

**CITY OF KELOWNA**  
**MEMORANDUM**

**ATTACHMENT A**

This forms part of application  
# DP16-0124



City of  
**Kelowna**  
COMMUNITY PLANNING

**Date:** July 5, 2016  
**File No.:** DP16-0124

Planner  
Initials LK

**To:** Community Planning (LK)  
**From:** Development Engineering Manager(SM)  
**Subject:** 1459 – 1469 KLO Road

RM5

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

- (a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant locations and service needs.
- (b) This development site has been provided with a new 250mm diameter water service.
- (c) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.
- (d) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- (e) The boulevard landscape irrigation system is to be connected to the on the site irrigation system.
- (f) Construct a watermain system on Bothe Road fronting this development.  
The estimated cost of this construction for bonding purposes is **\$27,200.00**

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the servicing requirements of this proposed development.
- (b) The downstream 250mm diameter sanitary sewer main in KLO Road (between Gordon Drive and Lowe Court) is limited in capacity. A flow analysis check is required by the developer's civil engineering consultant. If it is determined that upgrades to the main are required, the estimated cost to upgrade this section of main for bonding purposes is **\$50,000.00**

- (c) A 200mm diameter sanitary sewer service has been provided to this development site from a sanitary sewer main on KLO Road.
- (d) Construct a sanitary main on Bothe Road fronting this development. The estimated cost of this construction for bonding purposes is **\$34,900.00**
- (e) If a connection is required to the south, then the sewer main must be extended to connect to the existing main on Bothe Rd at the Developer's cost. Additional bonding will be required.

### 3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- (b) A 250mm diameter storm overflow service has been provided to this development site from a storm sewer main on KLO Road.
- (c) Construct storm drainage facilities on Bothe Road fronting this development. The estimated cost for frontage drainage facility improvements for bonding purposes is included in the road upgrading cost estimates.

### 4. Road Improvements

- (a) KLO Road fronting this development has been urbanized. The existing driveway let-down must be removed and replaced with barrier curb & Gutter. The boulevard full frontage must be landscaped complete with street trees and underground irrigation. The estimated cost of this construction for bonding purposes is **\$15,000.00**
- (b) Bothe Road fronting this development must be constructed to a modified standard (SS-R5 with a minimum 8.5m pavement width) including curb and gutter, monolithic sidewalk north side, gravel shoulder south side, a storm drainage system, curb let-down, landscaped boulevard complete with underground irrigation system, and street lights.  
The estimated cost of this construction for bonding purposes is **\$53,500.00**

### 5. Transportation

- a) The proposed development triggered a traffic impact assessment (TIA). The recommendations and key findings will become requirements of the development.

### 6. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or

closure must be incorporated in the construction drawings submitted to the City's Development Manager.

7. Electric Power and Telecommunication Services

The electrical and telecommunication services to this development must be installed in an underground duct system. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the city engineer before construction may begin.

9. Design and Construction

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

10. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

12. Bonding and Levy Summary

(a) Bonding

Watermain	Bothe	\$27,200.00
Sanitary Main	Bothe	\$34,900.00
KLO Rd works		\$15,000.00
Bothe Road and drainage works	Bothe	\$53,500.00
Access link to Saint Amand Road.		\$11,000.00
Flow analysis and sewer pipe upgrade		
KLO Rd Gordon - Lowe		\$50,000.00
<b>Total Bonding</b>		<b>\$191,600.00</b>

NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City.

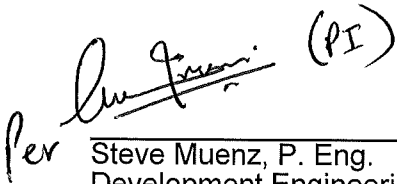
12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Site access for the development to be from Bothe Rd and to a shared/reciprocal access to KLO Rd located on 1429 KLO Road. The access is currently not constructed therefore may require this developer to build it should it not be constructed by the developer of 1429 KLO Road.
- (ii) The site plan should illustrate the ability of an MSU standard size vehicle to manoeuvre onto and off the site without requiring a reverse movement

onto public roadways. If the development plan intends to accommodate larger vehicles, the site plan should be modified and illustrated accordingly.

- (iii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

Per  (PI)

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Steve Muenz, P. Eng.  
Development Engineering Manager  
SS

# SCHEDULE

A

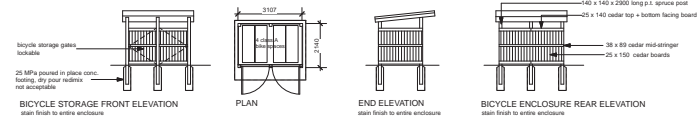
This forms part of application

# DP16-0124



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner Initials **LK**



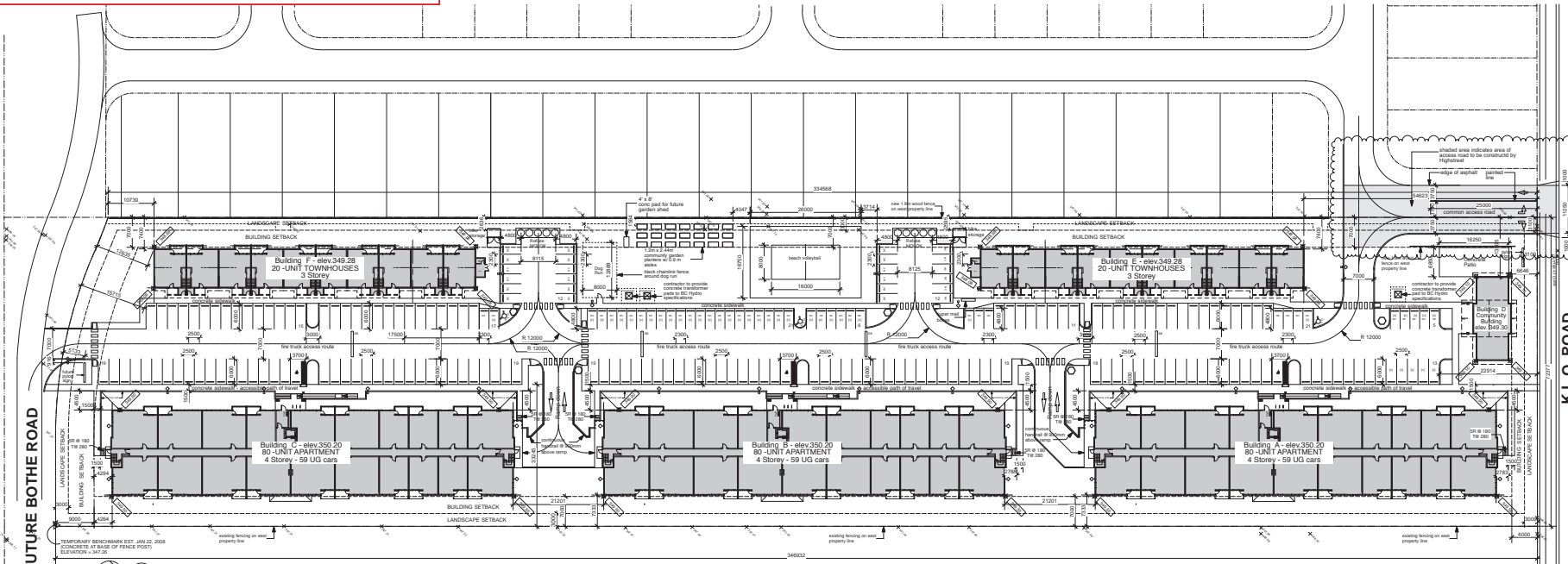
2 Detail Plan - Bicycle Enclosure Plan + Elevations

**Code & Standards:**  
Conforms to latest edition  
British Columbia Building Code  
**Dimensions:**  
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies **immediately** on the drawings.



Traine Construction Ltd.  
780-898-7303

**notes:**



1 Site Plan  
1:400

**Project Data**

<b>Legal Description:</b>	LDT A, Plan 26112
<b>Zoning:</b>	BMC
<b>Site area:</b>	2.49 Hectares (24,895.6 sq.m.)
<b>Address:</b>	1469 K.L.O. Road, Kelowna BC
<b>Density Permitted:</b>	No Limit
<b>Height - Permitted:</b>	18.0m (59.05 ft.), 4.5 storeys 4.5m for accessory buildings
<b>Height - Proposed:</b>	13.81m for 4 storey apartments 10.56m for 3 storey townhouses
<b>Front Yard (North):</b>	6.0 m (19.68 ft.)
<b>Rear Yard (South):</b>	9.0 m (29.52 ft.)
<b>Side Yard (East + West):</b>	7.0 m (22.96 ft.)
<b>Landscape Setback:</b>	3.0 m (9.84 ft.)
<b>Parking</b>	
Building A:	55 (2 bedroom) @ 1.5 spaces = 82.5
60 Units:	25 (1 bedroom) @ 1.25 spaces = 31.25
Building B:	55 (2 bedroom) @ 1.5 spaces = 82.5
60 Units:	25 (1 bedroom) @ 1.25 spaces = 31.25
Building C:	55 (2 bedroom) @ 1.5 spaces = 82.5
60 Units:	25 (1 bedroom) @ 1.25 spaces = 31.25
Building E:	10 (3 bedroom) @ 2.0 spaces = 20.0
20 Units:	10 (1 bedroom) @ 1.25 spaces = 12.5
Building F:	10 (3 bedroom) @ 2.0 spaces = 20.0
20 Units:	10 (1 bedroom) @ 1.25 spaces = 12.5

<b>Building Floor Areas:</b>	
<b>Building A</b>	Ground floor: 19,375 sq.ft. (1,800 sq.m.) 2nd floor: 19,375 sq.ft. 3rd floor: 19,375 sq.ft. 4th floor: 19,375 sq.ft. Total: 77,500 sq.ft. (7,200 sq.m.)
<b>Building B</b>	Ground floor: 19,375 sq.ft. (1,800 sq.m.) 2nd floor: 19,375 sq.ft. 3rd floor: 19,375 sq.ft. 4th floor: 19,375 sq.ft. Total: 77,500 sq.ft. (7,200 sq.m.)
<b>Building C</b>	Ground floor: 19,375 sq.ft. (1,800 sq.m.) 2nd floor: 19,375 sq.ft. 3rd floor: 19,375 sq.ft. 4th floor: 19,375 sq.ft. Total: 77,500 sq.ft. (7,200 sq.m.)
<b>Community Building D:</b>	1,716.2 sq.ft. (159.4 sq.m.)
<b>Building E</b>	Ground floor: 7,368 sq.ft. (687.2 sq.m.) 2nd floor: 7,251 sq.ft. (673.6 sq.m.) 3rd floor: 7,251 sq.ft. (673.6 sq.m.) Total: 21,870 sq.ft. (2,034.4 sq.m.)
<b>Building F</b>	Ground floor: 7,368 sq.ft. (687.2 sq.m.) 2nd floor: 7,251 sq.ft. (673.6 sq.m.) 3rd floor: 7,251 sq.ft. (673.6 sq.m.) Total: 21,870 sq.ft. (2,034.4 sq.m.)
<b>Building Area:</b>	74,837.2 sq.ft. (6,945.6 sq.m.)
<b>Total Site Coverage:</b>	27.89%
<b>Maximum Permitted:</b>	40%
<b>F.A.R. (max 1.1):</b>	(25,840.0 sq.m. + 24,895.6 sq.m.) = 1.03

<b>Landscape Areas:</b>	
<b>Landscape Setback Area:</b>	2,384.8 sq.m. (1.97 %)
<b>Landscape Parking Island Area:</b>	481.1 sq.m. (1.93 %)
<b>Landscaped Private Open Space:</b>	3,582 sq.m. (14.4 %)
<b>Other Landscaped Area:</b>	2,923.1 sq.m. (11.7 %)
<b>Total Landscaped Area:</b>	9,431 sq.m. (37.8 %)

<b>Private Open Space:</b>	
<b>Townhouse Balconies:</b>	780 sq.m. (20 x 3 x 13 sq.m.)
<b>Apartment Balconies:</b>	1,560 sq.m. (40 x 3 x 13 sq.m.)
<b>Amenity Building:</b>	171.2 sq.m.
<b>Landscaped Private Open Space:</b>	3,582 sq.m.
<b>Total Private open space provided:</b>	6,093.2 sq.m.
<b>Total Private Open Space Required:</b>	6,000 sq.m.

<b>Parking Lot Asphalt Area:</b>	65,918 sq.ft. (6,124 sq.m.) sq.m. (24.5 %)
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Rev.	DATE	DESCRIPTION
1	Mar 2, 2016	review
2	Mar 2, 2016	review
3	Apr 1, 2016	review
4	Apr 7, 2016	issued to consultants
5	May 5, 2016	DP application
6	June 21, 2016	issued to consultants
7	June 29, 2016	review #1
8	July 13, 2016	review #2
9	July 26, 2016	revised DPA
10	Aug 02, 2016	review #3
11	Aug 22, 2016	review #4
12	Sept 23, 2016	revised DP-BPA + IFC
13	Sept 23, 2016	revised DP-BPA + IFC
14	Oct 11, 2016	addendum #1
15	Oct 18, 2016	common access road revision
16	Oct 26, 2016	Rev DP

**HIGH STREET**  
Highstreet Ventures Inc.  
778-666-0367

**FISHER ARCHITECT**  
4008-118 Highway 10 West  
Kelowna, BC V1Y 2Y2  
888-881-1111

Date:	April 1, 2016	Scale:	
Drawn:			
Checked:			
Scale:	SCALE: 1:400		
Project:	Mission Plots 1469 K.L.O. Road Kelowna, BC		
Drawing Title:			
Site Plan			
Coord File No.:		Drawing No.:	<b>A.01.0</b>

# ATTACHMENT B

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# DP16-0124



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials **LK**

Codes & Standards:  
Conform to latest edition  
British Columbia Building Code  
Dimensions:  
Contractors shall verify and be responsible  
for all dimensions on the job site and shall  
inform the Architect of any discrepancies  
shown on the drawings.



Traine Construction Ltd.  
780-698-7903

notes:

REV.	DATE	DESCRIPTION
5	July 26, 2016	revised DP#.
4	July 12, 2016	review #2
3	Jun. 29 2016	review #1
2	May 3 2016	DP Application
1	Mar. 21 2016	release

**HIGH STREET**

Highstreet Ventures Inc.  
778-884-5587

Copyright reserved. This design and drawing is the exclusive  
property of W.F. Fisher Architect and shall be used only for the  
project and site for which it was prepared. It is not to be  
reproduced or used for any other project without the written  
consent of W.F. Fisher Architect.  
This drawing is not to be used for construction and is not  
to be used for any other purpose.  
Prior to construction of the work the Contractor shall  
verify all dimensions, which are shown to comply with  
plans and specifications, and any discrepancies between  
the same shall be notified immediately, including  
with the drawings of the W.F. Fisher Architect.

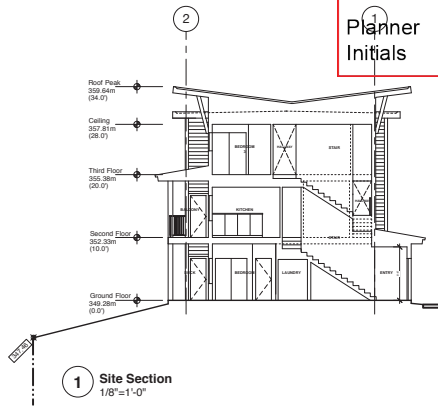
**W.F. FISHER ARCHITECT**  
8036-37188 Main Street  
Kelowna, B.C. V8W 2V2  
250.448.1511

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Checked:			
Scale:	SCALE: 1/8" = 1'-0"		

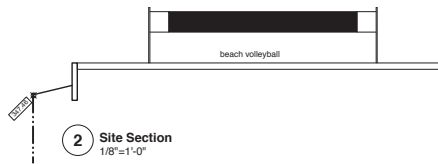
Project:  
**Mission Plaza  
1459 K.L.O. Road  
Kelowna, BC**

Drawing Title:  
**Site Cross Sections**

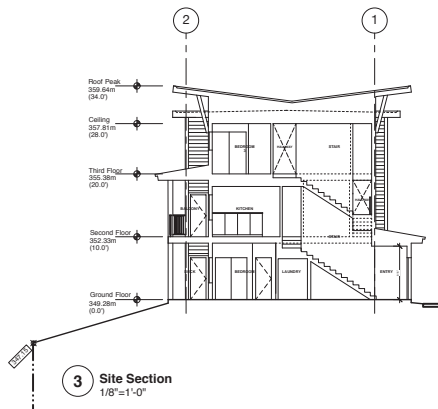
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Project No.:	<b>A.01.1</b>



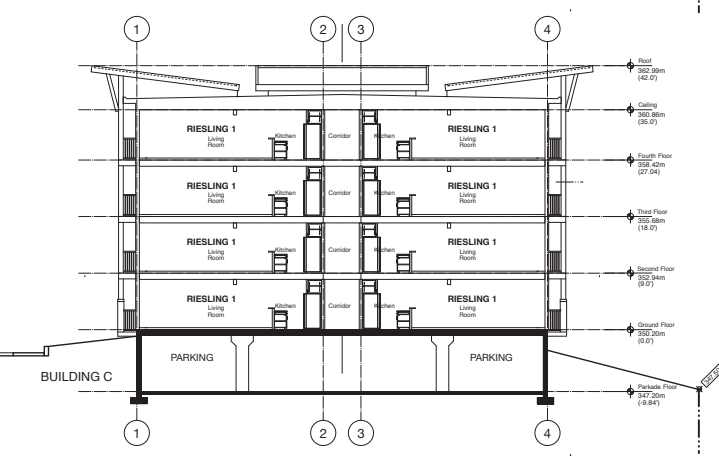
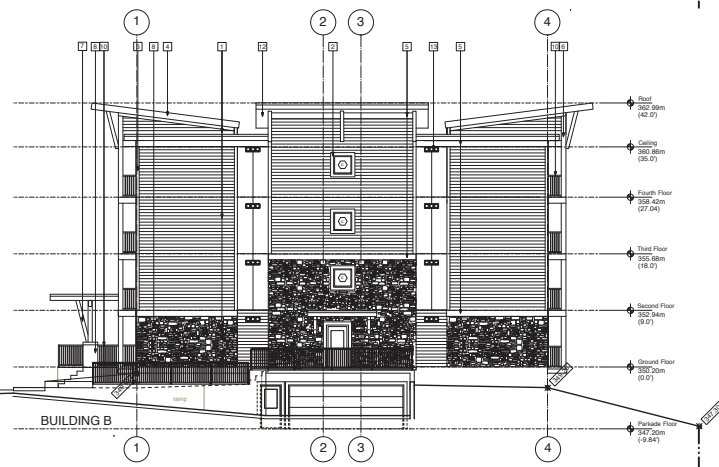
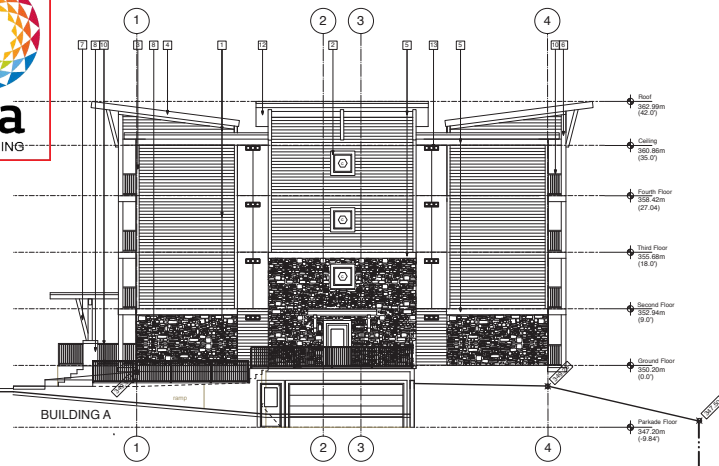
**1 Site Section**  
1/8"=1'-0"



**2 Site Section**  
1/8"=1'-0"



**3 Site Section**  
1/8"=1'-0"



## Floor and Wall - Assemblies

- Concrete Foundation (see Structural)
- Flexlock Formwork Drain @ Footing
- 8" Reinforced Concrete Wall (see Structural)  
Part D 2.2 minimum for 2hr rating is 130mm wall thickness actual wall thickness is 203.2mm
- Protection Board on 2" rigid insulation from ground foot level to 2" or below grade (typical drainage board) Damp Proofing below grade 4" Reinforced Concrete Wall w/ (see Structural)
- 2" Concrete Slab on Grade 10 Mil Poly Vapour Barrier on 8" couched gravel (see Structural)
- Suspended Concrete Slab - 2hr (see Structural)  
Part D 2.2 minimum for 2hr rating is 130mm slab thickness actual slab thickness is 204.1mm spray insulation underside of slab to R 12.5
- Column (see Structural)
- Framed Wall (see Structural)

- Interior Wall 5/8" Fire Rated Gypsum Board Both Sides of 2x4 @ 16" o/c
- Interior Furred Wall 5/8" Fire Rated Gypsum Board One Side 2x4 @ 16" o/c
- Interior Wall 5/8" Fire Rated Gypsum Board Both Sides of 2x4 (see Structural for stud spacing)
- Interior Furred Wall 5/8" Fire Rated Gypsum Board One Side of 2x4 (see Structural for stud spacing)
- Corridor Wall - 1hr (sim to B.C.B.C. W1a STC 52\*) Sheathing on ground and second floor only (see Structural for Shear wall requirements - one layer 1/2" dry w/ FRP OSB to be added under 2 layers gwb)
- 2 Layer 5/8" Fire-Rated Gypsum Board (Corridor Side)
- Slaggered on Common 2x6 Plate Acoustic Batt Insulation in Cavity
- 1 Layer 5/8" Fire-Rated Gypsum Board
- Lobby Wall - 1.5hr (sim to B.C.B.C. W1a STC 56\*) STC 60
- 2 Layer 5/8" Fire-Rated Gypsum Board (Suite Side)
- 2 Rows of 2x4s @ 8" o/c Slaggered on Common 2x6 Plate Acoustic Batt Insulation
- 1 Layer 5/8" Fire-Rated Gypsum Board
- 1 Layer 1/2" Quietlock EZ
- Shower Wall - 1hr (sim to B.C.B.C. W1a STC 52\*) Sheathing on ground and second floor only
- 2 Layer 5/8" Fire-Rated Gypsum Board w/ Reinforced Subj
- 2 Rows of 2x4s @ 8" o/c Slaggered on Common 2x6 Plate Acoustic Batt Insulation in Cavity
- 2 Layer 5/8" Fire-Rated Gypsum Board

- Party Wall / Shear Wall - 1.5hr (sim to B.C.B.C. W1a STC 62\*)
- 1 Layer 5/8" Fire-Rated Gypsum Board 2x4 @ 24" o/c on 2x4 plate o/w Batt Insulation
- 1 Anchole 2x4 @ 24" o/c on 2x4 plate o/w Batt Insulation
- 1 Layer 5/8" Fire-Rated Gypsum Board OSB sheathing (SEE STRUCTURAL FOR SHEARWALL LOCATIONS AND REQUIREMENTS)
- 1 Layer 5/8" Fire-Rated Gypsum Board
- Mech Shaft Wall - B.C.B.C. W1a 2hr STC 56 (U.L.C. Des L201) with added batt insul.)
- 2 Layers 5/8" Fire-Rated Gypsum Board
- 2 Rows 2x4 @ 24" o/c Slaggered on 2x6 plate o/w Acoustic Batt Insulation
- 2 Layer 5/8" Fire-Rated Gypsum Board
- Elevator Shaft Wall - B.C.B.C. W1a -2hr STC 56 (U.L.C. Des L201) with added batt insul.)
- 2 Layers 5/8" Fire-Rated Gypsum Board
- 2 Rows 2x4 @ 24" staggered on 2x6 plate o/w Acoustic Batt Insulation
- 2 Layer 5/8" Fire-Rated Gypsum Board
- Elevator Shaft Wall - B.C.B.C. W1a 2hr STC 56
- 2 Layers 5/8" Fire-Rated Gypsum Board
- 2 Rows 5/8" o/c studs @ 24" staggered on 6" plate o/w Acoustic Batt Insulation
- 2 Layer 5/8" Fire-Rated Gypsum Board



Suite Side



Suite Side



Suite Side

- The Floor - (sim to B.C.B.C. F15c - STC 64) (sim to UL L333) Floor Finish on 1 1/2" Gypcrete Topping Acoustic mat, see spec.
- Floor Sheathing (see structural)
- Structural for Joist Size and Spacing) 500 Acoustic Batt Insulation in Cavity (Reinforced Metal Channel @ 16" o/c
- 2 Layers 5/8" Fire-Rated Gypsum Board
- Balcony Vinyl Membrane on Deck sheathing (see struct.) slope to drain (see Structural for Joist Size and Spacing) 5/8" Fire-Rated Exterior Sheathing Board
- Aluminum Soffit
- Service Room Wall - 1hr B.C.B.C. W1a (U.L.C. W051)
- 5/8" Fire-Rated Gypsum Board both sides w/ 3/4" steel studs @ 16" o/c
- Service Room Wall - 2hr B.C.B.C. S2b
- 2 Layers 5/8" Fire-Rated Gypsum Board both sides w/ 3/4" steel studs @ 16" o/c
- ow acoustic batt insulation
- Service Room Wall - 2hr B.C.B.C. W2a
- 2 Layers 5/8" Fire-Rated Gypsum Board both sides
- 3/4" steel studs @ 16" o/c
- ow acoustic batt insulation

- Fire Cement Shingle Lap Siding Sheathing Membrane Sheathing, see structural wood framing, see struct.
- Apply to Concrete Walls
- Fire Cement Board Lap Siding 1/4" wet, FT strapping @ 16" w/vented cavity
- 2x8 @ 16" o/c R22 Batt Insulation 6 Mil Poly Vapour Barrier 5/8" Fire-Rated Gypsum Board
- Vertical smooth-panel siding (straight edge) Product: ALLURA SMOOTH - "SNOW" 1/4" wet, FT strapping @ 16" w/vented cavity
- Sheathing Membrane Sheathing, see structural 2x8 @ 16" o/c R22 Batt Insulation 6 Mil Poly Vapour Barrier 5/8" Fire-Rated Gypsum Board

- Protection Board on 2" Rigid Insulation Simplified drainage mat damp-proofing Apply to Concrete Walls
- 2 Ply OSB membrane installed as FR-ABC specifications 2% slope Roof Sheathing (see structural) Pre-Engineered Trusses
- R 52 Insulation training, see structural 6 Mil Poly Vapour Barrier resilient channel\*\*
- 2 Layers OSB Type X Gypsum Board
- vented soffit, schedule for colour)
- 1/2" Horizontal Accent Band
- Pascia 12"
- Vent
- Corner Trim

- Pre-Engineered Beam (see structural)
- Aluminum Guard Rail 42" A.F.F.
- Stone Column Base
- Timber Bracket
- Concrete Base (See Structural)

## Door Schedule

Designation	Family	Size	Type	Frame	Fire Rating	Location
10	Overhead Sectional (open grate w/ Trim	18'-0" x 7'-0"				garage entry
20	B. pass - mirrored	36" x 80"	metal w/interior	n/a		suite closet
30	B. pass - mirrored	17' x 80"	metal w/interior	Fire		suite closet
90	18 ga. Insulated Steel w/ 24" x 32" Lite (double pane Low-E) Full-Flush	36" x 80" x 1 3/4"	HM	insul. welded steel, 18 ga.	Exterior	stairwell exit
100	Insulated Steel w/ 24" x 32" Lite (double pane Low-E) Full-Flush	36" x 80" x 1 3/4"	HM	insul. welded steel, 18 ga.	Exterior	garage exit, vestibule (outer)
110	full panel, smooth, primed	30" x 80" x 1 3/8"	HCW	wood		suite interior
120	full panel, smooth, primed	32" x 80" x 1 3/8"	HCW	wood		suite laundry
130	full panel, smooth, primed	34" x 80" x 1 3/8"	HCW	wood		suite bathroom
140	Steel w/ 5" x 20" Lite, Full-Flush, Level 2 heavy-duty	36" x 80" x 1 3/4"	HM	insul. welded steel	3/4 hr.	stairwell interior / garage stair vestib. (int.)
150	Single Flush, Insulated, Full-Flush, Level 2 heavy-duty	36" x 80" x 1 3/4"	SCW	wood		suite entry
160	Single Flush, Insulated, Half-Lite (Double-pane Low-E) (no internal blinds)	32" x 80" x 1 3/4"	SCW	wood		Exterior suite balcony
	single glazed w/m weighted U-Value of U-0.45 and SHGC of 0.32					
170	Back-Knock Alum. Slotted frame w/ 2 Side-Lites, Narrow Slit Door (Low-E Glass)	42" x 80" x 1 3/4"	aluminum	aluminum		Exterior main building entry
180	double - full panel, smooth, primed	64" x 80" x 1 3/4"	SCW	welded steel	20 min.	electrical closet
190	Back-Knock Alum. Slotted frame w/ 2 Side-Lites, Narrow Slit Door (Tempered)	42" x 80" x 1 3/4"	aluminum	aluminum		100% exterior
200	Steel, 20 ga Full-Flush, Level 2 heavy-duty	36" x 80" x 1 3/4"	HM	welded steel 20 ga.	3/4 hr.	service room (lab. / jan. / stor.)
210	Steel, 20 ga w/ 20" x 20" Lite, Full-Flush, Level 2 heavy-duty	36" x 80" x 1 3/4"	HM	welded steel 20 ga.	1-1/2 hr.	garage (incl. steel vestib. / stair vestib.)
230	Steel, 18 ga Full-Flush, Level 2 heavy-duty	42" x 80" x 1 3/4"	HM	welded steel	1-1/2 hr.	service room (machine / sprinkler) roof
240	Exterior Roof Hatch	24" x 36"				
250	Double - Steel, 20 ga Full-Flush, Level 2 heavy-duty	72" x 80" x 1 3/4"	HM	welded steel	3/4 hr.	service room (mech.)
260	full panel, smooth, primed w/ 24"x36" lite	36" x 80" x 1 3/4"	SCW	wood		ounge
270	full panel, smooth, primed	36" x 80" x 1 3/4"	SCW	wood		office

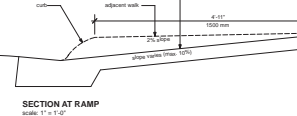
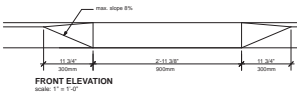
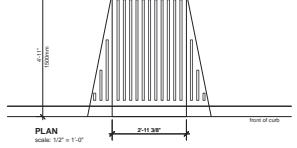
## Window Schedule

NOTE: ALL WINDOWS TO BE TRIPLE GLAZED, WITH A WEIGHTED U-VALUE OF U-0.238 AND A SHGC OF 0.282

Designation	Family
a	Sliding Double (infill) w/ Trim: 75 7/8" (1800mm) x 47 1/4" (1200mm)
b	Sliding Double (infill) w/ Trim: 45" x 80"
c	Fixed (infill) w/ Trim: 36" x 36"
d	Vert. Sliding Double (infill) w/ Trim: 19 5/8" (500mm) x 47 1/4" (1200mm)
e	Vert. Sliding Double (infill) w/ Trim: 31 5/8" (800mm) x 47 1/4" (1200mm)
f	Fixed Double (infill) w/ Trim: 31 5/8" (800mm) x 47 1/4" (1200mm)
g	Fixed w/ Trim (infill): 31 5/8" (800mm) x 47 1/4" (1200mm)
h	Fixed w/ Trim (infill): 75 7/8" (1800mm) x 47 1/4" (1200mm)
i	Fixed Double (infill) w/ Trim: 40" x 800mm x 60" (1500mm)
j	Denotes windows w/ blinds

## Wire Shelving

Location	Quantity	Dimension
Entry Closet	1 shelf	12" deep @ 68" AFF
Laundry	1 shelf	12" deep @ 68" AFF
Linen	2 shelves	12" deep @ 28" + 68" AFF
Bedroom Closet	1 shelf	12" deep @ 68" AFF



1 Detail Section @ Sidewalk Curb Cuts  
Scale: vertical

**Codes & Standards:**  
Canadian Building Code  
British Columbia Building Code  
**Dimensions:**  
Contractors shall verify and be responsible for all dimensions on the 50-size and shall inform the architect of any discrepancies shown on the drawings.



Traine Construction Ltd.  
789-999-7303

## notes:

- 1. See drawings for details.
- 2. See drawings for details.
- 3. See drawings for details.
- 4. See drawings for details.
- 5. See drawings for details.
- 6. See drawings for details.
- 7. See drawings for details.
- 8. See drawings for details.
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- 97. See drawings for details.
- 98. See drawings for details.
- 99. See drawings for details.
- 100. See drawings for details.

Rev.	DATE	DESCRIPTION
1	July 26, 2016	Issued for review (DPA)
2	July 19, 2016	revised

**HIGH STREET**  
High Street Ventures Inc.  
778-484-0567

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**W.D. FISHER ARCHITECT**  
808-310 Highway 104 West  
Vancouver, B.C. V6B 2Y2  
808-858-1574

Date	Sheet
Drawn	
Checked	
Scale	

Project  
**Mission Plaza**  
1468 K.L.O. Road  
Kelowna, BC

Drawing Title  
**Schedules**

Call File No.	Drawing No.
Project No.	<b>A.01.2</b>



**Codes & Standards:**  
 Conform to latest edition  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.



Traine Construction Ltd.  
 780-868-7363

notes:

5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 3 2016	DP Application
1	March 21 2016	review

**HIGH STREET**  
 Highstreet Ventures Inc.  
 718-484-5557

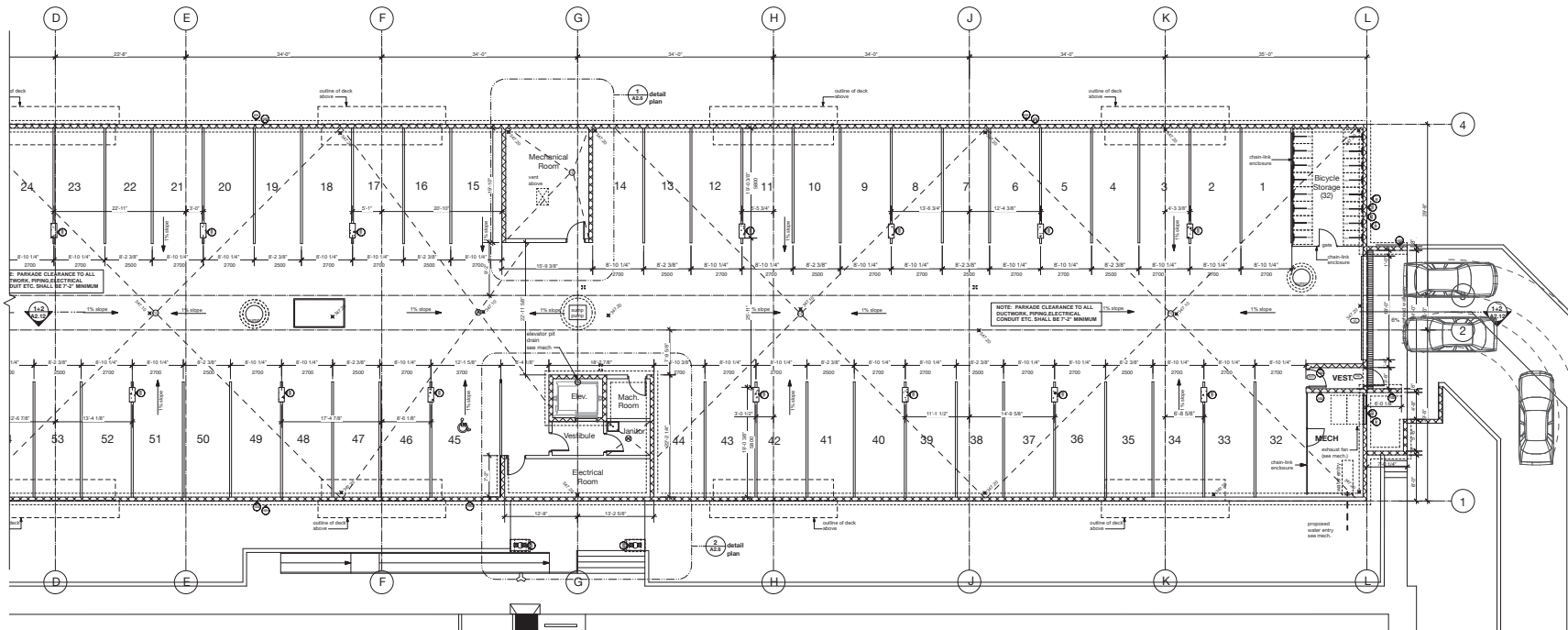
Copyright reserved. This design and drawing is the exclusive property of High Street Ventures Inc. and shall not be reproduced without the written consent of High Street Ventures Inc. This drawing is not to be used for construction without the written consent of High Street Ventures Inc. Please refer to the contract documents for more information. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

**W.D. FISHER ARCHITECT**  
 808-3168 "Mission" Street  
 Kelowna, BC V1Y 2J2  
 250-868-8741

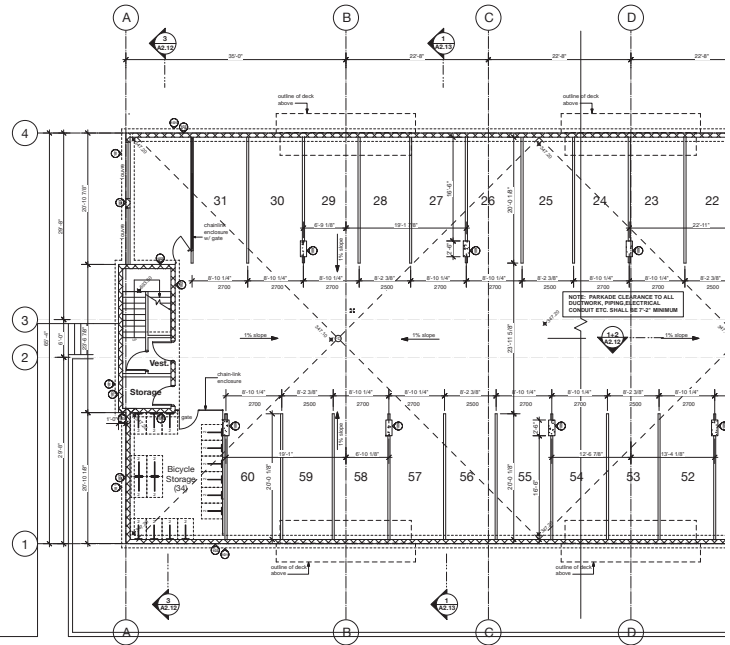
Date: March 21, 2016  
 Drawn:  
 Checked:  
 Scale:  
 Project:  
 Mission Plaza  
 1489 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building A  
 Parkade Plan**

Sheet No.:  
**A.02.0**



1 Building A - Parkade Plan - South End  
 1/8"=1'-0"



2 Building A - Parkade Plan - North End  
 1/8"=1'-0"

**SCHEDULE A**

This forms part of application  
 # DP16-0124

Planner Initials **LK**

**City of Kelowna**  
 COMMUNITY PLANNING

Codes & Standards:  
 Custom to latest edition  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 780-268-7263

notes:

4	July 26, 2016	revised DPL
3	July 12, 2016	review #2
2	Jun. 28 2016	review #1
1	March xx 2016	review

Rev. No.	DATE	DESCRIPTION
	Y/M/D	

**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-0567

**FISHER ARCHITECT**  
 1458 K.L.O. Road  
 Kelowna, BC  
 250-861-6214

Date: March xx, 2016 Sent

Drawn

Checked

Scale: SCALE: 1/8" = 1'-0"

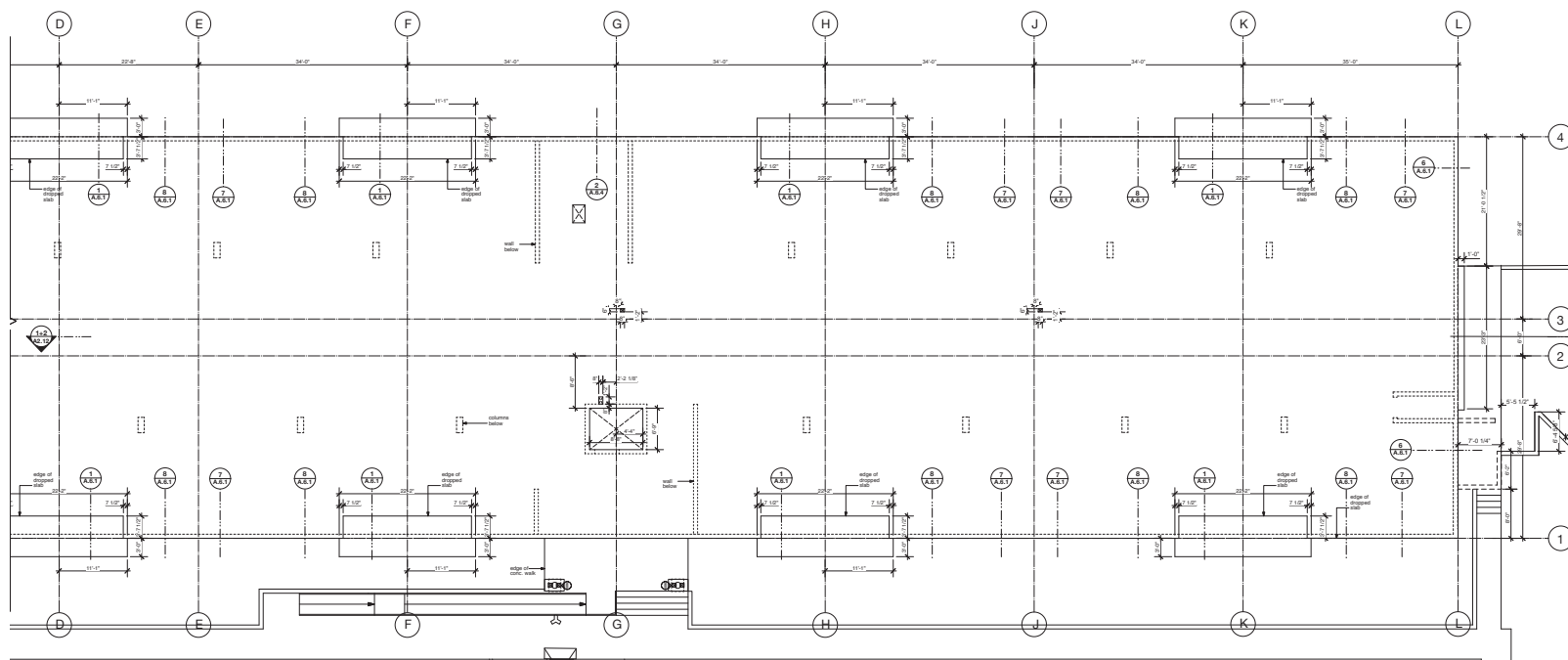
Project: Mission Plaza  
 1458 K.L.O. Road  
 Kelowna, BC

Drawing Title

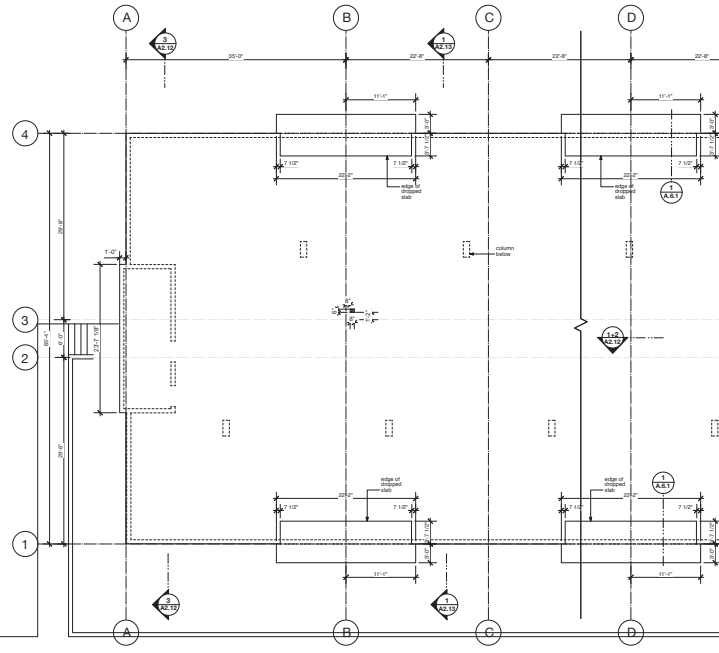
Building A  
 Slab Plan

Client File No. Drawing No.

Project No. **A.02.1**



1 Building A - Slab Plan - South End  
 1/8"=1'-0"



2 Building A - Slab Plan - North End  
 1/8"=1'-0"

**SCHEDULE A**

This forms part of application  
 # DP16-0124

Planner Initials **LK**

City of Kelowna  
 COMMUNITY PLANNING

Codes & Standards:  
 Conform to latest edition,  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 700-594-7243

notes:

**DIMENSIONS:**  
 Exterior wall dimensions taken to  
 face of stud.

5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	June 29, 2016	review #1
2	May 5, 2016	DP Application
1	March 21, 2016	review

Rev. No.	DATE	DESCRIPTION

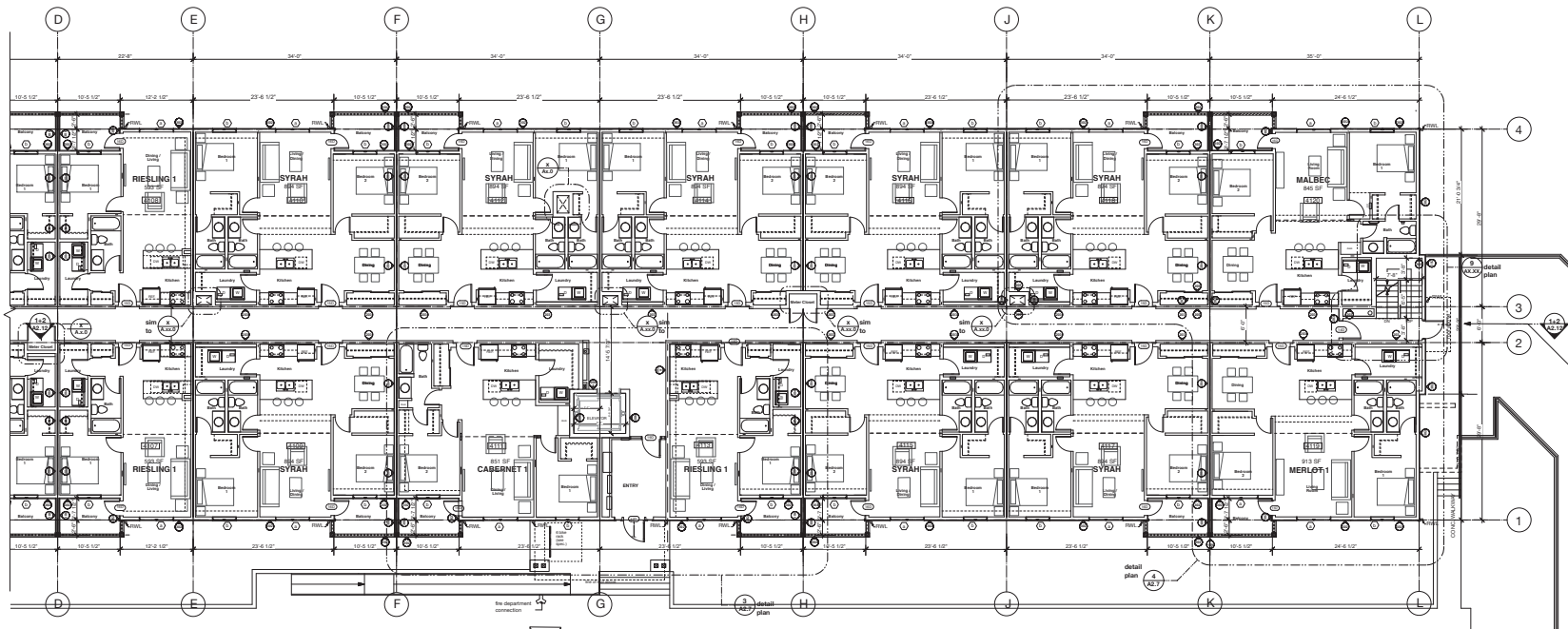
**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-2567

**FISHER ARCHITECT**  
 808-118-1188  
 High Street, Suite 100  
 Kelowna, BC V1Y 9C2  
 250-866-5244

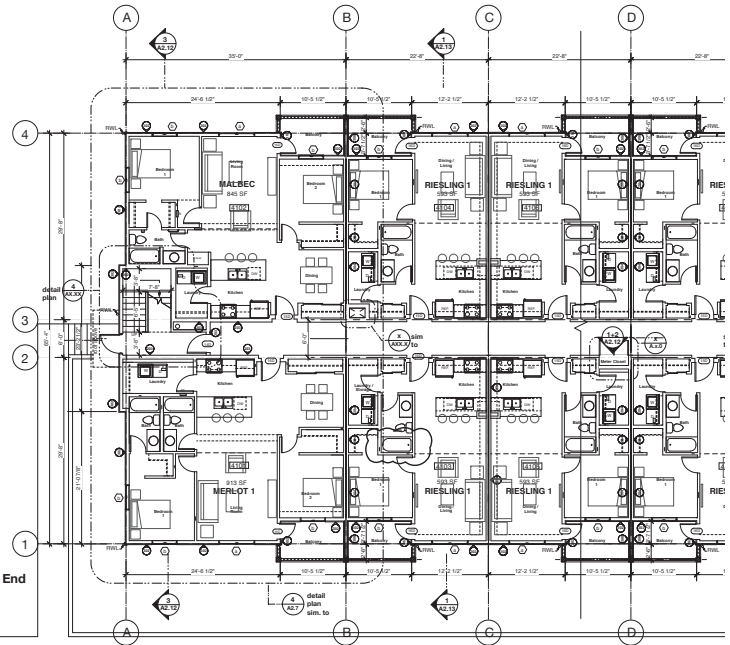
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Checked:		Project:	Mission Plaza 1455 K.L.O. Road Kelowna, BC

Drawing Title:  
**Building A  
 Ground Floor Plan**

Sheet No.:		Drawing No.:	
Project No.:		Project No.:	<b>A.02.2</b>



1 Building A - Ground Floor Plan - South End  
 1/8"=1'-0"



2 Building A - Ground Floor Plan - North End  
 1/8"=1'-0"

SCHEDULE A

This forms part of application  
 # DP16-0124

Planner  
Initials

LK

City of  
**Kelowna**  
COMMUNITY PLANNING

Codes & Standards:  
 Conform to latest edition:  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.



