



CITY OF KELOWNA

Planner  
Initials

LK

**MEMORANDUM**

**Date:** December 22, 2016  
**File No.:** Z16-0081  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager(SM)  
**Subject:** 1730 & 1740 Ethel Street

RM5

Development Engineering has the following 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 development site is presently serviced with two 13mm water services. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- b) The applicant, at his cost, will arrange for the removal of the existing service and the installation of one new larger metered water service. The new service should tie in to the main on Saucier Ave. The estimated cost of this construction for bonding purposes is **\$10,000.00**.
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

.2) Sanitary Sewer

- a) The development site is presently serviced with two 150mm diameter sanitary sewer services. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing service (within the lane) and utilize other 150mm service. The estimated cost of this construction for bonding purposes is **\$3,000.00**

.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) Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service. The estimated cost of this construction for bonding purposes is **\$10,000.00**

.4) Road Improvements

- (a) Ethel Street Rd fronting this development must be upgraded to an urban standard to including barrier curb & gutter, a new separate sidewalk, storm drainage, landscaped boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **\$25,000.00**
- (a) Saucier Ave fronting this development must be upgraded to an urban standard to including barrier curb & gutter, sidewalk, storm drainage, landscaped boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **\$22,000.00**

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Dedicate ~2.4m width along the full frontage of Ethel Street.
- b) Dedicate ~2.2m width along the full frontage of Saucier Ave.
- c) Provide a 6m corner rounding at the intersection of Ethel St and Saucier Ave.
- d) Lot consolidation.
- e) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as this site is located within the South Pandosy urban town centre.
- b) Streetlights must be installed on Ethel Street and Saucier Ave if needed.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.7) 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.

.8) 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.

.9) 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

.10) Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

.11) Bonding and Levy Summary

(a) Bonding

Storm service upgrade	\$10,000.00
Water service upgrade	\$10,000.00
Sanitary service upgrade	\$ 3,000.00
Road Frontage Improvements	<u>\$47,000.00</u>

Total Bonding **\$70,000.00**

NOTE: The bonding amounts 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) Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

14) Development Permit and Site Related Issues

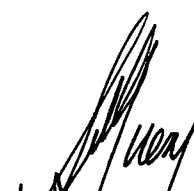
Access and Manoeuvrability

- (i) Access to the site is permitted from the lane as per bylaw. A development variance permit will be required for council approval for the proposed access to Saucier Ave.

15. 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.

  
\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager  
SS



---

**CITY OF KELOWNA**

**MEMORANDUM**

---


**Date:** December 22, 2016  
**File No.:** DP16-0289  
**To:** Community Planning (LK)  
**From:** Development Engineer Manager (SM)  
**Subject:** 1730 & 1740 Ethel Street

---

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

**1. General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under file Z16-0081.

---

Steve Muenz, P. Eng.  
Development Engineering Manager

SS

---

**CITY OF KELOWNA**

**MEMORANDUM**

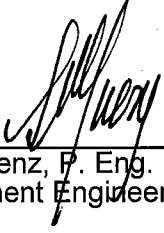
---

**Date:** December 22, 2016  
**File No.:** DVP16-0290  
**To:** Community Planning (LK)  
**From:** Development Engineer Manager (SM)  
**Subject:** 1330 St Paul Street

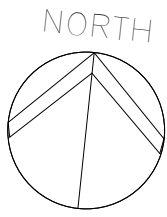
---

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

The Development Variance Permit to vary the site coverage, front yard setback, side yard setback and rear yard setback does not compromise any municipal services.

  
\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager

SS



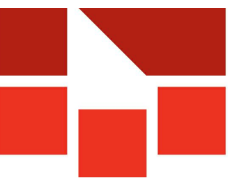
ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
www.newtownservices.ca

SEAL

Revisions

No	Date	Description
1	2016-09-23	ISSUED FOR REVIEW
2	2016-08-29	ISSUED FOR DP
3	2016-10-05	REISSUED FOR DP
4	2016-11-04	REISSUED FOR DP
5	2017-01-13	REISSUED FOR DP

project title

**ETHEL STREET  
APARTMENTS**

project address

**1730 AND 1740 ETHEL ST**

project no.

1636

file no.

drawing title

**SITE PLAN**

designed

scale

1/8" = 1'-0"

drawn

J.F.

