



Transmittal Page 1 of 2

To: Planning Department
CC: Dave Dhaliwal

City of Kelowna
davedhaliwal00@gmail.com

March 15, 2023

**Re: Design Rationale for the Proposed Development of
1010 Martin Avenue, Kelowna, BC (The Site)**

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the Development Permit application associated with the proposed Development of 1010 Martin Avenue in Kelowna, we offer the following Design Rationale for the project:

Located on the corner of Graham Street and Martin Avenue, Martin Avenue is located between the Downtown and Bankhead area of Kelowna. The project location is in close proximity to the Downtown Core which includes shopping, personal services, and restaurants allowing most errands from the location to be accomplished by foot. This property boasts a Bike Score of 94 and a Walk Score of 66, making the downtown core and surrounding community easily accessible. Kelowna's Downtown area is ideally located for multi-unit residential use as the area is experiencing tremendous population growth with low market availability. Because of its associated high walk score and bike score, the reliance on automobile use is greatly reduced allowing the area to diversify while creating healthy community practices and reducing the residents carbon footprint.

The building design includes 4 easily accessible units with all entries on ground level and attached garages for each residence. The central location of the property influenced an overall design that includes the provision of additional non-required bicycle parking. The reduction in automobile reliance in conjunction with the higher density infill development of the property contribute to a more sustainable approach to the building design that aligns with the City of Kelowna's Healthy City Strategy and planning initiatives. The design concept for the building includes providing the required private outdoor space in the form of rooftop decks for each of the 4 residences.

The priority to densify precious, developable land within an existing urban centre while ensuring the neighbouring properties were respected resulted in a building that is under the 8m height requirement set out by the MF1 zoning. Achieving 4 residences on the property while being sensitive to the neighbourhood was felt to be important from a location and sustainability standpoint. The result is an attractive infill project that provides needed residential units, addresses the human scale while being sensitively designed to reduce impact on neighbouring properties.

The proposed variance is to accommodate for the detached garage which is 2.0m from the flanking street instead of the required 4.0m.

In summary, the rationale for this project is as follows:

- i. Provide a thoughtful, sustainable infill housing solution to a property located near the urban centre of Kelowna.
- ii. Provide 4 residences that provide generous private outdoor amenity spaces for each unit.



Transmittal Page 2 of 2

- iii. The proposed development meets the City of Kelowna Parking Bylaw requirements. Specifically, and in conjunction with zoning requirements, the project provides the required vehicle parking space for all 4 residences (4 stalls)
- iv. The proposed development results in a building design that is attractive in its design, is inviting and addresses the human scale at ground level as well is sensitive to the neighbourhood at large by the way it has been designed and massed on the site.
- v. The proposed development provides the required 3 bicycle storage spaces and as well accommodates for an additional 5 non-required bicycle storage spaces, 4 being inside the detached garage.

This proposed development recognizes the City of Kelowna's strategic approach to overall residential growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy, and planning initiatives.

We look forward to your supportive comments in response to this Development Permit application and kindly ask that you do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:

Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.

LOT 1 MARTIN AVE, KELOWNA BC

PROPERTY DESCRIPTION

CIVIC: 1010 MARTIN AVE, KELOWNA BC
LEGAL: LOT 1, PLAN KAP6806

BC ENERGY STEP CODE COMPLIANCE: STEP 3

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA MF1 ZONING
SITE INFORMATION:



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) 2018 AND ALL LOCAL CODES, BYLAWS AND AMENDMENTS.
- DO NOT SCALE DRAWINGS; DIMENSIONS ALWAYS TAKE PRECEDENCE.
- ALL TRADES SHALL VERIFY ALL DATUMS, 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-DAMP-PROOFING) 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.

GROSS SITE AREA= 6,251 SF (581 SM)
ALLOWABLE SITE COVERAGE= 75% (4,688.3 SF)
ALLOWABLE SITE COVERAGE & HARDSCAPING= F.A.R.=

UNIT AREA CALCULATIONS:

UNIT 1 ENTRY: 599 SF
UPPER: 561 SF
UNIT 2 ENTRY: 600 SF
UPPER: 569 SF
UNIT 3 ENTRY: 600 SF
UPPER: 569 SF
UNIT 4 ENTRY: 589 SF
UPPER: 561 SF
TOTAL: 4,648 SF

HEIGHT=

YARD SETBACKS:

FRONT YARD= 4.0M
FLANKING STREET= 4.0M
SIDE YARD= 1.2M
REAR YARD= 0.9M

PARKING CALCULATIONS:

LESS THAN 5 DWELLING UNITS= 1/DWELLING UNIT

LONG-TERM BICYCLE STORAGE

TOWNHOMES WITH PRIVATE GARAGE = 4

SHORT-TERM BICYCLE STORAGE

LESS THAN 5 DWELLING UNITS = 0

ALLOWED

55% (3,438.1 SF)
75% (4,688.3 SF)
.8 (5,000.8 SF)

PROPOSED

53% (3,303 SF)
72% (4,527 SF)
.74 (4,648 SF)

ALLOWED

8.0M (2 STOREYS)

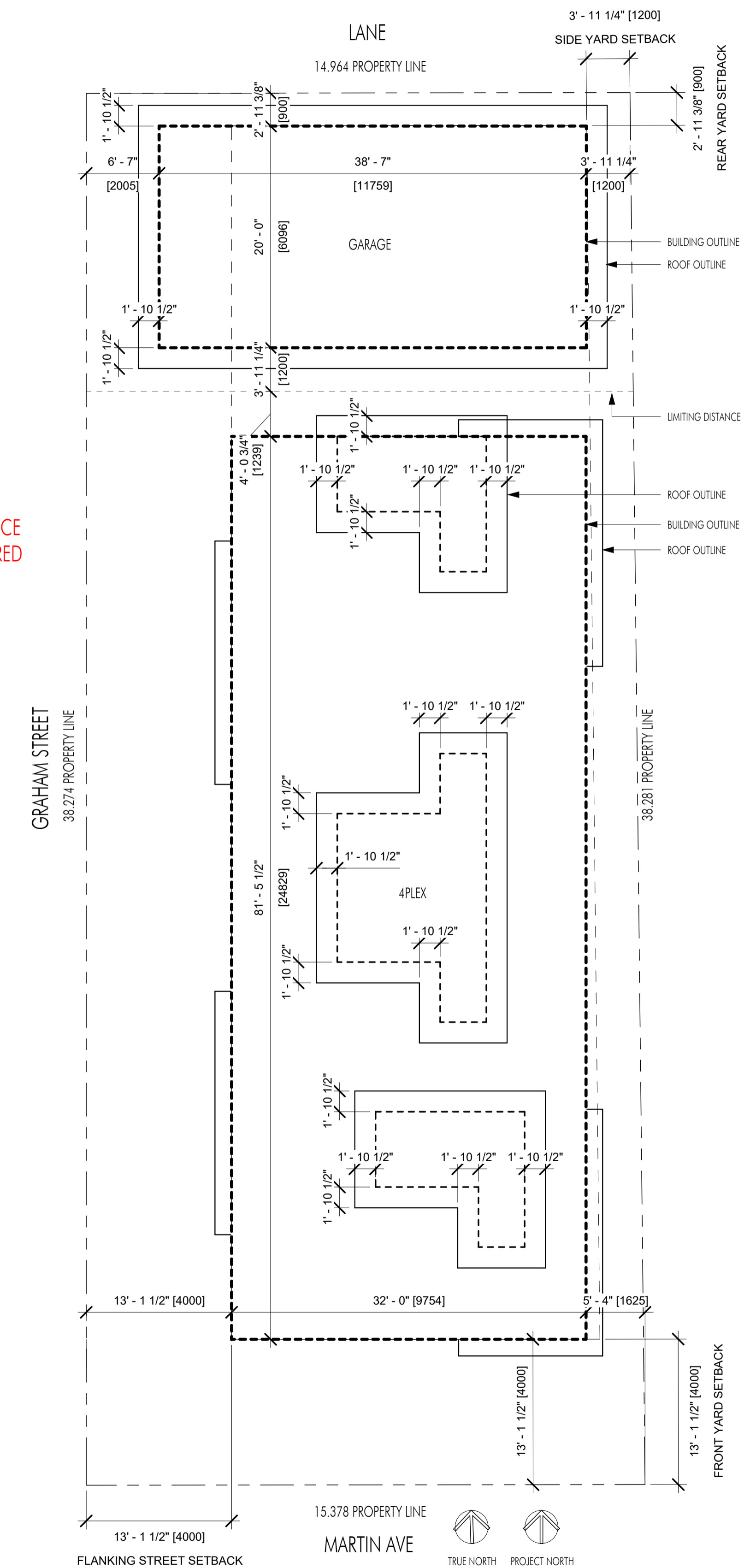
PROPOSED

7.2M (2 STOREYS)

VARIANCE REQUIRED

ARCHITECTURAL DRAWINGS

- A-001 PROJECT INFORMATION
- A-002 ASSEMBLIES
- A-100 FOUNDATION PLAN
- A-101 LEVEL 1 PLAN
- A-102 LEVEL 2 PLAN
- A-103 ROOF DECK PLAN
- A-200 ELEVATIONS
- A-201 ELEVATIONS
- A-300 SECTIONS
- A-500 DETAILS
- A-501 DETAILS



1 SITE & ROOF PLAN
A-001 1/8" = 1'-0"

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Revision No.	Date	Description
04.07.22	-	FOR REVIEW
05.15.22	-	FOR DP/BP
02.21.23	-	FOR DP/BP
03.16.23	-	FOR DP/DVP

Plot Date	Drawing No.
03.16.23	A-001

PROJECT
1010 MARTIN
DRAWING TITLE
PROJECT INFORMATION



FOR DP/DVP

Kelowna:
 Heating Days >3000, <4000 = Zone 5
 Minimum RSI Values Required (with HRV):

Ceilings below attics= 6.91
 Cathedral ceilings/flat roofs= 4.67
 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

$$RSI_{Parallel} = \frac{100}{\% \text{ area of framing } RSI_f + \% \text{ area of cavity } RSI_c}$$

WALL TYPES

TYPE NO.	COMPONENTS	COMPONENT RSI	COMPONENT EFFECTIVE RSI	TOTAL EFFECTIVE RSI
E1	EXTERIOR WALL STUCCO EXTERIOR AIR FILM STUCCO FINISH COAT (1/8", 3mm MIN.) STUCCO SCRATCH COAT ON METAL LATH (2 COATS, 1/4", 6mm MIN. EACH) 15 LBS BUILDING PAPER 1/2" SHEATHING (PLYWOOD OR OSB) 2x6" WOOD STUDS @ 24" O.C. - STANDARD FRAMING R-24 BATT INSULATION (CAN/ULC-S702) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (.0027) (.0108) (.109) (1.19) - 20% INSULATED STUD ASSEMBLY (4.23) - 80% INSULATED STUD ASSEMBLY - (.08) (.12)	(.03) (.014) (.109) (3.62) (.08) (.12)	3.97
E2	EXTERIOR WALL HARDIE EXTERIOR AIR FILM HARDIE FIBRE CEMENT SIDING (5/16", 8mm) 15 LBS BUILDING PAPER 1/2" SHEATHING (PLYWOOD OR OSB) 2x6" WOOD STUDS @ 24" O.C. - STANDARD FRAMING R-24 BATT INSULATION (CAN/ULC-S702) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (.003/mm) (.109) (1.19) - 20% INSULATED STUD ASSEMBLY (4.23) - 80% INSULATED STUD ASSEMBLY (.08) (.12)	(.03) (.026) (.109) (3.62) (.08) (.12)	3.99
E2B	EXTERIOR WALL FIBRE CEMENT (NON-INSULATED) EXTERIOR AIR FILM FIBRE CEMENT SIDING (5/16", 8mm) 15 LBS BUILDING PAPER 1/2" SHEATHING (PLYWOOD OR OSB) 2x6" WOOD STUDS @ 24" O.C. - STANDARD FRAMING 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (.003/mm) (.109) (1.19) - 20% INSULATED STUD ASSEMBLY (4.23) - 80% INSULATED STUD ASSEMBLY (.08) (.12)	(.03) (.011) (.109) (3.62) (.08) (.12)	3.97
E3	EXTERIOR WALL BRICK VENEER EXTERIOR AIR FILM FINISH AS INDICATED ON DWGS (1 1/2" CULTURED STONE) 15 LBS BUILDING PAPER (SHINGLED AS PER CODE) 1/2" SHEATHING (PLYWOOD OR OSB) 2x6" WOOD STUDS @ 24" O.C. - STANDARD FRAMING R-24 INSULATION 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (0.003/mm) (.109) (1.19) - 20% INSULATED STUD ASSEMBLY (4.23) - 80% INSULATED STUD ASSEMBLY (.08) (.12)	(.03) (0.011) (.109) (3.62) (.08) (.12)	3.97
E4	EXTERIOR FOUNDATION (UNINSULATED) 8" (203mm) C.I.P. CONCRETE (SEE STRUCTURAL)			
E5	EXTERIOR FOUNDATION (UNINSULATED) 6" (152mm) 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 AND PLUMBING) 2X6 WOOD STUDS SPACED 16" 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 ONE 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) 1 HR BEARING 1 HR NON-BEARING STC: 54 (CBC WALL TYPE: W13c-A-9.10.3.1.A)			

FLOOR TYPES

TYPE NO.	COMPONENTS	COMPONENT RSI	COMPONENT EFFECTIVE RSI	TOTAL EFFECTIVE RSI
F1	INTERIOR ENG. WOOD FLOORING SYSTEM (NON-INSULATED) FINISH FLOORING ENGINEERED WOOD FLOOR (SEE STRUCTURAL) 5/8" GYPSUM BOARD (PAINTED)			
F2	INTERIOR ENG. WOOD FLOORING SYSTEM (EXTERIOR PROJECTION) INTERIOR AIR FILM FINISH FLOORING 3/4" T&G PLYWOOD FLOORING 6 MIL POLY ENGINEERED WOOD FLOOR (SEE STRUCTURAL) R-31 MIN. CLOSED CELL SPRAY FOAM INSULATION NON-VENTED SOFFIT EXTERIOR AIR FILM	(.16) (.16) (2.05) - 9% INSULATED FLOOR ASSEMBLY (5.46) - 91% INSULATED FLOOR ASSEMBLY (.03)	(.16) (.16) (5.15) (.03)	5.5
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 (XPS) (AT SLAB ON GRADE TO EXTEND 48" MIN. INTO BUILDING FROM PERIMETER EDGE) FILL (AS PER CIVIL AND ARCHITECTURAL GENERAL NOTES) UNDISTURBED SOLID BEARING	(.16) (.04) (1.76)	(.16) (.04) (1.76)	1.96
F4	CONCRETE SLAB ON GRADE (NON-INSULATED) 4" CONC. SLAB (SEE STRUCTURAL) (2400 kg/m3) STEEL REINFORCING (SEE STRUCTURAL) 6 MIL POLY FILL (AS PER CIVIL AND ARCHITECTURAL GENERAL NOTES) UNDISTURBED SOLID BEARING			

ROOF TYPES

TYPE NO.	COMPONENTS	COMPONENT RSI	COMPONENT EFFECTIVE RSI	TOTAL EFFECTIVE RSI
R1	TYPICAL FLAT ROOF ASSEMBLY EXTERIOR AIR FILM 2 PLY. MOD. BIT ROOFING SYSTEM PER RCABC 7/16" OSB SHEATHING VENTED AIR SPACE 24" ENG. ROOF TRUSSES (CEILING WITH TYPICAL TRUSS) (CONFIRM WITH STRUCTURAL) 14" BLOWN CELLULOSIC INSULATION (TO CAN/ULC-S703) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (NEG) (NEG) (.76) - 14% INSULATED TRUSS ASSEMBLY (8.89) - 86% INSULATED TRUSS ASSEMBLY (.08) (.11)	(.03) (7.75) (.08) (.11)	7.97
R2	TYPICAL ROOF DECK ASSEMBLY EXTERIOR AIR FILM PAVER PAV-EL PEDESTAL (SHIM TO ACHIEVE LEVEL FINISHED FACE) 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) (CONFIRM WITH STRUCTURAL) 14" BLOWN CELLULOSIC INSULATION (TO CAN/ULC-S703) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (NEG) (.76) - 14% INSULATED TRUSS ASSEMBLY (8.89) - 86% INSULATED TRUSS ASSEMBLY (.08) (.11)	(.03) (7.75) (.08) (.11)	7.97
R3	TYPICAL SLOPED ROOF ASSEMBLY (UNINSULATED) EXTERIOR AIR FILM ASPHALT SHINGLES 15 LBS BUILDING PAPER (SHINGLED AS PER CODE) 7/16" OSB SHEATHING VENTED AIR SPACE 24" ENG. ROOF TRUSSES (CEILING WITH TYPICAL TRUSS) (CONFIRM WITH STRUCTURAL) 20" BLOWN CELLULOSIC INSULATION (TO CAN/ULC-S703) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM			

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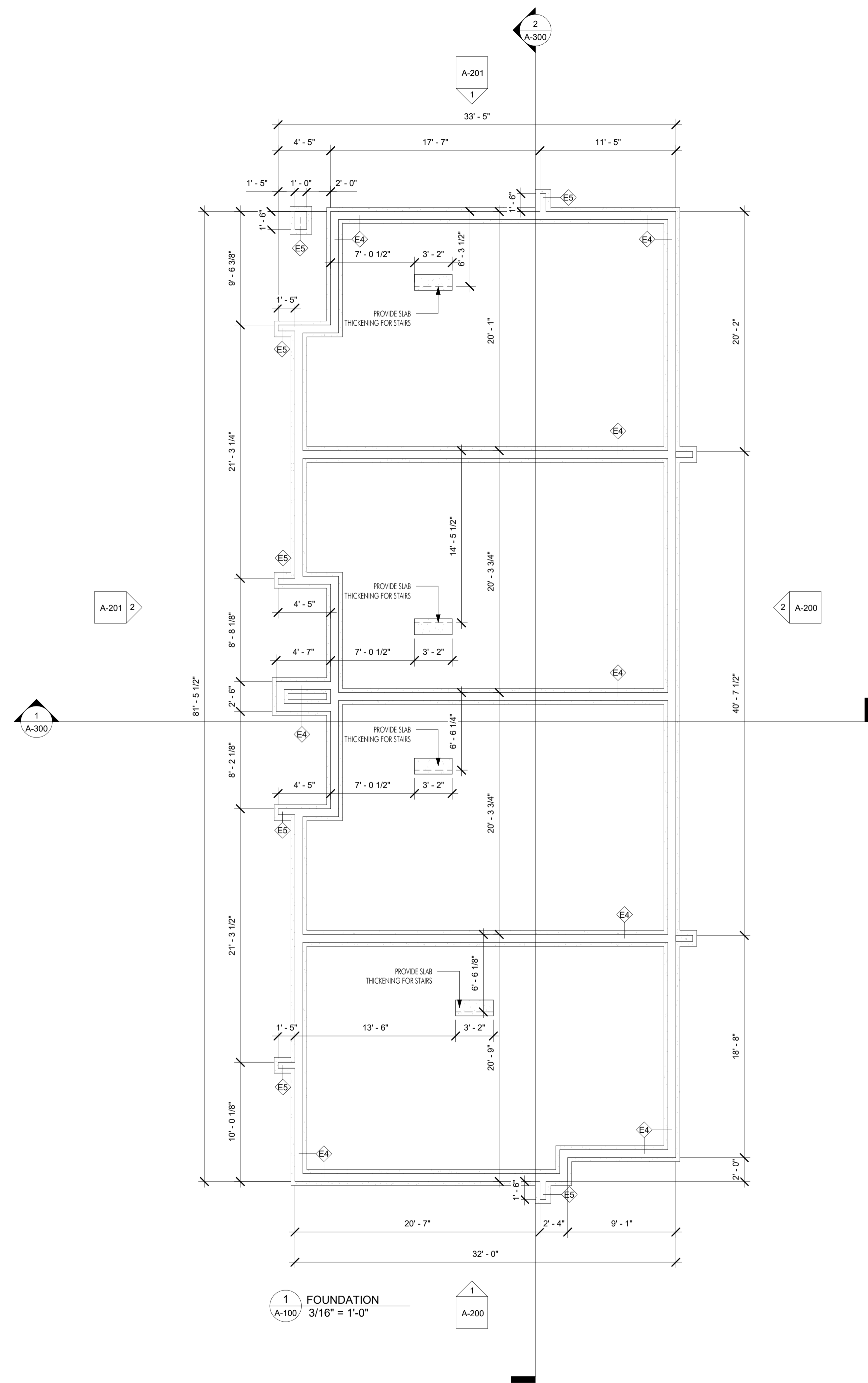
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Revision No., Date and Description
04.07.22 - FOR REVIEW
05.15.22 - FOR DP/BP
02.21.23 - FOR DP/BP
03.16.23 - FOR DP/DVP

Plot Date	Drawing No.
03.16.23	A-002

PROJECT
 1010 MARTIN
DRAWING TITLE
 ASSEMBLIES

FOR DP/DVP

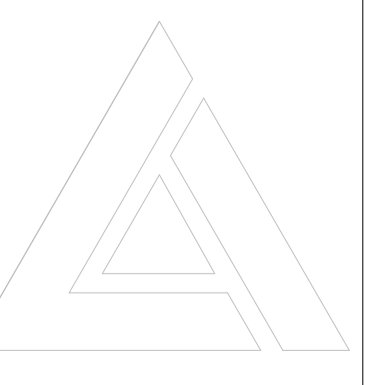


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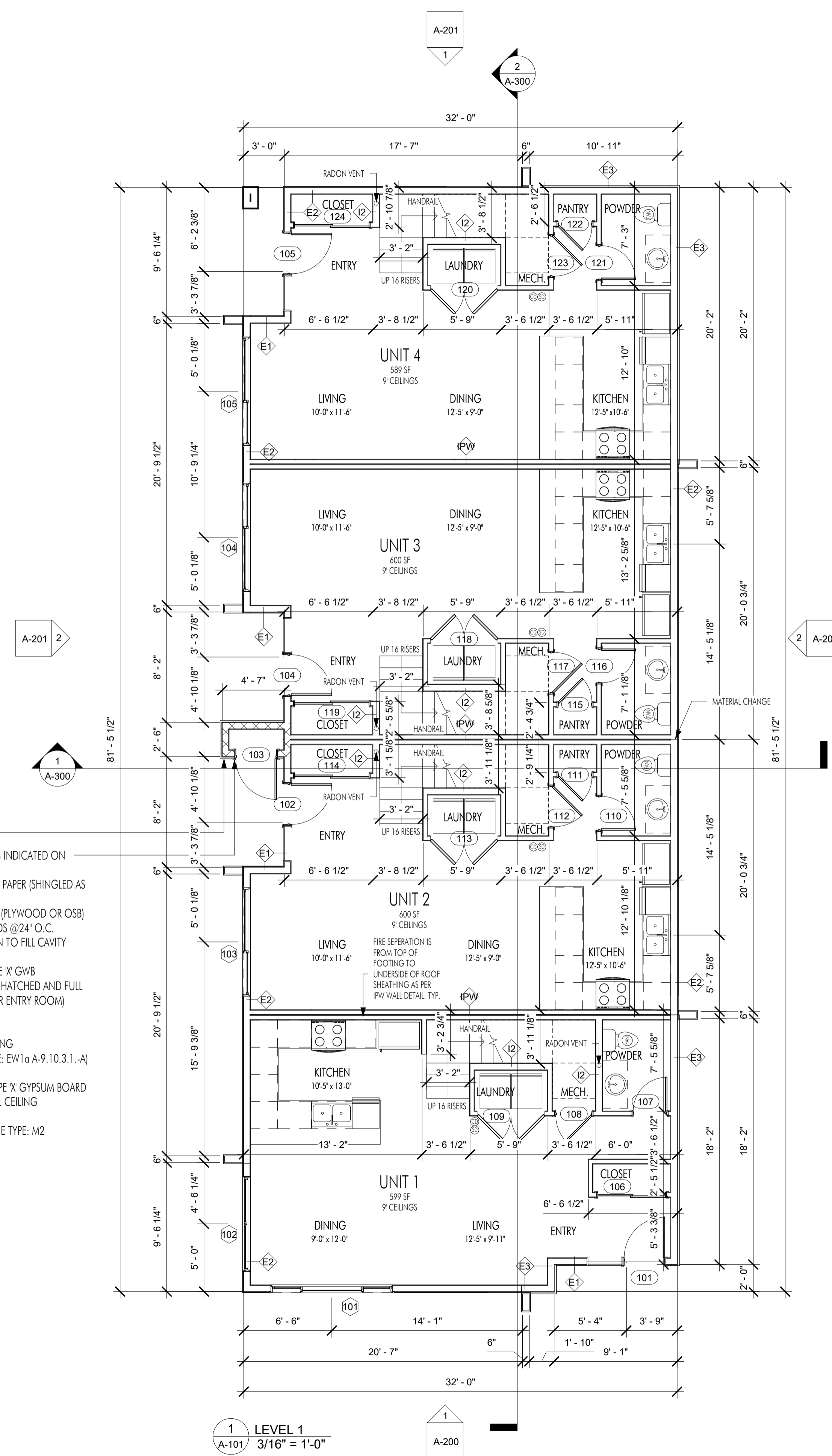
Plot Date	Drawing No.
03.16.23	A-100

PROJECT
1010 MARTIN

DRAWING TITLE
FOUNDATION PLAN



FOR DP/DVP



WATER METER
CLOSET

STONE FINISH AS INDICATED ON ELEVATIONS
15 LBS BUILDING PAPER (SHINGLED AS PER CODE)
3/8" SHEATHING (PLYWOOD OR OSB)
2X6 WOOD STUDS @24" O.C.
BATT INSULATION TO FILL CAVITY
6mil. POLY V.B.
1 LAYER 5/8" TYPE 'X' GWB
(WHERE SHOWN HATCHED AND FULL PERIMETER WATER ENTRY ROOM)

1 HR BEARING
1 HR NON-BEARING
(BCBC WALL TYPE: EW1a A-9.10.3.1..A)

2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD ON ELEC./MECH. CEILING
(BCBC MEMBRANE TYPE: M2 A-9.10.3.1.B)

1 LEVEL 1
A-101 / 3/16" = 1'-0"

Entry Level Door Schedule					
Mark	Width	Height	Description	Comments	Fire Rating
101	3'-0"	8'-0"		5'-6" x 8'-0" Overall width sidelight	
102	3'-0"	8'-0"		5'-6" x 8'-0" Overall width sidelight	
103	3'-0"	8'-0"		Single	20 MIN. FRR ON CLOSER
104	3'-0"	8'-0"		5'-6" x 8'-0" Overall width sidelight	
105	3'-0"	8'-0"		5'-6" x 8'-0" Overall width sidelight	
106	5'-0"	6'-8"		Sliding Double	
107	2'-6"	6'-8"		Single	
108	2'-8"	6'-8"		Single	
109	5'-0"	6'-8"		Double	
110	2'-6"	6'-8"		Single	
111	2'-6"	6'-8"		Single	
112	3'-0"	6'-8"		Single	
113	5'-0"	6'-8"		Double	
114	5'-6"	6'-8"		Sliding Double	
115	2'-6"	6'-8"		Single	
116	2'-6"	6'-8"		Single	
117	3'-0"	6'-8"		Single	
118	5'-0"	6'-8"		Double	
119	5'-6"	6'-8"		Sliding Double	
120	5'-0"	6'-8"		Double	
121	2'-6"	6'-8"		Single	
122	2'-6"	6'-8"		Single	
123	3'-0"	6'-8"		Single	
124	5'-6"	6'-8"		Sliding Double	

Entry Level Window Schedule					
Mark	Width	Height	Head Height	Sill Height	Comments
101	9'-0"	6'-0"	8'-0"	2'-0"	
102	7'-0"	6'-0"	8'-0"	2'-0"	
103	8'-0"	6'-0"	8'-0"	2'-0"	
104	8'-0"	6'-0"	8'-0"	2'-0"	
104	2'-6"	8'-0"	8'-0"	0'-0"	
105	8'-0"	6'-0"	8'-0"	2'-0"	

NOTE: WINDOWS TO BE HIGH PERFORMING DOUBLE GLAZED TO ACHIEVE STEP 3.

INTERIOR DOORS:

DOOR ROUGH OPENINGS VERSUS ACTUAL DOOR DIMENSIONS AS FOLLOWS (CONFIRM WITH MANUFACTURER):

DOOR TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD SINGLE SWING:	+2-1/2"	+2"
BI-FOLD:	+1-1/2"	+1-1/4"
BI-PASS (WITH GLASS DOORS):	+1-1/2"	+1-1/4"
BI-PASS (WITHOUT GLASS):	+1-1/2"	+0 (DOOR WIDTH)

WINDOWS/EXTERIOR DOORS:

WINDOW ROUGH OPENINGS VERSUS ACTUAL WINDOW/DOOR DIMENSIONS AS FOLLOWS (CONFIRM WITH MANUFACTURER):

TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD EXTERIOR WINDOW:	+1/2"	+1/2"
SLIDING EXTERIOR DOORS:	+1/2"	+1/2"
STANDARD EXTERIOR DOOR:	+1"	+1"

NOTE: ALL INTERIOR WALLS TO BE I1, U.N.O.

