

2 PROJECT LOCATION
N.T.S.

BCBC 2024

3.2.2.51 GROUP C, UP TO 6 STOREYS, SPRINKLERED

1) A BUILDING CLASSIFIED AS GROUP C IS PERMITTED TO CONFORM TO SENTENCE (2), PROVIDED

- A) IT IS SPRINKLERED THROUGHOUT,
B) IT IS NOT MORE THAN 6 STOREYS IN BUILDING HEIGHT,
C) IT HAS A HEIGHT NOT MORE THAN 18 m MEASURED BETWEEN THE FLOOR OF THE FIRST STOREY AND THE UPPERMOST FLOOR LEVEL, EXCLUDING ANY FLOOR LEVEL WITHIN A ROOFTOP ENCLOSURE THAT IS NOT CONSIDERED AS A STOREY IN CALCULATING BUILDING HEIGHT IN ACCORDANCE WITH SENTENCE 3.2.1.1.(1), AND
D) IT HAS A BUILDING AREA NOT MORE THAN

- I) 9 000 m² IF 1 STOREY IN BUILDING HEIGHT,
II) 4 500 m² IF 2 STOREYS IN BUILDING HEIGHT,
III) 3 000 m² IF 3 STOREYS IN BUILDING HEIGHT,
IV) 2 250 m² IF 4 STOREYS IN BUILDING HEIGHT,
V) 1 800 m² IF 5 STOREYS IN BUILDING HEIGHT, OR
VI) 1 500 m² IF 6 STOREYS IN BUILDING HEIGHT.

2) BUILDINGS REFERRED TO IN SENTENCE (1) ARE PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION, USED SINGLY OR IN COMBINATION, AND

- A) EXCEPT AS PROVIDED IN SENTENCE (3), FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 1 H,
B) ROOF ASSEMBLIES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1 H,
C) EXCEPT AS PROVIDED IN SENTENCE (4), WHERE THE ROOF ASSEMBLY HAS A HEIGHT GREATER THAN 25 m MEASURED FROM THE FLOOR OF THE FIRST STOREY TO THE HIGHEST POINT OF THE ROOF ASSEMBLY, THE ROOF ASSEMBLY SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE CONSTRUCTION OR FIRE-RETARDANT-TREATED WOOD CONFORMING TO ARTICLE 3.1.4.5.,
D) MEZZANINES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1 H, AND
E) LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY.

3) IN A BUILDING THAT CONTAINS DWELLING UNITS THAT HAVE MORE THAN ONE STOREY, SUBJECT TO THE REQUIREMENTS OF SENTENCE 3.3.4.2.(3), THE FLOOR ASSEMBLIES, INCLUDING THOSE OVER BASEMENTS, THAT ARE ENTIRELY CONTAINED WITHIN THESE DWELLING UNITS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1 H BUT NEED NOT BE CONSTRUCTED AS FIRE SEPARATIONS.

4) WHERE BUILDINGS CONFORMING TO SENTENCE (2) INCLUDE NON-CONTIGUOUS ROOF ASSEMBLIES AT DIFFERENT ELEVATIONS, THE ROOF ASSEMBLIES ARE PERMITTED TO BE EVALUATED SEPARATELY TO DETERMINE WHICH ONES ARE REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH CLAUSE (2)(C).

5) GROUP A, DIVISION 2 MAJOR OCCUPANCIES, GROUP E MAJOR OCCUPANCIES, AND STORAGE GARAGES LOCATED IN A BUILDING OR PART THEREOF WITHIN THE SCOPE OF THIS ARTICLE ARE PERMITTED TO BE CONSTRUCTED IN ACCORDANCE WITH THIS ARTICLE, PROVIDED

- A) THE GROUP A, DIVISION 2 MAJOR OCCUPANCY AND GROUP E MAJOR OCCUPANCY ARE LOCATED BELOW THE THIRD STOREY, AND
B) THE STORAGE GARAGE IS LOCATED BELOW THE FOURTH STOREY (SEE ALSO ARTICLE 4.4.2.1.). (SEE NOTE A-3.2.2.51.(5) AND 3.2.2.60.(4).)

