

Development Variance Permit

Permit Number: DVP PL2024-9858 (Major)

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot B District Lots 1, 2 and 4 Group 7 Similkameen Division Yale (Yale-Lytton)
District Plan EPP124254
 - Civic: 1001 Timmins Street
 - PID: 031-983-049
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2024-22 to allow for the construction of a 6-storey apartment building, as shown in the plans attached in Schedule 'A':
 - a. Section 6.1.5.4 to increase small car parking spaces from 25% to 31%
 - b. Section 6.5 to not require minimum bicycle parking dimensions for Class 2 spaces
 - c. Section 6.6 to remove the electric vehicle (EV) ready charging requirements subject to the conditions in the permit requiring the provision of EV chargers and EV ready spaces over a 20-year period.
 - d. Section 10.5.3.1 to reduce the total amount of amenity space from 20m²/unit to 11m²/unit
 - e. Section 10.5.3.2 to reduce required amenity space at ground floor level from 25% to 24%

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.

8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the ____ day of _____, 2024.

Issued this ____ day of _____, 2024.

Angela Collison
Corporate Officer

OCCUPANT LOAD			TABLE 3.1.17.1.
PARKADE LEVEL 0	46sm / PERSON X 2,846 sm		62 PERSONS
CONDO LEVELS			
LEVEL 1	2 PERSONS / SLEEPING RMS x 42 RMS		84 PERSONS
LEVEL 2	2 PERSONS / SLEEPING RMS x 50 RMS		100 PERSONS
LEVEL 3	2 PERSONS / SLEEPING RMS x 52 RMS		104 PERSONS
LEVEL 4	2 PERSONS / SLEEPING RMS x 52 RMS		104 PERSONS
LEVEL 5	2 PERSONS / SLEEPING RMS x 52 RMS		104 PERSONS
LEVEL 6	2 PERSONS / SLEEPING RMS x 52 RMS		104 PERSONS

EXIT FACILITIES		
CONDO REQUIRED EXITS	2 MIN. PER FLOOR / IN EACH COMPARTMENT	3.3.1.
PROVIDED	min. 850mm door width as per 3.4.3.2. A	min. 1100mm stair width as per 3.4.3.2. A
	DOOR	STAIR
	6.1mm / person min. 2 doors @ 3'-0" width ± 1830mm min.	8.0mm / person 2 stairs @ 3'-10" width per floor ± 7'-5" (2337mm).
	PARKADE LEVEL 0	6.1 x 62 persons = 378mm
	RESID LEVEL 1	6.1 x 84 persons = 512mm
	RESID LEVEL 2	6.1 x 100 persons = 610mm
	RESID LEVEL 3	6.1 x 104 persons = 635mm
	RESID LEVEL 4	6.1 x 104 persons = 635mm
	RESID LEVEL 5	6.1 x 104 persons = 635mm
	RESID LEVEL 6	6.1 x 104 persons = 635mm
	RESIDENTIAL UNITS	min. 1 door @ 850mm (each unit)
CONDO		
EXIT THROUGH LOBBY	YES	
PANIC HARDWARE REQ'D	YES (at exterior stair & lobby doors)	3.4.6.16.(2)
EXIT EXPOSURE	OK	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	1 HR (2 HR @ Parkade)	3.4.4.1.
CORRIDORS	1 HR	3.3.2.6.

ACCESSIBILITY REQUIREMENTS			3.8.
	CONDO:		
	REQUIRED		PROVIDED
ACCESS TO MAIN ENTRANCES	YES		YES
ACCESS TO ALL FLOORS	YES		YES
ACCESSIBLE WASHROOM	NO		NO

WASHROOM FIXTURES REQUIREMENTS	
MIN. 1 REQ'D / DWELLING UNIT	3.7.2.2.(9)

SPATIAL SEPARATION:				3.2.3.1.-D
	SOUTH CONDO WALLS	L1 - AMENITY / LOBBY WALLS	NORTH. EAST. WEST CONDO WALLS	
WALL AREA	± 26 sm	± 50 sm	± 50 sm	± 50 sm
OPENING AREA	± 26 sm	± 29 sm	± 29 sm	± 29 sm
% PROVIDED	± 27%	± 58%	± 58%	± 58%
LIMITING DISTANCE	4.5 m	4.5 m	4.5 m	4.5 m
% PERMITTED	95%	69%	69%	69%
CONSTRUCTION TYPE	COMBUSTIBLE	COMBUSTIBLE	COMBUSTIBLE	COMBUSTIBLE
CLADDING MATERIAL	NON-COMBUSTIBLE	NON-COMBUSTIBLE	NON-COMBUSTIBLE	NON-COMBUSTIBLE
REQUIRED RATINGS	1 HOUR	1 HOUR	1 HOUR	1 HOUR

BUILDING CODE REVIEW			BCBC 2024
	COMPARTMENT 1	COMPARTMENT 2	PARKADE
OCCUPANCY	GROUP A2, C	GROUP A2, C	GROUP F3
ARTICLE	3.2.2.51	3.2.2.51	3.2.2.82
NO. OF STOREYS	6 STOREY	6 STOREY	1 STOREY
NO. OF STREETS FACING	1	1	1
BUILDING AREAS:	CODE MAX 1,500 sm	CODE MAX 1,500 sm	CODE MAX UNLIMITED
	COMPARTMENT 1	COMPARTMENT 2	PARKADE
	1,311sm	1,182 sm	2,846 sm
CONSTRUCTION TYPE	COMB./ NON-COMB.	COMB./ NON-COMB.	NON-COMB.
SPRINKLERED	YES	YES	YES
ASSEMBLY RATINGS:			
PARKADE FLOOR (LEVEL 0)	-	-	2 HR
RESIDENTIAL FLOOR (LEVEL 1 TO 6)	1 HR	1 HR	-
PARKADE WALLS / BEARING STRUCTURE	-	-	2 HR
RESIDENTIAL WALLS / BEARING STRUCTURE	1 HR	1 HR	-
RESIDENTIAL ROOF	1 HR	1 HR	-
NOTE:			
- BUILDING TO HAVE 2 HR RATED FIREWALL TO SEPARATE INTO 2-COMPARTMENTS AS NOTED ON PLANS			
- PARKADE TO BE CLASSIFIED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2.			
- GROUP A2 AMENITY AREAS AT LEVELS 1 AND 2 ARE SUBSIDIARY USES TO THE GROUP C RESIDENTIAL OCCUPANCIES AND WILL HAVE 1 HR. RATED FIRE SEPARATIONS AS NOTED ON CODE PLANS.			

FIRE PROTECTION:		3.2.4./ 3.2.5./ 3.2.6.
	CONDO	
LOCATION OF HYDRANT :	45 m MAX. TO SIAMSESE CONNECTION	3.2.5.15.
STANDPIPE/HOSE	YES	3.2.5.8.
SPRINKLERED	YES (NFPA 13)	
FIRE ALARM SYSTEM	YES	3.2.4.1.
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

REQUIRED FIRE SEPARATIONS		3.1.3.1.
MAJOR OCCUPANCIES	CONDO	
GROUP C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	2 HR	3.2.1.2.
SERVICES ROOMS	1 HR (1.5 HR IN PARKADE)	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

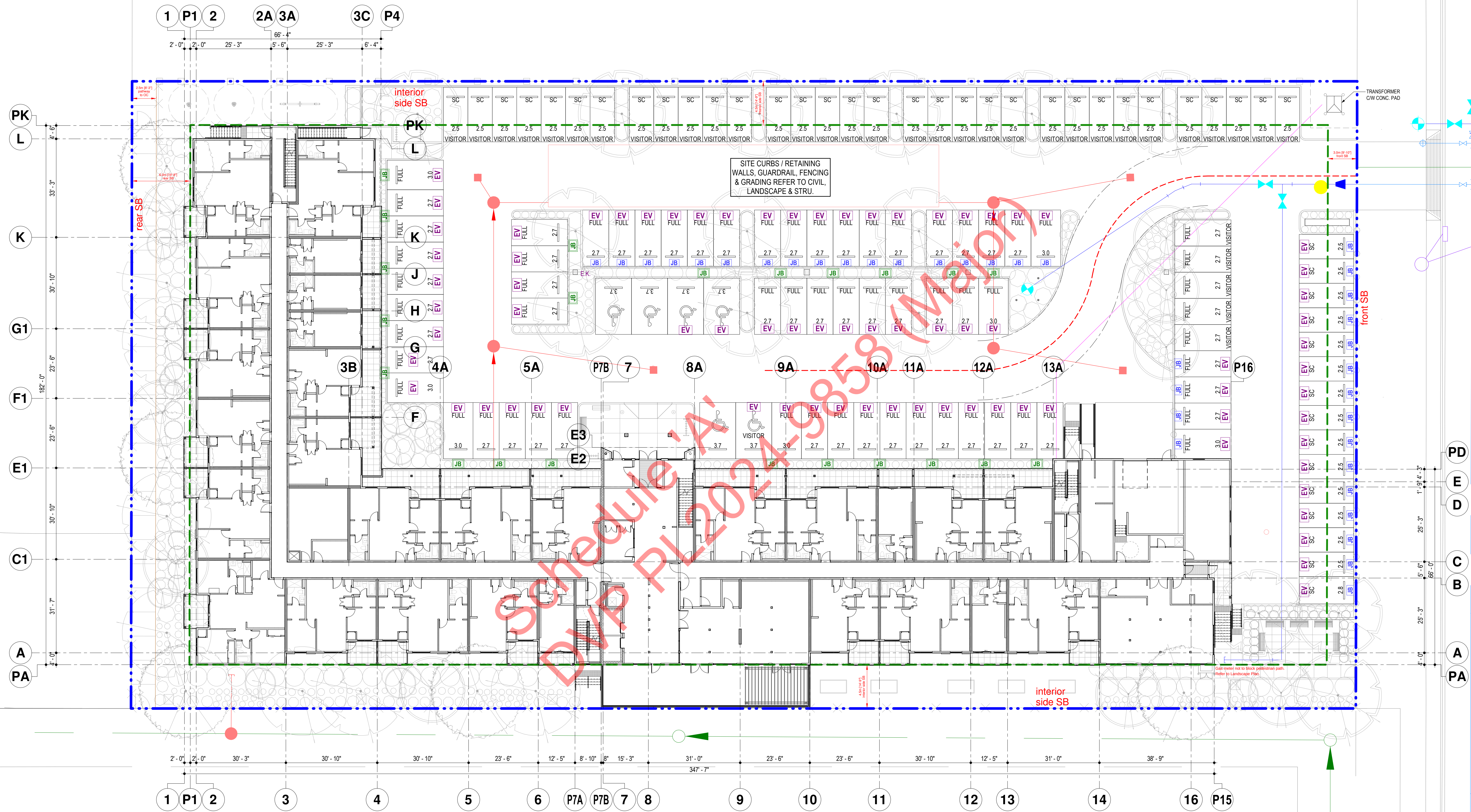
BUILDING FIRE SAFETY		
SOFFIT PROTECTION	N/A	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRE-BLOCKS	N/A	3.1.11.
MAX. ATTIC AREA	N/A	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

RESID NFA												
	type	L1	L2	L3	L4	L5	L6	unit count	area sf	area sm	total area sf	total area sm
bach	A	6	6	6	6	6	6	36	311	29	11,196	1,040
1b	B	9	10	10	10	10	10	59	545	51	32,155	2,987
2b	C	9	10	10	10	10	10	59	732	68	43,188	4,012
2b	C1	2	2	2	2	2	2	12	826	77	9,912	921
2b	C2	1	1	1	1	1	1	6	732	68	4,392	408
2b	C3	-	1	1	1	1	1	5	735	68	3,675	341
2b	C4	-	-	1	1	1	1	4	740	69	2,960	275
3b	D	1	1	1	1	1	1	6	997	93	5,982	556
3b	D1	-	1	1	1	1	1	5	960	89	4,800	446
TOTAL	28	32	33	33	33	33	33	192			118,260	10,987
RESID CORRIDOR												
Level 1								corridor-1	1,286	119		
								corridor-2	1,100	102		
								corridor-3	1,041	97	3,427	318
Level 2								corridor-1	1,286	119		
								corridor-2	612	57		
								corridor-3	876	81	2,774	258
Level 3								corridor-1	1,326	123		
								corridor-2	1,254	117	2,580	240
Level 4											2,580	240
Level 5											2,580	240
Level 6											2,580	240
Total Corridor											16,521	1,535

BICYCLE PARKING										6.4
REQUIRED Class-1										
TYPE	#UNIT	#BED	#BIKE	REQUIRED BIKE	BIKE size	width	length	clearance		
					Horizontal bicycle	0.6m	1.8m	1.9m		
					Vertical bicycle	0.6m	1.0m	1.9m		
A	36	bach	0.5	18	Class 1 = 0.5 per dwelling unit					
B	59	1b	0.5	29.5	Class 2 = 0.1 per dwelling unit					
C	59	2b	0.5	29.5						
C1	12	2b	0.5	6						
C2	6	2b	0.5	3						
C3	4	2b	0.5	2						
C4	4	2b	0.5	2						
D	6	3b	0.5	3						
D1	5	3b	0.5	2.5						
192				96						
					Subtotal	86		10		
REQUIRED Class-1					96					
REQUIRED Class-2					19.2	PROVIDED Class-1		96		
						PROVIDED Class-2		28		

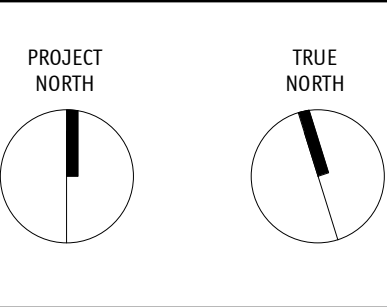
Amenity Space										10.10.3
	sm	sf			total units	sm				
per dwelling unit	20	215			192 x 20	3,840				
					REQUIRED	3,840 sm		41,334 sf		
			Level 1 ground level sf		Level 2 sf	Level 3 sf	Level 4 sf	Level 5 sf	Level 6 sf	
locker storage	432			432	432	432	432	432	432	
amenity room	1,150			250						
snaille	85									
lobby seating	105									
raised patio	988									
gym	940									
bike wash/repair	50	50								
community garden area	2,014									
play ground	955									
entry seating area front	761									
entry seating area side	390									
pet wash	115									
balcony	74			74	74	74	74	74	74	
balcony	162			162	162	162	162	162	162	
balcony	162			162	162	162	162	162	162	
balcony	90			90	90	90	90	90	90	
balcony	160			160	160	160	160	160	160	
balcony	131			131	131	131	131	131	131	
balcony	162			162	162	162	162	162	162	
balcony	162			162	162	162	162	162	162	
balcony	49			49	49	49	49	49	49	
balcony	81			81	81	81	81	81	81	
balcony	BIKE RM			62	62	62	62	62	62	
balcony	171			171	171	171	171	171	171	
balcony	50			50	50	50	50	50	50	
balcony	GYM			160	160	160	160	160	160	
balcony	81			81	81	81	81	81	81	
balcony	160			160	160	160	160	160	160	
balcony	171			171	171	171	171	171	171	
balcony	206			206	206	206	206	206	206	
SUBTOTAL	10,057	50		2,976	2,728	2,728	2,728	2,728	23,967sf	2,228sm

Parking calculations					6.1.5 (table 6.2 & 6.3)							
1 per dwelling unit					192 stalls							
0.2 spaces/unit for visitors					Required			38 stalls				
Total								230 stalls				
stall size		width		length		height						
standard stall		8'-10"		2.7m		19'-0"		5.8m		6'-7"	2.0m	
small stall (25% max)		8'-2"		2.5m		19'-0"		5.8m				
accessible stall		12'-2"		3.7m		19'-0"		5.8m				
standard parallel stal		8'-10"		2.7m		23'-0"		7.0m				
drive side (2-way 90° pkg)		23'-0"		7.0m		-		-				
drive side (1-way)		19'-9"		6.0m		-		-				
LOADING AREA					28 sm		3.0 m width		4.0 m overhead clear		not required	
Parking												
		bach		1b	2b	3b	total unit	stall/ unit	#stall			
A		36					36	1	36			
B		59					59	1	59			
C				59			59	1	59			
C1				12	12	1	12	1	12			
C2				6	6	1	6	1	6			
C3				5	5	1	5	1	5			
C4				4	4	1	4	1	4			
D					6	6	1	6				
D1					5	5	1	5				
Total								192				
Provided												
Full		HC	Parallel	SC	Subtotal							
				32								
				15								
9												
9												
5												
11		2										
4												
6												
5												
6		4										
3												
on grade total												
64		6	-	47	117							
parkade												
13				2								
13												
23												
4				6								
12				5								
parkade total												
65		-	-	13	78							
Total												
129		6	-	60	195					195		
Provided total (resid+visitor)												
Loading area												
Required												
					1 per 1,900 sm GFA							
					1 (size: 30' 0" x 10' 0")							
Not Required												



No.	Date	Issued
7	2024-11-15	ISSUED FOR TENDER
8	2024-11-15	ISSUED FOR BP

No.	Date	Issued
1	2024-07-10	ISSUED FOR DEVELOPMENT PERMIT
2	2024-08-07	30% PROGRESS
3	2024-09-18	ISSUED FOR REVISED DP
4	2024-09-20	70% PROGRESS
5	2024-10-10	ISSUED FOR REVISED DP
6	2024-10-15	90% PROGRESS



Project Title
**6-STORY APARTMENT
BUILDING WITH PARKADE**

1001 TIMMINS STREET, PENTICTON, BC

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 0A2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-mat@shaw.ca

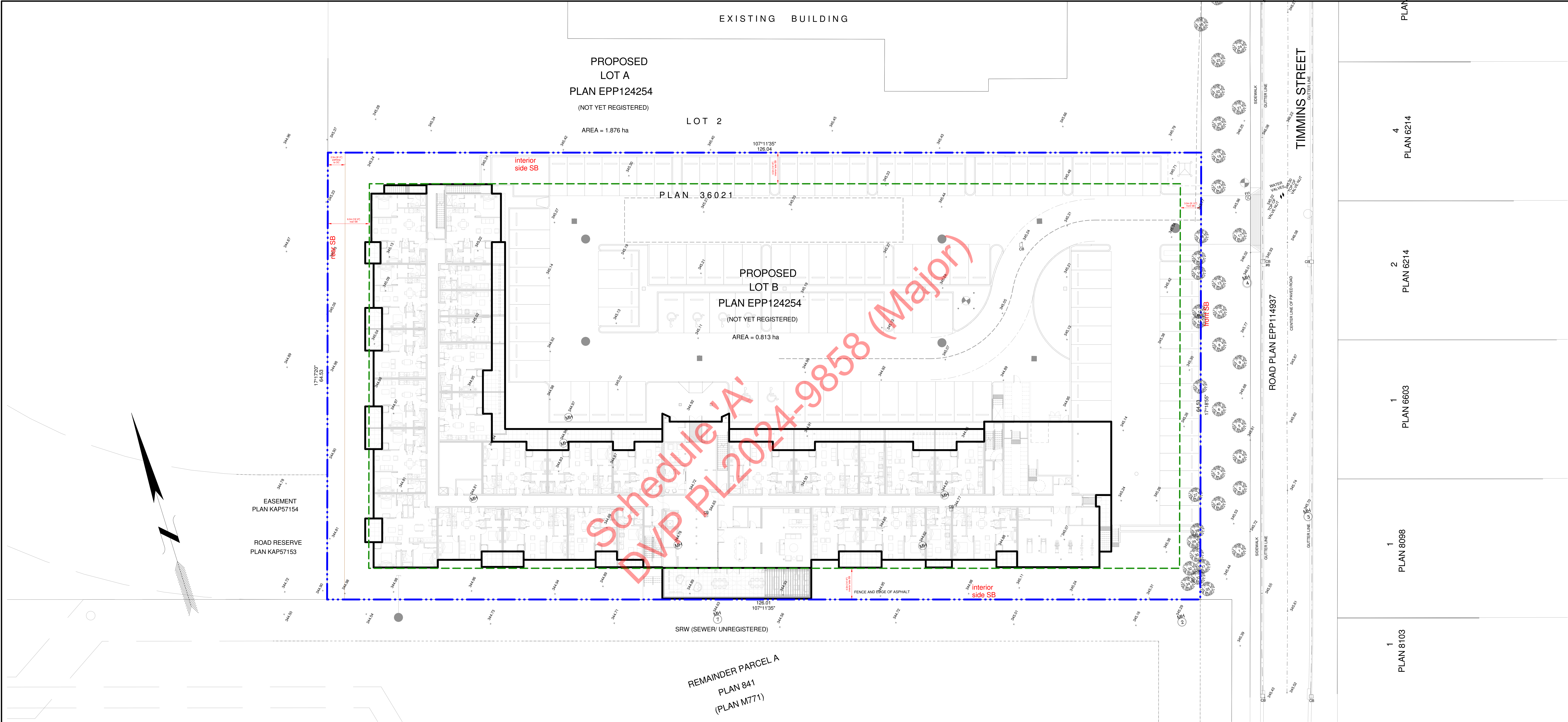


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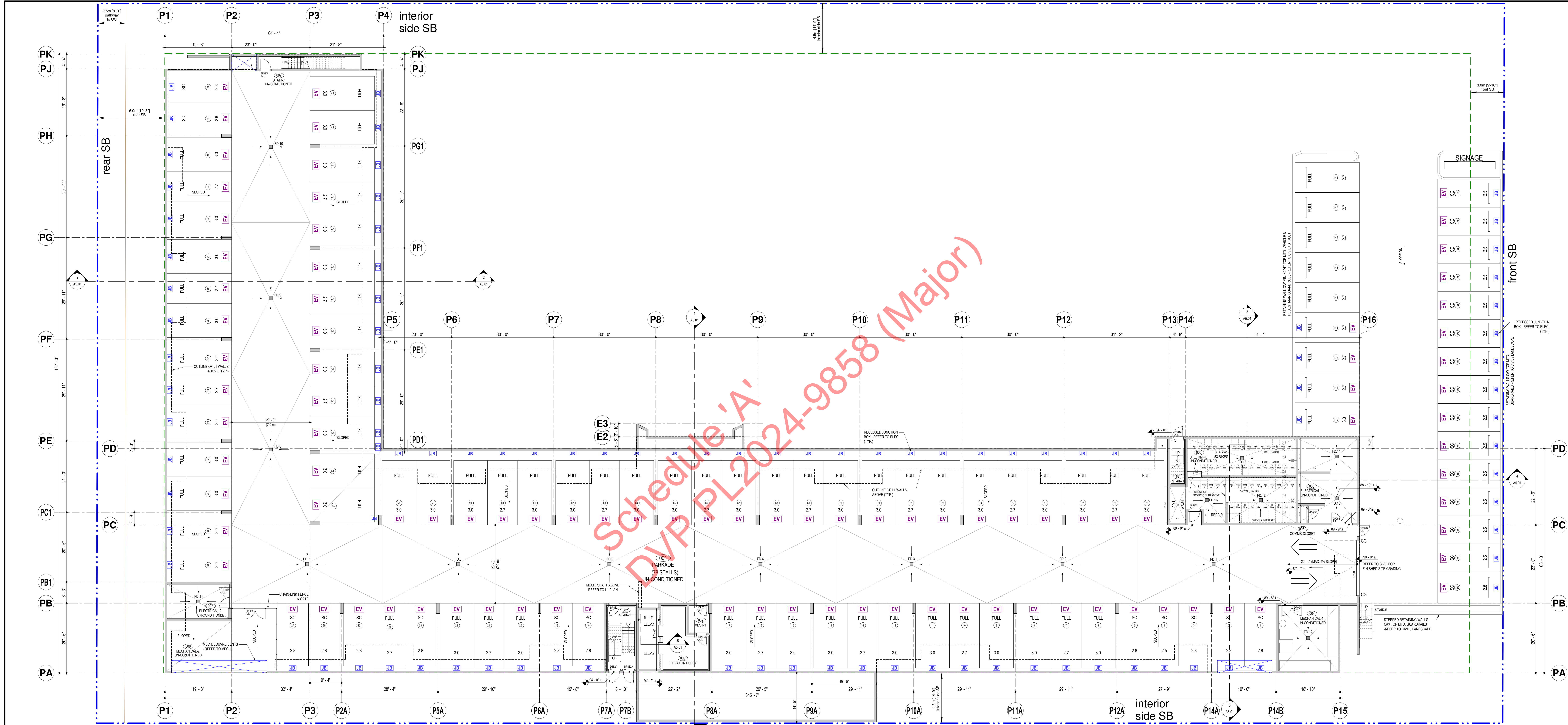
Drawing Title
SITE PLAN

