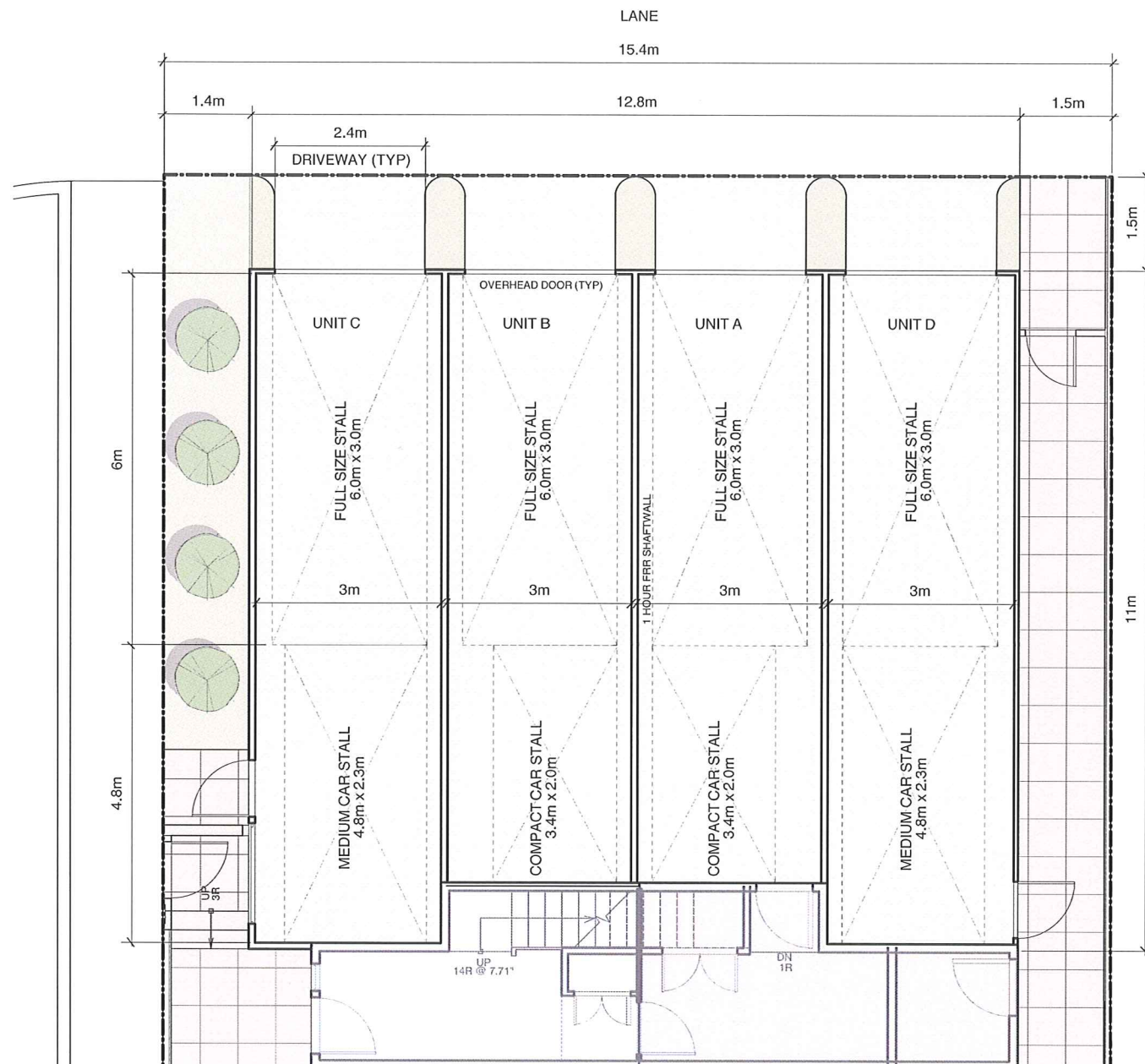




2 GARAGE PLAN
Scale: 1:100

(SEE DWG A1.0 FOR GROUND FLOOR DETAIL)

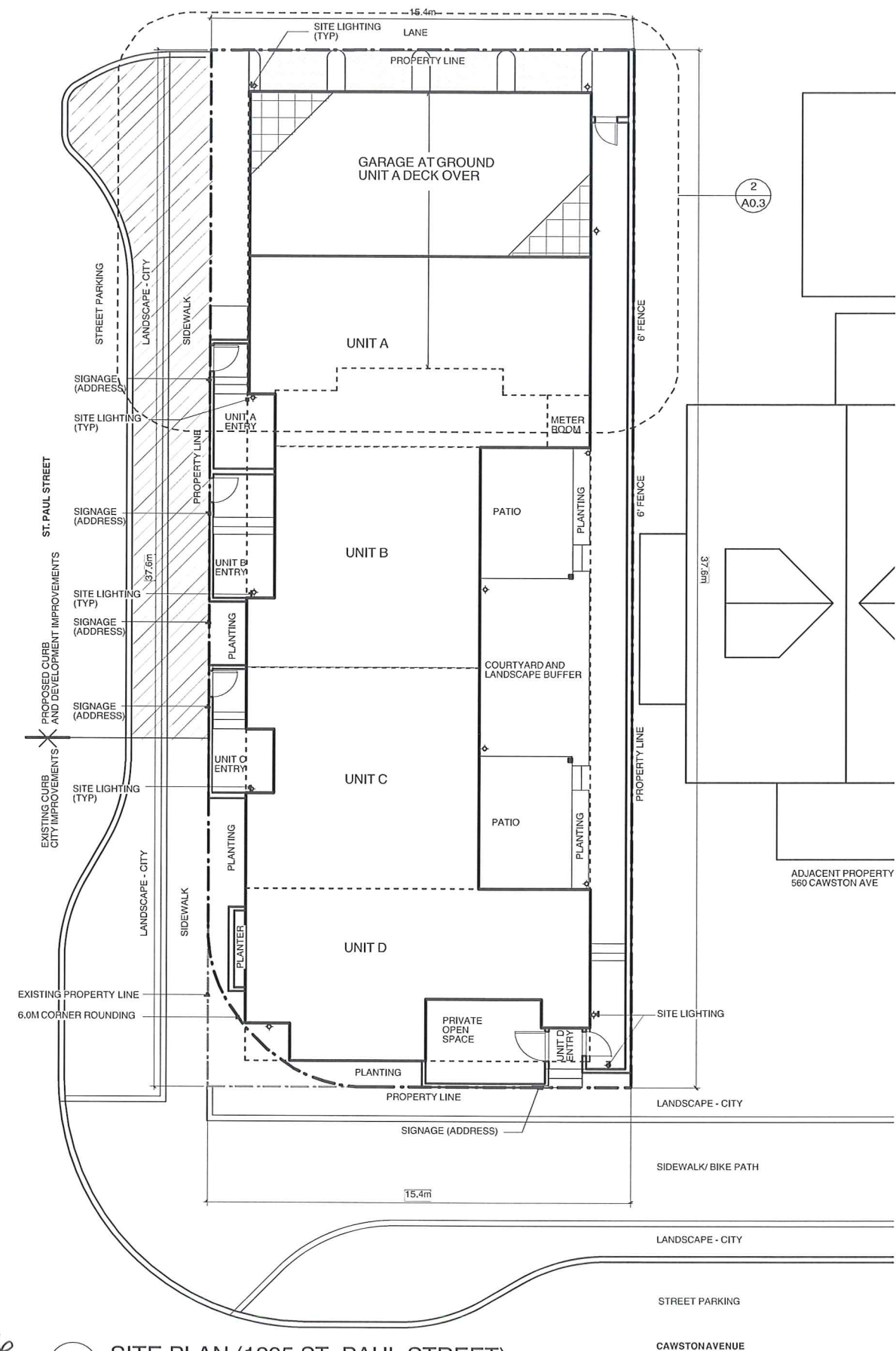
FULL SIZE STALL:	4 SPACES
MEDIUM SIZE STALL:	2 SPACES
COMPACT SIZE STALL:	2 SPACES
TOTAL PROVIDED:	8 SPACES

NOTE: 1. BIKE STORAGE IS PROVIDED AT EACH UNIT
2. GARBAGE AND RECYCLE BIN STORAGE IN GARAGE
3. VISITOR PARKING IS PROVIDED BY GARAGE
4. ACCESSORY USE SETBACK IS 1.2M (6.5.8(b))