BUILDING AREA: 4,992.8 m² (53,742 SF) LARGEST FIRE COMPARTMENT 1,499.8 m² (16,144 SF)
• UNIT AREA: 355.1 m² (3822.3 SF) GROUP A2

OCCUPANCY:
CHILD CARE CENTRE
SCHOOL AGED CHILDREN = 25 + 2 STAFF
CHILDREN OVER 30 MONTHS = 16 + 2 STAFF
CHILDREN UP TO 36 MONTHS = 24 + 6 STAFF
TOTAL = 10 STAFF, 65 CHILDREN

BCBC 3.7 HEALTH REQUIREMENTS

STAFF WC: 1 REQUIRED, 1 UNIVERSAL WC PROVIDED, BASED ON BCBC 3.7.2.2.2):

3.7.2.2.2) BOTH SEXES ARE PERMITTED TO BE SERVED BY A SINGLE WATER CLOSET IF THE OCCUPANT LOAD IN AN OCCUPANCY REFERRED TO IN SENTENCE (6), (10), (12), (13), (14) OR (16) IS NOT MORE THAN 10.

DAYCARE WC:

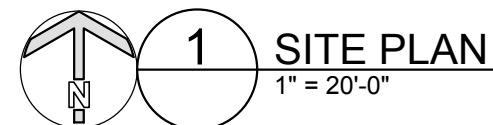
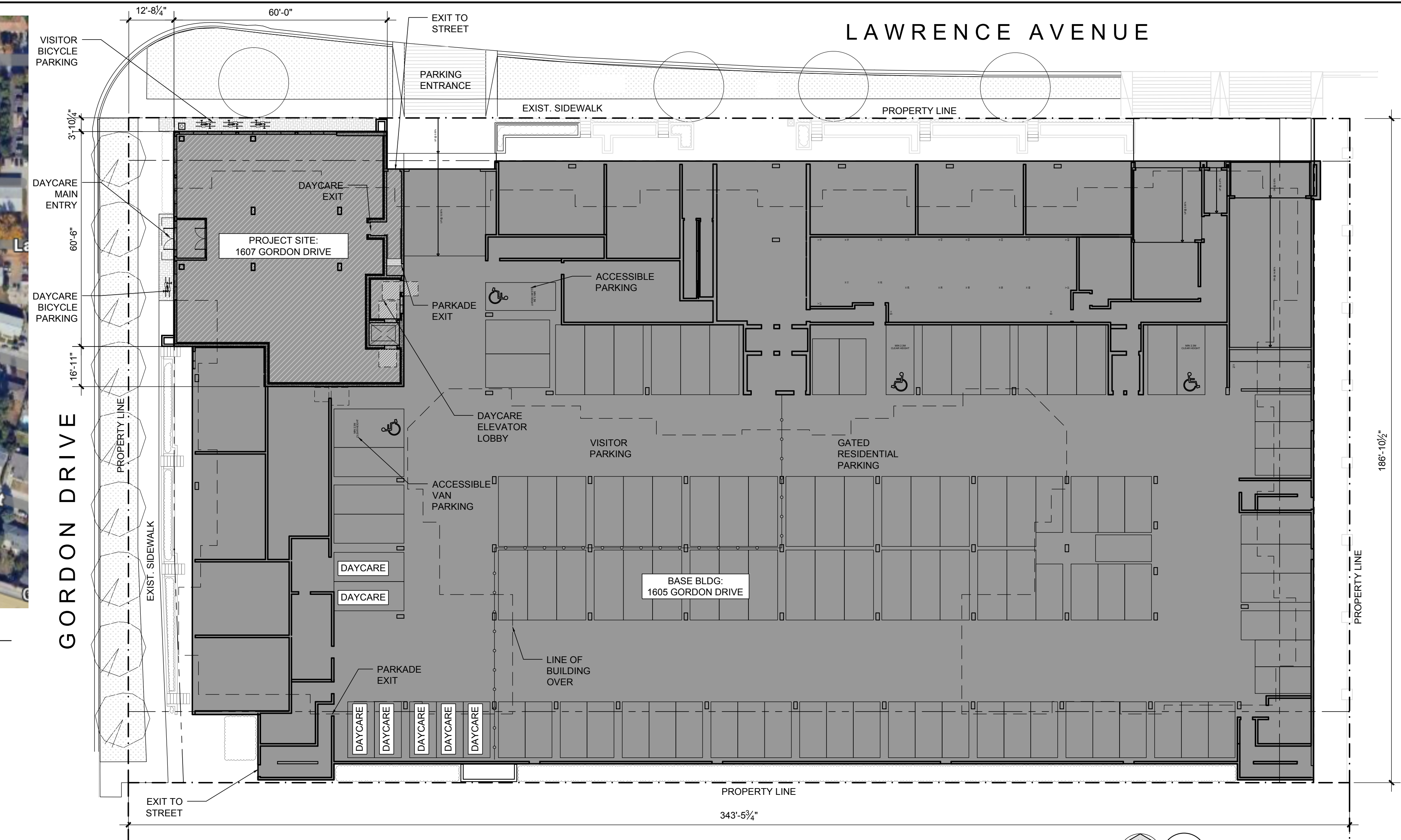
3.7.2.2.5) THE NUMBER OF WATER CLOSETS REQUIRED FOR PRIMARY SCHOOLS AND DAYCARE FACILITIES, INCLUDING DAYCARE FACILITIES FOR CHILDREN SHALL BE AT LEAST ONE FOR EACH 30 MALES AND ONE FOR EACH 25 FEMALES.

