



CITY OF KELOWNA

MEMORANDUM

Date: May 7, 2017
File No.: DP17-0082

To: Community Planning (TB)

From: Development Engineering Manager(SM)

Subject: 1740 Richter Street

CD-22

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 Jason Angus

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 requirements and service needs.
- (b) The proposed development site is currently serviced with two small diameter water services. Only one service will be permitted for this development and the small water services must be disconnected per City standards.

2. Sanitary Sewer

- (a) Our records indicate that this proposed development site is connected with a 100mm diameter sewer service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing service and the installation of one new larger service if necessary.

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 for the installation of one new overflow service if required.

4. Road Improvements

- (a) Richter Street has been upgraded to an urban standard along the full frontage of this proposed development. No further upgrades are required other than access upgrades. The condition of this infrastructure must be maintained through the construction process. A tree covenant will be required for proper care of the trees during construction.
- (b) Harvey Ave right turn lane onto Richter Street is required along the frontage of this development. City of Kelowna Transportation and MOTi confirmation and approval is required for this construction. New sidewalk, curb and gutter, storm drainage system road works, landscaped boulevard street lights and re-location or adjustment of existing utility appurtenances will be required to accommodate the upgrading construction.
- (c) Chapman lane will need to be upgraded to current lane standards as per SS-R2.

5. Transportation

- a) These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation (MOT) Infrastructure Branch for item 4(b).
- b) The proposed north access to this site is limited to a right turn only in and out onto Richter Street.
- c) The proposed south access to this site is a shared access and is limited to a right turn only in and out & left in onto Richter Street at this time.

6. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Dedication for the Harvey Ave right turn lane may be required. Confirmation by design drawing is necessary.
- (c) 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

- a) All proposed distribution and service connections are to be installed underground.
- b) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

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:

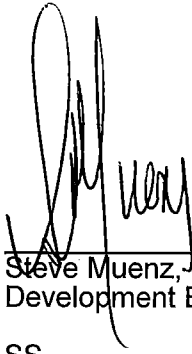
- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill 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. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

DEVELOPMENT PERMIT

APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP17-0082

Issued To: 1017476 B.C. LTD., INC. No. BC1017476
Site Address: 1730 Richter St
Legal Description: Lot 1 District Lot 139 ODYD Plan KAP92715
Zoning Classification: CD22 – Central Green Comprehensive District
Development Permit Area: Central Green Comprehensive

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP17-0082 for Lot 1 District Lot 139 ODYD Plan KAP92715, located at 1730 Richter Street, Kelowna, BC to allow the construction of a multiple dwelling housing be approved subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

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

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of \$ 62,437.50 OR
- b) An Irrevocable Letter of Credit in the amount of \$ 62,437.50.

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

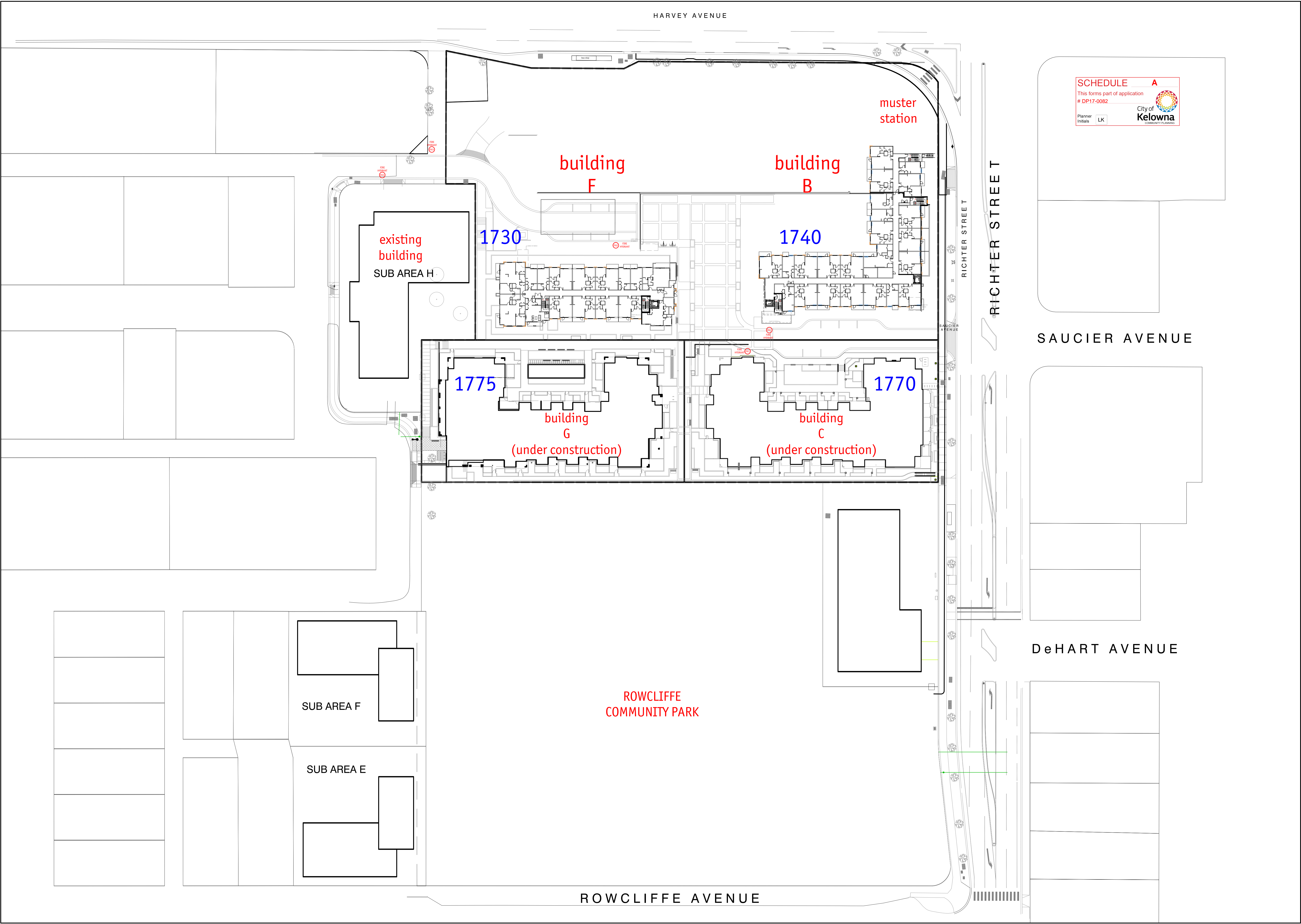
5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or his or her designates



SCHEDULE A

This forms part of application
DP17-0082

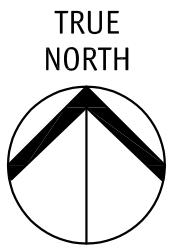
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Initials LK

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2017-05-15
revised
DP dwg



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No.	Date	Revision
01	2016-12-19	Phase 1 Parkade BP
02	2017-05-14	Building B - DP
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05	2017-04-13	Fig + Fdn IFC
06	2017-05-07	Building B - revised DP
07	2017-05-15	Building F - revised DP

Project Title

CENTRAL
GREEN

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A1.00

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

SITE PLAN

1"=40'

