



BC Housing

OK Falls Senior Housing

5080 Highway 97 Okanagan Falls, BC, Canada

Issued for Temporary Use Permit
Mar.22.18

PROJECT NO. 2016-043



500-1500 West Georgia Street
Vancouver, BC V6G 2Z6
TEL 604-687-1898 FAX 604-682-5398

www.celarchitecture.com

ARCHITECTURAL DRAWING LIST

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ASK-002	FORM AND CHARACTER 3D
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CIVIL DRAWING LIST

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STRUCTURAL DRAWING LIST

MECHANICAL DRAWING LIST

ELECTRICAL DRAWING LIST

TECHNOLOGY DRAWING LIST



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ISSUED FOR		
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PROJECT TITLE

OK Falls Senior Housing



BC Housing

5080 Highway 97 Okanagan Falls, BC, Canada

DRAWING TITLE

FORM AND CHARACTER 3D

CHECKED BY: RC

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SCALE:

DATE: 03/22/18

PROJECT NO.

DRAWING NO.

2016-043 ASK-001

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BC Housing
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Falls, BC, Canada

DRAWING TITLE
FORM AND CHARACTER 3D

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SCALE: DATE: 03/22/18

PROJECT NO. DRAWING NO.

2016-043 ASK-002

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BC HOUSING

BC Housing

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Falls, BC, Canada

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PROJECT NO.

DRAWING NO.

2016-043 ASK-003

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2016-043 ASK-004

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SITE PLAN GENERAL NOTES:

1. ARCHITECTURAL SITE PLAN TO BE READ IN CONJUNCTION WITH CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS.
2. ARCHITECTURAL SITE PLAN TO BE READ IN CONJUNCTION WITH THE BUILDING CODE REPORT, [Applicable Building Code here](#) AND [Applicable Zoning Bylaw\(s\) here](#).
3. REFER TO CIVIL DRAWINGS FOR PROPERTY SURVEY, FINAL GRADE ELEVATIONS AND PROPERTY LINE COORDINATES.
4. REFER TO LANDSCAPE DRAWINGS FOR EXISTING TREES & PLANTING TO REMAIN.

FIRE & LIFE SAFETY GENERAL NOTES:

1. THIS PROJECT TO BE IN COMPLIANCE WITH ALL APPLICABLE FIRE AND LIFE SAFETY PROVISIONS AND REQUIREMENTS OF THE [BRITISH COLUMBIA BUILDING CODE 2012](#).
2. REFER TO BUILDING CODE REPORT FOR SUMMARY OF PROGRAM OCCUPANT LOADS AND REQUIRED EXIT CAPACITY, SPATIAL SEPARATION/UNPROTECTED OPENING EVALUATIONS AND PROPOSED ALTERNATIVE SOLUTIONS (IF ANY).

INTERIOR PARTITION GENERAL NOTES:

1. ALL INTERIOR DIMENSIONS IN THE DRAWINGS ARE MEASURED FROM GRIDLINES TO FACE OF FINISHED PARTITION UNLESS NOTED OTHERWISE.
2. REFER TO ROOM FINISH SCHEDULE, INTERIOR DRAWINGS AND SPECIFICATIONS FOR INTERIOR FINISHES AND COLOUR SELECTIONS.
3. SEAL PERIMETER AND ALL PENETRATIONS THROUGH ALL FIRE RATED PARTITIONS WITH FIRE-RATED SEALANT. ALL SERVICE PENETRATIONS TO BE FIRE STOPPED WITH ACCEPTABLE ULC-APPROVED FIRESTOP SYSTEMS.
4. ALL CLOSURES IN FIRE RATED PARTITIONS TO HAVE ULC-APPROVED LABELLED DOORS AND FRAMES.
5. SEAL PERIMETER AND ALL PENETRATIONS THROUGH ALL 60-MIN RATED FIRE SEPARATIONS (SMOKE WALLS) WITH SMOKE-RATED SEALANT TO PREVENT THE PASSAGE OF SMOKE.
6. SEAL PERIMETER AND ALL PENETRATIONS THROUGH ALL PARTITIONS WITH STC 45 OR GREATER WITH ACOUSTIC NON-HARDENING SEALANT. ALL ACOUSTIC PARTITIONS SHALL HAVE CONTINUOUS 6mm THICK FOAM TAPE AT TOP AND BOTTOM OF TRACK.
7. CONSTRUCT PARTITIONS IN COMPLIANCE WITH THE [BRITISH COLUMBIA BUILDING CODE \(BCBC\) 2012](#).
8. ALL GYPSUM BOARD TO BE 16mm (5/8") THICK TYPE X UNLESS NOTED OTHERWISE.
9. ALL PARTITIONS IN WASHROOMS, HOUSEKEEPING ROOMS, JANITOR SINKS AND HAND SINKS SHALL HAVE WATER & MOLD RESISTANT GYPSUM BOARD.
10. ALL TILE PARTITIONS IN SHOWER STALLS SHALL HAVE WATER RESISTANT TILE BACKERBOARD.
11. ALL STEEL STUDS TO BE 25 GAUGE UNLESS NOTED OTHERWISE.
12. CONTRACTOR TO CONFIRM ALL INTERIOR STUD SIZES SHOWN IN THE DRAWINGS INCLUDING BUT NOT LIMITED TO SPACING, GAUGE AND ATTACHMENT METHOD PER THE REQUIREMENTS OF THE [BCBC 2012](#).
13. PROVIDE 2" (50mm) AIR SPACE BETWEEN FACE OF CONCRETE AND INSIDE FACE OF STEEL FURRING AT ALL LOCATIONS INCLUDING BUT NOT LIMITED TO CONCRETE FOUNDATION WALLS, CONCRETE SHEAR WALLS, CONCRETE WALLS AND CONCRETE COLUMNS TO ALLOW FOR UNEVEN CONCRETE UNLESS NOTED OTHERWISE. HEIGHT OF STEEL FURRING TO BE 6" (150mm) ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE.
14. REFERENCES TO BUILDING CODE FOR FIRE RATED PARTITIONS ARE PROVIDED TO GIVE AN INDICATION OF SOUND TRANSMISSION CLASS (STC) RATING ONLY. REFER TO ULC DESIGN NUMBER PROVIDED FOR FIRE RATING REQUIREMENTS.
15. TOP OF PARTIAL HEIGHT PARTITIONS TO BE TAPED, SANDED AND PAINTED TO MATCH VERTICAL FACE OF PARTITION UNLESS NOTED OTHERWISE.
16. EXTEND STUDS IN ALL INTERIOR PARTITIONS VERTICALLY FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE. EXTEND GYPSUM BOARD A MINIMUM OF 6" (150mm) ABOVE FINISHED CEILING IN NON-FIRE RATED & NON-ACOUSTICALLY RATED PARTITIONS.
17. ALL INTERIOR CONCRETE MASONRY UNIT (CMU) PARTITIONS SHALL HAVE BULL-NOSED RADIUS ON ALL EXPOSED CORNERS AND DOOR JAMBS.
18. ALL DOOR FRAMES TO BE LOCATED 4" (100mm) AWAY FROM NEAREST ADJACENT PERPENDICULAR PARTITION UNLESS NOTED OTHERWISE.
19. PROVIDE CONTINUOUS BACKER ASSEMBLIES BETWEEN STUDS AT LOCATIONS INCLUDING BUT NOT LIMITED TO HANDRAILS, BUMPER RAILS, WALL MOUNTED MILLWORK, ETC. REFER TO PLANS AND INTERIOR ELEVATIONS FOR EXTENT AND LOCATIONS.
20. AT FIRE RATED AND ACOUSTIC PARTITIONS, RECESSED ELECTRICAL AND DATA OUTLET BOXES THAT PENETRATE OPPOSITE SIDES OF A PARTITION TO BE SEPARATED BY A MINIMUM OF ONE STUD CAVITY.
21. ALL CONCRETE MASONRY UNIT (CMU) PARTITIONS TO EXTEND TO UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
22. PROVIDE CONTINUOUS COMPRESSIBLE JOINT FILLER AND SEALANT AT TOP OF ALL CMU PARTITIONS. PROVIDE FIRESTOPPING AND SMOKE SEALS AT PERIMETER JOINTS AND PENETRATIONS IN FIRE RATED PARTITIONS AS REQUIRED.
23. PROVIDE LATERAL BRACING AT TOP OF CMU WALLS AND PARTITIONS PER THE REQUIREMENTS OF THE [BCBC 2012](#).
24. PROVIDE REINFORCEMENT OF CMU WALLS AND PARTITIONS PER THE REQUIREMENTS OF THE [BCBC 2012](#).
25. REFER TO FIRE AND LIFE SAFETY PLANS FOR LOCATION OF REQUIRED FIRE SEPARATIONS.
26. AT RECESSED PANEL LOCATIONS (EG. ELECTRICAL PANELS) WITHIN FIRE RATED PARTITIONS, PROVIDE CONTINUITY OF THE REQUIRED RATING BEHIND AND AROUND THE PANEL.
27. PROVIDE CONTROL JOINTS IN GYPSUM BOARD ASSEMBLIES AS FOLLOWS OR UNLESS NOTED OTHERWISE:
INTERIOR PARTITIONS – 9m (30') MAX. SPACING IN EITHER DIRECTION
INTERIOR CEILINGS – 15m (15') MAX. SPACING IN EITHER DIRECTION (WITH PERIMETER RELIEF); 9m (30') MAX. SPACING IN EITHER DIRECTION (WITHOUT PERIMETER RELIEF)
CONTRACTOR TO CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. AT CONTROL JOINTS LOCATED IN FIRE RATED PARTITIONS, PROVIDE APPROVED FIRE TESTED ASSEMBLY WITHIN PARTITION.
28. REFER TO INTERIOR ELEVATIONS FOR LOCATION OF DECORATIVE REVEALS. PROVIDE DOUBLE LAYER OF GYPSUM BOARD IF REVEAL IS LOCATED WITHIN A FIRE RATED PARTITION.
29. FIRE RATED HORIZONTAL SHAFT WALL ASSEMBLIES TO BE CONSTRUCTED AND INSTALLED PER OBMCC AUTHORIZATION #89-1-118 OR UNLESS NOTED OTHERWISE.
30. CONTRACTOR TO PROVIDE ASSEMBLY AT TOP OF INTERIOR PARTITIONS (SLOTTED TOP TRACK IN STEEL STUD ASSEMBLIES) TO ALLOW FOR VERTICAL DEFLECTION OF STRUCTURE ABOVE.
31. ALL COMMUNICATIONS & ELECTRICAL ROOMS TO HAVE FIRE-TREATED PLYWOOD ON INSIDE OF THE ROOM FROM BASE OF WALL TO 2'-0" ABOVE FINISHED FLOOR FOR THE MOUNTING OF COMMUNICATIONS & ELECTRICAL PANELS.
32. ALL INTERIOR PARTITIONS TO BE BY TYPE [P1](#) U.N.O.

