

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

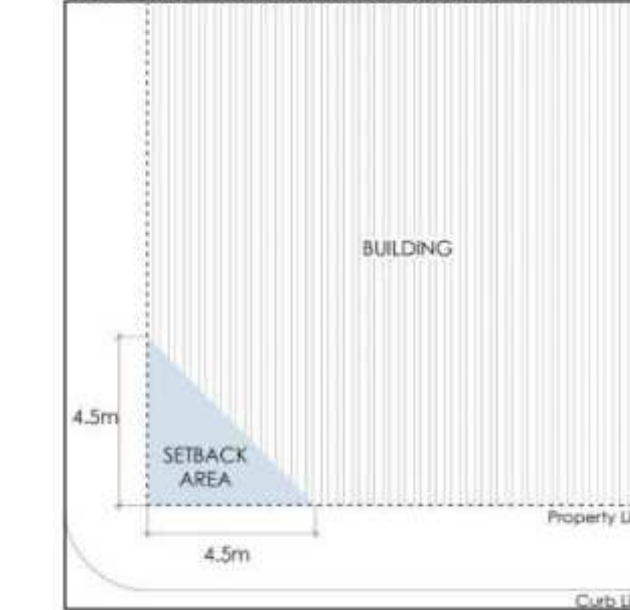
Planner Initials **TA**

City of Kelowna
DEVELOPMENT PLANNING

Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Upper Floor Setbacks	For any portion of a building abutting a street a 3.0 m setback is required for any portion of the building above the lesser of 16 m or four storeys.								
Corner Lots	For any building greater than 18.0 m or 4.5 storeys and located on a corner lot, there shall be a triangular setback 4.5 m in length along the lot lines that meet at each corner of an intersection. This setback will only be required at the first storey. See Visual Example of Corner Lot Setbacks (Figure 9.11.1).								
Urban Plazas	Any site within an urban centre larger than 1 acre with a building length larger than 100 m shall provide an urban plaza at grade.								
Tall Building Regulations	For tower and podium regulations refer to Section 9.11 Tall Building Regulations.								
Min. and Max. Commercial or Residential Floor Area based on Fronting Street Type	The commercial and residential principal use floor area restriction is based on street type as defined in the City of Kelowna's Official Community Plan (See Maps 4.2 Downtown, 4.4 Capital Landmark, 4.6 Parkway, 4.8 Rutland, & 4.10 Midtown). Secondary uses are permitted in accordance with Section 14.9. Any building on streets classified as a: <ul style="list-style-type: none"> High Streets or Retail Streets shall provide ground-floor commercial principal uses, which must occupy a minimum of 90% of the street frontages. Access driveways or other portions of the street frontage not used as a building will not be considered for the purpose of this calculation. Any combination of commercial and residential principal uses is permitted above the ground-floor. Mixed Streets can contain any combination of commercial and residential principal uses at the ground floor and above. Mixed Residential Streets can contain any combination of ground-floor commercial or residential principal uses. One hundred percent (100%) of the floor area above the ground-floor shall be residential principal uses. Residential Streets shall contain one hundred percent (100%) of the floor area as residential principal uses. 								
Max. Parkade Exposure	On the first floor, there shall be no parkade exposure to the primary street and the secondary street may have up to 25% of that frontage (access driveways will not be considered as exposure).								

Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
FOOTNOTES (Section 14.11.1):									
1. The minimum setback can be reduced from 3.0 m to 2.0 m for ground-oriented residential units if both of these criteria are met: <ul style="list-style-type: none"> a) The maximum first floor height above adjacent curb level for ground-oriented residential units is 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See Example Diagram. b) The minimum net floor area for ground-oriented residential units on the first floor is 11m². See Example Diagram. 									
2. The minimum setback can be reduced from 3.0 m to 0.0 m for any ground-oriented commercial units if at least a 6.0 m setback in the UC2, UC3, & UC4 zones and 4.5 m setback in the UC5 zone is maintained from back-of-curb (or edge of road pavement in situations without curb) to building face.									
3. Any portion of a building above 16.0 m in height must be setback a minimum of 3.0 m from any lot line abutting a street and 4.0 m from any lot line abutting another property.									
4. Except it is 3.0 m when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.									
5. Except it is 6.0 m when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.									
6. Except if the rear setback is 3.0 m when abutting rear lane, 6.0 m when abutting a single & two dwelling zone or rural residential zone, and it is 6.0 m for hotels or motels.									
7. The minimum side yard is 4.0 m when abutting a single & two dwelling zone or rural residential zone.									
8. For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m. The site rear yard for carport structures is 1.5 m.									
9. Any building over 6 storeys in height, the portions of the building over 6 storeys must be setback a minimum of 10 m from any lot line abutting any single & two dwelling zone or rural residential zone. Bareland strata lots do not have setbacks to internal lots or common access roads. A continuous building frontage shall not exceed 100 m in length and must be designed with appropriate architectural breaks or relief where the length of the building exceeds 37 m.									
10. The maximum site coverage of all buildings, structures, and impermeable surfaces is dependent on the street type as defined in the City of Kelowna's Official Community Plan (e.g. Map 4.4, 4.6, 4.8, 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 90%.									
11. The maximum height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See Visual Example of Max Floor Height for Ground-Oriented Housing.									
12. 4.0 m ² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and									

Figure 9.11.1 - Visual Examples of Corner Lot Setback



CLIENT
Kerhoff Construction

kerhoff
DEVELOP • BUILD

581 Lawrence Ave, Kelowna, BC V1Y 6L8

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT APPLICATION	2021-10-18
B	DEVELOPMENT PERMIT - TRS RESPONSE	2022-02-17
C	DEVELOPMENT PERMIT - TRS RESPONSE #2	2022-08-03
D	DEVELOPMENT PERMIT - TRS RESPONSE #3	2022-11-22
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25

KorStructural
Structured Engineering

WE WILLIAMS ENGINEERING
CANADA

NEMETZ (S/A) & ASSOCIATES LTD.
CONSULTING ENGINEERS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY

SEAL

REGISTERED ARCHITECT
LAUREN MACAULEY
BRITISH COLUMBIA

2023-08-25

PRIME CONSULTANT

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY:
TL

CHECKED BY:
LM

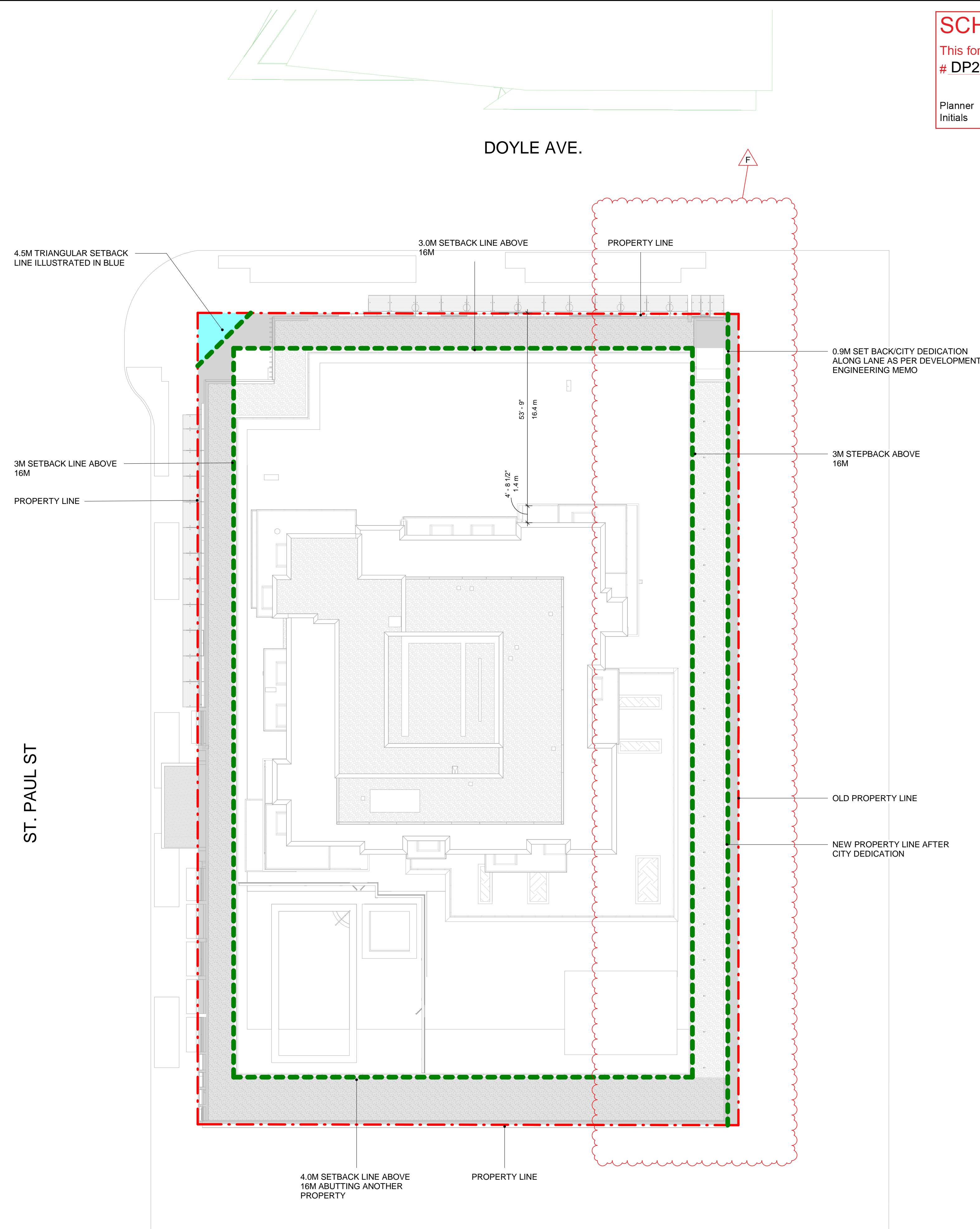
PROJECT MGR:
TL

APPROVED BY:

SHEET TITLE
SETBACK PLAN

SHEET NUMBER
DP0.09

ISSUE
F



2023-08-25 4:51:15 PM

1 **SETBACK PLAN**
DP0.09 Scale: 1 : 200

BIM 360/1135924-1405_ST_Paul_St_R2020135924_1405_StPaul_A-2020.rvt

SCHEDULE A
 This forms part of application
 # DP21-0123 DVP21-0124
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials **TA**

CLIENT
Kerkhoff Construction

 581 Lawrence Ave, Kelowna, BC V1Y 6L8

COPYRIGHT
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general performance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
 formerly IBI Group Architects (Canada) Inc.

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT APPLICATION	2021-10-18
B	DEVELOPMENT PERMIT - TRS RESPONSE	2022-02-17
C	DEVELOPMENT PERMIT - TRS RESPONSE #2	2022-08-03
D	DEVELOPMENT PERMIT - TRS RESPONSE #3	2022-11-22
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25


 **KorStructural**
 Structured Engineering

 **WILLIAMS ENGINEERING**
 CANADA

 **NEMETZ (S/A) & ASSOCIATES LTD.**
 CONSULTING ENGINEERS

 **VDZ+A**
 VAN DER ZALM + ASSOCIATES
 LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY

SEAL


 REGISTERED ARCHITECT
 LAUREN MACAULAY
 BRITISH COLUMBIA
 2023-08-25

PRIME CONSULTANT

 **ARCADIS**

1353 Ellis Street - Suite 202
 Kelowna BC V1Y 1Z9 Canada
 tel 250 980 3432
 www.arcadis.com

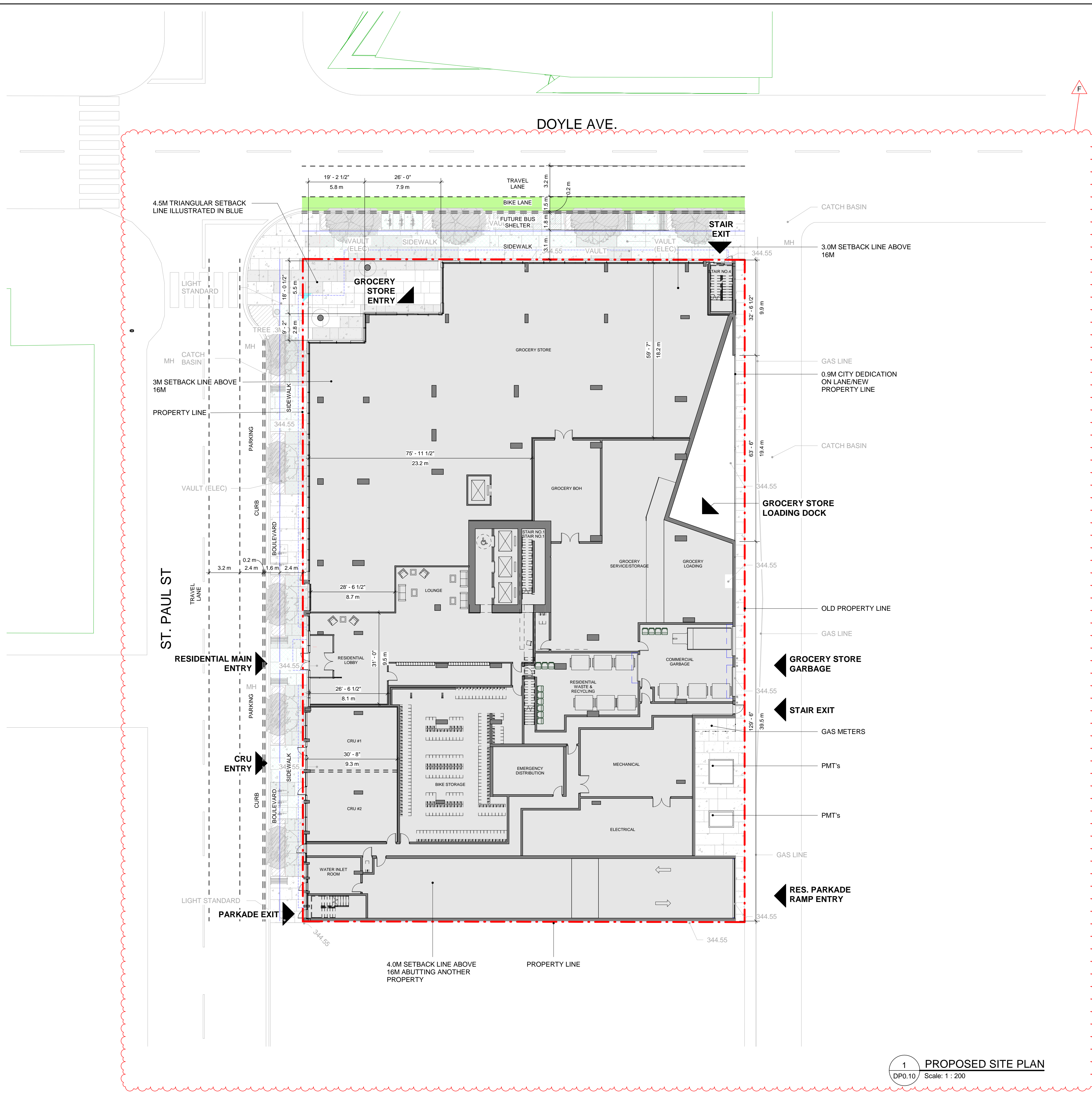
PROJECT
1405 St. Paul
 #1405 St Paul St.
 Kelowna, BC
 V1Y 9N2

PROJECT NO:
135924

DRAWN BY: **TL** CHECKED BY: **LM**
 PROJECT MGR: **TK** APPROVED BY:

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER **DP0.10** ISSUE **F**

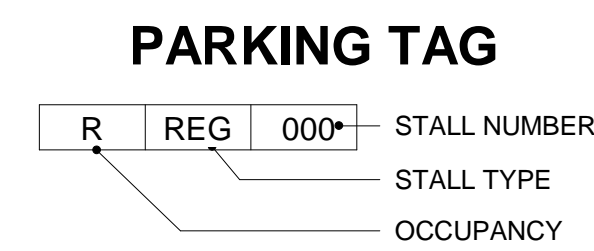
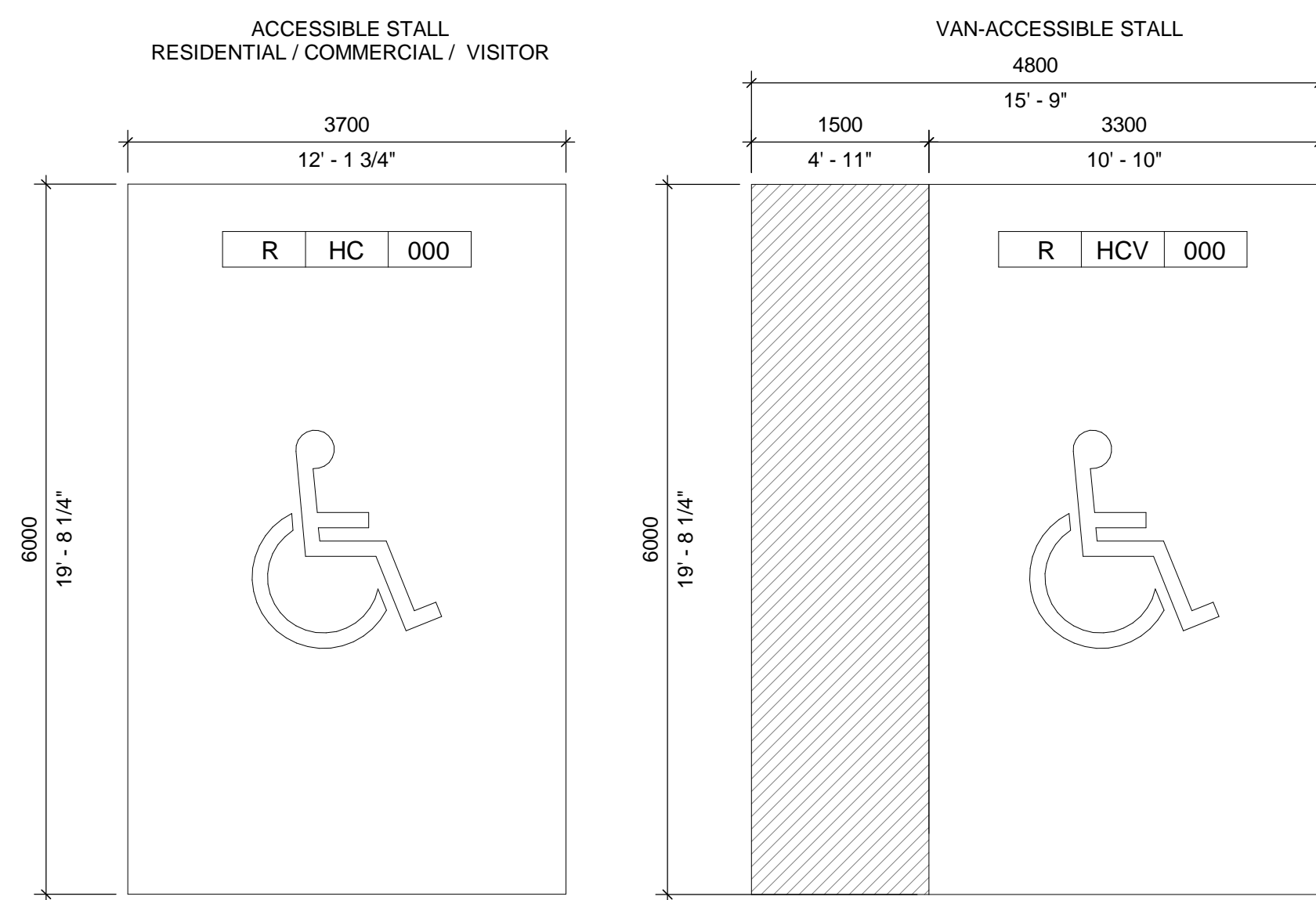
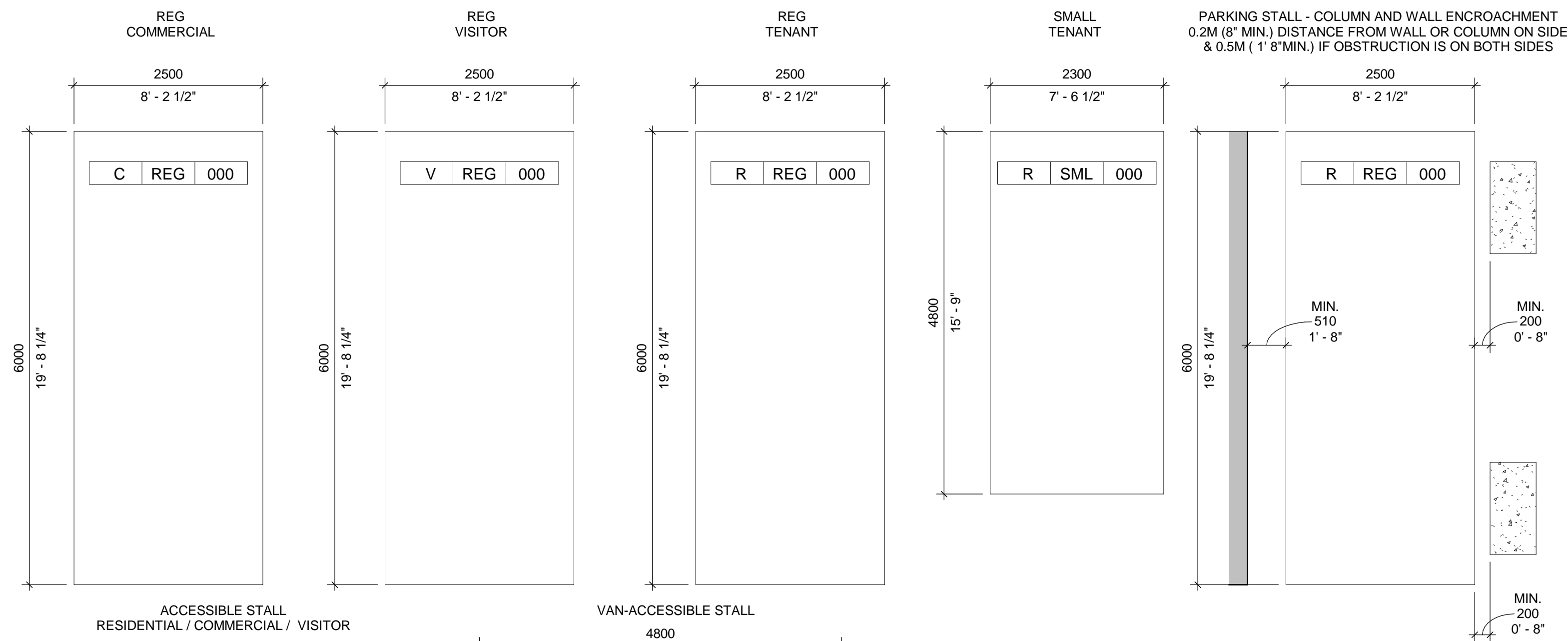


1 PROPOSED SITE PLAN
 DP0.10 Scale: 1 : 200

2023-08-25 4:51:20 PM

BHM 3650/135924-1405_ST_Paul_Sr_R2020135924_1405_SrPaul_A-2020.rvt

CITY OF KELOWNA VEHICULAR STANDARDS



OCCUPANCY LEGEND

C	COMMERICAL
R	RESIDENTIAL
V	VISITOR
C/V	COMMERCIAL / VISITOR (SHARED)
RV	RESIDENTIAL VISITOR
RT	RETAIL
EV	ELECTRIC VEHICLE
CS	CAR SHARE

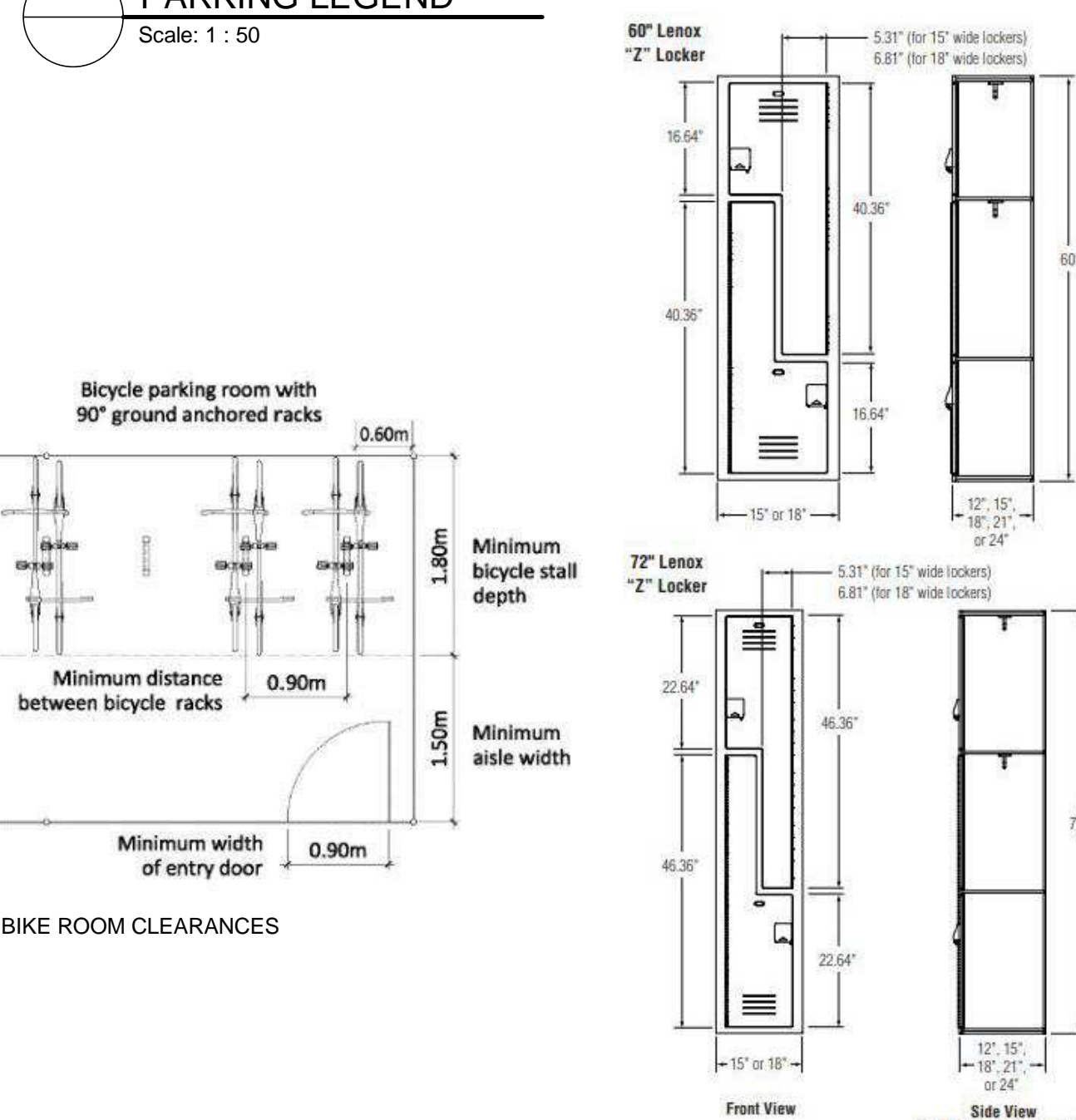
STALL TYPE

REG	REGULAR
MED	SMALL VEHICLE
HC	HANDICAP
HCV	HANDICAP VAN
L	LOADING
T	TANDEM

PER BYLAW 8.2.16 (a) NOTWITHSTANDING SECTION 8.2.16, IN MIXED-USE DEVELOPMENTS THE PARKING SPACES REQUIRED FOR OFFICES AND OTHER COMMERCIAL RELATED LAND USES CAN BE SHARED WITH THE RESIDENTIAL VISITOR PARKING REQUIREMENTS. PARKING SPACES MUST BE AVAILABLE FOR BOTH LAND USES (COMMERCIAL AND VISITOR) AT ALL TIMES.

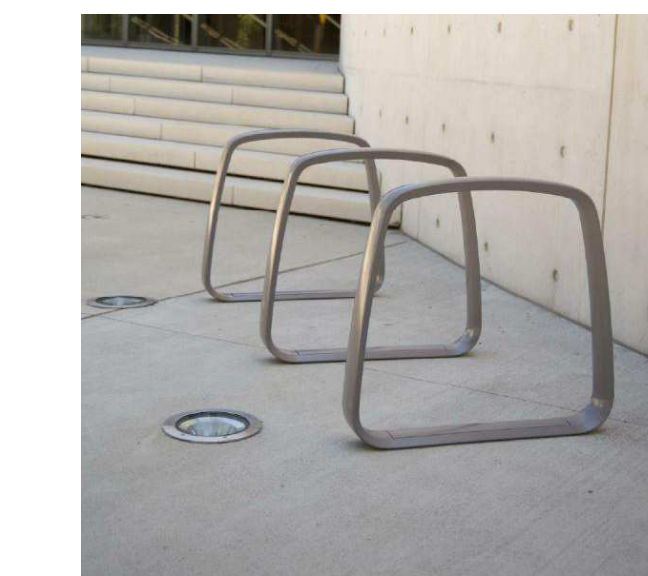
PARKING LEGEND

Scale: 1 : 50



BIKE STORAGE LEGEND

Scale: 1 : 25

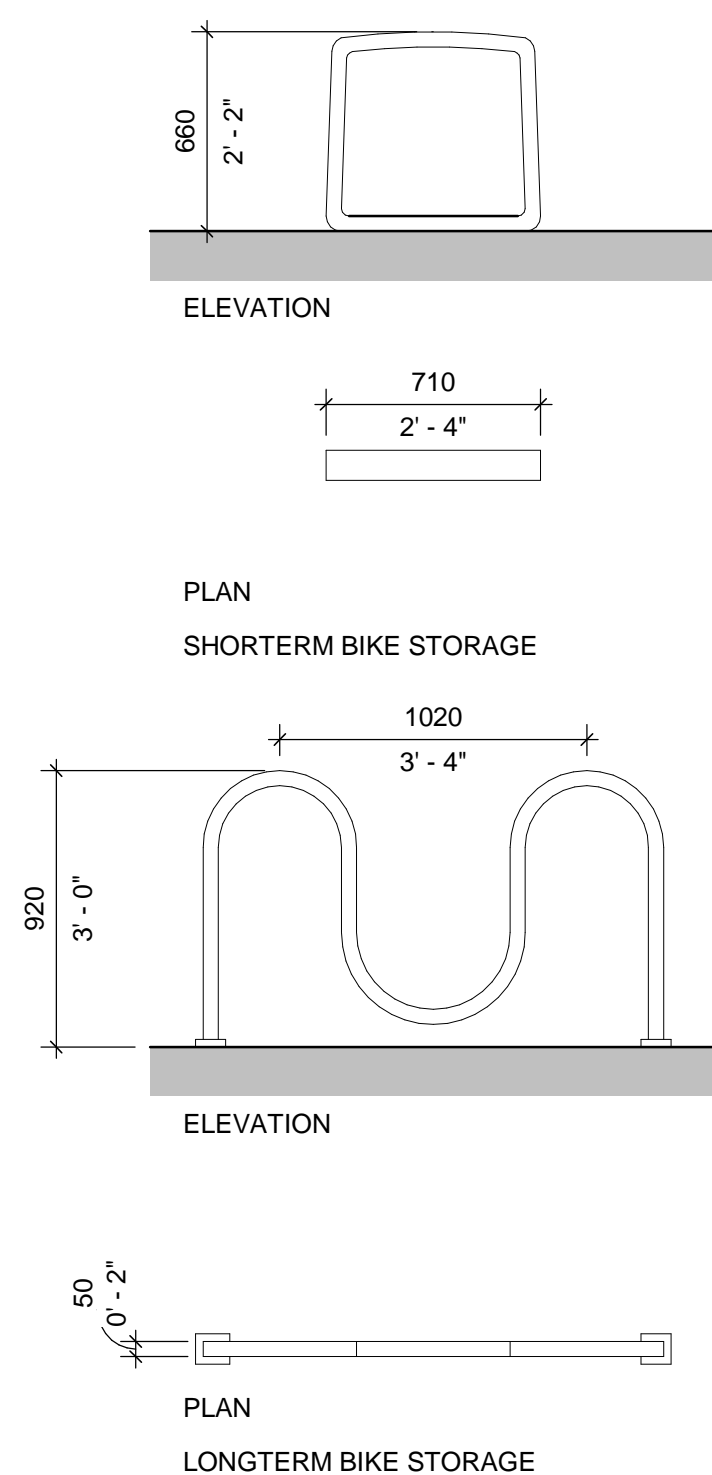
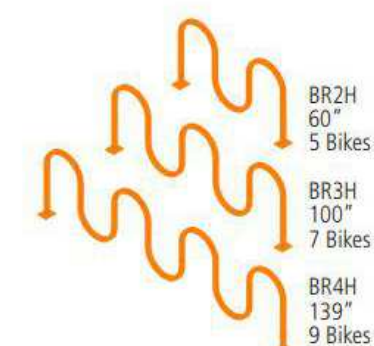


