

**ATTACHMENT A**

This forms part of application  
# Z22-0051

Planner Initials **SS**

**City of Kelowna**  
COMMUNITY PLANNING

| DISTRIBUTION & REVISIONS |              |
|--------------------------|--------------|
| NO.                      | DATE         |
| 1                        | AUG 08, 2022 |
| 2                        |              |
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This drawing must not be scaled. Contractors shall verify all dimensions prior to commencement of work, and any omissions or discrepancies shall be reported to the Architect.

PROJECT NAME

**BABIES 'N' TOTS DAYCARE  
TENANT IMPROVEMENTS**  
5031 WINDSONG CR.  
KELOWNA B.C.

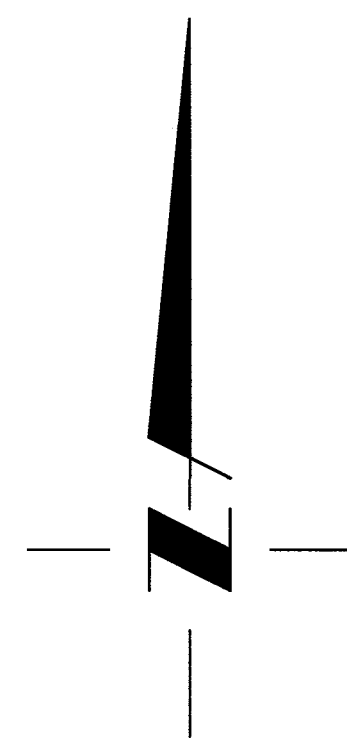
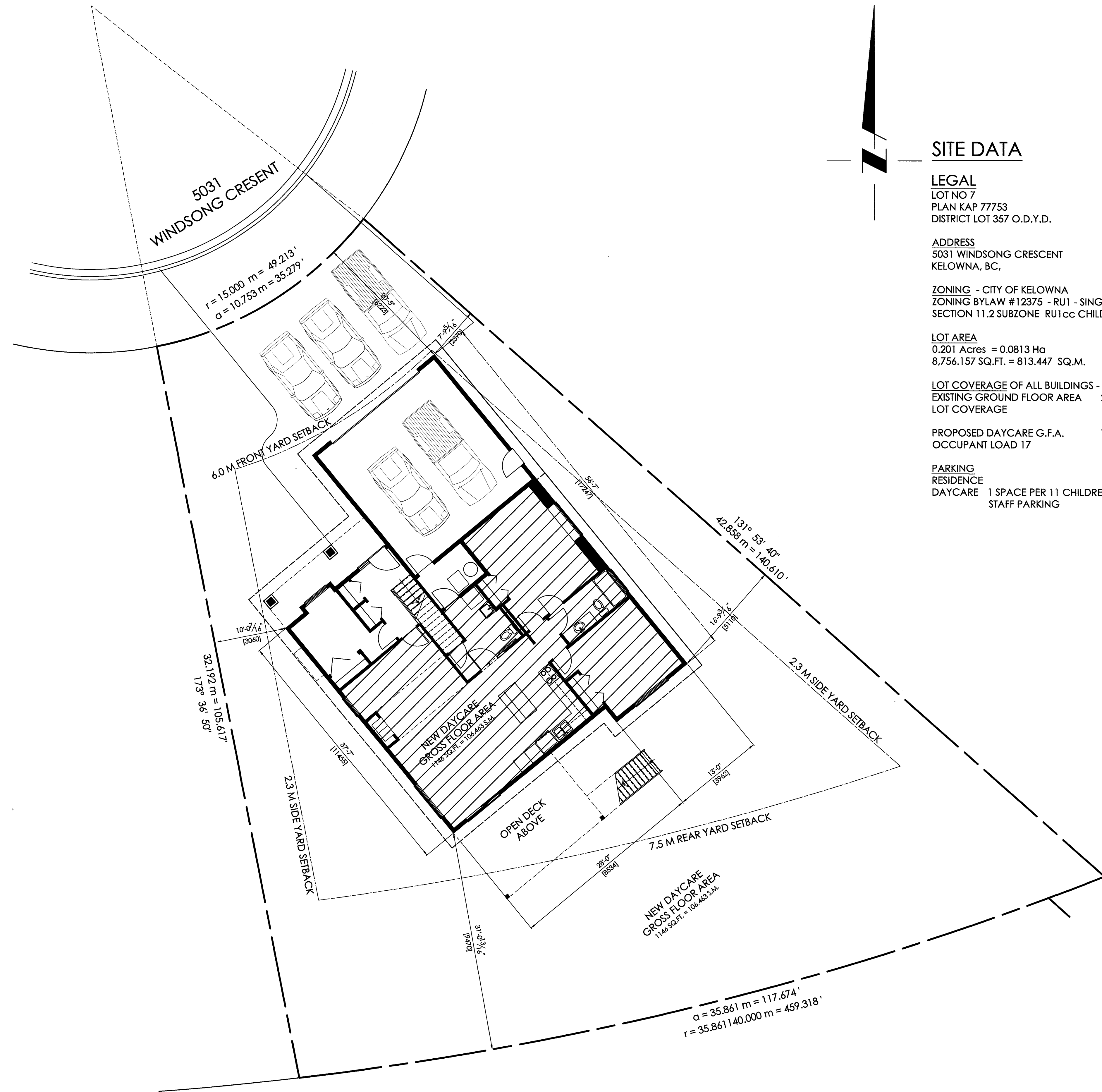


