

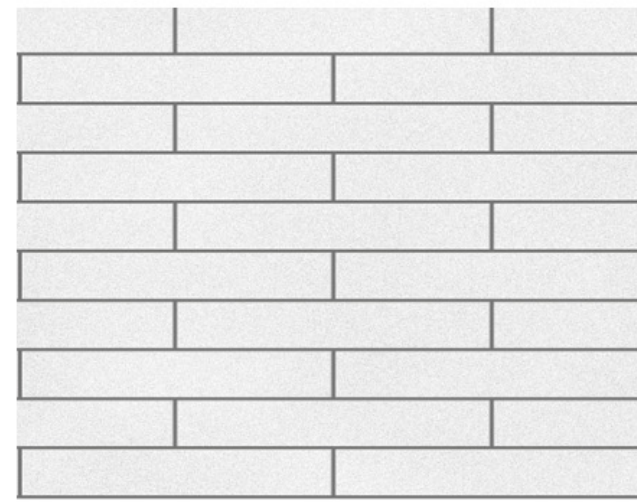




stucco - white



trim - black



brick running bond - white

BUILDING AND FLOOR AREAS:

		±sf	±sm		
L1 LOBBY		1,884	175	FOOTPRINT AREA FOR BUILDING CLASSIFICATION: 10,520 sf (977.3 sm)	
88 HOTEL UNIT : L2 TO L5					
UNIT TYPE	QUANTITY			LEVEL 1 BUILDING COVERAGE: 2,810 sf (261 sm)	
A	4	312	29		
A1	13	312	29		
A2	3	312	29		
A3	4	312	29		
A4	4	312	29		
A5	52	312	29		
A6	4	312	29		
A7	4	312	29		
TOTAL	88	30,411	2,825		

BUILDING CODE REVIEW

OCCUPANCY	GROUP C	GROUP F3
ARTICLE	3.2.2.50	3.2.2.50 (5)
NO. OF STOREYS	5 STOREYS	
NO. OF STREETS FACING	2	
MAX. BUILDING AREA	PROPOSED 977.3± sm	CODE MAX. 1,800 sm
CONSTRUCTION TYPE	COMBUSTIBLE (NON-COMBUSTIBLE LEVEL 1)	
SPRINKLERED	YES	
ASSEMBLY RATINGS:		
FLOOR	1 HR (1.5 HR RATING ABOVE PARKADE)	
WALLS / BEARING STRUCTURE	1 HR (1.5 HR RATING FOR PARKADE)	
ROOFS	1 HR	

BUILDING FIRE SAFETY

SOFFIT PROTECTION	N/A (SPRINKLERED)	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	YES	3.1.11.
MAX. ATTIC AREA	300 sm	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.

LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	YES (IN EACH STAIR SHAFT)	3.2.5.8.
SPRINKLERED	YES (NFPA 13)	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

OCCUPANT LOAD TABLE 3.1.17.1.

L1 - LOBBY	1 person / 3.7 sm retail x 175 sm	48 person
L1 - OUTDOOR PARKING AREA	1 person / 46 sm garage x 1581 sm	34 person
L2 HOTEL UNITS	2 person / sleeping room x 22 rooms	44 person
L3 HOTEL UNITS	2 person / sleeping room x 22 rooms	44 person
L4 HOTEL UNITS	2 person / sleeping room x 22 rooms	44 person
L5 HOTEL UNITS	2 person / sleeping room x 22 rooms	44 person

EXIT FACILITIES 3.1 TO 3.6

REQUIRED EXITS		2 MIN. PER FLOOR (MIN. 1 EXIT FOR EACH CRU)	
	min. 800mm door width as per 3.4.3.2.(A)		
	min. 1100mm stair width as per 3.4.3.2.(A)		
DOOR WIDTH	REQUIRED WIDTHS		PROVIDED WIDTHS
L1 LOBBY	6.1mm/person x 42 person	800 mm	MIN. 1 door @ 36" (914mm)
L1 OUTDOOR PARKING	6.1mm/person x 15 person	800 mm	2 doors @ 36" = 72" (1828mm)
L2 TO L5 HOTEL UNITS	6.1mm/person x 44 person per floor	800 mm	2 doors @ 36" = 72" (1828mm)
STAIR WIDTH	REQUIRED WIDTHS		PROVIDED WIDTHS
L2 TO L5 HOTEL UNITS	8.0mm/person x 44 person per floor	1100 mm	2 stairs @ 44" = 88" (2236mm)
UNITS	min. 1 door @ 800mm (each unit)		36" (914mm) door @ each unit
EXIT THROUGH LOBBY	yes		3.4.4.2.
PANIC HARDWARE REQ'D	yes (at exterior stair doors/lobby doors)		3.4.6.16.(2)
EXIT EXPOSURE	ok		3.2.3.13.
MAX. TRAVEL DISTANCE	45m		3.4.2.5.(1)
EXIT RATINGS REQUIRED:			
STAIR SHAFTS	1 HR (1.5 HR @ Parkade)		3.4.4.1.
CORRIDORS	1 HR		3.3.2.6.(4)

REQUIRED FIRE SEPARATIONS 3.1.3.1.

TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	1.5 HR	
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

ACCESSIBILITY REQUIREMENTS 3.8.

