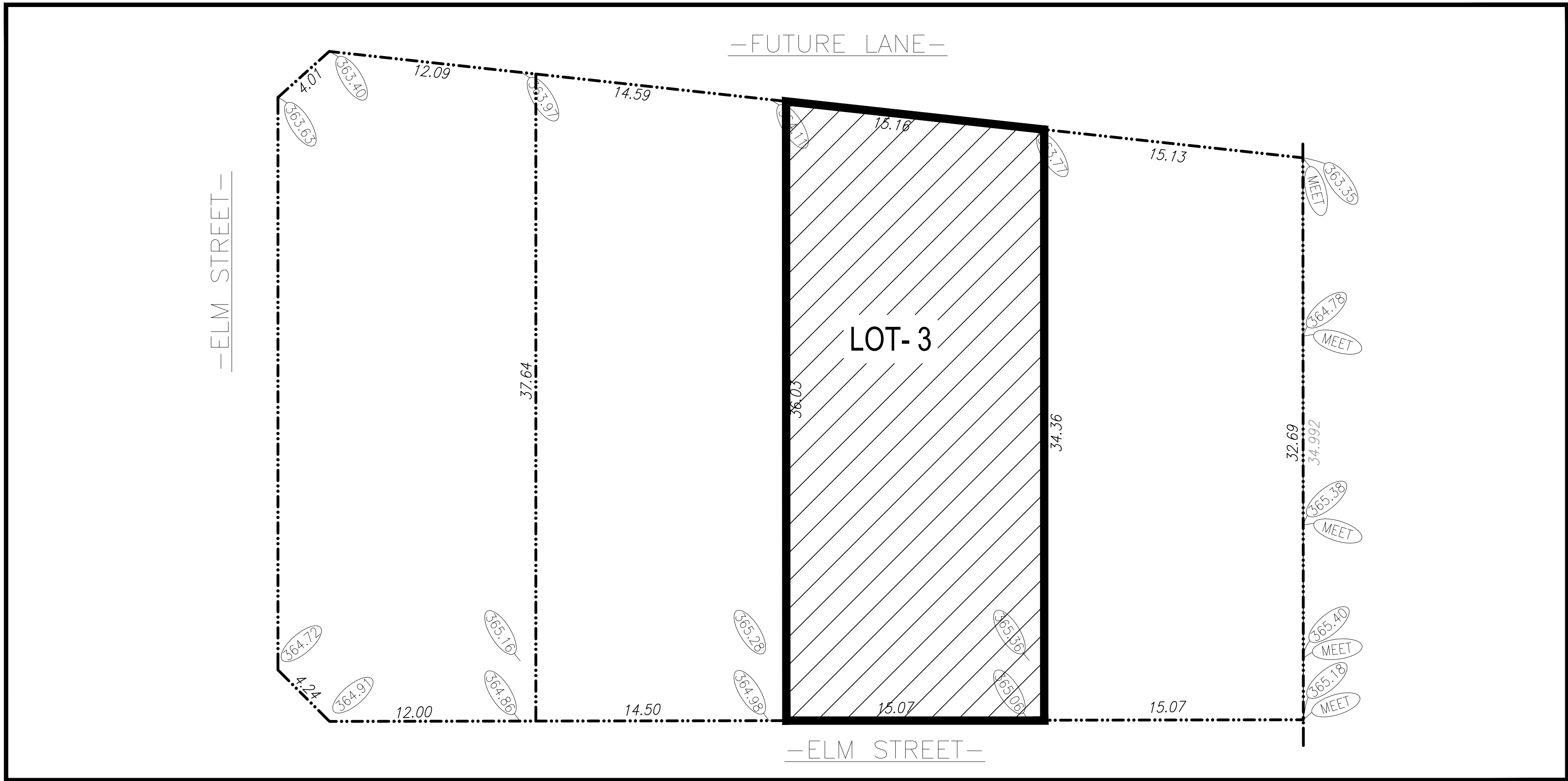
GRASS

GRAVEL

DRIVEWAY



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								DATE: JULY.15.2025		
								CHKD: I.D.		
								PHONE: 604-218-6487		



—KEY PLAN—
SCALE : N.T.S

PROJECT INFO

CIVIC ADDRESS:
1447 ELM STREET
KELOWNA, B.C

APPLICANTS:
DHILLON DESIGNS LTD.
UNIT-215-12830-80TH AVE.
SURREY, B.C. V3W3A8
OFFICE : 604 590 2808
EMAIL: info@dhillondesigns.ca

CONTACT : ABHIJIT KANG
CELL: 604 364 6527
EMAIL: abhijit@dhillondesigns.ca

DRAWING LIST

- P1 — KEY PLAN
P2 — SITE PLAN

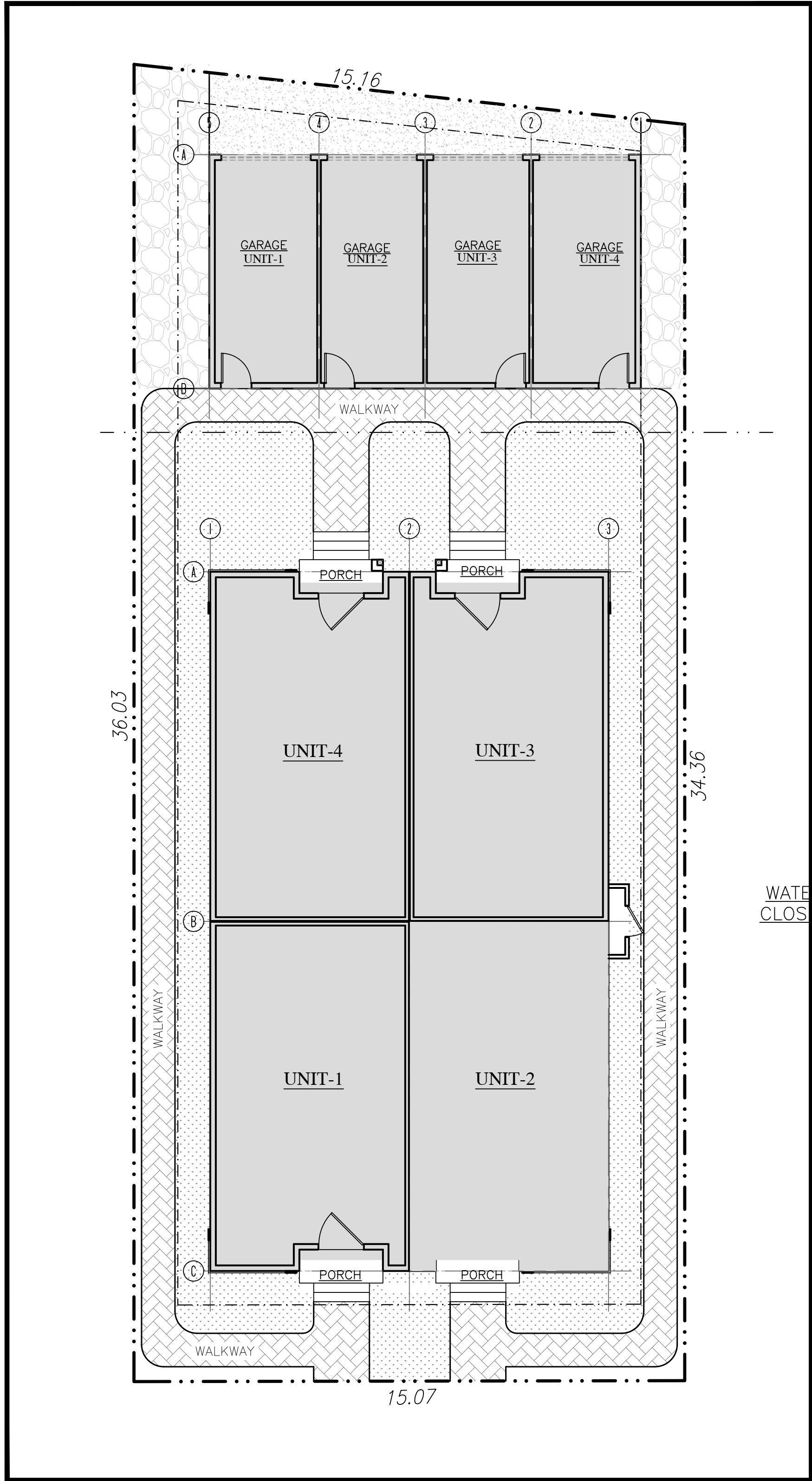
P3 — FIRST & SECOND FLOOR PLAN
P4 — THIRD & ROOF PLAN
P5 — GARAGE FLOOR PLAN

P6 — ELEVATIONS
P7 — ELEVATIONS
P8 — SECTIONS

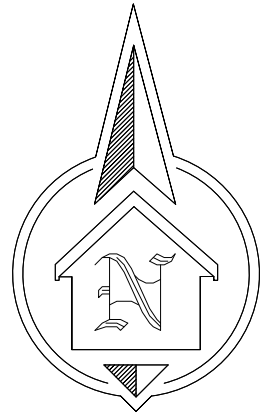
P9 — GARAGE ELEVATIONS & SECTION

P10 — DETAILS
P11 — DETAILS
P12 — DETAILS

P13 — PARTY DETAILS
P14 — WINDOW & DOOR SCHEDULE
P15 — WALL ASSEMBLIES



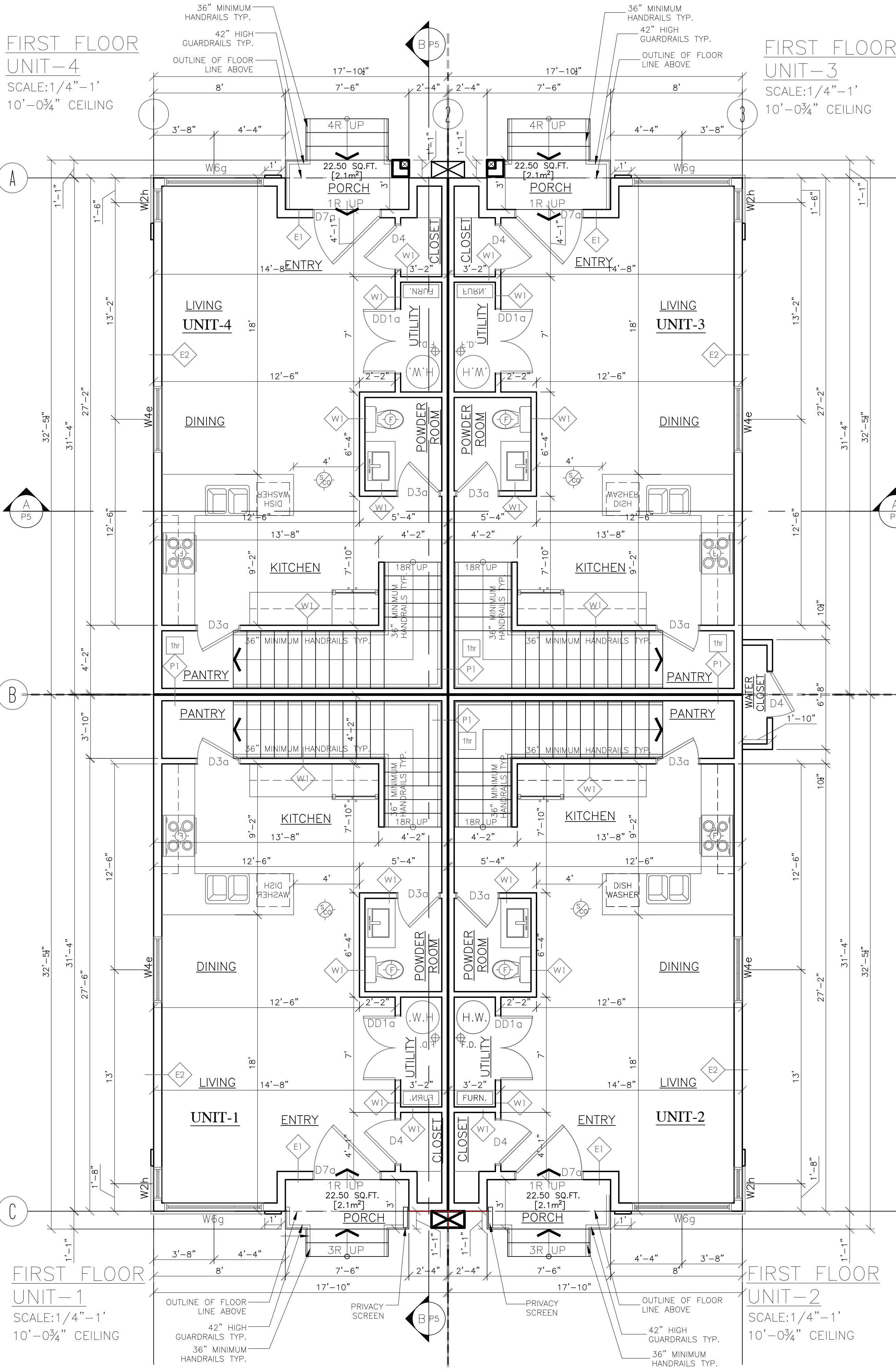
—SITE PLAN—
SCALE : 1/8"=1'



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FIRST FLOOR
UNIT-4

SCALE:1/4"=1'
10'-0 3/4" CEILING

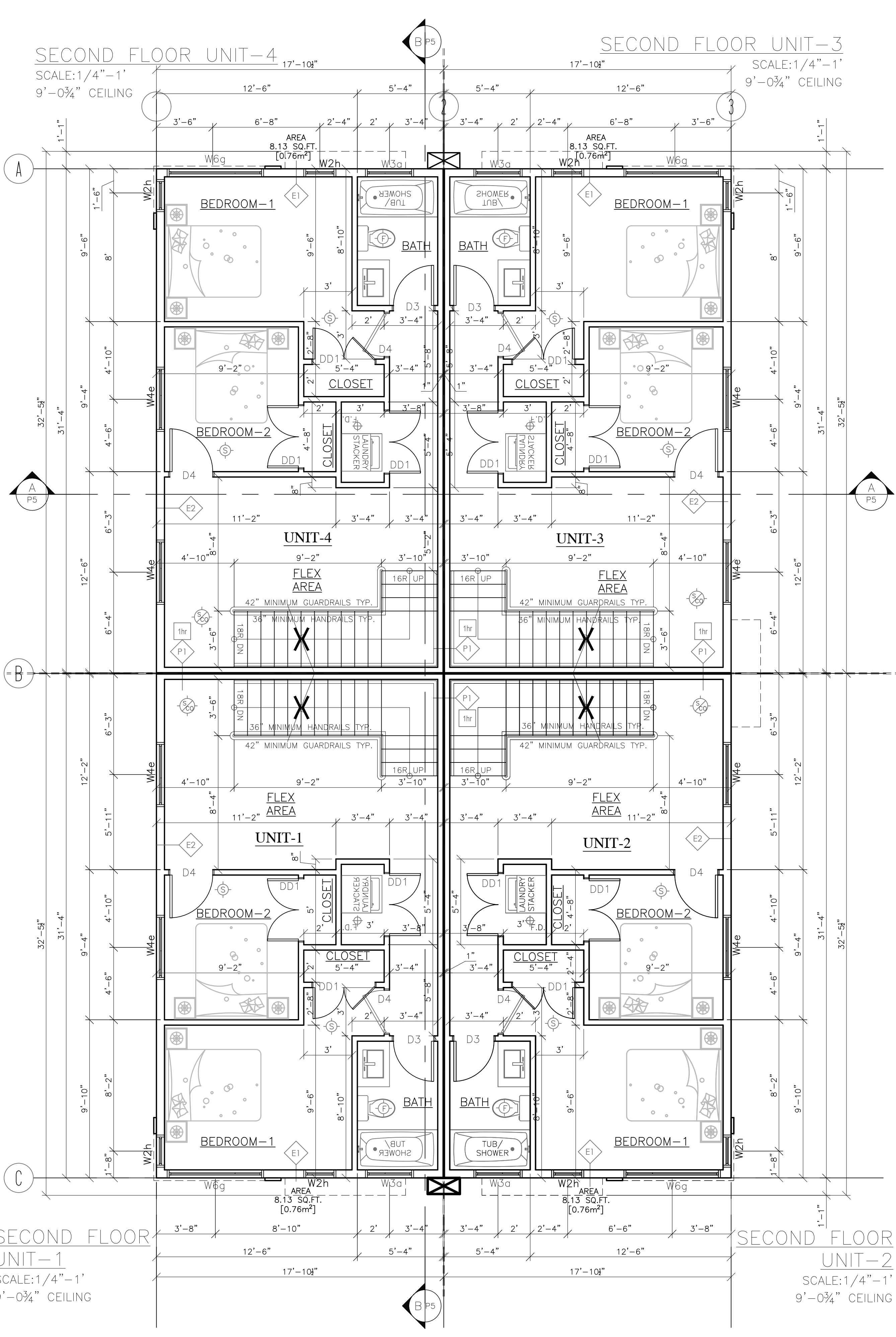


FIRST FLOOR
UNIT-3

SCALE:1/4"=1'
10'-0 3/4" CEILING

SECOND FLOOR UNIT-4

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



SECOND FLOOR UNIT-3

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

FIRST FLOOR

UNIT-1

FIRST FL. AREA = 546.35 SQ.FT. [50.76m²]

UNIT-2

FIRST FL. AREA = 546.35 SQ.FT. [50.76m²]

UNIT-3

FIRST FL. AREA = 546.35 SQ.FT. [50.76m²]

UNIT-4

FIRST FL. AREA = 546.35 SQ.FT. [50.76m²]

TOTAL FIRST FL. AREA
FOR ALL FLOORS = 2185.40 SQ.FT. [203.03m²]

SECOND FLOOR

UNIT-1

SECOND FL. AREA = 558.78 SQ.FT. [51.91m²]

UNIT-2

SECOND FL. AREA = 558.78 SQ.FT. [51.91m²]

UNIT-3

SECOND FL. AREA = 558.78 SQ.FT. [51.91m²]

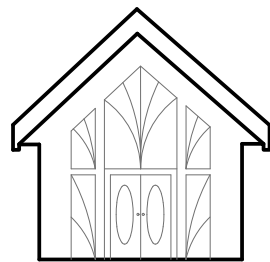
UNIT-4

SECOND FL. AREA = 558.78 SQ.FT. [51.91m²]

TOTAL SECOND FL. AREA
FOR ALL FLOORS = 2235.12 SQ.FT. [207.65m²]

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

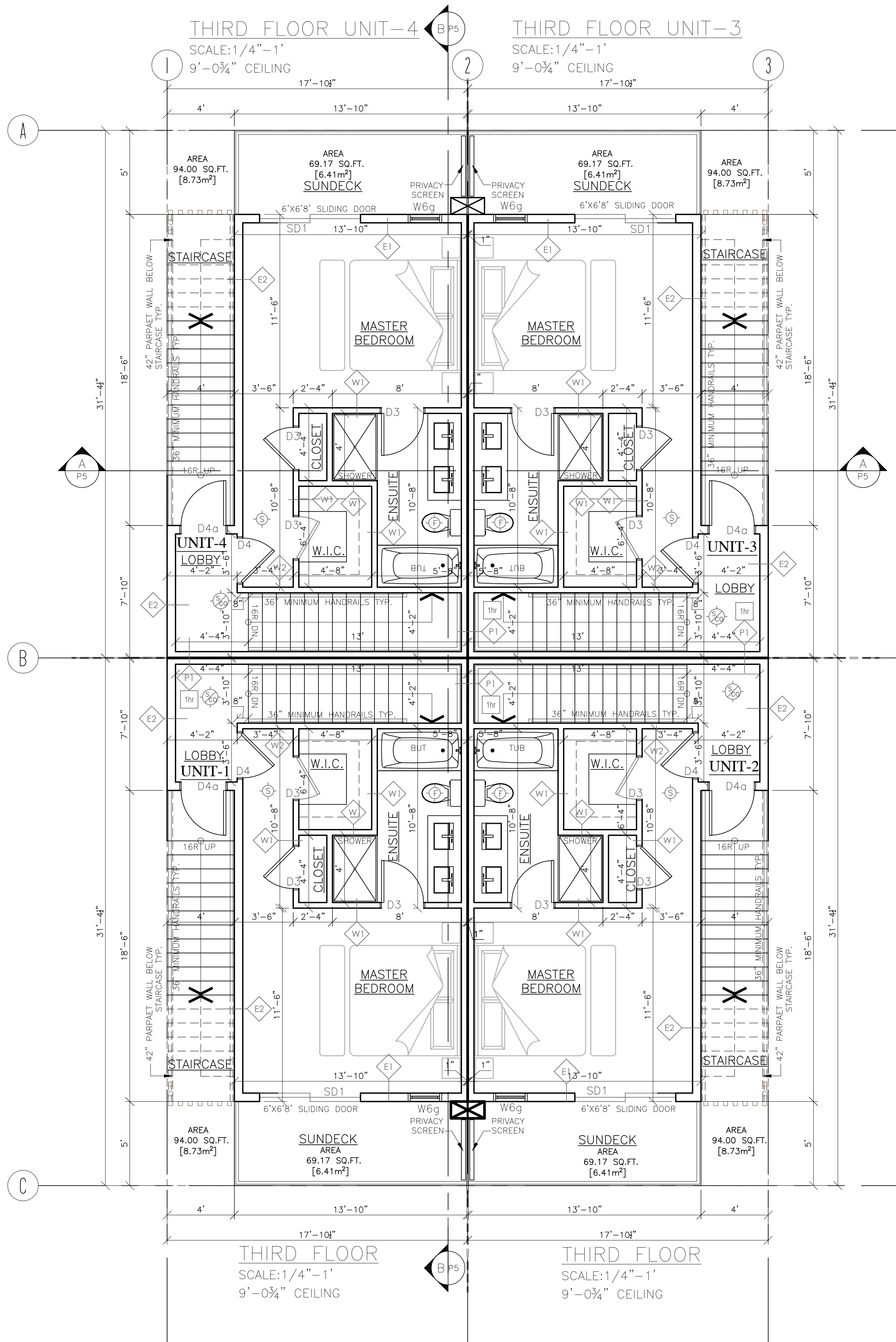
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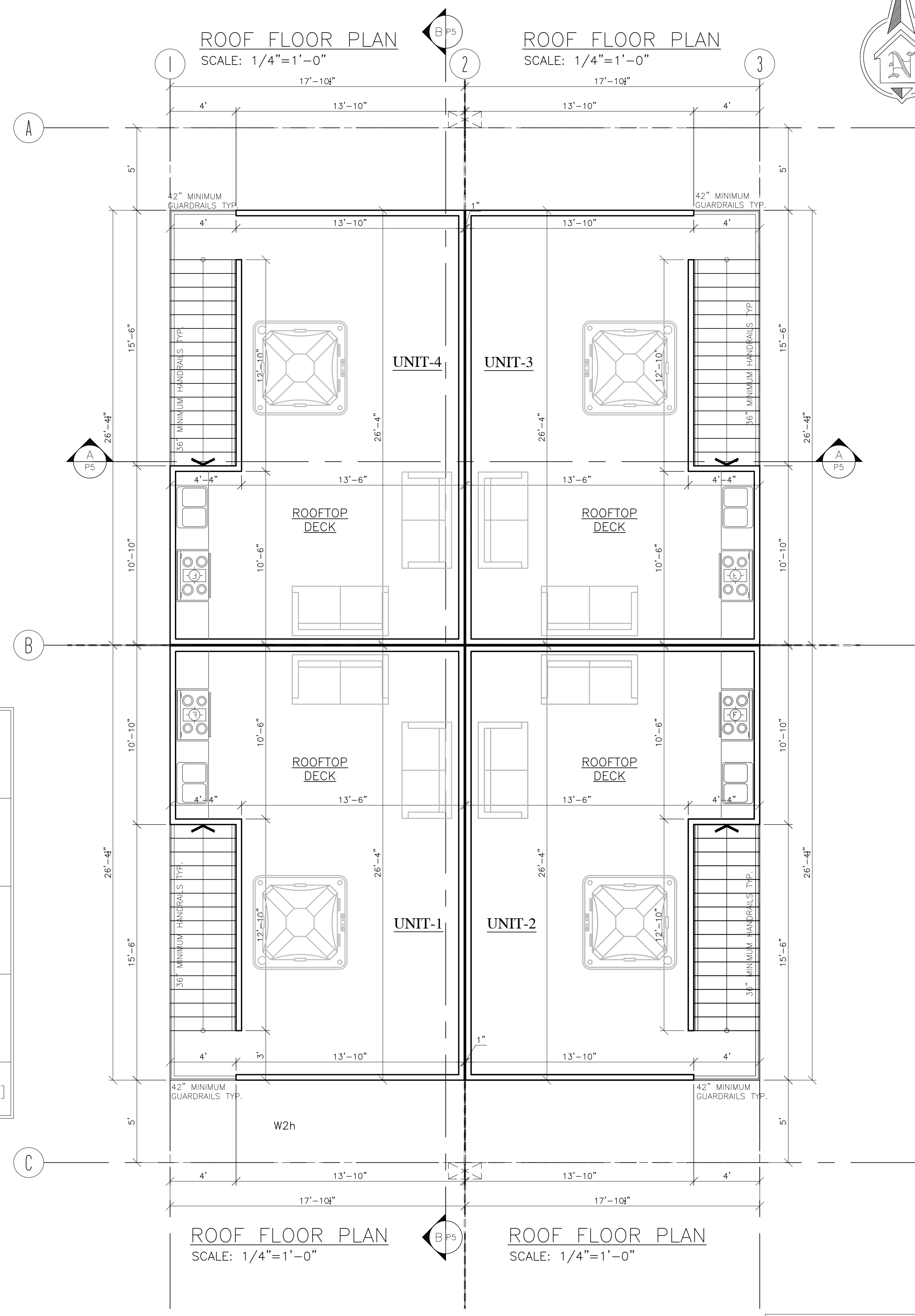
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PROPOSED RESIDENCE FOR GENARIS PROPERTIES LOT-3, 1447 ELM STREET EAST KELOWNA, B.C.	SCALE:	1/4"=1'	DD25-9366-P3
	DATE:	JULY.15.2025	
	CHKD:	I.D.	
	PHONE:	604-218-6487	

DHILLON DESIGNS LTD.
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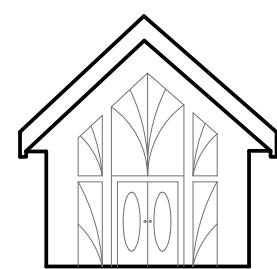
THIRD FLOOR

