

**Subject Properties Notes:**  
 Amend a portion of the subject property from EDINST - Educational/Institutional to HLTH - Health District

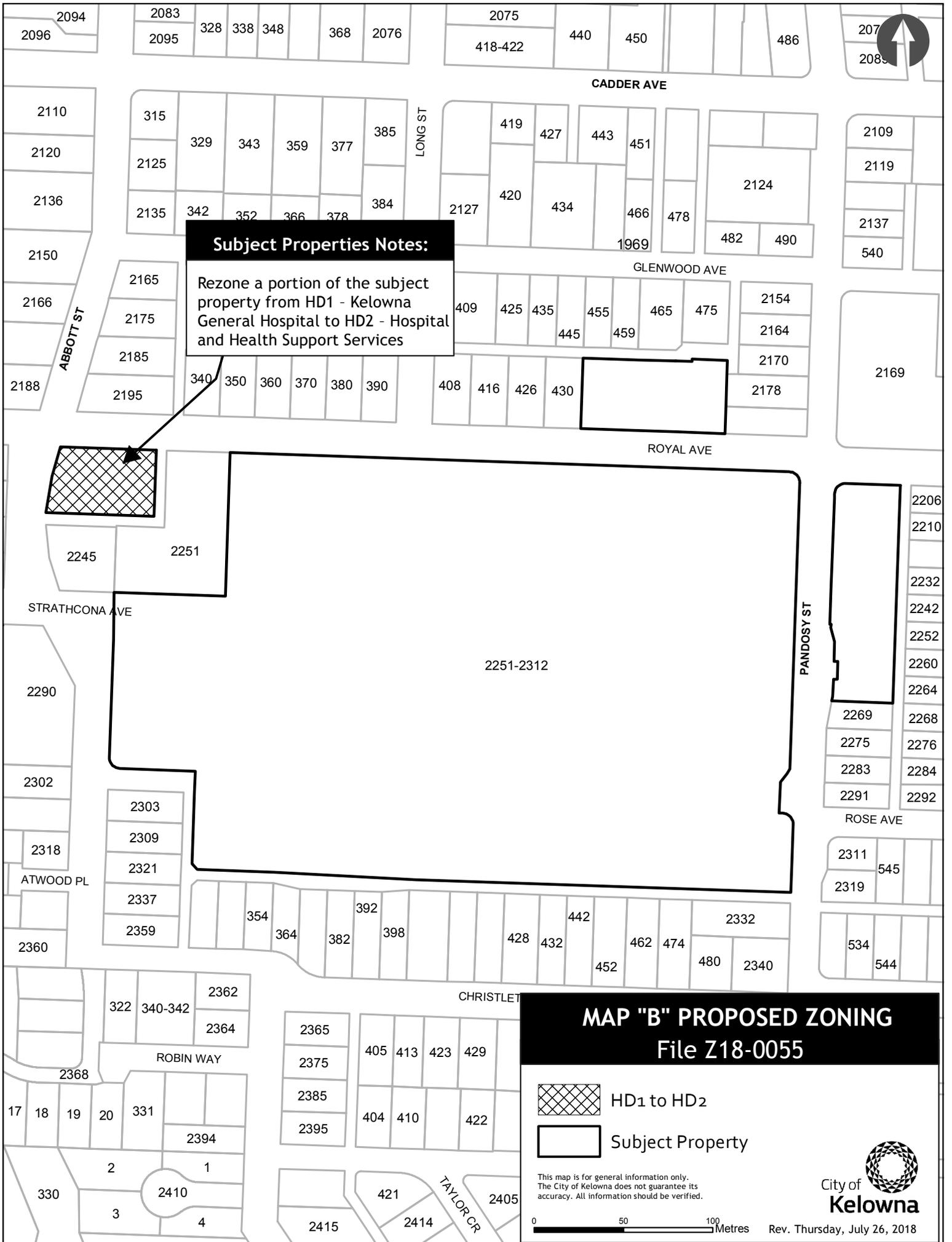
**MAP "A" OCP AMENDMENT**  
**File OCP18-0011**

-  EDINST to HLTH
-  Subject Property

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. Thursday, July 26, 2018



---

**CITY OF KELOWNA**  
**MEMORANDUM**

**ATTACHMENT A**

This forms part of application

# OCP18-0011  
Z18-0055

Planner  
Initials

LK



**Date:** May 30, 2018  
**File No.:** Z18-0055  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2251-2312 Pandosy Street

HD1 to HD2

---

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus.

**1. General**

- a. Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b. Provide easements as may be required.
- c. This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

**2. Water**

- a. The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for zone is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- b. An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- c. A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost

### **3. Sanitary Sewer**

- a. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service.

### **4. Drainage**

- a. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.
- b. Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system

### **5. Roads**

- a. Royal Ave has been upgraded to an collector standard along the full frontage of this proposed development. No further upgrades are needed at this time.
- b. Abbott street has been upgraded to an collector standard along the full frontage of this proposed development. No further upgrades are needed at this time.

