



PRELIMINARY APPLICATION

RESIDENTIAL DEVELOPMENT
4350 LAKESHORE DRIVE,
OSOYOOS, BC

PM
ParaMorph
Architecture Inc

DRAWING LIST

- COVER A-0.1
- PROJECT SUMMARY A-0.2
- BASE PLAN A-0.3
- SITE PLAN A-1.0
- FLOOR PLANS A-2.0-2.4
- PERSPECTIVES A-3.0-3.7

PROJECT TEAM

ARCHITECT **PARAMORPH ARCHITECTURE INC.**
 308 - 9639 137A Street,
 Surrey, BC V3T 0M1
 (604) 608-0161
 info@paramorph.com

SURVEYOR **PENDERGRAFT PROFESSIONAL
 LAND SURVEYING INC.**
 Box 640
 Osoyoos, BC V0H 1V0
 (250)495-7127
 brad@pendergraftsurveying.ca

CIVIL **MCELHANNEY**
 290 Nanaimo Avenue W
 Penticton, BC, V2A 1N5
 (778)476-8139
 rchauhan@mcelhanney.com
 cspence@mcelhanney.com

LANDSCAPE **WSP GLOBAL INC.**
 1631 Dickson Avenue, Suite 700 Landmark 6
 Kelowna, BC, V1Y0B5
 (250)980-5510
 adrian.shura@wsp.com

CODE **PONTEM GROUP**
 309 - 63 W 6th Ave,
 Vancouver, BC V5Y 1K2
 (604)202-8167
 jlau@pontemgrp.com

CLIENT **MASKEEN GROUP**
 308 - 6321 King George Blvd
 Surrey, BC V3X 1G1
 (604)757-8447
 psivia@maskeen.ca

PROGRAM SUMMARY

LOT INFO	ADDRESS	4350 LAKESHORE DRIVE.OSOYOOS, BRITISH COLUMBIA			
	LEGAL DESCRIPTION	Lot 1, Plan KAP77699, District Lot 100, Similkameen Div of Yale Land District, Except Plan KAS3145 (PHASES 1 AND 2)			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	72,690	6,753	1.67	0.68
	DEDICATION	0	0	0.00	0.00
	NET AREA (AFTER DEDICATION)	72,690	6,753	1.67	0.68

ZONING	ZONING	CURRENT	PROPOSED
		CD2	CD2

ZONING	FAR	PERMITTED	PROPOSED
	FAR		0.84
	TOTAL AREA		60743

ZONING	SETBACKS	PERMITTED	PROPOSED
	NORTH (ALONG NEIGHBOURING LOT)		3.00 m
	SOUTH (ALONG NEIGHBOURING LOT)		4.76m
	EAST (ALONG NEIGHBOURING LOT)		10.00 m
	WEST (ALONG LAKESHORE DRIVE)		6.00 m

ZONING	BLDG HEIGHT	PERMITTED	PROPOSED
	CONDO BUILDING		4 STOREY
	TOWNHOUSE BUILDING		3 STOREY

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (GROSS)	(Sqft)	(Sqm)	(%age)	REMARKS
	PROPOSED	20292	1,885	27.92%	

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION (CONDO COMPONENT)					
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	NO. OF UNITS	BUILDABLE (Sqft)	EFFICIENCY
	MAIN FLOOR LVL	5,451.22	2,120.49	6	7,572	72%
	SECOND FLOOR LVL	6,064.47	1,483.01	7	7,547	80%
	THIRD FLOOR LVL	6,064.47	1,483.01	7	7,547	80%
	FOURTH FLOOR LVL	2,803.55	991.55	3	3,795	74%
	TOTAL AREA			23	26,462	

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION(TOWNHOUSE COMPONENT)									
	GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE (Sqft)	LVL-1 (Sqft)	TOTAL LVL-1 (Sqft)	LVL-2 (Sqft)	LVL-3 (Sqft)	ROOF TOP (Sqft)	TOTAL (Sqft)	NO. OF UNITS	TOTAL FLOOR AREA (Sqft)
	UNIT-A	416	219	635	682	741	92	1,734	6	10,402
	UNIT-A1	416	219	635	656	715	92	1,682	8	13,457
	UNIT-A2	416	219	635	682	741	92	1,734	6	10,402
	TOTAL AREA								20	34,281
	TOTAL FAR (INCLUDING CONDO & TOWNHOUSE COMPONENT)									60,743

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN (As per CD2 Zoning Bylaw)				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED (@Surface)
	1 Bedroom , 2 Bedroom+Den, 2BR, 3BR	23	1.5/ Unit	34.5 say 35	37 + 8 (for phase-1&2) = 45
	Townhouse (With Garage)	20	1.5 / Unit	30	40 (@Garage)
	Visitor's				5
	TOTAL (TOWNHOUSE & CONDO)			65	90
	SMALL CARS		20%		
	TOTAL PROVIDED				6
ACCESSIBLE				2	
BICYCLE PARKING					
			1/ 10 Parking Stalls	9	
			PROVIDED @ Surface	9	

AMENITY CALCULATIONS	AMENITY	(Sqft)	(Sqm)	REMARKS
	REQUIRED			
	PROPOSED (Club House)	424	39	



308 - 9639 137A Street, Surrey BC V3T 0M1
 1690 West 2nd Avenue, Vancouver, BC V6J 1H4
 604-608-0161 | www.paramorph.com

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application

Date	Description
------	-------------

Issues / Revisions

Seal

Project Title
RESIDENTIAL DEVELOPMENT

Project Address
**4350 LAKESHORE DRIVE
 OSOYOOS
 BRITISH COLUMBIA**

Drawn By PS	Date 2023-08-08
----------------	--------------------

Checked By MG	Project ID OS01_2204
------------------	-------------------------

Sheet Title

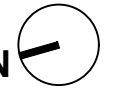
PROJECT SUMMARY

Scale

Sheet No.