	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	YES	YES
ACCESSIBLE WASHROOM	YES	YES
1 PER 40 HOTEL ROOMS	YES	YES
1 PER 20 HOTEL ROOM VISIBLE WARNING SYSTEM	YES	YES

WASHROOM FIXTURES REQUIREMENTS

LEVEL 1 - LOBBY	
1 REQ'D FOR PUBLIC ACCESS (CONFIRMED AT BP STAGE)	
MIN. 1 REQ'D / HOTEL UNIT	3.7.2.2.(11)

PARKING CALCULATIONS

STALL SIZE	WIDTH (min)	LENGTH (min)	HEIGHT (min)
FULL SIZE STALL	8'-3"	2.5m	19'-8" 6.0m 6'-6" 2.0m
MEDIUM SIZE STALL (40% max)	7'-7"	2.3m	15'-9" 4.8m
COMPACT SIZE STALL (10% max)	6'-7"	2.0m	11'-2" 3.4m
DISABLED STALL	12'-2"	3.7m	19'-8" 6.0m
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m	
PARKING SCHEDULE:			
COMMERCIAL USE	1.3 per 100 sm GFA		
	ZONING	REQUIRED STALL	
L1	175 sm	2.3	
L2	663 sm	8.6	
L3	663 sm	8.6	
L4	663 sm	8.6	
L5	663 sm	8.6	
TOTAL	2,827 sm	36.7	
TOTAL PARKING REQUIRED: 37 STALLS			
TOTAL PROVIDED: 38 STALLS			
PARKING RATIO:			
	Required	Proposed	
FULL SIZE STALL	N/A	16	regular
HC STALL	1	2	hc
MEDIUM SIZE STALL (40% max)	15 max.	16	mc
COMPACT SIZE STALL (10% max)	4 max.	4	cc

SPATIAL SEPARATION: 3.2.3.1.D

	SOUTH (FRONT) & WEST WALL	EAST / NORTH WALL
WALL AREA	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED. BLDG FACES A STREET IN ACCORDANCE WITH 3.2.3.10	NOTE: EQUIVALENCY TO BE PREPARED AT BP APPLICATION TO ADDRESS WINDOWS ADJACENT TO THE PROPERTY LINES.
OPENING AREA		
% PROVIDED		
LIMITING DISTANCE		
% PERMITTED		
CONSTRUCTION TYPE		
CLADDING MATERIAL		
REQUIRED RATINGS		

ZONING SUMMARY

1193 St Paul Street Kelowna V1Y 2C6

C7

ADDRESS	1193 St Paul Street	
LEGAL DESCRIPTION	Lot 1 Plan EPP54107 DL 139	
DEVELOPMENT PERMIT AREA	Yes	
EXISTING ZONING	I-4	central industrial
PROPOSED ZONING	C-7	central business commercial (HOTEL)
EXISTING LEGAL USE	vacant	
GRADES	Existing Average- Level	Finish Average - Level
NUMBER OF BUILDINGS	5 storey mixed-use building	
CRITERIA FOR ALL TYPES OF APPLICATION:	C7 Central Business Commercial	
	ZONING STANDARD	PROPOSAL (±)
SITE AREA (sm)	200 sm	1,841 sm
SITE WIDTH (m)	6.0m	44.816m
SITE DEPTH (m)	30.0m	38,984m
OFF-STREET PARKING	37 stall min. (see parking calcs)	38 stall
PRIVATE OPEN SPACE	N/A	N/A
HEIGHT OF BUILDING (S)/# OF STOREYS	22.0m max.	17.3 m / 5 storey
SITE COVERAGE OF BUILDING(S) (%)	N.A.	N.A.
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N.A.	N.A.
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:	C7 Central Business Commercial	
	ZONING STANDARD	PROPOSAL (±)
NUMBER OF BICYCLE PARKING SPACES	Hotel	
Class I (secure parking)	Class I: 1 per 20 sleeping units x 88 units = 5 bikes	Class I: 5 bikes within parkade
Class II (visitor)	Class II: 1 per 20 sleeping units x 88 units = 5 bikes	Class II: 5 bikes (see Site Plan)
NUMBER OF LOADING SPACES	N.A.	1 temp loading
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m	7.0m
SETBACKS TO PARKING (m):		
NORTH (rear)	N.A.	N.A.
SOUTH (front)	N.A.	N.A.
WEST (side)	N.A.	N.A.
EAST (side)	N.A.	N.A.
FLOOR AREA NET	± 16,569 sm max.	2,825 sm
FLOOR AREA RATIO (F.A.R.)	FAR 9.0 max	1.53
BUILDING (S) SETBACKS (m):		
NORTH (rear)	0.0m	0.0m
SOUTH (front)	0.0m	0.0m
EAST (side)	0.0m	0.0m
WEST (side)	0.0m	0.0m
DAYLIGHT ANGLE (if a tower)	N.A.	N.A.
PODIUM HEIGHT (if proposed)	16.0m Max.	DVP-1 17.3m (variance requested)
FLOOR PLATE SIZE (if required)	N.A.	N.A.



No.	Date	Revision
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Project Title
ST PAUL MIXED-USE BUILDING - 5 LEVEL

