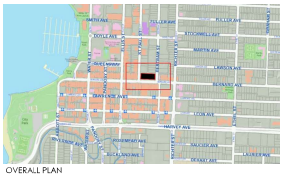
SCHEDULE A & B
This forms part of application
DP19-0064 / DP19-0065
Planner Initials AC
City of Kelowna

BERNARD BLOCK

DP APPLICATION RESUBMITION
MARCH 2020

SOUTH WEST PERSPECTIVE



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NEIGHBOURHOOD PLAN

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LDP3	LANDSCAPE PLAN TOWER ROOFS

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-05	DP APPLICATION	RH
2	2019-04-05	DP APPLICATION PROGRESS SET	RMA
3	2020-04-03	DP APPLICATION RESUBMITTAL	SM
4	2020-04-03	B-PROGRESS	SM
5	2020-04-03	ISSUED FOR SITE REVIEW	SM
6	2020-04-07	B-PROGRESS	SM

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Client
MISSION GROUP

Project
500 BERNARD AVENUE
KELOWNA, B.C.
BERNARD BLOCK

Drawing Title
COVER

Date: MARCH 2020	Project No.: 15-59
Scale:	Drawing No.: A0-0
Drawn By: RMA	
File Name:	

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 single-family 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, live-work, 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 step-backs 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.

Architectural Expression
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.

<u>Podium</u>
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.

<u>Residential Tower</u>
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-the-neighbourhood" 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.

Nature, Culture and History
In the pursuit of finding an "artful" positioning for the building base, we have explored regional, cultural, historical, and in some cases metaphorical representations and interpretations for certain design elements.

To begin with, a "bird's nest" found from the area was thought to be an appropriate and interesting form in how it represented a unique and wonderfully beautiful expression of the most rudimentary of dwelling types. The one shown on the Concept Panel was primarily comprised of grass stalks and blades from the area, hence the notion of native "grasses" becoming a metaphor for the "foil" coverage for much of the office building base.

Followed by delicate "cirrus clouds" which have been interpreted for the special horizontal windows that allow light into the parkade, with overlapping frit layers implying these features. Bernard Block's design rationale further integrates materials and elements rooted in Kelowna's natural and cultural heritage, inspired by Bernard Avenue's streetscape revitalization, which incorporated "themes derived from Kelowna's local natural and cultural heritage combined with tributes to the First Nation people of this area". These elements including grasses and reeds, once used to craft useful objects such as mats, baskets and fabrics, integrate the notion of "weaving" into a basket form explored as the "foil" on the parkade podium under the residential tower (see Concept Panel).

Sedimentary deposits in the lower hill and mountain areas are an important and visible part of the region so the design incorporates a reference to this with robust and deep concrete walls forming the anchor points to the floating base while declaring entranceways to the two buildings and parking access points.

Water was an important and revolutionary element in the "greening" of the Okanagan Valley. The use of irrigation water transported from the surrounding mountains and hills transformed the area from relatively sparse grazing land into an agricultural and horticultural oasis. Water was a fundamental component in the current use of the land, and while not currently shown on the drawings submitted, we are continuing to explore design concepts that would express this important component to the history of the region.

Detail and Materiality
The podium is principally intended to express the nature of "grass foils" floating in front of a charcoal background. The "nest" version occupies the area under the office tower, comprised of prefinished aluminum extrusions layered in two overlapping planes that project in front of the windows and panels behind. The "basket" version is on one plane and is comprised of aluminum plating or sheeting hydro-cut to shape and partially overlapping the windows.

The charcoal background for these foils expresses itself and wraps the laneway as well. It is from a panelized, cementitious system of surface mounted plates in a deep charcoal color. Windows in the base are silver capped curtain wall with fritted cantilevered canopies and support system to match. White retractable awnings will be further fitted to shade certain areas. The horizontal windows above will have overlapping translucent frits, creating a soft glow behind the foils in the evening.

The office building is intended to be a simple crystalline form made of reflective glass surfaces and butt glazed curtainwall for its entirety. Some spandrel glass will be integrated to reduce heat loss.

The residential building is made of highly contrasting white painted cast-in-place concrete together with a dark charcoal mullion and spandrel glazed upstands emphasizing the building's verticality.

The "earth" entranceways are made from random loosely poured cast-in-place concrete that emulates a rammed earth composition of sedimentary layers.

COR-TEN steel, in its weather-rusted form, is proposed for entryway accents and landscape features at grade and at the podium. In keeping with the earth metaphor, the rusted iron brings a warmth and appropriateness to the materiality of the arid and semi-arid region of the Okanagan.

SCHEDULE A & B
This forms part of application
DP19-0064 / DP19-0065
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-02-20	DP APPLICATION	FR
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

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Project
500 BERNARD AVENUE
KELOWNA, B.C.
BERNARD BLOCK

Drawing Title
DESIGN RATIONALE

Date: MARCH 2020
Project No. 18-59
Scale:
Drawing No. A0-3
Drawn By: RH / LL
File Name: C:\Users\SarahM\Desktop\18-59\18-59 BERNARD BLOCK CENTRAL - Sarah M.rvt

3/27/2020 10:14:44 AM C:\Users\SarahM\Desktop\18-59\18-59 BERNARD BLOCK CENTRAL - Sarah M.rvt

AREA SUMMARY PHASE A
28 LEVEL MARKET CONDO TOWER OVER 5 LEVEL PODIUM

LEVEL	RESIDENTIAL	COMMON	CRU	GROSS BUILD	BALCONY	ROOF DECK	PARKING	UTILITIES/STRG	GROSS SERVICE
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
LEVEL 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
LEVEL 34 (PH AMENITY)	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
LEVEL 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
	162,191.21 SF	36,139.46 SF	8,503.19 SF	206,833.86 SF	24,615.57 SF	15,864.84 SF	58,555.59 SF	9,865.91 SF	68,421.50 SF

UNIT SUMMARY PHASE A

wt	DESCRIPTION	COUNT	AREA	TOTAL AREA
STUDIO	STUDIO	50	311 SF	15,573 SF
SUB PH1	2 BED	3	977 SF	2,930 SF
SUB PH2	2 BED	3	820 SF	2,460 SF
SUB PH3	1 BED	3	498 SF	1,495 SF
SUB PH4	2 BED	3	817 SF	2,450 SF
SUB PH5	2 BED	3	991 SF	2,973 SF
SUB PH6	2 BED	3	884 SF	2,653 SF
UNIT A	1 BED	30	438 SF	13,142 SF
UNIT B	1B+D	25	537 SF	13,427 SF
UNIT B1	1 BED	25	523 SF	13,083 SF
UNIT C	2 BED	50	802 SF	40,072 SF
UNIT C1	2 BED	50	883 SF	44,120 SF
UNIT C2	2 BED	9	868 SF	7,813 SF
		257		162,191 SF

1 BED	58
1B+D	25
2 BED	124
STUDIO	50

BICYCLE SUMMARY PHASE A

MINIMUM BICYCLE STORAGE REQUIREMENTS:

RESIDENTIAL:
CLASS 1 = 0.75 / UNIT — 257 * 0.75 = 193 SPACES
CLASS 2 = 6 SPACES — 6 SPACES

COMMERCIAL:
CLASS 1 = 0.2 / 100m2 (1076 SF) — 8296.24 / 1076 * 0.2 = 2 SPACES
CLASS 2 = 0.125 / 100m2 (1076 SF) — 8296.24 / 1076 * 0.125 = 1 SPACES

BICYCLE STORAGE PROVIDED:

PHASE 1 RESIDENTIAL

CLASS 1	182
CLASS 2	6
	188

PHASE 1 COMMERCIAL

CLASS 1	6
CLASS 2	2
	8

PARKING SUMMARY PHASE A

PHASE A PARKING		COMBINED PARKING	
COMPACT	10	COMPACT	25
DISABILITY	5	DISABILITY	9
FULLSIZE	67	FULLSIZE	251
MEDIUM	109	MEDIUM	183
	191		468

MINIMUM PARKING REQUIREMENTS AS LISTED IN THE CITY OF KELOWNA CONSOLIDATED ZONING BYLAW NO. 8000, DATED OCTOBER 26, 2015

RETAIL (C7 COMMERCIAL ZONE): 1.3 SPACES / 100m2(1,076SF) FOR GROSS FLOOR AREA UNDER 1,000m2 (10,760 SF)			
8,503.19 SF / 1,076 7.90 x 1.3 SPACES = 10 SPACES		10 SPACES	10 SPACES
RESIDENTIAL: APARTMENT HOUSING: 1 SPACE / UNITS OVER 312 SF 207 UNITS = 207 SPACES		one space for all units 257 SPACES	one space for all units 257 SPACES
+ 1 VISITOR SPACE / 7 UNITS 257 UNITS / 7 = 37 SPACES		37 SPACES	37 SPACES
MINIMUM PARKING REQUIRED	254 SPACES	304 SPACES	304 SPACES
PARKING BUILT FOR PHASE A	191 SPACES	191 SPACES	191 SPACES
PARKING ALLOCATED FROM PHASE B	160 SPACES 1.3 SPACES / 100m2 (1,076 SF)	111 SPACES 2 SPACE / 100 m2	160 SPACES
TOTAL PARKING AVAILABLE FOR PHASE A	351 SPACES	302 SPACES	351 SPACES
TOTAL PARKING PROVIDED FOR PHASE A	**254 SPACES**	**304 SPACES**	**304 SPACES**
TOTAL EXTRA PARKING	97 SPACES	-2 SPACES	47 SPACES

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

LEVEL	COMMON	CRU	OFFICE	GROSS BUILD	BALCONY	ROOF DECK	PARKING	UTILITIES/STRG	GROSS SERVICE
LEVEL 1	4,601.18 SF	6,937.29 SF	0.00 SF	11,538.47 SF	0.00 SF	0.00 SF	7,593.68 SF	4,315.56 SF	11,909.24 SF
LEVEL 2	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	22,808.46 SF	706.17 SF	23,514.63 SF
LEVEL 3	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	25,091.17 SF	88.24 SF	25,179.41 SF
LEVEL 4	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	25,196.08 SF	97.89 SF	25,293.97 SF
LEVEL 5	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	777.47 SF	24,068.89 SF	0.00 SF	24,068.89 SF
LEVEL 6	1,526.20 SF	0.00 SF	8,032.24 SF	9,558.44 SF	0.00 SF	0.00 SF	0.00 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	0.00 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	0.00 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	0.00 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	0.00 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	0.00 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	0.00 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	0.00 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	0.00 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	0.00 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	0.00 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	0.00 SF	0.00 SF	0.00 SF
	22,923.20 SF	6,937.29 SF	88,781.85 SF	118,642.34 SF	0.00 SF	6,643.50 SF	104,758.28 SF	5,207.86 SF	109,966.14 SF

PARKING SUMMARY PHASE B

PHASE B PARKING		COMBINED PARKING	
COMPACT	15	COMPACT	25
DISABILITY	4	DISABILITY	9
FULLSIZE	184	FULLSIZE	251
MEDIUM	74	MEDIUM	183
	277		468

MINIMUM PARKING REQUIREMENTS AS LISTED IN THE CITY OF KELOWNA CONSOLIDATED ZONING BYLAW NO. 8000, DATED OCTOBER 26, 2015

RETAIL (C7 COMMERCIAL ZONE):
1.3 SPACES / 100m2 (1,076 SF)
FOR GROSS FLOOR AREA UNDER 1,000m2 (10,760 SF)

6,937.29 SF/ 1,076 = 6.45 x 1.3 SPACES = 9 SPACES

OFFICE (C7 COMMERCIAL ZONE):
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 PROPOSED RATIO):
2 SPACES / 100m2 (1,076 SF)

88,781.85 SF/ 1,076 = 82.51 x 2.0 SPACES = 166 SPACES

MINIMUM PARKING REQUIRED — 166 SPACES
PARKING BUILT FOR PHASE B — 277 SPACES
EXTRA PARKING FOR PHASE A — 111 SPACES

BICYCLE SUMMARY PHASE B

MINIMUM BICYCLE STORAGE REQUIREMENTS:

COMMERCIAL:
CLASS 1 = 0.2 / 100m2 (1076 SF) — 118,206.19 SF / 1076 * 0.2 = 22 SPACES
CLASS 2 = 0.125 / 100m2 (1076 SF) — 118,206.19 SF / 1076 * 0.125 = 14 SPACES

BICYCLE STORAGE PROVIDED:

PHASE B COMMERCIAL

CLASS 1	74
CLASS 2	9
	83

SCHEDULE A & B
This forms part of application
DP19-0064 / DP19-0065
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

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

PROJECT INFORMATION

CIVIC ADDRESS: 560 & 590-594 BERNARD AVENUE, KELOWNA, B.C.
LEGAL DESCRIPTION: LOT A, PLAN 18789; AND LOTS 2 AND 3, PLAN 2127; DISTRICT LOT 139 O.D.Y.D
ZONING: C7
SITE AREA: 44,306 SF 4,116.22 m²
BUILDING HEIGHTS: OFFICE: 48.33 m; CONDO: 101.75 m
SETBACKS SOUTH (BERNARD): 0.25 m; WEST (ST. PAULS): 0.3 m; EAST (BERTRAM): 0.3 m; NORTH (LANE) 0.8 m
FSR CALCULATION NET AREAS

RESIDENTIAL	162,191.21 SF	15,068.06 m²
RETAIL	15,440.48 SF	1,434.47 m²
OFFICE	88,781.85 SF	8,248.10 m²
	266,081.21 SF	24,719.76 m²

FAR 6.0

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-02-20	DP APPLICATION	FR
2	2019-07-23	DP APPLICATION PROGRESS SET	FMA
3	2020-01-08	DP APPLICATION RESUBMISSION	SM

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Members of Architectural Institute of B.C

Client: MISSION GROUP

Project: 500 BERNARD AVENUE KELOWNA, B.C.
BERNARD BLOCK

Drawing Title: PROJECT DATA

Date: JANUARY 2020
Project No. 18-59
Scale:
Drawing No. A0-1
Drawn By: SM
File Name: C:\Users\SarahM\Documents\18-59 BERNARD BLOCK CENTRAL_SarahM.rvt

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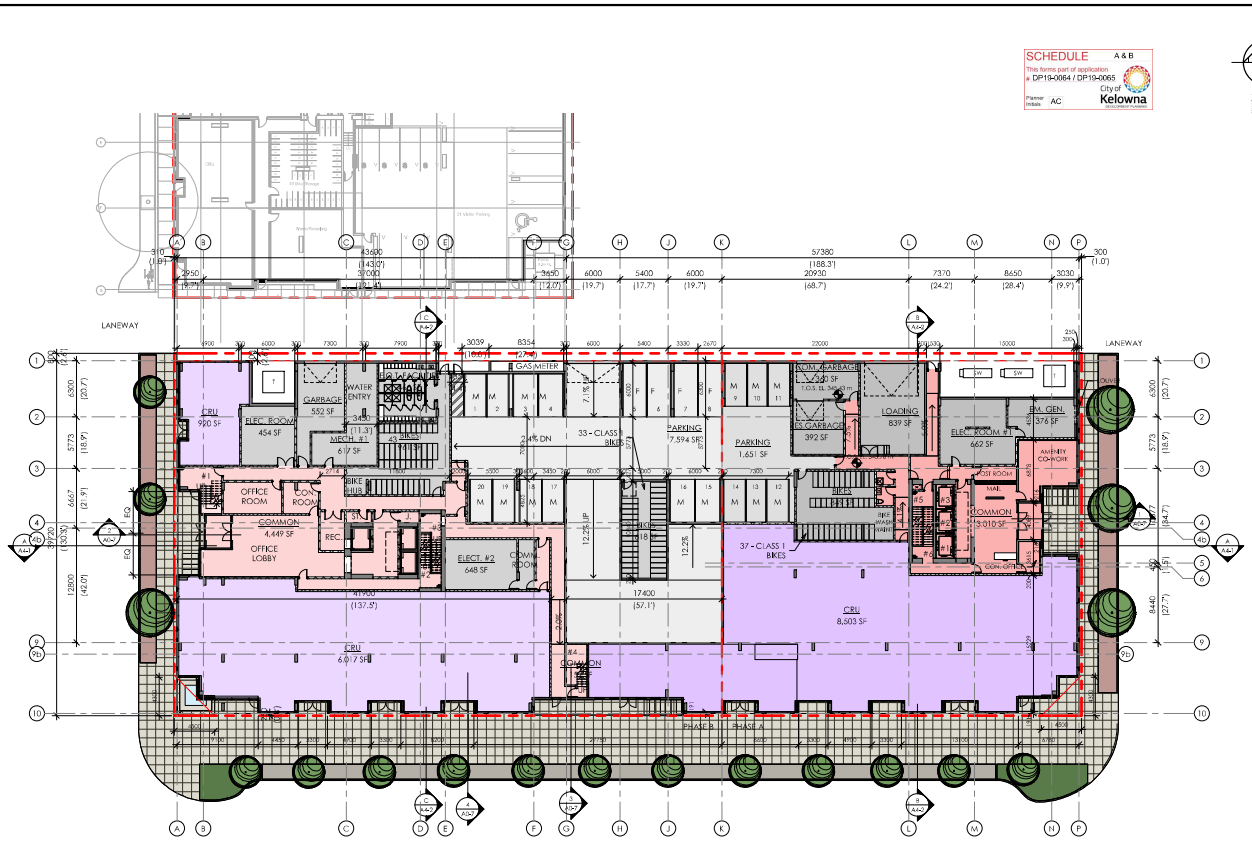