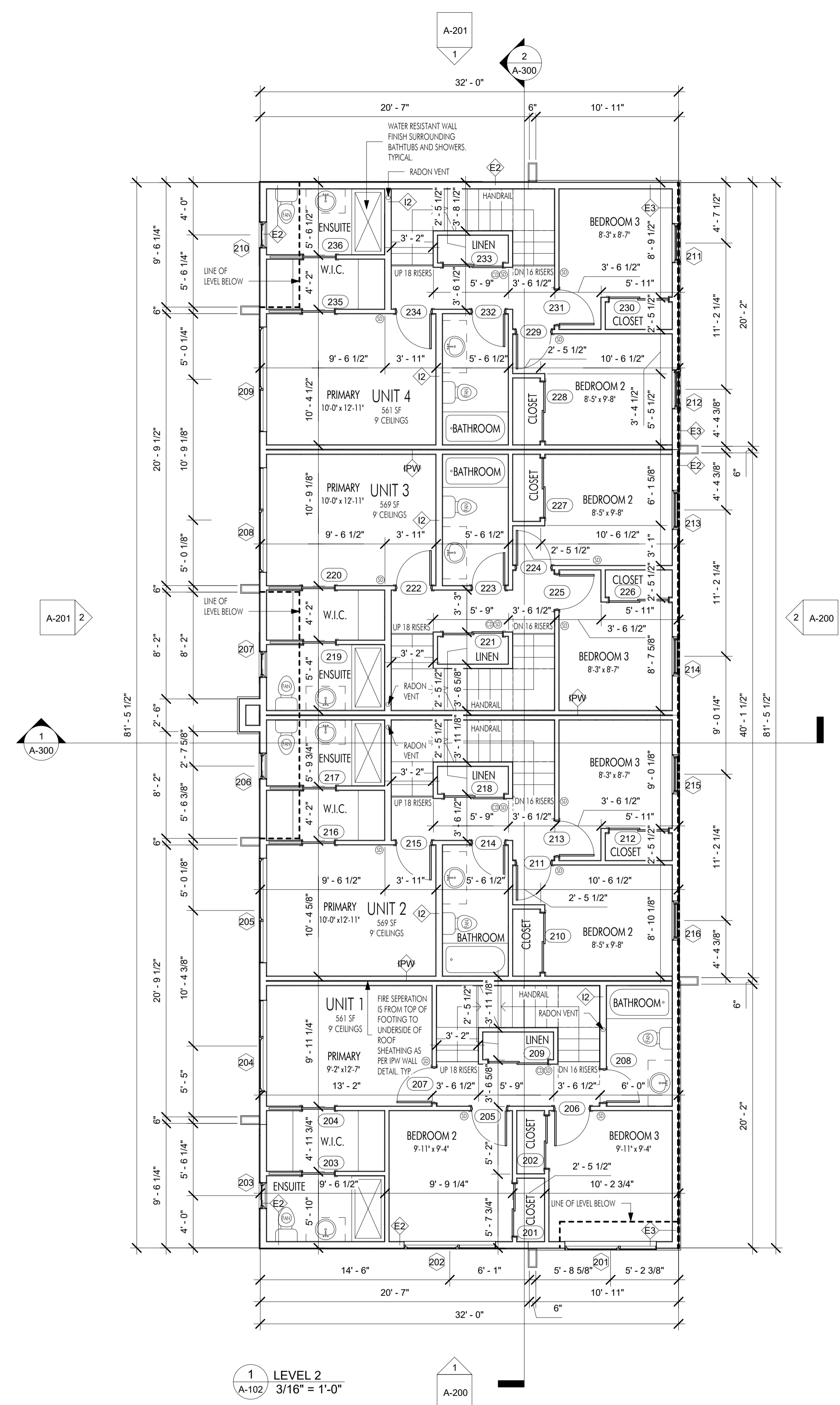
Revision No.	Date	Description
03.28.22		- FOR REVIEW
04.07.22		- FOR REVIEW
05.15.22		- FOR DP/BP
02.21.23		- FOR DP/BP
03.16.23		- FOR DP/DVP

Plot Date	Drawing No.
03.16.23	A-101

PROJECT
1010 MARTIN

DRAWING TITLE
ENTRY LEVEL PLAN

FOR DP/DVP



1 LEVEL 2
A-102 3/16" = 1'-0"

Upper Level Door Schedule					
Mark	Width	Height	Description	Comments	Fire Rating
201	4' - 0"	6' - 8"		Sliding Double	
202	4' - 0"	6' - 8"		Sliding Double	
203	2' - 6"	6' - 8"		Pocket	
204	2' - 6"	6' - 8"		Pocket	
205	2' - 8"	6' - 8"		Single	
206	2' - 8"	6' - 8"		Single	
207	2' - 8"	6' - 8"		Single	
208	2' - 6"	6' - 8"		Single	
209	4' - 6"	6' - 8"		Sliding Double	
210	4' - 6"	6' - 8"		Sliding Double	
211	2' - 8"	6' - 8"		Single	
212	4' - 6"	6' - 8"		Sliding Double	
213	2' - 8"	6' - 8"		Single	
214	2' - 6"	6' - 8"		Single	
215	2' - 8"	6' - 8"		Single	
216	2' - 6"	6' - 8"		Pocket	
217	2' - 6"	6' - 8"		Pocket	
218	4' - 6"	6' - 8"		Sliding Double	
219	2' - 6"	6' - 8"		Pocket	
220	2' - 6"	6' - 8"		Pocket	
221	4' - 6"	6' - 8"		Sliding Double	
222	2' - 8"	6' - 8"		Single	
223	2' - 6"	6' - 8"		Single	
224	2' - 8"	6' - 8"		Single	
225	2' - 8"	6' - 8"		Single	
226	4' - 6"	6' - 8"		Sliding Double	
227	4' - 6"	6' - 8"		Sliding Double	
228	4' - 6"	6' - 8"		Sliding Double	
229	2' - 8"	6' - 8"		Single	
230	4' - 6"	6' - 8"		Sliding Double	
231	2' - 8"	6' - 8"		Single	
232	2' - 6"	6' - 8"		Single	
233	4' - 6"	6' - 8"		Sliding Double	
234	2' - 8"	6' - 8"		Single	
235	2' - 6"	6' - 8"		Pocket	
236	2' - 6"	6' - 8"		Pocket	

Upper Level Window Schedule					
Mark	Width	Height	Head Height	Sill Height	Comments
201	7' - 0"	6' - 0"	8' - 0"	2' - 0"	
202	7' - 0"	6' - 0"	8' - 0"	2' - 0"	
203	2' - 0"	6' - 0"	8' - 0"	2' - 0"	
204	7' - 0"	6' - 0"	8' - 0"	2' - 0"	
205	8' - 0"	6' - 0"	8' - 0"	2' - 0"	
206	2' - 0"	6' - 0"	8' - 0"	2' - 0"	
207	2' - 0"	6' - 0"	8' - 0"	2' - 0"	
208	8' - 0"	6' - 0"	8' - 0"	2' - 0"	
209	8' - 0"	6' - 0"	8' - 0"	2' - 0"	
210	2' - 0"	6' - 0"	8' - 0"	2' - 0"	
211	3' - 0"	6' - 0"	8' - 0"	2' - 0"	
212	3' - 0"	6' - 0"	8' - 0"	2' - 0"	
213	3' - 0"	6' - 0"	8' - 0"	2' - 0"	
214	3' - 0"	6' - 0"	8' - 0"	2' - 0"	
215	3' - 0"	6' - 0"	8' - 0"	2' - 0"	
216	3' - 0"	6' - 0"	8' - 0"	2' - 0"	
283	2' - 6"	8' - 0"	8' - 0"	0' - 0"	
287	2' - 6"	8' - 0"	8' - 0"	0' - 0"	

NOTE: WINDOWS TO BE HIGH PERFORMING DOUBLE GLAZED TO ACHIEVE STEP 3.

INTERIOR DOORS:

DOOR ROUGH OPENINGS VERSUS ACTUAL DOOR DIMENSIONS AS FOLLOWS (CONFIRM WITH MANUFACTURER):

DOOR TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD SINGLE SWING:	+2-1/2"	+2"
BI-FOLD:	+1-1/2"	+1-1/4"
BI-PASS (WITH GLASS DOORS):	+1-1/2"	+1-1/4"
BI-PASS (WITHOUT GLASS):	+1-1/2"	+0 (DOOR WIDTH)

WINDOWS/EXTERIOR DOORS:

WINDOW ROUGH OPENINGS VERSUS ACTUAL WINDOW/DOOR DIMENSIONS AS FOLLOWS (CONFIRM WITH MANUFACTURER):

TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD EXTERIOR WINDOW:	+1/2"	+1/2"
SLIDING EXTERIOR DOORS:	+1/2"	+1/2"
STANDARD EXTERIOR DOOR:	+1"	+1"

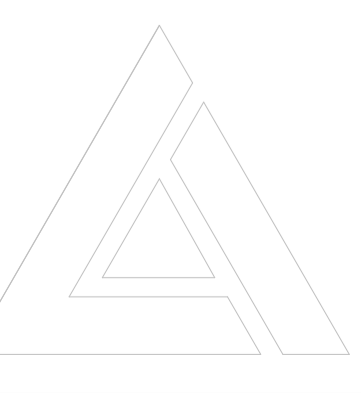
NOTE: ALL INTERIOR WALLS TO BE 1/2" U.O.N.

Revision No., Date and Description
03.28.22 - FOR REVIEW
04.07.22 - FOR REVIEW
05.15.22 - FOR DP/BP
02.21.23 - FOR DP/BP
03.16.23 - FOR DP/DVP

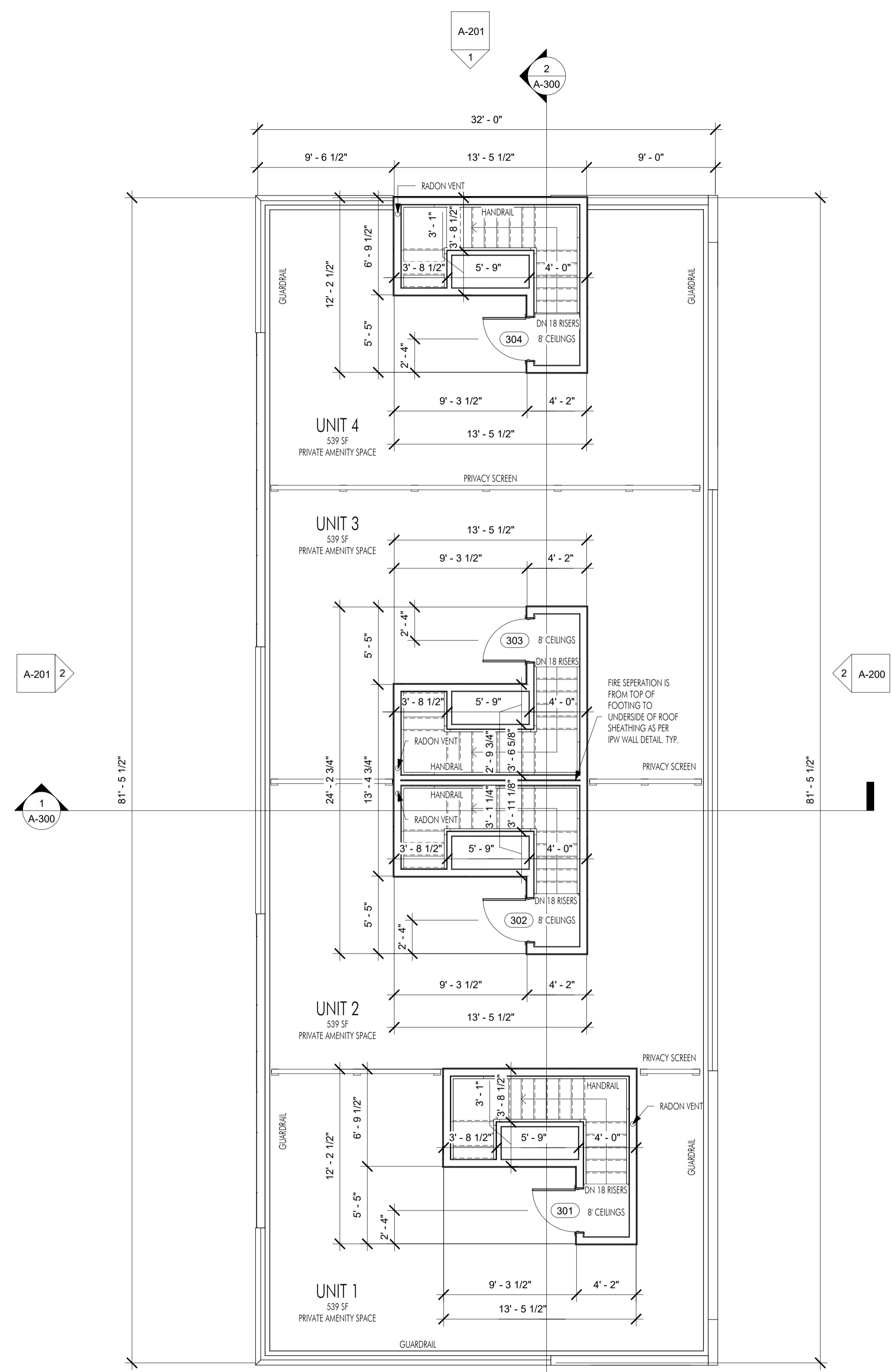
Plot Date	Drawing No.
03.16.23	A-102

PROJECT
1010 MARTIN

DRAWING TITLE
UPPER LEVEL PLAN



FOR DP/DVP



Roof Deck Door Schedule						
Mark	Width	Height	Description	Type	Comments	Fire Rating
301	3' - 0"	6' - 8"		Single		
302	3' - 0"	6' - 8"		Single		
303	3' - 0"	6' - 8"		Single		
304	3' - 0"	6' - 8"		Single		

NOTE: WINDOWS TO BE HIGH PERFORMING DOUBLE GLAZED TO ACHIEVE STEP 3.

INTERIOR DOORS:

DOOR ROUGH OPENINGS VERSUS ACTUAL DOOR DIMENSIONS AS FOLLOWS (CONFIRM WITH MANUFACTURER):

DOOR TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD SINGLE SWING:	+2-1/2'	+2'
BI-FOLD:	+1-1/2'	+1-1/4'
BI-PASS (WITH GLASS DOORS):	+1-1/2'	+1-1/4'
BI-PASS (WITHOUT GLASS):	+1-1/2'	+0 (DOOR WIDTH)

WINDOWS/EXTERIOR DOORS:

WINDOW ROUGH OPENINGS VERSUS ACTUAL WINDOW/DOOR DIMENSIONS AS FOLLOWS (CONFIRM WITH MANUFACTURER):

TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD EXTERIOR WINDOW:	+1/2'	+1/2'
SLIDING EXTERIOR DOORS:	+1/2'	+1/2'
STANDARD EXTERIOR DOOR:	+1'	+1'

NOTE: ALL INTERIOR WALLS TO BE I1, U.N.O.

1 ROOF DECK
A-103 / 3/16" = 1'-0"

Revision No., Date and Description
04.07.22 - FOR REVIEW
05.15.22 - FOR DP/BP
02.21.23 - FOR DP/BP
03.16.23 - FOR DP/DVP

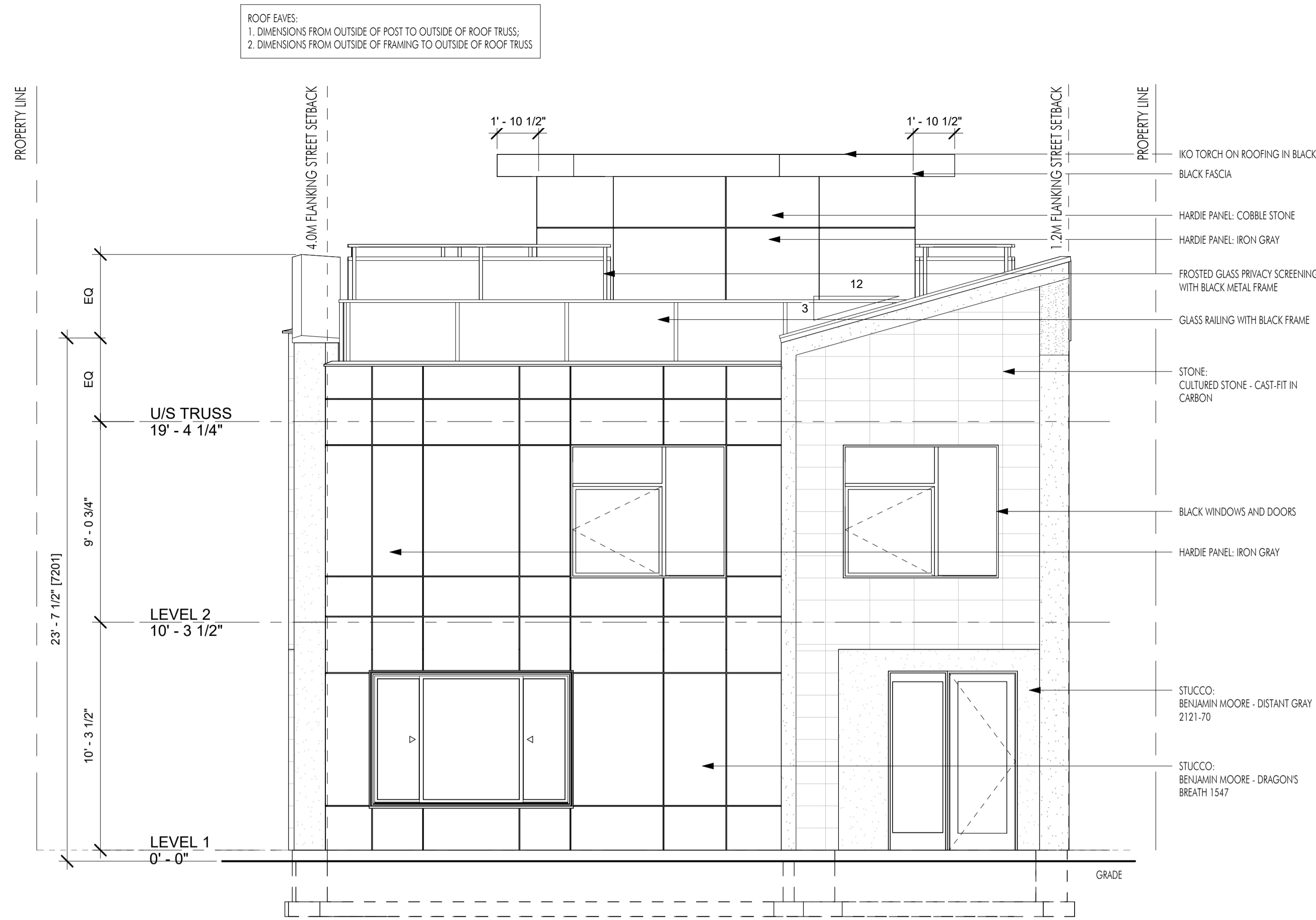
Plot Date	Drawing No.
03.16.23	A-103

PROJECT
1010 MARTIN

DRAWING TITLE
ROOF DECK PLAN



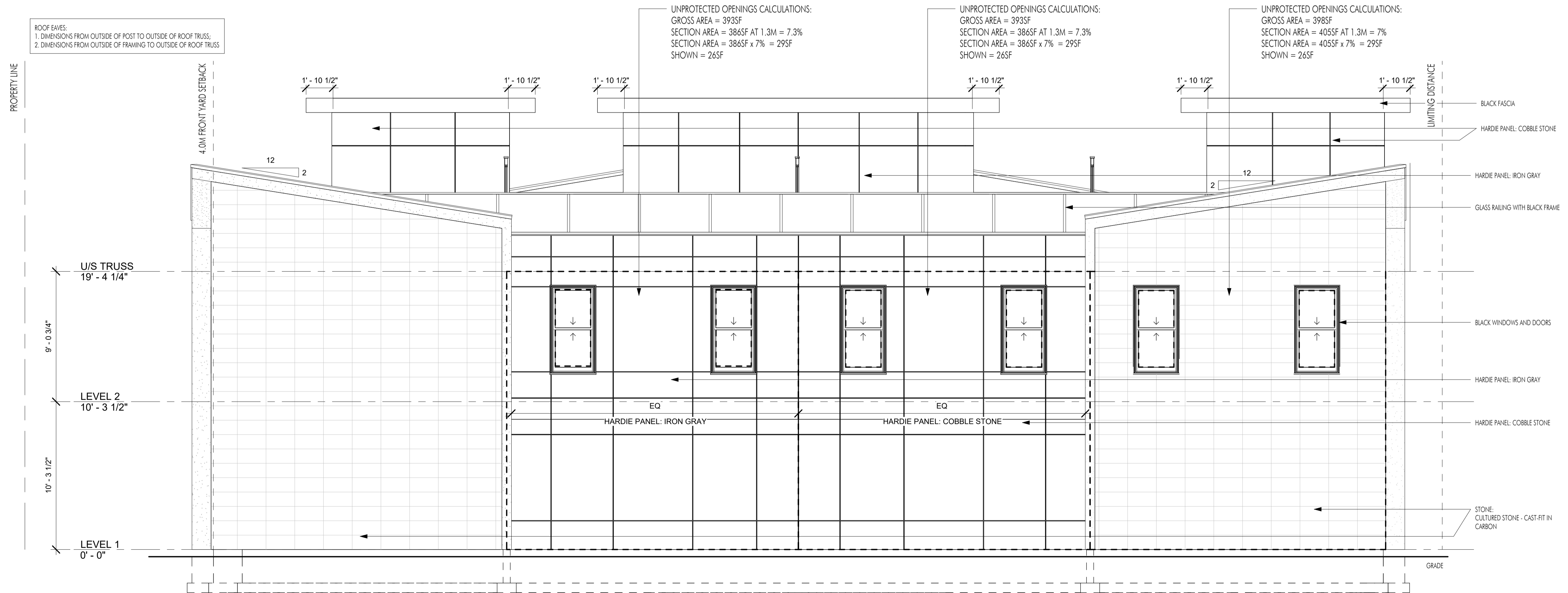
FOR DP/DVP



1 FRONT ELEVATION
A-200
1/4" = 1'-0"

EXTERIOR FINISHES AND COLOURS:

- STUCCO:**
BENJAMIN MOORE- DISTANT GRAY 2140-70
- STUCCO:**
BENJAMIN MOORE - DRAGON'S BREATH 1547
- HARDIE:**
REVEAL PANELS - COBBLE STONE
- HARDIE:**
REVEAL PANELS - IRON GRAY
- STONE:**
CULTURED STONE - CAST-FIT - CARBON
- FACIA, WINDOWS, DOORS:**
BLACK



2 RIGHT ELEVATION
A-200
1/4" = 1'-0"

Revision No., Date and Description
04.07.22 - FOR REVIEW
05.15.22 - FOR DP/BP
02.21.23 - FOR DP/BP
03.16.23 - FOR DP/DVP

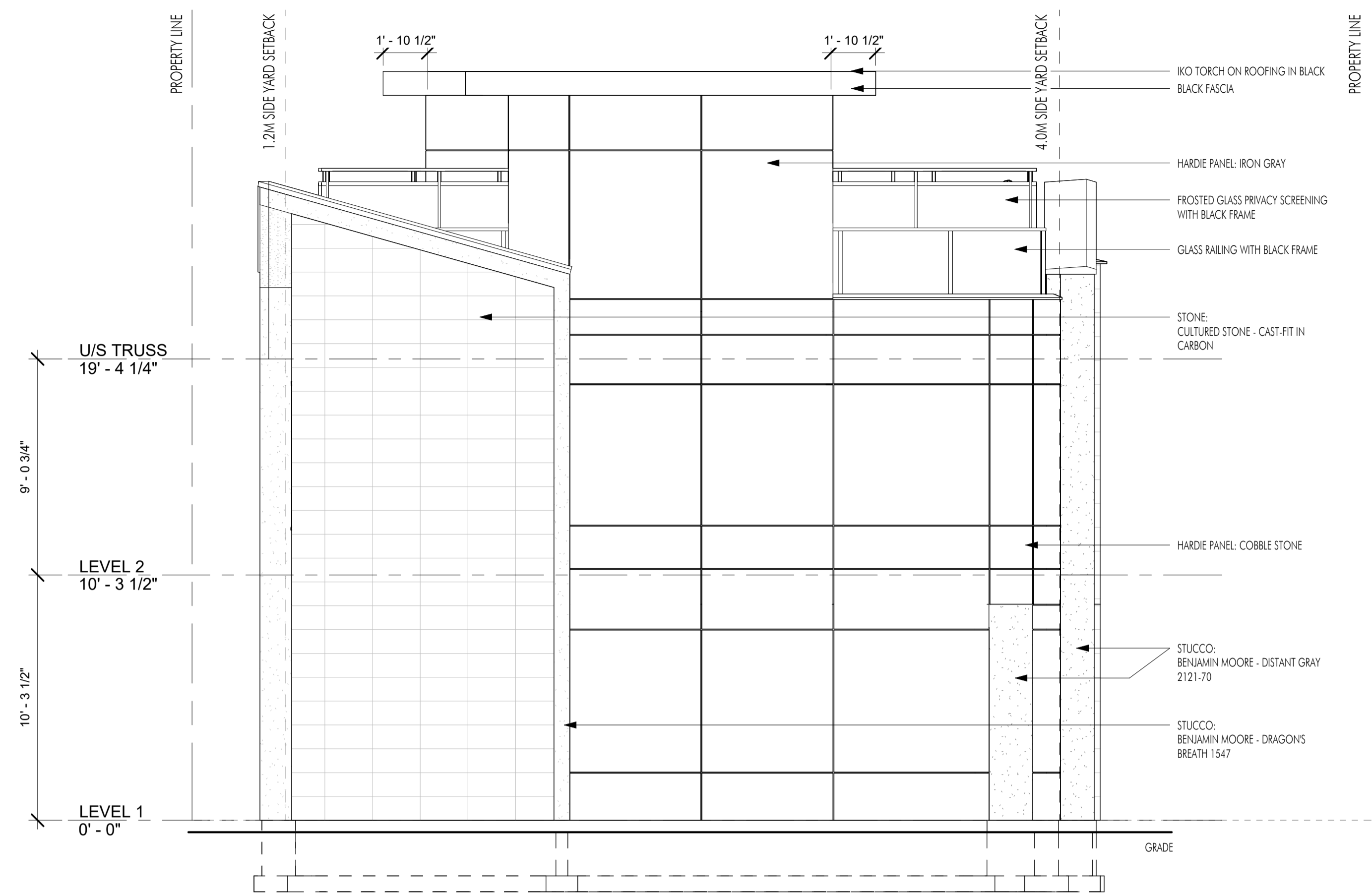
Plot Date	Drawing No.
03.16.23	A-200

PROJECT
1010 MARTIN
DRAWING TITLE
ELEVATIONS



FOR DP/DVP

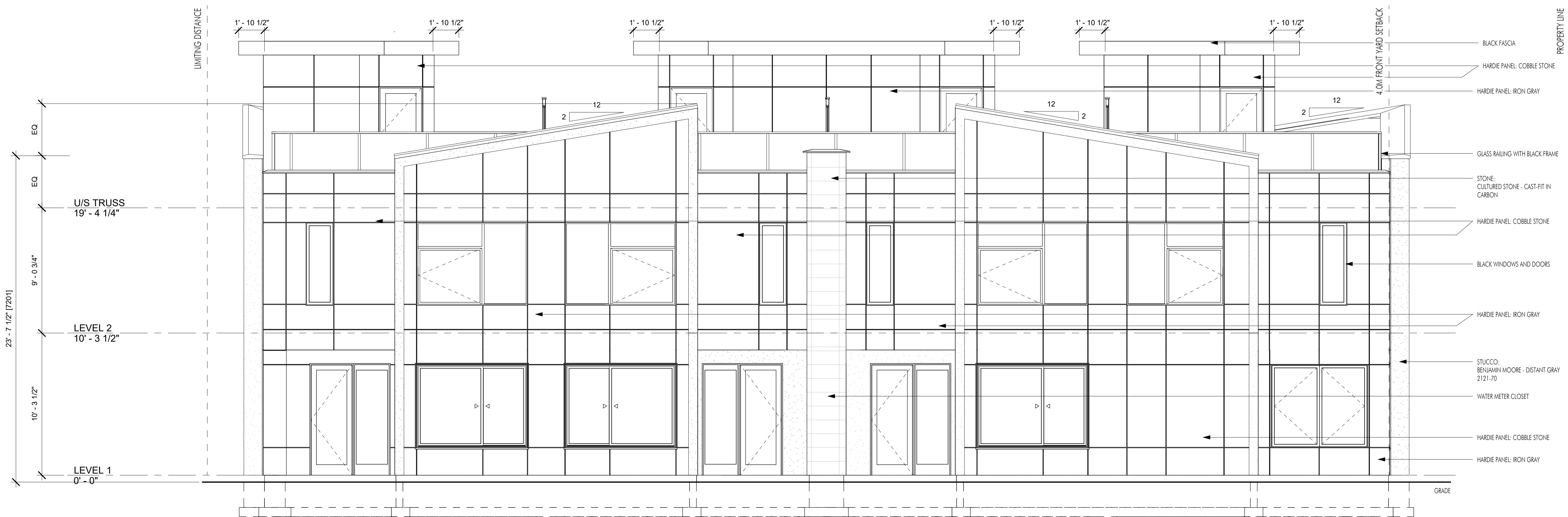
ROOF EAVES:
 1. DIMENSIONS FROM OUTSIDE OF POST TO OUTSIDE OF ROOF TRUSS;
 2. DIMENSIONS FROM OUTSIDE OF FRAMING TO OUTSIDE OF ROOF TRUSS