Traine Construction Ltd.  
 780-594-7243

notes:

5	July 26, 2016	revised DP#1
4	July 12, 2016	review #2
3	June 29, 2016	review #1
2	May 5, 2016	DP Application
1	March 21, 2016	review

Rev. No. DATE Y/M/D DESCRIPTION  
**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-2567

Project:  
 Mission Plaza  
 1469 K.L.O. Road  
 Kelowna, BC

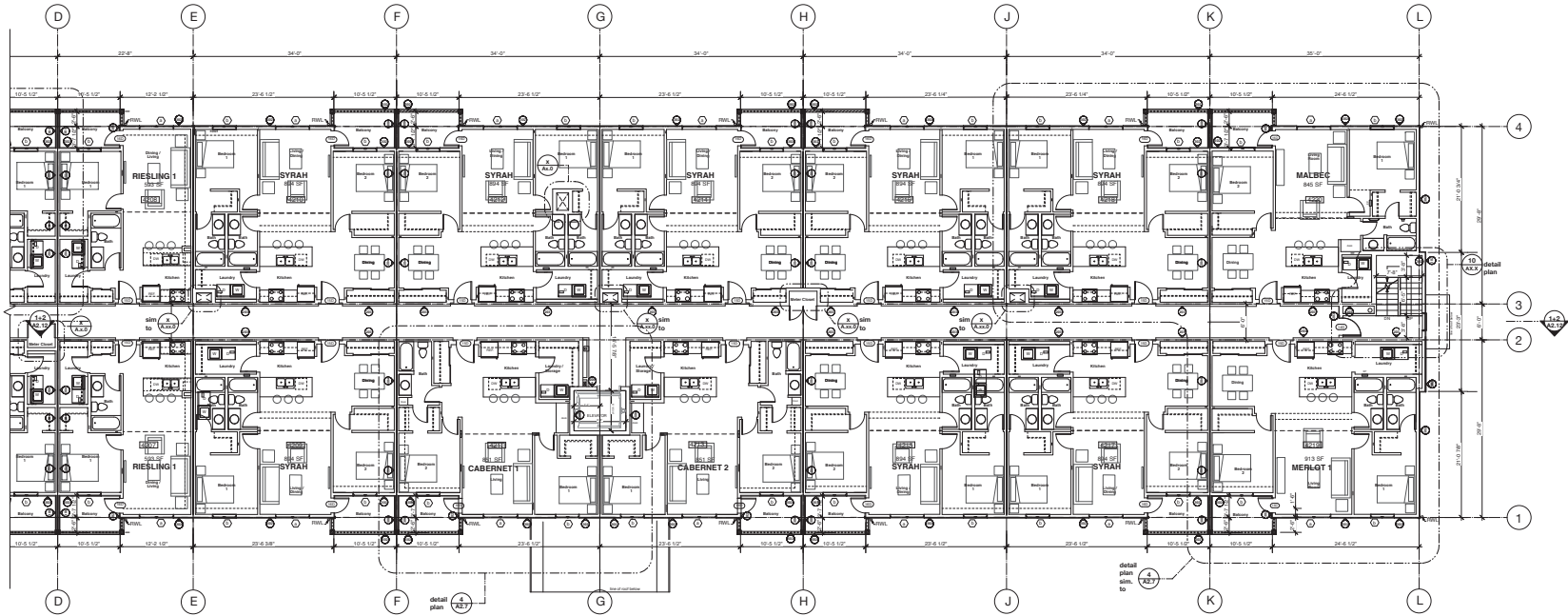
**FISHER ARCHITECT**  
 1818 - 18th Street  
 Kelowna, BC V1Y 9C2  
 250-864-5214

Date: March 21, 2016  
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 Checked:  
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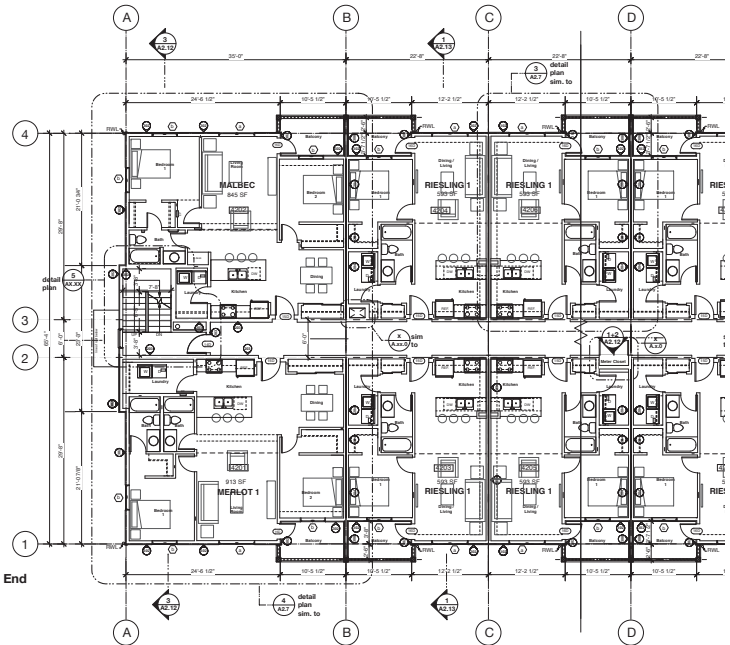
Project:  
 Mission Plaza  
 1469 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building A Second Floor Plan**

Sheet No. **A.02.3**



1 Building A - Second Floor Plan - South End  
 1/8"=1'-0"



2 Building A - Second Floor Plan - North End  
 1/8"=1'-0"

# SCHEDULE A

This forms part of application  
 # DP16-0124

Planner  
Initials

LK

**City of  
Kelowna**  
COMMUNITY PLANNING

Codes & Standards:  
 Conform to latest edition:  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.



Traine Construction Ltd.  
 780-594-7243

notes:

5	July 26, 2016	revised OPA
4	July 12, 2016	review #2
3	Jun. 29 2016	review #1
2	May 5 2016	DP Application
1	March 21 2016	review

Rev. No. DATE DESCRIPTION  
**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-0567

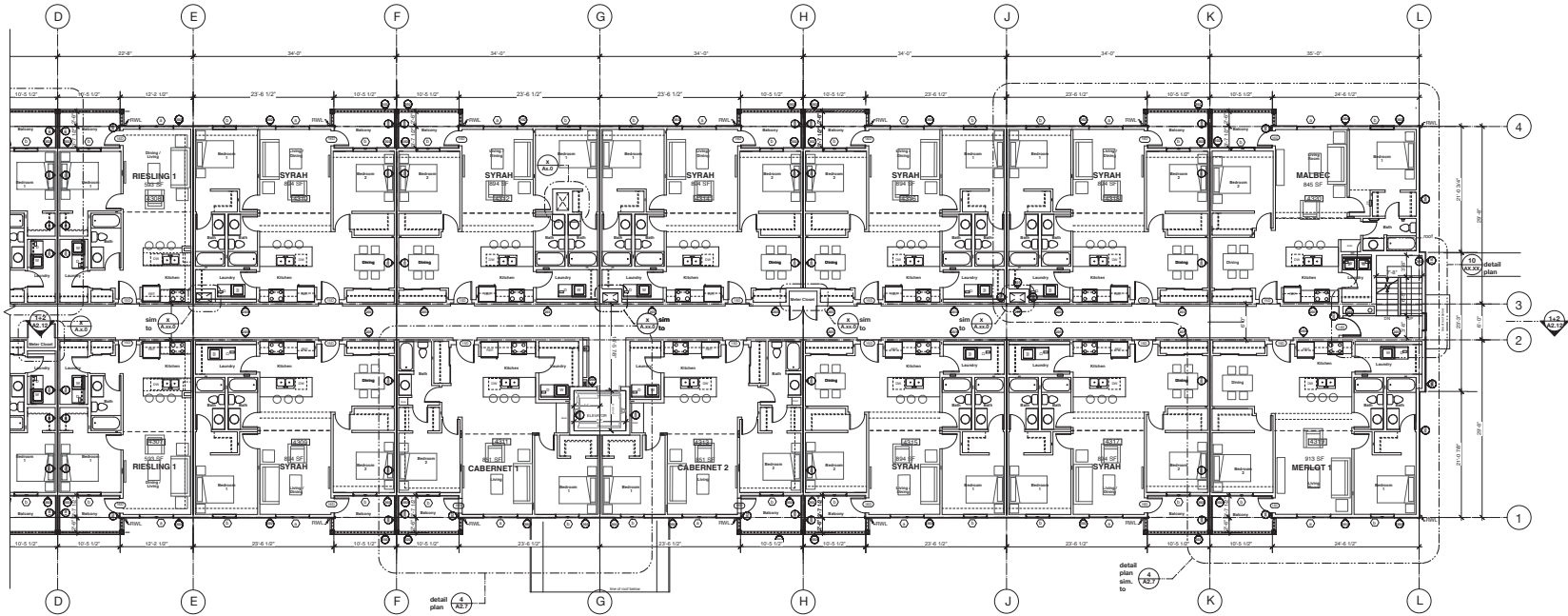
**FISHER ARCHITECT**  
 100-1180 Highway 10  
 Kelowna, BC V1Y 9C2  
 250-864-5214

Date: March 21, 2016  
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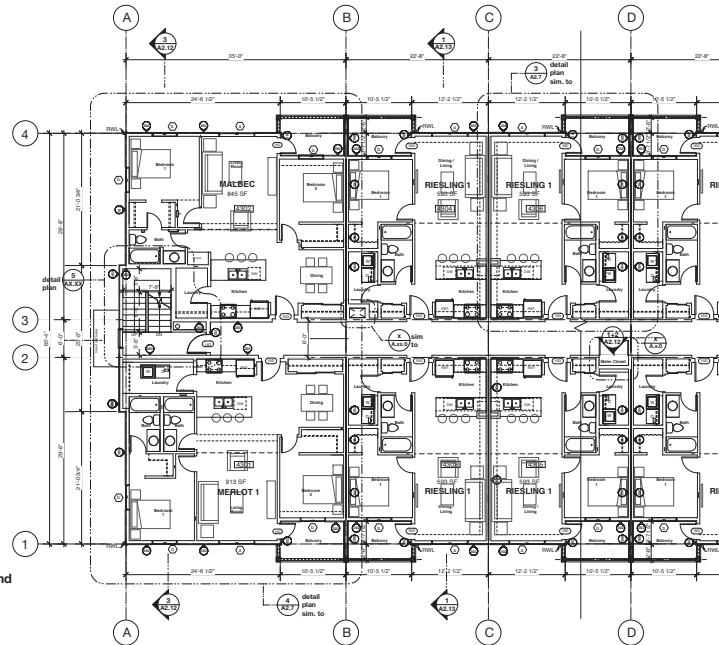
Project:  
 Mission Plaza  
 1469 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building A  
 Third Floor Plan**

Sheet No. Drawing No.  
**A.02.4**



1 Building A - Third Floor Plan - South End  
 1/8"=1'-0"



2 Building A - Third Floor Plan - North End  
 1/8"=1'-0"

SCHEDULE A

This forms part of application  
 # DP16-0124

Planner  
Initials

LK

City of  
Kelowna

COMMUNITY PLANNING

Codes & Standards:  
 Conform to latest edition,  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 780-594-7243

notes:

5	July 29, 2016	revised DPA
4	July 12, 2016	review #2
3	June 29, 2016	review #1
2	May 20, 2016	DP Application
1	March 21, 2016	review

Rev. No. DATE DESCRIPTION  
 Y/M/D  
**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-2567

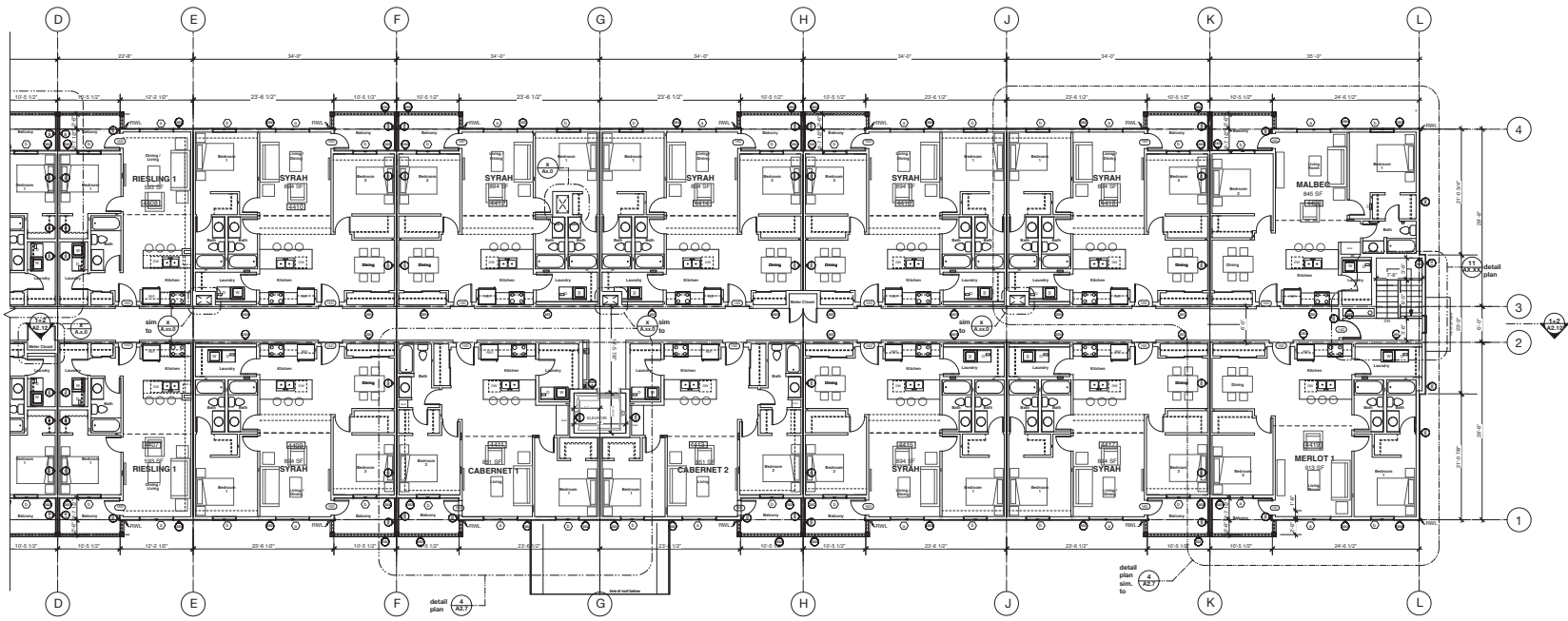
**FISHER ARCHITECT**  
 808-118-1188  
 Highstreetventures, 88 C. 1488 2102  
 Kelowna BC V1Y 9K1

Date: March 21, 2016  
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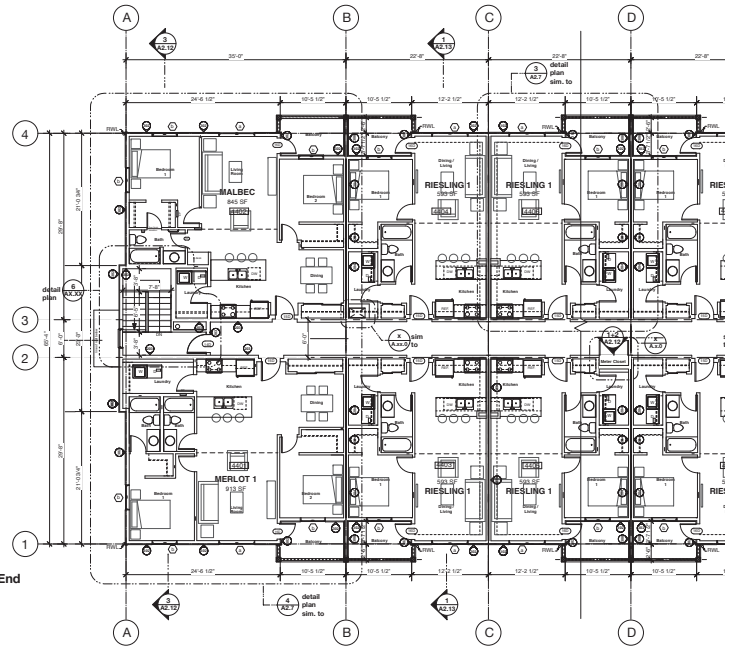
Project:  
 Mission Plaza  
 1469 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
 Building A  
 Fourth Floor Plan

Sheet No. Drawing No.  
 Project No. **A.02.5**



1 Building A - Fourth Floor Plan - South End  
 1/8"=1'-0"



2 Building A - Fourth Floor Plan - North End  
 1/8"=1'-0"

SCHEDULE A

This forms part of application  
 # DP16-0124

Planner  
Initials

LK

City of  
Kelowna

COMMUNITY PLANNING

Codes & Standards:  
 Conform to latest edition:  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.



Traine Construction Ltd.  
 786-658-7263

notes:

5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	June 29, 2016	review #1
2	May 5, 2016	DP Application
1	March 21, 2016	review

Rev. No. DATE DESCRIPTION  
 HIGH STREET  
 Highstreet Ventures Inc.  
 778-484-0567

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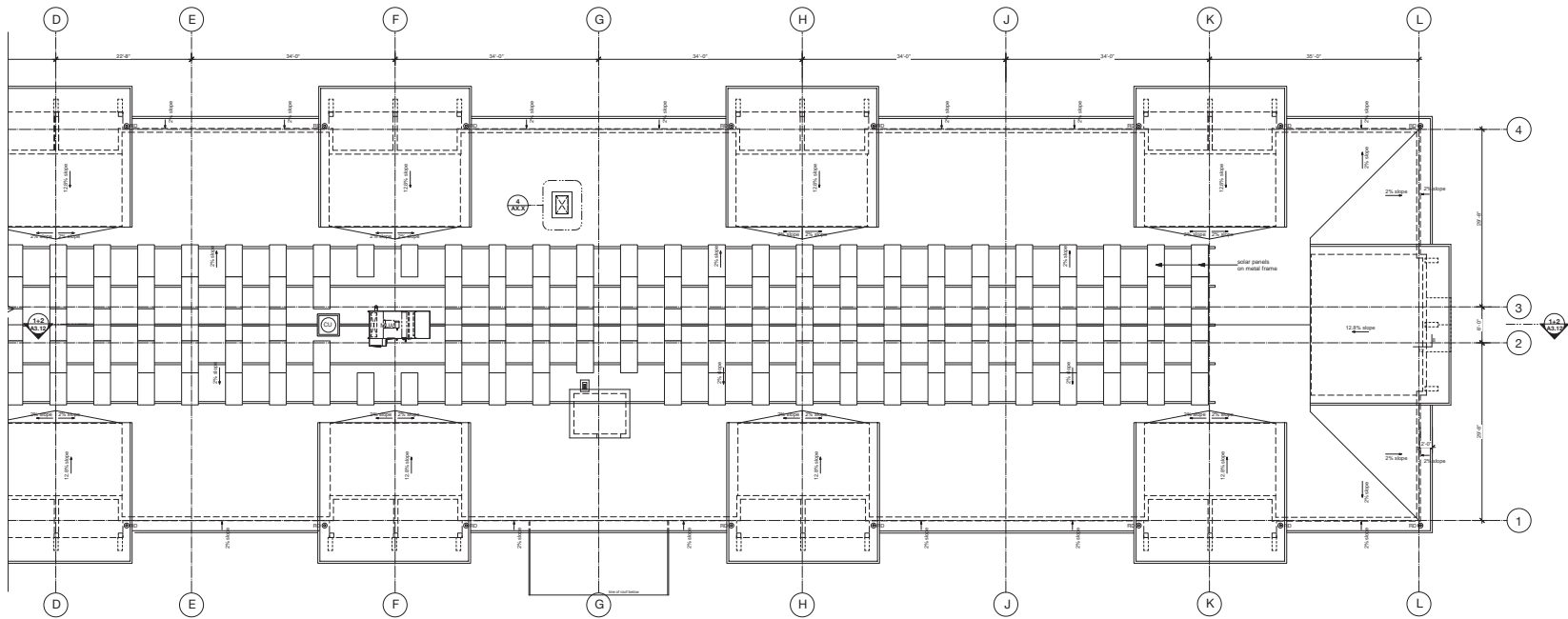
FISHER ARCHITECT  
 1455 K.L.O. Road  
 Kelowna, BC V1Y 9Y2  
 250-860-1214

Date: March 21, 2016  
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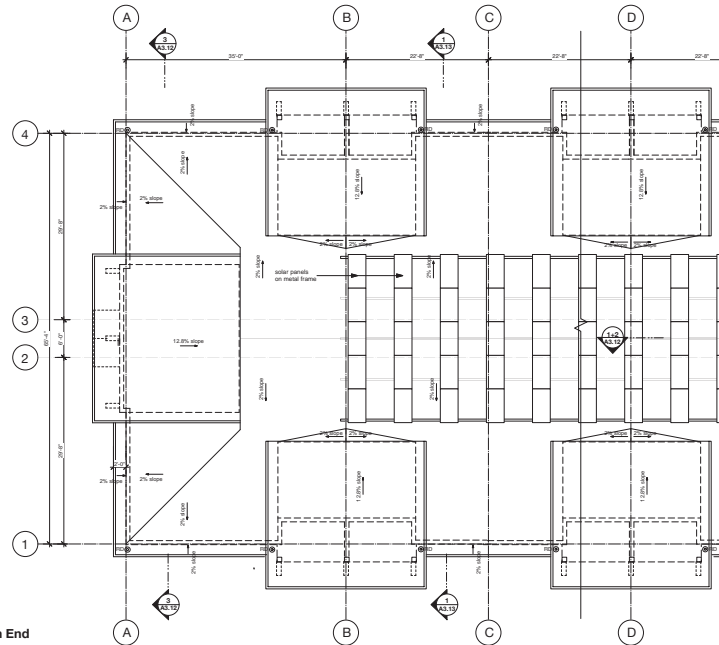
Project:  
 Mission Plaza  
 1455 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
 Building A  
 Roof Plan

Sheet No. Drawing No.  
 Project No. A.02.6



1 Building A - Roof Plan - South End  
 1/8"=1'-0"



2 Building A - Roof Plan - North End  
 1/8"=1'-0"

SCHEDULE A

This forms part of application  
 # DP16-0124

Planner  
 Initials LK

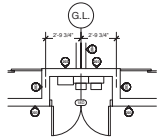
**City of  
 Kelowna**  
 COMMUNITY PLANNING

# SCHEDULE A

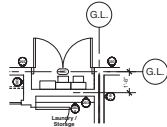
This forms part of application

# DP16-0124

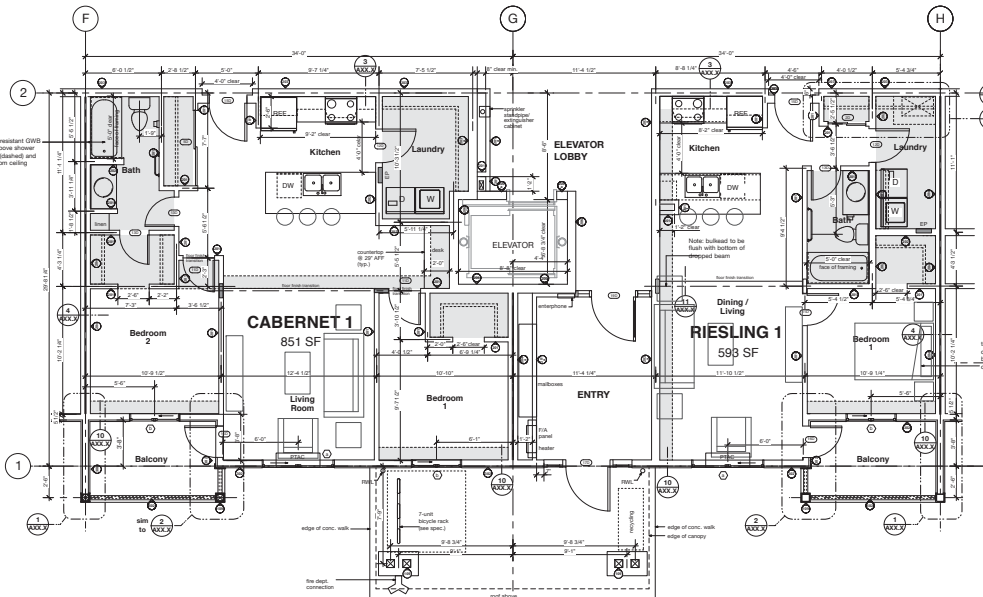
Planner Initials **LK**



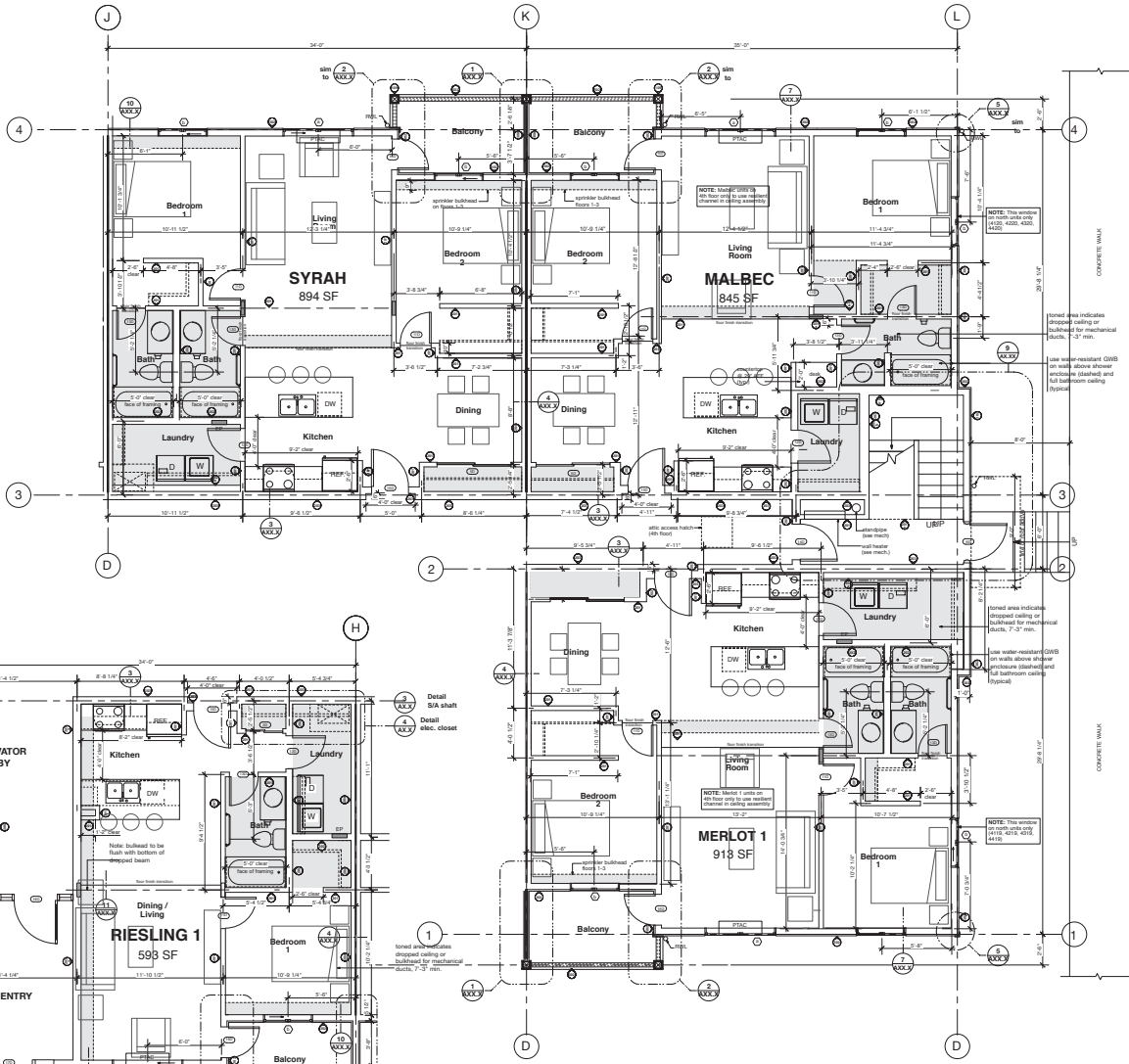
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1/4"=1'-0"



2 Detail Plan - Meter Closet (Riesling)  
1/4"=1'-0"



3 Building A: Cabernet 1, Riesling 1 Unit Plans  
1/4"=1'-0"



4 Building A: Syrah, Malbec, Merlot 1 Unit Plans  
1/4"=1'-0"

**Codes & Standards:**  
Comply to latest edition  
British Columbia Building Code  
**Dimensions:**  
Contractors shall verify and be responsible  
for all dimensions on the job site and shall  
inform the Architect of any discrepancies  
shown on the drawings.



Traine Construction Ltd.  
780-899-7803

notes:

5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	June 29, 2016	review #1
2	May 5, 2016	DP Application
1	March 21, 2016	review

**HIGH STREET**  
Highstreet Ventures Inc.  
770-686-0507

Design/contractor: This drawing and drawing information  
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This drawing is not to be used for construction and  
any dimensions, details and notes to verify any  
work on site, including the dimensions and  
notes to be submitted to the H. Fisher Architect  
Architect.

**H. FISHER ARCHITECT**  
1489 K.L.O. Road  
Kelowna, BC  
250.868.8181

Date: March 21, 2016

Drawn	Seal
Checked	
Scale	SCALE: 1/4" = 1'-0"

Project:  
Mission Flats  
1489 K.L.O. Road  
Kelowna, BC

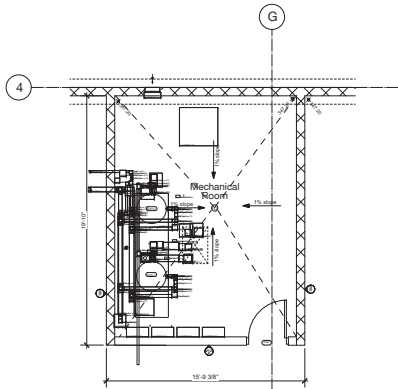
Drawing Title:

Building A  
Detail Plans

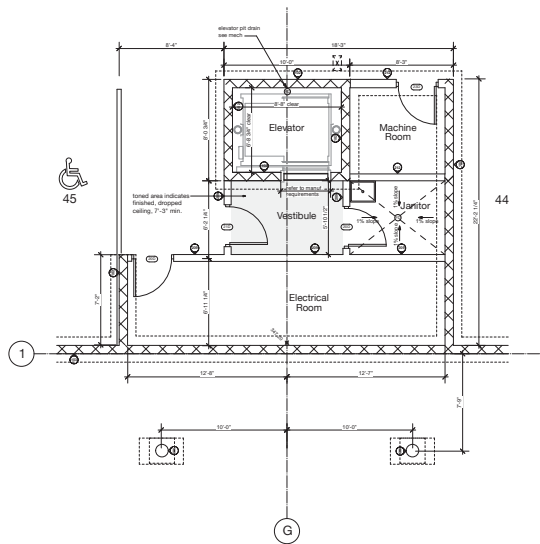
Grid File No. Drawing No.

Project No. **A.02.7**

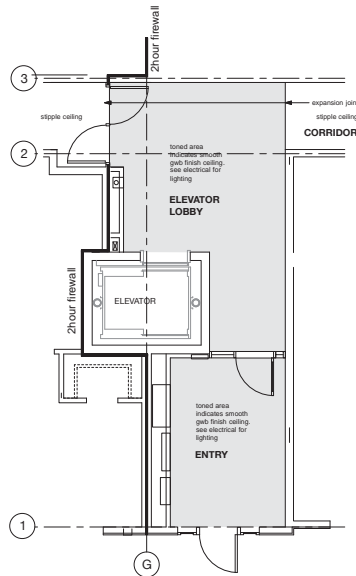




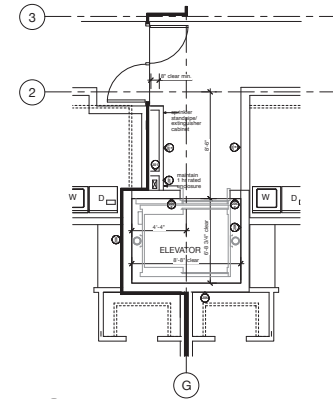
1 Mechanical Room Detail Plan @ Parkade Level  
1/4"=1'-0"



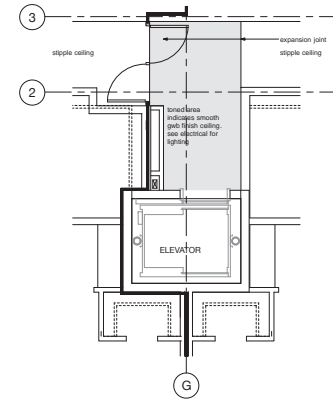
2 Elevator + Electrical Room Detail Plan @ Parkade  
1/4"=1'-0"



3 Building A: Entry Lobby Reflected Ceiling Plan  
1/4"=1'-0"



4 Elevator Detail Plan - Floors 2, 3, + 4  
1/4"=1'-0"



5 Elevator Detail Reflected Ceiling Plan - Floors 2, 3, + 4  
1/4"=1'-0"

**Codes & Standards:**  
Conform to latest edition  
British Columbia Building Code  
**Dimensions:**  
Contractors shall verify and be responsible  
for all dimensions on the job site and shall  
inform the Architect of any discrepancies  
shown on the drawings.



Traine Construction Ltd.  
778-484-7353

**notes:**

Rev.	DATE	DESCRIPTION
4	July 26, 2016	revised DFN
3	Jun. 28 2016	review #1
2	May 5 2016	DP Application
1	March 21 2016	review

Highstreet Ventures Inc.  
778-484-5567

**HIGH STREET**  
Architects  
Highstreet Ventures Inc.  
778-484-5567

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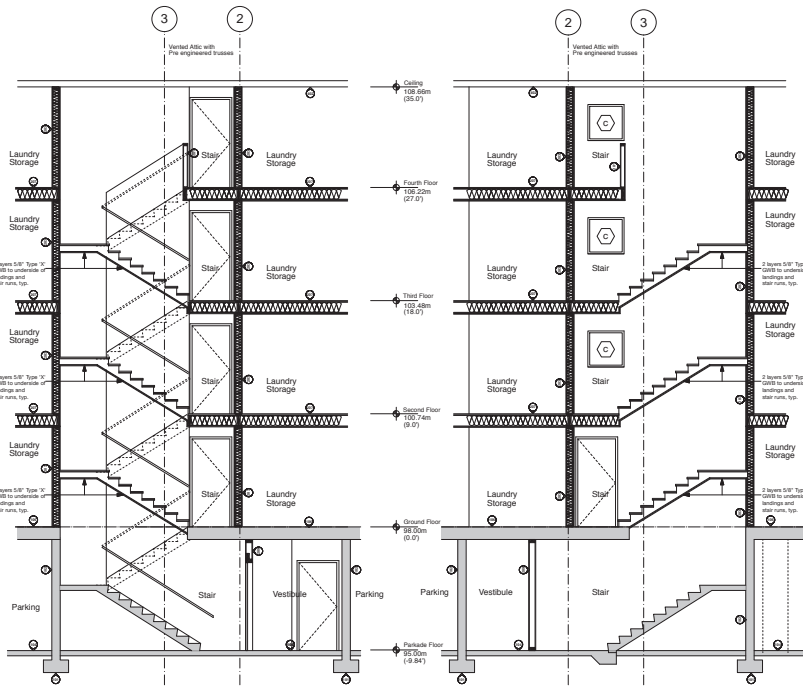
W.D. FISHER ARCHITECT  
1488 K.L.O. Road  
Kelowna, BC  
V1Y 9K1

Date	March 21, 2016	Scale	1/4" = 1'-0"
Drawn		Checked	
Scale	SCALE: 1/4" = 1'-0"		

Project:  
**Mission Plaza**  
1488 K.L.O. Road  
Kelowna, BC

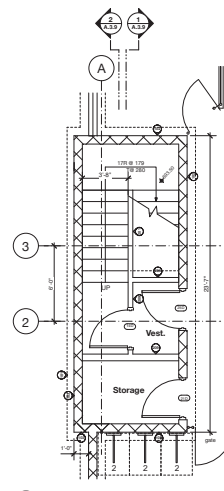
Drawing Title:  
**Building A  
Detail Plans**

Client File No. \_\_\_\_\_ Drawing No. \_\_\_\_\_  
Project No. \_\_\_\_\_ **A.02.8**

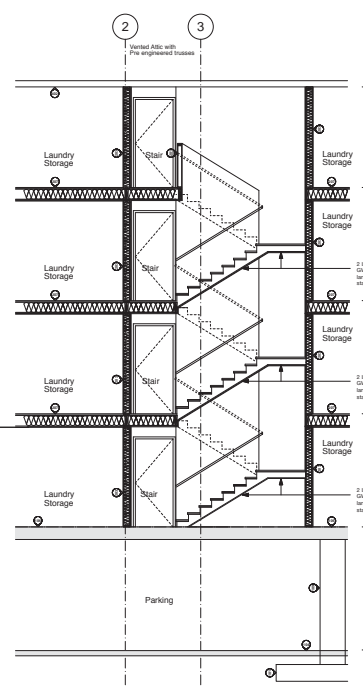


1 Detail Section - North Stair  
1/4"=1'-0"

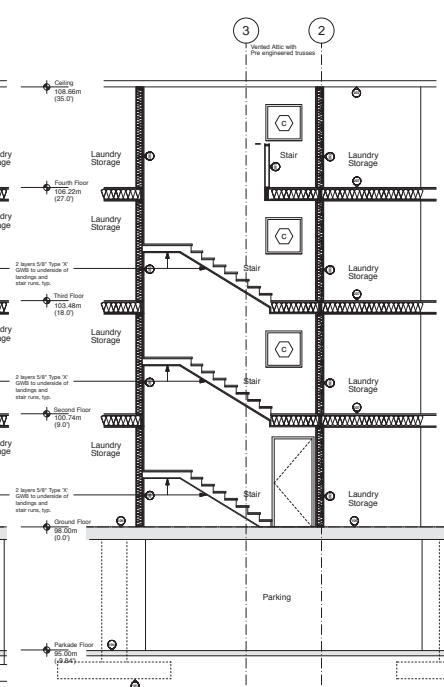
2 Detail Section - North Stair  
1/4"=1'-0"



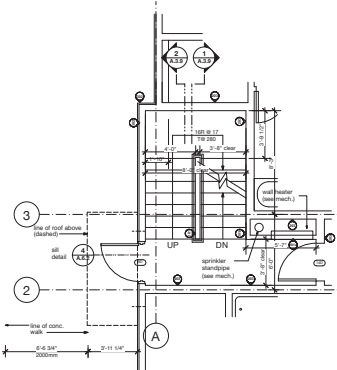
3 Detail Plan - Parking Floor  
North Stair  
1/4"=1'-0"



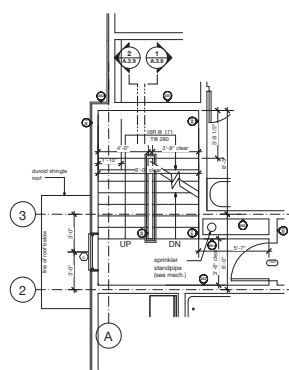
7 Detail Section - South Stair  
1/4"=1'-0"



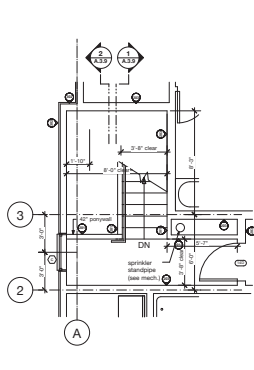
8 Detail Section - South Stair  
1/4"=1'-0"



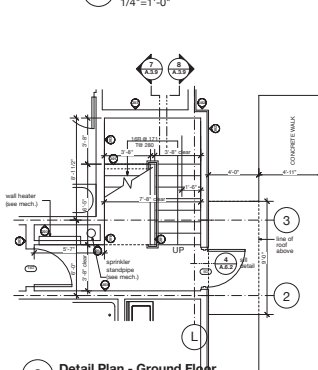
4 Detail Plan - Ground Floor  
North Stair  
1/4"=1'-0"



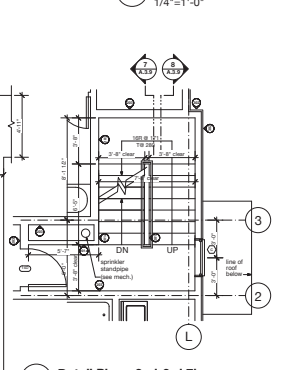
5 Detail Plan - 2nd-3rd Floor  
North Stair  
1/4"=1'-0"



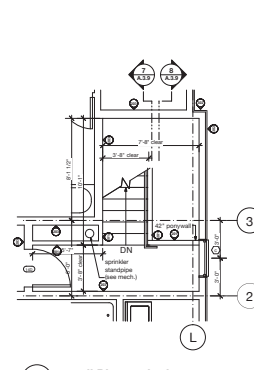
6 Detail Plan - 4th Floor  
North Stair  
1/4"=1'-0"



9 Detail Plan - Ground Floor  
South Stair  
1/4"=1'-0"



10 Detail Plan - 2nd-3rd Floor  
South Stair  
1/4"=1'-0"



11 Detail Plan - 4th Floor  
South Stair  
1/4"=1'-0"

**Codes & Standards:**  
 Conform to latest edition  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 780-988-7363

notes:

Rev.	DATE	DESCRIPTION
3	July 26, 2016	revised DFN
2	July 12, 2016	review #2
1	June 28, 2016	review #1

**HIGH STREET**

Highstreet Ventures Inc.  
 179-884-2657

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**FISHER ARCHITECT**  
 888-888-8888  
 1469 K.L.O. Road  
 Kelowna, BC V1Y 9J2  
 250-868-1544

Date:	March xx, 2016	Sheet:	
Drawn:		Checked:	
Scale:	SCALE: 1/4" = 1'-0"	Project:	Mission Flats 1469 K.L.O. Road Kelowna, BC

Drawing Title:  
**Building A  
 Stair Details**

Chief File No.	Drawing No.
Project No.	<b>A.02.9</b>

# ATTACHMENT B

This forms part of application

# DP16-0124

Planner Initials **LK**

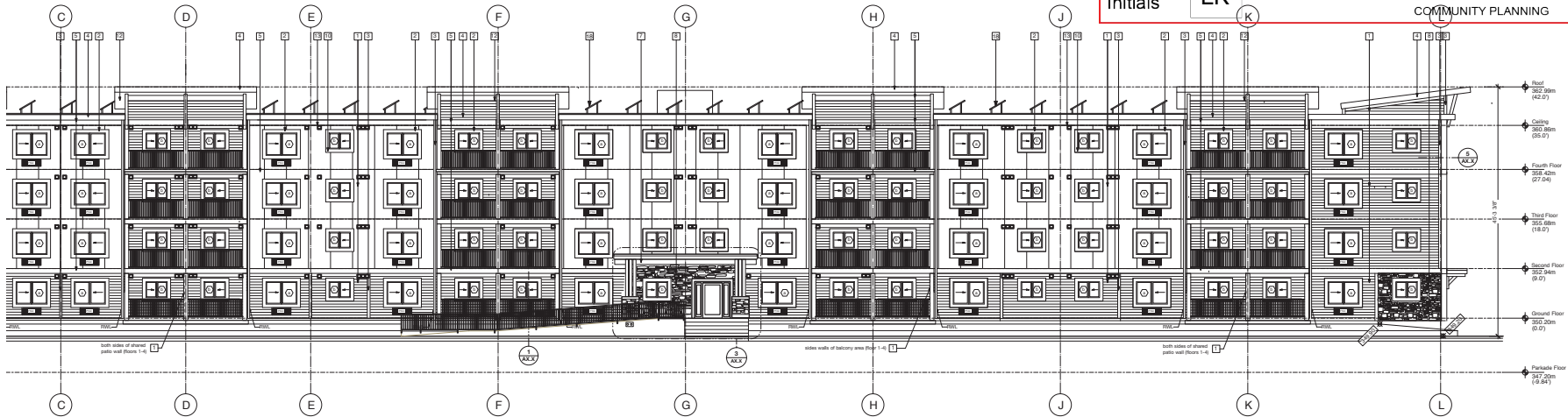


Codes & Standards:  
 Conform to latest edition  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.



Traine Construction Ltd.  
 780-698-7303

notes:



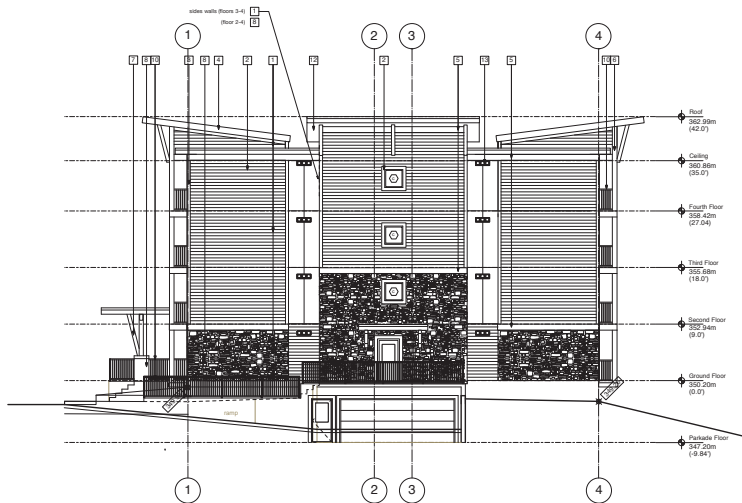
**1 Building A - West Elevation - South End**  
 1/8"=1'-0"

**Window Schedule**  
 NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

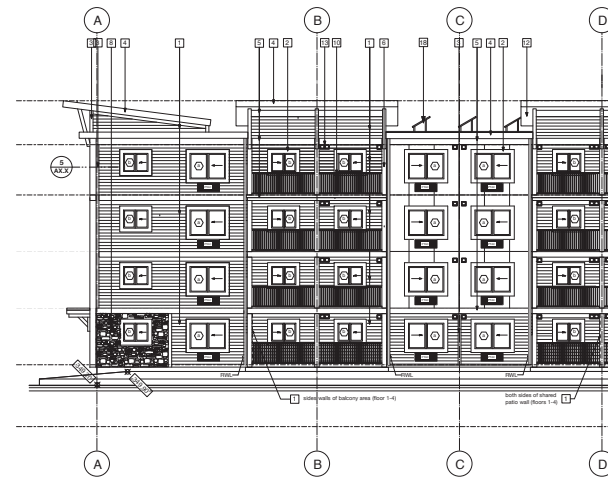
Designation	Family
1"	Siding Double (vertical) w/ Trim 72"x78" (1800mm x 47'-1/4" (1200mm))
2"	Siding Double (vertical) w/ Trim 48" x 36"
3"	Fixed (white) w/ Trim 36" x 36"
4"	Siding Double (vertical) w/ Trim 48" x 36" w/ obscure glass (frontal) *Denotes windows w/ blinds.

**Exterior Finishes Materials Legend**

- 1 CEMENT BOARD SIDING - (refer to A02.10.1 for products / colours)
- 2 TRIM BOARDS (window) 1"x6" - FIBRE CEMENT BOARD - SNOW
- 3 TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
- 4 TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
- 5 COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
- 6 CLAD COLUMNS and BEAMS - FIBRE CEMENT BOARD - SNOW
- 7 CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
- 8 GUTTERS - PRE-FINISHED ALUMINUM - WHITE
- 9 RAILINGS - PRE-FINISHED ALUMINUM - BLACK
- 10 DUROD SHINGLE ROOF - 3/4" CAMBRIDGE 30 - DUAL BLACK
- 11 SCOFFIT - ALLURA VENTED CEDAR - CEDAR
- 12 MECHANICAL VENT #01 Snow White in white-clad areas; #28 Grey elsewhere) - see mech.
- 13 WALL MOUNTED LUNARIRE - PRE - see electrical
- 14 HOUSE NUMBER - see spec.
- 15 METAL ROOFING - see spec.
- 16 CEMENT BOARD SIDING - Vertical smooth-panel (straight edge)  
 Product: ALLURA SMOOTH - SNOW"
- 17 SOLAR PANELS



**3 Building A - South Elevation**  
 1/8"=1'-0"



**2 Building A - West Elevation - North End**  
 1/8"=1'-0"

Rev.	DATE	DESCRIPTION
5	July 26, 2016	revised DP#
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 3 2016	DP Application
1	Mar. 21 2016	Issue

**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-5587

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**H.S. FISHER ARCHITECT**  
 6036-5118 Vancouver Street  
 Vancouver, B.C. V6B 2J2  
 604-681-8241

Date	March 21, 2016	Scale
Drawn		
Checked		
Scale	1/8" = 1'-0"	

Project:  
**Mission Plaza**  
 1450 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building A**  
 South & West Elevations

Coord File No.	Drawing No.
	<b>A.02.10</b>

# ATTACHMENT B

This forms part of application

# DP16-0124



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials **LK**

**Code & Standards:**  
Conform to latest action  
British Columbia Building Code  
**Dimensions:**  
Contractors shall verify and be responsible  
for all dimensions on the job site and shall  
inform the Architect of any discrepancies  
shown on the drawings.



