

Development Variance Permit

Permit Number: DVP PL2025-10059

Property Owner
Property Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 2 District Lot 366 Similkameen Division Yale District Plan 7531
Civic: 251 Comox Street
PID: 004-032-373
 - Legal: Lot 1 District Lot 366 Similkameen Division Yale District Plan 7247
Civic: 998 Burnaby Avenue
PID: 010-001-018
 - Legal: Lot 2 District Lot 366 Similkameen Division Yale District Plan 7247
Civic: 997 Westminster Avenue W
PID: 010-001-026
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following to allow for the construction of a 6 storey apartment building and parking lot, as shown in the plans attached in Schedule 'A'.

Zoning Bylaw No. 2024-22:

- Section 6.5 to reduce the parking requirements from 1 space/unit for residents and 0.2/unit for visitors to 0.87 spaces/unit for residents and 0.06/unit for visitors.
- Section 6.6 to reduce the electric vehicle (EV) ready charging requirements.
- Section 10.5.2.8 to decrease the minimum exterior side yard setback from 4.5 m to 0.4 m.
- Section 10.5.3.1 to decrease the amenity space from a rate of 20m²/dwelling unit to 17m²/dwelling unit.

Subdivision and Development Bylaw No. 2004-81

- Section 9.3.1 to not require frontage improvements, including asphalt, curb, gutter, or sidewalk along the Burnaby Avenue frontage of 998 Burnaby Avenue.

General Conditions

- 4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
- 5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
- 6. This permit is not a building permit. If required, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
- 7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
- 8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by the City Council, the ____ day of _____, _____.

Issued this ____ day of _____, _____.

Angela Collison
Corporate Officer

PENTICTON MULTI-FAMILY



NOTE: IMAGES SHOWN ON THIS PAGE ARE REPRESENTATIONS ONLY. EXACT CONFIGURATION MAY VARY. ALL BUILDING AND SITE DESIGN SUBJECT TO APPROVAL BY THE APPROVING AUTHORITY.

ISSUED FOR: TPC RESPONSE 2

2026-02-04

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DP10.02	PROPOSED SITE PLAN
DP10.03	BIKE STORAGE & DETAIL
DP20.01	MAIN FLOOR PLAN
DP20.02	TYPICAL FLOOR PLAN (LEVEL 2 AND 4)
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DP20.04	6TH FLOOR PLAN
DP20.10	ROOF PLAN
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DP40.02	EXTERIOR ELEVATIONS

STRUCTURAL	
S200	FOUNDATION PLAN

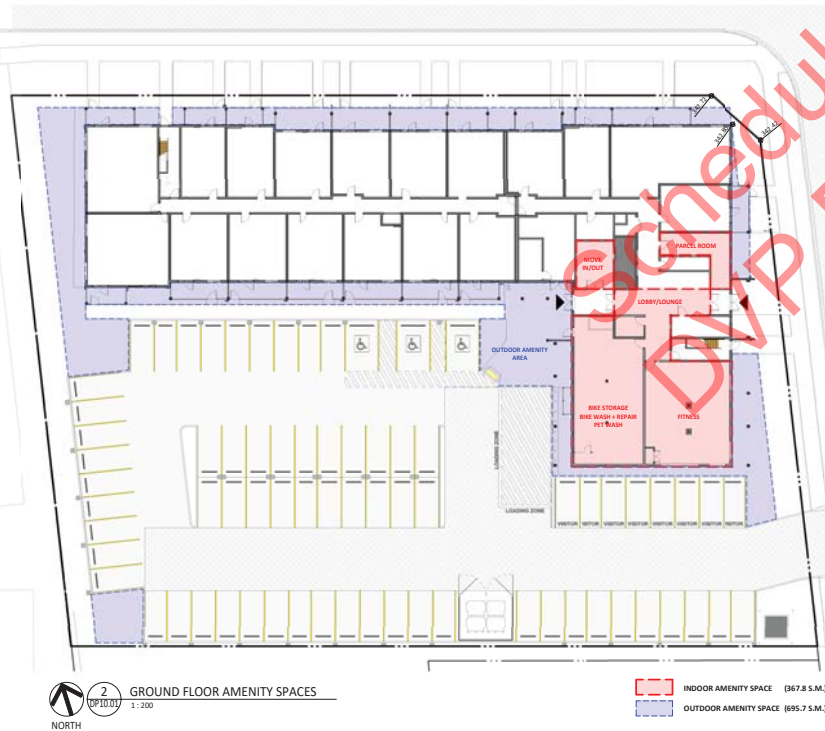
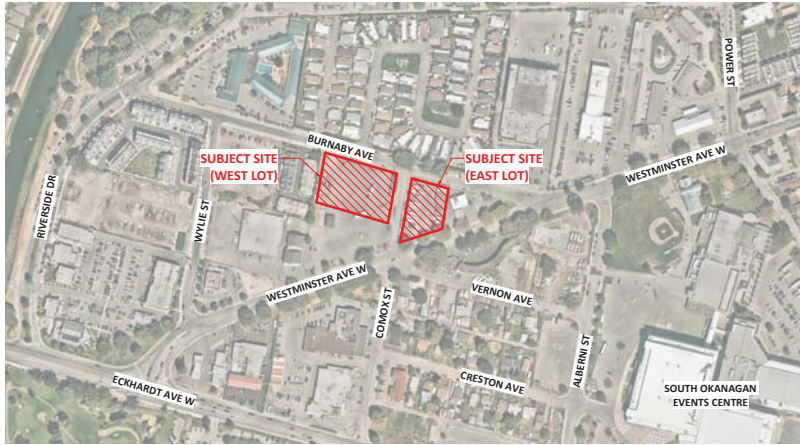
CIVIL	
C1.0	COMPOSITE UTILITY PLAN

LANDSCAPE	
L1.01	BYLAW AND DIMENSION PLAN
L1.03	LANDSCAPE PLAN

GGA-ARCHITECTURE
 350 140 10 Avenue SE Calgary, AB T2G 0R1
 Phone: 403.233.2000 Fax: 403.264.2077

PENTICTON MULTI-RESIDENTIAL DEVELOPMENT PERMIT:
 751 West
 997 West

PROJECT NUMBER: 23050
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2 GROUND FLOOR AMENITY SPACES
1:200

BYLAW ANALYSIS (WEST SITE)

PROPERTY DESCRIPTION	
LEGAL DESCRIPTION	LOT 2, DL 366, SOVD, PLAN 7531, PARCEL A (DD 169427F AND PLAN B7292) OF LOT 242, DL 366, SOVD, PLAN 1248 EXCEPT PLAN 7286
MUNICIPAL ADDRESS	251 COMOX ST
COMMUNITY	NORTH DISTRICT IN NORTH GATEWAY PLAN
ZONING	CURRENT: C7 - SERVICE COMMERCIAL PROPOSED: RM3 - MEDIUM DENSITY MULTIPLE HOUSING
SITE ANALYSIS	
SITE AREA	457,315 S.F. / 15,325 S.M.
TOTAL GROSS FLOOR AREA	1107,030 S.F. / 49,943 S.M.
TOTAL BUILDING FOOTPRINT	117,927 S.F. / 41,665 S.M.
BUILDING COVERAGE	31.28 %
FLOOR AREA RATIO	1.69
DWELLING UNITS	147 UNITS

ZONING BYLAW COMPLIANCE (NO. 2024-22)		
RM3	REQUIRED	PROVIDED
10.5.2 SUBDIVISION AND DEVELOPMENT REGULATIONS		
1. MIN. LOT WIDTH	25 M	178.9 M
2. MIN. LOT AREA	1,400 S.M.	15,325 S.M.
3. MAX. LOT COVERAGE	50 %	37.3 %
4. MAX. DENSITY	1.6 FAR	1.69 FAR
5. MAX HEIGHT	24 M	32.4 M
6. FRONT YARD SETBACK	3.0 M	3.0 M
7. INTERIOR SIDE YARD SETBACK	4.5 M	4.0 M
8. EXTERIOR SIDE YARD SETBACK	4.5 M	1.2 M
9. REAR YARD SETBACK	6.0 M	6.0 M
10.5.3 AMENITY SPACE		
1. MIN. AMENITY SPACE AREA (20 S.M. PER EACH DWELLING UNIT)	2,940 S.M.	2,687.5 S.M. (91.4% OF THE REQUIRED)
2. MIN. GROUND FLOOR AMENITY (MIN. 25% OF TOTAL AMENITY SPACE AREA)	735 S.M. (25%)	1,063.5 S.M. (36.1%)
3. MAX. INDOOR AMENITY (MAX. 20% OF TOTAL AMENITY SPACE AREA)	588 S.M. (20%)	551.8 S.M. (18.8%)
10.5.4 OTHER REGULATIONS		
2. MAX. HARD SURFACE AREA (MAX. 60% OF THE LOT AREA)	3,195 S.M. (60%)	4,462.4 S.M. (83.8%)
6.3.2. PARKING LANDSCAPE AREA (2 S.M. PER PARKING AND LOADING)	144 S.M.	153.3 S.M.

PARKING AND LOADING	
VEHICLE PARKING STALL DIMENSIONS	
STANDARD STALL	5.8M(L) X 2.7M(W)
ACCESSIBLE STALL	5.8M(L) X 3.7M(W)
SMALL CAR STALL	5.6M(L) X 2.5M(W)
DRIVE AISLE WIDTH	6.0M(ONE-WAY) AND 7.0M(TWO-WAY)
VEHICLE PARKING REQUIREMENTS	
REQUIRED RESIDENTIAL PARKING (1.0 STALLS PER EACH DWELLING UNIT)	MIN. 147 STALLS
REQUIRED VISITOR PARKING (0.2 STALLS PER EACH DWELLING UNIT)	MIN. 29 STALLS
PROVIDED RESIDENTIAL PARKING (INCLUDING EAST SITE)	127 STALLS
PROVIDED VISITOR PARKING (INCLUDING EAST SITE)	8 STALLS
REQUIRED EV-READY STALLS (INCLUDING EAST SITE)	147 RESIDENTIAL STALLS
PROVIDED EV-READY STALLS (WEST SITE ONLY)	64 RESIDENTIAL STALLS
BICYCLE PARKING REQUIREMENTS	
REQUIRED CLASS 1 STALLS (0.5 STALLS PER EACH DWELLING UNIT)	MIN. 74 STALLS REQUIRED
PROVIDED CLASS 1 STALLS (0.1 STALLS PER EACH DWELLING UNIT)	74 STALLS PROVIDED
REQUIRED CLASS 2 STALLS	MIN. 15 STALLS REQUIRED
PROVIDED CLASS 2 STALLS	16 STALLS PROVIDED

BYLAW ANALYSIS (EAST SITE)

