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**CITY OF KELOWNA**  
**MEMORANDUM**

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**DATE:** MAY 24, 2007  
**TO:** CITY MANAGER  
**FROM:** PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

**APPLICATION NO.** Z07-0028  
DP07-0066  
DVP07-0067  
**OWNER:** PENTAR HOMES LTD.

**AT:** 2138 Vasile Road  
2140 Vasile Road  
2142 Vasile Road  
2150 Vasile Road  
**APPLICANT:** MEIKLEJOHN  
ARCHITECTS LTD.

**PURPOSE:** TO REZONE THE SUBJECT PROPERTIES FROM THE  
RU1 – LARGE LOT HOUSING ZONE TO THE RM5 –  
MEDIUM DENSITY MULTIPLE HOUSING ZONE TO ALLOW  
FOR THE DEVELOPMENT OF A 56 UNIT CONDOMINIUM  
DEVELOPMENT

**EXISTING ZONE:** RU1 – LARGE LOT HOUSING

**PROPOSED ZONE:** RM5 – MEDIUM DENSITY MULTIPLE HOUSING

**REPORT PREPARED BY:** RYAN SMITH

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**1.0 RECOMMENDATION**

THAT Rezoning Application No. Z07-0028 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 6,7,8, and part of lot 9, District Lot 129, ODYD Plan 15777, located on Vasile Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

## 2.0 SUMMARY

The applicant is seeking to rezone the subject properties from the RU1- Large Lot Housing zone to the RM5-Medium Density Multiple Housing Zone. The rezoning will facilitate the applicants proposal to construct a 56-unit, five storey condominium building on the subject properties. A Development Variance Permit application has also been submitted to address the building height, parking, and site coverage.

## 3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of April 11, 2007 it was resolved:

THAT the Advisory Planning Commission supports Rezoning Application No. Z07-0028 for **2138, 2140, 2142 & 2150 Vasile Road**/Lots 6, 7, 8 & 9, Plan 15777, Sec. 20, Twp. 26, ODYD, by Meiklejohn Arch. Inc (J. Meiklejohn), to rezone from the RU1 – Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone to allow for a 56 unit multiple family residential building;

## 4.0 PROPOSAL

The proposed 56-unit building would be contemporary in style and measure 5 storeys in height. The underground parkade for the development would be accessed via a drive-aisle on the northeast corner of the development. The proposal allows for 76 parking stalls all of which would be located beneath the building. Eight of these stalls will be designated as visitor parking.

The applicant is planning to provide a mix of units including one and two bedroom town-house style units, one and two bedroom condo type units. Townhouse units will face both south (Agassiz Road) and east (Vasile Road) and will allow for "walk-up" style access.

The pedestrian entrance to the building faces Vasile Road. Each of these units as well as all other units in the main building will have an interior entry. Access from the parkade to each level of the development will be via an elevator. Each of the units within the development will have access to private terrace/patio areas.

In order to facilitate the development proposal described above, the applicant is also seeking support for several variances which include:

- Variance to building height from 4 storeys permitted to 5 storeys proposed.
- Variance to site coverage for buildings and parking from 60% permitted to 65.7% proposed.
- Variance to parking from 81 stalls required to 76 stalls proposed.

The application meets the requirements of the RM5 – Medium Density Multiple Housing zone as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Lot Area (m <sup>2</sup> )	4456m <sup>2</sup>	1400m <sup>2</sup>
Lot Depth (m)	87.46m	35.0m
Lot Width (m)	51.24m	30.0m
Area of Buildings at Grade	4028m <sup>2</sup>	N/A
Site Coverage (%) (Buildings)	36.9	40%

Site Coverage (%) (Buildings and paved areas)	62% ❶	60%
Floor Area Ratio (FAR)	1.29	1.3
Parking Spaces	76 ❷	81
Bicycle Parking	34	34
Storeys (#)	5 ❸	4 storeys
<b>Setbacks(m)(Apartment)</b>		
- Front (Agassiz)	6.0m	6.0m
- Rear	9.0m	9.0m
- Side (e)	7.5m	7.5m
- Side (w)	4.5m	4.5m
Private Open Space	924m <sup>2</sup>	660m <sup>2</sup>
Drive Aisle Width	7m	7m
Refuse Bins (Setback from abutting residential areas)	9.0m	3m

❶Note: The applicant is seeking a variance to site coverage for buildings and parking from 60% permitted to 62% proposed.

❷Note: The applicant is seeking a variance to number of parking stalls from 76 stalls required to 81 stalls proposed.

❸Note: The applicant is seeking a variance to building height from 4 storeys permitted to 5 storeys proposed.

## 5.0 SITE CONTEXT

The subject properties are located on the south side of West Avenue between Abbott Street and Pandosy Street.

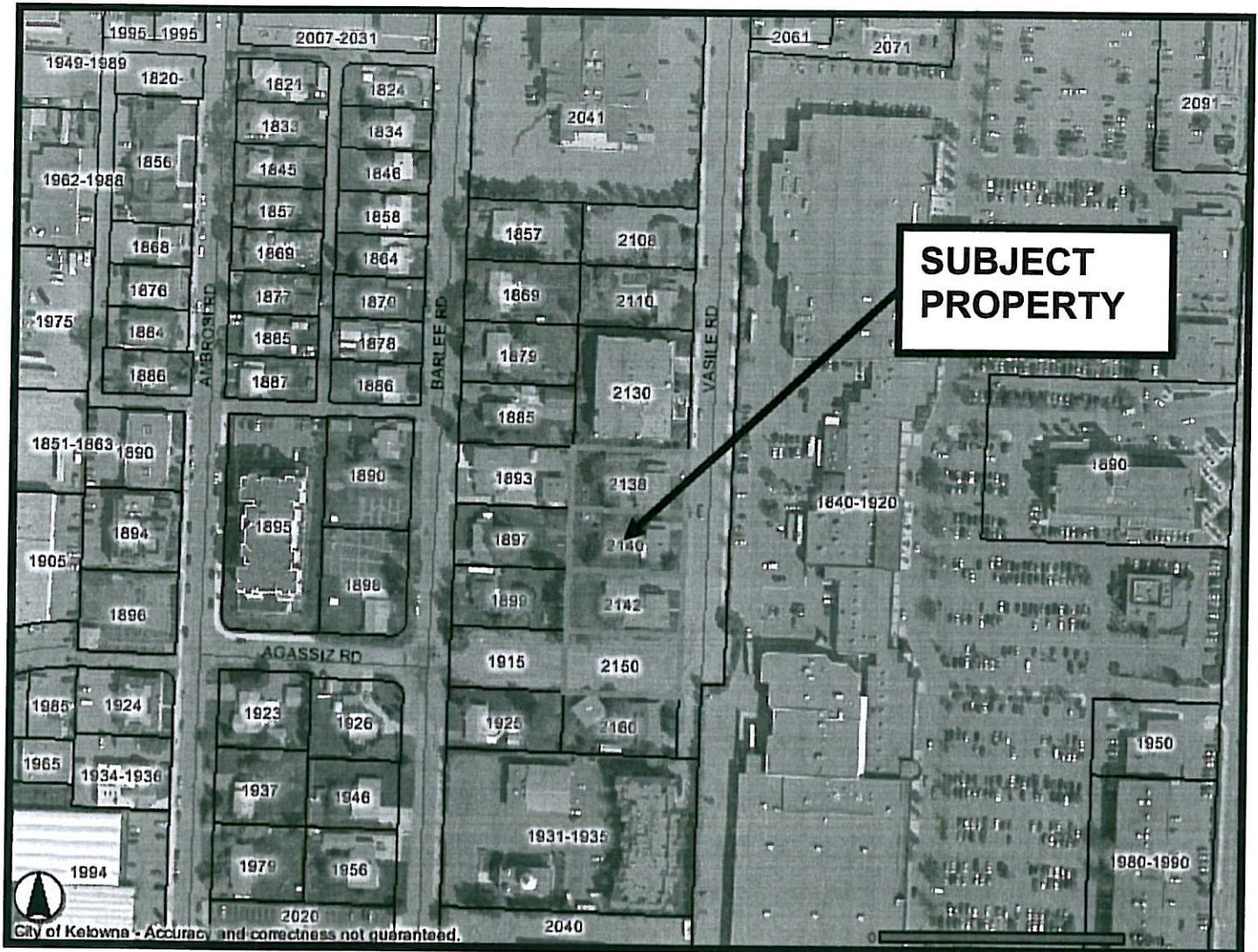
Adjacent zones and uses are:

- North - RM5 – Medium Density Multiple Housing (Single Family Dwelling)
- East - C4RLS – Urban Centre Commercial – Retail Liquor Sales (Orchard Plaza Mall)
- South - RU1 – Large Lot Housing (Single Family Dwelling)
- West - RU1 – Large Lot Housing (Single Family Dwelling)



## 6.0 SITE LOCATION MAP

Subject Properties: 2138, 2140, 2142, 2150 Vasile Road



## 7.0 DEVELOPMENT POTENTIAL WITH EXISTING ZONING

The subject properties are currently zoned RU1 – Large Lot Housing. The purpose of this zone is to provide for single detached housing, and compatible secondary uses, on larger serviced urban lots.

