

REPORT TO COUNCIL



Date: July 26, 2012
To: City Manager
From: Land Use Management, Community Sustainability (JM)
Application: DP11-0199 **Owner:** 0814112 BC Ltd.
Address: 600 Boynton Place **Applicant:** Architecturally Distinct Solutions (Matt Johnston)
Subject: Development Permit - Amendment
Existing OCP Designation: Multiple Unit Residential (Medium Density)
Existing Zone: RM4 - Transitional Low Density Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP11-0199, being an amendment to Development Permit No. DP10-0003, for Lot A, Section 31, Township 26, ODYD, Plan KAP91474, Except Plan KAS3850 (Phases 1,2,3,4), located on 600 Boynton Place, Kelowna, BC 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 Landscape Architect.

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council's approval of the Development Permit Application in order for the permit to be issued.

2.0 Purpose

The applicant proposes to amend the original Development Permit, which was issued in 2010, for a portion of the subject property. The changes involve adjustments to site layout, landscaping, unit type and density.

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3.0 Land Use Management

Land Use Management staff is supportive of the proposed changes to the original approved Development Permit (DP10-0003). The proposal is seeking only a minor decrease in density, and is acting in an attempt to be flexible in responding to perceived market trends. The application also triggers no variances and complies fully with the requirements of the Zoning Bylaw.

To arrive at this proposal, the applicant team has worked with staff in a productive manner in order to improve the development. The result is a significant increase in common open space and recreation area, an improved pedestrian circulation network with enhanced connections to Clifton Road, the introduction of some landscape elements and paving treatments alongside the internal strata roads, and alterations in building design and finishing to place a stronger emphasis on pedestrian entrances.

Despite the above, staff are concerned that the reduction in landscaping on strata roads, and the corresponding increase in visible parking risks eroding the pedestrian scale of the site, emphasizing instead vehicle circulation and parking. However, given the significant positive changes that the applicant team has incorporated into the plans, staff are supportive of the proposal.

4.0 Proposal

4.1 Background

In 2010, Council authorized the issuance of a Development Permit (DP10-0003) for the subject property in order to allow the development of 86 townhouse residential units. Much of the development, now known as Glen Valley, has been completed or is under construction, in accordance with the approved Development Permit. As part of this development, the proponent introduced a compact building design that is currently concentrated on the western portion of the site.

On November 30, 2012, the proponent made an additional application to amend the original Development Permit for the remaining phases of development in the northeast portion of the site (see attached site plan). This amendment includes the reconsideration of the site layout, unit type, landscaping and density.

Since their amendment application, staff and the applicant team have been working cooperatively to improve the proposal so that it complies more closely with the goals and objectives of the Official Community Plan (OCP).

4.2 Project Description

The applicant proposes to change a portion of their original approved site plan, unit layout, unit type, density and landscaping. Presently, the portion of the parcel is approved for 29 townhouse units, spread across 3 buildings. These 2 ½ storey units ranged in floor area from 157m² to 213m² and each contained a two-car garage, private driveway, and exterior private green space. Perhaps most notably, the three buildings were only bisected by one strata road. Two of the buildings were flanked on the west side by a large area of contiguous common green space and also shared a pedestrian-friendly, landscaped rear yard green space.

The proposal under consideration would see the following changes:

- Reduced overall Floor Area from 11,900m² to 11,852m²;
- 2 fewer units than originally approved;
- Reduction in unit size to approximately 140m²;
- 1 additional strata roadway;

- Elimination of driveways and 2 car garages in favour of 1 car garages with 1 flanking parking stall;
- Increase in available functional common green space and recreation area;
- Improved internal pedestrian circulation;
- Improved pedestrian access to Clifton Road.

4.3 Site Context

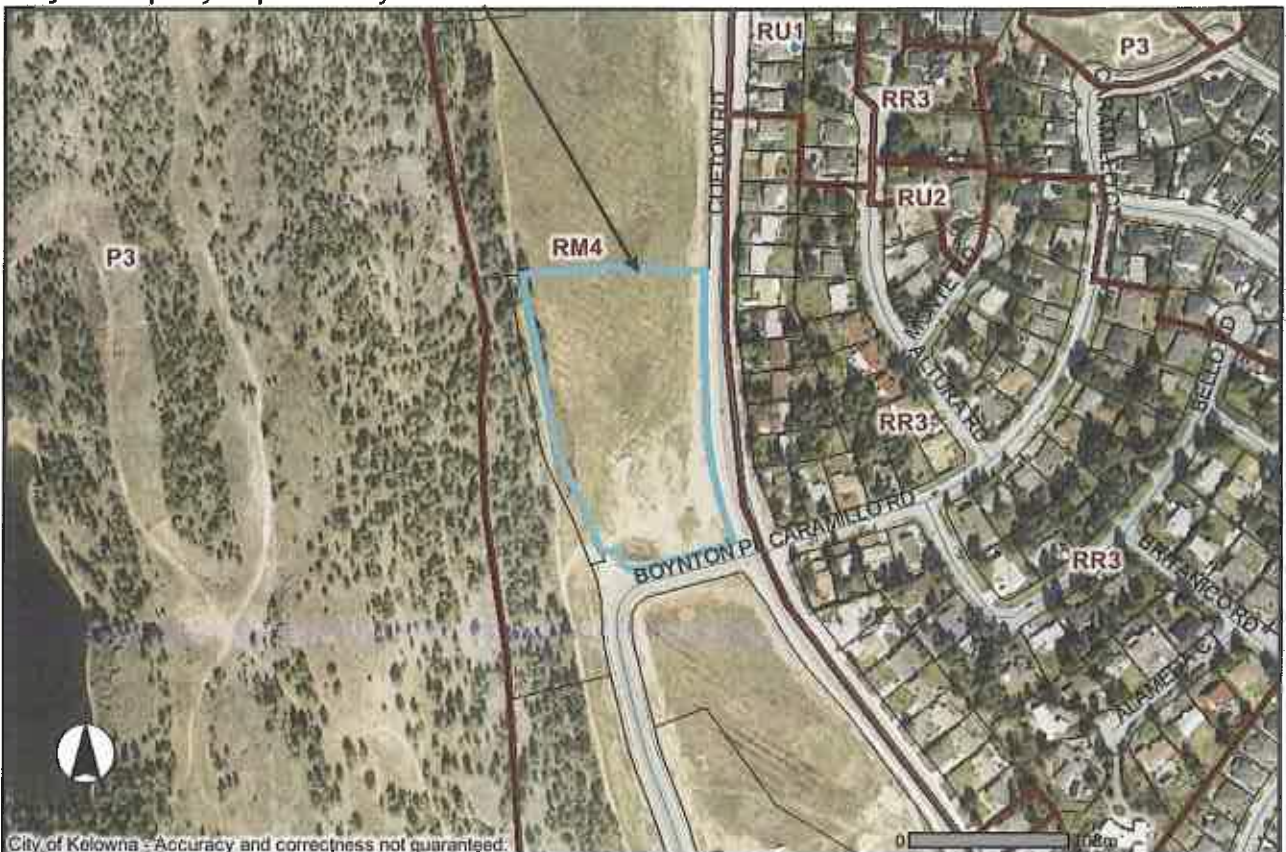
The subject property is approximately 2.08 ha in area and is located on the north-west corner of the intersection of Boynton Place and Clifton Road. Several phases of the development known as “Glen Valley” have already been built or are under construction.

The subject property is part of a large, contiguous area of land between Knox Mountain Park and Clifton Road, all of which is zoned RM4 - Transitional Low Density Housing and designated accordingly in the Official Community Plan (OCP). Immediately south of the subject property is a similar development known as “Winsome Hill”.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM4 - Transitional Low Density Housing	Undeveloped
East	RR3 - Rural Residential 3	Low density rural residential development
South	RM4 - Transitional Low Density Housing	Townhouse development (“Winsome Hill”)
West	P3 - Parks and Open Space	Knox Mountain Park

Subject Property Map: 600 Boynton Place



City of Kelowna - Accuracy and correctness not guaranteed.

4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM4 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	900 m ²	2.08 ha
Lot Width	30.0 m	Exceeds
Lot Depth	30.0 m	Exceeds
Development Regulations		
Floor Area Ratio	0.715	0.609
Height (subject area only)	13.0 m / 3 storeys	Max.12.3 m / 3 storeys
Site Front Yard	4.5 m	4.5 m
Side Yard (west)	4.5 m	4.5 m
Side Yard (east)	4.5 m	4.5 m
Rear Yard	7.5 m	7.5 m
Other Regulations		
Minimum Parking Requirements	2 per 3-bed unit and 1.25 per 1-bed unit=162	172
Bicycle Parking	Class I: 0.5 per dwelling unit=42 Class II: 0.1 per dwelling unit=9	Class I: 84 (in-garage) Class II: 9
Private Open Space	25.0 m ² / dwelling	28.6 m ² / dwelling
Site Coverage (buildings)	50 %	29 %
Site Coverage (buildings, driveways, parking)	60 %	55 %

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Urban Design Development Permit Objectives¹

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Highlight the significance of community institutional and heritage buildings; and
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).

¹ City of Kelowna Official Community Plan, Chapter 14 (Urban Design DP Guidelines), pg. 14.2.

- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

6.0 Technical Comments

6.1 Development Engineering Department

See Development Engineering Memorandum, dated April 3, 2012

6.2 Fire Department

Fire department access, fire flows of 150ltr/sec, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. Additional comments may be required at the building permit application. No parking signs are to be installed along all 6M access roads. Additional visitor parking stalls should be required. There is no scale on the drawings to determine if a fire department turn-a-round is required at the end of the roadways.

6.3 FortisBC Energy (gas)

Upon review of the property referral referencing the above noted matter, please be advised that FortisBC has no objection to the application. The development has already been entered into our land based program and our Drafting Dept has plotted the future gas mains for it.

6.4 FortisBC (electric)

FortisBC has reviewed the attached referral and plan. Based on the information provided, FortisBC has no concerns with the information provided.

6.5 Telus


TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.

7.0 Application Chronology

Date of Application Received: November 30, 2011

Final DP Drawings Received: July 27, 2012

Report prepared by:


James Moore, Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use

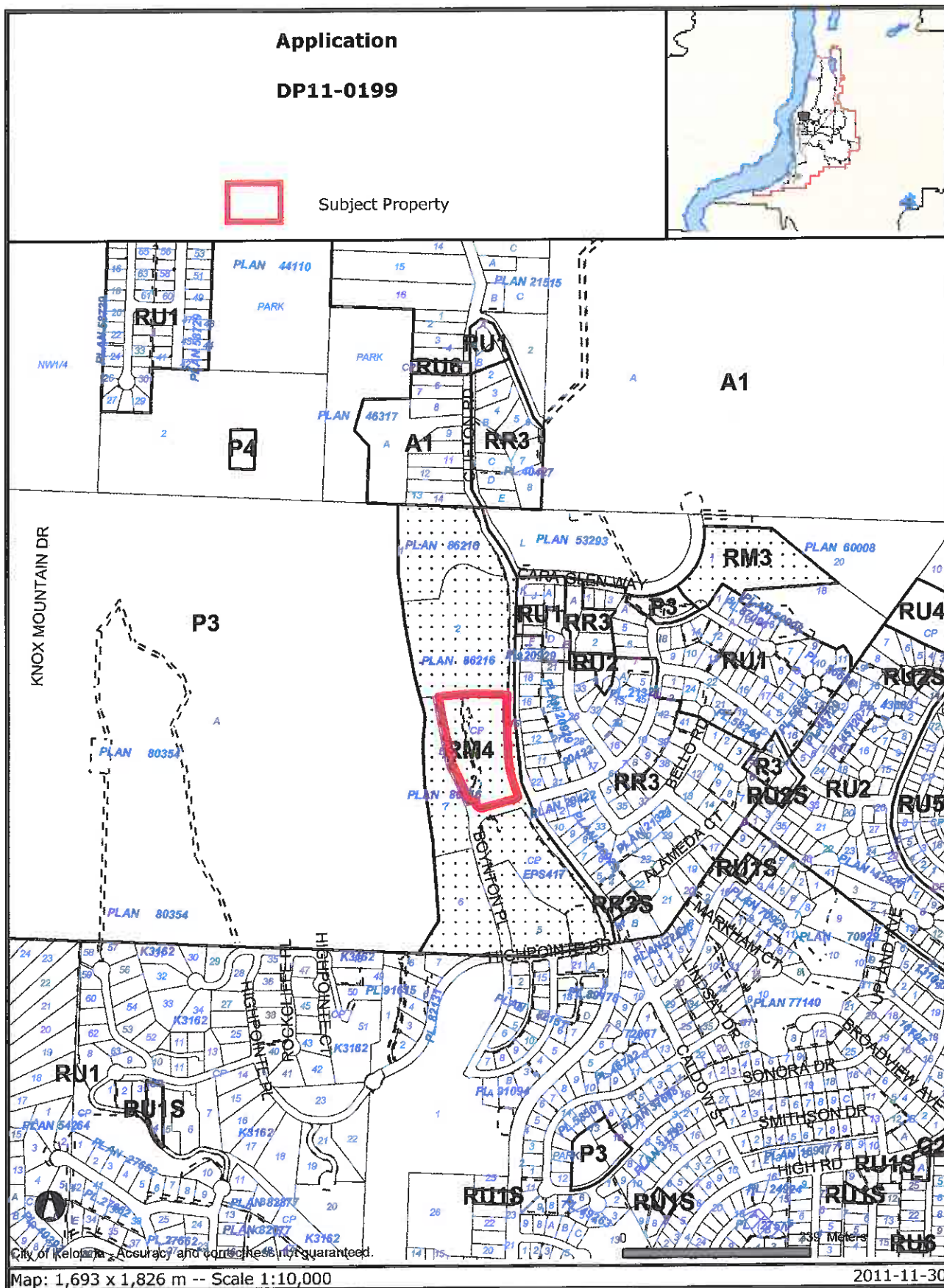
Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

Subject Property Map
Original Site Plan (DP10-0003)
Proposed Site Plan
Conceptual Elevations
Landscape Plan
Development Engineering Memorandum, dated April 3, 2012
DRAFT Development Permit



REVISED PLANS

JUN 28 2010

CITY OF KELOWNA
Land Use Management

PROPERTY DESCRIPTION
 OREG 590 CUFORN RD, Kelowna, BC
 LEGAL lot 3, Plan 88216

ZONING CALCULATIONS:
 CURRENT: City of Kelowna R2M Zoning

SITE INFORMATION:

Grand Site Area: 271,646 (20,870 sqft)
 Affected Site Coverage: 112,223 sq. ft.
 Building Footprint: 184,937 sq. ft.
 F.A.R. with multiple (0.715) = 162,021 sq. ft. (14,922 sqft)
 Max. Height = 15m (42.7 ft) ± 3 steps

Net setbacks:
 front yard: 4.5m (14.75 ft)
 side yard: 4.5m (14.75 ft)
 rear yard: 7.5m (24.61 ft)

RESIDENTIAL UNIT CALCULATIONS:

Unit Type and Quantities:

1st Story	27
2nd Story	06
Converted Three Story	28
Basement Suite	07
Floor area:	
1st Story	1,477 sq. ft. (137 m ²)
2nd Story	1,250 sq. ft. (115 m ²)
Converted Three Story	1,250 sq. ft. (115 m ²)
Basement Suite	723 sq. ft. (67 m ²)
Grand Total Floor area:	17,000 sq. ft.