UNIT-1	
THIRD FLOOR AREA	= 395.61 SQ.FT. [36.75m ²]
STAIRS AREA	= 44.33 SQ.FT. [4.12m ²]
NET TOP FLOOR AREA	= 351.28 SQ.FT. [32.63m ²]
UNIT-2	
THIRD FLOOR AREA	= 395.61 SQ.FT. [36.75m ²]
STAIRS AREA	= 44.33 SQ.FT. [4.12m ²]
NET TOP FLOOR AREA	= 351.28 SQ.FT. [32.63m ²]
UNIT-3	
THIRD FLOOR AREA	= 395.61 SQ.FT. [36.75m ²]
STAIRS AREA	= 44.33 SQ.FT. [4.12m ²]
NET TOP FLOOR AREA	= 351.28 SQ.FT. [32.63m ²]
UNIT-4	
THIRD FLOOR AREA	= 395.61 SQ.FT. [36.75m ²]
STAIRS AREA	= 44.33 SQ.FT. [4.12m ²]
NET TOP FLOOR AREA	= 351.28 SQ.FT. [32.63m ²]
TOTAL NET THIRD FL. AREA FOR ALL UNITS	
= 1405.12 SQ.FT. [130.54m ²]	



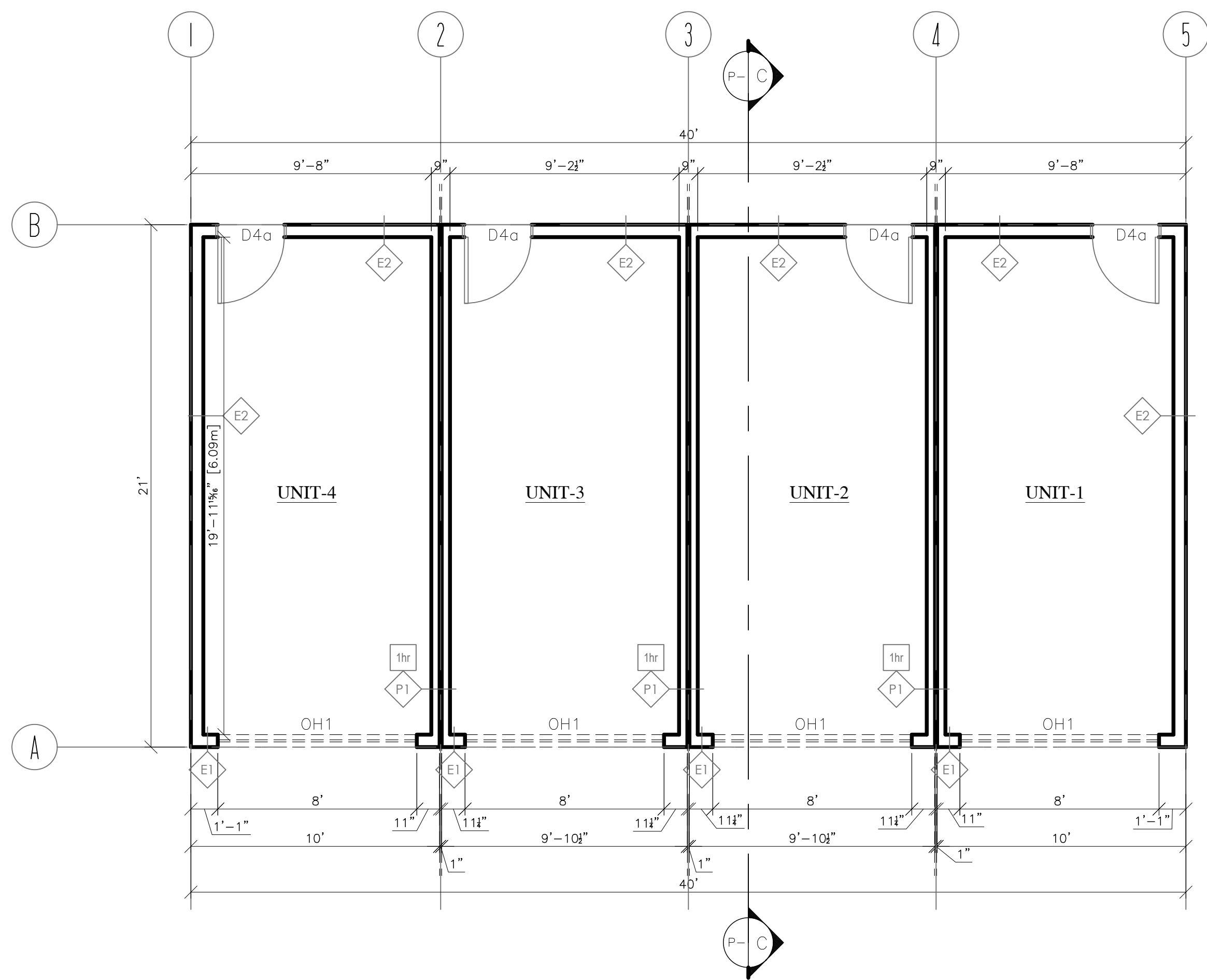
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	DATE:	JULY.15.2025		
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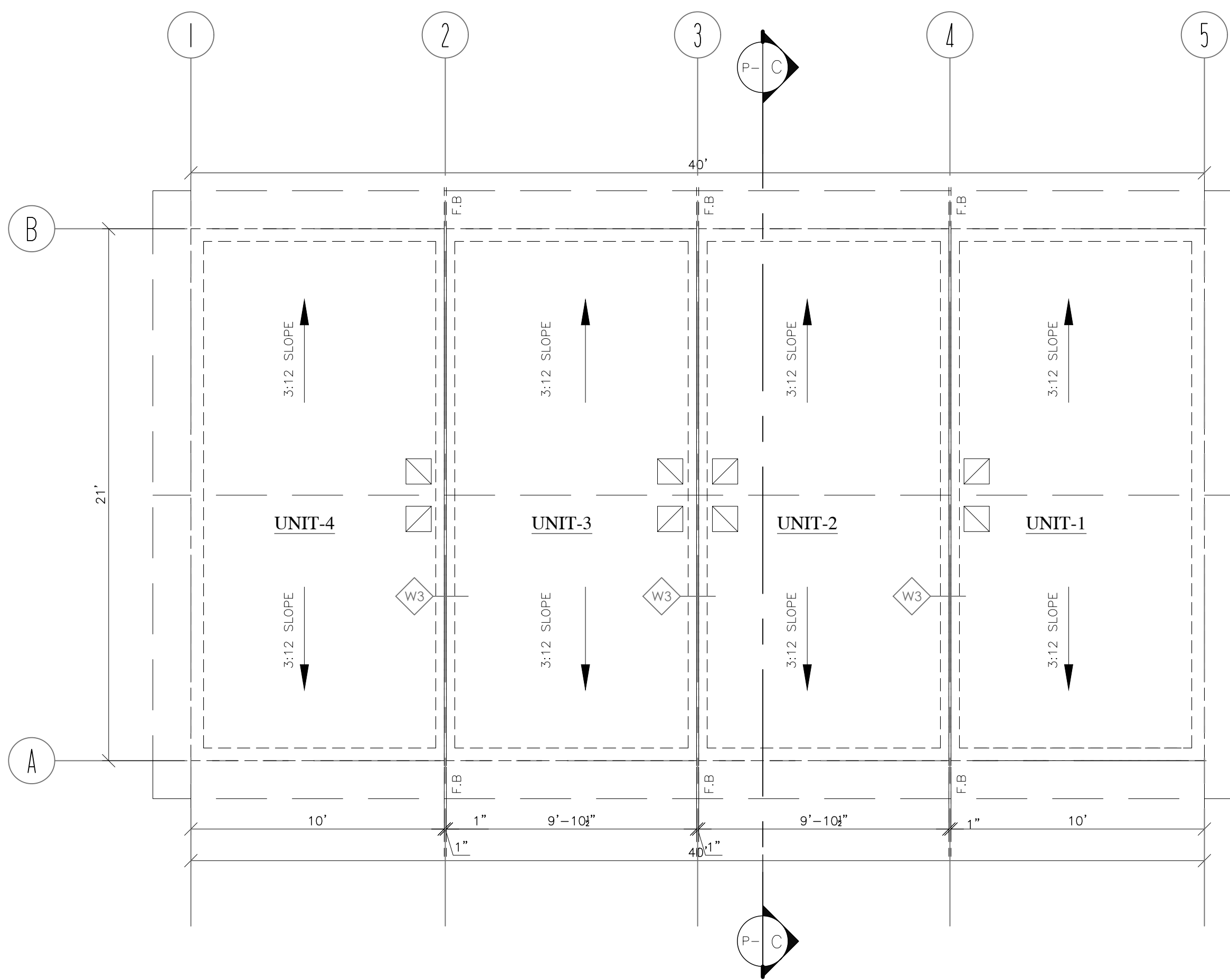
GARAGE PLAN

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

10'-0 3/4" CEILING HEIGHT

GARAGE FLOOR AREA = 839.76 SQ.FT. [78.02m²]

NOTE:
-FOOTING AND FOUNDATION
PLAN AS PER STRUCTURAL
ENGINEER DRAWINGS

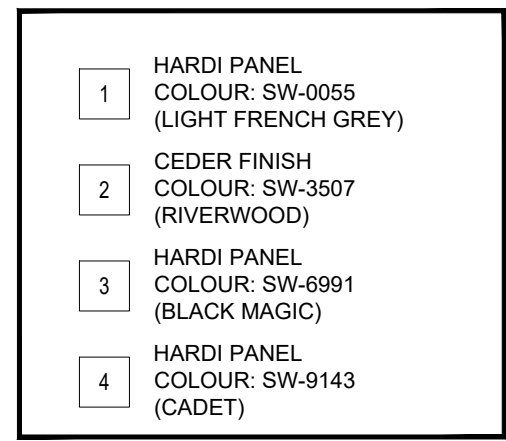


GARAGE ROOF PLAN

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

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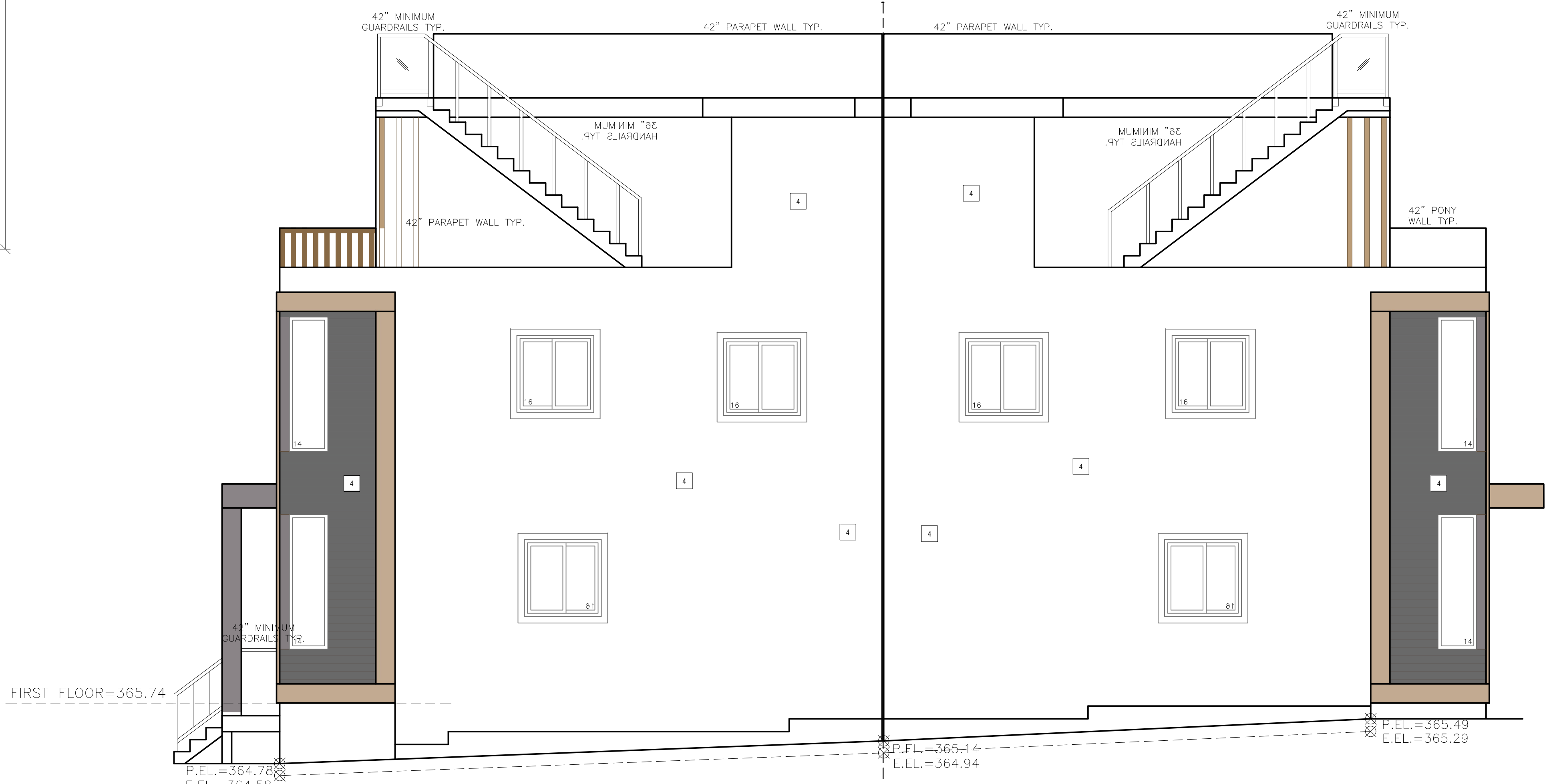
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— REAR (NORTH) ELEVATION —

WALL FACE AREA @3.81m = 1198.18 SQ.FT. [111.31m²]
ALLOWABLE AREA @11.62X2=23.24% = 278.46 SQ.FT. [25.87m²]
ACTUAL AREA = 180.00 SQ.FT. [m²]

- 1 HARDI PANEL
COLOUR: SW-0055
(LIGHT FRENCH GREY)
- 2 CEDER FINISH
COLOUR: SW-3507
(RIVERWOOD)
- 3 HARDI PANEL
COLOUR: SW-6991
(BLACK MAGIC)
- 4 HARDI PANEL
COLOUR: SW-9143
(CADET)

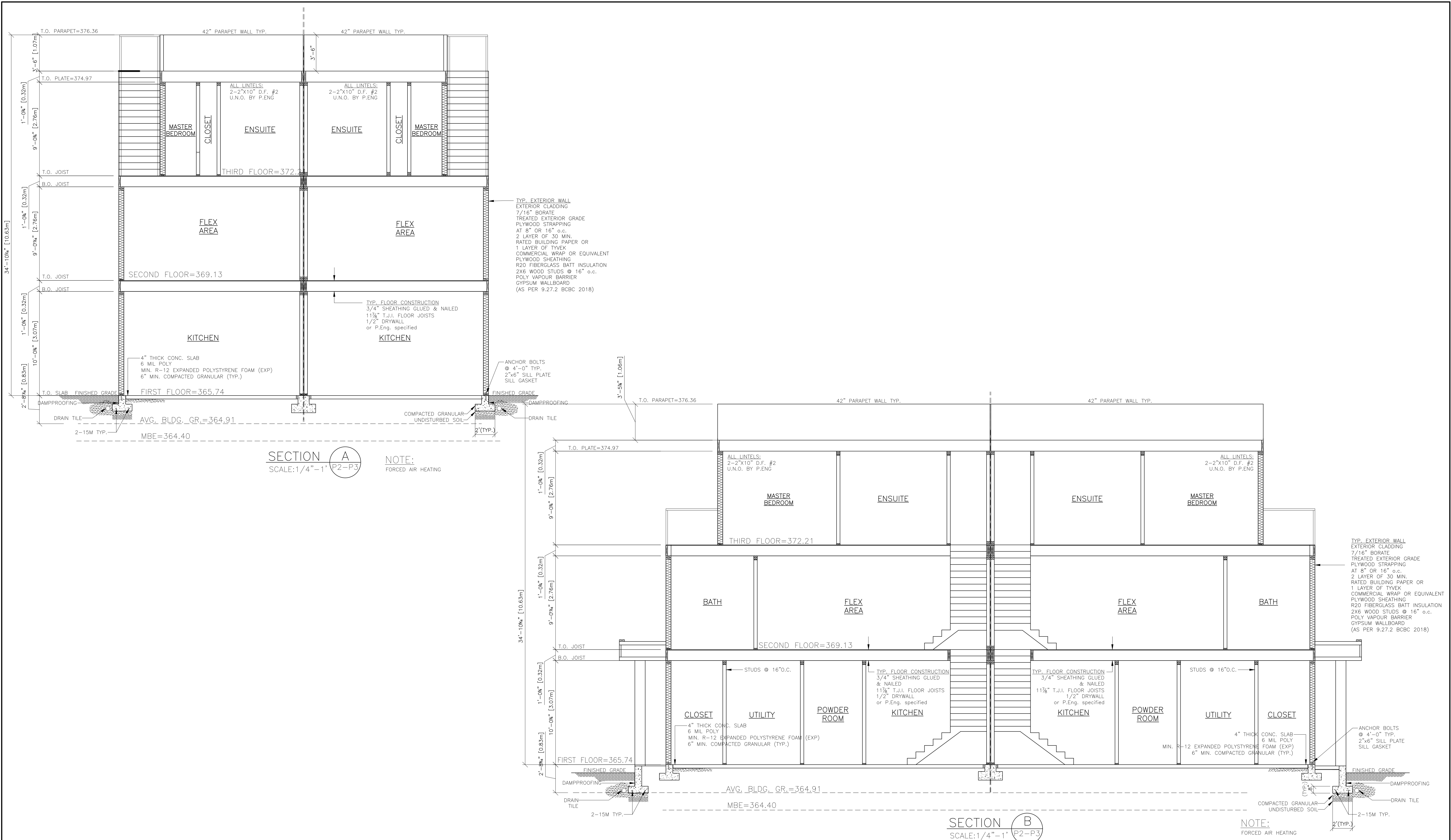


— LEFT (WEST) ELEVATION —

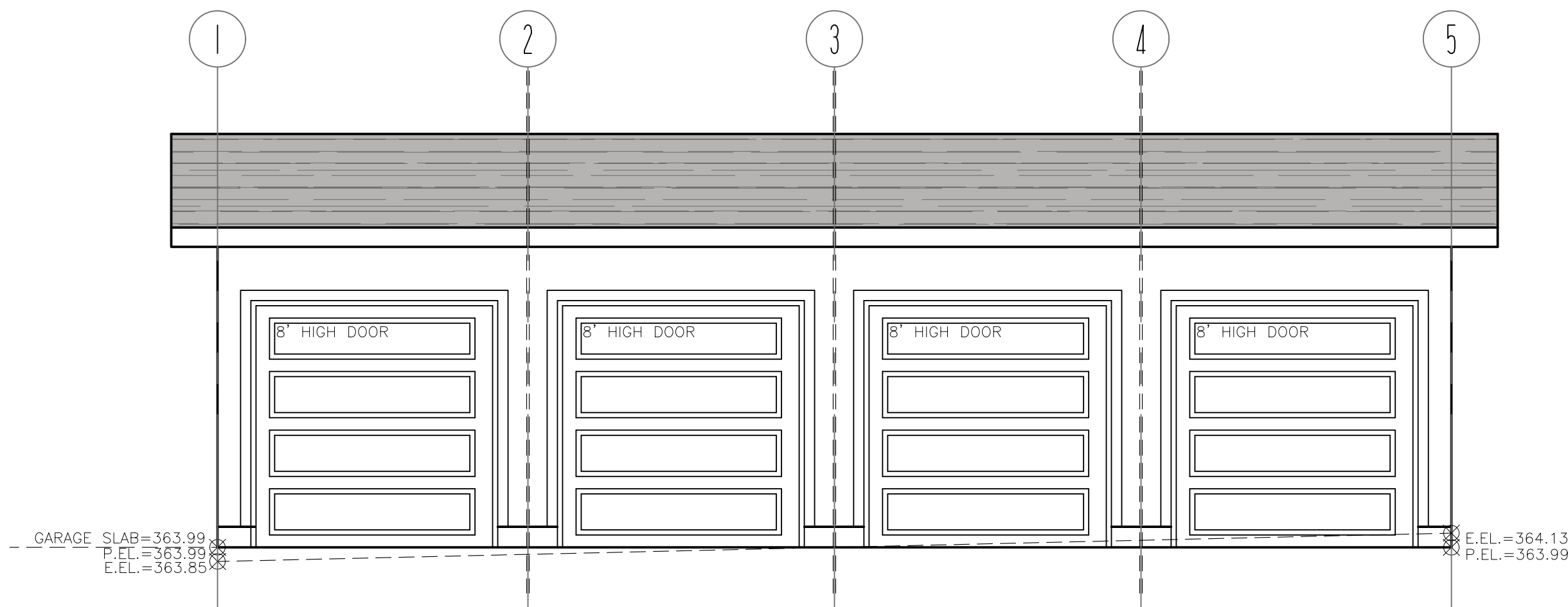
WALL FACE AREA @2.09m = 1933.11 SQ.FT. [179.59m²]
ALLOWABLE AREA @8.18% = 158.13 SQ.FT. [14.69m²]
ACTUAL AREA = 152.00 SQ.FT. [14.12m²]

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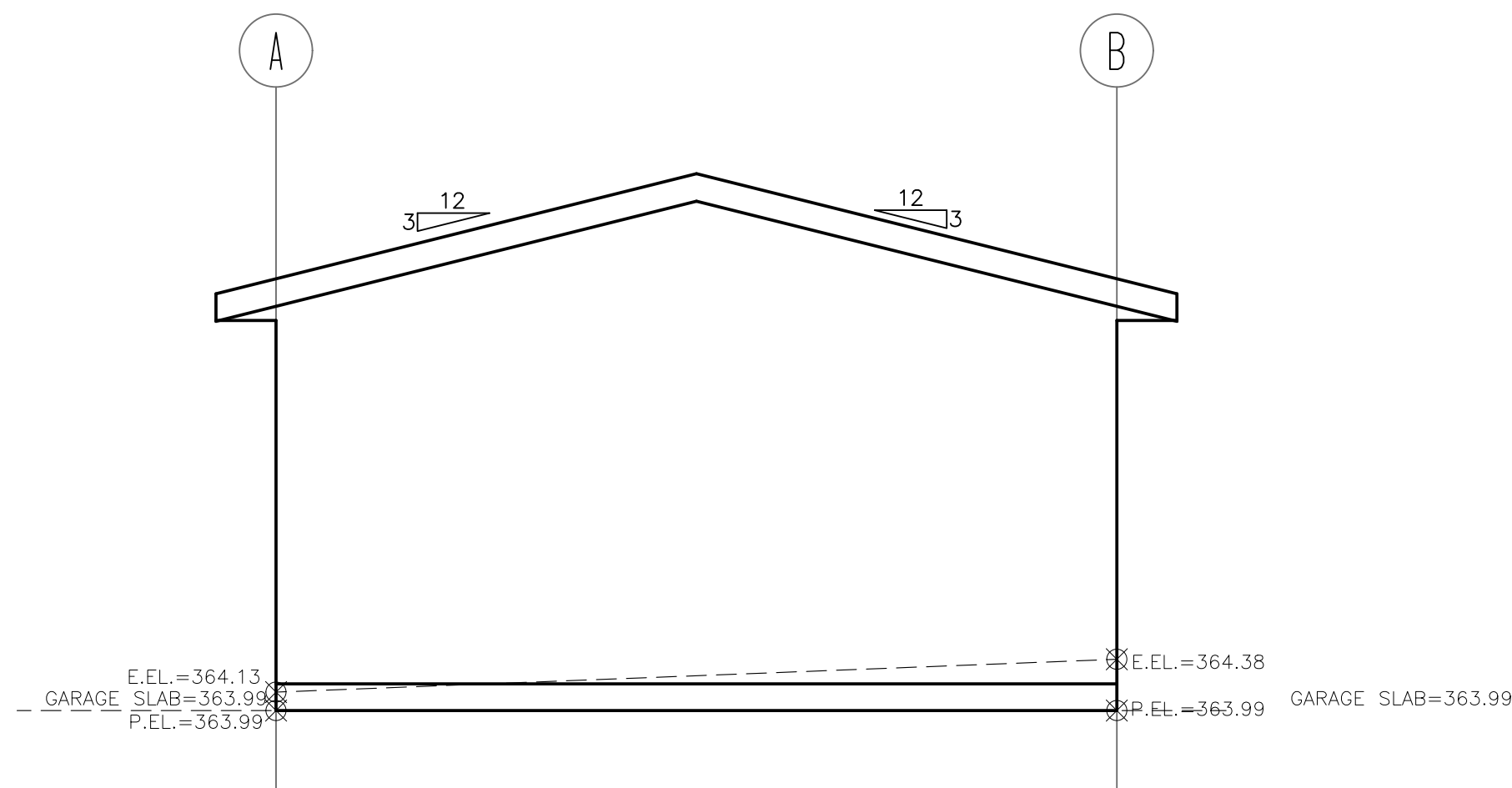
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						DATE:	JULY.15.2025		
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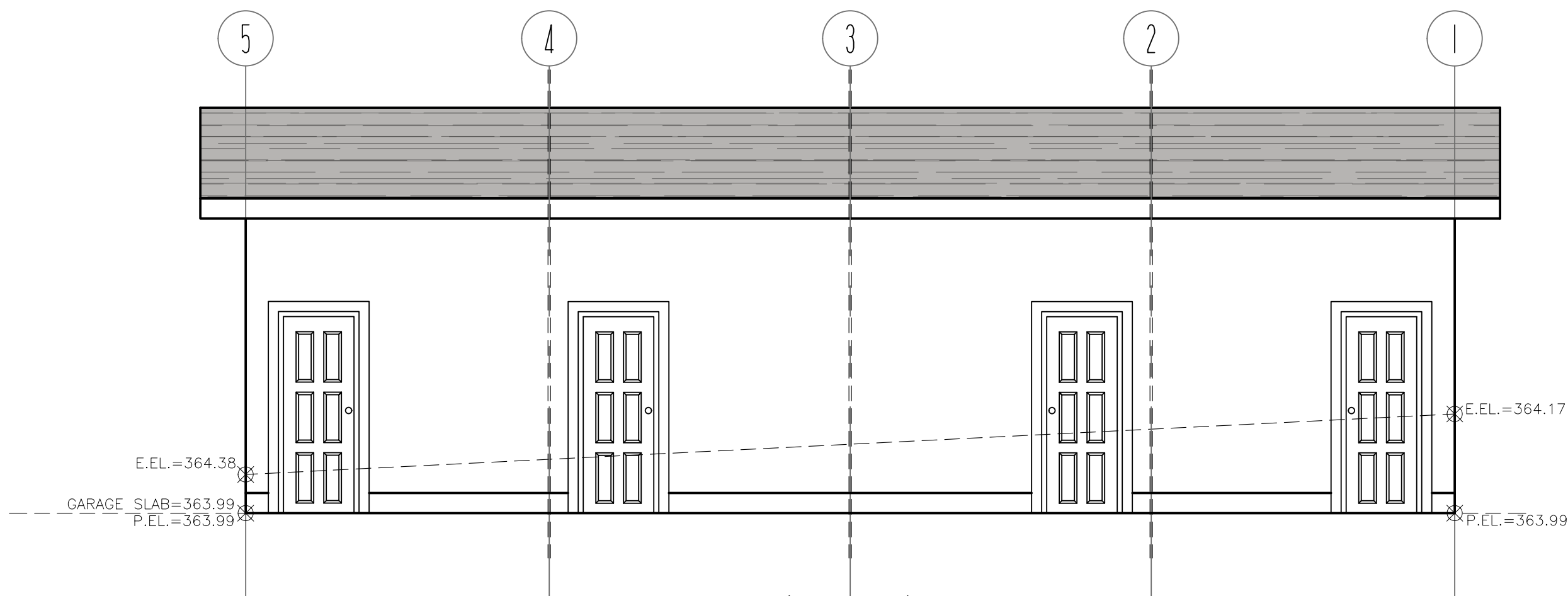
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								DATE:	JULY.15.2025			
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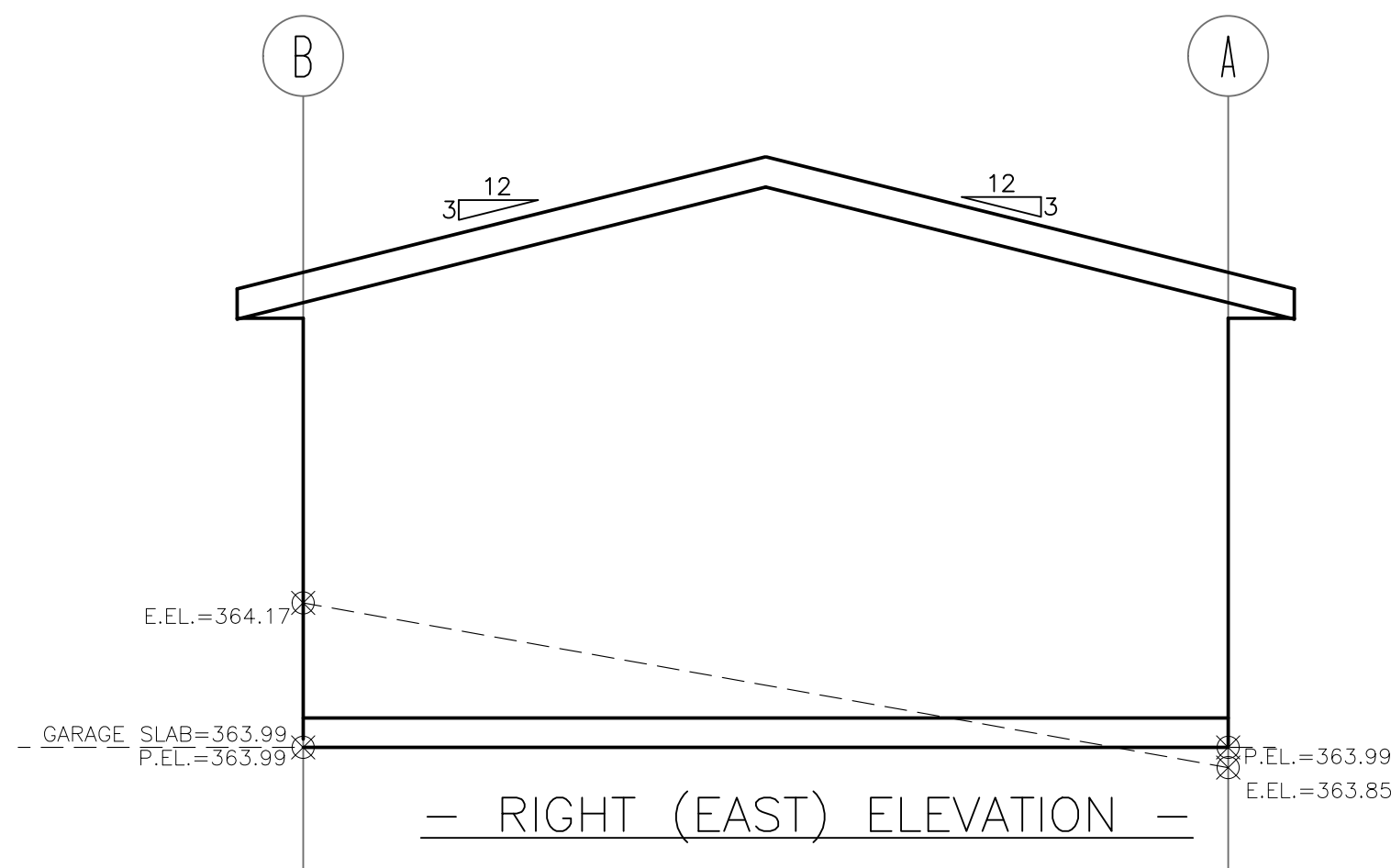
— REAR (NORTH) ELEVATION —
—LANE—