Traine Construction Ltd.  
780-568-7353

**notes:**

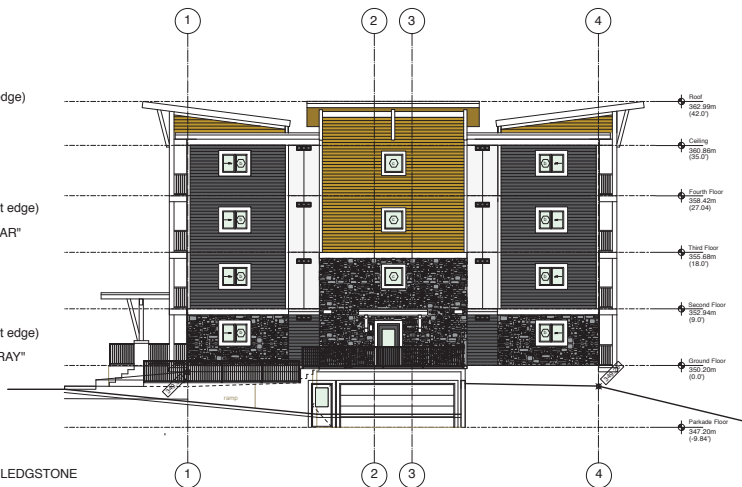


**1 Building A - West Elevation - South End**  
1/8"=1'-0"

**Exterior Finishes Materials Legend - Siding Colours**

	Vertical smooth-panel siding (straight edge) Product: ALLURA SMOOTH - "SNOW"
	Horizontal cedar texture siding (straight edge) 8-1/4" panel (7" exposure) Product: ALLURA CEDAR LAP - "CEDAR"
	Horizontal cedar texture siding (straight edge) 8-1/4" panel (7" exposure) Product: JAMES HARDIE - "NIGHT GRAY"
	Cultured stone cladding Product: BLACK RUNDLE COUNTRY LEDGSTONE

Note: Trim is white unless otherwise noted. Refer to A02.10 for additional details



**3 Building A - South Elevation**  
1/8"=1'-0"



**2 Building A - West Elevation - North End**  
1/8"=1'-0"

Rev.	DATE	DESCRIPTION
5	July 26, 2016	Revised DPA
4	July 12, 2016	review #2
3	June 28, 2016	review #1
2	May 05, 2016	DP Application
1	Mar 21, 2016	review

**High Street**  
Highstreet Ventures Inc.  
778-484-8587

**FISHER ARCHITECT**  
1469 K.L.O. Road  
Kelowna, BC  
V1Y 9V2  
Bridgette LeBlond

Date: March 21, 2016 Seal: [Blank]

Drawn: [Blank]

Checked: [Blank]

Scale: SCALE: 1/8" = 1'-0"

Mission Plots  
1469 K.L.O. Road  
Kelowna, BC

Drawing Title:  
**Building A  
South + West Colour Elevations**

Sheet No. **A.02.10.1**

# ATTACHMENT B

This forms part of application

# DP16-0124

Planner Initials **LK**



Codes & Standards:  
 Conform to latest edition  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible for all dimensions on the job site, and shall inform the architect of any discrepancies shown on the drawings.



Traine Construction Ltd.  
 788-488-7883

notes:

5	July 26, 2016	revised DPL
4	July 12, 2016	review #2
3	June 29, 2016	review #1
2	May 2, 2016	DP Application
1	Mar 21, 2016	review

Rev. No.	DATE	DESCRIPTION
1	V.M.C.	

**HIGH STREET**  
 HighStreet Ventures Inc.  
 778-484-0587

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**W.D. FISHER ARCHITECT**  
 1038-1118 Highway 10  
 Kelowna, BC V1Y 9V2  
 250.869.8747

Date: March 21, 2016

Drawn: \_\_\_\_\_

Checked: \_\_\_\_\_

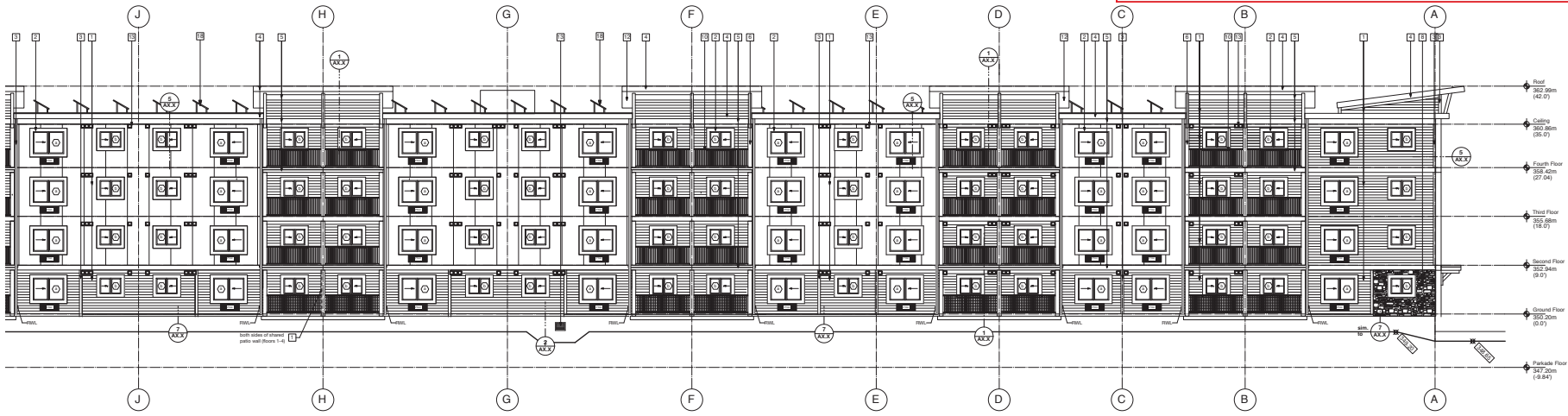
Scale: SCALE: 1/8" = 1'-0"

Project: Mission Flats

1489 K.L.O. Road  
 Kelowna, BC

Drawing Title: Building A North and East Elevations

Sheet No. **A.02.11**



**1 Building A - East Elevation (North End)**  
 1/8"=1'-0"

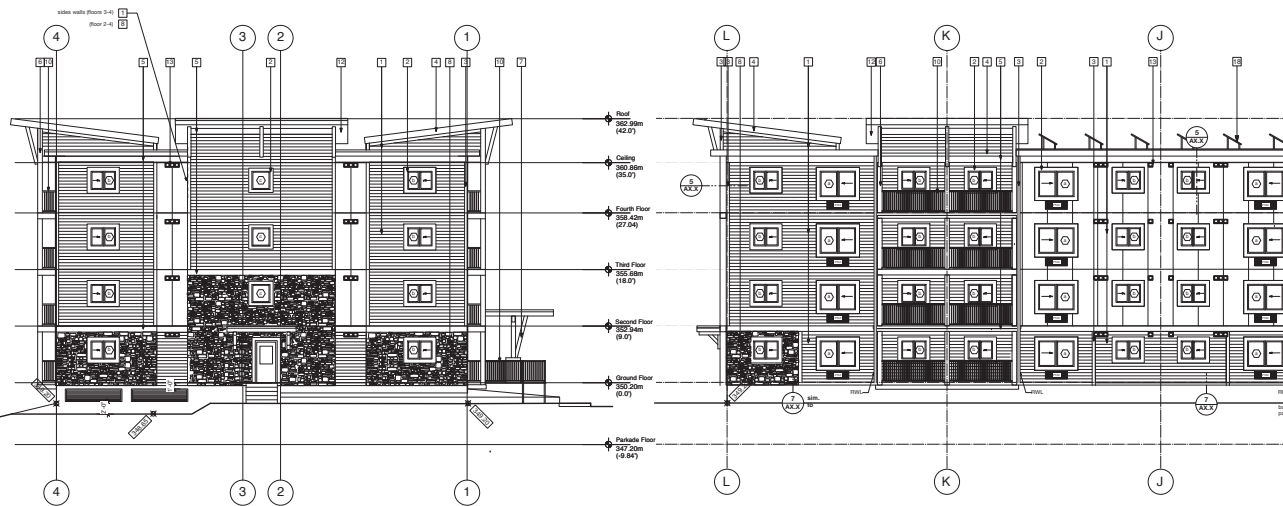
**Window Schedule**

NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

Designation	Family
1"	Sliding Double (white) w/ Trim: 70-7/8" (1800mm) x 47-1/4" (1200mm)
2"	Sliding Double (white) w/ Trim: 48" x 36"
3"	Fixed (white) w/ Trim: 36" x 36"
4"	Sliding Double (white) w/ Trim: 48" x 36" w/ obscure glass (framed)
5"	Transoms windows w/ fabric

**Exterior Finishes Materials Legend**

- 1 CEMENT BOARD SIDING - (refer to A02 IG 1 for products / colour)
- 2 TRIM BOARDS (window) 1"x6" - FIBRE CEMENT BOARD - SNOW
- 3 TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
- 4 TRIM BOARDS (gable + fascia) 1"x10" - FIBRE CEMENT BOARD - SNOW
- 5 TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
- 6 COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
- 7 GLAD COLUMN AND BEAMS - FIBRE CEMENT BOARD - SNOW
- 8 CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
- 9 CUTTERS - PRE-FINISHED ALUMINUM - WHITE
- 10 RAILING - PRE-FINISHED ALUMINUM - BLACK
- 11 DURROID SINGLE ROOF - IKO CAMBRIDGE 30 - DUAL BLACK
- 12 SOFFIT - ALLURA VENTED CEDAR - CEDAR
- 13 MECHANICAL VENT FRY - Snow White in white-painted areas, #28 Grey elsewhere) - see mech.
- 14 WALL MOUNTED LUMINAIRE - see electrical
- 15 HOUSE NUMBER - see spec.
- 16 METAL ROOFING - see spec.
- 17 CEMENT BOARD SIDING - Vertical smooth-panel (straight edge) product: ALLURA SMOOTH - "SNOW"
- 18 SOLAR PANELS



**3 Building A - North Elevation**  
 1/8"=1'-0"

**2 Building A - East Elevation (South End)**  
 1/8"=1'-0"

# ATTACHMENT B

This forms part of application

# DP16-0124

Planner Initials **LK**



Codes & Standards:  
 Conform to latest edition  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible for all dimensions on the job site, and shall assume the responsibility of any discrepancies shown on the drawings.



Traine Construction Ltd.  
 788-958-7883

notes:



1 Building A - East Elevation (North End)  
 1/8"=1'-0"

## Exterior Finishes Materials Legend - Siding Colours



Note: Trim is white unless otherwise noted. Refer to A02.11 for additional details



3 Building A - North Elevation  
 1/8"=1'-0"

2 Building A - East Elevation (South End)  
 1/8"=1'-0"

5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 02 2016	DP Application
1	Mar. 21 2016	review

Rev. DATE DESCRIPTION  
 No. V.M.C.  
**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-0587

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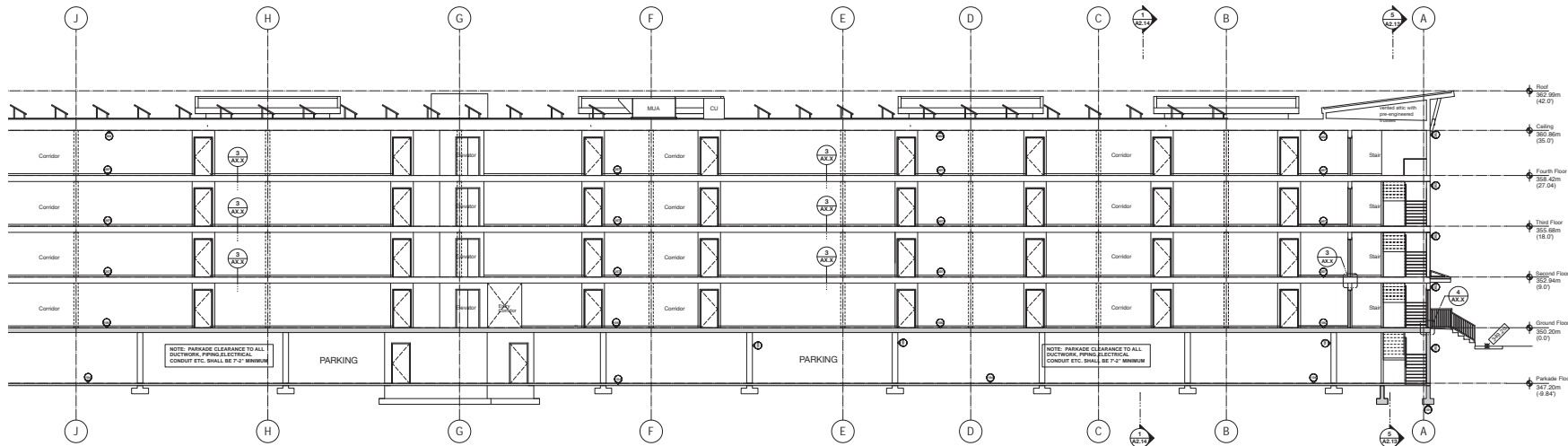
**W.D. FISHER ARCHITECT**  
 1038-3188 Highway 1  
 Kelowna, BC V1Y 9B8  
 250-868-8741

Date: March 21, 2016  
 Drawn:  
 Checked:  
 Scale: SCALE: 1/8" = 1'-0"

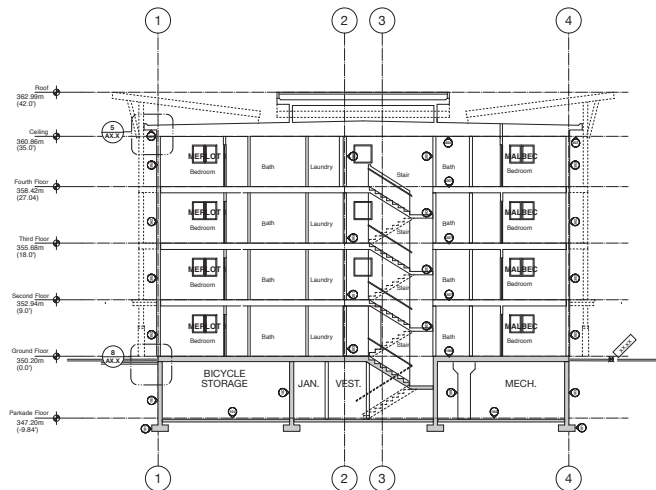
Project:  
**Mission Flats**  
 1489 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building A**  
 North and East Colour Elevations

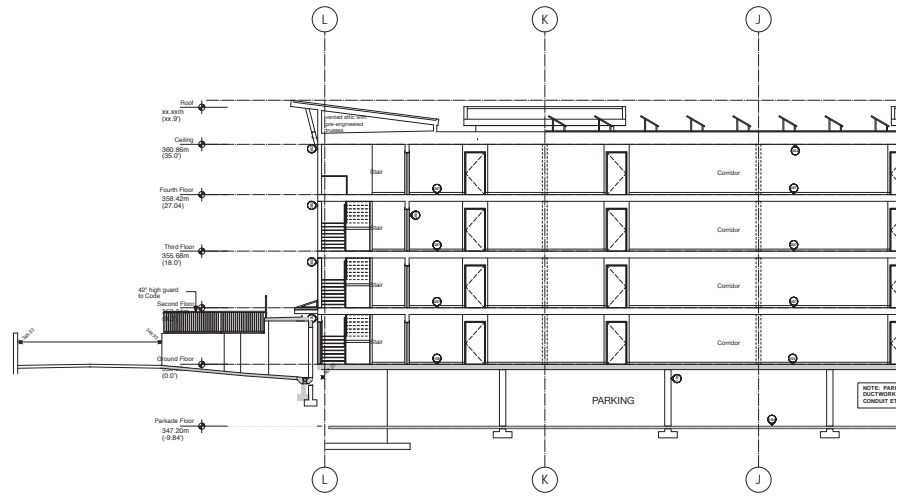
Sheet No. Drawing No.  
 Project No. **A.02.11.1**



1 Building A - Section - North End  
1/8"=1'-0"



3 Building A - Section through Stair  
1/8"=1'-0"



2 Building A - Section - South End  
1/8"=1'-0"

Codes & Standards:  
 Conform to latest edition  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



notes:

Rev.	DATE	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	revised #2
3	Jun. 28 2016	revised #1
2	May 5 2016	DP Application
1	March xx 2016	review

**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-5587

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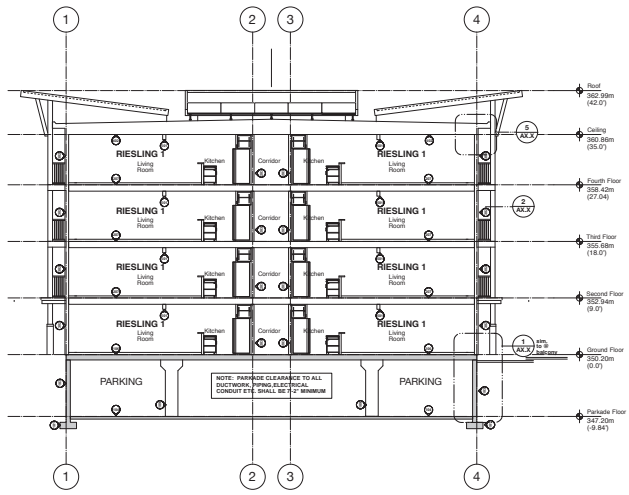
**W.D. FISHER ARCHITECT**  
 8038-2118 Highway 1  
 Nanaimo, B.C. V9E 2J2  
 250-858-6741

Date	March xx, 2016	Scale	
Drawn		Checked	
Scale	SCALE: as noted		

Project  
**Mission Flats**  
 1489 K.L.D. Road  
 Kelowna, BC

Drawing Title  
**Building A**  
 Building Sections

Plot File No.	Drawing No.
Project No.	<b>A.02.12</b>



**1 Building A - Section**  
1/8"=1'-0"

**Codes & Standards:**  
Conform to latest editions  
British Columbia Building Code  
**Dimensions:**  
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.



Traine Construction Ltd.  
780-958-7303

**notes:**

Rev. No.	DATE	DESCRIPTION
5	July 26, 2016	revised DRA
4	July 12, 2016	revised AD
2	Jun. 28 2016	revised #1
1	March xx 2016	revised

**HIGH STREET**

Highstreet Ventures Inc.  
178-666-0507

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**FISHER ARCHITECT**  
4836-1118 Vancouver Street  
Vancouver, B.C. V6B 2K2  
604-681-0741

Date:	March xx, 2016	Scale:	
Drawn:		Scale:	SCALE: 1/8" = 1'-0"
Checked:			

Project:  
**Mission Flats**  
1485 K.L.O. Road  
Kelowna, BC

Drawing Title:  
**Building A Ramp Sections**

Chief File No.:	Drawing No.:
Project No.:	<b>A.02.13</b>



**Codes & Standards:**  
 Conform to latest edition  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



notes:

REV.	DATE	DESCRIPTION
6	July 26, 2016	revised DPN
5	July 12, 2016	review #2
4	Jun. 28 2016	review #1
3	June XX 2016	coordination
2	May 25 2016	DP Application
1	March 21 2016	review

**HIGH STREET**  
 Highstreet Ventures Inc.  
 718-484-5557

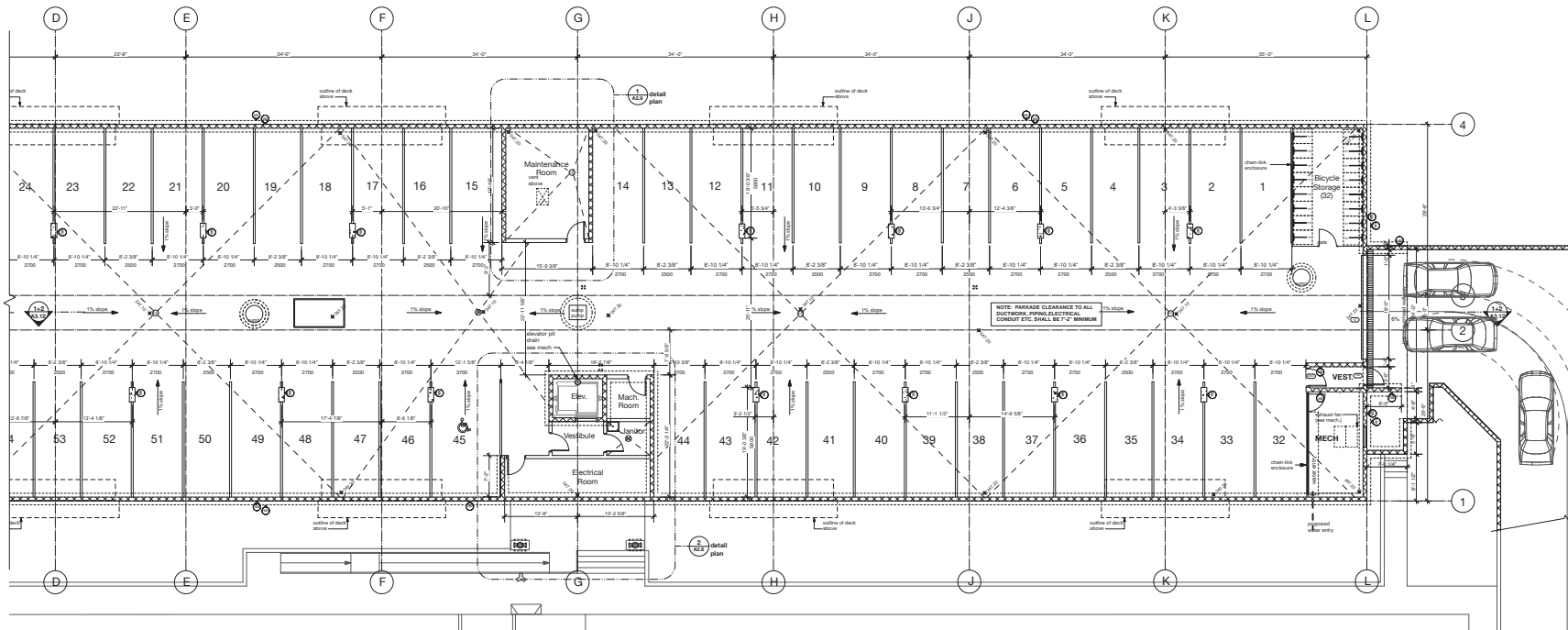
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**WF FISHER ARCHITECT**  
 808-3168 "Mission" Street  
 Vancouver, B.C. V6Z 2J2  
 604-681-6741

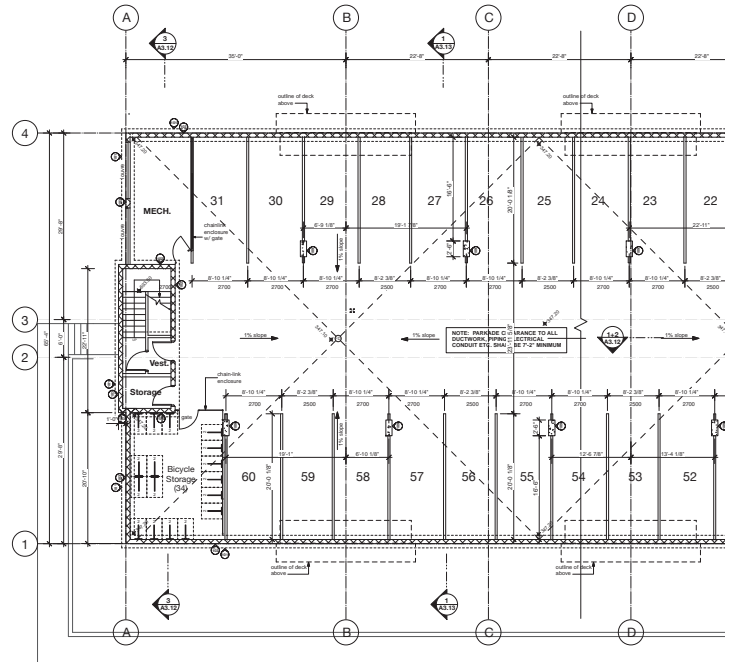
Date: March 21, 2016  
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 Checked: \_\_\_\_\_  
 Scale: SCALE: 1/8" = 1'-0"  
 Project: Mission Plaza  
 1489 K.L.O. Road  
 Kelowna, BC

Drawing Title: **Building B Parkade Plan**

Sheet No. **A.03.0**



1 Building B - Parkade Plan - South End  
 1/8"=1'-0"



2 Building B - Parkade Plan - North End  
 1/8"=1'-0"

**SCHEDULE A**

This forms part of application  
 # DP16-0124

Planner Initials **LK**

City of Kelowna  
 COMMUNITY PLANNING

Codes & Standards:  
 Custom to latest edition  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 780-958-7253

notes:

4	July 26, 2016	revised DPN
3	July 12, 2016	review #2
2	June 28, 2016	review #1
1	June XX 2016	coordination

Rev. No. DATE DESCRIPTION  
 Y/M/D

**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-0567

High Street Ventures Inc. is not responsible for the accuracy of the information provided by the client. The client is responsible for the accuracy of the information provided. The drawing is not to be used for construction until reviewed and approved by the City of Kelowna. The drawing is not to be used for construction until reviewed and approved by the City of Kelowna. The drawing is not to be used for construction until reviewed and approved by the City of Kelowna.

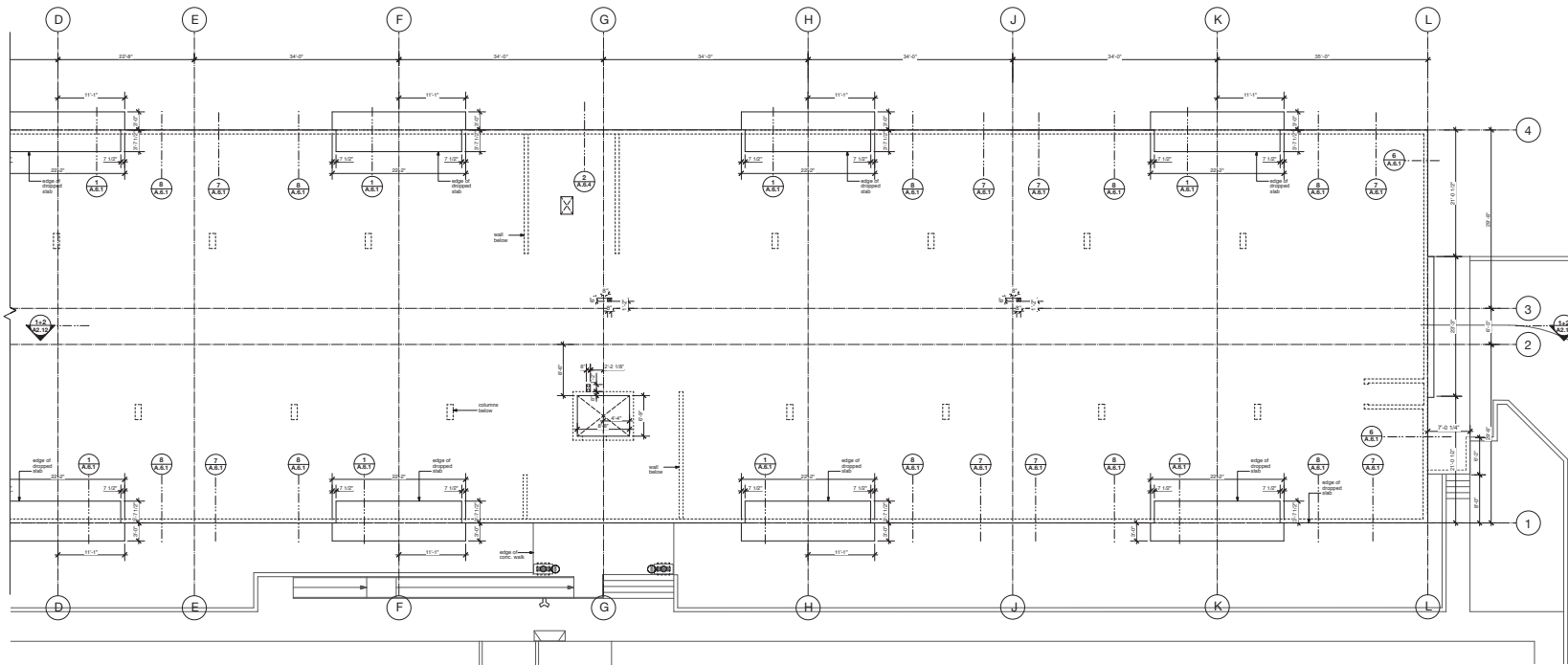
**FISHER ARCHITECT**  
 1455 K.L.O. Road  
 Kelowna, BC V1Y 9Y2  
 250-860-1214

Date: March xx, 2016  
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 Checked:  
 Scale: SCALE: 1/8" = 1'-0"

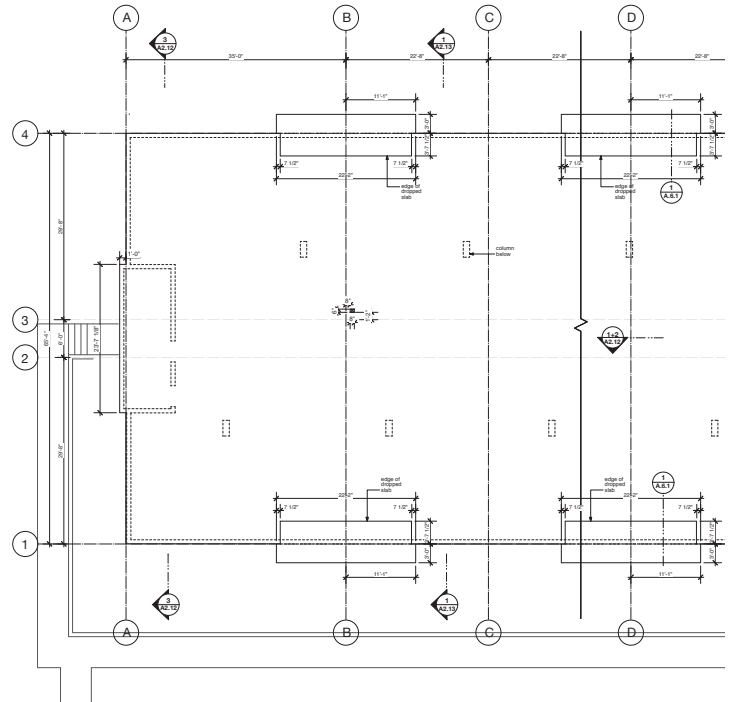
Project:  
 Mission Plaza  
 1455 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
 Building B  
 Slab Plan

Sheet No. Drawing No.  
 Project No. **A.03.1**



1 Building B - Slab Plan - South End  
 1/8" = 1'-0"



2 Building B - Slab Plan - North End  
 1/8" = 1'-0"

SCHEDULE A

This forms part of application  
 # DP16-0124

Planner  
 Initials

LK

**City of Kelowna**  
 COMMUNITY PLANNING

Codes & Standards:  
 Conform to latest edition,  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 780-584-7263

notes:

**DIMENSIONS:**  
 Exterior wall dimensions taken to  
 face of stud.

6	July 26, 2016	Revised DPA
5	July 12, 2016	Review #2
4	June 29, 2016	Review #1
3	June XX 2016	coordination
2	May 05 2016	DP Application
1	March 21 2016	review

Rev. No.	DATE Y/M/D	DESCRIPTION
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**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-2567

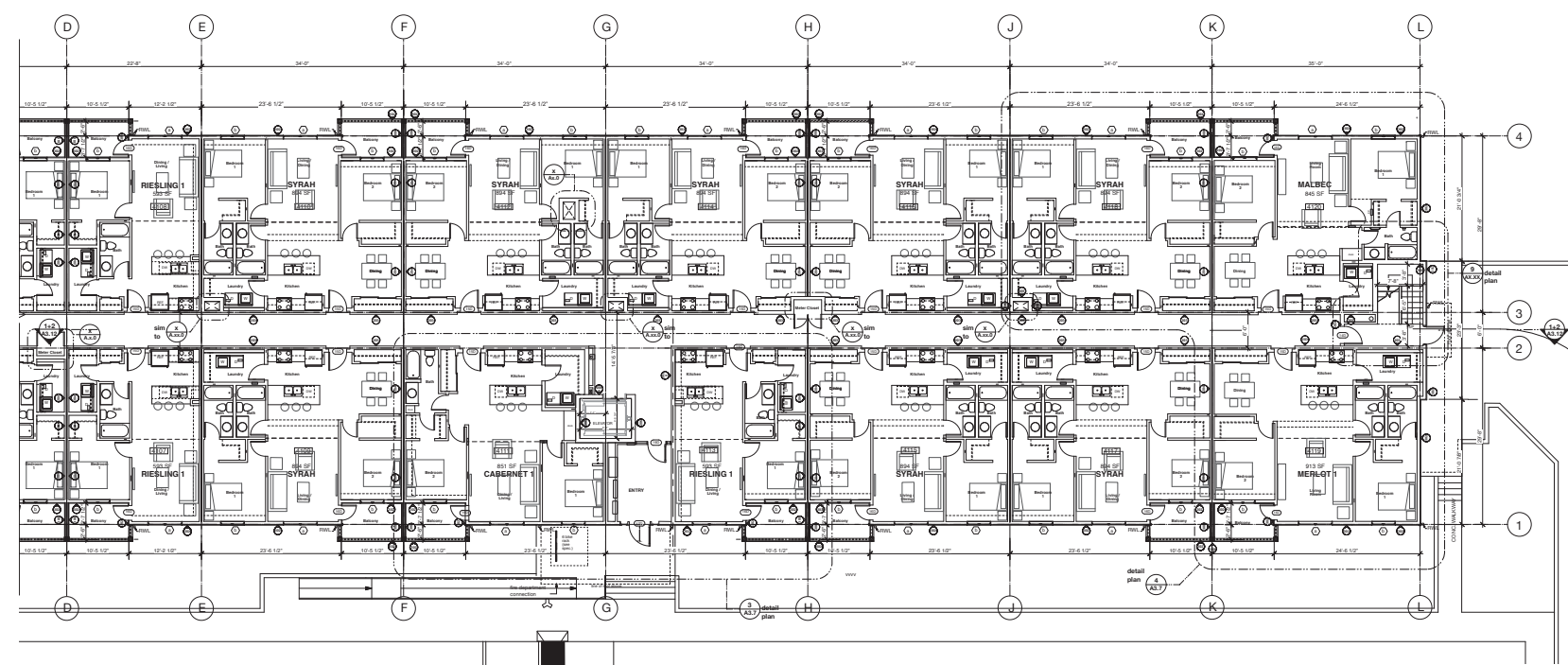
Highstreet Ventures Inc. has engaged and retained the architectural services of FISHER ARCHITECT and agrees to indemnify and hold Highstreet Ventures Inc. harmless from and against all claims, damages, losses and costs, including reasonable attorneys' fees, arising out of or from the use of this drawing, whether or not caused in whole or in part by the negligence of FISHER ARCHITECT. This drawing is not to be used for construction without the express approval of FISHER ARCHITECT. Highstreet Ventures Inc. shall be responsible for obtaining all necessary permits, licenses and approvals, including all applicable zoning and subdivision regulations, and shall be responsible for obtaining all necessary approvals from the City of Kelowna. Highstreet Ventures Inc. shall be responsible for obtaining all necessary approvals from the City of Kelowna. Highstreet Ventures Inc. shall be responsible for obtaining all necessary approvals from the City of Kelowna.

**FISHER ARCHITECT**  
 808-1108 Kelowna  
 Highstreetventures, B.C. V8W 2Y2  
 Kelowna, BC

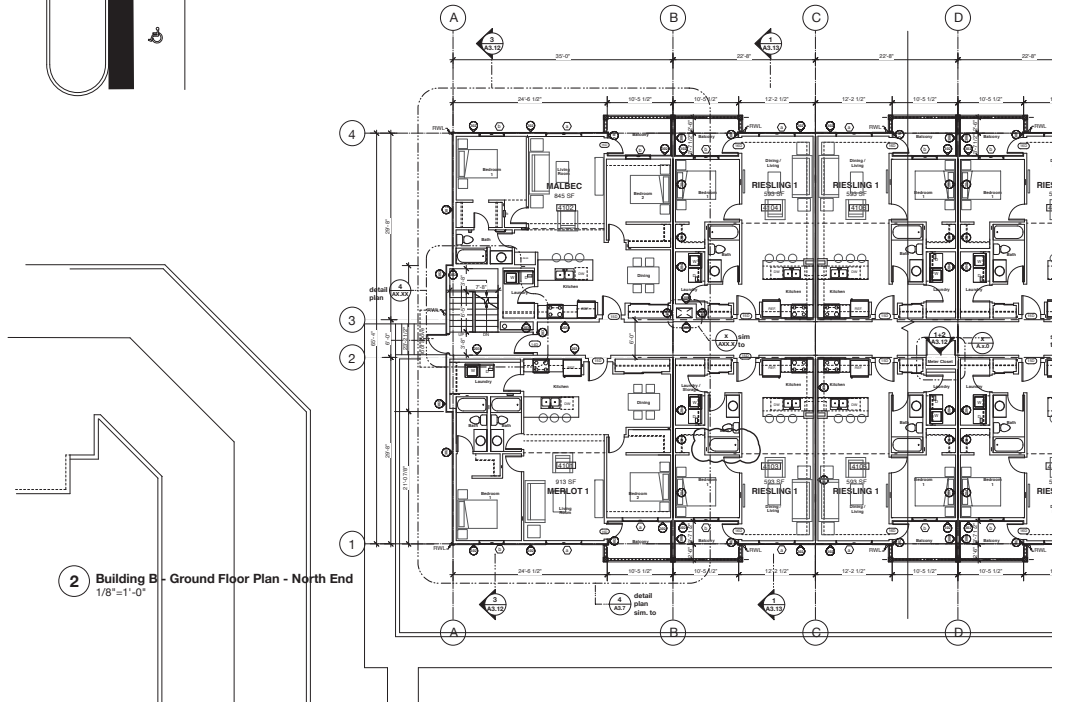
Date: March 21, 2016  
 Drawn:  
 Checked:  
 Scale: SCALE: 1/8" = 1'-0"  
 Project: Mission Plaza  
 1466 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building B  
 Ground Floor Plan**  
 Drawing No.:  
**A.03.2**

Project No.:  
**A.03.2**



**1** Building B - Ground Floor Plan - South End  
 1/8"=1'-0"



**2** Building B - Ground Floor Plan - North End  
 1/8"=1'-0"

SCHEDULE A

This forms part of application  
 # DP16-0124

Planner  
Initials

LK

**Codes & Standards:**  
 Conform to latest edition:  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.



Traine Construction Ltd.  
 780-924-7243

notes:

6	JULY 26, 2016	revised DPA
5	JULY 12, 2016	revised #2
4	JUN 28, 2016	revised #1
3	JUNE XX 2016	coordination
2	MAY 05 2016	DP Application
1	MARCH 21 2016	review

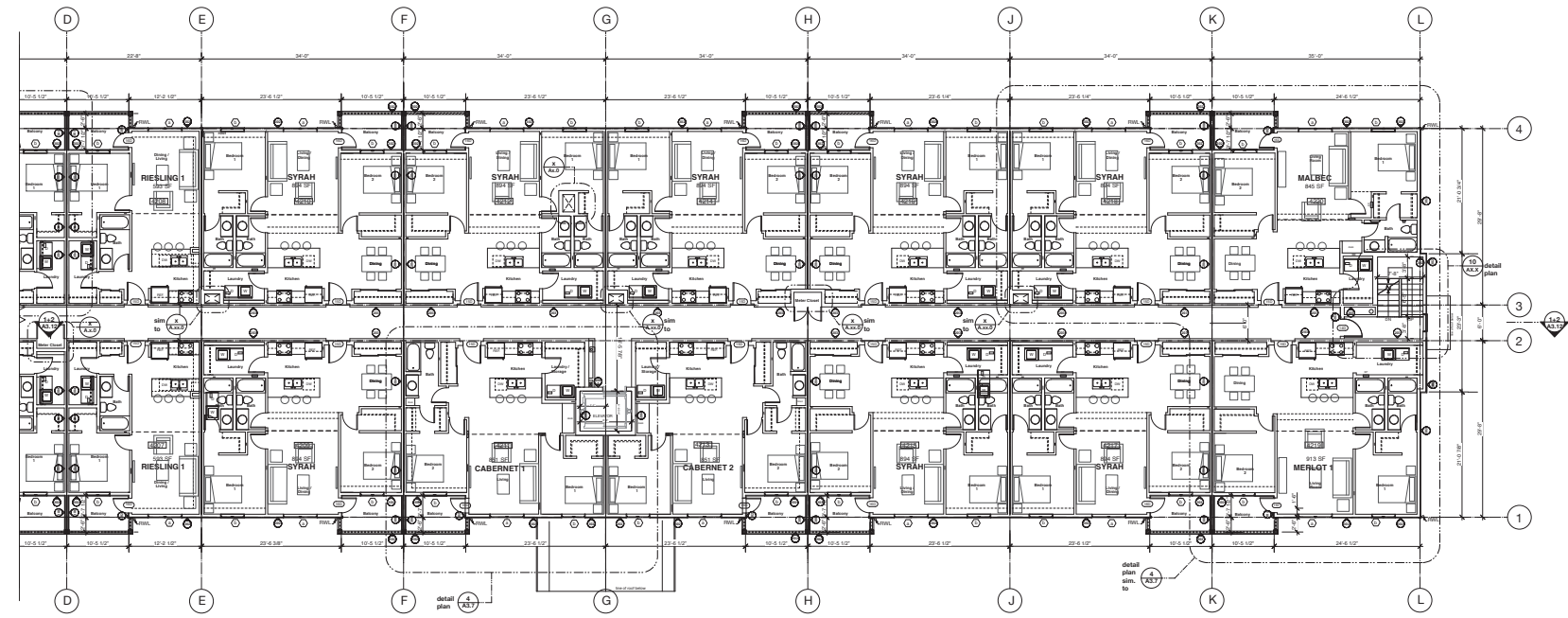
Rev. No. DATE DESCRIPTION  
 HIGH STREET  
 Highstreet Ventures Inc.  
 778-484-2567

**FISHER ARCHITECT**  
 1018 - 10th Street  
 Kelowna, BC V1Y 9C2  
 250-866-6214

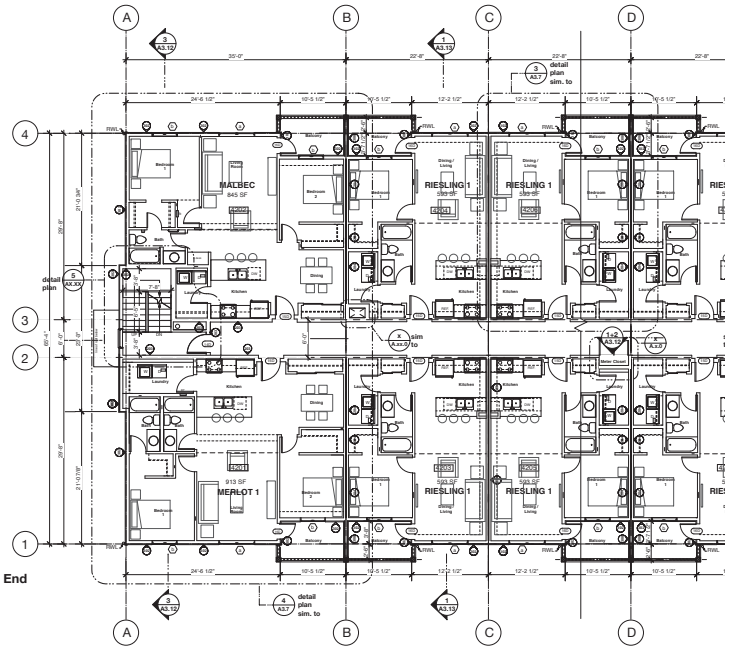
Date: March 21, 2016  
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 Checked:  
 Scale: SCALE: 1/8" = 1'-0"  
 Project: Mission Plaza  
 1459 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
 Building B Second Floor Plan  
 Cad File No. Drawing No.  
 Project No. **A.03.3**

Building B - Second Floor Plan - South End  
 Building B - Second Floor Plan - North End



1 Building B - Second Floor Plan - South End  
 1/8"=1'-0"



2 Building B - Second Floor Plan - North End  
 1/8"=1'-0"

**SCHEDULE A**

This forms part of application  
 # DP16-0124

Planner Initials **LK**

Codes & Standards:  
 Conform to latest edition  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 780-594-7243

notes:

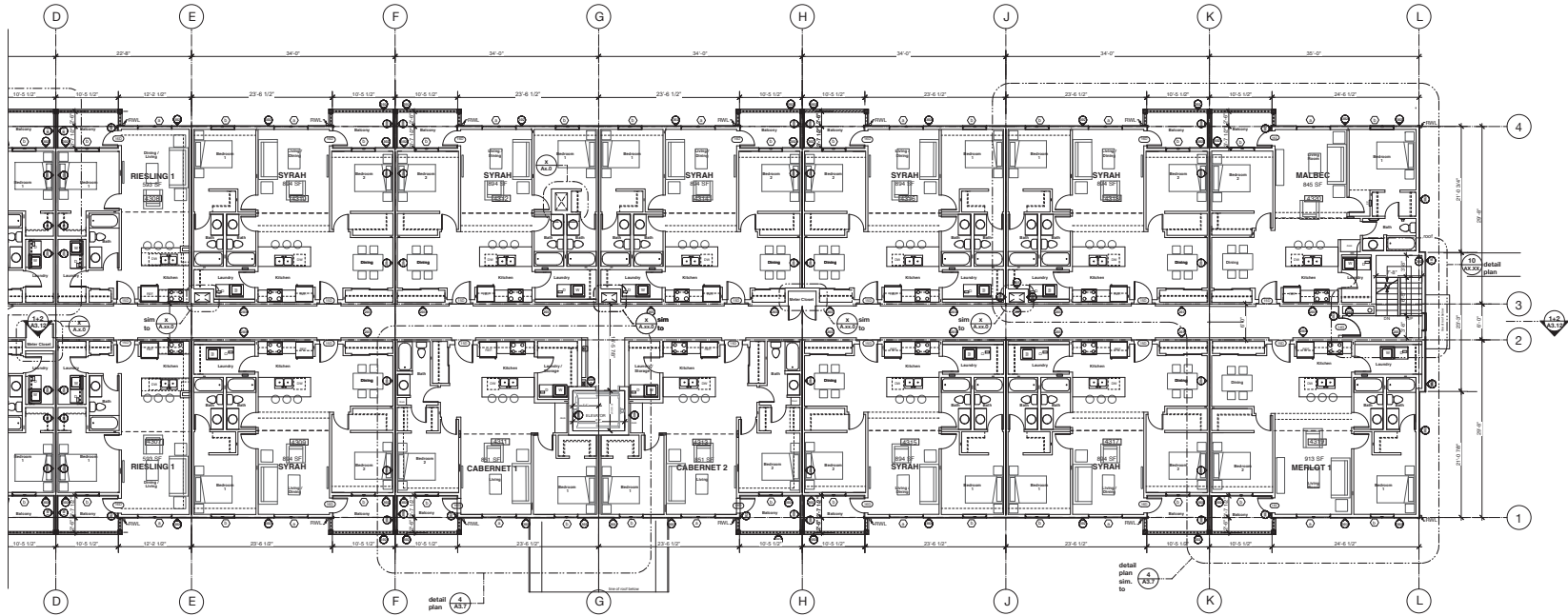
6	July 26, 2016	revised DPA
5	July 12, 2016	revised #2
4	June 28, 2016	revised #1
3	June XX, 2016	coordination
2	May 5, 2016	DP Application
1	March 21, 2016	review

Rev. No. DATE DESCRIPTION  
 Y/M/D  
**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-2567

