

May 14, 2018

Mr. Adam Cseke, Planner City of Kelowna Planning Department 1435 Water Street Kelowna, BC V1Y 1J4

RE: Development Proposal for 816 Clement Ave, Kelowna, BC – Development Rationale

Dear Adam:

Further to our prior meetings and correspondence we hereby submit this rationale letter, rezoning application, development permit application, text amendment application, and supporting documents in support of the above referenced property.

Introduction

The subject property is located at the northeast corner of Clement Avenue and Richter Street in Kelowna, BC (the "Property"). The Property is comprised of three legal lots that are approximately 5.34 acres (2.16 ha) in area combined and is currently zoned I2 (General Industrial) and I4 (Central Industrial).

In September 2017, PC Urban has applied to consolidate and subdivide the Property into two legal lots including a road dedication to the City: Lot A (1.21 ha) and Lot B (0.675 ha), and 0.277 ha of road – a 10-meter dedication to allow for widening of Clement Ave. In addition, we will be seeking to rezone the Property to I4 (Central Industrial) to allow for two light-industrial buildings on Lot B which complies with the current Official Community Plan (OCP) designation as Industrial (IND) land. In combination with the previously submitted mixed-use residential proposal on Lot A, this proposal compliments and completes the vision for this site. The transition from residential on Lot A to light-industrial on Lot B signifies the eastern boundary of residential zoning along Clement Avenue and maintains preservation of the industrial land.

The application on Lot A is currently under development review by the City of Kelowna and consists of retail at grade with residential units above. In contrast this proposal focuses on employment and industry related uses and will set a precedent for and encourage similar uses in the area. Based on preapplication discussions and meetings with the Planning Department and councilmembers, we understand the proposed form of development is strongly aligned with the City's objectives. This development proposal application reflects these previous discussions with Staff. Our proposed plan takes into consideration the strong support for creation of light-industrial spaces for businesses near the downtown core. PC Urban has developed similar projects in North Vancouver (Barrow Centre -1515 Barrow Street) and Vancouver (IntraUrban – 8811, 8855 & 8889 Laurel Street). Both projects have been well received by their respective community's and provide an attainable ownership option for small businesses interested in locating close to city centres with proximity to established transportation networks and shorter commute times than those found in the outer suburbs.

This Property is bounded by industrial users to the north (BC Tree Fruits, Sun Ripe, Sandhill Wines), a vacant lot to the east, single family residential to the south, and a new regional RCMP station to the west. In the larger context, the Property is a few blocks northeast of the downtown core, Bernard Street commercial corridor, and several large scale residential and mixed-use developments. Currently the Property has had all former improvements removed and remediated with three commercial Certificates of Compliance ("CoC") issued from the Ministry of Environment.

Development Rationale

The development rationale is to construct two strata titled buildings that intensify this underutilized Property in the center of Kelowna. Our proposed form of development takes into consideration the current market conditions and responds to a severe lack of market supply of small bay light industrial space.

The project consists of two buildings. The main building fronting Clement Avenue accommodates double height units at grade with mezzanines and glazed overhead doors facing the interior "mews". The upper level consists of general office space with generous outdoor amenity areas for employees. The second building fronting Vaughan Avenue provides double height flex units which could accommodate a range of light industrial, retail, and office uses.

The units at the western end of each building are intended to house restaurant or café style uses to provide amenity for the employees of this development and the residents of surrounding areas. These uses will also help animate the shared lane access between the two phases.

In order to accommodate these uses we are seeking the following text amendments to the I4 zoning bylaw:

- Offices
- Business support services
- Financial services
- Government services
- Health services
- Liquor primary establishment, major
- Retail liquor sales establishment
- Retail stores, convenience
- Retail stores, service commercial
- Retail stores, general
- Commercial schools

Design Rationale

Site Organization

The site is organized to provide maximum animation to the street frontages with Clement assuming the primary focus in the hierarchy. The "mews" environment, which accommodates all visitor and employee parking for the site, will act as the primary entry for all units and is heavily landscaped to provide a tranquil and enjoyable pedestrian environment. The outdoor dining areas for the two restaurants are oriented to receive south and western sun in Winter and Spring and will be shaded by Street trees in the hot summer months.

Form & Character

The project has been developed with a simple and rigorous design philosophy that draws up the areas industrial heritage. The Clement frontage incorporates a simple but harmonious rhythm of solid and void elements with transparent and opaque materials that provide both animation as well as individual identity and exposure for each of the tenants. Each unit entry is identified by wood lined framing elements that are reinforced by a recessed second storey balcony above them. These balconies provide south facing exposure with deep overhangs that shade the office windows from harsh summer sun while allow access to the sun in winter and spring.

Materials are warm and robust and reinforce the industrial heritage and include Board Form and Tilt-Up concrete, "Weathered Zinc" prefinished metal cladding with Natural Wood and weathered steel accents.

Landscape Design Rationale

Use of textured concrete paving, and concrete seat and wall elements will reflect on the traditional industrial materials and forms. Feature paving will have a wood pattern, along with chunky timber elements and weathered steel, to express and reflect the historic patterns and materials of the area. Elements will be durable and simple in a modern manner by using the material textures to generate historic impressions without trying to imitate historic forms.

Plantings will also help the project fit in with the context and the local ecology. Drought tolerant, local, and native plant choices will be expressive of Kelowna while being durable and attractive in all seasons. Mixed with natural stone and wood elements, plantings will feel very expressive of the area.

Clean and simple materials will be fitting to the style of the architecture and help reduce maintenance demands. Detailing for landscape elements will look to the architectural forms for inspiration as plans develop. Plant materials are in addition selected based on low-maintenance and highly attractive characteristics with low water requirements. These components combined are designed to maximize the year-round visual interest and function of the landscape designs.

Civil & Storm Water Management

Draft civil drawings including Servicing, Grading, and ESC drawings have been included in the submission. A storm water management plan has also been included in the submission which proposes use of infiltration tanks for Lot A. Lot B will use an Oil Grit Separator, impermeable underground storage

tanks and discharge controlled runoff to the Lot A stormwater management system via an SRW in favour of Lot B. The storm sewer on Clement frontage of Lot B is far too shallow to connect the Lot B stormwater tank via gravity. Hence an SRW through Lot A allows for a connect to a deeper gravity outlet near Richter Street.

Summary

We believe the proposed form of development is consistent with and compliments the existing industrial and residential neighborhood, provides employment generating opportunities to the City, and maintains continuity of the urban environment. Based on the successful completion of our previous urban Industrial projects, we are confident that the form of development is balanced and will function well for land use, parking, and tenant operations.

Thank you for your time and consideration. We look forward to advancing this application through the approval process. Please contact PC Urban should you require any additional information or would like to meet to discuss the application.

Respectfully submitted,

PC Urban Clement Holdings Ltd.

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Shawn Oh Assistant Development Manager



This permit relates to land in the City of Kelowna municipally known as

816 Clement Avenue, Kelowna, BC

and legally known as

Lot B, Section 30, Township 26, ODYD, Plan EPP83554

and permits the land to be used for the following development:

Industrian and Commercial USE as per Zoning Bylaw

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision	
Decision By:	COUNCIL
Development Permit Area:	Comprehensive
Existing Zone:	l4 – Central Industrial
Future Land Use Designation:	IND - Industrial

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: PC Urban Clement Holdings Ltd., Inc. No. BC 1099980

Applicant: PC Urban – Shawn Oh

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of \$193,128.75 (estimate of \$154,503 x 125%) or
- b) A certified cheque in the amount of **\$193,128.75** (estimate of **\$154,503 x 125%**)

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

5. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

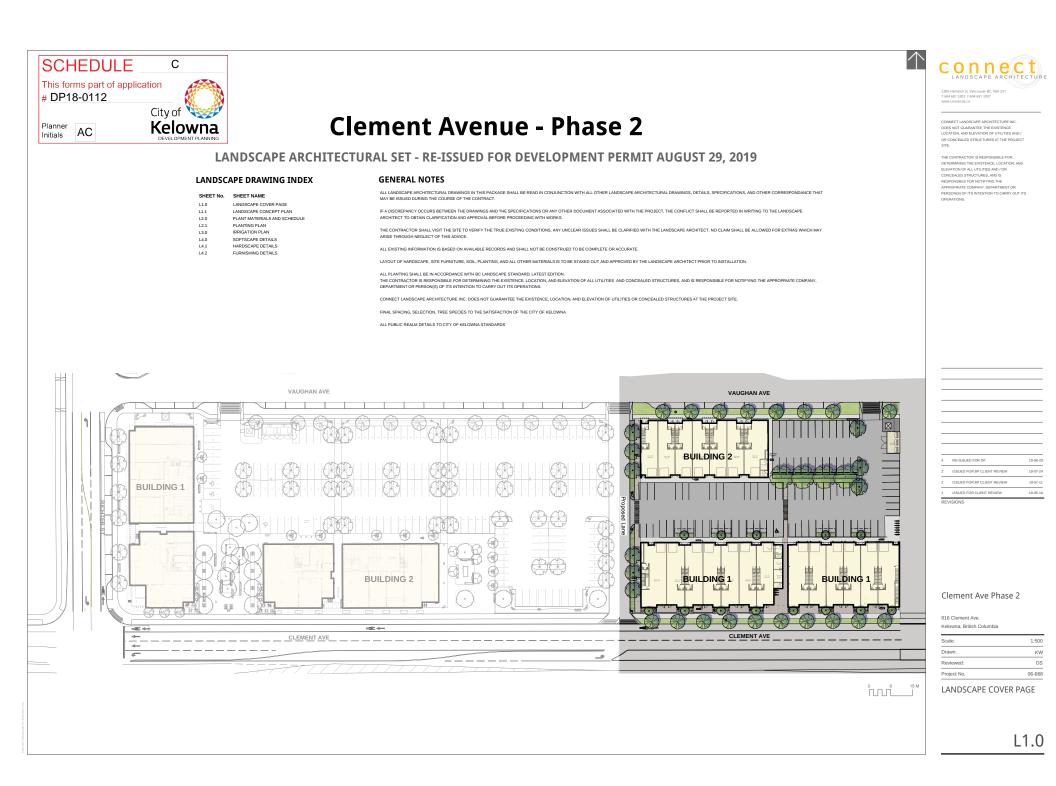
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

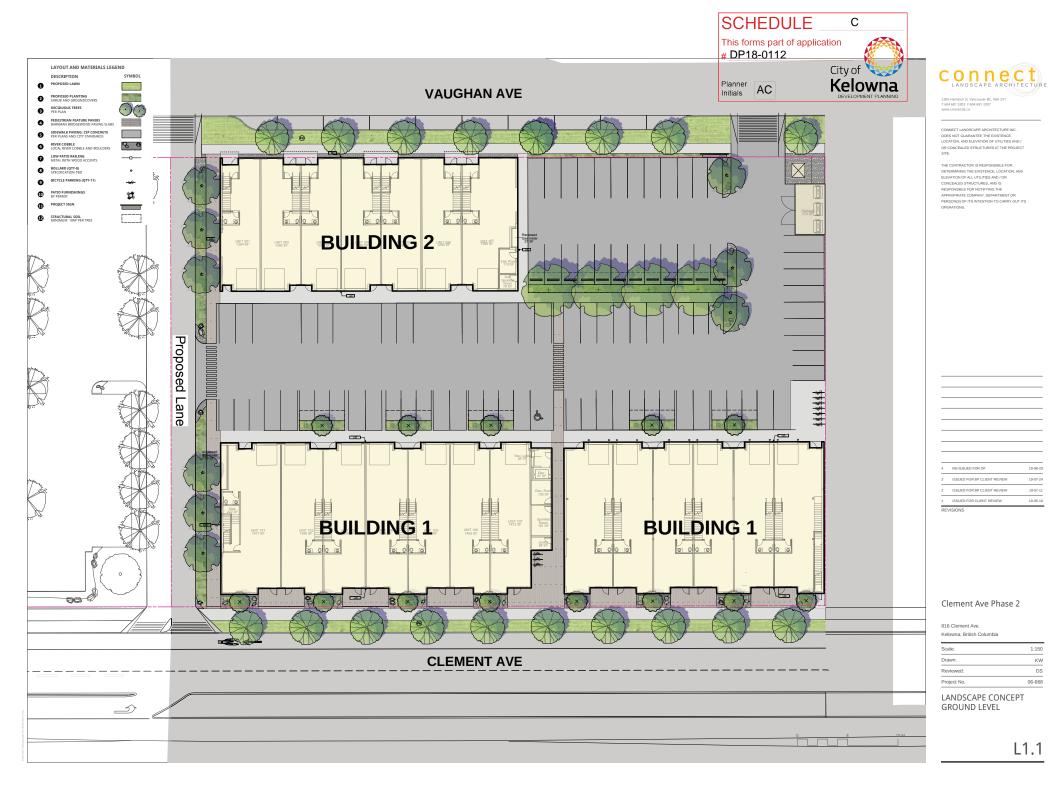
The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>. Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.











LANDSCAPE CHARACTER

•RUSTIC MATERIALS COMBINED WITH DROUGHT-TOLERANT PLANTS. •ATTRACTIVE ORNAMENTAL GRASSES MIXED WITH NATIVE AND DROUGHT-TOLERANT SHRUBS AND PERENNIALS •COCAL MATERIALS, RIVER COBBLE, BOULDERS







PLANT SCH	EDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SUN EXP.
Trees						
	19	Acer rubrum 'Armstrong'	Armstrong Red Maple	7cm cal. 1.8m std. Full braching B	As Shown &B	0
×	13	Fagus sylvatica 'Dawyck Gold'	Columnar Golden Beech	6cm cal. 1.8m std. Full braching B	As Shown &B	00
	9	Fraxinus pennsylvanica 'Prairie Spire'	Prairie Spire Ash	7cm cal. 1.8m std. Full braching B	As Shown &B	00
+	4	Tilia cordata 'Greenspire'	Greenspire Linden	7cm cal. 1.8m std. Full braching B	As Shown &B	00
Shrubs						
*	117	Berberis 'Ruby Glow'	Dwarf Red Barberry	#3 pot	@600mm O.C.	0
\otimes	14	Cornus sericea 'Arctic Fire'	Dwarf Dogwood	#2 pot	@750mm O.C.	00
œ	182	Cotoneaster dammeri	Little Leaf Cotoneaster	#2 pot	@600mm O.C.	00
֎	82	Ericameria nauseousus	Rabbit Bush	#2 pot	@600mm O.C.	00
0	114	Picea abies 'Nidiformus'	Bird's Nest Spruce	#2 pot	@600mm O.C.	00
⊕	98	Symphoricarpos albus	Snowberry	#3 pot	@600mm O.C.	00
Ornamental Gras	ses					
0	48	Calamagrostis x Acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot	@750mm O.C.	0
\otimes	74	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#2 pot	@750mm O.C.	00
۲	60	Sporobolus heterolepis	Prairie Dropseed	#2 pot	@600mm O.C.	0
Perennials						
	6	Achillea millefolium	Yarrow	10cm pot	@450mm O.C.	0
•				10cm pot	-	-
0	56	Echinacea purpurea	Purple Cone Flower	#1 pot	@600mm O.C.	00
۲	24	Rudbeckia triloba	Browneyed Susan	#1 pot	@600mm O.C.	0



Full Sun O Part Sun / Shade I Shade

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CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND LERIVATION OF ALUTLITIES AND IS CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PRESON(3) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