Drawing Number
A2.01

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<table><tr><td>No.</td><td>Date</td><td>Issued</td></tr><tr><td>1</td><td>2024-07-10</td><td>ISSUED FOR TENDER</td></tr><tr><td>2</td><td>2024-08-07</td><td>ISSUED FOR BP</td></tr><tr><td>3</td><td>2024-11-10</td><td></td></tr><tr><td>4</td><td>2024-11-14</td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr></table>		No.	Date	Issued	1	2024-07-10	ISSUED FOR TENDER	2	2024-08-07	ISSUED FOR BP	3	2024-11-10		4	2024-11-14		5			6			<table><tr><td>No.</td><td>Date</td><td>Issued</td></tr><tr><td>1</td><td>2024-07-10</td><td>ISSUED FOR DEVELOPMENT PERMIT</td></tr><tr><td>2</td><td>2024-08-07</td><td>30% PROGRESS</td></tr><tr><td>3</td><td>2024-09-18</td><td>ISSUED FOR REVISED DP</td></tr><tr><td>4</td><td>2024-09-20</td><td>70% PROGRESS</td></tr><tr><td>5</td><td>2024-10-10</td><td>ISSUED FOR REVISED DP</td></tr><tr><td>6</td><td>2024-10-15</td><td>90% PROGRESS</td></tr></table>		No.	Date	Issued	1	2024-07-10	ISSUED FOR DEVELOPMENT PERMIT	2	2024-08-07	30% PROGRESS	3	2024-09-18	ISSUED FOR REVISED DP	4	2024-09-20	70% PROGRESS	5	2024-10-10	ISSUED FOR REVISED DP	6	2024-10-15	90% PROGRESS	PROJECT NORTH TRUE NORTH		Project Title 6-STOREY APARTMENT BUILDING WITH PARKADE 1001 TIMMINS STREET, PENTICTON, BC	Consultant Seal	233 BERNARD AVENUE KELOWNA, B.C. V7Y 6A2 TEL: 250.762.3004 FAX: 250.762.8707 EMAIL: kei-mai@shaw.ca m+m a MEIKLEJOHN ARCHITECTS INC.	COPYRIGHT RESERVED This drawing and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architect's consent. <table><tr><td>Date</td><td>2024-10-10</td></tr><tr><td>Job No.</td><td>m+m 23-1988</td></tr><tr><td>Scale</td><td>1/32" = 1'-0"</td></tr><tr><td>Drawn</td><td>DS/SN</td></tr><tr><td>Checked</td><td>30</td></tr></table>	Date	2024-10-10	Job No.	m+m 23-1988	Scale	1/32" = 1'-0"	Drawn	DS/SN	Checked	30	Drawing Title SURVEY PLAN	Drawing Number A2.02 DRAWINGS ARE NOT TO BE SCALED The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Meiklejohn Architects Inc.
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PROJECT NORTH

TRUE NORTH

Project Title

6-STORY APARTMENT BUILDING WITH PARKADE

1001 TIMMINS STREET, PENTICTON, BC

Consultant Seal

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Date

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Scale

1" = 10'-0"

Drawn

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Checked

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Drawing Title

LEVEL 0 FLOOR PLAN

Drawing Number

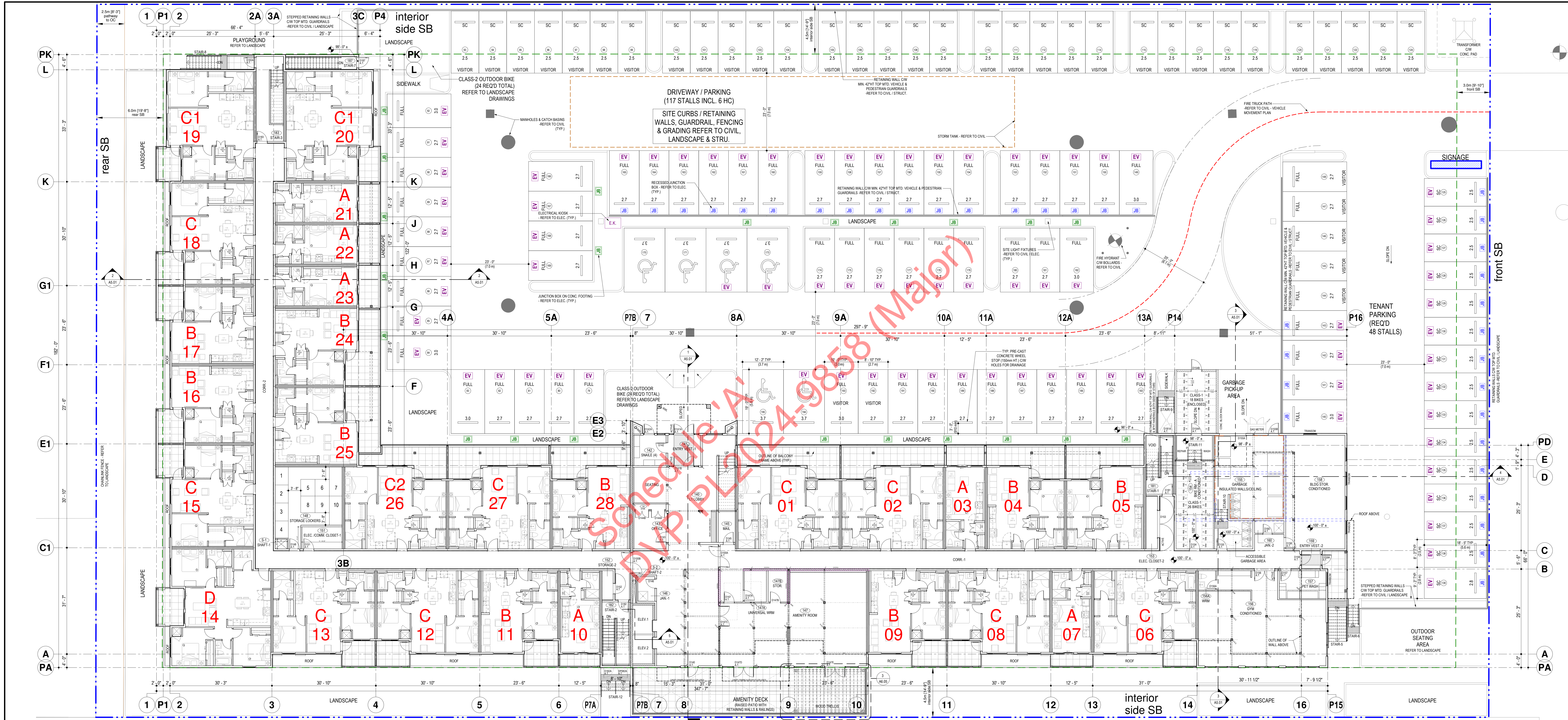
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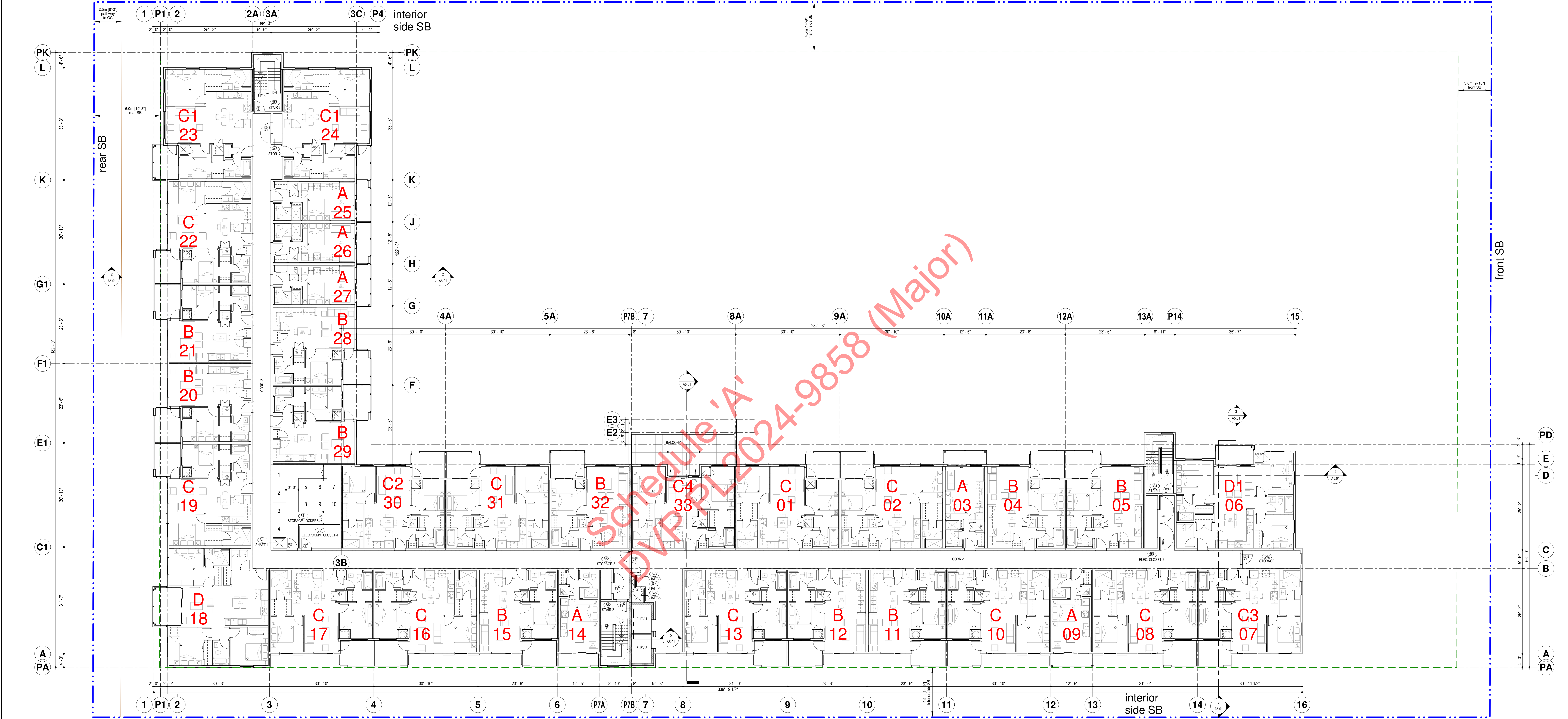
LEVEL 1 FLOOR PLAN

Drawing Number

A3.01

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5	2024-10-10	ISSUED FOR REVISED DP
6	2024-10-15	90% PROGRESS

PROJECT NORTH

TRUE NORTH

Project Title

6-STORY APARTMENT BUILDING WITH PARKADE

1001 TIMMINS STREET, PENTICTON, BC

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
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a

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Date: 2024-10-10

Job No. m+m 23-1988

Scale 1" = 10'-0"

Drawn DS/SN

Checked 30

Drawing Title

LEVEL 3 FLOOR PLAN

Drawing Number

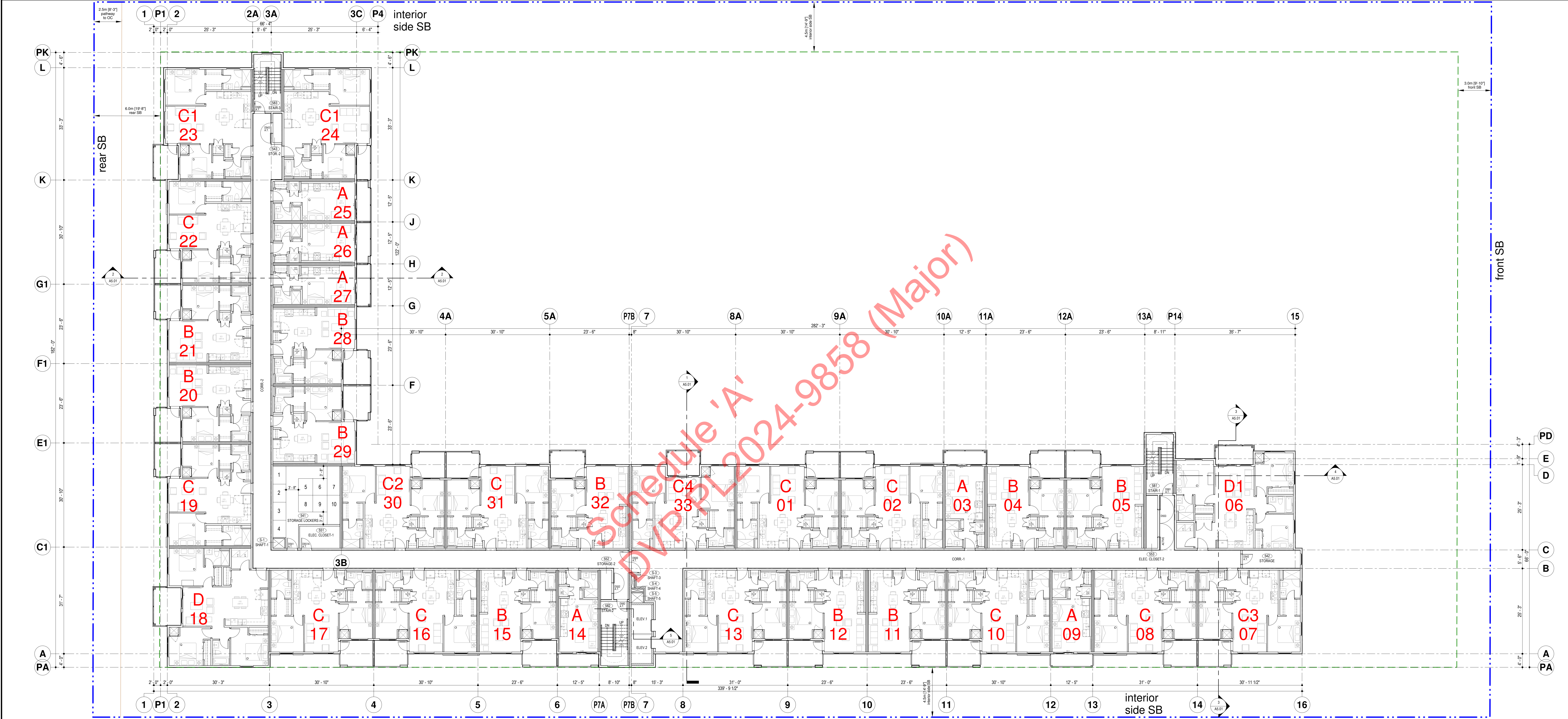
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DVP PL2024-8658 (Major)

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No.	Date	Issued
7	2024-11-10	ISSUED FOR TENDER
8	2024-11-14	ISSUED FOR BP

No.	Date	Issued
1	2024-07-10	ISSUED FOR DEVELOPMENT PERMIT
2	2024-08-07	30% PROGRESS
3	2024-09-18	ISSUED FOR REVISED DP
4	2024-09-20	70% PROGRESS
5	2024-10-10	ISSUED FOR REVISED DP
6	2024-10-15	90% PROGRESS

PROJECT NORTH

TRUE NORTH

Project Title

6-STOREY APARTMENT BUILDING WITH PARKADE

1001 TIMMINS STREET, PENTICTON, BC

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
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TEL: 250.762.3004
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2024-10-10

Job No.

m+m 23-1988

Scale

1" = 10'-0"

Drawn

DS/SN

Checked

30

Drawing Title

LEVEL 5 FLOOR PLAN

Drawing Number

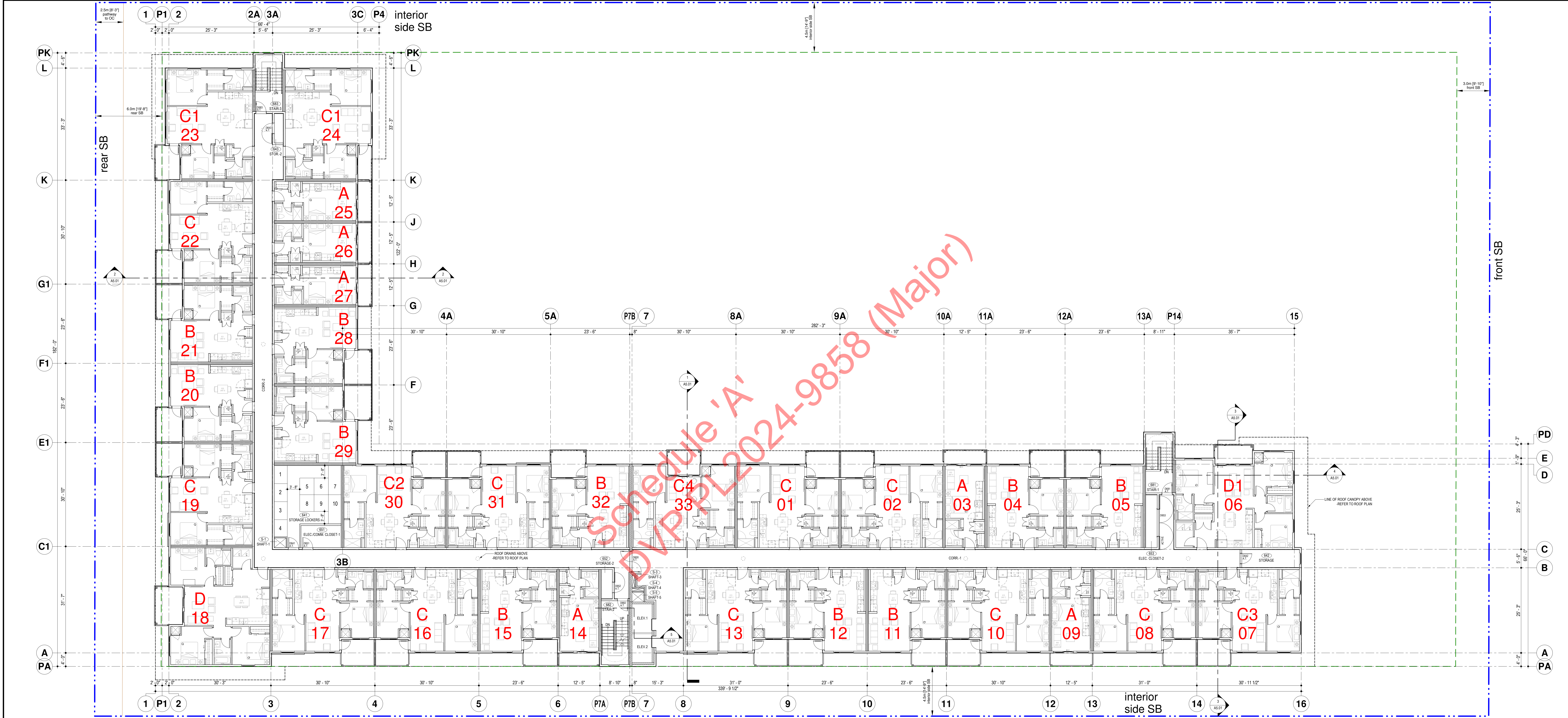
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DRAWINGS ARE NOT TO BE SCALED

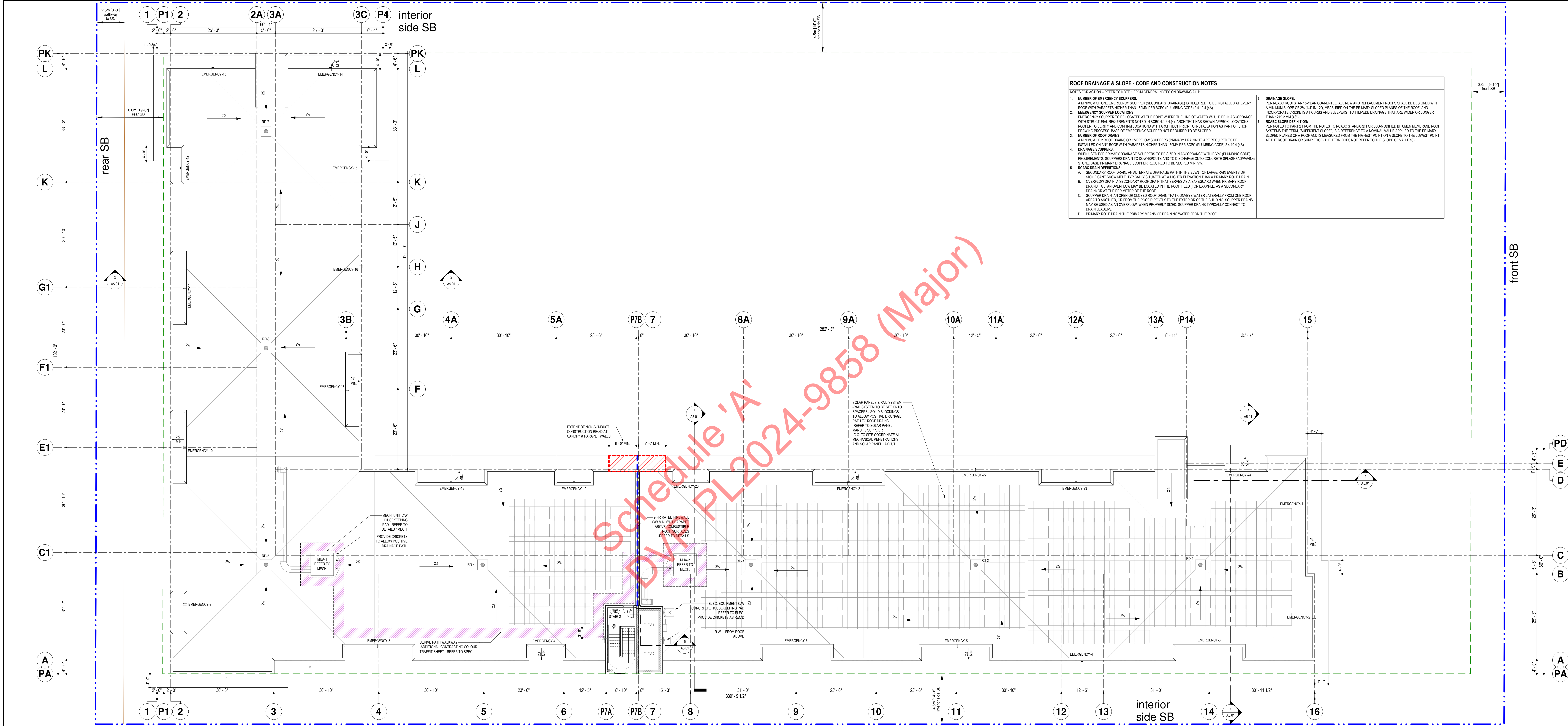
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DVP PL 2024-9858 (Major)

Page 11 of 39



No. Date Issued <table><tr><td>7</td><td>2024-11-10</td><td>ISSUED FOR TENDER</td></tr><tr><td>8</td><td>2024-11-14</td><td>ISSUED FOR BP</td></tr></table>		7	2024-11-10	ISSUED FOR TENDER	8	2024-11-14	ISSUED FOR BP	No. Date Issued <table><tr><td>1</td><td>2024-07-10</td><td>ISSUED FOR DEVELOPMENT PERMIT</td></tr><tr><td>2</td><td>2024-08-07</td><td>30% PROGRESS</td></tr><tr><td>3</td><td>2024-09-18</td><td>ISSUED FOR REVISED DP</td></tr><tr><td>4</td><td>2024-09-20</td><td>70% PROGRESS</td></tr><tr><td>5</td><td>2024-10-10</td><td>ISSUED FOR REVISED DP</td></tr><tr><td>6</td><td>2024-10-15</td><td>90% PROGRESS</td></tr></table>		1	2024-07-10	ISSUED FOR DEVELOPMENT PERMIT	2	2024-08-07	30% PROGRESS	3	2024-09-18	ISSUED FOR REVISED DP	4	2024-09-20	70% PROGRESS	5	2024-10-10	ISSUED FOR REVISED DP	6	2024-10-15	90% PROGRESS	PROJECT NORTH TRUE NORTH		Project Title 6-STOREY APARTMENT BUILDING WITH PARKADE 1001 TIMMINS STREET, PENTICTON, BC		Consultant Seal		233 BERNARD AVENUE KELOWNA, B.C. V1Y 6A2 TEL: 250.762.3004 FAX: 250.762.8707 EMAIL: kel-mai@shaw.ca		m+m a MEIKLEJOHN ARCHITECTS INC.		Copyright Reserved This drawing and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architect's consent. Date: 2024-10-10 Job No. m+m 23-1988 Scale: 1" = 10'-0" Drawn: DS/SN Checked: 30		Drawing Title LEVEL 6 FLOOR PLAN		Drawing Number A3.06 Drawings are not to be scaled. The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Meiklejohn Architects Inc.	
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6	2024-10-15	90% PROGRESS																																									