1193 St Paul Kelowna V1Y 2C6

Drawing Number

A1.01

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title
ZONING SUMMARY

2019-11-14
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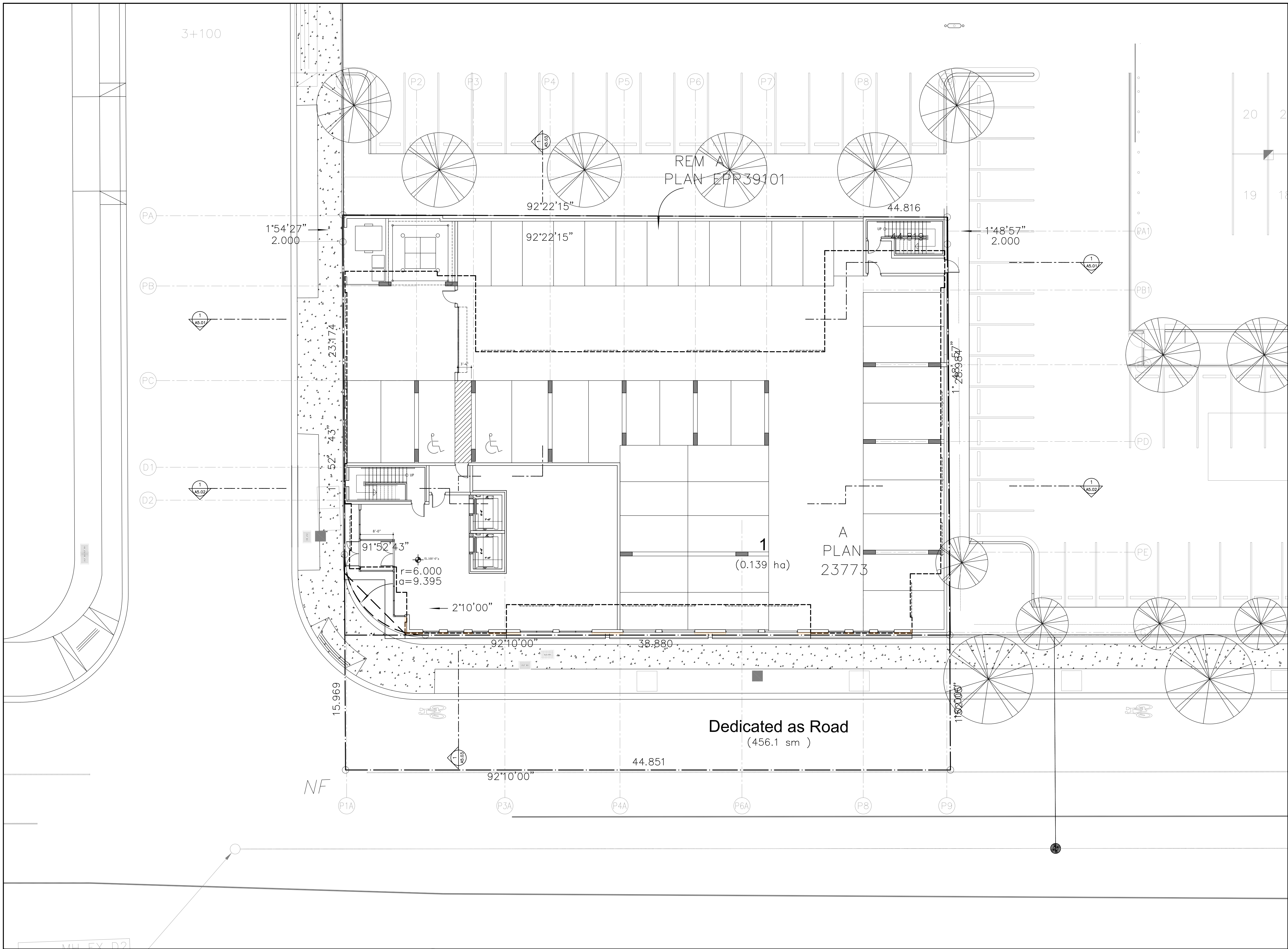
A2.01

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Drawing Title
SITE PLAN

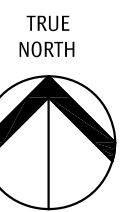
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Date	2019-11-14
Job No.	1748
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Drawn	SN/DS
Checked	JM



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 V1Y 6N2
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2019-11-14
revised DP



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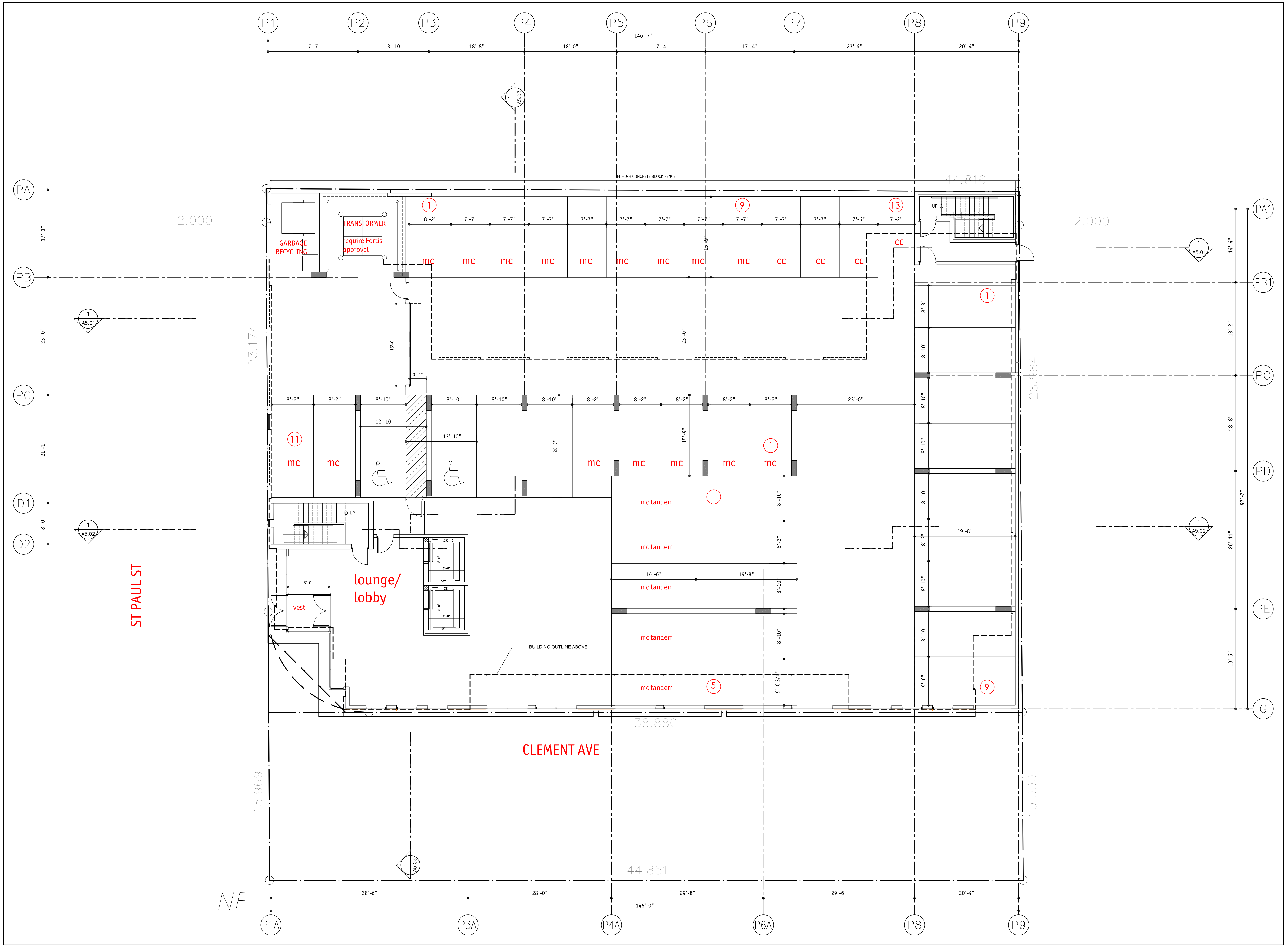
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Drawing Title
LEVEL 1 PLAN

scale: 1/8"=1'0"