Date	2017-04-13
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

ZONING SUMMARY														
BUILDING F														
ADDRESS	1740 Richter Street Kelowna													
LEGAL DESCRIPTION	LOT 1, Plan 92715													
DEVELOPMENT PERMIT AREA	CENTRAL GREEN DEVELOPMENT PERMIT AREA													
EXISTING ZONING	CD22 CENTRAL GREEN COMPREHENSIVE ZONE													
EXISTING LEGAL USE	VACANT													
GRADES	EXISTING AVERAGE - LEVEL				FINISH AVERAGE - LEVEL									
NUMBER OF BUILDINGS	5 STOREY RENTAL BUILDING OVER PARKADE													
CRITERIA FOR ALL TYPES OF APPLICATION:					CD22 CENTRAL GREEN COMPREHENSIVE ZONE									
					ZONING STANDARD				PROPOSAL					
					SITE AREA (sm)				14,375				14,375	
					SITE WIDTH (m)				N/A				N/A	
					SITE DEPTH (m)				N/A				N/A	
					OFF-STREET PARKING				71 stalls				71 stalls (surplus reserve for future bldgs)	
					PRIVATE OPEN SPACE				type	sm	# unit	sm	level 1	78.2 sm
									bachelor	7	25	175	level 2	78.2 sm
									1 bed	12	35	420	level 3	78.2 sm
									2 bed	18	20	360	level 4	78.2 sm
									total		80	955	level 5	78.2 sm
													total	391 sm
													Bldg F balconies: 391sm landscape/amenity area: 1,094sm Total: 1,485sm	
					HEIGHT OF BUILDING (S)/# OF STOREYS				72m MAX.				±20.5m/5 storeys	
					SITE COVERAGE OF BUILDING(S) (%)				50% max.				3,525 / 14,375 = 24.5 ± %	
					SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)				N/A				N/A	
					ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:					CD22 CENTRAL GREEN COMPREHENSIVE ZONE				
ZONING STANDARD				PROPOSAL										
NUMBER OF BICYCLE PARKING SPACES				Class I: 0.5 per dwelling unit x 80 units Total = 40 bikes min. Class II: 0.1 per dwelling unit x 80 units Total = 8 bikes min.						Class I: ±100 bike racks within parkade Class II: 8 stall bike racks (see site plan)				
NUMBER OF LOADING SPACES				N/A						N/A				
DRIVE AISLE WIDTH (m) (IF PROPOSED)				7.0m						7.0m				
SETBACKS TO PARKING (m):														
NORTH (FRONT)				N/A						N/A				
SOUTH (REAR)				N/A						N/A				
WEST (SIDE)				N/A						N/A				
EAST (SIDE)				N/A						N/A				
FLOOR AREA NET				± 57,500sm max. net area						± 4,082sm				
FLOOR AREA RATIO (F.A.R.)				4.0 max.						0.28				
				AREA A & B COMBINED										
BUILDING (S) SETBACKS (m):														
NORTH (HARVEY AVE.)				4.5m						4.5m MIN. to residential				
SOUTH (REAR)				3.0m (no setbacks to parkade)						4.6m to residential				
WEST (SIDE)				3.0m (no setbacks to parkade)						8.1m to residential				
EAST (SIDE)				3.0m (no setbacks to parkade)				87.2m to residential						
DAYLIGHT ANGLE (IF A TOWER)				N/A				N/A						
PODIUM HEIGHT (IF PROPOSED)				N/A				N/A						
FLOOR PLATE SIZE (IF REQUIRED)				N/A				N/A						

PARKING CALCULATIONS - BLDG F											
STALL SIZE		WIDTH		LENGTH		HEIGHT		PARKING RATIO		PARKING RATIO	
								required		proposed	
FULL SIZE STALL		8'-3"	2.5m	19'-8"	6.0m	6'-6"	2.0m				
MEDIUM SIZE STALL (40% max)		7'-6"	2.3m	15'-9"	4.8m			29		29	
COMPACT SIZE STALL (10% max)		6'-6"	2.0m	11'-2"	3.4m			7		7	
DISABLED STALL		12'-2"	3.7m	19'-8"	6.0m			1		1	
DRIVE AISLES (2-way 90° pkg)		23'-0"	7.0m								
PARKING REQUIREMENTS:											
RESIDENTIAL:						no of unit		no of stall			
0.75 stall/ bachelor unit						25		19			
0.9 stalls/ 1 bedrm unit						35		32			
1.0 stalls/ 2 & 3 bedrm unit						20		20			
total unit						80					
TOTAL PARKING REQUIRED:								71 STALLS			
TOTAL PARKING PROVIDED:								71 STALLS			
REMAINDER OF STALLS ABOVE 71 ARE RESERVED FOR FUTURE BUILDING PHASES.											

BUILDING AND FLOOR AREAS - BLDG F:				
UNIT TYPES		UNIT NFA ±sf	UNIT NFA ±sm	UNIT COUNT
A1	MICRO	284.0	26.4	20
A2	BACHELOR	493.0	45.8	4
A2a	BACHELOR	417.0	38.7	1
B1	1 BED	565.0	52.5	35
B2a	2 BED	640.0	59.5	1
B2	2 BED	736.0	68.4	4
B3a	2 BED	612.0	56.9	1
B3	2 BED	700.0	65.0	4
C	2 BED	910.0	84.5	10
TOTAL (BLDG F)		43,940	4,082	80

PARKADE	Res. GFA ±sf	Res. GFA ±sm
1ST LEVEL	11,035	1,025
2ND LEVEL	11,035	1,025
3RD LEVEL	11,035	1,025
4TH LEVEL	11,035	1,025
5TH LEVEL	11,035	1,025
TOTAL RESIDENTIAL GFA	55,175	5,125

SITE COVERAGE AREAS:		
BLDG F - FOOTPRINT AREA LEVEL 1 :	±1,025 sm (11,035 sf)	
PAVED AREA :	±2,500 sm (26,910 sf)	
TOTAL FOOTPRINT AREA + PAVED AREAS @ GRADE:	±3,525 sm (37,945 sf)	

SPATIAL SEPARATION: 3.2.3.1.D			
	NORTH/EAST WALL	WEST WALL	SOUTH WALL
WALL AREA	window openings & walls construction un-restricted. limiting distance exceeds 9.0m in both cases.	± 29 sm	± 27.6 sm
OPENING AREA		± 9.4 sm	± 8.7 sm
% PROVIDED		± 32.4 %	± 31.5 %
LIMITING DISTANCE		±8.1 m	±4.6 m
% PERMITTED		±92.8 %	±56 %
CONSTRUCTION TYPE		combustible	combustible
CLADDING MATERIAL		non-combustible	non-combustible
REQUIRED RATINGS		45 min	45 min

BUILDING CODE REVIEW				
OCCUPANCY	BUILDING F GROUP C		PARKADE: GROUP F3	
ARTICLE	3.2.2.50		3.2.2.78	
NO. OF STOREYS	5 STOREYS		UNLIMITED	
NO. OF STREETS FACING	1		1	
BUILDING ARREAS:	PROPOSED	CODE MAXIMUM	PROPOSED	CODE MAXIMUM
	±1,025sm	1,440sm	6,082 sm	UNLIMITED
NOTE: PARKADE TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2				
CONSTRUCTION TYPE	COMBUSTIBLE		NON-COMBUST.	
SPRINKLERED	YES		YES	
ASSEMBLY RATINGS:				
FLOOR	1 HR. (2 HR. RATING ABOVE PARKADE)			
WALLS / BEARING STRUCTURE	1 HR. (2 HR. RATING FOR PARKADE)			
ROOFS	1 HR			

FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.	
LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX. 3.2.5.5.
STANDPIPE/HOSE	YES (IN EACH STAIR SHAFT) 3.2.5.8.
SPRINKLERED	YES
FIRE ALARM SYSTEM	YES 3.2.4.1.(2)(f)
EXIT LIGHTS	YES
EMERGENCY LIGHTING	YES

OCCUPANT LOAD TABLE 3.1.17.1.		
PARKADE LEVEL:	46sm / PERSON X 6,082sm	133 PERSONS
RESID. LEVELS :		
LEVEL 1	2 PERSONS/SLEEPING RMS x 20 RMS	40 PERSONS
LEVEL 2 TO 5	2 PERSONS/SLEEPING RMS x 20 RMS	40 PERSONS PER FLOOR
TOTAL @ RESIDENTIAL BLDG		
200 PERSONS		

ACCESSIBILITY REQUIREMENTS 3.8.		
	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	NO	YES
ACCESSIBLE WASHROOM	NO	NO

WASHROOM FIXTURES REQUIREMENTS	
MIN. 1 REQ'D./ DWELLING UNIT	3.7.2.2.(11)

EXIT FACILITIES 3.1 TO 3.6		
REQUIRED EXITS	2 MIN. PER FLOOR	
	REQUIRED WIDTHS	PROVIDED WIDTHS
	min. 800mm door width as per 3.4.3.2.(A)	
	min. 1100mm stair width as per 3.4.3.2.(A)	
PARKADE LEVEL	6.1mm/ person x 133 persons = 811mm	4 doors @ 3'-0" = 12'-0" (3656mm)
RESIDENTIAL LEVELS:		
LEVEL 1 - 5 (doors)	6.1mm /person x 40 persons max =244 mm	min. 2 doors @ 3'0" width per floor = 6'0" (1829mm)
LEVEL 1 - 5 (stairs)	8.0mm/ person x 40 persons max =320 mm	min. 2 stairs @ 3'0" width per floor = 7'8" (2337mm)
RESIDENTIAL UNITS		
EXIT THROUGH LOBBY	yes	3.4.4.2.
PANIC HARDWARE REQ'D	yes (at exterior stair & lobby doors)	3.4.6.16.(2)
EXIT EXPOSURE	ok	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	1 HR (2 HR @ Parkade)	3.4.4.1.
CORRIDORS	1 HR	3.3.2.6.(4)

REQUIRED FIRE SEPARATIONS 3.1.3.1.		
TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	2 HR	3.2.1.2.
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

BUILDING FIRE SAFETY		
SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	YES	3.1.11.
MAX. ATTIC AREA	300 sm	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.