### **6. Power and Telecommunication Services and Street Lights**

- a. The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

### **7. Development Permit and Site Related Issues**

- a. Access to the property will be lane access only

### **8. Design and Construction**

- a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

#### **9. Servicing Agreements for Works and Services**

- a. A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured

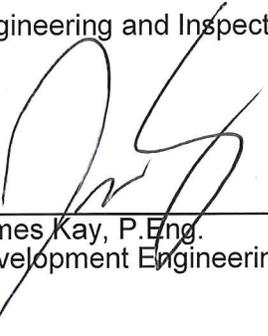
#### **10. Geotechnical Study.**

- a. Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**
  - i. The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.
  - ii. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
  - iii. Site suitability for development.
  - iv. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
  - v. Any special requirements for construction of roads, utilities and building structures.
  - vi. Recommendations for items that should be included in a Restrictive Covenant.
  - vii. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
  - viii. Any items required in other sections of this document.
  - ix. Additional geotechnical survey may be necessary for building foundations, etc

## **11. Charges and Fees**

- a. Development Cost Charges (DCC's) are payable
- b. Fees per the "Development Application Fees Bylaw" include:
  - i. Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.

Engineering and Inspection Fee: 3.5% of construction value (plus GST)



---

James Kay, P.Eng.  
Development Engineering Manager

JA

---

CITY OF KELOWNA  
**MEMORANDUM**

**ATTACHMENT A**

This forms part of application

# OCP18-0055  
Z18-0055

Planner  
Initials

LK

City of  
**Kelowna**  
COMMUNITY PLANNING



**Date:** May 30, 2018  
**File No.:** OCP18-0011  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2251-2312 Pandosy Street

EDINST - HLTH

---

The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

**1. General**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0055



---

James Kay, P. Eng.  
Development Engineering Manager

JA

---

CITY OF KELOWNA  
MEMORANDUM

ATTACHMENT **A**

This forms part of application

# OCP18-0055

Z18-0055

Planner  
Initials

LK



---

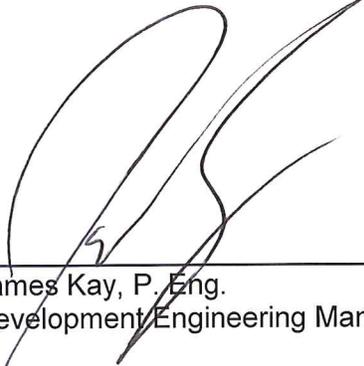
**Date:** May 30, 2018  
**File No.:** S18-0045  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2251-2312 Pandosy Street

---

The Development Engineering comments and requirements regarding this technical subdivision application to unhook the indicated site from the larger Hospital site are as follows:

1. **General.**

All the offsite infrastructure and services upgrades are addressed in the Zoning Engineering Report under the zoning application file number Z18-0055.



---

James Kay, P. Eng.  
Development Engineering Manager

JA

---

CITY OF KELOWNA

MEMORANDUM

**ATTACHMENT A**

This forms part of application

# OCP18-0055

Z18-0055

Planner  
Initials

LK

City of

**Kelowna**  
COMMUNITY PLANNING



---

**Date:** May 30, 2018  
**File No.:** HAP18-0010  
**To:** Community Planning (LK)  
**From:** Development Engineer Manager (JK)  
**Subject:** 2251-2312 Pandosy Street  
Alteration

Heritage

---

The Development Engineering comments and requirements regarding this HAP application are as follows:

1. **General.**

- a) The application for a heritage alteration permit for the form and character of congregate housing on the subject property does not trigger any offsite requirements.

A handwritten signature in black ink, appearing to read 'James Kay', written over a horizontal line.

