

SNOWSELL PETRO CANADA



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This drawing must not be scaled.

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NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

Seal

Revisions

No	Date	Description
1	19-06-03	ISSUED FOR DP

ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING
1464 ST. PAUL STREET
KELOWNA, BC V1Y 2E6

Roman Yamchshikov, Architect AIBC, MRAIC
roman@newtownservices.net
(250) 860 8185

DRAWING LIST:

A0.00 COVER SHEET
A1.00 ZONING AND CODE ANALYSIS
A2.00 SITE PLAN
A3.00 FLOOR PLAN
A4.00 BUILDING ELEVATIONS
A4.01 BUILDING ELEVATIONS
A4.02 MATERIALS

CIVIL

NEW TOWN ARCHITECTURE & ENGINEERING
1464 ST. PAUL STREET
KELOWNA, BC V1Y 2E6

Jacob Paul, P.Eng.
jacob@newtownservices.ca
(250) 860 8185

DRAWING LIST:

STORM WATER MANAGEMENT STRATEGY

LANDSCAPE

WSP
1631 DICKSON AVENUE, SUITE 700
KELOWNA, BC V1Y 0B5

Teri Cantin, MLA, BCSLA, CSLA
Teri.Cantin@wsp.com
(250) 980 5520

DRAWING LIST:

LDP 1 LANDSCAPE PLAN
LDP 2 HYDROZONE PLAN

NOT FOR
CONSTRUCTION

project title

SNOWSELL PETRO
CANADA

project address

525 SNOWSELL ST N,
KELOWNA, BC

project no. 4082

file no.

drawing title

COVER SHEET

designed R.Y. scale

drawn R.Y.

checked R.Y.

drawing no.

A0.00

plotted SEPT. 19, 2018 03/06/2019 11:44:38 PM

SNOWSELL PETRO CANADA

ADDRESS:

525 SNOWSELL ST N, KELOWNA, BC, V1V 2C7

LEGAL DESCRIPTION:

LOT 1 TOWNSHIP 23 DISTRICT LOT 9 PLAN # EPP21900

GRADES:

EXISTING AVERAGE - FLAT

PROPOSED AVERAGE - FLAT

NUMBER OF BUILDINGS:

1 GAS BAR, 1 CONVENIENCE STORE

ZONING ANALYSIS:

EXISTING

ZONING:

C1

PROPOSED

C2

C2 ZONING REQUIREMENTS:

REQUIRED

PROPOSED

SITE DETAILS

SITE AREA (m²):

1500 m²

1900 m²

SITE WIDTH (m):

40 m

60 m

SITE DEPTH (m):

30 m

22.7 m

MAX SITE COVERAGE:

40 %

33%

DEVELOPMENT REGULATIONS

FLOOR AREA (GFA/NFA):

MAX 570 m² BASED ON A 0.3 FAR
MAX CONVENIENCE STORE- 235 m²

214 m²

FLOOR AREA RATIO (FAR):

0.3

0.12

BUILDING HEIGHT:

10.5m or 2.5 Storeys

1 storey, 7.4 m

SETBACKS:

FRONT EAST: 4.5 m

7.4 m

SIDE NORTH: 4.5 m

44.1 m

SIDE SOUTH: 2.0 m

4.5 m

REAR WEST: 3.0 m

8.7 m

GAS BAR LOCATION:

PERMITTED ON SITES ABUTTING:
BENVOULIN, GLENMORE, GORDON, ETC....

ABUTTING GLENMORE

NUMBER OF PARKING STALLS:

GAS BAR- 1.0 PER 2 ON SITE EMPLOYEES= 2
CONVENIENCE STORE- 2 PER 100 m²= 5
TOTAL= 7 STALLS

8.0 STALLS

NUMBER OF BIKE PARKING STALLS:

CLASS I - 0.2 PER 100 m² GLA= 1
CLASS II - 0.6 PER 100 m² GLA= 2

CLASS I - 1
CLASS II - 2



LOCATION PLAN (NTS)



VIEW FROM SNOWSELL STREET (NTS)

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project no. 4082

file no.

drawing title

ZONING INFO

designed R.Y. scale

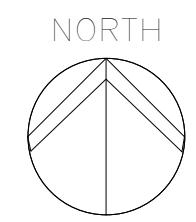
drawn R.Y.

checked R.Y.

drawing no.