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**ST PAUL MIXED-USE
BUILDING - 5 LEVEL**

1193 St Paul Kelowna V1Y 2C6
Drawing Number

A3.04

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Drawing Title
LEVEL 4 PLAN

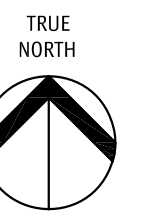
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Drawing Number

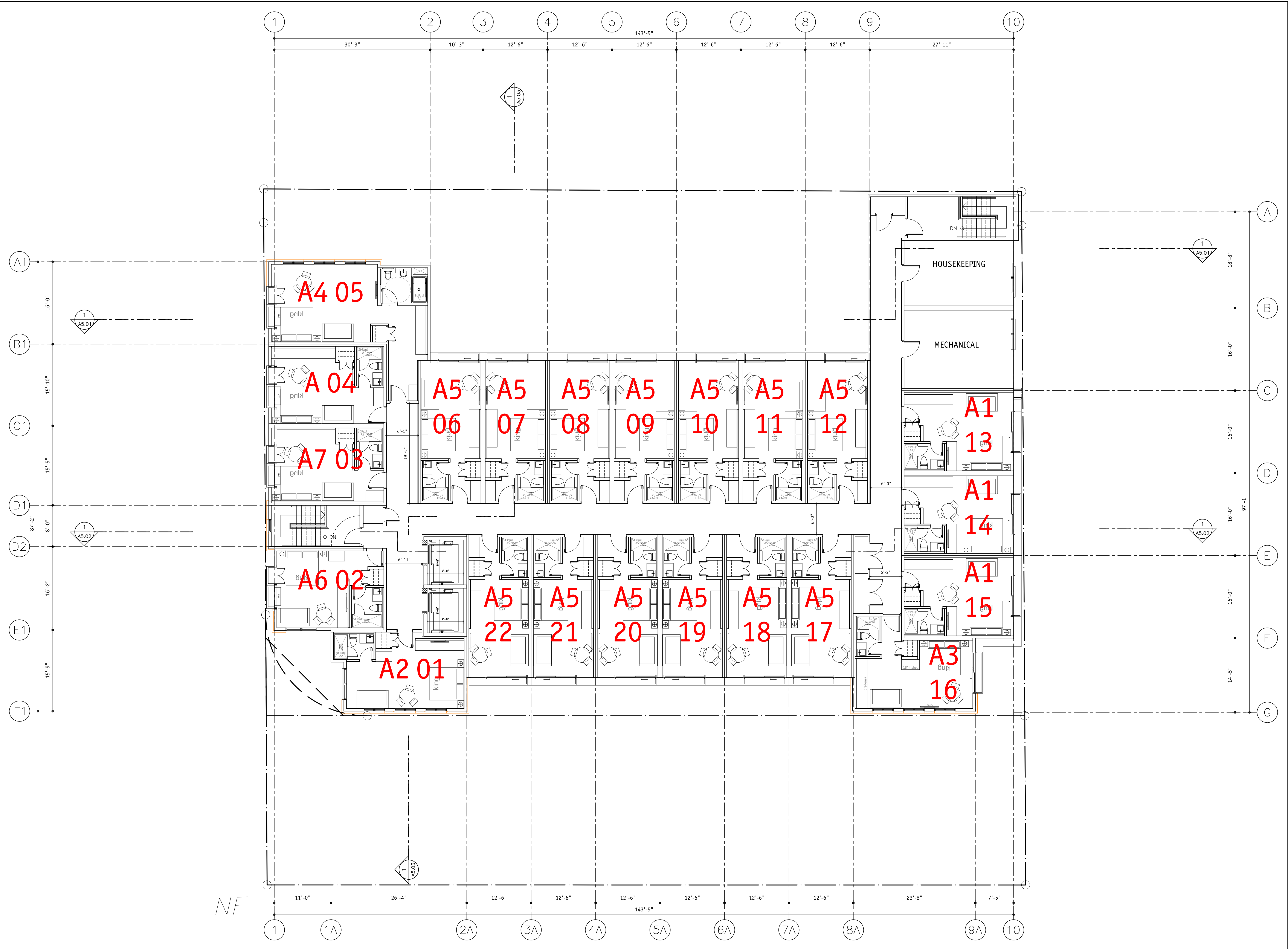
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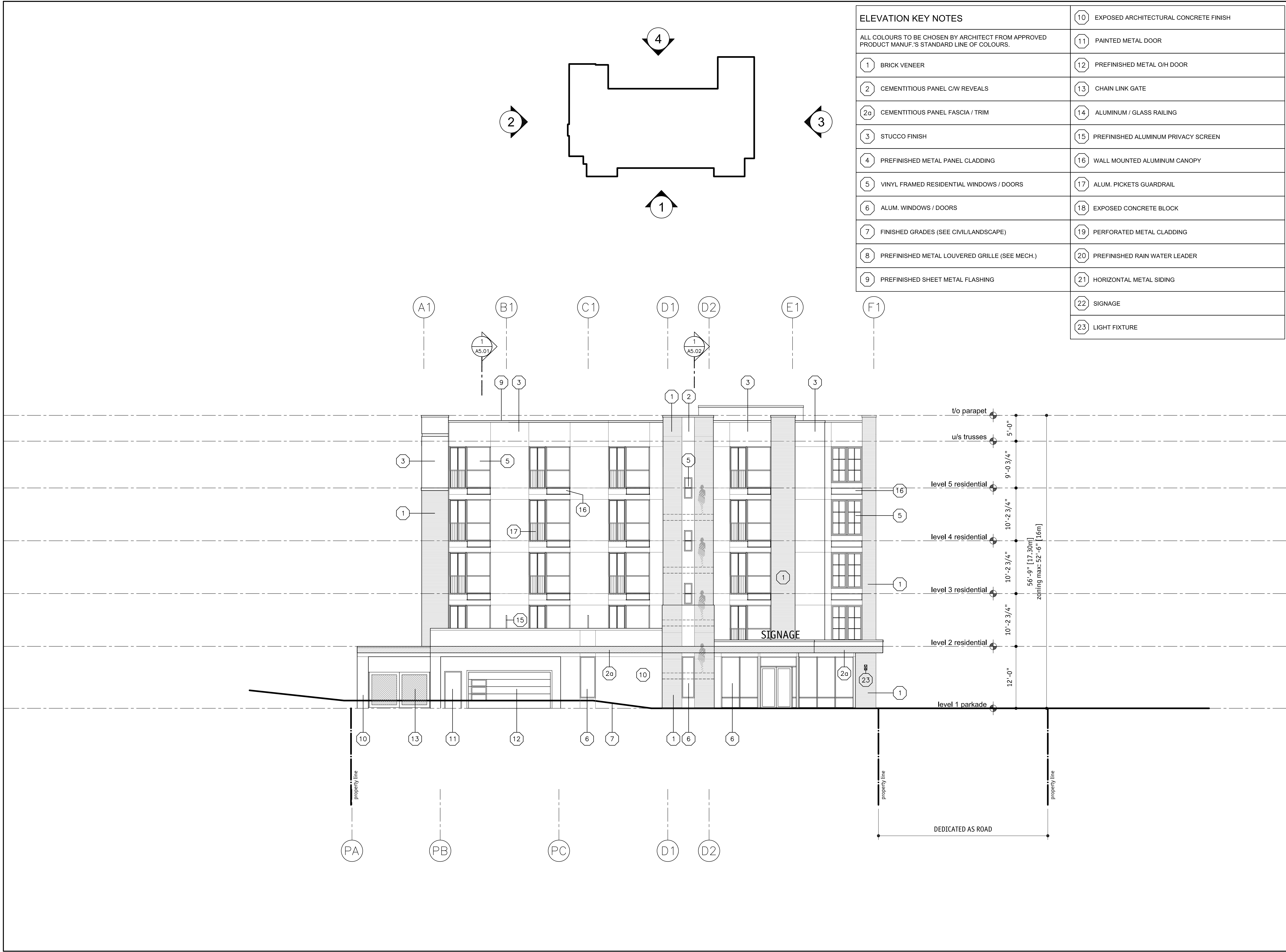
Drawing Title
LEVEL 5 PLAN

