

ZONING SUMMARY

CENTRAL GREEN 3	1800 RICHTER STREET KELOWNA																																				
ADDRESS																																					
LEGAL DESCRIPTION	LOT A, DISTRICT LOTS 14 AND 139 DDVD PLAN EPP18764																																				
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	4 STOREY CONDOMINIUM BUILDING OVER PARKADE																																				
CRITERIA FOR ALL TYPES OF APPLICATION:	CD22 CENTRAL GREEN COMPREHENSIVE ZONE																																				
SITE AREA (sqm)	2976.3																																				
SITE WIDTH (m)	N/A																																				
SITE DEPTH (m)	N/A																																				
OFF-STREET PARKING	53 stalls																																				
PRIVATE OPEN SPACE	<table border="1"> <tr> <th>type</th> <th>sm</th> <th># unit</th> <th>sm</th> <th>level 1</th> <th>see landscape area</th> </tr> <tr> <td>backyard</td> <td>7</td> <td>4</td> <td>28</td> <td>level 2</td> <td>124.7 sm</td> </tr> <tr> <td>1 bed</td> <td>12</td> <td>12</td> <td>144</td> <td>level 3</td> <td>124.7 sm</td> </tr> <tr> <td>2/3 bed</td> <td>18</td> <td>39</td> <td>702</td> <td>level 4</td> <td>124.7 sm</td> </tr> <tr> <td>total</td> <td></td> <td>55</td> <td>874</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>total</td> <td>374 sm</td> </tr> </table>	type	sm	# unit	sm	level 1	see landscape area	backyard	7	4	28	level 2	124.7 sm	1 bed	12	12	144	level 3	124.7 sm	2/3 bed	18	39	702	level 4	124.7 sm	total		55	874							total	374 sm
type	sm	# unit	sm	level 1	see landscape area																																
backyard	7	4	28	level 2	124.7 sm																																
1 bed	12	12	144	level 3	124.7 sm																																
2/3 bed	18	39	702	level 4	124.7 sm																																
total		55	874																																		
				total	374 sm																																
HEIGHT OF BUILDING (S)/# OF STOREYS	16.5m MAX. 1,132 sm Total: 1,506 sm																																				
SITE COVERAGE OF BUILDING(S) (%)	50% max. 1295 /2976.3 = 43.5%																																				
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N/A																																				
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:	CD22 CENTRAL GREEN COMPREHENSIVE ZONE																																				
NUMBER OF BICYCLE PARKING SPACES	Class I: 0.5 per dwelling unit x 55 units Total = 28 bikes min. Class II: 0.1 per dwelling unit x 55 units Total = 6 bikes min.																																				
NUMBER OF LOADING SPACES	N/A																																				
DRIVE ASLE WIDTH (m) (IF PROPOSED)	7.0m																																				
SETBACKS TO PARKING (m):	N/A																																				
NORTH (FRONT)	N/A																																				
SOUTH (REAR)	N/A																																				
WEST (SIDE)	N/A																																				
EAST (SIDE)	N/A																																				
FLOOR AREA NET	± 5,152.6sm max. net area																																				
FLOOR AREA RATIO (F.A.R.)	± 4.173sm																																				
BUILDING (S) SETBACKS (m):																																					
NORTH (SIDE)	4.5m																																				
SOUTH (SIDE)	3.0m																																				
WEST (REAR)	3.0m																																				
EAST (RICHTER ST.)	3.0m																																				
DAYLIGHT ANGLE (IF A TOWER)	N/A																																				
PODUM HEIGHT (IF PROPOSED)	N/A																																				
FLOOR PLATE SIZE (IF REQUIRED)	N/A																																				

PARKING CALCULATIONS

STALL SIZE	WIDTH	LENGTH	HEIGHT	PARKING RATIO	
FULL SIZE STALL	8-3"	2.5m	19-6"	6.0m	required
MEDIUM SIZE STALL (40% max)	7-6"	2.3m	15-6"	4.8m	proposed
COMPACT SIZE STALL (70% max)	6-6"	2.0m	11-2"	3.4m	
DISABLED STALL	12-2"	3.7m	19-6"	6.0m	
DRIVE AISLES (2-way 90° pkg)	23-0"	7.0m			
PARKING REQUIREMENTS:					
RESIDENTIAL:					
0.75 stall/ bachelor unit		4		3	
0.9 stalls/ 1 bedrm unit		12		11	
1.0 stalls/ 2 & 3 bedrm unit		39		39	
total unit		55		53	
TOTAL PARKING REQUIRED:				53 STALLS	
TOTAL PARKING PROVIDED:				63 STALLS	

BUILDING AND FLOOR AREAS - BLDG F:

UNIT TYPES	UNIT	NFA	NFA	UNIT
	NFA	±sm	±sm	COUNT
A	MICRO	312.0	29.0	4
A1	1 BED	608.0	56.5	3
A2	1 BED	443.0	41.2	3
B	2 BED	704.0	66.4	8
B1	2 BED	820.0	76.2	4
B2	2 BED	876.0	81.4	4
C3	3 BED	1036.0	96.2	16
C1	2 BED	990.0	92.0	3
C2	1 BED	656.0	60.9	6
D	3 BED	1156.0	107.6	4
TOTAL		44,915	4,173	55

PARKADE	GFA ±sf	GFA ±sm	Res. GFA ±sf	Res. GFA ±sm
1ST LEVEL	21,970	2,041	12,902	1,199
2ND LEVEL			13,185	1,225
3RD LEVEL			13,185	1,225
4TH LEVEL			13,185	1,225
TOTAL RESIDENTIAL GFA			52,457	4,873