PROPERTY DESCRIPTION	
LEGAL DESCRIPTION	LOT 1, DL366, SOVD, PLAN 7247 LOT 2, DL366, SOVD, PLAN 7247
MUNICIPAL ADDRESS	998 AND 997 WESTMINSTER AVE W
COMMUNITY	NORTH DISTRICT IN NORTH GATEWAY PLAN
ZONING	CURRENT: C7 - SERVICE COMMERCIAL PROPOSED: RM3 - MEDIUM DENSITY MULTIPLE HOUSING
SITE ANALYSIS	
SITE AREA	427,405 S.F. / 12,546 S.M.
TOTAL GROSS FLOOR AREA	NOT APPLICABLE
TOTAL BUILDING FOOTPRINT	NOT APPLICABLE
BUILDING COVERAGE	NOT APPLICABLE
FLOOR AREA RATIO	NOT APPLICABLE
DWELLING UNITS	0 UNITS

ZONING BYLAW COMPLIANCE (NO. 2024-22)		
RM3	REQUIRED	PROVIDED
10.5.2 SUBDIVISION AND DEVELOPMENT REGULATIONS		
1. MIN. LOT WIDTH	25 M	137.8 M
2. MIN. LOT AREA	1,400 S.M.	12,546 S.M.
3. MAX. LOT COVERAGE	50 %	N/A
4. MAX. DENSITY	1.6 FAR	N/A
5. MAX HEIGHT	24 M	N/A
6. FRONT YARD SETBACK	3.0 M	3.0 M
7. INTERIOR SIDE YARD SETBACK	4.5 M	N/A
8. EXTERIOR SIDE YARD SETBACK	4.5 M	1.2 M AND 4.5 M
9. REAR YARD SETBACK	6.0 M	6.0 M
6.3.2. PARKING LANDSCAPE AREA (2 S.M. PER PARKING AND LOADING)	130 S.M.	250.58 S.M.
PARKING AND LOADING		
VEHICLE PARKING STALL DIMENSIONS		
STANDARD STALL	5.8M(L) X 2.7M(W)	
ACCESSIBLE STALL	5.8M(L) X 3.7M(W)	
SMALL CAR STALL	5.6M(L) X 2.5M(W)	
DRIVE AISLE WIDTH	6.0M(ONE-WAY) AND 7.0M(TWO-WAY)	
VEHICLE PARKING STALLS		
REFER TO WEST SITE BYLAW ANALYSIS		

CALCULATION BREAKDOWN (WEST SITE)

10.5.2.3 LOT COVERAGE	
LOT AREA	5,325 S.M.
BUILDING AREA	1,988 S.M.
LOT COVERAGE (BLDG. AREA / LOT AREA)	37.3 %
10.5.2.4 FLOOR AREA RATIO	
LOT AREA	5,325 S.M.
MAIN FLOOR	1,189 S.M.
TYPICAL FLOOR	1,587 S.M. x 4 FLOORS
SIXTH FLOOR	1,485 S.M.
TOTAL FLOOR AREA	9,021 S.M.
F.A.R (FL. AREA / LOT AREA)	1.69
10.5.3 AMENITY SPACE	
@/INDOOR AMENITY SPACE (FLOOR 2-6)	184.0 S.M.
@/INDOOR AMENITY SPACE (GROUND LEVEL)	367.8 S.M.
@/OUTDOOR AMENITY SPACE (FLOOR 2-6)	1,440.0 S.M.
@/OUTDOOR AMENITY SPACE (GROUND LEVEL)	695.7 S.M.
10.5.3.1 TOTAL AMENITY SPACE AREA (@+@+@+@+@)	2,687.5 S.M.
10.5.3.2 GROUND FLOOR AMENITY (@+@)	1,063.5 S.M.
10.5.3.3 INDOOR AMENITY AREA (@+@)	551.8 S.M.

10.5.4.2 HARD SURFACING CALCULATION	
REFER TO L1.01	

NOTES:
 * DIMENSION TO FACE OF STUD INTERIOR PARTITIONS, CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE.
 * NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED.
 * VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUMS, REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
 * DO NOT SCALE DRAWINGS.
 * THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

TRC RESPONSE 2 2026-02-04
 TRC RESPONSE 1 2025-12-12
 REV. REVIEW 2025-12-01
 DEVELOPMENT PERMIT 2025-09-12

Project: 23050
 Project Number: 23050
PENTICTON MULTI-RESIDENTIAL
 251 Comox Street
 997 Westminister Avenue
 Building Permit No.
 Legal Description: Building Permit No.
 Lot 1, DL 366 Plan 7531, Ph. 403.233.2000
 Lot 2, DL366 Plan 7247 Development Permit No. DSP No.

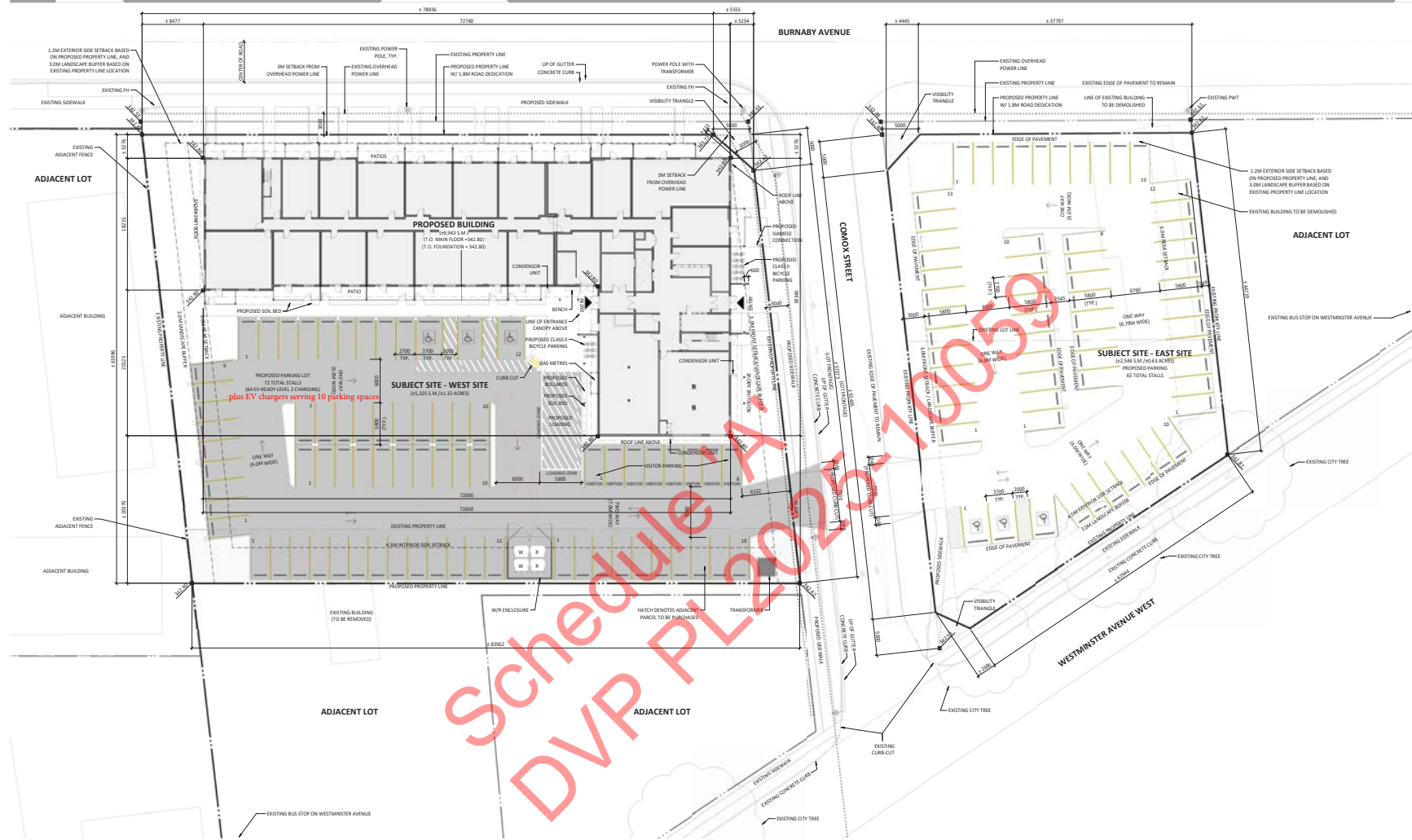
350,140-10 Ave SE
 Calgary, Alberta
 T2G 0T1
 Ph: 403.233.2000
 Fax: 403.264.2077

GGA ARCHITECTURE

Drawing Title: CONTEXT PLAN & PROJECT STATISTICS

Drawn by: JH Scale: As Indicated
 Reviewed by: JH
 Manager: JH Date: (YYYY-MM-DD) 2025-12-01
 Prep. Review: JH
 Drawing Number: DP10.01 Revision Number: A

- NOTES:**
- * DIMENSION TO FACE OF STUD INTERIOR PARTITIONS, CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING, UNLESS NOTED OTHERWISE.
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 - * DO NOT SCALE DRAWINGS.
 - * THIS DRAWING SUPERSEDES PREVIOUS ISSUES.
- SPECIFIC NOTES:**
- * ALL EXISTING PROPERTY LINES AND PARCEL AREA REFER TO SURVEY PLAN.
 - * LIGHTING GUIDELINES WILL BE MET AT TIME OF CONSTRUCTION.