## 8.0 CURRENT DEVELOPMENT POLICY

### 8.1 Kelowna Official Community Plan

The applicant is seeking to rezone the subject properties to the RM5 – Medium Density Multiple Housing zone which is consistent with the



Official Community Plan Future Land Use Designation of Medium Density Multiple Family (Map 19.1). This zone provides for medium density apartments with a maximum height of four storeys.

The Official Community Plan also contains the following objectives for context and design for new multiple family developments:

#### 8.1.1 Objectives for Multiple Unit Residential Development

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development within Urban Centres and Village Centres should contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction).
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, and community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).

#### 8.1.2 Multiple Family Development Guidelines

##### **Landscaping**

Landscaping should:

- Provide noise buffering
- Enhance the edges of buildings
- Screens parking areas from view
- Provides visual buffers of new buildings
- Provides colour
- Creates shade
- Retains required sight distances (from roadways)
- Contributes to a sense of personal safety and security
- Provide equal access for mobility-challenged individuals
- Incorporates existing vegetation with special character

##### **Relationship to the Street**

- First storey provide ground-level access
- The principle front entranceway is not clearly identifiable and is out of scale with the development.
- Porches are not provided as there is no ground level access to units at grade.

### **Building Massing**

- The proposed developments is not sensitive to and compatible with the massing and rhythm of the established streetscape.
- Sub-roofs, dormers, balconies, and bay windows are provided.
- Variation between architectural bays within each façade is provided but repetitious.

### **Walls**

- End walls visible from the public street and residential lots to the north and west are not finished to achieve an attractive appearance. Blank or solid walls (without glazing) should not be longer than 5 m. Walls longer than 5 m should incorporate wall detailing that will provide visual interest.

### **Environmental Considerations**

- The applicant has not indicated any environmental or sustainability principles that would be incorporated into this proposal. The applicant has not completed the City's Sustainability Checklist.

### **Crime Prevention**

- Guidelines for Crime Prevention Through Environmental Design Guidelines (CPTED) should be followed. No CPTED report has been submitted. This will be required prior to Council consideration.

### **Ancillary Services/Utilities**

- Loading, garbage and other ancillary services are located at the rear of buildings but are neither of adequate size nor in a convenient location.
- It is not clear whether or not utility service connections will be screened from view as they are not shown on the development plans.

### **Amenities**

- The developer has not proposed any common amenity space other than private patios. Staff recommends that the developer examine the possibility of adding an amenity room inside the development that could be used for strata meetings and/or multi-purpose space.

### **Access**

- Vehicle access and on-site circulation minimizes interference with pedestrian movement.

### **Parking**

- Underground parking is provided.



## 8.2 Kelowna Strategic Plan (2005)

The City of Kelowna Strategic Plan encourages the development of a more compact urban form by increasing densities through infill and redevelopment within existing urban areas and to provide for increased densities within future urban areas. The plan also encourages redeveloping transitional areas to increase densities for more efficient use of existing land. Also recommended is that the City will emphasize a density of development higher than presently occurring to allow for more efficient use of the land.

## 9.0 TECHNICAL COMMENTS

This application was circulated to various City Departments and technical agencies and the following feedback was received:

### 9.1 Works and Utilities

The Works & Utilities Department have the following comments and requirements associated with this application to rezone from RU-1 to RM-6. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is John Filipenko. ASCT

#### 9.1.1 Domestic Water and Fire Protection

The developer must engage a consulting civil / mechanical engineer to determine the domestic and fire flow requirements of this development. The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw. Water computations will be required to determine the demands for the identified land use designations, to determine water supply needs.

The existing lots are serviced with small diameter (19-mm) copper water services. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of existing services and the installation of one larger metered water service. The estimated cost of these improvements for bonding purposes is \$8,000.00

The boulevard irrigation systems must be integrated with the on-site irrigation system.

#### 9.1.2 Sanitary Sewer

The existing lots are connected with sewer services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs.

The applicant, at his cost, will arrange for the installation of one larger service, as well as capping of all existing unused services at the mains. Only one service will be permitted for this development. The estimated cost for construction for bonding purposes is \$10,000.00

#### 9.1.3 Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service. The estimated cost for providing a overflow service for bonding purposes is \$8,000.00

Provide a lot-grading plan.

#### 9.1.4 Road Improvements

Vasile Road fronting this development, must be upgraded to a full urban standard SS-R5 (modified to include a 2.35m sidewalk), curb and gutter, pavement widening, landscaped boulevard complete with underground irrigation system, ornamental street lights as required and re-location or adjustment of existing utility appurtenances (hydrant) to accommodate the upgrading construction. The estimated cost of this work for bonding purposes is \$36,000.00 (not including the cost of relocating or adjusting of utility poles and other appurtenances).

Agassiz Road fronting this development has recently been upgraded to a full urban standard SS-R5 modified to include bulb outs, curb and gutter, drainage facilities (catchbasins, drywells) monolithic sidewalk, pavement. The developer will be required to provide a landscaped boulevard complete with an underground irrigation system. The estimated cost of this work for bonding purposes is \$4,000.00.

Care must be taken to avoid asphalt scarring. Protect existing sidewalks and streetscapes during construction. Replacement of damaged works and restoration will be at the developer's expense. The extent of the restoration works will be determined by the City Engineer once construction is completed.

Provide a performance bond in the amount of \$8,000.00 for the replacement of the sidewalk and damaged off-site street facilities during construction.



Contribute a sum of \$1,453.20 per equivalent development unit as this development's assessed share for the extension of Agassiz Road from Kent Road. through to Vasile Road. as required in the Ambrosi Area Plan.

9.1.5 Road Dedication and Subdivision Requirements

By registered plan to provide the following:

Excess Agassiz Road right of way width may be available to the developer.

Contact the City Community Development & Real Estate Manager.

Provide a 10.00m radius corner rounding

Lot consolidation is required

Provide statutory rights-of-way if required for utility services.

9.1.6 Electric Power and Telecommunication Services

The electrical and telecommunication services to this building as well as the local distribution wiring must be installed in an underground duct system, and the building must be connected by underground services. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

9.1.7 Street Lighting

Street lighting including underground ducts must be installed on all roads fronting on the proposed development. The cost of this requirement is included in the roads upgrading item.

9.1.8 Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

9.1.9 Geotechnical Report

As a requirement of this application and/or prior to issue of a building permit, the applicant must provide a modified geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

Area ground water characteristics, including water sources on the site and overland surface drainage courses traversing across or influencing this property.

Site suitability for development; unstable soils, etc.

Drill and/or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyze soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

#### 9.1.10 Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

#### 9.1.12 Bonding and Levy Summary

##### a) Bonding

Vasile Road frontage upgrading	\$ 36,000.00
Agassiz Road frontage	\$ 12,000.00
Service upgrades	\$ 26,000.00

**Total Bonding** **\$ 74,000.00**

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City prior to 4th reading of the zone amending bylaw.

##### b) Levies

Ambrosi Area Plan Assessment:

56 units x 0.7 = 39.2 EDU @ \$1,453.20 = \$ 56,965.44 (951-10 -x-x-DF899)



9.1.13 Development Permit and Site Related Issues

The requested site coverage variance, does not compromise Works and Utilities servicing requirements. The requested variance to reduce the required parking stall requirement is not supported by the Works and Utilities Department. However, parking stall design should be reviewed as standard stall depth is 6.0m but of this 40% can be for small cars in which the depth is 5.0m. Widths are in accordance to Zoning Bylaw #8000 Section 8.1.11

The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.

9.1.14 Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus GST) in the amount of \$1,685.40 (\$1,590.00 + 95.40 GST)

10.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department supports the proposed change in land use. The proposed rezoning is consistent with the designated Future Land Use of Multiple Family – Medium Density. Staff has worked with the applicant to address feedback identified through design review and Advisory Planning Commission review. Staff remains concerned that the exposed portion of concrete parkade is un-attractive; however, this could be resolved through further design revisions. Staff will continue to work with the applicant on landscaping and detailing to improve the appearance of this feature.