SITE COVERAGE AREAS:

FOOTPRINT AREA LEVEL 1 : ±1,235 sm (13,295 sf)

SPATIAL SEPARATION: 3.2.3.1.D

	WEST/EAST WALL	NORTH WALL	SOUTH WALL
WALL AREA	window openings & walls construction un-restricted	± 43 sm	± 30 sm
OPENING AREA	limiting distance exceeds 8.0m, or bldg faces a street in accordance with 3.2.3.10	± 14.5 sm	± 12.9 sm
% PROVIDED		± 33.7 %	± 4.9 %
LIMITING DISTANCE		± 3.62 m	± 3.62 m
% PERMITTED		± 50.2 %	± 62 %
CONSTRUCTION TYPE		combustible	combustible
CLADDING MATERIAL		combustible	combustible
REQUIRED RATINGS		45 min	45 min

BUILDING CODE REVIEW

OCCUPANCY	GROUP C	PARKADE: GROUP F3
ARTICLE	3.2.2.50	3.2.2.78
NO. OF STOREYS	4 STOREYS	UNLIMITED
NO. OF STREETS FACING	1	1
BUILDING AREAS:	PROPOSED ±1,235sm	CODE MAXIMUM 2,041 sm
		UNLIMITED

NOTE: PARKADE TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2

CONSTRUCTION TYPE: COMBUSTIBLE

NON-COMBUST.

ASSEMBLY RATINGS: YES

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 SHAMISE CONNECTION: 45 m MAX.

STANDPIPEHOSE: YES (IN EACH STAIR SHAFT)

SPRINKLERED: YES

FIRE ALARM SYSTEM: YES

EXIT LIGHTS: YES

EMERGENCY LIGHTING: YES

OCCUPANT LOAD TABLE 3.1.17.1.

PARKADE LEVEL:	46sm / PERSON X 2,041sm	45 PERSONS
RESID. LEVELS:		
LEVEL 1	2 PERSONS/SLEEPING RMS x 27 RMS	54 PERSONS
LEVEL 2 TO 4	2 PERSONS/SLEEPING RMS x 29 RMS	58 PERSONS PER FLOOR
TOTAL @ RESIDENTIAL BLDG		273 PERSONS

ACCESSIBILITY REQUIREMENTS 3.8.

ACCESS TO MAIN ENTRANCES	REQUIRED	PROVIDED
ACCESS TO ALL FLOORS	NO	YES
ACCESSIBLE WASHROOM	NO	NO

WASHROOM FIXTURES REQUIREMENTS 3.7.2.2.(11)

MIN. 1 RECD / DWELLING UNIT

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	6.1sm/ person X 45 persons = 275sm	4 doors @ 3'-0" = 12'-0" (3659mm)	
RESIDENTIAL LEVELS:			
LEVEL 1 - 4 (doors)	6.1sm /person x 58 persons max = 354 sm	min. 2 doors @ 3'0" width = 6'0" (1829mm)	
LEVEL 1 - 4 (stairs)	8.0sm /person x 58 persons max = 464 sm	min. 2 stairs @ 3'0" width per floor = 7'6" (2317mm)	

REQUIRED FIRE SEPARATIONS 3.1.3.1.

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

BUILDING FIRE SAFETY

SOFT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
FLAME SPREAD RATINGS <td>COMPLY WITH</td> <td>3.1.13.2</td>	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES <td>N/A</td> <td>3.1.14.2.</td>	N/A	3.1.14.2.
ROOF COVERING CLASSIFICATION <td>CLASS "A"</td> <td>3.1.15.2.</td>	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS <td>YES</td> <td>3.1.11.</td>	YES	3.1.11.
MAX. ATTIC AREA <td>300 sm</td> <td>3.1.11.5.</td>	300 sm	3.1.11.5.
MAX. CRAWL SPACE AREA <td>N/A</td> <td>3.1.11.6.</td>	N/A	3.1.11.6.
CONCEALED FLOOR AREA <td>N/A</td> <td>3.1.11.5.</td>	N/A	3.1.11.5.



2017-07-14
DP

Copyright reserved. This plan and design is and all other items remain the exclusive property of MEIKLEJOHN ARCHITECTS INC. No part of this drawing may be reproduced or transmitted in any form or by any means without the Architect's consent.
 No. Date Revision
 01 2017-07-14 0P SUBMISSION

201-75 FRONT STREET
 FARMINGTON, B.C.
 TEL.: 250.492.3143
 EMAIL: pen-m@shaw.ca
 233 BERNARD AVENUE
 KELOWNA, B.C.
 V1Y 6N2
 TEL.: 250.762.3004
 EMAIL: ket-m@shaw.ca

m+a
 MEIKLEJOHN ARCHITECTS INC.

2017-07-14

DP

Copyright reserved. This plan and design is and all other rights reserved. This plan and design is and all other rights reserved. This plan and design is and all other rights reserved.