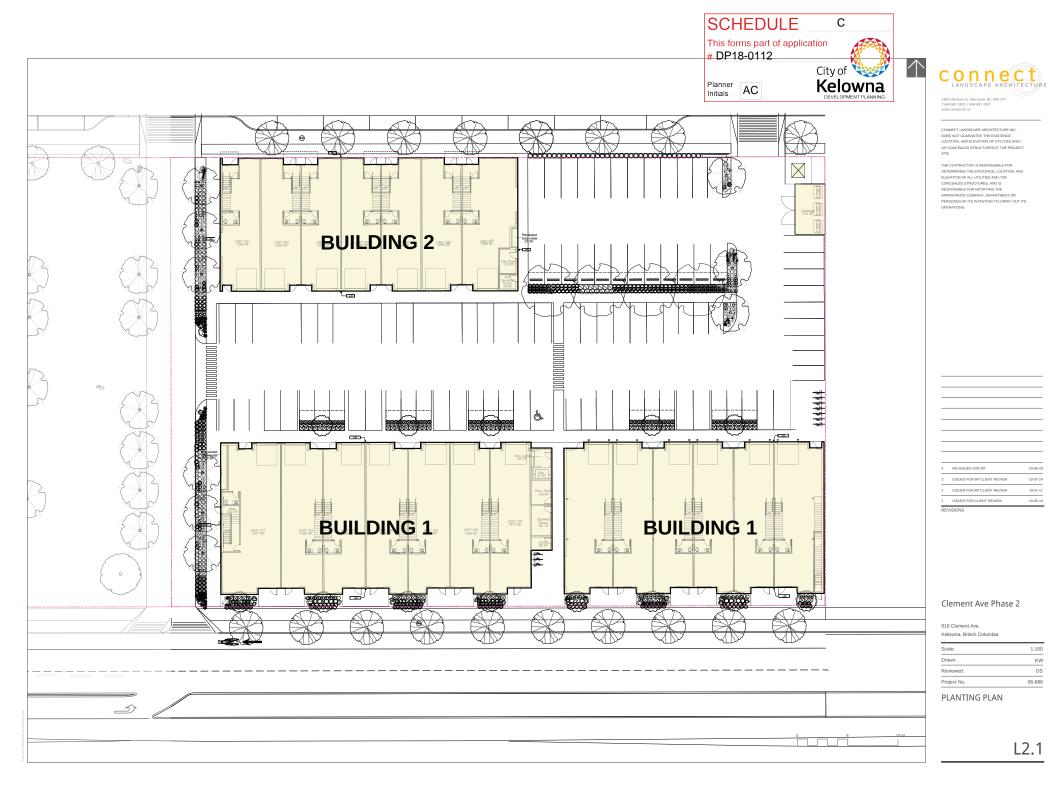
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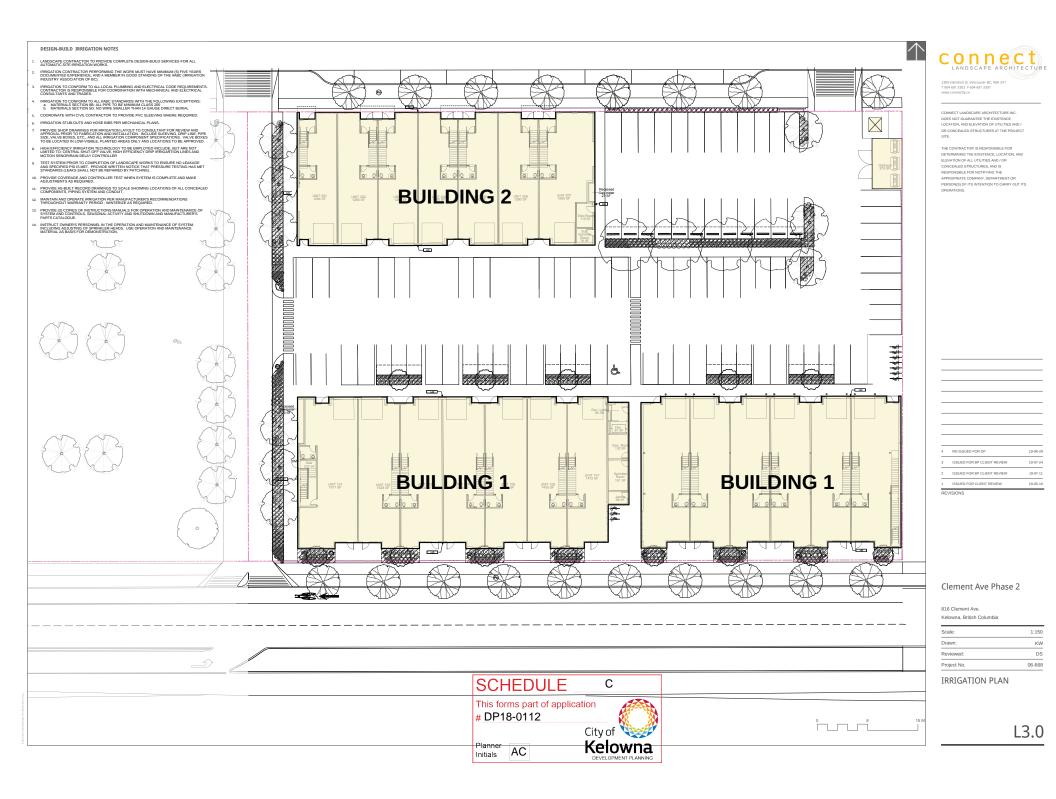
Clement Ave Phase 2

816 Clement Ave. Kelowna, British Columbia Scale: 1:500 Drawn: KW Reviewed: DS

Reviewed: DS Project No. 06-668 PLANT MATERIALS

& SCHEDULE







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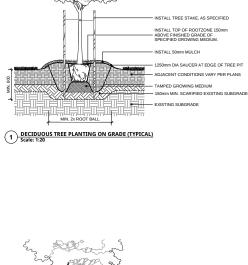


Clement Ave Phase 2

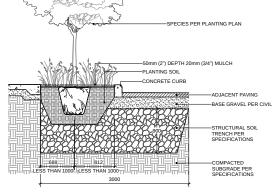
816 Clement Ave. Ke

-WN Sca Dra KW Re DS Project No. 06-668

SOFTSCAPE DETAILS



PECIES PER PLANTING PLAN



NOTE: 1. MINIMUM 10m3 STRUCTURAL SOIL PER TREE.

4 TREE PLANTING WITH STRUCTURAL SOIL Scale: 1:20



- EXISTING SUBGRADE ON GRADE 2 SHRUB AND GROUNDCOVER PLANTING (TYPICAL) Scale: 1:25

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- INSTALL SPECIFIED GROWING MEDIUM TO MINIMUM 450mm DEPTH - OPTIONAL BULB PLANTING AT CENTRE OF ANNUAL "TRIANGLE" EQUIDISTANT FROM EACH PLANT O.C. - 150mm MIN. SCARIFIED EXISTING SUBGRADE

DISTANCE FROM EDGE IS HALF THE SPECIFIED O.C. SPACING ROW

- SPECIES PER PLANTING PLAN - INSTALL MULCH TO 50mm DEPTH

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ି ୫୦ - PLANT CENTRE

TRIANGULAR SPACING AT SPECIFIED O.C. DISTANCE -SEE PLANT SCHEDULE OPTIONAL : BULB PLANTING AT CENTRE OF ANNUAL "TRIANGLE" EQUIDISTANT FROM EACH PLANT O.C.

POSITIVE DRAINAGE at Manual Manual Manual Manual Manual Mar. - SOD AS PER SPECIFICATIONS SAND BASED GROWING MEDIUM TO 100mm DEPTH. AS SPECIFIED - 150mm MIN. SCARIFIED EXISTING SUBGRADE X EXISTING SUBGRADE ON GRADE

3 SOD LAWN (TYPICAL) Scale: 1:10

L4.0

L4.1

DS

06-668

HARDSCAPE DETAILS

Scale

Reviewed: Project No.











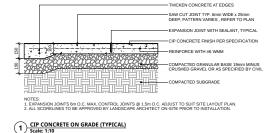


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(3) COBBLE ROCK AND BOULDER ON GRADE (TYPICAL) Scale: 1:10

(LEA)

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NOTES: 1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAVOUT PLAN, 2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

- ADJACENT CONDITIONS VARY PER PLANS

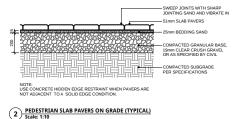
- CURB BY CIVIL

- COMPACTED SUBGRADE

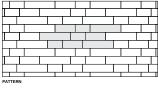
- BOULDER 305mm-610mm (12*-24*) +/- PER PLANS

150mm (6") COBBLE ROCK SET LOOSE ON TOP OF BASE GRAVEL 150mm TYPICAL



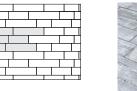


BROCKINGO SLAB PAYER MANUFACTURED BY BARKMAN CONCRETE LTD. COLOR: WEATHERD GREY PATTERN RUNNING BOND STEE BOMM X SEMM STAILING SCAP SA BAY X 71 STEE BOMM X SEGMA STAILING SCAP SA BAY X 71 HOMM X SEGMA X SLIMI (17.32 X 9.84 X 7) EFER TO MANUFACTURERS SFECTIONOS FOR INSTALLATION









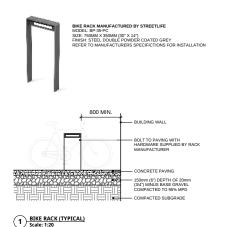


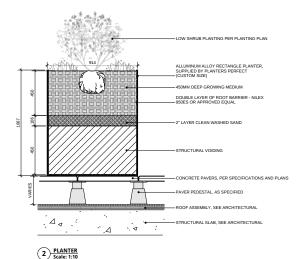
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SCHEDULE	С
This forms part of appli # DP18-0112	ication
Planner Initials AC	City of Kelowna

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_	RE-ISSUED FOR DP ISSUED FOR BP CLIENT REVIEW	19-08-2
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Clement Ave Phase 2

816 Clement Ave. Kelowna, British Columbia Scale: AS SHOWN Drawn: KW

Reviewed: DS Project No. 06-668

FURNISHING DETAILS

ON-SITE LANDSCAPE COST ESTIMATE

PROJECT:	Clement Phase 2
DATE:	August 29, 2019
PREPARED BY:	Katharine Walker
REVIEWED BY:	David Stoyko



2305 Hemlock St Vancouver, B.C. V6H 2V1 Phone: (604) 681-3303 Fax: 681-3307

LANDSCAPE

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	FURNISHINGS				
1.1	BIKE RACKS	EA	10	\$2,000	\$20,000
2	PAVING				
2.1	CIP CONCRETE	/M2	570	\$60	\$34,200
2.2	UNIT PAVERS	/M2	370	\$75	\$27,750
2.3	DECORATIVE ROCK AND BOULDERS	/M2	85	\$40	\$3,400
3	PLANTING				
3.1	DECIDUOUS TREES	EA	26	\$750	\$19,500
3.2	PLANTING (INC. GROWING MEDIUM IRRIGATION)	/M2	295	\$100	\$29,500
				SUB TOTAL	\$134,350
				15% Contingency	\$20,153
				TOTAL	\$154,503

NOTES:

1. CONNECT LANDSCAPE ARCHITECTURE INC., DOES NOT GUARANTEE THE ACCURACY OF THESE ESTIMATES.

2. COSTS ARE PRELIMINARY ONLY AND ARE BASED ON CONNECT LANDSCAPE ARCHITECTURE INC., DP DRAWINGS DATED AUGUST 2019.

 THE COST OF WORK AND TIME ESTIMATES PROVIDED ARE SUBJECT TO CHANGE IN UNIT PRICES AND THE VOLATILITY OF TRADES AND AS SUCH COSTS ARE CONTINGENT UPON FACTORS WHICH CONNECT LANDSCAPE ARCHITECTURE HAS NO CONTROL.
 EXACT COSTS TO BE DETERMINED ONLY WHEN TENDERS HAVE BEEN RECEIVED FOR THE WORK.

5. EXCLUSIONS INCLUDE, BUT NOT LIMITED TO: SITE SERVICING (CIVIL/ELECTRICAL), ROAD AND CURB RENOVATION, DEMOLITION, OFF-SITE DISPOSAL, CONTAMINATED MATERIALS, LIGHTING, MAINTENANCE, ROUGH GRADING AND CONSULTANT FEES.

6. COSTS REFLECTS 2016 PRICES AND INCLUDES DELIVERY AND INSTALLATION, UNLESS OTHERWISE NOTED.









•• PCurban property re-imagined



TKA+D

PROJECT TEAM: ш 5 4 H **OPMEN** CIVIL ENGINEER **U** Ш О PARKING SUMMARY: Total Parking Required: 2 stal/ 100sm Total Parking Provided: 94 Accessible Stall 12'-0" x 18-0" 1 Regular Stall 9'-0" x 18'-0" 53 Small Car Stall 9'-0" x 16'-0" 33 Loading 12' x 20' 7 *Not incl. services rooms/exits/stairs **BICYCLE PARKING** Ζ SUMMARY: EME Total Class II Parking Required: 0.3 spaces/ 100sm 11 Total Parking Provided:

108*

LOADING SUMMARY:

Total Loading Bays Required Grade Bay: 1 space/1900sm 2

Total Loading Bays Proposed:

Grade Bay: 1 space/1900sm 7

TEAM:	SUMMARY:																
DEVELOPMEN MANAGER	 PROTECTION 3.1.2 BUILDING CLASSIFICATION: 3.2.3.1 LIMITING DISTANCE AND UNPROTE 										,						
	1090 West Georgia #880, Vancouver, BC P. 604 282.6085	3.1.2.1. CLASSIFICATION BY OCCUPANCY: PROPOSED: GROUP F2: INDUSTRIAL - MANUFACTURING (Approx. 75.0% of GFA) GROUP D: BUSINESS & PERSONAL						OPENINGS: (Table 3.2.3.1.E)									
	Shawn Oh						SPATIAL SEPARATION CALCULATIONS F-2 & D (BLDG 1-2 E UNPROTECTED C										
ARCHITECTS	Taylor Kurtz	SERVICES (Approx. 25.0% of GFA) 3.1.3 MULTIPLE OCCUPANCY REQUIREMENTS: 3.1.3.1. SEPARATION OF MAJOR				SERVICES (Approx. 25.0% of GFA) 3.1.3 MULTIPLE OCCUPANCY REQUIREMENTS:						D FACE AF		UNPRO OPENIN (TABLE 33.3	GS	D	CONSTR REQUIR (TABLE 11.1
	Architecture + Design Inc. 102-1183 Odum Drive, Vancouver, BC P. 604.569.3499 F. 604.569.1394 Drain Tavlor, Architect AIBC Patrick Murphy	OCCUPANCIES: NO SEPARATION R AND D MAJOR OCC 3.1.17 OCCUPANT LO	REQU	URED BE	TWEEN	F2		LOCA.	LIMIT. DISTAN. (m)	WALL AREA (sm)	ALLOW.	(sm)	».	C contratible AC son-contra			
STRUCTURAL	WSB Consulting	OCCUPANT LOAD: Area Classification (B		3.1.17.1	,			E-PL-L1 E-PL-L2 E-PL-L1	0.2 0.2 46.5	169 67 117	0% 0% 100%	0% 0% 6.25%		C or NC C or NC C or NC			
ENGINEER	Engineers 118-3855 Henning Dirve, Burnaby, BC		_	Area		Area /	Occupants	E-PL-L2	46.5	43	100%	6.25%	6 10	C or NC			
	P. 604.629.6700 F. Kevin Lemieux			(SF)	(sq. m.	Occupar (sm / p)	4				(THELE 33.3		_				
		B1 - main floor	L1	20.220	1.878	9.3	207		SEPARAT	_	-			CONSTR			
MECHANICAL	Bycar Engineering	B1 - office	B1 - mez L1 7,070 657 9.3 69 B1 - office L2 13,990 1300 9.3 140				F-2 & D (E EXPOSE	F-2 & D (BLDG 1-2 W EXPOSED FACE AREA)			UNPROTECTED OPENINGS						
ENGINEER	105A-7808 132nd Street, Surrey, BC		12	4,590	426	9.3	44	LOCA.	LIMIT.	WALL	ALLOW.	PROF	P.	C combustible M [®] analysiste			
	Paul Duong	TOTAL AREA		55,140	5,122		553		DISTAN. (m)	AREA (sm)		(sm)					
		Notice: Occupant Loads where noted an provided by the terrart, otherwise by po	re actuals coupert to	eaflicade ad calculation.				W-PL-L1	7.5	169	32%	27%	46	C or NC			
	emetz (S/A) & Associates Ltd.	3.2.2 BUILDING SIZE			CTION:			W-PL-L2	7.5	67	66%	9%	26	C or NC			
ENGINEER	2009 West 4 ave. Vancouver. BC	3.2.2.5 HEIGHT & A BUILDING 1:	3.2.2.5 HEIGHT & AREA:					W-PL-L1 W-PL-L2	7.5	117	44% 94%	9% 23%	10 10	C or NC			
	2009 West 4 ave, Vancouver, BC P. 604.736.6562	BUILDING HEIGH									(7481633.3	10		<u> </u>			
	Darran Neuman	BUILDING AREA: BUILDING 2:						3.2.4 FIRE	ALARM &	DETE	r	-	8				
CIVIL	TRUE Consulting	BUILDING HEIGH BUILDING AREA:						3.2.4.1.1) FIRE ALARM REQUIRED; 3.2.4.2.2) SINGLE SYSTEM SHALL SERVE ALL									
ENGINEER	TROE Consulaing	3.2.2.6 MULTIPLE MAJOR OCCUPANCIES: OCCUPANCIES GROUP F2- MOST RESTRICTIVE MAJOR 3.2.4.3.1)0) PERMITTED TO BE SINGLE OR 2 OCCUPANCY APPLIES TO WHOLE BUILDING TAGE GYPTEM															
ENGINEER	203-570 Raymer Ave, Kelowna, BC								12								
	P. 250.861.8783 Dan Miler	GROUP D SINGLE STAGE SYSTEM PROPOSED								SED	ED						
		EXISTING CRAWL	L SPA	VCE 900	±mm HI	3H:NOT		3.2.4.6.1)b ALARM SIGNAL FOR MORE THAN 20 MIN. 3.2.4.7.4) CENTRAL MONITORING REQUIRED.						,			
LANDSCAPE	Connect Landscape Architecture	CONSIDERED A BAS 3.2.2.10. STREETS:											IRED.				
ARCHITECT	2305 Hernlock Street, Vancouver, BC		BUILDING FACES 2 STREETS 3.2.4.8. ANNUNCIATOR AND ZONE INDICA								ATION	6					
	P. 604.681.3303	P. 604.681.3303 REQUIRED LOCATED IN BUILD								DING 1 ELEVATOR LOBBY							
	David Stoyko	SPRINKLERED THROUGHOUT SPRINKLERED THROUGHOUT						3.2.5 PROVISIONS FOR FIRE FIGHTING 3.2.5.4. FIRE DEPARTMENT ACCESS ROUTE									
	and the share have been	 CONSTRUCTION: FLOOR ASSEMBL 	NON	4-COMB	JSTIBLE			REQUI	RED / PRC	VIDED							
ENVELOPE	gta Architecture Ltd.	REQUIRED						3.2.5.5.4)T ENTRANC	RAVEL PA	ATH FR	OM VEHN	CLE TO 445m	0				
CONSULTANT	243-1889 Springfield Road, Kalowna	 MEZZANINES: 1H REQUIRED 	IR FIF	RE SEPA	RATION			3.2.5.8. S 3.2.5.12. A	TANDPIPE	E SYST	EMS: NO	T REOL	UIRED	0			
	P. 250-979-1668	 LOADBEARING W COLUMNS & ARC 						REQUIRE	D, COM	PLY WI	TH NFPA	-13					
	Mark Aquilon	THAT REQUIRED SUPPORTED ASS	FOR	THE				3.2.5.15. F REQUIRE	IRE DEPA D FOR SP DSED FD C	RINKLE	R SYSTE	M					
		3.2.2.74 GROUP F, I SO, M. SPRINKLER	DIV. 2 RED	UP TO	I-STOR	EYS, 4800		WALL 0 3.2.7. LIGH	DUTSIDE L	JNIT 20	7						
		 SPRINKLERED TH 	HROL					SYSTEMS									
		CONSTRUCTION: NON-COMBUSTIBLE 312.1.1. MINIMUM LIGHTING FLOOR ASSEMBLIES: 45MIN FIRE 2.2.7.1. MINIMUM LIGHTING SEPARATION REQUIRED CORRIDORS PROVIDING									ALL						
		 MEZZANINES: 451 REQUIRED COME 	BUST	IBLE	ARATIC	0N		3.2.7.3. E	MERGEN SERVICE	CY LIGH	ITING:						
		 LOADBEARING W COLUMNS & ARC THAT REQUIRED 	FOR	FRR NO	OT LESS	THAN			DORS, WA	AREHO	USES VER FOR	LIGHT					
		 SUPPORTED ASS 	BEMB	lLΥ				• BATTE	RT PAUKS	o, nelNL 3	SU MINU I	E0;					