PHASE A	PHASE B	PARKING LEVEL 1
MEDIUM	FULLSIZE	FULLSIZE
4	4	4
6	MEDIUM	MEDIUM
	10	16
	14	20

SCHEDULE A & B

This forms part of application

DP19-0064 / DP19-0065

Planner Initials AC

City of Kelowna

TRUE NORTH

PROJECT NORTH

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TB
2	2019-06-03	DP APPLICATION PROGRESS SET	RHA
3	2020-04-08	DP APPLICATION RESUBMISSION	SM

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Client: MISSION GROUP

Project: 500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Drawing Title: LEVEL 1

Date: JANUARY 2020

Project No.: 15-59

Scale: 1:200

Drawing No.: A2-1

Drawn By: RMA

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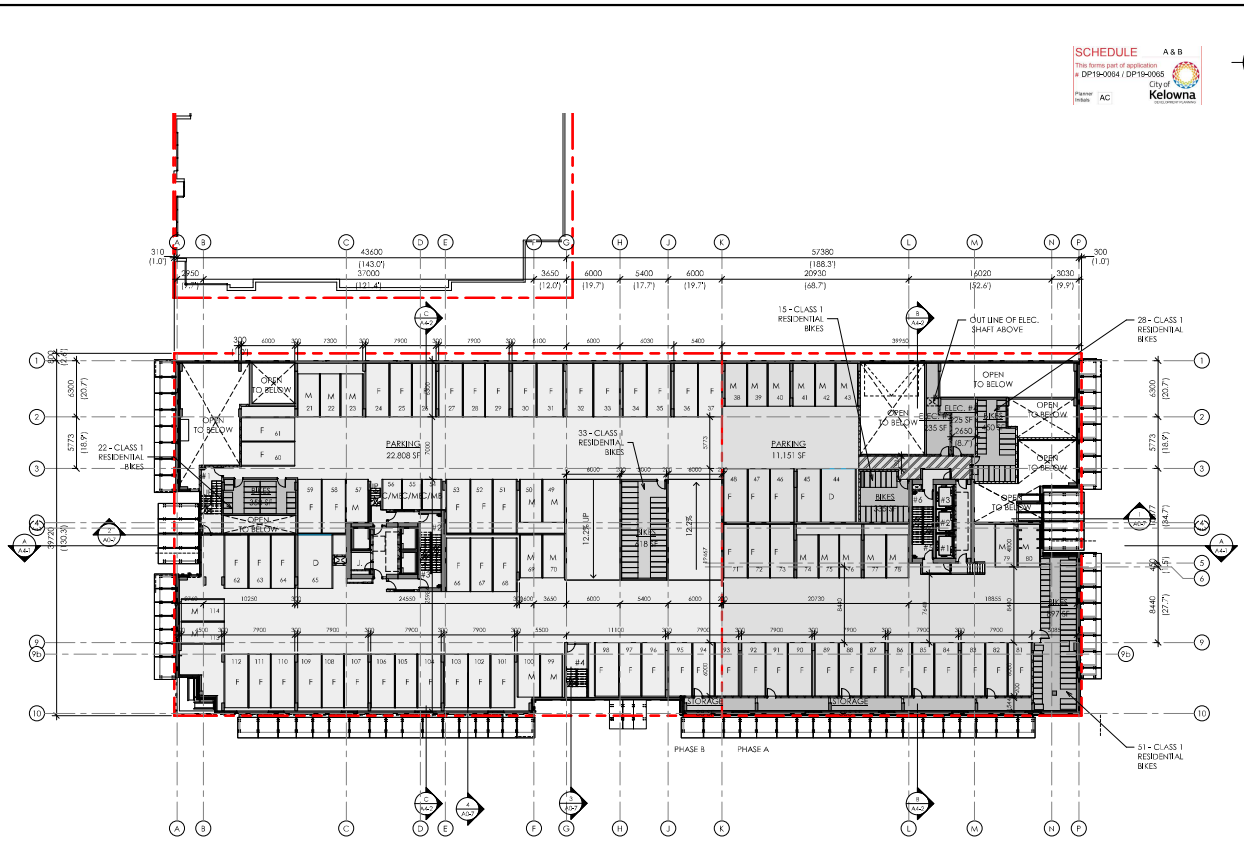

PHASE A	PHASE B	PARKING LEVEL 2
DISABILITY	COMPACT	COMPACT
1	3	3
FULLSIZE	DISABILITY	DISABILITY
20	1	2
MEDIUM	FULLSIZE	FULLSIZE
13	44	64
34	MEDIUM	MEDIUM
	12	25
	60	94

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	PB
2	2019-04-23	DP APPLICATION PROGRESS SET	RMA
3	2020-04-08	DP APPLICATION RESUBMISSION	SM

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Client: MISSION GROUP

Project: 500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Drawing Title: LEVEL 2

Date: JANUARY 2020
Project No.: 18-59
Scale: 1:200
Drawing No.: A2-2
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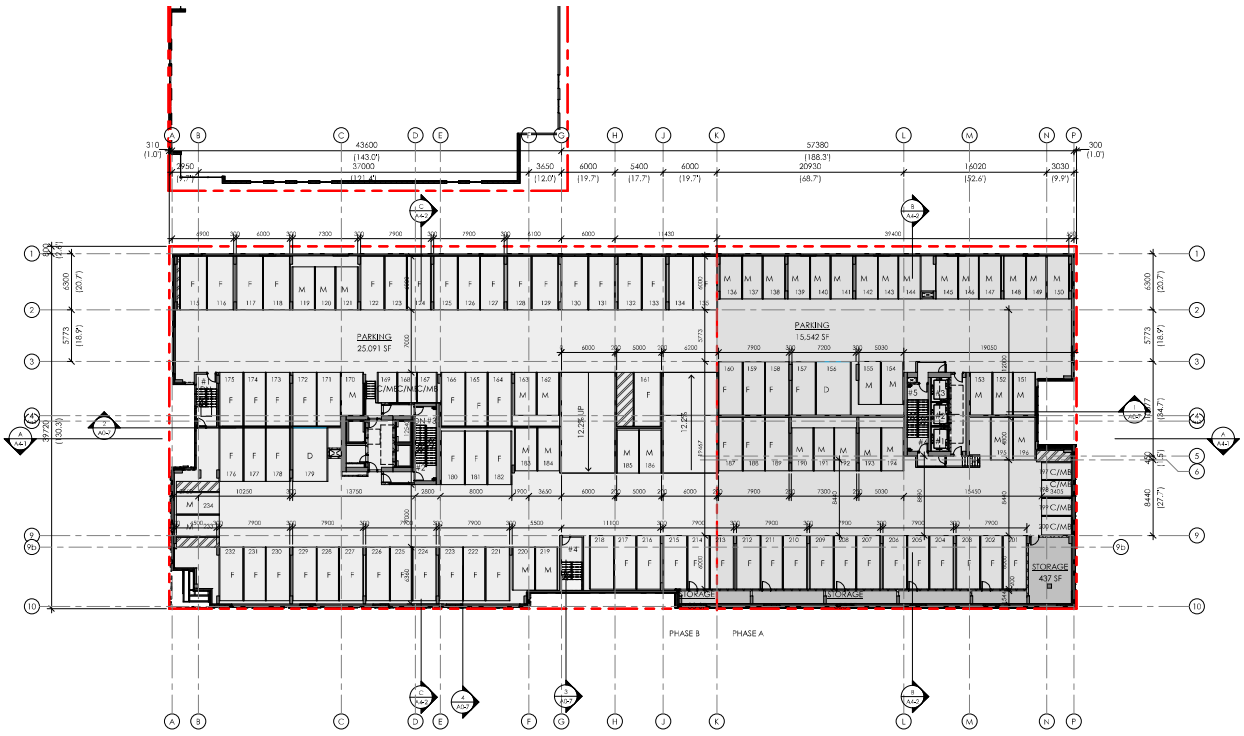

SCHEDULE A & B

This forms part of application
DP19-0064 / DP19-0065

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

PROJECT NORTH

TRUE NORTH

PHASE A	PHASE B	PARKING LEVEL 3
COMPACT	COMPACT	COMPACT
4	3	7
DISABILITY	DISABILITY	DISABILITY
1	1	2
FULL SIZE	FULL SIZE	FULL SIZE
20	50	70
MEDIUM	MEDIUM	MEDIUM
27	14	41
52	68	120

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TB
2	2019-04-23	DP APPLICATION PROGRESS SET	RMA
3	2020-04-08	DP APPLICATION RESUBMISSION	SM

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Client
MISSION GROUP

Project
500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title
LEVEL 3

Date: JANUARY 2020	Project No.: 18-59
Scale: 1:200	Drawing No.: A2-3
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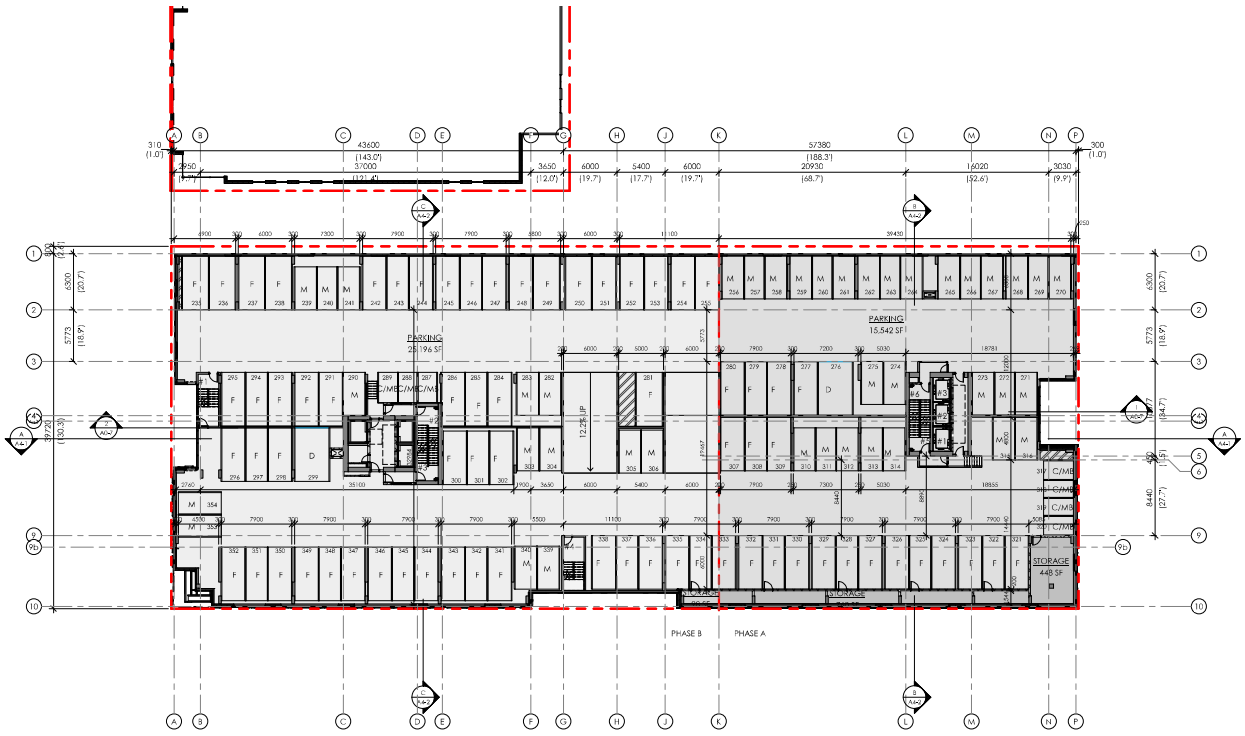

SCHEDULE A & B

This items part of application:
DP19-0084 / DP19-0085

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

TRUE NORTH
PROJECT NORTH

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TR
2	2019-04-23	DP APPLICATION PROGRESS SET	RHA
3	2020-04-08	DP APPLICATION REISSUED FOR DP	SM

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Client
MISSION GROUP

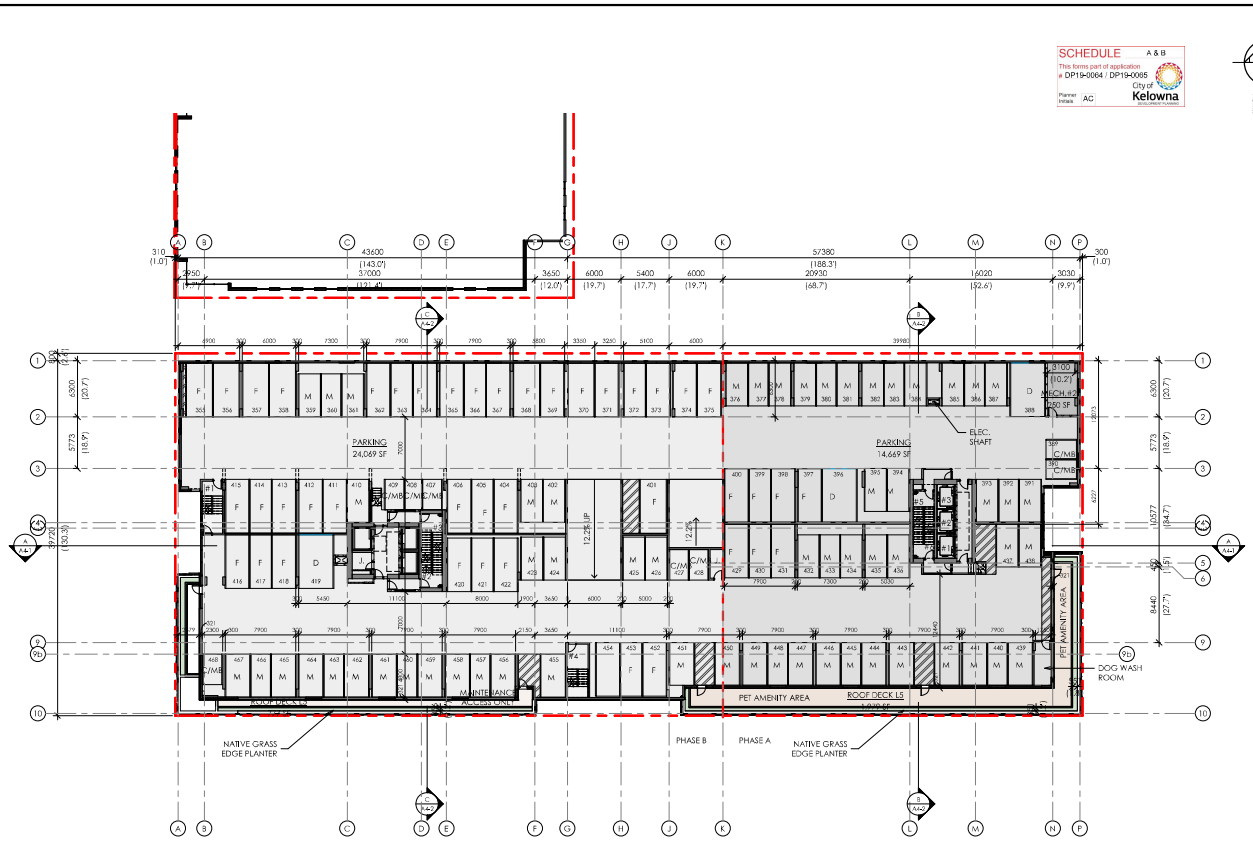
Project
500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title
LEVEL 4