checked

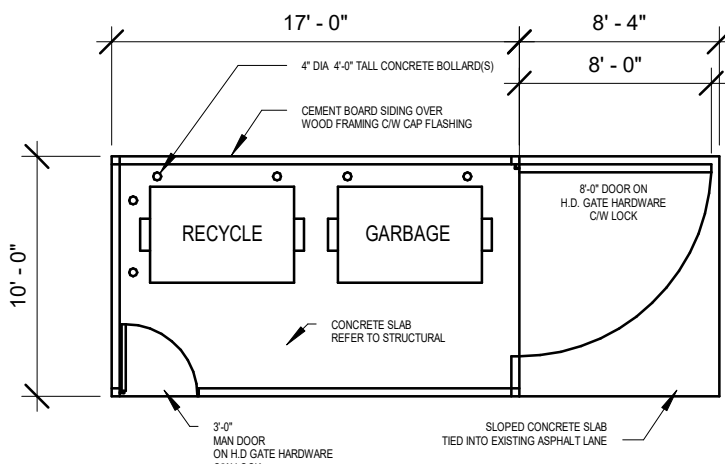
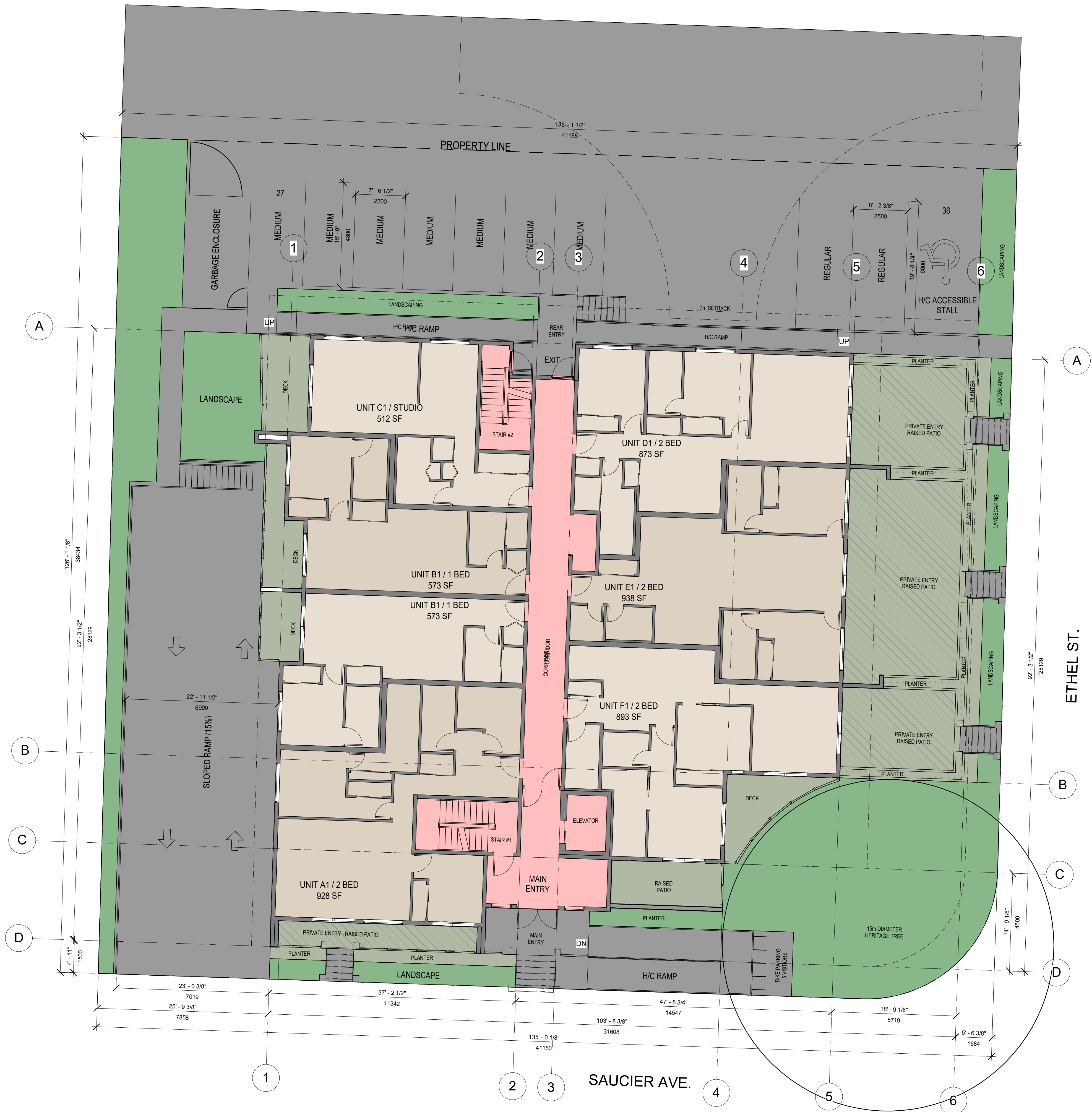
R.Y.

drawing no.

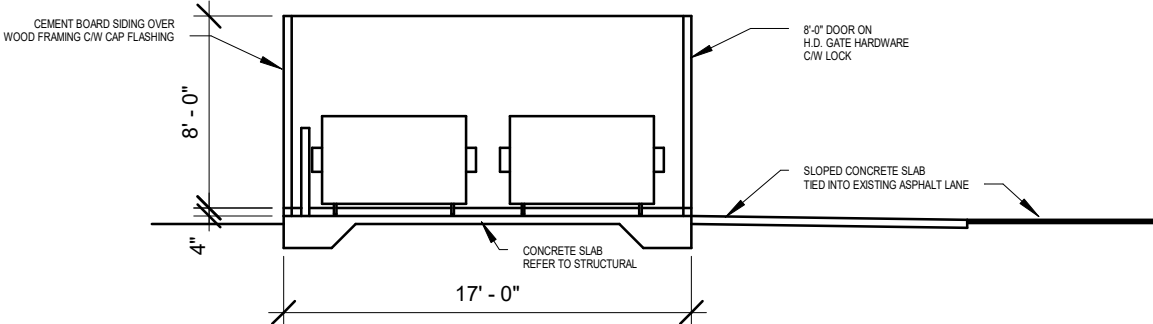
**A2.00**

plotted SEP 23, 2016

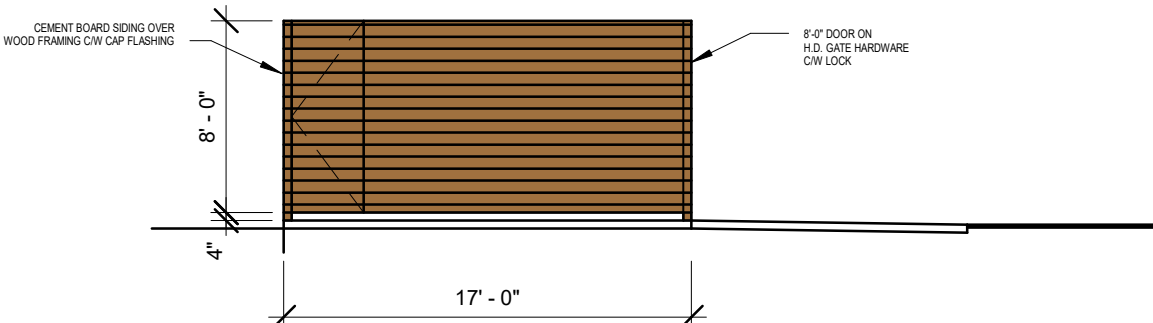
NOT FOR CONSTRUCTION



GARBAGE ENCLOSURE PLAN



GARBAGE ENCLOSURE SECTION

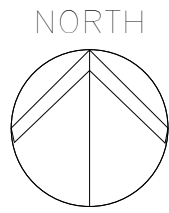


GARBAGE ENCLOSURE ELEVATION

2 GARBAGE ENCLOSURE  
1/8" = 1'-0"

1 SITE PLAN  
1/8" = 1'-0"

NOTES:  
ALL DIMENSIONS ARE TO FACE OF  
PLYWOOD OR CENTRE OF STUD  
UNLESS NOTED OTHERWISE



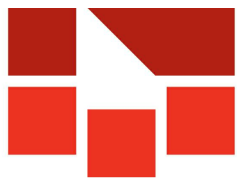
ALL CONTRACTORS ARE REQUIRED TO PERFORM  
THEIR WORK AND SUPPLY THEIR PRODUCTS IN  
COMPLIANCE WITH ALL BUILDING CODES AND  
LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the  
property of New Town Services. The use of this  
drawing shall be restricted to the original site for which  
it was prepared and publication thereof is expressly  
limited to such use.

This drawing must not be scaled.