BUILDING CODE

		3.2.8. MEZZANINES AND OPENINGS THROUGH	3.4.3.2. EXIT WIDTH CALCULATIONS:
тер		FLOOR ASSEMBLY (NOT APPLICABLE) 3.2.8.2.6)INTERCONNECTED FLOOR SPACE IS	BUILDING 1
I EL	·	PERMITTED WITHOUT SPECIAL	LEVEL 1
		CONSIDERATION PROVIDED, THE INTERCONNECTED FLOOR SPACE	OCCUPANTS - 207 REQUIRED
_	CONSTRUCTION	CONSISTS OF THE FIRST STOREY AND THE	DOORS: 207 x 6.1mm = 1,263mm
	REQUIREMENTS	STOREY NEXT ABOVE OR BELOW IT, BUT NOT BOTH.	STAIRS: 207 x 8MM = 1,656mm MEZANINE
_	(TABLE 33.3 (E)	 INTERCONNECTED FLOOR SPACE IS 	OCCUPANTS - 69
	C combustible NC non-conductible	SPRINKLERED THROUGHOUT, OR THE OPENINGS THROUGH THE FLOOR ARE USED	REQUIRED: DOORS: 69 x 6.1mm = 421mm
		ONLY FOR STAIRWAYS, ESCALATORS OR	STAIRS: 69 x 8MM = 552mm
D	C or NC	MOVING WALKS WHERE THE BUILDING AREA IS NOT MORE THAN ONE HALF OF THE AREA	LEVEL 2 OCCUPANTS - 140
0	C or NC C or NC	PERMITTED BY SUBSECTION 3.2.2.	REQUIRED:
10	CorNC	 THE INTERCONNECTED FLOOR SPACE CONTAINS ONLY GROUP F-2 AND D MAJOR 	DOORS: 140 x 6.1mm = 854mm STAIRS: 140 x 8MM = 1.120mm
_		OCCUPANCIES	
_		3.3. SAFETY WITHIN FLOOR AREAS	PROVIDED: LEVEL 1
-			OCCUPANTS - 207
	REQUIREMENTS	TENANT DEMISING 3.3.1.4 PUBLIC CORRIDOR SEPARATIONS; NOT	REQUIRED: DODRS: 46 x 914mm = 42.044mm
	(TABLE 33.3.1.E)	APPLICABLE	STAIRS: 14 x 1100MM = 15,400mm
	C contuctible NC non-contuctible	3.3.1.5 EGRESS DODRWAYS; MINIMUM 2 DODRWAYS REQUIRED	MEZANINE OCCUPANTS - 69
		1b) IN ROOMS INTENDED FOR OCCUPANT	REQUIRED:
46	C or NC	LOAD EXCEEDING 60P; 1d) WHERE TRAVEL DISTANCE TO DOORWAY	DOORS: 1 x 914mm = 914mm STAIRS: 1 x 1100MM = 1100mm
26	C or NC	EXCEEDS 25m:	LEVEL 2
10 10	C or NC	1dii) WHERE ROOM AREA EXCEEDS 300sm FOR GROUP D. AND 200sm FOR F2 (TABLE 3.3.1.5 B)	OCCUPANTS - 140 REQUIRED:
		3.3.1.6 TRAVEL DISTANCE NOT TO EXCEED	DOORS: 16 x 914m = 14,624mm
		40m(GROUP D), 45m(GROUP F2) 3.3.1.8 HEADROOM CLEARANCE, MINIMUM	STAIRS: N/A
		2050mm 2030 FOR DOORWAYS	BUILDING 2
ALL		3.3.1.9 CORRIDORS; 2) MINIMUM WIDTH 1100mm	LEVEL 1 OCCUPANTS - 93
		7) DEAD END CORRIDORS NOT TO EXCEED 6m	REQUIRED:
		LONG 3.3.1.11 DOOR SWING:	DOORS: 93 x 6.1mm = 567mm STAIRS: 93 x 8MM = 744mm
N 20		2) DOORS PROVIDING ACCESS TO EXIT FROM	LEVEL 2
		ROOMS WHERE OCCUPANT LOAD EXCEEDS 60 SWING IN DIRECTION OF TRAVEL TO EXIT	OCCUPANTS - 44 REQUIRED:
IED.		3.4 EXITS	DOORS: 44 x 6.1mm = 268mm
ION		3.4.2.1. 2 EXITS PROVIDED FROM ALL FLOOR AREAS GREATER THAN 200 SM FOR F2. 300 SM	STAIRS: 44 x 8MM = 352mm
BY		FOR D.	PROVIDED:
		3.4.2.2. MEANS OF EGRESS FROM MEZZANINES 1) SAME AS 3.4.2.1.	LEVEL 1 OCCUPANTS - 93
Έ		3.4.2.3 DISTANCE BETWEEN EXITS	REQUIRED:
		1) HALF OF MAXIMUM DIAGONAL DISTANCE ACROSS FLOOR AREA (NOT LESS THAN 9m):	DOORS: 30 x 914mm = 27,420mm STAIRS: 7 x 1100MM = 7,700mm
REC		3.4.2.3 MINIMUM REQUIRED DISTANCE BETWEEN EXITS: 102m/2=51m	LEVEL 2
		PROPOSED DISTANCE BETWEEN EXITS: 40m±	OCCUPANTS - 44 REQUIRED:
		3.4.2.5. LOCATION OF EXITS 1b MAXIMUM TRAVEL DISTANCE DOES NOT	DOORS: 7 x 914mm = 6,398mm
		EXCEED 40M (131'4') – GROUP D	STAIRS: N/A
IOR		1c)MAXIMUM TRAVEL DISTANCE DOES NOT EXCEED 45M (147'8') - GROUP F2, FULLY	3.4.3.2.8)MIN WIDTH OF EXITS
		SPRINKLERED	EXIT CORRIDORS 1100mm RAMPS 1100mm, STAIRS 1100mm, DOORWAYS 800mm
rs: /		3.4.2.6. MIN. 1 EXIT DOOR AT ALL ENTRANCES ARE DESIGNED TO CONFORM TO EXIT	3.4.3.4 HEADROOM CLEARANCE
		REQUIREMENTS.	1) MINIMUM HEIGHT OF EXITS, STAIRS, LANDINGS: 2050mm
π			4) DOORWAYS: 2030mm
			5) DOOR CLOSER: 1980mm 3.4.4.1. 1) EXITS ARE SEPARATED FROM REMAINDER
IG .			OF BUILDING BY 2 HOUR FIRE SEPARATION
			3.4.5.1.1)b) EXIT SIGNS PROVIDED

3.4.3.2. EXIT WIDTH CAL	CULATIONS:	3.6. SERVICE FAC 3.6.2.1. FIRE SEI
BUILDING 1		ROOMS
LEVEL 1		 FUEL FIRED
OCCUPANTS - 207		SERVICE ROO
REQUIRED:		6) ELECTRICA
DOORS: 207 x 6.1mm	= 1.263mm	E.S.R. SHALL B
STAIRS: 207 x 8MM	= 1.656mm	8) FIRE SEPAR
MEZANINE		HAZADOUS SE
OCCUPANTS - 69 REQUIRED:		NOT RELATED
DOORS: 69 x 6.1mm	= 421mm	3.7. HEALTH REG
STAIRS: 69 x 8MM		3.7.2 PLUMBING
LEVEL 2	- 552.000	BATHROOMS
OCCUPANTS - 140		
REQUIRED		 ACTUAL NUME
DOORS: 140 x 6.1mm	= 954mm	TENANT IMPR
STAIRS: 140 x 8MM		ILINPUT INF IN
STARD. 140 X DMM	= 1,120mm	3.8 ACCESSIBIL
PROVIDED		3.8.2.1 ACCESS
LEVEL 1		ALL AREA ON LEY
OCCUPANTS - 207		3.8.2.2. ACCESS
		3.8.2.5. ACCESS
REQUIRED: DOORS: 46 x 914mm		WITH ACCESS
STAIRS: 14 x 1100MM		ENTRANCES
MEZANINE	= 15,400mm	3.8.2.7. POWER
		ACCESSIBLE MAI
OCCUPANTS - 69		
REQUIRED:		204, 205, 206, 207
DOORS: 1 x 914mm		3.8.2.8 ALL WAS ACCESSIBLE
STAIRS: 1 x 1100MM	= 1100mm	ACCESSIBLE
LEVEL 2 OCCUPANTS - 140		
REQUIRED:		
DOORS: 16 x 914m	= 14,624mm	
STAIRS: N/A		
BUILDING 2		
OCCUPANTS - 93		
REQUIRED:		
DOORS: 93 x 6.1mm		
STAIRS: 93 x 8MM	= 744mm	
LEVEL 2		
OCCUPANTS - 44		
REQUIRED:		
DOORS: 44 x 6.1mm		
STAIRS: 44 x 8MM	= 352mm	

ACILITIES EPARATIONS AROUND SERVICE D APPLIANCES SHALL BE LOCATED IN DMS TO 1 HR FRR. DMS TO 1 HR FRR. AL EQUIPMEMT, REFULATAED BY BE IN SERVICE ROOM TO 1HR FRR. RATION DOES NOT APPLY TO NON-IERVICE EQUIPMENT, AND EQUIPMEN D TO FIRE SAFETY SYSTEMS.

QUIREMENTS 3 FACILITIES : ONE UNIVERSAL 5 ARE PROVIDED

BER OF WC WILL BE SUBJECT TO YOVEMENT. TY S PATH OF TRAVEL IS PROVIDED TO

EVEL 1 SIBLE ENTRANCES ARE PROVIDED SIBLE PARKING STALLS PROVIDED SIBLE PATH OF TRAVELS TO MAIN OPERATION REQUIRED AT AN ENTRIES IN UNITS 201, 202, 203, 7. SHROOMS PROVIDED ARE

Typ. Parking Dimensions Typ. Regular Parking Sall Typ. Small Casal 2 2m Typ. Accessible Sall from Typ. Drive Alale Proposed	2.5 X 6m n x 4.8m < 3.7m t, 23'-0" (7.0m)	
AREA SUM (GFA BY BI AND LEVEL	UILDIN	G
Building Ground Floor Level	Area (SF)	Area (SM)
Building 1	21620 SF	2008 m²
Building 1	7490 SF	696 m ²
Second Floor - Build	ing 1	
Building 1	12980 SF	1206 m ²
-	42080 SF	3909 m²
Ground Floor Level		
Building 2	9270 SF	861 m ²
Second Floor - Build	ing 2	
Building 2	4590 SF	426 m ²
	13860 SF	1287 m ²

PARKING

DIMENSIONS:

AREA SU (NET FLC BY BUILI LEVEL):	OR ARE		ZONINO SUMMA LEGAL DESCRIP
Building	Area (SF)	Area (SM)	Front Yard Setba (Vaughan Ave):
Ground Floor Lev Building 1	20220 SF	1878 m²	Side Yard Setbac (West):
Building 1 Second Floor - B	7070 SF	657 m²	Side Yard Setbac (East):
Building 1	12610 SF 39900 SF	1172 m² 3707 m²	Rear Yard Setbar (Clement):
Ground Floor Lev Building 2	9270 SF	861 m²	EASEMENTS:
Second Floor - B	uilding 2		ZONE:
Building 2	4590 SF 13860 SF	426 m² 1287 m²	USES:
	53760 SF	4994 m ²	Height:

77 Occupants 77 Occupants

(48%) (75%)

6746.621 sm (72,620.02 s

Office Industrial

Lot Cove

Permitted: Allowed:

OCCUPANT LOAD:

SITE COVERAGE/

BUILDING AREA:

5197 m²

55940 SF

	ZONING SUMMAR	Y:
	LEGAL DESCRIPTIO	N: Lot B, Plan EPP83554, Section 30, Township 26, Osoyoos Division Yale
(SM)	Front Yard Setback (Vaughan Ave):	Proposed: 0m Required: 0m Variance (canopy): 0.93m
'8 m²	Side Yard Setback (West):	Proposed: 7.5m Required: 7.5m
7 m²	Side Yard Setback (East):	Proposed: Om Required: Om
2 m² 7 m²	Rear Yard Setback (Clement):	Proposed: 1.85m Required: 0m
1 m²	EASEMENTS:	тва
	ZONE:	1-4
16 m² 17 m²	USES:	Industrial, Commercial, Restaurant, Office

Proposed: Permitted: 10.97m (36') 18m (49')



GRAPHIC & SYMBOL

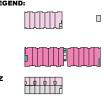
ESR

Site Area:

Total FSR by O Office

Ground Floor Level Ground Floor Level Ground Floor Level Mezz Mezz

GRAPHIC & S LEGEND:	YMBOL	GRAPHIC & SYMBOL LEGEND:
Existing construction; to be retained		(1) ↓ State ↓ State ↓ State
Existing construction; to be demolished	C:::3	A Silver I Wall / Detail
New stud wall; construction as indicated	$\langle i \rangle$	
New insulated stud wall; construction as indicated	$\langle m \rangle$	AL State AL State Monter Section Reference Section Reference
Room Tag	Room Name	Data Sumers Interior Elevation Reference
Door / Window Tag	-CD-	2 (400) 3
Wall / Floor / Roof Type Tag		4 Sheet Sheet
Material / Finish Keynote Tag	Ē	A Grid Reference
Millwork Tag	012	Elevation Level Reference
Specialty Equipment Tag	01	Name
		(Relative to Topographical Survey)
		✓ Spot Elevation (Relative to Project Base)
Hose Bib		, PN
Fire Hydrant	•	North Arrow
Manhole Cover	6	\forall
Catch Basin	×	X Ceiling Type Tag







DRAWING INDEX:

A000	Project Data
A01	Code Compliance Drawings
A03	Code Compliance - Limiting Distance Elevations
A100	Site Plan
A101	Level 1
A102	Level 2 + Mez Building 1
A104	Roof Plan
A300	Building 1 Elevations
A303	Enlarged Elevations
A304	Enlarged Elevations
A305	Enlarged Elevations
A400	Building Sections
A450	Wall Sections
A451	Wall Sections
A500	Stair Drawings
A501	Stair Drawings
A503	Stair and Washroom Details
A600	Construction Details
A601	Construction Details
A700	Construction Assemblies
A701	Door Schedule





B1 Flex	101	102	103	104	105	106	107	108	109	110	111	112	113	Total
Ground (s.f.)	1,774	1,440	1,440	1,440	1,440	1,363	1,374	1,628	1,369	1,369	1,369	1,369	1,542	18,917
Mezz (s.f.)	663	499	499	499	499	475	477	569	475	475	475	475	496	6,576
Total (s.f.)	2,437	1,939	1,939	1,939	1,939	1,838	1,851	2,197	1,844	1,844	1,844	1,844	2,038	25,493
B1 Office	201	202	203	204	205	206	207	208	209	210	211	212	213	Total
Total (s.f.)	1,237	937	937	937	937	888	1,310	1,386	888	888	888	888	995	13,116
B2 Flex	201	202	203	204	205	206	207	Total						
Ground (s.f.)	1,073	1,116	1,116	1,116	1,116	1,116	1,384	8,037						
Mezz (s.f.)	522	547	547	547	547	547	774	4,031						

1,663

1,663

2,158

12,068

816 Clement Ave- Parking Calculation

Building Total (sf) 50,677

1,595

94

1,663

1,663

1,663

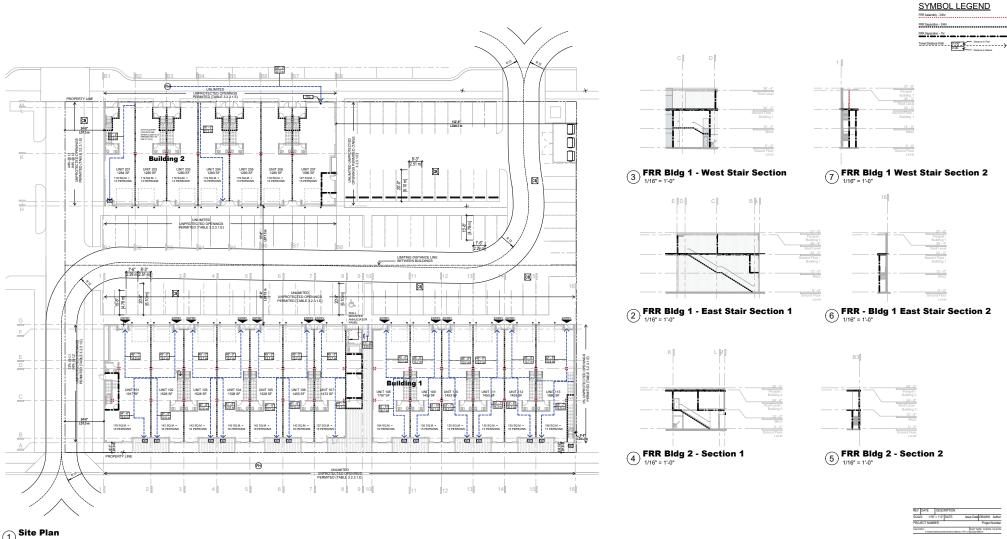
Required Parking

Total (s.f.)