scale: 1/8"=1'0"

Date	2019-11-14
Job No.	1748
Scale	AS Shown
Drawn	SN/DS
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ELEVATION KEY NOTES	
10	EXPOSED ARCHITECTURAL CONCRETE FINISH
11	PAINTED METAL DOOR
12	PREFINISHED METAL O/H DOOR
13	CHAIN LINK GATE
14	ALUMINUM / GLASS RAILING
15	PREFINISHED ALUMINUM PRIVACY SCREEN
16	WALL MOUNTED ALUMINUM CANOPY
17	ALUM. PICKETS GUARDRAIL
18	EXPOSED CONCRETE BLOCK
19	PERFORATED METAL CLADDING
20	PREFINISHED RAIN WATER LEADER
21	HORIZONTAL METAL SIDING
22	SIGNAGE
23	LIGHT FIXTURE



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ST PAUL MIXED-USE BUILDING - 5 LEVEL

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 Drawing Number

A4.01

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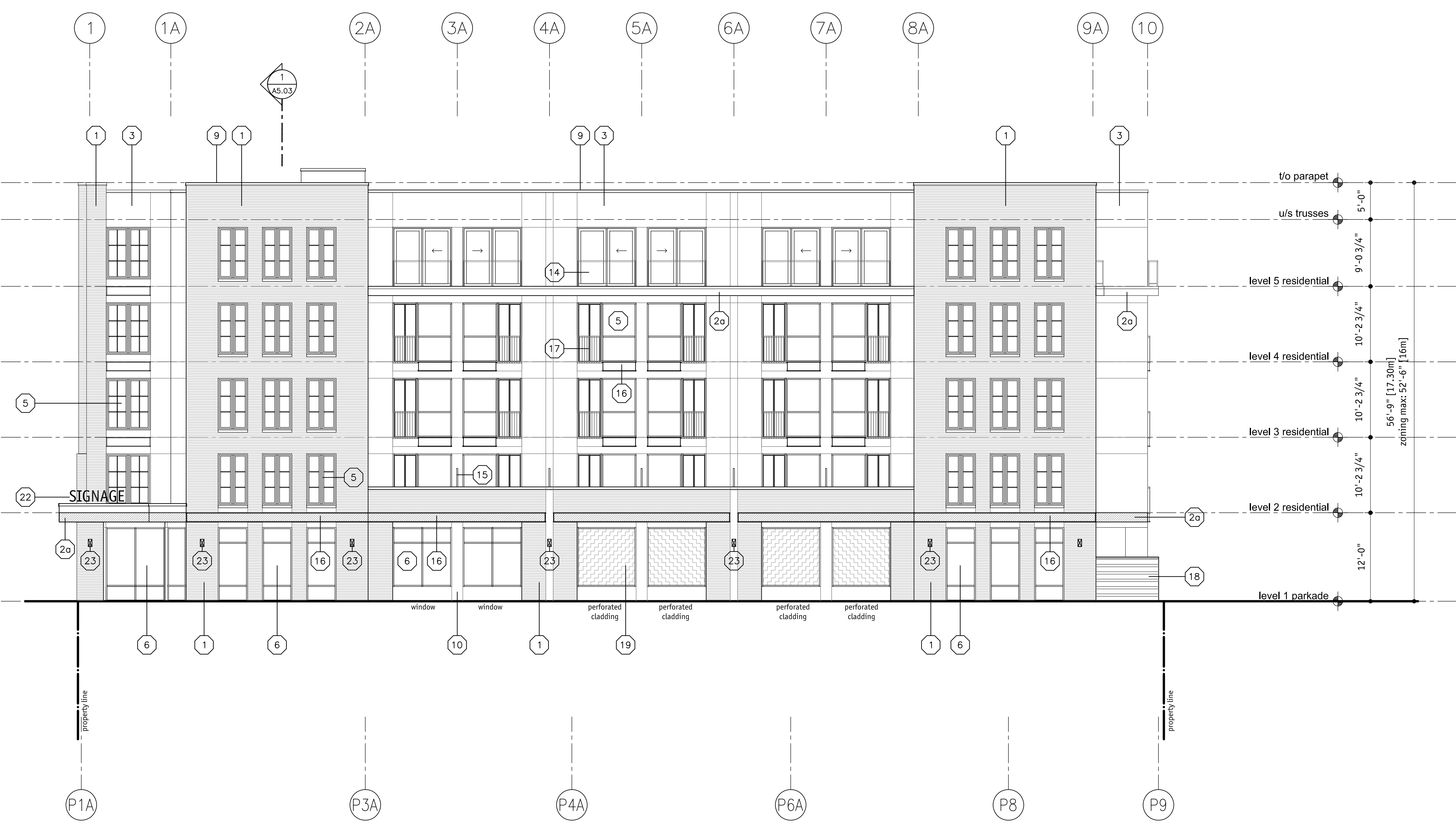
Drawing Title
BUILDING ELEVATION