James Kay, P. Eng.  
Development Engineering Manager

JA



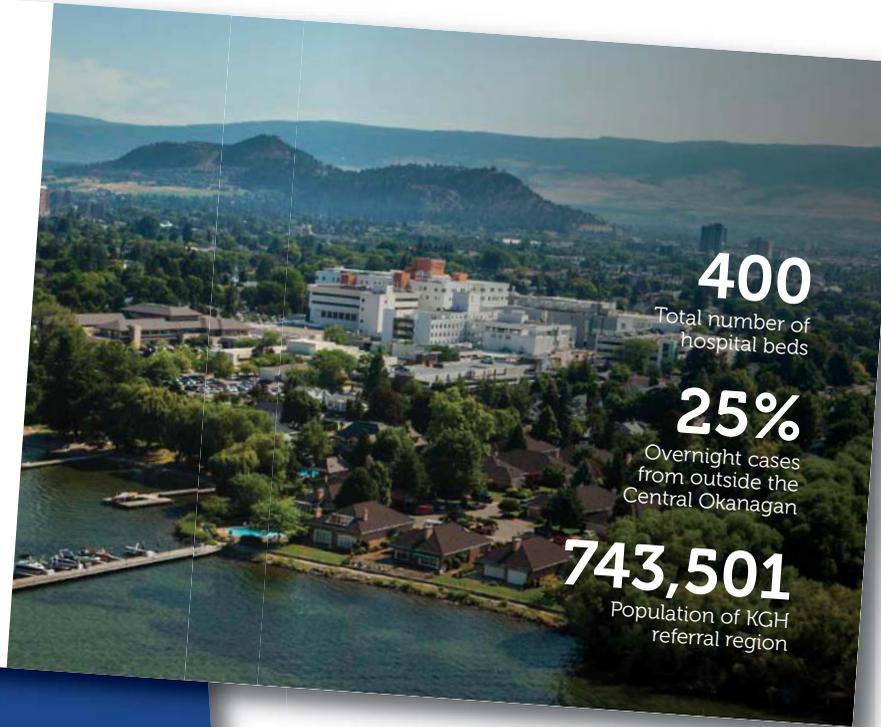
## Introduction



Josef and Anna Huber

Since 1908, Kelowna General Hospital has been a pillar in this community.

Today, it is a centre of health care excellence, serving as the referral hospital for close to 750,000 residents in BC's southern interior. It is the common belief that all patients requiring specialized care are travelling to Vancouver, Calgary or Victoria. But that is usually not the case.



**400**  
Total number of hospital beds

**25%**  
Overnight cases from outside the Central Okanagan

**743,501**  
Population of KGH referral region

Every year, thousands of families from across the interior of British Columbia must travel from their homes in order for a loved one to receive life-saving specialist care at Kelowna General Hospital. For many families wanting to maintain a presence at KGH for the period of their loved ones treatment, the lack of affordable short-term accommodation in Kelowna adds significantly to their hardship.

JoeAnna's house will be managed by the Kelowna General Hospital Foundation (KGHF) and provides a home away from home for those individuals as research shows that patients heal faster and more effectively when surrounded by their loved ones. And family members bond with others through a shared experience.

Josef & Anna Huber settled their family in the Okanagan in the 1960s. With all family members contributing to their early endeavours in the hospitality industry, they felt very blessed to build a life that would allow them to serve others. With their giving spirit in mind, and to demonstrate kindness and caring for others, the family is proud to honour their legacy by partnering with the KGH Foundation to build JoeAnna's House.



**1 in 4** beds at KGH is occupied by a patient travelling for care.

At any given time, one in four hospital beds is occupied by someone from outside the Central Okanagan. The reasons for health-related travel vary from emergency trauma to acute mental health; neonatal to cardiac. But all too often, visits are unplanned and increasingly lengthy. Accommodation is expensive and, in popular summer months, nearly impossible to find.



## Site | Location

The project is sited on the southeast corner lot of the Royal Avenue and Abbott Street intersection on what is currently a parking lot serving Interior Health Authority (IHA).

The site is blessed by its proximity to Okanagan Lake and it is envisioned that families will be able to make use of Strathcona park almost as an extension of the house. That proximity to the Lake and Park greatly enhances the therapeutic aspect of the project both by offering calming and relaxing views of the water as well as an amenity to enjoy when the weather permits.

The site also provides pedestrian connections and easy access to the Abbott Street multi-use corridor, Kelowna General Hospital, and Pandosy Street.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 3 & 4 show existing curb, fence, and asphalt of east side of existing parking lot intended to be retained, resurfaced and repainted - refer to drawing A2.01

## Site | Parking

From its outset the intent of JoeAnna's House was **not** to reduce the number of stalls currently provided for IHA and the neighbourhood so KGHF has been working with IHA to ensure that there is not a net loss of stalls. The text quoted below is from IHA and summarizes the parking replacement strategy underway.

*"IH is proceeding with the development of new parking near the KGH campus to replace the impending loss of parking stalls currently located at the site of JoeAnna's Place. Completion of this new parking is anticipated to coincide with the decommissioning of the existing stalls."*

# JOEANNA'S HOUSE



2251-2312 PANDOSY STREET, KELOWNA BC  
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

2018-05-07 ISSUED FOR DEVELOPMENT PERMIT  
 2018-05-07

## ARCHITECTURAL

- A0.00 COVER SHEET & DRAWING LIST
- A1.01 ZONING, CODE REVIEW, LOCATION PLAN
- A1.02 ASSEMBLIES
- A1.03 DOOR SCHEDULE
- A1.04 CODE PLANS
- A2.01 SITE PLAN
- A2.02 SURVEY PLAN
- A2.03 PARKING PHOTOS
- A3.00 1ST FLOOR SLAB PLAN
- A3.01 1ST FLOOR PLAN
- A3.02 2ND FLOOR PLAN
- A3.03 ROOF PLAN
- A3.11 1ST FLOOR REFLECTED CEILING PLAN
- A4.01 EXTERIOR ELEVATIONS
- A4.02 EXTERIOR ELEVATIONS
- A4.03 3D VIEWS
- A4.11 GLAZING ELEVATIONS
- A4.12 GLAZING ELEVATIONS
- A5.01 BUILDING SECTIONS
- A6.01 FEATURE STAIR & EXIT STAIR 1
- A6.02 EXIT STAIR 2 & DETAILS
- A7.01 PLAN DETAILS
- A7.10 SECTION DETAILS
- A8.01 UNIT PLANS
- A9.01 INTERIORS