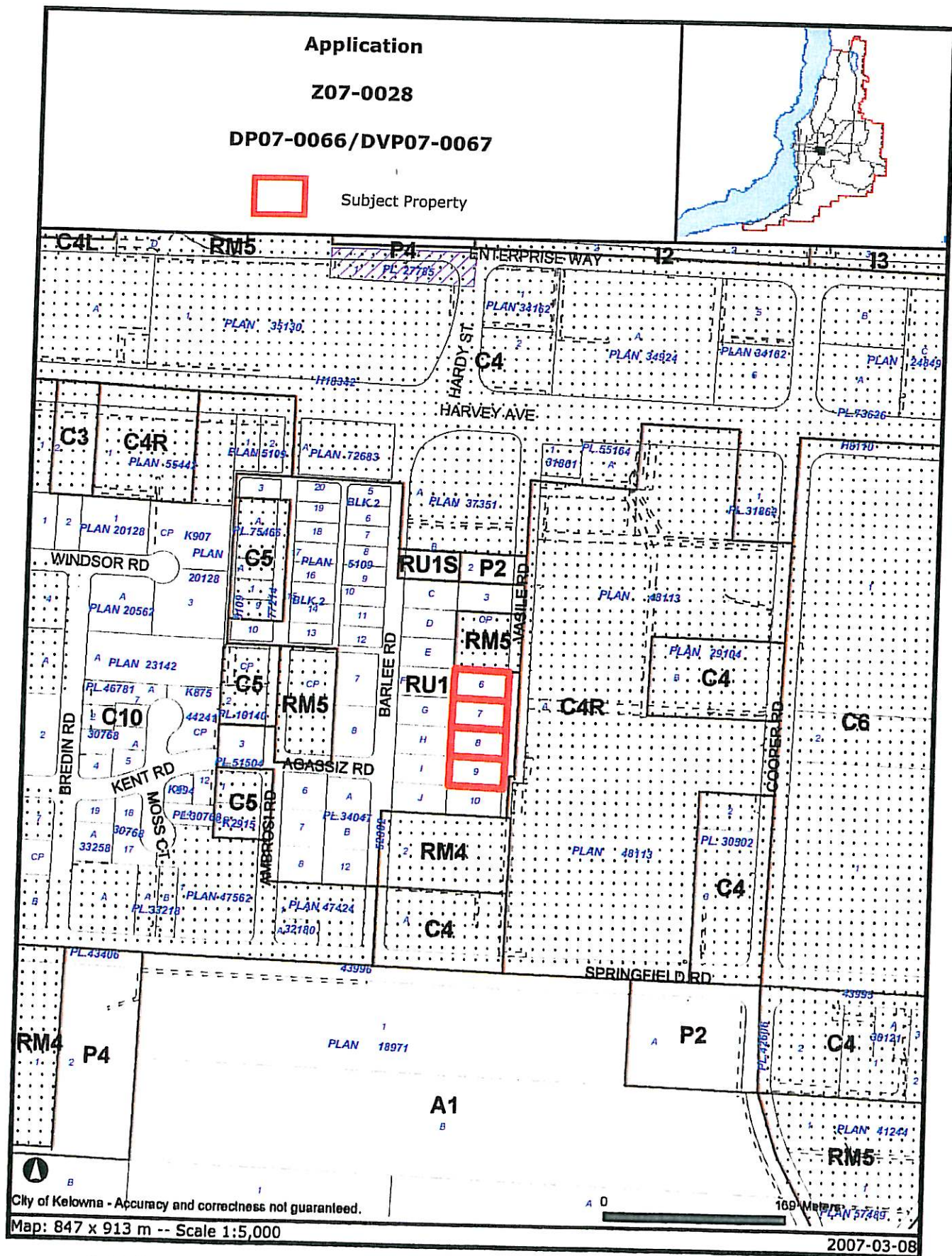
 Shelley Gambacort  
Acting Manager of Development Services

Approved for issuance:



Mary Pynenburg, MRAIC MCIP  
Director of Planning & Development Services

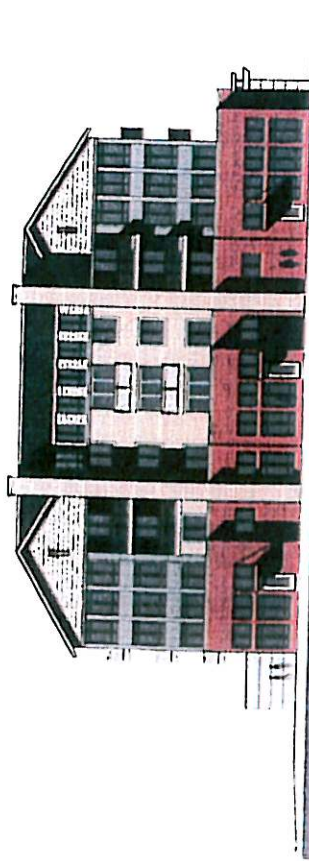
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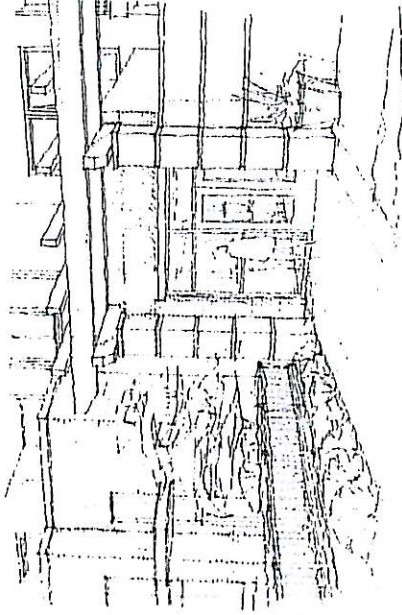
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



# PENTAR VASILE 4 STOREY CONDO



EXTERIOR MATERIALS



EXTERIOR RENDERING - MAIN ENTRY



EXISTING SITE  
LOOKING NW ALONG VASILE RD.



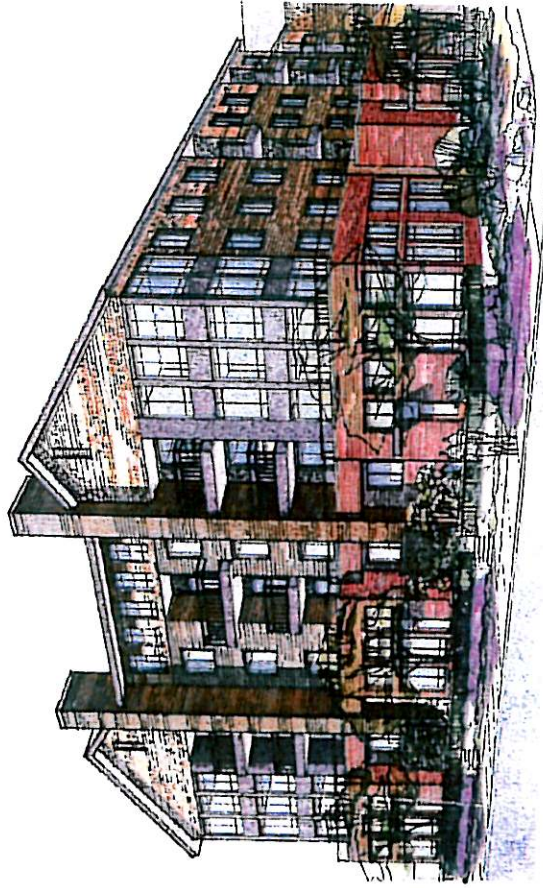
EXISTING SITE  
LOOKING SW ALONG VASILE RD.



EXISTING SITE  
LOOKING W DOWN AGASSIZ RD.



EXISTING SITE  
LOOKING SW ALONG VASILE RD.



EXTERIOR RENDERING  
LOOKING NW ALONG VASILE RD.

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Item	Unit	Quantity	Unit Price	Total Price
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93. 1000 sq. ft. of site plan	sq. ft.	1	\$100.00	\$100.00
94. 1000 sq. ft. of site plan	sq. ft.	1	\$100.00	\$100.00
95. 1000 sq. ft. of site plan	sq. ft.	1	\$100.00	\$100.00
96. 1000 sq. ft. of site plan	sq. ft.	1	\$100.00	\$100.00
97. 1000 sq. ft. of site plan	sq. ft.	1	\$100.00	\$100.00
98. 1000 sq. ft. of site plan	sq. ft.	1	\$100.00	\$100.00
99. 1000 sq. ft. of site plan	sq. ft.	1	\$100.00	\$100.00
100. 1000 sq. ft. of site plan	sq. ft.	1	\$100.00	\$100.00

Project No.  
PENTAR VASILE  
4-STOREY  
CONDOMINIUM  
KELOWNA, B.C.

PA0  
OF

COLOUR RENDERING &  
SITE PHOTOS

DATE	2007-05-10
BY	MARK B. BELL
SCALE	1:1
PROJECT	PA0
REVISION	1.0
DATE	2007-05-10

111 KENNEDY PARK  
KELOWNA, B.C.  
V1Y 1C6  
TEL: 250-863-2200  
FAX: 250-863-2201  
WWW.MERLEJOHN.COM

MERLEJOHN ARCHITECTS INC.  
e+m

RE-ISSUED FOR  
DEVELOPMENT PERMIT  
2007-05-10

WEIZENBACH ARCHITECTS INC.  
1000 15th St. N.W.  
Washington, D.C. 20004  
Tel. 202-778-1000  
Fax 202-778-1001

RE-ISSUED FOR  
DEVELOPMENT PERMIT  
2007-05-10

TRUE NORTH 

[illegible]

**PENTAR VASILE  
4-STOREY  
CONDOMINIUM  
CELOWITIA, B.C.**

PA1 OF.

OF.

