

# Design Rationale Statement

## Landmark Building

Building signals Okanagan college and Culinary to the street

- Creates public plazas spaces
- Creates gateway into Okanagan College campus
- Connection with future transit hub on K.L.O Road.

The new Okanagan College Centre for Food Wine and Tourism (OC CFWT) acts as a landmark building and an entrance to Okanagan College from K.L.O Road. Taller and set closer to the road than adjacent buildings, it has an increased street presence than other campus buildings, and clearly indicates the site as a front door to the Okanagan College campus. A welcome plaza at the principal entrance to the east expands the existing pedestrian entrance to campus. This plaza is connected to the new transit exchange, welcoming students and visitors to the campus, as well as maintaining a clear route to Kelowna Secondary School to the north.

## Material and Massing

- Distinct material and glazing strengthen Okanagan College architectural character and identity in highly visible location
- Massing is broken up variety in floor plate geometry
- Building material colors inspired by culinary aspects – earthy red brown zinc cladding is the primary exterior building material – referencing wine, smoking, curing
- Highlights mass timber as a local material

While being taller than the surrounding buildings, the Center for Food, Wine and Tourism massing is broken up in several ways to limit its imposition on the street. The second floor is designed as a glass object which interrupts the primary material on all facades, overhanging or pulling away from the footprint of the main floor. This shelters parts of the plaza and emphasizes other spaces on the main floor, while sheltering the main building entry. The second-floor exterior glazing will also have a ceramic frit applied to the glass. We are working with Okanagan College's indigenous group to partner with a local artist to develop the design of the ceramic frit pattern or artwork. Glazing areas on the upper floors are interconnected, flowing around the building to evoke the lakes in the Okanagan region. The height of the glass responds to the programs within, and the amount of exposure desired. The primary exterior finishes express oxidation, smoking, tanning; processes

involved in the culinary arts. This palette displays the building as a hub for culinary arts. Mass timber is used through building clerestory skylights that integrate into the main roof, allow for enhanced natural light to reach down the building through the building's open atrium.

## Food Culture

- Culinary workspaces are on display to public space
- Display farm to table approach to local food
- Amenity for the neighborhood/district, and community space

The culinary spaces in the building face K.L.O, separated from the public only by glazing. This transparency will show what Okanagan College is providing to its students and the community through a restaurant, located on the main public plaza. These design moves will put culinary arts on display, demonstrating farm to table practices using local products. Flexible classrooms/community spaces are able to support Okanagan Colleges programs, and host culinary and community events.

## Equitable and Sustainable

- Rick Hansen Certification
- Indigenous Engagement
- Mass Timber
- BC Step Code 3

The Centre for Food, Wine and Tourism is targeting Rick Hansen Certification, ensuring that the building is accessible to all, including integration of accessible elements in both the site design and building design. Indigenous engagement is critical to the design process, with the team engaging with Okanagan College's overall campus indigenization strategies and exploring ceremony spaces with smudging ability, native planting as part of landscape design, indigenous signage naming, re-use of trees removed during site clearing as furniture or other elements, colors that reference meaningful indigenous symbology and partnerships with local artists to integrate their works into the project. Mass timber is incorporated into the design to bring warmth and integration of sustainable materials. The project is also targeting BC Step Code 3, focusing on a high performing building envelope system and efficient mechanical system to achieve this standard.

# OKANAGAN COLLEGE CENTRE FOR FOOD, WINE AND TOURISM



PROJECT NO.: 6037

ISSUED FOR: DEVELOPMENT PERMIT

VOLUME:  
PRELIMINARY - NOT FOR CONSTRUCTION  
10/18/24

## DRAWING LIST

### ARCHITECTURAL

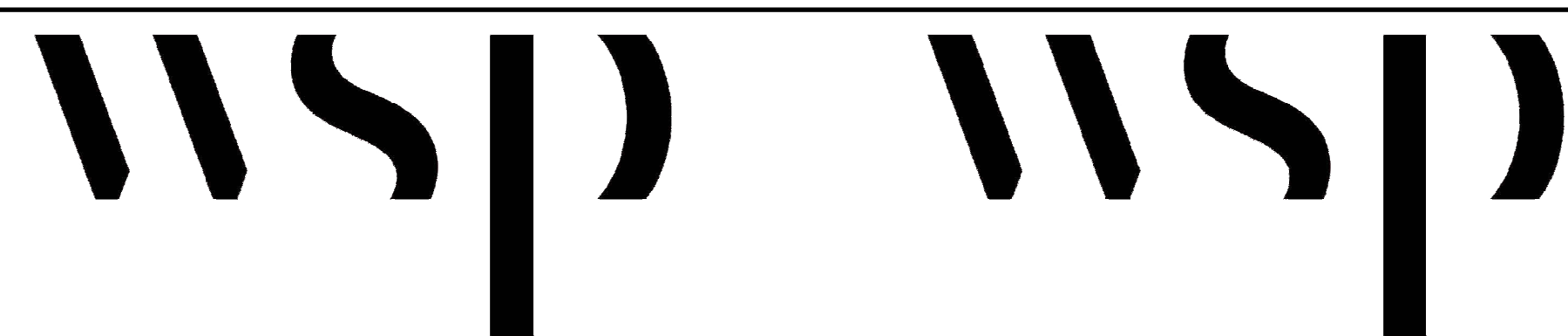
DP-A001 COVER PAGE  
 DP-A100 SITE SURVEY  
 DP-A101 SITE SURVEY  
 DP-A102 SITE SURVEY  
 DP-A103 EXISTING SITE PHOTOGRAPHS  
 DP-A104 SITE CONTEXT PLAN  
 DP-A105 SITE DEMO PLAN  
 DP-A106 SITE PLAN  
 DP-A107 WASTE AND DELIVERY TURNING MOVEMENTS  
 DP-A108 WASTE ENCLOSURE DETAILS  
 DP-A109 FIRE ACCESS PLAN  
 DP-A202 LEVEL 01 FLOOR PLAN  
 DP-A203 LEVEL 02 FLOOR PLAN  
 DP-A204 LEVEL 03 FLOOR PLAN  
 DP-A205 LEVEL 04 FLOOR PLAN  
 DP-A206 ROOF PLAN  
 DP-A301 EXTERIOR ELEVATIONS  
 DP-A302 EXTERIOR ELEVATIONS  
 DP-A303 STREETSCAPE ELEVATIONS  
 DP-A401 BUILDING VIEWS

### LANDSCAPE

LDP 1 LANDSCAPE PLAN  
 LDP 2 HYDROZONE PLAN

### CIVIL

C000 GENERAL  
 C001 GENERAL  
 C101 OVERVIEW PLANS  
 C102 OVERVIEW PLANS  
 C103 OVERVIEW PLANS  
 C104 EROSION & SEDIMENT CONTROL  
 C105 EROSION & SEDIMENT CONTROL  
 C201 GRADING PLAN  
 C301 SERVICING PLAN  
 C302 SERVICING PLAN  
 C303 SERVICING PLAN  
 C401 DETAILS  
 C402 DETAILS





**PRELIMINARY - NOT FOR CONSTRUCTION**

**KEY PLAN**

**LEGEND:**

- Denotes Edge of Paved Road
- Denotes Breakline
- Denotes Edge of Concrete
- Denotes Subject Lot Line
- Denotes Edge of Sidewalk
- Denotes Back of Curb
- Denotes Edge of Concrete Retaining Wall
- Denotes Edge of Concrete Gutter
- x-x-x-x-x-x-x-x-x-x-x-x- Denotes Chainlink Fence
- Denotes Buried Communication
- Denotes Buried Electrical
- Denotes Buried Gas
- Denotes Buried Storm
- Denotes Buried Water
- Denotes Catch Basin
- ⊕ Denotes Fire Hydrant
- ⊙ Denotes Standard Lamp Post
- ⊙ Denotes Manhole (sanitary)
- ⊙ Denotes Manhole (storm)
- ⊙ Denotes Manhole (unknown)
- ◆ Denotes Water Valve
- Denotes Irrigation Box
- 🌳 Denotes Tree



**NOTE:**  
 Survey Date: December 15, 2023,  
 & February 1, 2024(Locates added).

Elevations are geodetic (CVD 28 HTV2.0) and derived from GPS observations.

This plan is not to be used to define property line locations.

All buried utilities located by On The Mark Locates Ltd.  
 Runnalls Denby accepts no responsibility for underground locates coverage, or positions shown.

**TITLE:**  
**SITE PLAN FOR PROPOSED WELLNESS CENTER BUILDING ON PART OF LOT 1, D.L. 135, O.D.Y.D., PLAN EPP90191 (1000 KLO ROAD, KELOWNA)**

**DRAWN BY:**  
**RUNNALLS DENBY**  
*british columbia land surveyors*  
 259A Lawrence Avenue Kelowna, B.C. V1Y 6L2  
 Phone: (250)763-7322  
 Email: rob@runnallsdenby.com

**CLIENT:** **FACTION PROJECTS INC.**

**SCALE:** 1:600 (11" x 17")

**DATE:** February 7, 2024

**DWG:** 16699 SITE 2 - KEY

**FILE No.:** 16699

**REV.** 0

1	DEVELOPMENT PERMIT	2024/10/18
NO.	ISSUED FOR	DATE

Scale	Checked By
	Checker

**Project**  
 OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE AND TOURISM  
 Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
 LOT 1, PLAN: EPP90191  
 Applicant: GEC ARCHITECTURE, 780-420-8060

**Drawing Title**

**SITE SURVEY**

Project Number	Drawing Number
6037	<b>DP-A100</b>

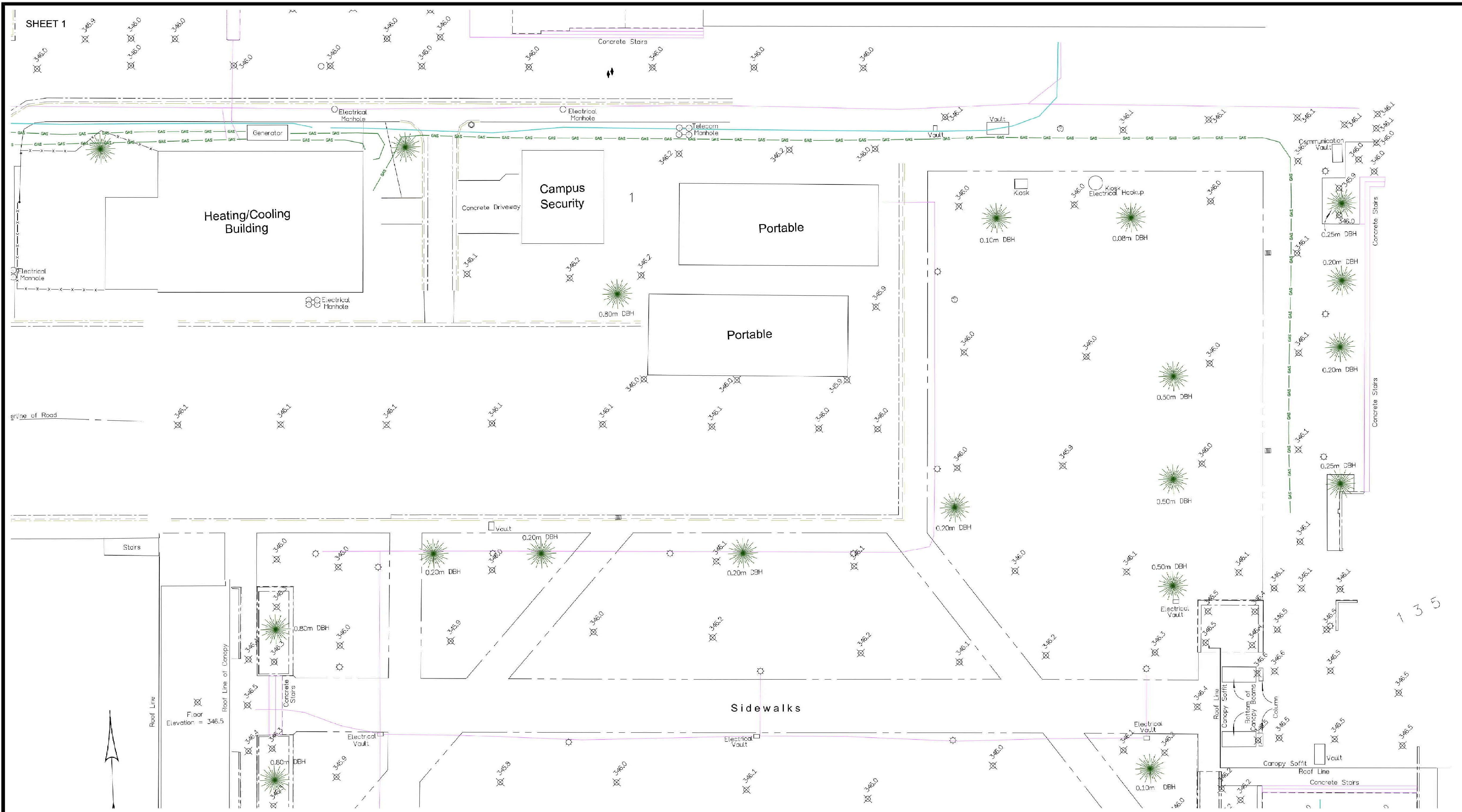
Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
**RJC**  
 Mechanical Consultant  
**SMITH & ANDERSEN**  
 Electrical Consultant  
**SMITH & ANDERSEN**  
 Civil Consultant  
**WSP**  
 Landscape Consultant  
**WSP**  
 Consultant Other  
**CINI LITTLE**

Client  
**OKANAGAN COLLEGE**

Seal & Permit



**PRELIMINARY - NOT FOR CONSTRUCTION**



TITLE:  
**SITE PLAN OF PROPOSED FOOD, WINE AND TOURISM BUILDING  
 ON PART OF LOT 1, D.L. 135, O.D.Y.D., PLAN EPP90191  
 (1000 KLO ROAD, KELOWNA)**

DRAWN BY: **RUNNALLS DENBY**  
*british columbia land surveyors*  
 259A Lawrence Avenue Kelowna, B.C. V1Y 6L2  
 Phone: (250)763-7322 Email: rob@runnallsdenby.com

CLIENT: **FACTION PROJECTS INC.**

SCALE: **1:325 (11" x 17")**  
 DATE: **February 7, 2024**  
 DWG: **16699 SITE - SHEET 1**  
 FILE No.: **16699** REV. **1**

1	DEVELOPMENT PERMIT	2024/10/18
NO.	ISSUED FOR	DATE

Drawing History  
 Scale Checked By  
**Checker**

Project  
**OKANAGAN COLLEGE - CENTRE  
 FOR FOOD, WINE AND TOURISM**  
 Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
 LOT 1, PLAN: EPP90191  
 Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title  
**SITE SURVEY**