## LANDSCAPE

- L1 CONCEPTUAL LANDSCAPE PLAN

262 MAIN STREET  
 PENTICTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-mal@shaw.ca

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



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

| No. | Date       | Revision                     |
|-----|------------|------------------------------|
| 01  | 2018-05-07 | ISSUE FOR DEVELOPMENT PERMIT |
|     |            |                              |
|     |            |                              |
|     |            |                              |
|     |            |                              |

Project Title

**JOEANNA'S HOUSE**

2251-2312 PANDOSY STREET, KELOWNA BC  
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

**A0.00**

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

Drawing Title

**COVER SHEET & DRAWING LIST**

|         |              |
|---------|--------------|
| Job No. | 1788         |
| Scale   | 1/4" = 1'-0" |
| Drawn   | CM           |
| Checked | JM           |

| PROJECT DATA            |   |
|-------------------------|---|
| ADDRESS                 | 2251-2312 PANDOSY STREET                        |
| LEGAL DESCRIPTION       | LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664 |
| DEVELOPMENT PERMIT AREA | YES   |
| ZONING                  | HD-2 (PENDING REZONING FROM HD-1)               |
| PRINCIPAL USE           | CONGREGATE HOUSING                              |
| GRADES                  | LEVEL   |
| NUMBER OF BUILDINGS     | ONE 2 STOREY CONGREGATE HOUSING BUILDING        |

| ZONING SUMMARY   |                           |                    |
|--|---------------------------|--------------------|
|  | HD-2 ZONE                 | PROPOSAL           |
| SITE AREA (sm)   | 900sm MIN.                | ±2,132.5sm         |
| SITE WIDTH (m)   | 30m MIN.                  | ±57.6m             |
| SITE DEPTH (m)   | 30m MIN.                  | ±37.0m             |
| HEIGHT OF BUILDING (S)/# OF STOREYS                          | 16.0m                     | ±10.8m / 2 storey  |
| SITE COVERAGE OF BUILDING(S) (%)                             | 55% MAX.                  | ±539.4 sm = ±28%   |
| SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) | N/A                       | ±1,358.2 sm = ±64% |
| TOTAL NUMBER & TYPES OF UNITS                                | N/A                       | 20 FAMILY BEDROOMS |
| GROSS FLOOR AREA   | N/A                       | ±1,280sm           |
| FLOOR AREA RATIO (F.A.R.)                                    | 1.2 MAX. (2,559sm)        | 0.60               |
| BUILDING (S) SETBACKS (m):                                   |                           |                    |
| NORTH (FRONT)  | 4.5m                      | ±4.8m              |
| SOUTH (REAR)   | 3.0m                      | ±3.2m              |
| WEST (SIDE)  | 4.5m                      | ±5.4m              |
| EAST (SIDE)  | 4.5m                      | ±15.4m             |
| PUBLIC OPEN SPACE AREA                                       | 150sm (7.5sm PER BEDROOM) | ±380sm             |
| DAYLIGHT ANGLE (IF A TOWER)                                  | N/A                       | N/A                |
| PODIUM HEIGHT (IF PROPOSED)                                  | N/A                       | N/A                |
| FLOOR PLATE SIZE (IF REQUIRED)                               | N/A                       | N/A                |
| SETBACKS TO PARKING (m):                                     |                           |                    |
| NORTH (FRONT)  | N/A                       | N/A                |
| SOUTH (REAR)   | N/A                       | N/A                |
| WEST (SIDE)  | N/A                       | N/A                |
| EAST (SIDE)  | N/A                       | N/A                |

| PARKING SUMMARY  |   |           |        |          |    |
|--|---|-----------|--------|----------|----|
| CAR PARKING SUMMARY: (CONGREGATE HOUSING)                                | REQUIRED  | PROPOSED  |        |          |    |
| 3.0 SPACES OR 1.0 SPACE PER RESIDENT STAFF MEMBER (WHICHEVER IS GREATER) | 3 STALLS  | 3 STALLS  |        |          |    |
| 1.0 SPACE PER 3 BEDS   | 20 STALLS (ASSUMES 3 GUESTS PER ROOM PER NIGHT) | 25 STALLS |        |          |    |
| TOTAL PARKING CAR STALLS   | 23 STALLS                                       | 28 STALLS |        |          |    |
| BICYCLE PARKING SUMMARY: (CONGREGATE HOUSING)                            | REQUIRED  | PROPOSED  |        |          |    |
| CLASS I: 1 PER 25 EMPLOYEES  | 0 STALLS  | 0 STALLS  |        |          |    |
| CLASS II: 5 PER BUILDING ENTRANCE  | 10 STALLS                                       | 10 STALLS |        |          |    |
| NUMBER OF LOADING SPACES   | N/A   | N/A       |        |          |    |
| CAR PARKING STALL SIZE SUMMARY:  | WIDTH   | LENGTH    | HEIGHT | PROPOSED |    |
| FULL SIZE STALL  | 8'-3"   | 2.5m      | 19'-8" | 6.0m     | 16 |
| MEDIUM SIZE STALL (40% max)  | 7'-6"   | 2.3m      | 15'-9" | 4.8m     | 11 |
| DISABLED STALL   | 12'-2"  | 3.7m      | 19'-8" | 6.0m     | 1  |
| DRIVE AISLES (2-WAY 90° PKG)   | 23'-0"  | 7.0m      |        |          |    |