A-0.2

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application

Issues / Revisions

Seal

Project Title
RESIDENTIAL DEVELOPMENT

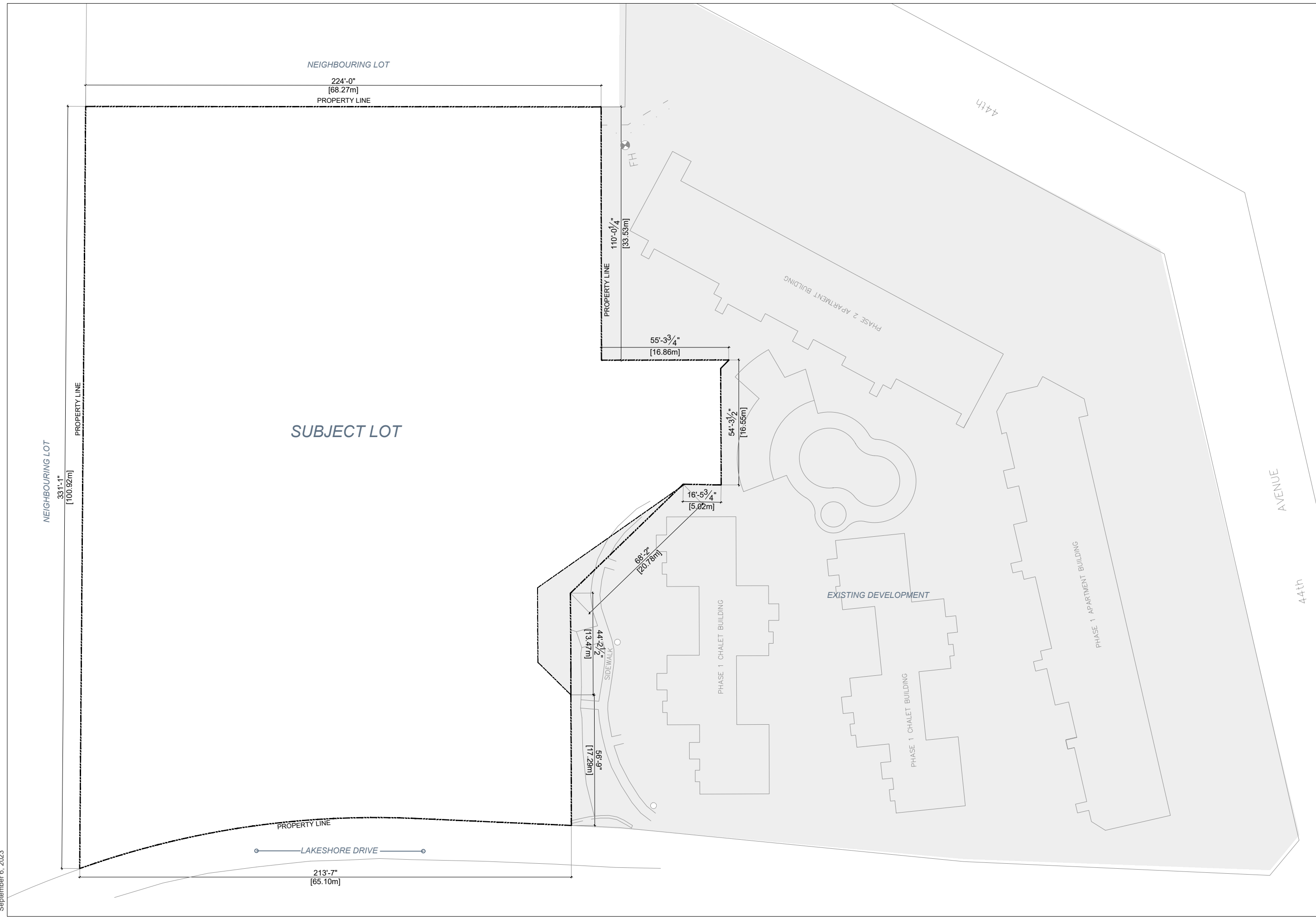
Project Address
4350 LAKESHORE DRIVE
OSOYOOS
BRITISH COLUMBIA

Drawn By PS	Date 2023-08-08
Checked By MG	Project ID OS01_2204

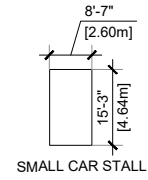
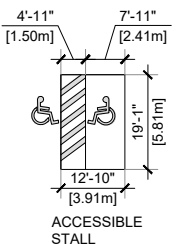
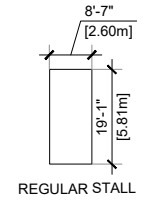
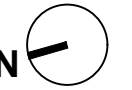
Sheet Title
BASE PLAN

Scale
 Not to Scale

Sheet No.
A-0.3



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application

Issues / Revisions	
Seal	

Project Title
RESIDENTIAL DEVELOPMENT

Project Address
**4350 LAKESHORE DRIVE
OSOYOOS
BRITISH COLUMBIA**

Drawn By PS	Date 2023-08-08
----------------	--------------------

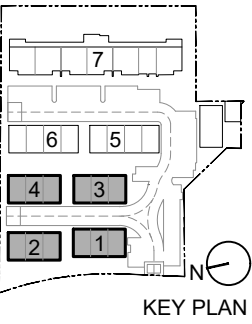
Checked By MG	Project ID OS01_2204
------------------	-------------------------

Sheet Title
SITE PLAN

Scale
Not to Scale

Sheet No.
A-1.0

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application

Issues / Revisions

Seal

Project Title
RESIDENTIAL DEVELOPMENT

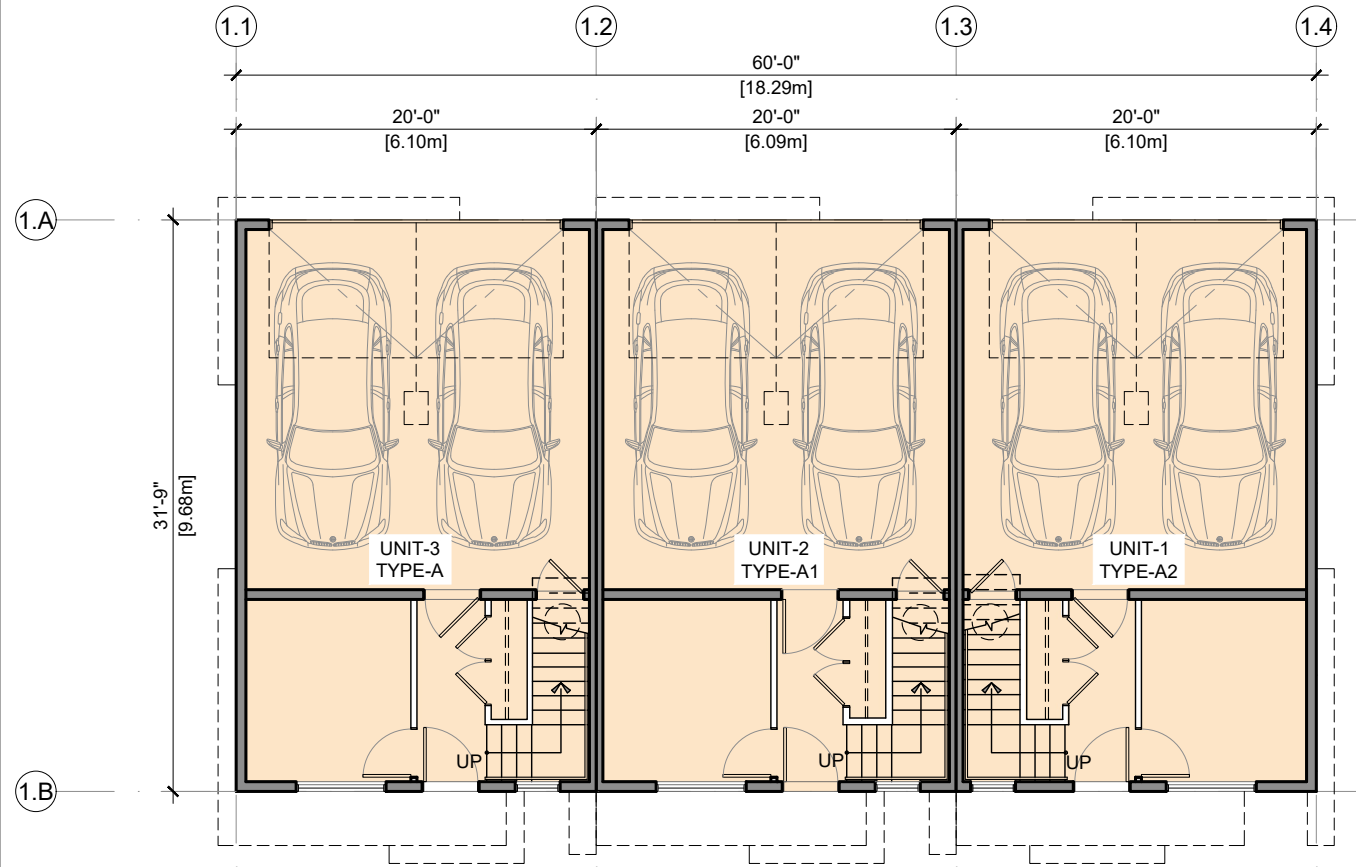
Project Address
**4350 LAKESHORE DRIVE
 OSOYOOS
 BRITISH COLUMBIA**