ITE PLAN  
/16"=1'0"

0.1591/16"

19	2702-47-18
20	90-01 16-474
21	AS 10000
22	5.0
23	1.0

[illegible][illegible][illegible]

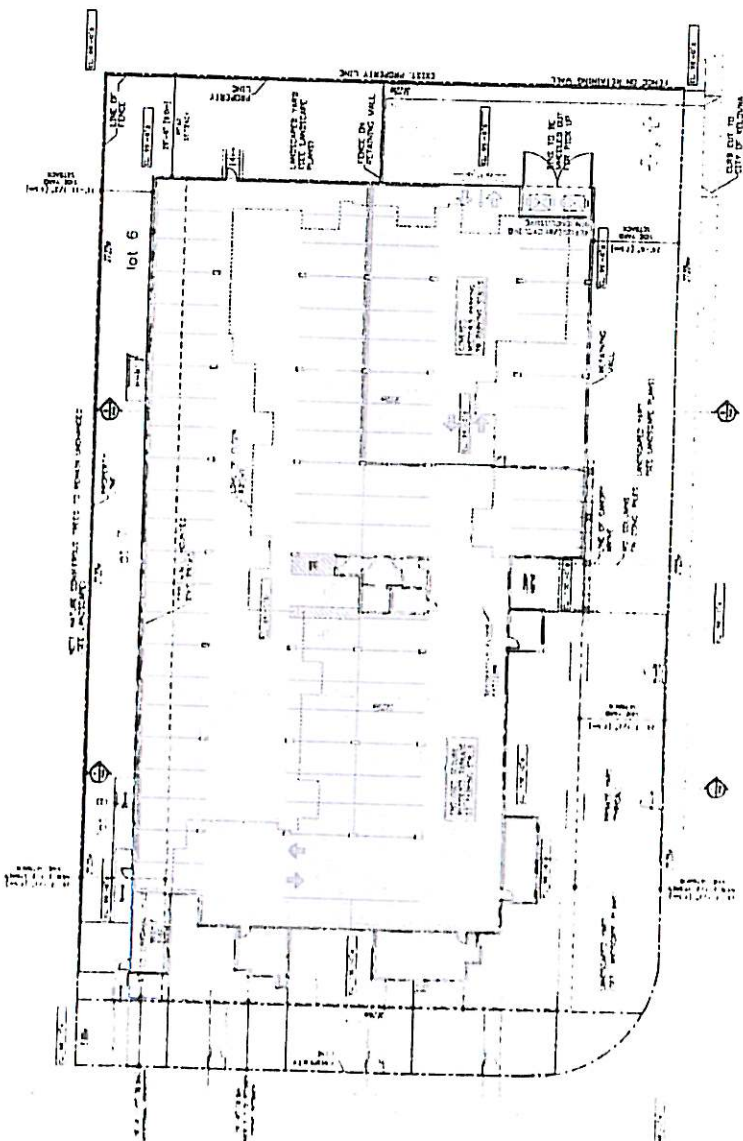
PERMANENT WASTE LANDFILL SITE COVERAGE	NOTE: VARIANCE REQUESTED FOR SITE COVERAGE	PROPOSED	IMPROVED
		PERMIT DUE DATE: 10.27.14 BY MAIL	PERMIT DUE DATE: 10.27.14 BY MAIL
		PERMIT FEE: \$14,114.00 BY MAIL	PERMIT FEE: \$14,114.00 BY MAIL
		STATE BOND REQUIRED: \$25,774 BY MAIL	STATE BOND REQUIRED: \$25,774 BY MAIL
		11/16/14 BY MAIL \$14,114.00 BY MAIL	11/16/14 BY MAIL \$14,114.00 BY MAIL

NEW INFORMATION 137 MC. G. T. B. B. B. PLAN NO. 13777 13777	CHAC ADDRESS: 2132, 2142, 2147, 2152 WALLE ROAD ELIZONIA B.C.
---	---

[illegible]

MENTARI VASLE CONDO PRIVATE OPEN SPACE AREA			
	RESERVED PER UNIT	NO. OF UNITS	TOTAL RESERVED (sq)
COMMON ENTRANCE	15-sq (141.00sq)	14	2130 sq
COMMON ENTRANCE	25-sq (200.00sq)	43	11,375 sq
COMMON			11,375 sq (11380 sq)

Field No.	Date	Locality	Collector
1	1952	...	...



**VASILE ROAD**

**AGASSIZ ROAD**



1 PARKADE FLOOR PLAN  
PA2 SCALE 3/16"=1'-0"

EXISTING ADJACENT  
PROPERTY  
1000 N. 10TH ST.  
TALLAHASSEE, FL 32304  
TEL: 904.243.2200  
FAX: 904.243.2201  
WWW.M+M+M.COM

MEKELOH ARCHITECTS INC.  
1000 N. 10TH ST.  
TALLAHASSEE, FL 32304  
TEL: 904.243.2200  
FAX: 904.243.2201  
WWW.M+M+M.COM

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2007-05-10



Legend

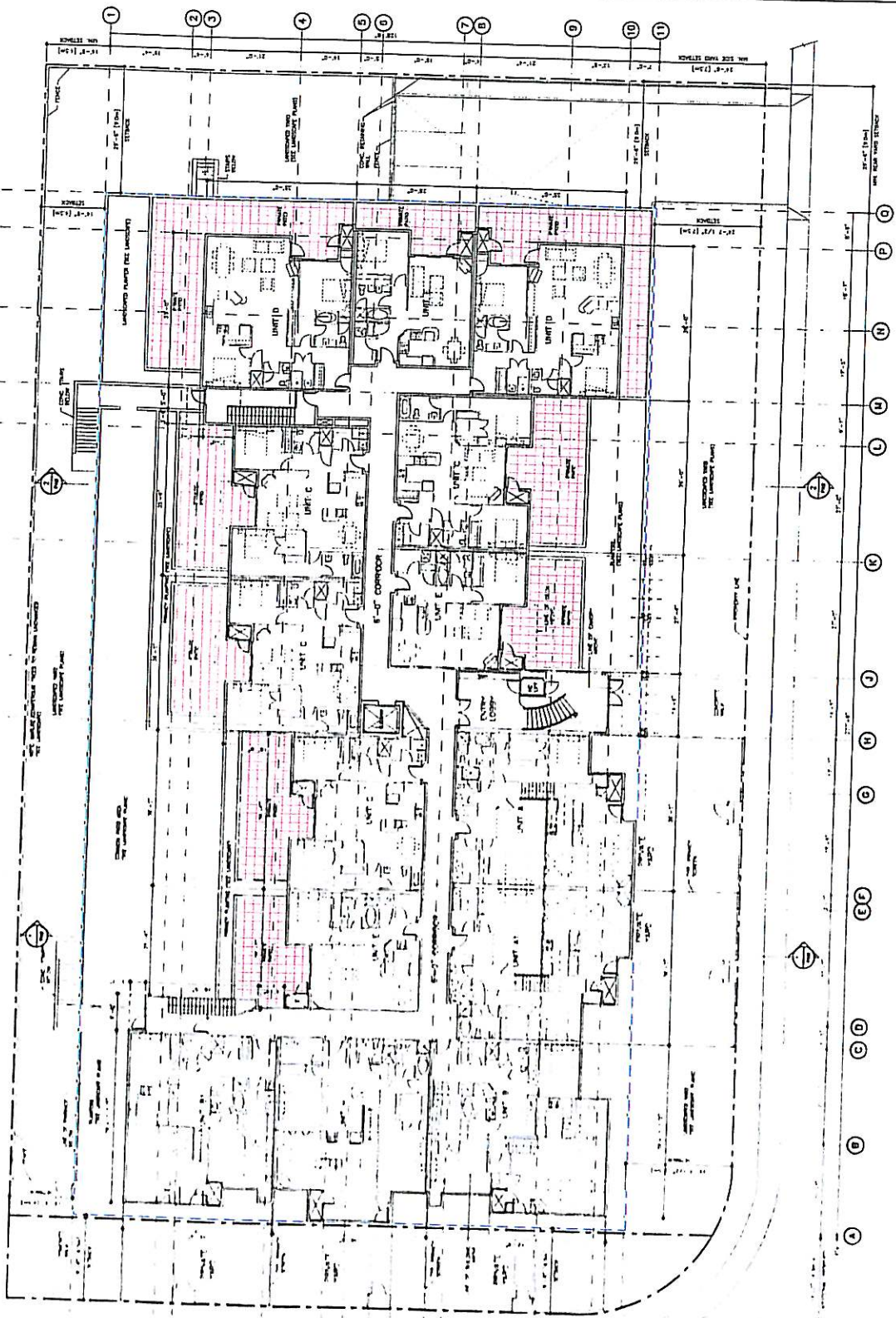
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[Symbol]	Unit 9
[Symbol]	Unit 8
[Symbol]	Unit 7
[Symbol]	Unit 6
[Symbol]	Unit 5
[Symbol]	Unit 4
[Symbol]	Unit 3
[Symbol]	Unit 2
[Symbol]	Unit 1

PENTAR VASILE  
4-STORY  
CONDOMINIUM  
TALLAHASSEE, FL

PA3  
OF

1ST  
FLOOR PLAN

Item	Description	Quantity	Unit
1	Unit 10	1	sq ft
2	Unit 9	1	sq ft
3	Unit 8	1	sq ft
4	Unit 7	1	sq ft
5	Unit 6	1	sq ft
6	Unit 5	1	sq ft
7	Unit 4	1	sq ft
8	Unit 3	1	sq ft
9	Unit 2	1	sq ft
10	Unit 1	1	sq ft

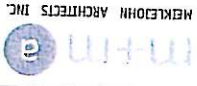


1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

VASILE ROAD



231 BERNARD AVENUE  
 SUITE 100  
 FORT WORTH, TEXAS 76104  
 TEL: 817.342.2204  
 FAX: 817.342.2204  
 WWW.MFM-ARCH.COM



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 DEVELOPMENT PERMIT  
 2007-05-10



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No.	Date	Description
1.	1998-01-01	Issued for IP
2.	1998-01-01	Issued without delay date for IP

210 BENTLEY AVENUE  
 SUITE 400  
 WILMINGTON, DE 19801  
 TEL: 302.734.2100  
 FAX: 302.734.2101  
 WWW.M+U+U.COM

MEKLESDOWN ARCHITECTS INC.  
 10

RECEIVED FOR  
 DEVELOPMENT PERMIT  
 2007-05-10



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NO.	DATE	DESCRIPTION
1	05/10/07	Initial Design
2	05/10/07	Revised Design
3	05/10/07	Revised Design
4	05/10/07	Revised Design
5	05/10/07	Revised Design
6	05/10/07	Revised Design
7	05/10/07	Revised Design
8	05/10/07	Revised Design
9	05/10/07	Revised Design
10	05/10/07	Revised Design
11	05/10/07	Revised Design
12	05/10/07	Revised Design
13	05/10/07	Revised Design
14	05/10/07	Revised Design
15	05/10/07	Revised Design
16	05/10/07	Revised Design
17	05/10/07	Revised Design
18	05/10/07	Revised Design
19	05/10/07	Revised Design
20	05/10/07	Revised Design

PENTAR VASILE  
 4-STORY  
 CONDOMINIUM  
 WILMINGTON, D.C.