SCHEDULE A

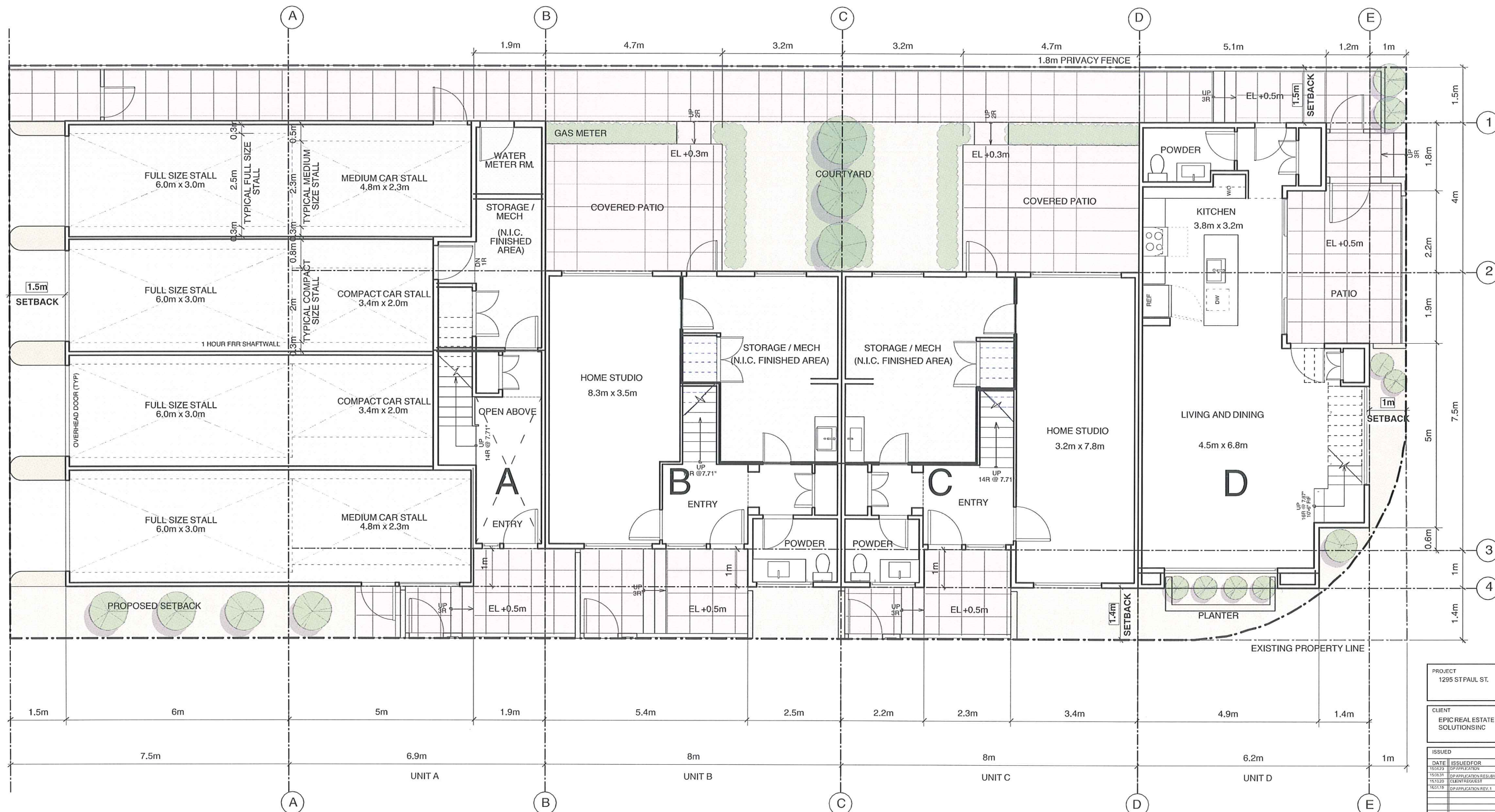
This forms part of development

Permit # DP15-0215 / DP15-0216



1 SITE PLAN (1295 ST. PAUL STREET)
Scale: 1:200

PROJECT	1295 ST PAUL ST.
CLIENT	EPIC REAL ESTATE SOLUTIONS INC
ISSUED	
DATE	ISSUED FOR
15/01/15	DP APPLICATION
15/01/15	DP APPLICATION RESUBMISSION
15/01/15	CLIENT REQUEST
15/01/15	DP APPLICATION REV. 1
DRAWN BY:	REVIEWED BY:
FH	JS
1321	A0.3



1 GROUND FLOOR PLAN
Scale: 1:100

SCHEDULE A
This forms part of development
Permit # DPIS-0215/DYPIS-0216

UNIT	FINISHED AREA (m ²)				EXTERIOR SPACES (m ²)				GARAGE (m ²)	
	FLR 1	FLR 2	FLR 3	TOTAL	DECK	ROOF	PATIO	TOTAL	ATTACHED	
A	13.5	73.6	69.1	156.2	0.0	74.9	0.0	74.9	30.7	
B	41.0	61.3	67.8	170.1	25.9	0.0	16.1	42.0	30.7	
C	43.1	62.6	62.9	168.6	24.8	0.0	16.1	40.9	34.3	
D	63.5	64.4	41.5	169.4	0.0	30.0	13.1	43.1	34.3	
TOTAL	161.1	261.9	241.3	664.3	50.7	104.9	45.3	200.9	130.0	

NOTE: SHADED AREAS (STORAGE, MECHANICAL, GARAGE) NOT INCLUDED IN FINISHED AREA

PROJECT
1295 ST PAUL ST.

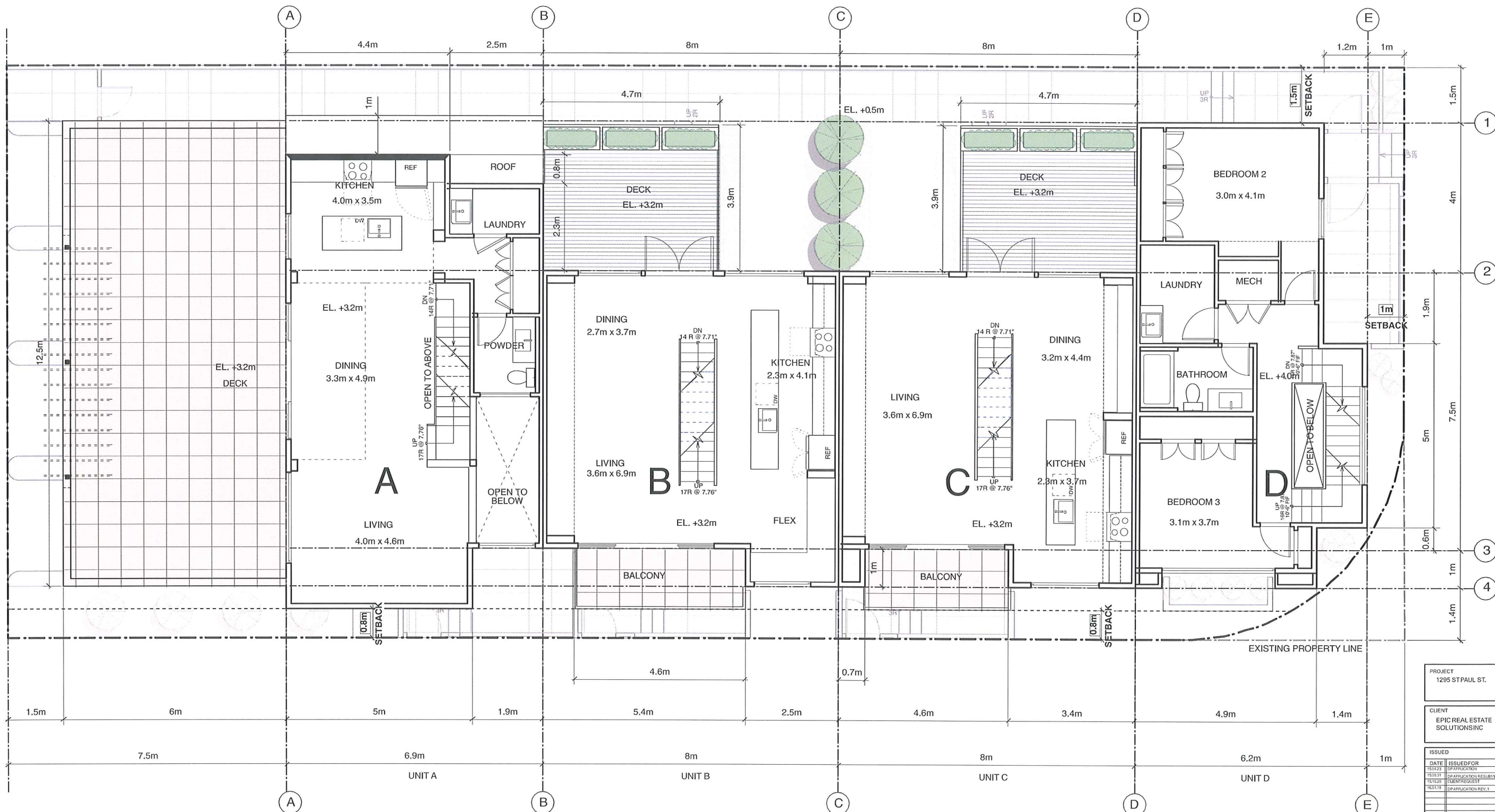
CLIENT
EPIC REAL ESTATE SOLUTIONS INC

ISSUED
DATE ISSUED FOR
15/01/16 APPLICATION
15/01/16 APPLICATION RESUBMISSION
15/01/16 CLIENT REQUEST
15/01/16 APPLICATION REV 1

DRAWING
GROUND FLOOR PLAN

DRAWN BY: FH
REVIEWED BY: JS

1321 A1.0



1 2ND FLOOR PLAN
Scale: 1:100

SCHEDULE A
This forms part of development
Permit # *SPS0215/DVP150216*

UNIT	FINISHED AREA (m2)				EXTERIOR SPACES (m2)			GARAGE (m2)
	FLR 1	FLR 2	FLR 3	TOTAL	DECK	ROOF	PATIO	
A	13.5	73.6	69.1	156.2	0.0	74.9	0.0	74.9
B	41.0	61.3	67.8	170.1	25.9	0.0	16.1	42.0
C	43.1	62.6	62.9	168.6	24.8	0.0	16.1	40.9
D	63.5	64.4	41.5	169.4	0.0	30.0	13.1	43.1
TOTAL	161.1	261.9	241.3	664.3	50.7	104.9	45.3	200.9

NOTE: SHADED AREAS (STORAGE, MECHANICAL, GARAGE) NOT INCLUDED IN FINISHED AREA

PROJECT
1295 ST PAUL ST.