1 BACK ELEVATION
 A-201 1/4" = 1'-0"

EXTERIOR FINISHES AND COLOURS:

-  STUCCO:
BENJAMIN MOORE- DISTANT GRAY 2140-70
-  STUCCO:
BENJAMIN MOORE - DRAGON'S BREATH 1547
-  HARDIE:
REVEAL PANELS - COBBLE STONE
-  HARDIE:
REVEAL PANELS - IRON GRAY
-  STONE:
CULTURED STONE - CAST-FIT - CARBON
-  FACIA, WINDOWS, DOORS:
BLACK



2 LEFT ELEVATION
 A-201 1/4" = 1'-0"

Revision No., Date and Description
04.07.22 - FOR REVIEW
05.15.22 - FOR DP/BP
02.21.23 - FOR DP/BP
03.16.23 - FOR DP/DVP

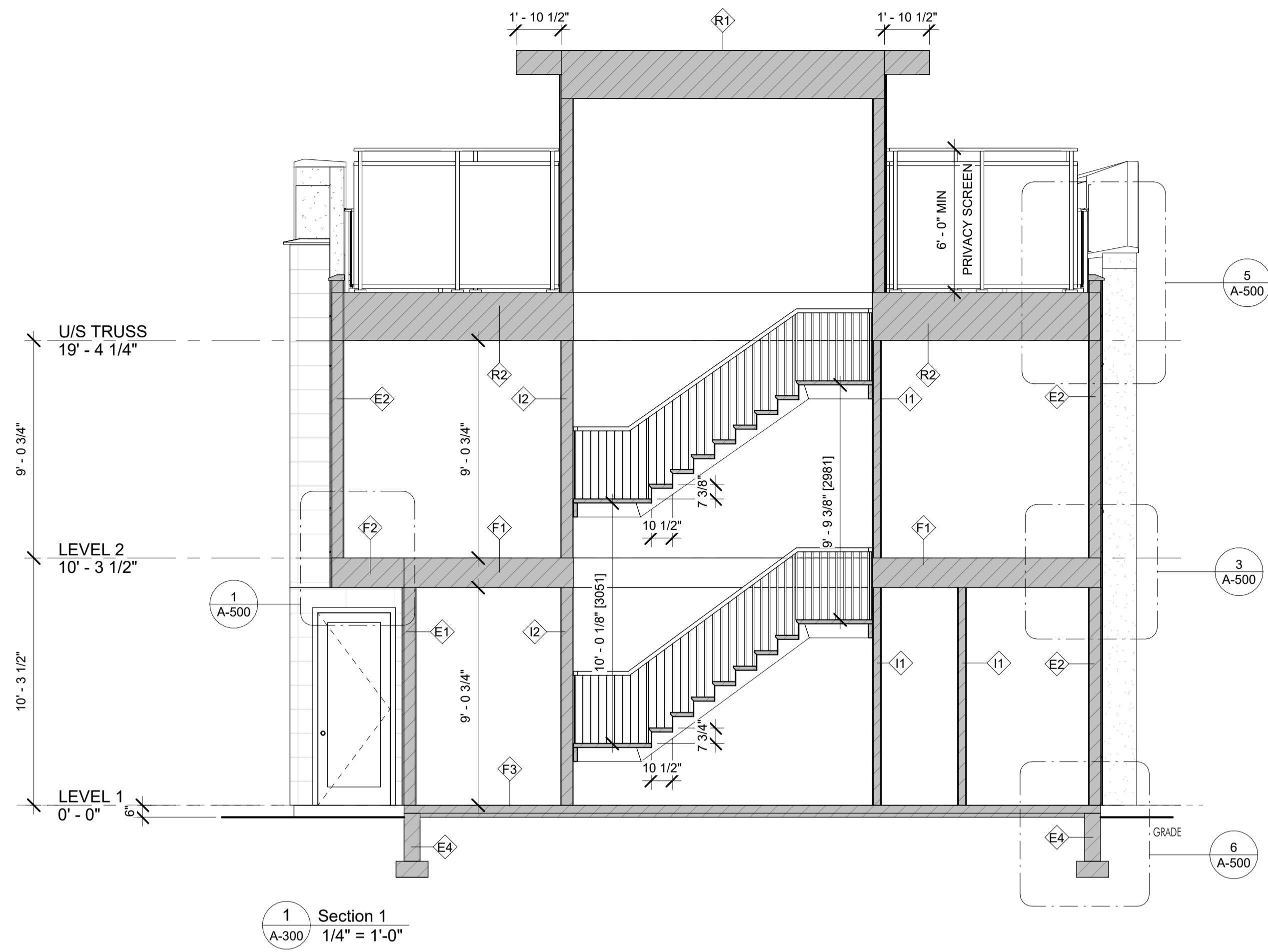
Plot Date	Drawing No.
03.16.23	A-201

PROJECT
 1010 MARTIN

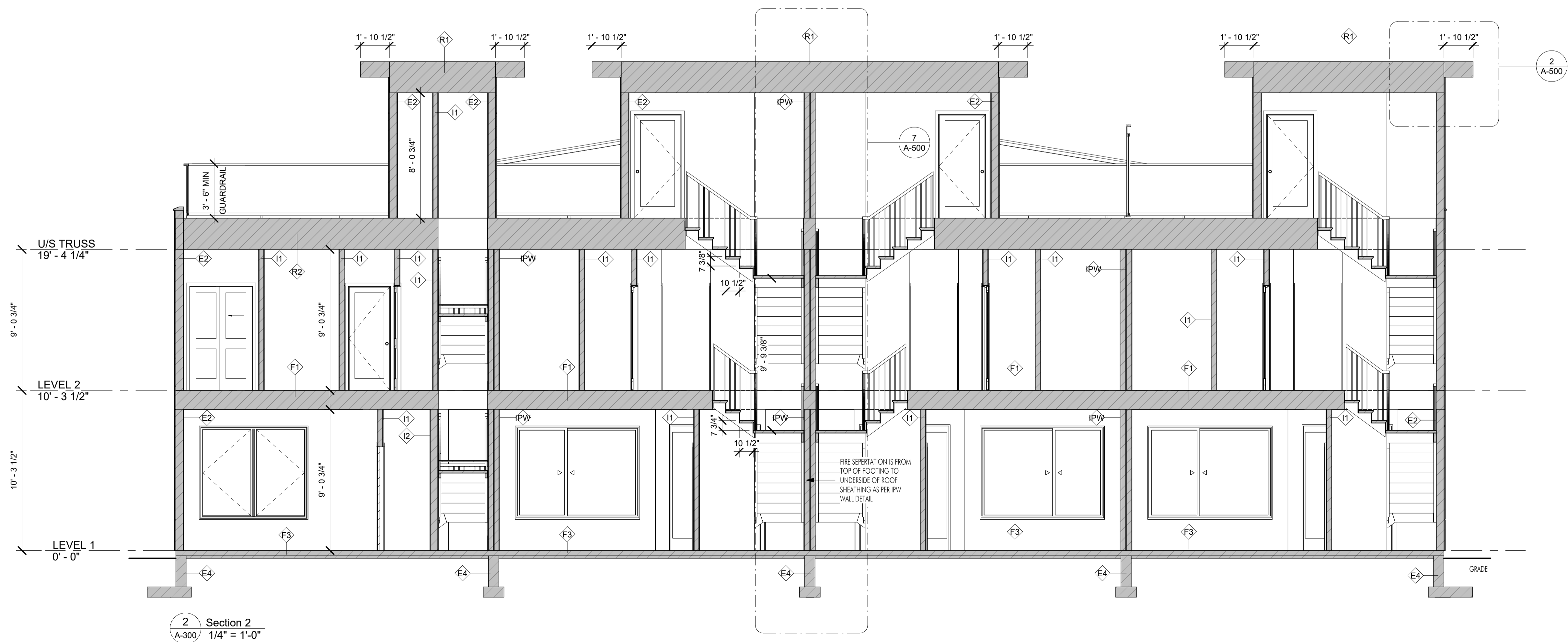
DRAWING TITLE
 ELEVATIONS



FOR DP/DVP



1 Section 1
A-300
1/4" = 1'-0"



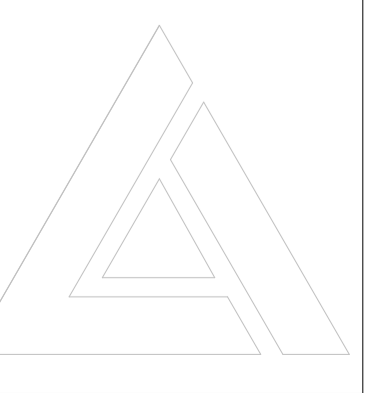
2 Section 2
A-300
1/4" = 1'-0"

Revision No.	Date	Description
04.07.22	-	FOR REVIEW
05.15.22	-	FOR DP/BP
02.21.23	-	FOR DP/BP
03.16.23	-	FOR DP/DVP

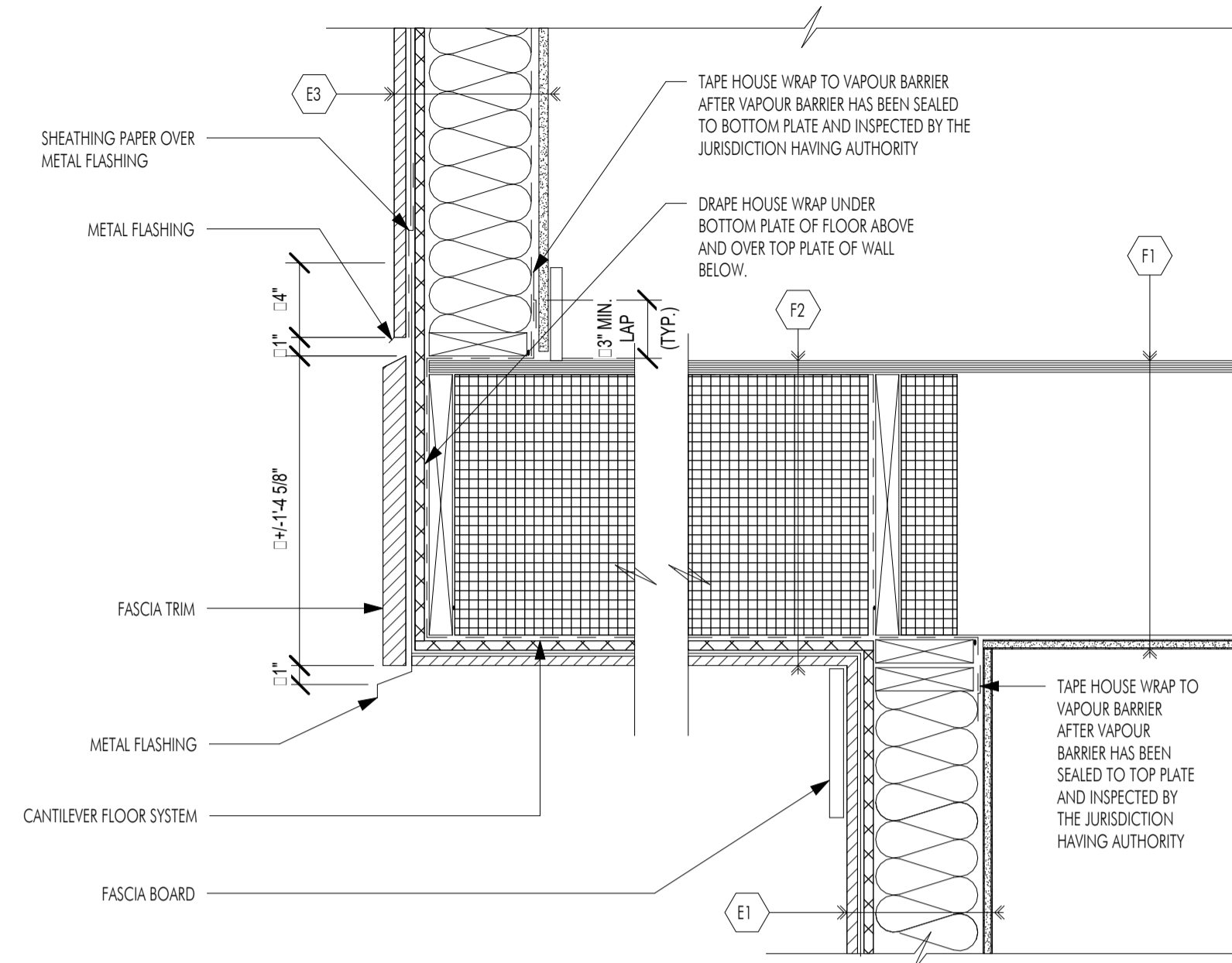
Plot Date	Drawing No.
03.16.23	A-300

PROJECT
1010 MARTIN

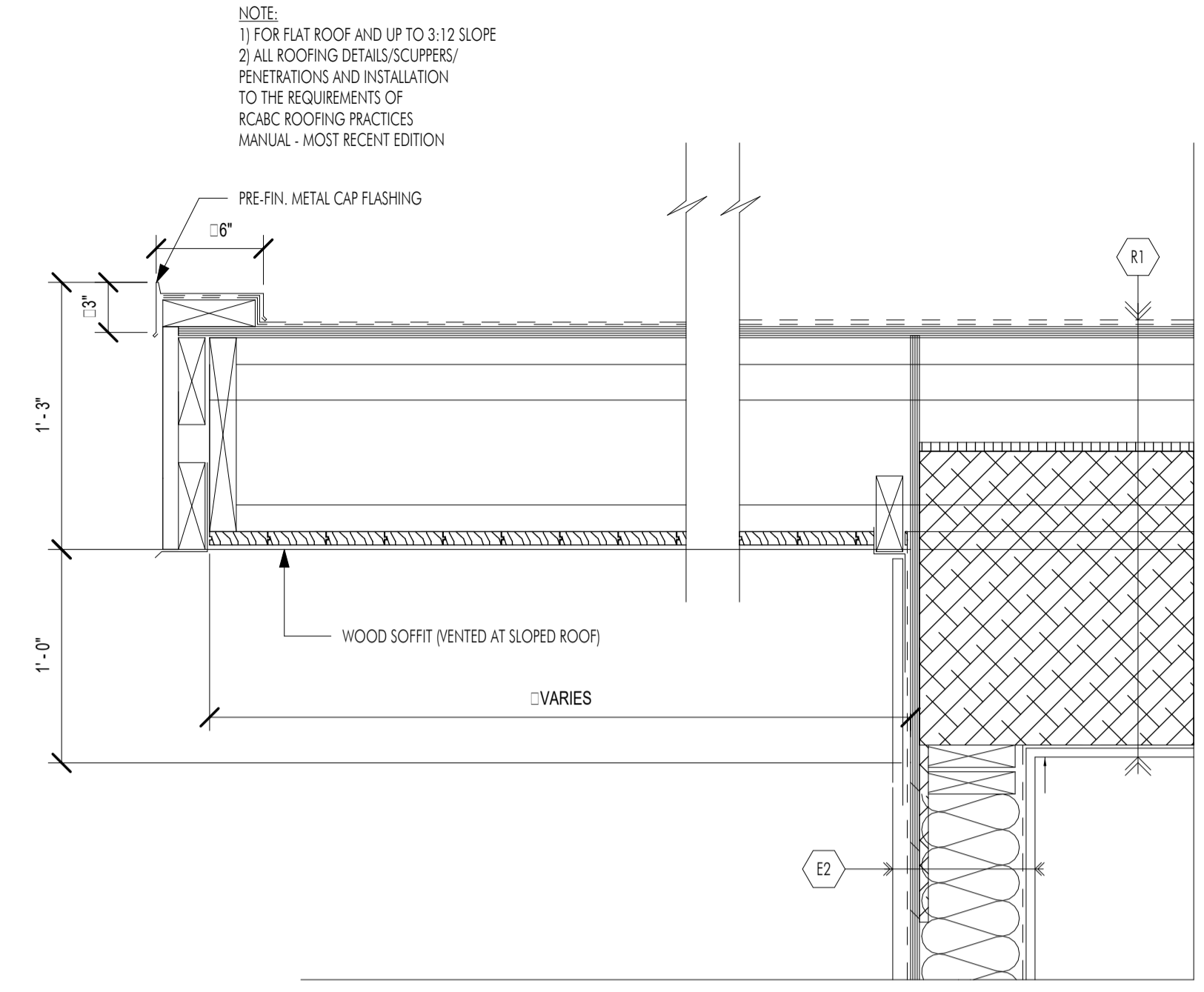
DRAWING TITLE
SECTIONS



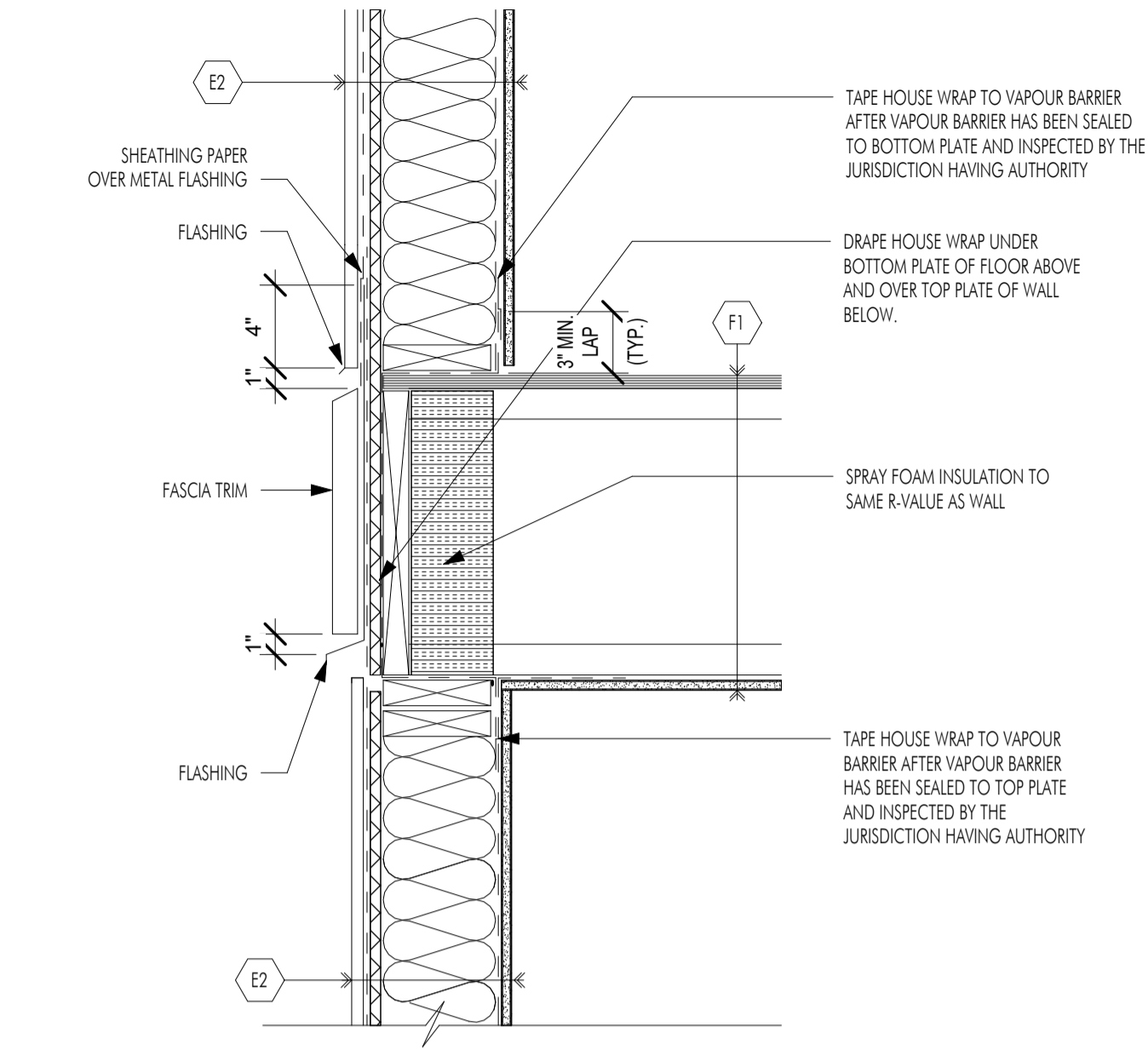
FOR DP/DVP



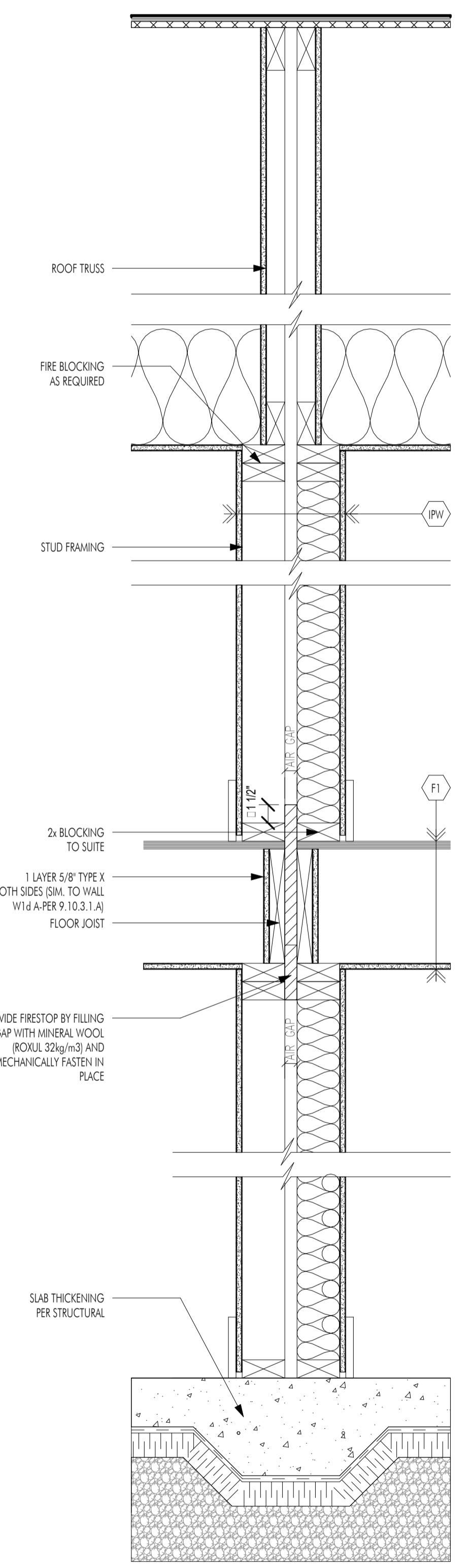
1 TYPICAL CANTILEVER FLOOR
A-500 1 1/2" = 1'-0"



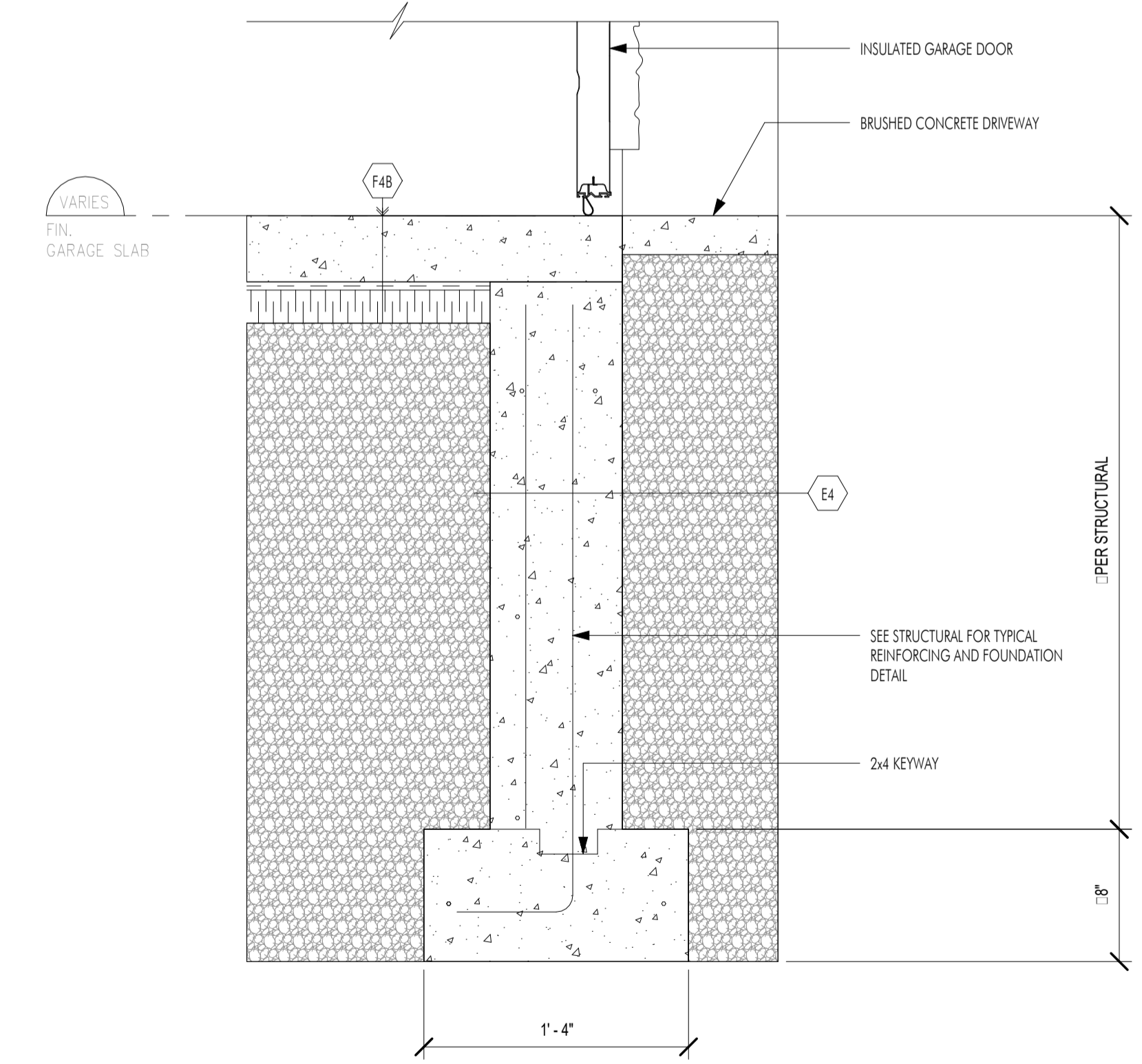
2 TYPICAL FLAT ROOF SECTION
A-500 1 1/2" = 1'-0"



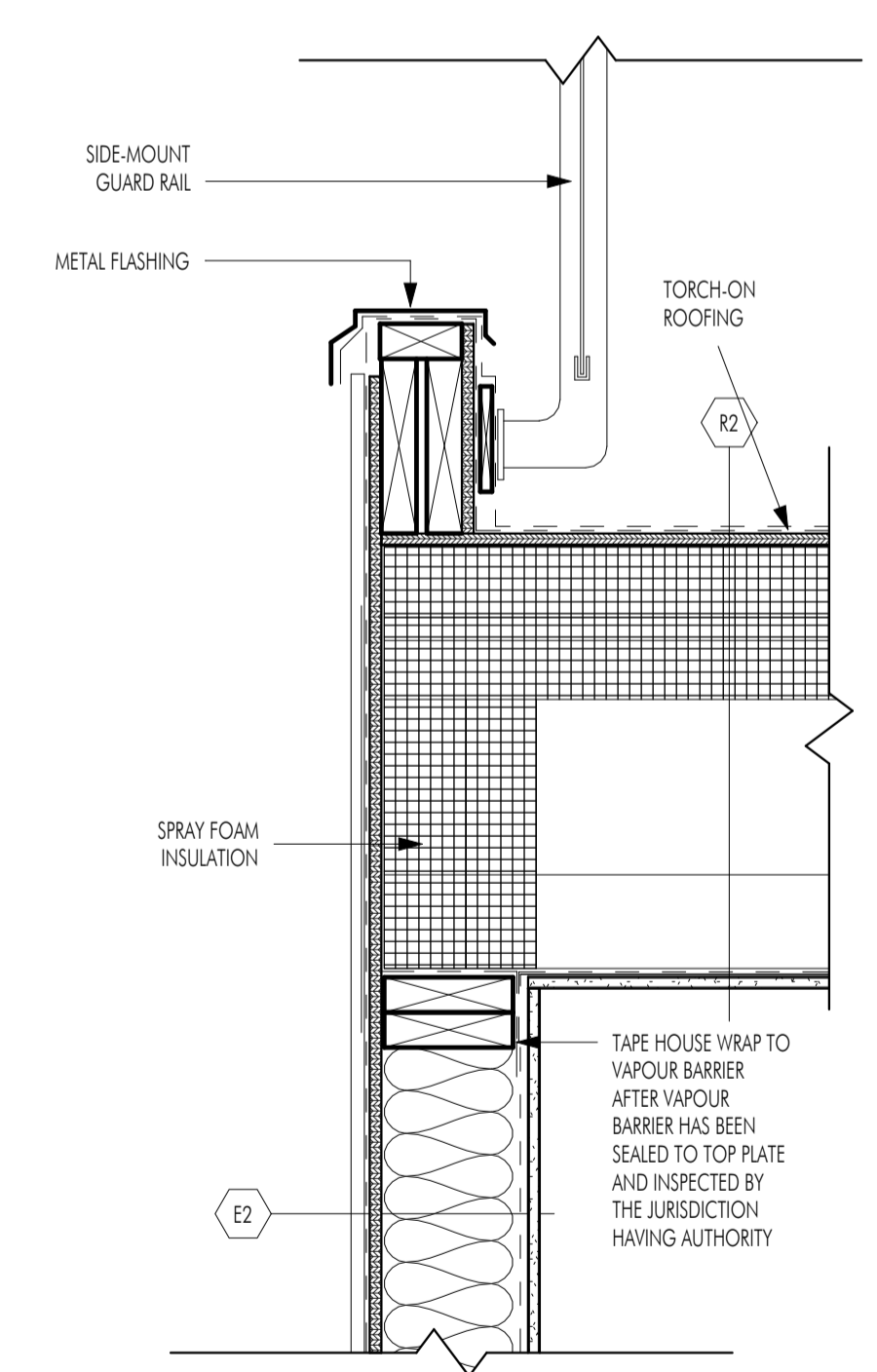
3 TYPICAL WALL SECTION
A-500 1 1/2" = 1'-0"