PA5  
 OF.

REVISIONS AND NOTES TO PA5  
 1. CORRECTIONS SHALL BE SUBMITTED TO THE

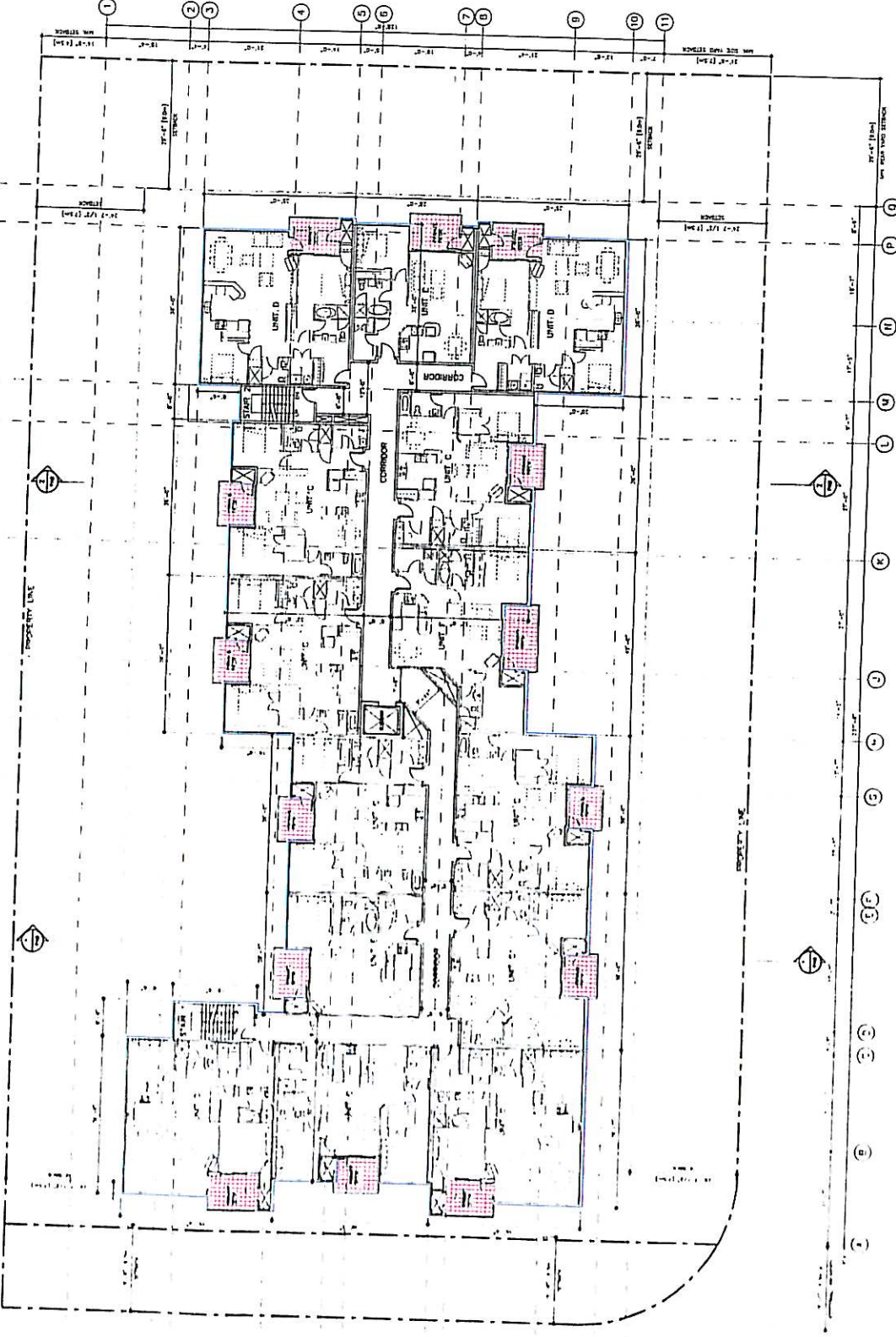
3rd  
 FLOOR PLAN

DATE	05/10/07
BY	MEKLESDOWN
CHECKED	MEKLESDOWN
SCALE	1/8" = 1'-0"
PROJECT	PENTAR VASILE
SHEET	PA5

3rd FLOOR PLAN  
 PA5 05/10/07

3rd FLOOR FOOTPRINT = 17,203 SF  
 (NOT INCLUDING DECKS)

VASILE ROAD





233 BROADWAY AVENUE  
 NEW YORK, N.Y. 10002  
 TEL: 212.512.2000  
 FAX: 212.512.2001  
 E-MAIL: info@mekelejohn.com



RE-ISSUED FOR  
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 2007-05-10



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NO.	DATE	BY	CHKD.	DESCRIPTION
1	2007-05-10	MEKELEJOHN	MEKELEJOHN	ISSUED FOR DEVELOPMENT PERMIT

PENTAR VASILE  
 4-STORY  
 CONDOMINIUM  
 MELRODIA, B.C.

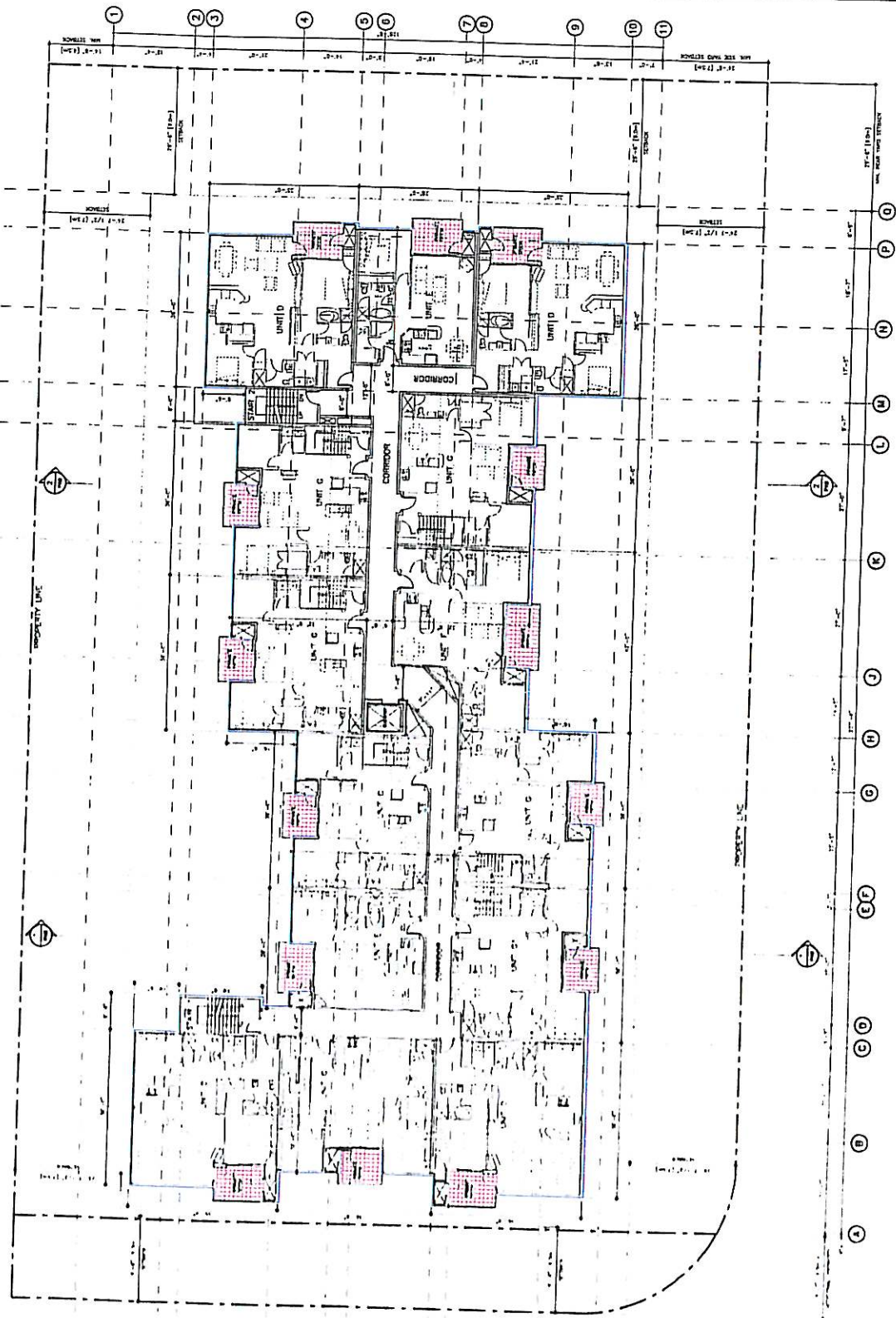
PA6  
 OF.

