

PANDOSY CONDO

LOT A, DL 139, ODYD, PLAN 32435
1737 PANDOSY STREET, KELOWNA, BC

ISSUED FOR DEVELOPMENT PERMIT
JAN 18, 2019

XCA
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E-mail: info@bossiconstruction.com
builder



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permit

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client
THE LODGING CO.

project
PANDOSY CONDO

1737 PANDOSY
KELOWNA, AB

drawing title
COVER SHEET

sheet
DP0.0

drawn	XC	scale	1 : 1
checked	XC	project no.	1810

ARCHITECTURE DRAWING

- DP0.0 COVER SHEET
- DP0.1 PERSPECTIVE
- DP0.2 PERSPECTIVE
- DP0.3 PERSPECTIVE
- DP0.4 PERSPECTIVE
- DP0.5 PERSPECTIVE
- DP1.1 SITE PLAN
- DP2.1 MAIN FLOOR PLAN
- DP2.2 SECOND FLOOR PLAN
- DP2.3 3-5TH FLOOR PLAN
- DP2.4 6TH FLOOR PLAN
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- DP2.7 ROOF PLAN
- DP4.1 BUILDING ELEVATIONS
- DP4.2 BUILDING ELEVATIONS
- DP4.3 BUILDING ELEVATIONS
- DP5.1 BUILDING SECTIONS
- DP5.2 BUILDING SECTIONS

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1737 PANDOSY
KELOWNA, AB

drawing title

PERSPECTIVE

sheet

DP0.1

drawn
XC

scale

checked
XC

project no.
1810



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PANDOSY CONDO

1737 PANDOSY
 KELOWNA, AB

drawing title

PERSPECTIVE

sheet

DP0.2

drawn

XC

scale

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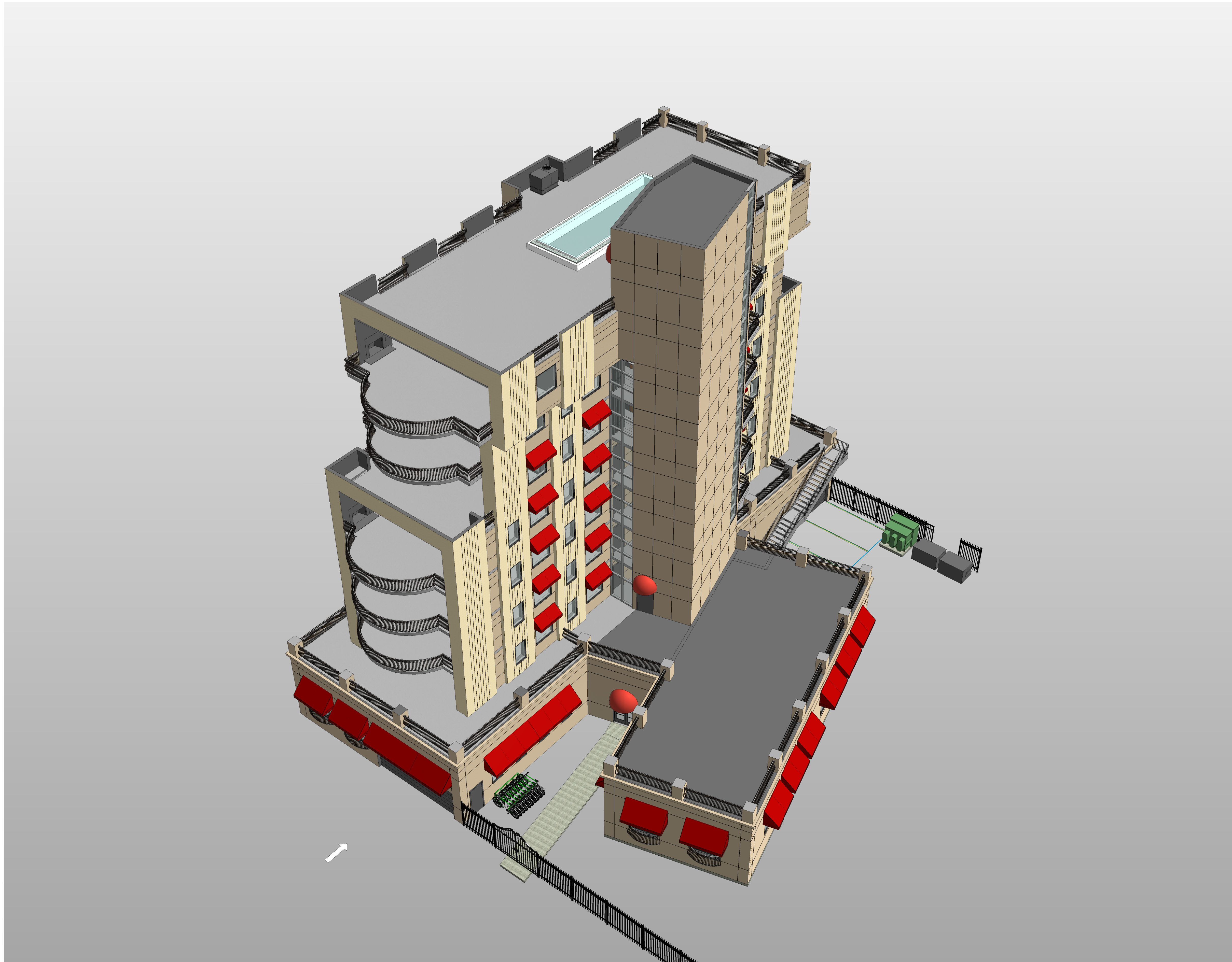
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 KELOWNA, AB

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PERSPECTIVE

sheet

DP0.3

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XC

scale

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XC

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PANDOSY CONDO

1737 PANDOSY
 KELOWNA, AB

drawing title

PERSPECTIVE

sheet

DP0.4

drawn XC

scale

checked XC

project no. 1810



STACKED PARKING STALL PARKADE

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PANDOSY CONDO

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drawing title
PERSPECTIVE

sheet
DP0.5

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PROJECT DATA

SITE INFORMATION

MUNICIPAL ADDRESS: 1737 PANDOSY STREET, KELOWNA, BC
 LEGAL DESCRIPTION: LOT A, DL 139, ODYD, PLAN 32435
 SITE AREA: 1054.67 M²
 ZONING: URBAN CENTER COMMERCIAL-C4

FLOOR AREA RATIO

FLOOR AREA RATIO: 1.63
 MAX. ALLOWED: 1.68

SETBACKS AND MAXIMUM HEIGHT

STREET ORIENTED SIDE MIN. BUILDING SETBACK: 0.0 M
 OTHER SIDE MIN. BUILDING SETBACK: 0.0 M
 MAX. HEIGHT: 30.8 M

SITE COVERAGE

EXIST BUILDING COVERAGE: 196.35 M²
 NEW BUILDING COVERAGE: 507 M²
 MAX. ALLOWABLE COVERAGE (75%): 793.25 M²

BUILDING AREA

EXIST BUILDING NET FLOOR AREA: 354 M²
 NEW BUILDING NET FLOOR AREA: 1370 M²
 MAX. ALLOWABLE NET FAR: 1772 M²

TOTAL UNITS

TOTAL UNITS NUMBER: 15
 ONE BED: 4 + 2(EXIST)
 ONE BED + DEN: 7 + 1(EXIST)
 BACHELOR: 1(EXIST)

PARKING REQUIREMENT

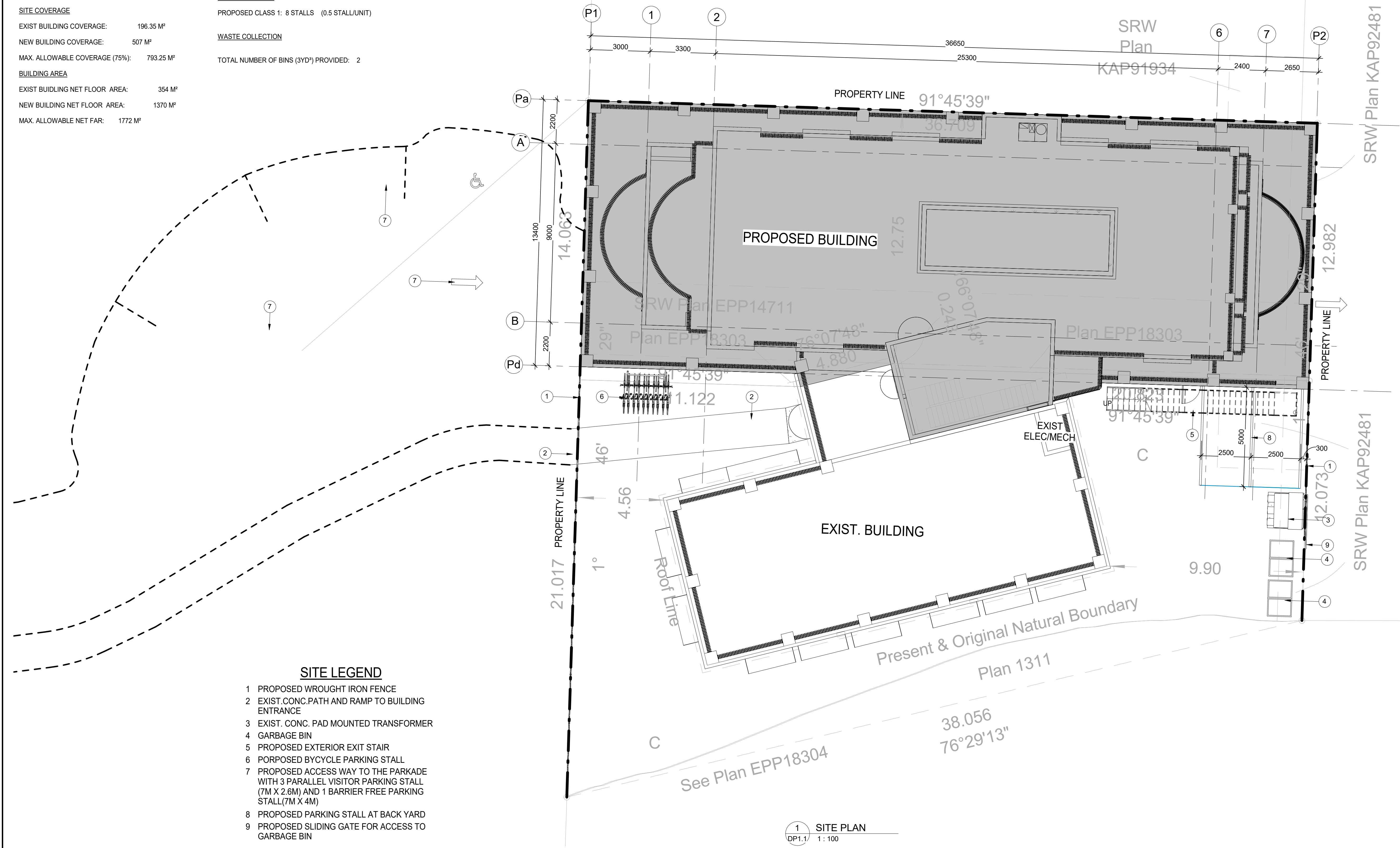
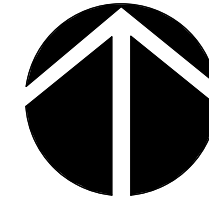
RESIDENTIAL PARKING REQUIRED: 19 STALLS
 (1.25 STALL/UNIT)
 VISITOR PARKING REQUIRED: 2 STALLS
 (1 STALL/7 UNITS)
 RESIDENTIAL PARKING PROVIDED: 26 STALLS
 VISITOR PARKING PROVIDED: 4 STALLS