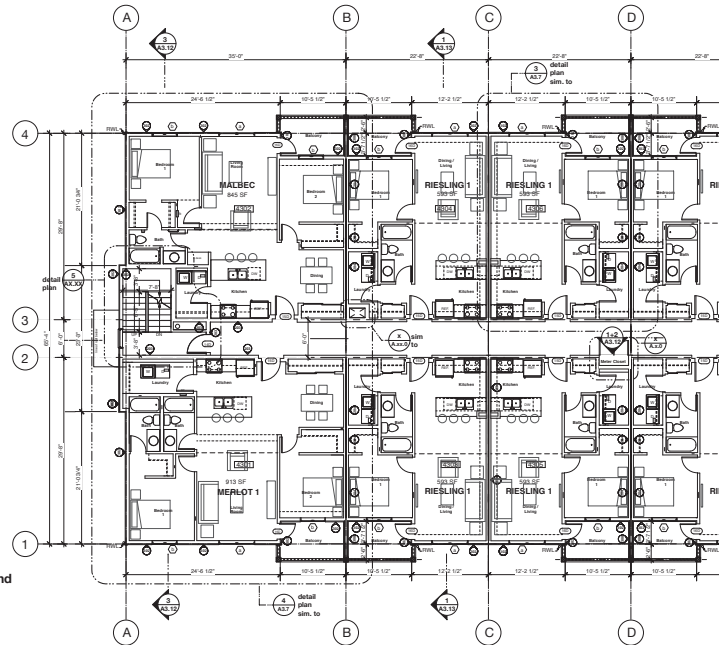
**FISHER ARCHITECT**  
 888-118-1188  
 Highstreetventures, 88 C. 1488 2102  
 Kelowna BC V1Y 9K1

Date: March 21, 2016  
 Drawn:  
 Checked:  
 Scale: SCALE: 1/8" = 1'-0"  
 Project: Mission Plaza  
 1469 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building B  
 Third Floor Plan**  
 Drawing No.:  
 Project No.: **A.03.4**



1 Building A - Third Floor Plan - South End  
 1/8"=1'-0"



2 Building A - Third Floor Plan - North End  
 1/8"=1'-0"

# SCHEDULE

**A**

This forms part of application  
 # DP16-0124



City of  
**Kelowna**  
 COMMUNITY PLANNING

Planner  
 Initials **LK**

Codes & Standards:  
 Conform to latest edition,  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 780-594-7243

notes:

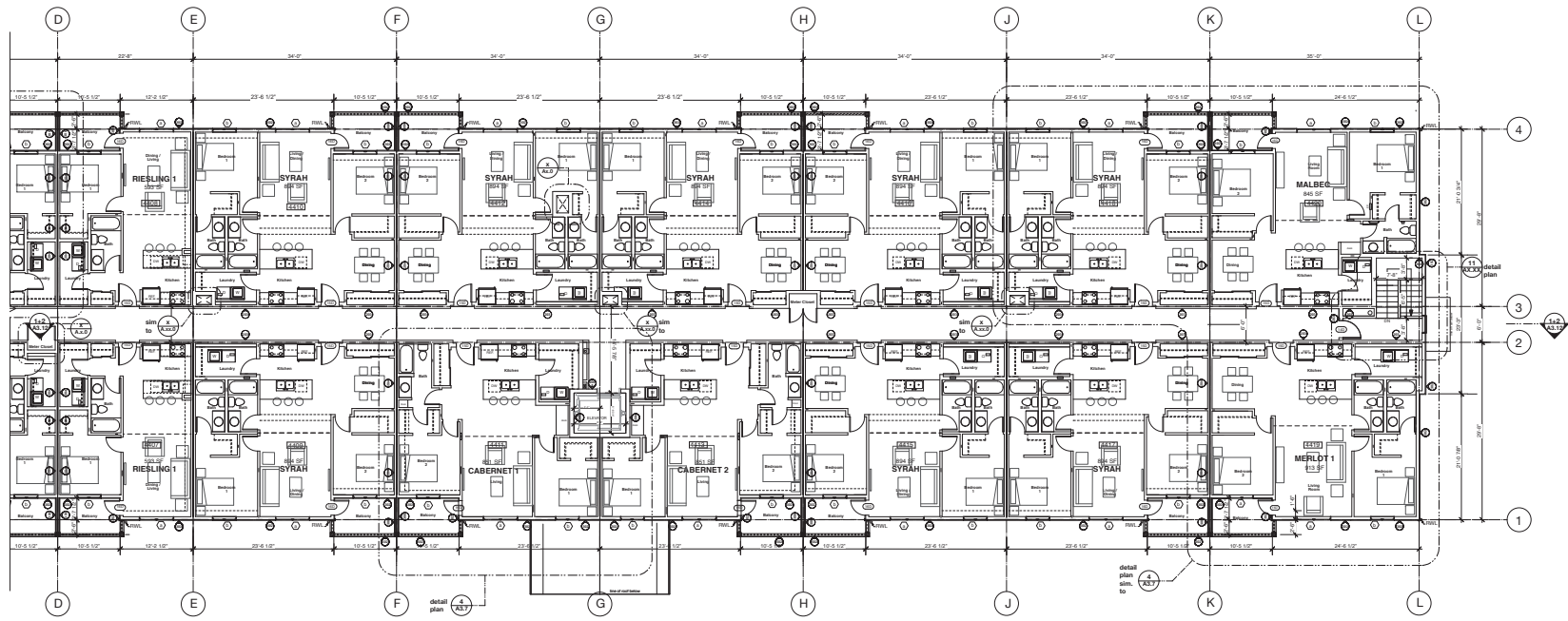
6	July 26, 2016	revised DPA
5	July 13, 2016	revised #2
4	June 29, 2016	revised #1
3	June XX, 2016	coordination
2	May 05, 2016	DP Application
1	March 21, 2016	review

Rev. No. DATE DESCRIPTION  
 Y/M/D  
**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-2567

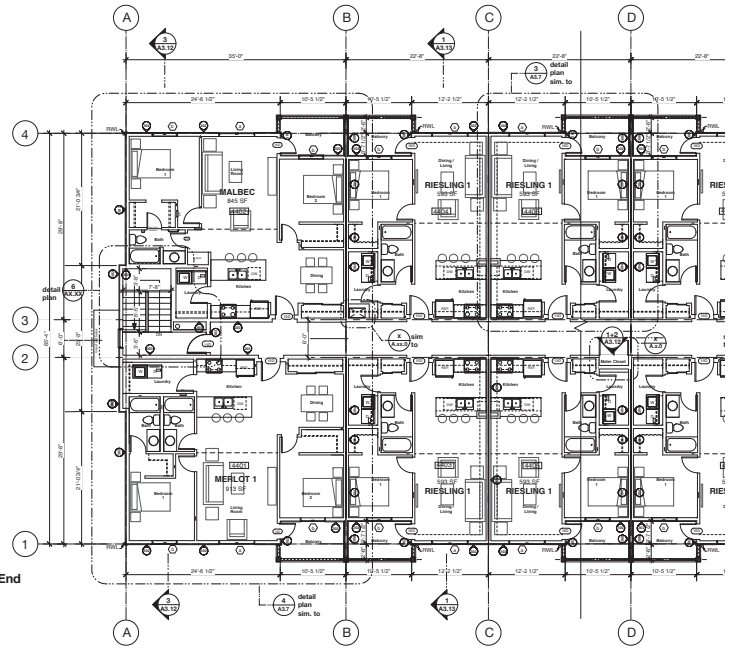
**FISHER ARCHITECT**  
 888-1-888-3888  
 Highstreetventures, B.C. 1488 2122  
 Kelowna BC V1Y 9K1

Date: March 21, 2016  
 Drawn:  
 Checked:  
 Scale: SCALE: 1/8" = 1'-0"  
 Project: Mission Plaza  
 1469 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building B Fourth Floor Plan**  
 Cad File No.:  
 Drawing No.:  
 Project No.: **A.03.5**



1 Building B - Fourth Floor Plan - South End  
 1/8"=1'-0"



2 Building B - Fourth Floor Plan - North End  
 1/8"=1'-0"

SCHEDULE A

This forms part of application  
 # DP16-0124

Planner  
 Initials

LK

City of  
 Kelowna

COMMUNITY PLANNING

Codes & Standards:  
 Conform to latest edition,  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 786-668-7263

notes:

6	July 26, 2016	revised DPA
5	July 13, 2016	review #2
4	June 28, 2016	review #1
3	June XX 2016	coordination
2	May 05 2016	DP Application
1	March 21 2016	review

Rev. No. DATE DESCRIPTION  
 HIGH STREET  
 Highstreet Ventures Inc.  
 778-484-0567

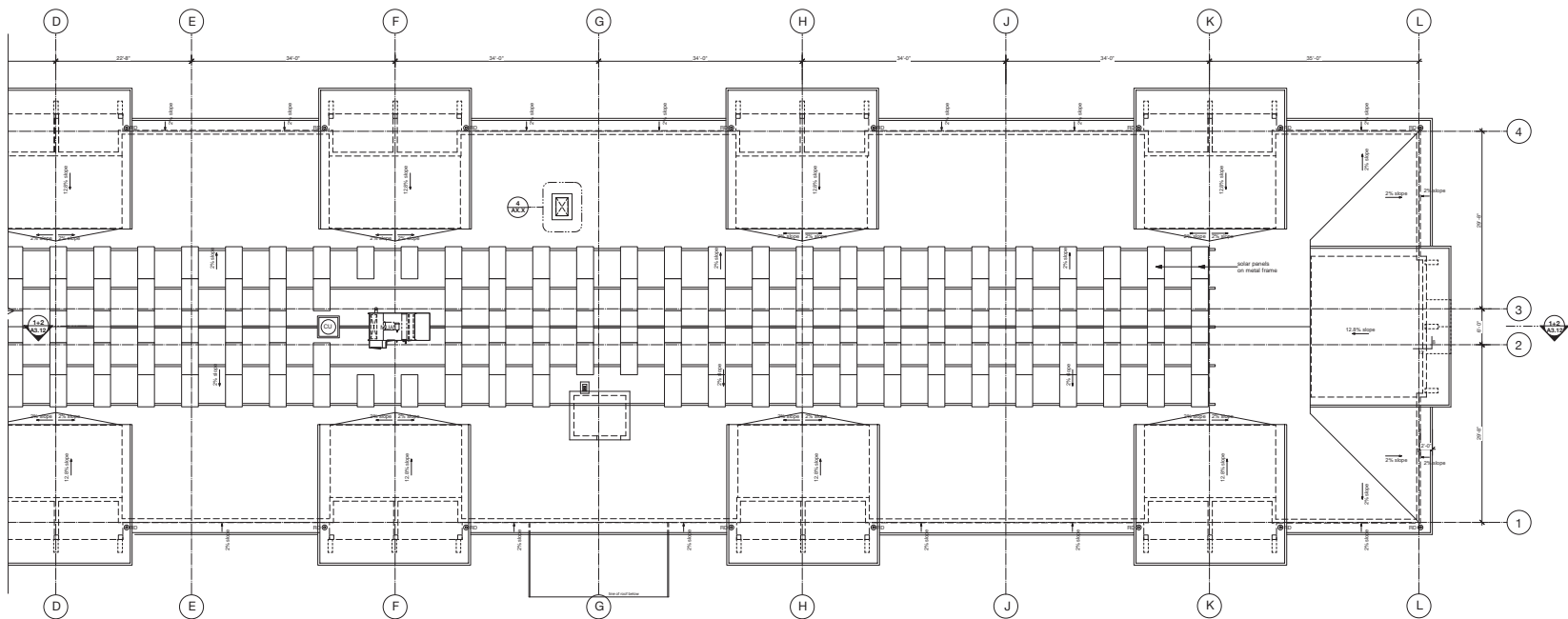
FISHER ARCHITECT  
 1018 - 10th Street  
 Kelowna, BC V1Y 9C5  
 250-860-6214

Date: March 21, 2016  
 Drawn:  
 Checked:  
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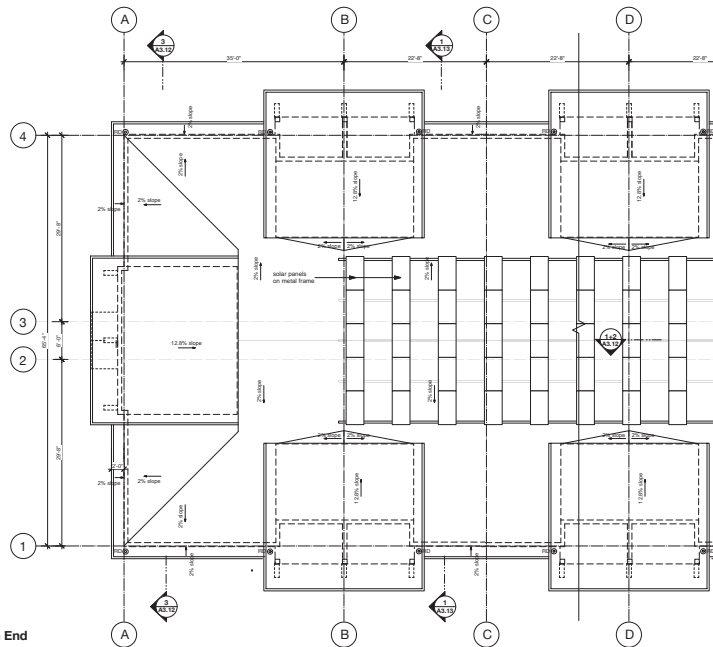
Project:  
 Mission Plaza  
 1469 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
 Building B  
 Roof Plan

Sheet No. Drawing No.  
 Project No. **A.03.6**



1 Building B - Roof Plan - South End  
 1/8"=1'-0"



2 Building B - Roof Plan - North End  
 1/8"=1'-0"

**SCHEDULE A**

This forms part of application  
 # DP16-0124

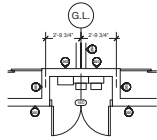
Planner Initials **LK**



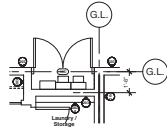
# SCHEDULE A

This forms part of application  
# DP16-0124

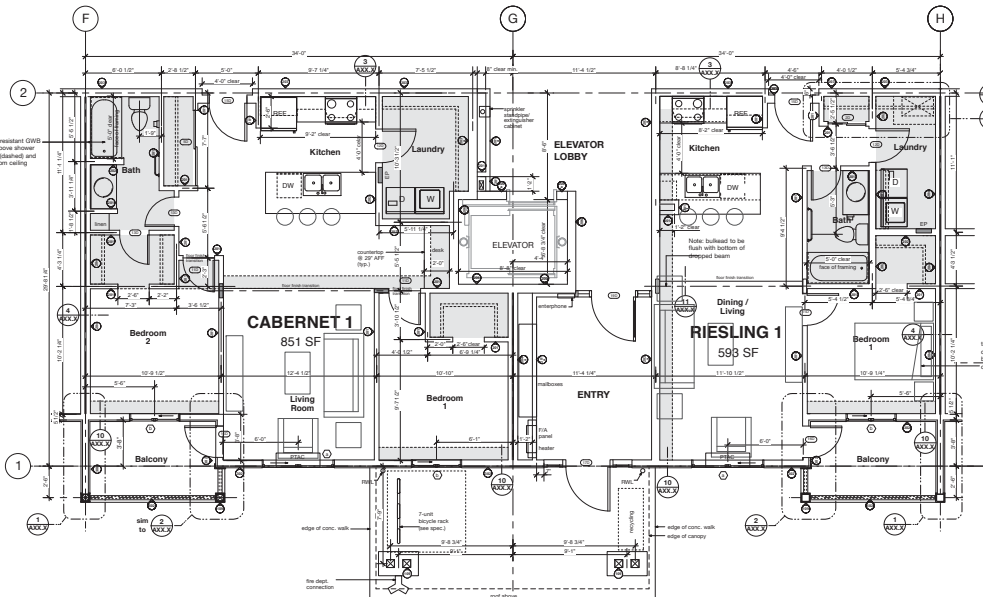
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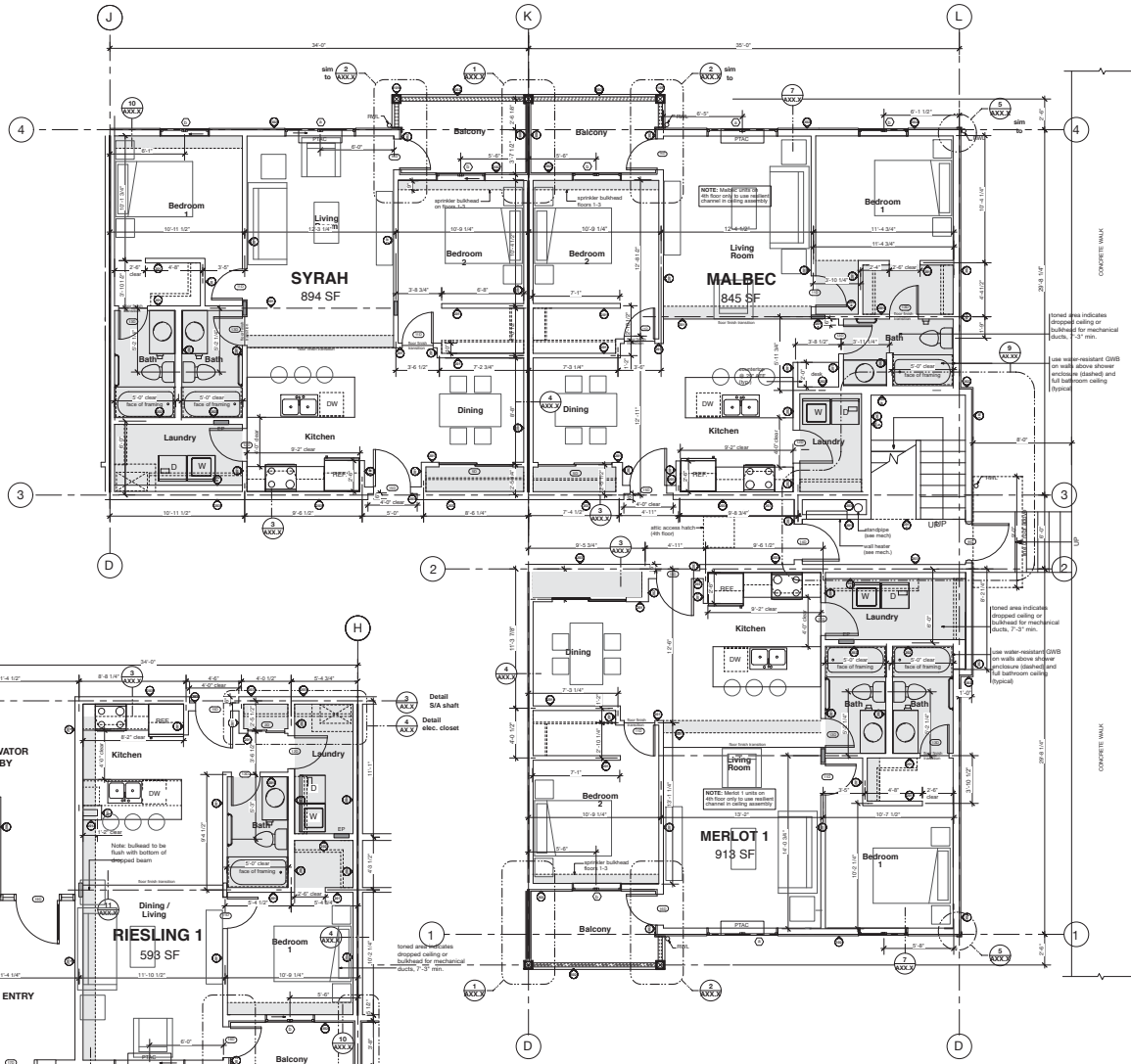
1 Detail Plan - Meter Closet (Syrah)  
1/4"=1'-0"



2 Detail Plan - Meter Closet (Riesling)  
1/4"=1'-0"



3 Building B: Cabernet 1, Riesling 1 Unit Plans  
1/4"=1'-0"



4 Building B: Syrah, Malbec, Merlot 1 Unit Plans  
1/4"=1'-0"

**Codes & Standards:**  
Conform to latest edition  
British Columbia Building Code  
**Dimensions:**  
Contractors shall verify and be responsible  
for all dimensions on the job site and shall  
inform the Architect of any discrepancies  
shown on the drawings.



Traine Construction Ltd.  
780-899-7903

notes:

Rev.	DATE	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	June 29, 2016	review #1
2	May 5, 2016	DP Application
1	March 21, 2016	review

**HIGH STREET**  
Highstreet Ventures Inc.  
770-446-0507

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**FISHER ARCHITECT**  
1489 K.O. Road  
Kelowna, BC  
250.868.2121

Date	By	Scale
March 21, 2016	SKD	1/4" = 1'-0"

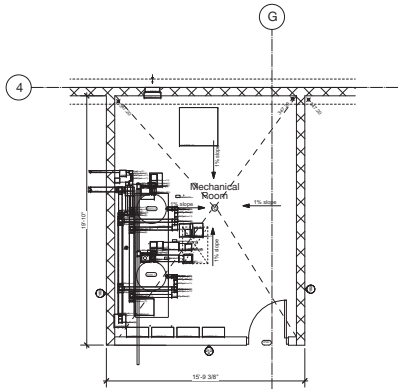
Project: **Mission Flats**  
1489 K.O. Road  
Kelowna, BC

Drawing Title: **Building B Detail Plans**

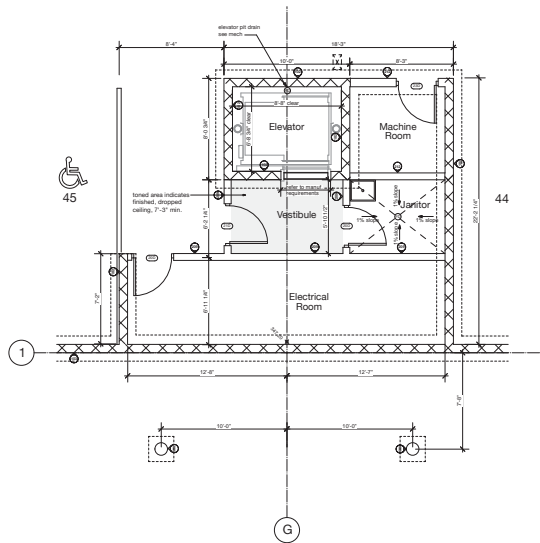


Sheet No. **A.03.7**

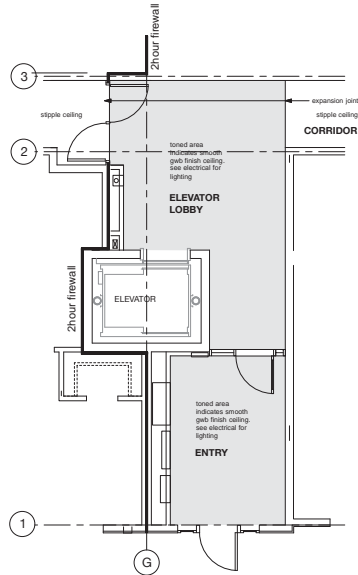




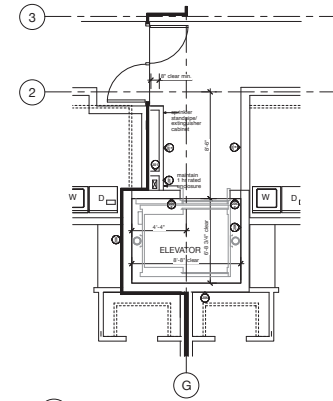
1 Mechanical Room Detail Plan @ Parkade Level  
1/4"=1'-0"



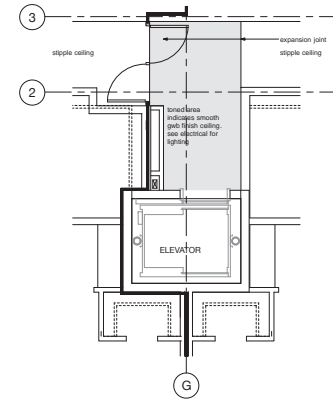
2 Elevator + Electrical Room Detail Plan @ Parkade  
1/4"=1'-0"



3 Building A: Entry Lobby Reflected Ceiling Plan  
1/4"=1'-0"



4 Elevator Detail Plan - Floors 2, 3, + 4  
1/4"=1'-0"



5 Elevator Detail Reflected Ceiling Plan - Floors 2, 3, + 4  
1/4"=1'-0"

**Codes & Standards:**  
Conform to latest edition  
British Columbia Building Code  
**Dimensions:**  
Contractors shall verify and be responsible  
for all dimensions on the job site and shall  
inform the Architect of any discrepancies  
shown on the drawings.



Traine Construction Ltd.  
778-484-7262

**notes:**

5	July 26, 2016	revised DRN
4	June 28 2016	review #1
3	June XX 2016	coordination
2	May 05 2016	DP Application
1	March 21 2016	review

Rev. No.	DATE	DESCRIPTION
1	YMSD	

**HIGH STREET**  
Highstreet Ventures Inc.  
778-484-5567

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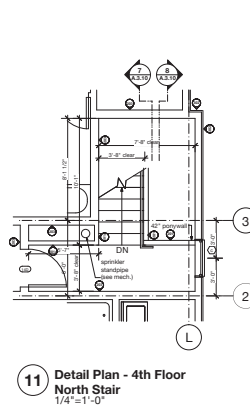
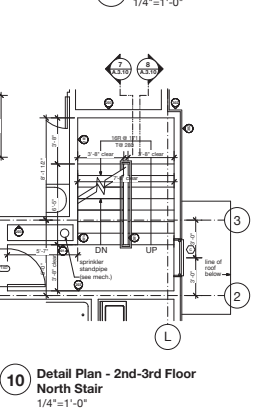
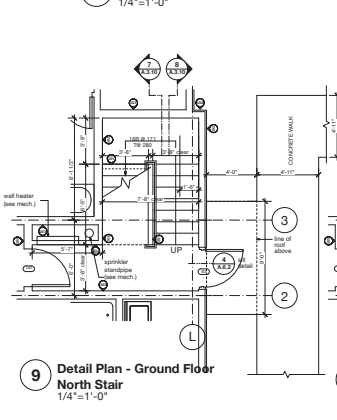
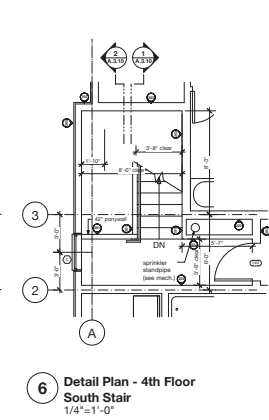
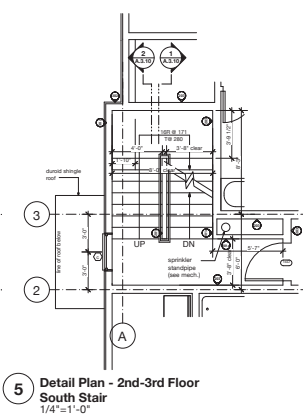
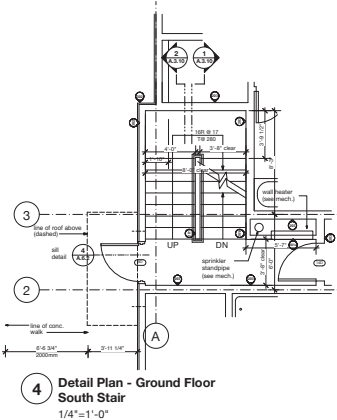
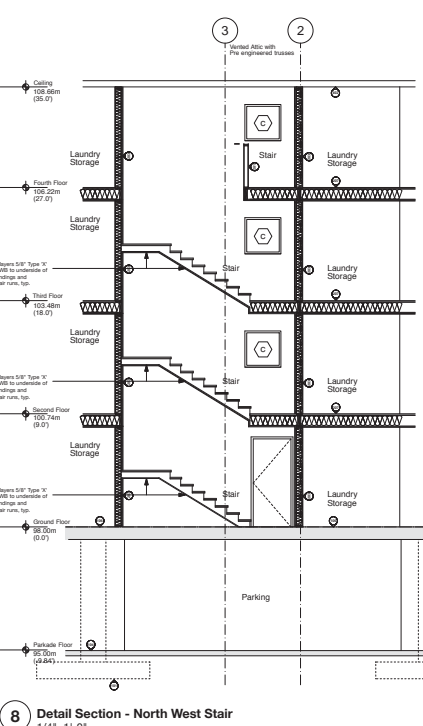
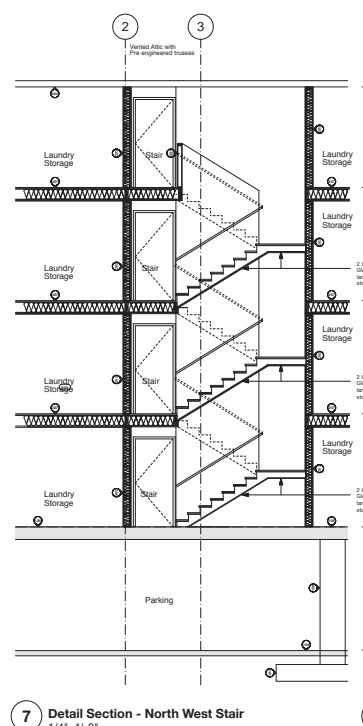
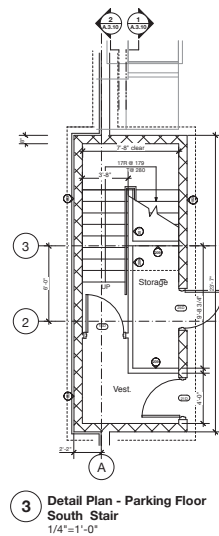
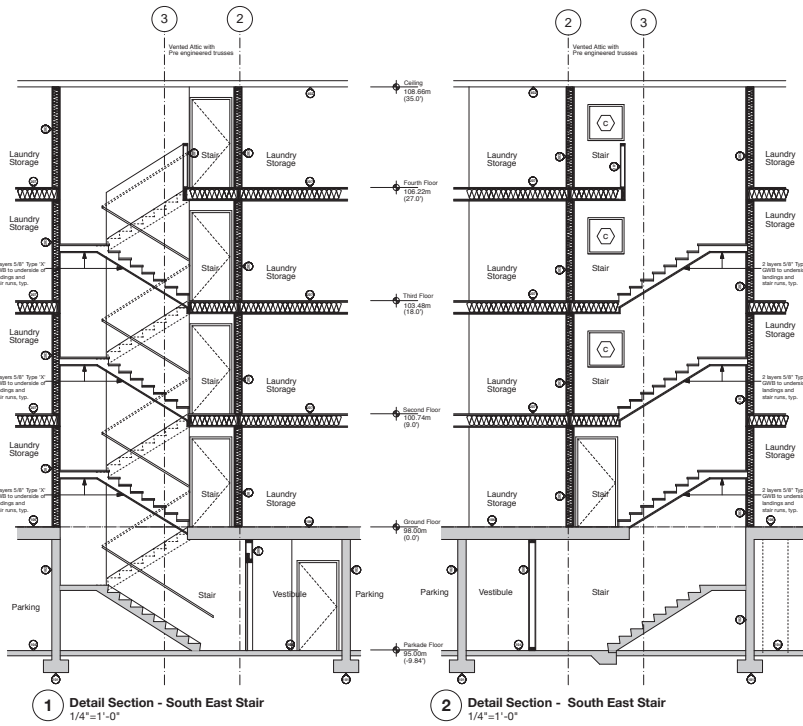
**WS FISHER ARCHITECT**  
4488 216 Street Street  
Kelowna, BC V1Y 9C2  
250-868-8747

Date	March 21, 2016	Scale	
Drawn			
Checked			
Scale	SCALE: 1/4" = 1'-0"		

Project:  
**Mission Plaza**  
1488 K.L.O. Road  
Kelowna, BC

Drawing Title:  
**Building B**  
Detail Plans

Client File No.	Drawing No.
Project No.	<b>A.03.8</b>



**Codes & Standards:**  
 Conform to latest edition  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



**notes:**

Rev.	DATE	DESCRIPTION
4	July 26, 2016	Revised DPA
3	July 12, 2016	Revised #2
2	Jun. 28, 2016	Revised #1
1	March xx, 2016	Review

**HIGH STREET**  
 Highstreet Ventures Inc.  
 179-444-2657

**FISHER ARCHITECT**  
 888-888-8888  
 Vancouver, B.C. V6B 2J2  
 604-681-5244

Date	March xx, 2016	Scale	1/4" = 1'-0"
Drawn		Checked	
Scale	SCALE: 1/4" = 1'-0"		

Project:  
**Mission Flats**  
 1469 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building B**  
**Stair Details**

Client File No. \_\_\_\_\_ Drawing No. \_\_\_\_\_  
 Project No. \_\_\_\_\_ **A.03.9**

# ATTACHMENT B

This forms part of application

# DP16-0124

Planner Initials **LK**



Code & Standards:  
 Conform to latest action  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 report the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 780-968-7363

notes:

Rev.	DATE	DESCRIPTION
5	July 26, 2016	revised DP#
4	July 19, 2016	review #2
3	June 28, 2016	review #1
2	May 05, 2016	DP Application
1	Mar 21, 2016	review



Highstreet Ventures Inc.  
 778-484-8587

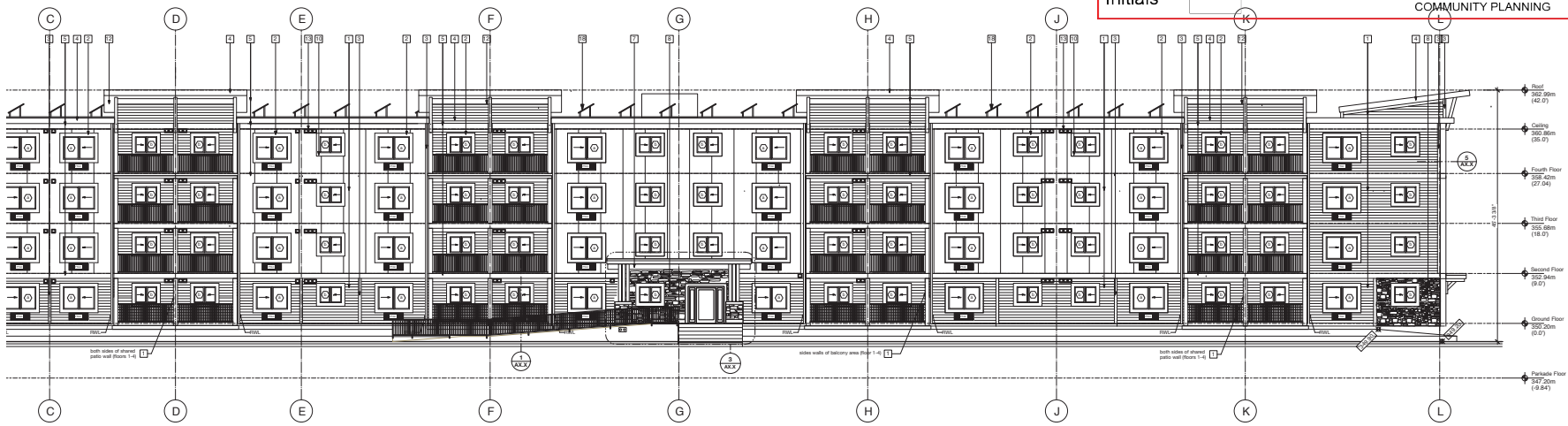


Date: March 21, 2016  
 Drawn:  
 Checked:  
 Scale: SCALE: 1/8" = 1'-0"

Mission Plats  
 1469 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building B  
 South + West Elevations**

Sheet No. **A.03.10**

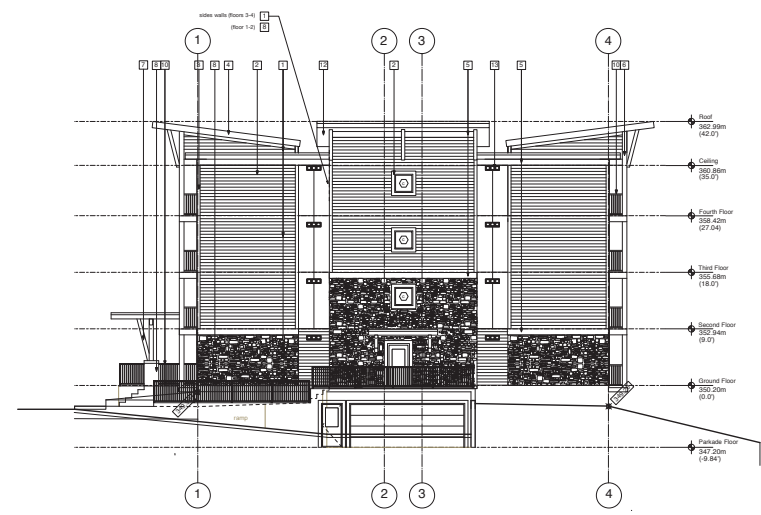


**1 Building B - West Elevation - South End**  
 1/8"=1'-0"

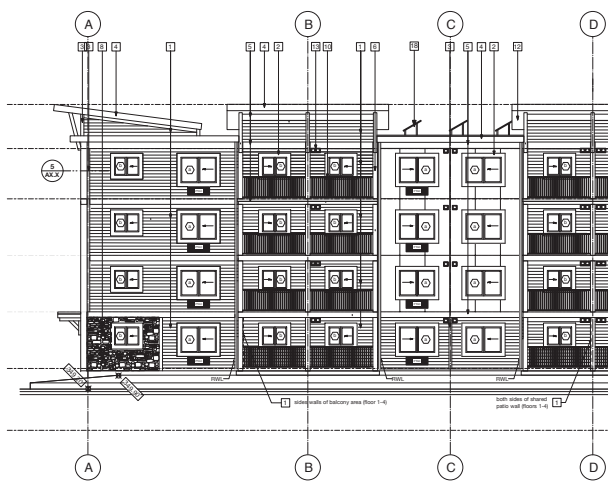
**Window Schedule**  
 NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

Designation	Family
1"	Sliding Double (white) w/ 5mm: 20-7/8" (1800mm) x 47-1/4" (1200mm)
2"	Sliding Double (white) w/ 5mm: 48" x 36"
3"	Fixed (white) w/ 5mm: 36" x 36"
4"	Sliding Double (white) w/ 5mm: 48" x 36" w/ obscure glass (frosted)
5"	Condense windows w/ device

- Exterior Finishes Materials Legend**
- ☐ CEMENT BOARD SIDING - (refer to A02-10.1 for products / colours)
  - ☐ TRIM BOARDS (window) 1"x6" - FIBRE CEMENT BOARD - SNOW
  - ☐ TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
  - ☐ TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
  - ☐ TRIM BOARDS (gutter / fascia) 1"x12" - FIBRE CEMENT BOARD - SNOW
  - ☐ COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
  - ☐ CLAD COLUMNS and BEAMS - FIBRE CEMENT BOARD - SNOW
  - ☐ CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
  - ☐ GUTTERS - PRE-FINISHED ALUMINUM - WHITE
  - ☐ RAILINGS - PRE-FINISHED ALUMINUM - BLACK
  - ☐ DUROD SHINGLE ROOF - IKO CAMBRIDGE 30 - DUAL BLACK
  - ☐ SOFFIT - ALLURA VENTED CEDAR - CEDAR
  - ☐ MECHANICAL VENT (MV) - Snow White in unobscured areas; #28 Grey elsewhere - see mech.
  - ☐ WALL MOUNTED LUMINAIRE - see electrical
  - ☐ HOUSE NUMBER - see spec.
  - ☐ METAL ROOFING - see spec.
  - ☐ CEMENT BOARD SIDING - Vertical smooth-panel (straight edge)
  - ☐ PRODUCT: ALLURA SMOOTH - SNOW
  - ☐ SOLAR PANELS



**3 Building B - South Elevation**  
 1/8"=1'-0"



**2 Building B - West Elevation - North End**  
 1/8"=1'-0"

# ATTACHMENT B

This forms part of application

# DP16-0124

Planner Initials **LK**



**Code & Standards:**  
 Conform to latest action  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 report the Architect of any discrepancies  
 shown on the drawings.




Traine Construction Ltd.  
 780-968-7363

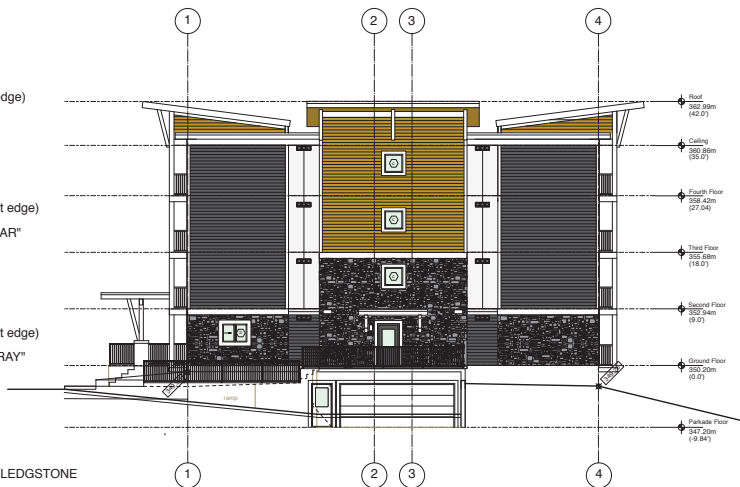
**notes:**



**1 Building B - West Elevation - South End**  
 1/8"=1'-0"

**Exterior Finishes Materials Legend - Siding Colours**

-  Vertical smooth-panel siding (straight edge)  
 Product: ALLURA SMOOTH - "SNOW"
-  Horizontal cedar texture siding (straight edge)  
 8-1/4" panel (7" exposure)  
 Product: ALLURA CEDAR LAP - "CEDAR"
-  Horizontal cedar texture siding (straight edge)  
 8-1/4" panel (7" exposure)  
 Product: JAMES HARDIE - "NIGHT GRAY"
-  Cultured stone cladding  
 Product: BLACK RUNDLE COUNTRY LEDGSTONE



**3 Building B - South Elevation**  
 1/8"=1'-0"



**2 Building B - West Elevation - North End**  
 1/8"=1'-0"

Note: Trim is white unless otherwise noted. Refer to A03.10 for additional details

Rev.	DATE	DESCRIPTION
5	July 05, 2016	revised OPA
4	July 12, 2016	review #2
3	June 28, 2016	review #1
2	May 05, 2016	DP Application
1	Mar 21, 2016	review

**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-8587

**FISHER ARCHITECT**  
 888-814-8888  
 Vancouver, B.C. V6B 2V2  
 (403) 461-1411

Date: March 21, 2016  
 Drawn: [Blank]  
 Checked: [Blank]  
 Scale: SCALE: 1/8" = 1'-0"  
 Project: Mission Flats  
 1469 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building B**  
 South + West Colour Elevations

Sheet No. **A.03.10.1**

# ATTACHMENT B

This forms part of application

# DP16-0124

Planner Initials **LK**



Codes & Standards:  
 Conform to latest edition  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible for all dimensions on the job site, and shall inform the Architect of any discrepancies shown on the drawings.



Traine Construction Ltd.  
 788-488-7883

notes:

5	July 26, 2016	revised DPA
4	July 12, 2016	revised #2
3	Jan. 28, 2016	revised #1
2	May 02, 2014	DP Application
1	Mar. 21, 2016	revised

Rev. No. DATE DESCRIPTION  
 HIGH STREET  
 Highstreet Ventures Inc.  
 778-484-0587

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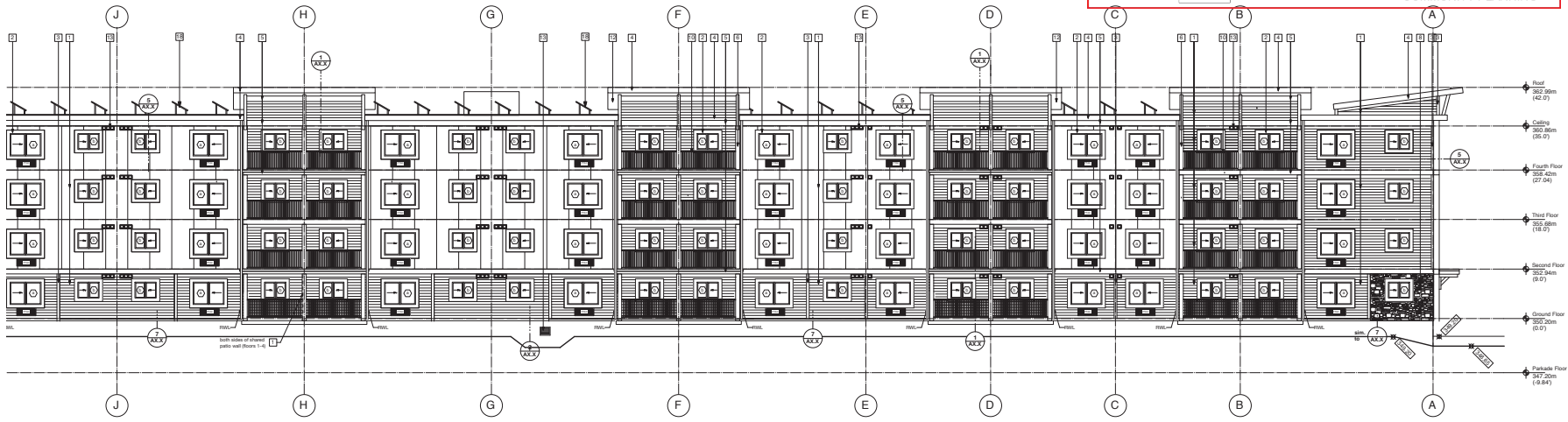
W.D. FISHER ARCHITECT  
 1038-1118 Highway 10 West  
 Kelowna, BC V1Y 9S8  
 250.869.8747

Date: March 21, 2016  
 Drawn: \_\_\_\_\_  
 Checked: \_\_\_\_\_  
 Scale: SCALE: 1/8" = 1'-0"

Project:  
 Mission Flats  
 1489 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
 Building B  
 North and East Elevations

Sheet No. Drawing No.  
 Project No. **A.03.11**

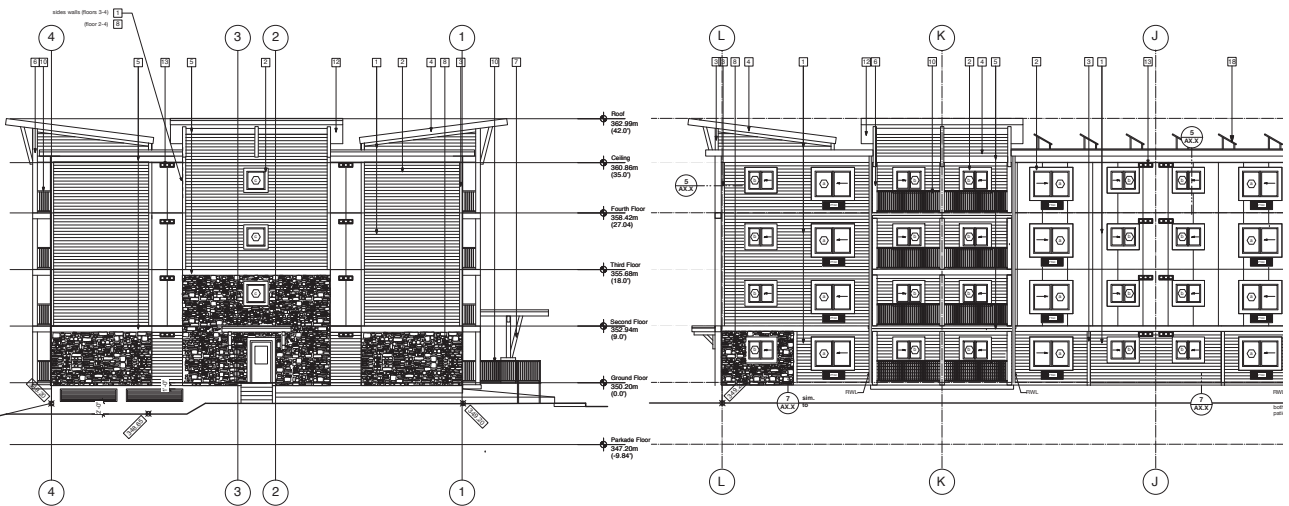


1 Building B - East Elevation (North End)  
 1/8"=1'-0"

**Window Schedule**  
 NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

Designation	Family
1"	Sliding Double (white) w/ Trim: 70-7/8" (1800mm) x 47-1/4" (1200mm)
3"	Sliding Double (white) w/ Trim: 48" x 36"
6"	Fixed (white) w/ Trim: 36" x 36"
8"	Sliding Double (white) w/ Trim: 48" x 36" w/ obscure glass (framed)
1 Glazed windows w/ fabric	

- Exterior Finishes Materials Legend**
- 1 CEMENT BOARD SIDING - (refer to A02 IG.1 for products / colour)
  - 2 TRIM BOARDS (window) 1"x6" - FIBRE CEMENT BOARD - SNOW
  - 3 TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
  - 4 TRIM BOARDS (panels + fascia) 1"x10" - FIBRE CEMENT BOARD - SNOW
  - 5 TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
  - 6 COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
  - 7 CLAD COLUMNS AND BEAMS - FIBRE CEMENT BOARD - SNOW
  - 8 CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
  - 9 CUTTERS - PRE-FINISHED ALUMINUM - WHITE
  - 10 RAILINGS - PRE-FINISHED ALUMINUM - BLACK
  - 11 DURIOD SHINGLE ROOF - IKO CAMBRIDGE 30 - DUAL BLACK
  - 12 SOFFIT - ALLURA VENTED CEDAR - CEDAR
  - 13 MECHANICAL VENT (RY) Snow White in white-painted areas, #28 Grey elsewhere) - see mech.
  - 14 WALL MOUNTED LUMINAIRE - see electrical
  - 15 HOUSE NUMBER - see spec.
  - 16 METAL ROOFING - see spec.
  - 17 CEMENT BOARD SIDING - Vertical smooth-panel (straight edge) product: ALLURA SMOOTH - "SNOW"
  - 18 SOLAR PANELS



3 Building B - North Elevation  
 1/8"=1'-0"

2 Building B - East Elevation (South End)  
 1/8"=1'-0"

# ATTACHMENT B

This forms part of application

# DP16-0124

Planner Initials **LK**



**Codes & Standards:**  
 Conform to latest edition  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible for all dimensions on the job-site, and shall inform the architect of any discrepancies shown on the drawings.