1 PROPOSED SITE PLAN
 1: 200

TYP RESPONSE 2	2026-02-04
TYP RESPONSE 1	2025-12-12
REV REVIEW	2025-12-11
DEVELOPMENT PERMIT	2025-09-12

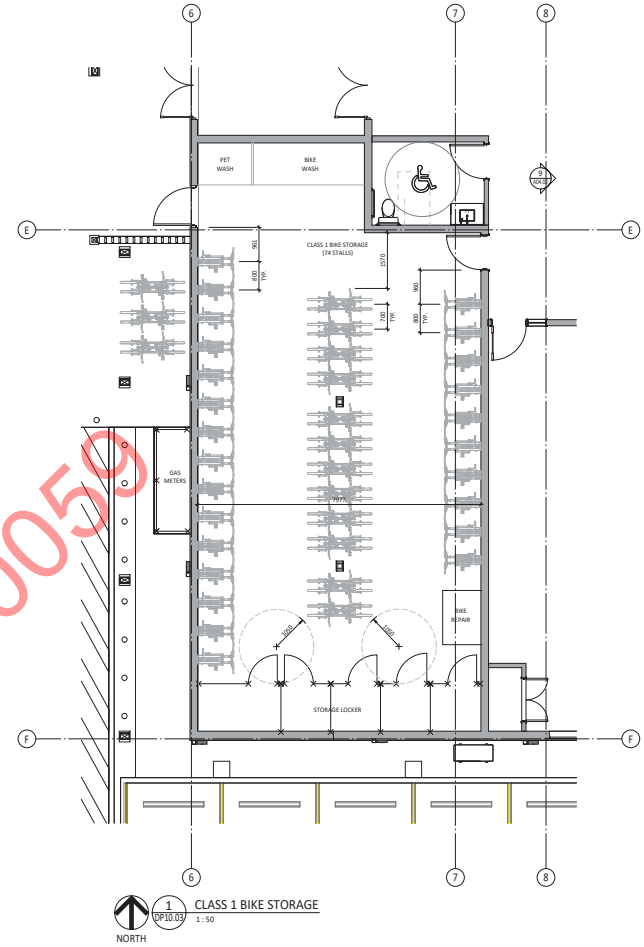
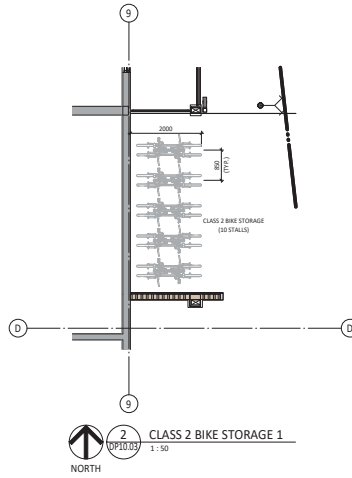
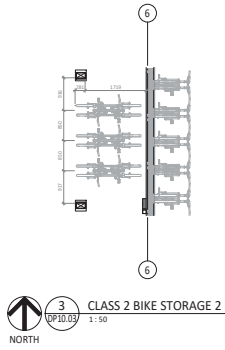
No.	Description	Date Issued
Issued For / Revisions		
Project	Project Number: 23050	
PENTICTON MULTI-RESIDENTIAL		
251 Comox Street 997 Westminister Avenue		
Legal Description	Building Permit No.	
Lot 1-2, 2036 Plan 7331, Lot 1-2, 2036 Plan 7242	2025-12-11	
Development Permit No.	DISP No.	



Drawing Title	
PROPOSED SITE PLAN	
Drawn by: JL	Scale: 1: 200
Reviewed by:	Date: 11/19/2025
Manager:	2025-12-01
Peer Review:	

Drawing Number	Drawing Package
DP10.02	A

PRELIMINARY - NOT FOR CONSTRUCTION



- NOTES:**
- * DIMENSION TO FACE OF STUDO INTERIOR PARTITIONS, CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE.
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 - * THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

Schedule 'A'
DVP PL2025-10059

TFC RESPONSE 2	2026-03-04
TFC RESPONSE 2	2025-12-13
DEVELOPMENT PERMIT	2025-09-12
No. Description	DATE (YYYY-MM-DD)

Issued For / Revisions

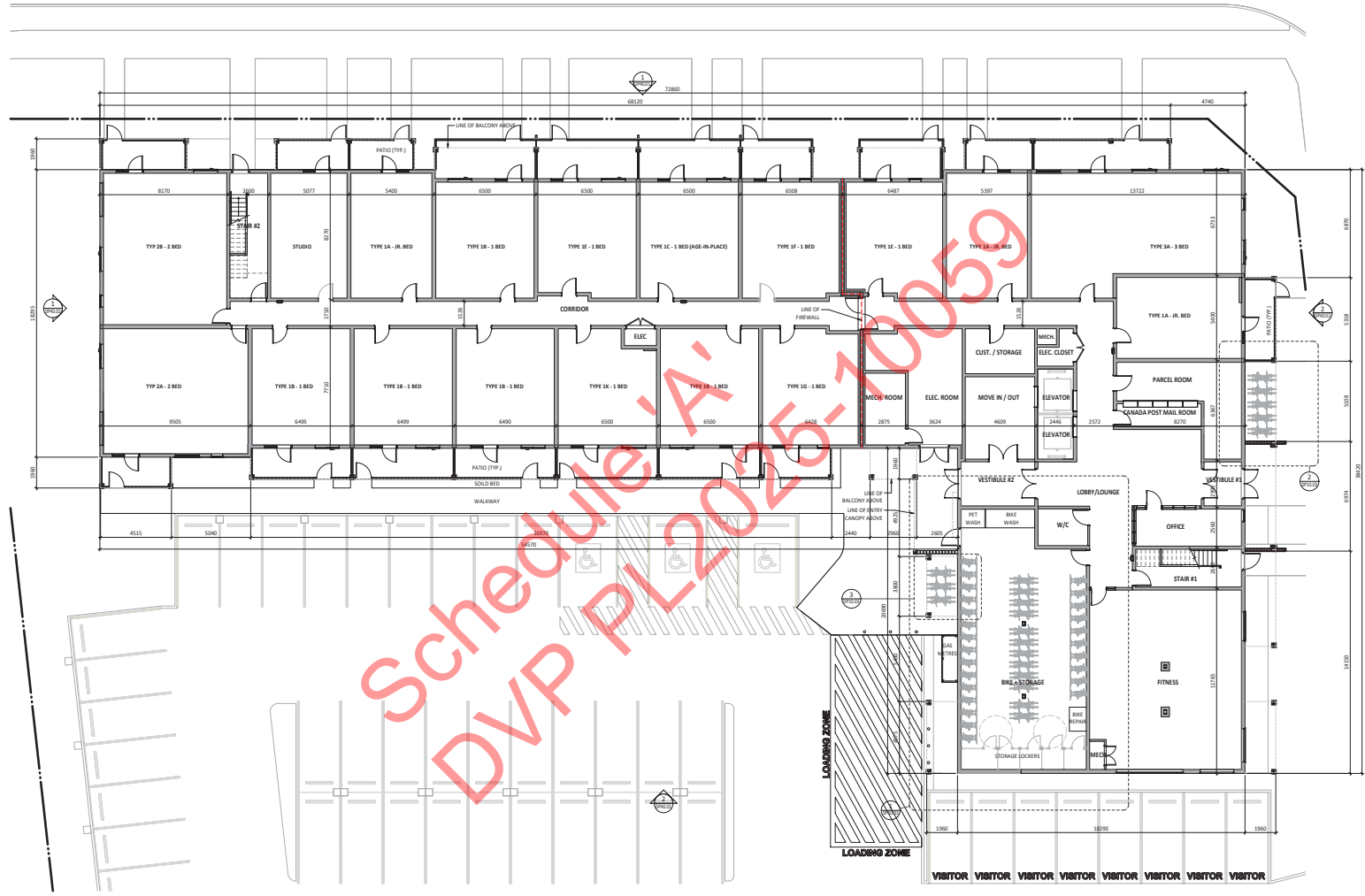
Project: PENTICTON MULTI-RESIDENTIAL
 Project Number: 23050
 251 Comox Street
 997 Westminister Avenue
 Legal Description: Building Permit No.
 Lot 1-2, 20136 Plan 7531, Development Permit No.
 Lot 1-2, 20136 Plan 7242, Development Permit No.

350,140-10 Ave SE
 Calgary, Alberta
 T2G 0R1
 Tel: 403.233.2000
GGA-ARCHITECTURE Fax: 403.264.2077

Drawing Title BIKE STORAGE	
Drawn by: JL	Scale: 1:50
Reviewed by:	Date (YYYY-MM-DD)
Peer Review:	
Drawing Number DP10.03	Drawing Package Revision Number

NOTES:

- DIMENSION TO FACE OF STUD INTERIOR PARTITIONS, CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE.
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1 MAIN FLOOR PLAN
1:100

TFC RESPONSE 2	2026-02-04
TFC RESPONSE 2	2025-12-13
DEVELOPMENT PERMIT	2025-09-12
No. Description	DATE

Issued For / Revisions

Project: 23050
PENTICTON MULTI-RESIDENTIAL
 251 Comox Street
 997 Westminister Avenue
 Building Permit No.
 Legal Description: Lot 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

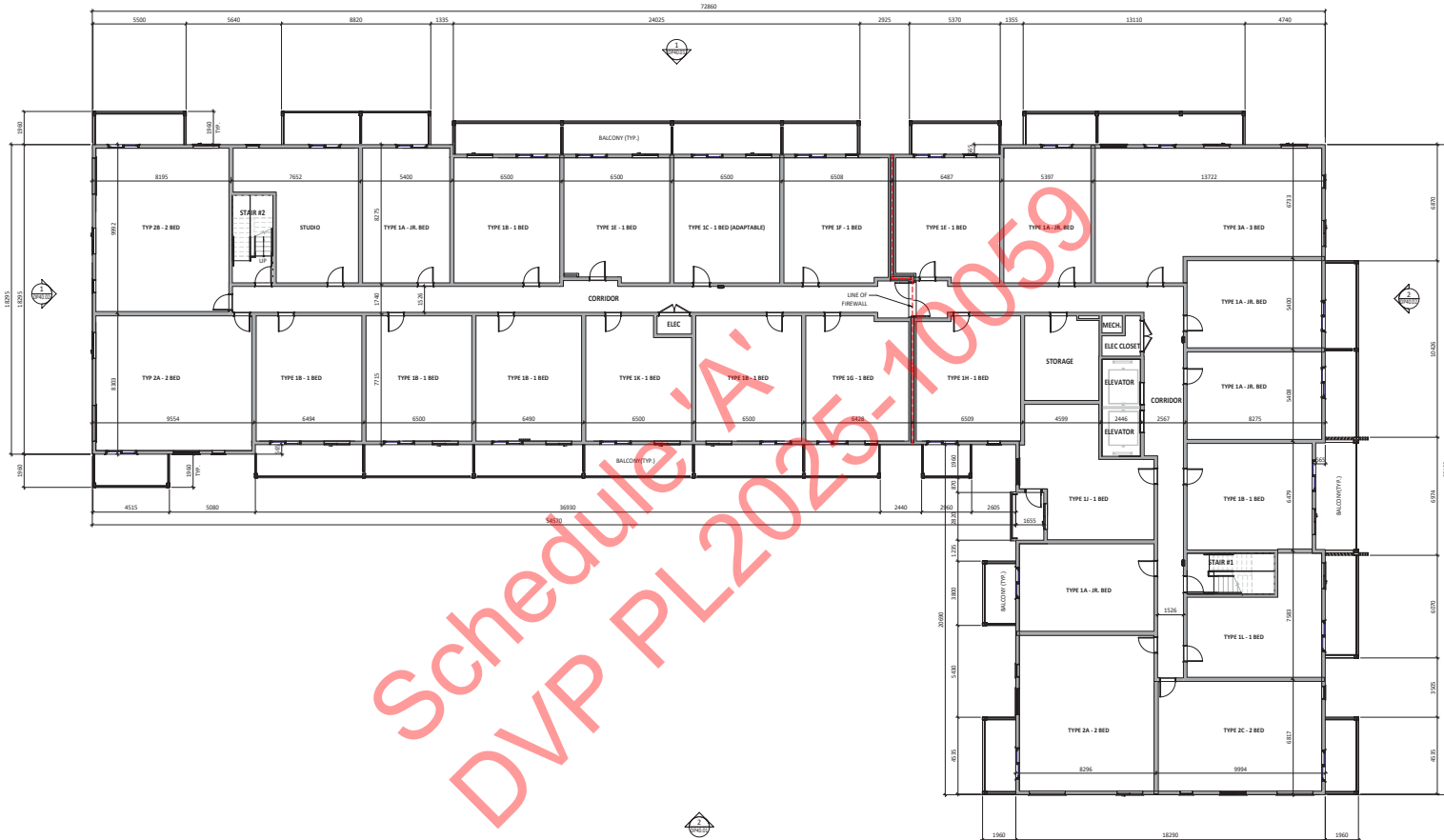
350,140-10 Ave SE
 Calgary, Alberta
 T2G 0R1
 GGA-ARCHITECTURE
 Phone: 403.233.2000
 Fax: 403.264.2077

Drawing Title
MAIN FLOOR PLAN

Drawn by: JL
 Scale: 1:100
 Reviewed by: JL
 Manager: JL
 Date: (YYYY-MM-DD)
 Peer Review: JL

Drawing Number: DP20.01
 Drawing Package: Main Floor Plan
 Revision Number: 1

NOTES:
 * DIMENSION TO FACE OF STUD INTERIOR PARTITIONS, CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE.
 * NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED.
 * VERIFY ALL DIMENSIONS, RELATIONSHIPS AND DATUMS, REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
 * DO NOT SCALE DRAWINGS.
 * THIS DRAWING SUPERSEDES PREVIOUS ISSUES.



