

850 RAILWAY LANE APARTMENT CONVERSION

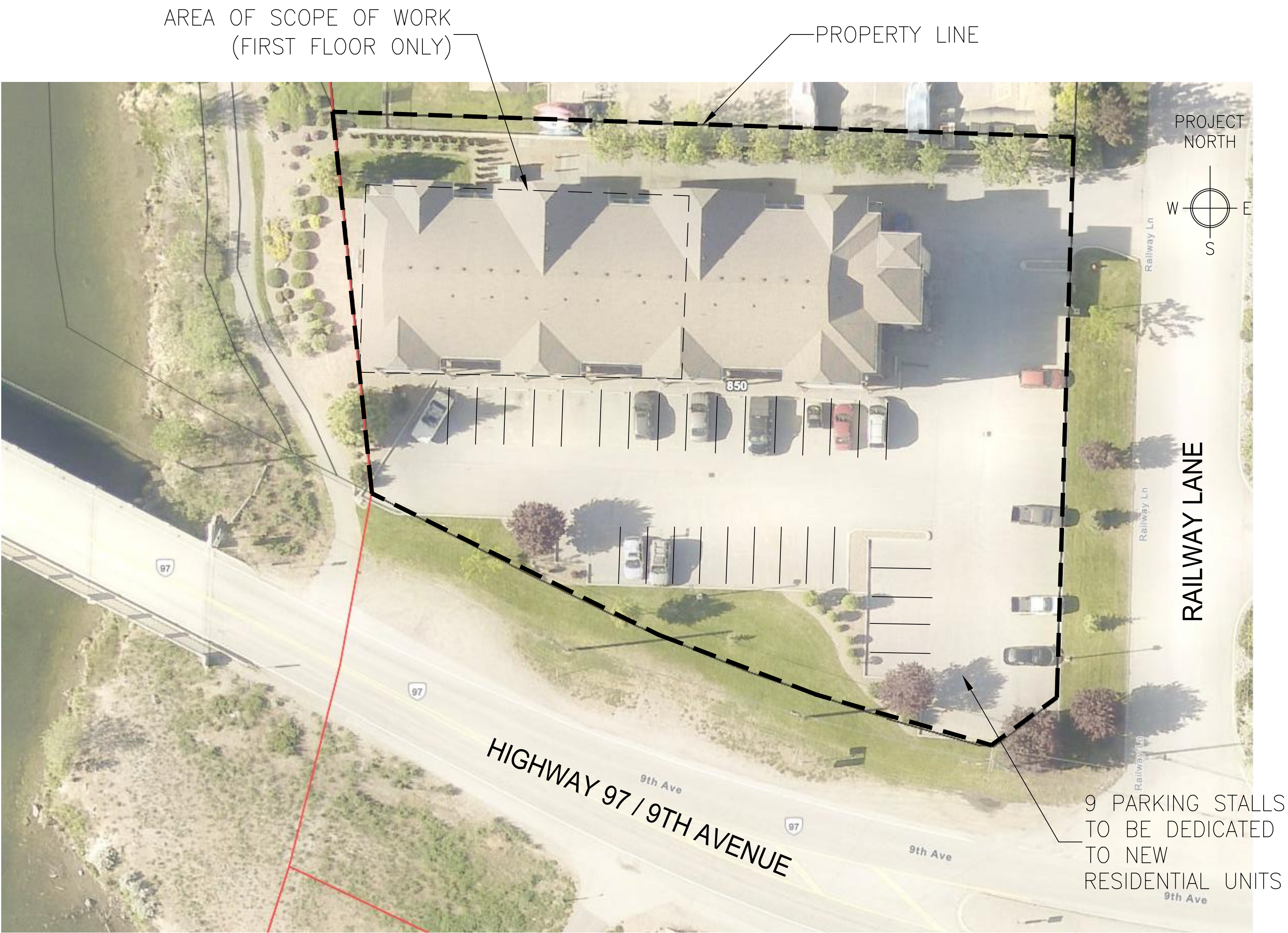
ISSUED FOR PRICING

JAN 27, 2021



EXISTING BUILDING (SOUTH EXPOSURE)
ELEVATION PHOTO NOT TO SCALE

BUILDING INFORMATION	
CMV ADDRESS	850 RAILWAY LANE, OK FALLS, BC
LEGAL ADDRESS	Plan KAS2687, District Lot 2883S
ZONING	OKANAGAN FALLS TOWN CENTRE ZONE (OFTC)
BUILDING DESCRIPTION	3 STOREY MIXED USE (CURRENTLY COMMERCIAL MAIN FLOOR, RESIDENTIAL TWO UPPER FLOORS)
CONSTRUCTION	NON-COMBUSTIBLE
SPRINKLERED	NON SPRINKLERED



