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**CITY OF KELOWNA**

**MEMORANDUM**

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**DATE:** July 10, 2008

**TO:** City Manager

**FROM:** Planning and Development Services Department

**APPLICATION NO.** DP07-0302

**OWNER:** 0793220 B.C. LTD., INC. NO. BC0793220

**AT:** 2080 Benvoulin Court

**APPLICANT:** R327 Enterprises LTD.

**PURPOSE:** TO OBTAIN A DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF AN OFFICE BUILDING.

**EXISTING ZONE:** C4 – URBAN CENTRE COMMERCIAL

**REPORT PREPARED BY:** Alec Warrender

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**1.0** RECOMMENDATION

THAT the Council authorize the issuance of Development Permit No. DP07-0302, Lot B, District Lot 128, ODYD, Plan KAP83889 located at 2080 Benvoulin Court, Kelowna, B.C. subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- c) Landscaping to be provided on the land be in general accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;
- e) The applicant be required to satisfy the Works & Utilities departments requirements prior to issuance of the Development Permit.

**2.0** SUMMARY

The applicant is seeking to obtain a Development Permit for the construction of an office building. The subject 2,602 m<sup>2</sup> property is located on Benvoulin Court, just off Springfield Road. The proposed office building will have a total floor area of 2,511 m<sup>2</sup>; there will be a total of nine units in the proposed building.

### 3.0 ADVISORY PLANNING COMMISSION

At a meeting held on January 29, 2008, the APC passed the following motion:

THAT the Advisory Planning Commission supports Development Permit Application No. DP07-0302 for 2080 Benvoulin Court, by Herman Planning Group (J. Herman) to obtain a Development Permit for the construction of a new office building.

### 4.0 THE PROPOSAL

The proposed development meets all of the City's requirements for design and development as indicated. Further, the proposed development compares to the C4 zone as follows:

CRITERIA	PROPOSAL	C4 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	2598 m <sup>2</sup>	1,300 m <sup>2</sup>
Lot Width	939m	40.0 m
Lot Depth	64.36 m	30.0 m
Development Regulations		
Floor Area Ratio	0.97	1.0
Site Coverage	72.8%	75%
Height	14.55 m / 4-storeys	15m / 4-storeys
Front Yard (south)	4 m	0.0 m
Side Yard (South)	17 m	0.0 m
Side Yard (North)	1.0 m	0.0 m
Front Yard (north)	5.7 m	0.0 m
Other Regulations		
Minimum Parking Requirements	68 stalls	62 Stalls
Bicycle Parking	Class I: 5 Class II: 15	Class I: 5 Class II: 15
Loading	2 spaces	2 spaces

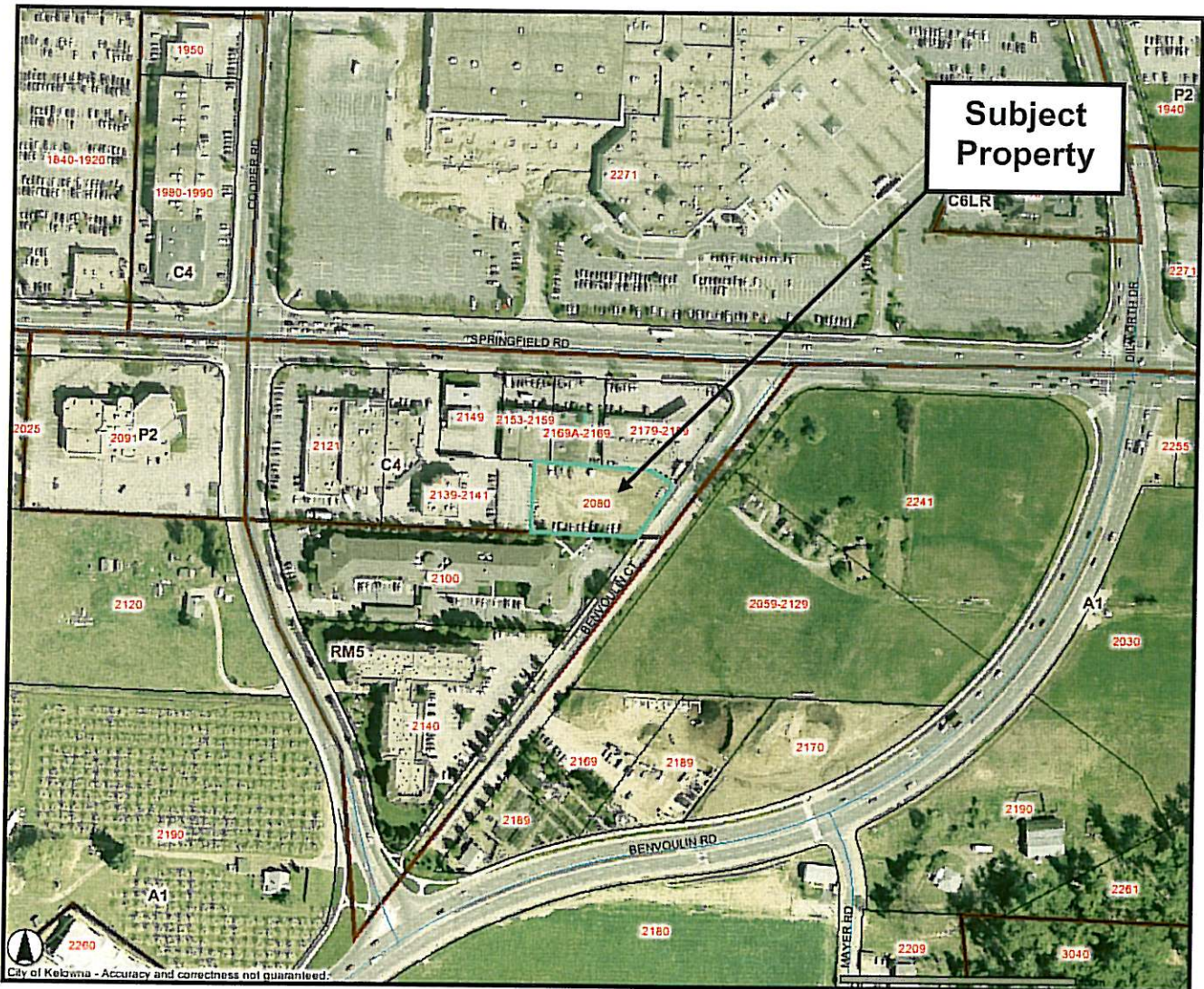
#### 4.1 Site Context

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	C4 - Urban Centre Commercial	Commercial
East	A1 – Agricultural	Agriculture
South	RM5 – Med. Den. Multiple Housing	Residential
West	C4 - Urban Centre Commercial	Commercial