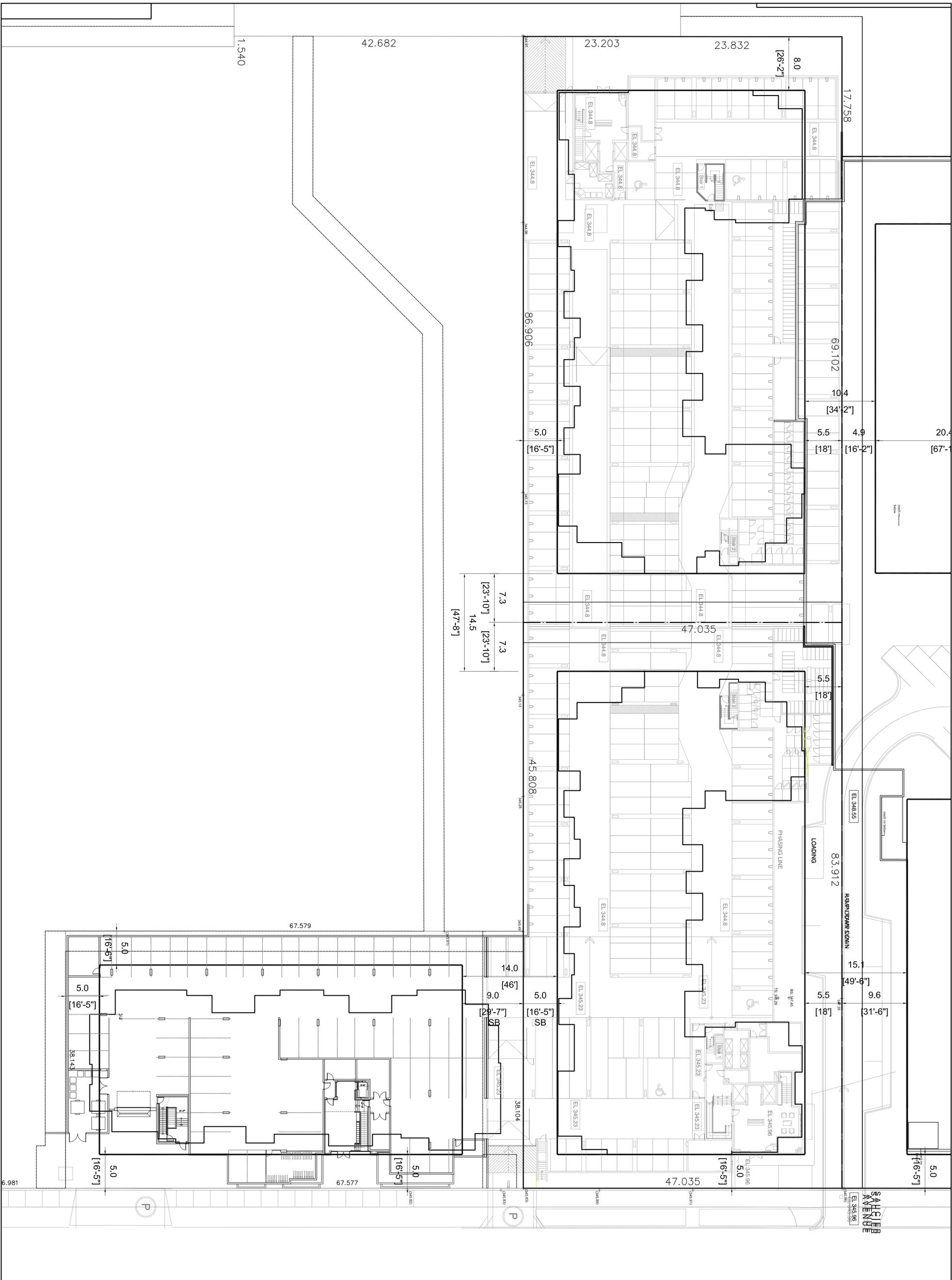
No.	Date	Revision
01	2017-07-14	1P SUBMISSION

