

COMMERCIAL TENANT IMPROVEMENT CHILDCARE

962 LAURIER AVE, KELOWNA (BC)

NO	DESCRIPTION	DATE
2	BP APPLICATION	09-10-2024
1	Preliminary	08-09-2024

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Client	HUSANPREET
Project	PROPOSED CHILDCARE
Address	962 LAURIER AVE, KELOWNA (BC)
Sheet	CODE ANALYSIS/ PROJECT DATA/ COVER SHEET
Project number	2000.05

A - 1.0

Scale	AS SHOWN
DRAWN BY	T.KORGAONKAR

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A3.1 ACCESSIBILITY DETAILS

GENERAL NOTES AND DISCLAIMERS

<p>0.0 GENERAL NOTES:</p> <p>0.1 REFER TO PROJECT INTERIOR DESIGN SPECIFICATIONS FOR SUCH INTERIOR FINISHES, HARDWARE, APPLIANCES, FIXTURES, FITTINGS & LIGHTING.</p> <p>0.2 REFER TO ARCHITECTURAL DRAWINGS FOR ALL LOCATIONS AND DIMENSIONS OF WALLS, DOORS, WINDOWS & STAIRWELLS.</p> <p>0.3 GENERAL CONTRACTOR TO ENSURE THAT LOCATIONS FOR ALL PLUMBING AND ELECTRICAL ARE COORDINATED WITH CONSULTANTS PRIOR TO CONSTRUCTION.</p> <p>1.0 CONSTRUCTION</p> <p>1.1 ALL WORKMANSHIP AND METHODS OF CONSTRUCTION TO MEET THE REQUIREMENTS OF BRITISH COLUMBIA BUILDING CODE LATEST EDITION AND THE HIGHEST STANDARDS CURRENTLY PRACTICED IN THE INDUSTRY.</p> <p>1.2 GENERAL CONTRACTOR TO COORDINATE ALL REQUIRED INSPECTIONS FOR INTERIOR DESIGNER'S APPROVAL AS NECESSARY.</p> <p>1.3 DURING THE PRICING PERIOD IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB TRADES TO VERIFY ALL DIMENSIONS AND CONDITIONS AS SHOWN ON THESE DRAWINGS WITH ACTUAL SITE CONDITIONS. ANY DISCREPANCIES TO BE REPORTED TO THE DEVELOPER PRIOR TO COMMENCEMENT OF CONSTRUCTION AND/OR INSTALLATION.</p> <p>1.4 GENERAL CONTRACTOR TO COORDINATE THE SCOPE OF WORK OF THE ELECTRICAL, SPRINKLER AND MECHANICAL CONTRACTORS TO AVOID CONFLICTS IN THE PLACEMENT OF ARCHITECTURAL ELEMENTS.</p> <p>1.5 CONTRACTOR PROVIDE PLYWOOD BLOCKING IN PARTITIONS TO ENSURE SECURE ATTACHMENT OF MILLWORK.</p> <p>1.6 ALL DRYWALL BULKHEADS/CEILINGS SHALL BE CONSTRUCTED OF 1/2" GYPSUM WALLBOARD SUPPORTED FROM STRUCTURE UNLESS OTHERWISE NOTED.</p>	<p>2.0 ELECTRICAL</p> <p>2.1 GENERAL CONTRACTOR AND/OR SUB TRADES TO VERIFY ALL DIMENSIONS AND CONDITIONS AS SHOWN ON THIS DRAWING WITH ACTUAL SITE CONDITIONS. ANY DISCREPANCIES TO BE REPORTED TO THE DEVELOPER PRIOR TO PROCEEDING WITH CONSTRUCTION OR INSTALLATION.</p> <p>2.2 PROVIDE ALL NECESSARY MATERIALS, LABOR AND EQUIPMENT TO COMPLETE THE WORK AS SHOWN ON THE INTERIOR DESIGNER AND ELECTRICAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.</p> <p>2.3 ALL LIGHTING FIXTURES TO HAVE CSA LABELS VISIBLE TO ELECTRICAL INSPECTOR.</p> <p>2.4 REFER TO ARCHITECTURAL OR ELECTRICAL CONSULTANT'S DRAWINGS FOR CEILING HEIGHTS AND LIGHTING LOCATIONS. IN THE INSTANCE THAT THE INTERIOR DESIGNER PROVIDES DESIGNS TO SPECIFIC AREAS, THESE SHALL TAKE PRECEDENCE.</p> <p>2.5 REFER TO ELECTRICAL DRAWINGS FOR DUPLEX, VOICE AND DATA HEIGHTS AND LOCATIONS REQUIRED TO MEET GOVERNING BUILDING CODE. IN THE INSTANCE THAT THE INTERIOR DESIGNER PROVIDES DESIGNS TO SPECIFIC AREAS, THESE SHALL TAKE PRECEDENCE.</p> <p>2.6 GENERAL CONTRACTOR TO ENSURE THAT LOCATIONS OF ALL EMERGENCY LIGHTING, FIRE ALARMS ETC. ARE LOCATED IN A MANNER WHICH MINIMIZES THE IMPACT TO THE OVERALL DESIGN INTENT.</p> <p>3.0 FINISHES</p> <p>3.1 ALL WALL, CEILING AND FLOOR FINISHES SHALL BE APPLIED/INSTALLED AS SPECIFIED. FOLLOW MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR ALL FINISH MATERIALS.</p> <p>3.2 ANY PROPOSED SUBSTITUTIONS SHALL NOT BE USED UNLESS APPROVED BY THE INTERIOR DESIGNER. ALL SUBSTITUTIONS SHALL MEET ALL REQUIREMENTS OF ORIGINALLY SPECIFIED PRODUCT.</p>	<p>4.0 REFLECTED CEILING</p> <p>4.1 GENERAL CONTRACTOR AND/OR SUB TRADES TO VERIFY ALL DIMENSIONS AND CONDITIONS AS SHOWN IN THESE DRAWINGS WITH ACTUAL SITE CONDITIONS. ANY DISCREPANCIES TO BE REPORTED TO THE INTERIOR DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION OR INSTALLATION.</p> <p>5.0 MILLWORK</p> <p>5.1 ALL MILLWORK SHALL BE EXECUTED BY FULLY EQUIPPED EXPERT CRAFTSMEN, HIGHLY SKILLED IN MILLWORK FABRICATION AND BUILT ACCORDING TO MOST RECENT AWMAC STANDARDS.</p> <p>5.2 ALL MILLWORK TO BE INSTALLED BY MILLWORK MANUFACTURER.</p> <p>5.3 ALL MILLWORK ITEMS SHALL BE FINISHED OFF SITE AND DELIVERED TO SITE COMPLETED AND READY FOR INSTALLATION. SUBMIT SHOP DRAWINGS TO THE INTERIOR DESIGNER PRIOR TO CONSTRUCTION FOR APPROVAL.</p> <p>5.4 GENERAL CONTRACTOR REQUIRED TO MAKE PROVISIONS AND ALL NECESSARY COORDINATION WITH FIXTURING TRADES, PRIOR TO MILLWORK FABRICATIONS, SITE MEASUREMENTS MUST BE TAKEN AND/OR APPROVED BY GENERAL CONTRACTOR.</p> <p>5.5 ALL FINISHED MILLWORK AND WOODWORK ITEMS SHALL HAVE MITERED CONNECTIONS UNLESS OTHERWISE NOTED.</p> <p>5.6 ALL EXPOSED CABINETRY EDGES & REVEALS FINISHED TO MATCH CABINET DOORS.</p> <p>5.7 SINKS IN BATHROOMS TO BE CENTERED ON CABINET DOORS IN ALL INSTANCES UNLESS OTHERWISE NOTED.</p> <p>5.8 ALL MILLWORK TO BE CONSTRUCTED WITH CONCEALED HINGES AND ADJUSTABLE SHELIVING UNLESS OTHERWISE NOTED.</p> <p>5.9 INTERIOR FINISH OF ALL MILLWORK TO BE AS PER THE SCHEDULE MENTIONED ALONG THE MILLWORK DRAWING.</p> <p>5.10 MILLWORKER TO PROVIDE SHOP DRAWINGS TO INTERIOR DESIGNER FOR APPROVAL PRIOR TO MANUFACTURING. THE INTERIOR DESIGNER HOLDS NO RESPONSIBILITY WITH THE INSTALLED MILLWORK UNLESS THE INTERIOR DESIGNER REVIEWS AND APPROVES THE MILLWORK SHOP DRAWINGS PROVIDED BY THE FABRICATOR BEFORE THE MILLWORK IS INSTALLED.</p>	<p>THESE DRAWINGS ARE INTENDED FOR INTERIOR DESIGN PURPOSES ONLY. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE MECHANICAL & ELECTRICAL DRAWINGS AND SPECIFICATIONS.</p> <p>CONSTRUCTION PLAN NOTES</p> <p>1. INTERIOR DESIGN DRAWINGS ARE BASED ON ARCHITECTURAL DRAWINGS PROVIDED BY CLIENT ON 2019-07-09</p> <p>2. GENERAL CONTRACTOR TO REFER TO INTERIOR DESIGN SPECIFICATIONS PACKAGE FOR ALL WRITTEN SPECIFICATION.</p> <p>3. GENERAL CONTRACTOR TO ENSURE THAT LOCATIONS OF ALL EMERGENCY LIGHTING, ELECTRICAL, SPRINKLERS, FIRE ALARMS AND MECHANICAL ELEMENTS ARE LOCATED IN A MANNER WHICH MINIMIZES THE IMPACT TO THE OVERALL DESIGN INTENT.</p> <p>4. ALL WORKMANSHIP AND METHODS OF CONSTRUCTION TO MEET THE REQUIREMENTS OF BRITISH COLUMBIA BUILDING CODE LATEST EDITION AND THE HIGHEST STANDARDS CURRENTLY PRACTICED IN THE INDUSTRY.</p> <p>5. DURING THE PRICING PERIOD IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB TRADES TO VERIFY ALL DIMENSIONS AND CONDITIONS AS SHOWN ON THESE DRAWINGS WITH ACTUAL SITE CONDITIONS. ANY DISCREPANCIES TO BE REPORTED TO THE DEVELOPER PRIOR TO COMMENCEMENT OF CONSTRUCTION, MANUFACTURING AND/OR INSTALLATION.</p> <p>6. PROVIDE PLYWOOD BLOCKING IN PARTITIONS TO ENSURE SECURE ATTACHMENT OF MILLWORK AT LOCATIONS WHERE MILLWORK IS INDICATED.</p> <p>ELECTRICAL NOTES</p> <p>1. ALL LIGHTING FIXTURES TO HAVE CSA LABELS VISIBLE TO ELECTRICAL INSPECTOR</p> <p>2. REFER TO ELECTRICAL DRAWINGS FOR DUPLEX, VOICE AND DATA HEIGHTS AND LOCATIONS REQUIRED TO MEET GOVERNING BUILDING CODE. IN THE INSTANCE THAT THE INTERIOR DESIGNER PROVIDES DESIGNS TO SPECIFIC AREAS, THESE SHALL TAKE PRECEDENCE.</p>
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COMMERCIAL TENANT IMPROVEMENT CHILDCARE