Verify all dimensions and datums prior to  
commencement of work.

Report all errors and omissions to the Architect.



**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
www.newtownservices.ca

SEAL

Revisions

No	Date	Description
1	2016-09-23	ISSUED FOR REVIEW
2	2016-08-29	ISSUED FOR DP
3	2016-10-05	REISSUED FOR DP
4	2016-11-04	REISSUED FOR DP
5	2017-01-13	REISSUED FOR DP

project title

ETHEL STREET  
APARTMENTS

project address

1730 AND 1740 ETHEL ST

project no.

1636

file no.

drawing title

LEVEL 0  
PARKADE PLAN

designed

scale

As indicated

drawn

J.F.

checked

R.Y.

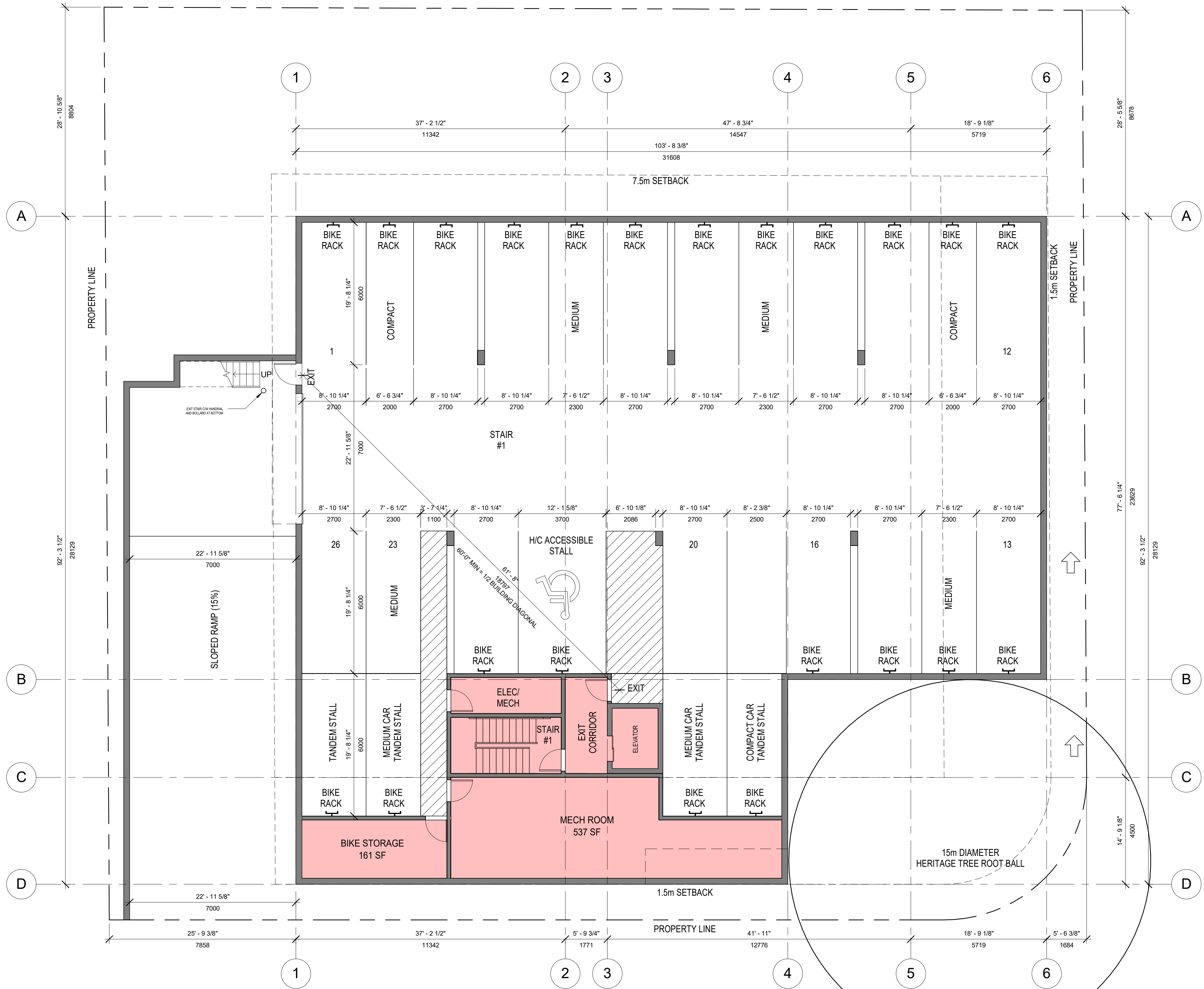
drawing no.

**A3.00**

plotted

SEP 23, 2016

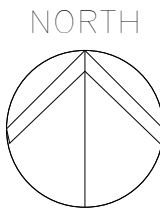
NOT FOR CONSTRUCTION



1 PARKADE FLOOR PLAN  
A4.01 1/8" = 1'-0"



NOTES:  
ALL DIMENSIONS ARE TO FACE OF  
PLYWOOD OR CENTRE OF STUD  
UNLESS NOTED OTHERWISE



ALL CONTRACTORS ARE REQUIRED TO PERFORM  
THEIR WORK AND SUPPLY THEIR PRODUCTS IN  
COMPLIANCE WITH ALL BUILDING CODES AND  
LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the  
property of New Town Services. The use of this  
drawing shall be restricted to the original site for which  
it was prepared and publication thereof is expressly  
limited to such use.

This drawing must not be scaled.

Verify all dimensions and datums prior to  
commencement of work.

Report all errors and omissions to the Architect.



**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
www.newtownservices.ca

SEAL

Revisions

No	Date	Description
1	2016-09-23	ISSUED FOR REVIEW
2	2016-08-29	ISSUED FOR DP
3	2016-10-05	REISSUED FOR DP
4	2016-11-04	REISSUED FOR DP
5	2017-01-13	REISSUED FOR DP

project title  
**ETHEL STREET  
APARTMENTS**

project address  
**1730 AND 1740 ETHEL ST**

project no. 1636

file no.