— LEFT (WEST) ELEVATION —

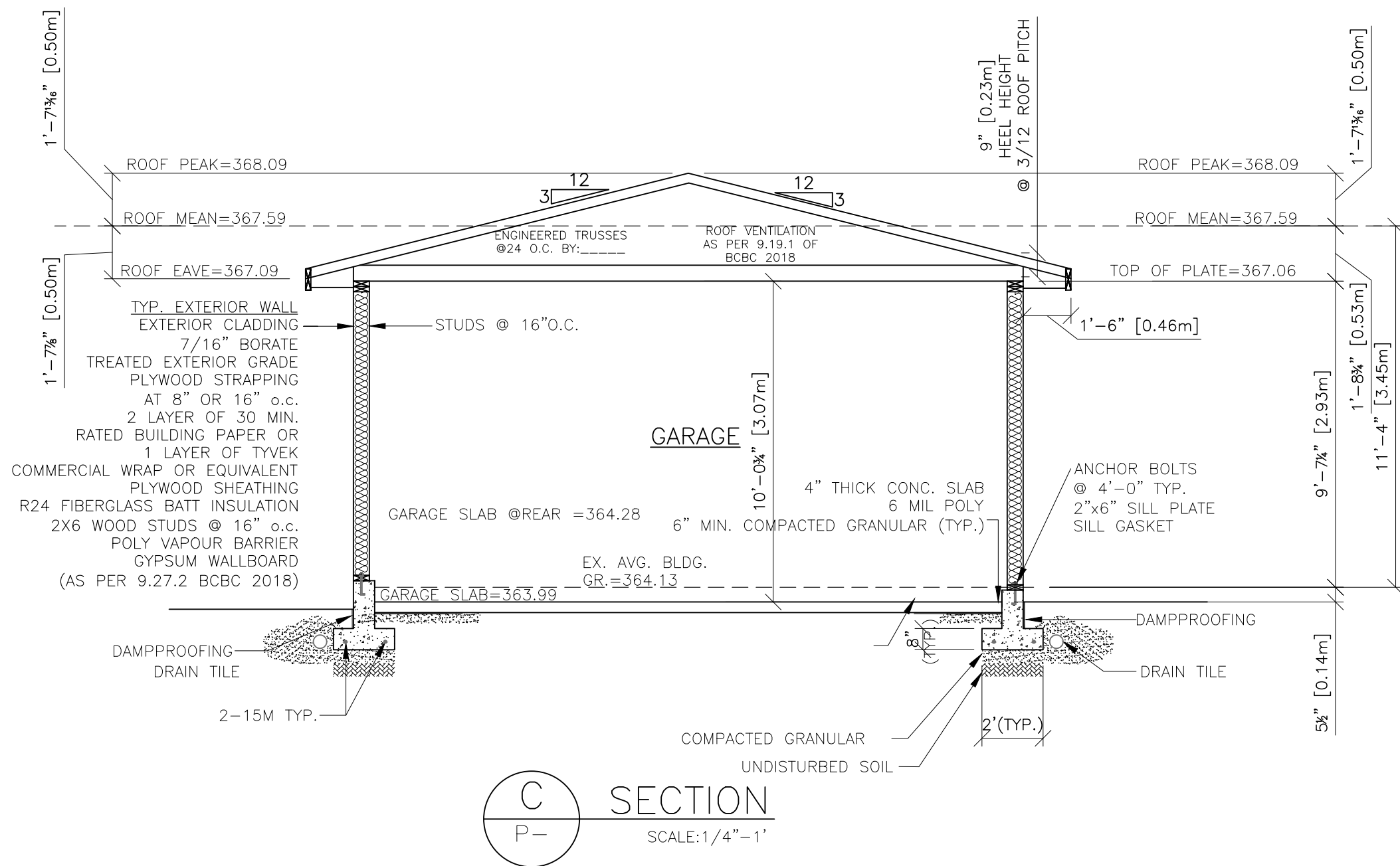


— FRONT (SOUTH) ELEVATION —



— RIGHT (EAST) ELEVATION —

1	HARDI PANEL COLOUR: SW-0055 (LIGHT FRENCH GREY)
2	CEDER FINISH COLOUR: SW-3507 (RIVERWOOD)
3	HARDI PANEL COLOUR: SW-6991 (BLACK MAGIC)
4	HARDI PANEL COLOUR: SW-9143 (CADET)

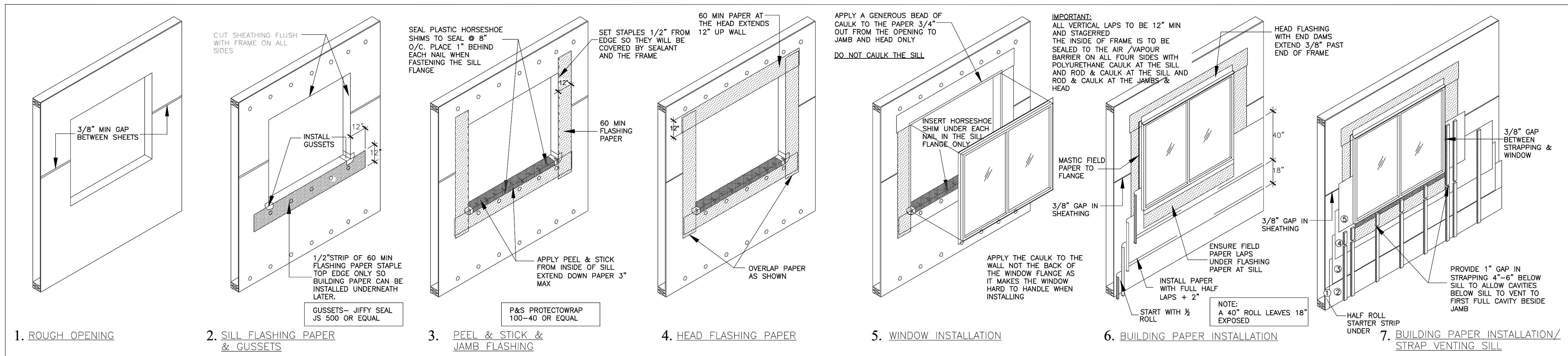


DOOR SCHEDULE

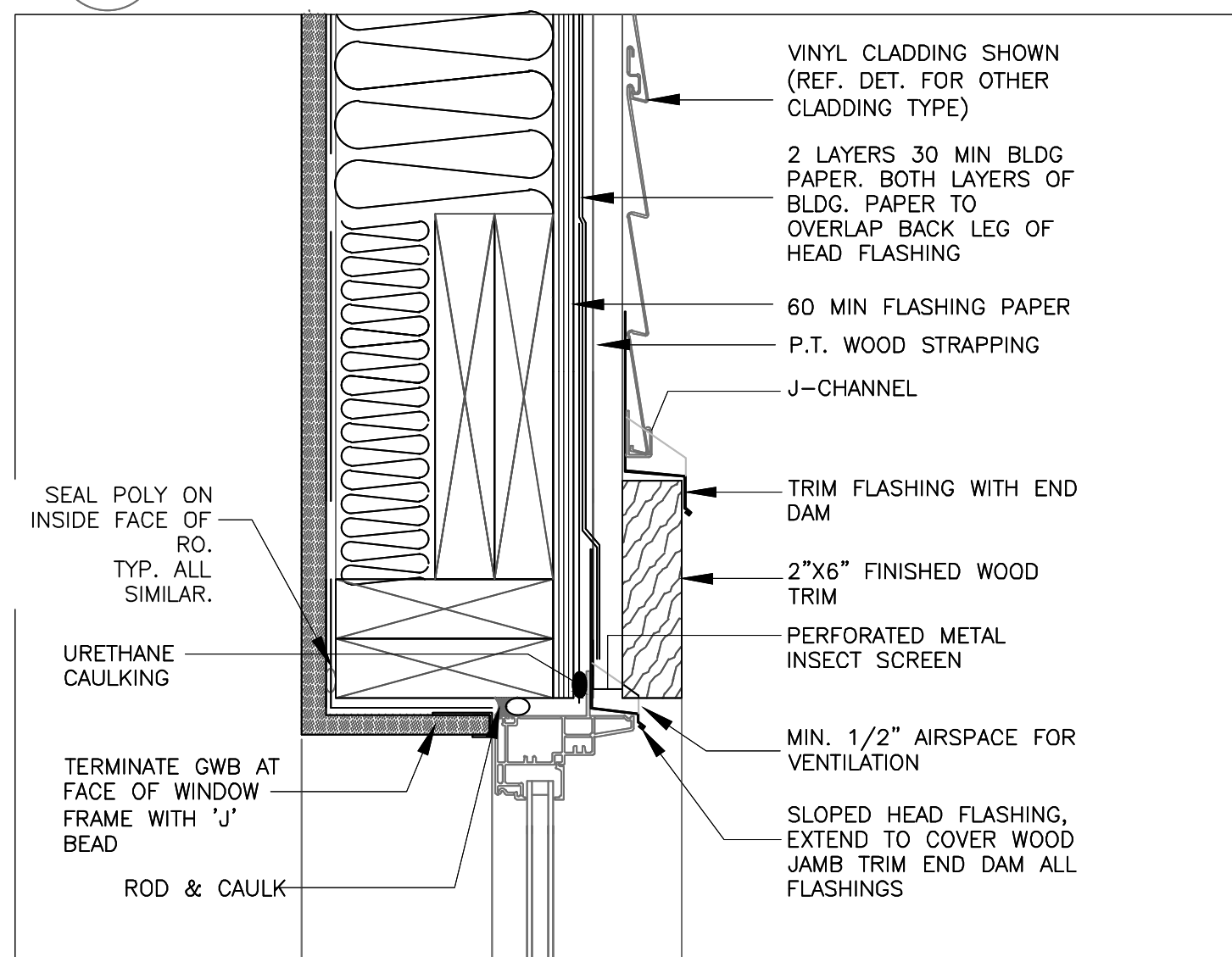
TYPE MARK	COUNT	SIZE		DOOR DESCRIPTION
		WIDTH	HEIGHT	
OH1		8'-0"	8'-0"	
D4a		2'-8"	6'-8"	SINGLE DOOR

THESE PLANS CONFORM TO REQUIREMENTS
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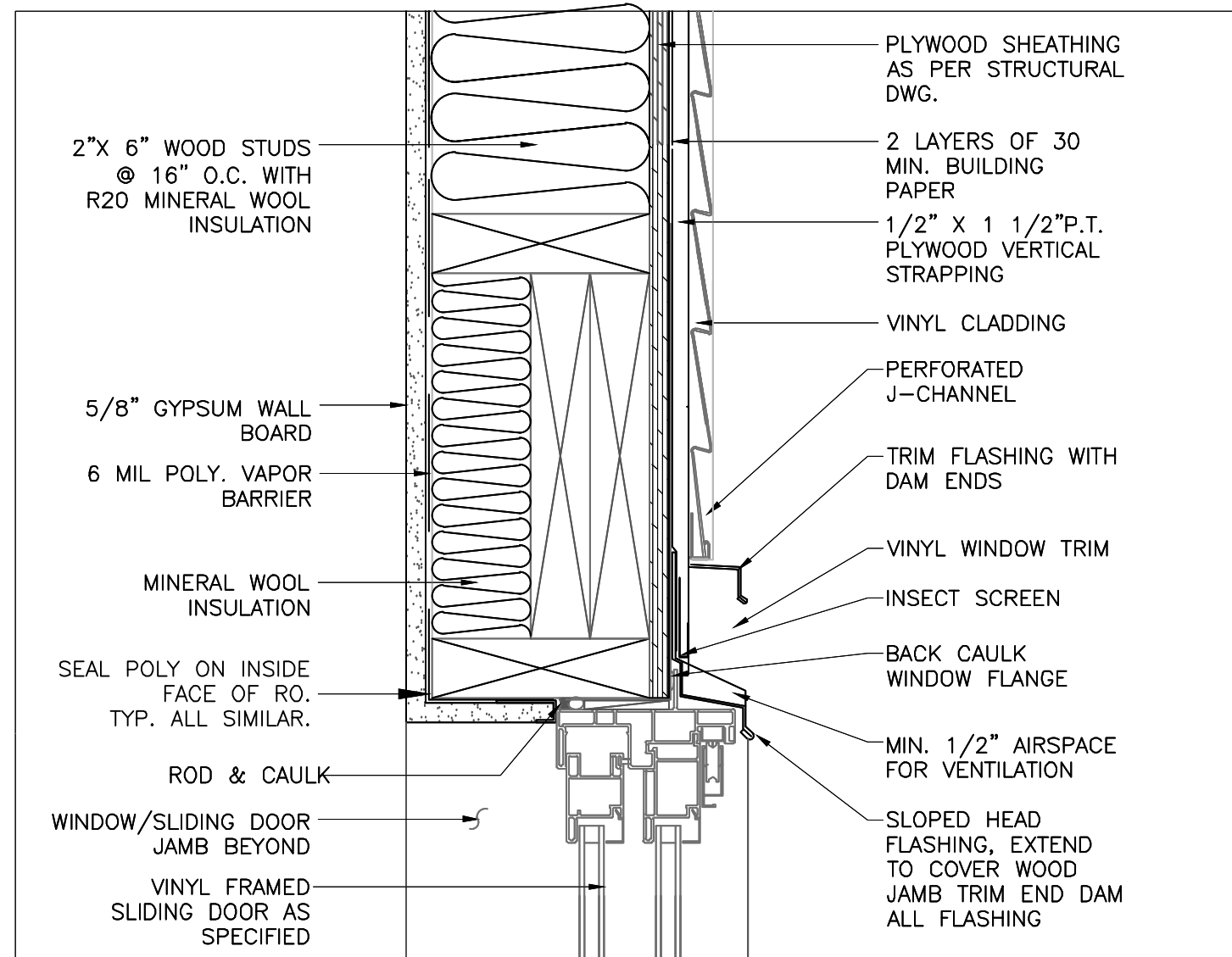
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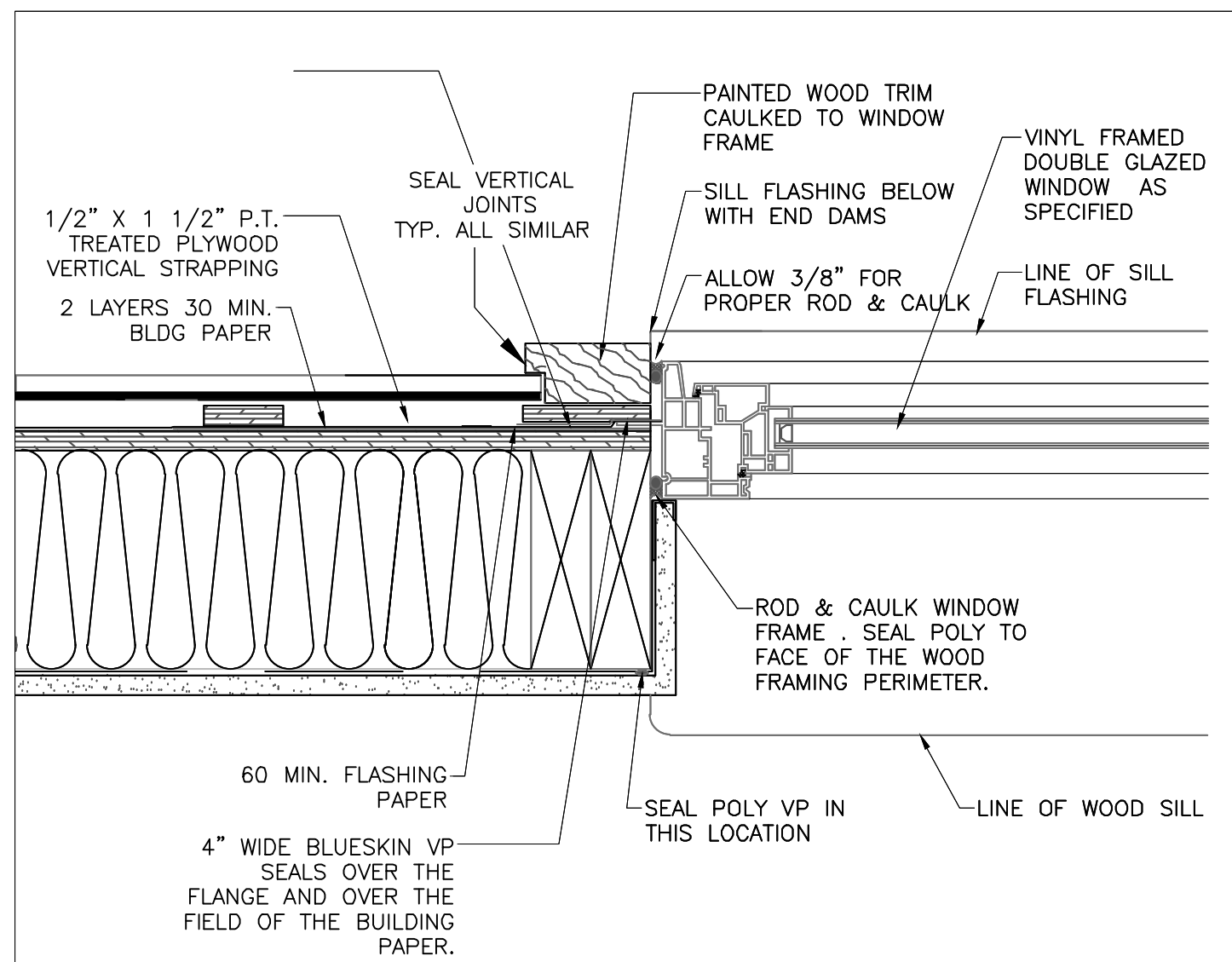
1 WALL/ WINDOW INSTALLATION SEQUENCE
- NTS



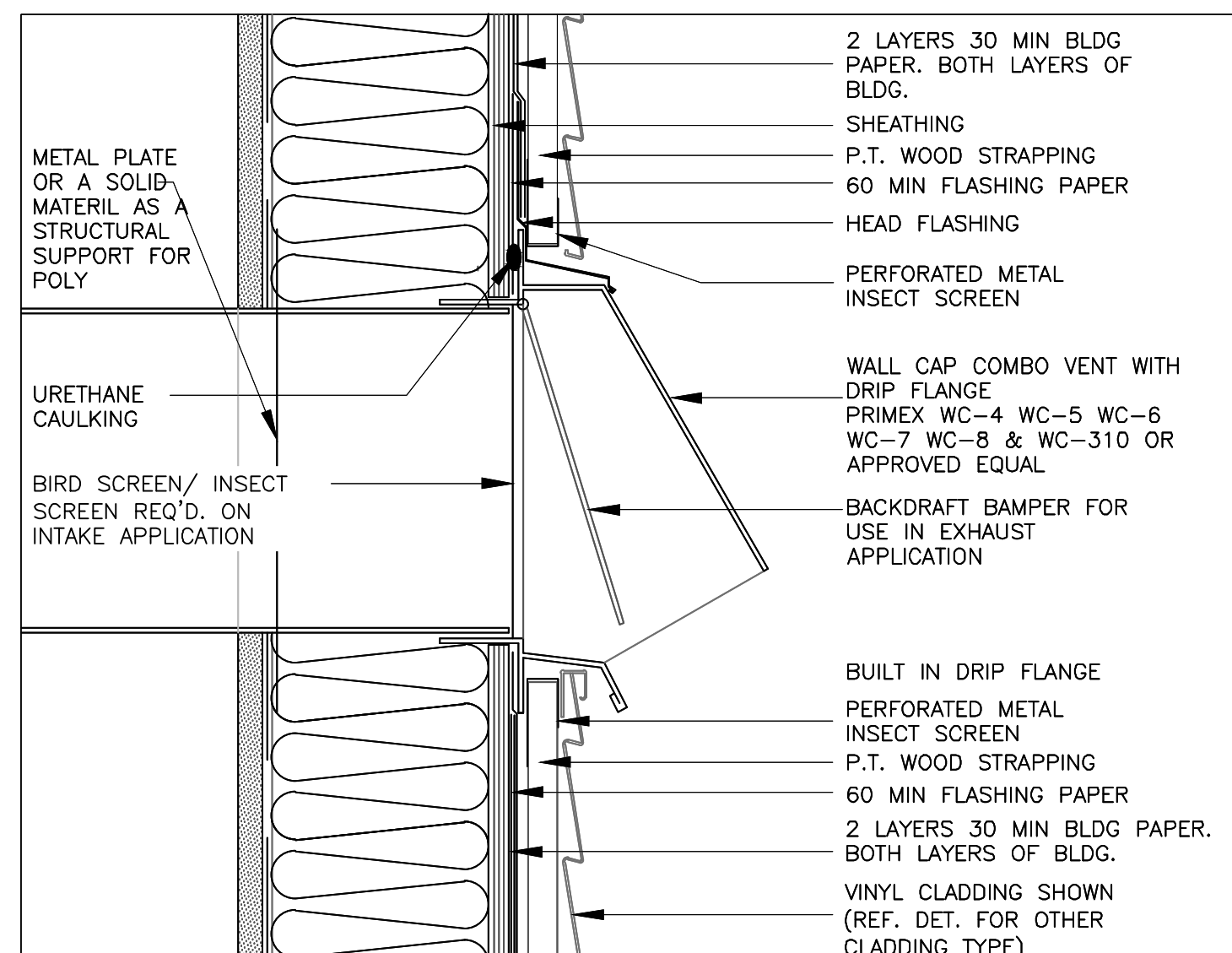
2 TYPICAL WINDOW HEAD DETAIL
- 3\"/>



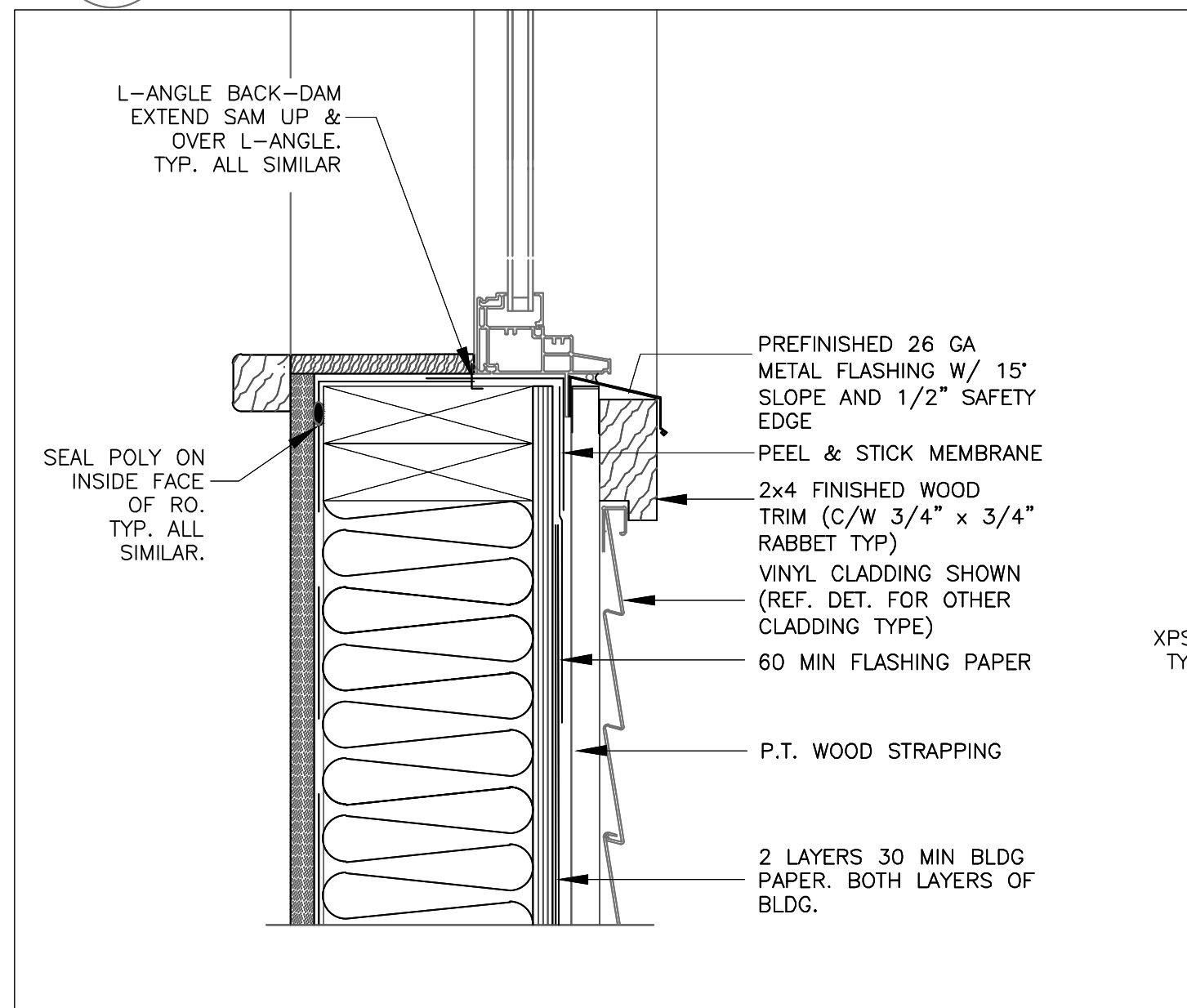
4 TYPICAL SLIDING DOOR HEAD DETAIL
- 3\"/>