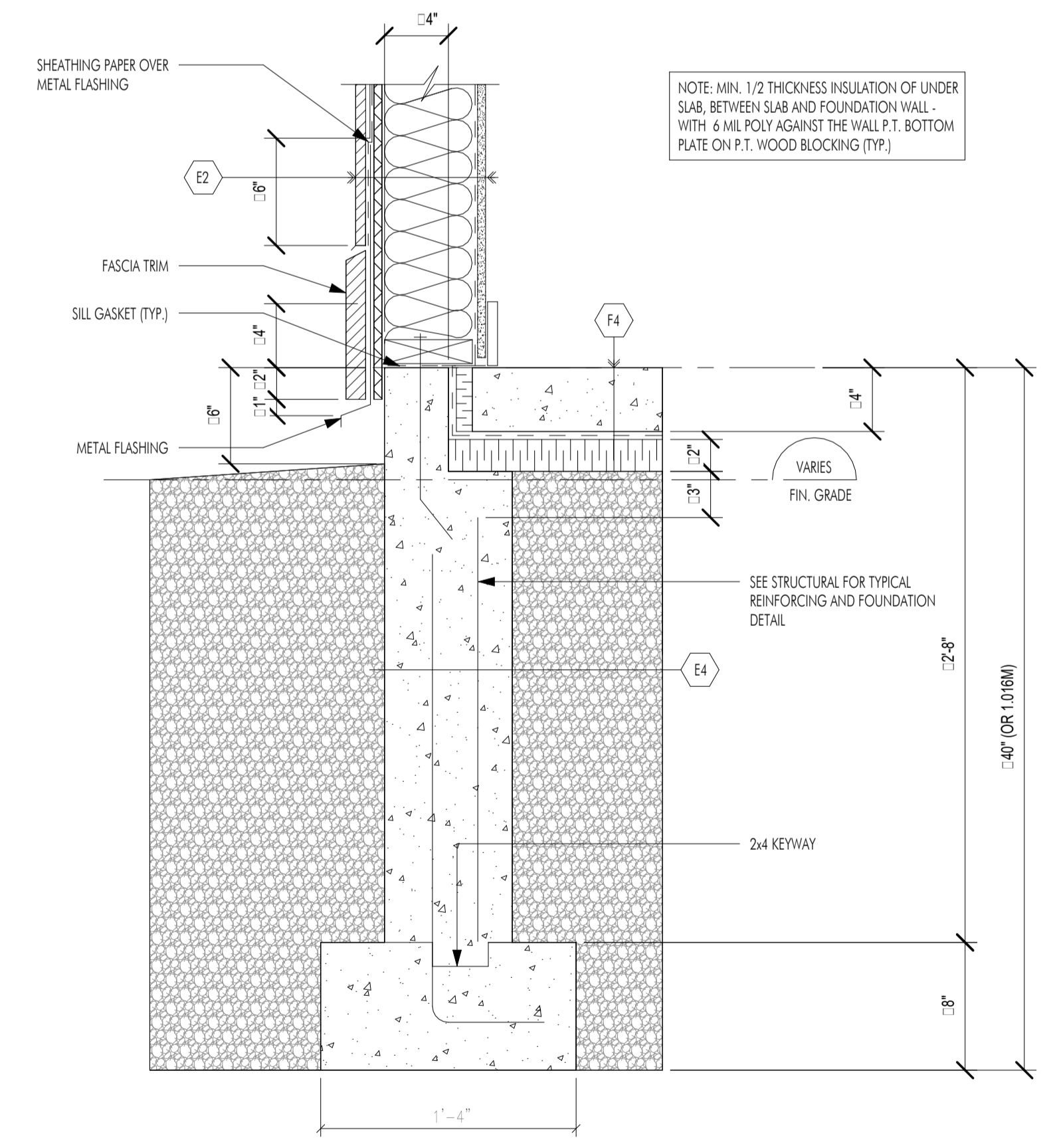
7 TYPICAL PARTY WALL - 1HR FIRE RATING
A-500 1 1/2" = 1'-0"



4 TYPICAL GARAGE DOOR AT SLAB ON GRADE
A-500 1 1/2" = 1'-0"



5 TYPICAL WALL AT ROOF DECK SECTION
A-500 1 1/2" = 1'-0"



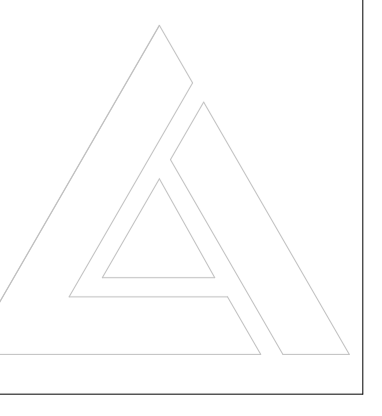
6 TYPICAL FOUNDATION SECTION SLAB ON GRADE
A-500 1 1/2" = 1'-0"

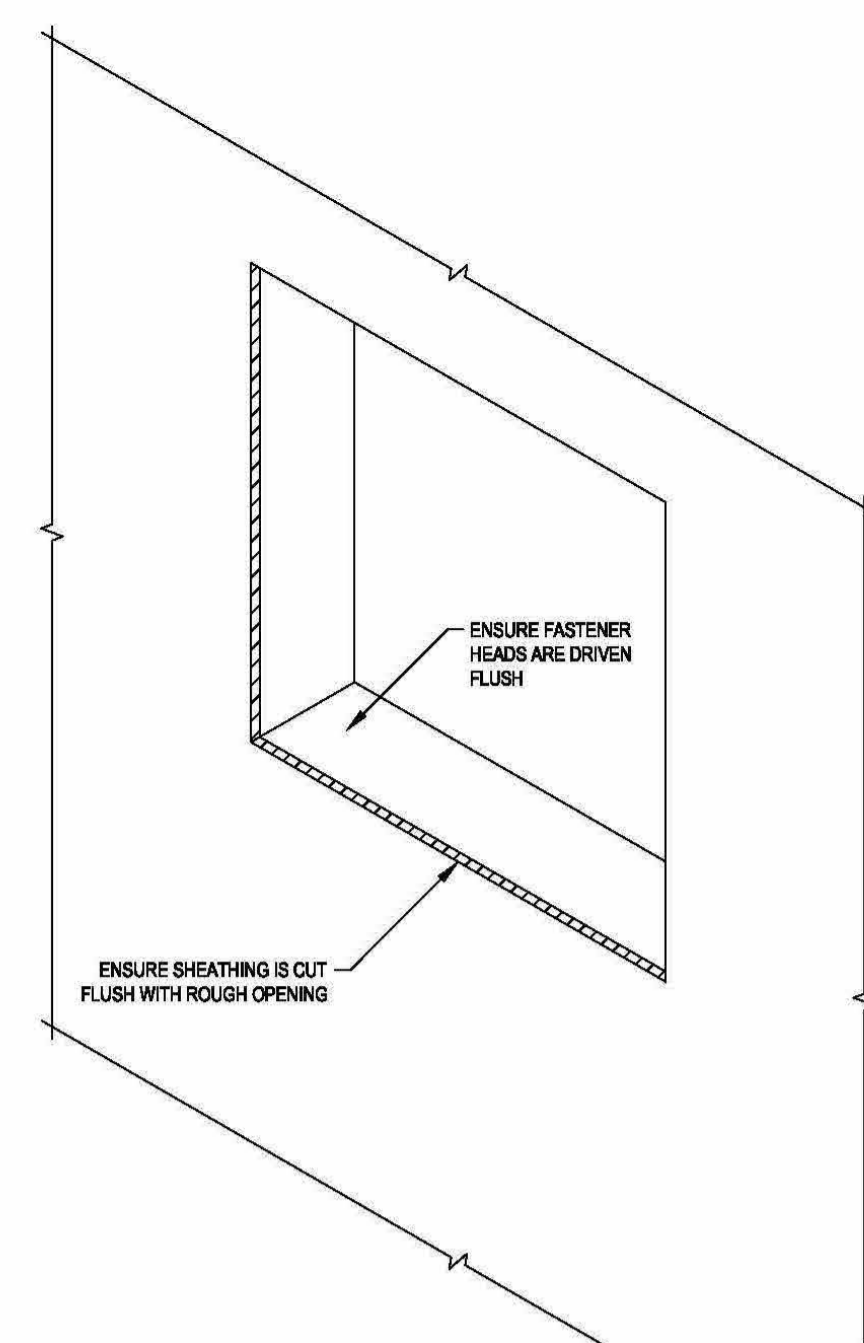
FOR DP/DVP

Revision No.	Date	Description
04.07.22	-	FOR REVIEW
05.15.22	-	FOR DP/BP
02.21.23	-	FOR DP/BP
03.16.23	-	FOR DP/DVP

Plot Date	Drawing No.
03.16.23	A-500

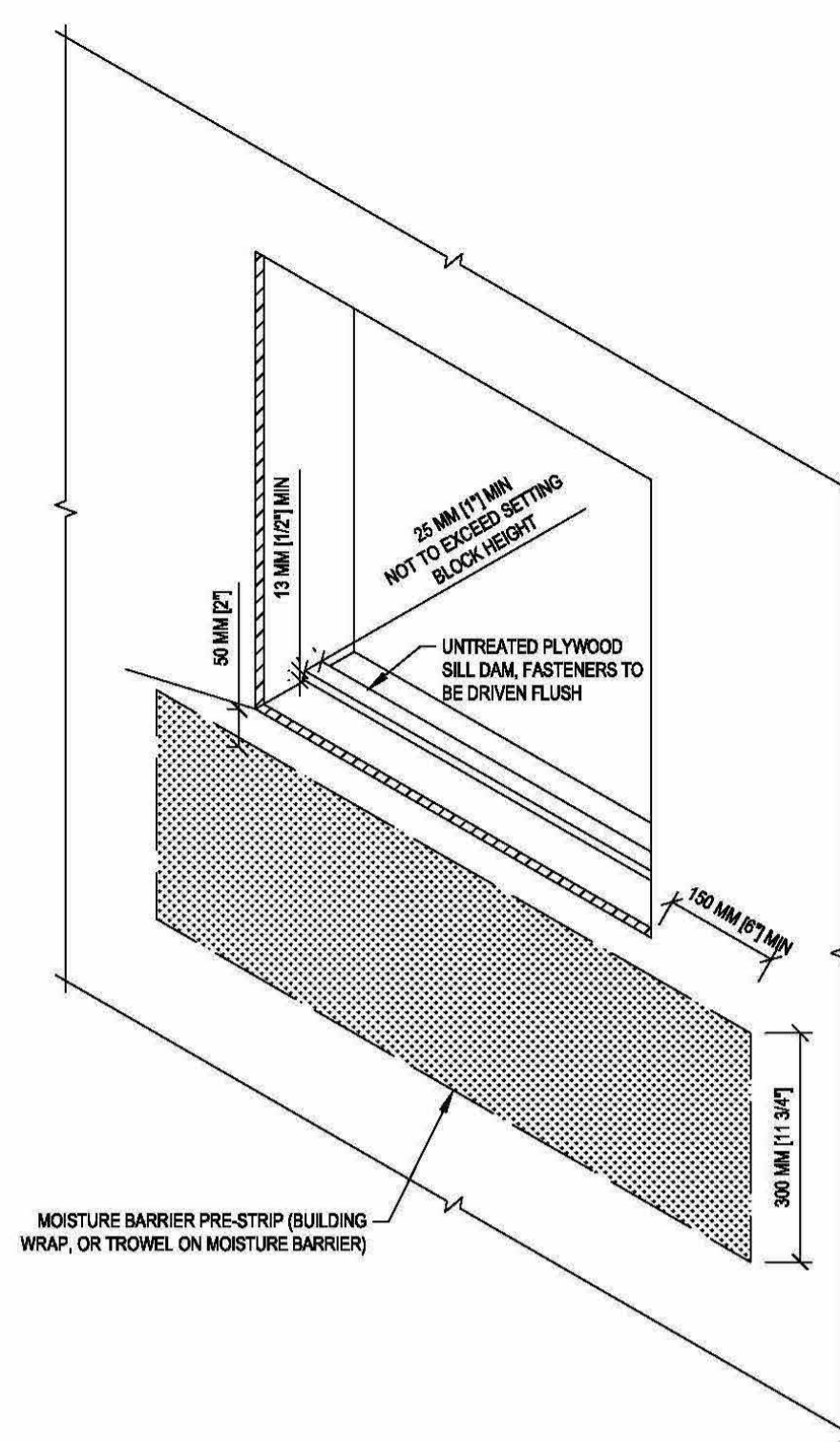
PROJECT	DRAWING TITLE
1010 MARTIN	DETAILS



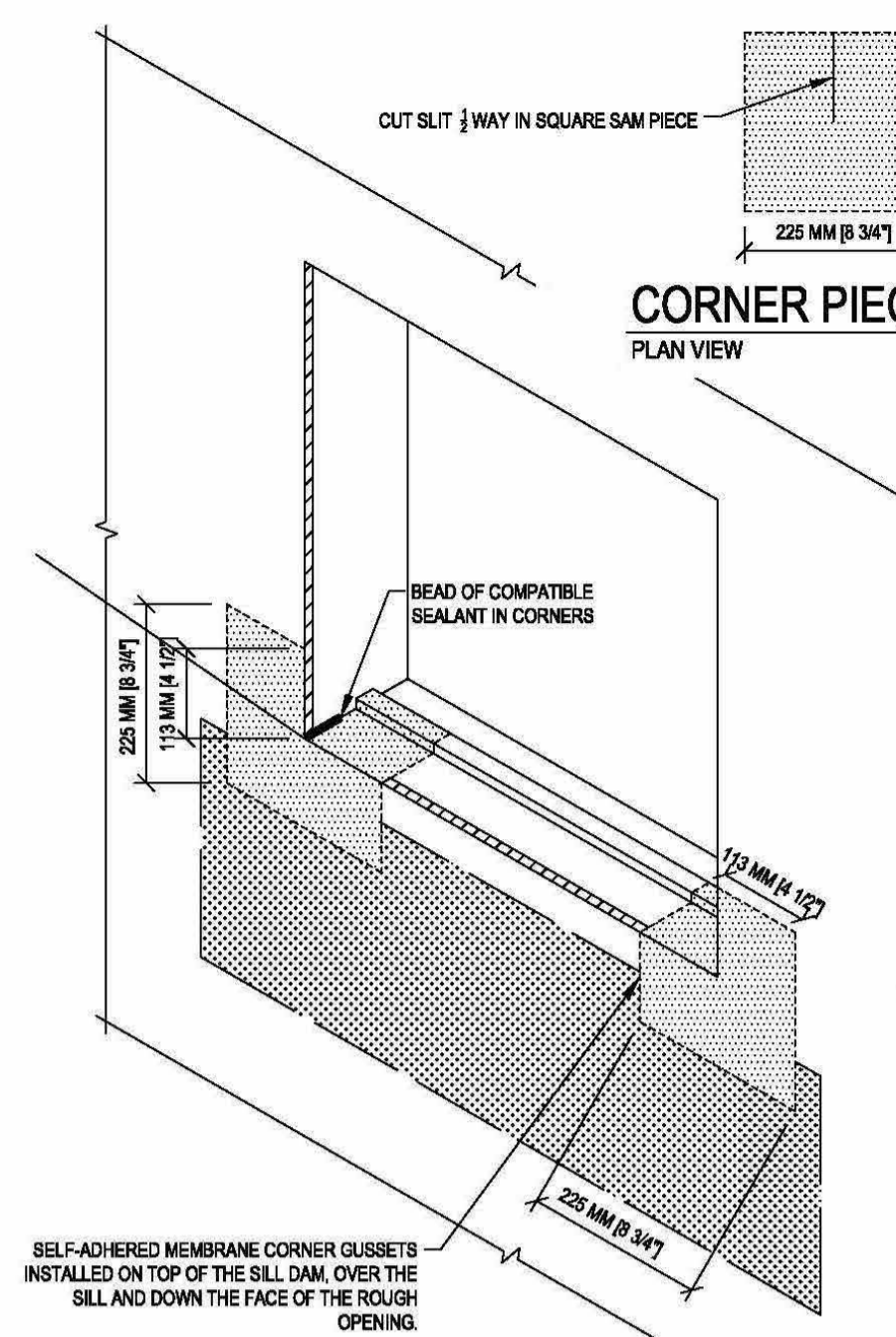


- NOTES:**
- 1) WINDOW INSTALLATION DETAILS ARE TO BE VIEWED AS GENERAL DESIGN ONLY. SITE AND CONSTRUCTION SPECIFIC CONDITIONS MAY REQUIRE MODIFICATION OF THESE DETAILS. ALL MODIFICATIONS TO THESE DETAILS ARE TO BE REVIEWED AND APPROVED BY THE ARCHITECT/DESIGNER OF RECORD, WILLIAMS ENGINEERING AND GENERAL CONTRACTOR.
 - 2) SELF ADHERED MEMBRANE (SAM) MANUFACTURER AND PRODUCT SELECTION TO BE REVIEWED AND APPROVED BY CONSULTANT.

STEP 1 - SET UP
ISOMETRIC VIEW

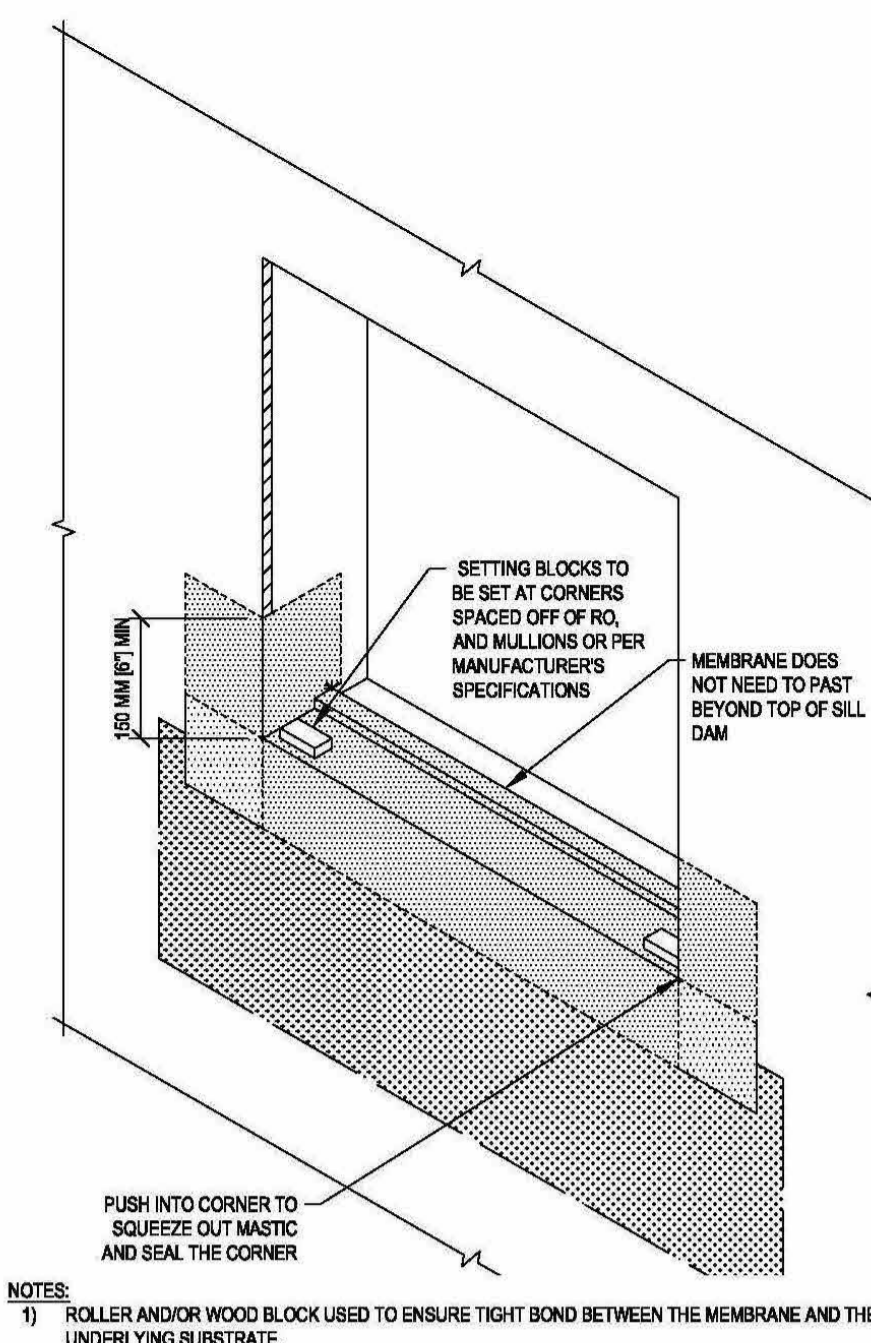


STEP 2 - PRE-STRIP AND SILL DAM
ISOMETRIC VIEW



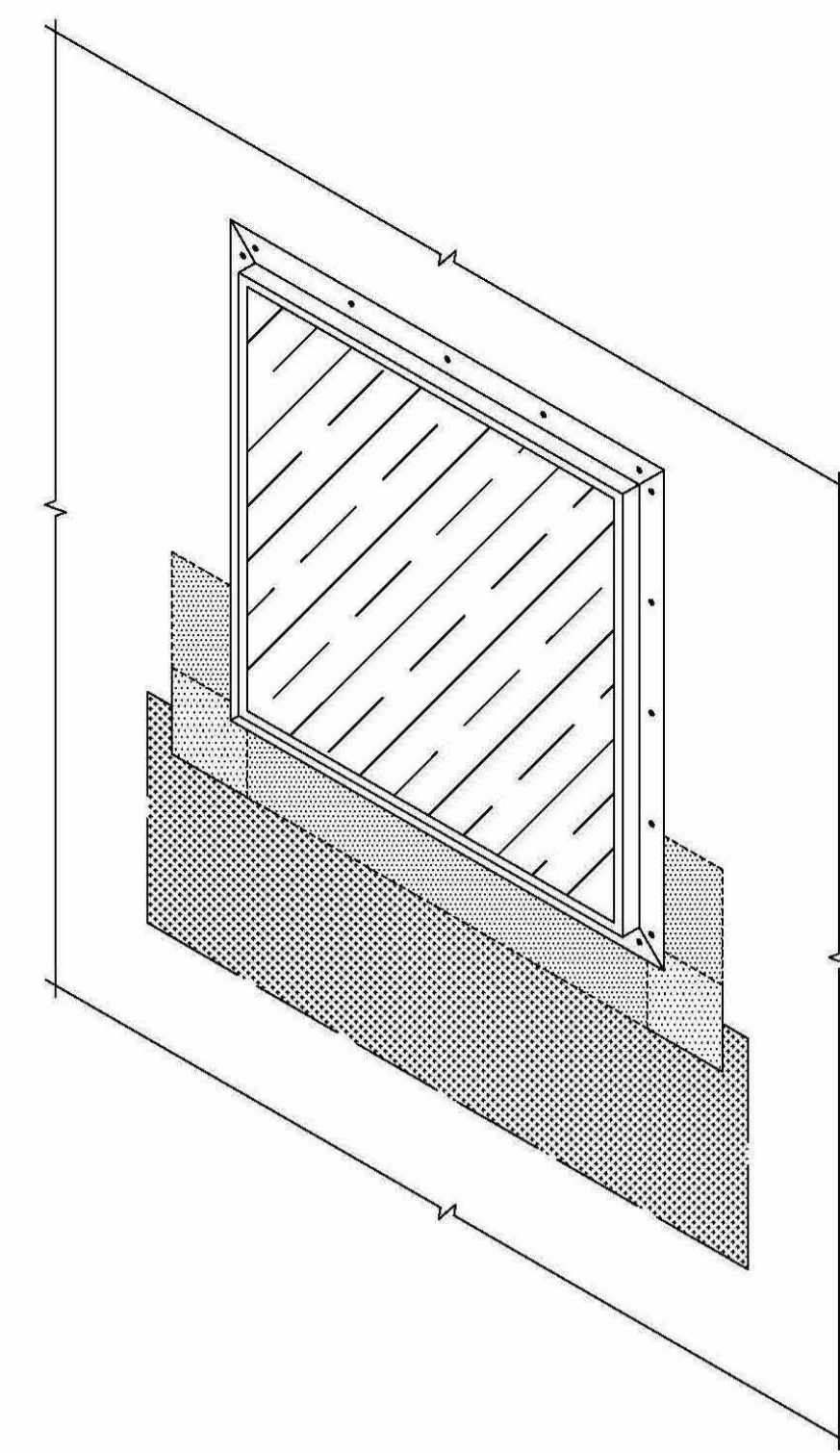
- NOTES:**
- 1) IF FLEXIBLE SELF ADHERED MEMBRANE IS USED (EX. FLEXWRAP), SKIP TO NEXT STEP.
 - 2) IF PRIMER IS REQUIRED, APPLY AND EXTEND WELL PAST WHERE THE SELF ADHERED MEMBRANE IS APPLIED.

STEP 3 - CORNER PIECES
ISOMETRIC VIEW

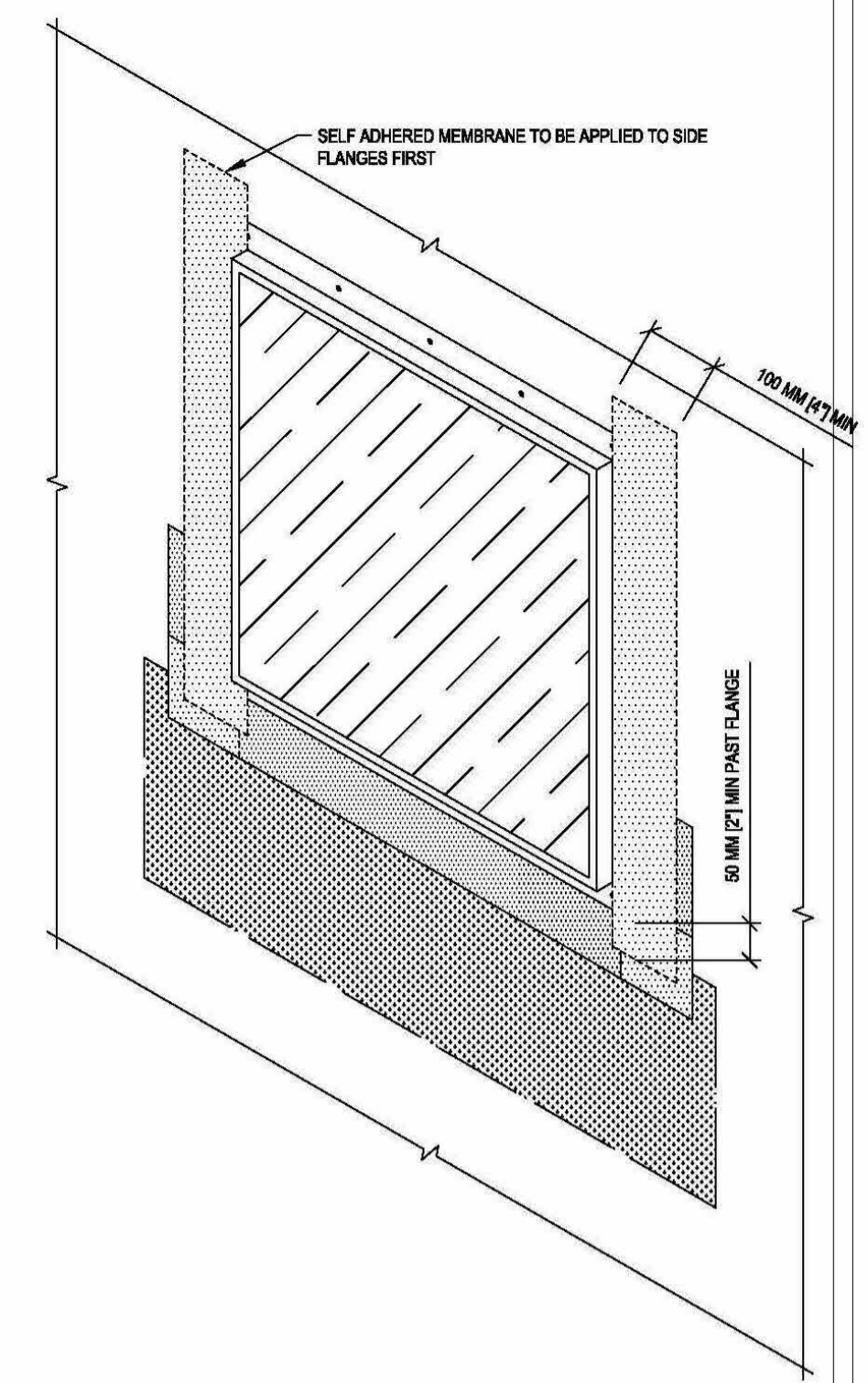


- NOTES:**
- 1) ROLLER AND/OR WOOD BLOCK USED TO ENSURE TIGHT BOND BETWEEN THE MEMBRANE AND THE UNDERLYING SUBSTRATE.
 - 2) A SINGLE PIECE OF FLEXIBLE MEMBRANE MAY BE USED IN PLACE OF TWO PIECES.
 - 3) DO NOT STAPLE SILL MEMBRANE.
 - 4) CARE MUST BE TAKEN PASSING MATERIALS THROUGH WINDOW ONCE THE SILL MEMBRANE IS COMPLETE.
 - 5) WEC TO REVIEW EACH SILL MEMBRANE, OR LABELED PHOTOS PROVIDED FOR REVIEW.

