



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 pre-application 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.

A handwritten signature in black ink, appearing to read 'Shawn Oh', with a stylized, cursive script.

Shawn Oh
Assistant Development Manager

Development Permit DP18-0112



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:

Industrial 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: I4 – 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 CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

SCHEDULE

B

This forms part of application

DP18-0112

Planner
Initials AC



SCHEDULE

B

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City of
Kelowna
DEVELOPMENT PLANNING



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SCHEDULE

C

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DEVELOPMENT PLANNING

Clement Avenue - Phase 2

LANDSCAPE ARCHITECTURAL SET - RE-ISSUED FOR DEVELOPMENT PERMIT AUGUST 29, 2019

LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME
L1.0	LANDSCAPE COVER PAGE
L1.1	LANDSCAPE CONCEPT PLAN
L2.0	PLANT MATERIALS AND SCHEDULE
L2.1	PLANTING PLAN
L3.0	IRRIGATION PLAN
L4.0	SOFTSCAPE DETAILS
L4.1	HARDSCAPE DETAILS
L4.2	FURNISHING DETAILS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

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

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF KELOWNA.

ALL PUBLIC REALM DETAILS TO CITY OF KELOWNA STANDARDS

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4	RE-ISSUED FOR DP	19-08-29
3	ISSUED FOR RP CLIENT REVIEW	19-07-24
2	ISSUED FOR RP CLIENT REVIEW	19-07-11
1	ISSUED FOR CLIENT REVIEW	19-05-10

REVISIONS

Clement Ave Phase 2

816 Clement Ave.
Kelowna, British Columbia

Scale:	1:500
Drawn:	KW
Reviewed:	DS
Project No.	06-668

LANDSCAPE COVER PAGE

L1.0

C



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4	RE-ISSUED FOR DP	19-08-25
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REVISIONS

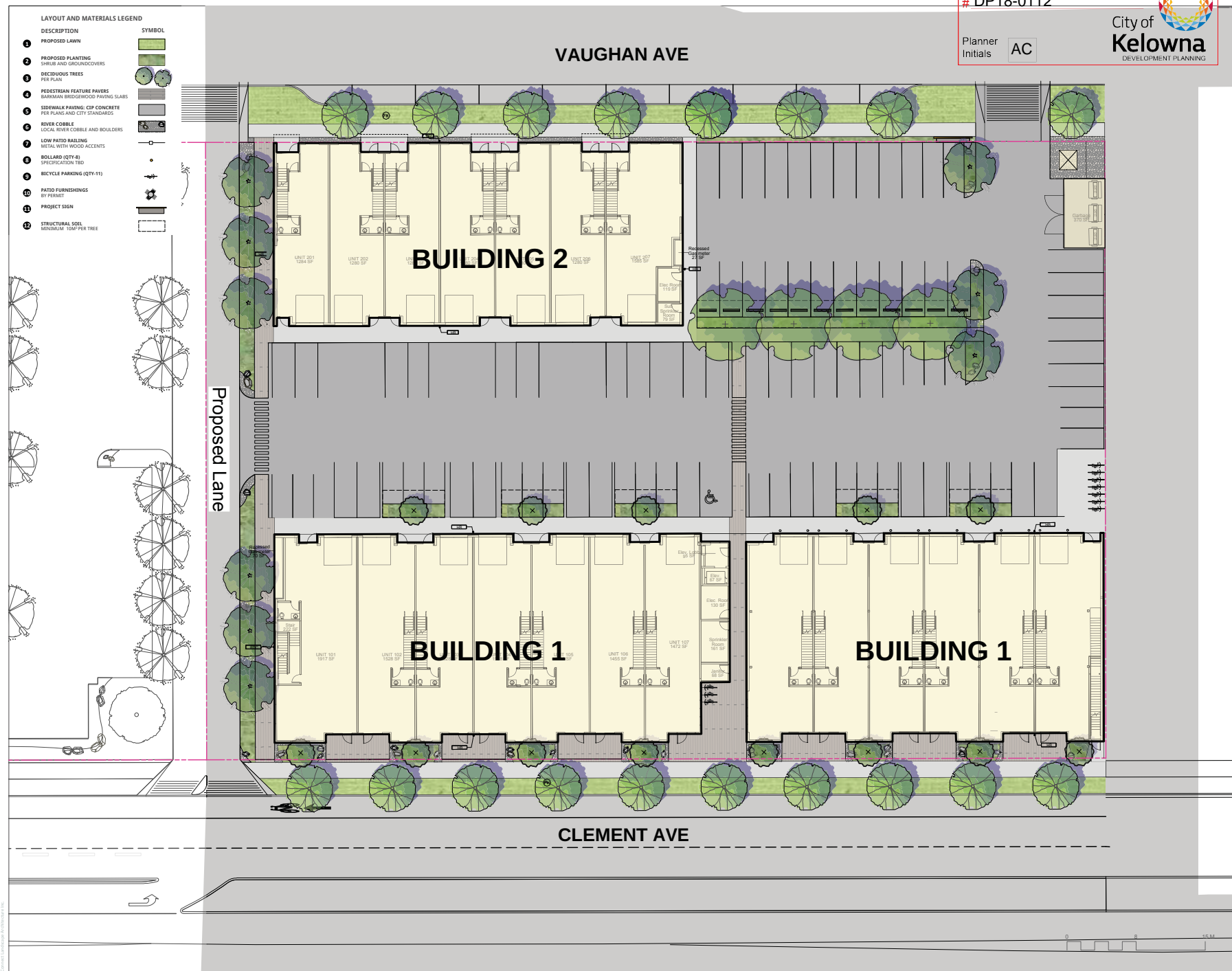
Clement Ave Phase 2

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LANDSCAPE CONCEPT
GROUND LEVEL

L1.1



LANDSCAPE CHARACTER

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



PLANT SCHEDULE

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

SCHEDULE

This forms part of application
DP18-0112

Planner Initials AC

C

City of Kelowna
DEVELOPMENT PLANNING

Full Sun ○ Part Sun / Shade ● Shade ●

Clement Ave Phase 2

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

SCHEDULE

C

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Initials AC

City of
Kelowna
DEVELOPMENT PLANNING

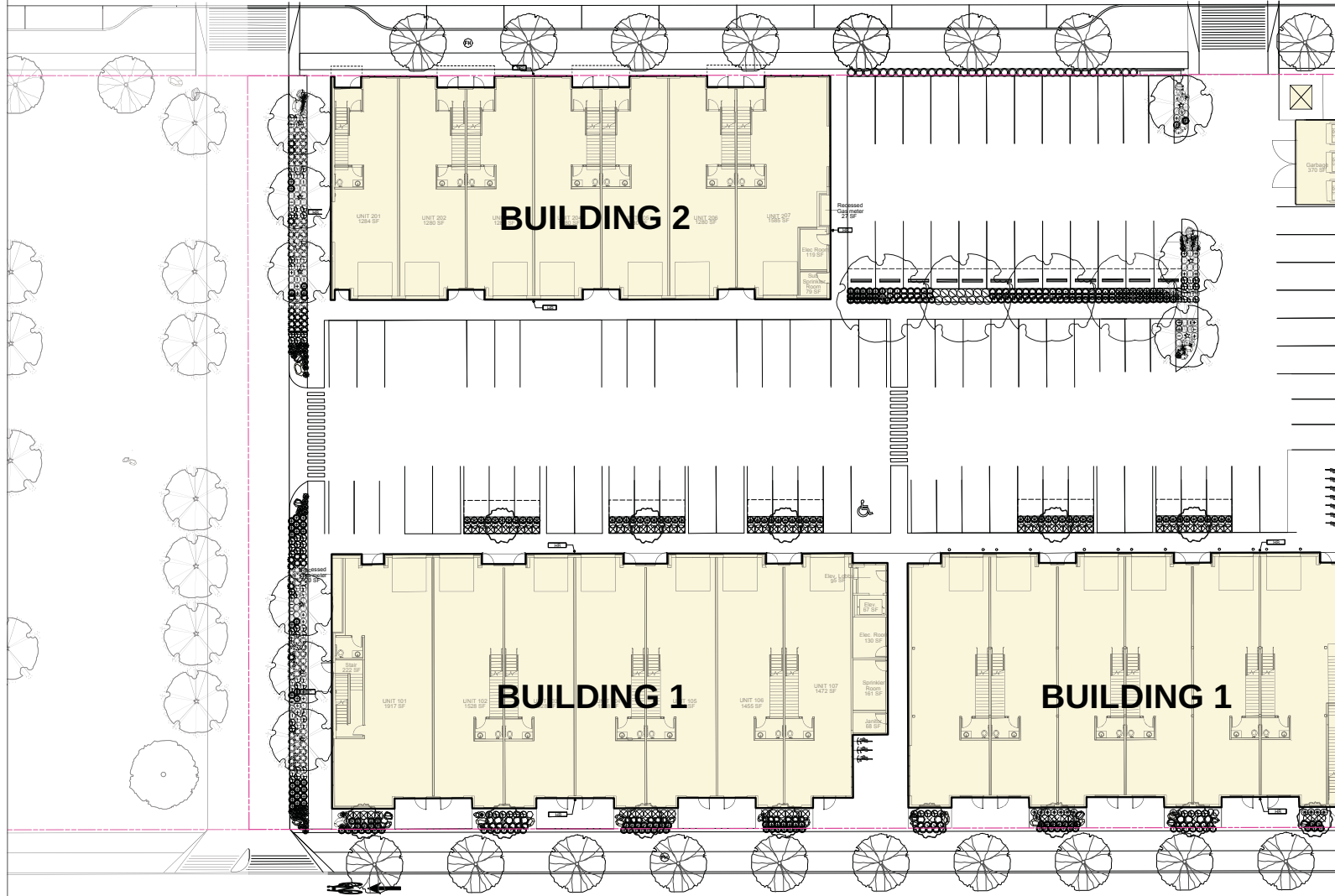


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REVISIONS

Clement Ave Phase 2

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Kelowna, British Columbia

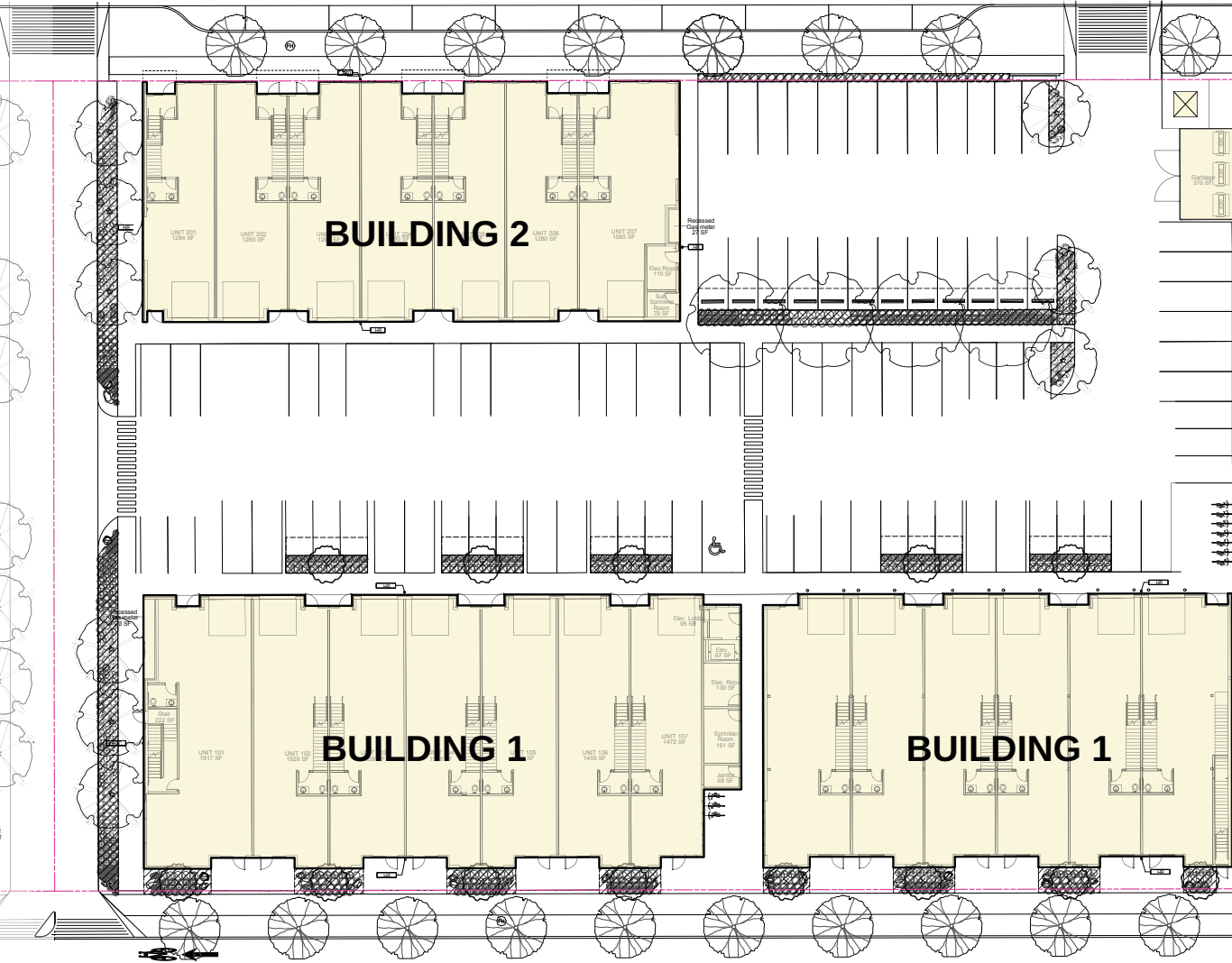
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PLANTING PLAN

L2.1

DESIGN-BUILD IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
2. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
3. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
4. IRRIGATION TO CONFORM TO ALL IABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
a. MATERIALS SECTION 88: ALL PIPE TO BE MINIMUM CLASS 200
b. MATERIALS SECTION 86: NO WIRE SMALLER THAN 1/4 GAUGE DIRECT BURIAL
5. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
7. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
8. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGATION LINES AND MOTION SENSOR/RAIN DELAY CONTROLLER
9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
10. PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
11. PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.
12. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD. WINTERIZE AS REQUIRED.
13. PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
14. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.



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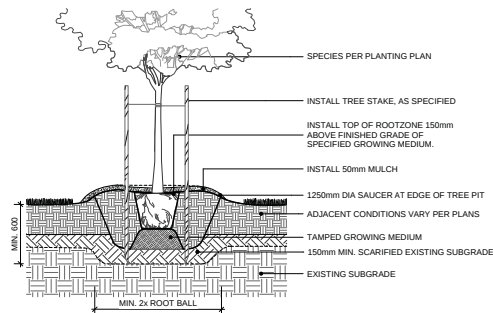
IRRIGATION PLAN

SCHEDULE C

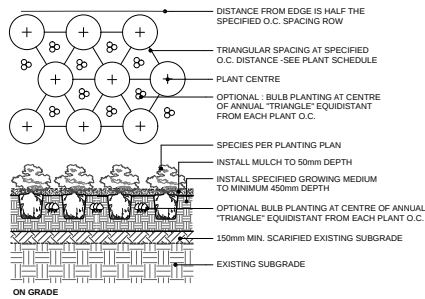
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Planner
Initials AC

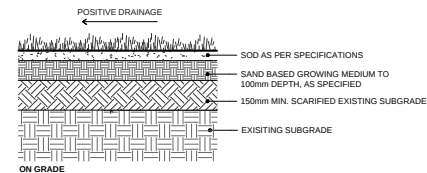
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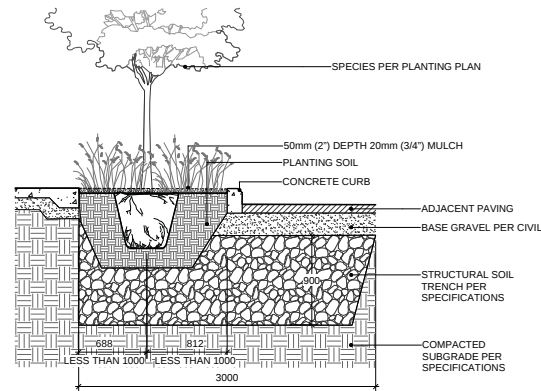
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



2 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25



3 SOD LAWN (TYPICAL)
Scale: 1:10



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

4 TREE PLANTING WITH STRUCTURAL SOIL
Scale: 1:20

SCHEDULE C

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Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

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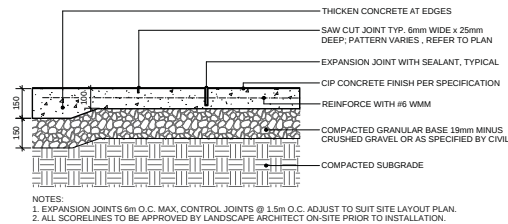
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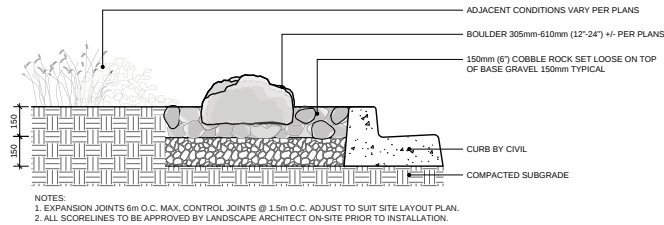
SOFTSCAPE DETAILS

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OR CONCEALED STRUCTURES AT THE PROJECT
SITE.