ROOF DRAINAGE & SLOPE - CODE AND CONSTRUCTION NOTES	
NOTES FOR ACTION - REFER TO NOTE 1 FROM GENERAL NOTES ON DRAWING A1.11.	
1. NUMBER OF EMERGENCY SCUPPERS: A MINIMUM OF ONE EMERGENCY SCUPPER (SECONDARY DRAINAGE) IS REQUIRED TO BE INSTALLED AT EVERY ROOF WITH PARAPETS HIGHER THAN 150MM PER BCPC (PLUMBING CODE) 2.4.10.4 (4A).	6. DRAINAGE SLOPE: PER RCBC ROOFSTAR 15-YEAR GUARANTEE, ALL NEW AND REPLACEMENT ROOFS SHALL BE DESIGNED WITH A MINIMUM SLOPE OF 2% (1/4" IN 12"), MEASURED ON THE PRIMARY SLOPED PLANES OF THE ROOF, AND INCORPORATE CRICKETS AT CURBS AND SLEEPERS THAT IMPEDE DRAINAGE THAT ARE WIDER OR LONGER THAN 1219.2 (MM/40').
2. EMERGENCY SCUPPER LOCATIONS: EMERGENCY SCUPPER TO BE LOCATED AT THE POINT WHERE THE LINE OF WATER WOULD BE IN ACCORDANCE WITH STRUCTURAL REQUIREMENTS NOTED IN BCBC 4.1.6.4 (4). ARCHITECT HAS SHOWN APPROX. LOCATIONS - ROOFER TO VERIFY AND CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION AS PART OF SHOP DRAWING PROCESS. BASE OF EMERGENCY SCUPPER NOT REQUIRED TO BE SLOPED.	7. RCBC SLOPE DEFINITION: PER NOTES TO PART 2 FROM THE NOTES TO RCBC STANDARD FOR SBS-MODIFIED BITUMEN MEMBRANE ROOF SYSTEMS THE TERM "SUFFICIENT SLOPE" IS A REFERENCE TO A NOMINAL VALUE APPLIED TO THE PRIMARY SLOPED PLANES OF A ROOF AND IS MEASURED FROM THE HIGHEST POINT ON A SLOPE TO THE LOWEST POINT, AT THE ROOF DRAIN OR SUMP EDGE (THE TERM DOES NOT REFER TO THE SLOPE OF VALLEYS).
3. NUMBER OF ROOF DRAINS: A MINIMUM OF 2 ROOF DRAINS OR OVERFLOW SCUPPERS (PRIMARY DRAINAGE) ARE REQUIRED TO BE INSTALLED ON ANY ROOF WITH PARAPETS HIGHER THAN 150MM PER BCPC (PLUMBING CODE) 2.4.10.4 (4B).	
4. DRAINAGE SCUPPERS: WHEN USED FOR PRIMARY DRAINAGE SCUPPERS TO BE SIZED IN ACCORDANCE WITH BCPC (PLUMBING CODE) REQUIREMENTS. SCUPPERS DRAIN TO DOWNSPOUTS AND TO DISCHARGE ONTO CONCRETE SPLASHPAD/PAVING STONE BASE. PRIMARY DRAINAGE SCUPPER REQUIRED TO BE SLOPED MIN. 5%.	
5. RCBC DRAIN DEFINITIONS: A. SECONDARY ROOF DRAIN: AN ALTERNATE DRAINAGE PATH IN THE EVENT OF LARGE RAIN EVENTS OR SIGNIFICANT SNOW MELT, TYPICALLY SITUATED AT A HIGHER ELEVATION THAN A PRIMARY ROOF DRAIN. B. OVERFLOW DRAIN: A SECONDARY ROOF DRAIN THAT SERVES AS A SAFEGUARD WHEN PRIMARY ROOF DRAINING FAIL. AN OVERFLOW MAY BE LOCATED IN THE ROOF FIELD (FOR EXAMPLE, AS A SECONDARY DRAIN) OR AT THE PERIMETER OF THE ROOF. C. SCUPPER DRAIN: AN OPEN OR CLOSED ROOF DRAIN THAT CONVEYS WATER LATERALLY FROM ONE ROOF AREA TO ANOTHER, OR FROM THE ROOF DIRECTLY TO THE EXTERIOR OF THE BUILDING. SCUPPER DRAINS MAY BE USED AS AN OVERFLOW, WHEN PROPERLY SIZED. SCUPPER DRAINS TYPICALLY CONNECT TO DRAIN LEADERS. D. PRIMARY ROOF DRAIN: THE PRIMARY MEANS OF DRAINING WATER FROM THE ROOF.	

No.	Date	Issued
7	2024-11-15	ISSUED FOR TENDER
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4	2024-09-20	70% PROGRESS
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6	2024-10-15	90% PROGRESS

PROJECT NORTH

TRUE NORTH

Project Title

6-STORY APARTMENT BUILDING WITH PARKADE

1001 TIMMINS STREET, PENTICTON, BC

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
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Date	2024-10-10
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Drawn	DS/SN
Checked	30

Drawing Title

ROOF PLAN

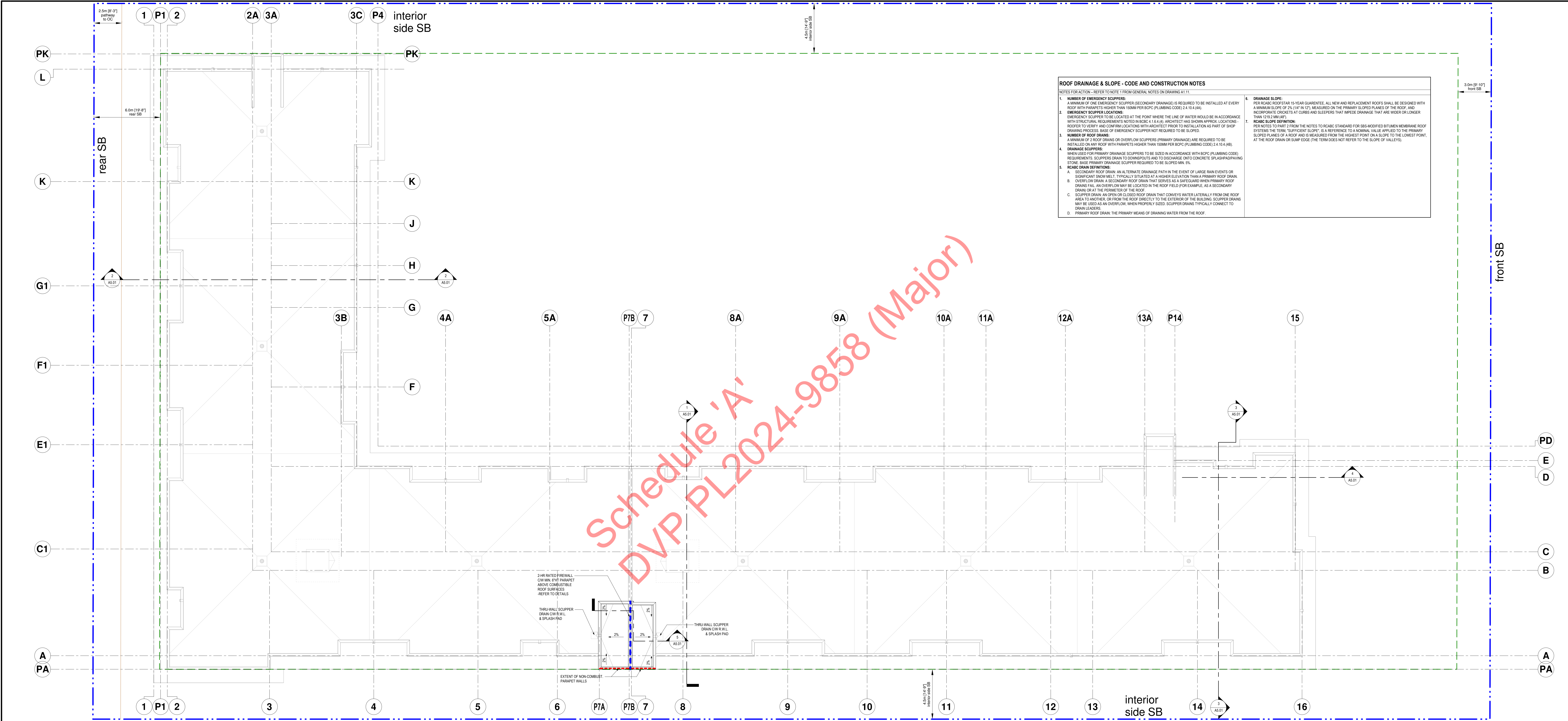
Drawing Number

A3.07

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DVP PL2024-9858 (Major)

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ROOF DRAINAGE & SLOPE - CODE AND CONSTRUCTION NOTES

NOTES FOR ACTION - REFER TO NOTE 1 FROM GENERAL NOTES ON DRAWING A1.11.

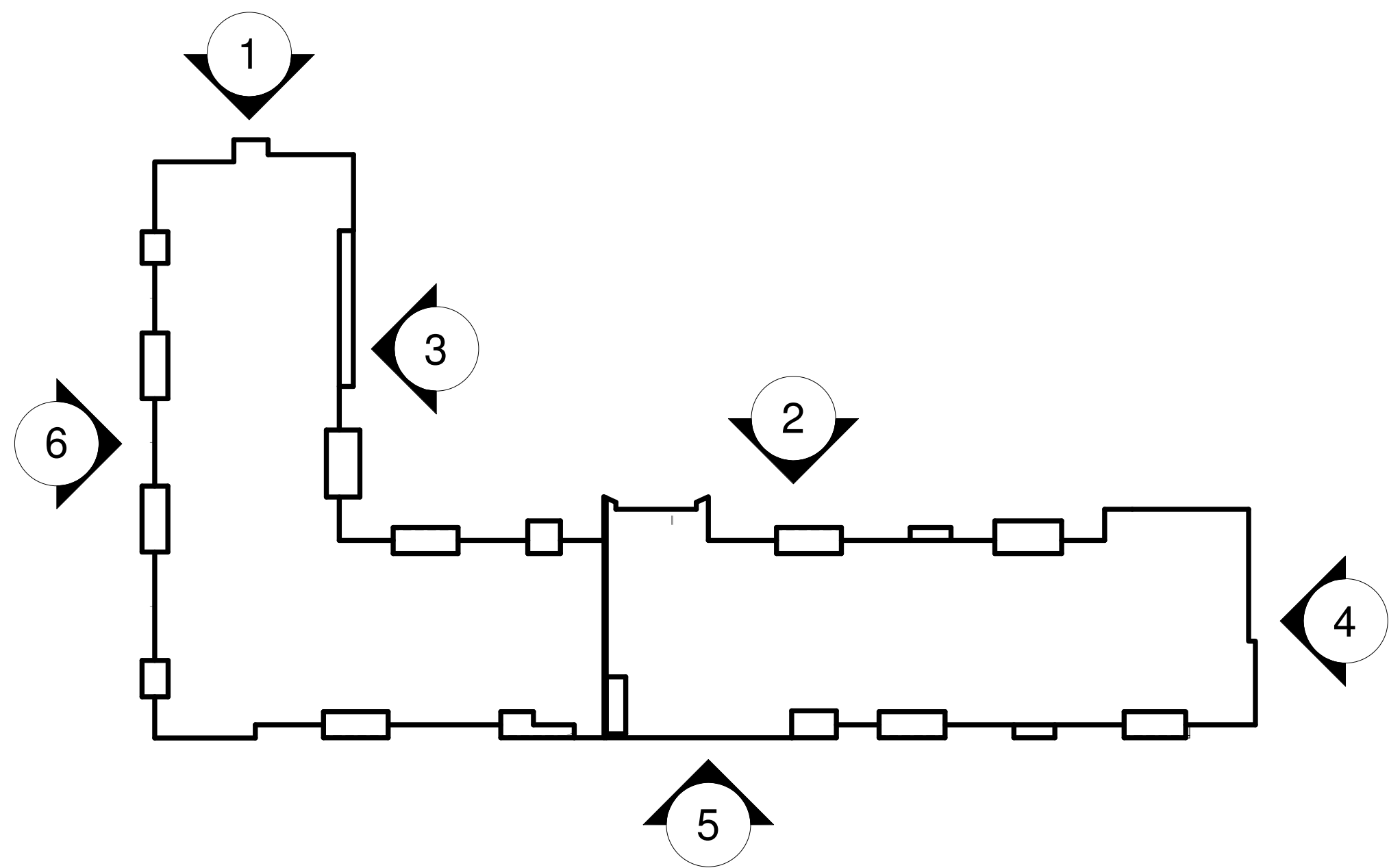
- NUMBER OF EMERGENCY SCUPPERS:**
A MINIMUM OF ONE EMERGENCY SCUPPER (SECONDARY DRAINAGE) IS REQUIRED TO BE INSTALLED AT EVERY ROOF WITH PARAPETS HIGHER THAN 150MM PER BCPC (PLUMBING CODE) 2.4.10.4 (4A).
- EMERGENCY SCUPPER LOCATIONS:**
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- NUMBER OF ROOF DRAINS:**
A MINIMUM OF 2 ROOF DRAINS OR OVERFLOW SCUPPERS (PRIMARY DRAINAGE) ARE REQUIRED TO BE INSTALLED ON ANY ROOF WITH PARAPETS HIGHER THAN 150MM PER BCPC (PLUMBING CODE) 2.4.10.4 (4B).
- DRAINAGE SCUPPERS:**
WHEN USED FOR PRIMARY DRAINAGE SCUPPERS TO BE SIZED IN ACCORDANCE WITH BCPC (PLUMBING CODE) REQUIREMENTS. SCUPPERS DRAIN TO DOWNSPOUTS AND TO DISCHARGE ONTO CONCRETE SPLASHPAD/PAVING STONE BASE. PRIMARY DRAINAGE SCUPPER REQUIRED TO BE SLOPED MIN. 3%.
- RCABC DRAIN DEFINITIONS:**
A. SECONDARY ROOF DRAIN: AN ALTERNATE DRAINAGE PATH IN THE EVENT OF LARGE RAIN EVENTS OR SIGNIFICANT SNOW MELT. TYPICALLY SITUATED AT A HIGHER ELEVATION THAN A PRIMARY ROOF DRAIN.
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C. SCUPPER DRAIN: AN OPEN OR CLOSED ROOF DRAIN THAT CONVEYS WATER Laterally FROM ONE ROOF AREA TO ANOTHER, OR FROM THE ROOF DIRECTLY TO THE EXTERIOR OF THE BUILDING. SCUPPER DRAINS MAY BE USED AS AN OVERFLOW, WHEN PROPERLY SIZED. SCUPPER DRAINS TYPICALLY CONNECT TO DRAIN LEADERS.
D. PRIMARY ROOF DRAIN: THE PRIMARY MEANS OF DRAINING WATER FROM THE ROOF.
- DRAINAGE SLOPE:**
PER RCABC ROOFSTAR 15-YEAR GUARANTEE, ALL NEW AND REPLACEMENT ROOFS SHALL BE DESIGNED WITH A MINIMUM SLOPE OF 2% (1/4" IN 12"), MEASURED ON THE PRIMARY SLOPED PLANES OF THE ROOF, AND INCORPORATE CRICKETS AT CURBS AND SLEEPERS THAT IMPEDE DRAINAGE THAT ARE WIDER OR LONGER THAN 1219.2 MM (48").
- RCABC SLOPE DEFINITION:**
PER NOTES TO PART 2 FROM THE NOTES TO RCABC STANDARD FOR SBS-MODIFIED BITUMEN MEMBRANE ROOF SYSTEMS THE TERM "SUFFICIENT SLOPE" IS A REFERENCE TO A NOMINAL VALUE APPLIED TO THE PRIMARY SLOPED PLANES OF A ROOF AND IS MEASURED FROM THE HIGHEST POINT ON A SLOPE TO THE LOWEST POINT, AT THE ROOF DRAIN OR SUMP EDGE (THE TERM DOES NOT REFER TO THE SLOPE OF VALLEYS).

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BUILDING ELEVATION KEYNOTE SCHEDULE		
	MATERIAL	COLOUR
1.0 CLADDING / WALL FINISH		
1.1	FIBRE CEMENT PANELS	ARCTIC WHITE
1.2	FIBRE CEMENT PANELS	RICH ESPRESSO
1.3	FIBRE CEMENT PANELS	LIGHT MIST
1.4	FIBRE CEMENT PANELS	MONTEREY TAUPE
1.5	FIBRE CEMENT PANELS	TIMBER BARK
1.6	FIBRE CEMENT PANELS	COUNTRYLANE RED
1.7	FIBRE CEMENT PANELS C/W VERTICAL BATTENS	TIMBER BARK
1.8	FIBRE CEMENT PANELS C/W VERTICAL BATTENS	RICH ESPRESSO
1.9	EXPOSED CONCRETE C/W SACK RUBBED FINISH	NATURAL / UNPAINTED
1.10	EXPOSED CONCRETE BLOCKS	NATURAL / UNPAINTED
2.0 FASCIA / TRIMS / REVEALS		
2.1	NOT USED	
2.2	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	TIMBER BARK
2.3	NOT USED	
2.4	FIBRE CEMENT PANEL REVEALS	MATCH CLADDING COLOURS
2.5	CONCRETE CAST REVEALS	MATCH CONCRETE COLOUR
3.0 WINDOWS & DOORS		
3.1	NOT USED	
3.2	VINYL WINDOWS & DOORS	BLACK
3.3	ALUMINUM STOREFRONT WINDOWS & DOORS	BLACK ANODIZED
3.4	PAINTED METAL DOORS	DARK GREY
3.5	PREFINISHED OVERHEAD DOORS	DARK GREY

	MATERIAL	COLOUR
4.0 FLASHING		
4.1	PREFINISHED SHEET METAL FLASHING	MEDIUM BROWN
4.2	PREFINISHED SHEET METAL FLASHING	DARK BROWN
4.3	PREFINISHED SHEET METAL FLASHING	DARK GREY
4.4	PREFINISHED SHEET METAL FLASHING	BLACK
4.5	PREFINISHED SHEET METAL THRU-WALL FLASHING	MATCH ADJACENT WALLS
5.0 FENCES / RAILINGS		
5.1	ALUMINUM PICKETS GUARDRAILS	BLACK
5.2	ALUMINUM / GLASS GUARDRAILS	BLACK
5.3	ALUMINUM / FROSTED GLASS GUARDRAILS	BLACK
5.4	ALUMINUM HANDRAILS	DARK GREY
5.5	PREFINISHED CHAINLINK FENCE AND GATE	REFER TO LANDSCAPE
5.6	PREFINISHED ORNAMENTAL FENCE AND GATE	REFER TO LANDSCAPE
6.0 MISCELLANEOUS		
6.1	PREFINISHED METAL LOUVRED GRILLES REFER TO MECH.	MATCH ADJACENT WALLS
6.2	PREFINISHED SCUPPER DRAINS OR EMERGENCY OVERFLOW SCUPPER DRAINS REFER TO MECH.	MATCH ADJACENT WALLS
6.3	PREFINISHED RAIN WATER LEADER - REFER TO MECH.	MATCH ADJACENT WALLS
6.4	LIGHT FIXTURES	REFER TO ELEC.
6.5	SIGNAGE	REFER TO OWNER
6.6	PAINTED METAL VEHICLE CRASH GUARDS	YELLOW
6.7	WOOD TRELLIS	STAINED FINISH
6.8	ENTRY INTERCOM	REFER TO ELEC.



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			6	2024-10-15	90% PROGRESS

Project Title
**6-STORY APARTMENT
BUILDING WITH PARKADE**

1001 TIMMINS STREET, PENTICTON, BC

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
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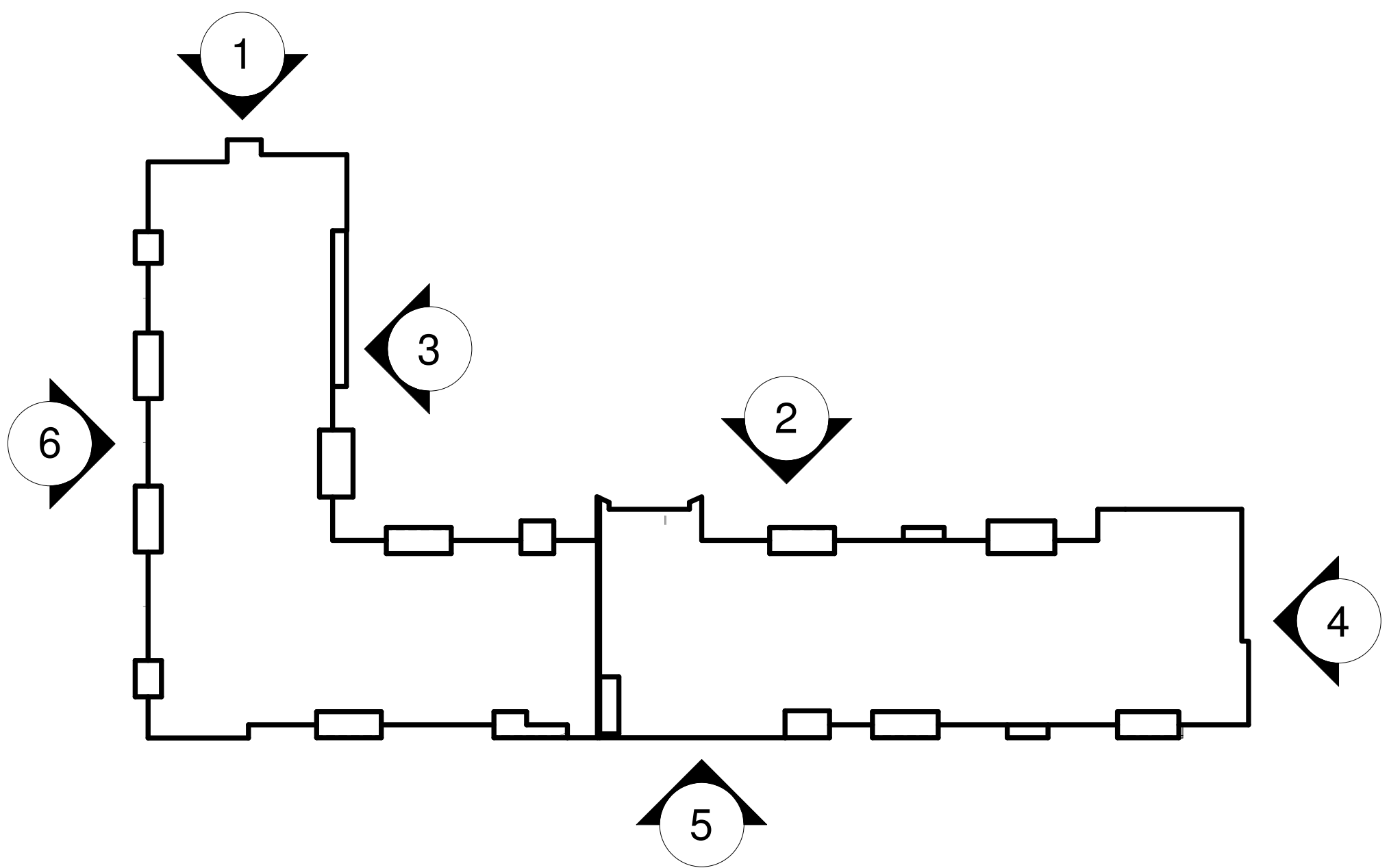
Drawing Title
BUILDING ELEVATION

Drawing Number
A4.01
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BUILDING ELEVATION KEYNOTE SCHEDULE		
	MATERIAL	COLOUR
1.0 CLADDING / WALL FINISH		
1.1	FIBRE CEMENT PANELS	ARCTIC WHITE
1.2	FIBRE CEMENT PANELS	RICH ESPRESSO
1.3	FIBRE CEMENT PANELS	LIGHT MIST
1.4	FIBRE CEMENT PANELS	MONTEREY TAUPE
1.5	FIBRE CEMENT PANELS	TIMBER BARK
1.6	FIBRE CEMENT PANELS	COUNTRYLANE RED
1.7	FIBRE CEMENT PANELS CW VERTICAL BATTENS	TIMBER BARK
1.8	FIBRE CEMENT PANELS CW VERTICAL BATTENS	RICH ESPRESSO
1.9	EXPOSED CONCRETE CW SACK RUBBED FINISH	NATURAL / UNPAINTED
1.10	EXPOSED CONCRETE BLOCKS	NATURAL / UNPAINTED
2.0 FASCIA / TRIMS / REVEALS		
2.1	NOT USED	
2.2	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	TIMBER BARK
2.3	NOT USED	
2.4	FIBRE CEMENT PANEL REVEALS	MATCH CLADDING COLOURS
2.5	CONCRETE CAST REVEALS	MATCH CONCRETE COLOUR
3.0 WINDOWS & DOORS		
3.1	NOT USED	
3.2	VINYL WINDOWS & DOORS	BLACK
3.3	ALUMINUM STOREFRONT WINDOWS & DOORS	BLACK ANODIZED
3.4	PAINTED METAL DOORS	DARK GREY
3.5	PREFINISHED OVERHEAD DOORS	DARK GREY

	MATERIAL	COLOUR
4.0 FLASHING		
4.1	PREFINISHED SHEET METAL FLASHING	MEDIUM BROWN
4.2	PREFINISHED SHEET METAL FLASHING	DARK BROWN
4.3	PREFINISHED SHEET METAL FLASHING	DARK GREY
4.4	PREFINISHED SHEET METAL FLASHING	BLACK
4.5	PREFINISHED SHEET METAL THRU-WALL FLASHING	MATCH ADJACENT WALLS
5.0 FENCES / RAILINGS		
5.1	ALUMINUM PICKETS GUARDRAILS	BLACK
5.2	ALUMINUM / GLASS GUARDRAILS	BLACK
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5.6	PREFINISHED ORNAMENTAL FENCE AND GATE	REFER TO LANDSCAPE
6.0 MISCELLANEOUS		
6.1	PREFINISHED METAL LOUVRED GRILLES REFER TO MECH.	MATCH ADJACENT WALLS
6.2	PREFINISHED SCUPPER DRAINS OR EMERGENCY OVERFLOW SCUPPER DRAINS REFER TO MECH.	MATCH ADJACENT WALLS
6.3	PREFINISHED RAIN WATER LEADER - REFER TO MECH.	MATCH ADJACENT WALLS
6.4	LIGHT FIXTURES	REFER TO ELEC.
6.5	SIGNAGE	REFER TO OWNER
6.6	PAINTED METAL VEHICLE CRASH GUARDS	YELLOW
6.7	WOOD TRELLIS	STAINED FINISH
6.8	ENTRY INTERCOM	REFER TO ELEC.