4th  
 FLOOR PLAN

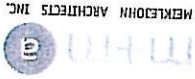
NO.	DATE	BY	CHKD.	DESCRIPTION
1	2007-05-10	MEKELEJOHN	MEKELEJOHN	ISSUED FOR DEVELOPMENT PERMIT

4TH FLOOR PRINT = 17,203 sq'  
 (NOT INCLUDING DECKS & LOFTS)

VASILE ROAD



STEVENS & ASSOCIATES  
ARCHITECTS, P.C.  
1000 N. W. 10TH AVENUE  
SUITE 1000  
MIAMI, FL 33136  
TEL: 305.577.1100  
FAX: 305.577.1101  
WWW.STEVENSA.COM



RE-ISSUED FOR  
DEVELOPMENT PERMIT  
2007-05-10



THIS PLAN IS A RE-ISSUE OF THE ORIGINAL PLAN. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO ENSURE THAT THE RE-ISSUED PLAN IS ACCURATE AND COMPLETE. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE RE-ISSUED PLAN.

NO.	DATE	DESCRIPTION
1	05/10/07	RE-ISSUE FOR DEVELOPMENT PERMIT
2	05/10/07	RE-ISSUE FOR DEVELOPMENT PERMIT
3	05/10/07	RE-ISSUE FOR DEVELOPMENT PERMIT
4	05/10/07	RE-ISSUE FOR DEVELOPMENT PERMIT
5	05/10/07	RE-ISSUE FOR DEVELOPMENT PERMIT
6	05/10/07	RE-ISSUE FOR DEVELOPMENT PERMIT
7	05/10/07	RE-ISSUE FOR DEVELOPMENT PERMIT
8	05/10/07	RE-ISSUE FOR DEVELOPMENT PERMIT
9	05/10/07	RE-ISSUE FOR DEVELOPMENT PERMIT
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11	05/10/07	RE-ISSUE FOR DEVELOPMENT PERMIT

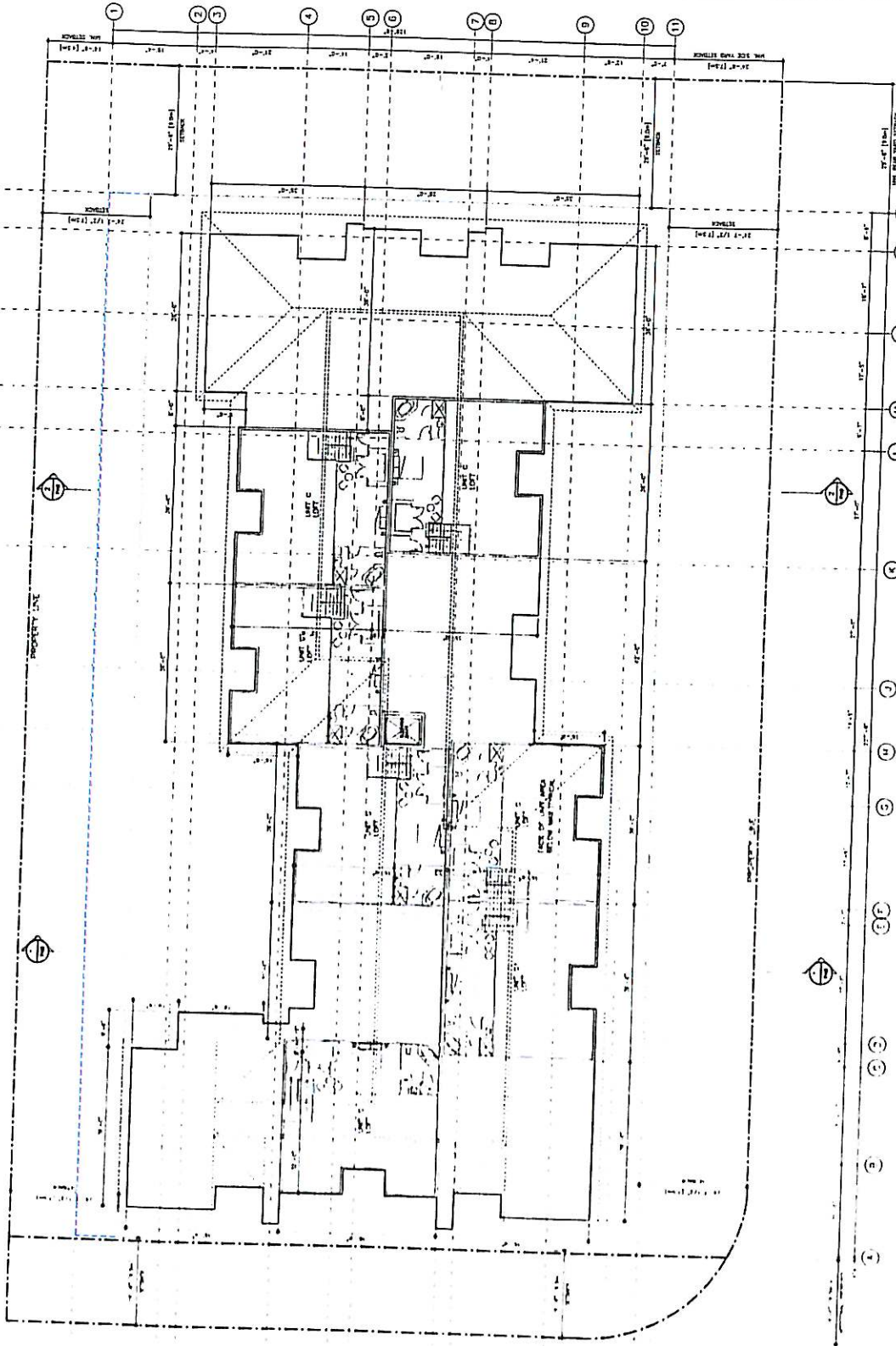
PENTAR VASILE  
4-STORY  
CONDOMINIUM  
MIAMI, FL

PA7 OF 7

RE-ISSUE FOR DEVELOPMENT PERMIT  
2007-05-10

4TH  
FLOOR LOFTS  
PLAN

DATE	05/10/07
BY	MEKLEJOHN ARCHITECTS INC.
CHECKED BY	MEKLEJOHN ARCHITECTS INC.
SCALE	1/8" = 1'-0"



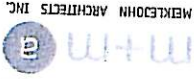
VASILE ROAD

4TH FLOOR LOFTS PLAN  
SCALE: 1/8" = 1'-0"

4TH FLOOR LOFT FOOTPRINT = 3,002 SF



STANDARD FORM  
 KELLER, B.C.  
 1000 N. 10TH AVE.  
 KELLER, TEXAS 76442  
 PHONE (817) 321-1111  
 FAX (817) 321-1112



MEIKLEJOHN ARCHITECTS INC.

RE-ISSUED FOR  
 DEVELOPMENT PERMIT  
 2007-05-10

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NO.	DATE	DESCRIPTION
1	05/10/07	ISSUED FOR PERMIT
2	05/10/07	ISSUED FOR PERMIT
3	05/10/07	ISSUED FOR PERMIT
4	05/10/07	ISSUED FOR PERMIT
5	05/10/07	ISSUED FOR PERMIT
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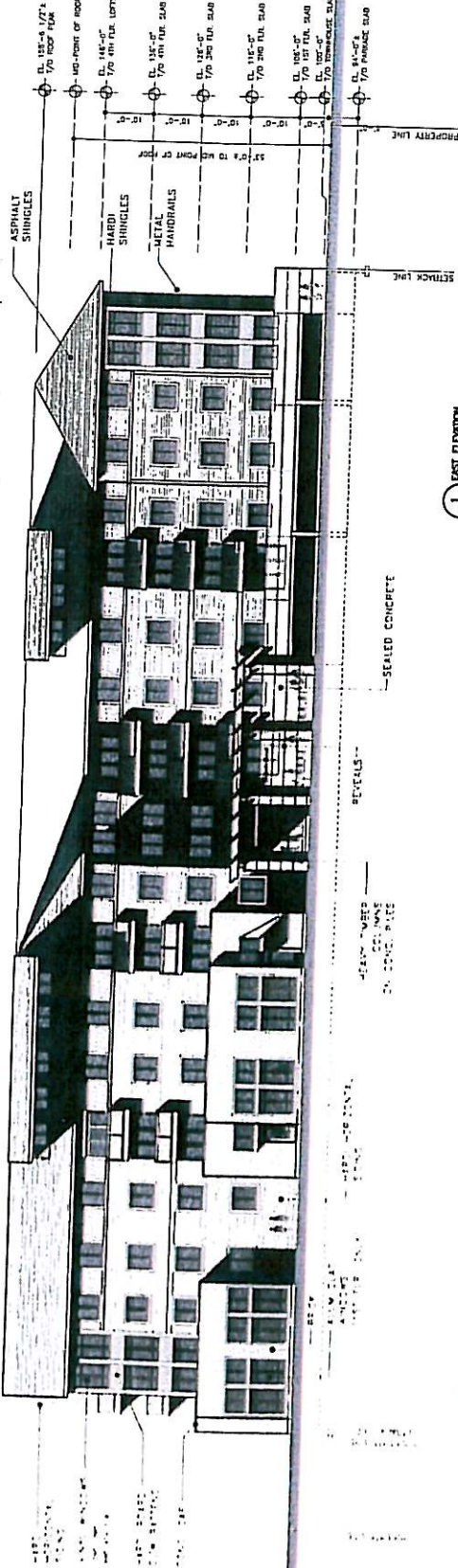
PENTAR VASILE  
 4-STORY  
 CONDOMINIUM  
 KELLER, TEXAS