| BUILDING FLOOR AREAS                 |          |           |
|--------------------------------------|----------|-----------|
|                                      | GFA (sm) | GFA (sf)  |
| LEVEL 1                              | ±593.4sm | ±6,387sf  |
| LEVEL 2                              | ±687.1sm | ±7,396sf  |
| BUILDING FOOTPRINT FOR SITE COVERAGE | ±687.1sm | ±7,396sf  |
| TOTAL FLOOR AREA FOR FAR             | ±1,280sm | ±13,783sf |

| BUILDING CODE SUMMARY               |                                |          |
|-------------------------------------|--------------------------------|----------|
| OCCUPANCY                           | GROUP C                        |          |
| ARTICLE                             | 3.2.2.53                       |          |
| NO. OF STOREYS                      | 2 STOREY                       |          |
| NO. OF STREETS FACING               | 2                              |          |
| MAX. BUILDING AREA                  | CODE MAXIMUM                   | PROPOSED |
|                                     | 2,700 sm (3.2.2.53.(1Cii))     | ±687.1sm |
| CONSTRUCTION TYPE PERMITTED         | COMBUSTIBLE / NON-COMBUSTIBULE |          |
| CONSTRUCTION TYPE PROPOSED          | COMBUSTIBLE                    |          |
| SPRINKLERED                         | YES                            |          |
| ASSEMBLY RATINGS:                   | REQUIRED                       | PROPOSED |
| FLOOR                               | 45 MINUTES                     | 1 HR     |
| LOAD BEARING WALLS, COLUMNS, ARCHES | 45 MINUTES                     | 1 HR     |
| ROOFS                               | N/A                            |          |

| FIRE PROTECTION           |          |          |                |
|---------------------------|----------|----------|----------------|
|                           | REQUIRED | PROPOSED |                |
| HYDRANT TO BUILDING ENTRY | 90m MAX. | 90m MAX. | 3.2.5.5.       |
| STANDPIPE/HOSE            | N/A      | N/A      | 3.2.5.8.       |
| SPRINKLERED               | YES      | YES      |                |
| FIRE ALARM SYSTEM         | YES      | YES      | 3.2.4.1.(4)(i) |
| EXIT LIGHTS               | YES      | YES      |                |
| EMERGENCY LIGHTING        | YES      | YES      |                |

| EXITING OCCUPANT LOAD         |                              |                |
|-------------------------------|------------------------------|----------------|
|                               | REQUIRED                     | PROVIDED       |
| LEVEL 1: DINING & LIVING ROOM | 1 PERSON/ 0.75sm X ±1,501 sm | 186 PERSONS    |
| LEVEL 1: STAFF OFFICE         | 1 PERSON/ 9.3sm X ±466 sm    | 5 PERSONS      |
| LEVEL 1: BEDROOMS             | 4 PERSON PER BEDROOM X 3     | 12 PERSONS     |
|                               |                              | LEVEL 1 TOTAL  |
|                               |                              | 201 PERSONS    |
| LEVEL 2: BEDROOMS             | 4 PERSON PER BEDROOM X 17    | 61 PERSONS     |
|                               |                              | LEVEL 2 TOTAL  |
|                               |                              | 61 PERSONS     |
|                               |                              | BUILDING TOTAL |
|                               |                              | 262 PERSONS    |

| EXIT FACILITIES           |   |                              |
|---------------------------|---|------------------------------|
| REQUIRED EXITS            | 2 MIN.                                  | PROVIDED WIDTHS              |
|                           | REQUIRED WIDTHS                         |                              |
| LEVEL 1 DOORS             | 6.1mm/ PERSON X 201 PERSONS = 1,226mm   | 5 doors @ 915mm = 4,575mm    |
| LEVEL 2 DOORS             | 6.1mm/ PERSON X 61 PERSONS = 372mm      | 2 doors @ 915mm = 1,830mm    |
| BEDROOM UNIT DOORS        | MIN. 1 DOOR (800mm WIDE) EA. UNIT       | 1 DOOR (915mm WIDE) EA. UNIT |
| LEVEL 2 STAIRS            | 8mm/ PERSON X 61 PERSONS = 1,608mm      | 2 @ 1220mm = 2,440mm         |
| EXIT THROUGH LOBBY        | NO                                      | 3.4.4.2.                     |
| PANIC HARDWARE            | NOT REQUIRED BUT PROVIDED AT EXT. DOORS | 3.4.6.16.(2)                 |
| EXIT EXPOSURE             | N/A                                     | 3.2.3.13.                    |
| MAX. TRAVEL DISTANCE      | 45m                                     | 3.4.2.5.(1)                  |
| STAIR SHAFTS RATING       | 1 HR.                                   | 3.4.4.1.                     |
| CORRIDORS TO SUITE RATING | 1 HR.                                   | 3.3.2.6.(4)                  |

