

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?	✓		
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			✓
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		
Are top, middle and bottom building elements distinguished?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?			✓
Are identifiable and well-lit pathways provided to front entrances?	✓		
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?	✓		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?			✓
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓

Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
✓ Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
✓ Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
✓ Enhance the pedestrian environment and the sense of personal safety?	✓		
✓ Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
✓ Respect required sightlines from roadways and enhance public views?	✓		
✓ Retain existing healthy mature trees and vegetation?	✓		
✓ Use native plants that are drought tolerant?	✓		
✓ Define distinct private outdoor space for all ground-level dwellings?	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		
Do parking lots have one shade tree per four parking stalls?			✓
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
• Meet the requirements for Landscape Water Budget calculations for the landscaped area?			✓
• Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?			✓
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?			✓
Does at least 25% of the total landscaped area require no irrigation / watering?			✓
Does at least 25% of the total landscaped area require low water use?			✓
Does at most 50% of the total landscaped area require medium or high water use?			✓
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?			✓

Irrigation System Guidelines			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into “hydro-zones” of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?			✓
Is drip or low volume irrigation used?			✓
Are the required written declarations signed by a qualified Certified Irrigation Designer?			✓
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?			✓
Are building materials vandalism resistant?			✓
Lighting			
Does lighting enhance public safety?	✓		
Is “light trespass” onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?	✓		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?			✓

Intensive Residential - Character Neighbourhood

Consideration has been given to the following guidelines as identified in Section 14.D. of the City of Kelowna Official Community Plan relating to Intensive Residential - Character Neighbourhood Development Permit Areas:

INTENSIVE RESIDENTIAL - CHARACTER NEIGHBOURHOOD	YES	NO	N/A
Site and Context Considerations			
Does the building location maximize usable and private open space?	✓		
Are parking spaces and garages located in the rear yard?	✓		
Is all parking screened from public view or contained in a structure?	✓		
Does articulation on the front façade create depth and architectural interest?	✓		
Do all street facing elevations have an equal level and quality of design?	✓		
Are garages recessed behind the front elevation?	✓		
Do garages face away from the street?	✓		
Does the project complement the established character of the neighbourhood?	✓		

INTENSIVE RESIDENTIAL - CHARACTER NEIGHBOURHOOD	YES	NO	N/A
Does the design limit height difference to adjacent properties?	✓		
Are established front yard setbacks maintained?	✓		
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		
Does fencing or landscaping screen views of private open space on adjacent properties?	✓		
Does the placement of windows, decks and other features respect the privacy of adjacent properties?	✓		
Is the front yard landscaped with a variety of trees, shrubs, flower beds or other landscape materials?	✓		
Are existing healthy mature trees and vegetation being retained?	✓		
Are impermeable surfaces minimized?	✓		
Do the driveways and parking areas use permeable paving materials?		✓	
Form and Character			
Is the established streetscape massing maintained?	✓		
Are accessory buildings smaller than the principal building?	✓		
If converting to multiple unit housing, is the exterior appearance of a single family structure maintained?	✓		
Are details from the front elevations carried to the midpoint of the side elevation or the nearest articulated element?	✓		
Are exterior colours in keeping with the traditional colours for the building's architectural style?	✓		
Are high quality, low maintenance roofing and building materials being used?	✓		
Are the roofing and building materials similar to traditional materials?	✓		
Are a mixture of building materials used to enhance visual appeal and building design?	✓		
Are entrances and porches a dominant feature facing the street?	✓		
Do entrances match the pattern of the established architectural style?	✓		

CITY OF KELOWNA
MEMORANDUM

Date: July 22, 2015
File No.: Z15-0034

To: Urban Planning Department (LK)

From: Development Engineering Manager

Subject: 580 Patterson Ave

RU6 to RM1

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

The subject property is currently serviced with a 19mm water service. The developer will need to determine the domestic and fire protection requirements of this proposed development. Only one service will be permitted for this development. The applicant will arrange for the disconnection of existing service and the installation of a new service. The disconnection of the existing small diameter water services and the tie-in of a larger new service can be provided by City forces at the developer's expense. One metered water service will supply the development. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. Road Improvements

Patterson Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$11,565.00** not including utility service cost

Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Patterson Ave fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Patterson Ave

Item	Cost
Curb & Gutter	\$2,134.00
Sidewalk	\$2,668.00
Street Lighting	\$ 720.00
Drainage	\$ 3,776.00
Landscape Boulevard	\$ 400.00
Road Fillet	\$1,867.00
Total	\$11,565.00

4. Subdivision

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Dedicate 0.76m width along the full frontage of Patterson Ave.
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

5. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits or splash pads.

Access to this property is permitted from the lane only.

6. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.


 Steve Muenz, P. Eng.
 Development Engineering Manager

SS

CITY OF KELOWNA

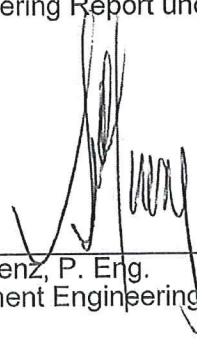
MEMORANDUM

Date: July 22, 2015
File No.: DP15-0149
To: Urban Planning (LK)
From: Development Engineer Manager (SM)
Subject: 580 Patterson Ave

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z15-0034.



Steve Muenz, P. Eng.
Development Engineering Manager

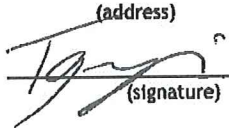
SS



**CITY OF KELOWNA
URBAN PLANNING
PROPERTY OWNERSHIP CERTIFICATE**
(to be signed by all owners on Title)

I, **Teresa Corea-Gaspari**
(print name in full)

of **361 Providence Ave, Kelowna, B.C. V1W 4Y7**
(address)


(signature)

November 5, 2015
(date)

hereby certify that I am currently the owner of:

Lot 3, Plan 3249
(legal description)

580 Patterson Ave.
(street address)

for File No. Z15-0034, DP15-0149 & DVP15-0206).

AND that the original Title submitted for this file remains unchanged.

