Development Permit
DP19-0182

This permit relates to land in the City of Kelowna municipally known as

595 Houghton Road

and legally known as

Lot 5 Section 26 Township 26 ODYD Plan 29795

and permits the land to be used for the following development:

ATTACHMENT A
This forms part of application
DP19-0182
Planner Initials AJ
City of Kelowna
DEVELOPMENT PLANNING

Animal Clinics, Minor

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision:	
Decision By:	Council
Development Permit Area:	Revitalization Development Permit Area
Existing Zone:	C4 – Urban Centre Commercial
Future Land Use Designation:	MXR – Mixed Use (Residential / Commercial)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: 562957 B.C. Ltd. Inc. No. 0562957

Applicant: 562957 B.C. Ltd. Inc. No. 0562957

_____ _____

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C"; and

d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years <u>from the date of approval</u>, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **$14,989.06**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

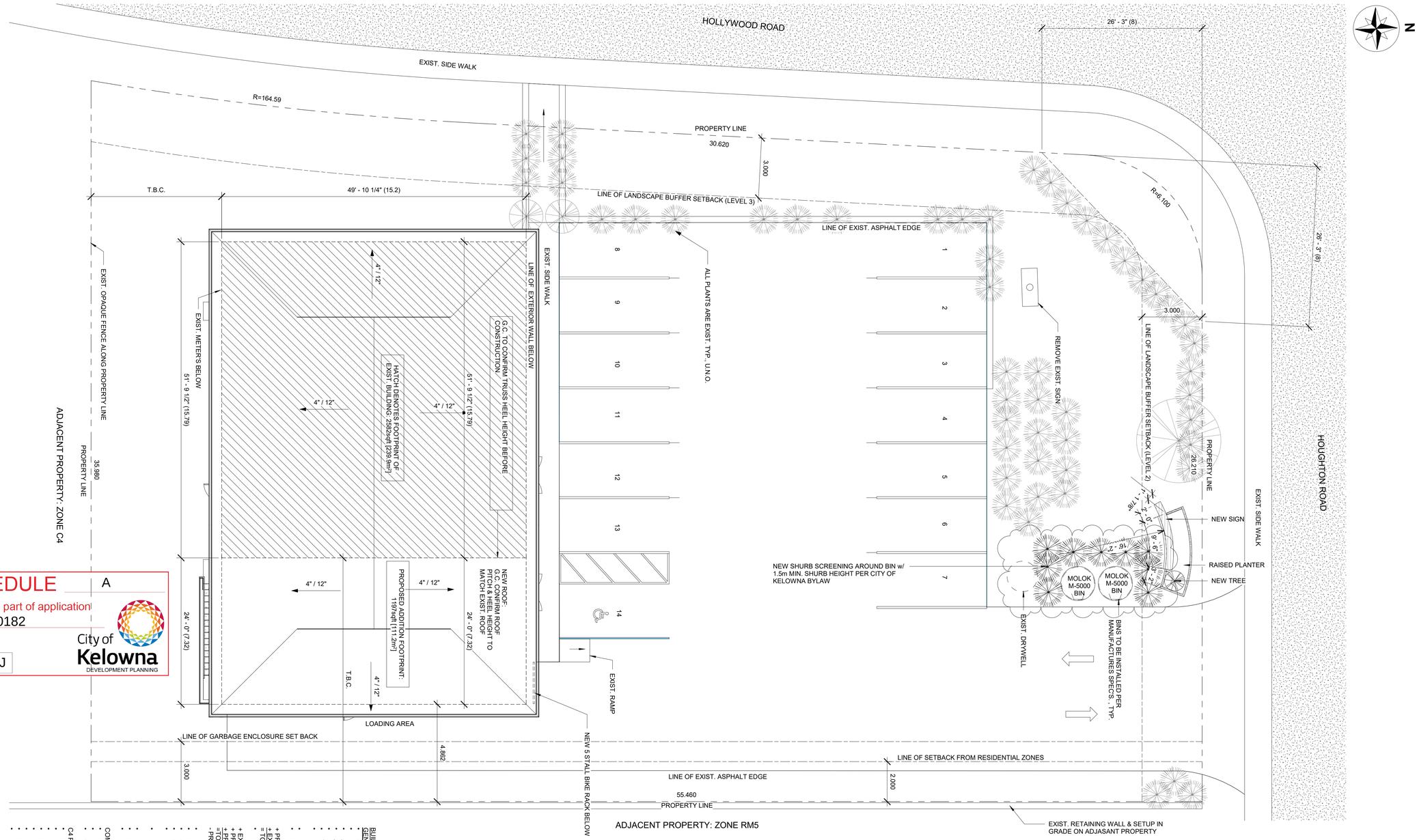
4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>.
Security shall <u>ONLY</u> be returned to the signatory of the
Landscape Agreement or their designates.



1 SITE PLAN
1/8" = 1'-0"

SCHEDULE A
This forms part of application
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DEVELOPMENT PLANNING
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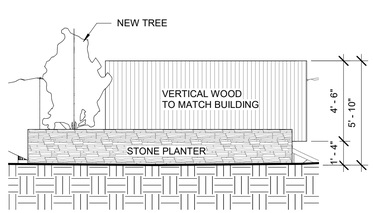
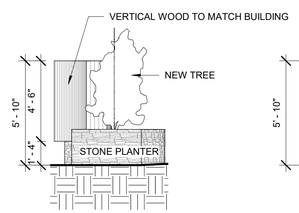
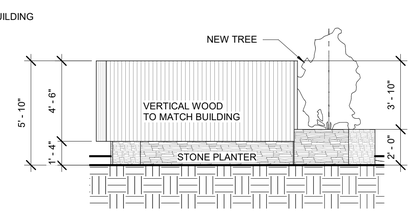
BUILDING NOTES
GENERAL ZONING AND SITE INFORMATION
- CIVIC ADDRESS: 595 HOUGHTON RD.
- LEGAL: PLAN 29795, LOT 5
- ZONING: C4 - URBAN COMMERCIAL
- AUTHORITY: CITY OF KELOWNA
- BUILDING TYPE: PART 9
- TOTAL LOT AREA: 19,965sqft [1854.8m²]
- MAXIMUM PARCEL COVERAGE: 75%
- EXISTING BUILDING FOOTPRINT: 2582sqft [239.9m²]
- EXISTING % LOT COVERAGE: 12.9%
- + PROPOSED ADDITION FOOTPRINT: 1197sqft [111.2m²]
- = TOTAL PROPOSED SITE COVERAGE: 3779sqft [351.1m²]
- PROPOSED % LOT COVERAGE: 18.9%
- + EXISTING FLOOR AREA: 2582sqft [239.9m²]
- + PROPOSED ADDITION FLOOR AREA: 1197sqft [111.2m²]
- + PROPOSED BASEMENT FLOOR AREA: 678sqft [63.0m²]
- = TOTAL PROPOSED FLOOR AREA (GFA): 4457sqft [414.1m²]
- PROPOSED FLOOR AREA RATIO (FAR): 0.19 (NOT INCL. BASEMENT)
- FRONT YARD SETBACK: 0.0m
- REAR YARD SETBACK: 0.0m
- SIDE YARD SETBACK: RESIDENTIAL ZONES: 2.0m
- SIDE YARD SETBACK FOR FLANKING STREET: 0.0m
- MAXIMUM HEIGHT OF BUILDING: 15.0m (4 STOREYS)
- MAX. FLOOR AREA RATIO IS 1.0
- PARKING SETBACK FROM A STREET/FRONT: 2.0m
- PARKING SETBACK FROM A SIDE/REAR: 1.5m
- GARBAGE ENCLOSURE SETBACK FROM A RESIDENTAIL ZONE: 3.0m
- COMMERCIAL PARKING %
- FULL SIZE STALLS (6.0m x 2.5m): 50%
- MEDIUM SIZE STALLS (4.8m x 2.3m): 40%
- COMPACT/MOTORCYCLE (3.4m x 2.6m): 10%
- C4 PARKING STALL CALC'S.
- REQUIRED PARKING STALLS: 1 PS/100m² GFA x 406.7m² GFA = 8 STALLS
- REQUIRED LOADING STALLS: 1 NEW = 1 STALL
- REQUIRED COMMON AREAS: 1 AREA/1,500m² GFA x 406.7m² GFA = 1 AREA
- PROVIDED LOADING AREAS: 1 EXIST. + 0 NEW = 1 AREA
- REQUIRED CLASS I BICYCLE PARKING: 1 PER 10 EMPLOYEES = 2 STALLS
- REQUIRED CLASS II BICYCLE PARKING: 0.6/100m² GFA x 406.7m² GFA = 3 STALLS
- PROVIDED CLASS I BICYCLE PARKING: 0.6/100m² GFA x 406.7m² GFA = 2 STALLS
- PROVIDED CLASS II BICYCLE PARKING: 0.6/100m² GFA = 3 STALLS