BIKE RACK:
Type: (Series) Collector
Colour: Silver
Manufacturer: Landscape Forms
www.landscapeforms.com
1-800-338-0098

Broadway Rack

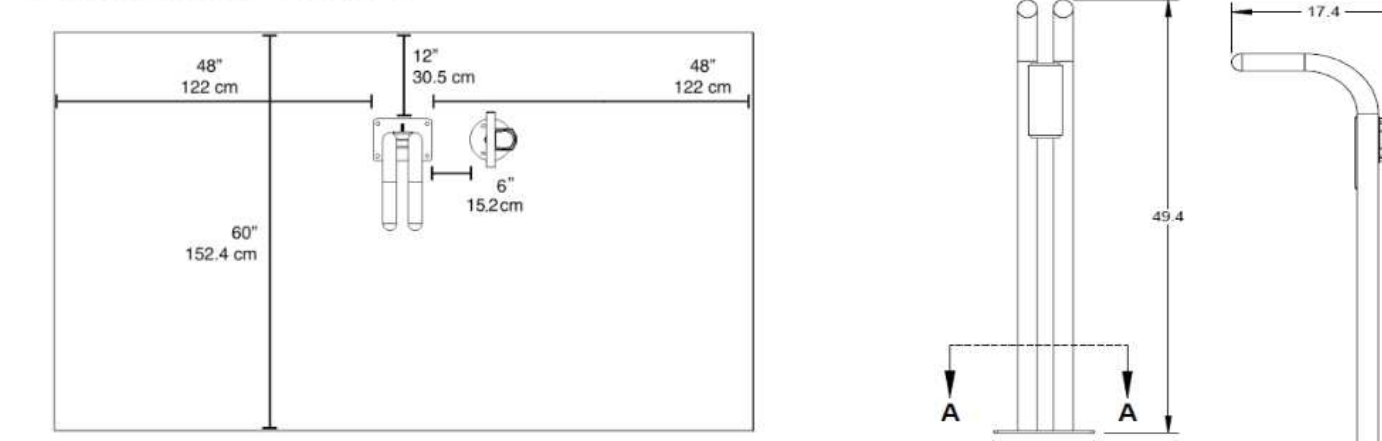
The Broadway Rack is a great fit in areas where maximum security is a top priority. Made of thick, two-inch square steel, the Broadway Rack renders pipe-cutters useless.

The Broadway Rack is available in a variety of lengths to best suit your bike parking capacity needs.



Public Work Stand

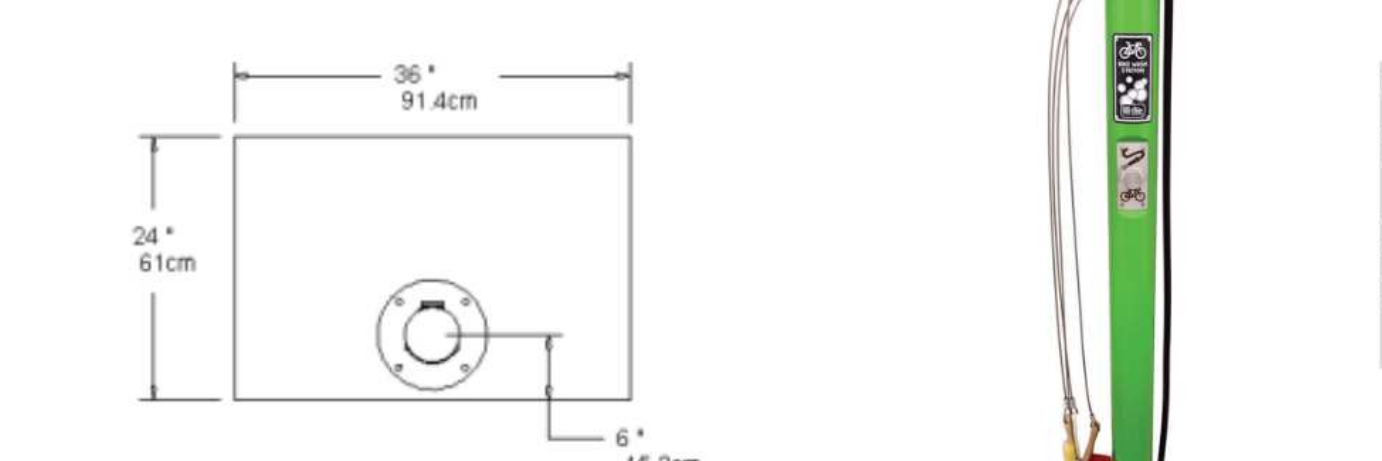
Recommended Setbacks



- Site Layout:
- Minimum of 48" from side of Public Work Stand to wall or other objects
 - Minimum of 12" from back of Public Work Stand to wall
 - Minimum of 6" between Public Work Stand and Pump
 - Minimum of 60" from perpendicular street
 - Minimum of 96" from parallel street

Bike Wash Station

Recommended Setbacks



The minimum space requirements for the Wash Station depend on whether there is a Wheel Chock, Public Work Stand, or Deluxe Public Work Stand installed.

TYPICAL COLLECTION TRUCK DIMENSIONS (APPROX.)

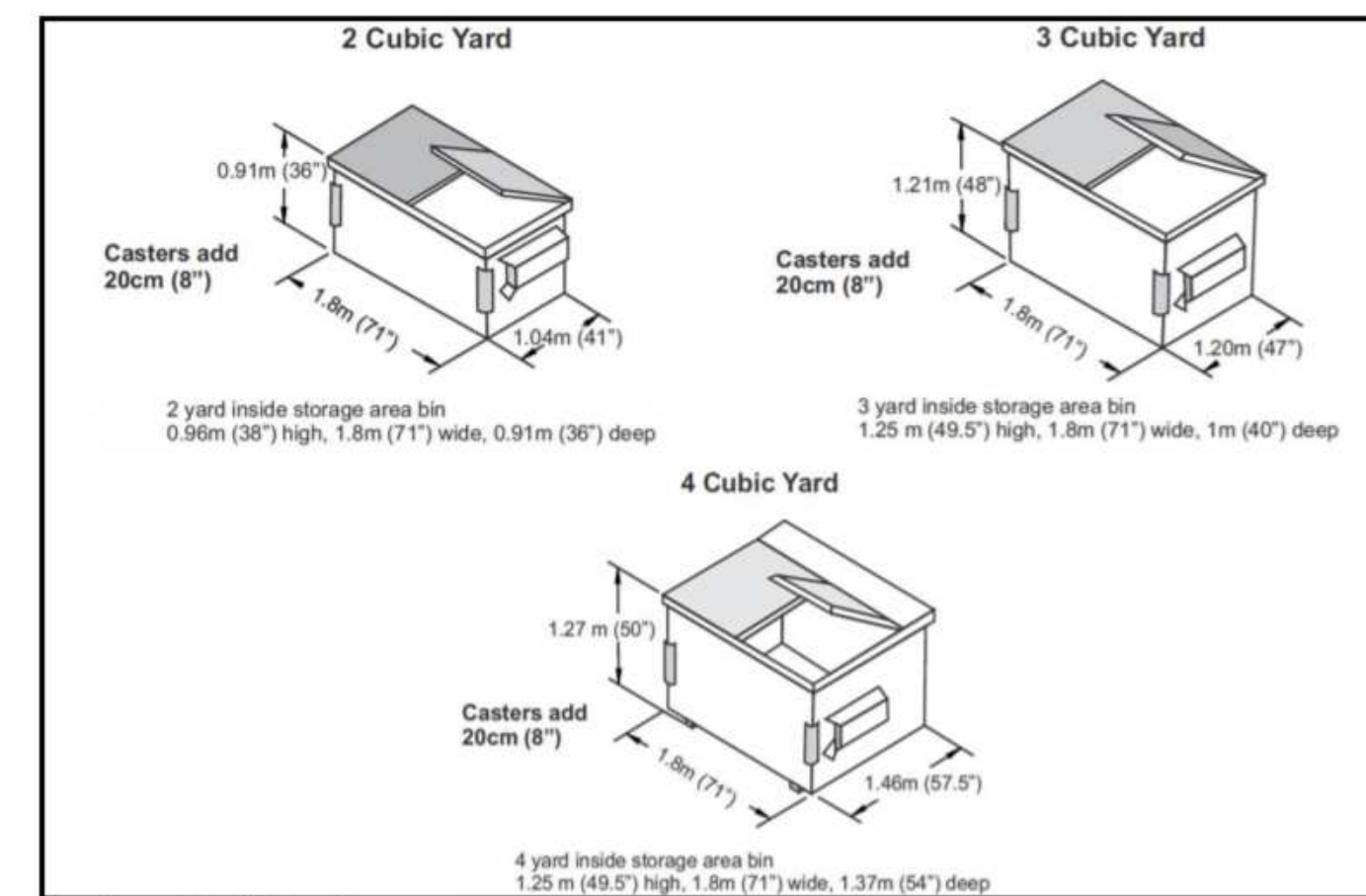
LENGTH	• 10.0 M - 12.4 M
WIDTH	• 3.2 M
MIN. INSIDE TURNING RADIUS	• 10 M
MIN. OUTSIDE TURNING RADIUS	• 12.8 M
HEIGHT CLEARANCE	• 6.5 M - 7.5 M
WIDTH CLEARANCE	• 4.0 M
LENGTH CLEARANCE	• 15.2 M

WASTE ROOM DESIGN

CONCRETE PAD	• ABLE TO WITHSTAND 28,000 KG COLLECTION VEHICLE
DRAINAGE	• DRAIN TO SANITARY SEWER, OIL SEPARATOR REQUIRED
DOOR	• DOUBLE DOORS WITH A MIN. 2M OPENING • CAN BE PROPPED OR LOCKED OPEN WITH A BUMPER GUARD ON THE INSIDE FACING THE DOOR
ELECTRICITY	• POWER SHALL BE PROVIDED FOR EQUIPMENT INSIDE THE AMENITY
LIGHTING	• ADEQUATE LIGHTING AROUND AND INSIDE AMENITY AS REQ. BY KELOWNA BY-LAW
HOSE BIB	• AT LEAST ONE (1) HOSE CONNECTION FOR CLEANING THE AREA
VENTILATION	• RELEASE ODOUR/STALE AIR

WASTE MANAGEMENT LEGEND

Scale: 1 : 500



SCHEDULE A

This forms part of application # DP21-0123 DVP21-0124

City of Kelowna DEVELOPMENT PLANNING

Planner Initials TA

Product Specifications

- Universal bike mounting – hang by seat or top tube
- Nine common bicycle tools tethered by stainless steel aircraft cable
- Unique I-beam design eliminates possibility of locking a bike to the station
- ADA-compliant design
- QR code link to maintenance instructions for viewing from smart phone
- Installation hardware included

Product Specifications

- Includes vandal-resistant hose and nozzle with stainless steel fittings
- HVLC (High Velocity Low Consumption) nozzle optimized for strong cleaning power without damaging bicycle bearings while also minimizing water usage
- Vandal-proof auto shut off water valve prevents wasted water
- Cleaning brushes attached by braided stainless steel cable to prevent theft
- Requires municipal water and sanitary drain or dry well hookup (check local codes)
- System is compliant with ADA, EPA, and Public Law 111-380 (No Lead) requirements

GENERAL NOTES - WASTE MANAGEMENT

- THE ARCHITECT IS NOT RESPONSIBLE FOR INFORMATION CONCERNING THE SITE AND SURVEY INFORMATION PREPARED BY OTHERS.
- THE CONTRACTOR SHALL SITE VERIFY THE SURVEY INFORMATION PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO REPORT ANY DISCREPANCIES SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.
- THE CONTRACT DOCUMENTS PREPARED BY THE ARCHITECT ARE THE ARCHITECT'S COPYRIGHT PROPERTY AND SHALL BE RETURNED TO THE ARCHITECT UPON REQUEST. REPRODUCTION OF CONTRACT DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
- SCOPE OF WORK SHALL NOT BE LIMITED TO THAT SHOWN ON THE DRAWINGS AND SHALL INCLUDE WORK REQUIRED TO ELIMINATE ALL EXISTING, ABANDONED OR REDUNDANT COMPONENTS, AND TO FACILITATE PROPER EXECUTION OF THE WORK.
- PER WASTE MANAGEMENT RECOMMENDATIONS, EACH RESIDENTIAL BUILDING SHOULD CONSIST OF (2) 4-YARD CO-MINGLED RECYCLING BINS AND (2) 4-YARD GARBAGE BINS. EACH OF THESE WILL BE SERVICED 2X PER WEEK. REFER TO BIN DIAGRAM ON SHEET FOR DIMENSIONS.
A. PROVISION: ADDITIONAL 96 GALLON TOTES FOR FUTURE RECYCLING NEEDS.
- PER WASTE MANAGEMENT RECOMMENDATIONS, EACH COMMERCIAL WASTE ROOM SHOULD CONSIST OF (2) 4-YARD CO-MINGLED RECYCLING BINS AND (2) 4-YARD GARBAGE BINS. EACH OF THESE WILL BE SERVICED 1X PER WEEK. REFER TO BIN DIAGRAM ON SHEET FOR DIMENSIONS.