Drawn By PS	Date 2023-08-08
Checked By MG	Project ID OS01_2204

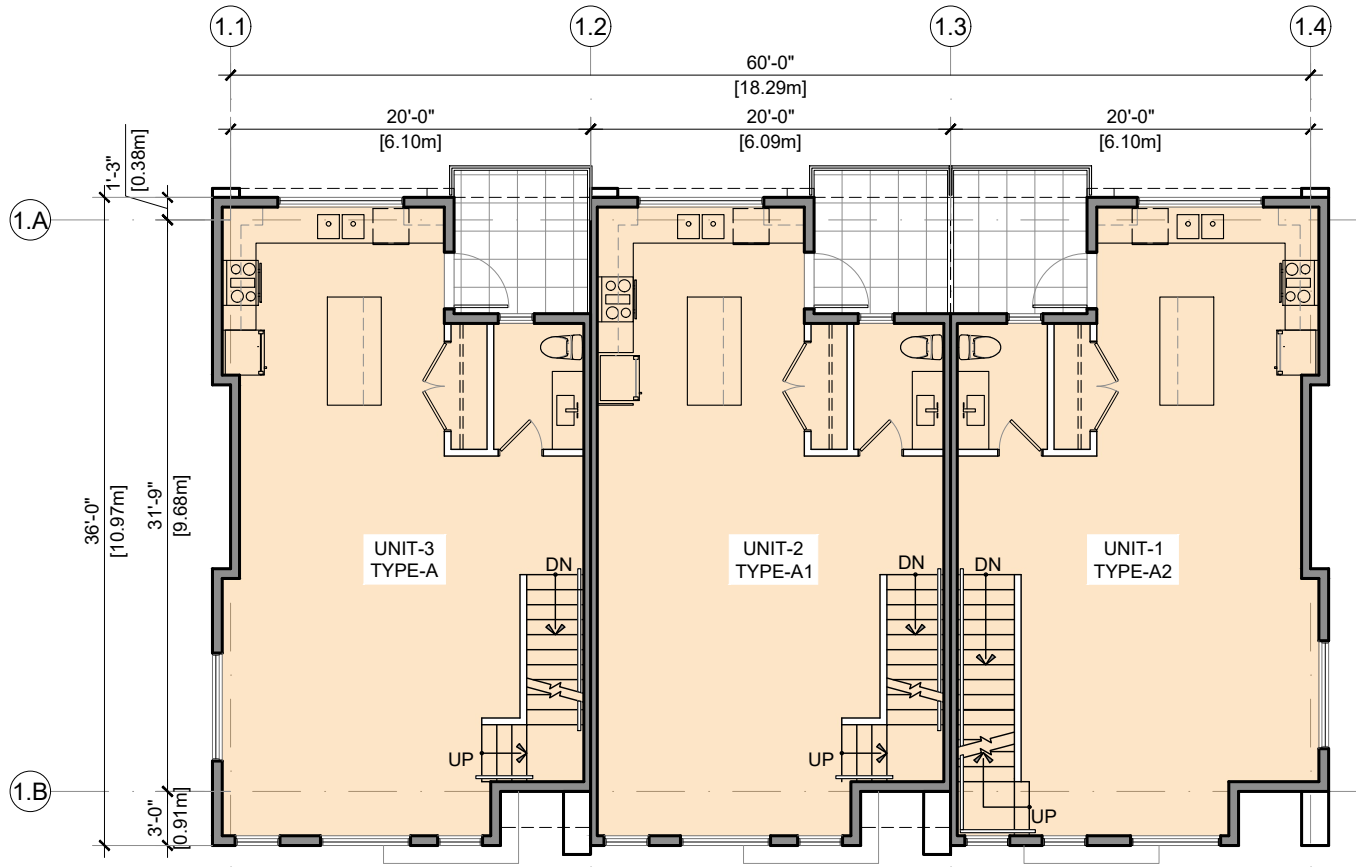
Sheet Title
**FLOOR PLANS
 BLDG 1-4**

Scale
3/32" = 1'-0"

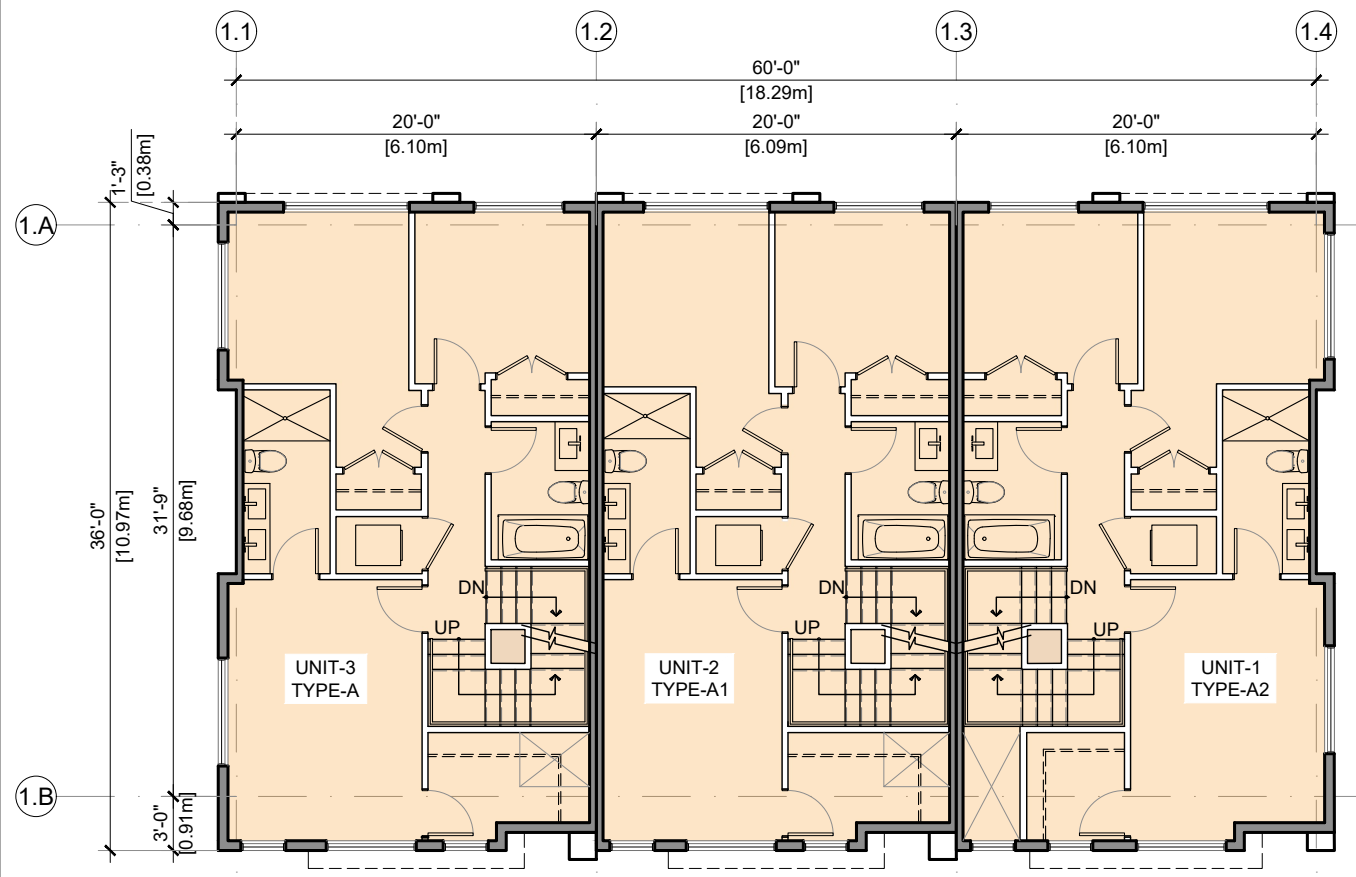
Sheet No.