Community Planning
& Real Estate
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8626
FAX 250 862-3314
kelowna.ca

LOCATION MAP

AREA	CARAGE	AREA
AREA: 325.6m ²	BUILDING A	TOTAL AREA: 325.6m ²
NET FLOOR AREA: 106.8 m ² (1105 SF)		BASEMENT: 104.3 m ² (1123 SF)
2ND FLOOR: 106.8 m ² (1105 SF)		2ND FLOOR: 117.2 m ² (1262 SF)
OR: 112.0 m ² (1202 SF)		
OR AREA: 214.6 m ² (2310 SF)	BUILDING B	NET FLOOR AREA: 221.5 m ² (2385 SF)

B.C. BUILDING CODE (2012) ANALYSIS:

DIVISION 1.1. COMPLETION	
SECTION 1.2. DIVISIONS A, B AND C OF THIS CODE	
1.2.1. APPLICATION OF PART 9	PROP. 2
1.2.2. APPLICATION OF PART 9	PROP. 2
1.2.3.(1) HEIGHT: MAX 3 STOREYS	PROP. 2
1.2.3.(2) HEIGHT: MAX 3 STOREYS	PROP. 2
1.2.3.(3) GROUP C OCCUPANCIES	PROP. 2
SECTION 1.3. STAIRS, ESCALATORS AND GUARDS	
SECTION 1.4. STAIRS, ESCALATORS AND GUARDS	
1.4.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.1.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.1.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.1.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 3mm
SECTION 1.5. STAIR DIMENSIONS (MAIN TO SECOND)	
9.4.2.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.2.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.2.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.6. MEANS OF EGRESS	
SECTION 1.7. MEANS OF EGRESS	
1.7.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.3.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.3.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.3.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.8. MEANS OF EGRESS	
1.8.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.4.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.4.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.4.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.9. MEANS OF EGRESS	
1.9.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.5.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.5.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.5.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.10. MEANS OF EGRESS	
1.10.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.6.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.6.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.6.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.11. MEANS OF EGRESS	
1.11.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.7.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.7.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.7.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.12. MEANS OF EGRESS	
1.12.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.8.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.8.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.8.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.13. MEANS OF EGRESS	
1.13.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.9.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.9.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.9.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.14. MEANS OF EGRESS	
1.14.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.10.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.10.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.10.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.15. MEANS OF EGRESS	
1.15.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.11.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.11.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.11.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.16. MEANS OF EGRESS	
1.16.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.12.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.12.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.12.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.17. MEANS OF EGRESS	
1.17.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.13.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.13.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.13.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.18. MEANS OF EGRESS	
1.18.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.14.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.14.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.14.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.19. MEANS OF EGRESS	
1.19.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.15.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.15.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.15.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.20. MEANS OF EGRESS	
1.20.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.16.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.16.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.16.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.21. MEANS OF EGRESS	
1.21.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.17.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.17.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.17.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.22. MEANS OF EGRESS	
1.22.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.18.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.18.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.18.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.23. MEANS OF EGRESS	
1.23.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.19.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.19.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.19.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.24. MEANS OF EGRESS	
1.24.1. STAIR DIMENSIONS (BASE TO MAIN)	
9.4.20.1(1) STAIR WIDTH: MIN 850mm	PROP. 105mm
9.4.20.2(2) STAIR OVER STAIR: MIN 1950mm	PROP. 105mm
9.4.20.3(1) HEIGHT OF STAIR: MAX 3.7m	PROP. 105mm
SECTION 1.25	

STRUCTURAL:

CLASS II: 0.1 DWELLING UNIT
4 UNITS x 0.1 SPACES/UNIT = 0.4 SPACES

SECTION 13 - URBAN RESIDENTIAL ZONES
13.7 RMI - FOUR DWELLING HOUSING
13.7.2 PRINCIPLE USES

PROP: 1

RESIDENTIAL OCCUPANCIES

100

13.7.5 SUBDIVISION REGULATIONS

a) MIN LOT WIDTH: 20.0m	PROP: 21.34m
b) MIN LOT DEPTH: 30.0m	PROP: 34.55m
c) MIN LOT AREA: 700m ²	PROP: 738.3m ²

9.10.8.3.	WALLS: NOT LESS THAN SUPPORTED	PROP.: 45 min F.R.R.
	FLOORS: 45 min F.R.R.	PROP.: 45 min F.R.R.
	ROOFS: F.R.R. NOT REQUIRED	PROP.: NOT RATED

PROP: 48.6%
DRIVEWAYS AND PARKING AREAS IS 50%
(3142+715 = 3857) 3857 / 7942 = 0.4856
b) MAX EL COR AREA RATIO: 0.6
PROP: 0.59

MIN 11R BE TWEEN ALL OTHER OCCUPANCIES
PROP: 11R

MIN FRONT YARD: 4.5m	PROP: 3.1m	VARIANCE
MIN SIDE YARD (1 OR 1 1/2 STOREYS): 2.0m		
MIN SIDE YARD (ACCESSORY BUILDING): 2.0m		
MIN SIDE YARD (2 STOREYS): 2.5m	PROP: 4.3m	

9.10.14 SPATIAL SEPARATION
9.10.9, 16.(3) NO FIRE SEPARATION REQUIRED BETWEEN A GARAGE AND DWELLING IF THE GARAGE IS ONLY SERVING THAT DWELLING.
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CONTACT FIO
206 1889 SPAI

13.7.7 OTHER REGULATIONS
a) MIN AREA PRIVATE OPEN SPACE: 25m²/DWELLING
4 UNITS x 25m²/UNIT = 100m²
PROP: 108m² (1162 SF)

9.13.a.3. PROVIDING FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM
PROP: TO CONFORM

AS NOTED	A0.0
SCALE	

FILE: A15-06

1

- THE DRAWING MUST NOT BE SCALED.
- NEVER ALLOW DIMENSIONS AND DATUMS TO COLLAPSE OR CUT OFF WORK. LEAVE ALL LEADERS AND DIMENSIONS TO THE ARCHITECT.
- VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
- THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
- ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.