962 LAURIER AVE, KELOWNA (BC)

PROJECT DATA		
CIVIC ADDRESS LEGAL PID	962 LAURIER AVE, KELOWNA, BC PLAN KAP64260 LOT A DISTRICT LOT 138 024-485-870	
EXISTING ZONE	MF1B	CHILDCARE CENTRE MAJOR
PROPOSED ZONE	MF1CC	
BUILDING AREA: 415.20 SQM 4469.20SQ FT. NUMBER OF STOREYS: 3.2.1.1 2 STOREY		
NUMBER OF STREETS/ACCESS ROUTES: 3.2.2.10 & 3.2.5.5 TWO		
GOVERNING BUILDING CLASSIFICATION: 3.2.2.20 - 3.2.2.83 3.2.2.27. GROUP A, DIVISION 2 UP TO 2 STOREYS, INCREASED AREA SPRINKLERED		
CONSTRUCTION REQUIREMENT: PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION, USED SINGLY OR IN COMBINATION, PROVIDED THE BUILDING IS SPRINKLERED THROUGHOUT. SECOND FLOOR SUBSIDIARY CARETAKER SUITE REQUIRES 45MIN FIRE SEPARATION 3.3.4.2(2)		
LIFE SAFETY NUMBER OF EXITS MAIN FLOOR: 5		
TRAVEL DISTANCE: MAX ALLOWED (SPRINKLERED MAIN FLOOR AREA WITH 2 EXITS): 3.4.2.5.1 (c) = 45m PROPOSED: 34.4M (112.9 FT)		
NUMBER OF FIRE ALARMS:		
NUMBER OF PROPOSED CHILDREN ON MAIN FLOOR: 65 CHILDREN, 3 TEACHERS 3 ASSISTANTS		
REQUIRED TOTAL OUTDOOR PLAY AREA FOR PROPOSED DAY CARE: OUTDOOR PLAY AREA: 65 CHILDREN X 7m2 = 455m2		
CALCULATION BY DESIGN TOTAL INDOOR AREA: MAIN FLOOR: = 415.20 m2 / 1.85m2 BCBC 2024 3.1.17.1 = 224 PERSONS		
PROPOSED: 65 CHILDREN, 3 TEACHERS, 3 ASSISTANTS		
REQUIRED WASHROOM: 1 TOILET/LAVATORY FOR EVERY 10 CHILDREN (BC CHILD CARE LICENSING REGULATION)		
PARKING: REQUIRED: 1 SPACES PER EMPLOYEE 2 SPACES FOR DROP OFF		

CLASSROOM ANALYSIS	
MAIN FLOOR: 415.20 m2(3081.40 SF)	
REQUIRED: SPACE REQUIRED PER CHILD 3.7 m2	
PROVIDED:	
CLASSROOM #1	= 100.61m2 (1083 SF)
STUDENTS	= 100.61m2 / 3.7m2 = 27.19 = 26 STUDENTS
CLASSROOM #2	= 34.5m2 (371 SF)
STUDENTS	= 34.5m2 / 3.7m2 = 9.32 = 9 STUDENTS
CLASSROOM #3	= 30.08m2 (325 SF)
STUDENTS	= 30.08m2 / 3.7m2 = 8.12 = 8 STUDENTS
CLASSROOM #4	= 84.3m2 (908 SF)
STUDENTS	= 84.3m2 / 3.7m2 = 22.78 = 22 STUDENTS
TOTAL CLASSROOM	= 249.49m2 (2685.48SF)
TOTAL STUDENTS	= 65 CHILDREN



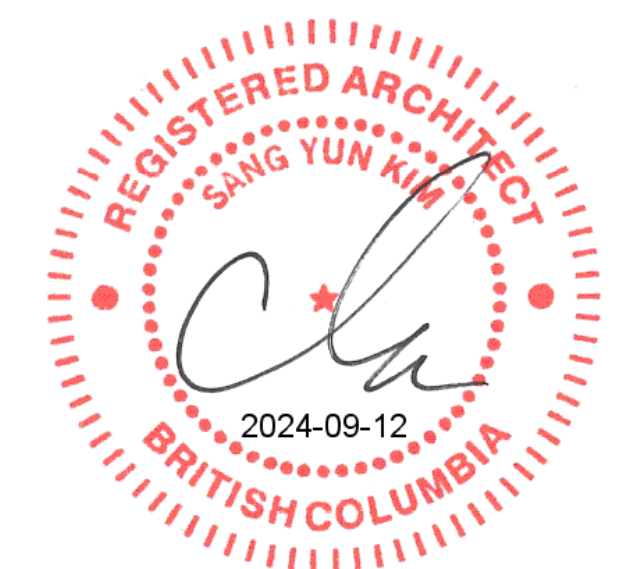
SITE PLAN
SCALE: 1/8"=1'-0"

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Sheet	SITE PLAN / FLOOR PLAN
Project number	2000.05

A - 1.01	
Scale	AS SHOWN
DRAWN BY	T.KORGAONKAR



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EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"

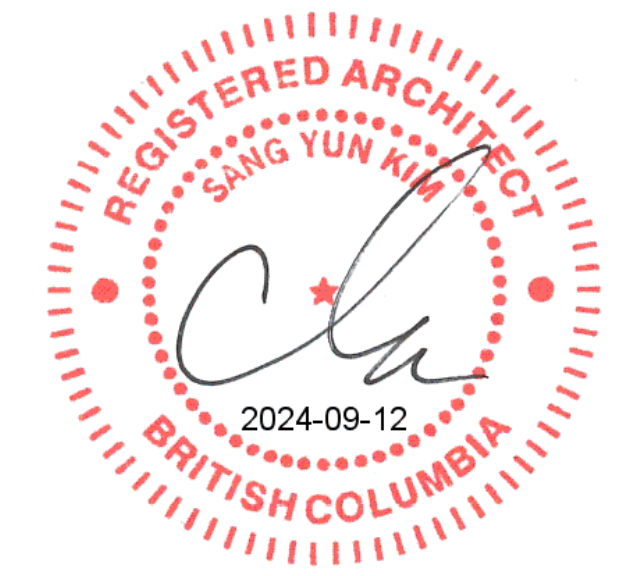
ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	CEILING / WALL LIGHT
	CEILING LIGHT & FAN
	CEILING LIGHT C/W BLOCKING FOR FAN
	BATHROOM FAN
	SMOKE DETECTOR (INTER CONNECTED)
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	EXIT SIGN
	LOW FLOW PENDENT SPRINKLER
	LOW FLOW SIDEWALL SPRINKLER
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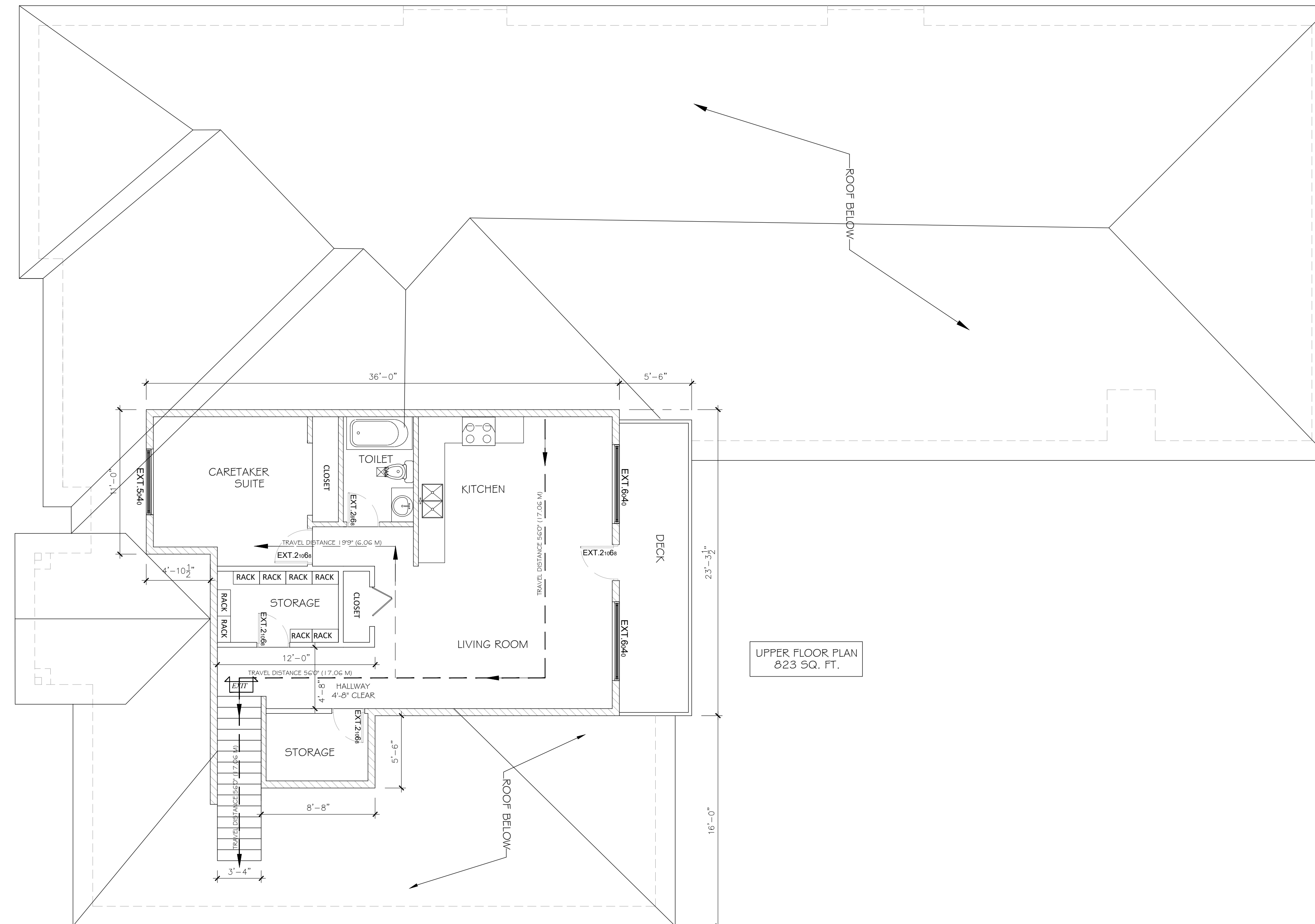
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A - 2.0
Scale AS SHOWN
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UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"