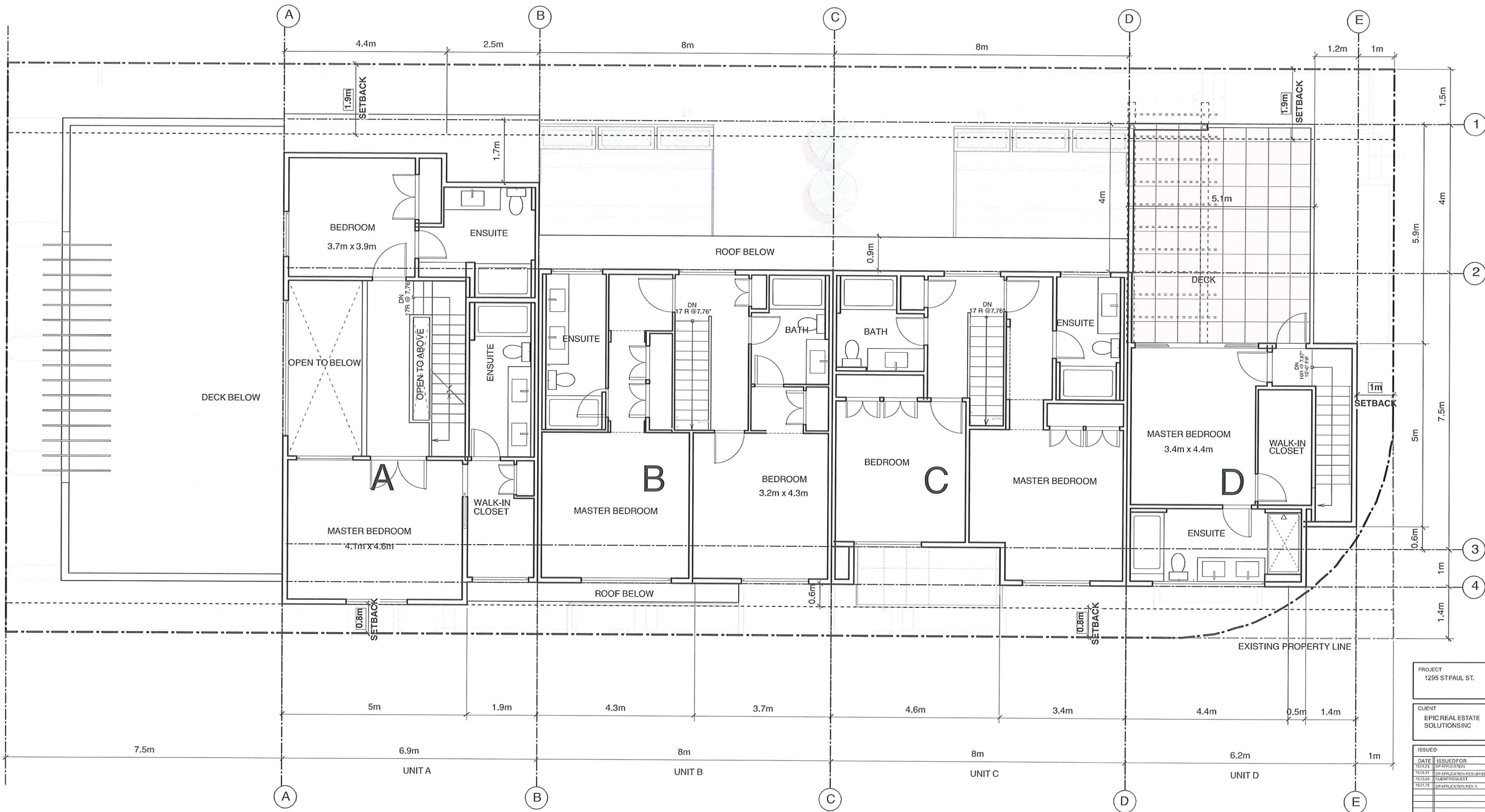
CLIENT
EPIC REAL ESTATE SOLUTIONS INC

ISSUED
 DATE 15/02/16
 ISSUED FOR APPLICATION
 15/02/16 DP APPLICATION RESUBMISSION
 15/02/16 CLIENT REQUEST
 15/01/15 DP APPLICATION REV.1

DRAWING
2ND FLOOR PLAN

DRAWN BY: FH
 REVIEWED BY: JS

1321 A1.1



1 3RD FLOOR PLAN
Scale: 1:100

SCHEDULE A
This forms part of development
Permit # DPIS-0215/DPIS-0216

UNIT	FINISHED AREA (m2)				EXTERIOR SPACES (m2)				GARAGE (m2)
	FLR 1	FLR 2	FLR 3	TOTAL	DECK	ROOF	PATIO	TOTAL	
A	13.5	73.6	69.1	156.2	0.0	74.9	0.0	74.9	30.7
B	41.0	61.3	67.8	170.1	25.9	0.0	16.1	42.0	30.7
C	43.1	62.6	62.9	168.6	24.8	0.0	16.1	40.9	34.3
D	63.5	64.4	41.5	169.4	0.0	30.0	13.1	43.1	34.3
TOTAL	161.1	261.9	241.3	664.3	50.7	104.9	45.3	200.9	130.0

NOTE: SHADED AREAS (STORAGE, MECHANICAL, GARAGE) NOT INCLUDED IN FINISHED AREA

PROJECT
1295 ST PAUL ST.

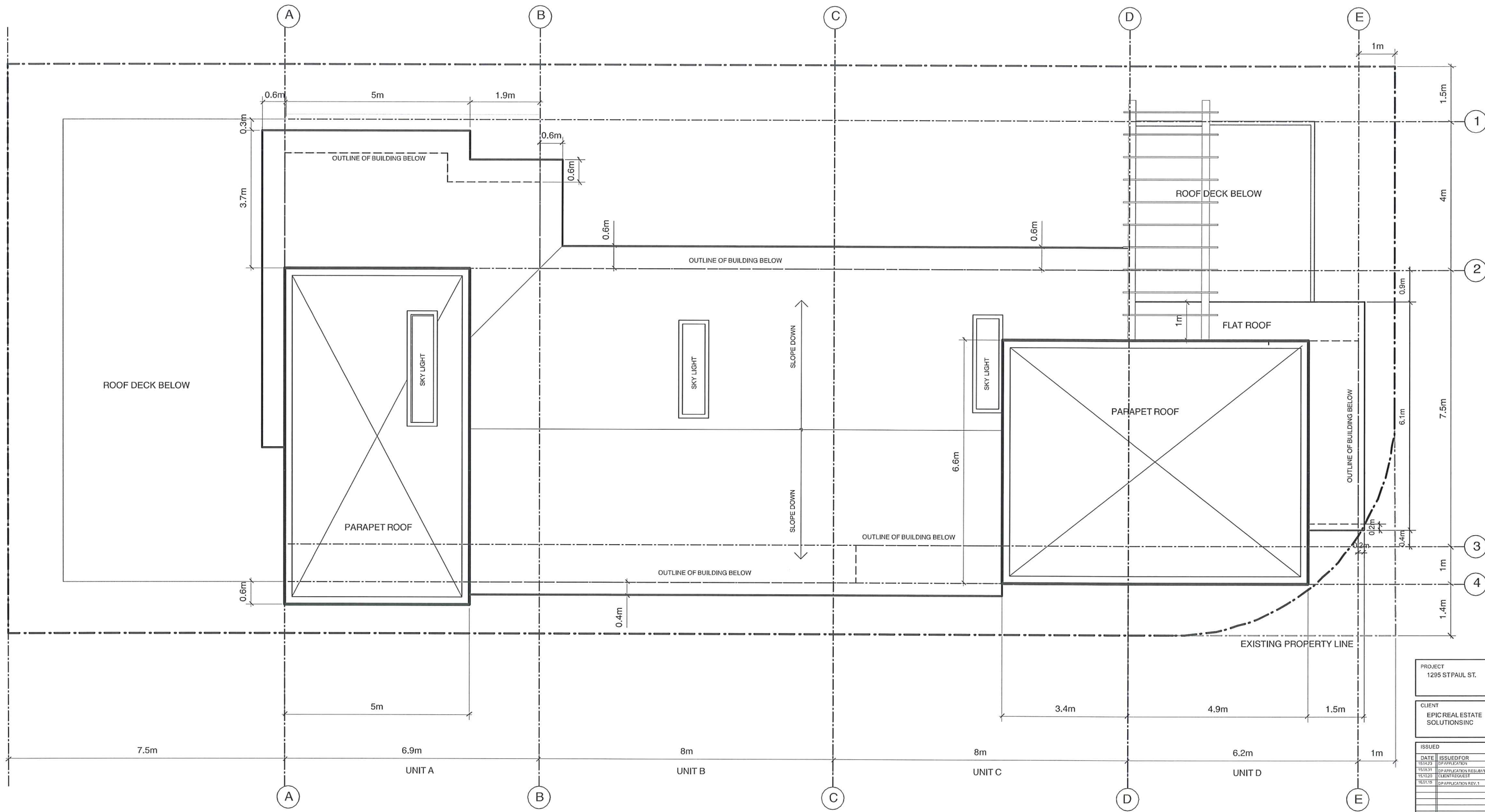
CLIENT
EPIC REAL ESTATE SOLUTIONS INC

ISSUED
DATE ISSUED FOR
15/02/22 DP APPLICATION
15/03/21 DP APPLICATION RESUBMISSION
15/10/20 CLIENT REQUEST
16/01/18 DP APPLICATION REV. 1

DRAWING
3RD FLOOR PLAN

DRAWN BY: FH
REVIEWED BY: JS

1321 A1.2



1 ROOF FLOOR PLAN
Scale: 1:100

SCHEDULE A
This forms part of development
Permit # PPS-0215/DPS-0216

PROJECT 1295 STPAUL ST.	
CLIENT EPICREAL ESTATE SOLUTIONS INC	
ISSUED	
DATE	ISSUED FOR
15/01/20	DP APPLICATION
15/03/20	CLIENT REQUEST
16/01/20	DP APPLICATION REV. 1
DRAWING ROOF PLAN	
DRAWN BY: FH	REVIEWED BY: JS
1321	A1.3