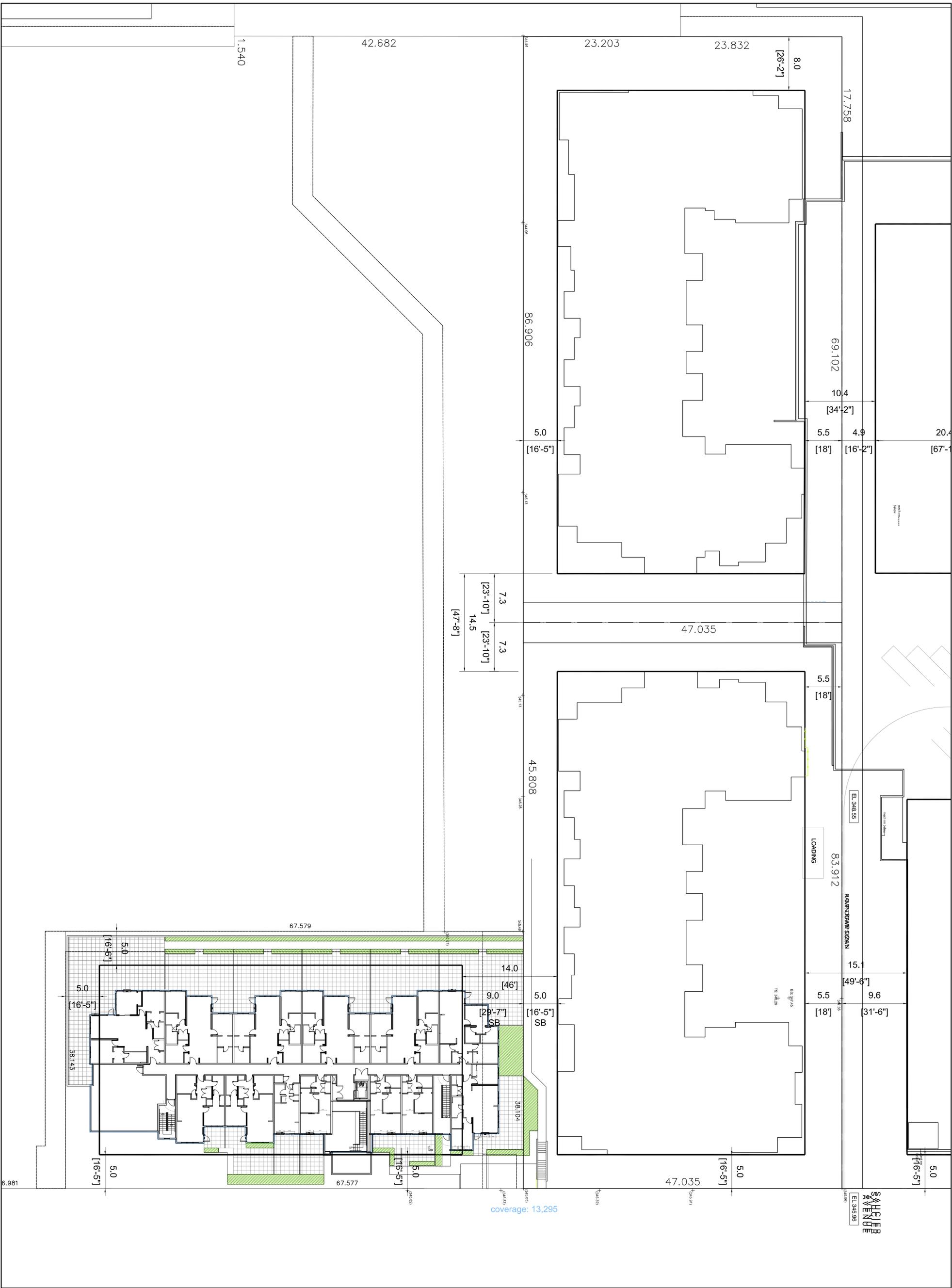
Project Title
CENTRAL GREEN 3

Drawing Number
A2.00

1800 RICHER STREET KELOWNA V1Y 0E5
Parkade

1" = 20'
 Date: 2017-07-14
 Job No.: m+h-17-1763
 Scale: AS SHOWN
 Drawn: SN
 Checked: JO





201-715 FRONT STREET
 FARMINGTON, B.C.
 TEL.: 250.402.3143
 EMAIL: pen-m@shaw.ca
 233 BERNARD AVENUE
 KELOWNA, B.C.
 V1Y 6N2
 TEL.: 250.762.3004
 EMAIL: kai-m@shaw.ca

m+a
 MEIKLEJOHN ARCHITECTS INC.

2017-07-14
DP

Copyright reserved. This plan and design is and all it items remains the exclusive property of Meiklejohn Architects Inc. No part may be used without the Architects' consent.