No.	Date	Issued	No.	Date	Issued
1	2024-07-10	ISSUED FOR DEVELOPMENT PERMIT	1	2024-07-10	ISSUED FOR DEVELOPMENT PERMIT
7	2024-11-10	ISSUED FOR TENDER	2	2024-08-07	30% PROGRESS
8	2024-11-14	ISSUED FOR BP	3	2024-09-18	ISSUED FOR REVISED DP
			4	2024-09-20	70% PROGRESS
			5	2024-10-10	ISSUED FOR REVISED DP
			6	2024-10-15	90% PROGRESS

Project Title
**6-STORY APARTMENT
BUILDING WITH PARKADE**
1001 TIMMINS STREET, PENTICTON, BC

Consultant Seal

233 BERNARD AVENUE
KELOWNIA, B.C.
V1Y 6N2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-mai@shaw.ca

m + m a
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Date: 2024-10-10
Job No.: m+m 23-1988
Scale: As Indicated
Drawn: DS/SN
Checked: 30

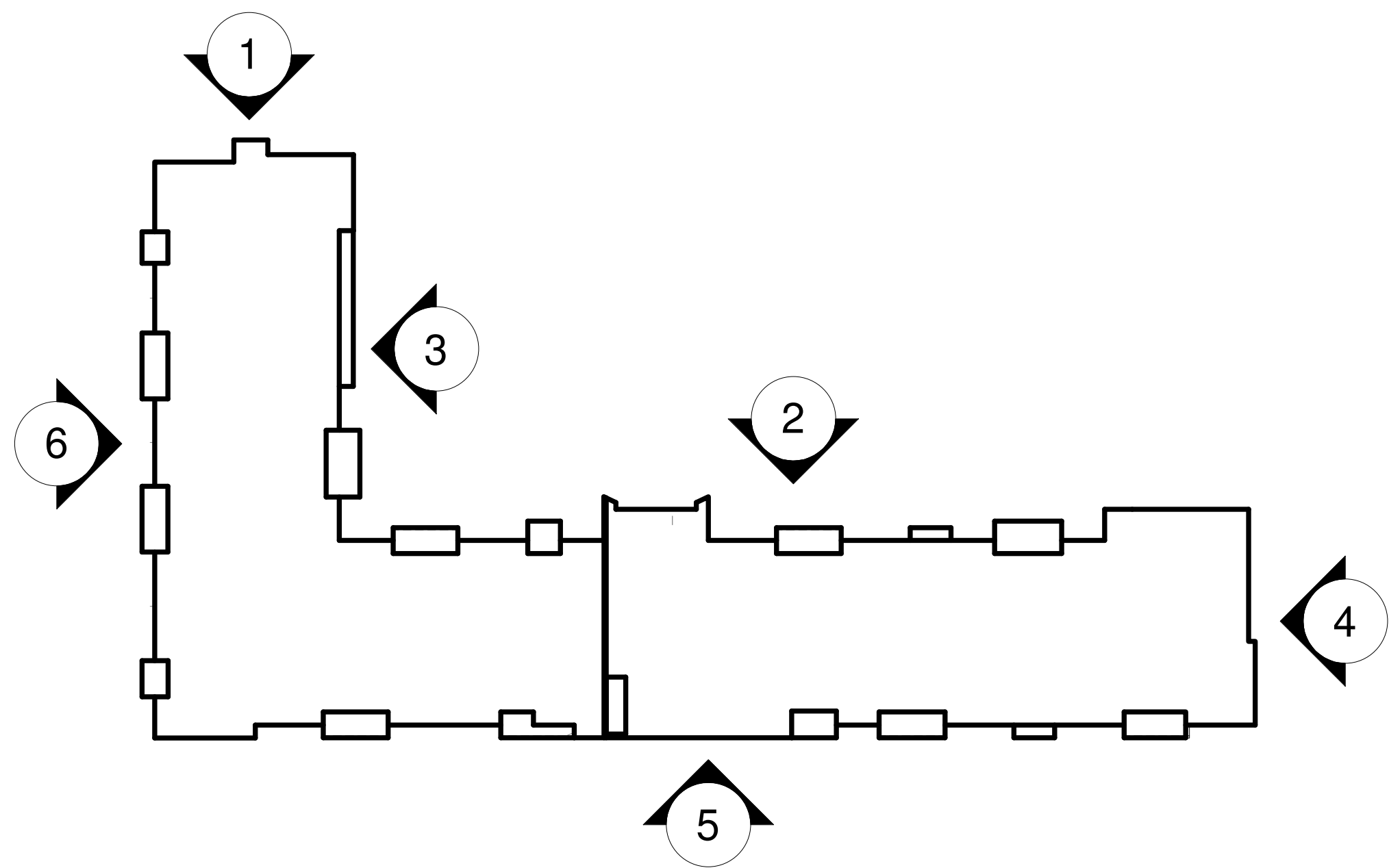
Drawing Title
BUILDING ELEVATION

Drawing Number
A4.02
DRAWINGS ARE NOT TO BE SCALED
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Meiklejohn Architects Inc.



BUILDING ELEVATION KEYNOTE SCHEDULE		
	MATERIAL	COLOUR
1.0 CLADDING / WALL FINISH		
1.1	FIBRE CEMENT PANELS	ARCTIC WHITE
1.2	FIBRE CEMENT PANELS	RICH ESPRESSO
1.3	FIBRE CEMENT PANELS	LIGHT MIST
1.4	FIBRE CEMENT PANELS	MONTEREY TAUPE
1.5	FIBRE CEMENT PANELS	TIMBER BARK
1.6	FIBRE CEMENT PANELS	COUNTRYLANE RED
1.7	FIBRE CEMENT PANELS CW VERTICAL BATTENS	TIMBER BARK
1.8	FIBRE CEMENT PANELS CW VERTICAL BATTENS	RICH ESPRESSO
1.9	EXPOSED CONCRETE CW SACK RUBBED FINISH	NATURAL / UNPAINTED
1.10	EXPOSED CONCRETE BLOCKS	NATURAL / UNPAINTED
2.0 FASCIA / TRIMS / REVEALS		
2.1	NOT USED	
2.2	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	TIMBER BARK
2.3	NOT USED	
2.4	FIBRE CEMENT PANEL REVEALS	MATCH CLADDING COLOURS
2.5	CONCRETE CAST REVEALS	MATCH CONCRETE COLOUR
3.0 WINDOWS & DOORS		
3.1	NOT USED	
3.2	VINYL WINDOWS & DOORS	BLACK
3.3	ALUMINUM STOREFRONT WINDOWS & DOORS	BLACK ANODIZED
3.4	PAINTED METAL DOORS	DARK GREY
3.5	PREFINISHED OVERHEAD DOORS	DARK GREY

	MATERIAL	COLOUR
4.0 FLASHING		
4.1	PREFINISHED SHEET METAL FLASHING	MEDIUM BROWN
4.2	PREFINISHED SHEET METAL FLASHING	DARK BROWN
4.3	PREFINISHED SHEET METAL FLASHING	DARK GREY
4.4	PREFINISHED SHEET METAL FLASHING	BLACK
4.5	PREFINISHED SHEET METAL THRU-WALL FLASHING	MATCH ADJACENT WALLS
5.0 FENCES / RAILINGS		
5.1	ALUMINUM PICKETS GUARDRAILS	BLACK
5.2	ALUMINUM / GLASS GUARDRAILS	BLACK
5.3	ALUMINUM / FROSTED GLASS GUARDRAILS	BLACK
5.4	ALUMINUM HANDRAILS	DARK GREY
5.5	PREFINISHED CHAINLINK FENCE AND GATE	REFER TO LANDSCAPE
5.6	PREFINISHED ORNAMENTAL FENCE AND GATE	REFER TO LANDSCAPE
6.0 MISCELLANEOUS		
6.1	PREFINISHED METAL LOUVRED GRILLES REFER TO MECH.	MATCH ADJACENT WALLS
6.2	PREFINISHED SCUPPER DRAINS OR EMERGENCY OVERFLOW SCUPPER DRAINS REFER TO MECH.	MATCH ADJACENT WALLS
6.3	PREFINISHED RAIN WATER LEADER - REFER TO MECH.	MATCH ADJACENT WALLS
6.4	LIGHT FIXTURES	REFER TO ELEC.
6.5	SIGNAGE	REFER TO OWNER
6.6	PAINTED METAL VEHICLE CRASH GUARDS	YELLOW
6.7	WOOD TRELLIS	STAINED FINISH
6.8	ENTRY INTERCOM	REFER TO ELEC.



No.	Date	Issued
7	2024-11-10	ISSUED FOR TENDER
8	2024-11-14	ISSUED FOR BP

No.	Date	Issued
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3	2024-09-18	ISSUED FOR REVISED DP
4	2024-09-20	70% PROGRESS
5	2024-10-10	ISSUED FOR REVISED DP
6	2024-10-15	90% PROGRESS

Project Title
**6-STORY APARTMENT
BUILDING WITH PARKADE**

1001 TIMMINS STREET, PENTICTON, BC

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: info-m+m@shaw.ca



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Date: 2024-10-10
Job No.: m+m 23-1988
Scale: As Indicated
Drawn: DS/SN
Checked: 30

Drawing Title
BUILDING ELEVATION

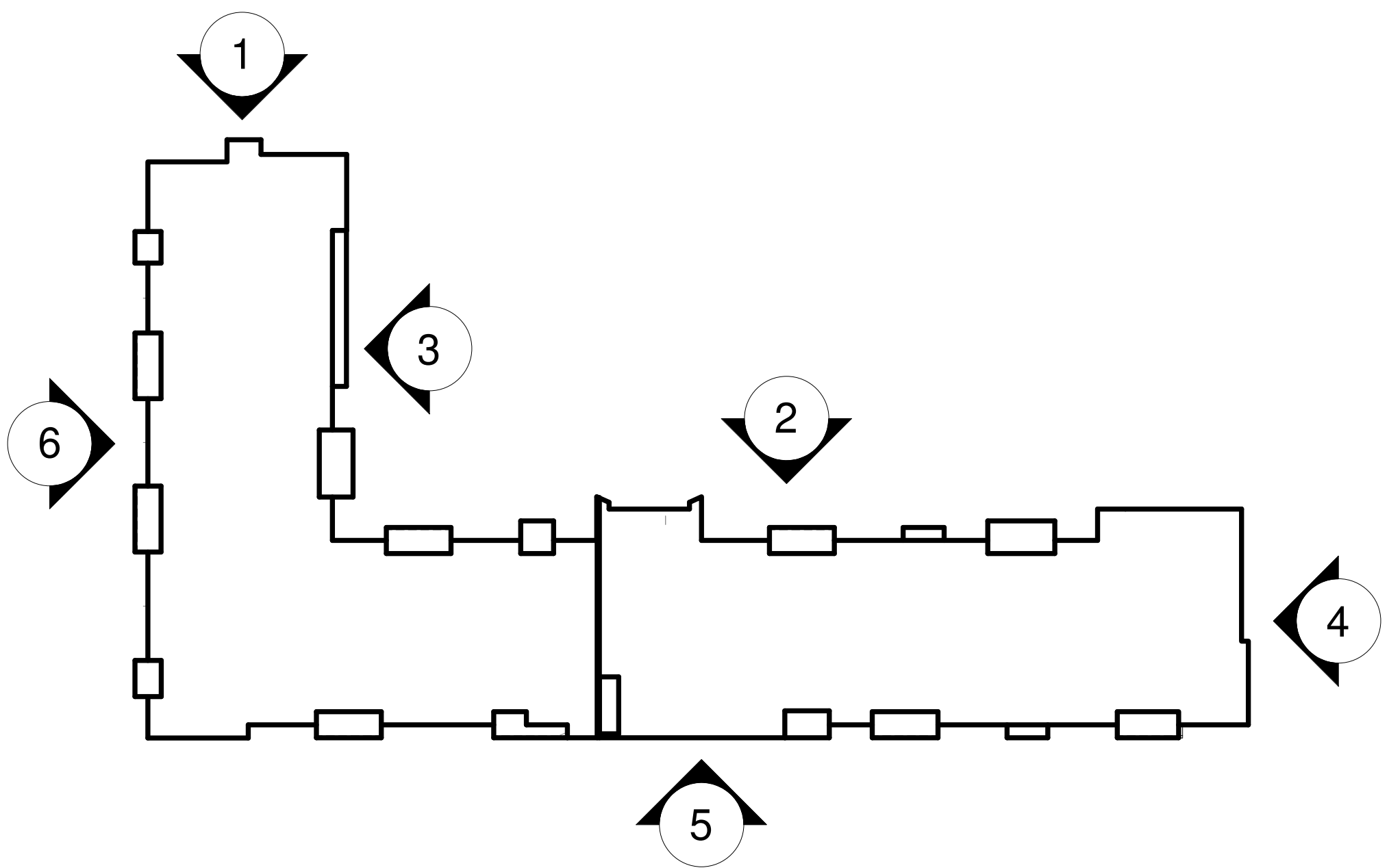
Drawing Number
A4.03

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The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Meiklejohn Architects Inc.



BUILDING ELEVATION KEYNOTE SCHEDULE		
	MATERIAL	COLOUR
1.0 CLADDING / WALL FINISH		
1.1	FIBRE CEMENT PANELS	ARCTIC WHITE
1.2	FIBRE CEMENT PANELS	RICH ESPRESSO
1.3	FIBRE CEMENT PANELS	LIGHT MIST
1.4	FIBRE CEMENT PANELS	MONTEREY TAUPE
1.5	FIBRE CEMENT PANELS	TIMBER BARK
1.6	FIBRE CEMENT PANELS	COUNTRYLANE RED
1.7	FIBRE CEMENT PANELS CW VERTICAL BATTENS	TIMBER BARK
1.8	FIBRE CEMENT PANELS CW VERTICAL BATTENS	RICH ESPRESSO
1.9	EXPOSED CONCRETE CW SACK RUBBED FINISH	NATURAL / UNPAINTED
1.10	EXPOSED CONCRETE BLOCKS	NATURAL / UNPAINTED
2.0 FASCIA / TRIMS / REVEALS		
2.1	NOT USED	
2.2	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	TIMBER BARK
2.3	NOT USED	
2.4	FIBRE CEMENT PANEL REVEALS	MATCH CLADDING COLOURS
2.5	CONCRETE CAST REVEALS	MATCH CONCRETE COLOUR
3.0 WINDOWS & DOORS		
3.1	NOT USED	
3.2	VINYL WINDOWS & DOORS	BLACK
3.3	ALUMINUM STOREFRONT WINDOWS & DOORS	BLACK ANODIZED
3.4	PAINTED METAL DOORS	DARK GREY
3.5	PREFINISHED OVERHEAD DOORS	DARK GREY

	MATERIAL	COLOUR
4.0 FLASHING		
4.1	PREFINISHED SHEET METAL FLASHING	MEDIUM BROWN
4.2	PREFINISHED SHEET METAL FLASHING	DARK BROWN
4.3	PREFINISHED SHEET METAL FLASHING	DARK GREY
4.4	PREFINISHED SHEET METAL FLASHING	BLACK
4.5	PREFINISHED SHEET METAL THRU-WALL FLASHING	MATCH ADJACENT WALLS
5.0 FENCES / RAILINGS		
5.1	ALUMINUM PICKETS GUARDRAILS	BLACK
5.2	ALUMINUM / GLASS GUARDRAILS	BLACK
5.3	ALUMINUM / FROSTED GLASS GUARDRAILS	BLACK
5.4	ALUMINUM HANDRAILS	DARK GREY
5.5	PREFINISHED CHAINLINK FENCE AND GATE	REFER TO LANDSCAPE
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			4	2024-09-20	70% PROGRESS
			5	2024-10-10	ISSUED FOR REVISED DP
			6	2024-10-15	90% PROGRESS

Project Title
**6-STORY APARTMENT
BUILDING WITH PARKADE**

1001 TIMMINS STREET, PENTICTON, BC

Consultant Seal

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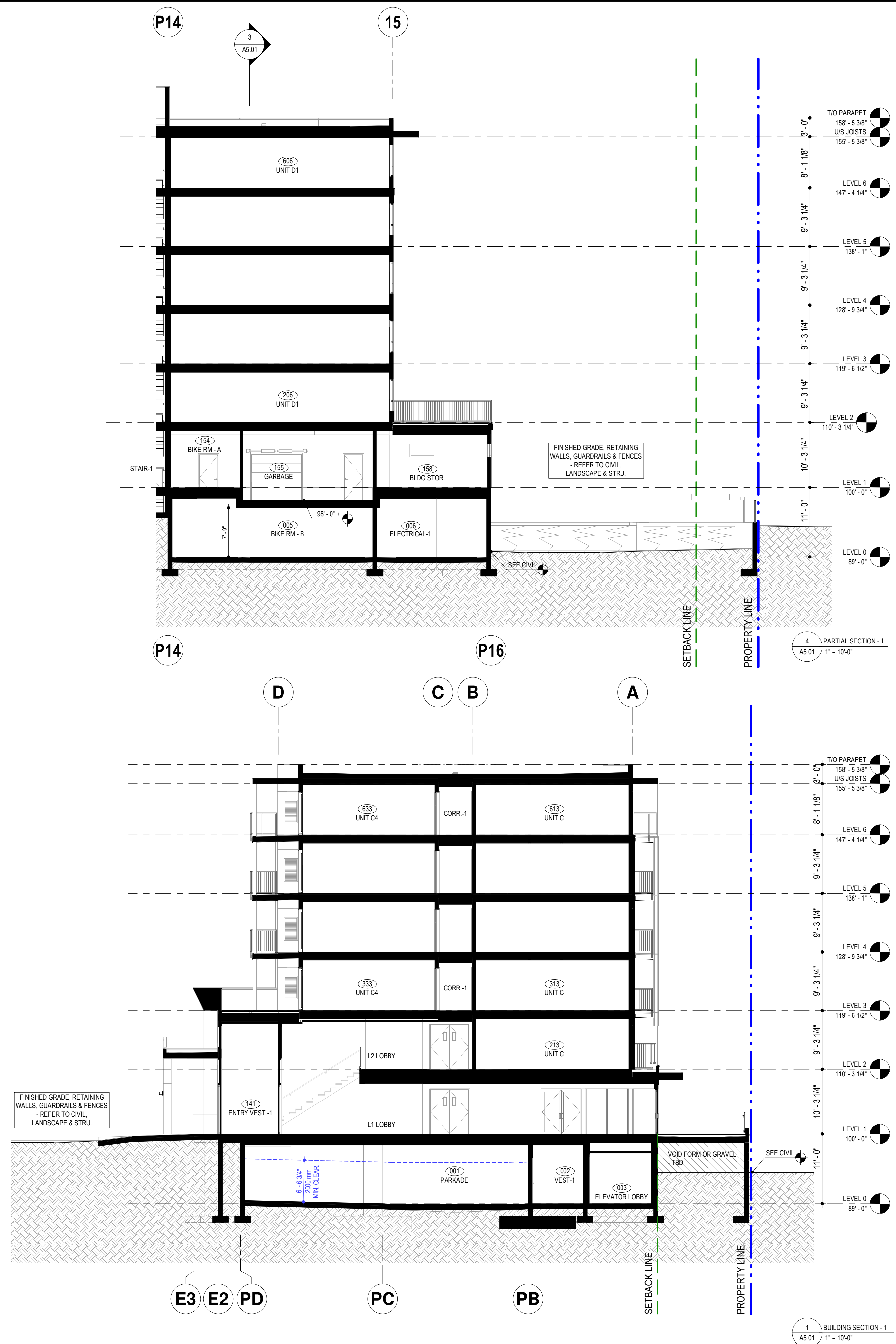
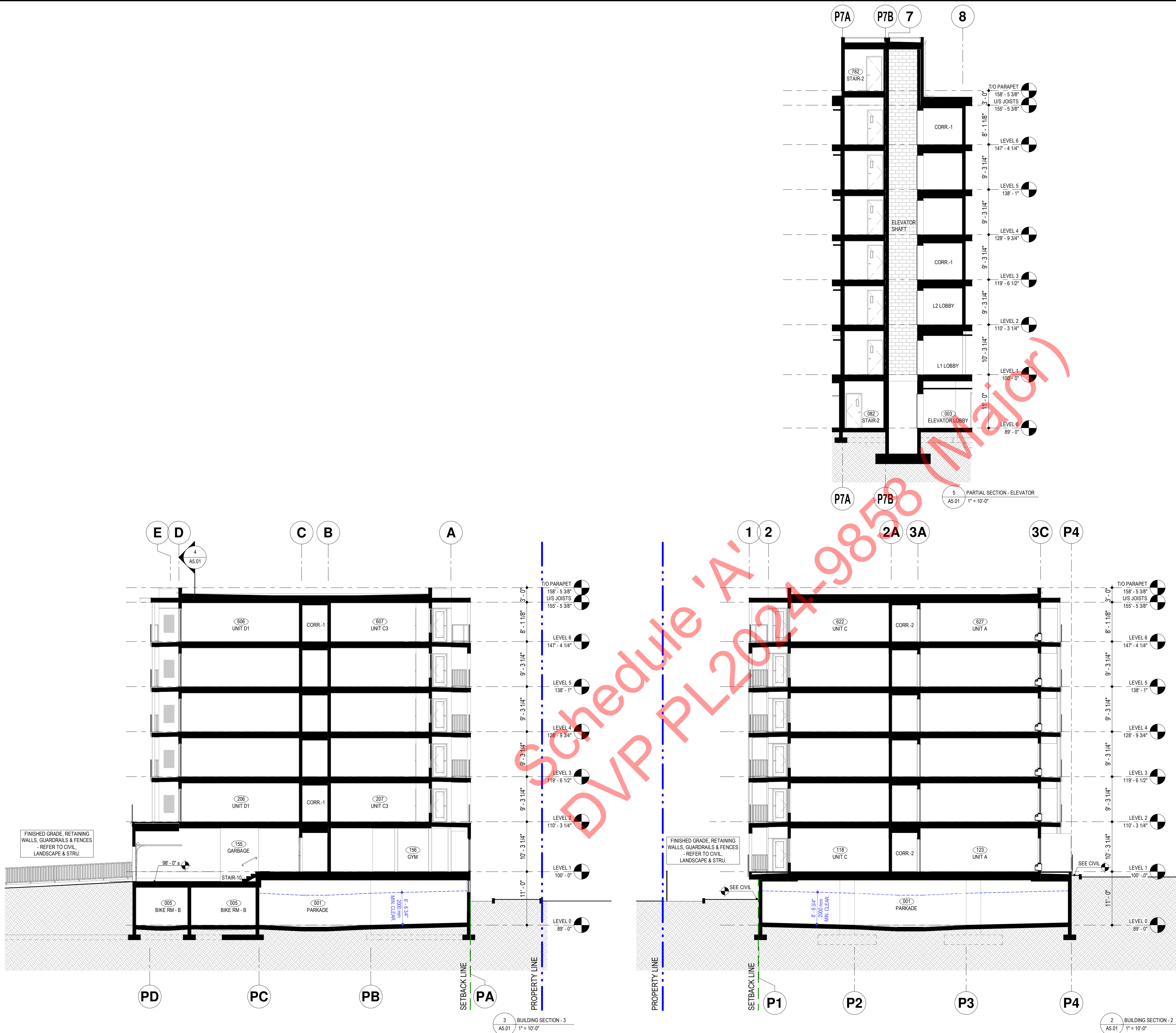
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Date: 2024-10-10
Job No.: m+m 23-1988
Scale: As Indicated
Drawn: DS/SN
Checked: 30