		WC REQUIRED FOR 1-30M/25F	WC PROVIDED FOR 1-30M/25F
NO OF MALE	33	2	4
NO OF FEMALE	33	2	4

3.4 EXITS -

WIDTH OF EXIT - 76 X 8mm = 608mm MIN REQD
= 900mm X 2 PROVIDED

PER 3.4.2.5 (1) (c) - MAX TRAVEL DISTANCE - 45.0m REQD MAX
- 35.0 m PROPOSED MAX



1 SITE PLAN
1" = 20'-0"

CIVIC ADDRESS:

1607 GORDON DRIVE, KELOWNA, BC V1Y 3G8

LEGAL DESCRIPTION:

PLAN KAP8837, LOT 1, DL 137, LAND DISTRICT 41, EXCEPT PLAN H16278

DRAWING LIST

- A-1.1 SITE LOCATION, SITE PLAN, CODE ANALYSIS & ZONING
A-2.1 FLOOR PLAN
A-2.2 REFLECTED CEILING PLAN
A-2.3 OUTDOOR PLAY AREA
A-2.4 BUILDING SECTION & MILLWORK
A-2.5 DOOR SCHEDULE & ASSEMBLIES

PROJECT TEAM

ARCHITECT - StudioVAM ARCHITECTURE
MECHANICAL ENGINEER - EPro CONSULTANTS
ELECTRICAL ENGINEER - EPro CONSULTANTS

ZONING

CA1-R - CORE AREA MIXED USE, RENTAL

PERMITTED USES:

Alcohol Production Facility
Animal Clinics, Major
Animal Clinics, Minor P P P
Apartment Housing
CHILD CARE CENTRE, MAJOR
Cultural and Recreation Services
Drive Throughs
Education Services
Emergency and Protective Services.
Health Services
Hotels / Motels
Liquor Primary Establishment
Non-Accessory Parking
Offices
Participant Recreation Services, Indoor
Personal Service Establishment
Professional Services
Recycling Drop-Offs
Religious Assemblies
Retail
Retail Cannabis Sales
Stacked Townhouses
Temporary Shelter Services
Townhouses

LOT SIZE: 5,799.82 m² (62,428.7 SF)
TOTAL BUILDING GFA: 182,267.91 m² (182,267.91 SF)
EXISTING/PROPOSED LOT COVERAGE = 83.9%
EXISTING/PROPOSED FAR = 2.27
EXISTING/PROPOSED UNIT GFA = 355.1 m² (3822.3 SF)

NOTE: NO INCREASE IN BUILDING GFA, FAR, OR LOT COVERAGE PROPOSED.

OFF-STREET PARKING:

		REQUIRED	PROVIDED
CHILD CARE CENTRE, MAJOR	1 SPACE PER 11 CHILDREN	6	7

NOTE: NO CHANGE TO EXISTING PARKING COUNTS FOR ALL BUILDING USES.