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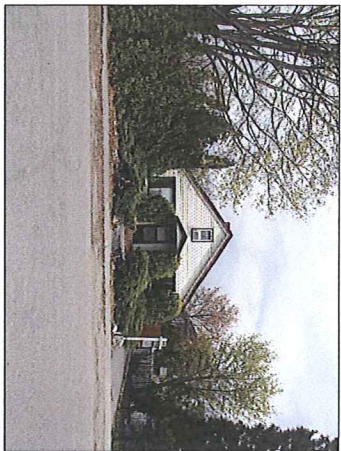
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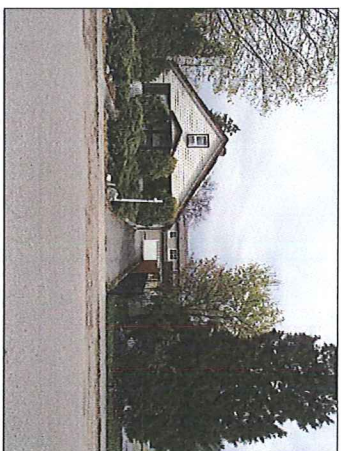
FOURPLEX
580 PATTERSON AVE
LAKE COUNTRY, BC

SITE PHOTOS

EDITION	1984 1100
RB	
SCALE	
AS NOTED	
DATE	APRIL 2015
FILE: A150	



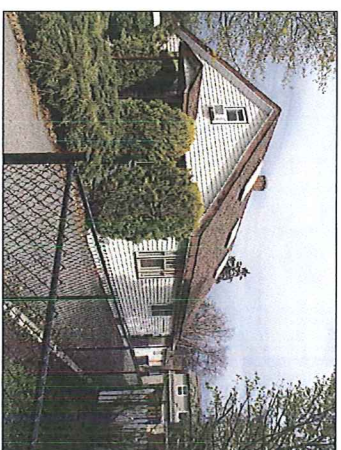
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A0.1
LOOKING NORTH
NTS



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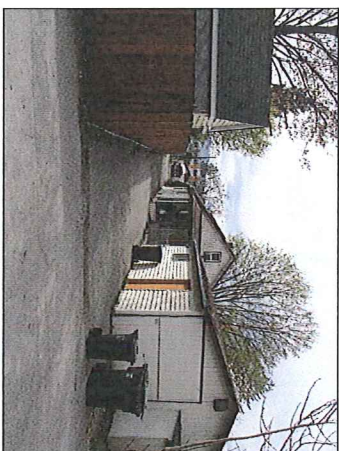
LOOKING NORTH

NTS

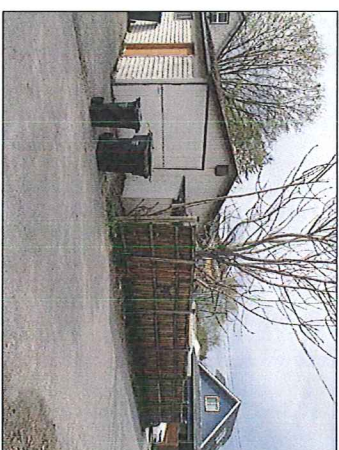


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LOOKING NORTHWEST
NTS



4
A0.1
LOOKING SOUTH
NTS



5
A0.1

LOOKING SOUTHWEST

NTS



6
A0.1

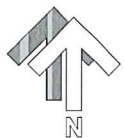
LOOKING NORTH
NTS



7	LOOKING NORTH
A0.1	NTS



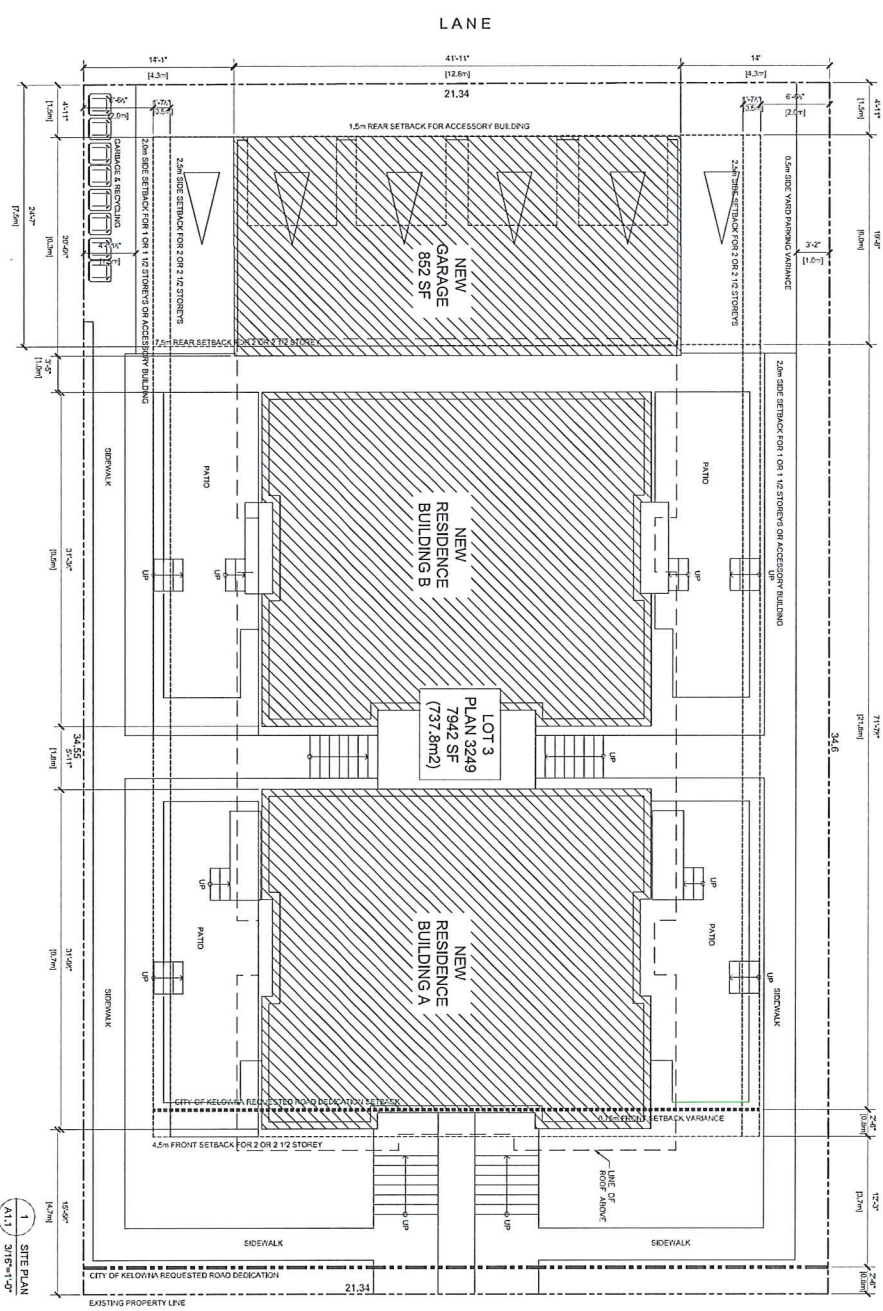
8	LOOKING SOUTHEAS
A0.1	NTS



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5	REVISION	10/15/13
6	REVISION	10/15/13
7	REVISION	10/15/13
8	REVISION	10/15/13
9	REVISION	10/15/13
10	REVISION	10/15/13