2024-02-08 10:11 AM W. Runnalls  
 C:\Users\rob@runnallsdenby.com\Desktop\16699 - Okanagan College - Centre for Food, Wine and Tourism - 01.dwg - 4:00 PM

Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
**RJC**  
 Mechanical Consultant  
**SMITH & ANDERSEN**  
 Electrical Consultant  
**SMITH & ANDERSEN**  
 Civil Consultant  
**WSP**  
 Landscape Consultant  
**WSP**  
 Consultant Other  
**CINI LITTLE**

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TITLE:  
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 ON PART OF LOT 1, D.L. 135, O.D.Y.D., PLAN EPP90191  
 (1000 KLO ROAD, KELOWNA)**

DRAWN BY:  
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*british columbia land surveyors*  
 259A Lawrence Avenue Kelowna, B.C. V1Y 6L2  
 Phone: (250)763-7322 Email: rob@runnallsdenby.com

CLIENT:  
**FACTION PROJECTS INC.**

SCALE: 1:325 (11" x 17")  
 DATE: February 7, 2024  
 DWG: 16699 SITE - SHEET 2  
 FILE No.: 16699 REV. 1

1	DEVELOPMENT PERMIT	2024/10/18
NO.	ISSUED FOR	DATE
Drawing History		
Scale	Checked By	Checker

Project  
**OKANAGAN COLLEGE - CENTRE  
 FOR FOOD, WINE AND TOURISM**  
 Project Address: 1000 K.L.O. RD. KELOWNA, BC V1Y 4X8  
 LOT 1, PLAN: EPP90191  
 Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title  
**SITE SURVEY**

Project Number Drawing Number  
 6037 **DP-A102**

Project Team:

Prime Consultant  
**GEC ARCHITECTURE**  
Structural Consultant  
**RJC**  
Mechanical Consultant  
**SMITH & ANDERSEN**  
Electrical Consultant  
**SMITH & ANDERSEN**  
Civil Consultant  
**WSP**  
Landscape Consultant  
**WSP**  
Consultant Other  
**CINI LITTLE**

Client

**OKANAGAN COLLEGE**

Seal & Permit



**PRELIMINARY -  
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CONSTRUCTION**

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NO.	ISSUED FOR	DATE

Drawing History	
Scale	Checked By
	Checker

Project  
**OKANAGAN COLLEGE - CENTRE  
FOR FOOD, WINE AND TOURISM**  
Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
LOT 1, PLAN: EPP90191  
Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title  
**EXISTING SITE PHOTOGRAPHS**

Project Number	Drawing Number
6037	<b>DP-A103</b>



LOOKING WEST FROM BUS TURNAROUND



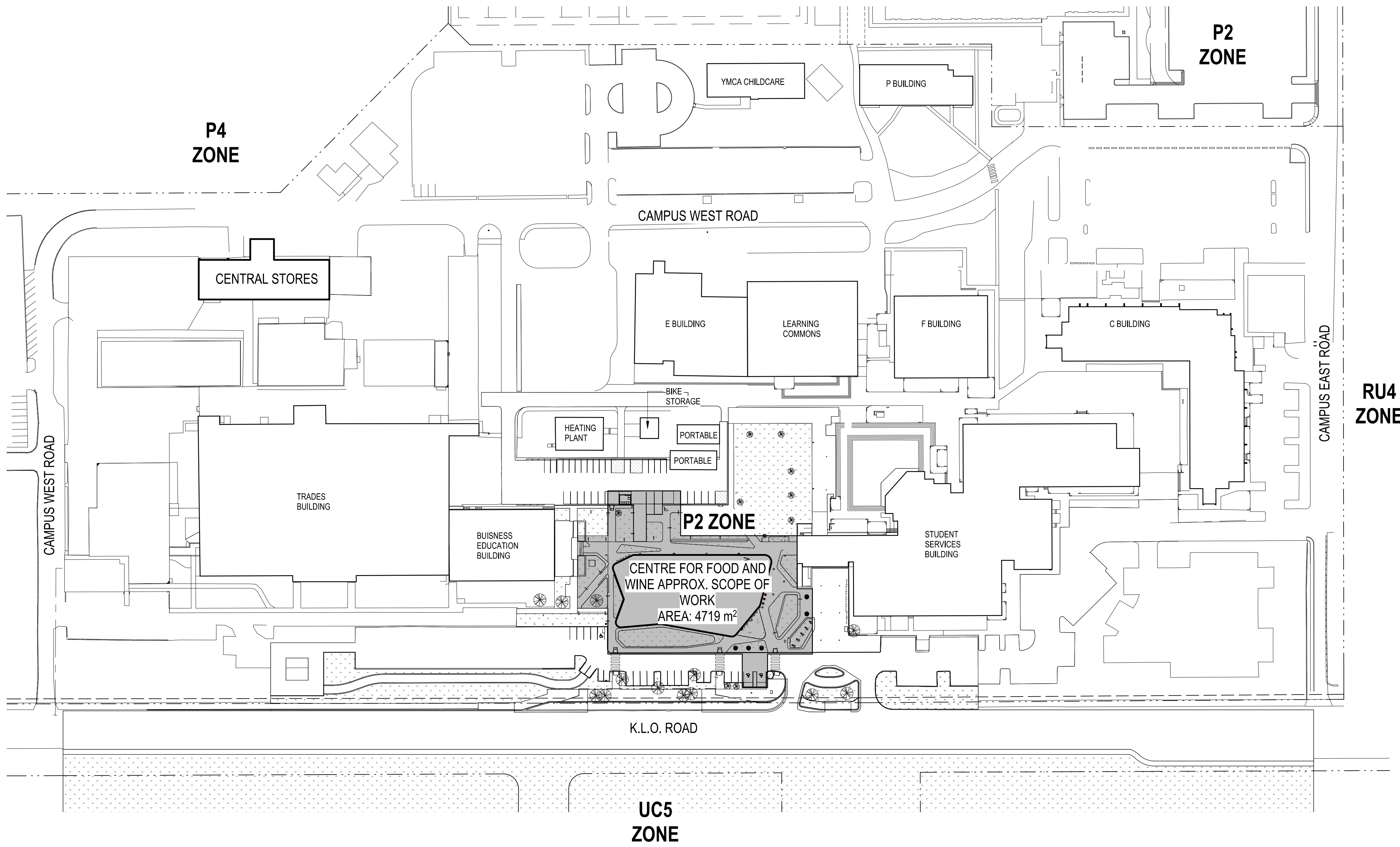
LOOKING EAST FROM EXISTING NORTH-SOUTH  
SIDEWALK AT WEST EDGE OF SITE



LOOKING SOUTH-WEST FROM  
SUNKEN PLAZA



LOOKING SOUTH-EAST FROM  
EXISTING PARKING LOT



**BUILDING INFORMATION**

**MUNICIPAL ADDRESS**  
860-1000 KLO RD

**LEGAL ADDRESS**  
LOT 1, PLAN: EPP90191

**ZONE**  
P2 - EDUCATION AND MINOR INSTITUTIONAL

**PRINCIPAL USE**  
EDUCATION SERVICES

**PARKING**

**BYLAW PARKING REQUIREMENT (8.3)**  
ACCORDING TO TABLE 8.3.5 INSTITUTIONAL PARKING - EDUCATION SERVICES CATEGORY  
1.3 SPACES PER 100m<sup>2</sup> GFA  
= 1.3 X (5347m<sup>2</sup>/100m<sup>2</sup>) = 69.5 ~ **70**

**ACCESSIBLE PARKING REQUIREMENT**  
ACCORDING TO MAP 8.3b, TABLE 8.2.17a  
51-100 TOTAL ONSITE PARKING SPACES = 2  
ACCESSIBLE PARKING SPACES (1 VAN ACCESSIBLE)

**OFF STREET LOADING REQUIREMENT (8.4)**  
ACCORDING TO TABLE 8.4 - INSTITUTIONAL USES CATEGORY  
1 PER 2800m<sup>2</sup> GFA  
= 5347 / 2800 = 1.9 ~ **2**

**BICYCLE PARKING REQUIREMENT (8.5)**  
ACCORDING TO TABLE 8.5 - INSTITUTIONAL  
LONG TERM - 0.2 SPACES PER 100m<sup>2</sup>  
= 53.62 X 0.2 = **11**  
SHORT TERM - 4 SPACES PER ENTRANCE  
1 X 4 = **4**

LONG TERM = 11 STALLS, TO BE ACCOMMODATED IN CAMPUS BIKE STORAGE BUILDING NORTH OF PROPOSED PROJECT

SHORT TERM = 8 STALLS, LOCATED NEXT TO MAIN BUILDING ENTRANCE

**AREA CALCULATIONS**

NOTE: SITE AREA CALCULATIONS BASED OFF OF SCOPE OF WORK BOUNDARY

**CENTRE FOR FOOD AND WINE**  
BUILDING AREA = 5347m<sup>2</sup>  
SITE BOUNDARY AREA = 4719m<sup>2</sup>

SITE COVERAGE OF BUILDINGS = 1673m<sup>2</sup>

FAR = 1.13

**1 DP - SITE CONTEXT PLAN**  
DP-A104  
Scale: 1:1000  
e.

Project Team:

Prime Consultant  
**GEC ARCHITECTURE**

Structural Consultant  
**RJC**

Mechanical Consultant  
**SMITH & ANDERSEN**

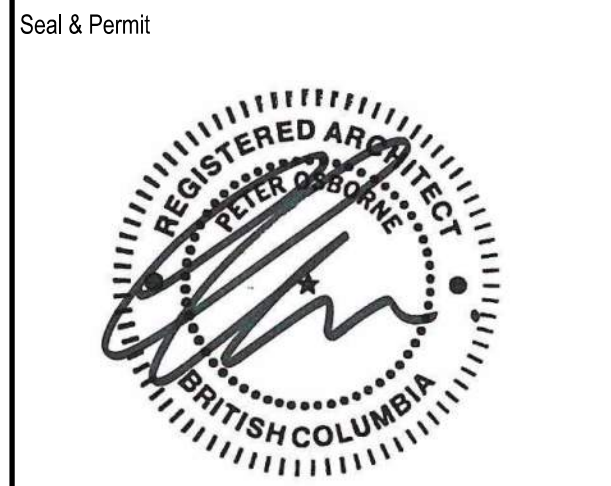
Electrical Consultant  
**SMITH & ANDERSEN**

Civil Consultant  
**WSP**

Landscape Consultant  
**WSP**

Consultant Other  
**CINI LITTLE**

Client  
**OKANAGAN COLLEGE**



**PRELIMINARY - NOT FOR CONSTRUCTION**

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Scale	Checked By
As indicated	Checker

Project

**OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE AND TOURISM**  
Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
LOT 1, PLAN: EPP90191  
Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title  
**SITE CONTEXT PLAN**

Project Number	Drawing Number
6037	<b>DP-A104</b>





Project Team:  
Prime Consultant  
**GEC ARCHITECTURE**  
Structural Consultant  
**RJC**  
Mechanical Consultant  
**SMITH & ANDERSEN**  
Electrical Consultant  
**SMITH & ANDERSEN**  
Civil Consultant  
**WSP**  
Landscape Consultant  
**WSP**  
Consultant Other  
**CINI LITTLE**

Client  
**OKANAGAN COLLEGE**

Seal & Permit



**PRELIMINARY -  
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CONSTRUCTION**

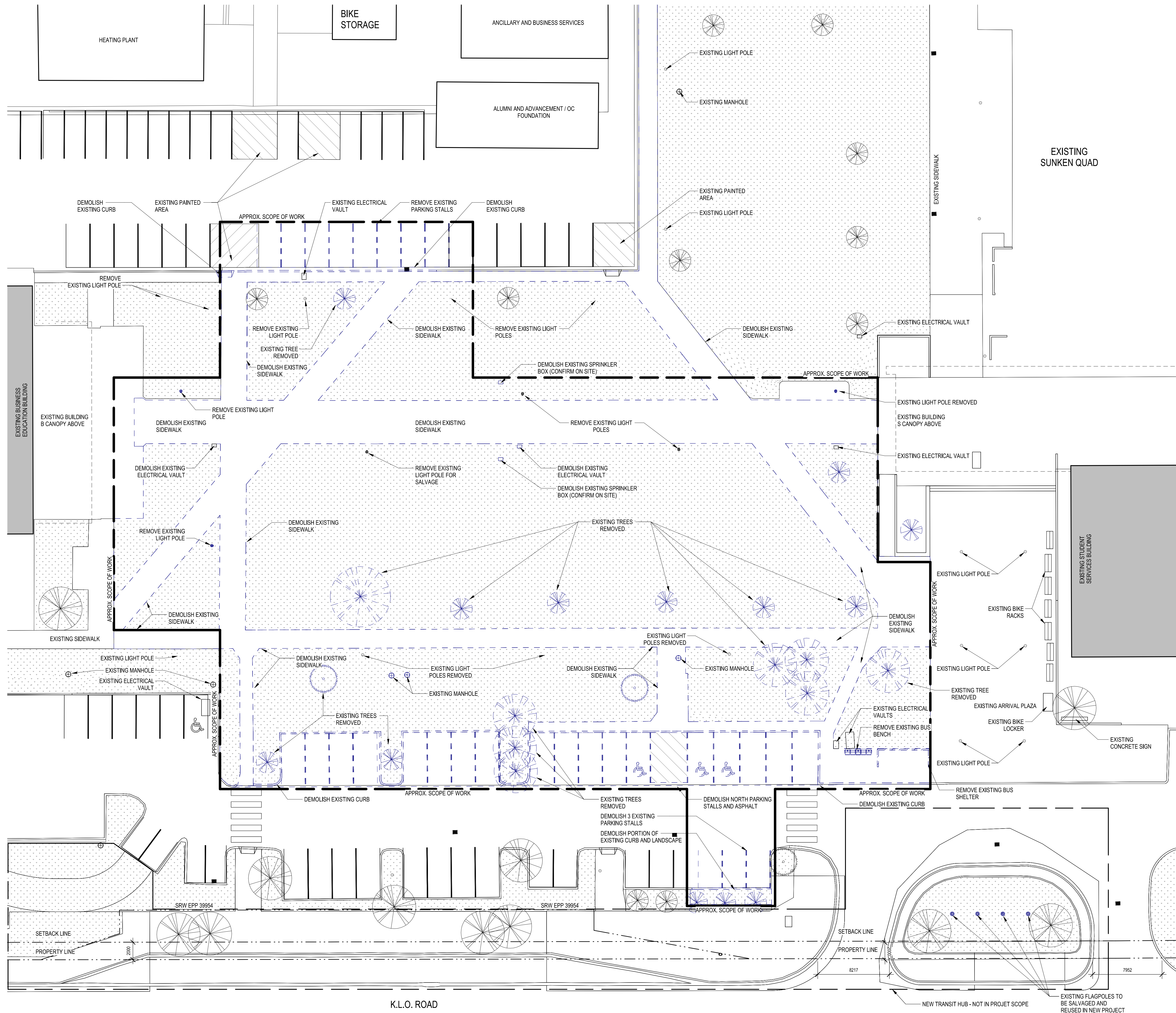
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NO.	ISSUED FOR	DATE