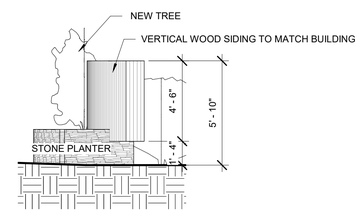
2 SIGN NORTH
1/4" = 1'-0"



3 SIGN EAST
1/4" = 1'-0"



4 SIGN SOUTH
1/4" = 1'-0"



5 SIGN WEST
1/4" = 1'-0"

Blue Vision
Drafting & Design
'BRINGING YOUR VISIONS TO LIFE.'

Blue Vision
Drafting & Design
3448 Cougar Rd
West Kelowna, BC
V4T 2G9
250.864.6666
blue.vision@hotmail.com

Issue Schedule

Issue Number	Description	Date
1	Prelim. Layout Review	01.08.19
2	Permit	16.08.19
3	Permit	03.09.19
4	Bin Revision	02.10.19

E.F.R. Construction Management
Ed Ruff
870 Toovey Rd.
Kelowna,BC V1X 6R1
250.862.7593
ERuff@shaw.ca

Rutland Pet Hospital Addition

595 Houghton Road
Kelowna, BC

SITE PLAN

SCALE:
AS NOTED

DRAWN BY:	CHECKED BY:
DS	BV
DATE: 02.10.19	PROJECT: 2019-044

A1.0

WALL LEGEND

	FW1	FROST/FOUNDATION WALL CONSTRUCTION: 1. CONTINUOUS PARGING &/OR FLASHING ABV. GRADE 2. SPRAY ON DAMPPROOFING 3. 8" REINFORCED CONCRETE WALL 4. 1½" RIGID INSULATION 5. 2x4 STUDS @ 24" o/c FILLED w/ R14 BATT INSULATION 6. 6 MIL. POLY. VAPOUR BARRIER 7. ½" G.W.B. NOTE: -CONCRETE TO BE 32 MPA -PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE.
	FW2	FROST/FOUNDATION WALL CONSTRUCTION: 1. CONTINUOUS PARGING &/OR FLASHING ABV. GRADE 2. SPRAY ON DAMPPROOFING 3. 10" REINFORCED CONCRETE WALL 4. 1½" TYPE 2 EPS RIGID INSULATION 5. 2x4 STUDS @ 24" o/c FILLED w/ R14 BATT INSULATION 6. 6 MIL. POLY. VAPOUR BARRIER 7. ½" G.W.B. NOTE: -CONCRETE TO BE 32 MPA -PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE.
	FW3	FROST/FOUNDATION WALL CONSTRUCTION: 1. CONTINUOUS PARGING &/OR FLASHING ABV. GRADE 2. SPRAY ON DAMPPROOFING 3. 10" REINFORCED CONCRETE WALL 4. 3"(R15.3) XPS RIGID INSULATION MIN. 48" DEPTH OR T/O FTG. 5. BACKFILL NOTE: -CONCRETE TO BE 32 MPA -50% RIGID INSULATION THERMAL BRAEAK AT SLAB ON GRADE
	W1-2	W1 TO W2 REFER TO EXTERIOR WALL ASSEMBLIES (NO HATCH)
	W3	PLUMBING/MECH. PARTITIONS (HEX HATCHED): 1. 2x6 STUDS @ 24" o/c (SPF#2 OR BETTER) 2. 1/2" G.W.B. (BOTH SIDES) NOTE: PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE.
		UNTAGGED - NON-LOAD BEARING PARTITIONS (NO HATCH): 1. 2x4 STUDS @ 24" o/c (SPF#2 OR BETTER) 2. 1/2" G.W.B. (BOTH SIDES)
		GREY & UNTAGGED - EXISTING & TO REMAIN (NO HATCH): 1. REFER TO EXISTING PLANS FOR STRUCTURE
		DASHED & UNTAGGED - REMOVED EXISTING WALL(NO HATCH): 1. REFER TO EXISTING PLANS FOR STRUCTURE

ROOF CONSTRUCTION

TYPICAL ROOF CONSTRUCTION:
1. ROOFING FINISH PER ELEVATIONS
2. 7/16" OSB ROOF SHEATHING (c/w H-CLIPS)
3. ENGINEERED ROOF TRUSSES OR RAFTERS PER MANUF'RS SPEC.
4. INSULATION STOPS (AS REQ'D)
5. R50 BLOWN CELLULOSE
6. 6 MIL. POLY. AS VAPOR BARRIER
7. G.W.B. HANGERS TO MATCH EXIST. SERVICE CAVITY
8. 1/2" G.W.B. CEILING

NOTE: PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE.

EAVE CONSTRUCTION:
ALUMINUM VENTED SOFFITS
5" ALUMINUM EAVESTROUGH RECESSED INTO ENGINEERED TRUSSES
(DRAIN TO SLOPE TO WATER LEADER THROUGH SOFFIT)
EAVESTROUGH SCREEN
- PROVIDE ICE DAMN EAVE PROTECTION MEMBRANE
- ATTIC VENTILATION TO BE 1/300 OF INSULATED AREA

WALL CONSTRUCTION

REFER TO EXTERIOR WALL ASSEMBLIES OR WALL LEGEND

FLOOR CONSTRUCTION

F1 - TYPICAL FLOOR CONSTRUCTION:
1. FLOOR FINISH AS PER OWNER/CONTRACTOR
2. MAX. 2" CONCRETE TOPPING
3. 3/4" T&G OSB SUBFLOOR (GLUED & SCREWED)
4. FLOOR JOISTS AS PER FLOOR PLAN
5. 1/2" G.W.B. (**INTERIOR EXPOSURE ONLY**)

NOTE: INSULATE ALL JOISTS SPACES @ EXTERIOR PERIMETER WALLS

BEAMS & STRUCTURAL FRAMING:
AS PER PLAN OR AS REQUIRED BY FLOOR/TRUSS SUPPLIER

FOUNDATION CONSTRUCTION

REFER TO STRUCTURAL DRAWINGS AS REQ'D.