Schedule 'A'
 DVP PL2025-10059

1
 TYPICAL FLOOR PLAN (LEVELS 2 AND 4)
 1:100

TFC RESPONSE 2 2026-02-04
 TFC RESPONSE 2 2025-12-13
 DEVELOPMENT PERMIT 2025-09-12

Issued For / Revisions
 Project Number: 23050
 Project: PENTICTON MULTI-RESIDENTIAL
 251 Comox Street
 997 Westminister Avenue
 Legal Description: Building Permit No.
 Lot 1-18, 186 Plan 7331, Building Permit No.
 Lot 1-2, 20136 Plan 7242, Development Permit No.
 Development Permit No. DSP No.

350,140-10 Ave SE
 Calgary, Alberta
 T2G 0R1
 GGA ARCHITECTURE
 Ph: 403.233.2000
 Fax: 403.264.2077

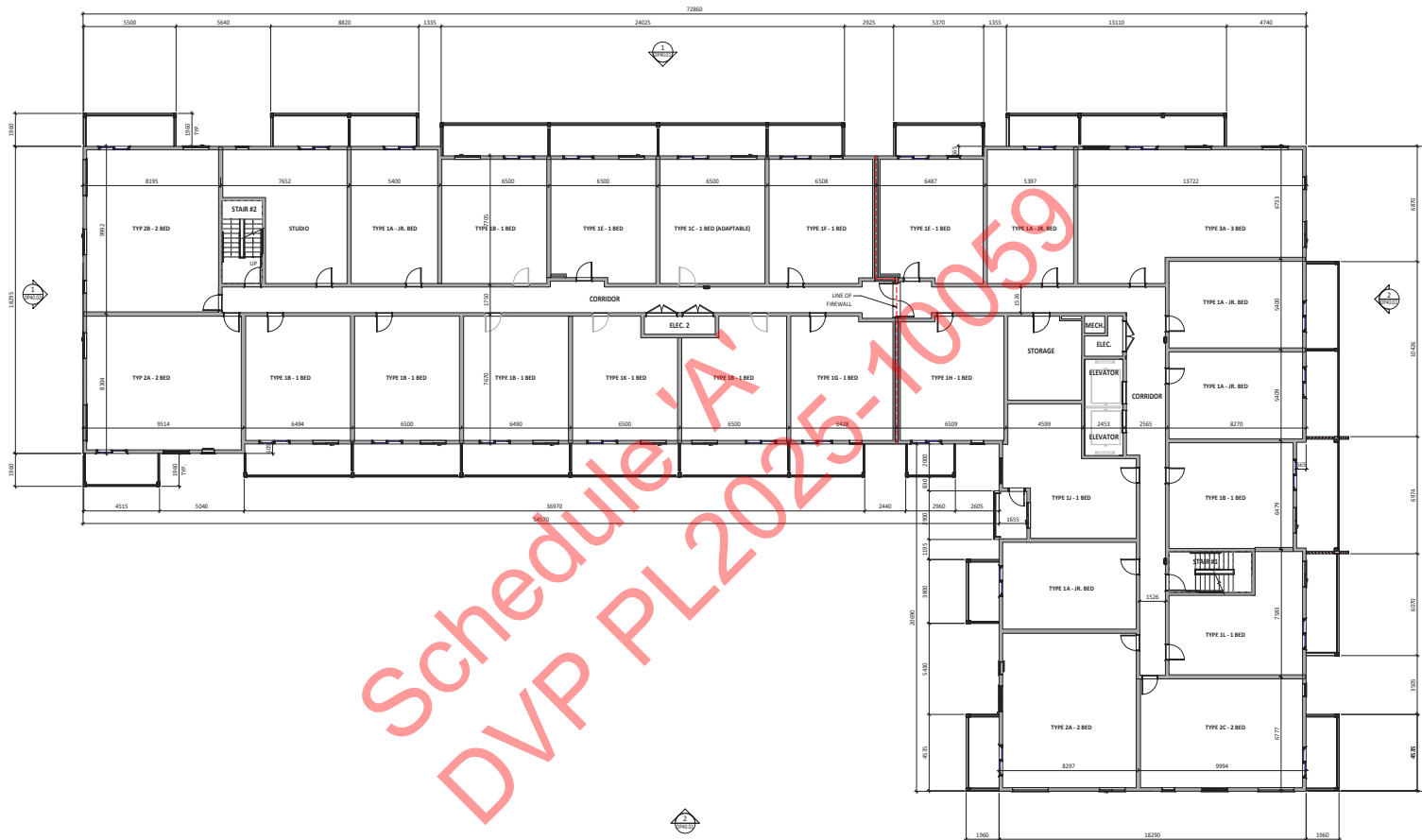
Drawing Title
 TYPICAL FLOOR PLAN (LEVELS 2 AND 4)

Drawn by: JL Scale: 1:100
 Reviewed by: Manager Date: (YYYY-MM-DD)
 Peer Review:

Drawing Number: DP20.02
 Drawing Package: Section Number

NOTES:

- DIMENSION TO FACE OF STUD INTERIOR PARTITIONS, CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE.
- NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUMS, REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
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- THIS DRAWING SUPERSEDES PREVIOUS ISSUES.



Schedule 'A'
 DVP PL2025-10059

1 TYPICAL FLOOR PLAN (LEVELS 3 AND 5)
 1 : 100

TYP RESPONSE 2	2026-03-04
TYP RESPONSE 2	2025-12-13
DEVELOPMENT PERMIT	2025-09-12
No. Description	DATE

Issued For / Revisions

Project Number: 23050
PENTICTON MULTI-RESIDENTIAL
 251 Comox Street
 997 Westminister Avenue
 Legal Description: Building Permit No.
 Lot 1-18, 186 Plan 7531,
 Lot 1-2, 01366 Plan 7242
 Development Permit No. OSP No.



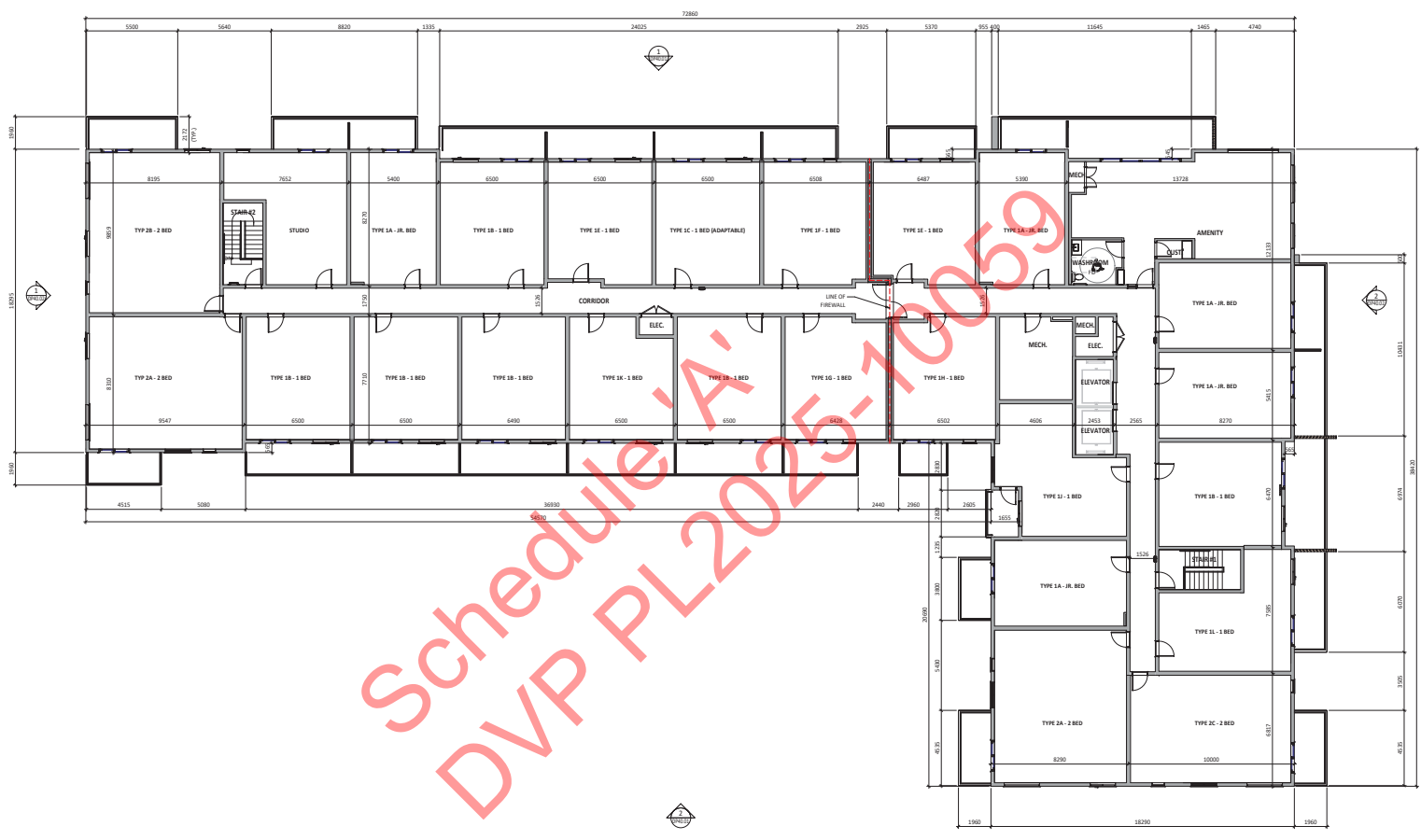
350,140-10 Ave SE
 Calgary, Alberta
 T2G 0R1
 Tel: 403.233.2000
 Fax: 403.264.2077

Drawing Title
TYPICAL FLOOR PLAN (LEVELS 3 AND 5)

Drawn by: JL Scale: 1 : 100
 Reviewed by: Manager Date: (YYYY-MM-DD)
 Peer Review:

Drawing Number: **DP20.03**
 Revision Number:

NOTES:
 * DIMENSION TO FACE OF STUD INTERIOR PARTITIONS, CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE.
 * NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED.
 * VERIFY ALL DIMENSIONS, RELATIONS, AND DATUMS. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
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Schedule 'A'
 DVP PL2025-10059

1
 6TH FLOOR PLAN
 1:100

TYP RESPONSE 2	2026-02-04
TYP RESPONSE 2	2025-12-13
DEVELOPMENT PERMIT	2025-09-12
No. Description	DATE

Issued For / Revisions
 Project: 23050
PENTICTON MULTI-RESIDENTIAL
 251 Comox Street
 997 Westminister Avenue
 Legal Description: Building Permit No.
 Lot 1-2, 251 Comox Street, 7531,
 Lot 1-2, 251 Comox Street, 7542
 Development Permit No. DSP No.