BICYCLE PARKING

PROPOSED CLASS 1: 8 STALLS (0.5 STALL/UNIT)

WASTE COLLECTION

TOTAL NUMBER OF BINS (3YD³) PROVIDED: 2



SITE LEGEND

- 1 PROPOSED WROUGHT IRON FENCE
- 2 EXIST. CONC. PATH AND RAMP TO BUILDING ENTRANCE
- 3 EXIST. CONC. PAD MOUNTED TRANSFORMER
- 4 GARBAGE BIN
- 5 PROPOSED EXTERIOR EXIT STAIR
- 6 PROPOSED BYCYCLE PARKING STALL
- 7 PROPOSED ACCESS WAY TO THE PARKADE WITH 3 PARALLEL VISITOR PARKING STALL (7M X 2.6M) AND 1 BARRIER FREE PARKING STALL (7M X 4M)
- 8 PROPOSED PARKING STALL AT BACK YARD
- 9 PROPOSED SLIDING GATE FOR ACCESS TO GARBAGE BIN

1 SITE PLAN
 DP1.1 1:100

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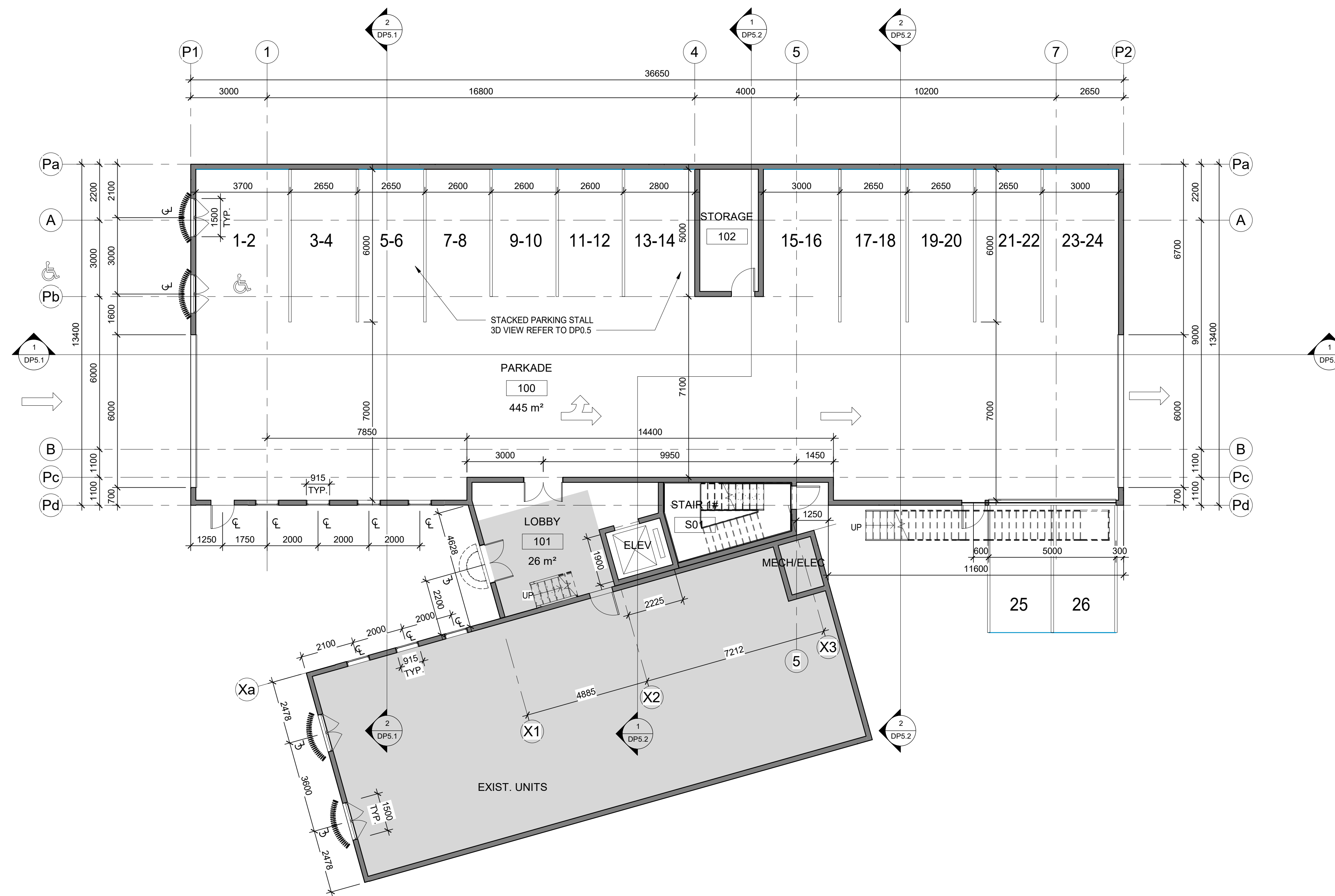
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 KELOWNA, AB

drawing title
SITE PLAN

sheet
DP1.1

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1 MAIN FLOOR PLAN
 DP2.1 1 : 100