BICYCLE PARKING:

		REQUIRED	PROVIDED
CHILD CARE CENTRE, MAJOR	0.2 PER 100 m ²	4	4

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DO NOT SCALE DRAWING

REV	DATE	DESCRIPTION	BY
05	250806	FOR LICENSING	VAM
04	250204	ELEVATOR CHANGE	VAM
03	241220	FOR BUILDING PERMIT	VAM
02	241217	FOR LANDLORD REVIEW	VAM
01	241202	FOR REVIEW	VAM

START DATE	SEP 2024
PROJECT No	24-0011
DR.	VAM
CH.	VAM
SCALE	AS SHOWN

Architects Seal



Project Name
Wonderful Beginnings Early Years Daycare

1607 Gordon Drive,
KELOWNA, BC V1Y 3G8
Wonderful Beginnings Early Years Ltd.
6532 Blackcomb Place
Vernon, BC V1B 4E1

SITE PLAN, LOCATION
ZONING AND CODE

REV No	Project No.	A1.1
05	24-0011	

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START DATE SEP 2024
PROJECT No 24-0011
DR. VAM
CH. VAM
SCALE 1/4" = 1'-0"

Architects Seal

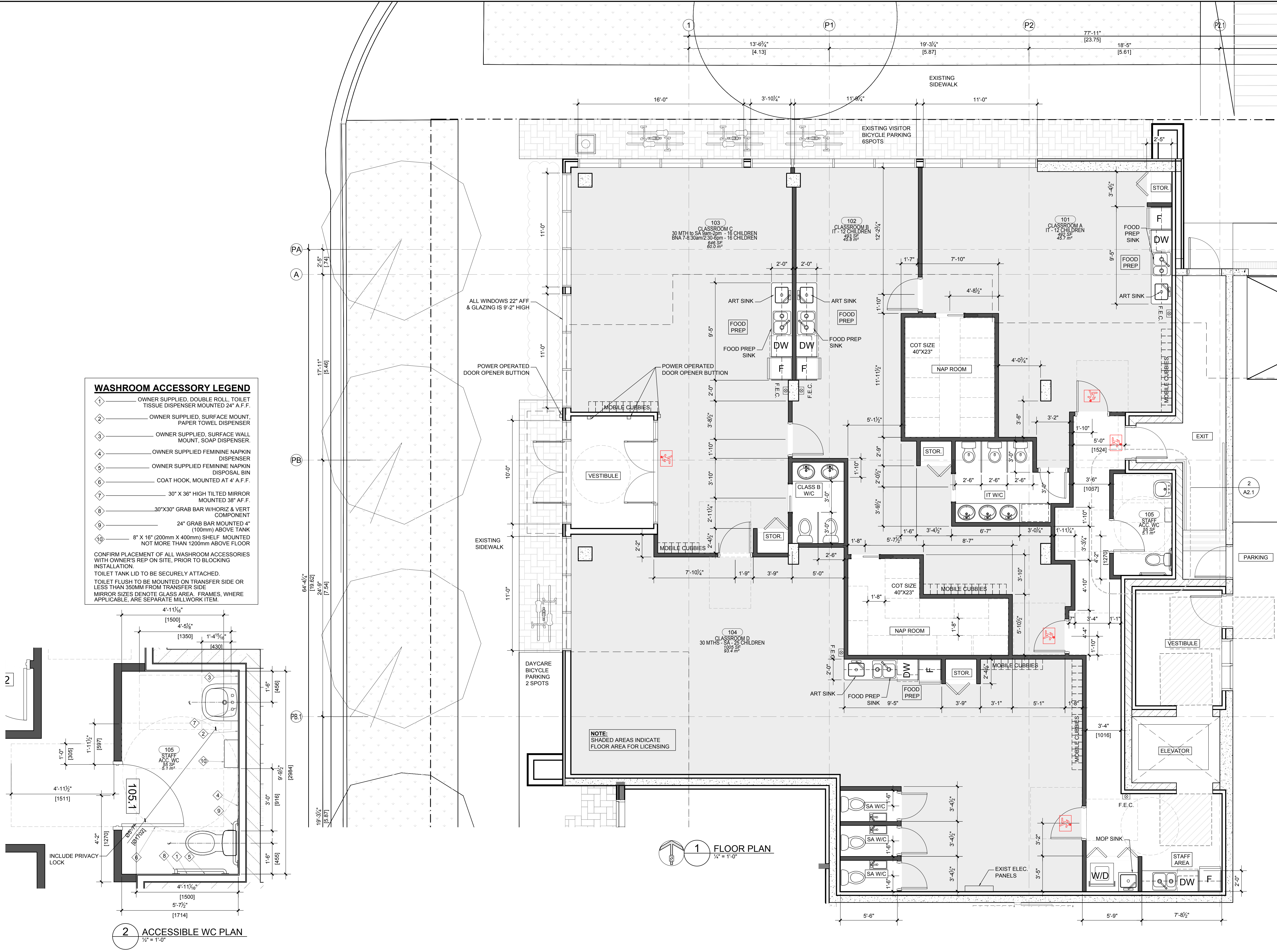


