

April 23, 2020

Subject Property:

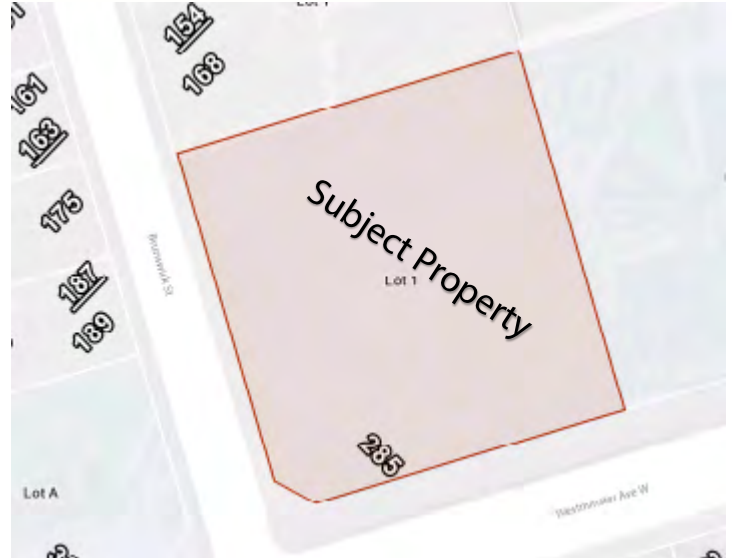
285 Westminster Ave. W.

Lot 1, District Lot 4, Group 7, Similkameen Division Yale
(Formerly Yale Lytton) District, Plan EPP99696

Application:

Development Variance Permit PL2020-8734

The applicant is proposing to construct a mixed-use development, which will include 75 residential units and ~2,400sq. ft. of ground floor commercial retail space.



To facilitate the development, the applicant has requested a variance to Zoning Bylaw No. 2017-08, Section 6.1.5.3, to increase the allowable percentage of small car spaces from 25% to 44%.

Information:

You can find the staff report to Council and Development Variance Permit PL2020-8734 on the City's website at www.penticton.ca/latestannouncements. Select the Public Notice category.

Please contact the Planning Department at planning@penticton.ca or (250) 490-2501 with any questions.

Council Consideration:

Council will consider the development variance permit at its Regular Council Meeting scheduled for **1:00 pm, Tuesday, May 5, 2020**.

In response to the COVID-19 pandemic, council meetings will remain closed to the public. All meetings will be live streamed via the City's website at: www.penticton.ca/city-hall/city-council/council-meetings. Select the 'Watch Live' button.

Public Comments:

Please submit a petition or written comments by mail or email no later than **9:30 am, Tuesday, May 5, 2020** to:

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9
Email: corpadmin@penticton.ca

No letter, report or representation from the public will be received by Council after the conclusion of the May 5, 2020 Council meeting.

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Audrey Tanguay
Planning Manager



Council Report

penticton.ca

Date: May 5, 2020
To: Donny van Dyk, Chief Administrative Officer
From: Nicole Capewell, Planner I
Address: 285 Westminster Ave W

Subject: Development Variance Permit PL2020-8734
Development Permit PL2020-8732

File No: RMS/285 Westminster Ave W

Staff Recommendation

THAT Council approve "Development Variance Permit PL2020-8734", for Lot 1 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan EPP99696, located at 285 Westminster Ave W, a permit to vary Section 6.1.5.3 of Zoning Bylaw No. 2017-08, to increase the maximum percentage (%) of off-street small car parking spaces from 25% to 44%;

AND THAT staff be directed to issue "Development Variance Permit PL2020-8734";

AND THAT Council, subject to approval of "Development Variance Permit PL2020-8734", consider approval of "Development Permit PL2020-8732", for 285 Westminster Ave W, a permit to allow for the construction of a 5-storey mixed-use development featuring 75 residential units and approximately 2,400sq. ft. of ground floor commercial retail space.

Strategic priority objective

Community Design: The City of Penticton will attract, promote and support sustainable growth and development congruent with the community's vision for the future.

Proposal

The applicant is proposing to construct a mixed-use development, which will include 75 residential units and approximately 2,400sq. ft. of ground floor commercial retail space. To facilitate the development, the applicant has requested a variance to Zoning Bylaw No. 2017-08, Section 6.1.5.3, to increase the maximum percentage (%) of off-street small car parking spaces from 25% to 44%.



Figure 1 - Draft Rendering of Development

The proposed development is within the Multifamily Residential, Commercial & Mixed-Use, and Downtown Development Permit Areas and development permit approval is required from Council prior to construction. The Development Permit application has been included for Council's consideration.

Background

The subject property is currently zoned C5 (Urban Centre Commercial). The property has undergone a number of planning applications in recent years in preparation for development to occur. In 2018, the property was rezoned from CD4 (Comprehensive Development Zone) to C5 (Urban Centre Commercial), and was recently subdivided from 249 Westminister Ave W.

The applicants are now proposing to develop the property at 285 Westminister Ave W by constructing a mixed-use development that would introduce 75 residential units and approximately 2,400 sq. ft. of ground floor commercial retail space along Westminister Ave W.

285 Westminister Ave W is approximately 3,041m² and is located at the corner of Brunswick Street along the edge of the City's Downtown Core. The subject property is currently designated by the City's OCP as 'Downtown Mixed-Use', which is described as downtown developments with active retail, service or civic and cultural uses at ground level and multi-family residential and/or office uses.

Technical Review



Figure 2 - Property Location Map

This application was reviewed by the City's Technical Planning Committee. Servicing and building code requirements have been identified to the applicant and will be addressed as part of the building permit process. It is the responsibility of the property owner(s) to provide service and/or upgrade existing services as required.

Development Statistics

The following table outlines the proposed development statistics on the submitted application:

	C5 Zone	Provided on Plans
Maximum Lot Coverage:	100%	78%
Maximum Density:	6.0 Floor Area Ratio (FAR)	1.9 Floor Area Ratio (FAR)
Vehicle Parking:	1 per dwelling unit No parking requirements for commercial uses in C5 zone Total 75 spaces required	1 per dwelling unit + 2 additional parking spaces Total 77 spaces provided
Bicycle Parking	<i>Class I</i> 0.5/dwelling unit 2 required for commercial use Total Required = 38 spaces <i>Class II</i> 0.1/dwelling unit 2 required for commercial use Total Required = 9 spaces	Class I Provided = 51 spaces Class II Provided = 10 spaces
Required Setbacks		
Front Yard (Westminster Ave W):	0 m	0 m
Side Yard (east):	0 m	0 m
Side Yard (west):	0 m	0 m
Rear Yard (north):	0 m	8 m
Maximum Building Height	36.6 m	17.7 m

Analysis

Development Variance Permit

When considering a variance to a City bylaw, staff encourages Council to be mindful as to whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable. The proposed variance and staff's analysis are as follows:

1. Zoning Bylaw No. 2017-08, Section 6.1.5.3: to increase the maximum percentage (%) of off-street small car parking spaces from 25% to 44%.
 - The applicant is requesting to increase the percentage of off-street small car parking spaces permitted for a development from 25% to 44%.
 - The development has been designed with 77 parking spaces to accommodate 75 residential units.

- Of the 77 parking spaces provided, the applicant is proposing to have 42 standard spaces, and 34 small car spaces. They have also provided 1 accessible parking space.
- Due to the location of the subject property, being close to the downtown core, with easy access to many alternative modes of transportation, it is possible that users would have more compact cars, or residents may not have vehicles.
- The applicant(s) have provided bicycle parking spaces in excess of the Zoning Bylaw Requirements, as well as wash stations for users with bikes to encourage other forms of transportation.

Staff consider the request to increase the maximum percentage (%) of off-street small car parking spaces from 25% to 44% is reasonable. The result of the variance being approved would have minimal impact on the neighbouring areas. As such, staff recommend that Council support the variance.

Development Permit

The subject property is considered within the Multifamily Residential, Commercial & Mixed-Use, and Downtown Development Permit Areas. Each of these development permit areas is established to support developments in specific areas. Staff have analyzed the guidelines from all of these development permit areas. An in-depth analysis of how the proposed development conforms to the guidelines has been attached as Attachment 'D'. The applicants have also provided an analysis of how they meet the guidelines, which is attached as Attachment 'F'.

The proposed development demonstrates a strong conformance with the applicable Development Permit guidelines. The proposed development has been designed with the OCP policies in mind. As such, staff recommend that Council approve the Development Permit.

In addition, staff consider that the proposed development is supported through the following OCP Policies:

OCP Goal 4.1.1	Ensure that Penticton retains its compact 'footprint' to help protect natural areas and environmental values and agricultural lands, avoid excessive infrastructure costs and hazard lands, and help create conditions that support transit and active modes of transportation.
OCP Policy 4.1.1.1	Focus new residential development in or adjacent to existing developed areas
OCP Policy 4.1.1.4	Ensure all new developments fully cover the cost of the required infrastructure and services they require, including roads, water, sewer, storm water, and provision of parks, schools, and emergency services.
OCP Goal	Ensure a range of housing types, sizes, tenures and forms exist throughout the city to provide housing options for all ages, household types, and incomes.
OCP Policy 4.1.3.1	Encourage more intensive "infill" residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.
OCP Policy 4.1.3.5	Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.

OCP Policy 4.1.4.1	Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
OCP Policy 4.2.3.8	Require adequate levels of secure bike parking in new multi-family, mixed-use and commercial development
OCP Policy 4.6.3.4	Use public art as a catalyst for placemaking and a means of wayfinding.
OCP Policy 4.6.5.3	Expand interpretive signage in historic parts of the city and along trails to inform and educate users about the natural environment, the Syilx/Okanagan presence, and Penticton’s history

Alternate recommendations

1. Council may consider that the variance request is unreasonable and would result in an undesired situation on the property and surrounding area. If this is the case, Council should deny the development variance permit, and also deny the development permit. Staff are not recommending this option for Council.
 THAT Council deny “Development Variance Permit PL2020-8734”, and “Development Permit PL2020-8732”.

Attachments

Attachment A – Zoning Map of Subject Property
 Attachment B – Official Community Plan Map of Subject Property
 Attachment C – Images of Subject Property
 Attachment D – Development Permit Analysis (staff)
 Attachment E – Letter of Intent (applicant)
 Attachment F – Development Permit Analysis (applicant)
 Attachment G – Draft Renderings of Development
 Attachment H – Draft Development Permit
 Attachment I – Draft Development Variance Permit

Respectfully submitted,

Nicole Capewell
 Planner I

Concurrence

Director	Chief Administrative Officer
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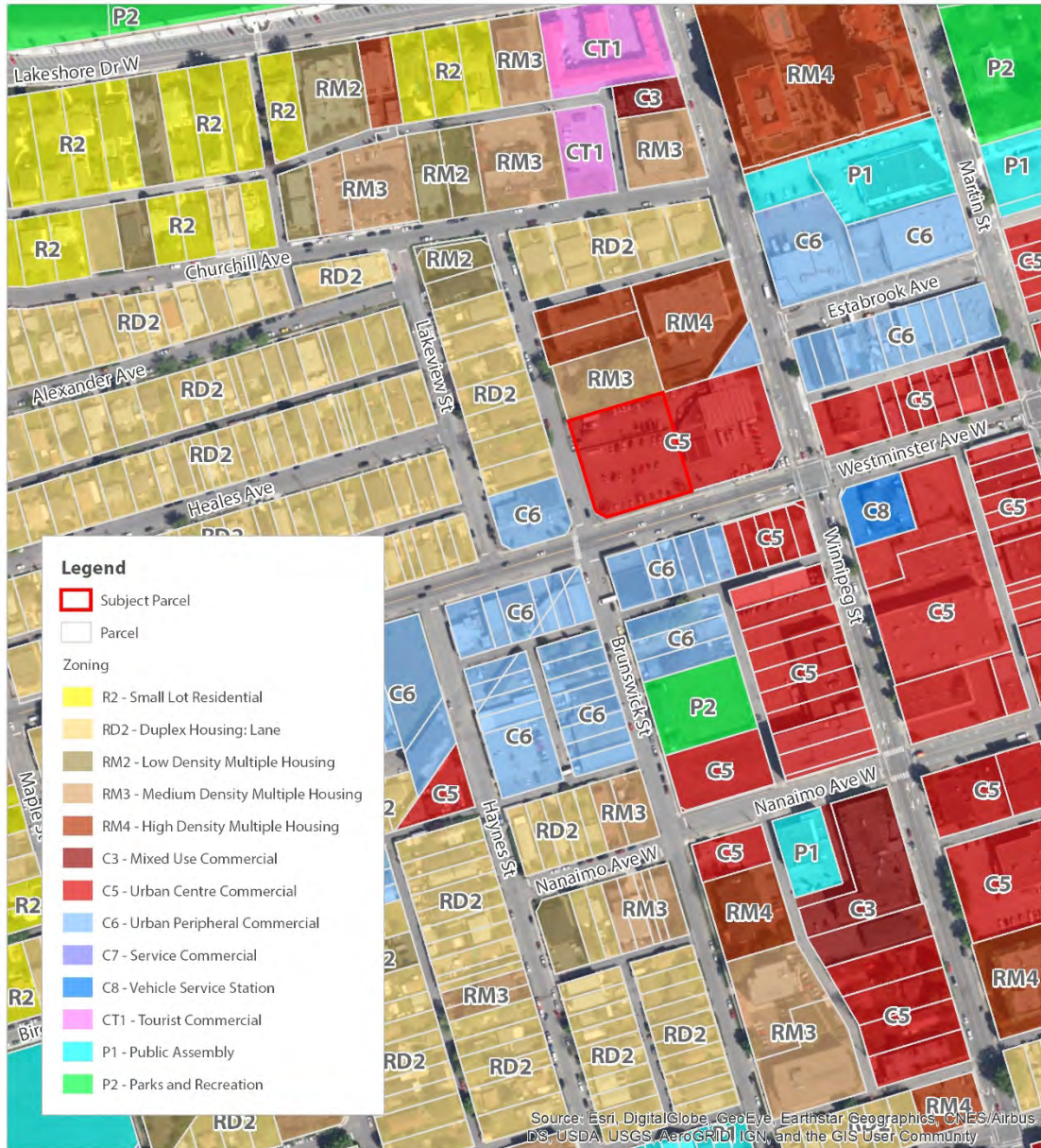
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Attachment A – Zoning Map of Subject Property

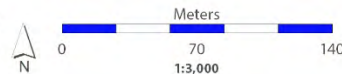


285 Westminster Ave W

Zoning Map



Terms of Use: The City of Penticton is a depository of public information in both printed and digital form. The source, accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user of this information does so at their own risk and should not rely upon the information without independent verification as to the accuracy or suitability thereof.



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Attachment B – Official Community Plan Map of Subject Property

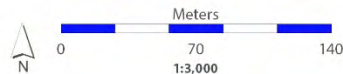


285 Westminster Ave W

Official Community Plan Map



Terms of Use: The City of Penticton is a depository of public information in both printed and digital form. The source, accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user of this information does so at their own risk and should not rely upon the information without independent verification as to the accuracy or suitability thereof.



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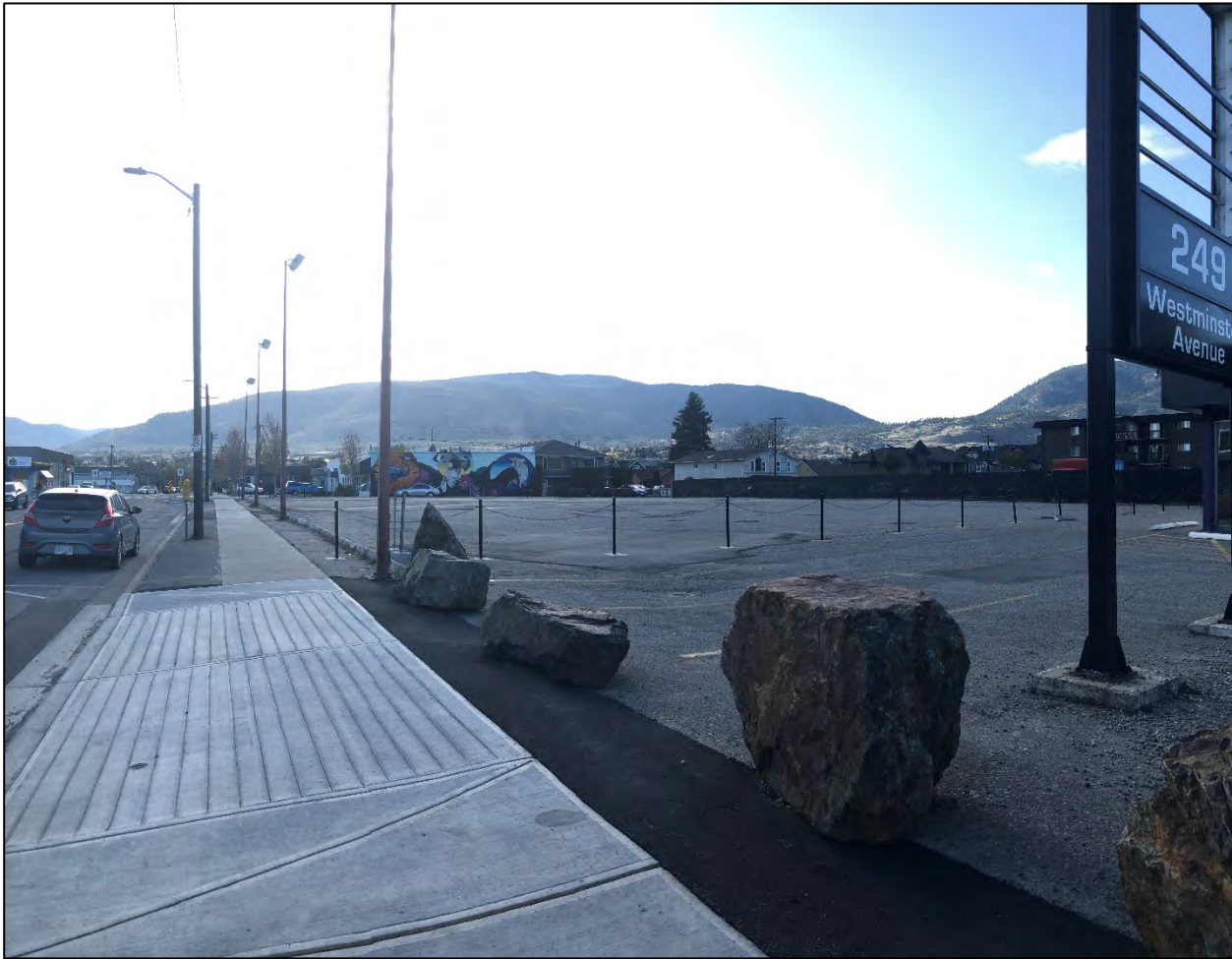
Attachment C – Images of Subject Property



Looking east towards subject property from Brunswick Street



Looking north toward subject property from Westminster Ave W



Looking west along Westminister Ave W

Development Permit Analysis

The proposed development is located within the Commercial/Mixed Use Residential Development Permit Area. The following analysis demonstrates how the proposal is aligned with this development permit area.