scale: 1/8"=1'0"

Date	2019-11-14
Job No.	1748
Scale	AS Shown
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2019-11-14
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**NOTE:
 SEE A4.01 FOR ELEVATION KEY NOTE LEGEND
 & KEY PLAN**



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 BUILDING - 5 LEVEL**

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Drawing Number

A4.02

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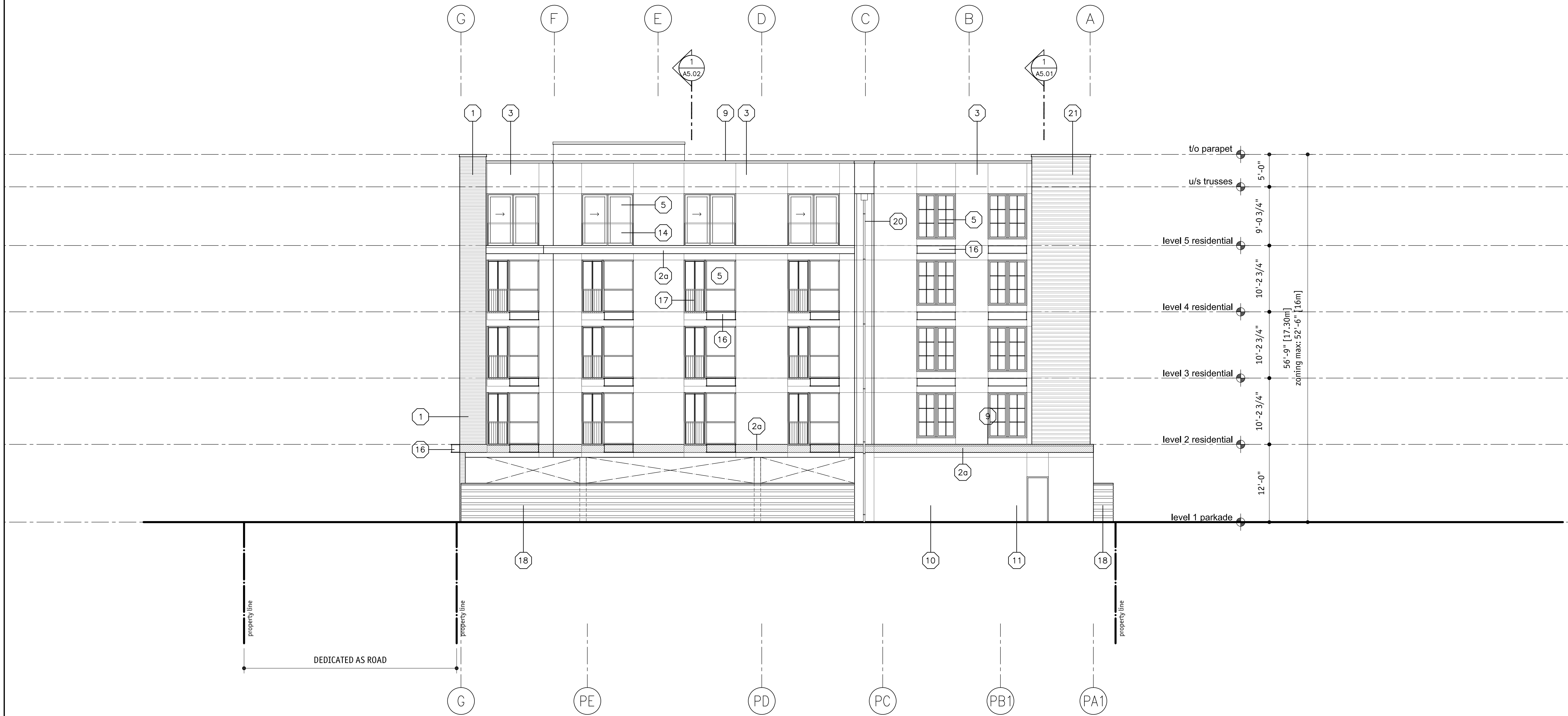
Drawing Title
BUILDING ELEVATION

scale: 1/8"=1'0"

