

DATE: November 16, 2007
TO: City Manager
FROM: Planning & Development Services Department

APPLICATION NO. DP06-0242 **APPLICANTS:** New Town Architectural
DVP06-0243 Services Inc.
 (Contact: Pat McCusker)

AT: 850 Saucier Ave. **OWNER:** Rossland Contracting Inc.

TO OBTAIN A DEVELOPMENT VARIANCE PERMIT IN ORDER TO VARY THE MAXIMUM HEIGHT REQUIREMENT FROM 4-STOREYS TO 4 1/2-STOREYS.

PROPOSED ZONE: RM5 - MEDIUM DENSITY MULTIPLE HOUSING ZONE

REPORT PREPARED BY: NELSON WIGHT

THAT Bylaw 9800 be advanced for final adoption by Council;

THAT Council authorize the issuance of Development Permit No. DP06-0242 for Lot A, District Lot 138, ODYD, Plan KAP85149, located on Saucier Avenue, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

THAT Council authorize the issuance of Development Variance Permit No. DVP06-0243 Lot A, District Lot 138, ODYD, Plan KAP85149, located on Saucier Avenue, Kelowna, B.C.;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

A variance to allow a building height of 4 ½ storeys where the maximum allowable height is 4-storeys.

AND FURTHER THAT the applicant be required to complete the above-noted conditions within

180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

The applicant is seeking approval of a 68-unit apartment building. The Development Permit application addresses the form and character of the proposed building, while the Development Varaince Permit application is needed to deal with the height of the building (4 ½ storeys, where the maximum allowed is 4-storeys).

3.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of January 30, 2007 and the following recommendations were passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z06-0071 for 853, 861 & 867 – 869 Harvey Avenue; 850, 860 & 870 Saucier Avenue, Lots 10, 11, 12, 13, 14 & 15, Plan 7117, Sec. 19, Twp. 26, ODYD, by New Town Planning (P. McCusker) to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone in order to allow for construction of a 4 1/2 storey, 68-unit apartment building.

THAT the Advisory Planning Commission supports Development Permit Application No. DP06-0242 for 853, 861 & 867 – 869 Harvey Avenue; 850, 860 & 870 Saucier Avenue, Lots 10, 11, 12, 13, 14 & 15, Plan 7117, Sec. 19, Twp. 26, ODYD, by New Town Planning (P. McCusker) to obtain a Development Permit to allow for construction of a 4 1/2-storey, 68-unit apartment building

THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVP06-0243 for 853, 861 & 867 – 869 Harvey Avenue; 850, 860 & 870 Saucier Avenue, Lots 10, 11, 12, 13, 14 & 15, Plan 7117, Sec. 19, Twp. 26, ODYD, by New Town Planning (P. McCusker) to obtain a Development Variance Permit in order to vary the maximum height requirement from 4 storeys to 4 ½ storeys.

4.0 BACKGROUND

Vehicle access is proposed from Saucier Avenue, leading to some surface parking stalls, and an underground parking structure, which accommodates the majority of the required parking. The drawings show this parking structure is to be 3.1 m in height, with 1.14 m above grade, and 1.96 m below grade (assumes top of parking slab at an elevation of 345.6 m). Pedestrian connections are shown leading to both the Harvey Avenue frontage and the Saucier Avenue frontage.

Project statistics show that there are to be twenty-four (24) 1-bedroom units, and forty-four (44) 2-bedroom units (68 units total). Many of these units also have additional rooms labelled as "dens".

The proposed development meets the requirements of the RM5 – Medium Density Multiple Housing zone, as follows; conflicts with the Zoning Bylaw requirements are detailed immediately following the table:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area (m ²)	5,649 m ² (1.4 ac).	1,400 m ²
Lot Width (m)	65 m	30.0 m
Lot Depth (m)	86 m	35.0 m
Development Regulations		
Floor Area Ratio	1.2	1.26 (1.1 + 0.16 bonus for underground parking)
Site Coverage	40% 54%	40% (buildings) 60% (buildings, parking areas, and driveways)
Height	15.7 m 4 ½ storeys ^A	16.5 m or 4 storeys
Front Yard (Harvey Ave.)	8.5 m	6.0 m
Front Yard (Saucier Ave.)	6.0 m	6.0 m
Side Yard (east)	7.5 m	4.5 m (< 2 ½ storeys) 7.5 m (> 2 ½ storeys)
Side Yard (west)	7.5 m	4.5 m (< 2 ½ storeys) 7.5 m (> 2 ½ storeys)
Projections	(meets requirements)	maximum 0.6 m
Other Regulations		
Minimum Parking Requirements	96 spaces	<u>Residential:</u> 1.5 per 2-bdrm unit/ 1.25 per 1-bdrm unit Total required: (44 units x 1.5 = 66) + (24 x 1.25 = 30) = 96 spaces
Small Car Parking Spaces	36 small car spaces	Maximum 40% small car 96 x 40% = maximum 38
Visitor Parking	14 spaces	1 for every 7 required is to be designated for visitor parking = 96 / 7 = 14 spaces of 96 required.