## 4.2 Site Location

2080 Benvoulin Court

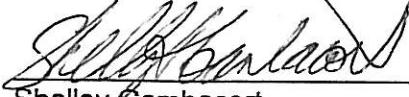


## 5.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments which have been submitted are attached to this report.

## 4.0 PLANNING COMMENTS

The design is considered to be a good example for an office building. The referencing of elements within the overall composition through the use of reveals is felt to be effective in providing visual interest and reducing the bulk of the building. The corrugated metal ties in fairly well with the farm buildings found within the ALR, near to which the subject site is located, where metal has been used as a roofing material.

A handwritten signature in black ink, appearing to read 'Shelley Gambacort', is written over a horizontal line.

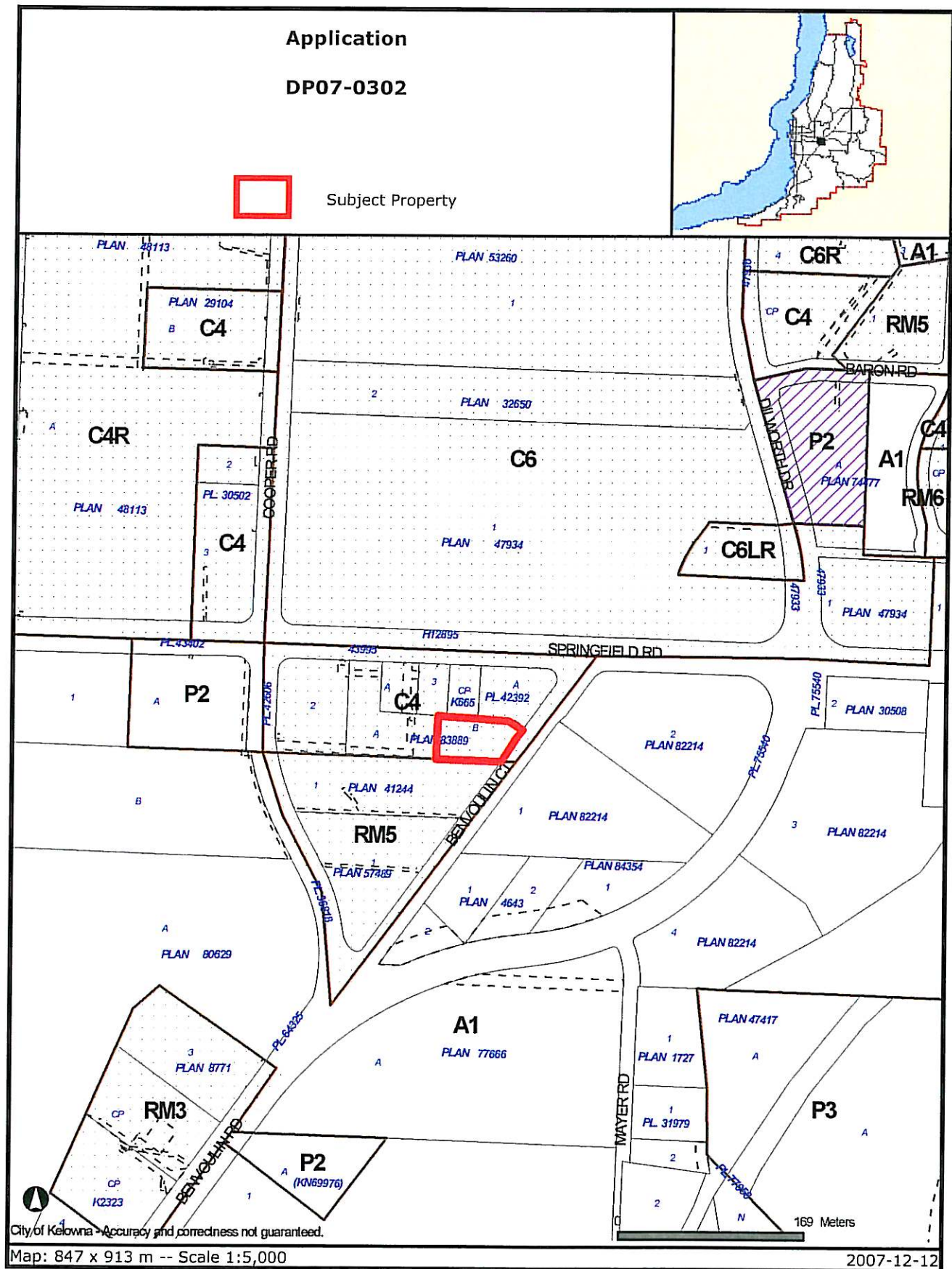
Shelley Gambacort  
Planning & Development Services

SG/aw

Attachments

- Location Map
- Site Plan and Elevations
- Circulation Comments





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.

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

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**Date:** February 13, 2008  
**File No.:** DP07-0302  
**To:** Planning & Development Services Department (AW)  
**From:** Development Engineering Manager (SM)  
**Subject:** 2080 Benvoulin Ct. Plan 83889 Lot B

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The Works & Utilities Department have the following requirements associated with this application.