No.	Date	Revision
01	2017-07-14	1P SUBMISSION

Project Title
CENTRAL GREEN 3

Drawing Number
A2.01

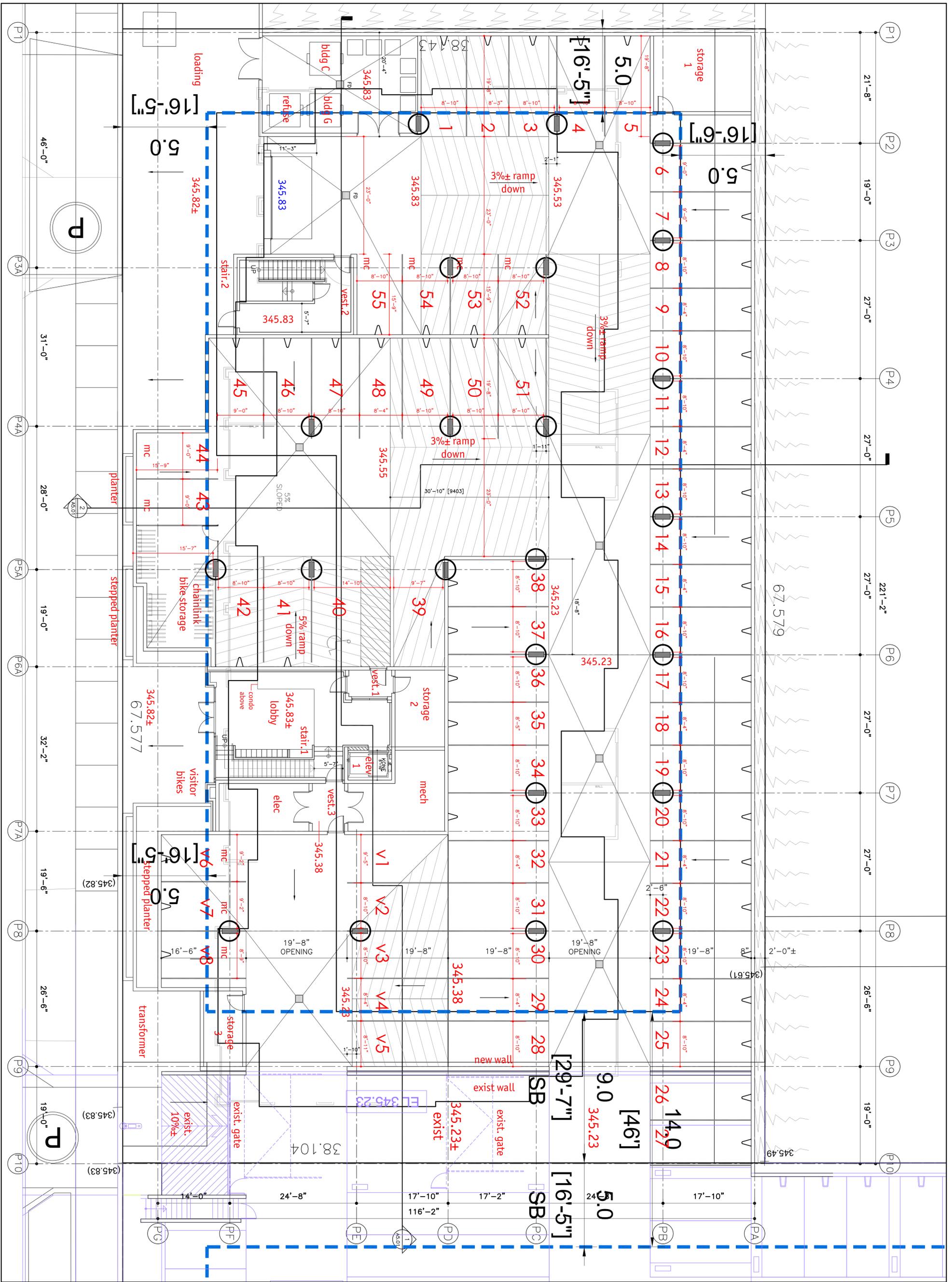
1800 RICHER STREET KELOWNA, V1Y 0E5

Drawings are NOT TO BE SCALE.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Level 1

1" = 20'

Date	Drawn	Checked
2017-07-14	AS SHOWN	30



201-75 FRONT STREET
 PENNINGTON, B.C.
 TEL: 250.402.3143
 WWW.MEIKLEJOHNARCHITECTS.COM
 233 BERNABO AVENUE
 KELOWNA, B.C.
 V1Y 6N2
 TEL: 250.762.3004
 EMAIL: kel@meiklejohn.ca



2017-07-14

DP



Copyright reserved. This plan and design is and all other items remain the exclusive property of MEIKLEJOHN ARCHITECTS INC. No part of this drawing may be reproduced or transmitted in any form or by any means, without the Architect's consent.

No.	Date	Revision
01	2017-07-14	1P SUBMISSION

Project Title
CENTRAL GREEN 3
 1800 BECHER STREET KELOWNA, V1Y 0E5
 Drawing Number
A3.00

Drawings are NOT TO BE SCALE.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Parkade

Scale
1/8" = 1'0"

Date
 2017-05-14
 Job No.
 mh-17-1763
 Scale
 AS SHOWN
 Drawn
 SN
 Checked
 JO

2017-07-14

DP



Copyright reserved. This plan and design is and all other items remains the exclusive property of Meiklejohn Architects. No part of this drawing may be reproduced or transmitted in any form or by any means without the Architect's consent.

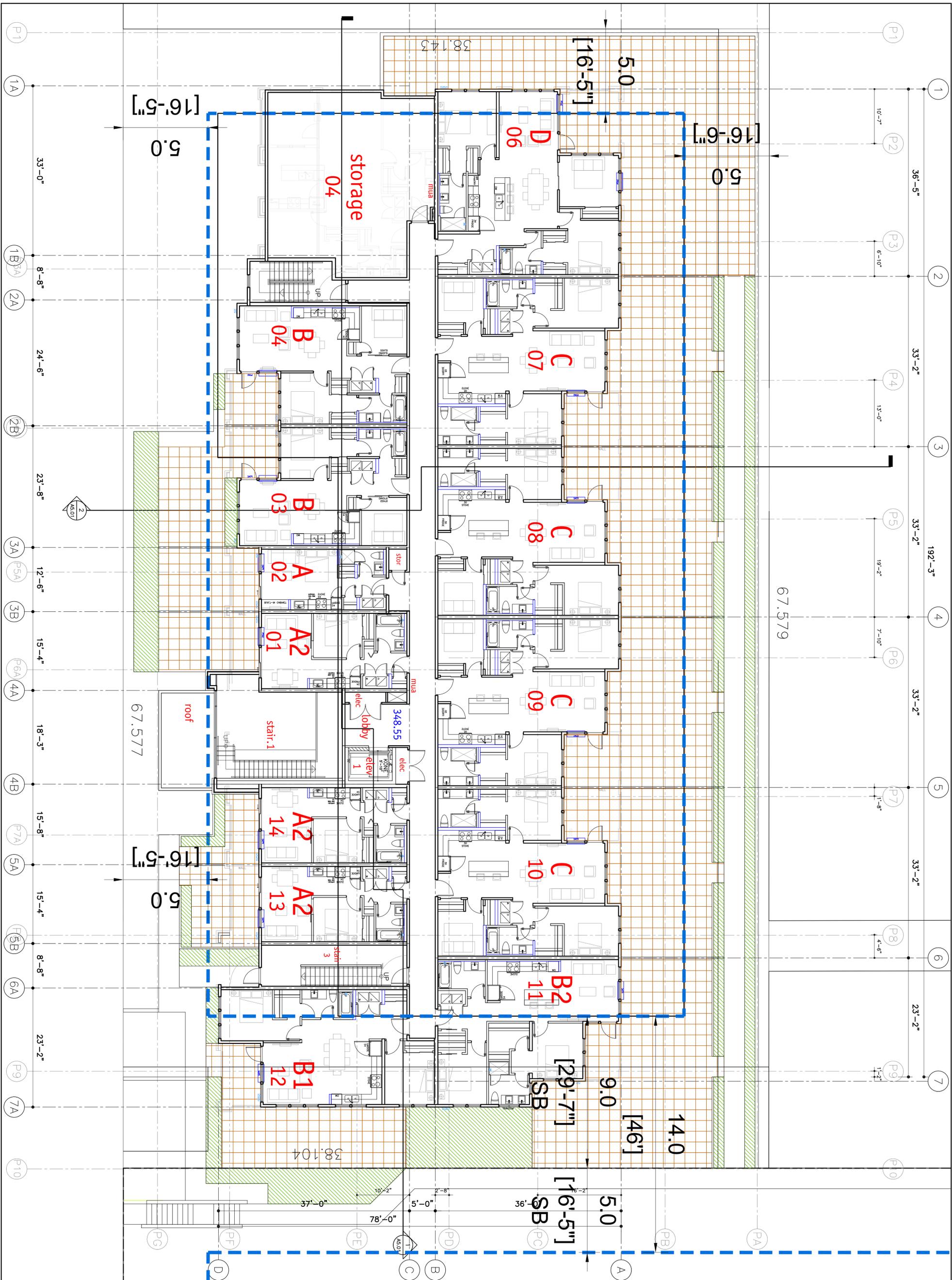
No.	Date	Revision
01	2017-07-14	1P SUBMISSION