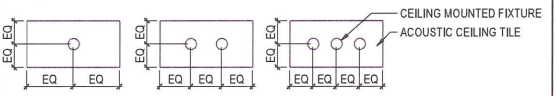
INTERIOR FINISH PLAN GENERAL NOTES:

1. REFER TO SPECIFICATIONS FOR SPECIFIC MATERIAL AND/OR PRODUCT SELECTIONS.
2. INSTALL ALL FINISHES AS PER MANUFACTURERS RECOMMENDATIONS.
3. ALL PATTERNS SHOWN ON THE FLOOR FINISH PLANS ARE PROVIDED TO INDICATE EXTENT OF FLOORING ONLY. REFER TO OTHER PLANS FOR SPECIFIC FLOOR PATTERN LAYOUTS.
4. ALL PARTITIONS AND GYPSUM BOARD CEILINGS TO BE PAINT COLOUR 'XX' UNLESS OTHERWISE NOTED.
5. ALL FINISHES TO FOLLOW PROJECT AGREEMENT REQUIREMENT, NOTIFY DESIGNER IMMEDIATELY DISCREPANCIES ARE FOUND.
6. FLOOR BASE TO BE 100mm UNLESS OTHERWISE NOTED.
7. REFER TO DWG AX-XX FOR WALL PROTECTION TYPES & DETAILS.
8. ALL INTERIOR STEEL WINDOW AND DOOR FRAMES TO BE PAINT COLOUR 'XX' UNLESS OTHERWISE NOTED.

MILLWORK GENERAL NOTES:

1. ALL MILLWORK TO MEET THE STANDARDS AND REQUIREMENTS OF THE ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA (AWMAC).
2. CONTRACTOR TO CONFIRM LOCATIONS OF UPPER AND LOWER CABINETS AND REPORT ANY CONFLICTS BETWEEN THE ARCHITECTURAL DRAWINGS AND THAT OF ANY OTHER CONSULTANT'S DRAWINGS TO THE ARCHITECT.
3. CONTRACTOR TO COORDINATE AND SEQUENCE INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL MILLWORK AS REQUIRED.
4. CONTRACTOR TO COORDINATE EXTENT OF FLOORING WITH ALL MILLWORK.
5. REFER TO SPECIFICATION FOR INFORMATION REGARDING FINISHES, CABINET HARDWARE, MATERIAL SUPPLY, DELIVERY, FABRICATION AND INSTALLATION OF MILLWORK.
6. ALL UPPER CABINETS TO HAVE FILLER PANEL UNLESS NOTED OTHERWISE.
7. ALL INSTALLATIONS TO HAVE AN END GABLE WHERE UPPER AND/OR LOWER CABINETS AND SHELVES DO NOT TERMINATE AGAINST A SIDE WALL.
8. ALL LOWER CABINETS TO BE 610mm (24") DEEP UNLESS NOTED OTHERWISE. REFER TO MILLWORK DETAILS.
9. ALL UPPER CABINETS TO BE 330mm (13") DEEP UNLESS NOTED OTHERWISE. REFER TO MILLWORK DETAILS.
10. ALL FULL HEIGHT CABINETS TO BE 610mm (24") DEEP UNLESS NOTED OTHERWISE. REFER TO MILLWORK DETAILS.
11. INSTALL BLANK FILLER PANELS AS REQUIRED TO COMPLETE FULL LENGTH DIMENSION. WHERE FILLER PANELS ARE NOTED ON INTERIOR ELEVATIONS, FILLER PANEL ARE TO BE INSTALLED ON ALL EXPOSED SIDES UNLESS NOTED OTHERWISE.
12. PROVIDE CONTINUOUS BACKER ASSEMBLIES BETWEEN STUDS AT LOCATIONS INCLUDING BUT NOT LIMITED TO HANDRAILS, BUMPER RAILS, WALL MOUNTED MILLWORK, ETC. REFER TO PLANS AND INTERIOR ELEVATIONS FOR EXTENT AND LOCATIONS.
13. INSTALL SUPPORT STEEL BRACKETS FOR LONG SPANS AT OPEN COUNTERS.
14. ALL BOTTOMS OF SINK CABINET BOXES TO HAVE MARINE-GRADE PLYWOOD SUBSTRATE.
15. MARINE-GRADE PLYWOOD SUBSTRATE TO BE USED FOR COUNTERTOPS. NO FIBREBOARD OR PARTICLEBOARD ALLOWED.
16. SEAL ALL WOOD SURFACES AND EDGES. ALL DOOR, DRAWER AND OTHER EXPOSED MILLWORK EDGES TO HAVE APPLIED APPROPRIATELY SIZED PVC EDGE STRIP, HEAT APPLIED TO MATCH P-LAM COLOUR. NO P-LAM TO P-LAM EDGES ARE ALLOWED.
17. STAINLESS STEEL CASEWORK:
(a) TO BE FABRICATED FROM TYPE 304, NO.4 FINISH STAINLESS STEEL.
(b) CORNERS TO BE WELDED, GROUND, POLISHED AND CREVICE-FREE. JOINTS AND WELDS WILL BE POLISHED TO A UNIFORM NO.4 SATIN FINISH. NO FILLER OR SOLDER TO BE USED. STRAIGHT LENGTHS TO BE ONE-PIECE WITH ALL LI SEAMS, INCLUDING FIELD JOINTS, WELDED.
(c) SOUND-DEADEN TOPS AND REINFORCE WITH WATERPROOF PLYWOOD CORE, BONDED TO TOPS WITH WATERPROOF CONTACT CEMENT. SEAL UNDERSIDE OF TOP (PLYWOOD CORE) WITH A WATERPROOF FINISH. THE FRONT EDGES OF THE TOPS WILL BE MARINE EDGE. FORM BACKSPLASH AS AN INTEGRAL PART OF THE TOPS, RADIUS WHERE THE BACKSPLASH OCCURS IN THE TOP. BOND ALL BACKSPLASHES TO PLYWOOD CORE, BONDED THE SAME AS SPECIFIED FOR THE TOPS. FABRICATE COUNTERTOPS, BACKSPLASHES, AND FRONT COUNTERS OUT OF ONE PIECE OF STAINLESS STEEL. WELD COUNTER AND SINK ASSEMBLIES INTO SINGLE UNITS WITHOUT SEAMS OR JOINTS. DRILL BACKSPLASHES, TOPS AND SINKS TO RECEIVE PLUMBING AND ELECTRICAL FITTINGS. ALL COUNTERTOPS TO HAVE MARINE EDGE.
(d) FORM INTEGRAL SINKS WITH ALL WELDED ROUNDED CORNERS, SEAMLESS CONSTRUCTION WITH ALL TRACES OF WELDING REMOVED. WELD STAINLESS STEEL SINKS INTEGRALLY INTO TOPS WITHOUT SEAMS OR JOINTS. SLOPE TOPS FOR SINKS AND ADJACENT DRAIN BOARDS TO SINKS. ALL COUNTERTOPS WITH SINKS TO HAVE MARINE EDGE.

REFLECTED CEILING PLAN GENERAL NOTES:

1. ALL CEILING HEIGHTS TO BE AT [XXXXmm](#) ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
 2. REFLECTED CEILING PLANS TO BE READ IN CONJUNCTION WITH ROOM FINISH SCHEDULES, SPECIFICATIONS, ARCHITECTURAL CEILING DETAILS, STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION AND FIRE & LIFE SAFETY DRAWINGS.
 3. THE MECHANICAL AND ELECTRICAL DRAWINGS SHALL GOVERN OVER THE ARCHITECTURAL DRAWINGS FOR DEVICE TYPE AND QUANTITY. THE ARCHITECTURAL DRAWINGS SHALL GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION.
 4. CONTRACTOR TO REPORT ANY DISCREPANCIES AND/OR INCONSISTENCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THAT OF ANY OTHER CONSULTANT'S DRAWINGS TO THE ARCHITECT.
 5. CONTRACTOR TO REVIEW AND COORDINATE THE LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS. FINAL LOCATIONS OF ACCESS PANELS TO BE REVIEWED BY MEP CONSULTANT AND ARCHITECT PRIOR TO INSTALLATION. ACCESS PANELS TO MATCH CEILING FINISH COLOUR.
 6. IN ACOUSTIC TILE CEILINGS, FIXTURES GRAPHICALLY SHOWN IN THE DRAWINGS AS INTERSECTING T-BAR SUSPENSION SYSTEMS AND/OR OTHER ELEMENTS ARE TO BE LOCATED WITHIN THE NEAREST AVAILABLE CEILING TILE.
 7. THE STANDARD PLACEMENT OF CEILING MOUNTED DEVICES WITHIN A SINGLE FULL SIZED (610mm X 1220mm) ACOUSTIC CEILING TILE SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE.
- 
8. MOUNT ALL FIXTURES IN EXPOSED CEILINGS AT [XXXXmm](#) ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.

DOOR SCHEDULE GENERAL NOTES:

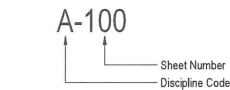
1. DOOR SCHEDULE TO BE READ IN CONJUNCTION WITH THE BUILDING CODE REPORT.
2. ALL DOORS IN FIRE SEPARATIONS TO CONTAIN APPROPRIATE ULC LISTED SELF-CLOSING DEVICES AND POSITIVE LATCHING HARDWARE.
3. ALL DOORS IN FIRE SEPARATIONS TO CONTAIN APPROPRIATE ULC LISTED DOORS, FRAMES AND HARDWARE.
4. THE MAXIMUM TEMPERATURE RISE ON THE OPAQUE PORTION OF THE UNEXPOSED SIDE OF A DOOR USED AS A CLOSURE IN A FIRE SEPARATION SHALL CONFORM TO THE [Applicable Building Code here](#).
5. REFER TO HARDWARE SPECIFICATION FOR REQUIRED DOOR AND FRAME HARDWARE.
6. ALL GLAZING IN FIRE RATED DOORS, SIDELITES AND LOCATIONS WHERE IMPACT SAFETY IS REQUIRED SHALL BE FIRE RATED SAFETY GLASS TO MEET MINIMUM CLASS B RATING STANDARD PER THE REQUIREMENTS OF THE CANADIAN GENERAL STANDARDS BOARD (CGSB).
7. PROVIDE WEATHER STRIPPING FOR ALL EXTERIOR DOORS UNLESS NOTED OTHERWISE.
8. PROVIDE MINIMUM 6mm (1/4") DOOR UNDERCUT AT ALL INTERIOR DOORS UNLESS NOTED OTHERWISE.
9. REFER TO THE ELECTRICAL DRAWINGS FOR LOCATION OF DOORS WITH POWER REQUIREMENTS.

INTERIOR ELEVATION GENERAL NOTES:

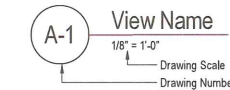
1. PROVIDE CONTINUOUS BACKER ASSEMBLIES BETWEEN STUDS AT LOCATIONS INCLUDING BUT NOT LIMITED TO HANDRAILS, BUMPER RAILS, WALL MOUNTED MILLWORK, ETC.
2. INTERIOR ELEVATIONS ARE TO BE READ IN CONJUNCTION WITH THE FIRE & LIFE SAFETY PLANS, EQUIPMENT PLANS, FINISH PLANS, TYPICAL MOUNTING HEIGHT DETAILS, REFLECTED CEILING PLANS, INTERIOR DETAILS, MECHANICAL AND ELECTRICAL DRAWINGS.
3. REFER TO TYPICAL MOUNTING HEIGHT DRAWINGS FOR VERTICAL MOUNTING HEIGHT DIMENSIONS.
4. REFER TO ROOM FINISH SCHEDULE FOR WALL FINISH INFORMATION.
5. MILLWORK FILLER PANELS TO BE FINISHED TO MATCH THE FINISH OF ADJACENT MILLWORK.
6. ALL ELECTRICAL PANELS TO RECEIVE PAINT COLOUR AND FINISH TO MATCH ADJACENT WALL COLOUR.
7. FINISH OF MILLWORK FILLER PANELS BETWEEN CABINETS AND WALLS AND CABINET'S AND CEILINGS IS TO MATCH FINISH OF MILLWORK THEY ARE INSTALLED AGAINST. TYP. UNLESS NOTED OTHERWISE.