1. Domestic Water and Fire Protection

- (a) This property is currently serviced with a 19mm service that may require upgrades. The developer must engage a civil consultant to determine the domestic and fire flow requirements of this development. Only one water service is permitted. Unused services must be removed at the applicant's cost
- (b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

This property is located within the sanitary sewer specified area #1 and is not currently serviced. The developer must engage a civil consultant to provide the city with design options to service the lot.

3. Storm Drainage

- (a) 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), and recommendations for onsite drainage containment and disposal systems.
- (b) Provide a site-grading plan.

4. Development Permit and Site Related Issues

- (a) 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.

- (b) On-site parking areas must meet bylaw requirements

5. Road Works

- (a) Benvoulin Court fronting this property must be upgraded to a full urban standard including curb and gutter, storm drainage system, fillet pavement, street lights, landscaped boulevards and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. The cost of this frontage upgrade for bonding purposes is estimated at **\$19,600.00** and is inclusive of a bonding escalation.
- (b) Damage to existing sidewalk sections will likely occur during the demolition, excavation and construction period. Replacement of damaged works will be at the developer's expense.

6. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

7. Electric Power and Telecommunication Services

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

8. Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. Bonding and Levy Summary

Bonding

Road access modifications	\$ 19,600.00
Water service upgrades	TBD
Sanitary service upgrades	TBD
Total Bonding	<b>TBD</b>

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. 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 4<sup>th</sup> reading of the zone amending bylaw.

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Steve Muenz, P. Eng.  
Development Engineering Manager  
DC



File: DP07-0302

Application

File: DP07-0302

Type: DEVELOPMENT PERMIT

Customer ID: 1247384

Applicant: Herman, Jim

Address: 204 - 2903 Pandosy Stret

Kelowna BC

V1Y 1W1

Postal Code:

Phone: 250-712-9930

Fax: 712-0535

Cell:

Email: jim@jherman.ca

Contact:

Phone:

Fax:

Cell:

Email:

Received By: TEMP

Legal: No

Development Officer: ALEC WARRENDER

Status: Open

Planner: SHELLEY GAMBACORT

Engineering Contact: DEREK CORNING

Owners

Owner Name	Address	Postal Code	Phone	Fax
0793220 BC Ltd	230 Carion Rd Kelowna BC	V4V2K5	250-766-4914	250-766-5449

Properties

Kid	Type	Plan	Lot	Block	Unit	Number	Street Name	Dir	St	LTO
680707		83889	B			2080	Benvoulin Ct		A	R

SubdivisionFile Links

DVP08-0016 Child

Technical

OCP Designation: COMM - COMMERCIAL

OCP Amend Req'd:

Sector Plan: DRAFT CENTRAL CITY SECTOR PLAN

Sector Designation:

Neighbourhood Plan:

Neighbourhood Designation:

Heritage Register: DP Area: Yes

Bylaw:

File: DP07-0302

Existing Use: C4

Conform:

Proposed Use: To obtain a Development Permit for the construction of a new medical office building.

Proposed Lots: Units:  
 Final Lots: Units: General Comment:  
 Remainder Lots: ESA Remainder Comment:  
 Floor Space: m2  
 Lot Size: ha m2  
 Front x Depth: m X m Irregular:

**Development Areas****Zoning**

Existing Zone: C4 # Lots: 1

**Fees**

Invoice	Status	Date	Parameter	Fee	Charge
104686	Paid	2007-12-12	Development Permit		578.00
104686	Paid	2007-12-12	Advisory Planning Commission		525.00 G
104686	Paid	2007-12-12	GST Reg. No. R12193 7551 RT		31.50
					<u>1,134.50</u>
104713	Paid	2007-12-20	1 signs Development Sign (small)		18.00 G
104713	Paid	2007-12-20	GST Reg. No. R12193 7551 RT		1.08
					<u>19.08</u>

**File Progress**

Step	Date	Comment
Application Accepted	2007-12-12	
Application Circulated	2007-12-12	
E-Application Received	2007-12-13	
E-Report Sent to Planning	2008-02-14	
Advisory Planning Commission	2008-01-29	<p>THAT the Advisory Planning Commission supports Development Permit Application No. DP07-0302 for 2080 Benvoulin Court, by Herman Planning Group (J. Herman) to obtain a Development Permit for the construction of a new office building</p> <p>The APC wish to note that a variance for parking is required and that they are non-supportive of parking in excess of 125% of the requirements &amp; encourage the applicant to reduce the number of stalls to comply</p>

All Agency Comments Received

Additional Info Required

Additional Info Received

Report Forwarded to Council

Council Consideration

Extension Application Rec'd

Extension Rpt to Council

Extension Council Consid

Issuance of Permit

E-SA to Planning w/Memo

Landscape Bond Received

Forwarded to L.T.O.