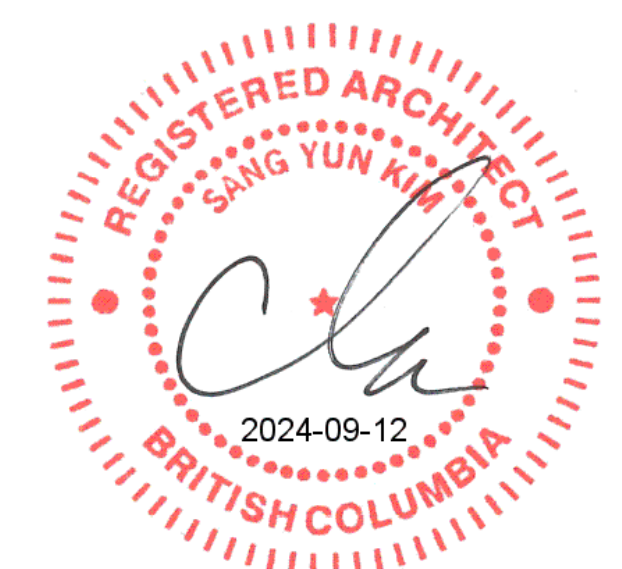
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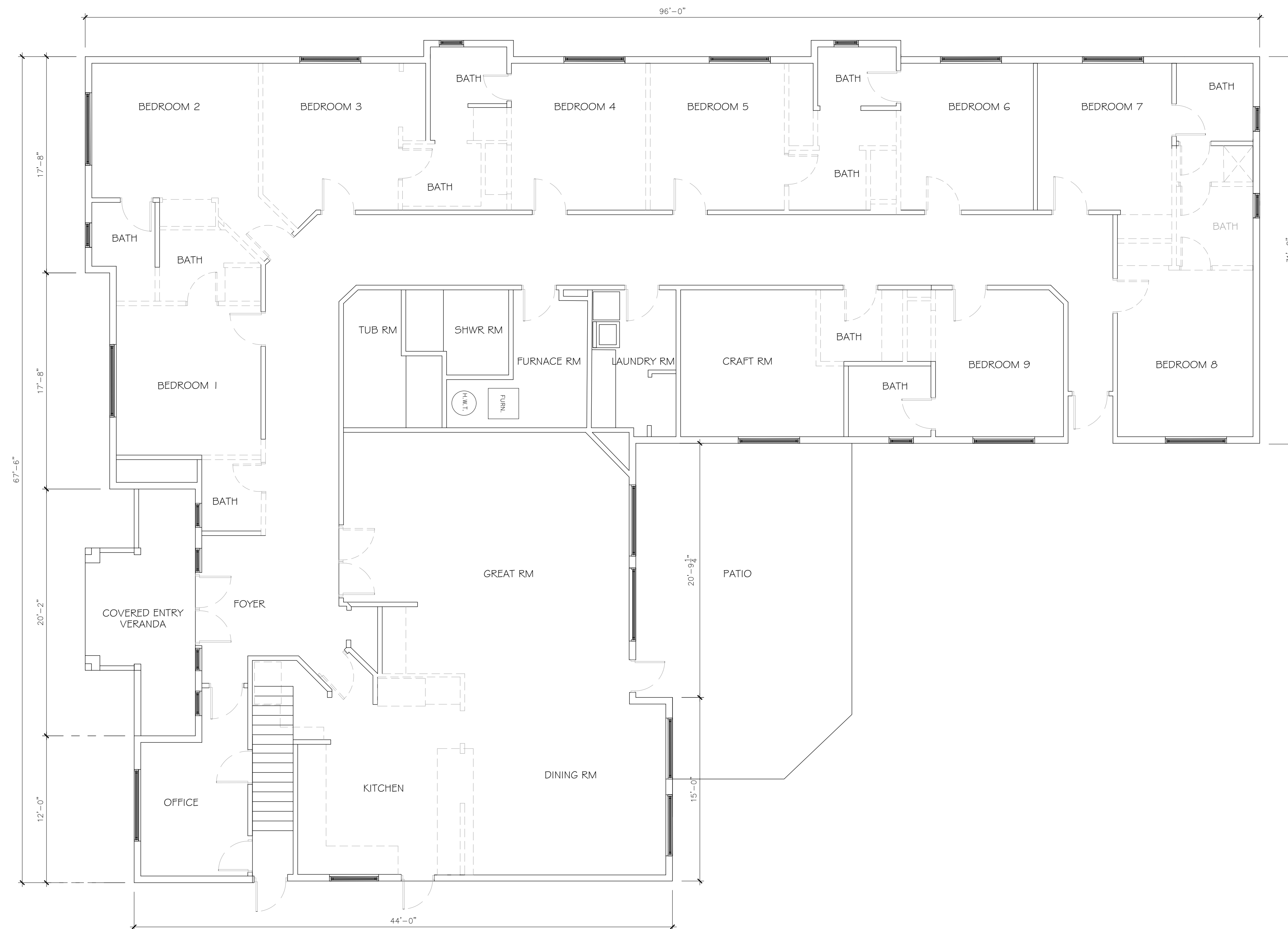
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A - 2.1

Scale	AS SHOWN
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DEMOLITION FLOOR PLAN
SCALE: 3/16" = 1'-0"