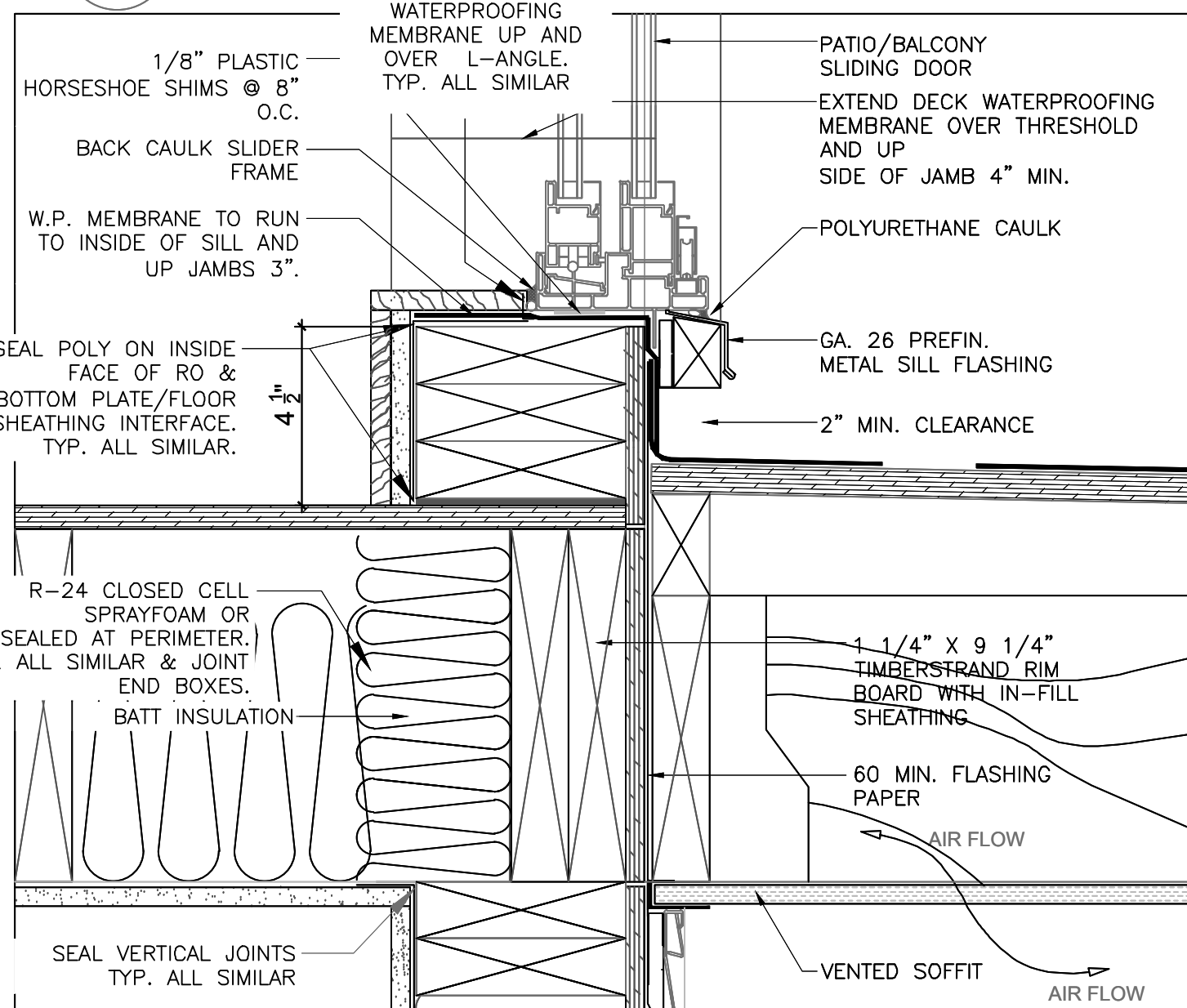
6 TYPICAL WINDOW JAMB DETAIL
- 3\"/>



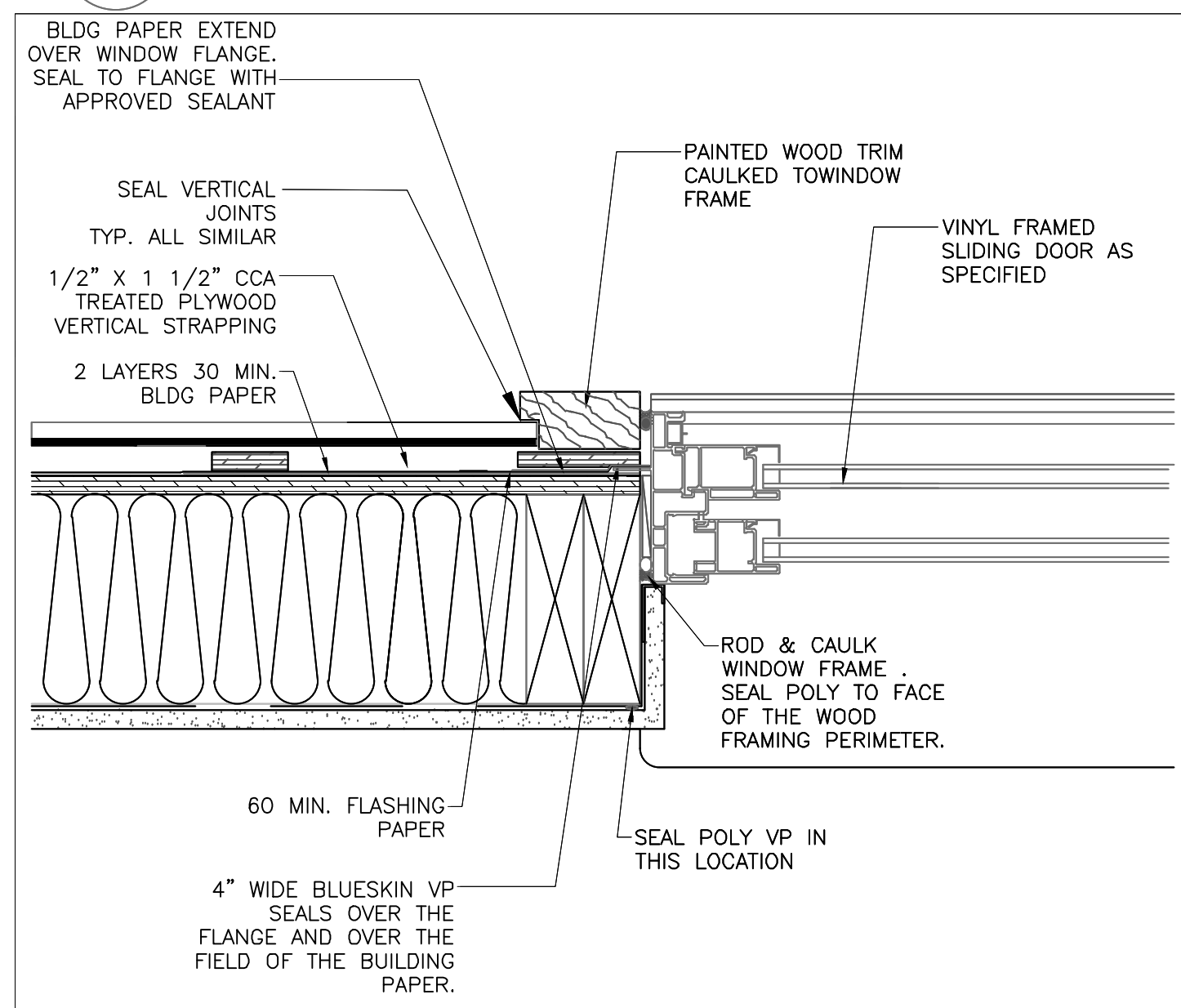
8 VENT CAP INSTALLATION DETAIL
- 3\"/>



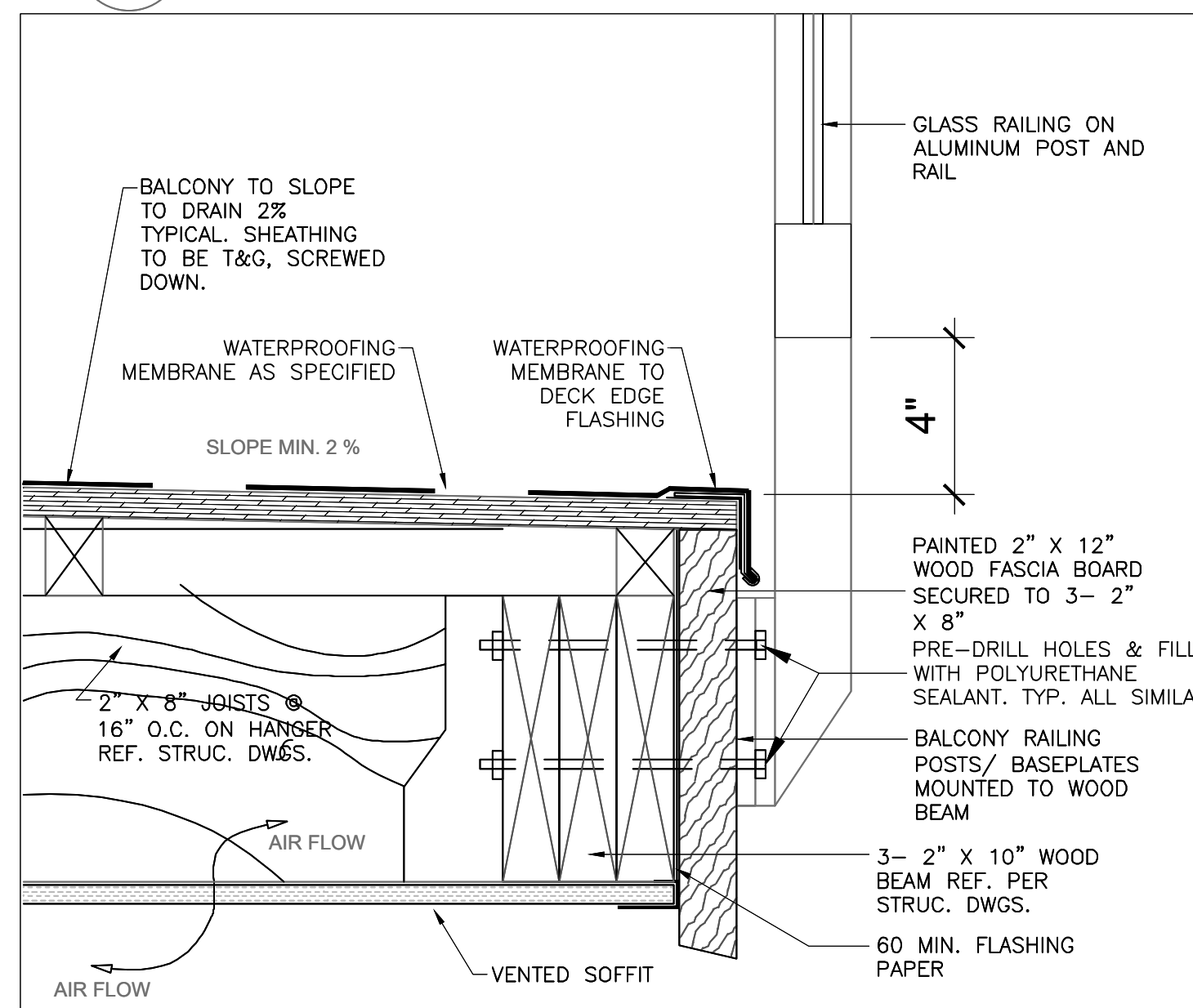
3 TYPICAL WINDOW SILL DETAIL
- 3\"/>



5 TYPICAL SLIDING DOOR SILL DETAIL
- 3\"/>



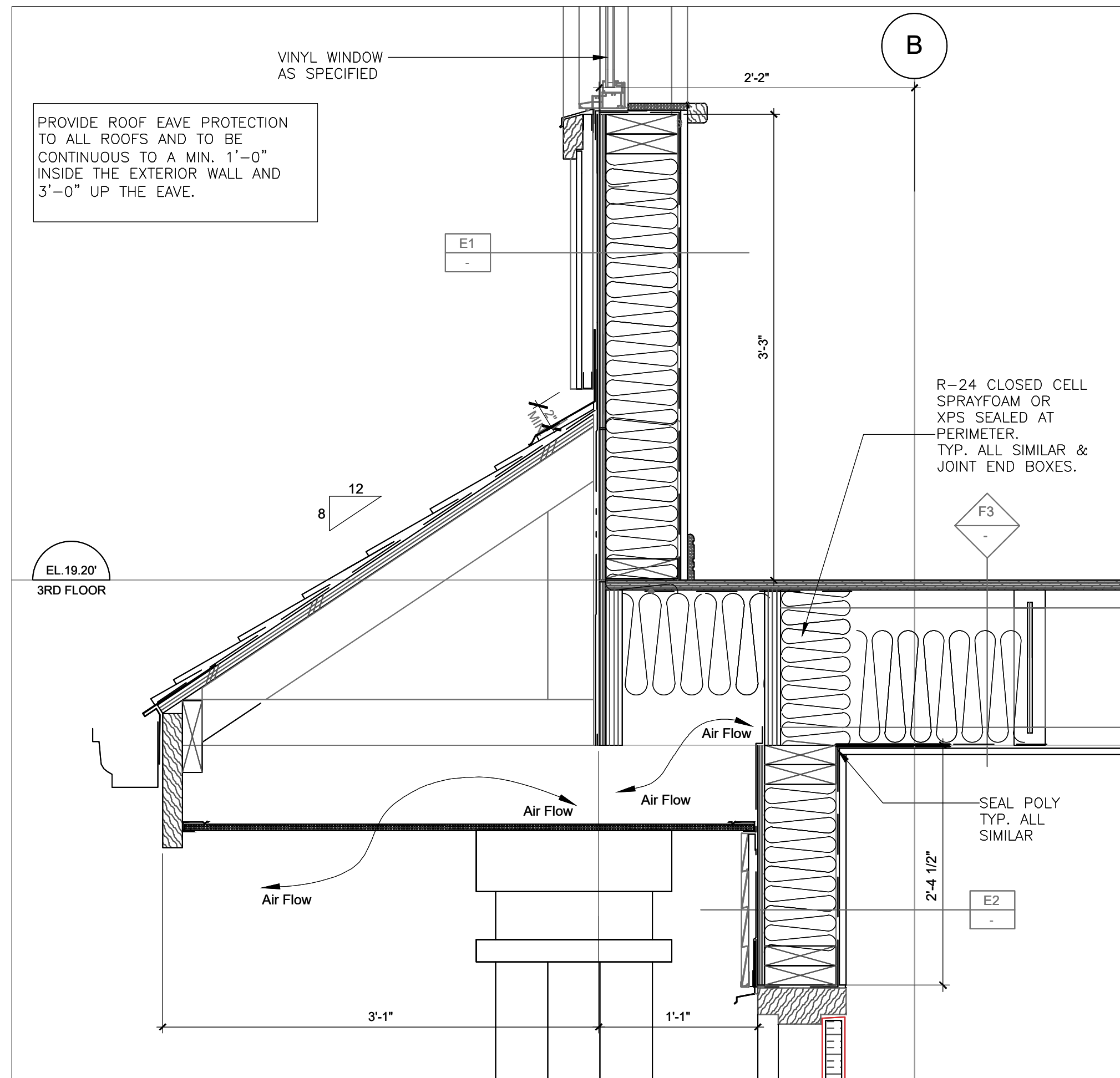
7 TYPICAL SLIDING DOOR JAMB DETAIL
- 3\"/>



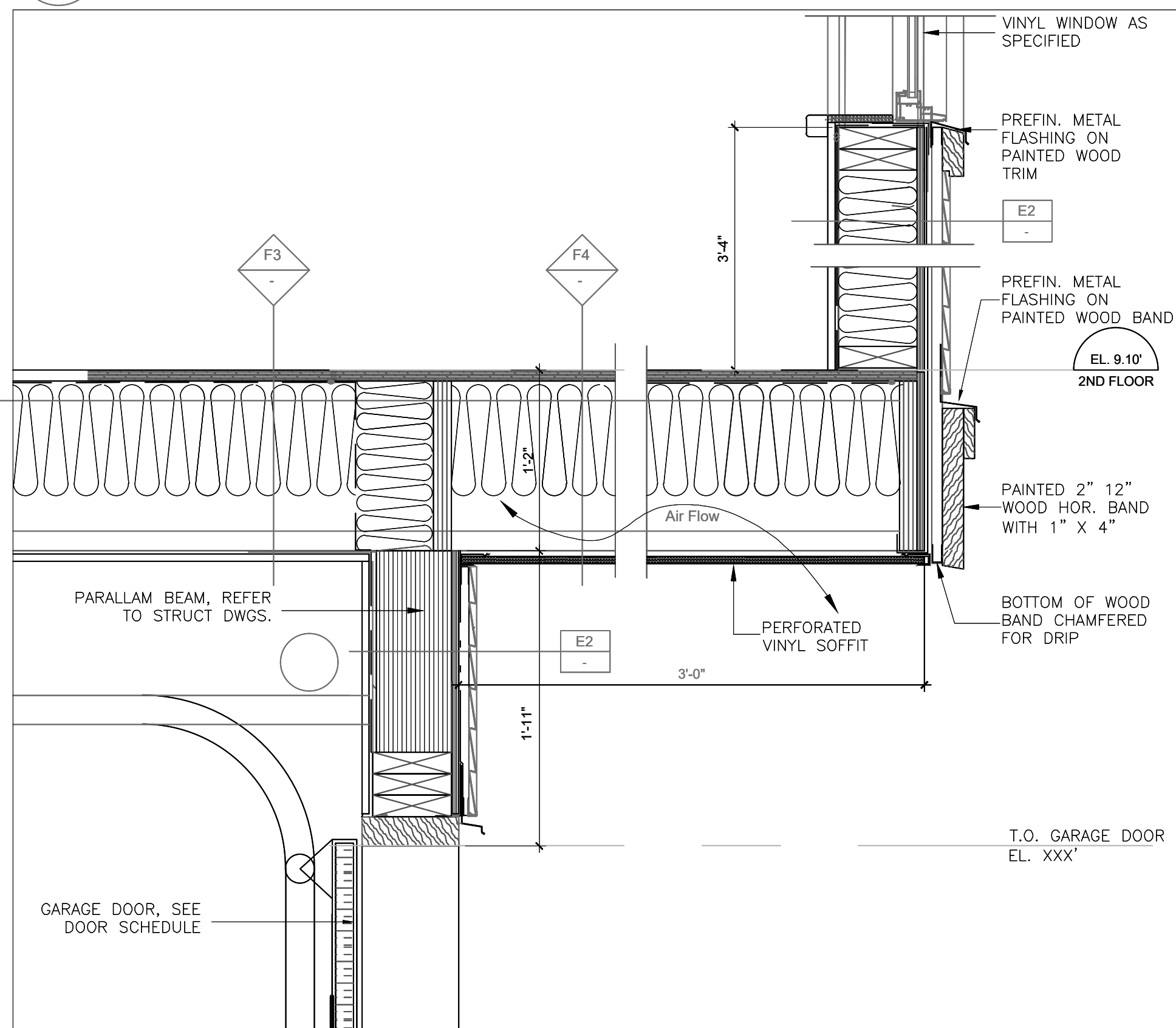
5 TYPICAL BALCONY EDGE DETAIL
- 3\"/>

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

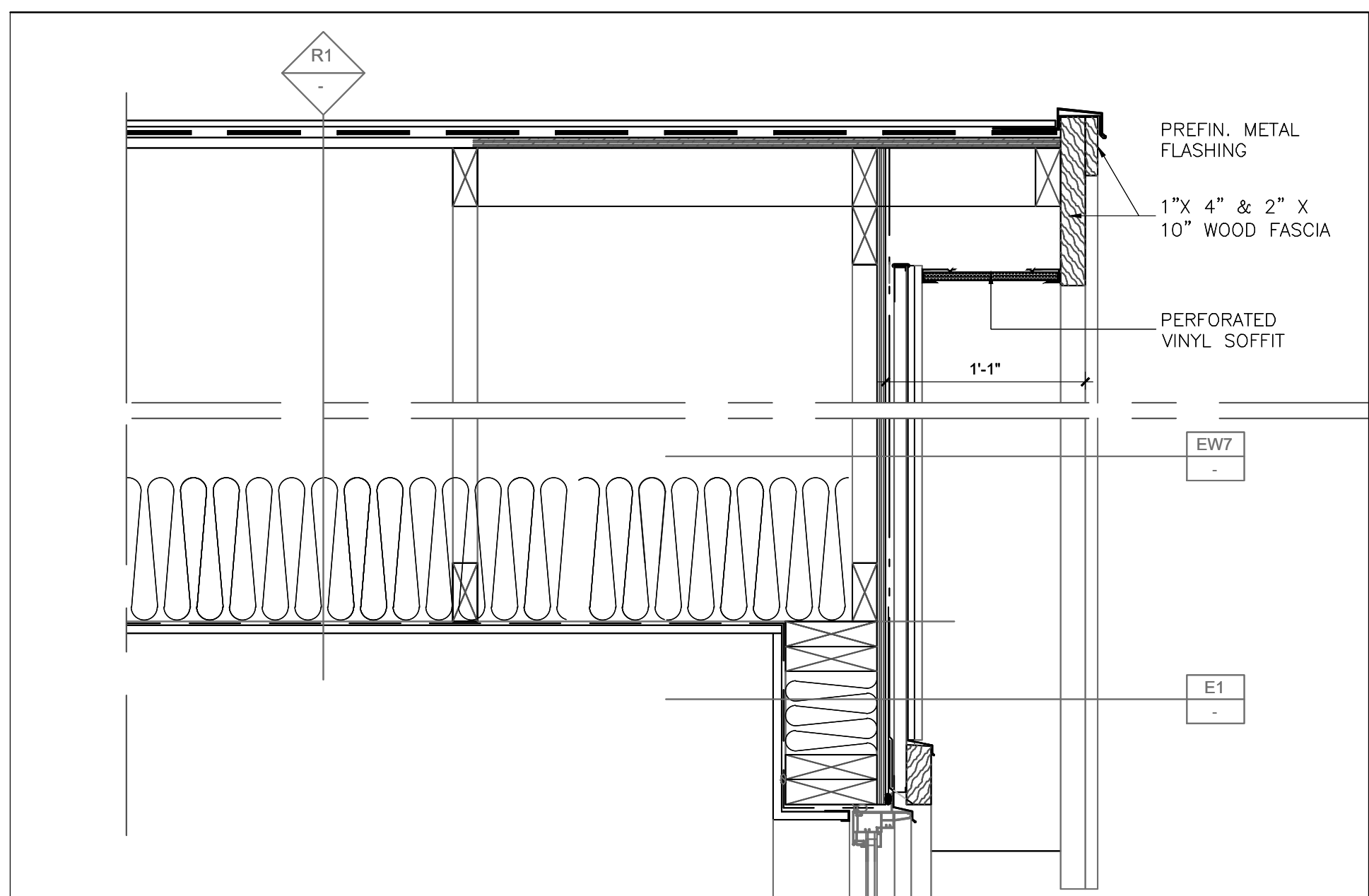
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						DATE:	JULY.15.2025		
						CHKD:	I.D.		
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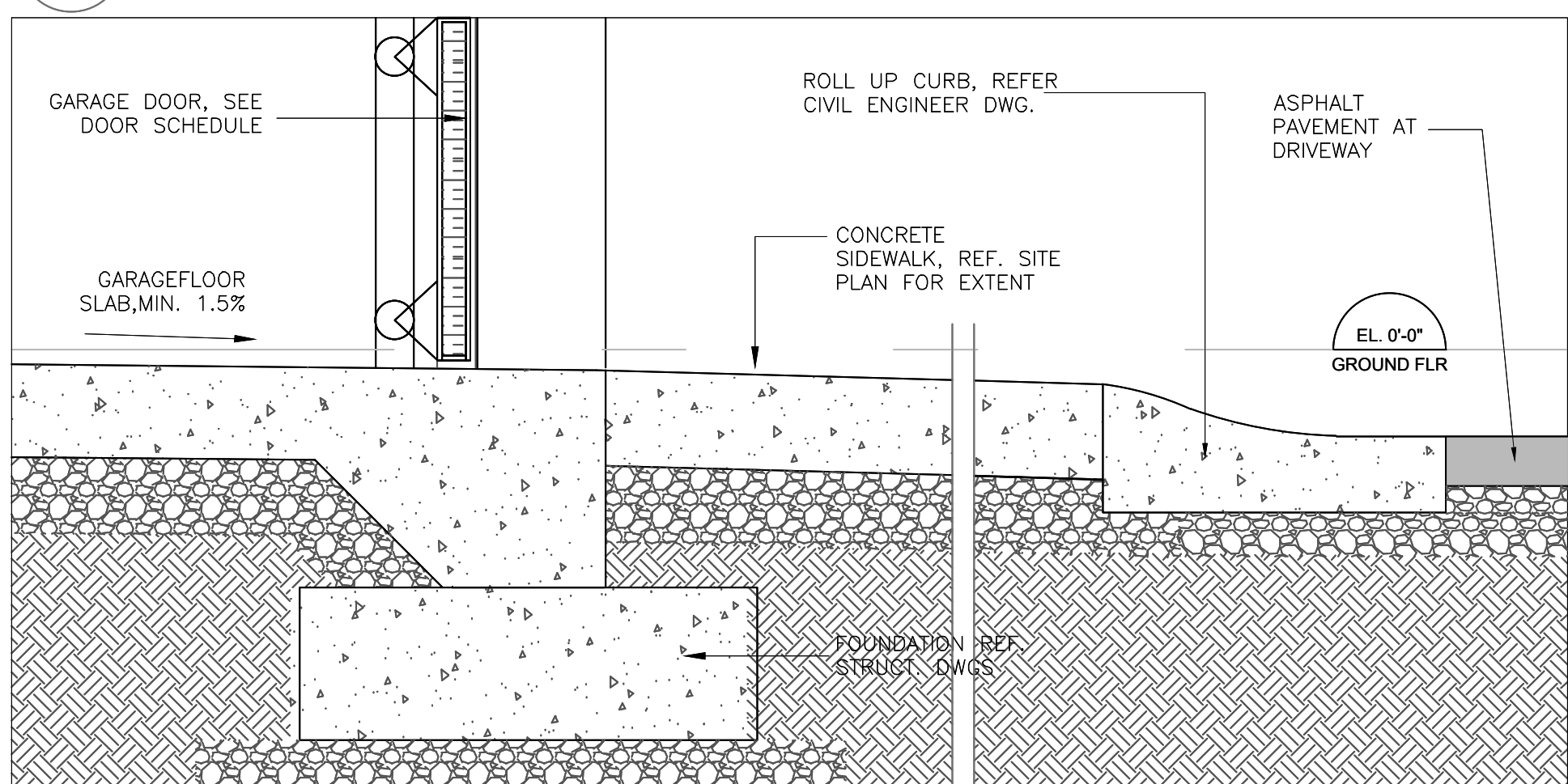
1 ROOF CANOPY OVER MAIN BALCONY DOOR
1-1/2" = 1'-0"