File: DP07-0302

Step	Date	Comment		
L.T.O. Registration				
Renewal Applica. Rec'd				
Renewal Rpt to Council				
Renewal Council Consid				
Landscape Inspection				
Landscape Bond Released				
File Closed				
<b>File Circulation</b>				
Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2007-12-12	2008-01-31		
				Community Development & Real Estate Mgr
	2007-12-12	2008-01-07	SALEXANC	CD&RE Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 ? x 11 copy, of any survey plans.
				Fire Department
	2007-12-12	2008-01-17	GDAFT	Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw
				FortisBC
	2007-12-12	2008-01-31		No response
				Inspections Department
	2007-12-12	2007-12-21	RREADY	Ensure fire fighting access is met at parkade. Spatial separation not met at south elevation. Spatial separation issue at exit stair shaft and unprotected opening at mechanical room on south elevation.
				Mgr Policy, Research & Strategic Plannin
	2007-12-12	2008-01-17		The form and character of the building is generally acceptable.
				Corrugated metal seems a predominant material. This material doesn't seem to convey an overly industrial character and in fact ties in fairly well with the farm buildings found within the ALR, near to which the subject site is located, where metal has been used as a roofing material.
				In this regard, a few more visual gestures and the building would have more compellingly related to the agricultural context, and are an example of a regional expression of form, thereby contributing more strongly to the community's sense of place. Sloping roofs and wood for siding and dimensioned lumber, i.e., as an expression of a post and beam vocabulary, are applications that come to mind.
				The metal louvers will add texture and pattern to the building as well as help reduce solar loading of the interior spaces.
				Recommendations
				That the project conform to the City of Kelowna Crime Prevention Through Environmental Design Guidelines; in particular, site lighting should provide a sense of safety for all visitors to the development. Additionally, the under-building parking must be sufficiently lit to allow surveillance of the parking areas including corners. Colours that reflect a high degree of light are encouraged. Glazing allowing views into the stairwells is encouraged to facilitate surveillance of both the stairwells and parking areas. Additionally, views should be possible in and out of the storage areas;
				That the project include green building technologies such as low-flush toilets, etc.
				That soft landscaping be consistent with the City of Kelowna's list of Okanagan-inspired species.
				Park/Leisure Services Dir. (info only)
	2007-12-12	2008-02-04		
				Parks Manager
	2007-12-12			
				Public Health Inspector
	2007-12-12	2007-12-18		No concerns provided water & sewer available.
				RCMP
	2007-12-12	2007-12-28		No Comment
				School District No. 23
	2007-12-12	2008-02-04		No response
				Shaw Cable
	2007-12-12	2007-12-19		Owner/developer to install an underground conduit system

File: DP07-0302

Seq	Out	In	By	Comment
	Telus			
2007-12-12	2008-01-15			TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
	Terasen Utility Services			
2007-12-12	2008-01-02			No Comment
	Works & Utilities			
2007-12-12	2008-02-19			see documents tab

Remarks





- DP 1- SITE PLAN.  
 DP 2- PARKING LEVEL FLOOR PLAN.  
 DP 3- MAIN LEVEL FLOOR PLAN.  
 DP 4- SECOND LEVEL FLOOR PLAN.  
 DP 5- THIRD LEVEL FLOOR PLAN.  
 DP 6- PENTHOUSE LEVEL FLOOR PLAN.  
 DP 7- ROOF PLAN.  
 DP 8- ELEVATIONS.  
 DP 9- ELEVATIONS.  
 DP 10- BUILDING SECTIONS.  
 DP 11- GROSS FLOOR AREA.  
 DP 12- GROSS FLOOR AREA.  
 DP 13- GROSS FLOOR AREA.  
 DP 14- GROSS FLOOR AREA.  
 DP 15- PARK UNIT AREA.

Scenario: Fiscal Years			
Base Case	2015.9	2016.4	2017.0
Mid-Range Scenario (20% Increase)	1,887.8	2,018.2	2,149.6
High-Range Scenario (30% Increase)	2,018.2	2,149.6	2,281.0
Mid-Range Scenario (20% Decrease)	1,756.4	1,887.8	2,018.2
High-Range Scenario (30% Decrease)	1,625.0	1,756.4	1,887.8
Low-Range Scenario (10% Decrease)	1,593.6	1,725.0	1,856.4
Mid-Range Scenario (20% Decrease)	1,462.2	1,593.6	1,725.0
High-Range Scenario (30% Decrease)	1,330.8	1,462.2	1,593.6
Low-Range Scenario (10% Decrease)	1,299.4	1,428.6	1,559.0
Mid-Range Scenario (20% Decrease)	1,168.0	1,299.4	1,428.6
High-Range Scenario (30% Decrease)	1,036.6	1,168.0	1,299.4
Low-Range Scenario (10% Decrease)	1,005.2	1,134.6	1,265.0
Mid-Range Scenario (20% Decrease)	873.8	1,005.2	1,134.6
High-Range Scenario (30% Decrease)	742.4	873.8	1,005.2
Low-Range Scenario (10% Decrease)	711.0	840.4	973.8
Mid-Range Scenario (20% Decrease)	579.6	711.0	840.4
High-Range Scenario (30% Decrease)	448.2	579.6	711.0
Low-Range Scenario (10% Decrease)	416.8	546.2	677.4
Mid-Range Scenario (20% Decrease)	285.4	416.8	546.2
High-Range Scenario (30% Decrease)	154.0	285.4	416.8
Low-Range Scenario (10% Decrease)	122.6	251.8	383.4
Mid-Range Scenario (20% Decrease)	91.2	122.6	251.8
High-Range Scenario (30% Decrease)	59.8	91.2	122.6
Low-Range Scenario (10% Decrease)	28.4	59.8	91.2
Mid-Range Scenario (20% Decrease)	15.0	28.4	59.8
High-Range Scenario (30% Decrease)	3.6	15.0	28.4
Low-Range Scenario (10% Decrease)	0.5	3.6	15.0
Mid-Range Scenario (20% Decrease)	0.0	0.5	3.6
High-Range Scenario (30% Decrease)	0.0	0.0	0.5
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0
Low-Range Scenario (10% Decrease)	0.0	0.0	0.0
Mid-Range Scenario (20% Decrease)	0.0	0.0	0.0
High-Range Scenario (30% Decrease)	0.0	0.0	0.0