Drawing Title
BUILDING ELEVATION

Drawing Number
A4.04

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Project Title
**6-STORY APARTMENT
BUILDING WITH PARKADE**

1001 TIMMINS STREET, PENTICTON, BC

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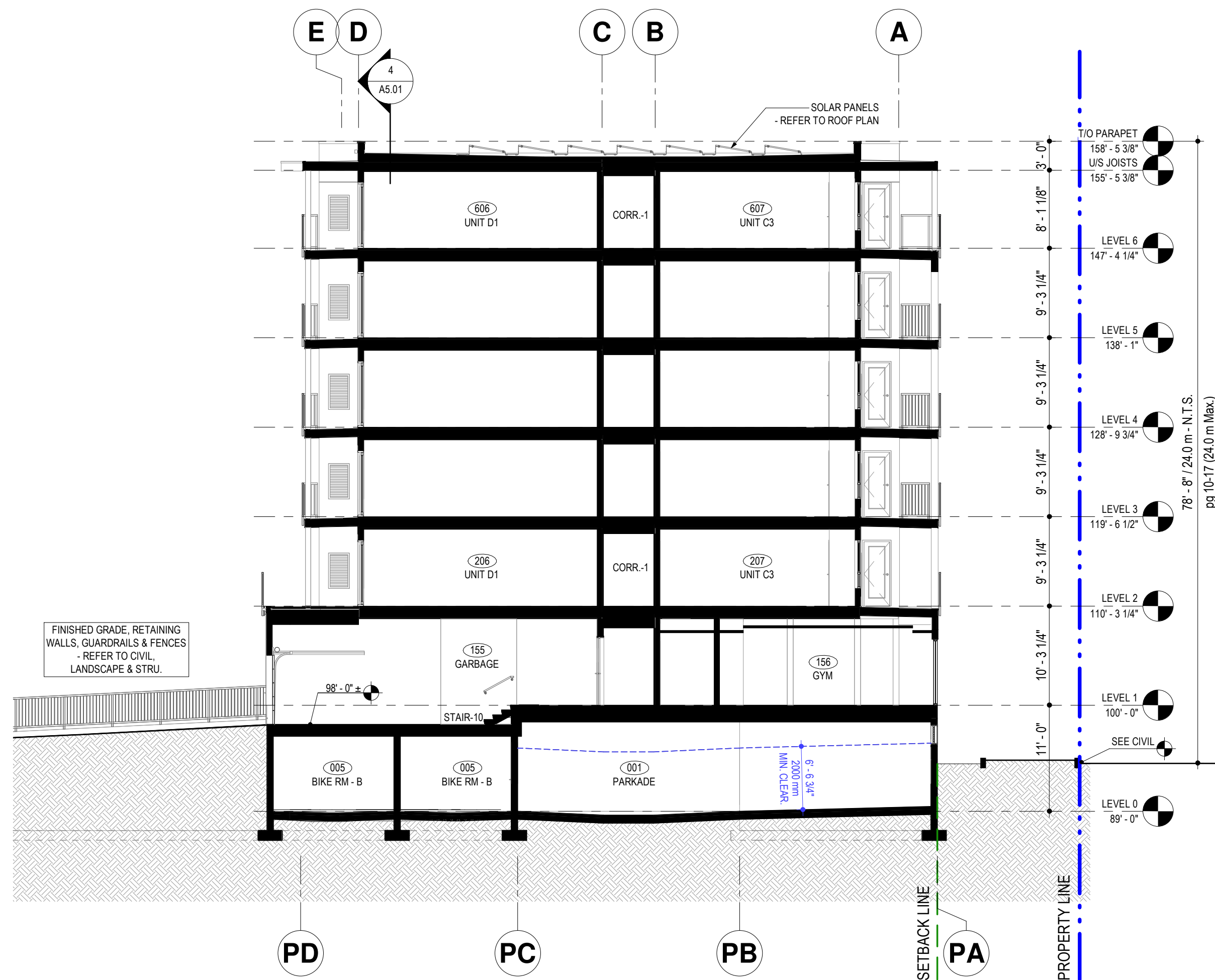
Date	2024-10-10
Job No.	m+m 23-1988
Scale	1" = 10'-0"
Drawn	DS/SN
Checked	30

Drawing Title
BUILDING SECTIONS

Drawing Number
A5.01

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Schedule 'A'
DVP PL2024-9858 (Major)



No.	Date	Issued
7	2024-11-15	ISSUED FOR TENDER
8	2024-11-15	ISSUED FOR BP

No.	Date	Issued
1	2024-07-10	ISSUED FOR DEVELOPMENT PERMIT
2	2024-08-07	30% PROGRESS
3	2024-09-18	ISSUED FOR REVISED DP
4	2024-09-20	70% PROGRESS
5	2024-10-10	ISSUED FOR REVISED DP
6	2024-10-15	90% PROGRESS

Project Title
**6-STOREY APARTMENT
BUILDING WITH PARKADE**

1001 TIMMINS STREET, PENTICTON, BC

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
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EMAIL: kei-mai@shaw.ca

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Date: 2024-10-10
Job No.: m+m 23-1988
Scale: 1" = 10'-0"
Drawn: DS/SN
Checked: 30

Drawing Title
BUILDING SECTIONS

Drawing Number
A5.01.

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23069-100

955 TIMMINS STREET

Landscape Works - Development Permit

Estimate of Probable Costs - Reference: LDP1

September 18, 2024

Description of Work		Unit	Estimated Amount	Estimated Value	Total Value
1.0	Landscape Works On-Site				
1.1	CoP required bylaw trees (5cm Cal)	ea.	24	\$750.00	\$18,000.00
1.2	Import growing medium for CoP bylaw trees including surrounding planting areas	m ²	96	\$440.00	\$42,240.00
1.3	Deciduous trees (5cm Cal) (parking islands)	ea.	21	\$750.00	\$15,750.00
1.4	Landscaped area planting - ornamental grasses & perennials (#01)	m ²	336	\$20.00	\$6,728.00
1.5	Landscaped area planting - shrubs (#02)	m ²	505	\$30.00	\$15,138.00
1.6	Imported growing medium for Deciduous trees (4m3 per tree) (parking islands)	m ³	84	\$80.00	\$6,720.00
1.7	Imported growing medium for planting areas (300mm depth) (planting islands)	m ³	120	\$80.00	\$9,600.00
1.8	Composted bark mulch on planting areas (50mm)	m ³	42	\$65.00	\$2,733.25
1.9	Comapcted gravel paving to community garden with fabric underlay (50mm)	m ²	128	\$12.50	\$1,600.00
1.10	Engineered wood fibre	m ²	83	\$30.00	\$2,490.00
1.11	Raised vegetable garden boxes	ea.	5	\$400.00	\$2,000.00
1.12	1.8m HT. chain link fence	lm	65	\$250.00	\$16,250.00
1.13	1.2m HT. chain link fence to amenity area	lm	27	\$250.00	\$6,750.00
1.14	1.8m HT. ornamental fence	lm	34	\$250.00	\$8,500.00
1.15	Bench	ea.	6	\$2,000.00	\$12,000.00
1.16	Bike racks	ea.	1	\$1,500.00	\$1,500.00
1.17	High efficiency irrigation system	m ²	841	\$55.00	\$46,255.00
SUBTOTAL				\$214,254.25	

The estimate of costs provided herein is not a guaranteed amount but is to be used for Development Permit bonding purposes only.
Estimate of costs are based on 2024 contractor pricing and are subject to change.

September 18, 2024

City of Penticton
171 Main Street
Penticton, BC V2A 5A9

Attention: Development Services

Re: 955 TIMMINS STREET- DEVELOPMENT PERMIT

As per our client's request, CTQ Consultants Ltd., estimates a landscape development cost of on-site improvements to be **\$214,254.25** excluding applicable taxes, for the above noted property. This price includes landscape materials and installation (trees, shrub planting, imported growing medium, mulch, bike racks, benches, fence, and irrigation).

Should the City of Penticton require a bond amount of 125% of the cost estimate, the bond amount will be **\$267,817.81**.

Should you require any explanation of this letter, please contact the undersigned.

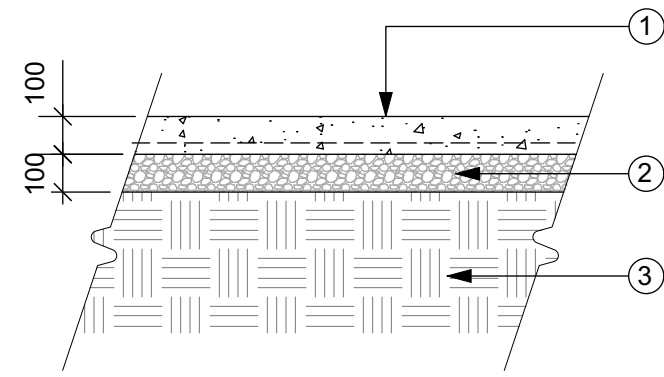
Yours sincerely,

CTQ CONSULTANTS LTD.

A handwritten signature in black ink, appearing to read 'Natalie Martin', is written over a large, diagonal red watermark that reads 'Schedule A DVP PL2024-9858 (Major)'.

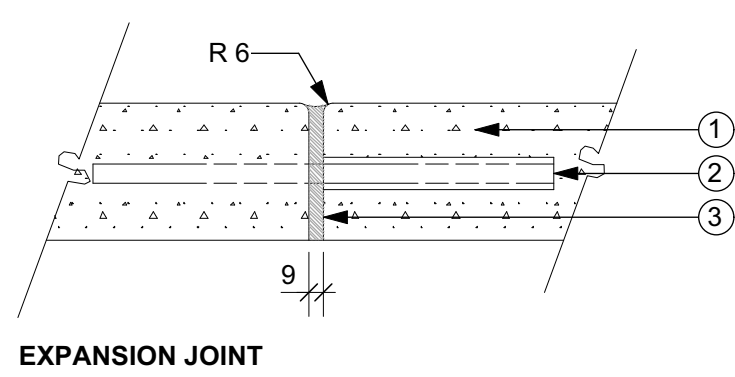
Natalie Martin, BCSLA CSLA

NOTE:
A. CONCRETE PAVING TO BE NATURAL GREY, LIGHT BROOM FINISH W/O TROWELED EDGE.
B. SEE STRUCTURAL FOR REINFORCEMENT.

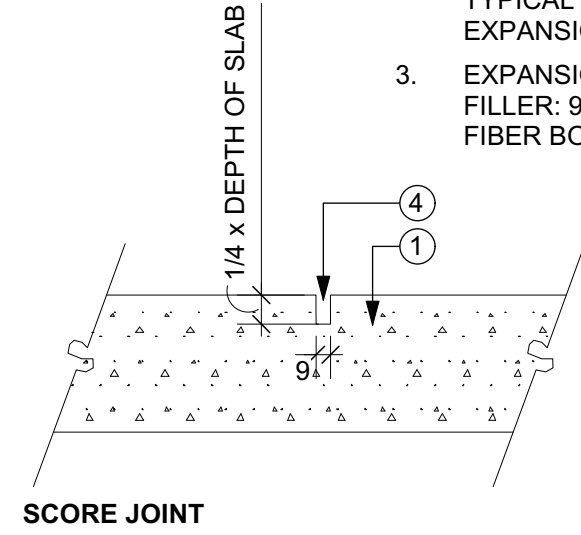


1. C.I.P. CONCRETE SLAB W/ REINFORCEMENT
2. GRANULAR BASE COMPACTED TO 95% M.P.D.
3. SUBGRADE COMPACTED TO 95% M.P.D.

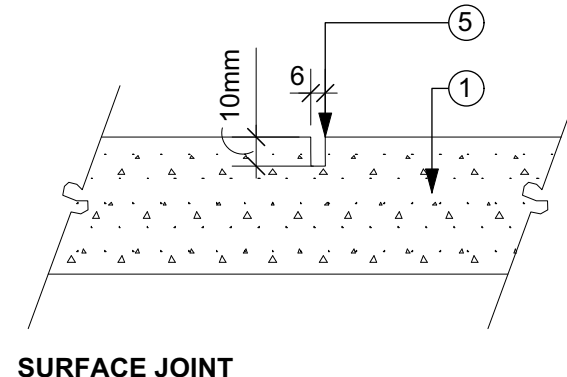
NOTE:
PLACE EXPANSION JOINTS AT 9.0m MAX. INTERVALS & IN ACCORDANCE TO THE CONTROL JOINTS SHOWN ON THE PLAN



EXPANSION JOINT



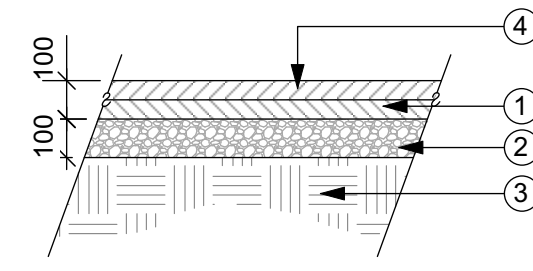
SCORE JOINT



SURFACE JOINT

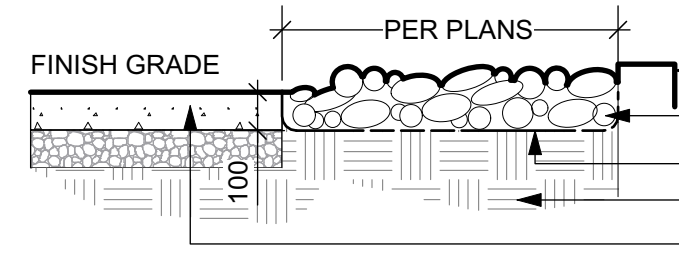
1. CONCRETE PAVEMENT
2. 12mm DIA. x 300mm DOWEL @ 1.2m O.C., TYPICAL @ ALL EXPANSION JOINTS
3. EXPANSION JOINT FILLER: 9mm ASPHALTIC FIBER BOARD
4. SAW CUT SCORE JOINT
5. SAW CUT SURFACE/DUMMY JOINT SEE PLANS AND DETAILS FOR PATTERN

NOTE:
A. FIRST LAYER OF CRUSHER FINES SHALL BE COMPACTED BEFORE INSTALLATION OF SECOND LAYER
B. CRUSHER FINES TO BE 12mm MINUS CRUSHER CHIPS.



1. FIRST LIFT OF CRUSHER FINES PAVING COMPACTED TO 95% M.P.D.
2. 32mm MINUS AGGREGATE BASE COMPACTED TO 95% M.P.D.
3. SUBGRADE COMPACT TO 95% M.P.D.
4. FINAL LIFT OF CRUSHER FINES PAVING COMPACTED TO 95% M.P.D.

PLAN



SECTION

1. ADJACENT CONCRETE CURB
2. RIVER ROCK: 25-50mm ROUND, 100mm MIN DEPTH
3. FILTER FABRIC
4. COMPACTED SUBGRADE
5. ADJACENT CONCRETE PAVING

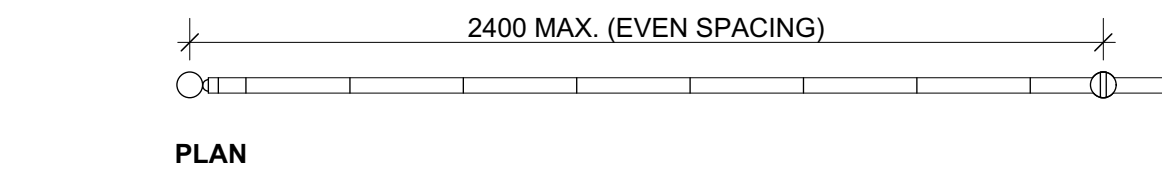
1 Concrete Paving - Section
L4.0 1:20

2 Control Joints - Section
L4.0 1:5

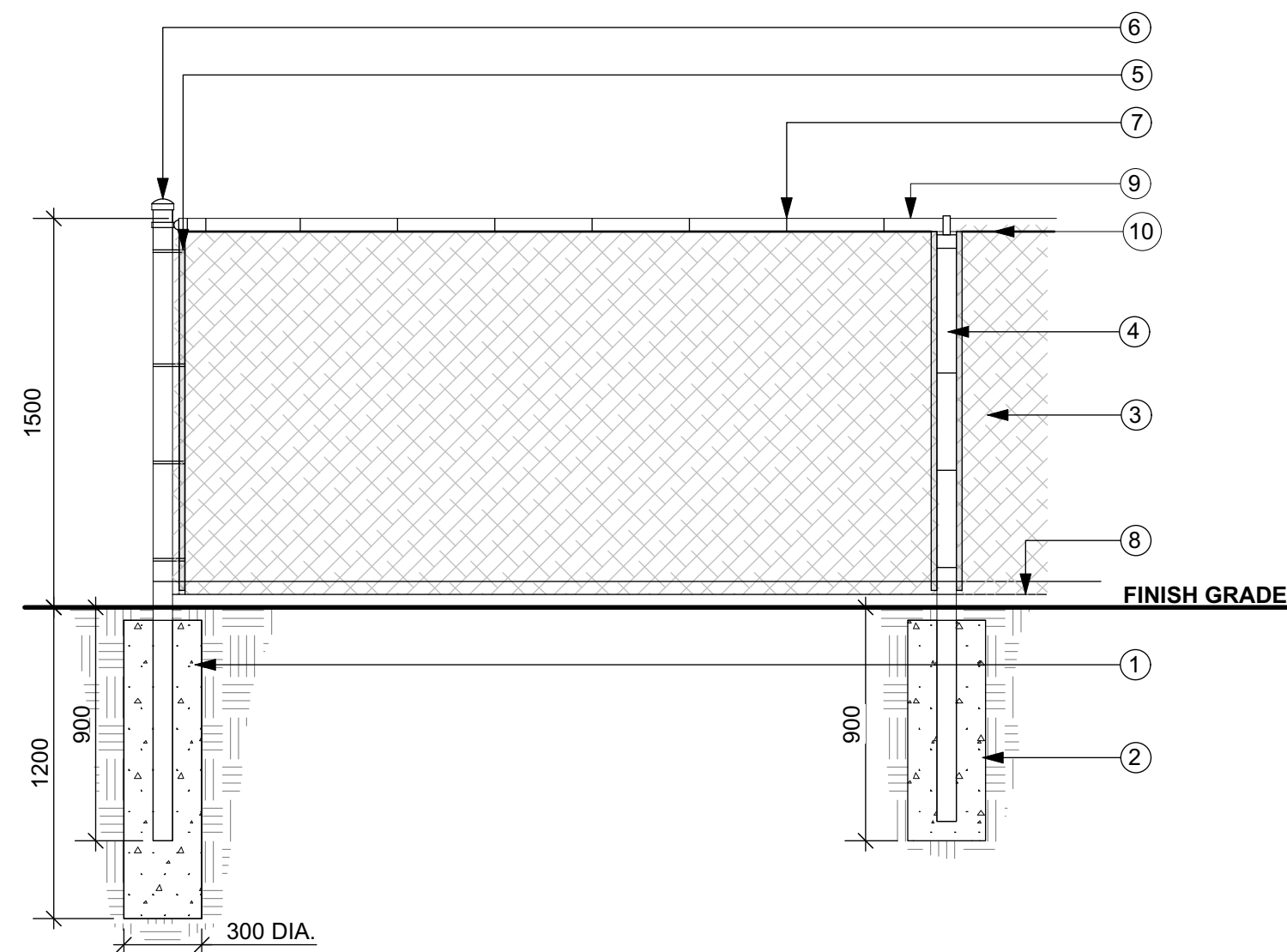
3 Crusher Fines - Section
L4.0 1:20

4 Rock Mulch - Section
L4.0 1:20

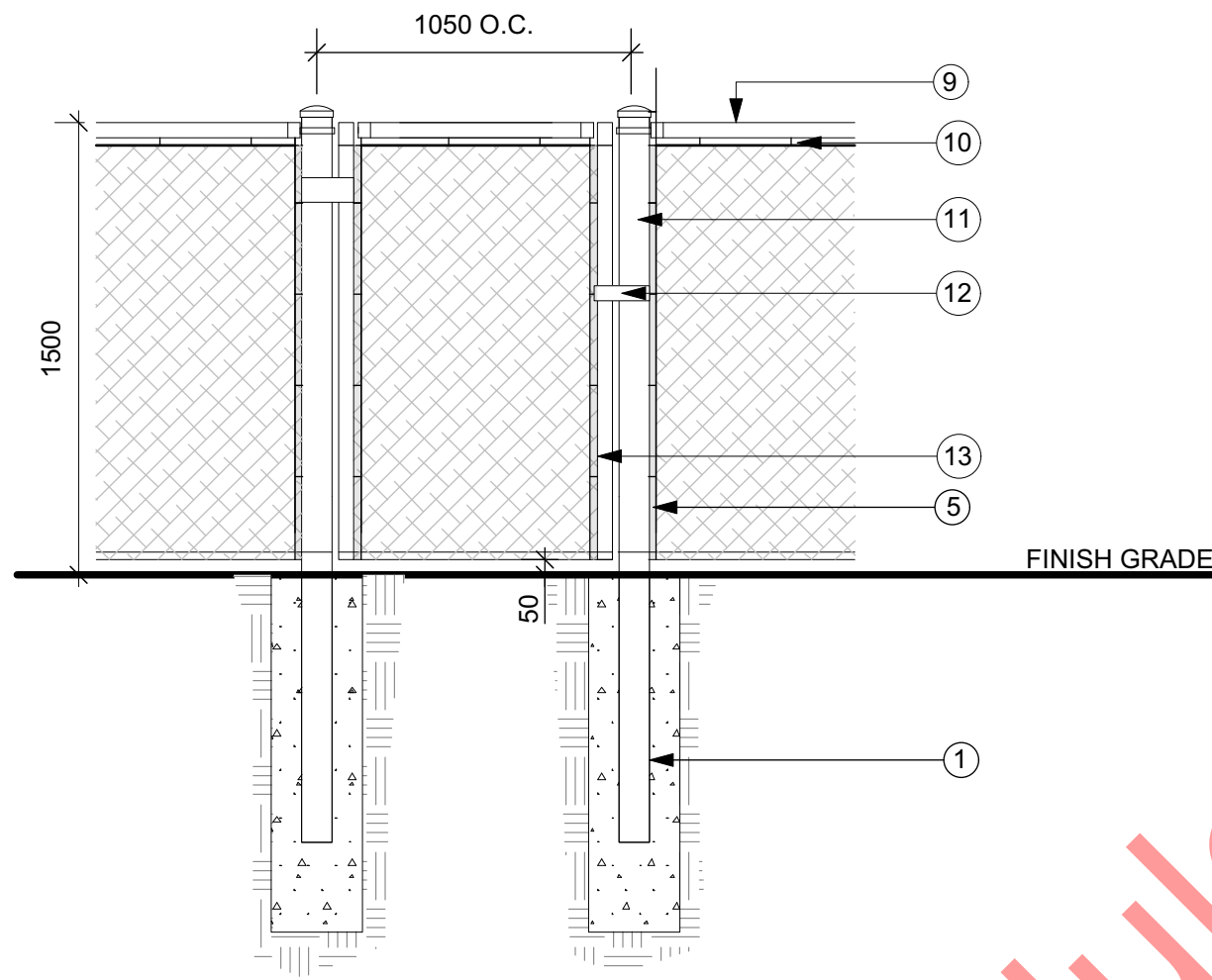
NOTE:
A. ALL FENCING COMPONENTS TO BE GALVANIZED. FABRIC TO BE PLACED FACING OUT FROM THE PROPERTY.
B. ALL COMPONENTS OF CHAINLINK FENCE TO BE COMMERCIAL WEIGHT.