580 PATTERSON AVENUE



1 SITE PLAN
A1.1 316-1-107

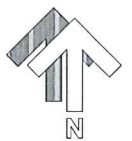
SCHEDULE A
This forms part of development
Permit # **005-044/0015-0006**

NO.	DESCRIPTION	DATE
1	REVISION	10/15/13
2	REVISION	10/15/13
3	REVISION	10/15/13
4	REVISION	10/15/13
5	REVISION	10/15/13
6	REVISION	10/15/13
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8	REVISION	10/15/13
9	REVISION	10/15/13
10	REVISION	10/15/13

SITE PLAN

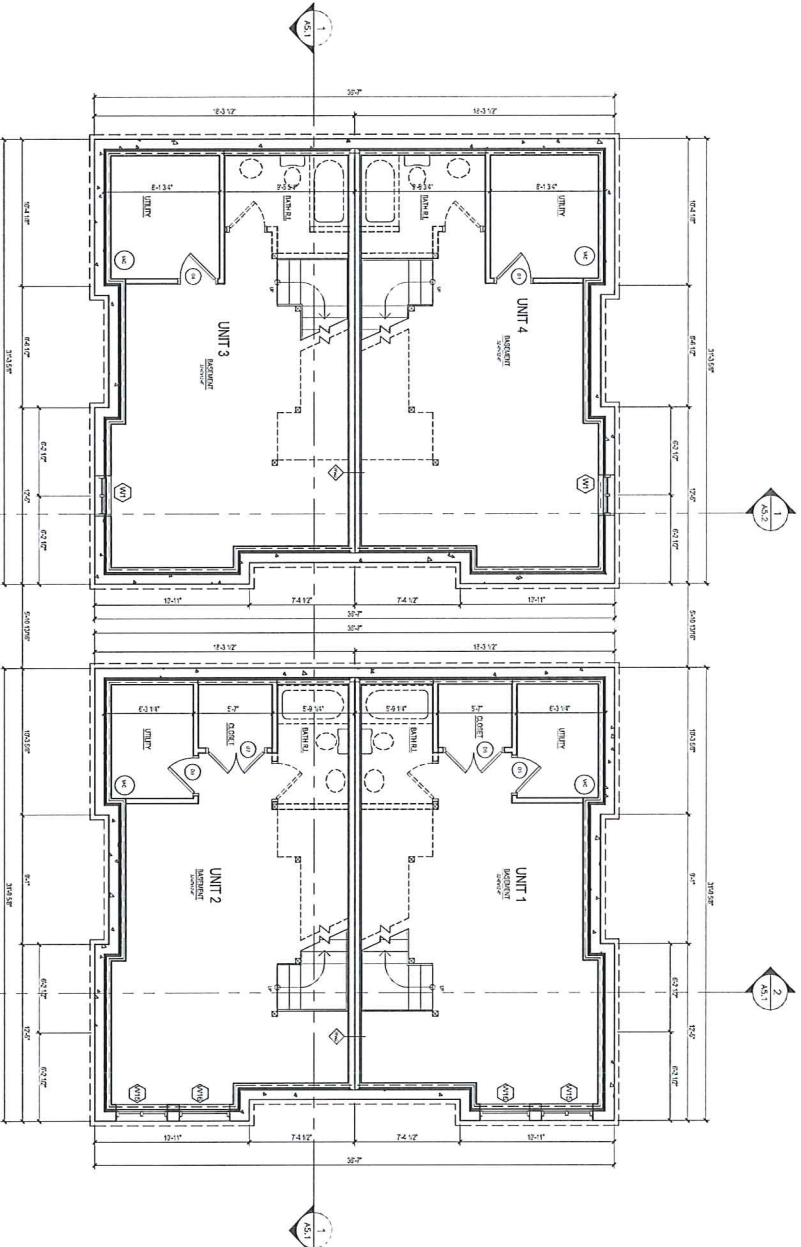
FOURPLEX
580 PATTERSON AVE.
KELOWNA, BC

gta
GTA Architecture Ltd.
255-1180 Glenridge Rd.
Kelowna, British Columbia
V1Y 2S2
Tel: 250.860.4000
Fax: 250.860.4002
Email: gta@gtainc.com



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DATE	NO. 2	REVISION
DATE	NO. 3	REVISION
DATE	NO. 4	REVISION
DATE	NO. 5	REVISION
DATE	NO. 6	REVISION
DATE	NO. 7	REVISION
DATE	NO. 8	REVISION
DATE	NO. 9	REVISION
DATE	NO. 10	REVISION



2
 A2.2 / 1/4"=1'-0"
 UNIT 3 & 4 (BUILDING B)
 BASEMENT FLOOR PLAN

1
 A2.2 / 1/4"=1'-0"
 UNIT 1 & 2 (BUILDING A)
 BASEMENT FLOOR PLAN

SCHEDULE A

This forms part of development

Permit # DP15-0149 / DP15-0-206

gta

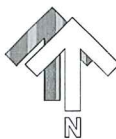
G.T.A. ARCHITECTURE LTD.
 200-1085 Somerset Rd.
 Kelowna, British Columbia
 V1Y 1P2
 Tel: 250.860.4000
 Fax: 250.860.4005
 Telephone: 250.879.1668
 email: gta@gtarch.ca

FOURFLEX
 550 PATTERSON AVE.
 KELOWNA, BC

BASEMENT PLAN
 SHEET NO.