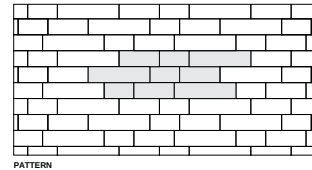
THE CONTRACTOR IS RESPONSIBLE FOR
DETERMINING THE EXISTENCE, LOCATION, AND
ELEVATION OF ALL UTILITIES AND / OR
CONCEALED STRUCTURES, AND IS
RESPONSIBLE FOR NOTIFYING THE
APPROPRIATE COMPANY, DEPARTMENT OR
PERSON(S) OF ITS INTENTION TO CARRY OUT ITS
OPERATIONS.



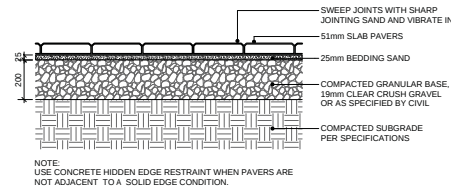
1 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10



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



BRIDGEWOOD SLAB PAVER MANUFACTURED BY BARKMAN CONCRETE LTD.
COLOUR: WEATHERED GREY
PATTERN: RUNNING BOND
SIZE: 890MM X 250MM X 51MM (35.04\"/>



2 PEDESTRIAN SLAB PAVERS ON GRADE (TYPICAL)
Scale: 1:10

SCHEDULE

C

This forms part of application

DP18-0112

Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING

4	RE-ISSUED FOR DP	19-08-29
3	ISSUED FOR RP CLIENT REVIEW	19-07-24
2	ISSUED FOR RP CLIENT REVIEW	19-07-11
1	ISSUED FOR CLIENT REVIEW	19-05-10
REVISIONS		

Clement Ave Phase 2

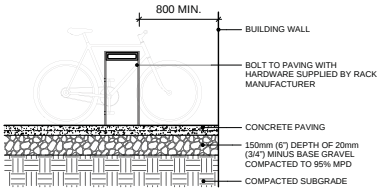
816 Clement Ave.
Kelowna, British Columbia

Scale:	AS SHOWN
Drawn:	KW
Reviewed:	DS
Project No.	06-668

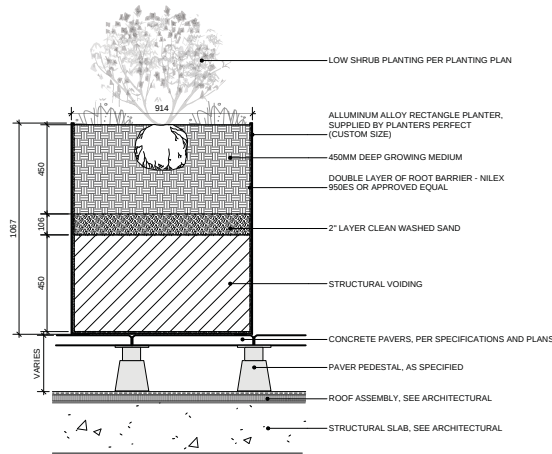
HARDSCAPE DETAILS



BIKE RACK MANUFACTURED BY STREETLIFE
MODEL: BP-35-PC
SIZE: 750MM X 350MM (30" X 14")
FINISH: STEEL DOUBLE POWDER COATED GREY
REFER TO MANUFACTURERS SPECIFICATIONS FOR INSTALLATION



1 BIKE RACK (TYPICAL)
Scale: 1:20



2 PLANTER
Scale: 1:10

PLANTERS PERFECT RECTANGLE SERIES
CUSTOM SIZES
MATERIAL: ALUMINUM
FINISH & COLOUR: POWDERCOAT 'PEWTER'



SCHEDULE C

This forms part of application
DP18-0112

Planner
Initials

AC



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
ELEVATION OF ALL UTILITIES AND / OR
CONCEALED STRUCTURES, AND IS
RESPONSIBLE FOR NOTIFYING THE
APPROPRIATE COMPANY, DEPARTMENT OR
PERSON(S) OF ITS INTENTION TO CARRY OUT ITS
OPERATIONS.

4	RE-ISSUED FOR DP	19-08-29
3	ISSUED FOR BP CLIENT REVIEW	19-07-24
2	ISSUED FOR BP CLIENT REVIEW	19-07-11
1	ISSUED FOR CLIENT REVIEW	19-05-10

REVISIONS

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.
3. 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.
4. 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.

SCHEDULE		C
This forms part of application		
# DP18-0112		
Planner Initials	AC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>



REV	DATE	DESCRIPTION
SCALE	DATE	Issue Date/Revision
PROJECT NUMBER		Project Number
FILE PATH		FILE PATH

PCurban
property re-imagined™

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Clement Ave
810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Cover Page

SCHEDULE

This forms part of application
DP18-0112

Planner Initials **AC**

City of **Kelowna**
DEVELOPMENT PLANNING

A & B

816 Clement Ave- Parking Calculation

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
Total (s.f.)	1,595	1,663	1,663	1,663	1,663	1,663	2,158	12,068

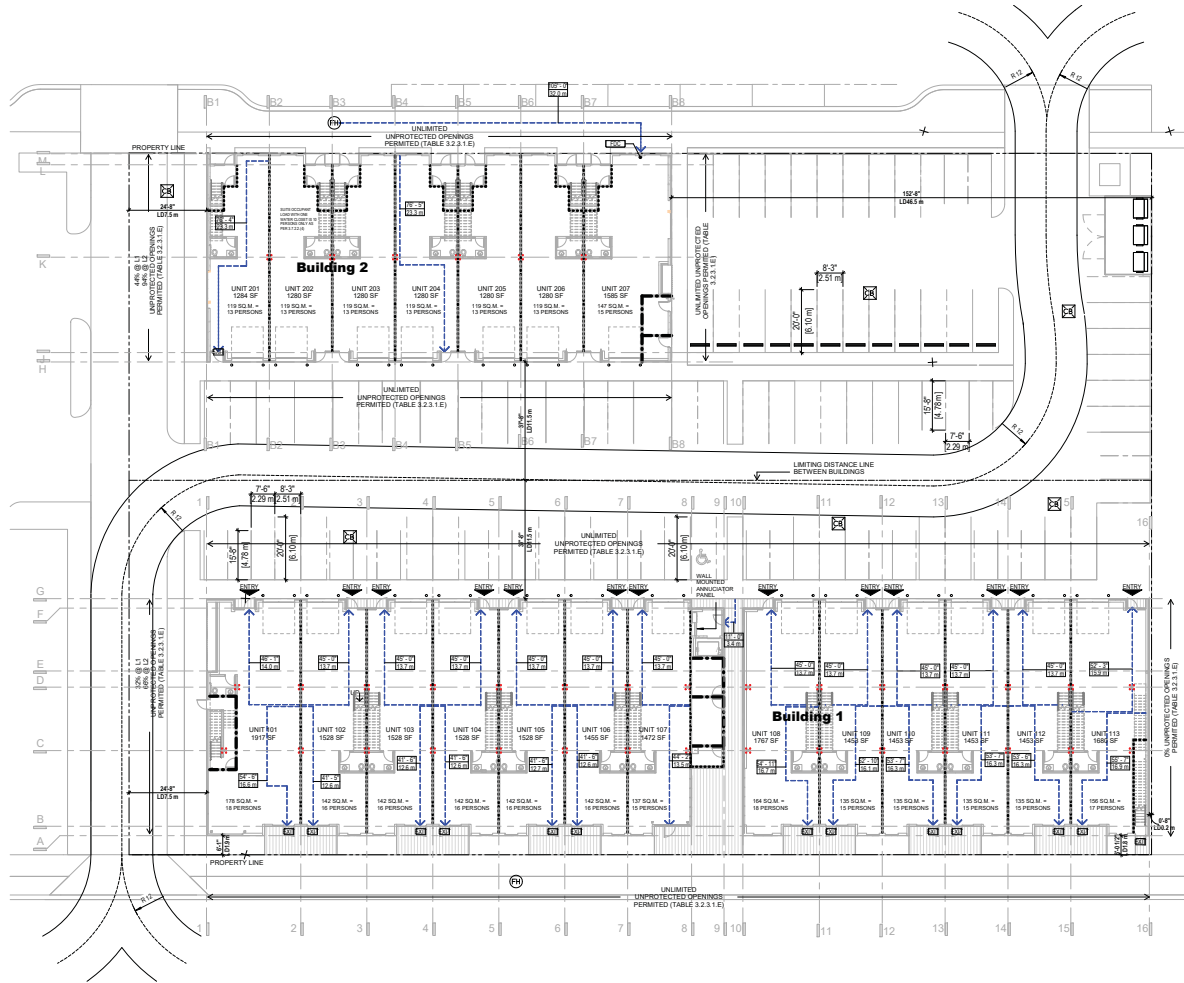
Building Total (sf) 50,677

Required Parking **94**

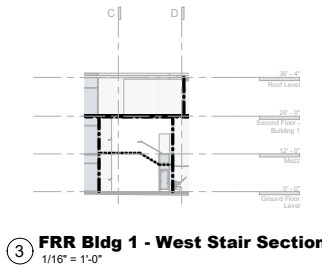
SCHEDULE		A & B
This forms part of application		
# DP18-0112		
Planner Initials	AC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

SYMBOL LEGEND

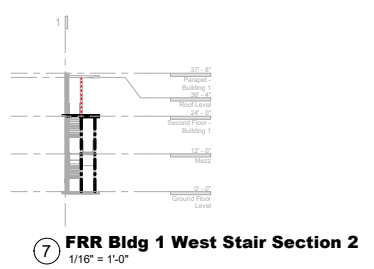
1/16" = 1'-0"
 1/16" = 1'-0"
 1/16" = 1'-0"
 1/16" = 1'-0"



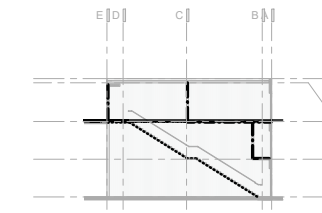
① **Site Plan**
 1/16" = 1'-0"



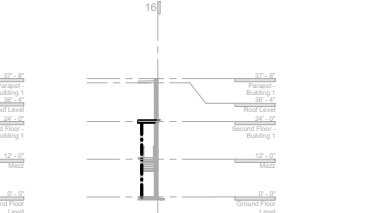
③ **FRR Bldg 1 - West Stair Section 1**
 1/16" = 1'-0"



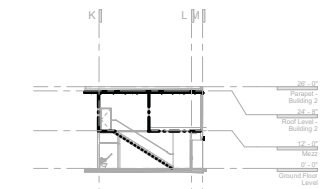
⑦ **FRR Bldg 1 West Stair Section 2**
 1/16" = 1'-0"



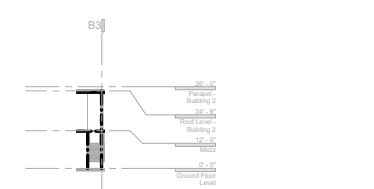
② **FRR Bldg 1 - East Stair Section 1**
 1/16" = 1'-0"



⑥ **FRR - Bldg 1 East Stair Section 2**
 1/16" = 1'-0"



④ **FRR Bldg 2 - Section 1**
 1/16" = 1'-0"



⑤ **FRR Bldg 2 - Section 2**
 1/16" = 1'-0"

SCHEDULE A & B

This forms part of application
 # DP18-0112

Planner Initials **AC**

City of Kelowna
 DEVELOPMENT PLANNING

REV	DATE	DESCRIPTION
1	1/18/2018	Issue Date
2	1/18/2018	Issue Date
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100	1/18/2018	Issue Date

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TAYLOR KURTZ
 ARCHITECTURE + DESIGN INC.

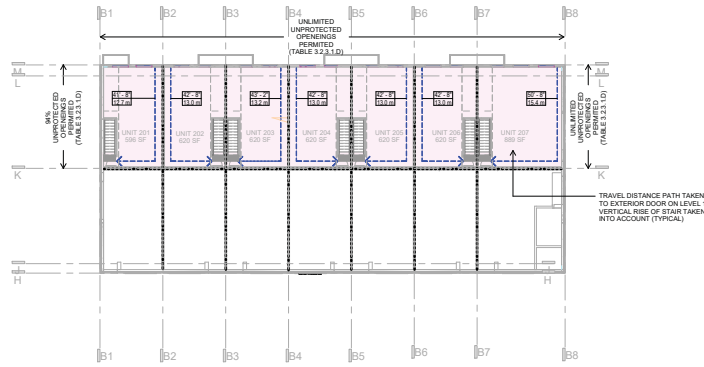
Clement Ave
 810 Clement Ave • 815 Vaughan Ave,
 Kelowna, BC

Code Compliance
 Drawings

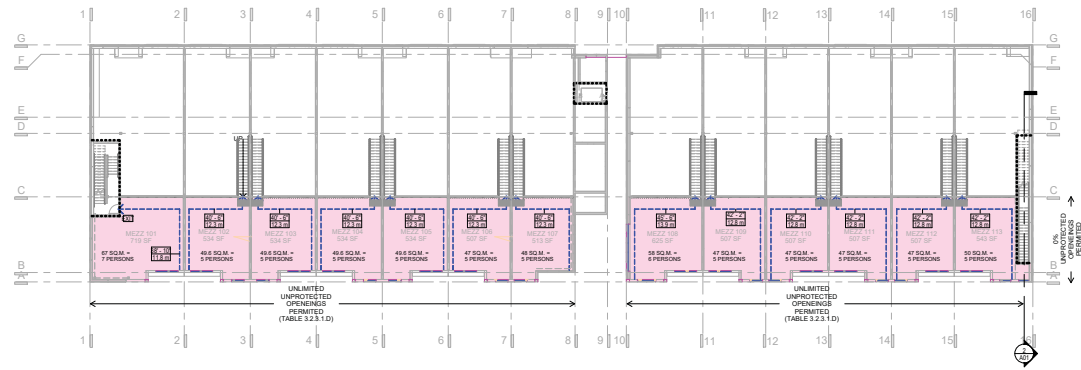
A01

SYMBOL LEGEND

FBI Assembly - 30m
FBI Separation - 30m
FBI Separation - 10m
Travel Distance Path
Distance Meter



① Mezz Level - Code Compliance
1/16" = 1'-0"



② Second Floor - Code Compliance
1/16" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

REV	DATE	DESCRIPTION
1	1/18/2018	Issue Date
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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Clement Ave

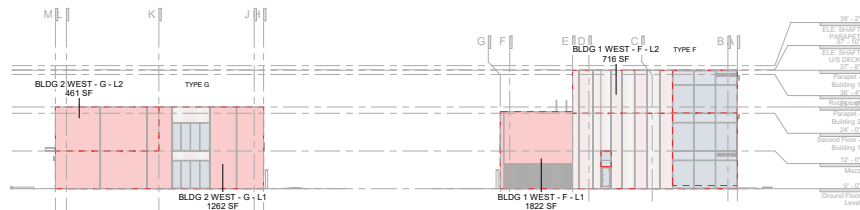
810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

Code Compliance
Drawings

A02

① Openings
1/16" = 1'-0"

PERCENTAGE CALCULATION OPENINGS PROVIDED 12.5%
(OPENING EXPOSED FIRE COMPARTMENT FACE AREA * 100)



③ Openings
1/16" = 1'-0"