Traine Construction Ltd.  
 788-958-7883

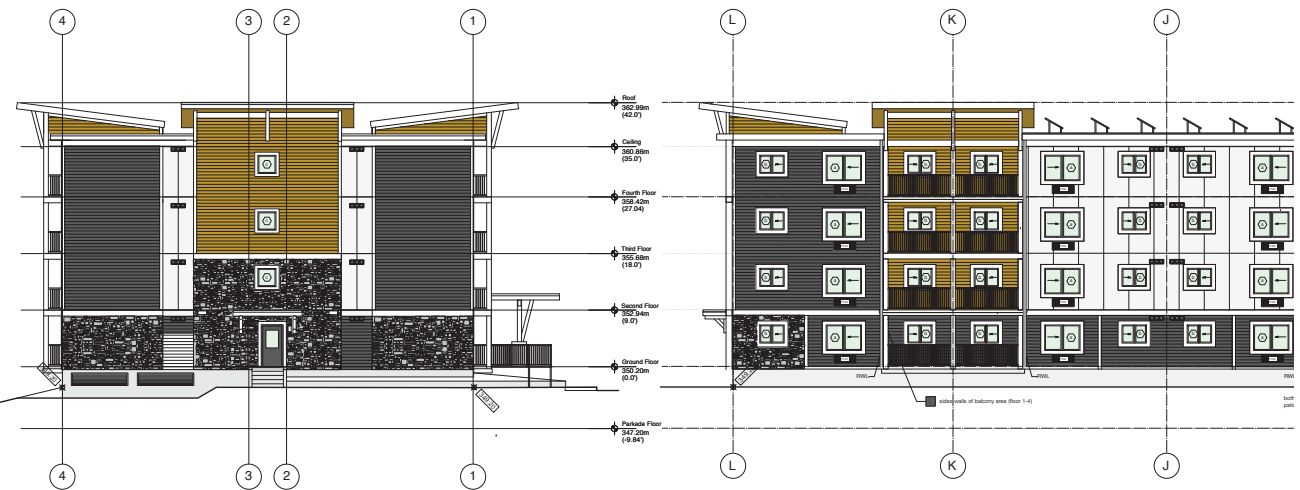
notes:



1 Building B - East Elevation (North End)  
 1/8"=1'-0"

### Exterior Finishes Materials Legend - Siding Colours

-  Vertical smooth-panel siding (straight edge)  
 Product: ALLURA SMOOTH - "SNOW"
-  Horizontal cedar texture siding (straight edge)  
 8-1/4" panel (7" exposure)  
 Product: ALLURA CEDAR LAP - "CEDAR"
-  Horizontal cedar texture siding (straight edge)  
 8-1/4" panel (7" exposure)  
 Product: JAMES HARDIE - "NIGHT GRAY"
-  Cultured stone cladding  
 Product: BLACK RUNDLE COUNTRY LEDGSTONE



3 Building B - North Elevation  
 1/8"=1'-0"

2 Building B - East Elevation (South End)  
 1/8"=1'-0"

Note: Trim is white unless otherwise noted. Refer to A03.11 for additional details

5	July 26, 2016	revised DR#
4	July 12, 2016	review #2
3	Jan. 28 2016	review #1
2	May 02 2016	DP Application
1	Mar. 21 2016	review

Rev. DATE DESCRIPTION  
 No. V.M.C.

**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-0587

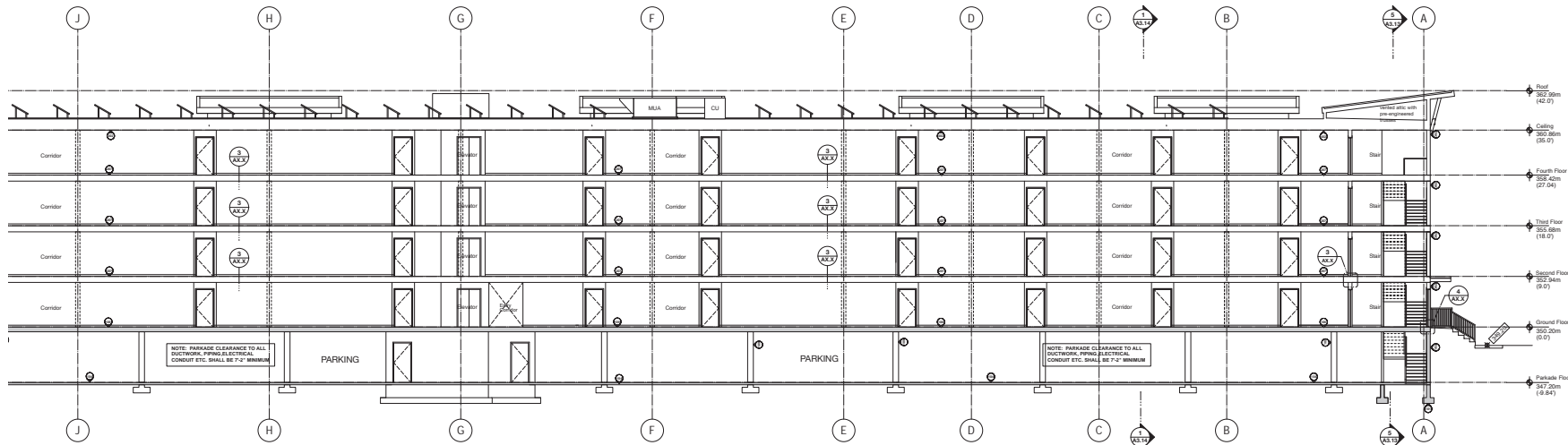
**W.D. FISHER ARCHITECT**  
 1038-318 Highway 10  
 Kelowna, BC V1Y 9J2  
 250-868-8741

Date: March 21, 2016  
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 Checked:  
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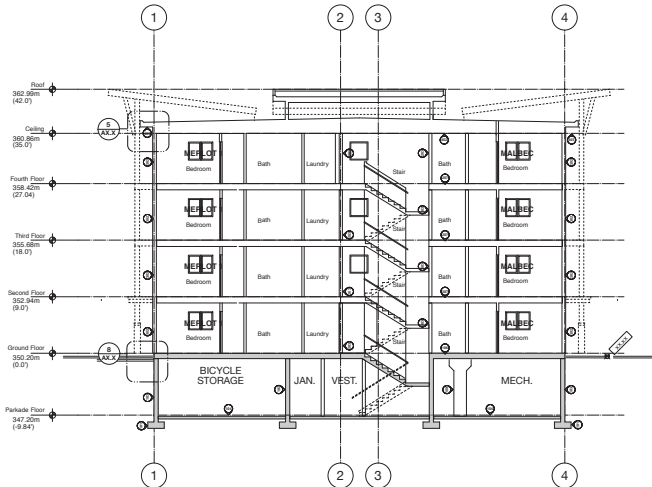
Project:  
 Mission Flats  
 1489 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
 Building B  
 North and East Colour Elevations

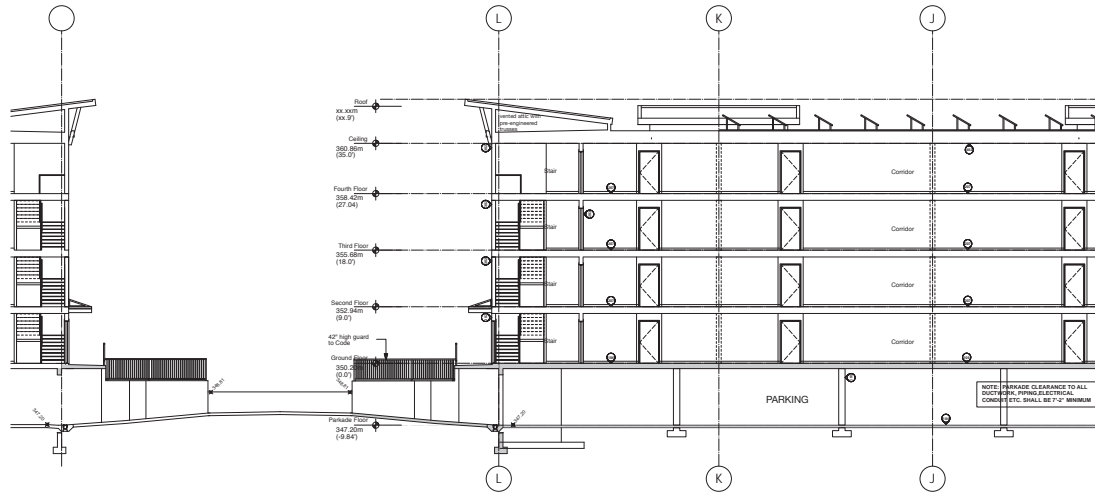
Cast File No. Drawing No.  
 Project No. **A.03.11.1**



1 Building B - Section - North End  
1/8"=1'-0"



3 Building B - Section through Stair  
1/8"=1'-0"



2 Building B - Section - South End  
1/8"=1'-0"

Codes & Standards:  
Conform to latest edition  
British Columbia Building Code  
Dimensions:  
Contractors shall verify and be responsible  
for all dimensions on the job site and shall  
inform the Architect of any discrepancies  
shown on the drawings.



Traine Construction Ltd.  
780-696-7363

notes:

Rev.	DATE	DESCRIPTION
5	July 26, 2016	Revised DPA
4	July 12, 2016	Review #2
3	Jan. 28, 2016	Review #1
2	May 03, 2016	DP Application
1	March xx 2016	Review



Highstreet Ventures Inc.  
778-484-5587

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W.D. FISHER ARCHITECT  
8088-2118 Highway 1  
Vancouver, B.C. V6M 2J2  
854-8481-8741

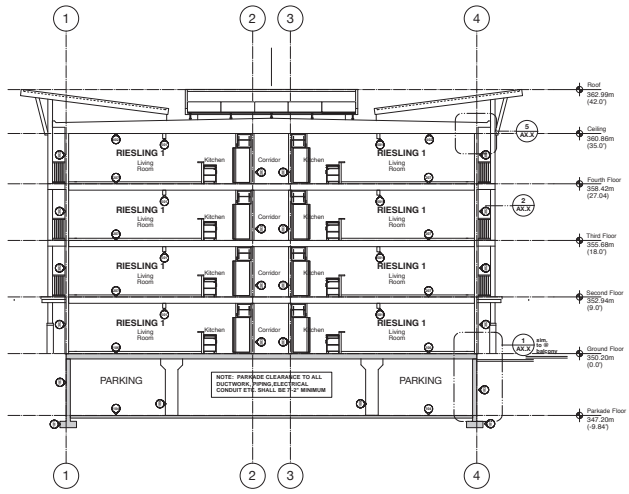
Date	March xx, 2016	Scale	
Drawn		Checked	
Scale	SCALE: as noted		

Project  
Mission Flats  
1489 K.L.D. Road  
Kelowna, BC

Drawing Title  
Building B  
Building Sections

Client File No.	Drawing No.
-----------------	-------------

Project No. **A.03.12**



**1** Building B - Section  
1/8"=1'-0"

**Codes & Standards:**  
 Conform to latest editions  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 780-958-7303

**notes:**

Rev. No.	DATE	DESCRIPTION
4	July 26, 2016	revised DPA
3	July 12, 2016	revised #2
2	Jun. 28 2016	revised #1
1	March xx 2016	revised

**HIGH STREET**

Highstreet Ventures Inc.  
 778-464-0247

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**FISHER ARCHITECTURE**  
 4036-1118 Highway 104 West  
 Vancouver, B.C. V6B 2K2  
 604-681-0741

Date:	March xx, 2016	Scale:	
Drawn:		Scale:	SCALE: 1/8" = 1'-0"
Checked:			

Project:  
**Mission Flats**  
 1485 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building B**  
 Ramp Sections

Chief File No.:	Drawing No.:
Project No.:	<b>A.03.13</b>



**Codes & Standards:**  
 Conform to latest edition  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 780-666-7363

notes:

Rev. No.	DATE	DESCRIPTION
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4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 05 2016	DP Application
1	March 21 2016	review

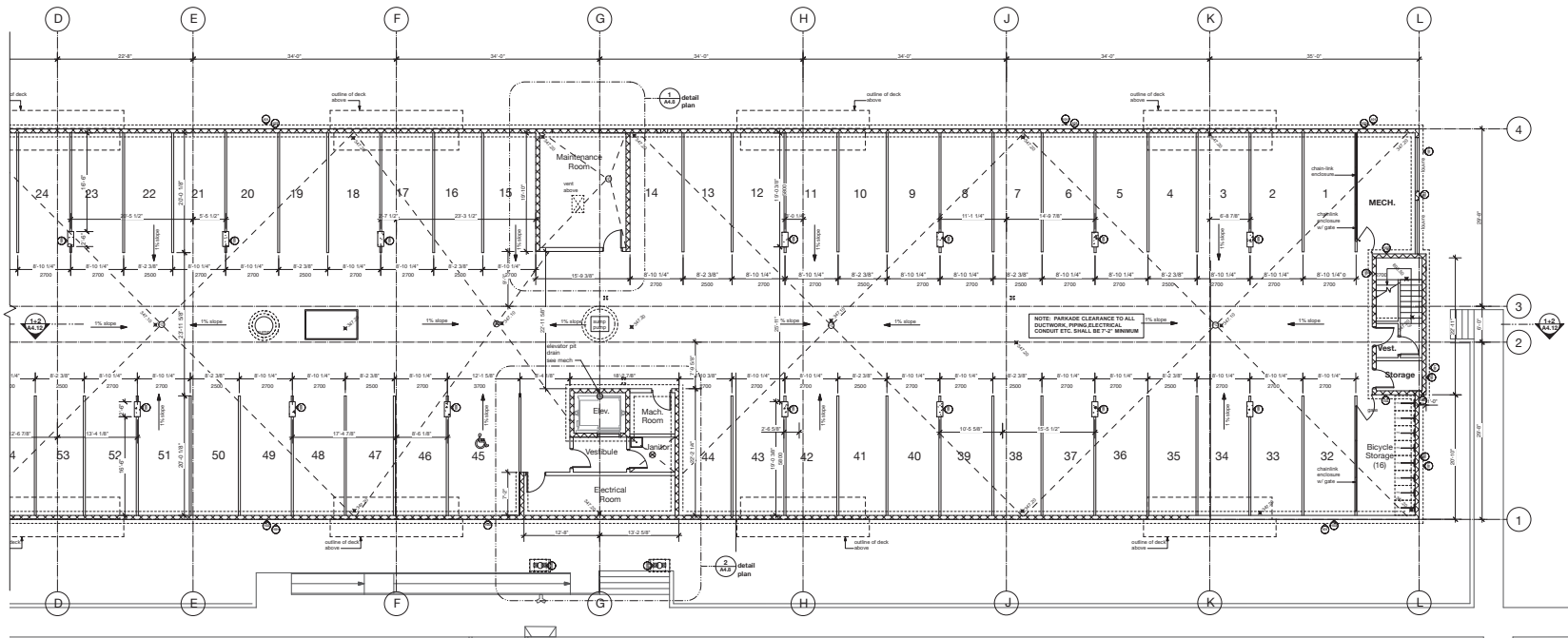
**HIGH STREET**  
 Highstreet Ventures Inc.  
 718-484-5557

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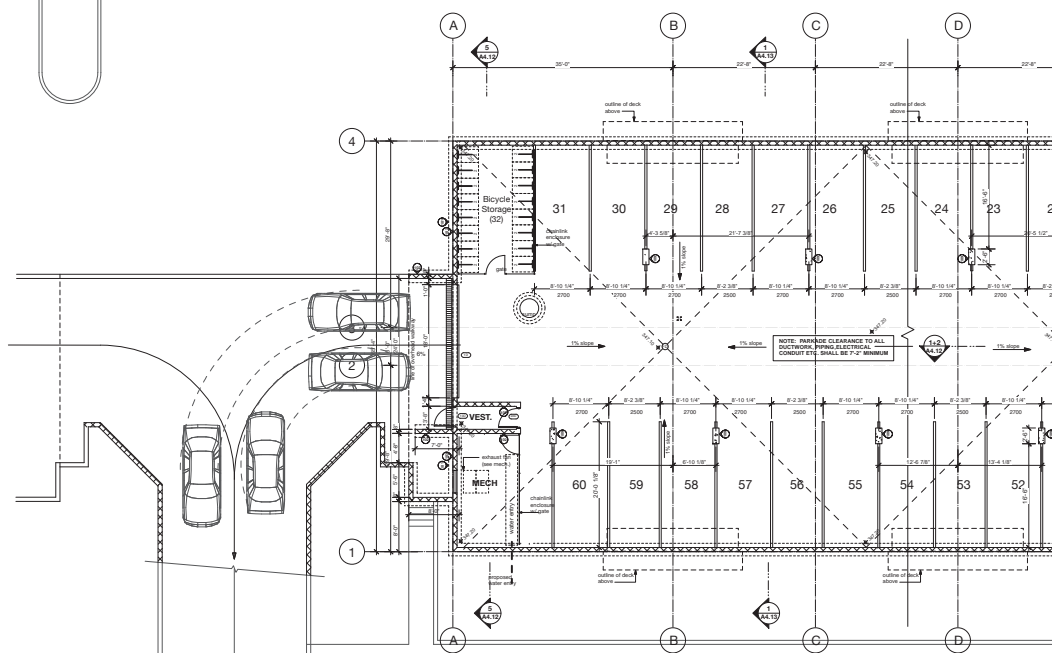
**W.D. FISHER ARCHITECT**  
 8088-2116 Highway 10  
 Kelowna, B.C. V1Y 2J2  
 250-868-8741

Date: March 21, 2016  
 Drawn:  
 Checked:  
 Scale: 1/8" = 1'-0"  
 Project:  
 Mission Plaza  
 1485 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building C Parkade Plan**  
 Drawing No.:  
 Project No.:  
**A.04.0**



**1 Building C - Parkade Plan - South End**  
 1/8"=1'-0"



**2 Building C - Parkade Plan - North End**  
 1/8"=1'-0"

**SCHEDULE A**

This forms part of application  
 # DP16-0124

Planner Initials **LK**

Codes & Standards:  
 Conform to latest edition:  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 786-668-7263

notes:

4	July 26, 2016	revised DPA
3	July 12, 2016	review #2
2	Jun. 28 2016	review #1
1	June XX 2016	coordination

Rev. No. DATE DESCRIPTION  
 YMMO

**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-0567

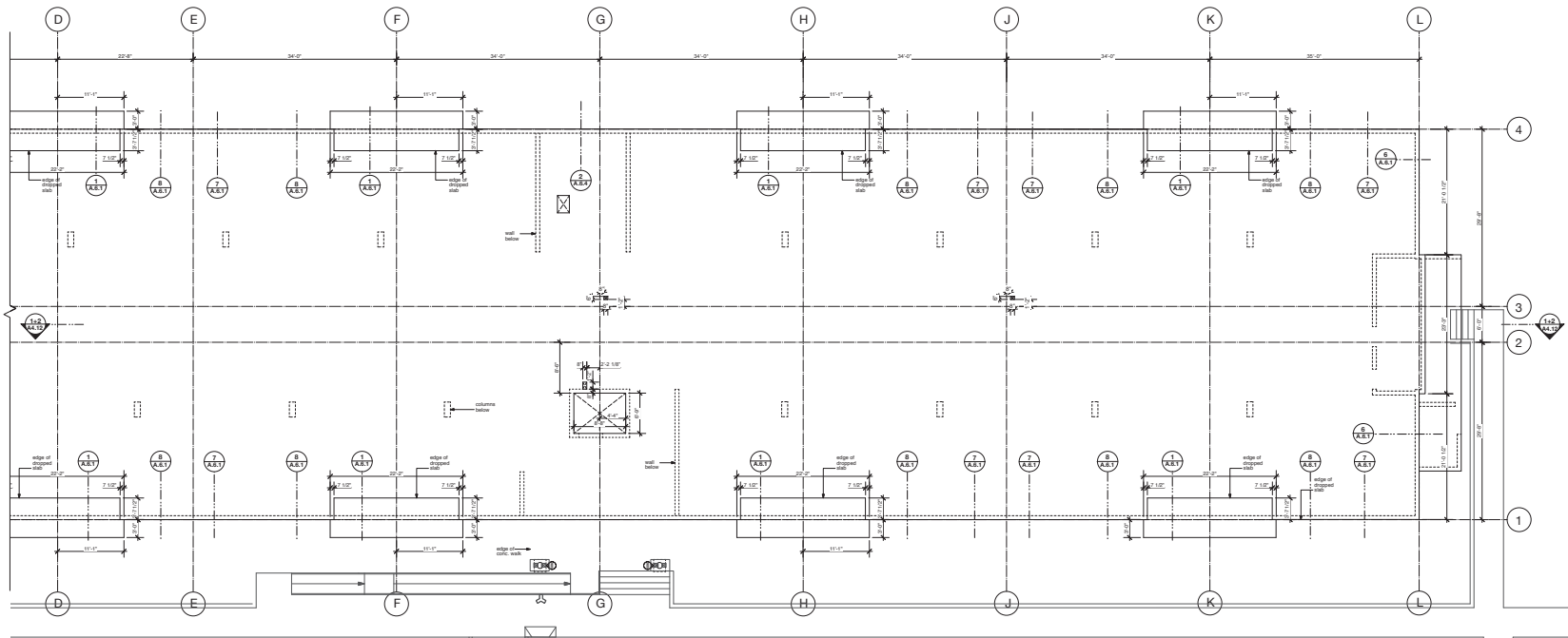
**FISHER ARCHITECT**  
 484-118-1188  
 Highgate Avenue, B.C. V4W 2Y2  
 Kelowna BC V1Y 1S1

Date: March xx, 2016  
 Drawn:  
 Checked:  
 Scale: SCALE: 1/8" = 1'-0"

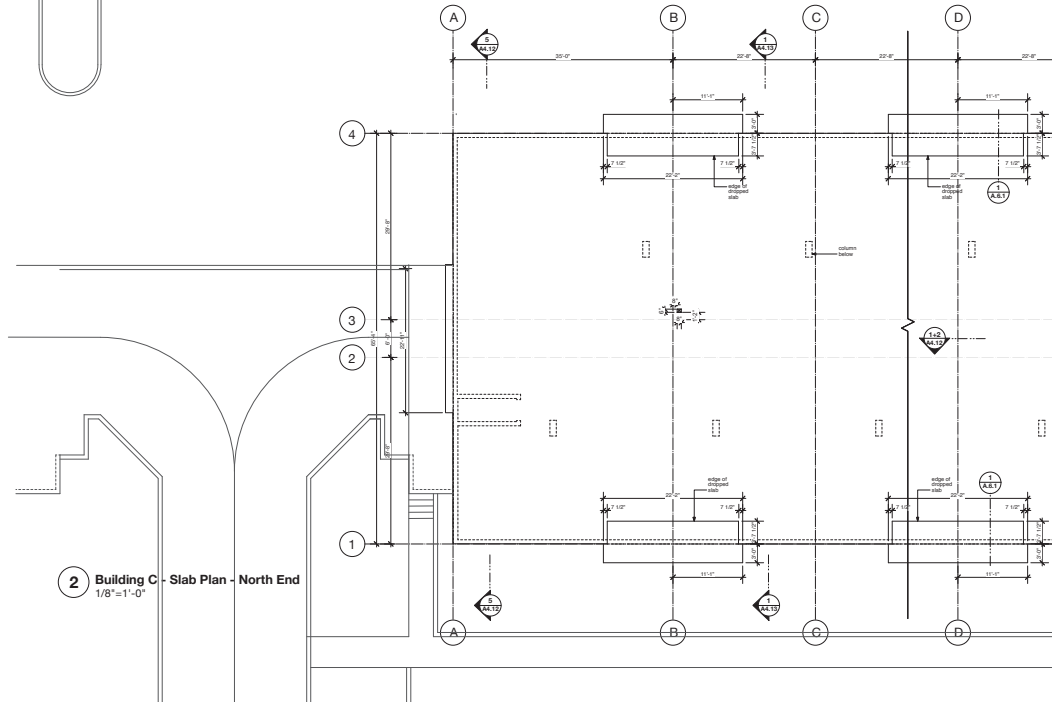
Project:  
 Mission Flats  
 1459 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
 Building C  
 Slab Plan

Sheet No. Drawing No.  
 Project No. **A.04.1**



1 Building C - Slab Plan - South End  
 1/8" = 1'-0"



2 Building C - Slab Plan - North End  
 1/8" = 1'-0"

**SCHEDULE A**

This forms part of application  
 # DP16-0124

Planner Initials **LK**

**City of Kelowna**  
 COMMUNITY PLANNING

Codes & Standards:  
 Conform to latest edition,  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 780-584-7263

notes:

**DIMENSIONS:**  
 Exterior wall dimensions taken to  
 face of stud.

6	July 26, 2016	Revised DPL
5	July 12, 2016	Review #2
4	June 29, 2016	Review #1
3	June XX, 2016	coordination
2	May 05, 2016	DP Application
1	March 21, 2016	review

Rev. No.	DATE	DESCRIPTION
	Y/M/D	

**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-2567

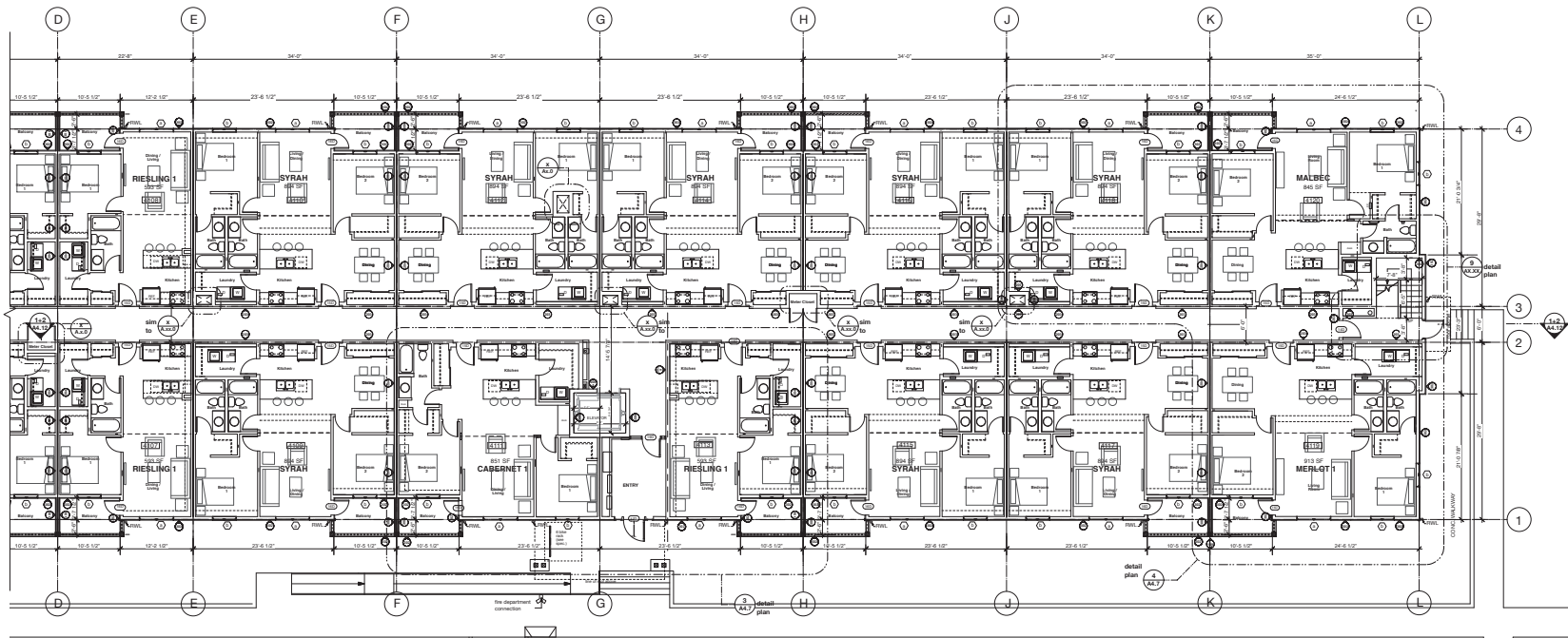
**FISHER ARCHITECT**  
 808-118-1188  
 Highwaysmen, B.C. V8B 2J2  
 Vancouver, BC

Date: March 21, 2016  
 Drawn:  
 Checked:  
 Scale: SCALE: 1/8" = 1'-0"  
 Project:

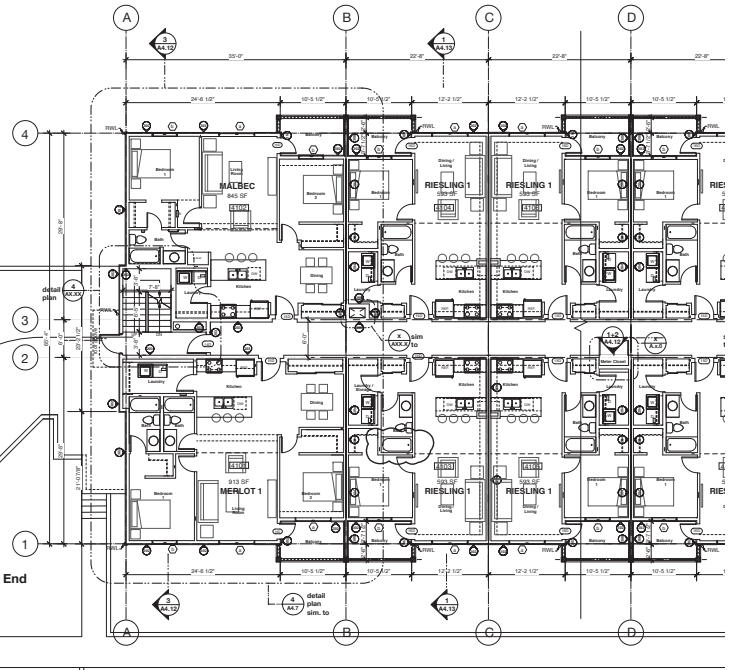
Mission Plaza  
 1469 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building C  
 Ground Floor Plan**

Sheet No. **A.04.2**



1 Building C - Ground Floor Plan - South End  
 1/8"=1'-0"



2 Building C - Ground Floor Plan - North End  
 1/8"=1'-0"

SCHEDULE A

This forms part of application  
 # DP16-0124

Planner  
 Initials

LK

Codes & Standards:  
 Conform to latest edition,  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 780-268-7263

notes:

6	July 26, 2016	revised DfAs
5	July 12, 2016	revised #2
4	June 29, 2016	revised #1
3	June XX 2016	coordination
2	May 05 2016	DP Application
1	March 21 2016	review

Rev. No.	DATE	DESCRIPTION
	Y/M/D	

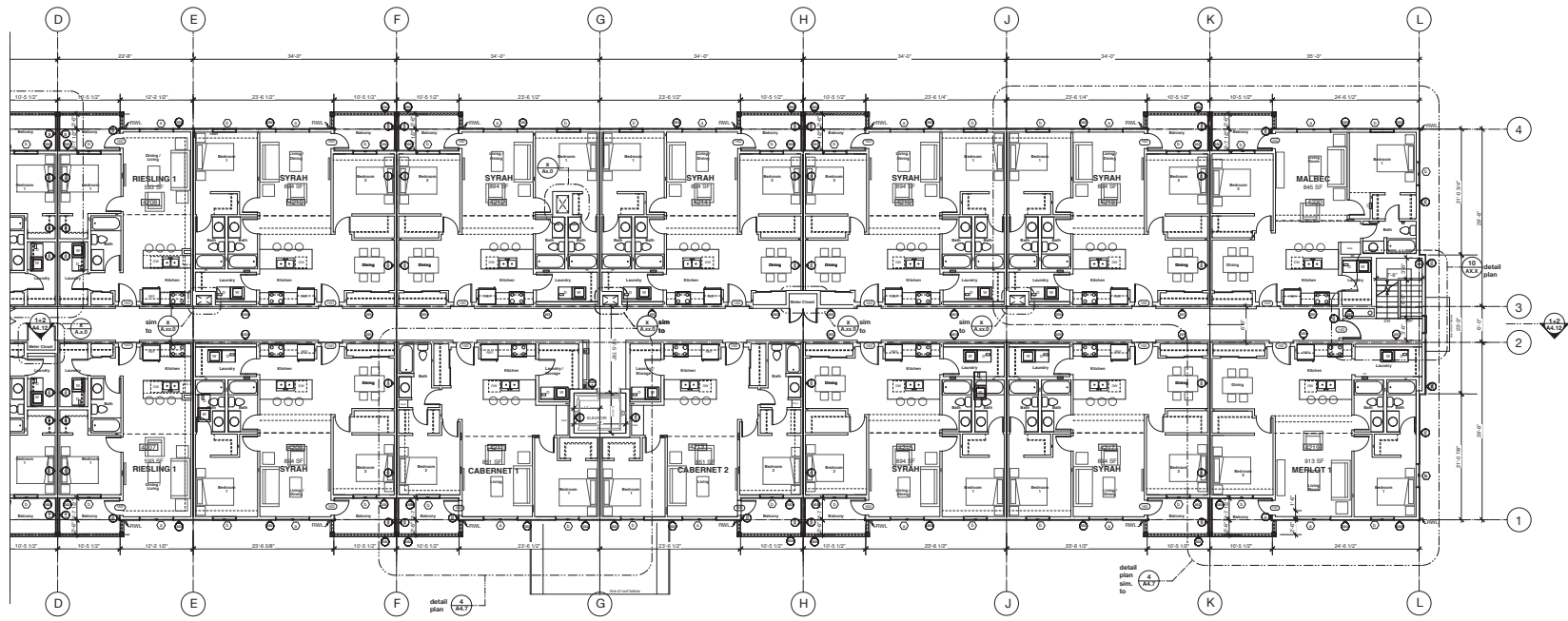
**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-2567

**FISHER ARCHITECT**  
 808-118-1188  
 Highstreetventures, B.C. 1488 2102  
 Westbank B.C.

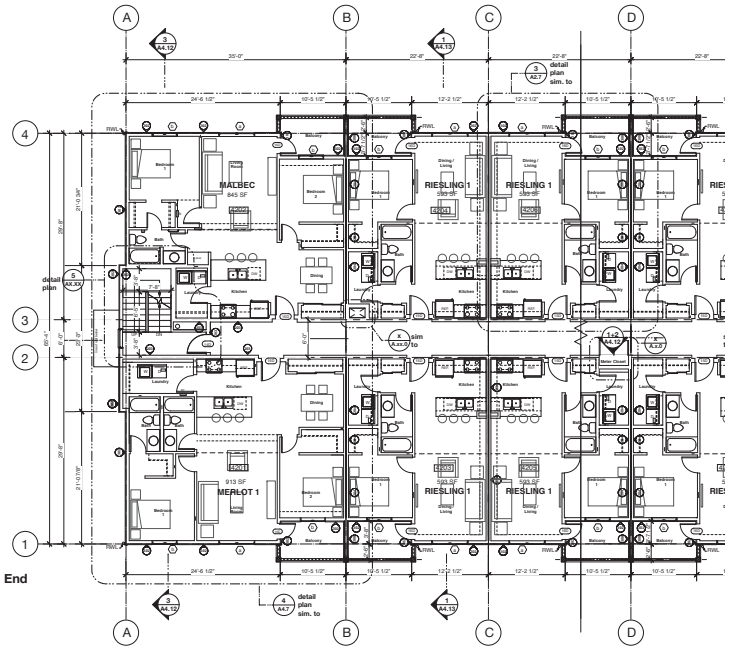
Date:	March 21, 2016	Scale:	
Drawn:		Checked:	
Scale:	SCALE: 1/8" = 1'-0"	Project:	Mission Plaza 1469 K.L.O. Road Kelowna, BC

Drawing Title:  
**Building B  
 Second Floor Plan**

Client File No.:	Drawing No.:
Project No.:	<b>A.04.3</b>



1 Building C - Second Floor Plan - South End  
 1/8"=1'-0"



2 Building C - Second Floor Plan - North End  
 1/8"=1'-0"

SCHEDULE A

This forms part of application  
 # DP16-0124

Planner  
Initials

LK

**City of  
Kelowna**  
COMMUNITY PLANNING

**Codes & Standards:**  
 Conform to latest edition:  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.



Traine Construction Ltd.  
 780-268-7263

**notes:**

6	July 26, 2016	Revised DPA
5	July 12, 2016	Revised #2
4	June 28, 2016	Revised #1
3	June XX, 2016	coordination
2	May 5, 2016	DP Application
1	March 21, 2016	review

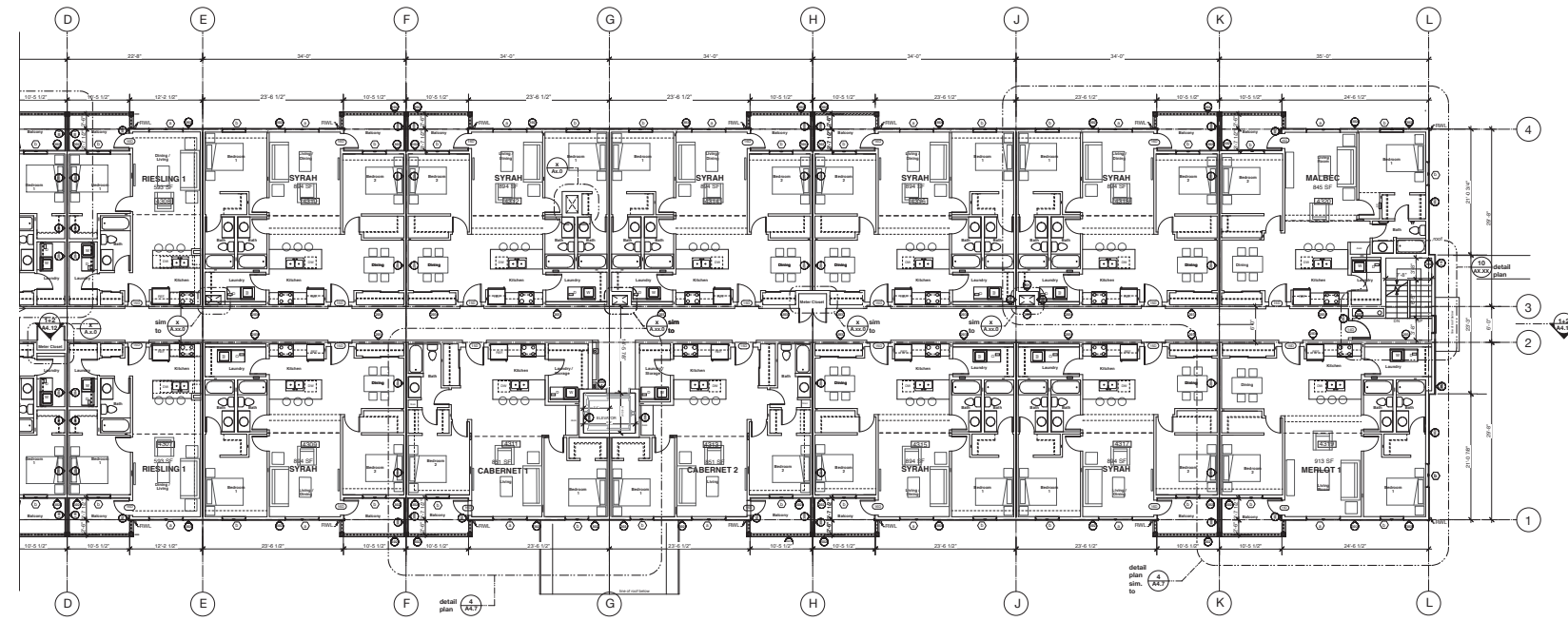
Rev. No. DATE DESCRIPTION  
**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-2567

**FISHER ARCHITECT**  
 808-118-1188  
 Highstreetventures, B.C. 1488 2102  
 Kelowna BC V1Y 8K4

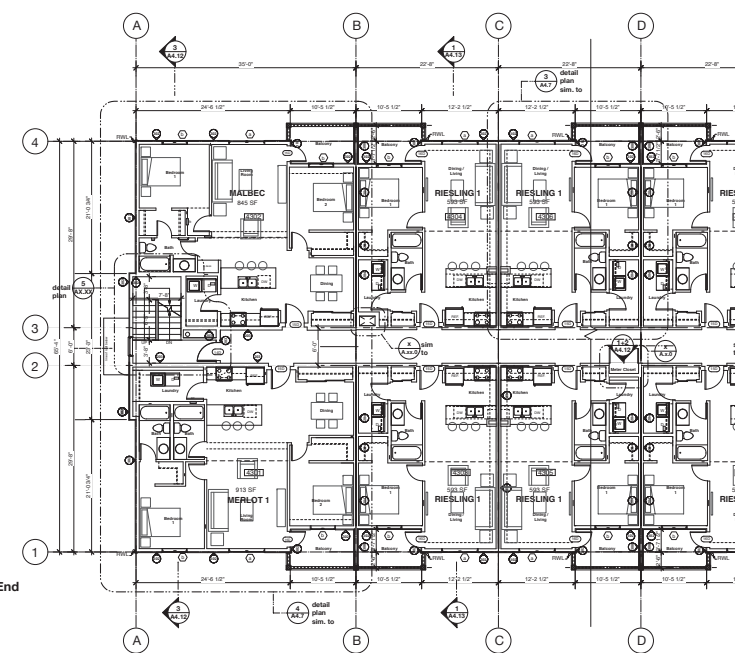
Date: March 21, 2016  
 Drawn:  
 Checked:  
 Scale: SCALE: 1/8" = 1'-0"

Project:  
 Mission Plaza  
 1469 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building C  
 Third Floor Plan**  
 Drawing No.:  
**A.04.4**



1 Building C - Third Floor Plan - South End  
 1/8"=1'-0"



2 Building C - Third Floor Plan - North End  
 1/8"=1'-0"

# SCHEDULE A

This forms part of application  
 # DP16-0124

Planner  
Initials

LK

**City of  
Kelowna**  
COMMUNITY PLANNING

Codes & Standards:  
 Conform to latest edition,  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 780-924-7243

notes:

6	July 26, 2016	revised DR#s
5	July 12, 2016	revise #2
4	June 29, 2016	revise #1
3	June XX, 2016	coordination
2	May 05, 2016	DP Application
1	March 21, 2016	review

Rev. No.	DATE	DESCRIPTION
	Y/M/D	

Highstreet Ventures Inc.  
 778-484-2567

Highstreet Ventures Inc. 778-484-2567  
 1469 K.L.O. Road Kelowna, BC  
 V1Y 9V6

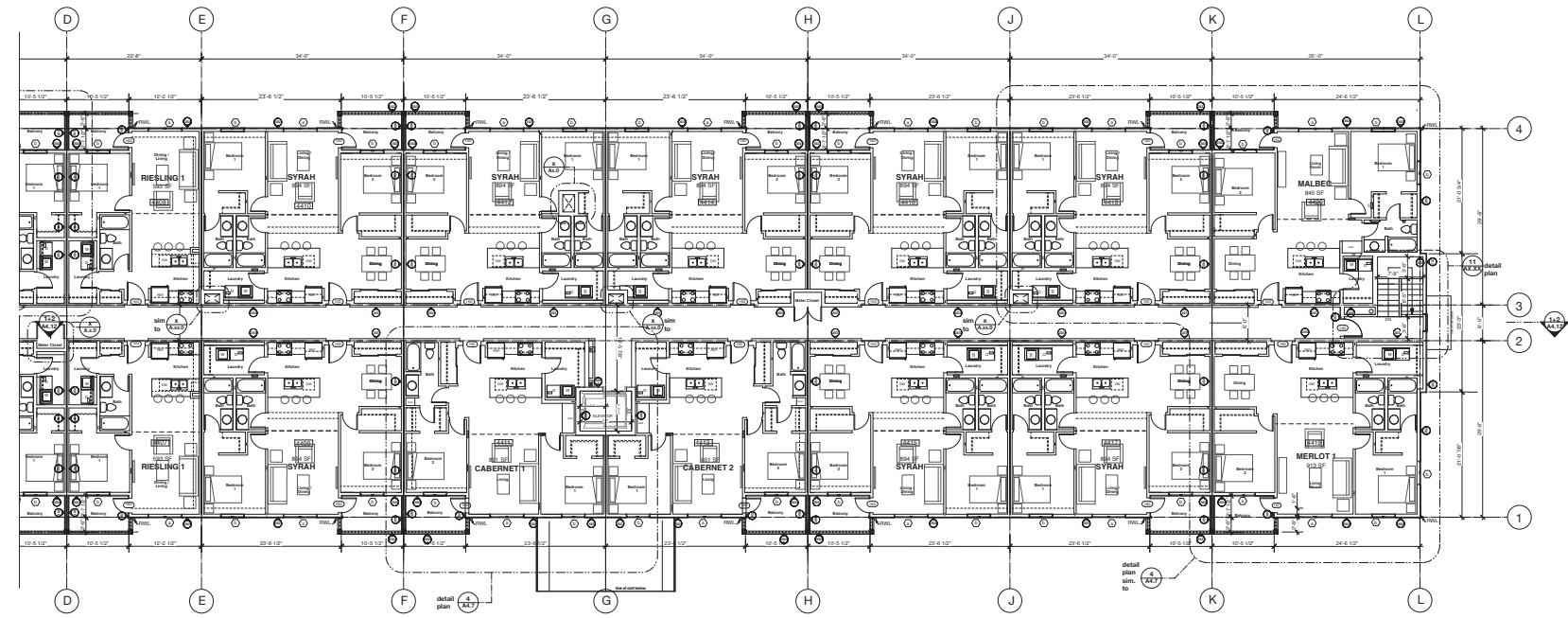
FISHER ARCHITECT  
 1469 K.L.O. Road Kelowna, BC  
 V1Y 9V6

Date:	March 21, 2016	Scale:	1/8" = 1'-0"
Drawn:		Project:	Mission Plaza 1469 K.L.O. Road Kelowna, BC
Checked:		Drawing Title:	Building C Fourth Floor Plan

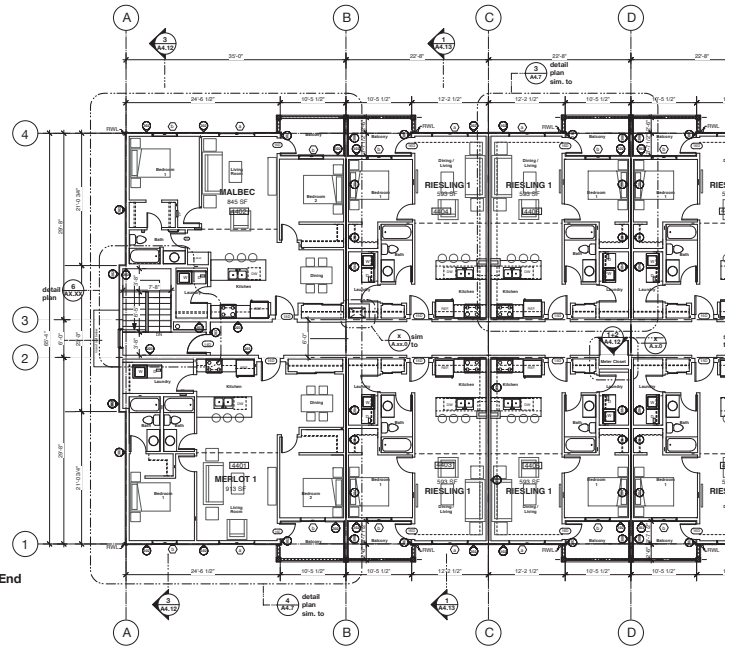
Mission Plaza  
 1469 K.L.O. Road  
 Kelowna, BC

Building C  
 Fourth Floor Plan

Sheet No.:	A.04.5
Project No.:	



1 Building C - Fourth Floor Plan - South End  
 1/8"=1'-0"



2 Building C - Fourth Floor Plan - North End  
 1/8"=1'-0"

# SCHEDULE A

This forms part of application  
 # DP16-0124

Planner  
Initials

LK

**City of  
Kelowna**  
COMMUNITY PLANNING

2 Building C - Fourth Floor Plan - North End  
 1/8"=1'-0"

Codes & Standards:  
 Conform to latest edition,  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 786-668-7263

notes:

6	July 26, 2016	revised DMs
5	July 12, 2016	revised #2
4	June 28, 2016	revised #1
3	June XX, 2016	coordination
2	May 05, 2016	DP Application
1	March 21, 2016	revised

Rev. No. DATE DESCRIPTION  
 YMMO  
**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-484-0567