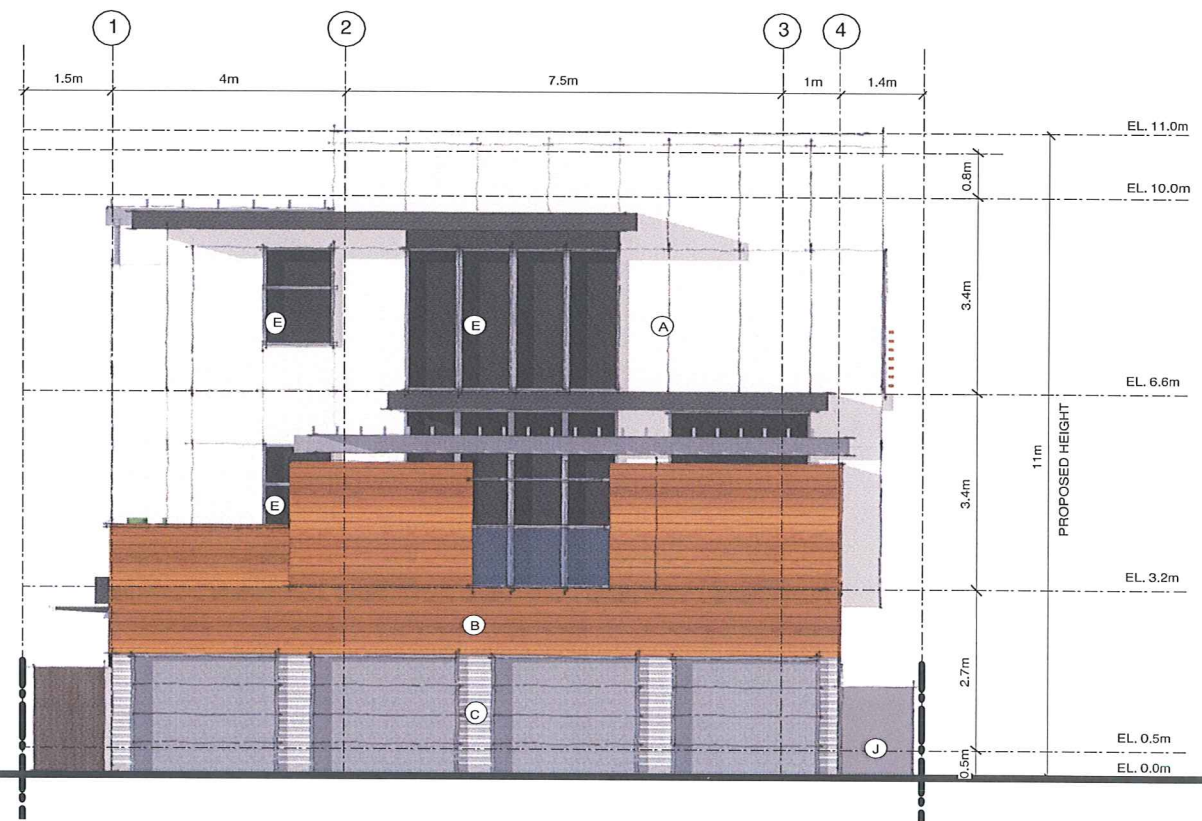
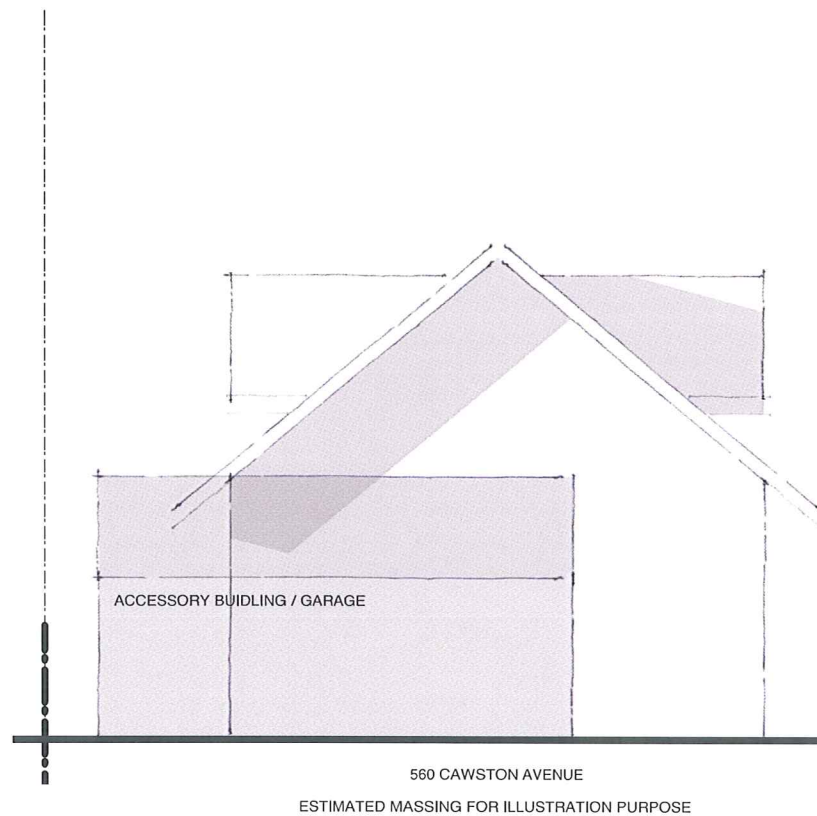


1 EAST ELEVATION
Scale: 1:125

MATERIAL SCHEDULE	
Ⓐ	PANELIZED FINISH WITH METAL REVEAL - OFF WHITE
Ⓑ	ARCHITECTURAL METAL SIDING 'LONGBOARD' - CHERRY
Ⓒ	1/2" CORRUGATED GALVALUME METAL SIDING - NATURAL
Ⓓ	BRICK - RED/ BROWN
Ⓔ	METAL WINDOWS - ANODIZED CLEAR
Ⓕ	TRIM - CEMENTITIOUS TRIM WITH DARK COLOR
Ⓖ	RAILING - METAL / SILVER
Ⓛ	ENTRY DOOR - WOOD GRAIN
Ⓝ	METAL VENT - PAINTED

PROJECT 1295 ST PAUL ST.	
CLIENT EPIC REAL ESTATE SOLUTIONS INC	
ISSUED	
DATE	ISSUED FOR
15/03/16	DP APPLICATION
15/03/16	DP APPLICATION RESUBMISSION
15/03/16	CLIENT REQUEST
15/01/16	DP APPLICATION REV. 1
DATE	BY
15/01/16	JS
DRAWING ELEVATIONS	
DRAWN BY: FH	REVIEWED BY: JS

SCHEDULE B
This forms part of development
Permit # DP150025 DP150016



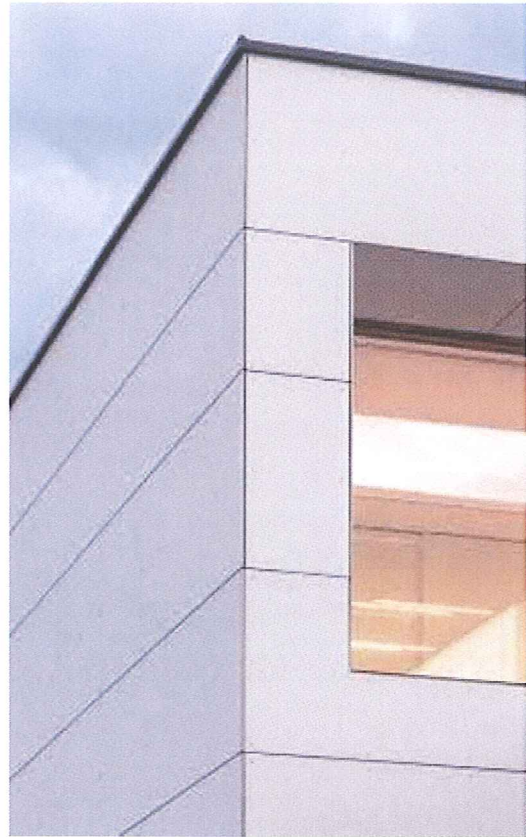
2 NORTH ELEVATION
Scale: 1:125



BRICK FINISH WITH DARK WINDOW FRAME



WOOD SOFFIT WITH DARK TRIM



PANELIZED EXTERIOR FINISH

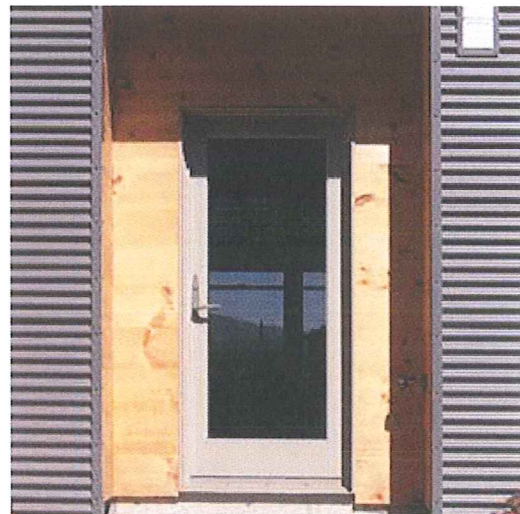


WOOD GRAIN METAL SIDING

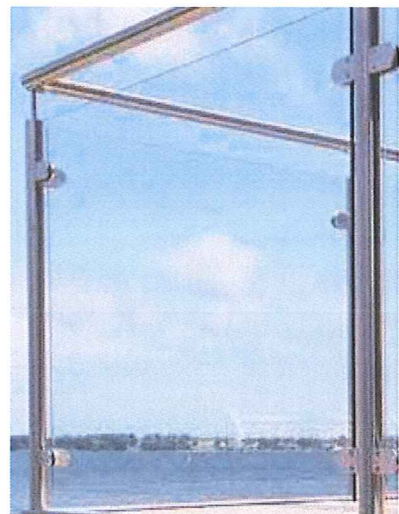


3D PRESPECTIVE - ST PAUL ST & CAWSTON AVE

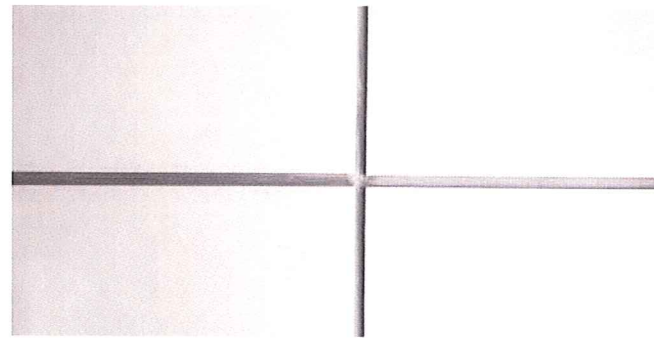
SCHEDULE B
This forms part of development
Permit # DP150215/DP150216