2 per 3 Bedrooms + 125 per Basement Suite	148
2 Bedrooms Suite	791 ±
74.125 ±	127
Total (including Special Amenity)	171
Total Parking Spaces Provided	2
Total Accessible Spaces Provided (1 per 100 per part 7)	40
Required Class 1 (1.0 m ² unit)	537 ±
Required Class 2 (1.1 m ² unit)	69
Provided Class 2*	1,173 ±

PRIVATE OPEN SPACE REQUIREMENTS:

Required: 268 (0.8 sq. ft. (0.25 m²) per Dwelling)
 Provided: 14,775 sq. ft. (1,367 m²)

SUPERCEDED

SCHEDULE A C I (0713)
 This forms part of development
 Permit # D10-0003



Project No. 10-003	Client: DISTRICT SOLUTIONS INC.
Phase: PHASE 1	Project Name: DISTRICT SOLUTIONS INC. PHASE 1 PROJECT DATA
Drawn: T.M.	Drawn Title: DISTRICT SOLUTIONS INC. PHASE 1 PROJECT DATA
Checked: J.M.	Checked Title: DISTRICT SOLUTIONS INC. PHASE 1 PROJECT DATA
Scale: 1/8" = 1'-0"	Scale Title: DISTRICT SOLUTIONS INC. PHASE 1 PROJECT DATA
Date: 10-03-10	Date Title: DISTRICT SOLUTIONS INC. PHASE 1 PROJECT DATA
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BUILDING PERMIT ISSUE

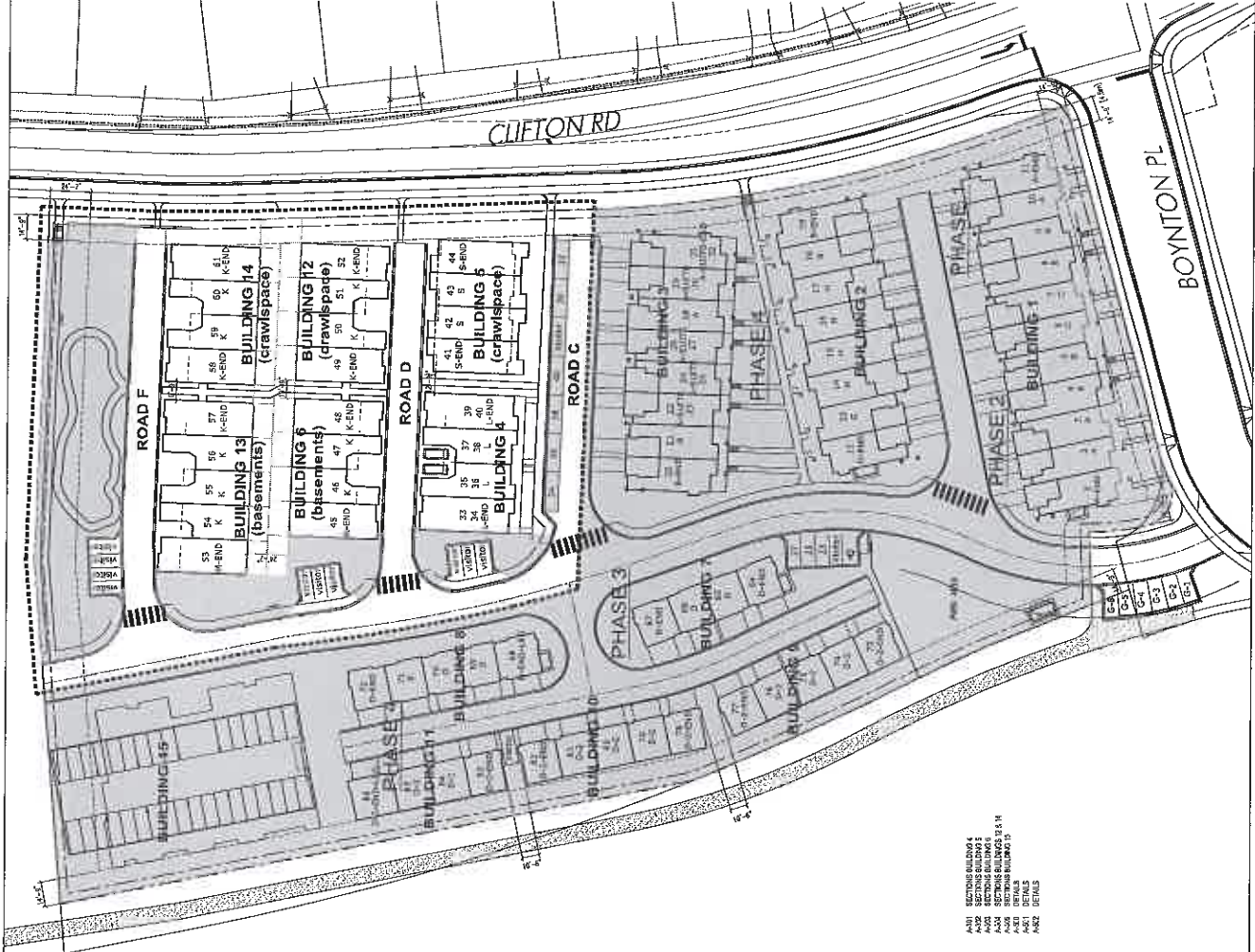
DISTINCT SOLUTIONS
 4201 2030 Parkway Blvd
 Kansas City, MO 64111
 P: 816-448-7600
 F: 816-448-7601
 WWW.DISTINCTSOLUTIONS.COM

CONTRACT:
 600 Boynton Place, Phase 5
 10/15/2018
 10/15/2018

REVISIONS:
 1. 10/15/2018 - Initial Design
 2. 10/15/2018 - Final Design
 3. 10/15/2018 - Final Design
 4. 10/15/2018 - Final Design

Current Date	10/15/2018
Project Name	600 Boynton Place, Phase 5
Project No.	10/15/2018
Drawn By	
Scale	1/4" = 1'-0"
Sheet No.	01
Total Sheets	01

600 Boynton Place, Phase 5
Site Plan
 Scale: 1/4" = 1'-0"
 FOR BUILDING PERMIT



PROPOSED:
 Building Size: 4,690 sq ft (52%)
 Total Site Coverage: 102,875 sq ft (55%)
 Net building area: 138,342 sq ft (1,170 vpp)
 Net parking: 2,212 sq ft (18 vpp)
 2,212 sq ft (18 vpp) (602 ft)
 3 stories (912.36) (602 ft)
 Min. Height = 4.5m (14.76 M)
 Max. Height = 4.5m (14.76 M)
 Max. Height = 7.5m (24.63 M)
 Max. Height = 7.5m (24.63 M)

RESIDENTIAL UNIT CALCULATIONS:
 Unit Type and Quantity:
 11 1,697 sq ft
 08 2,276 sq ft
 02 1,027 sq ft
 22 1,284 sq ft
 04 1,651 sq ft
 16 1,539 sq ft
 04 1,559 sq ft
 01 1,650 sq ft
 03 1,107 sq ft
 04 1,210 sq ft
 84
 Total Unit Count

ARCHITECTURAL DRAWING LIST:
 A-001 SITE PLAN AND PHASE DATA
 A-002 ASSEMBLES AND DETAILS NOTES
 A-003 FLOOR PLANS BUILDINGS 1-15
 A-004 ELEVATIONS BUILDINGS 1-15
 A-005 FLOOR PLANS BUILDINGS 1-15
 A-006 ELEVATIONS BUILDINGS 1-15
 A-007 DETAILS BUILDINGS 1-15
 A-008 ELEVATIONS BUILDINGS 1-15
 A-009 ELEVATIONS BUILDINGS 1-15
 A-010 ELEVATIONS BUILDINGS 1-15
 A-011 ELEVATIONS BUILDINGS 1-15
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 A-019 ELEVATIONS BUILDINGS 1-15
 A-020 ELEVATIONS BUILDINGS 1-15

PROPERTY DESCRIPTION:
 CMC: 600 Boynton Place, Kansas, MO
 UGSA: 851A, 1004 0091 624
 ZONING CALCULATIONS:
 CURRENT: City of Kansas RMA4 Zoning
 SITE INFORMATION:
 Gross Site Area: 224,648 (02,070) sq ft
 Available Building Site Coverage (BSC): 112,253 sq ft
 Building Footprint Coverage: 102,875 sq ft
 F.A.R. with multiple (37.15) = 40,691 sq ft (1,422 vpp)
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End Massing from Clifton Road



FENCE CHARACTER IMAGES



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITTING
2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING

PROJECT TITLE	STREETSCAPE SECTION
DATE	
PROJECT NO.	L-2
PROJECT NO. (BOOKS)	
TOTAL	100

PROJECT: KNOX MOUNTAIN VILLAGE
 LOCATION: ILL.





Front Elevation



Rear Elevation

Buildings 6, 12, 14, & 13 (Similar)



End Elevation

Buildings 6, 12, 14, & 13 (Similar)



Rear



Front

Building 4



Side

Building 4



Clifton End Elevation

Building 5



Rear Elevation



Front Elevation

Building 5

CITY OF KELOWNA
MEMORANDUM

Date: April 3, 2012
File No.: DP11-0199

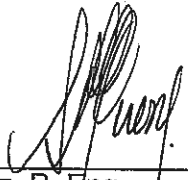
To: Land Use Management (LT)
From: Development Engineering Manager (SM)

Subject: 600 Boynton Place REVISED

EMAILED

The Development Engineering Branch has the following comments and requirements associated with this development application;

The increase in unit count and revision to the site plan does not compromise any municipal services.



Steve Muenz, P. Eng.
Development Engineering Manager

ss

DISTINCT SOLUTIONS
 42023937-0000 Street,
 Kansas City, MO 64111
 P: 231-48-7801
 F: 231-48-7801
 www.distinctks.com

CONTRACT:
 600 Boynton Place, Phase 5
 10/15/2019

PROJECT:
 600 Boynton Place, Phase 5
 10/15/2019

DATE:
 10/15/2019

SCALE:
 1/4" = 1'-0"

PROJECT NO.:
 19-0199

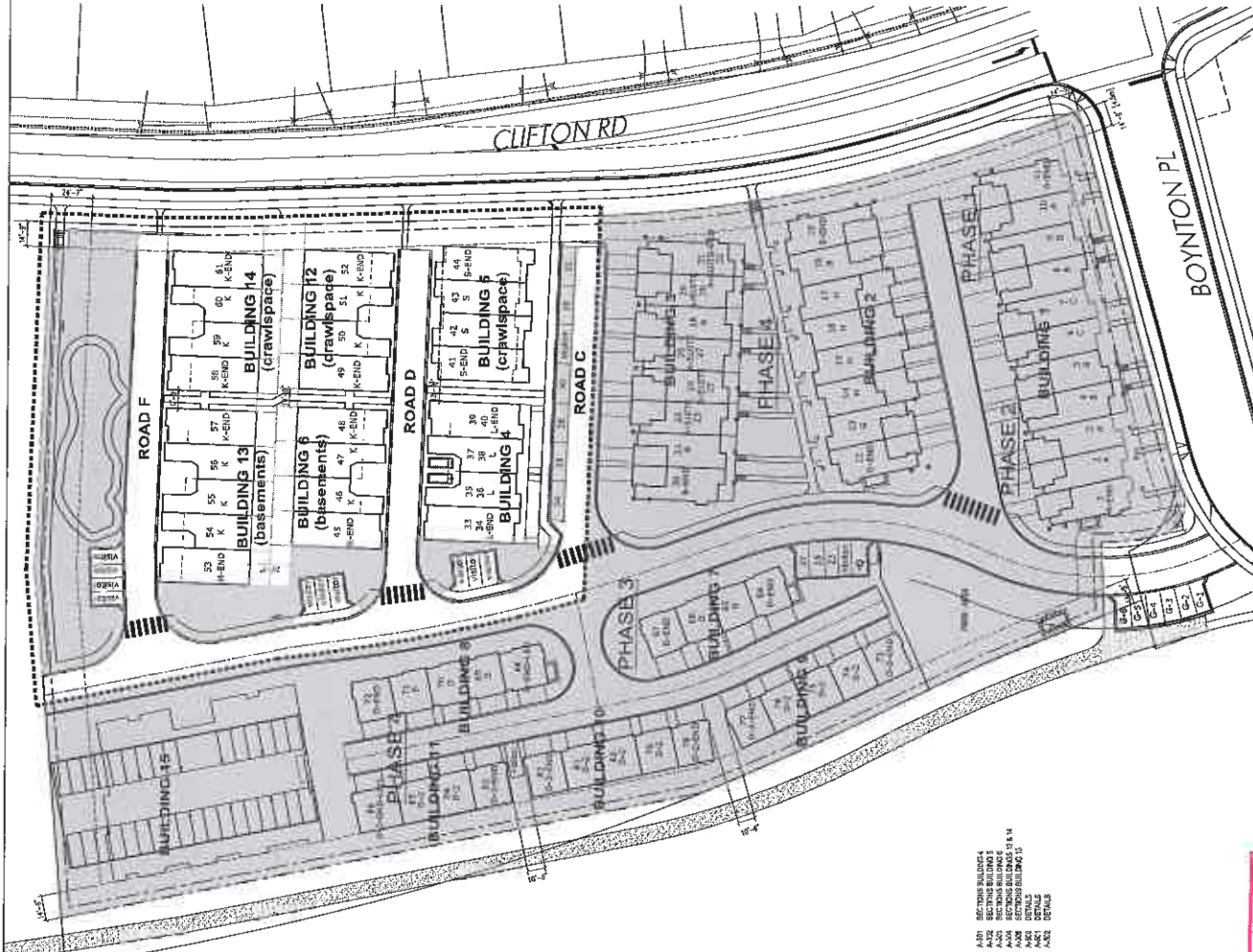
DATE:
 10/15/2019

PROJECT NO.:
 19-0199

DATE:
 10/15/2019

Creation Date	10/15/2019
Revision	1
Revision Description	
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Revision Description	
Revision	3
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Revision	4
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600 Boynton Place, Phase 5
 Site Plan
 Scale: 1/4" = 1'-0"
 FOR BUILDING PERMIT



PROPOSED:

Building Area Coverage = 61,950 sq ft (20%)
 Total Building Area = 309,810 sq ft
 Total Site Coverage = 122,837 sq ft (42%)

Net building area = 138,241 sq ft (11,200 sq ft)
 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

Min. Front = 4.5m (14.76 ft)
 Min. Side = 4.5m (14.76 ft)
 Min. Rear = 7.5m (24.61 ft)

RESIDENTIAL UNIT CALCULATIONS:

Units: 11, 1,699 sq ft
 12, 1,397 sq ft
 13, 1,898 sq ft
 14, 1,898 sq ft
 15, 1,898 sq ft
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 100, 1,898 sq ft

ARCHITECTURAL DRAWING LIST:

A-01 SITE PLAN AND GENERAL NOTES
 A-02 SECTION BUILDING 1
 A-03 SECTION BUILDING 2
 A-04 SECTION BUILDING 3
 A-05 SECTION BUILDING 4
 A-06 SECTION BUILDING 5
 A-07 SECTION BUILDING 6
 A-08 SECTION BUILDING 7
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 A-101 SECTION BUILDING 100

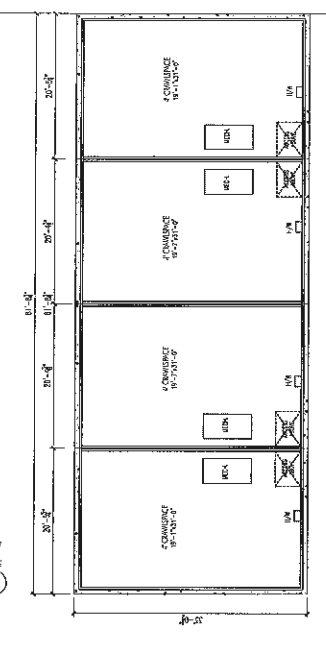
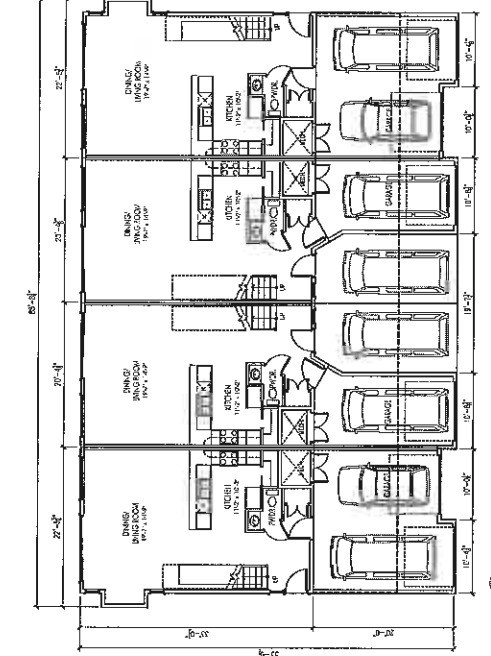
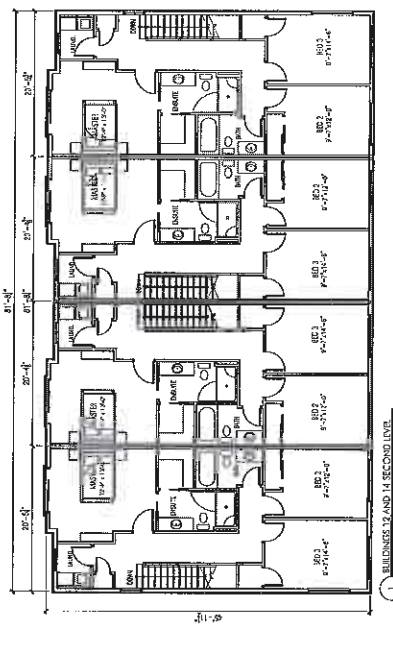
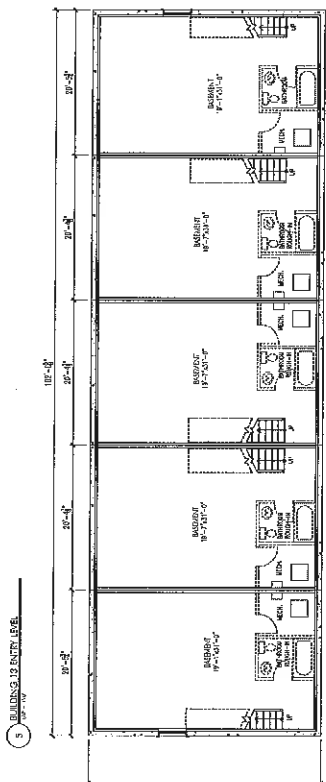
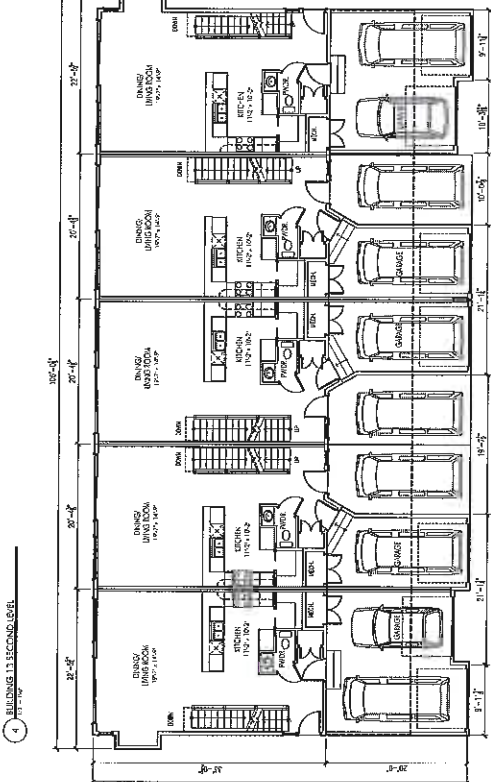
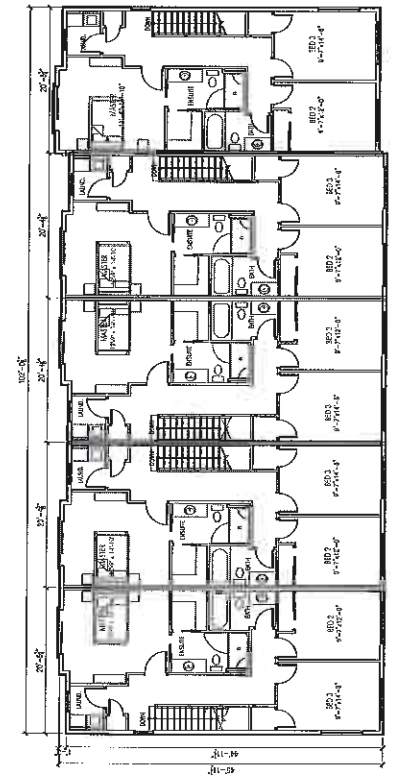
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FOR NORTH FLORIDA
 DISTRICT OF PALM BEACH COUNTY
 DISTRICT OF DADE COUNTY
 DISTRICT OF BROWARD COUNTY
 DISTRICT OF HIGHLAND COUNTY
 DISTRICT OF SOUTHWEST FLORIDA
 DISTRICT OF SOUTHEAST FLORIDA
 DISTRICT OF PALM BEACH COUNTY
 DISTRICT OF DADE COUNTY
 DISTRICT OF BROWARD COUNTY
 DISTRICT OF HIGHLAND COUNTY
 DISTRICT OF SOUTHWEST FLORIDA
 DISTRICT OF SOUTHEAST FLORIDA

PROJECT NO. DATE and description	
CONTRACT NO. / JOB NO.	28-JAN-15
DATE	28-JAN-15
DESIGNED BY	A-102
DRAWN BY	
REV. NO.	
PROJECT: 600 BOYNTON PLACE - NORTH BEACH DRAWING TITLE: FLOOR PLANS	

600 Boynton Place,
 Phase 5
 Block Plans
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT



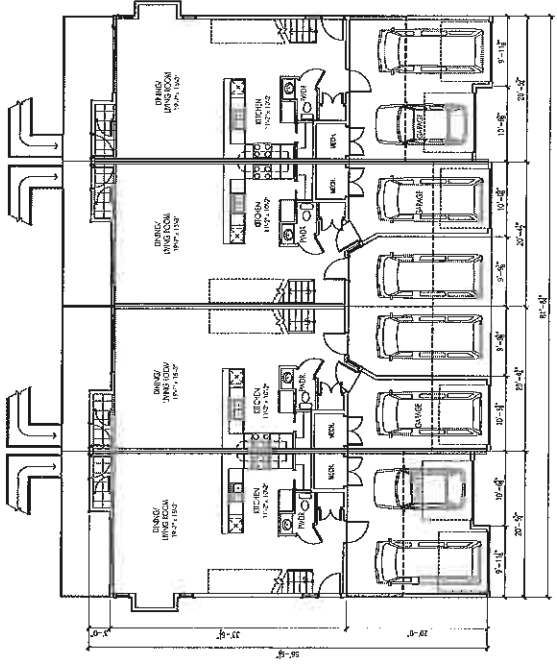
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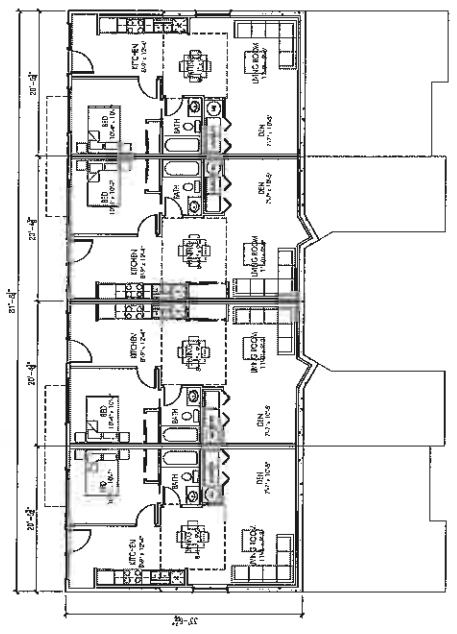
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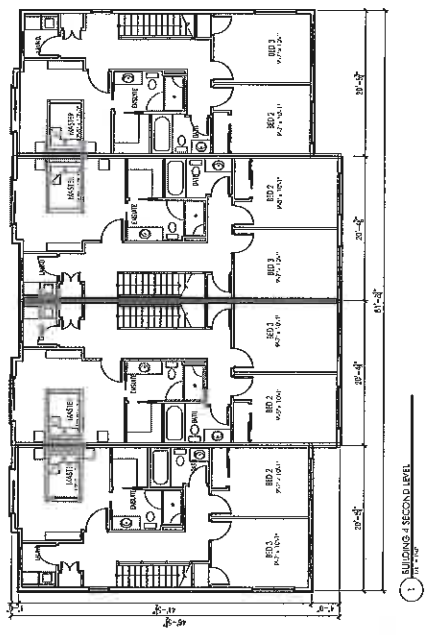
600 Boylston Place,
 Phase 5
 Block Plans
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT



2 BUILDING 4 ENTRY LEVEL



3 BUILDING 4 SUITE 500



1 BUILDING 4 SECOND LEVEL

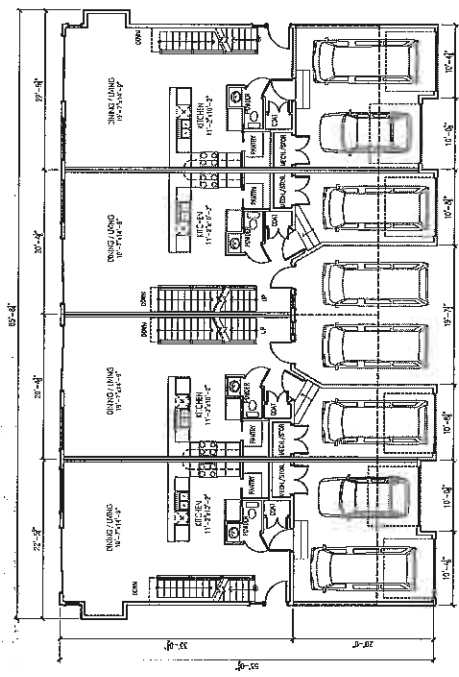
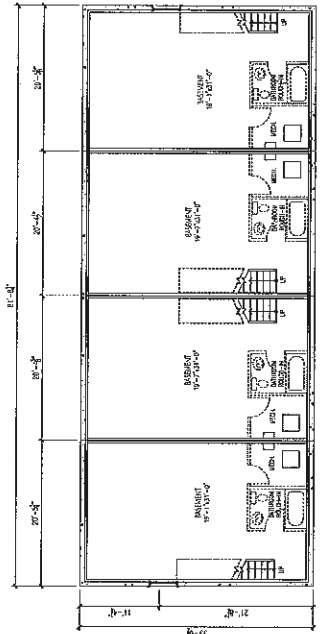
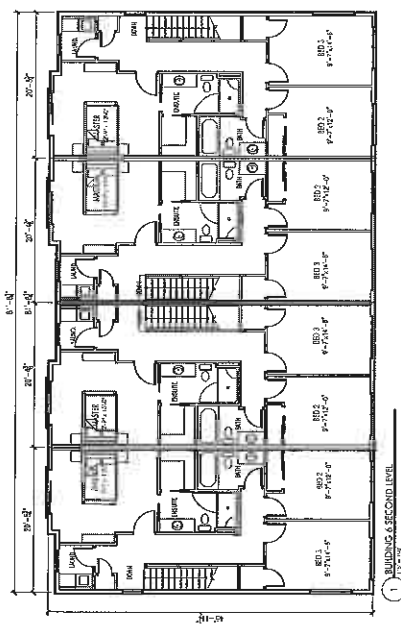
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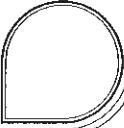
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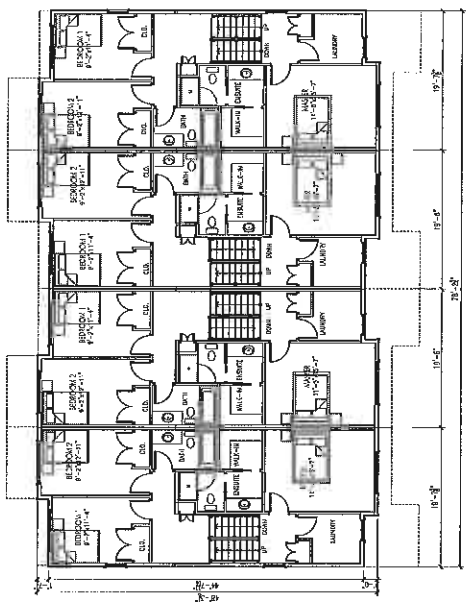
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 4244 185th Street
 Minnetonka, MN 55345
 P: 250-446-7801
 F: 250-446-7802

ALL NORTH NOTATIONS
 1. All work shall conform to the Minnesota Building Code, Minnesota State Board of Building, Fire and Mechanical Safety, and all applicable local codes and regulations.
 2. All work shall be in accordance with the Minnesota State Building Code, Minnesota State Board of Building, Fire and Mechanical Safety, and all applicable local codes and regulations.
 3. All work shall be in accordance with the Minnesota State Building Code, Minnesota State Board of Building, Fire and Mechanical Safety, and all applicable local codes and regulations.
 4. All work shall be in accordance with the Minnesota State Building Code, Minnesota State Board of Building, Fire and Mechanical Safety, and all applicable local codes and regulations.
 5. All work shall be in accordance with the Minnesota State Building Code, Minnesota State Board of Building, Fire and Mechanical Safety, and all applicable local codes and regulations.