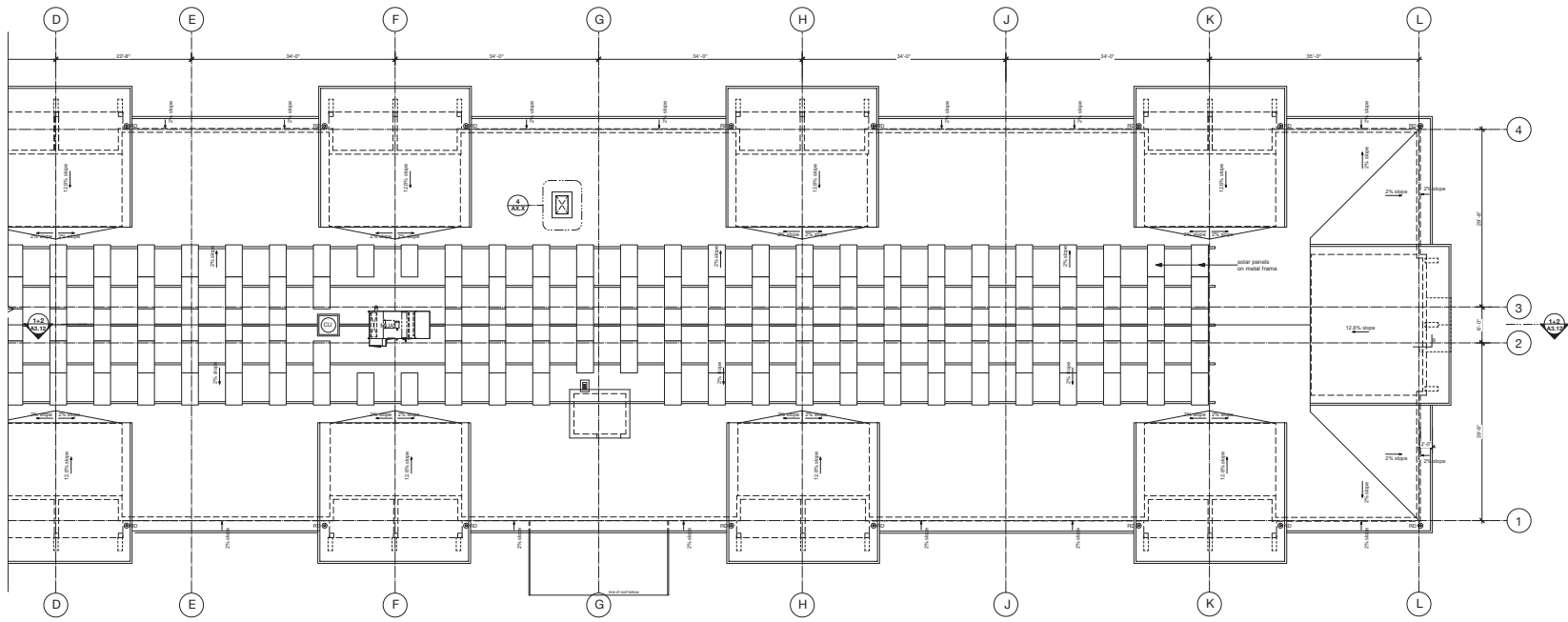
PROPERTY OWNERS: This drawing and everything here contained  
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 here shown and a separate sheet of 15 pages available  
 for consultation.  
**FISHER ARCHITECT**  
 808-118-1188  
 High Street, Kelowna, BC, V1Y 8S8 (212)  
 250-866-6214

Date: March 21, 2016  
 Drawn:  
 Checked:  
 Scale: SCALE: 1/8" = 1'-0"

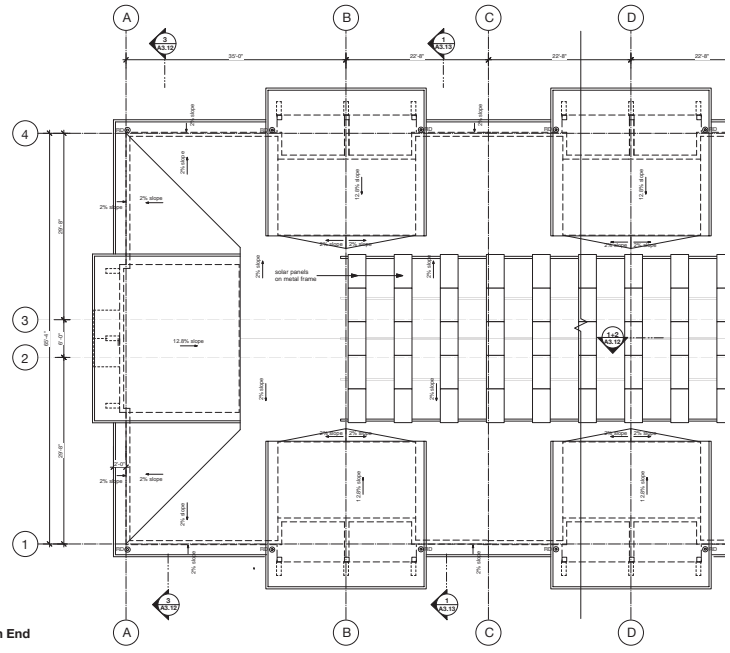
Project:  
**Mission Plaza**  
 1469 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
**Building C**  
**Roof Plan**

Client File No.:  
 Drawing No.:  
 Project No.: **A.04.6**



**1** Building C - Roof Plan - South End  
 1/8"=1'-0"



**2** Building C - Roof Plan - North End  
 1/8"=1'-0"

**SCHEDULE A**

This forms part of application  
 # DP16-0124

Planner Initials **LK**

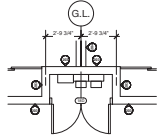
City of Kelowna  
 COMMUNITY PLANNING

# SCHEDULE A

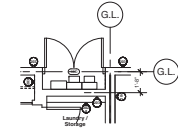
This forms part of application  
# DP16-0124



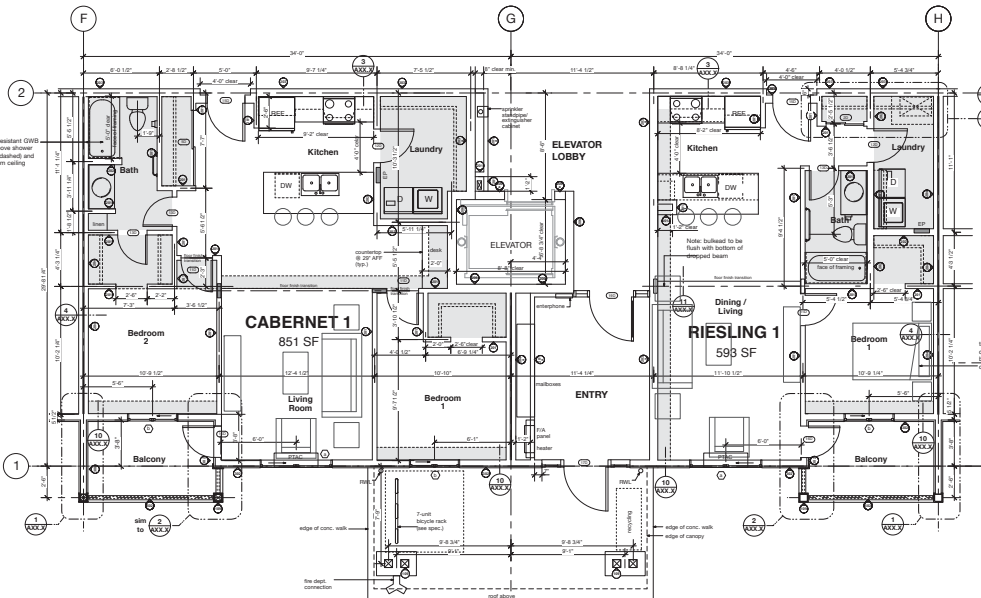
Planner Initials **LK**



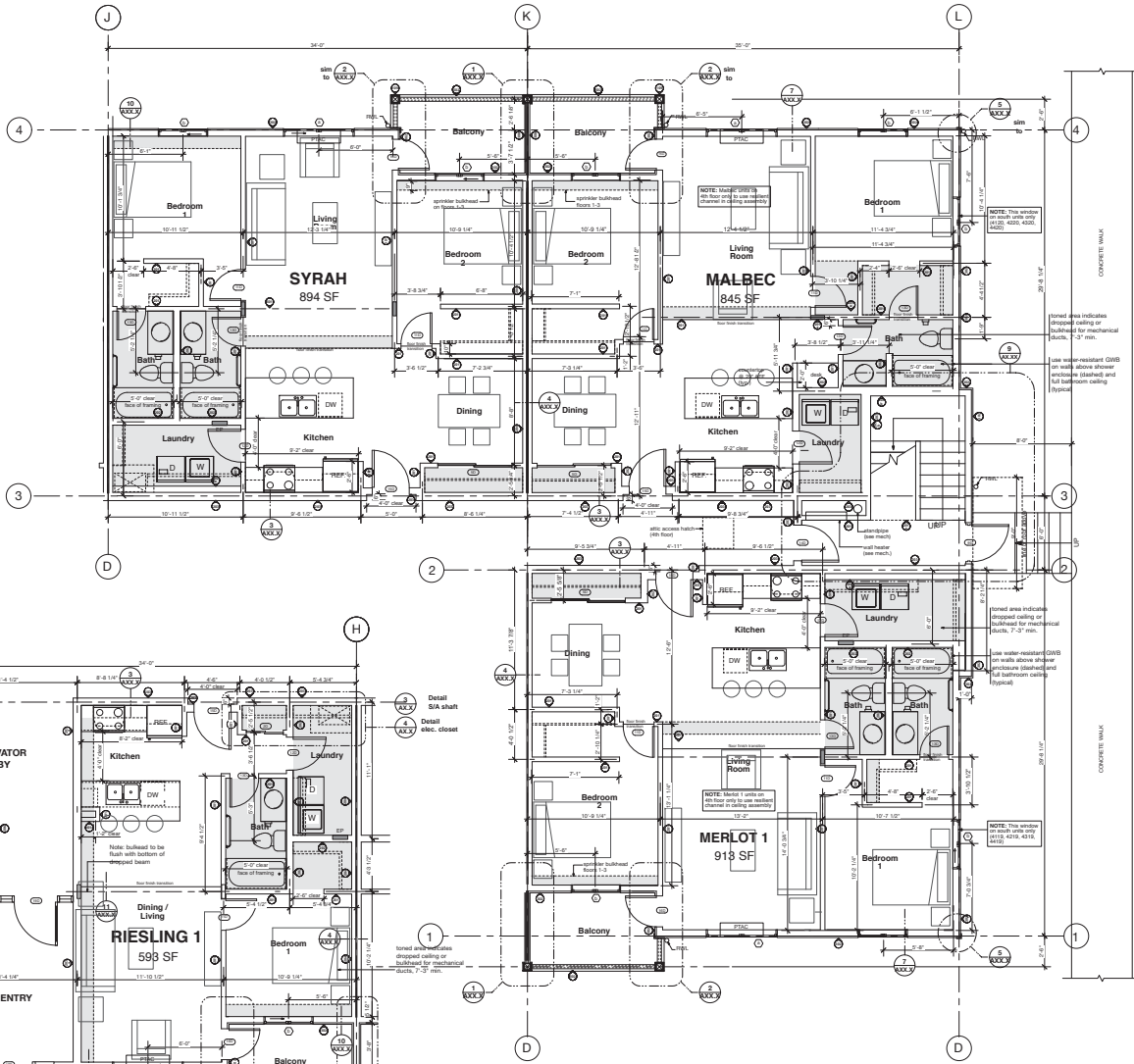
1 Detail Plan - Meter Closet (Syrah)  
1/4"=1'-0"



2 Detail Plan - Meter Closet (Riesling)  
1/4"=1'-0"



3 Building C: Cabernet 1, Riesling 1 Unit Plans  
1/4"=1'-0"



4 Building C: Syrah, Malbec, Merlot 1 Unit Plans  
1/4"=1'-0"

**Codes & Standards:**  
Comply to latest edition  
British Columbia Building Code  
**Dimensions:**  
Contractors shall verify and be responsible  
for all dimensions on the job site and shall  
inform the Architect of any discrepancies  
shown on the drawings.



Traine Construction Ltd.  
780-899-7303

notes:

5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	June 29, 2016	review #1
2	May 5, 2016	DP Application
1	March 21, 2016	review



Highstreet Ventures Inc.  
779-686-0507

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Fisher Architect  
1489 K.O. Road  
Kelowna, BC  
V1Y 9A8  
250.868.8181

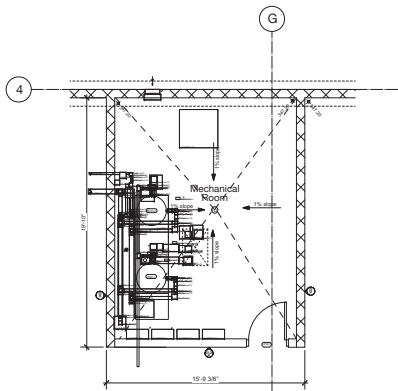
Date:	March 21, 2016	Scale:	
Drawn:		Checked:	
Scale:	SCALE: 1/4" = 1'-0"		

Project:  
Mission Flats  
1489 K.O. Road  
Kelowna, BC

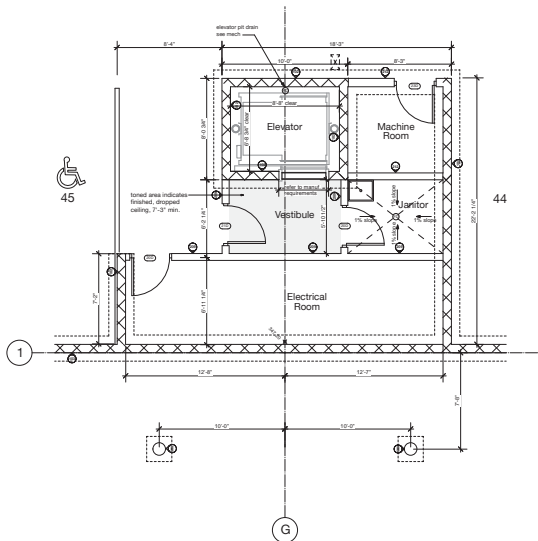
Drawing Title:  
Building C  
Detail Plans

Grid File No.:	Drawing No.:
Project No.:	<b>A.04.7</b>

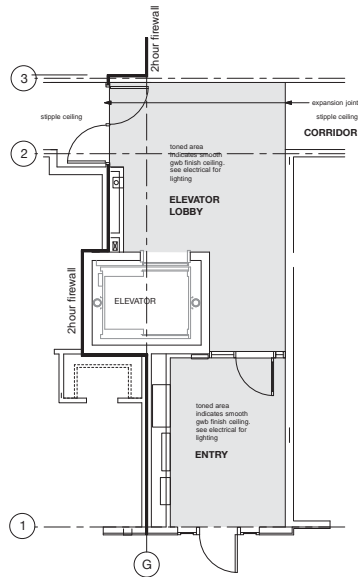




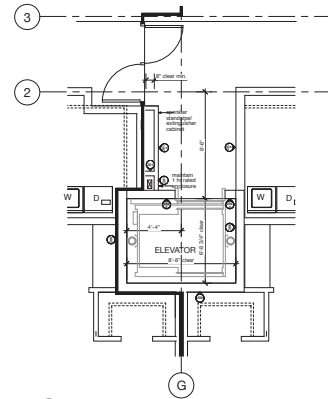
1 Mechanical Room Detail Plan @ Parkade Level  
1/4"=1'-0"



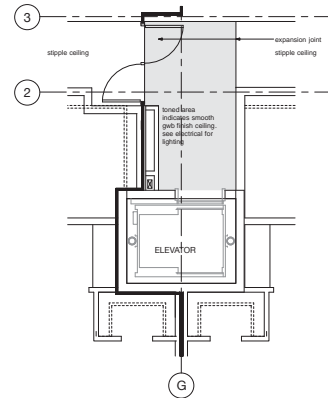
2 Elevator + Electrical Room Detail Plan @ Parkade  
1/4"=1'-0"



3 Building A: Entry Lobby Reflected Ceiling Plan  
1/4"=1'-0"



4 Elevator Detail Plan - Floors 2, 3, + 4  
1/4"=1'-0"



5 Elevator Detail Reflected Ceiling Plan - Floors 2, 3, + 4  
1/4"=1'-0"

**Codes & Standards:**  
Conform to latest edition  
British Columbia Building Code  
**Dimensions:**  
Contractors shall verify and be responsible  
for all dimensions on the job site and shall  
inform the Architect of any discrepancies  
shown on the drawings.



Traine Construction Ltd.  
778-484-7353

**notes:**

5	July 26, 2016	revised DPL
4	Jan. 28 2016	review #1
3	June XX 2016	coordination
2	May 05 2016	DP Application
1	March 21 2016	review

Rev. No. DATE DESCRIPTION

1 March 21 2016 review

Highstreet Ventures Inc.  
778-484-5567

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Read in conjunction with the Plans for Construction and all other drawings, specifications and conditions. All drawings and the full General Conditions, and being hereunto by the Architect and the Client approved for distribution.

W.D. FISHER ARCHITECT  
1488 K.L.O. Road  
Kelowna, BC  
V1Y 9K1

Date: March 21, 2016 Sent:

Drawn:

Checked:

Scale: SCALE: 1/4" = 1'-0"

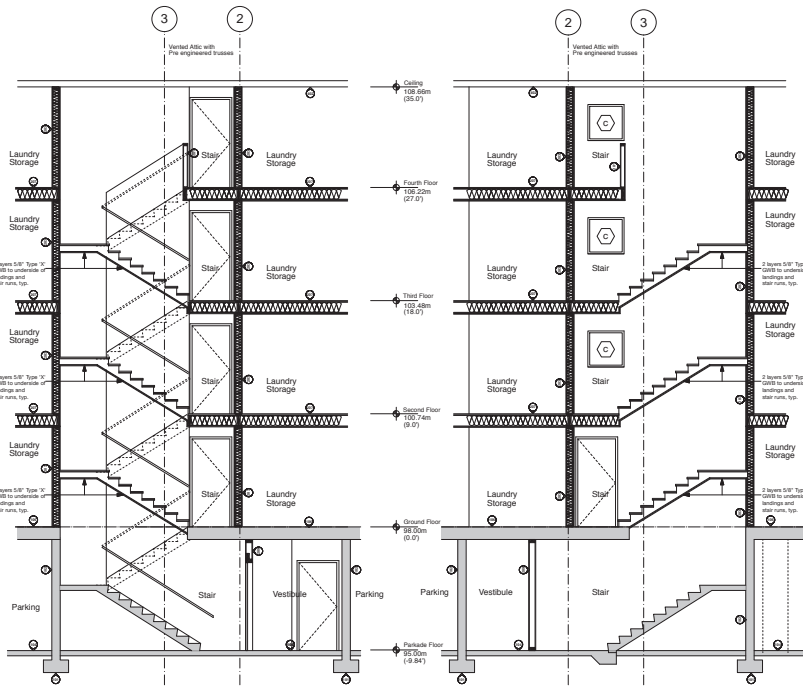
Project:  
Mission Plaza  
1488 K.L.O. Road  
Kelowna, BC

Drawing Title:

Building C  
Detail Plans

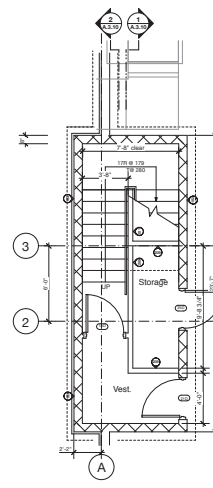
Client File No. Drawing No.

Project No. **A.04.8**

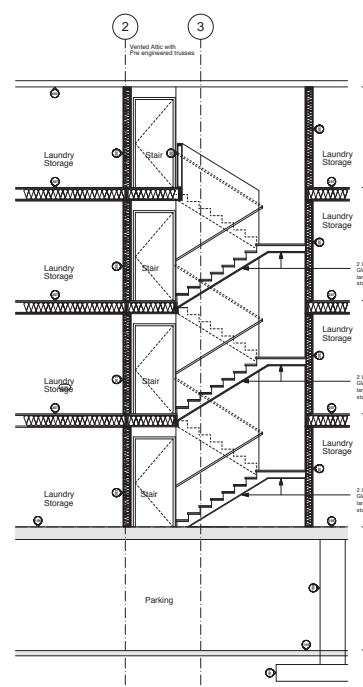


1 Detail Section - South East Stair  
1/4"=1'-0"

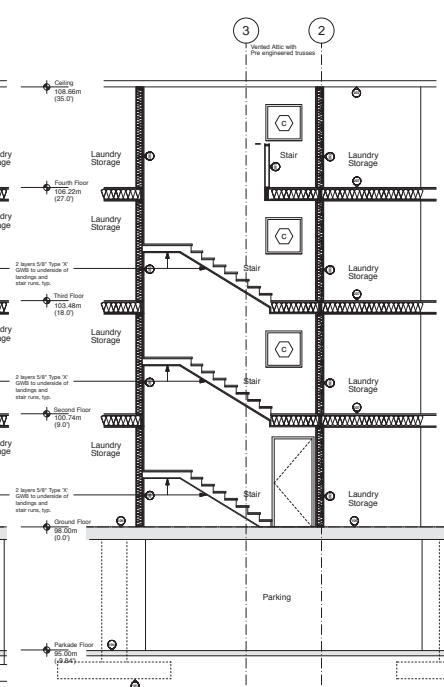
2 Detail Section - South East Stair  
1/4"=1'-0"



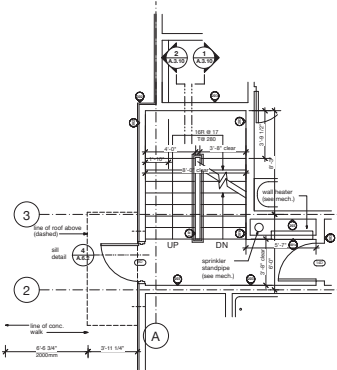
3 Detail Plan - Parking Floor South Stair  
1/4"=1'-0"



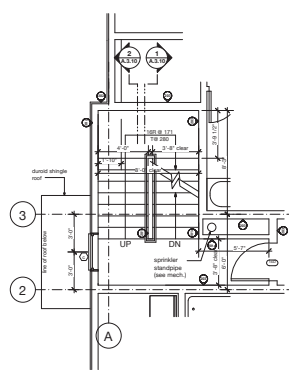
7 Detail Section - North West Stair  
1/4"=1'-0"



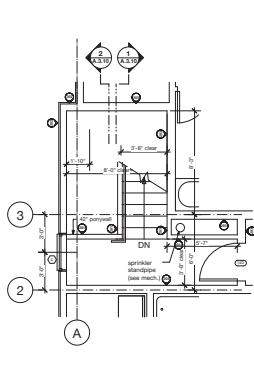
8 Detail Section - North West Stair  
1/4"=1'-0"



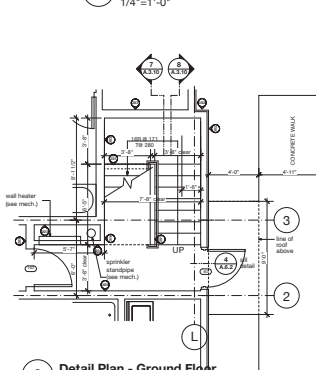
4 Detail Plan - Ground Floor South Stair  
1/4"=1'-0"



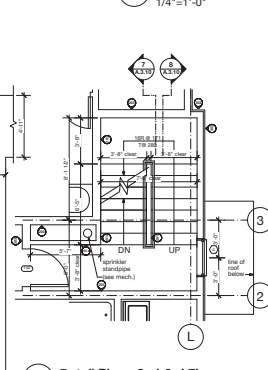
5 Detail Plan - 2nd-3rd Floor South Stair  
1/4"=1'-0"



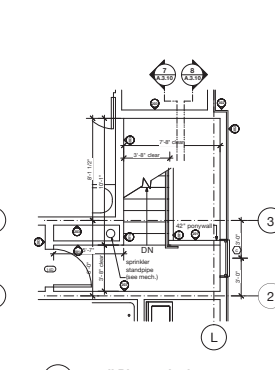
6 Detail Plan - 4th Floor South Stair  
1/4"=1'-0"



9 Detail Plan - Ground Floor North Stair  
1/4"=1'-0"



10 Detail Plan - 2nd-3rd Floor North Stair  
1/4"=1'-0"



11 Detail Plan - 4th Floor North Stair  
1/4"=1'-0"

notes:

Rev.	DATE	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	June 28, 2016	review #1
2	May 05, 2016	DP Application
1	March xx 2016	review

**HIGH STREET**  
Highstreet Ventures Inc.  
778-614-0177

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**WF FISHER ARCHITECT**  
8836-1718 Highway 10, Kelowna, BC V1Y 2V2  
804-868-1274

Date:	March xx, 2016	Scale:	
Drawn:		Checked:	
Scale:	SCALE: 1/4" = 1'-0"		
Project:	Mission Plaza 1488 K.L.O. Road Kelowna, BC		
Drawing Title:	Building C Stair Details		
Chief File No.:		Drawing No.:	A.04.9
Project No.:			

# ATTACHMENT B

This forms part of application  
# DP16-0124

Planner Initials **LK**



Code & Standards:  
Conform to latest action  
British Columbia Building Code  
Dimensions:  
Contractors shall verify and be responsible  
for all dimensions on the job site and shall  
inform the Architect of any discrepancies  
shown on the drawings.



Traine Construction Ltd.  
780-968-7363

notes:

5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	June 28, 2016	review #1
2	May 05, 2016	DP Application
1	Mar 21, 2016	review

High Street Ventures Inc.  
778-484-8587

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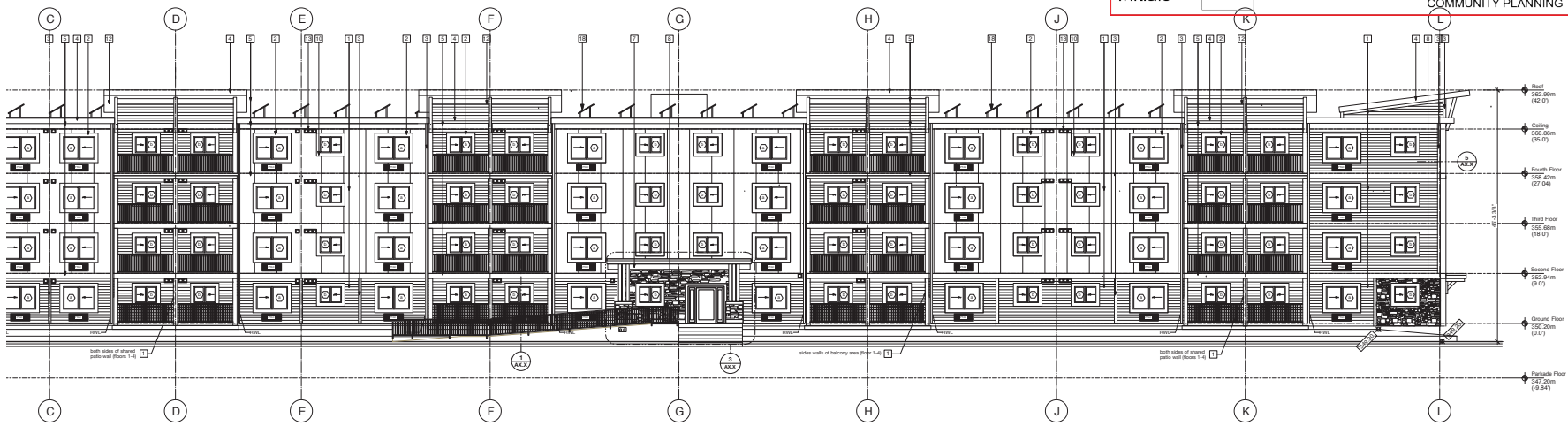
FISHER ARCHITECT  
1489 K.L.O. Road  
Kelowna, BC  
V1Y 9K1

Date: March 21, 2016  
Drawn:  
Checked:  
Scale: SCALE: 1/8" = 1'-0"

Mission Plans  
1489 K.L.O. Road  
Kelowna, BC

Drawing Title:  
Building B  
South + West Elevations

Sheet No. **A.03.10**

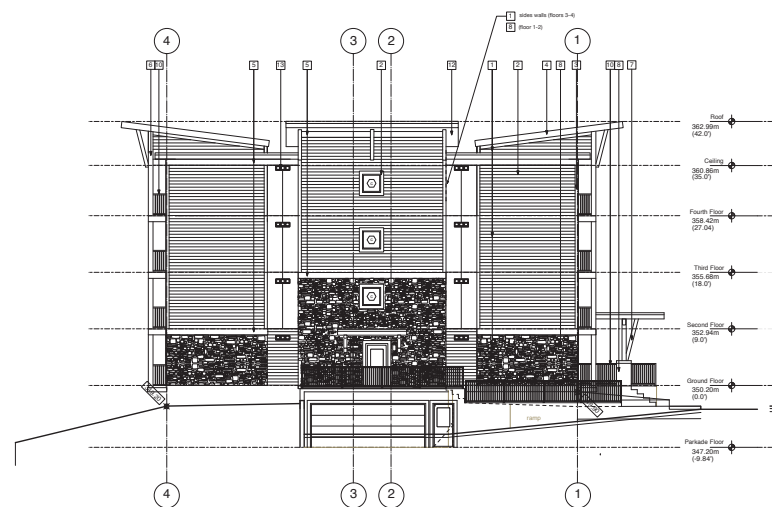


1 Building C - West Elevation - South End  
1/8"=1'-0"

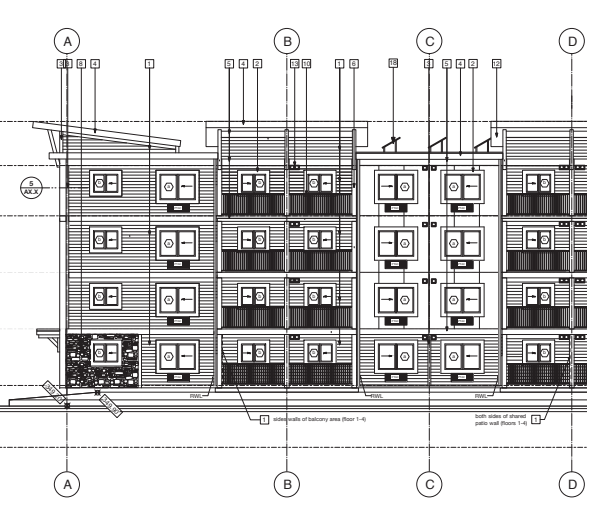
**Window Schedule**  
NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

Designation	Family
1"	Sliding Double (white) w/ Trim: 20-7/8" (1800mm) x 47-1/4" (2000mm)
2"	Sliding Double (white) w/ Trim: 48" x 36"
3"	Fixed (white) w/ Trim: 36" x 36"
4"	Sliding Double (white) w/ Trim: 48" x 36" w/ obscure glass (frosted)
5"	Condense windows w/ device

- Exterior Finishes Materials Legend**
- ☐ CEMENT BOARD SIDING - (refer to A02-10.1 for products / colours)
  - ☐ TRIM BOARDS (window) 1"x6" - FIBRE CEMENT BOARD - SNOW
  - ☐ TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
  - ☐ TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
  - ☐ TRIM BOARDS (gutter + fascia) 1"x12" - FIBRE CEMENT BOARD - SNOW
  - ☐ COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
  - ☐ CLAD COLUMNS and BEAMS - FIBRE CEMENT BOARD - SNOW
  - ☐ CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
  - ☐ GUTTERS - PRE-FINISHED ALUMINUM - WHITE
  - ☐ RAILINGS - PRE-FINISHED ALUMINUM - BLACK
  - ☐ DUROID SHINGLE ROOF - IKO CAMBRIDGE 30 - DUAL BLACK
  - ☐ SOFFIT - ALLURA VENTED CEDAR - CEDAR
  - ☐ MECHANICAL VENT (MV) - Snow White in ventilated areas; #28 Grey elsewhere) - see mech.
  - ☐ WALL MOUNTED LUMINAIRE - see electrical
  - ☐ HOUSE NUMBER - see spec.
  - ☐ METAL ROOFING - see spec.
  - ☐ CEMENT BOARD SIDING - Vertical smooth-panel (straight edge)
  - ☐ PRODUCT ALLURA SMOOTH - SNOW
  - ☐ SOLAR PANELS



3 Building C - North Elevation  
1/8"=1'-0"



2 Building C - West Elevation - North End  
1/8"=1'-0"

# ATTACHMENT B

This forms part of application  
# DP16-0124

Planner Initials **LK**



**Code & Standards:**  
Conform to latest action British Columbia Building Code  
**Dimensions:**  
Contractors shall verify and be responsible for all dimensions on the job site and shall report the Architect of any discrepancies shown on the drawings.



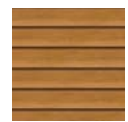


Traine Construction Ltd.  
786-568-7363

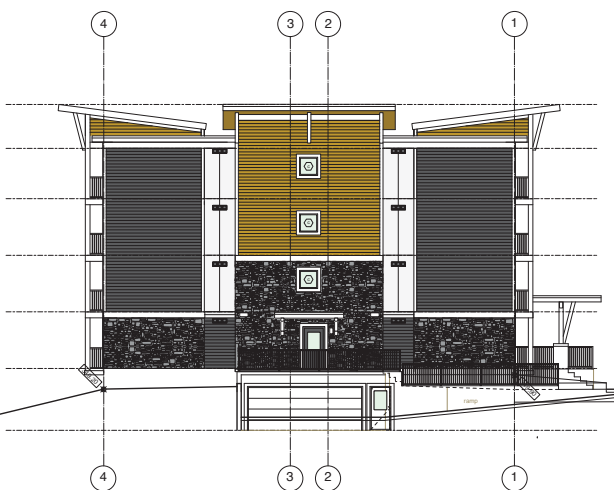
**notes:**



**1 Building C - West Elevation - South End**  
1/8"=1'-0"

**Exterior Finishes Materials Legend - Siding Colours**

-  Vertical smooth-panel siding (straight edge)  
Product: ALLURA SMOOTH - "SNOW"
-  Horizontal cedar texture siding (straight edge)  
8-1/4" panel (7" exposure)  
Product: ALLURA CEDAR LAP - "CEDAR"
-  Horizontal cedar texture siding (straight edge)  
8-1/4" panel (7" exposure)  
Product: JAMES HARDIE - "NIGHT GRAY"
-  Cultured stone cladding  
Product: BLACK RUNDLE COUNTRY LEDGSTONE



**3 Building C - North Elevation**  
1/8"=1'-0"



**2 Building C - West Elevation - North End**  
1/8"=1'-0"

Note: Trim is white unless otherwise noted. Refer to A04.10 for additional details

5	July 26, 2016	revised DPA
4	July 12, 2016	revised #2
3	June 28, 2016	revised #1
2	May 05, 2016	DP Application
1	Mar 21, 2016	revised
Rev. No.	DATE	DESCRIPTION
<b>HIGH STREET</b>		
Highstreet Ventures Inc. 778-484-8587		
<p>Contractor Note: This design and drawing is the property of H.S. Fisher Architect and shall remain the property of H.S. Fisher Architect. The contractor shall verify and be responsible for all dimensions on the job site and shall report the Architect of any discrepancies shown on the drawings. The contractor shall verify and be responsible for all dimensions on the job site and shall report the Architect of any discrepancies shown on the drawings.</p>		
<b>H.S. FISHER ARCHITECT</b>		
488-2518 Kelowna, BC V1Y 9Y2 800-842-6241		
Date:	March 21, 2016	Scale:
Drawn:		Scale:
Checked:		Scale:
Scale:	SCALE: 1/8" = 1'-0"	
Project:	Mission Plaza 1469 K.L.O. Road Kelowna, BC	
Drawing Title:	Building C South - West Colour Elevations	
Client File No.:		Drawing No.:
Project No.:		<b>A.04.10.1</b>

# ATTACHMENT B

This forms part of application

# DP16-0124

Planner Initials **LK**

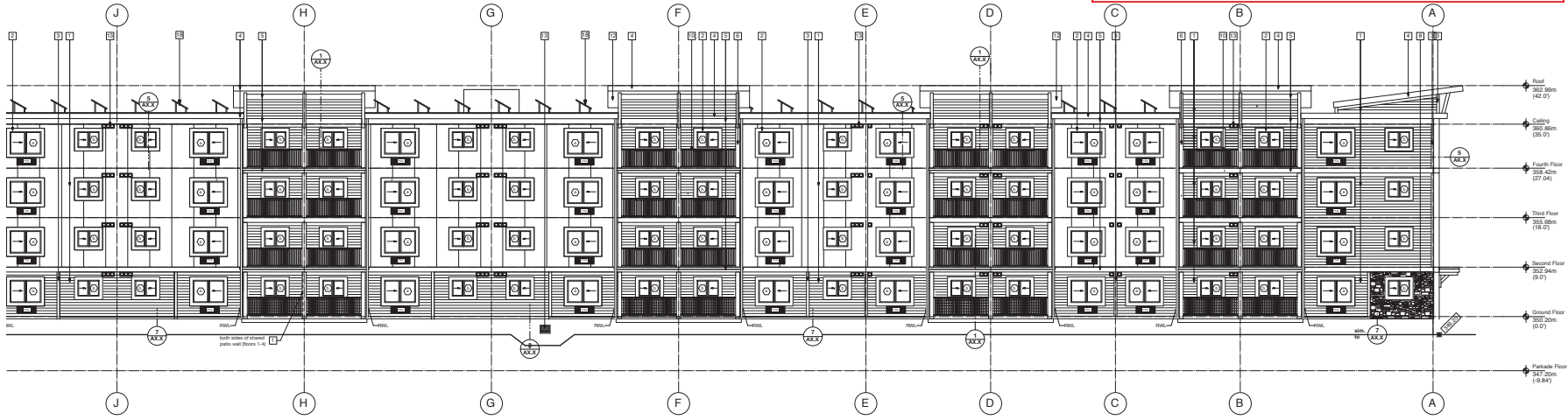


Codes & Standards:  
 Conform to latest edition  
 British Columbia Building Code  
 Dimensions:  
 Contractors shall verify and be responsible for all dimensions on the job site, and shall inform the architect of any discrepancies shown on the drawings.



Traine Construction Ltd.  
 788-468-7403

notes:



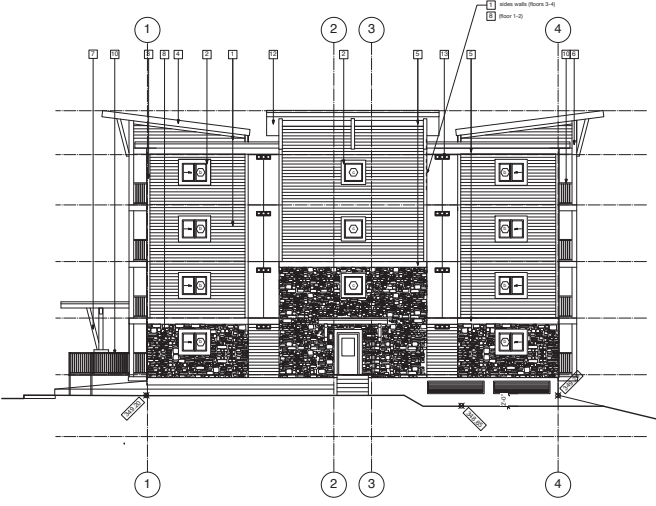
1 Building C - East Elevation (North End)  
 1/8"=1'-0"

**Window Schedule**  
 NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

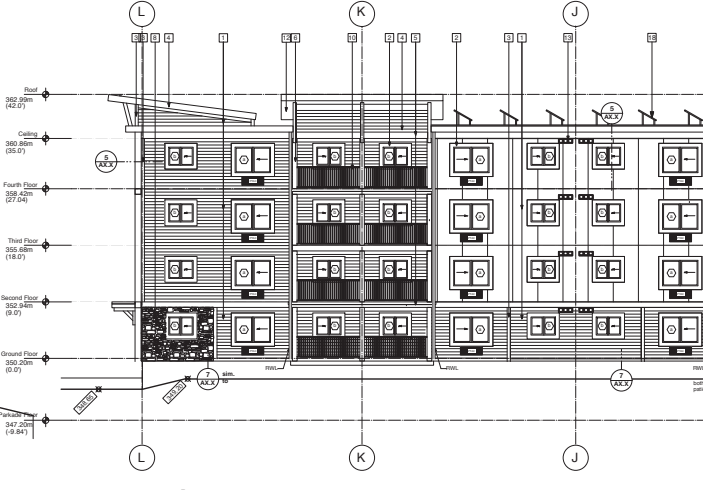
Designation	Family
1"	Sliding Double (white) w/ Trim: 70-7/8" (1800mm) x 47-1/4" (1200mm)
3"	Sliding Double (white) w/ Trim: 48" x 36"
6"	Fixed (white) w/ Trim: 36" x 36"
8"	Sliding Double (white) w/ Trim: 48" x 36" w/ obscure glass (framed)
1 Glazed windows w/ fabric	

**Exterior Finishes Materials Legend**

- 1 CEMENT BOARD SIDING - (refer to A02 IG.1 for products / colours)
- 2 TRIM BOARDS (window) 1"x6" - FIBRE CEMENT BOARD - SNOW
- 3 TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
- 4 TRIM BOARDS (panels + fascia) 1"x10" - FIBRE CEMENT BOARD - SNOW
- 5 TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
- 6 COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
- 7 GLAZED COLUMNS AND BEAMS - FIBRE CEMENT BOARD - SNOW
- 8 CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
- 9 GUTTERS - PRE-FINISHED ALUMINUM - WHITE
- 10 RAILING - PRE-FINISHED ALUMINUM - BLACK
- 11 DURROID SINGLE ROOF - IKO CAMBRIDGE 30 - DUAL BLACK
- 12 SOFFIT - ALLURA VENTED CEDAR - CEDAR
- 13 MECHANICAL VENT (RY) Snow White in white-painted areas, #28 Grey elsewhere) - see mech.
- 14 WALL MOUNTED LUMINAIRE - see electrical
- 15 HOUSE NUMBER - see spec.
- 16 METAL ROOFING - see spec.
- 17 CEMENT BOARD SIDING - Vertical smooth-panel (straight edge)  
 product: ALLURA SMOOTH - "SNOW"
- 18 SOLAR PANELS



3 Building C - South Elevation  
 1/8"=1'-0"



2 Building C - East Elevation (South End)  
 1/8"=1'-0"

5	July 26, 2016	revised DR#
4	July 12, 2016	review #2
3	June 28, 2016	review #1
2	May 02, 2016	DP Application
1	Mar 21, 2016	review

Rev. No. DATE DESCRIPTION  
 HIGH STREET  
 Highstreet Ventures Inc.  
 778-484-0587

WD FISHER ARCHITECT  
 1038-11th Street Kelowna  
 Kelowna, BC V1Y 9J2  
 250.869.9141

Date: March 21, 2016  
 Drawn:  
 Checked:  
 Scale: SCALE: 1/8" = 1'-0"  
 Project:

Mission Flats  
 1489 K.L.O. Road  
 Kelowna, BC

Building C  
 North and East Elevations

Sheet No. Drawing No.  
 Project No. **A.04.11**

This forms part of application

# DP16-0124

Planner Initials LK



**Codes & Standards:**  
 Conform to latest edition  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible for all dimensions on the job site, and shall inform the architect of any discrepancies shown on the drawings.



notes:

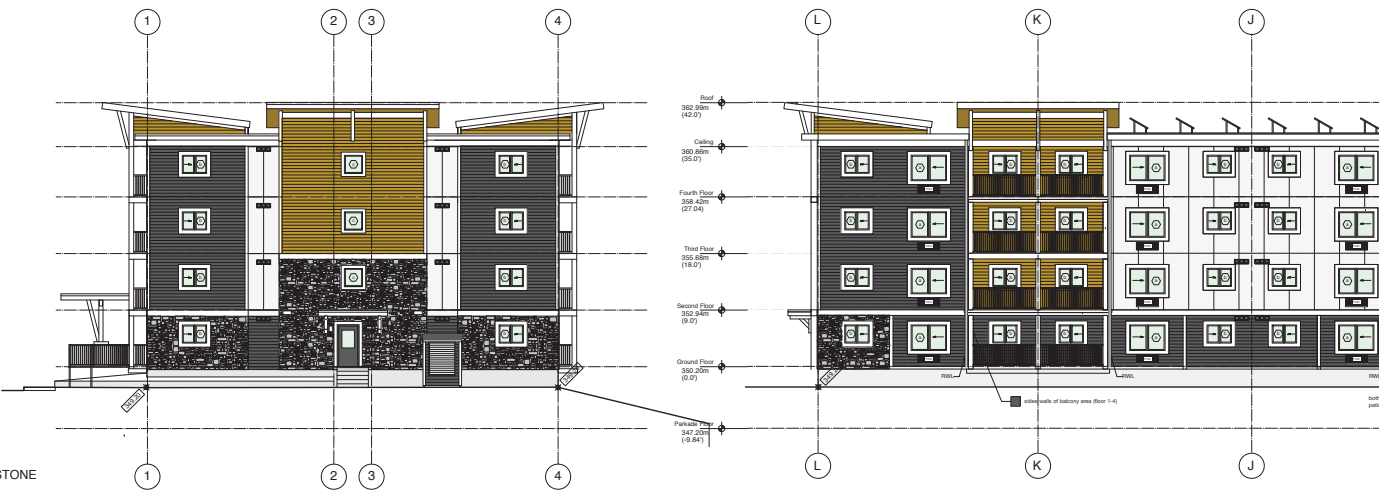


1 Building B - East Elevation (North End)  
1/8"=1'-0"

**Exterior Finishes Materials Legend - Siding Colours**

- Vertical smooth-panel siding (straight edge)  
Product: ALLURA SMOOTH - "SNOW"
- Horizontal cedar texture siding (straight edge)  
8-1/4" panel (7" exposure)  
Product: ALLURA CEDAR LAP - "CEDAR"
- Horizontal cedar texture siding (straight edge)  
8-1/4" panel (7" exposure)  
Product: JAMES HARDIE - "NIGHT GRAY"
- Cultured stone cladding  
Product: BLACK RUNDLE COUNTRY LEDGSTONE

Note: Trim is white unless otherwise noted. Refer to A04.11 for additional details



3 Building C - South Elevation  
1/8"=1'-0"

2 Building C - East Elevation (South End)  
1/8"=1'-0"

5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 02 2016	DP Application
1	Mar. 21 2016	review

Rev. No. DATE DESCRIPTION  
 HIGH STREET  
 Highstreet Ventures Inc.  
 778-484-0587

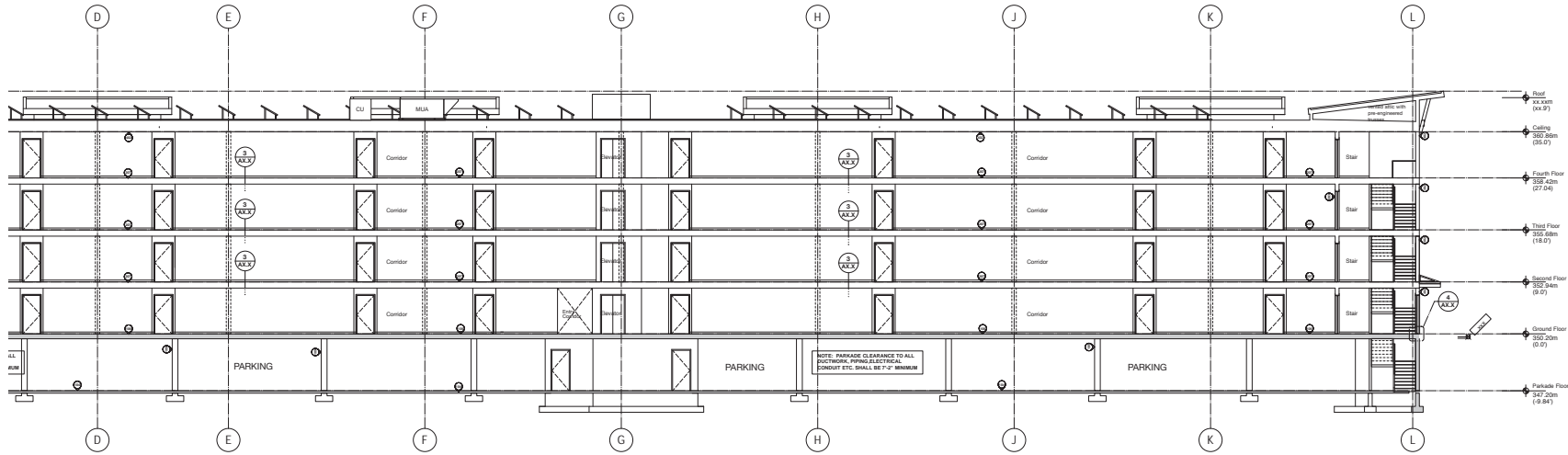
WD FISHER ARCHITECT  
 1038-118 Highway 10  
 Kelowna, BC V1Y 9B9  
 250-868-8741

Date: March 21, 2016  
 Drawn:  
 Checked:  
 Scale: SCALE: 1/8" = 1'-0"

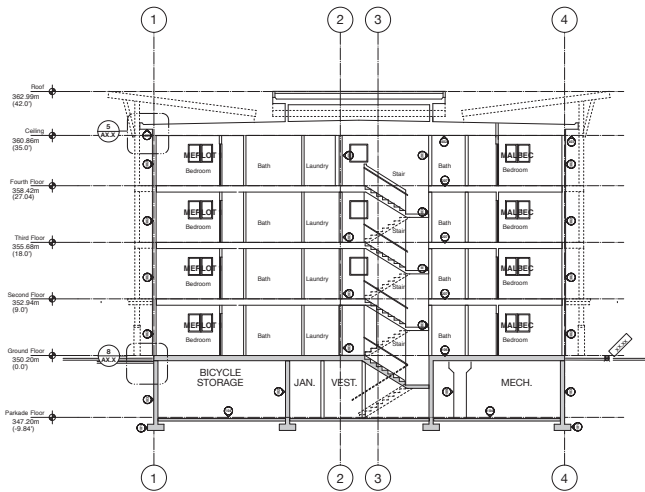
Project:  
 Mission Flats  
 1489 K.L.O. Road  
 Kelowna, BC

Drawing Title:  
 Building C  
 North and East Colour Elevations

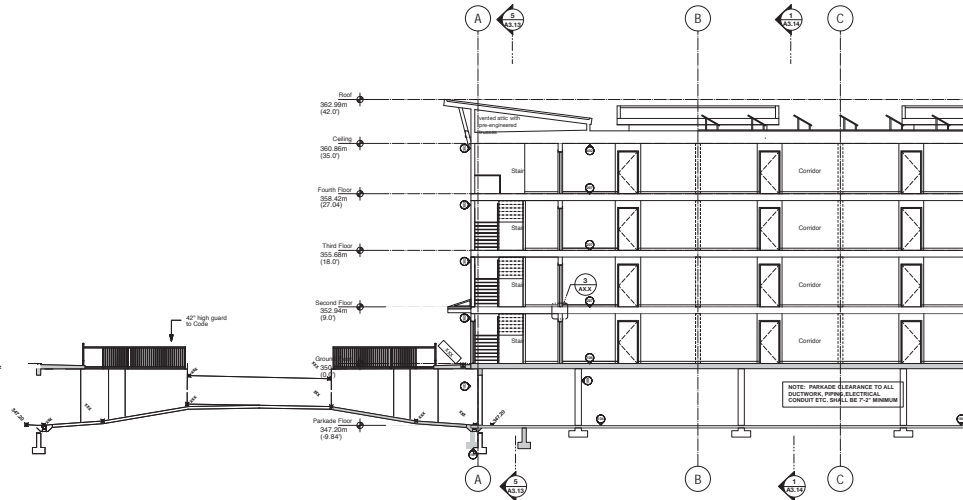
Sheet No. Drawing No.  
 Project No. **A.04.11.1**



1 Building C - Section - South End  
1/8"=1'-0"



3 Building C - Section through Stair  
1/8"=1'-0"



2 Building C - Section - North End  
1/8"=1'-0"

Codes & Standards:  
Conform to latest edition  
British Columbia Building Code  
Dimensions:  
Contractors shall verify and be responsible  
for all dimensions on the job site and shall  
inform the Architect of any discrepancies  
shown on the drawings.