FROST WALL CONSTRUCTION:
1. CONTINUOUS PARGING &/OR FLASHING ABV. GRADE
2. DRAIN MAT
3. SPRAY ON DAMPPROOFING
4. 8" OR 10" PER PLAN CONCRETE WALL c/w 2 ROWS 10mm (10M) REBAR TOP & BOTTOM, 10mm (10M) REBAR @ 24" o/cVERT. & HORIZ.
5. R15 RIGID INSULATION w/ 50% @ SLAB

NOTE: CONCRETE TO BE 32 MPA

FOOTING CONSTRUCTION:
1. 16"x8" CONCRETE STRIP FOOTING
2. c/w 2"x4" KEYWAY OR 10M DOWELS @ 24" o/c
3. 2 ROWS 16mm DIA. (15M) REBAR REINFORCEMENT.
4. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL OR ENGINEERED SOIL.
5. U/S OF FOOTING TO BE A MINIMUM OF 2'-0" BELOW GRADE (FROST DEPTH).

NOTE: CONCRETE TO BE 32 MPA

DAMPPROOFING:
1. ASPHALT EMULION APPLIED TO OUTSIDE OF CONCRETE WALL TO GRADE LEVEL
2. CONTINUOUS 4"ø PERFORATED DRAIN PIPE AROUND FOOTING
3. 6" CRUSHED ROCK (DRAIN ROCK)

NOTE: ALL SNAP TIES TO BE TARRED

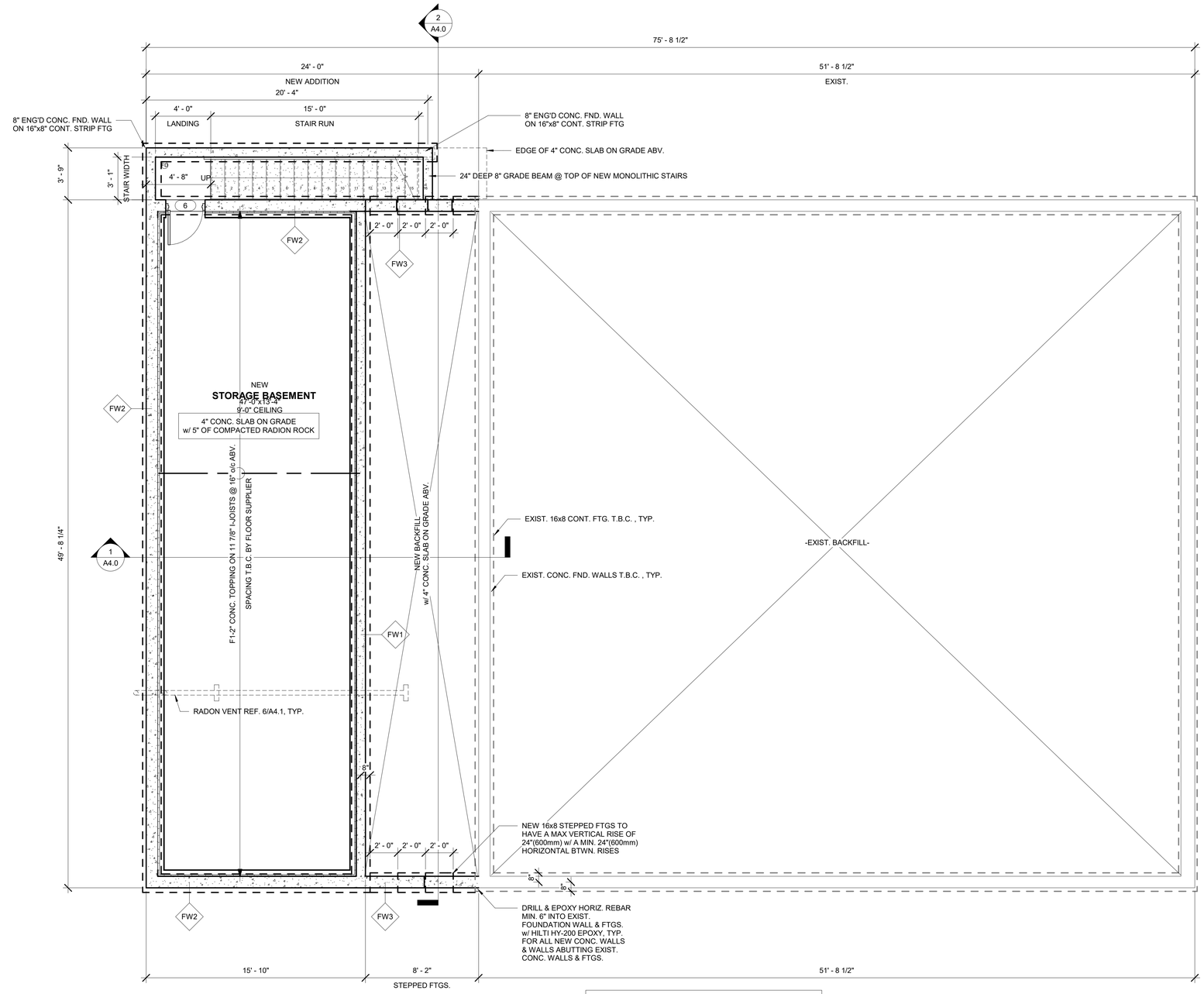
SLAB CONSTRUCTION

S1 - FLOOR SLAB:
1. 4" CONCRETE SLAB
2. 6X6-10/10 W.W.M. OR 10mm (10M) REBAR @ 24" o/c e/w
3. 6 MIL. POLY VAPOUR BARRIER
4. 5" MIN. COMPACTED GRANULAR BASE

NOTE: CONCRETE TO BE 32MPA
- TIE TO FOUNDATION/ GRADE BEAM w/ 10mm DOWELS

DRIVEWAY/SIDEWALKS:
4" CONCRETE SLAB
10mm REBAR @ 24" o/c e/w

NOTE: CONCRETE TO BE 25MPA
- TIE TO FOUNDATION/ GRADE BEAM w/ 10mm DOWELS
- PILES AS NOTED ABOVE



PROPOSED BASEMENT FLOOR AREA: 678sqft [63.0m²]

1 BASEMENT & FOUNDATION PLAN
1/4" = 1'-0"

N

DOOR SCHEDULE					
Door Type	Count	Type	Width	Height	Comments
1	1	72"x82"- Exterior- NEW Double Swing Curtain Wall Door	6' - 0"	6' - 10"	To Match Existing Curtain Wall Double Door (Size to be confirmed by G.C. before ordering/construction)
2	2	36" x 80" - Exterior - New Single Swing Door	3' - 0"	6' - 8"	
3	12	36" x 80" - Interior - New Single Swing Door	3' - 0"	6' - 8"	
4	1	36" x 80" - Interior - New Single Pocket Door	3' - 0"	6' - 8"	
5	4	30" x 80" - Interior - New Dog Kennel Door	2' - 6"	6' - 8"	
6	1	30" x 80" - Exterior - New Single Swing Door	2' - 6"	6' - 8"	

Grand total: 21

WINDOW SCHEDULE					
Window Type	Count	Type	Width	Height	Comments
1	1	48"x48" - Double Casement Window	4' - 0"	4' - 0"	

Grand total: 1

SCHEDULE A
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Planner Initials AJ

