

OKANAGAN
LAKE

WHARF PARK

FUTURE PARK

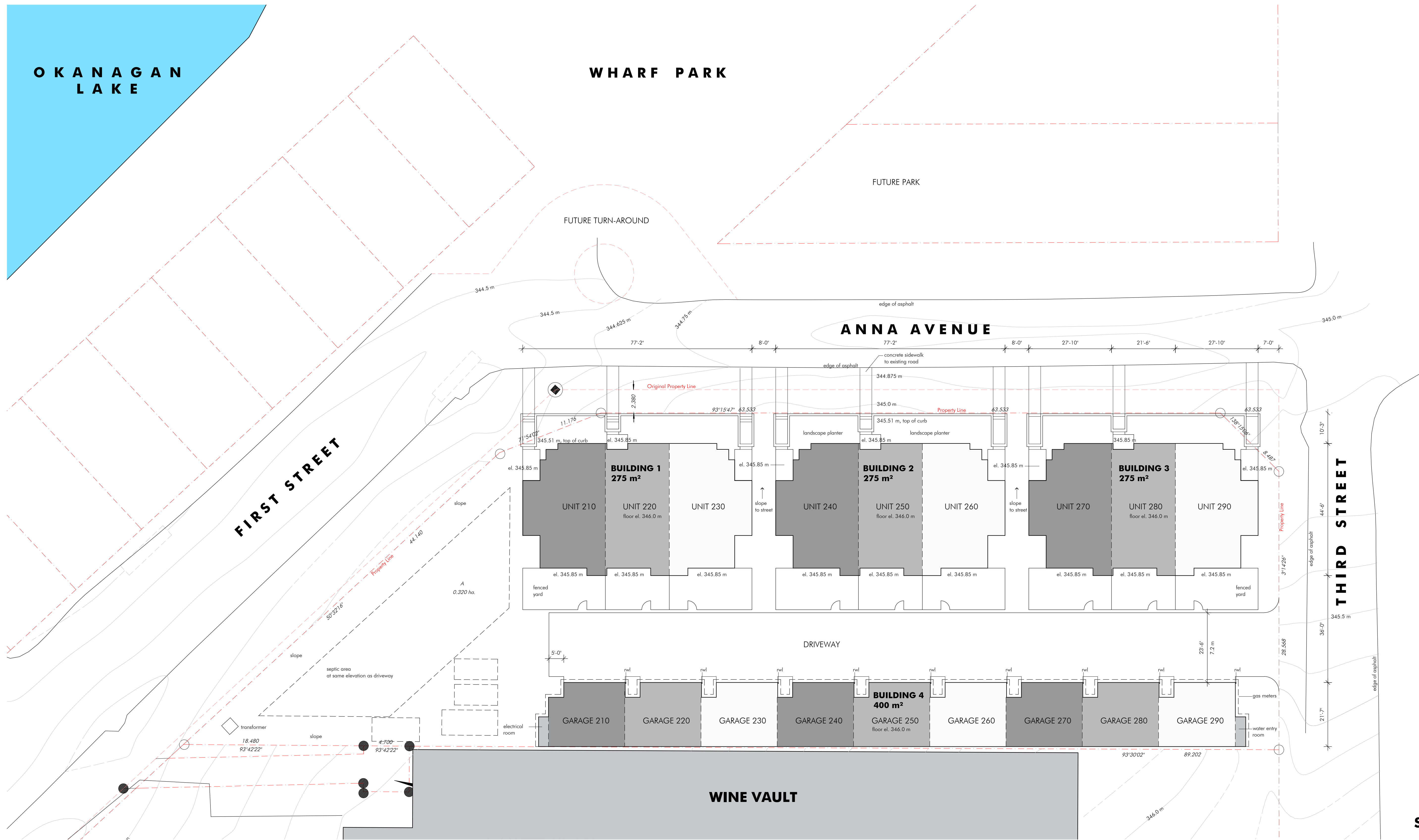
FUTURE TURN-AROUND

ANNA AVENUE

FIRST STREET

THIRD STREET

WINE VAULT



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Project:
Anna Avenue Townhomes
Naramata

Drawing Title:
Site Plan

Drawing No.:

BUILDING CODE SUMMARY

Building Area: 275 m² (per residential block)
450 m² (parking block)

Major Occupancy: C- Residential

Building height: 3 storeys

Number of Streets Facing: 3

Sprinklered or Unsprinklered: unsprinklered

Part 9:
1.3.3.3. Application of Part 9
1) Part 9 of Division B applies to all buildings described in Article 1.1.1.1. of 3 storeys or less in building height, having a building area not exceeding 600 m², and used for major occupancies classified as
a) Group C, residential occupancies

Fire Protection
Part 9 does not require sprinklers for Group C Occupancy - this is more clearly defined by area in Part 3: 3.2.2.53. Group C, up to 3 Storeys
1) A building classified as Group C is permitted to conform to Sentence (2) provided
a) it is not more than 3 storeys in building height, and
b) it has a building area not more than the value in Table 3.2.2.53: (3 storeys, facing 3 streets, 900 m)

9.10.9.4. Floor Assemblies
1) Except as permitted in Sentences (2) to (4), all floor assemblies shall be constructed as fire separations.
2) Floor assemblies contained within dwelling units need not be constructed as fire separations.
3) Floor assemblies for which no fire-resistance rating is required by Subsection 9.10.8. and floors of mezzanines not required to be counted as storeys in Articles 9.10.4.1. and 9.10.4.2. need not be constructed as fire separations.
4) Where a crawl space is not required by Article 9.10.8.9. to be constructed as a basement, the floor above it need not be constructed as a fire separation.

Separation of Suites
9.10.9.14. Separation of Residential Suites
1) Except as provided in Sentences (2) to (4) and Article 9.10.21.2., suites in residential occupancies shall be separated from adjacent rooms and suites by a fire separation having a **fire-resistance rating of not less than 45 min.**

Sound Transmission
9.11.1.1. Required Protection
1) Except as provided in Sentences (2) and (3), a dwelling unit shall be separated from every other space in a building in which noise may be generated by
a) a separating assembly and adjoining constructions, which together provide an apparent sound transmission class (ASTC) rating of not less than 47, or
b) a separating assembly providing a **sound transmission class (STC) rating of not less than 50** and adjoining constructions that conform to Article 9.11.1.4.

Party wall is proposed to be BCBC W15b, **1 hour FRR, STC: 65**

Limiting Distance
9.10.15.1. Application
1) This Subsection applies to
a) buildings that contain only dwelling units and have no dwelling unit above another dwelling unit

Refer to Elevations, A4.1 and A4.2, for summary of limiting distance calculations



Site Plan

A1.2