| REQUIRED FIRE SEPARATIONS                |                    |          |
|--|--------------------|----------|
| TENANTS / MAJOR OCCUPANCIES              |                    | 3.1.3.1. |
| GROUP C TO C (SUITE TO SUITE)            | 1 HR               | 3.3.1.1  |
| SERVICES ROOMS WITH FUEL FIRED EQUIPMENT | 1 HR               | 3.6.2.   |
| JANITOR ROOM                             | N/A IF SPRINKLERED |          |

| 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 FIRESTOPS              | 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. |

| ACCESSIBILITY REQUIREMENTS |          |          |
|----------------------------|----------|----------|
|                            | REQUIRED | PROVIDED |
| ACCESS TO MAIN ENTRANCES   | YES      | YES      |
| ACCESS TO ALL FLOORS       | YES      | YES      |
| ACCESSIBLE WASHROOM        | YES      | YES      |

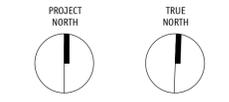
| WASHROOM FIXTURES REQUIREMENTS |                                    |                       |
|--------------------------------|------------------------------------|-----------------------|
|                                | REQUIRED                           | PROVIDED              |
| BEDROOM UNITS                  | MIN. 1 PER UNIT                    | 1 PER UNIT            |
| LEVEL 1 DINING & LIVING ROOM   | 1 MALE AND 1 FEMALE (FOR VISITORS) | 2 UNIVERSAL WASHROOMS |
| LEVEL 1 STAFF OFFICE           | 1 (STAFF LESS THAN 10)             | 1                     |



1 LOCATION PLAN  
A1.01 N.T.S.

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-mai@shaw.ca

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



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

| No. | Date       | Revision                     |
|-----|------------|------------------------------|
| 01  | 2018-05-07 | ISSUE FOR DEVELOPMENT PERMIT |
|     |            |                              |
|     |            |                              |
|     |            |                              |
|     |            |                              |
|     |            |                              |

Project Title

**JOANNA'S HOUSE**

2251-2312 PANDOSY STREET, KELOWNA BC  
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

**A1.01**

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

Drawing Title

**ZONING, CODE REVIEW,  
LOCATION PLAN**

|         |      |
|---------|------|
| Job No. | 1788 |
| Scale   |      |
| Drawn   | CM   |
| Checked | JM   |

NOTES:

1. ALL EXISTING GRADES AND SURVEY INFORMATION BASED ON SURVEY FILE BY RUNNALS DENBY LAND SURVEYING DATED APRIL 3, 2018 - REFER TO A2.02
2. EXISTING TRANSFORMER TO BE TEMPORARILY SHORED AND SUPPORTED BY CONTRACTOR DURING EXCAVATION AS REQUIRED - REFER TO CIVIL
3. EXISTING SHALLOW UTILITIES (POWER/COMM) LOCATIONS TO BE VERIFIED BY CONTRACTOR
4. ALL SERVICING TIE-INS SHOWN ARE APPROXIMATE - REFER TO CIVIL/MECH. FOR SERVICING INFO.
5. ALL EXTERIOR CONCRETE WALKWAYS (FLATWORK) PART OF CIVIL DESIGN U.N.O. - REFER TO CIVIL FOR CONCRETE EXTENTS AND DETAILS
6. ALL FINISH GRADES SHOWN ARE APPROXIMATE - REFER TO CIVIL FOR GRADING INFO.
7. REFER TO ELEC. FOR HYDRO ELECTRICAL SERVICE INFO.
8. REFER TO MECH. FOR FORTIS GAS SERVICE INFO.

262 MAIN STREET  
 PENNINGTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-mai@shaw.ca

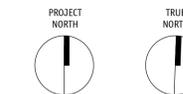
233 BERNARD AVENUE  
 KELOWNA, B.C.  
 V7Y 6A2  
 TEL: 250.762.3004  
 FAX: 250.762.8707  
 EMAIL: kel-mai@shaw.ca



MEIKLEJOHN ARCHITECTS INC.