ARCHITECTURAL SYMBOLS

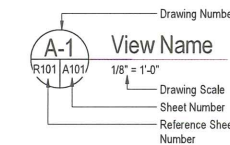
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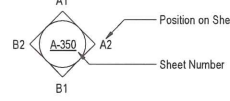
VIEW TITLE WITH REFERENCES



EXTERIOR ELEVATIONS



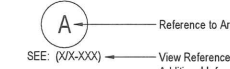
INTERIOR ELEVATIONS



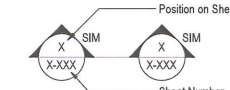
MATCH LINES



AREA REFERENCE



BUILDING SECTION



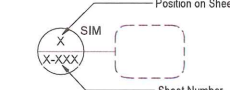
WALL SECTION



DETAIL - SECTION



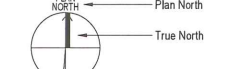
DETAIL - PLAN/RCP



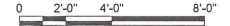
DRAWING REVISIONS



NORTH ARROW



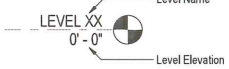
GRAPHIC SCALE



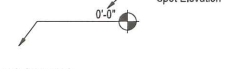
COLUMN GRID LINES



LEVEL DATUM



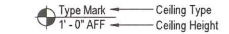
SPOT ELEVATION



ROOM TAG



CEILING TAG



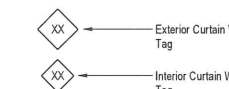
DOOR NUMBER TAG



WINDOW TAG



CURTAIN WALL TAG



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Vancouver, BC V6G 2Z6
TEL 604-687-1898 FAX 604-682-5398

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ISSUED FOR	
NO.	DESCRIPTION
1	Mar.08.18 Issued for Consultant kick-off
2	Mar.22.18 Issued for Temporary Use Permit

PROJECT TITLE

OK Falls Senior Housing



BC Housing

5080 Highway 97 Okanagan Falls, BC, Canada

DRAWING TITLE

SYMBOLS, & GENERAL NOTES

CHECKED BY: RC

DRAWN BY: DS

SCALE: 12" = 1'-0"

DATE: 03/22/18

PROJECT NO.

DRAWING NO.

2016-043

A-001

EXTERIOR WALL + PARAPET ASSEMBLIES

EFFECTIVE
RSI VALUE

E1		TYPICAL WOOD CLAD EXTERIOR ASSEMBLY <ul style="list-style-type: none">- PREFINISHED 1x4 HORIZ. T&G FIR WOOD CLADDING w/MICRO JOINTS- 1x4 PRESSURE TREATED WOOD STRAPPING (VERTICAL)- 2" SEMI-RIGID MINERAL WOOL INSULATION - MECHANICALLY FASTENED- AIR BARRIER- 1/2" PLYWOOD SHEATHING OR GLASS-FACED EXTERIOR GYPSUM WALL BOARD- 2x6 WOOD STUDS @ 16" o.c. OR AS PER STRUCTURAL- R24 FIBREGLASS BATTS INSULATION (FILL CAVITY)- POLY VAPOUR BARRIER- 5/8" TYPE-X GYPSUM WALL BOARD	
E2		TYPICAL METAL CLAD EXTERIOR ASSEMBLY <ul style="list-style-type: none">- PREFINISHED METAL CLADDING - PROFILE 1 (HORIZ.)- 7/8" GALVANIZED METAL HAT CHANNELS (VERTICAL)- 2" SEMI-RIGID MINERAL WOOL INSULATION - MECHANICALLY FASTENED- AIR BARRIER- 1/2" PLYWOOD SHEATHING OR GLASS-FACED EXTERIOR GYPSUM WALL BOARD- 2x6 WOOD STUDS @ 16" o.c. OR AS PER STRUCTURAL- R24 FIBREGLASS BATTS INSULATION (FILL CAVITY)- POLY VAPOUR BARRIER- 5/8" TYPE-X GYPSUM WALL BOARD	
E2a		TYPICAL METAL CLAD PARAPET ASSEMBLY <ul style="list-style-type: none">- PREFINISHED METAL CLADDING - PROFILE 1 (HORIZ.)- 7/8" GALVANIZED METAL HAT CHANNELS (VERTICAL)- 2" SEMI-RIGID MINERAL WOOL INSULATION - MECHANICALLY FASTENED- AIR BARRIER- 1/2" PLYWOOD SHEATHING OR GLASS-FACED EXTERIOR GYPSUM WALL BOARD- 2x6 WOOD STUDS @ 16" o.c. OR AS PER STRUCTURAL- 5/8" PLYWOOD SHEATHING- FULL ADHERED MEMBRANE FLASHING	
E3		TYPICAL ACRYLIC STUCCO EXTERIOR ASSEMBLY <ul style="list-style-type: none">- ACRYLIC STUCCO FINISH + BASECOAT- SELF-FURRING METAL LATH- 3/8" DRAINAGE MAT- 2" SEMI-RIGID MINERAL WOOL INSULATION - MECHANICALLY FASTENED- AIR BARRIER- 1/2" PLYWOOD SHEATHING OR GLASS-FACED EXTERIOR GYPSUM WALL BOARD- 2x6 WOOD STUDS @ 16" o.c. OR AS PER STRUCTURAL- R24 FIBREGLASS BATTS INSULATION (FILL CAVITY)- POLY VAPOUR BARRIER- 5/8" TYPE-X GYPSUM WALL BOARD	
E3a		TYPICAL ACRYLIC STUCCO PARAPET ASSEMBLY <ul style="list-style-type: none">- ACRYLIC STUCCO FINISH + BASECOAT- SELF-FURRING METAL LATH- 3/8" DRAINAGE MAT- 2" SEMI-RIGID MINERAL WOOL INSULATION - MECHANICALLY FASTENED- AIR BARRIER- 1/2" PLYWOOD SHEATHING OR GLASS-FACED EXTERIOR GYPSUM WALL BOARD- 2x6 WOOD STUDS @ 16" o.c. OR AS PER STRUCTURAL- 5/8" PLYWOOD SHEATHING- FULLY ADHERED MEMBRANE FLASHING	

INTERIOR PARTITION ASSEMBLIES

STC
RATINGFIRE RESISTANCE
RATING

C8		REINFORCED CONCRETE WALL <ul style="list-style-type: none">- REINFORCED CONCRETE- THICKNESS AND REINFORCING AS PER STRUCTURAL NOTE: NO CHAMFERS ON ALL EXPOSED CONCRETE	
PW1		TYPICAL INTERIOR PARTYWALL PARTITION - SHEAR <ul style="list-style-type: none">- 5/8" TYPE-X GYPSUM WALL BOARD- 5/8" PLYWOOD SHEATHING - REFER TO STRUCTURAL- 2x4 WOOD STUDS @ 16" o.c. OR AS PER STRUCTURAL- SOUND ATTENUATION BATTS INSULATION (FILL STUD CAVITY)- 1" AIR SPACE- SOUND ATTENUATION BATTS INSULATION (FILL STUD CAVITY)- 2x4 WOOD STUDS @ 16" o.c. OR AS PER STRUCTURAL- 2-LAYERS 5/8" TYPE-X GYPSUM WALL BOARD	61 BCBC W14a
PW2		TYPICAL INTERIOR PARTYWALL (CORRIDOR) PARTITION <ul style="list-style-type: none">- 2-LAYER 5/8" TYPE-X GYPSUM WALL BOARD- 1/2" RESILIENT METAL CHANNEL @ 24" o.c. (HORIZ.)- STAGGERED 2x4 WOOD STUDS @ 16" o.c. ON COMMON 2x6 PLATE- SOUND ATTENUATION BATTS INSULATION (FILL STUD CAVITY)- 5/8" TYPE-X GYPSUM WALL BOARD	56 BCBC W11a
P1		TYPICAL INTERIOR PARTITION <ul style="list-style-type: none">- 5/8" TYPE-X GYPSUM WALL BOARD- 2x4 WOOD STUDS @ 16" o.c. OR AS PER STRUCTURAL- 5/8" TYPE-X GYPSUM WALL BOARD	1hr* *PRESCRIPTIVE BCBC 2012 APPENDIX D
P2		TYPICAL INTERIOR PARTITION <ul style="list-style-type: none">- 5/8" TYPE-X GYPSUM WALL BOARD- 2x6 WOOD STUDS @ 16" o.c. OR AS PER STRUCTURAL- 5/8" TYPE-X GYPSUM WALL BOARD	
FP2*		*REMOVE 1 LAYER GYWB TO CREATE PLUMBING FURRING WALL	
SW1		TYPICAL SHAFT WALL <ul style="list-style-type: none">- 5/8" TYPE-X GYPSUM WALL BOARD- 2 1/2" C-T METAL STUDS- 1" GYPSUM SHAFTLINER	1hr ULC DESIGN No. W446 Systeem F
SW1a		TYPICAL SHAFT WALL w/PLY BACKING <ul style="list-style-type: none">- 5/8" TYPE-X GYPSUM WALL BOARD- 1/2" PLYWOOD SHEATHING- 2 1/2" C-T METAL STUDS- 1" GYPSUM SHAFTLINER	1hr ULC DESIGN No. W446 Systeem F

ROOF ASSEMBLIES

R1		TYPICAL INSULATED TPO ROOF <ul style="list-style-type: none">- FULLY ADHERED TPO ROOFING MEMBRANE- 1" (min.) EPS RIGID INSULATION - SLOPED TO DRAIN (min 2%)- 5/8" T&G SHEATHING- 11 7/8" TJI ROOF JOISTS - REFER TO STRUCTURAL- R40 BATT INSULATION (FILL VOID)- 6 MIL POLY VAPOUR BARRIER- 5/8" TYPE-X GYPSUM BOARD
R2		TYPICAL UNINSULATED CANOPY ROOF <ul style="list-style-type: none">- FULLY ADHERED TPO ROOFING MEMBRANE- 1" (min.) EPS RIGID INSULATION - SLOPED TO DRAIN (min 2%)- 5/8" T&G SHEATHING- 11 7/8" TJI ROOF JOISTS - REFER TO STRUCTURAL- PREFINISHED 1x4 T&G FIR SOFFIT
R3		TYPICAL INSULATED TPO ROOF <ul style="list-style-type: none">- FULLY ADHERED TPO ROOFING MEMBRANE- 1" (min.) EPS RIGID INSULATION - SLOPED TO DRAIN (min 2%)- 5/8" T&G SHEATHING- 24" ENGINEERED ROOF JOISTS - REFER TO STRUCTURAL- R40 BATT INSULATION- 6 MIL POLY VAPOUR BARRIER- 5/8" TYPE-X GYPSUM BOARD

FLOOR ASSEMBLIES

F1		REINFORCED SLAB-ON-GRADE <ul style="list-style-type: none">- REINFORCED CONCRETE SLAB- THICKNESS AND REINFORCING AS PER STRUCTURAL- 10mil POLY VAPOUR BARRIER- COMPACTED GRANULAR FILL AS PER GEOTECH/STRUCTURAL		
F2		TYPICAL FLOOR <ul style="list-style-type: none">- FLOOR FINISH- 1 1/2" (min) CONCRETE TOPPING- 5/8" T&G SHEATHING- 11 7/8" TJI WOOD JOISTS (REFER TO STRUCTURAL)- MINERAL WOOL INSULATION (min 2.8kg/m²) (FILL JOIST CAVITY)- 7/8" RESILIENT METAL CHANNELS @ 16" o.c.- 5/8" TYPE-X GYPSUM BOARD	64 BCBC F20e	1hr BCBC F20e