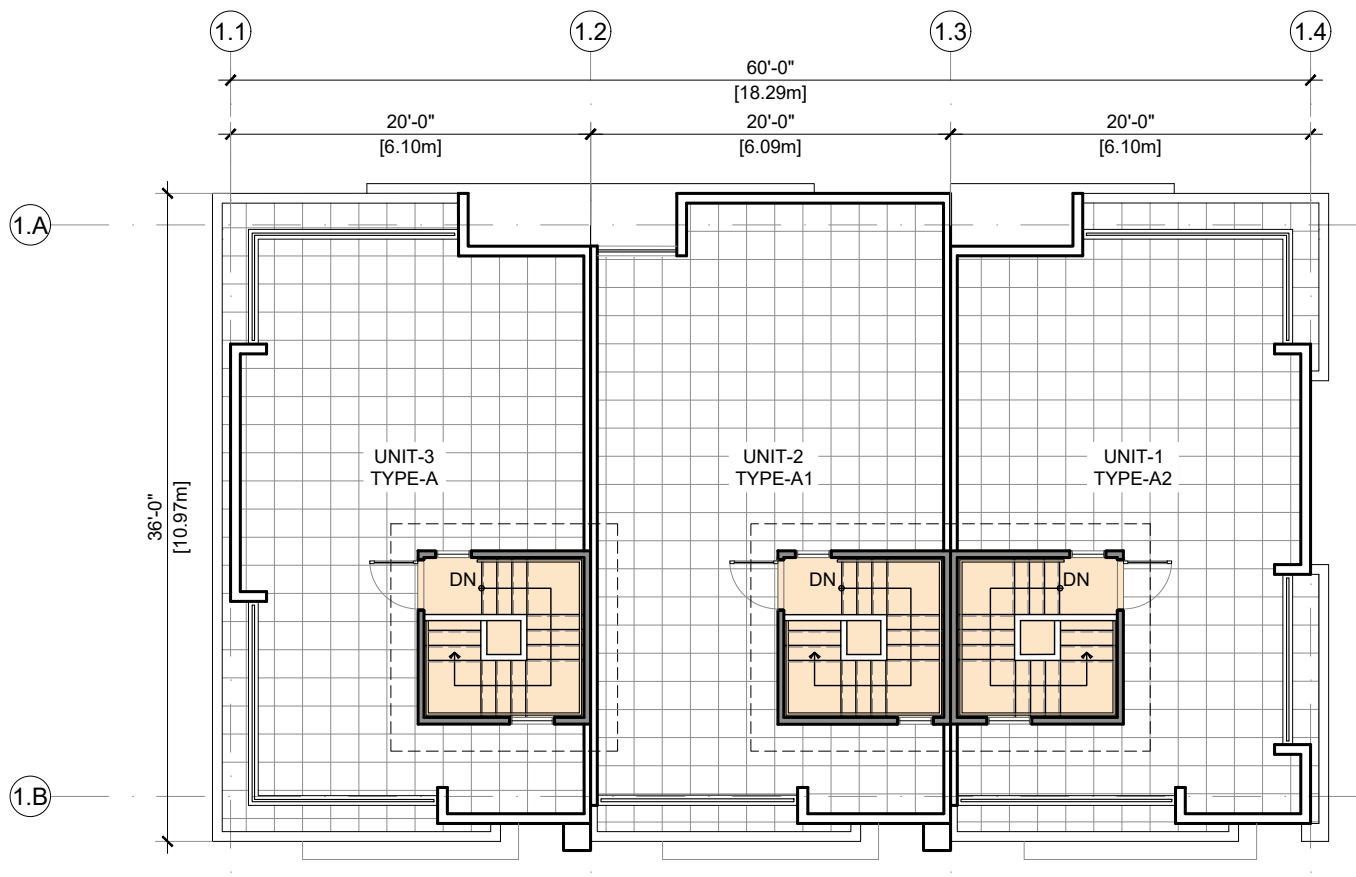
**1 BUILDING 1 TO 4
 MAIN FLOOR**



**2 BUILDING 1 TO 4
 SECOND FLOOR**

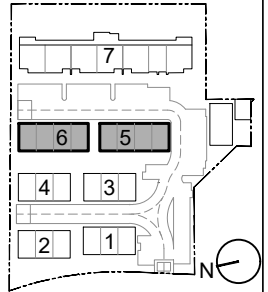


**3 BUILDING 1 TO 4
 THIRD FLOOR**

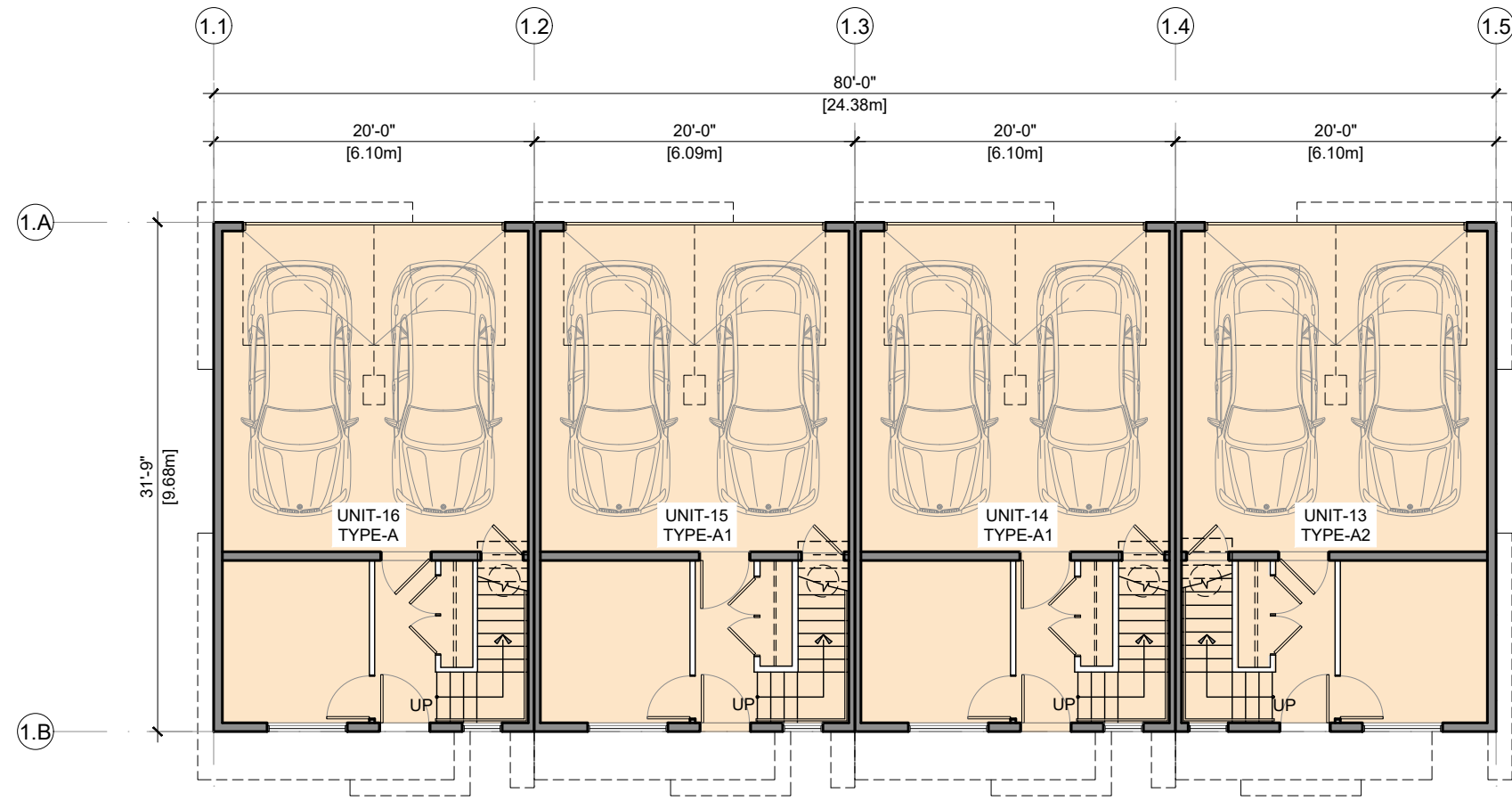


**4 BUILDING 1 TO 4
 ROOF LVL.**

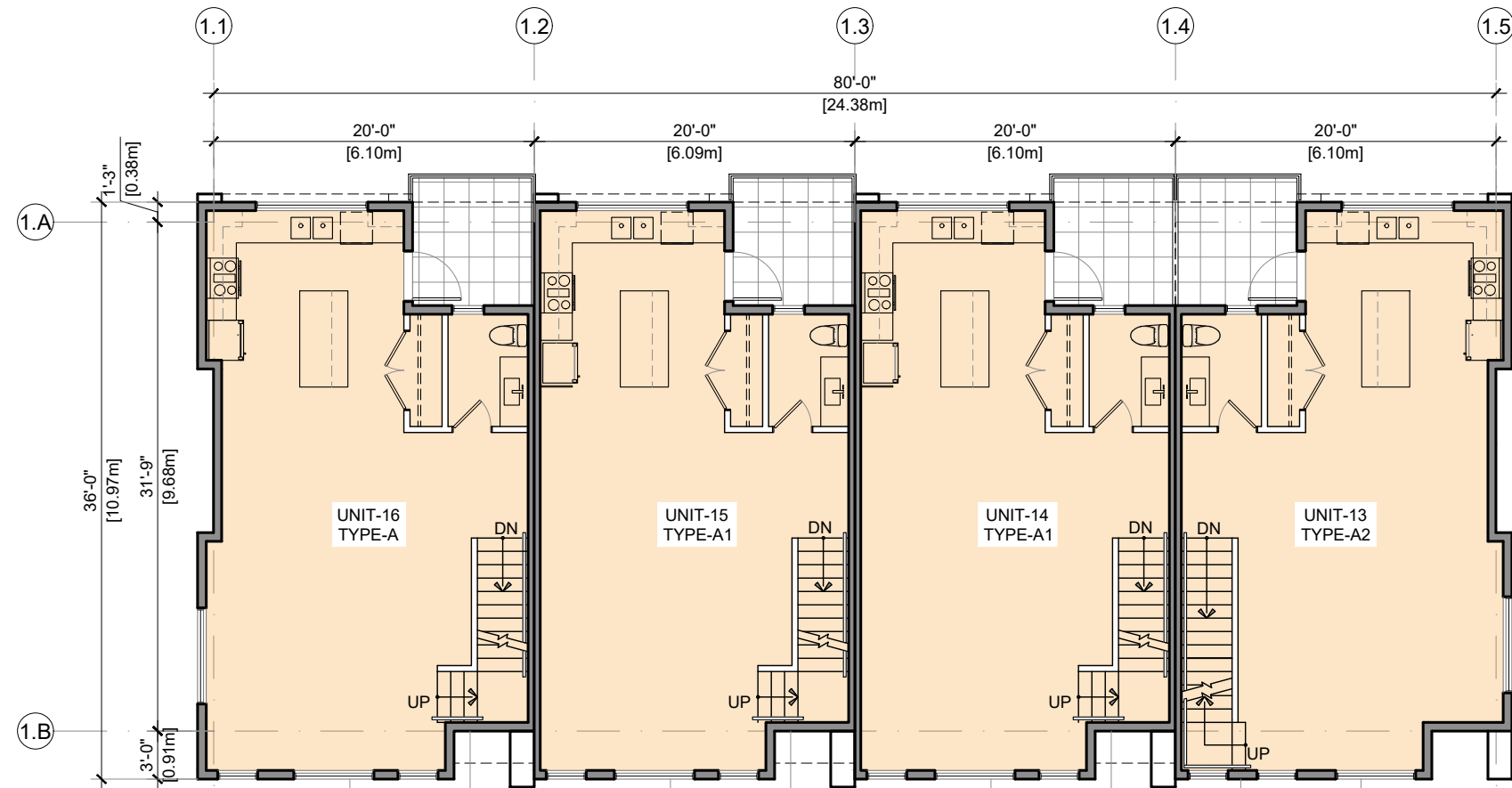
Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN



1 BUILDING 5 & 6
MAIN FLOOR



2 BUILDING 5 & 6
SECOND FLOOR