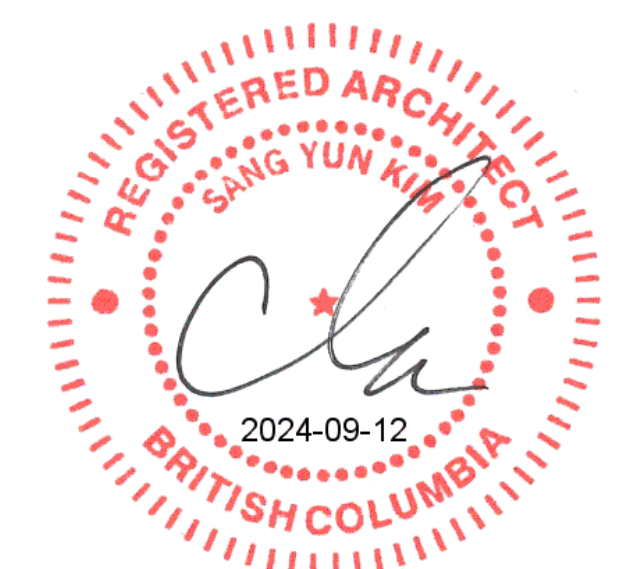
	- EXISTING WALLS
	- NEW WALLS
	- DEMOLISHED WALLS

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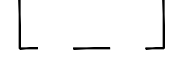
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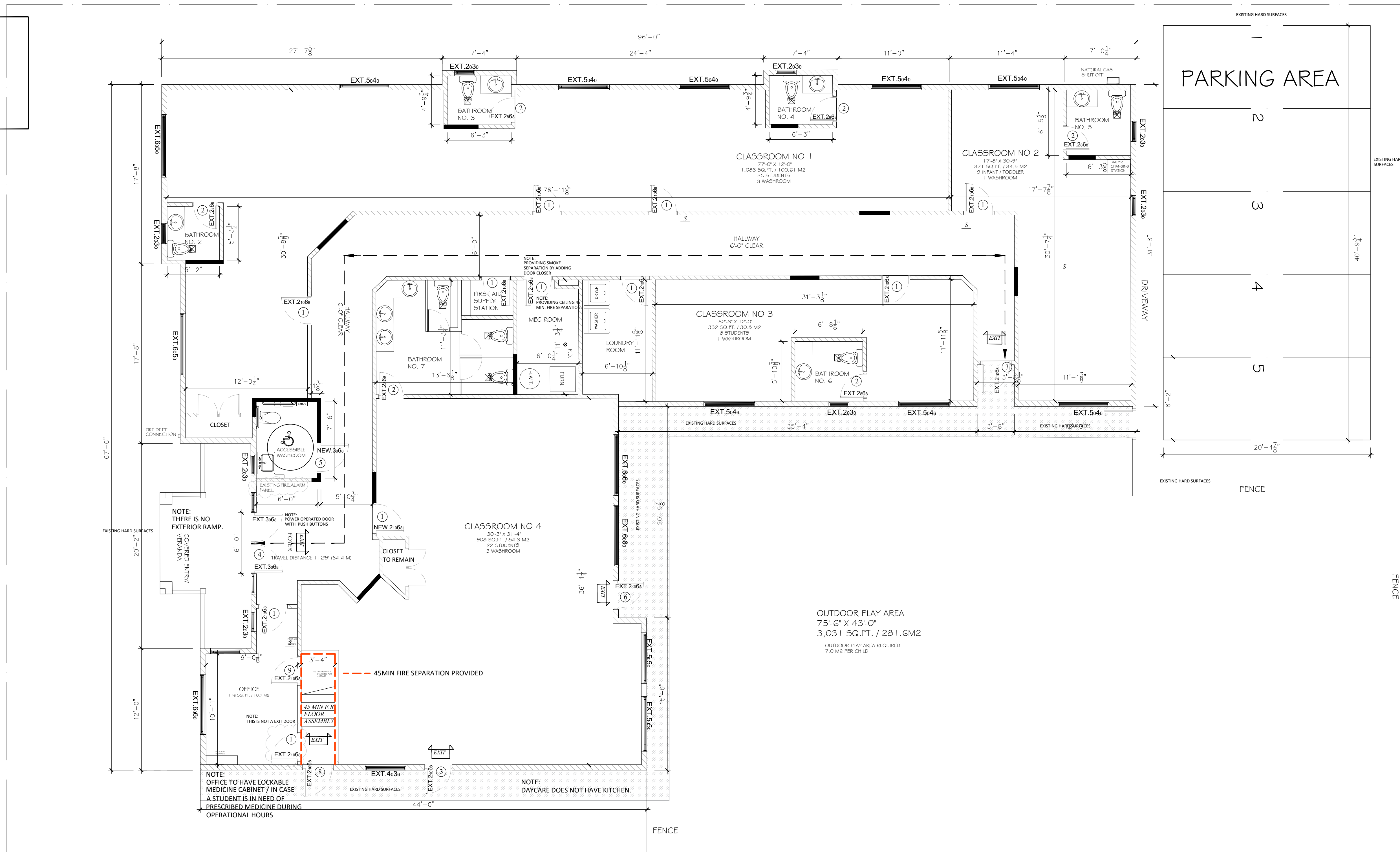
Client	HUSANPREET
Project	PROPOSED CHILDCARE
Address	962 LAURIER AVE, KELOWNA (BC)
Sheet	DEMOLITION FLOOR PLAN
Project number	2000.05

A - 2.2
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 - EXISTING WALLS
 - NEW WALLS
 - DEMOLISHED WALLS



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Project
PROPOSED CHILDCARE

Address
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Sheet
**PROPOSED
 FLOOR PLAN**

Project number **2000.05**

A - 2.3

Scale **AS SHOWN**

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NOTE : COMPLIANCE TO BCBC 2024 PART 3

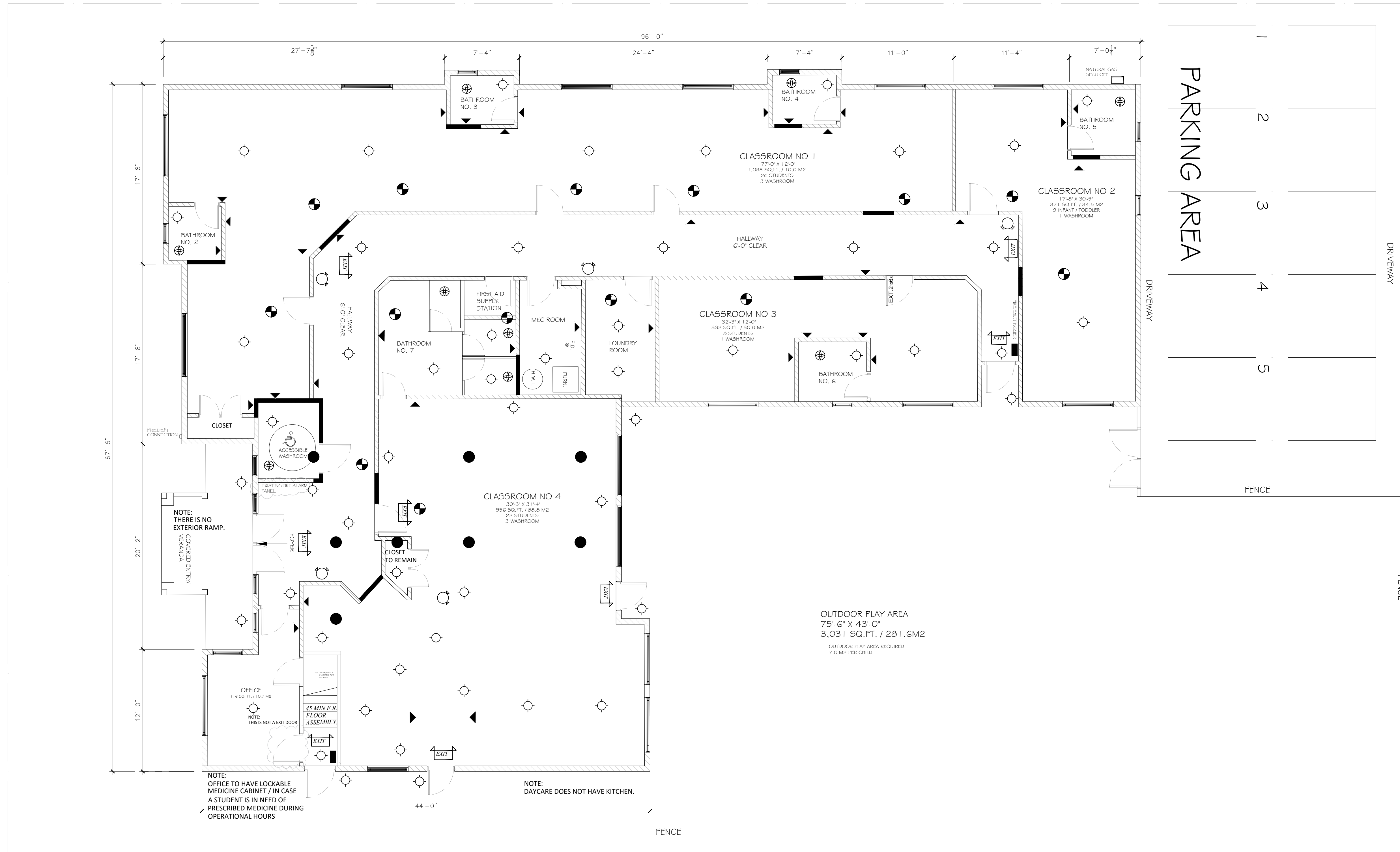
MAIN FLOOR PLAN
 SCALE: 3/16" = 1'-0"

DOOR SCHEDULE		
DOOR SYMBOL	TYPE	DETAILS
①	45 MIN FIRE RATED - C / W CLOSURE	C / W FIRE RATED FRAME
②	STANDARD INTERIOR NON RATED DOOR	
③	EXTERIOR HALF LITE DOOR - METAL CLAD	CONFIRM STYLE WITH OWNER.
④	FRONT EXTERIOR DOOR - TYPE AS PER OWNER.	METAL CLAD C/W 18" SIDELITES.
⑤	STANDARD INTERIOR NON RATED DOOR (L-3'-0")	
⑥	GREAT RM. REAR EXT. DOOR - FULL LITE.	CONFIRM STYLE WITH OWNER.
⑦	45 MIN. FIRE RATED - C / W FIRE ACTUATED CLOSURE	
⑧	SIDE STAIRWELL ENTRANCE	6 - PANEL METAL CLAD
⑨	45 MIN. FIRE RATED - C / W FIRE ACTUATED CLOSURE STANDARD INTERIOR DOOR - CUSTOM SIZE ANGLED TOP FOR STAIRWELL STORAGE	

NOTES:
 ALL DOOR SIZES AS PER INDICATIONS ON ARCH. PLANS.
 FIRE RATED DOORS - FRAME AND THRESHOLD AS PER BUILDING DEPT.
 ALL CLOSET DOORS TO BE FULL HT. AND WIDTH BI - PASS DOORS UNLESS OTHERWISE INDICATED. CONFIRM WITH OWNER.
 DOOR HARDWARE - BEDRMS AND BATHRMS - LEVER HANDLE PASSAGE SETS PREFERRED.