Bicycle Parking	Inside: 64 Outside: 7	<u>Residential</u> Inside: 0.5/unit = 34 Outside: 0.1/unit = 7
Private Open Space	(meets requirements)	15.0 m ² of private open space shall be provided per 1-bdrm dwelling, and 25 m ² for 2-bdrm dwelling. 15 m ² x 24 = 456 m ² 25 m ² x 44 units = 1,100 m ²
Landscaping	(meets requirements)	Level 2 and 3 buffer required.

^A The applicant is requesting a variance to allow a 4 ½ storey building.

5.0 ZONING AND USES OF ADJACENT PROPERTY

North	RM6 – High Rise Apartment Housing
East	RM5 – Medium Density Multiple Housing
	RU6 – Two Dwelling Housing
South	RU6 – Two Dwelling Housing
West	RU6 – Two Dwelling Housing

6.0 CURRENT DEVELOPMENT POLICY

6.1.1 Kelowna Official Community Plan (OCP)

Objectives for Commercial and 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, 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);

Housing Policies:

- Housing Agreements: Support the use of housing agreements to assist in creating affordable and special needs housing;

- Affordable and Special Needs Housing: Encourage the private sector to provide housing that is innovative and affordable and that is targeted to groups identified in the Housing Study, a Housing Reserve Fund Bylaw, or a list published by the City;

7.0 TECHNICAL COMMENTS

(Comments previously provided under accompanying rezoning application. No new information relative to DP or DVP)

8.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

The requirements of the Works and Utilities Department have been satisfied, such that the zone amending bylaw may be considered for final adoption.

Staff has no concerns with the form and character of the proposed apartment building.

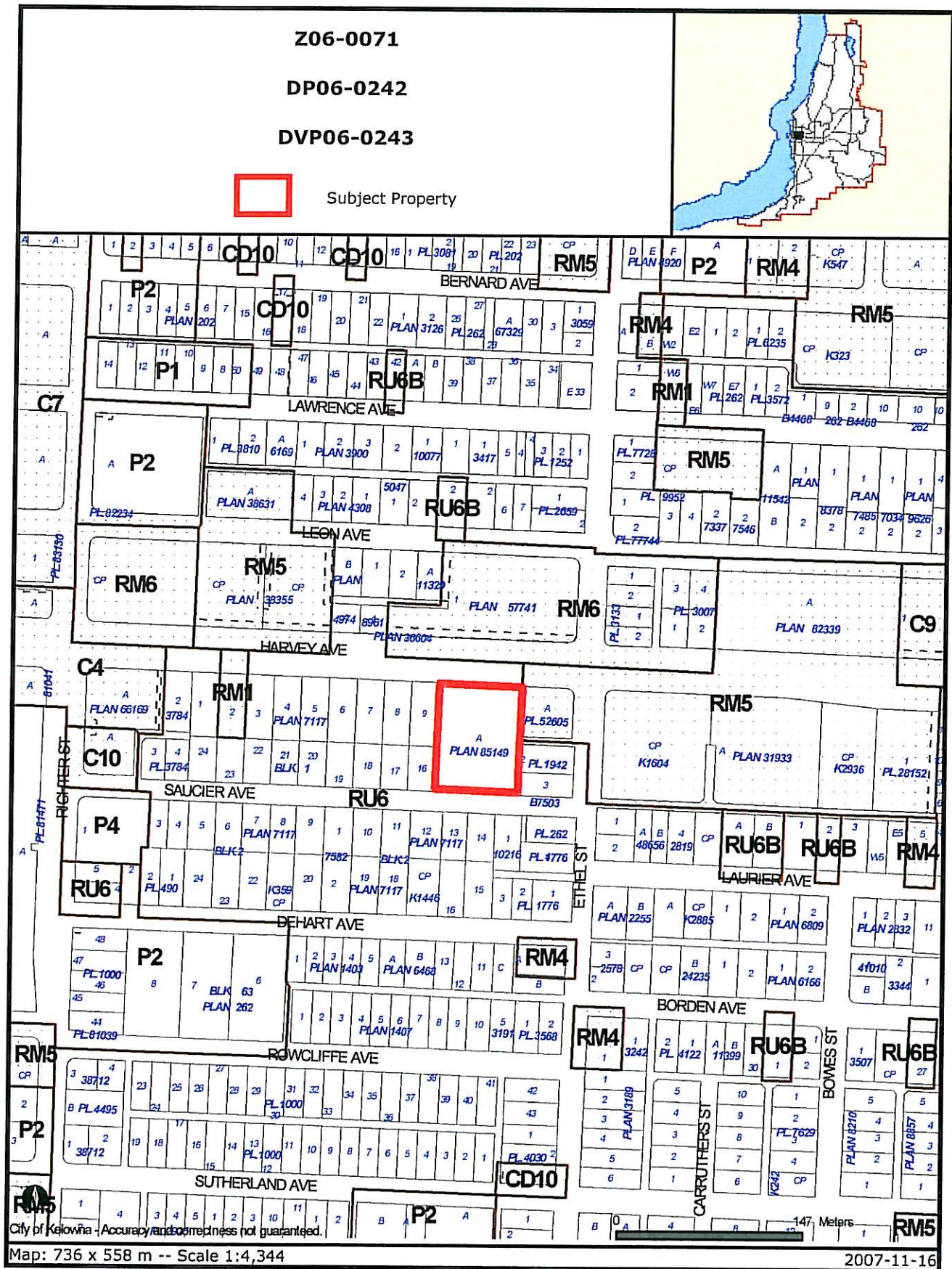
With regard to the variance to the height requirement, Staff is supportive, recognizing that the increase in height is still below the maximum allowable height for the zone, in terms of metres.