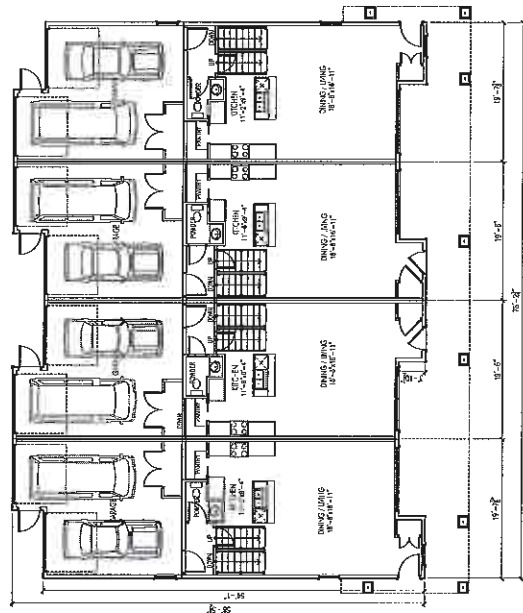
REVISION NO./DATE	DESCRIPTION
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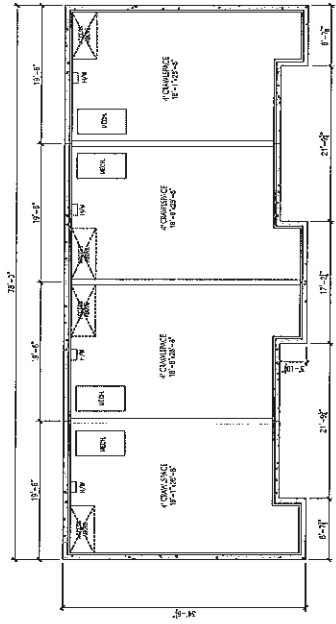
SCHEDULE A
 This forms part of development
 Permit # **DP11-0199**



1 BUILDINGS 5 UPPER LEVELS



2 BUILDINGS 5 LOWER LEVELS



3 BUILDINGS 5 CONVENIENCE LEVEL

600 Boynton Place,
 Phase 5
Block Plans
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT

SCHEDULE A

This forms part of development

Permit # **DP11-0199**

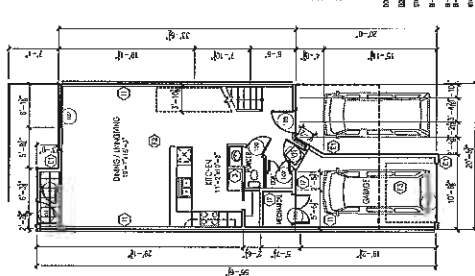


Section No., Date and Description	
Exhibition No.	20-20-10-12
Revision No.	20-20-10-12
Checked By:	A-1-10
Drawn By:	
REV. No.	
PROJECT:	600 BOYDMAN PLACE - NORTH END
DRAWING TITLE:	UNIT PLANS

600 Boydmn Place,
 Phase 5
 Unit Plans
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT

WINDOW SCHEDULE

MARK	SIZE	Sill Height
1	48" x 72"	48"
2	36" x 48"	48"
3	48" x 36"	48"
4	60" x 72"	48"



DOOR SCHEDULE

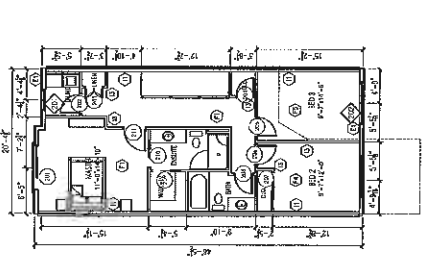
MARK	SIZE	NOTES
1	36" x 80"	
2	48" x 80"	
3	36" x 66"	
4	48" x 66"	

DOOR FRAME OPENS AS SHOWN UNLESS OTHERWISE SPECIFIED.
 DOOR TYPE: 44
 FINISH: 44
 HANDLE: 44
 LOCK: 44
 SILL HEIGHT: 48"
 SEE ALL APPLICABLE WINDOW SCHEDULES.

1 UNIT TYPE L SECOND FLOOR PLAN AREA: 1,045 SQ. FT.

WINDOW SCHEDULE

MARK	SIZE	Sill Height
1	48" x 72"	48"
2	36" x 48"	48"
3	48" x 36"	48"
4	60" x 72"	48"



DOOR SCHEDULE

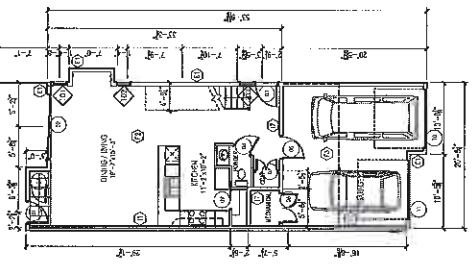
MARK	SIZE	NOTES
1	36" x 80"	
2	48" x 80"	
3	36" x 66"	
4	48" x 66"	

DOOR FRAME OPENS AS SHOWN UNLESS OTHERWISE SPECIFIED.
 DOOR TYPE: 44
 FINISH: 44
 HANDLE: 44
 LOCK: 44
 SILL HEIGHT: 48"
 SEE ALL APPLICABLE WINDOW SCHEDULES.

2 UNIT TYPE L SECOND FLOOR PLAN AREA: 1,045 SQ. FT.

WINDOW SCHEDULE

MARK	SIZE	Sill Height
1	48" x 72"	48"
2	36" x 48"	48"
3	48" x 36"	48"
4	60" x 72"	48"



DOOR SCHEDULE

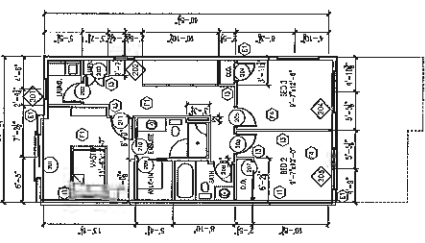
MARK	SIZE	NOTES
1	36" x 80"	
2	48" x 80"	
3	36" x 66"	
4	48" x 66"	

DOOR FRAME OPENS AS SHOWN UNLESS OTHERWISE SPECIFIED.
 DOOR TYPE: 44
 FINISH: 44
 HANDLE: 44
 LOCK: 44
 SILL HEIGHT: 48"
 SEE ALL APPLICABLE WINDOW SCHEDULES.

4 UNIT TYPE L-END SECOND FLOOR PLAN AREA: 1,045 SQ. FT.

WINDOW SCHEDULE

MARK	SIZE	Sill Height
1	48" x 72"	48"
2	36" x 48"	48"
3	48" x 36"	48"
4	60" x 72"	48"



DOOR SCHEDULE

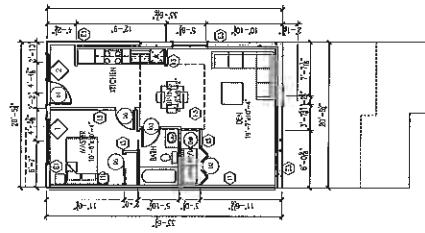
MARK	SIZE	NOTES
1	36" x 80"	
2	48" x 80"	
3	36" x 66"	
4	48" x 66"	

DOOR FRAME OPENS AS SHOWN UNLESS OTHERWISE SPECIFIED.
 DOOR TYPE: 44
 FINISH: 44
 HANDLE: 44
 LOCK: 44
 SILL HEIGHT: 48"
 SEE ALL APPLICABLE WINDOW SCHEDULES.

5 UNIT TYPE L-END SECOND FLOOR PLAN AREA: 1,045 SQ. FT.

WINDOW SCHEDULE

MARK	SIZE	Sill Height
1	48" x 72"	48"
2	36" x 48"	48"
3	48" x 36"	48"
4	60" x 72"	48"



DOOR SCHEDULE

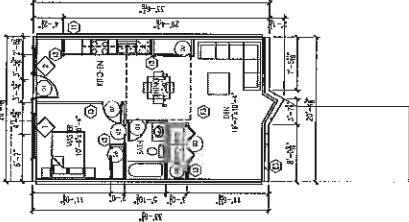
MARK	SIZE	NOTES
1	36" x 80"	
2	48" x 80"	
3	36" x 66"	
4	48" x 66"	

DOOR FRAME OPENS AS SHOWN UNLESS OTHERWISE SPECIFIED.
 DOOR TYPE: 44
 FINISH: 44
 HANDLE: 44
 LOCK: 44
 SILL HEIGHT: 48"
 SEE ALL APPLICABLE WINDOW SCHEDULES.

6 UNIT TYPE L-END BASEMENT FLOOR PLAN AREA: 1,045 SQ. FT.

WINDOW SCHEDULE

MARK	SIZE	Sill Height
1	48" x 72"	48"
2	36" x 48"	48"
3	48" x 36"	48"
4	60" x 72"	48"



DOOR SCHEDULE

MARK	SIZE	NOTES
1	36" x 80"	
2	48" x 80"	
3	36" x 66"	
4	48" x 66"	

DOOR FRAME OPENS AS SHOWN UNLESS OTHERWISE SPECIFIED.
 DOOR TYPE: 44
 FINISH: 44
 HANDLE: 44
 LOCK: 44
 SILL HEIGHT: 48"
 SEE ALL APPLICABLE WINDOW SCHEDULES.

3 UNIT TYPE L SUITE PLAN AREA: 1,045 SQ. FT.

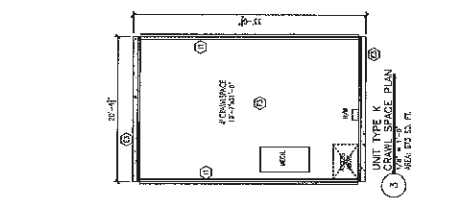
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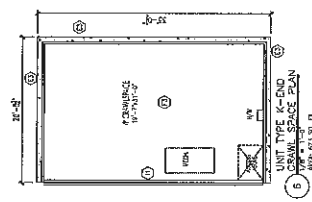
Revision No. Date Description

CREATED DATE	20-NOV-12
PROJECT	600 BOYNTON PLACES - NORTH END
DRAWING TITLE	UNIT PLANS

600 Boynton Place,
 Phase 5
 Unit Plans
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT



SCHEDULE A
 This forms part of development
 Permit # **DP11-0199**



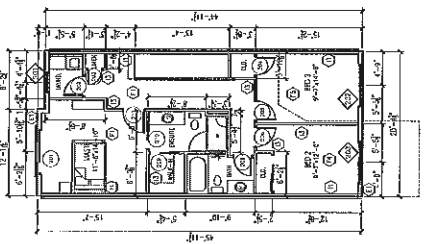
WINDOW SCHEDULE

MARK	SIZE	WIDTH	HEIGHT	SILL HEIGHT
W1	36"	48"	72"	4"

DOOR SCHEDULE

MARK	SIZE	WIDTH	HEIGHT	NOTES
D1	36"	78"	80"	

DOOR ROPS OPENERS AS SHOWN (OTHERS NOT SHOWN)
 DOUBLE GLAZING
 STORM DOOR SWG: +1'-10" +1'-10" +1'-10"
 SWG: +1'-02" +1'-02" +1'-02"
 SWG WITH CASE SWG: +1'-02" +1'-02" +1'-02"
 SWG WITH CASE SWG: +1'-02" +1'-02" +1'-02"
 WINDOW ROPS OPENERS
 SEE 3-D ARCHITECTURE WINDOW SCHEDULE



WINDOW SCHEDULE

MARK	SIZE	WIDTH	HEIGHT	SILL HEIGHT
W1	36"	48"	72"	4"

DOOR SCHEDULE

MARK	SIZE	WIDTH	HEIGHT	NOTES
D1	36"	78"	80"	

DOOR ROPS OPENERS AS SHOWN (OTHERS NOT SHOWN)
 DOUBLE GLAZING
 STORM DOOR SWG: +1'-10" +1'-10" +1'-10"
 SWG: +1'-02" +1'-02" +1'-02"
 SWG WITH CASE SWG: +1'-02" +1'-02" +1'-02"
 SWG WITH CASE SWG: +1'-02" +1'-02" +1'-02"
 WINDOW ROPS OPENERS
 SEE 3-D ARCHITECTURE WINDOW SCHEDULE

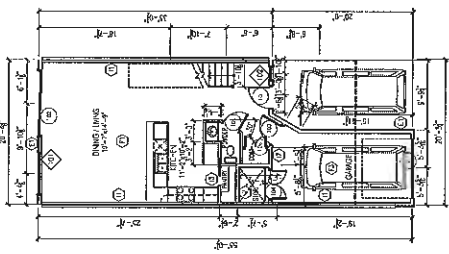
WINDOW SCHEDULE

MARK	SIZE	WIDTH	HEIGHT	SILL HEIGHT
W1	36"	48"	72"	4"

DOOR SCHEDULE

MARK	SIZE	WIDTH	HEIGHT	NOTES
D1	36"	78"	80"	

DOOR ROPS OPENERS AS SHOWN (OTHERS NOT SHOWN)
 DOUBLE GLAZING
 STORM DOOR SWG: +1'-10" +1'-10" +1'-10"
 SWG: +1'-02" +1'-02" +1'-02"
 SWG WITH CASE SWG: +1'-02" +1'-02" +1'-02"
 SWG WITH CASE SWG: +1'-02" +1'-02" +1'-02"
 WINDOW ROPS OPENERS
 SEE 3-D ARCHITECTURE WINDOW SCHEDULE



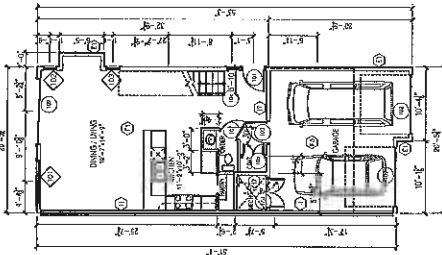
WINDOW SCHEDULE

MARK	SIZE	WIDTH	HEIGHT	SILL HEIGHT
W1	36"	48"	72"	4"

DOOR SCHEDULE

MARK	SIZE	WIDTH	HEIGHT	NOTES
D1	36"	78"	80"	

DOOR ROPS OPENERS AS SHOWN (OTHERS NOT SHOWN)
 DOUBLE GLAZING
 STORM DOOR SWG: +1'-10" +1'-10" +1'-10"
 SWG: +1'-02" +1'-02" +1'-02"
 SWG WITH CASE SWG: +1'-02" +1'-02" +1'-02"
 SWG WITH CASE SWG: +1'-02" +1'-02" +1'-02"
 WINDOW ROPS OPENERS
 SEE 3-D ARCHITECTURE WINDOW SCHEDULE



UNIT TYPE K-
 END FLOOR PLAN
 AREA: 55 S. FT.