Date: JANUARY 2020	Project No.: 15-59
Scale: 1:200	Drawing No.: A2-4
Drawn By: RMA	
File Name:	

PHASE A	PHASE B	PARKING LEVEL 4
COMPACT	COMPACT	COMPACT
4	3	7
DISABILITY	DISABILITY	DISABILITY
1	1	2
FULL SIZE	FULL SIZE	FULL SIZE
20	50	70
MEDIUM	MEDIUM	MEDIUM
27	14	41
52	68	120



SCHEDULE A & B

This forms part of application
DP19-0064 / DP19-0065

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

PHASE A	PHASE B	PARKING LEVEL 5
COMPACT	COMPACT	COMPACT
2	6	8
DISABILITY	DISABILITY	DISABILITY
2	1	3
FULL SIZE	FULL SIZE	FULL SIZE
7	36	43
MEDIUM	MEDIUM	MEDIUM
36	24	60
47	67	114

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TB
2	2019-04-23	DP APPLICATION PROGRESS SET	RHA
3	2020-04-28	DP APPLICATION RESUBMISSION	SM

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Architects & Architectural Technicians

Client: MISSION GROUP

Project: 500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Drawing Title: LEVEL 5

Date: JANUARY 2020

Project No.: 18-59

Scale: 1:200

Drawing No.: A2-5

Drawn By: RMA

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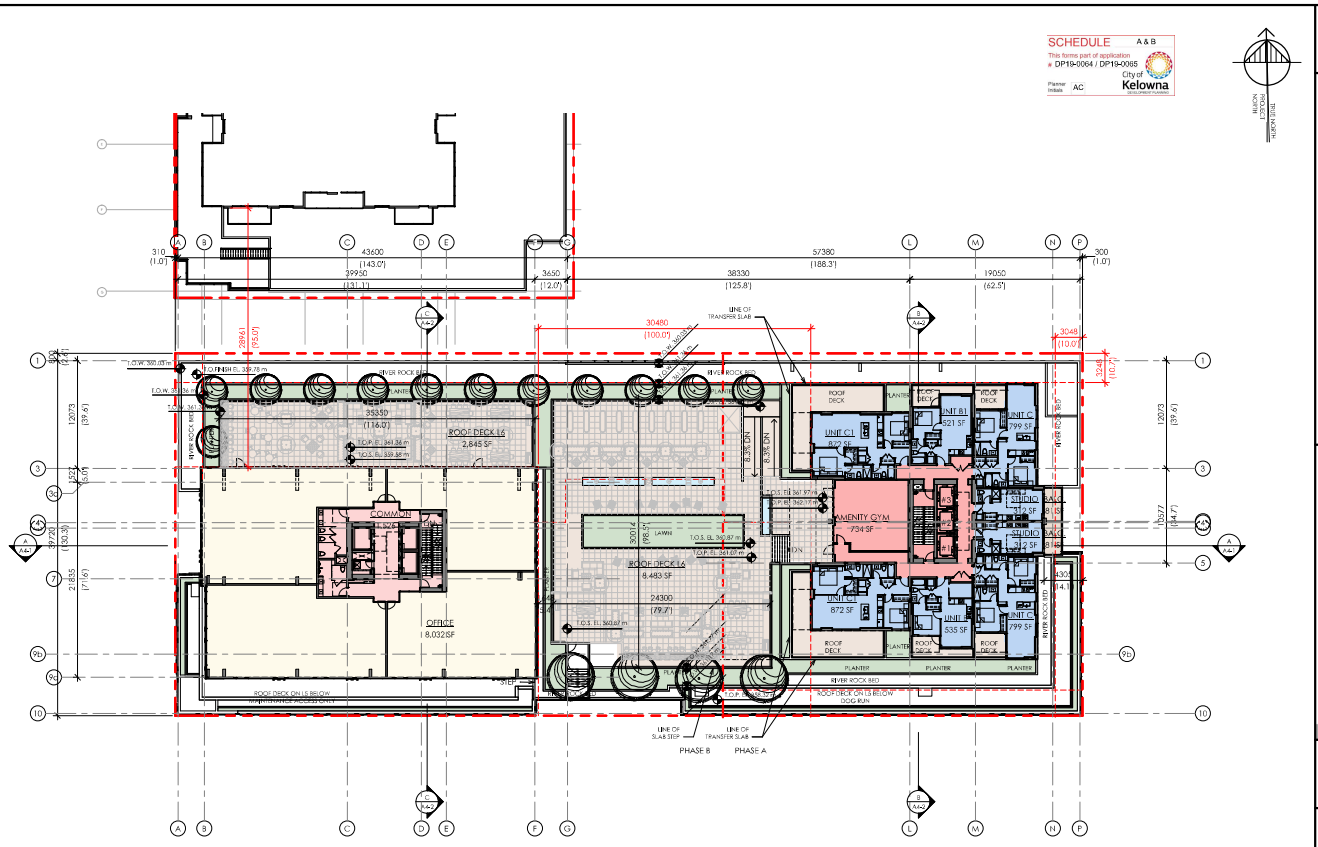

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TB
2	2019-04-23	DP APPLICATION PROGRESS SET	RMA
3	2020-04-28	DP APPLICATION RESUBMISSION	SM

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Project
500 BERNARD AVENUE
KELOWNA, B.C.
BERNARD BLOCK

Drawing Title
LEVEL 6

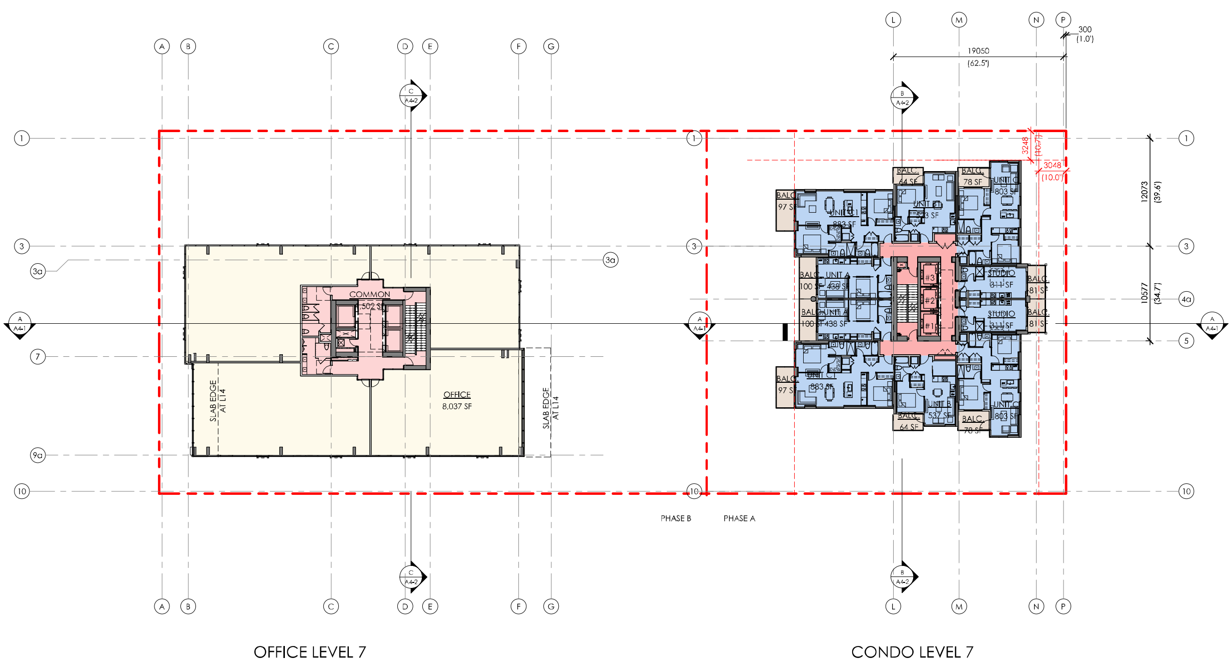
Date: JANUARY 2020	Project No.: 15-59
Scale: 1:200	Drawing No.: A2-6
Drawn By: RMA	
File Name:	

SCHEDULE A & B

This forms part of application
DP19-0064 / DP19-0065

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC



TRUE NORTH
PROJECT NORTH

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-02-20	DP APPLICATION	FR
2	2019-07-23	DP APPLICATION PROGRESS SET	FMA
3	2020-01-08	DP APPLICATION RESUBMISSION	SM

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Client:
MISSION GROUP

Project:
500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title
LEVEL 7 OVERALL

Date: JANUARY 2020
Project No. 18-59
Scale: 1 : 200
Drawn By: FMA
Drawing No. A2-7
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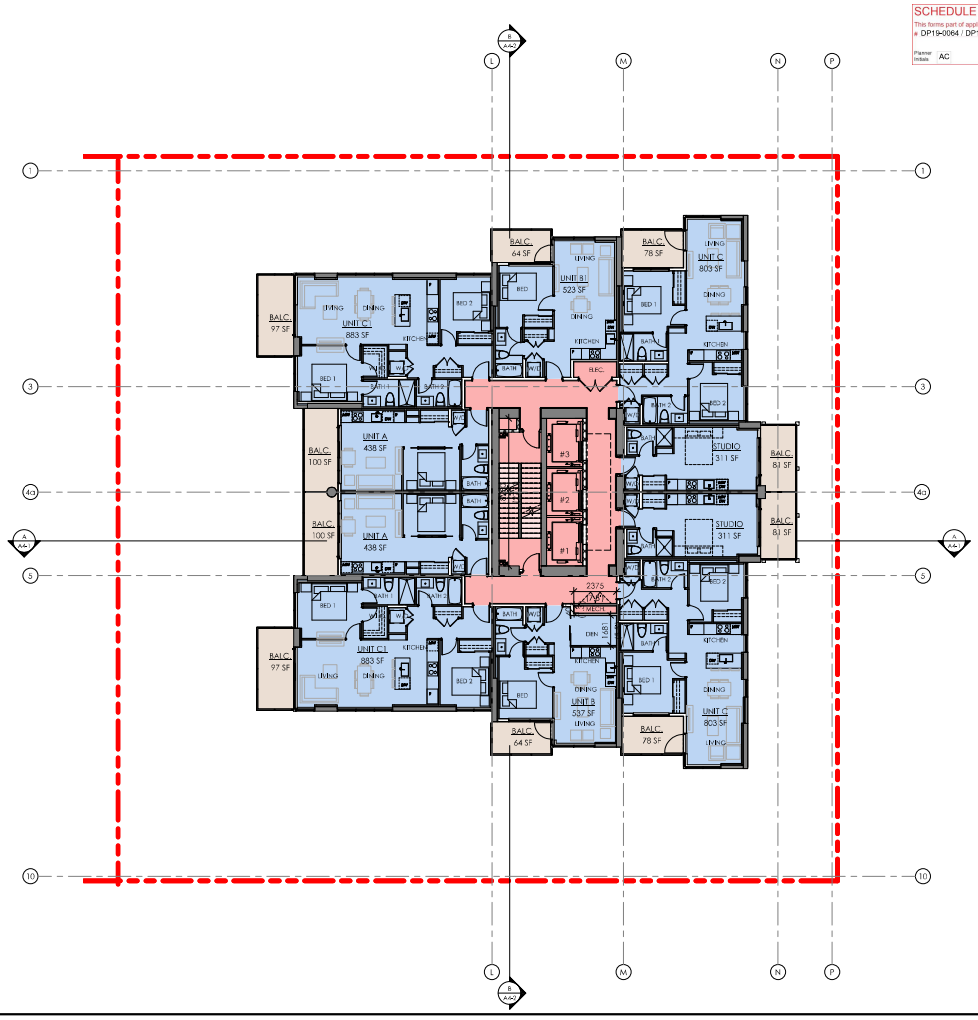

SCHEDULE A & B

This forms part of application

DP19-0064 / DP19-0065

Planner Initials AC

City of Kelowna

PROJECT NORTH

TRUE NORTH

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TR
2	2019-04-23	DP APPLICATION PROGRESS SET	RMA
3	2020-04-28	DP APPLICATION RESUBMISSION	SM

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Client: MISSION GROUP

Project: 500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Drawing Title: CONDO LEVELS 7-21

Date: JANUARY 2020

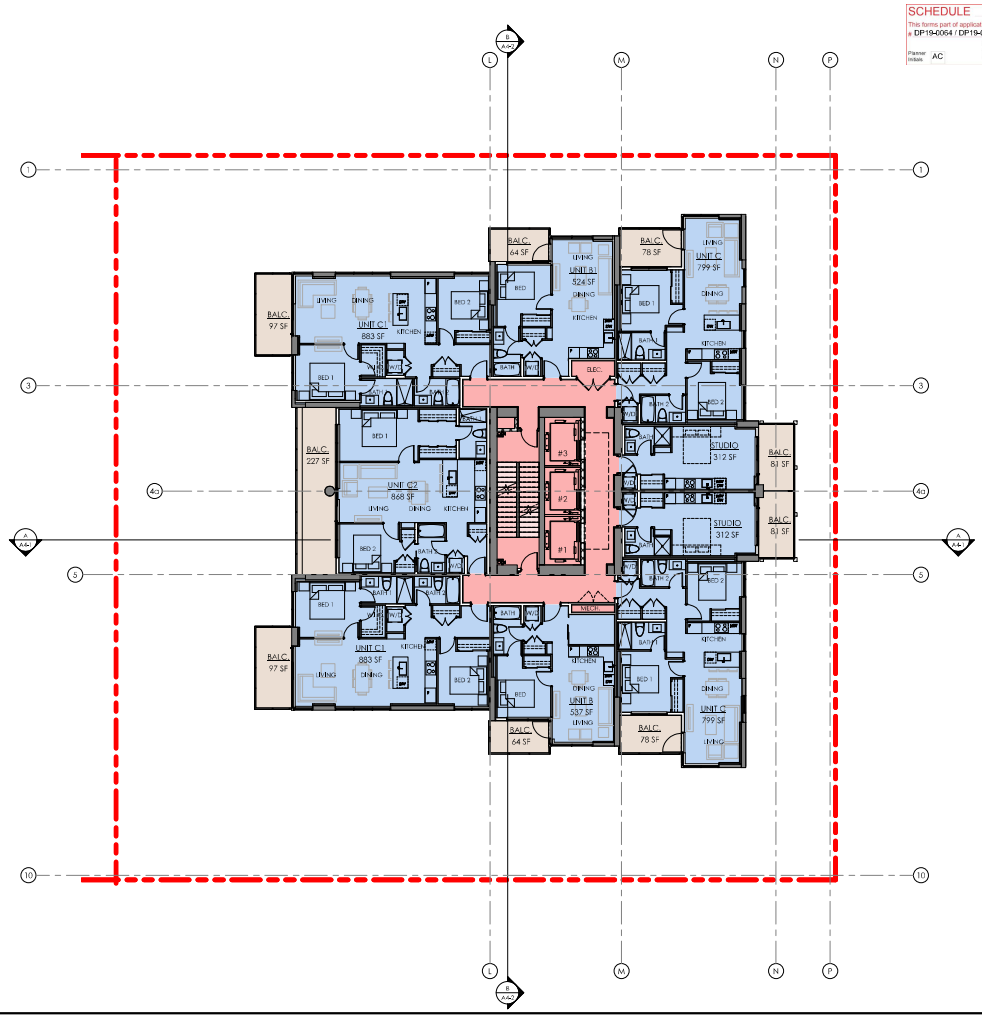
Project No.: 15-59

Scale: 1:100

Drawing No.: A2-8

Drawn By: RMA

File Name: C:\Users\Sam\AppData\Local\Temp\AcPublish_4264\15-59 Bernard_Block.dwg