Guideline G1 Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints, including built and natural elements (e.g., structures, slopes and drainage, significant landscape features, etc.).

- Site analysis was completed to review constraints on the property prior to development. The subject property has minimal constraints. The applicants have designed to the zone.

Guideline G5 Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.

- The building is designed at the minimum setbacks for the front and both sides. This allows the building to be primarily at the street frontage of both Westminster Ave W and Brunswick Street.
- The ground level facing Westminster Ave W has commercial space with windows, which creates an activated street frontage.
- The street frontage facing Brunswick Street is the wall abutting the parkade for the development. The applicant(s) has chosen an interesting design that represents Penticton's heritage.

*Guideline G11 Barrier-free pedestrian walkways to primary building entrances must be provided from
Guideline G13 municipal sidewalks, parking areas, storage, garbage and amenity areas*

- The primary building entrance is located centrally at the corner of Westminster Ave W and Brunswick St. There is access directly from the sidewalks along both streets.
- Internal connections will be provided to allow residential tenants access to the recycling, garbage, parking and amenity areas through both stairways and elevators.
- Further, the applicants have designed the entranceway at a very similar elevation to the sidewalk. There would be minimal steps to access the development, if any.

Guideline G18 Attached parking structures, their access and associated components (doorways, ramps, etc.) should be architecturally integrated into the building so as to minimize visual impact to the public realm.

- The proposed development has been designed to incorporate the parking areas under the building, but to the rear of the property. The frontages of the building have been designed with interesting features so to minimize visual impact to the public realm.

Guideline G19 All multifamily developments should accommodate sustainable modes of transportation through...

- The development has been designed to include bicycle parking in excess of Zoning Bylaw requirements. There are also bicycle wash stations built into bicycle parking areas to allow tenants to clean bicycles on site.
- Guideline G21* Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).
- The development has commercial retail spaces provided along the Westminster Ave W street frontage.
- Guideline G23* *Articulation of building mass should include horizontal (minor) setbacks and stepbacks (along upper storeys) to provide visual interest and enrich the pedestrian experience. Balconies and/or cantilevered upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.*
- The proposed development has incorporated stepbacks to create an interesting variation to the building.
 - Balconies have been provided throughout to assist furthering in breaking up massing, while providing private amenity space for tenants.
- Guideline G27* *Development should activate the public realm (e.g., sidewalks) and shared open spaces by placing active uses at street level.*
- The development has commercial space located at the street level.
- Guideline G43* *Address both fronting streets in a pedestrian-friendly way, preferably with pedestrian entrances and/or windows on both facades;*
- The development is designed to front onto both Westminster Ave W and Brunswick St. The main entrance to the building has been designed at the corner of both streets.
- Guideline G47* *Historical references should be carefully and collaboratively chosen.*
- The proposed frontage along Brunswick Street has incorporated references to Penticton's history. The applicant(s) has worked with Penticton's Museum and Archives department to select and source appropriate images.
- Guideline MF6* *Entrances to apartment lobbies should be connected to adjacent sidewalks and provide seating, as well as clear pedestrian-oriented signage. Public art is also encouraged.*
- Guideline CM1* *Retail building frontages: shall meet the sidewalk at grade; are encouraged to be built to the property line so that a continuous commercial street frontage is maintained...*
- Guideline CM4* *Locate parking areas to the rear or interior of a site rather than between the street and building.*
- Guideline CM6* *Provide off-street parking access from secondary streets if lane access is not possible.*
- Guideline CM14* *Design awnings and canopies as an extension of the architectural expression of the building façade.*
- Guideline DT5*
- Guideline DT4* *Awnings and canopies are encouraged on all buildings with street-oriented retail at grade to form a sheltered environment for pedestrians. Other commercial, and multifamily apartment residential uses shall have awnings overtop of main entrances.*

<i>Guideline DT21</i>	<i>Maintain industrial character through preservation of existing buildings and integration of industrial design elements and references, such as bay doors, machinery and fixtures.</i>
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BLUEGREEN
ARCHITECTURE INC

Ms. Nicole Capewell
Planner, City of Penticton
171 Main Street
Penticton BC, V2A 5A9

March 9, 2020

RE: Letter of Intent – DP/DVP Application – 285 Westminster Avenue

Mission Group is delighted to submit our Development/Development Variance Permit application for our 285 Westminster Avenue project. Below we are pleased to offer the following development and design rationale for our proposed purpose-built rental building.

PROJECT DESCRIPTION

We are proposing a mixed-use development under the C5 Zone, comprised of four storeys of residential purpose-built rental suites above ground floor retail fronting Penticton's prominent Westminster Avenue.

This five-storey building contains 75 residential units and 2,370 square feet of commercial retail. All required parking has been located behind the retail and residential lobby (20% outdoor and 80% secure indoor parking). The proposal complies with C5 zoning requirements; however, variances are being requested for parking stall clearances and stall size ratio as described further below.

ARCHITECTURAL DESIGN

The building is designed to be 'timeless', using traditional architectural details within modern forms. The intention is to meld with the character of Westminster and Brunswick streets, while extending the new context of modern industrial breweries and shops that have recently emerged in this area. This will be expressed in the design with a mixture of materials including exposed board-form concrete, classic red brick masonry and industrial metal siding. Design and material precedence can be seen in similar projects in the neighbourhood such as Bad Tattoo Brewing Company.

The massing of the building harmonizes with suite layouts and density objectives, while providing generous outdoor amenity space on the second level podium. The location of the main building entrance at the corner of Westminster and Brunswick provides an opportunity to create a prominent

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285 Westminster Ave. 2nd Floor
Penticton, BC V2A 5A9
T: 250.612.8888 | missiongroup.ca

architectural feature with two storey glazing that showcases the lobby's feature staircase. Contrasting charcoal metal panelling with a white colour palette creates a modern expression, while brick at street level adds warmth and texture. Pedestrian scaled design is important along this corridor and has been emphasized around the commercial retail spaces. For the parkade screening, continuity of materials is prominent through use of steel canopies and brick piers. There is a balance between scale and aesthetic, forming a base to the building that is both intimate yet pronounced. The play of massing and design is further accentuated by art installations that help engage the pedestrian experience. The intent is for these installations to be interchangeable but focused on local artists and historical references within the City of Penticton.

For the parkade and refuse collection, access has been provided off Brunswick to the north end of the site. Consideration has been made to combine these uses in order to maximize the amount of vegetation along this street. All refuse is located inside the secure parkade and behind the screening treatment along this westerly façade.

DEVELOPMENT VARIANCE RATIONALE

The variance to decrease the clearance required for parking stalls widths aligns with the recently released City of Kelowna bylaw. The request is to reduce the requirement of 0.3m added width down to 0.2m "where a parking space adjoins a fence, wall or other structure of greater than 0.3 meters in height" (6.1.5.2). As the stall width requirements for the City of Penticton (2.7m) are already higher than the City of Kelowna (2.5m), we feel as though this request is satisfactory for a developing urban core as proven by its northern counterpart. The second variance request is to reduce the ratio of full-size car stalls vs small-size car stalls from 75/25% to 56/44% respectively.

Being an urban infill lot, we have provided (11) additional bike parking stalls to encourage alternative modes of transportation along with (2) additional parking stalls in lieu of this ratio requirement. The addition of EV charging stalls has also been added to further encourage sustainable transportation.

STREETSCAPE AND PODIUM AMENITY LANDSCAPE

The Westminster Avenue streetscape comprises a 1.4m wide furniture zone, a 3m wide clear pedestrian through-zone and a 1.6m wide frontage zone. The furniture zone contains the existing bus stop, planting areas, and small street trees that will mature to a height lower than the power lines above. Within the frontage zone, businesses occupying the ground floor commercial spaces may set up cafe tables, sandwich boards or planters. The Brunswick Street frontage has a 1.6m wide pedestrian through-zone and a 1.2m wide furniture zone, which contains street trees and heel-safe ADA-compliant tree grates that will lay flush with adjacent paving. One of the three required bike racks for the development is located within the Brunswick street furniture zone as close as possible to the building lobby.

The level 2 courtyard provides both private and shared landscape amenity spaces. The common space program includes community garden boxes, a barbecue and food preparation counter space, a common dining area, informal seating areas, and attractive planted spaces.

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Landmark Site City Plan

1000-671 Dickey Ave, Penticton BC V2A 1G1

Ph: 250-888-8888 | missiongroup.ca

PENDING SUBDIVISION

The subject property is currently undergoing the final legal stages of subdivision to create two legal parcels. This proposed development will occupy the western portion of the property. The subdivided eastern parcel will remain for a future phase.

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We believe the proposed building will be a welcome addition to the Downtown Penticton neighborhood. Should any further clarification be required, please do not hesitate to contact us.

Regards,

Carrie Dawson
Asst. Development Manager
Mission Group

BUILD IT FORWARD

Landmark Suites 10th Floor

1000-1551 Dickson Ave, Kelowna, BC V1Y 1B5

T 250 868 8810 | missiongroup.ca



BLUEGREEN
ARCHITECTURE INC

Ms. Nicole Capewell
Planner, City of Penticton
171 Main Street
Penticton BC, V2A 5A9

March 9, 2020

RE: Development Permit Analysis – DP/DVP Application – 285 Westminster Avenue

As a requirement for our Development Permit application, Mission Group is pleased to offer the following Development Permit Analysis for our proposed purpose-built rental apartment building located at 285 Westminster Avenue. Items below describe how Mission Group has taken the City's guidelines into consideration when designing our proposed building.

MF2. "...promote community and social sustainability, multifamily developments should exhibit a preference for courtyard forms with views into them..."

MF3. Amenity spaces should incorporate vegetation for the purposes of active and passive recreation and/or visual interest and incorporate safe play areas in interior courtyards.

- The location and design of our building on the property allows for a generous amenity courtyard to promote an active community through outdoor seating areas, community gardens and green space.

MF5. Electric vehicle charging stations should be provided in larger developments.

- As a standard, Mission Group provides EV charging stations as part of the tenant experience and forward thinking.

CM10. Visual connection to the store interior maintained through at least 75% glazing along the primary store frontage.

- Our proposed building has 2,370 square feet of commercial retail space along Westminster Ave. We have designed this store front to be predominantly glazing not only for architectural expression but to allow views into the space for tenant exposure and public interaction.

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Landmark Six • 10th Floor
1000-1531 Dickson Ave, Kelowna, BC V1Y 0B5
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CM14. Design awnings and canopies as an extension of the architectural expression of the building façade.

- We have incorporated metal and glazed canopies over the commercial retail space along Westminster Ave, the main lobby entrance located at the corner of Westminster and Brunswick, and the building façade on Brunswick. These canopies have been thoughtfully conceived as part of our overall architectural design, while creating weather protection at these entry points.

DT21. Maintain industrial character through preservation of existing buildings and integration of industrial design elements and references, such as bay doors, machinery and fixtures.

- The architectural vision of the project strongly incorporates an industrial design through use of materials such as metals, feature lighting, and brick. Please refer to our design rationale for a more comprehensive description of our proposed development.

We believe the proposed building will be a welcome addition to the Downtown Penticton neighborhood. Should any further clarification be required, please do not hesitate to contact us.

Regards,

Carrie Dawson
Asst. Development Manager
Mission Group

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Landmark Suites 10th Floor

1000-1571 Dickson Ave, Kelowna, BC V1Y 1B5

T 250.868.8810 | missiongroup.ca

Attachment G – Draft Renderings of Development







Development Variance Permit

Permit Number: DVP PL2020-8734

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 1 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale Lytton)
District Plan EPP99696
 - Civic: 285 Westminster Ave W
 - PID: 031-033-504
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2017-08 to allow for the construction of a mixed-use development, as shown in the plans attached in Schedule 'A':
 - a. Section 6.1.5.3: to increase the maximum percentage (%) of off-street small car parking spaces from 25% to 44%.

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the 5th day of May, 2020.

Issued this _____ day of May, 2020.

Angela Collison
Corporate Officer

DRAFT

PROJECT INFORMATION

PROJECT NUMBER	19,744
PROJECT NAME	WESTMINSTER - MISSION GROUP
STREET ADDRESS	249 WESTMINSTER
CITY, PROVINCE	PENTICTON, BC
Legal Description:	LOT 1, DL 4, GROUP 7, SDYD, PLAN KAP92015
LARGE TEXT	NOT FOR CONSTRUCTION

BUILDING SUMMARY

WESTMINSTER - MISSION GROUP		
LOT 1, DL 4, GROUP 7, SDYD, PLAN KAP92015		
CURRENT ZONING: C5	Required	Provided
	C5	C5
PRINCIPAL USE	URBAN CENTRE COMMERCIAL	URBAN CENTRE COMMERCIAL
	0	(.16) dwelling units; (.33) retail store
PARCEL SIZE	MIN 275 m²	3041 m²
LOT WIDTH	MIN 9 m	53.9 m
LOT DEPTH	N/A	56.7 m
GROSS FLOOR AREA (GFA)	N/A	5782 m²
BUILDING AREA (NIC PARKADE)	N/A	1460.2 m²
BUILDING AREA (NCL PARKADE)	N/A	2382.3 m²
FLOORPLATE (ABOVE PARKADE)	N/A	1383 m²
FLOOR AREA RATIO (FAR)	6.0	1.9
MAXIMUM LOT COVERAGE	100%	78%
SITE COVERAGE (NCL DRIVEWAYS, PARKING AREAS)	100%	100%
MAXIMUM BUILDING HEIGHT	36.6 m	17.7 m
SETBACKS	FRONT YARD - 0m - 0'-0"	FRONT YARD (SOUTH) - 0m
	SIDE YARD - 0m - 0'-0"	SIDE YARD (EAST) - 0m
	REAR YARD - 0m - 0'-0"	REAR YARD (NORTH) - 8m
	SIDE YARD - 0m - 0'-0"	SIDE YARD (WEST) - 0m
PRIVATE OPEN SPACE(POS)	STUDIO -0 m²	REFER TO POS CALCS
	1 BED -0 m²	REFER TO POS CALCS
	2 BED -0 m²	REFER TO POS CALCS
LANDSCAPING	N/A	REFER TO LANDSCAPE DWG
PARKING	COMMERCIAL = 0	0
	RESIDENTIAL = 75	77
LOADING	C5 Zone = 0	0
BICYCLE PARKING (COMMERCIAL)	CLASS 1 (INDOOR) = 2	2 (BIKE ROOM)
	CLASS 2 (OUTDOOR) = 2	2
BICYCLE PARKING (RESIDENTIAL)	CLASS 1 (INDOOR) = 38	49 (25 PARKADE, 24 BIKE ROOM)
	CLASS 2 (OUTDOOR) = 8	8

FLOOR AREA SUMMARY

WESTMINISTER				Private Open Space	
First Floor				Private Open Space	Total Private Open Space
Studio	No.	SF	Total SF		
1 Bedroom - 1 Bath (A)					
1 Bedroom - 1 Bath (B)					
1 Bedroom - 1 Bath (C)					
-					
2 Bedroom - 2 Bath (A)					
2 Bedroom - 2 Bath (B)					
2 Bedroom - 2 Bath (C)					
2 Bedroom - 2 Bath (D)					
2 Bedroom - 2 Bath (E)					
Common Amenity	1	555	555		
Rooftop Terrace					
Storage Lockers (NIC)					
Commercial (Leasable)	1	2,371	2,371		
Other Amenity					
Total	2		2,926		0
2nd Floor				Private Open Space	Total Private Open Space
Studio	No.	SF	Total SF		
1 Bedroom - 1 Bath (A)	1	312	312	84	84
1 Bedroom - 1 Bath (B)	10	555	5,550	135	1,350
1 Bedroom - 1 Bath (B)	1	589	589	93	93
1 Bedroom - 1 Bath (C)	0	663	0		
-					
2 Bedroom - 2 Bath (A)	3	838	2,514	160	480
2 Bedroom - 2 Bath (B)	1	830	830	106	106
2 Bedroom - 2 Bath (C)	0	943	0		
2 Bedroom - 2 Bath (D)	1	795	795	148	148
2 Bedroom - 2 Bath (E)	1	789	789	193	193
Common Amenity	1	663	663	600	600
Rooftop Terrace	1	8,333	8,333		
Storage Lockers (NIC)	5	52	260		
Commercial (Leasable)		2,371	0		
Other Amenity					
Total	18		12,302		3,054
3rd Floor				Private Open Space	Total Private Open Space
Studio	No.	SF	Total SF		
1 Bedroom - 1 Bath (A)	1	312	312	64	64
1 Bedroom - 1 Bath (A)	9	555	4,995	60	540
1 Bedroom - 1 Bath (B)	0	589	0	60	0
1 Bedroom - 1 Bath (C)	1	663	663	130	130
-					
2 Bedroom - 2 Bath (A)	3	838	2,514	60	180
2 Bedroom - 2 Bath (B)	1	830	830	60	60
2 Bedroom - 2 Bath (C)	1	943	943	60	60
2 Bedroom - 2 Bath (D)	1	795	795	60	60
2 Bedroom - 2 Bath (E)	2	789	1,578	60	120
Common Amenity	0	663	0		
Rooftop Terrace	0	8,333	0		
Storage Lockers (NIC)	5	52	260		
Commercial (Leasable)	0	2,371	0		
Other Amenity					
Total	17		12,890		1,214
4th Floor				Private Open Space	Total Private Open Space
Studio	No.	SF	Total SF		
1 Bedroom - 1 Bath (A)	1	317	317	64	64
1 Bedroom - 1 Bath (A)	9	555	4,995	60	540
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Common Amenity		663	0		
Rooftop Terrace		8,333	0		
Storage Lockers (NIC)	5	52	260		
Commercial (Leasable)	0	2,371	0		
Other Amenity					
Total	19		12,895		1,214
5th Floor				Private Open Space	Total Private Open Space
Studio	No.	SF	Total SF		
1 Bedroom - 1 Bath (A)	1	312	312	64	64
1 Bedroom - 1 Bath (A)	9	555	4,995	60	1,095
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Storage Lockers (NIC)	5	52	260		
Commercial (Leasable)	0	2,371	0		
Other Amenity					
Total	17		12,890		2,215