drawing title  
**LEVEL 1  
FLOOR PLAN**

designed scale As indicated

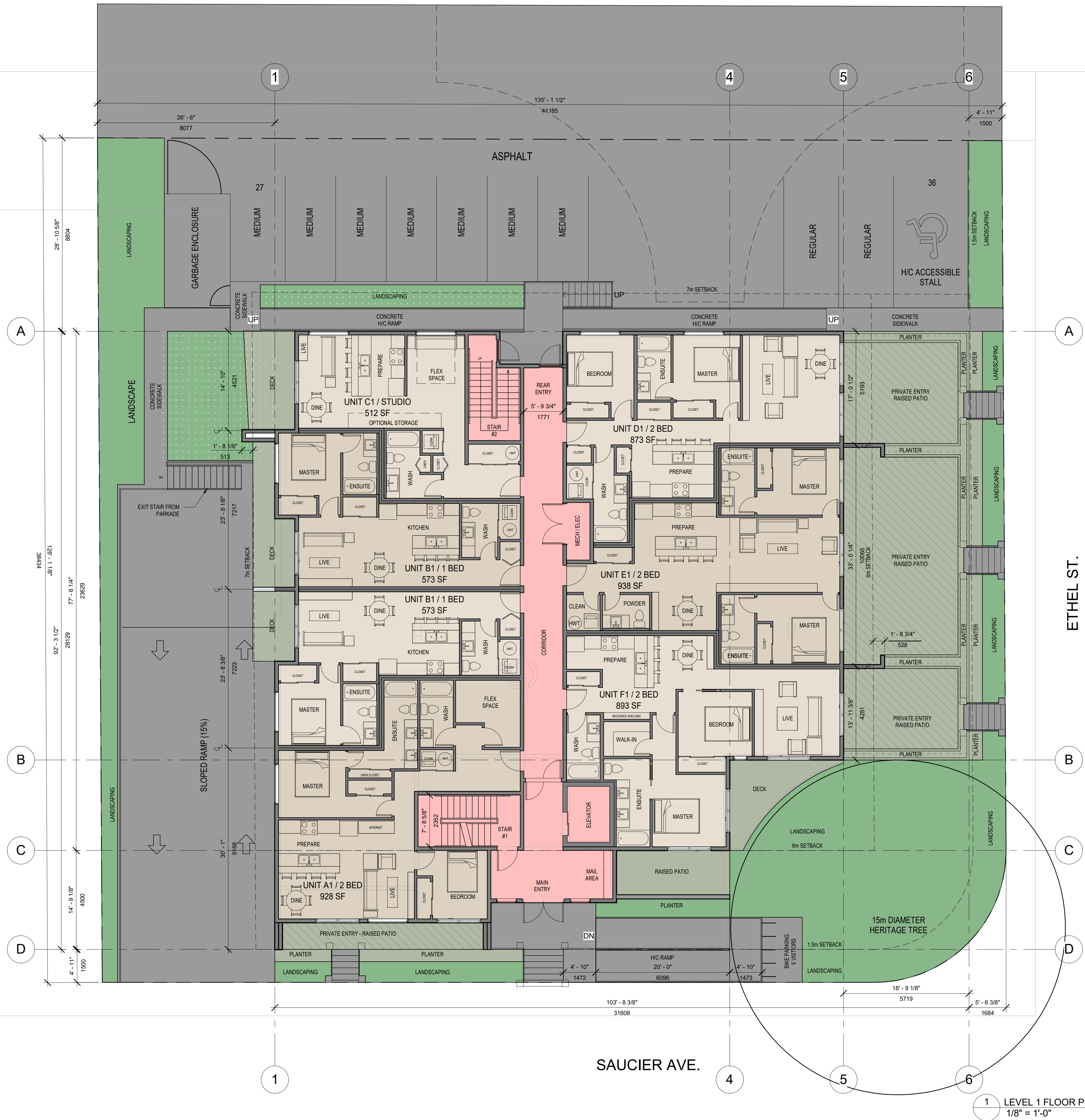
drawn J.F.

checked R.Y.

drawing no.

**A3.01**

plotted SEP 23, 2016

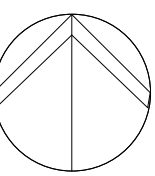


1 LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"

NOTES:

ALL DIMENSIONS ARE TO FACE OF  
PLYWOOD OR CENTRE OF STUD  
UNLESS NOTED OTHERWISE

NORTH



ALL CONTRACTORS ARE REQUIRED TO PERFORM  
THEIR WORK AND SUPPLY THEIR PRODUCTS IN  
COMPLIANCE WITH ALL BUILDING CODES AND  
LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the  
property of New Town Services. The use of this  
drawing shall be restricted to the original site for which  
it was prepared and publication thereof is expressly  
limited to such use.

This drawing must not be scaled.

Verify all dimensions and datums prior to  
commencement of work.

Report all errors and omissions to the Architect.



**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
www.newtownservices.ca

SEAL

Revisions

No	Date	Description
1	2016-09-23	ISSUED FOR REVIEW
2	2016-08-29	ISSUED FOR DP
3	2016-10-05	REISSUED FOR DP
4	2016-11-04	REISSUED FOR DP
5	2017-01-13	REISSUED FOR DP

project title

ETHEL STREET  
APARTMENTS

project address

1730 AND 1740 ETHEL ST

project no.

1636

file no.

drawing title

**LEVEL 2  
FLOOR PLAN**

designed

scale

As indicated

drawn

J.F.

checked

R.Y.

drawing no.

**A3.02**

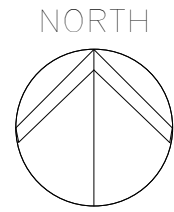
plotted SEP 23, 2016



1 LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"



NOTES:  
ALL DIMENSIONS ARE TO FACE OF  
PLYWOOD OR CENTRE OF STUD  
UNLESS NOTED OTHERWISE



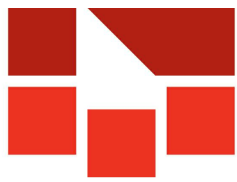
ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
www.newtownservices.ca

SEAL

Revisions

No	Date	Description
1	2016-09-23	ISSUED FOR REVIEW
2	2016-08-29	ISSUED FOR DP
3	2016-10-05	REISSUED FOR DP
4	2016-11-04	REISSUED FOR DP
5	2017-01-13	REISSUED FOR DP

project title  
ETHEL STREET  
APARTMENTS

project address  
1730 AND 1740 ETHEL ST

project no. 1636

file no.

drawing title  
**LEVEL 3  
FLOOR PLAN**

designed scale As indicated

drawn J.F.

checked R.Y.

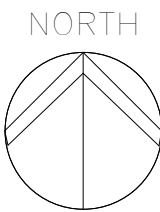
drawing no.