Project Title
CENTRAL GREEN 3

Drawing Number
A3.01

Drawing Title
Level 1

Scale
1/8" = 1'0"



1800 BICHER STREET KELOWNA V1Y 0E5
 Drawing Number
A3.01
 Date
 2017-05-14
 Job No.
 mh-17-1763
 Scale
 AS SHOWN
 Drawn
 SN
 Checked
 JO

201-715 FRONT STREET
 PENNINGTON, B.C.
 TEL.: 250.402.3143
 EMAIL: pen@shaw.ca
 233 BERNARD AVENUE
 KELOWNA, B.C.
 V1Y 6N2
 TEL.: 250.762.3004
 EMAIL: kai-meh@shaw.ca



2017-07-14

DP



Copyright reserved. This plan and design is and all other rights reserved. This plan and design is and all other rights reserved. This plan and design is and all other rights reserved.

No.	Date	Revision
01	2017-07-14	1P SUBMISSION

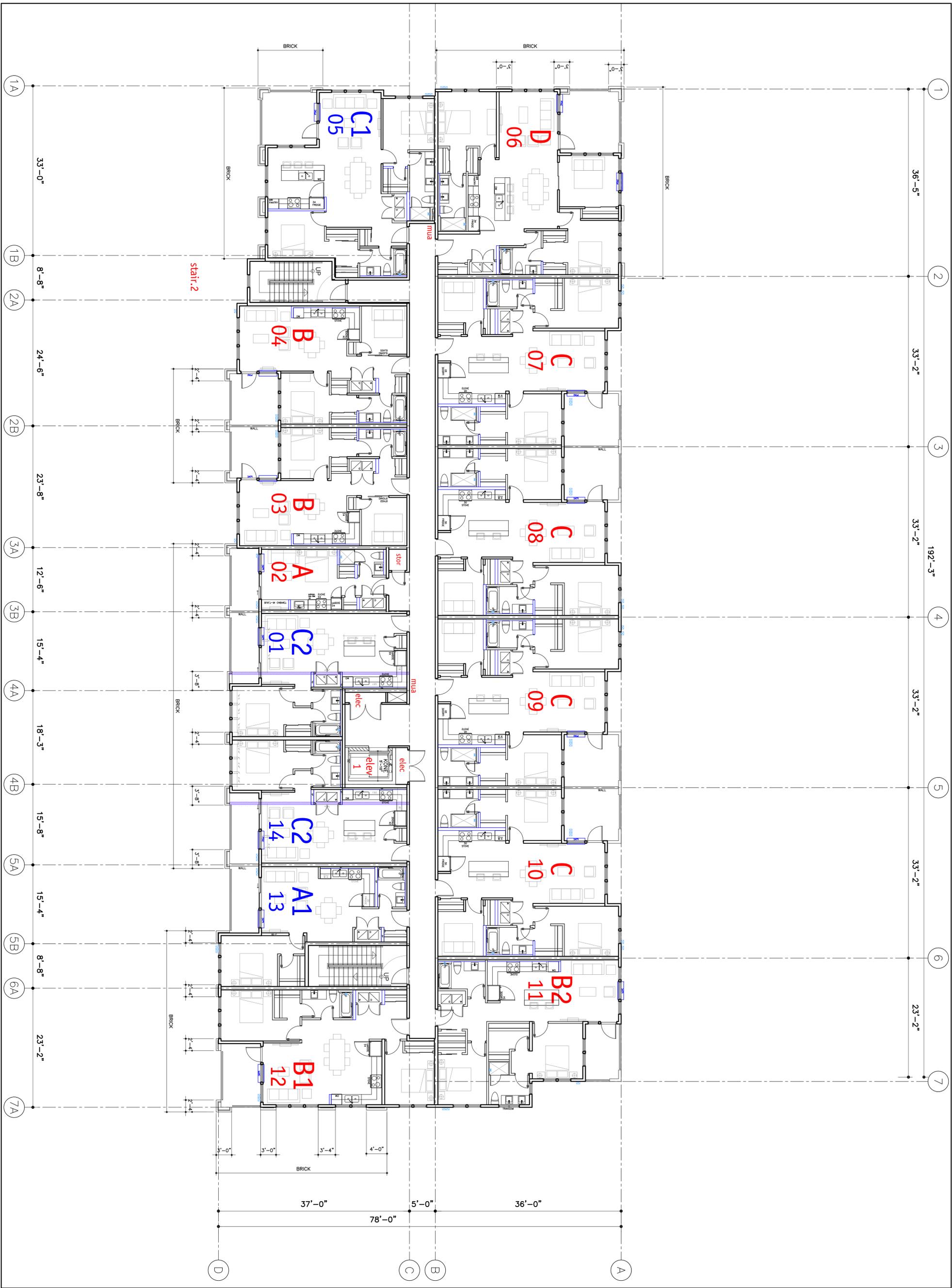
Project Title
CENTRAL GREEN 3

Drawing Number
A3.02

Drawing Title
Level 2

1/8" = 1'0"

Date	2017-05-14
Job No.	mh-17-1763
Scale	AS SHOWN
Drawn	SN
Checked	JO



2017-07-14

DP



Copyright reserved. This plan and design is and all other items remain the exclusive property of MEIKLEJOHN ARCHITECTS INC. and may not be used without the Architect's consent.