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Sheet
**PROPOSED RCP MAIN
 FLOOR PLAN**

Project number **2000.05**

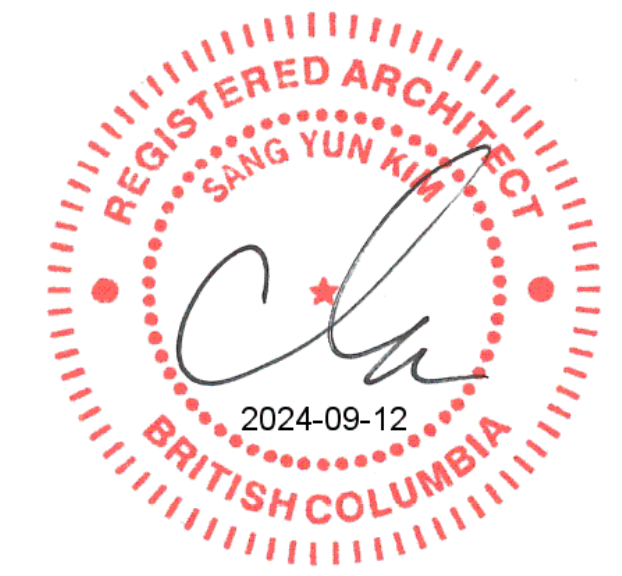
A - 2.4

Scale **AS SHOWN**

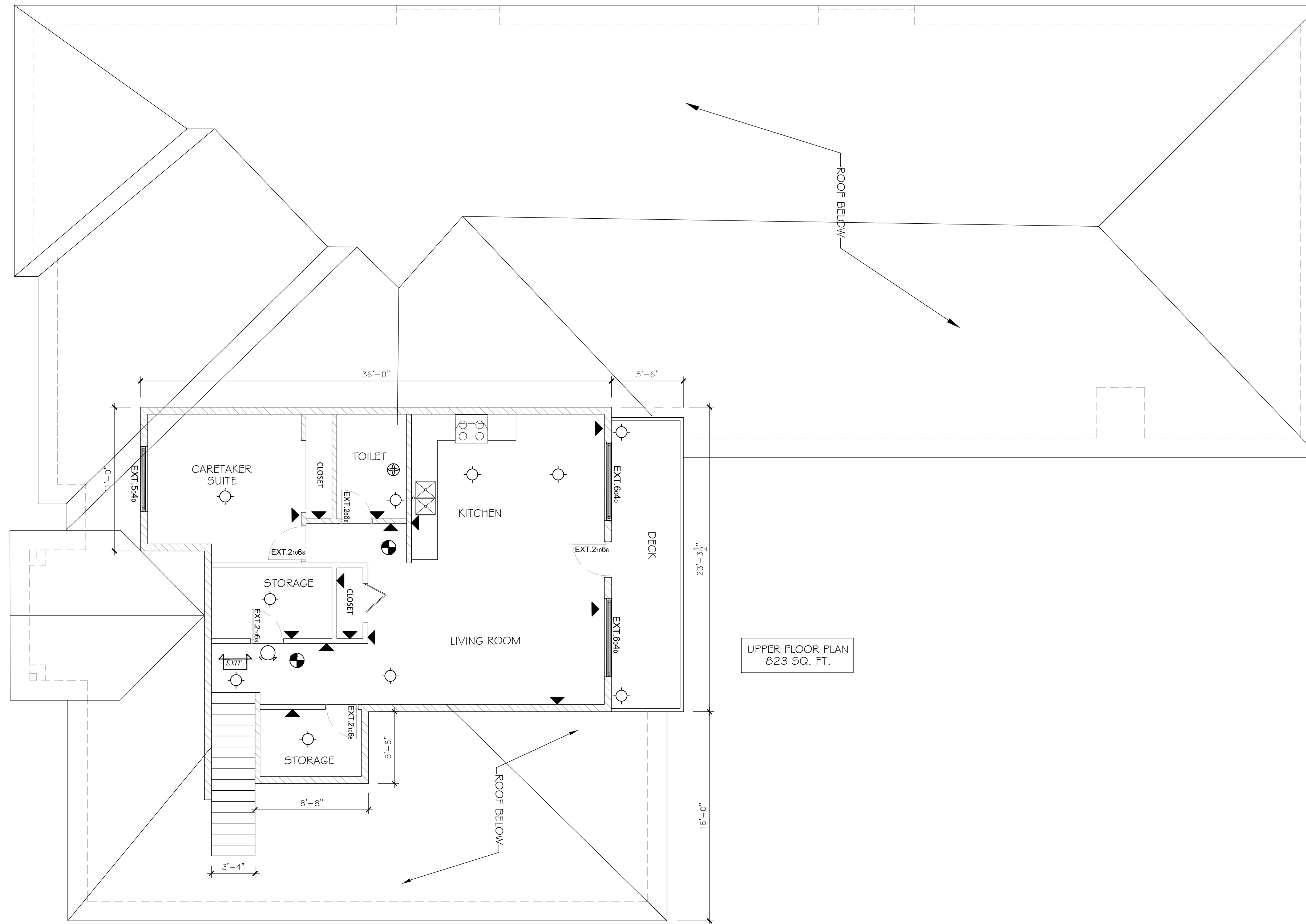
DRAWN BY **T.KORGAONKAR**

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	CEILING / WALL LIGHT
	CEILING LIGHT & FAN
	CEILING LIGHT C/W BLOCKING FOR FAN
	BATHROOM FAN
	SMOKE DETECTOR (INTER CONNECTED)
	EMERGENCY LIGHT
	EXIT SIGN
	LOW FLOW PENDENT SPRINKLER
	LOW FLOW SIDEWALL SPRINKLER
	PULL STATION

RCP MAIN FLOOR PLAN
 SCALE: 3/16" = 1'-0"



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RCP UPPER FLOOR PLAN
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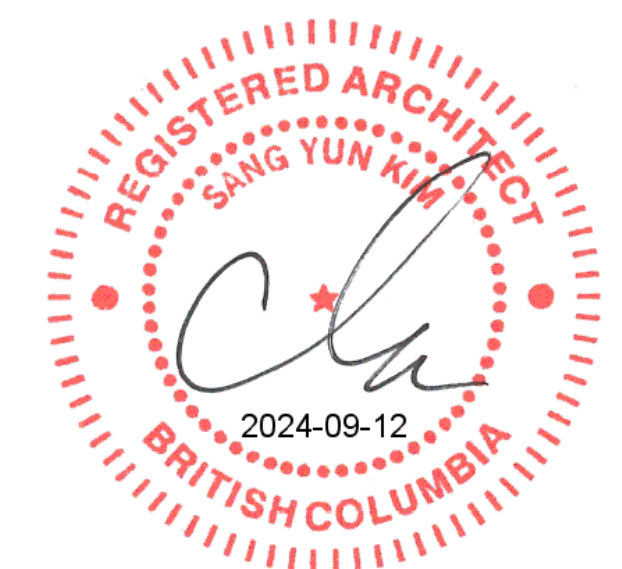
ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	CEILING / WALL LIGHT
	CEILING LIGHT & FAN
	CEILING LIGHT C/W BLOCKING FOR FAN
	BATHROOM FAN
	SMOKE DETECTOR (INTER CONNECTED)
	EMERGENCY LIGHT
	EXIT SIGN
	LOW FLOW PENDENT SPRINKLER
	LOW FLOW SIDEWALL SPRINKLER
	PULL STATION

2	BP APPLICATION	09-10-2024
1	Preliminary	08-09-2024
NO	DESCRIPTION	DATE

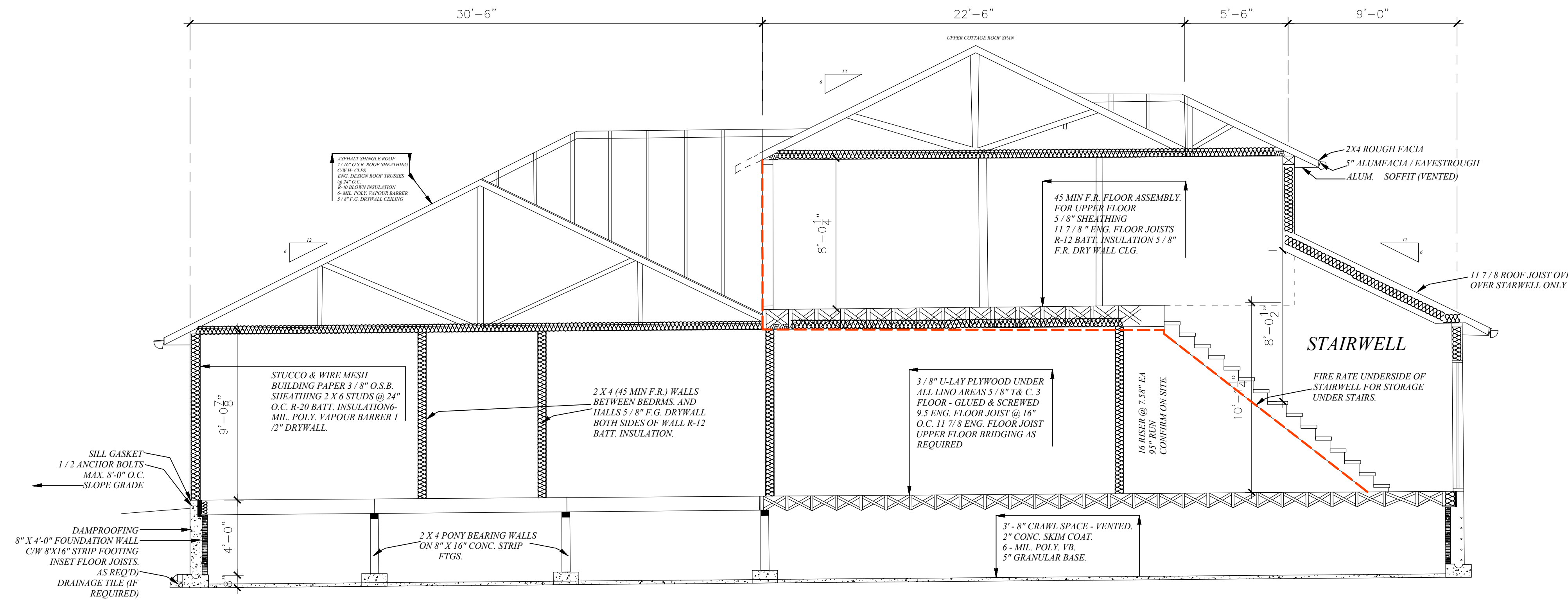
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Client	HUSANPREET
Project	PROPOSED CHILDCARE
Address	962 LAURIER AVE, KELOWNA (BC)
Sheet	PROPOSED RCP UPPER FLOOR PLAN
Project number	2000.05