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1737 PANDOSY

KELOWNA, AB

drawing title

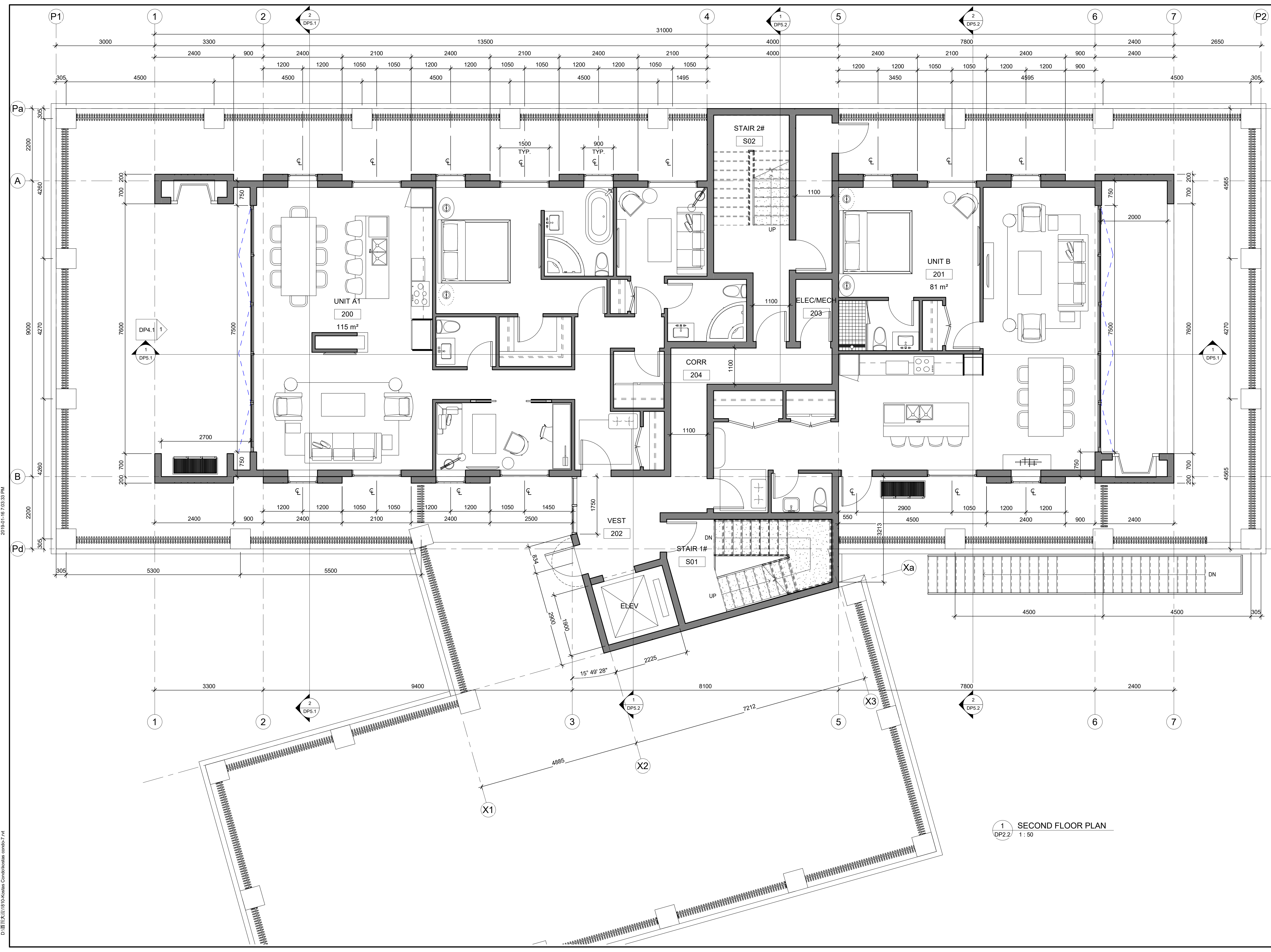
MAIN FLOOR PLAN

sheet

DP2.1

drawn XC scale 1 : 100

checked XC project no. 1810



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PANDOSY CONDO

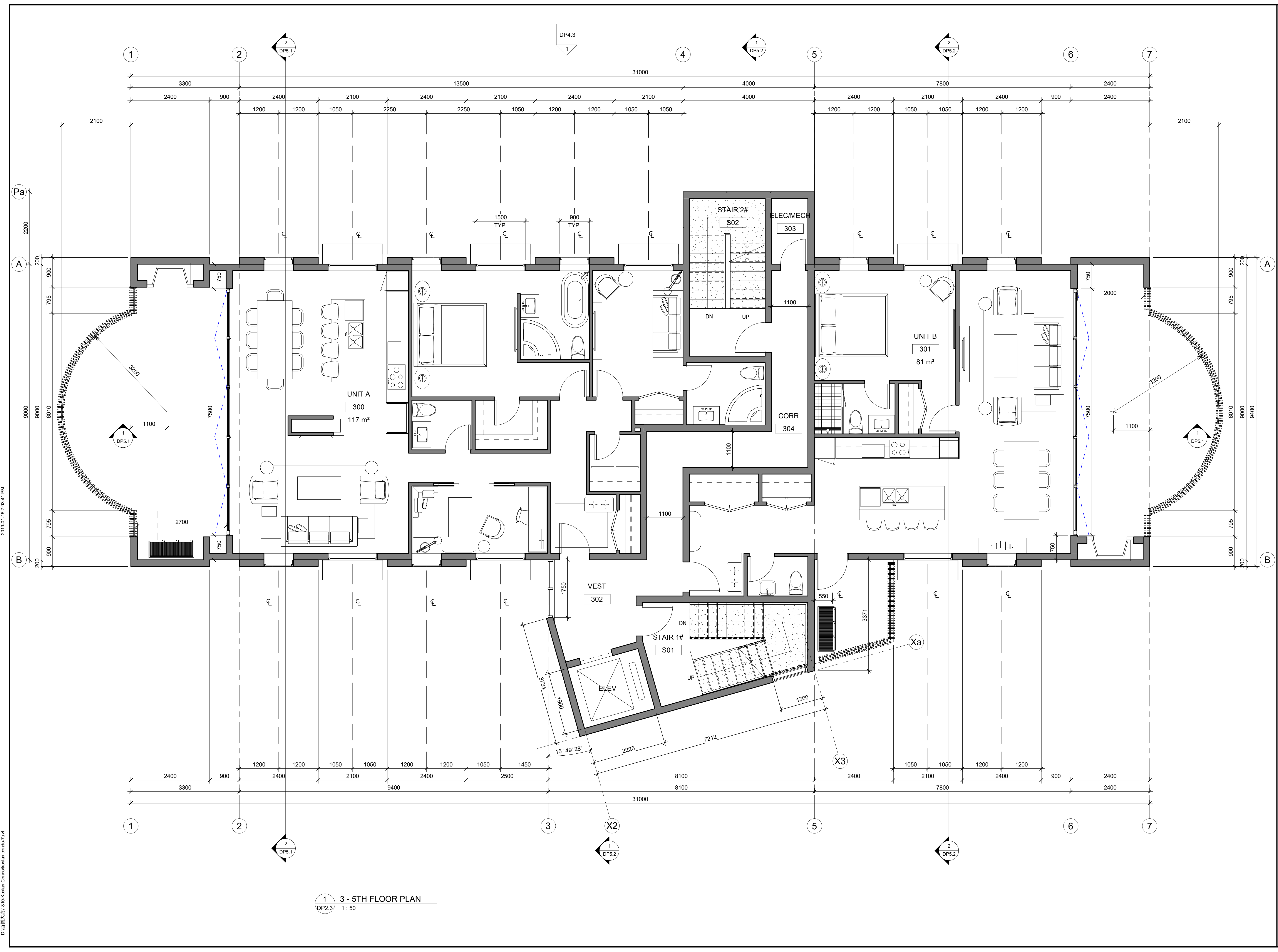
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drawing title
SECOND FLOOR PLAN

sheet
DP2.2

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checked	XC	project no.	1810

1 SECOND FLOOR PLAN
 DP2.2 1 : 50



1 3 - 5TH FLOOR PLAN
DP2.3/ 1 : 50

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drawing title
3-5TH FLOOR PLAN

sheet
DP2.3

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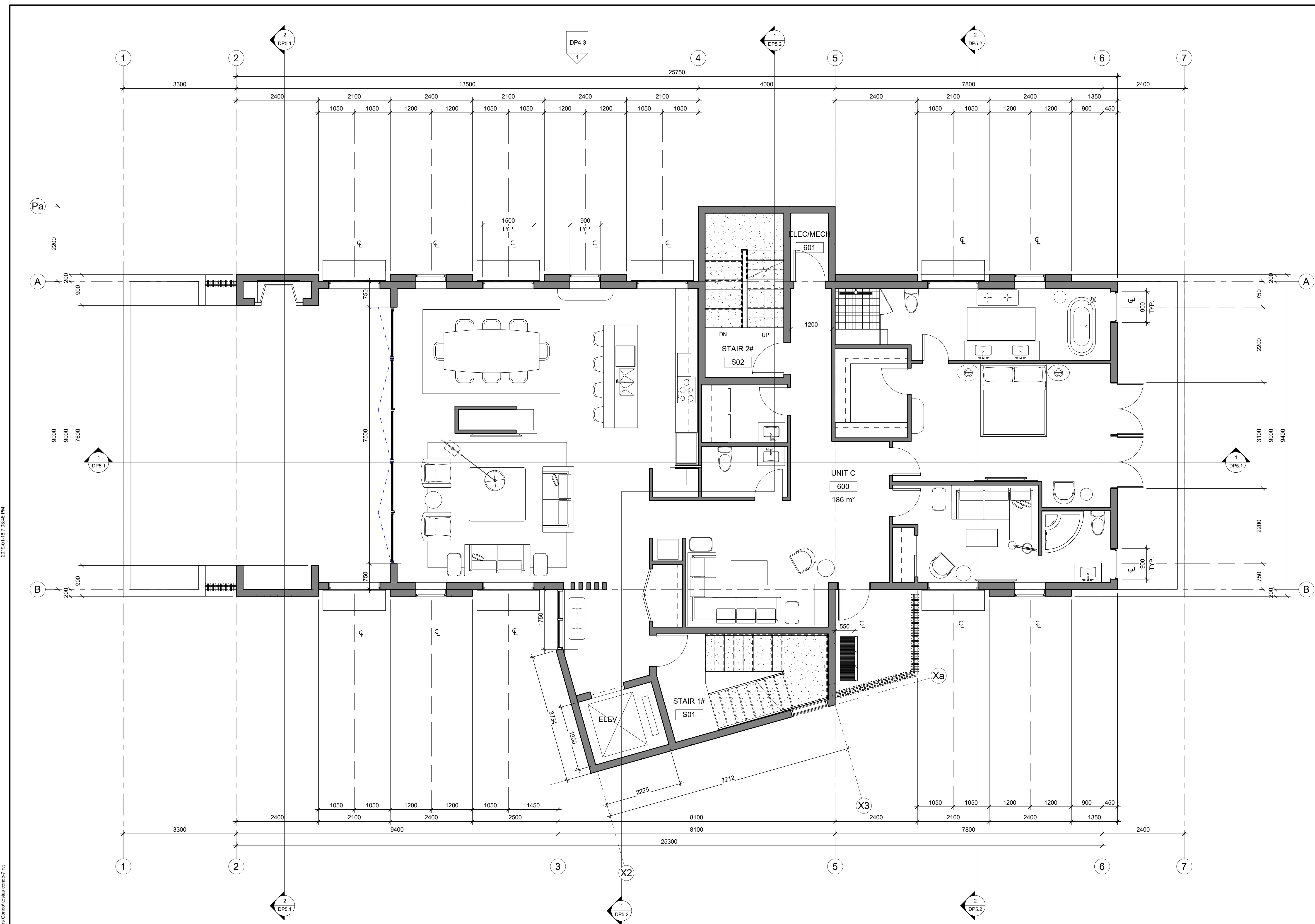
project
PANDOSY CONDO

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 KELOWNA, AB

drawing title
6TH FLOOR PLAN

sheet
DP2.4

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1 6TH FLOOR PLAN
 DP2.4 1 : 50