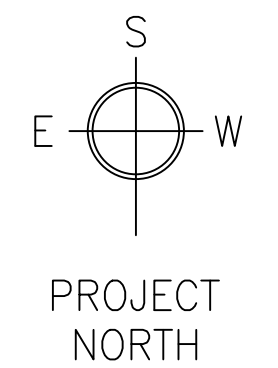
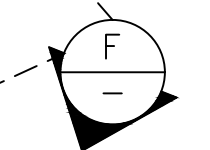
LOCATION MAP AND SITE PLAN
PLAN NOT TO SCALE

PROJECT DESCRIPTION:

THE PROJECT INCLUDES THE RENOVATION OF THE TWO WESTERNMOST COMMERCIAL SUITES ON THE MAIN FLOOR. THE COMMERCIAL UNITS WILL BE CONVERTED INTO FIVE (5) RESIDENTIAL UNITS TO BE INCLUDED INTO THE EXISTING BUILDING STRATA.

PARKING NOTES:

1.75 SPOTS/UNIT X 5 UNITS = 9 PARKING SPOTS
9 PARKING SPOTS ARE AVAILABLE FOR DEDICATION TO THESE 5 RESIDENTIAL UNITS.



1. EXISTING WALL TO BE REMOVED.
2. EXISTING DOOR/WINDOW TO BE REMOVED ALONG WITH EXISTING BRICK. REFER TO NEW PLAN FOR DETAILS.
3. MAKE OPENINGS IN BRICK WALL FOR NEW WINDOW. MAKE GOOD AROUND EACH OPENING AFTER INSTALLATION.

1. EXISTING CEILING HEIGHT IS APPROX. 12'-0" FROM TOP OF CONCRETE FLOOR TO UNDERSIDE OF CONCRETE CEILING.
2. CONTRACTOR TO VERIFY DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS.