Date	Description
2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application

Issues / Revisions

Seal

Project Title
RESIDENTIAL DEVELOPMENT

Project Address
**4350 LAKESHORE DRIVE
OSOYOOS
BRITISH COLUMBIA**

Drawn By PS	Date 2023-08-08
Checked By MG	Project ID OS01_2204

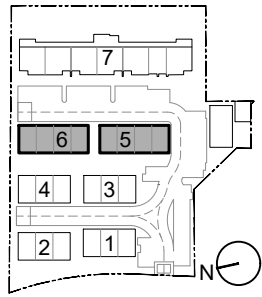
Sheet Title
**FLOOR PLANS
BLDG 5&6**

Scale
3/32" = 1'-0"

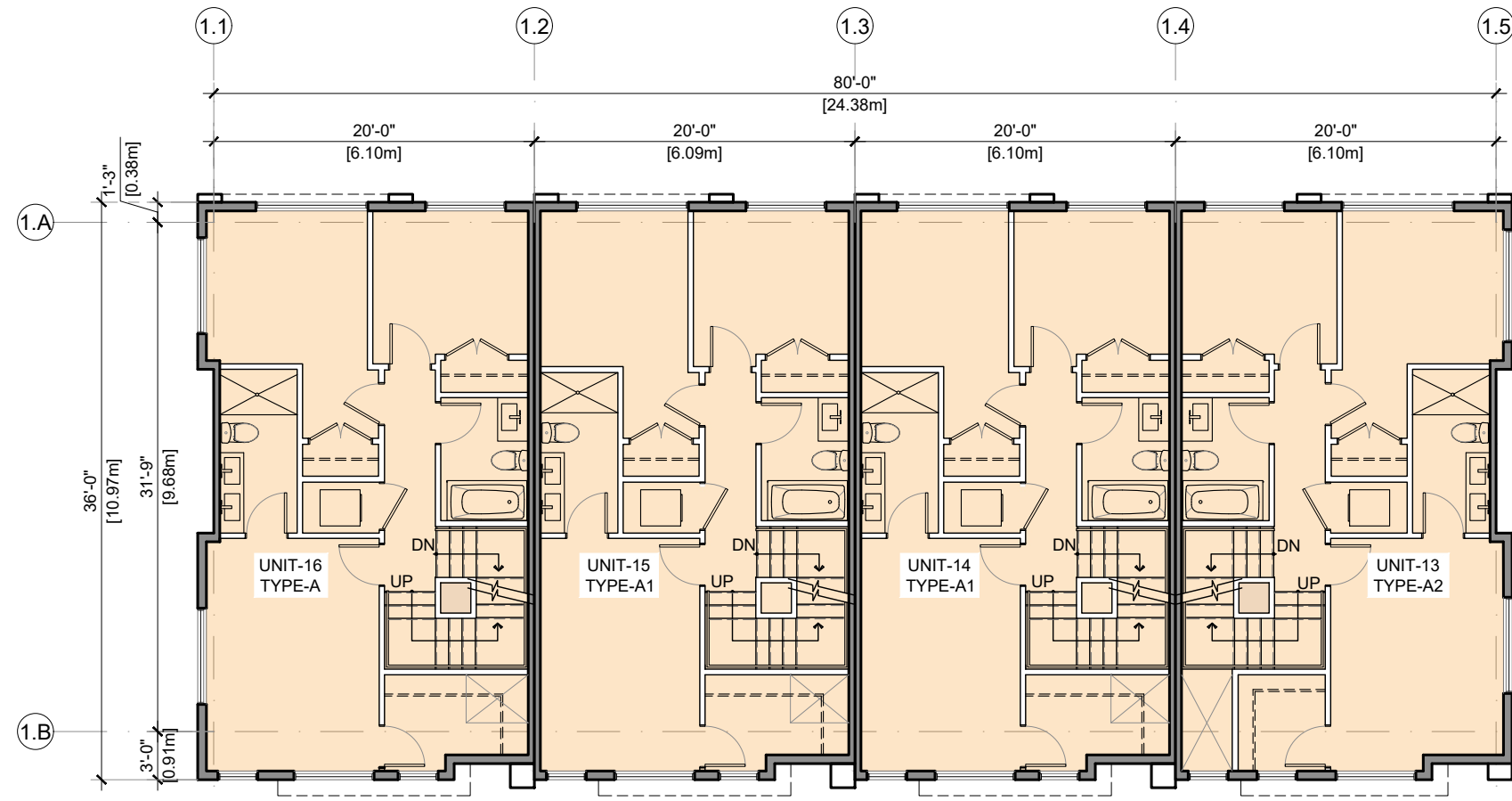
Sheet No.