CLIENT
Kerkhoff Construction
kerkhoff DEVELOP • BUILD
581 Lawrence Ave, Kelowna, BC V1Y 6L8

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT APPLICATION	2021-10-18
B	DEVELOPMENT PERMIT - TRS RESPONSE	2022-02-17
C	DEVELOPMENT PERMIT - TRS RESPONSE #2	2022-08-03
D	DEVELOPMENT PERMIT - TRS RESPONSE #3	2022-11-22
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25

KorStructural
Structured Engineering

WE WILLIAMS ENGINEERING
CANADA

NEMETZ (S/A) & ASSOCIATES LTD.
CONSULTING ENGINEERS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY

SEAL

PRIME CONSULTANT
ARCADIS
1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT
1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY: TL
CHECKED BY: LM

PROJECT MGR: TL
APPROVED BY:

SHEET TITLE
CITY OF KELOWNA REQUIREMENTS

SHEET NUMBER
DP0.12

ISSUE
F



Site Coverage Calculations		
	Metric (m ²)	Imperial (ft ²)
Gross Site Area	3163.46	34051.46
Foot Print	2948.26	31734.82
Site Coverage %	93.20%	
Max. Permitted Lot Coverage %	100%	

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

Planner Initials **TA**

CLIENT
Kerkhoff Construction
881 Lawrence Ave, Kelowna, BC V1Y 6L8

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

No.	DESCRIPTION	DATE
B	DEVELOPMENT PERMIT - TRS RESPONSE	2022-02-17
C	DEVELOPMENT PERMIT - TRS RESPONSE #2	2022-08-03
D	DEVELOPMENT PERMIT - TRS RESPONSE #3	2022-11-22
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25

Structured Engineering

SEAL

PRIME CONSULTANT

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
SITE COVERAGE

SHEET NUMBER DP0.13	ISSUE F
-------------------------------	-------------------

1 SITE COVERAGE DIAGRAM
Scale: 1 : 200

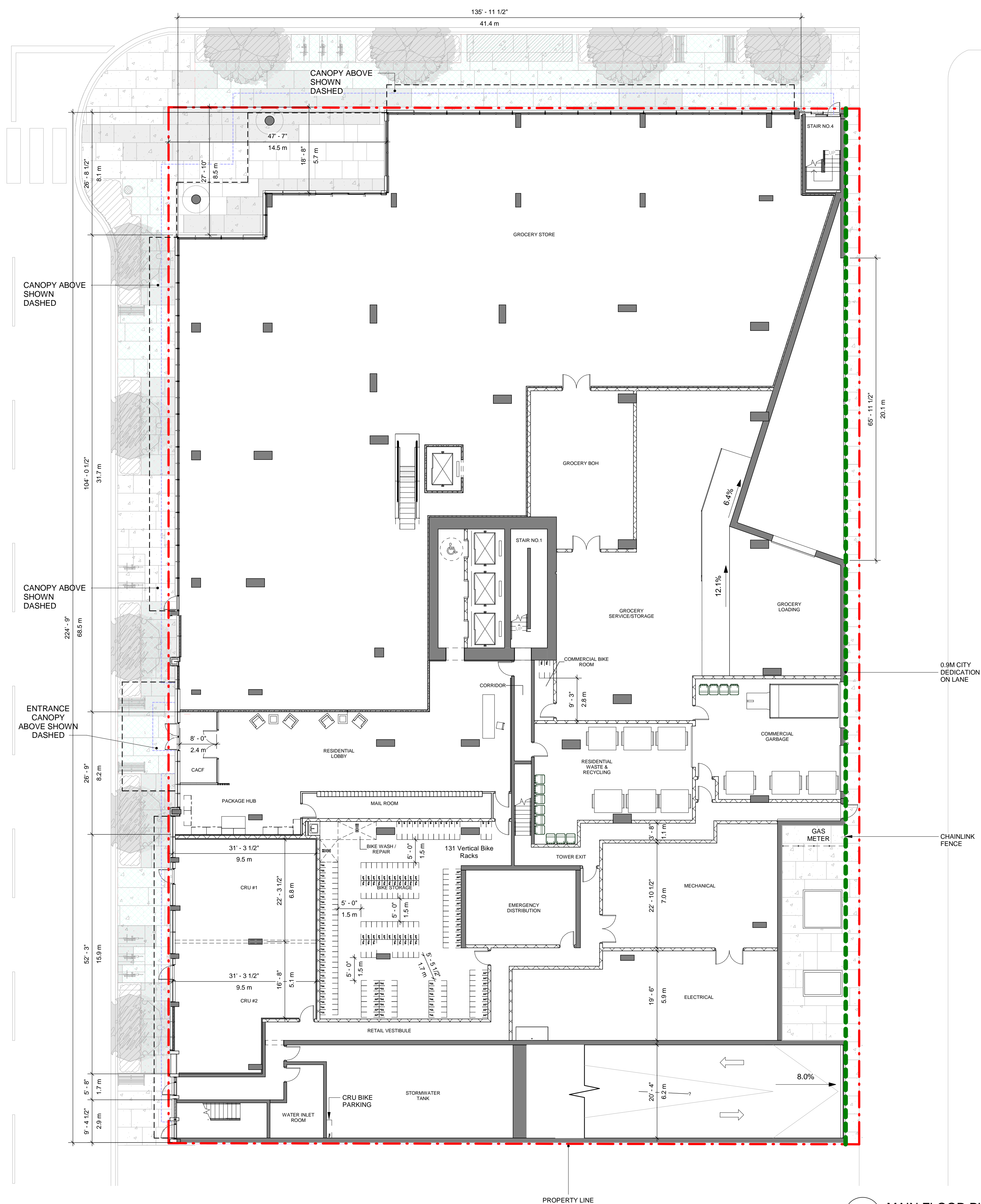
2023-08-25 4:51:34 PM

BHM 360/0135924-1405_ST_Paul_Sr_R2020135924_1405_SrPaul_A-2020.rvt

FAR/FSR - LEVEL 1		
NAME	AREA	FAR
LEVEL 01		
AMENITY	69.81 m ²	
COMMERCIAL	1670.49 m ²	
COMMON AREA	211.69 m ²	NO
PARKING & SERVICES	847.21 m ²	NO
GFA	2799.20 m ²	

FRONTAGE CALCULATION

Total Frontage on St Paul: 68.5M
 Subtraction of Lobby: -8.2M
 Remaining Dim for 90% Retail: 60.3M
 90% of 60.3M: 54.3M
 Non-retail frontage max: 6M
 Exit Stair Frontage: 2.9M
 Retail Corridor Frontage: 1.7M
Total Non-Retail Frontage: 4.6M



1 MAIN FLOOR PLAN
 DP1.01 Scale: 1: 150

SCHEDULE A
 This forms part of application
 # DP21-0123 DVP21-0124
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials TA

CLIENT
Kerkhoff Construction

 581 Lawrence Ave, Kelowna, BC V1Y 6L8

COPYRIGHT
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general performance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
 formerly IBI Group Architects (Canada) Inc.

No.	DESCRIPTION	DATE
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25

KorStructural
 Structured Engineering

WILLIAMS ENGINEERING
 CANADA

NEMETZ (S/A) & ASSOCIATES LTD.
 CONSULTING ENGINEERS

VDZ+A
 VAN DER ZALM + ASSOCIATES
 LANDSCAPE ARCHITECTURE - CIVIL ENGINEERING - URBAN FORESTRY

SEAL

PRIME CONSULTANT
ARCADIS
 1353 Ellis Street - Suite 202
 Kelowna BC V1Y 1Z9 Canada
 tel 250 980 3432
 www.arcadis.com

PROJECT
1405 St. Paul
 #1405 St Paul St.
 Kelowna, BC
 V1Y 9N2

PROJECT NO:
135924

DRAWN BY: TL
 PROJECT MGR: TL

CHECKED BY: LM
 APPROVED BY:

SHEET TITLE
MAIN FLOOR PLAN

SHEET NUMBER
DP1.01

ISSUE
F

FAR/FSR - LEVEL 2		
NAME	AREA	FAR
COMMON AREA	100.71 m ²	NO
PARKING & SERVICES	2863.00 m ²	NO
GFA	2963.70 m ²	

SCHEDULE A
 This forms part of application
 # DP21-0123 DVP21-0124
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials TA

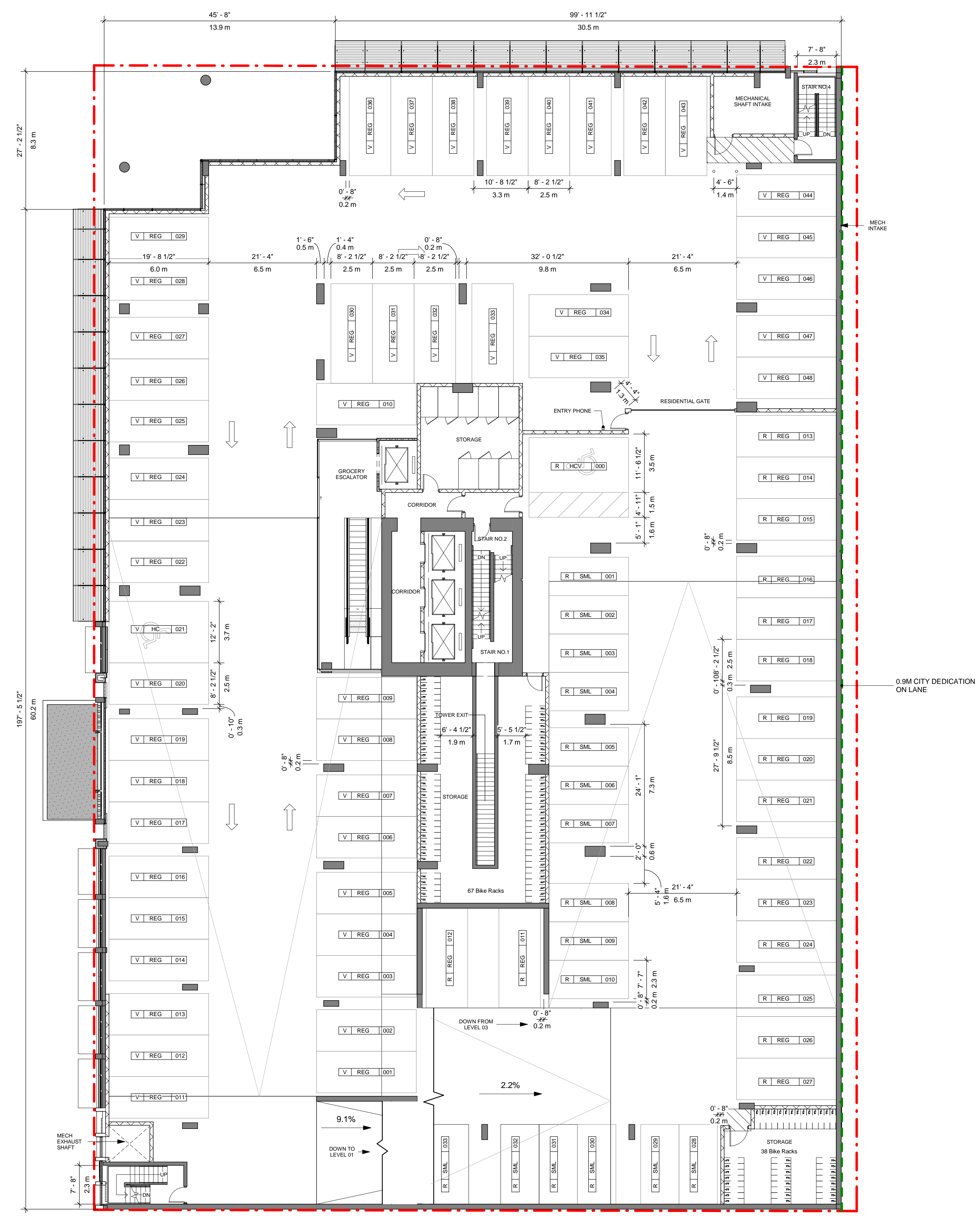
CLIENT
Kerkhoff Construction

 581 Lawrence Ave, Kelowna, BC V1Y 6L8

COPYRIGHT
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general performance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
 formerly IBI Group Architects (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



1 LEVEL P2 FLOOR PLAN
 Scale: 1 : 150

KorStructural
 Structured Engineering

WILLIAMS ENGINEERING CANADA

NEMETZ (S/A) & ASSOCIATES LTD.
 CONSULTING ENGINEERS

VDZ+A
 VAN DER ZALM + ASSOCIATES
 LANDSCAPE ARCHITECTURE - CIVIL ENGINEERING - URBAN FORESTRY

SEAL

PRIME CONSULTANT
ARCADIS
 1353 Ellis Street - Suite 202
 Kelowna BC V1Y 1Z9 Canada
 tel 250 980 3432
 www.arcadis.com

PROJECT
1405 St. Paul
 #1405 St Paul St.
 Kelowna, BC
 V1Y 9N2

PROJECT NO:
135924

DRAWN BY: **TL** CHECKED BY: **LM**

PROJECT MGR: **TL** APPROVED BY:

SHEET TITLE
LEVEL P2 FLOOR PLAN

SHEET NUMBER **DP1.02** ISSUE **F**

2023-08-31 3:52:16 PM

BIM 360/1135924-1405_ST_Paul_Sr_R2020135924_1405_SrPaul_A-2020.rvt

FAR/FSR - LEVEL 3

NAME	AREA	FAR
COMMON AREA	98.85 m ²	NO
PARKING & SERVICES	2926.91 m ²	NO
GFA	3025.75 m ²	

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

Planner Initials TA



CLIENT
Kerkhoff Construction



581 Lawrence Ave, Kelowna, BC V1Y 6L8

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general performance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



1 LEVEL P3 FLOOR PLAN
DP1.03 Scale: 1 : 150



SEAL

PRIME CONSULTANT



1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY:
TL

CHECKED BY:
LM

PROJECT MGR:
TL

APPROVED BY:

SHEET TITLE
LEVEL P3 FLOOR PLAN

SHEET NUMBER

DP1.03

ISSUE

F

FAR/FSR - LEVEL 4

NAME	AREA	FAR
COMMON AREA	98.85 m ²	NO
PARKING & SERVICES	2926.91 m ²	NO
GFA	3025.75 m ²	

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

Planner Initials TA



CLIENT
Kerkhoff Construction

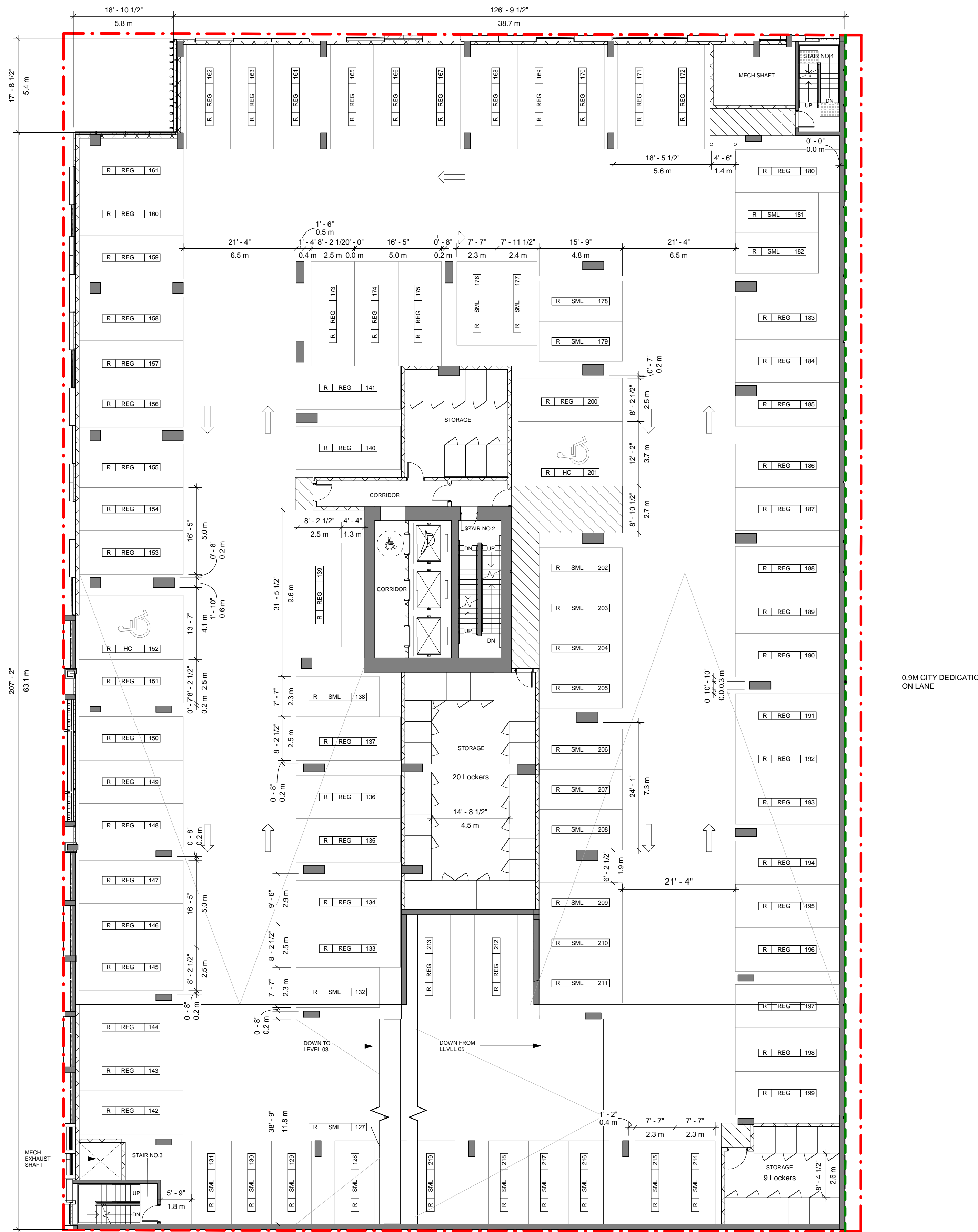


581 Lawrence Ave, Kelowna, BC V1Y 6L8

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general performance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES	No.	DESCRIPTION	DATE
E		DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F		DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



1 LEVEL P4 FLOOR PLAN
DP1.04 Scale: 1: 150



SEAL

PRIME CONSULTANT



1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT
1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY: TL	CHECKED BY: LM
PROJECT MGR: TL	APPROVED BY:

SHEET TITLE
LEVEL P4 FLOOR PLAN

SHEET NUMBER DP1.04	ISSUE F
------------------------	------------

FAR/FSR - LEVEL 5		
NAME	AREA	FAR
COMMON AREA	98.85 m ²	NO
PARKING & SERVICES	2810.01 m ²	NO
GFA	2908.86 m ²	

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

Planner Initials **TA**

City of Kelowna
DEVELOPMENT PLANNING

CLIENT
Kerkhoff Construction

kerkhoff
DEVELOP • BUILD

581 Lawrence Ave, Kelowna, BC V1Y 6L8

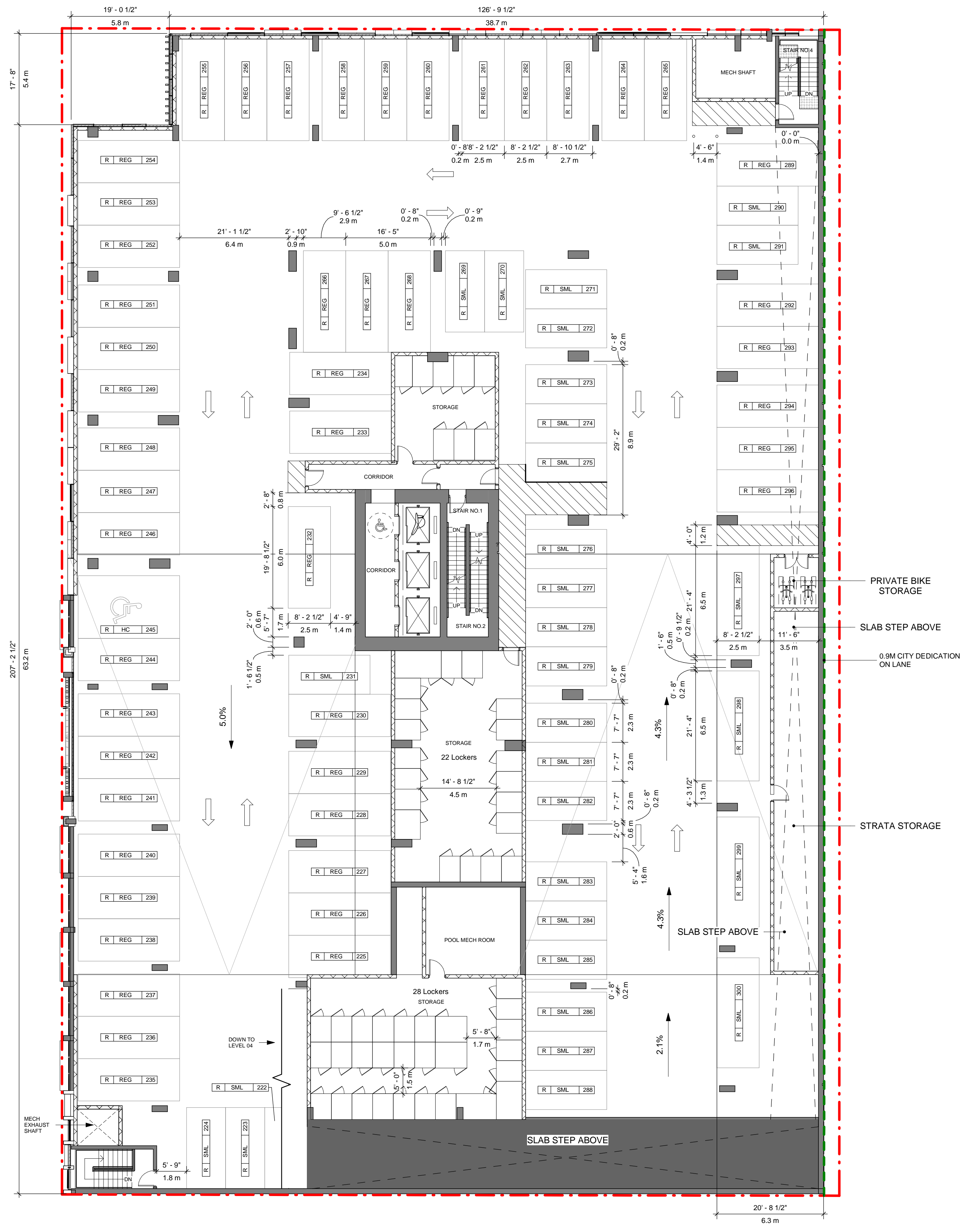
COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



1 LEVEL P5 FLOOR PLAN
DP1.05 Scale: 1: 150

KorStructural
Structured Engineering

WE WILLIAMS ENGINEERING
CANADA

NEMETZ (S/A) & ASSOCIATES LTD.
CONSULTING ENGINEERS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY

SEAL

PRIME CONSULTANT

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY: **TL** CHECKED BY: **LM**

PROJECT MGR: **TL** APPROVED BY:

SHEET TITLE
LEVEL P5 FLOOR PLAN

SHEET NUMBER **DP1.05** ISSUE **F**

2023-08-31 3:52:30 PM

BIM 360/1135924-1405_ST_Paul_S1_R2020135924_1405_S1_Plan_A-2020.rvt

FAR/FSR - LEVEL 6		
NAME	AREA	FAR
AMENITY	900.84 m ²	NO
COMMON AREA	80.79 m ²	NO
PARKING & SERVICES	19.90 m ²	
GFA	1001.52 m ²	

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

Planner Initials **TA**

City of Kelowna
DEVELOPMENT PLANNING

CLIENT
Kerkhoff Construction

kerkhoff
DEVELOP • BUILD

581 Lawrence Ave, Kelowna, BC V1Y 6L8

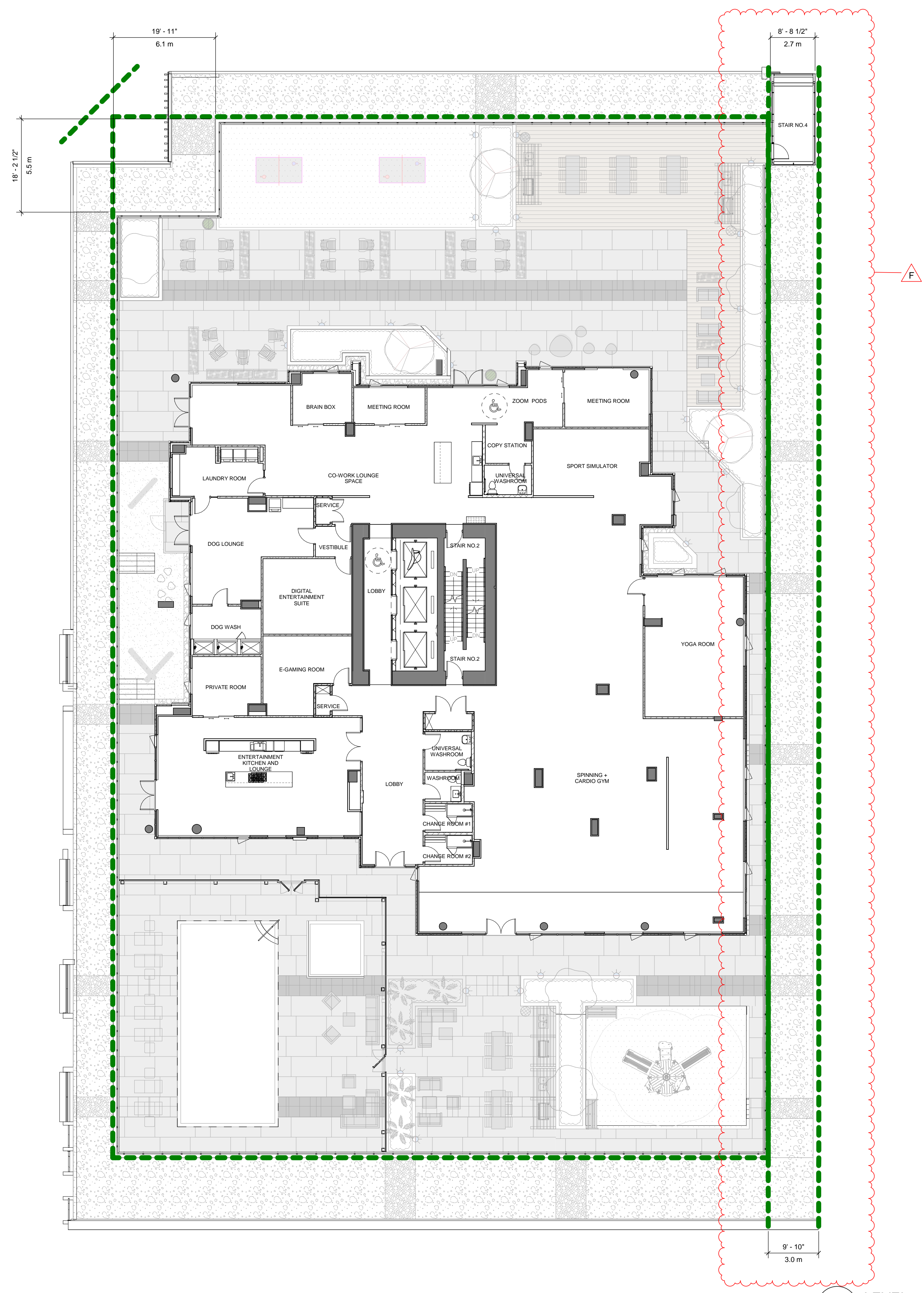
COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general performance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



1 LEVEL 06 FLOOR PLAN
DP1.06 Scale: 1 : 150

KorStructural
Structured Engineering

WE WILLIAMS ENGINEERING
CANADA

NEMETZ (S/A) & ASSOCIATES LTD.
CONSULTING ENGINEERS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY

SEAL

REGISTERED ARCHITECT
LAUREN MACAULEY
BRITISH COLUMBIA
2023-08-25

PRIME CONSULTANT

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO: 135924

DRAWN BY: TL **CHECKED BY:** LM

PROJECT MGR: TL **APPROVED BY:**

SHEET TITLE
LEVEL 06 FLOOR PLAN

SHEET NUMBER DP1.06 **ISSUE** F

2023-08-25 4:52:10 PM

BIM 360/1135924-1405_ST_Paul_Sr_R2020135924_1405_SrPaul_A-2020.rvt

FAR/FSR - LEVEL 7		
NAME	AREA	FAR
COMMON AREA	126.45 m ²	NO
RESIDENTIAL	642.27 m ²	YES
GFA	768.73 m ²	

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

Planner Initials **TA**

City of Kelowna
DEVELOPMENT PLANNING

CLIENT
Kerkhoff Construction

kerkhoff
DEVELOP • BUILD

581 Lawrence Ave, Kelowna, BC V1Y 6L8

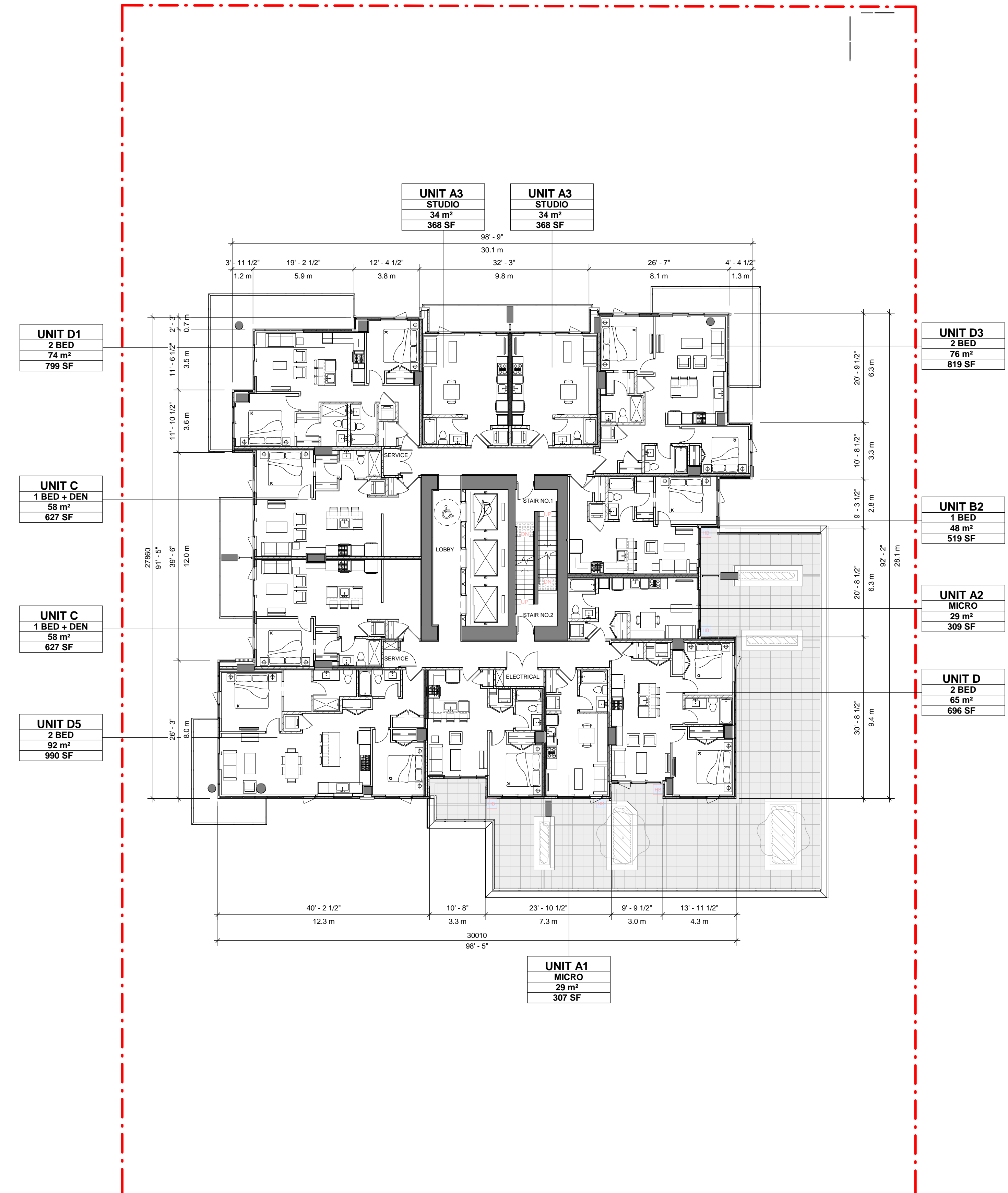
COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general performance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