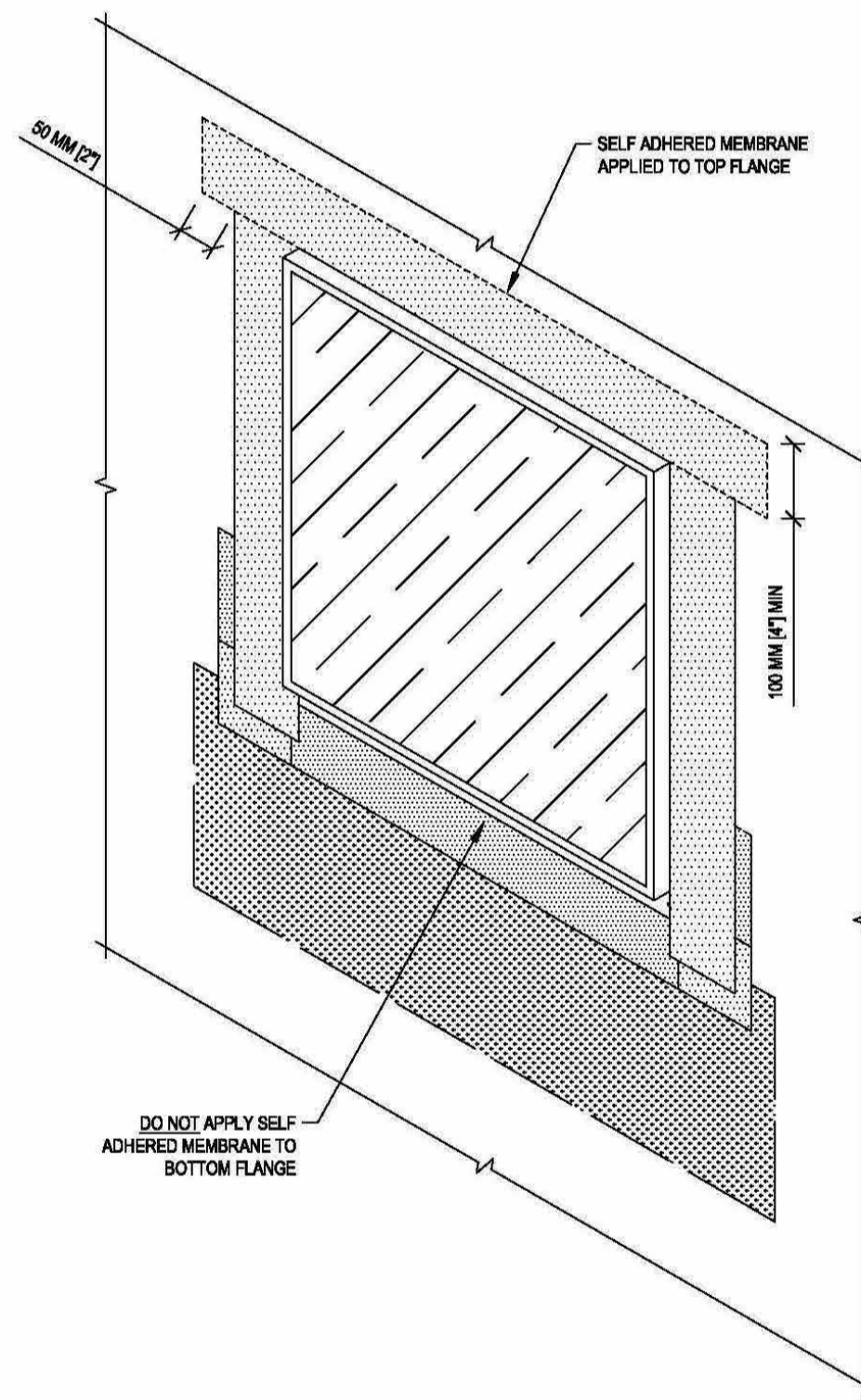
STEP 4 - SILL MEMBRANE
ISOMETRIC VIEW



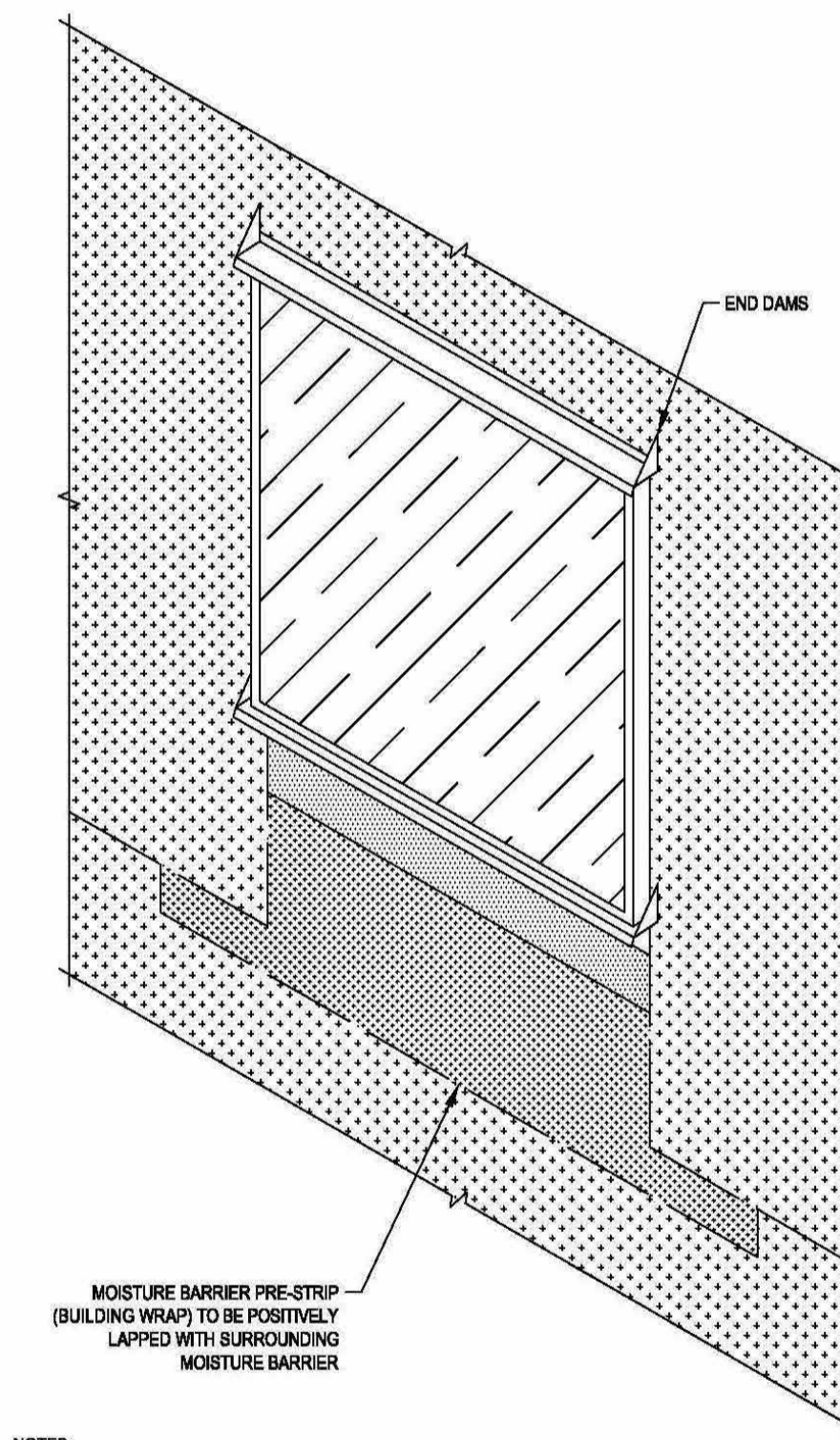
STEP 5 - WINDOW INSTALLATION
ISOMETRIC VIEW



STEP 6 - SIDE FLANGE SEAL
ISOMETRIC VIEW

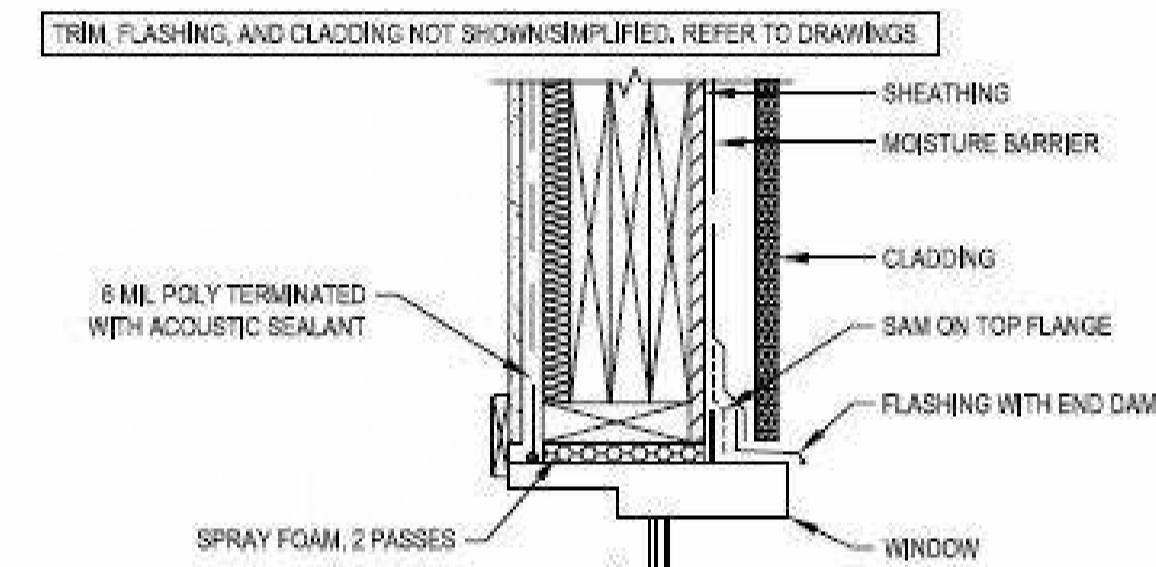


STEP 7 - TOP FLANGE SEAL
ISOMETRIC VIEW

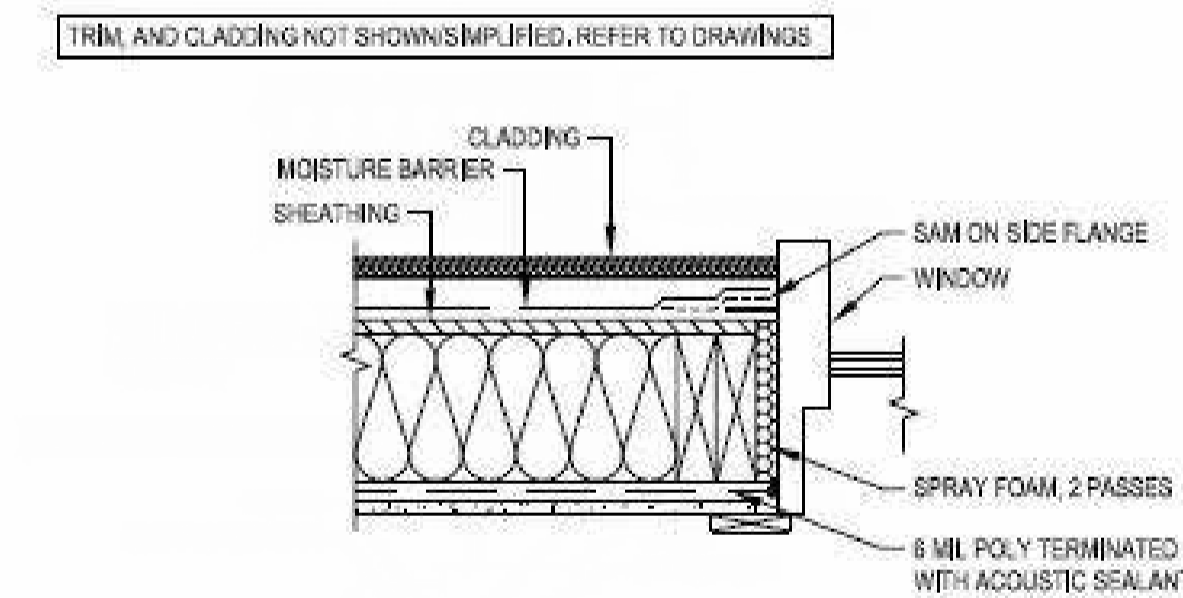


- NOTES:**
- 1) FLASHING DETAILING TO BE INSTALLED PER DRAWINGS AND/OR MATERIALS TRANSITIONS.

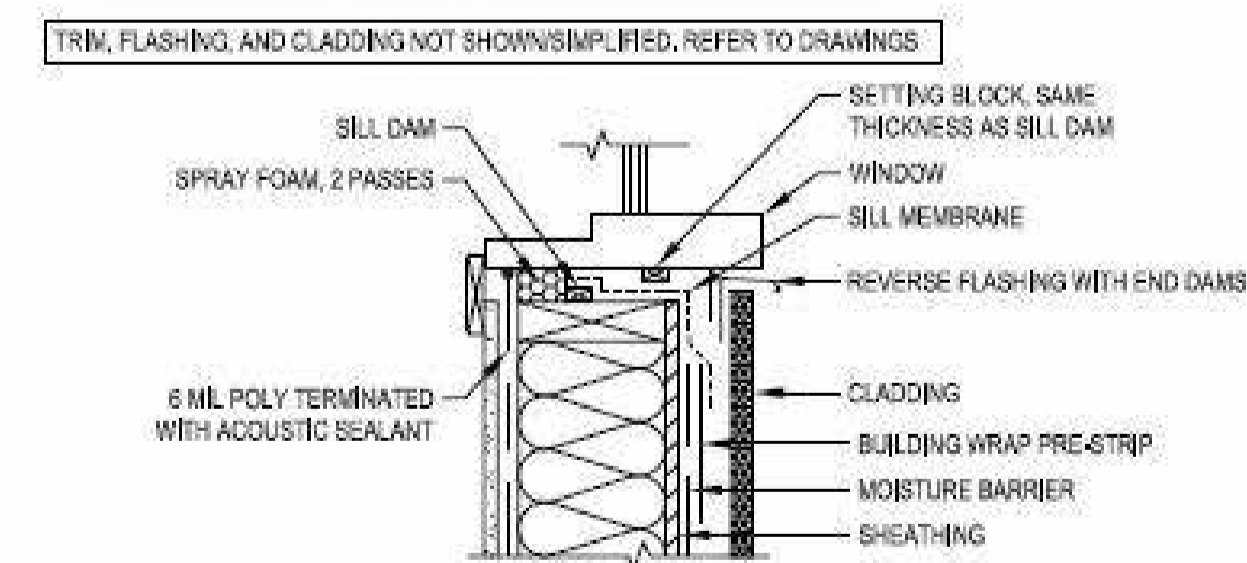
STEP 8 - MOISTURE BARRIER TIE IN
ISOMETRIC VIEW



WINDOW HEAD
SECTION VIEW



WINDOW JAMB
PLAN VIEW

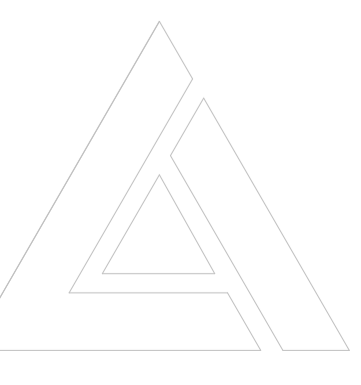


WINDOW SILL
SECTION VIEW

Revision No., Date and Description
04.07.22 - FOR REVIEW
05.15.22 - FOR DP/BP
02.21.23 - FOR DP/BP
03.16.23 - FOR DP/DVP

Plot Date	Drawing No.
03.16.23	A-501

PROJECT
1010 MARTIN
DRAWING TITLE
DETAILS



LOT 1 MARTIN AVE, KELOWNA BC

PROPERTY DESCRIPTION

CIVIC: 1010 MARTIN AVE, KELOWNA BC
LEGAL: LOT 1, PLAN KAP6806

BC ENERGY STEP CODE COMPLIANCE: STEP 3

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA MF1 ZONING
SITE INFORMATION:



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) 2018 AND ALL LOCAL CODES, BYLAWS AND AMENDMENTS.
- DO NOT SCALE DRAWINGS; DIMENSIONS ALWAYS TAKE PRECEDENCE.
- ALL TRADES SHALL VERIFY ALL DATUMS, 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-DAMP-PROOFING) 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.

GROSS SITE AREA= 6,251 SF (581 SM)
ALLOWABLE SITE COVERAGE= 75% (4,688.3 SF)
ALLOWABLE SITE COVERAGE & HARDSCAPING= F.A.R.=

UNIT AREA CALCULATIONS:
UNIT 1 ENTRY: 599 SF
UPPER: 561 SF
UNIT 2 ENTRY: 600 SF
UPPER: 569 SF
UNIT 3 ENTRY: 600 SF
UPPER: 569 SF
UNIT 4 ENTRY: 589 SF
UPPER: 561 SF
TOTAL: 4,648 SF

HEIGHT=

YARD SETBACKS:

FRONT YARD= 4.0M
FLANKING STREET= 4.0M
SIDE YARD= 1.2M
REAR YARD= 0.9M

PARKING CALCULATIONS:

LESS THAN 5 DWELLING UNITS= 1/DWELLING UNIT

LONG-TERM BICYCLE STORAGE

TOWNHOMES WITH PRIVATE GARAGE = 4

SHORT-TERM BICYCLE STORAGE

LESS THAN 5 DWELLING UNITS = 0

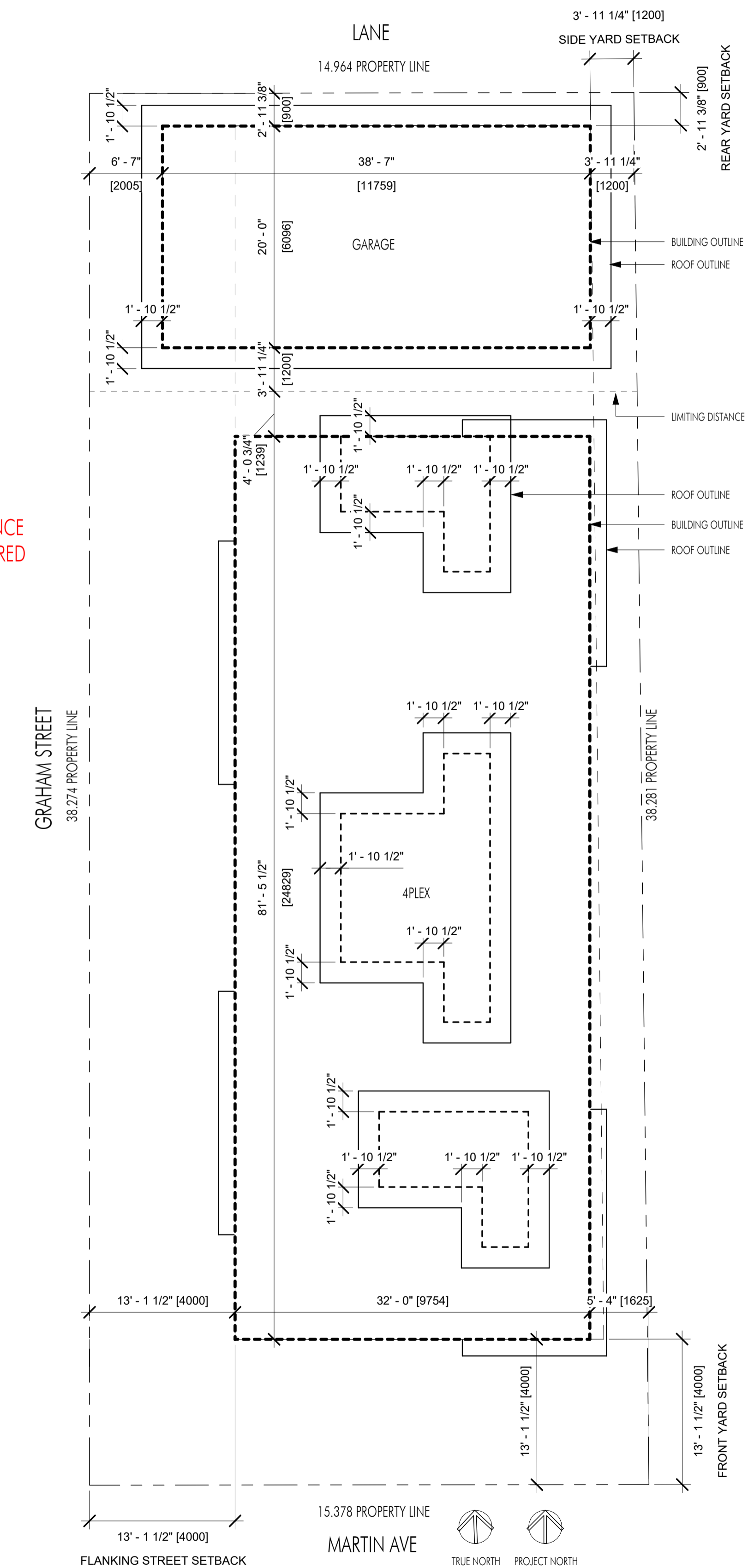
	ALLOWED	PROPOSED
ALLOWABLE SITE COVERAGE=	55% (3,438.1 SF)	53% (3,303 SF)
ALLOWABLE SITE COVERAGE & HARDSCAPING=	75% (4,688.3 SF)	72% (4,527 SF)
F.A.R.=	.8 (5,000.8 SF)	.74 (4,648 SF)

	ALLOWED	PROPOSED
HEIGHT=	8.0M (2 STOREYS)	7.2M (2 STOREYS)

	ALLOWED	PROPOSED
FRONT YARD=	4.0M	4.0M
FLANKING STREET=	4.0M	2.0/4.0M ← VARIANCE REQUIRED
SIDE YARD=	1.2M	1.2M
REAR YARD=	0.9M	0.9M

ARCHITECTURAL DRAWINGS

- A-001 PROJECT INFORMATION
- A-002 ASSEMBLIES
- A-104 GARAGE PLAN



1 SITE & ROOF PLAN
A-001 1/8" = 1'-0"

FOR DP/DVP

Revision No., Date and Description
04.07.22 - FOR REVIEW
05.15.22 - FOR DP/BP
02.21.23 - FOR DP/BP
03.16.23 - FOR DP/DVP

Plot Date	Drawing No.
03.16.23	A-001

PROJECT
1010 MARTIN

DRAWING TITLE
PROJECT INFORMATION



Kelowna:
 Heating Days >3000, <4000 = Zone 5
 Minimum RSI Values Required (with HRV):

Ceilings below attics= 6.91
 Cathedral ceilings/flat roofs= 4.67
 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

$$RSI_{Parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}}$$

WALL TYPES

TYPE NO.	COMPONENTS	COMPONENT RSI	COMPONENT EFFECTIVE RSI	TOTAL EFFECTIVE RSI
E1	EXTERIOR WALL STUCCO EXTERIOR AIR FILM STUCCO FINISH COAT (1/8", 3mm MIN.) STUCCO SCRATCH COAT ON METAL LATH (2 COATS, 1/4", 6mm MIN. EACH) 15 LBS BUILDING PAPER 1/2" SHEATHING (PLYWOOD OR OSB) 2x6" WOOD STUDS @ 24" O.C. - STANDARD FRAMING R-24 BATT INSULATION (CAN/ULC-S702) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (.0027) (.0108) (.109) (1.19) - 20% INSULATED STUD ASSEMBLY (4.23) - 80% INSULATED STUD ASSEMBLY - (.08) (.12)	(.03) (.014) (.109) (3.62) (.08) (.12)	3.97
E2	EXTERIOR WALL HARDIE EXTERIOR AIR FILM HARDIE FIBRE CEMENT SIDING (5/16", 8mm) 15 LBS BUILDING PAPER 1/2" SHEATHING (PLYWOOD OR OSB) 2x6" WOOD STUDS @ 24" O.C. - STANDARD FRAMING R-24 BATT INSULATION (CAN/ULC-S702) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (.003/mm) (.109) (1.19) - 20% INSULATED STUD ASSEMBLY (4.23) - 80% INSULATED STUD ASSEMBLY (.08) (.12)	(.03) (.026) (.109) (3.62) (.08) (.12)	3.99
E2B	EXTERIOR WALL FIBRE CEMENT (NON-INSULATED) EXTERIOR AIR FILM FIBRE CEMENT SIDING (5/16", 8mm) 15 LBS BUILDING PAPER 1/2" SHEATHING (PLYWOOD OR OSB) 2x6" WOOD STUDS @ 24" O.C. - STANDARD FRAMING 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (.003/mm) (.109) (1.19) - 20% INSULATED STUD ASSEMBLY (4.23) - 80% INSULATED STUD ASSEMBLY (.08) (.12)	(.03) (.011) (.109) (3.62) (.08) (.12)	3.97
E3	EXTERIOR WALL BRICK VENEER EXTERIOR AIR FILM FINISH AS INDICATED ON DWGS (1 1/2" CULTURED STONE) 15 LBS BUILDING PAPER (SHINGLED AS PER CODE) 1/2" SHEATHING (PLYWOOD OR OSB) 2x6" WOOD STUDS @ 24" O.C. - STANDARD FRAMING R-24 INSULATION 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (0.003/mm) (.109) (1.19) - 20% INSULATED STUD ASSEMBLY (4.23) - 80% INSULATED STUD ASSEMBLY (.08) (.12)	(.03) (0.011) (.109) (3.62) (.08) (.12)	3.97
E4	EXTERIOR FOUNDATION (UNINSULATED) 8" (203mm) C.I.P. CONCRETE (SEE STRUCTURAL)			
E5	EXTERIOR FOUNDATION (UNINSULATED) 6" (152mm) 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 AND PLUMBING) 2X6 WOOD STUDS SPACED 16" 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 ONE 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) 1 HR BEARING 1 HR NON-BEARING STC: 54 (CBC WALL TYPE: W13c-A-9,10.3.1.A)			

FLOOR TYPES

TYPE NO.	COMPONENTS	COMPONENT RSI	COMPONENT EFFECTIVE RSI	TOTAL EFFECTIVE RSI
F1	INTERIOR ENG. WOOD FLOORING SYSTEM (NON-INSULATED) FINISH FLOORING ENGINEERED WOOD FLOOR (SEE STRUCTURAL) 5/8" GYPSUM BOARD (PAINTED)			
F2	INTERIOR ENG. WOOD FLOORING SYSTEM (EXTERIOR PROJECTION) INTERIOR AIR FILM FINISH FLOORING 3/4" T&G PLYWOOD FLOORING 6 MIL POLY ENGINEERED WOOD FLOOR (SEE STRUCTURAL) R-31 MIN. CLOSED CELL SPRAY FOAM INSULATION NON-VENTED SOFFIT EXTERIOR AIR FILM	(.16) (.16) (2.05) - 9% INSULATED FLOOR ASSEMBLY (5.46) - 91% INSULATED FLOOR ASSEMBLY (.03)	(.16) (.16) (5.15) (.03)	5.5
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 (XPS) (AT SLAB ON GRADE TO EXTEND 48" MIN. INTO BUILDING FROM PERIMETER EDGE) FILL (AS PER CIVIL AND ARCHITECTURAL GENERAL NOTES) UNDISTURBED SOLID BEARING	(.16) (.04) (1.76)	(.16) (.04) (1.76)	1.96
F4	CONCRETE SLAB ON GRADE (NON-INSULATED) 4" CONC. SLAB (SEE STRUCTURAL) (2400 kg/m3) STEEL REINFORCING (SEE STRUCTURAL) 6 MIL POLY FILL (AS PER CIVIL AND ARCHITECTURAL GENERAL NOTES) UNDISTURBED SOLID BEARING			