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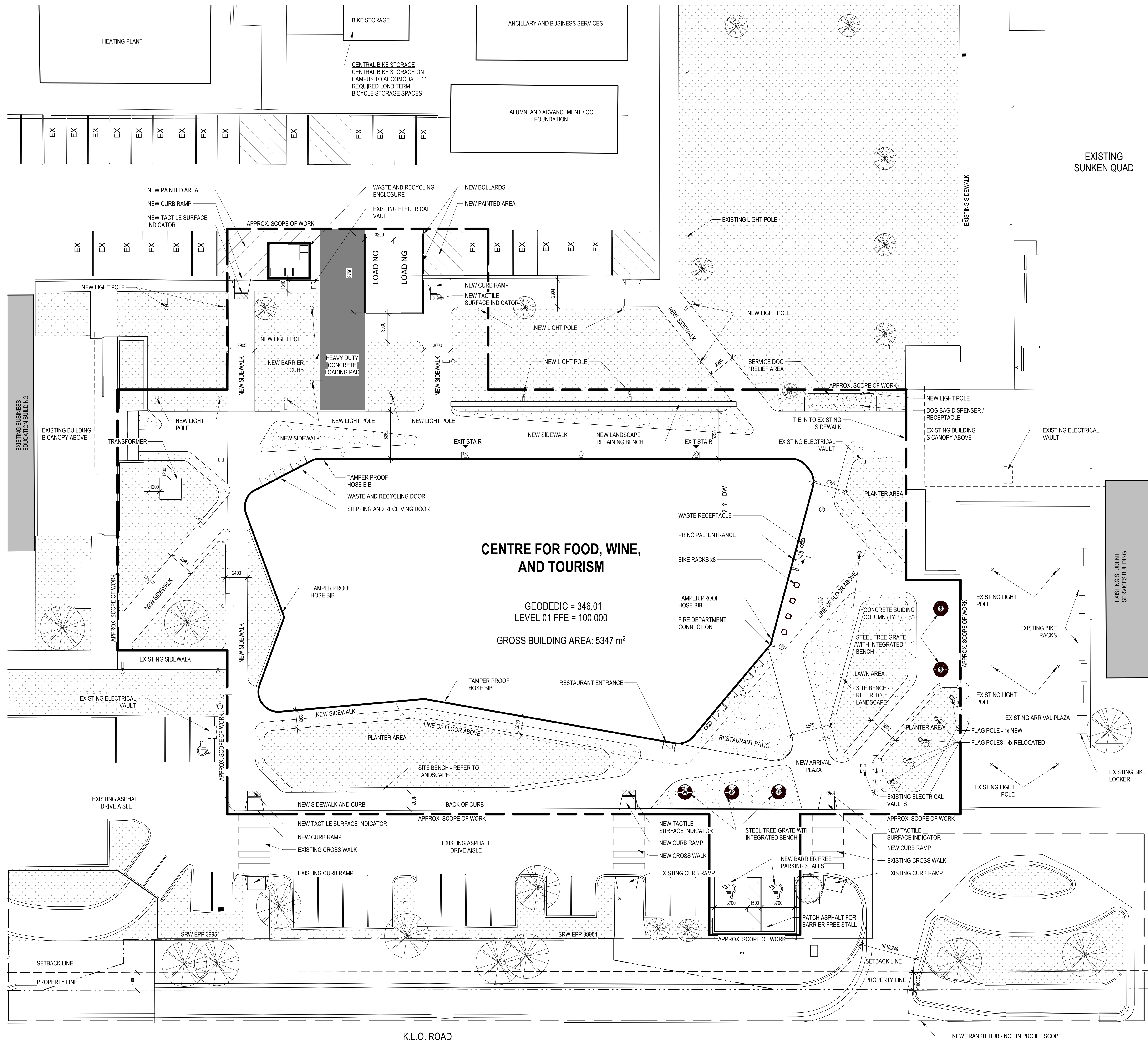
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**OKANAGAN COLLEGE - CENTRE  
FOR FOOD, WINE AND TOURISM**  
Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
LOT 1, PLAN: EPP90191  
Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title  
**SITE DEMO PLAN**

Project Number	6037	Drawing Number	<b>DP-A105</b>
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Drawing: 6037-DP-A105 - Okanagan College - Centre for Food, Wine and Tourism - Site Demo Plan - 10/18/24

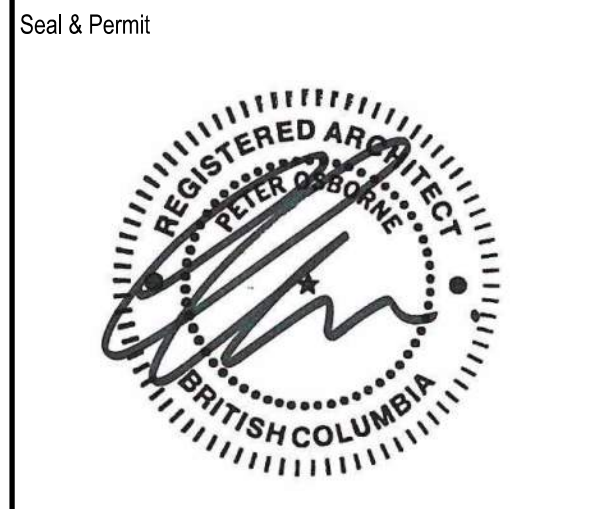


**SITE PLAN LEGEND**

- EXISTING SITE LIGHT FIXTURE
- NEW SITE LIGHT
- NEW WALL LIGHT
- NEW UPLIGHT
- NEW RECESSED SOFFIT LIGHT
- ▭ CAST IN PLACE CONCRETE PAVING - LIGHT SANDBLAST
- ▭ CAST IN PLACE CONCRETE PAVING - MEDIUM SANDBLAST
- ▭ LANDSCAPE
- ▭ HEAVY DUTY CONCRETE
- ▭ CRUSHED AGGREGATE

Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
**RJC**  
 Mechanical Consultant  
**SMITH & ANDERSEN**  
 Electrical Consultant  
**SMITH & ANDERSEN**  
 Civil Consultant  
**WSP**  
 Landscape Consultant  
**WSP**  
 Consultant Other  
**CINI LITTLE**

Client  
**OKANAGAN COLLEGE**



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1	DEVELOPMENT PERMIT	2024/10/18
NO.	ISSUED FOR	DATE
Drawing History		
Scale	As indicated	Checked By
		Checker

Project  
**OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE AND TOURISM**  
 Project Address: 1000 K.L.O. RD. KELOWNA, BC V1Y 4X8  
 LOT 1, PLAN: EPP90191  
 Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title	<b>SITE PLAN</b>
Project Number	6037
Drawing Number	<b>DP-A106</b>

**1**  
 DP - SITE PLAN  
 Scale 1:200  
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2024-10-18 10:51:01 AM  
 Author: Peter Gec  
 Designer: Peter Gec  
 Checker: Peter Gec  
 Date: 2024-10-18





Project Team:  
Prime Consultant  
**GEC ARCHITECTURE**  
Structural Consultant  
**RJC**  
Mechanical Consultant  
**SMITH & ANDERSEN**  
Electrical Consultant  
**SMITH & ANDERSEN**  
Civil Consultant  
**WSP**  
Landscape Consultant  
**WSP**  
Consultant Other  
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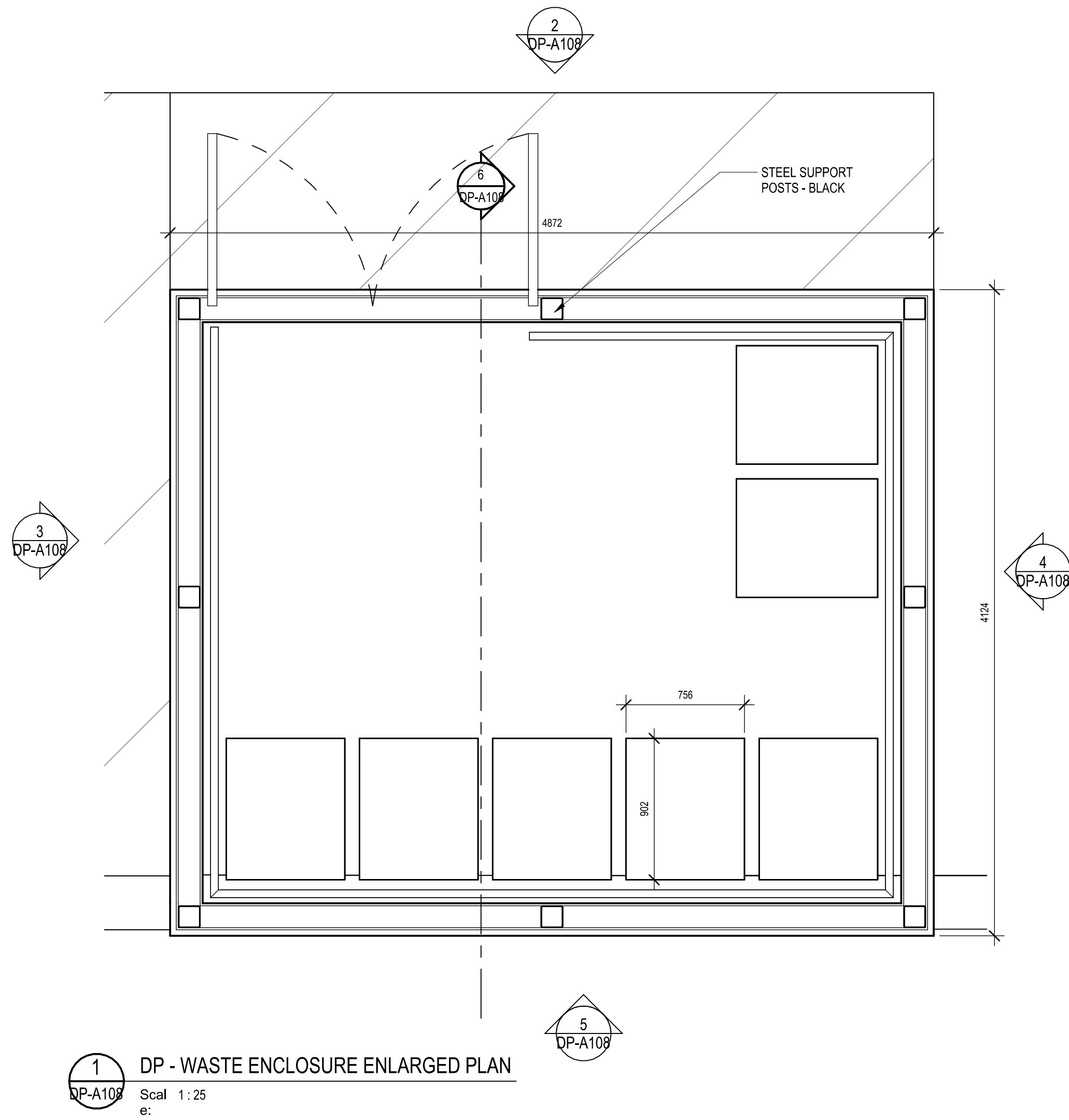
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Project  
**OKANAGAN COLLEGE - CENTRE  
FOR FOOD, WINE AND TOURISM**  
Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
LOT 1, PLAN: EPP90191  
Applicant: GEC ARCHITECTURE, 780-420-8060

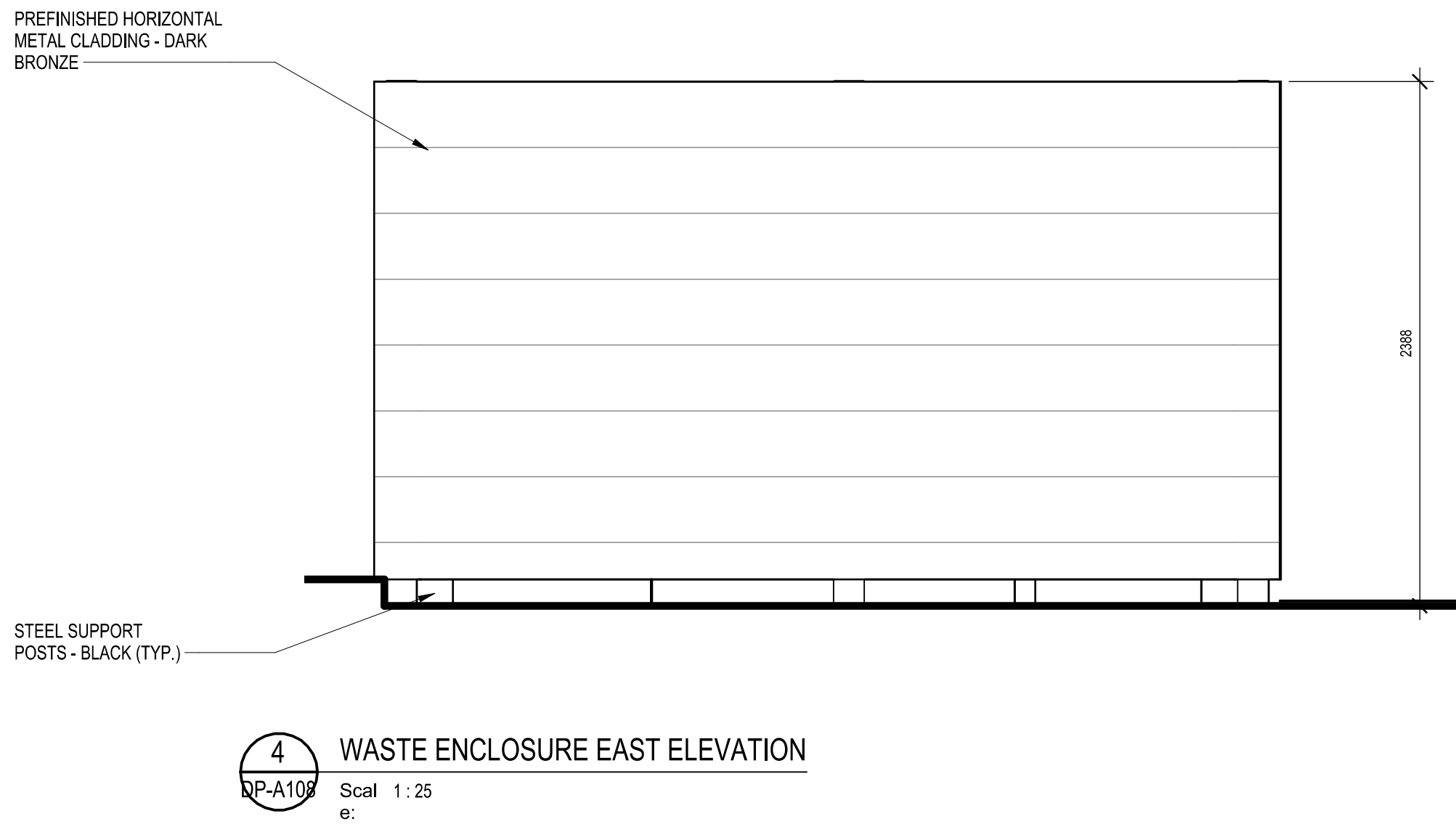
Drawing Title  
**WASTE ENCLOSURE DETAILS**