SCHEDULE A & B This forms part of application # DP18-0112 City of Planner Initiais AC EEVELOPMENT PLANNOG

TKA+D

"PCurban



1 Site Plan



Planner

Initials





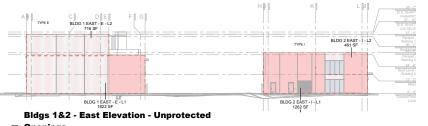


REV DATE SCALE: 1/1

TKA+D

SYMBOL LEGEND FRR Assembly - 3/4hr FRR Separation - 34hr FRR Separation - thr Travel Distance Path

TKA+D



(1)	Openings
U	1/16" = 1'-0"

	AREA (SM)	OPENING (Grey Areas)	Count	AREAS (SF)	AREA (SM)	RESTRICTI
1822 SF	169 m²					OPENINGS
716 SF	67 m²					
						UNIT TYPE E LEVEL 1 = MOST
						PERCENTAGE UNPROTECTED (TABLE 3.2.3.1.E)
						PERCENTAGE CALCULATION (OPENING/EXPOSED FIRE CO
FACE A	REAS	BLDG 2 E	OPE	NING A	REAS	BLDG 2 EA
FACE A	REAS	BLDG 2 E	OPE Count	NING A	REAS	BLDG 2 EA
						RESTRICTI
AREA (SF) 1262 SF	AREA (SM)	OPENING (Grey Areas)		AREAS (SF)	AREA (SM)	
AREA (SF)	AREA (SM)	OPENING (Grey Areas) BLDG 2 E - I - L1		AREAS (SF) 109 SF	AREA (SM) 10 m ²	RESTRICTI

мозт 6 UNPROTECTED OUP F2

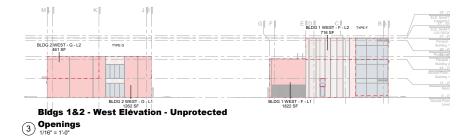
UNIT TYPE E LEVEL 1 = MOST RESTRICTIVE FIRE COMPAR	TNENT
PERCENTAGE UNPROTECTED OPENINGS PERMITED (TABLE 3.2.3.1.E)	0%
PERCENTAGE CALCULATION OPENINGS PROVIDED	. 0%

MOST **UNPROTECTED** ROUP F2

E FIRE COMPARTMEN a PERMITED 100% PERCENTAGE CALC

JLATION OPENINGS PROVIDED 12.5% FIRE COMPARTMENT FACE AREA * 100)

BLDG 1 WEST - MOST



BLDG 1 W EXPOSE	D FACE	AKEAS	BLDG 1 V	V OPER	IING AN	EA5	BLDG I WEST - WOST
FIRE COMPARTMENT (RED OUTLINE)	AREA (SF)	AREA (SM)	OPENING (Grey Areas)	Count	AREA (SF)	AREA (SM)	RESTRICTIVE % UNPROTECTED
BLDG 1 WEST - F - L1	1822 SF	169 m²	BLDG 1 W - F - L1	1	17 SF	2 m ²	OPENINGS - GROUP F2
			BLDG 1 W - F - L1	1	475 SF	44 m ²	OFENINGS - GROOF FZ
BLDG 1 WEST - F - L2	716 SF	67 m²					-
			BLDG 1 W - F - L2	1	282 SF	26 m²	UNIT TYPE F LEVEL 1 = MOST RESTRICTIVE FIRE COMPARTMENT
							PERCENTAGE UNPROTECTED OPENINGS PERMITED 32% (TABLE 3.2.3.1.E)
							PERCENTAGE CALCULATION OPENINGS PROVIDED 27% (OPENING/EXPOSED FIRE COMPARTMENT FACE AREA * 100)
							UNIT TYPE F LEVEL 2
							PERCENTAGE UNPROTECTED OPENINGS PERMITED 66% (TABLE 3.2.3.1.E)
							PERCENTAGE CALCULATION OPENINGS PROVIDED 38% (OPENING EXPOSED FIRE COMPARTMENT FACE AREA * 100)
							BLDG 2 WEST - MOST
BLDG 2 W EXPOSE	ED FACE	AREAS	BLDG 2 V	V OPEN	iing ar	EAS	BLDG 2 WE31 - MO31
FIRE COMPARTMENT (RED OUTLINE)	AREA (SF)	AREA (SM)	OPENING (Grey Areas)	Count A	REAS (SF)	AREA (SM)	RESTRICTIVE % UNPROTECTED
BLDG 2 WEST - G - L1	1262 SF	117 m²	BLDG 2 W - G - L1	1 1	08 SF	10 m ²	OPENINGS - GROUP F2
			BLDG 2W_G_14		ne cc	fin fit	OF ENHIOU - ONO OF TE

DI DO 4 W ODENUNG ADEAG

	AREA (SF)	AREA (SM)	OPENING (Grey Areas)	Count	AREAS (SF)	AREA (SM)
-	1262 SF	117 m²	BLDG 2 W - G - L1	1	108 SF	10 m ²
			BLDG 2 W - G - L1		108 SF	10 m ²
	461 SF	43 m²	-			
			BLDG 2 W - G - L2	1	108 SF	10 m ²
			BLDG 2 W - G - L2		108 SF	10 m ²
			0.00211-0-12		100.04	_

DI DO 4 W EVDORED FACE ADEAR

BLDG 2 WEST - G - L2

BLDG 2 WEST - MOST
RESTRICTIVE % UNPROTECTED
OPENINGS - GROUP F2

UNIT TYPE & LEVEL 1 = MOST RESTRICTIVE FIRE COMPARTMENT			
PERCENTAGE UNPROTECTED OPENINGS PERMITED (TABLE 32.3.1.E)	44%		
(Place state (te)			
PERCENTAGE CALCULATION OPENINGS PROVIDED (OPENING/EXPOSED FIRE COMPARTMENT FACE AREA * 100)	9%		

PERCENTAGE UN (TABLE 3.2.3.1.E) 94% PERCENTAGE CALCULATION OPENINGS PROVIDED 23%



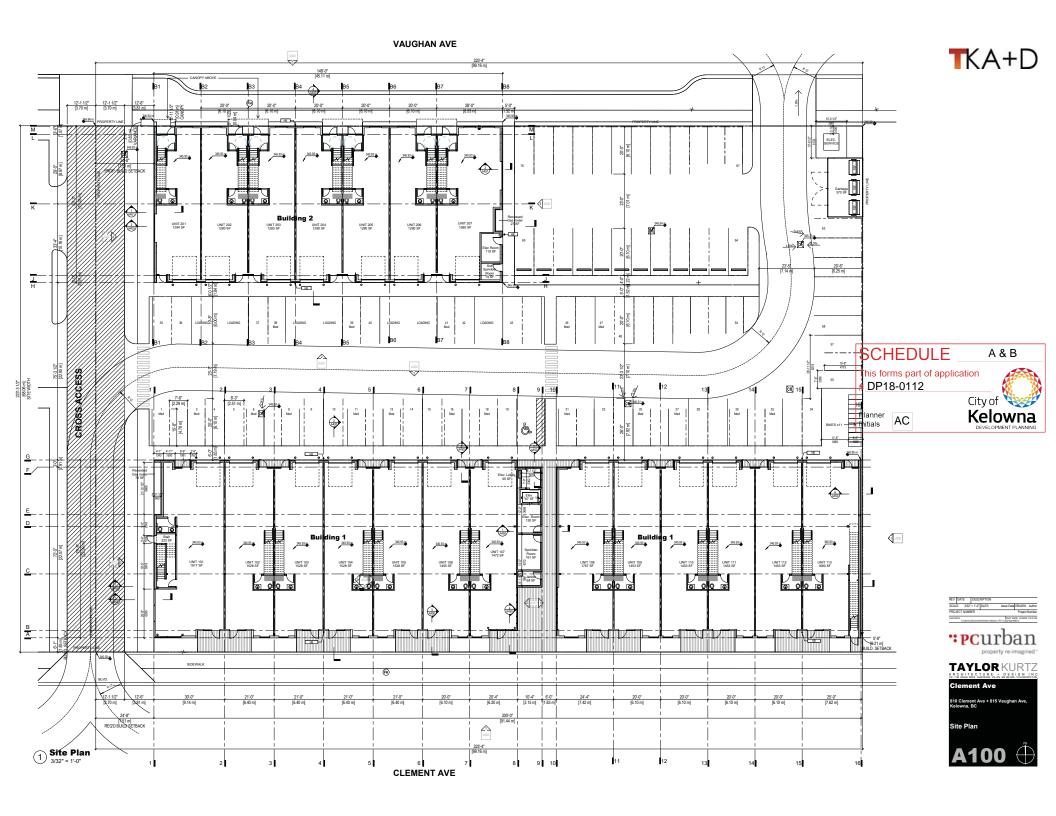
"PCurban property re-imagined

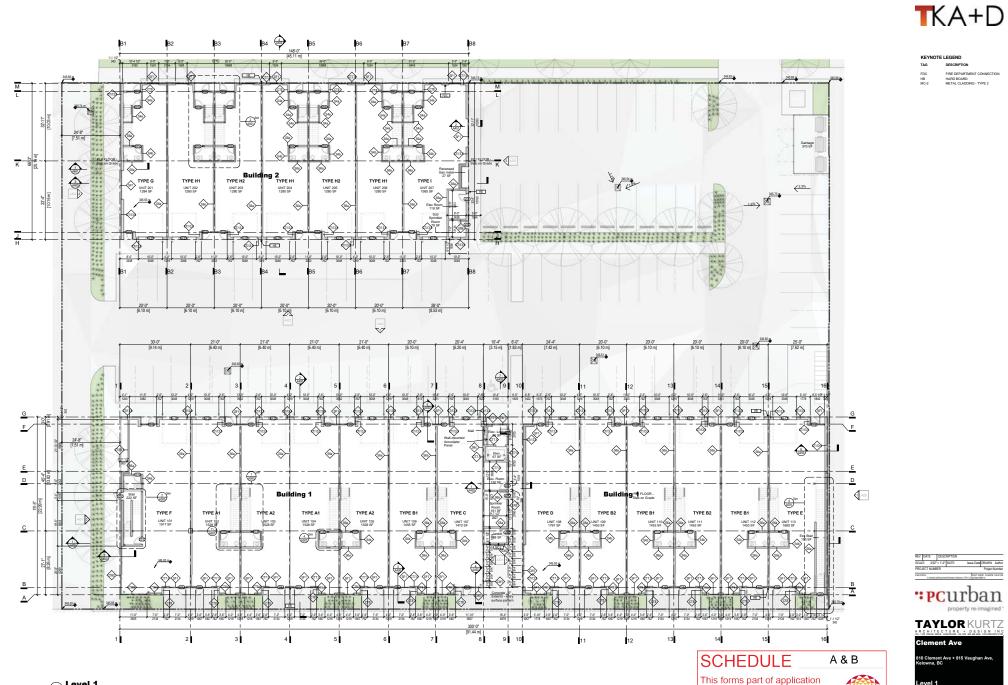
TAYLOR KURTZ DESIG

Clement Ave 10 Clement Ave + 815 Vaughan Ave telowna, BC

Code Compliance -Limiting Distance Elevations A03







Designet Magel

A101

DP18-0112

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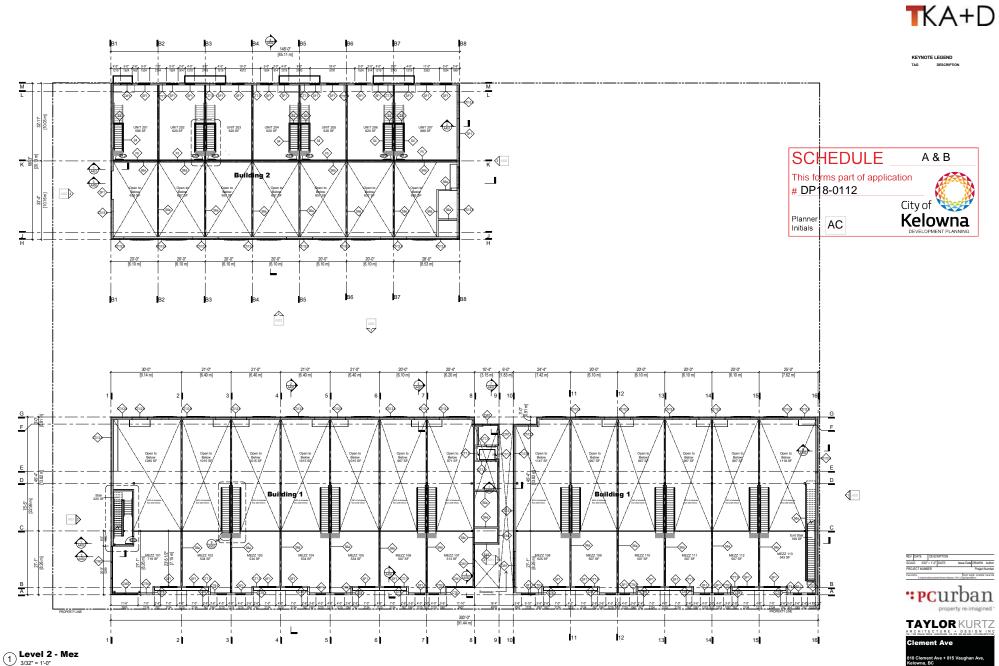
Planner

Initials

City of 💐 Kelowna

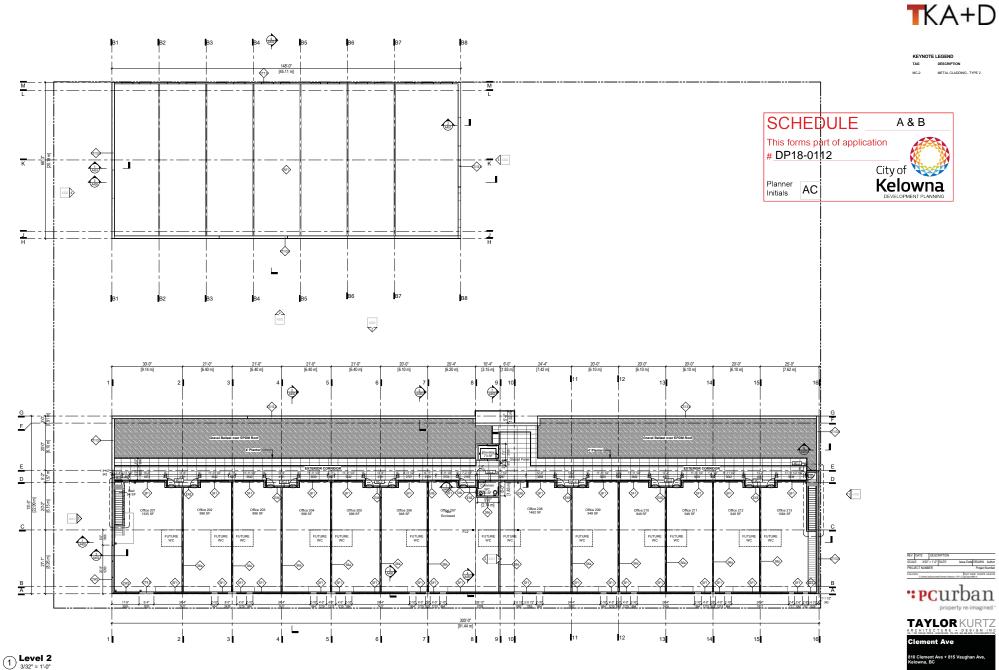
DEVELOPMENT PLAN





Level 2 + Mez Building 1

A102



A300

Level 2 - Building 1 A103

148'-0" B5 20'-0" ^{[45.11} m] [6.10 m] B2 **B**3 B7 B8 20'-0" 20'-0" [6.10 m] 20'-0" (6.10 m) 20'-0" 20'-0" 28"-0" [8.53 m] ROOF ROOF SCUPPER -ROOF M 15:9° 29-5" 8.97 m] RTU RTU RTU RTU RTU 66'3" 20.19 m 7-6" 5-0" 7 [2.28 m] [1.52 m] [2.2 0.349 47 1.6% RD 24 к ĸ 304° 9.25 m] H - 전문 353.85 g H ROOF ROOF ROOF B8 B1 B2 B3 B4 B5 **B**6 B7 A300 2