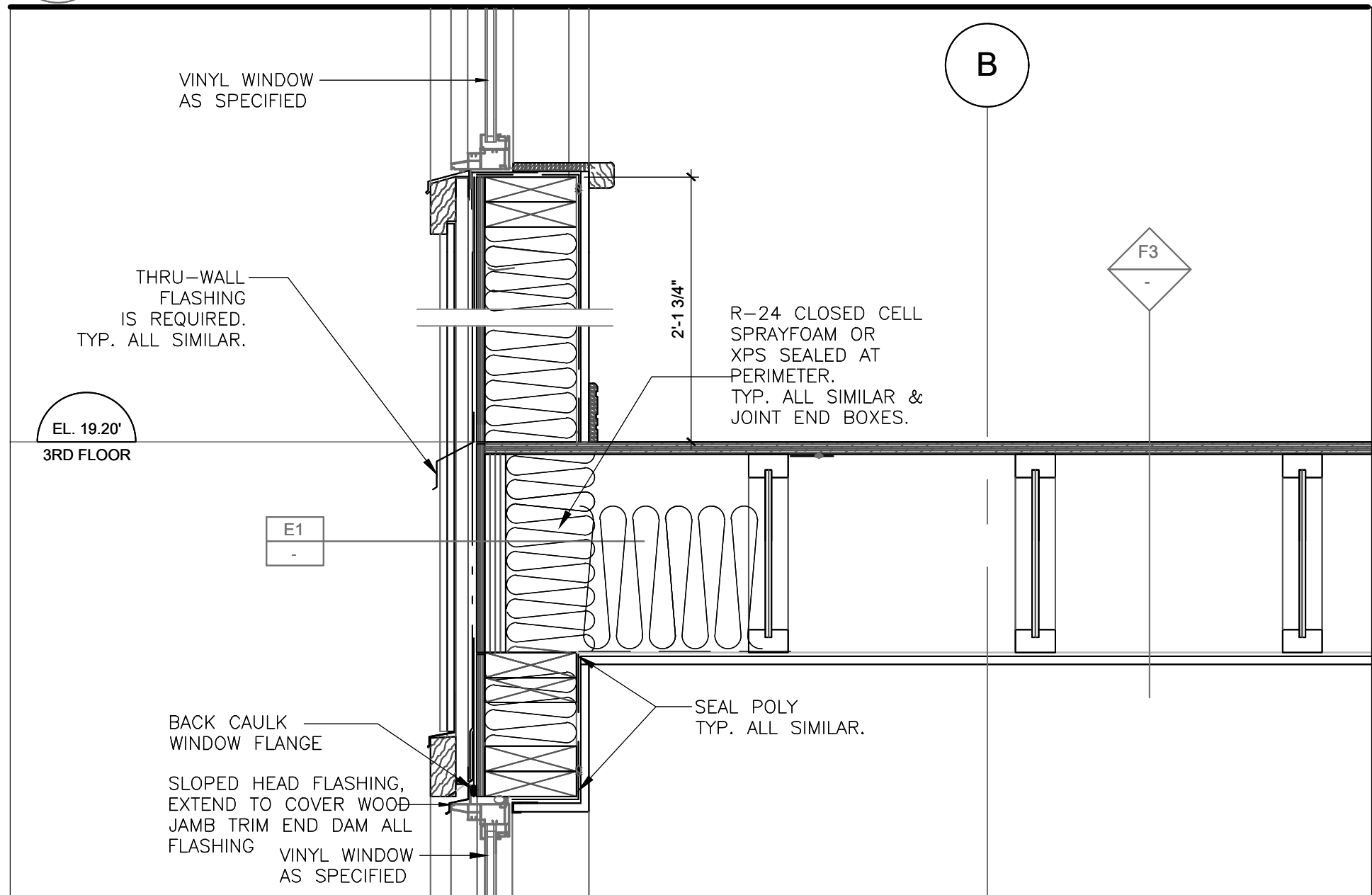
2 CANTILEVER FLOOR ABOVE GARAGE
1-1/2" = 1'-0"



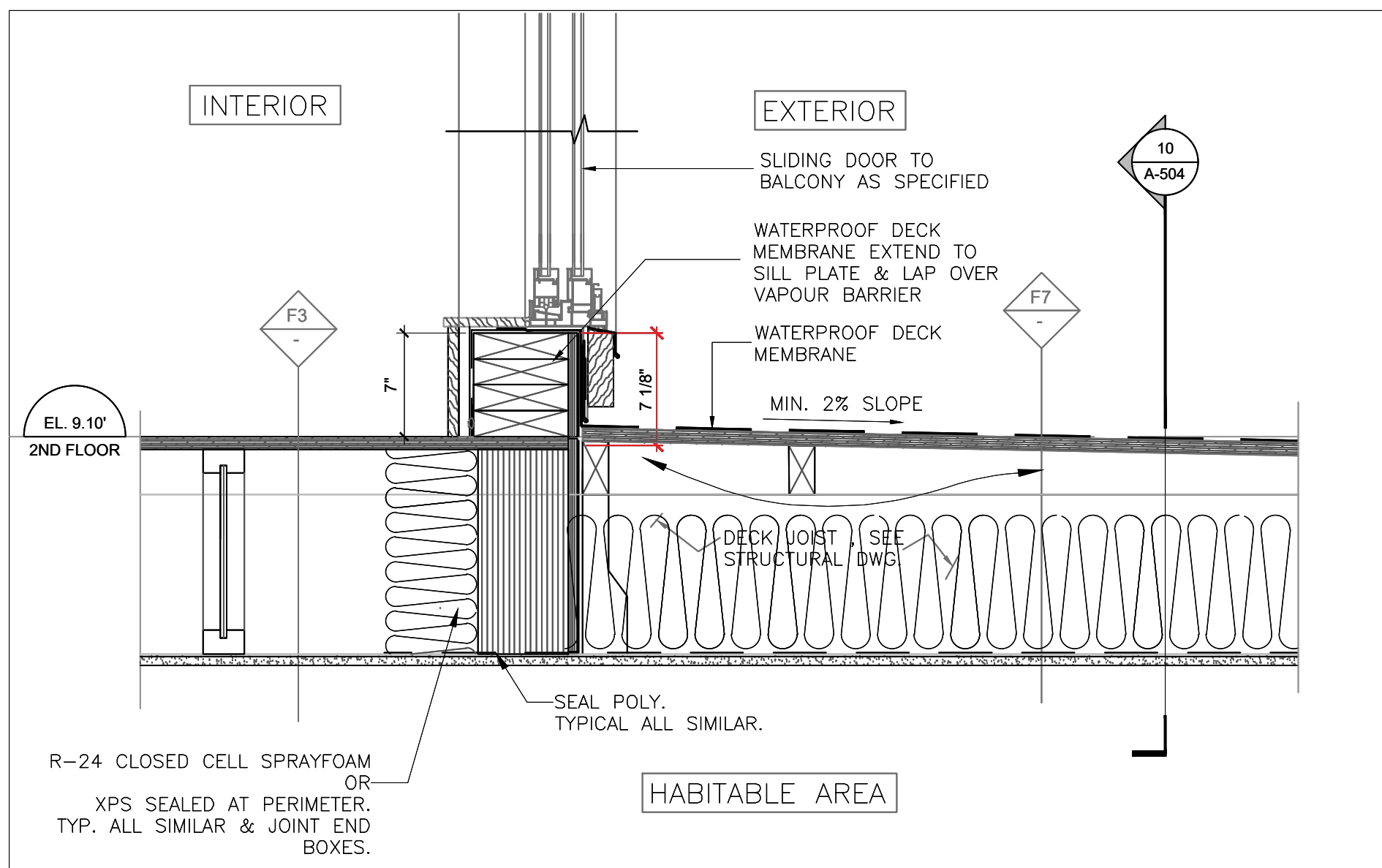
3 ROOF AT GABLE END
1-1/2" = 1'-0"



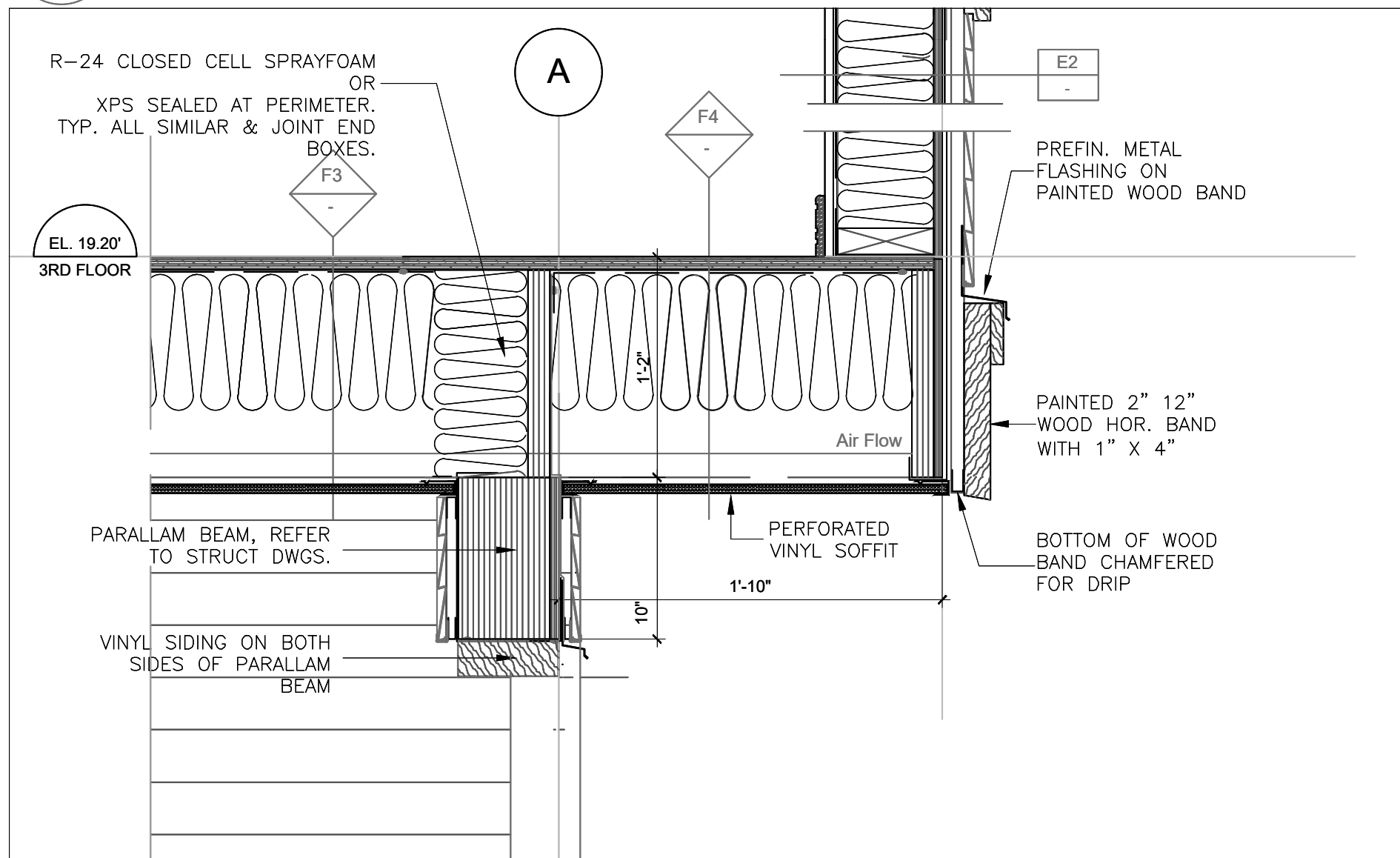
4 TYPICAL GARAGE DOOR & FOUNDATION
1-1/2" = 1'-0"



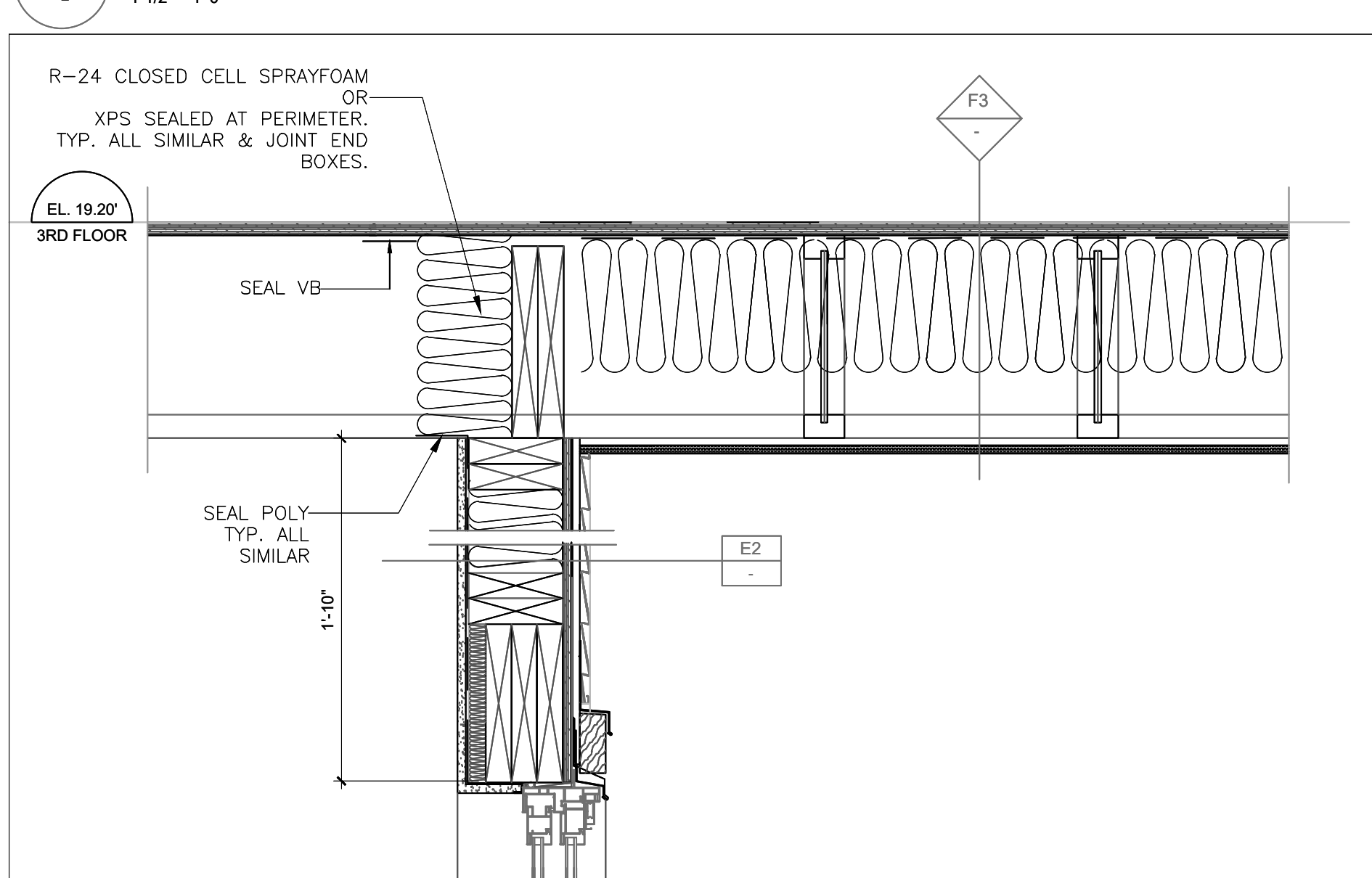
5 TYPICAL WINDOW HEAD & SILL DETAIL
1-1/2" = 1'-0"



6 SLIDING DOOR @ BALCONY
1-1/2" = 1'-0"



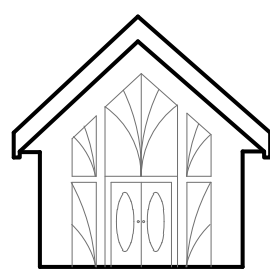
7 LIVING SPACE ABOVE BALCONY
1-1/2" = 1'-0"



8 SLIDING DOOR HEAD @ BALCONY
1-1/2" = 1'-0"

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PROPOSED RESIDENCE FOR
GENARIS PROPERTIES
LOT-3, 1447 ELM STREET EAST
KELOWNA, B.C.

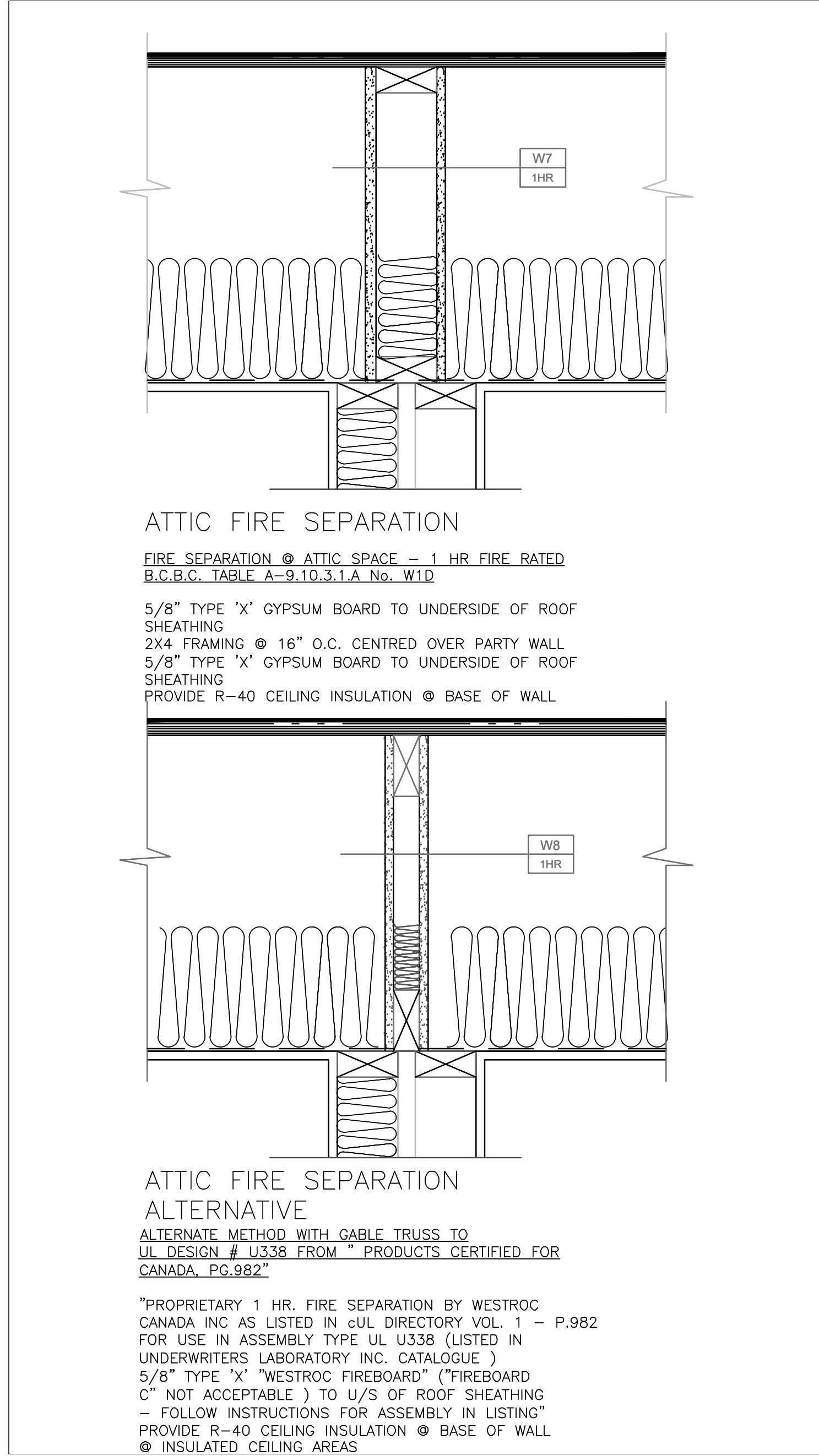
TITLE

DWN: L.K.
SCALE: AS NOTED
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CHKD: I.D.
PHONE: 604-218-6487

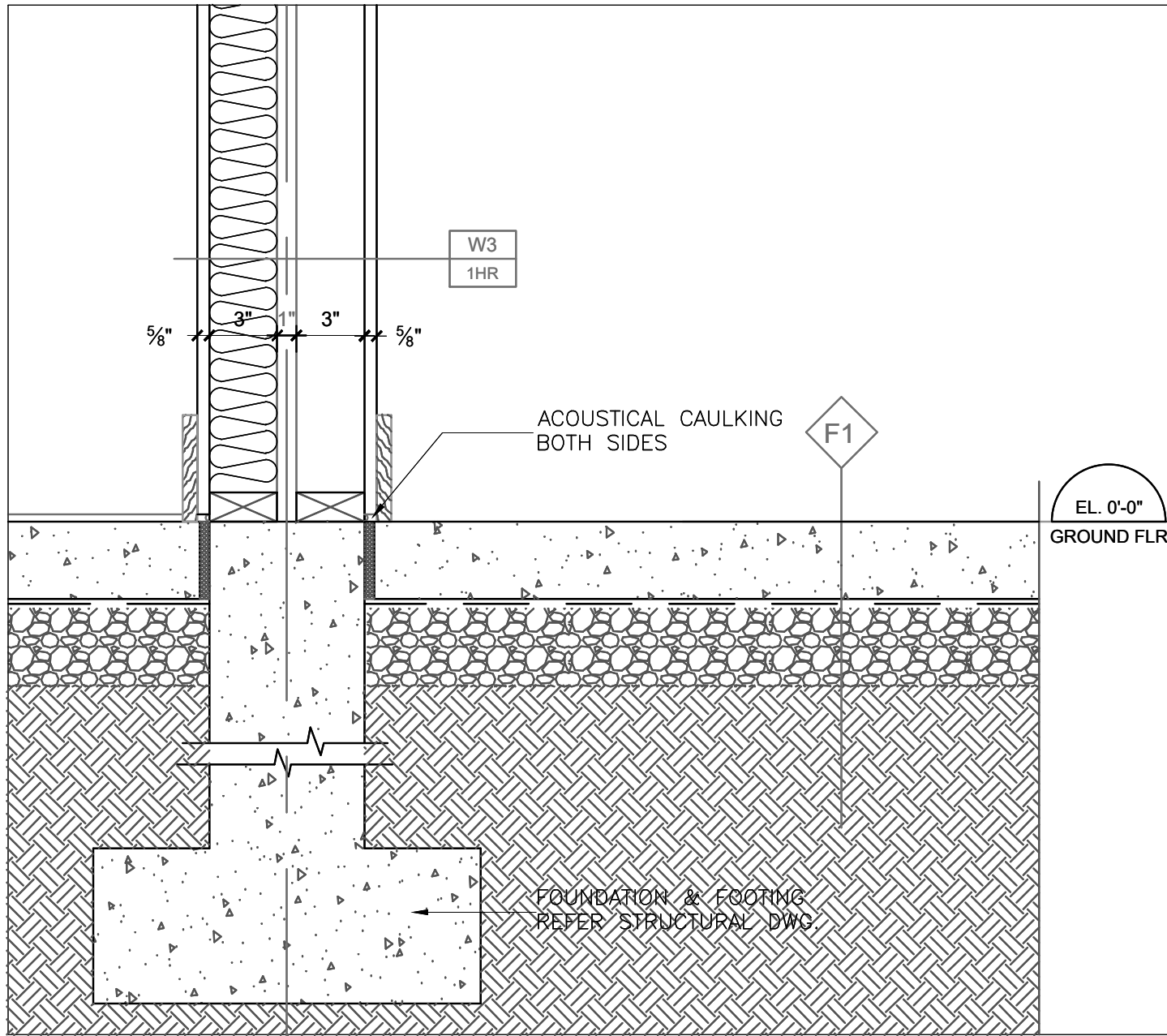
DRAWING NO.

DD25-9366-P11

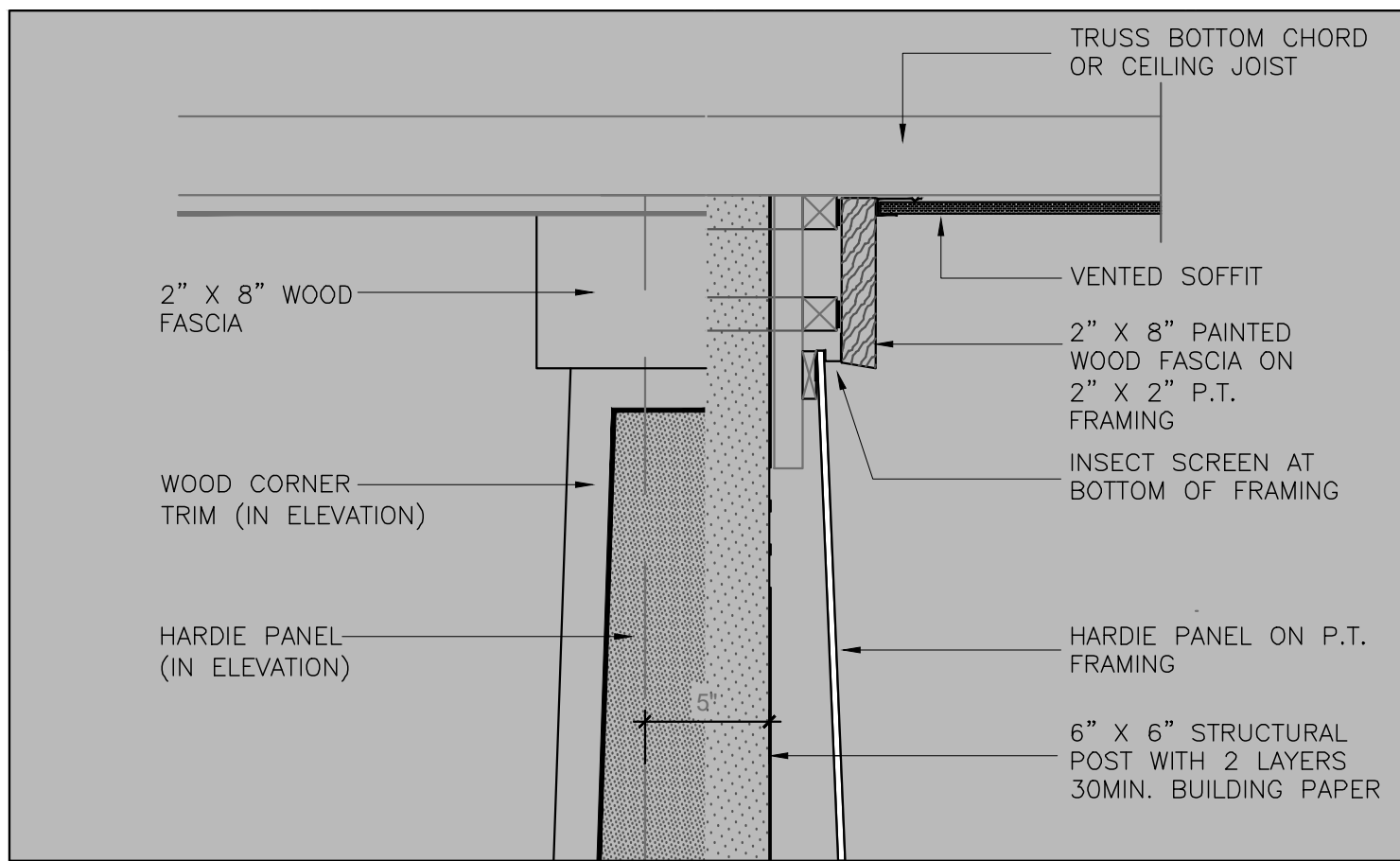
DHILLON DESIGNS LTD.
ADDRESS:
UNIT 215-12830-80th AVE.
SURREY, B.C. V3W 3A8
PHONE: (604) 590-2808
info@dhillondesigns.ca



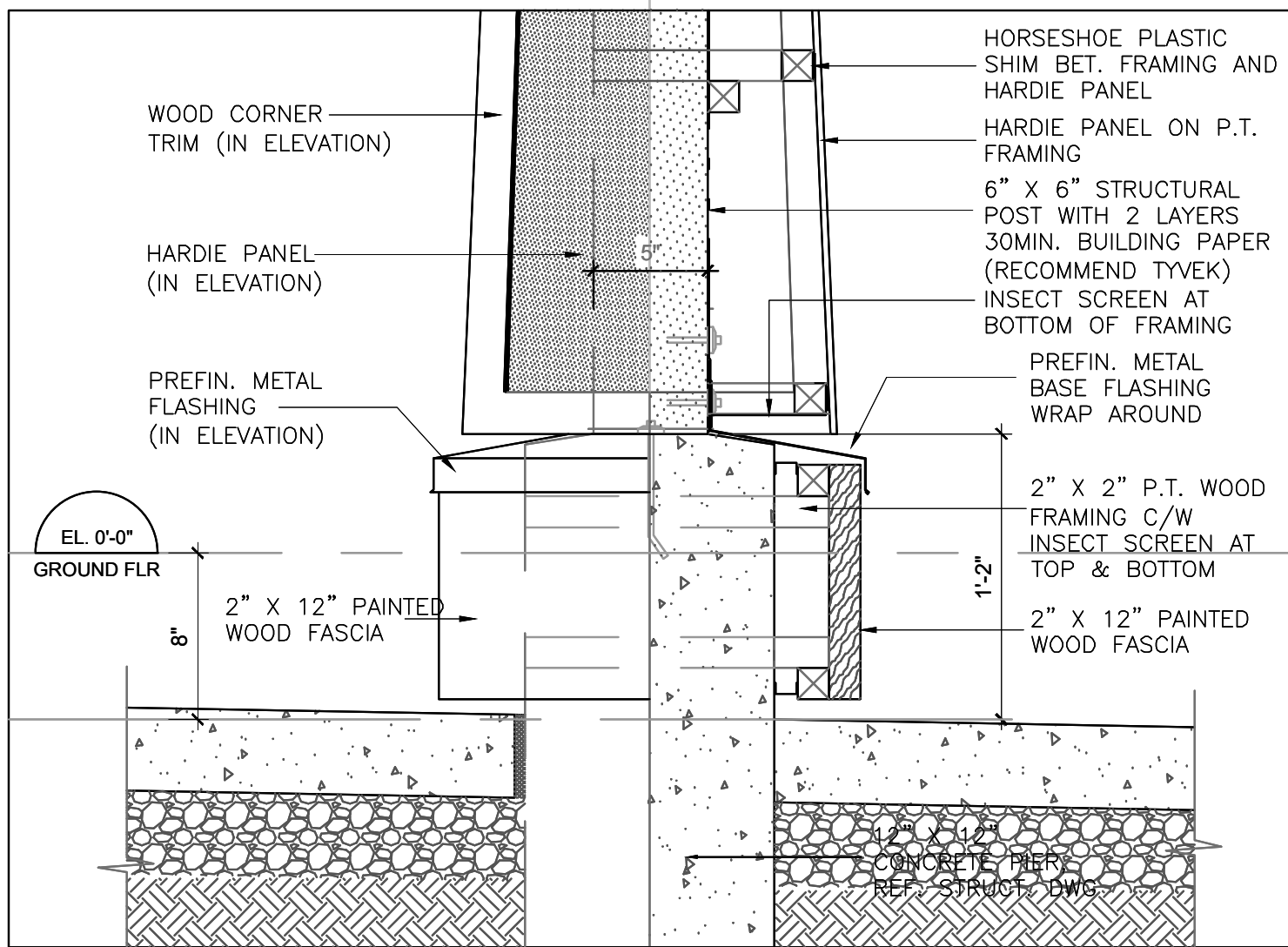
1 FIRE SEPARATION @ ATTIC SPACE
- 1-1/2" = 1'-0"



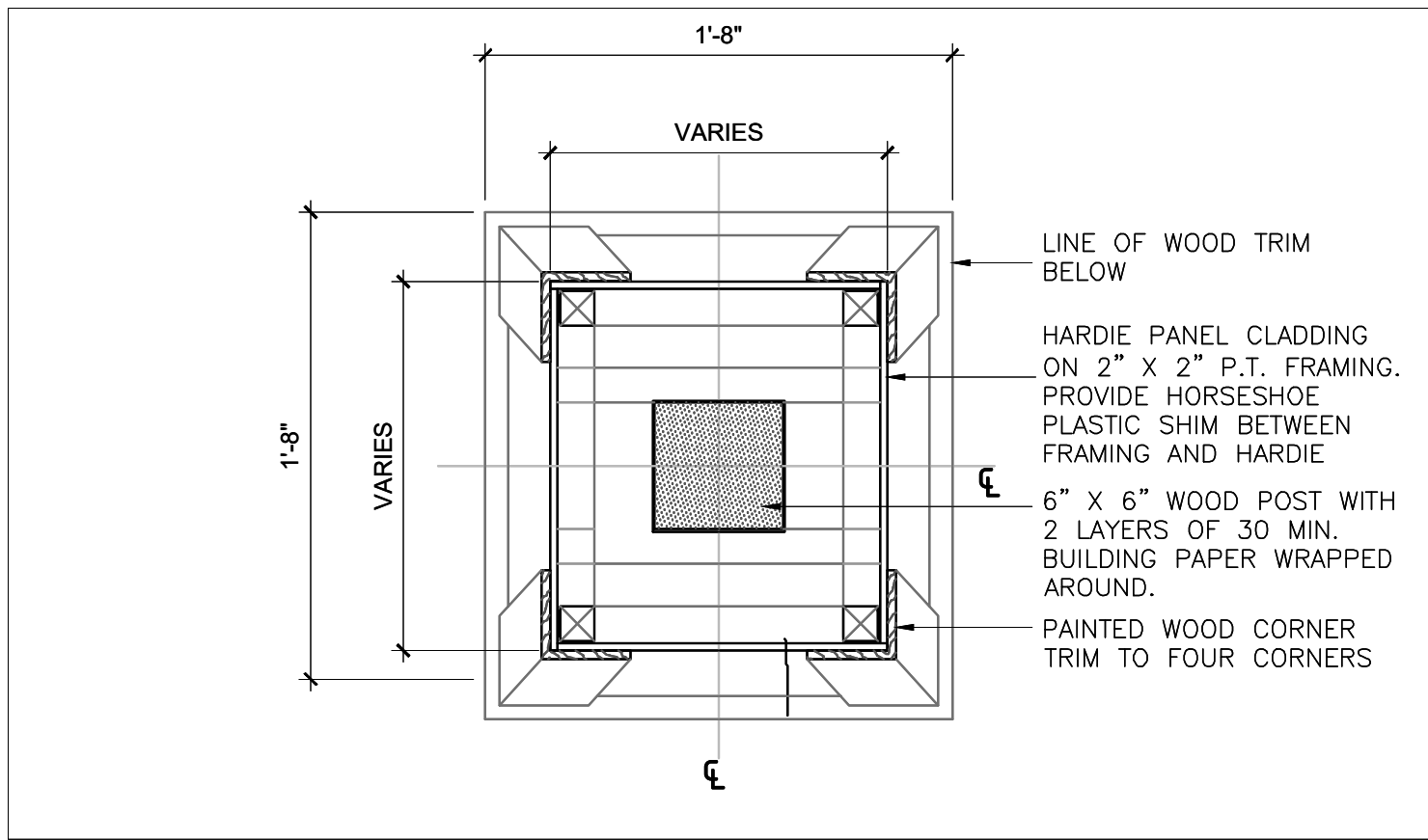
2 PARTY WALL @ GROUND FLOOR
- 1/4" = 1'-0"



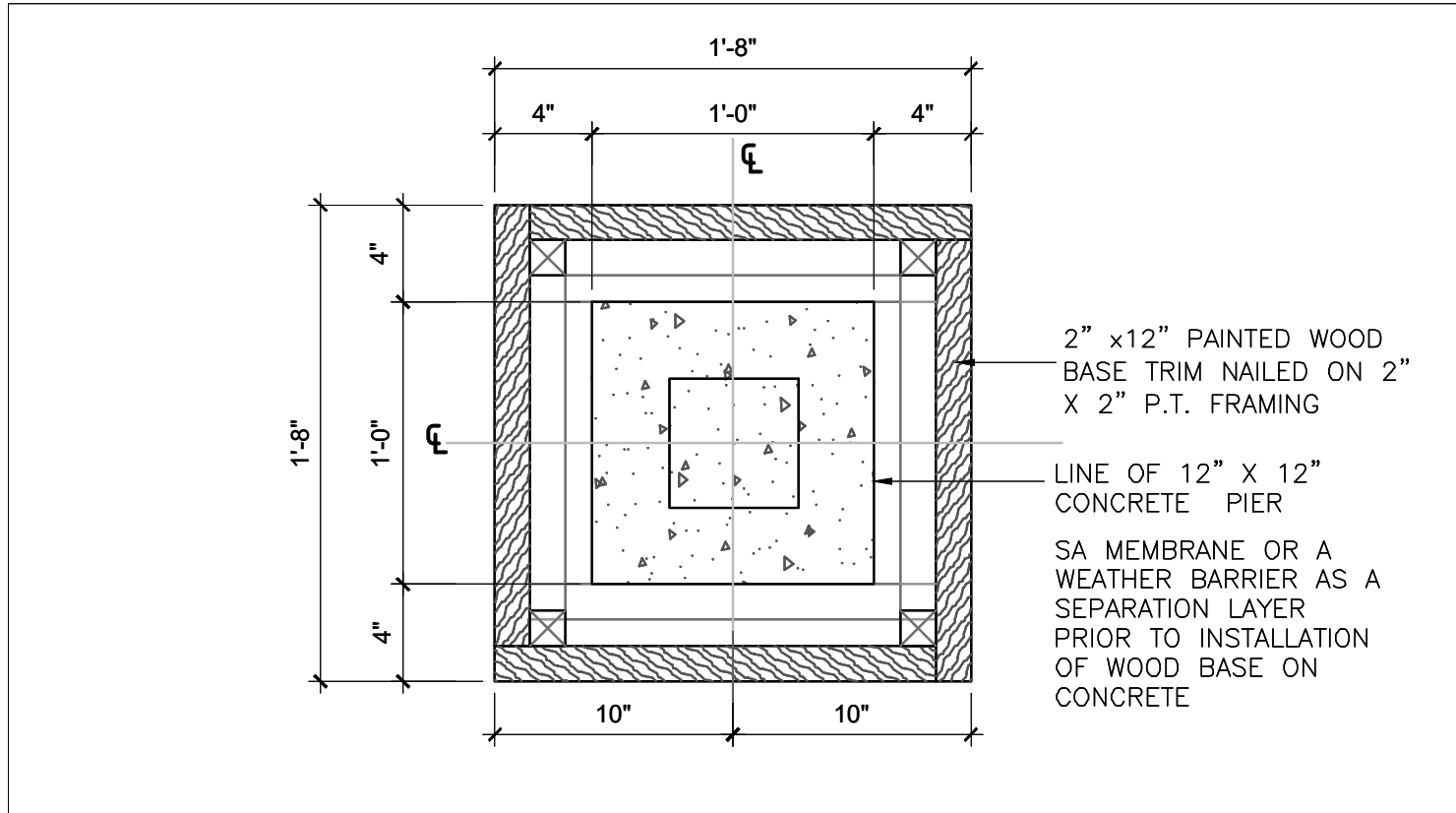
3 WOOD COLUMN SECTION AT CAPITAL
A-503 1-1/2" = 1'-0"



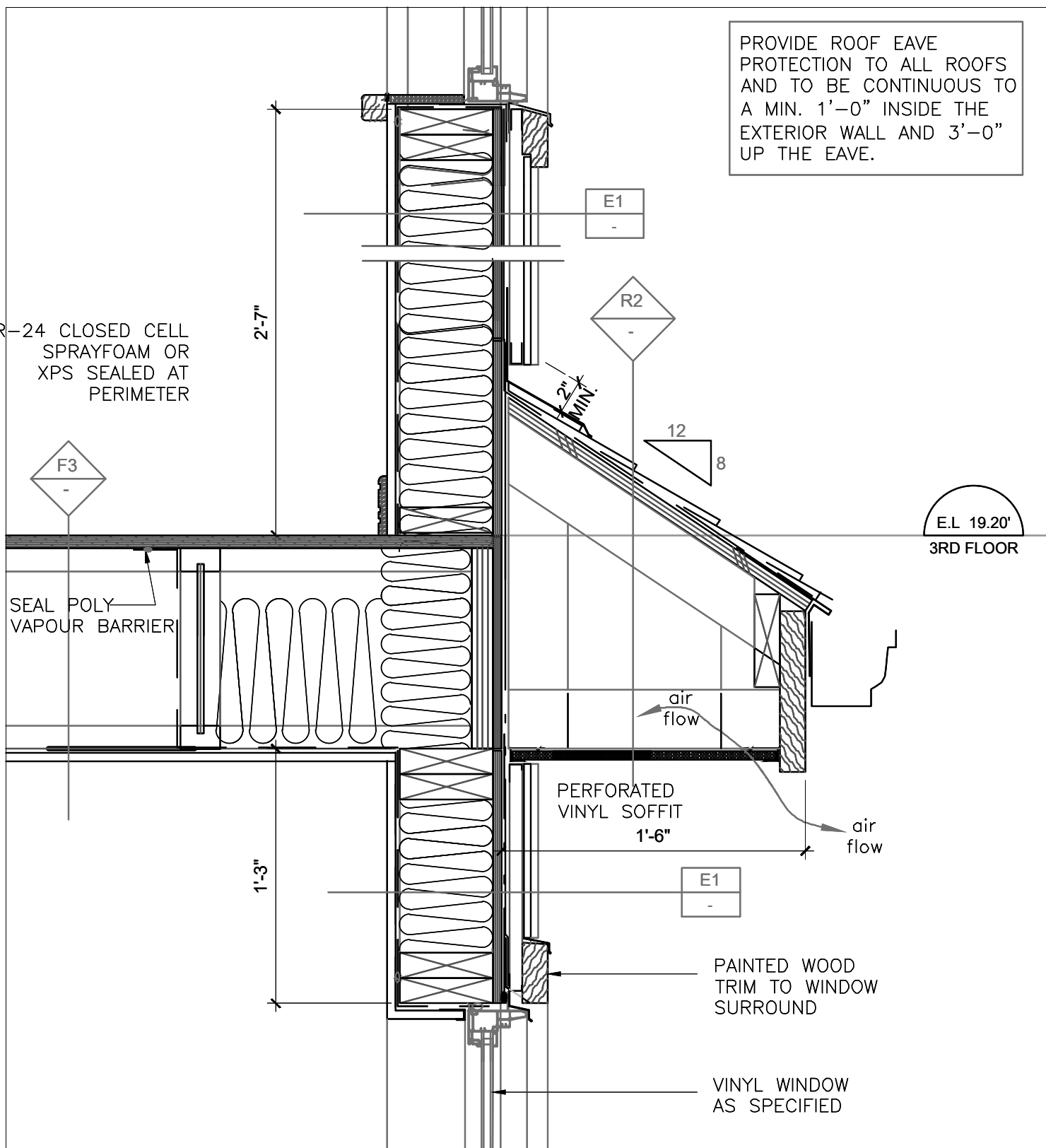
4 WOOD COLUMN SECTION AT BASE
- 1-1/2" = 1'-0"



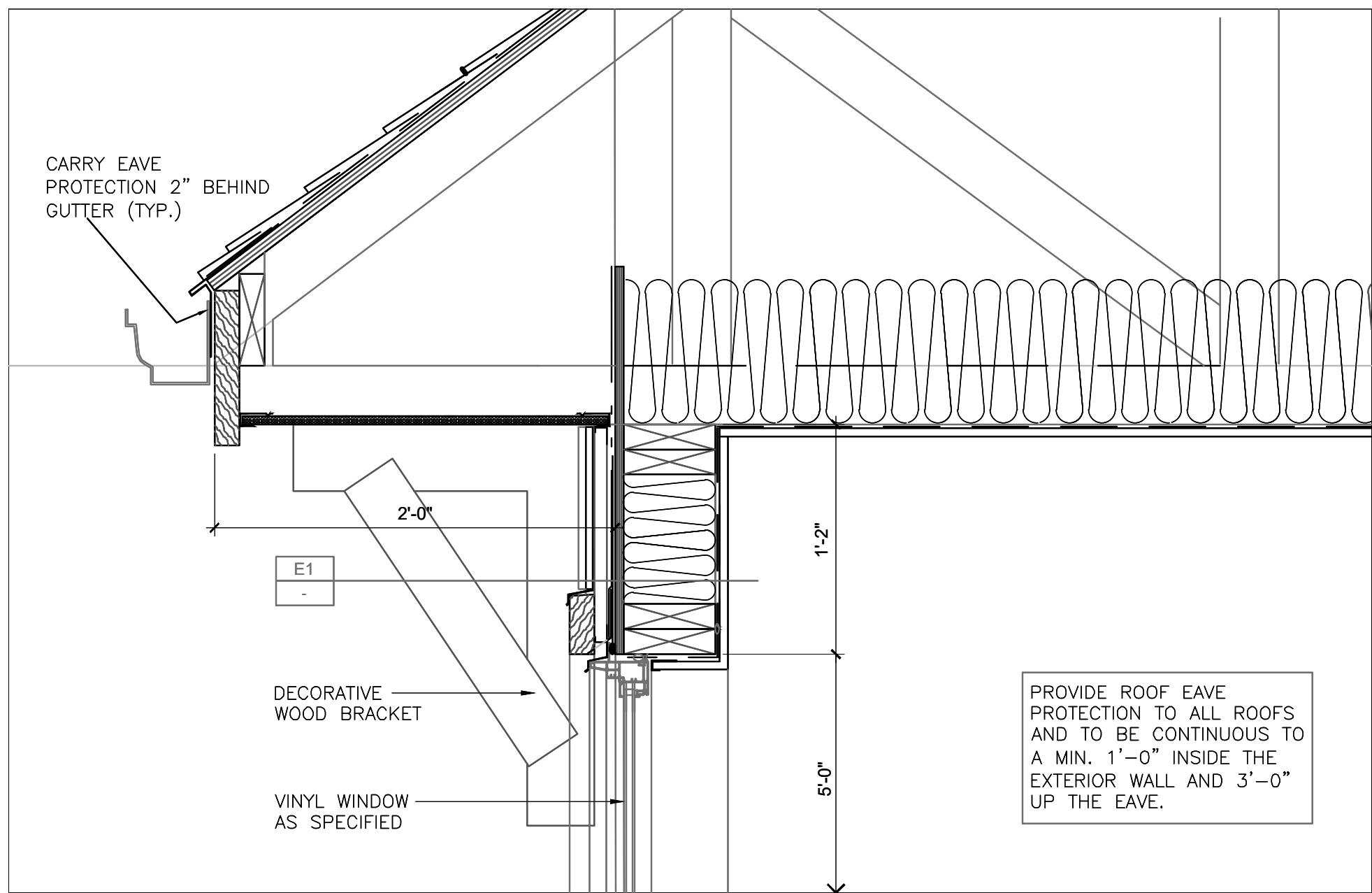
5 WOOD COLUMN PLAN AT MID HEIGHT
- 1-1/2" = 1'-0"



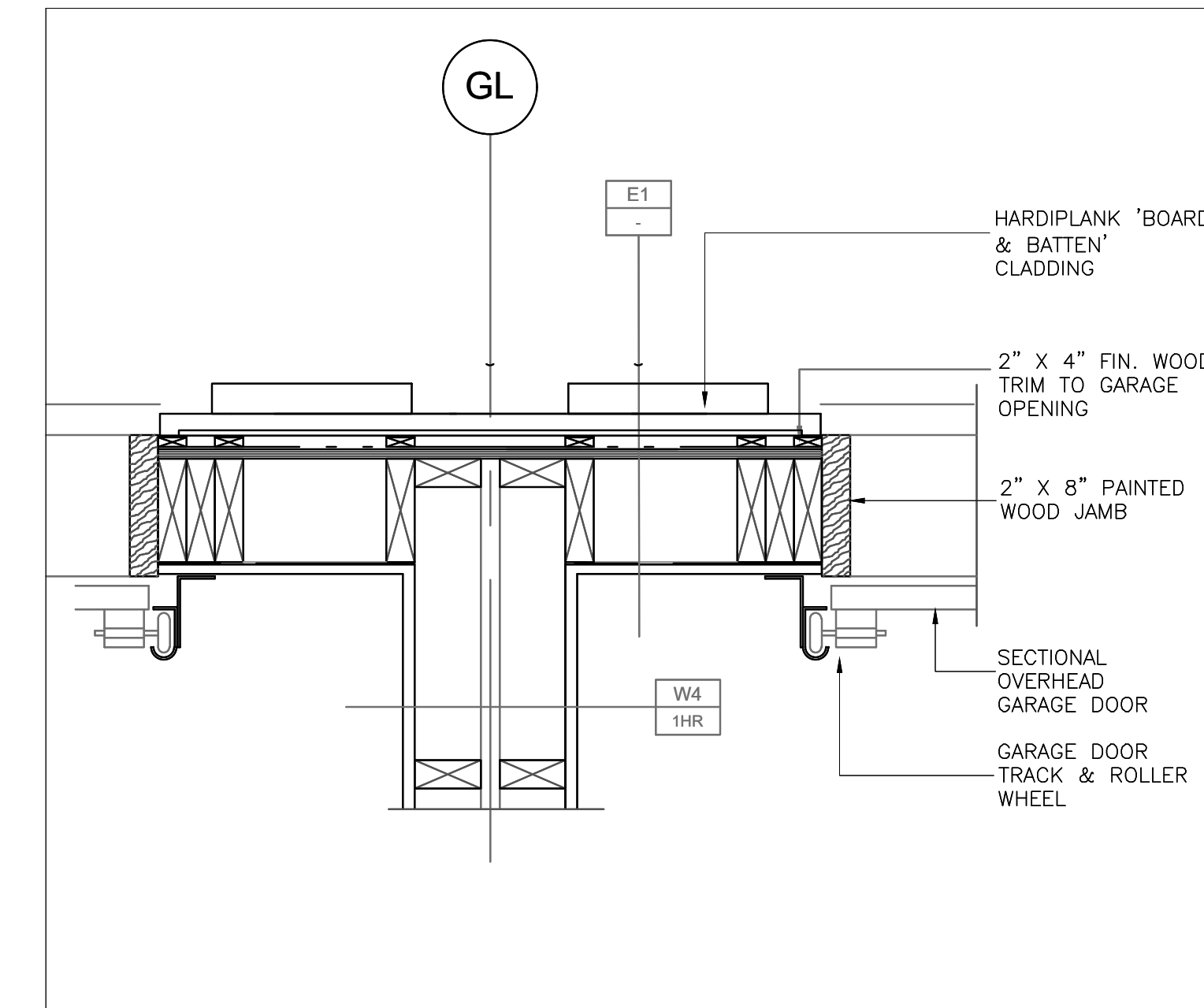
6 WOOD COLUMN PLAN AT BASE
- 1-1/2" = 1'-0"



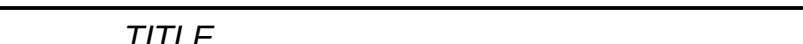
7 EXTERIOR WALL WITH ROOF CANOPY
- 1-1/2" = 1'-0"

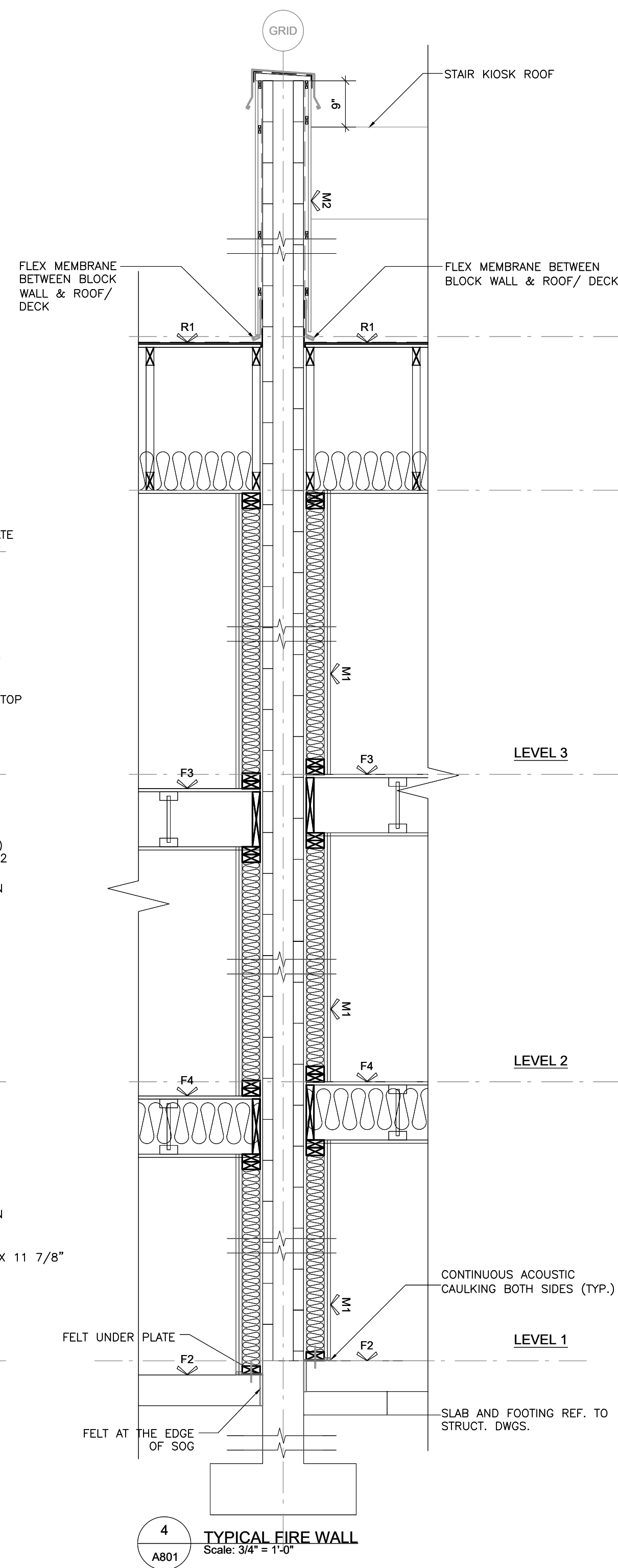
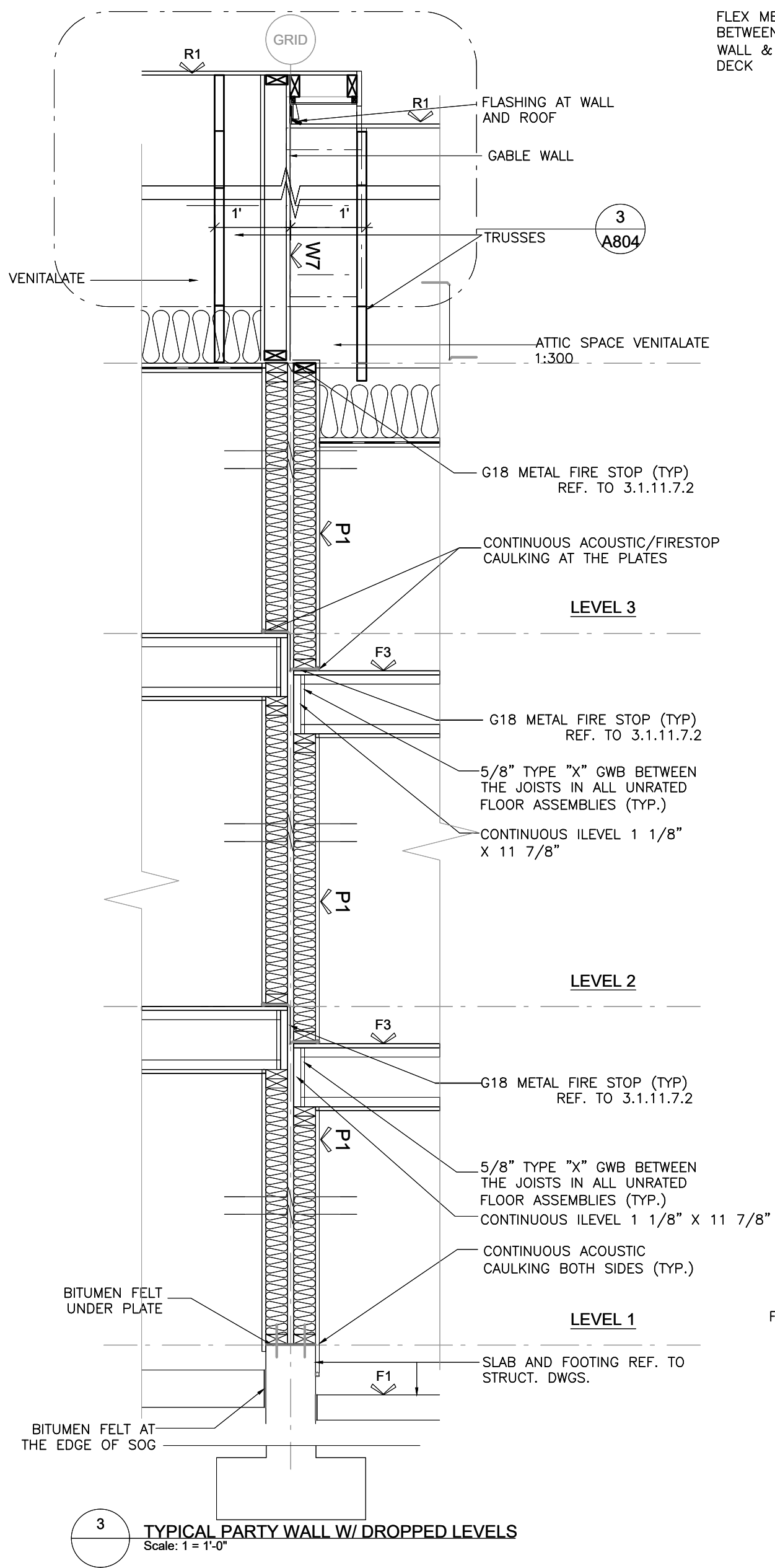
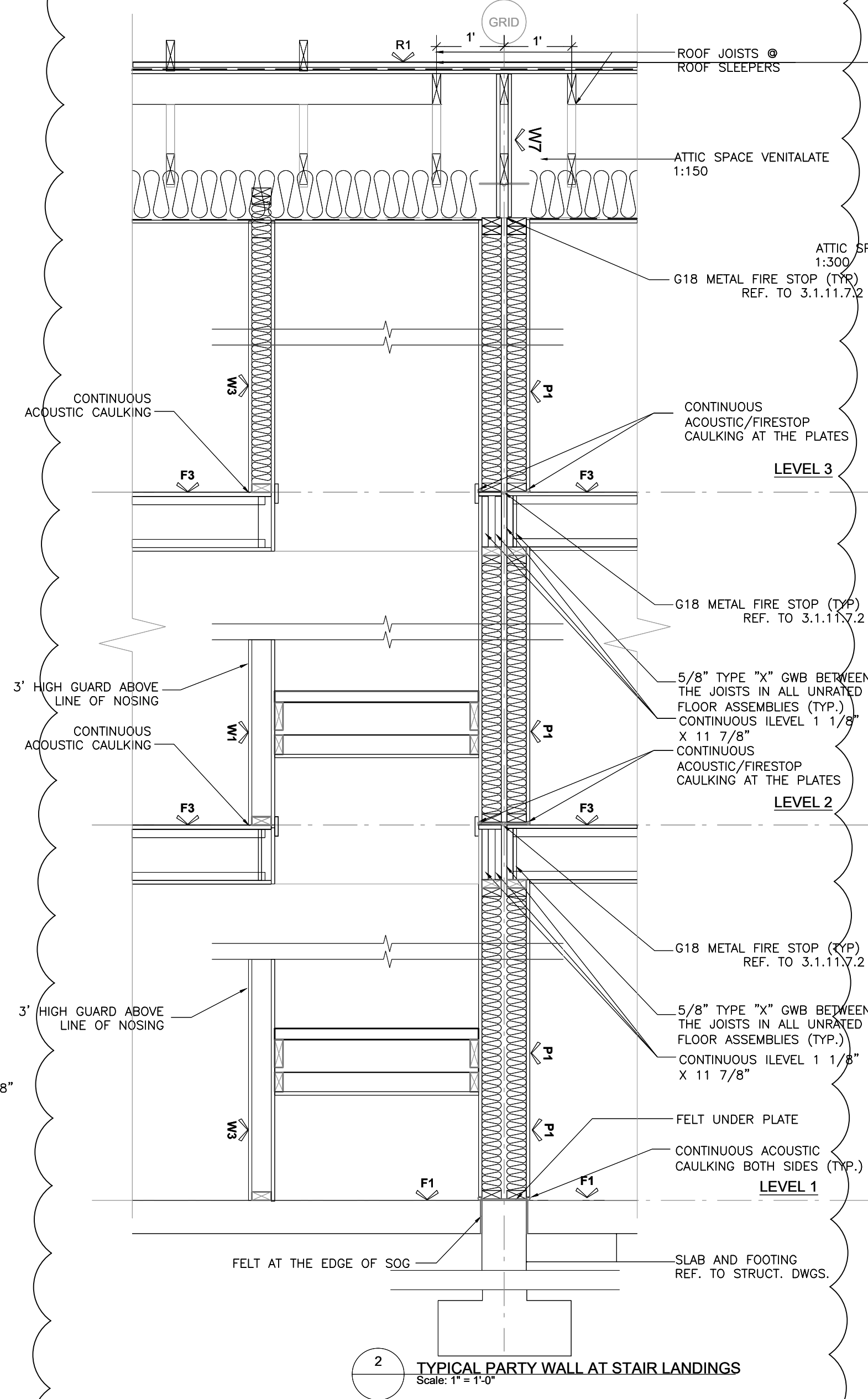
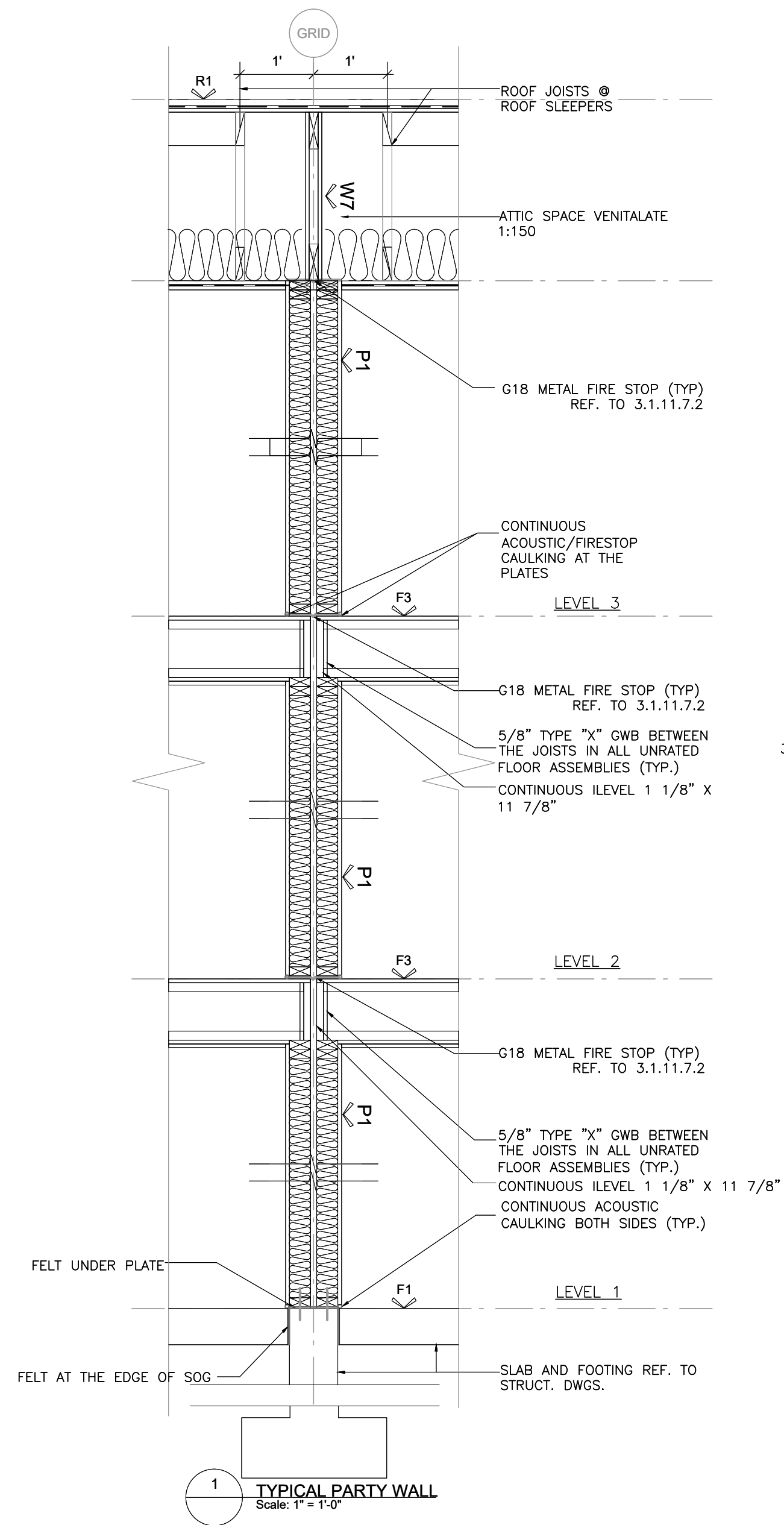


8 WINDOW HEAD AT UPPER 'LOOKOUT' SPACE
- 1-1/2" = 1'-0"

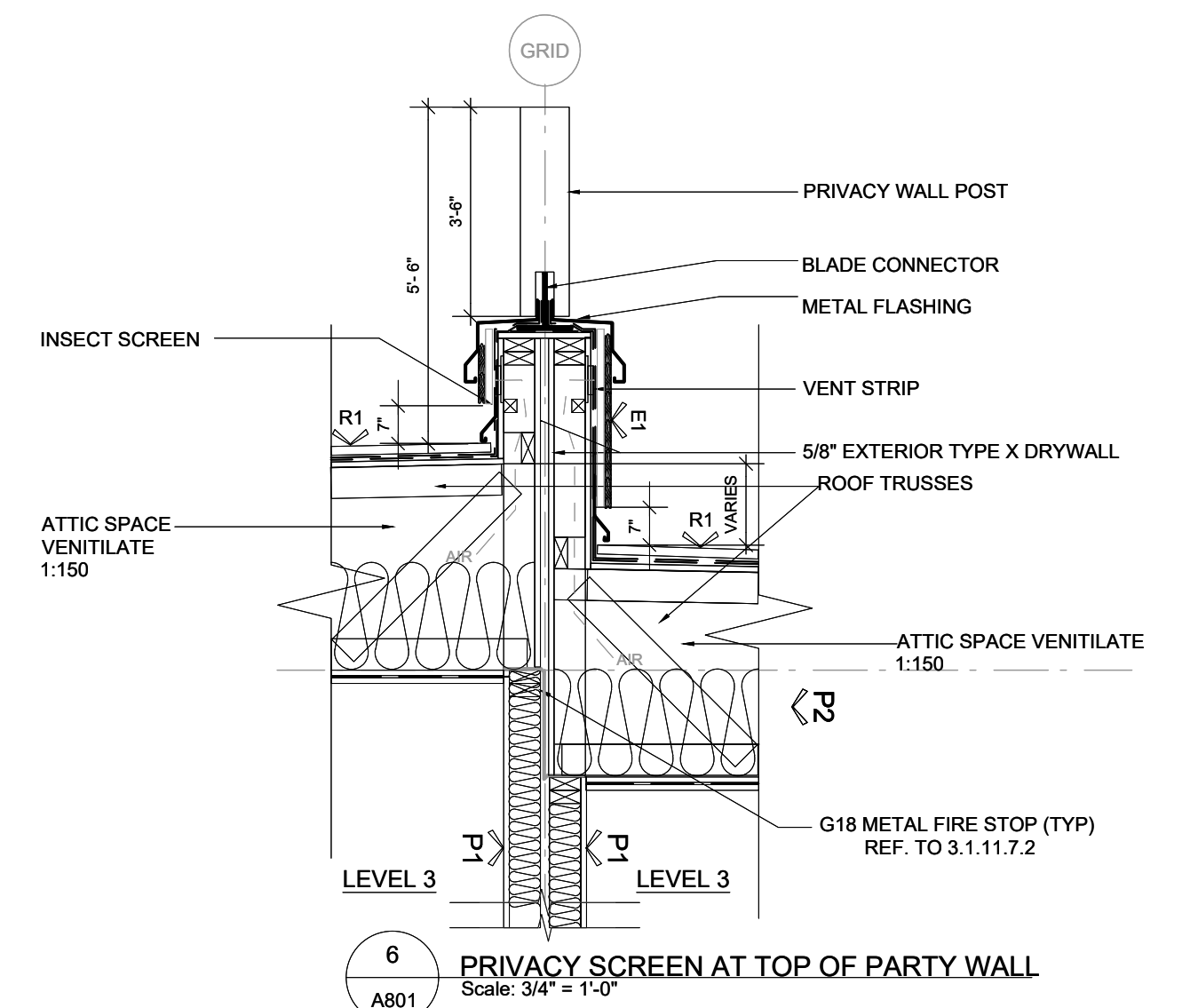


9 GARAGE JAMB/ OPENING AT PARTY WALL
- 1-1/2" = 1'-0"

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								DATE:	JULY.15.2025		
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								PHONE:	604-218-6487		



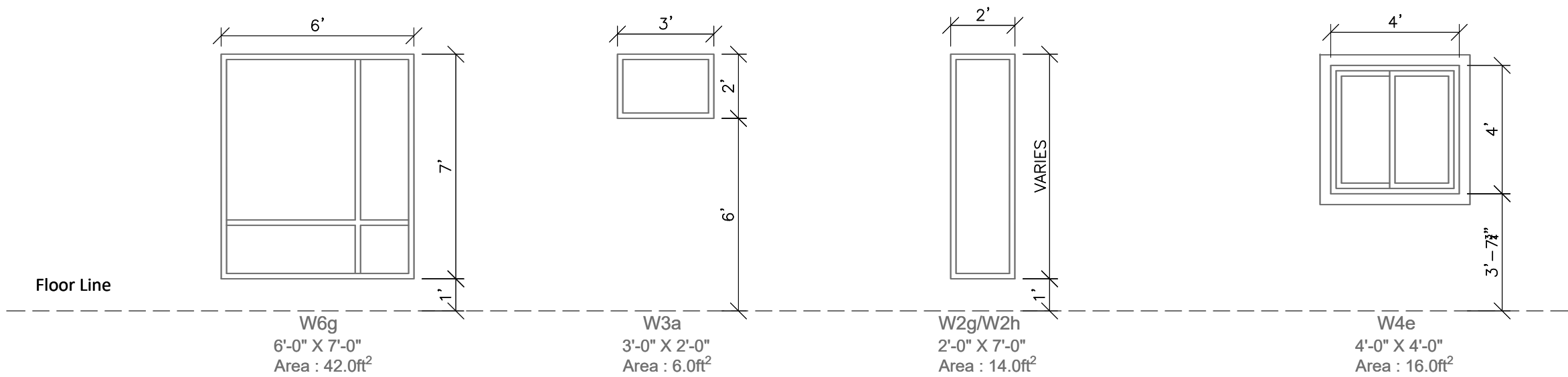
PLEASE NOTE:
1. BUILDINGS HAVE BEEN DESIGNED UNDER PART 9 OF B.C.B.C. 2024
2. STRUCTURE TO BE CONSTRUCTED ACCORDING TO STUCTURAL DRAWINGS



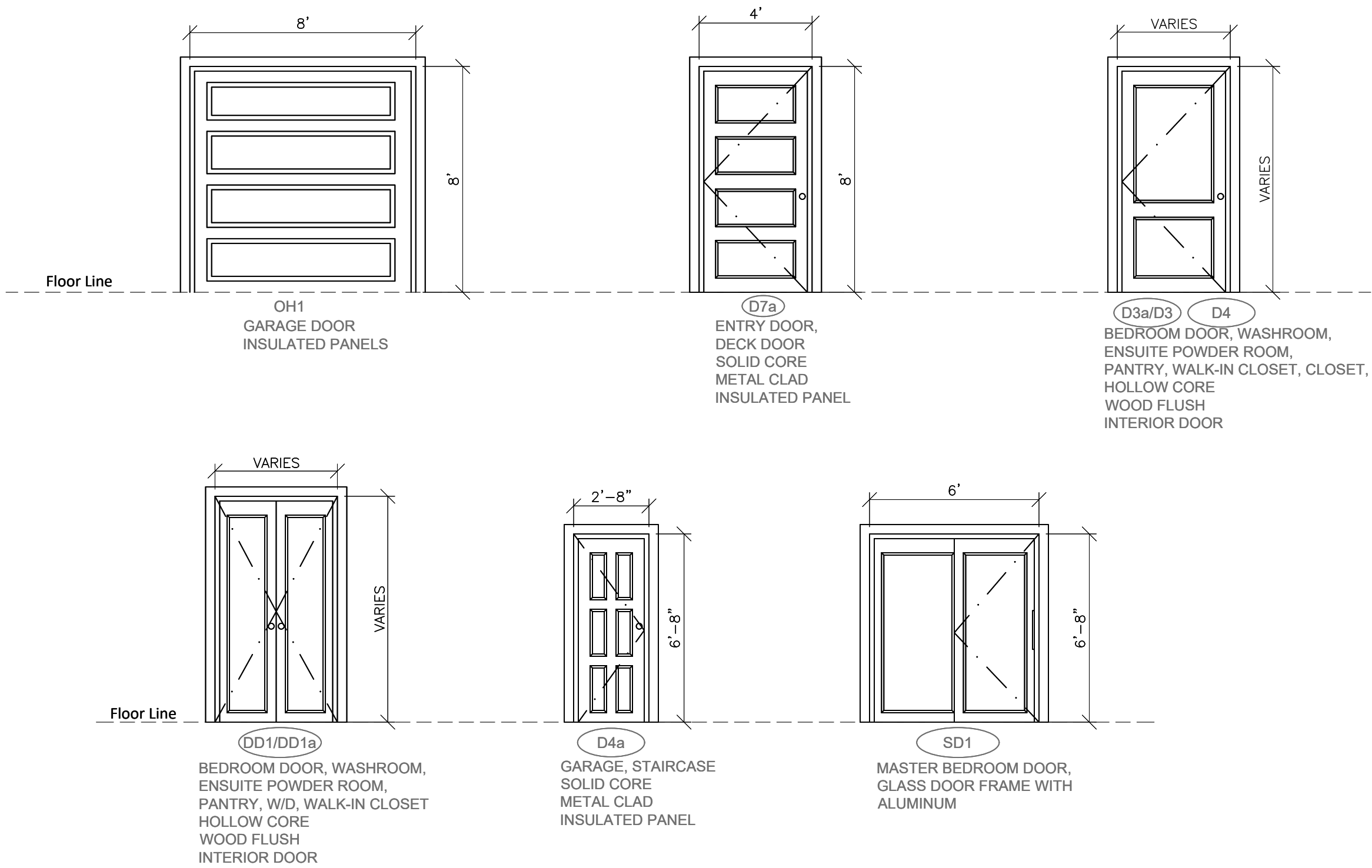
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						DATE:	JULY.15.2025		
						CHKD:	I.D.		
						PHONE:	604-218-6487		

Window Type Elevations



Door Type Elevations



SCHEDULE OF DOORS

DOOR LOCATION	TYPE	SIZE			MATERIAL	FINISH	GLAZING	FIRE RATING	FRAME		HARDWARE (SEE HARDWARE LIST)	REMARKS
		WIDTH	HEIGHT	THK					TYPE	FINISH		
GARAGE	OH1	8' - 0"	8' - 0"	-	STEEL	PAINTED	-	-	WOOD	PAINTED	c/w all related hardware	
ENTRY	D7a	4' - 0"	8' - 0"	1 3/4"	S.C. METAL CLAD	PREFIN.	TEMP	-	WOOD	PAINTED	2, 5, 6, 7, 8, 9	INSULATED PANEL
BEDROOM	D4	2' - 8"	6' - 8"	1 3/8"	H.C. WOOD FLUSH	PAINTED	-	-	WOOD	PAINTED	LATCH SET	
GARAGE TO EXIT	D4a	2' - 8"	6' - 8"	1 3/4"	S.C. METAL CLAD	PREFIN.	-	-	WOOD	PAINTED	2, 5, 6, 7, 8, 9	INSULATED PANEL
BATH / ENSUITE	D3	2' - 6"	6' - 8"	1 3/8"	H.C. WOOD FLUSH	PAINTED	-	-	WOOD	PAINTED	3	-
POWDER ROOM	D3a	2' - 6"	8' - 0"	1 3/8"	H.C. WOOD FLUSH	PAINTED	-	-	WOOD	PAINTED	3	-
UTILITY/CLOSET	DD1a	4' - 0"	8' - 0"	1 3/8"	H.C. WOOD FLUSH	PAINTED	-	-	WOOD	PAINTED		HANDLE ONLY
CLOSET/LAUNDRY	DD1	4' - 0"	6' - 8"	1 3/8"	H.C. WOOD FLUSH	PAINTED	-	-	WOOD	PAINTED		HANDLE ONLY
MASTER BEDROOM	SD1	6' - 0"	6' - 8"	1 3/8"	H.C. WOOD FLUSH	PAINTED	-	-	WOOD	PAINTED	-	

HARDWARE LIST:

- LOCK SET
- LATCH SET
- PRIVACY SET
- DOOR VIEWER
- DEAD BOLT
- WEATHERSTRIPPING
- THRESHOLD
- SELF CLOSER
- BOTTOM DOOR SWEEP
- TRACKS & PULLS

WINDOW AND SLIDING GLASS DOOR NOTES

The manufacture and installation of windows and sliding glass doors shall conform to the standards and requirements of the British Columbia Building Code - 2018: Division B Parts 3 & 5, and the British Columbia Energy Efficiency Act: Energy Efficiency Standards Regulation for Manufactured Fenestration Products, unless noted otherwise and as referenced below.

1. Performance Requirements:

All windows and sliding doors separating conditioned spaces from unconditioned spaces or exterior shall conform to the performance described below as required by AAMA/WDMA/CSA 101/1.5.2/A440, "NAFS-North American Fenestration Standard/Specification for windows, doors, and skylights" & A440S1 Canadian Supplement to AAMA/WDMA/CSA 101/1.5.2/A440, "NAFS-North American Fenestration Standard/Specification for windows, doors, and skylights" as per BCBC 2018, Subsection 5.9.2 & 9.7.4

Performance Class	: LC
U Value (including Frame) & SHGC	: 1.4 W/M2.K& SHGC 0.32
Performance Grade	: 25
Water Penetration Test Pressure	: 180 Pa
Air Infiltration /Exfiltration (Operable)	: A3 Level
Air Infiltration /Exfiltration (Fixed)	: Fixed Level

All door fenestration products must be labeled with the AAMA, CSA or WDMA label and as per A440S1-09 Canadian Supplement to AAMA/WDMA/CSA 101/1.5.2/A440, "NAFS-North American Fenestration Standard/Specification for windows, doors, and skylights", Section 6.4 "Markings"

2. Submittals:

Shop Drawings

Windows and sliding glass doors shall be manufactured and installed according to shop drawings by others. The shop drawings shall be prepared under the supervision, and bearing the seal and signature of, a registered Professional Engineer of the Province of British Columbia. Seven to ten days shall be required for the review and return of every shop drawing submission. Fabrication shall not proceed until the "Final" drawings are review stamped (without resubmission required) by the Architect and Building Envelope Consultant.

Two sets of "Preliminary" non-sealed shop drawings shall be submitted to the Architect for initial review and corrections, if necessary, and shall clearly indicate each type of window, extrusion profiles, method of installation, section and hardware reinforcement , anchorages / retaining clips, and locations of exposed fasteners, finishes, glazing and air space thicknesses, etc. Wind loading, etc., shall be calculated to determine whether thicker glazing than specified below is required. Thickness of glass shall be determined by the manufacturer to suit use and withstand design wind loads in conformance with the British Columbia Building Code - 2018: Division B, Subsection 4.1.7, "Wind Load". Submit catalogue details illustrating profiles, dimensions, fabrication, and installation recommendations .

- Four sets of the "Final" signed and sealed shop drawings shall be submitted to the Architect, via the Building Envelope Consultant, for shop drawing review stamp application from both.

Test Reports

The shop drawings shall be accompanied by signed and sealed test reports from an approved independent testing laboratory, certifying product compliance with the Performance Requirements above. Laboratory test report and detailed summary data should be submitted for every fenestration as per AAMA/WDMA/CSA 101/1.5.2/A440-11, "NAFS-North American Fenestration Standard/Specification for windows, doors, and skylights", section 9.5 Laboratory Test Report. All test reports referencing "NAFS" shall include as a first page, a "summary of results" containing, at a minimum, the information described in Subsection 9.5.1 "Summary Data" of the AAMA/WDMA/CSA 101/1.5.2/A440-11. Demonstrate compliance with BCBC 2018

- All window and sliding glass door rough-opening opening sizes to be confirmed on-site by the Contractor and / or the window supplier prior to fabricating.
- Sealed insulating glass units shall conform to CAN/CGSB-12.8-97, "Insulating Glass Units". Safety glass shall be of the tempered or laminated type conforming to CAN/CGSB-12.1-M, "Tempered or Laminated Safety Glass". Float glass shall conform to CAN/CGSB-12.3-M91. Windows shall be provided with seals or gaskets capable of maintaining the acoustical integrity of the construction.
- Refer to Alternate Solution for Exterior Exit Report protection glazing per Pioneer Engineering Consultants LTD. for window protection 6mm tempered glass with sprinkler protection see architectural plans and Alternate Solution report for locations.

All parking level glazing shall be single glazed wired glass in fixed steel frame units, conforming to CAN/CGSB-12.11-M90, "Wired, Safety Glass", installed in conformance with NFPA 80-1999, "Fire Doors and Windows" (Division B, Sentence 3.1.8.5.(2)). Wired glass assemblies shall conform to Division B, Sentence 3.1.8.4.1) b), and Table D-2.3.15. (Appendix D) individual panes not to exceed 9 sq. ft. in area or have any dimension greater than 4'-7".

- All residential window and sliding glass door frame profiles and structural components - head, sill, jambs, intermediates, mullions, interlocks, etc. - shall be continuous multi-chambered tubular extruded sections of impact resistant rigid PVC, c/w internal steel reinforcement where required, to manufacturer's standard width(s). Frame and vent corners shall be fusion welded mitered joints. Operable windows within 42" of finished floor to be have < 4" maxium opening restrictors.
- All residential windows shall be double glazed factory sealed vinyl frame units, consisting of two panes of 3mm clear float glass and a 1/2" airspace (3-13-3), unless noted otherwise. Provide obscure glazing to all Bathrooms and Ensuites where applicable.
- Windows above bathtubs or in shower enclosures shall be tempered glass (inboard pane). Exit stair Windows shall be designed to resist the lateral design loads specified for guards and walls in Articles 4.1.5.14. and 4.1.5.16. (Division B, Clause 3.4.6.6.(6)(b)). 4" max. restrictors to be installed on window 5'-10" above exterior surface and less than 3'-6" above interior surface per Article 3.3.4.8..

- All sliding glass doors shall be double glazed factory sealed vinyl frame units, consisting of two panes of 3mm minimum clear tempered glass, and a 1/2" airspace (3-13-3), unless noted otherwise.

All sliding glass doors and windows which have any part located within 6'-7" of adjacent ground or Deck level shall conform to the performance level ratings for "forced-Entry Resistance" as indicated in Note 1 above and as described in Clause 9.3.5 of AAMA/WDMA/CSA 101/1.5.2/A440, "NAFS-North American Fenestration Standard/Specification for windows, doors, and skylights" (Division B, Sentence 9.7.5.3.(1)).

All windows and sliding glass doors shall be mounted at 7'-3" (Ground), 7'-2" (2nd through 4th) & 7'-5" (5th) head height above finished floor, unless noted otherwise on the Floor Plans, Building Elevations and adjacent Window Schedule.

Field Inspections and Quality Assurance Testing:

The Contractor shall notify the Architect and Building Envelope Consultant prior to when items relating to windows and sliding glass doors are ready to be reviewed and tested. A minimum of 1% of the total windows to be installed shall be tested for water penetration in situ, at the beginning of the work of installing windows, using the following testing standards: ASTM E 1105-96, "Field Determination of Water Penetration of Installed Exterior Curtain Walls and Doors, By Uniform or Cyclic Air Pressure Difference", by using AAMA 502-90, "Voluntary Specification for Field Testing of Windows Test Method B". Should any window fail to achieve the requirement outlined above, the Building Envelope Consultant will require the window(s) to be repaired and re-tested, plus two additional windows. Testing must be done to the windows as supplied with no temporary modifications to the assembly, i.e. blocking the drainage holes.

The Contractor shall construct and finish test rooms and / or chambers, supply water and power at the direction of the Building Envelope Consultant, and pay for any and all window testing until the Building Envelope Consultant is satisfied.

Refer to the "Required Inspections" list, from AUM Building Science En Engineering Ltd., for further information Failure to obtain timely and appropriate reviews and tests may result in uncovering work for review (demolition and making good at no extra cost to the owner).

Energy Efficiency

Windows and sliding glass doors shall conform to the British Columbia Energy Efficiency Act: Energy Efficiency Standards Regulation for Manufactured Fenestration Products. The overall (not centre of glass) U-Value shall be less than or equal to 1.8 W/(m2 * K) as per BCBC 2018-9.36. U-Values must be tested using Section 7 (15) of CSA A440.2-09, or NFRC 100-2004, or 2010

All windows, doors and skylights must be compliant with AAMA/WDMA/CSA 101/1.5.2/A440 NAFS requirements with the A440S1-09 Canadian supplement.

The following agencies can certify the U-Value of products:

- Canadian Standards Association (CSA) International;
- Intertek Testing Services NA Ltd.;
- Quality Auditing Institute Ltd.;
- Agencies accredited by the National Fenestration Rating Council (NFRC). These agencies include: WDMA, NAMI, WESTLab, Keystone, and AAMA.

A permanent label must be affixed to products containing a registered trademark or symbol of the certification organization or other designated tester with a recognized verification program that verifies that the energy device complies with the required energy efficiency standards regulation for manufactured fenestration products. The label must be affixed to the product so that it is easily and readily seen without the need to remove any covering. A temporary label is required for windows and sliding glass doors that indicates the U-Value in metric units: examples to be included with the shop drawings.

Note:

Contractor to verify all window opening directions with building elevations. Note reverse units. Divided lights are equal unless noted otherwise. See elevations for window head heights and operable sash locations. Refer to the Floor Plans for sizes not shown below.

See ACE plan review letter for requirements of exterior doors and windows.

DOOR NOTES

The manufacture and installation of doors shall conform to the standards and requirements of the British Columbia Building Code - 2018: Division B, Parts 3 & 5 and the British Columbia Energy Efficiency Act: Energy Efficiency Standards Regulation for Manufactured unless noted otherwise and as referenced below:

- Performance Requirements All doors separating conditioned spaces from unconditioned spaces or exterior shall conform to the performance described below as required by AAMA/WDMA/CSA 101/1.5.2/A440, "NAFS-North American Fenestration Standard/Specification for windows, doors, and skylights" & A440S1 Canadian Supplement to AAMA/WDMA/CSA 101/1.5.2/A440, "NAFS-North American Fenestration Standard/Specification for windows, doors, and skylights" as per BCBC 2018, Subsection 5.9.2 & 9.7.4

- Performance Class : LC
- 25 Performance Grade
- 180 Pa Water Penetration Test Pressure
- A3 Level Air Infiltration /Exfiltration

All door fenestration products must be labeled with the AAMA, CSA or WDMA label and as per A440S1-09 Canadian Supplement to AAMA/WDMA/CSA 101/1.5.2/A440, "NAFS-North American Fenestration Standard/Specification for windows, doors, and skylights", Section 6.4 "Markings"

- All doors used as a closure in a required fire separation shall be installed in conformance with NFPA 80-1999, "Fire Doors and Windows," (Division B, Sentence 3.1.8.5.(2)); and shall be weatherstripped or otherwise designed and installed to retard the passage of smoke with the exception of 20 minute closure (Division B, Sentence 3.1.8.12. 1) a) i). No door closer or other device shall be installed so as to reduce the headroom clearance of a doorway to less than 6'-6" (Division B, Sentence 3.4.3.4.(5)).
- Insulated steel doors shall conform to CAN/CGSB-82.5-M88, "Insulated Steel Doors" (Division B, Sentences 5.9.1.1.(1), 9.10.13.6 & 9.6.1.
- Glass in doors and sidelights shall be safety glass of the tempered or laminated type conforming to CAN/CGSB-12.1-M90, "Tempered or Laminated Safety Glass", or wired glass conforming to CAN/CGSB-12.11-M90, "Wired, Safety Glass" (Division B, Sentence 3.3.1.19.(2)).
- Door hardware shall comply with Division B, Subsection 9.9.6. All door release hardware shall be lever type, except for service room doors, doors within suites, and doors requiring panic hardware (locations shown on the adjacent Door Schedule and Floor Plans).
- Provide heavy duty bolts top and bottom having an engagement of not less than 9/16" to the inactive leaf of service room double doors (Sentence 9.7.5.2.(5)).
- Hinges and strikeplates for deadbolts shall be fastened as follows (Division B, Sentences 9.7.5.2. (6 & 7).):
 - Hinges to Wood doors: wood screws not less than 1" long;
 - Hinges to Wood frames: wood screws, at least two of which (per hinge) penetrate min. 1 1/4" into solid wood;
 - Hinges to Metal doors and frames: min. No. 10 machine screws not less than 3/8" long;
 - Strikeplates to Wood frames: wood screws which penetrate min. 1 1/4" into solid wood;
 - Strikeplates to Metal frames: min. No. 8 machine screws not less than 3/8" long.
- Provide non-removable hinges to all outward swinging exterior doors (Division B, Sentence 9.7.5.2.(8)). In addition, provide latch guards to all Storage, Service Room / Closet, & exterior doors.
- Suite Entry doors: provide peephole viewers (Division B, Article 9.7.2.1.), install door with clearances of not more than 1/4" at the bottom and not more than more than 1/8" at the sides and top (Division B, Sentence 3.1.8.12.(3). Pre-hung exterior wood door frames shall be set into 2 continuous beads of urethane sealant (running up the jambs 2") prior to installing the doors. The door frame brick moulds shall also be back caulked.
- Solid horizontal blocking shall be provided at both sides of Suite Entry and exterior doors, for two stud spaces, and shall be located at lock height except where sidelights or windows occur. Door frames shall be solidly blocked between the door frame and framing at the lock height so that the frame will resist spreading by force (Division B, Article 9.7.5.2.).
- All interior doors and doors which swing towards a fire resistance rated assembly shall be equipped with door stops.
- Refer to the Mechanical drawings for required door grilles, fire dampers, and / or undercutting.
- All door rough-opening sizes, types / styles, and hardware requirements to be confirmed on-site by the Contractor and / or the door supplier prior to fabricating.
- Refer to the Fire and Life Safety Code Report, Alternative Solution for Exit Exposure, and Protection of Adjacent Buildings Reports, by Pioneer Engineering Consultants Ltd.
- Doors providing "access" as required under Section 3.8 "Building Requirements for Persons With Disabilities" shall conform to the requirements of Division B, Sentence 3.3.1.13.(10), "Doors and Door Hardware":
 - operation of doors to comply with Division B, Clauses 3.3.1.13.(3),
 - closers to be delayed-action,
 - threshold height not to exceed 1/2" (Division B, Sentence 3.3.1.13.(11)).

Such doors include;

- At Level P2 (Parkade): Door Type 9 at Elevator #1 Lobby (1 total),
- At Level P1 (Parkade) / Ground Floor: Door Type 6 (Building Entry), Door Type 9 at Main Entry Lobby to Corridor (1 total), and Door Type 14 (Parkade to Lobby),
- At Amenity Rooms: Door Types 7 & 10 (entry doors) and 2 (Accessible Washroom).

- Storefront systems: doors, transoms, & sidelights shall be manufactured and installed according to shop drawings by others. Shop drawings shall be submitted to the Architect for review and approval prior to fabrication, and shall clearly indicate each type of storefront and door type, extrusion profiles, method of installation, section and hardware reinforcement , anchorages and locations of exposed fasteners, finishes, glazing, etc. Wind loading, energy performance ('U' values, shading coefficient), etc., shall be calculated to determine whether thicker glazing than specified below is required: submit catalogue details illustrating profiles, dimensions, and fabrication, installation recommendations and data that products have been tested and comply with performance requirements. Thickness of glass shall be determined by the manufacturer to suit use and withstand wind loads in conformance with Subsection 4.1.7., "Wind Loads"

18. Submittals:

For submittal requirements refer to item 2 "Submittals" for Windows and Sliding Glass Door Notes

ENERGY EFFICIENCY

Exterior (except for solid wood door panels) / insulated doors shall conform to the British Columbia Energy Efficiency Act: Energy Efficiency Standards Regulation for Manufactured Fenestration Products. Doors must achieve a maximum U-Value that equals 2.0 W/(m2 * K), or meet the following two prescriptive requirements:

- The glass lites must:
 - be multiple glazed with at least one low-E coating between glazing;
 - include a 90% argon gas fill level with a complete edge sealant system, and
 - have thermally improved spacer bars made with any metal or non-metal materials (or a combination of the two) excluding non-thermally broken aluminium box spacer bars.
- The door panels must be insulated with products rated to a thermal resistance of RSI 0.875 (m2 * K)/W, using industry accepted test procedures such as ASTM C518.

U-Values must be tested using section 7 (15) of CSA A440.2-09, or NFRC 100-2004, or 2010. Refer to the Window Energy Efficiency Notes at right for approved U-Value certification agencies.

A permanent label must be affixed to products containing a registered trademark or symbol of the certification organization or other designated tester with a recognized verification program that verifies that the energy device complies with the required energy efficiency standards. The label must be affixed to the product so that it is easily and readily seen without the need to remove any covering.

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

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WALL NO.	ASSEMBLY IN PLAN/SECTION	DESCRIPTION	FIRE RATING	STC	REMARKS	WALL NO.	ASSEMBLY IN PLAN/SECTION	DESCRIPTION	FIRE RATING	STC	REMARKS
E1		EXTERIOR WALL WITH BRICK VENEER CLADDING STONE VENEER W/ TIES AND ANCHORING SYSTEM (REF. TO ELEVATIONS) ON MORTAR SETTING BED ON MORTAR SCRATCH COAT ON METAL LATH ON 5/8 " X 1 ½" P.T. STRAPPING 2 LAYERS 30 MIN BUILDING PAPER EXTERIOR GRADE SHEATHING (REF. TO STRUCT. DWGS.) 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD 2 X 6 STUDS (REFER TO STRUCT. DWGS.) 6 MIL POLY VAPOUR BARRIER 5/8" GYPSUM BOARD				CW1		FOUNDATION WALL DAMP PROOFING BELOW GRADE 8" CONC. FOUNDATION WALL 18" CONT CONC. SPREAD FOOTING			
E2		EXTERIOR WALL WITH HARDIE SIDING (6" WIDE) MIN.5/8" THK P.T. VERT. PLYWD STRAPPING @ 16" O/C TYVEK - AIR BARRIER - POSITIVELY LAPPED AND SEALED EXTERIOR GRADE SHEATHING (REF. TO STRUCT. DWGS.) 2 X 6 STUDS (REFER TO STRUCT. DWGS.) R-24 BATT INSULATION 6 MIL POLY VAPOUR BARRIER 5/8" TYPE 'X' GYPSUM BOARD	¾ HR FRR	N/A	REF. B.C.B.C. 2018 Appendix A TABLE A-9.10.3.1.A No. EW1b 9.10.15.5 (3) IF LIMITING DISTANCE IS GREATER THAN 0.6M AND LESS THAN 1.2 M EXPOSING BUILDING FACE WALL WILL HAVE FIRE RESISTANCE RATING NOT LESS THAN 45MINS	F1		CONC. SLAB ON GRADE - LIVING AREAS FINISHED FLOORING CONCRETE SEALER CURE SUITABLE TO FLOORING SLAB ON GRADE (REFER TO STRUCT. DWGS.) R-12 RIGID INSULATION 6 MIL POLY VAPOUR BARRIER COMPACTED GRANULAR FILL AS PER SOILS REPORT			
E3		EXTERIOR WALL WITH STONE MIN.5/8" THK P.T. VERT. PLYWD STRAPPING @ 16" O/C TYVEK - AIR BARRIER - POSITIVELY LAPPED AND SEALED EXTERIOR GRADE SHEATHING (REF. TO STRUCT. DWGS.) 2 X 6 STUDS (REFER TO STRUCT. DWGS.) R-24 BATT INSULATION 6 MIL POLY VAPOUR BARRIER 5/8" TYPE 'X' GYPSUM BOARD				F2		CONCRETE SIDEWALKS & PATIOS CONCRETE SLAB ON GRADE (REFER TO STRUCT. DWGS.) COMPACTED GRANULAR FILL AS PER SOILS REPORT			
						F3		TYPICAL FLOOR FINISHED AREAS FINISHED FLOORING EXTERIOR GRADE T & G PLYWOOD SUBFLOOR (REFER TO STRUCT. DWGS.) 11 ⅞" TJI FLOOR JOISTS (REFER TO STRUCT. DWGS.) 5/8" GYPSUM BOARD			

W1		TYPICAL NON RATED INTERIOR WALL 5/8" GYPSUM WALL BOARD 2" X 4" STUDS (REFER TO STRUCT. DWGS.) 5/8" GYPAUM WALL BOARD			
W2		PLUMBING WALL / INTERIOR WALL 5/8" GYPSUM WALL BOARD 2" X 6" STUDS (REFER TO STRUCT. DWGS.) 5/8" GYPSUM WALL BOARD			
W3		FOUNDATION WALL - BELOW GRADE 5/8" GYPSUM WALL BOARD 6 MIL POLY VAPOUR BARRIER ON DWELLING SIDE OF STUDS 2 X 4 STUDS (REFER TO STRUCT. DWGS.) R-12 FIBREGLASS BATT INSULATION 5/8" AIR GAP 8" CONCRETE FOUNDATION WALL DAMPROOFING MEMBRANE 2" RIGID MINERAL INSULATION 5/8" DRAINAGE COMPOSITE			REF. B.C.B.C. 2018 Appendix A TABLE A-9.10.3.1.A No. ?????

P1		TYPICAL PARTY WALL BETWEEN UNITS B.C.B.C. TABLE A-9.10.3.1.A No. W13c 5/8" TYPE 'X' GYPSUM BOARD 2" X 4" STUDS (REFER TO STRUCT. DWGS.) 89 MM BATT INSULATION ON ONE SIDE 1" AIRSPACE 2" X 4" STUDS (REFER TO STRUCT. DWGS.) 5/8" TYPE 'X' GYPSUM BOARD	1HR	Required: STC 50 Provided: STC 54	REF. B.C.B.C. 2018 Appendix A TABLE A-9.10.3.1.A No. W13c
R1		INTERIOR WALL BETWEEN ELECTRICAL CLOSET & DWELLING UNIT B.C.B.C. TABLE A-9.10.3.1.A No. W1a 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD 2 X 6 STUDS (REFER TO STRUCT. DWGS.) R-24 BATT INSULATION RESILIENT METAL CHANNELS ON ONE SIDE 6 MIL POLY VAPOUR BARRIER ON DWELLING SIDE OF STUDS 2 LAYERS - 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD	1 HR	Required: STC 50 Provided: STC 51	REF. B.C.B.C. 2018 Appendix A TABLE A-9.10.3.1.A No. W4a

R1		TRUSS ROOF AT UNIT ROOF SHINGLES AS SPECIFIED ROOFING FELT OVER ENTIRE ROOFING SURFACE RIDGE VENT & ROOF JACKS AS REQUIRED PER B.C.B.C 9.19.1.1 EAVE PROTECTION PER B.C.B.C. 9.26.5 PRE-ENGINEERED ROOF TRUSSES (REFER TO STRUCT. DWGS.) R-40 INSULATION - BLOWN INSULATION 6 MIL POLY VAPOUR BARRIER 5/8" GYPSUM BOARD, PAINTED			
R2		TRUSS ROOF @ OVERHANGS / DECK ROOF SHINGLES AS SPECIFIED ROOFING FELT OVER ENTIRE ROOFING SURFACE RIDGE VENT & ROOF JACKS AS REQUIRED PER B.C.B.C 9.19.1.1 EAVE PROTECTION PER B.C.B.C. 9.26.5 PRE-ENGINEERED ROOF TRUSSES (REFER TO STRUCT. DWGS.) PERFORATED VINYL SOFFIT ON 'J' TRACK SUPPORT			9.10.15.5 (10) ROOF SOFFITS WITHIN 1.2M OF PROPERTY LINE OR AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE SAME PROPERTY SHALL A) HAVE NO OPENINGS (B) BE PROTECTED BY 0.38 THK STEEL SHEET OR ½" THK PLYWOOD

CONSTRUCTION WALL ASSEMBLY SCHEDULE

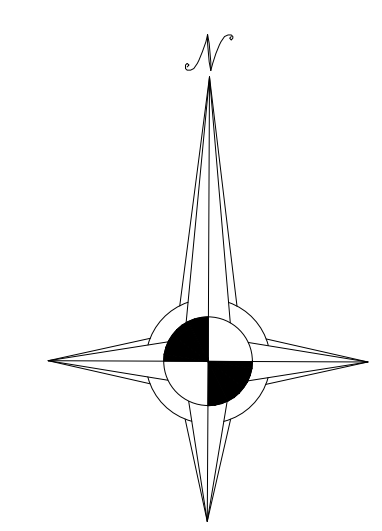
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								DATE: JULY.15.2025		
								CHKD: I.D.		
								PHONE: 604-218-6487		



Landscaping Standards (7.2)	Zone	Proposed
Min. tree amount	2	2
Min. deciduous tree caliper	5cm Lg	5cm Lg
Min. coniferous tree height	n/a	n/a
Min. ratio between tree size	100%	100%
Min. growing medium area	75% soil-based landscaping groundcover in landscape areas	
Min. growing medium volumes per tree	30m3 Lg	30m3
Landscape graded areas (7.2.7)	minimum 1:50 slope (2%) for cross slope for any landscape area	
Fence Height	N/A	
Riparian management area?	(y/n)	n/a
Retention of existing trees on site?	(y/n)	n/a
Surface parking lot (7.2.10)?	(y/n)	n/a
Refuse & recycling screened	(y/n)	Yes

Plant List			
Qty	Botanical	Common	Size
2	Acer rubrum 'Franksred'	'Red Sunset' Maple	5cm Cal.
6	Hydrangea paniculata 'Quickfire'	Quickfire Hydrangea	#2
5	Picea abies 'Nidiformis'	Nest Spruce	#2
12	Yucca filamentosa 'Adam's Needle'	Adam's Needle Yucca	#2
15	Achillea millefolium 'Desred'	Desert Red Yarrow	#1
5	Echinacea 'White Perfection'	White Perfection Coneflower	#1
12	Hemerocallis 'Ruby Stella'	Ruby Stella Daylily	#1
23	Calamagrostis acutiflora	Overdam Feather Reed Grass	#1

- Notes:**
- Planting beds to be dressed with dark grey rock mulch.
 - All structures to have positive drainage.
 - All materials and methods to conform to Canadian Landscape Standards.
 - All plant material to be locally sourced.
 - Garbage and recycling containers to be stored within garage units.



1447 Elm Street E.
Lot 3