Shelley Gambacort
Current Planning Supervisor
NW/nw

ATTACHMENTS

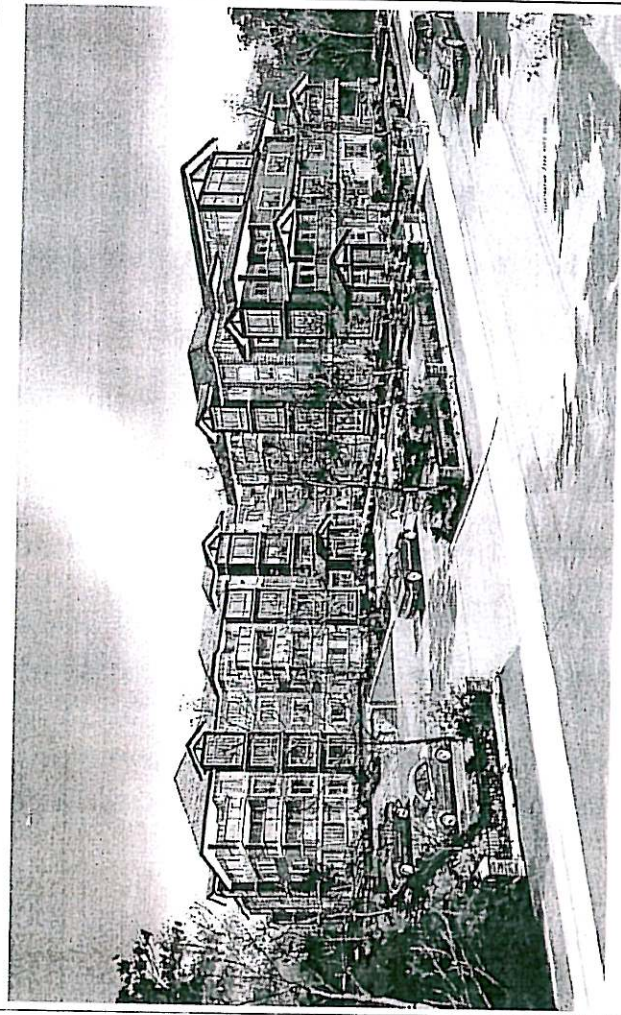
Location of subject property
Cover Sheet and Project Stats
Artist Rendering
Site Plan
Parkade
Elevations (4 pages)
Landscaping Plan



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.