SCHEDULE A & B

This forms part of application

DP19-0064 / DP19-0065

Planner Initials AC

City of Kelowna

PROJECT NORTH

TRUE NORTH

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TR
2	2019-06-03	DP APPLICATION PROGRESS SET	RHA
3	2020-04-28	DP APPLICATION RESUBMISSION	GM

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Client: MISSION GROUP

Project: 500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Drawing Title: CONDO LEVELS 22-30

Date: JANUARY 2020

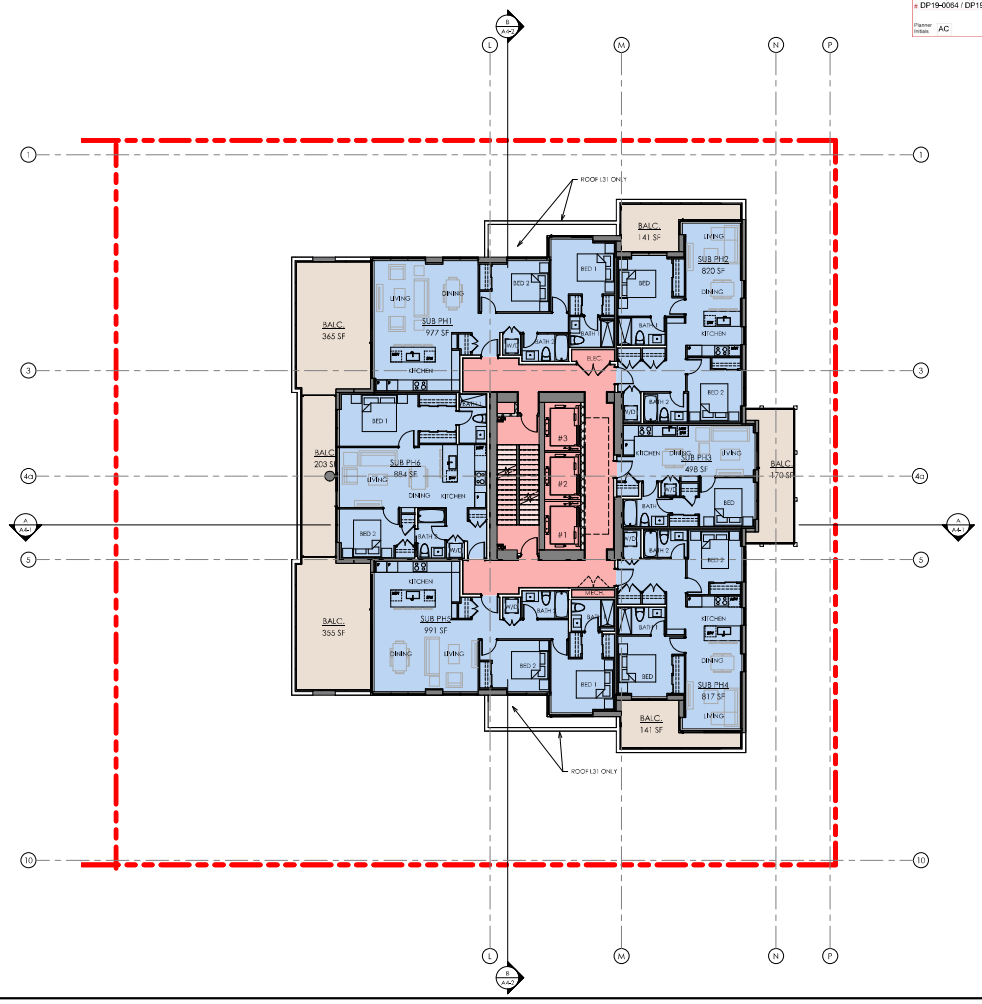
Project No.: 15-59

Scale: 1:100

Drawing No.: A2-9

Drawn By: RMA

File Name: C:\Users\Gord\AppData\Local\Temp\AcPublish_4164\RAFII_BERNARD BLOCK CONDO LEVELS.dwg



SCHEDULE A & B

This form part of application

DP19-0084 / DP19-0085

Planner Initials AC

City of Kelowna

DEVELOPMENT PLANNING

TRUE NORTH

PROJECT NORTH

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TR
2	2019-04-23	DP APPLICATION PROGRESS SET	RMA
3	2020-04-28	DP APPLICATION RESUBMISSION	SM

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Client

MISSION GROUP

Project

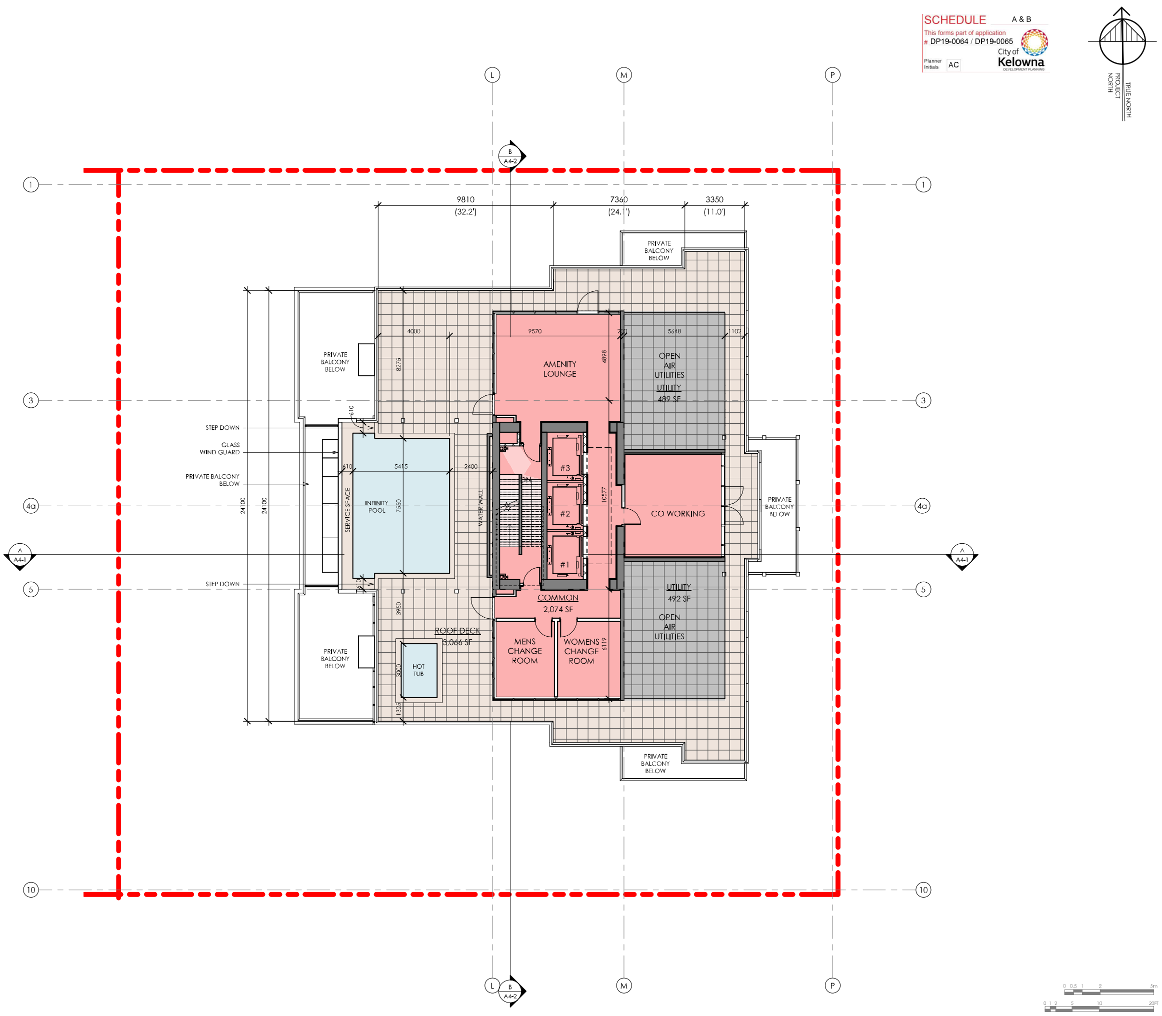
500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

CONDO LEVELS 31-33

Date: JANUARY 2020	Project No.: 15-59
Scale: 1:100	Drawing No.: A2-10
Drawn By: RMA	
File Name:	



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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-02-20	DP APPLICATION	FR
2	2019-07-23	DP APPLICATION PROGRESS SET	FMA
3	2020-01-08	DP APPLICATION RESUBMISSION	SM

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Client: MISSION GROUP

Project: 500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Drawing Title: CONDO LEVEL 34

Date: JANUARY 2020

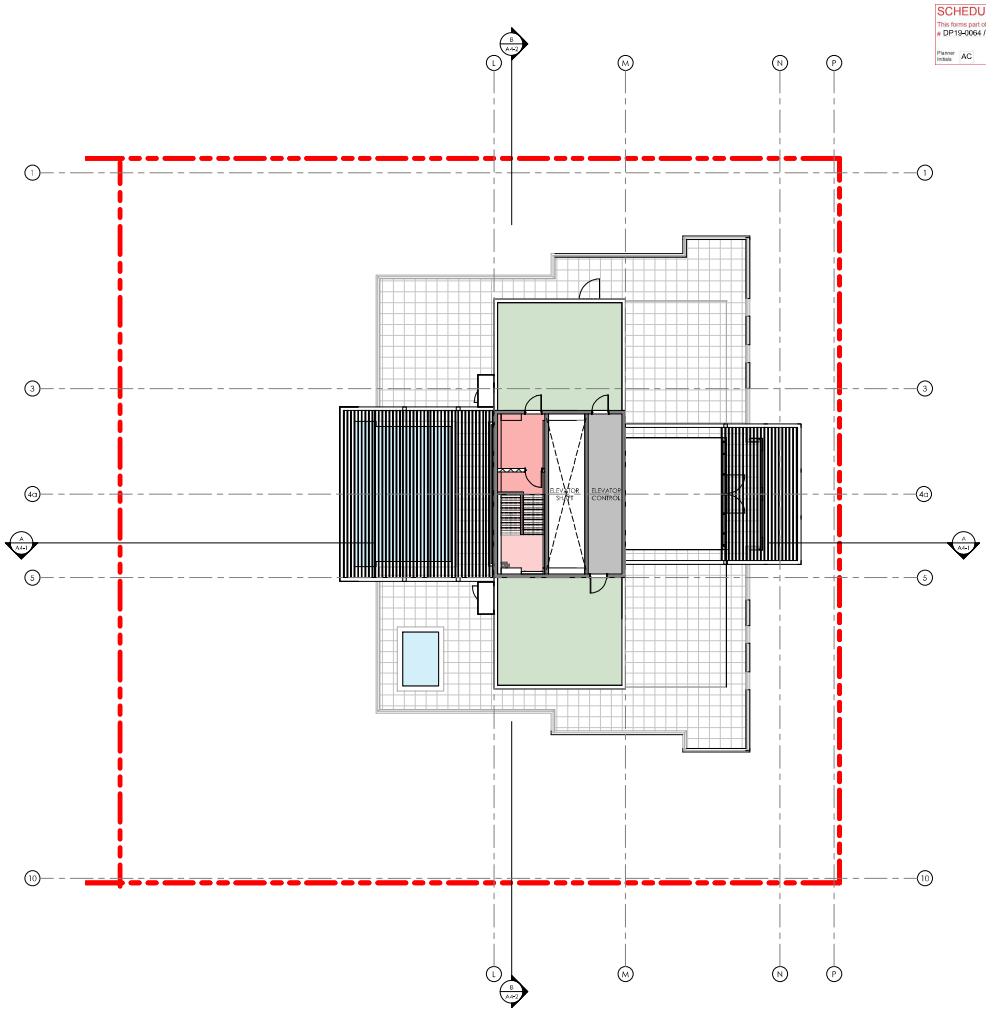
Project No. 18-59

Scale: 1 : 100

Drawing No. A2-11

Drawn By: FMA

File Name: C:\Users\SarahM\Documents\18-59 BERNARD BLOCK CENTRAL_SarahM.rvt



SCHEDULE A & B

This forms part of application
DP19-0064 / DP19-0065

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

PROJECT NORTH

TRUE NORTH

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	FR
2	2019-04-23	DP APPLICATION PROGRESS SET	RMA
3	2020-04-28	DP APPLICATION RESUBMISSION	SM

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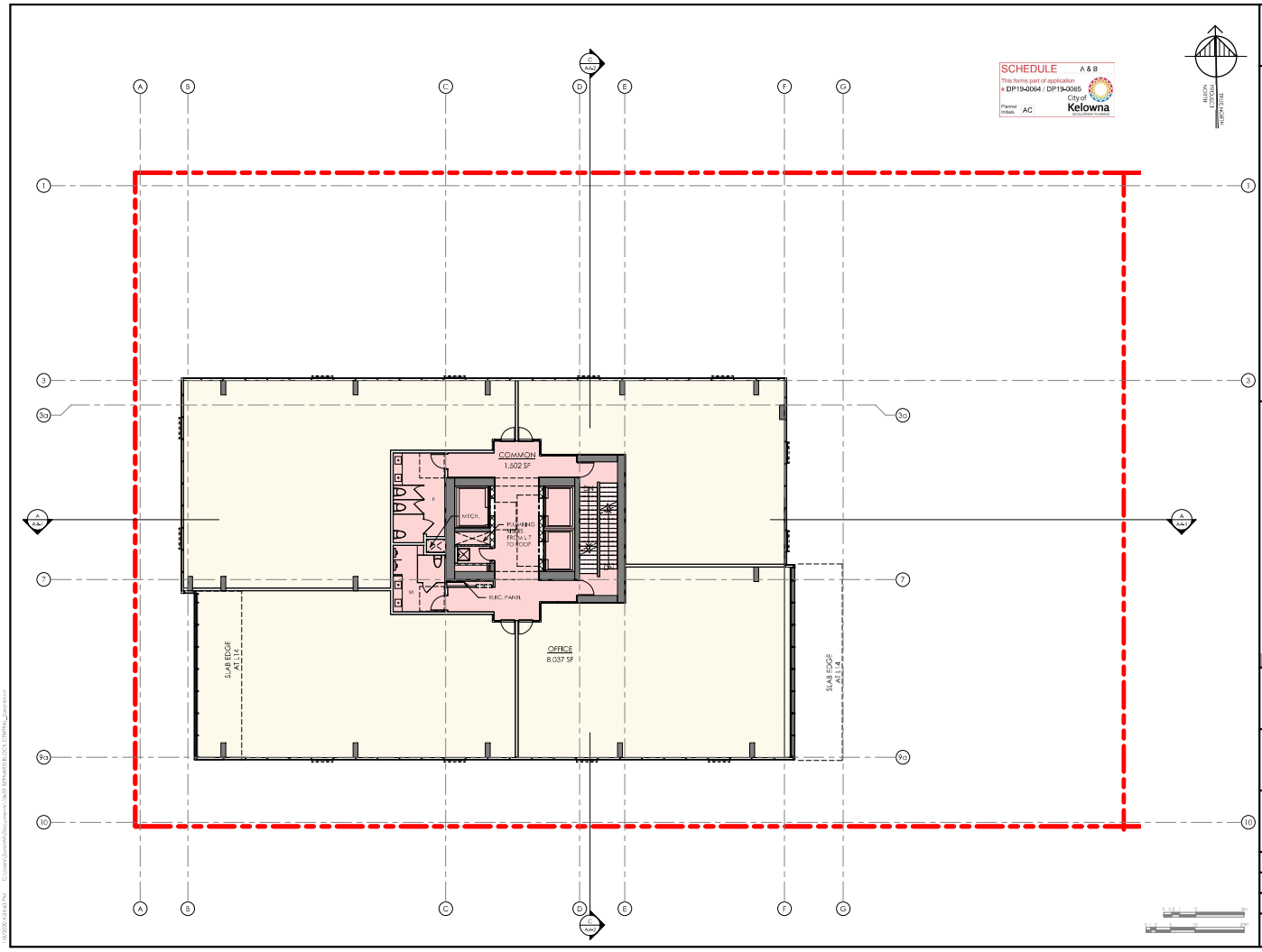
Client
MISSION GROUP