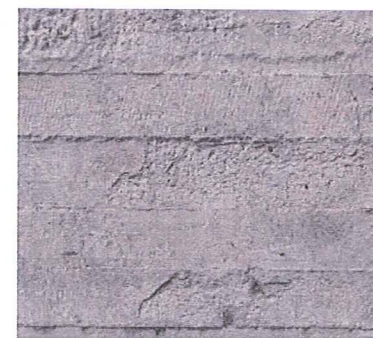
METAL AND WOOD SIDING



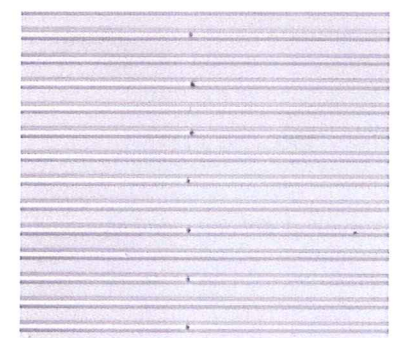
GLASS RAILING



A. PANEL WITH METAL REVEAL



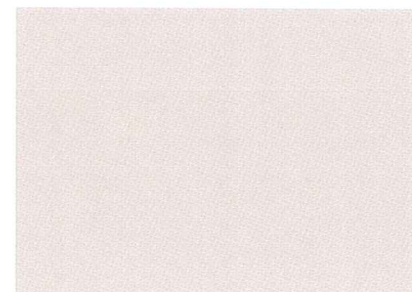
J. CONCRETE FINISH FOR LANDSCAPE PLANTERS



C. GALVALUME METAL SIDING



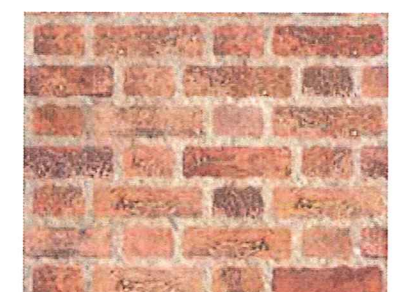
PT. 2 - BM NIGHT HORIZON



PT. 1 - BALBOA MIST



2. WOOD GRAIN PANEL - CHERRY



D. RED / BROWN BRICK EXTERIOR FINISH

PROJECT 1295 ST PAUL ST.	
CLIENT EPIC REAL ESTATE SOLUTIONS INC	
ISSUED	
DATE	ISSUED FOR
15.03.17	DP APPLICATION
15.03.17	DP APPLICATION RESUBMISSION
15.10.20	CLIENT REQUEST
16.01.18	DP APPLICATION REV. 1
DRAWING	
COLOUR AND MATERIAL	
DRAWN BY: FH	REVIEWED BY: JS
1321	A3.0



3D PRESPECTIVE - ST PAUL ST & CAWSTON AVE

SCHEDULE B
 This forms part of development
 Permit # DPIS2015/DPIS0216

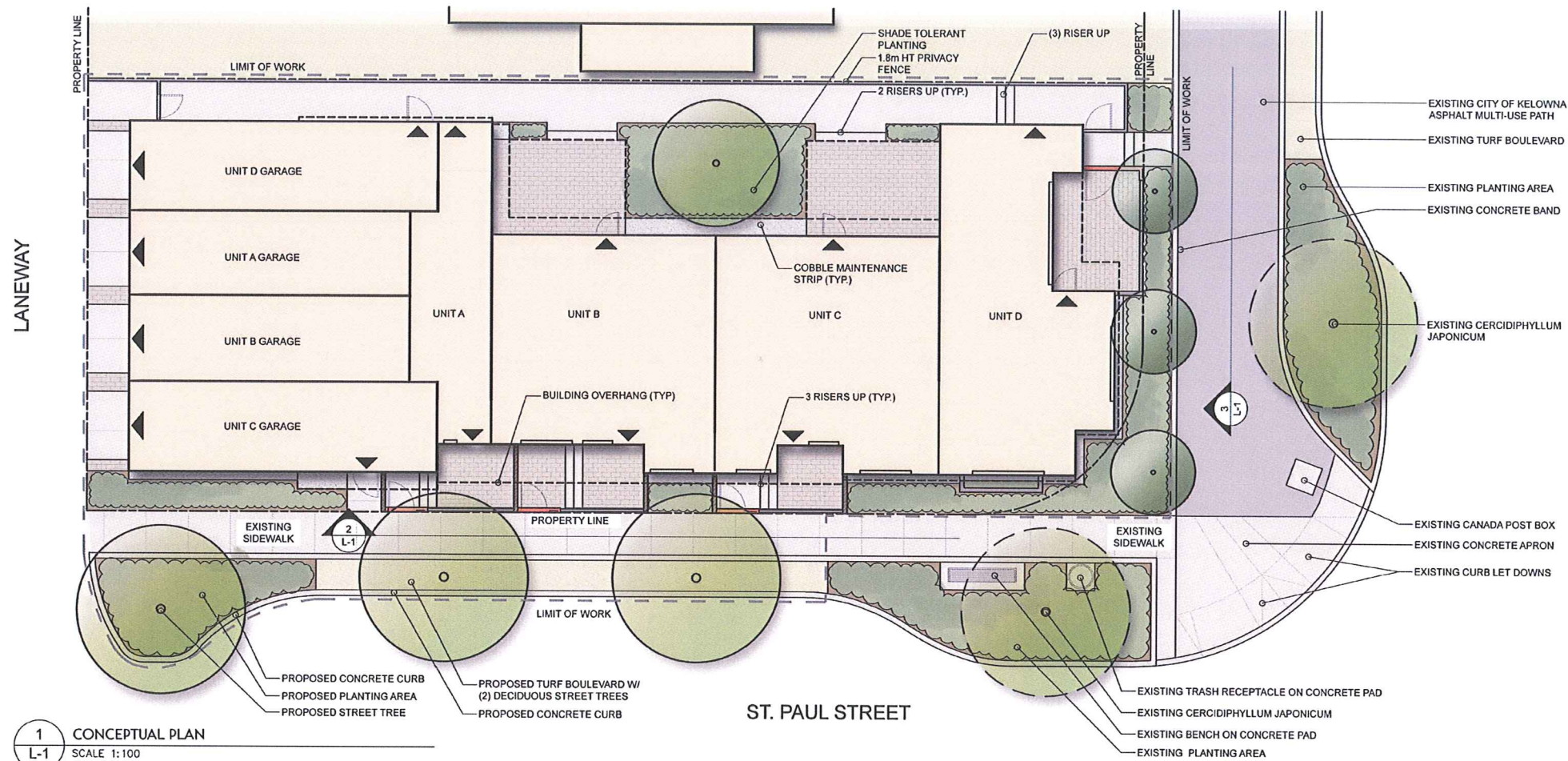


3D PRESPECTIVE - CAWSTON AVE



3D PRESPECTIVE - ST PAUL ST LOOKING SOUTH

PROJECT 1295 ST PAUL ST.	
CLIENT EPIC REAL ESTATE SOLUTIONS INC	
ISSUED	
DATE	ISSUED FOR
15.02.15	DP APPLICATION
15.03.15	DP APPLICATION RESUBMISSION
15.10.15	CLIENT REQUEST
16.01.16	DP APPLICATION REV. 1
DRAWING	
MASSINGS	
DRAWN BY:	REVIEWED BY:
FH	JS
1321	A3.1



1
L-1
CONCEPTUAL PLAN
SCALE 1:100

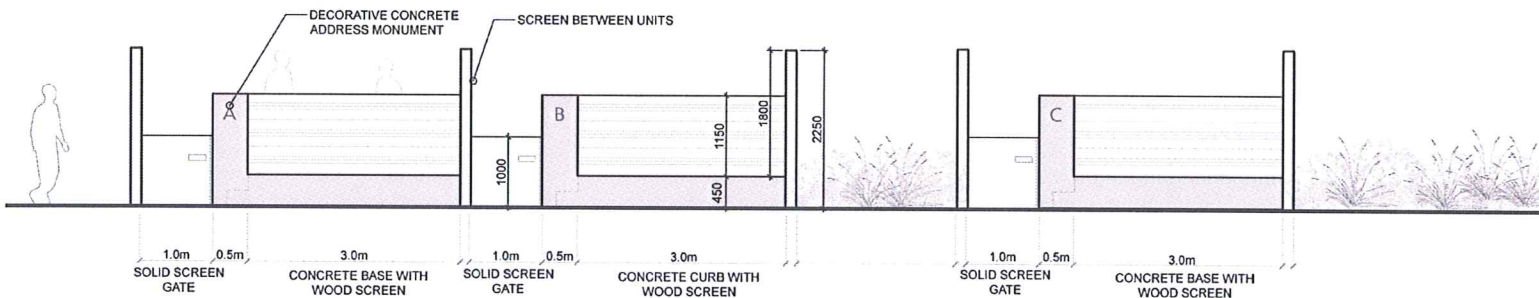
PLANT LIST:

TREES			
Botanical Name	Common Name	Size	Root
<i>Carpinus betulus 'Fastigiata'</i>	Pyramidal European hornbeam	6cm Cal	B&B
<i>Cercidiphyllum japonicum</i>	Katsura tree	6cm Cal	B&B
SHRUBS			
Botanical Name	Common Name	Size	Root
<i>Berberis thunbergii 'Sensation'</i>	Sensation barberry	#02	Potted
<i>Taxus media 'Hicksii'</i>	Hicks yew	#02	Potted
PERENNIALS & GROUNDCOVERS			
Botanical Name	Common Name	Size	Root
<i>Heuchera 'Lime Ruffles'</i>	Fancy leaf coral bells	#01	Potted
<i>Hosta 'Northern Exposure'</i>	Northern exposure hosta	#01	Potted
<i>Rudbeckia fulgida 'Goldsturm'</i>	Goldsturm coneflower	#01	Potted
GRASSES			
Botanical Name	Common Name	Size	Root
<i>Deschampsia flexuosa 'Aurea'</i>	Golden tufted hair grass	#01	Potted
<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden grass	#01	Potted
<i>Panicum virgatum</i>	Switch grass	#01	Potted
VINES			
Botanical Name	Common Name	Size	Root
<i>Perthenocissus quinquefolia 'Tropi'</i>	Red wall Virginia creeper	#01	Potted