**JoeAnna's House**  
 Better together.



Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

| No. | Date       | Revision                     |
|-----|------------|------------------------------|
| 01  | 2018-05-07 | ISSUE FOR DEVELOPMENT PERMIT |
|     |            |                              |
|     |            |                              |
|     |            |                              |
|     |            |                              |
|     |            |                              |
|     |            |                              |
|     |            |                              |
|     |            |                              |

Project Title

**JOEANNA'S HOUSE**

2251-2312 PANDOSY STREET, KELOWNA BC  
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18654

Drawing Number

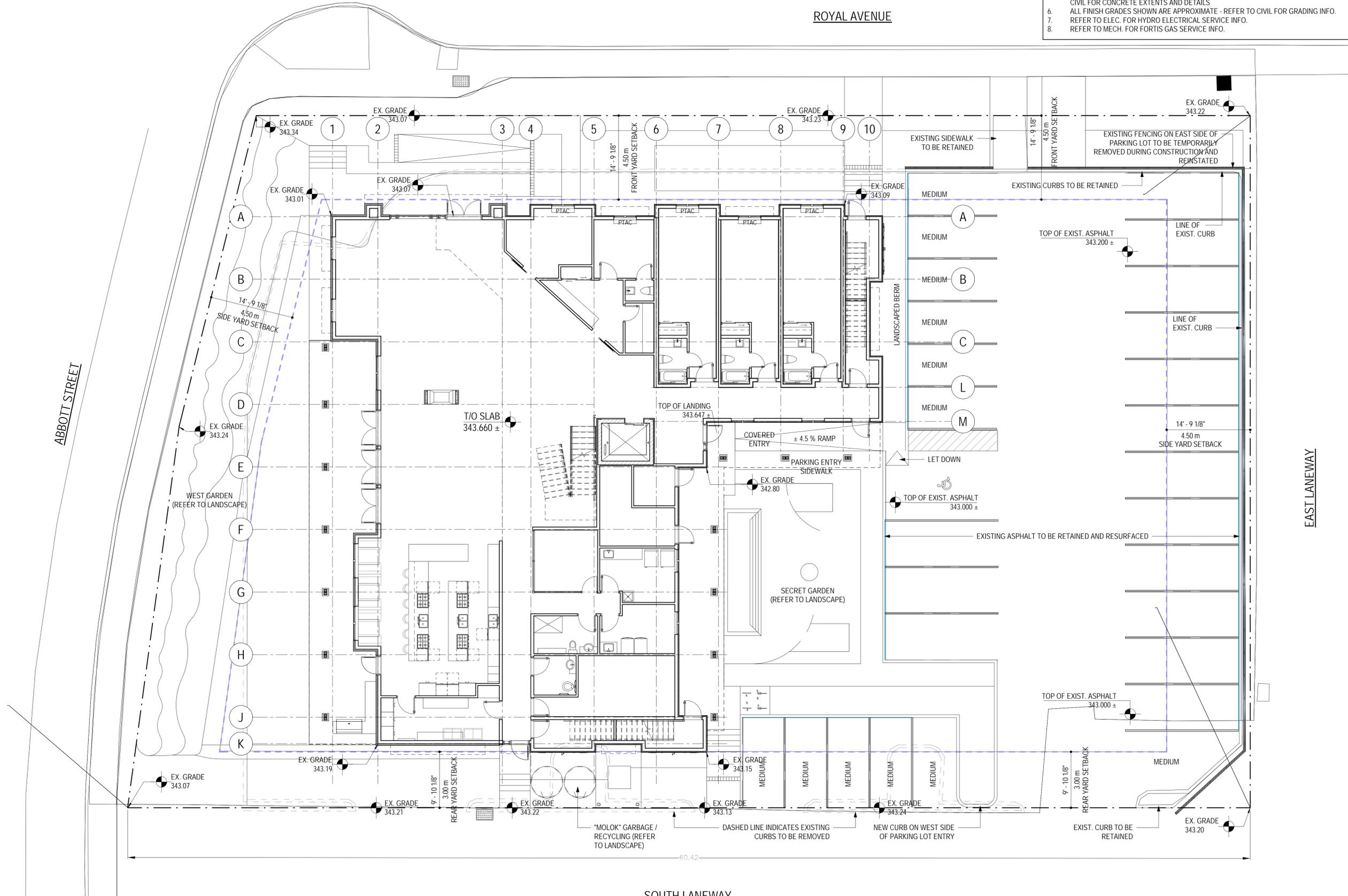
**A2.01**

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

Drawing Title

**SITE PLAN**

|         |              |
|---------|--------------|
| Job No. | 1788         |
| Scale   | 1/8" = 1'-0" |
| Drawn   | CM           |
| Checked | JM           |



ABBOTT STREET

ROYAL AVENUE

EAST LANEWAY

SOUTH LANEWAY



5 VIEW FROM SOUTH LANEWAY TO PROJECT SITE  
A2.03



3 VIEW FROM SOUTH LANEWAY TO SOUTHEAST CORNER OF PROJECT SITE  
A2.03



1 VIEW OF INTERSECTION OF WEST AND SOUTH LANEWAYS TO PROJECT SITE  
A2.03



6 VIEW FROM INTERSECTION OF WEST LANEWAY AND ROYAL AVE TO PROJECT SITE  
A2.03



4 VIEW FROM ROYAL AVE TO PROJECT SITE  
A2.03



2 VIEW FROM ROYAL AVE TO EAST SIDE OF PROJECT SITE  
A2.03

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-mal@shaw.ca

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

**m+m**  
MEIKLEJOHN ARCHITECTS INC.

**JoeAnna's House**  
Better together.

Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

| No. | Date       | Revision                     |
|-----|------------|------------------------------|
| 01  | 2018-05-07 | ISSUE FOR DEVELOPMENT PERMIT |
|     |            |                              |
|     |            |                              |
|     |            |                              |
|     |            |                              |