A1.00

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SNOWSELL PETRO-CANADA

project address
**525 SNOWSELL ST N,
KELOWNA, BC**

project no. **4082**

file no.
drawing title
SITE PLAN

designed **R.Y.** scale **1 : 250**

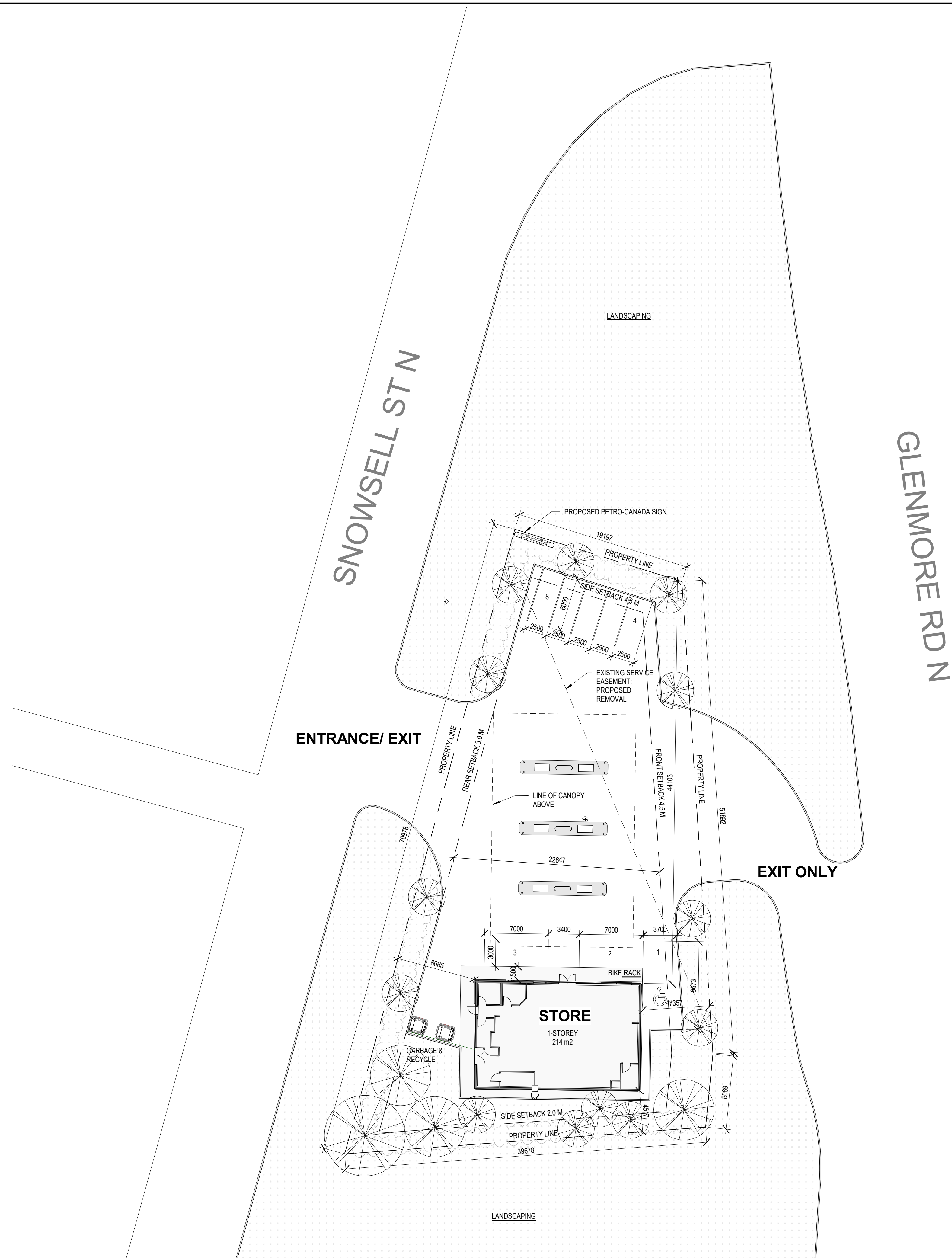
drawn **R.Y.**

checked **R.Y.**

drawing no.