BUILDING CODE ANALYSIS:

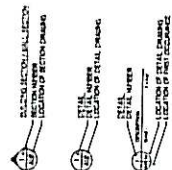
STREET ELEVATION:

[illegible][illegible]

EXERCISING

[illegible]

LEGEND (SYMBOLS)



PROJECT STATISTICS:

[illegible]

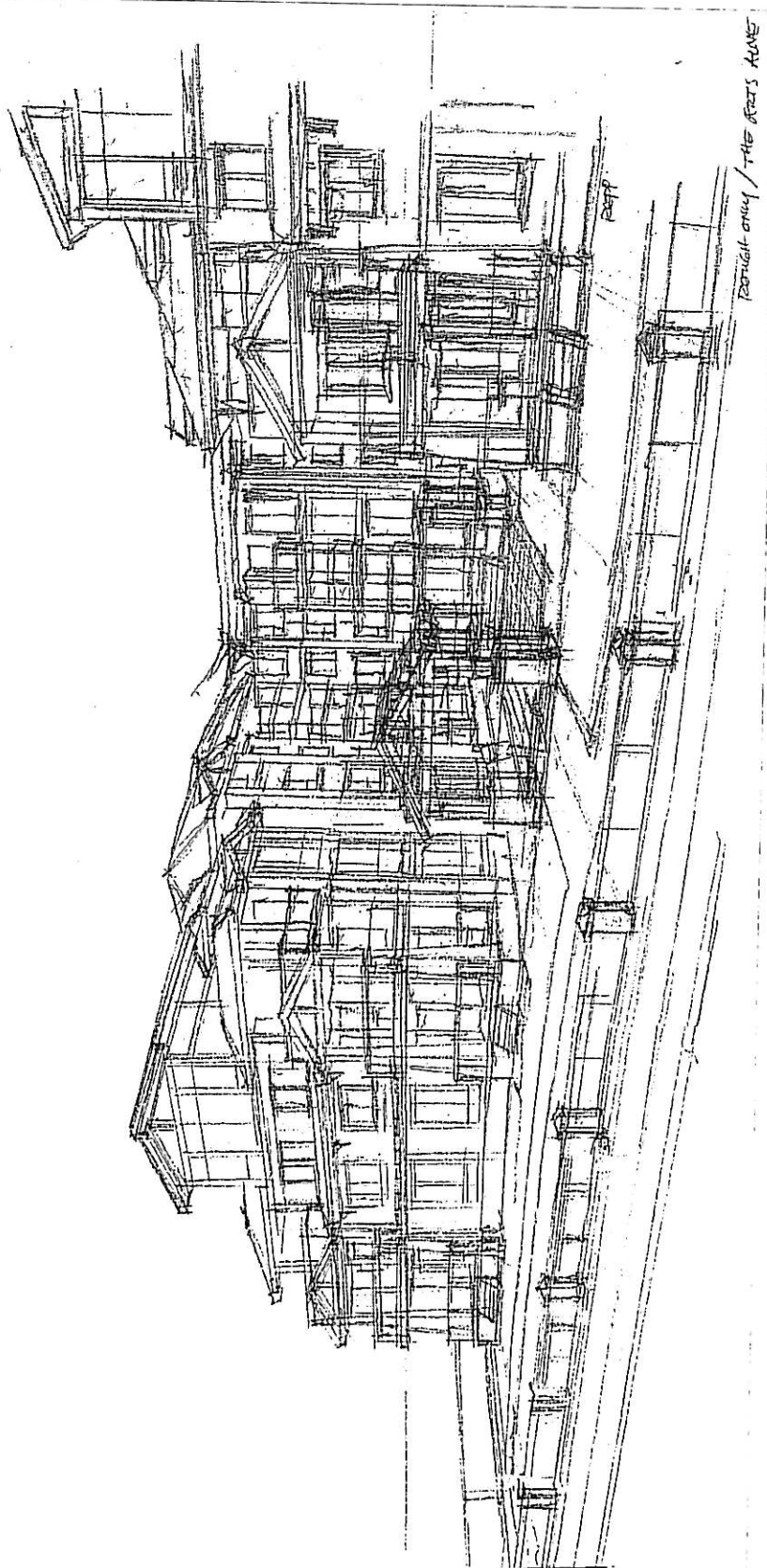
COVER SHEET

[illegible]

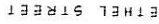
UPDATED check SET - Nov. 13/2007

Copyright Reserved: The drawing and design are the property of the architect and shall remain confidential. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