No.	Date	Revision
01	2017-07-14	1P SUBMISSION

Project Title
CENTRAL GREEN 3
 1800 RICHTER STREET KELOWNA, V1Y 0E5

Drawing Number
A4.01

Drawing Title
Building Elevations

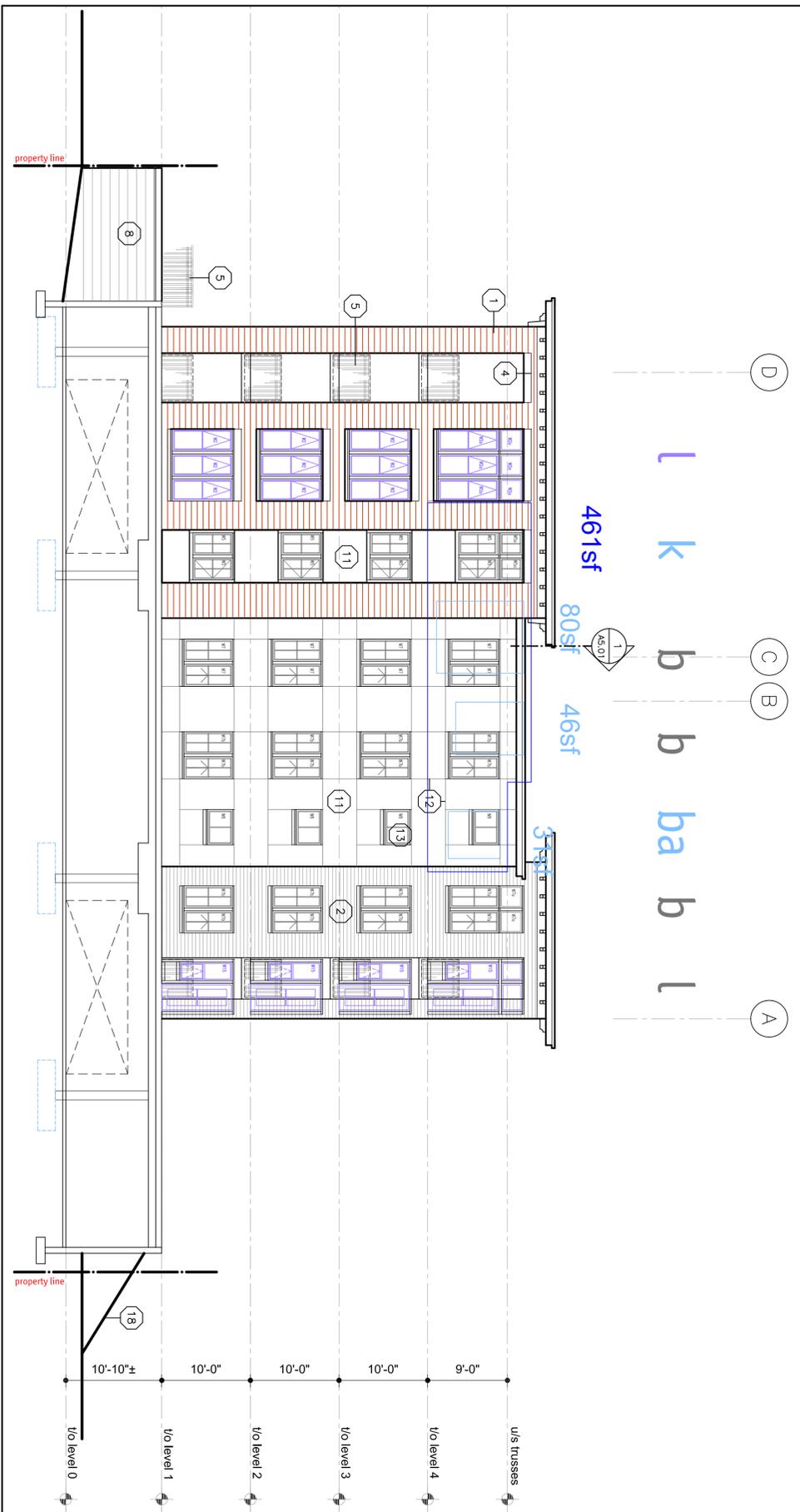
Date	2017-07-14
Job No.	mh-17-1763
Scale	AS SHOWN
Drawn	SN
Checked	JO