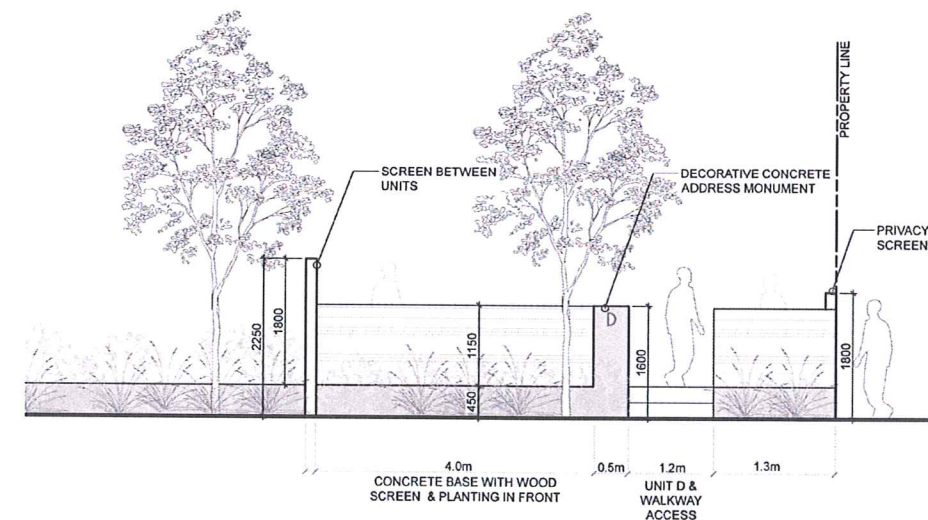
* Use male plant only

NOTES:

- 1 PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.S.L.A.
- 2 THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
- 3 PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
- 4 IMPORTED GROWING MEDIUM: PLACEMENT: IMPORTED GROWING MEDIUM SHALL BE PLACED AT 450mm MIN. DEPTH IN ALL PLANTING AREAS AND 100mm DEPTH IN ALL TURF AREAS SHOWN ON THE DRAWING. IMPORTED GROWING MEDIUM SHALL MEET THE BC INTERIOR '2P' SPECIFICATION FOR PLANTING AREAS AND '2L' SPECIFICATION FOR TURF AREAS.
- 5 MULCH: THE CONTRACTOR SHALL SUPPLY AND PLACE COMPOSTED BARK MULCH AT 75mm MIN. DEPTH IN ALL PLANTING AREAS.
- 6 A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL PLANTING AREAS AND SHALL CONFORM TO CITY OF KELOWNA IRRIGATION STANDARDS.



2
L-1
ST. PAUL STREET ELEVATION
SCALE 1:50



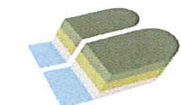
3
L-1
CAWSTON AVENUE ELEVATION
SCALE 1:50

SCHEDULE C
This forms part of development
Permit # DPIS-0215 / DPIS-0216

- LEGEND:
- EXISTING STREET TREE TO REMAIN
 - PROPOSED DECIDUOUS TREE
 - SHRUBS, GRASSES & PERENNIALS
 - DECORATIVE PRIVACY SCREEN HEIGHT: 2.25m
 - CONCRETE BASE WALL WITH DECORATIVE WOOD SCREEN HEIGHT: 1.6m
 - CONCRETE UNIT PAVERS
 - CAST IN PLACE CONCRETE PAVING
 - COBBLE MAINTENANCE STRIP WIDTH VARIES UNDER OVERHANG



REVISIONS / ISSUED:		
NO.	DATE	DESCRIPTION
4	JAN 05/15	RE-ISSUED FOR DP
3	NOV 05/15	ISSUED FOR DP
2	NOV 05/15	ISSUED FOR REVIEW
1	OCT 25/15	ISSUED FOR REVIEW



BENCH
SITE DESIGN
[105-1289 4th Street, Kelowna BC V1Y 9X6]
[1-250-869-6778]

CONSULTANT:
JOHN KERRIGAN SPROYLE & ASSOCIATES CORP.
VANCOUVER, B.C.

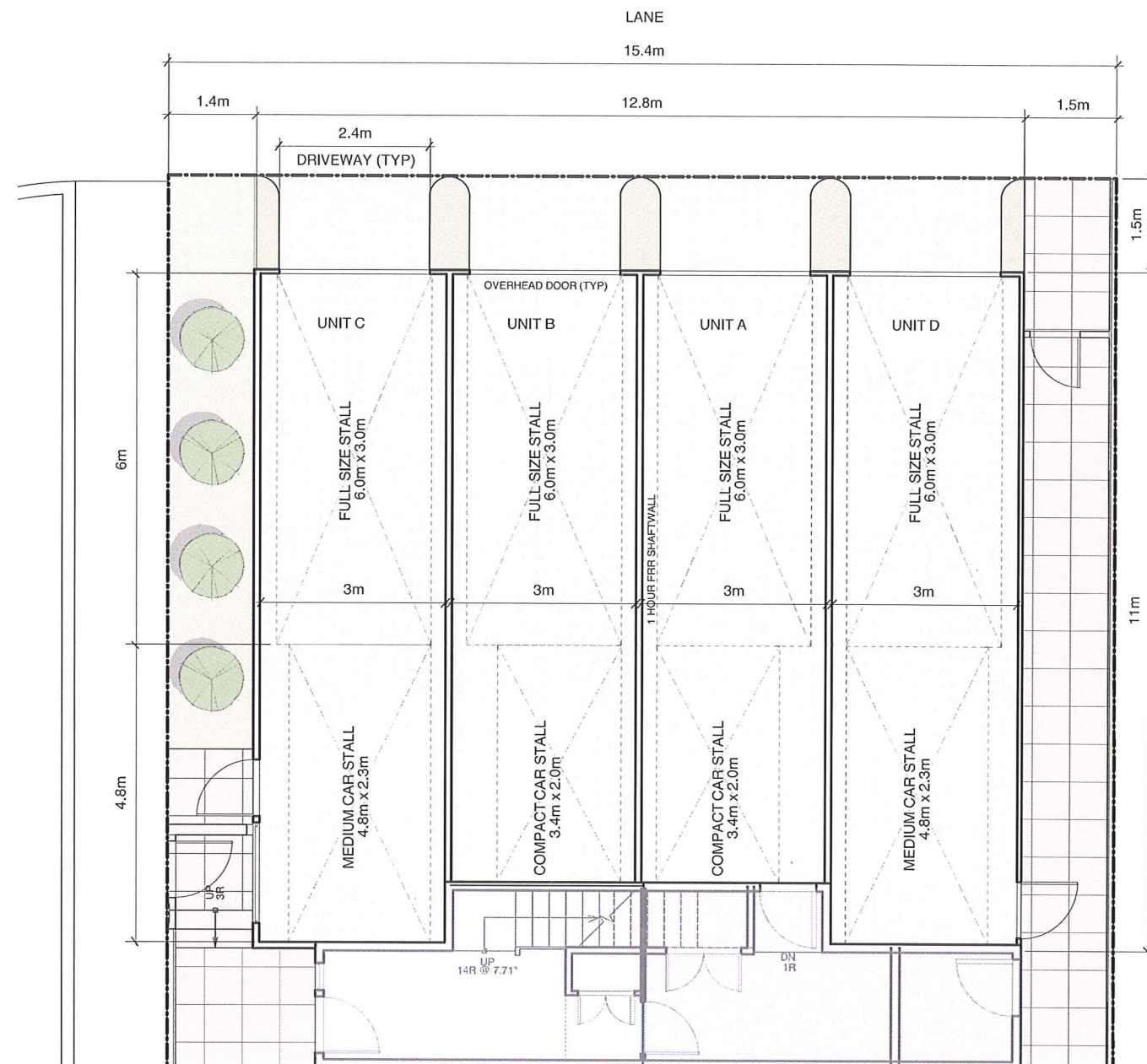
CLIENT:
EPIC REAL ESTATE SOLUTIONS
KELOWNA, B.C.

PROJECT:
EPIC CITIHOMES
KELOWNA, B.C.