**A3.03**

plotted SEP 23, 2016

NOT FOR CONSTRUCTION

NOTES:  
ALL DIMENSIONS ARE TO FACE OF  
PLYWOOD OR CENTRE OF STUD  
UNLESS NOTED OTHERWISE



1 LEVEL 4 FLOOR PLAN  
1/8" = 1'-0"

NOT FOR CONSTRUCTION

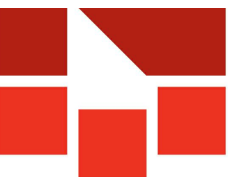
ALL CONTRACTORS ARE REQUIRED TO PERFORM  
THEIR WORK AND SUPPLY THEIR PRODUCTS IN  
COMPLIANCE WITH ALL BUILDING CODES AND  
LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the  
property of New Town Services. The use of this  
drawing shall be restricted to the original site for which  
it was prepared and publication thereof is expressly  
limited to such use.

This drawing must not be scaled.

Verify all dimensions and datums prior to  
commencement of work.

Report all errors and omissions to the Architect.



**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
www.newtownservices.ca

SEAL

Revisions

No	Date	Description
1	2016-09-23	ISSUED FOR REVIEW
2	2016-08-29	ISSUED FOR DP
3	2016-10-05	REISSUED FOR DP
4	2016-11-04	REISSUED FOR DP
5	2017-01-13	REISSUED FOR DP

project title  
ETHEL STREET  
APARTMENTS

project address  
1730 AND 1740 ETHEL ST

project no. 1636

file no.

drawing title  
LEVEL 4  
FLOOR PLAN

designed scale As indicated

drawn J.F.

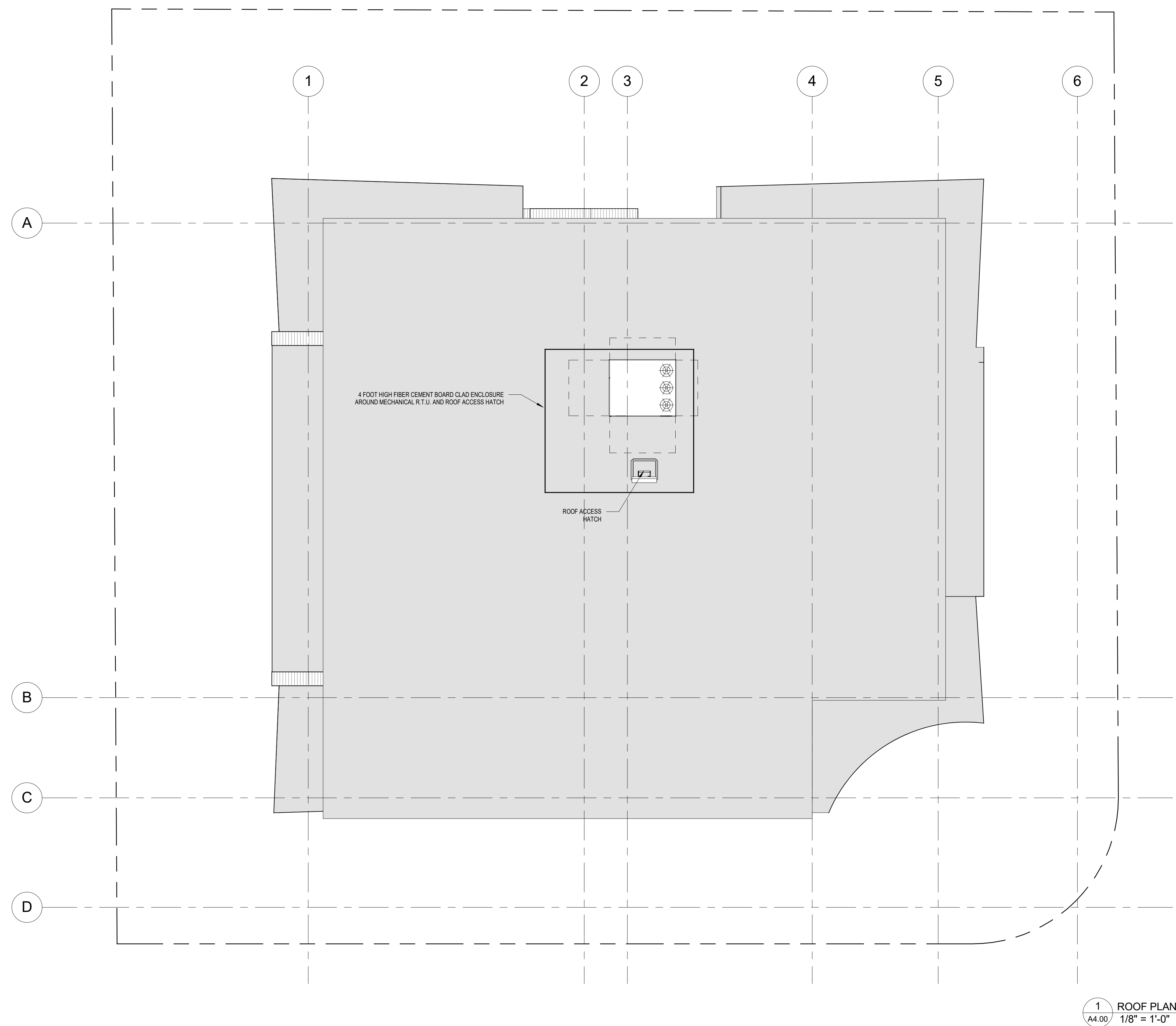
checked R.Y.

drawing no.

**A3.04**

plotted SEP 23, 2016





NOT FOR CONSTRUCTION

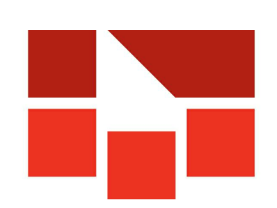
ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.






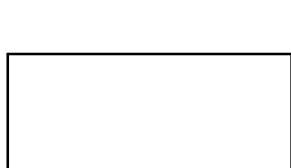

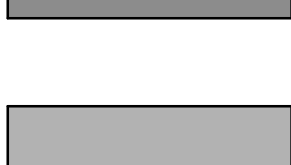

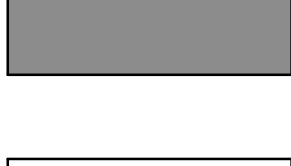
**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
www.newtownservices.ca