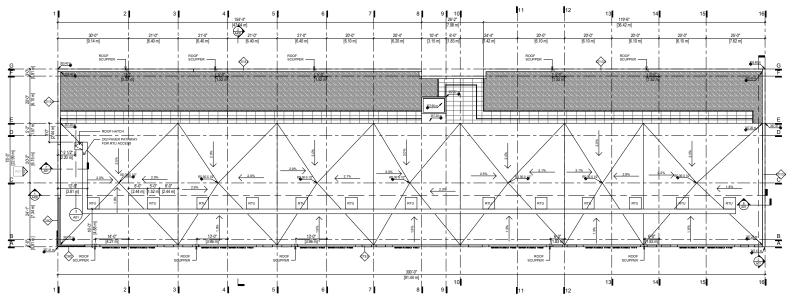


TKA+D

DESCRIPTION

KEYNOTE LEGEND

TAG





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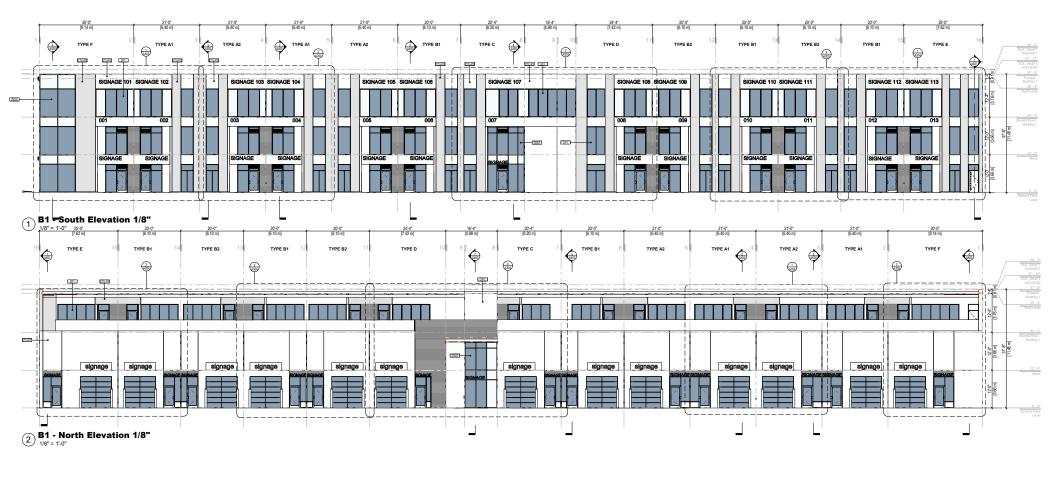
"PCurban

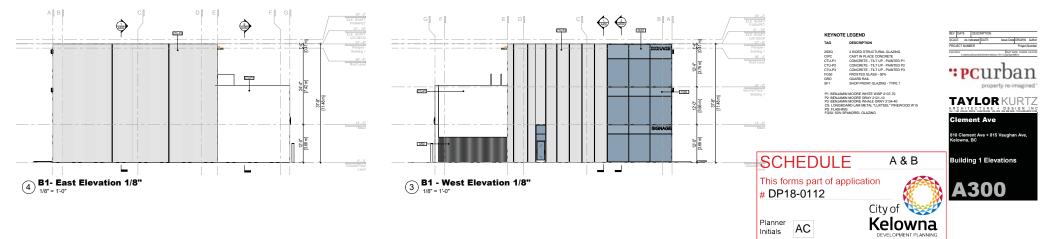
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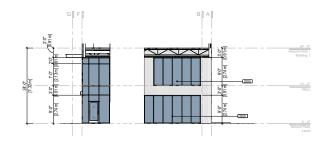
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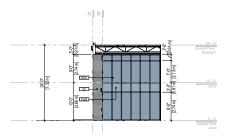
PROJECT NUMPO

TKA+D









1 **B1 - East Breezeway 1/8**"

2 B1 - Elevator Lobby Glazing 1/8" 1/8" = 1'-0"



KEYNOTE	LEGEND
TAG	DESCRIPTION
288G C8 FG50	2 SIDED STRUCTURAL GLAZING CEDAR SIDING FROSTED GLASS - 50%

ete DRAWN: Author Project Number "PCurban

property re-imagined *

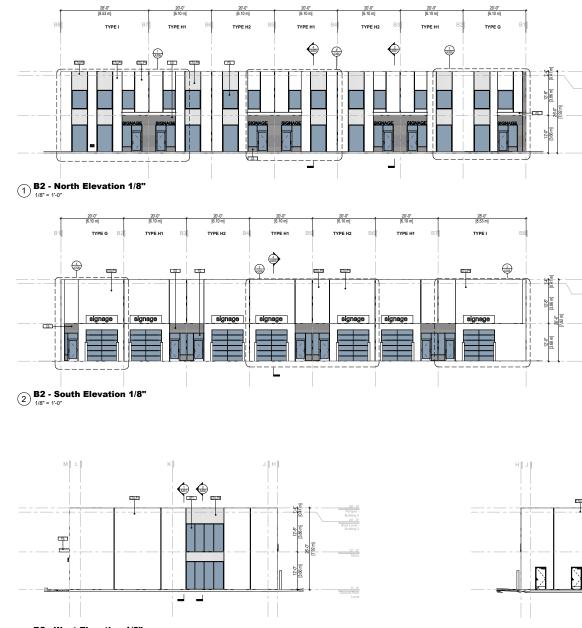
TAYLOR KURTZ Clement Ave

REV DATE I SCALE: As indi PROJECT NUMBE

10 Clement Ave + 815 Vaughan Ave, elowna, BC

Building 1 Elevations







SCHEDULE A & B This forms part of application # DP18-0112 City of Planner Initials AC



REV DATE

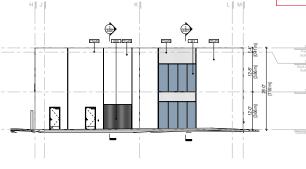
DEGLECT NUMBER

Date DRAWN: Author Project Number

™KA+D







0' - 0" Iround Floor

0' - 0' Ground Floor Level





Designet Magnete







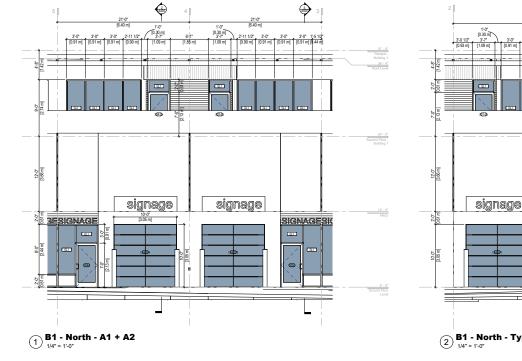
DESCRIPTION

GLAZING - TYPE 1 METAL WALL CLADDING - Type 1

KEYNOTE LEGEND

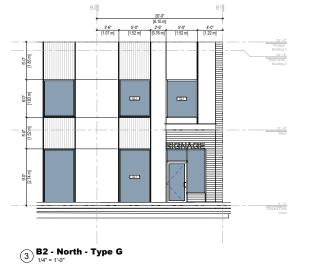
TAG

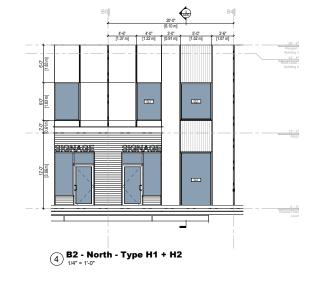
GL1 MWC-1















A305

PROJECT NUMP



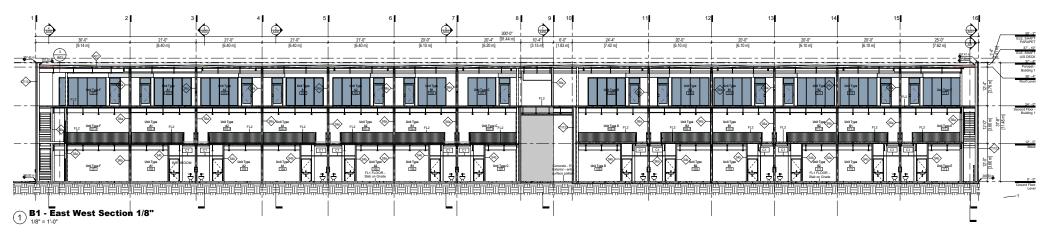


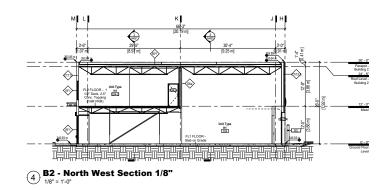


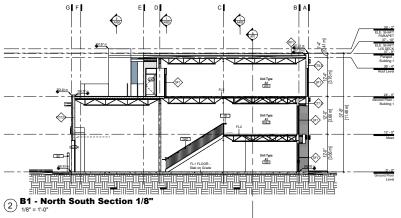
Enlarged Elevations

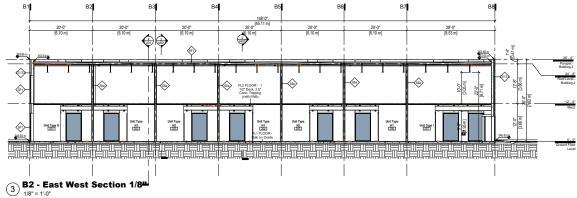
10 Clement Ave + 815 Vaughan Ave elowna, BC

A306



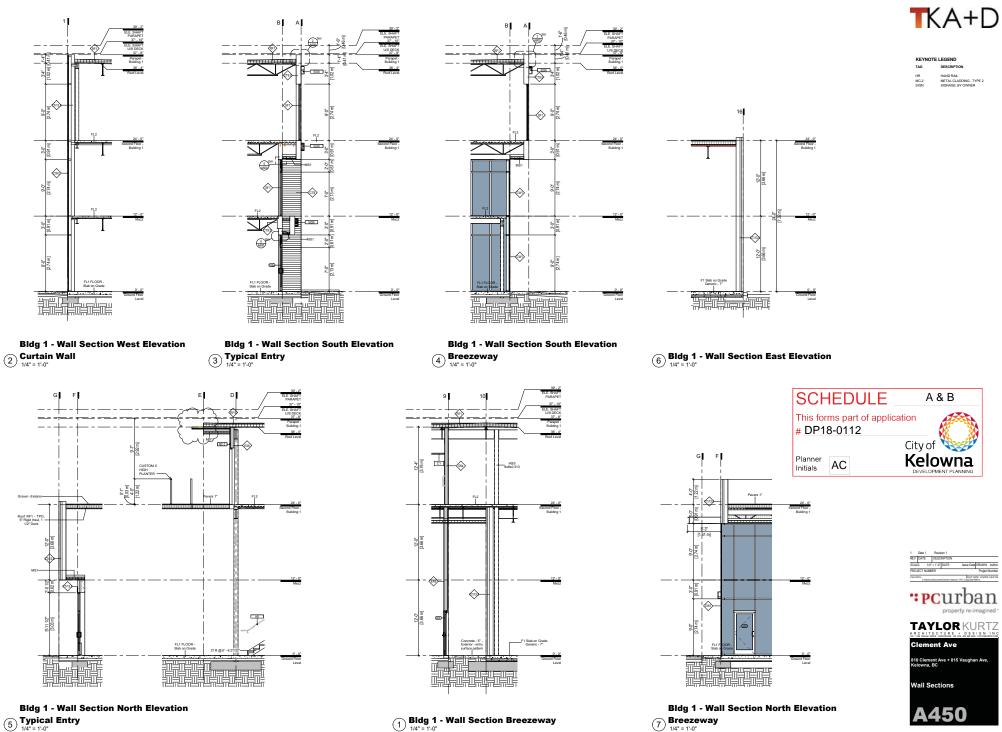






KEYNOTE LEGEND Designet Magel TAG DO LECT NUM BOLLARD GUARD RAIL BO GRD "PCurban property re-imagined **TAYLOR** KURTZ ment Ave SCHEDULE A & B ement Ave + 815 Vaugh na, BC This forms part of application Building Sections # DP18-0112 City of A400 Kelowna Planner AC Initials DEVELOPMENT PLANNING





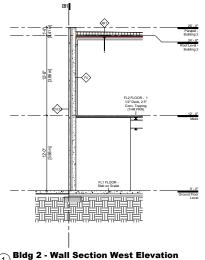
5 Typical Entry 1/4" = 1'-0"

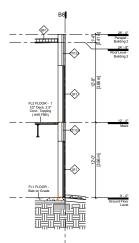
1/4" = 1'-0" Bidg 1 - Wall Section Breezeway

1/4" = 1'-0"