**PACIFIC RIM ARCHITECTURE LTD.**  
SURREY HEAD OFFICE:  
1608 152 STREET  
SUITE 404  
SOUTH SURREY, BC  
V4A 4N2  
TEL: (604) 503-0107  
EMAIL: info@praltd.com

OKANAGAN OFFICE:  
1743 SUNRISE ROAD  
KELOWNA, BC  
V1P 1G3  
TEL: (250) 765 0314  
C: (250) 801 9717  
EMAIL: k.design@telus.net

WEB: www.praltd.com  
SHEET TITLE  
**SITE PLAN**

| SHEET INFO      |              |
|-----------------|--------------|
| DATE CREATED:   | AUG 08, 2022 |
| DRAWN BY:       | RAL          |
| CHECKED BY:     | PJP          |
| SCALE:          | 1/8"=1'-0"   |
| PROJECT NO. XXX |              |
| DRAWING NO.     | <b>A1</b>    |
| REVISION NO.    |              |



**SITE DATA**

**LEGAL**

LOT NO 7  
PLAN KAP 77753  
DISTRICT LOT 357 O.D.Y.D.

**ADDRESS**

5031 WINDSONG CRESENT  
KELOWNA, BC,

**ZONING - CITY OF KELOWNA**

ZONING BYLAW #12375 - RU1 - SINGLE DETACHED HOUSING  
SECTION 11.2 SUBZONE RU1cc CHILD CARE CENTRE , MAJOR

**LOT AREA**

0.201 Acres = 0.0813 Ha  
8,756.157 SQ.FT. = 813.447 SQ.M.

**LOT COVERAGE OF ALL BUILDINGS - MAX 40%**

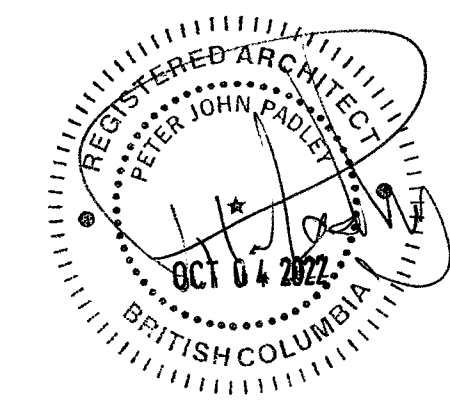
EXISTING GROUND FLOOR AREA 209.319 SQ.M. = 2253.166 SQ.FT.  
LOT COVERAGE = 25.732 %