PERCENTAGE CALCULATION OPENINGS PROVIDED

UNIT TYPE G LEVEL 2
PERCENTAGE UNPROTECTED OPENINGS PERMITTED

PERCENTAGE CALCULATION OPENINGS PROVIDED


SCHEDULE

This forms part of application
DP18-0112

A & B

Planner
Initials

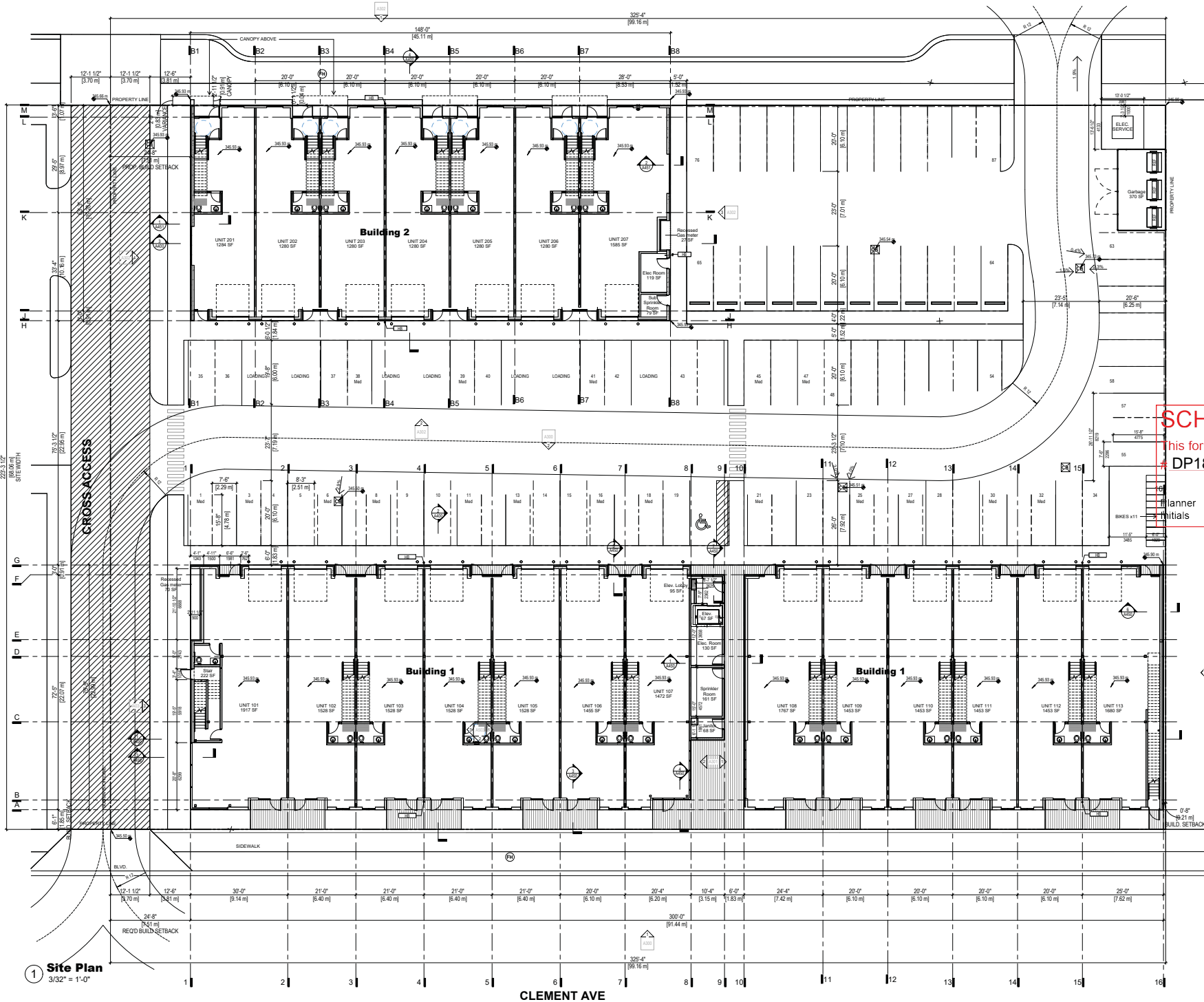
AC



**City of
Kelowna**
DEVELOPMENT PLANNING

VAUGHAN AVE

TKA+D



SCHEDULE

A & B

This forms part of application

DP18-0112

Planner
Initials

AC



REV	DATE	DESCRIPTION	ISSUED BY	DATE	ISSUED BY	DATE	ISSUED BY
1							

PROJECT NUMBER

FILE PATH

PROJECT NAME

PROJECT LOCATION

PROJECT DESCRIPTION

PROJECT STATUS

PROJECT CONTACT

PROJECT PHONE

PROJECT FAX

PROJECT EMAIL

PROJECT WEBSITE

PROJECT ADDRESS

PROJECT CITY

PROJECT PROVINCE

PROJECT COUNTRY

PROJECT ZIP

PROJECT STATE

PROJECT COUNTY

PROJECT DISTRICT

PROJECT WARD

PROJECT CENSUS TRACT

PROJECT BLOCK

PROJECT LOT

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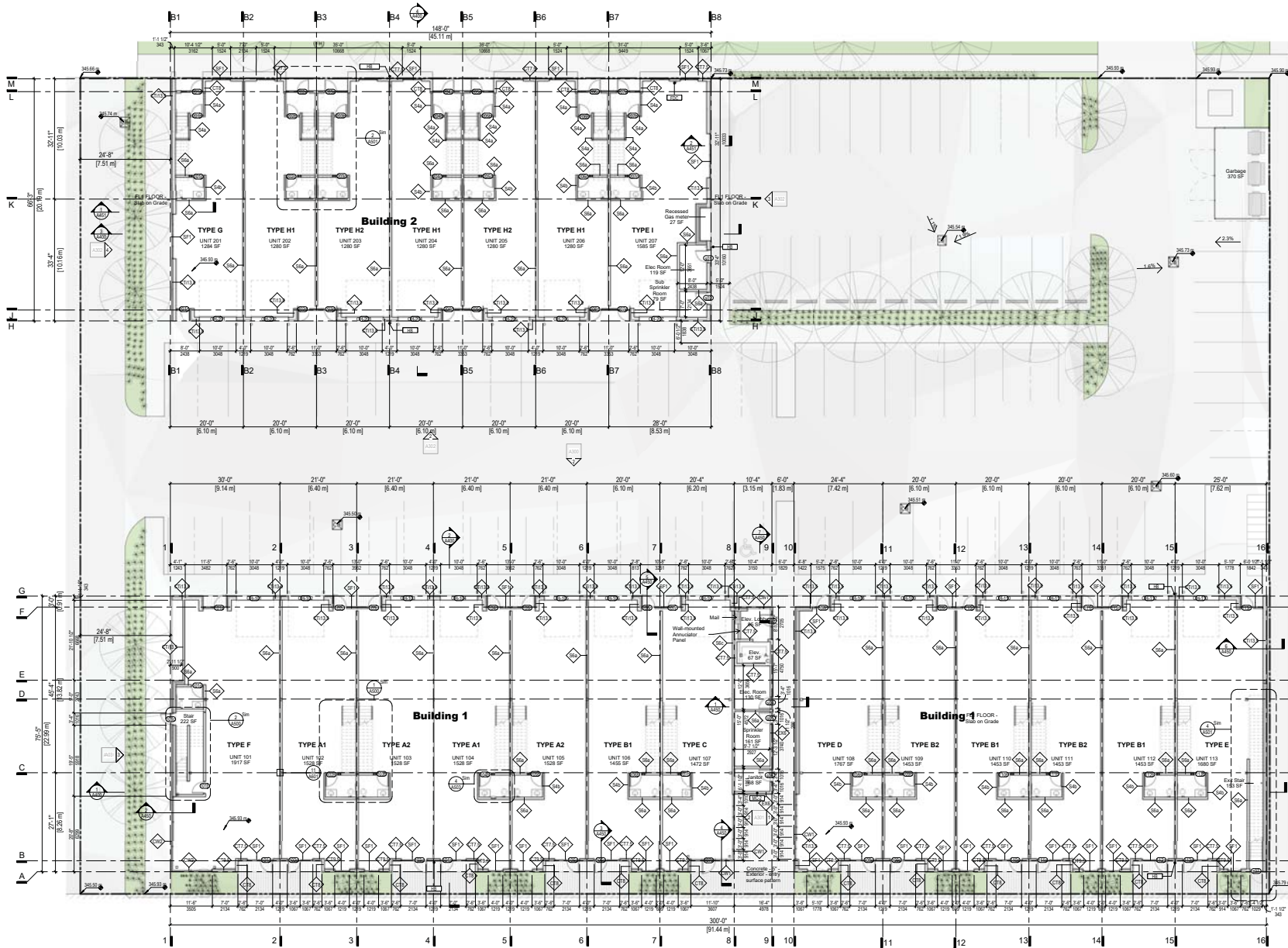
TAYLOR KURTZ
ARCHITECTURE + DESIGN, INC.

Clement Ave

810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Site Plan

A100



KEYNOTE LEGEND

TAG	DESCRIPTION
FDC	FIRE DEPARTMENT CONNECTION
HB	HARD BOARD
MC-2	METAL GLASSING - TYPE 2

① **Level 1**
3/32" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

REV	DATE	DESCRIPTION	Drawn	Check	Author
1	03/22/2018	Issue	AC	AC	AC

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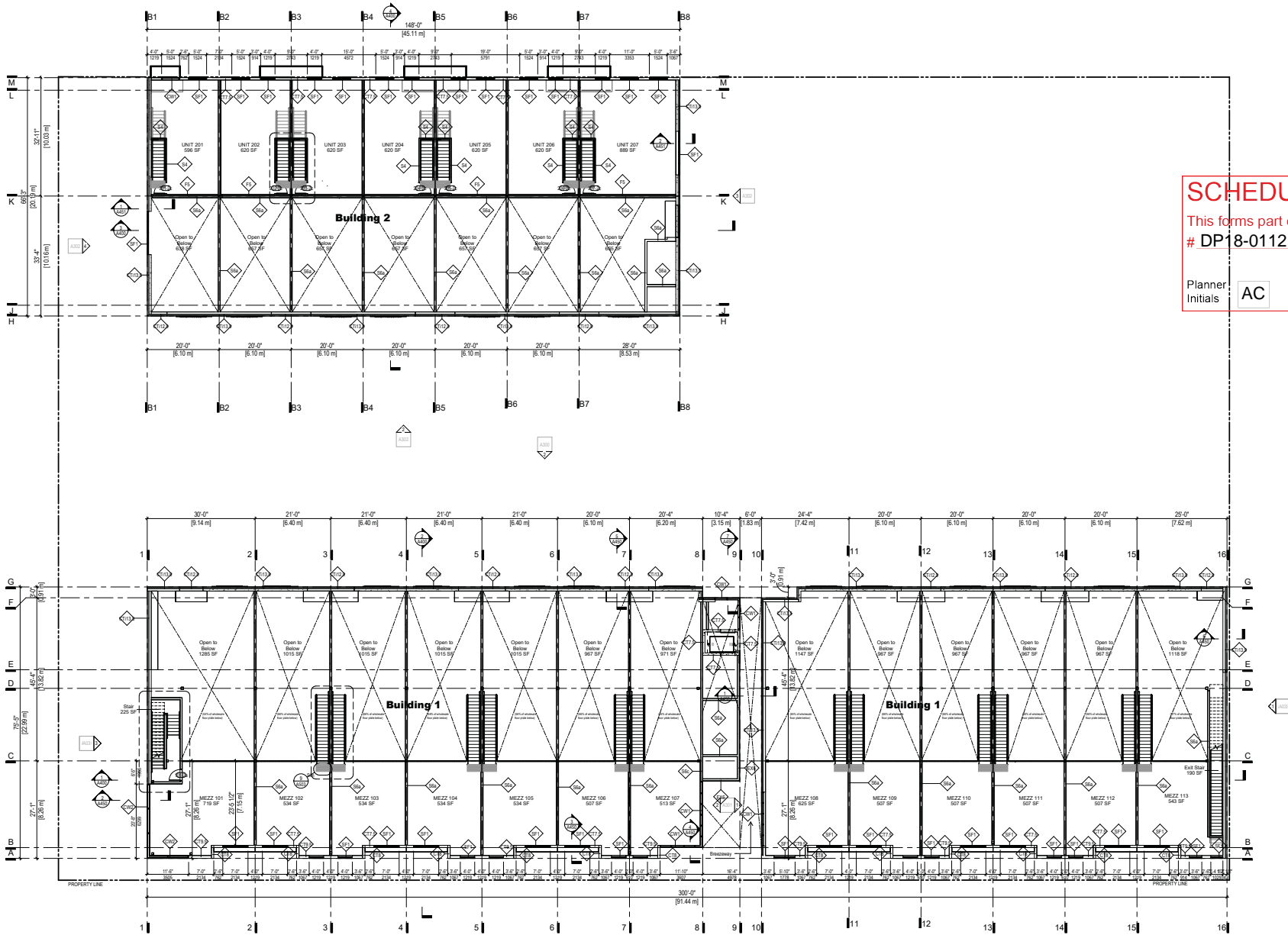
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Clement Ave

810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Level 1

A101



SCHEDULE A & B

This forms part of application
DP18-0112

Planner: AC
Initials: AC

City of Kelowna
DEVELOPMENT PLANNING


1 Level 2 - Mezz
3/32" = 1'-0"

KEYNOTE LEGEND	
TAG	DESCRIPTION
MC-2	METAL CLADDING - TYPE 2

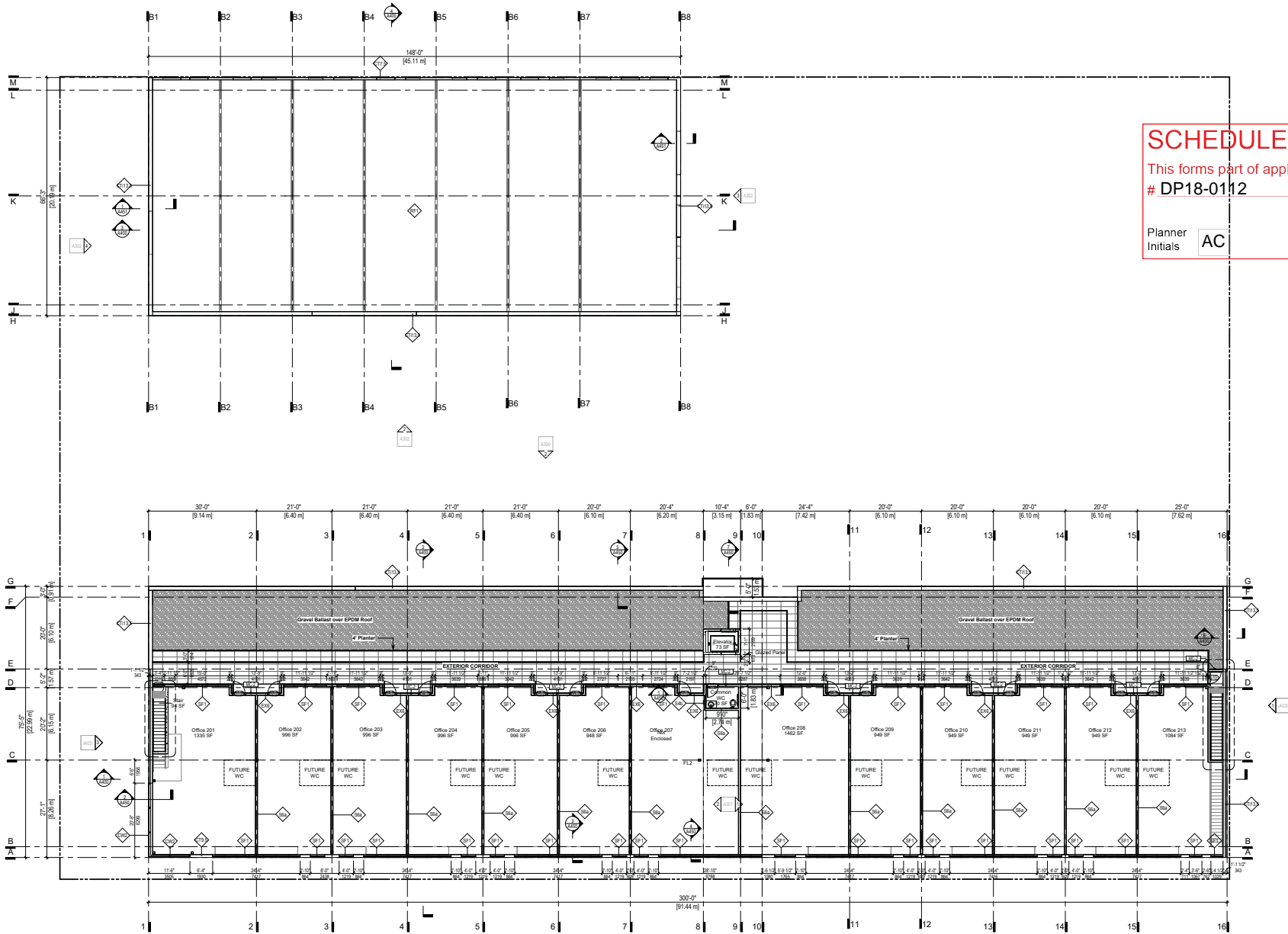
SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**



City of
Kelowna
DEVELOPMENT PLANNING



① **Level 2**
3/32" = 1'-0"

REV	DATE	DESCRIPTION	Issue	Drawn	Author
PROJECT NUMBER					Project Number
FILE PATH					Project Path

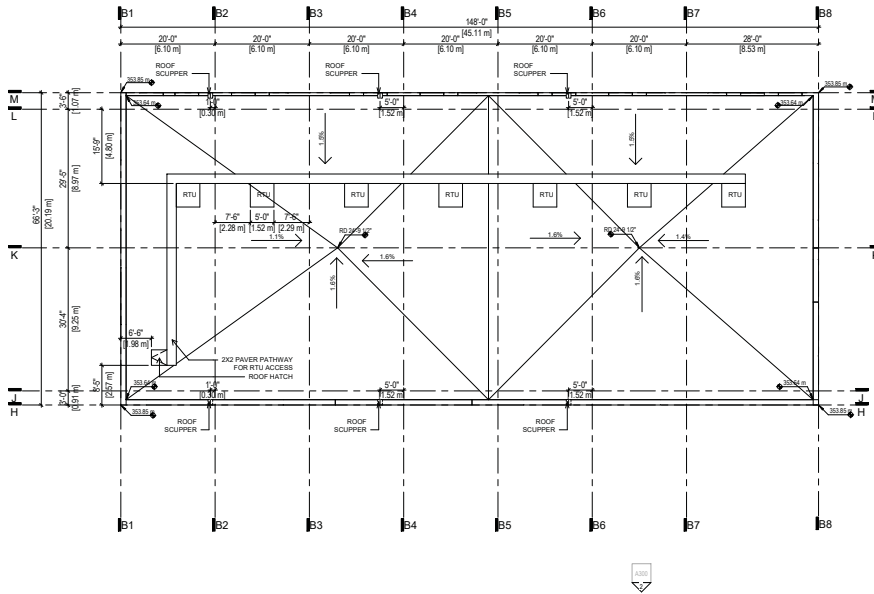
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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.