PLAN



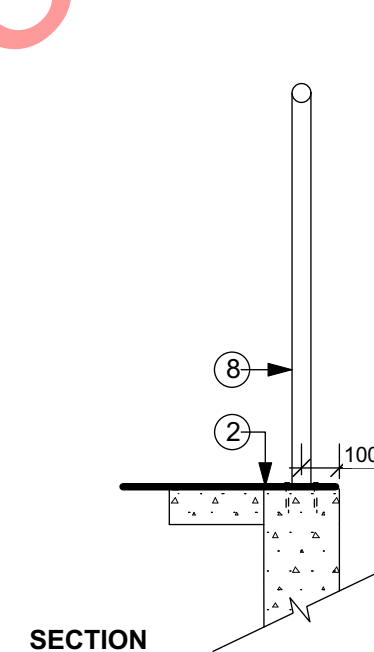
SECTION - FENCE



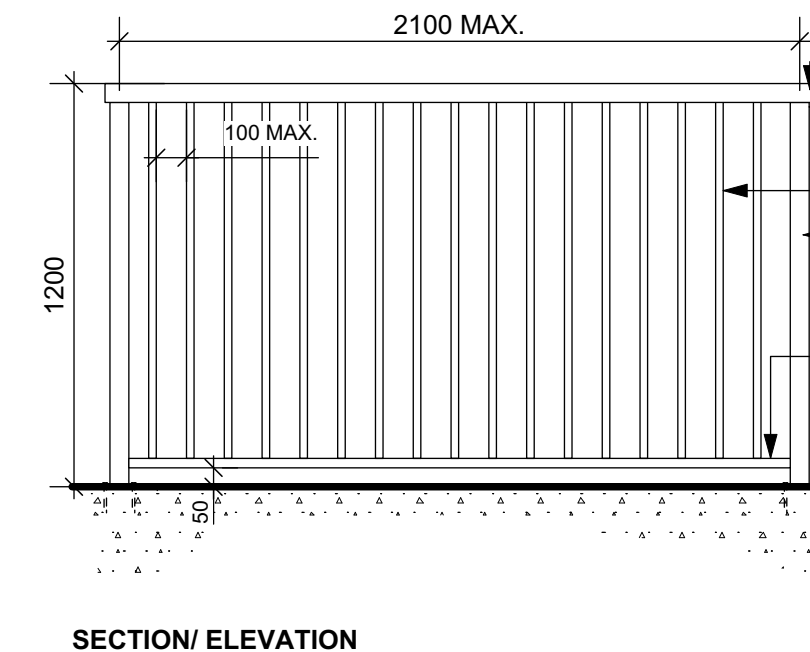
SECTION - GATE

1. TERMINAL/ GATE POST CONCRETE FOOTING, 1200 X 300
2. LINE POST CONCRETE FOOTING, 900 X 300
3. CHAINLINK FABRIC, 2" WOVEN 6 GA., BLACK VINYL COAT (9 GA. CORE)
4. LINE POST, 2-3/8" DIA. W/ EYE CAP
5. TENSION BAR W/ FASTENERS (TYP.)
6. TERMINAL/ GATE POST; 2-3/8" DIA. W/ POST CAP
7. FENCE SECURED W/ WIRE, 375mm O.C.(TYP.)
8. FABRIC TO BE 2" MIN. ABOVE GRADE
9. TOPRAIL; 1-5/8" O.D.; GALV. PIPE
10. 9 GAUGE HIGH TENSILE WIRE (TYP.)
11. TERMINAL POST; 2-7/8" O.D., SCH. 40 GALV. PIPE W/ CAP
12. LOCKING LATCH (TYP.)
13. FABRIC TIE (TYP.)

NOTE:
A. ALL COMPONENTS TO BE FINISHED GLOSS BLACK.
B. FENCE & GATE TO BE IRON EAGLE SERIES 2000, MODEL # 2040 ALUMINUM, AVAILABLE FROM IRON EAGLE INDUSTRIES INC. (CONTACT JOHN (250) 870-4129) INSTALL PER MANUFACTURER'S SPECIFICATIONS.



SECTION



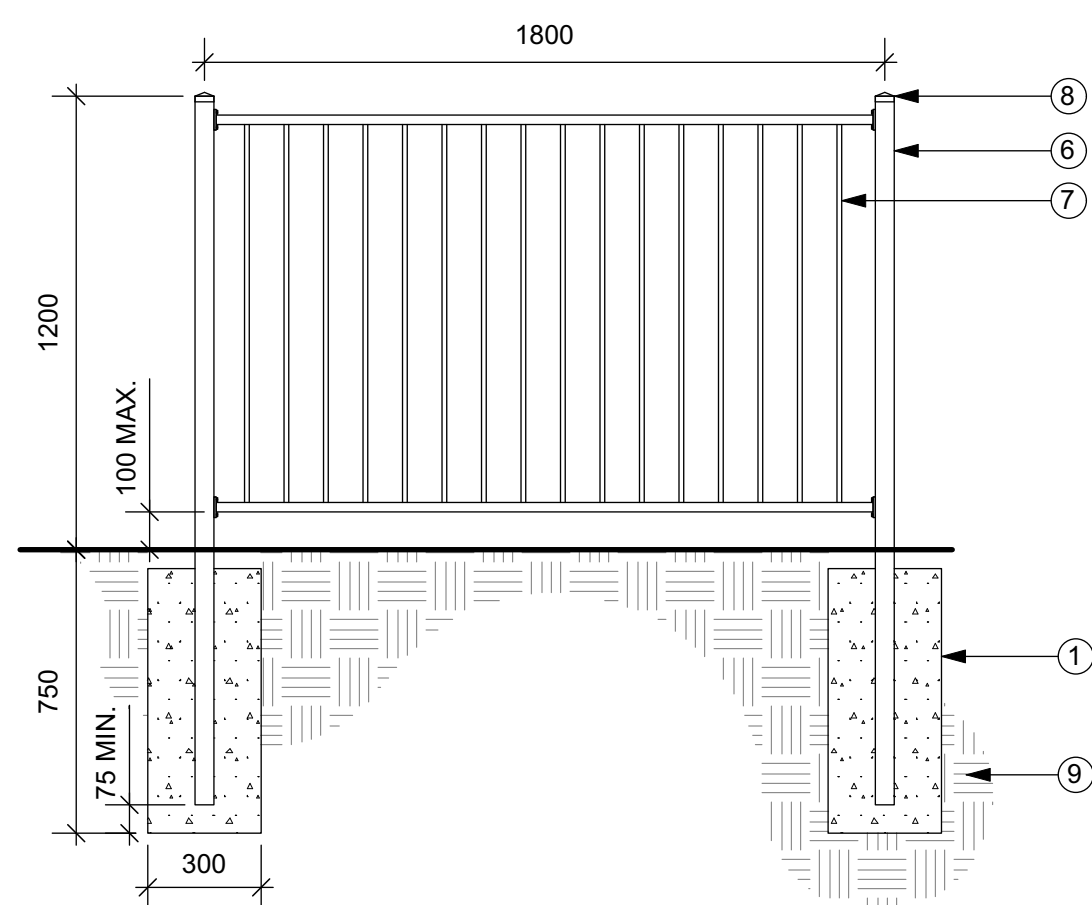
SECTION/ ELEVATION

1. METAL GUARDRAIL
2. FINISH GRADE OF CONC. RETAINING WALL
3. METAL FLANGE W/ LAG SHIELD/ WASHER/BOLT CONNECTION TO RETAINING WALL.
4. 3/4" SQR. METAL STILE (TYP.)
5. 2" SQR. METAL TUBE (TYP.)
6. 1" SQR. METAL RAIL (TYP.)
7. 2" METAL PIPE
8. GUARDRAIL

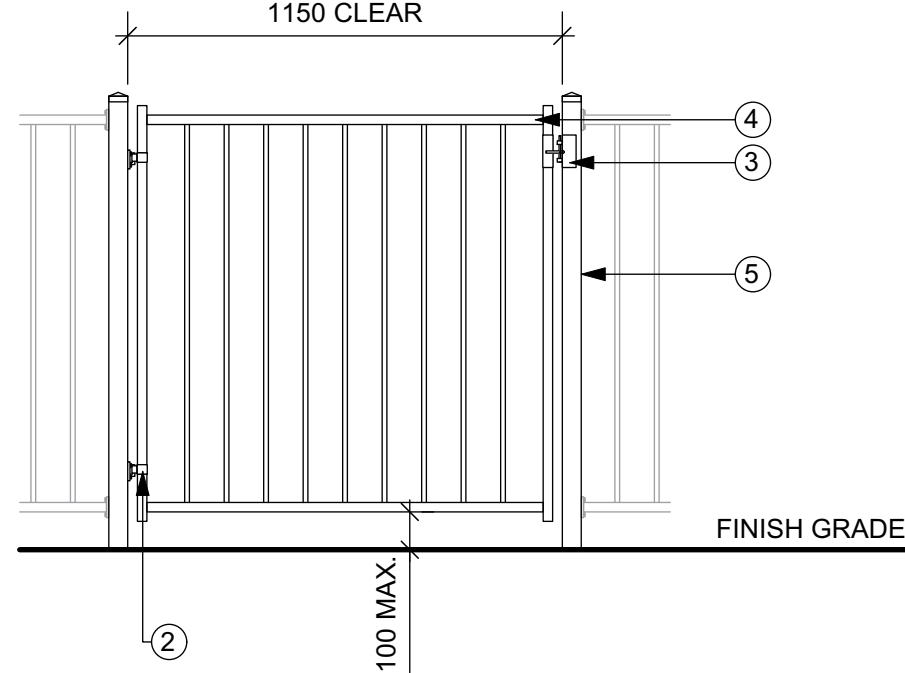
5 Chainlink Fence and Gate - Section
L4.0 1:25

6 1.2m HT. Guardrail - Section
L4.0 1:20

NOTE:
A. ALL COMPONENTS TO BE FINISHED GLOSS BLACK.
B. FENCE & GATE TO BE IRON EAGLE SERIES 2000, MODEL # 2040 ALUMINUM, AVAILABLE FROM IRON EAGLE INDUSTRIES INC. (CONTACT JOHN (250) 870-4129) INSTALL PER MANUFACTURER'S SPECIFICATIONS.

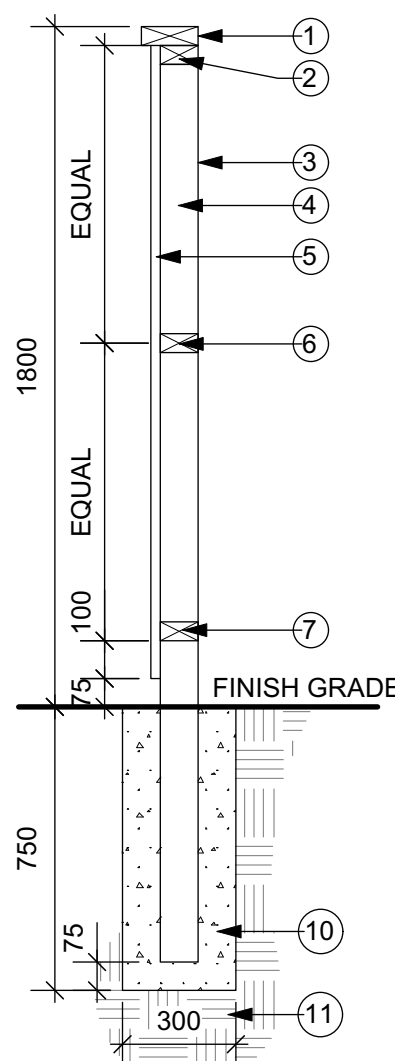


SECTION

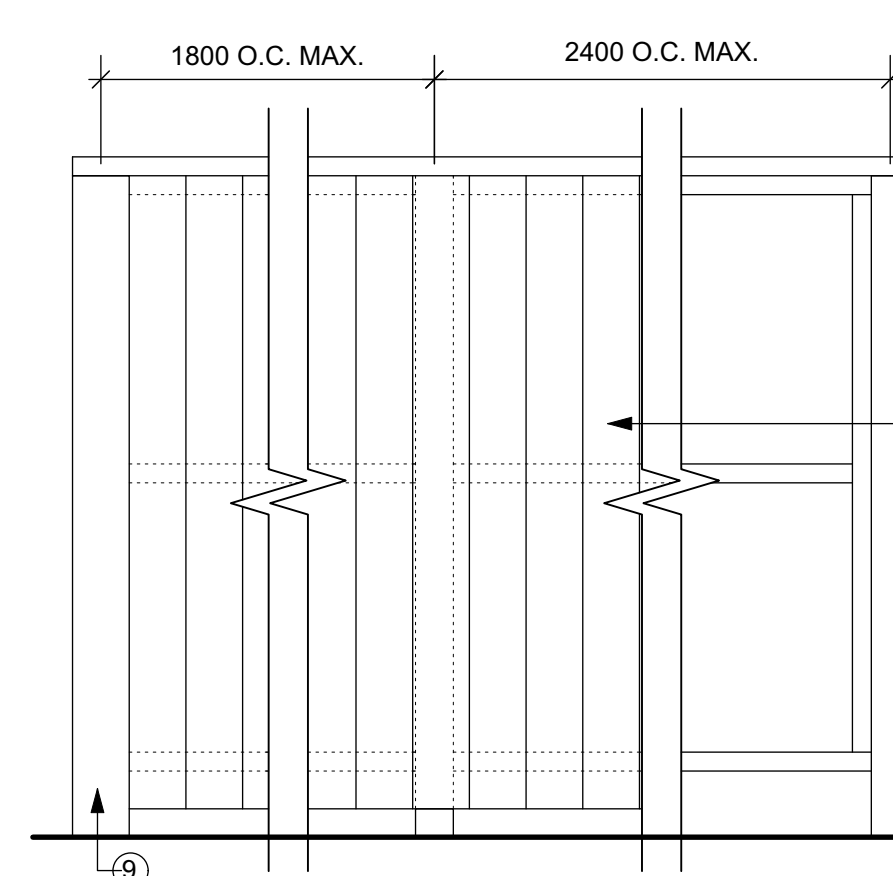


ELEVATION

1. CONCRETE FOOTING
2. SELF-CLOSING METAL HINGE W/ BOLT CONNECTION TO POST (TYP.)
3. SELF-LOCKING LOCK MECHANISM
4. # 2040 ALUMINUM GATE PANEL, (WELDED) W/ HARDWARE
5. 2" SQ. METAL FENCE POST
6. 2" SQ. ALUMINUM FENCE POST
7. # 2040 ALUMINUM FENCE PANEL; BOLTED TO POSTS AT TOP & BOTTOM RAIL
8. PYRAMID POST CAP
9. COMPACTED SUBGRADE



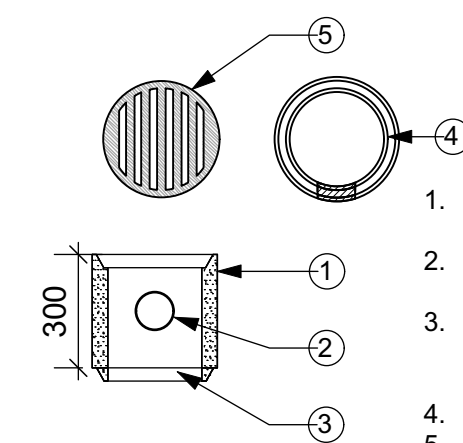
SECTION



ELEVATION

NOTE:
1. ALL WOOD MEMBERS TO BE FIR AND FINISHED W/ C.I.L. SEMI-TRANSPARENT EXTERIOR WOOD STAIN, CEDAR COLOUR, AVAILABLE FROM RONA HARDWARE (250-762-7389).
2. ALL METAL COMPONENTS TO BE STAINLESS STEEL & PAINTED MATTE BLACK.

1. 2 X 6" CAP RAIL
2. 2 X 4" TOP RAIL
3. 4 X 4" POST
4. 2 X 4" SIDE SUPPORT
5. 1 X 6" FENCE BOARDS
6. 2 X 4" MIDDLE RAIL
7. 2 X 4" BOTTOM RAIL
8. FINISH GRADE
9. 6 X 6" CORNER / END POST
10. CONCRETE FOOTING
11. COMPACTED SUBGRADE



1. 300mm LAWN BASIN ASSEMBLY
2. OPENING TO SUIT LANDSCAPE DESIGN
3. BOTTOM OF BASIN TO BE OPEN TO ROCK FILL
4. 250mm
5. CAST IRON GRATE

7 1.2m HT. Ornamental Fence & Gate - Section
L4.0 1:20

8 1.8m HT. Solid Screen Fence - Section
L4.0 1:20

9 Lawn Basin - Section
L4.0 N.T.S

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NOTES

SEAL

NOT FOR CONSTRUCTION		
4	ISSUED FOR 90% PROGRESS REVIEW	2024-10-28
3	ISSUED FOR 90% REVIEW	2024-10-15
2	ISSUED FOR 70% REVIEW	2024-09-12
1	ISSUED FOR 30% REVIEW	2024-08-07
ISSUE	DESCRIPTION	DATE

CLIENT NAME:

MISSION GROUP

PROJECT NAME:

955 TIMMINS STREET -
MULTI-FAMILY DEVELOPMENT

DRAWING TITLE:

MATERIAL DETAILS

DRAWN:

MC

CHECKED:

NM

PROJECT NO.:

23069-100

SCALE:

AS NOTED

DRAWING NO.:

L4.0

P:\Projects-2023\23069 - CoP Timmins S\4-Eng\4-CAD\2-DESIGN-SF\23069-C-04.dwg October 16, 2024 Tobi Friesen

LOT 1
PL. 36021

EASEMENT
PL. KAP57154
ROAD RESERVE
PL. KAP57153

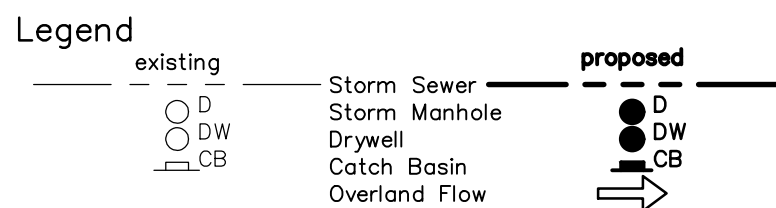
PROP. LOT A
PL. EPP124254

PROP. LOT B
PL. EPP124254

PROP. SEWER SRW

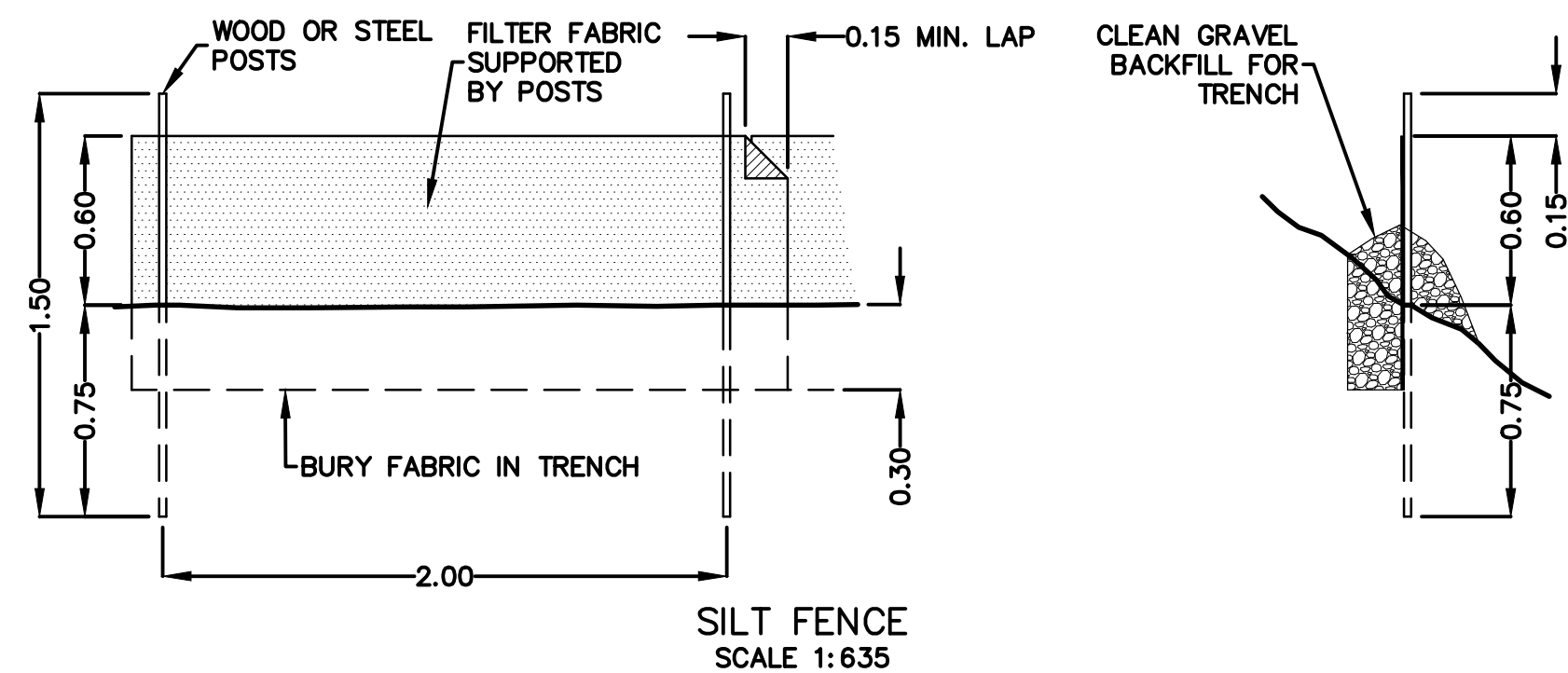
1.0 STORM TABLE			
EVENT	NAME	I (mm/hr)	S.F.
POST DEVELOPMENT MAJOR	Penticton 100yr	27.4	15%
POST DEVELOPMENT MINOR	Penticton 5yr	14.8	15%

2.0 POST DEVELOPMENT STORMWATER MANAGEMENT TABLE													
AREA							FLOW						
NAME	TOTAL	WEIGHTED COEFFICIENT	IMPERVIOUS	IMPERVIOUS COEFFICIENT	PERVIOUS	PERVIOUS COEFFICIENT	Q5	TOC5	Q100	TOC100	INFILTRATION RATE	VOLUME REQUIRED	VOLUME PROVIDED
	(ha)		(%)		(%)		(L/s)	(min)	(L/s)	(min)	(L/s)	(m³)	(m³)
Building and Parking Area	0.7	1.0	100%	0.95	0%	0.20	97	10	337	5	7	245	257
DW1	0.1	1.0	100%	0.95	0%	0.20	10	10	34	5	2	12	15

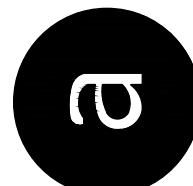


STORM WATER MANAGEMENT NOTES

- STORM WATER MANAGEMENT DESIGN IS BASED ON THE CITY OF PENTICTON SUBDIVISION AND DEVELOPMENT BYLAW 2004-81, NOVEMBER 2004.
- STORM DESIGN COMPLETED USING THE RATIONAL METHOD.
- A RECOMMENDED INFILTRATION RATE OF 0.000055 m/s FOR GROUNDWATER RECHARGE WITH A SAFETY FACTOR OF 200% APPLIED FOR A UTILIZED INFILTRATION RATE OF 0.0000275 m/s BASED ON TETRA TECH GEOTECHNICAL REPORT 704-ENG.KGEO03871-01, DATED FEBRUARY 2022.
- STORM UTILIZED IN THIS DESIGN ARE LISTED IN TABLE 1.0.
- POST DEVELOPMENT CATCHMENT INFORMATION IS SHOWN IN TABLE 2.0.
- MINOR STORM FLOWS ARE CONTAINED WITHIN THE STORM SYSTEM.
- MAJOR STORM FLOWS ARE CONVEYED TO THE STORAGE LOCATION.
- FLOWS IN EXCESS OF THE MAJOR STORM ARE ROUTED ALONG THE OVERLAND FLOW ROUTE.
- STORM WATER STORAGE IS BASED ON A RETENTION SYSTEM (ground disposal).
- A 15% INCREASE IN RAINFALL INTENSITY IS APPLIED IN ACCORDANCE WITH EGBC GUIDELINES TO ACCOUNT FOR CLIMATE CHANGE IMPACTS ON STORM EVENTS.
- THE STORMWATER STORAGE TANK IS DESIGNED WITH A 50% ADDITIONAL CAPACITY AS A SAFETY FACTOR TO ACCOUNT FOR POTENTIAL OVERFLOWS, INACCURACIES IN STORMWATER PREDICTIONS, OR SYSTEM INEFFECTACIES.



262 MAIN STREET
PENTICTON, B.C.
V2A 5B2
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FAX: 250.492.0318
EMAIL:
pen-mai@shaw.ca
233 BERNARD AVENUE
KELOWNA, B.C.
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kel-mai@shaw.ca



m+m
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ARCHITECTS INC.

Civil

ctq ENGINEERING
LANDSCAPE ARCHITECTURE
URBAN PLANNING
PHONE 250.761.2217
www.ctqconsultants.ca

Seal

LOT 2
PL. 6214

LOT 1
PL. 6603

LOT 1
PL. 8098

TIMMINS ST.

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No.	Date	Revision
1	23.10.10	DEVELOPMENT PERMIT

Project Title
1001 TIMMINS ST.