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2017-06-16
revised
DP dwg

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No.	Date	Revision
01	2016-12-19	Phase 1 Parkade BP
02	2017-02-14	Building B - DP
03	2017-03-27	footings for crane location
04	2017-04-03	Building F - DP
05	2017-04-13	Fig + Fdn IFC
06	2017-05-07	Building B - revised DP
07	2017-05-15	Building F - revised DP
08	2017-05-23	IFC suspended slab
09	2017-05-26	Building F - revised DP

Project Title

CENTRAL
GREEN

HARVEY AVENUE

SCHEDULE A

This forms part of application
DP17-0082

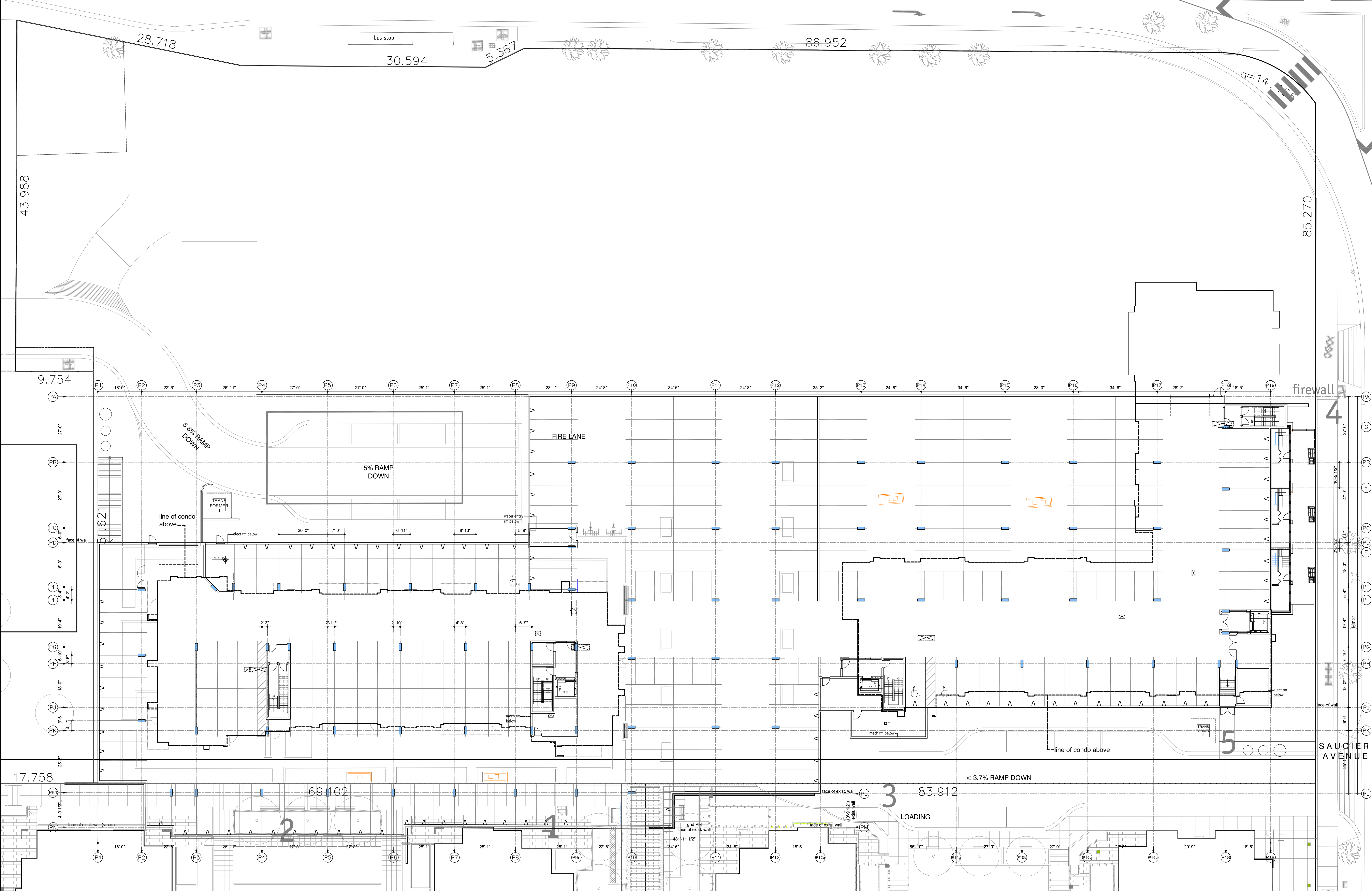
Planner:
Initials: LK

City of Kelowna
COMMUNITY PLANNING

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2017-05-15
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TRUE NORTH

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CENTRAL GREEN
1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6
Drawing Number

A2.00-1
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB
Drawing Title
Parkade
1/16"=1'0"

Date	2017-04-03
Job No.	m+m 15-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

2017-06-14
progress



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07	2017-05-15	Building F - revised DP
08	2017-05-23	IFC suspended slab
09	2017-05-26	Building F - revised DP

Project Title

CENTRAL
GREEN

1710 - 1770 RICHTER STREET KELOWNA V1Y0E6

Drawing Number

A2.01

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

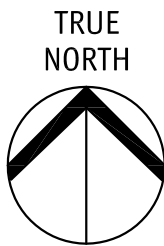
Drawing Title

Level 1

1/16"=1'0"

Date	2017-05-23
Job No.	m+m 15-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

2017-05-15
revised
DP dwg



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No.	Date	Revision
01	2016-12-19	Phase 1 Parkade BP
02	2017-02-14	Building B - DP
03	2017-03-27	Footings for crane location
04	2017-04-03	Building E - DP
05	2017-04-13	Fig + Fdn IFC
06	2017-05-07	Building B - revised DP
07	2017-05-15	Building F - revised DP