FLOOR AREA TOTAL

Total	No.	%	Total SF	Req'd Private Open Space (SF)	Total Private Open Space (SF)
Studio	4	5%	1,253		276
1 Bedroom - 1 Bath (A)	37	49%	20,535		2,970
1 Bedroom - 1 Bath (B)	1	1%	589		93
1 Bedroom - 1 Bath (C)	3	4%	1,989		390
-					
2 Bedroom - 2 Bath (A)	12	16%	10,056		1,020
2 Bedroom - 2 Bath (B)	4	5%	3,320		286
2 Bedroom - 2 Bath (C)	3	4%	2,829		180
2 Bedroom - 2 Bath (D)	4	5%	3,180		328
2 Bedroom - 2 Bath (E)	7	9%	5,523		553
Common Amenity	2	3%	1,218		600
Rooftop Terrace	1	1%	8,333		8,333
Storage Lockers (NIC)	20		1,040		
Commercial (Leasable)	1		2,371		
Other Amenity					0
Total	75		62,236		15,029
Site Area	32,765.0	FAR =	1.9	0	15,029
Total	No.	%	Total SF		
Studio	4	5%	1,253		
1 Bedroom	41	55%	23,113		
2 Bedroom	30	40%	24,908		
Total	75		49,274		
Site Area	32,765	FAR =	1.5		
Total (GFA) + EFFICIENCY	COMMON		GROSS SF		
Level 1	2,827		5,197		
Level 2	2,150		14,452		
Level 3	1,830		14,720		
Level 4	1,825		14,720		
Level 5	1,830		14,720		
TOTAL AREA (GFA)	10,461		63,807		
TOTAL NET AREA (GLA)	53,347	% EFF.	84%		

Parking			
Total	Total Units	Parking Multiplier	Parking Req'd
Studio	4	1.00	4
1 Bedroom - 1 Bath (A)	37	1.00	37
1 Bedroom - 1 Bath (B)	1	1.00	1
1 Bedroom - 1 Bath (C)	3	1.00	3
-			
2 Bedroom - 2 Bath (A)	12	1.00	12
2 Bedroom - 2 Bath (B)	4	1.00	4
2 Bedroom - 2 Bath (C)	3	1.00	3
2 Bedroom - 2 Bath (D)	4	1.00	4
2 Bedroom - 2 Bath (E)	7	1.00	7
Common Amenity	0	0.00	0
Rooftop Terrace	0	0.00	0
Storage Lockers (NIC)	0	0.00	0
Commercial (Leasable)	0	0.00	0
Visitor			0
Total	75		75
Space requirements	Req'd	Provided	%
Full Car (75% min.)	55	42	55%
Small Car (25% max.)	19	34	44%
Accessible	1	1	1%
		Remaining	
Total	75	77	-2.0

VARIANCE REQ'D
VARIANCE REQ'D

BLUEGREEN
ARCHITECTURE INC

www.bluegreenarchitecture.com

100 - 1353 Elk Street,
Kelowna, BC, V1Y 1Z9
236 420 3550



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NO.	DATE	RECORD OF REVISIONS
-----	------	---------------------

6	20.03.10	ISSUED FOR DEVELOPMENT PERMIT
---	----------	-------------------------------

5	20.02.28	ISSUED FOR REVIEW
---	----------	-------------------

4	20.02.07	ISSUED FOR COORDINATION
---	----------	-------------------------

3	19.11.27	ISSUED FOR ALTERNATE SCHEMATIC DESIGN
---	----------	---------------------------------------

2	19.11.15	ISSUED FOR CITY REVIEW
---	----------	------------------------

1	19.09.27	ISSUED FOR CLIENT REVIEW
---	----------	--------------------------

NO.	DATE	RECORD OF ISSUES
-----	------	------------------

Project

WESTMINSTER
MIXED-USE
DEVELOPMENT

285 WESTMINSTER AVE.,
PENTICTON, BC

Sheet Title

ZONING INFO
SUMMARY

Job Number 19,744

Date 2020.03.10

Scale NTS

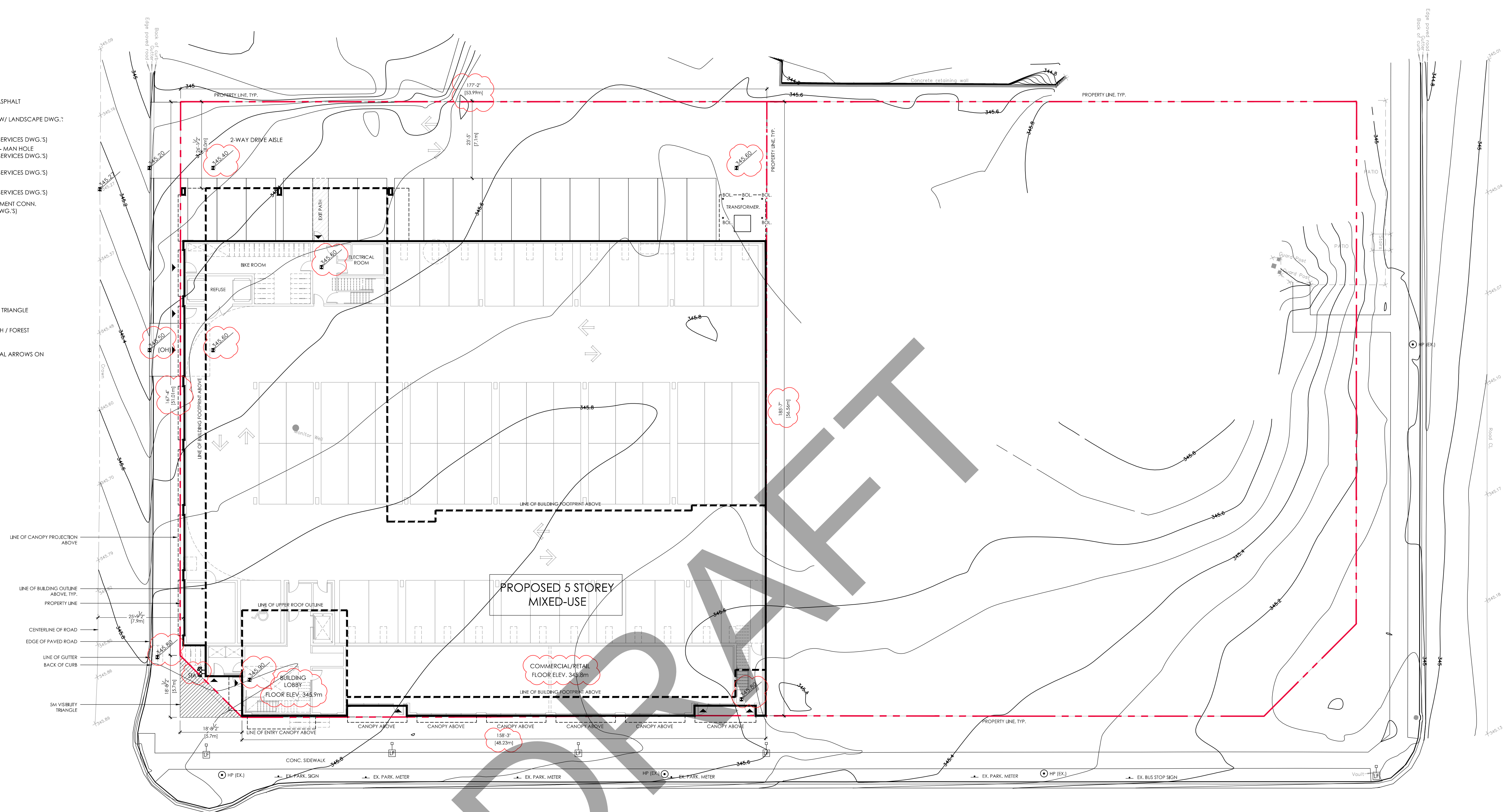
Revision Number 0

Drawing Number

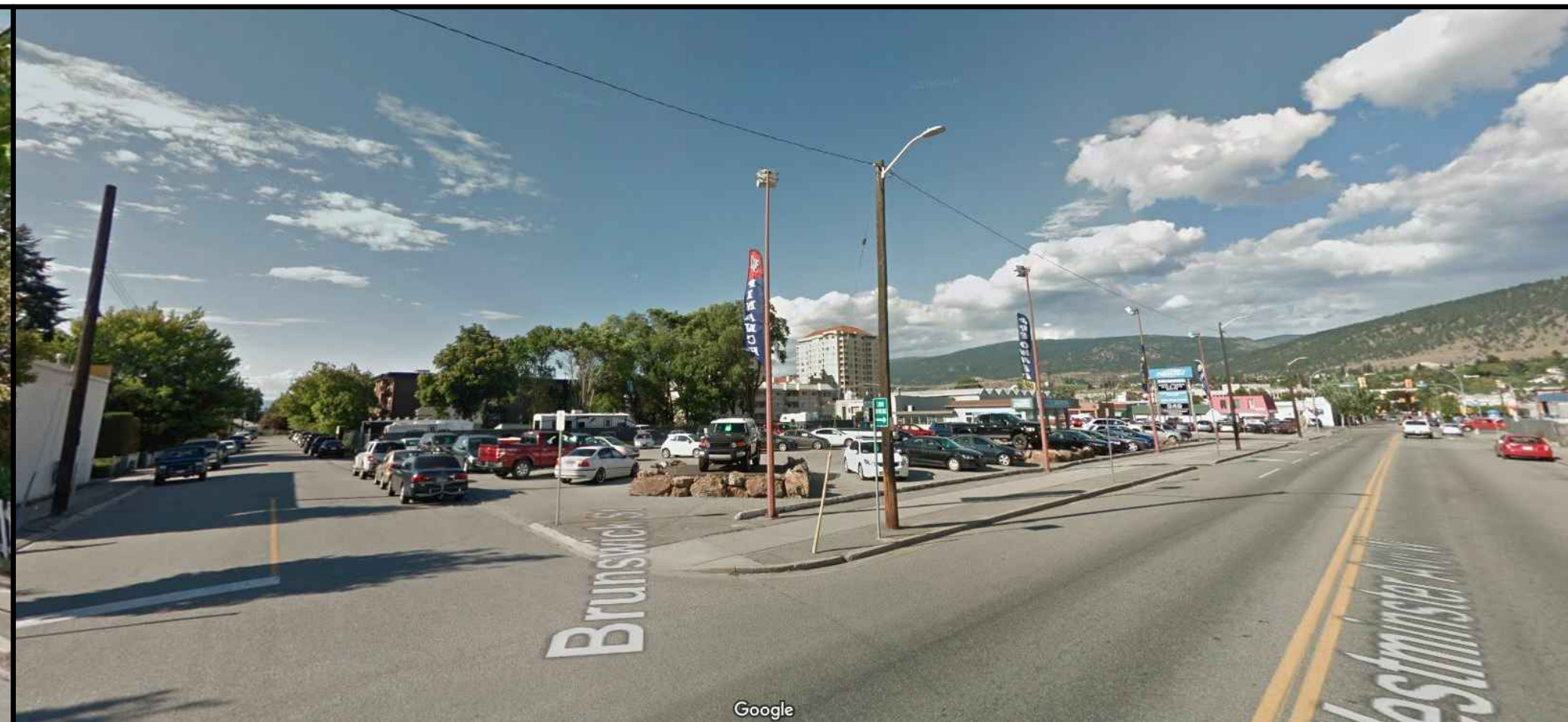
A0.1

IDENTIFICATION MARKER LEGEND

- BUILDING ENTRANCE**
- ▲ (OH)
- 
- VEHICLE ENTRANCE
(OVERHEAD)**
- PTD. WHEELCHAIR SIGN ON ASPHALT
- PROPOSED FENCE (COORD. W/ LANDSCAPE DESIGN)**
- PROPOSED/EX. CATCH BASIN
[COORD. W/ SITE GRADING/SERVICES DWG.S.]
- PROPOSED/EX. CATCH BASIN - MAN HOLE
[COORD. W/ SITE GRADING/SERVICES DWG.S.]
- PROPOSED/EX. MAN HOLE
[COORD. W/ SITE GRADING/SERVICES DWG.S.]
-  FH FIRE HYDRANT LOCATION
[COORD. W/ SITE GRADING/SERVICES DWG.S.]
-  SIA SIAMESE CONN./FIRE DEPARTMENT CONN.
[COORD. W/ SITE SERVICES DWG.S.]
-  (LF) LIGHT STANDARD - WALL
[COORD. W/ ELEC. DWG.S.]
-  BOL. BOLLARD
-  DC DROPPED CURB
-  HM HYDRO METER
[COORD. W/ ELEC. DWG.S.]
-  HB HOSE BIB
[COORD. W/ MECH. DWG.S.]
-  5 METER BY 5 METER VISIBILITY TRIANGLE
-  EX. TREE / LANDSCAPE / BRUSH / FOREST
-  EX. SIGN(S) TO REMAIN TYP.
-  EX. SIGN(S) TO REMAIN TYP.
-  EX. SIGN(S) TO REMAIN TYP.



SITE IMAGE - NORTHWEST CORNER



SITE IMAGE - SOUTHWEST CORNER



SITE IMAGE - SOUTHEAST CORNER

Secl

This drawing may not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any errors or omissions are to be reported immediately to the architect.

[illegible]

1	20.04.17	RE-ISSUED FOR DP
---	----------	------------------

NO.	DATE	RECORD OF REVISIONS
-----	------	---------------------

6	20.03.10	ISSUED FOR DEVELOPMENT PERMIT
---	----------	----------------------------------

5	20.02.28	ISSUED FOR REVIEW
---	----------	-------------------

4	20.02.07	ISSUED FOR
---	----------	------------

3	19.11.27	ISSUED FOR ALTERNATE
---	----------	----------------------

2	19.11.15	ISSUED FOR CITY
---	----------	-----------------

1	19.09.27	ISSUED FOR CLIENT
---	----------	-------------------

NO.	DATE	RECORD OF ISSUES
-----	------	------------------

Project

WESTMINSTER
MIXED-USE
DEVELOPMENT

285 WESTMINSTER AVE.,
PENTICTON, BC

Sheet Title

FLOOR PLAN
LEVEL 1
(GROUND LEVEL)

Job Number 19 744

Date 2020.04.17

Scale $1/16" = 1'$

Revision Number 0

Drawing Number

A1.0

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1 20.04.17 RE-ISSUED FOR DP

NO. DATE RECORD OF REVISIONS

6 20.03.10 ISSUED FOR DEVELOPMENT PERMIT

5 20.02.28 ISSUED FOR REVIEW

4 20.02.07 ISSUED FOR COORDINATION

3 19.11.27 ISSUED FOR ALTERNATE SCHEMATIC DESIGN

2 19.11.15 ISSUED FOR CITY REVIEW

1 19.09.27 ISSUED FOR CLIENT REVIEW

NO. DATE RECORD OF ISSUES

Project

WESTMINSTER
MIXED-USE
DEVELOPMENT

285 WESTMINSTER AVE.,
PENTICTON, BC

Sheet Title

FLOOR PLAN
LEVEL 1
(GROUND LEVEL)

Job Number 19,744

Date 2020.04.17

Scale 3/32" = 1'

Revision Number 0

Drawing Number

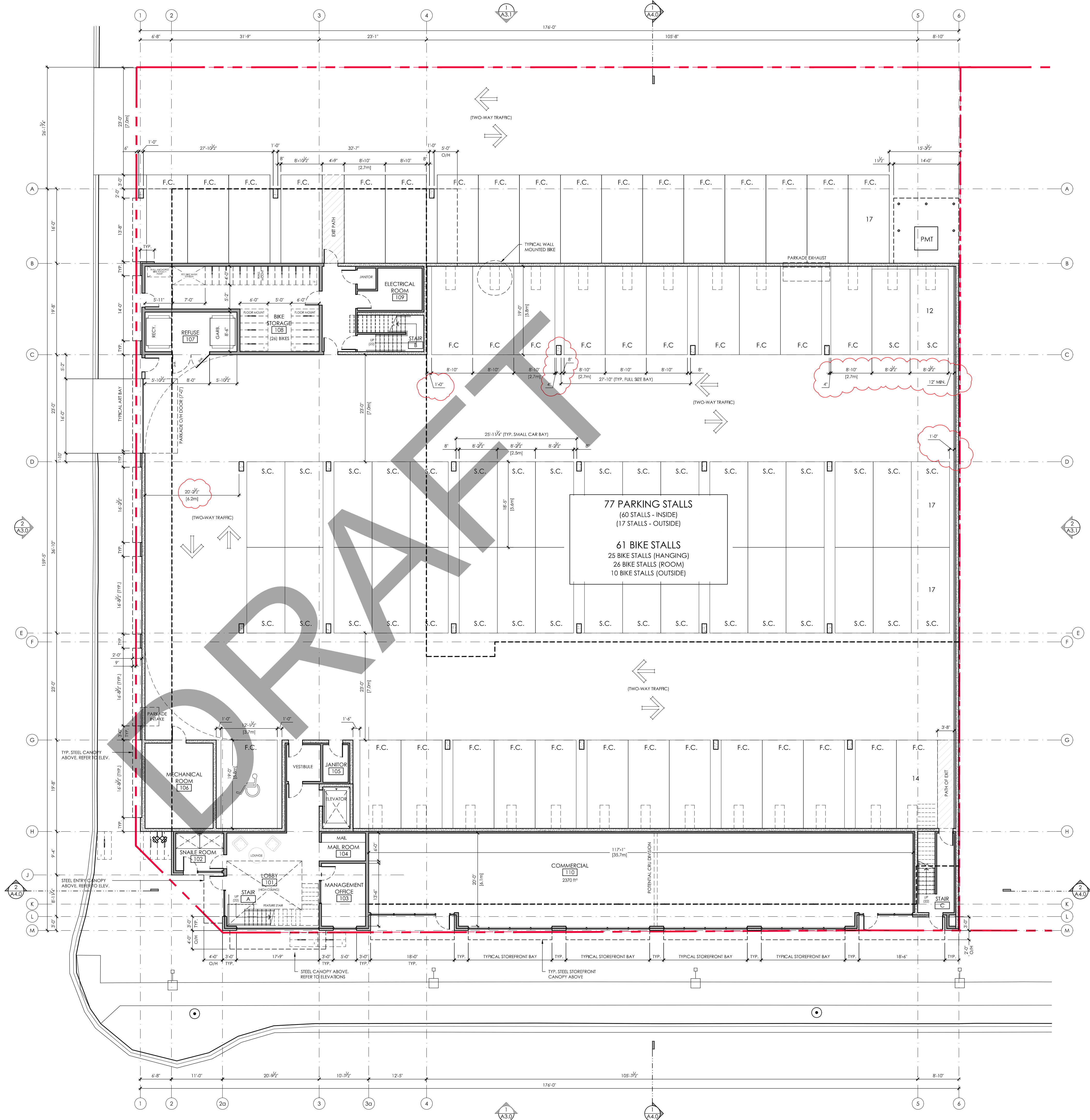
A2.1

SYMBOLS & ABBREV.'S LEGEND
IDENTIFICATION MARKER LEGEND

- ELEVATION REFERENCE
- DETAIL REFERENCE
- WALL SECTION REFERENCE
- BUILDING SECTION REFERENCE
- DATUM
- GRID LINE
- BELOW GRADE WEEPING TILE
(COORD. W/ MECH. DWG.'S)
(COORD. W/ SITE SERVICE DWG.'S)
- DOOR TYPE
(COORD. W/ DOOR SCH.'S)
- NEW DOOR
- TYP. UNIT ACCESS DOOR
- WINDOW #
(COORD. W/ WINDOW SCH.'S)
- RM. NAME
ROOM NO.
- WALL TYPE
(COORD. W/ WALL TYPE SCH.)
- CARBON MONOXIDE/SMOKE
DETECTOR
- FLOOR DRAIN C/W SLOPE ARROW
(COORD. W/ MECH. DWG.'S)
- FINISHED FLOOR ELEVATION (METERS)
(COORD. W/ BUILD. SECTIONS)

HATCH IDENTIFICATION MARKER LEGEND

- ROOF AREA BELOW
- FULL HEIGHT WALL
- PRIVATE TERRACE/BALCONY
- HATCH AREA DENOTES CEILING HEIGHT
UNDER 4'-0"
- OPEN TO ABOVE



1 LEVEL 1 FLOOR PLAN
A2.1 3/32" = 1'



Development Permit

Permit Number: DP PL2020-8732

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 1 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale Lytton)
District Plan EPP99696
 - Civic: 285 Westminster Ave W
 - PID: 031-033-504
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a mixed-use development as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. The permit has lapsed as described under Condition 8, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

General Conditions

7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
9. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the 5th day of May, 2020.