350,140-10 Ave SE
 Calgary, Alberta
 T2G 0R1
GGA ARCHITECTURE Ph: 403.233.2000
 Fax: 403.264.2077

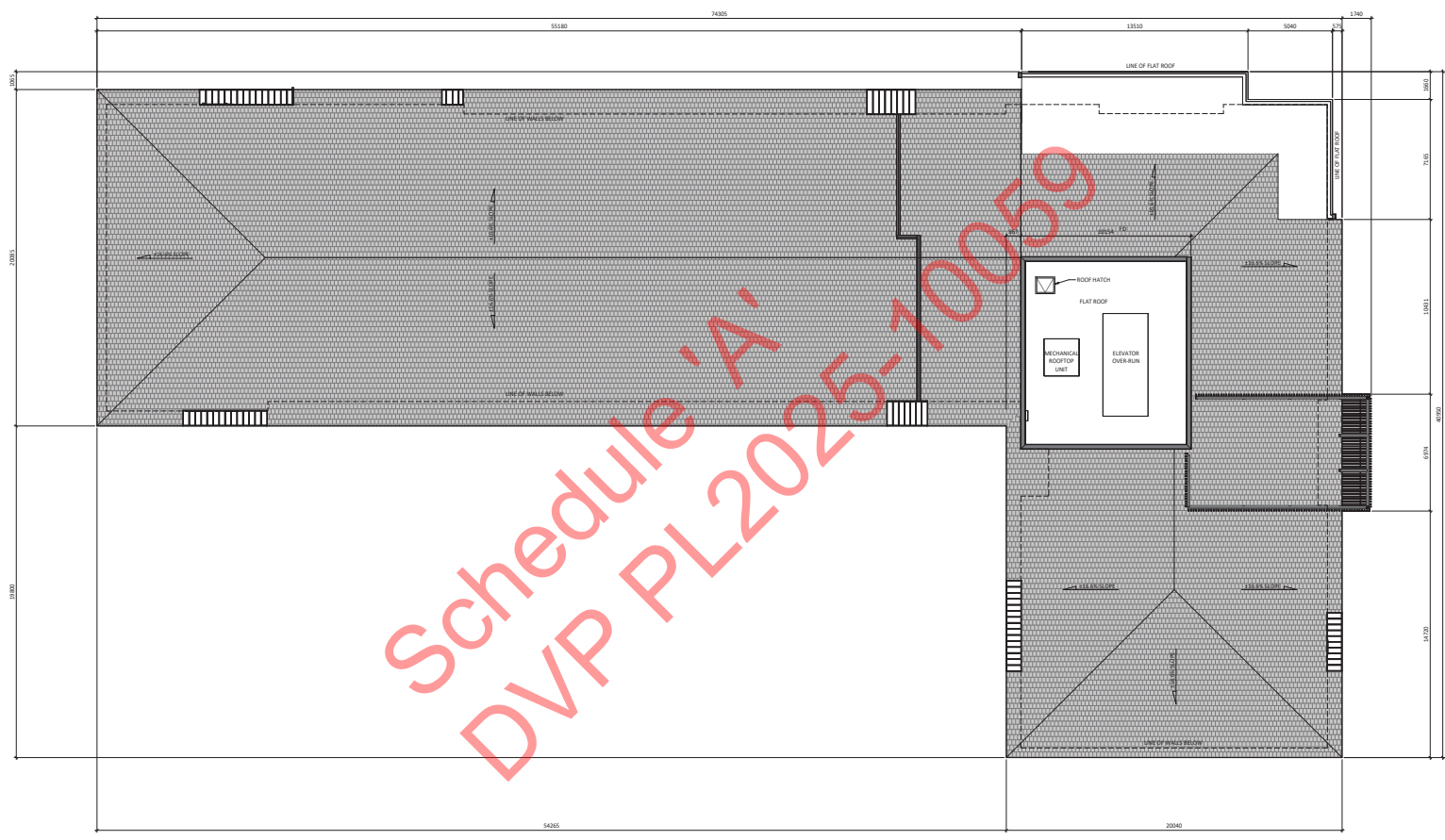
Drawing Title
SIXTH FLOOR PLAN

Drawn by: JL	Scale: 1:100
Reviewed by:	Date: (YYYY-MM-DD)
Peer Review:	

Drawing Number: **DP20.04**

PRELIMINARY - NOT FOR CONSTRUCTION

NOTES:
 * DIMENSION TO FACE OF STUDO INTERIOR PARTITIONS, CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE.
 * NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED.
 * VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUMS, REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
 * DO NOT SCALE DRAWINGS.
 * THIS DRAWING SUPERSEDES PREVIOUS ISSUES.



1
 VP20.10
 NORTH
ROOF PLAN
 1:100

No.	Description	Date
TFC RESPONSE 2		2026-02-04
TFC RESPONSE 2		2025-12-13
DEVELOPMENT PERMIT		2025-09-12

Issued For / Revisions

Project: PENTICTON MULTI-RESIDENTIAL
 Project Number: 23050

251 Comox Street
 997 Westminister Avenue

Legal Description:
 Lot 10, 186 Plan 7531,
 Lot 1, 2, 20136 Plan 7242
 Development Permit No.

350,140-10 Ave SE
 Calgary, Alberta
 T2G 0R1
GGA ARCHITECTURE Ph: 403.231.2000
 Fax: 403.264.2077

Drawn by:	AL	Scale:	1:100
Reviewed by:		Date:	YYYY-MM-DD
Peer Review:		Drawing Number:	DP20.10
		Drawing Package:	

PRELIMINARY - NOT FOR CONSTRUCTION

NOTES:
 • PRIVACY SCREENS, PORCH GATE DOORS, AND GUARDRAILS ARE HIDDEN FOR CLARITY

NOTES:
 • DIMENSION TO FACE OF STUDY INTERIOR PARTITIONS, CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE.
 • NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED.
 • VERIFY ALL DIMENSIONS, RELATIONSHIPS, AND DATUMS, REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
 • DO NOT SCALE DRAWINGS.
 • THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

EXTERIOR FINISH MATERIAL LEGEND

- CP-1 CEMENTITIOUS PANEL (WHITE) BOARD AND BATTEN
- CP-2 CEMENTITIOUS PANEL (DARK GREY) BOARD AND BATTEN
- CP-3 PREFINISHED METAL PLANK (WOODGRAIN)
- MT-1 PREFINISHED METAL BATTEN / SLAT (WOODGRAIN)
- MT-2 PREFINISHED METAL PURLIN (DARK GREY)
- AL-1 ALUMINUM DOOR/WINDOW FRAME (BLACK)
- AL-2 ALUMINUM RAILING (COLOUR VARIES)
- GL-1 GLAZING PANEL
- AS-1 ASPHALT SHINGLES (DARK GREY)
- DR-1 HOLLOW METAL DOOR
- GL-1 GLASS



1 NORTH ELEVATION
 1 : 100



2 SOUTH ELEVATION
 1 : 100

TRC RESPONSE 2 2026-02-04
 TRC RESPONSE 2 2025-12-13
 DEVELOPMENT PERMIT 2025-09-12

No. Description
 Issued For / Revisions

Project Project Number: 23050
PENTICTON MULTI-RESIDENTIAL
 251 Comox Street
 997 Westminister Avenue
 Legal Description: Building Permit No.
 Lot 1-2, 186 Plan 7531, Building Permit No.
 Lot 1-2, 2036 Plan 7242 Development Permit No. DSP No.

350,140-10 Ave SE
 Calgary, Alberta
GGA ARCHITECTURE T: 403.233.2000
 F: 403.264.2077

Drawing Title
EXTERIOR ELEVATIONS

Drawn by: JL Scale: As Indicated
 Reviewed by: Manager Date: (YYYY-MM-DD)
 Peer Review: Drawing Number: Drawing Package:
DP40.01 Revision Number:

PRELIMINARY - NOT FOR CONSTRUCTION

NOTES:
 • PRIVACY SCREENS, PORCH GATE DOORS, AND GUARDRAILS ARE HIDDEN FOR CLARITY



1 WEST ELEVATION
 1:100



2 EAST ELEVATION
 1:100

NOTES:
 • DIMENSION TO FACE OF STUD INTERIOR PARTITIONS, CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE.
 • NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED.
 • VERIFY ALL DIMENSIONS, RELATIONS, AND DATUMS; REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
 • DO NOT SCALE DRAWINGS.
 • THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

EXTERIOR FINISH MATERIAL LEGEND

- CP-1 CEMENTITIOUS PANEL (WHITE) BOARD AND BATTEN
- CP-2 CEMENTITIOUS PANEL (DARK GREY) BOARD AND BATTEN
- CP-3 PREFINISHED METAL PLANK (WOODGRAIN)
- MT-1 PREFINISHED METAL BATTEN / SLAT (WOODGRAIN)
- MT-2 PREFINISHED METAL PURLIN (DARK GREY)
- AL-1 ALUMINUM DOOR/WINDOW FRAME (BLACK)
- AL-2 ALUMINUM RAILING (COLOUR VARIES)
- GL-1 GLAZING PANEL
- AS-1 ASPHALT SHINGLES (DARK GREY)
- DR-1 HOLLOW METAL DOOR
- GL-1 GLASS

Schedule 'A'
 DVP PL2025-10059

TFC RESPONSE 2	2026-02-04
TFC RESPONSE 2	2025-12-13
DEVELOPMENT PERMIT	2025-09-12
No. Description	Issue For / Revisions

Project Number: 23050

PENTICTON MULTI-RESIDENTIAL

251 Comox Street
 997 Westminister Avenue
 Legal Description: Building Permit No.
 Lot 1-2, 500 Plan 7531,
 Lot 1-2, 5036 Plan 7242
 Development Permit No.