Project
500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title
CONDO LEVEL 35

Date: JANUARY 2020	Project No. 15-59
Scale: 1:100	Drawing No. A2-12
Drawn By: RMA	
File Name:	



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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2017-04-20	DP APPLICATION	TR
2	2017-04-25	DP APPLICATION PROGRESS SET	RHA
3	2017-04-28	DP APPLICATION RESUBMISSION	SM

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Architecture Architecture Architecture

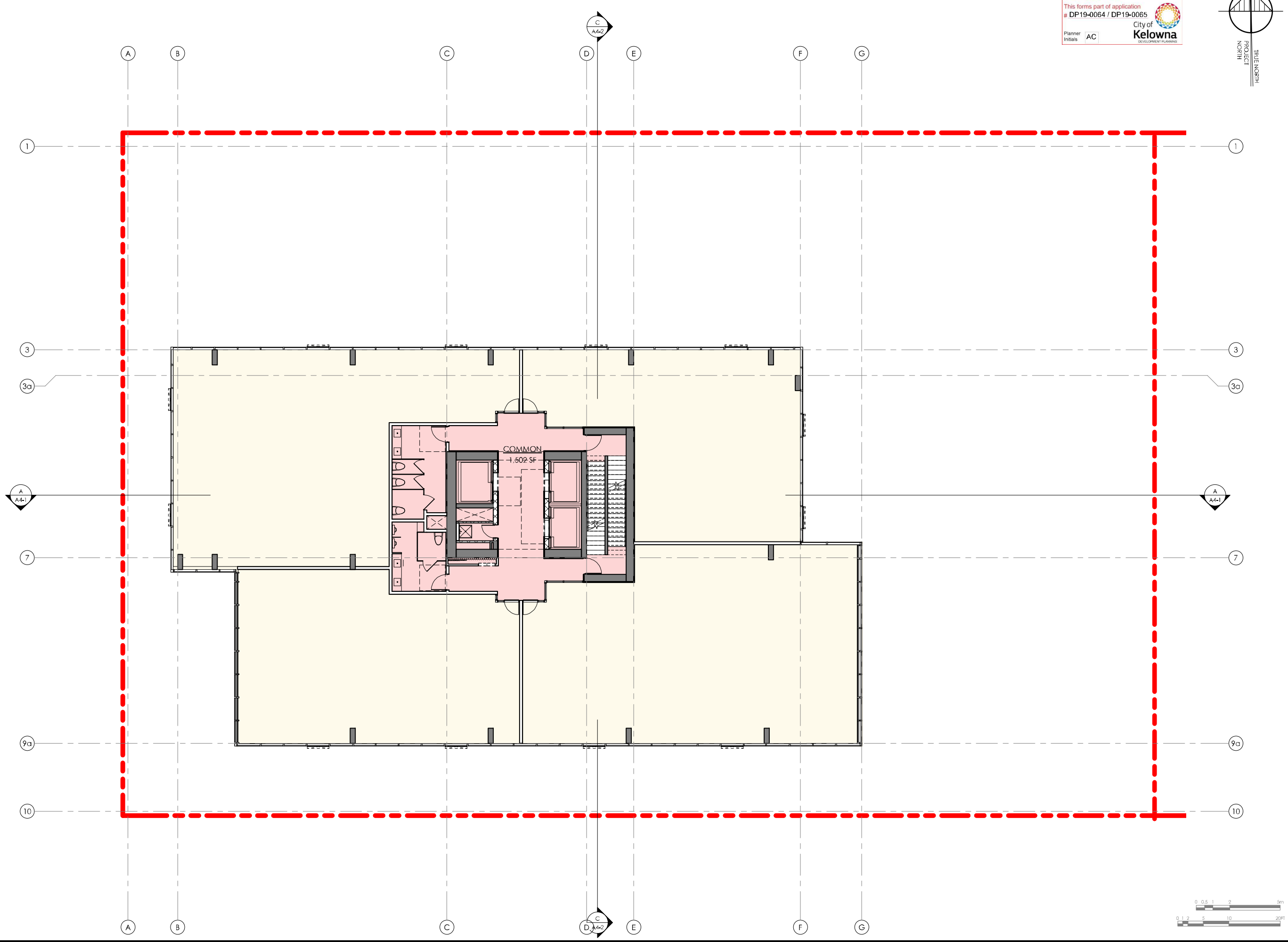
Client
MISSION GROUP

Project
500 BERNARD AVENUE
KELOWNA, B.C.
BERNARD BLOCK

Drawing Title
OFFICE LEVEL 7

Date: JANUARY 2020	Project No.: 15-59
Scale: 1:100	Drawing No.: A2-13
Drawn By: RMA	
File Name:	

SCHEDULE A & B
This forms part of application
DP19-0064 / DP19-0065
Planner Initials AC
City of Kelowna DEVELOPMENT PLANNING



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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-02-20	DP APPLICATION	FR
2	2019-07-23	DP APPLICATION PROGRESS SET	FMA
3	2020-01-08	DP APPLICATION RESUBMISSION	SM

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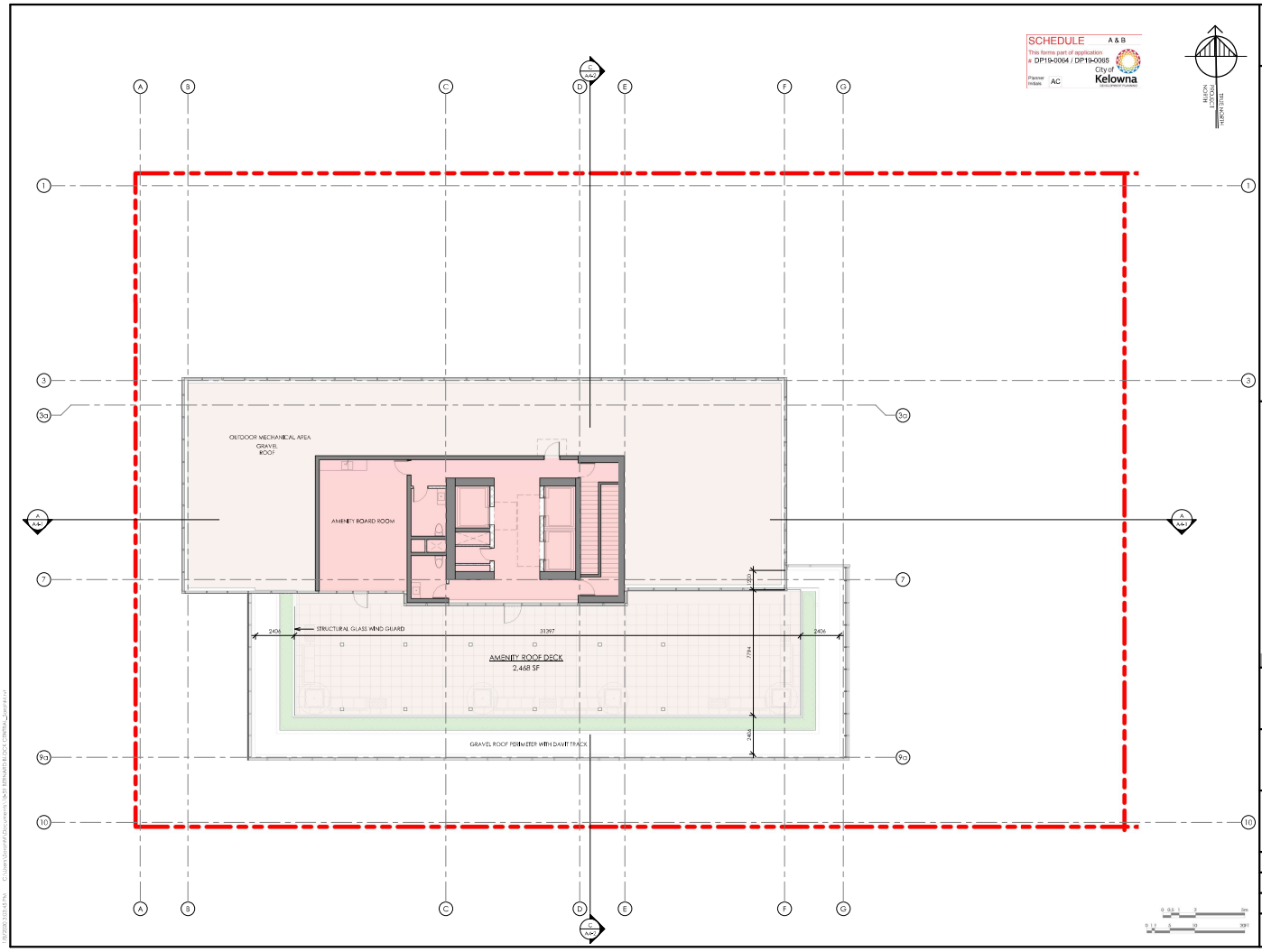
Client
MISSION GROUP

Project
500 BERNARD AVENUE
KELOWNA, B.C.
BERNARD BLOCK

Drawing Title
OFFICE LEVEL 16

Date:	Project No.
JANUARY 2020	18-59

Scale: 1 : 100
Drawn By: FMA
File Name: C:\Users\SarahM\Documents\18-59 BERNARD BLOCK CENTRAL_SarahM.rvt
Drawing No. A2-14



SCHEDULE A & B

This forms part of application

DP19-0064 / DP19-0065

City of Kelowna

Planner Initials AC

PROJECT NORTH

TRUE NORTH

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	RH
2	2019-06-03	DP APPLICATION PROGRESS SET	RHA
3	2020-04-28	DP APPLICATION RESUBMISSION	SM

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Architecture Architecture Architecture

Client
MISSION GROUP

Project
500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title
OFFICE LEVEL 17

Date: JANUARY 2020
Project No. 15-59
Scale 1:100
Drawing No. A2-15
Drawn By FAA
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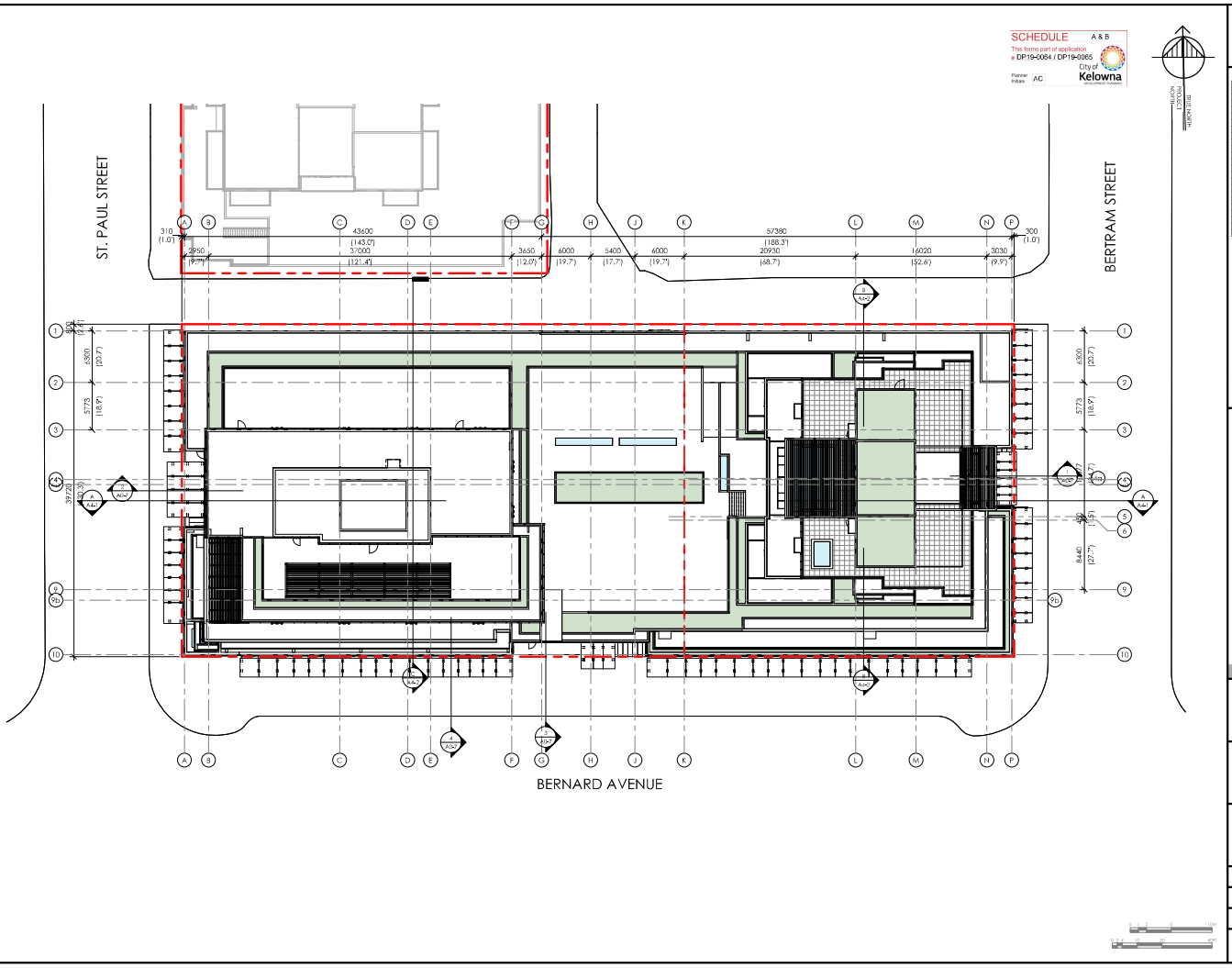

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TB
2	2019-04-23	DP APPLICATION PROGRESS SET	RMA
3	2020-04-08	DP APPLICATION RESUBMISSION	SM

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Client: MISSION GROUP

Project: 500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Drawing Title: ROOF PLAN OVERALL

Date: JANUARY 2020
Project No.: 15-59
Scale: 1:200
Drawing No.: A2-16
Drawn By: RMA
File Name: E:\Users\Sam\AppData\Local\Temp\AcPublish_2664\Block - Roof Plan.dwg

SCHEDULE A & B

This items part of application # DP19-0064 / DVP19-0065

City of Kelowna

Planner Initials AC

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-09-25	DP APPLICATION	RR
2	2019-12-13	DP APPLICATION RESUBMISSION	TMA
3	2020-04-24	DP APPLICATION RESUBMISSION	TMA

MATERIAL LEGEND

1. **- CONCRETE CLADDING**
   - CAST IN PLACE CONCRETE
   - INTERIOR INSULATED
   - COLOUR: BENJAMIN MOORE TINTED WHITE 2148-60

12. - COLOUR: BENJAMIN MOORE ONYX 2133-10

13. - COLOUR: BENJAMIN MOORE BEVERE PEWTER HC-172

2. **- PODIUM WALL BASE CLADDING**
   - FIBER CEMENT PANEL (EXTERIOR AND INTERIOR)
   - STEEL STUD STRUCTURE
   - FINISH: TO MATCH SHERWIN PEARL "BLACK OPAL" 7020

3. **- PODIUM FEATURE CLADDING 1 (INSET)**
   - PAINTED ALUMINUM POLES (4" x 4")
   - RANDOM ANGLED PATTERN (IN TWO LAYERS)
   - COLOUR: BENJAMIN MOORE - STRAW 2154-60

4. **- PODIUM FEATURE CLADDING 2 (BASKET)**
   - LASER CUT SHEET METAL PANELS (1/8" THICK)
   - RANDOM WAVE PATTERN
   - COLOUR: BENJAMIN MOORE - STRAW 2154-60

