

# DEVELOPMENT PERMIT



## APPROVED ISSUANCE OF PHASE 1 DEVELOPMENT PERMIT DP17-0253

**Issued To:** RG Properties Ltd. Inc. No. BCo812619  
**Site Address:** 1835 Gordon Drive  
**Legal Description:** Lot A, DL 137, ODYD, Plan KAP64836, Except Plan EPP33990  
**Zoning Classification:** CD26 – Capri Centre Comprehensive Development Zone  
**Development Permit Area:** Comprehensive Development Zone

### SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

### 1. TERMS AND CONDITIONS

THAT Development Permit No. DP17-0253 for Lot A, District Lot 137, ODYD, Plan KAP64836 Except Plan EPP33990, located at 1835 Gordon Drive, Kelowna, BC be issued subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of \$\_\_\_\_\_ OR
- b) An Irrevocable Letter of Credit in the amount of \$\_\_\_\_\_.

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

## 3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse

**This Permit IS NOT a Building Permit.**

## 4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**5. APPROVALS**

Issued and approved by Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Ryan Smith, Community Planning Department Manager  
Community Planning & Real Estate

\_\_\_\_\_  
Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or his or her designates**

DRAFT

# CAPRI PHASE I KELOWNA ,BC

OWNER



RG PROPERTIES

2088-1177 West Hastings Street  
Vancouver, BC V6E 2K3

DESIGN CONSULTANT



EDMONDS INTERNATIONAL

Javier Barros Sierra 540  
Park Plaza Torre 1 P.01-01  
Santa Fe, México, D.F. 01210

HANS P. NEUMANN ARCHITECT INC.

1520 Highland Drive North  
Kelowna, BC V1Y 4K5  
Telephone: (250) 868-0878

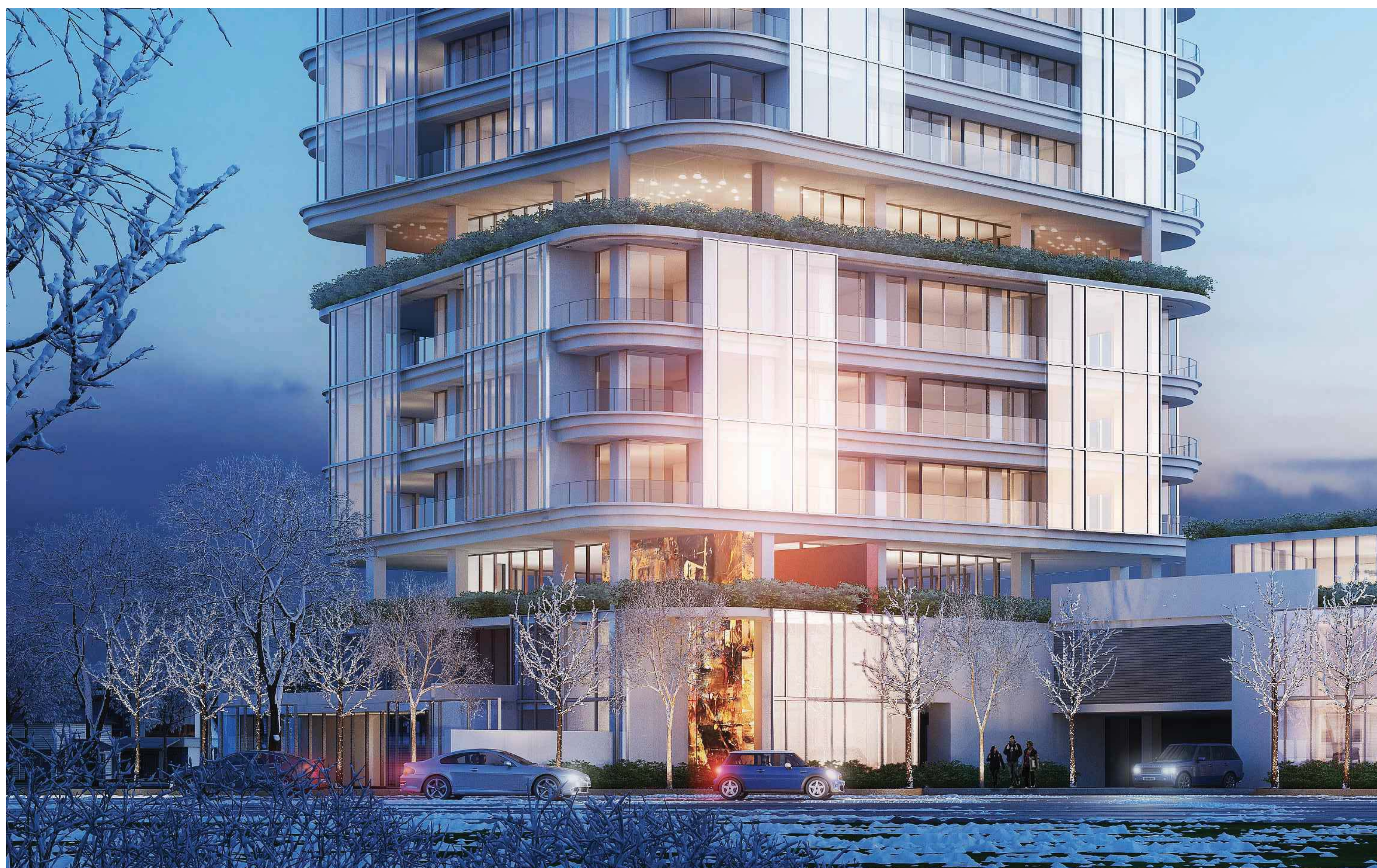
## DP DRAWINGS

NOVEMBER 2017



# SHEET LIST

A.00.01



SHEET NUMBER	SHEET REV. NUMBER	SHEET NAME
A.00		COVER PAGE
A.00.01		INDEX
A.00.02		CONTEXT PLAN
A.00.03		SITE PLAN
A.01.101		PROJECT INFORMATION
A.02.101		UNDERGROUND FLOOR PLAN
A.02.102		GROUND FLOOR
A.02.103		LEVEL 1 FLOOR PLAN
A.02.104		LEVEL 2 FLOOR PLAN
A.02.105		LEVEL 3 FLOOR PLAN
A.02.106		TYPICAL BACHELOR/STUDENT RESIDENCES
A.02.107		RESIDENCE AMENITY
A.02.108		TYPICAL FLOOR RESIDENCES
A.02.109		PENTHOUSES
A.02.110		PENTHOUSES
A.05.101		ELEVATION
A.05.102		ELEVATION
A.05.103		ELEVATION
A.05.104		ELEVATION
A.07.101		SECTION
A.07.102		SECTION
A.09.101		SHADOW ANALYSIS
A.09.102		PERSPECTIVES



CONTEXT PLAN



SITE PLAN

**SCHEDULE A**

This forms part of application  
# DP17-0253

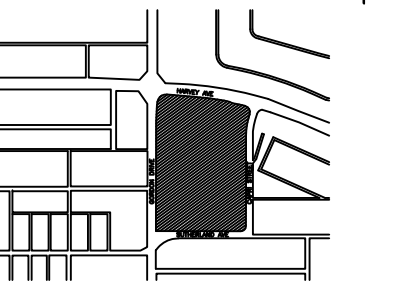
Planner Initials **TA**



PROJECT

**CAPRI PHASE I**  
Kelowna, B.C.  
residence

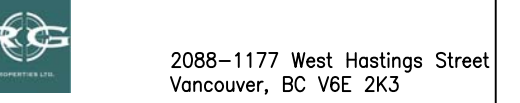
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GENERAL NOTES:

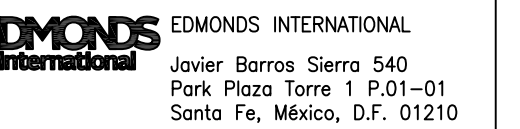
1. THE DIMENSIONS RULE THE DRAWING.
2. ALL DIMENSIONS MUST BE VERIFIED IN SITE.
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OWNER RG PROPERTIES



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PHASE

**DP DRAWINGS**

ISSUE DATE

**OCTOBER/2017**

APPROVED	INITIALS	M.E.	SIGNATURE
REVISED	INITIALS	G.C.	SIGNATURE
DEVELOPMENT	INITIALS	E.O.	SIGNATURE

REVISIONS

NO.	REMARKS	DATE

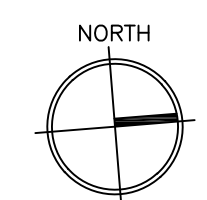
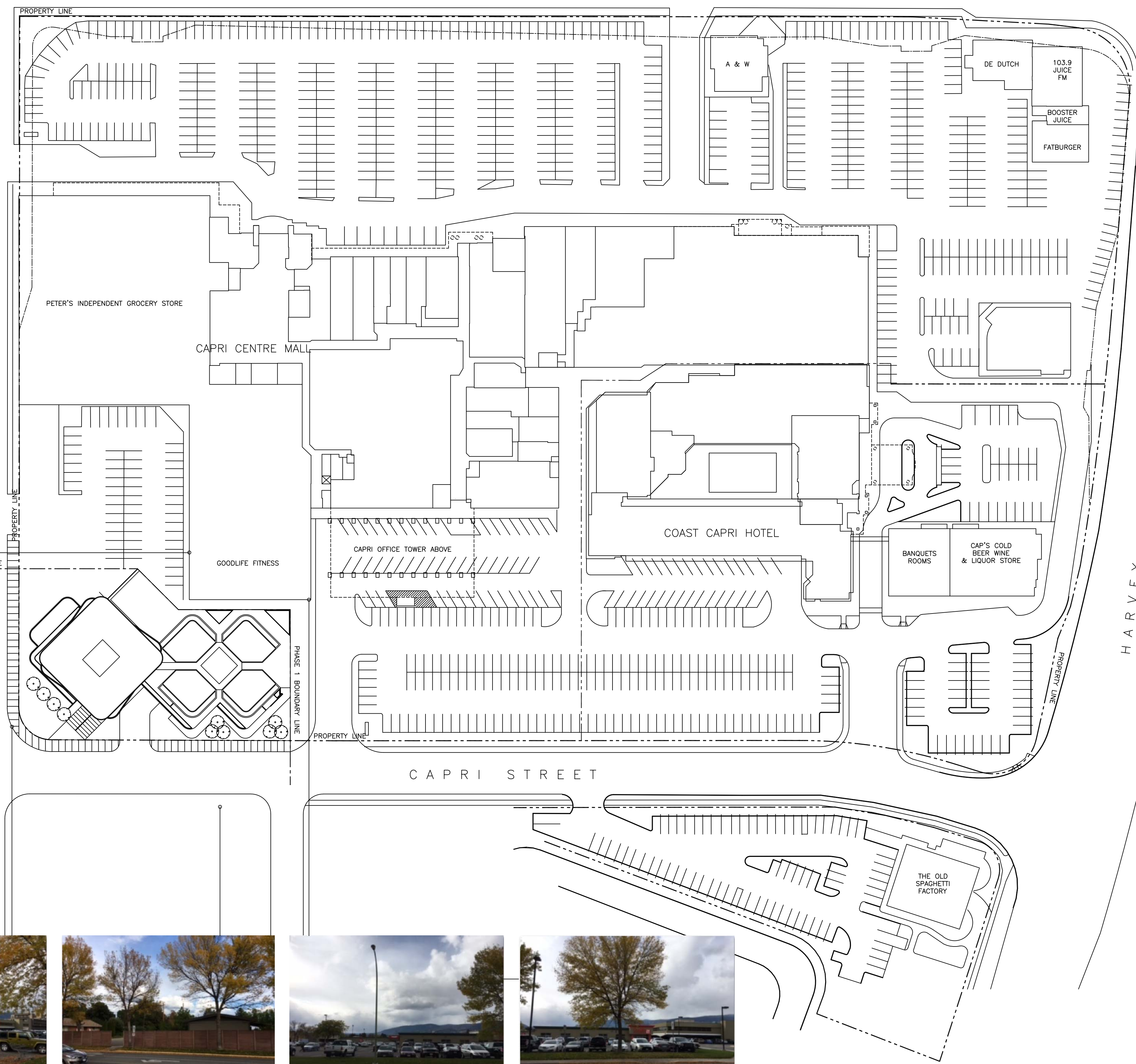
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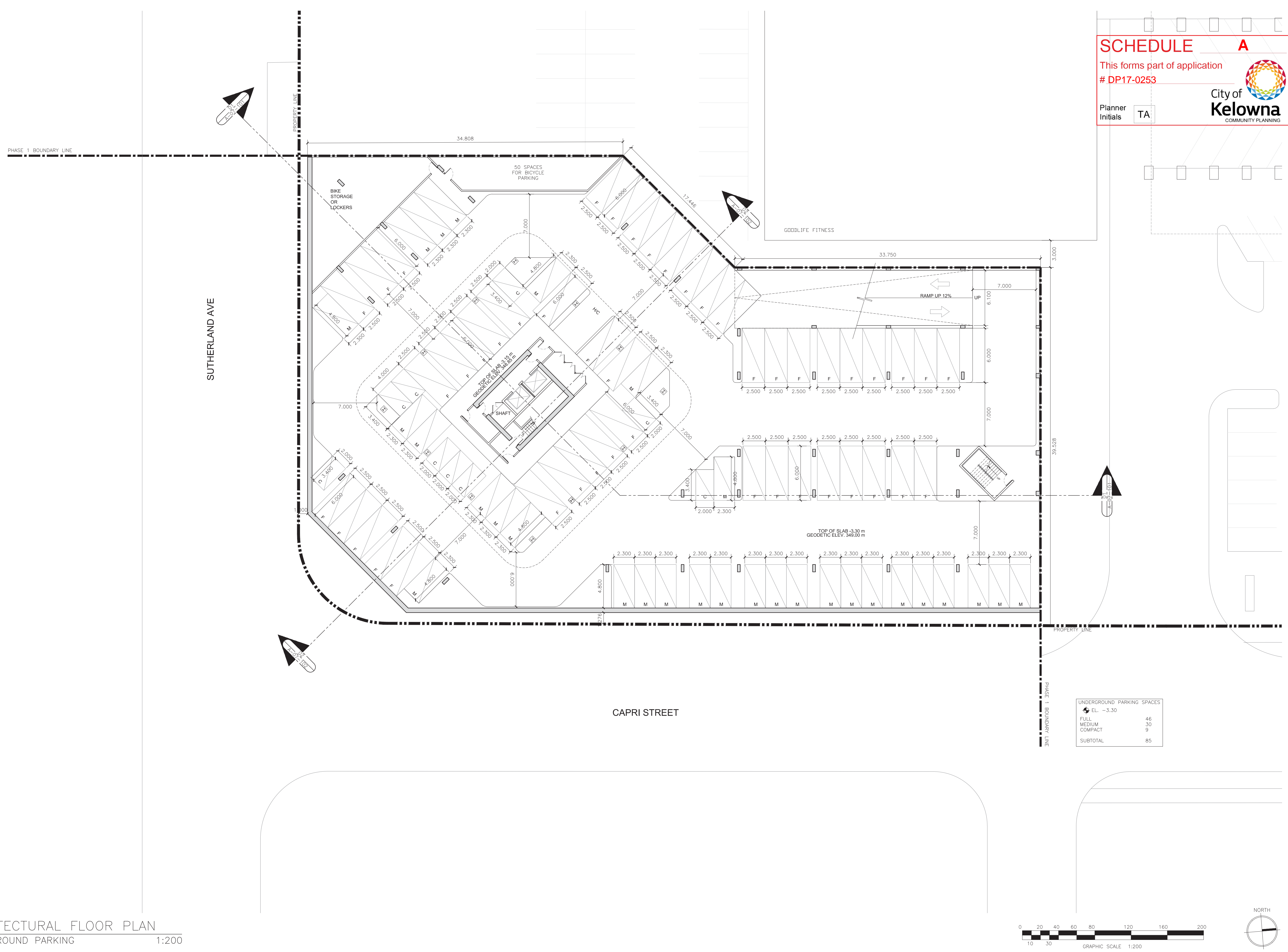
**SITE PLAN AND PHOTOGRAPHIES**

SCALE	DIMENSION	MTS
1:750	LEVELS	MTS

PROJECT NUMBER **16-01-04**

DRAWING NO. **A-03**



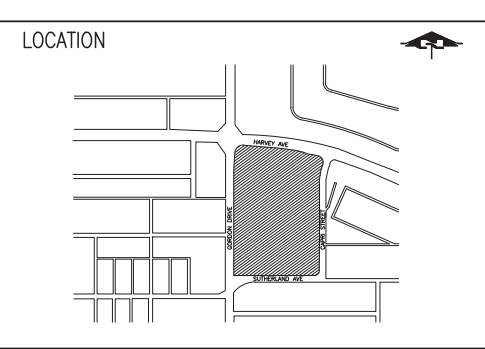


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Planner Initials: TA

City of Kelowna  
 COMMUNITY PLANNING

PROJECT  
**CAPRI PHASE I**  
 Kelowna, B.C.  
 residence



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OWNER: RG PROPERTIES  
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DESIGN CONSULTANT:  
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ISSUE DATE: **NOVEMBER/2017**

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		M.E.	
REVISED	DATE	BY	DATE
		G.C.	
DEVELOPMENT	DATE	BY	DATE
		E.O.	

REVISIONS

NO.	REMARKS	DATE

CONTENT: UNDERGROUND FLOOR PLAN

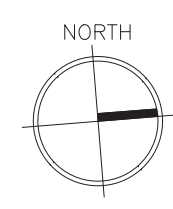
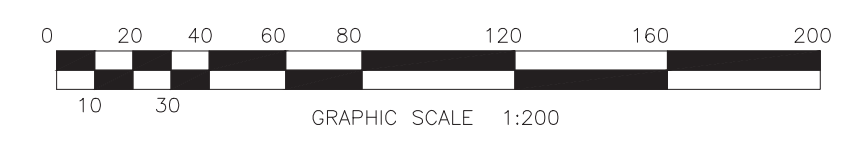
SCALE	DIMENSION	MTS
1:200	LEVELS	MTS

PROJECT NUMBER: **16-01-04**

DRAWING NO.: A-02-101

UNDERGROUND PARKING SPACES

EL. -3.30	
FULL	46
MEDIUM	30
COMPACT	9
SUBTOTAL	85



01 ARCHITECTURAL FLOOR PLAN  
 UNDERGROUND PARKING 1:200

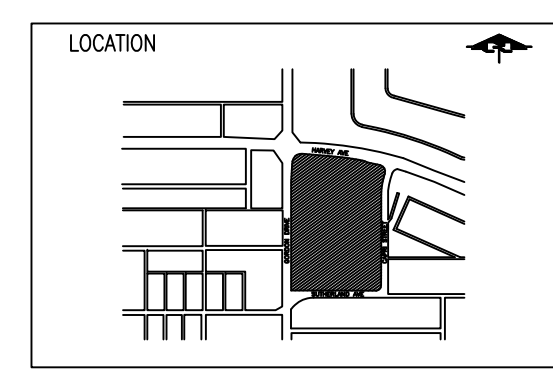


**SCHEDULE A**  
 This forms part of application  
 # DP17-0253

Planner Initials **TA**

City of Kelowna  
COMMUNITY PLANNING

PROJECT  
**CAPRI PHASE I**  
 Kelowna, B.C.  
 residence



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OWNER: **RC PROPERTIES**  
  
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DESIGN CONSULTANT:  
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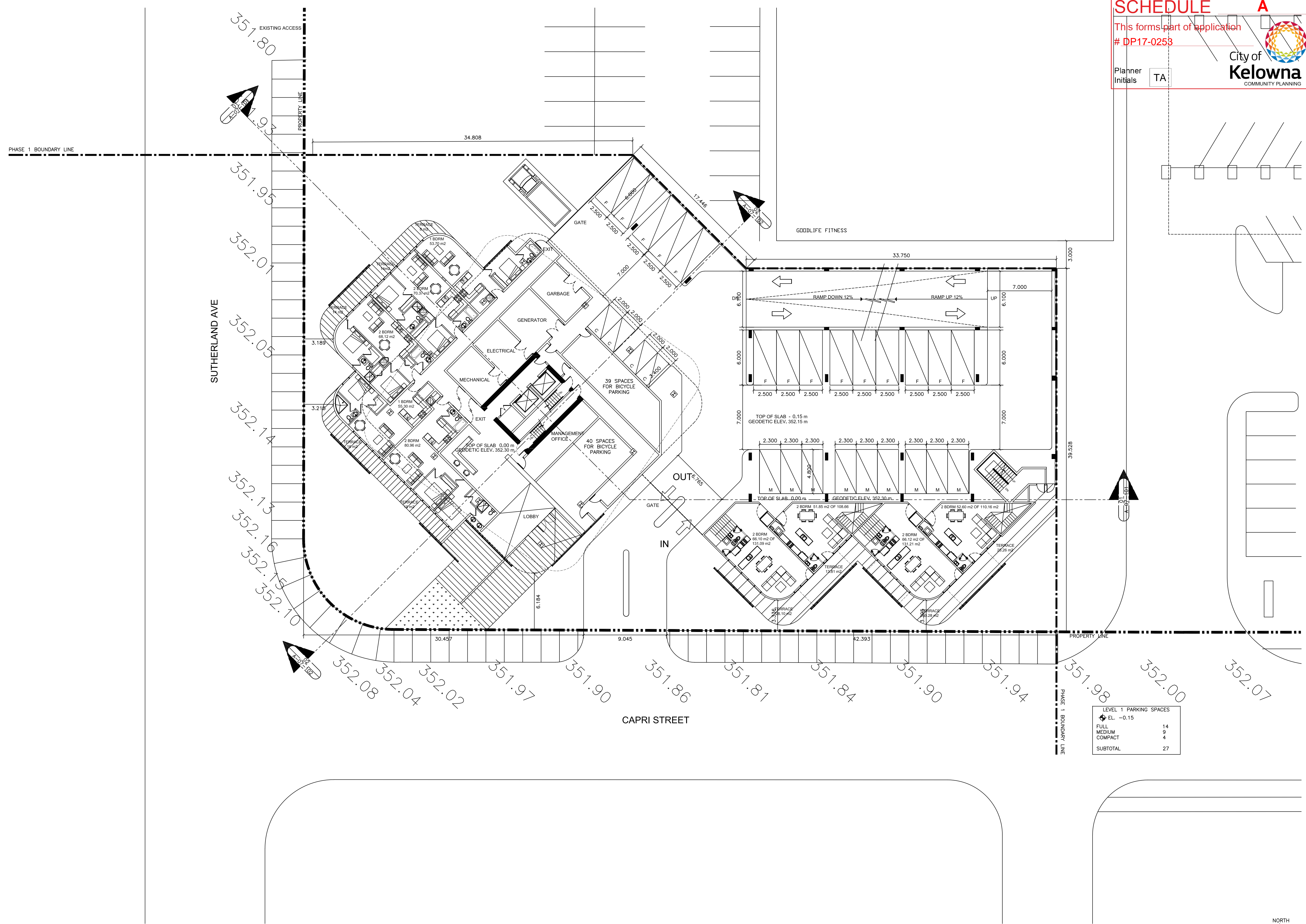
APPROVED	INITIALS	SIGNATURE
	M.E.	
REVISED	INITIALS	SIGNATURE
	G.C.	
DEVELOPMENT	INITIALS	SIGNATURE
	E.O.	

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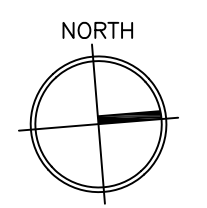
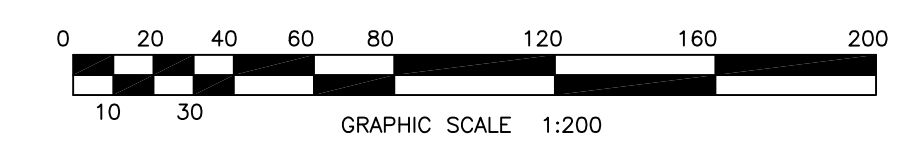
CONTENT **GROUND FLOOR LEVEL 1**

SCALE	DIMENSION	MTS
1:200	LEVELS	MTS
PROJECT NUMBER	<b>16-01-04</b>	
DRAWING NO.	<b>A-02-102</b>	

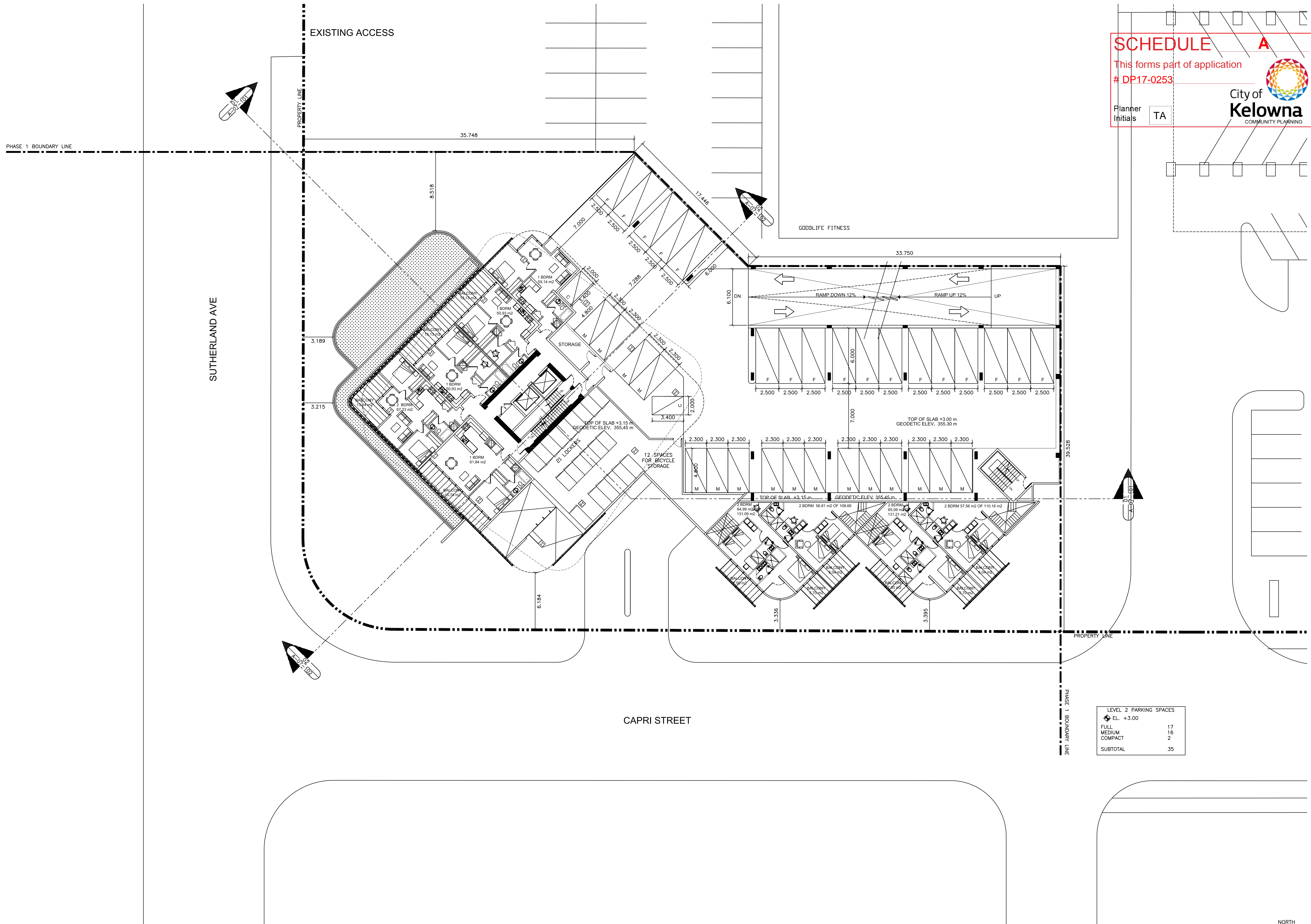


LEVEL 1 PARKING SPACES

EL. -0.15	14
FULL	9
MEDIUM	4
COMPACT	4
<b>SUBTOTAL</b>	<b>27</b>



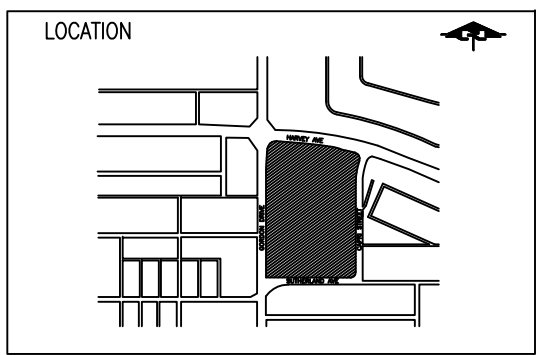
**01** ARCHITECTURAL FLOOR PLAN  
 GROUND FLOOR 1:200



**SCHEDULE A**  
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Planner Initials **TA**

PROJECT  
**CAPRI PHASE I**  
 Kelowna, B.C.  
 residence



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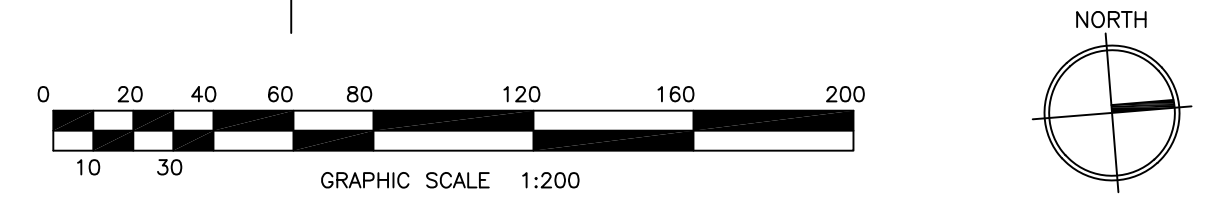
ISSUE DATE **OCTOBER/2017**

APPROVED	DATE	SIGNATURE
REVISER	DATE	SIGNATURE
DEVELOPMENT	DATE	SIGNATURE

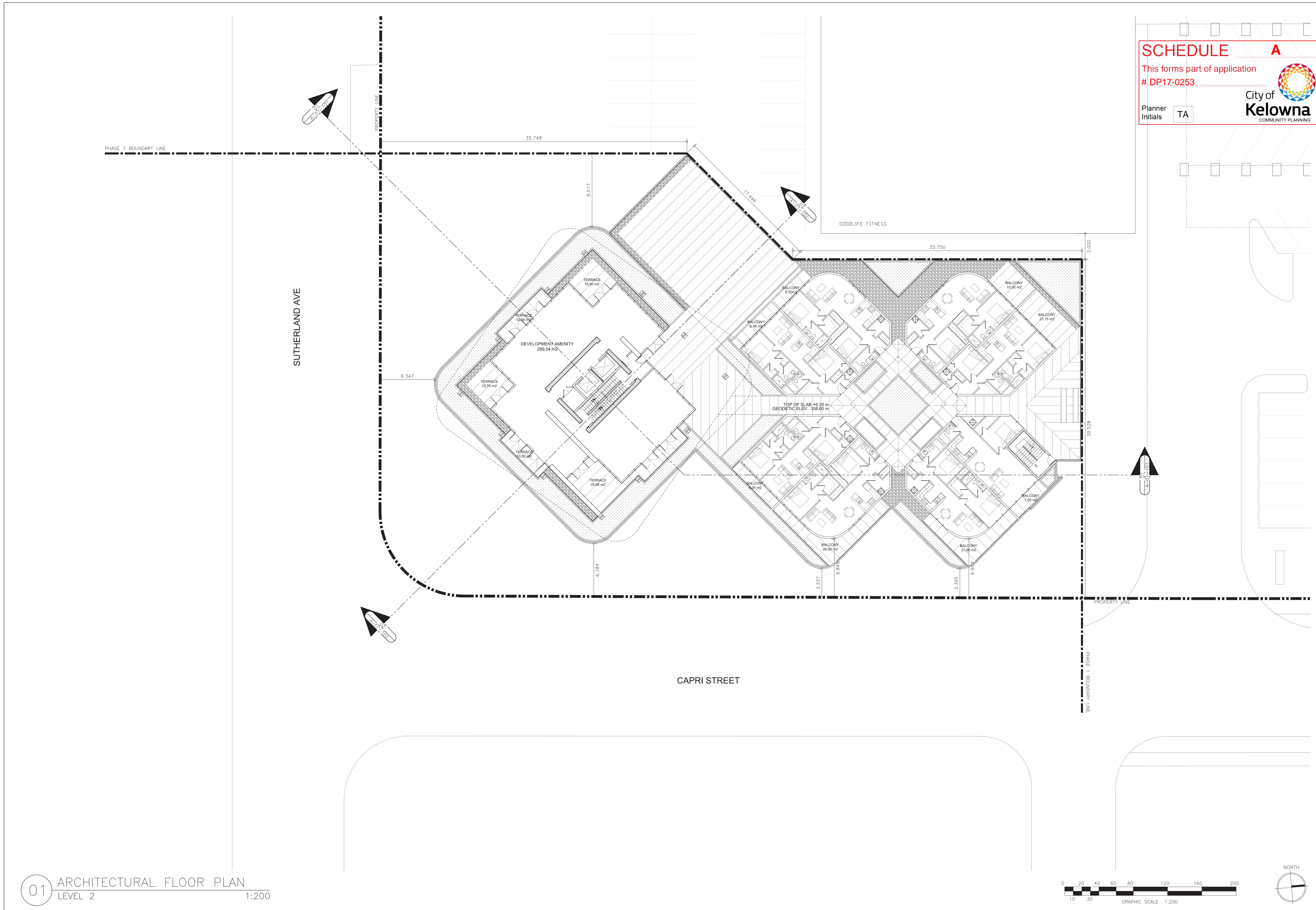
REVISIONS	NO.	REMARKS	DATE

CONTENT **FLOOR PLAN LEVEL 2**

SCALE	DIMENSION	MTS
1:200	LEVELS	MTS
PROJECT NUMBER	<b>16-01-04</b>	
DRAWING NO.	<b>A-02-103</b>	



LEVEL 2 PARKING SPACES	
EL.	+3.00
FULL	17
MEDIUM	16
COMPACT	2
<b>SUBTOTAL</b>	<b>35</b>

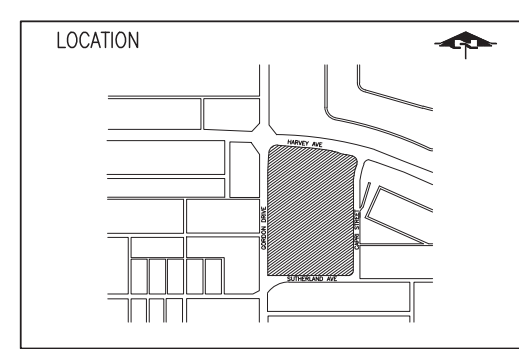


**SCHEDULE A**  
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 # DP17-0253

Planner Initials: TA

City of Kelowna  
 COMMUNITY PLANNING

PROJECT  
**CAPRI PHASE I**  
 Kelowna, B.C.  
 residence



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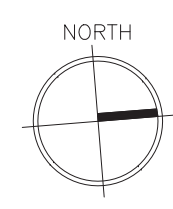
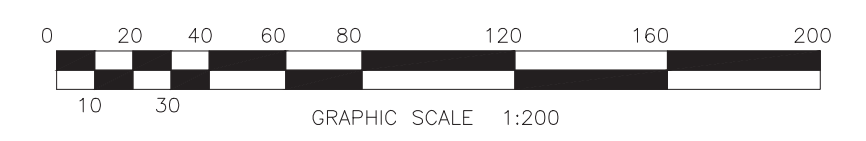
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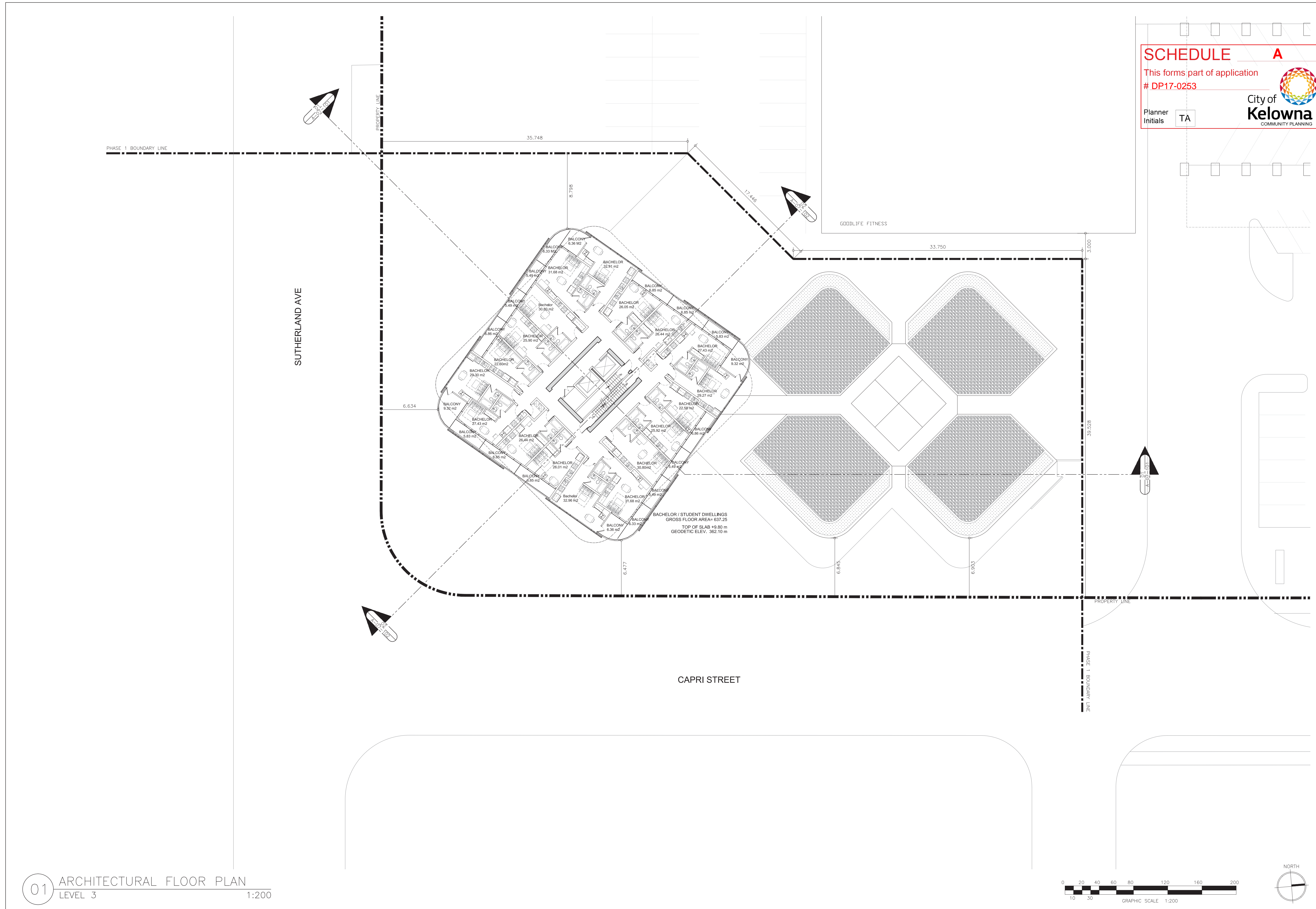
SCALE	DIMENSION	MTS
1:200	LEVELS	MTS

PROJECT NUMBER: **16-01-04**

DRAWING NO.: A-02-104

01 ARCHITECTURAL FLOOR PLAN  
 LEVEL 2 1:200



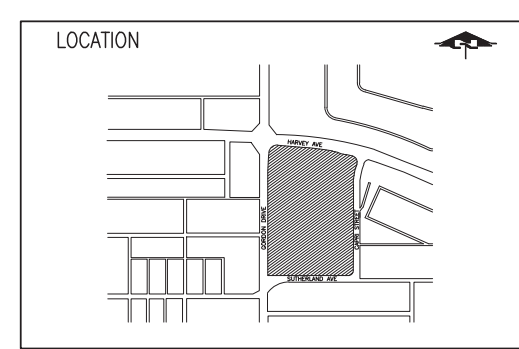


**SCHEDULE A**

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# DP17-0253

Planner Initials **TA**

PROJECT  
**CAPRI PHASE I**  
Kelowna, B.C.  
residence



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PHASE  
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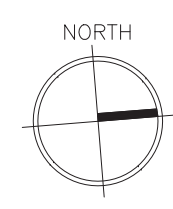
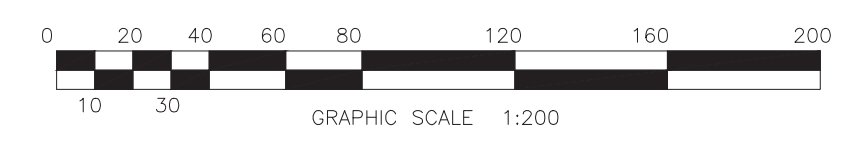
CONTENT **FLOOR PLAN LEVEL 4**

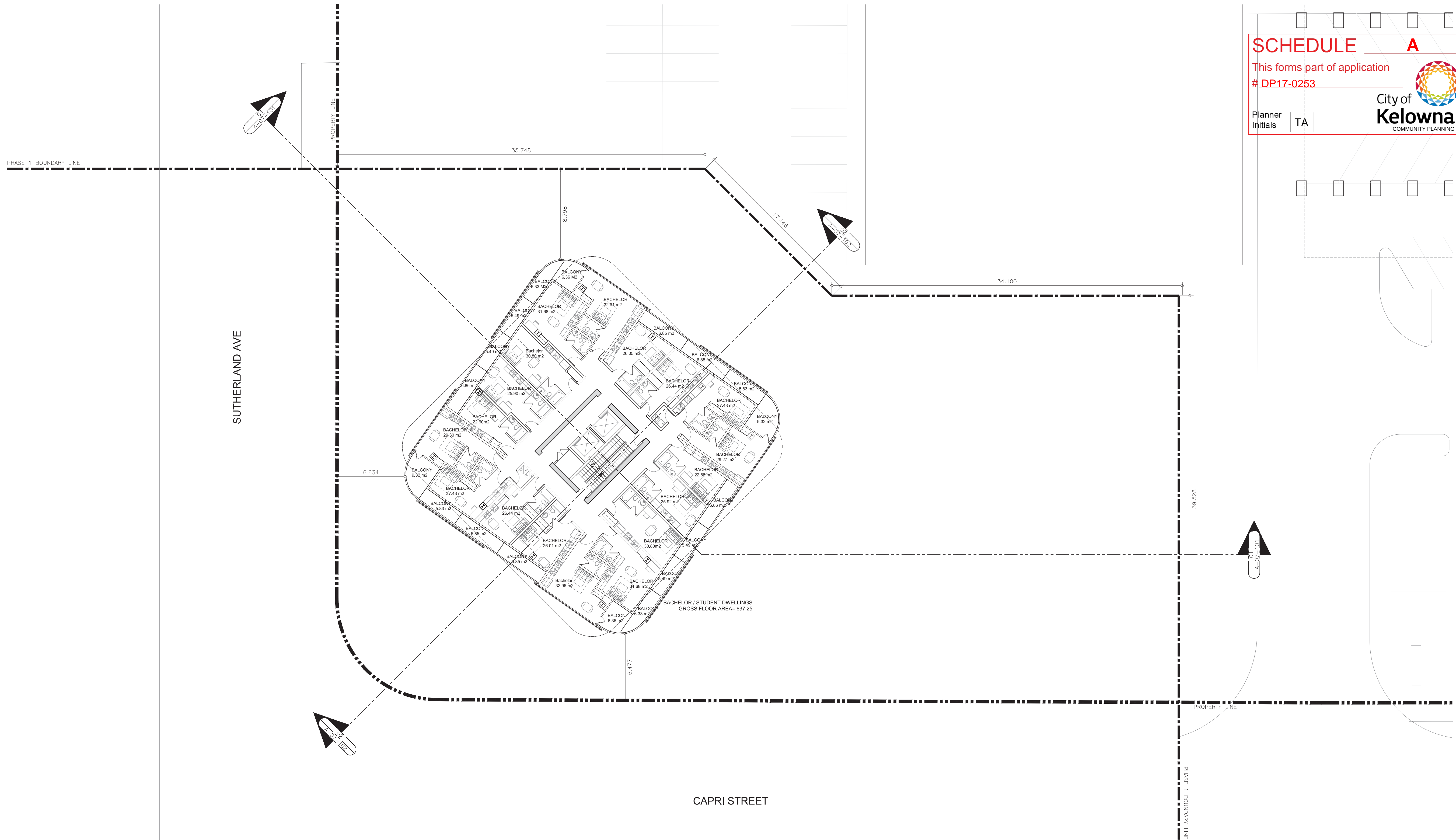
SCALE	DIMENSION	MTS
1:200	LEVELS	MTS

PROJECT NUMBER  
**16-01-04**

DRAWING NO.  
**A-02-105**

**01** ARCHITECTURAL FLOOR PLAN  
LEVEL 3 1:200



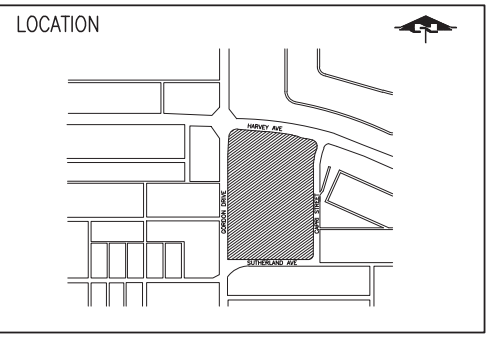


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  5. FOR LEVELS AND STRUCTURAL ELEMENTS VERIFY WITH CIVIL ENGINEERING.

OWNER **RG PROPERTIES**  
 2088-1177 West Hastings Street  
 Vancouver, BC V6E 2K3

DESIGN CONSULTANT  
**EDMONDS INTERNATIONAL**  
 Javier Barros Sierra 540  
 Park Plaza Torre 1 P.01-01  
 Santa Fe, México, D.F. 01210

**HANS P. NEUMANN ARCHITECT INC.**  
 1520 Highland Drive North  
 Kelowna, BC V1Y 4K5  
 Telephone: (250) 868-0878

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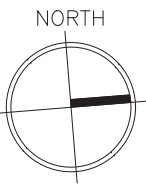
PHASE  
**DP DRAWINGS**

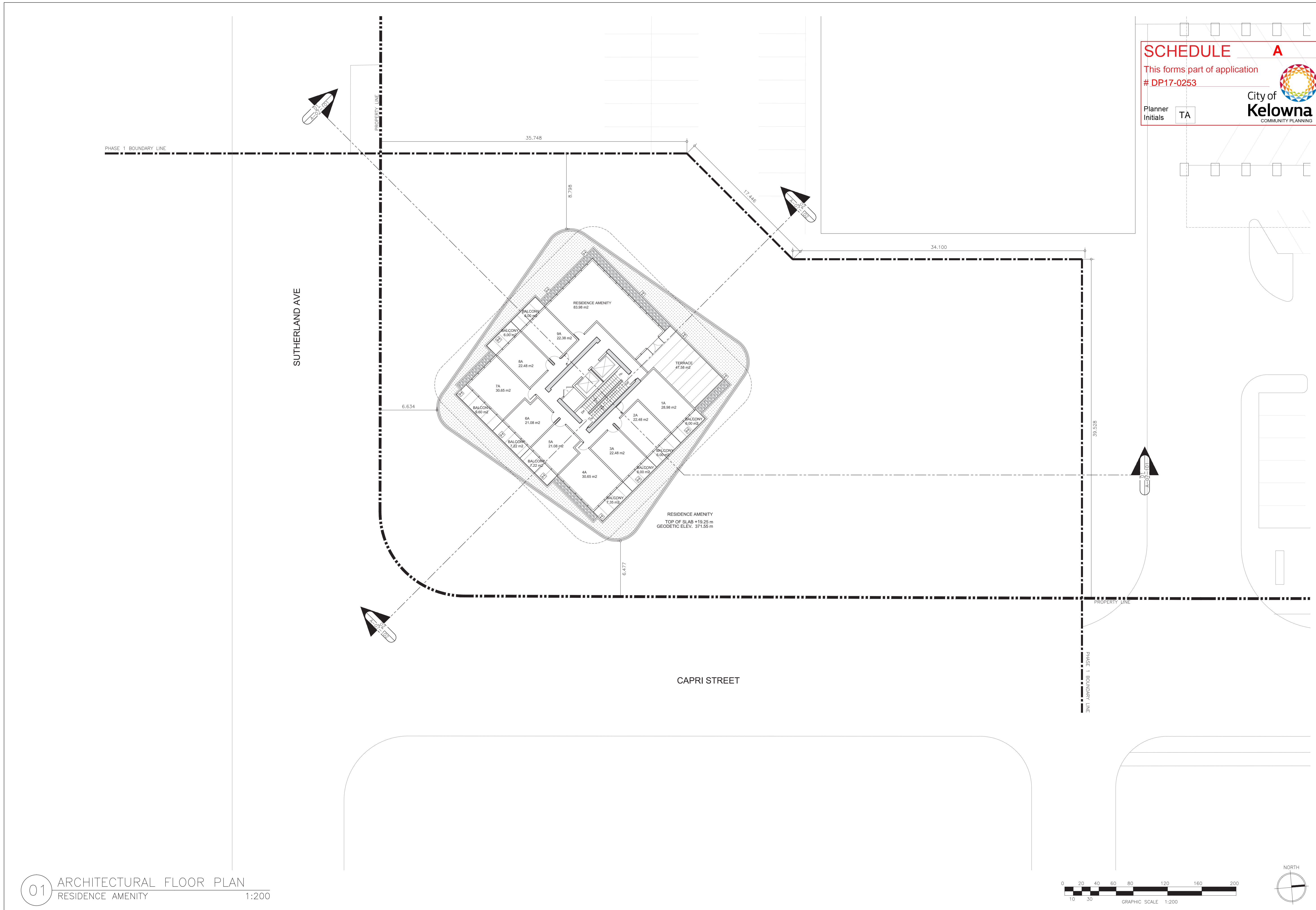
ISSUE DATE	<b>NOVEMBER/2017</b>		
APPROVED	DATE	BY	DATE
REVISED	DATE	BY	DATE
DEVELOPMENT	DATE	BY	DATE

REVISIONS		
NO.	REMARKS	DATE

CONTENT	TYPICAL FLOOR PLAN BACHELOR/STUDENT DWELLING	
SCALE	DIMENSION	MTS
1:200	LEVELS	MTS
PROJECT NUMBER	<b>16-01-04</b>	
DRAWING NO.	A-02-106	

**01** ARCHITECTURAL FLOOR PLAN  
 TYPICAL STUDENT RESIDENCE 1:200



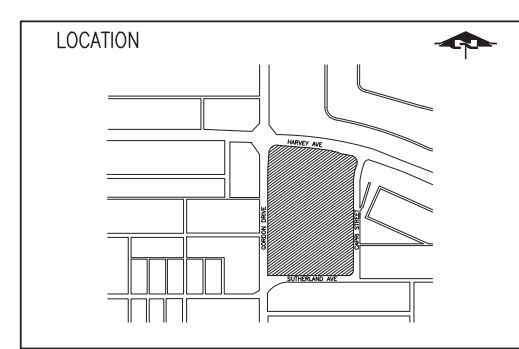


**SCHEDULE A**  
 This forms part of application  
 # DP17-0253

Planner Initials: TA

City of Kelowna  
COMMUNITY PLANNING

PROJECT  
**CAPRI PHASE I**  
 Kelowna, B.C.  
 residence



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OWNER: RG PROPERTIES  

 2088-1177 West Hastings Street  
 Vancouver, BC V6E 2K3

DESIGN CONSULTANT:  
**EDMONDS INTERNATIONAL**  
 Javier Barros Sierra 540  
 Park Plaza Torre 1 P.01-01  
 Santa Fe, Mexico, D.F. 01210

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REVISED	DATE	SIGNATURE
		G.C.
DEVELOPMENT	DATE	SIGNATURE
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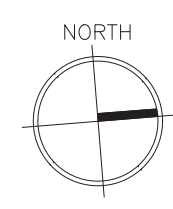
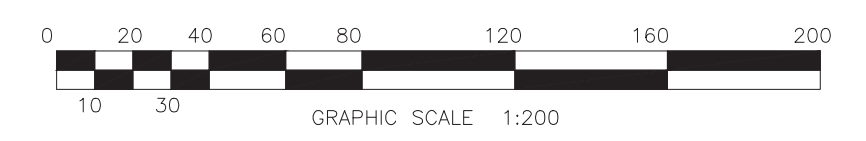
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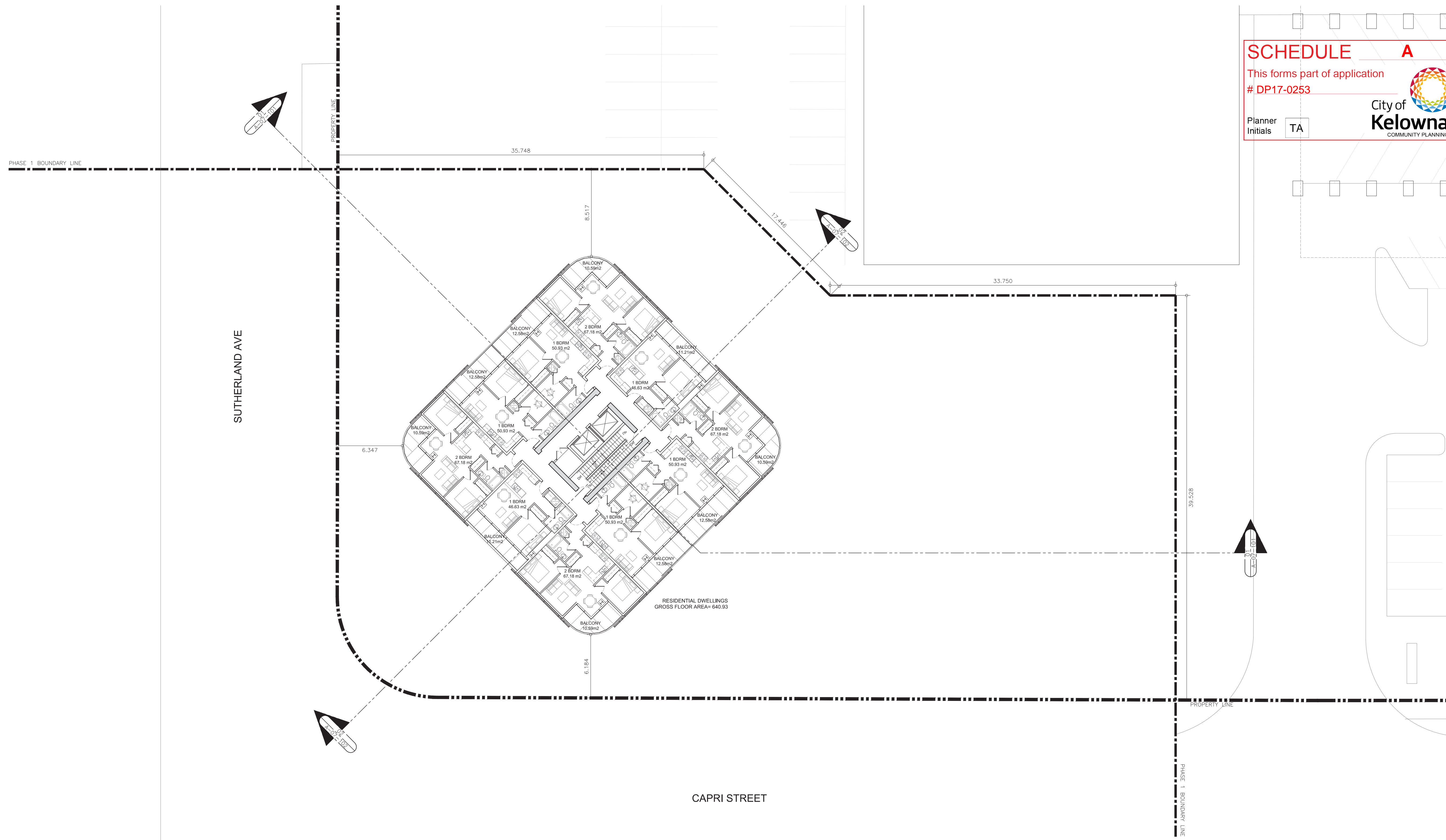
NO.	REMARKS	DATE

CONTENT: FLOOR PLAN  
 RESIDENCE AMENITY

SCALE	DIMENSION	MTS
1:200	LEVELS	MTS
PROJECT NUMBER	<b>16-01-04</b>	
DRAWING NO.	A-02-107	

**01** ARCHITECTURAL FLOOR PLAN  
 RESIDENCE AMENITY 1:200



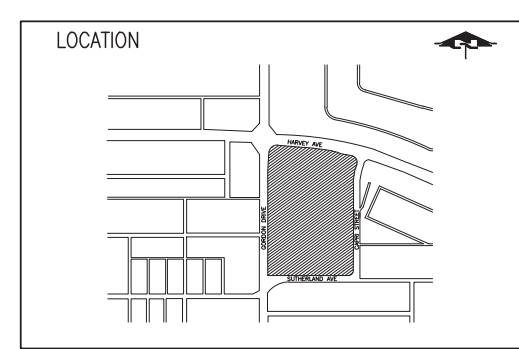


**SCHEDULE A**  
 This forms part of application  
 # DP17-0253

Planner Initials **TA**

**City of Kelowna**  
 COMMUNITY PLANNING

PROJECT  
**CAPRI PHASE I**  
 Kelowna, B.C.  
 residence



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OWNER **RG PROPERTIES**

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 Vancouver, BC V6E 2K3

DESIGN CONSULTANT  
**EDMONDS** EDMONDS INTERNATIONAL  
 Javier Barros Sierra 540  
 Park Plaza Torre 1 P.01-01  
 Santo Fe, Mexico, D.F. 01210

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DEVELOPMENT	DATE	SIGNATURE
		E.O.

REVISIONS

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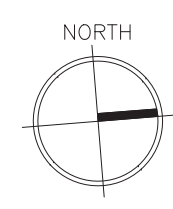
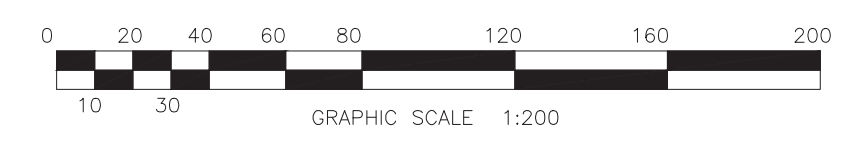
CONTENT **FLOOR PLAN**  
**TYPICAL RESIDENCE**

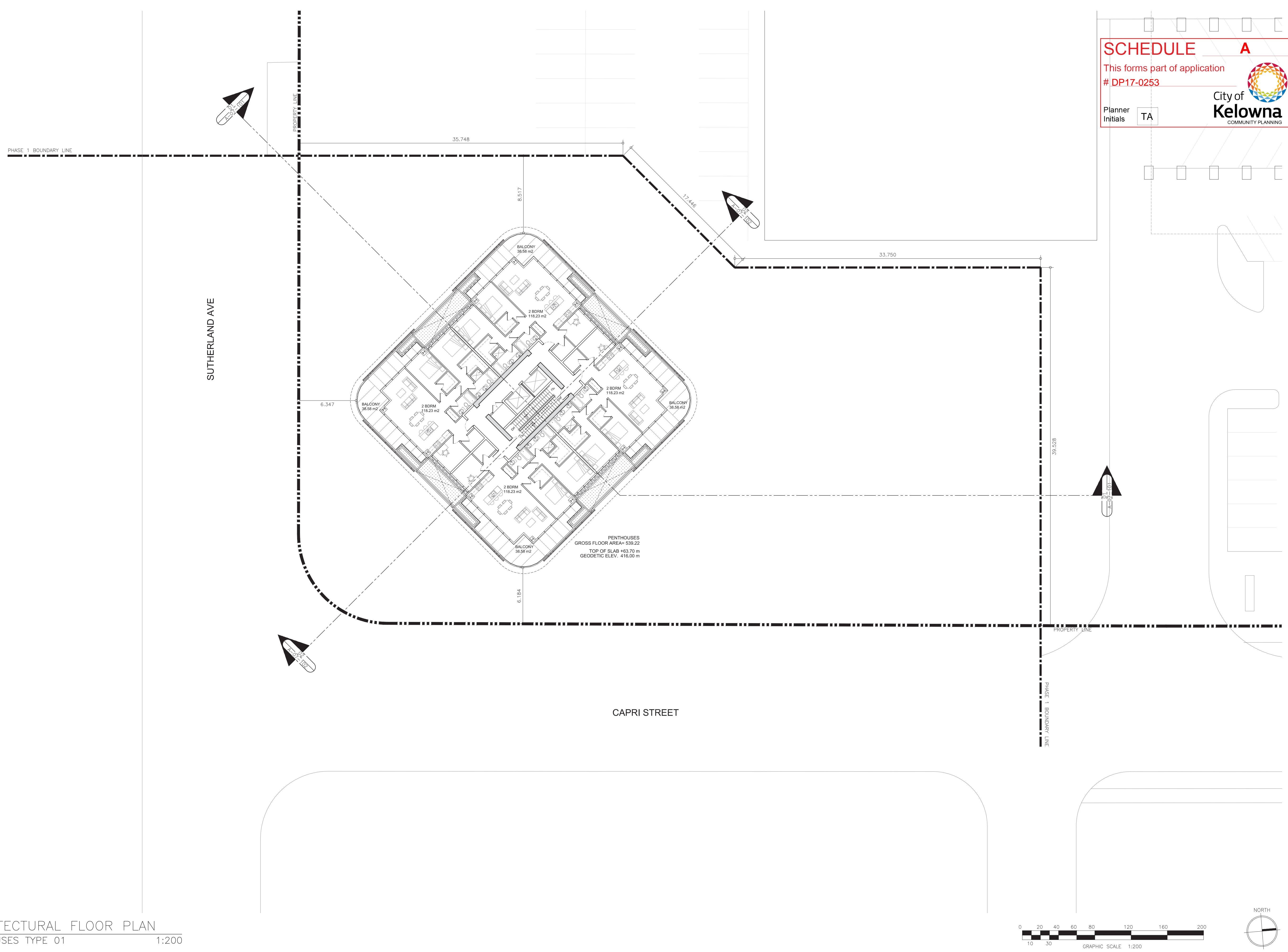
SCALE	DIMENSION	MTS
1:200	LEVELS	MTS

PROJECT NUMBER  
**16-01-04**

DRAWING NO.  
**A-02-108**

**01** ARCHITECTURAL FLOOR PLAN  
 TYPICAL RESIDENCE 1:200



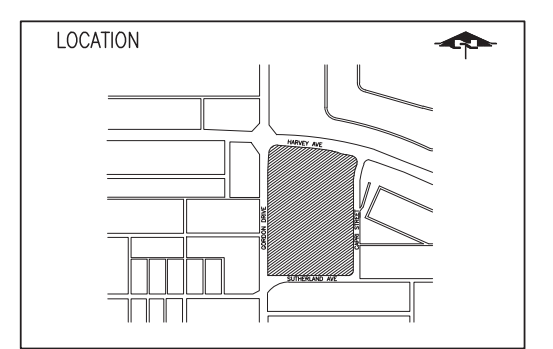


**SCHEDULE A**

This forms part of application  
# DP17-0253

Planner Initials TA

PROJECT  
**CAPRI PHASE I**  
Kelowna, B.C.  
residence



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OWNER RG PROPERTIES

2088-1177 West Hastings Street  
Vancouver, BC V6E 2K3

DESIGN CONSULTANT

Javier Barros Sierra 540  
Park Plaza Torre 1 P.01-01  
Santa Fe, Mexico, D.F. 01210

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DEVELOPMENT	DATE	BY	DATE
		E.O.	

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NO.	REMARKS	DATE

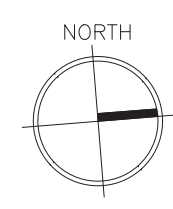
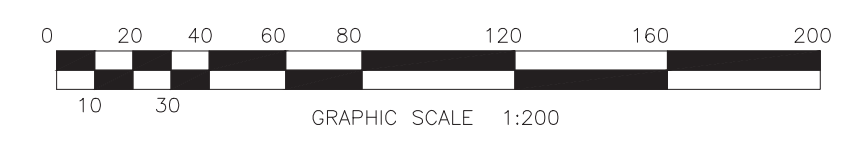
CONTENT FLOOR PLAN  
PENTHOUSES  
LEVEL 21

SCALE	DIMENSION	MTS
1:200	LEVELS	MTS

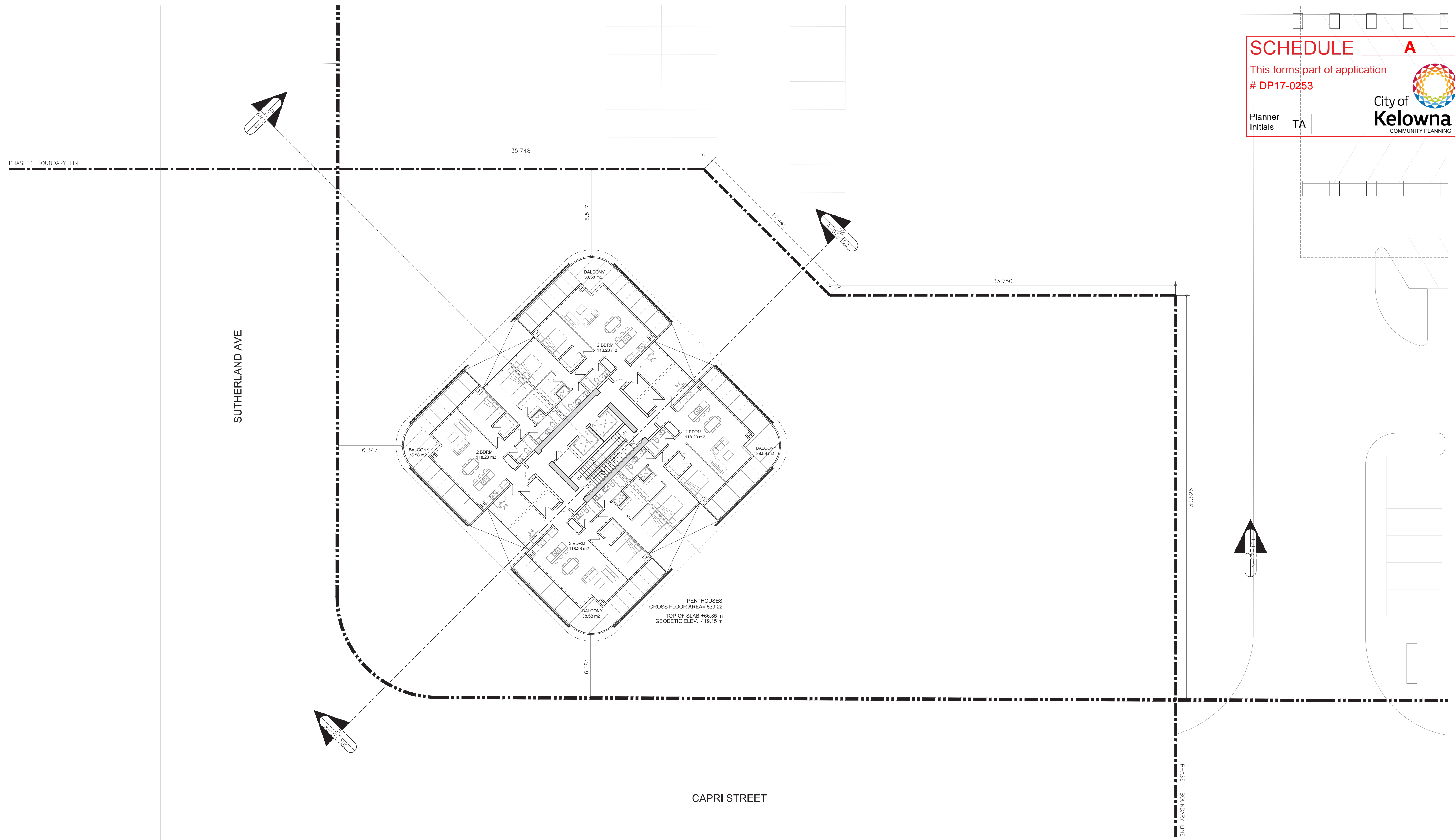
PROJECT NUMBER  
**16-01-04**

DRAWING NO.  
A-02-109

01 ARCHITECTURAL FLOOR PLAN  
PENTHOUSES TYPE 01 1:200





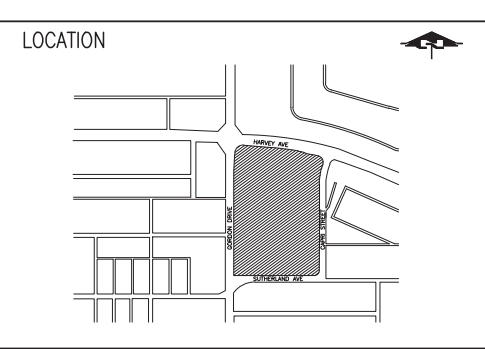


**SCHEDULE A**  
 This forms part of application  
 # DP17-0253

Planner Initials **TA**

City of Kelowna  
COMMUNITY PLANNING

PROJECT  
**CAPRI PHASE I**  
 Kelowna, B.C.  
 residence



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OWNER **RG PROPERTIES**

2088-1177 West Hastings Street  
 Vancouver, BC V6E 2K3

DESIGN CONSULTANT  
**EDMONDS** EDMONDS INTERNATIONAL  
 Javier Barros Sierra 540  
 Park Plaza Torre 1 P.01-01  
 Santo Fe, Mexico, D.F. 01210

**HANS P. NEUMANN**  
 ARCHITECT INC.  
 1520 Highland Drive North  
 Kelowna, BC V1Y 4K5  
 Telephone: (250) 868-0878

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REVISED	DATE	SIGNATURE
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DEVELOPMENT	DATE	SIGNATURE
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REVISIONS

NO.	REMARKS	DATE

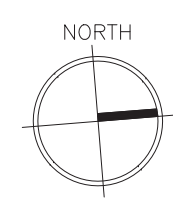
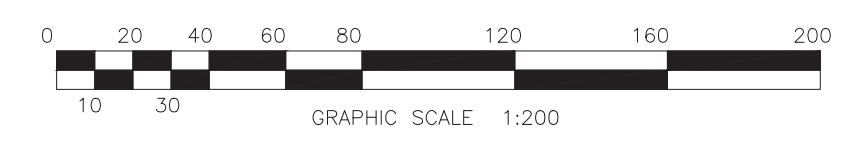
CONTENT **FLOOR PLAN  
 PENTHOUSES  
 LEVEL 22**

SCALE	DIMENSION	MTS
1:200	LEVELS	MTS

PROJECT NUMBER  
**16-01-04**

DRAWING NO.  
**A-02-110**

**01** ARCHITECTURAL FLOOR PLAN  
 PENTHOUSES TYPE 02 1:200



**SCHEDULE B**

This forms part of application # DP17-0253

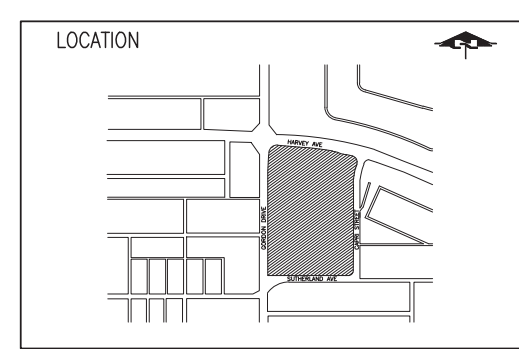
City of Kelowna COMMUNITY PLANNING

Planner Initials: **TUNED GLAZING WITH LIGHT SILVER METALLIC POWDER COAT ALUMINIUM FRAME**

PROJECT

**CAPRI PHASE I**

Kelowna, B.C.  
residence



GENERAL NOTES:

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OWNER: RG PROPERTIES

2088-1177 West Hastings Street  
Vancouver, BC V6E 2K3

DESIGN CONSULTANT: EDMONDS INTERNATIONAL

Javier Barros Sierra 540  
Park Plaza Torre 1 P.01-01  
Santa Fe, México, D.F. 01210

HANS P. NEUMANN ARCHITECT INC.

1520 Highland Drive North  
Kelowna, BC V1Y 4K5  
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PHASE: **DP DRAWINGS**

ISSUE DATE: **NOVEMBER/2017**

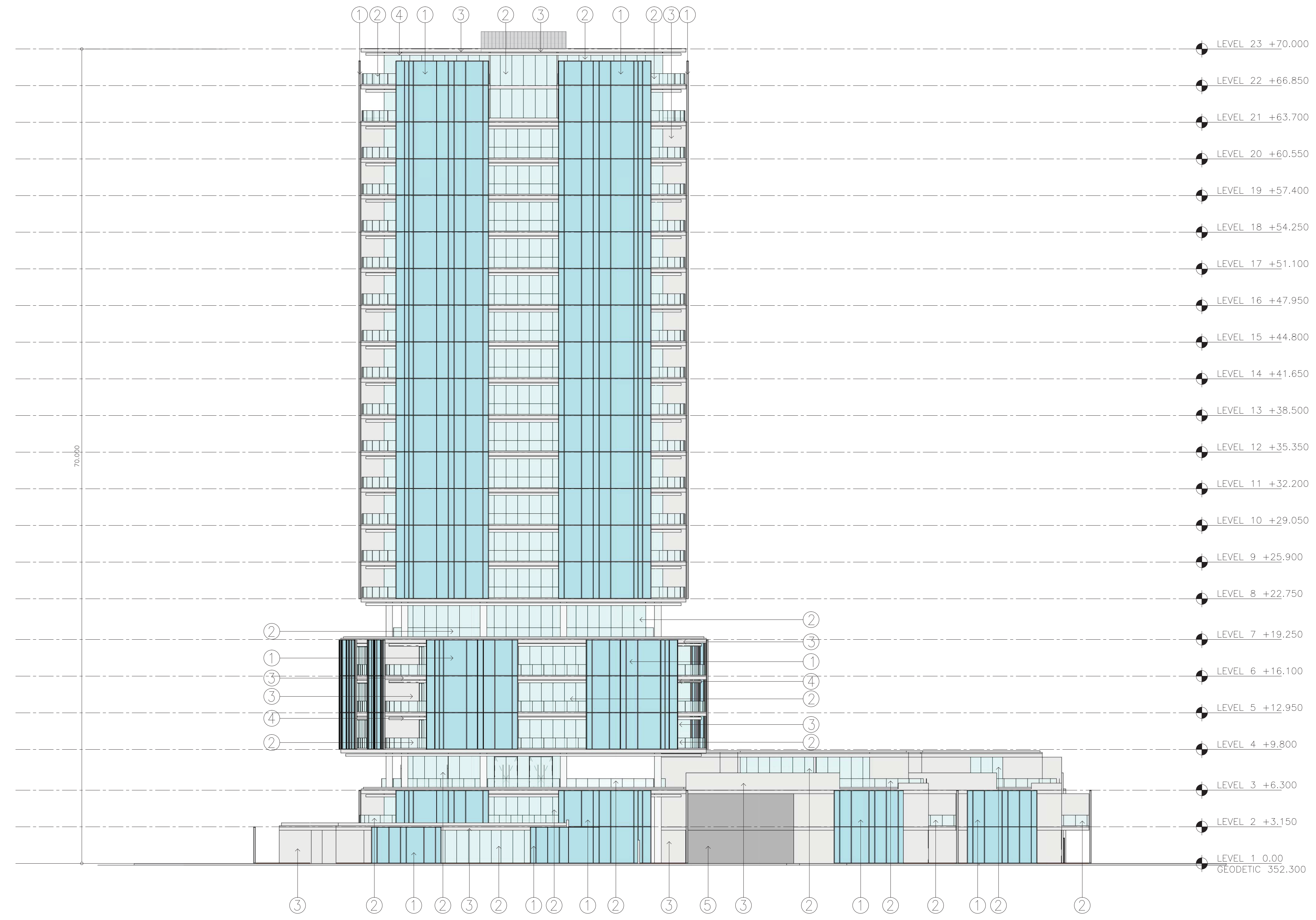
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		M.E.	
REVISED	DATE	BY	DATE
		G.C.	
DEVELOPMENT	DATE	BY	DATE
		E.O.	

REVISIONS

NO.	REMARKS	DATE

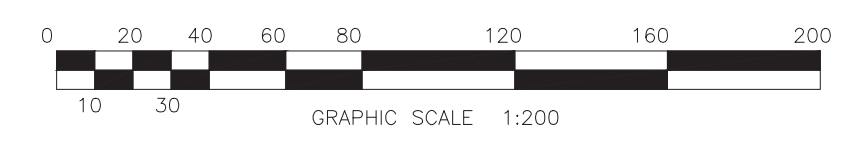
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SCALE	DIMENSION	MTS
1:200	LEVELS	MTS
PROJECT NUMBER: <b>16-01-04</b>		
DRAWING NO.: <b>A-05-101</b>		



- ① TINTED GLAZING WITH LIGHT SILVER METALLIC POWDER COAT ALUMINIUM FRAME
- ② CLEAR GLAZING WITH MEDIUM GREY SILVER METALLIC POWDER COATED ALUMINIUM FRAME
- ③ FIBERCEMENT PANELS WITH MEDIUM GREY SMOOTH RENDERED FINISH
- ④ FIBERCEMENT PANELS WITH OFF WHITE PAINTED FINISH
- ⑤ ALUMINIUM LOUVER WITH MEDIUM GREY POWDER COAT FINISH

ROOF MATERIAL: RUBBERGARD ECO WHITE EPDM  
SOLAR REFLECTIVE INDEX = 73 MIN

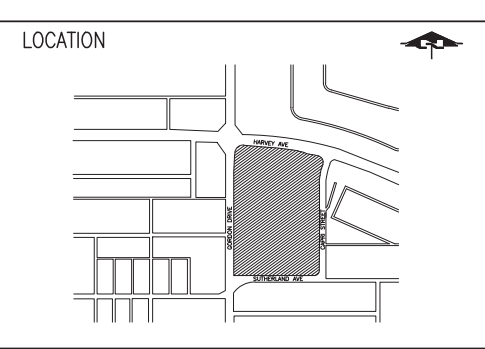


**SCHEDULE B**  
 This forms part of application  
 # DP17-0253




City of Kelowna  
 COMMUNITY PLANNING

PROJECT  
**CAPRI PHASE I**  
 Kelowna, B.C.  
 residence



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OWNER  
 RG PROPERTIES  
 2088-1177 West Hastings Street  
 Vancouver, BC V6E 2K3

DESIGN CONSULTANT  
 EDMONDS INTERNATIONAL  
 Javier Barros Sierra 540  
 Park Plaza Torre 1 P.O. 01-01  
 Santo Fe, Mexico, D.F. 01210

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REVISIONS

NO.	REMARKS	DATE

CONTENT  
**ELEVATION SOUTH WEST**

SCALE	DIMENSION	MTS
1:200	LEVELS	MTS

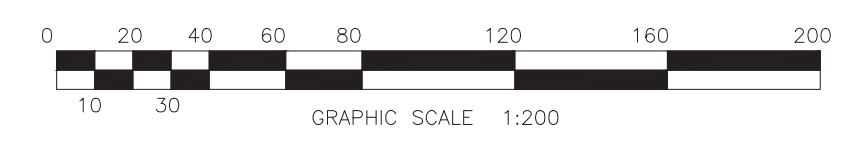
PROJECT NUMBER  
**16-01-04**

DRAWING NO.  
**A-05-102**



- ① TINTED GLAZING WITH LIGHT SILVER METALLIC POWDER COAT ALUMINIUM FRAME
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ROOF MATERIAL:  
 RUBBERGARD ECO WHITE EPDM  
 SOLAR REFLECTIVE INDEX = 73 MIN



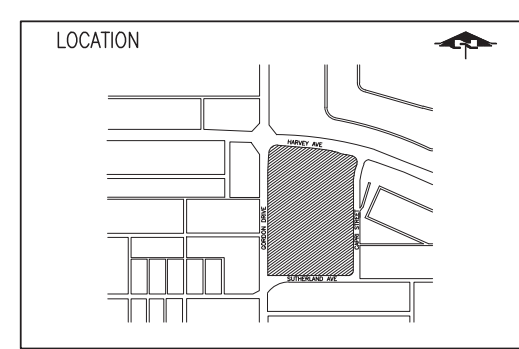
01 ELEVATION SOUTH WEST 1:200

**SCHEDULE B**  
 This forms part of application  
 # DP17-0253



Planner Initials: [initials] City of Kelowna COMMUNITY PLANNING

PROJECT  
**CAPRI PHASE I**  
 Kelowna, B.C.  
 residence



GENERAL NOTES:  
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OWNER: RG PROPERTIES  
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 Vancouver, BC V6E 2K3

DESIGN CONSULTANT:  
 EDMONDS INTERNATIONAL  
 Javier Barros Sierra 540  
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DEVELOPMENT	DATE	INITIALS	SIGNATURE
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NO.	REMARKS	DATE

CONTENT: **ELEVATION NORTH WEST**

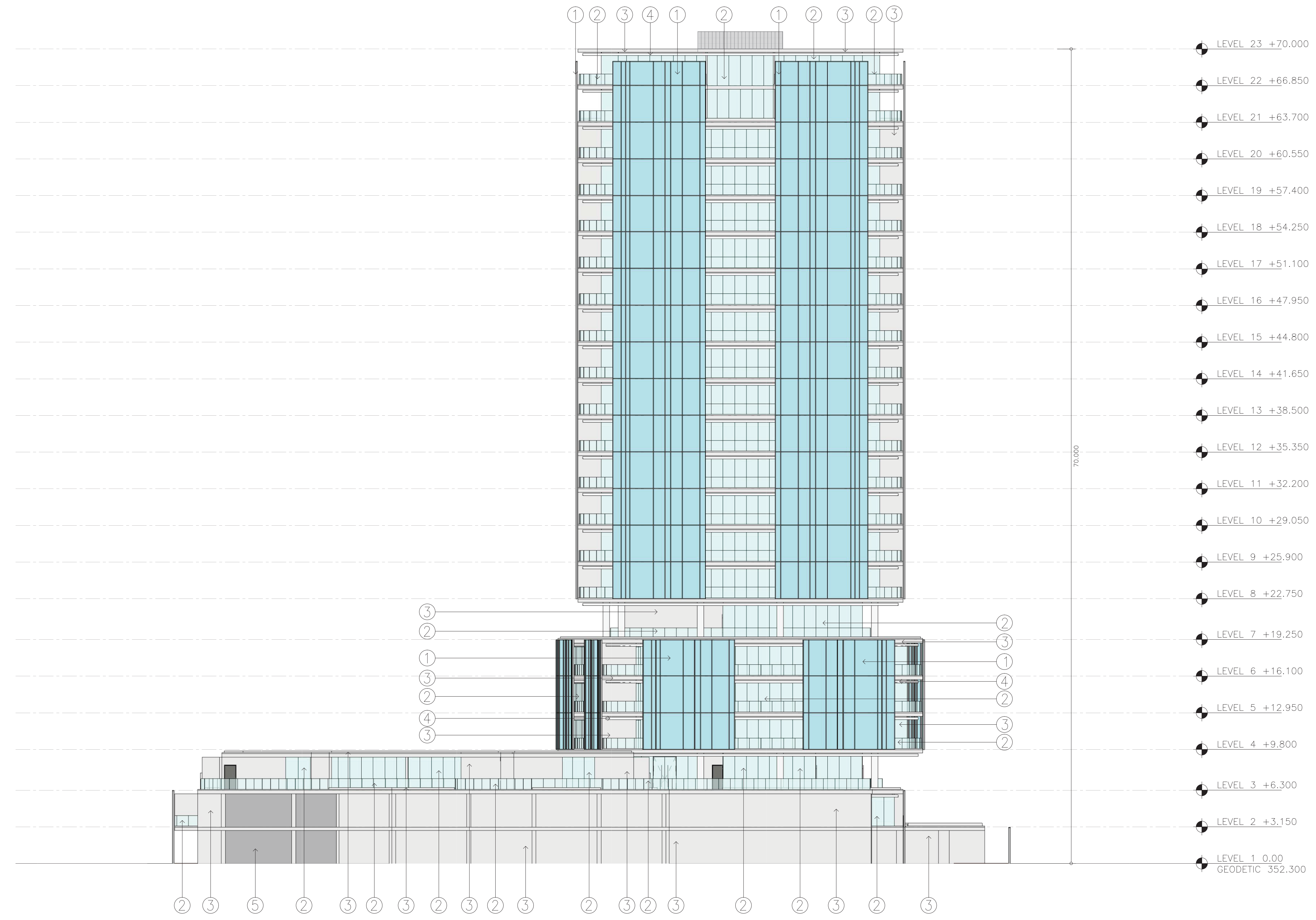
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1:200	LEVELS	MTS

PROJECT NUMBER: **16-01-04**

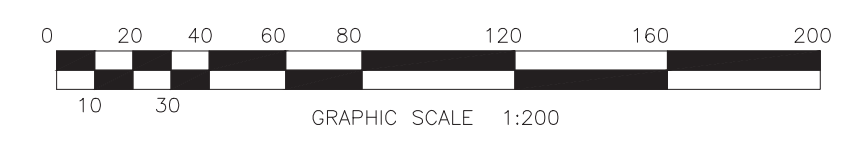
DRAWING NO.: **A-05-103**

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ROOF MATERIAL:  
 RUBBERGARD ECO WHITE EPDM  
 SOLAR REFLECTIVE INDEX = 73 MIN



01 ELEVATION NORTH WEST 1:200

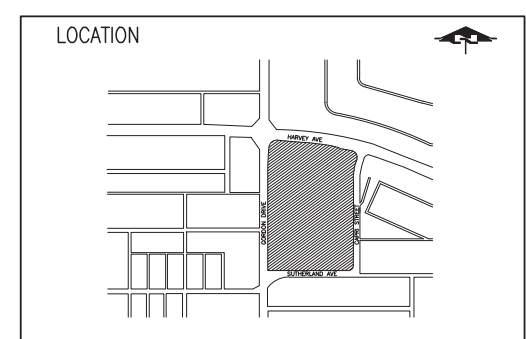


**SCHEDULE B**  
 This forms part of application  
 # DP17-0253



City of Kelowna  
 COMMUNITY PLANNING

PROJECT  
**CAPRI PHASE I**  
 Kelowna, B.C.  
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 Vancouver, BC V6E 2K3

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 EDMONDS INTERNATIONAL  
 Javier Barros Sierra 540  
 Park Plaza Torre 1 P.01-01  
 Santa Fe, México, D.F. 01210

HANS P. NEUMANN  
 ARCHITECT INC.  
 1520 Highland Drive North  
 Kelowna, BC V1Y 4K5  
 Telephone: (250) 868-0878

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PHASE  
**DP DRAWINGS**

ISSUE DATE  
**NOVEMBER/2017**

APPROVED	DATE	BY	DATE
		M.E.	
REVISED	DATE	BY	DATE
		G.C.	
DEVELOPMENT	DATE	BY	DATE
		E.O.	

REVISIONS

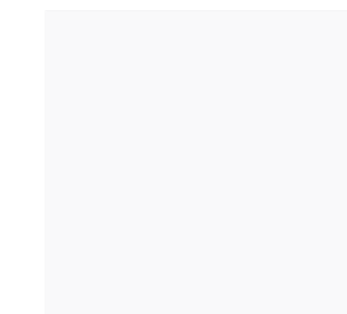
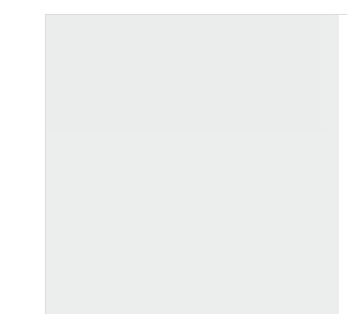
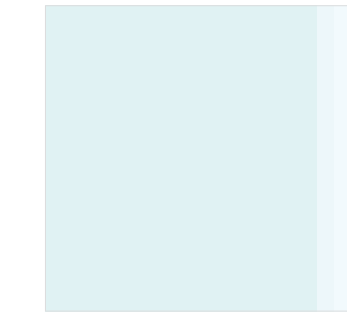
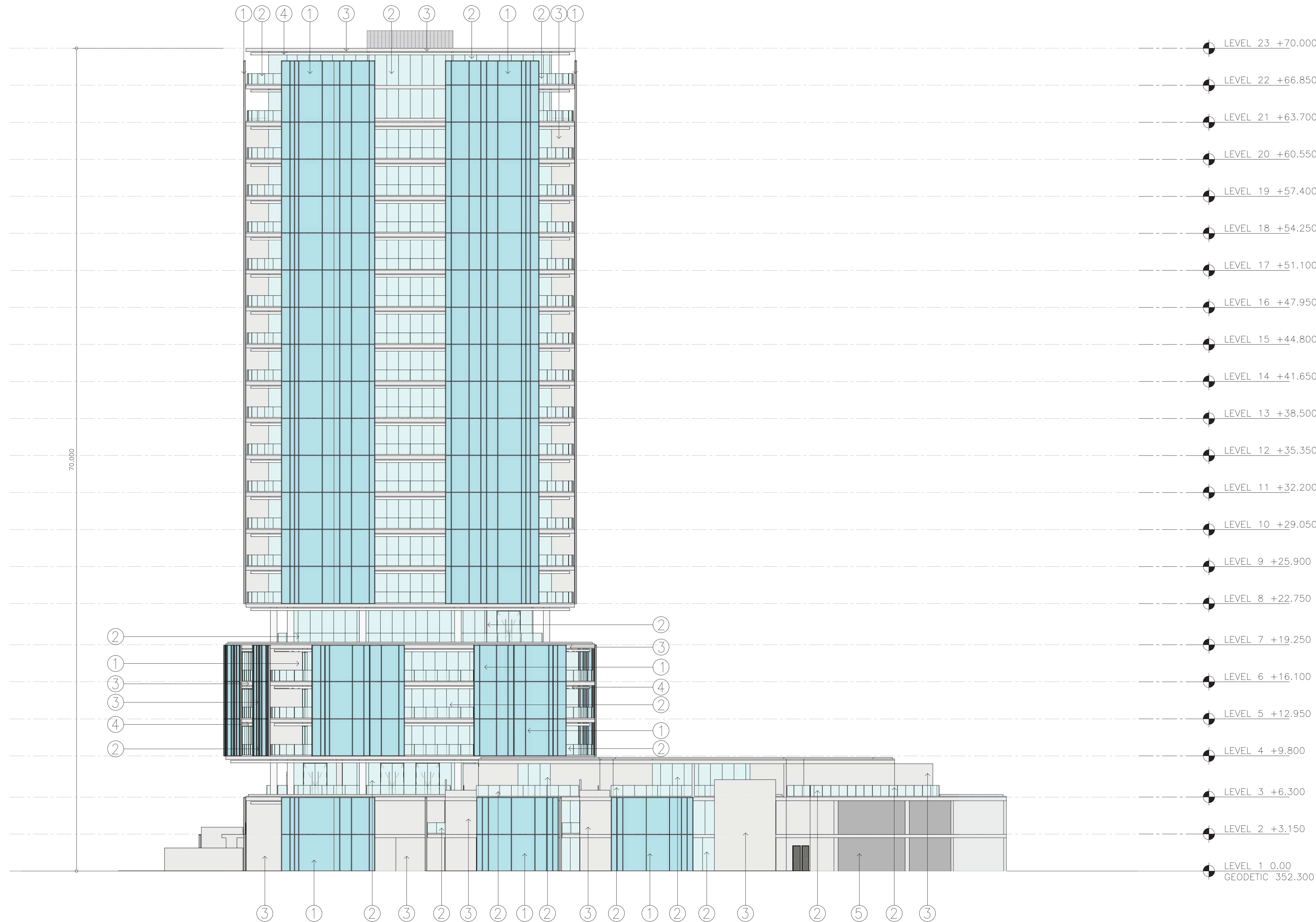
NO.	REMARKS	DATE

CONTENT  
**ELEVATION NORTH EAST**

SCALE  
 1:200

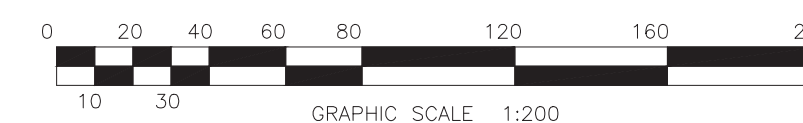
PROJECT NUMBER  
**16-01-04**

DRAWING NO.  
**A-05-104**



ROOF MATERIAL:  
 RUBBERGARD ECO WHITE EPDM  
 SOLAR REFLECTIVE INDEX = 73 MIN

01 ELEVATION NORTH EAST 1:200

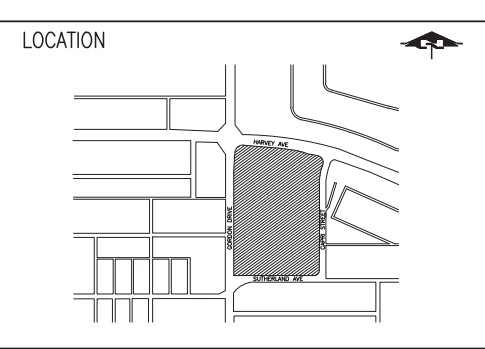


**SCHEDULE A**  
 This forms part of application  
 # DP17-0253

Planner  
 Initials TA

City of Kelowna  
 COMMUNITY PLANNING

PROJECT  
**CAPRI PHASE I**  
 Kelowna, B.C.  
 residence



GENERAL NOTES:  
 1. THE DIMENSIONS RULE THE DRAWING.  
 2. ALL DIMENSIONS MUST BE VERIFIED IN SITE.  
 3. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS, NOTIFYING THE ARCHITECT OF ANY DISCREPANCY, OMISSION, IRREGULARITY OR CONFLICTS RELATED TO THE PROJECT. THE JOB IN THE WORKING AREA, WILL BE SUSPENDED, PRI TO BE APPROVED BY THE RESPONSIBLE ARCHITECT.  
 4. THE PROJECT LEVELS INDICATED ARE RELATED TO THE TOP OF SLAB. FOR LEVELS AND DIMENSIONS VERIFY WITH CIVIL ENGINEERING.  
 5. FOR LEVELS AND STRUCTURAL ELEMENTS VERIFY WITH CIVIL ENGINEERING.

OWNER  
 RG PROPERTIES  
 2088-1177 West Hastings Street  
 Vancouver, BC V6E 2K3

DESIGN CONSULTANT  
 EDMONDS INTERNATIONAL  
 Javier Barros Sierra 540  
 Park Plaza Torre 1 P.01-01  
 Santa Fe, México, D.F. 01210

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PHASE  
**DP DRAWINGS**

ISSUE DATE  
**NOVEMBER/2017**

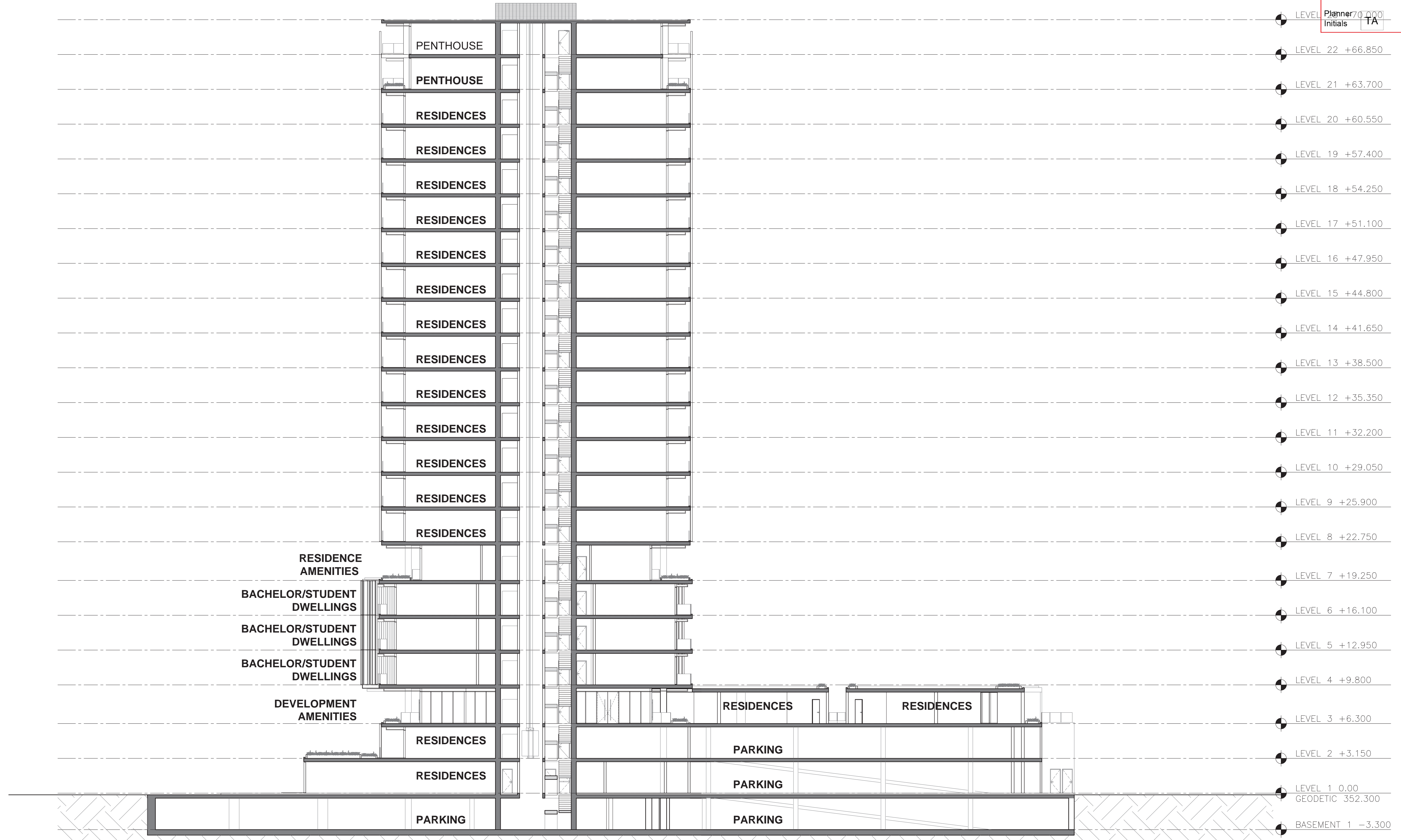
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		M.E.	
REVISED	DATE	INITIALS	DATE
		G.C.	
DEVELOPMENT	DATE	INITIALS	DATE
		E.O.	

REVISIONS

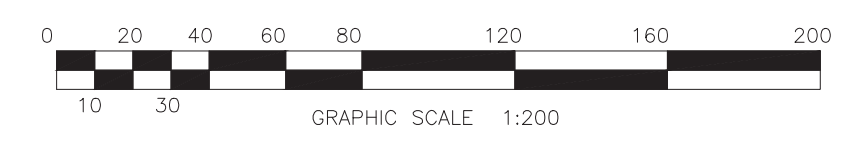
NO.	REMARKS	DATE

CONTENT  
**SECTION LONGITUDINAL SECTION**

SCALE	DIMENSION	MTS
1:200	LEVELS	MTS
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DRAWING NO.	<b>A-07-101</b>	

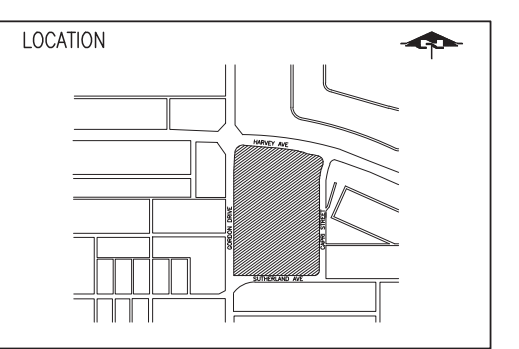


SECTION A-A'



**SCHEDULE A**  
 This forms part of application #DP17-0253  
 Planner Initials TA  
 City of Kelowna COMMUNITY PLANNING

PROJECT  
**CAPRI PHASE I**  
 Kelowna, B.C.  
 residence



- GENERAL NOTES:
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  4. THE PROJECT LEVELS INDICATED ARE RELATED TO THE TOP OF SLAB. FOR LEVELS AND DIMENSIONS VERIFY WITH CIVIL ENGINEERING.
  5. FOR LEVELS AND STRUCTURAL ELEMENTS VERIFY WITH CIVIL ENGINEERING.

OWNER  
 RG PROPERTIES  
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 Vancouver, BC V6E 2K3

DESIGN CONSULTANT  
 EDMONDS INTERNATIONAL  
 Javier Barros Sierra 540  
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 Santa Fe, Mexico, D.F. 01210

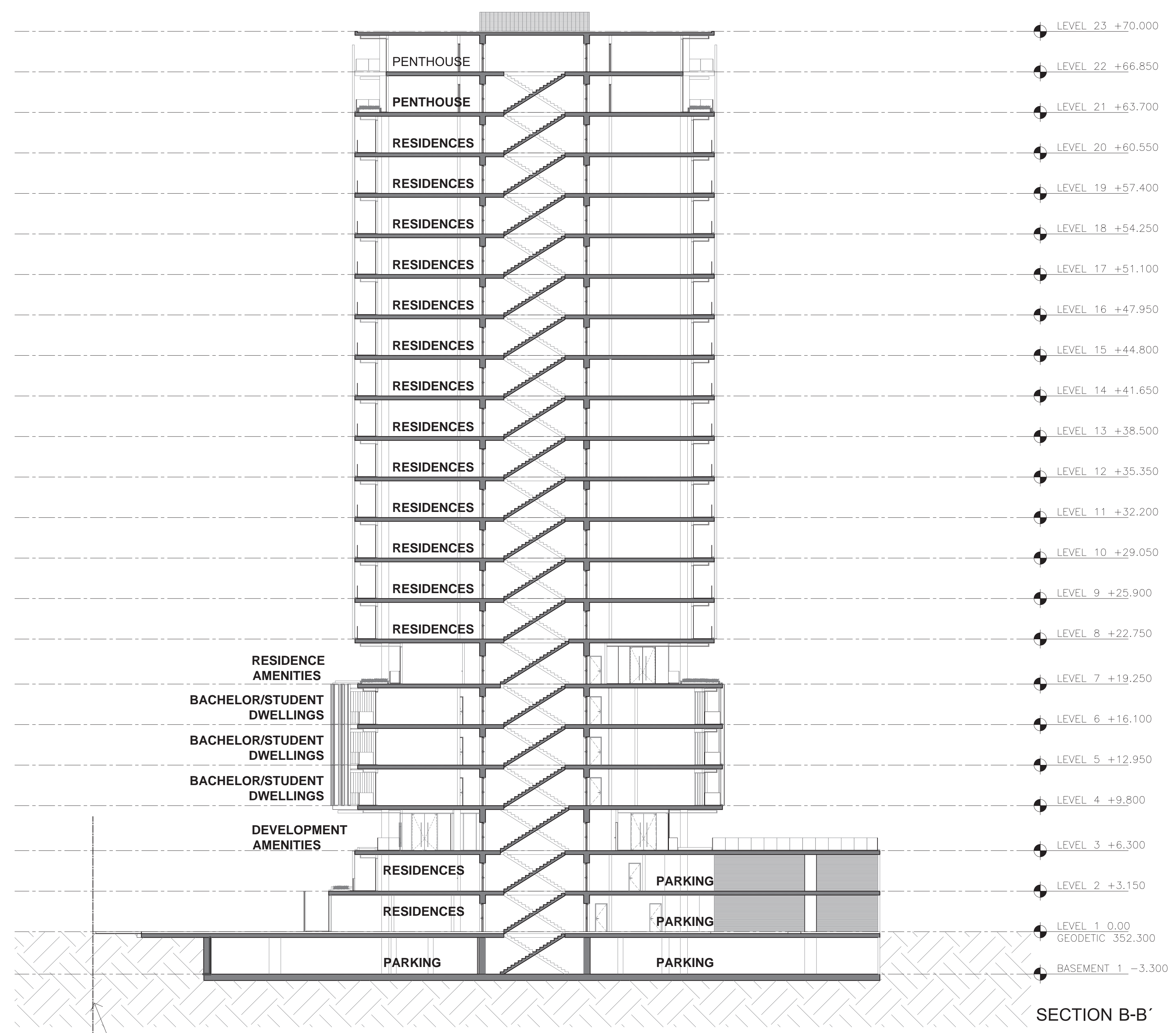
HANS P. NEUMANN  
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PHASE	
DP DRAWINGS	
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M.E.	
REVISED	DATE
G.C.	
DEVELOPMENT	DATE
E.O.	

REVISIONS		
NO.	REMARKS	DATE

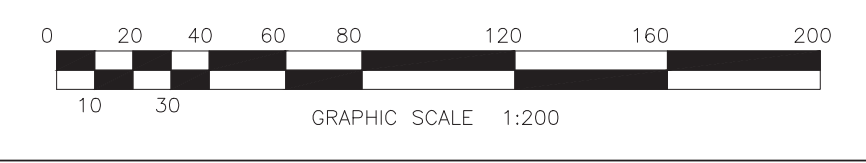
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SECTION CROSS SECTION	
SCALE	DIMENSION
1:200	MTS
	LEVELS
	MTS
PROJECT NUMBER	16-01-04
DRAWING NO.	A-07-102



SECTION B-B'

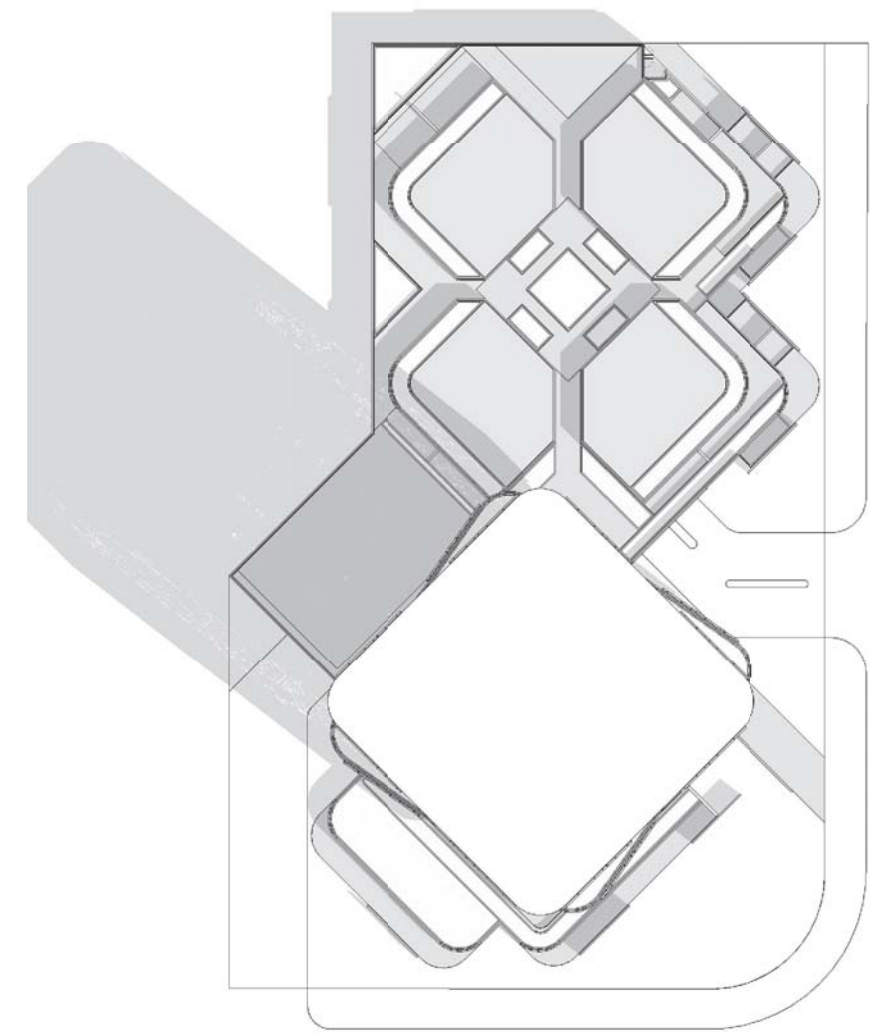
PROPERTY LINE

01 SECTION CROSS SECTION 1:200

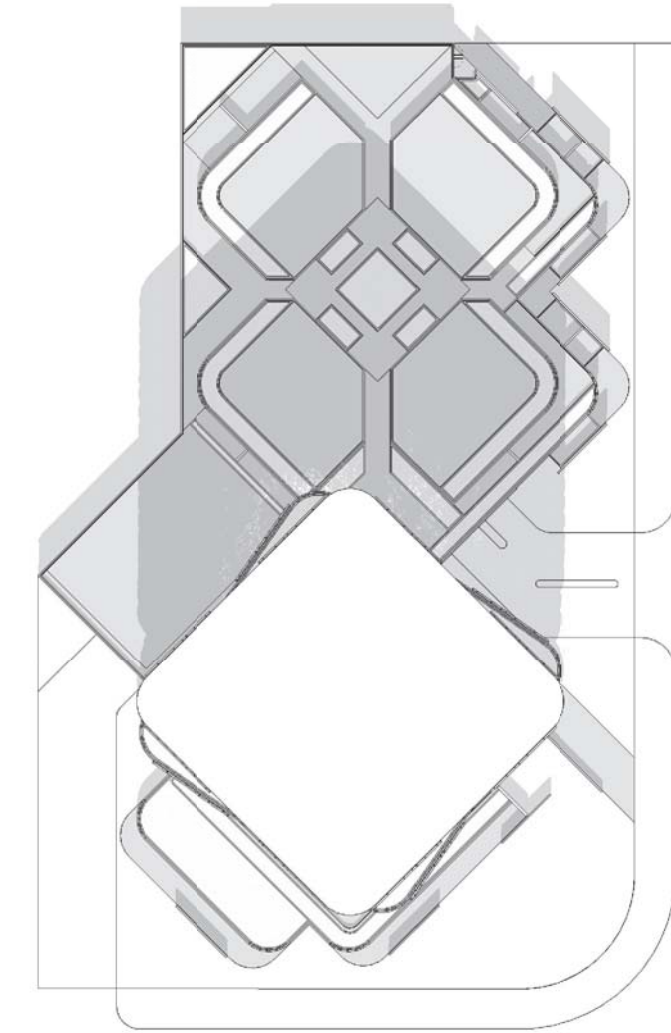


# SHADOW ANALYSIS

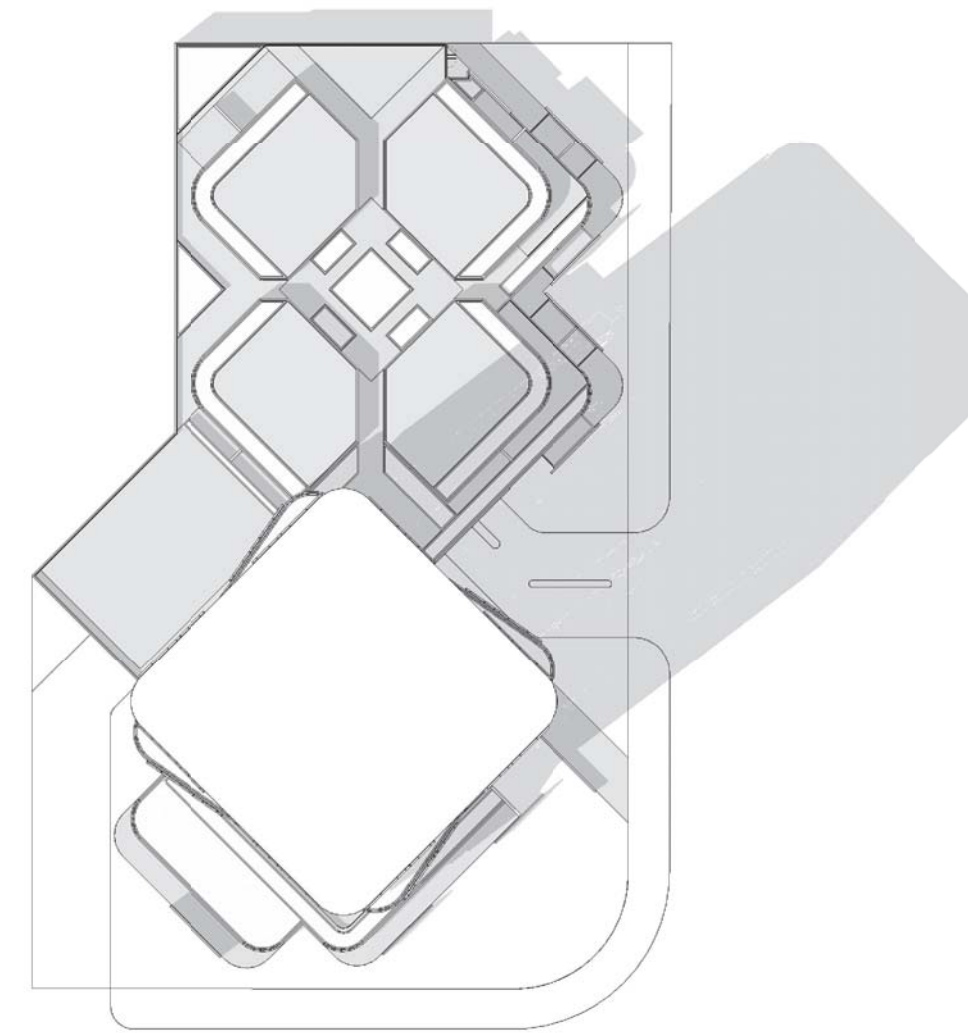
A.09.101



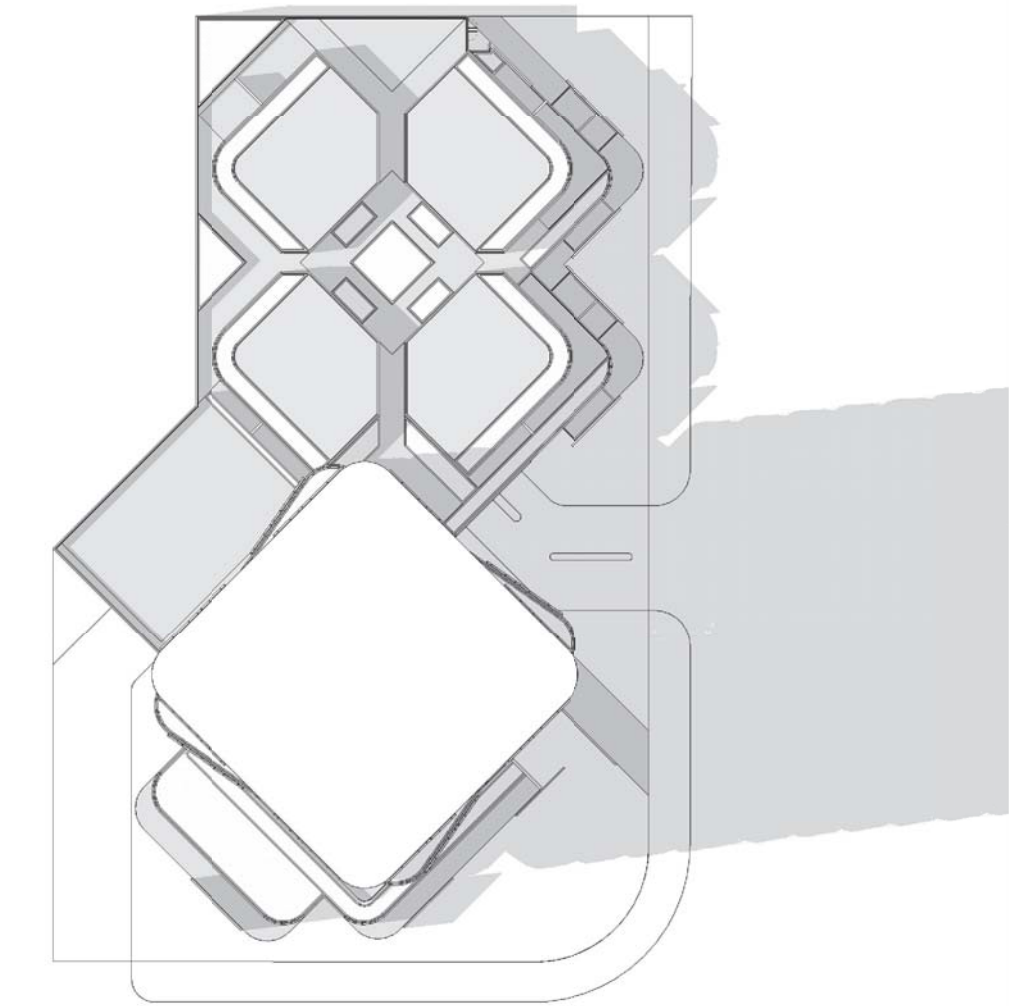
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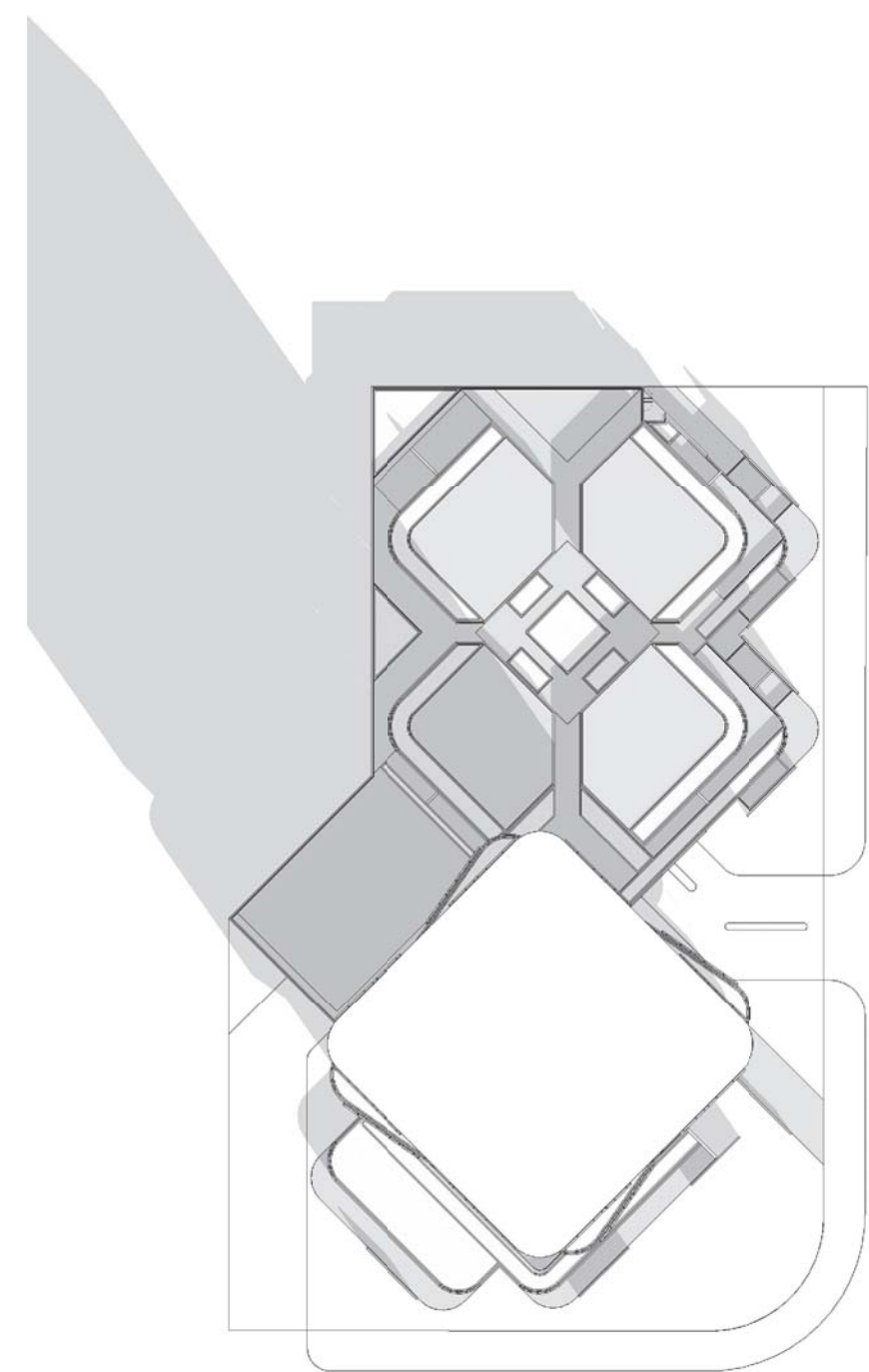
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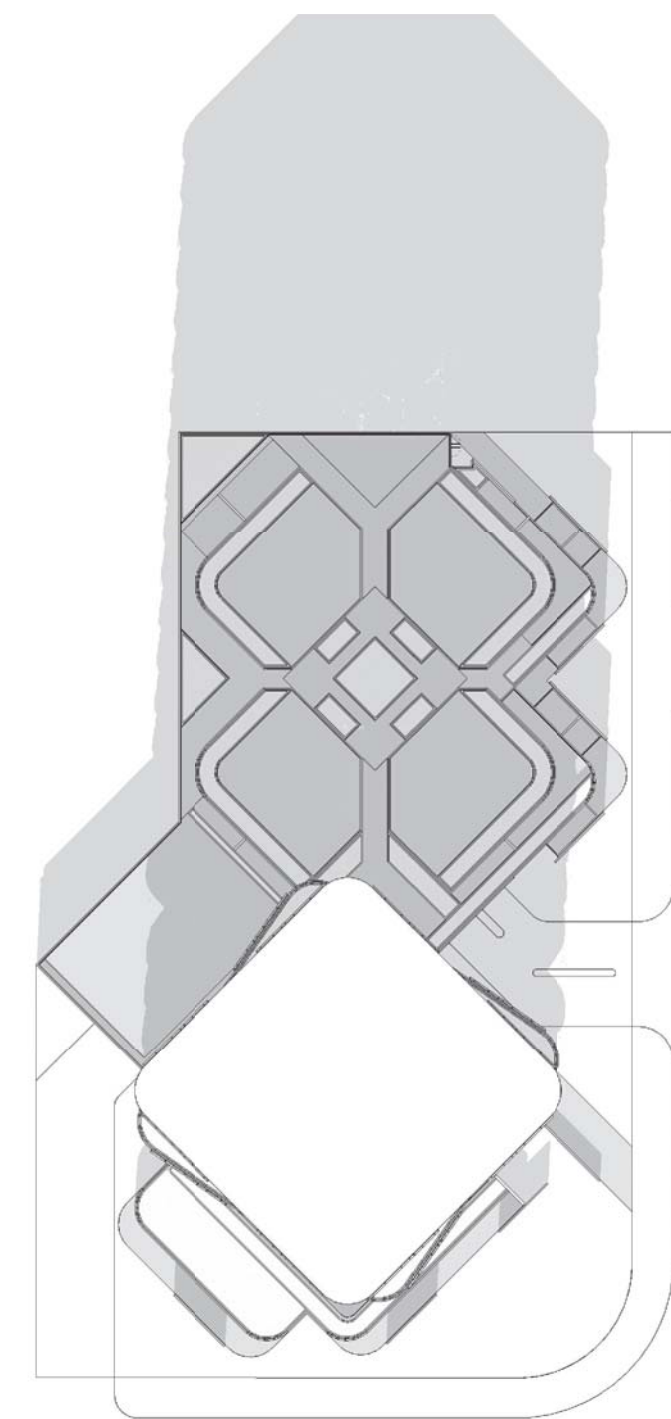
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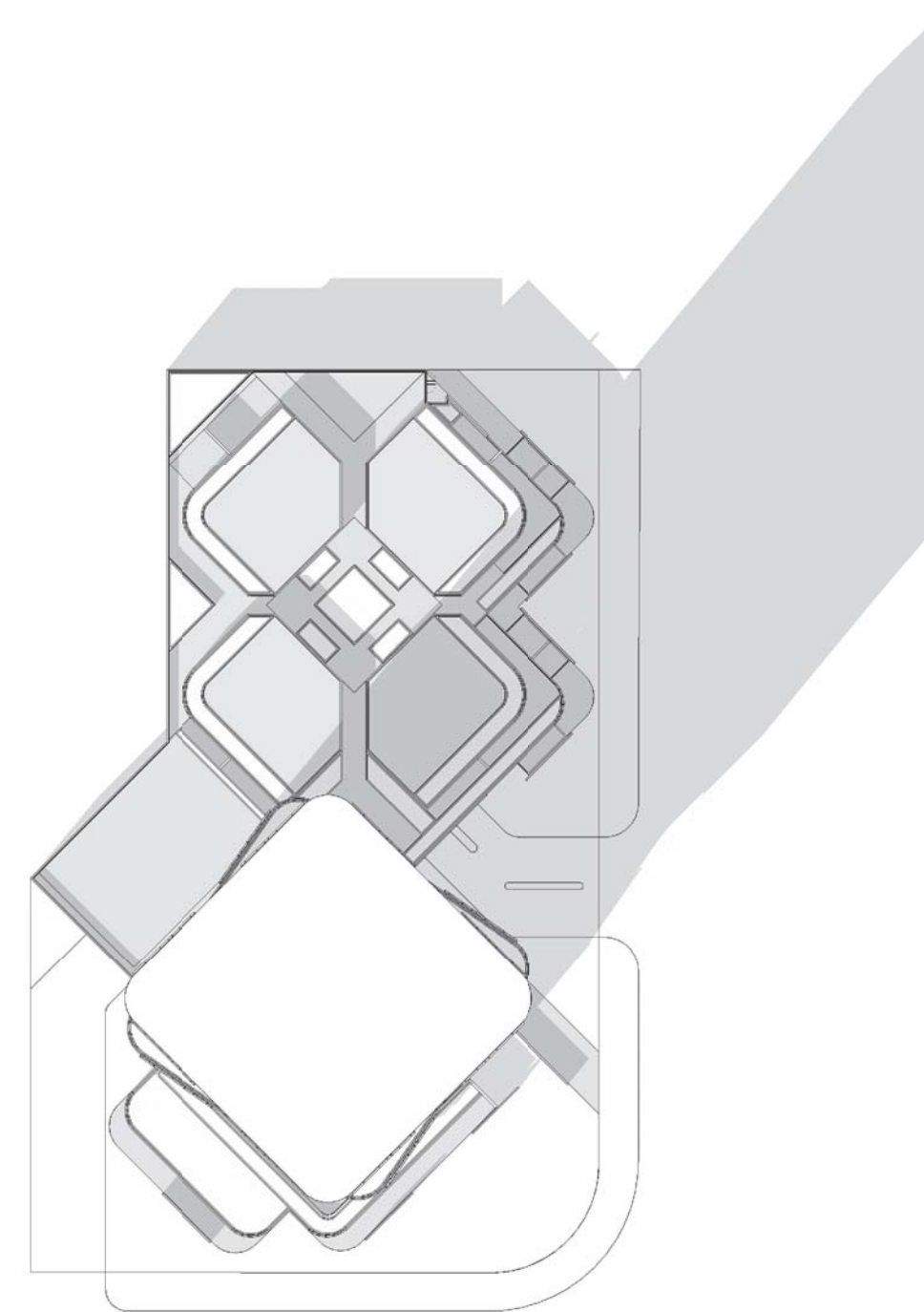
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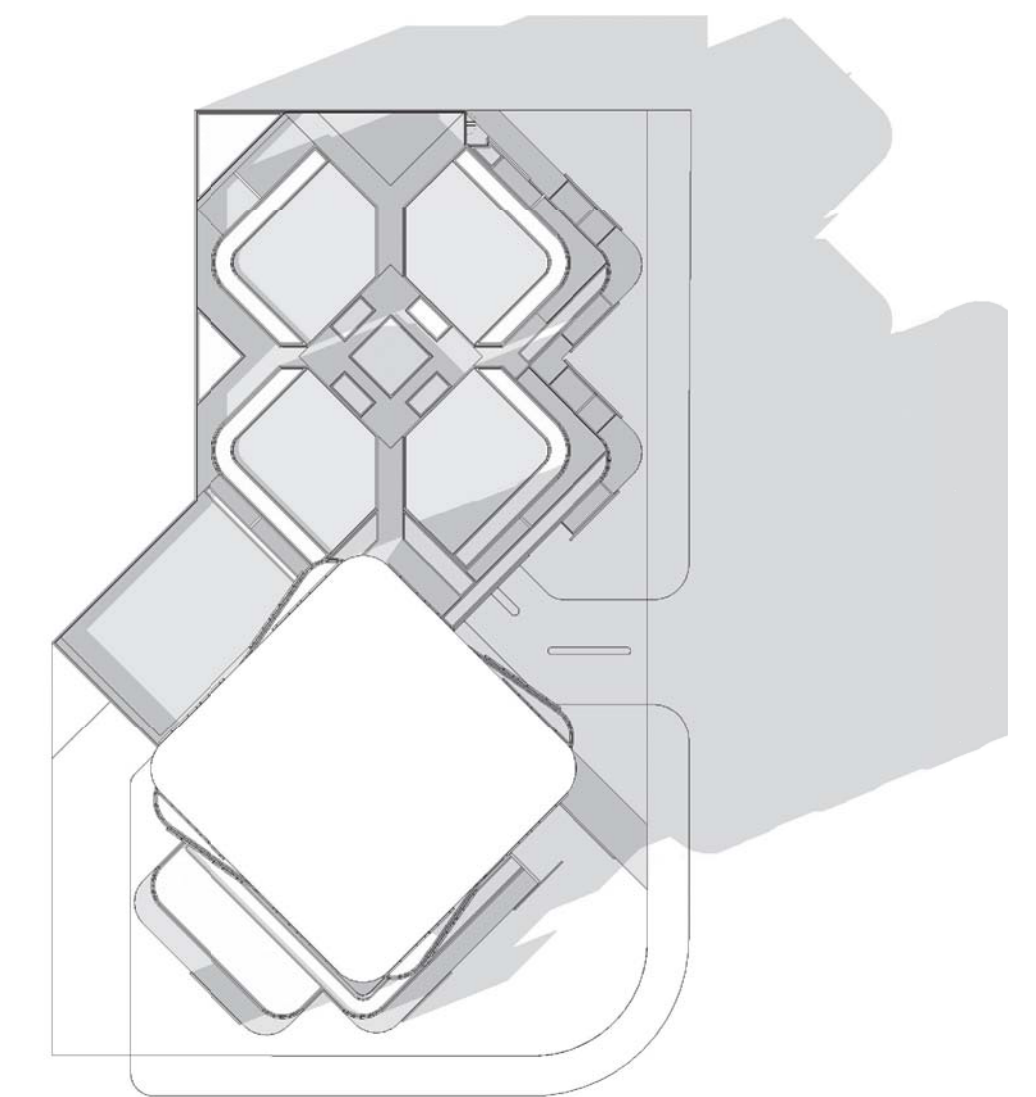
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SEPT 21, 12:00 PM



SEPT 21, 2:00 PM



SEPT 21, 4:00 PM



# PERSPECTIVES

A.09.102

**SCHEDULE B**  
This forms part of application  
# DP17-0253  
Planner Initials TA  
City of Kelowna  
COMMUNITY PLANNING



SCHEDULE **B**

This forms part of application  
# DP17-0253



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials **TA**



**LEVEL 1**



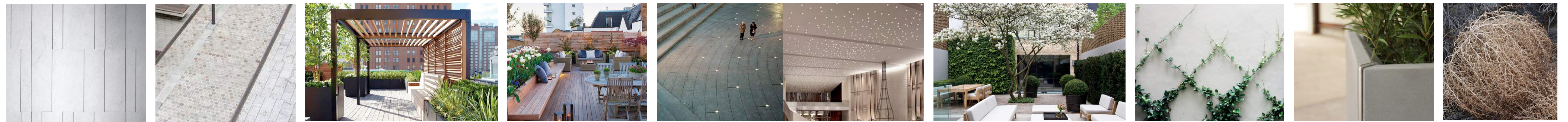
UNIT PAVERS TYPE 1    UNIT PAVERS TYPE 2    ARCH. CONCRETE & TIMBER BENCH    UNDER-BENCH LIGHTING    SIMPLE METAL FENCE    LIT ADDRESS MARKER    OUTDOOR COURTYARD    LARGE STREET TREES    SMALL FLOWERING TREES    MINIMALIST PLANTING DESIGN    BIKE RACKS

**LEVEL 2**



EXTENSIVE GREEN ROOF    LOW DECIDUOUS & EVERGREEN PLANTINGS WITH SEASONAL INTEREST

**LEVEL 3**



PAVERS TYPE 1    PAVERS TYPE 2    TIMBER PERGOLA    OUTDOOR LIVING ROOMS    LED PAVING FEATURE & ARCH. LIGHTING FEATURE    FEATURE FLOWERING TREE    GARDEN HOME FACADE    CONCRETE PLANTERS    TUMBLEWEED ROOF FEATURE

**LEVEL 4**



ROOF PANEL PATTERN    GRASSLAND PATTERN    ROOF PANEL COLOUR GRADIENT

**LEVEL 7**



TUMBLEWEED ROOF FEATURE WITH DECORATIVE STONE

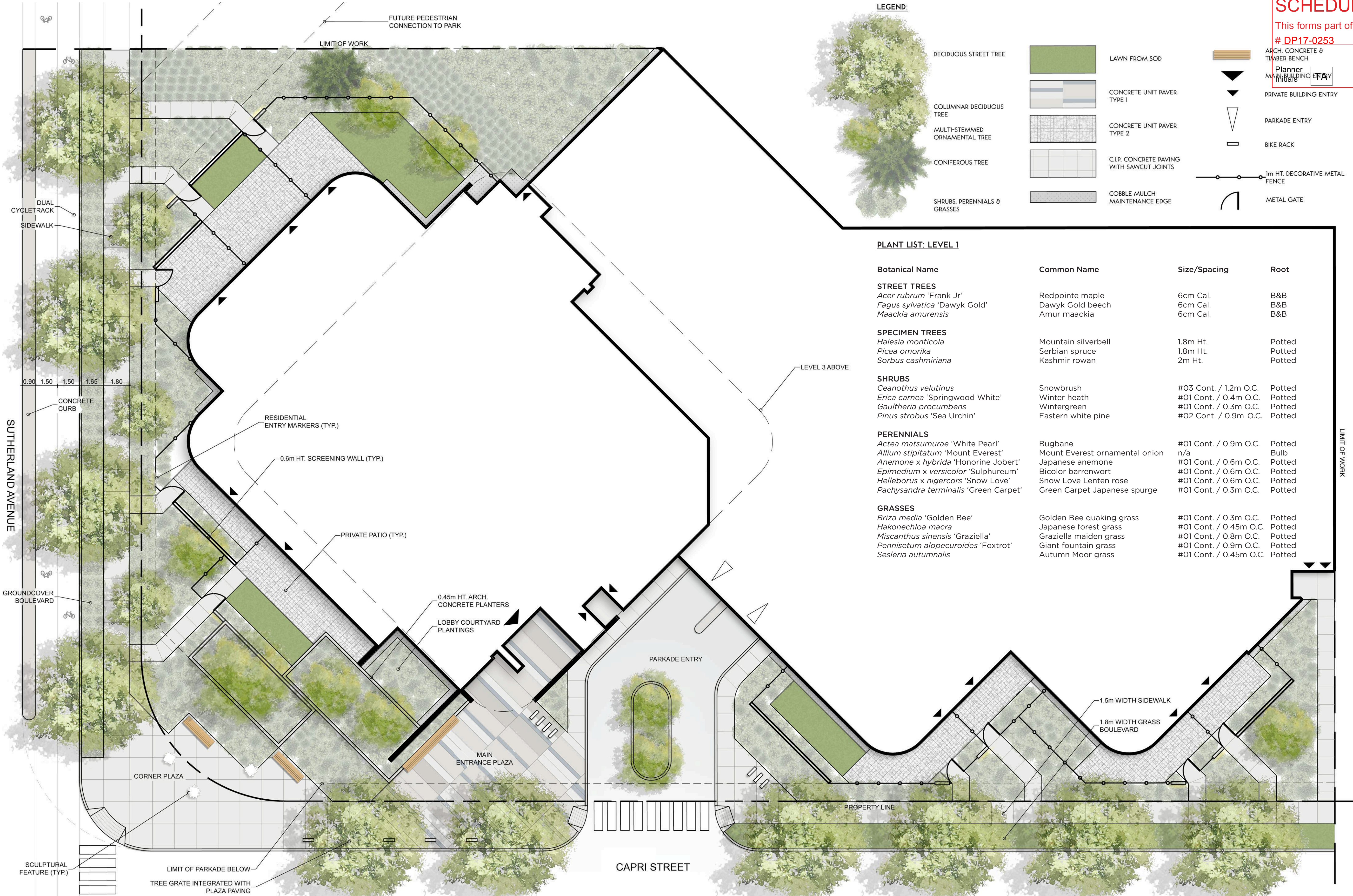


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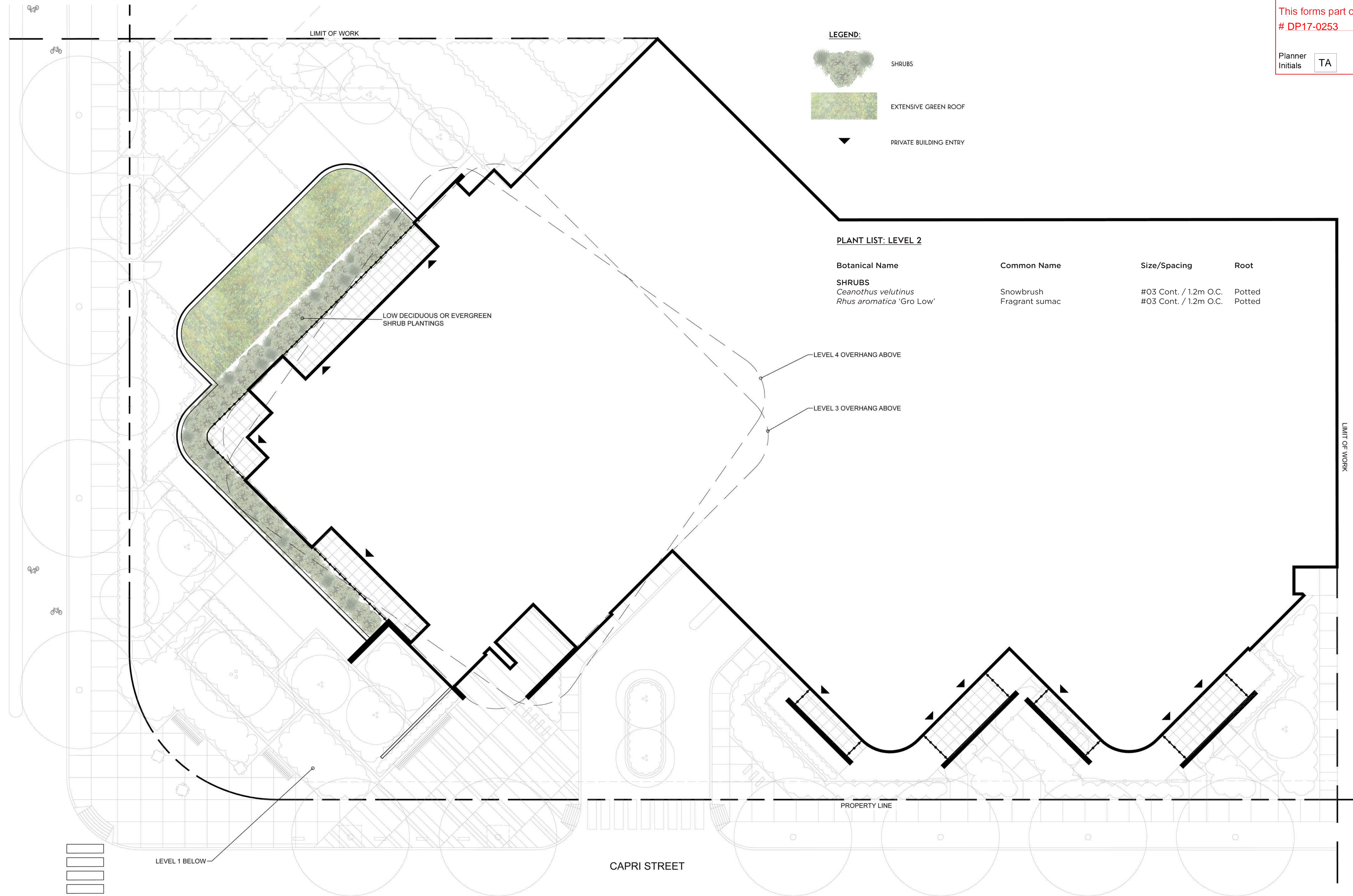
DECIDUOUS STREET TREE		LAWN FROM SOD		ARCH. CONCRETE & TIMBER BENCH	
COLUMNAR DECIDUOUS TREE		CONCRETE UNIT PAVER TYPE 1		PRIVATE BUILDING ENTRY	
MULTI-STEMMED ORNAMENTAL TREE		CONCRETE UNIT PAVER TYPE 2		PARKADE ENTRY	
CONIFEROUS TREE		C.I.P. CONCRETE PAVING WITH SAWCUT JOINTS		BIKE RACK	
SHRUBS, PERENNIALS & GRASSES		COBBLE MULCH MAINTENANCE EDGE		1m HT. DECORATIVE METAL FENCE	
				METAL GATE	

**PLANT LIST: LEVEL 1**




Botanical Name	Common Name	Size/Spacing	Root
<b>STREET TREES</b>			
<i>Acer rubrum</i> 'Frank Jr'	Redpointe maple	6cm Cal.	B&B
<i>Fagus sylvatica</i> 'Dawyck Gold'	Dawyck Gold beech	6cm Cal.	B&B
<i>Maackia amurensis</i>	Amur maackia	6cm Cal.	B&B
<b>SPECIMEN TREES</b>			
<i>Halesia monticola</i>	Mountain silverbell	1.8m Ht.	Potted
<i>Picea omorika</i>	Serbian spruce	1.8m Ht.	Potted
<i>Sorbus cashmiriana</i>	Kashmir rowan	2m Ht.	Potted
<b>SHRUBS</b>			
<i>Ceanothus velutinus</i>	Snowbrush	#03 Cont. / 1.2m O.C.	Potted
<i>Erica carnea</i> 'Springwood White'	Winter heath	#01 Cont. / 0.4m O.C.	Potted
<i>Gaultheria procumbens</i>	Wintergreen	#01 Cont. / 0.3m O.C.	Potted
<i>Pinus strobus</i> 'Sea Urchin'	Eastern white pine	#02 Cont. / 0.9m O.C.	Potted
<b>PERENNIALS</b>			
<i>Actea matsumurae</i> 'White Pearl'	Bugbane	#01 Cont. / 0.9m O.C.	Potted
<i>Allium stipitatum</i> 'Mount Everest'	Mount Everest ornamental onion	n/a	Bulb
<i>Anemone x hybrida</i> 'Honorable Jobert'	Japanese anemone	#01 Cont. / 0.6m O.C.	Potted
<i>Epimedium x versicolor</i> 'Sulphureum'	Bicolor barrenwort	#01 Cont. / 0.6m O.C.	Potted
<i>Helleborus x nigercors</i> 'Snow Love'	Snow Love Lenten rose	#01 Cont. / 0.6m O.C.	Potted
<i>Pachysandra terminalis</i> 'Green Carpet'	Green Carpet Japanese spurge	#01 Cont. / 0.3m O.C.	Potted
<b>GRASSES</b>			
<i>Briza media</i> 'Golden Bee'	Golden Bee quaking grass	#01 Cont. / 0.3m O.C.	Potted
<i>Hakonechloa macra</i>	Japanese forest grass	#01 Cont. / 0.45m O.C.	Potted
<i>Miscanthus sinensis</i> 'Graziella'	Graziella maiden grass	#01 Cont. / 0.8m O.C.	Potted
<i>Pennisetum alopecuroides</i> 'Foxtrot'	Giant fountain grass	#01 Cont. / 0.9m O.C.	Potted
<i>Sesleria autumnalis</i>	Autumn Moor grass	#01 Cont. / 0.45m O.C.	Potted



**L2**



**LEGEND:**

-  SHRUBS
-  EXTENSIVE GREEN ROOF
-  PRIVATE BUILDING ENTRY

**PLANT LIST: LEVEL 2**

Botanical Name	Common Name	Size/Spacing	Root
<b>SHRUBS</b>			
<i>Ceanothus velutinus</i>	Snowbrush	#03 Cont. / 1.2m O.C.	Potted
<i>Rhus aromatica</i> 'Gro Low'	Fragrant sumac	#03 Cont. / 1.2m O.C.	Potted

LOW DECIDUOUS OR EVERGREEN SHRUB PLANTINGS

LEVEL 4 OVERHANG ABOVE

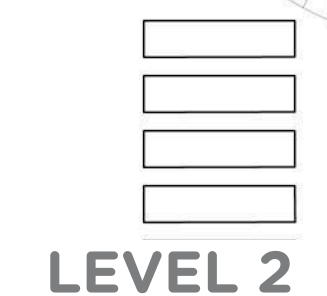
LEVEL 3 OVERHANG ABOVE

PROPERTY LINE

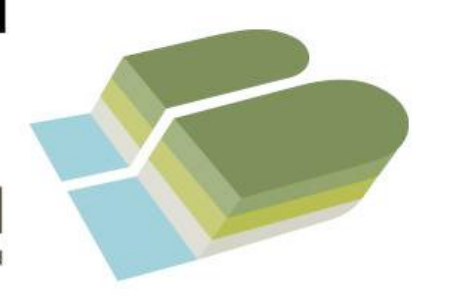
CAPRI STREET

LEVEL 1 BELOW

**L3**



**LEVEL 2**

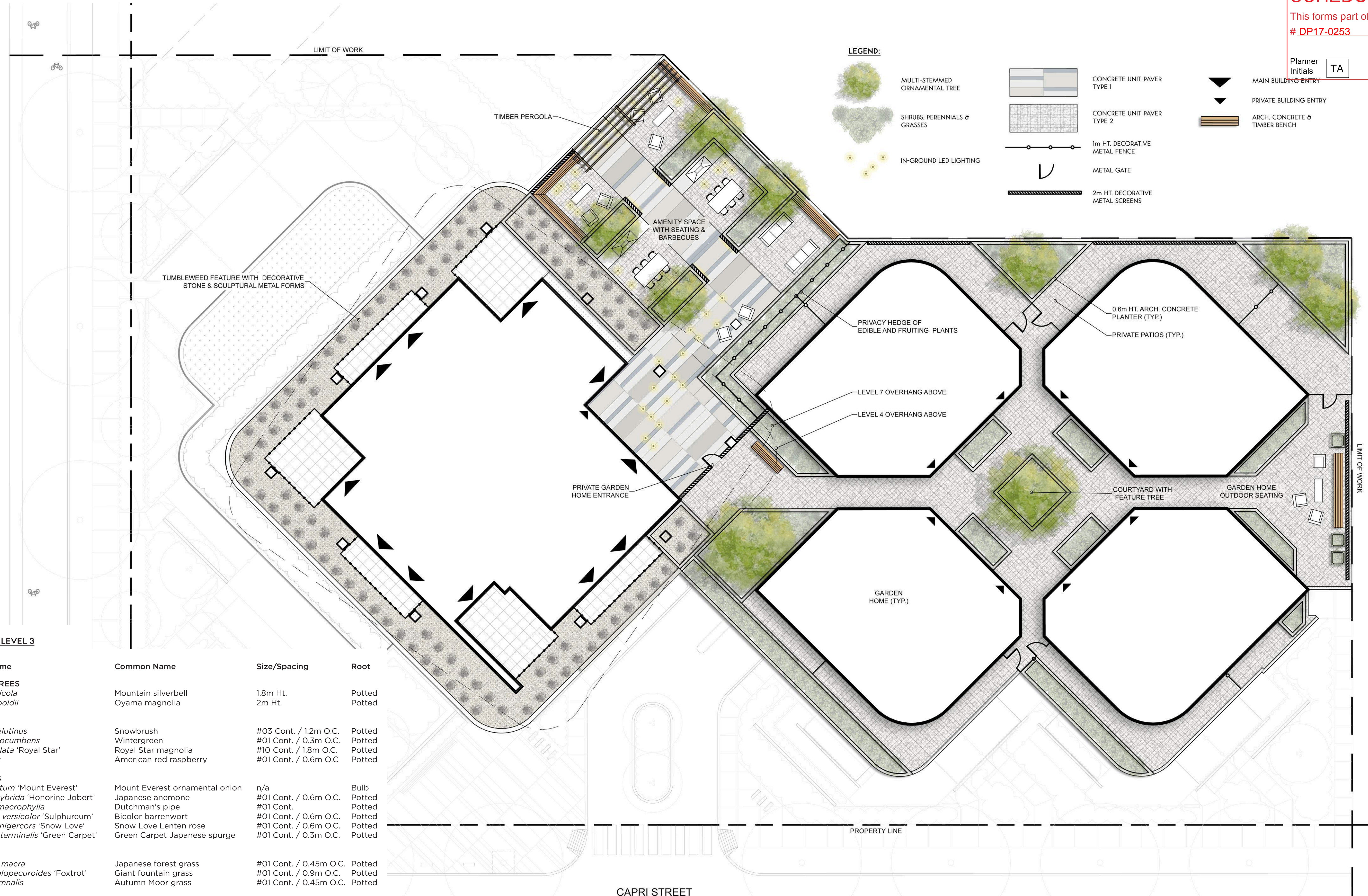




Planner Initials TA

**LEGEND:**

- MULTI-STEMMED ORNAMENTAL TREE
- SHRUBS, PERENNIALS & GRASSES
- IN-GROUND LED LIGHTING
- CONCRETE UNIT PAVER TYPE 1
- CONCRETE UNIT PAVER TYPE 2
- 1m HT. DECORATIVE METAL FENCE
- METAL GATE
- 2m HT. DECORATIVE METAL SCREENS
- MAIN BUILDING ENTRY
- PRIVATE BUILDING ENTRY
- ARCH. CONCRETE & TIMBER BENCH



**PLANT LIST: LEVEL 3**

Botanical Name	Common Name	Size/Spacing	Root
<b>SPECIMEN TREES</b>			
<i>Halesia monticola</i>	Mountain silverbell	1.8m Ht.	Potted
<i>Magnolia sieboldii</i>	Oyama magnolia	2m Ht.	Potted
<b>SHRUBS</b>			
<i>Ceanothus velutinus</i>	Snowbrush	#03 Cont. / 1.2m O.C.	Potted
<i>Gaultheria procumbens</i>	Wintergreen	#01 Cont. / 0.3m O.C.	Potted
<i>Magnolia stellata</i> 'Royal Star'	Royal Star magnolia	#10 Cont. / 1.8m O.C.	Potted
<i>Rubus idaeus</i>	American red raspberry	#01 Cont. / 0.6m O.C.	Potted
<b>PERENNIALS</b>			
<i>Allium stipitatum</i> 'Mount Everest'	Mount Everest ornamental onion	n/a	Bulb
<i>Anemone x hybrida</i> 'Honorine Jobert'	Japanese anemone	#01 Cont. / 0.6m O.C.	Potted
<i>Aristolochia macrophylla</i>	Dutchman's pipe	#01 Cont.	Potted
<i>Epimedium x versicolor</i> 'Sulphureum'	Bicolor barrenwort	#01 Cont. / 0.6m O.C.	Potted
<i>Helleborus x nigercors</i> 'Snow Love'	Snow Love Lenten rose	#01 Cont. / 0.6m O.C.	Potted
<i>Pachysandra terminalis</i> 'Green Carpet'	Green Carpet Japanese spurge	#01 Cont. / 0.3m O.C.	Potted
<b>GRASSES</b>			
<i>Hakonechloa macra</i>	Japanese forest grass	#01 Cont. / 0.45m O.C.	Potted
<i>Pennisetum alopecuroides</i> 'Foxtrot'	Giant fountain grass	#01 Cont. / 0.9m O.C.	Potted
<i>Sesleria autumnalis</i>	Autumn Moor grass	#01 Cont. / 0.45m O.C.	Potted

**L4**

**LEVEL 3**

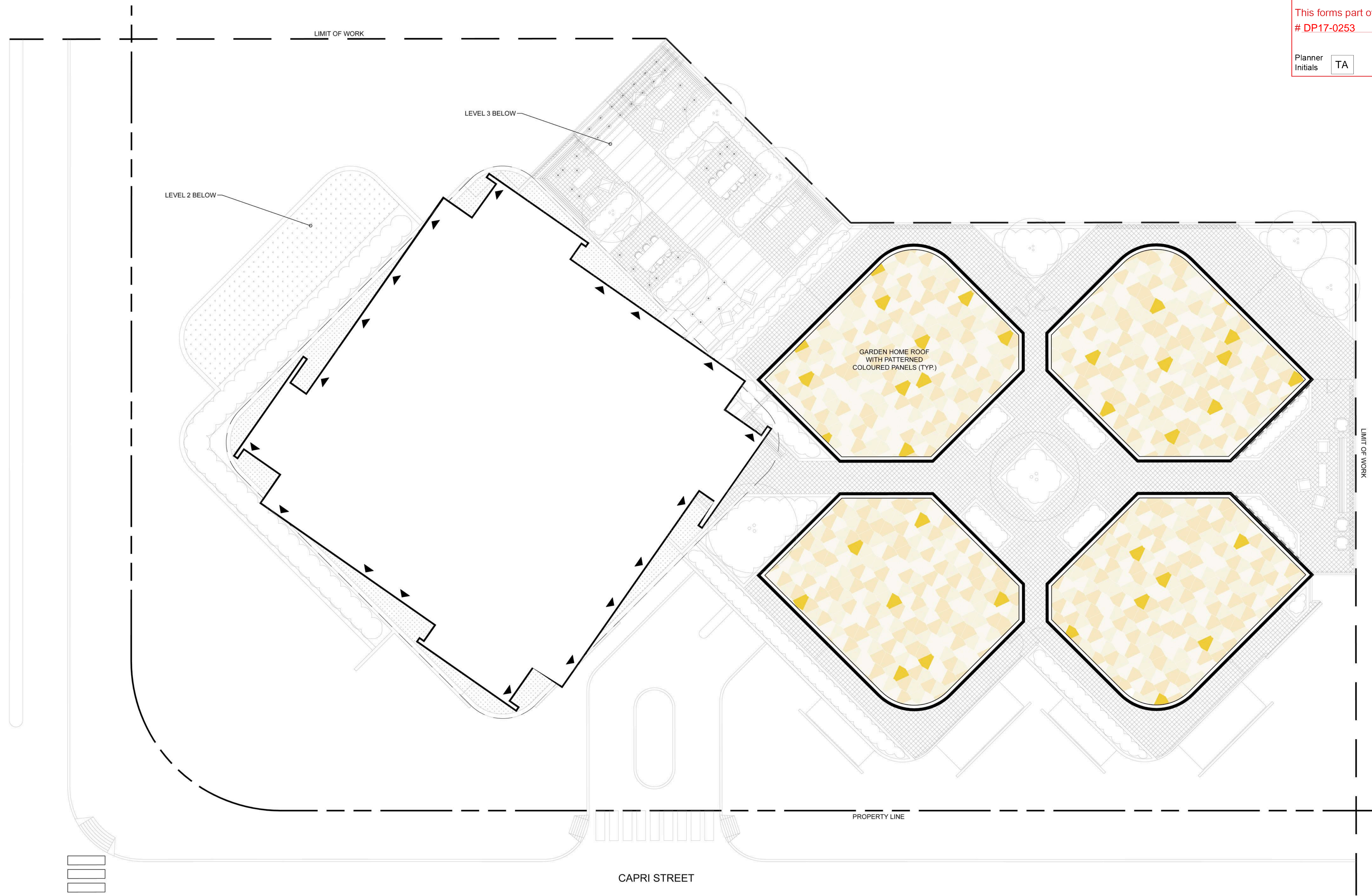
CAPRI PHASE 1 | KELOWNA, BC | LANDSCAPE CONCEPT

ISSUED FOR DEVELOPMENT PERMIT NOVEMBER 3, 2017  
RE-ISSUED FOR DEVELOPMENT PERMIT DECEMBER 13, 2017



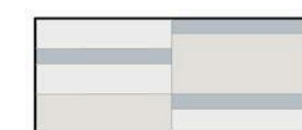
**BENCH**  
SITE DESIGN



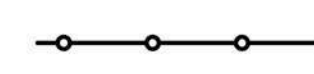




LEGEND:



CONCRETE UNIT PAVER TYPE 1



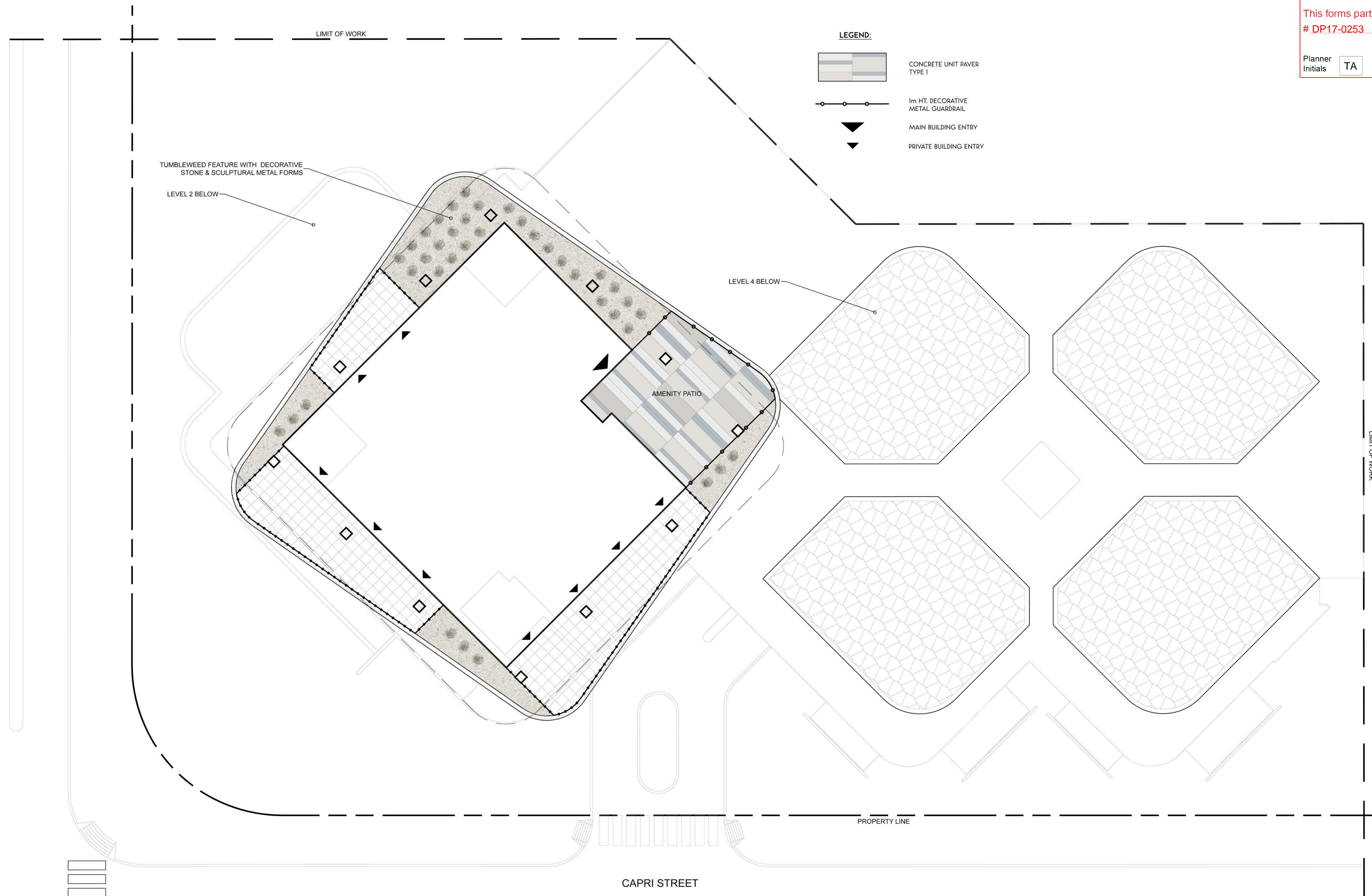
1m HT. DECORATIVE METAL GUARDRAIL



MAIN BUILDING ENTRY



PRIVATE BUILDING ENTRY



LIMIT OF WORK

TUMBLEWEED FEATURE WITH DECORATIVE STONE & SCULPTURAL METAL FORMS

LEVEL 2 BELOW

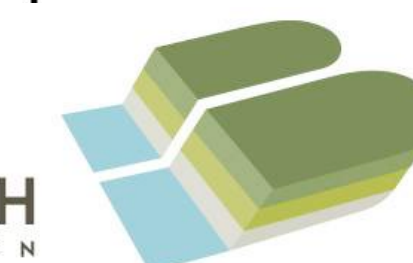
LEVEL 4 BELOW

AMENITY PATIO

PROPERTY LINE

CAPRI STREET

LIMIT OF WORK

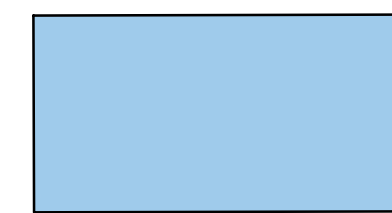




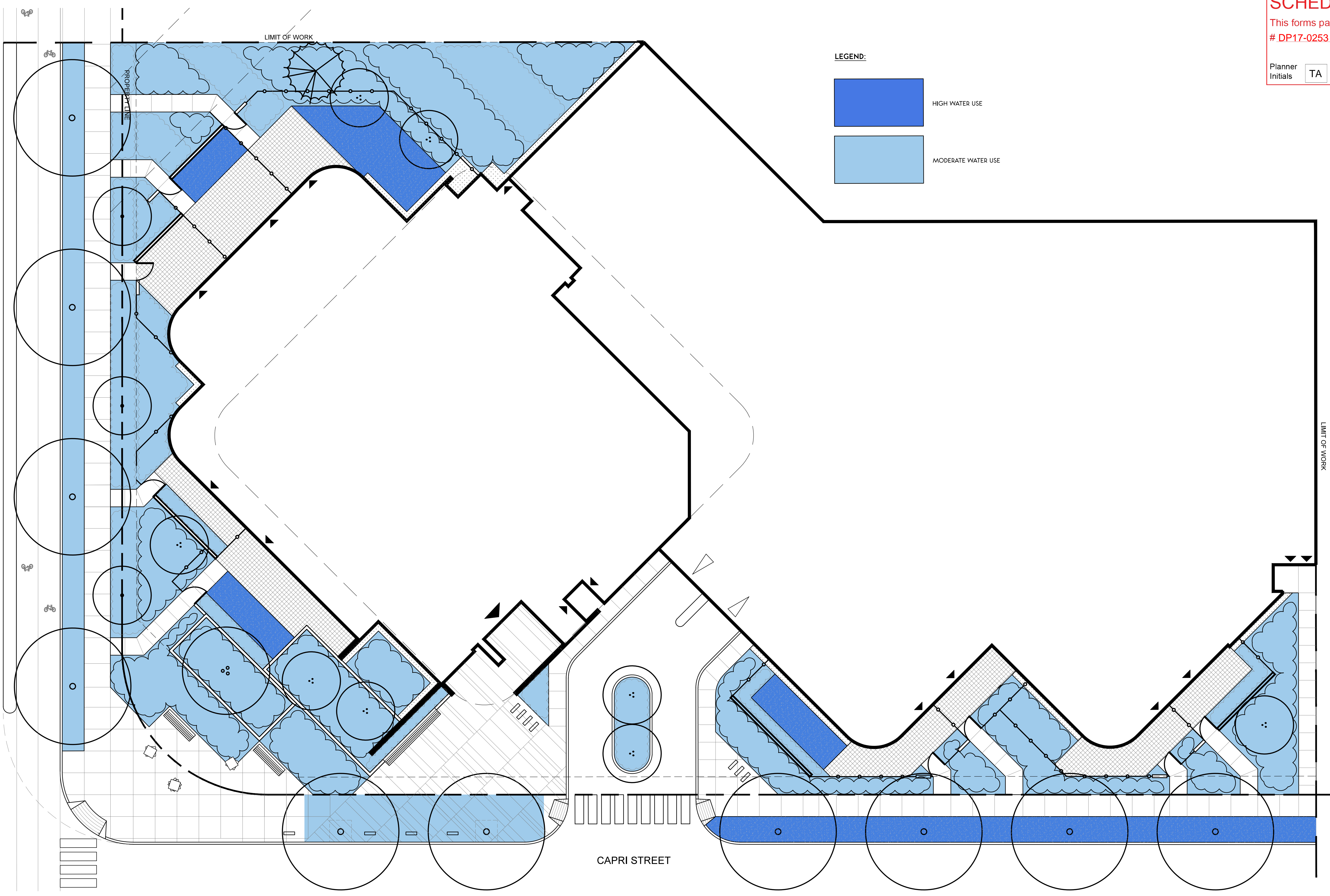
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HIGH WATER USE



MODERATE WATER USE



LIMIT OF WORK

PROPERTY LINE

LIMIT OF WORK

CAPRI STREET

L7

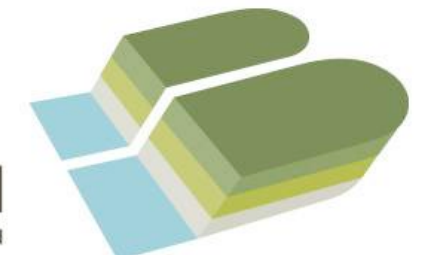
HYDROZONE PLAN: LEVEL 1

CAPRI PHASE 1 | KELOWNA, BC | LANDSCAPE CONCEPT

ISSUED FOR DEVELOPMENT PERMIT NOVEMBER 3, 2017  
RE-ISSUED FOR DEVELOPMENT PERMIT DECEMBER 13, 2017

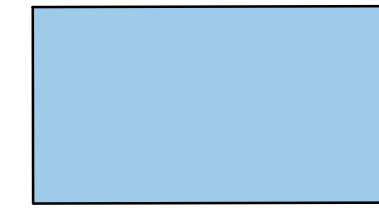


BENCH  
SITE DESIGN

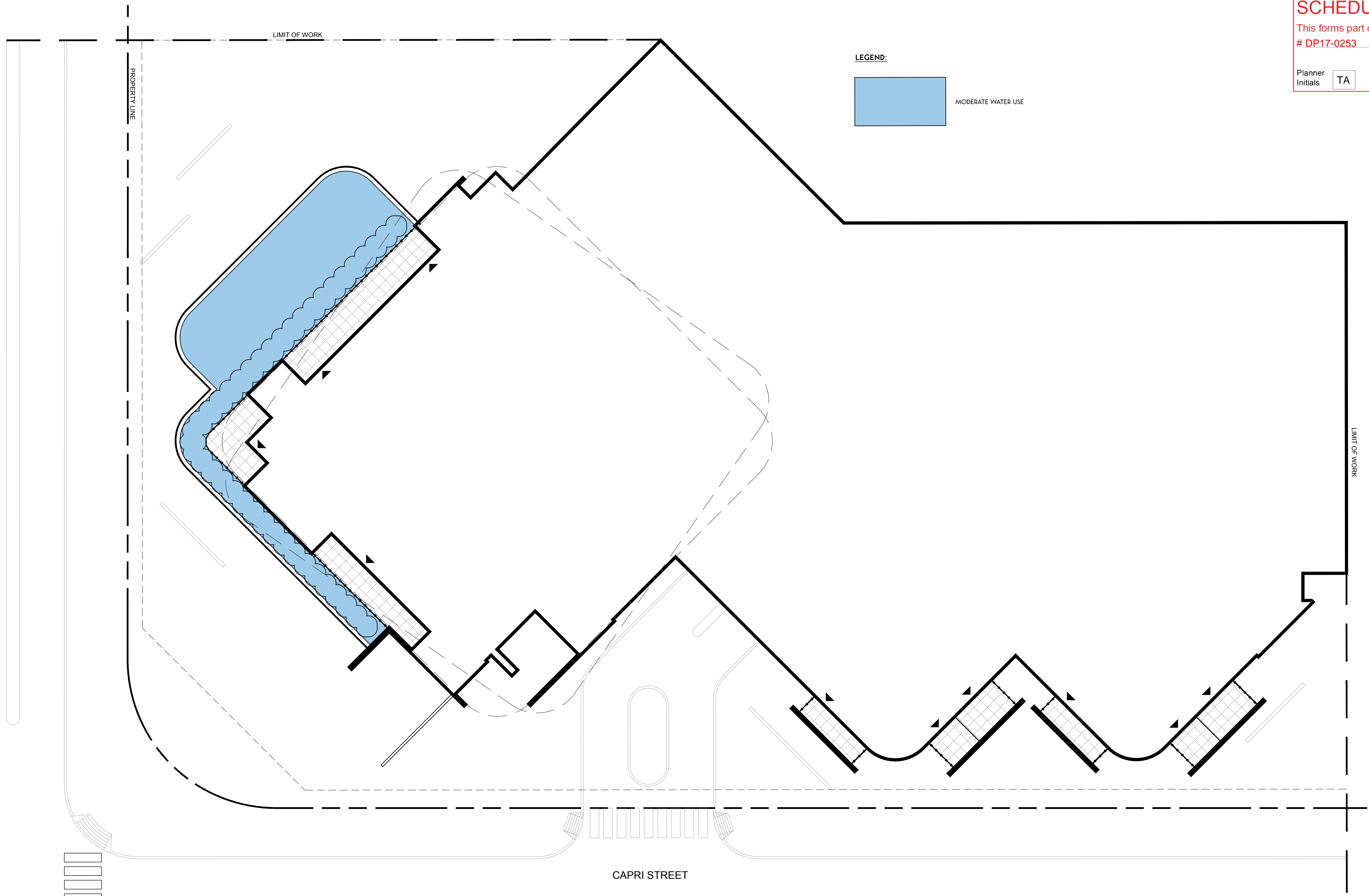




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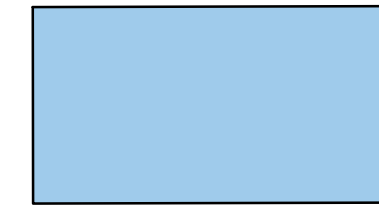


MODERATE WATER USE

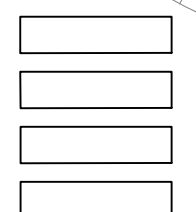
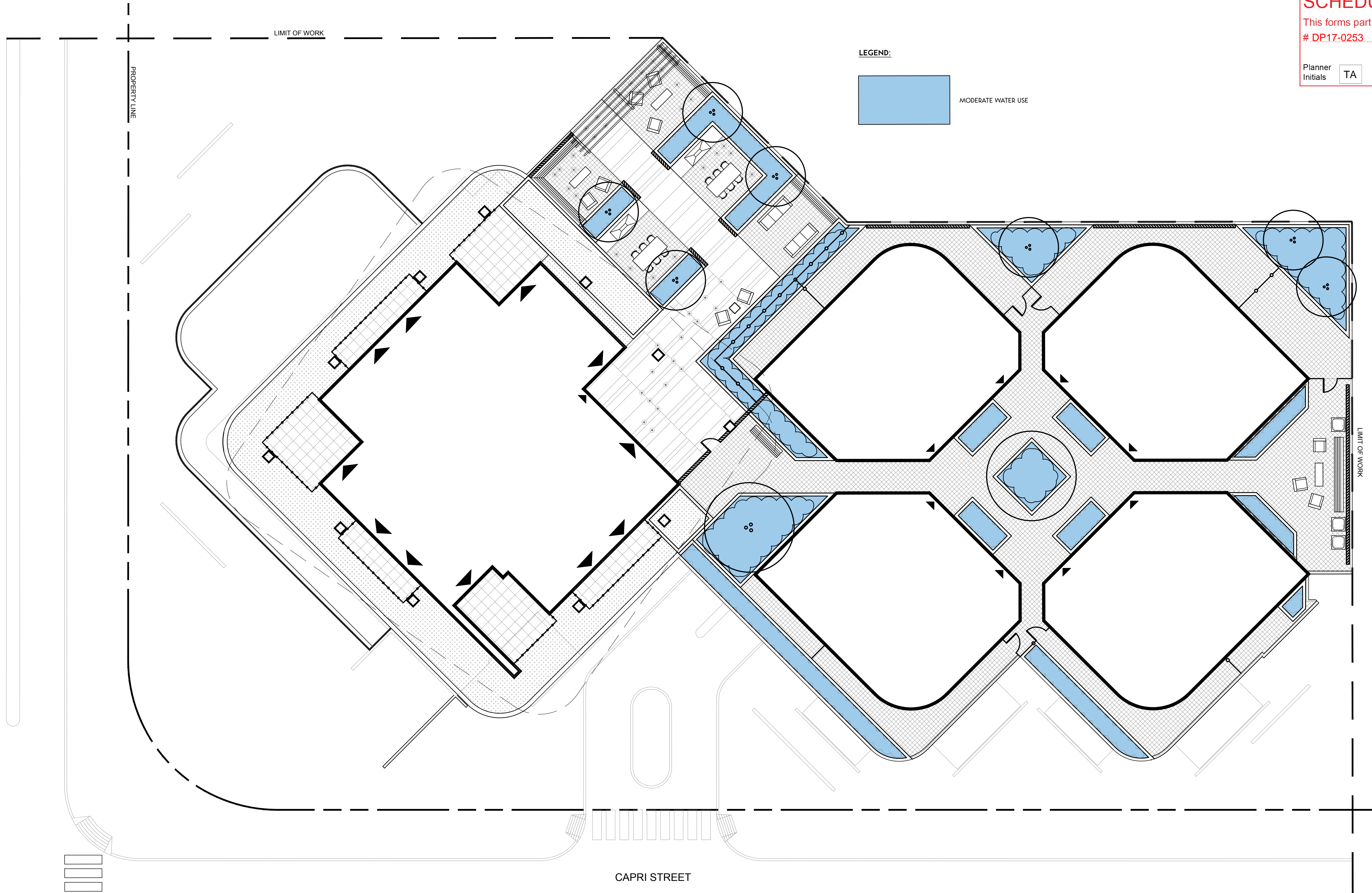




LEGEND:



MODERATE WATER USE



L9

HYDROZONE PLAN: LEVEL 3

CAPRI PHASE 1 | KELOWNA, BC | LANDSCAPE CONCEPT

ISSUED FOR DEVELOPMENT PERMIT NOVEMBER 3, 2017  
RE-ISSUED FOR DEVELOPMENT PERMIT DECEMBER 13, 2017

0 1 2 4 6 8 10m 1:125



BENCH SITE DESIGN