PA8

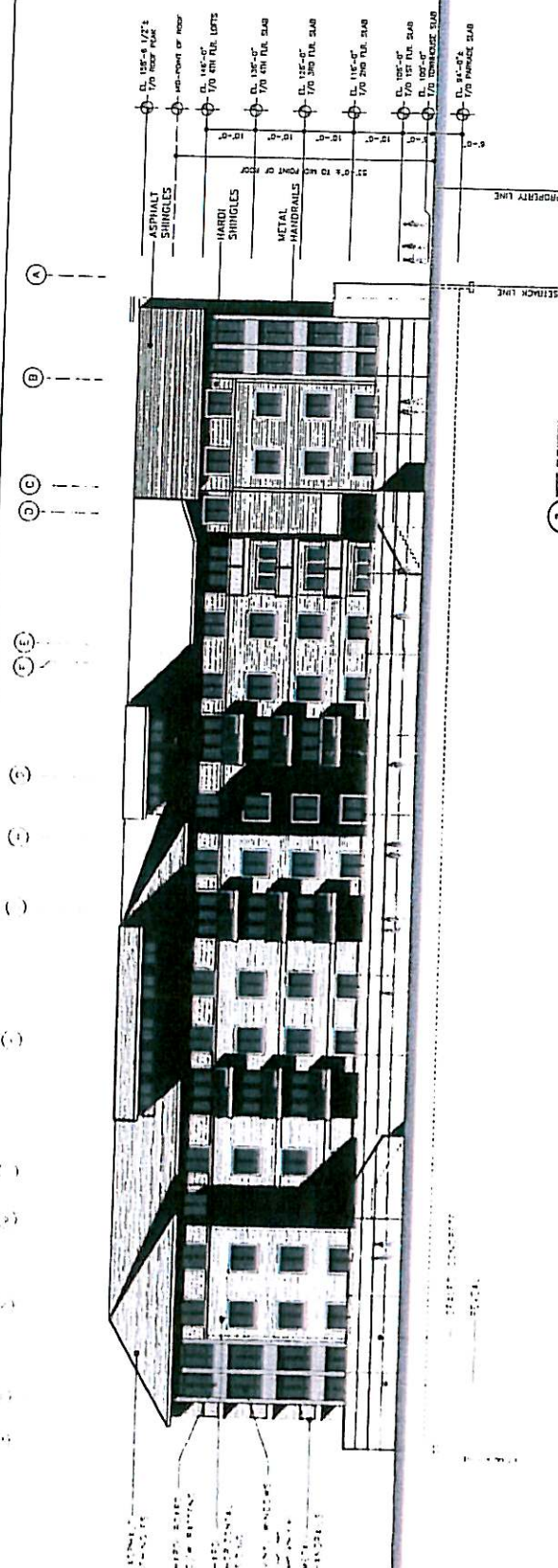
OF

BUILDING  
 ELEVATIONS

DATE	05/10/07
BY	MEIKLEJOHN
CHECKED	MEIKLEJOHN
SCALE	AS SHOWN
PROJECT	PENTAR VASILE
LOCATION	KELLER, TEXAS



1 EAST ELEVATION  
 1/8" SCALE SHOWN



2 WEST ELEVATION  
 1/8" SCALE SHOWN

222 BOWLING AVENUE  
ATLANTA, GA 30303  
TEL: 404-525-1234  
FAX: 404-525-1235  
WWW.MCKEONARCHITECTS.COM



RE-ISSUED FOR  
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2007-05-10

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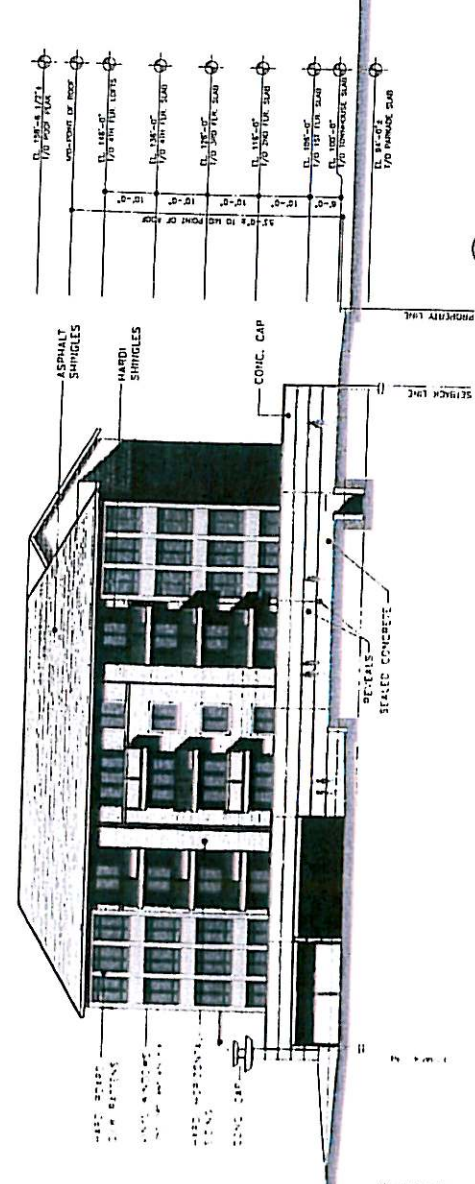
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17	05/10/07	ISSUED FOR PERMIT
18	05/10/07	ISSUED FOR PERMIT
19	05/10/07	ISSUED FOR PERMIT
20	05/10/07	ISSUED FOR PERMIT

PENTAR VASTILE  
4-STORY  
CONDOMINIUM  
KELDONIA, B.C.

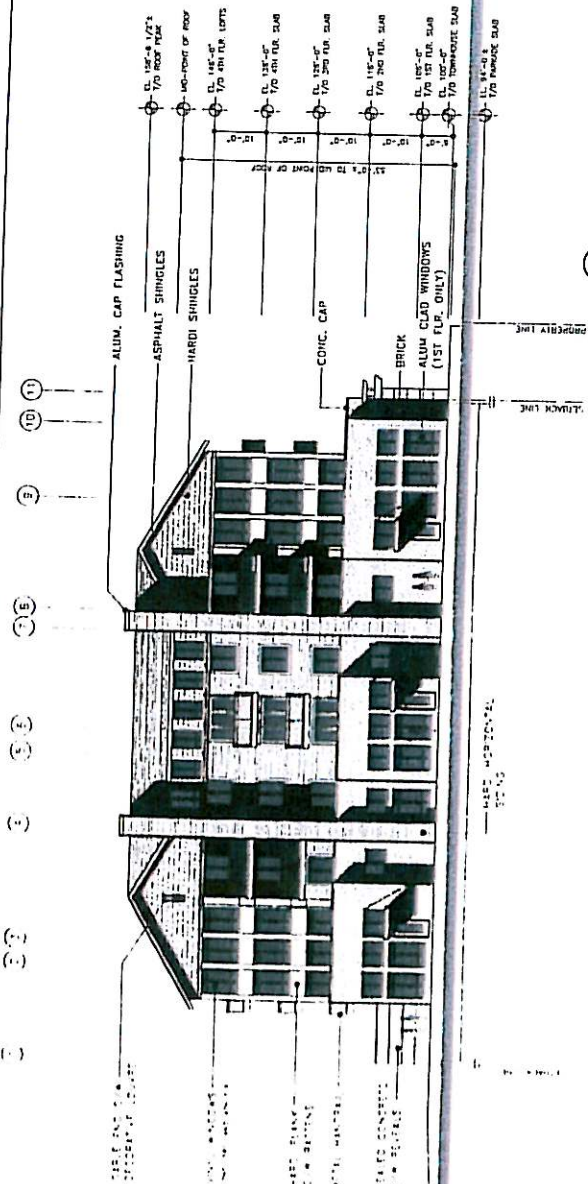
PA9  
OF.