DATE	NO. 1	REVISION
DATE	NO. 2	REVISION
DATE	NO. 3	REVISION
DATE	NO. 4	REVISION
DATE	NO. 5	REVISION
DATE	NO. 6	REVISION
DATE	NO. 7	REVISION
DATE	NO. 8	REVISION
DATE	NO. 9	REVISION
DATE	NO. 10	REVISION

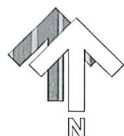
A2.2
 APRIL 2015
 FILE: A15-015



DESIGNATION	GR	NO.	REMARKS
25/03/2019	REG	5	RECEIVED POK BP
25/03/2019	REG	4	RECEIVED POK PROBING
19/03/2019	REG	3	RECEIVED POK BP
04/03/2019	REG	2	RECEIVED POK BP
10/03/2019	REG	1	RECEIVED POK BP
			RECEIVED

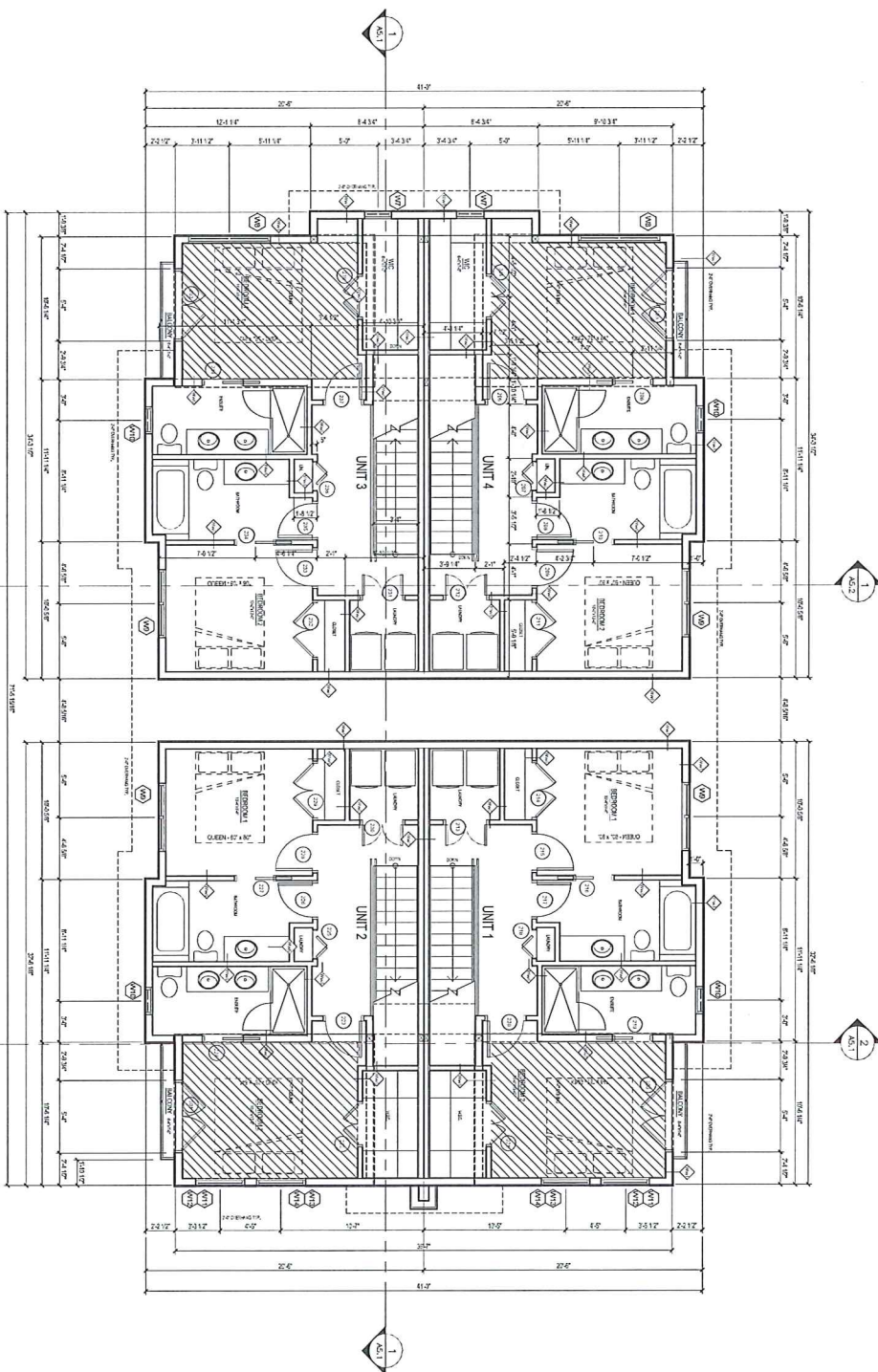
DATE	04/15/2015
RE	FILE: A15-06
REMARKS	
AS NOTED	
DATE	APRIL 2015

Permit # DP15-0149 / DUP15-0206



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3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	