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drawing title
7TH FLOOR PLAN

sheet
DP2.5

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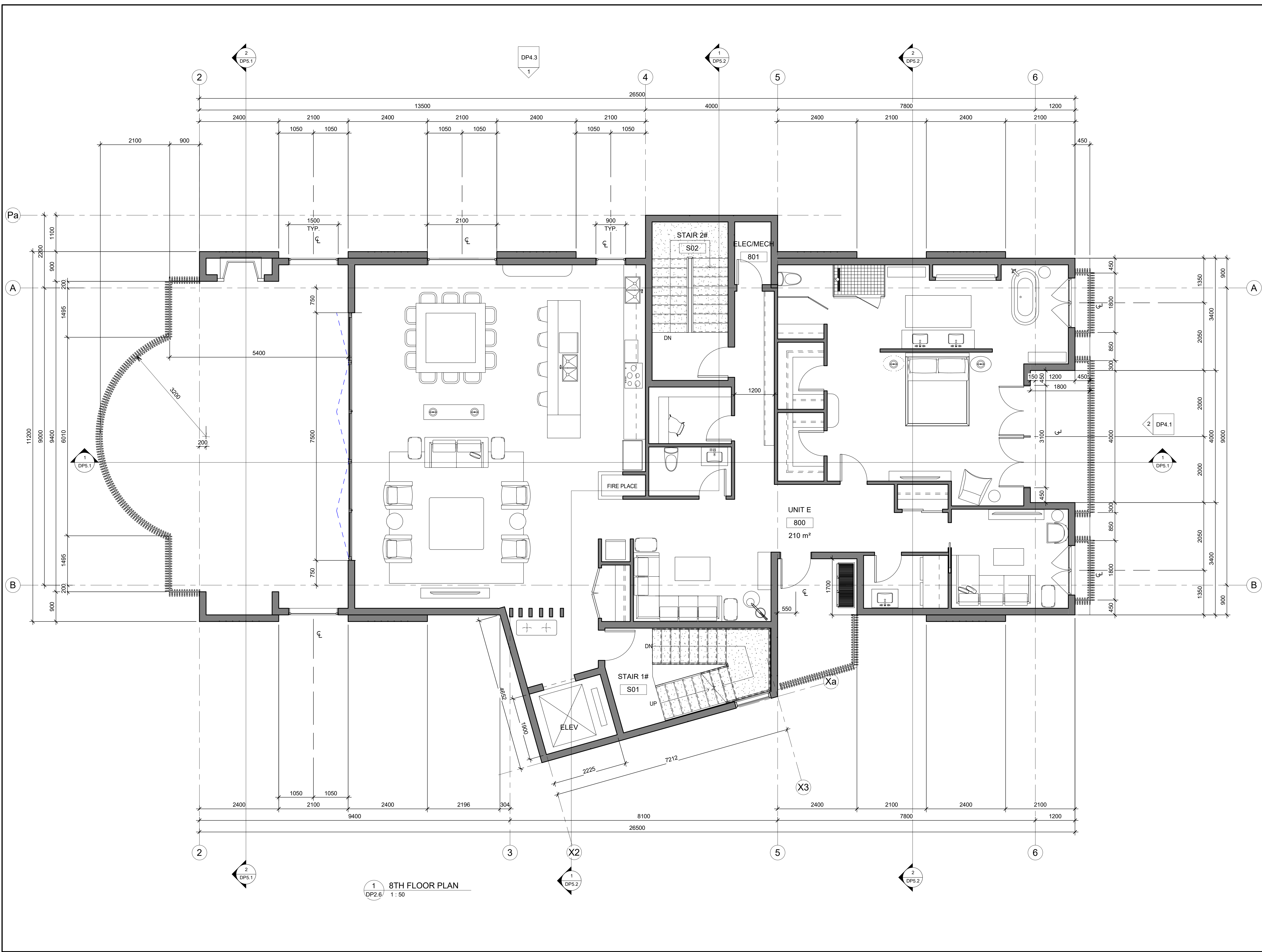


1 7TH FLOOR PLAN
 DP2.5/ 1 : 50

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1 8TH FLOOR PLAN
 DP2.6 1:50

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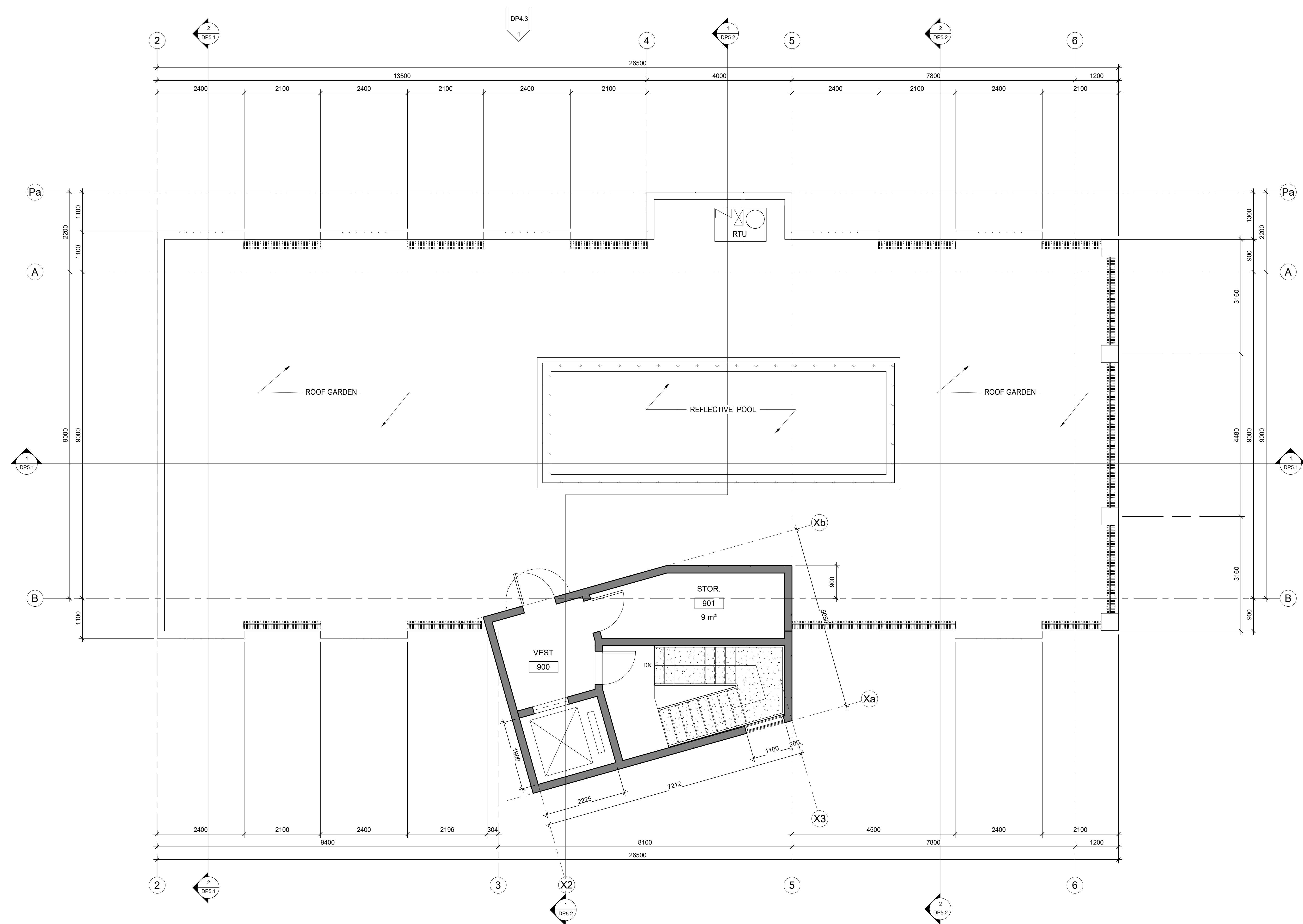
1737 PANDOSY
 KELOWNA, AB

drawing title
8TH FLOOR PLAN

sheet
DP2.6

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1 ROOF PLAN
 DP2.7 1 : 50

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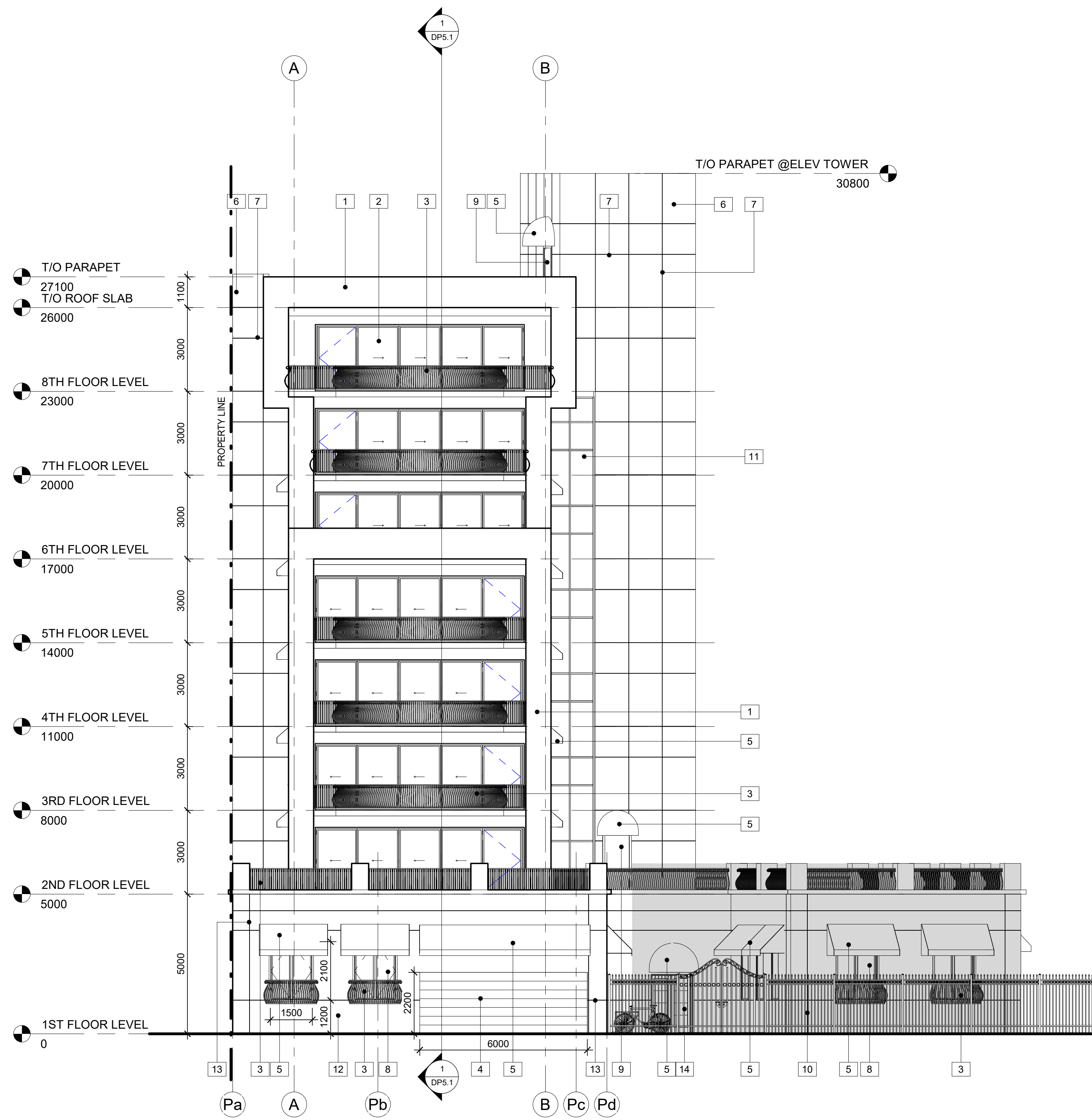
PANDOSY CONDO