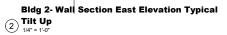


KEYNOTE LEGEND TAG DESCRIPTION









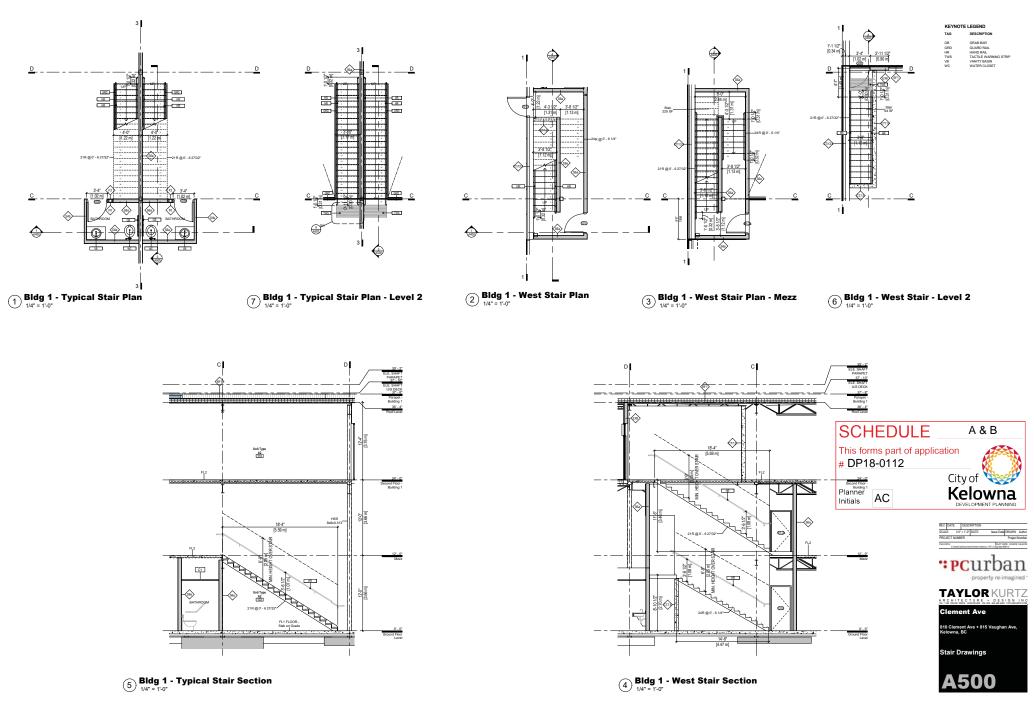


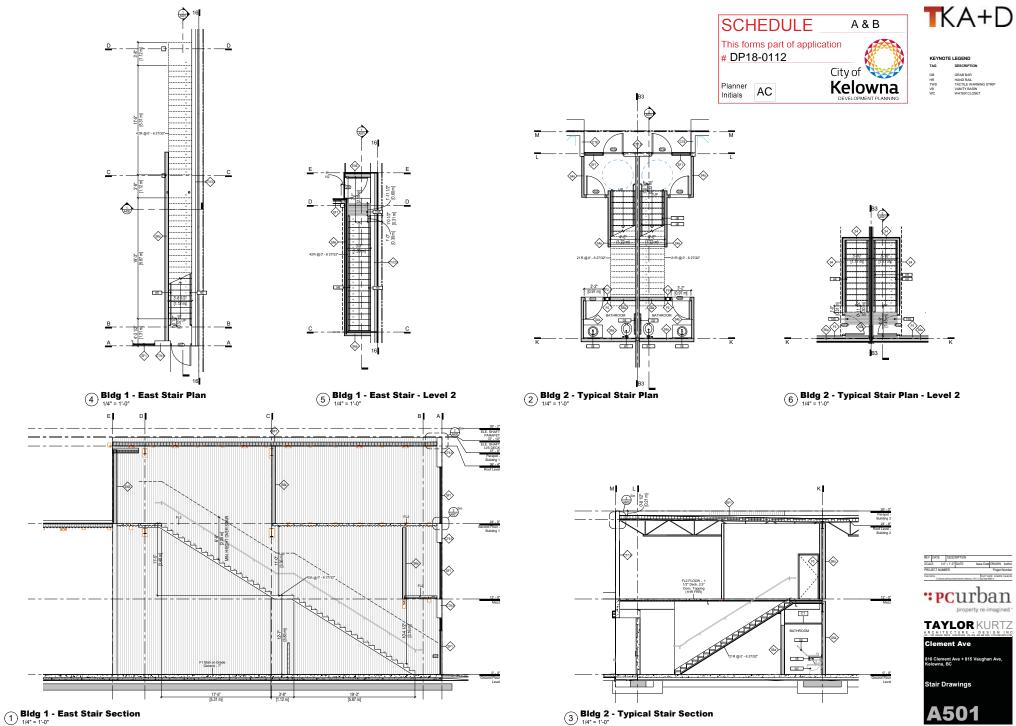


810 Clement Ave + 815 Vaughan Ave, Kelowna, BC

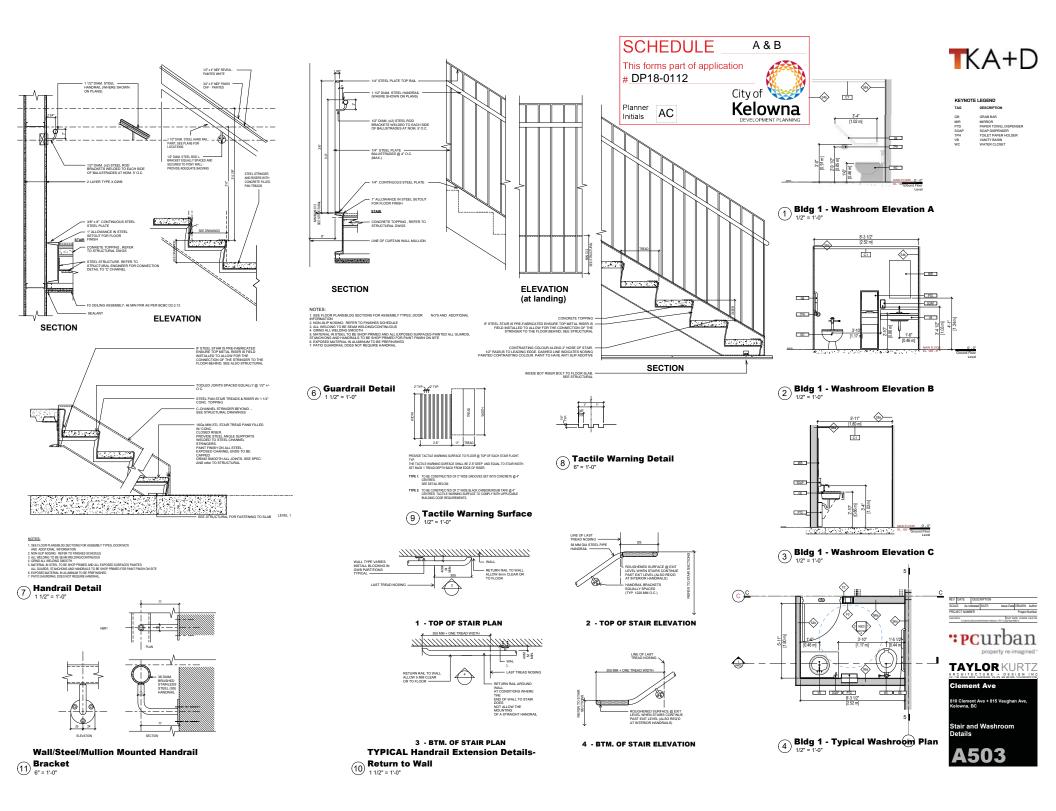
Wall Sections

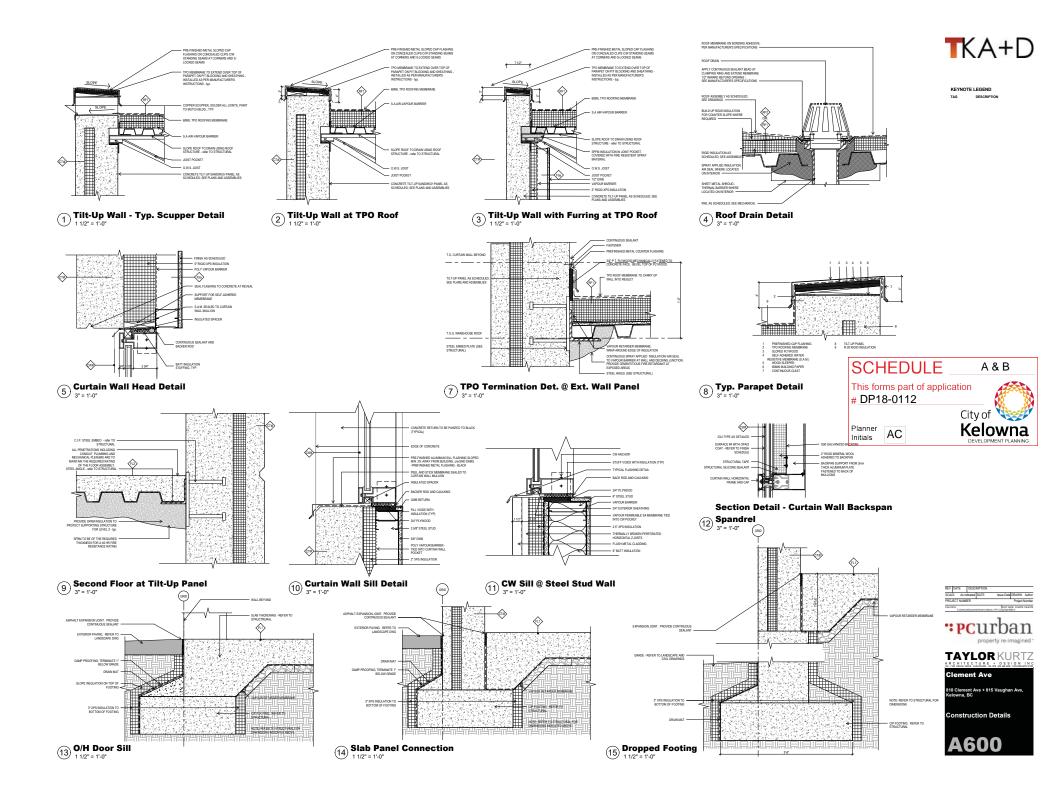


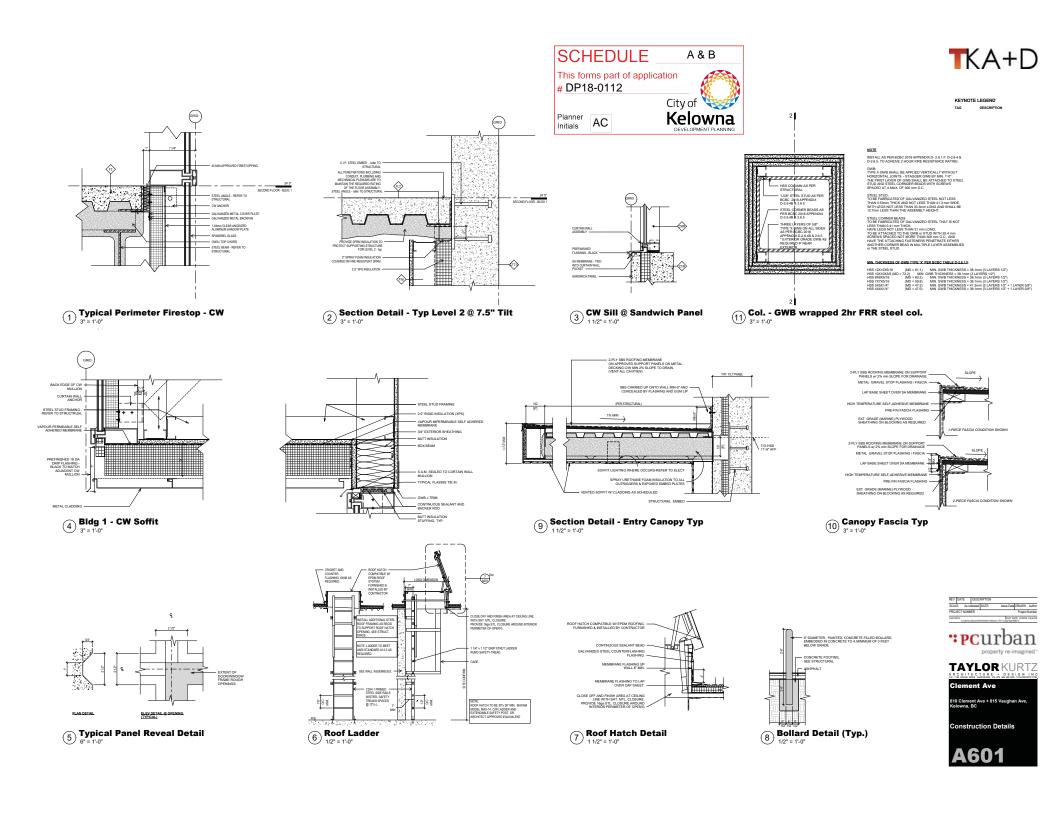




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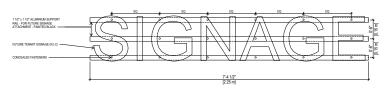








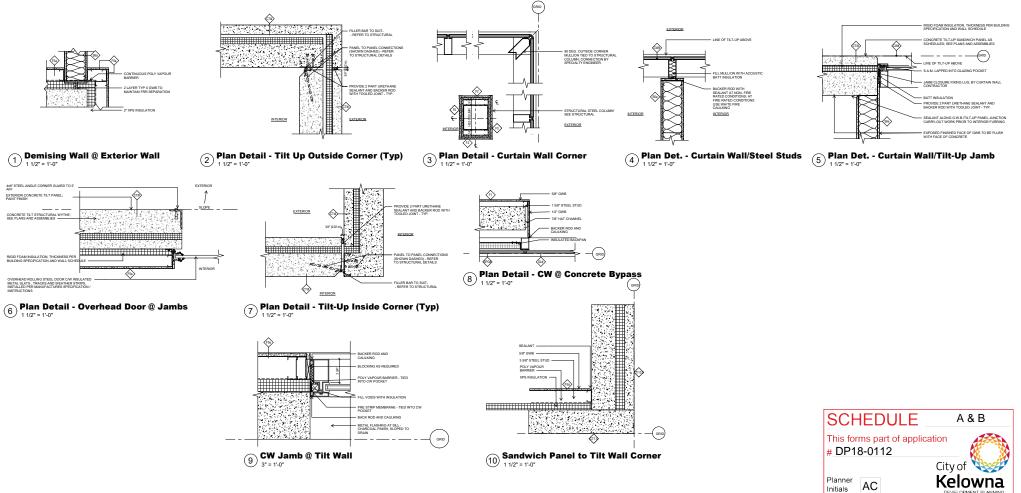




3 Elevation Detail - Typical Unit Signage $1 \ 1/2^n = 1^{1} \cdot 0^n$



(4) Section Detail - Typical Unit Signage





DEVELOPMENT PL

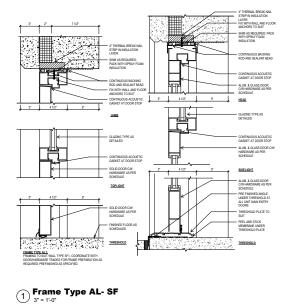


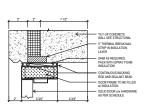
property re-imagined

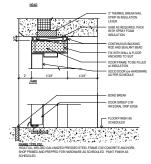
Construction Details

A603

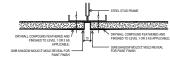




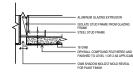




2 Frame Type HM @ Door 3" = 1'-0"



GWB TYP. - CONSTRUCTION JOINT - CONTINUOUS

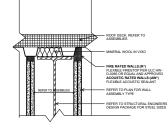


GWB TYP. - CW/SF JOINT - FLUSH





GWB TYP. - DISSIMILAR MATERIAL JOINT - BUTT



GWB TYP DETAIL - TOP OF WALL @ DECK

(4) FFR Wall to Roof 3" = 1'-0"

IS ONB EXAMPLE STEEL INLEDVAD CORREC ELE A FASTERED THRU TO STLD FRAME STEEL STLD FRAME STEEL STLD FRAME FORMAL COMPOSE FRAMERED AND FORMAL COMPOSE FRAMERED AND FORMAL COMPOSE FRAMERED AND

GWB TYP. - OUTSIDE CORNER

 $\textcircled{3} \underset{6" = 1' \cdot 0"}{\text{Std. GWB Edge Details}}$





": Pcurban



10 Clement Ave + 815 Vaughan Ave, Kelowna, BC

Typical Assembly Details



GLAZED WALL TYPES

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	COMMENTS
	CW1	CURTAN WALL TYPE IF RULY CAPTURED BLOCK MODEL THE TRANSIT AND	VEICH AND PHADREL FINELS AND ETAILED, SEE ELEVATIONS AND PERFORMANCE. DARLESS SIG MULLIONS ARE ON IN FE VERTICULS AT THE OWER COMMON AND ARE INFORMATION SEE AND ARE INFORMATION ARE INFORMATION SEE ALL EXTERIOR CARS ARE BLACK MICROED ALL EXTERIOR CARS ARE BLACK MICROED
	CW2	CURTAN WALL TYPE : Bable STRUCTURE & Bable STRUCTURE & BABLESS STRUCTURE & BABLESS & B	VISICA NO SPANDREL PAREL SA DE FALED. SEE LEVATORS AND SPORTEATIONS. DARLES SEO MILLIONS ARE ON THE VERTICALS AT THE OPERCE ONTOWING ARE HOROCONS. SEE LEVATORS AND ARE AND ARE AND ARE HOROCONS. SEE LEVATORS ALL BORCER MULLIONS ARE CAPPED. ALL EXTERIOR CAPS ARE BLOCK ANODIZED
	SF1	STORERRONT-INTERIOR GLADING BLOCK ANDOZED AULUNIUM TRAVES TO BORDERS AND DOORS. BLOCK BLOCK CALLER AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND CLEAR TEMPEREDUAMINATED SAFETY GLAZING, CENTRE ALLONED.	COORDINATE DOORS AND HARDWARE AS REQUIRED.

EXTERIOR WALL TYPES & EXTERIOR CLADDING

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	FRR ¹ (Design #)	STC	COMMENTS
	CT7.5	TYPICAL NON-INUSI ATED TI 1-UP PANEL ABOVE GRADE: 7 / IZ? REINFORCED CONCRETE TILTUP, PANT FINISH AS SCHEDULED; SEE STRUCTURAL	0h to 4 h (BCBC D-2.1)		- REVEALS AS DETAILED, SEE ELEVATIONS. REFER TO STRUCTURAL FOR WALL THICKNESSES. - PROVIDE NON THERMALLY CONDUCTIVE TIES - CLEAR CONCRETE SEALER IF NOT PAINTED
	ста	8" REINFORCED CONCRETE TILT-UP, PAINT FINISH AS SCHEDULED; SEE STRUCTURAL			PAINTED UNDOW JAMB RETURN BLACK
	CTi12.5	TYPICAL INSULATED TA TUP ASSEMBLY ABOVE ORACE: 6 1/2" EXTERIOR CONORETE TA TUP 3" RIGIO ROMOLATION, 3" NIERONG CONCRETE TA TUP, PANT PNISH AS SCHEDULED, SEE STRUCTURE, SEE STRUCTURE,	0 h to 4 h (BOBC D-2.1)		REVEALS AS DETAILED, SEE ELEVATIONS. REFER TO STRUCTURAL FOR WALL THICKNESSES. PROVIDE NON THERMALLY CONDUCTIVE TIES OLEAR CONCRETE SEALER IF NOT PAINT ALL WINDOW JAMB RETURNS BLACK.
	CTi13.5	7 102 EXTERIOR CONCRETE TILT UP 37 RIGIO INSILLATION. 31 INTERIOR CONCRETE TILT UP; PANT FINISH SCHEDULED; SEE STRUCTURAL			-PAINT ALL WINDOW JAMB HETCHNIS BLACK
	EX EX6	ETTERCITE STIP DALL INCLUTE AL ROUGHE DEMAN TERMIN THE DEMAN THE DEMAN T	*1 hr ULC W407 *1 hr whang nagarad - Rafar to FRR drawings A020-A032		
	MC2 MC2a	HETAL CARONE, THE LIBERATE CARONE, THE CARONE ON CHRISTICAL SECURITY AND CHRISTICAL SECURITY CARONE ON CHRISTICAL SECURITY VIETICAL YEAR CARONES STEEL CARONE, TOR DANAGE UNITICAL YEAR CARONES STEEL CARONE, TOR DANAGE DE CARONES, THE CARONES AND CARONES DE LIBERA CARONES, THEY LIBERATE DE LIBERA CARONES, THE CARONES, THE CARONES DE LIBERATE CARONES, THE CARONES THE CARONES DE LIBERATE CARONES, THE CARONES THE CARONES DE LIBERATE CARONES THE CARONES CARONES	1 hr ULC W407	•	- INSELATED U.K.O
6.3% 31/2 1/2 (3%	MWC#	PRE-FORMED NETAL CLADONG PRE-FORMED NETAL STEEL CLADONG SYSTEM, TRESMUL, RECATE DE PRODUCTIONE STEM RESMUL, RECATE DE PRODUCTIONE STEM RECATE DE PRODUCTIONE STEM RECATE DE RECATE DE RECATE DE PRODUCTIONE RECATE DE RECATE DE RECATE DE RECATE RECATE DE RECATE DE RECATE DE RECATE DE RECATE DE RECATE RECATE DE RECATE DE RECATE DE RECATE DE RECATE DE RECATE RECATE DE RECATE DE RECATE DE RECATE DE RECATE DE RECATE RECATE DE RECATE DE RECATE DE RECATE DE RECATE DE RECATE RECATE DE RECATE DE RECATE DE RECATE DE RECATE DE RECATE RECATE DE RECATE DE RECATE DE RECATE DE RECATE DE RECATE RECATE DE RECATE DE RECATE DE RECATE DE RECATE DE RECATE DE RECATE RECATE DE RECATE D			- MECHANCALLY FASTENED INSULATION (PN AND WASHER) TO SUBSTRATE WALL SYSTEM

INTERIOR WALL TYPES

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	FRR (Design #)	STC	COMMENTS
्र जिल्ला क	CT7.5	7-1/2" REINFORCED CONCRETE TILT-UP PANEL, PAINT FINISH AS SCHEDULED; SEE STRUCTURAL	0 h to 4 hr (BCBC D-2.1)		REVEALS AS DETAILED, SEE ELEVATIONS. REFER TO STRUCTURAL FOR WALL THICKNESSES.
	CT8	8" REINFORCED CONCRETE TILT-UP PANEL, PAINT FINISH AS SCHEDULED; SEE STRUCTURAL			
54 <u>548</u> 568_8_	S4	3-58" STEEL STUDS (§ 16" O.C., 58" GWB EACH SIDE, FINISH AND BASE AS SCHEDULED.	1 hr (ULC W407)		
	S4a	S4 WITH: 3-58° FIBREGLASS SOUND ATTENUATION BATT INSULATION, 2 BEADS CAULKING AT BOTTOM AND TOP TRACKS,			
	54b	S4 WITH: 3-58° FIBREGLASS SOUND ATTENUATION BATT INSULATION, 2 BEADS CAULKING AT BOTTOM AND TOP TRACKS,			
	56	6" STEEL STUDS @ 16" O.C., 518" GWB EACH SIDE, FINISH AND BASE AS SCHEDULED.	1 hr (ULC W407)		
	96a	S6 WITH: 6" FIBREGLASS SOUND ATTENUATION BATT INSULATION, 2 BEADS ACOUSTIC CAULKING AT BOTTOM AND TOP TRACKS,			

FURRING AND BULKHEADS

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	FRR (Design #)	COMMENTS
	FD	2 LAYERS 1(2" TYPE X GWB, FINISH AS SCHEDULED.	1 h HSS CLMN (BCBC D-2.6.1.F) 45 min Ceiling Membrane (BCBC D-2.3.12)	LEVEL 1 COLUMNS REQUIRING 34 b FRR. CEILING MEMBRANE REQUIRES NO OPENINGS
	F2	1 SI8" FURRING CHANNELS, 2 LAYERS OF 1/2" TYPE X GWB, FINISH AS SCHEDULED.	1 h HSS CLMN (BCBC TABLE D-26.1.F) 45 min Ceiling Membrane (BCBC D-2.3.12)	- LEVEL 1 COLUMNS REQUIRING 34 h FRR. - CELLING MEMBRANE REQUIRES NO OPENINGS
	FS	3 58° (22 ga.min) STEEL STUDG @ 19° O.C., STF OWR, FINSH AS SCHEDULED.		