A-2.1

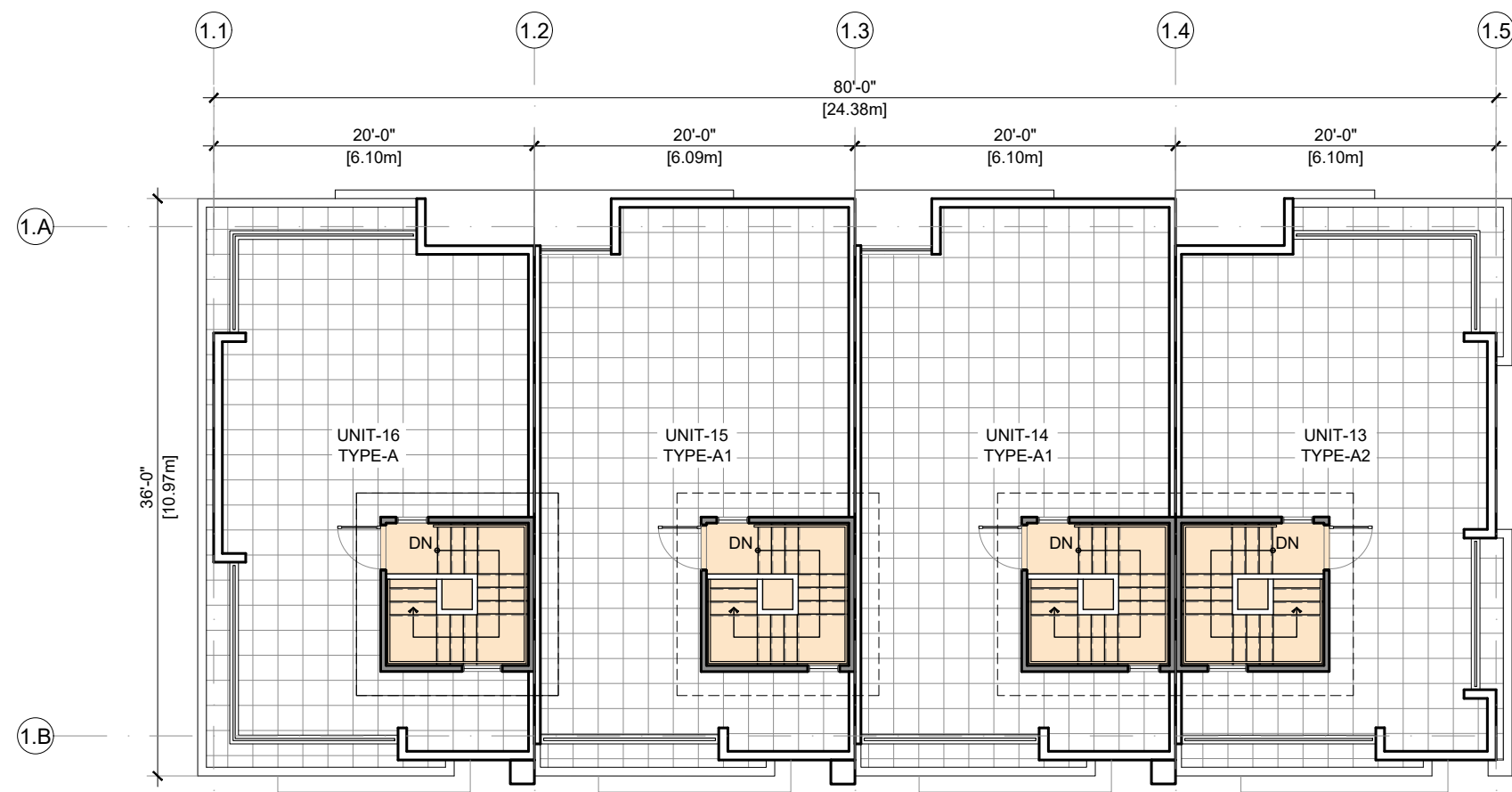
Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN



1 BUILDING 5 & 6
THIRD FLOOR



2 BUILDING 5 & 6
ROOF LVL.

2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application
Date	Description

Issues / Revisions	
Seal	

Project Title
RESIDENTIAL DEVELOPMENT

Project Address
**4350 LAKESHORE DRIVE
 OSOYOOS
 BRITISH COLUMBIA**

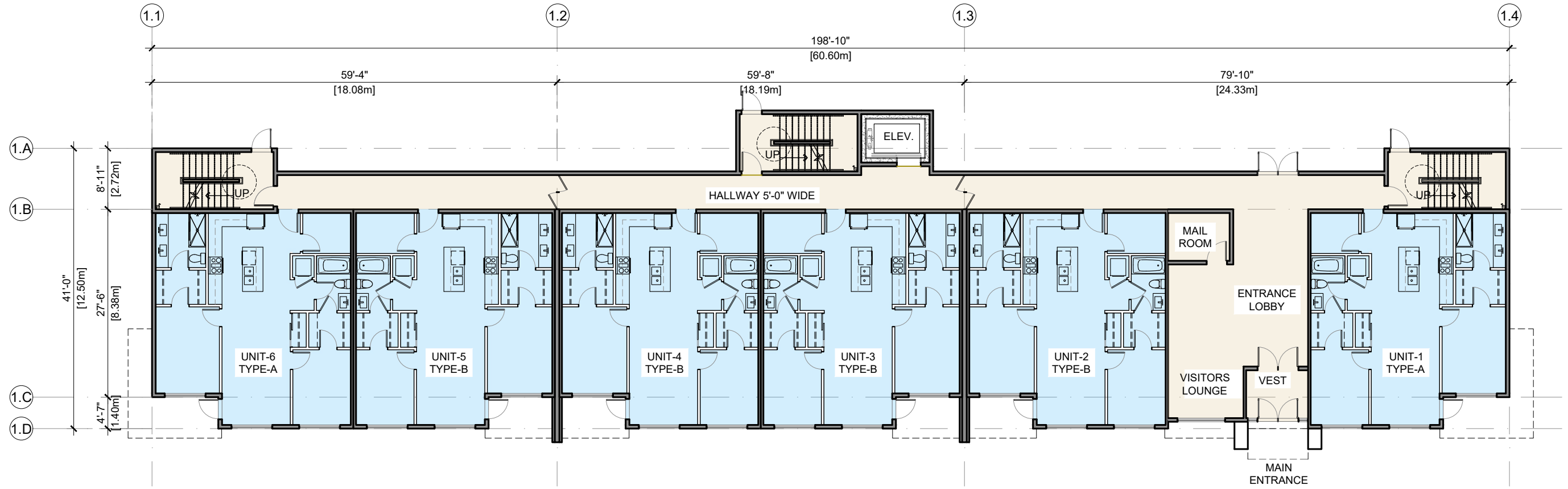
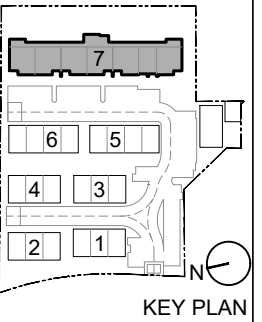
Drawn By PS	Date 2023-08-08
Checked By MG	Project ID OS01_2204