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 KELOWNA, AB

drawing title
BUILDING ELEVATIONS

sheet
DP4.1

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checked	XC	project no.	1810

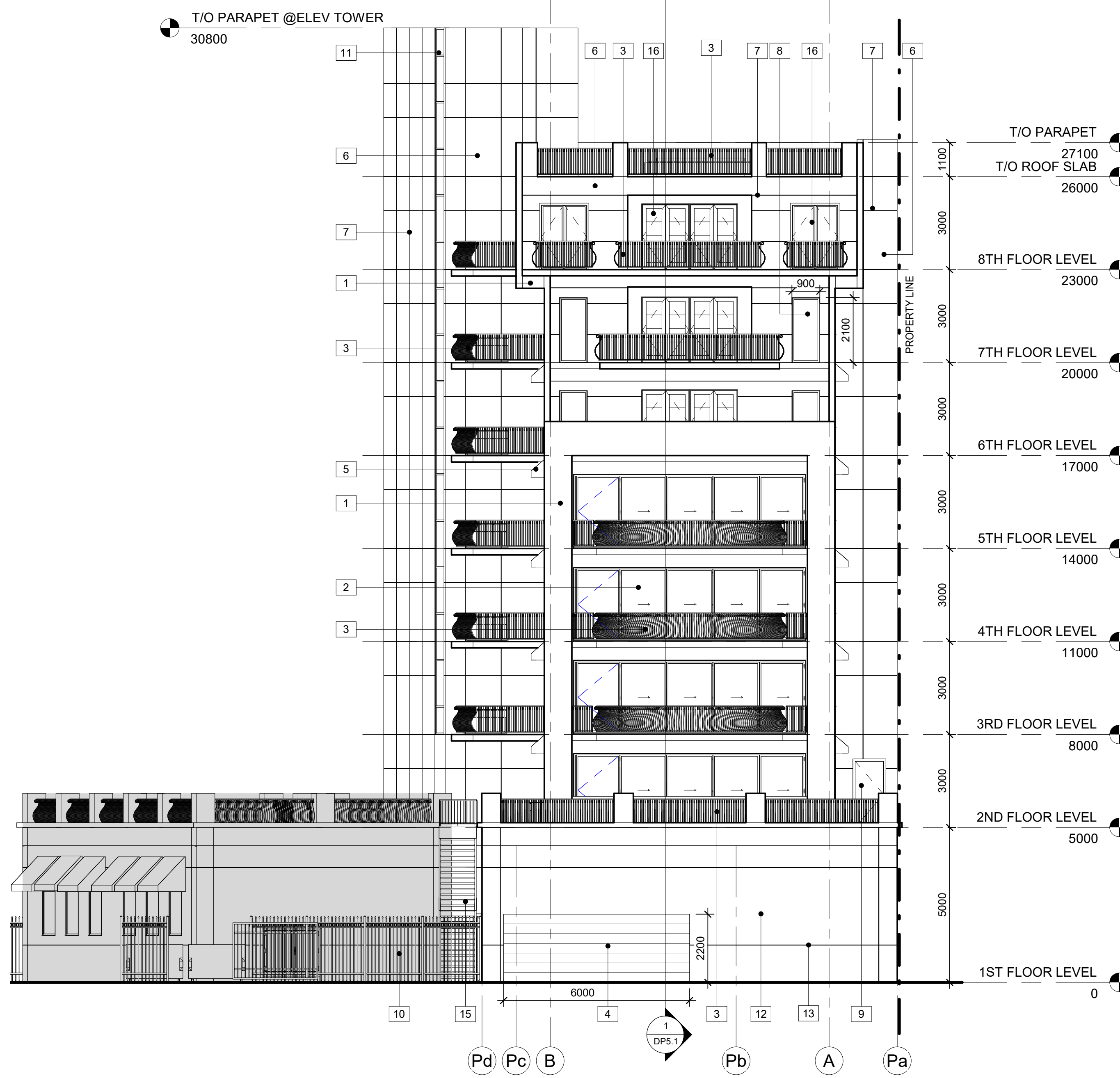


1 WEST ELEVATION
 DP4.1/1 1:100

UNPROTECTED OPENING PAERCETAGE: 9% (PARKADE PORTION)
 41% (RESIDENTIAL PORTION)

ELEVATION LEGEND

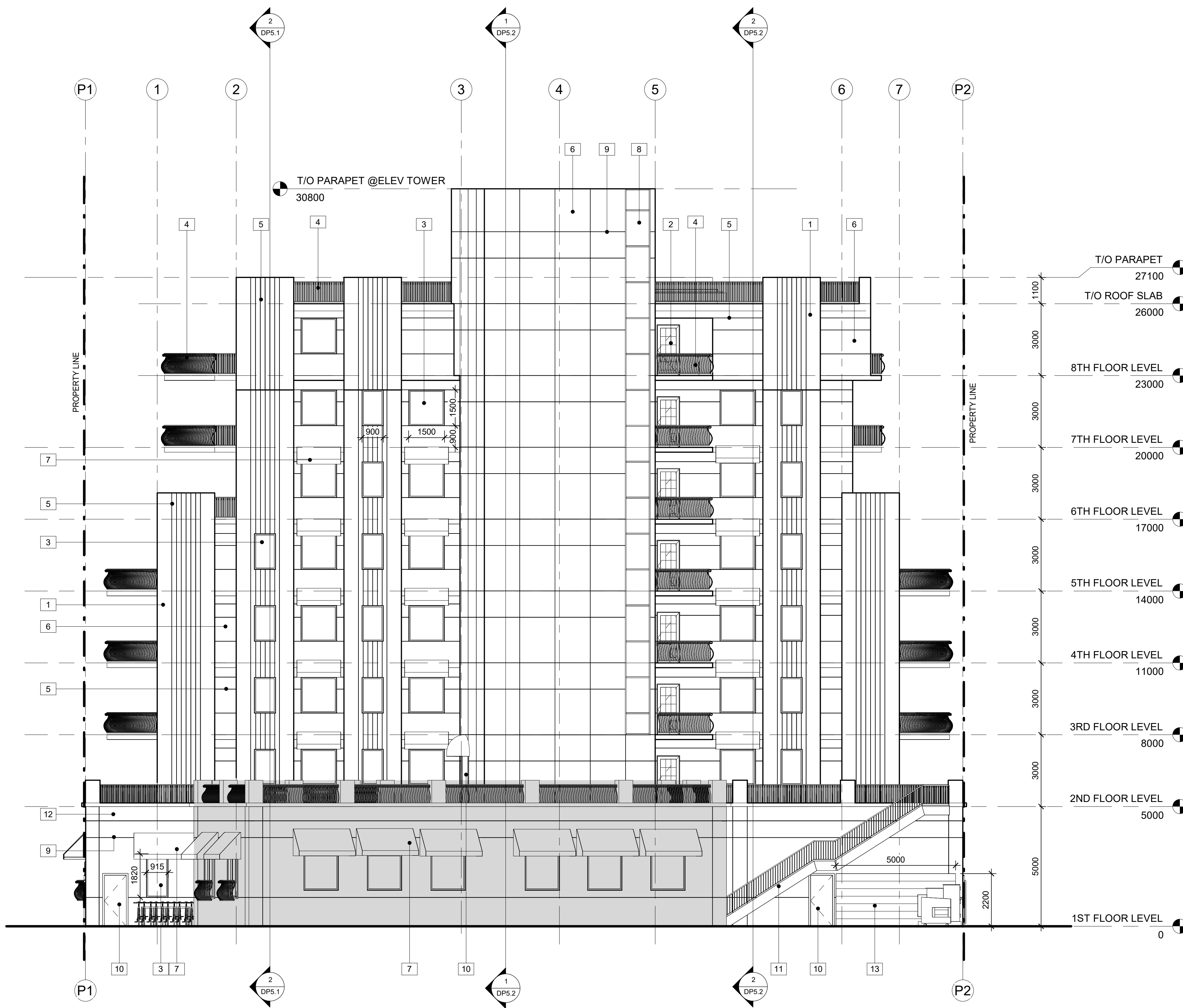
- 1 STENI FACADE PANEL CLADDING, COLOR-SN8010.
- 2 ALUM. FOLDING DOORS SUPREME SF85
- 3 RAILING, WROUGHT IRON JULIETTE STYLE. COLOUR - CHARCOAL.
- 4 PREFINISHED INSULATED OVERHEAD METAL DOOR - PAINTED, COLOR - PISTTSBURGH PAINT,PHOENIX FOSSIL 517-5
- 5 FABRIC AWNING, COLOR-RED (PROPOSED AWNING ONLY FOR APPROVAL PURPOSE, IT MIGHT BE DELETED BY OWNER AT CONSTRUCTION STAGE)
- 6 STENI FACADE PANEL CLADDING, COLOR-SN4012.
- 7 13mm PANEL REVEAL JOINT
- 8 WINDOW SYSTEM C/W CLEAR GLAZING - METAL/VINYL, FRAMES COLOR - CHARCOAL.
- 9 INSULATED HOLLOW METAL DOOR - PAINTED, COLOUR - PISTTSBURGH PAINT, PHOENIX FOSSIL 517-5.
- 10 FENCE, WROUGHT IRON STYLE, COLOUR-BLACK.
- 11 ANODIZED ALUM. EXTERIOR CURTAIN WALL SYSTEM
- 12 ACRYLIC STUCCO - PAINTED, COLOUR - TO MATCH EXISTING BUILDING.
- 13 13mm STUCCO REVEAL TO MATCH EXISTING BUILDING
- 14 ANODIZED ENTRY METAL DOOR C/W CLEAR GLASS INSERT.
- 15 EXTERIOR EXIT STAIR CASE, METAL PAINTED, COLOR - CHARCOAL.
- 16 UNIT PATIO DOOR, FRENCH DOOR - SMOOTH SHEILD FIBERGLASS-PAINTED, COLOUR-PITTSBURGH PAINT, PHOENIX FOSSIL 517-5



