

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application

OCP18-0011
Z18-0055

Planner
Initials

LK

City of
Kelowna
COMMUNITY PLANNING



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
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Z18-0055

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LK




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

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MEMORANDUM

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OCP18-0055

Z18-0055

Planner
Initials

LK

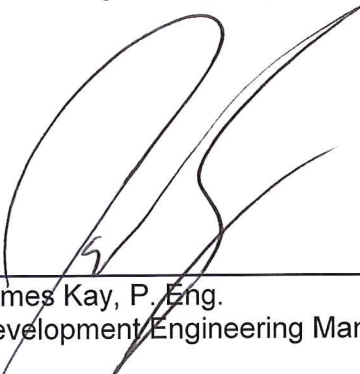


Date: May 30, 2018
File No.: S18-0045
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 2251-2312 Pandosy Street

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

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

Heritage

ATTACHMENT A

This forms part of application

OCP18-0055
Z18-0055

Planner
Initials

LK



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 be "James Kay", written over a horizontal line.

James Kay, P. Eng.
Development Engineering Manager

JA





Josef and Anna Huber

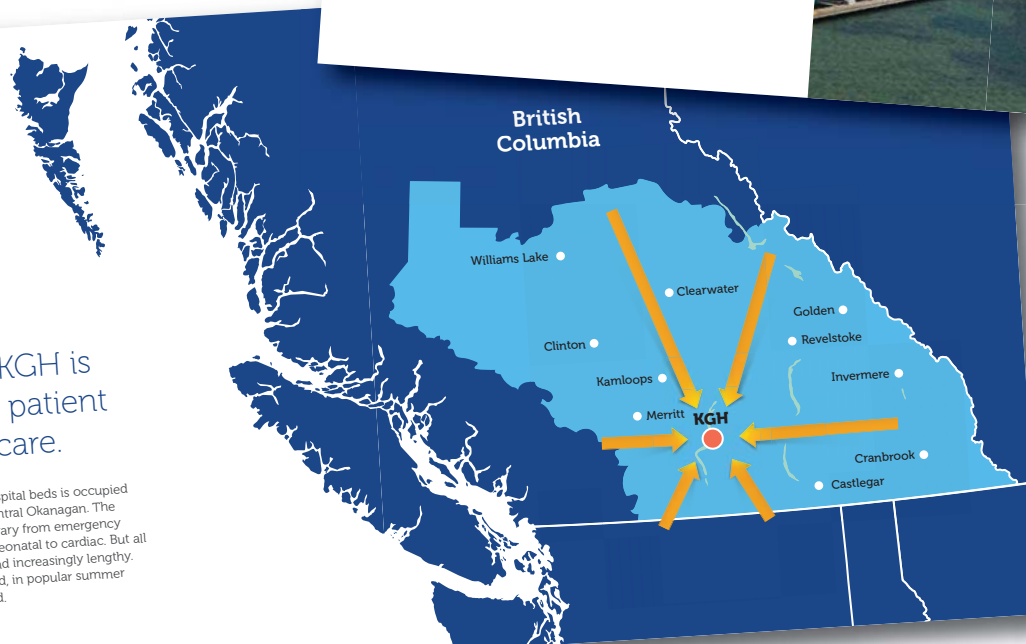
Since 1908, Kelowna General Hospital has been a pillar in this community.

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.



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.



Introduction

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.

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

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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
<u>TOTAL PARKING CAR STALLS</u>	<u>23 STALLS</u>					<u>28 STALLS</u>
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	6'-6" 2.0m	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-COMBUSTIBLE	
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

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.	
	REQUIRED WIDTHS	PROVIDED 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.	3.2.6.(4).

REQUIRED FIRE SEPARATIONS

TENANTS / MAJOR OCCUPANCIES		
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

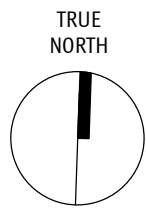
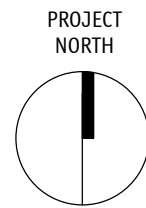


1	LOCATION PLAN
A1 01	N.T.S.

262 MAIN STREET
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EMAIL: kel-mai@shaw.ca

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[illegible]

Project Title

JOEANNA'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.
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Drawing Title

ZONING, CODE REVIEW, LOCATION PLAN

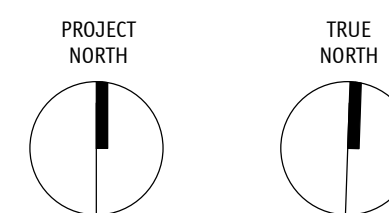
Job No.	1788
Scale	
Drawn	CM
Checked	JM

F:\00 Kelowna Cad Backup\2017\17-1788 JoeAnna's House\1.0 Drawings\1.1 Current\1788 Rev\1788 JoeAnna's House Master File.rvt 2018-05-08 10:09:01 AM

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 (PLATWORK) 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.