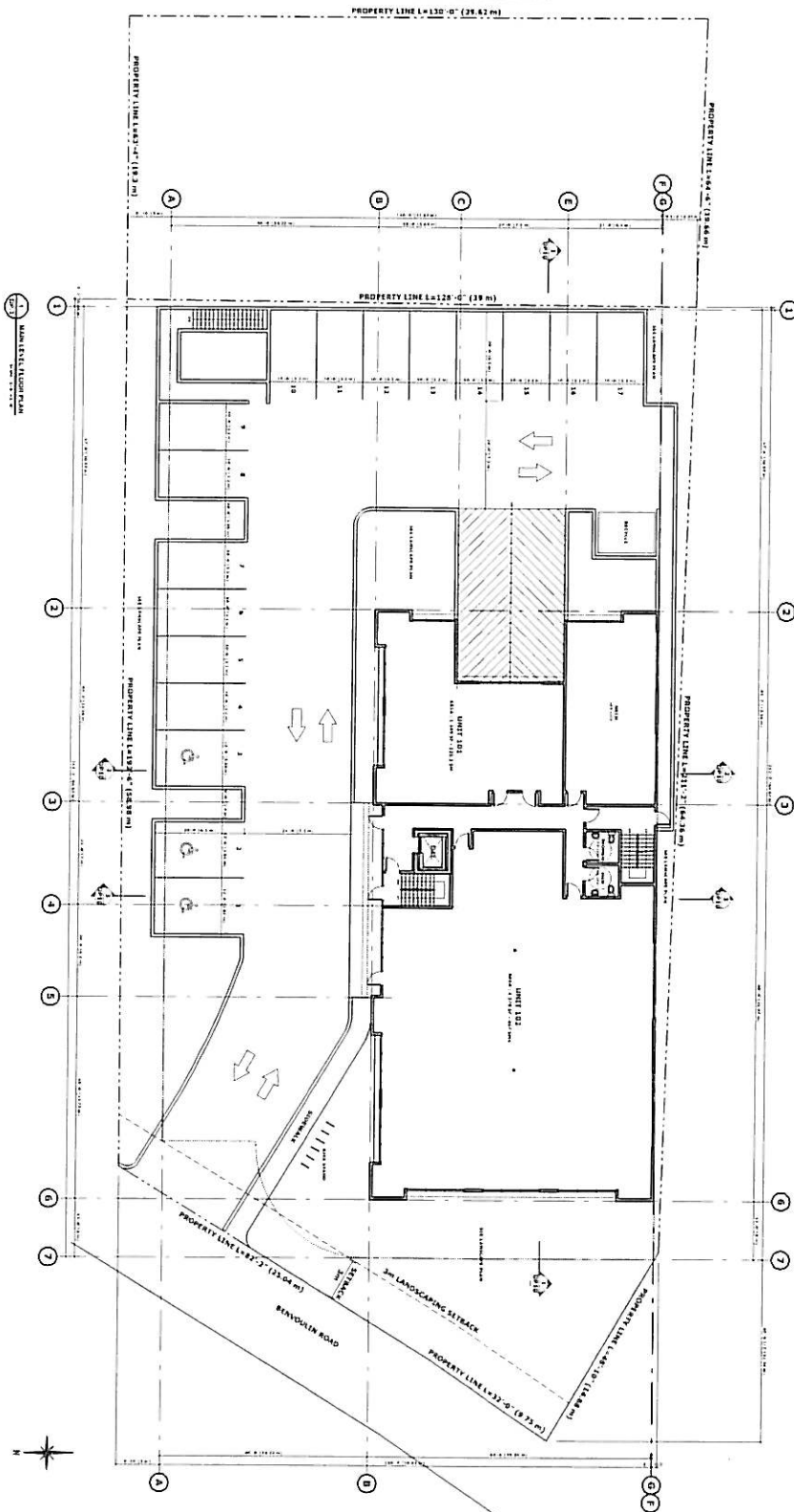
**BENVOLIN**  
Dr. Duggins  
Print Date: February 4th, 2008