KorStructural
Structured Engineering

WE WILLIAMS ENGINEERING CANADA

NEMETZ (S/A) & ASSOCIATES LTD.
CONSULTING ENGINEERS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY

SEAL

REGISTERED ARCHITECT
LAUREN MACAULEY
BRITISH COLUMBIA

2023-08-25

PRIME CONSULTANT

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO: 135924

DRAWN BY: TL **CHECKED BY:** LM

PROJECT MGR: TL **APPROVED BY:**

SHEET TITLE
LEVEL 07 FLOOR PLAN

SHEET NUMBER DP1.07 **ISSUE** F

1 LEVEL 07 FLOOR PLAN
Scale: 1 : 150

2023-08-25 4:52:16 PM

BHM 3650/135924-1405_ST_Paul_Sr_R2020135924_1405_Sr_Plan_A-2020.rvt

FAR/FSR - LEVEL 08-12		
NAME	AREA	FAR
COMMON AREA	126.45 m ²	NO
RESIDENTIAL	642.27 m ²	YES
GFA	768.73 m ²	

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials **TA**

CLIENT
Kerkhoff Construction

kerkhoff
DEVELOP • BUILD

581 Lawrence Ave, Kelowna, BC V1Y 6L8

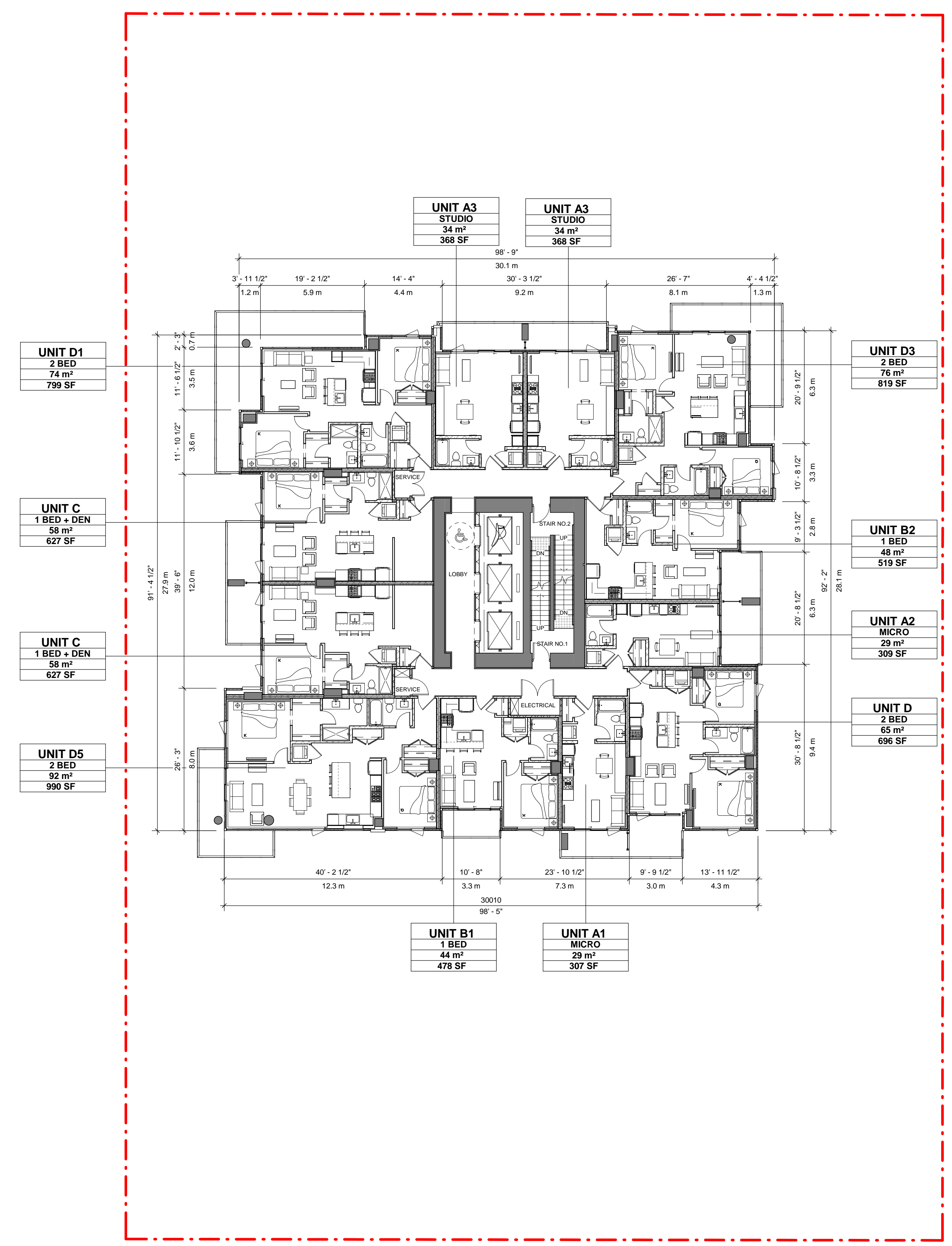
COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general performance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



1 LEVEL 08-12 FLOOR PLAN
Scale: 1 : 150

KorStructural
Structured Engineering

WE WILLIAMS ENGINEERING
CANADA

NEMETZ (S/A) & ASSOCIATES LTD.
CONSULTING ENGINEERS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY

SEAL

REGISTERED ARCHITECT
LAUREN MACAULEY
BRITISH COLUMBIA

2023-08-25

PRIME CONSULTANT

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY: TL
CHECKED BY: LM

PROJECT MGR: TL
APPROVED BY:

SHEET TITLE
LEVEL 08-12 FLOOR PLAN

SHEET NUMBER
DP1.08

ISSUE
F

2023-08-25 4:52:21 PM

BHM 360/1135924-1405_ST_Paul_Sc_R2020135924_1405_ScPaul_A-2020.rvt

FAR/FSR - LEVEL 13-24		
NAME	AREA	FAR
COMMON AREA	126.45 m ²	NO
RESIDENTIAL	623.27 m ²	YES
GFA	749.73 m ²	

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

Planner Initials **TA**



CLIENT
Kerkhoff Construction



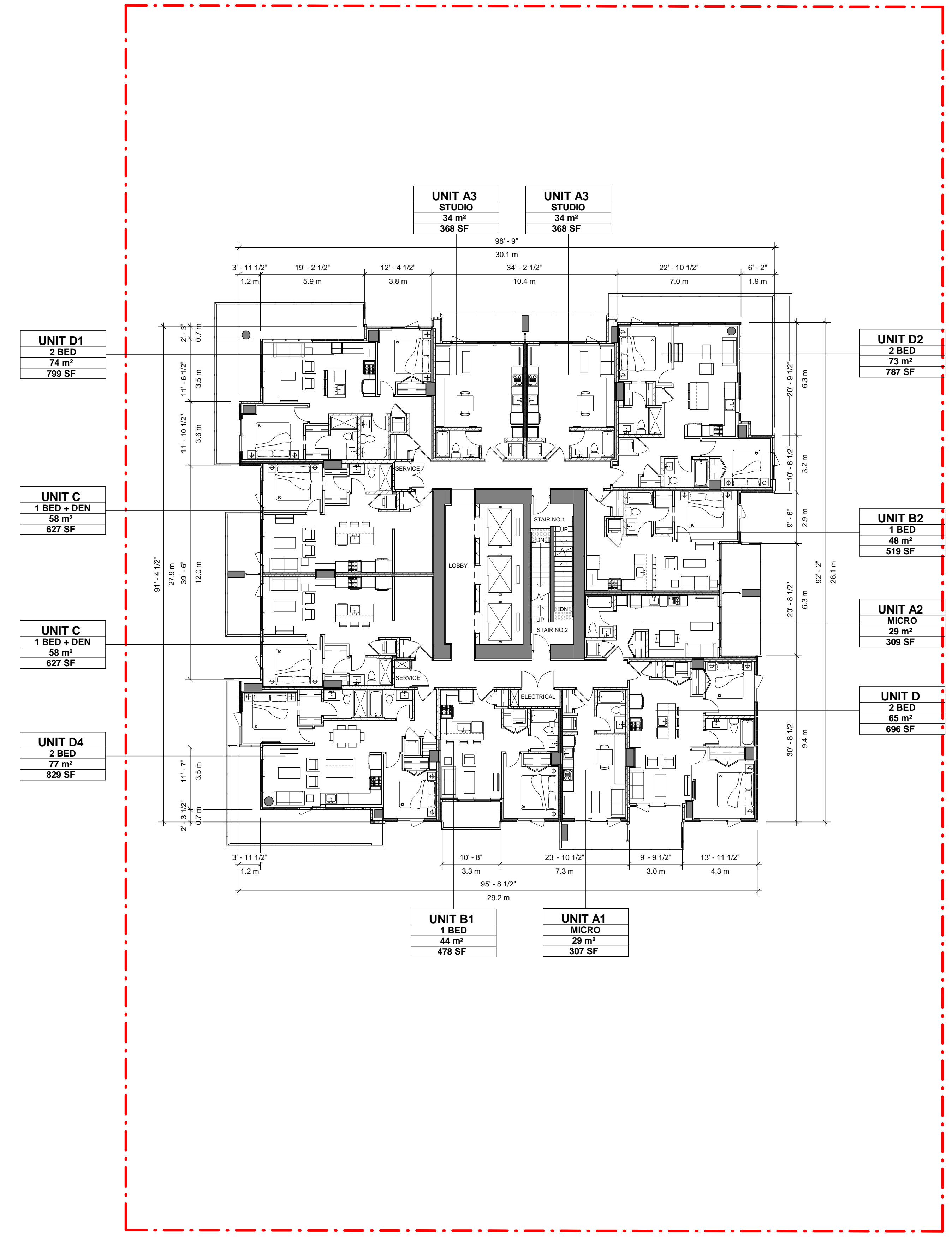
581 Lawrence Ave, Kelowna, BC V1Y 6L8

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general performance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

No.	DESCRIPTION	DATE
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25





Structured Engineering





VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY

SEAL



2023-08-25

PRIME CONSULTANT



1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY: TL	CHECKED BY: LM
PROJECT MGR: TL	APPROVED BY:

SHEET TITLE
LEVEL 13 FLOOR PLAN

SHEET NUMBER DP1.09	ISSUE F
-------------------------------	-------------------

1 LEVEL 13 FLOOR PLAN
DP1.09 Scale: 1 : 150

2023-08-25 4:52:27 PM

B:\360\135924\1405_ST_Paul_S1_R2020\135924_1405_ST_Paul_A-2020.rvt

FAR/FSR - LEVEL 13-24		
NAME	AREA	FAR
COMMON AREA	126.45 m ²	NO
RESIDENTIAL	623.27 m ²	YES
GFA	749.73 m ²	

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

Planner Initials **TA**

City of Kelowna
DEVELOPMENT PLANNING

CLIENT
Kerckhoff Construction

kerckhoff
DEVELOP • BUILD

581 Lawrence Ave, Kelowna, BC V1Y 6L8

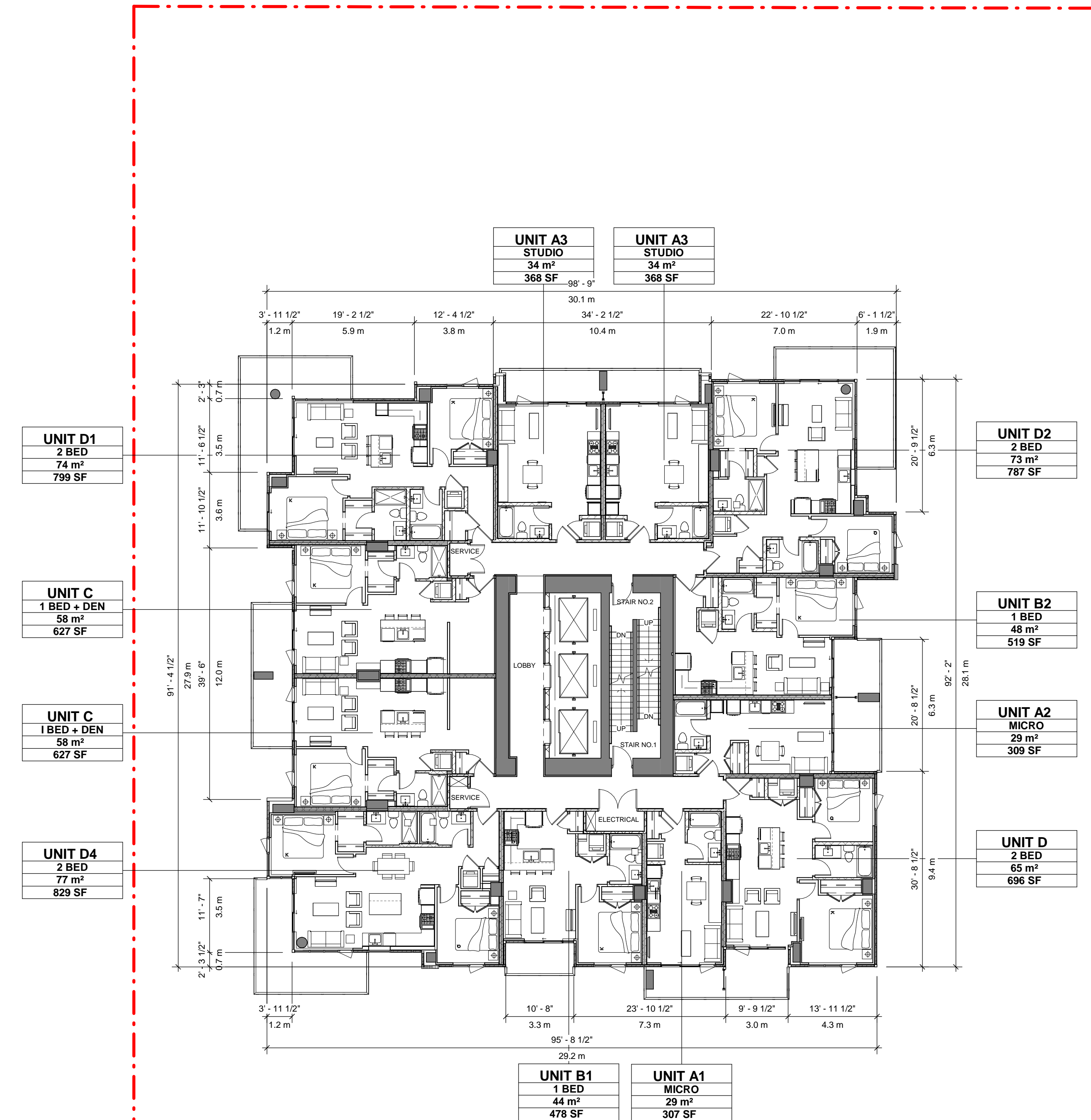
COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general performance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