GENERAL CONSTRUCTION NOTES:
1. 1/2 WALL STAIR GUARDS TO BE 42" HIGH OR AS PER PLAN.
2. PROVIDE MIN 2" FRONT ENTRY STEP.
3. ALL BATHROOMS TO BE MECHANICALLY VENTILATED TO PROVIDE AT LEAST 1 AIR CHANGE PER HOUR.
4. 20"x28" INSULATED/WEATHER STRIPPED ATTIC ACCESS HATCH W/ INSULATION SHAFT
5. PROVIDE 2" (MIN.) CLEARANCE AROUND MECHANICAL FLUES TO ALL COMBUSTIBLE CONSTRUCTION.
6. PROVIDE FLASHING ABOVE EXTERIOR DOORS AND WINDOW OPENINGS WHERE REQUIRED
7. NON-HARDENING EXTERIOR CAULKING COMPOUND TO BE USED OVER & AROUND ALL EXTERIOR OPENINGS / IE. SERVICE ELECT., ETC.
8. ALL EXTERIOR/ INTERIOR LOAD BEARING LINTELS TO BE 2-PLY 2x10 U.N.O.
9. ALL EXTERIOR SIDING/ STUCCO FINISHES TO BE 8" MIN. ABOVE FINISHED GRADE
10. ALL WORKMANSHIP AND MILLWORK TO CONFORM TO THE STANDARDS OF GOOD BUILDING PRACTICES, & CURRENT LOCAL BUILDING CODES WITH ALL RESPECTS
11. WHERE THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE BUILDING CODE, THE BUILDING CODE SHALL TAKE PRECEDENCE.

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Issue Schedule

Issue Number	Description	Date
1	Prelim. Layout Review	01.08.19
2	Permit	16.08.19
3	Permit	03.09.19

E.F.R. Construction Management
Ed Ruff
870 Toovey Rd.
Kelowna,BC V1X 6R1
250.862.7593
ERuff@shaw.ca

Rutland Pet Hospital Addition

595 Houghton Road
Kelowna, BC

BASEMENT CONSTRUCTION / FOUNDATION PLAN

SCALE:
AS NOTED

DRAWN BY:	CHECKED BY:
DS	BV
DATE: 03.09.19	PROJECT: 2019-044

A3.0

WALL LEGEND

	FW1	FROST/FOUNDATION WALL CONSTRUCTION: 1. CONTINUOUS PARGING &/OR FLASHING ABV. GRADE 2. SPRAY ON DAMPPROOFING 3. 8" REINFORCED CONCRETE WALL 4. 1½" RIGID INSULATION 5. 2x4 STUDS @ 24" o/c FILLED w/ R14 BATT INSULATION 6. 6 MIL. POLY. VAPOUR BARRIER 7. ½" G.W.B. NOTE: -CONCRETE TO BE 32 MPA -PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE.
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	W3	PLUMBING/MECH. PARTITIONS (HEX HATCHED): 1. 2x6 STUDS @ 24" o/c (SPF#2 OR BETTER) 2. 1/2" G.W.B. (BOTH SIDES) NOTE: PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE.
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		GREY & UNTAGGED - EXISTING & TO REMAIN (NO HATCH): 1. REFER TO EXISTING PLANS FOR STRUCTURE
		DASHED & UNTAGGED - REMOVED EXISTING WALL(NO HATCH): 1. REFER TO EXISTING PLANS FOR STRUCTURE

ROOF CONSTRUCTION

TYPICAL ROOF CONSTRUCTION:
1. ROOFING FINISH PER ELEVATIONS
2. 7/16" OSB ROOF SHEATHING (c/w H-CLIPS)
3. ENGINEERED ROOF TRUSSES OR RAFTERS PER MANUF'RS SPEC.
4. INSULATION STOPS (AS REQ'D)
5. R50 BLOWN CELLULOSE
6. 6 MIL. POLY. AS VAPOR BARRIER
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ALUMINUM VENTED SOFFITS
5" ALUMINUM EAVESTROUGH RECESSED INTO ENGINEERED TRUSSES
(DRAIN TO SLOPE TO WATER LEADER THROUGH SOFFIT)
EAVESTROUGH SCREEN
- PROVIDE ICE DAMN EAVE PROTECTION MEMBRANE
- ATTIC VENTILATION TO BE 1/300 OF INSULATED AREA

WALL CONSTRUCTION

REFER TO EXTERIOR WALL ASSEMBLIES OR WALL LEGEND

FLOOR CONSTRUCTION

F1 - TYPICAL FLOOR CONSTRUCTION:
1. FLOOR FINISH AS PER OWNER/CONTRACTOR
2. MAX. 2" CONCRETE TOPPING
3. 3/4" T&G OSB SUBFLOOR (GLUED & SCREWED)
4. FLOOR JOISTS AS PER FLOOR PLAN
5. 1/2" G.W.B. (**INTERIOR EXPOSURE ONLY**)

NOTE: INSULATE ALL JOISTS SPACES @ EXTERIOR PERIMETER WALLS

BEAMS & STRUCTURAL FRAMING:
AS PER PLAN OR AS REQUIRED BY FLOOR/TRUSS SUPPLIER

FOUNDATION CONSTRUCTION

REFER TO STRUCTURAL DRAWINGS AS REQ'D.

FROST WALL CONSTRUCTION:
1. CONTINUOUS PARGING &/OR FLASHING ABV. GRADE
2. DRAIN MAT
3. SPRAY ON DAMPPROOFING
4. 8" OR 10" PER PLAN CONCRETE WALL c/w 2 ROWS 10mm (10M) REBAR TOP & BOTTOM, 10mm (10M) REBAR @ 24" o/cVERT. & HORIZ.
5. R15 RIGID INSULATION w/ 50% @ SLAB

NOTE: CONCRETE TO BE 32 MPA

FOOTING CONSTRUCTION:
1. 16"x8" CONCRETE STRIP FOOTING
2. c/w 2"x4" KEYWAY OR 10M DOWELS @ 24" o/c
3. 2 ROWS 16mm DIA. (15M) REBAR REINFORCEMENT.
4. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL OR ENGINEERED SOIL.
5. U/S OF FOOTING TO BE A MINIMUM OF 2'-0" BELOW GRADE (FROST DEPTH).

NOTE: CONCRETE TO BE 32 MPA

DAMPPROOFING:
1. ASPHALT EMULION APPLIED TO OUTSIDE OF CONCRETE WALL TO GRADE LEVEL
2. CONTINUOUS 4"ø PERFORATED DRAIN PIPE AROUND FOOTING
3. 6" CRUSHED ROCK (DRAIN ROCK)