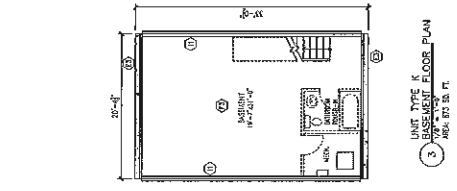
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PROJECT NO. / NAME	600 Boynton Place / Phase 5
DATE	20-06-12
DESIGNER	Distinction Solutions
SCALE	1/8" = 1'-0"
PROJECT	INDUSTRIAL LOTS - NORTH END
DRAWING TITLE	UNIT FLOOR PLAN
DATE	20-06-12
BY	AW
CHECKED BY	AW
DATE	20-06-12
PROJECT	INDUSTRIAL LOTS - NORTH END
DRAWING TITLE	UNIT FLOOR PLAN

600 Boynton Place,
 Phase 5
 Unit Plans
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT

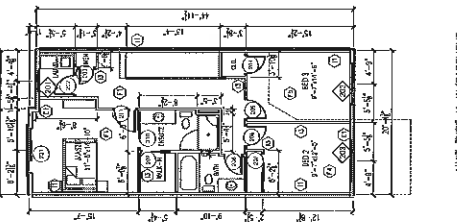
SCHEDULE A
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 Permit # **DP11-0199**



WINDOW SCHEDULE			
MARK	SIZE	WIDTH	HEIGHT
W1	6'-0" x 4'-0"	6'-0"	4'-0"
W2	6'-0" x 4'-0"	6'-0"	4'-0"
W3	6'-0" x 4'-0"	6'-0"	4'-0"
W4	6'-0" x 4'-0"	6'-0"	4'-0"
W5	6'-0" x 4'-0"	6'-0"	4'-0"

DOOR SCHEDULE			
MARK	SIZE	WIDTH	HEIGHT
D1	3'-0" x 7'-0"	3'-0"	7'-0"
D2	3'-0" x 7'-0"	3'-0"	7'-0"
D3	3'-0" x 7'-0"	3'-0"	7'-0"
D4	3'-0" x 7'-0"	3'-0"	7'-0"
D5	3'-0" x 7'-0"	3'-0"	7'-0"

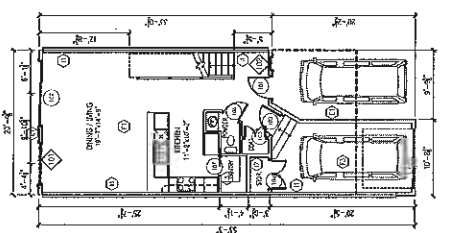
DOOR FROM OPENING IS TYPICAL (EXCEPT WHERE SPECIFIED)
 SCHEDULES
 FINISHES
 WORK FROM OPENING
 SEE PLAN FOR DETAILS



WINDOW SCHEDULE			
MARK	SIZE	WIDTH	HEIGHT
W1	6'-0" x 4'-0"	6'-0"	4'-0"
W2	6'-0" x 4'-0"	6'-0"	4'-0"
W3	6'-0" x 4'-0"	6'-0"	4'-0"
W4	6'-0" x 4'-0"	6'-0"	4'-0"
W5	6'-0" x 4'-0"	6'-0"	4'-0"

DOOR SCHEDULE			
MARK	SIZE	WIDTH	HEIGHT
D1	3'-0" x 7'-0"	3'-0"	7'-0"
D2	3'-0" x 7'-0"	3'-0"	7'-0"
D3	3'-0" x 7'-0"	3'-0"	7'-0"
D4	3'-0" x 7'-0"	3'-0"	7'-0"
D5	3'-0" x 7'-0"	3'-0"	7'-0"

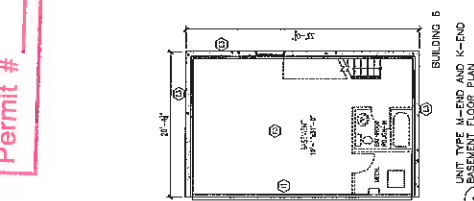
DOOR FROM OPENING IS TYPICAL (EXCEPT WHERE SPECIFIED)
 SCHEDULES
 FINISHES
 WORK FROM OPENING
 SEE PLAN FOR DETAILS



WINDOW SCHEDULE			
MARK	SIZE	WIDTH	HEIGHT
W1	6'-0" x 4'-0"	6'-0"	4'-0"
W2	6'-0" x 4'-0"	6'-0"	4'-0"
W3	6'-0" x 4'-0"	6'-0"	4'-0"
W4	6'-0" x 4'-0"	6'-0"	4'-0"
W5	6'-0" x 4'-0"	6'-0"	4'-0"

DOOR SCHEDULE			
MARK	SIZE	WIDTH	HEIGHT
D1	3'-0" x 7'-0"	3'-0"	7'-0"
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D3	3'-0" x 7'-0"	3'-0"	7'-0"
D4	3'-0" x 7'-0"	3'-0"	7'-0"
D5	3'-0" x 7'-0"	3'-0"	7'-0"

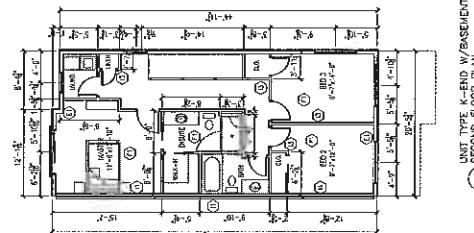
DOOR FROM OPENING IS TYPICAL (EXCEPT WHERE SPECIFIED)
 SCHEDULES
 FINISHES
 WORK FROM OPENING
 SEE PLAN FOR DETAILS



WINDOW SCHEDULE			
MARK	SIZE	WIDTH	HEIGHT
W1	6'-0" x 4'-0"	6'-0"	4'-0"
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W3	6'-0" x 4'-0"	6'-0"	4'-0"
W4	6'-0" x 4'-0"	6'-0"	4'-0"
W5	6'-0" x 4'-0"	6'-0"	4'-0"

DOOR SCHEDULE			
MARK	SIZE	WIDTH	HEIGHT
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D3	3'-0" x 7'-0"	3'-0"	7'-0"
D4	3'-0" x 7'-0"	3'-0"	7'-0"
D5	3'-0" x 7'-0"	3'-0"	7'-0"

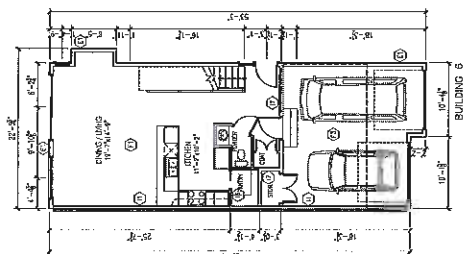
DOOR FROM OPENING IS TYPICAL (EXCEPT WHERE SPECIFIED)
 SCHEDULES
 FINISHES
 WORK FROM OPENING
 SEE PLAN FOR DETAILS



WINDOW SCHEDULE			
MARK	SIZE	WIDTH	HEIGHT
W1	6'-0" x 4'-0"	6'-0"	4'-0"
W2	6'-0" x 4'-0"	6'-0"	4'-0"
W3	6'-0" x 4'-0"	6'-0"	4'-0"
W4	6'-0" x 4'-0"	6'-0"	4'-0"
W5	6'-0" x 4'-0"	6'-0"	4'-0"

DOOR SCHEDULE			
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D1	3'-0" x 7'-0"	3'-0"	7'-0"
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D3	3'-0" x 7'-0"	3'-0"	7'-0"
D4	3'-0" x 7'-0"	3'-0"	7'-0"
D5	3'-0" x 7'-0"	3'-0"	7'-0"

DOOR FROM OPENING IS TYPICAL (EXCEPT WHERE SPECIFIED)
 SCHEDULES
 FINISHES
 WORK FROM OPENING
 SEE PLAN FOR DETAILS



WINDOW SCHEDULE			
MARK	SIZE	WIDTH	HEIGHT
W1	6'-0" x 4'-0"	6'-0"	4'-0"
W2	6'-0" x 4'-0"	6'-0"	4'-0"
W3	6'-0" x 4'-0"	6'-0"	4'-0"
W4	6'-0" x 4'-0"	6'-0"	4'-0"
W5	6'-0" x 4'-0"	6'-0"	4'-0"

DOOR SCHEDULE			
MARK	SIZE	WIDTH	HEIGHT
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D2	3'-0" x 7'-0"	3'-0"	7'-0"
D3	3'-0" x 7'-0"	3'-0"	7'-0"
D4	3'-0" x 7'-0"	3'-0"	7'-0"
D5	3'-0" x 7'-0"	3'-0"	7'-0"

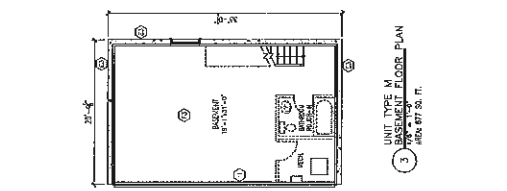
DOOR FROM OPENING IS TYPICAL (EXCEPT WHERE SPECIFIED)
 SCHEDULES
 FINISHES
 WORK FROM OPENING
 SEE PLAN FOR DETAILS



REVISION NO. DATE	DESCRIPTION
CUSTOMER TITLE	UNIT NO.
PROJ. NAME	Drawing No.
	A-214
DRAWING TITLE	

DOOR SCHEDULE
DOOR MARK SIZE INTERIOR LIFT OFFICE HALL

MARK	SIZE	NOTES

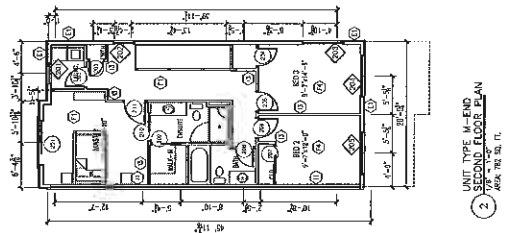


WINDOW SCHEDULE
WINDOW MARK WIDTH HEIGHT SIT HEIGHT

MARK	WIDTH	HEIGHT	SIT. HEIGHT

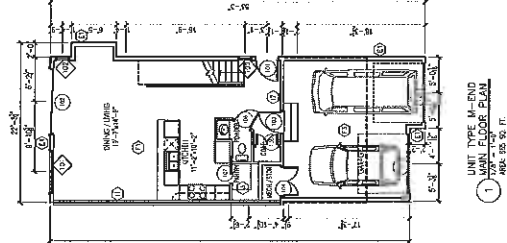
DOOR SCHEDULE
DOOR MARK WIDTH HEIGHT NOTES

MARK	WIDTH	HEIGHT	NOTES



WINDOW SCHEDULE
WINDOW MARK WIDTH HEIGHT SIT HEIGHT

MARK	WIDTH	HEIGHT	SIT. HEIGHT



DOOR SCHEDULE
DOOR MARK SIZE INTERIOR LIFT OFFICE HALL

MARK	SIZE	NOTES

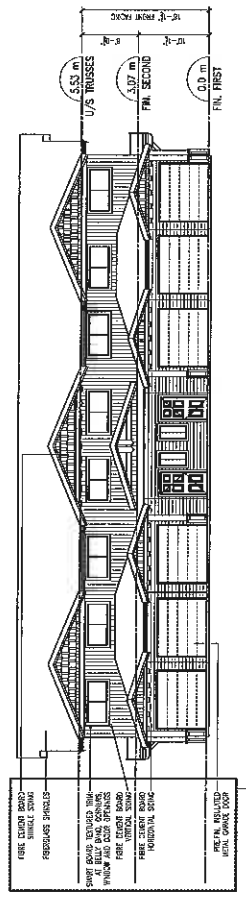
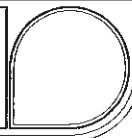
SCHEDULE A
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Permit # **DP11-0191**

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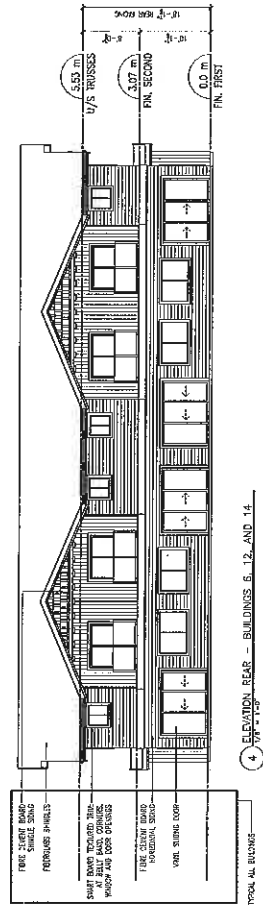
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OWNER	DATE	DESCRIPTION
PROJECT NO.	DRAWING NO.	
DATE	BY	
SCALE		
PROJECT TITLE		
DRAWING TITLE		

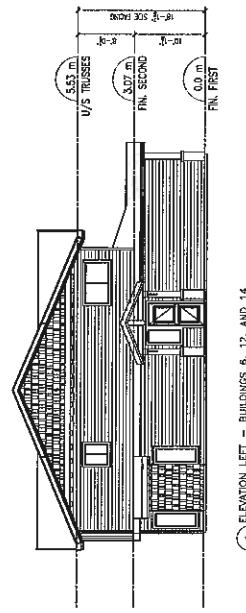
OWNER	DATE	DESCRIPTION
PROJECT NO.	DRAWING NO.	
DATE	BY	
SCALE		
PROJECT TITLE		
DRAWING TITLE		



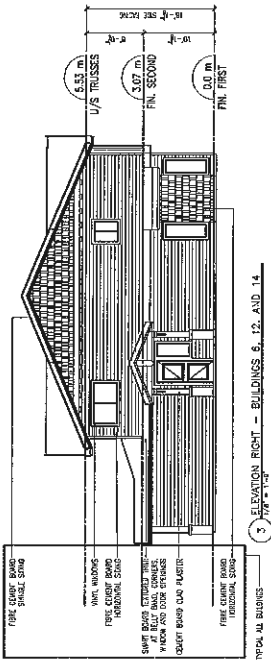
2 ELEVATION FRONT - BUILDINGS 6, 12, AND 14
 1/8" = 1'-0"



3 ELEVATION REAR - BUILDINGS 6, 12, AND 14
 1/8" = 1'-0"



1 ELEVATION LEFT - BUILDINGS 6, 12, AND 14
 1/8" = 1'-0"



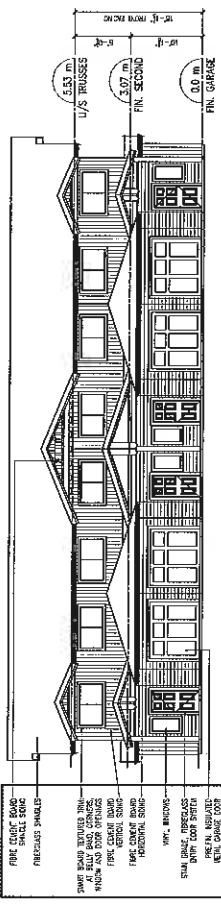
3 ELEVATION RIGHT - BUILDINGS 6, 12, AND 14
 1/8" = 1'-0"

SCHEDULE A & B
 This forms part of development
 Permit # **DP11-0199**

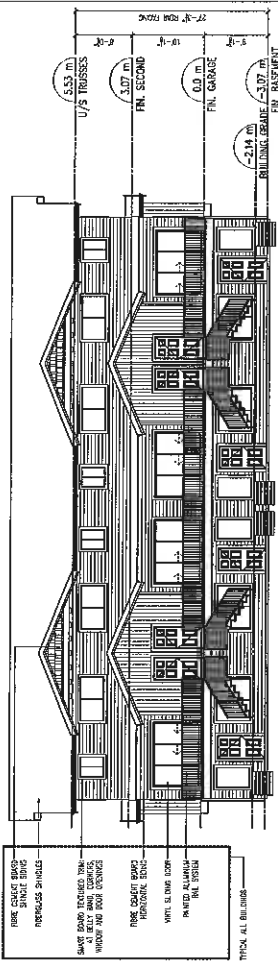
600 Boynton Place,
 Phase 5
Elevations
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT

DISTINCT SOLUTIONS
 40505800 Building Dept
 600 Boynton Place
 Phase 5
 P: 250-448-7801
 F: 250-448-7802

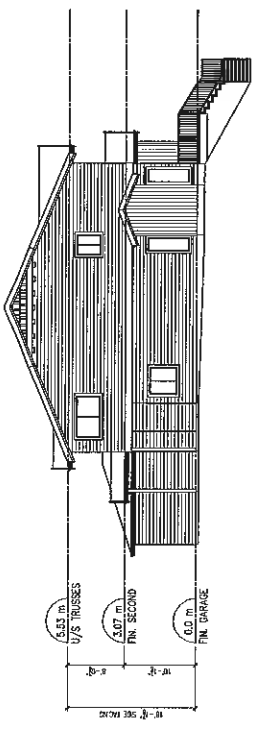
1:1 (NOT TO SCALE)
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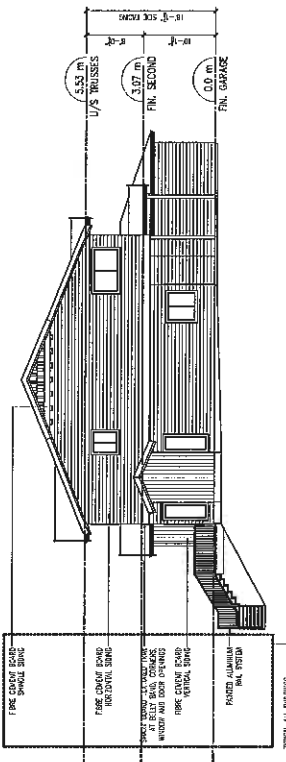
2 ELEVATION FRONT - BUILDING 4
 1/8" = 1'-0"



4 ELEVATION REAR - BUILDING 4
 1/8" = 1'-0"



1 ELEVATION RIGHT - BUILDING 4
 1/8" = 1'-0"

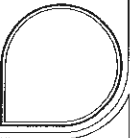


3 ELEVATION LEFT - BUILDING 4
 1/8" = 1'-0"

SCHEDULE A & B
 This forms part of development
 Elevations
 Permit # **DP11-0199**

600 Boynton Place,
 Phase 5
Elevations
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT

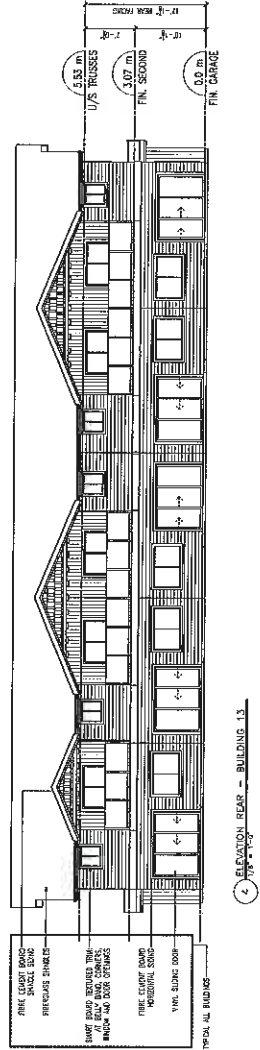
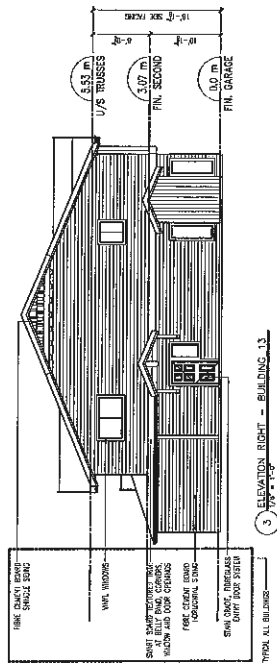
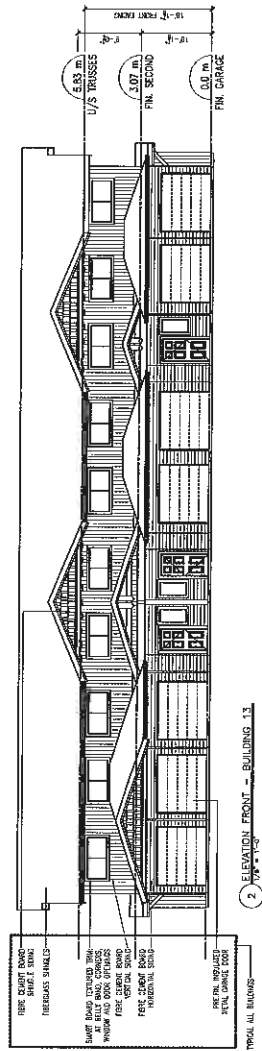
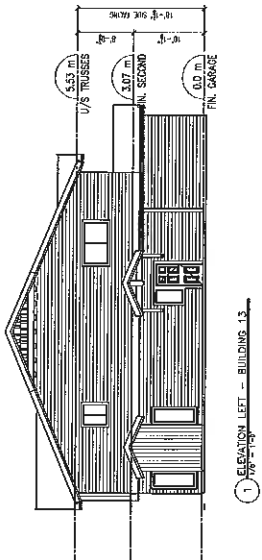
PROJ. NO.	20-000-12
PROJ. NAME	20-000-12
DRAWING NO.	A-001
DATE	11/11/20
DRAWN BY	---
CHECKED BY	---
DATE	---
PROJECT TITLE	600 BOYNTON PLACE, PHASE 5 - NORTH END
DRAWING TITLE	ELEVATIONS





DISTINCT SOLUTIONS INC.
 4240 Green Valley Road
 Columbia, SC 29912
 P: 252-446-7801
 F: 252-446-7802

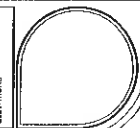
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SCHEDULE A B B
 This forms part of development
 Permit # **DP11-0199**

600 Boynton Place,
 Phase 5
Elevations
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT

Revision No.	01	Description
Revision No.	02	Description
Revision No.	03	Description
Revision No.	04	Description
Revision No.	05	Description

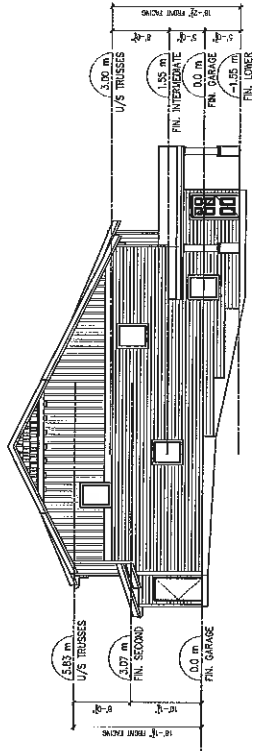
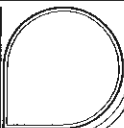




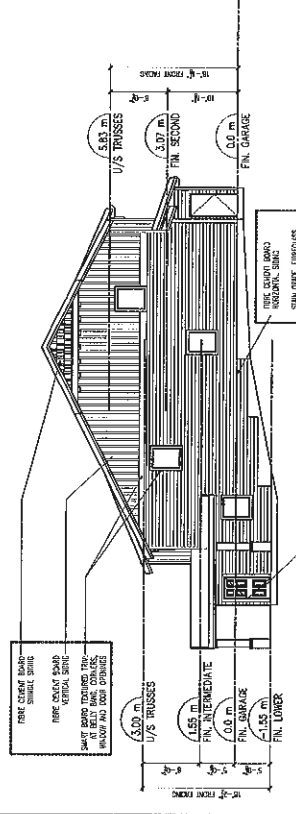
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REVISION NO.	DATE	DESCRIPTION

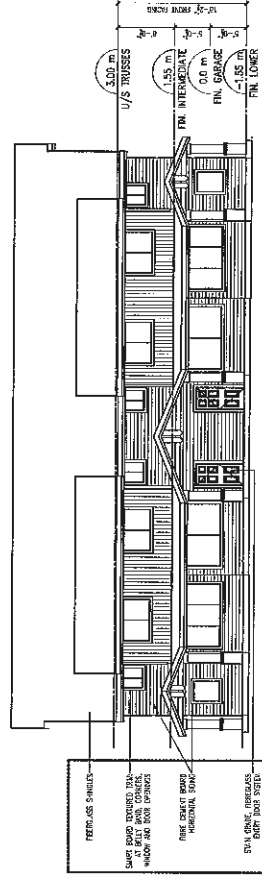
PROJECT	600 BOYNTON PLACE - PHASE 5
DRAWING TITLE	ELEVATIONS
DATE	2011-11-17
DESIGNED BY	ASB
CHECKED BY	ASB



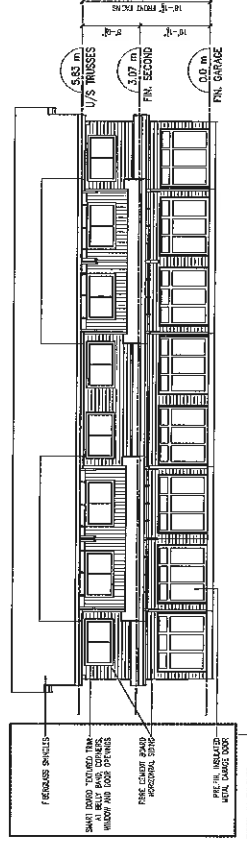
1 BUILDING 5 - WEST ELEVATION
 1/8" = 1'-0"



3 BUILDING 5 - EAST ELEVATION
 1/8" = 1'-0"



2 BUILDING 5 - SOUTH ELEVATION
 1/8" = 1'-0"



4 BUILDING 5 - NORTH ELEVATION
 1/8" = 1'-0"

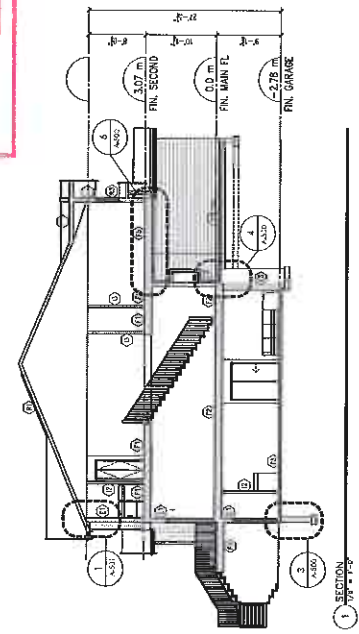
SCHEDULE A & B
 This forms part of development
 Permit # **0811-0199**

SCHEDULE A-B
 This forms part of development
 Permit # DP11 0199

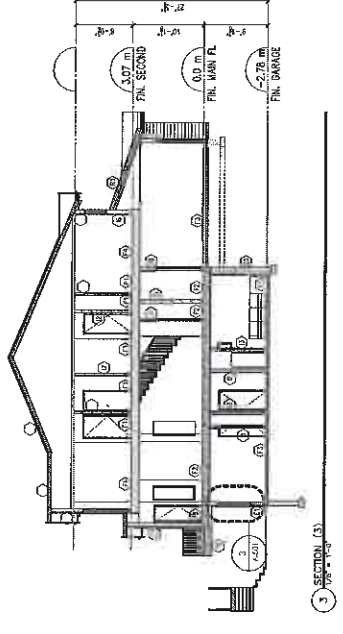
DISTINCT SOLUTIONS
 4000231696 Inc.
 Suite 104, 171 7th St.
 p. 250-448-7801
 f. 250-448-7802
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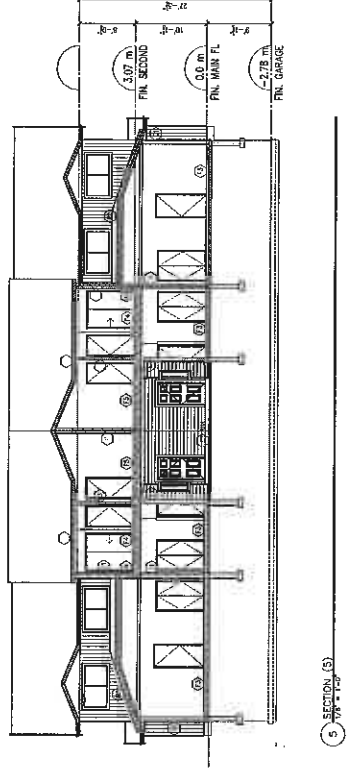
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PROJECT DESCRIPTION	250-448-7802
DATE	250-448-7802
SCALE	250-448-7802
DRAWN BY	250-448-7802
CHECKED BY	250-448-7802
DATE	250-448-7802
PROJECT NO.	250-448-7802
PROJECT DESCRIPTION	250-448-7802
DATE	250-448-7802
SCALE	250-448-7802
DRAWN BY	250-448-7802
CHECKED BY	250-448-7802
DATE	250-448-7802



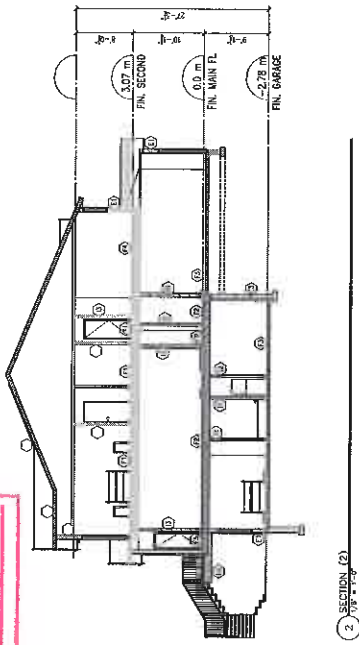
SECTION (1)
1/8" = 1'-0"



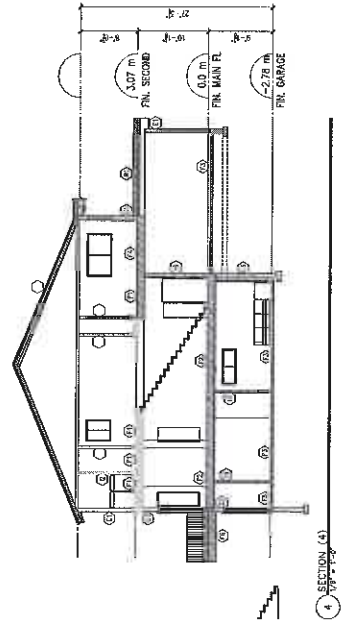
SECTION (3)
1/8" = 1'-0"