1 LEVEL 14-23 FLOOR PLANS
DP1.10 Scale: 1 : 150

KorStructural
Structured Engineering

WE WILLIAMS ENGINEERING
CANADA

NEMETZ (S/A) & ASSOCIATES LTD.
CONSULTING ENGINEERS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY

SEAL

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

2023-08-25

PRIME CONSULTANT

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY: TL	CHECKED BY: LM
PROJECT MGR: TL	APPROVED BY:

SHEET TITLE
LEVEL 14-23 FLOOR PLAN

SHEET NUMBER DP1.10	ISSUE F
-------------------------------	-------------------

2023-08-25 4:52:33 PM

BHM 3650/135924-1405_ST_Paul_S1_R2020135924_1405_S1_Plan_A-2020.rvt

FAR/FSR - LEVEL 24-29		
NAME	AREA	FAR
COMMON AREA	126.45 m ²	NO
RESIDENTIAL	623.27 m ²	YES
GFA	749.73 m ²	

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

Planner Initials **TA**

City of Kelowna
DEVELOPMENT PLANNING

CLIENT
Kerkhoff Construction

kerkhoff
DEVELOP • BUILD

581 Lawrence Ave, Kelowna, BC V1Y 6L8

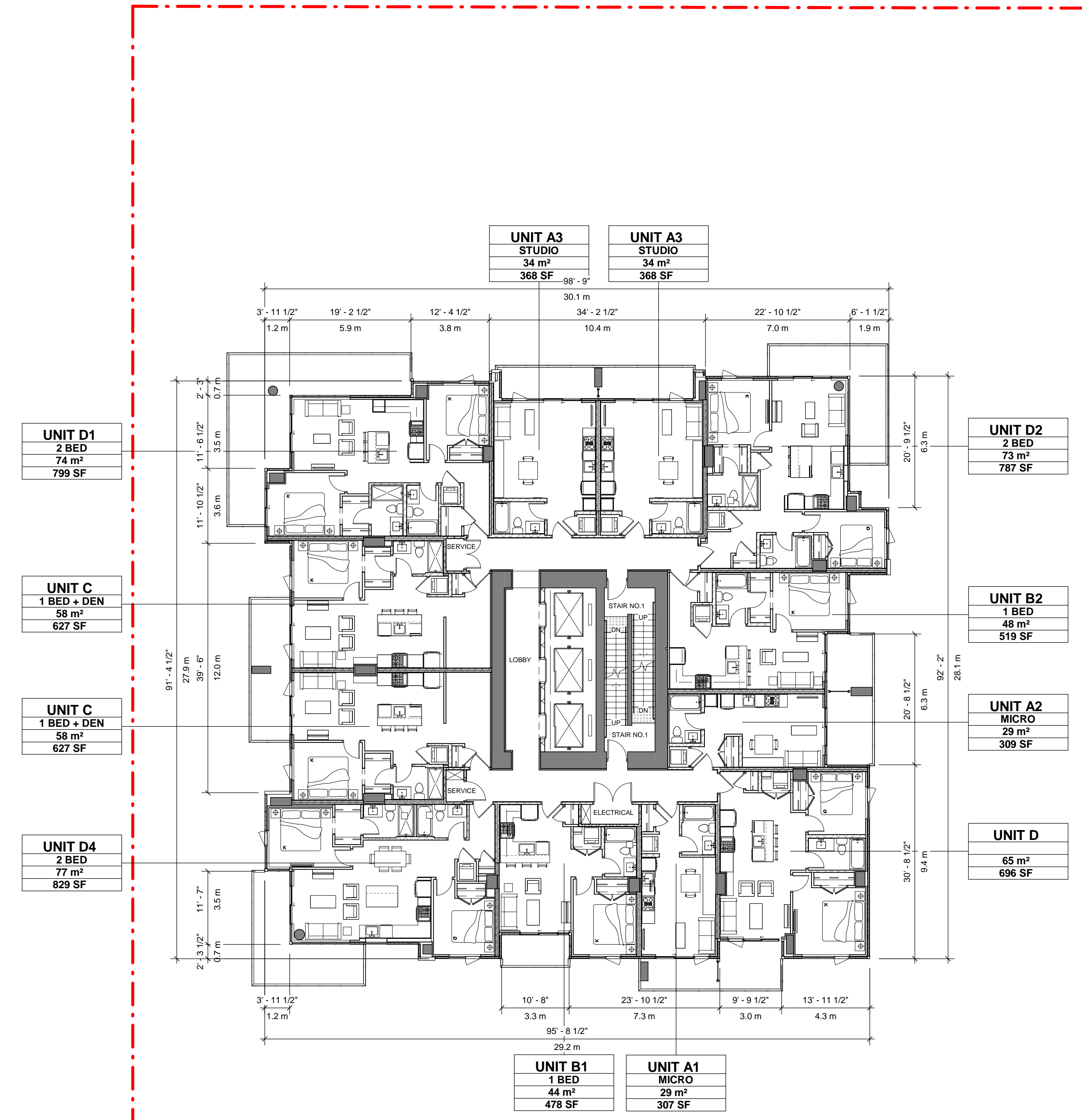
COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general performance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



KorStructural
Structured Engineering

WE WILLIAMS ENGINEERING CANADA

NEMETZ (S/A) & ASSOCIATES LTD.
CONSULTING ENGINEERS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY

SEAL

REGISTERED ARCHITECT
LAUREN MACAULEY
BRITISH COLUMBIA

2023-08-25

PRIME CONSULTANT

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY: TL
CHECKED BY: LM

PROJECT MGR: TL
APPROVED BY:

SHEET TITLE
LEVEL 24-29 FLOOR PLAN

SHEET NUMBER
DP1.11

ISSUE
F

1 LEVEL 24-29 FLOOR PLANS
Scale: 1 : 150

2023-08-25 4:52:38 PM

BHM 3650/135924-1405_ST_Paul_S1_R2020135924_1405_ST_Paul_A-2020.rvt

FAR/FSR - LEVEL 30-34		
NAME	AREA	FAR
COMMON AREA	126.45 m ²	NO
RESIDENTIAL	623.27 m ²	YES
GFA	749.73 m ²	

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

Planner Initials **TA**

City of Kelowna
DEVELOPMENT PLANNING

CLIENT
Kerkhoff Construction

kerkhoff
DEVELOP • BUILD

581 Lawrence Ave, Kelowna, BC V1Y 6L8

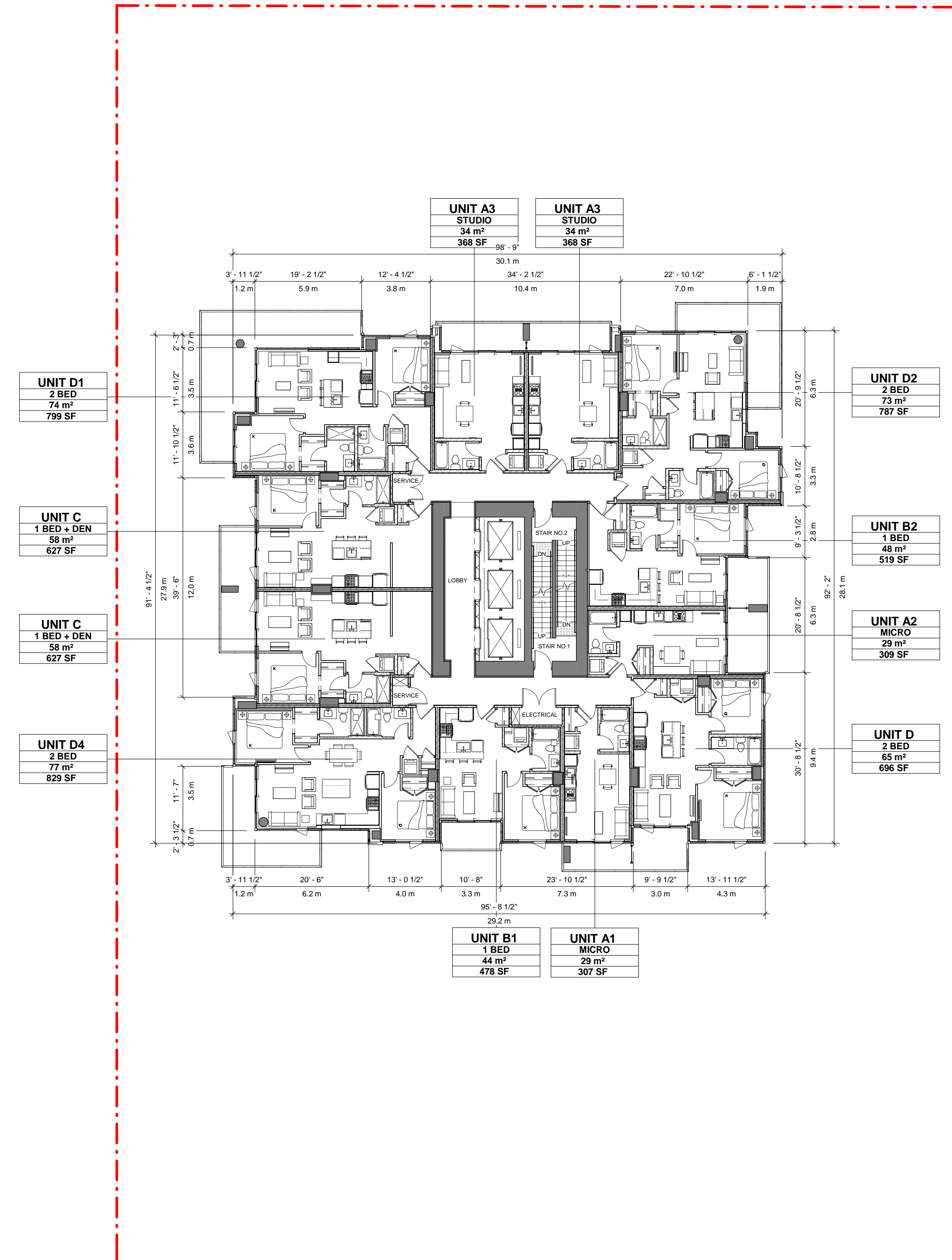
COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general performance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



KorStructural
Structured Engineering

WE WILLIAMS ENGINEERING
CANADA

NEMETZ (S/A) & ASSOCIATES LTD.
CONSULTING ENGINEERS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY

SEAL

REGISTERED ARCHITECT
LAUREN MACAULEY
BRITISH COLUMBIA

2023-08-25

PRIME CONSULTANT

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY: Author
PROJECT MGR: Designer

CHECKED BY: Checker
APPROVED BY: Approver

SHEET TITLE
LEVEL 30 FLOOR PLAN

SHEET NUMBER
DP1.12

ISSUE
F

1 LEVEL 30 FLOOR PLAN
Scale: 1 : 150

2023-08-25 4:52:44 PM

BHM 3650/135924-1405_ST_Paul_S1_R2020135924_1405_S1_Plan_A-2020.rvt

FAR/FSR - LEVEL 30-34		
NAME	AREA	FAR
COMMON AREA	126.45 m ²	NO
RESIDENTIAL	623.27 m ²	YES
GFA	749.73 m ²	

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

Planner Initials **TA**

CLIENT
Kerkhoff Construction

581 Lawrence Ave, Kelowna, BC V1Y 6L8

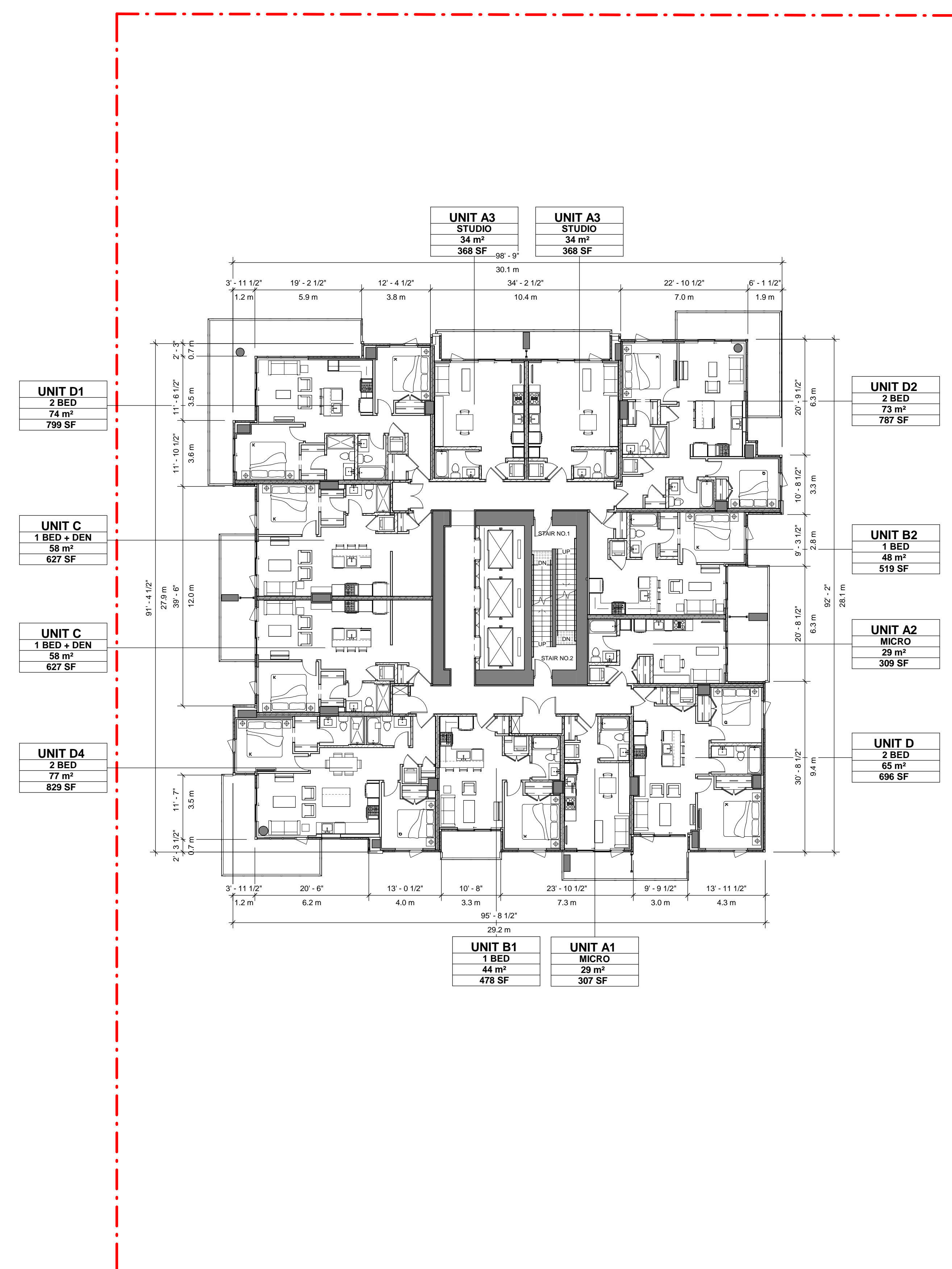
COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