UNIT 3 & 4 (BUILDING B)
UPPER FLOOR PLAN

UNIT 1 & 2 (BUILDING A)
UPPER FLOOR PLAN

SCHEDULE A

This forms part of development

Permit # **DR15-0141** / **DRP15-0226**

gta

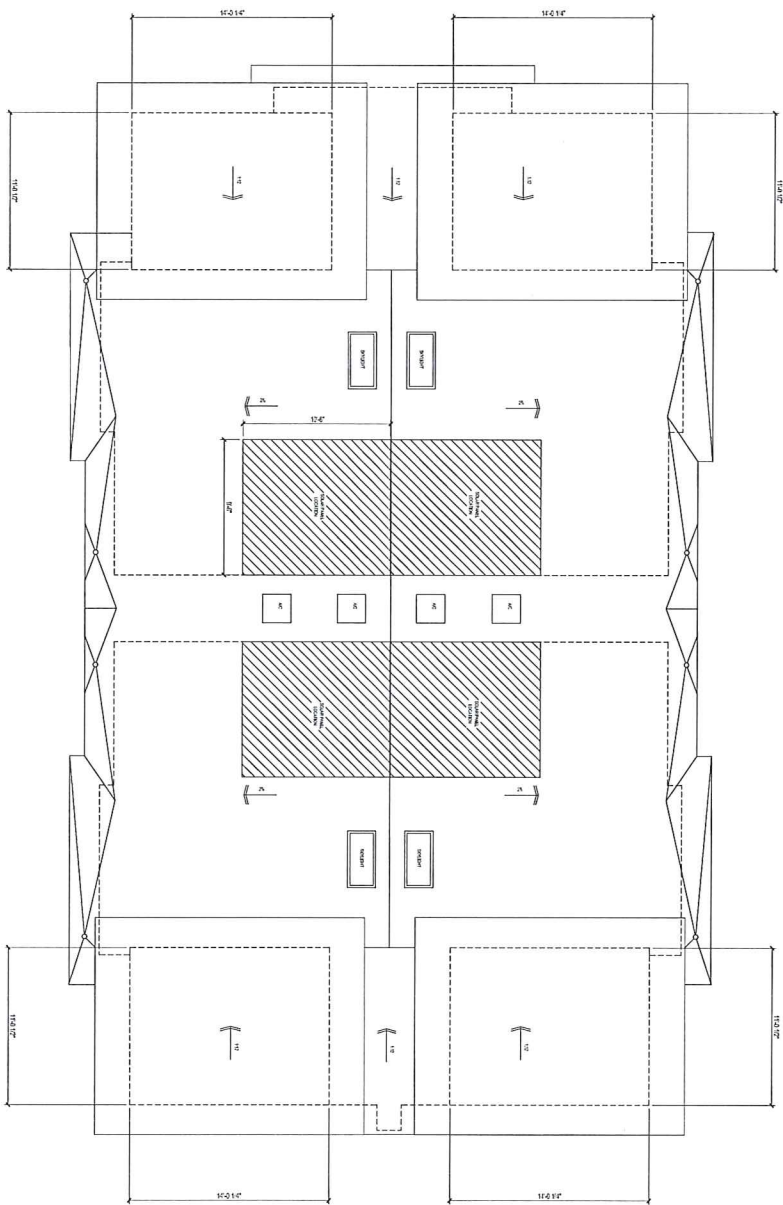
GTA Architects Ltd.
2000 West 10th Avenue
Kelowna, British Columbia
V1Y 5S2
Tel: 250.867.4400
Fax: 250.867.4402
Email: gta@gtarchitects.com

FOURPLEX
580 PATTERSON AVE.
KELOWNA, BC

UPPER FLOOR

NO.	REVISION	DATE
1	AS NOTED	
2	AS NOTED	
3	AS NOTED	
4	AS NOTED	
5	AS NOTED	
6	AS NOTED	
7	AS NOTED	
8	AS NOTED	
9	AS NOTED	
10	AS NOTED	

A2.4
DATE: 11-06



SCHEDULE A
 This forms part of development
 Permit # **D15-014 / D15-0206**

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NO.	REVISION	DATE	BY	CHK.	APPROVED
1	ISSUED FOR PERMITS	2015-03-24	JAMES HERMAN		

gta

CTA Architecture Ltd.
 200-1000 Burnside Rd.
 Kelowna, British Columbia
 V1Y 9Y9
 Tel: 250.875.9188
 email: gta@gtarchitects.ca

FOURTEX
580 PATTERSON AVE.
KELOWNA, BC

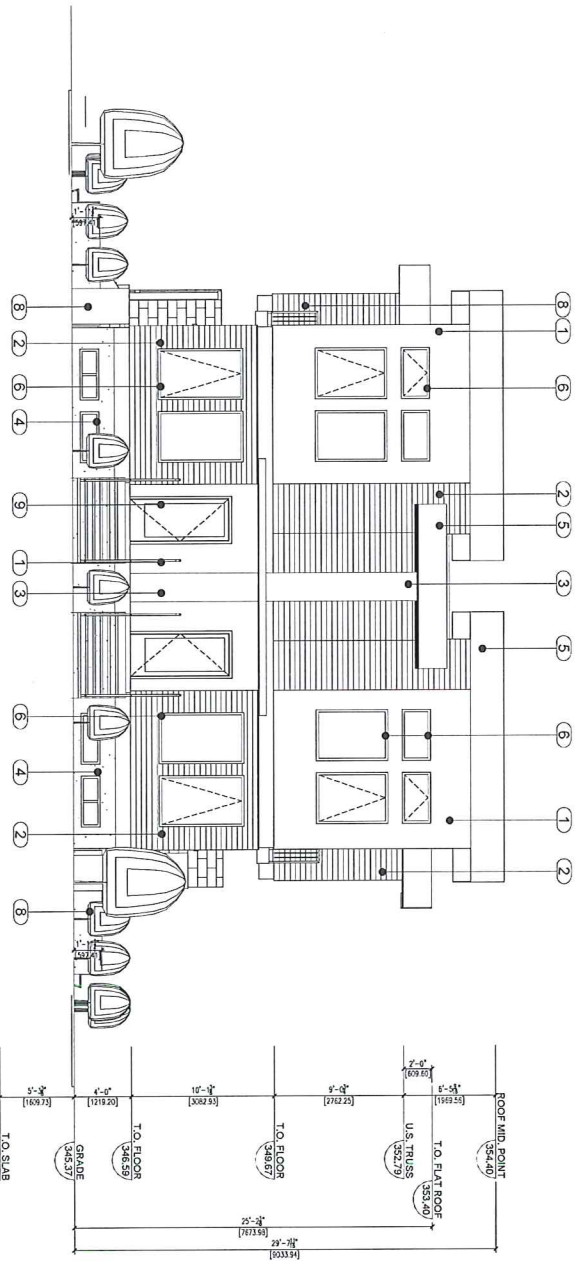
Roof Plan

DESIGNED BY	JAMES HERMAN	CHECKED BY	JAMES HERMAN
DATE	2015-03-24	SCALE	1/8" = 1'-0"
PROJECT NO.	D15-014 / D15-0206	FILE NO.	FILE-A15-06

A2.5

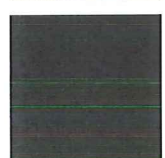
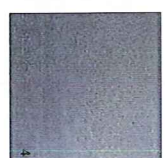
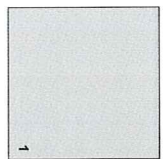
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 7. THE ARCHITECT'S LIABILITY IS NOT TO BE TAKEN FOR ANY OTHER WORK.
 8. THE ARCHITECT'S LIABILITY IS NOT TO BE TAKEN FOR ANY OTHER WORK.
 9. THE ARCHITECT'S LIABILITY IS NOT TO BE TAKEN FOR ANY OTHER WORK.
 10. THE ARCHITECT'S LIABILITY IS NOT TO BE TAKEN FOR ANY OTHER WORK.

NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1. ELEVATION - FRONT
 1/4\"/>

- EXTERIOR FINISH SCHEDULE
- 1) SIDING - STUCCO
 - 2) SIDING - HORIZONTAL SIDING
 - 3) SIDING - STONE
 - 4) CONCRETE - PARGED
 - 5) FASCIA - CEMENTITIOUS PANEL, PAINTED
 - 6) WINDOW AND DOOR FRAMES - PAINTED
 - 7) N/A
 - 8) GUARD RAIL - ALUMINUM
 - 9) FLASHING - PREFINISHED METAL



SCHEDULE B

This forms part of development
 Permit # 0815-0144 / 0815-0206

NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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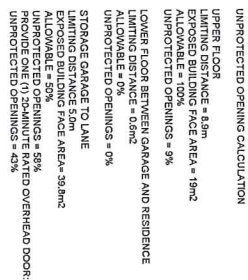
FOURPLEX
 560 PATTERSON AVE.
 KELOWNA, BC

gta
 GTA Architects Ltd.
 240-1000 Springfield Rd
 Kelowna, British Columbia
 Tel: 250.860.4000
 Fax: 250.860.4000
 Email: gta@gtarchitects.com

FRONT ELEVATION

A3.1

DATE	TIME	LOCATION	ACTIVITY	REMARKS
2023-03-10	08:00	Room 101	Mathematics	Good
2023-03-10	10:00	Room 101	Science	Good
2023-03-10	12:00	Room 101	Lunch	Good
2023-03-10	14:00	Room 101	History	Good
2023-03-10	16:00	Room 101	Physical Education	Good
2023-03-10	18:00	Room 101	Dinner	Good
2023-03-10	20:00	Room 101	Free Time	Good
2023-03-10	22:00	Room 101	Sleep	Good



CLASSIFY	INVEST NO.
RD	
NCALL	
AS NOTED	A3.2
DATE	FILE: A15-06
APRIL 2015	

REAR ELEVATION

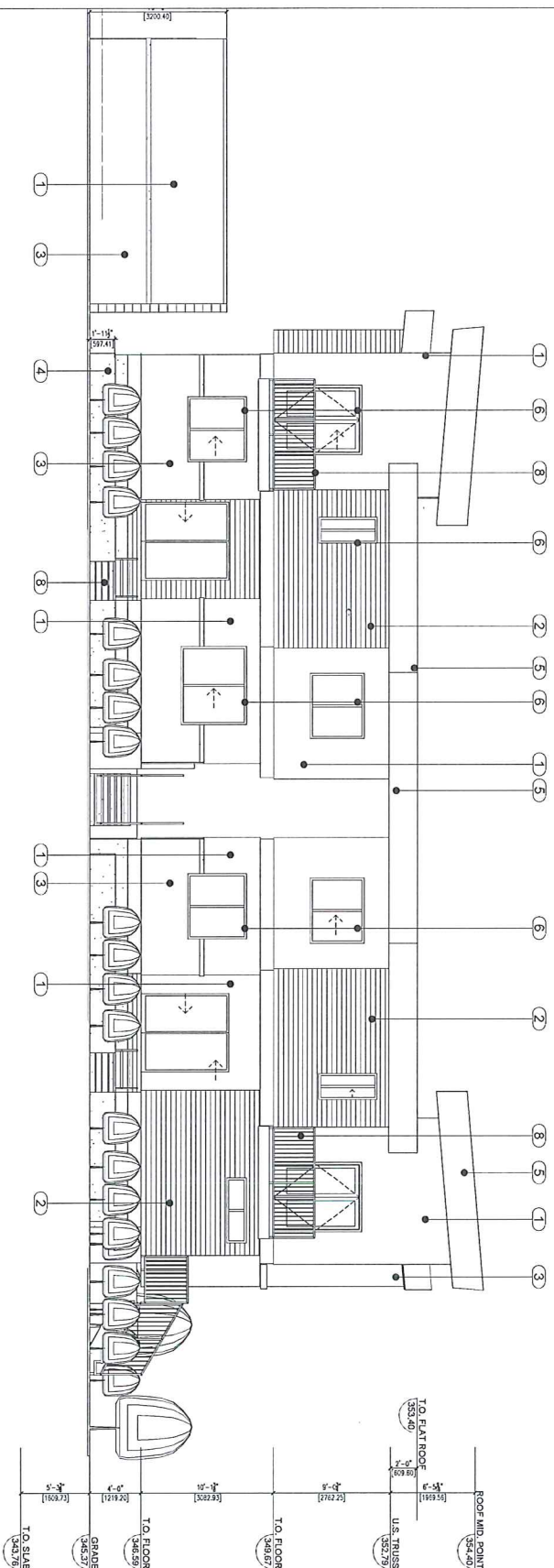
FOURPLEX
580 PATTERSON AVE.

KELOWNA, BC

5a

GTA Architecture Ltd.
240-1009 Springfield Rd
Kelowna, British Columbia
V1Y 5V5
Fax: 250.879.4366
Telephone: 250.870.1000
email: gtaoffice@gtaweb.ca

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UNPROTECTED OPENING CALCULATION
GARAGE TO RESIDENCE
LIMITING DISTANCE = 0.6m
EXPOSED BUILDING FACE AREA = 18m²
WORST CASE ALLOWABLE = 0%
UNPROTECTED OPENINGS = 0%
NON COMBUSTIBLE CLADDING AND
STRUCTURE REQUIRED

1	ELEVATION - SIDE
A2.1	1/4"=1'-0"

UNPROTECTED OPENING CALCULATION
LIMITING DISTANCE = 5.2m
EXPOSED BUILDING FACE AREA = 59m²
WORST CASE ALLOWABLE = 26%
UNPROTECTED OPENINGS = 25%