SOFFIT/CEILINGS

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	FRR (Design #)	COMMENTS
	C1	ACT ON PROPRIETARY HANGING SYSTEM	0 hr	-
	MIS1	SOFRT - NETAL CLADDING (INSULATED) PCLY VAPOUR BARRER 6° STELE STUD FRAMMIG 00 SPRAY FBER NOLLATION VAPOUR PERMEALE MOSTINED 00 SPC PERMEAS SHEATHIND NETAL CLADDING ON PROPRIETARY CLP SUSPENSION	0 hr	COLOUR AND FINISH TO MATCH (SGN) ON MATERIAL & FINISHES SCHEDULE.

FLOOR TYPES

	FLOOR	CONSTRUCTION	FRR	COMMENTS
(Section)	TTPE		(DESIGN REF.)	
	FL1	SLAE ON GRADE: REIN-GROED OF CONCRETE SLAE-ON- GRADE TO THORNESS AS DETAILED, SEE STRUCTURAL. SIN POLY VAPOLIX RETARDER INEUBRANE - WELL SEALED WITH TAPE ANDION MASTIC ALI PENETATION AND MULLISCOLUTIONS COMPRESSED COARSE GRANULAR BASE TO STRUCTURAL LETAIL, FINISHEB AS SCHEDULED.		PROVIDE CLEAR CONCRETE SEALER ALL FLOORWALL JOINTS, POUR JOINTS, AND ALL CONTROL JOINTS TO BE SEALED WITH APPROPRIATE SEALER TO MITIGATE RADON ENTRY
	FL2	SUPERIOR TAGE (CONTINUE SAC) OVER CONTINUES SACS) FAILED TAGE INFORMATION CONTINUES AND A CONTINUES TAGE TRANSISTICATION INFORMATION AND AND AND AND AND INFORMATION AND	1 HR (BCBC D-2.3.8 ULC DESIGNS)	PROVECTLE ALLAR CONCRETE ERLAR PROVES THAT ANY ANY ON ENSITIES ANY TO HER PROVES THAT ANY ANY ALL ANY ANY TO HER PROVES ANY ALL ALL ANY ANY ANY CONTRACT ANY ANY ANY ANY ANY ANY ANY CONTRACT ANY ANY ANY ANY ANY ANY ANY ANY EXCHANGE ANY ANY ANY ANY ANY ANY ANY ANY ANY ANY ANY ANY ANY ANY ANY ANY ANY ANY ANY

ROOF TYPE	CONSTRUCTION	CLASS (BOBC 3.1.15)	COMMENTS
RF1	EINCLE PLYEN ML. TPO ROCHMO MEMBRANE, NAS DRIGLESS MISLATION. SELF-ADHERED AND VAROUNE BARRER 1-1/2 CALVANED STELL FORMULA BEARING ON STELL FRAMING. (GEE STRUCTURAL DRAWINGS)	c	

GENERAL COMMENTS:

SUPPORTING STRUCTURE GENERALLY SLOPES TO DRAINS, SEE STRUCTURAL DRAWINGS. USE ADDITIONAL SLOPED RIGID INSULATION TO ACHEVE MINIMUM
COUNTERSLOPES TO BRAINS AS REGURED.
C COCREMINE TWITI STRUCTURE, SUPPORTS AS REGURED; SEE STRUCTURAL DRAWINGS.

TKA+D

KEYNOTE LEGEND TAG DESCRIPTION

GENERAL NOTES:

1. STEEL STUD FRAMMI AND SUPPORT FOR INTERIOR AND EXTERIOR FRAME ASSEMULTS SHULL BE DIVINIESED FOR ALL RESEARCH TOSEN LOADS YA PROFESSIONAL ENGINEER ON THE ASSEMULTS SUBJECT OF A STATE OF A STATE NOT AND A STATE OF A STATE OF A STATE NOT AND A STATE OF A STATE OF A STATE MOMMING FOR THE STATE OF A STATE MOMMING FOR AND AND A STATE OF A STATE OF A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE OF A STATE OF A STATE AND A STATE OF A STATE OF A STATE OF A STATE OF A STATE AND A STATE OF A STAT WALL, CELING, SOFFIS AND FLOOR ASSEMBLE ONLY. FOR REQUIRED RINE RESISTANCE RATED SEPARATIONS, REFER TO THE BUILDING CODE COMPLIANCE DRAWINGS. GYPSUM WALL BOARD USED IN THIS NON COMBUSTIBLE BUILDING IS PERMITTED TO HAVE FLAME SPREAD RATING NOT EXCEEDING 25. COMBUSTIBLE BUILDING I FLAME SPREAD RATING N ALL FIRE RATED GWB ASS CONSTRUCTED USING TYT INDICATED OTHERMISE ALL BOARD INDICATED AS 15.9mm M ISOLATED FROM EACH OTHER TO PREV CORROSIVE OR OTHER SIMILAR REACT COMPROMISE THE INTEG PROVIDE RS SPRAY-APPL COMBUSTIBLE INSULATIO (BEAMS) PENETRATING B OF INSULATION AS DETAI AND/OR SPECIFICATIONS

ANEIUM SA ULLA WALL ASSEMBLIES: 1. WALLS INDICATED AS FULL HEIGHT TO INCLUDE MARTIN ASS SOUND ATTENUATION BATT TO US O ALLACOUSTIC STO RAYEM Addexmoluter volume to X OWA.
 TO REYNALLIN ALL LOCATIONE EXCEPT WASHPOONS TO BE TARED MUDDOG SAMORE AND READY TO RECEIVE TO REMEMPIANT. DREYNALLIN WASHPOONS TO BE TARED, MUDDOG, SAMORE ARMAN BAND READY TO RECEIVE PANT.
 ONLY EXTERNOR FAC, AND WINDOW JANES OF COMPRETE TILT PANELS TO BE PAINTED

ROOF ASSEMBLIES: 1. SUPPORTING STRUCTURE GENERALLY SLOPES TO DRAINS, REFER TO STRUCTURAL DRAINING. 2. USE ADDITIONAL TAPERED RIGID INSULATION TO ACHEVE POSITIVE COUNTER SLOPE TO DRAINS AS DEDUISED.

SOFFIT & CEILING ASSEMBLIES: 1. INTERIOR CEILING FINISH MATERIALS EXCE BUT NOT EXCEEDING Daries with THICHNESS IS TO HAVE A FAME EXPERIENCE ON RATING OF NOT MORE THAN 35 EXCEPT THAN NOT MORE THAN 150, OF THE CELLING AREAL IS FRENTLETTO THAN 54 THAN 150. ALL INTERIOR AND EXTERIOR CELLINGS, SOFFITS, AND SUPPORTING STRUCTURES ARE TO BE DESIDED AND SUPPORTING STRUCTURES ARE TO BE DESIDED AND PROFESSIONAL RUNNEER RECEIPTEED IN THE PROVINCE OF INFORMATION COLLINGS.



5 Assemblies - General



Clement Ave 810 Clement Ave + 815 Vaughan Ave, Kelowna, BC Construction Assemblies

A700

"PCurban property re-imagined * **TAYLOR** KURTZ

DOOR AND WINDOW TYPES:



DOOR & HARDWARE GENERAL NOTES:

	DOOF	R & HARDW	ARE G	ENERAL NOTES:				
	1.	VISION PANE	ELS ARE N	IN. 6MM TEMPERED GLASS, EXCEPT SUBSTITUTE	LIST OF ABBREV	VATIONS:	ACCEPTABLE HARDWARE MANUFACTURER	8
				ASS TO NFPA 80 IN SCHEDULED FIRE RATED DOORS.	ALUM	ALUMINIUM	(Alternates are permitted by approval only.)	
	2	ALL MORTIS	E LOCKSE	ETS TO BE SITE REVERSIBLE.	ANCO	ANODIZED	HINGES:	KICKPLATES:
	3.	ALL RATED D	DOORS TO	D HAVE POSITIVE LATCHING WITH 3/4" THROW.	FG	FULL GLAZED	HAGAR HINGE: STANLEY: MIKINNEY	IVES 8400 SERIES: QUALITY 48:
	4.	CLOSERS TO	D BE MOU	INTED ROOM SIDE, NOT CORRIDOR SIDE. ADJUST MODEL	HM	HOLLOW METAL	LATCHES/LOCKS:	ROCKWOOD 050 THICKNESS
				TO SUIT AS REQUIRED.	HG	HALF GLASS (UPPER	ARROWLOCK H SERIES: SARGENT 10 LINE:	FLUSH BOLTS:
	5.	PROVIDE 2 F	PR. BUTT I	HINGES AT ALL DOORS WIDER THAN 3'-0" OR TALLER THAN		LITE)	SCHLAGE ND SERIES	HAGAR 282D-12"
		8'-0".			IC	INSULATED CORE	DEADLOCKS:	DOOR STOPS:
	6.			YING REQUIREMENTS WITH OWNER.	MDF	MEDIUM DENSITY	ARROWLOCK D41, SARGENT 485, SCHLAGE	IVES 444 OR QUALITY 144, EXTERIOR DOORS.
	7.			WNGS FOR REVIEW.		FIBREBOARD	B460P	IVES 407, 407-1/2 OR QUALITY W302-TB, W307-
	8.			AL CONSULTANTS DRAWINGS FOR DOOR GRILLE LOCATIONS	PSF	PRESSED STEEL	EXIT DEVICES:	TB OR ROCKWOOD 406, 409, INTERIOR DOORS.
		AND UNDER	CUTS WH	ERE APPLICABLE.		FRAME	VON DUPRIN 99 SERIES	THRESHOLDS:
	9.			D DOORS AND FRAMES FOR ELECTRIC HARDWARE, CARD	PT	PAINT / PAINTED	PUSH PLATES:	NATIONAL GUARD 896 W. NEOPRENE, OR
				SUPPLIES AS REQUIRED. COORDINATE THE BALANCE OF	SC	SOLID CORE	IVES 8200 8X16; QUALITY 40 8X16;	PEMKO 2005AS
			WITH OW	NER'S SECURITY REQUIREMENTS	VP	VISION PANEL	ROCKWOOD 70F 8X16	WEATHERSTRIPPING:
0	OOR FI	UNCTIONS:	DOOR S		WC	WOOD CORE	PULLS:	NATIONAL GUARD PF181 BROWN, PEMKO
E			FL	FLOOR STOP	WD	WOOD	IVES 8303-8, 4X16; QUALITY 40X163, 4X16;	S88D, REESE 897B
P	R	PRIVACY	OH	OVERHEAD STOP			ROCKWOOD 110K70C, 4X16	SILENCERS:
P	A	PASSAGE	WA	WALL STOP			CLOSERS:	IVES SR64
C		CLASSROOM					LCN 4011, 4111 EDA; NORTON 7500BF;	AUTO OPERATORS:
s	т	STOREROOM					RIXSON PH2020, HDPA PH2020	LCN.BESAM