Traine Construction Ltd.  
780-898-7303

notes:

Rev. No.	DATE	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	Review #2
3	Jun. 28 2016	Review #1
2	May 03 2016	CP Application
1	March 21 2016	Review

**HIGH STREET**  
Highstreet Ventures Inc.  
778-484-5587

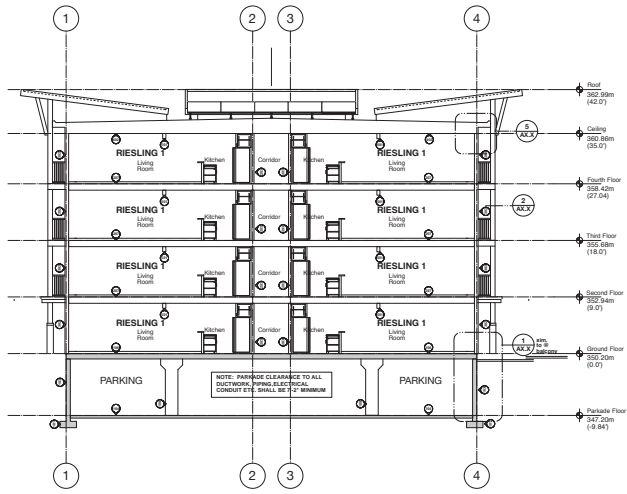
Copyright reserved. This design and drawing is the exclusive property of the Fisher Architect and shall not be used or copied without the written consent of the Fisher Architect. The drawings are not to be used for construction and should be read in conjunction with the other drawings of this project. Any reproduction, distribution, or use of these drawings without the written consent of the Fisher Architect is strictly prohibited. The drawings are the property of the Fisher Architect and shall remain confidential.

**WF FISHER ARCHITECT**  
8038-2118 Highway 10 West  
Vancouver, B.C. V6P 2J2  
604-689-8741

Date:	March 20, 2016	Scale:	
Drawn:		Checked:	
Scale:	SCALE: as noted		
Project:	Mission Flats 1489 K.L.O. Road Kelowna, BC		

Drawing Title:  
**Building C  
Building Sections**

Client File No.:	Drawing No.:
Project No.:	<b>A.04.12</b>



**1** Building B - Section  
1/8"=1'-0"

**Codes & Standards:**  
 Conform to latest editions  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



**Traine Construction Ltd.**  
 780-958-7303

**notes:**

Rev. No.	DATE	DESCRIPTION
4	July 26, 2016	revised DRN
3	July 12, 2016	revised K2
2	Jun. 28 2016	revised #1
1	March 21 2016	revised



**Highstreet Ventures Inc.**  
 778-444-0247  
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4036-3118 Huron Street  
 Vancouver, B.C. V6C 2K2  
 604-681-0741

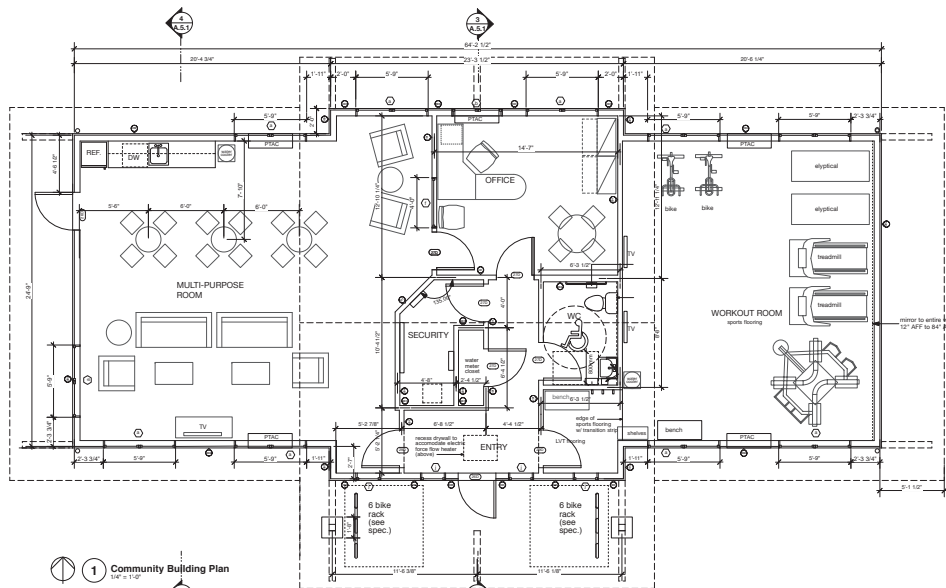
Date:	March 20, 2016	Scale:	
Drawn:		Scale:	SCALE: 1/8" = 1'-0"
Checked:			

**Project:**  
 Mission Flats  
 1485 K.L.O. Road  
 Kelowna, BC

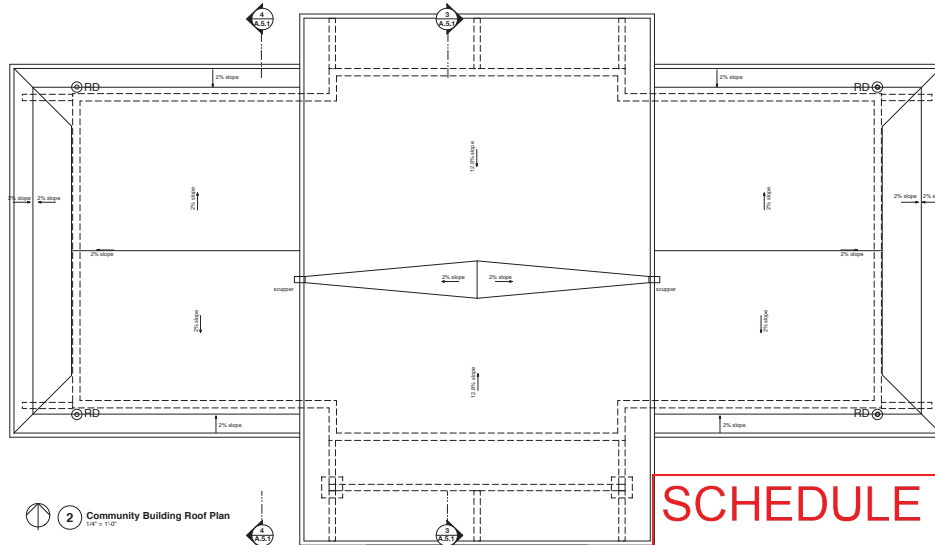
**Drawing Title:**  
 Building C  
 Sections

Chief File No.:	Drawing No.:
Project No.:	<b>A.04.13</b>

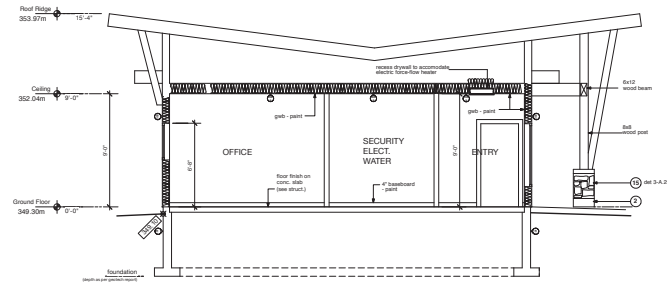




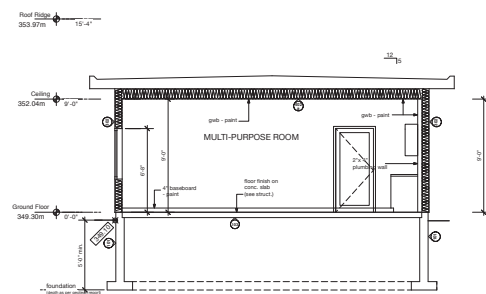
1 Community Building Plan  
1/4" = 1'-0"



2 Community Building Roof Plan  
1/4" = 1'-0"



3 Community Building Section  
1/4" = 1'-0"



4 Community Building Section  
1/4" = 1'-0"

**Exterior Finishes Materials Legend**

- STONE GLAZINGS
- RAW - FINE-FINISHED ALUMINUM
- TRM BOARDS - PAINTED
- TIMBER BEAMS - PAINTED
- HORIZONTAL SIDING STRAIGHT EDGE - JAMES HARDIE CEDAR LAP - "CEDAR"
- HORIZONTAL SIDING STRAIGHT EDGE - JAMES HARDIE - NIGHT GRAY
- TRM BOARDS - JAMES HARDIE - WHITE

**Assemblies**

- Concrete Foundation
- 8" Reinforced Concrete Wall
- 10" Openair Board Both Sides of Stud Spacing
- 12" Openair Board Both Sides of Stud Spacing
- Horizontal fibre cement board
- on sheathing membrane
- Exterior Sheathing (see structural)
- 2x6 @ 16" oc
- 6 Mil Poly Vapor Barrier
- 1/2" OSB Board
- poly ISO roof membrane to R-20
- Roof Sheathing (see structural)
- 1x12 trusses
- 6 Mil Poly Vapor Barrier
- 1/2" OSB Board
- Reinforced Aluminum Soffit
- Faciae 12"
- Vent
- Corner Trim
- 3 1/2"

**Door Schedule:**

Designation	Family	Size	Type	Frame	Fire Rating
210	Single Flat	36" x 80"	wood	wood	Interior
212	Single Flat	36" x 80"	wood	wood	Interior
213	Single Flat	24" x 36"	wood	wood	Interior

**Window Schedule:**

NOTE: ALL WINDOWS TO BE TRIPLE GLAZED, WITH A WEIGHTED U-VALUE OF 0.238 AND A SHGC OF 0.282

Designation	Family
a	Sliding Double (white) w/ Trm. 70-7/8" (1800mm) x 47-1/4" (1200mm)
b	Sliding Double (white) w/ Trm. 48" x 36"
c	Fixed Double (white) w/ Trm. 24" (600mm) x 60" (1500mm)

# SCHEDULE A

This forms part of application  
# DP16-0124

Planner Initials **LK**



**Codes & Standards:**  
Conform to latest edition  
British Columbia Building Code  
**Dimensions:**  
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.



notes:

Rev. No.	DATE	DESCRIPTION
4	July 26 2016	Rev. DP Application
3	Jun 29 2016	review #1
2	May 5 2016	DP Application
1	Mar. 21 2016	review

**HIGH STREET**  
Highstreet Ventures Inc.  
778-484-0567

**W.D. FISHER ARCHITECT**  
8088-3188 Highway 10 West  
Kelowna, BC V1Y 4W8 JWC  
804-691-6781

Date: March 21, 2016  
Scale: 1/8" = 1'-0"

Project: Mission Falls 1409 K.L.O. Road Kelowna, BC

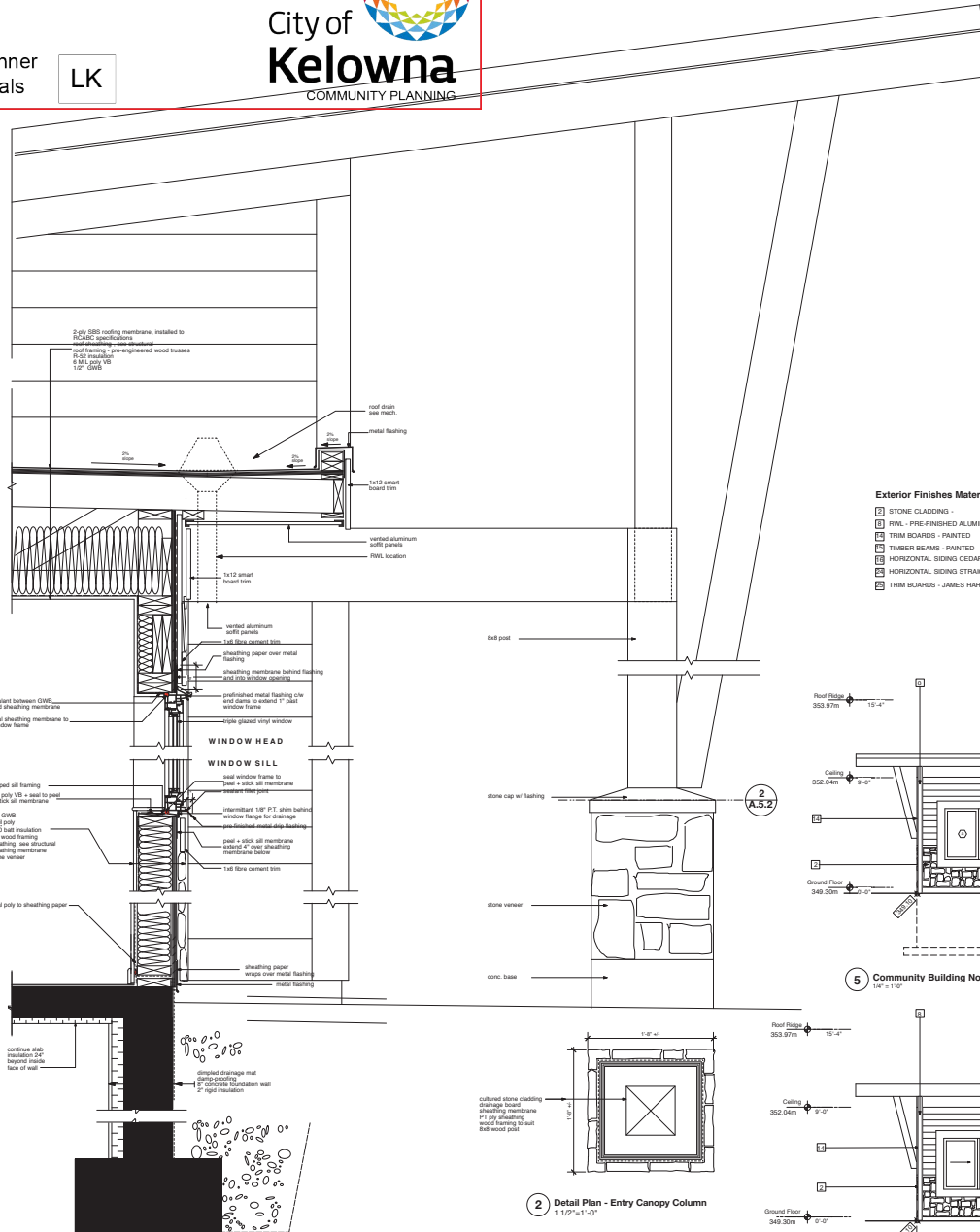
Drawing Title: Community Building D Plan + Sections

Sheet No. **A.05.1**

This forms part of application

# DP16-0124

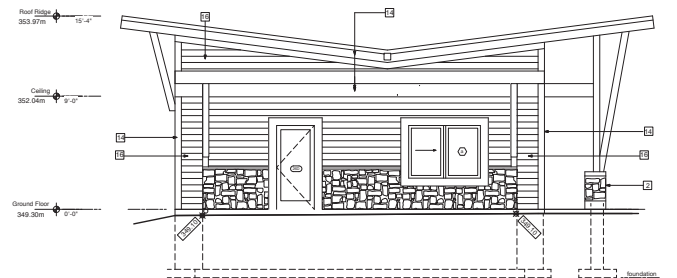
Planner Initials **LK**



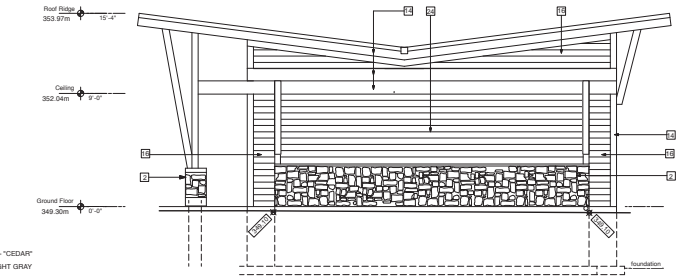
1 Community Building Detail Wall Section  
1/32" = 1'-0"

2 Detail Plan - Entry Canopy Column  
1/12" = 1'-0"

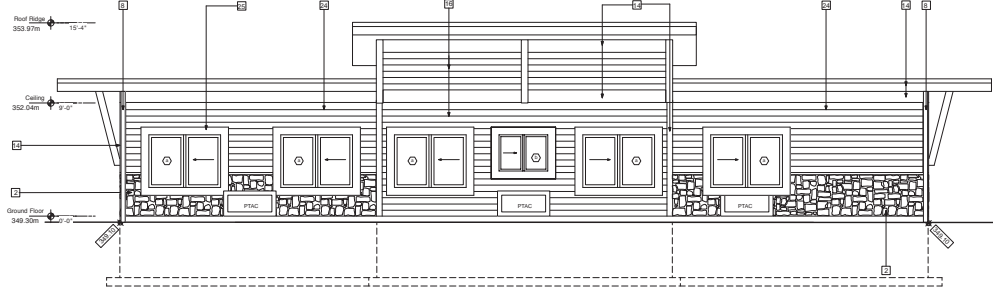
- Exterior Finishes Materials Legend**
- 1 STONE CLADDING
  - 2 RWL - PRE-FINISHED ALUMINUM
  - 3 TRIM BOARDS - PAINTED
  - 4 TIMBER BEAMS - PAINTED
  - 5 HORIZONTAL SIDING CEDAR TEXTURE ALLURA CEDAR LAP - "CEDAR"
  - 6 HORIZONTAL SIDING STRAIGHT EDGE - JAMES HARDIE - NIGHT GRAY
  - 7 TRIM BOARDS - JAMES HARDIE - WHITE



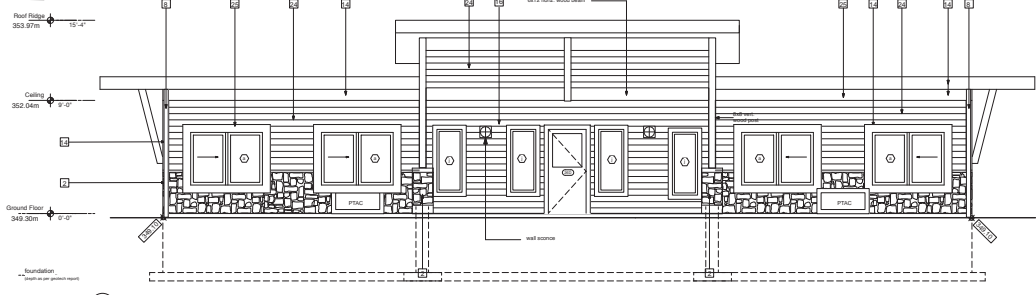
3 Community Building West Elevation  
1/4" = 1'-0"



4 Community Building East Elevation  
1/4" = 1'-0"



5 Community Building North Elevation  
1/4" = 1'-0"



6 Community Building South Elevation  
1/4" = 1'-0"

**Codes & Standards:**  
Conforms to latest edition  
British Columbia Building Code  
**Revisions:**  
Contractor shall verify and be responsible  
for all dimensions on the job site and shall  
inform the Architect of any discrepancies  
shown on the drawings.



Traine Construction Ltd.  
786-988-7383

**notes:**

Rev.	DATE	DESCRIPTION
4	July 20 2016	Rev. DP Application
3	Jun 20 2016	review #1
2	May 5 2016	DP Application
1	Mar 21 2016	review



Highstreet Ventures Inc.  
778-884-8557



Date: March 21, 2016  
Drawn:  
Checked:  
Scale: 1/8" = 1'-0"

Project:  
Mission Flats  
1483 K.L.O. Road  
Kelowna, BC

Community Building D  
Elevations + Detail Section

Sheet No. **A.05.2**

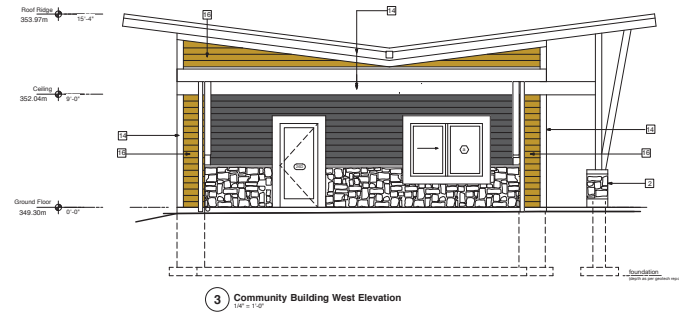
# ATTACHMENT B

This forms part of application

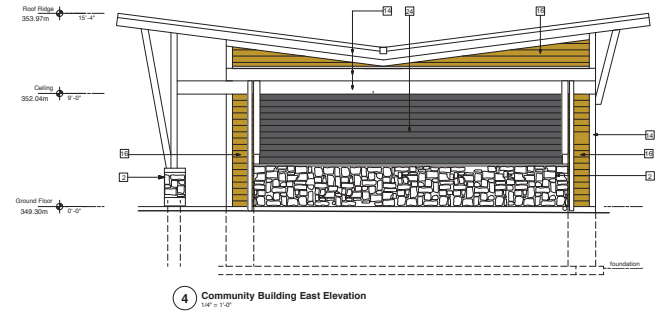
# DP16-0124

Planner  
Initials

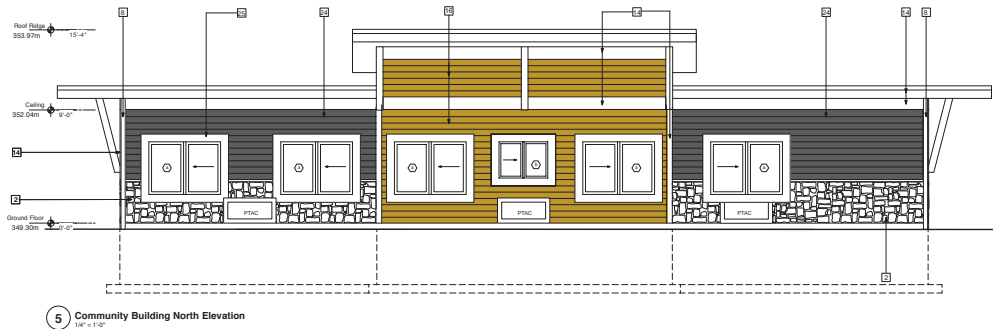
LK



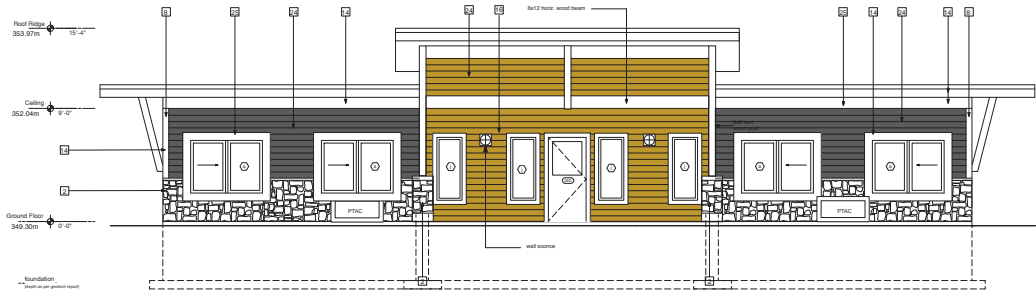
3 Community Building West Elevation  
1/4" = 1'-0"



4 Community Building East Elevation  
1/4" = 1'-0"

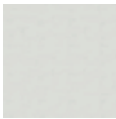


5 Community Building North Elevation  
1/4" = 1'-0"

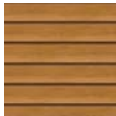


6 Community Building South Elevation  
1/4" = 1'-0"

## Exterior Finishes Materials Legend - Siding Colours



Vertical smooth-panel siding (straight edge)  
Product: ALLURA SMOOTH - "SNOW"



Horizontal cedar texture siding (straight edge)  
8-1/4" panel (7" exposure)  
Product: ALLURA CEDAR LAP - "CEDAR"



Horizontal cedar texture siding (straight edge)  
8-1/4" panel (7" exposure)  
Product: JAMES HARDY - "NIGHT GRAY"



Cultured stone cladding  
Product: BLACK RUNDLE COUNTRY LEDGSTONE

Note: Trim is white unless otherwise noted. Refer to A05.2 for additional details

**Codes & Standards:**  
Conforms to latest edition  
British Columbia Building Code

**Responsibilities:**  
Contractor shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.



Traine Construction Ltd.  
760-688-7383

### notes:

Rev. No.	DATE	DESCRIPTION
4	13/01/2016	Rev. DP Application
3	10/01/2016	review #1
2	05/01/2016	DP Application
1	21/01/2016	review

**HIGH STREET**  
Highstreet Ventures Inc.  
778-684-8557

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**FISHER ARCHITECT**  
808-2188 Mission Street  
Kelowna, BC V1Y 2V2  
905-881-8141

Date	Scale
March 21, 2016	1/4" = 1'-0"

Project:  
**Mission Flats**  
1483 K.L.O. Road  
Kelowna, BC

Drawing Title:  
**Community Building D  
Coloured Elevations**

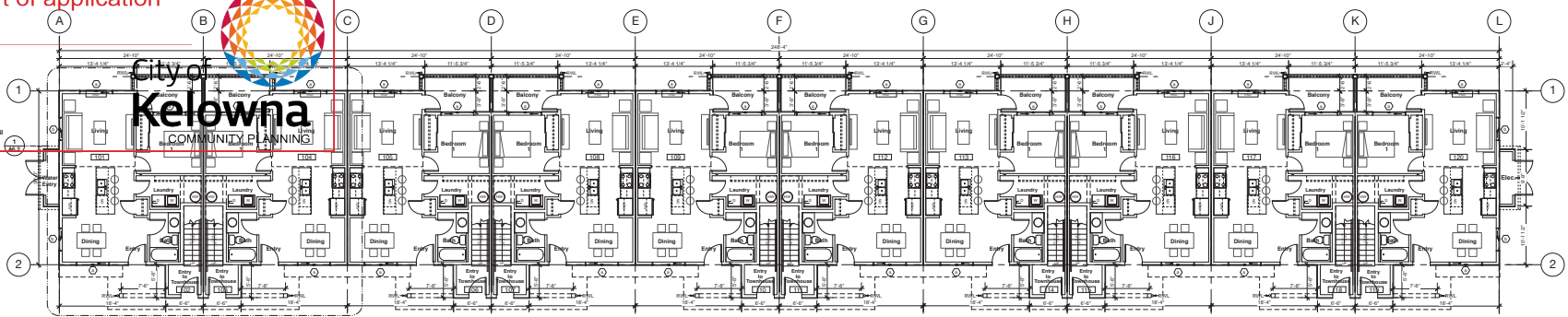
Client File No. Drawing No.

Project No. **A.05.3**

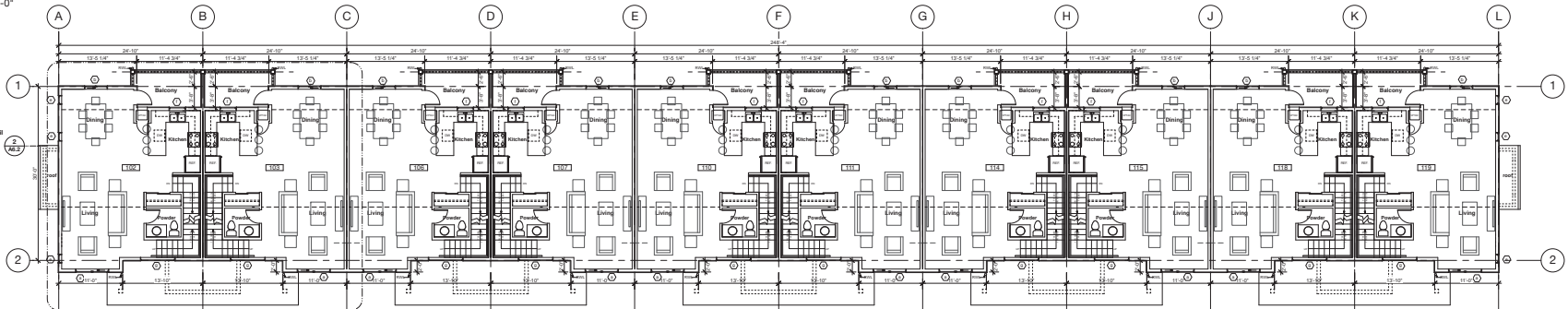
# SCHEDULE A

This forms part of application  
# DP16-0124

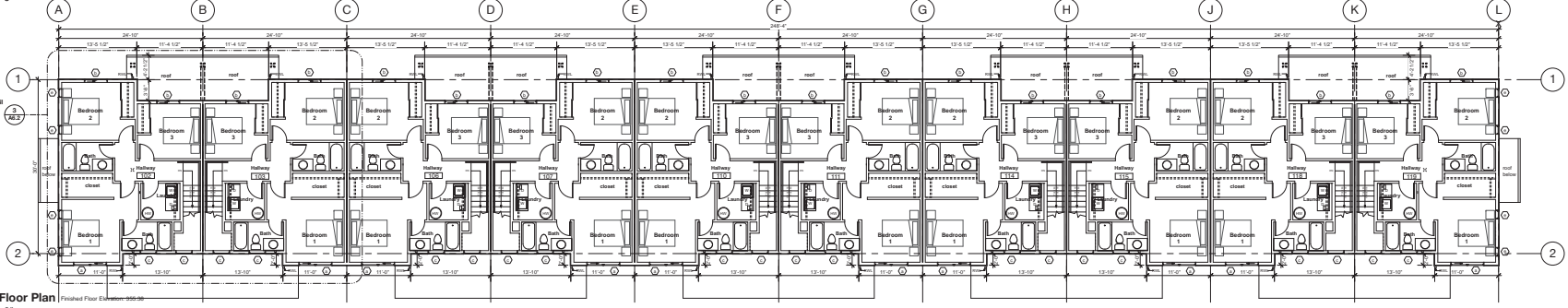
Planner Initials  
LK



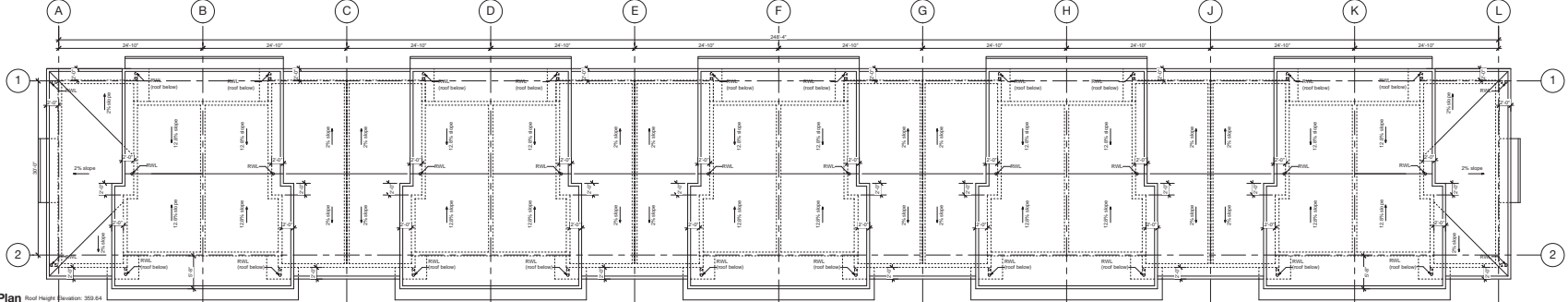
1 Ground Floor Plan  
1/8"=1'-0"



2 Second Floor Plan  
1/8"=1'-0"



3 Third Floor Plan  
1/8"=1'-0"



4 Roof Plan  
1/8"=1'-0"

Codes & Standards:  
Conform to latest edition  
British Columbia Building Code  
Dimensions:  
Contractors shall verify and be responsible  
for all dimensions on the job site and shall  
inform the Architect of any discrepancies  
shown on the drawings.



notes:

Rev.	DATE	DESCRIPTION
6	July 26, 2016	revised DPA
5	July 12, 2016	revised #2
4	June 28, 2016	revised #1
3	May 05, 2016	EP application
2	Apr. 11, 2016	revised
1	Mar. 21, 2016	revised

**HIGH STREET**  
Highstreet Ventures Inc.  
778-484-8557

**FISHER ARCHITECT**  
1489 K.L.O. Road  
Kelowna, BC  
V1Y 9V2  
250-868-1212

Date: March 18, 2016  
Scale: 1/8" = 1'-0"

Project:  
Mission Flats  
1489 K.L.O. Road  
Kelowna, BC

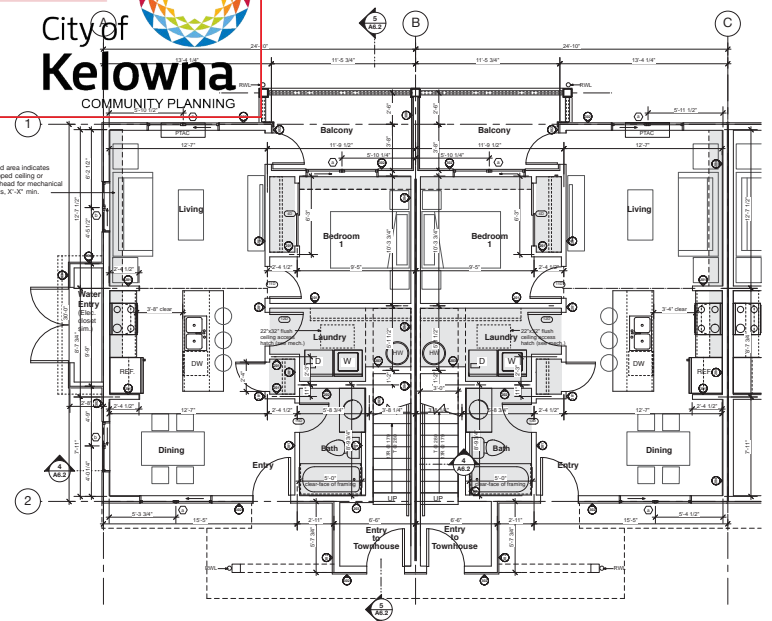
Drawing Title:  
**Building E**  
Floor Plans (floors 1-3)  
Roof Plan

Sheet No.:  
**A06.1**

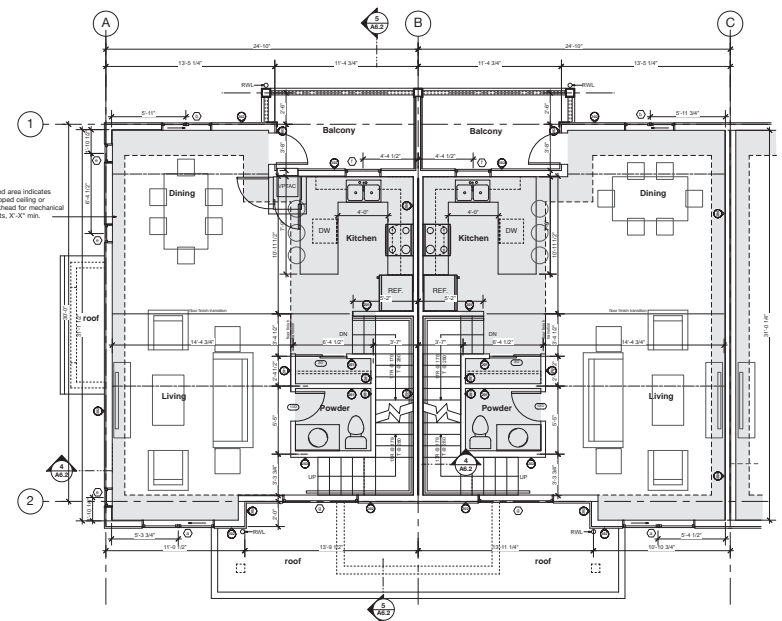
# SCHEDULE A

This forms part of application  
# DP16-0124

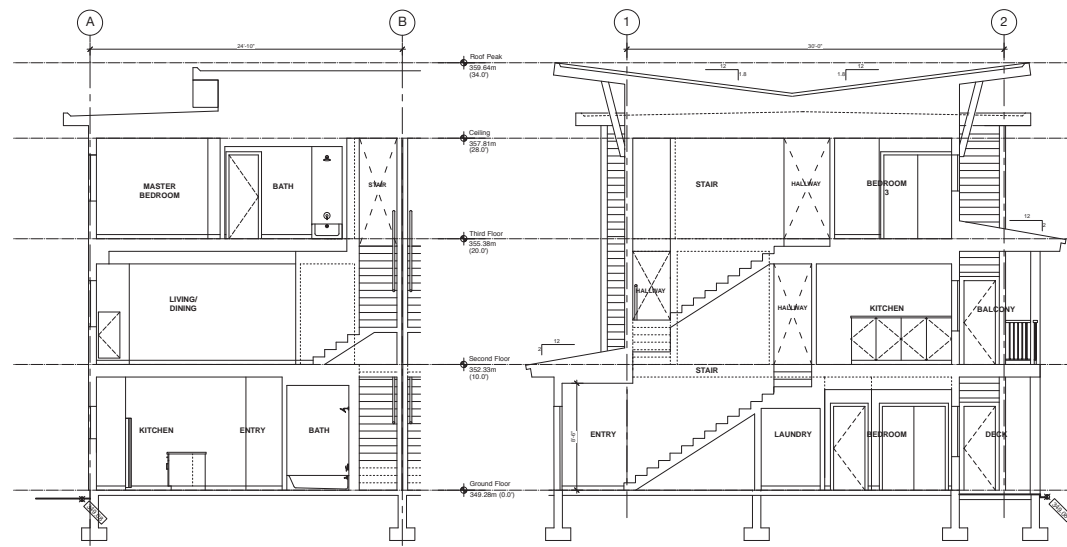
Planner Initials **LK**



**1** Ground Floor Plan - 1 Bdr Unit  
1/4"=1'-0"  
Finished Floor Elevation: 349.28

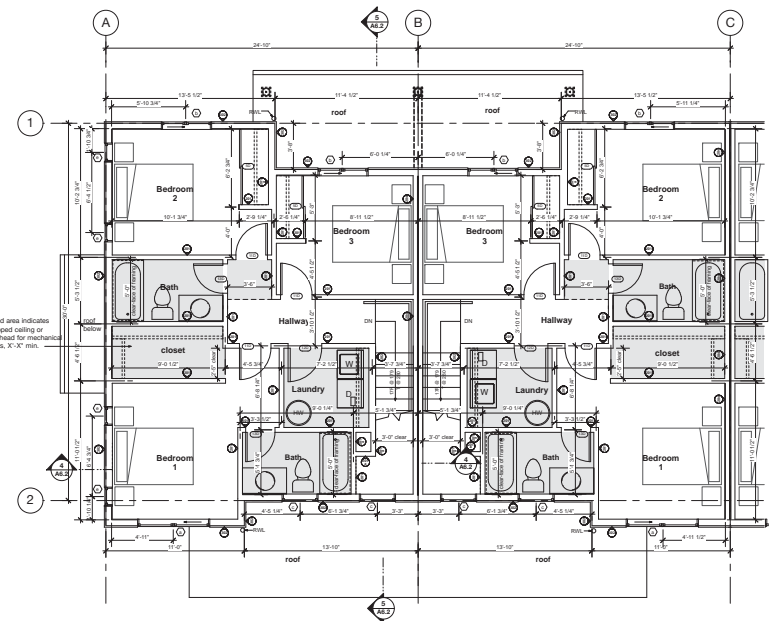


**2** Second Floor Plan - 2 Bdr Unit (lower floor)  
1/4"=1'-0"  
Finished Floor Elevation: 352.33



**4** Section @ End Unit  
1/4"=1'-0"

**5** Cross Section @ Townhouses  
1/4"=1'-0"



**3** Third Floor Plan - 2 Bdr Unit (upper floor)  
1/4"=1'-0"  
Finished Floor Elevation: 355.38

**Codes & Standards:**  
Conform to latest edition  
British Columbia Building Code  
**Dimensions:**  
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawing.



**notes:**  
dimensions are to face of framing unless otherwise indicated.

Rev.	DATE	DESCRIPTION
6	July 26, 2016	revised DPA
5	JAN. 12 2016	revised #2
4	Jun. 29 2016	revised #1
3	May 05 2016	EP application
2	Apr 11, 2016	revised
1	Mar 18, 2016	revised

**HIGH STREET**  
Highstreet Ventures Inc.  
778-484-8557

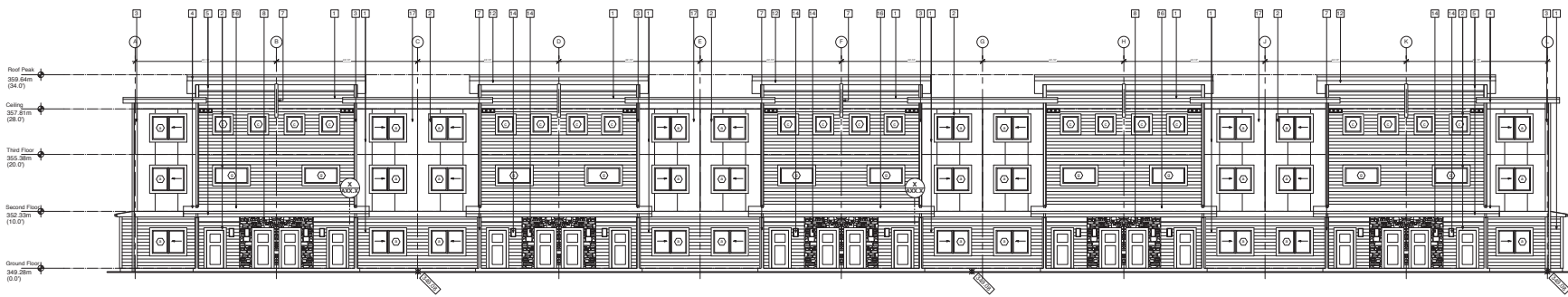
**FISHER ARCHITECT**  
1489 K.L.O. Road  
Kelowna, BC

Date: March 18, 2016  
Scale: 1/4" = 1'-0"

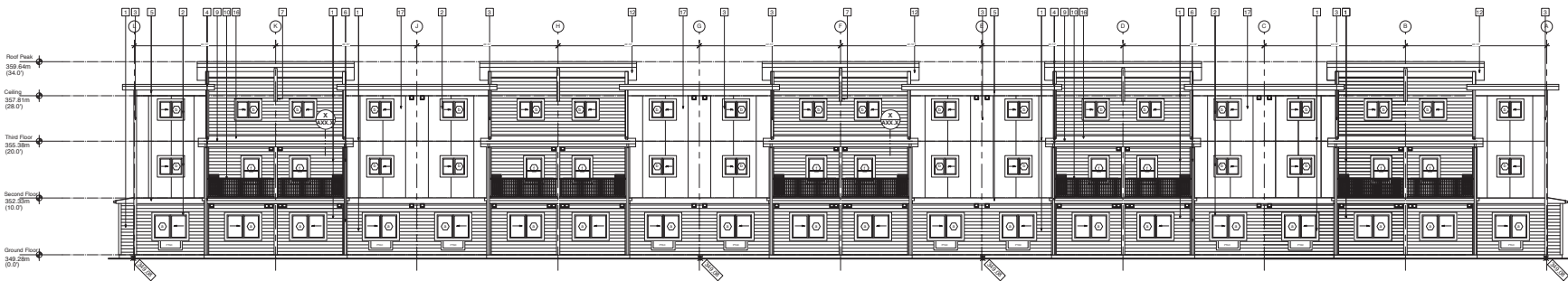
Project: Mission Flats  
1489 K.L.O. Road  
Kelowna, BC

Drawing Title:  
**Building E**  
Detail Unit Floor Plans

Sheet No: **A06.2**



**1 East Elevation**  
1/8"=1'-0"  
Finished Ground Floor Elevation: 349.28



**2 West Elevation**  
1/8"=1'-0"  
Finished Ground Floor Elevation: 349.28

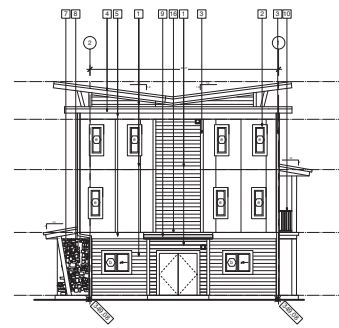
**Window Schedule**

NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

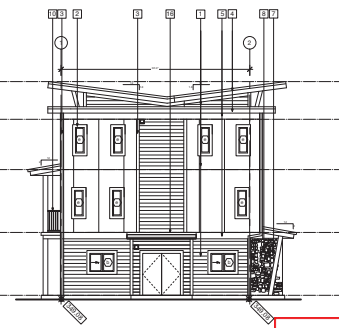
Designation	Family
1"	Sliding Double (vertical) w/ Trim, 70" x 78" (1800mm x 47.14'(1)200mm)
2"	Sliding Double (vertical) w/ Trim, 48" x 36"
3"	Fixed (vertical) w/ Trim, 36" x 36" (Baths on bathroom only)
4"	Sliding Double (vertical) w/ Trim, 48" x 36" w/ (double glass doors)
5"	Fixed (vertical) w/ Trim, 16" x 48"
6"	Sliding Double (vertical) w/ Trim, 36" x 48"
7"	Fixed (vertical) w/ Trim, 70" x 33"
8"	Double windows w/ muntins

**Exterior Finishes Materials Legend**

- 1 CEMENT BOARD SIDING - (refer to A06.4 for products / colours)
- 2 TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
- 3 TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
- 4 TRIM BOARDS (vertical) 1"x10" - FIBRE CEMENT BOARD - SNOW
- 5 TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
- 6 COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
- 7 CLAD COLUMNS and BEAMS - FIBRE CEMENT BOARD - SNOW
- 8 CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
- 9 GUTTERS - PRE-FINISHED ALUMINUM - WHITE
- 10 RAILINGS - PRE-FINISHED ALUMINUM - BLACK
- 11 DUROID SHINGLE ROOF - K10 CAMBRIDGE 30 - DUAL BLACK
- 12 SOFFIT - PRE-FINISHED ALUMINUM - WHITE
- 13 MECHANICAL VENT (#01) Snow White in white-clad areas; #28 Grey elsewhere) - see mech.
- 14 WALL MOUNTED LUMINAIRE - see electrical
- 15 HOUSE NUMBER - see spec.
- 16 METAL ROOFING - see spec.
- 17 CEMENT BOARD SIDING - Vertical smooth-panel (straight edge)
- 18 PRODUCT: ALLURA SMOOTH - SNOW



**3 North Elevation**  
1/8"=1'-0"  
Finished Ground Floor Elevation: 349.28



**4 South Elevation**  
1/8"=1'-0"  
Finished Ground Floor Elevation: 349.28

# ATTACHMENT B

This forms part of application  
# DP16-0124

Planner Initials

LK

**City of Kelowna**  
COMMUNITY PLANNING

**Mission Flats**  
1889 K.L.O. Road  
Kelowna, BC

City File No. **Building E**  
Exterior Elevations / Sections

CD File No. **A06.3**

**Codes & Standards:**  
Conform to latest edition  
British Columbia Building Code

**Dimensions:**  
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.



**notes:**

Rev. No.	DATE	DESCRIPTION
8	July 26, 2016	revised DPA
5	Jul. 12 2016	revised #3
4	Jun. 26, 2016	revised #1
3	May 05, 2016	DP application
2	Apr 11, 2016	revised
1	Mar 18, 2016	revised

HIGH STREET

Highstreet Ventures Inc.  
778-84-5567

I am prepared to certify that the design and drawing of the windows, glazing and doors shown on these drawings are the work of me or under my direct supervision and that I am a duly qualified professional person. I am not aware of any circumstances that would render this certification invalid. All dimensions, materials and workmanship shall conform to the specifications shown on the drawings and the full Contract Documents, and being read against the schedule of the B.C. Form approved for reference.