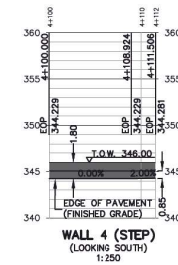
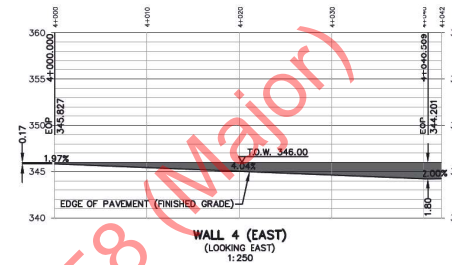
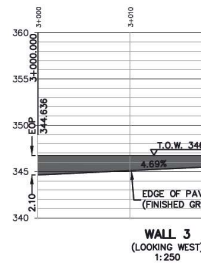
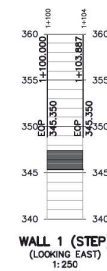
PENTICTON
Drawing Number

C-04

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
STORM WATER
MANAGEMENT PLAN

Date OCTOBER 2024
Job No. CTQ 23069
Scale 1:5080
Drawn RR
Checked VB



Schedule 'A'
DVP PL2024-988



MEIKLEJOHN
ARCHITECTS INC.

Civil

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 Website: www.apa.org

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1	23.10.10	DEVELOPMENT PERMIT

Project Title
1001 TIMMINS ST.

PENTITION

Drawing Number

C-06

DRAWINGS ARE NOT TO BE SCALED. ALL
DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
DETAILS
RETAINING WALL PROFILES
STM TANK SECTIONS

Date	OCTOBER 2024
Job No.	CTQ 23069
Scale	AS NOTED
Drawn	RR
Checked	VB

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Product Certifications



Quick Facts

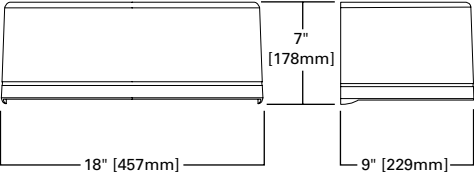
- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

Connected Systems

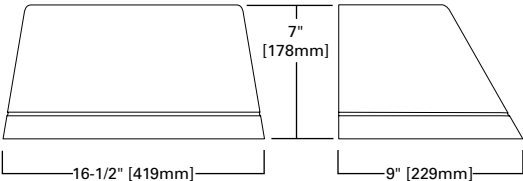
- WaveLinX PRO Wireless
- WaveLinX LITE Wireless
- Enlighted

Dimensional Details

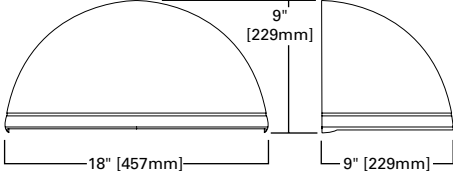
Cylinder



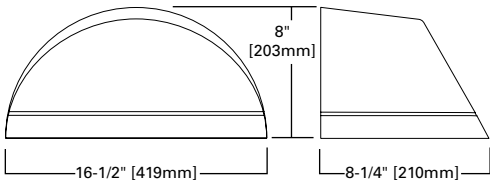
Trapezoid



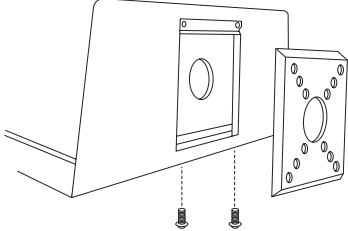
Quarter Sphere



Wedge



Hook -n- Lock



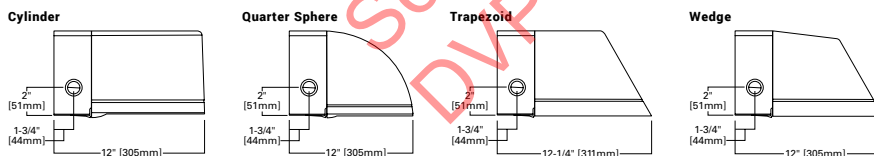
NOTES:
1. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: ISC-SA1F-740-U-T3-BZ

Product Family ¹	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
ISC=Impact Elite LED Small Cylinder ISS=Impact Elite LED Small Quarter Sphere IST=Impact Elite LED Small Trapezoid ISW=Impact Elite LED Small Wedge BAA-ISC=Impact Elite LED Small Cylinder Buy American Act Compliant ²³ TAA-ISC=Impact Elite LED Small Cylinder Trade Agreements Act Compliant ²³ BAA-ISS=Impact Elite LED Small Quarter Sphere Buy American Act Compliant ²³ TAA-ISS=Impact Elite LED Small Quarter Sphere Trade Agreements Act Compliant ²³ BAA-IST=Impact Elite LED Small Trapezoid Buy American Act Compliant ²³ TAA-IST=Impact Elite LED Small Trapezoid Trade Agreements Act Compliant ²³ BAA-ISW=Impact Elite LED Small Wedge Buy American Act Compliant ²³ TAA-ISW=Impact Elite LED Small Wedge Trade Agreements Act Compliant ²³	SA1=1 Square (16 LED) PA1=1 Panel (24 LED) ²⁶	A=350mA B=450mA C=600mA D=800mA E=1000mA F=1200mA ²	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K AMB=Amber, 590nm ^{3,4}	U=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ⁵ 9=347V	SA1 Optics T2=Type II T3=Type III T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I PA1 Optics 5WQ=Type V Square Wide T2R=Type II T2U=Type II Urban T3=Type III T4W=Type IV Wide	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White RALXX=Custom Color ²⁷
Options (Add as Suffix)		Controls and Systems Options (Add as Suffix)		Accessories (Order Separately) ²⁴		
X=Driver Surge Protection (6kV) Only ¹⁷ 20K=Series 20kV UL 1449 Surge Protective Device CBP=Battery Pack with Back Box, Cold Weather Rated ^{14,15} CBP-CEC=Battery Pack with Back Box, Cold Weather Rated, CEC compliant ¹⁴ HSS=Factory Installed House Side Shield ¹⁶ ULG=Uplight Glow ^{6,7,25} LCF=Light Square Trim Plate Painted to Match Housing TR=Tamper Resistant Hardware CC=Coastal Construction ²¹ HA=50°C High Ambient ⁸ AHD14S=After Hours Dim, 5 Hours, 50% ⁹ AHD24S=After Hours Dim, 6 Hours, 50% ⁹ AHD25S=After Hours Dim, 7 Hours, 50% ⁹ AHD35S=After Hours Dim, 8 Hours, 50% ⁹		BPC=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle ^{2,6,7} SPB1=Dimming Occupancy Sensor with Bluetooth Interface, 8' Mounting ^{12,22} SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8' 20" Mounting ^{12,22} SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21' 40" Mounting ^{12,22} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{7,10,11,12} LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8' 16" Mounting Height ^{6,12,13} LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16' 40" Mounting Height ^{6,12,13} WLS2XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{7,18,20} WLS4XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{7,18,20} WPS2XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{7,18,20} WPS4XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{7,18,20}		MA1253=10kV Circuit Module Replacement MA1254-XX=Thruway Back Box - Impact Elite Trapezoid MA1255-XX=Thruway Back Box - Impact Elite Cylinder MA1256-XX=Thruway Back Box - Impact Elite Quarter Sphere MA1257-XX=Thruway Back Box - Impact Elite Wedge FSIR-100=Wireless Configuration Tool for Occupancy Sensor WOLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) ^{7,19}		
NOTES: 1. DesignLight Consortium® Qualified. Refer to www.designlights.org , Qualified Products List under Family Models for details. 2. Not available with ULG option. 3. Choose Drive Current "A" for Amber 590nm, which is provided at 500mA only. 4. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. Not available with ISS or ISW. 7. Cannot be used in conjunction with other control options. 8. Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1000mA or less. 9. Requires the use of photocontrol. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information. 10. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.) 11. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 12. Includes integral photocell. 13. Enlighted wireless sensors are factory installed and require network components in appropriate quantities. 14. Battery pack operating temperature of -20C to +40C. Operates downlight for 90-minutes. 15. Must specify 120V or 277V. 16. Not for use with 5WQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected. 17. Removes additional surge module. 18. Replace XX with sensor color (WH, BZ, or BK). 19. Requires PR7. 20. For WaveLinx applications, WAC Gateway required to enable field-configurability; Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. Gateway not required for WaveLinx Lite Commercial (LC) applications. 21. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 22. Smart device with mobile application required to change system defaults. See controls section for details. 23. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information Components shipped separately may be separately analyzed under domestic preference requirements. 24. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 25. Only available in 3000K, 4000K or 5000K CCT. 26. Not available with motion sensor controls, including SPB, MS/DIM, LWR or WaveLinx. 27. Specify RAL number for Custom Color. Custom color matching available upon request. Consult your lighting representative at Cooper Lighting Solutions for more information.						

Thruway Back Box



Product Specifications

Construction

- Heavy-wall, die-cast aluminum housing and removable hinged door frame
- Optional tamper-resistant fasteners offer vandal resistant access
- IK10 impact rated

Optics

- High-efficiency injection-molded AccuLED optics technology
- 15 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Utilizes "Hook-N-Lock" mounting mechanism, securing to a gasketed and zinc plated mounting attachment

- Two black oxide coated Allen set screws concealed but accessible from below

Finish

- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data



View Impact Elite IES files

1 Light Square (SA)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120 - 277V	20.1	25.4	34.2	45.2	58.2	66.0	20.1	25.4	34.2	45.2	58.2	66.0
	Current (A)	120	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48
Power (Watts)	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
Power (Watts)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics (4000K, 70 CRI)													
T2	Lumens	2,802	3,500	4,618	5,778	7,231	7,895	2,772	3,475	4,576	5,733	7,175	7,834
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	139	138	135	128	124	120	138	137	134	127	123	119
T3	Lumens	2,778	3,470	4,578	5,729	7,169	7,827	2,731	3,424	4,508	5,648	7,069	7,718
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	138	137	134	127	123	119	136	135	132	125	121	117
T4FT	Lumens	2,751	3,436	4,534	5,673	7,099	7,751	2,762	3,462	4,559	5,712	7,149	7,805
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	137	135	133	126	122	117	137	136	133	126	123	118
T4W	Lumens	2,780	3,473	4,582	5,733	7,174	7,833	2,739	3,434	4,522	5,665	7,089	7,740
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	138	137	134	127	123	119	136	135	132	125	122	117
SL2	Lumens	2,763	3,451	4,554	5,698	7,130	7,785	2,730	3,422	4,507	5,646	7,066	7,715
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
	Lumens Per Watt	137	136	133	126	123	118	136	135	132	125	121	117
SL3	Lumens	2,745	3,429	4,524	5,660	7,084	7,734	2,709	3,396	4,472	5,603	7,012	7,655
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	137	135	132	125	122	117	135	134	131	124	120	116
SL4	Lumens	2,680	3,348	4,417	5,526	6,916	7,551	2,666	3,342	4,401	5,514	6,900	7,534
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	133	132	129	122	119	114	133	132	129	122	119	114
SLL	Lumens	2,447	3,057	4,033	5,046	6,315	6,895	2,459	3,083	4,059	5,086	6,365	6,949
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	122	120	118	112	109	104	122	121	119	113	109	105
RW	Lumens	2,883	3,601	4,751	5,945	7,440	8,123	2,818	3,533	4,652	5,828	7,294	7,964
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1
	Lumens Per Watt	143	142	139	132	128	123	140	139	136	129	125	121

1 Light Panel (PA)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120 - 277V	28.9	36.4	48.9	63.0	82.4	94.4	28.9	36.4	48.9	63.0	82.4	94.4
Current (A)	120V	0.24	0.31	0.41	0.53	0.69	0.79	0.24	0.31	0.41	0.53	0.69	0.79
	277V	0.11	0.14	0.18	0.23	0.30	0.34	0.11	0.14	0.18	0.23	0.30	0.34
Power (Watts)	347V or 480V	30.5	37.7	49.0	63.9	83.2	95.0	30.5	37.7	49.0	63.9	83.2	95.0
Current (A)	347V OR 480V	0.09	0.11	0.14	0.19	0.24	0.28	0.09	0.11	0.14	0.19	0.24	0.28
	480V	0.07	0.08	0.11	0.14	0.18	0.20	0.07	0.08	0.11	0.14	0.18	0.20
Optics (4000K, 70 CRI)													
T2R	Lumens	4,296	5,369	7,010	8,733	10,721	11,750	4,154	5,211	6,738	8,386	10,329	11,338
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2
	Lumens Per Watt	149	147	143	139	130	124	144	143	138	133	125	120
T2U	Lumens	4,241	5,300	6,920	8,621	10,584	11,600	4,123	5,172	6,688	8,323	10,252	11,253
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens Per Watt	147	146	142	137	128	123	143	142	137	132	124	119
T3	Lumens	4,193	5,240	6,842	8,524	10,464	11,468	4,079	5,117	6,616	8,235	10,143	11,133
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens Per Watt	145	144	140	135	127	121	141	141	135	131	123	118
T4W	Lumens	4,165	5,205	6,796	8,467	10,394	11,392	4,083	5,122	6,623	8,243	10,152	11,144
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens Per Watt	144	143	139	134	126	121	141	141	135	131	123	118
5WQ	Lumens	4,255	5,318	6,943	8,650	10,619	11,638	4,206	5,276	6,822	8,491	10,458	11,480
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G3
	Lumens per Watt	147	146	142	137	129	123	146	145	140	135	127	122

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Control Options

0-10V

This fixture is offered standard with 0-10V dimming driver(s).

Photocontrol (BPC and PR7)

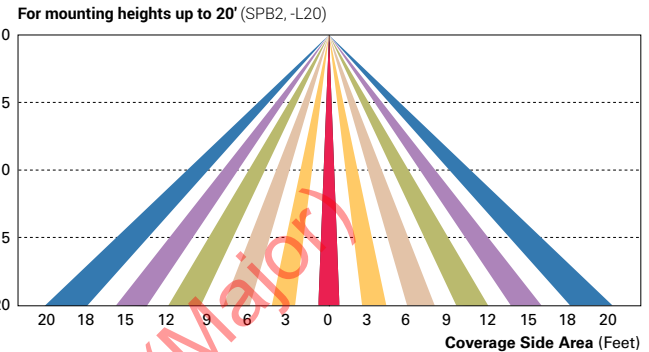
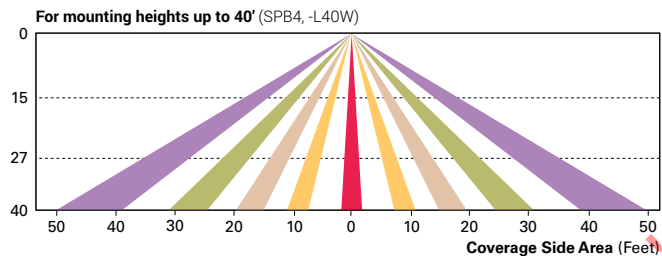
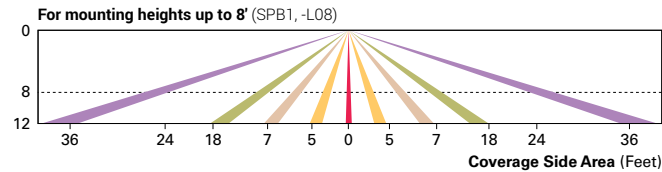
Optional button-type photocontrol provides a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

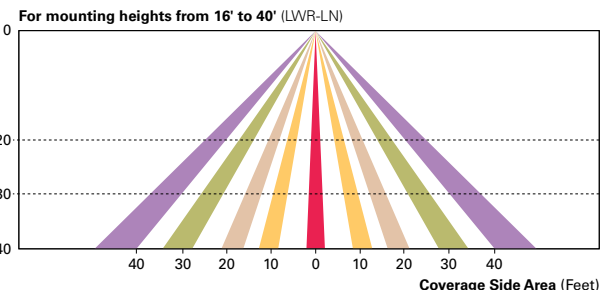
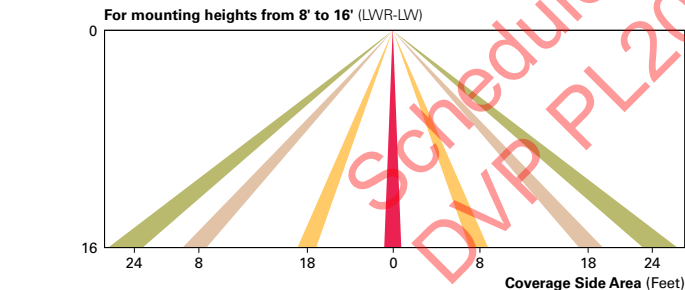
Dimming Occupancy Sensor (SPB, MS/DIM-LXX)

These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)

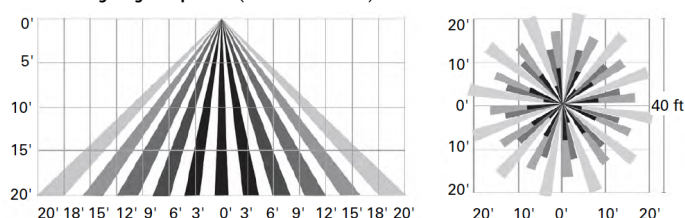
Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



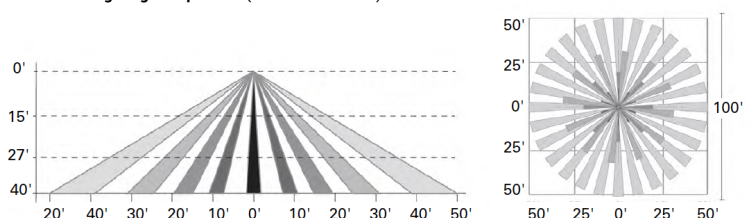
WaveLinX Wireless Control and Monitoring System

Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinX Pro (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinX Lite (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX Lite mobile application for set-up and configuration. WAC not required. WaveLinX Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (WPS2 and WLS2)



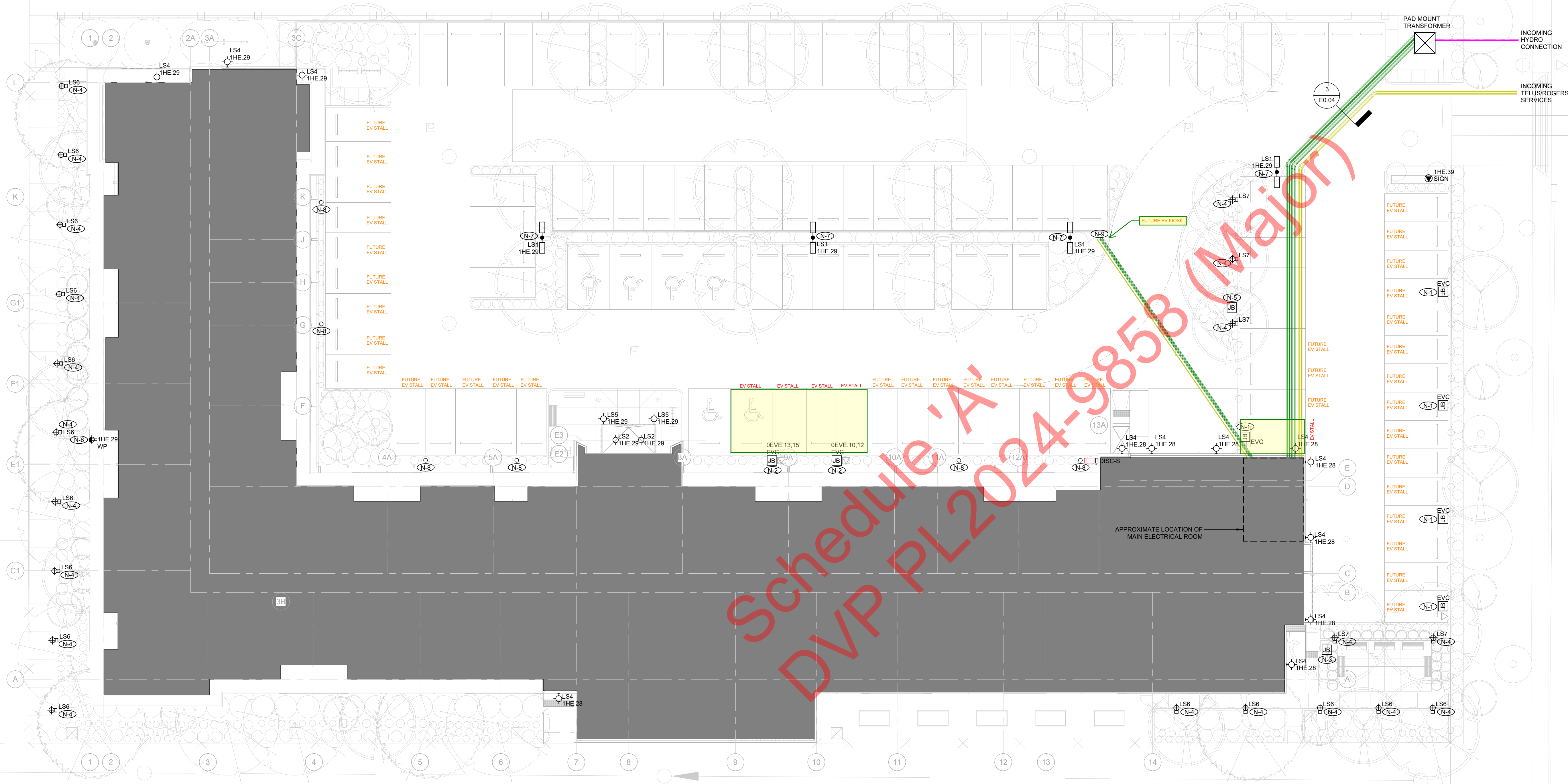
For mounting heights up to 40' (WPS4 and WLS4)







- a. Mission Group will provide – at occupancy - 5 indoor EV chargers in the parkade and 2 EV chargers by the front door. Each of these circuits will also have a dedicated ethernet connection point.
- b. Each of these EV chargers has the capacity to expand into 3 additional EV chargers
- c. by year 5 – we will have 20 indoor chargers in the parkade, as well as 8 outside in the parking area by the front door.
- d. we will initially provide conduit in the parkade to an additional 15 dedicated future EV stalls – each one being capable of adding 3 more stalls. We will also provide conduit in the parkade for future ethernet connection points.
- e. as our need for EV increases – we will commit to providing additional EV chargers. By year 10 – 50% of the parking stalls in the parkade will have EV chargers
- f. additional chargers will be added on an as required basis – with the end result being all 78 stalls in the parkade receiving an EV charging outlet. If required this will happen by year 20.
- g. in the exterior parking areas – a conduit will run under the parking lot to a pedestal by the fire hydrant- which will be used as a future EV distribution point.
- h. To us – it would make the most sense to energize all of the stalls in the parkade – prior to starting on the outside stalls.
- i. on the ramp down to the parkade entry – concrete will have conduit installed for future EV parking
- j. in both these areas – we will commit to energizing these stalls and adding chargers as the need arises. By year 20 –all outdoor stalls will be energized as well.



- GENERAL NOTES**
- DO NOT SCALE DRAWINGS. THE LOCATIONS OF ALL ITEMS SHOWN ON THE DRAWINGS OR SPECIFIED THAT ARE NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE. DETERMINE THE EXACT LOCATIONS NECESSARY TO SECURE THE BEST CONDITIONS AND RESULTS BASED ON SITE CONDITIONS. REVIEW ALL REVISIONS WITH THE CONSULTANT.
 - READ FLOOR PLANS IN CONJUNCTION WITH SCHEMATICS. ASSUME INFORMATION SHOWN ON FLOOR PLANS TO BE APPLICABLE TO THE RELATED SYSTEM SCHEMATIC AND VICE-VERSA TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
 - VERIFY STRUCTURAL INTEGRITY OF ALL TEMPORARY AND PERMANENT OPENINGS. PROVIDE ADDITIONAL FRAMING TO ENSURE STRUCTURAL INTEGRITY AS REQUIRED.
 - REFER TO THE STANDARD DETAILS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION.
 - CONDUITS SHOWN ARE FOR DIAGRAMMATIC PURPOSES ONLY. ACTUAL CONDUIT PATHWAYS ARE TO BE DETERMINED BY THE ELECTRICAL CONTRACTOR ON SITE.
 - READ THIS DRAWING IN CONJUNCTION WITH PROJECT RELATED DOOR HARDWARE SCHEDULE, ARCHITECTURAL, AND MECHANICAL DRAWINGS.
 - LOCATIONS OF SECURITY DEVICES ARE APPROXIMATE, COORDINATE EXACT LOCATION WITH OTHER TRADES.
 - COORDINATE INSTALLATION AND CONNECTION OF POWER CIRCUITS FOR SECURITY EQUIPMENT WITH THE ELECTRICAL CONTRACTOR.
 - COORDINATE MOUNTING HEIGHTS AND EXACT LOCATIONS OF CAMERAS WITH THE ELECTRICAL CONTRACTOR.
 - PROVIDE ALL MOUNTING BRACKETS FOR CAMERAS TO AVOID OBSTRUCTIONS AND PROVIDE A CLEAR VIEW OF TARGET AREAS.
 - HOME RUN ALL SECURITY CABLING IN CONDUITS. CONDUIT FOR CABLES THAT ARE GROUPED SHALL BE SIZED TO MAXIMUM 40% FILL.
 - DO NOT SPLICE CABLES. PROVIDE ALL DEVICES, CABLING, AND EQUIPMENT UNLESS NOTED OTHERWISE.