CEILING ASSEMBLIES

C1		TYPICAL GYPSUM CEILING <ul style="list-style-type: none">- 7/8" RESILIENT METAL CHANNELS @ 16" o.c.- 5/8" TYPE-X GYPSUM BOARD
C1a		TYPICAL GYPSUM CEILING <ul style="list-style-type: none">- 5/8" TYPE-X GYPSUM BOARD DIRECT APPLIED TO STRUCTURE

SOFFIT ASSEMBLIES

S1		TYPICAL WOOD SOFFIT <ul style="list-style-type: none">- PREFINISHED 1x4 T&G FIR SOFFIT
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INTERIOR PARTITION GENERAL NOTES:

- ALL INTERIOR DIMENSIONS IN THE DRAWINGS ARE MEASURED FROM GRIDLINES TO FACE OF FINISHED PARTITION UNLESS NOTED OTHERWISE.
- REFER TO ROOM FINISH SCHEDULE, INTERIOR DRAWINGS AND SPECIFICATIONS FOR INTERIOR FINISHES AND COLOUR SELECTIONS.
- SEAL PERIMETER AND ALL PENETRATIONS THROUGH ALL FIRE RATED PARTITIONS WITH FIRE-RATED SEALANT. ALL SERVICE PENETRATIONS TO BE FIRE STOPPED WITH ACCEPTABLE ULC-APPROVED FIRESTOP SYSTEMS.
- ALL CLOSURES IN FIRE RATED PARTITIONS TO HAVE ULC-APPROVED LABELLED DOORS AND FRAMES.
- SEAL PERIMETER AND ALL PENETRATIONS THROUGH ALL 4-HOUR RATED FIRE SEPARATIONS (SMOKE WALLS) WITH SMOKE-RATED SEALANT TO PREVENT THE PASSAGE OF SMOKE.
- SEAL PERIMETER AND ALL PENETRATIONS THROUGH ALL PARTITIONS WITH STC 45 OR GREATER WITH ACOUSTIC NON-HARDENING SEALANT. ALL ACOUSTIC PARTITIONS SHALL HAVE CONTINUOUS 6mm THICK FOAM TAPE AT TOP AND BOTTOM OF TRACK.
- CONSTRUCT PARTITIONS IN COMPLIANCE WITH THE *BRITISH COLUMBIA BUILDING CODE (BCBC) 2012*.
- ALL GYPSUM BOARD TO BE 16mm (5/8") THICK TYPE 'X' UNLESS NOTED OTHERWISE.
- ALL PARTITIONS IN WASHROOMS, HOUSEKEEPING ROOMS, JANITOR SINKS AND HAND SINKS SHALL HAVE WATER & MOLD RESISTANT GYPSUM BOARD.
- ALL TILE PARTITIONS IN SHOWER STALLS SHALL HAVE WATER RESISTANT TILE BACKERBOARD.
- ALL STEEL STUDS TO BE 25 GAUGE UNLESS NOTED OTHERWISE.
- CONTRACTOR TO CONFIRM ALL INTERIOR STUD SIZES SHOWN IN THE DRAWINGS INCLUDING BUT NOT LIMITED TO SPACING, GAUGE AND ATTACHMENT METHOD PER THE REQUIREMENTS OF THE *BCBC 2012*.
- PROVIDE 2" (50mm) AIR SPACE BETWEEN FACE OF CONCRETE AND INSIDE FACE OF STEEL FURRING AT ALL LOCATIONS INCLUDING BUT NOT LIMITED TO CONCRETE FOUNDATION WALLS, CONCRETE SHEAR WALLS, CONCRETE WALLS & CONCRETE COLUMNS TO ALLOW FOR CONCRETE SHRINKAGE UNLESS NOTED OTHERWISE. HEIGHT OF STEEL FURRING TO BE 6" (150mm) ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE.
- REFERENCES TO BUILDING CODE FOR FIRE RATED PARTITIONS ARE PROVIDED TO GIVE AN INDICATION OF SOUND TRANSMISSION CLASS (STC) RATING ONLY. REFER TO ULC DESIGN NUMBER PROVIDED FOR FIRE RATING REQUIREMENTS.
- TOP OF PARTIAL HEIGHT PARTITIONS TO BE TAPED, SANDED AND PAINTED TO MATCH VERTICAL FACE OF PARTITION UNLESS NOTED OTHERWISE.
- EXTEND STUDS IN ALL INTERIOR PARTITIONS VERTICALLY FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE. EXTEND GYPSUM BOARD A MINIMUM OF 6" (150mm) ABOVE FINISHED CEILING IN NON-FIRE RATED & NON-ACOUSTICALLY RATED PARTITIONS.
- ALL INTERIOR CONCRETE MASONRY UNIT (CMU) PARTITIONS SHALL HAVE BULL-NOSED RADIUS ON ALL EXPOSED CORNERS AND DOOR JAMBS.
- ALL DOOR FRAMES TO BE LOCATED 4" (100mm) AWAY FROM NEAREST ADJACENT PERPENDICULAR PARTITION UNLESS NOTED OTHERWISE.
- PROVIDE CONTINUOUS BACKER ASSEMBLIES BETWEEN STUDS AT LOCATIONS INCLUDING BUT NOT LIMITED TO HANDRAILS, BUMPER RAILS, WALL MOUNTED MILLWORK, ETC. REFER TO PLANS AND INTERIOR ELEVATIONS FOR EXTENT AND LOCATIONS.
- AT FIRE RATED AND ACOUSTIC PARTITIONS, RECESSED ELECTRICAL AND DATA OUTLET BOXES THAT PENETRATE OPPOSITE SIDES OF A PARTITION TO BE SEPARATED BY A MINIMUM OF ONE STUD CAVITY.
- ALL CONCRETE MASONRY UNIT (CMU) PARTITIONS TO EXTEND TO UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
- PROVIDE CONTINUOUS COMPRESSIBLE JOINT FILLER AND SEALANT AT TOP OF ALL CMU PARTITIONS. PROVIDE FIRESTOPPING AND SMOKE SEALS AT PERIMETER JOINTS AND PENETRATIONS IN FIRE RATED PARTITIONS AS REQUIRED.
- PROVIDE LATERAL BRACING AT TOP OF CMU WALLS AND PARTITIONS PER THE REQUIREMENTS OF THE *BCBC 2012*.
- PROVIDE REINFORCEMENT OF CMU WALLS AND PARTITIONS PER THE REQUIREMENTS OF THE *BCBC 2012*.
- REFER TO FIRE AND LIFE SAFETY PLANS FOR LOCATION OF REQUIRED FIRE SEPARATIONS.
- AT RECESSED PANEL LOCATIONS (EG. ELECTRICAL PANELS) WITHIN FIRE RATED PARTITIONS, PROVIDE CONTINUITY OF THE REQUIRED RATING BEHIND AND AROUND THE PANEL.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD ASSEMBLIES AS FOLLOWS OR UNLESS NOTED OTHERWISE.
 - INTERIOR PARTITIONS - 9m (30') MAX. SPACING IN EITHER DIRECTION
 - INTERIOR CEILINGS - 15m (15') MAX. SPACING IN EITHER DIRECTION (WITH PERIMETER RELIEF), 9m (30') MAX. SPACING IN EITHER DIRECTION (WITHOUT PERIMETER RELIEF)
- CONTRACTOR TO CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. AT CONTROL JOINTS LOCATED IN FIRE RATED PARTITIONS, PROVIDE APPROVED FIRE TESTED ASSEMBLY WITHIN PARTITION.
- REFER TO INTERIOR ELEVATIONS FOR LOCATION OF DECORATIVE REVEALS. PROVIDE DOUBLE LAYER OF GYPSUM BOARD IF REVEAL IS LOCATED WITHIN A FIRE RATED PARTITION.
- FIRE RATED HORIZONTAL SHAFT WALL ASSEMBLIES TO BE CONSTRUCTED AND INSTALLED PER OBMEC AUTHORIZATION #89-1-118 OR UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE ASSEMBLY AT TOP OF INTERIOR PARTITIONS (SLOTTED TOP TRACK IN STEEL STUD ASSEMBLIES) TO ALLOW FOR VERTICAL DEFLECTION OF STRUCTURE ABOVE.
- ALL COMMUNICATIONS & ELECTRICAL ROOMS TO HAVE FIRE-TREATED PLYWOOD ON INSIDE OF THE ROOM FROM BASE OF WALL TO 7'-0" ABOVE FINISHED FLOOR FOR THE MOUNTING OF COMMUNICATIONS & ELECTRICAL PANELS.
- ALL INTERIOR PARTITIONS TO BY TYPE P1 U.N.O.

REFLECTED CEILING PLAN GENERAL NOTES:

- ALL CEILING HEIGHTS TO BE AT xxxxmm ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
- REFLECTED CEILING PLANS TO BE READ IN CONJUNCTION WITH ROOM FINISH SCHEDULES, SPECIFICATIONS, ARCHITECTURAL CEILING DETAILS, STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION AND FIRE & LIFE SAFETY DRAWINGS.
- THE MECHANICAL AND ELECTRICAL DRAWINGS SHALL GOVERN OVER THE ARCHITECTURAL DRAWINGS FOR DEVICE TYPE AND QUANTITY. THE ARCHITECTURAL DRAWINGS SHALL GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION.
- CONTRACTOR TO REPORT ANY DISCREPANCIES AND/OR INCONSISTENCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THAT OF ANY OTHER CONSULTANT'S DRAWINGS TO THE ARCHITECT.
- CONTRACTOR TO REVIEW AND COORDINATE THE LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS. FINAL LOCATIONS OF ACCESS PANELS TO BE REVIEWED BY MEP CONSULTANT AND ARCHITECT PRIOR TO INSTALLATION. ACCESS PANELS TO MATCH CEILING FINISH COLOUR.
- IN ACOUSTIC TILE CEILINGS, FIXTURES GRAPHICALLY SHOWN IN THE DRAWINGS AS INTERSECTING T-BAR SUSPENSION SYSTEMS AND/OR OTHER ELEMENTS ARE TO BE LOCATED WITHIN THE NEAREST AVAILABLE CEILING TILE.
- THE STANDARD PLACEMENT OF CEILING MOUNTED DEVICES WITHIN A SINGLE FULL SIZED (610mm X 1220mm) ACOUSTIC CEILING TILE SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE.
- MOUNT ALL FIXTURES IN EXPOSED CEILINGS AT xxxxmm ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.



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Vancouver, BC V6G 2Z6
TEL 604-687-1898 FAX 604-682-5398

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PROJECT TITLE

OK Falls Senior Housing



BC Housing

5080 Highway 97 Okanagan
Falls, BC, Canada

DRAWING TITLE

ASSEMBLY SCHEDULES

CHECKED BY: RC

DRAWN BY: DS

SCALE: As indicated

DATE: 03/22/18

PROJECT NO.

DRAWING NO.