PLAN

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

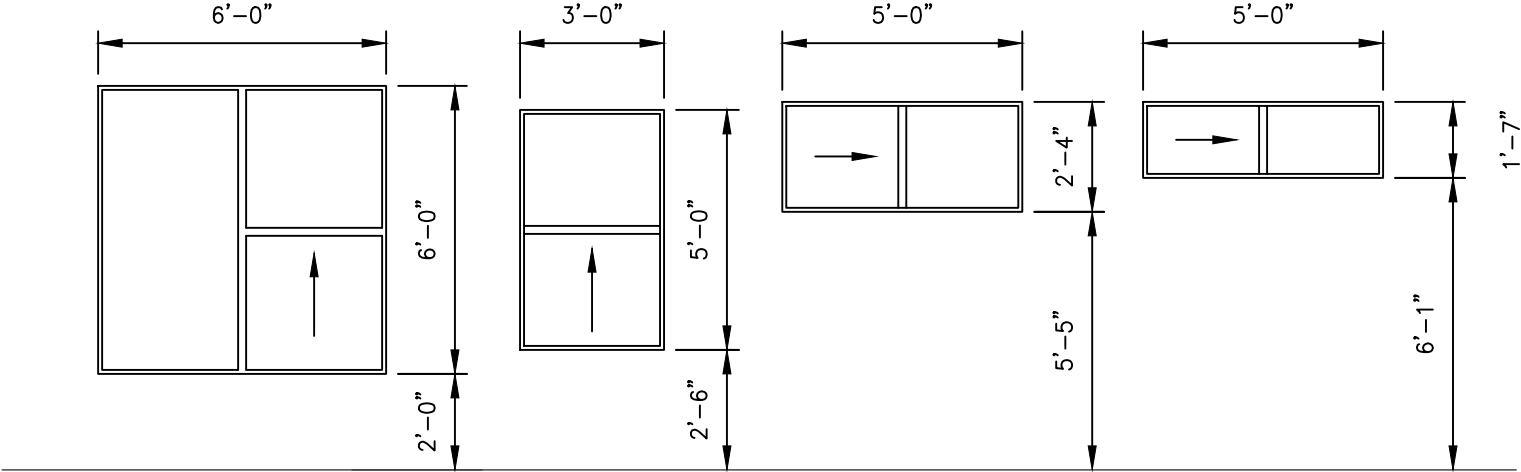
REVISION F

PARTITION SCHEDULE			
TAG	TYPE	RATING	CONSTRUCTION
P1	EXTERIOR BRICK WALL	1 HR	• BRICK EXTERIOR • 2x4" STEEL STUDS @ 16" O/C • NEW R24 BATT INSULATION • NEW 6 MIL POLY VAPOUR BARRIER • NEW 5/8" TYPE 'X' GYPSUM BOARD
P2	EXTERIOR CONCRETE BLOCK WALL	1 HR	• EXISTING PLASTER FINISH • EXISTING CONCRETE BLOCK • NEW 2x4" STEEL STUDS @ 16" O/C • NEW 5/8" TYPE 'X' GYPSUM BOARD
P3	FIRE RATED INTERIOR PARTY WALL	1 HR	• 5/8" TYPE 'X' GYPSUM BOARD • 2x6" STEEL STUDS @ 16" O/C • 5 1/2" SOUND ATTENUATION (REF. PRODUCT JOHNS MANVILLE) • 5/8" TYPE 'X' GYPSUM BOARD
P4	INTERIOR PARTITION	-	• 1/2" TYPE 'X' GYPSUM BOARD • 2x4" STEEL STUDS @ 16" O/C • 3 1/2" SOUND ATTENUATION (REF. PRODUCT JOHNS MANVILLE) • 1/2" TYPE 'X' GYPSUM BOARD

DOOR SCHEDULE				
TAG	TYPE	WIDTH	HEIGHT	NOTES
D1	EXTERIOR GLAZED FRONT ENTRANCE	36"	80"	KEYED LOCK
D2	INTERIOR	32"	80"	NON LOCKING HANDLE
D3	SUITE CONNECTING	36"	80"	INTERCONNECTING HARDWARE AND KEYED DEADBOLT
D4	POCKET	32"	80"	
D5	EXTERIOR OPAQUE	36"	80"	KEYED LOCK
D6	INTERIOR CLOSET DOOR	24"	80"	NON-OPERABLE HANDLE AND TOP BUTTON HARDWARE
D7	INTERIOR CLOSET DOOR	36"	80"	NON-OPERABLE HANDLE AND TOP BUTTON HARDWARE

WINDOW SCHEDULE					
TAG	TYPE	QTY	WIDTH	HEIGHT	NOTES
W1	VINYL FIXED/SLIDING WINDOW	6	6'-0"	6'-0"	
W2	BEDROOM SLIDING WINDOW	1	3'-0"	5'-0"	
W3	HIGH SLIDING WINDOW WITH EGRESS	3	6'-0"	2'-3 1/2"	
W3	HIGH SLIDING WINDOW	2	6'-0"	1'-7"	

NOTES:
1. ENERGY EFFICIENCY US1 1.4 OR LESS
2. ALL WINDOWS TO BE VINYL WITH DOUBLE GLAZED SEALED UNITS (RESIDENTIAL)
3. DIMENSIONS ARE SHOWN TO WINDOW FRAMES. CONTRACTOR TO CONFIRM ROUGH OPENING SIZES WITH WINDOW MANUFACTURER AND CONFIRM EXISTING OPENINGS ON SITE.
4. ALL EXTERIOR WINDOWS TO CONFORM TO NAFS 30 OR BETTER.



NOTES:
1. SHOWN AS VIEWED FROM EXTERIOR.