PROPOSED DAYCARE G.F.A. 106.450 SQ.M. = 45.856 SQ.FT.  
OCCUPANT LOAD 17

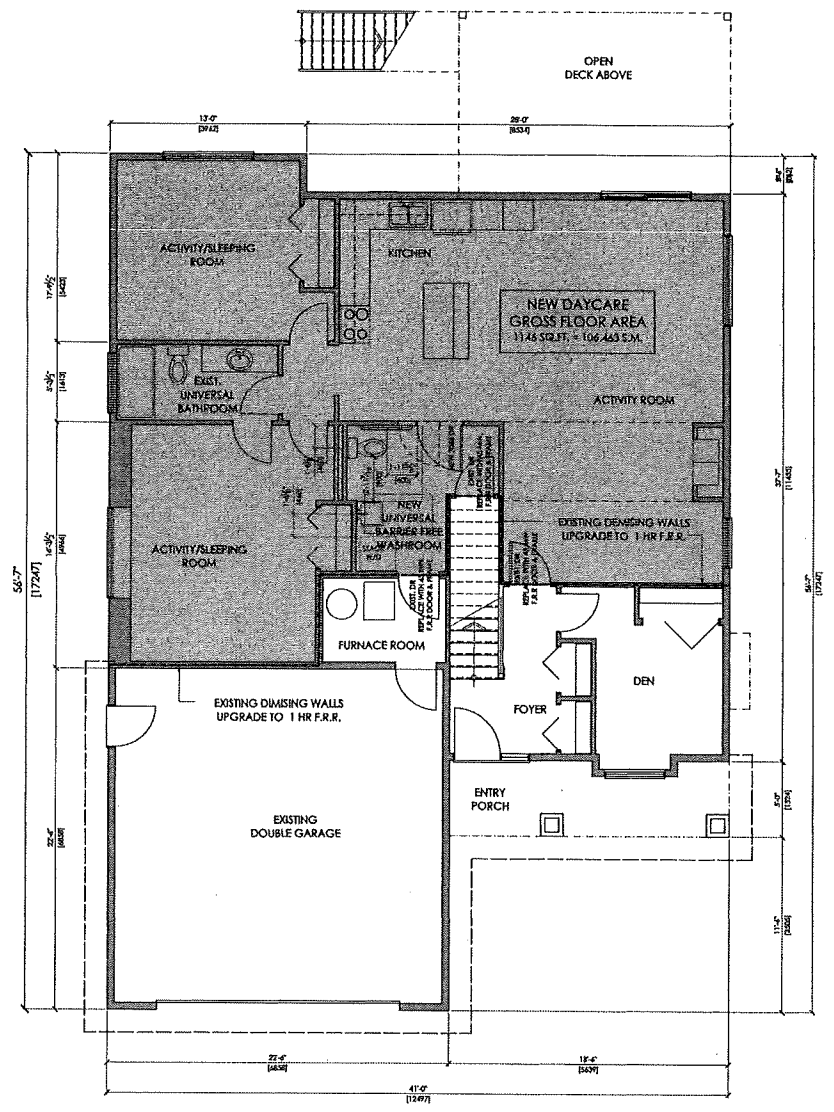
**PARKING**

|               |                             |
|---------------|-----------------------------|
| RESIDENCE     | 2 SPACES REQ'D              |
| DAYCARE       | 1 SPACE PER 11 CHILDREN     |
| STAFF PARKING | 5 SPACES REQ'D - 7 PROVIDED |

**SITE PLAN**  
SCALE 1/8" = 1'-0"



Planner Initials **SS**



**GROUND FLOOR PLAN**  
 SCALE 1/4"=1'-0"

**GROSS FLOOR AREA**

|                     |  |
|---------------------|--|
| PRINCIPAL RESIDENCE | 293.071 SQ.FT.                         |
| GARAGE              | 511.406 SQ.FT.                         |
| REAR DECK           | 216.000 SQ.FT.                         |
| FRONT PORCH         | 86.833 SQ.FT.                          |
| DAY CARE            | 1145.856 SQ.FT.                        |
| <b>TOTAL AREA</b>   | <b>2253.166 SQ.FT. = 209,319 SQ.M.</b> |

**2018 BUILDING CODE ANALYSIS**

CLASSIFICATION - 3.2.2.25  
 DAYCARE FACILITIES FOR CHILDREN  
 GROUP A DIVISION 2 - UP TO 2 STOREYS - NON-SPRINKLERED  
 AND  
 GROUP C - RESIDENTIAL  
 MAXIMUM BUILDING AREA 800 SQ.M. PROPOSED DAYCARE 106,463 SQ.M.  
 COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION  
 FLOOR ASSEMBLIES 45 MIN F.R.R.  
 LOAD BEARING ASSEMBLIES 45 MIN F.R.R.

MAJOR OCCUPANCY FIRE SEPARATION TABLE 3.1.3.1  
 A-2 DAYCARE OCCUPANCY AND C RESIDENTIAL - REQUIRED 1 HR. F.R.R.