Clement Ave
810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Level 2 - Building 1

A103

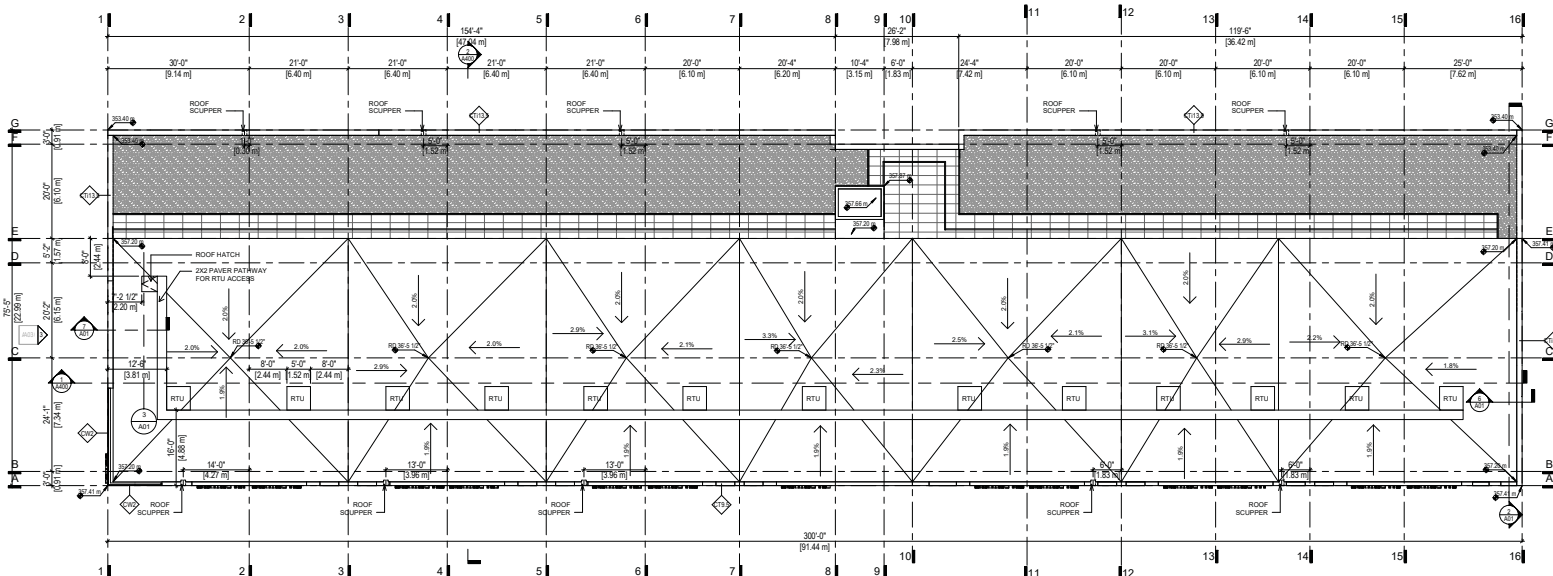


SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING



1 Roof Level
3/32" = 1'-0"

REV	DATE	DESCRIPTION
1	01/11/2018	Issue Date
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4	01/11/2018	Issue Date
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100	01/11/2018	Issue Date

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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

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

Roof Plan
A104



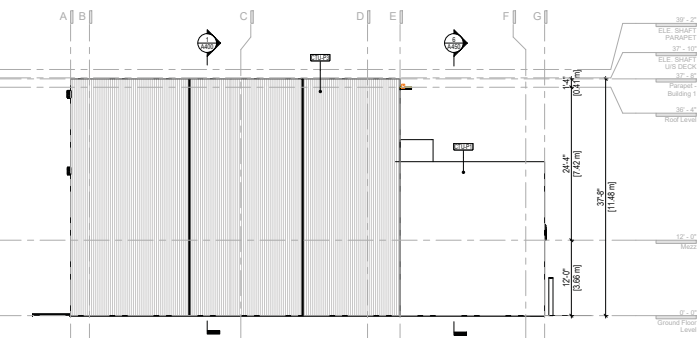


① B1 - South Elevation 1/8"



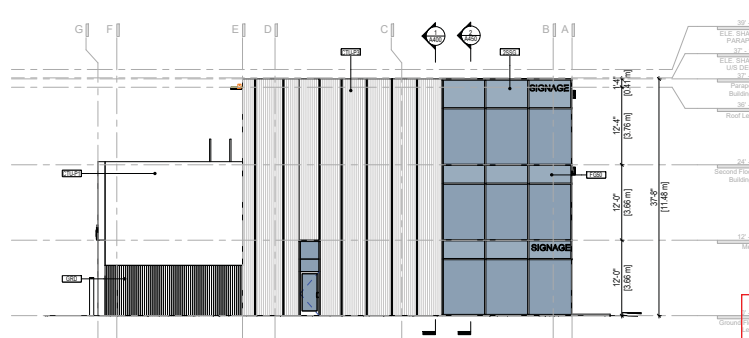
② B1 - North Elevation 1/8"

1/8" = 1'-0"



④ B1 - East Elevation 1/8"

1/8" = 1'-0"



③ B1 - West Elevation 1/8"

1/8" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
2BSG	2 BED STRUCTURAL GLAZING
CGPC	CAST IN PLACE CONCRETE
CTUP-P1	CONCRETE - TILT UP - PAINTED P1
CTUP-P2	CONCRETE - TILT UP - PAINTED P2
CTUP-P3	CONCRETE - TILT UP - PAINTED P3
FGSR	FRONT GLASS - 50% S&P
GRD	GUARD RAIL
SR1	SHOP FRONT GLAZING - TYPE 1

P1	BENJAMIN MOORE WHITE WSP 2137-70
P2	BENJAMIN MOORE GRAY 7101-10
P3	BENJAMIN MOORE WHALE GRAY 2134-40
C8	LONGBOARD LAM METAL LUTITEE - PINEWOOD W15
PS	FLASHING
FGSR	50% S&P ANTI-REFLECTIVE GLAZING

SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

REV DATE DESCRIPTION
SCALE: As indicated DATE Issue Date/Revision Author
PROJECT NUMBER Project Name
FILE PATH: C:\projects\18-0112\18-0112-01\18-0112-01.dwg
PLOT DATE: 2018-04-14

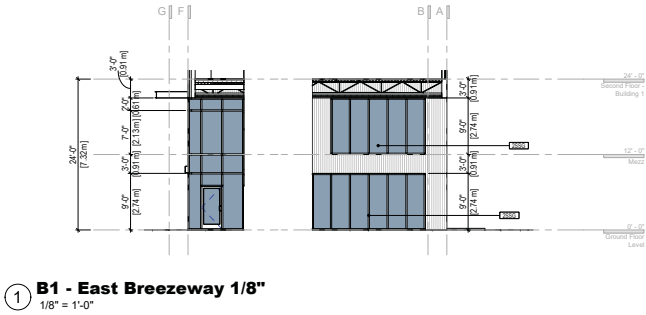
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Clement Ave
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Kelowna, BC

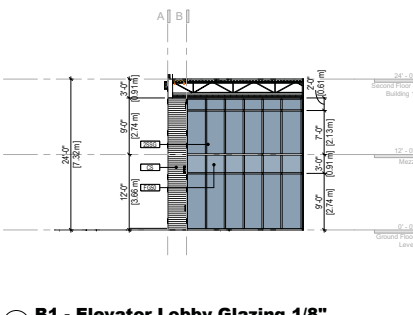
Building 1 Elevations

A300



① B1 - East Breezeway 1/8"

1/8" = 1'-0"



② B1 - Elevator Lobby Glazing 1/8"

1/8" = 1'-0"

SCHEDULE

A & B

This forms part of application
DP18-0112

Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING

KEYNOTE LEGEND	
TAG	DESCRIPTION
2S6G	2 SIDED STRUCTURAL GLAZING
CS	CELSIOR SIDING
FG60	FROSTED GLASS - 50%
P1: BENJAMIN MOORE WHITE WISP 2137-70	
P2: BENJAMIN MOORE GRAY 2121-10	
P3: BENJAMIN MOORE WHALE GRAY 2134-40	
CS: LONGBOARD LAM METAL "LUXTEEL" PINEWOOD W15	
FG: FLAKING	
FG60: 50% SPANDREL GLAZING	

REV

DATE

DESCRIPTION

SCALE: As indicated

DATE

Issue Date

Drawn

Author

PROJECT NUMBER

Project Number

FILE PATH

Project Location

PCurban

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TAYLOR KURTZ

ARCHITECTURE + DESIGN INC

Clement Ave

810 Clement Ave + 815 Vaughan Ave,

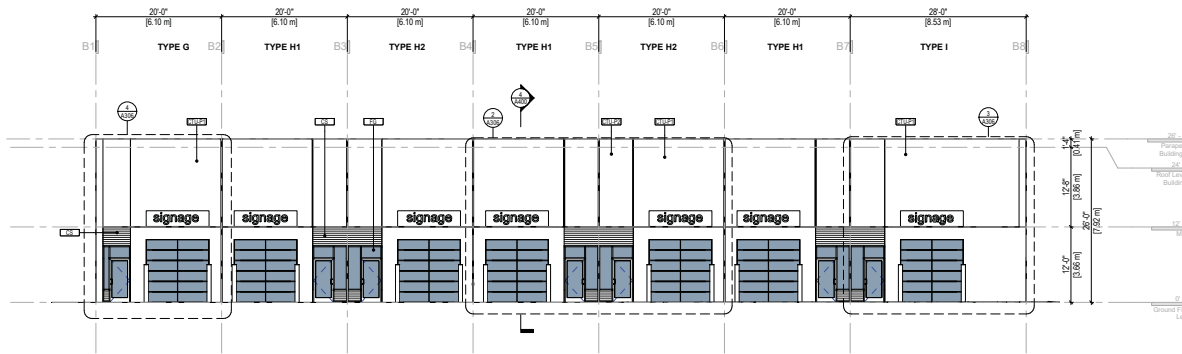
Kelowna, BC

Building 1 Elevations

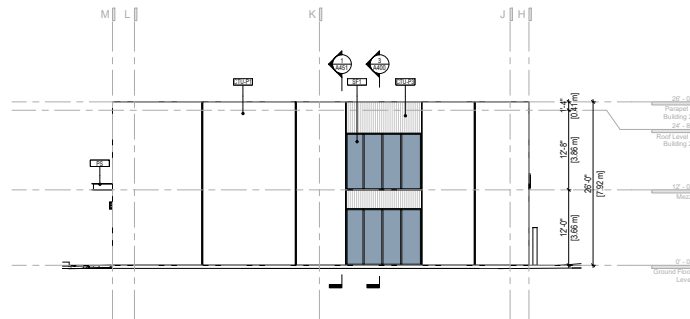
A301



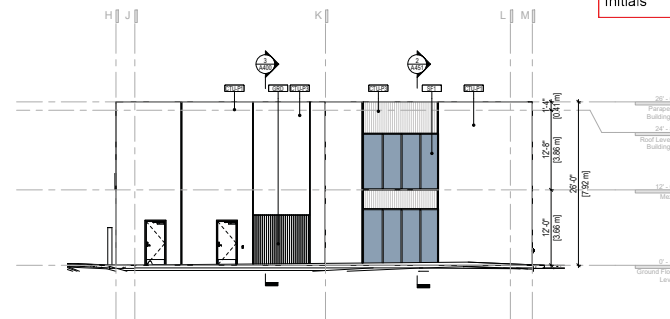
① B2 - North Elevation 1/8"
1/8" = 1'-0"



② B2 - South Elevation 1/8"
1/8" = 1'-0"



④ B2 - West Elevation 1/8"
1/8" = 1'-0"



③ B2 - East Elevation 1/8"
1/8" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
C5	CEDAR RIDING
CTULP1	CONCRETE - TILT UP - PAINTED P1
CTULP2	CONCRETE - TILT UP - PAINTED P2
CTULP3	CONCRETE - TILT UP - PAINTED P3
FG	FRAMELESS GLAZING
GRD	GUARD RAIL
P5	PAINTED STEEL
SF1	SHOP FRONT GLAZING - TYPE 1

P1: BENJAMIN MOORE WHITE WISP 2137-70
P2: BENJAMIN MOORE GRAY 2121-10
P3: BENJAMIN MOORE WHALE GRAY 2134-40
CS: LONGBOARD LAM METAL "LUXTEEL" PINEWOOD W15
PS: FLASHING
FG50: 50% SPANDREL GLAZING

SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

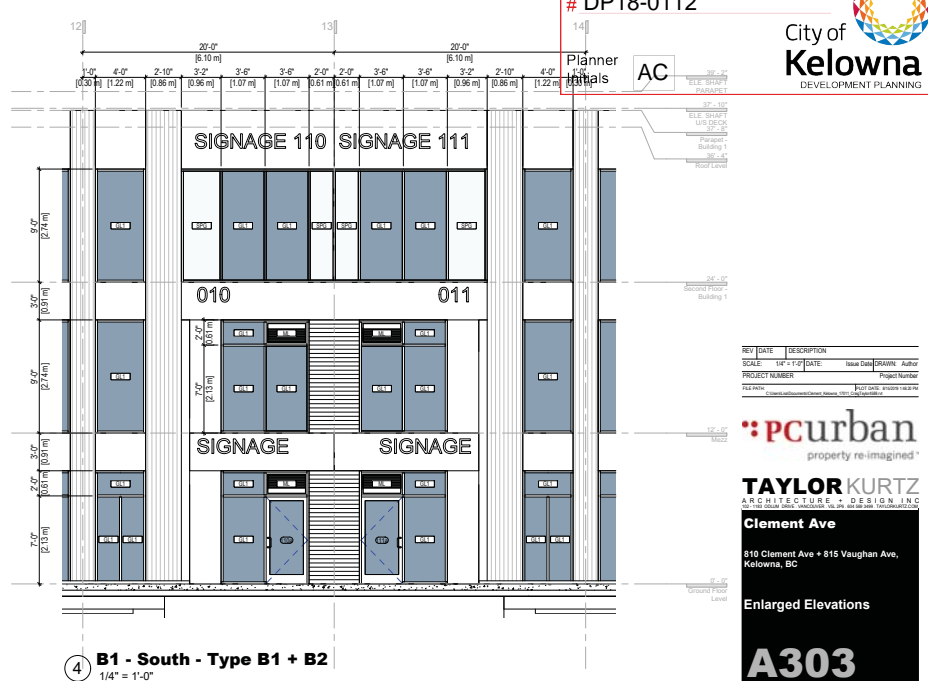
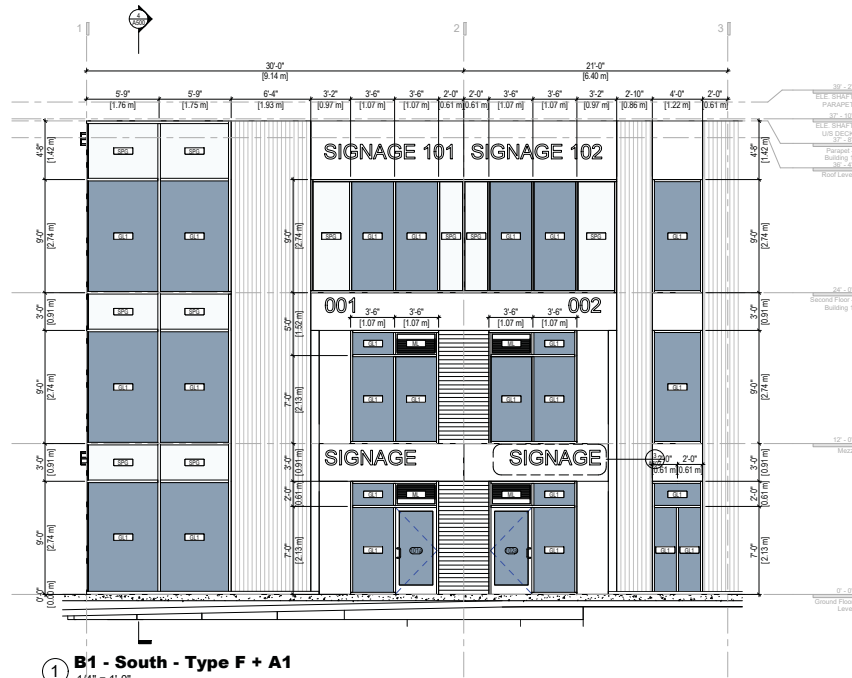
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TAYLOR KURTZ ARCHITECTURE + DESIGN INC.