SEAL

Revisions		
No	Date	Description
1	2017-01-13	REISSUED FOR DP

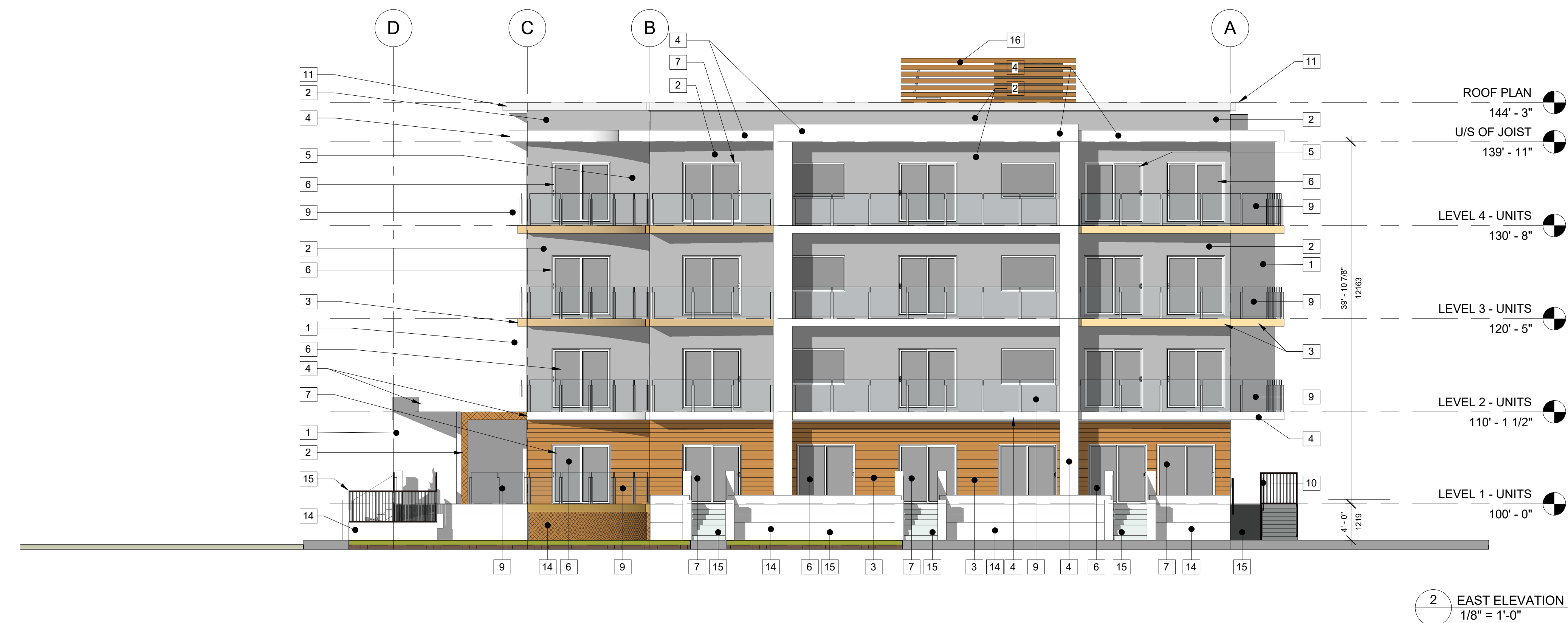
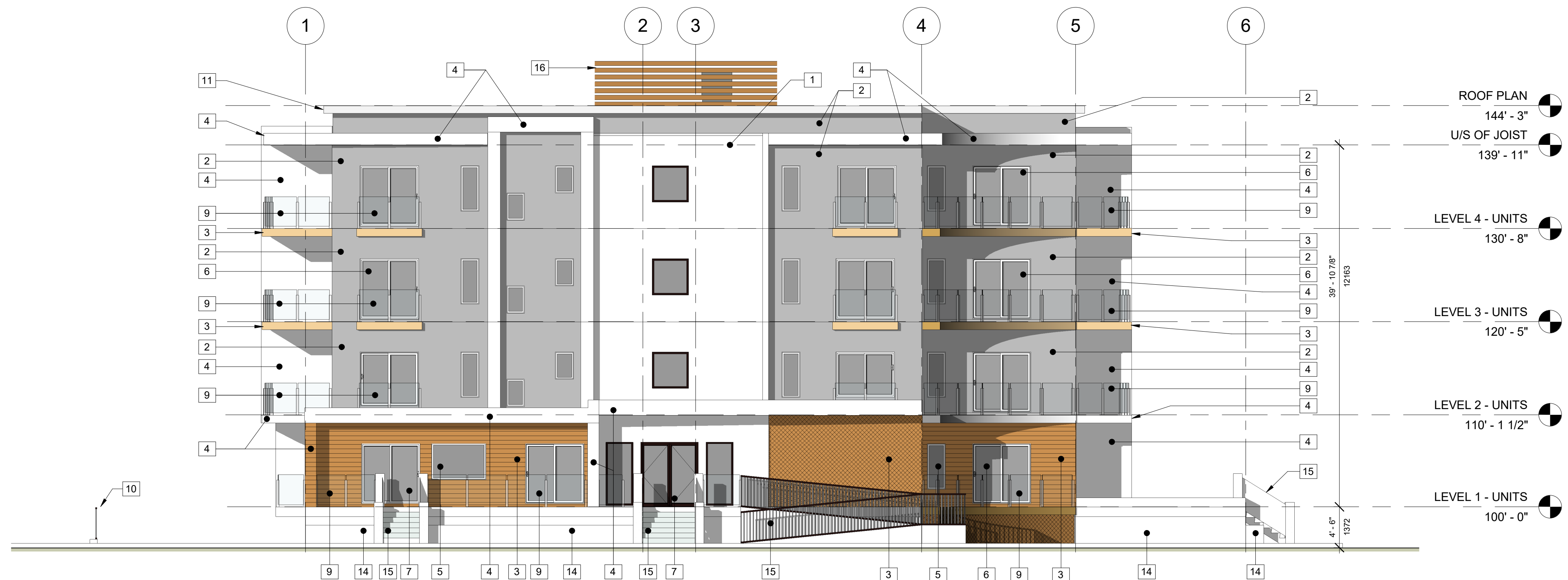
project title	
ETHEL STREET APARTMENTS	
project address	
1730 AND 1740 ETHEL ST	
project no.	1636
file no.	
drawing title	
ROOF PLAN	
designed	scale
drawn	1/8" = 1'-0"
checked	J.F.
drawing no.	R.Y.
A3.09	
plotted SEP 23, 2016	