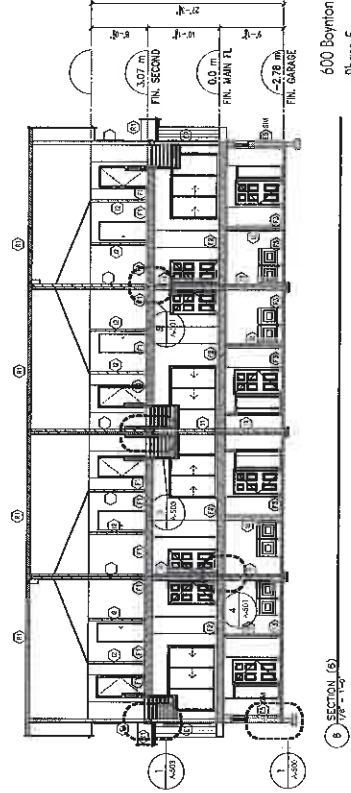
SECTION (5)
1/8" = 1'-0"



SECTION (2)
1/8" = 1'-0"



SECTION (4)
1/8" = 1'-0"



SECTION (6)
1/8" = 1'-0"

600 Boynton Place,
 Phase 5
 Sections
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT



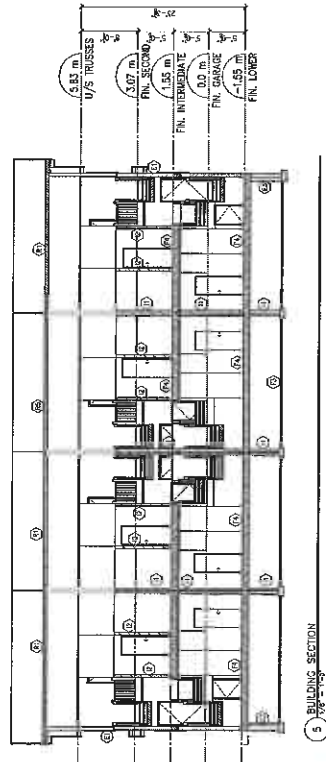
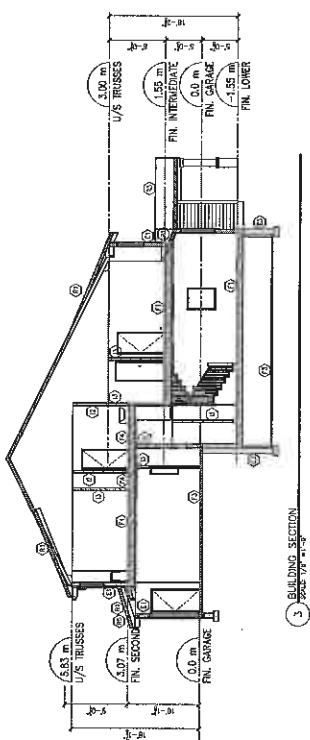
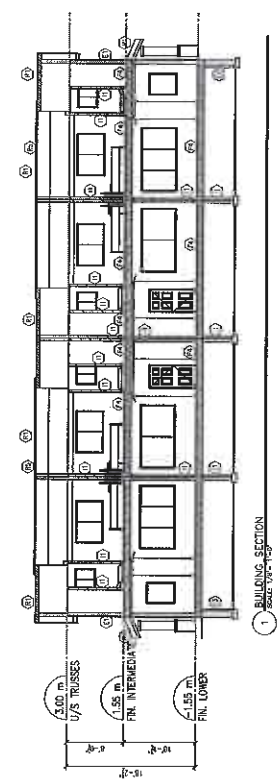
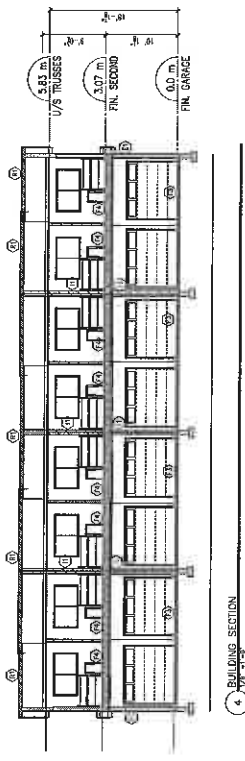
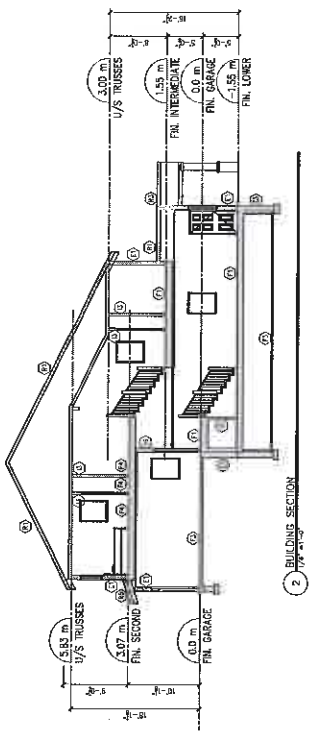
DISTINCT SOLUTIONS, INC.
 4700 S. 10th Street
 P.O. Box 1000
 P: 251-448-7801
 F: 251-448-7822

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APPROVED FOR SUBMITTAL

Contract No.	251-11-12
Drawn By	JANICE
Checked By	
Date	
Project No.	
Project Name	PROJECT: FIN. LOTS 3-NORTH END
Drawing Title	SECTIONS

600 Boynton Place,
 Phase 5
 Sections
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT

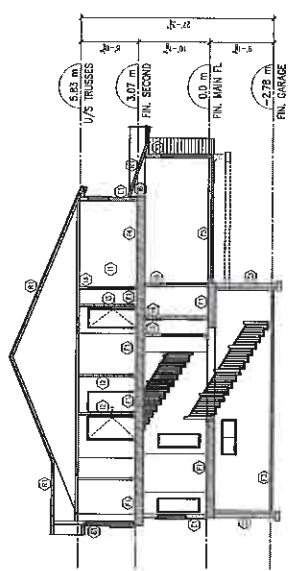


SCHEDULE A & B
 This forms part of development
 Permit # DP11-0199

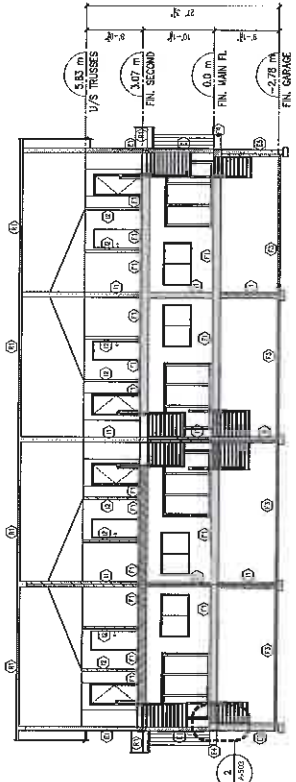
DISTINCT SOLUTIONS
 4700 West 12th Ave.
 Suite 100
 Denver, CO 80202
 P: 303-448-7801
 F: 303-448-7802
 www.distinct-solutions.com

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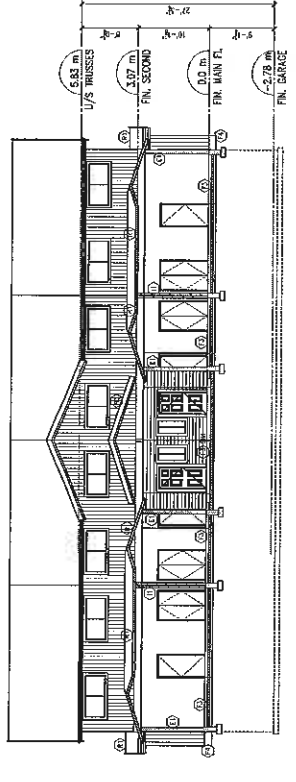
PROJECT	600 Boylston Place, Phase 5
SECTION	Sections
SCALE	1/8" = 1'-0"
DATE	08/11/19
BY	OP/1-0119
CHECKED BY	
DATE	
PROJECT NO.	
DRAWING NO.	
DATE	
BY	
CHECKED BY	
DATE	



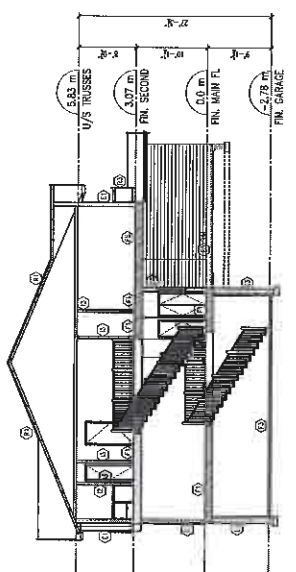
SECTION 2 W/ BASEMENT



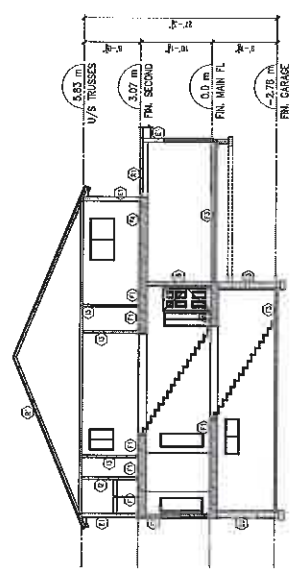
SECTION 4 W/ BASEMENT



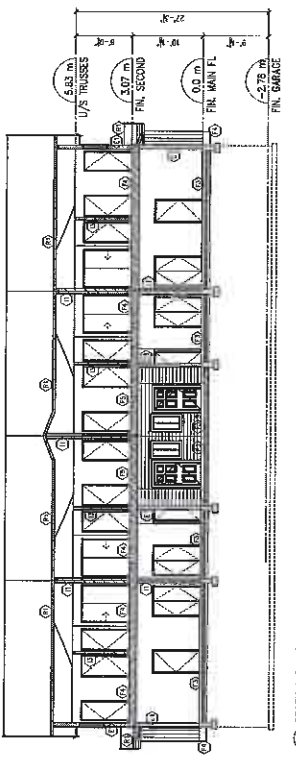
SECTION 6 W/ BASEMENT



SECTION 1 W/ BASEMENT



SECTION 3 W/ BASEMENT



SECTION 5 W/ BASEMENT

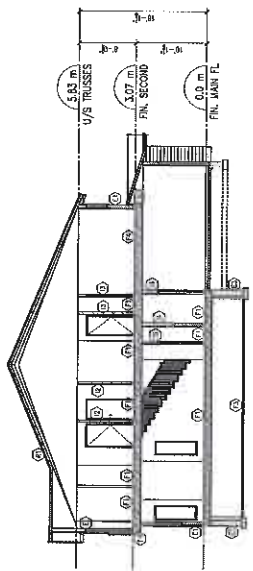
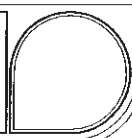
600 Boylston Place,
 Phase 5
 Sections
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT

SCHEDULE A & B
 This forms part of development
 Permit # **OP/1-0119**

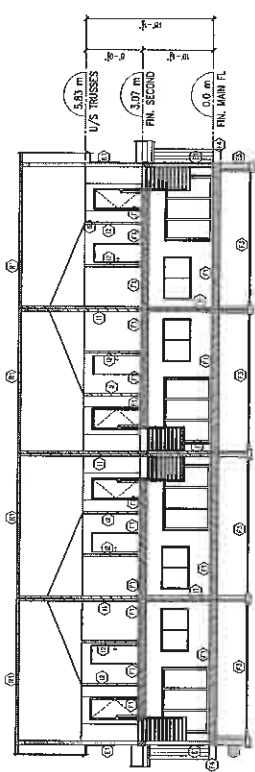
DISTINCT SOLUTIONS
 40000 Highway 100
 Suite 100
 P.O. Box 448-7801
 P. 250-448-7801
 F. 250-448-7802

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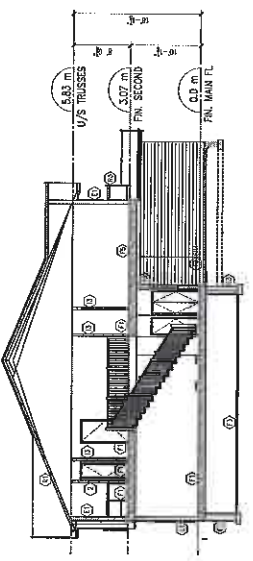
PROJECT NO. 049	DATE
DESCRIPTION	
OWNER	
DESIGNER	
CHECKED BY	
DATE	
PROJECT NO. 049	DATE
DESCRIPTION	
OWNER	
DESIGNER	
CHECKED BY	
DATE	



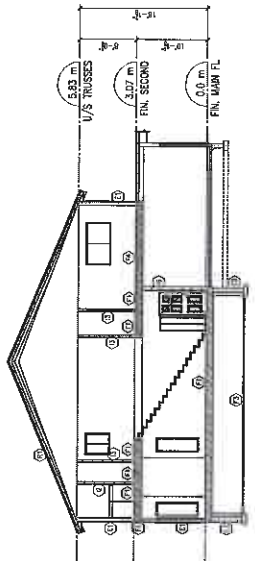
1 SECTION 1
1/8" = 1'-0"



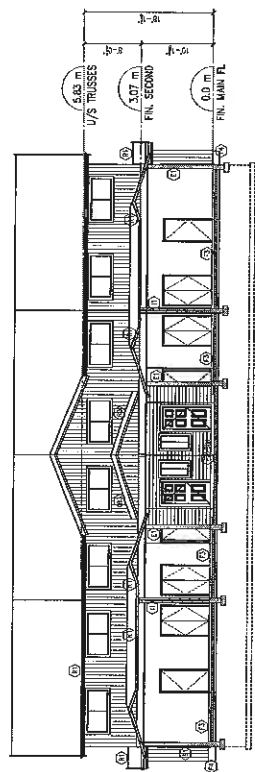
2 SECTION 2
1/8" = 1'-0"



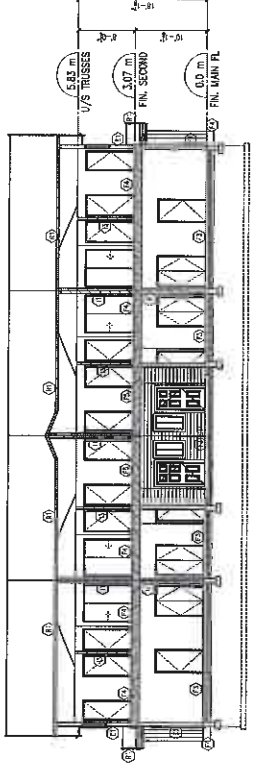
3 SECTION 3
1/8" = 1'-0"