Date	2019-11-14
Job No.	1748
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2019-11-14
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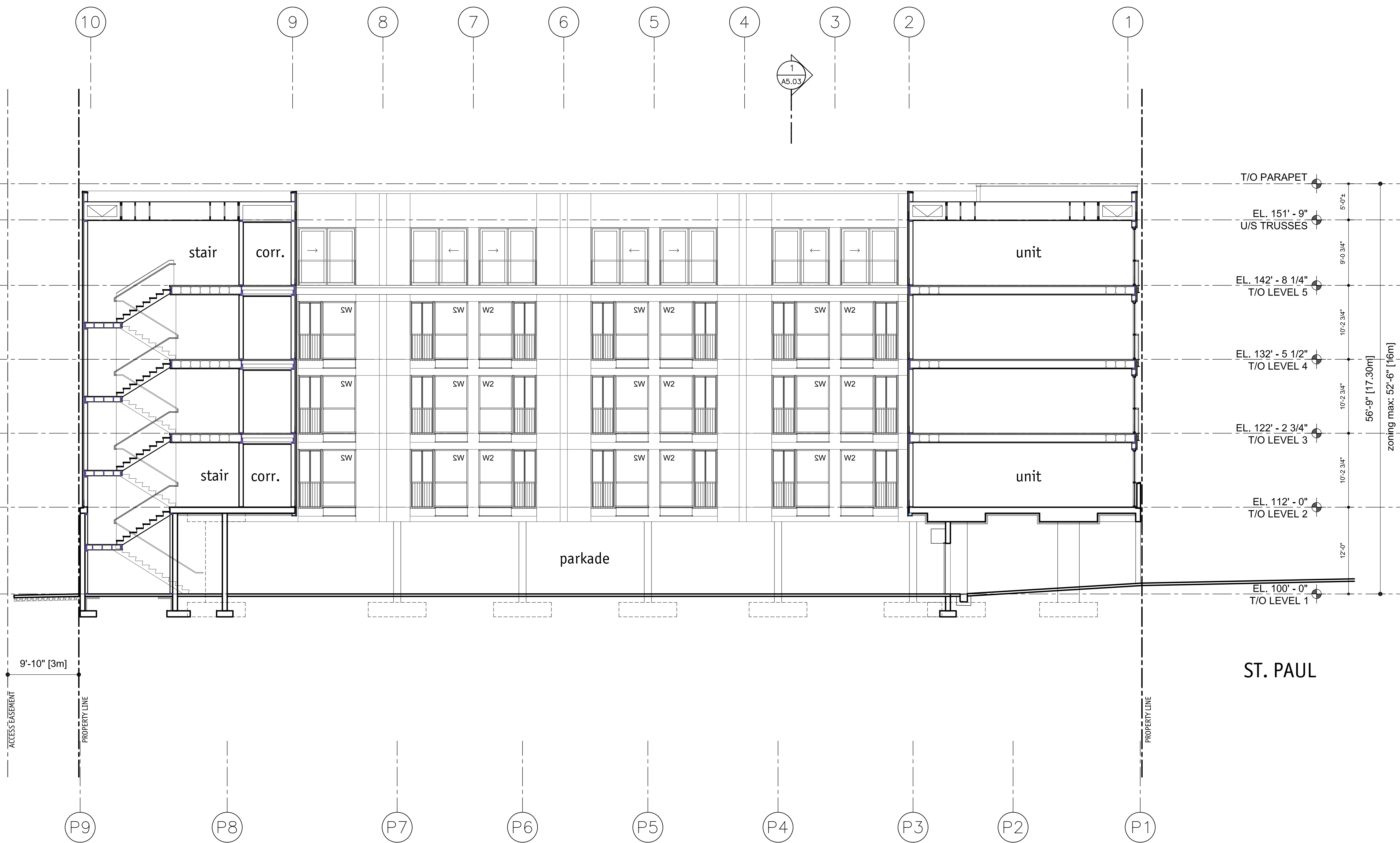
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ST PAUL MIXED-USE BUILDING - 5 LEVEL

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A4.03
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BUILDING ELEVATION

scale: 1/8"=1'0"
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Drawing Number

A5.01

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Drawing Title
BUILDING SECTION

scale: 1/8"=1'0"

Date	2019-11-14
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1
A5.01 BUILDING SECTION
 SCALE: 1/8"= 1'-0"

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 BUILDING - 5 LEVEL**

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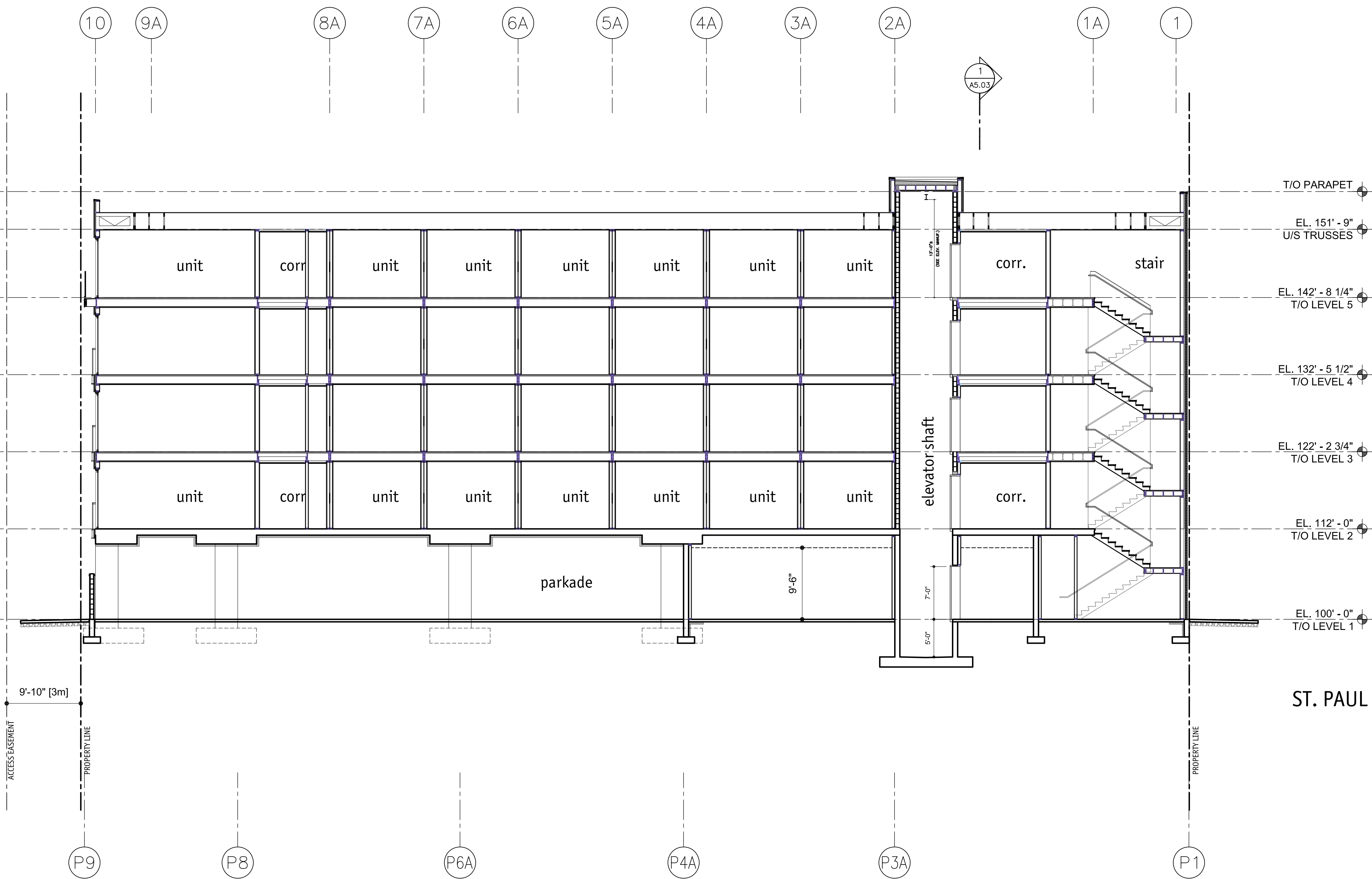
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Drawing Title
BUILDING SECTION

