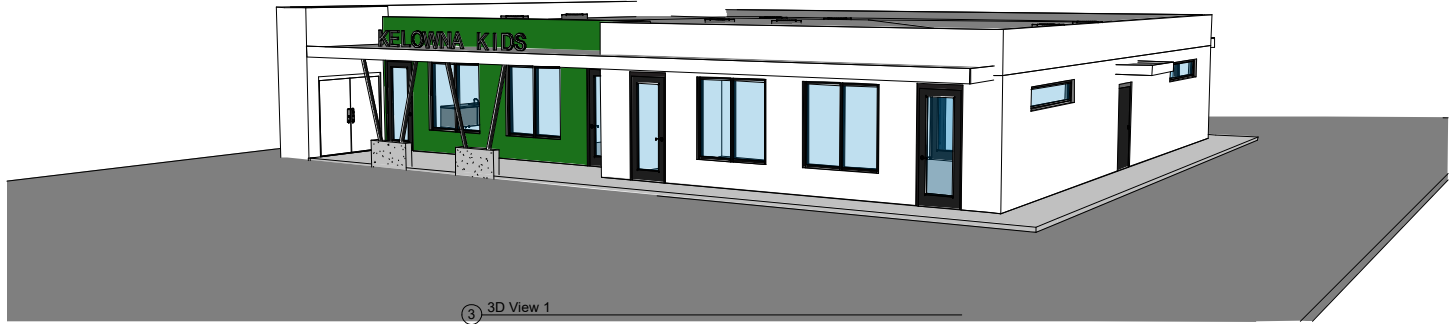
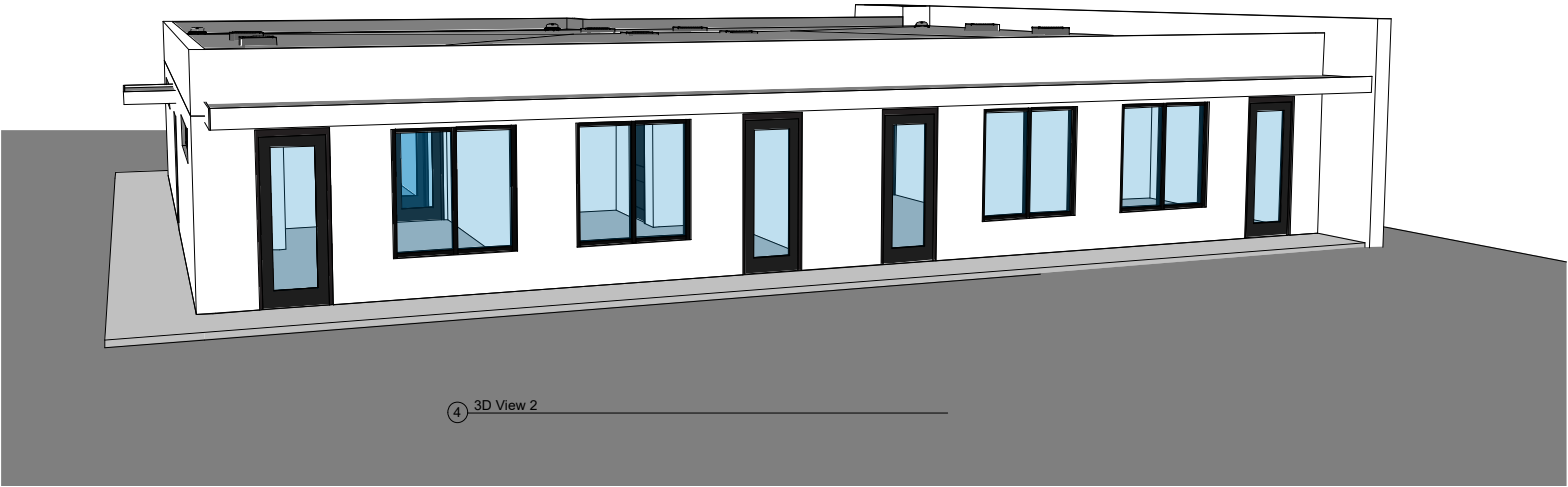


# 439 WEST AVE KELOWNA, BC



SHEET LIST		
Sheet Number	Sheet Name	Current Revision Date
A0.0	TITLE	10.10.23
A0.1	NOTES & 3D VIEWS	
A0.2	ASSEMBLIES, LEGENDS, & SCHEDULES	
A1.0	SITE PLAN	10.10.23
A2.0	ELEVATIONS	10.10.23
A2.1	ELEVATIONS	10.10.23
A3.0	FOUNDATION PLANS	10.10.23
A3.1	MAIN FLOOR PLAN	10.10.23
A3.2	ROOF PLAN	10.10.23
A4.0	SECTIONS & DETAILS	10.10.23
A4.1	SECTIONS & DETAILS	5.10.23
A4.2	SECTIONS & DETAILS	



Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	ISSUE FOR REVIEW	5.10.23
2	ISSUE FOR DP	10.10.23

Worman Commercial Inc.  
401-590 KLO Rd  
Kelowna, BC V1Y 7S2  
250-575-2347

PROPOSED  
COMMERCIAL  
BUILDING  
439 WEST AVE  
KELOWNA, BC

TITLE

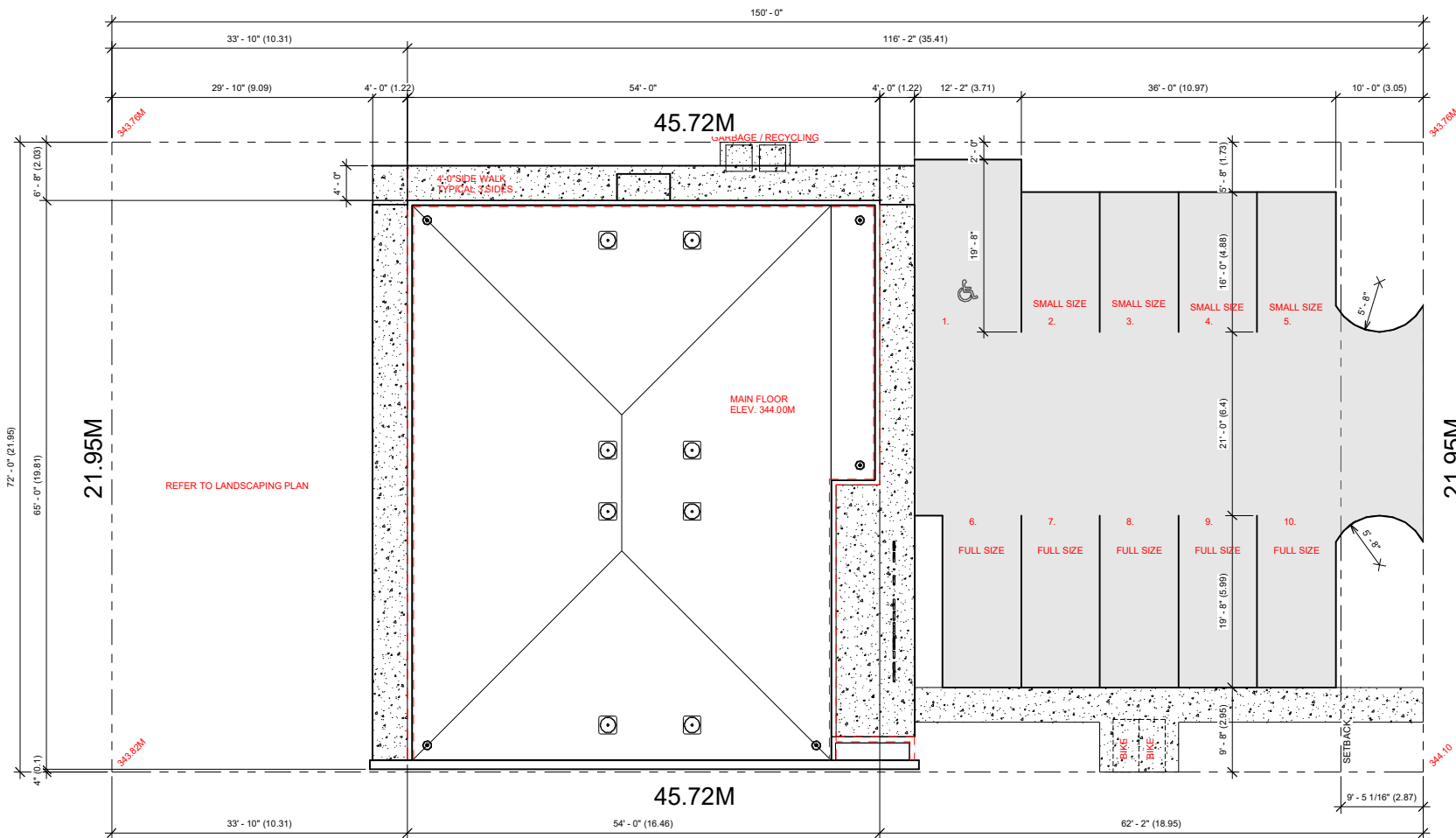
SCALE:  
AS NOTED

DRAWN BY: ??	CHECKED BY: BV
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DATE: 10.10.23	PROJECT: 2023-005
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A0.0

LANE



WEST AVE

SITE INFORMATION		
<b>GENERAL ZONING AND SITE INFORMATION</b>		
- CIVIC ADDRESS:	439 WEST AVE	
- LEGAL:	PLAN KAP 4743, LOT 9	
- ZONE:	UC5	
- AUTHORITY:	CITY OF KELOWNA	
- TOTAL LOT AREA:	10,800m <sup>2</sup> [1,003.4m <sup>2</sup> ]	
- MAX. SITE COVERAGE OF BUILDINGS:	85%	
- MAX. SITE COVERAGE OF BUILDINGS, STRUCTURES, AND IMPERMEABLE SURFACES:	90%	
<b>SITE CONSTRAINTS</b>		
	<b>PERMITTED</b>	<b>PROPOSED</b>
- FRONT YARD SETBACK:	3.0m	18.95m
- REAR YARD SETBACK:	0.0m	10.31m
- SIDE YARD SETBACK:	0.0m	0.01m
- SIDE YARD SETBACK:	0.0m	2.01m
- MAX. HEIGHT:	22.0m	3.96m
- MAX. HEIGHT FOR BUILDINGS	6 STOREYS	1 STOREY
- FAR 1.8 (1,003.4M2)	1,806.1m <sup>2</sup>	313.5m <sup>2</sup>
<b>SITE COVERAGE</b>		
+ BUILDING:	3,385 <sup>2</sup> [314.5m <sup>2</sup> ]	(31.2%)
+ SIDEWALK:	893m <sup>2</sup> [83.0m <sup>2</sup> ]	
+ PATIO AREA:	2,939m <sup>2</sup> [273.0m <sup>2</sup> ]	
= TOTAL SITE COVERAGE:	7,217m <sup>2</sup> [670.5%]	(66.8%)
<b>PARKING</b>		
	<b>PERMITTED</b>	<b>PROPOSED</b>
- 1.0 SPACES PER 11 CHILDREN		
- 48 CHILDREN	4	10
<b>BICYCLE PARKING</b>		
- 2 PER 100M <sup>2</sup> (314.5 M2) = 1 SPACE		
- 4 PER 100M <sup>2</sup> (314.5 M2) = 1 SPACE		
- 2 AT FRONT DOOR		

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PROPOSED COMMERCIAL BUILDING  
439 WEST AVE  
KELOWNA, BC

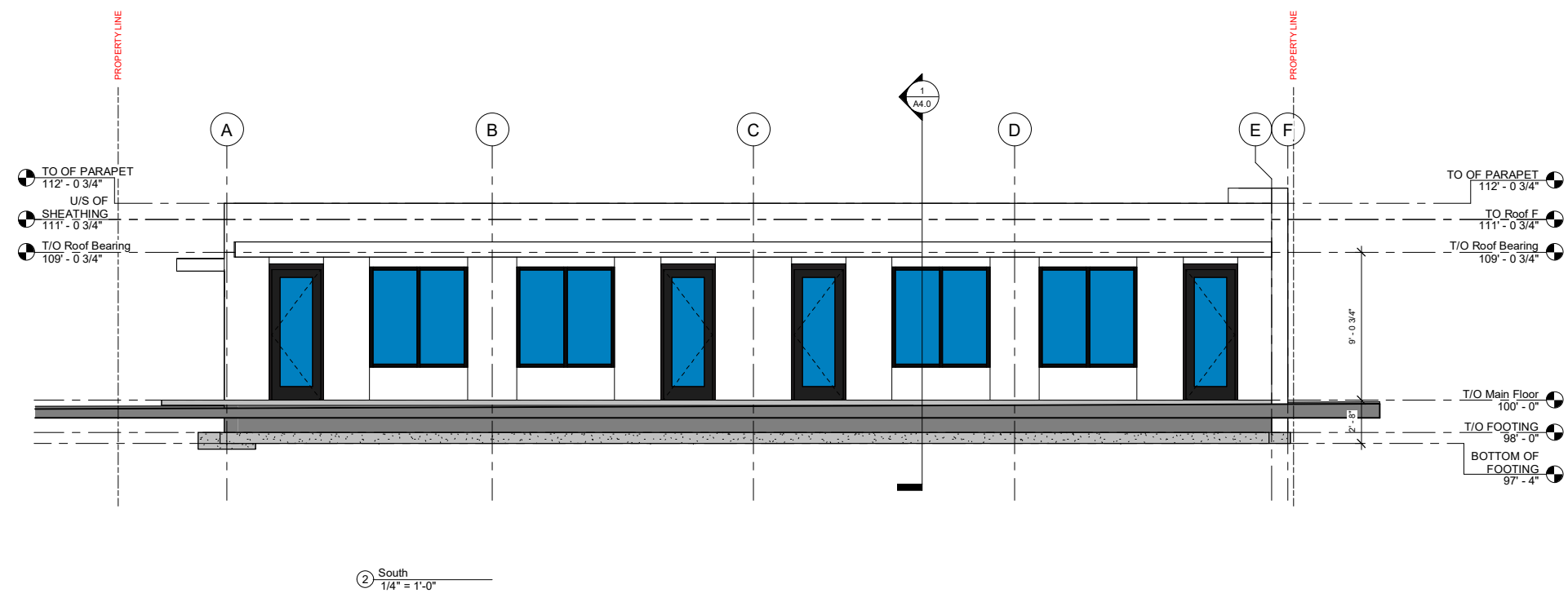
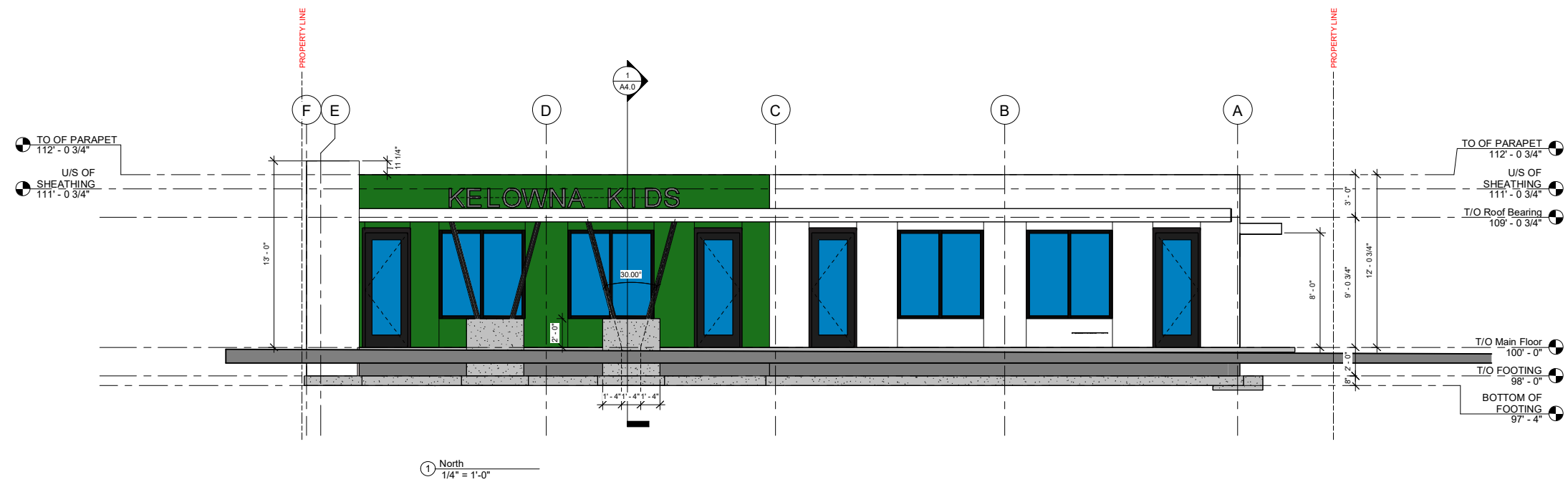
SITE PLAN

SCALE:  
AS NOTED

DRAWN BY: MAC      CHECKED BY: MAC

DATE: 10.10.23      PROJECT: 2023-005

A1.0



Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	ISSUE FOR REVIEW	5.10.23
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Worman Commercial Inc.  
 401-590 KLO Rd  
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PROPOSED  
 COMMERCIAL  
 BUILDING  
 439 WEST AVE  
 KELOWNA, BC

ELEVATIONS

SCALE:  
 AS NOTED

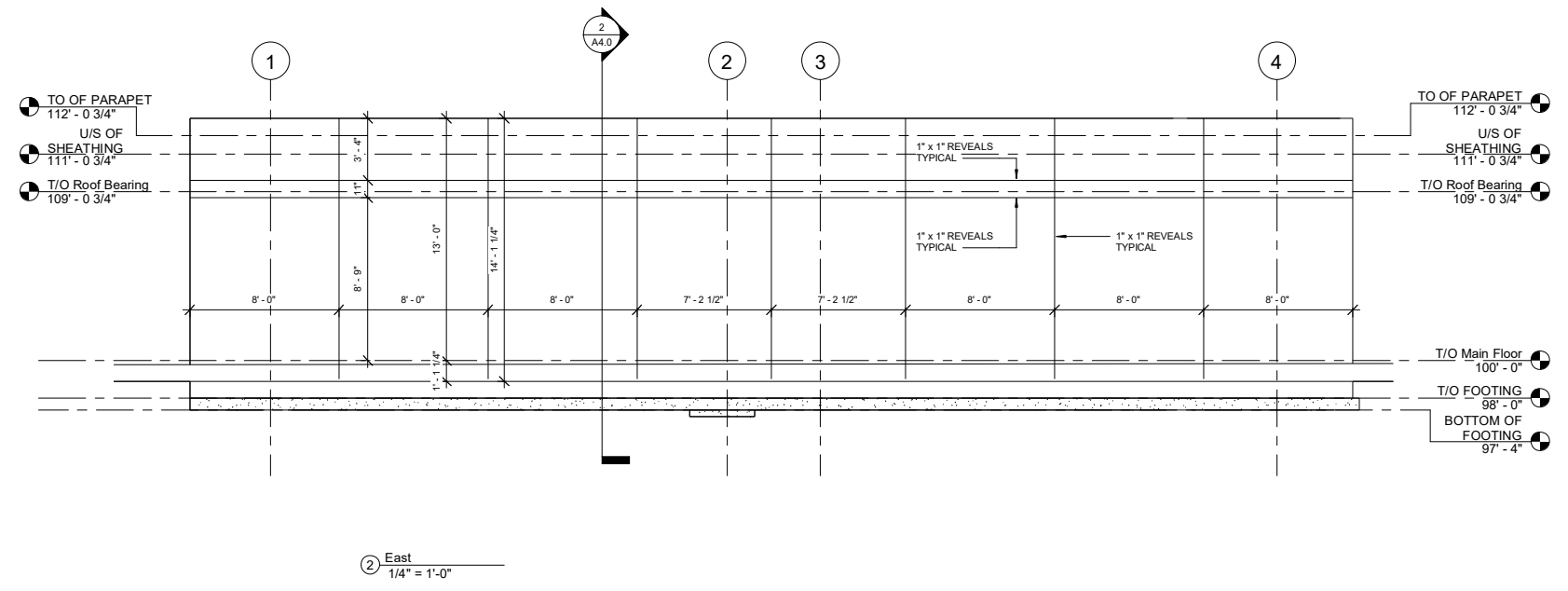
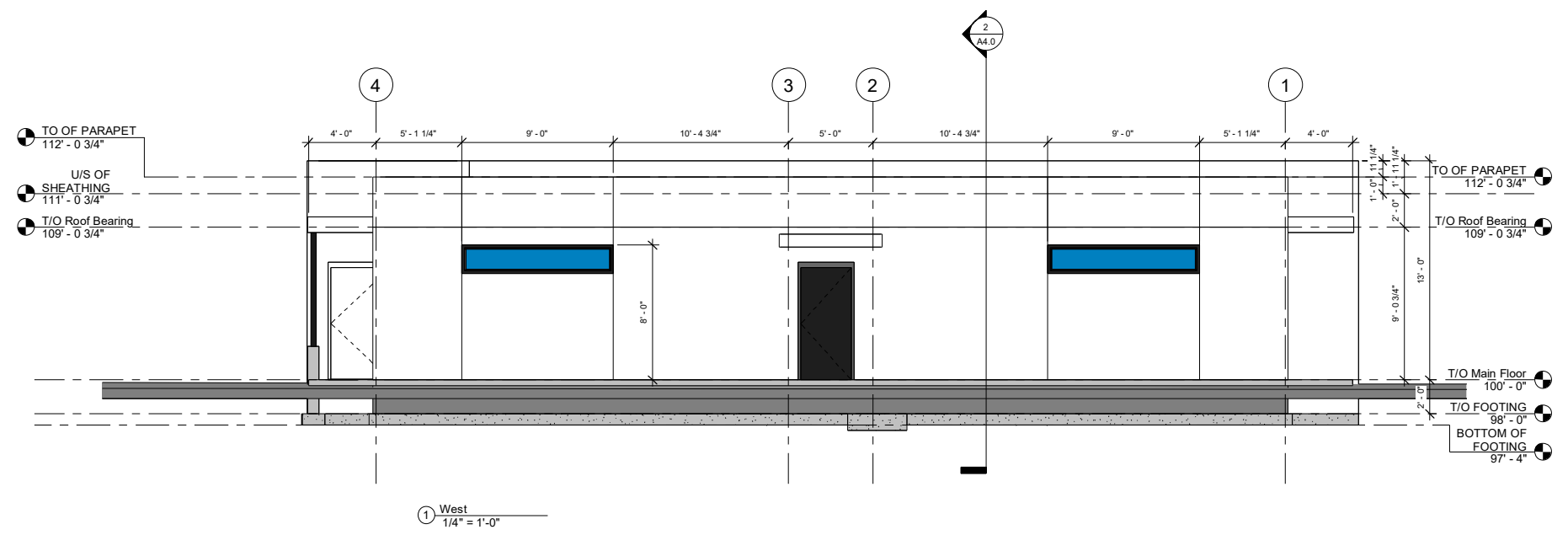
DRAWN BY:  
 BV

CHECKED BY:  
 BV

DATE:  
 10.10.23

PROJECT:  
 2023-005

A2.0



Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	ISSUE FOR REVIEW	5.10.23
2	ISSUE FOR DP	10.10.23

Worman Commercial Inc.  
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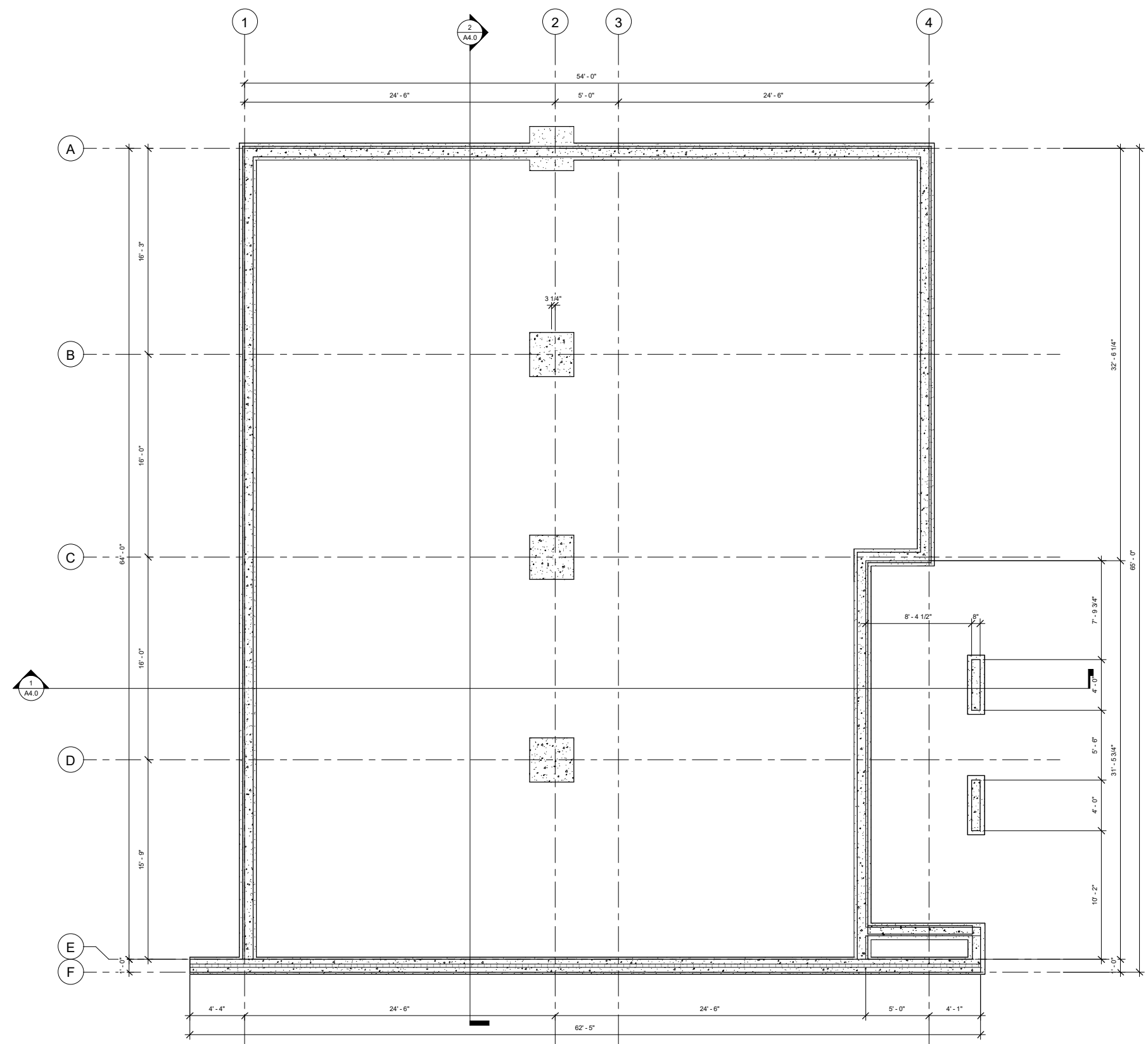
PROPOSED COMMERCIAL BUILDING  
 439 WEST AVE  
 KELOWNA, BC

ELEVATIONS

SCALE:  
 AS NOTED

DRAWN BY: BV	CHECKED BY: BV
DATE: 10.10.23	PROJECT: 2023-005

A2.1



Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	ISSUE FOR REVIEW	5.10.23
2	ISSUE FOR DP	10.10.23

Worman Commercial Inc.  
 401-590 KLO Rd  
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PROPOSED  
 COMMERCIAL  
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 439 WEST AVE  
 KELOWNA, BC

FOUNDATION PLANS

SCALE:  
 AS NOTED

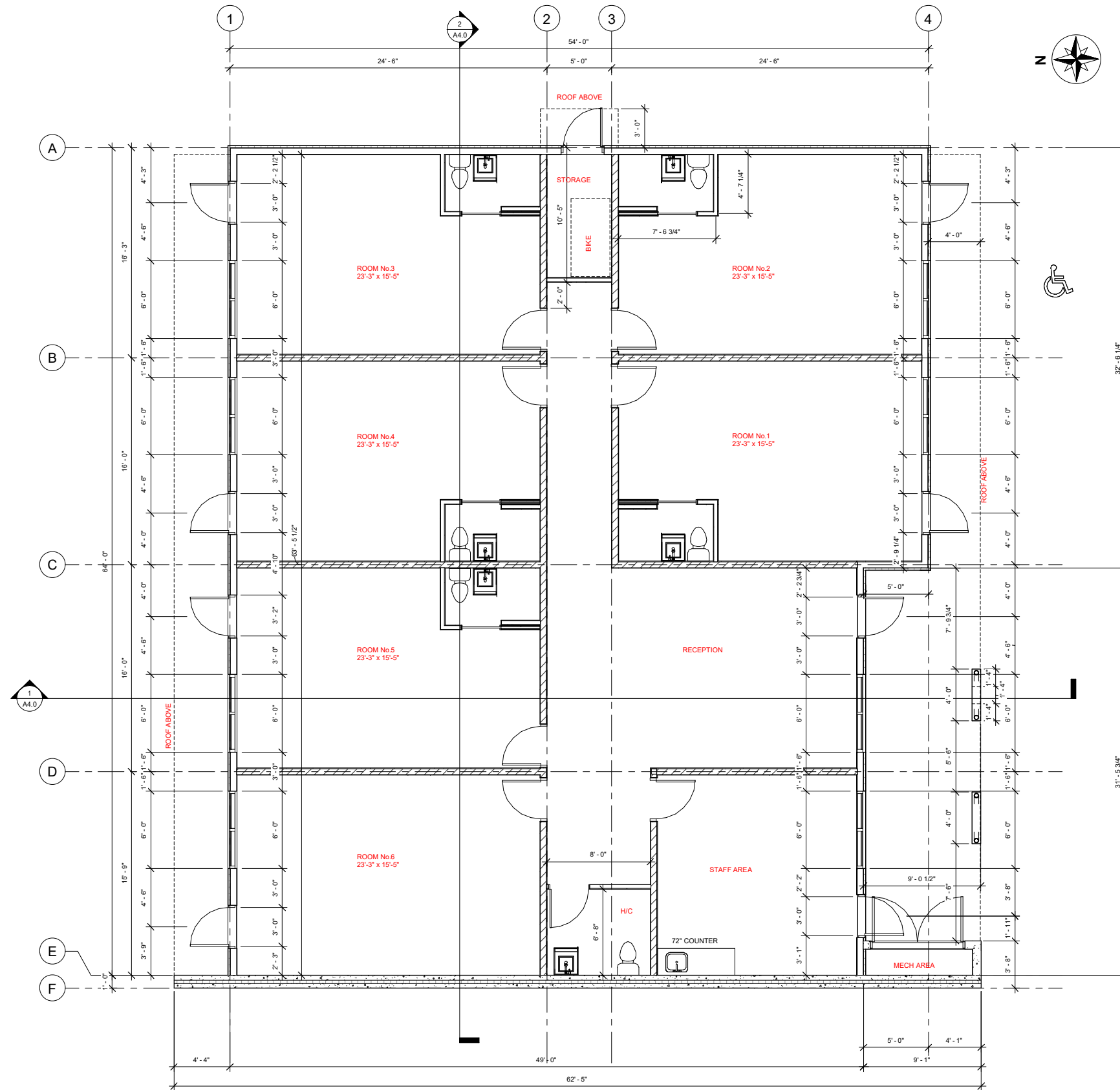
DRAWN BY:  
 BV

CHECKED BY:  
 BV

DATE:  
 10.10.23

PROJECT:  
 2023-005

**A3.0**



1 MAIN FLOOR PLAN  
1/4" = 1'-0"

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	ISSUE FOR REVIEW	5.10.23
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439 WEST AVE  
KELOWNA, BC

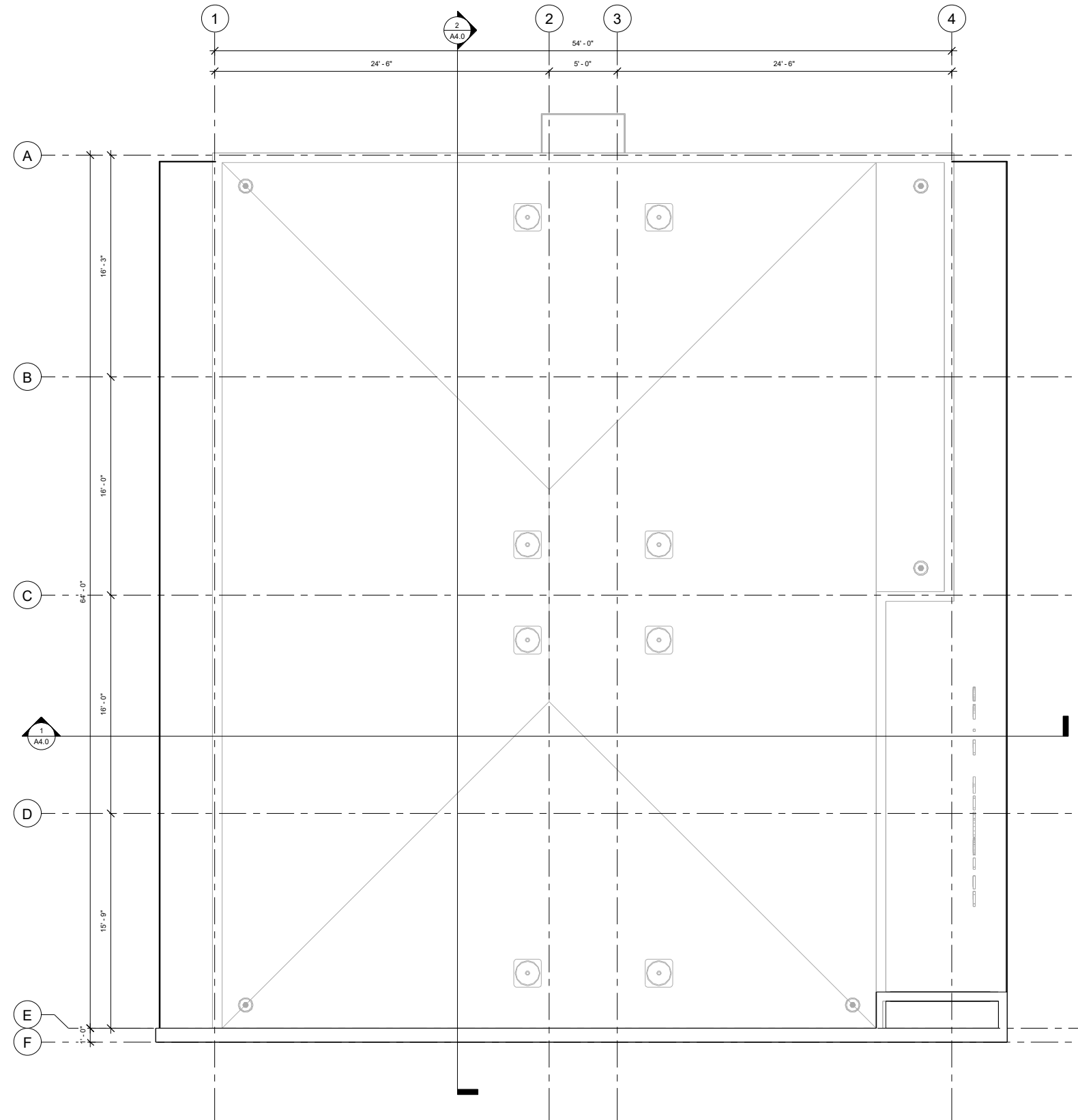
MAIN FLOOR PLAN

SCALE:  
AS NOTED

DRAWN BY: BV	CHECKED BY: BV
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DATE: 10.10.23	PROJECT: 2023-005
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A3.1



① TO OF PARAPET  
1/4" = 1'-0"

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
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Worman Commercial Inc.  
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ROOF PLAN

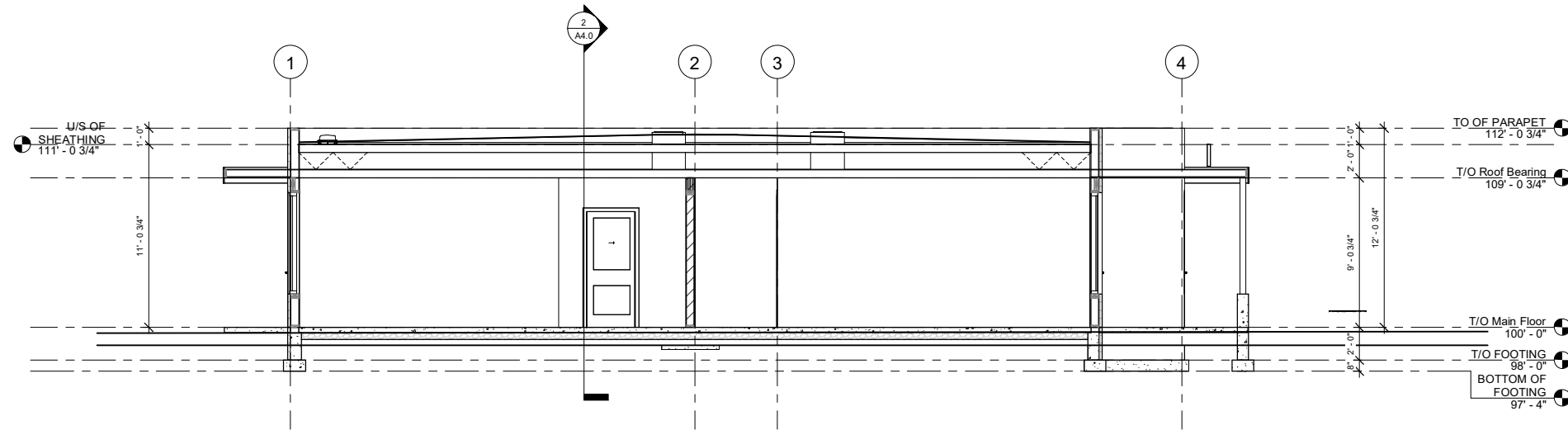
SCALE:  
AS NOTED

DRAWN BY: BV	CHECKED BY: BV
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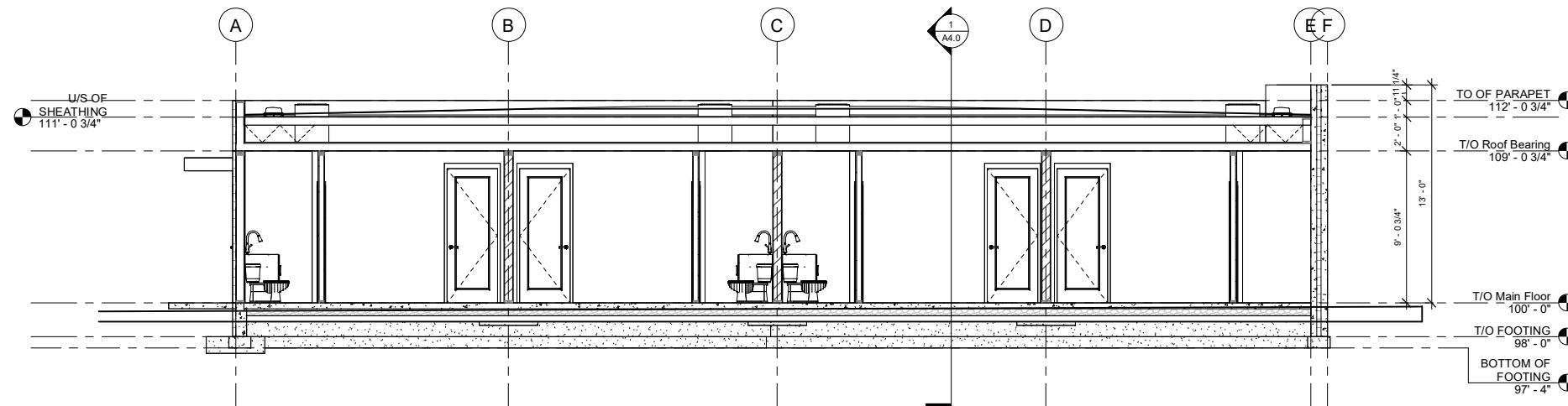
DATE: 10.10.23	PROJECT: 2023-005
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A3.2

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	ISSUE FOR REVIEW	5.10.23
2	ISSUE FOR DP	10.10.23



① Section 1  
1/4" = 1'-0"



② Section 2  
1/4" = 1'-0"

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250-575-2347

PROPOSED COMMERCIAL BUILDING  
439 WEST AVE  
KELOWNA, BC

SECTIONS & DETAILS

SCALE:  
AS NOTED

DRAWN BY: BV  
CHECKED BY: BV

DATE: 10.10.23  
PROJECT: 2023-005

A4.0