SHEET TITLE
CONCEPTUAL PLAN

DESIGN BY: SD
DRAWN BY: SD
CHECKED BY: AS
PROJECT NO.: 15-032
SCALE: AS SHOWN

SHEET NO.:
L-1



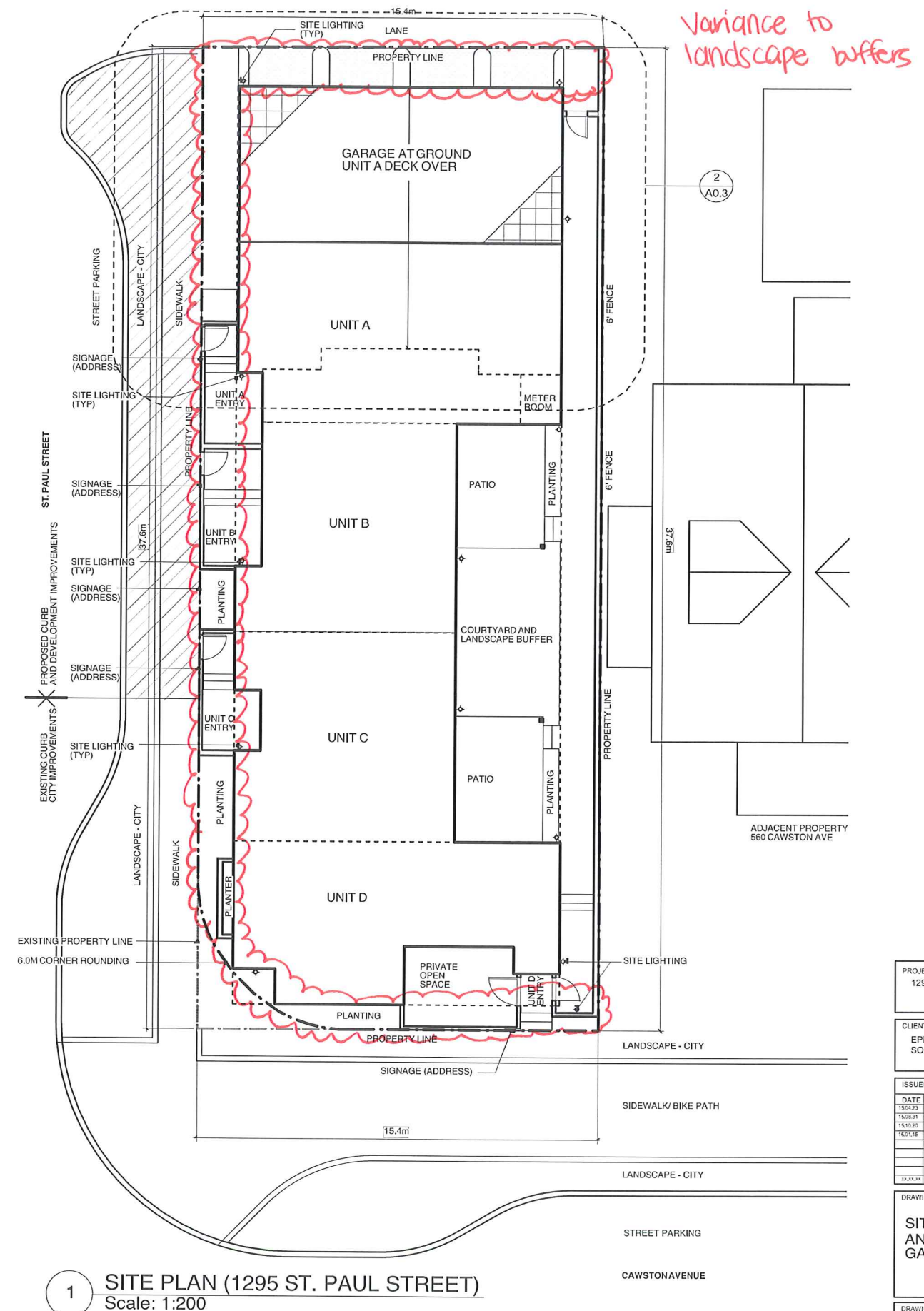
FULL SIZE STALL:	4 SPACES
MEDIUM SIZE STALL:	2 SPACES
COMPACT SIZE STALL:	<u>2 SPACES</u>
TOTAL PROVIDED:	8 SPACES

NOTE: 1. BIKE STORAGE IS PROVIDED AT EACH UNIT
2. GARBAGE AND RECYCLE BIN STORAGE IN GARAGE
3. VISITOR PARKING IS PROVIDED BY GARAGE
4. ACCESSORY USE SETBACK IS 1.2M (6.5.8(b))

Variance to parking ratio

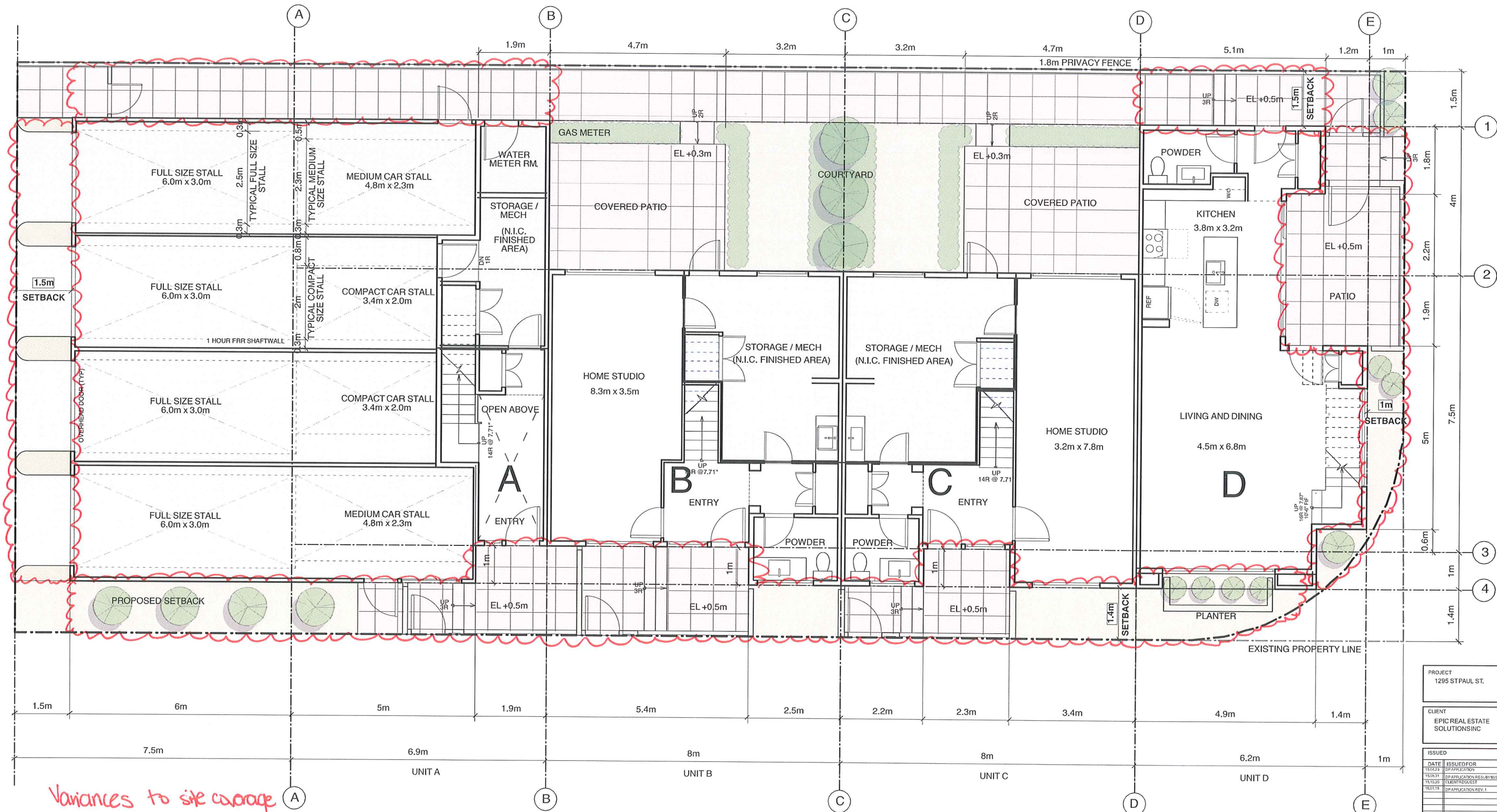
SCHEDULE D

This forms part of development
Permit # 0P150215 MP150216



Variance to
landscape buffers

PROJECT 1295 STPAUL ST.	
CLIENT EPICREALESTATE SOLUTIONSINC	
ISSUED	
DATE	ISSUEDFOR
15/03/23	07 APPLICATION
15/03/31	08 APPLICATION FOR SUBMISSION
15/03/30	CLIENT REQUEST
16/03/15	09 APPLICATION REV 1
JULIAN J	BOB
DRAWING	
SITE PLAN AND GARAGE PLAN	
DRAWN BY:	REVIEWED BY
FH	JS
1321	A0.3



Variances to site coverage
and setbacks

1 GROUND FLOOR PLAN
Scale: 1:100

SCHEDULE D

This forms part of development

Permit # DP15-0215 DP15-0216

UNIT	FINISHED AREA (m ²)				EXTERIOR SPACES (m ²)				GARAGE (m ²)
	FLR 1	FLR 2	FLR 3	TOTAL	DECK	ROOF	PATIO	TOTAL	
A	13.5	73.6	69.1	156.2	0.0	74.9	0.0	74.9	30.7
B	41.0	61.3	67.8	170.1	25.9	0.0	16.1	42.0	30.7
C	43.1	62.6	62.9	168.6	24.8	0.0	16.1	40.9	34.3
D	63.5	64.4	41.5	169.4	0.0	30.0	13.1	43.1	34.3
TOTAL	161.1	261.9	241.3	664.3	50.7	104.9	45.3	200.9	130.0

NOTE: SHADED AREAS (STORAGE, MECHANICAL, GARAGE) NOT INCLUDED IN FINISHED AREA



PROJECT
1295 ST PAUL ST.