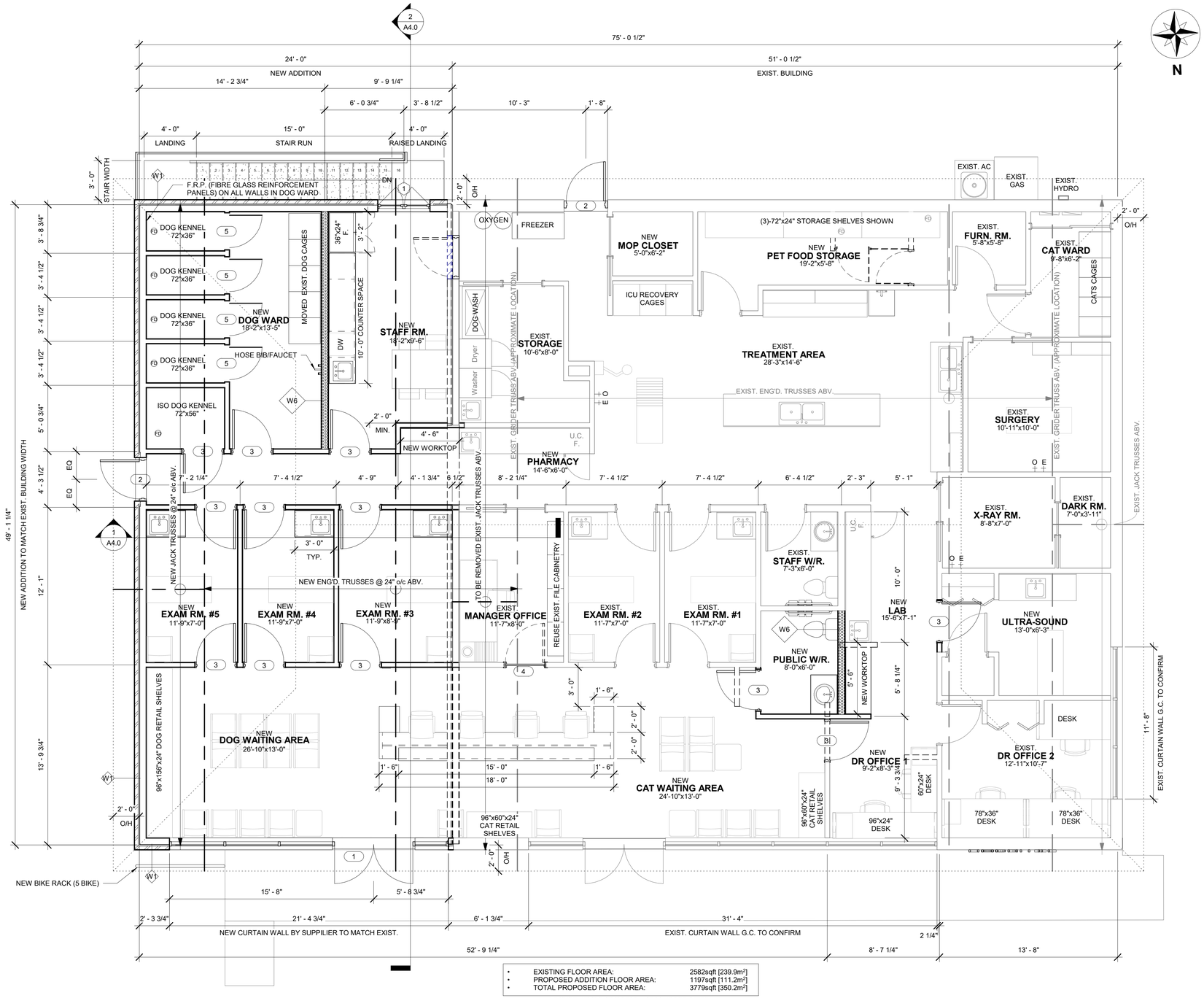
NOTE: ALL SNAP TIES TO BE TARRED

SLAB CONSTRUCTION

S1 - FLOOR SLAB:
1. 4" CONCRETE SLAB
2. 6X6-10/10 W.W.M. OR 10mm (10M) REBAR @ 24" o/c e/w
3. 6 MIL. POLY VAPOUR BARRIER
4. 5" MIN. COMPACTED GRANULAR BASE

NOTE: CONCRETE TO BE 32MPA
- TIE TO FOUNDATION/ GRADE BEAM w/ 10mm DOWELS

DRIVEWAY/SIDEWALKS:
4" CONCRETE SLAB
10mm REBAR @ 24" o/c e/w
NOTE: CONCRETE TO BE 25MPA
- TIE TO FOUNDATION/ GRADE BEAM w/ 10mm DOWELS
- PILES AS NOTED ABOVE



• EXISTING FLOOR AREA:	2582sqft [239.9m²]
• PROPOSED ADDITION FLOOR AREA:	1197sqft [111.2m²]
• TOTAL PROPOSED FLOOR AREA:	3779sqft [350.2m²]

1 MAIN FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

DOOR SCHEDULE

Door Type	Count	Type	Width	Height	Comments
1	1	72"x82"- Exterior- NEW Double Swing Curtain Wall Door	6' - 0"	6' - 10"	To Match Existing Curtain Wall Double Door (Size to be confirmed by G.C. before ordering/construction)
2	2	36" x 80" - Exterior - New Single Swing Door	3' - 0"	6' - 8"	
3	12	36" x 80" - Interior - New Single Swing Door	3' - 0"	6' - 8"	
4	1	36" x 80" - Interior - New Single Pocket Door	3' - 0"	6' - 8"	
5	4	30" x 80" - Interior - New Dog Kennel Door	2' - 6"	6' - 8"	
6	1	30" x 80" - Exterior - New Single Swing Door	2' - 6"	6' - 8"	

Grand total: 21

WINDOW SCHEDULE

Window Type	Count	Type	Width	Height	Comments
1	1	48"x48" - Double Casement Window	4' - 0"	4' - 0"	

Grand total: 1

SCHEDULE A
This forms part of application
DP19-0182
Planner Initials AJ
City of Kelowna
DEVELOPMENT PLANNING

GENERAL CONSTRUCTION NOTES:
1. 1/2 WALL STAIR GUARDS TO BE 42" HIGH OR AS PER PLAN.
2. PROVIDE MIN 2" FRONT ENTRY STEP.
3. ALL BATHROOMS TO BE MECHANICALLY VENTILATED TO PROVIDE AT LEAST 1 AIR CHANGE PER HOUR.
4. 20"x28" INSULATED/WEATHER STRIPPED ATTIC ACCESS HATCH W/ INSULATION SHAFT
5. PROVIDE 2" (MIN.) CLEARANCE AROUND MECHANICAL FLUES TO ALL COMBUSTIBLE CONSTRUCTION.
6. PROVIDE FLASHING ABOVE EXTERIOR DOORS AND WINDOW OPENINGS WHERE REQUIRED
7. NON-HARDENING EXTERIOR CAULKING COMPOUND TO BE USED OVER & AROUND ALL EXTERIOR OPENINGS / IE. SERVICE ELECT., ETC.
8. ALL EXTERIOR/ INTERIOR LOAD BEARING LINTELS TO BE 2-PLY 2x10 U.N.O.
9. ALL EXTERIOR SIDING/ STUCCO FINISHES TO BE 8" MIN. ABOVE FINISHED GRADE
10. ALL WORKMANSHIP AND MILLWORK TO CONFORM TO THE STANDARDS OF GOOD BUILDING PRACTICES, & CURRENT LOCAL BUILDING CODES WITH ALL RESPECTS
11. WHERE THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE BUILDING CODE, THE BUILDING CODE SHALL TAKE PRECEDENCE.

Blue Vision Drafting & Design
'BRINGING YOUR VISIONS TO LIFE.'

