
CITY OF KELOWNA

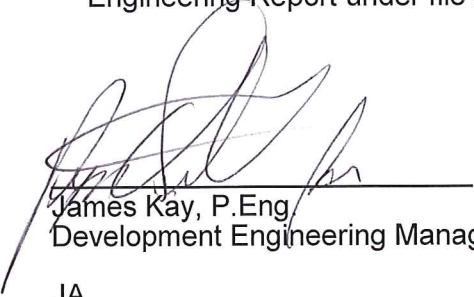
MEMORANDUM

Date: April 11, 2018
File No.: DP18-0076
To: Community Planning (AC)
From: Development Engineer Manager (JK)
Subject: 1471 St Paul St.

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0002.



James Kay, P.Eng.
Development Engineering Manager

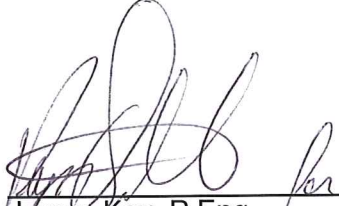
JA

CITY OF KELOWNA
MEMORANDUM

Date: April 11, 2018
File No.: DVP18-0077
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 1471 St Paul St.

The Development Engineering Department comments and requirements regarding this application to facilitate the development of a mixed-use building with variances to height are as follows:

1. This application does not compromise any City of Kelowna municipal infrastructure.



James Kay P.Eng.
Development Engineering Manager

JA

Development Permit & Development Variance Permit



This permit relates to land in the City of Kelowna municipally known as

1471 St. Paul Street

and legally known as

Lot A, District Lot 139, ODYD, Plan 81417

and permits the land to be used for the following development: Hotel

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 14.7.5 Development Regulations (a)

To vary the maximum height from 58 metres (approx. 19 storeys) to 75 metres (26 storeys)

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision:

Decision By: CITY COUNCIL OR UP

Issued Date:

Development Permit Area: (N/A for DVP's)

This permit will not be valid if development has not commenced by December 5, 2019.

Existing Zone: C7 – Central Business Commercial Future Land Use Designation: MXR – Mixed Use

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Mission Group Holdings Ltd. Inc. No. BC0993483

Applicant: Mission Group – Luke Turri

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development 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 Development 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 Development 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.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) 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.

This Development Permit is valid for two (2) years from the Date of Decision by Council approval, with no opportunity to extend.

3. 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) An Irrevocable Letter of Credit in the amount of **n/a**

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.

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.

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.

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

THE BROOKLYN - 1471 St. PAUL STREET - CONDOMINIUM DEVELOPMENT
MISSION GROUP DEVELOPMENT

SCHEDULE A & B
This forms part of application
DP18-0076 / DVP18-0077

City of Kelowna
COURTESY PLANNERS

Planner: AC



View From St. Paul Street

Project Statistics

STREET ADDRESS: 1471 St. Paul Street, Kelowna, B.C.
LEGAL DESCRIPTION: LOTS 27 TO 29, PLAN 800; LOT A, PLAN 18789; AND LOTS 2 AND 3, PLAN 2127; ALL OF DISTRICT LOT 159, O.D.Y.D.
ZONING: C7
SITE AREA: 9555.50 sqm
SITE COVERAGE:
BUILDING HEIGHT: 74.9m (Top of Storage Level 25)

SETBACKS	BASE	TOWER
WEST (FRONT)	0.9m	3.07m
SOUTH (E.W.S)	0.9m	10.59m
EAST (LANE)	0.9m	13.39m
NORTH	0.9m	5.90m

FSR CALCULATIONS

Half Floor Area	Residential	Commercial	Total
Residential L8-21 (15 Floors)	613.0x16 = 9822.4sqm		
Residential L2-24 (3 Floors)	264.6x3 = 793.8sqm		
Commercial L1	207.4 = 207.4sqm		
Total			11133.2sqm

FAR 6.9

Unit Statistics

1 Bedroom	94
1 Bedroom/Den	32
2 Bedroom	73
2 Bedroom/Den	88
Total	287

Parking

	Required	Provided
Commercial	1.3x3x3.9 = 178.1	4 3rd x 175 Stalls
Residential	178.1	20 Stalls
Visitor	178.1 x 0.54 = 96.1	208 Stalls
Total		208 Stalls

Bicycle Parking

	Required	Provided
Residential	Class 1 178x0.2x0.9 = 166	96
Class 2 178x.01x1.8 = 16	16	
Commercial	Class 1 0.250x0x0.01 = 1	1
Class 2 0.670x0x1.54 = 3	3	

Project Team

Client: Mission Group
Architect: NSDA Architects
Structural: Clear as Reason
Mechanical: Rebuild Engineering
Electrical: Geiger Electrical
Geotechnical: Terra Tech
Landscape: PLM Partnership Landscape Architects Inc.
L1E0 / Energy Modeling: Rebuild Engineering
CD / Energy Modeling: Rebuild Engineering

Developer: Aqua-Coast Engineering
Interior Design: iDesign
General Contractor: B&B Don

Drawing List:
A-000: Data & Context
A-001: Survey
A-100: Site, Level 1, Level 2
A-101: Level 3, Level 4
A-102: Level 5, Level 6
A-103: Level 7, Roof
A-200: Section
A-300: Divisions
A-301: Divisions
A-302: Gridlines
L1.00: Cover Sheet
L1.01: Title Management Plan
L1.02: Names and Legends
L1.03: All Levels Materials, Layout and Grading Plan
L1.04: All Levels Parking Plan
L1.05: All Levels Irrigation Plan
L1.06: All Levels Water Conservation Plan



Overall Context



Neighbourhood Context

Date: 2018-02-08
2018-02-10

Issue: Revision
01: Application
02: Submission

Project:

File:

NSDA
ARCHITECTS

20-04 Avenue
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Project:
St. Paul St Tower
1471 St. Paul Street
Kelowna, B.C.

Sheet No:
36 x 24 Data Cover

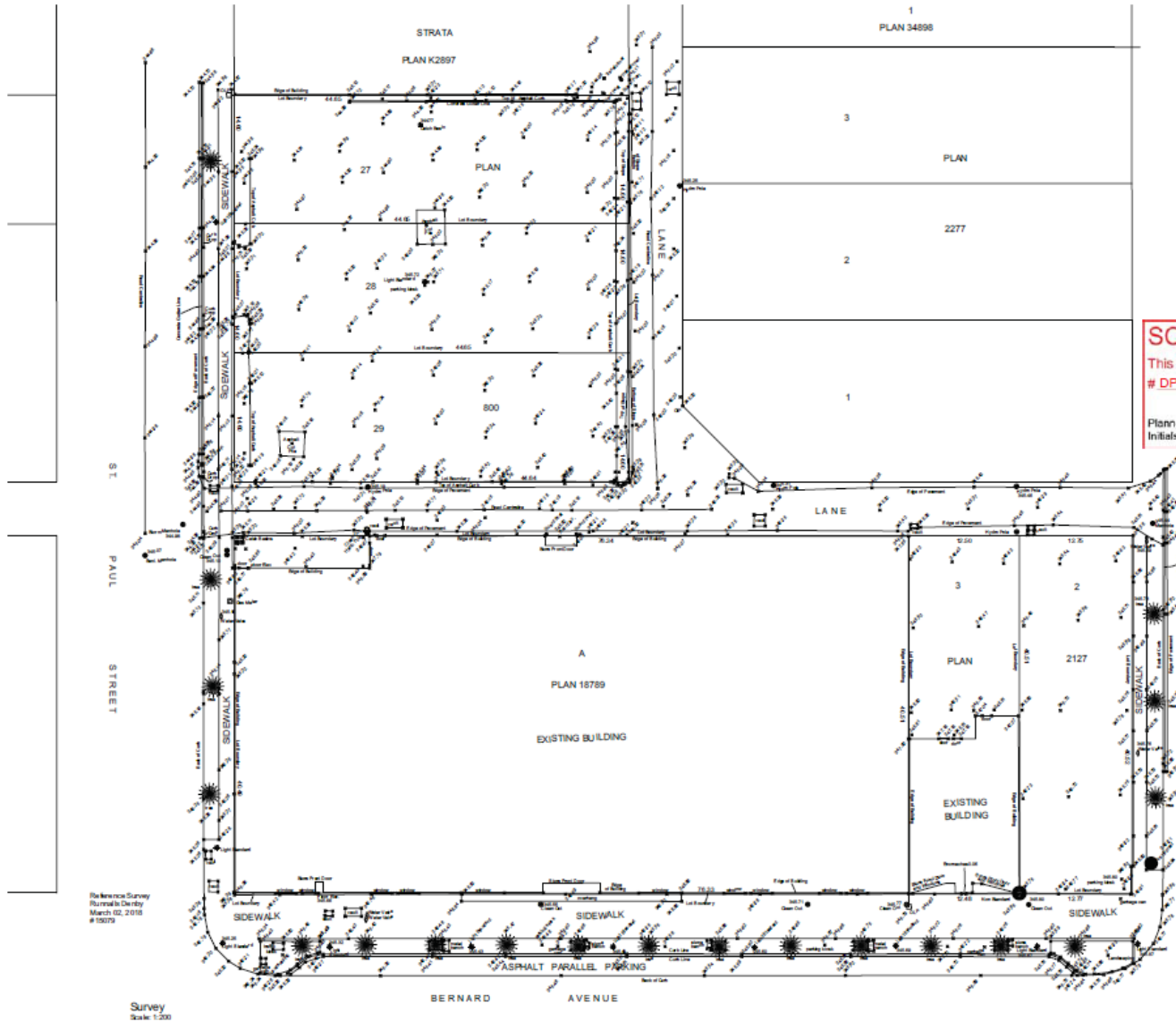
Project No:

18004

Date:

Issue:

A-001



Reference Survey
 Returned to City
 March 02, 2018
 # 15079

Survey
 Scale 1:200



Date: 2018.03.28
 2018.07.10

Revised: 2018.03.28
 2018.07.10



SCHEDULE A & B

This forms part of application
 # DP18-0076 / DVP18-0077

Planner Initials: **AC**

City of Kelowna
 COMMUNITY PLANNING



220-24 Nelson St
 Kelowna BC V1Y 9E2
 Canada V8Y 2K4

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 F 250.868.2241
 info@nsda.ca
 www.nsda.ca

Project:
 St. Paul St Tower
 1471 St Paul Street
 Kelowna, B.C.

Sheet No:
 36x24 Survey

Project Number:
 18004

Plan:
 A-002



Site & Level 1 Plan
Scale: 1/200

SCHEDULE A & B

This forms part of application
DP-18-0076 / DVP-18-0077

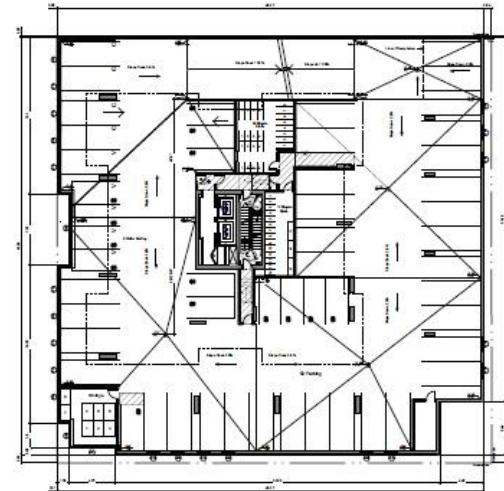
Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

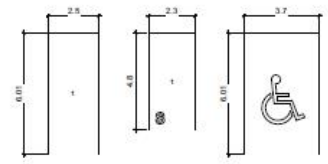
MISSION GROUP

Date: 2018-02-08
2018-07-02

Issue/Revision: 01/Author
02/Author



Level 2
Scale: 1/200



Typical Parking Stalls
Scale: 1/50

NSDA ARCHITECTS

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Canada V8W 2Y4
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F 250.427.1241
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www.nsda.ca

Project:
St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.


Sheet Title:
36x24 Site, L1 & L2 Plan

Project Number:
18004
Date:
Project Number:
A-101

SCHEDULE A & B

This forms part of application
DP 18-0076 / DVP 18-0077

Planner Initials **AC**



City of
Kelowna
COMMUNITY PLANNING

Consultants

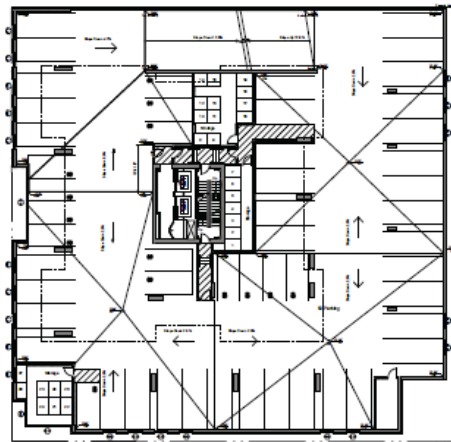


Date: 2018.03.08
2018.07.12

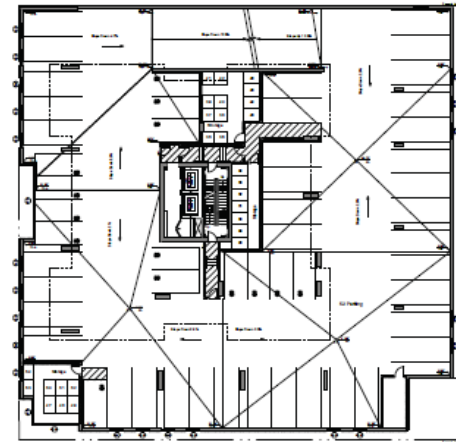
Issue / Revision:
01 / Addendum
02 / Addendum

Revisions

Scale



Level 3
Scale: 1/200



Level 4
Scale: 1/200

NSDA
ARCHITECTS

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Project:
St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Sheet Title:
36x24 L3 & L4

Project Number:
18004

Scale:

Sheet Number:
A-102

SCHEDULE A & B

This forms part of application
DP18-0076 / DVP18-0077

Planner Initials **AC**

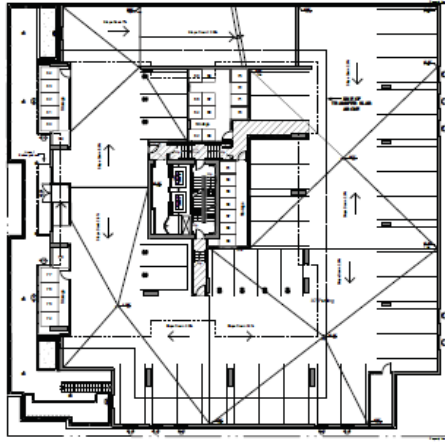


City of
Kelowna
COMMUNITY PLANNING

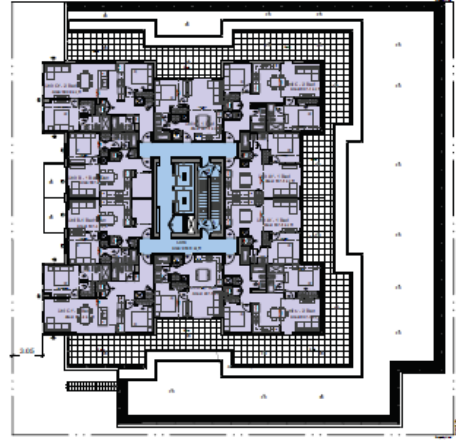


Date: 2018.03.28
2018.07.05

Issue / Revision:
02 / Addendum
03 / Addendum



Level 5
Scale: 1/200



Level 6
Scale: 1/200

Revision:

File:



221-04 Abbott St
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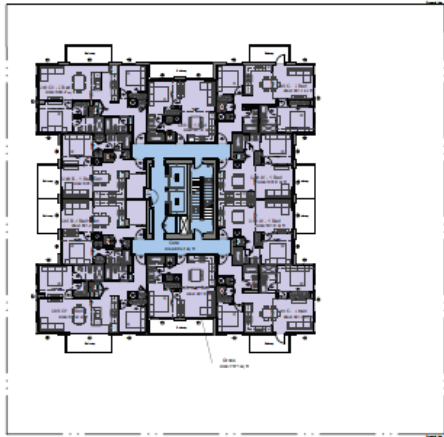
The architect warrants that the architectural drawings are a true and correct representation of the work shown and that the drawings conform to the applicable building codes and regulations.

Project:
St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

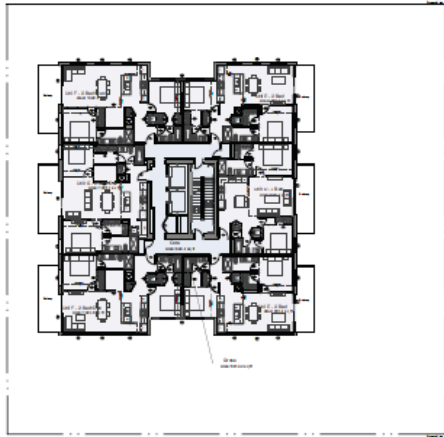
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36x24 L5 & L6

Project Number:
18004

Sheet Number:
A-103



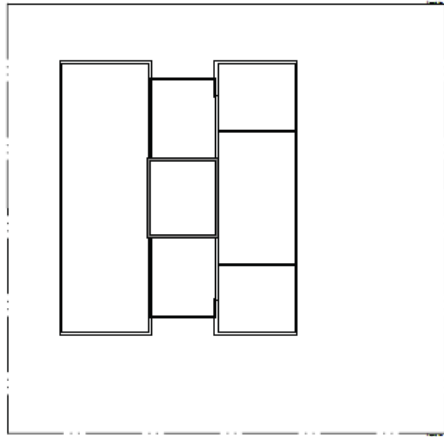
Level 7-21
Scale: 1:200



Level 22-24
Scale: 1:200



Level 25
Scale: 1:200



Roof Plan
Scale: 1:200



Date: 2018.02.08
2018.07.10

Issue / Revision:
DP Submission
DP Submission

Revision:

SCHEDULE A & B

This forms part of application
DP18-0076 / DVP18-0077

Planner Initials

City of Kelowna
COMMUNITY PLANNING

Page:



221-24 Main St
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Project:
St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Sheet Title:
36x24 L7-21, 22-24, 25, Roof

Project Number:
18304

Issue:

Sheet Number:
A-104

SCHEDULE A & B

This forms part of application
DP18-0076 / DVP18-0077

Planner Initials **AC**



City of Kelowna
COMMUNITY PLANNING



Section
Scale: 1:200

Consultant



Date: 2018.02.08
2018.07.10

Small: T. Robinson
DP: T. Robinson
DP: T. Robinson

Project

Sheet

NSDA
ARCHITECTS

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Project:
St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Sheet No:
36x24 Section

Project Number:
18004

Sheet Number:
A-201



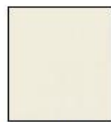
South (Lane) Elevation
Scale: 1:200



West (Street) Elevation
Scale: 1:200



Brick: Mutual Materials
Color: Miuna Loa
Texture: Mission, Smooth, Rug
Grout: Warm White



Colour: Acadia OC-38 (BM)



Colour: Kendall Charcoal
HC-166 (BM)



Colour: Dark Charcoal



Colour: Amazing Gray
SW 7041 (BM)

Material List

1. Painted Concrete, Colour: Acadia OC-38 (BM)
2. Painted Concrete, Colour: Kendall Charcoal
3. Brick: Miuna Loa
4. Window Frame, Colour: Kendall Charcoal
5. Window Frame, Colour: Dark Charcoal
6. Window Glass Spandrel: Colour Amazing Gray
7. Window Metal Spandrel: Colour Dark Charcoal
8. Painted Metal, Colour: Dark Charcoal
9. Glazing
10. Glazed Guard with metal frame: Colour: Dark Charcoal
11. Glazed Canopy, Painted Metal Frames, Colour: Dark Charcoal
12. Concrete Canopy with Metal band, Colour: Dark Charcoal
13. Metal Louvers, Colour: Kendall Charcoal

Consultant



Date: Issued: 2018-02-08
 DP Number: 2018-02-08
 DP Revision: 01

Planner

SCHEDULE A & B

This forms part of application
 # DP18-0076 / DVP18-0077



City of
Kelowna
 COMMUNITY PLANNING

Planner
 Initials: AC

Scale



220-888-8888
 220-888-8888
 220-888-8888
 220-888-8888
 220-888-8888
 220-888-8888

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Project:
 St. Paul St Tower
 1471 St Paul Street
 Kelowna, B.C.

Sheet No:
 36x24 Elevations

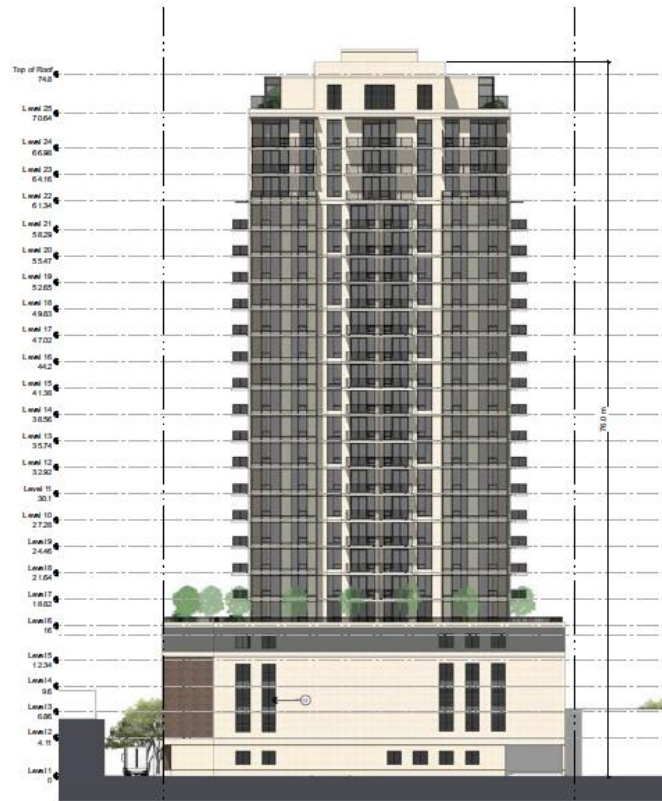
Project Number:
 18004

Scale:

Sheet Title:
 A-202



North (Left) Elevation
Scale: 1:200



East (Line) Elevation
Scale: 1:200



Brick: Mutual Materials
Color: Muna Loa
Texture: Mason, Smooth, Rug
Grout: Warm White



Colour: Acadia OC-38 (BM)



Colour: Kendall Charcoal
HC-166 (BM)



Colour: Dark Charcoal



Colour: Amazing Gray
SW 7044 (BM)

Material List

1. Painted Concrete, Colour: Acadia OC-38 (BM)
2. Painted Concrete, Colour: Kendall Charcoal
3. Brick: Mutual Mat
4. Window Frame, Colour: Kendall Charcoal
5. Window Frame, Colour: Dark Charcoal
6. Window Glass, Colour: Amazing Gray
7. Window Glass, Colour: Dark Charcoal
8. Painted Metal, Colour: Dark Charcoal
9. Glazing
10. Glass Panel with Metal Frame, Colour: Dark Charcoal
11. Glass Panel with Metal Frame, Colour: Kendall Charcoal
12. Concrete Balcony with Metal Frame, Colour: Dark Charcoal
13. Metal Louvers, Colour: Kendall Charcoal

SCHEDULE A & B

This forms part of application
DP18-0076 / DVP18-0077

Planner
Initials AC



Consultants



Date: 2018-03-26
2018-07-10

Local Planning
DP Submission
DP Submission

Project

File



Location: 1471 St. Paul Street, Kelowna, B.C.

Project:
St. Paul St Tower
1471 St. Paul Street
Kelowna, B.C.

Sheet No:
36x24 Elevations

Project Number:
18004
File:
A-203



View From St. Paul Street Looking North



View Looking North East



View Looking North East

SCHEDULE A & B

This forms part of application
DP18-0076 / DVP18-0077

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

Consultant:



Date: 2018.02.08
2018.07.02

Issue / Revision:
01A - Issued
02A - Approved

Author:

File:

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Project:
St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Project No:
36x24 Sketches

Project Number:
18004

File:
A-301



PROJECT NAME
ST PAUL STREET TOWER

CIVIC ADDRESS
1471 St. Paul Street
Kelowna, B.C.

SCHEDULE C

This forms part of application
DP18-0076 / DVP18-0077

Planner Initials **AC**

DRAWING CONTENTS

- L0.00 COVER SHEET
- L0.01 TREE MANAGEMENT PLAN
- L1.00 NOTES AND LEGENDS
- L1.01 MATERIALS, LAYOUT AND GRADING PLAN
- L2.01 PLANTING PLAN
- I0.01 IRRIGATION PLAN
- I0.02 IRRIGATION PLAN
- L3.01 WATER CONSERVATION PLAN
- L4.01 SECTIONS



PROJ. NO. 18-0076
DATE 2018-03-20

BROOKLYN
ST. PAUL STREET TOWER

PROJECT
1471 ST. PAUL STREET
KELOWNA, B.C.

COVER SHEET

Scale: 1/8" = 1' 0"

PROJECT NO.	18003
DATE	20 MARCH 2018
PROJECT NAME	18003 SITE PRELIMINARY - 84-05040-R
PROJECT NO.	18003
DATE	2018
PROJECT NAME	18003

L0.00

SHEET NO.		SCHEDULE	
1	01	01	01

BROOKLYN ST. PAUL STREET TOWN

1471 ST. PAUL STREET
 KELLOWA, BC

TREE MANAGEMENT PLAN



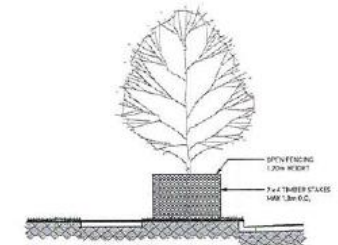
PROJECT NO.	18003
DATE	22 MARCH 2018
BY NAME	STEVE JOHNSON / PLANS - RE-DESIGN
ISSUED	03-15
SCALE	1/8" = 1'0"

L0.01

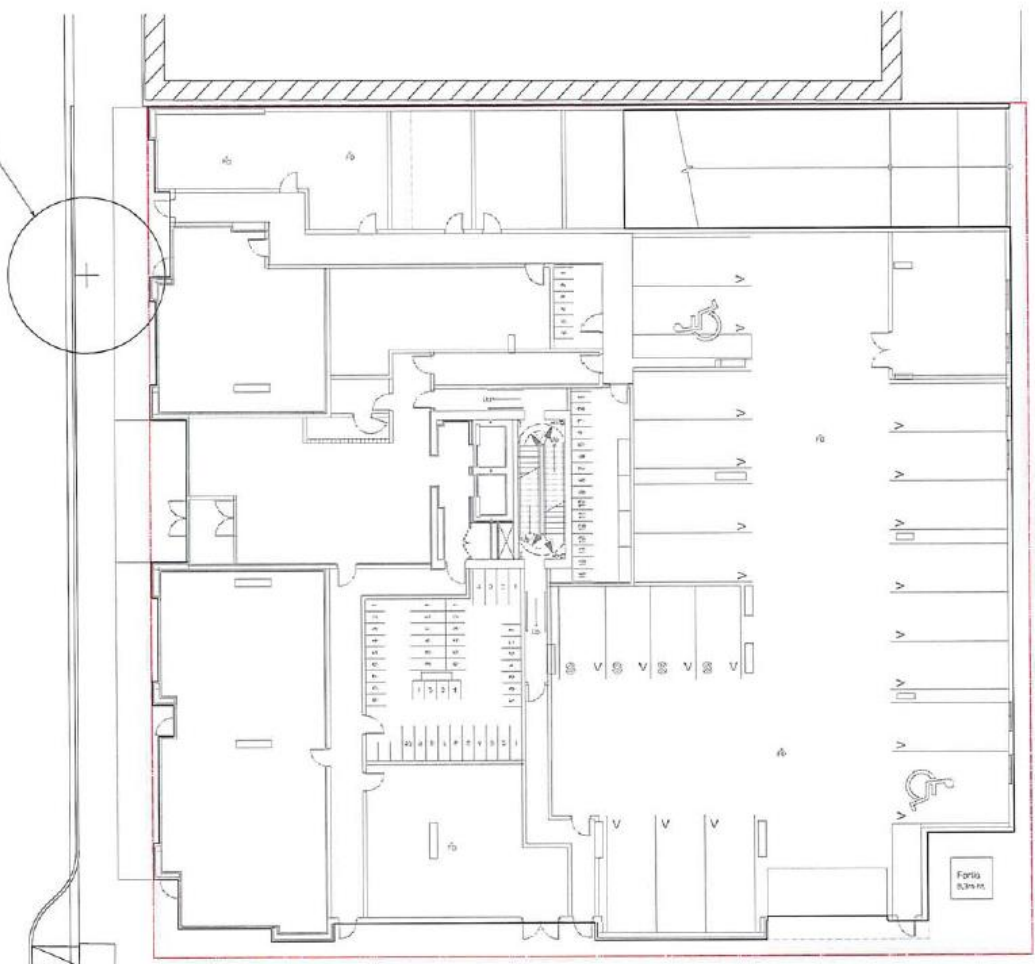
TREE TO BE RETAINED SUBJECT TO APPROVAL AND
 CONSTRUCTION REVIEW

TREE PROTECTION GENERAL NOTES

1. EXCAVATION WITHIN PROTECTIVE LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
2. DURING ANY EXCAVATION WITHIN THE PROTECTIVE LINE OF A TREE THE CONTRACTOR SHALL LOCATE AND PROTECT TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
3. 1" RED AND OTHER DURABLE VEGETATION TO BE TOTALLY FENCED BY 10M X 10M HIGH STAINLESS STEEL CHAIN LINK FENCING. FENCING TO BE MARKED FOR THE QUANTITY OF THE PROJECT.
4. EXCAVATION FOR NEWCASTER PROTECTION WITHIN THE PROTECTIVE LINE OF TREES
 1. HAND EXCAVATE TO MINIMUM DISTANCE TO ROOT SYSTEMS.
 2. USE MAXIMUM TIME SAVING FORMS TO PROTECT AND EXPOSE ROOTS.
 3. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO FIND AND EXPOSE ALL MAIN LATERAL ROOTS.
 4. UTILITY FENCING NOT IN THE PROTECTIVE LINE OF TREES
 1. TUNNEL UNDER AND AROUND ROOTS BY HAND EXCAVATE.
 2. DO NOT CUT MAIN LATERAL ROOTS.
 3. CUTTING OF SMALLER BRANCHES THAT INTERFERE WITH INSTALLATION OF NEWCASTER SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
 4. ROOTS THAT ARE ENCOUNTERED BEHIND THE PROTECTIVE LINE OF NEWCASTER AND THAT TO BE RELOCATED SHALL BE CUT 150MM BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
5. PROTECTION OF EXPOSED ROOTS
 1. DO NOT ALLOW EXPOSED ROOTS TO BEYOND TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY PROTECTIVE MEASURES:
 - A. PROMOTE TEMPORARY COVER. MAINTAIN MOISTURE.
 - B. FURNISH WITH POLE MESH. MAINTAIN MOISTURE.
 - C. FURNISH WITH MULTIPLE LAYERS OF LAYERED BURLAP. MAINTAIN MOISTURE.
 2. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
 3. WATER FLEXIBLE BARRIERS AROUND ROOTS TO ELIMINATE VOID AND AIR POCKETS.



1.05 (1) PROTECTION BARRIER FENCING DETAIL
 (mm)



SCHEDULE C

This forms part of application
 # DP18-0076 / DVP 18-0077

Planner Initials **AC**

City of Kelowna
 COMMUNITY PLANNING

Lane

LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWINGS LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONSULTANT. NOTIFY ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF P&S CURBS AND EFTERS.

PLANTING GENERAL NOTES

- ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE SOCIETY OF LANDSCAPE ARCHITECTS AS B.C. LANDSCAPE AND HEDLEY ASSOCIATES.
- SEARCH FOR PLANT MATERIALS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
- PLANT MATERIALS SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIALS SUPPLIED FOR THIS PROJECT.
- PLANTS WILL BE WELL ESTABLISHED AND WET OF MATURE.
- PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM TO BE SUPPLIED TO THE SITE OR PLACED IN AN EVIDENT LOCATION BY THE CONTRACTOR WILL BE REJECTED.
- CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- PLANT LIST IS TO BE REVISION CONSTRUCTION WITH SPECIFICATIONS.
- PROVIDE THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

GRADING LEGEND	
	Existing Elevation
	Proposed Elevation
	Finished Floor Elevation
	Proposed Top of Wall Elevation
	Proposed Bottom of Wall Elevation

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

WATER CONSERVATION LEGEND	
	High Hydrology
	Medium Hydrology
	Low Hydrology

PAVING LEGEND	
	Concrete Paving
	Level Pavers - Type 1
	Level Pavers - Type 2
	Exposed Aggregate Concrete Paving
	Hydroseal Pave Paver - Type 1
	Hydroseal Pave Paver - Type 2
	Concrete Maintenance Strip
	Curb and Gutter
	Concrete Wood Decking

HARDSCAPE LEGEND	
	Landscape Pallet Planter
	Accent Staircase
	Steel Rack

SITE FURNISHING LEGEND	
	Steel Rack
	Bike Rack
	Wood Planter Boxes
	Steel Arborist on Level 5
	Steel Trills on First Level
	Bike Table
	BBQ
	Lounge Table
	Movable Staircase
	Movable Planter
	Outdoor Furniture - Lounge Chair
	Outdoor Furniture - Chairs
	Outdoor Furniture - Bar Stools
	Outdoor Furniture - Seating

LIGHTING LEGEND	
	Wall Light
	Ceiling Light

Plant List						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
041	1	Pinus strobus	Scots Pine	23m x 10" #1 B	As Spec	BBQ Multi-stemmed, 6 stems, 6m x 6m x 6m.
042	1	Quercus macrocarpa	Chinquapin	30cm x 12" #1 B	As Spec	BBQ, 6m x 6m.
Shrubs						
043	150	Quercus macrocarpa	Chinquapin	12m	40cm x 47	Well established, dense planting plan / P&S
044	24	Quercus macrocarpa	Chinquapin	12m	40cm x 47	Well established, dense planting plan / P&S
045	144	Quercus macrocarpa	Chinquapin	12m	40cm x 47	Well established
Ground Cover						
Perennials						
046	250	Asplenium platyneuron	Rock Fern	10cm	30cm x 37	Well established, 6m x 6m x 6m
047	250	Asplenium platyneuron	Rock Fern	10cm	30cm x 37	Well established
048	250	Asplenium platyneuron	Rock Fern	10cm	30cm x 37	Well established
049	250	Asplenium platyneuron	Rock Fern	10cm	30cm x 37	Well established
050	250	Asplenium platyneuron	Rock Fern	10cm	30cm x 37	Well established
Ornamental Grasses						
051	1	Stipa capensis	Stipa	10cm	30cm x 37	Well established
052	1	Stipa capensis	Stipa	10cm	30cm x 37	Well established
053	144	Stipa capensis	Stipa	10cm	30cm x 37	Well established

SCHEDULE C

This forms part of application
DP18-0076 / DVP18-0077

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

PWL partnership

PWL Partnership
1000-1000
1000-1000
1000-1000
1000-1000

MEMBER ASSOCIATION
1000-1000
1000-1000
1000-1000

BROOKLYN ST. PAUL STREET TOWN

1471 ST. PAUL STREET
KELOWNA, B.C.

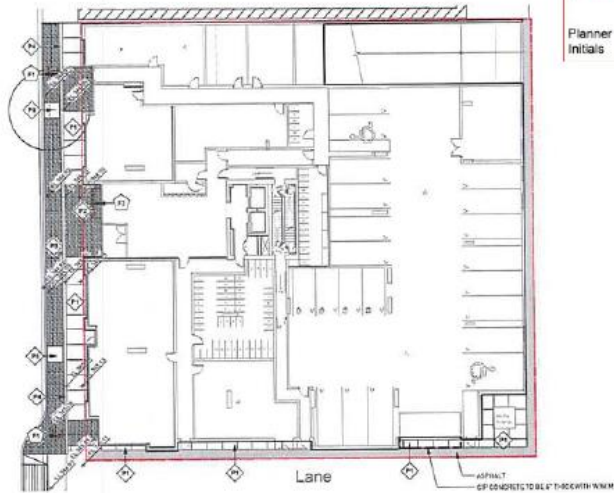
NOTES AND LEGENDS

Scale

1/8" = 1'0"

Project No. 19023
Date 22 MARCH 2018
File Name 19023 DP18-0076 PLANS - REVISED P1
Version 18-7-B
Drawn CLP
Checked NCM

L1.00



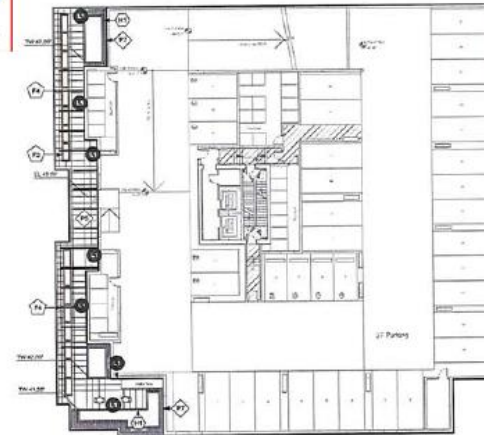
GROUND LEVEL

SCHEDULE C

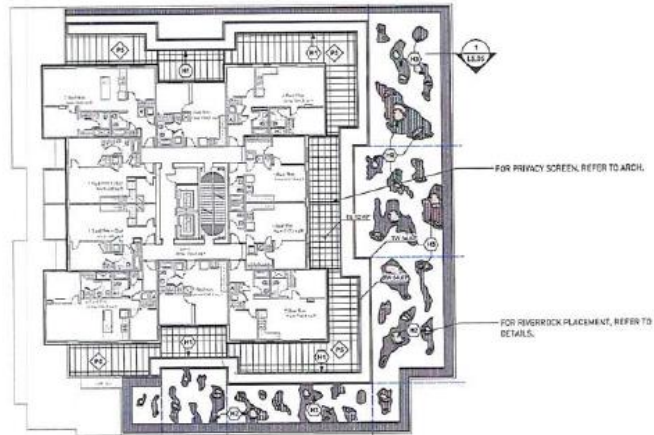
This forms part of application
 # DP-18-0076 / DVP-18-0077

Planner Initials AC

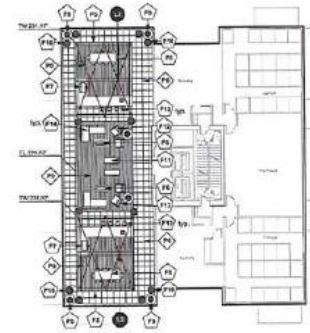
City of Kelowna
 COMMUNITY PLANNING



LEVEL 5



LEVEL 6



ROOF LEVEL



BRAND AND/OR
 TRADE NAME: 1. BRICKWORK
 2. BRICKS: 3. BRICKS: 4. BRICKS

**BROOKLYN
 ST. PAUL STREET TOWN**

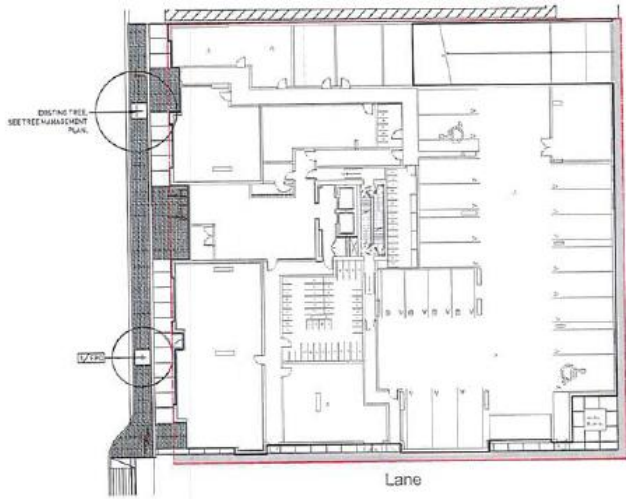
1475 ST. PAUL STREET
 KELOWNA, B.C.

**ALL LEVELS - MATERIALS
 LAYOUT AND GRADING
 PLAN**

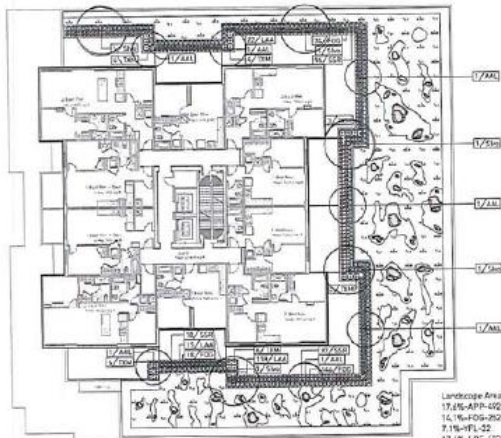
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PROJECT NO.	18033
DATE	23 MARCH 2018
FILE NO.	18033-0010013 PLANS - 18-05027
CLIENT	180-7-0
DESIGNER	ELITE
DATE	

L1.01

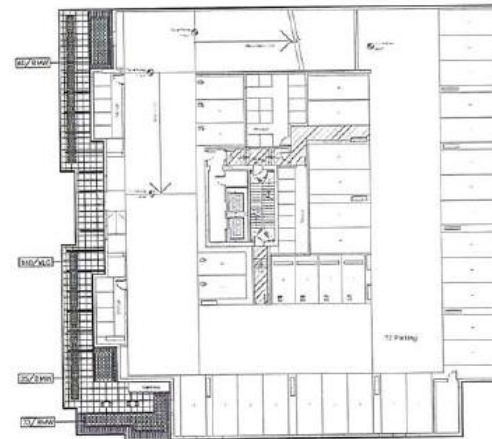


GROUND LEVEL

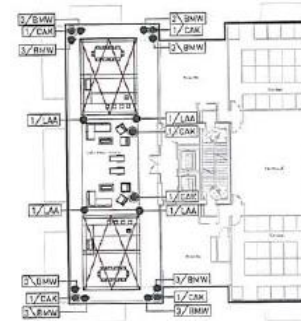


LEVEL 5

Landscape Area-1-2716.92 sq ft
 17.6%-APP-402
 14.1%-FOS-292
 7.1%-PFL-32
 12.6%-LOF-402
 11.8%-PAT-147
 17.6%-SAD-402
 14.1%-SSR-282



LEVEL 6



ROOF LEVEL



PWL partnership

200 Hastings Street West
 Kelowna, BC V1Y 9V7
 Tel: 250-860-1111
 Fax: 250-860-1112
 www.pwl.com

PROFESSIONAL SEAL
 NAME: [REDACTED] REGISTRATION NO.: [REDACTED]
 TITLE: ARCHITECT MEMBER AIA BC

SCHEDULE C

This forms part of application
 # DP18-0076 / DVP18-0077

Planner Initials **AC**

City of Kelowna
 COMMUNITY PLANNING

BROOKLYN ST. PAUL STREET TOWN

1475 ST. PAUL STREET
 KELOWNA, BC

ALL LEVELS - PLANTING PLAN

Scale: 1/16" = 1'0"

DATE: 23 MARCH 2018

PROJECT: 18020

DATE: 23 MARCH 2018

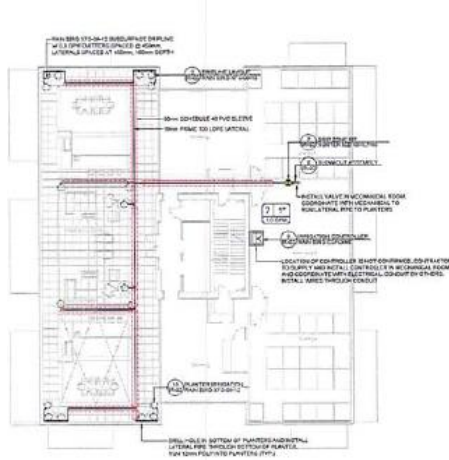
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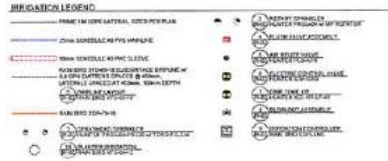
DATE: 23 MARCH 2018

PROJECT: 18020

L2.01



IRRIGATION PLAN - ROOFTOP
SCALE: 1:50



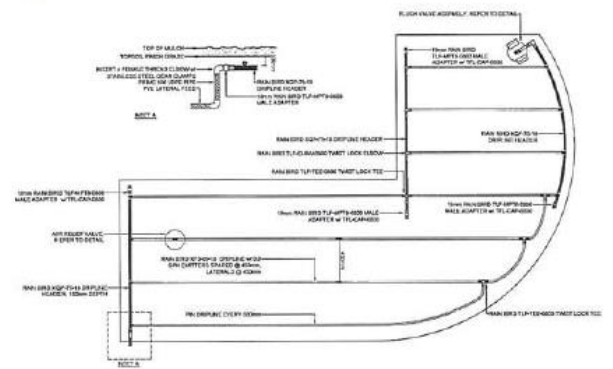
2 SPRINKLER DETAIL
N.T.S.

SCHEDULE C

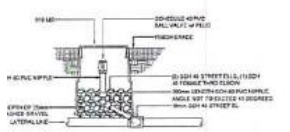
This forms part of application
DP18-0076 / DVP18-0077

City of Kelowna
COMMUNITY PLANNING

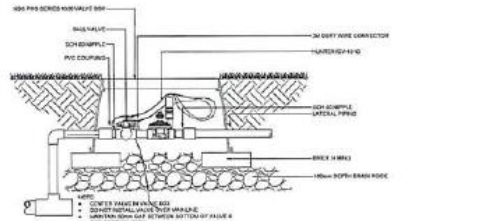
Planner Initials: AC



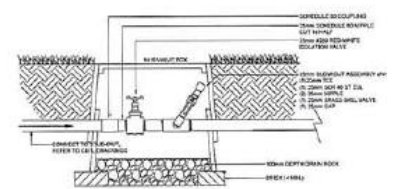
3 PIPE LAYOUT
N.T.S.



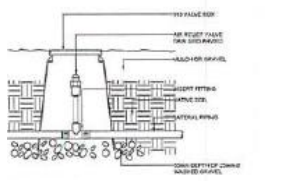
4 FLUSH VALVE ASSEMBLY
N.T.S.



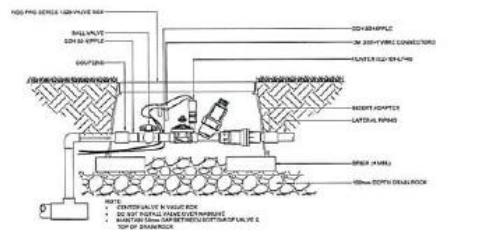
5 ELECTRIC CONTROL VALVE
N.T.S.



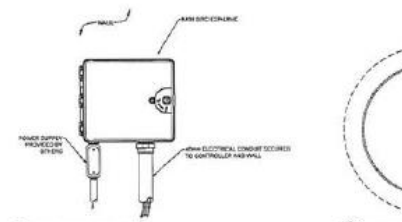
6 BLOWOUT ASSEMBLY
N.T.S.



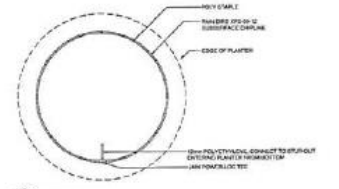
7 AIR RELIEF VALVE
N.T.S.



8 BRIDZON KIT
N.T.S.



9 IRRIGATION CONTROLLER
N.T.S.



10 EMITTER IRRIGATION
N.T.S.

PWL Partners
Professional Water & Land Services
2017-2018
2018-2019
2019-2020

APPROVED AND ISSUED
DATE: 2018.03.23
BY: [Signature]



WATERPLANT
Engineering Ltd.

BROOKLYN
ST. PAUL STREET
TOWER

1471 ST. PAUL STREET
KELOWNA, B.C.

ALL LEVELS
IRRIGATION PLAN

PROJECT NO.	18033
DATE	22 MARCH 2018
FILE NAME	18033 PLAN_4003.dwg
PLANTING	18-0-27
DESIGNED BY	[Signature]
CHECKED BY	[Signature]

IR-02

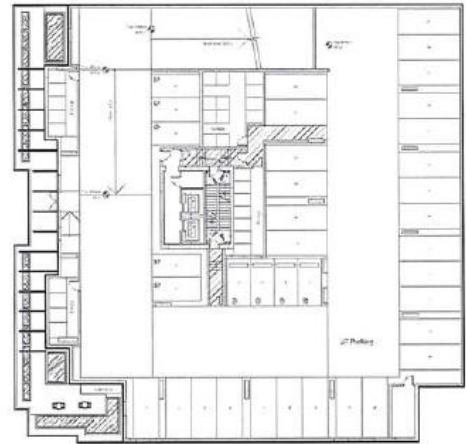
WATER CONSERVATION LEGEND	
	High water conservation
	Medium water conservation
	Low water conservation

SCHEDULE C

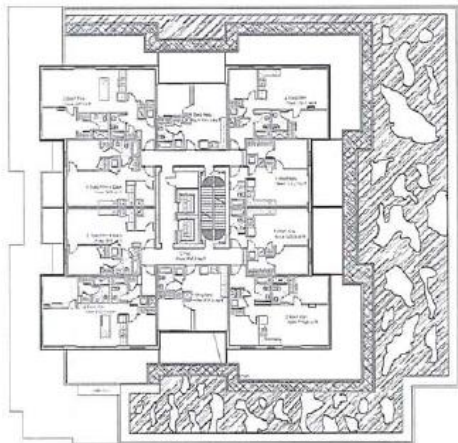
This forms part of application
DP18-0076 / DVP18-0077

Planner Initials **AC**

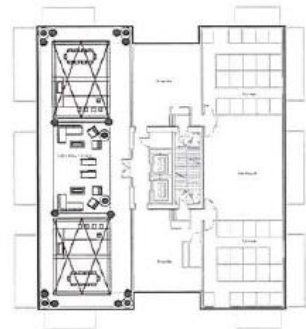
City of Kelowna
COMMUNITY PLANNING



LEVEL 5



LEVEL 6



ROOF LEVEL



PROJECT NO. 18-0076
1. BROOKLYN ST. PAUL STREET

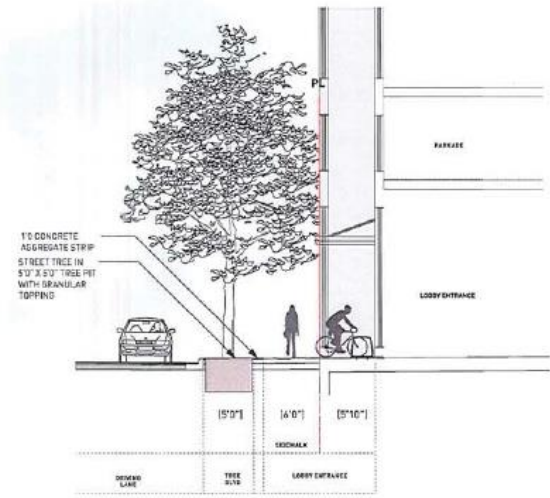
BROOKLYN ST. PAUL STREET TOWER

1071 ST. PAUL STREET
KELOWNA, B.C.

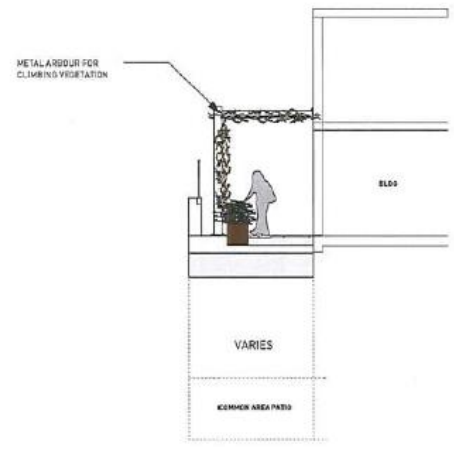
ALL LEVELS - WATER CONSERVATION PLAN

		1/16" = 1'0"
PROJECT NO.	18-0076	
DATE	22 MAR 2018	
PROJECT NAME	1071 ST. PAUL STREET - RE-DESIGN	
ADDRESS	1071 ST. PAUL STREET	
OWNER	T.P.C. (2018)	
DESIGNER		

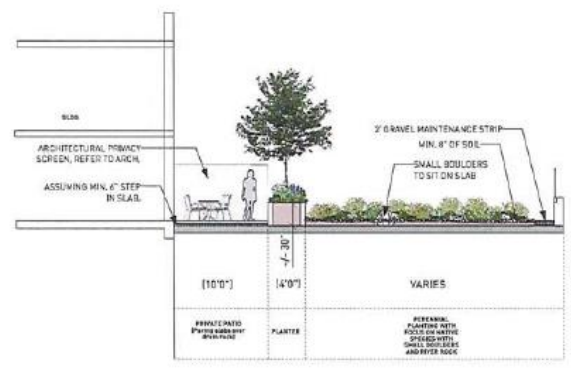
L3.02



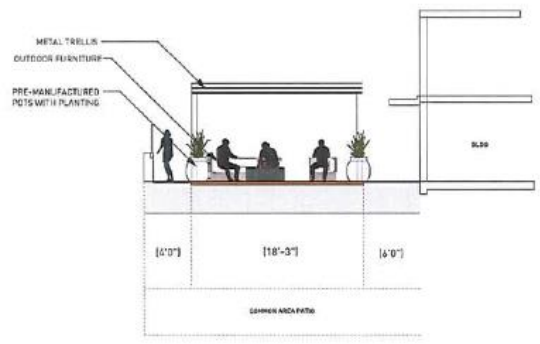
1 ST. PAUL STREET VIEW NORTH
Scale: 3/16" = 1'-0"



2 LEVEL 6
Scale: 1/4" = 1'-0"



3 LEVEL 6 SECTION
Scale: 3/16" = 1'-0"



4 ROOF LEVEL SECTION
Scale: 1/8" = 1'-0"



PWL partnership
 160, Pender Street East
 Kelowna, BC V1Y 9C1
 Tel: 250.860.1111
 Fax: 250.860.1112
 www.pwl.ca

SCHEDULE C
 This forms part of application
 # DP18-0076 / DVP18-0077

Planner Initials **AC**

PROJECT
**BROOKLYN
 ST. PAUL STREET**

DOCUMENT
LANDSCAPE SECTIONS

DATE OF PRELIMINARY SUBMISSION: 2018-06-20	
DATE	DATE
	AS SHOWN
PROJECT NO.	18033
DATE	20 JUNE 2018
PREPARED BY	18033-00 LANDSCAPE SECTIONS - 04-05/2018 (1)
CHECKED BY	2018-06-20 08:55:17 PM
DESIGNED BY	TL
DRAWN BY	PL

L4.01