FISHER ARCHITECT

1000-10th Street  
Kelowna, B.C. V1Y 9A2  
B04245-01-01

Date	March 18, 2016	Scale
Drawn		
Checked		
Scale	1/4" = 1'-0"	

Mission Flats  
1889 K.L.O. Road  
Kelowna, BC

City File No.	<b>Building E</b>
CD File No.	<b>A06.3</b>
Project No.	

**Codes & Standards:**  
 Conform to latest edition  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.

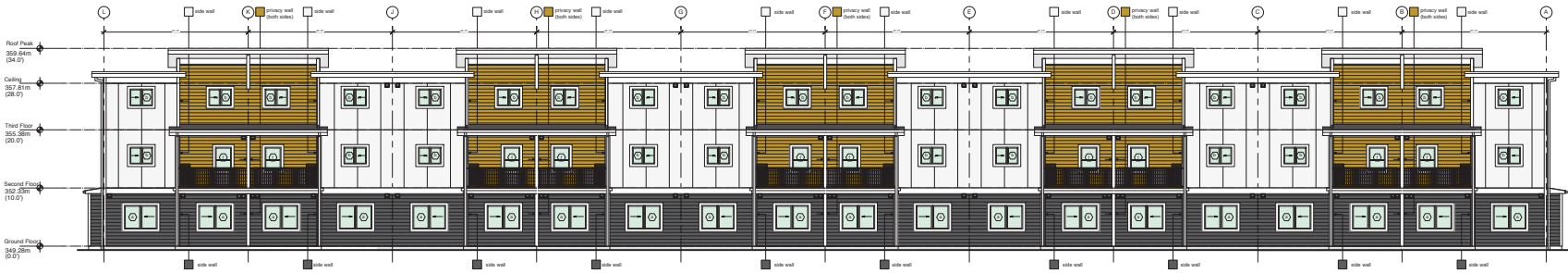


Traine Construction Ltd.  
 780-966-7303

**notes:**








**1 East Elevation**  
 1/8"=1'-0"  
 Finished Ground Floor Elevation: 349.28

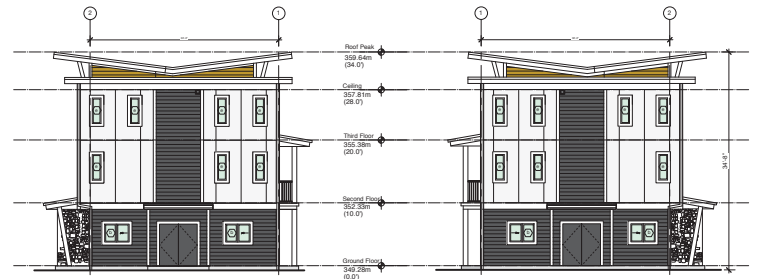


**2 West Elevation**  
 1/8"=1'-0"  
 Finished Ground Floor Elevation: 349.28

**Exterior Finishes Materials Legend - Siding Colours**

 Vertical smooth-panel siding (straight edge) Product: ALLURA SMOOTH - "SNOW"	 Horizontal cedar texture siding (straight edge) 8-1/4" panel (7" exposure) Product: JAMES HARDIE - "NIGHT GRAY"
 Horizontal cedar texture siding (straight edge) 8-1/4" panel (7" exposure) Product: ALLURA CEDAR LAP - "CEDAR"	 Cultured stone cladding Product: BLACK RUNDLE COUNTRY LEDGSTONE
 Standing-seam metal roof Product: VICWEST WEATHER XL - 56072 "Charcoal"	

**Note:** Trim is white unless otherwise noted. Refer to A06.3 for additional details



**3 North Elevation**  
 1/8"=1'-0"  
 Finished Ground Floor Elevation: 349.28

**4 South Elevation**  
 1/8"=1'-0"  
 Finished Ground Floor Elevation: 349.28

Rev. No.	DATE	DESCRIPTION
8	July 26, 2016	revised DPM
5	Jul. 12 2016	review #3
4	Jun. 26, 2016	review #1
3	May 05, 2016	DP application
2	Apr 11, 2016	review
1	Mar 18, 2016	review

**HIGH STREET**  
 Highstreet Ventures Inc.  
 778-64-6667

Engineered by: This design and drawing is the exclusive property of VFC. These drawings are intended for the specific use of the project and are not to be used for any other project without the written consent of the Architect. The Architect shall be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings and the full Contract Documents, and being made aware of the location of the VFC. From approval for definition.

**VFC FISHER ARCHITECT**  
 1885 K.L.O. Road  
 Kelowna, BC V1Y 9B8 P.O. Box 60408-0001

Date	Scale
March 18, 2016	
Down	
Checked	
Scale	SCALE: 1/4" = 1'-0"
Project	Mission Flats
Address	1885 K.L.O. Road Kelowna, BC

**ATTACHMENT B**

This forms part of application  
 # DP16-0124

Planner Initials **LK**

City of **Kelowna**  
 COMMUNITY PLANNING

**Building E**  
 Exterior Elevations  
 Exterior Finishes Colour Legend

Project No. **A06.4**

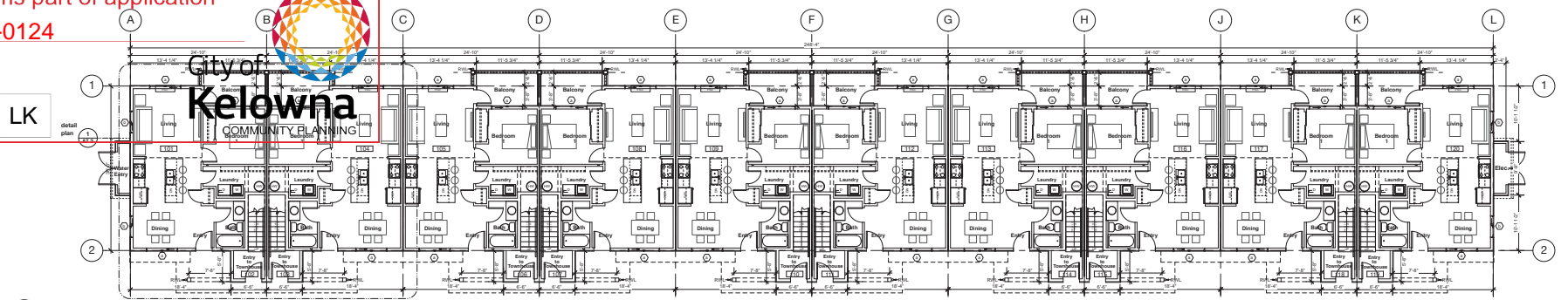
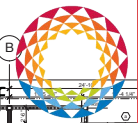
# SCHEDULE A

This forms part of application

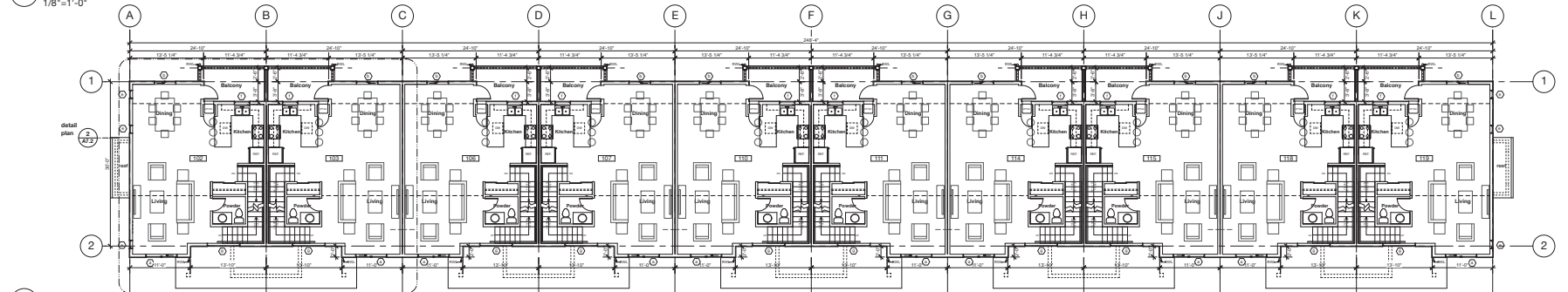
# DP16-0124

Planner Initials

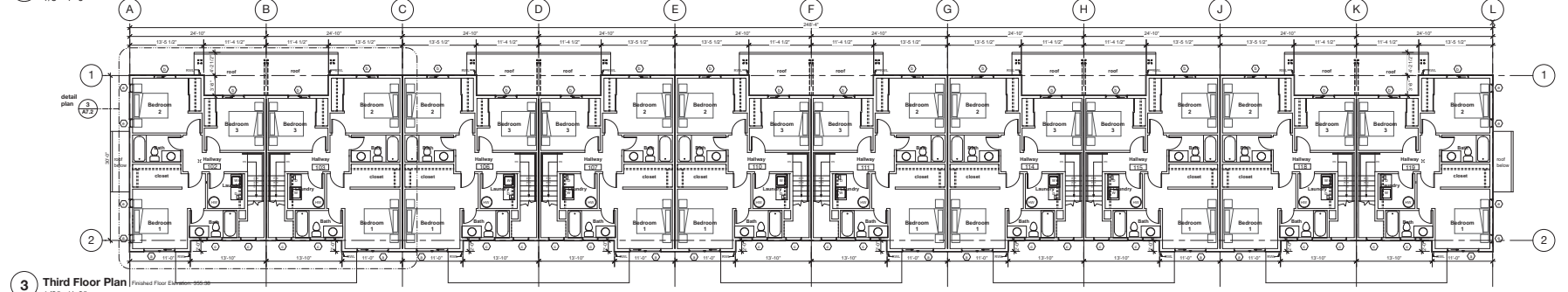
LK



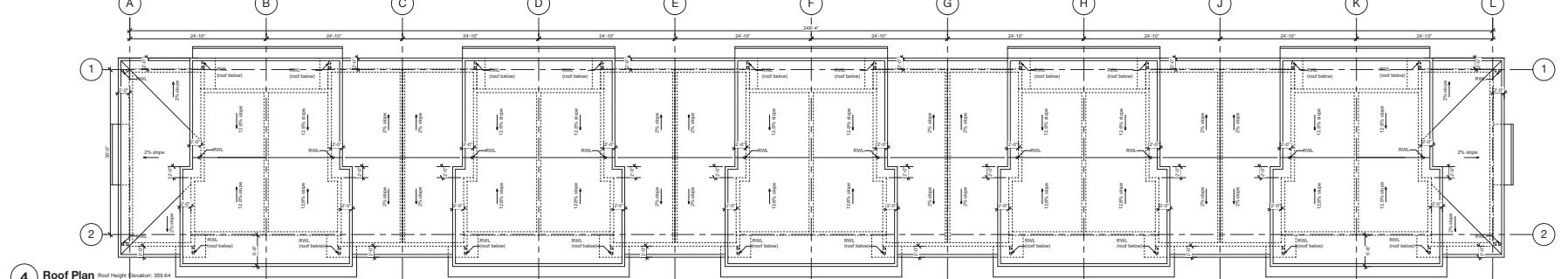
1 Ground Floor Plan  
1/8"=1'-0"



2 Second Floor Plan  
1/8"=1'-0"



3 Third Floor Plan  
1/8"=1'-0"



4 Roof Plan  
1/8"=1'-0"

Codes & Standards:  
Conform to latest edition  
British Columbia Building Code  
Dimensions:  
Contractors shall verify and be responsible  
for all dimensions on the job site and shall  
inform the Architect of any discrepancies  
shown on the drawings.



Trainee Construction Ltd.  
780-459-7363

notes:

Rev.	DATE	DESCRIPTION
6	July 26, 2016	revised DPA
5	July 12, 2016	revised #2
4	June 28, 2016	revised #1
3	May 05, 2016	EP application
2	Apr. 11, 2016	revised
1	Mar. 21, 2016	revised



Highstreet Ventures Inc.  
778-456-8557



Fisher Architect  
1489 K.L.O. Road  
Kelowna, BC  
V1Y 9V2  
250-868-1212

Date	March 18, 2016	Scale	1/8" = 1'-0"
Drawn		Checked	
Scale	SCALE: 1/8" = 1'-0"		

Project:  
Mission Flats  
1489 K.L.O. Road  
Kelowna, BC

Drawing Title:  
**Building F**  
Floor Plans (floors 1-3)  
Roof Plan

Client File No. \_\_\_\_\_ Drawing No. \_\_\_\_\_  
Project No. \_\_\_\_\_ **A7.1**

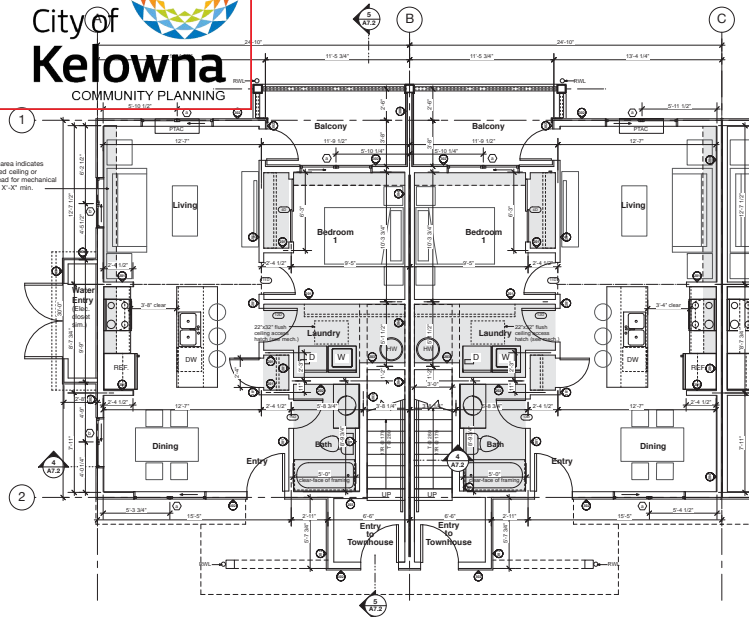


# SCHEDULE A

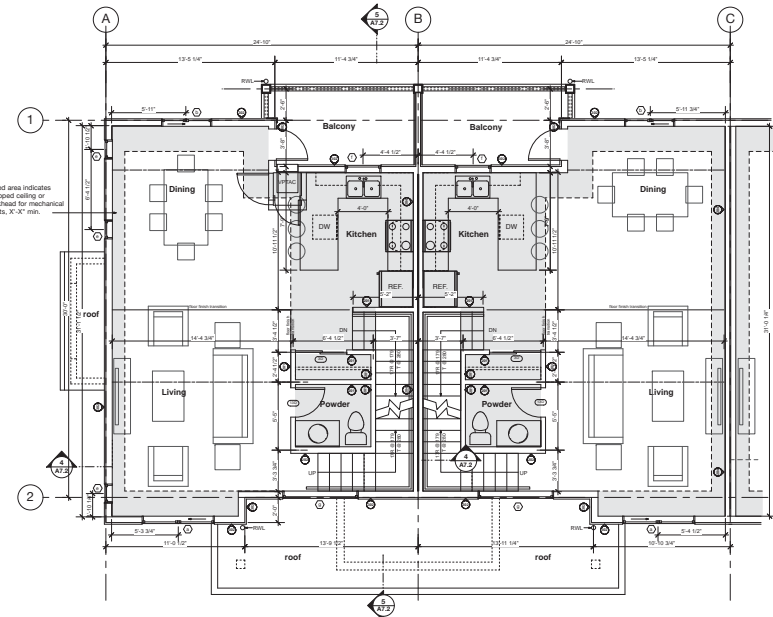
This forms part of application

# DP16-0124

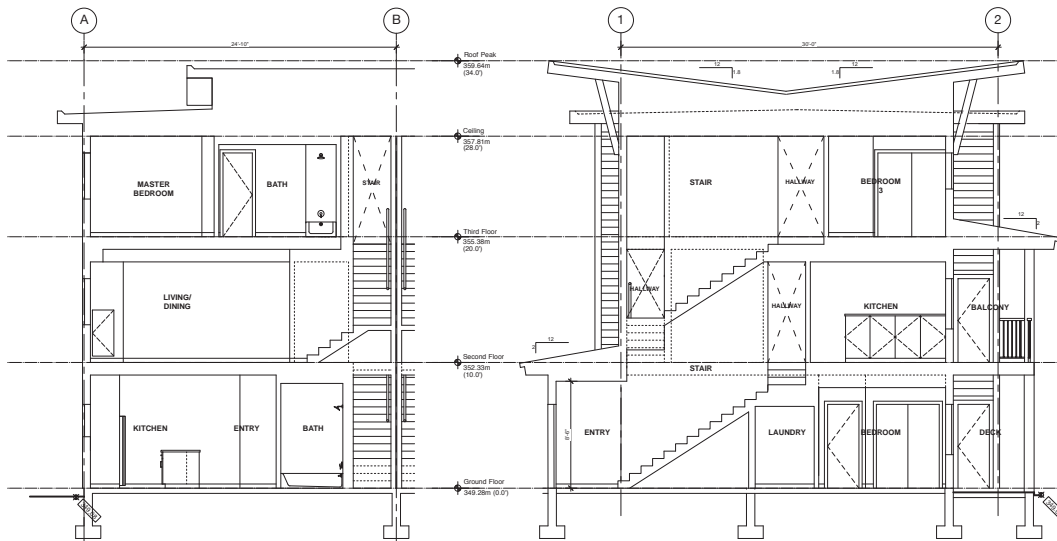
Planner Initials **LK**



**1** Ground Floor Plan - 1 Bdr Unit  
1/4"=1'-0"  
Finished Floor Elevation: 349.28

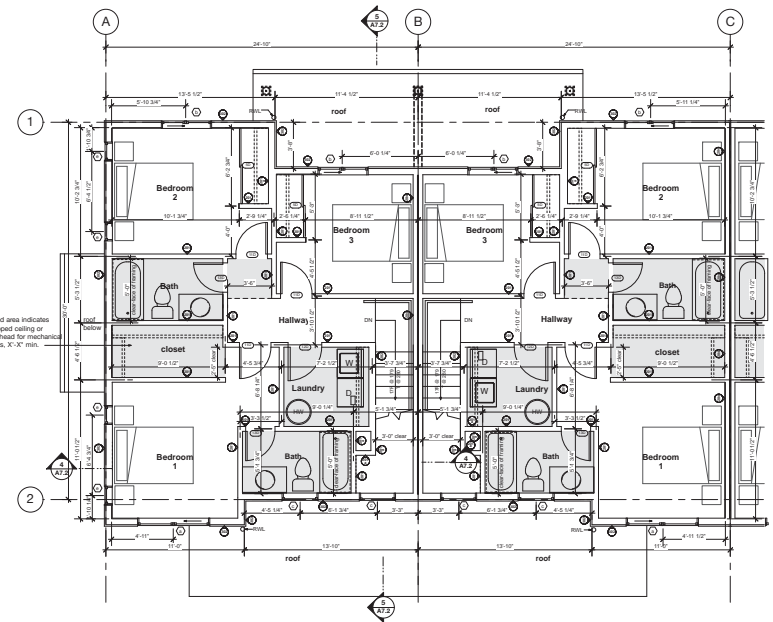


**2** Second Floor Plan - 2 Bdr Unit (lower floor)  
1/4"=1'-0"  
Finished Floor Elevation: 352.33



**4** Section @ End Unit  
1/4"=1'-0"

**5** Cross Section @ Townhouses  
1/4"=1'-0"



**3** Third Floor Plan - 2 Bdr Unit (upper floor)  
1/4"=1'-0"  
Finished Floor Elevation: 355.38

**Codes & Standards:**  
Conform to latest edition  
British Columbia Building Code  
**Dimensions:**  
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawing.



Traine Construction Ltd.  
760-688-7363

**notes:**  
dimensions are to face of framing unless otherwise indicated.

Rev.	DATE	DESCRIPTION
6	July 26, 2016	revised DPA
5	JAN. 12 2016	revised #2
4	Jun. 29 2016	revised #1
3	May 05 2016	EP application
2	Apr 11, 2016	revised
1	Mar 18, 2016	revised

**HIGH STREET**

Highstreet Ventures Inc.  
778-484-8557  
Responsible for the design and construction of the building project. All work shall be done in accordance with the approved drawings and specifications. The contractor shall be responsible for all construction work and shall ensure that all work is done in accordance with the approved drawings and specifications.



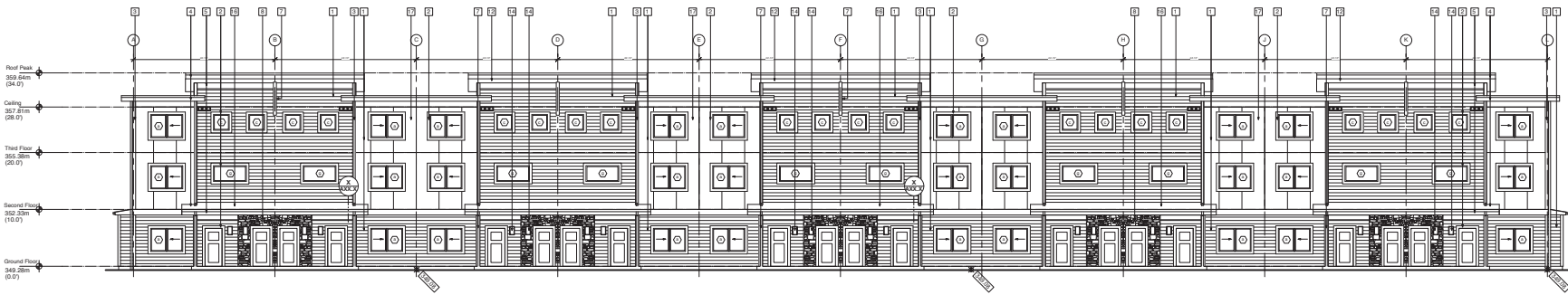
Fisher Architect  
1489 K.L.O. Road  
Kelowna, BC

Date: March 18, 2016  
Scale: 1/4" = 1'-0"

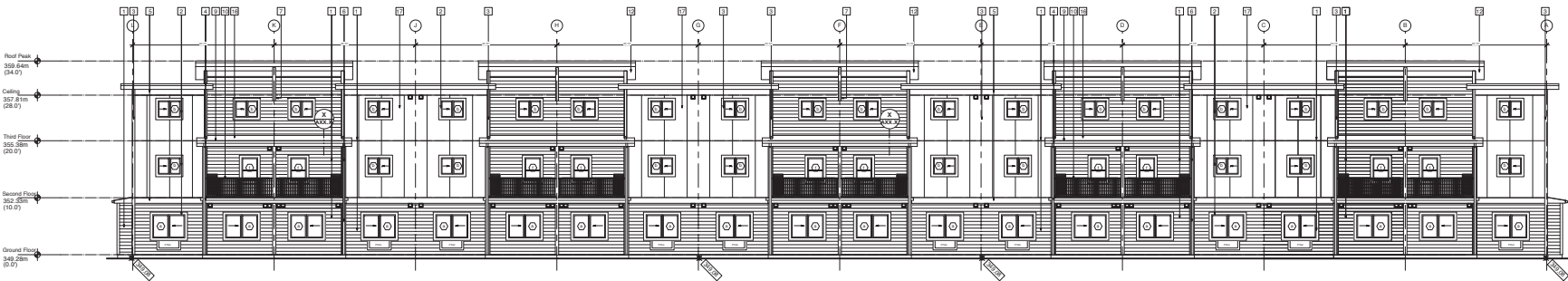
Project: Mission Flats  
1489 K.L.O. Road  
Kelowna, BC

Drawing Title:  
**Building F**  
Detail Unit Floor Plans

Sheet No.: **A07.2**



**1 East Elevation**  
 1/8"=1'-0"  
 Finished Ground Floor Elevation: 349.28



**2 West Elevation**  
 1/8"=1'-0"  
 Finished Ground Floor Elevation: 349.28

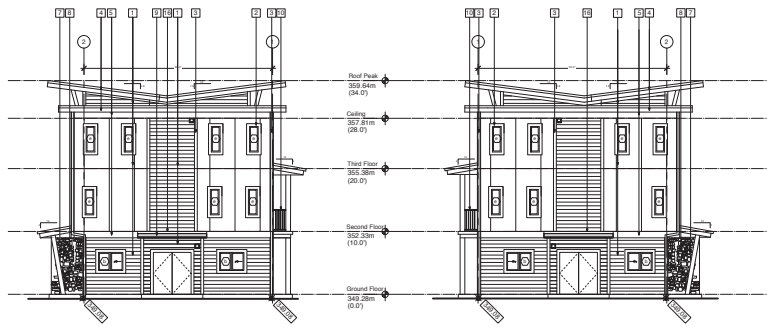
**Window Schedule**

NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

Designation	Family
1"	Sliding Double (units w/ Trim: 70-78" (1800mm) x 47-1/4" (1200mm))
1"	Sliding Double (units w/ Trim: 48" x 36")
1"	Fixed (units w/ Trim: 36" x 36" (Baths on bathroom only))
1"	Sliding Double (units w/ Trim: 48" x 36" w/ (decorative glass panels))
1"	Fixed (units w/ Trim: 18" x 48")
1"	Sliding Double (units w/ Trim: 36" x 48")
1"	Fixed (units w/ Trim: 70" x 33")
	* Double windows w/ transoms

**Exterior Finishes Materials Legend**

- 1 CEMENT BOARD SIDING - (refer to A06.4 for products / colours)
- 2 TRIM BOARDS (windows) 1"x6" - FIBRE CEMENT BOARD - SNOW
- 3 TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
- 4 TRIM BOARDS (gabriele + fascia) 1"x10" - FIBRE CEMENT BOARD - SNOW
- 5 TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
- 6 COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
- 7 CLAD COLUMNS and BEAMS - FIBRE CEMENT BOARD - SNOW
- 8 CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
- 9 GUTTERS - PRE-FINISHED ALUMINUM - WHITE
- 10 RAILINGS - PRE-FINISHED ALUMINUM - BLACK
- 11 DURRED SHINGLE ROOF - K10 CAMBRIDGE 30 - DUAL BLACK
- 12 SOFFIT - PRE-FINISHED ALUMINUM - WHITE
- 13 MECHANICAL VENT #01 Snow White in white-clad areas; #28 Grey elsewhere) - see mech.
- 14 WALL MOUNTED LUMINAIRE - see electrical
- 15 HOUSE NUMBERS - see spec.
- 16 METAL ROOFING - see spec.
- 17 CEMENT BOARD SIDING - Vertical smooth-panel (straight edge) Product: ALLURA SMOOTH - SNOW



**3 North Elevation**  
 1/8"=1'-0"  
 Finished Ground Floor Elevation: 349.28

**4 South Elevation**  
 1/8"=1'-0"  
 Finished Ground Floor Elevation: 349.28

**Codes & Standards:**  
 Conform to latest edition  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.



Trane Construction Ltd.  
 788-666-7263

**notes:**

Rev. No.	DATE	DESCRIPTION
6	July 26, 2016	revised DPA
5	Jul. 12 2016	revised #3
4	Jun. 26, 2016	revised #1
3	May 05, 2016	DP application
2	Apr 11, 2016	revised
1	Mar 18, 2016	revised

**HIGH STREET**

High Street Architect  
 778-664-6667

Design/contractor: This design and drawing the architect is responsible for and shall ensure that the design and drawing are in accordance with the applicable codes and standards. The design is to be used for construction and shall not be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the design and drawing, and shall not be responsible for any delays or cost overruns caused by the contractor or any other party. All dimensions, materials and details shall be checked and confirmed against the applicable codes and standards. The design and drawing shall be used in accordance with the applicable codes and standards. The architect shall not be responsible for any delays or cost overruns caused by the contractor or any other party.

**FISHER ARCHITECT**  
 1888-888-8888  
 1888-888-8888

Date	March 18, 2016	Scale
Drawn		
Checked		
Scale	SCALE: 1/8" = 1'-0"	
Project	Mission Flats 1489 K.L.O. Road Kelowna, BC	

Sheet No.	A07.3
Project No.	

**ATTACHMENT B**

This forms part of application  
 # DP16-0124

City of Kelowna  
 COMMUNITY PLANNING

Planner Initials LK

**Codes & Standards:**  
 Conform to latest edition  
 British Columbia Building Code  
**Dimensions:**  
 Contractors shall verify and be responsible  
 for all dimensions on the job site and shall  
 inform the Architect of any discrepancies  
 shown on the drawings.



Traine Construction Ltd.  
 780-946-7303

**notes:**



**1 East Elevation**  
 1/8"=1'-0"  
 Finished Ground Floor Elevation: 349.28

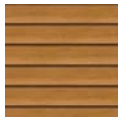


**2 West Elevation**  
 1/8"=1'-0"  
 Finished Ground Floor Elevation: 349.28

**Exterior Finishes Materials Legend - Siding Colours**



Vertical smooth-panel siding (straight edge)  
 Product: ALLURA SMOOTH - "SNOW"



Horizontal cedar texture siding (straight edge)  
 8-1/4" panel (7" exposure)  
 Product: ALLURA CEDAR LAP - "CEDAR"



Standing-seam metal roof  
 Product: VICWEST WEATHER XL - 56072 "Charcoal"

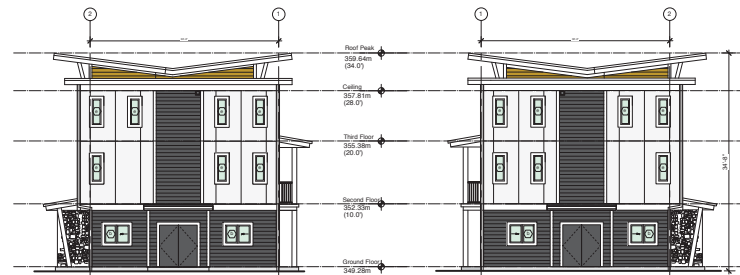


Horizontal cedar texture siding (straight edge)  
 8-1/4" panel (7" exposure)  
 Product: JAMES HARDIE - "NIGHT GRAY"



Cultured stone cladding  
 Product: BLACK RUNDLE COUNTRY LEDGSTONE

**Note:** Trim is white unless otherwise noted. Refer to A06.3 for additional details



**3 North Elevation**  
 1/8"=1'-0"  
 Finished Ground Floor Elevation: 349.28

**4 South Elevation**  
 1/8"=1'-0"  
 Finished Ground Floor Elevation: 349.28

Rev. No.	DATE	DESCRIPTION
8	July 26, 2016	revised DPM
5	Jul. 12, 2016	review #3
4	Jun. 26, 2016	review #1
3	May 05, 2016	DP application
2	Apr 11, 2016	review
1	Mar 18, 2016	review

**HIGH STREET**

Highstreet Ventures Inc.  
 778-64-6667

Copyright reserved. This design and drawing is the exclusive property of the Architect and shall not be used for any other project without the written consent of the Architect. The Architect shall not be held responsible for any errors or omissions in this drawing. The Architect shall not be held responsible for any errors or omissions in this drawing. The Architect shall not be held responsible for any errors or omissions in this drawing.

**FISHER ARCHITECT**  
 1888-111-1111  
 Vancouver, B.C. V6B 2V2  
 604-683-0741

Date:	March 18, 2016	Scale:	
Drawn:		Checked:	
Scale:	SCALE: 1/4" = 1'-0"	Project:	Mission Flats 1489 K.L.O. Road Kelowna, BC

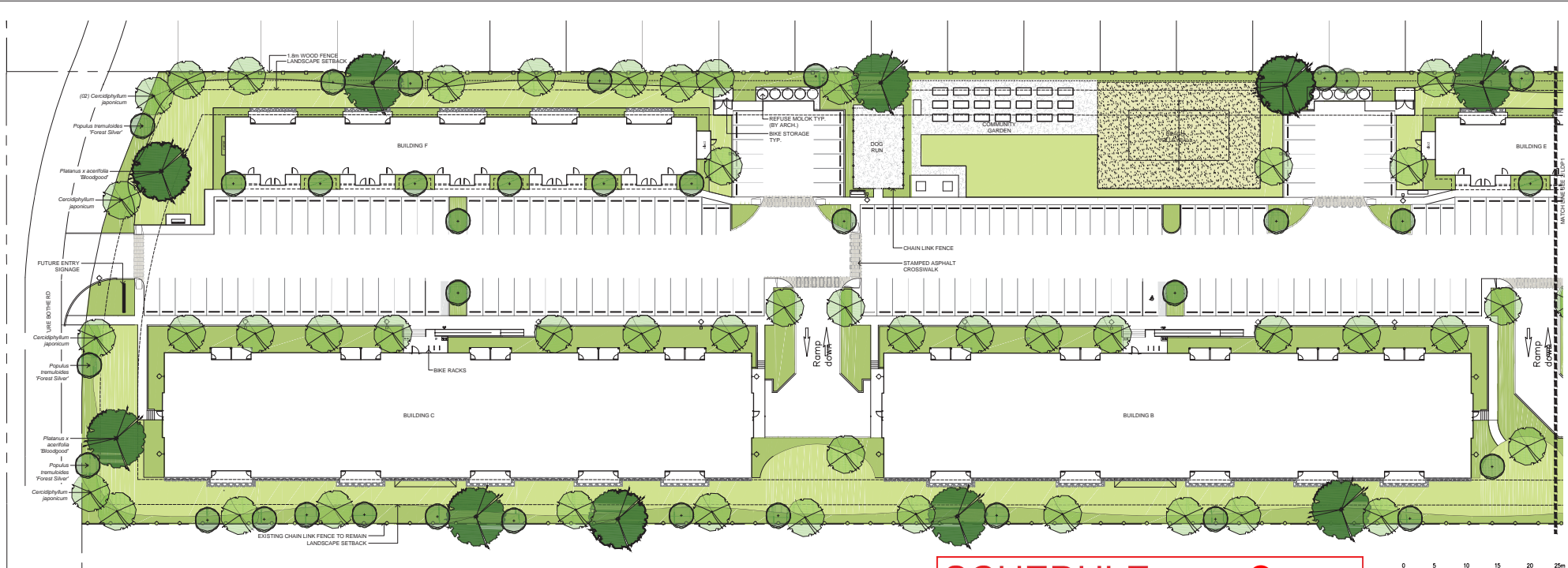
**ATTACHMENT B**

This forms part of application  
 # DP16-0124

Planner Initials **LK**

City of Kelowna  
 COMMUNITY PLANNING

Drawing Title:	<b>Building F</b> Exterior Elevations Exterior Finishes Colour Legend
Cell File No.:	Drawing No. <b>A07.4</b>
Project No.:	

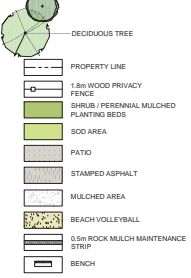


**1 LANDSCAPE PLAN**  
LDP1/SCALE: 1:250

**LANDSCAPE DEVELOPMENT DATA:**

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE B.C. LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

**SITE PLAN LEGEND:**



BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (HxWxD)
<b>Trees</b>				
<i>Cercosiphylum japonicum</i>	Katsura Tree	6cm Cal	B&B	13.5m x 9m
<i>Platanus pernyi/acerifolia 'Nagoy'</i>	Plume Tree Green Ash	6cm Cal	B&B	12.0m x 6.0m
<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	6cm Cal	B&B	7.2m x 7.5m
<i>Platanus x acerifolia 'Bloodgood'</i>	Bloodgood London Plane Tree	6cm Cal	B&B	24.0m x 18.0m
<i>Populus tremuloides 'Forest Silver'</i>	Forest Silver Poplar	6cm Cal	B&B	18.0m x 3.0m
<i>Quercus parvifolia 'Schmuff'</i>	Forest Green Oak	6cm Cal	B&B	13.0m x 6.0m
<i>Quercus bicolor 'Sturva and Mtn'</i>	Beecham Oak	6cm Cal	B&B	12.0m x 4.5m
<b>Shrubs</b>				
<i>Cornus alba 'Ballho'</i>	Berry Hill Dogwood	#01	Potted	1.50m x 1.50m
<i>Cornus alba 'Burd's Yellow'</i>	Burd's Yellow Dogwood	#01	Potted	1.5m x 1.5m
<i>Rhus aromatica 'Snow Low'</i>	Cornice or Fragrant Sumac	#01	Potted	0.30m x 1.5m
<b>Grasses</b>				
<i>Compositella x acutifolia 'Nail Follower'</i>	Earl Coester Feather Reed Grass	#01	Potted	1.30m x 0.90m
<i>Compositella x acutifolia 'Ovation'</i>	Vegetated Reed Grass	#01	Potted	1.20m x 0.25m
<i>Festuca ovina</i>	Green Fescue	#01	Potted	0.75m x 0.6m
<i>Heteropogon contortus</i>	Bike Dial Grass	#01	Potted	0.25m x 0.25m
<i>Leucaena caerulea</i>	Purple Moor Grass	#01	Potted	0.6m x 0.6m
<i>Phloxium virgatum 'Shenandoah'</i>	Swampgrass	#01	Potted	1.20m x 0.6m
<i>Pennisetum orientale 'Windy Rose'</i>	Red Jay Reed Fountain Grass	#01	Potted	0.50m x 1.00m
<i>Pennisetum setaceum 'Red Jewel'</i>	Fountain Grass	#01	Potted	1.20m x 1.00m
<b>Flowers</b>				
<i>Achillea Millefolium 'Cloth of Gold'</i>	Cloth of Gold Yarrow	#01	Potted	1.0m x 0.6m
<i>Erigeron purpureus 'Magnum'</i>	Magnum Coreopsis	#01	Potted	1.0m x 0.6m
<i>Erigeron philadelphicus 'Sallyway'</i>	Joe Pye Weed	#01	Potted	1.2m x 1.0m
<i>Monarda didyma</i>	Scarlet Beebalm	#01	Potted	1.25m x 0.5m
<i>Hebe x Bossenii 'Walker's Low'</i>	Walker's Low Camellia	#01	Potted	0.30m x 0.90m
<i>Penstemon atriplicata</i>	Hummingbird	#01	Potted	1.20m x 0.25m
<i>Rubusocka rugata 'Goldstump'</i>	Goldstump Cowslip	#01	Potted	0.6m x 0.6m
<i>Sedum 'Autumn Joy'</i>	Autumn Stenogyne	#01	Potted	0.75m x 0.6m



**SCHEDULE C**

This forms part of application # DP16-0124

City of Kelowna  
COMMUNITY PLANNING

Planner Initials **LK**

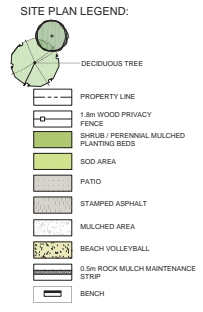
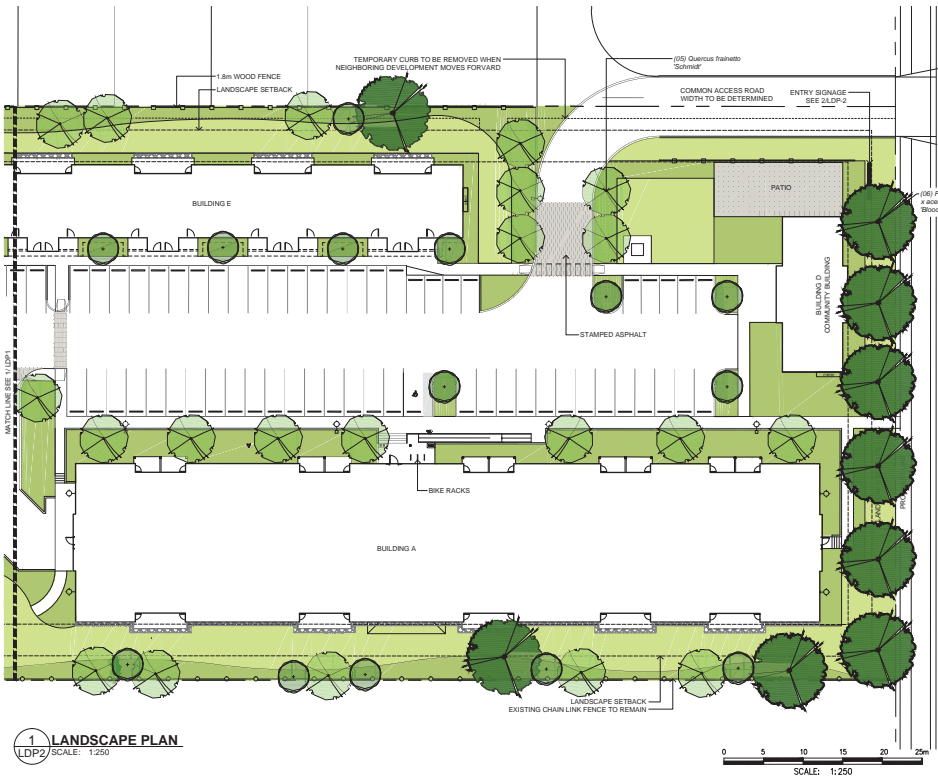


NO.	DATE	DESCRIPTION
5	2016-08-01	REQUIRED FOR DEVELOPMENT PERMIT
4	2016-07-15	REQUIRED FOR DEVELOPMENT PERMIT
3	2016-07-01	REQUIRED FOR DEVELOPMENT PERMIT
2	2016-06-15	REQUIRED FOR DEVELOPMENT PERMIT

**MISSION FLATS RESIDENTIAL DEVELOPMENT**  
1469 KLO ROAD, KELOWNA, BC  
CLIENT: HIGHSTREET VENTURES INC.



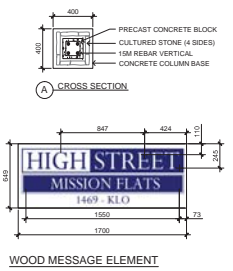
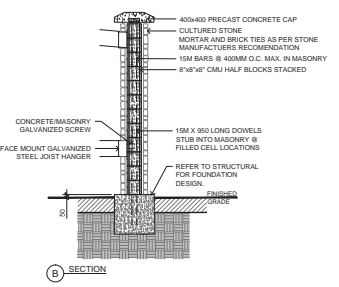
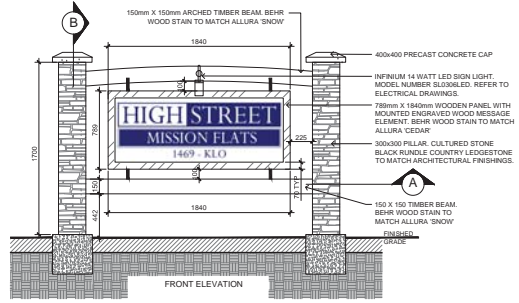
DESIGNED BY	NO.	SHEET TITLE
DESIGNED BY	17	SITE PLAN
CHECKED BY	18	
PREPARED BY	19	
SCALE	1:250	LDP-1 1 OF 3



# SCHEDULE C

This forms part of application  
# DP16-0124

Planner Initials **LK**



2 ENTRY SIGNAGE  
LDP2 SCALE: 1:20

NO.	DATE	DESCRIPTION
5	10/27/16	REVISION FOR DEVELOPMENT PERMITS
4	10/20/16	REVISION FOR DEVELOPMENT PERMITS
3	10/13/16	REVISION FOR DEVELOPMENT PERMITS
2	10/13/16	REVISION FOR DEVELOPMENT PERMITS
1	10/13/16	REVISION FOR DEVELOPMENT PERMITS

**MISSION FLATS RESIDENTIAL DEVELOPMENT**  
1469 KLO ROAD, KELOWNA, BC

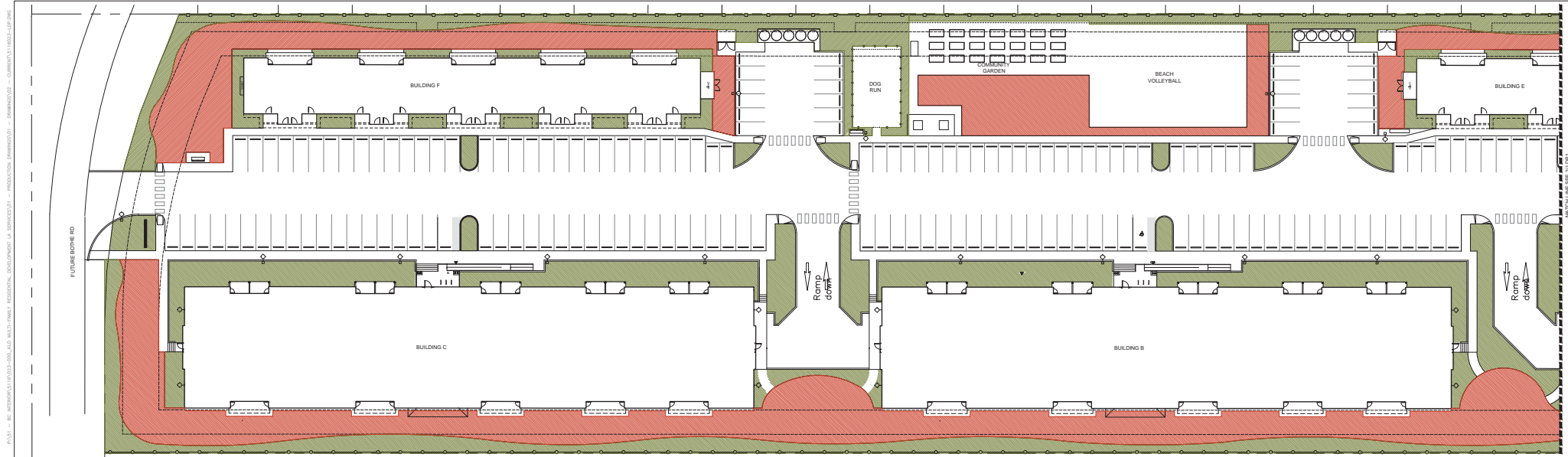
CLIENT: HIGHSTREET VENTURES INC.

MMM GROUP  
COMMERCIAL - INDUSTRIAL - CIVIL ENGINEERING  
345 Laurel Ave. Kelowna, BC V1Y 6R8 | 250.866.1534 | 250.866.9830 | www.mmm.ca

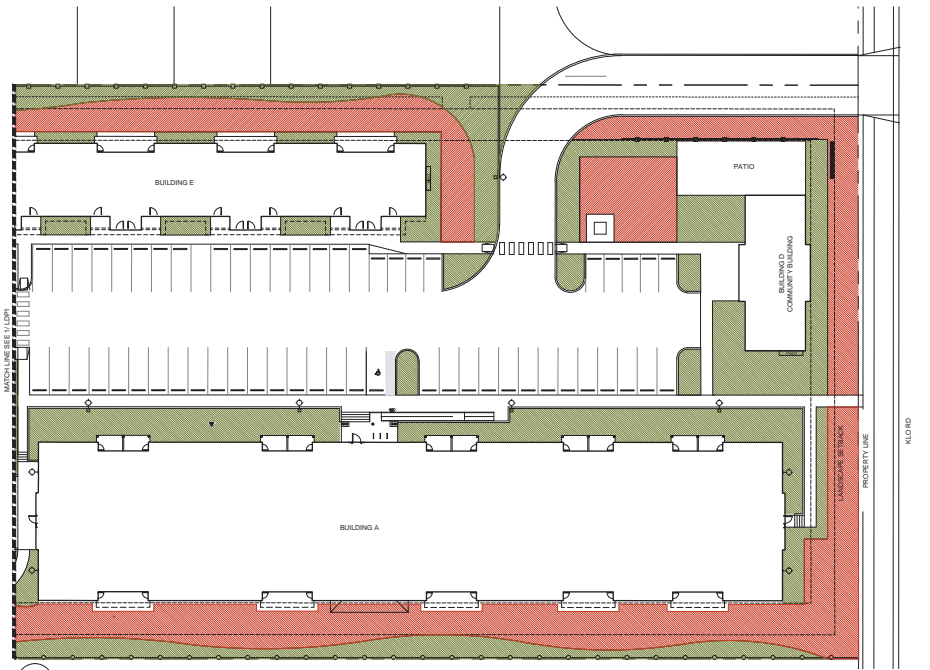
NO.	DATE	DESCRIPTION
5	10/27/16	REVISION FOR DEVELOPMENT PERMITS
4	10/20/16	REVISION FOR DEVELOPMENT PERMITS
3	10/13/16	REVISION FOR DEVELOPMENT PERMITS
2	10/13/16	REVISION FOR DEVELOPMENT PERMITS
1	10/13/16	REVISION FOR DEVELOPMENT PERMITS

AS NOTED

DATE: 10/27/16  
SHEET TITLE: SITE PLAN  
SHEET NO.:  
PROJECT: MISSION FLATS  
SCALE:  
LDP-2 2 OF 2



**1 HYDROZONE PLAN**  
LDP3 SCALE: 1:250



**2 HYDROZONE PLAN**  
LDP3 SCALE: 1:250

**HYDROZONE LEGEND:**

- MODERATE WATER REQUIREMENTS (4,170m<sup>3</sup>)
- HIGH WATER REQUIREMENTS (3,945.9m<sup>3</sup>)

## SCHEDULE C

This forms part of application  
# DP16-0124

Planner Initials LK

**City of Kelowna**  
COMMUNITY PLANNING

NO.	DATE	DESCRIPTION
5	2016	REQUIRED FOR DEVELOPMENT PERMIT
4	2016	REQUIRED FOR DEVELOPMENT PERMIT
3	2016	REQUIRED FOR DEVELOPMENT PERMIT
2	2016	REQUIRED FOR DEVELOPMENT PERMIT

**MISSION FLATS RESIDENTIAL DEVELOPMENT**  
1469 KLO ROAD, KELOWNA, BC  
CLIENT: HIGHSTREET VENTURES INC.



DRAWN BY	NO.	SHEET TITLE
177		HYDROZONE PLAN
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