<p>PROJECT: 850 SAUCIER AVE MURANO Kelowna, British Columbia</p>		<p>NEW TOWN ARCHITECTURAL ARCHITECTS 1000 Highway 100, Kelowna B.C. V1Y 1Y1 Tel: 250-868-8888 Fax: 250-868-8889 www.newtownarchitects.com</p>
<p>DATE: 2013 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1/8" = 1'-0"</p>	<p>DATE: 2013 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1/8" = 1'-0"</p>	<p>DATE: 2013 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1/8" = 1'-0"</p>



ROUGH ONLY / THE ARTS ALLEY



WMOJ ARCHITECTURAL
ELEMENTS

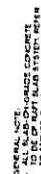
1014 Pershing Street, Lansing, MI 48907
Tel: 517.487.8775 Fax: 517.487.8775
E-mail: info@lansingmi.gov website: www.lansingmi.gov

SITE PLAN
FIRST FLOOR

A1.2

Out on 1993	
-------------	--

S A U C I E R A Y E " U E



PARKADE LEVEL - (ELEV 346 CH)
FLOOR PLAN (24.7555 ft)
SCALE 1/8" = 1'-0"

MURANO
850 SAUCIER AVE
Kelowna, British Columbia

NEW YORK ARCHITECTURAL ASSOCIATION

88 Prudhoe Street Baltimore, MD. 21201
P: 766-262-9975 F: 766-262-9799
Internet Address: <http://www.baltimorejournal.com>

CITY NO. 243

PARKADE FLOOR PLAN

A2.0

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1. JAMES E. B.
2. JAMES E. B.
3. JAMES E. B.
4. JAMES E. B.
5. JAMES E. B.
6. JAMES E. B.
7. JAMES E. B.
8. JAMES E. B.
9. JAMES E. B.
10. JAMES E. B.

[illegible]NEW YORK
ARCHITECTURAL
CENTRAL

1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402</
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	--------