350,140-10 Ave SE
 Calgary, Alberta
 T2G 0R1
 Tel: 403.233.2000
 GGA ARCHITECTURE Fax: 403.264.2077

EXTERIOR ELEVATIONS

Drawn by: JL Scale: As Indicated
 Reviewed by: Manager Date: (YYYY-MM-DD)
 Peer Review:

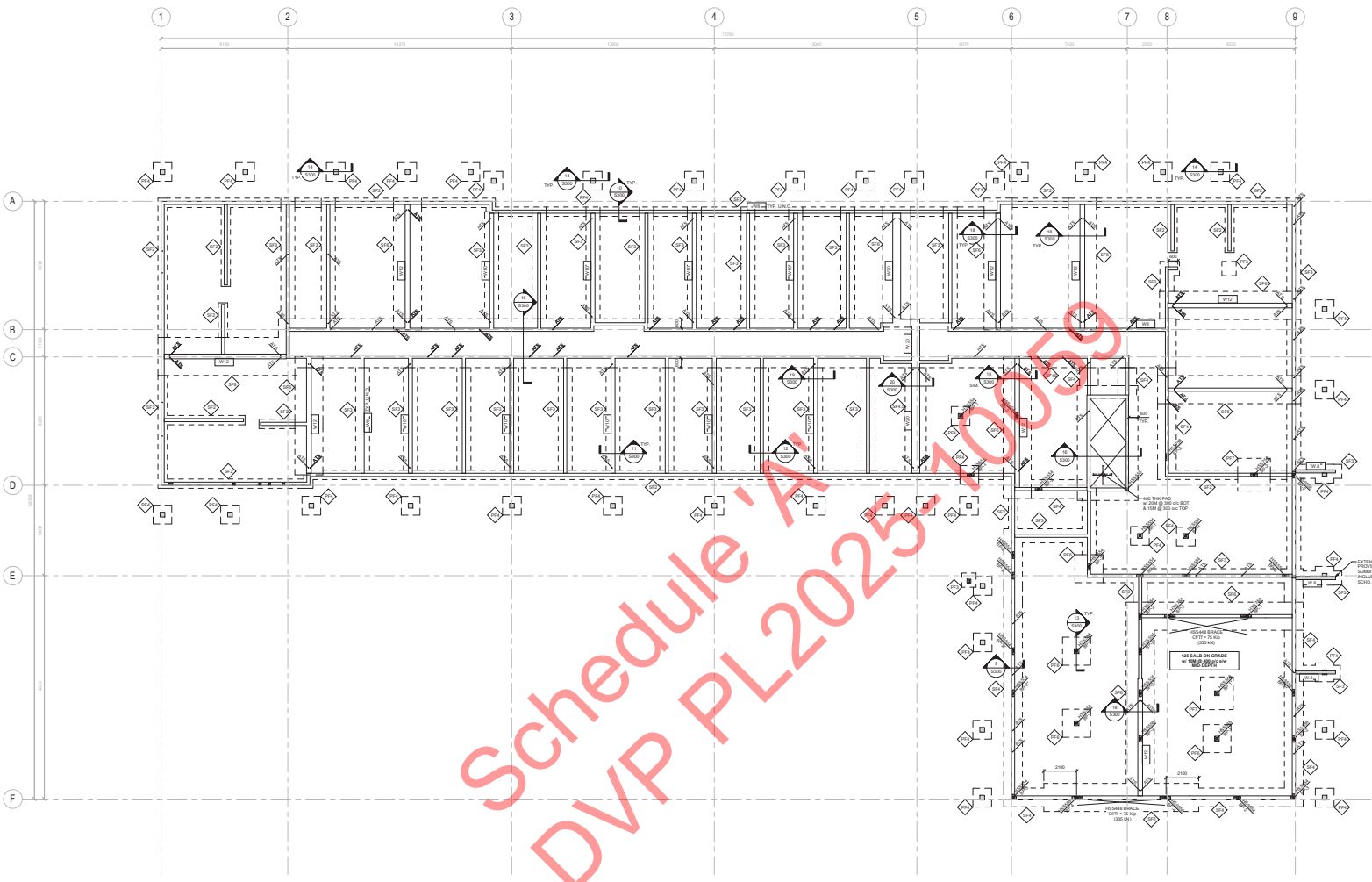
Drawing Number: DP40.02
 Drawing Package: Section Number

PRELIMINARY - NOT FOR CONSTRUCTION

NOTES:
 * DIMENSION TO FACE OF STUD INTERIOR PARTITIONS, CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE.
 * NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED.
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 * THIS DRAWING SUPERSEDES PREVIOUS ISSUES.



"EMIT TO 'RACTICE' 00-050"



FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"

Schedule 'A'
 DVP PL2025-10059

STRIP FOOTING SCHEDULE					
MARK	SIZE	CONCRETE	REINFORCEMENT	SLS BEARING CAPACITY	COMMENTS
SF1	600 x 300	2-10M TOP & BOTTOM	10M @ 200 HS TIE	200 kPa	
SF2	800 x 400	3-10M TOP & BOTTOM	10M @ 200 HS TIE	200 kPa	
SF3	1000 x 400	3-10M TOP & BOTTOM	10M @ 200 HS TIE	200 kPa	
SF4	1200 x 600	4-10M TOP & BOTTOM	10M @ 200 HS TIE	200 kPa	
SF5	1000 x 600	3-10M TOP & BOTTOM	10M @ 200 HS TIE	200 kPa	
SF6	2400 x 600	8-10M TOP & BOTTOM	10M @ 200 HS TIE	200 kPa	
SF7	2400 x 600	10-10M TOP & BOTTOM	10M @ 200 HS TIE	200 kPa	

PAD FOOTING SCHEDULE					
MARK	SIZE	TOP REINFORCEMENT	BOTTOM REINFORCEMENT	SLS BEARING CAPACITY	COMMENTS
PF1	1200 x 1200 x 300	4-10M	4-10M	200 kPa	
PF2	1000 x 1000 x 300	3-10M	3-10M	200 kPa	
PF3	1000 x 1000 x 400	3-10M	3-10M	200 kPa	
PF4	2000 x 1000 x 400	6-10M	6-10M	200 kPa	

STEEL COLUMN SCHEDULE			
MARK	SECTION	NET AREA	MO RATIO
CC1	12" x 12" x 1/2"	180 x 180 x 4	400
CC2	12" x 12" x 1/4"	180 x 180 x 2	400
CC3	12" x 12" x 1/4"	180 x 180 x 2	400
CC4	12" x 12" x 1/4"	180 x 180 x 2	400
CC5	12" x 12" x 1/4"	180 x 180 x 2	400
CC6	12" x 12" x 1/4"	180 x 180 x 2	400
CC7	12" x 12" x 1/4"	180 x 180 x 2	400

CONCRETE WALL SCHEDULE						
MARK	THICKNESS	VERTICAL REINFORCEMENT	HORIZONTAL REINFORCEMENT	PLACEMENT	CONCRETE STRENGTH	COMMENTS
W1	200	10M @ 400 HS EACH FACE	10M @ 400 HS EACH FACE	40 CLR EACH FACE	25 MPa	
W2	200	10M @ 400 HS EACH FACE	10M @ 400 HS EACH FACE	40 CLR EACH FACE	25 MPa	
W3	200	10M @ 400 HS EACH FACE	10M @ 400 HS EACH FACE	40 CLR EACH FACE	25 MPa	

CONCRETE PLAN LEGEND

REINFORCING
 --- TOP BAR
 - - - - - BOTTOM BAR

NOTATIONS LEGEND

- ◊ CONCRETE PAD FOOTING
- ◊ CONCRETE STRIP FOOTING
- ◊ CONCRETE COLUMN
- ◊ CONCRETE WALL
- ▭ SLAB BAND
- ▭ CONCRETE BEAM
- ▭ SHEAR WALL/PIER REINFORCING
- ▭ ADDITIONAL TOP BARS REINFORCING
- ▭ SLAB THICKNESS
- ▭ CONCRETE COLUMN CAP

A 1P1 2026-01-30
 No. Description Date Issued
 Issued For / Revisions
 Project: 11390
PENTICTON MULTI-RESIDENTIAL
 251 Comox Street
 Penticton, BC
 Legal Description Building Permit No.
 Development Permit No. DSP No.
 350,140-10 Ave SE
 Calgary, Alberta
 T2G 0R1
 Ph: 403.233.2000
GGA ARCHITECTURE Fax: 403.264.2077
 Drawing Title: FOUNDATION PLAN
 Drawn by: ML/RL Scale: AS NOTED
 Designed by: RL
 Checked by: ML Date: (YYYY-MM-DD)
 M/V
 2026-01-30
 Drawing Number: Drawing Package:
S200
 Revision Number: **A**