Project Number  
**6037**

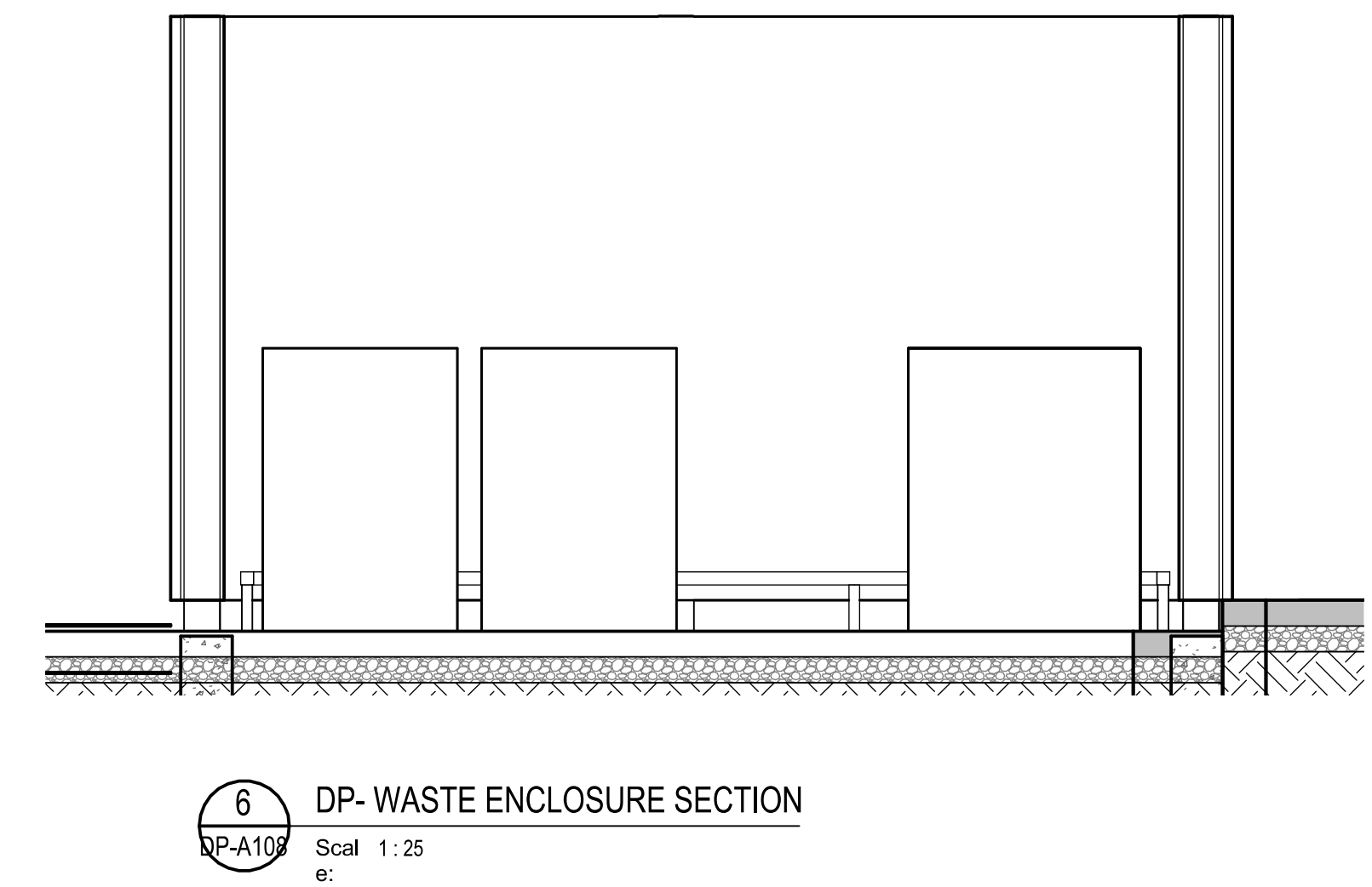
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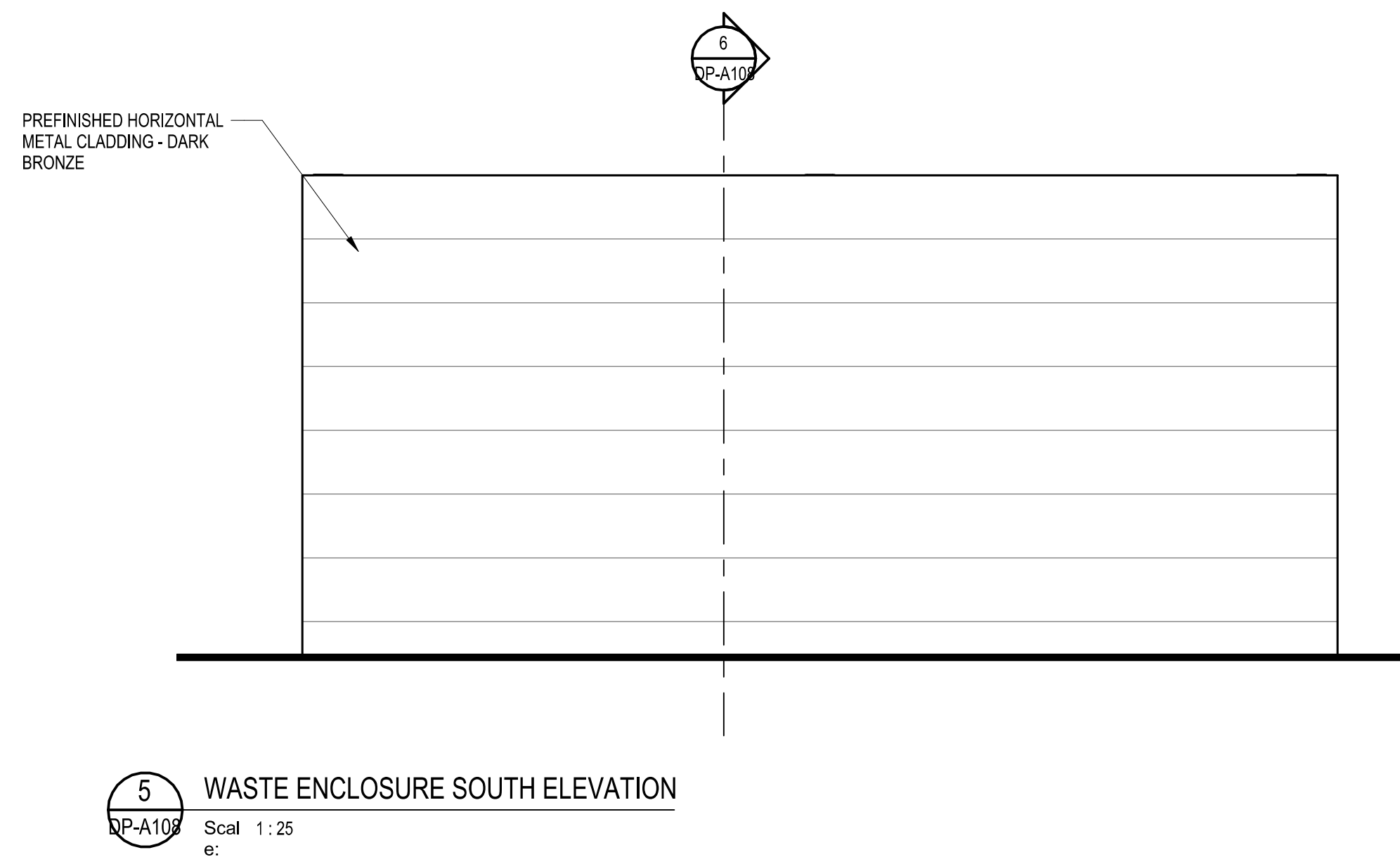
**1 DP - WASTE ENCLOSURE ENLARGED PLAN**  
DP-A108 Scal 1:25  
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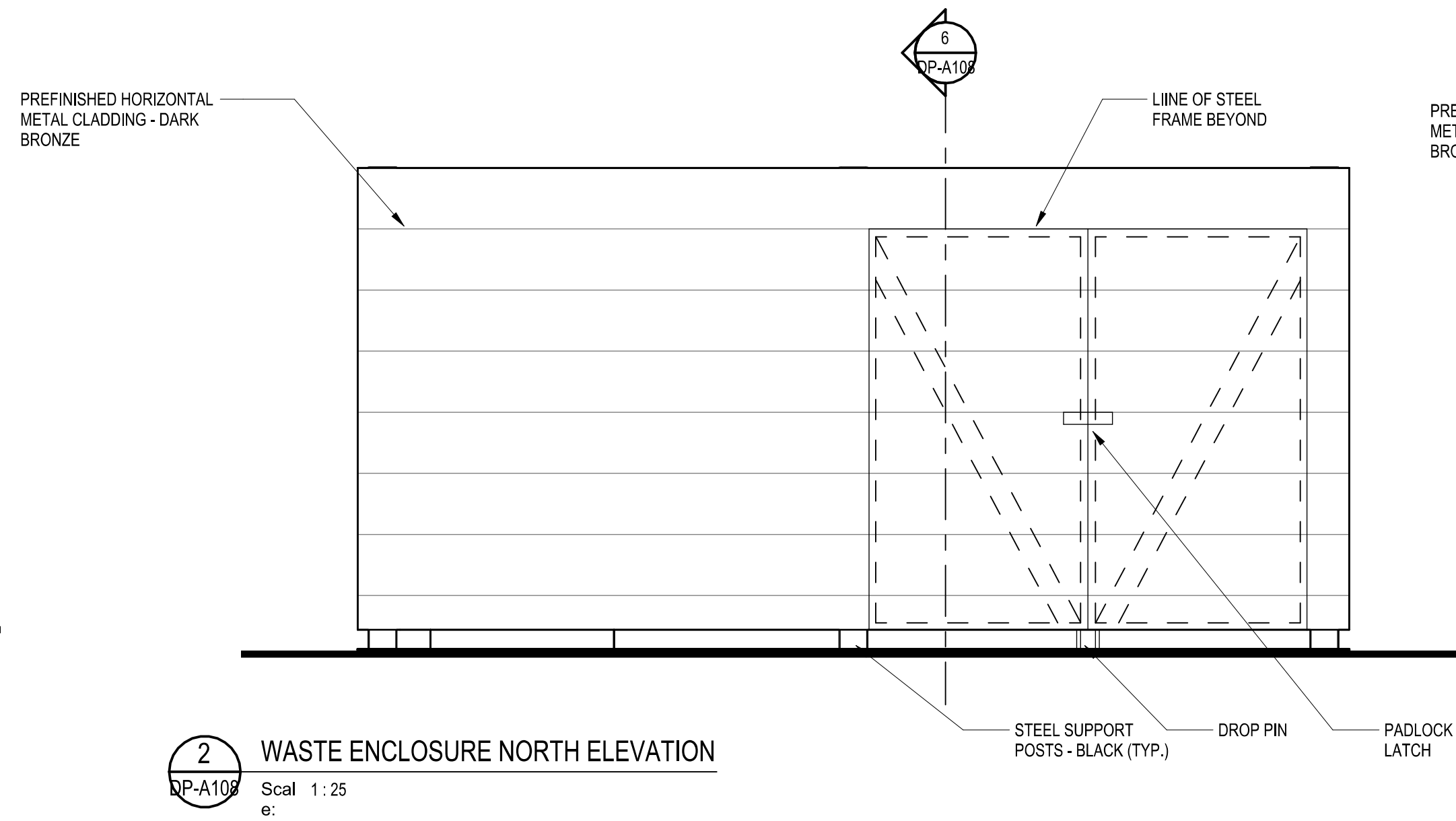
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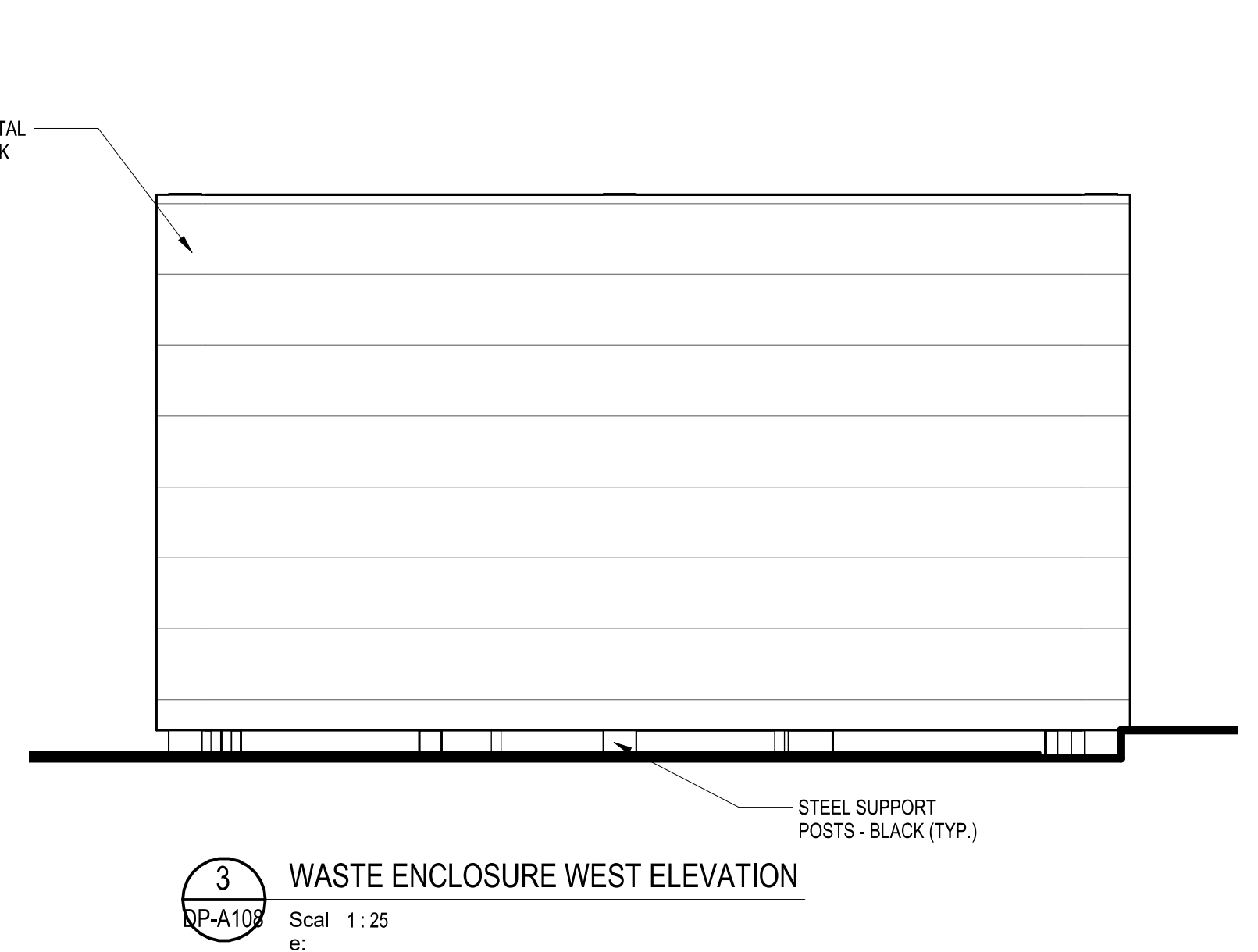
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DP-A108 Scal 1:25  
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**5 WASTE ENCLOSURE SOUTH ELEVATION**  
DP-A108 Scal 1:25  
e:



**2 WASTE ENCLOSURE NORTH ELEVATION**  
DP-A108 Scal 1:25  
e:



**3 WASTE ENCLOSURE WEST ELEVATION**  
DP-A108 Scal 1:25  
e:



Project Team:  
Prime Consultant  
**GEC ARCHITECTURE**  
Structural Consultant  
**RJC**  
Mechanical Consultant  
**SMITH & ANDERSEN**  
Electrical Consultant  
**SMITH & ANDERSEN**  
Civil Consultant  
**WSP**  
Landscape Consultant  
**WSP**  
Consultant Other  
**CINI LITTLE**

Client  
**OKANAGAN COLLEGE**

Seal & Permit



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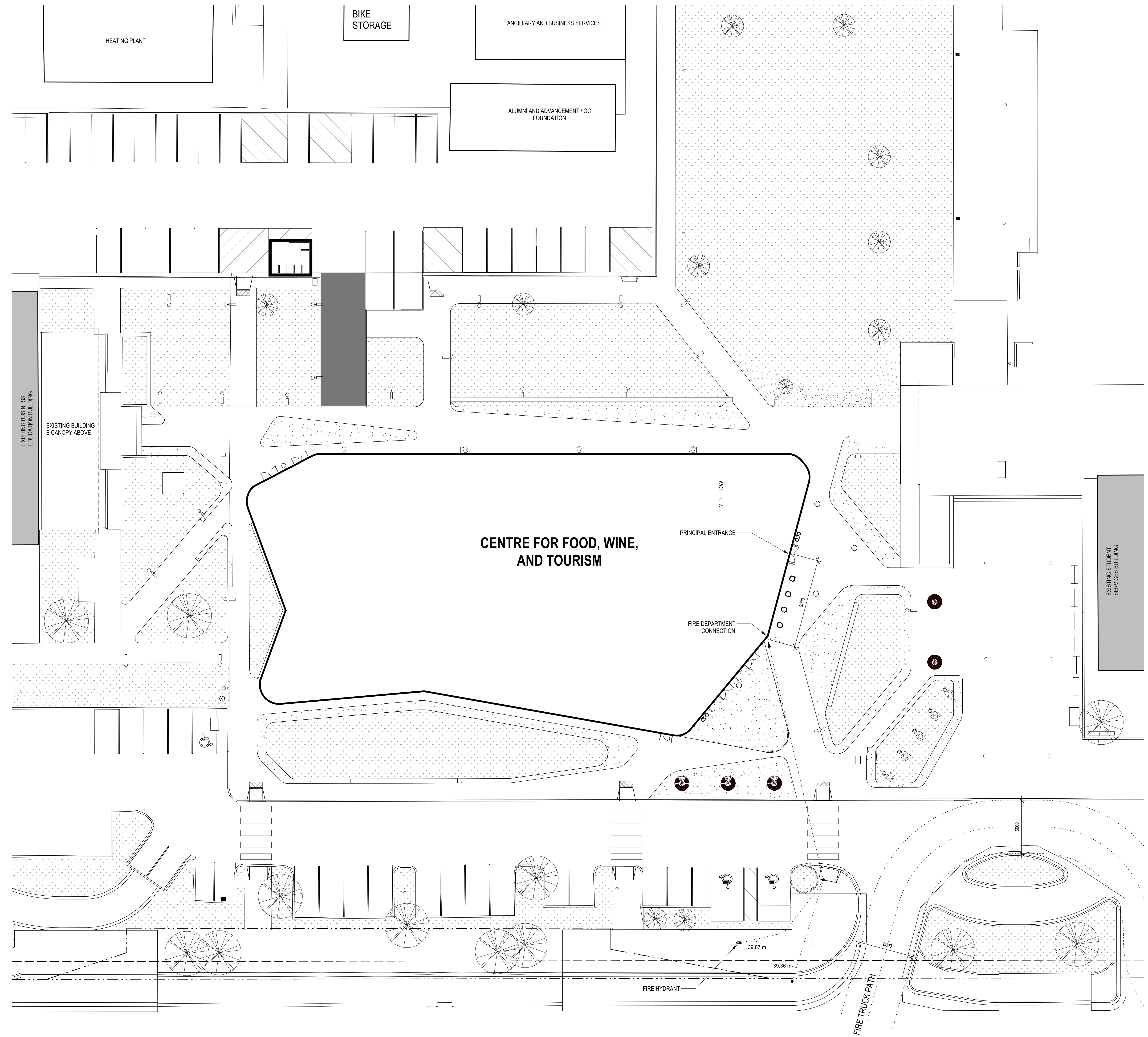
1	DEVELOPMENT PERMIT	2024/10/18
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Scale	Checked By
1 : 200	Checker

Project  
**OKANAGAN COLLEGE - CENTRE  
FOR FOOD, WINE AND TOURISM**  
Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
LOT 1, PLAN: EPP90191  
Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title  
**FIRE ACCESS PLAN**

Project Number	Drawing Number
6037	<b>DP-A109</b>



**2**  
**DP-A109** DP - FIRE ACCESS PLAN  
Scale 1 : 200  
et.

Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
**RJC**  
 Mechanical Consultant  
**SMITH & ANDERSEN**  
 Electrical Consultant  
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 Consultant Other  
**CINI LITTLE**

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**PRELIMINARY -  
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**1 DP - LEVEL 01 FLOOR PLAN**  
 Scale 1:100  
 et:

1	DEVELOPMENT PERMIT	2024/10/18
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Scale	Checked By
1:100	Checker

Project  
**OKANAGAN COLLEGE - CENTRE  
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 Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
 LOT 1, PLAN: EPP90191  
 Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title  
**LEVEL 01 FLOOR PLAN**

Project Number	Drawing Number
6037	<b>DP-A202</b>

Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
**RJC**  
 Mechanical Consultant  
**SMITH & ANDERSEN**  
 Electrical Consultant  
**SMITH & ANDERSEN**  
 Civil Consultant  
**WSP**  
 Landscape Consultant  
**WSP**  
 Consultant Other  
**CINI LITTLE**

Client  
**OKANAGAN COLLEGE**

Seal & Permit



**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

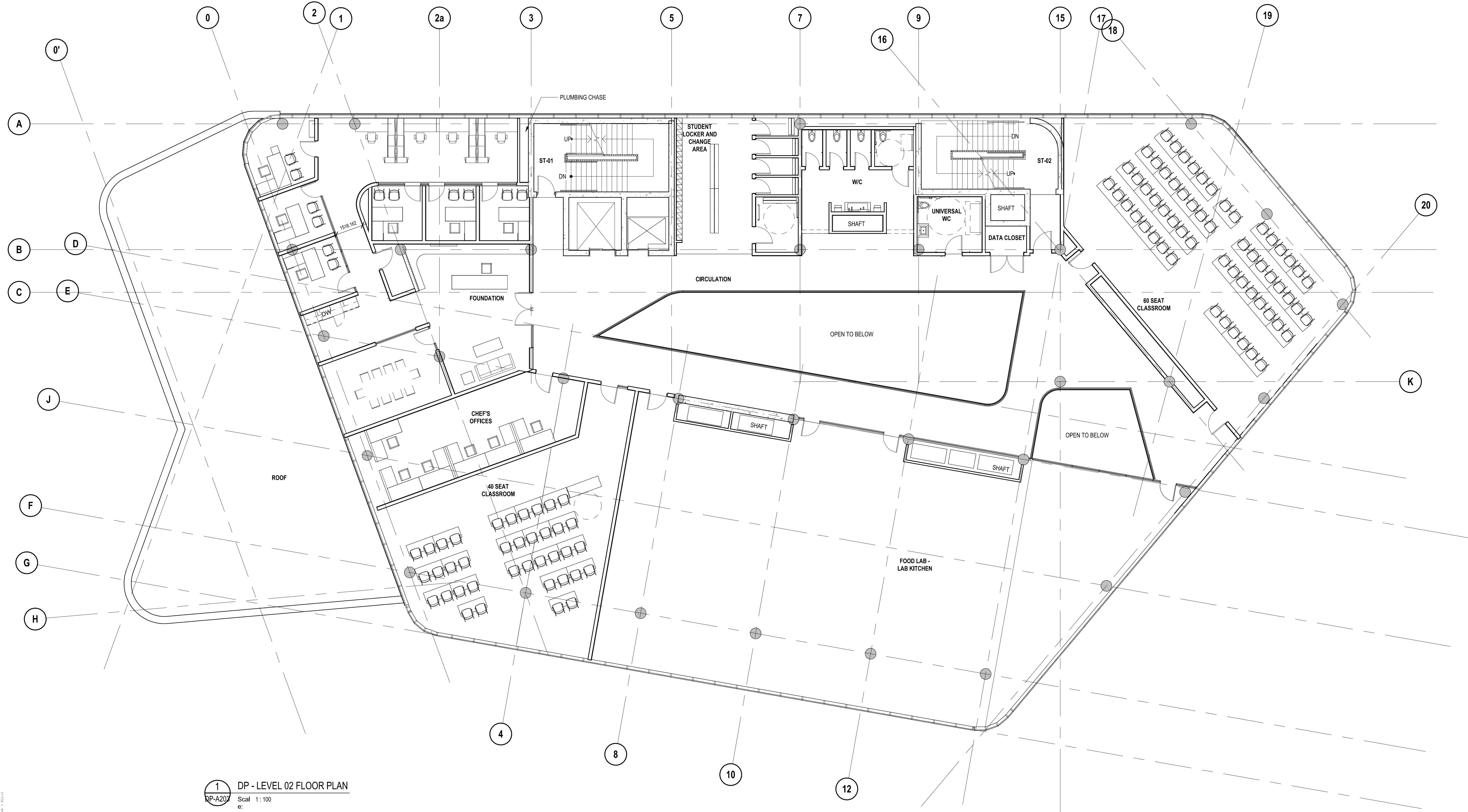
1	DEVELOPMENT PERMIT	2024/10/18
NO.	ISSUED FOR	DATE

Drawing History	
Scale	Checked By
1 : 100	Checker

Project  
**OKANAGAN COLLEGE - CENTRE  
FOR FOOD, WINE AND TOURISM**  
 Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
 LOT 1, PLAN: EPP90191  
 Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title  
**LEVEL 02 FLOOR PLAN**