4 SECTION 4
1/8" = 1'-0"



5 SECTION 5
1/8" = 1'-0"



6 SECTION 6
1/8" = 1'-0"

600 Boynton Place,
 Phase 5
 Sections
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT

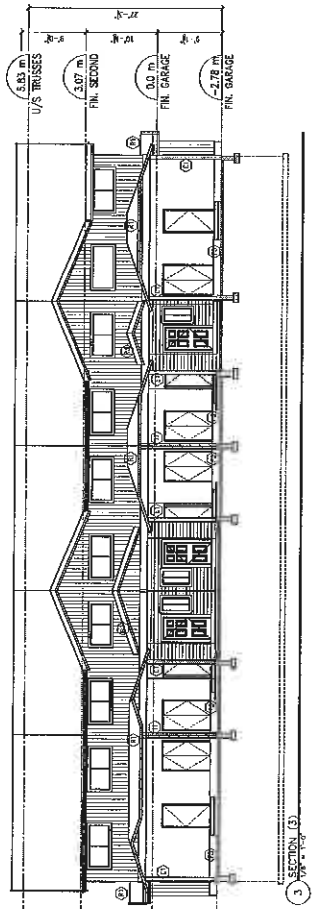
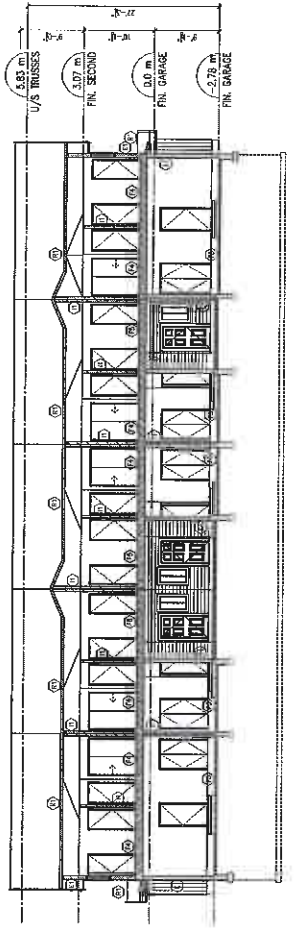
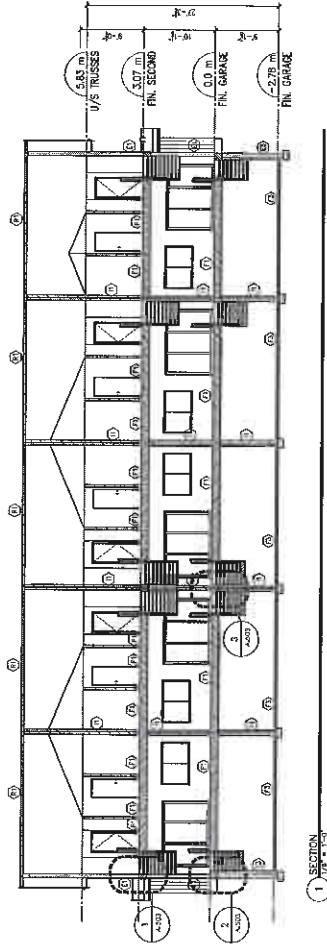
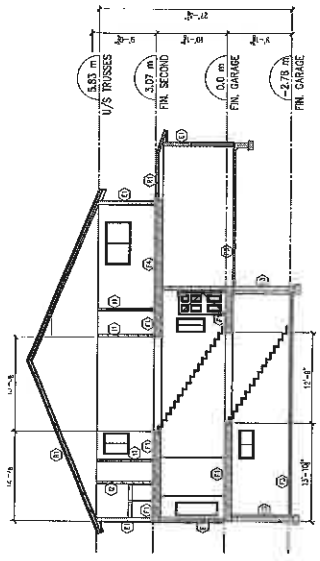
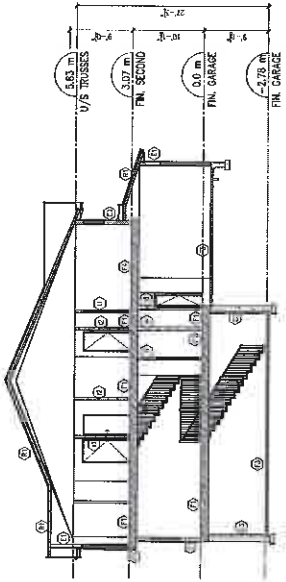
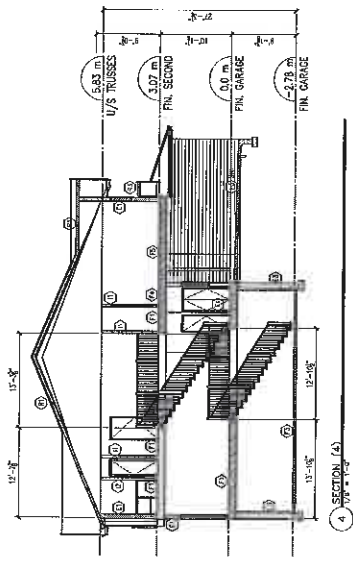
SCHEDULE A & B
 This forms part of development
 Permit # **DP11-0199**

DISTINCT SOLUTIONS
 INCORPORATED
 10001 Bayway Blvd.
 Suite 100
 Richmond, KY 40475
 P: 252-448-7801
 F: 252-448-7892
 www.distinct-solutions.com

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PROJECT	600 BOYNTON PLACE, WORTHEN RD
DRAWING TITLE	SECTIONS
CHECKED BY	JOS. HENNING
DATE	2/28/12
DRAWING NO.	ASB-05
DATE	2/28/12
DRAWN BY	JOS. HENNING
REV. NO.	

REVISIONS:
 NO. DESCRIPTION
 DATE



600 Boynton Place,
 Phase 5
 Sections
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT

SCHEDULE A-B
 This forms part of development
 Permit # **DP11-0199**

FENCE CHARACTER IMAGES



STREETScape SECTION	
NO. DATE	DESCRIPTION
1	ISSUED FOR PERMIT
DATE: 1-2	

PROJECT: KANOX MOUNTAIN VILLAGE
KILOWNA, B.C.



SCHEDULE A & B
This forms part of development
Permit # **DP11-0199**



VERTICAL SIDING
 (Fibre Cement Panel with Fibre Cement
 battons - Colours from Typical Cement
 Board Colour Selections)



EXPOSED RESIDENTIAL GABLES
 (Fibre Cement Shingles - Colours from
 Typical Cement Board Colour Selections)



CULTURED STONE
 (Southern LedgeStone - Colour Fog by Dow)



VINYL DECKING
 (Match Duradek Taupe)



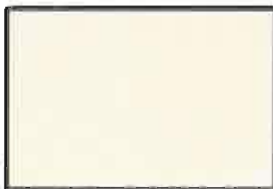
RETAINING WALL SURFACE
 (Concrete Split Face)



TEXTURED EXTERIOR TRIM
 (Smart Board Exterior Trim)



WOOD TIMBERS / WOOD FENCING
 (Rough-sawn fir and Cedar fencing -
 stain to match Old Masters Dark Walnut)



ALUMINUM HANDRAILS
 (Powder Coated Aluminum - to match
 Duradek Beige)

SCHEDULE B
 This forms part of development
 Permit # **DP/1-0199**

PROJECT 605 Boynton Place Kelowna, BC
DRAWING Revised DP MATERIALS/COLOURS (2 OF 2)

DATE 07.02.10
DWG No. DP-SK2

SCALE N.T.S.



architecturally
DISTINCT SOLUTIONS INC.
 phone: 250-448-7801 fax: 250-448-7802
 #204-2903 Paradise St., Kelowna, BC V1Y 1W7

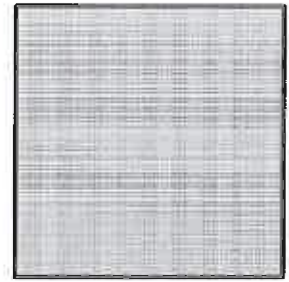
FIBRE CEMENT BOARD COLOUR SELECTIONS:



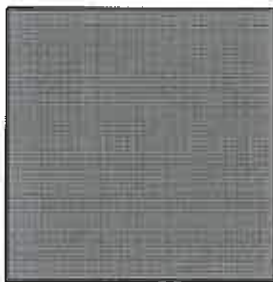
HORIZONTAL SIDING
(Fibre Cement Lap Board
Siding - 8" Horizontal Exposure)



to match Gentek
Canyon Clay



to match Gentek
Wicker



to match Genteck
Saddle Brown



to match Gentek
Pebble



ASPHALT SHINGLE
(Weatherwood - IKO)



ASPHALT SHINGLE
(Driftwood - IKO)



to match Gentek
Dark Drift

SCHEDULE B
 This forms part of development
 Permit # DP11-0199

PROJECT 605 Boyton Place Kelowna, BC
DRAWING Revised DP MATERIALS/COLOURS (1 OF 2)

DATE 07.02.10	SCALE N.T.S.
DWG No. DP-SK1	



architecturally
DISTINCT SOLUTIONS INC.
 phone: 250-448-7801 fax: 250-448-7802
 #204-2903 Pandosy St., Kelowna, BC V1Y 1W1



End Massing from Clifton Road

SCHEDULE B
This forms part of development
Permit # DP11-0199





Rear Elevation



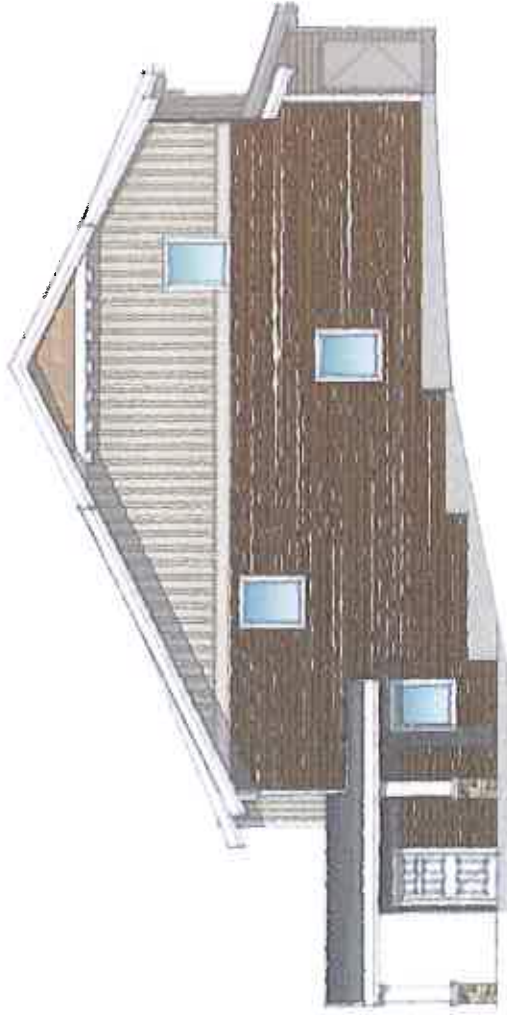
Front Elevation

Building 5

SCHEDULE R

This forms part of development

Permit # DP11-0199



Clifton End Elevation

Building 5



SCHEDULE B
This forms part of development
Permit # DP11-0199



Front Elevation



Rear Elevation

Buildings 6, 12, 14, & 13 (Similar)



SCHEDULE B
This forms part of development
Permit # PP11-0199



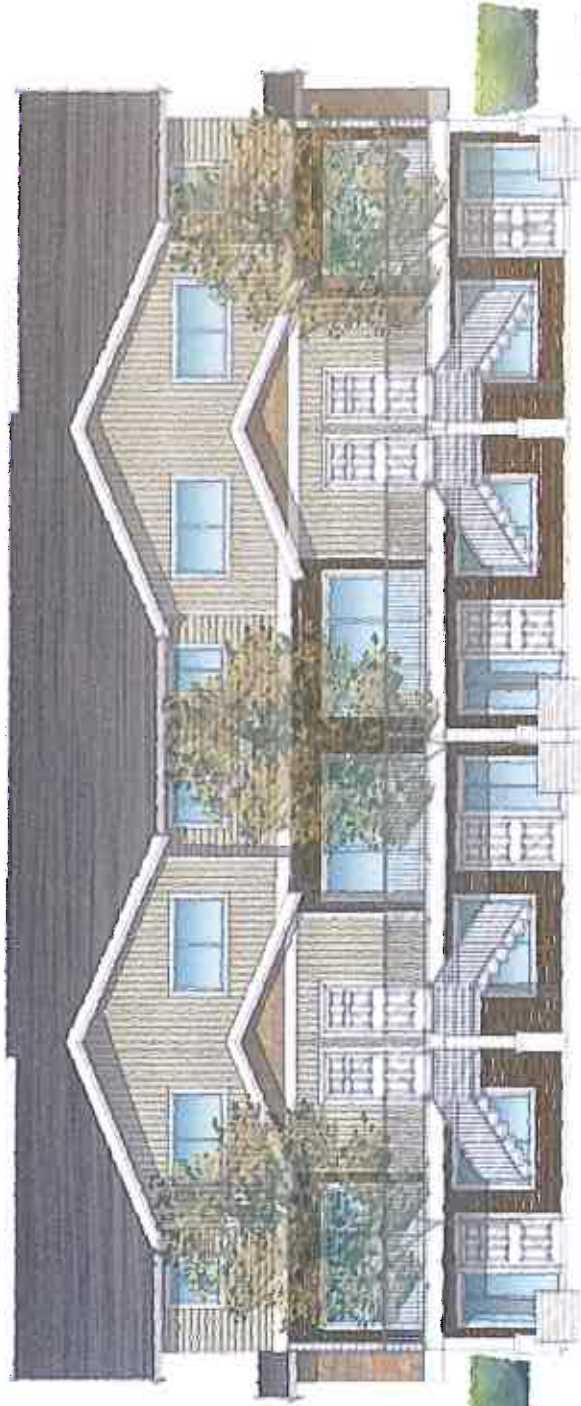
End Elevation

Buildings 6, 12, 14, & 13 (Similar)

SCHEDULE <u>B</u>
This forms part of development
Permit # <u>DP11-0199</u>



Rear



Front

Building 4



SCHEDULE R
This forms part of development
Permit # DP11-0199



Side

Building 4



SCHEDULE B
This forms part of development
Permit # DPII -0199

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

Development Permit No.: DP11-0199 (Amendment of DP10-0003)

EXISTING ZONING DESIGNATION: RM4 - Transitional Low Density Housing
WITHIN DEVELOPMENT PERMIT AREA: Comprehensive Development Permit (Multiple Unit Residential)

ISSUED TO: 0814112 BC Ltd.

LOCATION OF SUBJECT SITE: 600 Boynton Place

	LOT	D.L.	PLAN	SECTION	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	A	-	KAP91474, Except Plan KAS3850 (phases 1,2,3,4)	31	26	ODYD

SCOPE OF APPROVAL

- This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.
- This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.
- Applicants for Development and Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

1. TERMS AND CONDITIONS:

- 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 Landscape Architect.

2. The development shall commence by and in accordance with an approved Building Permit within ONE YEAR of the date of the issuance by Council.

3. PERFORMANCE SECURITY:

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development Permitted by this Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:

- (a) Cash in the amount of \$ TBD.
- (b) A Certified Cheque in the amount of \$ N/A.
- (c) An Irrevocable Letter of Credit in the amount of \$ N/A.

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

4. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferable unless specifically permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

THIS Permit IS NOT A BUILDING Permit.

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- (a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Director of Land Use Management.

Should there be any change in ownership or legal description of the property, I undertake to notify the Land Use Management Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner/Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

5. APPROVALS:

AUTHORIZING RESOLUTION PASSED BY MUNICIPAL COUNCIL THE ____ DAY OF AUGUST, 2012.

ISSUED BY THE LAND USE MANAGEMENT DEPARTMENT OF THE CITY OF KELOWNA THE _____ DAY OF AUGUST, 2012, BY THE DIRECTOR OF LAND USE MANAGEMENT.

Shelley Gambacort
Director of Land Use Management