A2.00

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1 Site
A4.00 1 : 250

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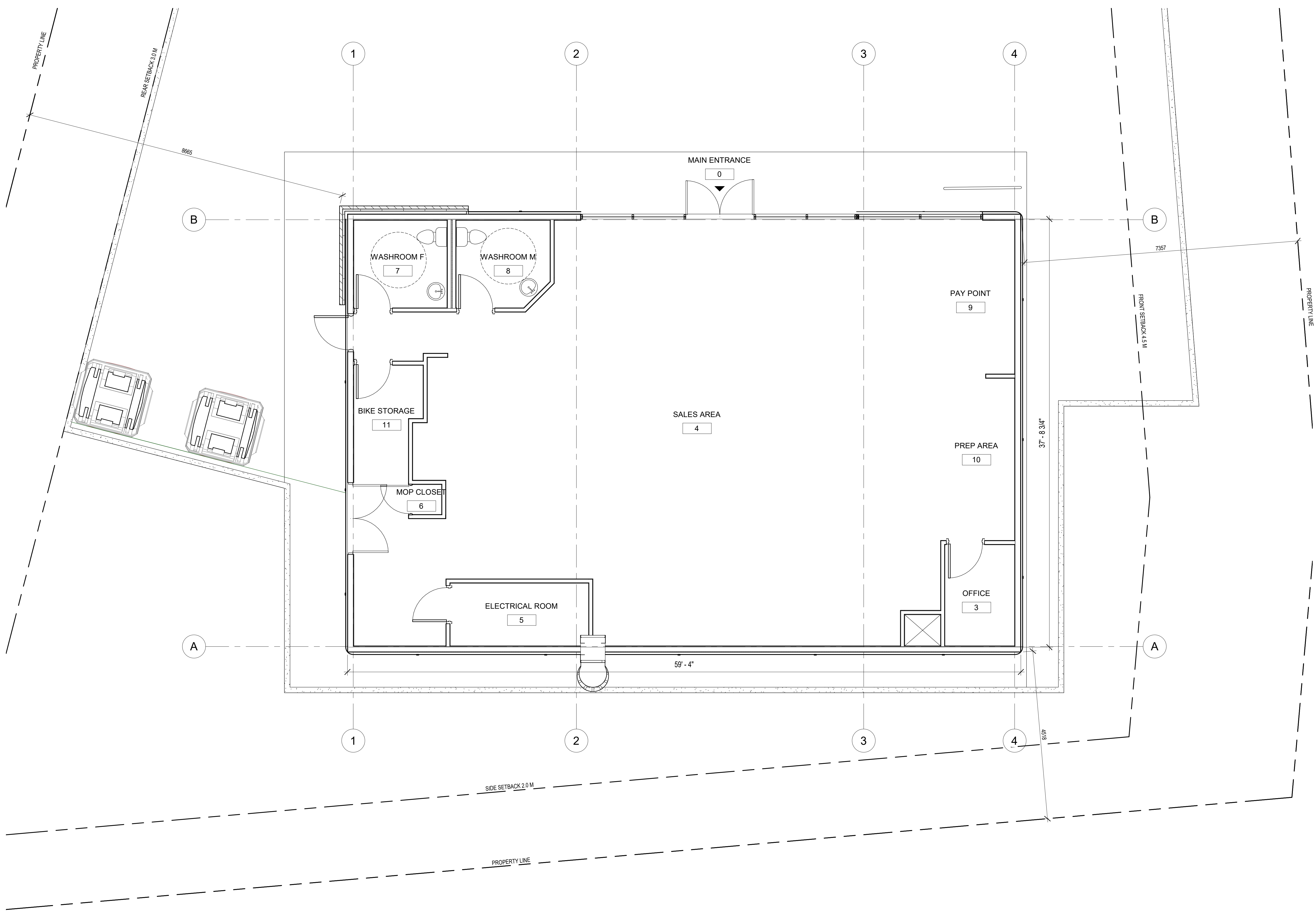
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525 SNOWSELL ST N,
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file no. _____

drawing title
FLOOR PLAN

designed R.Y. scale 1:48

drawn R.Y.

checked R.Y.