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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.
Clement Ave

810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Building 2 Elevations
A302

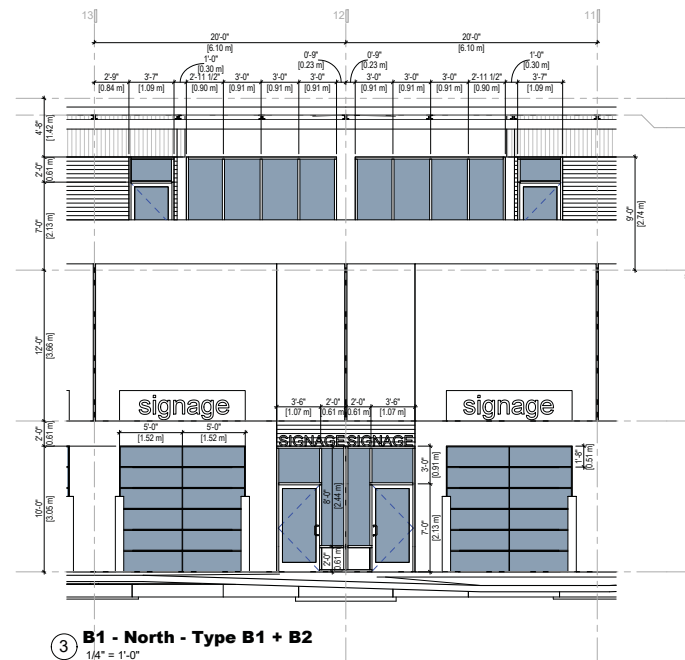


SCHEDULE A & B

This forms part of application
DP18-0112

City of Kelowna
DEVELOPMENT PLANNING

Planner initials: AC



KEYNOTE LEGEND

TAG	DESCRIPTION
GL1	GLAZING - TYPE 1
ML	METAL LOUVERS
MWC	METAL WALL CLADDING
SPG	SPANDREL GLASS

SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

REV	DATE	DESCRIPTION	Issue Date	Drawn	Author
PROJECT NUMBER					Project Number
FILE PATH					Project Path - primary data for

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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Clement Ave

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Kelowna, BC

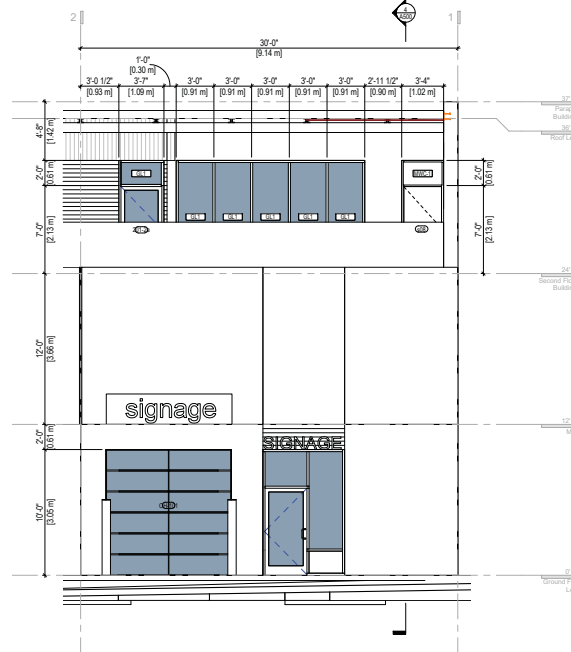
Enlarged Elevations

A304

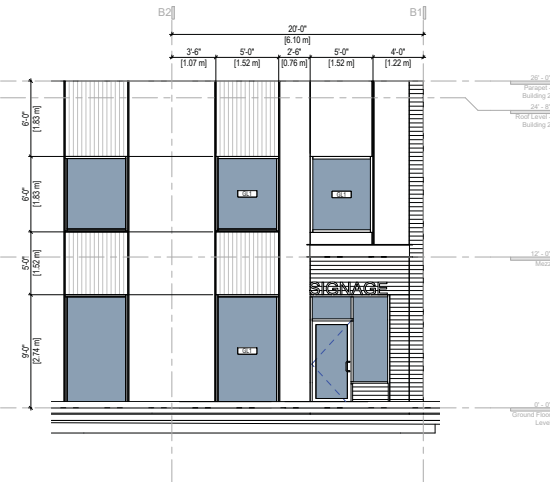
KEYNOTE LEGEND	
TAG	DESCRIPTION
GL1	GLAZING - TYPE 1
MWC-1	METAL WALL CLADDING - Type 1



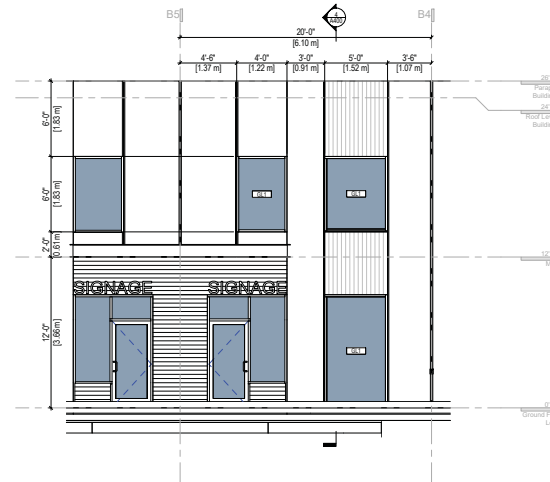
① B1 - North - A1 + A2
1/4" = 1'-0"



② B1 - North - Type F
1/4" = 1'-0"



③ B2 - North - Type G
1/4" = 1'-0"



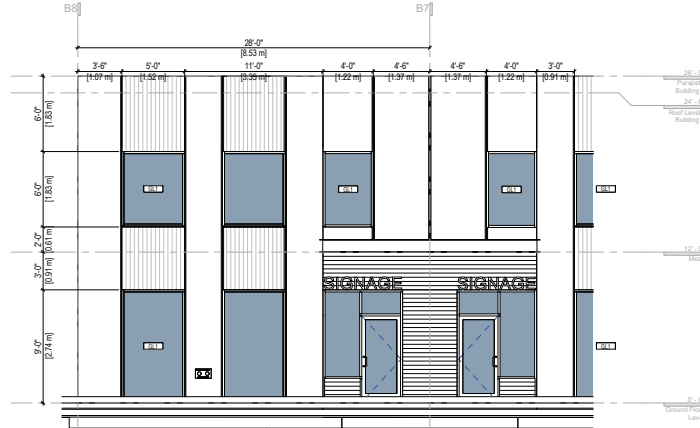
④ B2 - North - Type H1 + H2
1/4" = 1'-0"

SCHEDULE A & B

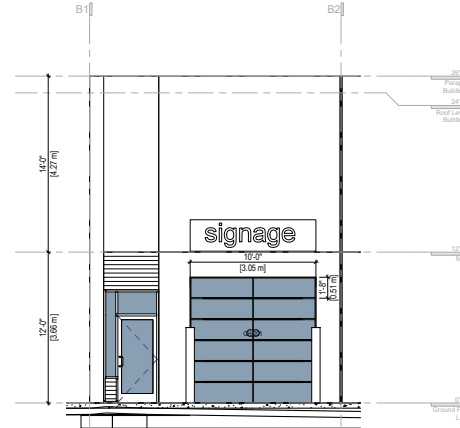
This forms part of application
DP18-0112

Planner Initials **AC**

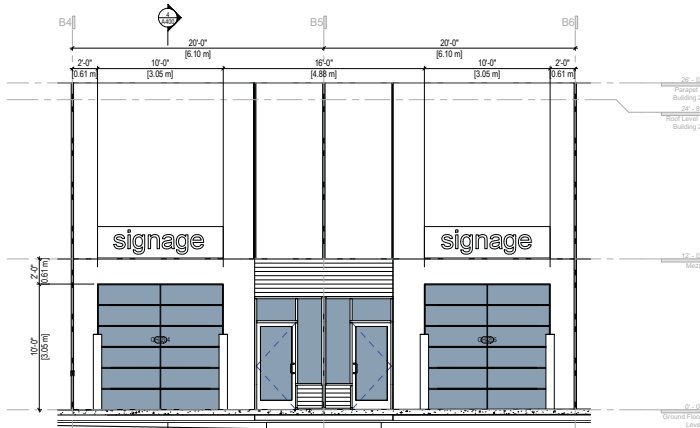
City of Kelowna
DEVELOPMENT PLANNING



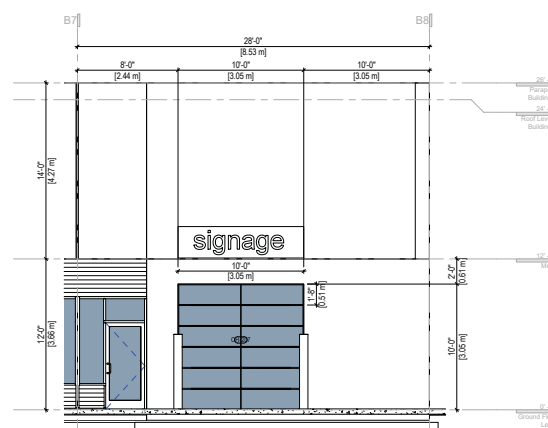
1 B2 - North - Type I + H1
1/4" = 1'-0"



4 B2 - South - Type G
1/4" = 1'-0"



2 B2 - South - Type H1 + H2
1/4" = 1'-0"



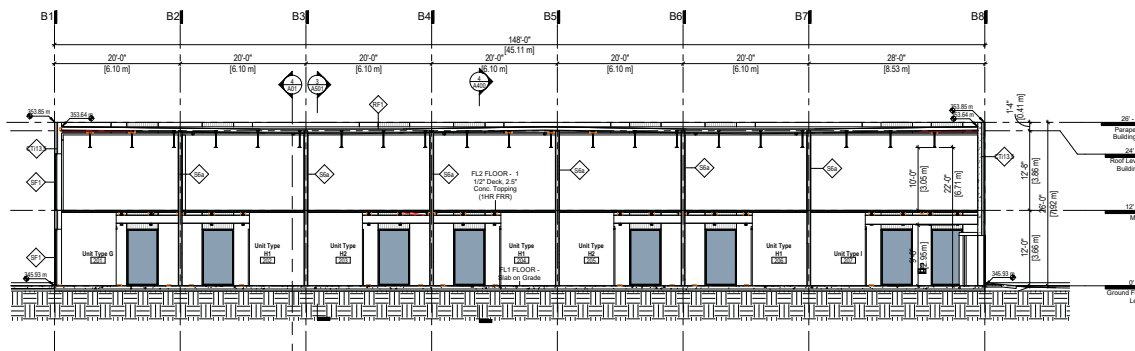
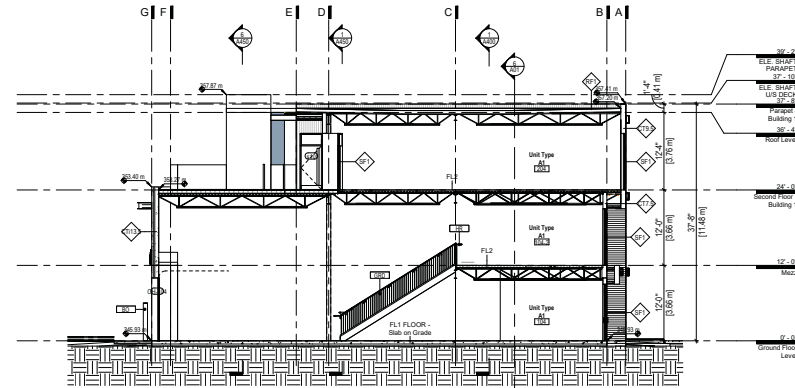
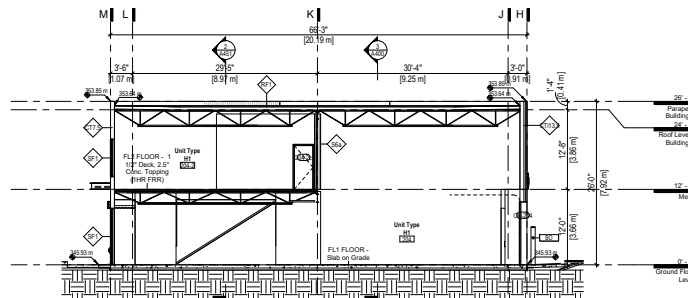
3 B2 - South - Type I
1/4" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0112

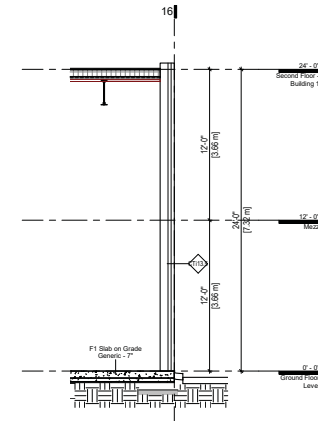
Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

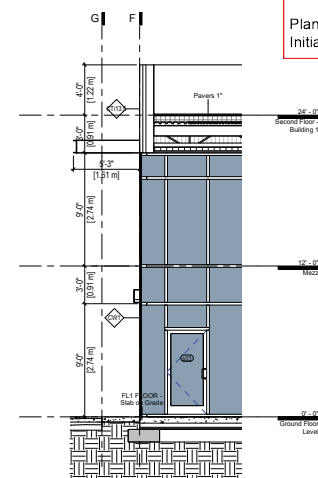


KEYNOTE LEGEND	
TAG	DESCRIPTION
BO	BOLLARD
GRD	GUARD RAIL
HR	HAND RAIL

REV	DATE	DESCRIPTION		
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PROJECT NUMBER			Project Number	
FILE PATH:		PLOT DATE: 8/15/2019 1:58:38 PM		
C:\Users\Last\Documents\Current\Kilbuck\17571\Cap\Cap\15886.dwg				



⑥ **Bldg 1 - Wall Section East Elevation**
1/4" = 1'-0"



Bldg 1 - Wall Section North Elevation
Breezeway
 1/4" = 1'-0"

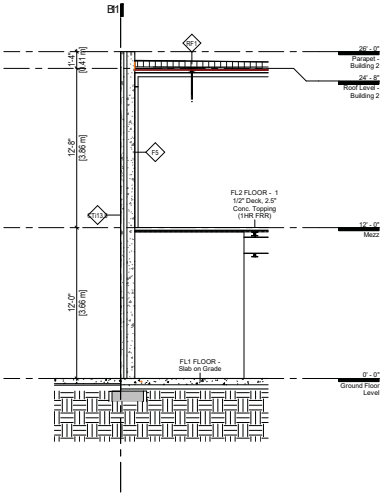
REV	Date	Revision		
REV	DATE	DESCRIPTION		
SCALE	1/4" = 1'-0"	DATE:	Issue Date	Drawn: Author:
PROJECT NUMBER		Project Number		
FILE NAME		PROJECT NAME, ADDRESS, PLANT		


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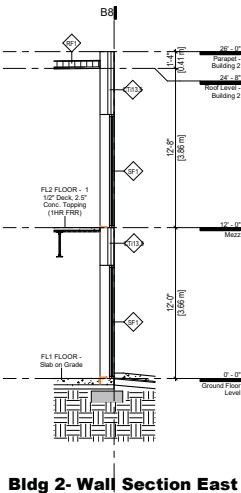
TAYLOR KURTZ
 ARCHITECTURE + DESIGN INC.