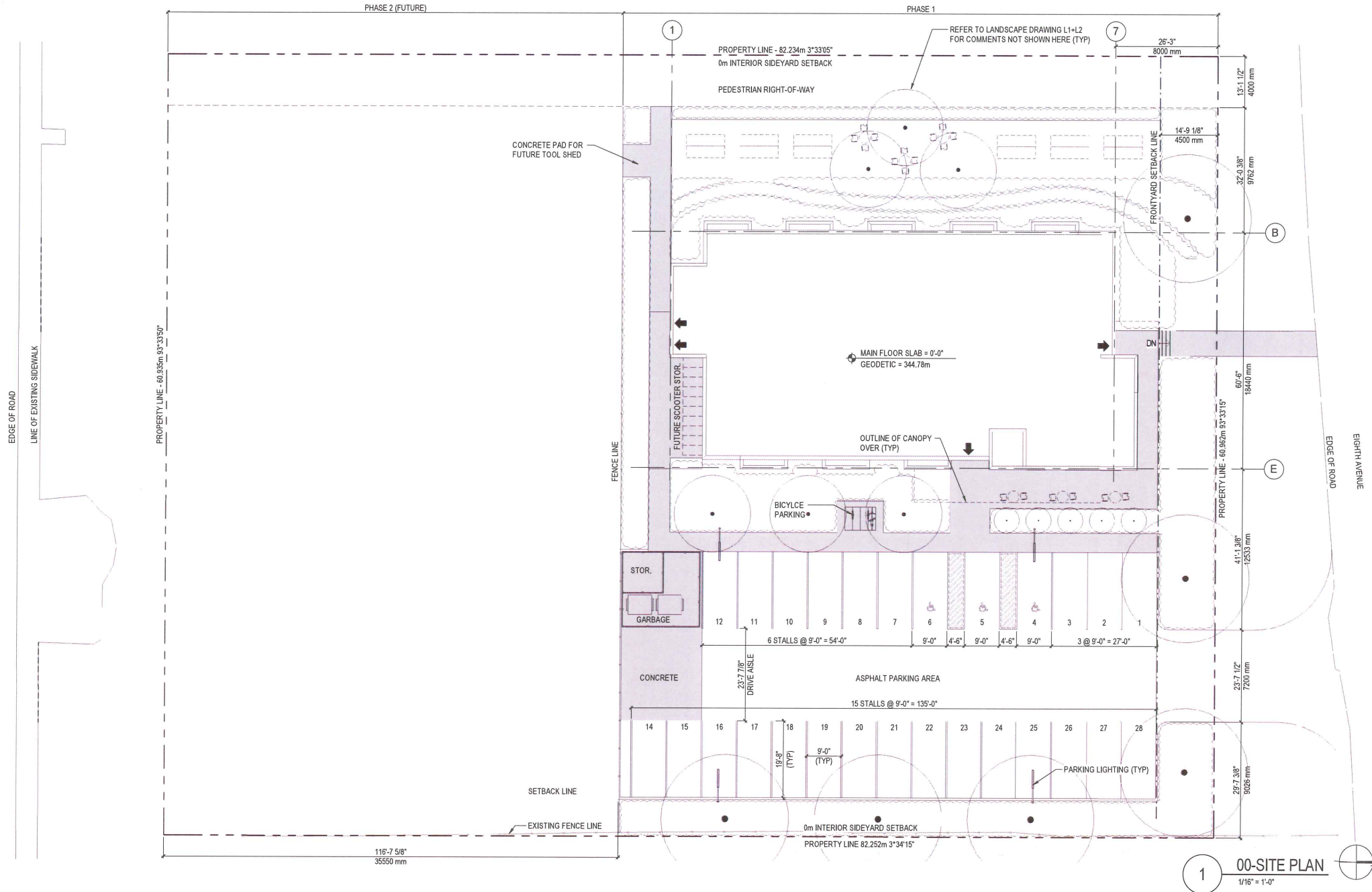
2016-043

A-002



PROJECT DATA AND ZONING BYLAW SUMMARY

SITE	LEGAL DESCRIPTION	CIVIC ADDRESS	ZONING
PROJECT LOT	LOT 1, DL 374, SDYD, PLAN KAP12558	5080 HIGHWAY 97, OKANAGAN FALLS, BC	C4 - OKANAGAN FALLS TOWN CENTRE
LOT AREA	5012.9sqm (53958.41sf)		
PROJECT DESCRIPTION: CONSTRUCTION OF A 26 UNIT (24 SINGLE BEDROOM + 2 DOUBLE BEDROOM) MULTI-DWELLING RESIDENTIAL BC HOUSING SENIOR LIVING ACCOMMODATION, 3 STOREYS IN BUILDING HEIGHT, CONSTRUCTED WITH CONVENTIONAL LIGHT WOOD FRAMING WITH CONCRETE FOUNDATIONS.			
BUILDING AREAS: MAIN: 632.7sqm (6810.22sf) - INCLUDES STAIRS + ELEVATOR SECOND: 604sqm (6500.93sf) - EXCLUDES STAIRS + ELEVATOR THIRD: 603.3sqm (6493.60sf) - EXCLUDES STAIRS + ELEVATOR GROSS: 1839.9sqm (19804.75sf)			
SITE COVERAGE: 632.7sqm/5012.9sqm = 12.6% PROPOSED ALLOWABLE = 80% MAX			
BUILDING HEIGHT: PROPOSED: 10.52m (34'-6") ALLOWABLE: 12.0m (39'-4 1/2")			
PARKING: PROPOSED: PHASE 1 RESIDENTIAL PROPOSED: 28 STALLS: 25 STANDARD + 3 HC STALLS REQUIRED: 1.75 PER DWELLING UNIT = 1.75 x 26 = 46 STALLS* *PARKING VARIANCE REQUESTED FOR SHORTFALL OF 18 STALLS			
SETBACKS: FRONT PARCEL LINE: 4.5m INTERIOR PARCEL LINE: 0.0m EXTERIOR PARCEL LINE: 3.0m REAR PARCEL LINE: 0.0m ALLOWABLE: 4.5m PROPOSED: >4.5m N/A >0.0m			
DESIGN RATIONALE Located in Okanagan Falls, close to Okanagan Lake, the proposed 3 storey 26 unit seniors residence with frontage and access off Eighth Avenue will provide much needed residential capacity within the Town Centre Area. The proposed BC Housing Corporation funded development is consistent with the objectives outlined in the Electoral Area "D-2" Official Community Plan. The plan calls for a strong focus of medium density residential development in the Okanagan Falls Town Centre area. This project is consistent with key elements of the Town Centre Plan vision and goals: 1. Reorienting the Town Centre away from the Highway and towards the lakefront, to take full advantage of the underutilized natural asset. The proposed development is oriented on the north-south axis to maximize both views and physical access towards the lake. A 4 meter pedestrian right of way is located on the western portion of the site to facilitate access to the Okanagan Lake, thus creating a more pedestrian friendly environment. 2. Focusing new medium density residential development in Okanagan Falls in the Town Centre to support local business and to create a critical population mass. The Town Centre objectives and policies for Medium Density Residential developments is consistent with the proposal: 1. Encourage a range of residential dwelling types (including affordable units); senior housing. 2. Encourage medium density residential developments in the Town Centre area. 3. Enhance public views and access to Okanagan Lake, building orientation and public right of way. 4. Quality site design, building design and landscaping for all residential developments. The proposal meets the general guidelines: 1. Quality building materials that are durable are specified (stucco, metal panel, wood siding). 2. The neutral grey field color is broken up by the light window bays providing a means to reduce the scale of the facade. Wood siding is used at the Eighth Avenue facade to accentuate and draw ones' eye to the main entry of the building. 3. The building is sited with a north-south orientation and massed to present a slimmer or narrow elevation to the North and South sides, optimizing sunlight penetration and views and access towards Okanagan Lake. 4. Articulation of the window bays breaks the building into smaller massing elements, which provides the appropriate scale and feel. 5. The building is raised above the street elevation to provide a clear separation between public and private space. 6. Safe and efficient vehicle entrances, exits and site circulation. 7. Site is designed to accommodate alternative modes of transportation (scooters, bikes), with provisions made for such features as pedestrian sidewalks and pathways, and bicycle racks on the site. A 4 meter pedestrian right of way allows linkage between on-site and off-site pedestrian networks in accordance with the Local Government Act. 8. Landscape design prepared by a professional in accordance with the Zoning Bylaw.			



500-1500 West Georgia Street
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PROJECT TITLE
OK Falls Senior Housing



BC Housing
5080 Highway 97 Okanagan Falls, BC, Canada

DRAWING TITLE
SITE PLAN

CHECKED BY: RC DRAWN BY: DS

SCALE: As indicated DATE: 03/22/18

PROJECT NO. DRAWING NO.

2016-043

A-100

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NO.	DATE	DESCRIPTION
1	Mar. 08.18	Issued for Consultant kick-off
2	Mar. 20.18	Issued for pre-DP App Review
3	Mar. 22.18	Issued for Temporary Use Permit

PROJECT TITLE
OK Falls Senior Housing



BC Housing
5080 Highway 97 Okanagan
Falls, BC, Canada

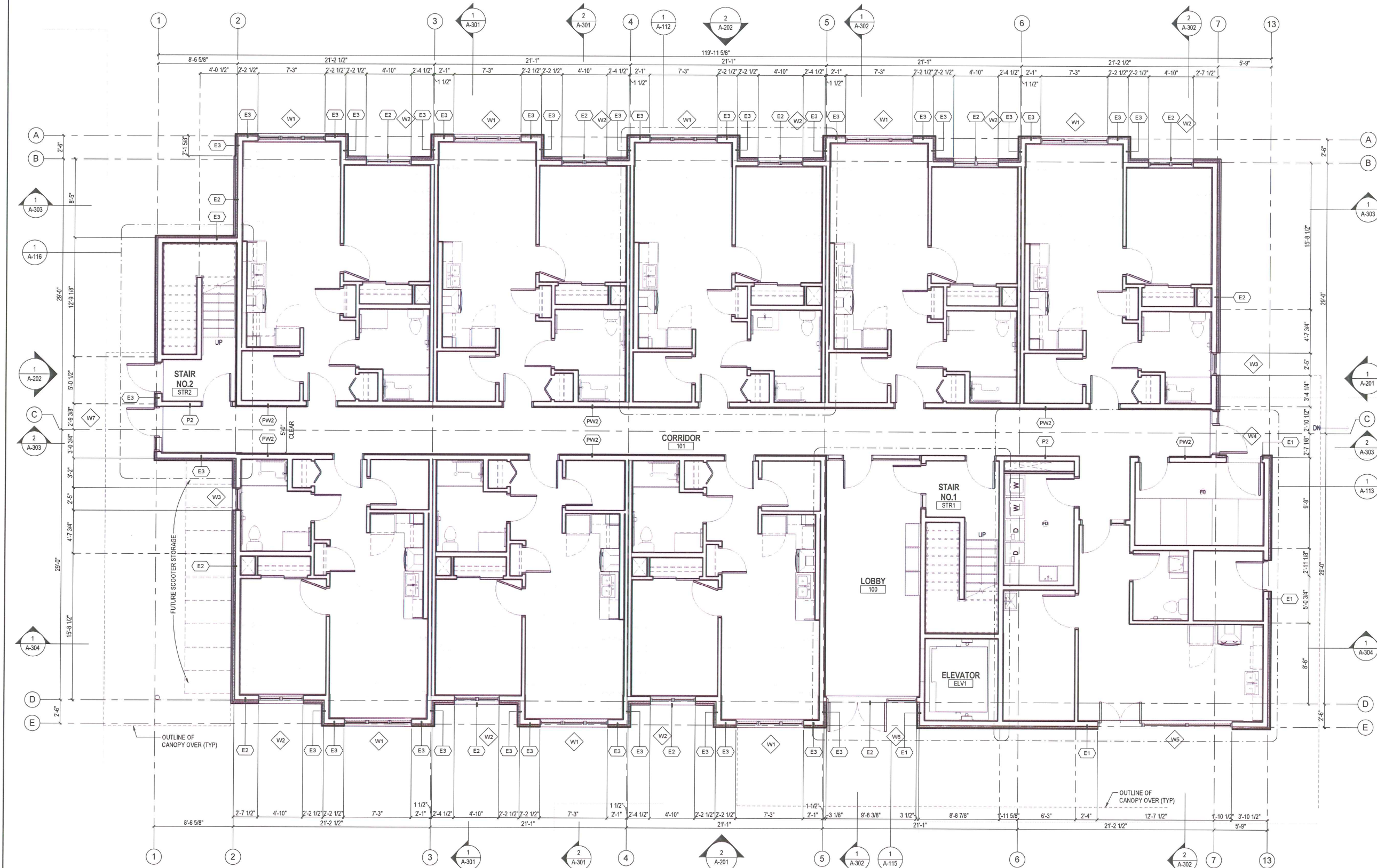
DRAWING TITLE
FIRST FLOOR PLAN

CHECKED BY: RC DRAWN BY: DS

SCALE: 3/16" = 1'-0" DATE: 03/22/18

PROJECT NO. DRAWING NO.