drawing no. **A3.00**

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MATERIAL KEYNOTE LEGEND

1. RED ALUMINUM PANEL
2. WHITE ALUMINUM PANEL
3. METAL-PAINT FINISH- INDIAN RED, MATTE
4. STOREFRONT GLAZING W/ BLACK FRAME
5. ALUMINUM GLAZED DOORS W/ BLACK FRAME
6. STONE MASONRY
7. ILLUMINATED SIGNAGE
8. EARTHINS
9. ROOF TOP UNIT
10. FIXED LADDER WITH CAGE
11. 9" BOLLARD
12. GAS PUMP
13. BIKE RACK
14. FIRE HYDRANT

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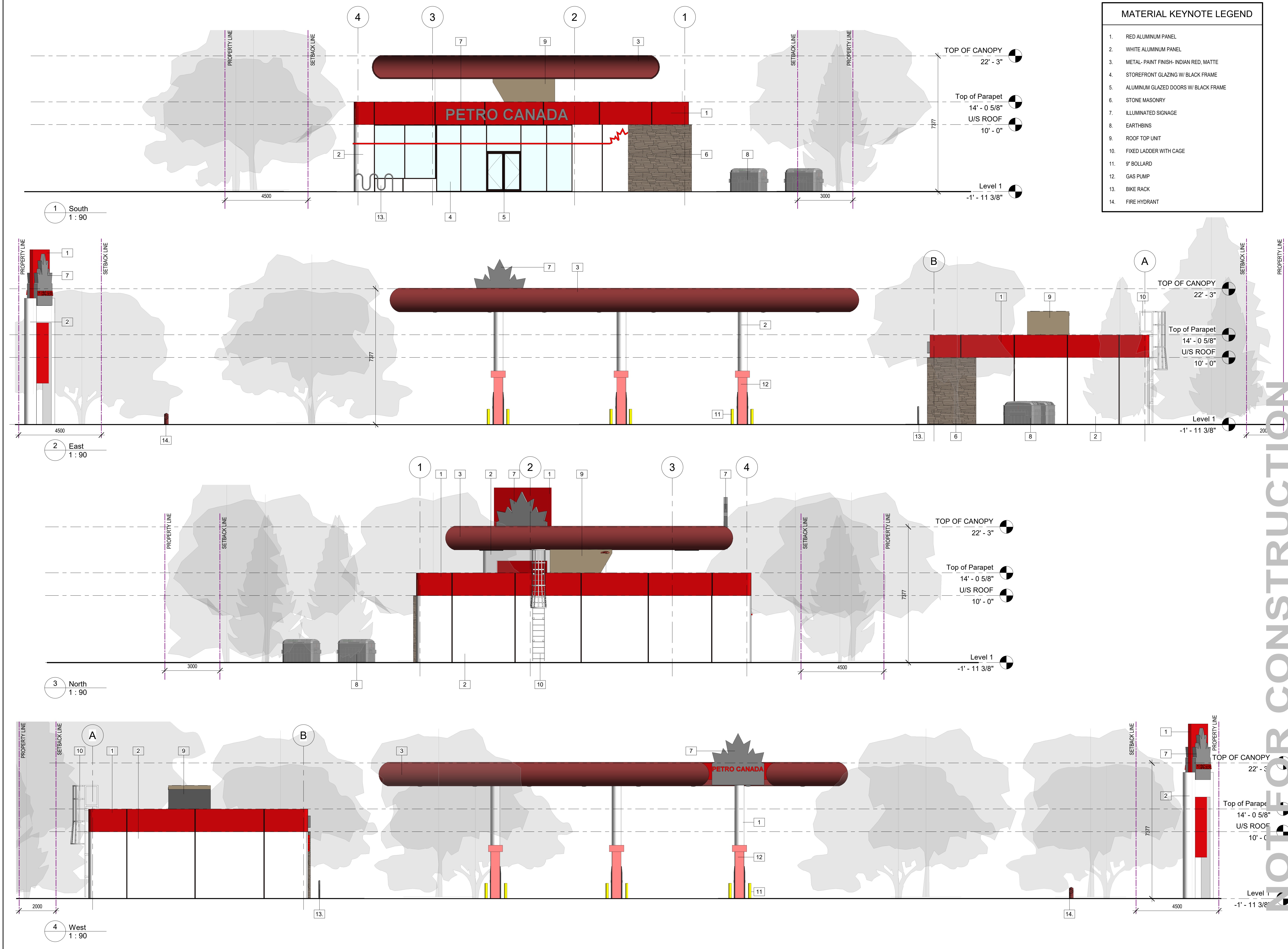
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drawing title
ELEVATIONS

designed R.Y. scale As indicated
 drawn R.Y.
 checked R.Y.
 drawing no. **A4.00**
 plotted 03/06/2019 1:44:45 PM