2 EAST ELEVATION
 DP4.1/1 1:100

UNPROTECTED OPENING PAERCETAGE: 0% (PARKADE PORTION)
 30% (RESIDENTIAL PORTION)

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ELEVATION LEGEND

- 1 STENI FACADE PANEL CLADDING, COLOR-SN8010.
- 2 UNIT PATIO DOOR, FRENCH DOOR - SMOOTH SHEILD FIBERGLASS-PAINTED, COLOUR-PITTSBURGH PAINT, PHOENIX FOSSIL 517-5
- 3 WINDOW SYSTEM C/W CLEAR GLAZING - METAL/VINYL, FRAMES COLOR - CHARCOAL.
- 4 RAILING, WROUGHT IRON JULIETTE STYLE. COLOUR - CHARCOAL.
- 5 13mm PANEL REVEAL JOINT
- 6 STENI FACADE PANEL CLADDING, COLOR-SN4012.
- 7 FABRIC AWNING, COLOR-RED (PROPOSED AWNING ONLY FOR APPROVAL PURPOSE, IT MIGHT BE DELETED BY OWNER AT CONTRUCTION STAGE)
- 8 ANODIZED ALUM. EXTERIOR CURTAIN WALL SYSTEM
- 9 13mm STUCCO REVEAL TO MATCH EXISTING BUILDING
- 10 INSULATED HOLLOW METAL DOOR - PAINTED, COLOUR - PISTTSBURGH PAINT, PHOENIX FOSSIL 517-5.
- 11 EXTERIOR EXIT STAIR CASE, METAL PAINTED, COLOR - CHARCOAL.
- 12 ACRYLIC STUCCO - PAINTED, COLOUR - TO MATCH EXISTING BUILDING.
- 13 PREFINISHED INSULATED OVERHEAD METAL DOOR - PAINTED, COLOR - PISTTSBURGH PAINT,PHOENIX FOSSIL 517-5

1 SOUTH ELEVATION
 DP4.2 1: 100

UNPROTECTED OPENING PAERcentage: 16% (RESIDENTIAL PORTION)

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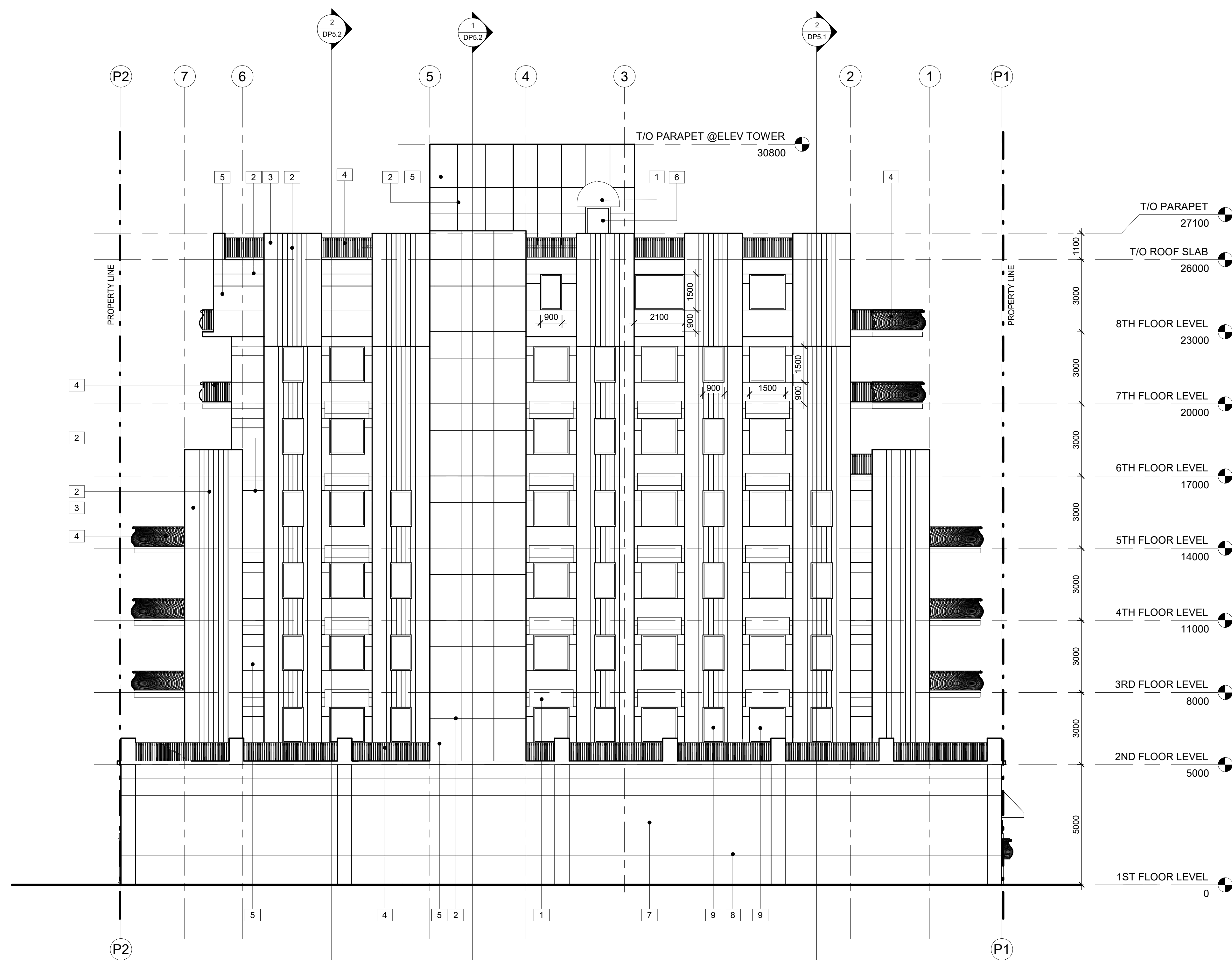
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 KELOWNA, AB

drawing title
BUILDING ELEVATIONS

sheet
DP4.2

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checked	XC	project no.	1810



1 NORTH ELEVATION
 DP4.3
 1 : 100

UNPROTECTED OPENING PAERCETAGE: 0% (PARKADE PORTION)
 16% (RESIDENTIAL PORTION)

ELEVATION LEGEND

- 1 FABRIC AWNING, COLOR-RED (PROPOSED AWNING ONLY FOR APPROVAL PURPOSE, IT MIGHT BE DELETED BY OWNER AT CONSTRUCTION STAGE)
- 2 13mm PANEL REVEAL JOINT
- 3 STENI FACADE PANEL CLADDING, COLOR-SN8010.
- 4 RAILING, WROUGHT IRON JULIETTE STYLE. COLOUR - CHARCOAL.
- 5 STENI FACADE PANEL CLADDING, COLOR-SN4012.
- 6 INSULATED HOLLOW METAL DOOR - PAINTED, COLOUR - PISTTSBURGH PAINT, PHOENIX FOSSIL 517-5.
- 7 ACRYLIC STUCCO - PAINTED, COLOUR - TO MATCH EXISTING BUILDING.
- 8 13mm STUCCO REVEAL TO MATCH EXISTING BUILDING
- 9 WINDOW SYSTEM C/W CLEAR GLAZING - METAL/VINYL, FRAMES COLOR - CHARCOAL.

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BUILDING ELEVATIONS

sheet

DP4.3

drawn

XC

scale

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checked

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client
THE LODGING CO.