Project Title

**CENTRAL
GREEN**

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A2.02

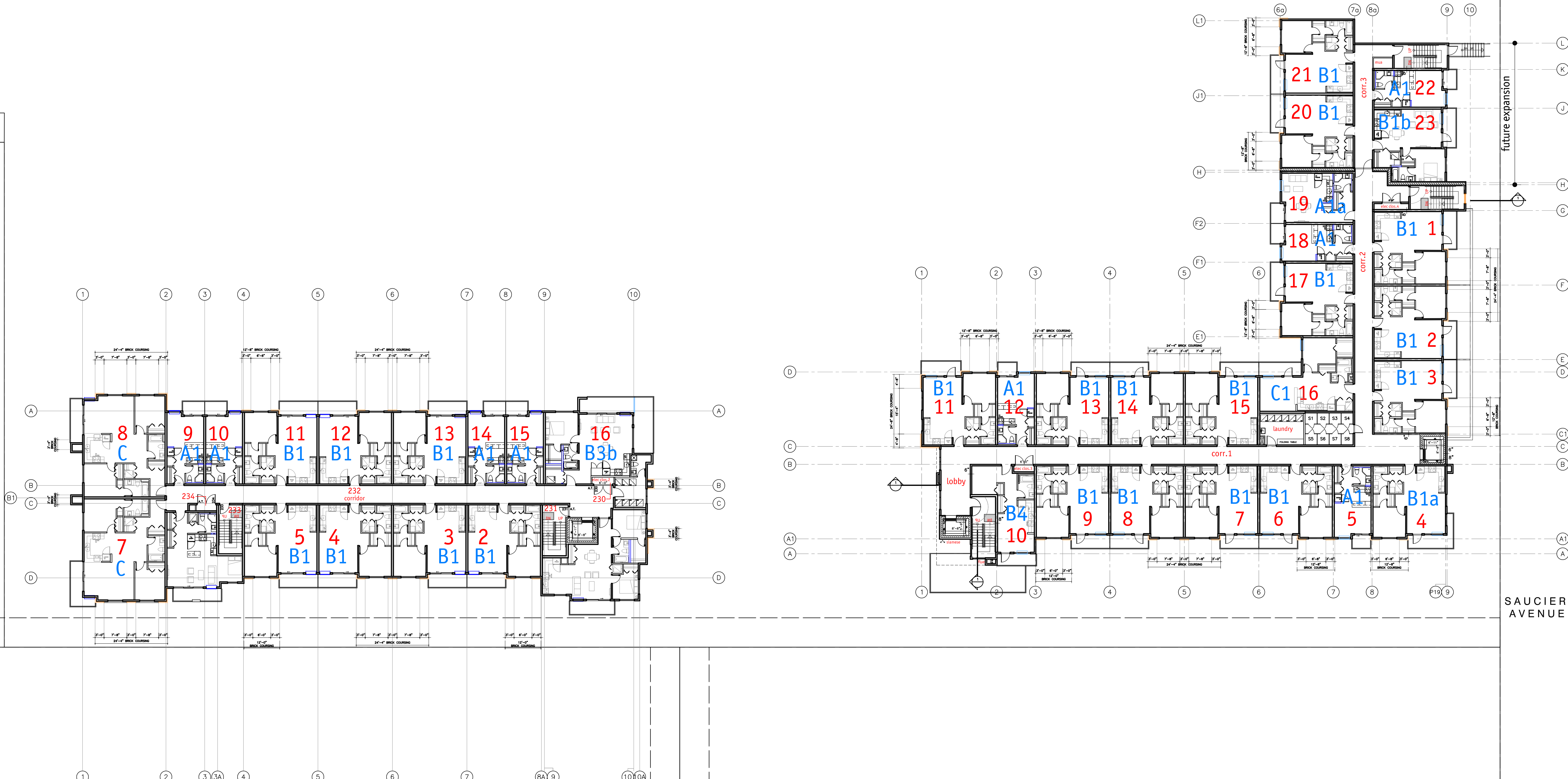
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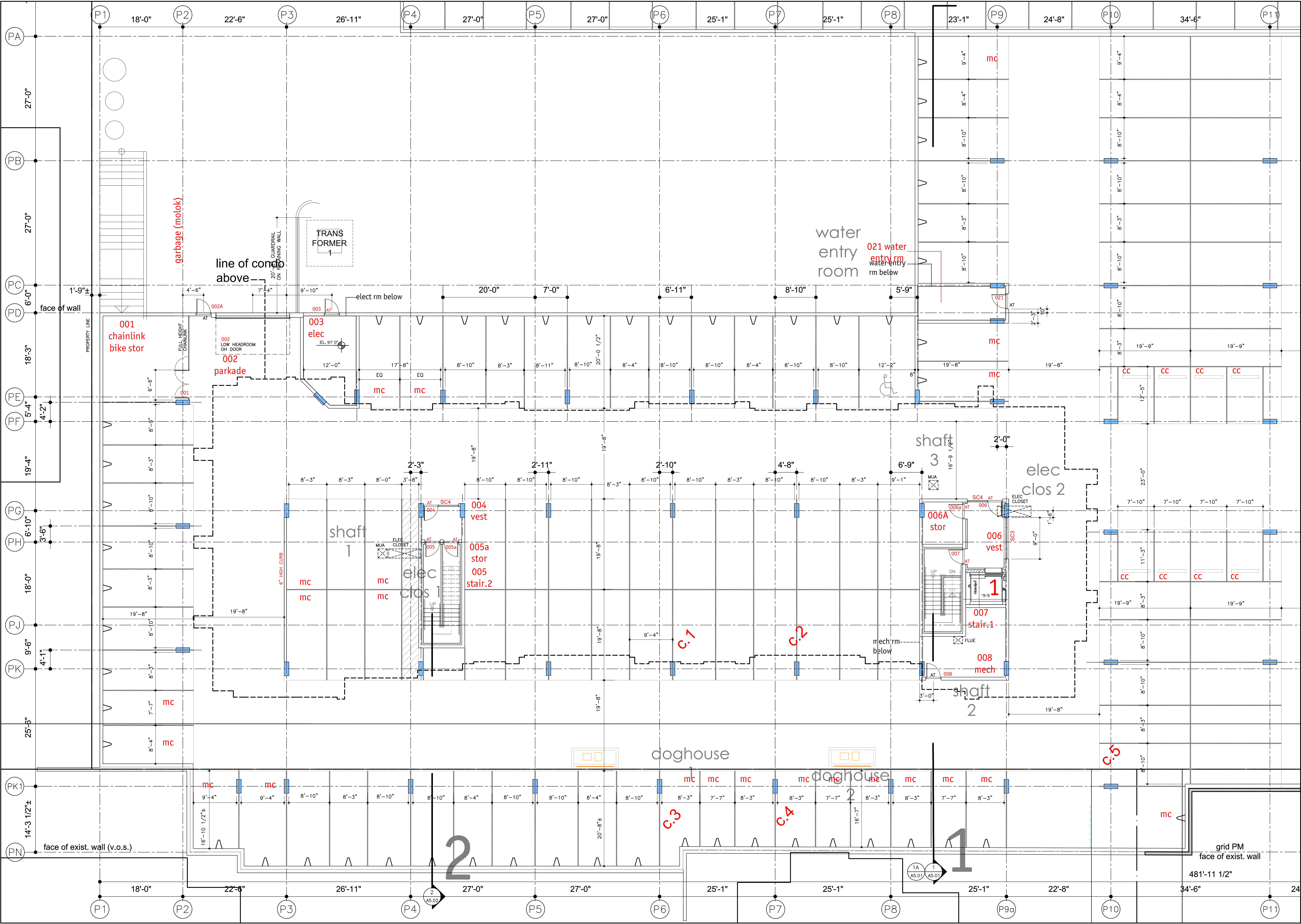
Drawing Title

**FLOOR PLAN
LEVEL 2,3,4,5**

1/16"=1'0"

Date	2017-04-13
Job No.	m+m 15-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM



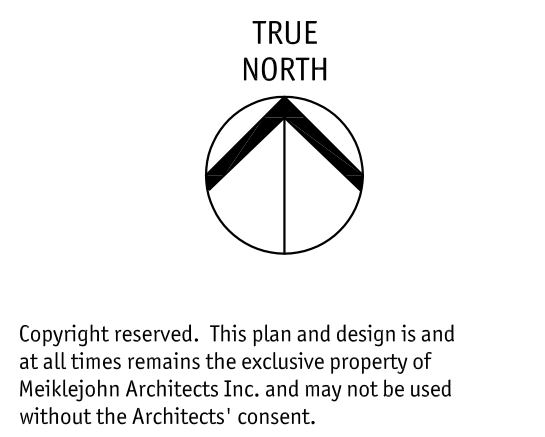


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2017-05-15
revised
DP dwg

SCHEDULE A
This forms part of application
DP17-0082
City of Kelowna
Planner Initials LK



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No.	Date	Revision
01	2016-12-19	Phase 1 Parkade 8P
02	2017-05-14	Building B - DP
03	2017-03-27	Footings for crane location
04	2017-04-03	Building F - DP
05	2017-04-13	Fig = Fdn IFC
06	2017-05-07	Building B - revised DP
07	2017-05-15	Building F - revised DP