Issued this _____ day of May, 2020.

Angela Collison
Corporate Officer

WESTMINSTER MIXED-USE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT - 2020.03.10

WESTMINSTER AVE., PENTICTON, BC

BLUEGREEN
ARCHITECTURE INC

www.bluegreenarchitecture.com

100 - 1353 Ellis Street,
Kelowna, BC. V1Y 1Z9
236 420 3550

MISSION
GROUP

BENCH

APLIN MARTIN

ENGINEERING ARCHITECTURE PLANNING SURVEYING

Seal

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PERSPECTIVE - SOUTHEAST CORNER VIEW - BRUNSWICK & WESTMINSTER AVE.
ARTIST IMPRESSION - N.T.S.



CLIENT CONTACT:

Mission Group Enterprises
10th Floor, 1631 Dickson Ave.
Kelowna BC V1Y 0B5

Contact:
Carrie Dawson, RID
cdawson@missiongroup.ca



ARCHITECT CONTACT:

Bluegreen Architecture Inc.
#100 - 1353 Ellis Street,
Kelowna, BC.
V1Y 1Z9

Contact:
Aaron Whalen, Building Designer
awhalen@bluegreenarch.com

Kevin Ryan, Architect
kryan@bluegreenarch.com

www.bluegreenarchitecture.com



LANDSCAPE ARCHITECT CONTACT:

BENCH Site Design Inc.
#4 - Water Street
Kelowna, BC.
V1Y 1J7

Contact:
Xenia Semeniuk, Landscape Architect
xenia@benchsitedesign.com



CIVIL ENGINEER CONTACT:

Aplin & Martin Consultants Ltd.
1258 Ellis Street
Kelowna, BC.
V1Y 1Z4

Contact:
Josh Graff, ASCT.
jgraff@aplinmartin.com

ARCHITECTURAL DRAWING LIST

A0.0	COVER SHEET & DRAWING LIST
A0.1	ZONING INFO SUMMARY
A1.0	SITE PLAN
A2.1	LEVEL 1 FLOOR PLAN
A2.2	LEVEL 2 FLOOR PLAN
A2.3	LEVEL 3-4 FLOOR PLANS
A2.4	LEVEL 5 FLOOR PLAN
A2.5	ROOF PLAN
A3.0	BUILDING ELEVATIONS - NORTH AND WEST
A3.1	BUILDING ELEVATIONS - SOUTH AND EAST
A3.2	BUILDING PERSPECTIVES
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS

Project	
WESTMINSTER MIXED-USE DEVELOPMENT	
285 WESTMINSTER AVE., PENTICTON, BC	
Sheet Title	
COVER SHEET DRAWING LIST & CONTACT	
Job Number	19,744
Date	2020.03.10
Scale	NTS
Revision Number	0
Drawing Number	A0.0

PROJECT INFORMATION

PROJECT NUMBER	19,744
PROJECT NAME	WESTMINSTER - MISSION GROUP
STREET ADDRESS	249 WESTMINSTER
CITY, PROVINCE	PENTICTON, BC
Legal Description:	LOT 1, DL 4, GROUP 7, SDYD, PLAN KAP92015
LARGE TEXT	NOT FOR CONSTRUCTION

BUILDING SUMMARY

WESTMINSTER - MISSION GROUP		
LOT 1, DL 4, GROUP 7, SDYD, PLAN KAP92015		
CURRENT ZONING: C5	Required	Provided
	C5	C5
PRINCIPAL USE	URBAN CENTRE COMMERCIAL	URBAN CENTRE COMMERCIAL
	0	(.16) dwelling units; (.33) retail store
PARCEL SIZE	MIN 275 m²	3041 m²
LOT WIDTH	MIN 9 m	53.9 m
LOT DEPTH	N/A	56.7 m
GROSS FLOOR AREA (GFA)	N/A	5782 m²
BUILDING AREA (NIC PARKADE)	N/A	1460.2 m²
BUILDING AREA (NCL PARKADE)	N/A	2382.3 m²
FLOORPLATE (ABOVE PARKADE)	N/A	1383 m²
FLOOR AREA RATIO (FAR)	6.0	1.9
MAXIMUM LOT COVERAGE	100%	78%
SITE COVERAGE (NCL DRIVEWAYS, PARKING AREAS)	100%	100%
MAXIMUM BUILDING HEIGHT	36.6 m	17.7 m
SETBACKS	FRONT YARD - 0m - 0'-0"	FRONT YARD (SOUTH) - 0m
	SIDE YARD - 0m - 0'-0"	SIDE YARD (EAST) - 0m
	REAR YARD - 0m - 0'-0"	REAR YARD (NORTH) - 8m
	SIDE YARD - 0m - 0'-0"	SIDE YARD (WEST) - 0m
PRIVATE OPEN SPACE(POS)	STUDIO -0 m²	REFER TO POS CALCS
	1 BED -0 m²	REFER TO POS CALCS
	2 BED -0 m²	REFER TO POS CALCS
LANDSCAPING	N/A	REFER TO LANDSCAPE DWG
PARKING	COMMERCIAL = 0	0
	RESIDENTIAL = 75	77
LOADING	C5 Zone = 0	0
BICYCLE PARKING (COMMERCIAL)	CLASS 1 (INDOOR) = 2	2 (BIKE ROOM)
	CLASS 2 (OUTDOOR) = 2	2
BICYCLE PARKING (RESIDENTIAL)	CLASS 1 (INDOOR) = 38	49 (25 PARKADE, 24 BIKE ROOM)
	CLASS 2 (OUTDOOR) = 8	8

FLOOR AREA SUMMARY

WESTMINISTER				Private Open Space	
First Floor				Private Open Space	Total Private Open Space
Studio	No.	SF	Total SF		
1 Bedroom - 1 Bath (A)					
1 Bedroom - 1 Bath (B)					
1 Bedroom - 1 Bath (C)					
-					
2 Bedroom - 2 Bath (A)					
2 Bedroom - 2 Bath (B)					
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5th Floor				Private Open Space	Total Private Open Space
Studio	No.	SF	Total SF		
1 Bedroom - 1 Bath (A)	1	312	312	64	64
1 Bedroom - 1 Bath (A)	9	555	4,995	60	1,095
1 Bedroom - 1 Bath (B)	0	589	0	60	0
1 Bedroom - 1 Bath (C)	1	663	663	130	130
-					
2 Bedroom - 2 Bath (A)	3	838	2,514	60	626
2 Bedroom - 2 Bath (B)	1	830	830	60	60
2 Bedroom - 2 Bath (C)	1	943	943	60	60
2 Bedroom - 2 Bath (D)	1	795	795	60	60
2 Bedroom - 2 Bath (E)	2	789	1,578	60	120
Common Amenity		663	0		
Rooftop Terrace		8,333	0		
Storage Lockers (NIC)	5	52	260		
Commercial (Leasable)	0	2,371	0		
Other Amenity					
Total	17		12,890		2,215

FLOOR AREA TOTAL

Total	No.	%	Total SF	Req'd Private Open Space (SF)	Total Private Open Space (SF)
Studio	4	5%	1,253		276
1 Bedroom - 1 Bath (A)	37	49%	20,535		2,970
1 Bedroom - 1 Bath (B)	1	1%	589		93
1 Bedroom - 1 Bath (C)	3	4%	1,989		390
-					
2 Bedroom - 2 Bath (A)	12	16%	10,056		1,020
2 Bedroom - 2 Bath (B)	4	5%	3,320		286
2 Bedroom - 2 Bath (C)	3	4%	2,829		180
2 Bedroom - 2 Bath (D)	4	5%	3,180		328
2 Bedroom - 2 Bath (E)	7	9%	5,523		553
Common Amenity	2	3%	1,218		600
Rooftop Terrace	1	1%	8,333		8,333
Storage Lockers (NIC)	20		1,040		
Commercial (Leasable)	1		2,371		
Other Amenity					0
Total	75		62,236		15,029
Site Area	32,765.0	FAR =	1.9	0	
Total	No.	%	Total SF		
Studio	4	5%	1,253		
1 Bedroom	41	55%	23,113		
2 Bedroom	30	40%	24,908		
Total	75		49,274		
Site Area	32,765	FAR =	1.5		
Total (GFA) + EFFICIENCY	COMMON		GROSS SF		
Level 1	2,827		5,197		
Level 2	2,150		14,452		
Level 3	1,830		14,720		
Level 4	1,825		14,720		
Level 5	1,830		14,720		
TOTAL AREA (GFA)	10,461		63,807		
TOTAL NET AREA (GLA)	53,347	% EFF.	84%		

Parking			
Total	Total Units	Parking Multiplier	Parking Req'd
Studio	4	1.00	4
1 Bedroom - 1 Bath (A)	37	1.00	37
1 Bedroom - 1 Bath (B)	1	1.00	1
1 Bedroom - 1 Bath (C)	3	1.00	3
-			
2 Bedroom - 2 Bath (A)	12	1.00	12
2 Bedroom - 2 Bath (B)	4	1.00	4
2 Bedroom - 2 Bath (C)	3	1.00	3
2 Bedroom - 2 Bath (D)	4	1.00	4
2 Bedroom - 2 Bath (E)	7	1.00	7
Common Amenity	0	0.00	0
Rooftop Terrace	0	0.00	0
Storage Lockers (NIC)	0	0.00	0
Commercial (Leasable)	0	0.00	0
Visitor			0
Total	75		75
Space requirements	Req'd	Provided	%
Full Car (75% min.)	55	42	55%
Small Car (25% max.)	19	34	44%
Accessible	1	1	1%
		Remaining	
Total	75	77	-2.0

VARIANCE REQ'D
VARIANCE REQ'D

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100 - 1353 Elk Street,
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236 420 3550



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This drawing must not be scaled. The general contractor shall verify all dimensions, datum and levels prior to commencement of work. Any error or omissions are to be reported immediately to the architect.

NO.	DATE	RECORD OF REVISIONS
-----	------	---------------------

6	20.03.10	ISSUED FOR DEVELOPMENT PERMIT
---	----------	-------------------------------

5	20.02.28	ISSUED FOR REVIEW
---	----------	-------------------

4	20.02.07	ISSUED FOR COORDINATION
---	----------	-------------------------

3	19.11.27	ISSUED FOR ALTERNATE SCHEMATIC DESIGN
---	----------	---------------------------------------

2	19.11.15	ISSUED FOR CITY REVIEW
---	----------	------------------------

1	19.09.27	ISSUED FOR CLIENT REVIEW
---	----------	--------------------------

NO.	DATE	RECORD OF ISSUES
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Project

WESTMINSTER
MIXED-USE
DEVELOPMENT

285 WESTMINSTER AVE.,
PENTICTON, BC

Sheet Title

ZONING INFO
SUMMARY

Job Number 19,744

Date 2020.03.10

Scale NTS

Revision Number 0

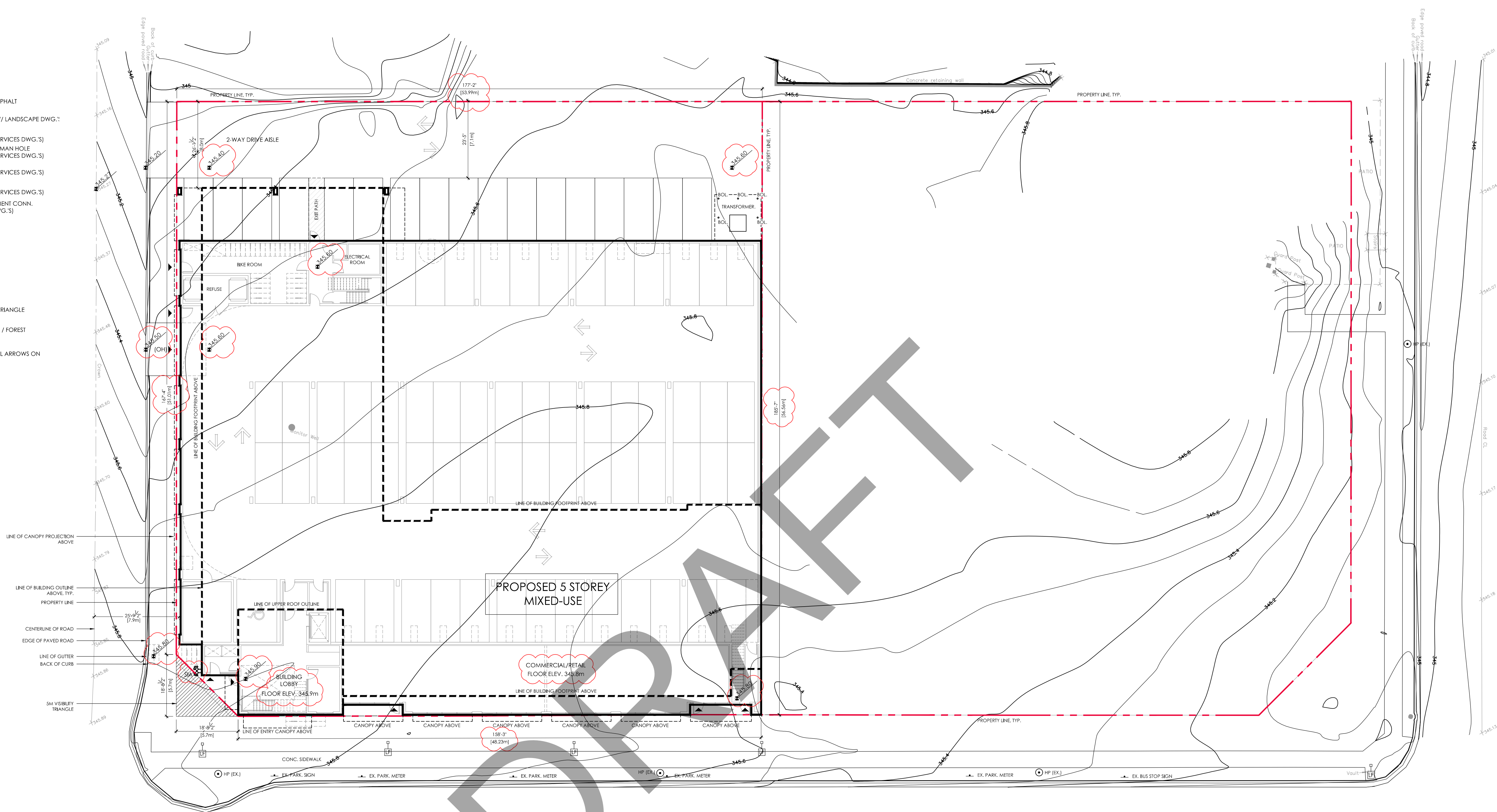
Drawing Number

A0.1

SYMBOLS & ABBREV.'S LEGEND

IDENTIFICATION MARKER LEGEND

- ▲ BUILDING ENTRANCE
▲ (OH) VEHICLE ENTRANCE (OVERHEAD)
♿ PTD. WHEELCHAIR SIGN ON ASPHALT
- CB (EX.) PROPOSED/EX. CATCH BASIN (COORD. W/ SITE GRADING/SERVICES DWG.'S)
⊕ CB/MH (EX.) PROPOSED/EX. CATCH BASIN - MAN HOLE (COORD. W/ SITE GRADING/SERVICES DWG.'S)
○ MH (EX.) PROPOSED/EX. MAN HOLE (COORD. W/ SITE GRADING/SERVICES DWG.'S)
- ⚡ FH FIRE HYDRANT LOCATION (COORD. W/ SITE GRADING/SERVICES DWG.'S)
⚡ SIA SIAMSE CONN./FIRE DEPARTMENT CONN. (COORD. W/ SITE SERVICES DWG.'S)
- ⚡ LF LIGHT STANDARD - WALL (COORD. W/ ELEC. DWG.'S)
⊙ BOL. BOLLARD
⚡ DC DROPPED CURB
⚡ HM HYDRO METER (COORD. W/ ELEC. DWG.'S)
⚡ HB HOSE BIB (COORD. W/ MECH. DWG.'S)
- ▲ 5 METER BY 5 METER VISIBILITY TRIANGLE
EX. TREE / LANDSCAPE / BRUSH / FOREST
- ➔ DENOTES EX. PTD. DIRECTIONAL ARROWS ON ASPHALT PAVEMENT
➔ EX. SIGN(S) TO REMAIN TYP.