KorStructural
Structured Engineering

WE WILLIAMS ENGINEERING
CANADA

NEMETZ (S/A) & ASSOCIATES LTD.
CONSULTING ENGINEERS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE - CIVIL ENGINEERING - URBAN FORESTRY

SEAL

2023-08-25

PRIME CONSULTANT

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
LEVEL 31-34 FLOOR PLAN

SHEET NUMBER DP1.13	ISSUE F
-------------------------------	-------------------

1 LEVEL 31-34 FLOOR PLANS
Scale: 1 : 150

2023-08-25 4:52:49 PM

BIM 360/1135924-1405_ST_Paul_S1_R2020135924_1405_ST_Paul_A-2020.rvt

FAR/FSR - LEVEL 35		
NAME	AREA	FAR
COMMON AREA	122.34 m ²	NO
RESIDENTIAL	627.39 m ²	YES
GFA	749.73 m ²	

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

Planner Initials **TA**

City of Kelowna
DEVELOPMENT PLANNING

CLIENT
Kerkhoff Construction

kerkhoff
DEVELOP • BUILD

581 Lawrence Ave, Kelowna, BC V1Y 6L8

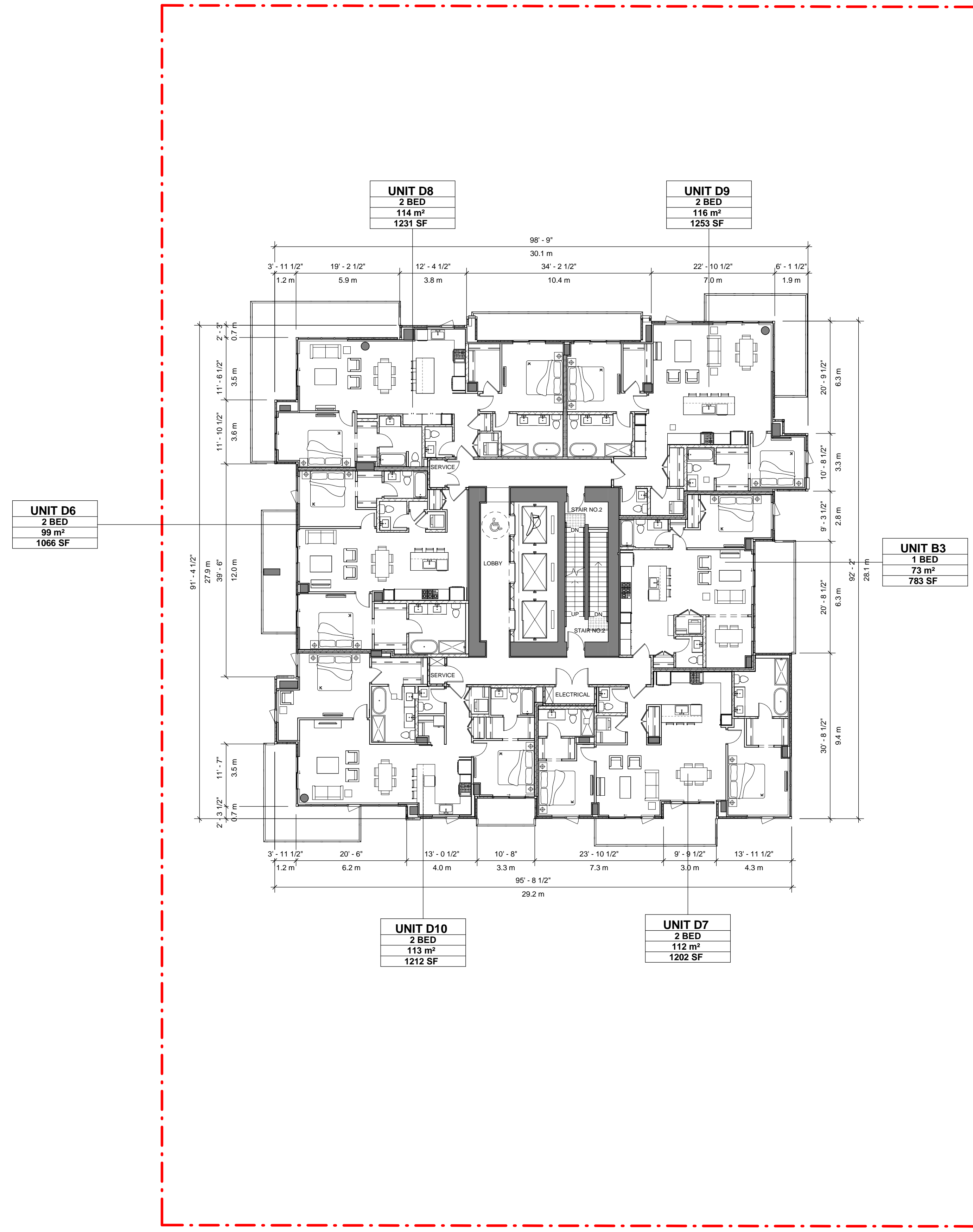
COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



KorStructural
Structured Engineering

WE WILLIAMS ENGINEERING
CANADA

NEMETZ (S/A) & ASSOCIATES LTD.
CONSULTING ENGINEERS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • URBAN FORESTRY

SEAL

REGISTERED ARCHITECT
LAUREN MACAULEY
BRITISH COLUMBIA

2023-08-25

PRIME CONSULTANT

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY: TL
CHECKED BY: LM

PROJECT MGR: TL
APPROVED BY:

SHEET TITLE
LEVEL 35 PENTHOUSE FLOOR PLAN

SHEET NUMBER
DP1.14

ISSUE
F

1 LEVEL 35 PH FLOOR PLAN
DP1.14 Scale: 1 : 150

2023-08-25 4:52:55 PM

BHM 360/135924-1405_ST_Paul_Sc_R2020135924_1405_Sc_Paul_A-2020.rvt
1/11

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

Planner Initials **TA**



CLIENT
Kerkhoff Construction



581 Lawrence Ave, Kelowna, BC V1Y 6L8

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT APPLICATION	2021-10-18
B	DEVELOPMENT PERMIT - TRS RESPONSE	2022-02-17
C	DEVELOPMENT PERMIT - TRS RESPONSE #2	2022-08-03
D	DEVELOPMENT PERMIT - TRS RESPONSE #3	2022-11-22
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



SEAL



PRIME CONSULTANT



1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

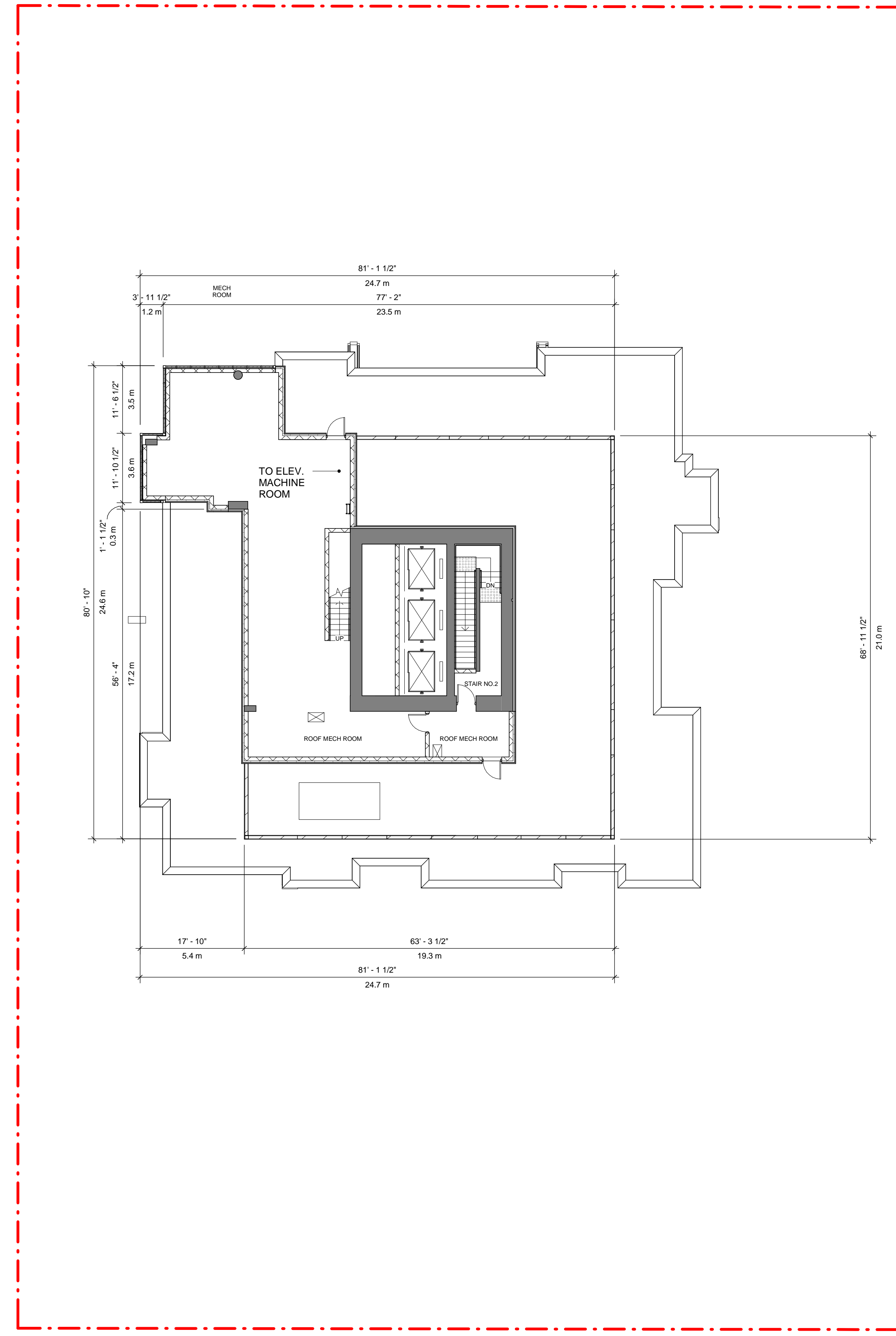
1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY: TL	CHECKED BY: LM
PROJECT MGR: TL	APPROVED BY:

SHEET TITLE
MECHANICAL PENTHOUSE FLOOR PLAN

SHEET NUMBER DP1.15	ISSUE F
-------------------------------	-------------------



1 MECH. PENTHOUSE FLOOR PLAN
DP1.15 Scale: 1 : 150

SCHEDULE A

This forms part of application
DP21-0123 DVP21-0124

Planner Initials **TA**



CLIENT
Kerkhoff Construction



581 Lawrence Ave, Kelowna, BC V1Y 6L8

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT APPLICATION	2021-10-18
B	DEVELOPMENT PERMIT - TRS RESPONSE	2022-02-17
C	DEVELOPMENT PERMIT - TRS RESPONSE #2	2022-08-03
D	DEVELOPMENT PERMIT - TRS RESPONSE #3	2022-11-22
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



SEAL



PRIME CONSULTANT



1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

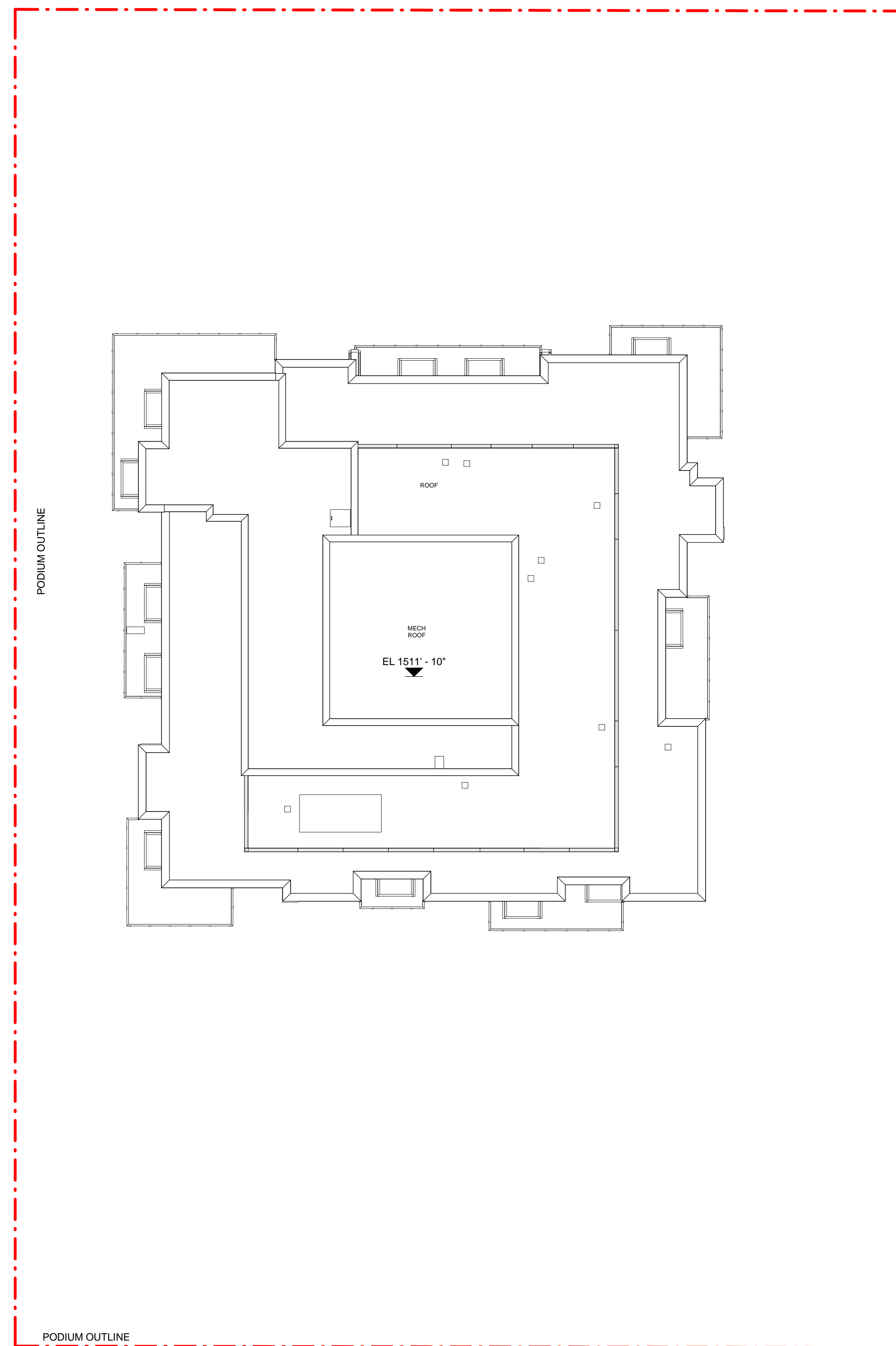
PROJECT NO:
135924

DRAWN BY: TL	CHECKED BY: LM
PROJECT MGR: TL	APPROVED BY:

SHEET TITLE

ROOF PLAN

SHEET NUMBER	ISSUE
DP1.16	F



1 ROOF PLAN
DP1.16 Scale: 1 : 150