SOUTH
ELEVATION

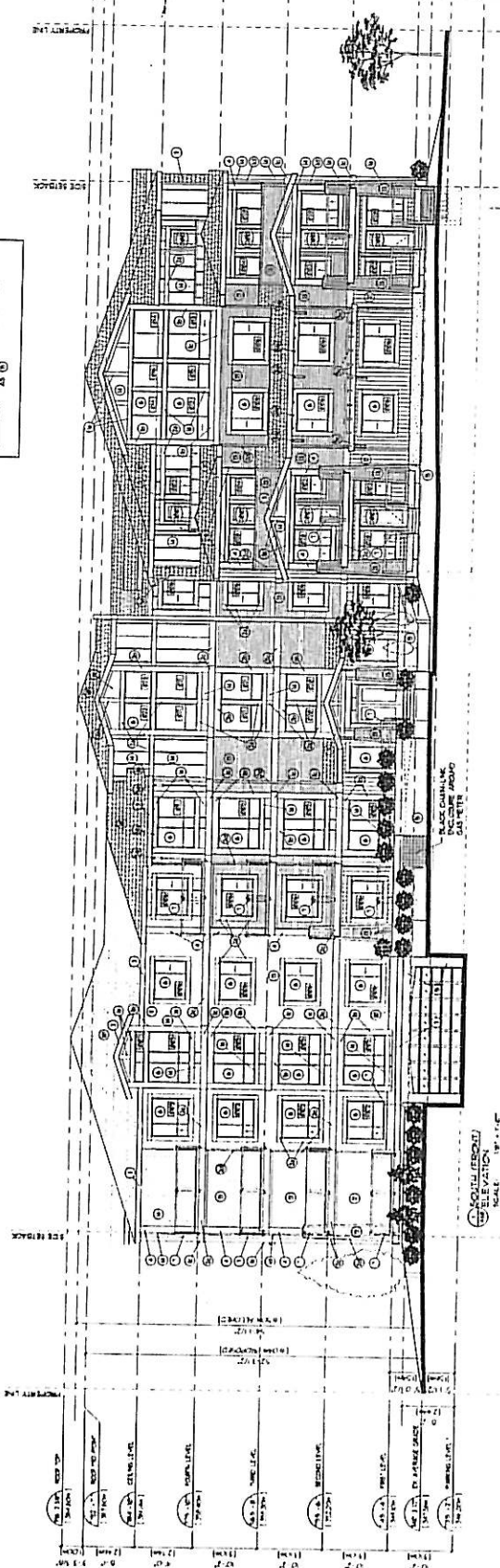
A3.0

DATE	NAME OF PARTY
1961	...
1962	...
1963	...
1964	...
1965	...
1966	...
1967	...
1968	...
1969	...
1970	...
1971	...
1972	...
1973	...
1974	...
1975	...
1976	...
1977	...
1978	...
1979	...
1980	...
1981	...
1982	...
1983	...
1984	...
1985	...
1986	...
1987	...
1988	...
1989	...
1990	...
1991	...
1992	...
1993	...
1994	...
1995	...
1996	...
1997	...
1998	...
1999	...
2000	...
2001	...
2002	...
2003	...
2004	...
2005	...
2006	...
2007	...
2008	...
2009	...
2010	...
2011	...
2012	...
2013	...
2014	...
2015	...
2016	...
2017	...
2018	...
2019	...
2020	...
2021	...
2022	...
2023	...
2024	...
2025	...
2026	...
2027	...
2028	...
2029	...
2030	...
2031	...
2032	...
2033	...
2034	...
2035	...
2036	...
2037	...
2038	...
2039	...
2040	...
2041	...
2042	...
2043	...
2044	...
2045	...
2046	...
2047	...
2048	...
2049	...
2050	...
2051	...
2052	...
2053	...
2054	...
2055	...
2056	...
2057	...
2058	...
2059	...
2060	...
2061	...
2062	...
2063	...
2064	...
2065	...
2066	...
2067	...
2068	...
2069	...
2070	...
2071	...
2072	...
2073	...
2074	...
2075	...
2076	...
2077	...
2078	...
2079	...
2080	...
2081	...
2082	...
2083	...
2084	...
2085	...
2086	...
2087	...
2088	...
2089	...
2090	...
2091	...
2092	...
2093	...
2094	...
2095	...
2096	...
2097	...
2098	...
2099	...
2100	...

LEGEND

- [illegible]

State & Local Roads
of Western Maryland



SCALE: 1" = 1'-0"

NOTATION
ELEVATION
SOUTH (FRONT)

© Copyright MURANO. The design and drawings are the property of MURANO. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of MURANO.

MURANO
850 SAUCIER AVE
Kelowna, British Columbia

NEW TOWN
ARCHITECTURAL
INC.