5. **- RAMMED EARTH CONCRETE WALL**
   - CAST IN PLACE CONCRETE
   - ADD MIXTURES TO THE CONCRETE IN VARIOUS SHADES
   - LAYERS TO BE PLACED IN FORMWORK SIMULATING RAMMED EARTH

6. **- CONDO TOWER WINDOWS**
   - WINDOW WALL SYSTEM
   - GLASS: SOLEAR LOW-E
   - SPANDREL COLOUR: BENJAMIN MOORE ONYX 2133-10
   - STANDARD CHARCOAL MULLIONS
   - STANDARD CHARCOAL METAL PANEL, LOUVER GRILLES, & HARDWARE

7. **- OFFICE TOWER WINDOWS**
   - CURTAIN WALL SYSTEM
   - GLASS: HIGH REFLECTIVE GLASS PANEL
   - SPANDREL COLOUR: BENJAMIN MOORE PURE WHITE OC-144 HIGH REFLECTIVE OUTER LAYER
   - STANDARD SILVER BUTT-JOINED MULLIONS
   - STANDARD SILVER METAL PANEL, LOUVER GRILLES, & HARDWARE
   - MESH SCREEN AT ROOF: WHITE PERFORATED GLASS

8. **- STREET LEVEL WINDOWS**
   - CURTAIN WALL SYSTEM
   - GLASS: CLEAR GLASS PANEL
   - SPANDREL COLOUR: BENJAMIN MOORE ONYX 2133-10
   - STANDARD SILVER MULLIONS CAPS
   - STANDARD SILVER METAL PANEL, LOUVER GRILLES, & HARDWARE

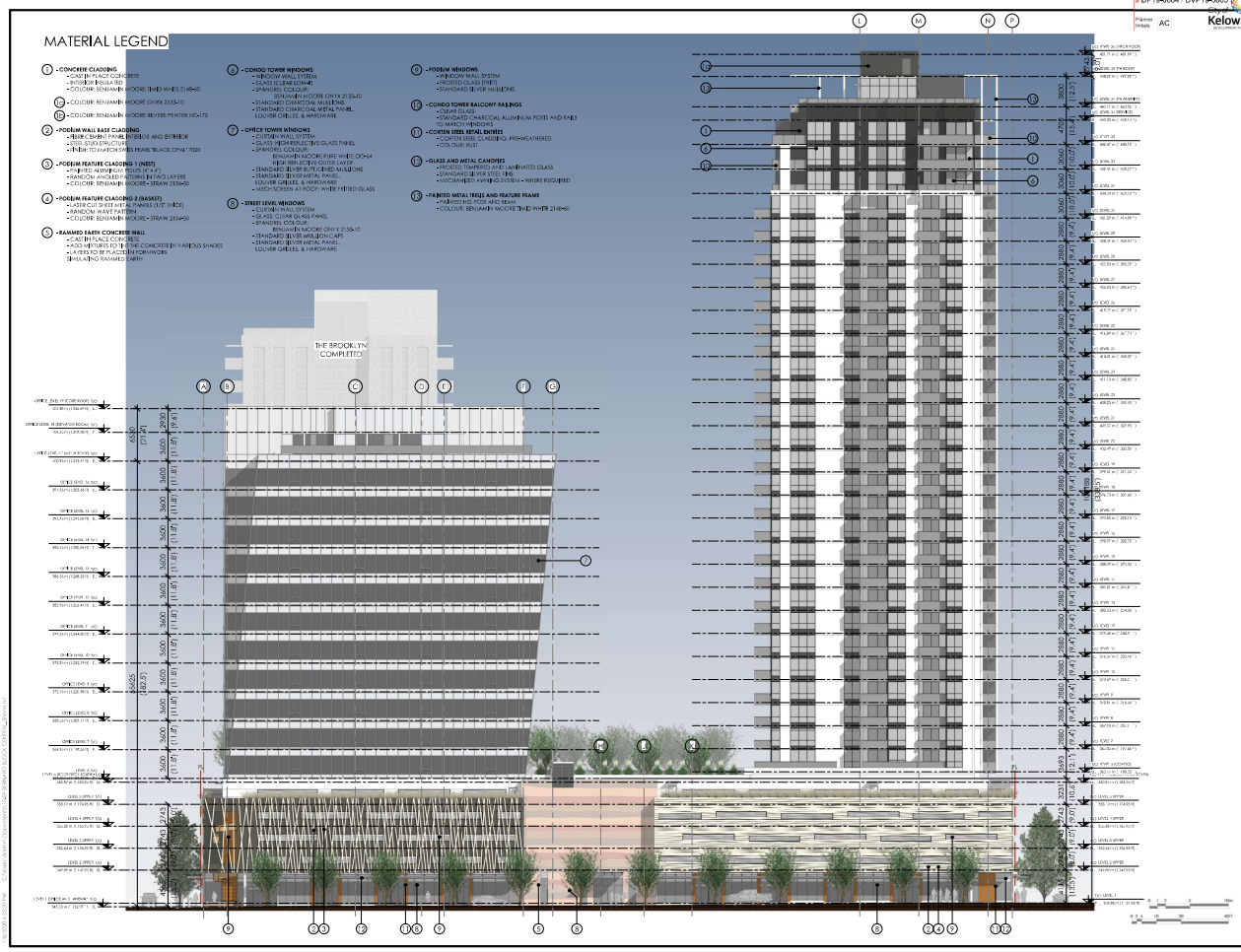
9. **- PODIUM WINDOWS**
   - WINDOW WALL SYSTEM
   - FROSTED GLASS PANEL
   - STANDARD SILVER MULLIONS

10. **- CONDO TOWER BALCONY RAILINGS**
    - CLEAR GLASS
    - STANDARD CHARCOAL ALUMINUM POSTS AND RAILS TO MATCH WINDOWS

11. **- CORTEN STEEL RETAIL ENTRIES**
    - CORTEN STEEL CLADDING, PREWEATHERED
    - COLOUR: RUST

12. **- GLASS AND METAL CANOPIES**
    - FROSTED TEMPERED AND LAMINATED GLASS
    - STANDARD SILVER STEEL FINS
    - MECHANIZED AWNING SYSTEM + WINDS REQUIRED

13. **- PAINTED METAL TRUSS AND FEATURE FRAME**
    - PAINTED RED POSTS AND BEAMS
    - COLOUR: BENJAMIN MOORE TINTED WHITE 2148-60



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Members of Architectural Institute of B.C.

Client: MISSION GROUP

Project: 500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Drawing title: SOUTH ELEVATION

Date: JANUARY 2020

Project No.: 1852

Scale: As indicated

Drawn by: TMA

Drawing No.: A3-1

File Name: C:\Users\Brian\Dropbox\RAI\Bernard Block\Bernard Block_Central_Revit_2019.rvt

MATERIAL LEGEND

1 - CONCRETE CLADDING
- CAST IN PLACE CONCRETE
- INTERIOR INSULATED
- COLOUR: BENJAMIN MOORE TINTED WHITE 2148-60

1a - COLOUR: BENJAMIN MOORE ONYX 2133-10

1b - COLOUR: BENJAMIN MOORE REVERE PEWTER HC-172

2 - PODIUM WALL BASE CLADDING
- FIBRE CEMENT PANEL INTERIOR AND EXTERIOR
- STEEL SUB STRUCTURE
- FINISH: TO MATCH SWISS PEARL "BLACK OPAL" 7020

3 - PODIUM FEATURE CLADDING 1 (MESH)
- PAINTED ALUMINUM TUBE (FF + FT)
- RANDOM ANGLED PATTERN IN TWO LAYERS
- COLOUR: BENJAMIN MOORE - STRAW 2154-50

4 - PODIUM FEATURE CLADDING 2 (BASKET)
- LASER CUT SHEET METAL PANELS (1/2" THICK)
- RANDOM WAVE PATTERN
- COLOUR: BENJAMIN MOORE - STRAW 2154-50

5 - RAMMED EARTH CONCRETE WALL
- CAST IN PLACE CONCRETE
- ACID MIXTURES TO TINT THE CONCRETE IN VARIOUS SHADES
- LAYERS TO BE PLACED HORIZONTALLY SIMULATING RAMMED EARTH

6 - 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 - OFFICE TOWER WINDOWS
- CURTAIN WALL SYSTEM
- GLASS: (HIGH PERFORMANCE GLASS PANEL
- SPANDREL COLOUR:
  BENJAMIN MOORE PURE WHITE OC-54
  HIGH REFLECTIVE OUTER LAYER
- STANDARD SILVER RUTLOCHED MULLIONS
- STANDARD SILVER METAL PANEL
  LOUVER GRILLES, & HARDWARE
- MECH SCREEN AT ROOF: WHITE PRINTED GLASS

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

9 - PODIUM WINDOWS
- WINDOW WALL SYSTEM
- PROFILED GLASS (WHITE)
- STANDARD SILVER MULLIONS

10 - CONDO TOWER BALCONY RAILINGS
- CLEAR GLASS
- STANDARD CHARCOAL ALUMINUM POSTS AND RAILS TO MATCH WINDOWS

11 - CORTEN STEEL RETAIL ENTRIES
- CORTEN STEEL CLADDING, PRE-WEATHERED
- COLOUR: RUST

12 - GLASS AND METAL CANOPIES
- FROSTED TEMPERED AND LAMINATED GLASS
- STANDARD SILVER STEEL TUBE
- MECHANIZED AWNING SYSTEM - WHERE REQUIRED

13 - PAINTED METAL TRELLIS AND FEATURE FRAME
- PAINTED HSS POST AND BEAM
- COLOUR: BENJAMIN MOORE TINTED WHITE 2148-60

SCHEDULE A & B
This forms part of application
DP19-0064 / DVP19-0065
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-NOV-25	DP APPLICATION	JB
2	2019-DEC-12	DP APPLICATION RESUBMISSION	TMM
3	2020-MAR-11	DP APPLICATION RESUBMISSION	TMM

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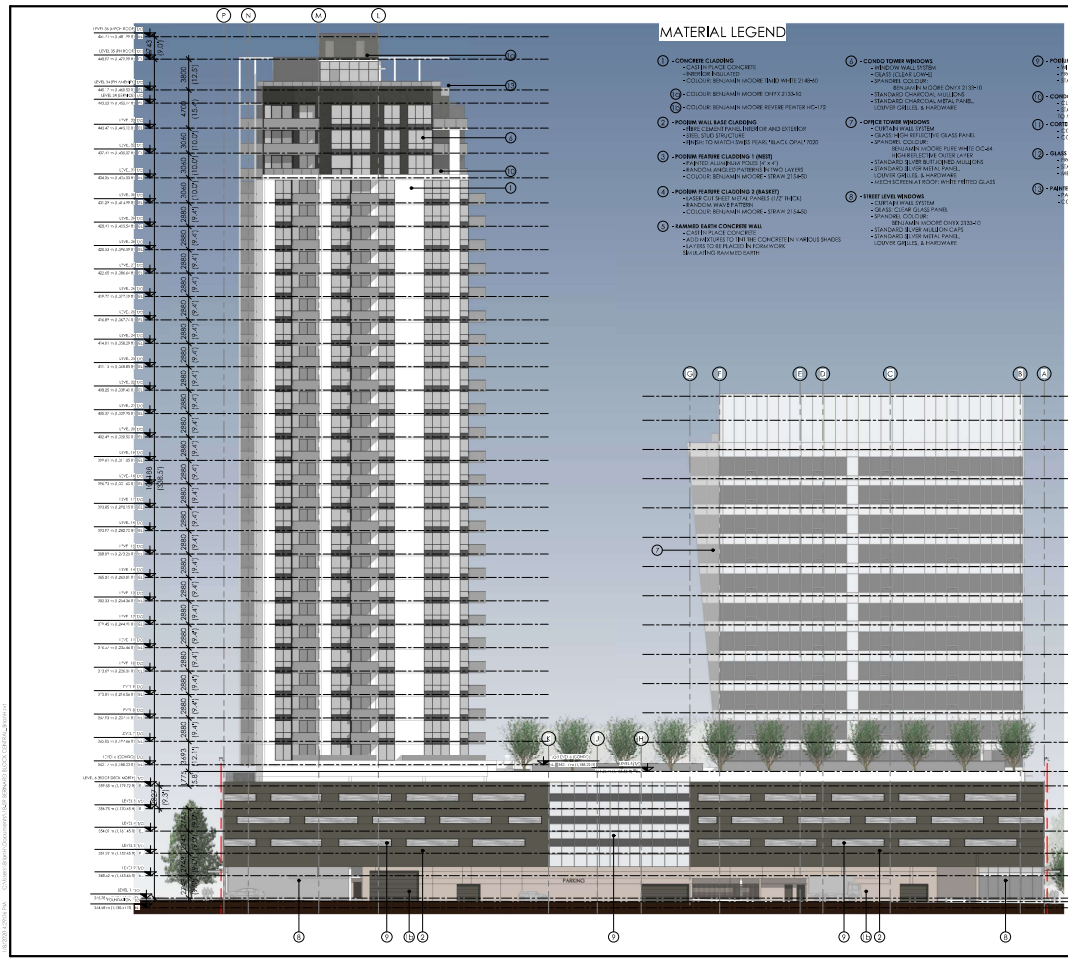
Client: MISSION GROUP

Project: 500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Drawing title: WEST ELEVATION

Date: JANUARY 2020	Project No.: 1827
Scale: 1 : 200	Drawing No.: A3-2
Drawn by: PMA	
File Name: G:\Jobs\Mission Group\Bernard Block\Bernard Block_Revit\Bernard Block_Revit.rvt	



MATERIAL LEGEND

1 - CONCRETE CLADDING
- CAST IN PLACE CONCRETE
- INSULATED
- COLOUR: BENJAMIN MOORE "BIND WHITE 2149-60

12 - COLOUR: BENJAMIN MOORE ONYX 2133-10

13 - COLOUR: BENJAMIN MOORE REVERE PEWTER HC-172

2 - PODIUM WALL BASE CLADDING
- FIBRE CEMENT PANEL INSIDE OR AND EXTERIOR
- STEEL STUD STRUCTURE
- FINISH TO MATCH SWISS PEARL "BLACK OPAL" 7030

3 - PODIUM FEATURE CLADDING 1 (INSET)
- PAINTED ALUMINUM POSTS (4"x4")
- RANDOM ANGLED PATERNS IN TWO LAYERS
- COLOUR: BENJAMIN MOORE - STRAW 2154-50

4 - PODIUM FEATURE CLADDING 2 (BASEIT)
- LASER CUT SHEET METAL PANELS (1/2" THICK)
- RANDOM WAVE PATTERN
- COLOUR: BENJAMIN MOORE - STRAW 2154-50

5 - RAMMED EARTH CONCRETE WALL
- CAST IN PLACE CONCRETE
- ADD MIXTURES TO TINT THE CONCRETE IN VARIOUS SHADES
- LAYERS TO BE PLACED IN FORM WORK SIMULATING RAMMED EARTH

6 - CONDO TOWER WINDOWS
- WINDOW WALL SYSTEM
- GLASS (CLEAR LOWE)
- SPANDREL COLOUR: BENJAMIN MOORE ONYX 2133-10
- STANDARD CHARCOAL MULLIONS
- STANDARD CHARCOAL METAL PANEL, LOUVER GRILLES, & HARDWARE

7 - OFFICE TOWER WINDOWS
- CURTAIN WALL SYSTEM
- GLASS: HIGH REFLECTIVE GLASS PANEL
- SPANDREL COLOUR: BENJAMIN MOORE PURE WHITE OC-44 (HIGHREFLECTIVE OUTER LAYER)
- STANDARD SILVER BUTTJOINED MULLIONS
- STANDARD SILVER METAL PANEL, LOUVER GRILLES, & HARDWARE
- MESH SCREEN AT ROOF: WHITE FRITTED GLASS

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

9 - PODIUM WINDOWS
- WINDOW WALL SYSTEM
- FROSTED GLASS (INSET)
- STANDARD SILVER MULLIONS

10 - CONDO TOWER BALCONY RAILINGS
- CLEAR GLASS
- STANDARD CHARCOAL ALUMINUM POSTS AND RAILS TO MATCH WINDOWS

11 - CORTEN STEEL REAR ENTRES
- CORTEN STEEL CLADDING, PRE-WEATHERED
- COLOUR: RUST

12 - GLASS AND METAL CANOPIES
- FROSTED TEMPERED AND LAMINATED GLASS
- STANDARD SILVER STEEL FINS
- MECHANIZED AWNING SYSTEM - WHERE REQUIRED

13 - PAINTED METAL TRELLIS AND FEATURE FRAME
- PAINTED HSS POST AND BEAM
- COLOUR: BENJAMIN MOORE "BIND WHITE 2149-60

SCHEDULE A & B
This forms part of application
DP19-0064 / DVP19-0065
Planner Initials AC
City of Kelowna

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-09-05	DP APPLICATION	RR
2	2019-09-23	DP APPLICATION RESUBMISSION	RHA
3	2020-04-30	DP APPLICATION REVISED PER CITY COMMENTS	RHA

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Members of Architectural Institute of B.C.