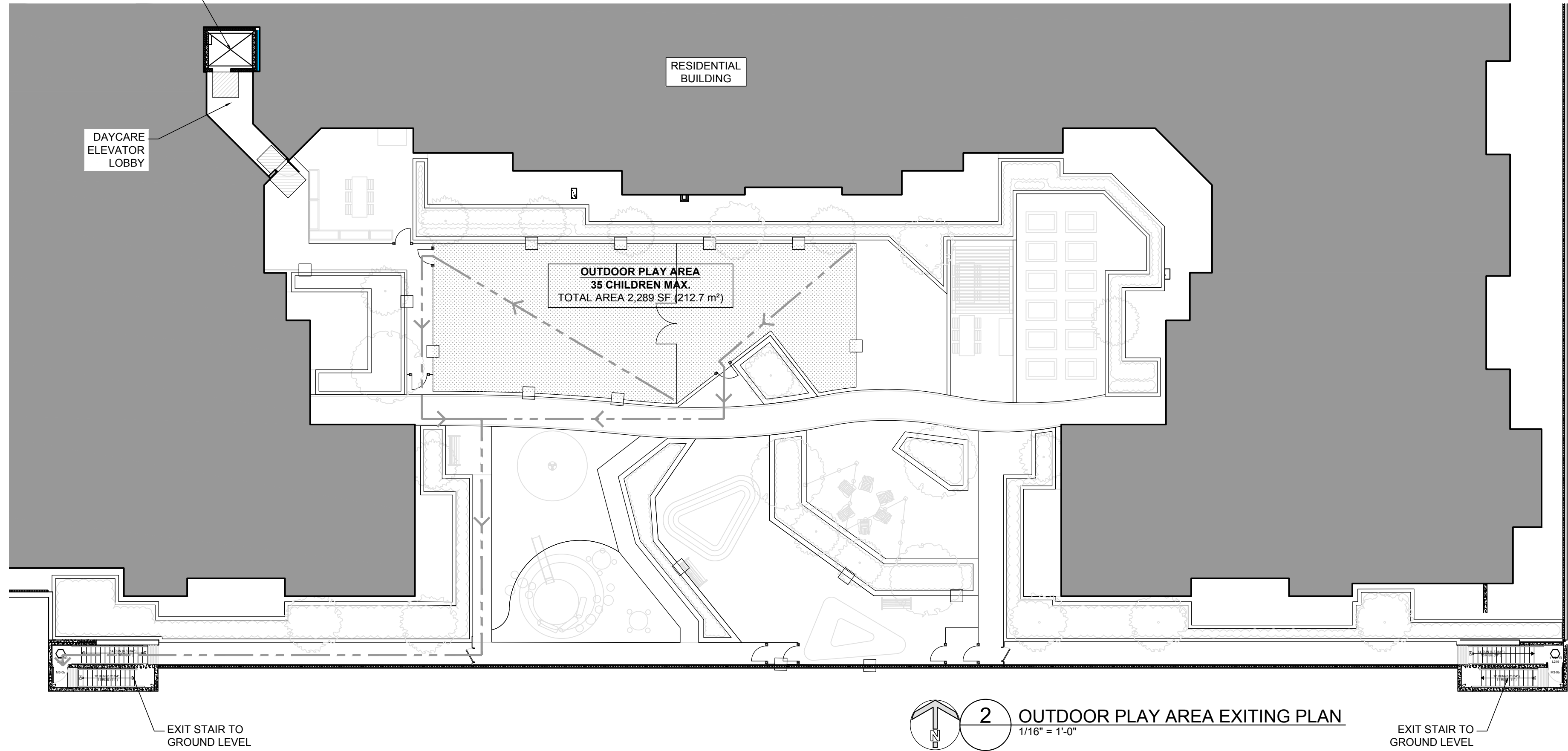
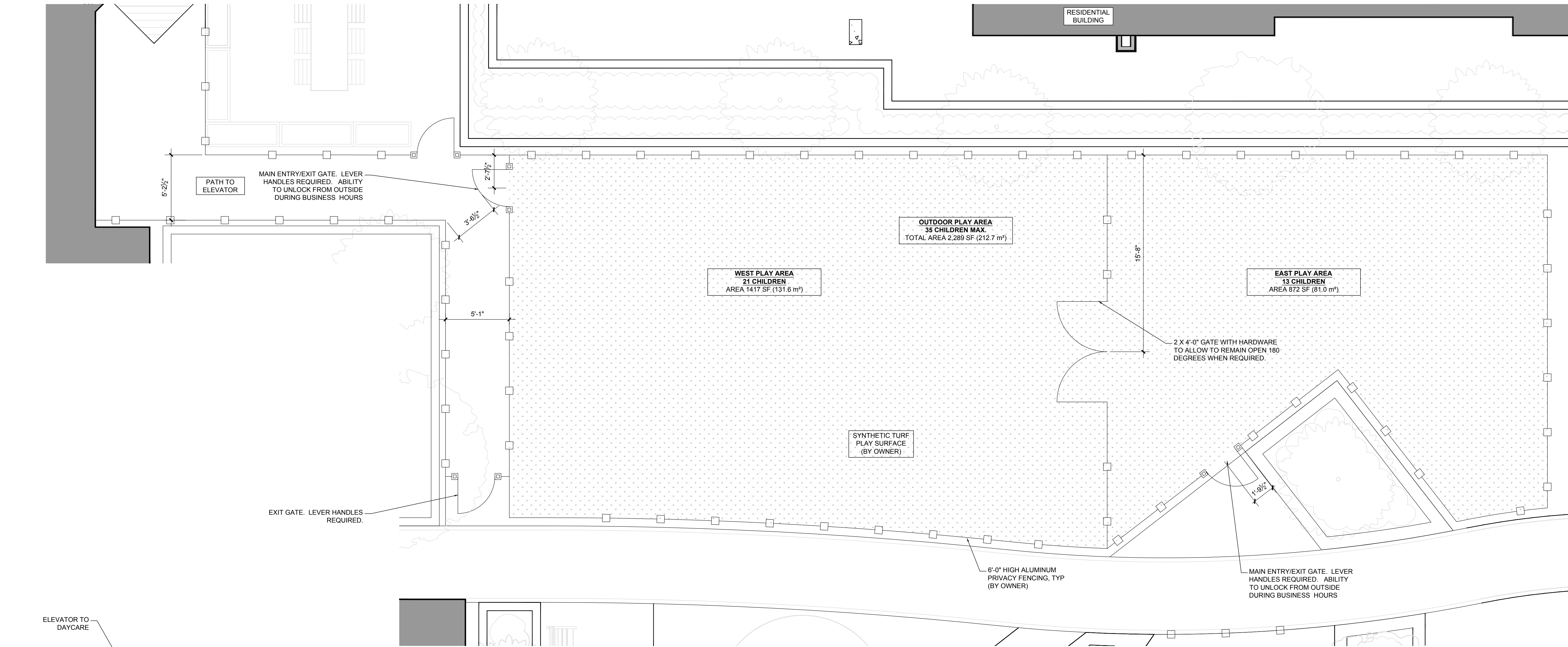
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FLOOR PLAN

REV No 05 Project No 24-0011 A2.1





1 OUTDOOR PLAY AREA PLAN
1/4" = 1'-0" (EXISTING BY OWNER)

2 OUTDOOR PLAY AREA EXITING PLAN
1/16" = 1'-0"

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OUTDOOR PLAY
AREA PLAN

REV/NO	Project No.	A2.3
05	24-0011	