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MISSION
GROUP
BENCH

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1 20.04.17 RE-ISSUED FOR DP

NO. DATE RECORD OF REVISIONS

6 20.03.10 ISSUED FOR DEVELOPMENT PERMIT

5 20.02.28 ISSUED FOR REVIEW

4 20.02.07 ISSUED FOR COORDINATION

3 19.11.27 ISSUED FOR ALTERNATE SCHEMATIC DESIGN

2 19.11.15 ISSUED FOR CITY REVIEW

1 19.09.27 ISSUED FOR CLIENT REVIEW

NO. DATE RECORD OF ISSUES

Project

WESTMINSTER
MIXED-USE
DEVELOPMENT

285 WESTMINSTER AVE.,
PENTICTON, BC

Sheet Title

FLOOR PLAN
LEVEL 1
(GROUND LEVEL)

Job Number 19,744

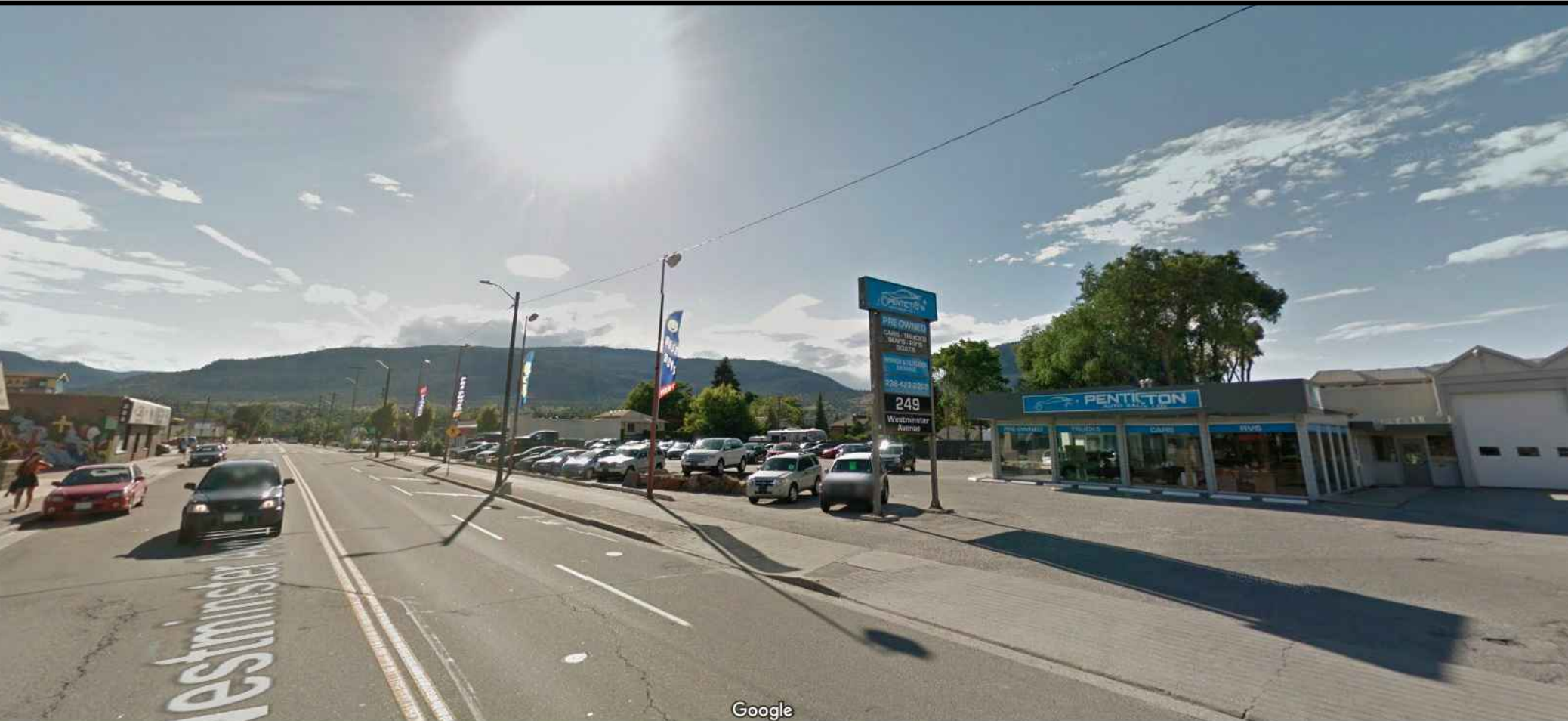
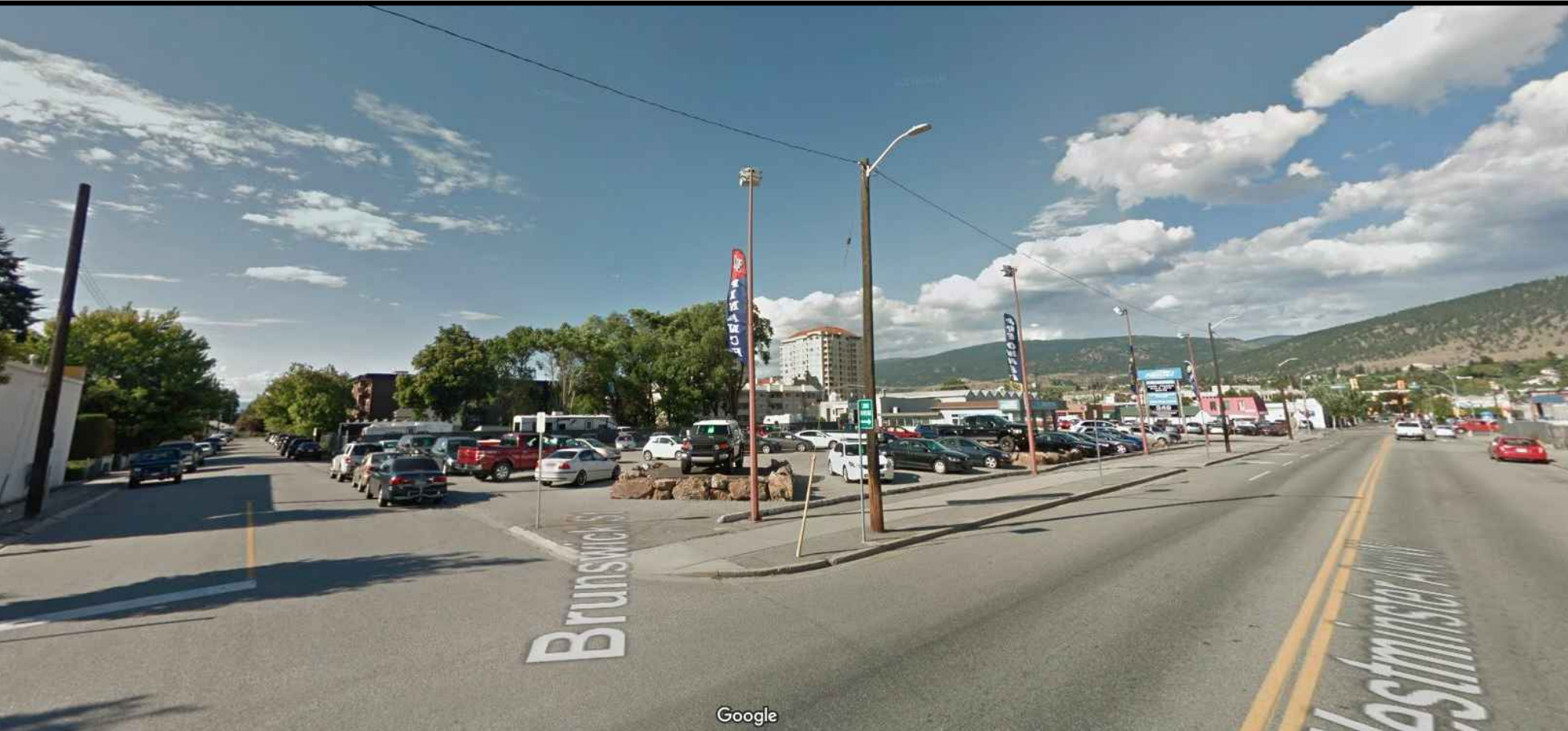
Date 2020.04.17

Scale 1/16" = 1'

Revision Number 0

Drawing Number

A1.0



SITE IMAGE - NORTHWEST CORNER

SITE IMAGE - SOUTHWEST CORNER

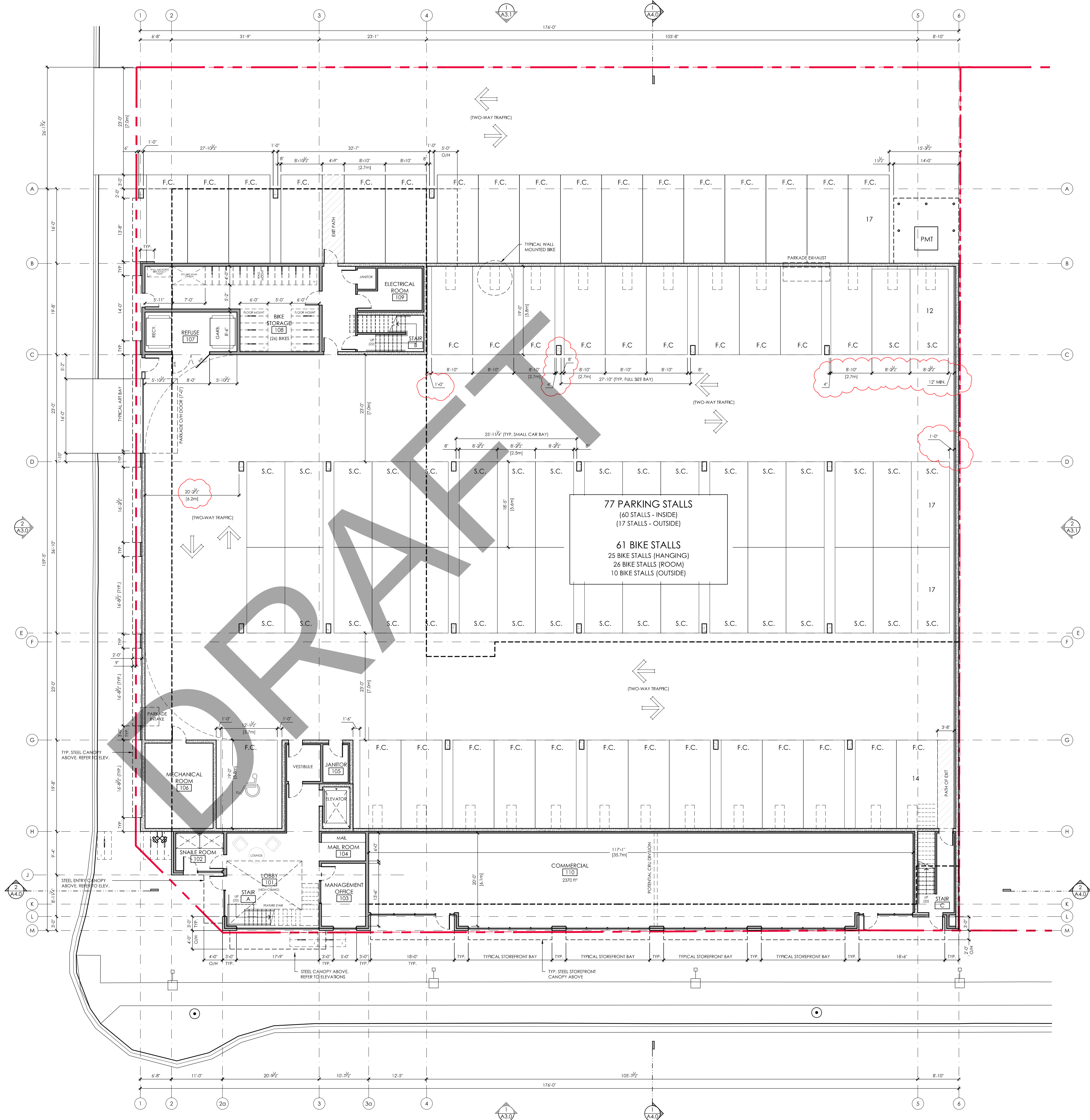
SITE IMAGE - SOUTHEAST CORNER

SYMBOLS & ABBREV.'S LEGEND
IDENTIFICATION MARKER LEGEND

- ELEVATION
REFERENCE
- DETAIL
REFERENCE
- WALL SECTION
REFERENCE
- BUILDING SECTION
REFERENCE
- DATUM
A/F/F LEVEL (ABOVE FINISHED FLOOR)
- GRID LINE
- BELOW GRADE WEEPING TILE
(COORD. W/ MECH. DWG.'S)
(COORD. W/ SITE SERVICE DWG.'S)
- DOOR TYPE
(COORD. W/ DOOR SCH.'S)
- NEW DOOR
- TYP. UNIT ACCESS DOOR
- WINDOW #
(COORD. W/ WINDOW SCH.'S)
- RM. NAME
ROOM NO.
- WALL TYPE
(COORD. W/ WALL TYPE SCH.)
- CARBON MONOXIDE/SMOKE
DETECTOR
- FLOOR DRAIN C/W SLOPE ARROW
(COORD. W/ MECH. DWG.'S)
- FINISHED FLOOR ELEVATION (METERS)
(COORD. W/ BUILD. SECTIONS)

HATCH IDENTIFICATION MARKER LEGEND

- ROOF AREA BELOW
- FULL HEIGHT WALL
- PRIVATE TERRACE/BALCONY
- HATCH AREA DENOTES CEILING HEIGHT
UNDER 4'-0"
- OPEN TO ABOVE



Seal

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6	20.03.10	ISSUED FOR DEVELOPMENT PERMIT
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4	20.02.07	ISSUED FOR COORDINATION
---	----------	-------------------------

3	19.11.27	ISSUED FOR ALTERNATE SCHEMATIC DESIGN
---	----------	---------------------------------------

2	19.11.15	ISSUED FOR CITY REVIEW
---	----------	------------------------

1	19.09.27	ISSUED FOR CLIENT REVIEW
---	----------	--------------------------

NO.	DATE	RECORD OF ISSUES
-----	------	------------------

Project

WESTMINSTER
MIXED-USE
DEVELOPMENT

285 WESTMINSTER AVE.,
PENTICTON, BC

Sheet Title

FLOOR PLAN
LEVEL 2

Job Number 19,744

Date 2020.03.10

Scale 3/32" = 1'

Revision Number 0

Drawing Number

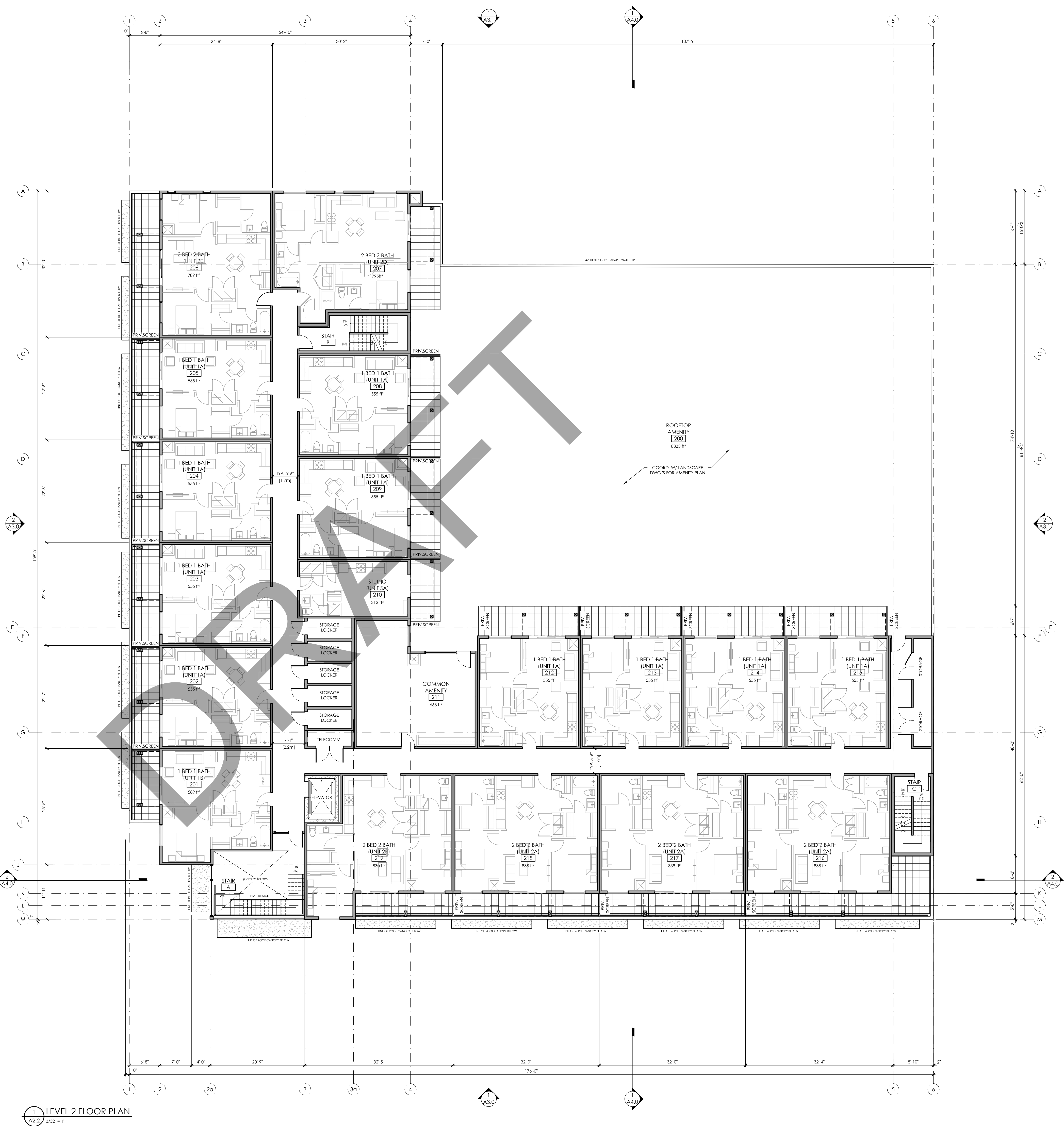
A2.2

SYMBOLS & ABBREV.'S LEGEND
IDENTIFICATION MARKER LEGEND

- ELEVATION REFERENCE
- DETAIL REFERENCE
- WALL SECTION REFERENCE
- BUILDING SECTION REFERENCE
- DATUM A/F/F LEVEL (ABOVE FINISHED FLOOR)
- GRID LINE
- BELOW GRADE WEeping TILE (COORD. W/ MECH. DWG.'S)
(COORD. W/ SITE SERVICE DWG.'S)
- DOOR TYPE (COORD. W/ DOOR SCH.'S)
- NEW DOOR
- TYP. UNIT ACCESS DOOR
- WINDOW # (COORD. W/ WINDOW SCH.'S)
- RM. NAME ROOM NO.
- WALL TYPE (COORD. W/ WALL TYPE SCH.)
- S.D. CARBON MONOXIDE/SMOKE DETECTOR
- FFD FLOOR DRAIN C/W SLOPE ARROW (COORD. W/ MECH. DWG.'S)
- XXX.XXm FFE FINISHED FLOOR ELEVATION (METERS) (COORD. W/ BUILD. SECTIONS)

HATCH IDENTIFICATION MARKER LEGEND

- ROOF AREA BELOW
- FULL HEIGHT WALL
- PRIVATE TERRACE/BALCONY
- HATCH AREA DENOTES CEILING HEIGHT UNDER 4'-0"
- OPEN TO ABOVE



1 LEVEL 2 FLOOR PLAN
A2.2 3/32" = 1'

Seal

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NO. DATE RECORD OF REVISIONS