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

Wall Sections



1 Bldg 2 - Wall Section West Elevation
1/4" = 1'-0"



2 Bldg 2 - Wall Section East Elevation Typical
Tilt Up
1/4" = 1'-0"

SCHEDULE

This forms part of application
DP18-0112

Planner
Initials

AC

A & B


City of
Kelowna
DEVELOPMENT PLANNING

REV

DATE

DESCRIPTION

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

DATE

Issue Date

Drawn

Author

PROJECT NUMBER

Project Number

FILE PATH

Project Location

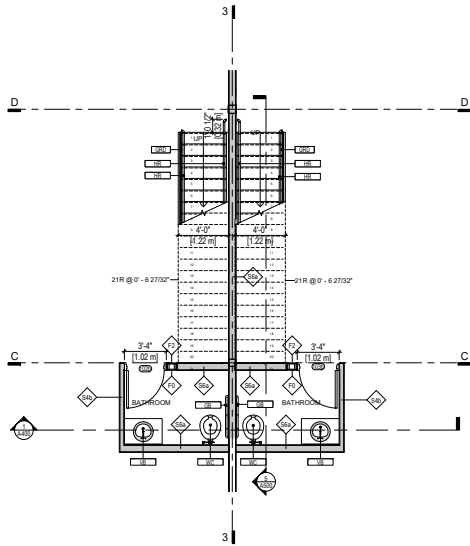

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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

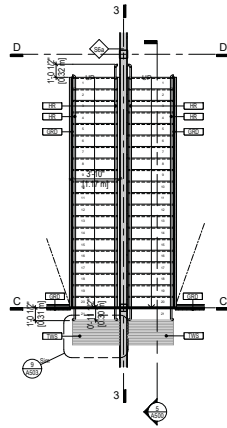
Clement Ave
810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

Wall Sections

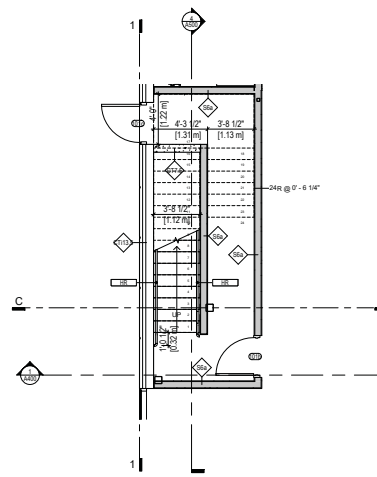
A451



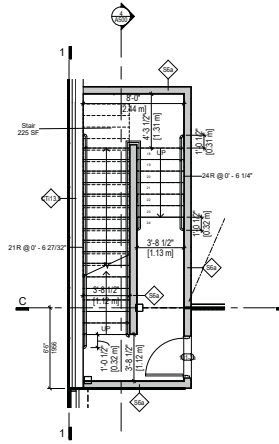
① Bldg 1 - Typical Stair Plan
1/4" = 1'-0"



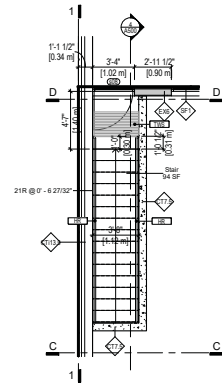
⑦ Bldg 1 - Typical Stair Plan - Level 2
1/4" = 1'-0"



② Bldg 1 - West Stair Plan
1/4" = 1'-0"



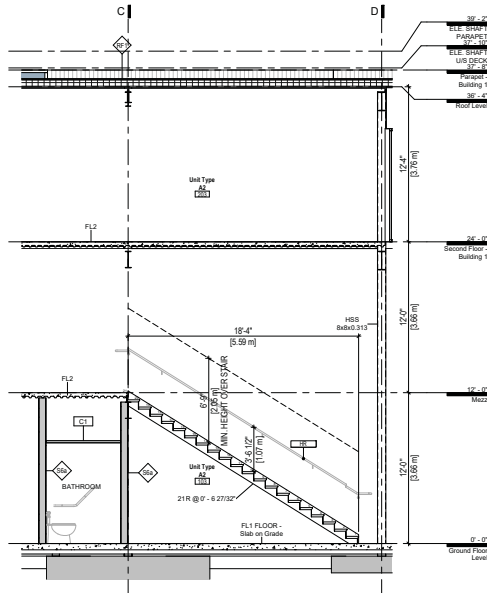
③ Bldg 1 - West Stair Plan - Mezz
1/4" = 1'-0"



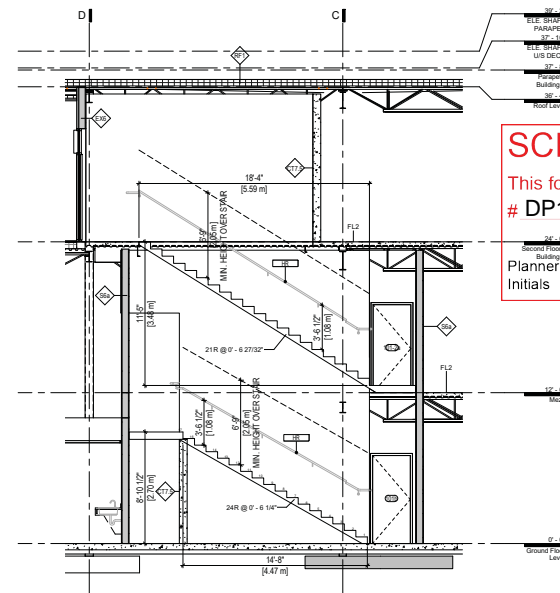
⑥ Bldg 1 - West Stair - Level 2
1/4" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
GB	GRAB BAR
GRD	GUARD RAIL
HR	HAND RAIL
TWS	TACTILE WARNING STRIP
VB	VANITY BATH
WC	WATER CLOSET



⑤ Bldg 1 - Typical Stair Section
1/4" = 1'-0"



④ Bldg 1 - West Stair Section
1/4" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0112

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

REV	DATE	DESCRIPTION	Issue Date	Author
1	10/1/18	Issue Date	10/1/18	Author

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TAYLOR KURTZ
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Clement Ave
810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

Stair Drawings

A500

SCHEDULE A & B

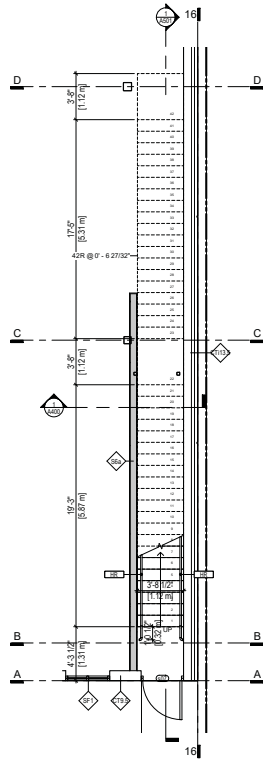
This forms part of application
DP18-0112

Planner Initials **AC**

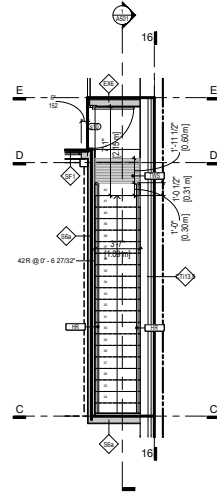
City of Kelowna
DEVELOPMENT PLANNING

KEYNOTE LEGEND

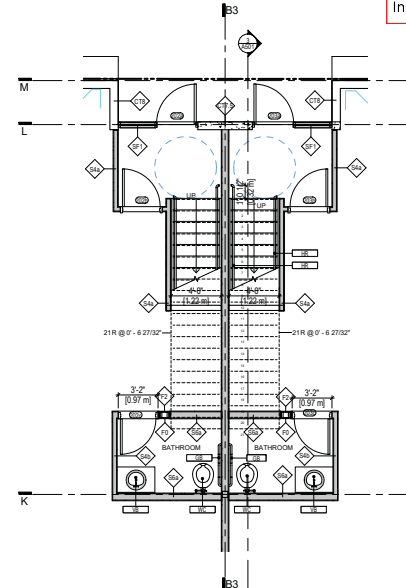
TAG	DESCRIPTION
GB	GRAB BAR
HR	HAND RAIL
TWS	TACTILE WARNING STRIP
VB	VANITY BASIN
WC	WATER CLOSET



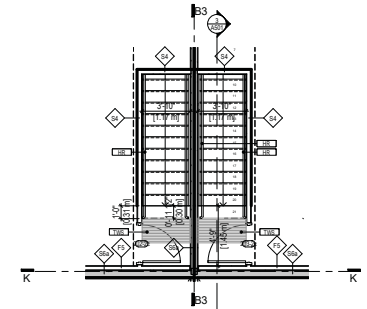
④ Bldg 1 - East Stair Plan
1/4" = 1'-0"



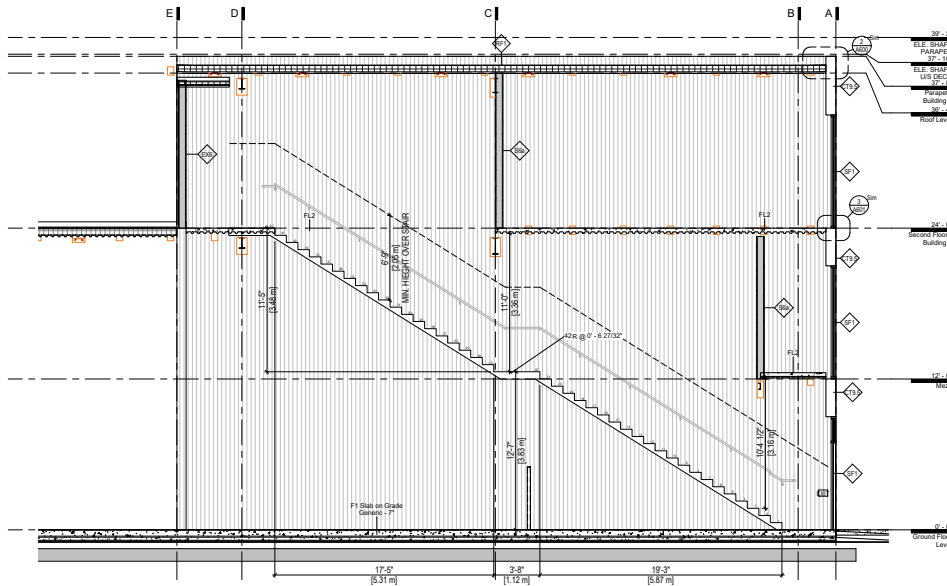
⑤ Bldg 1 - East Stair - Level 2
1/4" = 1'-0"



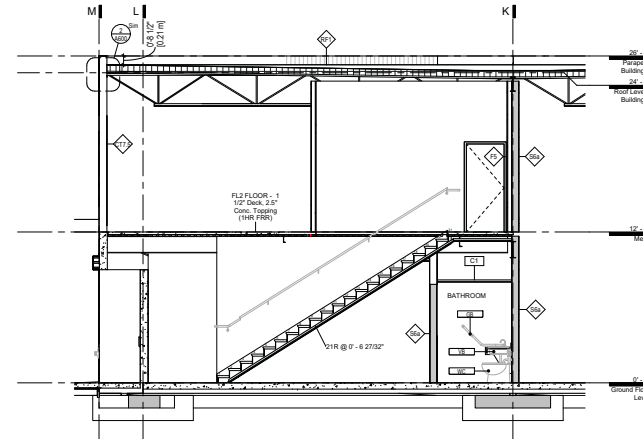
② Bldg 2 - Typical Stair Plan
1/4" = 1'-0"



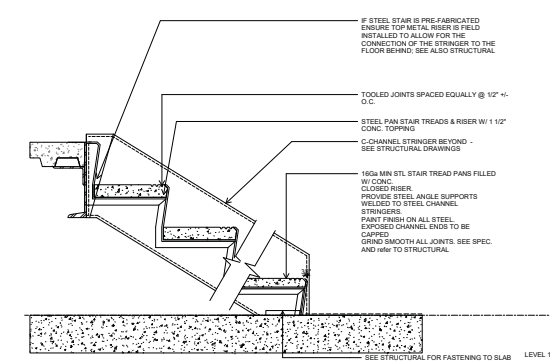
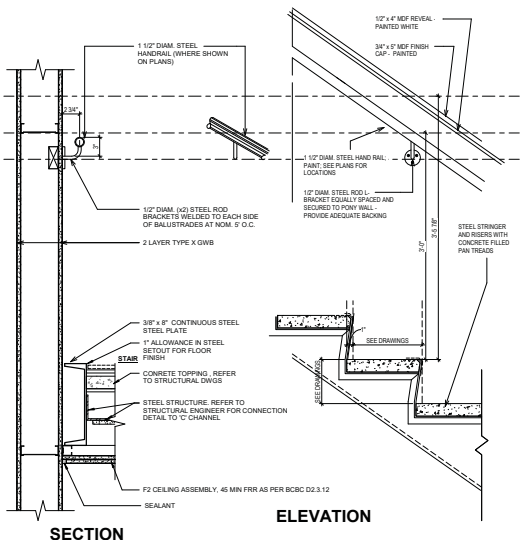
⑥ Bldg 2 - Typical Stair Plan - Level 2
1/4" = 1'-0"



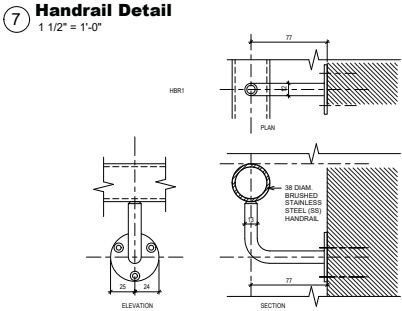
① Bldg 1 - East Stair Section
1/4" = 1'-0"



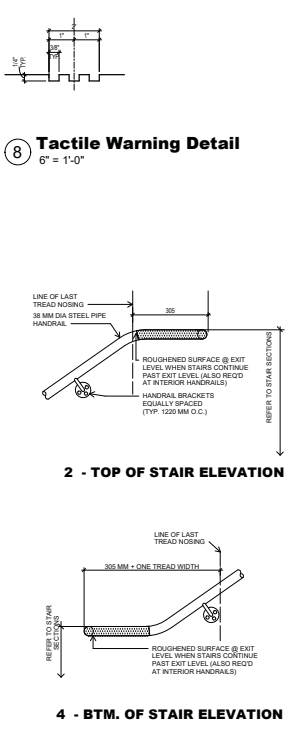
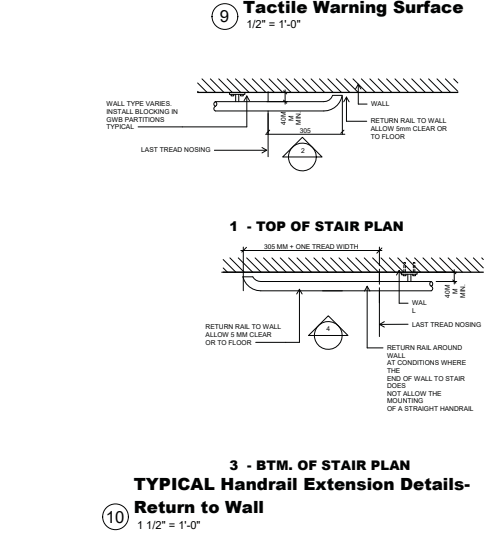
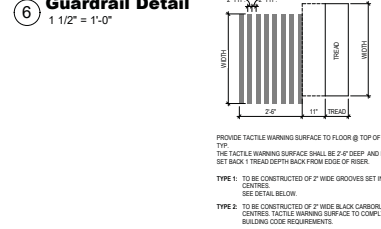
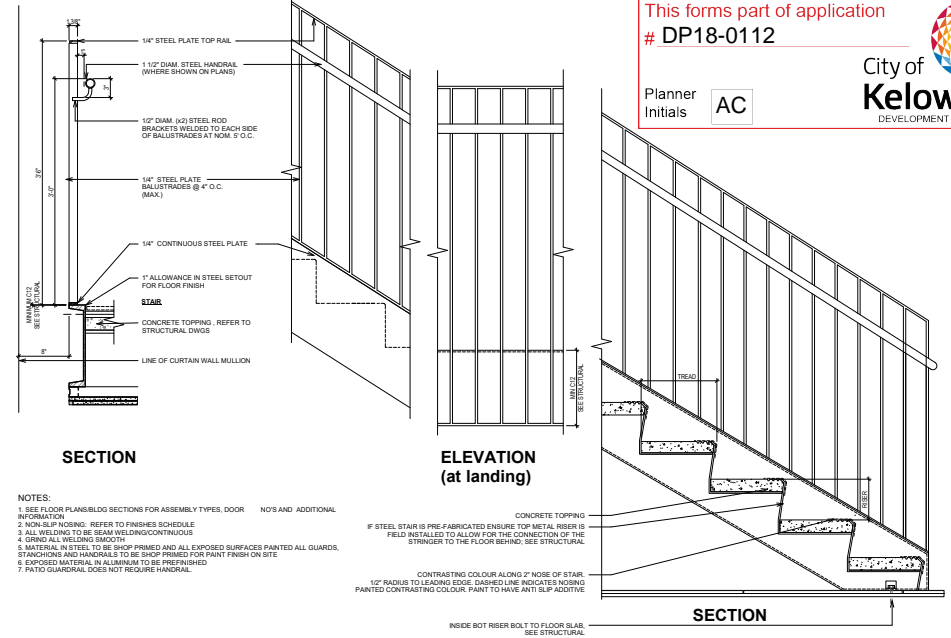
③ Bldg 2 - Typical Stair Section
1/4" = 1'-0"



- NOTES:**
1. SEE FLOOR PLAN/BLDG SECTIONS FOR ASSEMBLY TYPES, DOOR NOS AND ADDITIONAL INFORMATION.
 2. NON-SLIP NOISING. REFER TO FINISHES SCHEDULE.
 3. ALL WELDING TO BE SEAM WELDING/CONTINUOUS.
 4. GRIND ALL WELDING SMOOTH.
 5. MATERIAL IN STEEL TO BE SHOP PRIMED AND ALL EXPOSED SURFACES PAINTED.
 6. EXPOSED MATERIAL IN ALUMINUM TO BE PRE-FINISHED.
 7. PATIO GUARDRAIL DOES NOT REQUIRE HANDRAIL.