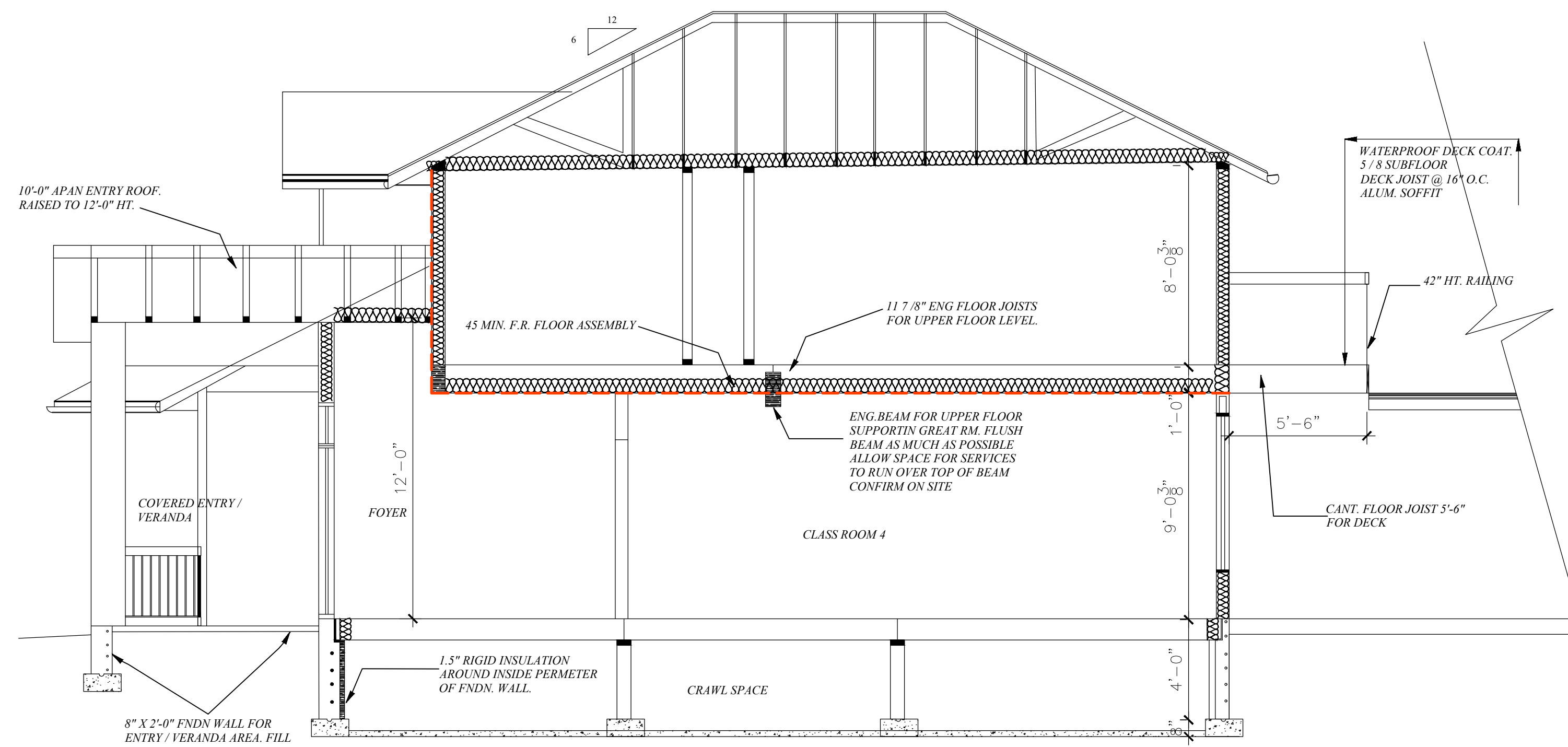
A - 2.5
Scale AS SHOWN
DRAWN BY T.KORGAONKAR



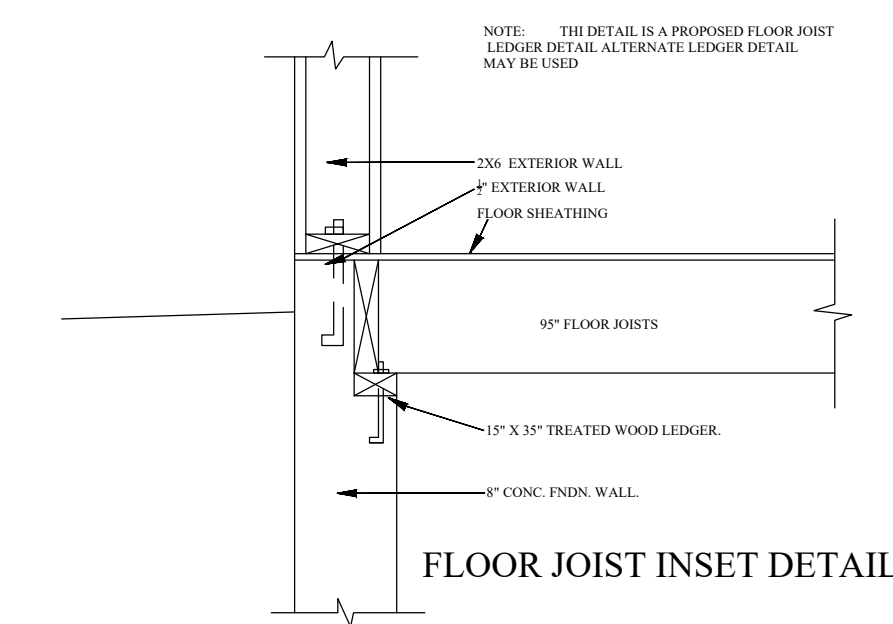
106-460 - DOYLE AVE.
KELOWNA, B.C. V3B 0N9
T. 778.318.4874 www.skarchitect.ca



BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"



BUILDING SECTION B-B
SCALE: 1/4" = 1'-0"

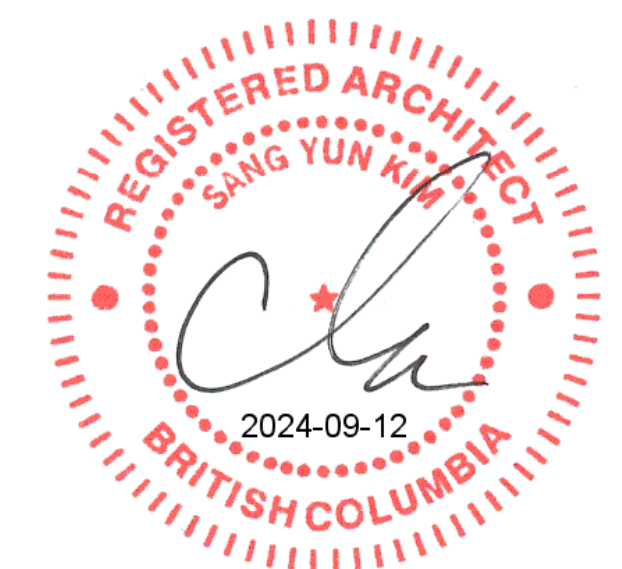


2	BP APPLICATION	09-10-2024
1	Preliminary	08-09-2024
NO	DESCRIPTION	DATE

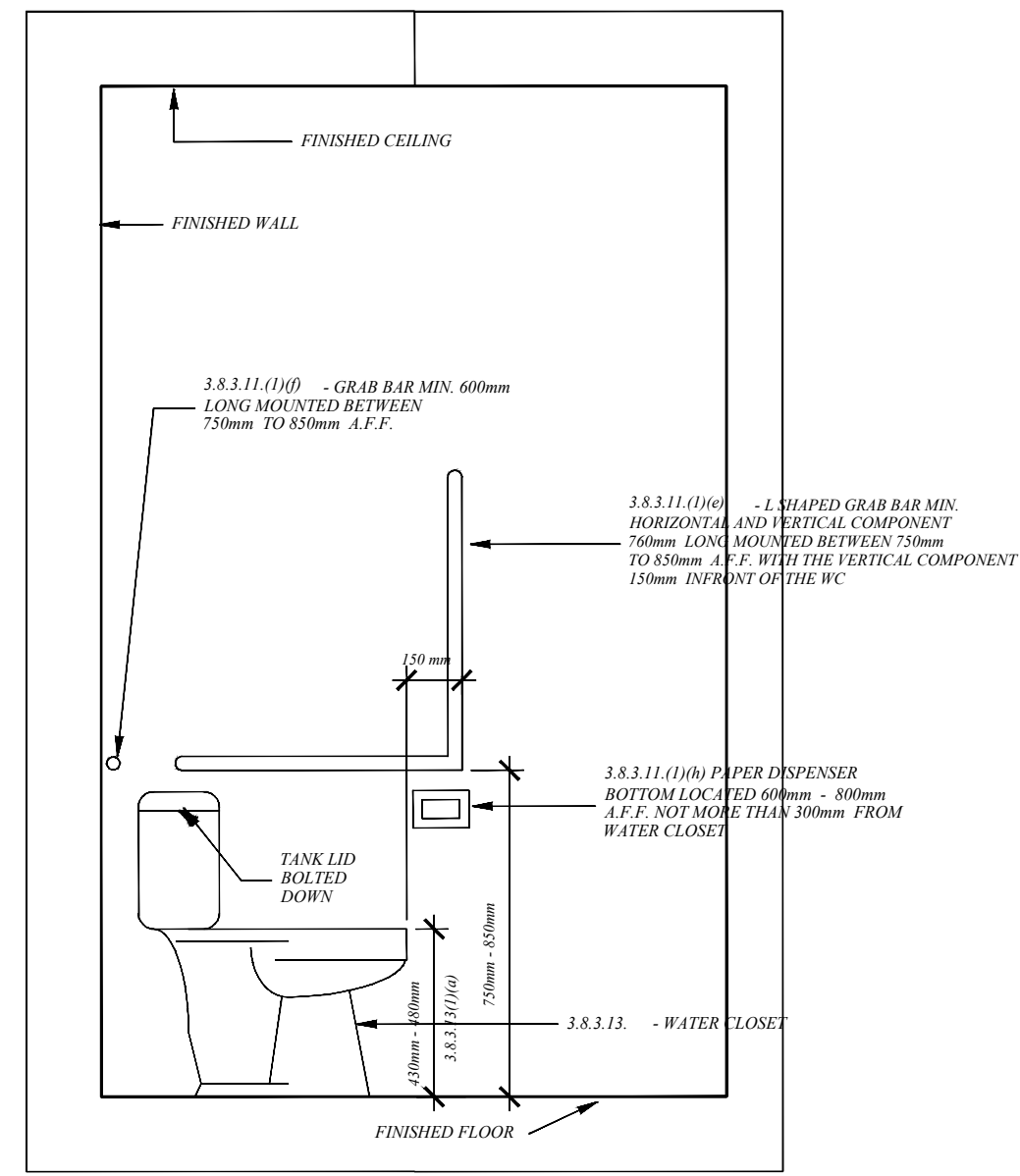
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Client	HUSANPREET
Project	PROPOSED CHILDCARE
Address	962 LAURIER AVE, KELOWNA (BC)
Sheet	BUILDING CROSS SECTIONS, ASSEMBLIES, & DETAILS
Project number	2000.05