6 20.03.10 ISSUED FOR DEVELOPMENT PERMIT

5 20.02.28 ISSUED FOR REVIEW

4 20.02.07 ISSUED FOR COORDINATION

3 19.11.27 ISSUED FOR ALTERNATE SCHEMATIC DESIGN

2 19.11.15 ISSUED FOR CITY REVIEW

1 19.09.27 ISSUED FOR CLIENT REVIEW

NO. DATE RECORD OF ISSUES

Project

WESTMINSTER
MIXED-USE
DEVELOPMENT
285 WESTMINSTER AVE.,
PENTICTON, BC

Sheet Title

FLOOR PLAN
LEVELS 3 + 4

Job Number 19,744

Date 2020.03.10

Scale 3/32" = 1'

Revision Number 0

Drawing Number

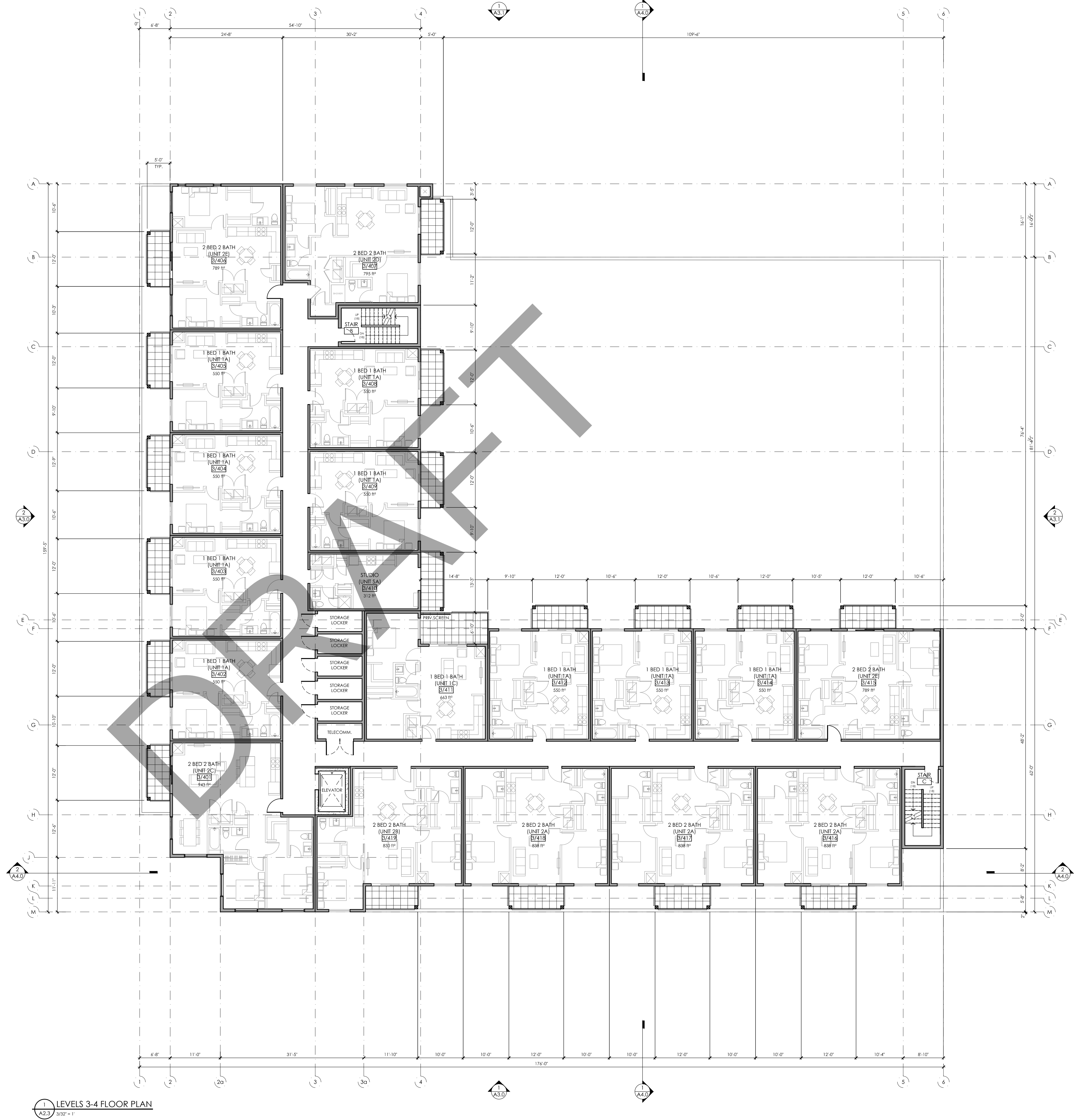
A2.3

SYMBOLS & ABBREV.'S LEGEND
IDENTIFICATION MARKER LEGEND

-  ELEVATION REFERENCE
-  DETAIL REFERENCE
-  WALL SECTION REFERENCE
-  BUILDING SECTION REFERENCE
-  DATUM A/F/F LEVEL (ABOVE FINISHED FLOOR)
-  GRID LINE
-  BELOW GRADE WEEPING TILE (COORD. W/ MECH. DWG.'S)
(COORD. W/ SITE SERVICE DWG.'S)
-  DOOR TYPE (COORD. W/ DOOR SCH.'S)
-  NEW DOOR
-  TYP. UNIT ACCESS DOOR
-  WINDOW # (COORD. W/ WINDOW SCH.'S)
-  RM. NAME ROOM NO.
-  WALL TYPE (COORD. W/ WALL TYPE SCH.)
-  S.D. CARBON MONOXIDE/SMOKE DETECTOR
-  FFD FLOOR DRAIN C/W SLOPE ARROW (COORD. W/ MECH. DWG.'S)
-  XXX.XXm FFE FINISHED FLOOR ELEVATION (METERS)
(COORD. W/ BUILD. SECTIONS)

HATCH IDENTIFICATION MARKER LEGEND

-  ROOF AREA BELOW
-  FULL HEIGHT WALL
-  PRIVATE TERRACE/BALCONY
-  HATCH AREA DENOTES CEILING HEIGHT UNDER 4'-0"
-  OPEN TO ABOVE



LEVELS 3-4 FLOOR PLAN
A2.3 3/32" = 1'

Seal

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NO. DATE RECORD OF REVISIONS

6 20.03.10 ISSUED FOR DEVELOPMENT PERMIT

5 20.02.28 ISSUED FOR REVIEW

4 20.02.07 ISSUED FOR COORDINATION

3 19.11.27 ISSUED FOR ALTERNATE SCHEMATIC DESIGN

2 19.11.15 ISSUED FOR CITY REVIEW

1 19.09.27 ISSUED FOR CLIENT REVIEW

NO. DATE RECORD OF ISSUES

Project

WESTMINSTER
MIXED-USE
DEVELOPMENT
285 WESTMINSTER AVE.,
PENTICTON, BC

Sheet Title

FLOOR PLAN
LEVEL 5

Job Number 19,744

Date 2020.03.10

Scale 3/32" = 1'

Revision Number 0

Drawing Number

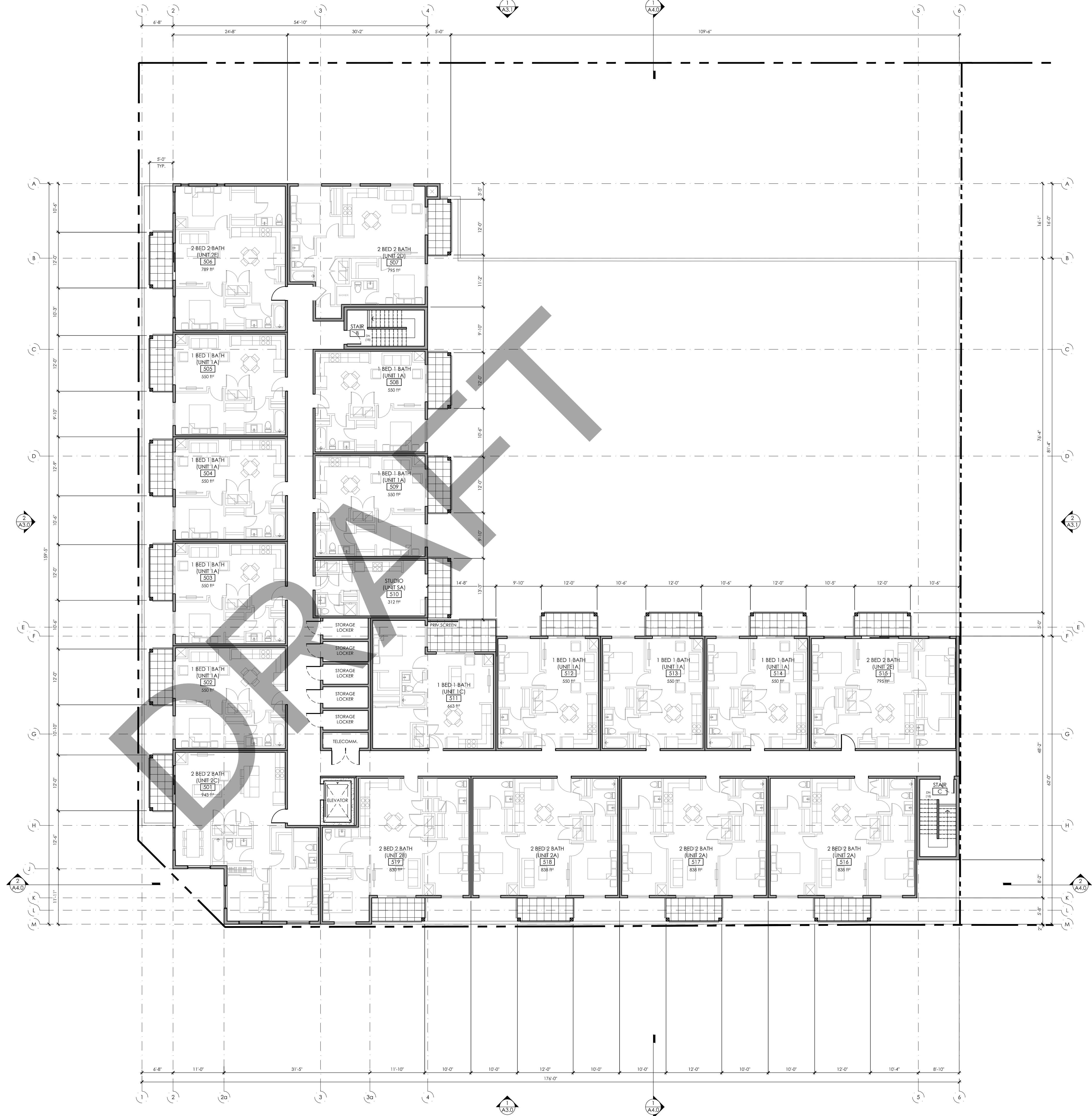
A2.4

SYMBOLS & ABBREV.'S LEGEND
IDENTIFICATION MARKER LEGEND

- ELEVATION REFERENCE
DETAIL REFERENCE
WALL SECTION REFERENCE
BUILDING SECTION REFERENCE
DATUM
GRID LINE
BELOW GRADE WEAVING TILE (COORD. W/ MECH. DWG.'S)
(COORD. W/ SITE SERVICE DWG.'S)
DOOR TYPE (COORD. W/ DOOR SCH.'S)
NEW DOOR
TYP. UNIT ACCESS DOOR
WINDOW # (COORD. W/ WINDOW SCH.'S)
RM. NAME
ROOM NO.
WALL TYPE (COORD. W/ WALL TYPE SCH.)
CARBON MONOXIDE/SMOKE DETECTOR
FLOOR DRAIN C/W SLOPE ARROW (COORD. W/ MECH. DWG.'S)
FINISHED FLOOR ELEVATION (METERS) (COORD. W/ BUILD. SECTIONS)

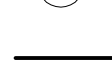
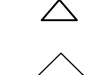
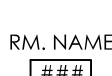
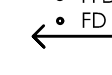
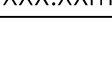
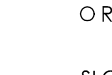
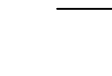
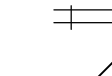
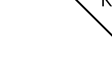
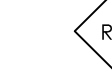
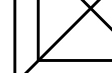
HATCH IDENTIFICATION MARKER LEGEND

- ROOF AREA BELOW
FULL HEIGHT WALL
PRIVATE TERRACE/BALCONY
HATCH AREA DENOTES CEILING HEIGHT UNDER 4'-0"
OPEN TO ABOVE

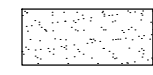
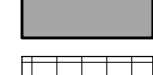
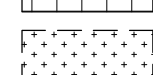
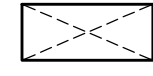
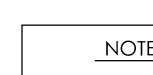


1 LEVELS 3-4 FLOOR PLAN
A2.3 3/32" = 1'

SYMBOLS & ABBREV.'S LEGEND
IDENTIFICATION MARKER LEGEND

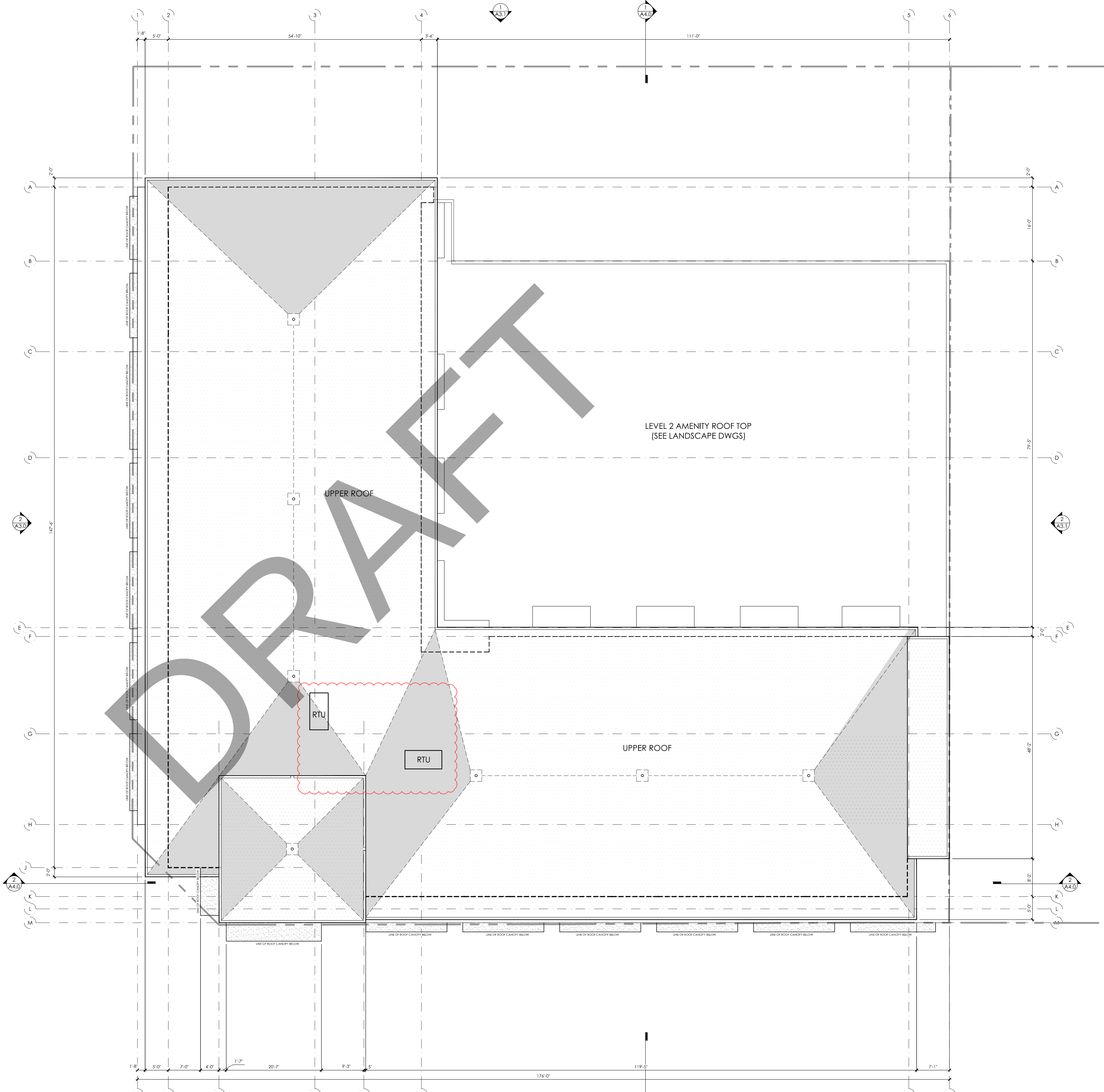
-  ELEVATION REFERENCE
 DETAIL REFERENCE
 WALL SECTION REFERENCE
 BUILDING SECTION REFERENCE
 DATUM
 GRID LINE
 BELOW GRADE WEEPING TILE
(COORD. W/ MECH. DWG.'S)
(COORD. W/ SITE SERVICE DWG.'S)
 DOOR TYPE
(COORD. W/ DOOR SCH.'S)
 NEW DOOR
 TYP. UNIT ACCESS DOOR
 WINDOW #
(COORD. W/ WINDOW SCH.'S)
 RM. NAME
(###)
 WALL TYPE
(COORD. W/ WALL TYPE SCH.)
 S.D.
 FFD
FLOOR DRAIN C/W SLOPE ARROW
(COORD. W/ MECH. DWG.'S)
 XXX.XXm FFE
FINISHED FLOOR ELEVATION (METERS)
(COORD. W/ BUILD. SECTIONS)
 EXT./INT LIGHT FIXTURE
(WALL SCONCE)
 RWL
PRE-FIN. METAL H/D RAIN WATER LEADER
 SLOPE
ROOF SLOPE DIRECTION
PROVIDE POSITIVE ROOF SLOPES TOWARD
ROOF DRAIN. SLOPE TO BE MIN. 1.5-2%.
COORDINATE ROOF SLOPES WITH STRUCTURAL
DRAWINGS
-100
RELATIVE ROOF SLOPE HEIGHT DIFFERENCES OF
TOP OF ROOF SURFACE WITHIN THE ROOF
PERIMETER INDICATED.
 RD - 0
ROOF DRAIN LOCATION
ROOF DRAINS ARE LOCATED IN THE GENERAL
LOCATION ON THE ROOF PLAN. REFER TO STRUCTURAL
DRAWINGS AND COORDINATE WITH THE STEEL SHOP
DRAWINGS FOR EXACT ROOF DRAIN LOCATION.
PROVIDE POSITIVE ROOF SLOPES TOWARD ROOF
DRAIN. SLOPE TO BE MIN. 1.5 -2%.
 ROOF SNOW GUARD AS SPEC.'D
 R1
ROOF TYPE
PRE-FIN. SLOPED STANDING SEAM METAL
ROOFING SYSTEM AS SPEC.'D
 R2
BUILT-UP FLAT ROOF AS SPEC.'D
 TOA
(TIE OFF ANCHOR - TOA)
TIE OFF ANCHOR SYSTEM TO BE SUPPLIED AND
INSTALLED IN ACCORDANCE WITH THE ONTARIO
OCCUPATIONAL HEALTH & SAFETY ACT.
THE ARCHITECTURAL DRAWINGS ONLY INDICATE A
SCHEMATIC LAYOUT OF THE TIE OFF SYSTEM. IT IS UP TO
THE SUPPLIER TO PROVIDE A CERTIFIED LAYOUT.
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR
TO COORDINATE TIE OFF ANCHOR LOCATIONS TO THE
STRUCTURE AND AVOID INTERFERENCE WITH ANY ROOF
TOP EQUIPMENT, STACKS/ VENTS ETC.
 RTU
ROOF TOP EQUIPMENT REFER TO MECHANICAL
DRAWINGS FOR TYPE.
COORDINATION LOCATION ON MECHANICAL
DRAWINGS
LOCATE ROOF TOP EQUIPMENT AWAY FROM ROOF
DRAINS, ROOF PERIMETERS AND VALLEYS ON A 600mm
HIGH PRE-FAB. INSUL. CURB
(COORD. W/ X/AX.X)
 600x600x50mm PRECAST CONCRETE PAVERS ON RIGID
INSULATION PADS AS SPEC.'D.
AT ALL ROOF ACCESS LOCATIONS AND AROUND ANY
ROOF TOP EQUIPMENT THAT REQUIRES SERVICE.
COORDINATE WITH MECHANICAL TRADE FOR
LOCATIONS INCLUDING LOCATIONS INDICATED ON
ROOF PLAN.
 SD
SCUPPER DRAIN LOCATION
SCUPPER DRAINS ARE LOCATED IN THE GENERAL
LOCATION ON THE ROOF PLAN
(COORD. W/ X/AX.X)
(COORD. W/ X/AX.X)
 TAPERED ROOF INSULATION TO PROVIDE ROOF SLOPE
IN AREA WHERE STRUCT. STEEL DECK. CAN NOT BE
SLOPED.
PROVIDE POSITIVE ROOF SLOPES TOWARD ROOF
DRAIN. SLOPE TO BE MIN. 1.5-2%.
PROVIDE ADDITIONAL TAPERED INSULATION (NOT
INDICATED) AT ALL ROOF TOP UNIT LOCATION TO
DIVERTE WATER AROUND THE UNITS TO DRAIN.
COORDINATE ALL LOCATIONS WITH MECHANICAL
DRAWINGS AND ROOF PLAN AND ALSO ON SITE.