Wall/Steel/Mullion Mounted Handrail Bracket
6" = 1'-0"



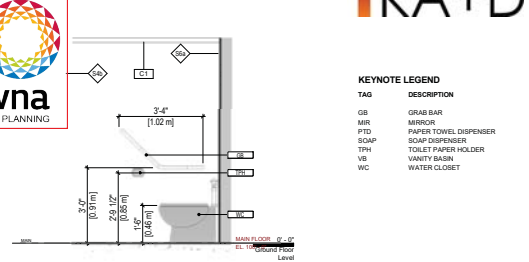
Typical Handrail Extension Details-Return to Wall
1 1/2" = 1'-0"

SCHEDULE A & B

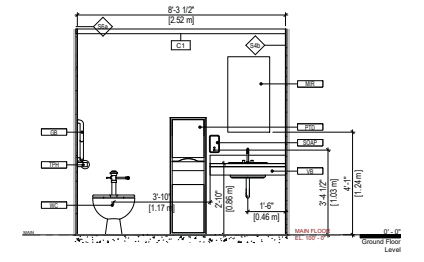
This forms part of application
DP18-0112

Planner Initials **AC**

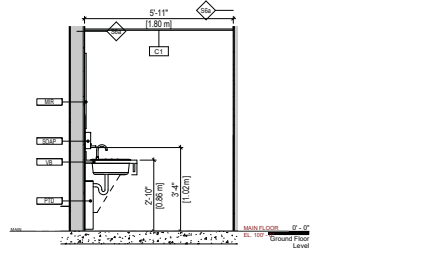
City of Kelowna
DEVELOPMENT PLANNING



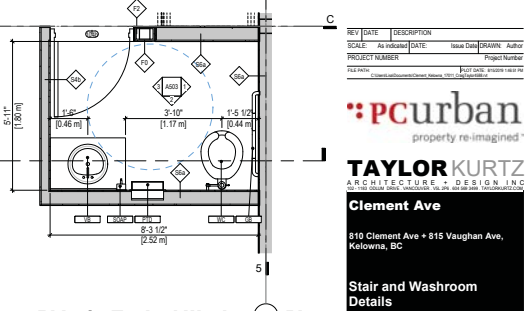
Bldg 1 - Washroom Elevation A
1/2" = 1'-0"



Bldg 1 - Washroom Elevation B
1/2" = 1'-0"



Bldg 1 - Washroom Elevation C
1/2" = 1'-0"



Bldg 1 - Typical Washroom Plan
1/2" = 1'-0"

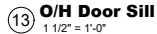
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ARCHITECTURE & DESIGN INC

Clement Ave
810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Stair and Washroom Details

A503



Planner
Initials

A600

SCHEDULE

A & B

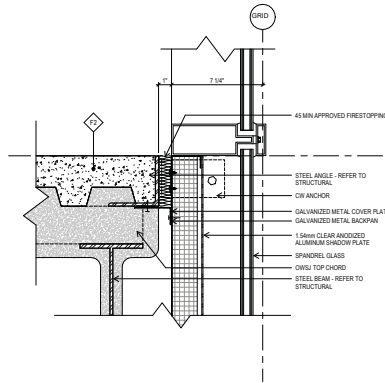
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DP18-0112

Planner
Initials AC

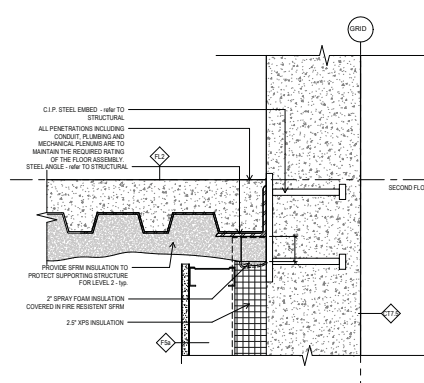
City of
Kelowna
DEVELOPMENT PLANNING

TKA+D

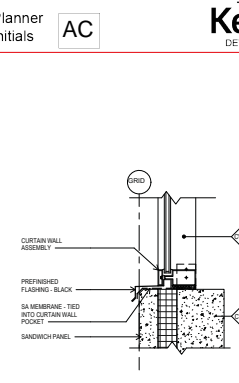
KEYNOTE LEGEND
TAG DESCRIPTION



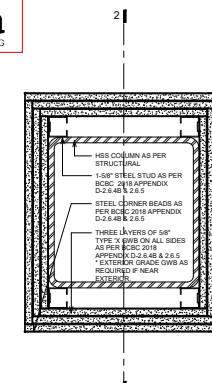
1 Typical Perimeter Firestop - CW
3" = 1'-0"



2 Section Detail - Typ Level 2 @ 7.5" Tilt
3" = 1'-0"



3 CW Sill @ Sandwich Panel
1 1/2" = 1'-0"



11 Col. - GWB wrapped 2hr FRR steel col.
3" = 1'-0"

NOTE

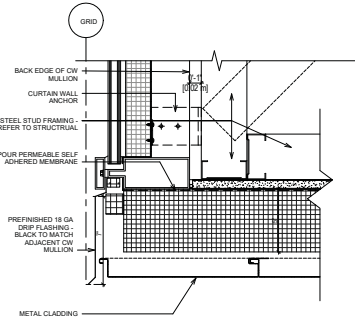
INSTALL AS PER BCRC 2018 APPENDIX D-2.6.1.F, D-2.6.4 & D-2.6.5. TO ACHIEVE 2 HOUR FIRE RESISTANCE RATING.

GWB TYPE X GWB SHALL BE APPLIED VERTICALLY WITHOUT HORIZONTAL JOINTS. STAGGER GWB BY MIN. 1'-0". THE FIRST LAYER OF GWB SHALL BE ATTACHED TO STEEL STUD AND STEEL CORNER BEAD WITH SCREWS SPACED AT A MAX. OF 300 mm O.C.

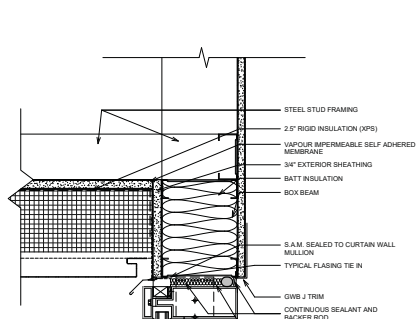
STEEL STUD TO BE FABRICATED OF GALVANIZED STEEL NOT LESS THAN 0.5mm THICK AND NOT LESS THAN 41.3 mm WIDE. WITH LESS NOT LESS THAN 31 mm LONG AND SHALL BE 12 mm LESS THAN THE ASSEMBLY HEIGHT.

STEEL CORNER BEAD TO BE FABRICATED OF GALVANIZED STEEL THAT IS NOT LESS THAN 0.41 mm THICK. HAVE LESS NOT LESS THAN 31 mm LONG. TO BE ATTACHED TO THE GWB or STUD WITH 2.4 mm SCREWS SPACED NOT MORE THAN 300 mm O.C. AND HAVE THE ATTACHING FASTENERS PENETRATE EITHER ANOTHER CORNER BEAD IN MULTIPLE LAYER ASSEMBLIES OF THE STEEL STUD.

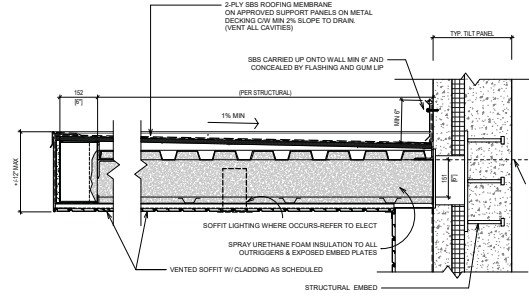
MIN. THICKNESS OF GWB TYPE X PER BCRC TABLE D-2.6.1.F	
HSB 12X120X16 (MD = 61.1)	MIN. GWB THICKNESS = 38.1mm (3 LAYERS 10")
HSB 10X100X16 (MD = 72.2)	MIN. GWB THICKNESS = 38.1mm (3 LAYERS 10")
HSB 8X80X16 (MD = 60.2)	MIN. GWB THICKNESS = 38.1mm (3 LAYERS 10")
HSB 7X70X16 (MD = 59.8)	MIN. GWB THICKNESS = 38.1mm (3 LAYERS 10")
HSB 5X50X16 (MD = 47.5)	MIN. GWB THICKNESS = 41.3mm (3 LAYERS 10" + 1 LAYER 50")
HSB 4X40X16 (MD = 47.5)	MIN. GWB THICKNESS = 38.1mm (3 LAYERS 10" + 1 LAYER 50")



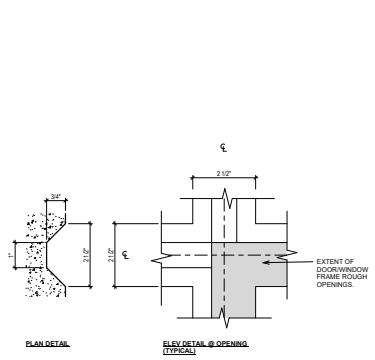
4 Bldg 1 - CW Soffit
3" = 1'-0"



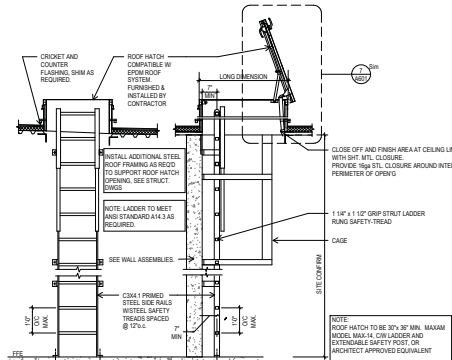
9 Section Detail - Entry Canopy Typ
1 1/2" = 1'-0"



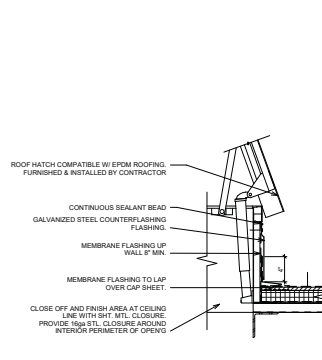
10 Canopy Fascia Typ
3" = 1'-0"



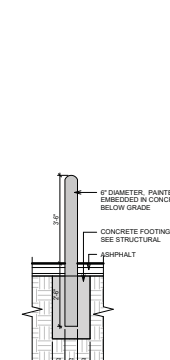
5 Typical Panel Reveal Detail
6" = 1'-0"



6 Roof Ladder
1 1/2" = 1'-0"



7 Roof Hatch Detail
1 1/2" = 1'-0"



8 Bollard Detail (Typ.)
1 1/2" = 1'-0"

REV	DATE	DESCRIPTION	Issue	Drawn	Author
PROJECT NUMBER					
FILE PATH					

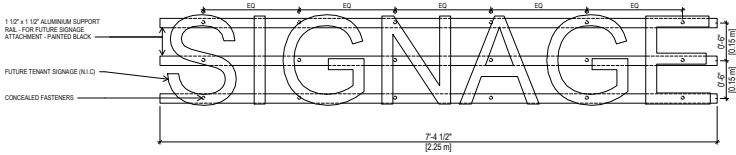
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ARCHITECTURE + DESIGN INC

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Kelowna, BC

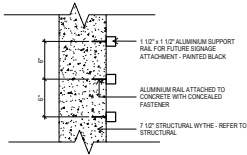
Construction Details

A601



3 Elevation Detail - Typical Unit Signage

1 1/2" = 1'-0"



4 Section Detail - Typical Unit Signage

1 1/2" = 1'-0"

SCHEDULE

A & B

This forms part of application

DP18-0112

Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING



REV	DATE	DESCRIPTION

SCALE: 1 1/2" = 1'-0"	DATE:	Issue Date	Drawn:	Author:
PROJECT NUMBER			Project Number	
FILE PATH:			POST DATE:	PROJECT:

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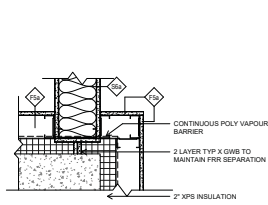
ARCHITECTURE + DESIGN INC

Clement Ave

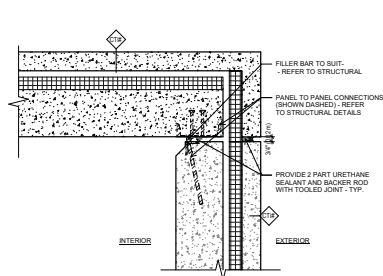
810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Construction Details

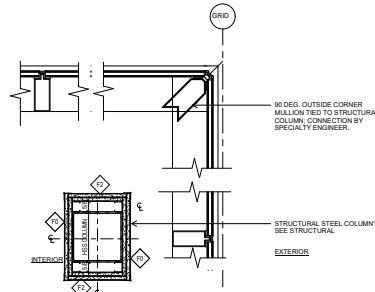
A602



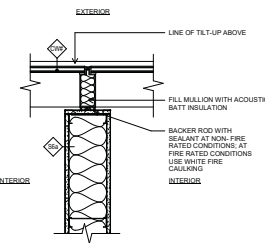
① **Demising Wall @ Exterior Wall**
1 1/2" = 1'-0"



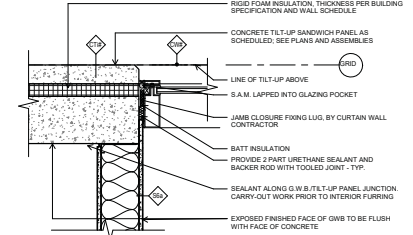
② **Plan Detail - Tilt Up Outside Corner (Typ)**
1 1/2" = 1'-0"



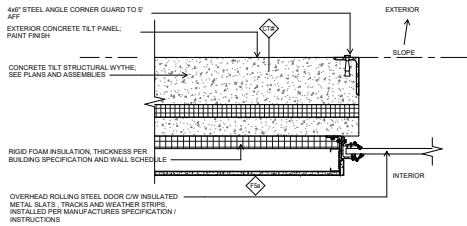
③ **Plan Detail - Curtain Wall Corner**
1 1/2" = 1'-0"



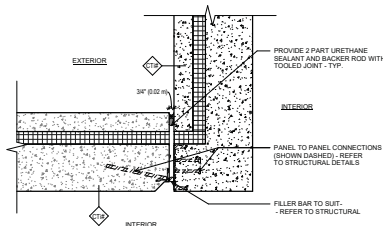
④ **Plan Det. - Curtain Wall/Steel Studs**
1 1/2" = 1'-0"



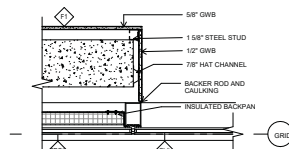
⑤ **Plan Det. - Curtain Wall/Tilt-Up Jamb**
1 1/2" = 1'-0"



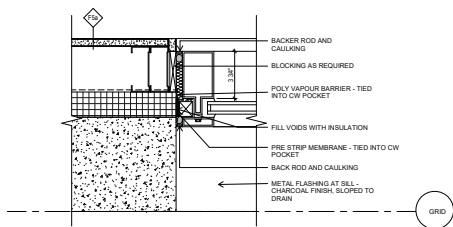
⑥ **Plan Detail - Overhead Door @ Jambs**
1 1/2" = 1'-0"



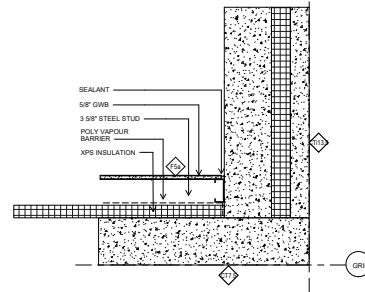
⑦ **Plan Detail - Tilt-Up Inside Corner (Typ)**
1 1/2" = 1'-0"



⑧ **Plan Detail - CW @ Concrete Bypass**
1 1/2" = 1'-0"



⑨ **CW Jamb @ Tilt Wall**
3" = 1'-0"



⑩ **Sandwich Panel to Tilt Wall Corner**
1 1/2" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

REV	DATE	DESCRIPTION
1	2018-01-12	Issue Date
2	2018-01-12	Issue Date

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ARCHITECTURE + DESIGN INC

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

Construction Details
A603

GLAZED WALL TYPES

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	COMMENTS
	CW1	CURTAIN WALL TYPE 1: FULLY CAPTURED BLACK ANODIZED THERMALLY BROKEN ALUMINUM FRAMES. LOW 'E' DOUBLE GLAZED, GAS FILLED INSULATED GLAZING UNITS, CLEAR OR TINTED AS SCHEDULED. FRONT ALIGNED, OUTSIDE GLAZED. VENTS AND OPENINGS AS DETAILED.	VISION AND SPANDREL PANELS AS DETAILED, SEE ELEVATIONS AND SPECIFICATIONS. CAPLESS SSG MULLIONS ARE ON THE VERTICALS AT THE OFFICE CURTAIN WALLS. CAPLESS SSG MULLIONS ARE HORIZONTAL IN ALL REMAINING NARROW SLOT WINDOWS. SEE ELEVATIONS. ALL BORDER MULLIONS ARE CAPPED. ALL EXTERIOR CAPS ARE BLACK ANODIZED.
	CW2	CURTAIN WALL TYPE 2: 2 SIDED STRUCTURAL SILICONE GLAZING BLACK ANODIZED THERMALLY BROKEN ALUMINUM FRAMES. LOW 'E' DOUBLE GLAZED, GAS FILLED INSULATED GLAZING UNITS, CLEAR OR TINTED AS SCHEDULED. FRONT ALIGNED, OUTSIDE GLAZED. VENTS AND OPENINGS AS DETAILED.	VISION AND SPANDREL PANELS AS DETAILED, SEE ELEVATIONS AND SPECIFICATIONS. CAPLESS SSG MULLIONS ARE ON THE VERTICALS AT THE OFFICE CURTAIN WALLS. CAPLESS SSG MULLIONS ARE HORIZONTAL IN ALL REMAINING NARROW SLOT WINDOWS. SEE ELEVATIONS. ALL BORDER MULLIONS ARE CAPPED. ALL EXTERIOR CAPS ARE BLACK ANODIZED.
	SP1	STOREFRONT - INTERIOR GLAZING BLACK ANODIZED ALUMINUM FRAMES TO BORDERS AND DOORS. BLACK SILICONE CALKULATED INTERMEDIATE JOINTS. CLEAR TEMPLATED LAMINATED SAFETY GLAZING, CENTRE ALIGNED.	COORDINATE DOORS AND HARDWARE AS REQUIRED.