Blue Vision
Drafting & Design
3448 Cougar Rd
West Kelowna, BC
V4T 2G9
250.864.6666
blue.vision@hotmail.com

Issue Schedule

Issue Number	Description	Date
1	Prelim. Layout Review	01.08.19
2	Permit	16.08.19
3	Permit	03.09.19

E.F.R. Construction Management
Ed Ruff
870 Toovey Rd.
Kelowna,BC V1X 6R1
250.862.7593
ERuff@shaw.ca

Rutland Pet Hospital Addition

595 Houghton Road
Kelowna, BC

MAIN FLOOR CONSTRUCTION PLAN

SCALE:
AS NOTED

DRAWN BY:	CHECKED BY:
DS	BV
DATE: 03.09.19	PROJECT: 2019-044

A3.1

EXTERIOR FINISH SCHEDULE	
A	ASPHALT SHINGLES (TO MATCH EXIST.)
B	BRICK FACADE (TO MATCH EXIST.)
C	VERTICAL CEDAR SIDING
D	NEW CURTAIN WALL (TO MATCH EXIST. T.B.C. BY G.C.)
E	ALUMINUM FLASHING ABOVE WINDOWS & DOORS
F	1x8 FASCIA (TO MATCH EXIST.)
G	ALUMINUM SOFFIT (VENTED)
H	ALUMINUM EAVESTROUGH (TO MATCH EXIST.)
J	STEELGUARD RAIL (MIN. 3'-6" HEIGHT)
K	BIKE RACK (5 BIKE SIZE)
L	NEW 4" CONCRETE SLAB ON GRADE
M	GABLE ROOF VENT TO MATCH EXIST.
N	HAND RAIL (3'-0" HEIGHT)
P	PARGING OVER CONCRETE