HATCH IDENTIFICATION MARKER LEGEND

-  ROOF AREA BELOW
 FULL HEIGHT WALL
 PRIVATE TERRACE/BALCONY
 HATCH AREA DENOTES CEILING HEIGHT
UNDER 6'-0"
 OPEN TO ABOVE

NOTES:

1. ROOF ELEVATIONS NOTED REPRESENT FINISHED ROOF ELEVATIONS
RELATIVE TO HIGH POINT OF FINISHED ROOF AT PERIMETER. HIGH
POINT IS NOTED AS 0mm. TYPICAL
2. INSTALL CONCRETE PRECAST PAVERS AT ALL ROOF TOP UNIT
LOCATIONS (REFER TO SPEC. FOR INSTALLATION) ALL ROOF TOP UNIT
LOCATIONS INDICATED ON THIS PLAN ARE APPROXIMATE. REFER TO
MECH. DWGS. FOR ROOF TOP UNIT LOCATIONS
3. INSTALL CONCRETE PRECAST PAVERS AT EACH ROOF HATCH
LOCATIONS (REFER TO SPEC. FOR INSTALLATION)
4. IN ADDITION TO PRECAST PAVERS INDICATED ON ROOF PLAN
ALLOW FOR SUPPLY AND INSTALLATION OF AN ADDITIONAL 50
PRECAST ROOF PAVERS TO BE INSTALLED AROUND ROOF TOP
MECHANICAL EQUIPMENT AS SITE DIRECTED.
5. ROOF SUPPORTS FOR ROOF TOP GAS LINE PIPING TO BE BY
SECTION 07500/ROOFING TENDER PACKAGE. REFER TO
MECHANICAL DRAWINGS FOR LOCATION OF GAS LINE PIPES.
6. ROOF DRAINS SHOWN ARE TO BE AT STRUCTURAL LOW POINTS.
SITE VERIFY AND ENSURE ROOF DRAINS ARE INSTALLED AT LOW
POINTS.
7. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR
LOCATIONS OF ALL ROOF TOP MECHANICAL AND ELECTRICAL
EQUIPMENT. EQUIPMENT SHOWN ON ARCHITECTURAL ROOF PLAN IS
FOR GENERAL REFERENCE ONLY.
8. REFER TO ROOFING SPEC'S. FOR ROOFING REQUIREMENTS
9. COORDINATE SLOPES TO STRUCT. STEEL.
10. REFER TO DETAILS X/AX.X FOR TYP. ROOF CURB MOUNTED
EQUIPMENT.



1 ROOF PLAN
A2.5 3/32" = 1"

Seal

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written permission.

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1 20.04.17 RE-ISSUED FOR DP

NO. DATE RECORD OF REVISIONS

6 20.03.10 ISSUED FOR
DEVELOPMENT PERMIT

5 20.02.28 ISSUED FOR REVIEW

4 20.02.07 ISSUED FOR
COORDINATION

3 19.11.27 ISSUED FOR ALTERNATE
SCHEMATIC DESIGN

2 19.11.15 ISSUED FOR CITY
REVIEW

1 19.09.27 ISSUED FOR CLIENT
REVIEW

NO. DATE RECORD OF ISSUES

Project

WESTMINSTER
MIXED-USE
DEVELOPMENT

285 WESTMINSTER AVE.,
PENTICTON, BC

Sheet Title

ROOF
PLAN

Job Number 19,744

Date 2020.04.17

Scale 3/32" = 1"

Revision Number 0

Drawing Number

A2.5

EXTERIOR FINISH SCHEME

- 1 ARCHITECTURAL EXPOSED CONCRETE (AEC)
STYLE: 8" REBARS TO BOARD FORM
COLOUR: TINTED MEDIUM GRAY
NOTE: BOARD DIRECTION PER ELEVATION
- 2 EXTERIOR CLADDING
PRODUCT: ALLURA (OR EQUAL)
COLOUR: STERLING GREY
STYLE: SMOOTH
- 3 EXTERIOR CLADDING
PRODUCT: WESTFORM METALS (OR EQUAL)
COLOUR: BLACK
STYLE: WF-1/2" (24ga) CORRUGATED
- 4 EXTERIOR CLADDING
PRODUCT: MAC ARCHITECTURAL METALS
COLOUR: TITANIUM BLACK
STYLE: MS1 MODULAR, ALTERNATING
- 5 EXTERIOR CLADDING
PRODUCT: NATURAL MATERIALS
COLOUR: CLASSIC USED-TUMBLED
STYLE: TRADITIONAL TUMBLED USED
MORTAR COLOUR: NATURAL/UNMODIFIED
- 6 PRE-CAST (CONC.) MASONRY CAP/CORNICE
COLOUR: NATURAL (UNTINTED)
NOTES: HEIGHT AS NOTED "8"
- 7 DOORS/WINDOWS - VINYL
COLOUR: WHITE OR BLACK PER ELEVATION
- 8 ALUMINUM STOREFRONT
NOTES: TRANSPARENT LOW-E GLAZING
COLOUR: BLACK ANODIZED ALUMINUM
- 9 COMMERCIAL CURTAIN DOOR
COLOUR: BLACK TO MATCH (3)
STYLE: ROLL-UP W/ OPERATOR
- 10 COMMERCIAL HM PEDESTRIAN DOOR
COLOUR: BLACK
- 11 PRE-FINISHED METAL SOFFIT
COLOUR: COPPER PINKY
PRODUCT: WESTFORM
TYPE: PERFORATED
- 12 FIBRE CEMENT FACIA/TRIM BOARD
FINISH: SMOOTH
COLOUR: CHARCOAL
- 13 WRAPPED BUILT-UP WOOD COLUMN
FINISH: FIBRE CEMENT BOARD (SMOOTH)
COLOUR: CHARCOAL
- 14 ARCHITECTURALLY EXPOSED STRUCTURAL
STEEL (AESS) CANOPY
STYLE: C-CHANNEL TO AESS 2 STANDARD
COLOUR: BLACK
NOTE: STEEL SUPPORT BRACKET AS SHOWN
- 15 BUILDING SIGN/LETTERING
STYLE: TBD
COLOUR: TBD
ILLUMINATION: TBD
- 16 INDUSTRIAL WALL SCONCE
STYLE: AS SHOWN
COLOUR: BLACK
ILLUMINATION: DOWN-LIGHTING
- 17 ART/MURAL PANEL ON (STAND-OFF) METAL
FRAME
STYLE: AS SHOWN
FRAME COLOUR: BLACK
ILLUMINATION: SOFFIT DOWN-LIGHTING
- 18 PRE-FINISHED METAL GUARD ASSEMBLY
NOTES: PICKETS + FASCIA MOUNTED POST
COLOUR: BLACK
- 19 BIKE RACK/PARKING
NOTES: PER LANDSCAPE DRAWINGS
- 20 CMU - 8" CONCRETE MASONRY UNIT
NOTES: WEATHER SEALED

SYMBOLS & ABBREV.'S LEGEND
IDENTIFICATION MARKER LEGEND

- ELEVATION
REFERENCE
- DETAIL
REFERENCE
- WALL SECTION
REFERENCE
- BUILDING SECTION
REFERENCE
- DATUM
A/F/F LEVEL (ABOVE FINISHED FLOOR)
- GRID LINE
- CONTROL JOINT LOCATION
COORD. W/ X/AX.X & ELEVATIONS FOR
TYPICAL DETAIL LOCATION OF JOINTS FOR
THROUGH WALL FLASHING PER MANUF. SPEC.1
- COMPARTIMENTALIZATION OF CAVITY JOINT
LOCATION
(COORD. W/ A4 DWG.3)
FOR TYPICAL DETAIL LOCATION OF JOINTS TO
BE COORDINATED WITH MASONRY MODULE
- LIGHT FIXTURES (COORDINATE WITH ELECTRICAL
DRAWINGS)
- MECHANICAL LOUVRES TO BE PAINTED/
COLOUR MATCHED TO MATERIAL IT RESIDES IN
-COORD. WITH MECH. DWGS.
- SCUPPER DRAIN LOCATION
SCUPPER DRAINS ARE LOCATED IN THE
GENERAL LOCATION ON THE ROOF PLAN
(COORD. W/ X/AX.X)

1 BUILDING ELEVATION - SOUTH
A3.0 1/8" = 1"2 BUILDING ELEVATION - WEST
A3.0 1/8" = 1"

NO.	DATE	RECORD OF REVISIONS
1	20.04.17	RE-ISSUED FOR DP

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2	19.11.15	ISSUED FOR CITY REVIEW
1	19.09.27	ISSUED FOR CLIENT REVIEW

NO.	DATE	RECORD OF ISSUES
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Project
WESTMINSTER
MIXED-USE
DEVELOPMENT

285 WESTMINSTER AVE.,
PENTICTON, BC

Sheet Title
**BUILDING
ELEVATIONS**

Job Number	19,744
Date	2020.04.17
Scale	1/8" = 1"
Revision Number	0
Drawing Number	

A3.0

EXTERIOR FINISH SCHEME

- ARCHITECTURAL EXPOSED CONCRETE (AEC)
STYLE: 18" BEERS TO BOARD FORM
COLOUR: TINTED MEDIUM GRAY
NOTE: BOARD DIRECTION PER ELEVATION
- EXTERIOR CLADDING
PRODUCT: ALLURA (OR EQUAL)
COLOUR: STERLING GREY
STYLE: SMOOTH
- EXTERIOR CLADDING
PRODUCT: WESTFORM METALS (OR EQUAL)
COLOUR: BLACK
STYLE: WF-1/2" (24ga) CORRUGATED
- EXTERIOR CLADDING
PRODUCT: MAC ARCHITECTURAL METALS
COLOUR: TITANIUM BLACK
STYLE: NS1 MODULAR, ALTERNATING
- EXTERIOR CLADDING
PRODUCT: NATURAL MATERIALS
COLOUR: CLASSIC USED-TUMBLED
STYLE: TRADITIONAL TUMBLED USED
MONTAR COLOUR: NATURAL/UNMODIFIED
- PRE-CAST (CONC.) MASONRY CAP/CORNICE
COLOUR: NATURAL/UNTINTED
NOTES: HEIGHT AS NOTED "8"
- DOORS/WINDOWS - VINYL
COLOUR: WHITE OR BLACK PER ELEVATION
- ALUMINUM STOREFRONT
NOTES: TRANSPARENT LOW-E GLAZING
COLOUR: BLACK ANODIZED ALUMINUM
- COMMERCIAL GROUND DOOR
COLOUR: BLACK TO MATCH (3)
STYLE: ROLL-UP W/ OPERATOR
- COMMERCIAL HM PEDESTRIAN DOOR
COLOUR: BLACK
- PRE-FINISHED METAL SOFFIT
COLOUR: COPPER PENNY
PRODUCT: WESTFORM
TYPE: PERFORATED
- FIBRE CEMENT FACIA/TRIM BOARD
FINISH: SMOOTH
COLOUR: CHARCOAL
- WRAPPED BUILT-UP WOOD COLUMN
FINISH: FIBRE CEMENT BOARD (SMOOTH)
COLOUR: CHARCOAL
- ARCHITECTURALLY EXPOSED STRUCTURAL
STEEL (AESS) CANOPY
STYLE: C-CHANNEL TO AESS 2 STANDARD
COLOUR: BLACK
NOTE: STEEL SUPPORT BRACKET AS SHOWN
- BUILDING SIGN/LETTERING
STYLE: TBD
COLOUR: TBD
ILLUMINATION: TBD
- INDUSTRIAL WALL SCOFFICE
STYLE: AS SHOWN
COLOUR: BLACK
ILLUMINATION: DOWN-LIGHTING
- ART/MURAL PANEL ON (STAND-OFF) METAL
FRAME
STYLE: AS SHOWN
FRAME COLOUR: BLACK
ILLUMINATION: SOFFIT DOWN-LIGHTING
- PRE-FINISHED METAL GUARD ASSEMBLY
NOTES: PICKETS + FASCIA MOUNTED POST
COLOUR: BLACK
- BKE RACK/PARKING
NOTES: PER LANDSCAPE DRAWINGS
- CMU - 8" CONCRETE MASONRY UNIT
NOTES: WEATHER SEALED

SYMBOLS & ABBREV.'S LEGEND IDENTIFICATION MARKER LEGEND

- ELEVATION REFERENCE
- DETAIL REFERENCE
- WALL SECTION REFERENCE
- BUILDING SECTION REFERENCE
- DATUM
- A/F/F LEVEL (ABOVE FINISHED FLOOR)
- GRID LINE
- C.J. CONTROL JOINT LOCATION
COORD. W/ X/AXX & ELEVATIONS FOR
TYPICAL DETAIL LOCATION OF JOINTS FOR
THROUGH WALL FLASHING PER MANUF. SPEC.1
- CC.J. COMPARTIMENTALIZATION OF CAVITY JOINT
LOCATION
(COORD. W/ A4 DWG.3)
FOR TYPICAL DETAIL LOCATION OF JOINTS TO
BE COORDINATED WITH MASONRY MODULE
- LIGHT FIXTURES (COORDINATE WITH ELECTRICAL
DRAWINGS)
- MECHANICAL LOUVRES TO BE PAINTED/
COLOUR MATCHED TO MATERIAL IT RESIDES IN
-COORD. WITH MECH. DWGS.
- SCUPPER DRAIN LOCATION
SCUPPER DRAINS ARE LOCATED IN THE
GENERAL LOCATION ON THE ROOF PLAN
(COORD. W/ X/AXX)



1 BUILDING ELEVATION - NORTH
A3.1 1/8" = 1'



2 BUILDING ELEVATION - EAST
A3.1 1/8" = 1'



PERSPECTIVE - SOUTHWEST CORNER - ARTISTIC IMPRESSION



BRUNSWICK STREET ELEVATION - ARTISTIC IMPRESSION



BLUEGREEN
ARCHITECTURE INC
www.bluegreenarchitecture.com
100 - 1353 Elk Street,
Kelowna, BC, V1Y 1Z9
236 420 3550

MISSION
GROUP

BENCH

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SERVICES

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NO.	DATE	RECORD OF REVISIONS
6	20.03.10	ISSUED FOR DEVELOPMENT PERMIT
5	20.02.28	ISSUED FOR REVIEW
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3	19.11.27	ISSUED FOR ALTERNATE SCHEMATIC DESIGN
2	19.11.15	ISSUED FOR CITY REVIEW
1	19.09.27	ISSUED FOR CLIENT REVIEW
NO.	DATE	RECORD OF ISSUES

Project

WESTMINSTER
MIXED-USE
DEVELOPMENT

285 WESTMINSTER AVE.,
PENTICTON, BC

Sheet Title

**BUILDING
PERSPECTIVES**

Job Number

19,744

Date

2020.03.10

Scale

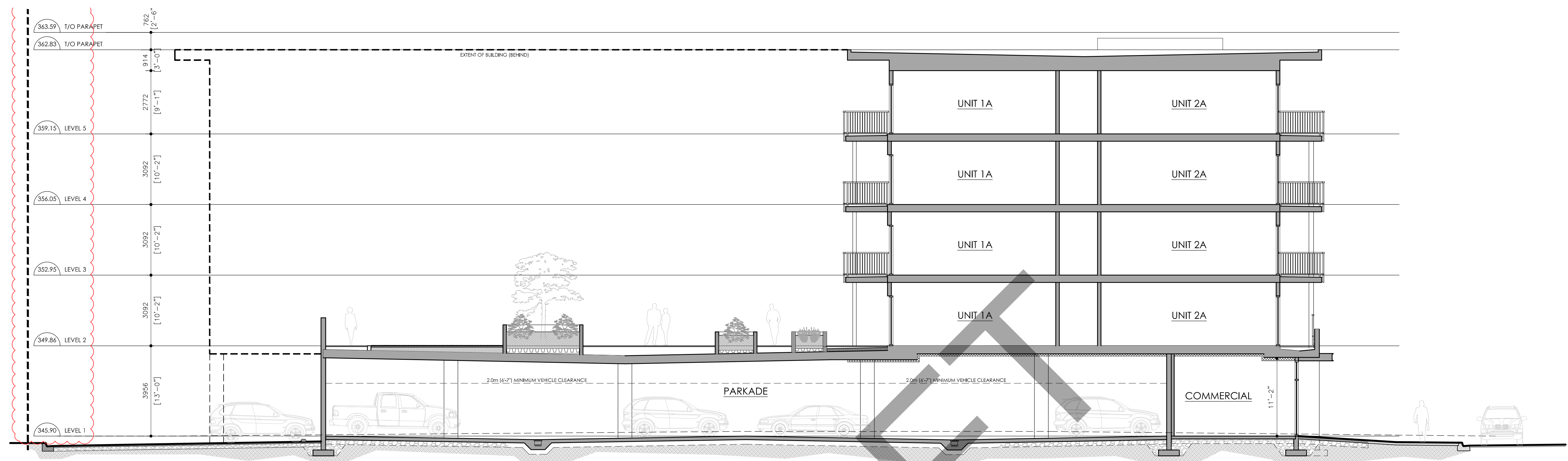
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Revision Number