Project Number	Drawing Number
6037	<b>DP-A203</b>

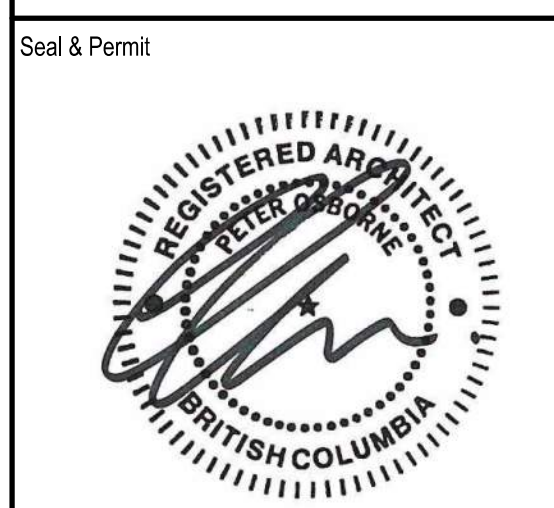


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 Scale 1:100  
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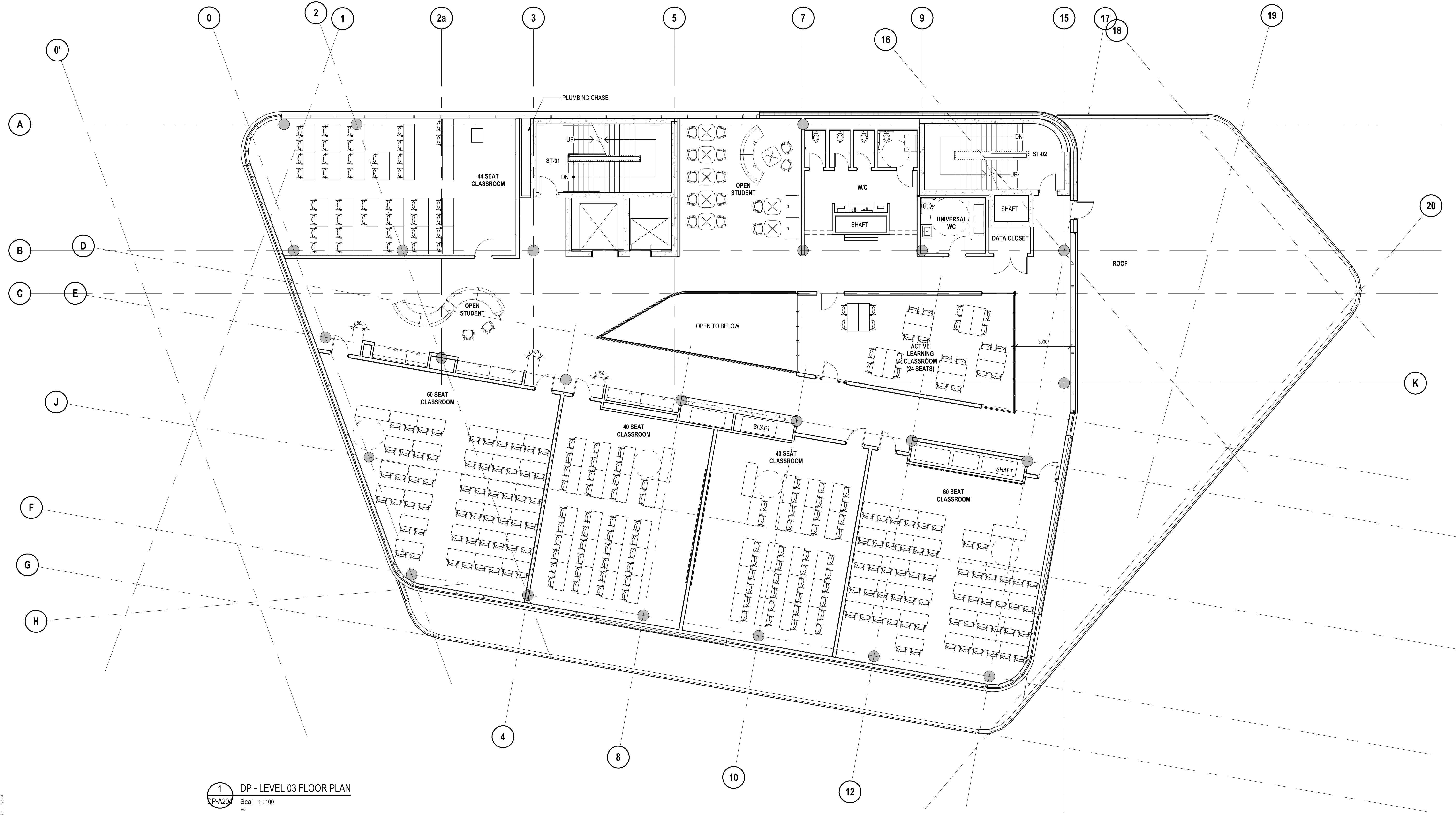
2024-10-18 10:20:14 AM  
 Project: Okanagan College - Centre for Food, Wine and Tourism  
 Drawing: DP-A203 - Level 02 Floor Plan  
 Author: Peter Osborne  
 Date: 2024-10-18

Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
**RJC**  
 Mechanical Consultant  
**SMITH & ANDERSEN**  
 Electrical Consultant  
**SMITH & ANDERSEN**  
 Civil Consultant  
**WSP**  
 Landscape Consultant  
**WSP**  
 Consultant Other  
**CINI LITTLE**

Client  
**OKANAGAN COLLEGE**



**PRELIMINARY - NOT FOR CONSTRUCTION**



**1 DP - LEVEL 03 FLOOR PLAN**  
 Scale: 1:100  
 DP-A204

1	DEVELOPMENT PERMIT	2024/10/18
NO.	ISSUED FOR	DATE

Drawing History	
Scale	Checked By
1:100	Checker

Project  
**OKANAGAN COLLEGE - CENTRE FOR FOOD, WINE AND TOURISM**  
 Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
 LOT 1, PLAN: EPP90191  
 Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title  
**LEVEL 03 FLOOR PLAN**

Project Number	Drawing Number
6037	<b>DP-A204</b>



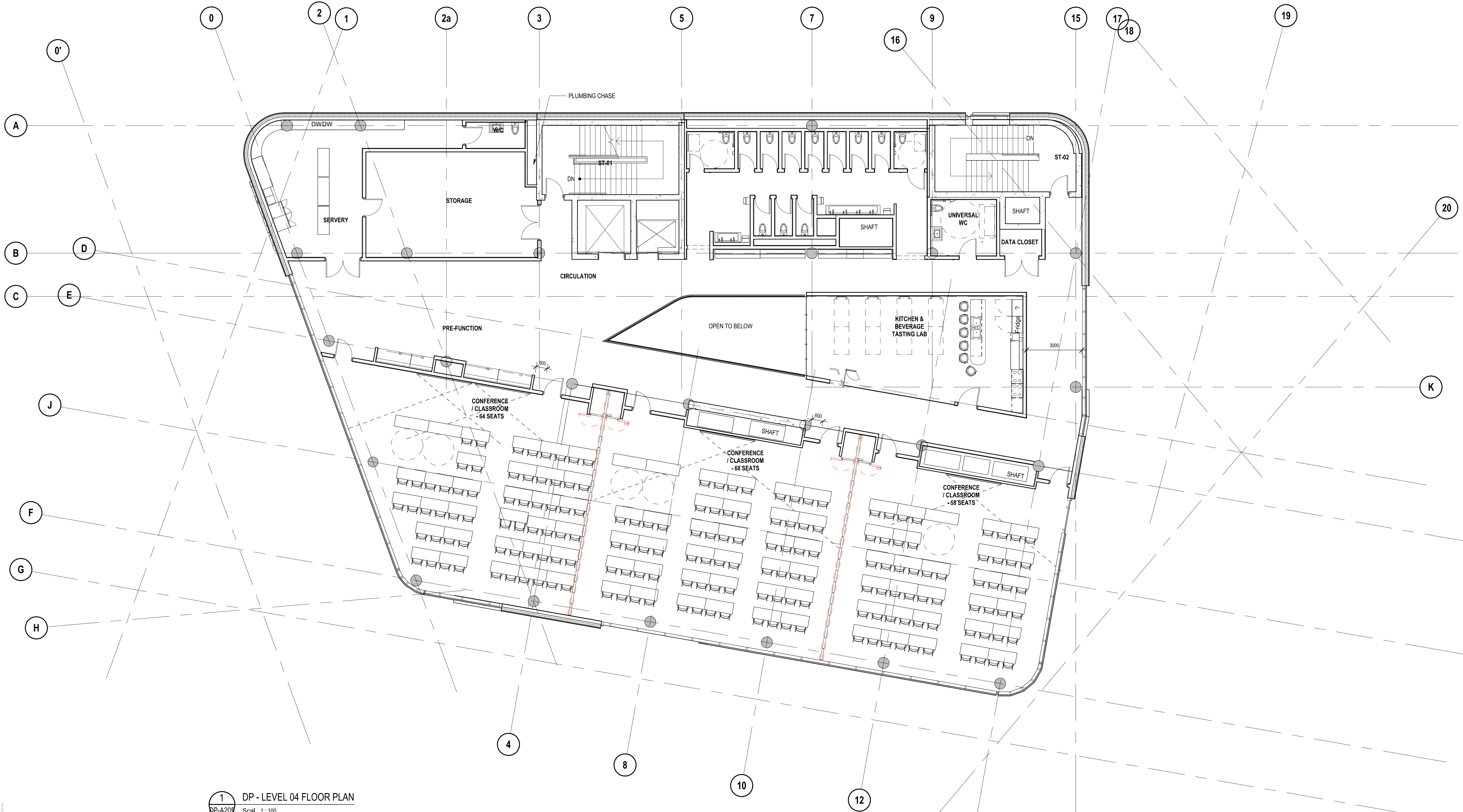
Project Team:  
 Prime Consultant:  
**GEC ARCHITECTURE**  
 Structural Consultant:  
**RJC**  
 Mechanical Consultant:  
**SMITH & ANDERSEN**  
 Electrical Consultant:  
**SMITH & ANDERSEN**  
 Civil Consultant:  
**WSP**  
 Landscape Consultant:  
**WSP**  
 Consultant Other:  
**CINI LITTLE**

Client:  
**OKANAGAN COLLEGE**

Seal & Permit



**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**



**1 DP - LEVEL 04 FLOOR PLAN**  
 Scale: 1:100  
 Project Number: 6037

1	DEVELOPMENT PERMIT	2024/10/18
NO.	ISSUED FOR	DATE

Scale:	1:100	Checked By:	Checker
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Project:  
**OKANAGAN COLLEGE - CENTRE  
FOR FOOD, WINE AND TOURISM**  
 Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
 LOT 1, PLAN: EPP90191  
 Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title:  
**LEVEL 04 FLOOR PLAN**

Project Number:	6037	Drawing Number:	<b>DP-A205</b>
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Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
**RJC**  
 Mechanical Consultant  
**SMITH & ANDERSEN**  
 Electrical Consultant  
**SMITH & ANDERSEN**  
 Civil Consultant  
**WSP**  
 Landscape Consultant  
**WSP**  
 Consultant Other  
**CINI LITTLE**

Client  
**OKANAGAN COLLEGE**

Seal & Permit



**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

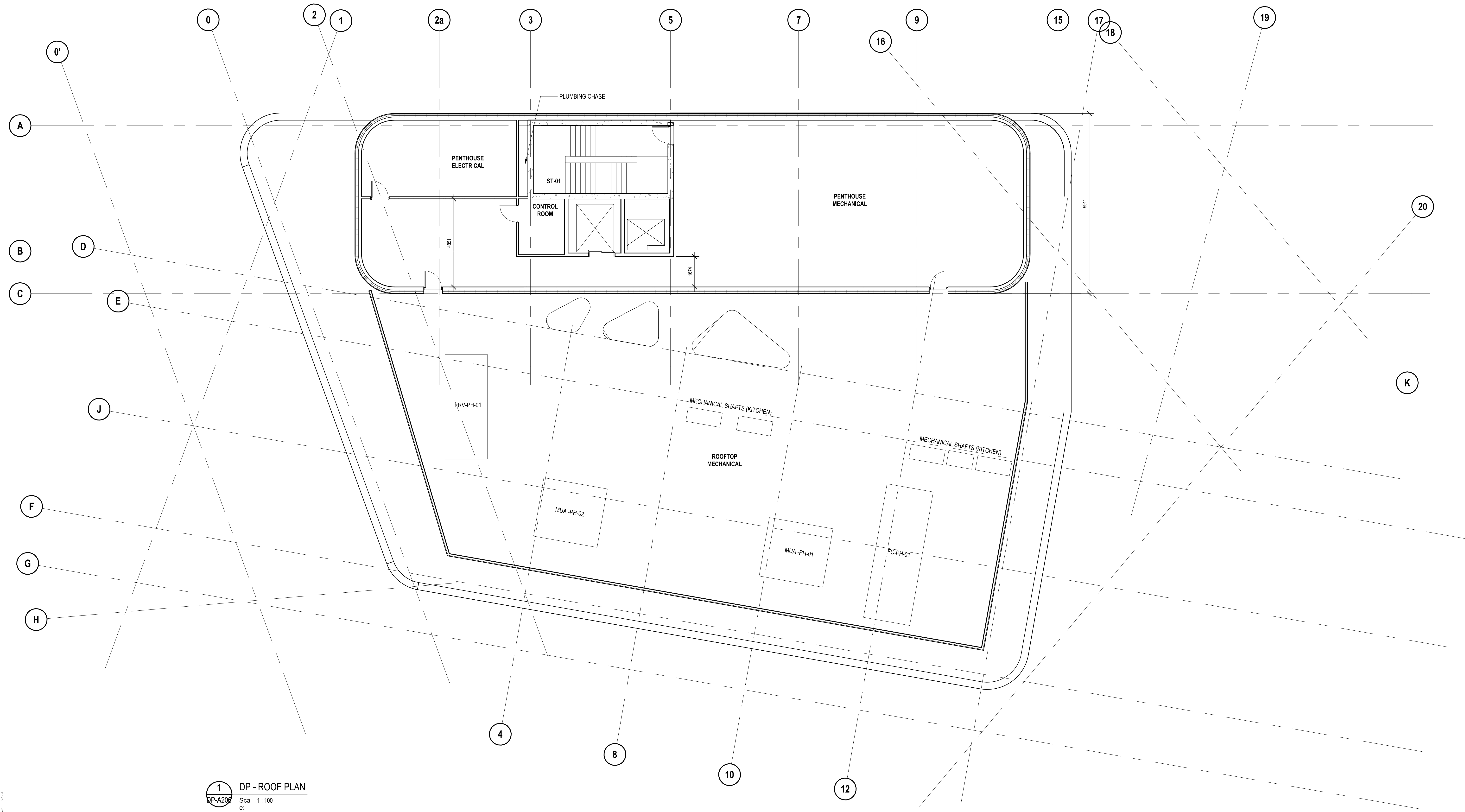
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NO.	ISSUED FOR	DATE

Scale	1 : 100	Checked By	Checker
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Project  
**OKANAGAN COLLEGE - CENTRE  
FOR FOOD, WINE AND TOURISM**  
 Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
 LOT 1, PLAN: EPP90191  
 Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title  
**ROOF PLAN**