2016-043 A-101



01-A-LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

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Mar.22.18	Issued for Temporary Use Permit

PROJECT TITLE

OK Falls Senior Housing



C Housing

080 Highway 97 Okanagan
Falls, BC, Canada

DRAWING TITLE

SECOND FLOOR PLAN

HECKED BY: RC

OWN BY: DS

SCALE: $3/16" = 1'-0"$

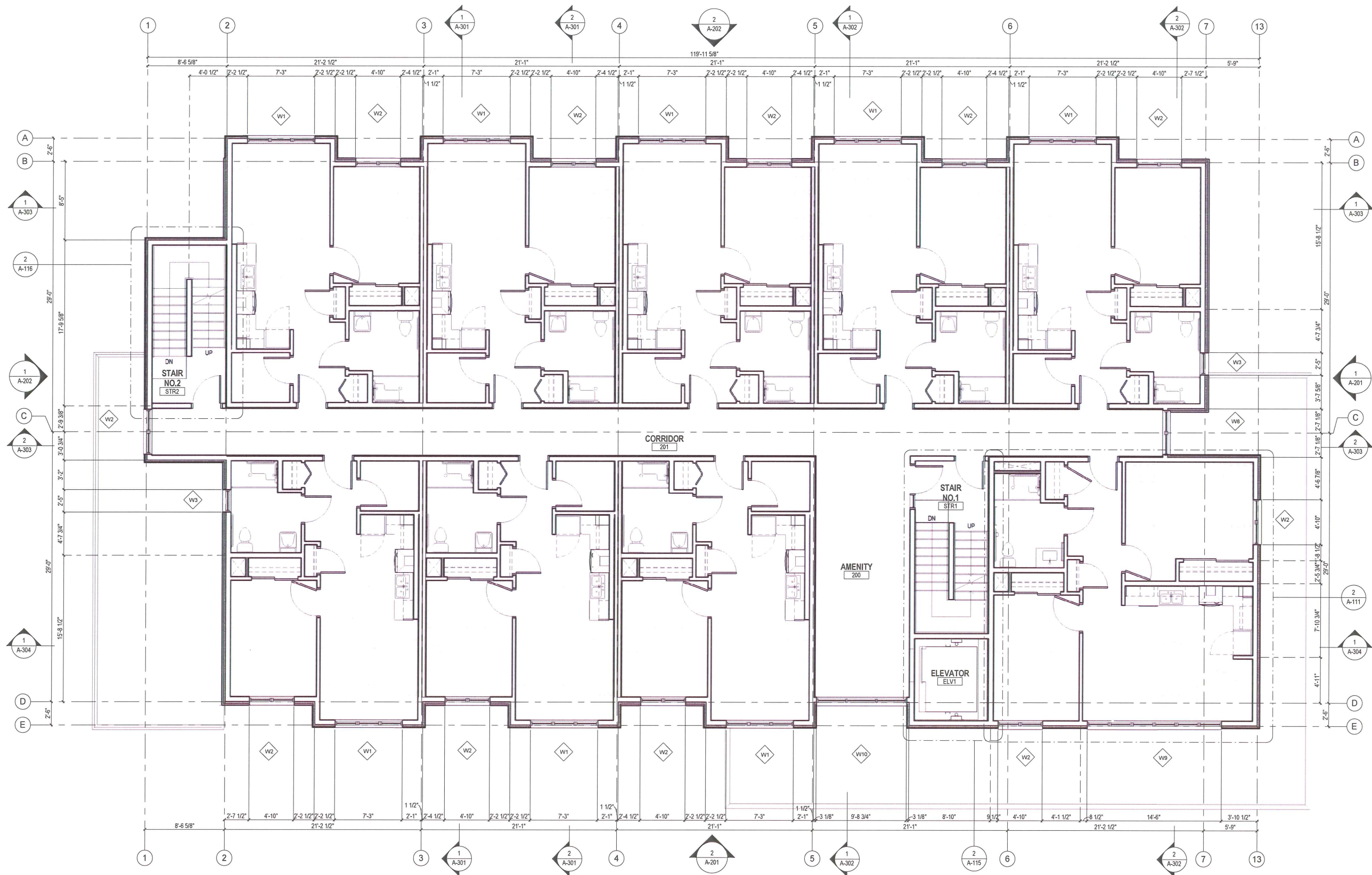
E: 03/22/18

PROJECT NO.

DRAWING NO.

016-043

A-102



1 02-A-LEVEL 2 FLOOR PLAN
3/16" = 1'-0"

$$1/16'' = 1'-0''$$

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PROJECT TITLE
OK Falls Senior Housing