PRELIMINARY - NOT FOR CONSTRUCTION



GENERAL NOTES

- CONSTRUCTION SHALL ONLY PROCEED WITH APPROVAL ISSUED FOR CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET OF DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF DIGITAL INFORMATION, INCLUDING FROM DIGITAL FILES IN QUANTITIES SUFFICIENT TO CONFORM TO DIMENSIONS AND OFFSETS AS SHOWN ON THE CONTRACT DRAWINGS. CONTRACTOR TO CONFIRM THE ACCURACY OF THE LAYOUT PRIOR TO CONSTRUCTION. CONTRACTOR TO CORRECT ALL INVERT ELEVATIONS ON SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS FOR CONSTRUCTION AND ARRANGING FOR DISPOSAL OF GROUND WATER AS REQUIRED.
- THE CONTRACTOR SHALL COORDINATE ALL TESTING REQUIRED WITH THE TESTING FIRM SPECIFIED BY THE OWNER.
- INITIAL TESTING DOES NOT BE BORNE BY THE DEVELOPER WITH THE COST OF RETESTS OF FAILED TESTS BORNE BY THE CONTRACTOR.
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS, UNDERGROUND, STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL REFORM HASSELS OF THE EXACT LOCATION OF SUCH UTILITIES AND STRUCTURES, AND SHALL ASSURE ALL VARIATIONS FOR DAMAGE TO THEM.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING AROUND LEGAL PINS THROUGHOUT THE PROJECT. THE CONTRACTOR IS LIABLE TO SUFFER OR BECOME AN INJURY BECAUSE OF PHYSICAL CONSTRAINTS OF THE SITE. THE ENGINEER SHALL BE NOTIFIED PRIOR TO OBTAINING THE SURVEY PINS AND SURVEY PROCEDURES WITHOUT NOTIFYING THE ENGINEER. SHALL BECOME THE CONTRACTOR'S RESPONSIBILITY.
- ALL HYDRO AND COMMUNICATION INSTALLATION TO CONFORM TO INDIVIDUAL UTILITY COMPANY STANDARDS & CITY OF PENTICTON STANDARDS.
- SEE UTILITY COMPANY DRAWINGS FOR DETAILED INSTALLATION PLANS. PRIOR TO STARTING, SHOWN UTILITY CONTRACTOR THE CONTRACTOR MUST CONTACT THE INDIVIDUAL UTILITY COMPANIES (BC HYDRO, FORTIS BC, TELUS & SHAW-CABLE) TO ENSURE THEY ARE IN POSSESSION OF THE LATEST, RECENT DRAWINGS AND APPROVE ANY CHANGES FOR REVISIONS THAT CHANGE TO THE WORK. THE FIELD MUST BE APPROVED BY THE UTILITY COMPANIES AND RECORDED BY THE CONTRACTOR FOR AS BUILT INFORMATION.
- THE CONTRACTOR SHALL BE APPROVED BY THE CITY OF PENTICTON AND MUST OBTAIN NOTI-ROOF OR MAY BE REQUIRED TO PERFORM WORK ON ROOFTOP WORK TO CONSTRUCTION.
- ALL WATER LINES SHALL BE TESTED & CHLORINATED BEFORE BEING TIED TO PUBLIC MAINS TO CITY OF PENTICTON STANDARDS.
- BEDDING MATERIAL AND PIPES COVER ON ALL PIPES TO BE CLEAN SAND OR 3/4" CRUSHED GRAVEL. AFTER CITY SUPERVISOR, SPECIFICATIONS UNLESS OTHERWISE NOTED.
- BEDDING MATERIAL TO BE HAND TAMPED AROUND PIPES AND MACHINE TAMPED TO 80% M.P.D. FROM 300mm ABOVE PIPE TO SURFACE.
- INSPECTION PORTS ARE REQUIRED ON ALL SANITARY SEWER SERVICES.
- SANITARY SEWER AND STORM SEWER MAINS ARE TO BE VISIBLE INSPECTED TO CITY OF PENTICTON STANDARDS. A COPY OF THE VIDEOS SHALL BE PROVIDED TO ENGINEER.
- THE CONTRACTOR SHALL ACQUIRE ALL EXISTING MANHOLES, HYDRANTS, SERVICE BOOKS ETC. TO MATCH FIELD GRADES.
- EXISTING EDGE OF PAVEMENT ELEVATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION TO ENSURE CROSSFALL OF BETWEEN 1% - 2%.
- THE CONTRACTOR'S SURVEYOR SHALL PROVIDE ELEVATIONS OF TOP OF ASPHALT AT THE EDGE OF THE SURVEY PRIOR TO POILING CURB AND GUTTER IN ORDER THAT CURB DESIGN GRADIENTS MAY BE CHECKED BY THE ENGINEER.
- ALL CATCH BASIN GRATE ELEVATIONS TO BE SET A MIN. OF 20mm BELOW DESIGN GUTTER ELEVATION. FILTER FABRIC IN CURBS SHALL BE LIFT APPLIED.
- WHERE PAVEMENT IS LIFT LOW FOR UTILITIES, OVERLAY CATCH BASIN GRATES TO BE SET 40mm BELOW DESIGN GUTTER ELEVATIONS.
- ALL SERVICE CONNECTIONS TO HAVE 200mm MARKERS AT INVERTS OF PIPES TO ABOVE GROUND SURFACE WITH MARKERS TO SHOW DEPTH TO INVERT AND TYPE OF UTILITY.
- SANITARY SEWER SERVICES TO BE INSTALLED AT 2% GRADE UNLESS OTHERWISE NOTED. ROOF TYPIC NOT APPROVED UNLESS OTHERWISE NOTED.
- ALL WORK TO CONFORM TO THE LATEST EDITION OF M.A.C.C. CITY OF PENTICTON SUBDIVISION AND DEVELOPMENT BYLAWS (SDBL) AS AMENDED, ZONING BYLAW AS AMENDED, CITY OF PENTICTON ELECTRICAL BYLAWS AND APPLICABLE PLUMBING CODE UNLESS OTHERWISE NOTED ON DRAWING.
- CONTRACTOR TO COMPLETE THE AS-BUILTS AND DISCONNECTIONS OF EXISTING SERVICES FOR WATER, SANITARY AND DRAINAGE ONLY AFTER APPROVED APPROVALS ARE OBTAINED AND IN THE PRESENCE OF THE CONSULTANT'S REPRESENTATIVE AND UNDER SUPERVISION OF CITY OF PENTICTON PERSONNEL AT THE DEVELOPER'S EXPENSE.
- ALL NEW MANHOLES AND DRAINAGE DRIVELLS TO COME WITH FRAME AND COVER MEETING MANCO STANDARDS. CONCRETE TOP TO HAVE TYPICAL OPENING STEEL FRAME TO HAVE 100mm OPENING ALL EXISTING MANHOLES AND DRAINAGE DRIVELLS ENCOUNTERED DURING THE COURSE OF CONSTRUCTION TO HAVE THE CONCRETE TOP AND THE STEEL FRAME & COVER UPGRADED TO THAT STANDARD.
- ALL MANHOLE FRAMES AND COVERS INSTALLED IN HARD SURFACE APPLICATIONS TO BE ADJUSTABLE (FURNISH CITY C224 OR EQUIVALENT).
- CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS OF PIPE MANUFACTURERS RECOMMENDED DEFLECTIONS AND SLOPING OF PRESSURE PIPE. WHEN REQUIREMENT OF DEFLECTION OF PIPES EXCEEDS MANUFACTURER'S AND CITY SPECIFICATIONS CONTRACTOR TO UTILIZE PIPE BENDS MIN RADIUS OF CURVATURE BE EQUAL TO 15M FOR ALL PIPES UP TO AND INCLUDING 200mm WATERMAIN. ANY BENDS & TIES INSTALLED ON WATERMANS TO BE AS BUILT SURVEYED WITH LOCATION AND ELEVATION BY CONTRACTOR.



COMPOSITE UTILITY PLAN
Scale: 1:250

PRELIMINARY - NOT FOR CONSTRUCTION

APPROVED FOR CONSTRUCTION		DATE
DD	PUBLIC WORKS Mgr.	
DD	ELECTRICAL DIV. Eng.	
DD	PARKS DIVISION Super.	
DD	CITY ENGINEER	
CHVD	AS-BUILT APPROVAL	

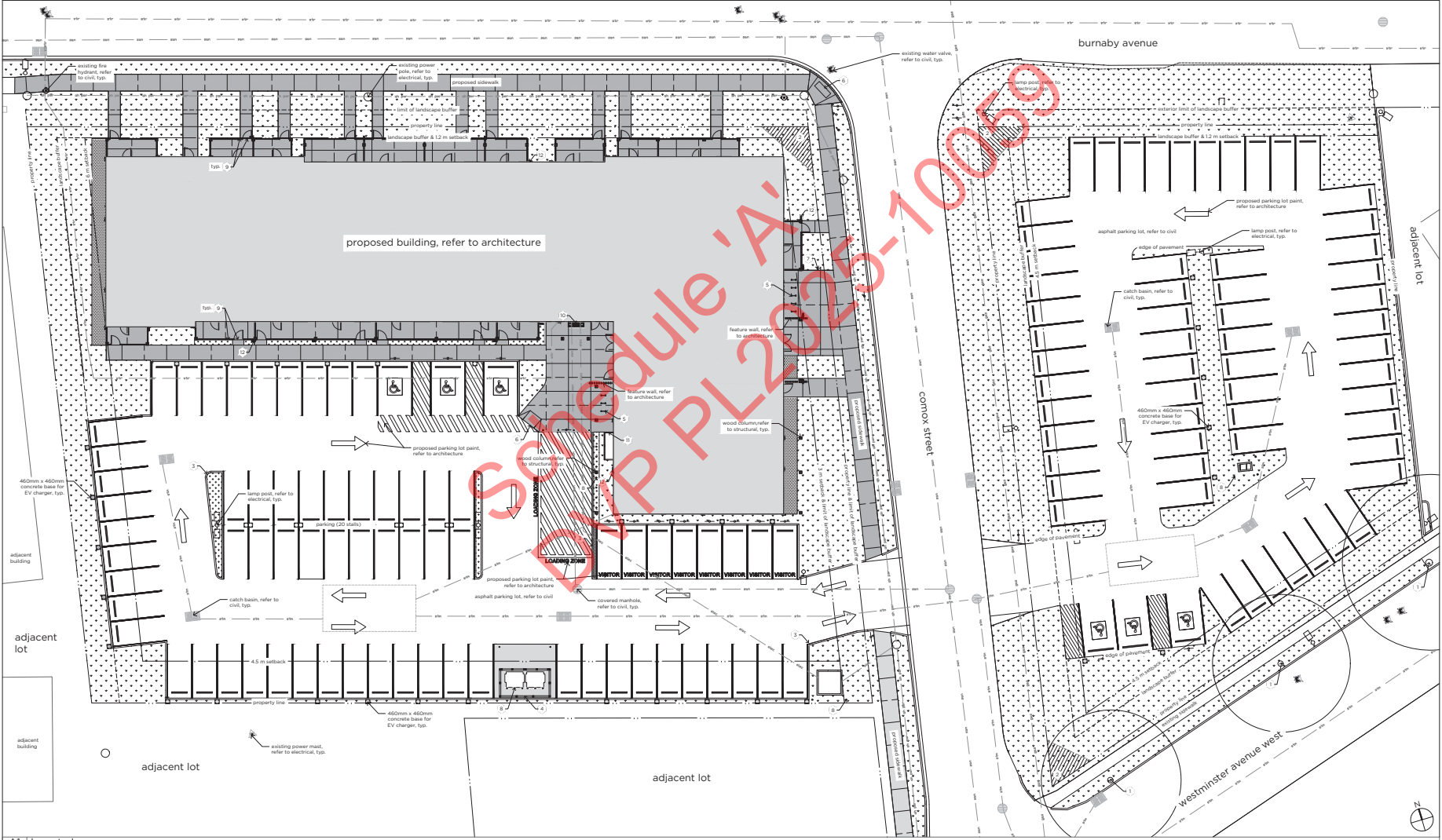
ecora
 #201-204 MAIN STREET, PENTICTON, BC V2A 5R2
 PHONE: 250-492-2227
 www.ecora.ca

DESIGN: KD
DRAWN: KD
CHECKED: MDY
DATE: SEP. 11, 2025
SCALE: 1:250

CITY OF PENTICTON
MULTI-FAMILY DEVELOPMENT
WEXFORD DEVELOPMENTS
COMPOSITE UTILITY PLAN

Drawing No. 2400809-C1.0
 Rev.No. E

linetype legend		surface material legend		annotation legend	
linetype	description	symbol	description	number	description
---	property line	---	seed mix, refer to L3.01, A3 / B1	1	existing city tree to remain, requires tree protection fencing
---	landscape buffer line	---	75 mm bark mulch, refer to L3.02, A1 / A2	2	visibility triangle - no planting zone
---	setback line	---	125 mm depth broom finish concrete with saw cut and expansion joints, refer to L3.01, A1 / A2 / A3 / B2	3	curb and gutter - refer to civil
---	water line	---	10 mm Ø, 75 mm depth rundestone fines, refer to L3.01, B1	4	waste disposal area fence enclosure, refer to L3.02, C1 / C2 / C3
---	sewer line	---		5	bike rack, refer to B1, L3.02
---	drainage line	---		6	curb cut, refer to civil
---	electrical line	---		7	siamese connection, refer to architecture
---	overhead line	---		8	bollard, refer to architecture
---	gas line	---		9	metal railing and gate, refer to A1/A2, L3.02
---		---		10	bench, refer to A3, L3.02
				11	mechanical enclosure, refer to B2, L3.02
				12	downspout, refer to architecture



- Notes:**
- * Correction to face of gypsum (interior partitions), concrete, concrete block, exterior wall sheathing unless noted otherwise.
 - * Note when required minimum clear dimensions will be identified.
 - * Verify all dimensions, elevations, and datum; report any errors and/or discrepancies to the architect prior to construction.
 - * Do not date drawings.
 - * This drawing supersedes previous issues.
 - * Do not use alphabetic revision iterations for pricing.

- general notes**
- The plan prepared using information provided by GGA-Architecture received (25.09.22).
 - Contractor is responsible for locating utilities and protecting same from damage during construction.
 - All drawings are property of landscape architect; site clean-up is incidental to the work. The contractor shall report any discrepancies between the site conditions and the drawings to the architect prior to construction to the owner's representative.
 - If discrepancies exist between drawings, the largest scale shall be taken as correct. Final interpretation belongs to the landscape architect.
 - Contractor to coordinate and attend all construction and approvals required by the contractor and approvals required by the owner. All drawings are metric unless otherwise noted.
 - All layout shall be approved on site by landscape architect prior to construction; contractor to notify owner's representative in writing.
 - Contractor shall refer to related disciplines as indicated on plans where applicable.
 - All soft landscape areas are to be sloped to ensure positive drainage away from structures, etc.
 - All grades provided all to finished grade, top of finished surface.
 - Disturbance outside limit of construction line to be required by the satisfaction of the owner's representative.
 - Site does not contain any retaining structures or fillings outside of the waste disposal enclosure.
 - All trees planted outside of two meter buffer from utility lines.

- irrigation notes**
- All landscaping to be removed with underground automatic irrigation system extending to boulevard area.

PRELIMINARY - NOT FOR CONSTRUCTION

groundcubed

5	Issued for tender package #1	26.01.30
4	Issued for review	25.12.23
3	Issued for 30% review	25.12.01
2	Issued for 2D parking review	25.10.31
1	Issued for development permit	25.09.12

Issued For / Revisions

Project: Project Number: 23050

penticton multi-family

907 and 913 Westminster Ave W
Penticton, BC

Development Permit No.: 205P No.

Building Permit No.: 350,140-20 Ave St
Calgary, Alberta
T2G 0R2
Ph: 403.233.2000
GGA-ARCHITECTURE Fax: 403.364.3077

Drawing Title: layout plan

Drawn by: RV Scale: 1:150
 Reviewed by: SM
 Manager: Date: 2024-09-05
 Per. Review: 25.12.19

Drawing Number: L1.01

linetype legend

linetype	description
---	property line
---	landscape buffer line
---	setback line
---	water line
---	sewer line
---	drainage line
---	electrical line
---	overhead line
---	gas line

symbol	botanical / common name	dbh	height	width	length	notes
tree	rainier spruce	3	20m	9m	75mm	
tree	black ash	12	7m	0.2m	75mm	
tree	acru	17	15m	4.5m	75mm	
tree	potentilla	4	20m	5m	15m	

symbol	botanical / common name	dbh	height	width	length	notes
tree	spring juniper	3	3m	3m	45	shown
tree	cherry	2	3m	3m	45	shown
tree	phacelia	76	1.5m	1.5m	45	shown
tree	potentilla	42	1.0m	0.8m	45	shown
tree	potentilla	200	0.8	0.8m	45	shown
tree	potentilla	57	0.5	1.0m	45	shown
tree	potentilla	2	1.5m	3.0m	45	shown

symbol	botanical / common name	dbh	height	width	length	notes
tree	potentilla	89	0.8m	0.8m	42	shown
tree	potentilla	10	0.8m	0.8m	42	shown
tree	potentilla	65	1.0m	0.5m	42	shown
tree	potentilla	8	0.5m	0.2m	42	shown

existing trees legend

existing trees to remain - site (3 total)

requires tree protection fencing

boulevard tree legend

city to source and plant trees - client to provide funding per bylaw

tree	botanical / common name	dbh	height	width	length	notes
tree	black ash	5	20m	9m	75mm	
tree	potentilla	5	15m	3m	75mm	

Notes:

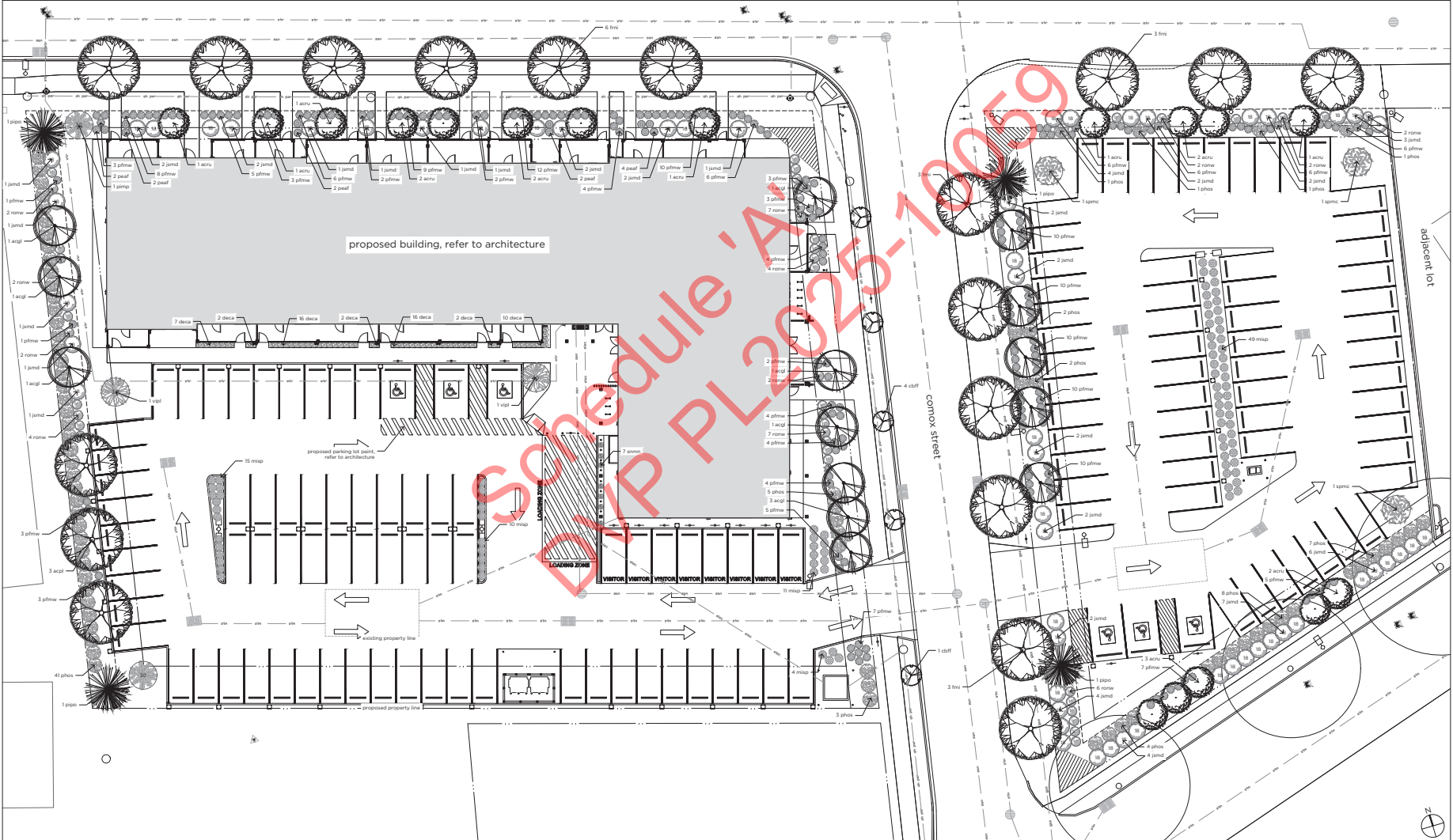
- Dimensions to face of gypsum (interior partitions), concrete, concrete block, exterior wall sheathing unless noted otherwise.
- Note when required minimum clear dimensions will be identified.
- Verify all dimensions, elevations, and datum, report any errors and/or discrepancies to the architect prior to construction.
- Do not shade drawings.
- This drawing supersedes previous issues.
- Do not use alphabetic revision iterations for pricing.

general notes

1. This plan prepared using information provided by GGA-Architecture received (25.09.22).
2. Contractor is responsible for locating utilities and protecting same from damage during construction.
3. All drawings are property of landscape architect. Site clean-up is incidental to the work. The contractor shall report any discrepancies between the site conditions and the drawings to the architect prior to construction to the owner's representative.
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5. Contractor to coordinate and attend all requests and approvals required by the contractor.
6. All drawings are metric unless otherwise noted.
7. All layout shall be approved on site by landscape architect prior to construction. Contractor to notify owner's representative immediately if any discrepancies arise.
8. Contractor shall refer to related disciplines as indicated on plans where applicable.
9. All soft landscape areas are to be sloped to ensure positive drainage away from structures, walls.
10. All grades provided all to finished grade, top of final surface.
11. Disturbance outside limit of construction line to be repaired by the satisfaction of the owner's representative.
12. Site shall not contain any retaining walls or structures outside of the waste disposal enclosure.
13. All trees planted outside of two meter buffer from utility lines.

irrigation notes

1. All landscaping to be serviced with underground automatic irrigation system extending to boulevard area.



PRELIMINARY - NOT FOR CONSTRUCTION



5. Issued for tender package #1	26.01.20
4. Issued for review	25.02.23
3. Issued for 30% review	25.03.23
2. Issued for 2D pricing review	25.03.23
1. Issued for development permit	25.09.22

Issued For / Revisions

Project: 22050
 penticton multi-family
 997 and 1013 Westminster Ave W
 Penticton, BC
 Building Permit No.:
 Development Permit No.: 050P No.
 350,140-10 Ave SE
 Calgary, Alberta
 T2G 0R2
 Ph: 403.233.2000
 Fax: 403.364.3077

planting plan

Drawn by: RV
 Revised by: RM
 Manager: [blank]
 Date: 2025-09-23
 Drawing Number: L1.03
 Scale: 1:150
 Date: 2025-09-23
 Drawing Packet: [blank]
 Revision Number: [blank]

A1 planting plan