233 BERNARD AVENUE
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METKEI ELOHN ARCHITECTS INC



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[illegible]

Project Title

JOEANNA'S HOUSE

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

Drawing Number

A2.01

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Drawing Title

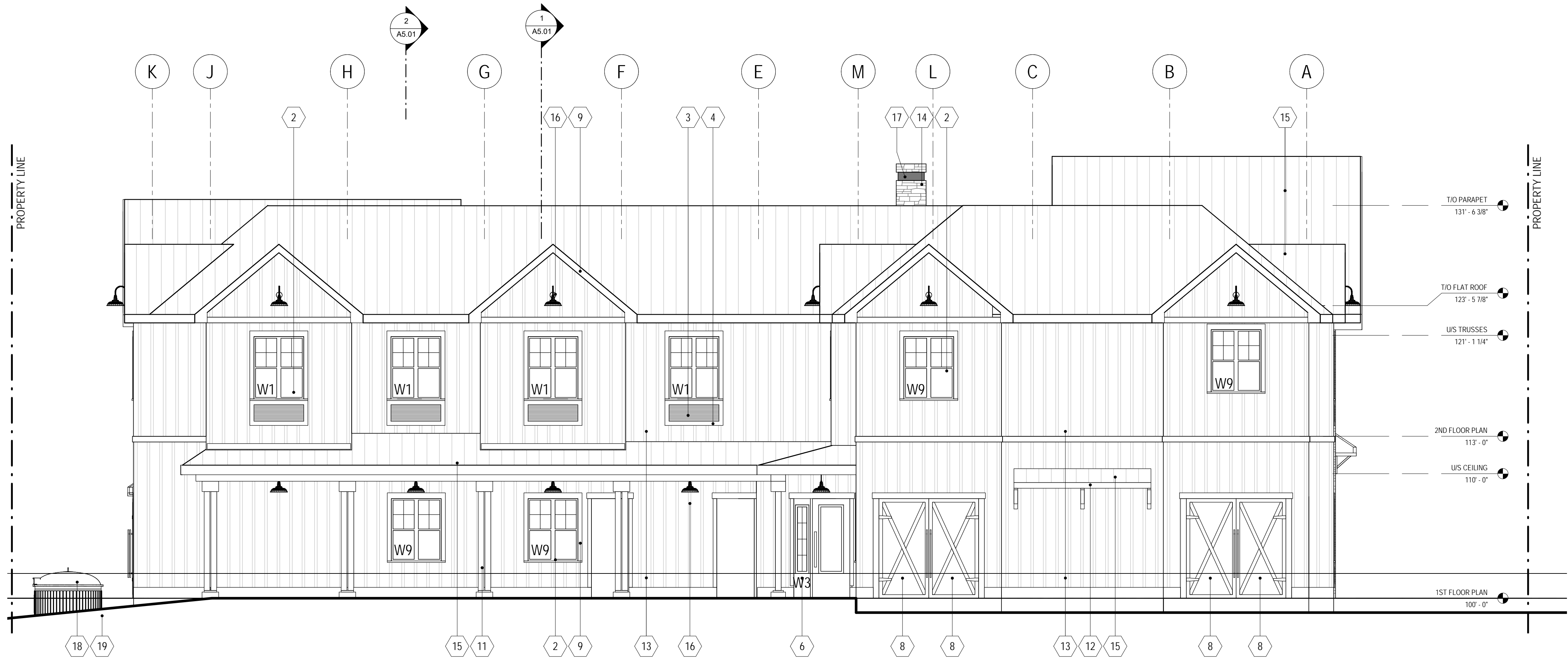
SITE PLAN

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

F:\00 Kelowna Cad Backup\2017\17-1788 JoeAnna's House\1.0 Drawings\1.1 Current\1788 Rev\1788 JoeAnna's House Master File.dwg



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 / RECYLING |
| 19 | HARD + SOFT SCAPING (REFER TO LANDSCAPE) |

262 MAIN STREET
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V2A 1H2
TEL: 250.492.3143
TEL: 250.492.0318
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a
m+m
MEKLEJOHN ARCHITECTS INC.

JoeAnna's House
Better together.

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

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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

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"

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JOEANNA'S HOUSE

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LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

A4.02

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Drawing Title

EXTERIOR ELEVATIONS

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



5 VIEW OF NORTHWEST CORNER
A4.03



3 VIEW OF WEST ELEVATION
A4.03



1 VIEW OF SOUTHWEST CORNER
A4.03



6 VIEW OF SOUTHEAST CORNER
A4.03



4 VIEW OF EAST & SOUTH ELEVATION
A4.03



2 VIEW OF NORTH ELEVATION
A4.03

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**JOEANNA'S
HOUSE**

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Drawing Number

A4.03

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Drawing Title

3D VIEWS

Job No.	1788
Scale	
Drawn	Author
Checked	Checker