Project Number	6037	Drawing Number	<b>DP-A206</b>
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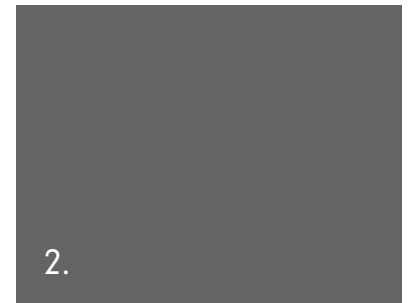
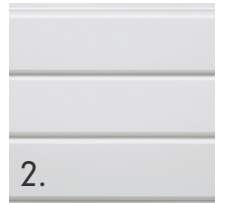
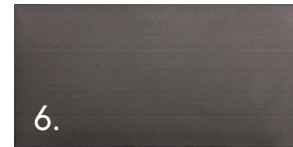
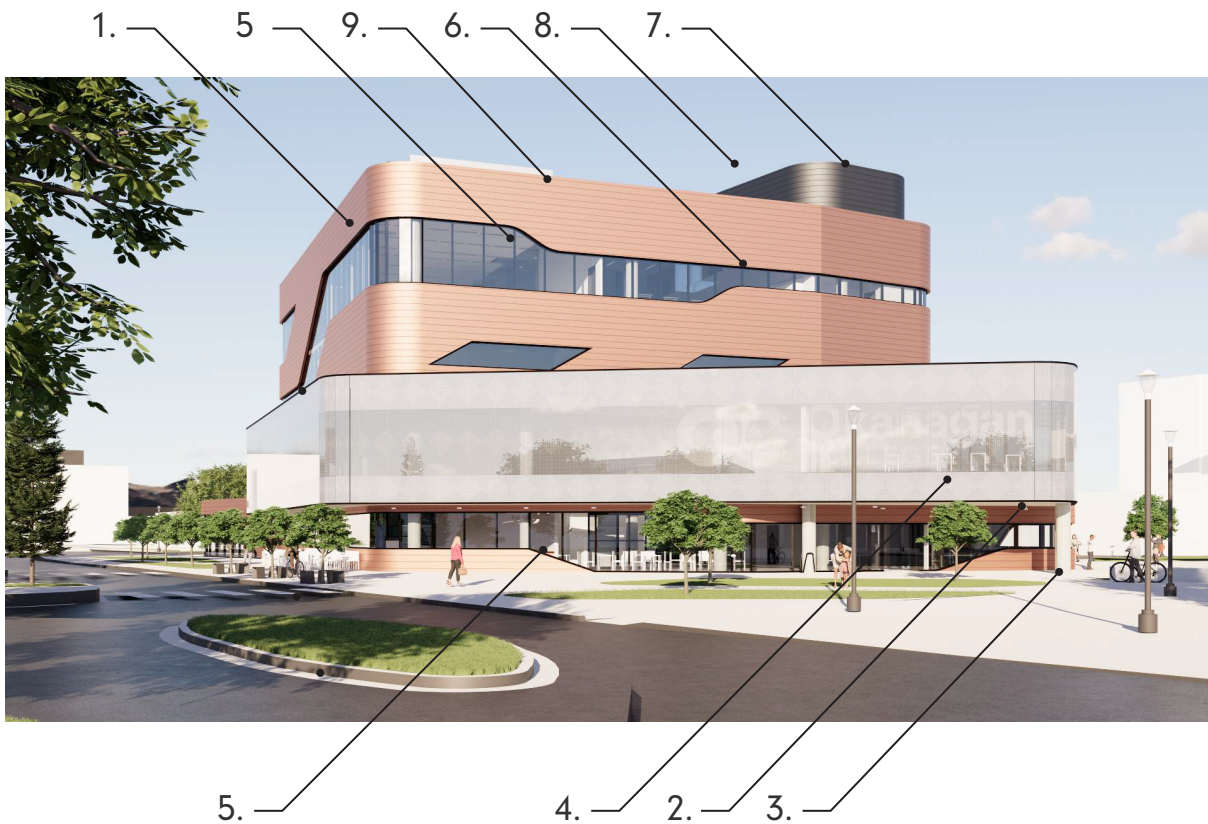
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 DP-A206 Scale: 1:100

2024-10-18 10:30 AM  
 Project: 6037 - Okanagan College - Centre for Food, Wine and Tourism  
 Drawing: DP-A206 - Roof Plan  
 Author: Peter Orsini  
 Date: 2024-10-18

# Materials Board

## Okanagan College Centre for Food, Wine and Tourism

- 1. Standing Seam Zinc Facade – Brown Red
- 2. Soffit Overhang – Prefinished Metal Soffit
- 3. Building Columns – Exposed Concrete
- 4. Second Floor Glazing – SSG Curtain Wall System with Ceramic Frit Pattern (Frit Pattern to be developed in consultation with artist)
- 5. Clear Glazing in Aluminum Curtain Wall
- 6. Aluminum Curtain Wall Frames – Dark Bronze
- 7. Pre-finished Metal Siding & Screen – Dark Bronze
- 8. SBS Roofing Membrane – Grey
- 9. Soffit Overhang – Prefinished Metal Soffit



Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
**RJC**  
 Mechanical Consultant  
**SMITH & ANDERSEN**  
 Electrical Consultant  
**SMITH & ANDERSEN**  
 Civil Consultant  
**WSP**  
 Landscape Consultant  
**WSP**  
 Consultant Other  
**CINI LITTLE**

Client  
**OKANAGAN COLLEGE**

Seal & Permit



**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

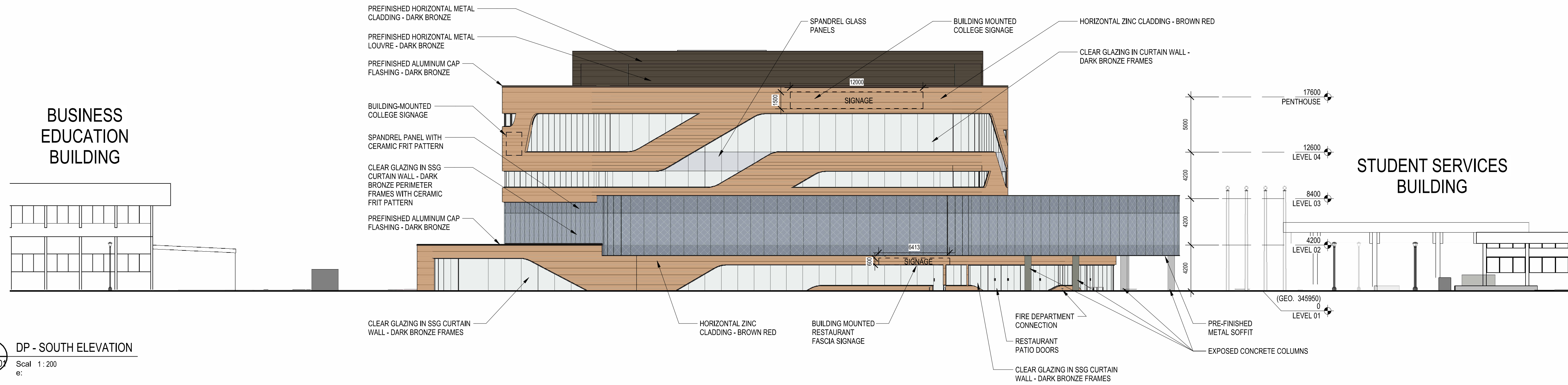
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NO.	ISSUED FOR	DATE

Scale	1 : 200	Checked By	Checker
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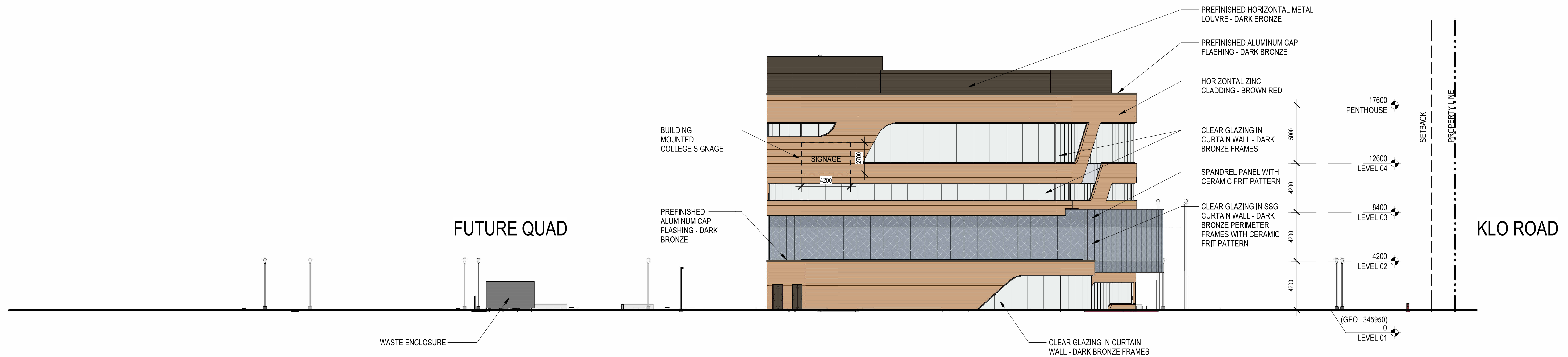
Project  
**OKANAGAN COLLEGE - CENTRE  
FOR FOOD, WINE AND TOURISM**  
 Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
 LOT 1, PLAN: EPP90191  
 Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title  
**EXTERIOR ELEVATIONS**

Project Number	Drawing Number
6037	<b>DP-A301</b>



**1 DP - SOUTH ELEVATION**  
 Scale: 1 : 200  
 e:



**2 DP - WEST ELEVATION**  
 Scale: 1 : 200  
 e:

Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
**RJC**  
 Mechanical Consultant  
**SMITH & ANDERSEN**  
 Electrical Consultant  
**SMITH & ANDERSEN**  
 Civil Consultant  
**WSP**  
 Landscape Consultant  
**WSP**  
 Consultant Other  
**CINI LITTLE**

Client  
**OKANAGAN COLLEGE**

Seal & Permit



**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

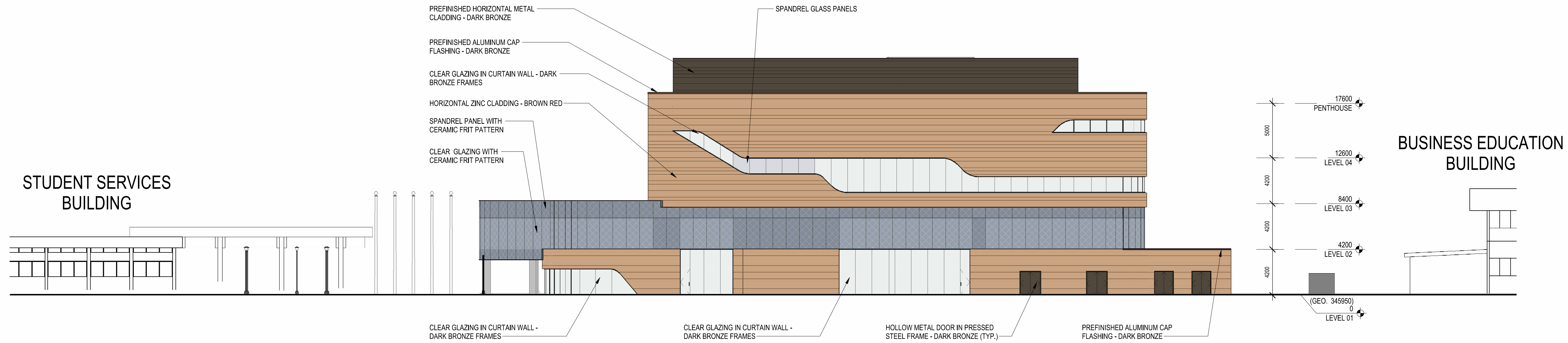
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NO.	ISSUED FOR	DATE

Scale	1 : 200	Checked By	Checker
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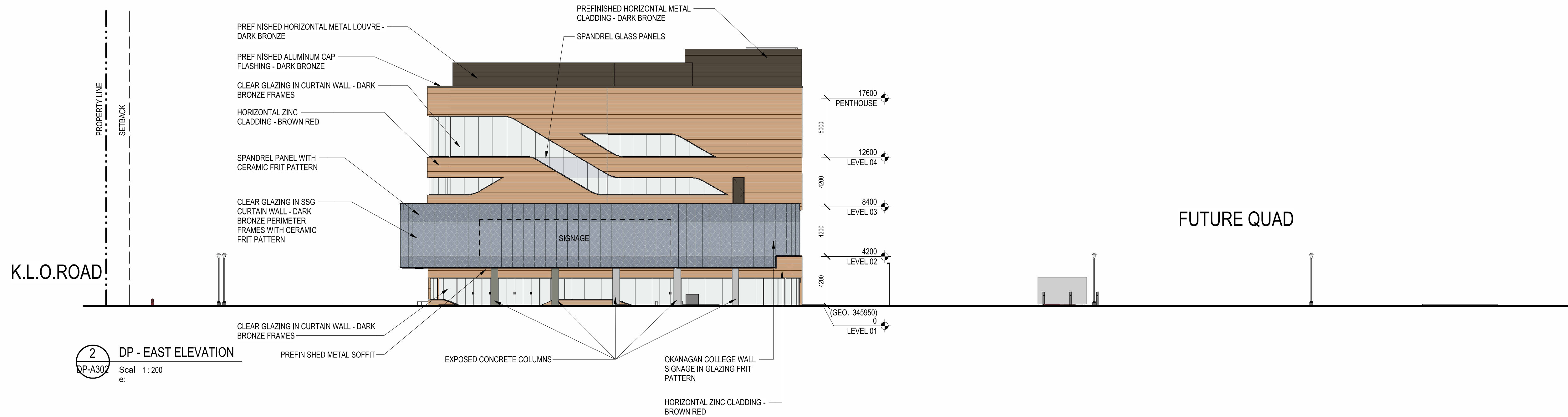
Project  
**OKANAGAN COLLEGE - CENTRE  
FOR FOOD, WINE AND TOURISM**  
 Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
 LOT 1, PLAN: EPP90191  
 Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title  
**EXTERIOR ELEVATIONS**

Project Number	Drawing Number
6037	<b>DP-A302</b>



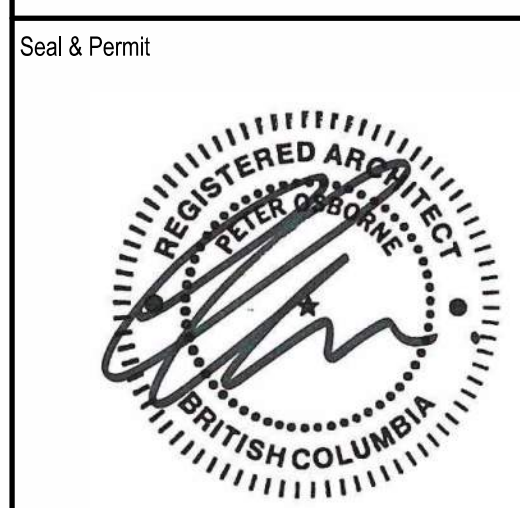
**1** DP - NORTH ELEVATION  
 Scale 1 : 200  
 e:



**2** DP - EAST ELEVATION  
 Scale 1 : 200  
 e:

Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
**RJC**  
 Mechanical Consultant  
**SMITH & ANDERSEN**  
 Electrical Consultant  
**SMITH & ANDERSEN**  
 Civil Consultant  
**WSP**  
 Landscape Consultant  
**WSP**  
 Consultant Other  
**CINI LITTLE**

Client  
**OKANAGAN COLLEGE**



**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

1	DEVELOPMENT PERMIT	2024/10/18
NO.	ISSUED FOR	DATE

Drawing History	
Scale	Checked By
1 : 300	Checker

Project  
**OKANAGAN COLLEGE - CENTRE  
FOR FOOD, WINE AND TOURISM**  
 Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
 LOT 1, PLAN: EPP90191  
 Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title  
**STREETSCAPE ELEVATIONS**