BUILDING  
ELEVATIONS

NO.	DATE	DESCRIPTION
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2	05/10/07	ISSUED FOR PERMIT
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4	05/10/07	ISSUED FOR PERMIT
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18	05/10/07	ISSUED FOR PERMIT
19	05/10/07	ISSUED FOR PERMIT
20	05/10/07	ISSUED FOR PERMIT



1 NORTH ELEVATION  
SCALE 3/16"=1'-0"



2 SOUTH ELEVATION  
SCALE 3/16"=1'-0"



222 E. BROADWAY  
 4TH FLOOR  
 NEW YORK, N.Y. 10003  
 TEL: 212.512.2000  
 FAX: 212.512.2001  
 WWW.MJM-ARCH.COM

**MJM**  
 MEIKLEJOHN ARCHITECTS INC.

RE-ISSUED FOR  
 DEVELOPMENT PERMIT  
 2007-05-10

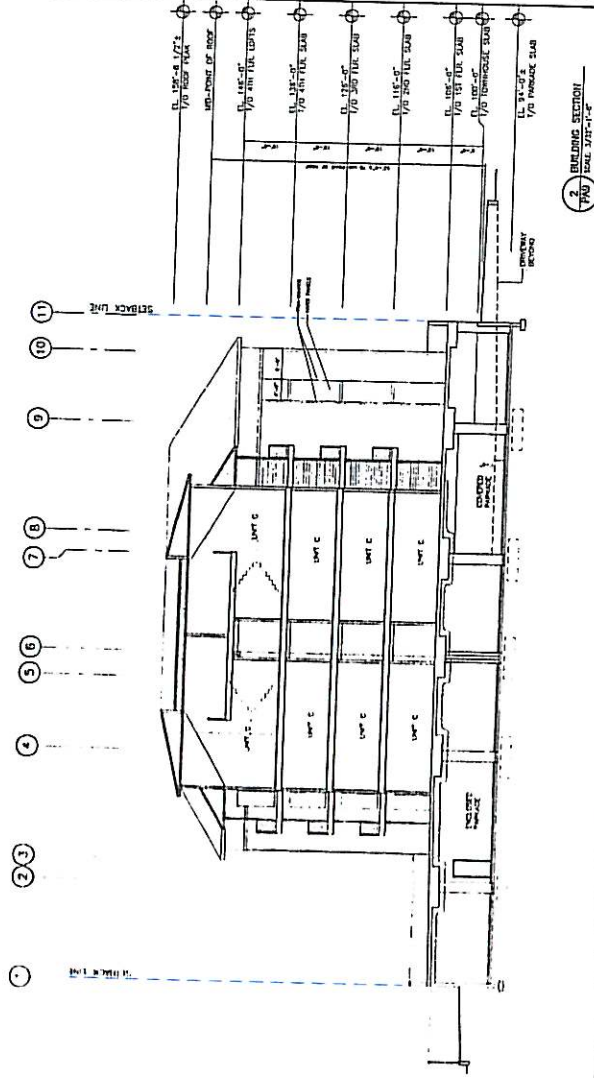
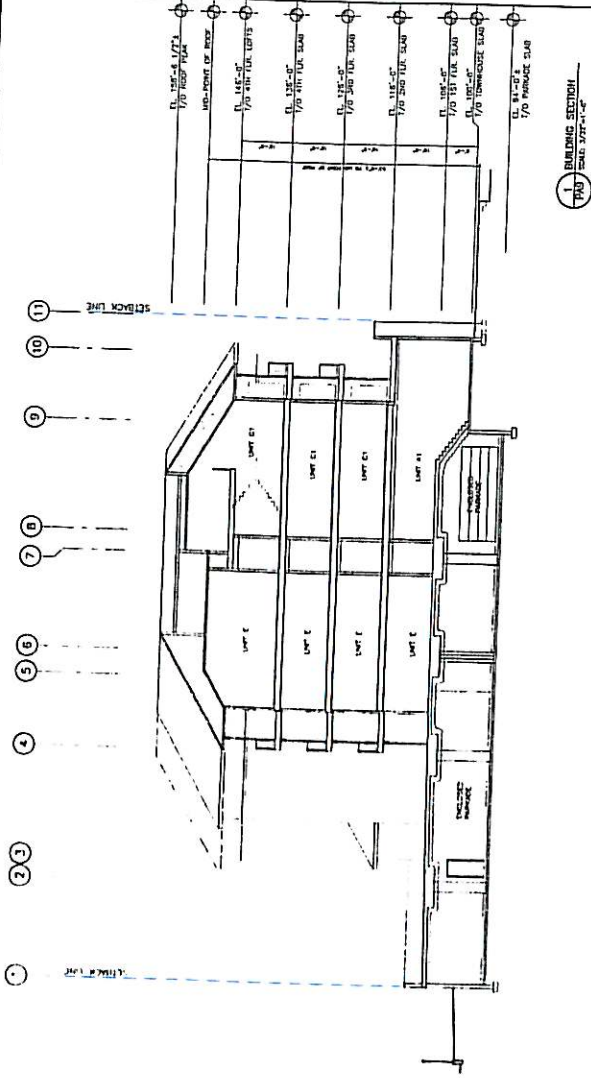
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 1/4" = 3'-0"  
 1/2" = 6'-0"  
 3/4" = 9'-0"  
 1" = 12'-0"

PENTAR VASTLE  
 4-STORY  
 CONDOMINIUM  
 KENNESAW, B.C.

PA10 OF 10

BUILDING  
 SECTIONS

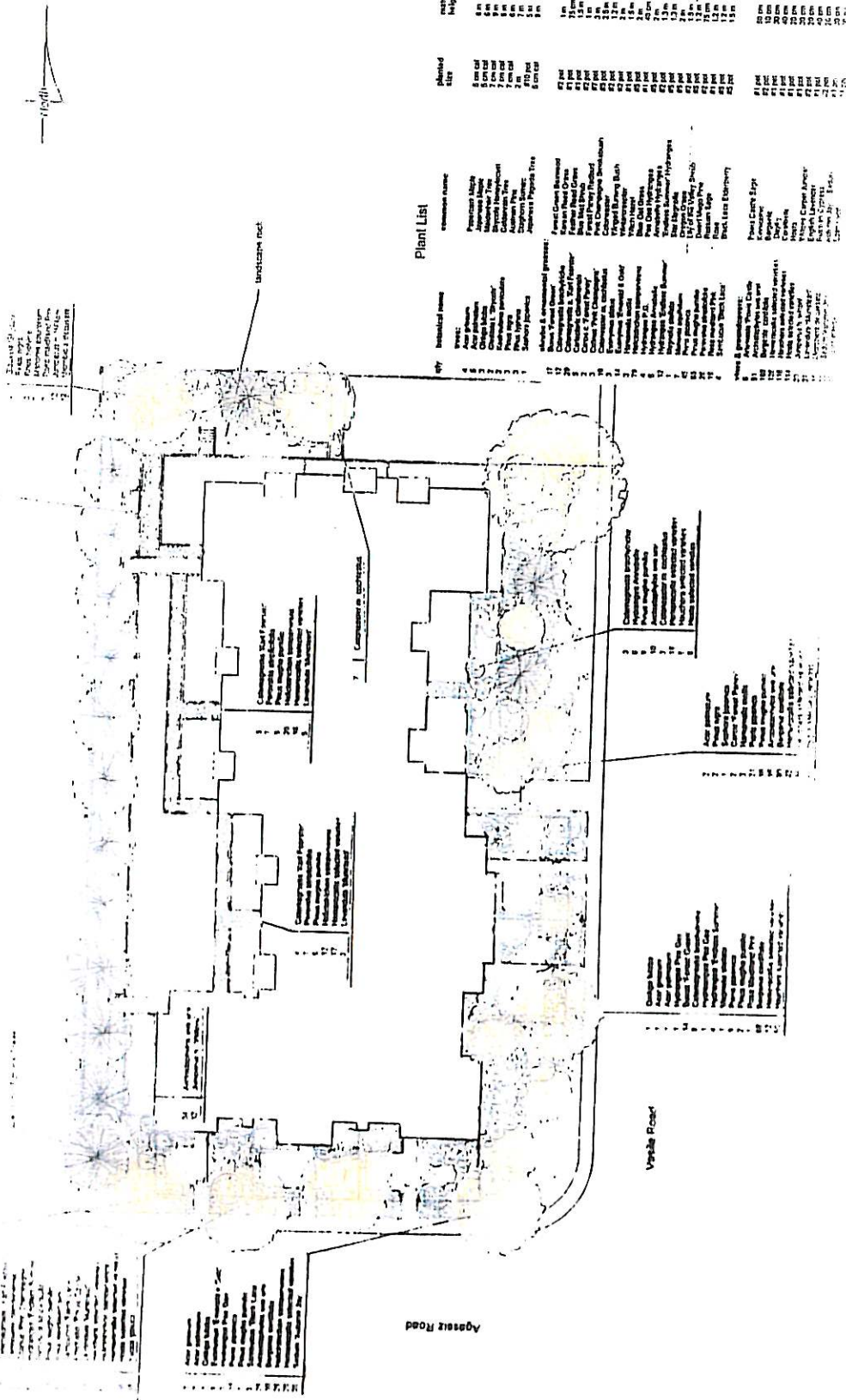
DATE	2007-05-10
BY	MEIKLEJOHN ARCHITECTS INC.
FOR	PA10 OF 10
PROJECT	PENTAR VASTLE 4-STORY CONDOMINIUM
LOCATION	KENNESAW, B.C.
SCALE	1/8" = 1'-0"
STATUS	RE-ISSUED FOR DEVELOPMENT PERMIT



Donna Lane, nbcalls  
Landscape Architect  
504 Cambridge St.  
Burlington, VT 05401  
Tel: 802-540-1111  
Fax: 802-540-1112

# Pentair Vasile Condominium

## Landscape Concept



Vasile Road

Vasile Plaza

### Plant List

Plant Code	Plant Name	Plant Height
101	Amelanchier	10m
102	Amelanchier	10m
103	Amelanchier	10m
104	Amelanchier	10m
105	Amelanchier	10m
106	Amelanchier	10m
107	Amelanchier	10m
108	Amelanchier	10m
109	Amelanchier	10m
110	Amelanchier	10m
111	Amelanchier	10m
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