ROOF TYPES

TYPE NO.	COMPONENTS	COMPONENT RSI	COMPONENT EFFECTIVE RSI	TOTAL EFFECTIVE RSI
R1	TYPICAL FLAT ROOF ASSEMBLY EXTERIOR AIR FILM 2 PLY. MOD. BIT ROOFING SYSTEM PER RCABC 7/16" OSB SHEATHING VENTED AIR SPACE 24" ENG. ROOF TRUSSES (CEILING WITH TYPICAL TRUSS) (CONFIRM WITH STRUCTURAL) 14" BLOWN CELLULOSIC INSULATION (TO CAN/ULC-S703) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (NEG) (NEG) (.76) - 14% INSULATED TRUSS ASSEMBLY (8.89) - 86% INSULATED TRUSS ASSEMBLY (.08) (.11)	(.03) (7.75) (.08) (.11)	7.97
R2	TYPICAL ROOF DECK ASSEMBLY EXTERIOR AIR FILM PAVER PAV-EL PEDESTAL (SHIM TO ACHIEVE LEVEL FINISHED FACE) 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) (CONFIRM WITH STRUCTURAL) 14" BLOWN CELLULOSIC INSULATION (TO CAN/ULC-S703) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM	(.03) (NEG) (.76) - 14% INSULATED TRUSS ASSEMBLY (8.89) - 86% INSULATED TRUSS ASSEMBLY (.08) (.11)	(.03) (7.75) (.08) (.11)	7.97
R3	TYPICAL SLOPED ROOF ASSEMBLY (UNINSULATED) EXTERIOR AIR FILM ASPHALT SHINGLES 15 LBS BUILDING PAPER (SHINGLED AS PER CODE) 7/16" OSB SHEATHING VENTED AIR SPACE 24" ENG. ROOF TRUSSES (CEILING WITH TYPICAL TRUSS) (CONFIRM WITH STRUCTURAL) 20" BLOWN CELLULOSIC INSULATION (TO CAN/ULC-S703) 6mil POLY V.B. 1/2" GYPSUM BOARD (PAINTED) INTERIOR AIR FILM			

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All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

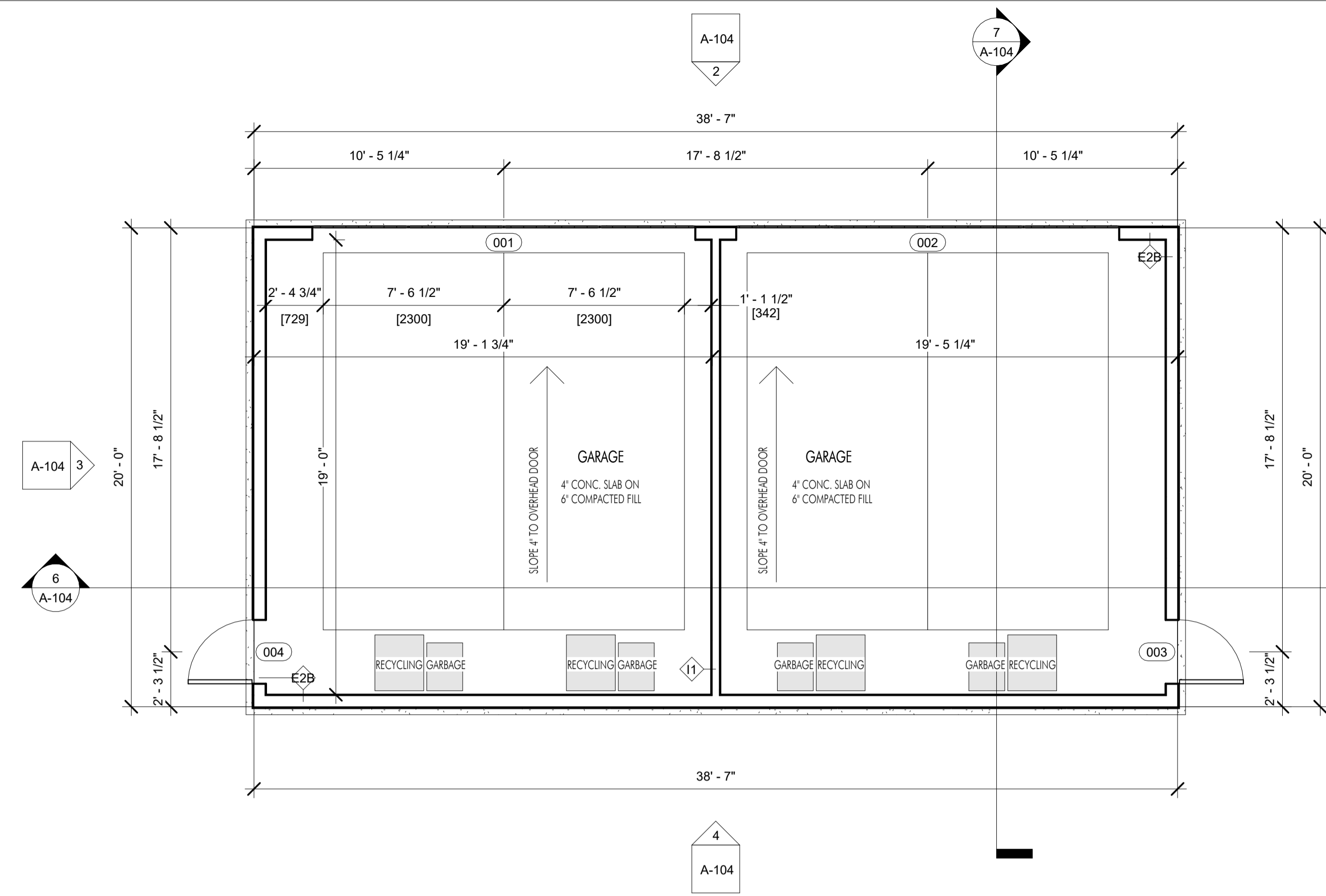
Revision No., Date and Description
04.07.22 - FOR REVIEW
05.15.22 - FOR DP/BP
02.21.23 - FOR DP/BP
03.16.23 - FOR DP/DVP

Plot Date	Drawing No.
03.16.23	A-002

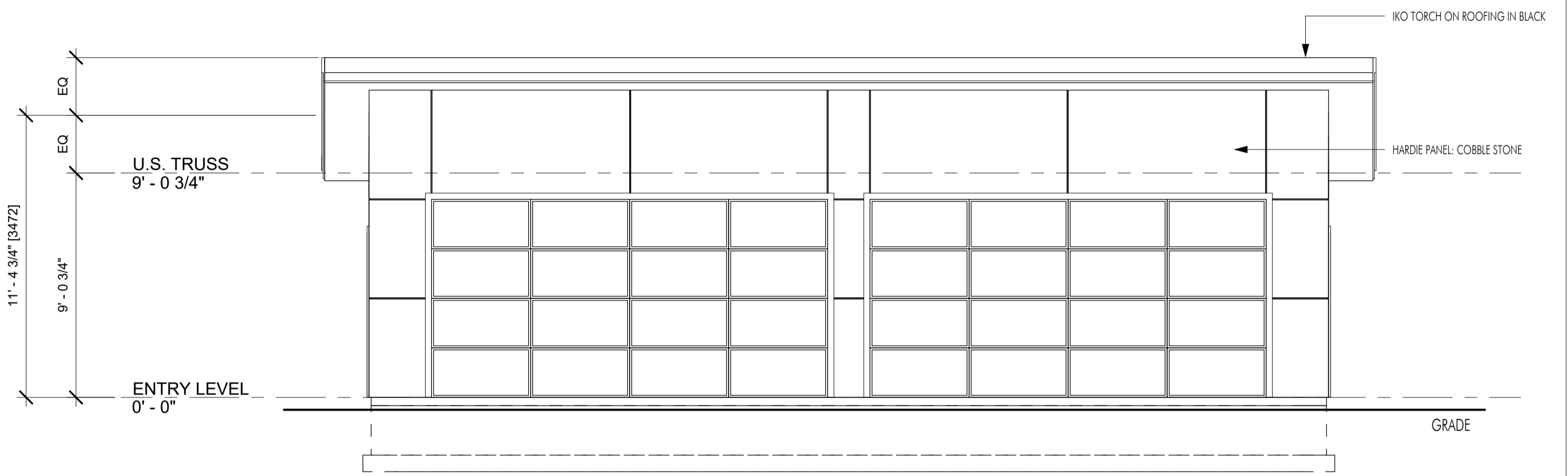
PROJECT
 1010 MARTIN
DRAWING TITLE
 ASSEMBLIES

FOR DP/DVP

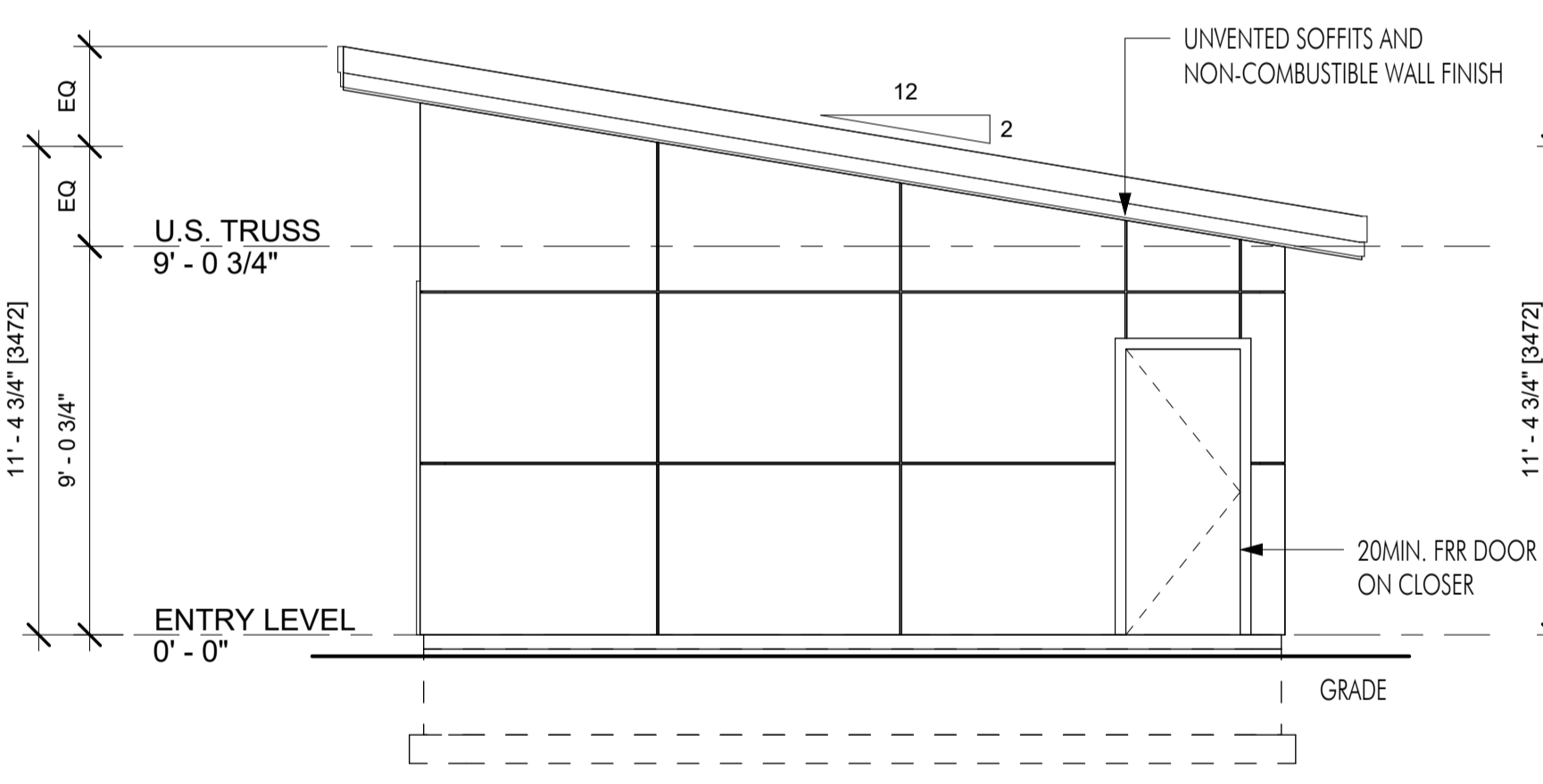
Garage Door Schedule					
Mark	Width	Height	Description	Comments	Fire Rating
001	16' - 0"	8' - 0"	Overhead		
002	16' - 0"	8' - 0"	Overhead		
003	2' - 8"	6' - 8"	Standard		20min. FRR c/w closer
004	2' - 8"	6' - 8"	Standard		20min. FRR c/w closer



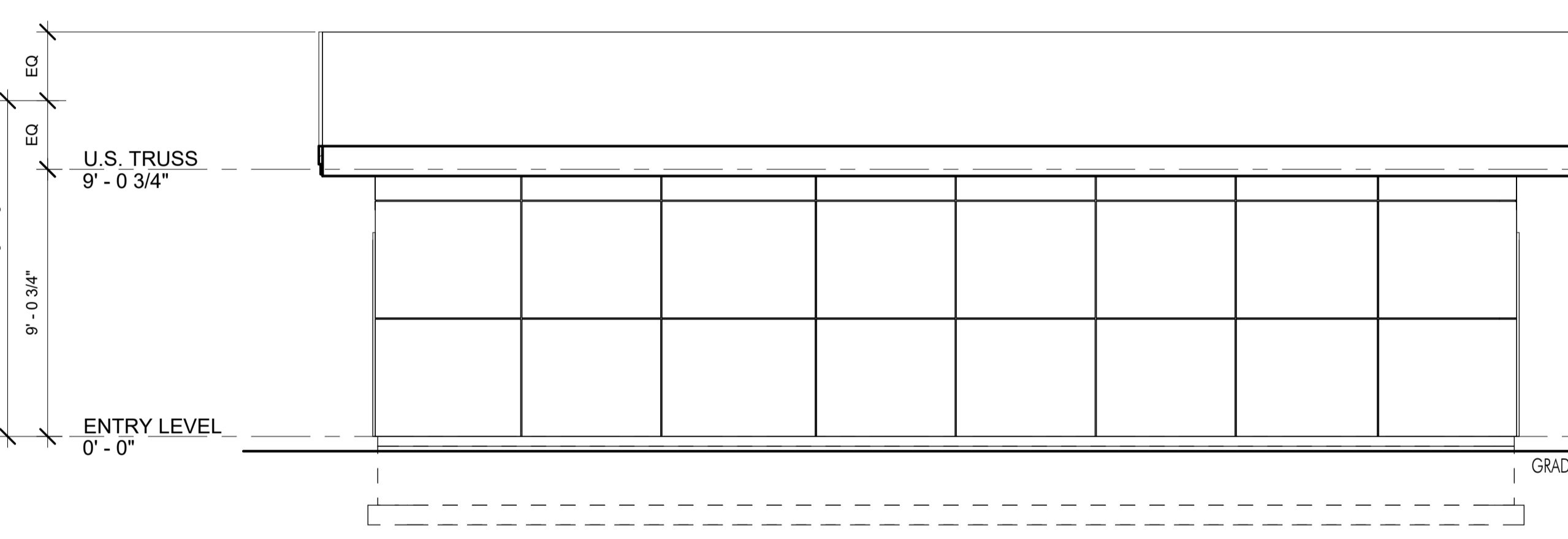
1 GARAGE PLAN
A-104 1/4" = 1'-0"



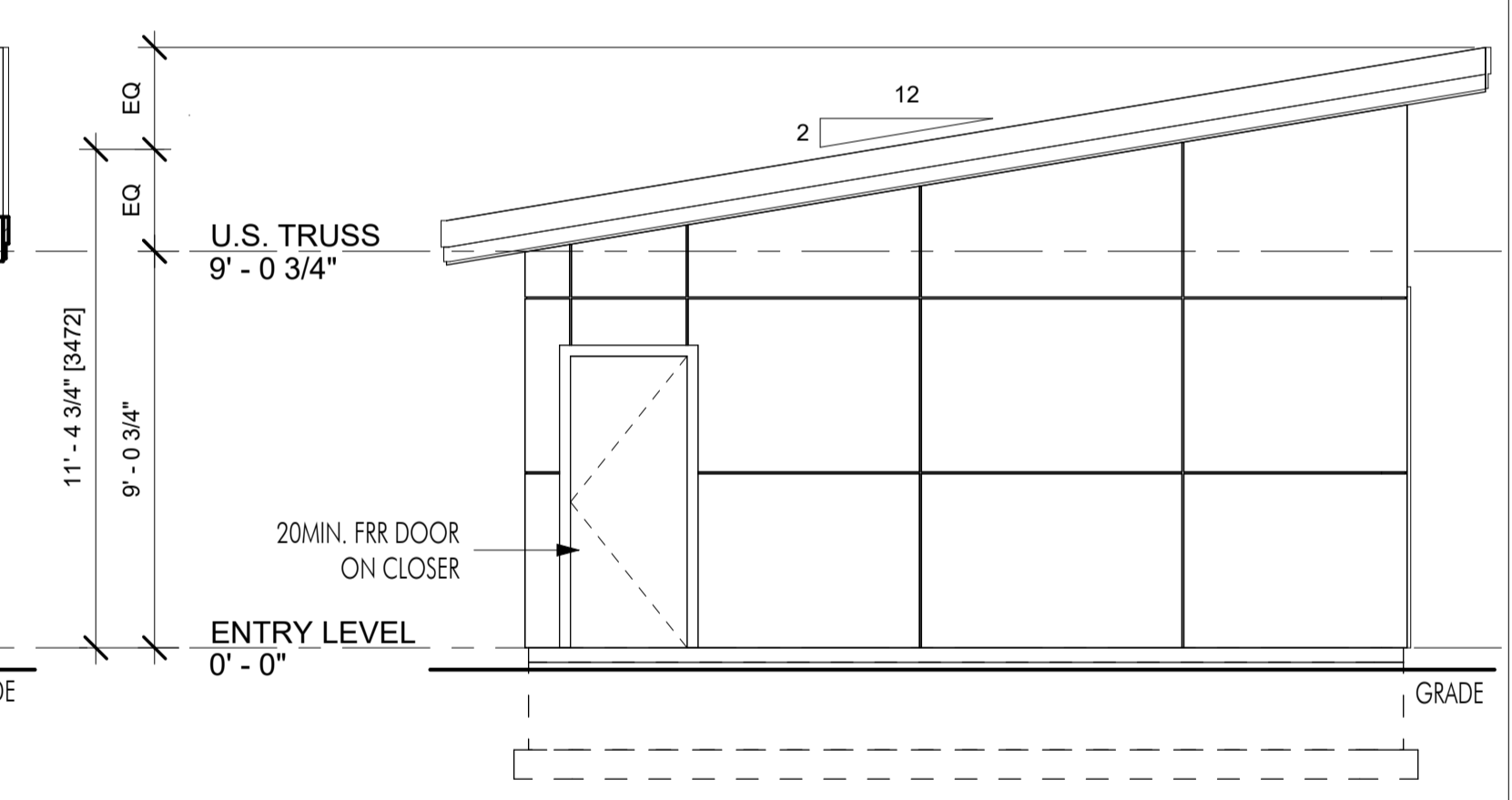
2 GARAGE - LANE ELEVATION
A-104 1/4" = 1'-0"



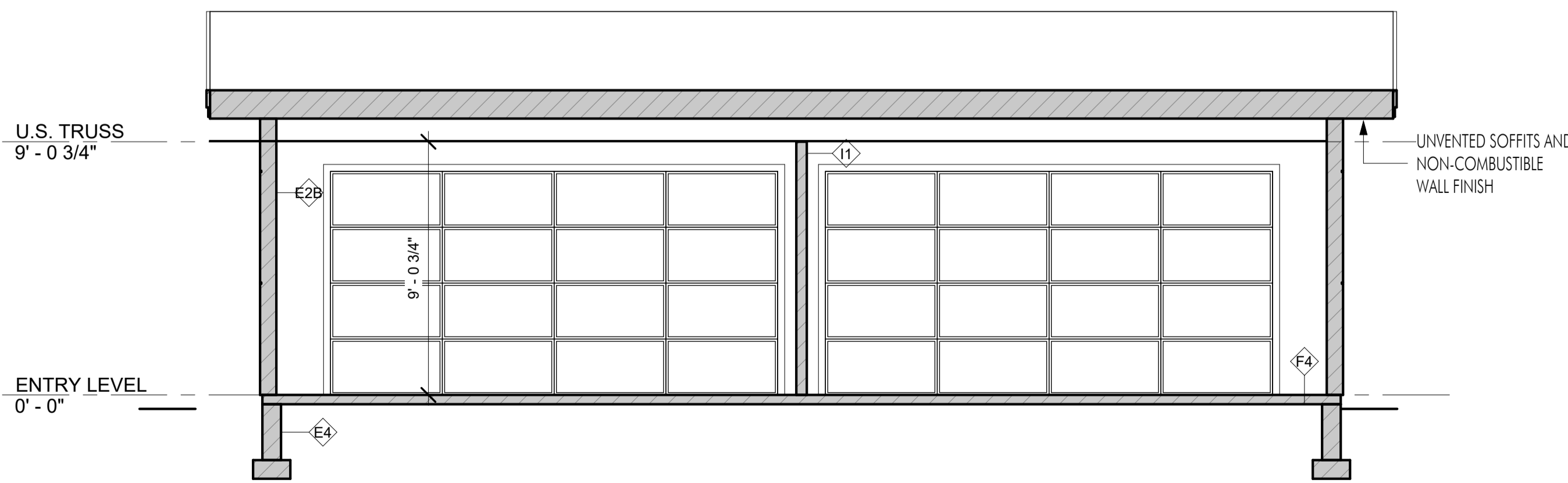
3 GARAGE - RIGHT ELEVATION
A-104 1/4" = 1'-0"



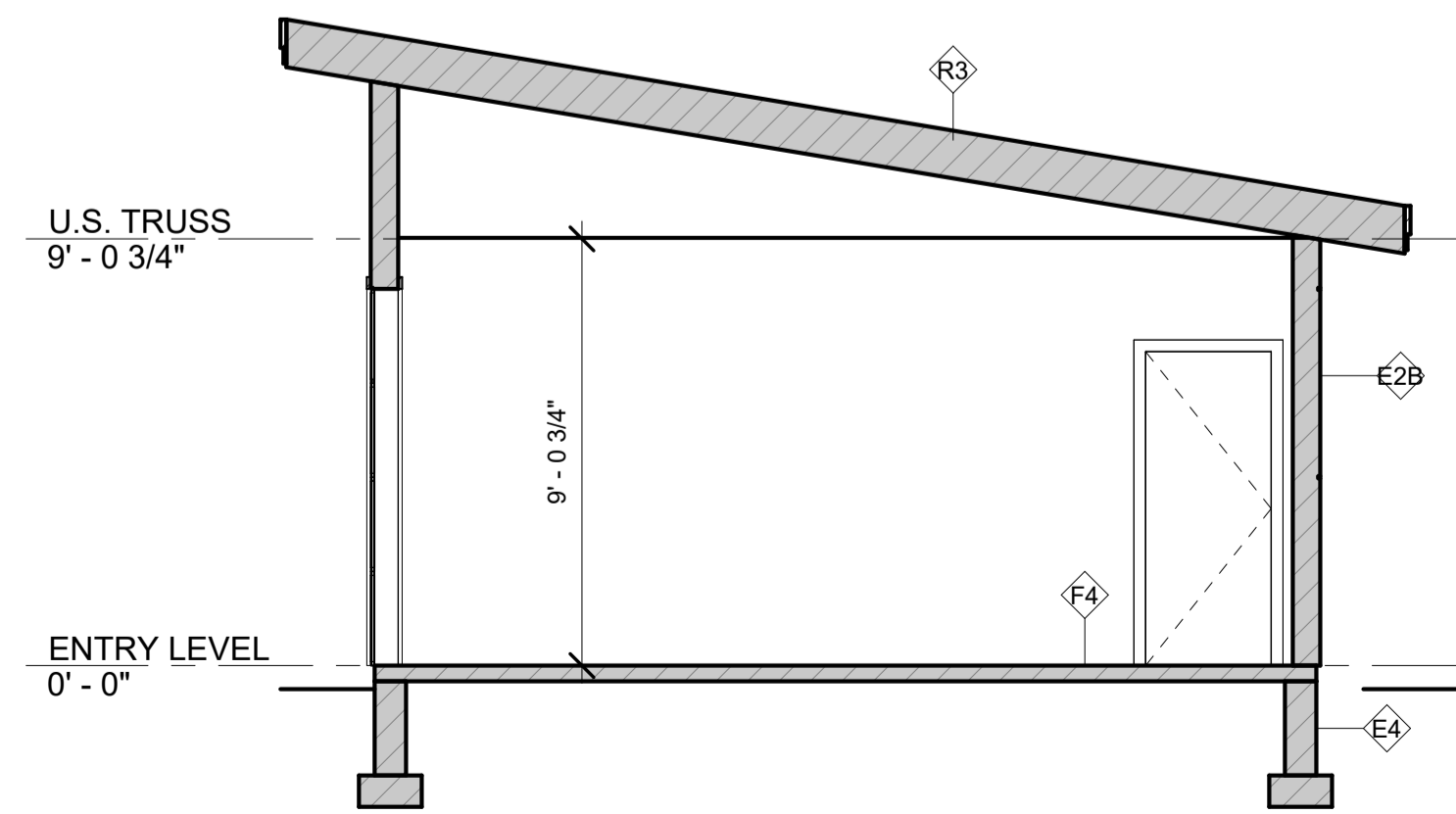
4 GARAGE - BACK ELEVATION
A-104 1/4" = 1'-0"



5 GARAGE - LEFT ELEVATION
A-104 1/4" = 1'-0"



6 GARAGE - LONGITUDINAL SECTION
A-104 1/4" = 1'-0"



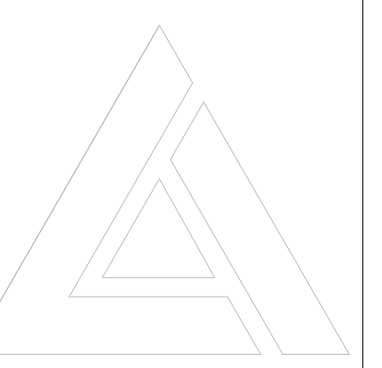
7 GARAGE - CROSS SECTION
A-104 1/4" = 1'-0"

Revision No.	Date	Description
02.09.23		FOR DP/BP
03.16.23		FOR DP/DVP

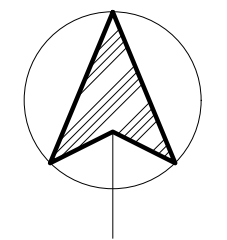
Plot Date	Drawing No.
03.16.23	A-104

PROJECT
1010 MARTIN

DRAWING TITLE
GARAGE PLAN

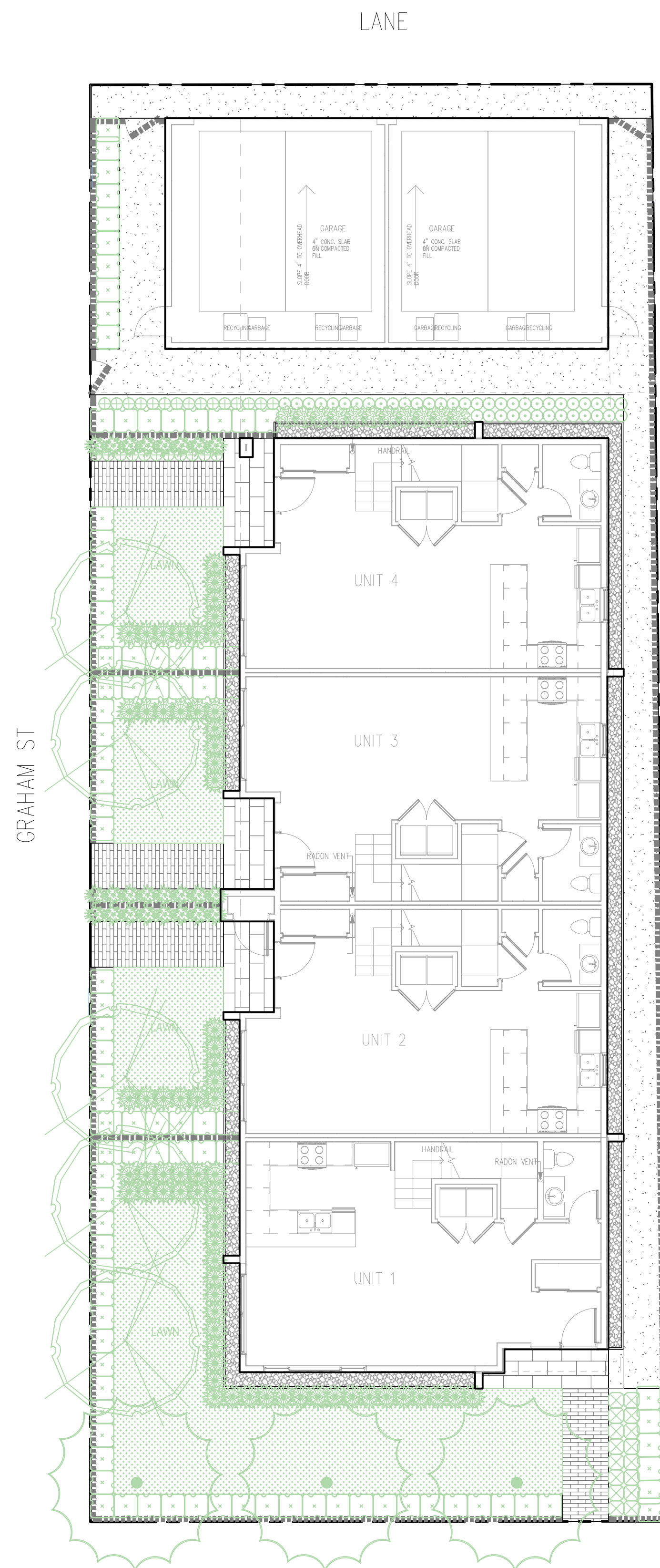


FOR DP/DVP



GENERAL NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND RAIN SENSOR, FOR FIRST YEAR OF PLANTING MATERIAL ESTABLISHMENT.
3. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTIONS, AND ANY OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
4. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WORKS.
5. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
6. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUE SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRA WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATION.
8. LAYOUT OF PAVING MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