scale: 1/8"=1'0"

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1
A5.02 BUILDING SECTION
 SCALE: 1/8"=1'-0"

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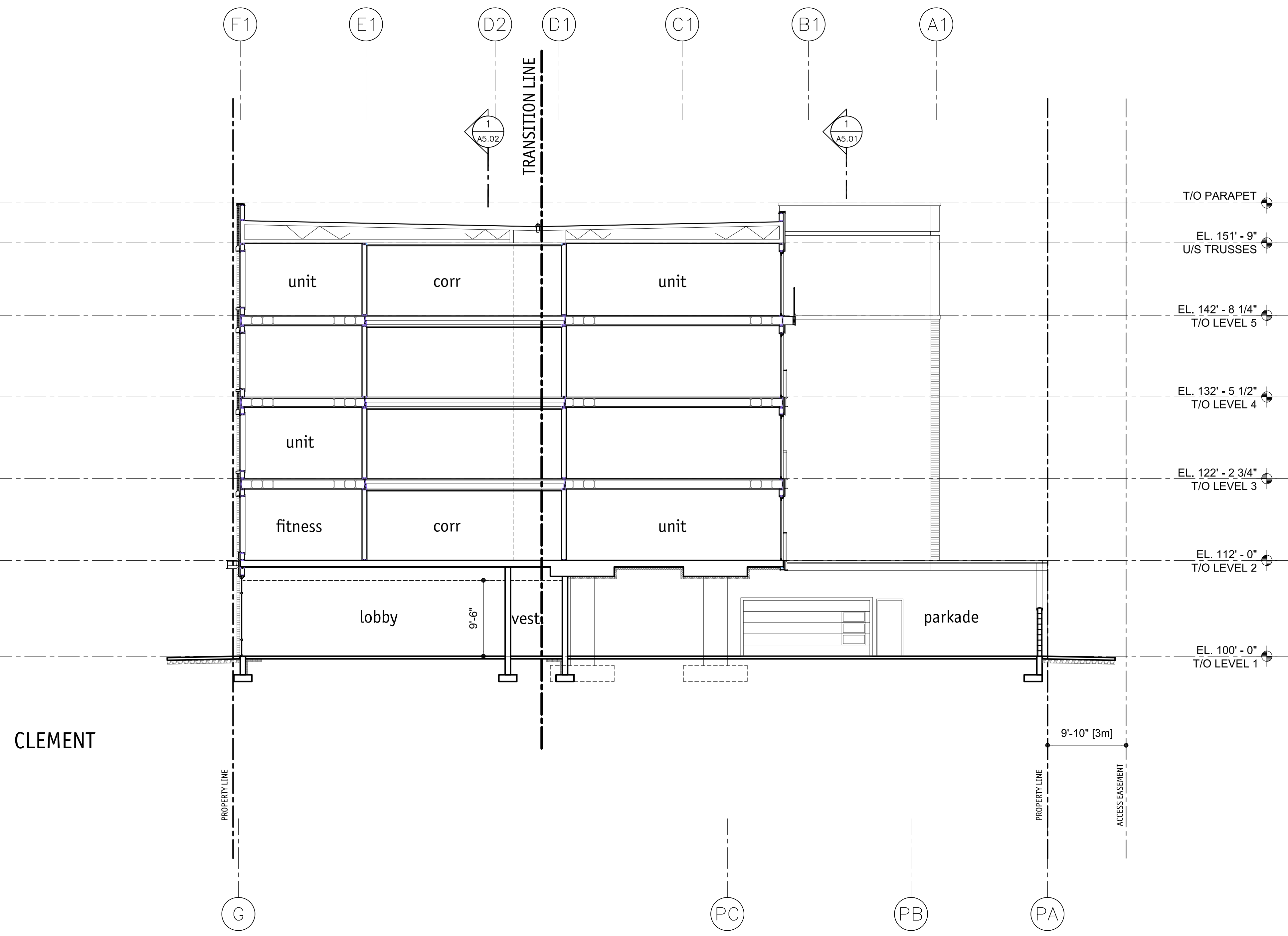
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Drawing Title
BUILDING SECTION

scale: 1/8"=1'0"

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Scale	AS Shown
Drawn	SN/DS
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1 BUILDING SECTION
A5.03 SCALE: 1/8"=1'-0"