BC Housing
5080 Highway 97 Okanagan
Falls, BC, Canada

DRAWING TITLE

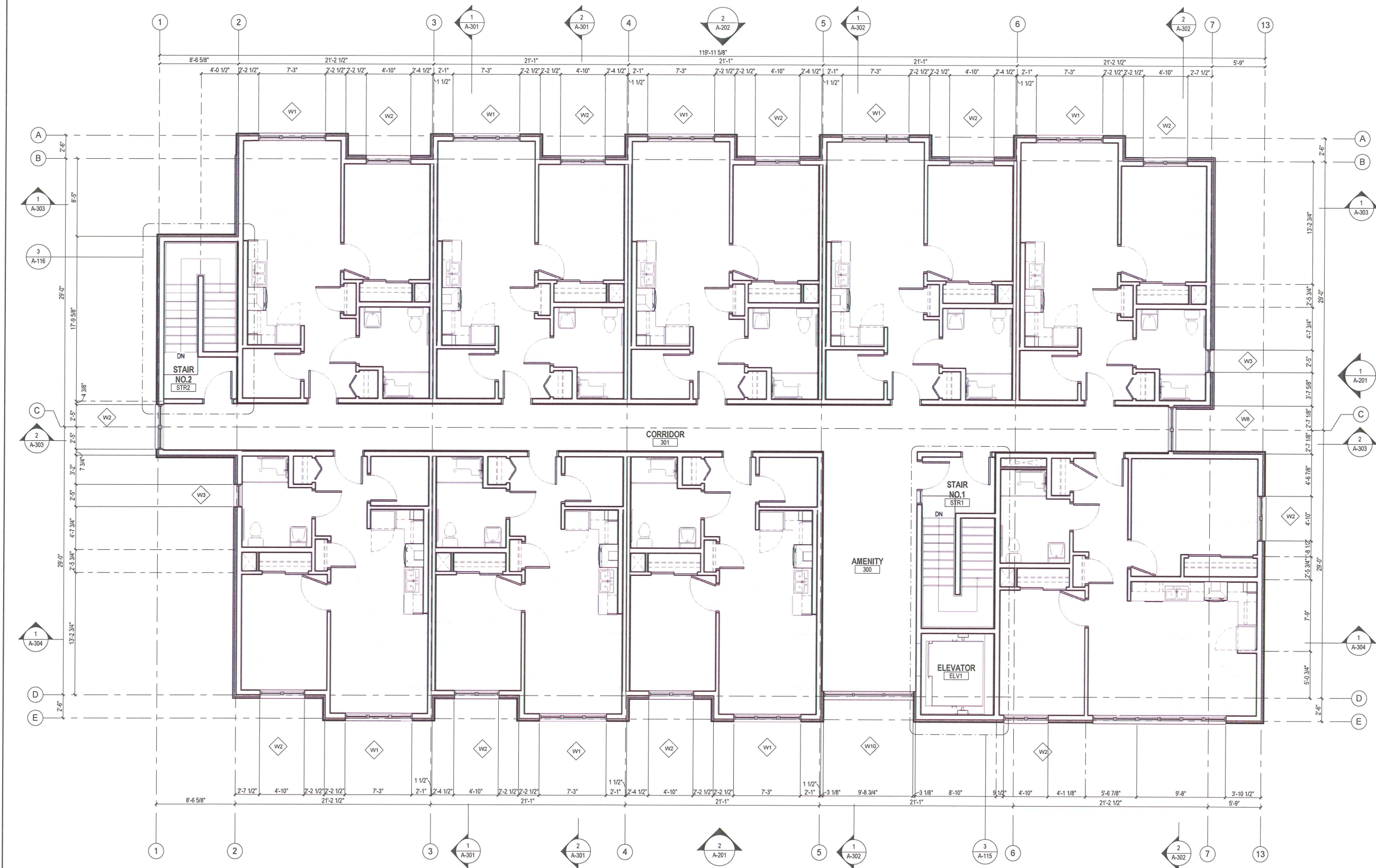
THIRD FLOOR PLAN

CHECKED BY: RC DRAWN BY: DS

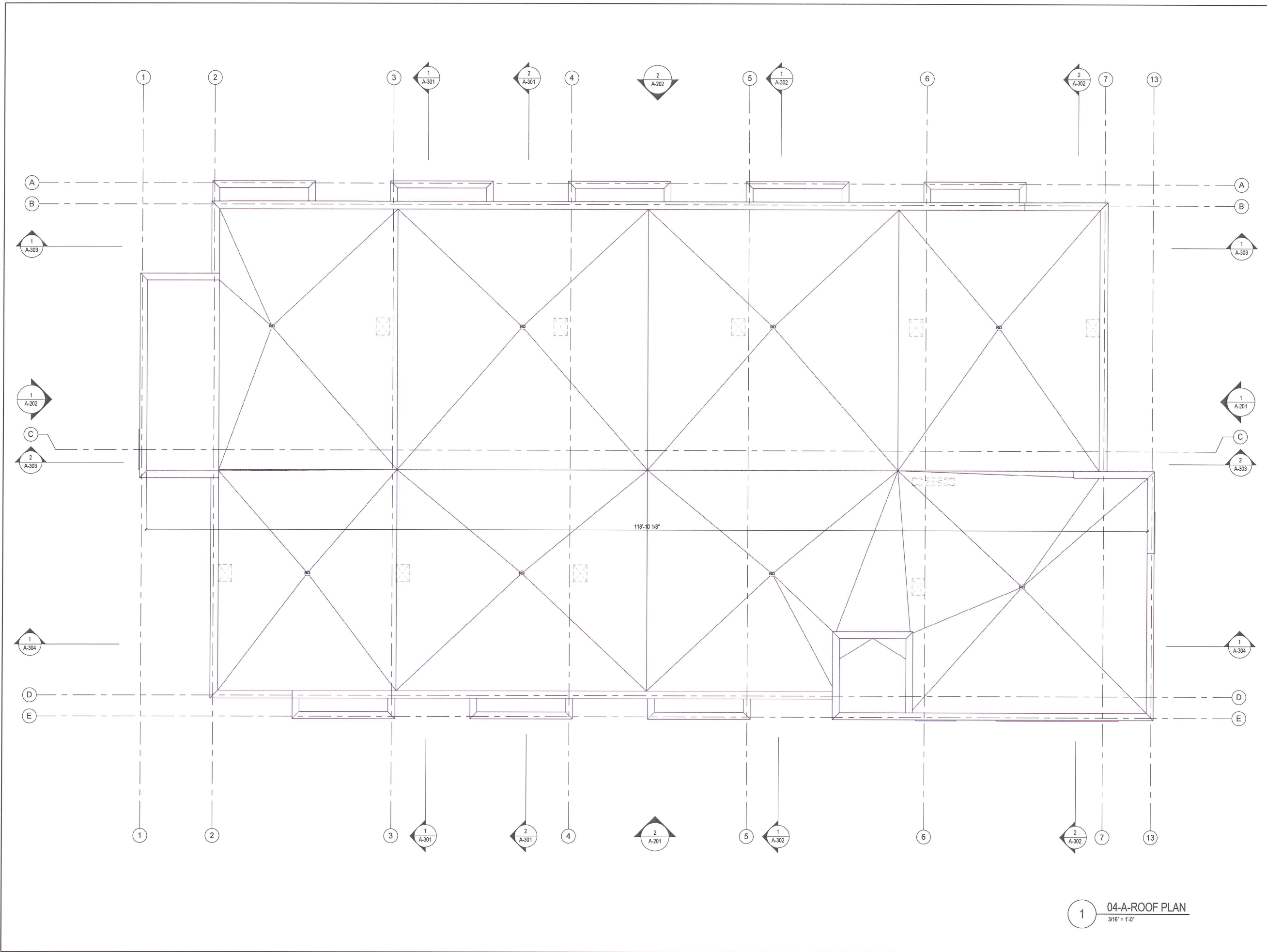
SCALE: 3/16" = 1'-0" DATE: 03/22/18

PROJECT NO. DRAWING NO.

2016-043 A-103



03-A-LEVEL 3 FLOOR PLAN
3/16" = 1'-0"



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PROJECT TITLE
OK Falls Senior Housing



BC Housing
5080 Highway 97 Okanagan
Falls, BC, Canada

DRAWING TITLE
ROOF PLAN

CHECKED BY: RC DRAWN BY: DS

SCALE: 3/16" = 1'-0" DATE: 03/22/18

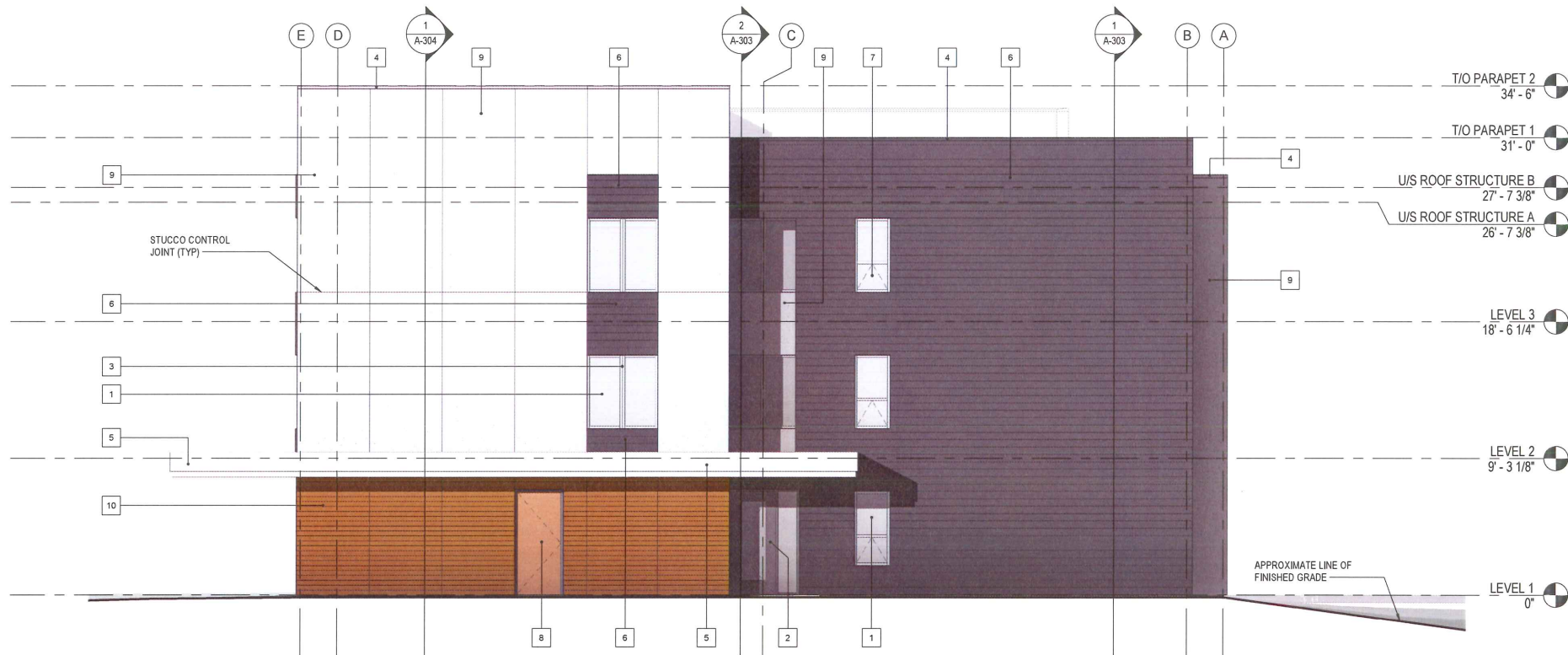
PROJECT NO. DRAWING NO.

2016-043 A-104

04-A-ROOF PLAN
3/16" = 1'-0"

EXTERIOR ELEVATION KEY NOTES

1	GLAZING (DOUBLE GLAZED, LOW E COATING, ARGON FILLED)
2	HOLLOW CORE METAL INSULATED DOOR AND FRAME - PAINTED
3	VINYL GLAZING SYSTEM - TBC
4	PREFINISHED METAL CAP FLASHING, COLOUR TO MATCH WALL FINISH
5	PREFINISHED METAL FASCIA, COLOUR TO MATCH STUCCO
6	PREFINISHED METAL CLADDING - COLOUR: CHARCOAL (bc)
7	VINYL GLAZING OPERABLE VENT
8	SOLID WOOD DOOR - TBC
9	STUCCO - COLOUR: WHITE (bc)
10	PREFINISHED T&G WOOD CLADDING
11	BIKE RACK
12	PREFINISHED GLULAM BEAM
13	CHAINLINK FENCE (bc)
14	PAINTED STEEL COLUMN



1 OVERALL BUILDING ELEVATION - NORTH
3/16" = 1'-0"



2 OVERALL BUILDING ELEVATION - EAST
3/16" = 1'-0"



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PROJECT TITLE

OK Falls Senior Housing



BC Housing

5080 Highway 97 Okanagan
Falls, BC, Canada

DRAWING TITLE

EXTERIOR ELEVATIONS

CHECKED BY: RC

DRAWN BY: DS

SCALE: As indicated

DATE: 03/22/18

PROJECT NO.

DRAWING NO.

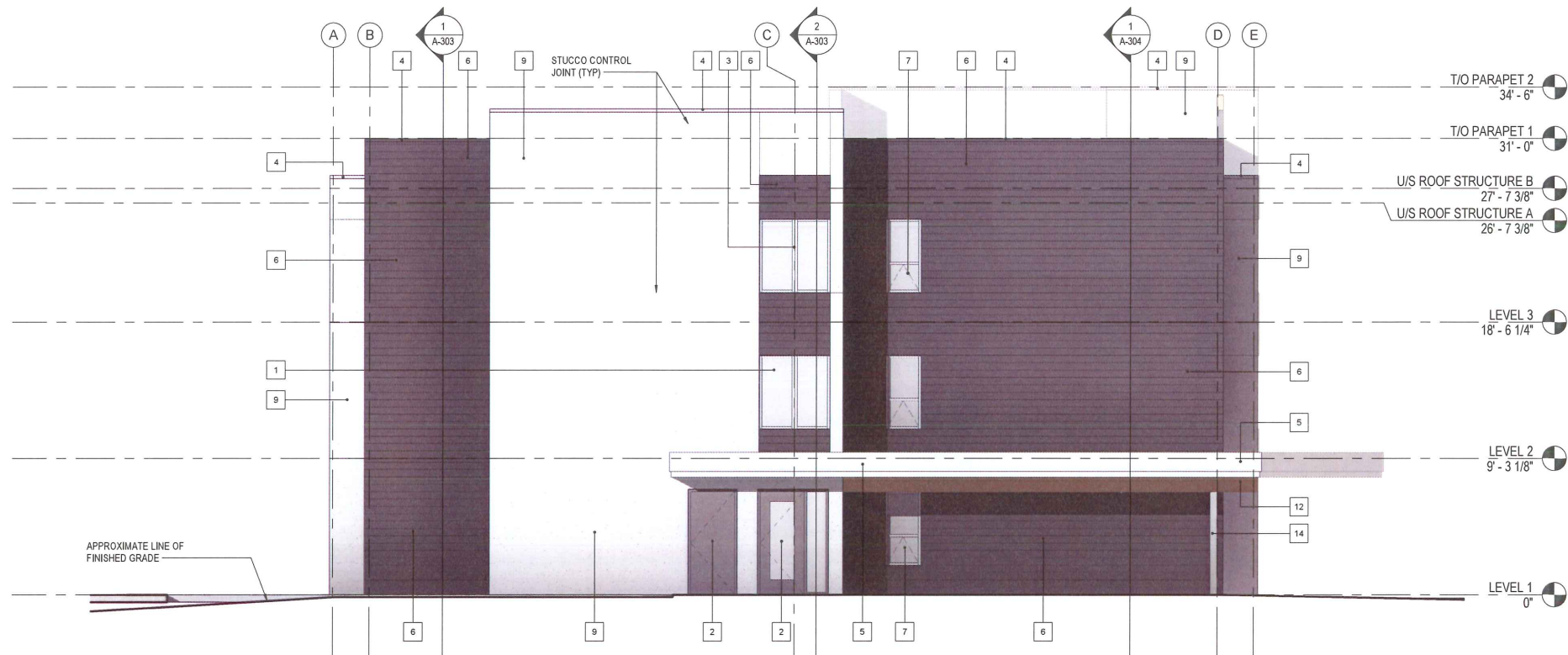
2016-043

A-201

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Housing_DRAWING.dwg

EXTERIOR ELEVATION KEY NOTES

1	GLAZING (DOUBLE GLAZED, LOW E COATING, ARGON FILLED)
2	HOLLOW CORE METAL INSULATED DOOR AND FRAME - PAINTED
3	VINYL GLAZING SYSTEM - TBC
4	PREFINISHED METAL CAP FLASHING, COLOUR TO MATCH WALL FINISH
5	PREFINISHED METAL FASCIA, COLOUR TO MATCH STUCCO
6	PREFINISHED METAL CLADDING - COLOUR: CHARCOAL (bc)
7	VINYL GLAZING OPERABLE VENT
8	SOLID WOOD DOOR - TBC
9	STUCCO - COLOUR: WHITE (bc)
10	PREFINISHED T&G WOOD CLADDING
11	BIKE RACK
12	PREFINISHED GLULAM BEAM
13	CHAINLINK FENCE (bc)
14	PAINTED STEEL COLUMN