NO	DATE	DESCRIPTION
2	FEB 24, 2023	REVISED AS PER COMMENTS
1	JUL 15, 2022	ISSUED FOR REVIEW

REVISIONS

PROJECT:

1010 MARTIN AVENUE

1010 MARTIN AVENUE, KELOWNA, BC.

SCALE: 1/8" = 1'-0"

DRAWN: EDS

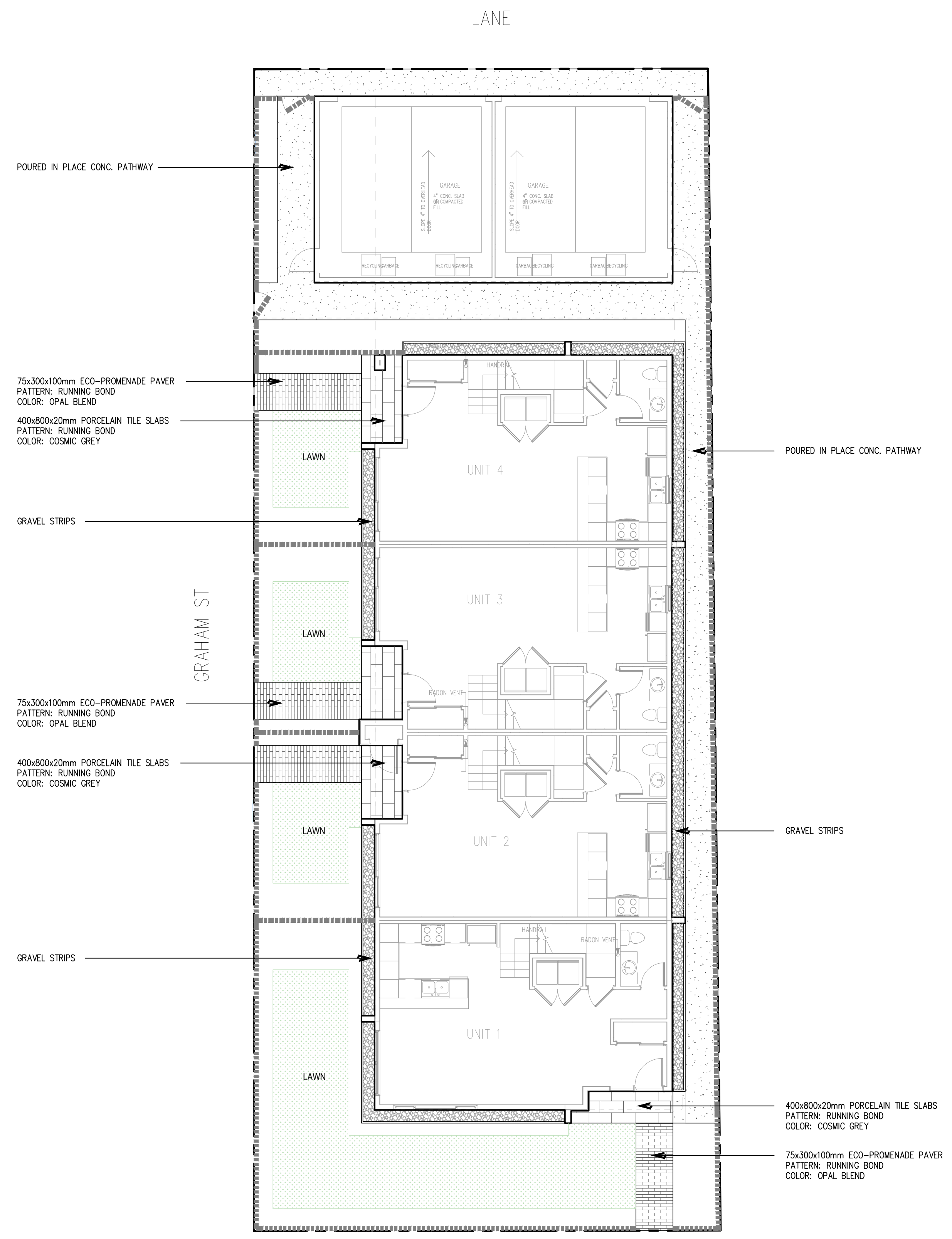
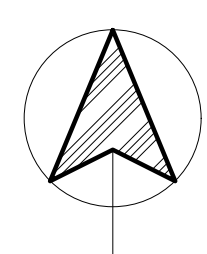
REVIEWED: FK

DRAWING:

OVERALL LANDSCAPE PLAN

DRAWING NUMBER:

LO.1



PORCELAIN TILE SLABS

DELCONCA

PRODUCT DATA

Property	Value
Material	Porcelain
Finish	Matte
Color	Cosmic Grey
Size	400x800x20mm
Weight	11.5 kg
MOHS	7
Water Absorption	0.1%
Flexural Strength	35 MPa
Compressive Strength	100 MPa
Modulus of Elasticity	130 GPa
Thermal Expansion	5.5 x 10 ⁻⁶ /°C
Thermal Shock	100°C
Impact Resistance	10 J
Surface Friction	0.42
Acoustic Coefficient	0.15
Fire Resistance	Class A
Chemical Resistance	Good
UV Resistance	Good
Anti-Slip	Good
Anti-Static	Good
Anti-Graffiti	Good
Anti-Corrosion	Good
Anti-Soiling	Good
Anti-Discoloration	Good
Anti-Weathering	Good
Anti-Pollution	Good
Anti-Noise	Good
Anti-Vandalism	Good
Anti-Tampering	Good
Anti-Fingerprint	Good
Anti-Scratch	Good
Anti-Scuff	Good
Anti-Track	Good
Anti-Adhesion	Good
Anti-Permeation	Good
Anti-Contamination	Good
Anti-Disinfection	Good
Anti-Decontamination	Good
Anti-Removal	Good
Anti-Residue	Good
Anti-Residual	Good
Anti-Residue	Good
Anti-Residual	Good

ECO-PROMENADE PERMEABLE PAVERS

UNILOCK

PERMEABLE INVOIMENT DATA

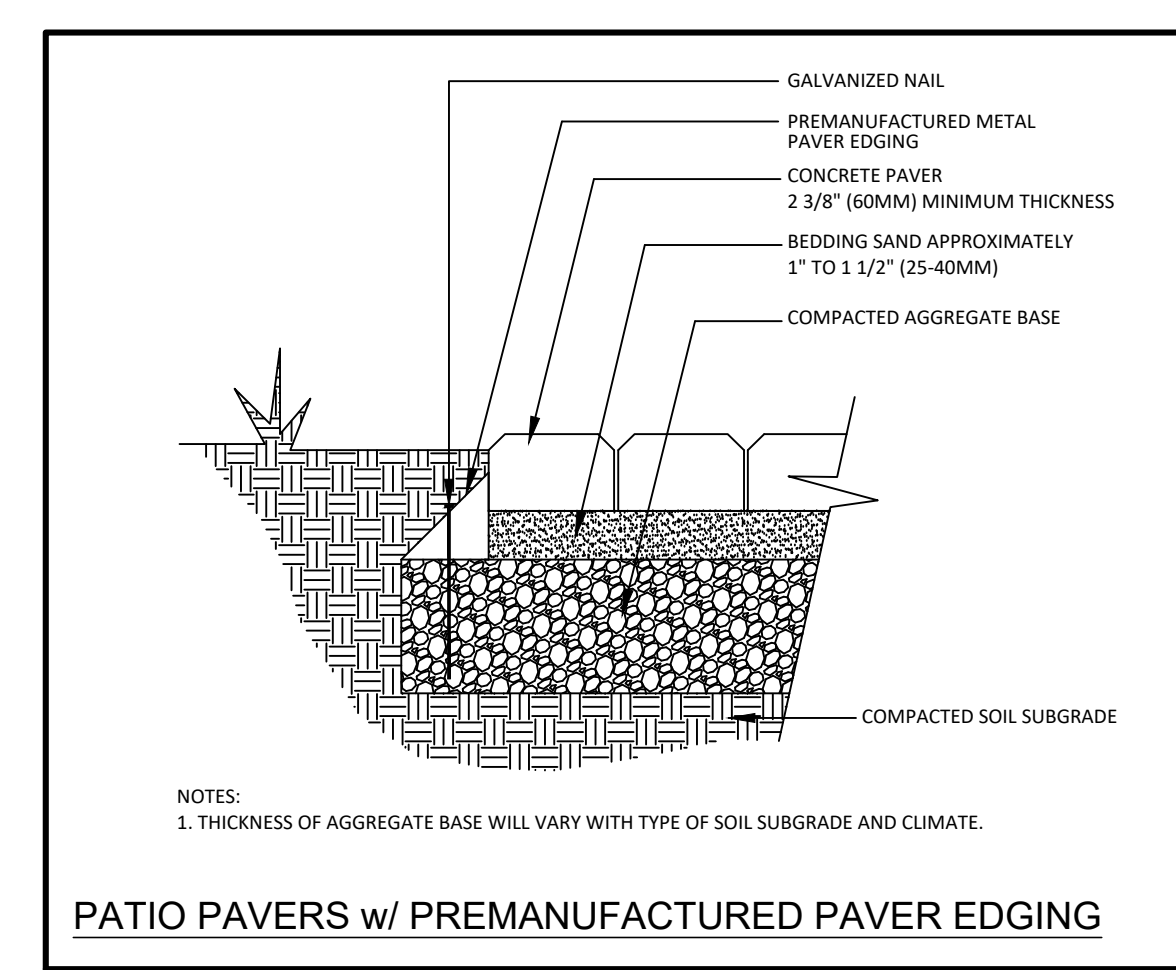
Property	Value
Material	Concrete
Finish	Matte
Color	Opal Blend
Size	75x300x100mm
Weight	2.5 kg
MOHS	4
Water Absorption	15%
Flexural Strength	15 MPa
Compressive Strength	40 MPa
Modulus of Elasticity	25 GPa
Thermal Expansion	10 x 10 ⁻⁶ /°C
Thermal Shock	50°C
Impact Resistance	5 J
Surface Friction	0.42
Acoustic Coefficient	0.15
Fire Resistance	Class A
Chemical Resistance	Good
UV Resistance	Good
Anti-Slip	Good
Anti-Static	Good
Anti-Graffiti	Good
Anti-Corrosion	Good
Anti-Soiling	Good
Anti-Discoloration	Good
Anti-Weathering	Good
Anti-Pollution	Good
Anti-Noise	Good
Anti-Vandalism	Good
Anti-Tampering	Good
Anti-Fingerprint	Good
Anti-Scratch	Good
Anti-Scuff	Good
Anti-Track	Good
Anti-Adhesion	Good
Anti-Permeation	Good
Anti-Contamination	Good
Anti-Disinfection	Good
Anti-Decontamination	Good
Anti-Removal	Good
Anti-Residue	Good
Anti-Residual	Good
Anti-Residue	Good
Anti-Residual	Good

METRO SLAB - PAVERS & SLABS

UNILOCK

PERMEABLE INVOIMENT DATA

Property	Value
Material	Concrete
Finish	Matte
Color	Limestone
Size	400x800x20mm
Weight	11.5 kg
MOHS	7
Water Absorption	0.1%
Flexural Strength	35 MPa
Compressive Strength	100 MPa
Modulus of Elasticity	130 GPa
Thermal Expansion	5.5 x 10 ⁻⁶ /°C
Thermal Shock	100°C
Impact Resistance	10 J
Surface Friction	0.42
Acoustic Coefficient	0.15
Fire Resistance	Class A
Chemical Resistance	Good
UV Resistance	Good
Anti-Slip	Good
Anti-Static	Good
Anti-Graffiti	Good
Anti-Corrosion	Good
Anti-Soiling	Good
Anti-Discoloration	Good
Anti-Weathering	Good
Anti-Pollution	Good
Anti-Noise	Good
Anti-Vandalism	Good
Anti-Tampering	Good
Anti-Fingerprint	Good
Anti-Scratch	Good
Anti-Scuff	Good
Anti-Track	Good
Anti-Adhesion	Good
Anti-Permeation	Good
Anti-Contamination	Good
Anti-Disinfection	Good
Anti-Decontamination	Good
Anti-Removal	Good
Anti-Residue	Good
Anti-Residual	Good
Anti-Residue	Good
Anti-Residual	Good



NO	DATE	DESCRIPTION
2	FEB 24, 2023	REVISED AS PER COMMENTS
1	JUL 15, 2022	ISSUED FOR REVIEW

REVISIONS

PROJECT: **1010 MARTIN AVENUE**

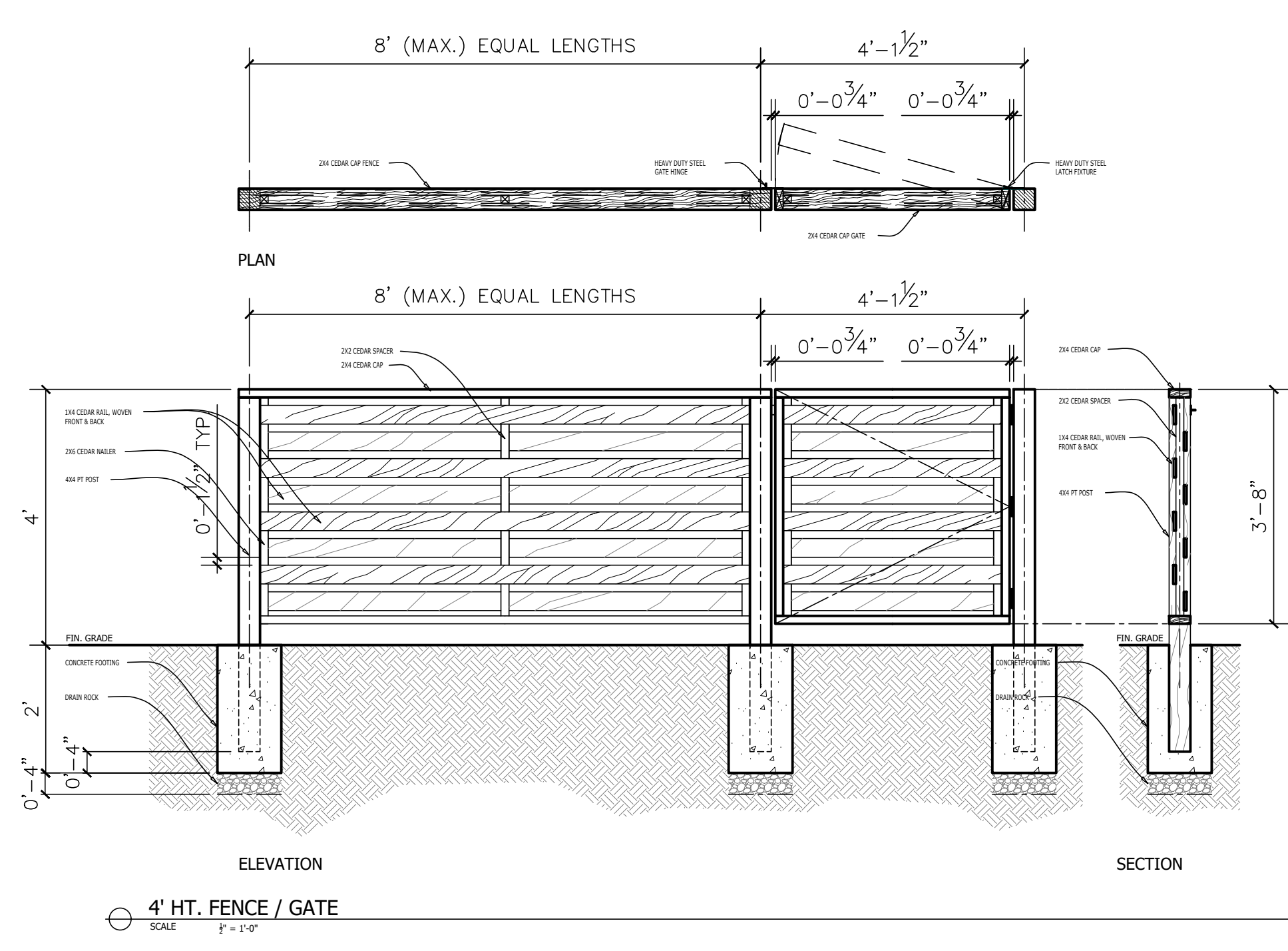
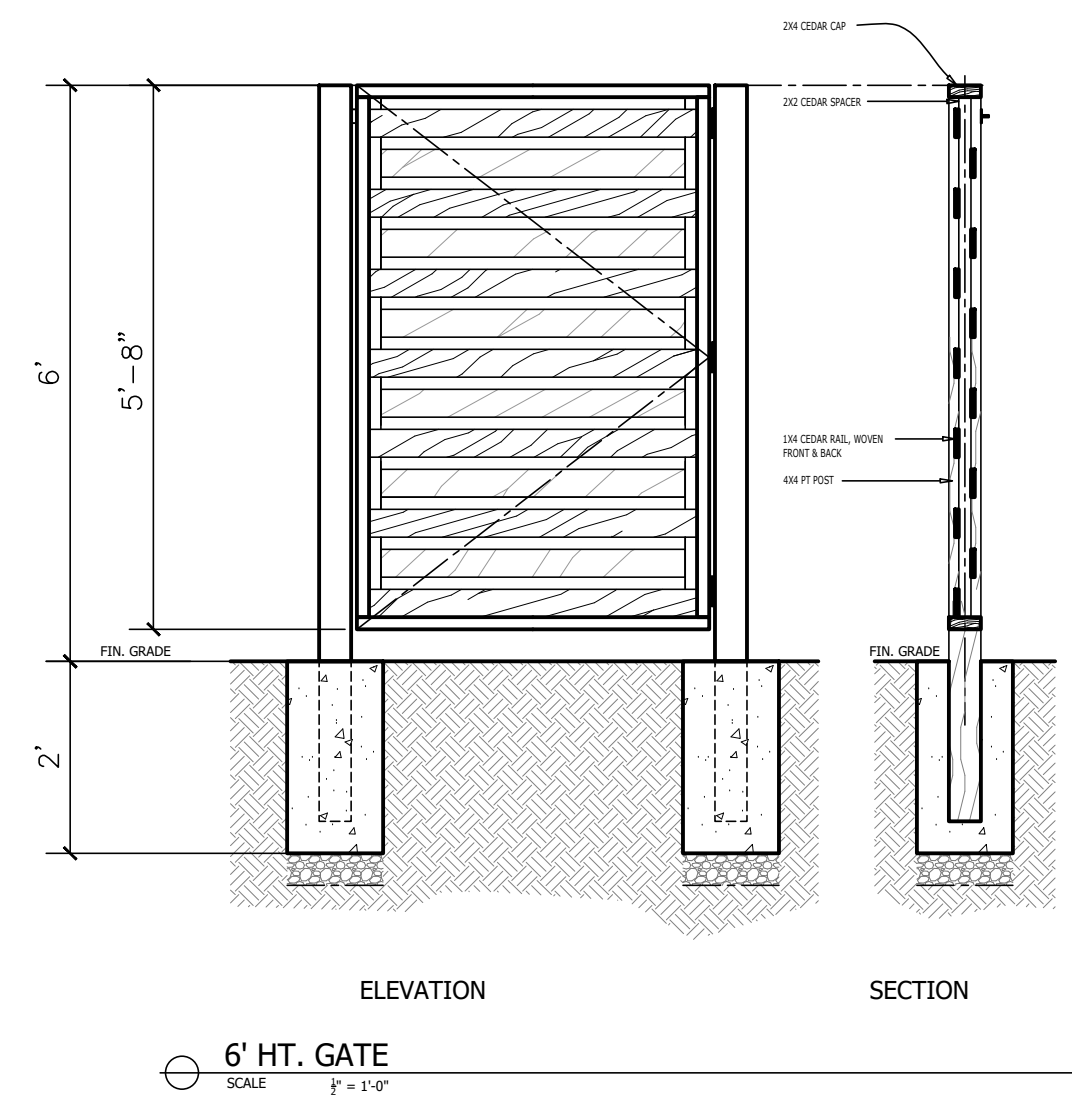
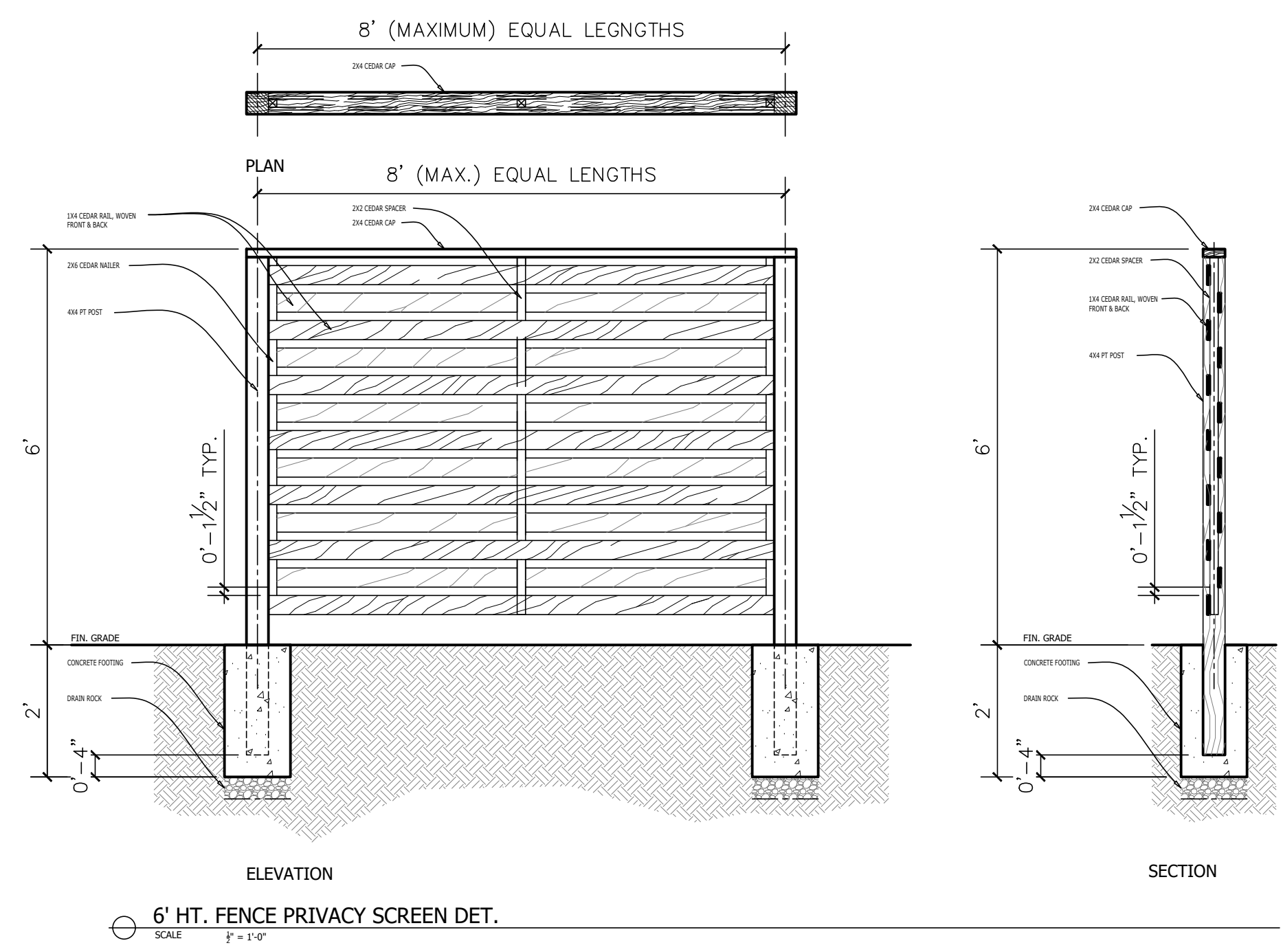
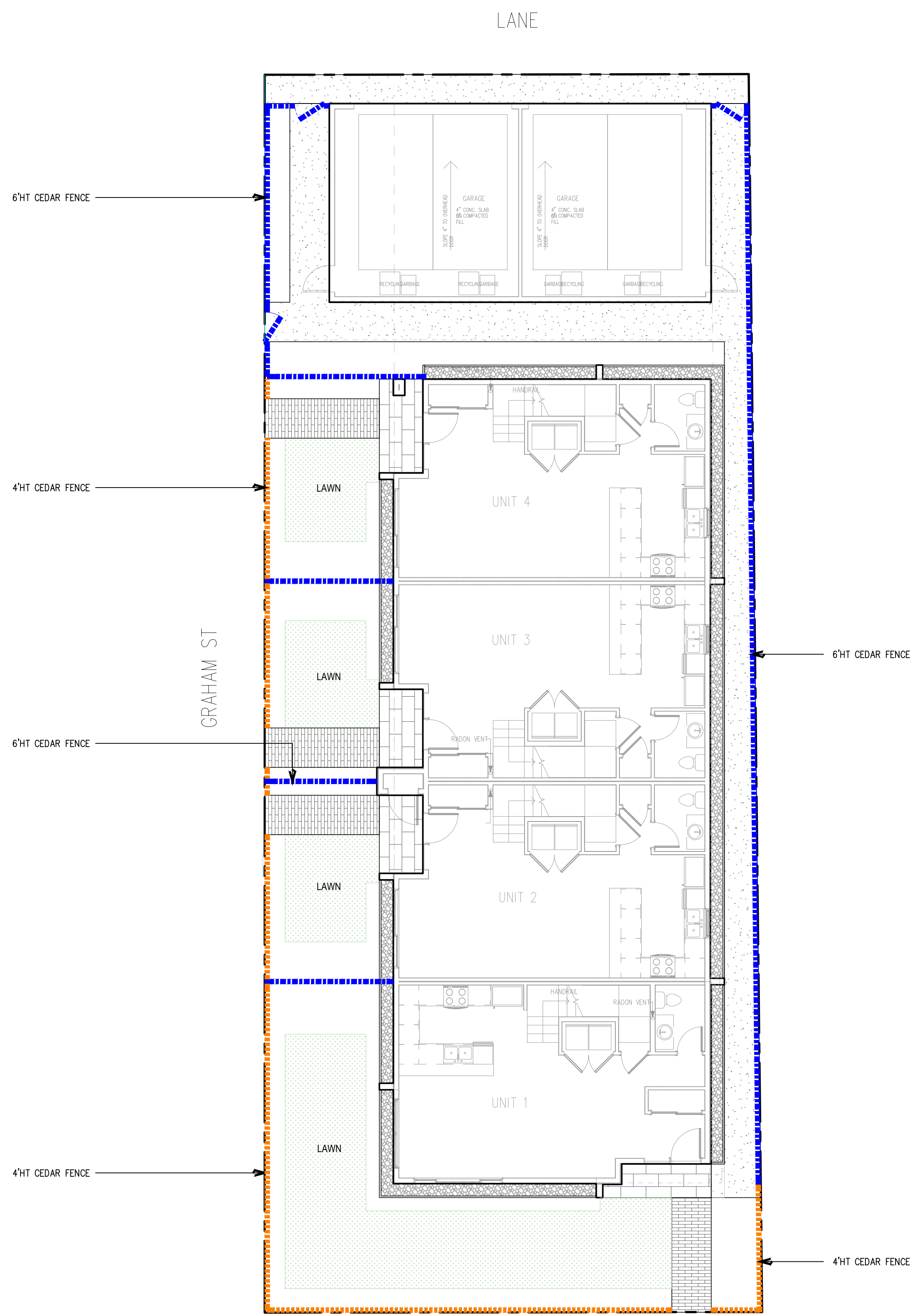
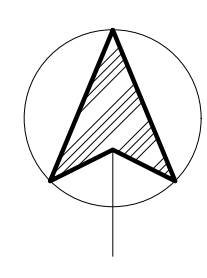
1010 MARTIN AVENUE, KELOWNA BC.