RED ALUMINUM PANEL (#1)



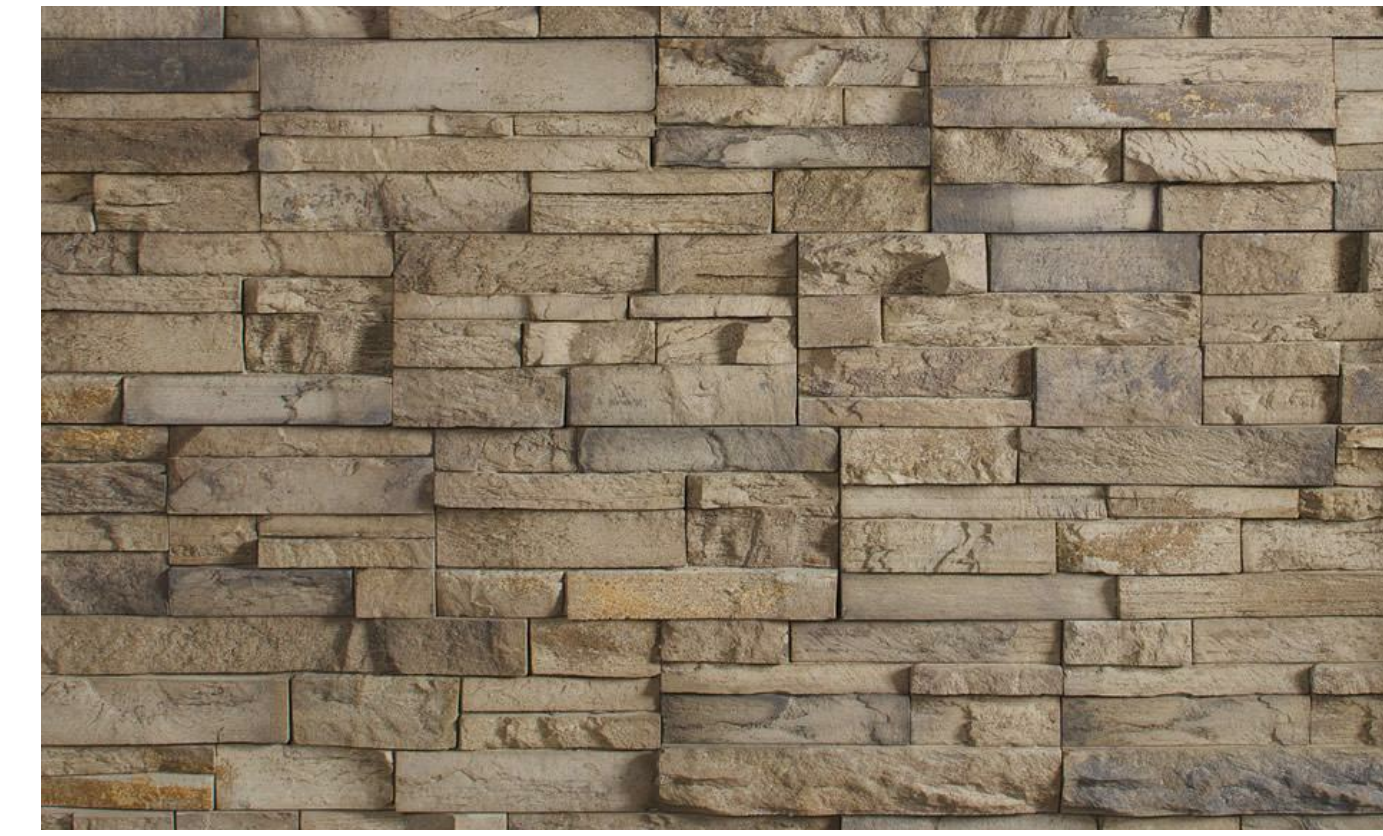
WHITE ALUMINUM PANEL (#2)



STOREFRONT W/ BLACK FRAME (#4, #5)



STONE MASONRY (#6)



EARTHBIN (#8)



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MATERIALS

designed **R.Y.** scale

drawn **R.Y.**

checked **R.Y.**

drawing no.

A4.02

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