## EXTERIOR MATERIAL LEGEND

	STUCCO - WHITE COLOUR: BENJAMIN MOORE OC-67, ICE MIST
	STUCCO - GREY COLOUR: BENJAMIN MOORE 2124-30, DEEP SILVER
	CEMENT FIBER BOARD - WOOD GRAIN COLOUR: ALLURA, WOOD GRAIN, MAHOGANY
	CEMENT FIBER BOARD - SOLID WHITE COLOUR: ALLURA, VANILLA WHITE
	PARGED CEMENT WALL COLOUR: MED GREY
	PREFINISHED METAL FLASHING - LIGHT GREY COLOUR: TO MATCH DEEP SILVER
	PREFINISHED METAL FLASHING - MEDIUM GREY COLOUR: TO MATCH CONCRETE
	PREFINISHED METAL FLASHING - WHITE COLOUR: TO MATCH WHITE FIBER CEMENT BOARD

## EXTERIOR MATERIAL LEGEND

- STUCCO - WHITE
- STUCCO - GREY
- CEMENT FIBER BOARD - WOOD GRAIN
- CEMENT FIBER BOARD - SOLID WHITE
- WINDOWS - STYLE / MANUFACTURE TO BE CONFIRMED
- SLIDING GLASS PATIO DOOR
- ALUMINUM STORFRONT - GLAZING AND DOORS
- PAINTED METAL DOORS
- ALUMINUM / GLASS GUARDRAILS
- PAINTED METAL GUARDRAILS
- PREFINISHED METAL FLASHINGS
- PARGED CONCRETE WALLS
- WOOD CLAD GARBAGE ENCLOSURE
- CONCRETE PLANTERS
- CONCRETE STAIRS / RAMPS C/W PAINTED METAL GUARDRAILS
- WOOD SCREENING AROUND ROOFTOP UNITS
- OVERHEAD PREFINISHED GARAGE DOOR
- CONCRETE RAMP TO PARKADE



NOT FOR CONSTRUCTION

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
[www.newtownservices.ca](http://www.newtownservices.ca)

SEAL

### Revisions

No	Date	Description
1	2016-09-23	ISSUED FOR REVIEW
2	2016-08-29	ISSUED FOR DP
3	2016-10-05	REISSUED FOR DP
4	2016-11-04	REISSUED FOR DP
5	2017-01-13	REISSUED FOR DP

project title

**ETHEL STREET  
APARTMENTS**

project address

**1730 AND 1740 ETHEL ST**

project no.

1636

file no.

drawing title

**BUILDING  
ELEVATIONS**

designed

scale

As indicated

drawn

J.F.

checked




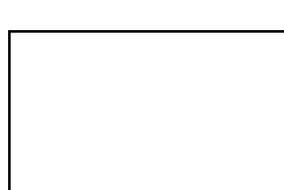




R.Y.

drawing no.