NOTES:
- ALL FINISHINGS TO BE NEW MATERIALS.
- EXTERIOR NOTES TYPICAL

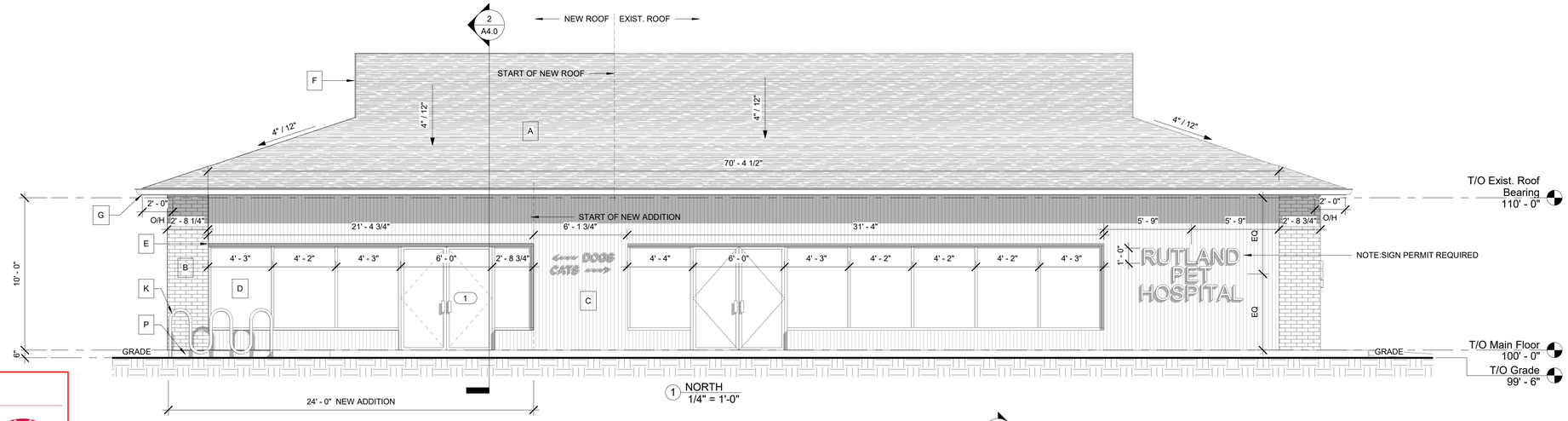
SCHEDULE B

This forms part of application

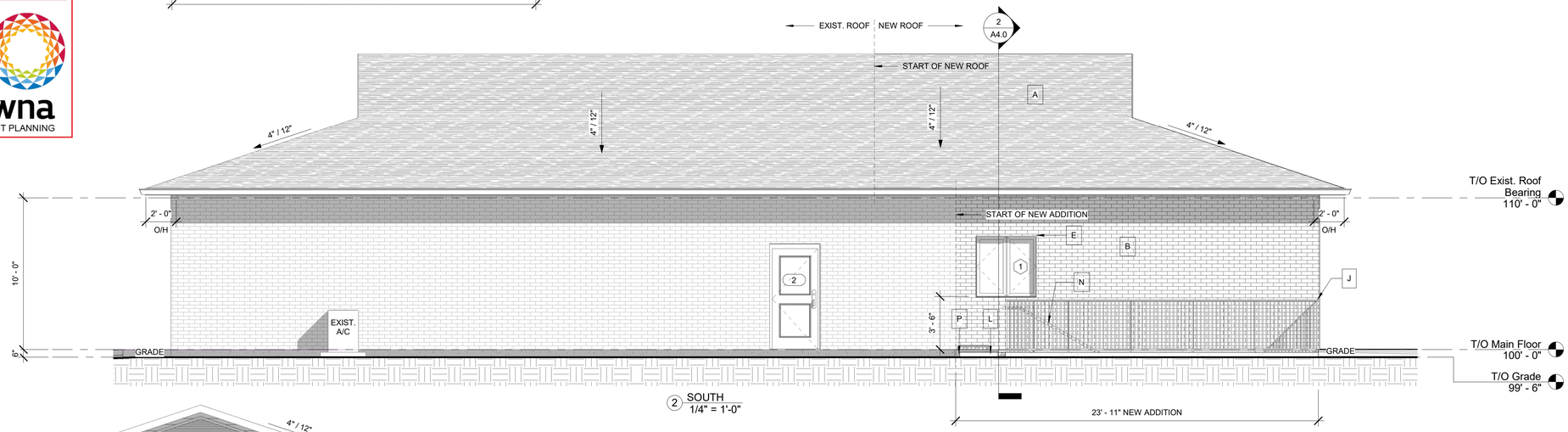
DP19-0182

City of Kelowna
DEVELOPMENT PLANNING

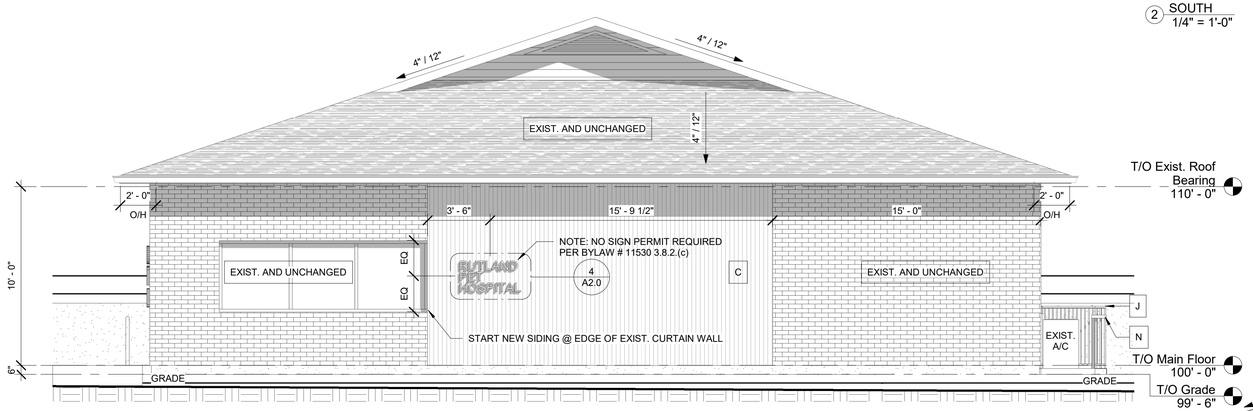
Planner Initials AJ



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

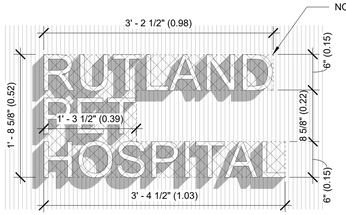


2 SOUTH
1/4" = 1'-0"

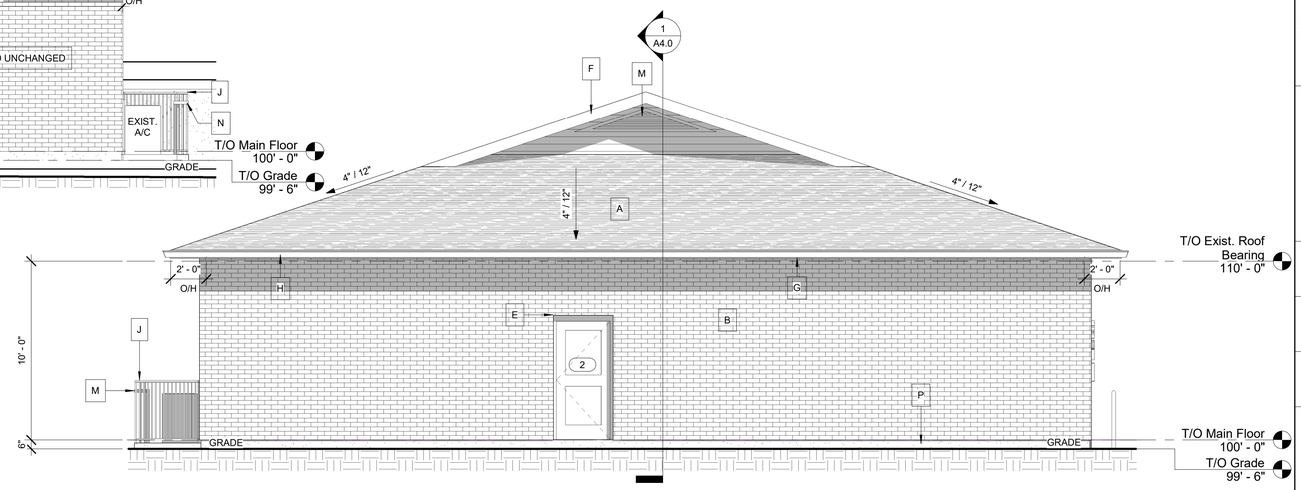


3 WEST
1/4" = 1'-0"

NO SIGN PERMIT REQUIRED PER BYLAW # 2011530 3.8.2.(c).(ii)



4 WEST SIGN CALLOUT
1" = 1'-0"



5 EAST
1/4" = 1'-0"

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Ed Ruff
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250.862.7593
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Rutland Pet Hospital Addition