EAST ELEVATION

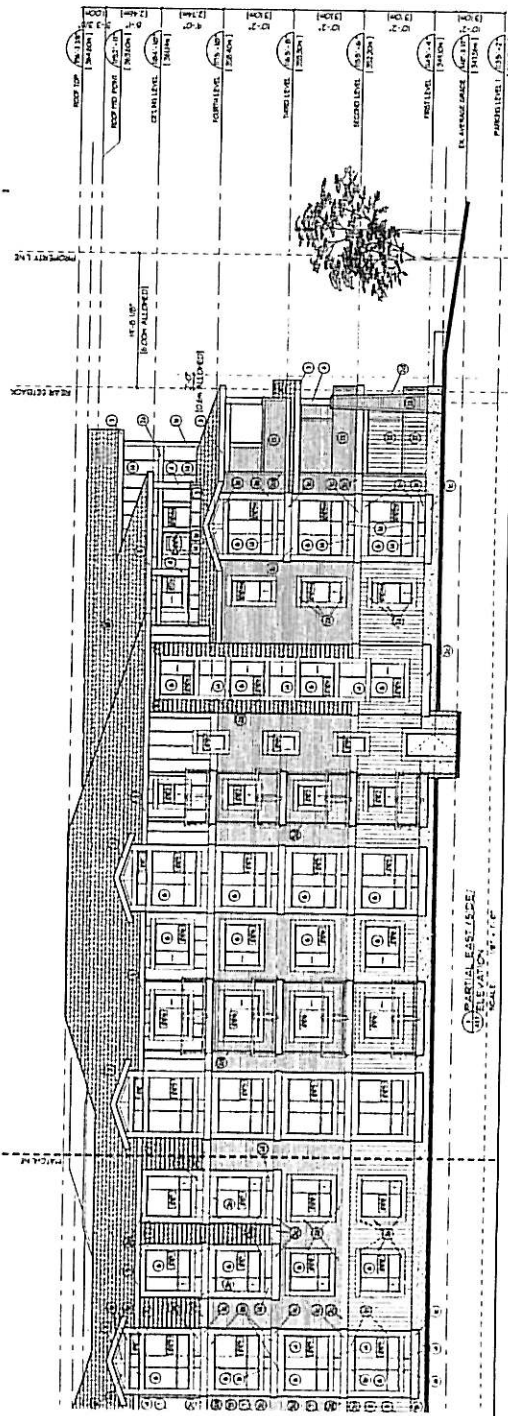
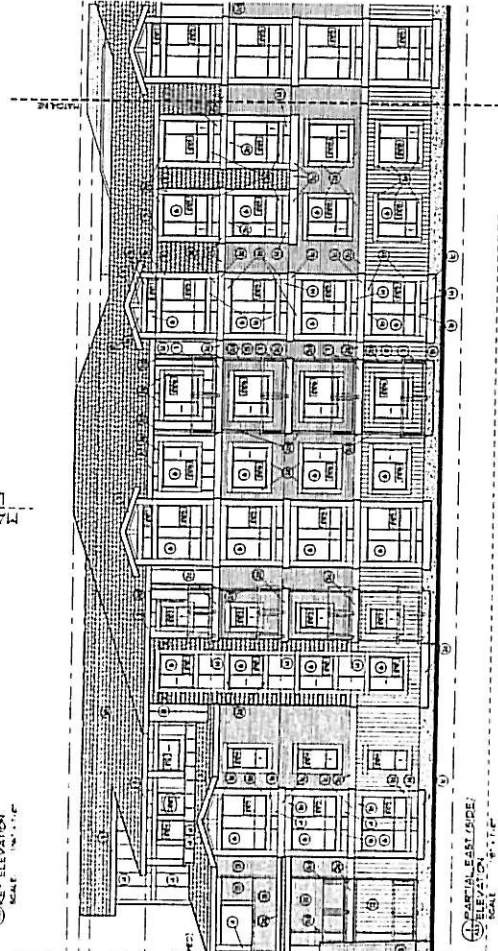
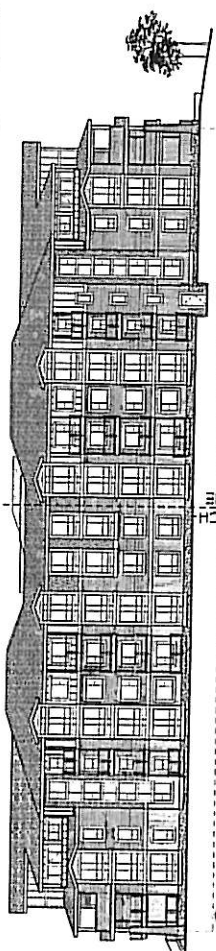
A3.3

Scale: 1/8" = 1'-0"

DATE: 10/1/88

BY: [Signature]

- LEGEND**
- ① 4" HATCHER CLADDING, COLOR: CONTRASTING RED
 - ② 4" HATCHER CLADDING, AT DAY ROOM COLOR: CONTRASTING RED
 - ③ 4" HATCHER CLADDING, AT DAY ROOM COLOR: CONTRASTING RED
 - ④ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑤ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑥ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑦ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑧ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑨ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑩ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑪ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑫ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑬ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑭ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑮ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑯ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑰ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑱ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑲ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ⑳ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉑ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉒ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉓ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉔ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉕ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉖ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉗ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉘ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉙ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉚ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉛ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉜ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉝ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉞ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㉟ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊱ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊲ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊳ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊴ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊵ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊶ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊷ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊸ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊹ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊺ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊻ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊼ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊽ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊾ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED
 - ㊿ 4" HATCHER CLADDING, AT ALL CORNERS COLOR: CONTRASTING RED



GENERAL REMARKS TO ARCHITECTS & ENGINEERS

174

LEGEND

- [illegible]

WALKER, PAUL
01 926-6143 TR33-07

MURANO
850 SAUCIER AVE
Kelowna, British Columbia

MEMORIAL ARCHITECTURAL
IN C.