BENVOULIN

DP Drawings February 4th, 2008







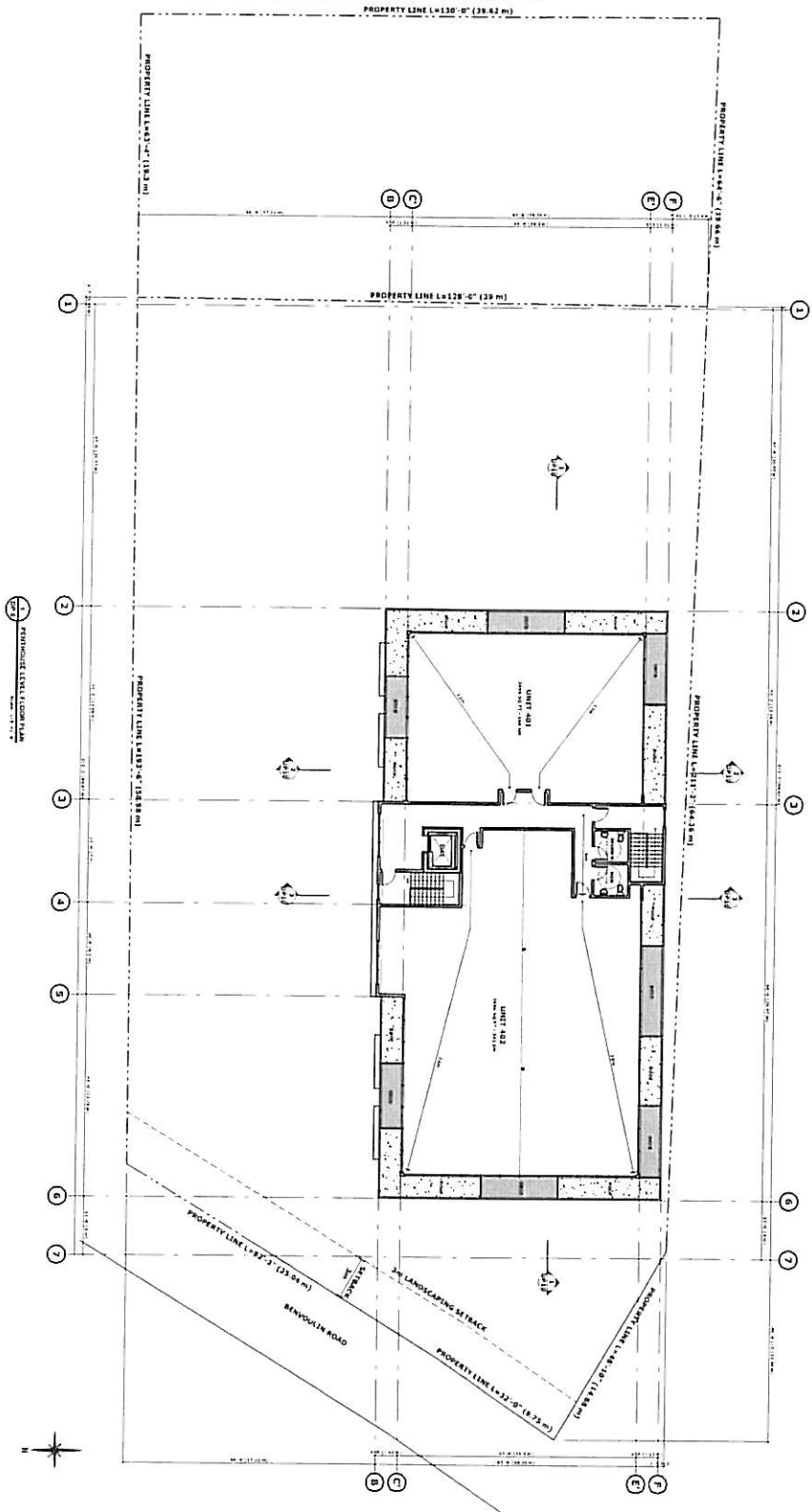
DP-3

DP-3	
DATE	
BY	
REASON FOR REQUEST	
TO WHOM ISSUED	
FOR USE OF	
DATE OF EXPIRATION	
REMARKS	
Bureau of Prisons Control	
MARSHALL ISLAND PRISON PLAN	





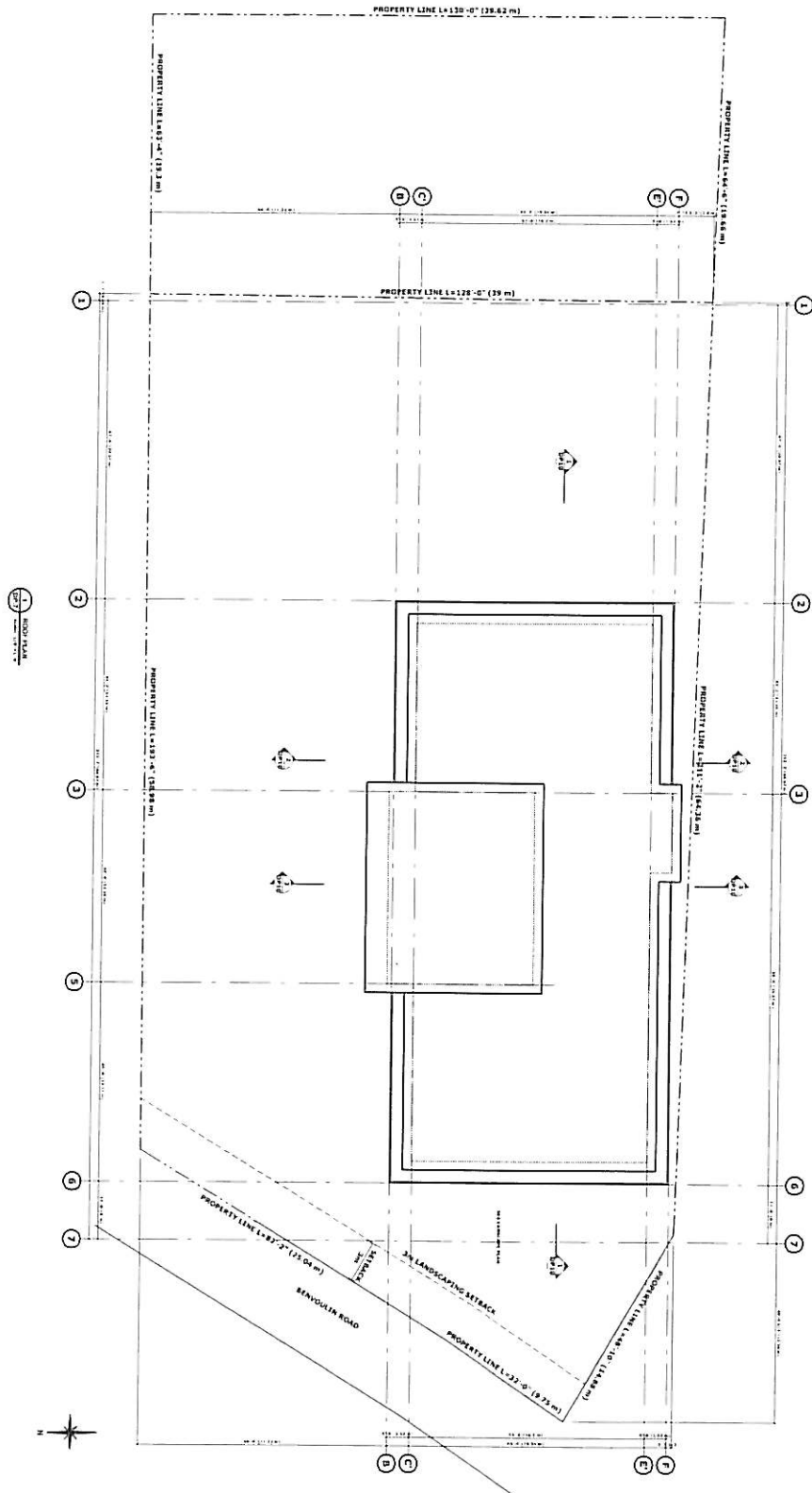




**DESIGN ASSIGNED**  
DESIGN ASSIGNED TO THE ARCHITECT BY THE OWNER.  
THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE LANDSCAPE.  
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**BENYOULIN**