595 Houghton Road
Kelowna, BC

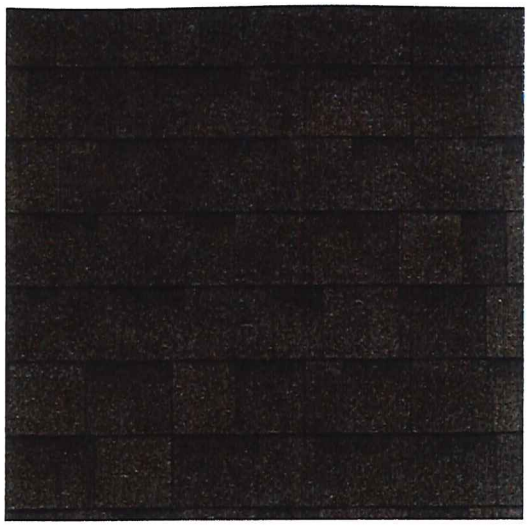
ELEVATIONS

SCALE:
AS NOTED

DRAWN BY:	CHECKED BY:
DS	BV
DATE: 03.09.19	PROJECT: 2019-044

A2.0

Proposed Material and Colours
For 595 Houghton Road



Iko Cambridge Driftwood Shingle

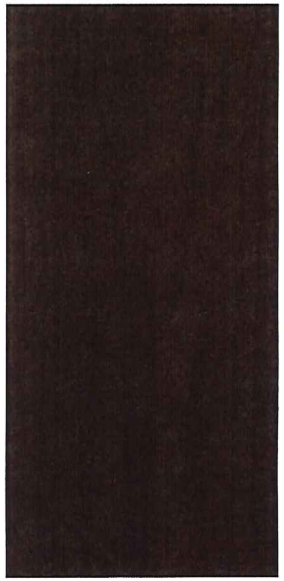
Matches existing shingles

Existing Coloured Bricks

Cedar Siding For Accents

Existing Door and Windows
New ones to match

Spraynet Brick Stain
Colour Kahki



Behr
Transparent Wood Stain
Colour Padre Brown

Cedar Semi

SCHEDULE B

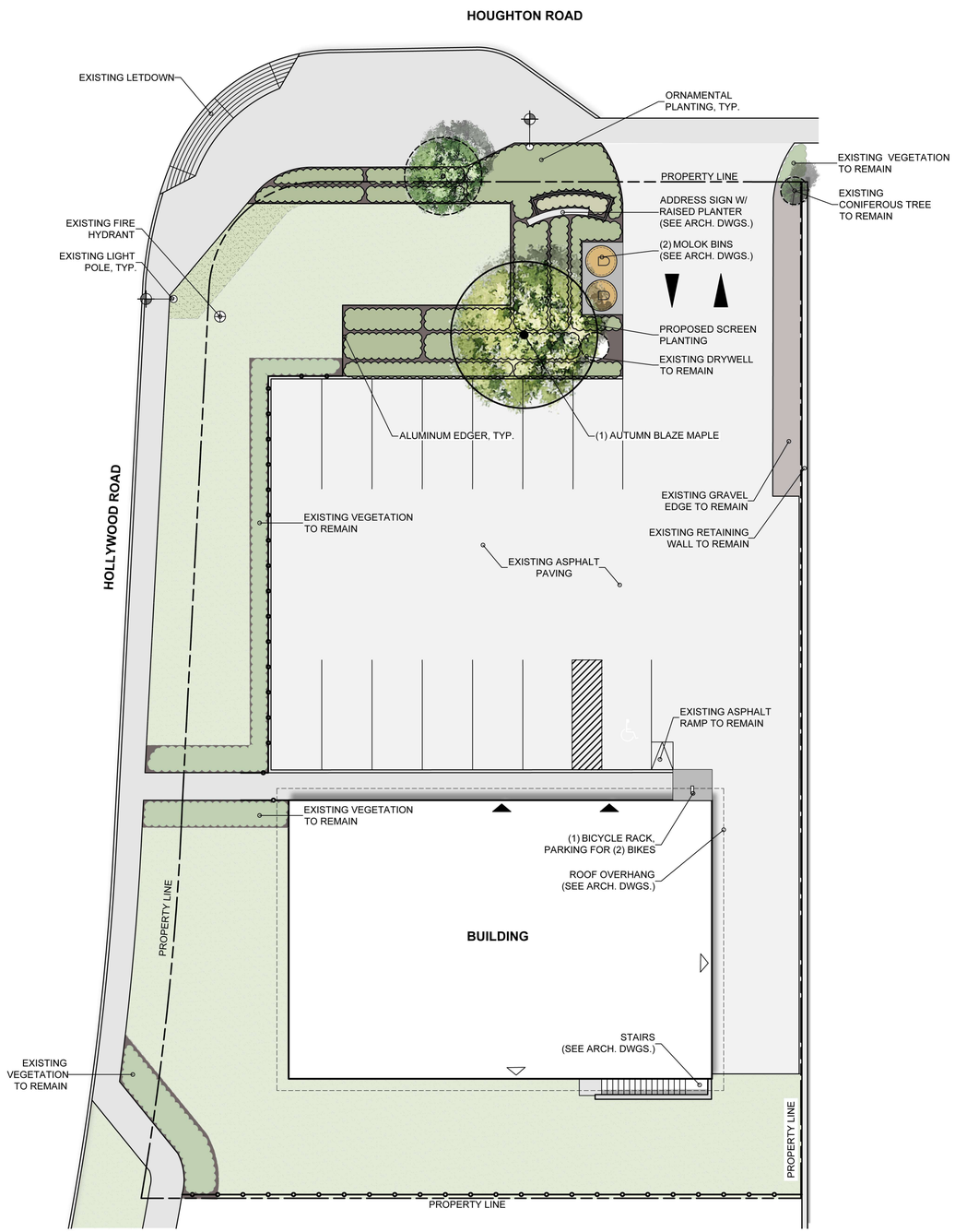
This forms part of application

DP19-0182

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AJ

/VOLUMES/BENCH/400 – PROJECTS/2019/19-021_RUTLANDPETHOSPITAL_SCREENINGPLAN/440 – PRODUCTION/442 – DRAWINGS/00-CURRENT/00_19-021_CONCEPT_LAYOUTS_M.DWG



DEVELOPMENT PERMIT NOTES:

A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.L.N.A. AND C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS
C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
F TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM
G A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

LEGEND:

PROPOSED DECIDUOUS TREE
EXISTING DECIDUOUS TREE TO REMAIN
CONCRETE PAD
EXISTING CONCRETE SIDEWALK TO REMAIN
PROPOSED SODDED LAWN
EXISTING SODDED LAWN TO REMAIN
EXISTING CHAINLINK FENCE TO REMAIN
MAIN BUILDING ENTRY / EXIT
SECONDARY BUILDING ENTRY / EXIT
VEHICULAR ENTRY / EXIT

PLANT LIST:

TREES

Botanical Name	Common Name	Size/Spacing	Root
Acer x freemanii 'Jeffersred'	Autumn Blaze maple	6cm Cal.	B&B

SHRUBS

Botanical Name	Common Name	Size/Spacing	Root
Berberis thunbergii 'Bailone'	Ruby Carousel barberry	#01 Cont./1.0m O.C.	Potted
Cornus sericea 'Kelseyi'	Kelsey dogwood	#03 Cont./0.75m O.C.	Potted
Paxistima canbyi	Cliff green	#01 Cont./1.2m O.C.	Potted
Philadelphus lewisii 'Snowbelle'	Snowbelle mockorange	#05 Cont./1.0m O.C.	Potted
Pinus mugo 'Slowmound'	Dwarf mugo pine	#03 Cont./0.75m O.C.	Potted
Spiraea betulifolia 'Tor'	Tor birchleaf spirea	#02 Cont./1.0m O.C.	Potted
Taxus media 'Hicksii'	Hick's yew	#05 Cont./1.0m O.C.	Potted

PERENNIALS

Botanical Name	Common Name	Size/Spacing	Root
Eutrochium dubium 'Little Joe'	Little Joe pye weed	#01 Cont./0.9m O.C.	Potted
Rudbeckia fulgida 'Goldsturm'	Goldsturm coneflower	#01 Cont./0.6m O.C.	Potted
Sedum spectabile 'Autumn Fire'	Autumn Fire stonecrop	#01 Cont./0.5m O.C.	Potted

GRASSES

Botanical Name	Common Name	Size/Spacing	Root
Miscanthus sinensis 'Gracillimus'	Maiden hair grass	#01 Cont./1.2m O.C.	Potted
Calamagrostis brachytricha	Korean feather reed grass	#01 Cont./0.75m O.C.	Potted

0 1 2 3 4 5 10 15m
SCALE: 1:150

NORTH

NOT FOR CONSTRUCTION

SCHEDULE C
This forms part of application
DP19-0182
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AJ

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REVISIONS / ISSUED:

NO.	DATE	DESCRIPTION
1	OCT 29/19	ISSUED FOR DP APPLICATION

BENCH
| 4-1562 Water Street, Kelowna BC V1Y 1J7 |
| t 250 860 6778 |

CLIENT:
RUTLAND PET HOSPITAL
KELOWNA, B.C.

PROJECT:
RUTLAND PET HOSPITAL SCREENING PLAN
KELOWNA, B.C.

SHEET TITLE
LANDSCAPE PLAN

DESIGN BY	LS
DRAWN BY	YY
CHECKED BY	XS
PROJECT NO.	19-021
SCALE	1:150

SHEET NO.
L-1

Revitalization Development Permit Area

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

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Relationship to the Neighbourhood and Street			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Do developments adjacent to non-revitalization areas create an appropriate transition?			✓
Are spaces for pedestrian friendly amenities, such as street furniture, included on site?		✓	
Is the ratio of streetwall height to street width less than 0.75:1?	✓		
Does the building frontage occupy the entire length of the street, without drive aisles or other dead zones?		✓	
Building Design			
Are architectural elements aligned from one building to the next?			✓
Are the effects of shadowing on public areas mitigated?			✓
Are doors or windows incorporated into at least 75% of street frontage?		✓	
Do proposed buildings have an identifiable base, middle and top?			✓
Are windows, entrances, balconies and other building elements oriented towards surrounding points of interest and activity?	✓		
Are architectural elements such as atriums, grand entries and large ground-level windows used to reveal active interior spaces?	✓		
Are buildings designed with individual entrances leading to streets and pathways rather than with mall style entrances and internal connections?			✓
For multiple unit residential projects, is ground level access for first storey units provided?			✓
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are prohibited materials such as vinyl siding, reflective or non-vision glass, plastic, unpainted or unstained wood, and concrete block not used in the design?	✓		
Are stucco and stucco-like finishes omitted as a principal exterior wall material?	✓		
Are vents, mechanical rooms/equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
View Corridors			
Are existing views preserved and enhanced?			✓
Vehicular Access and Parking			
Are at-grade and above-grade parking levels concealed with façade treatments?			✓
Are garage doors integrated into the overall building design?			✓

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are pedestrian entrances more prominent features than garage doors and vehicle entrances?	✓		
Is surface parking located to the rear of the building or interior of the block?		✓	
Are truck loading zones and waste storage areas screened from public view?	✓		
Do parking lots have one shade tree per four parking stalls?		✓	
Are pedestrian connections provided within and between parking lots?			✓
Are driving, parking, pedestrian and cycling areas distinguished through changes in colour or pattern of paving materials?			✓
Signage			
Is signage design consistent with the appearance and scale of the building?	✓		
Are corporate logos on signs complimentary to the overall building character?	✓		
Is signage lighting minimized?	✓		