- REFERENCE NOTES**
- (N-1)** PROVIDE 1.5" CONDUIT AND WEATHER PROOF JUNCTION BOX FOR FUTURE EV READY OUTLET. JUNCTION BOX TO BE RECESSED INTO RETAINING WALL FOR FUTURE LEVEL 2 CHARGER. CONDUIT TO BE PROVIDED FROM LOCATION SHOWN TO RE-ENTER IN MAIN ELECTRICAL ROOM. CONDUIT WITHIN RETAINING WALL TO BE INSTALLED WITH MINIMUM 2" CONCRETE COVER AND SPACED 8" CLEAR OF OTHER PARALLEL CONDUITS. WIRING AND EV CHARGER NOT TO BE INCLUDED IN THIS CONTRACT.
 - (N-2)** PROVIDE EV READY OUTLET AS REQUIRED PER CITY OF PENTICTON BYLAWS FOR FUTURE LEVEL 2 CHARGING STATION. CONDUIT, WIRING AND JUNCTION BOX TO BE PROVIDED. JUNCTION BOX TO BE RECESSED INTO FOOTING FOR FUTURE CONNECTION TO PEDESTAL MOUNTED EV CHARGER WITH DUAL CHARGERS. REFER TO DETAIL 1 AND 2 ON E0.04 FOR FURTHER INFORMATION.
 - (N-3)** PROVIDE JUNCTION BOX AND CONDUIT PATHWAY FOR LOW VOLTAGE LANDSCAPE LIGHTING TO REMOTE TRANSFORMER LOCATED IN PARKADE MECHANICAL ROOM. CONTRACTOR TO COORDINATE EXACT LOCATION ON SITE.
 - (N-4)** PROVIDE LOW VOLTAGE WIRING FROM LANDSCAPE LIGHTING TO REMOTE TRANSFORMER.
 - (N-5)** PROVIDE JUNCTION BOX AND CONDUIT PATHWAY FOR LOW VOLTAGE LANDSCAPE LIGHTING TO REMOTE TRANSFORMER LOCATED IN MAIN ELECTRICAL ROOM. CONTRACTOR TO COORDINATE EXACT LOCATION ON SITE.
 - (N-6)** PROVIDE WEATHERPROOF GFI RECEPTACLE FOR LOW VOLTAGE LANDSCAPE LIGHTING. CONTRACTOR TO PROVIDE 150W REMOTE 120V 12V WEATHERPROOF TRANSFORMER MOUNTED TO SIDE OF THE BUILDING. CONTRACTOR TO COORDINATE EXACT LOCATION ON SITE.
 - (N-7)** REFER TO DETAIL 4 ON E0.04 FOR BASE DETAIL.
 - (N-8)** PROVIDE 2" CONDUIT STUBUP FOR FUTURE EV PEDESTAL. CONDUIT TO BE PROVIDED FROM LOCATION SHOWN TO RE-ENTER IN MAIN ELECTRICAL ROOM. ANY CONDUIT WITHIN RETAINING WALL TO BE INSTALLED WITH MINIMUM 2" CONCRETE COVER AND SPACED 8" CLEAR OF OTHER PARALLEL CONDUITS. WIRING AND EV CHARGER NOT TO BE INCLUDED IN THIS CONTRACT.
 - (N-9)** PROVIDE 2x 4" POWER CONDUIT AND 1x 2" COMMUNICATION CONDUIT STUB UP FOR FUTURE EV KIOSK. POWER AND COMMUNICATION CONDUIT TO MAINTAIN 300mm SEPARATION.



Smith + Andersen
210 - 3477 Lakeshore Road, Kelowna BC, V1W 0A7
1778-313-9205 smithandandersen.com

PROJECT CONTACT

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EMAIL: tom.knoll@smithandandersen.com

No.	Date	Issued
1	2024-07-26	ISSUED FOR 30% REVIEW
2	2024-09-20	ISSUED FOR 70% REVIEW
3	2024-10-11	ISSUED FOR PROGRESS
4	2024-10-28	ISSUED FOR PROGRESS

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NORTH

Project
Title
**6-STOREY APARTMENT
BUILDING WITH
PARKADE**
1001 TIMMINS, PENTICTON BC

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kei-mei@shaw.ca

m + m a
MEIKLEJOHN ARCHITECTS INC.

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Date	2024-10-28
Job No.	23561
Scale	1/16" = 1'-0"
Drawn	TK
Checked	IG

Drawing
Title
**SITE PLAN -
ELECTRICAL**

Drawing
Number
E1.00

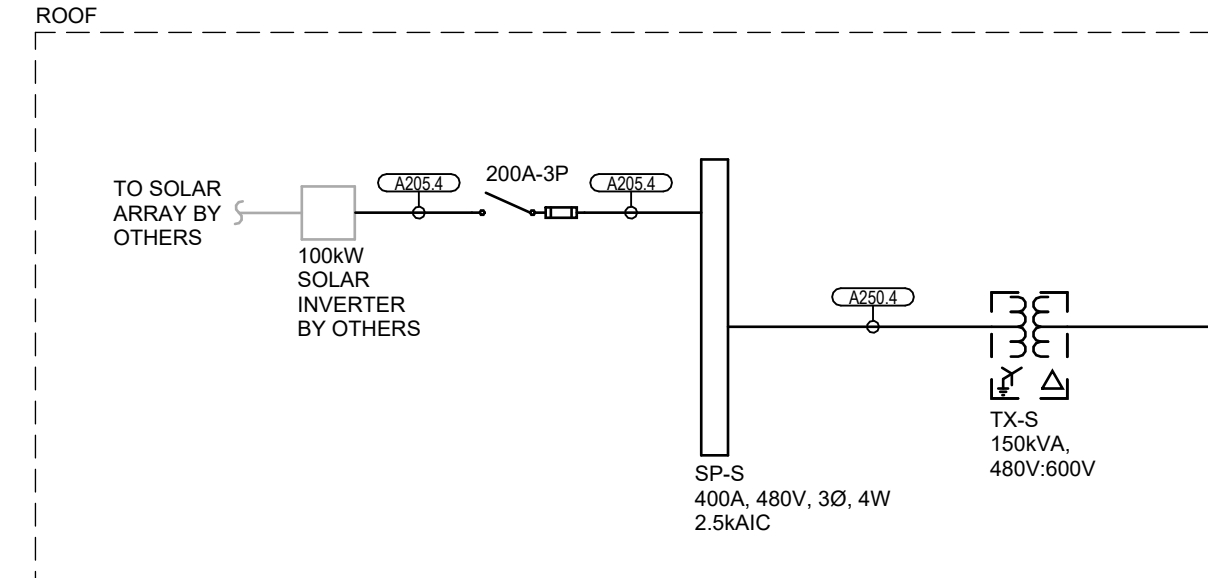
DRAWINGS ARE NOT TO BE SCALED
The Contractor shall verify all dimensions, and immediately report
any errors and/or omissions to Meiklejohn Architects Inc.

DVP PL2024-9853 (Major)

Page 35 of 39



- GENERAL NOTES**
- DO NOT SCALE DRAWINGS. THE LOCATIONS OF ALL ITEMS SHOWN ON THE DRAWINGS OR SPECIFIED THAT ARE NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE. DETERMINE THE EXACT LOCATIONS NECESSARY TO SECURE THE BEST CONDITIONS AND RESULTS BASED ON SITE CONDITIONS. REVIEW ALL REVISIONS WITH THE CONSULTANT.
 - READ FLOOR PLANS IN CONJUNCTION WITH SCHEMATICS. ASSUME INFORMATION SHOWN ON FLOOR PLANS TO BE APPLICABLE TO THE RELATED SYSTEM SCHEMATIC AND VICE-VERSA TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
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 - LOCATIONS OF SECURITY DEVICES ARE APPROXIMATE, COORDINATE EXACT LOCATION WITH OTHER TRADES.
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 - COORDINATE MOUNTING HEIGHTS AND EXACT LOCATIONS OF CAMERAS WITH THE ELECTRICAL CONTRACTOR.
 - PROVIDE ALL MOUNTING BRACKETS FOR CAMERAS TO AVOID OBSTRUCTIONS AND PROVIDE A CLEAR VIEW OF TARGET AREAS.
 - HOME RUN ALL SECURITY CABLING IN CONDUITS. CONDUIT FOR CABLES THAT ARE GROUPED SHALL BE SIZED TO MAXIMUM 40% FILL.
 - DO NOT SPLICE CABLES. PROVIDE ALL DEVICES, CABLING, AND EQUIPMENT UNLESS NOTED OTHERWISE.
- REFERENCE NOTES**
- (N1) PROVIDE HARD WIRE DATA FOR FUTURE LEVEL 2 CHARGING STATION. JUNCTION BOX TO BE RECESSED INTO SIDE OF RETAINING WALL FOR FUTURE CONNECTION TO WALL MOUNTED EV CHARGERS. CONDUIT WITHIN RETAINING WALL TO BE INSTALLED WITH MINIMUM 2" CONCRETE COVER AND SPACED 8" CLEAR OF OTHER PARALLEL CONDUITS.
- (N2) PROVIDE HARD WIRE DATA FOR FUTURE LEVEL 2 CHARGING STATION. JUNCTION BOX TO BE RECESSED INTO FOOTING FOR FUTURE CONNECTION TO PEDESTAL MOUNTED EV CHARGER WITH DUAL CHARGERS.



- [illegible]

Project
Title

6-STOREY APARTMENT
BUILDING WITH
PARKADE

Consultant Sea

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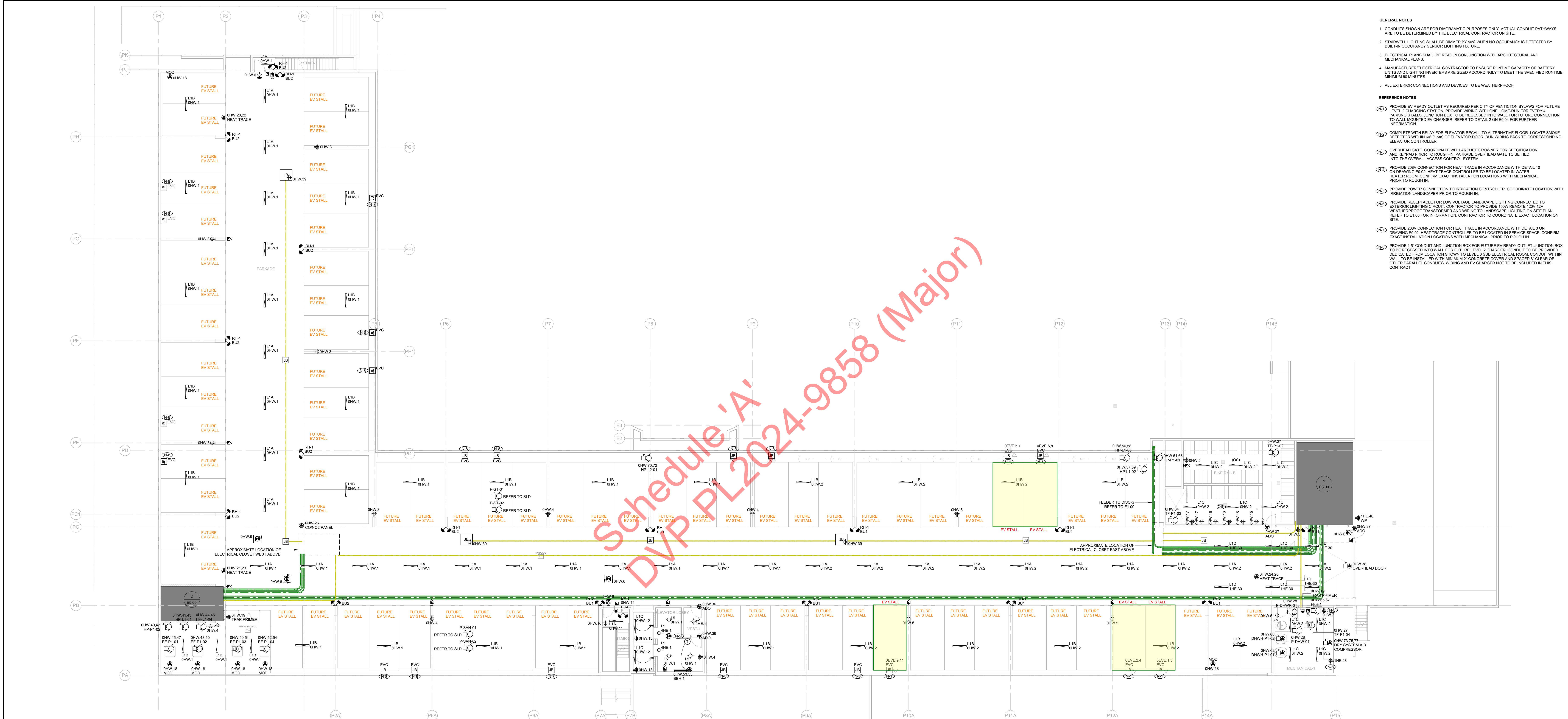
Drawing

Drawing
Number

E2.00

DRAWINGS ARE NOT TO BE SCALED

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Meiklejohn Architects Inc.



- GENERAL NOTES**
- CONDUITS SHOWN ARE FOR DIAGRAMATIC PURPOSES ONLY. ACTUAL CONDUIT PATHWAYS ARE TO BE DETERMINED BY THE ELECTRICAL CONTRACTOR ON SITE.
 - STAIRWELL LIGHTING SHALL BE DIMMER BY 50% WHEN NO OCCUPANCY IS DETECTED BY BUILT-IN OCCUPANCY SENSOR LIGHTING FIXTURE.
 - ELECTRICAL PLANS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL AND MECHANICAL PLANS.
 - MANUFACTURERELECTRICAL CONTRACTOR TO ENSURE RUNTIME CAPACITY OF BATTERY UNITS AND LIGHTING INVERTERS ARE SIZED ACCORDINGLY TO MEET THE SPECIFIED RUNTIME. MINIMUM 60 MINUTES.
 - ALL EXTERIOR CONNECTIONS AND DEVICES TO BE WEATHERPROOF.
- REFERENCE NOTES**
- PROVIDE EV READY OUTLET AS REQUIRED PER CITY OF PENTICTON BYLAWS FOR FUTURE LEVEL 2 CHARGING STATION. PROVIDE WIRING WITH ONE HOME-RUN FOR EVERY 4 PARKING STALLS. JUNCTION BOX TO BE RECESSED INTO WALL FOR FUTURE CONNECTION TO WALL MOUNTED EV CHARGER. REFER TO DETAIL 2 ON E0.04 FOR FURTHER INFORMATION.
 - COMPLETE WITH RELAY FOR ELEVATOR RECALL TO ALTERNATIVE FLOOR. LOCATE SMOKE DETECTOR WITHIN 60" (1.5m) OF ELEVATOR DOOR. RUN WIRING BACK TO CORRESPONDING ELEVATOR CONTROLLER.
 - OVERHEAD GATE. COORDINATE WITH ARCHITECT/OWNER FOR SPECIFICATION AND KEYPAD PRIOR TO ROUGH-IN. PARKADE OVERHEAD GATE TO BE TIED INTO THE OVERALL ACCESS CONTROL SYSTEM.
 - PROVIDE 208V CONNECTION FOR HEAT TRACE IN ACCORDANCE WITH DETAIL 10 ON DRAWING E0.02. HEAT TRACE CONTROLLER TO BE LOCATED IN WATER HEATER ROOM. CONFIRM EXACT INSTALLATION LOCATIONS WITH MECHANICAL PRIOR TO ROUGH IN.
 - PROVIDE POWER CONNECTION TO IRRIGATION CONTROLLER. COORDINATE LOCATION WITH IRRIGATION LANDSCAPER PRIOR TO ROUGH-IN.
 - PROVIDE RECEPTACLE FOR LOW VOLTAGE LANDSCAPE LIGHTING CONNECTED TO EXTERIOR LIGHTING CIRCUIT. CONTRACTOR TO PROVIDE 150W REMOTE 120V/12V WEATHERPROOF TRANSFORMER AND WIRING TO LANDSCAPE LIGHTING ON SITE PLAN. REFER TO E1.00 FOR INFORMATION. CONTRACTOR TO COORDINATE EXACT LOCATION ON SITE.
 - PROVIDE 208V CONNECTION FOR HEAT TRACE IN ACCORDANCE WITH DETAIL 3 ON DRAWING E0.02. HEAT TRACE CONTROLLER TO BE LOCATED IN SERVICE SPACE. CONFIRM EXACT INSTALLATION LOCATIONS WITH MECHANICAL PRIOR TO ROUGH IN.
 - PROVIDE 1.5" CONDUIT AND JUNCTION BOX FOR FUTURE EV READY OUTLET. JUNCTION BOX TO BE RECESSED INTO WALL FOR FUTURE LEVEL 2 CHARGER. CONDUIT TO BE PROVIDED DEDICATED FROM LOCATION SHOWN TO LEVEL 0 SUB ELECTRICAL ROOM. CONDUIT WITHIN WALL TO BE INSTALLED WITH MINIMUM 2" CONCRETE COVER AND SPACED 1" CLEAR OF OTHER PARALLEL CONDUITS. WIRING AND EV CHARGER NOT TO BE INCLUDED IN THIS CONTRACT.



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PROJECT CONTACT

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EMAIL: tom.knoll@smithandandersen.com

No.	Date	Issued For	Issued
1	2024-07-26	ISSUED FOR 30% REVIEW	
2	2024-09-20	ISSUED FOR 70% REVIEW	
3	2024-10-11	ISSUED FOR PROGRESS	
4	2024-10-28	ISSUED FOR PROGRESS	

PROJEC
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TRUE
NORTH

Project
Title
**6-STORY APARTMENT
BUILDING WITH
PARKADE**
1001 TIMMINS, PENTICTON BC

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
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MEIKLEJOHN ARCHITECTS INC.

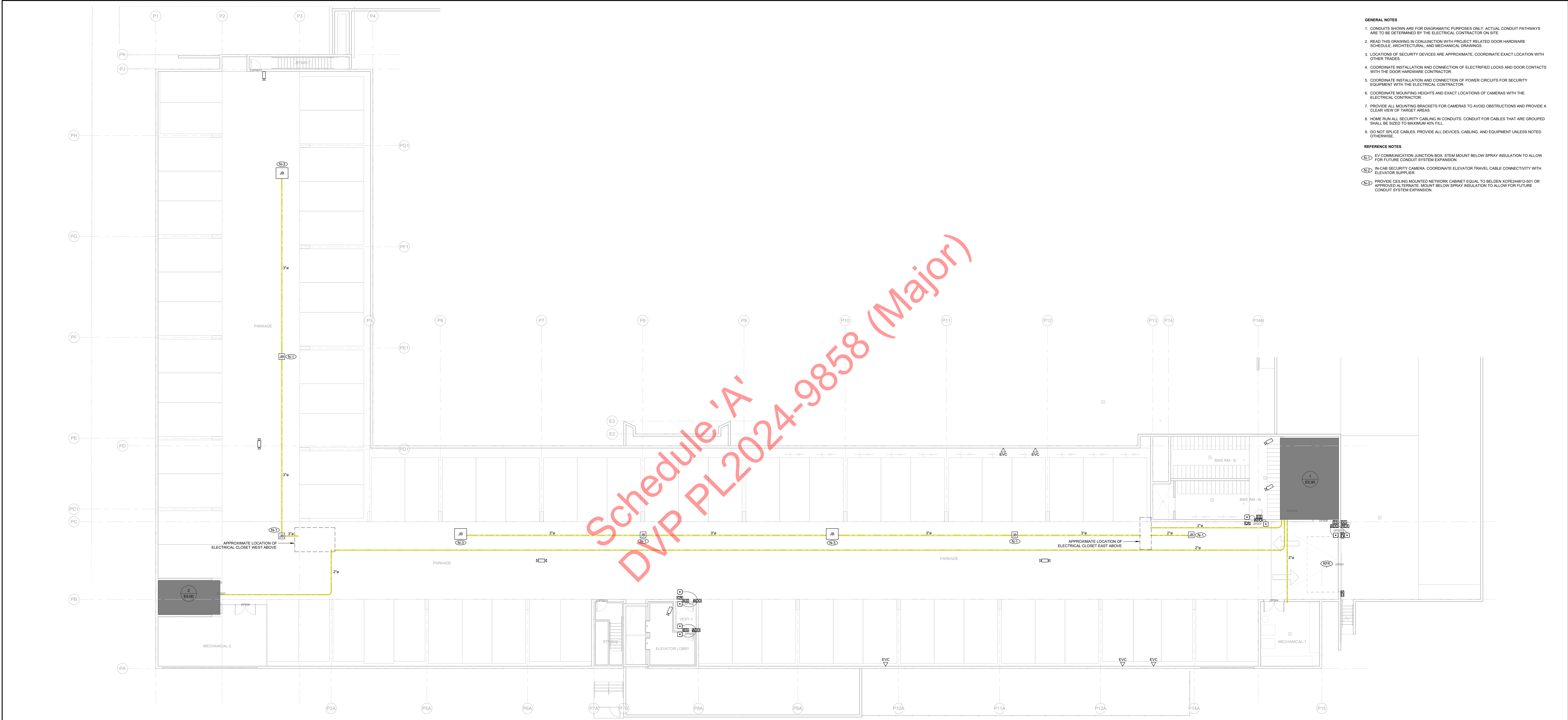
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Date: 2024-10-28
Job No.: 23561
Scale: 1" = 10'-0"
Drawn: TK
Checked: IG

Drawing
Title
**LEVEL 0 -
ELECTRICAL**

Drawing
Number
E3.00

DRAWINGS ARE NOT TO BE SCALED
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Meiklejohn Architects Inc.



- GENERAL NOTES**
- CONDUITS SHOWN ARE FOR DIAGRAMATIC PURPOSES ONLY. ACTUAL CONDUIT PATHWAYS ARE TO BE DETERMINED BY THE ELECTRICAL CONTRACTOR ON SITE.
 - READ THIS DRAWING IN CONJUNCTION WITH PROJECT RELATED DOOR HARDWARE SCHEDULE, ARCHITECTURAL, AND MECHANICAL DRAWINGS.
 - LOCATIONS OF SECURITY DEVICES ARE APPROXIMATE, COORDINATE EXACT LOCATION WITH OTHER TRADES.
 - COORDINATE INSTALLATION AND CONNECTION OF ELECTRIFIED LOCKS AND DOOR CONTACTS WITH THE DOOR HARDWARE CONTRACTOR.
 - COORDINATE INSTALLATION AND CONNECTION OF POWER CIRCUITS FOR SECURITY EQUIPMENT WITH THE ELECTRICAL CONTRACTOR.
 - COORDINATE MOUNTING HEIGHTS AND EXACT LOCATIONS OF CAMERAS WITH THE ELECTRICAL CONTRACTOR.
 - PROVIDE ALL MOUNTING BRACKETS FOR CAMERAS TO AVOID OBSTRUCTIONS AND PROVIDE A CLEAR VIEW OF TARGET AREAS.
 - HOME RUN ALL SECURITY CABLING IN CONDUITS. CONDUIT FOR CABLES THAT ARE GROUPED SHALL BE SIZED TO MAXIMUM 40% FILL.
 - DO NOT SPlice CABLES. PROVIDE ALL DEVICES, CABLING, AND EQUIPMENT UNLESS NOTED OTHERWISE.
- REFERENCE NOTES**
- (N-1) EV COMMUNICATION JUNCTION BOX. STEM MOUNT BELOW SPRAY INSULATION TO ALLOW FOR FUTURE CONDUIT SYSTEM EXPANSION.
 - (N-2) IN-CAB SECURITY CAMERA. COORDINATE ELEVATOR TRAVEL CABLE CONNECTIVITY WITH ELEVATOR SUPPLIER.
 - (N-3) PROVIDE CEILING MOUNTED NETWORK CABINET EQUAL TO BELDEN XCP244812-S01 OR APPROVED ALTERNATE. MOUNT BELOW SPRAY INSULATION TO ALLOW FOR FUTURE CONDUIT SYSTEM EXPANSION.



Smith + Andersen
210 - 3477 Lakeshore Road, Kelowna BC, V1W 0A7
1778 313 9505 smithandandersen.com

PROJECT CONTACT

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No.	Date	Issued
1	2024-07-26	ISSUED FOR 30% REVIEW
2	2024-09-20	ISSUED FOR 70% REVIEW
3	2024-10-11	ISSUED FOR PROGRESS
4	2024-10-28	ISSUED FOR PROGRESS

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Date	2024-10-28
Job No.	23561
Scale	1" = 10'-0"
Drawn	TK
Checked	IG

Drawing
Title
**LEVEL 0 -
SECURITY &
COMMS**

Drawing
Number
E4.00
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