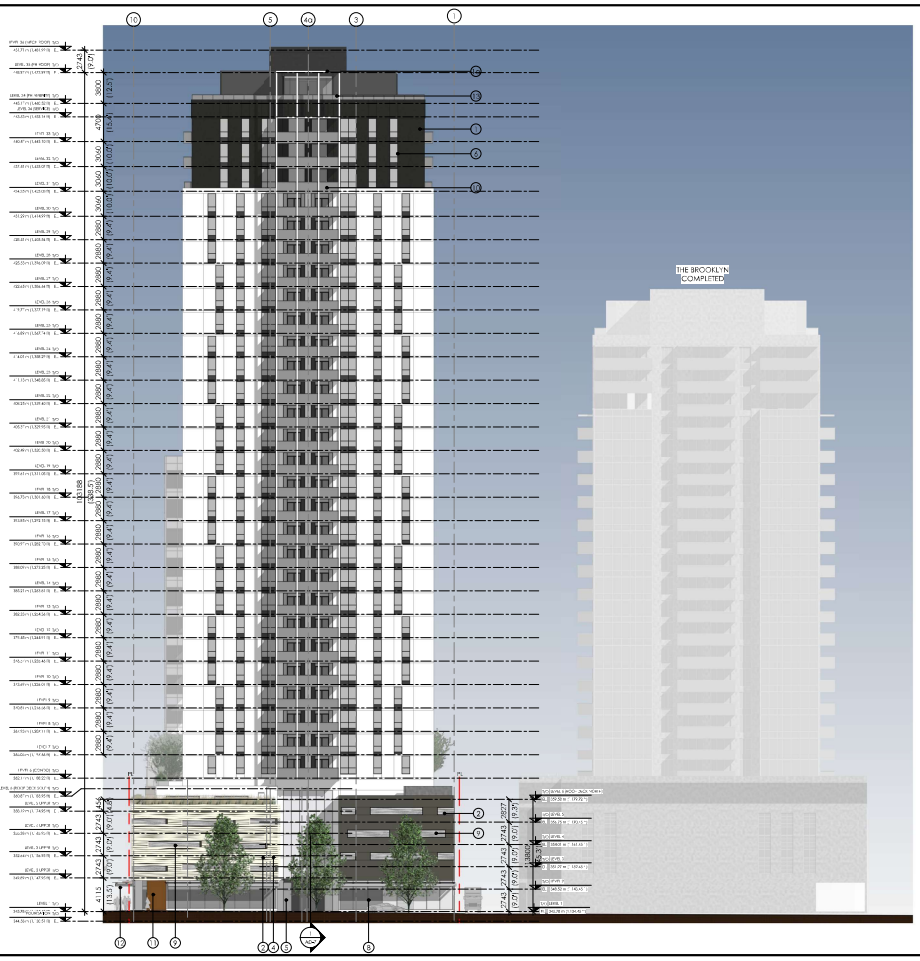
MISSION GROUP

Project
500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing title
NORTH ELEVATION

Date: JANUARY 2020
Project No.: 1827
Scale: A1: 1:100/24:1:0
Drawn by: RMA
Drawing No.: A3-3
File Name: C:\Users\Rafii\Dropbox\1827 BERNARD BLOCK\1827 BERNARD BLOCK_CENTRAL_2020.rvt



MATERIAL LEGEND

1 - CONCRETE CLADDING
- CAST IN PLACE CONCRETE
- INTERIOR INSULATED
- COLOUR: BENJAMIN MOORE TIND WHITE 2148-60

1a - COLOUR: BENJAMIN MOORE ONYX 2133-10

1b - COLOUR: BENJAMIN MOORE REVERE PEWTER HC-172

2 - PODIUM WALL BASE CLADDING
- FIBRE CEMENT PANEL INTERIOR AND EXTERIOR
- STEEL STUD STRUCTURE
- FINISH: TO MATCH SWISS PEARL "BLACK OPALE" 7020

3 - PODIUM FEATURE CLADDING 1 (NESS)
- PAINTED ALUMINUM POSTS (N-43)
- RANDOM ANGLED PATTERN (STAGGERED LAYERS)
- COLOUR: BENJAMIN MOORE - STRAW 2154-60

4 - PODIUM FEATURE CLADDING 2 (BASKET)
- LASER CUT SHEET METAL PANELS (7/32" THICK)
- RANDOM WAVE PATTERN
- COLOUR: BENJAMIN MOORE - STRAW 2154-60

5 - RAMMED EARTH CONCRETE WALL
- CAST IN PLACE CONCRETE
- ADD MATERIALS TO TINT THE CONCRETE IN VARIOUS SHADES
- LAYERS TO BE PLACED HORIZONTALLY
- INSULATING RAMMED EARTH

6 - CONDO TOWER WINDOWS
- WINDOW WALL SYSTEM
- GLASS: (CLEAR LOW-E)
- SPANDREL COLOUR:
  BENJAMIN MOORE ONYX 2133-60
- STANDARD CHARCOAL MULLIONS
- STANDARD CHARCOAL METAL PANEL,
  LOUVER GRILLES, & HARDWARE

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
- MESH SCREEN AT ROOF, WHITE FRITTED GLASS

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,
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- WINDOW WALL SYSTEM
- FROSTED GLASS (FRITT)
- STANDARD SILVER MULLIONS

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  TO MATCH WINDOWS

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- CORTEN STEEL CLADDING, PREWEATHERED
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13 - PAINTED METAL TRELLIS AND FEATURE FRAME
- PAINTED HSS POST AND BEAM
- COLOUR: BENJAMIN MOORE TIND WHITE 2148-60

SCHEDULE A & B
This forms part of application
DP19-0064 / DVP19-0065
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-09-05	DP APPLICATION	RH
2	2019-09-23	DP APPLICATION RESUBMISSION	RH
3	2020-04-24	DP APPLICATION RESUBMISSION	RH

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Members of Architectural Institute of B.C.

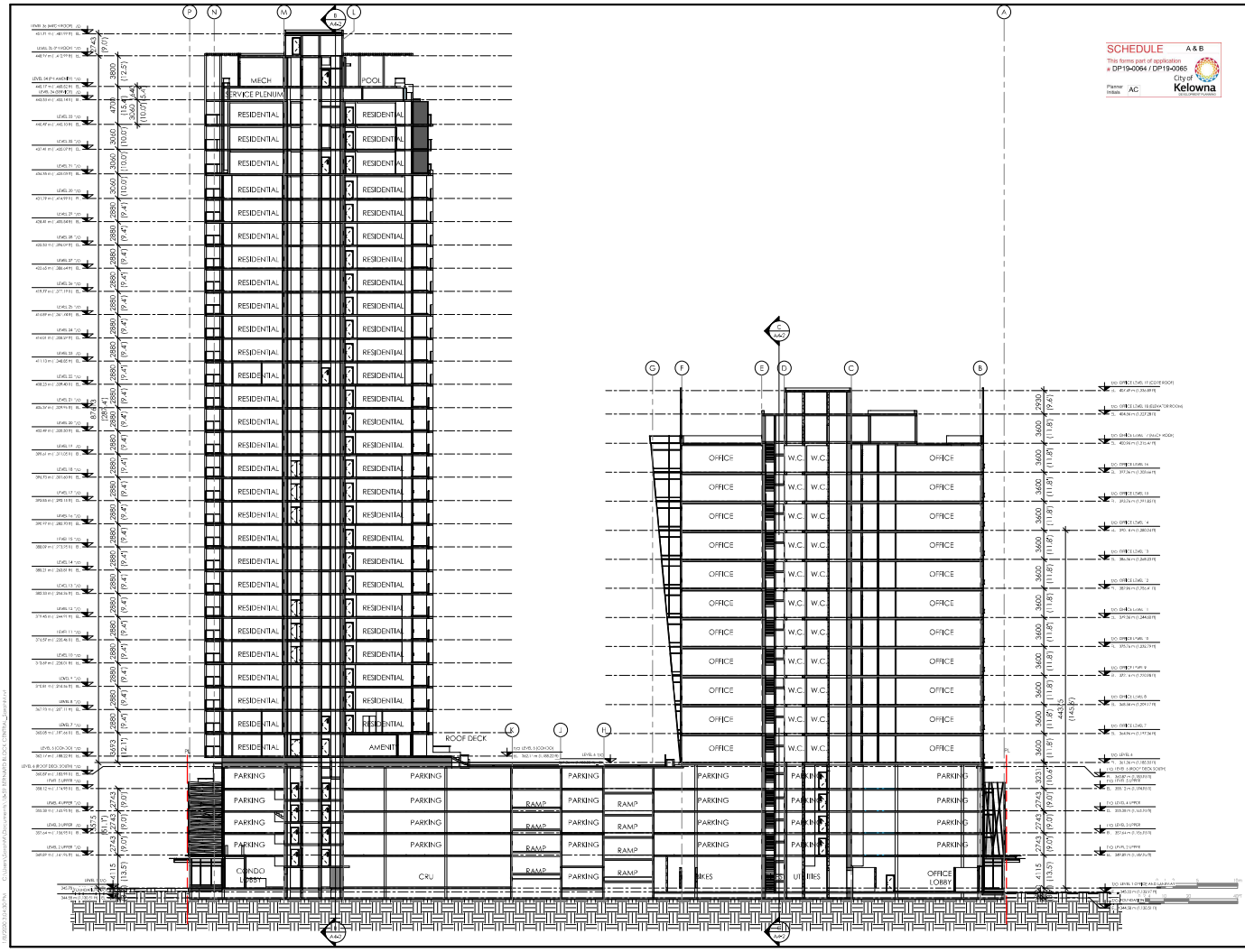
Client: MISSION GROUP

Project: 500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Drawing title: EAST ELEVATION

Date: JANUARY 2020	Project No.: 1827
Scale: 1 : 200	Drawing No.: A3-4
Drawn by: RMA	
File Name: G:\Users\Rafii\Documents\0-WORK\Bernard Block_TEMPLATE_2020.rvt	



SCHEDULE A & B

This forms part of application

DP19-0064 / DP19-0065

Planner Initials AC

City of Kelowna

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TR
2	2019-06-03	DP APPLICATION PROGRESS SET	RMA
3	2020-04-03	DP APPLICATION RESUBMISSION	SM

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Client

MISSION GROUP

Project

500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

SECTION A

Date: JANUARY 2020	Project No.: 1&59
Scale: 1:200	Drawing No.: A4-1
Drawn By: RMA	
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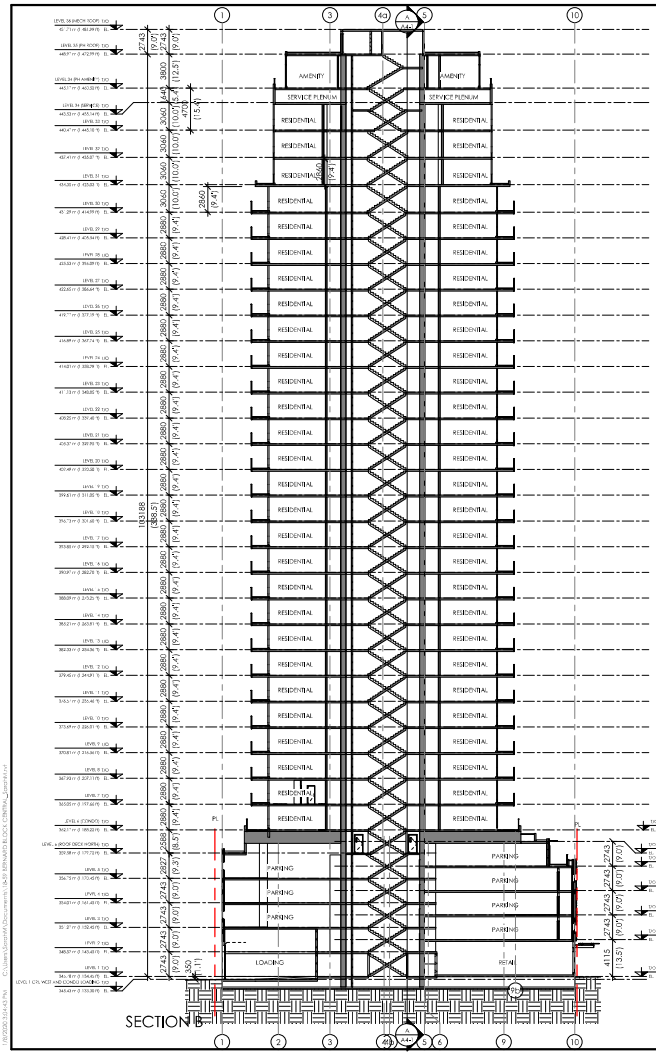
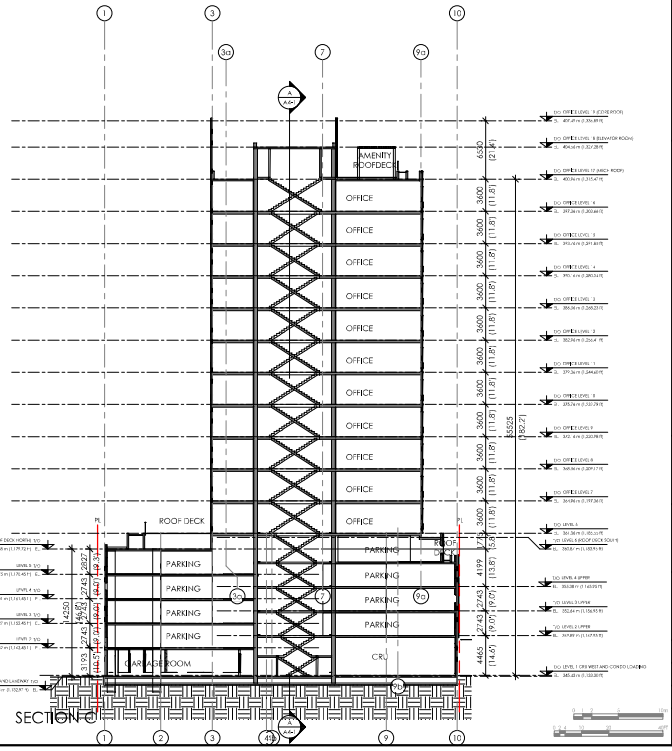


SECTION B



SECTION C

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SCHEDULE A & B
This forms part of application
DP19-0064 / DP19-0065
Planner Initials AC
City of Kelowna

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TR
2	2019-06-03	DP APPLICATION PROGRESS SET	RMA
3	2020-04-08	DP APPLICATION RESUBMISSION	SM