3.7.2.2. WATER CLOSETS - DAYCARE FACILITIES  
 - 1 FOR 30 MALES & 1 FOR 25 FEMALES  
 PROVIDED 1 UNIVERSAL WASHROOM (EXISTING)  
 1 UNIVERSAL BARRIER FREE WASHROOM (NEW)

FIRE SEPARATION OF MAJOR OCCUPANCIES  
 GROUP A-2 AND C - 1 HOUR F.R.R. REQUIRED  
 BASED ON TIME ASSIGNED IN THE CMA (COMPONENT ADDITIVE METHOD)  
 BC BUILDING CODE D-2.3.4  
 OF THE FOLLOWING ASSEMBLIES

|   |               |
|---|---------------|
| <b>EXISTING EXTERIOR LOAD BEARING WALLS</b> |               |
| EXTERIOR PVC LAP SIDING - AIR BARRIER       | N/A           |
| 1/2" PLYWOOD SHEATHING                      | 15 MIN        |
| 2x6 No 1-2 S.P.F. STUD S AT 16" O.C.        | 20 MIN        |
| 5-1/2" x 20 FIBREGLASS BATT INSUL.          | 5 MIN         |
| 6 MIL POLY V.B.                             | N/A           |
| 1/2" GYPSUM BOARD - PAINT FINISH            | 15 MIN        |
| ADD FIRE RETARDANT COATING                  | 30 MIN        |
| <b>TOTAL</b>                                | <b>85 MIN</b> |
| <b>EXISTING DEMISING WALLS</b>              |               |
| 1/2" GYPSUM BOARD                           | 15 MIN        |
| 2x6 OR 2x4 No 1-2 S.P.F. STUDS AT 16" O.C.  | 20 MIN        |
| R 20 FIBREGLASS BATT INSUL.                 | 5 MIN         |
| 1/2" GYPSUM BOARD - PAINT FINISH            | 15 MIN        |
| ADD FIRE RETARDANT COATING                  | 30 MIN        |
| <b>TOTAL</b>                                | <b>85 MIN</b> |
| <b>EXISTING FLOOR BETWEEN ASSEMBLIES</b>    |               |
| FLOORING                                    | N/A           |
| 3/4" T.& G. PLYWOOD                         | 15 MIN        |
| 2x10 No 1-2 S.P.F. JOISTS AT 16" O.C.       | 10 MIN        |
| R 20 FIBREGLASS BATT INSUL.                 | 5 MIN         |
| 1/2" GYPSUM BOARD - PAINT FINISH            | 15 MIN        |
| ADD FIRE RETARDANT COATING                  | 30 MIN        |
| <b>TOTAL</b>                                | <b>75 MIN</b> |

**INTERIOR FIRE INUMESCENT RR RETARANT PAINT**  
 INTUMESCENT PAINT: WHITE COLOUR  
 PROVIDE FX PAINTGUARD OR APPROVED EQUIVALENT FLAT, LATEX  
 WATER-BASED LATEX PAINT THAT IS INSOLUBLE WHEN DRY, AND TO MEET THE  
 FOLLOWING STANDARDS:

- ASTM E84, CLASS A
- ASTM E2768
- NFPA 255
- UL 723
- THERMAL BARRIER PROTECTION: 30 MINUTES

INSTALLATION:  
 APPLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS,  
 INCLUDING SUBSTRATE TEMPERATURES AND RELATIVE HUMIDITY, TO ACHIEVE  
 RECOMMENDED THICKNESS AND APPLICATION RATES TO COVER SUBSTRATES  
 WITH A MONOLITHIC COATING OF UNIFORM DENSITY AND TEXTURE.

PRODUCR DISTRIBUTOR:  
 FIRE RETARDANT COATINGS CANADA  
 48-48 275TH STREET # 106  
 ALDERGROVE BC, V4W 0A3

DISTRIBUTION & REVISIONS

| NO. | DATE        | BY | REVISION                         |
|-----|-------------|----|----------------------------------|
| 1   | ADD ON 2022 |    | ISSUED FOR FINAL REVIEW & PERMIT |
| 2   |             |    |                                  |
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| 10  |             |    |                                  |

PROJECT NAME

**BABIES 'N' TOTS DAYCARE**  
**TENANT IMPROVEMENTS**  
 5031 WINDSONG CR  
 KELOWNA BC

**PRA**  
 PACIFIC RIM ARCHITECTURE LTD.  
 ARCHITECTS  
 152 STREET  
 SUITE 402  
 SURREY, BC  
 V4A 4G5  
 TEL: (604) 843-2167  
 EMAIL: info@prad.ca

SHEET TITLE:  
**FLOOR PLAN NOTES**

|               |             |
|---------------|-------------|
| SHEET NO.     |             |
| DATE PREPARED | ADD ON 2022 |
| DESIGNED BY   | SS          |
| CHECKED BY    | SS          |
| SCALE         | 1/4"=1'-0"  |
| PROJECT NO.   |             |
| DRAWING NO.   | <b>A2</b>   |
| REVISION NO.  |             |