**A4.00**

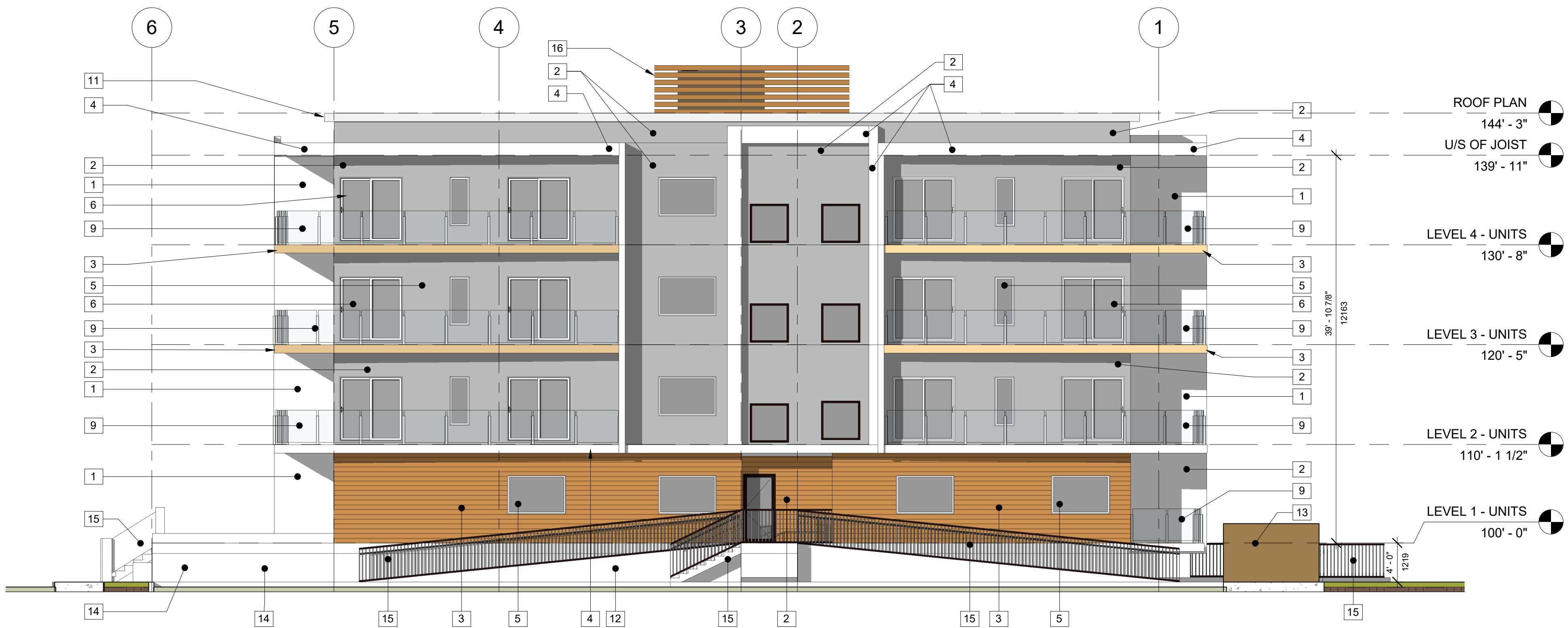
plotted SEP 23, 2016

EXTERIOR MATERIAL LEGEND

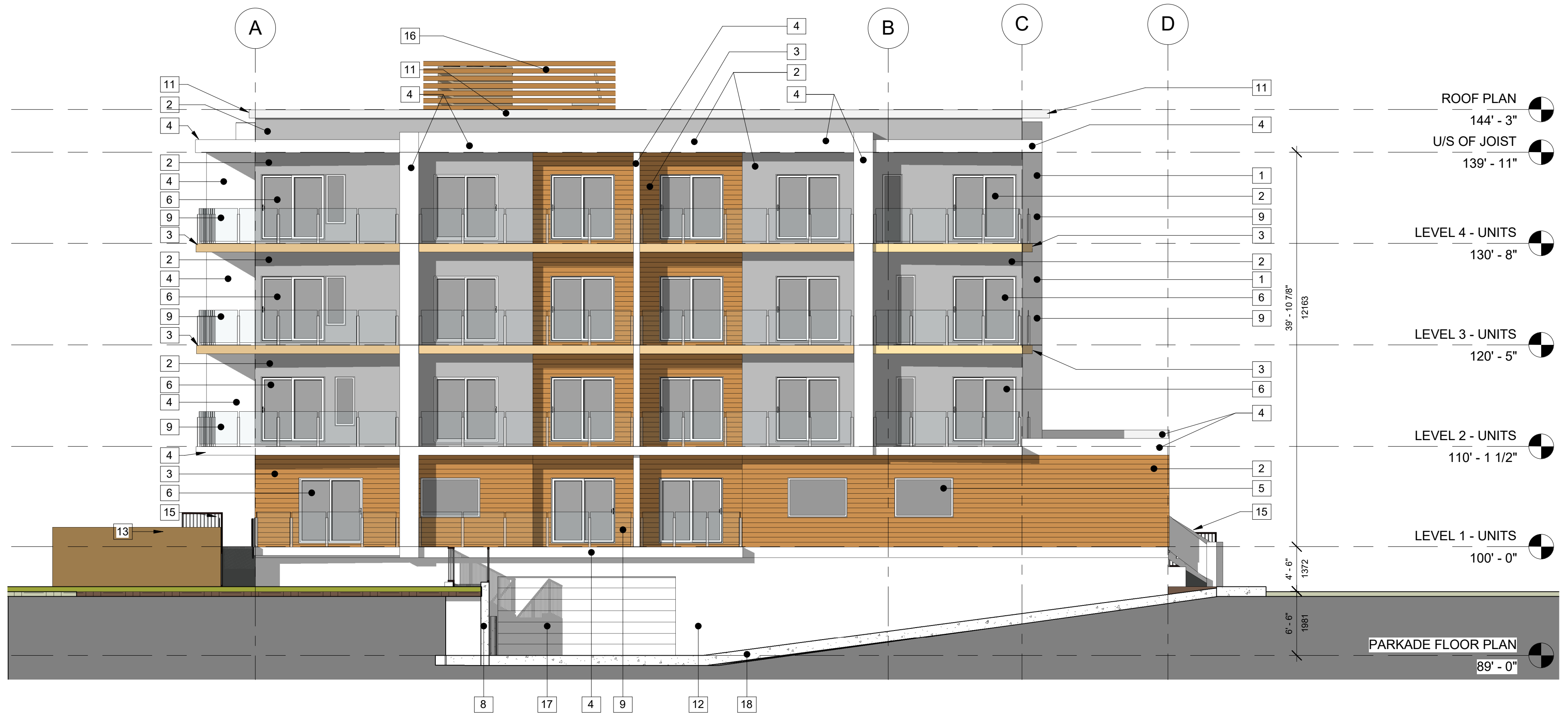
	STUCCO - WHITE COLOUR: BENJAMIN MOORE OC-67, ICE MIST
	STUCCO - GREY COLOUR: BENJAMIN MOORE 2124-30, DEEP SILVER
	CEMENT FIBER BOARD - WOOD GRAIN COLOUR: ALLURA, WOOD GRAIN, MAHOGANY
	CEMENT FIBER BOARD - SOLID WHITE COLOUR: ALLURA, VANILLA WHITE
	PARGED CEMENT WALL COLOUR: MED GREY
	PREFINISHED METAL FLASHING - LIGHT GREY COLOUR: TO MATCH DEEP SILVER
	PREFINISHED METAL FLASHING - MEDIUM GREY COLOUR: TO MATCH CONCRETE
	PREFINISHED METAL FLASHING - WHITE COLOUR: TO MATCH WHITE FIBER CEMENT BOARD

EXTERIOR MATERIAL LEGEND

1. STUCCO - WHITE
2. STUCCO - GREY
3. CEMENT FIBER BOARD - WOOD GRAIN
4. CEMENT FIBER BOARD - SOLID WHITE
5. WINDOWS - STYLE / MANUFACTURE TO BE CONFIRMED
6. SLIDING GLASS PATIO DOOR
7. ALUMINUM STORFRONT - GLAZING AND DOORS
8. PAINTED METAL DOORS
9. ALUMINUM / GLASS GUARDRAILS
10. PAINTED METAL GUARDRAILS
11. PREFINISHED METAL FLASHINGS
12. PARGED CONCRETE WALLS
13. WOOD CLAD GARBAGE ENCLOSURE
14. CONCRETE PLANTERS
15. CONCRETE STAIRS / RAMPS C/W PAINTED METAL GUARDRAILS
16. WOOD SCREENING AROUND ROOFTOP UNITS
17. OVERHEAD PREFINISHED GARAGE DOOR
18. CONCRETE RAMP TO PARKADE



1 NORTH ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

NOT FOR CONSTRUCTION

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



SEAL

Revisions

No	Date	Description
1	2016-09-23	ISSUED FOR REVIEW
2	2016-08-29	ISSUED FOR DP
3	2016-10-05	REISSUED FOR DP
4	2016-11-04	REISSUED FOR DP
5	2017-01-13	REISSUED FOR DP

project title  
**ETHEL STREET APARTMENTS**

project address  
**1730 AND 1740 ETHEL ST**

project no. 1636

file no.

drawing title  
**BUILDING ELEVATIONS**

designed scale As indicated

drawn J.F.

checked R.Y.

drawing no.  
**A4.01**

plotted SEP 23, 2016





SOUTHEAST VIEW



NORTHEAST VIEW



SOUTHEAST VIEW



EAST VIEW



SOUTHWEST VIEW



NORTHWEST VIEW

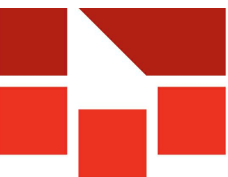
ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
[www.newtownservices.ca](http://www.newtownservices.ca)

SEAL

NOT FOR CONSTRUCTION

Revisions		
No	Date	Description
1	2016-09-23	ISSUED FOR REVIEW
2	2016-08-29	ISSUED FOR DP
3	2016-10-05	REISSUED FOR DP
4	2016-11-04	REISSUED FOR DP
5	2017-01-13	REISSUED FOR DP

project title  
**ETHEL STREET APARTMENTS**

project address  
**1730 AND 1740 ETHEL ST**

project no. 1636

file no.

drawing title  
**BUILDING IMAGES**

designed \_\_\_\_\_ scale \_\_\_\_\_

drawn \_\_\_\_\_ J.F.

checked \_\_\_\_\_ R.Y.

drawing no. **A4.02**

plotted SEP 23, 2016