10 Parking Space Estimated E.L. 177 P3
 1 25.00 @ 0.00 - 1.0 25.00 @ 0.00
 100 1.00 @ 0.00 - 100 1.00 @ 0.00

40000	10000	20000
50000	15000	30000
60000	20000	40000
70000	25000	50000
80000	30000	60000
90000	35000	70000
100000	40000	80000
110000	45000	90000
120000	50000	100000
130000	55000	110000
140000	60000	120000
150000	65000	130000
160000	70000	140000
170000	75000	150000
180000	80000	160000
190000	85000	170000
200000	90000	180000
210000	95000	190000
220000	100000	200000
230000	105000	210000
240000	110000	220000
250000	115000	230000
260000	120000	240000
270000	125000	250000
280000	130000	260000
290000	135000	270000
300000	140000	280000
310000	145000	290000
320000	150000	300000
330000	155000	310000
340000	160000	320000
350000	165000	330000
360000	170000	340000
370000	175000	350000
380000	180000	360000
390000	185000	370000
400000	190000	380000
410000	195000	390000
420000	200000	400000
430000	205000	410000
440000	210000	420000
450000	215000	430000
460000	220000	440000
470000	225000	450000
480000	230000	460000
490000	235000	470000
500000	240000	480000
510000	245000	490000
520000	250000	500000
530000	255000	510000
540000	260000	520000
550000	265000	530000
560000	270000	540000
570000	275000	550000
580000	280000	560000
590000	285000	570000
600000	290000	580000
610000	295000	590000
620000	300000	600000
630000	305000	610000
640000	310000	620000
650000	315000	630000
660000	320000	640000
670000	325000	650000
680000	330000	660000
690000	335000	670000
700000	340000	680000
710000	345000	690000
720000	350000	700000
730000	355000	710000
740000	360000	720000
750000	365000	730000
760000	370000	740000
770000	375000	750000
780000	380000	760000
790000	385000	770000
800000	390000	780000
810000	395000	790000
820000	400000	800000
830000	405000	810000
840000	410000	820000
850000	415000	830000
860000	420000	840000
870000	425000	850000
880000	430000	860000
890000	435000	870000
900000	440000	880000
910000	445000	890000
920000	450000	900000
930000	455000	910000
940000	460000	920000
950000	465000	930000
960000	470000	940000
970000	475000	950000
980000	480000	960000
990000	485000	970000

Page 17

ORTH

ELEVATION

MILITARY

1997

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

2	2	2
3	3	3

63 V

7.04	
------	--

—

[illegible]

1000

NORTH (REAR)
 ELEVATION
 SCALE 1" = 1'-0"

HARVEY AVENUE (HIGHWAY 87)

ETHEL STREET

LANE

PLAN KAP52605

1942

PLAN

PLAN 7117

16

9

HARVEY AVENUE



1. SITE PLAN
2. FLOOR PLAN
3. SECTION
4. ELEVATION
5. DETAIL
6. LANDSCAPE
7. EXTERIOR
8. INTERIOR
9. FURNITURE
10. LIGHTING
11. MATERIALS
12. FINISHES
13. MECHANICAL
14. ELECTRICAL
15. PLUMBING
16. PAINT
17. GLASS
18. METAL
19. WOOD
20. OTHER

SAUCIER AVE
Kelowna, British Columbia

NEW TOWN
ARCHITECTURAL
FIRM

1. SITE PLAN
2. FLOOR PLAN
3. SECTION
4. ELEVATION
5. DETAIL
6. LANDSCAPE
7. EXTERIOR
8. INTERIOR
9. FURNITURE
10. LIGHTING
11. MATERIALS
12. FINISHES
13. MECHANICAL
14. ELECTRICAL
15. PLUMBING
16. PAINT
17. GLASS
18. METAL
19. WOOD
20. OTHER

SITE PLAN
FIRST FLOOR

A1.2

LEGEND

- ① 8" x 10" HARDIPANEL CEDARSHILL
COLOUR: COUNTRYLANE RED
- ② 8" x 10" CEDARSHILL HARDIPANEL
COLOUR: ARCTIC WHITE
- ③ PREFINISHED METAL FASCIA / FLASHING
COLOUR: SABLE BY GENTEK
- ④ 6" x 6" BUILT-UP COLUMNS PAINTED TO MATCH
COLOUR: COUNTRYLANE RED
- ⑤ 6" x 6" BUILT-UP WOOD BRACKET PAINTED TO MATCH
COLOUR: COUNTRYLANE RED
- ⑥ DOUBLE GLAZED VINYL WINDOWS
COLOUR: ALUMINUM GUARDRAIL 1 PORTS & 42"
COLOUR: CHARCOAL 1/8" x 1/8" TYPED GLASS
- ⑦ 800 MODIFIED LAMINATED ASPHALT
SHINGLES COLOUR: CHARCOAL GREY
- ⑧ VINYL SHAKES BY POLYSTYRENE LEATHERED
TEXTURE COLOUR: TAN
- ⑨ HARDIPANEL CEDARSHILL 4" LAP SIDING
COLOUR: KUMU DRIFT
- ⑩ HARDIPANEL CEDARSHILL 6" x 6" BUTT JOINTS
EVERY 24" x 12" COLOUR: COBALT GREY
- ⑪ PAVED CONCRETE

GENTEK SABLE 520