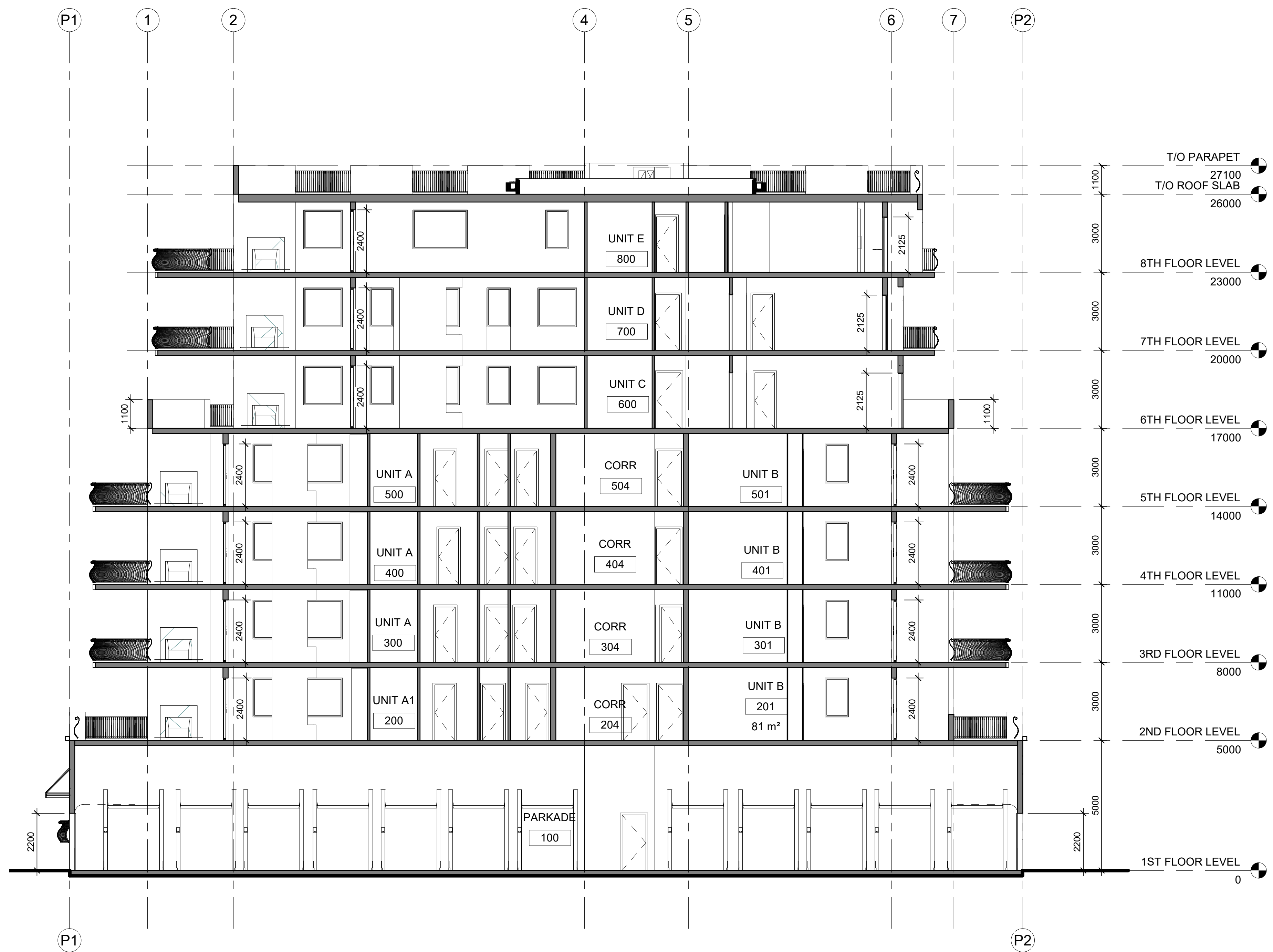
project
PANDOSY CONDO

1737 PANDOSY
 KELOWNA, AB

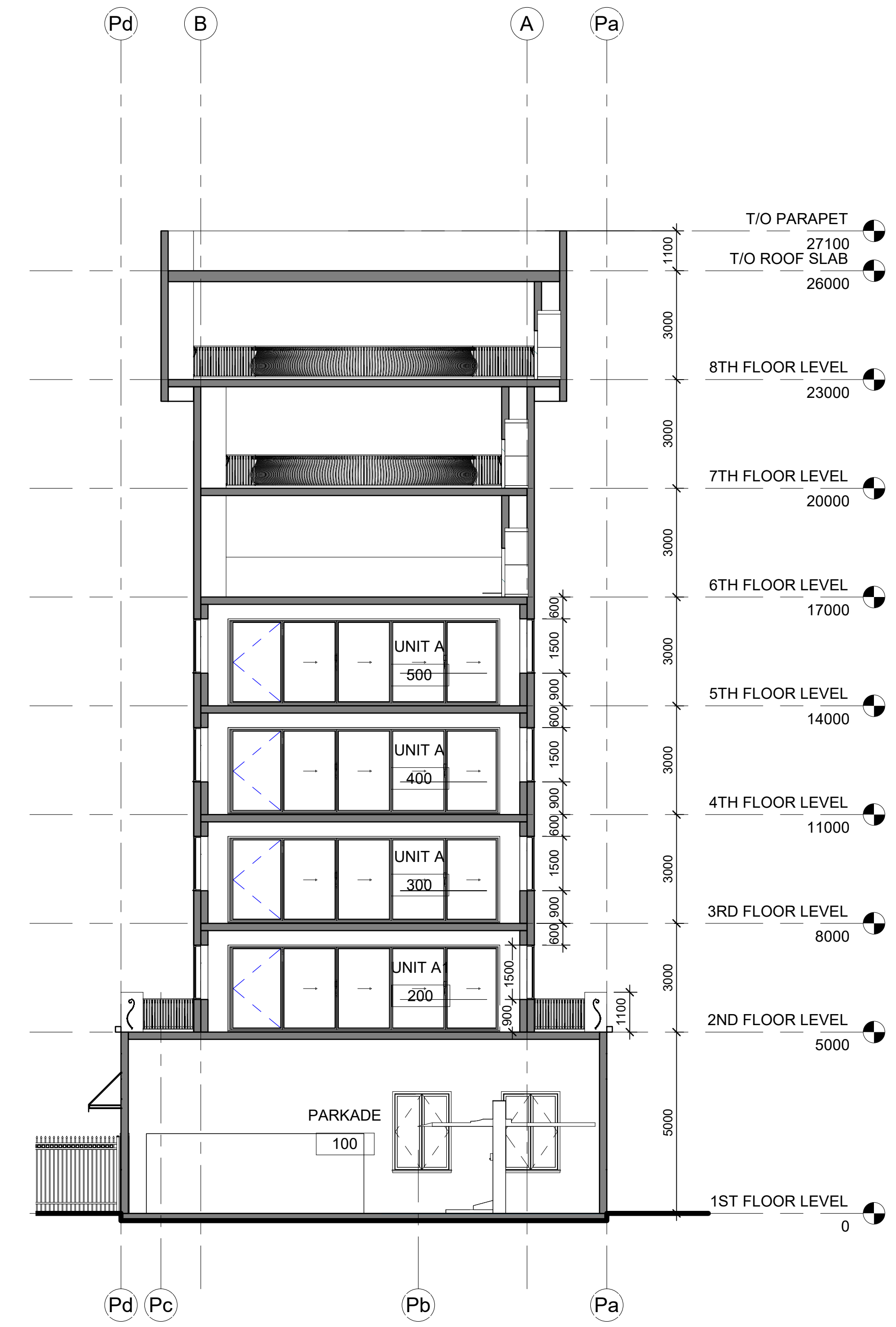
drawing title
BUILDING SECTIONS

sheet
DP5.1

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checked	XC	project no.	1810



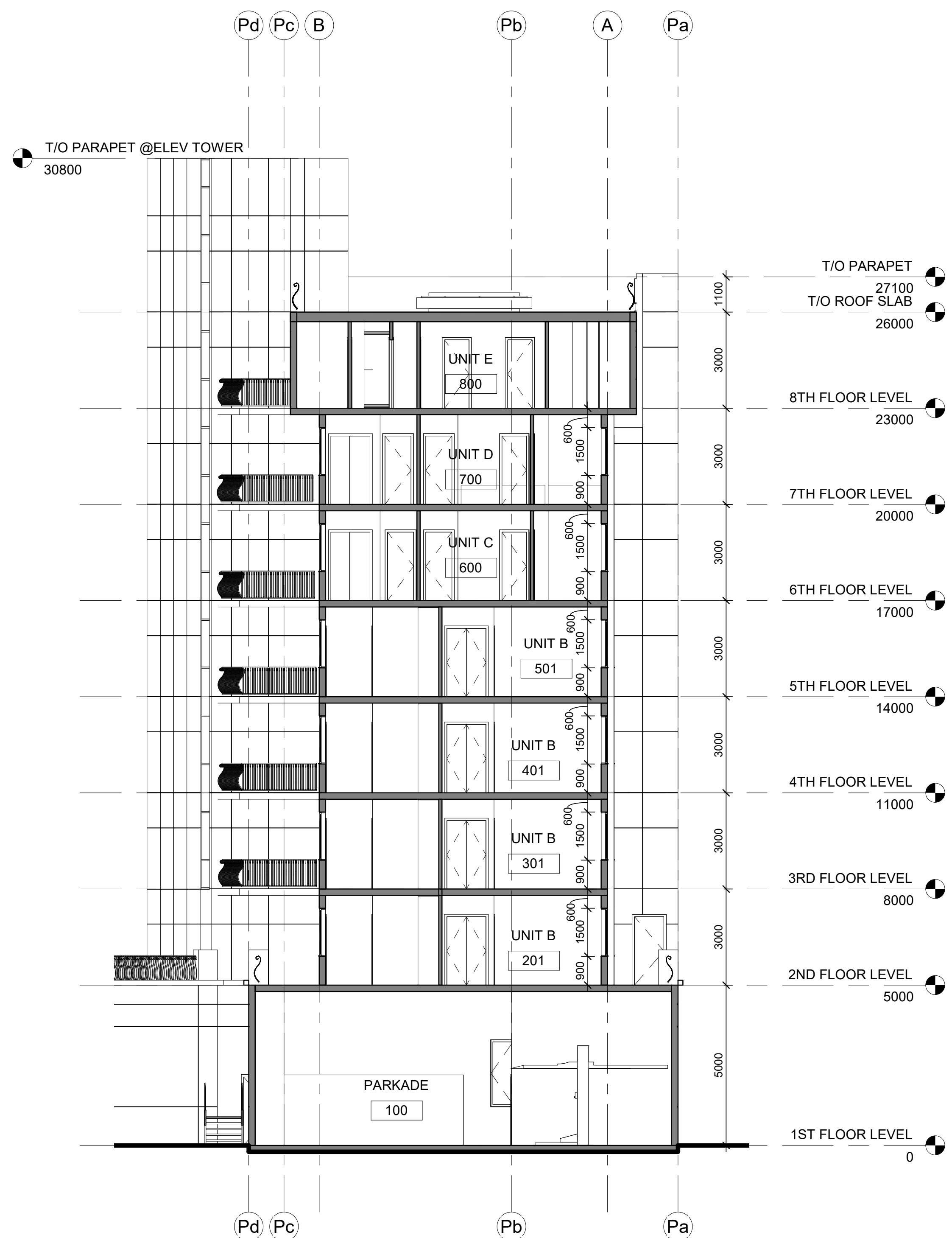
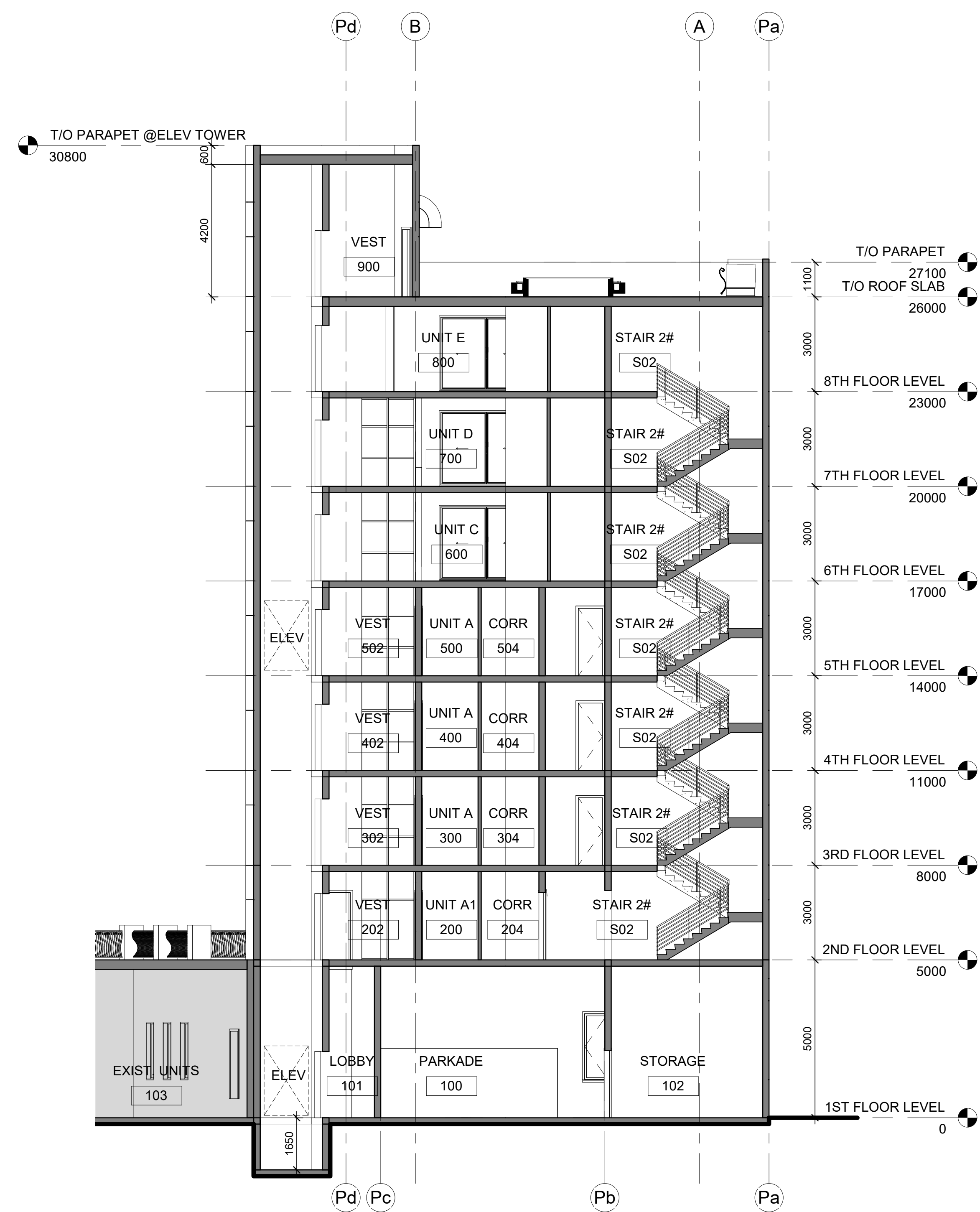
1 BUILDING SECTION
 DP5.1 1 : 100



2 BUILDING SECTION
 DP5.1 1 : 100

2019-01-16 7:09:38 PM

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builder

seal

permit

no.	issued for	date
1	ISSUED FOR DP	18/01/19

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 This drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors or omissions reported immediately to the Architect.

client
THE LODGING CO.

project