1 OVERALL BUILDING ELEVATION - SOUTH
3/16" = 1'-0"



2 OVERALL BUILDING ELEVATION - WEST
3/16" = 1'-0"



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PROJECT TITLE
OK Falls Senior Housing



BC Housing
5080 Highway 97 Okanagan Falls, BC, Canada

DRAWING TITLE

EXTERIOR ELEVATIONS

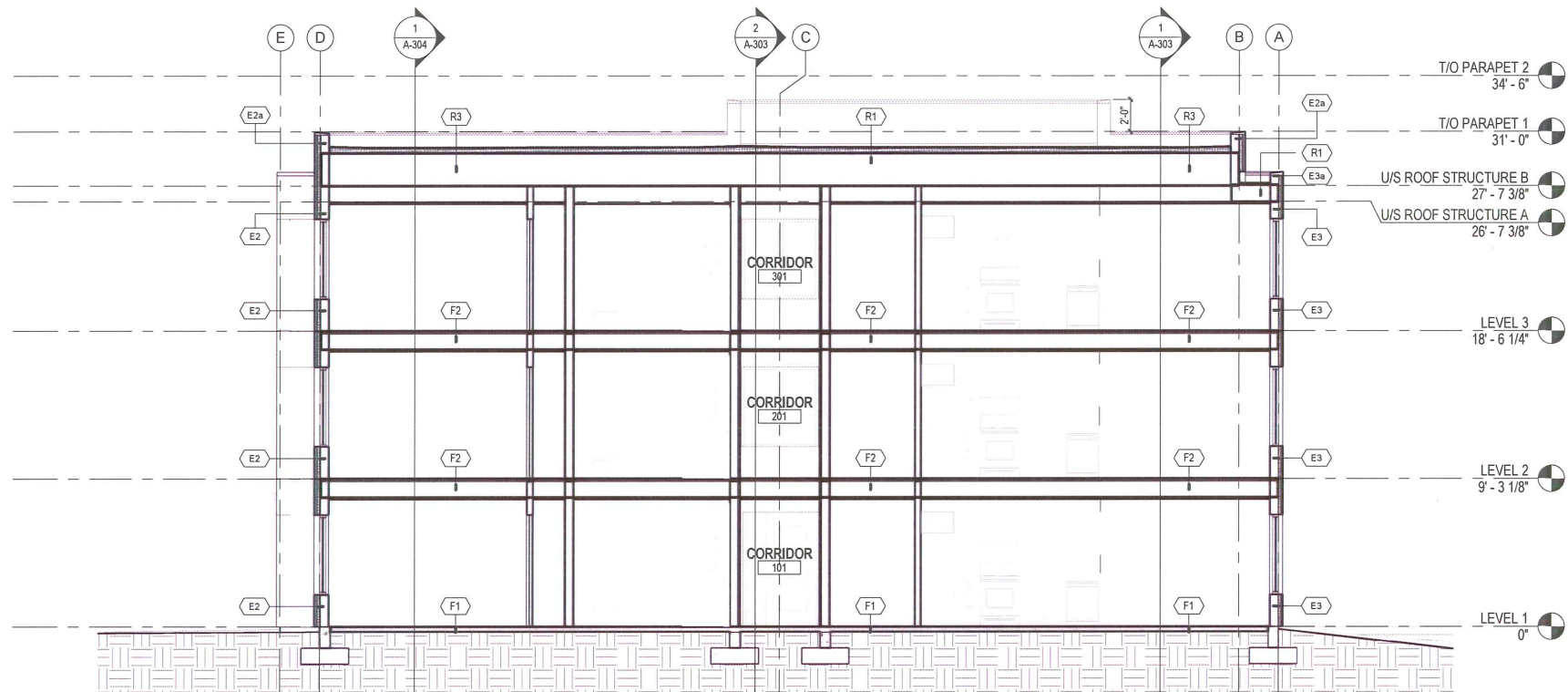
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SCALE: As indicated DATE: 03/22/18

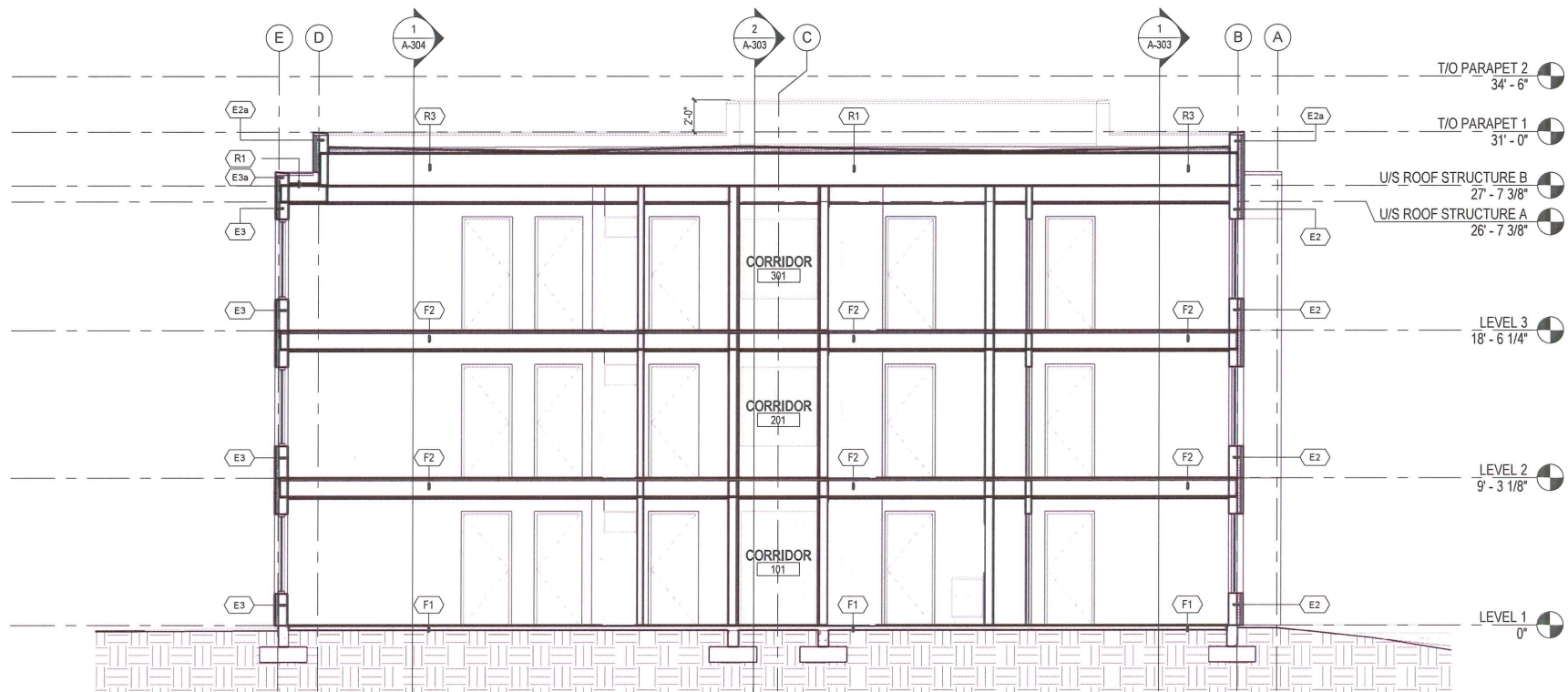
PROJECT NO. DRAWING NO.

2016-043 A-202

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Drawing: ds



1 OVERALL BUILDING SECTION
3/16" = 1'-0"



2 OVERALL BUILDING SECTION
3/16" = 1'-0"



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PROJECT TITLE
OK Falls Senior Housing



BC Housing
5080 Highway 97 Okanagan
Falls, BC, Canada

DRAWING TITLE
SECTIONS - OVERALL
BUILDING

CHECKED BY: RC DRAWN BY: DS

SCALE: 3/16" = 1'-0" DATE: 03/22/18

PROJECT NO. DRAWING NO.

2016-043 A-301

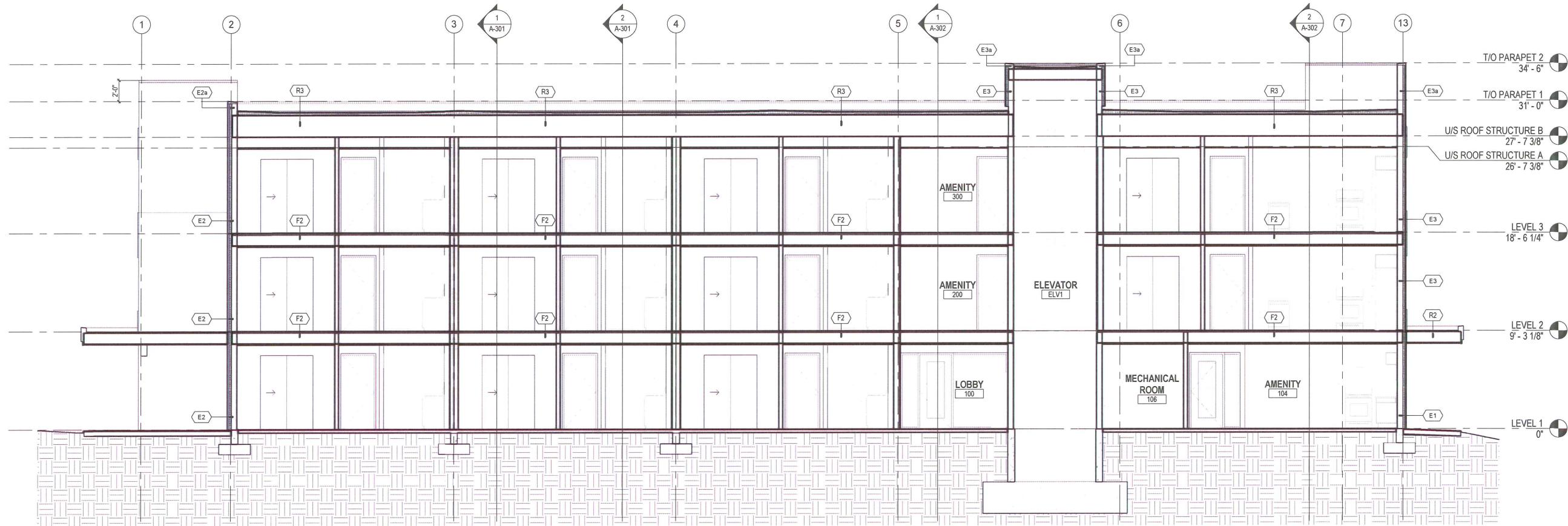
3/22/2018 4:53:03 PM
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Housing_DRAWINGEN.dwg

2 OVERALL BUILDING SECTION
3/16" = 1'-0"

A-302



ROUSHIL_DAS@YIPER.COM



1 OVERALL BUILDING SECTION
3/16" = 1'-0"



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PROJECT TITLE

OK Falls Senior Housing



BC Housing

5080 Highway 97 Okanagan
Falls, BC, Canada

DRAWING TITLE

SECTIONS - OVERALL
BUILDING

CHECKED BY: RC

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SCALE: 3/16" = 1'-0"

DATE: 03/22/18

PROJECT NO.

DRAWING NO.

2016-043 A-304

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