Project Title  
**JOEANNA'S HOUSE**

2251-2312 PANDOSY STREET, KELOWNA BC  
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number  
**A2.03**

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

Drawing Title

**PARKING PHOTOS**

Job No. 1788  
Scale  
Drawn Author  
Checked Checker



1 WEST ELEVATION  
A4.01/ 3/16" = 1'-0"



2 EAST ELEVATION  
A4.01/ 3/16" = 1'-0"

**BUILDING ELEVATION KEY NOTE:**

NOTES:  
 1. REFER TO PLANS & SECTIONS & SPECS DETAILED INFORMATION  
 2. REFER TO SPECIFICATION SECTION 08800 FOR GLASS TYPES

|    |   |
|----|---|
| 1  | PREFABRICATED WOOD & METAL CLAD VINYL WINDOWS C/W LOW E VISION GLASS      |
| 2  | PREFABRICATED BLACK METAL CLAD VINYL WINDOWS C/W LOW E VISION GLASS       |
| 3  | PRE-FINISHED HARDIE WINDOW OR STAINED WOOD TRIM AND PTAC SURROUND         |
| 4  | PACKAGE TERMINAL AIR CONDITIONER (PTAC) C/W BLACK METALLIC EXTERIOR GRILL |
| 5  | WOOD CLAD FOLDING SLIDING GLASS DOOR                                      |
| 6  | STAINED VENEERED WOOD DOOR C/W GLAZED LITE AND SIDELITE                   |
| 7  | PAINTED METAL DOOR  |
| 8  | PAINTED OR STAINED WOOD FAUX SWINGING BARN DOOR                           |
| 9  | PRE-FINISHED HARDIE TRIM & FASCIA   |
| 10 | STAINED WOOD TRIM   |
| 11 | STAINED WOOD DOUBLE DECK POST (TWO 5x5 POSTS) C/W PAINTED BASE            |
| 12 | STAINED WOOD CANOPY FRAMING, BRACKETS & FASCIA                            |
| 13 | PRE-FINISHED HARDIE BOARD & BATTEN SIDING                                 |
| 14 | THIN STONE VENEER CLADDING  |
| 15 | STANDING SEAM ROOFING   |
| 16 | FARMHOUSE LIGHT FIXTURE   |
| 17 | PRE-FINISHED METAL FLASHING   |
| 18 | MOLOK GARBAGE / RECYCLING   |
| 19 | HARD + SOFT SCAPING (REFER TO LANDSCAPE)                                  |

262 MAIN STREET  
 PENTICTON, B.C.  
 V2A 1H2  
 TEL: 250.492.3143  
 FAX: 250.492.0318  
 EMAIL: pen-mai@shaw.ca

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



Refer to landscape and site plan for grading and proposed landscape treatment - 3d views / Elevations shown summarize architectural form and character only.

Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

| No. | Date       | Revision                     |
|-----|------------|------------------------------|
| 01  | 2018-05-07 | ISSUE FOR DEVELOPMENT PERMIT |
|     |            |                              |
|     |            |                              |
|     |            |                              |
|     |            |                              |

Project Title  
**JOANNA'S HOUSE**

2251-2312 PANDOSY STREET, KELOWNA BC  
 LOT A, DISTRICT LOT 34, O.D.Y.S., PLAN EPP18654

Drawing Number  
**A4.01**

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

Drawing Title

**EXTERIOR ELEVATIONS**

|         |              |
|---------|--------------|
| Job No. | 1788         |
| Scale   | As Indicated |
| Drawn   | CM           |
| Checked | JM           |



1 NORTH ELEVATION  
A4.02 3/16" = 1'-0"



2 SOUTH ELEVATION  
A4.02 3/16" = 1'-0"

262 MAIN STREET  
PENTICTON, B.C.  
V2A 1H2  
TEL: 250.492.3143  
FAX: 250.492.0318  
EMAIL: pen-mal@shaw.ca

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



MEKLEJOHN ARCHITECTS INC.



Refer to landscape and site plan for grading and proposed landscape treatment - 3d views / Elevations shown summarize architectural form and character only.

Copyright reserved. This plan and design is and at all times remains the exclusive property of Meklejohn Architects Inc. and may not be used without the Architects' consent.

| No. | Date       | Revision                     |
|-----|------------|------------------------------|
| 01  | 2018-05-07 | ISSUE FOR DEVELOPMENT PERMIT |
|     |            |                              |
|     |            |                              |
|     |            |                              |

Project Title

**JOEANNA'S HOUSE**

2251-2312 PANDOSY STREET, KELOWNA BC  
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18654

Drawing Number  
**A4.02**

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

Drawing Title

**EXTERIOR ELEVATIONS**

|         |               |
|---------|---------------|
| Job No. | 1788          |
| Scale   | 3/16" = 1'-0" |
| Drawn   | CM            |
| Checked | JM            |