Project Title
CENTRAL GREEN

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6
Drawing Number

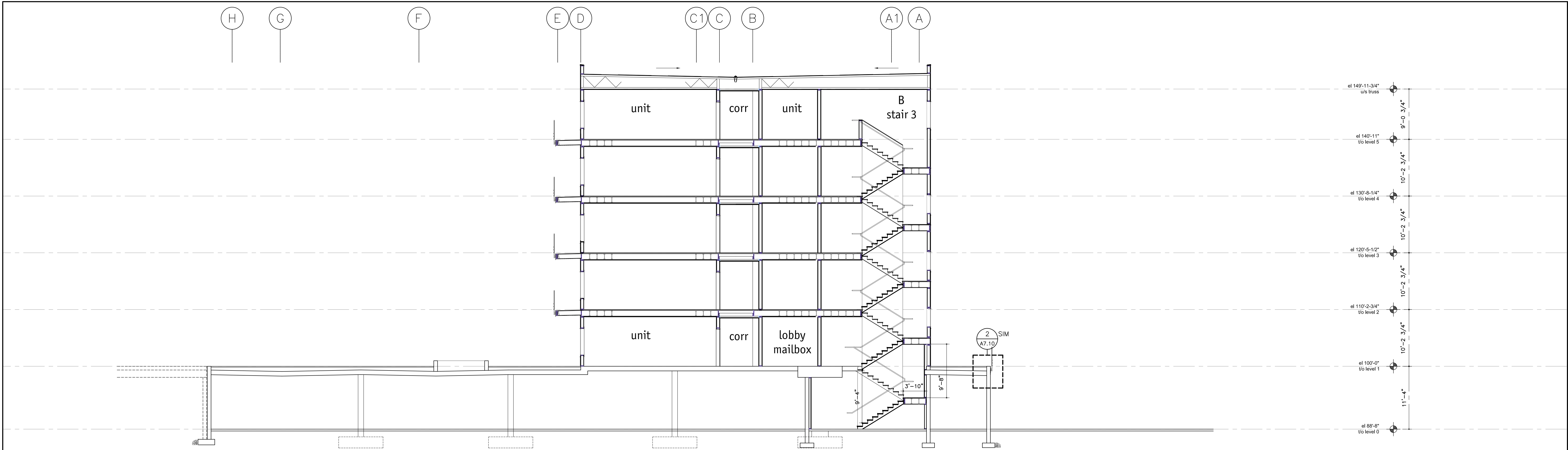
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DRAWINGS ARE NOT TO BE SCALED.
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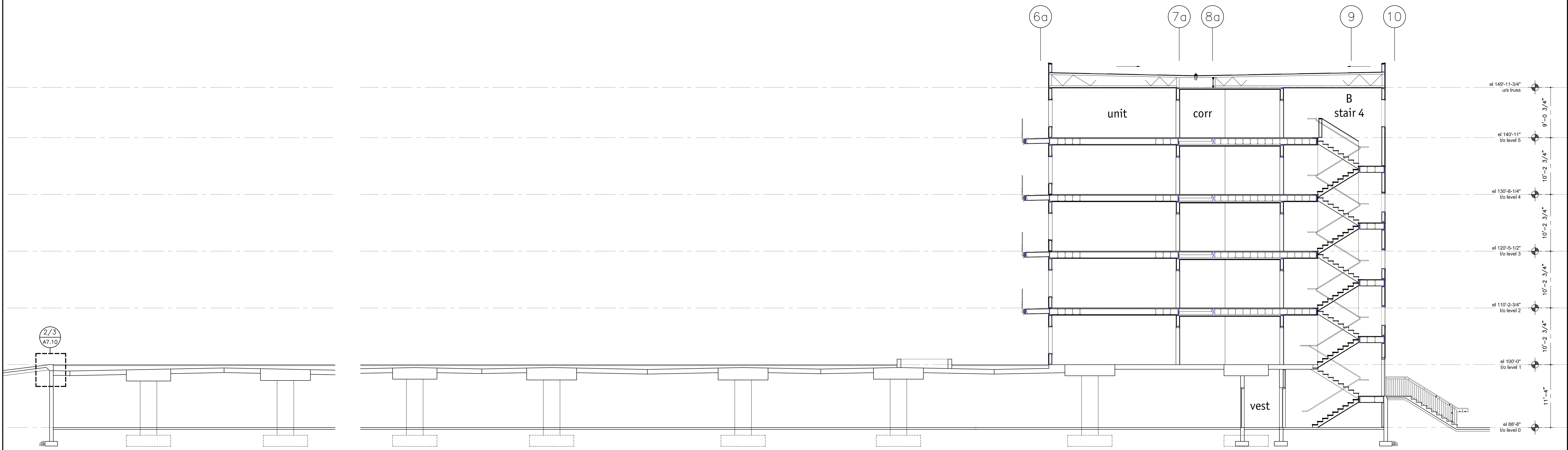
Drawing Title
Parkade

1/8"=1'0"

Date	2017-04-13
Job No.	m+m 15-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM



B Bldg Section 3 - Stair 3

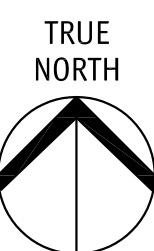


B Bldg Section 4 - Stair 4

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2017-05-15
revised
DP dwg



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No.	Date	Revision
01	2016-12-19	Phase 1 Parkade BP
02	2017-05-14	Building B - DP
03	2017-03-27	Footings for crane location
04	2017-04-03	Building F - DP
05	2017-04-13	Fig + Fdn IFC
06	2017-05-07	Building B - revised DP
07	2017-05-15	Building F - revised DP

Project Title

CENTRAL
GREEN

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A5.02

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title

Building B
Sections

1/8"=1'0"

Date	2017-04-03
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

<h1>SCHEDULE A</h1> <p>This forms part of application # DP17-0082</p>	
Planner Initials	LK



No.	Date	Revision
01	2016-12-19	Phase 1 Parkade BP
02	2017-02-14	Building B - DP
03	2017-03-27	footings for crane location
04	2017-04-03	Building F - DP
05	2017-04-13	Flg + Fdn IFC
06	2017-05-07	Building B - revised DP
07	2017-05-15	Building F - revised DP

CENTRAL GREEN

A3.01-F

F-Level 1

Date	2017-04-13
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

2017-05-15
revised
DP dwg

SCHEDULE A
This forms part of application
DP17-0082
City of Kelowna
Planner Initials LK

TRUE NORTH

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No.	Date	Revision
01	2016-12-19	Phase 1 Parkade BP
02	2017-05-14	Building B - DP
03	2017-03-27	Footings for crane location
04	2017-04-03	Building F - DP
05	2017-04-13	Fig + Fdn JFC
06	2017-05-07	Building B - revised DP
07	2017-05-15	Building F - revised DP

Project Title
CENTRAL GREEN

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6
Drawing Number

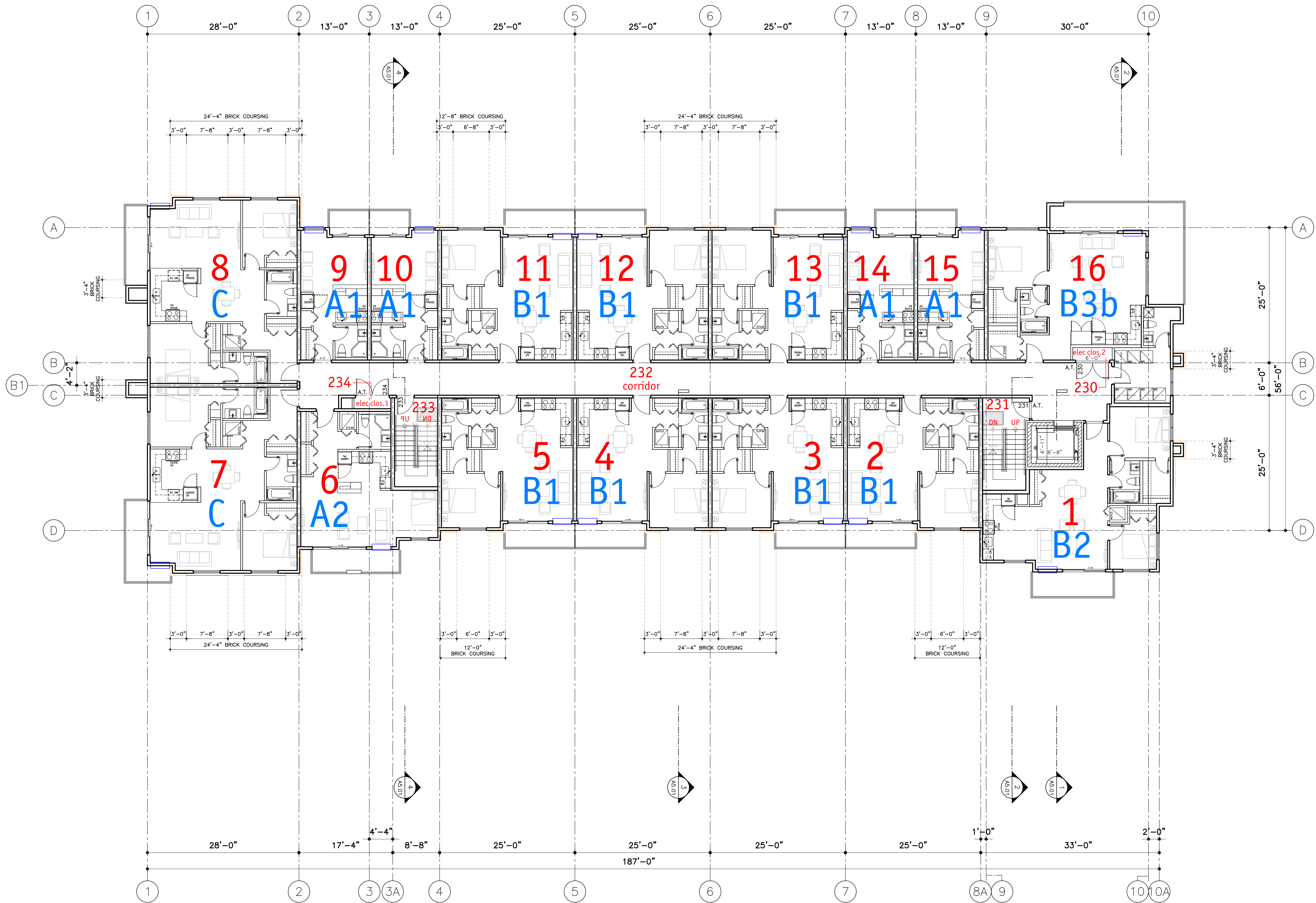
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Drawing Title
F-Level 2