PANDOSY CONDO

1737 PANDOSY
 KELOWNA, AB

drawing title
BUILDING SECTIONS

sheet
DP5.2

drawn	XC	scale	1 : 100
checked	XC	project no.	1810

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CLIENT INITIALS:

BOSSI
CONSTRUCTION
INITIALS:

DATE:
January 17, 2019

SCALE:

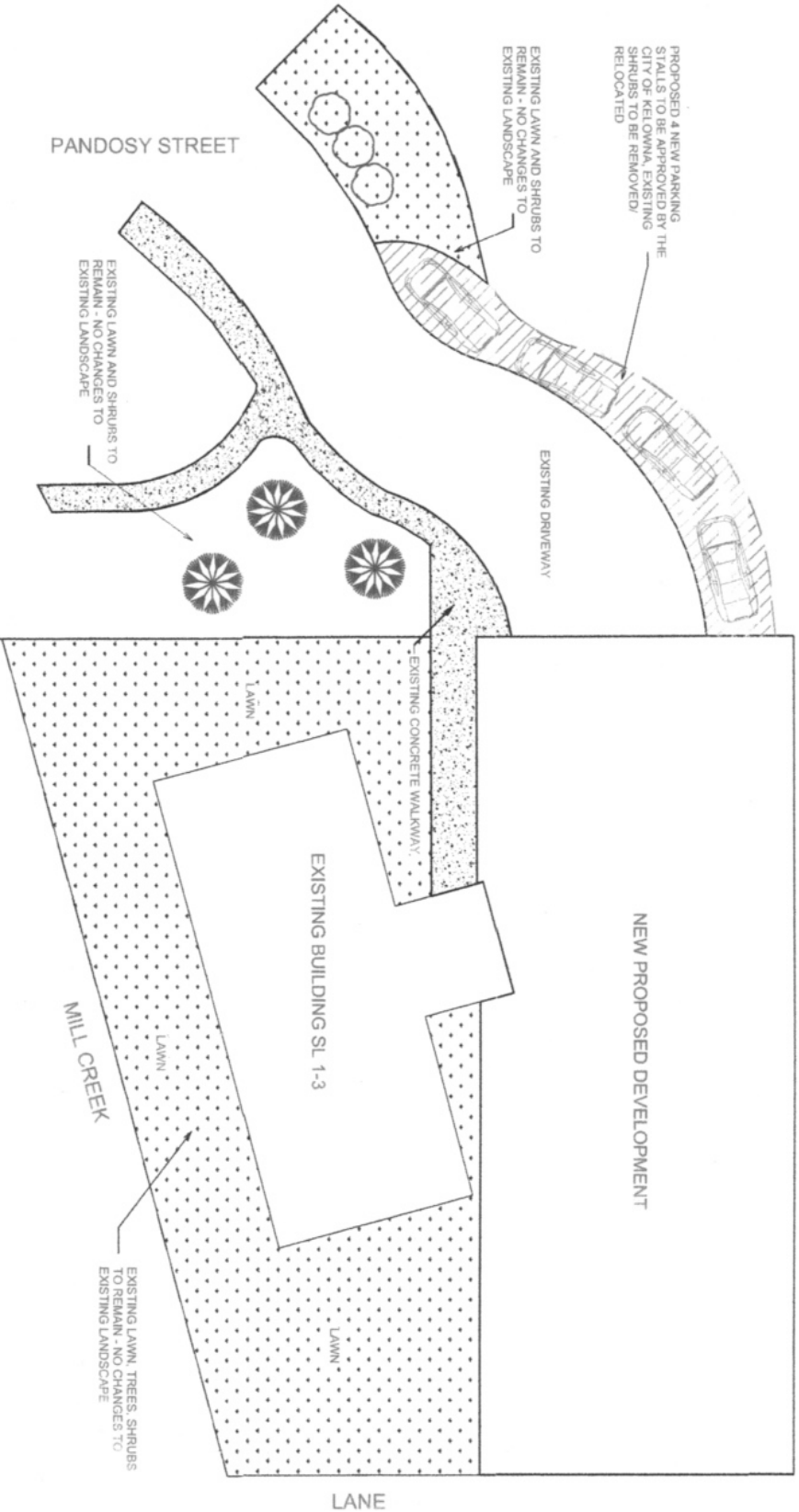
DRAWN BY:
A.L.O.

CHECKED BY:

PROJECT:

ADDRESS:
1737 PANDOSY STREET

A1



1737 PANDOSY STREET - LANDSCAPE PLAN

1737 Pandosy Street, Kelowna

Legal Description: Lot A, DL 139, ODYD, Plan 32435

Colour Board Information

Roofing material: Asphalt

Colour: Black

Main exterior material: Steni

Colour: SN106 – Nordic Light

Window/ door/ trim material: Vinyl

Colour: Cream

Additional material – accent colour: Red

Railings: Black, decorative