Sheet Title
**FLOOR PLANS
 BLDG 5&6**

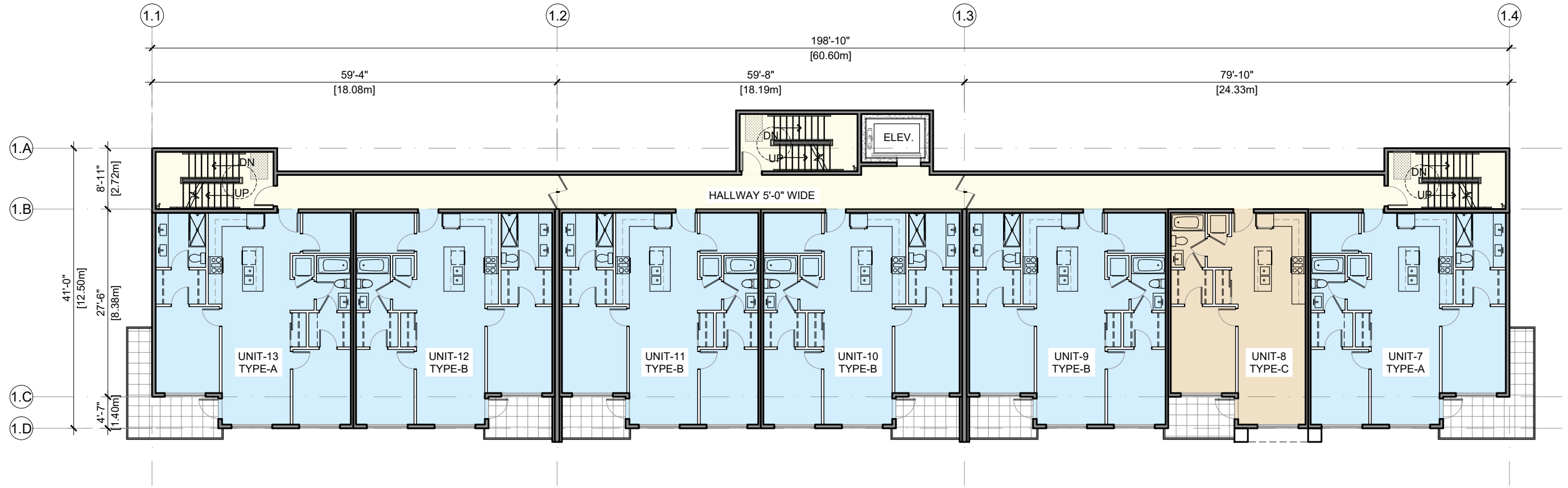
Scale
3/32" = 1'-0"

Sheet No.
A-2.2

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



1 BUILDING 7
MAIN FLOOR



2 BUILDING 7
SECOND FLOOR

2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title

**RESIDENTIAL
DEVELOPMENT**

Project Address
**4350 LAKESHORE DRIVE
OSOYOOS
BRITISH COLUMBIA**

Drawn By PS	Date 2023-08-08
Checked By MG	Project ID OS01_2204

Sheet Title

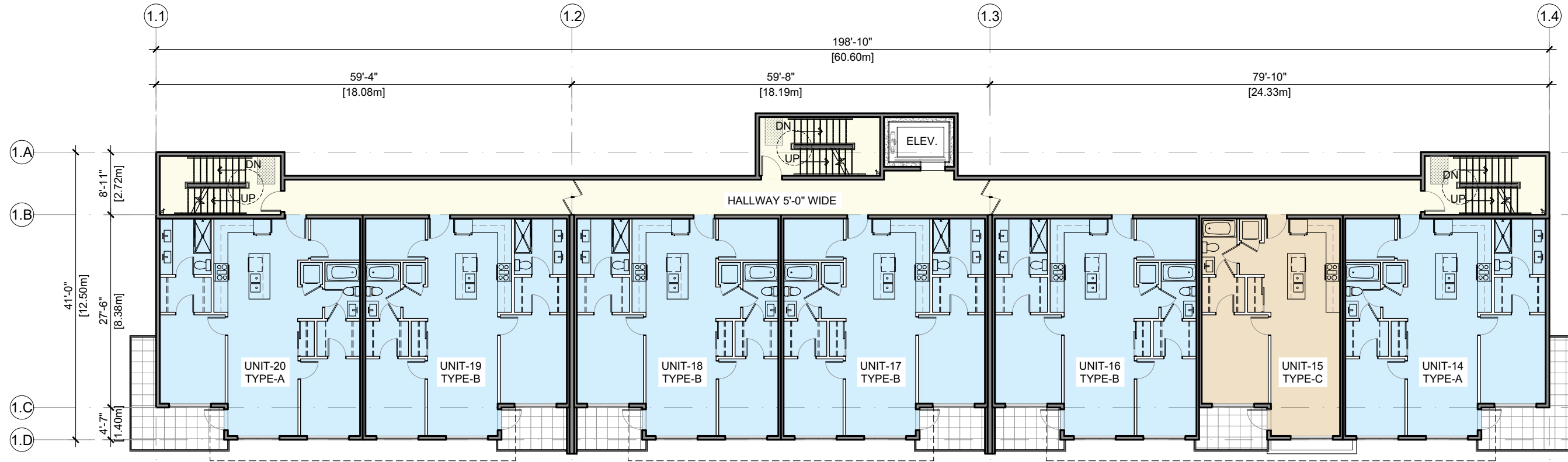
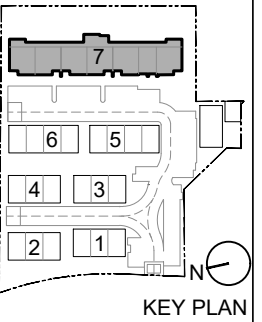
**FLOOR PLANS
CONDO BLDG.**

Scale
1/16" = 1'-0"