EXTERIOR WALL TYPES & EXTERIOR CLADDING

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	FRR ¹ (Design #)	STC	COMMENTS
	CT1.5	TYPICAL NON-INSULATED TILT-UP PANEL ABOVE GRADE. 7-12" REINFORCED CONCRETE TILT-UP. PAINT FINISH AS SCHEDULED. SEE STRUCTURAL.	8h to 4h (BOC 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. - PAINT ALL WINDOW JAMB RETURN BLACK.
	CT1.6	TYPICAL INSULATED TILT-UP ASSEMBLY ABOVE GRADE. 6-12" EXTERIOR CONCRETE TILT-UP. 2" FIBROGLASS INSULATION. 7" INTERIOR CONCRETE TILT-UP. PAINT FINISH AS SCHEDULED. SEE STRUCTURAL.	8h to 4h (BOC 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. - PAINT ALL WINDOW JAMB RETURN BLACK.
	CT1.5.5	TYPICAL INSULATED TILT-UP ASSEMBLY ABOVE GRADE. 7-12" EXTERIOR CONCRETE TILT-UP. 2" FIBROGLASS INSULATION. 7" INTERIOR CONCRETE TILT-UP. PAINT FINISH AS SCHEDULED. SEE STRUCTURAL.	8h to 4h (BOC 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. - PAINT ALL WINDOW JAMB RETURN BLACK.
	EX	EXTERIOR STEEL STUD WALL - INSULATED AS REQUIRED (TYPICAL) FRONT AS PER FINISH SCHEDULE. 1 LAYER 5/8" OYPULM. POLY VAPOUR BARRIER. STEEL STUDS AS NOTICED @ 400mm O.C. RIGID BATT INSULATION WITHIN STUD CAVITY AS REQUIRED. 3/8" EXTERIOR GIBB SHEATHING. 3/8" TYPE 'X' GIBB @ NOTED EXTERIOR WALLS. SEE CODE COMPLIANCE (GIBB). SEE EXTERIOR AND INTERIOR FINISHES AS NOTED. 8" STEEL STUDS.	11 hr (ULC W407)	-	-
	EXB	EXTERIOR STEEL STUD WALL - INSULATED AS REQUIRED (TYPICAL) FRONT AS PER FINISH SCHEDULE. 1 LAYER 5/8" OYPULM. POLY VAPOUR BARRIER. STEEL STUDS AS NOTICED @ 400mm O.C. RIGID BATT INSULATION WITHIN STUD CAVITY AS REQUIRED. 3/8" EXTERIOR GIBB SHEATHING. 3/8" TYPE 'X' GIBB @ NOTED EXTERIOR WALLS. SEE CODE COMPLIANCE (GIBB). SEE EXTERIOR AND INTERIOR FINISHES AS NOTED. 8" STEEL STUDS.	11 hr (ULC W407)	-	-
	MC1	METAL CLADDING - TYPE 1 (INSULATED) MC1-METAL CLADDING ON HORIZONTAL 3/4" GALVANIZED STEEL CHANNEL, FURRING ON VERTICAL 3/4" GALVANIZED STEEL CHANNEL FOR DRAINAGE. VAPOUR PERMEABLE MOISTURE BARRIER MEMBRANE ON EXTERIOR STEEL STUD WALL & ON CONCRETE WALL-UP.	11 hr (ULC W407)	-	- INSULATED UNO
	MC2	METAL CLADDING - TYPE 2 (INSULATED) MC2-METAL CLADDING ON HORIZONTAL 3/4" GALVANIZED STEEL CHANNEL, FURRING ON VERTICAL 3/4" GALVANIZED STEEL CHANNEL FOR DRAINAGE. VAPOUR PERMEABLE MOISTURE BARRIER MEMBRANE ON TYPE 'X' 3/8" EXTERIOR GRADE GYPULM SHEATHING. 1" STEEL STUD OR RIGID BATT INSULATION WITHIN STUD CAVITY. VAPOUR PERMEABLE MOISTURE BARRIER MEMBRANE 3/8" TYPE 'X' GIBB.	11 hr (ULC W407)	-	-
	WVC3	PRE-FORMED METAL CLADDING PRE-FORMED METAL STEEL CLADDING SYSTEM. 1" AIR GAP. THERMALLY ISOLATED HORIZONTAL PERFORATED CLIP AND RAIL SYSTEM (w/ 3" RIGID INSULATION (GYPULM) R-11.4). VAPOUR PERMEABLE SELF COVERED MEMBRANE 3/4" EXTERIOR SHEATHING. 8" METAL STUD.	-	-	- MECHANICALLY FASTENED INSULATION (PIN AND WASHER) TO SUBSTRATE WALL SYSTEM.

INTERIOR WALL TYPES

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	FRR (Design #)	STC	COMMENTS
	CT1.5	7-12" REINFORCED CONCRETE TILT-UP PANEL. PAINT FINISH AS SCHEDULED. SEE STRUCTURAL.	8h to 4h (BOC D-2.1)	-	REVEALS AS DETAILED, SEE ELEVATIONS. REFER TO STRUCTURAL FOR WALL THICKNESSES.
	CT1.6	8" REINFORCED CONCRETE TILT-UP PANEL. PAINT FINISH AS SCHEDULED. SEE STRUCTURAL.	8h to 4h (BOC D-2.1)	-	REVEALS AS DETAILED, SEE ELEVATIONS. REFER TO STRUCTURAL FOR WALL THICKNESSES.
	S4	3-5/8" STEEL STUD @ 16" O.C., 5/8" GIBB EACH SIDE. FINISH AND BASE AS SCHEDULED.	11 hr (ULC W407)	-	-
	S4a	3-5/8" STEEL STUD @ 16" O.C., 5/8" GIBB EACH SIDE. 3-5/8" FIBROGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKULATED AT BOTTOM AND TOP TRACKS.	11 hr (ULC W407)	-	-
	S4b	3-5/8" STEEL STUD @ 16" O.C., 5/8" GIBB EACH SIDE. 3-5/8" FIBROGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKULATED AT BOTTOM AND TOP TRACKS.	11 hr (ULC W407)	-	-
	S6	3-5/8" STEEL STUD @ 16" O.C., 5/8" GIBB EACH SIDE. FINISH AND BASE AS SCHEDULED.	11 hr (ULC W407)	-	-
	S6a	3-5/8" STEEL STUD @ 16" O.C., 5/8" GIBB EACH SIDE. 3-5/8" FIBROGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKULATED AT BOTTOM AND TOP TRACKS.	11 hr (ULC W407)	-	-

FURRING AND BULKHEADS

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	FRR (Design #)	COMMENTS
	F1	2 LAYERS 12" TYPE X GIBB. FINISH AS SCHEDULED.	11 HRS CLM (BOC D-2.1.1) 45 min Ceiling Membrane (BOC D-2.1.2)	- LEVEL 1 COLUMNS REQUIRING 3/4" A FRR - CEILING MEMBRANE REQUIRES NO OPENINGS
	F2	1-5/8" FURRING CHANNELS. 2 LAYERS OF 12" TYPE X GIBB. FINISH AS SCHEDULED.	11 HRS CLM (BOC D-2.1.1) 45 min Ceiling Membrane (BOC D-2.1.2)	- LEVEL 1 COLUMNS REQUIRING 3/4" A FRR - CEILING MEMBRANE REQUIRES NO OPENINGS
	F3	2-1/2" (2" @ 36" Min) STEEL STUD @ 16" O.C., 5/8" GIBB. FINISH AS SCHEDULED.	-	-

SOFFIT/CEILINGS

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	FRR (Design #)	COMMENTS
	C1	ACT ON PROPRIETARY HANGING SYSTEM	8 hr	-
	MS1	SOFFIT - METAL CLADDING (INSULATED) POLY VAPOUR BARRIER. 8" STEEL STUD FRAMING. RIGID SPRAY FIBRE INSULATION. VAPOUR PERMEABLE MOISTURE BARRIER MEMBRANE ON 3/4" SINGULAR SHEATHING. METAL CLADDING ON PROPRIETARY CLIP SUSPENSION.	8 hr	COLOR AND FINISH TO MATCH (GIBB) ON MATERIAL & FINISHES SCHEDULE.

FLOOR TYPES

DETAIL (Section)	FLOOR TYPE	CONSTRUCTION	FRR (Design Ref)	COMMENTS
	FL1	SLAB ON GRADE: REINFORCED CONCRETE SLAB ON GRADE TO THICKNESS AS DETAILED, SEE STRUCTURAL. 6-8" POLY VAPOUR RETARDER MEMBRANE - WELL SEALED WITH TAPE AND/OR MASTIC TO ALL PENETRATIONS AND WALLS/COLUMNS. COMPRESSED COARSE GRANULAR BASE TO STRUCTURAL DETAIL. FINISHES AS SCHEDULED.	DESIGN REF	PROVIDE CLEAR CONCRETE SEALER. ALL FLOOR/JAMB JOINTS, POUR JOINTS, AND ALL CONTROL JOINTS TO BE SEALED WITH APPROPRIATE SEALER TO MITIGATE RADON ENTRY.
	FL2	SUSPENDED FLOOR (CONDITIONED SPACE OVER CONDITIONED SPACE) FINISHED FLOOR AS PER FINISH SCHEDULE. 1-2" CONCRETE TOPPING. 1-2" CALKULATED STEEL BEARING ON STRUCTURAL STEEL FRAMING (SEE STRUCTURAL DRAWINGS). SPRAY APPLIED FIRE RESISTIVE MATERIAL, COMBUSTIBLE INSULATION TO TOP OF DECK AND AROUND BEAMS AND COWLS. CEILING FINISHES AS SCHEDULED.	1 HR (BOC D-2.1.1) (ULC DESIGN)	PROVIDE CLEAR CONCRETE SEALER. PROVIDE SPRAY APPLIED FIRE RESISTIVE MATERIAL TO FIBRE ASSEMBLY AS DETAILED IN ULC DESIGN 1805 & D779, TO ALL GALVANIZED STEEL DECK AND STRUCTURAL SUPPORTS.

ROOF TYPES

DETAIL (Section)	ROOF TYPE	CONSTRUCTION	CLASS (BOC 3.1.10)	COMMENTS
	RP1	SINGLE PLY MEMBRANE, TWO ROOFING MEMBRANE. 4-8" RIGID EPS INSULATION. BUT ADHESIVE AIR VAPOUR BARRIER. 1-2" GALVANIZED STEEL DECK, BEARING ON STEEL FRAMING (SEE STRUCTURAL DRAWINGS).	C	-

GENERAL COMMENTS:

- SUPPORTING STRUCTURE GENERALLY SLOPES TO DRAIN; SEE STRUCTURAL DRAWINGS. USE ADDITIONAL SLOPED RIGID INSULATION TO ACHIEVE MINIMUM COUNTERSLOPE TO DRAIN AS REQUIRED.
- COORDINATE WITH STRUCTURAL SUPPORTS AS REQUIRED; SEE STRUCTURAL DRAWINGS.



KEYNOTE LEGEND

TAG DESCRIPTION

GENERAL NOTES:

- STEEL STUD FRAMING AND SUPPORT FOR INTERIOR AND EXTERIOR FINISH ASSEMBLIES SHALL BE ENGINEERED FOR ALL RELEVANT LOADS (AS PER A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA).
- ASSEMBLIES LISTED HERE MAY OR MAY NOT BE USED IN THE PROJECT. REFER TO ALL ARCHITECTURAL DRAWINGS FOR REQUIRED ASSEMBLY TYPES.
- INDICATED FIRE RESISTANCE RATINGS ARE FOR THE WALL, CEILING, SOFFIT AND FLOOR ASSEMBLIES ONLY. FOR REQUIRED FIRE RESISTANCE RATED SEPARATIONS, REFER TO THE BUILDING CODE COMPLIANCE DRAWINGS.
- GYPSUM WALL BOARD: USED IN THIS NON-COMBUSTIBLE BUILDING IS PERMITTED TO HAVE A FLAME SPREAD RATING NOT EXCEEDING 100.
- ALL THE NOTED GIBB ASSEMBLIES SHALL BE CONSTRUCTION USING TYPE X GIBB UNLESS INDICATED OTHERWISE.
- GYPSUM WALL BOARD: INDICATED AS 1/2" MIN USED IN A FIRE RATED OR ACOUSTIC ASSEMBLY CAN BE SUBSTITUTED WITH 1/2" MIN THICKNESS.
- INSURE ALL RELEVANT DETAILS ARE UN-IMPACTED BY THE CHANGE IN THICKNESS.
- ENSURE ALL NON-COMBUSTIBLE MATERIALS ARE ISOLATED FROM EACH OTHER TO PREVENT GALVANIC CORROSION OR OTHER SIMILAR REACTIONS THAT COMPROMISE THE INTEGRITY OF THE MATERIALS.
- PROVIDE AS SPRAY APPLIED FIBRE GLASS INSULATION INSULATION AROUND STRUCTURE (BEAMS) PENETRATING BUILDING ENVELOPE. EXTENT OF INSULATION AS DETAILED IN THE DRAWINGS AND/OR SPECIFICATIONS.

WALL ASSEMBLIES:

- WALLS INDICATED AS FULL HEIGHT TO INCLUDE FIBROGLASS SOUND ATTENUATION BATT TO USE OF STRUCTURE.
- USE PAPERLESS GYPSUM WALL BOARD IN ALL NET AREAS AND BEHIND TIES.
- USE ADHESIVE RESISTANT GYPSUM WALL BOARD TO JOINTS AND AT IN PUBLIC CORRIDOR AREAS.
- WALL FINISH MATERIALS EXCEEDING 100 BUT NOT EXCEEDING 250 IN THICKNESS ARE TO HAVE A FLAME SPREAD RATING OF NOT MORE THAN 100.
- PROVIDE 1/2" MIN. TO 1/4" MIN. BACKING IN WALL CAVITIES FOR ALL SURFACE MOUNTED WALL FIXTURES.
- ALL ACOUSTIC PRE-PAID ASSEMBLIES TO USE TYPE X GIBB.
- INTERIOR WALLS ALL LOCATIONS EXCEPT WASHROOMS TO BE TAPE/MASKED, SANDED AND READY TO RECEIVE PRIMER/PART. INTERIOR WALLS TO BE TAPE/MASKED, SANDED, PRIMER AND READY TO RECEIVE PAINT.
- ONLY EXTERIOR FAC AND WINDOW JAMBS OF CONCRETE TILT PANELS TO BE PAINTED.

ROOF ASSEMBLIES:

- SUPPORTING STRUCTURE GENERALLY SLOPES TO DRAIN; REFER TO STRUCTURAL DRAWINGS.
- USE ADDITIONAL TAPERED RIGID INSULATION TO ACHIEVE POSITIVE COUNTERSLOPE TO DRAIN AS REQUIRED.

SOFFIT & CEILING ASSEMBLIES:

- INTERIOR CEILING FINISH MATERIALS EXCEEDING 100 BUT NOT EXCEEDING 250 IN THICKNESS IS TO HAVE A FLAME SPREAD RATING OF NOT MORE THAN 100 EXCEPT THAT NOT MORE THAN 10% OF THE CEILING AREA IS PERMITTED TO HAVE A FLAME SPREAD RATING OF NOT MORE THAN 100.
- ALL INTERIOR AND EXTERIOR CEILING, SOFFIT, AND SUPPORTING STRUCTURES ARE TO BE DESIGNED AND ENGINEERED FOR THE RELEVANT DESIGN LOADS BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA.

SCHEDULE

A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

Assemblies - General I

1 1/2" = 1'-0"

REV	DATE	DESCRIPTION
SCALE:	1 1/2" = 1'-0"	DATE: Issue Date (REVISED) Author
PROJECT NUMBER		Project Number
FILE PATH	C:\projects\18-0112\18-0112.dwg	POST DATE: Issued Date (REVISED) Author



Clement Ave

810 Clement Ave • 815 Vaughan Ave, Kelowna, BC

Construction Assemblies

A700

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?	x		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	X		
Does interim development consider neighbouring properties designated for more intensive development?			x
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?			x
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?			x
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?	x		

DP18-0112 Design Guidelines Checklist

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?	X		
Are building facades designed with a balance of vertical and horizontal proportions?	X		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	X		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	X		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?	X		
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	X		
Are entrances visually prominent, accessible and recognizable?	X		
Are higher quality materials continued around building corners or edges that are visible to the public?	X		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	X		
Are elements other than colour used as the dominant feature of a building?	X		
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?	X		
Is there an appropriate transition between public and private open spaces?	X		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	X		
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	X		
Are alternative and active modes of transportation supported through the site design?	X		
Are identifiable and well-lit pathways provided to front entrances?	X		
Do paved surfaces provide visual interest?	X		
Is parking located behind or inside buildings, or below grade?	X		
Are large expanses of parking separated by landscaping or buildings?	X		
Are vehicle and service accesses from lower order roads or lanes?	X		

DP18-0112 Design Guidelines Checklist

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

DP18-0112 Design Guidelines Checklist

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do parking lots have one shade tree per four parking stalls?	X		
Crime prevention			
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?	x		
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?	x		
For culturally significant buildings, is the signage inspired by historical influences?			x
Lighting			
Does lighting enhance public safety?	x		
Is "light trespass" onto adjacent residential areas minimized?	x		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	X		
Is suitably scaled pedestrian lighting provided?	X		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?	unknown		