CLIENT
EPIC REAL ESTATE
SOLUTIONS INC

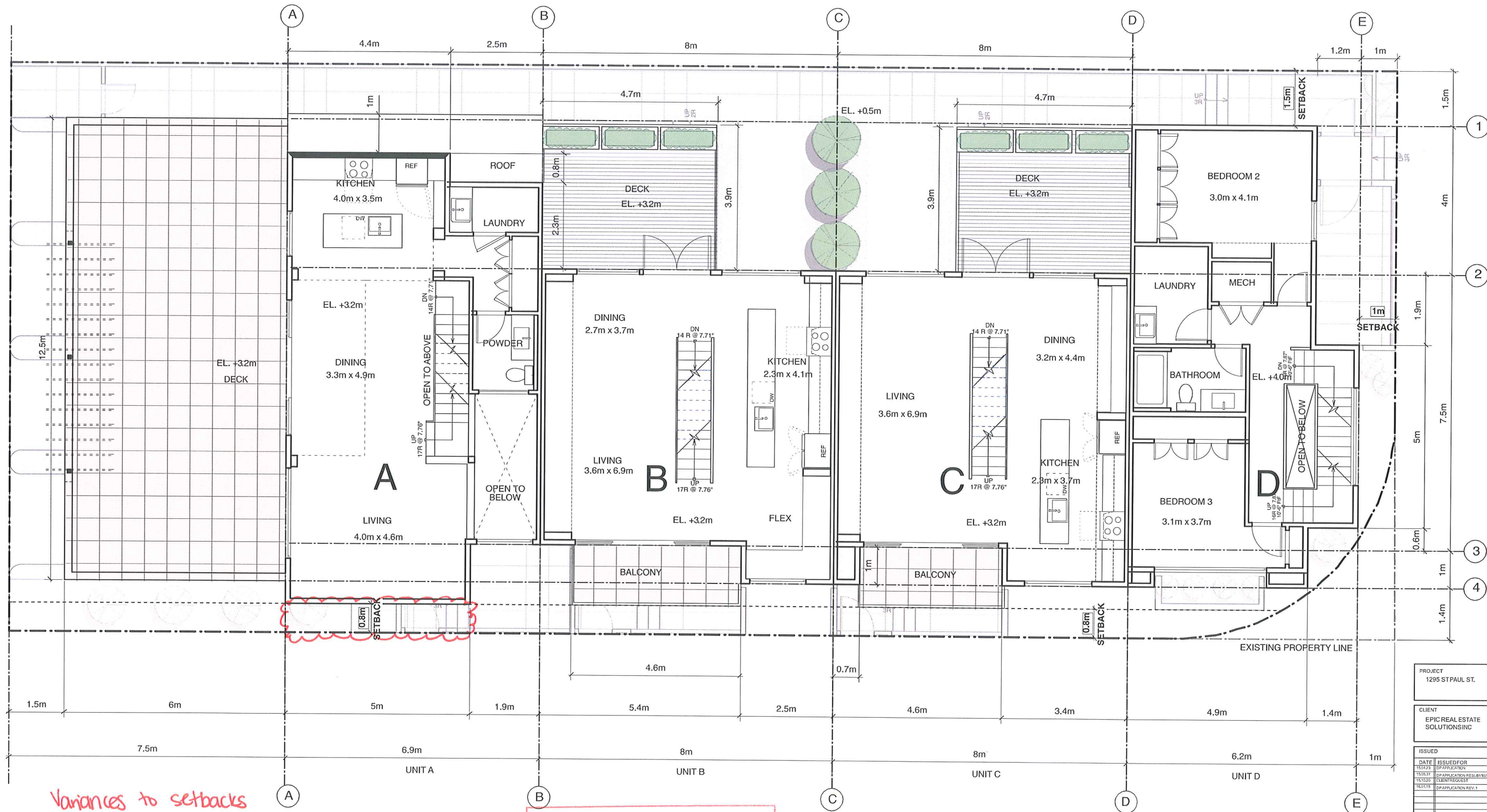
ISSUED
DATE ISSUED FOR
15/03/15 APPLICATION
15/03/15 APPLICATION RESUBMISSION
15/10/20 CLIENT REQUEST
16/01/19 APPLICATION REV. 1

DRAWING
GROUND
FLOOR PLAN

DRAWN BY:
FH

REVIEWED BY:
JS

1321 A1.0



Variances to setbacks

1 2ND FLOOR PLAN
Scale: 1:100

SCHEDULE D
This forms part of development
Permit # DPS0015/DPS0216

UNIT	FINISHED AREA (m2)				EXTERIOR SPACES (m2)				GARAGE (m2)
	FLR 1	FLR 2	FLR 3	TOTAL	DECK	ROOF	PATIO	TOTAL	
A	13.5	73.6	69.1	156.2	0.0	74.9	0.0	74.9	30.7
B	41.0	61.3	67.8	170.1	25.9	0.0	16.1	42.0	30.7
C	43.1	62.6	62.9	168.6	24.8	0.0	16.1	40.9	34.3
D	63.5	64.4	41.5	169.4	0.0	30.0	13.1	43.1	34.3
TOTAL	161.1	261.9	241.3	664.3	50.7	104.9	45.3	200.9	130.0

NOTE: SHADED AREAS (STORAGE, MECHANICAL, GARAGE) NOT INCLUDED IN FINISHED AREA

PROJECT
1295 ST PAUL ST.

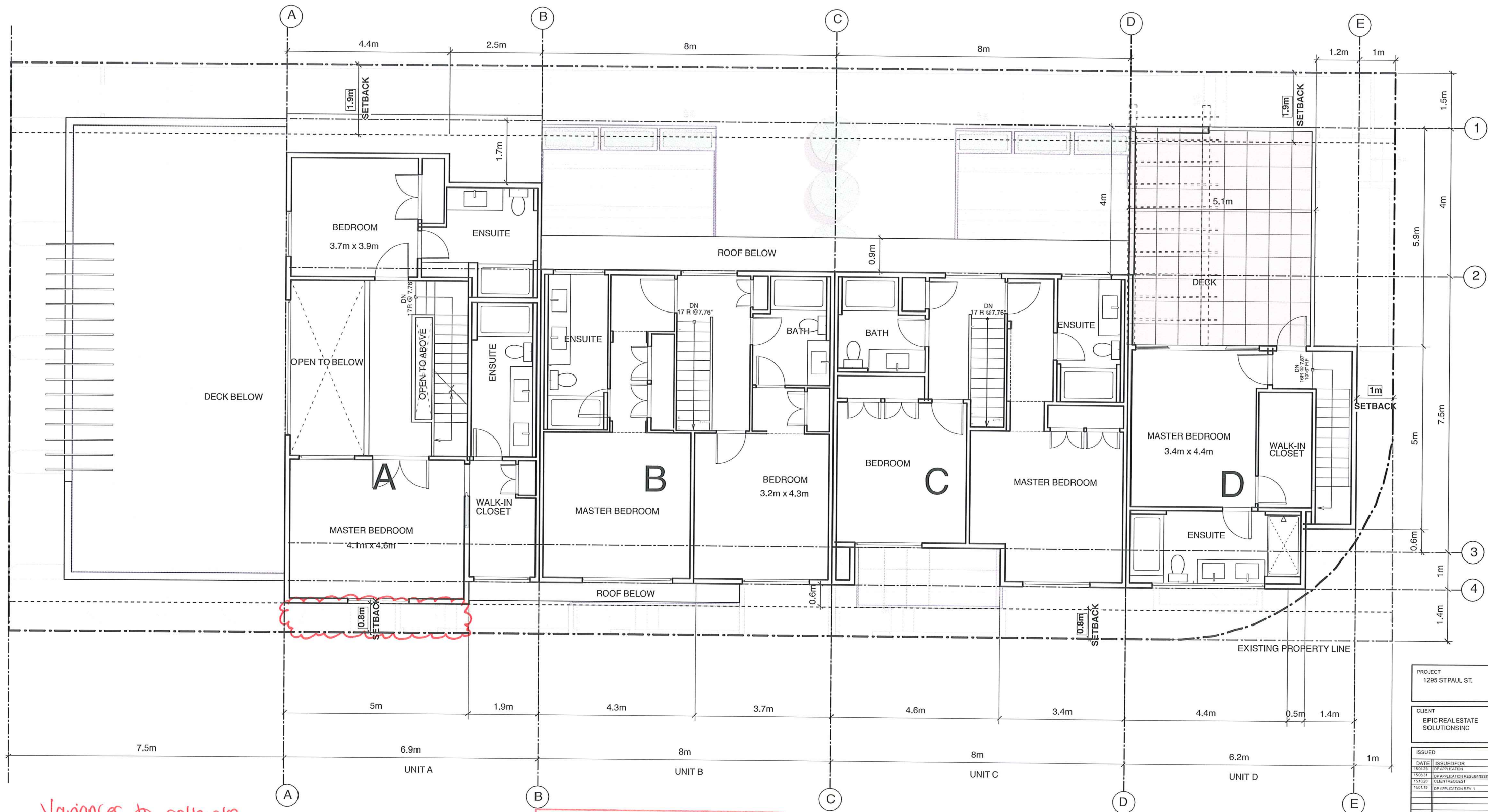
CLIENT
EPIC REAL ESTATE SOLUTIONS INC

ISSUED
DATE ISSUED FOR
15/01/15 DP APPLICATION
15/01/15 DP APPLICATION REVISION
15/01/15 CLIENT REQUEST
15/01/15 DP APPLICATION REV. 1

DRAWING
2ND FLOOR PLAN

DRAWN BY: REVIEWED BY:
FH JS

1321 A1.1



Variances to setbacks

1 3RD FLOOR PLAN
Scale: 1:100

SCHEDULE D
This forms part of development
Permit # **DP15-025/DP15-0216**

UNIT	FINISHED AREA (m ²)				EXTERIOR SPACES (m ²)				GARAGE (m ²)
	FLR 1	FLR 2	FLR 3	TOTAL	DECK	ROOF	PATIO	TOTAL	
A	13.5	73.6	69.1	156.2	0.0	74.9	0.0	74.9	30.7
B	41.0	61.3	67.8	170.1	25.9	0.0	16.1	42.0	30.7
C	43.1	62.6	62.9	168.6	24.8	0.0	16.1	40.9	34.3
D	63.5	64.4	41.5	169.4	0.0	30.0	13.1	43.1	34.3
TOTAL	161.1	261.9	241.3	664.3	50.7	104.9	45.3	200.9	130.0

NOTE: SHADED AREAS (STORAGE, MECHANICAL, GARAGE) NOT INCLUDED IN FINISHED AREA

PROJECT
1295 ST PAUL ST.

CLIENT
EPIC REAL ESTATE SOLUTIONS INC.

ISSUED
DATE ISSUED FOR
15/01/16 DP APPLICATION
15/01/16 DP APPLICATION RESUBMISSION
15/01/16 CLIENT REQUEST
16/01/16 DP APPLICATION REV. 1

DRAWING
3RD FLOOR PLAN

DRAWN BY: FH
REVIEWED BY: JS

1321 A1.2