Project Number	Drawing Number
6037	<b>DP-A303</b>

**BUSINESS  
EDUCATION**

**STUDENT SERVICES  
BUILDING**

1 DP - SOUTH STREETSCAPE ELEVATION  
 DP-A303 Scale 1:300  
 e:

**FUTURE QUAD**

**K.L.O. ROAD**

2 DP - WEST STREETSCAPE ELEVATION  
 DP-A303 Scale 1:300  
 e:

**STUDENT SERVICES  
BUILDING**

**BUSINESS  
EDUCATION**

3 DP - NORTH STREETSCAPE ELEVATION  
 DP-A303 Scale 1:300  
 e:

**FUTURE QUAD**

**K.L.O. ROAD**

4 DP - EAST STREETSCAPE ELEVATION  
 DP-A303 Scale 1:300  
 e:



VIEW FROM NORTH WEST CORNER



VIEW FROM NORTH EAST CORNER



VIEW FROM SOUTH WEST CORNER



VIEW FROM SOUTH EAST CORNER

Project Team:  
 Prime Consultant  
**GEC ARCHITECTURE**  
 Structural Consultant  
**RJC**  
 Mechanical Consultant  
**SMITH & ANDERSEN**  
 Electrical Consultant  
**SMITH & ANDERSEN**  
 Civil Consultant  
**WSP**  
 Landscape Consultant  
**WSP**  
 Consultant Other  
**CINI LITTLE**

Client  
**OKANAGAN COLLEGE**

Seal & Permit



**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

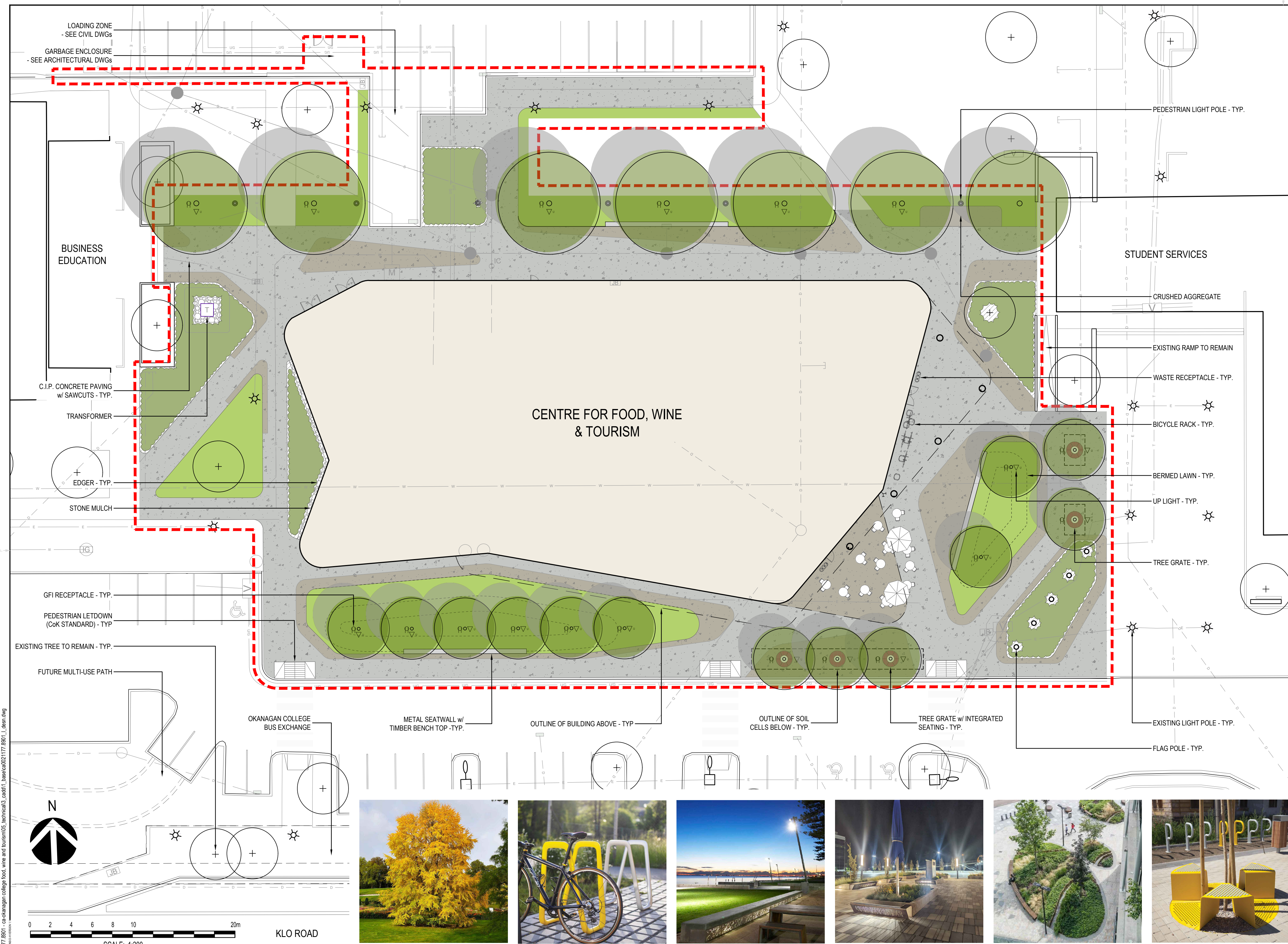
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NO.	ISSUED FOR	DATE

Scale	Checked By
	Checker

Project  
**OKANAGAN COLLEGE - CENTRE  
FOR FOOD, WINE AND TOURISM**  
 Project Address: 1000 K.L.O. RD, KELOWNA, BC V1Y 4X8  
 LOT 1, PLAN: EPP90191  
 Applicant: GEC ARCHITECTURE, 780-420-8060

Drawing Title  
**BUILDING VIEWS**

Project Number	Drawing Number
6037	<b>DP-A401</b>



**GENERAL LEGEND**

- LIMIT OF WORK
- PROPERTY LINE

**PAVING LEGEND**

- C.I.P. CONCRETE PAVING TYPE 1 w/ SAWCUTS
- C.I.P. CONCRETE PAVING TYPE 2 w/ SAWCUTS
- CRUSHED AGGREGATE
- STONE MULCH

**SITE FEATURES LEGEND**

- BICYCLE RACK
- C.I.P. CONCRETE SEAT WALL
- EDGER
- GFI RECEPTACLE
- PEDESTRIAN POLE LIGHT

**PLANTING LEGEND**

- LAWN
- NATIVE PLANTING
- PROPOSED ORNAMENTAL TREE

**DEVELOPMENT PERMIT NOTES:**

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

**REPRESENTATIVE PLANT LIST**

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
<b>TREES</b>				
<i>Acer rubrum 'Armstrong'</i>	ARMSTRONG RED MAPLE	60mm CAL.	B & B	14.00m x 6.00m
<i>Amelanchier alnifolia</i>	WESTERN SERVICEBERRY	60mm CAL.	B & B	4.50m x 4.50m
<i>Cercidiphyllum japonicum</i>	KATSURA	60mm CAL.	B & B	15.00m x 10.00m
<i>Cercis occidentalis</i>	WESTERN REDBUD	60mm CAL.	B & B	4.50m x 4.50m
<b>PERENNIALS / GRASSES</b>				
<i>Allium cernuum</i>	NODDING ONION	BULB	POTTED	0.60m x 0.10m
<i>Claytonia lanceolata</i>	WESTERN SPRINGBEAUTY	#01	POTTED	0.25m x 0.10m
<i>Cornus sericea 'Kelsey'</i>	KELSEY DOGWOOD	#02	POTTED	0.90m x 0.90m
<i>Fragaria virginiana</i>	WILD STRAWBERRY	#01	POTTED	0.20m x 0.60m
<i>Gaillardia aristata</i>	GREAT BLANKET FLOWER	#02	POTTED	0.90m x 0.60m
<i>Lomatium macrocarpum</i>	WILD CARROT	#01	POTTED	
<i>Lomatium ambiguum</i>	NARROW-LEAFED DESERT PARSLEY	#01	POTTED	
<i>Smilacina racemosa</i>	FALSE SOLOMON'S SEAL	#02	POTTED	0.90m x 0.60m
<i>Mahonia aquifolium</i>	TALL OREGON GRAPE	#02	POTTED	1.80m x 1.50m
<i>Paxistima myrsinites</i>	FALSEBOX	#02	POTTED	0.90m x 0.90m
<i>Philadelphus 'Snowbelle'</i>	SNOWBELLE MOCK ORANGE	#02	POTTED	1.50m x 1.25m
<i>Sporobolus heterolepis</i>	PRAIRIE DROPSEED	#01	POTTED	0.90m x 0.90m

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 PLOTTED: 2024-10-18 - 12:30 PM  
 C:\Users\jben\OneDrive\Documents\2024-10-18 - 12:30 PM

ISSUE:	REVISION:						
1A 2024-10-18 ISSUED FOR DEVELOPMENT PERMIT	BL						
0A 2024-05-21 ISSUED FOR DRAFT DEVELOPMENT PERMIT	BL						
REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY

SEAL:

ORIGINAL SCALE: 1:200  
 APPROVED BY: TC  
 CHECKED BY: TC  
 DRAWN BY (OPTIONAL): BL

DATE: 2024-05-09

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

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DISCIPLINE: LANDSCAPE

WSP Canada Inc.  
 Suite 700, 1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5  
 T 250-860-5500 | www.wsp.com

CLIENT:

CLIENT REF # --

PROJECT NUMBER: CA0021177.8901

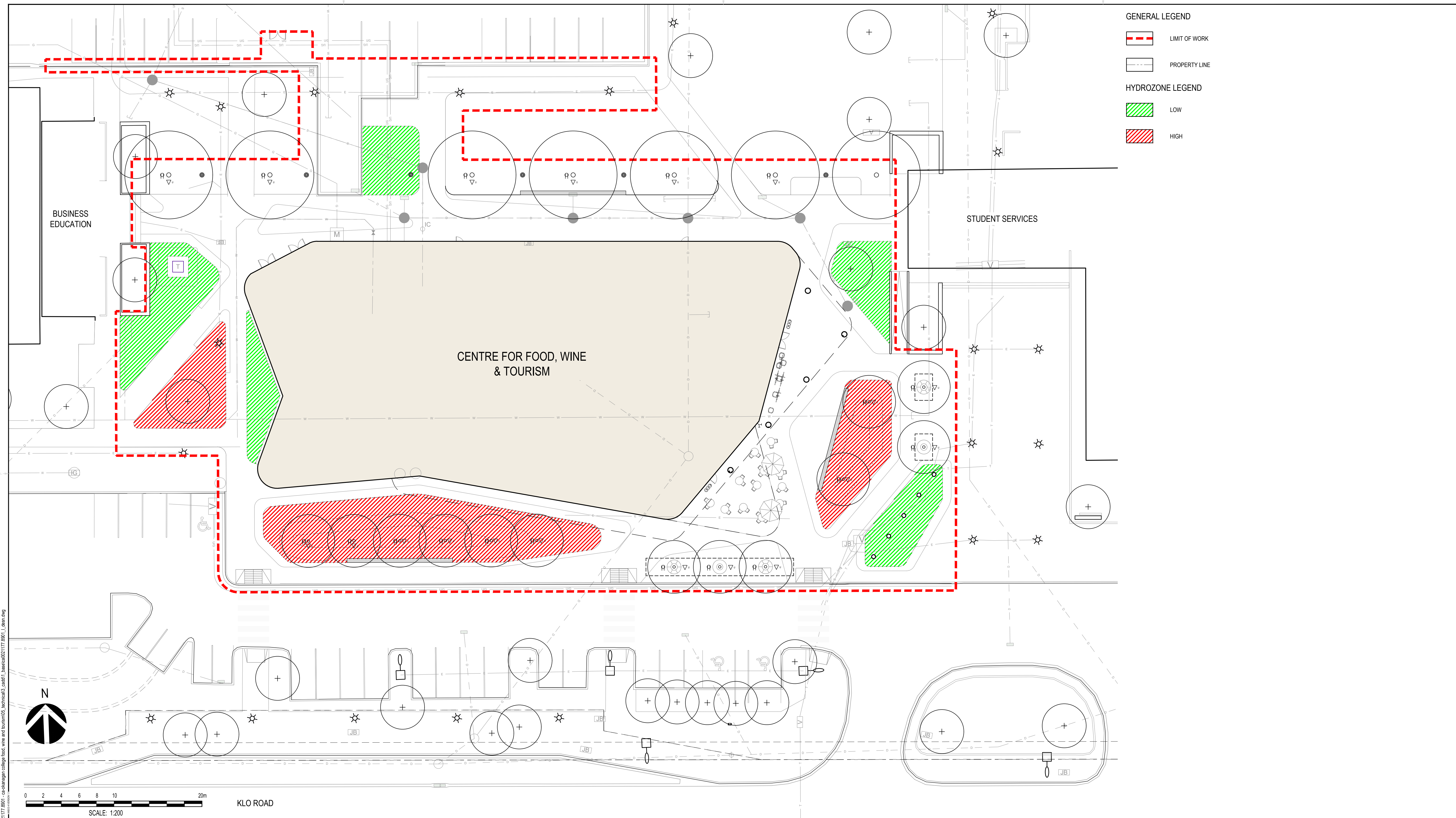
TITLE: LANDSCAPE PLAN

PROJECT: OKANAGAN COLLEGE CENTRE FOR FOOD, WINE AND TOURISM


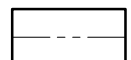
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REV. 1A

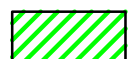





GENERAL LEGEND

-  LIMIT OF WORK
-  PROPERTY LINE


HYDROZONE LEGEND

-  LOW
-  HIGH

CTB: PLOTTED: 2024-10-18 - 12:30 PM  
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REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
1A	2024-10-18	ISSUED FOR DEVELOPMENT PERMIT	BL				
0A	2024-05-21	ISSUED FOR DRAFT DEVELOPMENT PERMIT	BL				

SEAL:



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ORIGINAL SCALE: 1:200

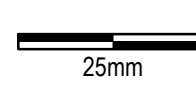
APPROVED BY: TC

CHECKED BY: TC


DRAWN BY (OPTIONAL): BL

DATE: 2024-05-09

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.



DISCIPLINE: LANDSCAPE



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 T 250-860-5500 | www.wsp.com

PROJECT NUMBER: CA0021177.8901

CLIENT:



CLIENT REF # -

TITLE:

HYDROZONE PLAN

PROJECT:

OKANAGAN COLLEGE  
 CENTRE FOR FOOD, WINE  
 AND TOURISM

DRAWING NUMBER: LDP 2

REV. 1A