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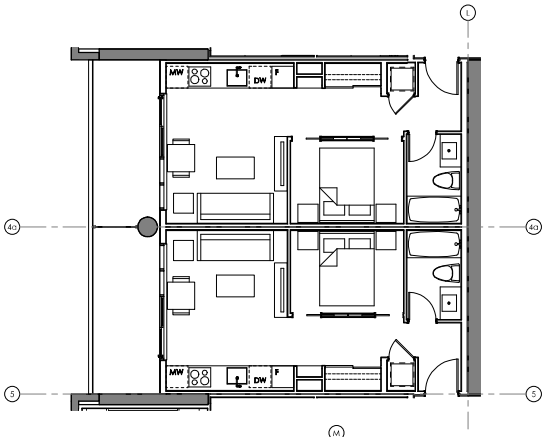
Client
MISSION GROUP

Project
500 BERNARD AVENUE
KELOWNA, B.C.
BERNARD BLOCK

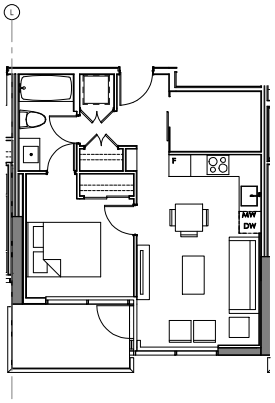
Drawing Title
SECTIONS B & C

Date: JANUARY 2020	Project No.: 18-59
Scale: 1:200	Drawing No.: A4-2
Drawn By: RMA	
File Name:	



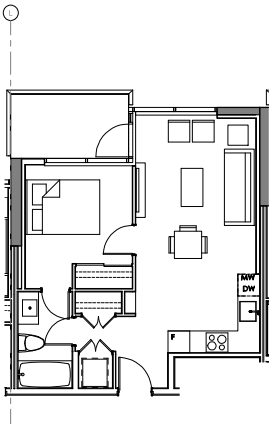
1 UNIT A
1 : 50

UNIT TYPE	LEVELS	DESCRIPTION	COUNT	AREA
UNIT A	LEVELS 7-14	1 BED	30	438.07 SF
			30	



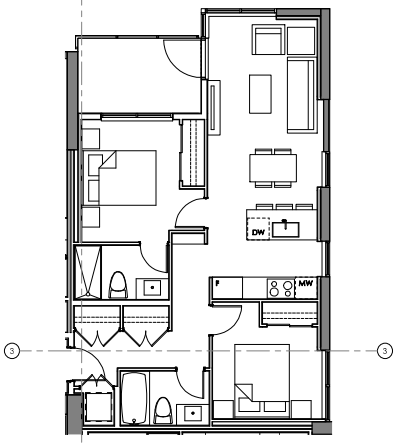
3 UNIT B
1 : 50

UNIT TYPE	LEVELS	DESCRIPTION	COUNT	AREA
UNIT B	LEVELS 6-30	1B+D	25	537.08 SF
			25	



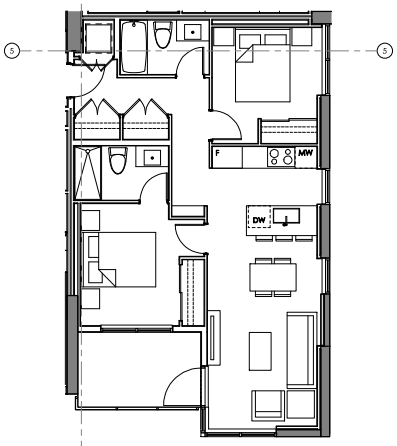
2 UNIT B1
1 : 50

UNIT TYPE	LEVELS	DESCRIPTION	COUNT	AREA
UNIT B1	LEVELS 6-30	1 BED	26	523.32 SF
			26	



4 UNIT C NORTH
1 : 50

UNIT TYPE	LEVELS	DESCRIPTION	COUNT	AREA
UNIT C NORTH	LEVELS 6-30	2 BED	25	801.44 SF
			25	



5 UNIT C SOUTH
1 : 50

UNIT TYPE	LEVELS	DESCRIPTION	COUNT	AREA
UNIT C SOUTH	LEVELS 6-30	2 BED	25	801.44 SF
			25	

SCHEDULE A & B
This forms part of application
DP19-0064 / DP19-0065
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TR
2	2019-06-03	DP APPLICATION PROGRESS SET	RHA
3	2020-04-08	DP APPLICATION RESUBMISSION	SM

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Client
MISSION GROUP

Project
500 BERNARD AVENUE
KELOWNA, B.C.
BERNARD BLOCK

Drawing Title
UNIT PLANS

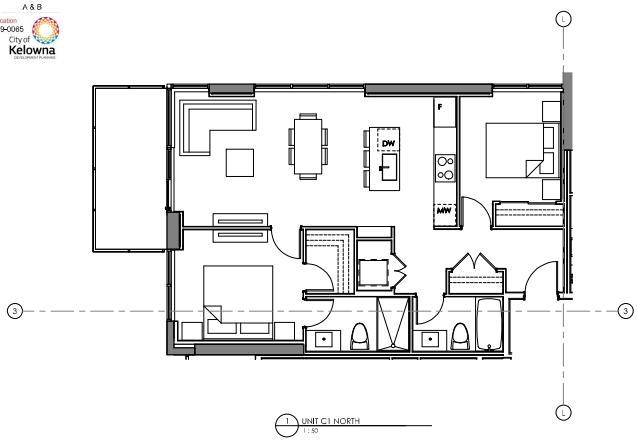
Date: JANUARY 2020
Project No.: 15-59
Scale: 1 : 50
Drawn By: SM
Drawing No.: A5-1
File Name: C:\Users\Sam\AppData\Local\Temp\AcPublish_1164\Bernard_Block_Revit_Central - Sam.rvt

SCHEDULE A & B

This forms part of application
DP19-0064 / DP19-0065

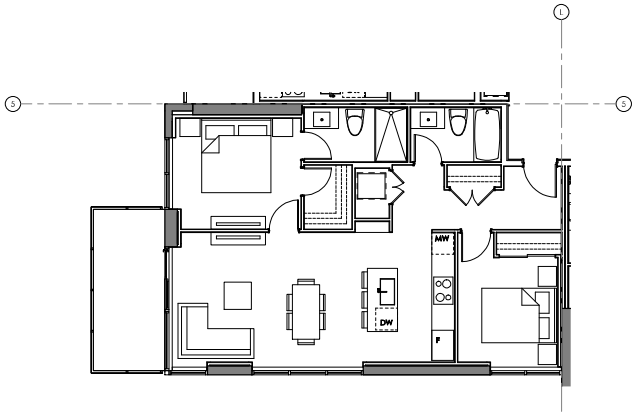
City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC



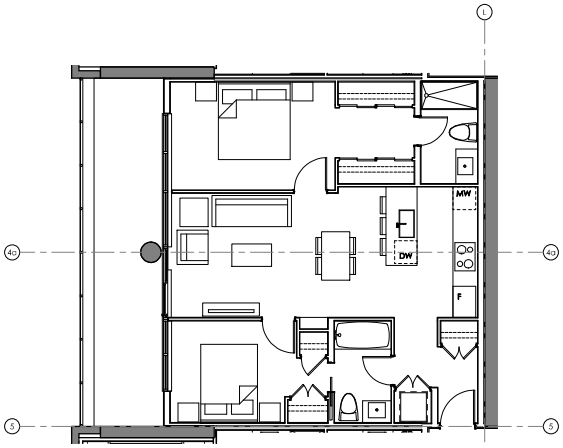
1 UNIT C1 NORTH
1 : 50

UNIT TYPE	LEVELS	DESCRIPTION	COUNT	AREA
UNIT C1 NORTH	LEVELS 6-30	2 BED	25 25	882.4 SF



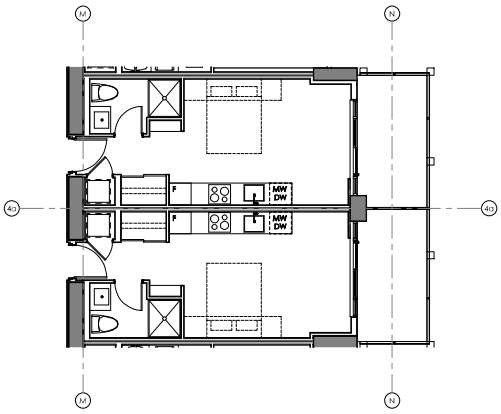
2 UNIT C1 SOUTH
1 : 50

UNIT TYPE	LEVELS	DESCRIPTION	COUNT	AREA
UNIT C1 SOUTH	LEVELS 6-30	2 BED	25 25	883 SF



3 UNIT C2
1 : 48

UNIT TYPE	LEVELS	DESCRIPTION	COUNT	AREA
UNIT C2	LEVELS 13-30	2 BED	9 9	868.11 SF



4 UNIT STUDIOS
1 : 50

UNIT TYPE	LEVELS	DESCRIPTION	COUNT	AREA
STUDIO	LEVELS 6-28	STUDIO	50 50	311.46 SF

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TR
2	2019-04-23	DP APPLICATION PROGRESS SET	RHA
3	2020-04-08	DP APPLICATION RESUBMISSION	SM

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Client
MISSION GROUP

Project
500 BERNARD AVENUE
KELOWNA, B.C.
BERNARD BLOCK

Drawing Title
UNIT PLANS

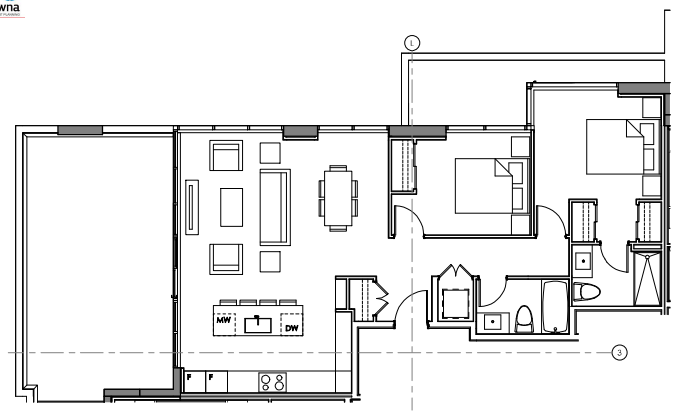
Date: JANUARY 2020
Project No.: 15-59
Scale: As Indicated
Drawing No.: A5-2
Drawn By: SM
File Name: E:\Users\Sam\AppData\Local\Temp\AcPublish_4164\Bernard_Block.dwg

SCHEDULE A & B

This forms part of application
DP19-0084 / DP19-0065

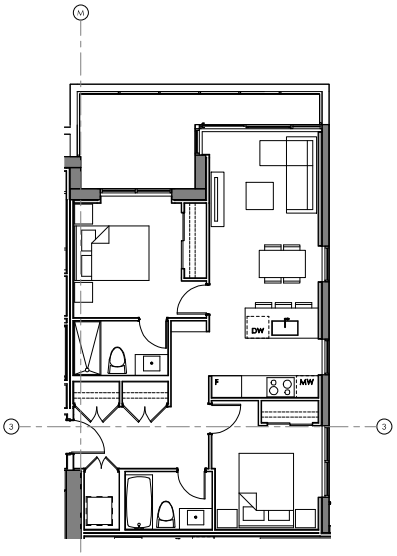
Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING



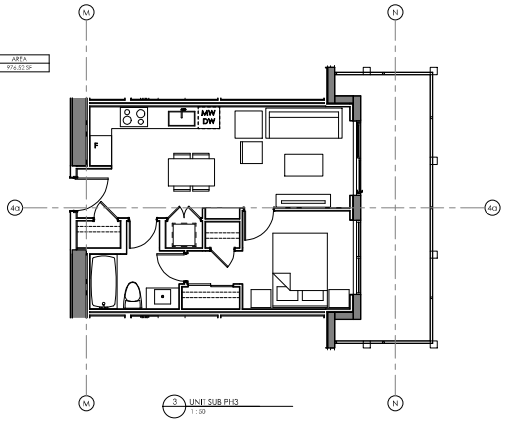
1 UNIT SUB PH1
1 : 50

UNIT TYPE	LEVELS	DESCRIPTION	COUNT	AREA
SUB PH1	LEVELS 31-33	2 BED	3 3	976.32 SF



2 UNIT SUB PH2
1 : 50

UNIT TYPE	LEVELS	DESCRIPTION	COUNT	AREA
SUB PH2	LEVELS 31-33	2 BED	3 3	819.91 SF



3 UNIT SUB PH3
1 : 50

UNIT TYPE	LEVELS	DESCRIPTION	COUNT	AREA
SUB PH3	LEVELS 31-33	1 BED	3 3	498.32 SF

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TB
2	2019-04-23	DP APPLICATION PROGRESS SET	TB/RA
3	2020-04-08	DP APPLICATION RESUBMISSION	SM

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Client
MISSION GROUP

Project
500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title
UNIT PLANS

Date: JANUARY 2020
Project No.: 18-59
Scale: 1 : 50
Drawing No.: A5-3
Drawn By: SM
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SCHEDULE A & B

This forms part of application
DP19-0064 / DP19-0065

Planner Initials AC

City of Kelowna

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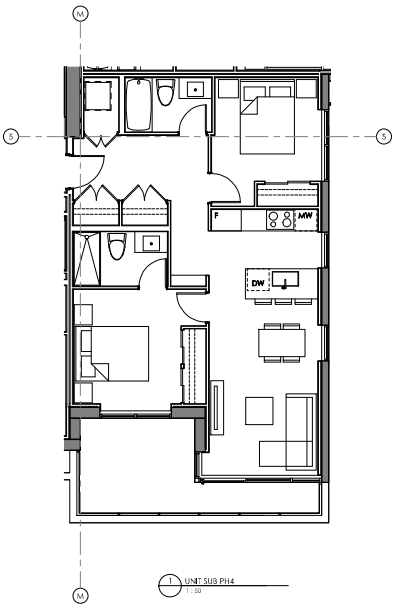
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-04-23	DP APPLICATION	TB
2	2019-04-23	DP APPLICATION PROGRESS SET	TB/AA
3	2020-04-08	DP APPLICATION RESUBMISSION	SM



1 UNIT SUB PH4
1 : 50

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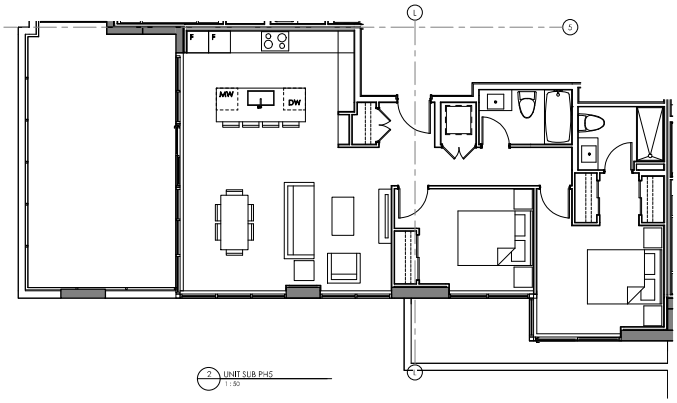
SUB PH4	LEVELS 31-33	2 BED	3	816.59 SF
			3	



2 UNIT SUB PH5
1 : 50

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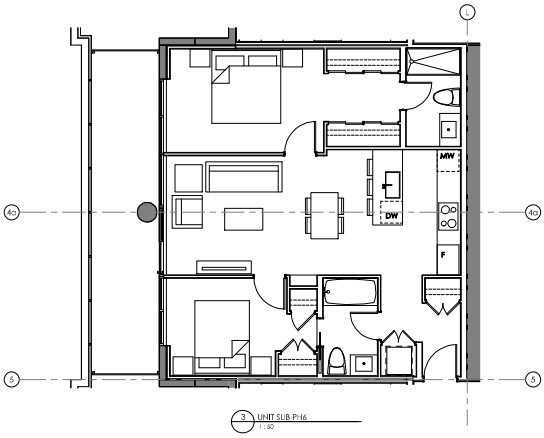
SUB PH5	LEVELS 31-33	2 BED	3	990.98 SF
			3	



3 UNIT SUB PH6
1 : 50

UNIT TYPE	LEVELS	DESCRIPTION	COUNT	AREA
SUB PH6	LEVELS 31-33	2 BED	3	864.48 SF
			3	

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Drawing Title
UNIT PLANS

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Project No.: 15-59

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