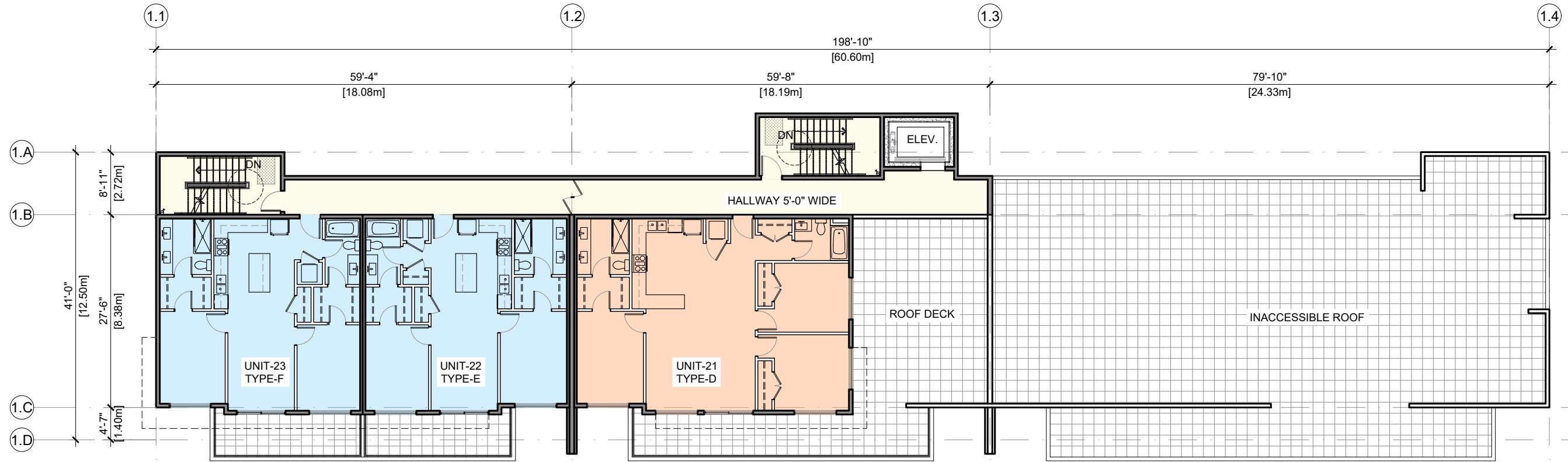
Sheet No.

A-2.3

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



1 BUILDING 7
THIRD FLOOR



2 BUILDING 7
FORTH FLOOR

Date	Description
2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application

Issues / Revisions

Seal

Project Title
RESIDENTIAL DEVELOPMENT

Project Address
**4350 LAKESHORE DRIVE
OSOYOOS
BRITISH COLUMBIA**

Drawn By PS	Date 2023-08-08
Checked By MG	Project ID OS01_2204

Sheet Title
**FLOOR PLANS
CONDO BLDG.**

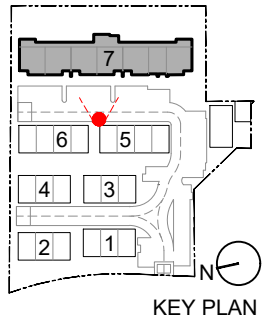
Scale
1/16" = 1'-0"

Sheet No.

A-2.4



Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application

Issues / Revisions

Issues / Revisions
Seal

Project Title
RESIDENTIAL DEVELOPMENT

Project Address
**4350 LAKESHORE DRIVE
 OSOYOOS
 BRITISH COLUMBIA**

Drawn By PS	Date 2023-08-08
Checked By MG	Project ID OS01_2204

Sheet Title
PERSPECTIVES

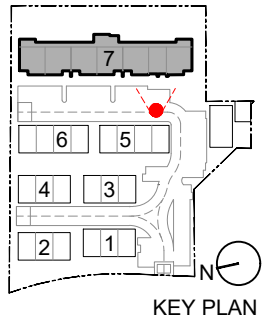
Scale

Sheet No.
A-3.0

1 BULD. 7 PERSPECTIVE



Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
RESIDENTIAL DEVELOPMENT

Project Address
4350 LAKESHORE DRIVE
OSOYOOS
BRITISH COLUMBIA

Drawn By PS	Date 2023-08-08
Checked By MG	Project ID OS01_2204

Sheet Title
PERSPECTIVES

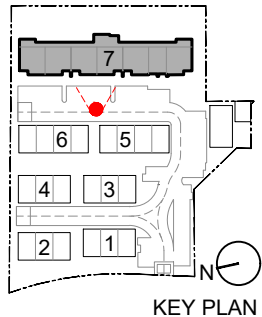
Scale
Sheet No.

① BULD. 7 PERSPECTIVE

A-3.1



Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application
Date	Description

Issues / Revisions	
Seal	

Project Title
RESIDENTIAL DEVELOPMENT

Project Address
**4350 LAKESHORE DRIVE
 OSOYOOS
 BRITISH COLUMBIA**

Drawn By PS	Date 2023-08-08
Checked By MG	Project ID OS01_2204

Sheet Title
PERSPECTIVES

Scale

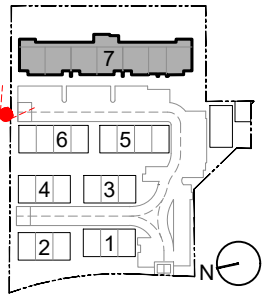
Sheet No.

① BULD. 7 PERSPECTIVE

A-3.2



Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
RESIDENTIAL DEVELOPMENT

Project Address
**4350 LAKESHORE DRIVE
 OSOYOOS
 BRITISH COLUMBIA**

Drawn By PS	Date 2023-08-08
Checked By MG	Project ID OS01_2204

Sheet Title
PERSPECTIVES

Scale

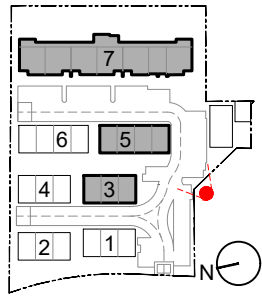
Sheet No.

A-3.3

1 BULD. 7 PERSPECTIVE



Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title

**RESIDENTIAL
 DEVELOPMENT**

Project Address

**4350 LAKESHORE DRIVE
 OSOYOOS
 BRITISH COLUMBIA**

Drawn By PS	Date 2023-08-08
Checked By MG	Project ID OS01_2204

Sheet Title

PERSPECTIVES

Scale

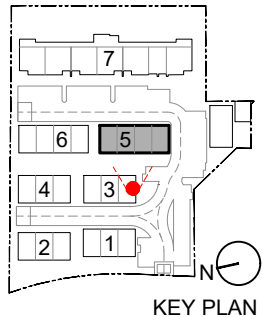
Sheet No.

A-3.4

1 BULD. 5 & 7 PERSPECTIVE



Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application

Issues / Revisions
Seal

Project Title
RESIDENTIAL DEVELOPMENT

Project Address
**4350 LAKESHORE DRIVE
 OSOYOOS
 BRITISH COLUMBIA**

Drawn By PS	Date 2023-08-08
Checked By MG	Project ID OS01_2204

Sheet Title
PERSPECTIVES

Scale

Sheet No.

A-3.5

① BULD. 5 PERSPECTIVE



Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title

**RESIDENTIAL
 DEVELOPMENT**

Project Address

**4350 LAKESHORE DRIVE
 OSOYOOS
 BRITISH COLUMBIA**

Drawn By PS	Date 2023-08-08
Checked By MG	Project ID OS01_2204

Sheet Title

PERSPECTIVES

Scale

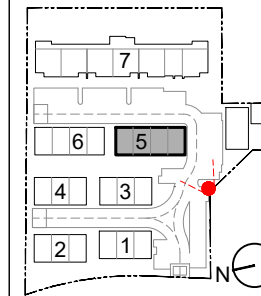
Sheet No.

A-3.6

① BULD. 5 PERSPECTIVE



Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2023-08-08	Revised / comments
2023-04-19	Revised / comments
2023-03-31	Revised / comments
2023-01-20	Revised / comments
2022-08-18	Revised / comments
2022-07-27	Revised / comments
2022-05-02	Revised / comments
2022-04-27	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title

**RESIDENTIAL
 DEVELOPMENT**

Project Address
**4350 LAKESHORE DRIVE
 OSOYOOS
 BRITISH COLUMBIA**

Drawn By PS	Date 2023-08-08
Checked By MG	Project ID OS01_2204

Sheet Title

PERSPECTIVES

Scale

Sheet No.

A-3.7

① BULD. 5 PERSPECTIVE