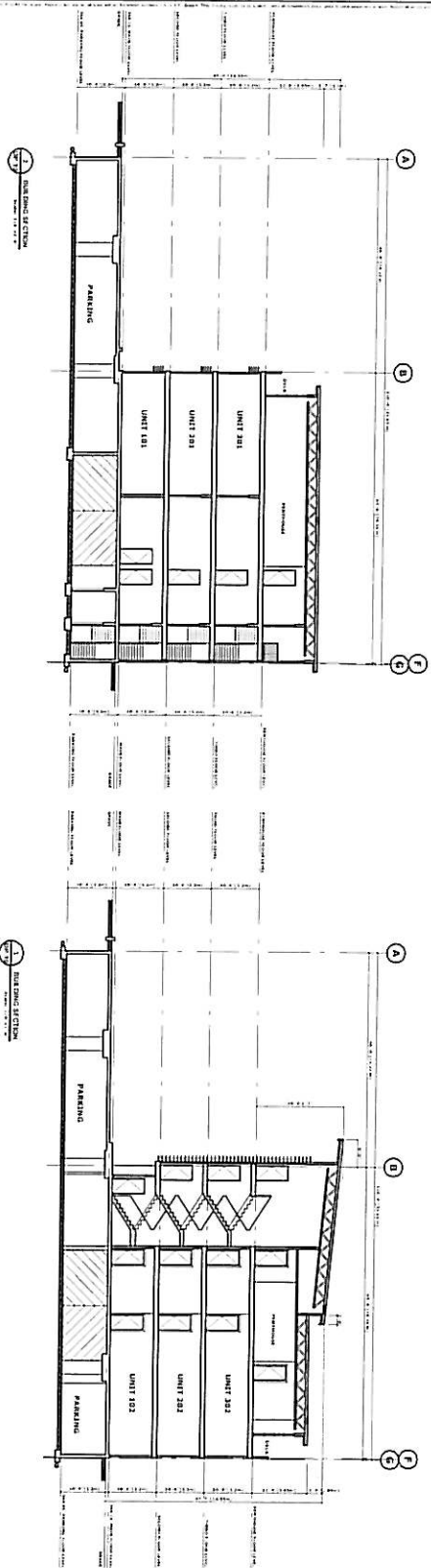
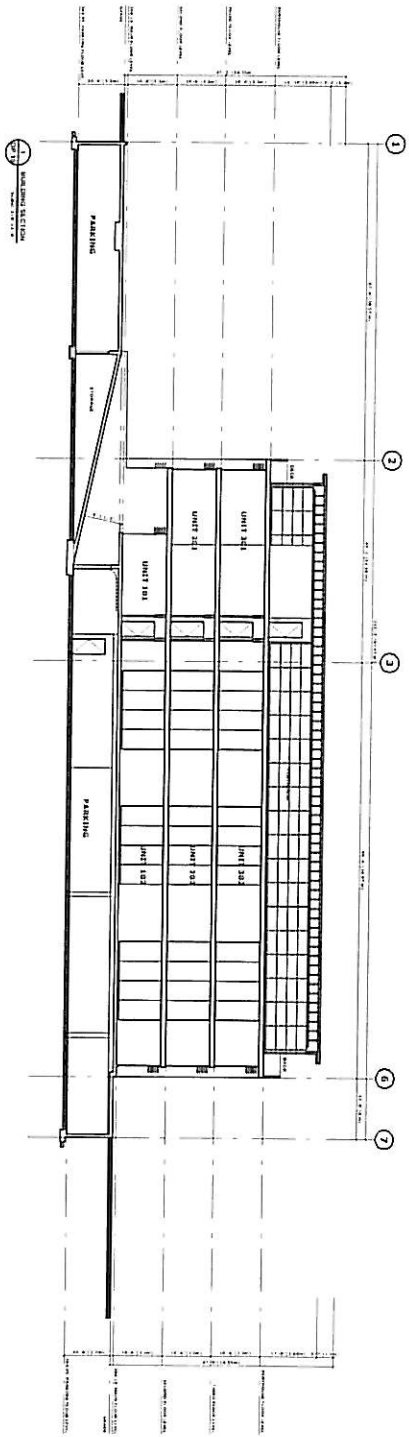
DP-6
DESIGN ASSIGNED
DESIGN ASSIGNED TO THE ARCHITECT BY THE OWNER.
THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE LANDSCAPE.
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DP-7