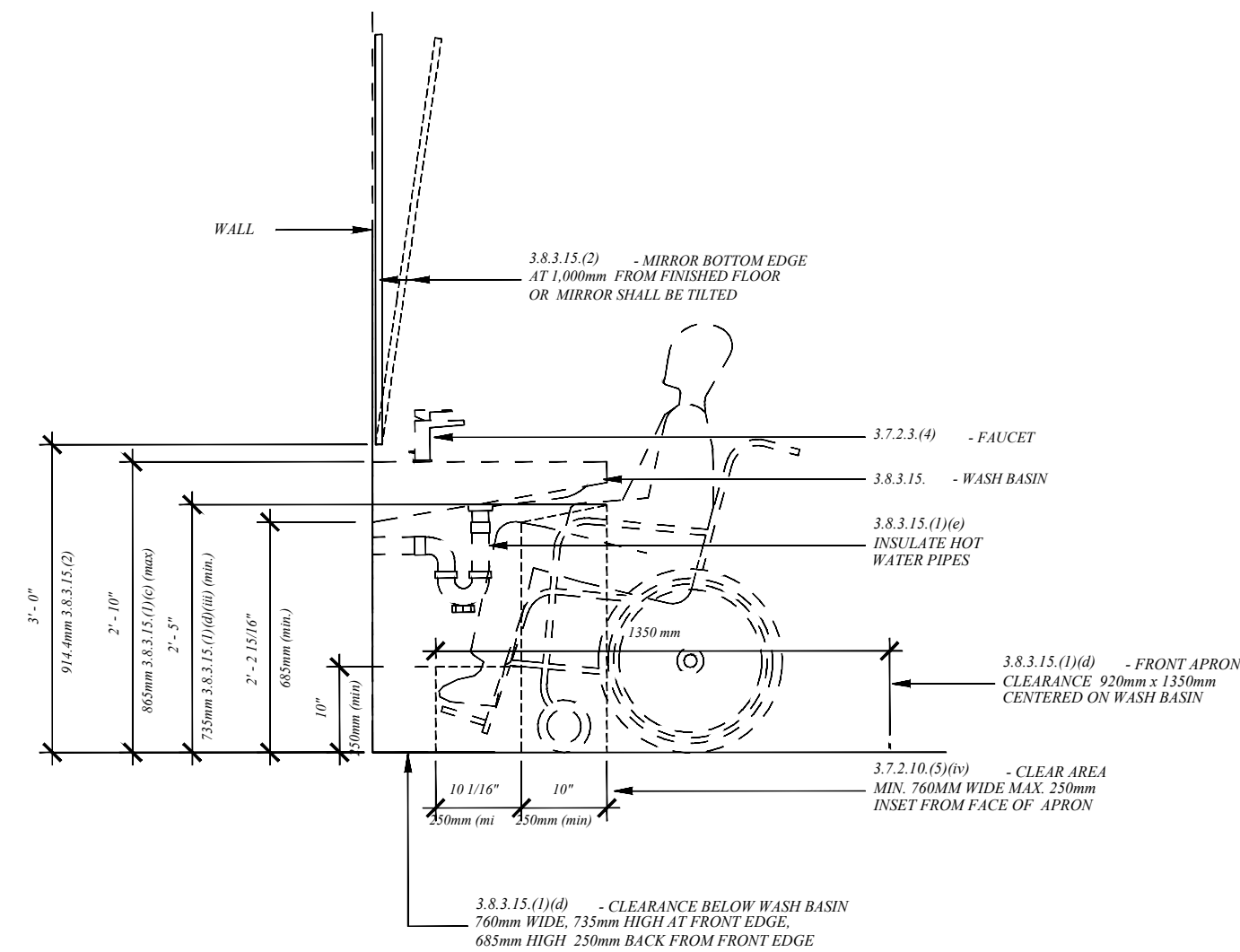
A - 3.0
Scale AS SHOWN
DRAWN BY T.KORGAONKAR



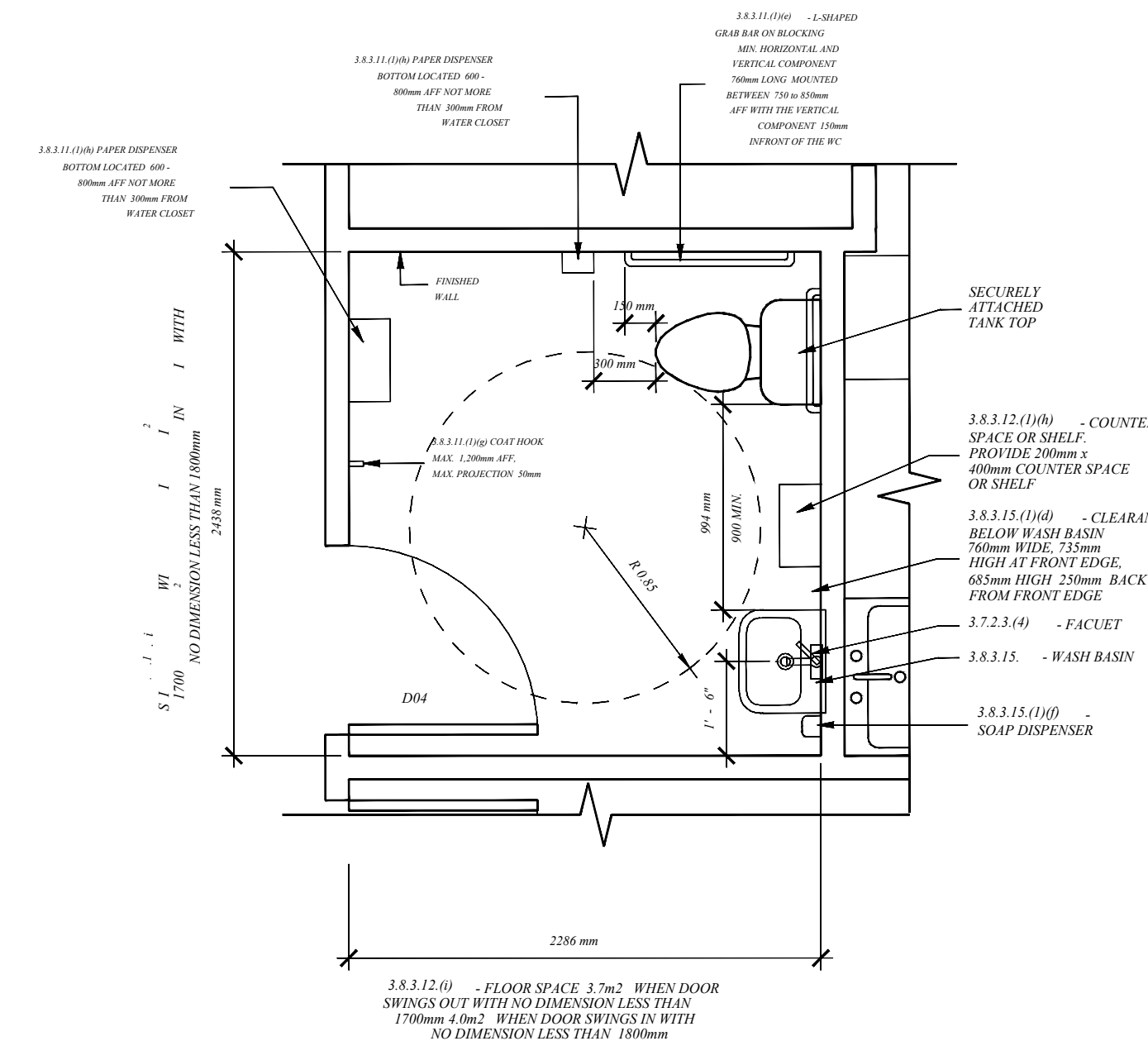
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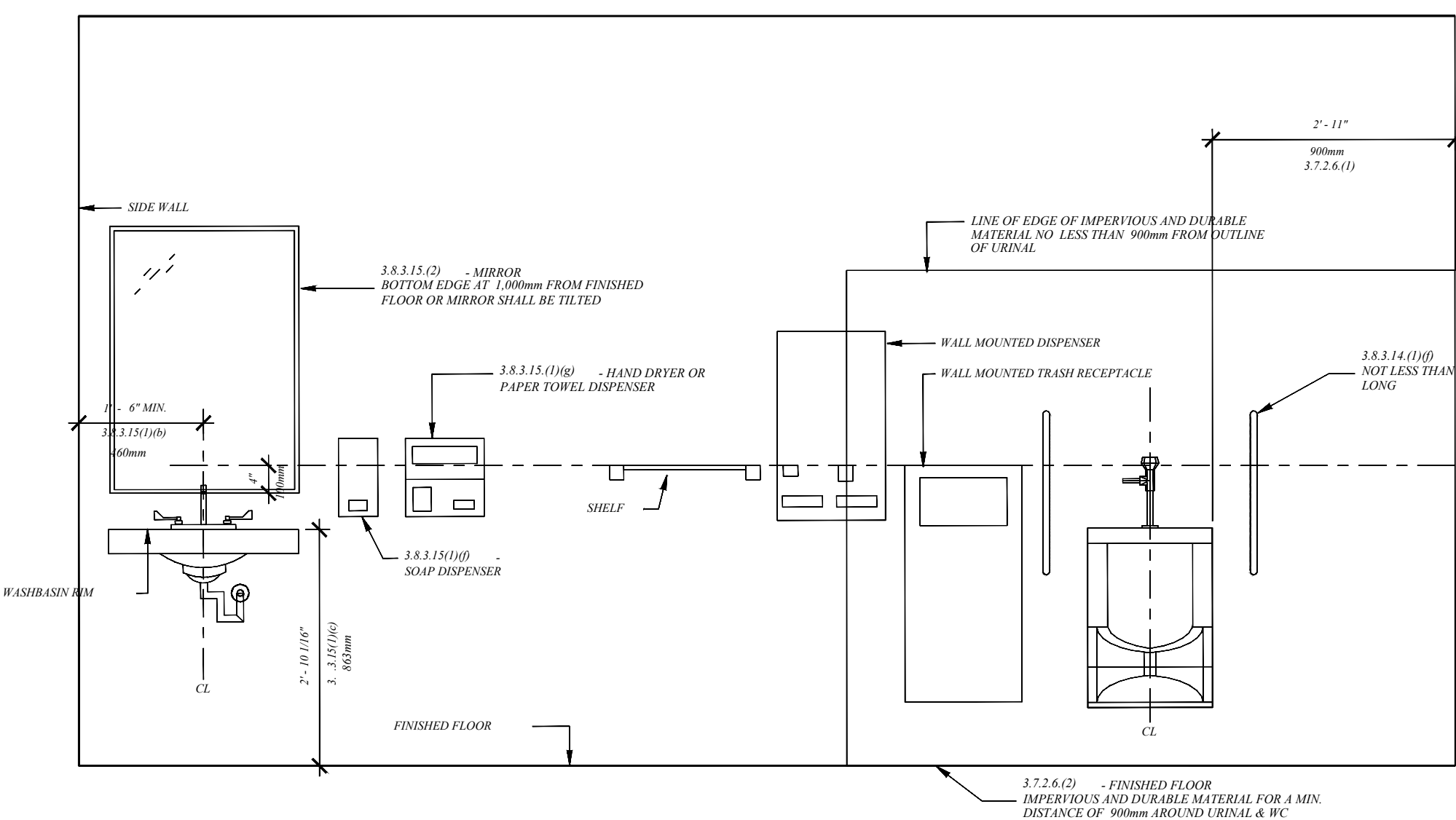
BASEMENT ACCESSIBLE WASHROOM ELEVATION
SCALE: 3/8" = 1'-0"