SCHEDULE B
This forms part of development
Permit # 0915-0149 / 0915-0206

DATA NAME	INHERIT NO.
RB	
MC FILE	
AS NOTED	A3.3
DATE	
APRIL 2015	FILE: A3-06

SIDE ELEVATION

FOURPLEX
580 PATTERSON AVE.
KELOWNA, BC
INVEST TITLE

GTA Architecture Ltd.
243-1009 Springfield Rd
Kelowna, British Columbia,
V1Y 5V5
Fax: 250.879.4366
Telephone: 250.879.1060
email: gtaoffice@gtarch.ca

DESIGN/COMMIT/STATE	DATE	BY	CHK	NOTES
DESIGNING	02/01/19	MD	3	REDESIGNED FROM BP
1/24/2019	MD	4		REDESIGNED FROM PRC-200
1/15/2019	MD	3		REDESIGNED FROM BP
09/05/18	MD	3		REDESIGNED FROM BP
1/24/2017	MD	1		REDESIGNED FROM BP
DESIGNING				REVISION



GTA Architecture Ltd.
200-1000 Springfield Rd
Kelowna, British Columbia
V1Y 5Y5
Fax: 250.879.4066
Telephone: 250.879.1600
email: plastic@gtarch.ca

PERSPECTIVES

DATE	RD	WORTH VA.
NAME	N.T.S.	A3.4
DATE	APRIL 2015	FILE: A15-06

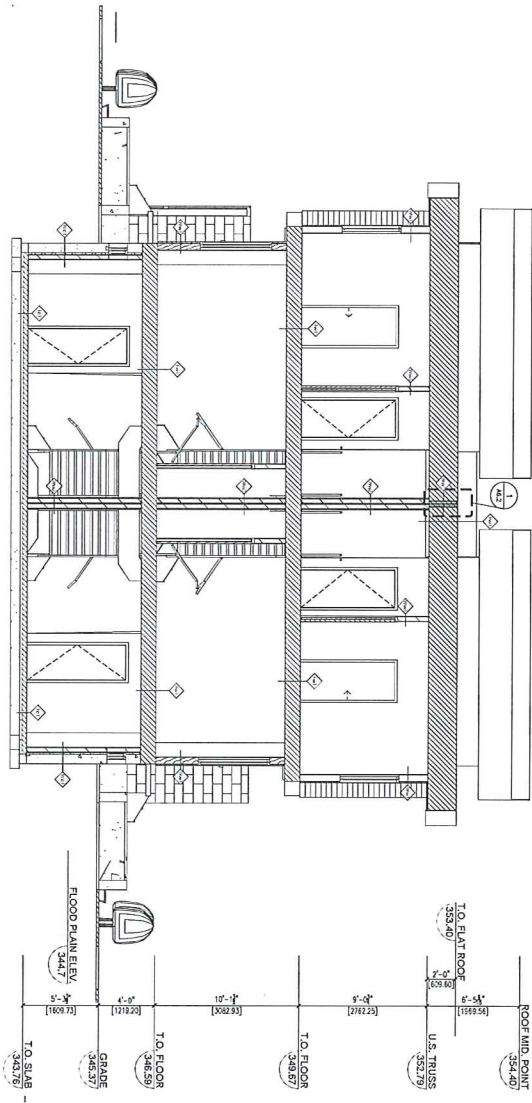
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1.1. GENERAL LABOR				
1.1.1. UNSKILLED LABOR	HR	10	1.50	15.00
1.1.2. SKILLED LABOR	HR	5	3.00	15.00
1.2. SPECIALIZED LABOR				
1.2.1. ELECTRICIAN	HR	2	4.00	8.00
1.2.2. PLUMBER	HR	2	4.00	8.00
1.2.3. PAINTER	HR	2	3.00	6.00
1.2.4. CARPENTER	HR	2	3.00	6.00
1.2.5. ROofer	HR	2	4.00	8.00
1.2.6. Mason	HR	2	3.00	6.00
1.2.7. Welder	HR	2	4.00	8.00
1.2.8. Scaffolding	HR	2	3.00	6.00
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1.2.69. Reconstruction	HR	2	3	

[illegible]

Sections

Garry Tomporowski Architect Ltd.
240-1809 Springfield Rd
Kelowna, British Columbia
V1Y 5V5
Telephone: 250.879.1800
Fax: 250.879.4306
email: gtaoffice@gtarch.ca

Q7

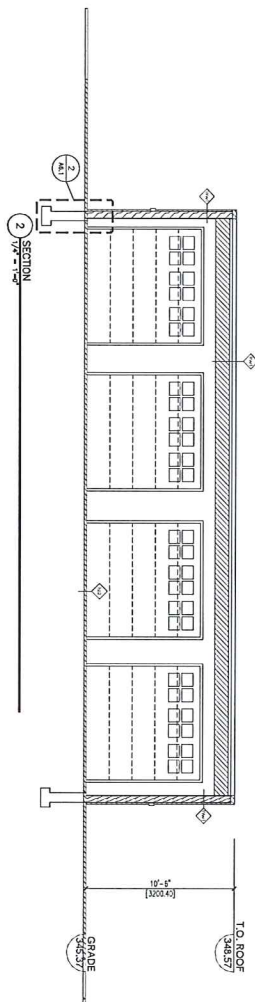


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3	2016-03-10	REVISION: AS NOTED
4	2016-03-10	REVISION: AS NOTED
5	2016-03-10	REVISION: AS NOTED
6	2016-03-10	REVISION: AS NOTED
7	2016-03-10	REVISION: AS NOTED
8	2016-03-10	REVISION: AS NOTED
9	2016-03-10	REVISION: AS NOTED
10	2016-03-10	REVISION: AS NOTED

DATE

SECTION 1
1/4" = 1'-0"



SECTIONS

NO.	DATE	DESCRIPTION
1	2016-02-24	ISSUED FOR PERMIT
2	2016-03-10	REVISION: AS NOTED
3	2016-03-10	REVISION: AS NOTED
4	2016-03-10	REVISION: AS NOTED
5	2016-03-10	REVISION: AS NOTED
6	2016-03-10	REVISION: AS NOTED
7	2016-03-10	REVISION: AS NOTED
8	2016-03-10	REVISION: AS NOTED
9	2016-03-10	REVISION: AS NOTED
10	2016-03-10	REVISION: AS NOTED

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