1. <input type="checkbox"/> 1st Floor 2. <input type="checkbox"/> 2nd Floor 3. <input type="checkbox"/> 3rd Floor 4. <input type="checkbox"/> 4th Floor 5. <input type="checkbox"/> 5th Floor 6. <input type="checkbox"/> 6th Floor 7. <input type="checkbox"/> 7th Floor 8. <input type="checkbox"/> 8th Floor 9. <input type="checkbox"/> 9th Floor 10. <input type="checkbox"/> 10th Floor 11. <input type="checkbox"/> 11th Floor 12. <input type="checkbox"/> 12th Floor 13. <input type="checkbox"/> 13th Floor 14. <input type="checkbox"/> 14th Floor 15. <input type="checkbox"/> 15th Floor 16. <input type="checkbox"/> 16th Floor 17. <input type="checkbox"/> 17th Floor 18. <input type="checkbox"/> 18th Floor 19. <input type="checkbox"/> 19th Floor 20. <input type="checkbox"/> 20th Floor 21. <input type="checkbox"/> 21st Floor 22. <input type="checkbox"/> 22nd Floor 23. <input type="checkbox"/> 23rd Floor 24. <input type="checkbox"/> 24th Floor 25. <input type="checkbox"/> 25th Floor 26. <input 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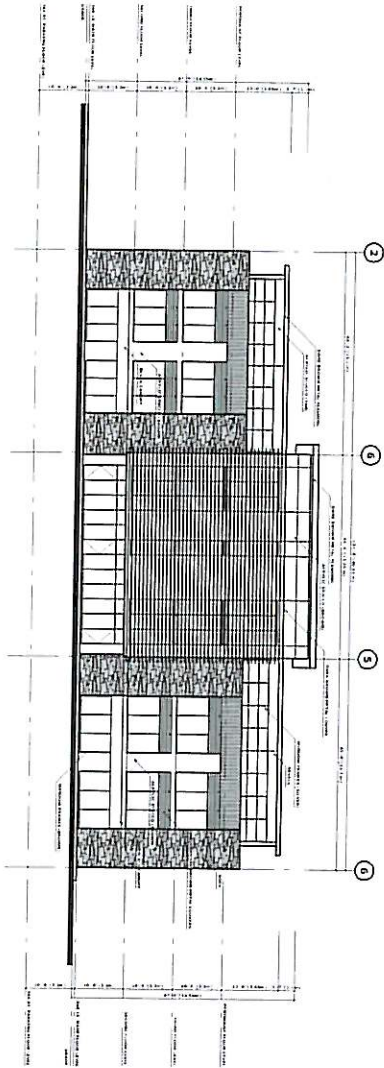
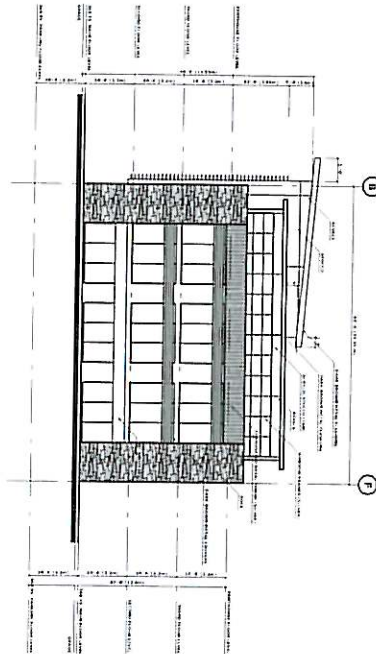




Architect	DP-10
Engineer	
Surveyor	
Inspector	
Reviewer	
Approval	
Signature	
Date	
Project Name	
Project Number	
Project Location	
Project Description	
Project Status	
Project Budget	
Project Schedule	
Project Risks	
Project Issues	
Project Comments	
Project Notes	
Project Attachments	
Project References	
Project Contacts	
Project History	
Project Summary	
Project Conclusion	
Project Recommendations	
Project Final Report	

BENVOULIN

DOCK ARCHITECT  
ARCHITECTS  
1000 10th Avenue  
New York, NY 10018  
Tel: 212 512 1000  
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www.dockarchitect.com



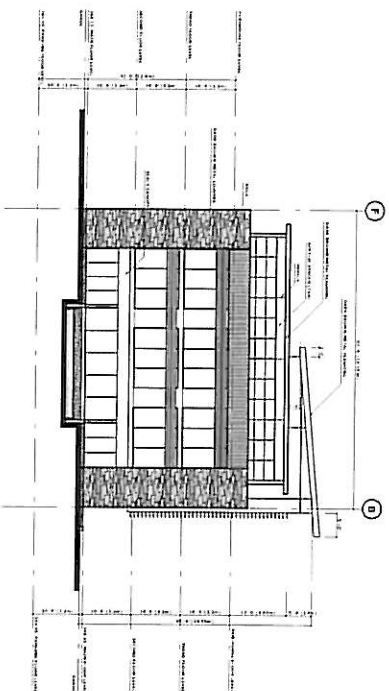
**SCHEDULE** 13  
 This forms part of development  
 Permit # DPO7-0302



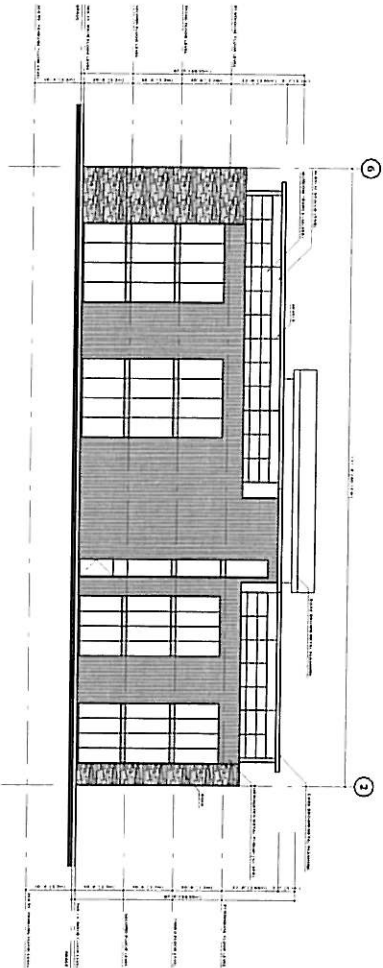
OSCH ARCHITECT  
 10000 100th Avenue, Suite 100  
 Richmond, BC V6V 1K1  
 Tel: (604) 271-1111  
 Fax: (604) 271-1112  
 Email: info@osch.ca  
 Website: www.osch.ca

BENVOULIN

Project Name	DP-11
Client	
Architect	OSCH ARCHITECT
Engineer	
Inspector	
Permit #	DPO7-0302



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



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

BENVOLIN

OSCH ARCHITECT  
ARCHITECTS  
1155 AVENUE 23  
SUITE 200  
VANCOUVER, BC V6P 6G6  
TEL: 604-681-1155  
WWW.OSCHARCHITECTS.COM

DP-12

DATE	11/14/2012	
BY	OSCH ARCHITECT	
FOR	BENVOLIN	
PROJECT	1155 AVENUE 23	
DESCRIPTION	ARCHITECTURAL DRAWING	
REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/14/2012

DP-12	
BENVOLIN	
Architect: BENVOLIN	
1155 AVENUE 23	
11/14/2012	





# benvoulin

Kelowna, British Columbia

[ planning + design - marketing ]