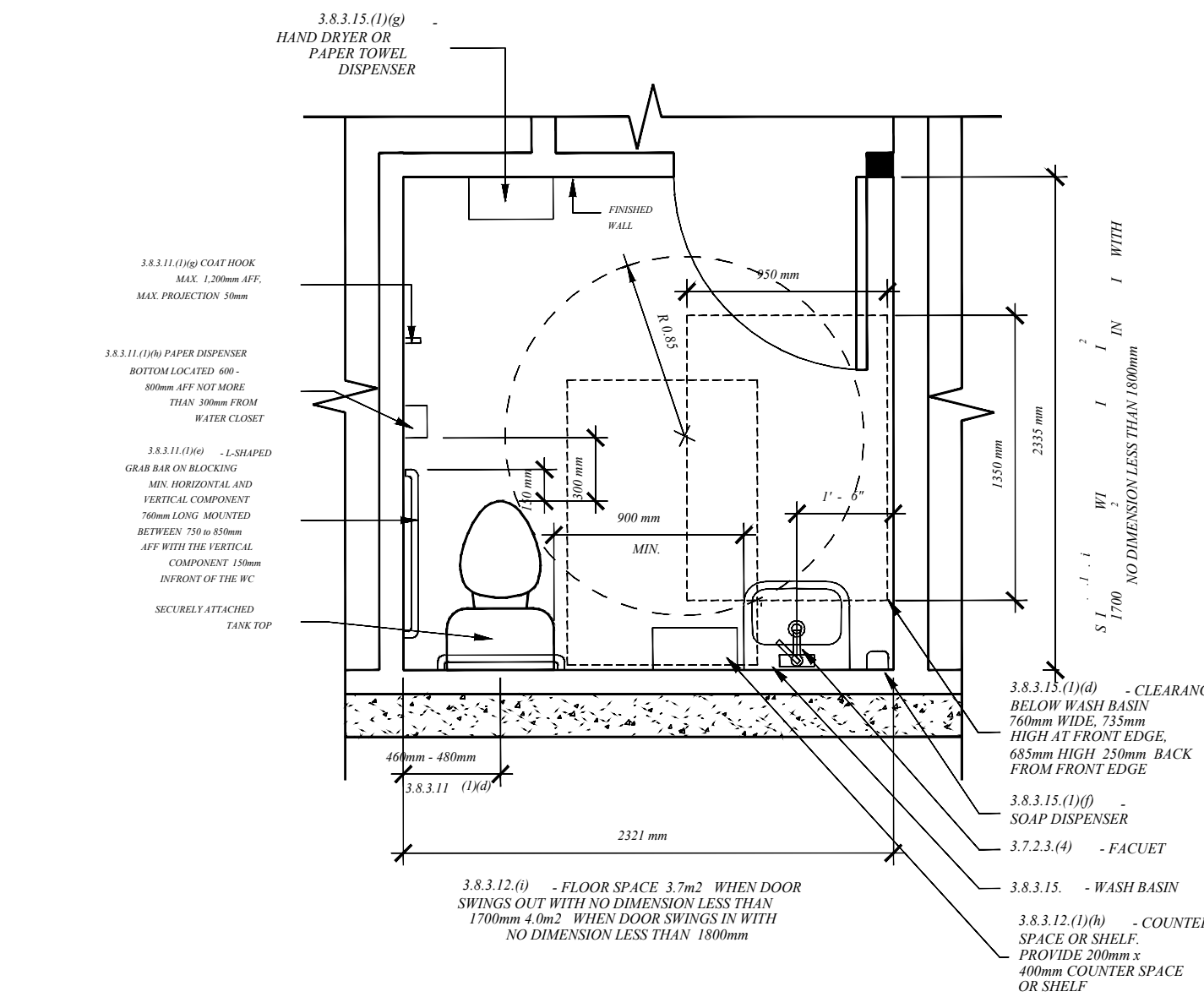
BASEMENT ACCESSIBLE WASHROOM CLEARANCES
SCALE: 3/8" = 1'-0"



PROPOSED - UNIVERSAL WASHROOM DETAIL - MAIN FLOOR
SCALE: 3/8" = 1'-0"



BCBC 2024 WASHROOM ACCESSORIES
SCALE: 3/8" = 1'-0"



PROPOSED - UNIVERSAL WASHROOM DETAIL - BASEMENT
SCALE: 3/8" = 1'-0"

2	BP APPLICATION	09-10-2024
1	Preliminary	08-09-2024
NO	DESCRIPTION	DATE

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Client
HUSANPREET

Project
PROPOSED CHILDCARE

Address
**962 LAURIER AVE,
KELOWNA (BC)**

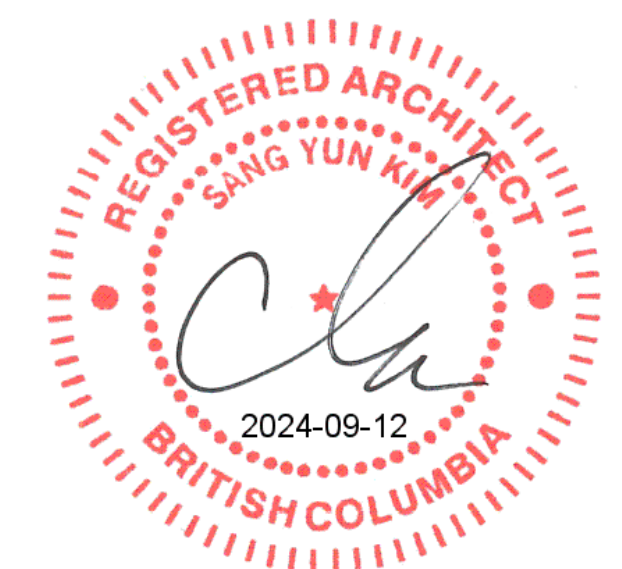
Sheet
**ACCESSIBILITY
DETAILS**

Project number **2000.05**

A - 3.1

Scale **AS SHOWN**

DRAWN BY **T.KORGAONKAR**



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