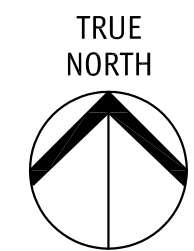
1/8"=1'0"

Date	2017-04-13
Job No.	m+m 15-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM



2017-05-15
revised
DP dwg

SCHEDULE A
This forms part of application
DP17-0082
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING



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No.	Date	Revision
01	2016-12-19	Phase 1 Parkade BP
02	2017-05-14	Building B - DP
03	2017-03-27	Footings for crane location
04	2017-04-03	Building F - DP
05	2017-04-13	Fig + Fdn JFC
06	2017-05-07	Building B - revised DP
07	2017-05-15	Building F - revised DP

Project Title

**CENTRAL
GREEN**

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A3.03-F

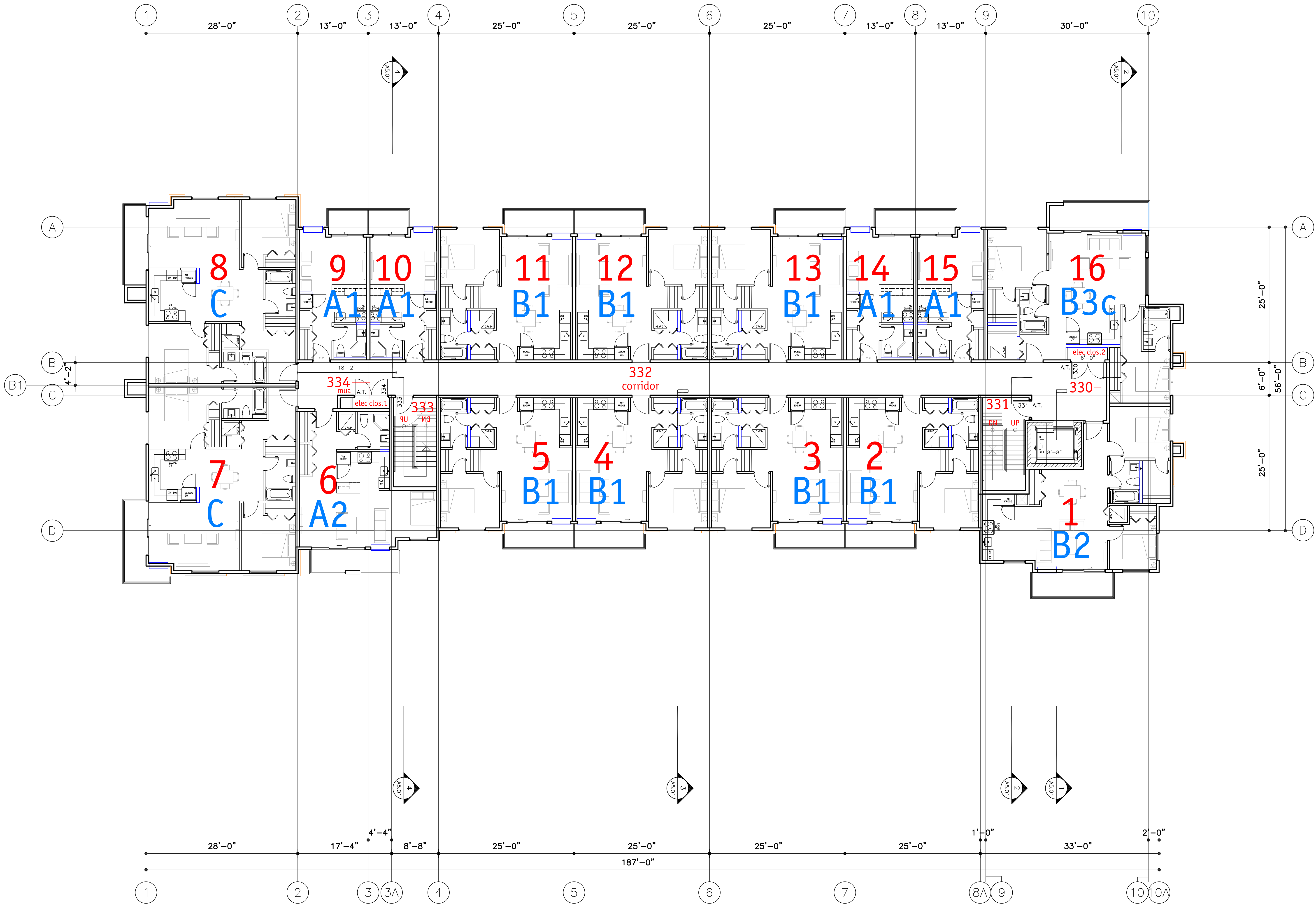
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Drawing Title

F-Level 3

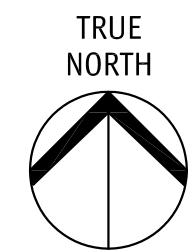
1/8"=1'0"

Date	2017-04-13
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM



2017-05-15
revised
DP dwg

SCHEDULE A
This forms part of application
DP17-0082
City of Kelowna
Planner Initials LK



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No.	Date	Revision
01	2016-12-19	Phase 1 Parkade SP
02	2017-05-14	Building B - DP
03	2017-03-27	Footings for crane location
04	2017-04-03	Building F - DP
05	2017-04-13	Fig + Fdn JFC
06	2017-05-07	Building B - revised DP
07	2017-05-15	Building F - revised DP

Project Title

**CENTRAL
GREEN**

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A3.04-F

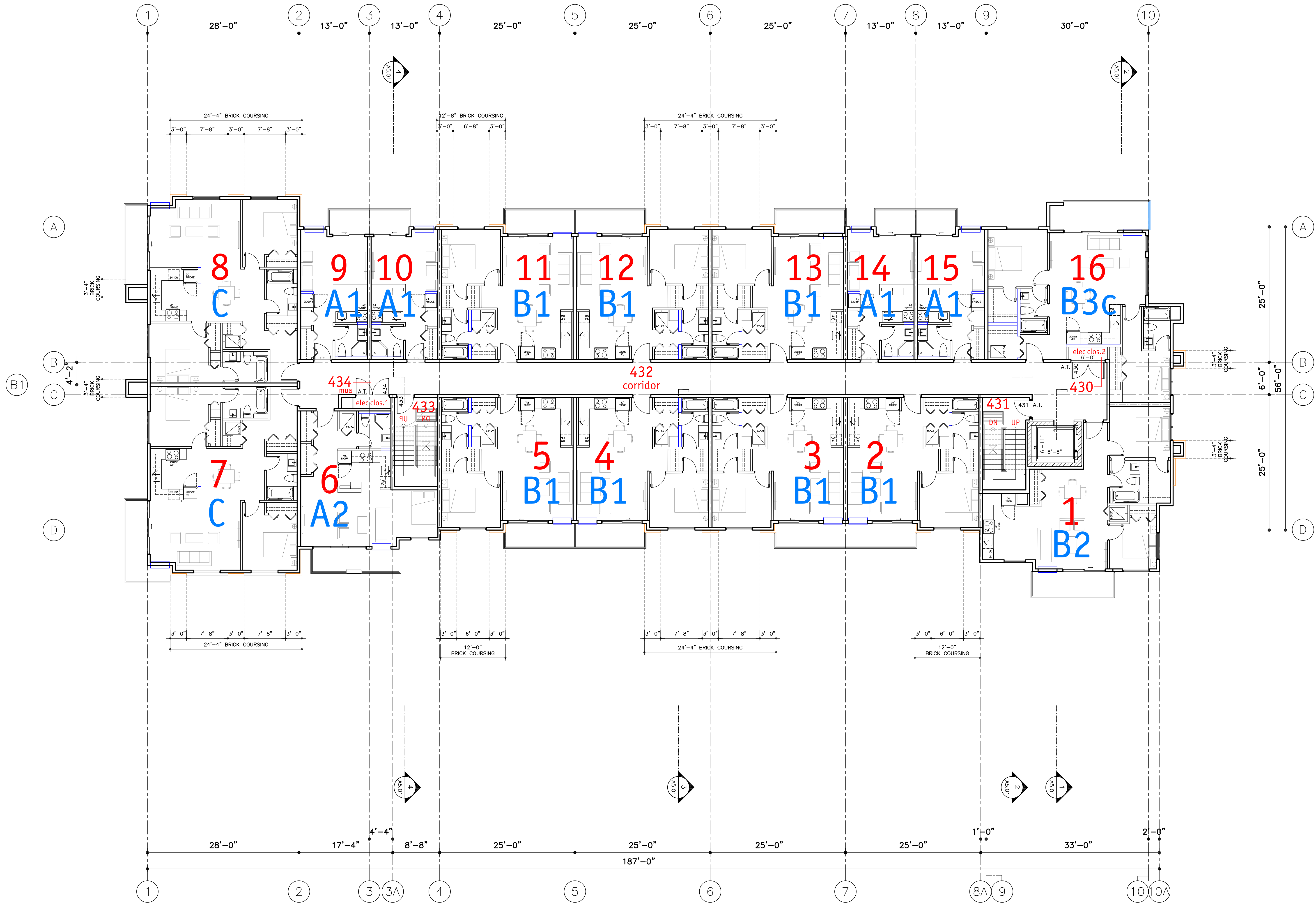
DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title