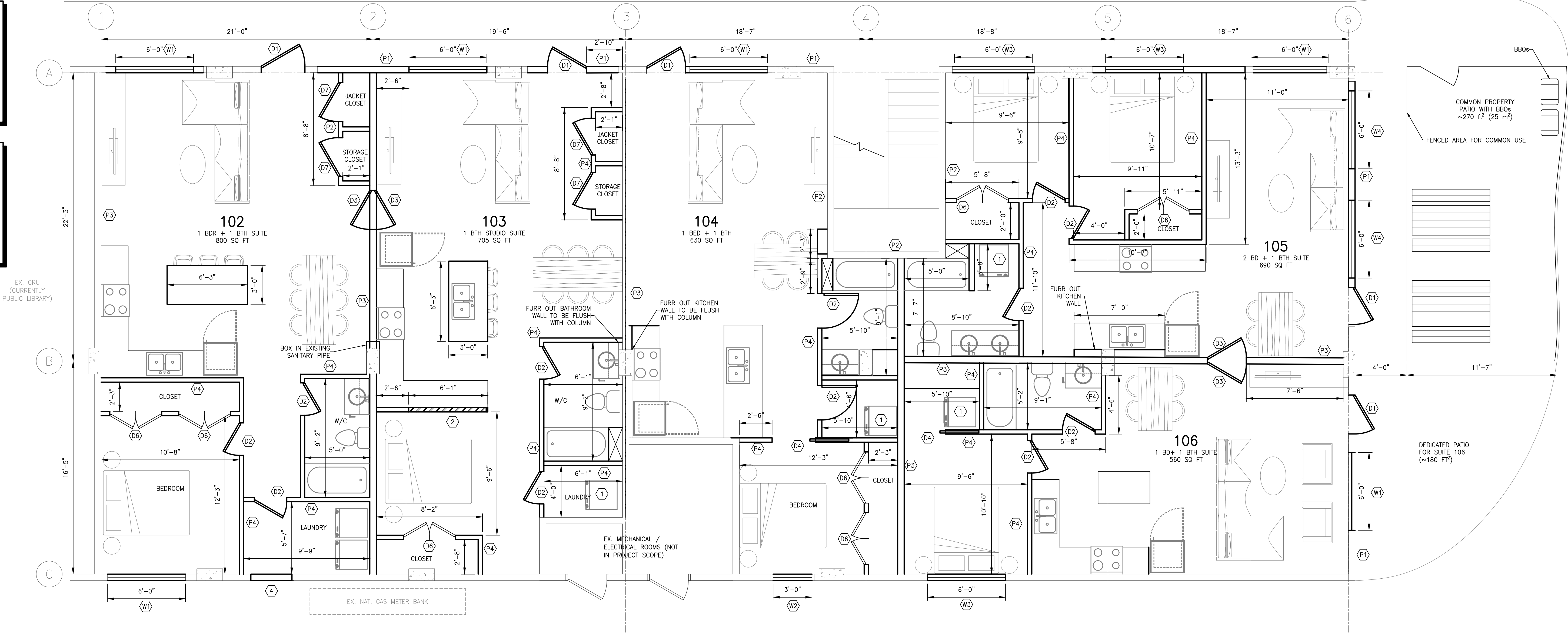


KEY NOTES:

- STACKABLE WASHER AND DRYER
- ROTATING PRIVACY WALL.
- 6'-0" PONY WALL.

GENERAL NOTES:

- EXISTING CEILING HEIGHT IS APPROX. 12'-0" FROM TOP OF CONCRETE FLOOR TO UNDERSIDE OF CONCRETE CEILING.
- CONTRACTOR TO VERIFY DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS.
- FRAME DRYWALL CEILING AT 10'-0" A.F.F. PROVIDE ACCESS PANELS FOR ANY PLUMBING CLEANOUTS OR VALVES IN CEILING SPACE.
- REMOVE EXISTING DOOR AND MAKE GOOD BRICK WALL.



PROPOSED LAYOUT

PLAN

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

DRAFTING

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CLIENT

KONONOFF

HISTORY

A	OCT 14, 2020	ISSUED FOR INITIAL REVIEW
B	OCT 23, 2020	ISSUED FOR REVIEW
C	DEC 3, 2020	ISSUED FOR DEVELOPMENT PERMIT
D	JAN 5, 2021	ISSUED FOR PRICING
E	JAN 21, 2021	REVISED FOR PRICING
F	JAN 27, 2021	REVISED WINDOW SHEDULE

PROJECT TITLE

PROJECT ADDRESS

OK FALLS CONDOS MAIN FLOOR CONVERSION

850 RAILWAY LANE, OK FALLS, BC V0H 1R4

DRAWING TITLE

MAIN FLOOR PLAN
PROPOSED LAYOUT

DRAWING NO.

A-2.1

REVISION F