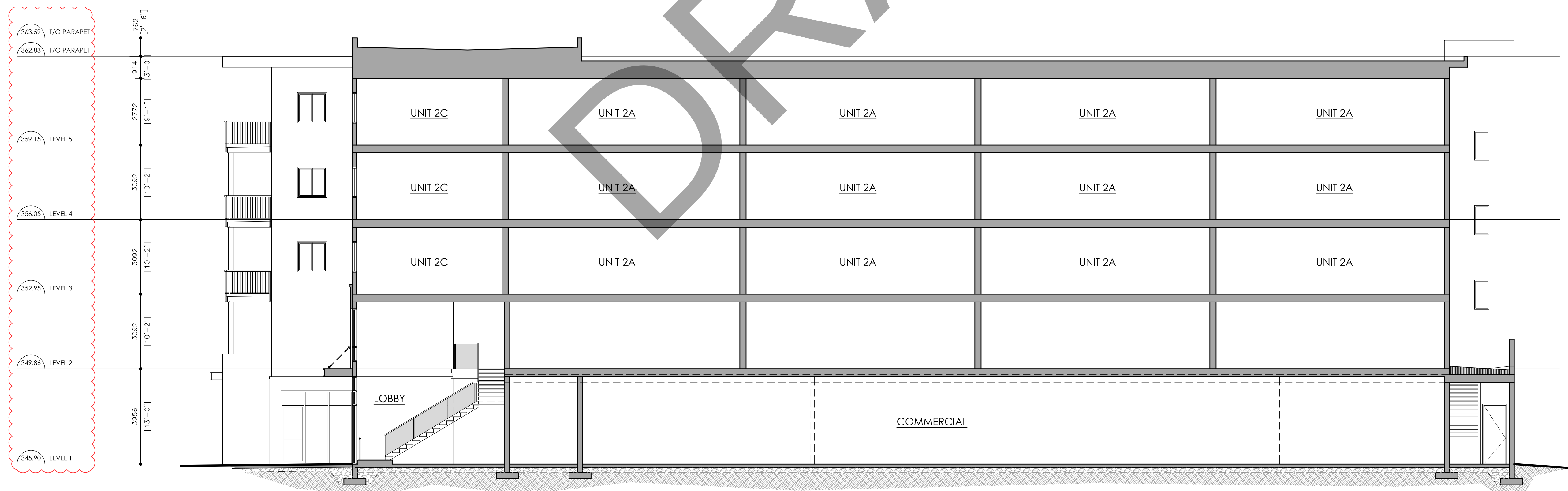
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Drawing Number

A3.2



1 BUILDING SECTION
A4.0 1/8"=1'-0"



2 BUILDING SECTION
A4.0 1/8"=1'-0"

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1 20.04.17 RE-ISSUED FOR DP

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1	19.09.27	ISSUED FOR CLIENT REVIEW
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NO.	DATE	RECORD OF ISSUES
-----	------	------------------

Project

WESTMINSTER
MIXED-USE
DEVELOPMENT

285 WESTMINSTER AVE.,
PENTICTON, BC

Sheet Title

**BUILDING
SECTIONS**

Job Number 19,744

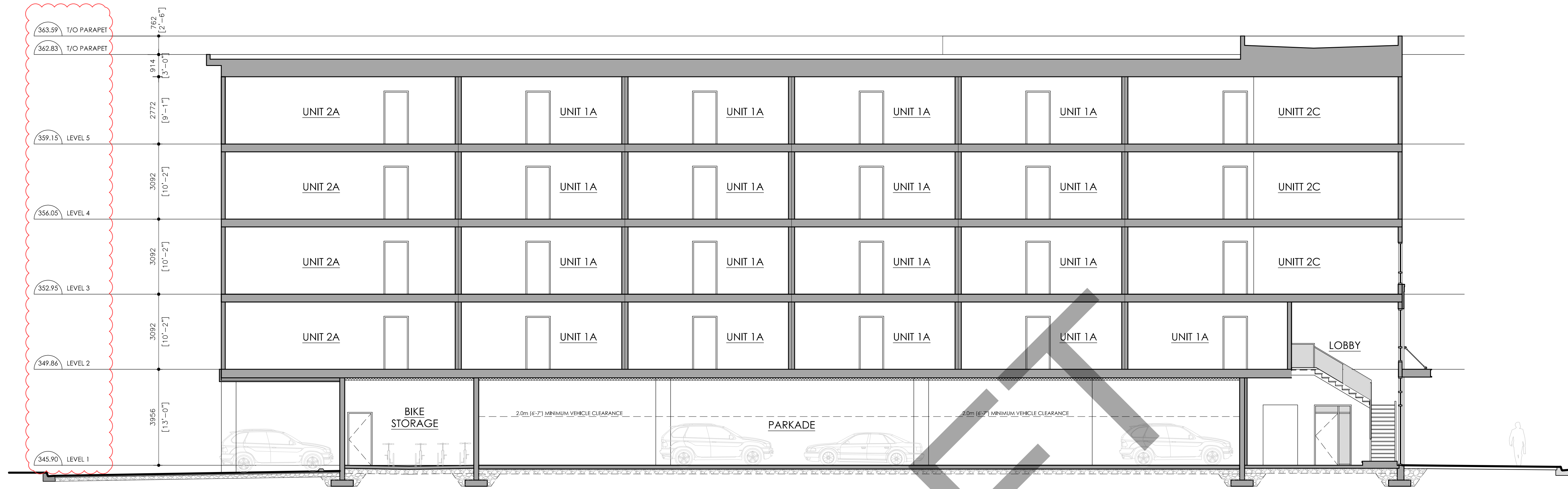
Date 2020.04.17

Scale 1/8" = 1'

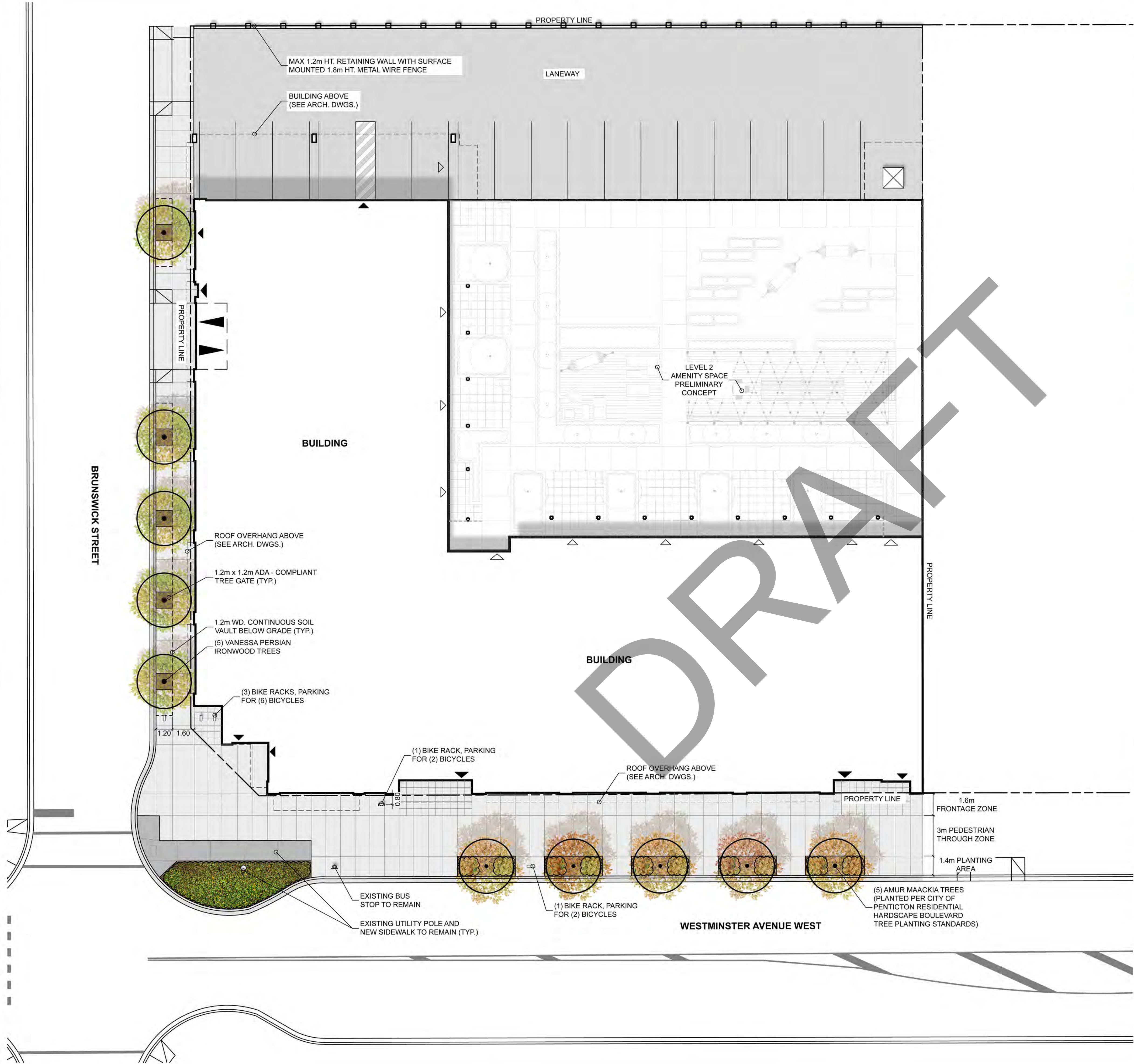
Revision Number 0

Drawing Number

A4.1



1 BUILDING SECTION
A4.1 1/8"=1'-0"



DEVELOPMENT PERMIT NOTES:

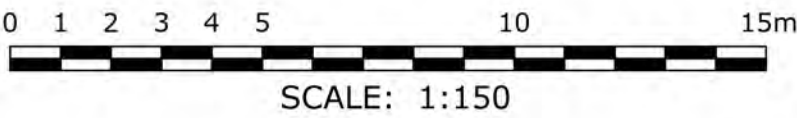
- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.L.N.A. AND C.S.L.A. AS WELL AS THE CITY OF PENTICTON LANDSCAPE STANDARDS IN BYLAW NO 2017-08.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF PENTICTON 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 DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE CRUSHER CHIP. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- H LEVEL 2 AMENITY SPACE DESIGN IS CONCEPTUAL ONLY AND MAY BE FINED DURING THE DESIGN DEVELOPMENT PROCESS AFTER THE TIME OF DEVELOPMENT PERMIT APPLICATION.
- I LANDSCAPE AREAS TO BE SERVICED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM (INCLUDING BOULEVARD AREAS).

LEGEND:

- PROPOSED DECIDUOUS TREES
- C.I.P. CONCRETE PAVING
- SHURBS, PERENNIALS & GRASSES PLANTING
- LEVEL 1 BUILDING PUBLIC ENTRY / EXIT
- LEVEL 1 BUILDING RESIDENTIAL ENTRY / EXIT
- LEVEL 1 BUILDING VEHICLE ENTRY / EXIT
- LEVEL 2 BUILDING ENTRY / EXIT
- LEVEL 2 PRIVATE PATIO ENTRY / EXIT

LEVEL 1 PLANT LIST:

TREES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Maackia amurensis</i>	Amur maackia	6cm Cal.	B&B
<i>Parrotia persica</i> 'Vanessa'	Vanessa Persian ironwood	6cm Cal.	B&B
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Paxistima canbyi</i>	Cliffgreen	#02 Cont./1.2m O.C.	Potted
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm coneflower	#01 Cont./0.6m O.C.	Potted
<i>Sedum alboroseum</i> 'Autumn Joy'	Autumn Joy stonecrop	#01 Cont./0.6m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Bouteloua gracilis</i>	Blue grama	#01 Cont./0.6m O.C.	Potted
<i>Sesleria autumnalis</i>	Autumn moor grass	#01 Cont./0.3m O.C.	Potted



NOT FOR CONSTRUCTION

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REVISIONS / ISSUED:		
5	APR 17/2020	REISSUED FOR DP APPLICATION
4	MAR 30/2020	ISSUED FOR COORDINATION
3	MAR 09/2020	ISSUED FOR DP APPLICATION
2	FEB 06/2020	ISSUED FOR CLIENT REVIEW
1	JAN 21/2020	ISSUED FOR CLIENT REVIEW
NO.	DATE	DESCRIPTION

BENCH

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

CLIENT:

MISSION GROUP
KELOWNA, B.C.

PROJECT:

285 WESTMINSTER AVENUE RENTAL APARTMENT
PENTICTON, B.C.

SHEET TITLE

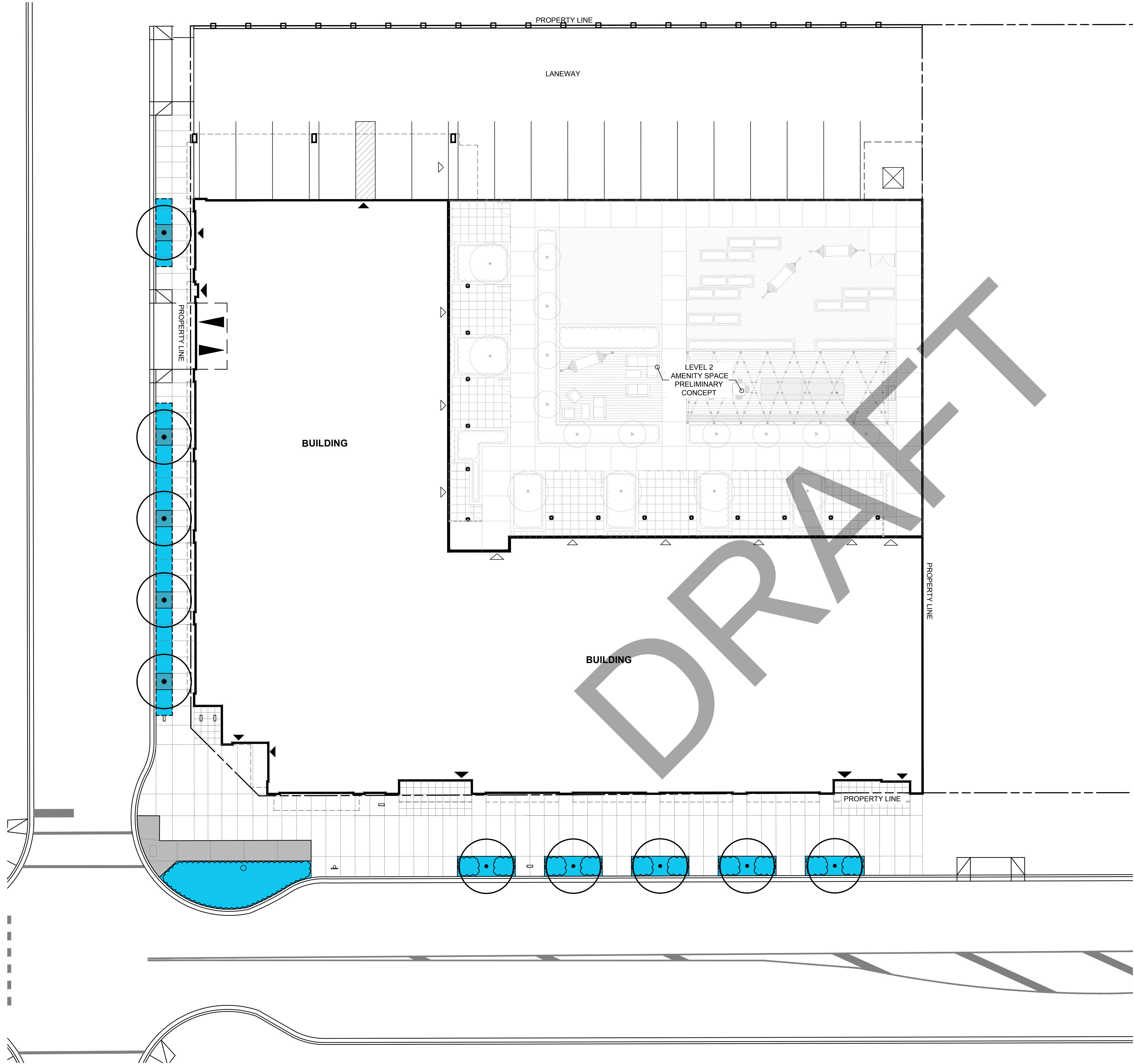
LANDSCAPE CONCEPT PLAN

DESIGN BY	XS
DRAWN BY	YY
CHECKED BY	XS
PROJECT NO.	19-023
SCALE	1:150

SHEET NO.

L-1

/VOLUMES/BENCH/400 — PROJECTS/2019/19-023_249WESTMINSTERAVENUE_RENTALAPARTMENTS/440 — PRODUCTION/442 — DRAWINGS/00_CONCEPTUAL-DESIGN/00-CURRENT/00_19-023_CONCEPT_LAYOUTS_M.DWG



HYDROZONE NOTES:

TOTAL LANDSCAPE AREA: 94sq.m
ESTIMATED ANNUAL LANDSCAPE WATER USE (WU): 52cu.m/yr

LEGEND:

MODERATE WATER USE AREA:
CLIMATE ADAPTIVE PLANTS
AND HIGH-EFFICIENCY DRIP IRRIGATION

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NO.	DATE	DESCRIPTION

BENCH
[4-1562 Water Street, Kelowna BC V1Y 1J7]
[1-250-860-6778]

CLIENT:
MISSION GROUP
KELOWNA, B.C.

PROJECT:
285 WESTMINSTER AVENUE RENTAL APARTMENT
PENTICTON, B.C.

SHEET TITLE
HYDROZONE PLAN

DESIGN BY	XS
DRAWN BY	YY
CHECKED BY	XS
PROJECT NO.	19-023
SCALE	1:150

SHEET NO.
L-2

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

NOT FOR CONSTRUCTION