F-Level 4

1/8"=1'0"

Date	2017-04-13
Job No.	m+m 15-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM



2017-05-15
revised
DP dwg

SCHEDULE A
This forms part of application
DP17-0082
City of Kelowna
Planner Initials LK

TRUE NORTH
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No.	Date	Revision
01	2016-12-19	Phase 1 Parkade BP
02	2017-05-14	Building B - DP
03	2017-03-27	Footings for crane location
04	2017-04-03	Building F - DP
05	2017-04-13	Fig + Fdn JFC
06	2017-05-07	Building B - revised DP
07	2017-05-15	Building F - revised DP

Project Title
CENTRAL GREEN

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6
Drawing Number

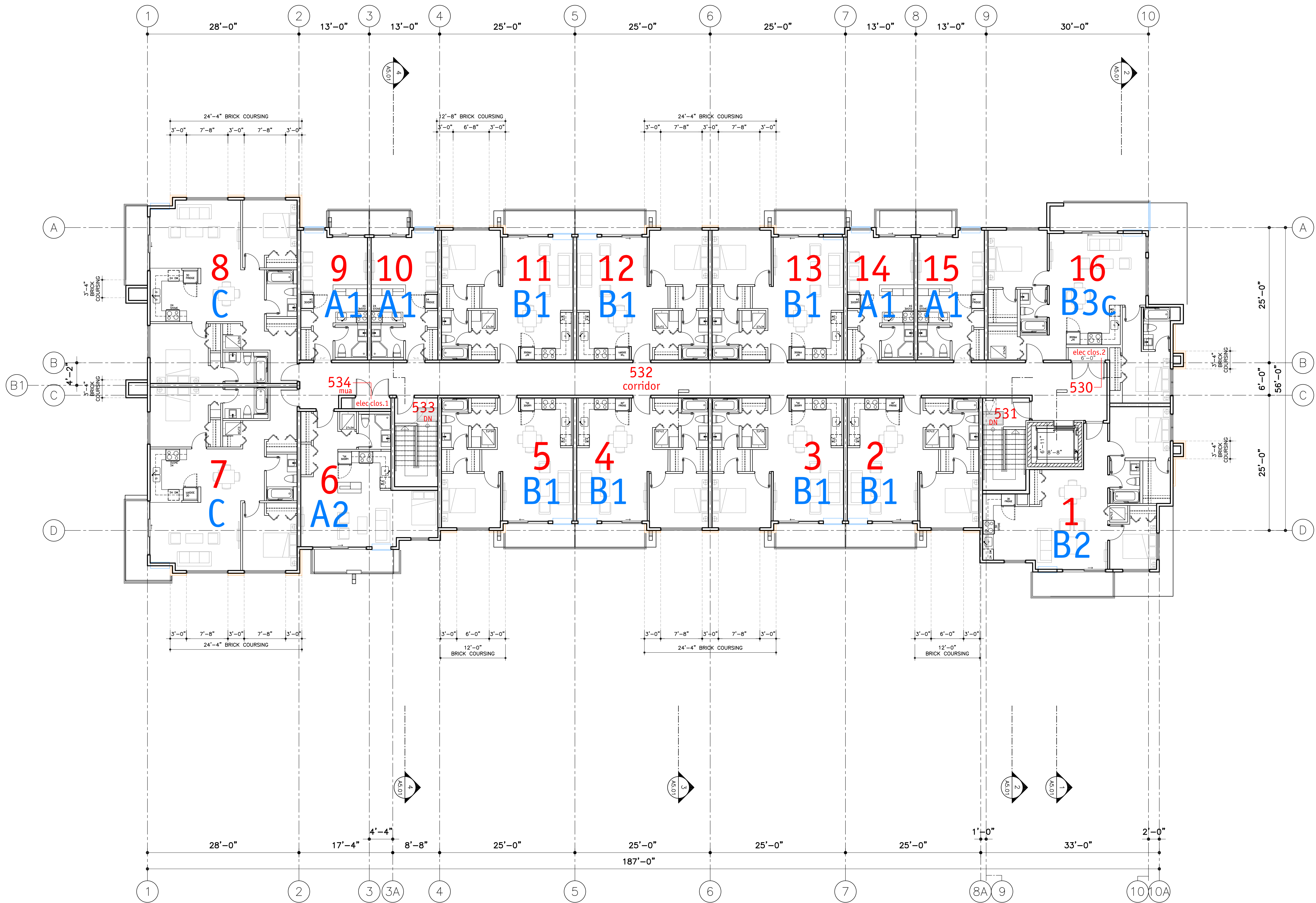
A3.05-F

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Drawing Title
F-Level 5

1/8"=1'0"

Date	2017-04-13
Job No.	m+m 15-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM





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2017-06-16
revised
DP dwg

SCHEDULE B
This forms part of application
DP17-0082

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

TRUE NORTH

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No.	Date	Revision
01	2016-12-19	Phase 1 Parkade BP
02	2017-05-14	Building B - DP
03	2017-03-27	Footings for crane location
04	2017-04-03	Building F - DP
05	2017-04-13	Fig + Fdn IFC
06	2017-05-07	Building B - revised DP
07	2017-05-15	Building F - revised DP
08	2017-05-23	IFC suspended slab
09	2017-05-26	Building F - revised DP

Project Title
CENTRAL GREEN
1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number
A4.01-F