SCALE: 1/8" = 1'-0"

DRAWN: EDS

REVIEWED: FK

DRAWING: MATERIALS PLAN



- NOTES:
- CONFIRM ALL DIMENSION ON SITE
 - ALL FENCE MATERIAL TO BE RESAWN SELECT WESTER RED CEDAR
 - ALL SPIKES AND FASTENER TO BE HOT DIP GALVANIZED
 - APPLY 2-COATS OF OLIER WOOD STAIN / SEALER

NO	DATE	DESCRIPTION
2	FEB 24, 2023	REVISED AS PER COMMENTS
1	JUL 15, 2022	ISSUED FOR REVIEW

REVISIONS

PROJECT: **1010 MARTIN AVENUE**

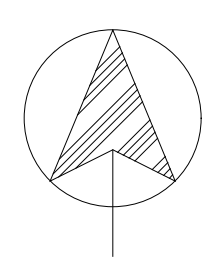
1010 MARTIN AVENUE, KELOWNA BC.

SCALE: 1/8" = 1'-0"

DRAWN: EDS

REVIEWED: FK

DRAWING: PERIMETER/PRIVACY FENCE PLAN



NO	DATE	DESCRIPTION
2	FEB 24, 2023	REVISED AS PER COMMENTS
1	JUL 15, 2022	ISSUED FOR REVIEW

REVISIONS

PROJECT: **1010 MARTIN AVENUE**

1010 MARTIN AVENUE, KELOWNA BC.

SCALE: 1/8" = 1'-0"

DRAWN: EDS

REVIEWED: FK

DRAWING: PLANTING PLAN

DRAWING NUMBER: **L2.0**

PLANT LIST

TREES

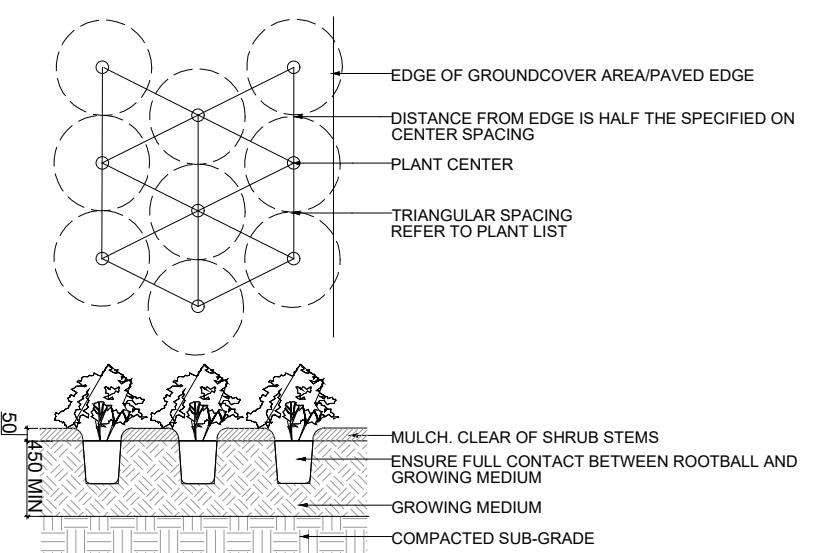
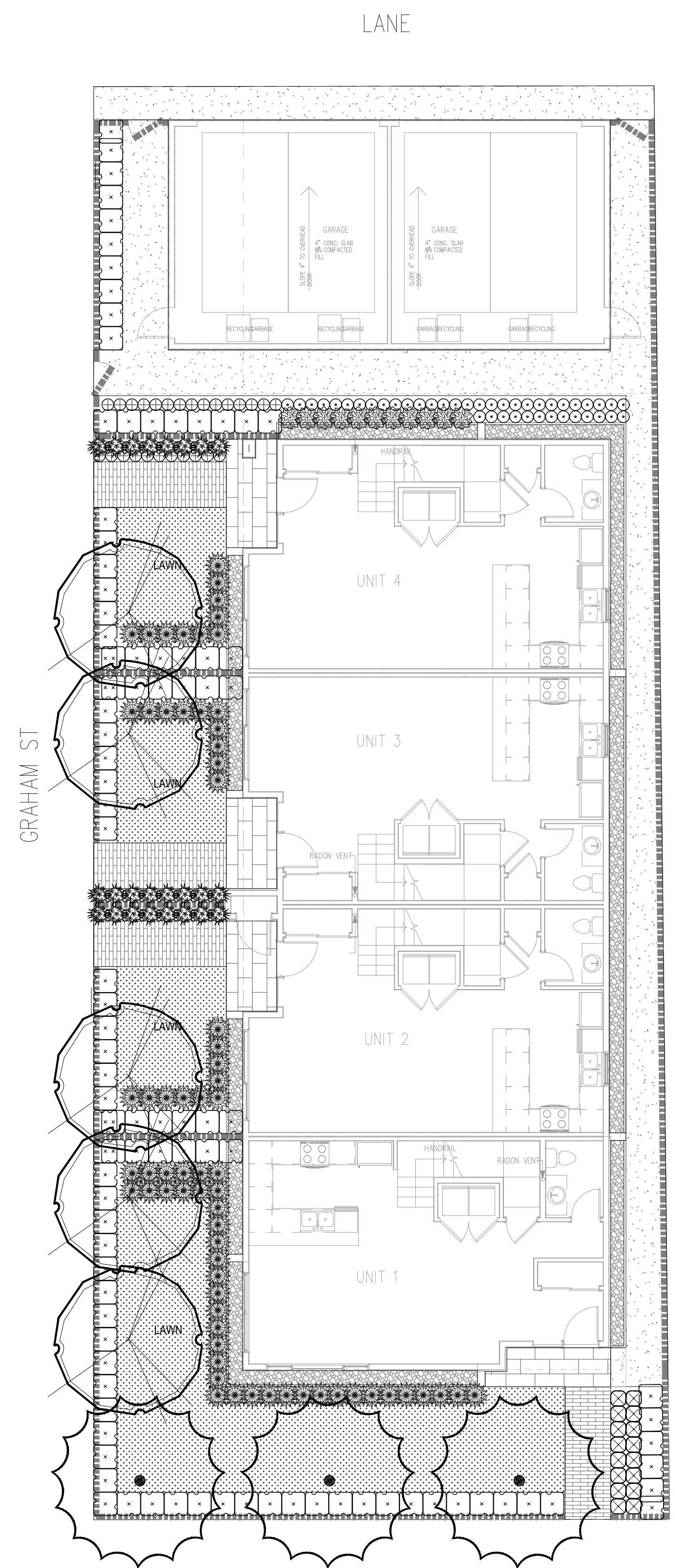
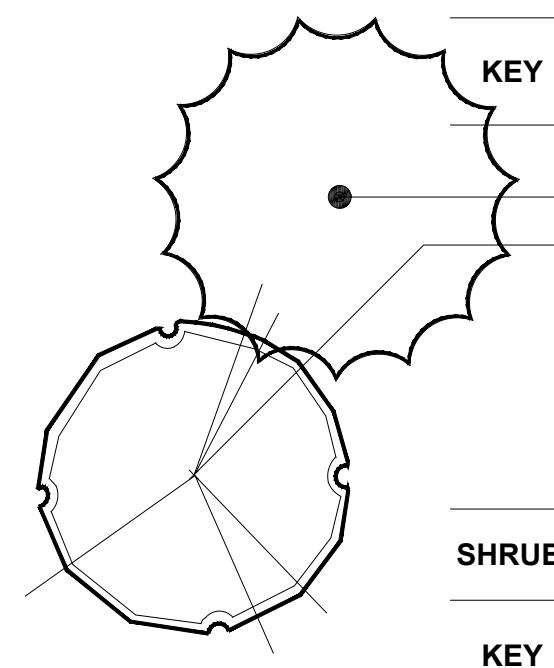
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
●	3	ACER TRUNCATUM	TARTARIAN MAPLE	2.5m	
●	5	STYRAX JAPONICUS	JAPANESE SNOWBELL	6cm cal.	

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
⊗	16	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	EDGING BOXWOOD	# 2 pot	@ 24" o.c.
⊗	24	AZALEA JAPONICA 'HINO WHITE'	HINO WHITE AZALEA	# 2 pot	@ 24" o.c.
⊗	98	TAXUS x MEDIA 'HICKSII'	HICKSII YEWS	1.2m	@ 24" o.c.

GROUND COVER / PERENNIALS

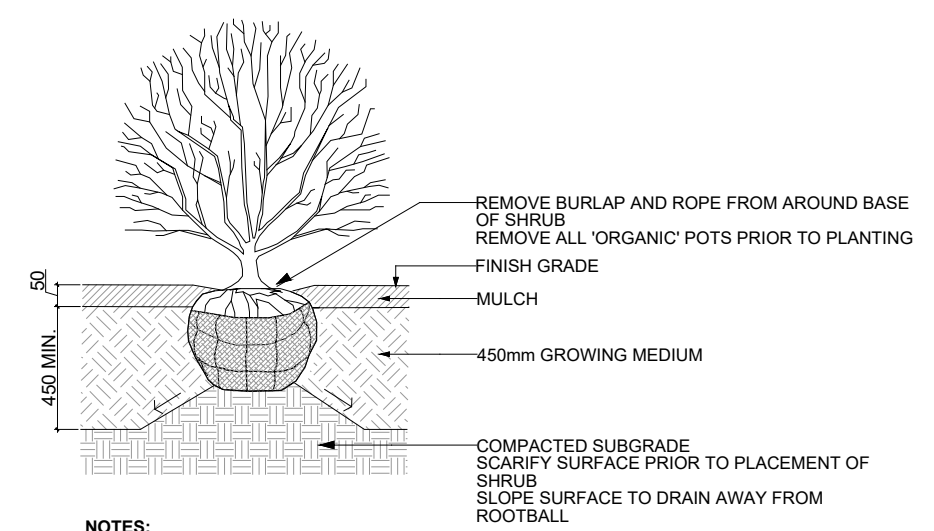
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
⊗	70	ASTILBE CHINENSIS 'VISION IN WHITE'	CHINESE ASTILBE	# 2 pot	@ 24" o.c.
⊗	42	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	# 1 pot	@ 16" o.c.
⊗	12	HOSTA SEIBOLDIANA 'ELEGANS'	BLUE HOSTA	# 1 pot	@ 16" o.c.
⊗	30	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	# 1 pot	@ 12" o.c.



NOTES:
 1. PLANT TO BE PLANTED WITH TOP OF ROOTBALL LEVEL WITH FINISH GRADE.
 2. COMPOSTED BARK MULCH TO BE KEPT AT LEAST 2" AWAY FROM STEMS.
 3. PRUNE ANY BROKEN OR DAMAGED BRANCHES AND DOUBLE LEADERS USING APPROVED PRUNING TOOLS AND STANDARDS I.S.A. PRUNING PRACTICES. SEE SPECIFICATIONS.
 4. REPRESENTATIVE AREA OF EACH PLANT SPECIES IS TO BE Laid OUT AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.

1 GROUNDCOVER PLANTING

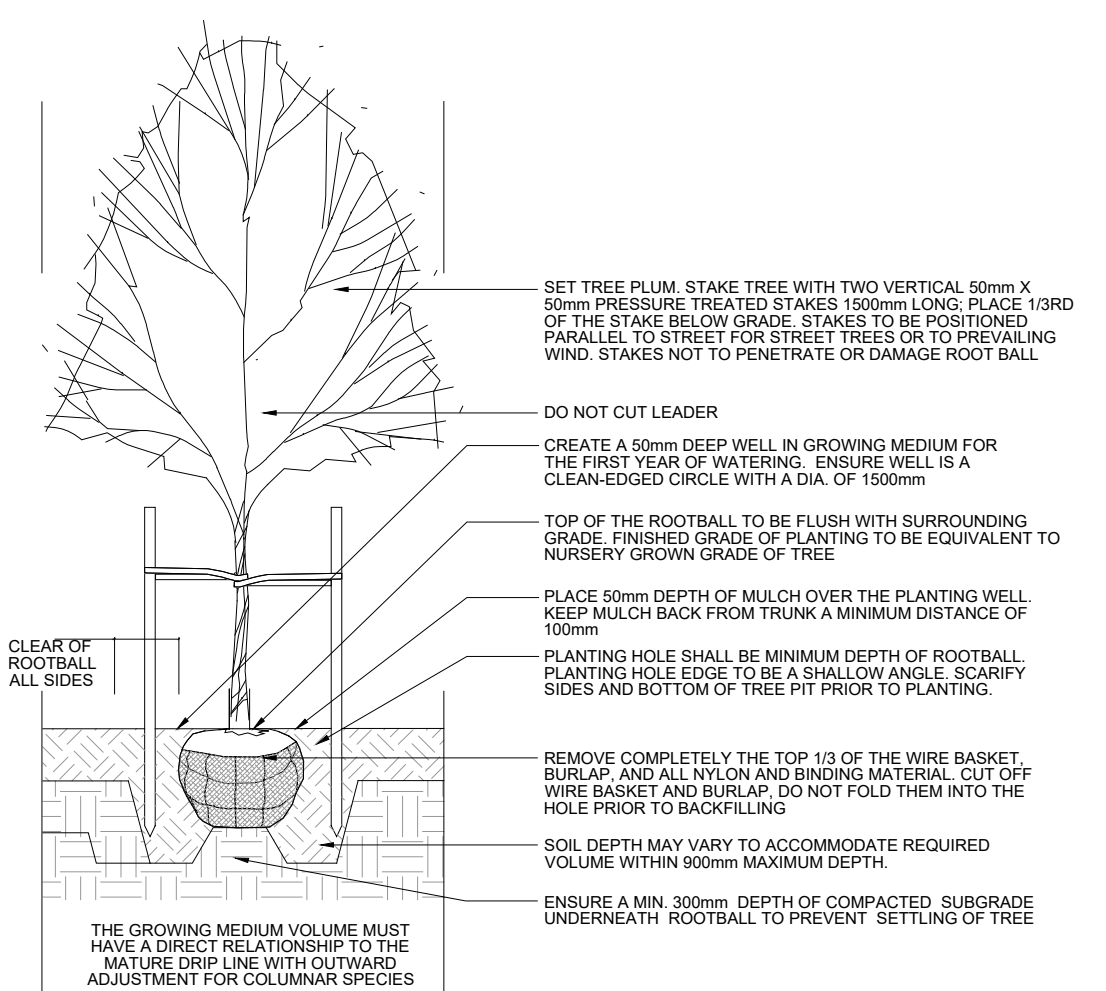
SCALE: NTS



NOTES:
 1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE OF GROWING MEDIUM.
 2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS OF SHRUB.
 3. PLANTING PIT MUST BE FREE DRAINING.

2 SHRUB PLANTING

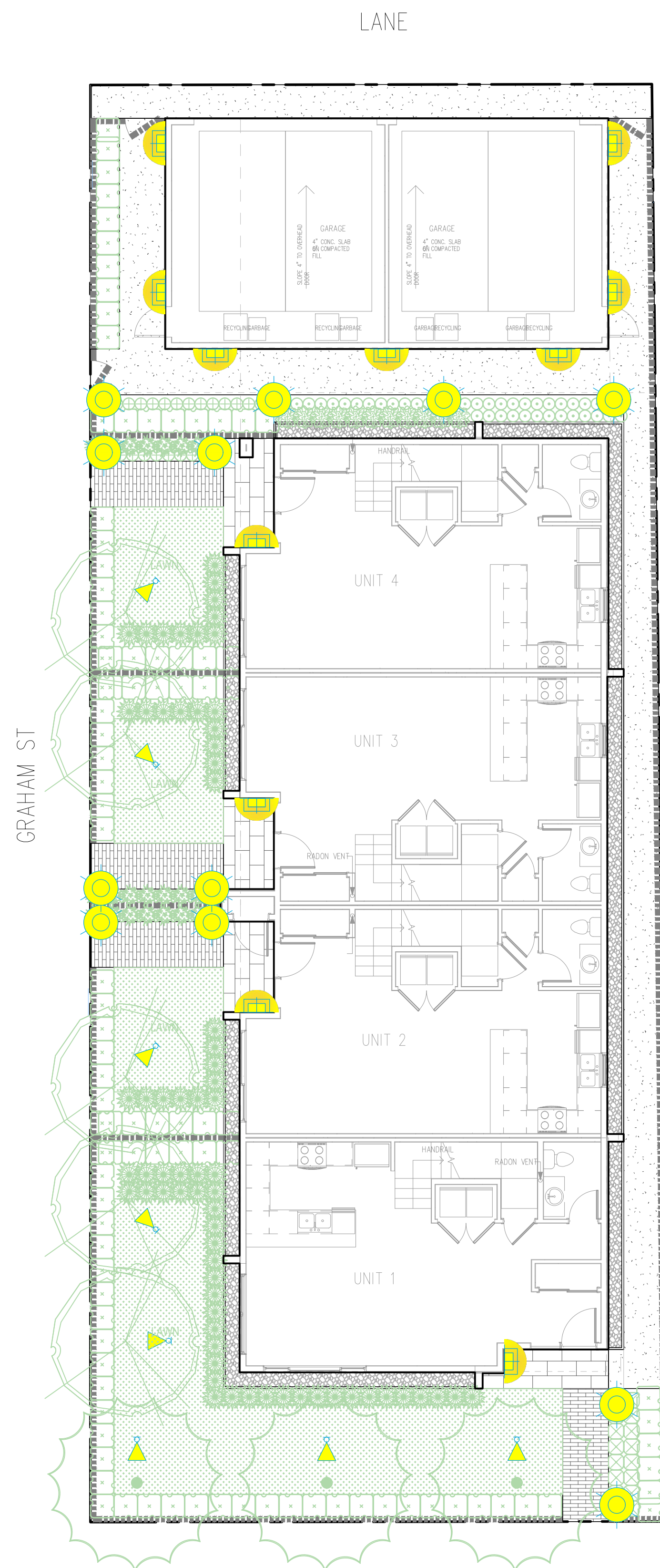
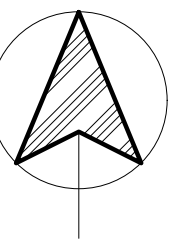
SCALE: NTS



THE GROWING MEDIUM VOLUME MUST HAVE A DIRECT RELATIONSHIP TO THE MATURE DROP LINE WITH OUTWARD ADJUSTMENT FOR COLUMNAR SPECIES

3 TREE PLANTING

SCALE: NTS



12V MR-16 Fixed Socket Brass Accent Light Centennial Brass 15517C3BR

SPECIFICATIONS

Certifications/Qualifications
 Prepco Yes
 www.kichler.com/veracity

Dimensions
 Height 3.00"
 Length 10.25"
 Width 2.50"

Electrical
 Input Voltage Single 120V
 Operating Voltage Range 12-142
 Voltage 12V

Light Source
 Lamp Included Not Included
 Lamp Type MR16
 Light Source Incandescent
 Max or Nominal Watt 7.20

Mounting/Installation
 Location Rating Wet

FIXTURE ATTRIBUTES

Housing
 Primary Material BRASS

Product/Ordering Information
 SKU 15517C3BR
 Finish Centennial Brass
 UPC 783927545275

Finish Options
 Centennial Brass

UPLIGHT

12V LED 2700K Stepped Dome Path Light in Textured Black 1582BKT27

SPECIFICATIONS

Certifications/Qualifications
 www.kichler.com/veracity

Dimensions
 Height 22.50"
 Length 6.25"
 Width 6.25"

Electrical
 Input Voltage 12.00V
 Operating Voltage Range 44810.00
 Voltage 12.00V

Light Source
 Delivered Lumens 160
 Volt-Amps (VA) 3.00

Mounting/Installation
 Connector Yes
 Location Rating Wet
 Modular Yes
 Wire Connectors Wire Nuts

Photometrics
 Color Rendering Index 80
 Delivered Efficacy (Lumens/Watt) 80
 Kelvin Temperature 2700K

FIXTURE ATTRIBUTES

Housing
 Primary Material Aluminum

Product/Ordering Information
 SKU 1582BKT27
 Finish Textured Black
 UPC 783927012027

Finish Options
 Centennial Brass
 Copper
 Textured Architectural Bronze
 Textured Black

ALSO IN THIS FAMILY

PATH LIGHT

Cylinder 3000K LED 12.25" Wall Light 11310BKTLED

SPECIFICATIONS

Certifications/Qualifications
 Energy Star Yes
 Title 24 Compliant Yes
 www.kichler.com/veracity

Dimensions
 Base Backplate 5
 Extension 6.50"
 Weight 2.63 LBS
 Height from center of Wall opening (Spec Sheet) 6.21"
 Length 12.25"
 Width 6.50"
 Depth 5.00"

Light Source
 Delivered Lumens 925
 Dimmable Yes
 Expected Life Span (Hours) 45000
 Lamp Included Integrated LED
 Light Source 12.25"
 Max or Nominal Watt 20W
 Max Wattage/Range 20W

Mounting/Installation
 Mounting/Installation Exterior
 Location Rating Wet
 Mounting Style Wall Mount
 Mounting Weight 3.50 LBS

Photometrics
 Color Rendering Index 90
 Kelvin Temperature 3000K

FIXTURE ATTRIBUTES

Housing
 Primary Material EPMI

Product/Ordering Information
 SKU 11310BKTLED
 Finish Textured Black
 Style Other
 UPC 783927545297

Finish Options
 Textured Black

SCONCE

LIGHTING LEGEND

SYMBOL	TYPE	DESCRIPTION
UL	UPLIGHT	12V MR-16 FIXED SOCKET BRASS ACCENT LIGHT CENTENNIAL BRASS
PL	PATH LIGHT	12V LED 2700K STEPPED DOME PATH LIGHT-TEXTURED BLACK
WL	WALL LIGHT/SCONCE	CYLINDER 3000K LED 12.5" WALL LIGHT-TEXTURED BLACK

- LIGHTING NOTES :**
- COORDINATE ALL WIRING WITH ARCHITECTURAL PLANS. ALL PLACEMENT AND ADJUSTMENT OF LIGHTS TO BE DETERMINED ON SITE
 - ALL ELECTRICAL TO COMPLY WITH THE LATEST BC BUILDING CODE, CONTRACTOR TO ACQUIRE ANY NECESSARY PERMITS REQUIRED
 - ALL PERMANENTLY INSTALLED OUTDOOR LIGHTING SHALL BE CONTROLLED BY A PHOTOCONTROL OR ASTRONOMICAL TIME SWITCH THAT AUTOMATICALLY TURNS OFF THE OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE
 - CONTRACTOR TO COORDINATE THE PLACEMENT OF SLEEVES FOR WIRING PRIOR TO ANY LANDSCAPING, SLEEVING TO BE SCHEDULED AND OF A DEPTH TO MEET CURRENT ELECTRICAL STANDARDS
 - CONTRACTOR TO FLAG, VERIFY AND CONFIRM LOCATIONS OF ANY UTILITIES THAT MAY CONFLICT WITH LIGHTING PRIOR TO COMMENCEMENT OF WORK
 - CONDUIT LAYOUT BY ELECTRICAL CONTRACTOR

NO	DATE	DESCRIPTION
2	FEB 24, 2023	REVISED AS PER COMMENTS
1	JUL 15, 2022	ISSUED FOR REVIEW

REVISIONS
 PROJECT:
1010 MARTIN AVENUE

1010 MARTIN AVENUE, KELOWNA BC.
 SCALE: 1/8" = 1'-0"
 DRAWN: EDS
 REVIEWED: FK
 DRAWING:
LIGHTING PLAN

Zoning Analysis Table

Proposed Zone: MF1

ALL MEASUREMENTS TO BE PROVIDED IN METRIC.

Site Context			
Future Land Use (2040 OCP)	C-NHD		
Transit Supported Corridor?	No	(y/n)	
Subdivision/Consolidation required?	No	(y/n)	
Adjacent Land Uses:	Adjacent Zone	Adjacent Use	
North	MF1		
South	RU4		
East	MF1		
West	P2		
Site Details	Zone Requirement	Proposal	
Site Area	m ²	581	m ²
Site Width	m	14.964 / 15.378	m
Site Depth	m	38.274 / 38.281	m
Site Coverage of building(s)	55 %	53	%
Site Coverage of buildings & impermeable surfaces	75 %	72	%
Vehicular Access from lane or lower classed road?	Yes	(y/n)	Lane Access (y/n)
Principal Uses	Secondary Uses		
Development Regulations	Zone Requirement	Proposal	
Total Number of Units		4 Units	
Floor Area (gross/net)	464.6 m	431.8 m	
Building(s) Setbacks (east/west/north/south):			
Front <u>South</u>	4.0 m	4.0 m	
Side <u>East</u> Flanking Street	4.0 m	2.0 / 4.0 (Variance Req'd) m	
Side <u>West</u>	1.2 m	1.2 m	
Rear <u>North</u>	0.9 m	0.9 m	
Rear setback to accessory buildings	0.9 m	0.9 m	
Building step back		m	
Min. Separation Distance between buildings		m	
Maximum Continuous Building Frontage		m	

Density and Height Regulations (13.6, 14.4 ...)	Zone Requirement	Proposal
Minimum Density (Transit Corridor Only)		
Floor Area Ratio (FAR):		
Base FAR	.8	.8
Streetscape Bonus		
Rental/Affordable Bonus		
Building Height (storeys/metres):		
OCP Map _____ Designated Height	8 m / 2 storeys	7.2 m / 2 storeys
Maximum Streetscape Bonus Height	m / storeys	m / storeys
Amenity Space (13.5, 14.11, 14.13 ...)	Zone Requirement	Proposal
Total Common Amenity Area	m ²	m ²
Total Private Amenity Area	m ²	m ²
Breakdown by Unit Bachelor: 1-Bed: 2-Bed: 3-Bed:		
Landscaping Standards (7.2)	Zone	Proposed
Min. tree amount	1 per 10 linear meter	8 per 10 linear meter
Min. deciduous tree caliper	4 cm	6 cm
Min. coniferous tree height	N/A cm	N/A cm
Min. ratio between tree size	No min or max %	No min or max %
Min. growing medium area	75 %	76 %
Min. growing medium volumes per tree	18 cu m m ³	19% m ³
Landscape graded areas (7.2.7)	%	%
Fence Height	2 m	1.83 m
Riparian management area?	(y/n)	N
Retention of existing trees on site?	(y/n)	N
Surface parking lot (7.2.10)?	(y/n)	N
Refuse & recycle bins screened?	(y/n)	N
Other:		

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300

Parking Regulations (Section 8.3)

Parking Regulations 8.3:	Zone Requirement		Proposal	
Total Stalls Required:	1 parking space per dwelling (8.3.1.4)		4	
Bachelor				
1-Bed				
2-Bed				
3-Bed				
Visitor Stalls				
Rental Reduction				
Car Share Reduction				
Bonus Bike Parking Reduction				
Accessible Stalls				
Van Accessible Stalls				
Other Uses:				
Ratio of Parking Stalls	% Regular	% Small	% Regular	% Small
Drive Aisle Width		m		m
Drive Aisle Grade		%		%
Loading Stalls (Section 8.4)				
Bicycle Parking Regulations 8.5:	Zone Requirement		Proposal	
Total Stalls Required (Required or Bonus):	4		4 long term - Garage Storage	
Bachelor				
1-Bed				
2-Bed				
3-Bed				
Short Term (within 15m of entrance)				
Other Uses:				
End of Trip Facility?	No	(y/n)	(y/n)	
Bike Wash and Repair Station?	No	(y/n)	(y/n)	

Notes:

Specific Built Form Regulations

Ground Oriented Regulations (footnotes)	Zone Requirement	Proposal
Reduced setback	m	m
Maximum first floor height	m	m
Minimum Floor Area on First Floor	m ²	m ²
Urban & Village Centre Regulations (14.11)	Zone Requirement	Proposal
Upper Floor Setbacks abutting street	m	m
Corner Lot Triangular Setback	m	m
Urban Plaza	(y/n) m ²	(y/n) m ²
Street Type:		
Max/Min Commercial		
Max/Min Residential		
Max Site Coverage based on Street Type	%	%
Max Parkade Exposure	%	%
Tall Building Regulations (9.11)	Regulation	Proposed
Min. amount of transparency on 1 st floor	75% Commercial Frontage	%
Min. depth of commercial unit fronting street	6 m	m
Triangular Setback	4.5 m	m
Max. Podium Height	16.0 m / 4 storeys	m / storeys
Podium Rooftop	No open parking	
Building Separation	60 m	m
Maximum Floor Plate GFA:		
Residential	750 m ²	m ²
Hotel	850 m ²	m ²
Office/Commercial	930 m ²	m ²
Tower Stepback	3 m	m
Barrier free accessibility	Main Residential entrance and all commercial entrances	(y/n)
Other		

Notes: