Techincal Comments for the Bernard Block Application



Application DP19-0064 / DVP19-0065

Address 560 Bernard Ave

Application Type: Development Permit and Development Variance Permit

1.0 Technical Comments

1.1 Building & Permitting Department

- 1) Demolition Permit(s) required for any existing structure(s).
- 2) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 3) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- 4) HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- 5) Requirements of the City of Kelowna fire prevention regulations bylaw No. 10760 for buildings 6 stories and greater are to be shown on the building permit drawings.
- 6) A Structural & Geotechnical peer review will be required at time of building permit application. Contact the Chief Building inspector for policy and procedure of pier review.
- 7) A Hoarding permit is required for the protection of the public during construction. Sidewalks are not allowed to be closed off. Design of a system for public protection shall meet all the minimum requirements of part 8 of BCBC 2018 plus any other controlling legislation. Application for the hoarding permit is thru the Yards office. Please reference city of Kelowna bulletin #19-01 available online thru kelowna.ca
- 8) Dewatering & Shoring plans must be provided to the Development Engineering Branch for approval. Approvals for work outside of the property lines must be obtained. No shoring may be left below grade outside of property lines.
- 9) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - a. Any alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit.
 - b. Location, Heights, Colors of mechanical systems and the required screening are to be determined at time of DP.
 - c. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - d. Access to the roofs are required per NFPA and guard rails may be required and should be reflected in the plans if required.
 - e. Green roof design will require schedules and design by the building envelope consultant.

- f. Roof top patio area may be defined as an A4 Occupancy which will affect exiting (panic hardware may be required, so no exterior lockable doors at this level that affects exiting), the code analysis to address occupant load, washroom calculations, public use, direction of door swings, pathway lighting and exit signage.
- g. Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking storeys and are required. The location and noise from these units should be addressed at time of Development Permit. Any projections of mechanical units should be identified at DP to assure accurate parking space counts.
- h. 1½ Hr fire rating and rated doors are required at the fronts of parking spots for storage, sliding doors may not meet the fire rating requirements. This can be addressed at time of Building Permit application. Doors to storage lockers must be protected from being blocked.
- i. Emergency generator and all other safety systems are to be located above high water table or protected from the affects of ground water.
- 10) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. Minimum building elevations are required to be established prior to the release of the Development Permit. If a soil removal or deposit permit is required, this must be provided at time of Development Permit application.
- 11) We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, undermining & underpinning of existing foundation, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work, water infiltration systems, etc.
- 12) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 13) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

1.2 Ministry of Transportation and Infrastructure

1) The ministry has completed the final review for the updated Transportation Impact Assessment dated January 31st, 2020 completed by Bunt & Associates that was prepared for Mission Group for the Bernard Block development. The Ministry has concluded that we have no issues or concerns. As this development is over 4500 square metres we are required to sign the final site plan as per section 505(2) of the Local Government Act. Please forward the final site plan for our final review and signature.

1.3 Development Engineering

See Development Engineering Memo dated March 7th 2019.

CITY OF KELOWNA

MEMORANDUM

Date: March 07, 2019

File No.: DP19-0064

To: Community Planning (AC)

From: Development Engineering Manager (JK)

Subject: 560 Bernard Ave

Form and Character

The Development Engineering Department has the following comments and requirements associated with this Development Permit application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus.

1. <u>General.</u>

- a. This Development Permit for a 33 storey residential tower and for a 14 storey office tower with ground floor commercial will be required at Building Permit to complete the following works as laid out in this Engineering Memo:
 - i. Frontage Improvements on St Paul Street
 - ii. Frontage improvements on Bernard Ave
 - iii. Laneway Improvements and dedication
 - iv. Water service upgrade
 - v. Sanitary service upgrade
 - vi. Sanitary down stream analysis from the development to the Raymer Road Treatment Plant
 - vii. Landscape requirements on Bernard Ave and St Paul St
 - viii. All existing overhead utilities to be installed underground
 - ix. Lot consolidation
 - x. A Site Preparation Security Agreement needs to be completed and signed.
- b. Provide easements as may be required.
- c. The proposed development may require the installation of centralized mail delivery equipment. Please contact Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, to obtain further information and to determine suitable location(s) within the development.
- d. The proposed development triggers a traffic impact assessment. The applicant's transportation engineer shall contact the City's Development Engineering group to determine the terms of reference for the study. Recommendations from the Traffic Impact Analysis (TIA) will become requirements of the building permit release.
- e. The proposed development is subject to the review and requirements from the Ministry of Transportation (MOT) Infrastructure Branch. Requirements from the Ministry will become requirements of the building permit release.

2. Geotechnical Study

- a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed development. The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for development approval:
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - ii. Site suitability for development.
 - iii. Site soil characteristics (e.g., fill areas, sulphate content, unsuitable soils such as organic material).
 - iv. Any special requirements for construction of roads, utilities and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc.

3. Domestic Water and Fire Protection

- a. Provide an adequately sized domestic water and fire protection system. The water system must be capable of supplying domestic and fire flow demands for the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this property to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits.
- b. The property is located within the City of Kelowna service area. Only one service will be permitted to the site. The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.
- c. An approved backflow protection devise must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- d. A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at their cost.

4. Sanitary Sewer

a. Our records indicate that these properties are currently serviced with a 100mmdiameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new service at the applicant's cost.

5. Drainage

- a. Provide a detailed Storm Water Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system

6. Road Improvements

- a. St. Paul St. fronting this development site is urbanized but the existing curb and sidewalk are in a deteriorated state. The existing driveway letdown will need to be removed and replaced with barrier curb and gutter and sidewalk. The upgrades to St. Paul St. that are required are curb, gutter, boulevard street trees, driveway letdown and sidewalk removal and reconstruction, as well as the relocation or adjustment of any existing utility appurtenances if required to accommodate the upgrading construction. A modified SS-R5 cross section will be used and provided at the time of design. The design should include up to centreline of the St Paul Street ROW.
- b. Bertram Street is designated an urban collector road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, street lights. A modified SS-R5 cross section will be used and provided at the time of design. The design should include up to centreline of the Bertram Street ROW.
- c. The laneways fronting this development needs to be upgraded to a commercial laneway standard. Standard drawing to be used is SS-R2 as well as a 0.8m dedication is needed for the north south lane. The development will be responsible for the constructing the entire lane width, from PL to PL on the West-East laneway. A driveway let down (SS-C7) will be required at the East end of the west-east laneway.

7. Development Permit and Site Related Issues

- a. By Registered plan to provide the following
 - i. Grant statutory rights-of-way or dedicate lands if required for utility services and/or pedestrian access.

- ii. Lane dedication of 0.8m is needed along the frontage of the west-east laneway. The standard SS-R2 drawing will need to be used in the design drawings.
- iii. Lot Consolidation is required
- b. All vehicle access to the development will be via laneway. No access will be granted from St Paul Street, Bertram Street or Bernard Ave.
- c. Truck turning movements are needed to show that a truck can access the loading bays along the laneway.

8. Power and Telecommunication Services and Street Lights

- a. All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road or laneway immediately adjacent to the site, are to be relocated and installed underground.
- b. Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

9. Design and Construction

- a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs

10. Servicing Agreements for Works and Services

- a. A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than

DP19-0064 560 Bernard Ave

\$5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. Bonding and Levy Summary

a. Service Agreement Bonding

To be Determined

<u>James Kay</u> James Kay, P. Erg. Development Engineering Manager

JA

CITY OF KELOWNA

MEMORANDUM

Date: March 07, 2019

File No.: DVP19-0065

To: Community Planning (JB)

From: Development Engineering Manager (JK)

Subject: 560 Bernard Ave

Development Engineering Department comments and requirements pertaining to this development variance permit application, are as follows:

a) This Development Variance permit to increase the maximum height from 26 storeys to 33 storeys and to increase the maximum parking allowed from 125% to 143% does not compromise any municipal services.

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James Kay, P. Eng. Development Engineering Manager

JA

Development Permit & Development Variance Permit DP19-0064 / DVP19-0065



This permit relates to land in the City of Kelowna municipally known as 560 – 592 Bernard Ave and legally known as Lot 1, District Lot 139, ODYD, Plan EPP96156 and permits the land to be used for the following development: commercial and residential as per the Zoning Bylaw The present owner and any subservent owner of the above described land must comply with any attached terms and conditions. Date of Council Decision June 2, 2020 Decision By: COUNCIL OR COMMUNITY PLANNING DEPARTMENT MANAGER Development Permit Area: Comprehensive Existing Zone: C7 – Central Business Commercial

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

Planner: Adam Cseke

Terry Barton Community Planning Department Manager Planning & Development Services 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) That the Development Permit and Development Variance Permit is issued subsequent to the outstanding conditions set out in Attachment "A" attached to the Report from the Community Planning Department dated July 25th 2017;
- d) That a building permit is not issued until the rear lane has been dedicated by 0.8 metres to the City.
- e) That a Section 219 covenant be registered on title limiting the 25 compact stalls to be used by commercial or office tenants only and that the covenant ensures that the maximum vehicle dimensions that are permitted to park within the compact stall must be a maximum of 3.4 metres in length and 1.7 metres in width.

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

3. PERFORMANCE SECURITY

n/a.

5. 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 <u>CURRENT LAND OWNER</u>. Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.





SOUTH WEST PERSPECTIVE

0-0	COVER
0-1	PROJECT DATA
0-2	CONTEXT
0-3	DESIGN RATIONALE
0-4	CONCEPTS
0-5	ELEVATION DETAILS
0-6	PODIUM DETAILS
0-7	CANOPY DETAILS
0-8	PERSPECTIVE SKETCHES
0-9	SHADOW STUDY MARCH
0-10	SHADOW STUDY JUNE
0-11	SHADOW STUDY SEPTEMBER
1-1	SURVEY
1-2	SITE PLAN
2-1	LEVEL 1
2-1a	LEVEL 1 - WEST
2-1b	LEVEL 1 - EAST
2-2	LEVEL 2
2-2a	LEVEL 2 - WEST
2-2b	LEVEL 2 - EAST
2-3	LEVEL 3
2-3a	LEVEL 3 - WEST
2-3b	LEVEL 3 - EAST
2-4	LEVEL 4
2-4a	LEVEL 4 - WEST
2-4b	LEVEL 4 - EAST
2-5	LEVEL 5
2-5a	LEVEL 5 -WEST
2-5b	LEVEL 5 - EAST
2-6	LEVEL 6
2-6a	LEVEL 6 - WEST
2-6b	LEVEL 6 - EAST
2-7	LEVEL 7 OVERALL
2-8	CONDO LEVELS 7-21
2-9	CONDO LEVELS 22-30

A2-10	CONDO LEVELS 31-33
A2-11	CONDO LEVEL 34
A2-12	CONDO LEVEL 35
A2-13	OFFICE LEVEL 7
A2-14	OFFICE LEVEL 16
A2-15	OFFICE LEVEL 17
A2-16	ROOF PLAN OVERALL
A3-1	SOUTH ELEVATION
A3-2	WEST ELEVATION
A3-3	NORTH ELEVATION
A3-4	EAST ELEVATION
A4-1	SECTION A
A4-2	SECTIONS B & C
A5-1	UNIT PLANS
A5-2	UNIT PLANS
A5-3	UNIT PLANS
A5-4	UNIT PLANS
A7-1	WALL SECTIONS A1 & B3
A7-2	WALL SECTIONS B1 & B2
A7-3	WALL SECTION A4
A7-4	WALL SECTIONS A2 & A3
A7-5	WALL SECTIONS C1 & C2
A7-6	WALL SECTION C3
A8-1	WINDOW SCHEDULE_PODIUM
A8-2	WINDOW SCHEDULE_PODIUM
A8-4	WINDOW SCHEDULE_RESIDENTIAI
A8-5	WINDOW SCHEDULE_RESIDENTIAL
A8-6	WINDOW SCHEDULE_RESIDENTIAL
A8-7	WINDOW SCHEDULE_RESIDENTIAL
A100	PERSPECTIVES
A101	ISOMETRICS
LDP1	LANDSCAPE PLAN GROUND
LDP2	LANDSCAPE PLAN LEVEL 6
LDP3	LANDSCAPE PLAN TOWER ROOFS

BERNARD BLOCK DP APPLICATION RESUBMITION MARCH 2020

CODE CONSULTANT

CFT ENGINEERING BRAD WALTON 500-1901 ROSSER AVENUE BURNABY, BC V5C 6R6 T: 604-684-2384 E: BWALTON@CFTENGINEERING.COM

INTERIOR DESIGNER-RESIDENTIAL

i3 DESIGN LISA PERRY 2nd Floor - 4723 HASTINGS STREET BURNABY, BC V5C 2K8 T: 604-662-8008 E: LPERRY@I3DESIGN.CA

<u>CIVIL ENGINEER</u>

ALPIN MARTIN **BEN RAWLINSON** 1177 WEST HASTINGS VANCOUVER, BC V1Y 1Z4 T: 250-215-9425 E: BRAWLINSON@ALPINMARTIN.COM

GEOTECHNICAL ENGINEER

TETRA TECH **KEITH ROBINSON** 1000-10th FLOOR, 855 DUNSMUIR ST VANCOUVER, BC V6C 1N5 T: 604-685-0275 E: KEITH.ROBINSON@TETRATECH.COM

STRUCTURAL ENGINEER

GLOTMAN SIMPSON ANTHONY EL-ARAJ 1661 WEST 5TH AVENUE VANCOUVER, BC V6J 1N5 T: 604-734-8822 E: AELARAJ@GLOTMANSIMPSON.COM

INTERIOR DESIGNER-OFFICE

FORME INTERIOR DESIGN TAMARA JONES KELOWNA, BC

T: 250-575-8484 E: TAMARA@FORMEINC.CA

<u>OWNER</u>

MISSION GROUP LISA LOCK 1000-1631 DICKSON AVENUE KELOWNA, BC V1Y 0B5 T: 250-448-8810 E: LLOCK@MISSIONGROUP.CA

LANDSCAPE ARCHITECT

WSP TERI CANTIN SUITE 700 - 1631 DICKSON AVE. KELOWNA, BC V1Y 0B5 T: 250-980-5520 E: TERI.CANTIN@WSP.COM

GAGER ELECTRICAL YURI MARTYNOV LANGLEY, BC V3A 3Y9 T: 778-277-2225

WILLIAMS ENGINNERING CANADA INC. randy smith CALGARY, BC T2A 6T8 T: NUMBER

ARCHITECT (RECORD)

RAFII ARCHITECTS INC. Foad Rafii SUITE ONE 1600 HOWE STREET VANCOUVER, BC V6Z 2L9 T: 604-688-3655 E: FOAD@RAFIIARCHITECTS.COM

ARCHITECT (DESIGN)

V6B 2T5 T: 604-683-7559



OVERALL PLAN



NEIGHBOURHOOD PLAN

ELECTRICAL ENGINEER

20689 - 56TH AVENUE

YURI.MARTYNOV@GAGERELECTRICAL.COM

BUILDING ENVELOPE CONSULTANT

N195, 3105 - 5 AVENUIE NE

RICHARD HENRY ARCHITECT INC. RICHARD HENRY 28-1020 MAINLAND STREET VANCOUVER, BC

E: RHENRYARCHITECT@TELUS.NET

MECHANICAL ENGINEER

REINBOLD ENGINEERING GROUP JOSHUA BANCESCUE 400 - 1580 W BROADWAY VANCOUVER, BC V6J 5K8 T: 604-737-3354 E: JBANCESCUE@REG-ENG.COM

LAND SURVEYOR

RUNNALLS DENBY ROB MACDONLAND 259A LAWRENCE AVE KELOWNA, BC POSTAL CODE T: 250-763-7322 E: RSMITH@WILLIAMSENGINEERING.COM E: ROB@RUNNALLSDENBY.COM

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DESIGN RATIONALE

Project Background

The redevelopment of "Bernard Block" provides the opportunity to extend and anchor the successful evolution and revitalization of Bernard Avenue, Kelowna's High Street. Building on the success of our Brooklyn residential development, which ignited the transformation and urban renewal of the emerging "Bernard District", Bernard Block's mixed-use redevelopment program creates an opportunity for meaningfully integrated uses and significant placemaking. Structured around a framework of active, destination-oriented ground floor uses, inviting outdoor spaces, and a carefully curated public realm, the newly imagined Bernard Block becomes a cornerstone and gateway to an evolving downtown centre.

Zoning Context

C7 Central Business Commercial – Residential District

A development permit is sought to approve the form & character of the proposed "Bernard Block" redevelopment. Mission Group is also requesting approval of residential tower height above the 26-storey height limit referenced in Kelowna's C-7 Zone and Downtown Plan.

Physical Context

The site is consolidated into a single one-half city block that is 101.590 meters (332.30') by 40.520 m (130.94'). It is bounded to the south by Bernard Avenue, to the north by a laneway, to the east by Bertram Street and to the west by St. Paul Street. Total area is 4,116.427 sm, (44,310.30 sf)

Bertram Street to the east constitutes a primarily residential street, with a few singlefamily homes and predominantly two to four storey multifamily residential apartment buildings along its length to the north. It is characterized as a tree-lined street with a pleasant residential quality. A small commercial building wraps the corner to the east and continues the commercial "High Street" quality of Bernard Avenue.

St. Paul Street to the west continues with a commercial wrap of Bernard Avenue up toward the north. A commercial frontage has been continued along St. Paul Street with the first phase of the Bernard Block development ("Brooklyn" at 1471 St. Paul Street) immediately to the north, across the lane. This development is comprised of a 25-storey residential mixed-use complex, with a four storey podium along St. Paul, and a five storey podium to the rear.

Bernard Avenue in this area is primarily comprised of one to three storey commercial buildings, with retail functions at grade. The laneway to the north functions to serve garbage and loading requirements, while offering additional parking for these uses, and is proposed to maintain that principle use.

Use, Form and Height

The allowable uses, form and height as proposed are generally in keeping with the Downtown Plan policy objectives. The project is conceived as a true mixed-use, livework, play and shop contribution to the emerging and expanding downtown area with opportunities to do all of the above, with only a modest reliance on vehicular transportation to achieve other more distant objectives.

Commercial retail is proposed for street level use along Bernard Avenue, wrapping north along Bertram Street and St. Paul Street. A small amenity area "neighborhood cafe" is proposed as a semi-private use at the interface with residential neighbours to the north along Bertram Street. This is seen as a potential social gathering place to connect with neighbours in the area over a coffee, continuing a "soft" commercial use, extending to the lane.

A "Class A", 17-storey office building (including podium) is proposed for the western half of the site and is held back 95 feet from the new 25-storey residential tower neighbor to the north (Brooklyn). Access for pedestrians to this building is located mid-block along St. Paul Street. Parking, in all cases, is accessed from the middle of the lane to the north.

A 33-storey residential tower (including podium) is proposed on the eastern half of the site, setback 100 feet from the office tower to the west. Contrasting day/night use times between the office and residential buildings maintain privacy for residents. The total number of residential units proposed is 257, with a fairly even split between family oriented and non-family oriented units.

The podium massing model established with the "Brooklyn" development has been followed; a slightly higher parking podium along the lane (five storeys) and lower (four storeys) along the principle street, Bernard Avenue.

Soil conditions dictate a partially elevated parking podium, with commercial retail at grade. All podium elements have been kept below the prescribed 16 meter height restriction, as was followed by the "Brooklyn" development. Further shoulder stepbacks are discussed below. Due to the significant scale of the podium, there is an opportunity to create a substantial semi-private platform for outdoor use for both the office and residential building end users. The detailed planning of these potential uses is underway and are indicated on these drawings in a schematic fashion.

Setbacks and Step-backs As previously noted, building setbacks in relation to one another conform to the 100 foot objective, with the exception of a small upper portion of the angled office component to the west. Offsetting day/night activities between residential and office use mitigate potential privacy concerns in this case.

The closest components of the residential tower have been set 3.05m (10') from both the lane and Bertram Street and 6.47m (21.2') from Bernard Avenue. The distance to the Brooklyn residential tower exceeds 45m (150'). The vertical planes of the residential tower step back towards the water views, and an eight units per floor (differing from Brooklyn's ten units per floor) give the tower a more vertical and slender appearance from most angles, creating a hierarchical composition of taller, medium and shorter building forms that add interest to the skyline of the area. The tower also steps back for the uppermost three storeys, giving a tripartite expression of base (podium), middle, and top.

Architecturally the development has been separated into a hierarchy of discreet and contrasting forms. The form and character of these components are intended to present an elegant, clean and contemporary expression to this area of Bernard Avenue.

The elevated parking podium was recognized at the outset to be of potential concern, due to its horizontal scale and mass. Conversely, it also provides the opportunity to express a meaningful design, worthy of its prominence in the downtown community. Elevating the bar and setting context for future downtown projects, Bernard Block's podium design proposes to celebrate, rather than hide this prominent feature of the buildings' expression. A gesture that is both thoughtfully conceived and purposefully executed, sculptural and artful in nature, and ultimately contextual in its meaning and origination offers an opportunity to become an attraction and destination along the Bernard Avenue streetscape.

Generally speaking, the podium offers a very horizontal expression, with all elements intended to convey a grounding effect for the overall development above. The active ground floor level has been highly articulated and further characterized by multiple recessed entries, extending the urban character of the Bernard Avenue streetscape. Numerous retail entries provide opportunities for spill-out spaces onto Bernard Avenue's generous sidewalks, attracting a variety of retail services such as food stores, boutique shops, cafés and service orientated businesses. A large canopy of high opacity provides water protection and sun shade for most of the year, while additional retractable shade awnings located at their outer edge offer further shading, providing retailers the opportunity to obscure the line between indoor and outdoor space during warmer months. The overall design objectives for the retail commercial areas at Bernard Block are to attract goods and services tailored to the specific needs of this mixed-use neighborhood, in an environment that is convenient, service-oriented, pedestrian-scaled and connected to the urban lifestyles of the neighborhood residents.

A feature element is located at the southwest corner of the podium and is designed to make an artful reference to how transformative the introduction of irrigation to the Okanagan area has been. It is formed as a series of overlapping "flumes", referencing the method utilized to bring water down from the mountains at the turn of the century, and is intended to both attract people up along Bernard Ave from the lake, and act in concert with the podium expression as a visual anchor point for this emerging area of the downtown district. Wind and temperature permitting it will operate as a cascading waterfall and will be specially lit to accent its components at night.

The residential tower, with its stacked balconies, window elements and smaller floorplate, is intended to exaggerate its vertical expression as a contrast to its strong horizontal base. While the general intention is to attract one's attention to the top of the building, where a common and evening-lit amenity area exists for owners use, the emphasis is on creating a vertical gesture, thereby reinforcing the "tallest-in-theneighbourhood" stance.

A playful fenestration pattern draws attention to the east façade and similarly emphasizes the building's verticality, creating interest as one moves westward along Bernard Avenue. <u>Office</u> The office building, as the lowest form in this composition of elements, uses an office

floor plate size of 1000sm (10,000 sf), and has a slender aspect as seen from Bernard Avenue to the west. It benefits from its own semi-private roof terraces and has direct access to both the common podium level terraces and the residential tower itself. A truly live/work/play opportunity is presented here with this unique arrangement of uses.

The southern face of the office building intentionally angles back to draw attention to the important southwest corner of the podium, as well as create a more interesting contemporary form.

Architectural Expression

Podium

Residential Tower

Nature, Culture and History In the pursuit of finding an explored regional, cultural, representations and interpr

To begin with, a "bird's nes and interesting form in how expression of the most rudi Concept Panel was prima hence the notion of native for much of the office build

Followed by delicate "cirru horizontal windows that all implying these features. Be and elements rooted in Ke Avenue's streetscape revit Kelowna's local natural ar Nation people of this area to craft useful objects such "weaving" into a basket fo the residential tower (see (

Sedimentary deposits in the visible part of the region so and deep concrete walls f declaring entranceways to

Water was an important a Okanagan Valley. The use mountains and hills transfor agricultural and horticultura current use of the land, an are continuing to explore c component to the history of

Detail and Materiality

The podium is principally in front of a charcoal backg office tower, comprised of overlapping planes that pr 'basket" version is on one hydro-cut to shape and pa

The charcoal background well. It is from a panelized, charcoal color. Windows i cantilevered canopies and be further fitted to shade c overlapping translucent frit

The office building is intend surfaces and butt glazed c integrated to reduce heat

The residential building is m concrete together with a d emphasizing the building's

The "earth" entranceways concrete that emulates a

COR-TEN steel, in its weath landscape features at gra metaphor, the rusted iron l the arid and semi-arid region

	Ihis plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing
"artful" positioning for the building base, we have historical, and in some cases metaphorical retations for certain design elements.	REVISIONS NO. DATE 1 2019-02-20 DP APPLICATION 2 2018-07-23
t" found from the area was thought to be an appropriate it represented a unique and wonderfully beautiful mentary of dwelling types. The one shown on the ily comprised of grass stalks and blades from the area, "grasses" becoming a metaphor for the "foil" coverage ding base.	2 2019-07-23 DP APPLICATION PROGRESS SET FMA 3 2020-01-08 DP APPLICATION RESUBMISSION SM 4 2020-02-26 IN PROGRESS SM 5 2020-03-05 ISSUED FOR 50% REVIEW SM 6 2020-03-27 IN PROGRESS SM
is clouds" which have been interpreted for the special ow light into the parkade, with overlapping frit layers ernard Block's design rationale further integrates materials lowna's natural and cultural heritage, inspired by Bernard alization, which incorporated "themes derived from d cultural heritage combined with tributes to the First '. These elements including grasses and reeds, once used as mats, baskets and fabrics, integrate the notion of rm explored as the "foil" on the parkade podium under Concept Panel).	
e lower hill and mountain areas are an important and the design incorporates a reference to this with robust orming the anchor points to the floating base while the two buildings and parking access points.	
nd revolutionary element in the "greening" of the of irrigation water transported from the surrounding med the area from relatively sparse grazing land into an al oasis. Water was a fundamental component in the d while not currently shown on the drawings submitted, we design concepts that would express this important of the region.	RICHARD HENRY ARCHITECT INC.
tended to express the nature of "grass foils" floating in ound. The "nest" version occupies the area under the prefinished aluminum extrusions layered in two oject in front of the windows and panels behind. The plane and is comprised of aluminum plating or sheeting artially overlapping the windows.	C C C C C C C C C C
for these foils expresses itself and wraps the laneway as cementitious system of surface mounted plates in a deep n the base are silver capped curtain wall with fritted d support system to match. White retractable awnings will ertain areas. The horizontal windows above will have is, creating a soft glow behind the foils in the evening.	604.688.3522 EMAIL rai@rafiiarchitects.com WWW rafiiarchitects.com SUITE ONE
led to be a simple crystalline form made of reflective glass urtainwall for its entirety. Some spandrel glass will be loss.	VANCOUVER BC V6Z 2L9 CANADA
ade of highly contrasting white painted cast-in-place lark charcoal mullion and spandrel glazed upstands verticality.	Members of Architectual Institute of B.C Client
are made from random loosely poured cast-in-place ammed earth composition of sedimentary layers.	GROUP
er-rusted form, is proposed for entryway accents and de and at the podium. In keeping with the earth prings a warmth and appropriateness to the materiality of on of the Okanagan.	Project 500 BERNARD AVENUE KELOWNA, B.C. BERNARD BLOCK
	Drawing Title DESIGN RATIONALE
SCHEDULE A & B This forms part of application # # DP19-0064 / DP19-0065 City of Planner City of Planner AC	Date: Project No. MARCH 2020 18-59 Scale: Drawing No. Drawn By: RH / LL File Name: C:\Users\SarahM\Desktop\18-59\18-5 C:\Users\SarahM\Desktop\18-59\18-5 BERNARD BLOCK CENTRAL - Sarah

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										wt	DESCRIPTION	COUNT	AREA	TOTAL AREA
LEVEL	RESIDENTIAL	COMMON	CRU	GROSS BUILD	BALCONY	ROOF DECK	PARKING	UTILITIES/STRG	GROSS SERVICE				I	
	[]]		r		[]			STUDIO	STUDIO	50	311 SF	15,573
LEVEL 1	0.00 SF	3,010.38 SF	8,503.19 SF	11,513.57 SF	0.00 SF	0.00 SF	1,650.97 SF	3,478.08 SF	5,129.05 SF	SUB PH1	2 BED	3	977 SF	2,930
LEVEL 2	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	11,150.52 SF	2,826.86 SF	13,977.38 SF	SUB PH2	2 BED	3	820 SF	2,460
LEVEL 3	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	15,542.41 SF	1,122.07 SF	16,664.48 SF	SUB PH3	1 BED	3	498 SF	1,49
LEVEL 4	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	15,542.41 SF	1,208.14 SF	16,750.55 SF	SUB PH4	2 BED	3	817 SF	2,45
LEVEL 5	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	14,669.28 SF	250.29 SF	14,919.57 SF	SUB PH5	2 BED	3	991 SF	2,97
LEVEL 6	5,021.00 SF	1,935.14 SF	0.00 SF	6,956.14 SF	161.30 SF	12,798.38 SF	0.00 SF	0.00 SF	0.00 SF	SUB PH6	2 BED	3	884 SF	2,65
LEVEL 7	5,930.08 SF	1,066.88 SF	0.00 SF	6,996.96 SF	840.90 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	UNIT A	1 BED	30	438 SF	13,14
LEVEL 8	5,930.14 SF	1,066.88 SF	0.00 SF	6,997.02 SF	840.84 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	UNIT B	1B+D	25	537 SF	13,42
LEVEL 9	5,930.14 SF	1,066.88 SF	0.00 SF	6,997.02 SF	840.84 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	UNIT B1	1 BED	25	523 SF	13,08
LEVEL 10	5,930.14 SF	1,066.88 SF	0.00 SF	6,997.02 SF	840.84 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	UNIT C	2 BED	50	802 SF	40,07
LEVEL 11	5,930.14 SF	1,066.88 SF	0.00 SF	6,997.02 SF	840.84 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	UNIT C1	2 BED	50	883 SF	44,12
LEVEL 12	5,930.14 SF	1,066.88 SF	0.00 SF	6,997.02 SF	840.84 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	UNIT C2	2 BED	9	868 SF	7,8
LEVEL 13	5,929.87 SF	1,066.88 SF	0.00 SF	6,996.75 SF	840.84 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF			257	L	162,19
LEVEL 14	5,930.14 SF	1,066.88 SF	0.00 SF	6,997.02 SF	840.84 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF					
LEVEL 15	5,930.14 SF	1,066.88 SF	0.00 SF	6,997.02 SF	840.84 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF		1 BED	58		
LEVEL 16	5,930.14 SF	1,066.88 SF	0.00 SF	6,997.02 SF	840.84 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF			25		
LEVEL 17	5,930.14 SF	1,066.88 SF	0.00 SF	6,997.02 SF	840.84 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF			12/		
LEVEL 18	5,930.14 SF	1,066.88 SF	0.00 SF	6,997.02 SF	840.84 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF			50		
LEVEL 19	5,930.14 SF	1,066.88 SF	0.00 SF	6,997.02 SF	840.84 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF		510010	50		
LEVEL 20	5,930.14 SF	1,066.88 SF	0.00 SF	6,997.02 SF	840.84 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF					
LEVEL 21	5,930.14 SF	1,066.88 SF	0.00 SF	6,997.02 SF	840.84 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF					
LEVEL 22	5,917.56 SF	1,066.55 SF	0.00 SF	6,984.11 SF	866.08 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF		L JUIVIIVIA		AJL A	
LEVEL 23	5,917.56 SF	1,066.55 SF	0.00 SF	6,984.11 SF	866.08 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF					
LEVEL 24	5,917.56 SF	1,066.55 SF	0.00 SF	6,984.11 SF	866.08 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF				·•	
LEVEL 25	5,917.56 SF	1,066.55 SF	0.00 SF	6,984.11 SF	866.08 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	RESIDENTIAL:				
LEVEL 26	5,917.56 SF	1,066.55 SF	0.00 SF	6,984.11 SF	866.08 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	CLASS 1 = 0.75	/ UNIT		257 * 0.7	5 = 193 SPA
LEVEL 27	5,917.56 SF	1,066.55 SF	0.00 SF	6,984.11 SF	866.08 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	CLASS 2 = 6 SP	ACES			6 SPAG
LEVEL 28	5,917.56 SF	1,066.55 SF	0.00 SF	6,984.11 SF	866.08 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF					
LEVEL 29	5,917.56 SF	1,066.55 SF	0.00 SF	6,984.11 SF	866.08 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF		: (100m2 (1076 SE)	02	06 01 / 1076 *	0.0 - 2.50
LEVEL 30	5,917.56 SF	1,066.55 SF	0.00 SF	6,984.11 SF	866.08 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	CLASS T = 0.27 CLASS 2 = 0.12	5 / 100m2 (1076 SF	-02 -) 8296	24 / 1076 * 0	125 = 1 SPA(
LEVEL 31	4,986.80 SF	1,078.61 SF	0.00 SF	6,065,41 SF	1,374.56 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF) 0270	.247 1070 0.	120 - 1 0170
LEVEL 32	4.986.80 SF	1.078.61 SF	0.00 SF	6.065.41 SF	1.374.56 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF					
1 FVFL 33	4.986.80 SF	1.078.61 SF	0.00 SF	6.065.41 SF	1.297.77 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	BICYCLE STOR	AGE PROVIDED:			
34 (PH AMFNITY)	0.00 SF	2,074,16 SF	0.00 SF	2.074.16 SF	0.00 SF	3,066,46 SF	0.00 SF	980.47 SF	980.47 SF	ΡΗΔςΕ 1 ΡΕς		DHA		
FI 35 (PH ROOF)	0.00 SF	281 80 SF	0.00 SF	281 80 SF	0.00 SF	0 00 SF	0.00 SF	0 00 SF	0 00 SF			82 FHA		
	162 101 21 SF	261.00 ST	8 503 10 SF	201.00 ST	24 615 57 SF	15 864 84 SF	58 555 50 SF	0.00 51 9 865 01 SF	68 421 50 SF			6		

AREA SUMMARY PHASE B 11 LEVEL OFFICE TOWER OVER 5 LEVEL PODIUM

LEVEL	COMMON	CRU	OFFICE	GROSS BUILD	BALCONY	ROOF DECK
LEVEL 1	4,601.18 SF	6,937.29 SF	0.00 SF	11,538.47 SF	0.00 SF	0.00 SF
LEVEL 2	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 3	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 4	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 5	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	777.47 SF
LEVEL 6	1,526.20 SF	0.00 SF	8,032.24 SF	9,558.44 SF	0.00 SF	0.00 SF
LEVEL 7	1,502.13 SF	0.00 SF	8,037.44 SF	9,539.57 SF	0.00 SF	0.00 SF
LEVEL 8	1,502.13 SF	0.00 SF	8,056.56 SF	9,558.69 SF	0.00 SF	0.00 SF
LEVEL 9	1,502.13 SF	0.00 SF	8,063.35 SF	9,565.48 SF	0.00 SF	0.00 SF
LEVEL 10	1,502.13 SF	0.00 SF	8,069.89 SF	9,572.02 SF	0.00 SF	0.00 SF
LEVEL 11	1,502.13 SF	0.00 SF	8,067.71 SF	9,569.84 SF	0.00 SF	0.00 SF
LEVEL 12	1,502.13 SF	0.00 SF	8,073.65 SF	9,575.78 SF	0.00 SF	0.00 SF
LEVEL 13	1,502.13 SF	0.00 SF	8,079.37 SF	9,581.50 SF	0.00 SF	0.00 SF
LEVEL 14	1,502.13 SF	0.00 SF	8,094.23 SF	9,596.36 SF	0.00 SF	0.00 SF
LEVEL 15	1,502.13 SF	0.00 SF	8,100.03 SF	9,602.16 SF	0.00 SF	0.00 SF
LEVEL 16	1,502.13 SF	0.00 SF	8,107.38 SF	9,609.51 SF	0.00 SF	0.00 SF
LEVEL 17	1,774.52 SF	0.00 SF	0.00 SF	1,774.52 SF	0.00 SF	5,866.03 SF
	22,923.20 SF	6,937.29 SF	88,781.85 SF	118,642.34 SF	0.00 SF	6,643.50 SF

GENERAL DEFINITIONS:

- RESIDENTIAL, CRU, AND OFFICE AREAS (NET SELLABLE) ARE MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS TO CENTERLINE OF PARTY AND CORRIDOR (OR CORE) WALLS. - COMMON AND CIRCULATION AREAS ARE MEASURED TO CENTERLINE OF CORRIDOR WALLS AND THE EXTERIOR FACE AT EXTERIOR WALLS (ON RESIDENTIAL TOWER, OFFICE BLOCK, AND GROUND FLOOR LOBBY/CRU/AMENITY ONLY)

- AMENITY AREAS ARE INCLUDED IN COMMON AND CIRCULATION AREAS - GROSS BUILDABLE AREA IS THE SUM OF NET SELLABLE AND COMMON AREA

- GROSS SERVICE AREA IS THE SUM OF ALL ABOVE AND BELOW GRADE PARKING AND UTILITY/STORAGE AREA

PARKING SUMMARY PHASE B

PARKING	UTILITIES/STRG	GROSS SERVICE	PHASE B PARKING	COMBINED PARKING			
7,593.68 SF	4,315.56 SF	11,909.24 SF	COMPACT	COMPACT			
22,808.46 SF	706.17 SF	23,514.63 SF	15	25			
25,091.17 SF	88.24 SF	25,179.41 SF	DISABILITY	DISABILITY			
25,196.08 SF	97.89 SF	25,293.97 SF	4	9			
24,068.89 SF	0.00 SF	24,068.89 SF	FULLSIZE	FULLSIZE			
0.00 SF	0.00 SF	0.00 SF	184	251			
0.00 SF	0.00 SF	0.00 SF	MEDIUM	MEDIUM			
0.00 SF	0.00 SF	0.00 SF	74	183			
0.00 SF	0.00 SF	0.00 SF	277	468			
0.00 SF	0.00 SF	0.00 SF					
0.00 SF	0.00 SF	0.00 SF		WIND 8000 DATED OCTOBER 26, 2015			
0.00 SF	0.00 SF	0.00 SF		WINC: 0000, DATED OCTOBER 20, 2013			
0.00 SF	0.00 SF	0.00 SF	RETAIL (C7 COMMERCIAL ZON	IE):			
0.00 SF	0.00 SF	0.00 SF	1.3 SPACES / 100m2 (1,076 SF)				
0.00 SF	0.00 SF	0.00 SF	FOR GROSS FLOOR AREA UNDER 1,000m2 (10,760 SF)				
0.00 SF	0.00 SF	0.00 SF					
0.00 SF	0.00 SF	0.00 SF	0,737.27 31 / 1,0	$70 = 0.43 \times 1.3 \text{ SFACLS} - 7 \text{ SFACLS}$			
104,758.28 SF	5,207.86 SF	109,966.14 SF	OFFICE (C7 COMMERCIAL ZO	NE):			
			[–] 1.3 SPACES / 100m2 (1,076 SF)				
			88,781.85 SF / 1,076	= 82.51 x 1.3 SPACES = 108 SPACES			
			MINIMUM PARKING REQUIRED	117 SPACES			
				160 EXTRA SPACES			
			OFFICE RATIO OF 2 (CLIENT PR 2 SPACES / 100m2 (1,076 SF)	OPOSED RATIO):			
SCHEI	DULE A &	В	88,781.85 SF/ 1,076 =	82.51 x 2.0 SPACES = 166 SPACES			
This forms part of application # DP19-0064 / DP19-0065 City of Planner Initials AC Kelowna			MINIMUM PARKING REQUIRED PARKING BUILT FOR PHASE B EXTRA PARKING FOR PHASE A	166 SPACES 277 SPACES 111 SPACES			

PARKING SUM	MARY PHASE	ĒA		Copyrig This plan the exc and ca written precede shall ve and co be infor and co	ht Reserver n and des clusive pro annot be consent. ence over srify and nditions ch med of a nditions sh	d ign are, and at all times rem perty of the architect/desig used or reproduced with Written dimensions shall h scaled dimensions. Contrac be responsible for all dimens n the job and this office ny variations from the dimension own on the drawing.	nain gner nout ave stors stors stors shall sions
PHASE A PARKING COMPACT 10 DISABILITY 5		G 25 9		REVISIOI NO. DAT 1 2019 2 2019 3 2029 	NS E 9-02-20 9-07-23 0-01-08	DESCRIPTION DP APPLICATION DP APPLICATION PROGRESS SET DP APPLICATION RESUBMISSION	BY FR FMA SM
FULLSIZE 67 MEDIUM 109 191	MEDIUM	251 183 468					
AINIMUM PARKING REQUIREMI CONSOLIDATED ZONING BYLAN	ENTS AS LISTED IN THE CITY V NO. 8000, DATED OCTC	of Kelowna Ber 26, 2015					
ETAIL (C7 COMMERCIAL ZONE .3 SPACES / 100m2(1,076SF) OR GROSS FLOOR AREA UNDE	E): R 1,000m2 (10,760 SF)						
8,503.19 SF / 1,076 7.90 x RESIDENTIAL: APARTMENT HOUSING: SPACE / UNITS OVER 312 SF	1.3 SPACES = 10 SPACES 207 UNITS = 207 SPACES 	10 SPACES one space for all units 257 SPACES	10 SPACES one space for all units 257 SPACES				
VISITOR SPACE / 7 UNITS 25 /IINIMUM PARKING REQUIRED	7 UNITS / 7 = 37 SPACES	37 SPACES 304 SPACES	37 SPACES 304 SPACES				
PARKING BUILT FOR PHASE A PARKING ALLOCATED FROM PH	191 SPACES ASE B 160 SPACES 1.3 SPACES / 100m2 (1,076 SF)	191 SPACES 111 SPACES 2 SPACE /100 m2	191 SPACES 160 SPACES		RICHAI	RD HENRY ARCHITECT	INC.
otal parking available fof otal parking provided for otal extra parking	PHASE A 351 SPACES PHASE A 254 SPACES 97 SPACES	302 SPACES 304 SPACES -2 SPACES	351 SPACES 304 SPACES 47 SPACES	RAFI) - 1 -		
DICYCLE SUMM MINIMUM BICYCLE STORAG COMMERCIAL: CLASS 1 = 0.2 / 100m2 (1076 CLASS 2 = 0.125 / 100m2 (1076) BICYCLE STORAGE PROVIDE	ARY PHASE E REQUIREMENTS: (55) 118,206.19 SF / 107 (55) 118,206.19 SF / 107 (55) 118,206.19 SF / 107 (55) 118,206.19 SF / 107 (55) 118,206.19 SF / 107	B 076 * 0.2 = 22 SF 6 * 0.125 = 14 SF CIAL 51 74 52 9 83	PACES		rs of A	TEL 604.688.365 FAX 604.688.352 EMAIL rai@rafiiarchitects.c WWW rafiiarchitects.c SUITE ON 1600 HOWE S VANCOUVER E V6Z 2L9 CANAE	55 22 om om E 5T 3C DA
PROJECTI	NFORMATION	N		Project	500 [GROUF)
CIVIC ADDRESS: LEGAL DESCRIPTION:	560 & 590-594 BERNARD LOT A, PLAN 18789; AND DISTRICT LOT 139 O.D.Y.I	AVENUE, KELOV LOTS 2 AND 3, I D	VNA, B.C. PLAN 2127;		BERI	NARD BLOCK	
Zoning: Site Area: Building Heights: Setbacks	C7 OFFICE: CONDO: SOUTH (BERNARD): WEST (ST. PAULS): EAST (BERTRAM):	44,306 SF	4,116.22 m² 48.33 m 101.75 m 0.25 m 0.3 m 0.3 m	Drawing Tit PRC Date:)JEC.	T DATA Project No.	
FSR CALCULATION	NORTH (LANE) NET AREAS RESIDENTIAL RETAIL OFFICE	162,191.21 SF 15,440.48 SF 88,781.85 SF 266.081.21 SF	0.8 m 15,068.06 m ² 1,434.47 m ² 8,248.10 m ² 24,719.76 m ²	JANUAR Scale: Drawn By: SM	RY 2020	Drawing No.	18-59
FAR	6.0	<u>,</u>		C:\Users\Sa BERNARD BI CENTRAL_Sa	arahM\Docum LOCK arahM.rvt	ents\18-59	





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N P 300 (1.0') 8650 (28.4') (9.9')			
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3 - P	P ODIUM FEATURE CLADDING 1 (NEST) - PAINTED ALUMINUM POLES (4" x 4") - RANDOM ANGLED PATTERNS IN TWO LAYERS - COLOUR: BENJAMIN MOORE - STRAW 2154-50					
(4) - P	P ODIUM FEATURE CLADDING 2 (BASKET) - LASER CUT SHEET METAL PANELS (1/2" THICK) - RANDOM WAVE PATTERN - COLOUR: BENJAMIN MOORE - STRAW 2154-50					
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6 - 0	CONDO TOWER WINDOWS - WINDOW WALL SYSTEM - GLASS (CLEAR LOW-E) - SPANDREL COLOUR: BENJAMIN MOORE ONYX 2133-10 - STANDARD CHARCOAL MULLIONS - STANDARD CHARCOAL METAL PANEL, LOUVER GRILLES, & HARDWARE					
(7) - 0	 DFFICE TOWER WINDOWS CURTAIN WALL SYSTEM GLASS: HIGH REFLECTIVE GLASS PANEL SPANDREL COLOUR: BENJAMIN MOORE PURE WHITE OC-64 HIGH REFLECTIVE OUTER LAYER STANDARD SILVER BUTTJOINED MULLIONS STANDARD SILVER METAL PANEL, LOUVER GRILLES, & HARDWARE MECH SCREEN AT ROOF: WHITE FRITTED GLASS 	State 12	RICH/	ARD HEN	RY ARCHITECT II	NC.
8 - S	TREET LEVEL WINDOWS - CURTAIN WALL SYSTEM - GLASS: CLEAR GLASS PANEL - SPANDREL COLOUR: BENJAMIN MOORE ONYX 2133-10 - STANDARD SILVER MULLION CAPS - STANDARD SILVER METAL PANEL, LOUVER GRILLES, & HARDWARE		R A F I			
9 - P	PODIUM WINDOWS - WINDOW WALL SYSTEM - FROSTED GLASS (FRITT) - STANDARD SILVER MULLIONS		AR			
<u>(10</u> - c	CONDO TOWER BALCONY RAILINGS		0	604	TEL 4.688.365	5
(11) - 0	- STANDARD CHARCOAL ALUMINUM POSTS AND RAILS TO MATCH WINDOWS CORTEN STEEL RETAIL ENTRIES - CORTEN STEEL CLADDING, PRE-WEATHERED - COLOUR: RUST		HIT	604 rai@r	FAX 4.688.352 EMAIL afiiarchitects.co	2 m
(12) - 0	GLASS AND METAL CANOPIES - FROSTED TEMPERED AND LAMINATED GLASS - STANDARD SILVER STEEL FINS - MECHANIZED AWNING SYSTEM - WHERE REQUIRED		ECT	rafii su	architects.co	m
(13) - P	P AINTED METAL TRELIS AND FEATURE FRAME - PAINTED HSS POST AND BEAM - COLOUR: BENJAMIN MOORE TIMID WHITE 2148-60		SINC.	160 VAN V6Z	0 HOWE S NCOUVER B 2L9 CANAD	T C A
		Me	mbers of	Architec	tual Institute	of B.C.
	SCHEDULE A & B This forms part of application # # DP19-0064 / DVP19-0065 City of Planner City of Planner AC	Clie] M G	IISSIO ROUP	N
		Pro	ject 500	BERNAI Kelowi	rd avenue Na, b.c.	
			BER	NAR	D BLOCK	
		Dra	VEST EL	evat	ION	
		Dat	e: NUARY 2020)	Project No.	18-59
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		P	N	M	L	
LEVEL 36 (MECH ROOF) 451.71 m (1,481.99 ft)						
LEVEL 35 (PH ROOF) 448.97 m (1,472.99 ft)						
LEVEL 34 (PH AMENITY)	3800	(12.5'				
445.17 m (1,460.52 ft) LEVEL 34 (SERVICE) 443.53 m (1,455.14 ft)			<u> </u>			
LEVEL 33	470	(15.		_		
440.47 m (1,445.10 ft) LEVEL 32		(.0.0)				
437.41 m (1,435.07 ft)		_) _(.0.				
LEVEL 31 434.35 m (1,425.03 ft)		(10) 				
LEVEL 30 431.29 m (1,414.99 ft)	2 <u>7/0</u> 3 <u>0</u> 0 1 1 1 1 1 1	(10.0				•
LEVEL 29	2880	(9.4')				
LEVEL 28	2880	(9.4')				
425.53 m (1,396.09 ft) LEVEL 27		9.4')				
422.65 m (1,386.64 ft)		('4 [.]				
LEVEL 26 419.77 m (1,377.19 ft)		4') (9				
LEVEL 25 416.89 m (1,367.74 ft)		6) (.				
LEVEL 24 414.01 m (1,358.29 ft)	- <u>-</u>	(9.4				
LEVEL 23		(9.4)				
LEVEL 22	2880	(9.4')	(:			
408.25 m (1,339.40 ft) LEVEL 21		9.4')				
405.37 m (1,329.95 ft)		, 4') 				
402.49 m (1,320.50 ft)		4')				
LEVEL 19 		6)				
LEVEL 18 396.73 m (1,301.60 ft)	(3338.5 ¹) 288	() () () ()				
LEVEL 17 393.85 m (1,292.15 ft)		(9.4)				
LEVEL 16	2880	(9.41)				
390.97 m (1,282.70 π) LEVEL 15		(9.4)				
388.09 m (1,273.25 ft)		(.4.) 				
385.21 m (1,263.81 ft)		, t-) ('+)				
LEVEL 13 382.33 m (1,254.36 ft)		() () () () () () () () () () () () () (
LEVEL 12 379.45 m (1,244.91 ft)	2 <u>1/0</u> EL. — — — — — — — — — — — — — — — — — — —	6) (
LEVEL 11 376.57 m (1,235.46 ft)	5 EL	(9.4				
LEVEL 10 373.69 m (1 226 01 ft)	770 EL	(9.4')				
LEVEL 9	0 <u>71</u>	(9.4')	1			
370.81 m (1,216.56 ft) LEVEL 8	0 EL 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	(9.4')				
367.93 m (1,207.11 ft)		9.4')				
		<u>;</u>				
LEVEL 6 (CONDO) 362.17 m (1,188.22 ft)	0 T/O EL					
LEVEL 6 (ROOF DECK NORTH 359.58 m (1,179.72 ft) T/O					
LEVEL 5 356.75 m (1,170.45 ft	5 T/O 6) EL.					
LEVEL 4 354.01 m (1,161.45 ft	4 T/O) EL	(0.6)				
LEVEL : 351.27 m (1 152 45 ff	3 T/O) EL	(0.0)				•
	2 1/0	(.0.6)				
348.52 m (1,143.45 ft LEVEL 1 T	2743					•
345.78 FOUNDATION T 344.58 m (1,130.51 ft)						
				8	(9)	

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EL. 362.

- FIBRE CEMENT PANEL INTERIOR AND EXTERIOR - STEEL STUD STRUCTURE
- (3) PODIUM FEATURE CLADDING 1 (NEST) PAINTED ALUMINUM POLES (4" x 4") - RANDOM ANGLED PATTERNS IN TWO LAYERS
- LASER CUT SHEET METAL PANELS (1/2" THICK) - RANDOM WAVE PATTERN
- CAST IN PLACE CONCRETE - ADD MIXTURES TO TINT THE CONCRETE IN VARIOUS SHADES - LAYERS TO BE PLACED IN FORMWORK SIMULATING RAMMED EARTH

- SPANDREL COLOUR: - STANDARD CHARCOAL MULLIONS - STANDARD CHARCOAL METAL PANEL,

HIGH REFLECTIVE OUTER LAYER

(8) - STREET LEVEL WINDOWS

		(10		5	(4a)	3
	LEVEL 36 (MECH ROOF) T/O 451.71 m (1,481.99 ft) EL						— — — —
	LEVEL 35 (PH ROOF) T/O 448.97 m (1,472.99 ft) EL.						7
	LEVEL 34 (PH AMENITY) T/O	. 3800 (12.5 ['])					
	445.17 m (1,460.52 ft) EL.	- <u>- </u> - <u>- </u>					
	LEVEL 33 T/O 440.47 m (1,445.10 ft) EL.						
	LEVEL 32 T/O 437.41 m (1,435.07 ft) EL) (10.0	 				
	LEVEL 31 T/O 434.35 m (1,425.03 ft) EL.	(10.0'				•	
	LEVEL 30 T/O 431.29 m (1,414.99 ft) EL.	(10.0')					1
	LEVEL 29 T/O 428.41 m (1,405.54 ft) EL.	(9.4')					
	LEVEL 28 T/O	(9.4')	L				
	LEVEL 27 T/O 422.65 m (1,386.64 ft) EL	(9.4')					
	LEVEL 26 T/O 419.77 m (1,377.19 ft) EL	(9.4')					
	LEVEL 25 T/O 416.89 m (1,367.74 ft) EL.	(9.4')					
	LEVEL 24 T/O 414.01 m (1,358.29 ft) EL.	(9.4')	 +				
	LEVEL 23 T/O 411.13 m (1,348.85 ft) EL.	(9.4')					
	LEVEL 22 T/O 408.25 m (1,339.40 ft) EL.	(9.4')					
	LEVEL 21 T/O 405.37 m (1,329.95 ft) EL.	(9.4)	 				
	LEVEL 20 T/O 402.49 m (1,320.50 ft) EL.	(9.4)					
	LEVEL 19 T/O 399.61 m (1,311.05 ft) EL.	(9.4')					
	LEVEL 18 T/O 396.73 m (1,301.60 ft) EL.	(9.4')					
	LEVEL 17 T/O 393.85 m (1,292.15 ft) EL.	(9.4)					
	LEVEL 16 T/O 390.97 m (1,282.70 ft) EL.	(9.4')					
	LEVEL 15 T/O 388.09 m (1,273.25 ft) EL.	(9.4')					
	LEVEL 14 T/O 385.21 m (1,263.81 ft) EL.	(9.4')					
	LEVEL 13 T/O 382.33 m (1,254.36 ft) EL.	- 2880 - (9.4')					
	LEVEL 12 T/O 379.45 m (1,244.91 ft) EL.	- 2880 - (9.4')	 +				
	LEVEL 11 T/O 376.57 m (1,235.46 ft) EL.	(9.4)	L				
	LEVEL 10 T/O 373.69 m (1,226.01 ft) EL.	- 288C	<u></u>				
	LEVEL 9 T/O 370.81 m (1,216.56 ft) EL.) - (9.4')					
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LEVEL 5 (POOF DECK SOUTH) 1/0 30087 m (1,183 9511) EL LEVEL 5 UPPER 1/0 355.38 m (1,145 95 ft) EL LEVEL 4 UPPER 1/0 355.38 m (1,145 95 ft) EL LEVEL 3 UPPER 1/0 352.44 m (1,130 51 ft) EL LEVEL 1 1/0 345.78 toOMDAHON 1/0 345.78 toOMDAHON 1/0 345.78 toOMDAHON 1/0 12 (1) (9) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	LEVEL 6 (CONDO) T/O 362.17 m (1,188.22 ft) EL.	F					
358.12 m (1,174.95 ft) EL LEVEL 4 UPPER T/O 355.38 m (1,165.95 ft) EL LEVEL 3 UPPER T/O 352.64 m (1,156.95 ft) EL LEVEL 2 UPPER T/O 349.99 m (1,147.95 ft) EL LEVEL 1 T/O 344.58 m (1,30.51 ft) EL 12 11 9	LEVEL 6 (ROOF DECK SOUTH) T/O 360.87 m (1,183.95 ft) EL. LEVEL 5 UPPER T/O		1720 42 410 415 42	11 10 18 11 18	a a a a		1
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349.89 m (1,147.95 it) EL LEVEL 1 T/O 345.78 FOUNDATION T/O 344.58 m (1,130.51 ft) EL 12 11 9 2 4 5	352.64 m (1,156.95 ft) EL.	(9.0')		- Carl			
$\frac{12}{12} 11 9 \qquad 24 5 40.7$	349.89 m (1,147.95 tt) EL. — — — —	1115 13.5')					
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	LEVEL 1 T/O 345.78 FOUNDATION T/O 344.58 m (1,130.51 ft) EL						
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PL	
	T/O LEVEL 6 (ROOF DECK NORTH) EL. 359.58 m (1,179.72 ft)
	EL 356.75 m (1,170.45 ft)
9	- T/O LEVEL 4 - EL. 354.01 m (1,161.45 ft) EVEL 2 EL. 354.01 m (1,161.45 ft)
	6) C LO LEVEL 3 EL 351.27 m (1,152.45 ft)
	C C EVEL 2 EL 348.52 m (1,143.45 ft)
	EL. 345.78 m (1,134.45 ft)

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M	IATERIAL LEGEND		REVI NO.	SIONS DATE 2019-02-20	DESCRIPTIC	DN ATION	BY FR
 1 2 3 4 5 6 	 CONCRETE CLADDING CAST IN PLACE CONCRETE INTERIOR INSULATED COLOUR: BENJAMIN MOORE TIMID WHITE 2148-60 COLOUR: BENJAMIN MOORE ONYX 2133-10 COLOUR: BENJAMIN MOORE REVERE PEWTER HC-172 PODIUM WALL BASE CLADDING FIBRE CEMENT PANEL INTERIOR AND EXTERIOR STEEL STUD STRUCTURE FINISH: TO MATCH SWISS PEARL 'BLACK OPAL' 7020 PODIUM FEATURE CLADDING 1 (NEST) PAINTED ALUMINUM POLES (4" x 4") RANDOM ANGLED PATTERNS IN TWO LAYERS COLOUR: BENJAMIN MOORE - STRAW 2154-50 PODIUM FEATURE CLADDING 2 (BASKET) LASER CUT SHEET METAL PANELS (1/2" THICK) RANDOM WAVE PATTERN COLOUR: BENJAMIN MOORE - STRAW 2154-50 PAINTED ALUMINUM PORE - STRAW 2154-50 CAST IN PLACE CONCRETE ADD MIXTURES TO TINT THE CONCRETE IN VARIOUS SH LAYERS TO BE PLACED IN FORMWORK SIMULATING RAMMED EARTH CONDO TOWER WINDOWS WINDOW WALL SYSTEM GLASS (CLEAR LOW-E) SPANDREL COLOUR: BENJAMIN MOORE ONYX 2133-10 STANDARD CHARCOAL METAL PANEL, LOUVER GRILLES, & HARDWARE 	ADES		DATE 2019-02-20 2019-07-23 2020-01-08	DESCRIPTIC	DN ATION ATION PROGRESS SET ATION RESUBMISSION	BY FR SM SM
7	 OFFICE TOWER WINDOWS CURTAIN WALL SYSTEM GLASS: HIGH REFLECTIVE GLASS PANEL SPANDREL COLOUR: BENJAMIN MOORE PURE WHITE OC-64 HIGH REFLECTIVE OUTER LAYER STANDARD SILVER BUTTJOINED MULLIONS STANDARD SILVER METAL PANEL, LOUVER GRILLES, & HARDWARE MECH SCREEN AT ROOF: WHITE FRITTED GLASS 			RICH/	ARD HEN	RY ARCHITECT II	NC.
8	 STREET LEVEL WINDOWS CURTAIN WALL SYSTEM GLASS: CLEAR GLASS PANEL SPANDREL COLOUR: BENJAMIN MOORE ONYX 2133-10 STANDARD SILVER MULLION CAPS STANDARD SILVER METAL PANEL, LOUVER GRILLES, & HARDWARE 			FIIARO		TEL	
9	 PODIUM WINDOWS WINDOW WALL SYSTEM FROSTED GLASS (FRITT) STANDARD SILVER MULLIONS 			E H H	604 604	F A X F A X 6 8 8 . 3 5 2	5 2
 10 11 	 CONDO TOWER BALCONY RAILINGS CLEAR GLASS STANDARD CHARCOAL ALUMINUM POSTS AND RAILS TO MATCH WINDOWS CORTEN STEEL RETAIL ENTRIES CORTEN STEEL CLADDING, PRE-WEATHERED COLOUR: RUST 			TECTS	rai@ra rafii SU	afiiarchitects.co architects.co	m E
12	- GLASS AND METAL CANOPIES - FROSTED TEMPERED AND LAMINATED GLASS - STANDARD SILVER STEEL FINS - MECHANIZED AWNING SYSTEM - WHERE REQUIRED PAINTED METAL TREUS AND FEATURE FRAME			Z	VAN V6Z	ICOUVER B	C A
	- PAINTED HSS POST AND BEAM - COLOUR: BENJAMIN MOORE TIMID WHITE 2148-60		M e m	bers of .	Architec	tual Institute	of B.C.
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LEVEL 36 (MECH ROOF) T/O 451.71 m (1,481.99 ft) EL.				A4-2	/ -/													
LEVEL 35 (PH ROOF) T/O 448.97 m (1,472.99 ft) EL.	 	P				<u></u>												
12.5.) 12.5.)			2															
445.17 m (1,460.52 ft) EL. LEVEL 34 (SERVICE) T/O		VICE PLENUM																
443.53 m (1,455.14 ft) EL.		RESIDENTIAL																
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431.29 m (1,414.99 ft) EL.				_														
LEVEL 29 T/O 428.41 m (1,405.54 ft) EL.		RESIDENTIAL																
LEVEL 28 T/O 425.53 m (1,396.09 ft) EL.		RESIDENTIAL			RESIDENTIAL													
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LEVEL 24 T/O 414.01 m (1,358.29 ft) EL.		RESIDENIIAL			RESIDENTIAL								A4-2	\rightarrow				
LEVEL 23 T/O 411.13 m (1,348.85 ft) EL.		RESIDENTIAL			RESIDENTIAL							/						
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405.37 m (1,329.95 ft) EL.		RESIDENTIAL											-					1
402.49 m (1,320.50 ft) EL.																		
LEVEL 19 T/O 399.61 m (1,311.05 ft) EL.		RESIDENTIAL			RESIDENTIAL							OFFICE		W.C.	W.C.			OFFICE
LEVEL 18 T/O 396.73 m (1,301.60 ft) EL.		RESIDENTIAL			RESIDENTIAL													
LEVEL 17 T/O		RESIDENTIAL			RESIDENTIAL							OFFICE		W.C.	W.C.			OFFICE
		RESIDENTIAL			RESIDENTIAL							OFFICE		W.C.	W.C.			OFFICE
390.97 m (1,282.70 ft) EL.		RESIDENTIAL																
388.09 m (1,273.25 ft) EL.												OFFICE		W.C.	W.C.			OFFICE
LEVEL 14 T/O 385.21 m (1,263.81 ft) EL.		RESIDENTIAL			RESIDENTIAL							OFFICE		W.C.	W.C.			OFFICE
LEVEL 13 T/O 382.33 m (1,254.36 ft) EL.		RESIDENTIAL			RESIDENTIAL					 				- N				
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376.57 m (1,235.46 ft) EL.		RESIDENTIAL																
373.69 m (1,226.01 ft) EL.												OFFICE		W.C.	W.C.			OFFICE
LEVEL 9 T/O 370.81 m (1,216.56 ft) EL.		RESIDENTIAL		_	RESIDENTIAL							OFFICE		W.C.	W.C.			OFFICE
LEVEL 8 T/O 367.93 m (1,207.11 ft) EL.		RESIDENTIAL			RESIDENTIAL													
LEVEL 7 T/O 365 05 m (1 197 66 ft) EL		RESIDENTIAL					K	()) (F	H		OFFICE		W.C.	W.C.			OFFICE
		RESIDENTIAL			AMENITY	RC		T/O LEVEL 6 (CONDO)	-			OFFICE		W.C.	W.C.			OFFICE
362.17 m (1,188.22 ft) EL.								EL. 362.17 m (1,188.22 <u>ft)</u> 36	LEVEL 6 T/O 51.36 m (1,185.55 ft) EL .									
360.87 m (1,183.95 ft) EL.	P.	PARKING	-[PARKING			PARKING			PARKING		PARI	<ing ,<="" td=""><td></td><td></td><td>PARKING</td></ing>			PARKING
LEVEL 4 UPPER T/O	P.	PARKING				PARKING	r	RAMP	PARKING	RAMP		PARKING		PAR	KIN (PARKING
LEVEL 3 UPPER T/O	P.	PARKING				PARKING		RAMP	PARKING	RAMP		PARKING		PAR	<in (<="" td=""><td></td><td></td><td>PARKING</td></in>			PARKING
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349.89 m (1,147.95 ft) EL.	┶ <u>┶╼╼╼</u> ╼╛╟┷━ <mark>Ť</mark> ┟╾┽╾┽┵╡╢									KAIVIP								
						CRU		<u>RAMP</u>	PARKING	RAMP		BIKES	BIKES		ITIES			OFFICE LOBBY
344.58 m (1,130.51 ft) EL.									<u> </u>									
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LEVEL 36 (MECH ROOF) T/O		3	(4a) A 5)
451.71 m (1,481.99 ft) EL.	0.0.0 0.	† F	A4-1	
448.97 m (1,472.99 ft) EL.				
LEVEL 34 (PH AMENITY) T/O 445.17 m (1,460.52 ft) EL.		AMENITY		
LEVEL 34 (SERVICE) T/O	5.4 ⁻¹) 5.4 ⁻¹)	SERVICE PLENUM		SERVICE PLENUM
443.53 m (1,435.14 m) EL.		RESIDENTIAL		RESIDENTIAL
LEVEL 32 T/O	3060	RESIDENTIAL		RESIDENTIAL
LEVEL 31 T/O	3060	0980 RESIDENTIAL		RESIDENTIAL
434.35 m (1,425.03 ft) EL. →	3060 (9.4')	RESIDENTIAL		RESIDENTIAL
431.29 m (1,414.99 ft) EL.		RESIDENTIAL		RESIDENTIAL
428.41 m (1,405.54 ft) EL.		RESIDENTIAL		RESIDENTIAL
425.53 m (1,396.09 ft) EL.		RESIDENTIAL		RESIDENTIAL
422.65 m (1,386.64 ft) EL.		RESIDENTIAL		RESIDENTIAL
419.77 m (1,377.19 ft) EL.		RESIDENTIAL		RESIDENTIAL
416.89 m (1,367.74 ft) EL.		RESIDENTIAL		
414.01 m (1,358.29 ft) EL.				
LEVEL 23 T/O 411.13 m (1,348.85 ft) EL.				
LEVEL 22 T/O 408.25 m (1,339.40 ft) EL.		RESIDENTIAL		
LEVEL 21 T/O 405.37 m (1,329.95 ft) EL.		RESIDENTIAL		
LEVEL 20 T/O 402.49 m (1,320.50 ft) EL.		RESIDENTIAL		RESIDENTIAL
LEVEL 19 T/O 399.61 m (1,311.05 ft) EL.		RESIDENTIAL		RESIDENTIAL
LEVEL 18 T/O	288.51)	RESIDENTIAL		RESIDENTIAL
LEVEL 17 T/O 393.85 m (1,292.15 ft) EL.		RESIDENTIAL		RESIDENTIAL
LEVEL 16 T/O		RESIDENTIAL		RESIDENTIAL
LEVEL 15 T/O	(6.4.)	RESIDENTIAL		RESIDENTIAL
LEVEL 14 T/O	(9.4')	RESIDENTIAL		RESIDENTIAL
LEVEL 13 T/O	(9.4')	RESIDENTIAL		RESIDENTIAL
382.33 m (1,254.36 ft) EL. → -	2880 (6.4 ¹)	RESIDENTIAL		RESIDENTIAL
379.45 m (1,244.91 ft) EL		RESIDENTIAL		RESIDENTIAL
376.57 m (1,235.46 ft) EL.		RESIDENTIAL		RESIDENTIAL
373.69 m (1,226.01 ft) EL.		RESIDENTIAL		RESIDENTIAL
370.81 m (1,216.56 ft) EL.		RESIDENTIAL		RESIDENTIAL
367.93 m (1,207.11 ft) EL.				
LEVEL 7 T/O 365.05 m (1,197.66 ft) EL.				
LEVEL 6 (CONDO) T/O 362.17 m (1,188.22 ft) EL.		RESIDENTIAL		
LEVEL 6 (ROOF DECK NORTH) T/O 359.58 m (1,179.72 ft) EL.				PAR
LEVEL 5 T/O 356.75 m (1,170.45 ft) EL.		PARKING		PAR
LEVEL 4 T/O 354.01 m (1,161.45 ft) EL.	(0.0)	PARKING		PARK
LEVEL 3 T/O 351.27 m (1,152.45 ft) EL.		PARKING		PARK
LEVEL 2 T/O 348.52 m (1,143.45 ft) EL.	3_274			
LEVEL 1 T/O 345.78 m (1,134.45 ft) EL.	01 350 (9.0 (9.0 (1.1) (1.1)	ADING		RE
345.43 m (1,133.30 ft) EL.				
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LEVELS	DESCRIPTION	COUNT	AREA
LEVELS 31-33	2 BED	3	819.91 SF
		3	
	LEVELS LEVELS 31-33	2UNIT SUB PH21:50LEVELSLEVELS 31-332 BED	2UNIT SUB PH21:50LEVELSDESCRIPTIONLEVELS 31-332 BED3

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3	JAN 09/20	RE-ISSUED FOR DP	CLIENT
2	SEP 19/19	ISSUED FOR DP PROGRESS SET	MISSION GROUP
1	JAN 31/19	ISSUED FOR DP	CONSULTANT
NO.	DATE	DESCRIPTION	RAFII ARCHITECTS INC.

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZ (H X W)
TREES				
Carpinus caroliniana	AMERICAN HORNBEAM	40MM CAL.	B&B	6.00m x 6.00m
Elaeagnus angustifolia	RUSSIAN OLIVE	40MM CAL.	B&B	8.00m x 8.00m
Fraxinus pennsylvanica	GREEN ASH	60MM CAL.	B&B	18.00m x 12.00m
SHRUBS				
Buxus 'Green Gem'	Green Gem Boxwood	#02	POTTED	0.60m x 0.60m
BUDDLEIA X 'BLUE CHIP'	Lo & Behold Butterfly Bush	#01	POTTED	1.00m x 1.00m
PERRENIALS / GRASSES				
Allium sphaerocephalon	DRUMSTICK ALLIUM	n/a	BULB	0.60m x 0.10m
Artemisia x 'Powis Castle'	POWIS CASTLE ARTEMISIA	#01	POTTED	0.90m x 0.90m
Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#01	POTTED	1.50m x 1.00m
Lychnis cononaria	ROSE CAMPION	#01	POTTED	1.00m x 0.60m
Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	#01	POTTED	1.75m x 1.00m
Molinia caerulea 'Variegata'	VARIEGATED MOOR GRASS	#01	POTTED	0.50m x 1.00m
Perovskia atriplicifolia 'Little Spire'	LITTLE SPIRE RUSSIAN SAGE	#01	POTTED	0.60m x 0.40m

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DRAWN BY	BL
CHECKED BY	тс
PROJECT #	18M-02081
SCALE	1:200

SHEET TITLE
LANDSCAPE PLAN
SHEET NO.
LDP 1

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			BERNARD BLOCK
3	JAN 09/20	RE-ISSUED FOR DP	CLIENT
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1	JAN 31/19	ISSUED FOR DP	CONSULTANT
NO.	DATE	DESCRIPTION	RAFII ARCHITECTS INC.

S		ARTIFICIAL TURF
	•	STRING LIGHTS
		BIKE RACK
		FREESTANDING PLANTER
		GUARDRAIL (BY ARCH)

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PROJECT #	18M-02081
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DRAWN BY	BL
DESIGN BY	тс

SHEET TITLE LANDSCAPE PLAN

SHEET NO.

LDP 2

RE\	REVISIONS / ISSUED		PROJECT
			BERNARD BLOCK
3	JAN 09/20	RE-ISSUED FOR DP	CLIENT
2	SEP 19/19	ISSUED FOR DP PROGRESS SET	MISSION GROUP
1	JAN 31/19	ISSUED FOR DP	CONSULTANT
NO.	DATE	DESCRIPTION	RAFII ARCHITECTS INC.

ROOF TERRACE CHARACTER IMAGES

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SCALE	1:200
PROJECT #	18M-02081
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DRAWN BY	BL
DESIGN BY	TC

SHEET TITLE LANDSCAPE PLAN

SHEET NO. LDP 3

RAFII ARCHITECTS INC.

NO. DATE

DESCRIPTION

ROOF TERRACE PLANTING CHARACTER IMAGES

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DESIGN BY	TC

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