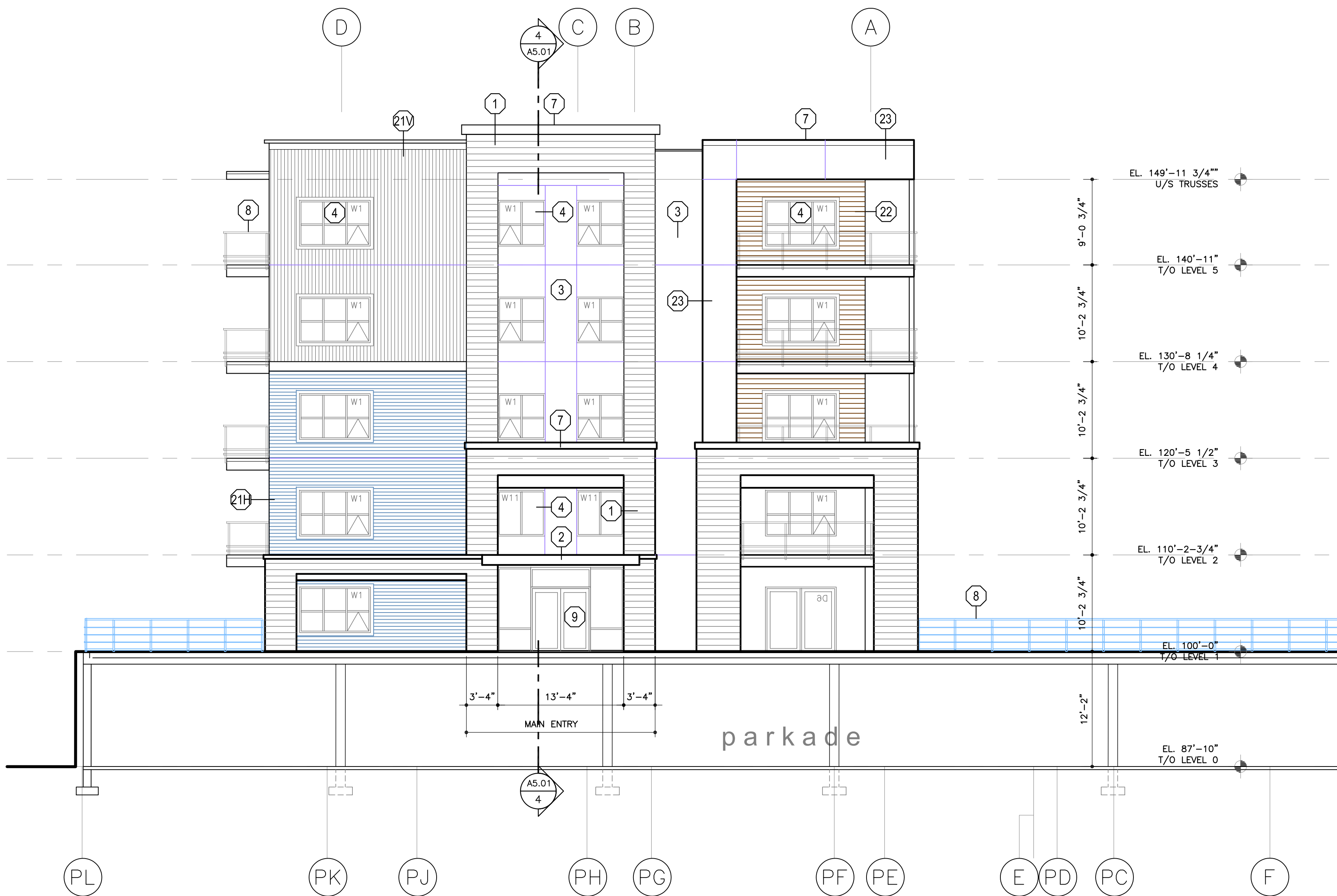
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Drawing Title
BUILDING F ELEVATION

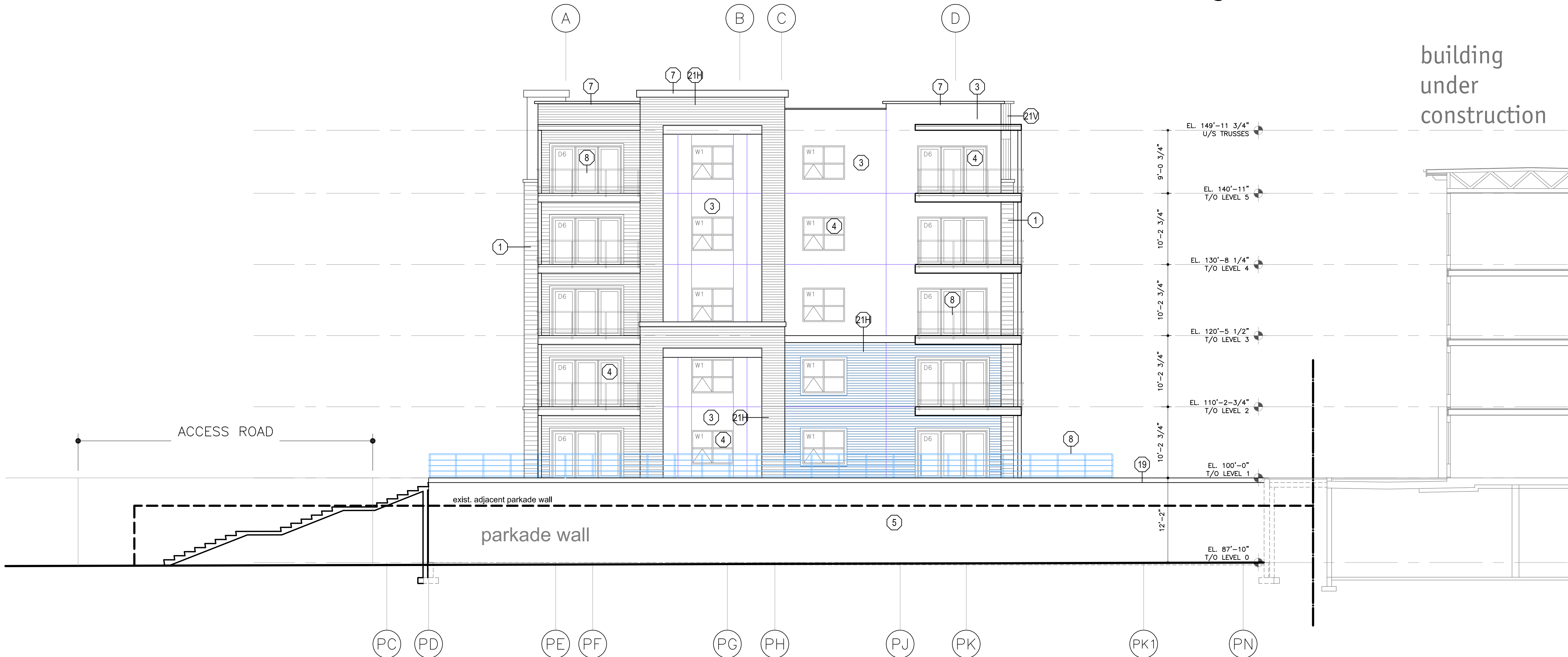
1/8"=1'0"

Date	2017-05-23
Job No.	m+m 15-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

ELEVATION KEY NOTES			
ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUF.'S STANDRAD LINE OF COLOURS.			
1 BRICK VENEER	13 BUILDING SIGNAGE		
1a BRICK SUPPORT ANGLES	14 PAINTED HSS COLUMN		
2 PAINTED STEEL ENTRY CANOPY	15 EXTERIOR LIGHT (REFER TO ELECTRICAL)		
3 STUCCO FINISH WITH REVEALS	16 PREFIN LOUVER PTAC GRILLE (REFER TO MECHANICAL)		
4 VINYL FRAMED RESIDENTIAL WINDOWS/DOORS	17 EMERGENCY OVERFLOW SCUPPER (SEE ROOF PLAN)		
5 CONCRETE WALL WITH REVEAL	18 PRIVACY SCREEN		
6 BERMED LANDSCAPING	19 EXIST. BUILDING UNDER CONSTRUCTION		
7 PREFINISHED METAL DRIP FLASHING / FLASHING CAP	20 SMOOTH FACE CONCRETE BLOCK VENEER		
8 PREFINISHED ALUM/GLASS GUARDRAILS @ BALCONIES	21H HORIZONTAL FIBRE CEMENT SIDING		
9 ALUM. DOORS/WINDOWS @ LOBBY	21V VERTICAL FIBRE CEMENT SIDING		
10 VINYL WINDOWS/ DOORS @ TOWNHOUSES	22 ALUM WOOD GRAIN CLADDING REF: LONGBOARD OR ALUMINUM F/X		
11 PREFINISHED METAL O/H DOOR	23 HARDIE PANEL CLADDING C/W BUTT JOINTS		
12 PAINTED METAL DOOR			



Bldg "F" East Elev



Bldg "F" West Elev

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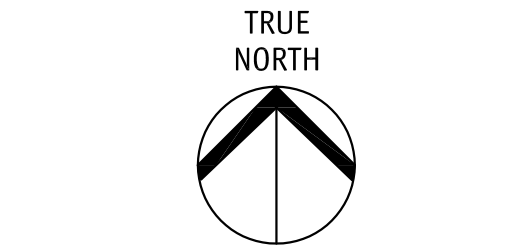
2017-06-16
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SCHEDULE B

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DP17-0082

City of Kelowna
COMMUNITY PLANNING

Planner Initials LK



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05	2017-04-13	Fig + Fdn IFC
06	2017-05-07	Building B - revised DP
07	2017-05-15	Building F - revised DP
08	2017-05-23	IFC suspended slab
09	2017-05-26	Building F - revised DP

Project Title
CENTRAL GREEN

1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6

Drawing Number

A4.02-F

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Drawing Title
**BUILDING F
ELEVATION**

1/8"=1'0"

Date	2017-05-23
Job No.	m+m 15-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