			_	DOOR			FRAM	E	Frame		_		Sche			HARD	NARE			witer			_
Mark		4P	ight	Thick	8	Firish	Que	Take I		Fro Rating	Automatic Diror Operator Edit	Entry Bot Device	Push Plato Pash Pull Handlo	Doter Total	Mechanical Lockset			quest to Exit		Meeting Stifes 2		Autragal Co ordinator	ans a a b b b b b b b b b b b b b b b b b
	Type Mark	≥	<u>f</u>	LÉ	8	dt	8	đ T	op of Fram	el dit	₹ ₿	ă	888	102	120) œ	0 <u>8</u>	28	1818	12 E	8 3	28	8 Hardware
BLDG 1 Ground	Floor Level																	_					
101a 101b	ALIFG	40 36	83 84	2.0	MH		ALUM	7	- 2	3/4hr								-			H		Deadbolt, key ext. w/ thun Classroom Security Locks
101c	ALIFG	36	84 84	2.0			PS ALUM			-								-					Classroom Security Locks
101d 101e	ALLEG	41	83	1.8	MH	-	PS	7	-2	-						++	++	+	12		+	-	Washroom Lockset Deadbolt, key ext. w' thun
102a 102b	ALI.FG MH.F	40 36	83	2.0	MH		ALUM		-7									+	Π.				Deadbolt, key ext. w/ thun Washroom Lockset
102c	ALIFG	41	83 83	2.0	Mn		ALUM	/	-4										10		H		Deadbolt, key ext. w/ thun Deadbolt, key ext. w/ thun
103a 103b	ALIFG ALIFG MH.F	40	83 84	2.0	MH		ALUM	7	-7							H		-			H		
103c	ALIFG	41	83	2.0			NIM	,											10				Deatbolt, key ext. w/ thun
104a 104b	MH.F	40	83 84	2.0	MH		ALUM	7	-7	-						++	++	+		-	\square	-	Washroom Lockset
104c	ALIFG	41	83	2.0			ALUM																Deatbolt, key ext. w/ thun
105a 105b	ALIFG MH.F ALIFG	40 36	83 84 83	2.0 1.8 2.0	MH		ALUM PS ALUM	7	- 2"							++	++	+	n.	-	H	-	Deadbolt, key ext. w/ thun Washroom Lockset
105c 105a	ALIFG	36 41 40	83 83	2.0			ALUM											-	10				
1065	ALI.FG MH.F	36	84	2.0 1.8	MH		PS	7	-2										D		Lt.		Deadbolt, key ext. w/ thun Washroom Lockset
106c 107a	ALIFG	41	83 82	2.0			ALUM			-		-					++	+			\vdash		Deadbolt, key ext. w' thun Deadbolt, key ext. w' thun
1076	MU C	36	84	18	MH	- 1	PS	7	-2					0					D.			01	
107c 108a	ALIFG ALIFG MH.F	41 40	83 83	2.0	+		ALUM	T		1						H	+	Ŧ			H		Deadbolt, key ext. w' thun Deadbolt, key ext. w' thun
1085 1085	MHF	36	84		MH			7	-2					Ο.	٥.				D.			01	Washroom Lockset
108c 109a	ALIFG	41 40	83 83	2.0	H	H	ALUM ALUM	+		+						H	H	+			H		Deadbolt, key ext. w' thun Deadbolt, key ext. w' thun
109b	MH.F	36	84	1.8	MH		PS	7	-2'					0	٥.				D.			01	Washroom Lockset
109c 110a	ALLEG	40	83	2.0			ALUM					-			8	- T	-11	Ŧ			H		Deatbolt, key ext, w/ thun
1105	ALI.FG MH.F	36	83 84	2.0 1.8	MH		ALUM PS	7	-2'					0					D.			01	Deadbolt, key ext. w/ thun Washroom Lockset
110c 111a	ALIFG	40	83 83	2.0	+		ALUM	H		+						H	17	-			H		Deatbolt, key ext. w/ thun Deatbolt, key ext. w/ thun
111b	MH.F	36	84	1.8	MH		PS	7	-2					0					Ø.				Washroom Lockset
111c 112a	ALI.FG ALI.FG	40 40	83 83	2.0 2.0	1		ALUM								8	- T	-11	Ŧ			H		Deadbolt, key ext. w' thun Deadbolt, key ext. w' thun
1128 1126	ALIFG ALIFG ALIFG	36	84	1.8 2.0 2.0	MH		PS ALUM	7	-2'					0	٥.				D.			01	Washroom Lockset
112c 113a	ALIFG	40	83 83	2.0			ALUM			-	-	_				++	++	+			+		Deadbolt, key ext. w' thun Deadbolt, key ext. w' thun
1135		36	84	1.8	MH		PS	7	-2					Ξ.					D			Ξ.	Washroom Lockset
113c	ALIFG			2.0	-		ALUM			-		-				++		+			\vdash	-	Deadbolt, key ext. w/ thun Deadbolt key ext. w/ thun
u04	ALI.FG MHLF	39 36	82 84	1.8	MHJ		ALUM PS PS		-2'					а.	2				1			.	Deadbolt, key ext. w/ thun Classroom Security Looks
¥05 ¥06	MHE	36	84 84	1.8	MHI			7	-2	-						+	+	+			-		Classroom Security Locks Classroom Security Locks
900 907 Viezz	MHLF(VP)	37	83	2.0	MHJ		PS			3/4hr													Deadbolt, key ext. w/ thut
101.24	MH.F	36	84	1.8	MH		PS	7	-2	3/4hr													Classroom Security Looks
Second 201.2a	Floor - Buildin ALLEG	1g 1 140	83	2.0			NIM			_							_	_	1		—		Deadbolt, key ext. w/ thur
202-2a	ALIFG	40	83	2.0 2.0			ALUM																Deadbolt, key ext. w/ thun
203-2a 204-2a	ALIFG ALIFG ALIFG	40	83 83	2.0 2.0 2.0	-		ALUM ALUM ALUM			-		-				++	++	+			H		Deadbolt, key ext. w/ thun Deadbolt, key ext. w/ thun
205-2a	ALIFG	40	83	2.0			ALUM																Deadbolt, key ext. w/ thun
206-2a 207-2a	ALIFG	40	83 83	2.0	\vdash		ALUM			-		-				++	++	+			H		Deatholt, key ext. w/ thun Deatholt, key ext. w/ thun
208-2a	ALI.FG ALI.FG	40	83 83	2.0			ALUM																Deadbolt, key ext. w' thun Deadbolt, key ext. w' thun
209-2a 210-2a	ALIFG	40	83	2.0			ALUM	-		-		-				++	++	+			H		Deadbolt, key ext. w/ thun Deadbolt, key ext. w/ thun
	ALIFG ALIFG ALIFG	40	83 83	2.0			NIM																Deadbolt, key ext. w/ thun Deadbolt, key ext. w/ thun
211.20		40 40 37		2.0			ALUM			-		-				++	++	+			+		Deadbolt, key ext. w/ thun Deadbolt, key ext. w/ thun
211-2a 212-2a	ALEG		83 82	60	MHJ		PS					-				+							
211-2a 212-2a 213-2a µ08	ALI.FG MHLF	31		0.0				_						_									Classroom Security Locks
211-2a 212-2a 213-2a 908 909	ALIFG MHIF MHIF	36	84	1.8	MHJ		PS PS	7	-2	3/4hr						\square		-					Classroom Security Locks Washroom Lockset
211-2a 212-2a 213-2a 908 909 910 BLDG 1	ALIFG MHLF MHLF MHLF(VP)	36	84 84	1.8	MHJ		PS PS	7	-7	3/4hr													Classroom Security Locks
211-2a 212-2a 213-2a 908 909 910 BLDG 1 BLDG 2 Ground	ALLEG MHLE MHLE MHLE(VP)	36	54 54	1.8	MHJ			7	-2	3/4hr													Classroom Security Looks Washroom Lockset Deadbolt, key ext. wi thun
211-2a 212-2a 213-2a 908 909 910 8LDG 1 8LDG 1 8LDG 2 Ground 2015	ALLEG MHLE MHLE MHLE(VP)	36	54 54	1.8	MHJ					3/4hr					•								Classroom Security Looks Washroom Lockset Deadbolt, key ext. wi thun
211-2a 212-2a 213-2a 909 910 8LDG 1 8LDG 1 8LDG 2 Ground 201a 201b 201c	ALIFG MHLF MHLF(VP) Floor Level ALIFG MHLF	36 39 38 38 36 34	84 84 83 84	1.8 2.0 2.0 1.8 1.8	MHJ		ALUM PS PS	7	- 2"	3/4hr 3/4hr													Classroom Security Looks Washroom Lockset Deadbolt, key est, wi' thun Deadbolt, key est, wi' thun Classroom Security Looks
211-2a 212-2a 213-2a s08 s09 s10 BLDG 1 BLDG 2 Ground 201a 201b 201c 201d	ALIFG MHLF MHLF(VP) Poor Level ALIFG MHLF MHLF ALIFG	36 39 38 38 36 34 38	84 84 83 84 80 83	1.8 2.0 1.8 1.8 2.0	MHJ		ALUM PS PS ALUM	7	-7	3/4hr 3/4hr													Claseroom Security Looks Washroom Lockset Deadbolt, key ext. w/ thun Claseroom Security Looks Washroom Lockset Deadbolt, key ext. w/ thun
211-2a 212-2a 213-2a 908 909 510 BLDG 1 BLDG 1 BLDG 2 Ground 201a 201b 201c 201c 201d 202a 202b	ALIFG MHLF MHLF(VP) Foor Level ALIFG MHF ALIFG ALIFG ALIFG ALIFG MHF	36 39 38 36 34 38 38 38 38 36	84 84 83 84 80 83 83 83 83	1.8 2.0 1.8 1.8 2.0 2.0 1.8	MHJ MH MH MH		ALUM PS PS ALUM ALUM PS	7	- 2' - 10'	3/4hr 3/4hr 3/4hr													Classroom Security Look Washnoom Lookaat Deadbolt, key est. wil thum Classroom Security Look Washnoom Lookaat Deadbolt, key est. wil thum Deadbolt, key est. wil thum Classroom Security Looka
211-2a 212-2a 213-2a 908 909 510 BLDG 1 BLDG 1 BLDG 2 Ground 201a 201b 201b 201c 201d 202a 202b 202c	ALIFG MHLF MHLF MHLF(VP) Floor Level ALIFG MHLF MHLF ALIFG ALIFG MHLF MHLF MHLF MHLF	36 39 38 36 34 38 38 38 36 34	84 84 83 84 80 83 83 83 84 80	1.8 2.0 1.8 1.8 2.0 2.0 1.8 1.8 1.8	MHJ MH MH		ALUM PS PS ALUM ALUM PS PS	7	- 2' - 10'														Classroom Security Look Waahroom Locked Deadbolt, key ext. wi fhun Classroom Security Look Waahroom Locked Deadbolt, key ext. wi fhun Classroom Security Look Maahroom Locked
211-2a 212-2a 213-2a 508 509 510 BLDG 1 BLDG 2 Ground 201a 201b 201c 201b 201c 201d 202a 202b 202c 202b 202c	ALIFG MHLF MHLF MHLF(VP) Floor Level ALIFG MHLF MHLF ALIFG ALIFG MHLF MHLF MHLF MHLF	36 39 38 36 34 38 38 38 38 36	84 84 83 84 80 83 83 83 84 80	1.8 2.0 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 2.0	MHJ MH MH MH MH		ALUM PS PS ALUM ALUM PS PS ALUM	7	- 2' - 10'	3/4hr													Classroom Society Looks Weahroom Looked Deadbolt, key ext. wir fhun Classroom Sacurity Looks Weahroom Lookset Deadbolt, key ext. wir fhun Deadbolt, key ext. wir fhun
211-2a 212-2a 213-2a 508 509 510 8LDG 1 8LDG 1 8LDG 2 2016 2016 2016 2016 2026 2026 2026 202	ALIFG MHLF MHLF MHLF(VP) PROFLEVEL ALIFG MHLF ALIFG MHLF ALIFG MHLF ALIFG MHLF ALIFG MHLF MHLF ALIFG MHLF	36 39 38 36 34 38 38 36 34 38 36 34 38 38 38 38 38 38 38 38 38 38 38 38 38	84 84 83 83 83 83 83 83 83 83 83 83 83 83	1.8 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8	MHJ MH MH MH MH MH		ALUM PS PS ALUM PS PS ALUM PS PS PS PS PS PS PS PS	7	- 2° - 10° - 10°														Classroom Security Looks Waahroom Lookset Deadbolt, lay ext. wi fhunt Classroom Security Looks Waahroom Lookset Deadbolt, lay ext. wi fhunt Oatsoch, lay ext. wi fhunt Deadbolt, lay ext. wi fhunt
211-2a 212-2a 213-2a 508 509 510 8LDG 1 8LDG 1 8LDG 2 2016 2016 2016 2016 2026 2026 2026 202	ALIFG MHLF MHLF MHLF(VP) Roor Level ALIFG MHLF MHLF ALIFG ALIFG ALIFG ALIFG MHLF MHLF MHLF MHLF MHLF MHLF MHLF	36 39 38 36 34 38 38 38 36 34 38 38 36 34 38 38 38 38 38 38 38 38 38 38 38 38 38	84 84 80 83 83 83 83 83 83 83 83 83 83 83 83 83	1.8 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8	MHJ MH MH MH MH		ALUM PS PS ALUM PS PS ALUM PS PS PS PS PS PS PS PS	7	- 2' - 10'	3/4hr													Cassroom Security Locks Waahroom Lockset Deadbolt, ley ext. er frum Cassroom Security Locks Deadbolt, ley ext. er frum Deadbolt, ley ext. er frum
211-2a 212-2a 213-2a 208 209 209 209 2016 2016 2016 2016 2016 2016 2016 2016	ALFG MHLF MHLF MHLF(VP) Poor Level ALFG MHLF ALFG ALFG MHLF ALFG MHLF MHLF MHLF MHLF MHLF MHLF	36 39 38 36 34 38 38 38 38 38 38 38 38 38 38 38 38 38	84 84 83 83 83 83 83 83 83 83 83 83 83 83 83	1.8 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 2.0 1.8 1.8 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0	MHJ MH MH MH MH MH		ALUM PS PS ALUM PS PS ALUM PS PS ALUM ALUM	7	- 2" - 10" - 2" - 10"	3/4hr 3/4hr													Cassroom Sacrity Lock Wathroom Lockat Deadbolt, key est. wi Phur Deadbolt, key est. wi Phur
211-2a 212-2a 213-2a 908 909 909 809 809 809 809 809 809 809	ALFG MHLF MHLF MHLF(NP) Poor Level ALFG MHF ALFG MHF ALFG MHF ALFG MHF ALFG MHF ALFG MHF ALFG MHF ALFG MHF ALFG MHF MHF ALFG MHF MHF MHF MHF MHF MHF MHF MHF MHF MHF	36 39 38 36 34 38 38 38 38 38 38 36 34 38 38 36 34	84 84 80 83 84 80 83 83 84 80 83 83 84 80 83 83 84	1.8 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 2.0 2.0 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 2.0 2.0 1.8 1.8 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0	MHJ MH MH MH MH MH		ALUM PS PS ALUM PS PS ALUM PS PS ALUM PS PS PS	7	- 2° - 10° - 10°	3/4hr													Daston Bachy Lockat Wathroon Lockat Dasbot, key est. wifflur Classron Security Lock Wathroon Lockat Dasbot, key est. wifflur Dasbot, key est. wifflur
211-2a 212-2a 213-2a 908 909 909 810 8LDG 1 8LDG 1 8LDG 1 8LDG 2 2016 2016 2016 2016 2016 2016 2016 2026 202	ALFG MHLF MHLF MHLF(NP) Poor Level ALFG MHF ALFG MHF ALFG MHF ALFG MHF ALFG MHF ALFG MHF ALFG MHF ALFG MHF ALFG MHF MHF ALFG MHF MHF MHF MHF MHF MHF MHF MHF MHF MHF	36 39 38 36 34 38 38 36 36 36 36 38 38 38 38 38 38 38 38 38 38 38 38 38	84 84 83 84 80 83 83 83 83 84 80 83 83 83 84 83 83	1.8 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 2.0 1.8 1.8 1.8 2.0 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 2.0 2.0 2.0 1.8 1.8 1.8 2.0 2.0 2.0 1.8 1.8 1.8 2.0 2.0 2.0 1.8 1.8 1.8 2.0 2.0 2.0 2.0 1.8 1.8 1.8 1.8 2.0 2.0 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8	MHJ MH MH MH MH MH MH MH		ALUM PS PS ALUM ALUM PS PS ALUM ALUM PS PS PS PS MITM	7	- 2' - 10' - 2' - 10' - 2' - 10'	3/4hr 3/4hr													Casson Backy Lock Wathroom Lockad Deablot, key est, within Casson Sacky Lock Deablot, key est, within Deablot, key est, within
211-2a 212-2a 213-2a 908 909 810 8LDG 1 8LDG 1 8LDG 2 2016 2016 2016 2016 2016 2016 2016 201	ALFG MHLF MHLF(MHLF MHLF(MHLF MHLF(MHLF ALFG ALFG ALFG MHLF ALFG MHLF ALFG MHLF ALFG MHLF MHLF MHLF MHLF MHLF MHLF	36 39 38 36 34 38 38 38 38 38 38 38 38 38 38 38 38 38	64 64 83 83 83 83 83 83 83 83 83 83 84 83 83 84 83 83 84 83	18 20 18 18 18 20 20 18 18 18 20 20 18 18 18 20 20 18 18 18 20 20 18 18 18 18 20 20 18 18 18 18 20 20 20 20 20 20 20 20 20 20 20 20 20	MHJ MH MH MH MH MH MH MH		ALUM PS PS ALUM ALUM PS PS ALUM ALUM PS PS PS PS RALUM ALUM	7 6 7 6 7 6 7 6 7 7 6 7 7 6 7 7 7 7 7 7	- 2° - 10° - 2° - 10° - 2° - 10°	3/4hr 3/4hr													Cassoon Security Lock Wathroom Lockad Deablott, key est within Cassoon Security Lockad Deablott, key est within Deablott, key est within
211-2a 212-2a 213-2a 408 409 410 8LDG 1 8LDG 1 8LDG 1 8LDG 2016 2016 2016 2016 2016 2016 2016 2026 202	ALFG MHLF MHLF MHLF(VP) Roor Level ALFG MHLF MHF ALFG ALFG MHF ALFG ALFG MHF ALFG ALFG MHF ALFG ALFG MHF MHF MHF MHF MHF MHF MHF MHF MHF MHF	36 39 38 36 34 38 38 38 38 38 38 38 38 38 38 38 38 38	84 84 83 84 80 83 83 84 80 83 83 84 80 83 83 84 80 83 83 84 80 83 83 84 80 83 83 84 80 83 83 84 80 83 83 84 84 83 83 84 84 83 84 84 84 84 83 84 84 83 84 84 84 84 84 84 84 84 84 84 84 84 84	18 20 18 18 18 20 20 18 18 18 20 20 18 18 18 20 20 18 18 18 20 20 18 18 18 18 20 20 18 18 18 18 20 20 20 20 20 20 20 20 20 20 20 20 20	MHJ MH MH MH MH MH MH MH		ALUM PS PS PS PS PS PS PS ALUM PS PS PS ALUM PS ALUM PS PS PS ALUM PS PS PS PS PS PS PS PS PS PS PS PS PS	7 6 7 6 7 6 7 6 7 7 6 7 7 6 7 7 7 7 7 7	- 2" - 10" - 2" - 10" - 2" - 10"	3/4hr 3/4hr 3/4hr													Classrom Bachy Lock Wahroon Lockad Daabolt, key est. et "Run Classboth, key est. et "Run Classboth, key est. et "Run Vaahroon Lockad Daabolt, key est. et "Run Daabolt, key es
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"PCurban property re-imagined TAYLOR KURTZ A & B Clement Ave 810 Clement Ave + 815 Vaughan Ave, Kelowna, BC







Door Schedule A701

RAWN: Author Project Number

CITY OF KELOWNA DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Section 14 'A' of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	x		
Are materials in keeping with the character of the region?	x		
Are colours used common in the region's natural landscape?	x		
Does the design provide for a transition between the indoors and outdoors?	х		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	Х		
Does interim development consider neighbouring properties designated for more intensive development?			х
Are façade treatments facing residential areas attractive and context sensitive?	x		
Are architectural elements aligned from one building to the next?	x		
For exterior changes, is the original character of the building respected and enhanced?			х
Is the design unique without visually dominating neighbouring buildings?	x		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	x		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	x		
Are parkade entrances located at grade?			х
For buildings with multiple street frontages, is equal emphasis given to each frontage?	x		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	x		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	x		
Human Scale			
Are architectural elements scaled for pedestrians?	x		
Are façades articulated with indentations and projections?	х		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	x		
Do proposed buildings have an identifiable base, middle and top?	х		
Are building facades designed with a balance of vertical and horizontal proportions?	х		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	Х		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	х		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?	Х		
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	х		
Are entrances visually prominent, accessible and recognizable?	х		
Are higher quality materials continued around building corners or edges that are visible to the public?	х		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	Х		
Are elements other than colour used as the dominant feature of a building?	х		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	x		
Are public and private open spaces oriented to take advantage of and protect from the elements?	х		
Is there an appropriate transition between public and private open spaces?	х		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	х		
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	x		
Are alternative and active modes of transportation supported through the site design?	Х		
Are identifiable and well-lit pathways provided to front entrances?	х		
Do paved surfaces provide visual interest?	x		
Is parking located behind or inside buildings, or below grade?	Х		
Are large expanses of parking separated by landscaping or buildings?	Х		
Are vehicle and service accesses from lower order roads or lanes?	Х		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?	х		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	×		
Environmental Design and Green Building		-	-
Does the proposal consider solar gain and exposure?	×		
Are green walls or shade trees incorporated in the design?	x		
Does the site layout minimize stormwater runoff?	x		
Are sustainable construction methods and materials used in the project?	L	Inknow	n
Are green building strategies incorporated into the design?	x		
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	Х		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	х		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?	х		
Amenities, Ancillary Services and Utilities		1	
Are loading, garage, storage, utility and other ancillary services located away from public view?	Х		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	Х		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
 Compliment and soften the building's architectural features and mitigate undesirable elements? 	х		
 Maintain the dominant pattern of landscaping along the street and surrounding properties? 	Х		
• Enhance the pedestrian environment and the sense of personal safety?	х		
 Screen parking areas, mechanical functions, and garbage and recycling areas? 	х		
• Respect required sightlines from roadways and enhance public views?	х		
Retain existing healthy mature trees and vegetation?			x
• Use native plants that are drought tolerant?	Х		
• Define distinct private outdoor space for all ground-level dwellings?			х
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	х		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do parking lots have one shade tree per four parking stalls?	х		
Crime prevention		I	
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	x		
Are building materials vandalism resistant?	unknown		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	x		
Are the site layout, services and amenities easy to understand and navigate?	х		
Signs		•	
Do signs contribute to the overall quality and character of the development?		tbd	
Is signage design consistent with the appearance and scale of the building?		tbd	
Are signs located and scaled to be easily read by pedestrians?	х		
For culturally significant buildings, is the signage inspired by historical influences?			х
Lighting		-	
Does lighting enhance public safety?	х		
Is "light trespass" onto adjacent residential areas minimized?	x		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	х		
Is suitably scaled pedestrian lighting provided?	х		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?	unknown		