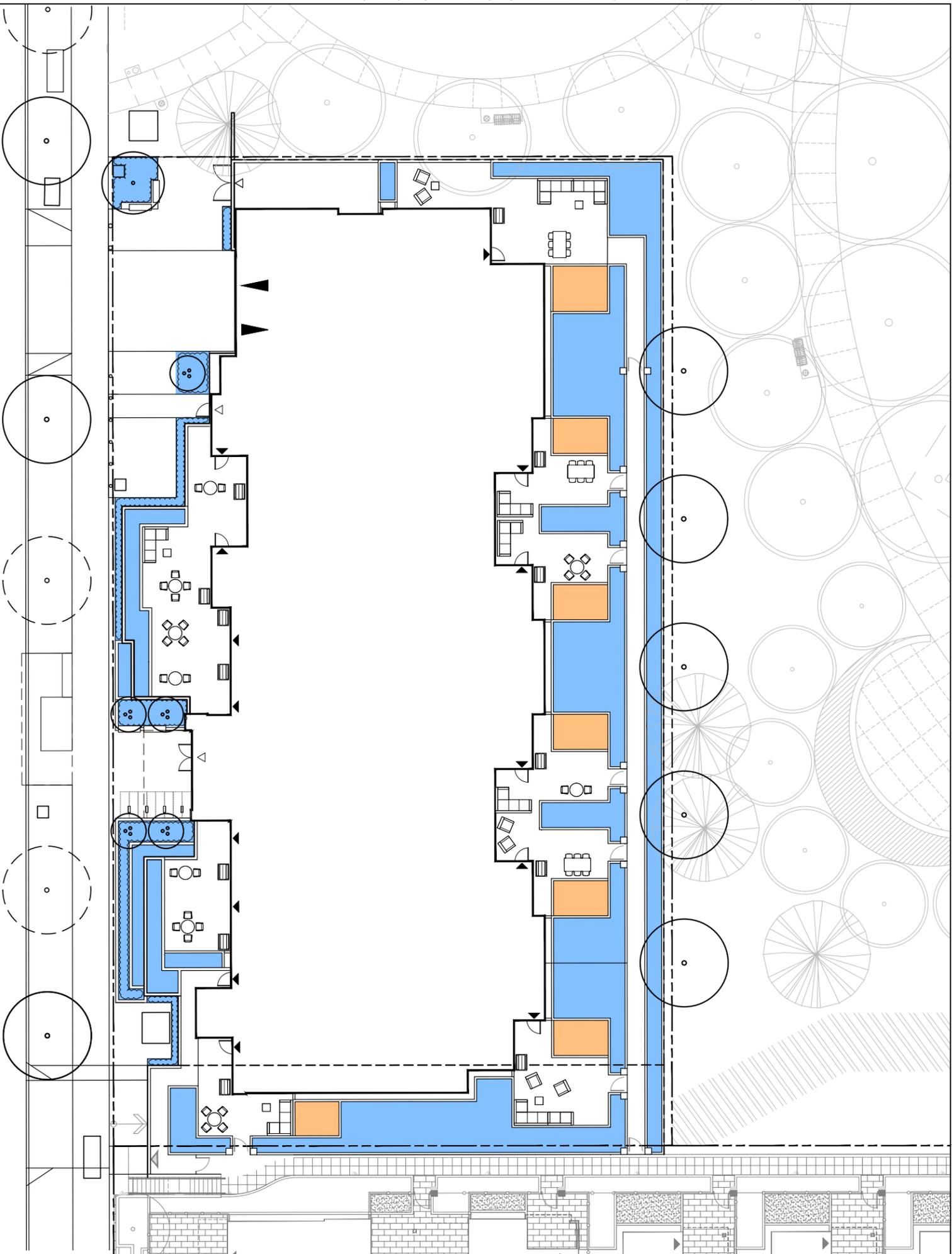
Front elevation along richter

BUILDING ELEVATION KEY NOTE:

NOTES:	
1. REFER TO PLANS & SECTIONS & SPECS DETAILED INFORMATION	10 PAINTED O/H DOOR
2. REFER TO SPECIFICATION SECTION 08800 FOR GLASS TYPES	10a EXIST. O/H DOOR
3. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE.	11 HARDIE PANEL CLADDING
1 BRICK VENEER	12 ALUM. PANEL REVEALS
2 HORIZONTAL HARDIE PLANK SIDING	13 VINYL WINDOWS TO MATCH BLDG C/G
3 PAINTED STEEL SUSPENDED CANOPY	14 DECORATIVE WOOD DENTIL/MOULDINGS TO MATCH BLDG C/G
4 PRECAST CONCRETE SILL/LINTELS	15 PREFIN METAL FLASHING CAP
5 ALUM. GUARDRAILS C/W PICKETS TO MATCH BLDG C/G	16 HARDIE TRIM FASCIA
6 ALUM. STOREFRONT/ENTRY DOORS	17 PREFIN METAL MESH LOUVERES
7 BRICK PLASTER WALLS (SEE ANNOTATIONS)	17 UNSCAPED BERM
8 EXPOSED CONC./C/W CAST REVEALS	
9 PAINTED METAL DOORS/FRAMES	



Side elevation facing bldg C



SCALE: 1:150

NOT FOR CONSTRUCTION

CONTRACTOR REVIEWED. THE DRAWING AND DESIGN IS AT ALL TIMES THE PROPERTY OF BENCH CONSULTANTS INC. AND SHALL BE USED ONLY FOR THE PROJECT'S SPECIFIC PURPOSE.

REVISIONS / ISSUES:

NO.	DATE	DESCRIPTION
1	14/17	ISSUED FOR DP

BENCH
SITE DESIGN
14-1045 South Street, Kelowna BC, V1Y 1Z1
11 250 860 0778

CLIENT:
MISSION GROUP HOMES
KELOWNA, B.C.

PROJECT:
CG3 CONDOMINIUMS
KELOWNA, B.C.

SHEET TITLE:
HYDROZONE PLAN

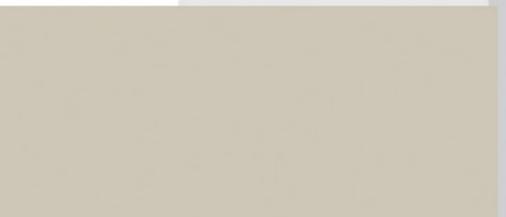
DESIGN BY: XS
DRAWN BY: GWP
CHECKED BY: XS
PROJECT NO: 17-012
SCALE: 1:150

SHEET NO:

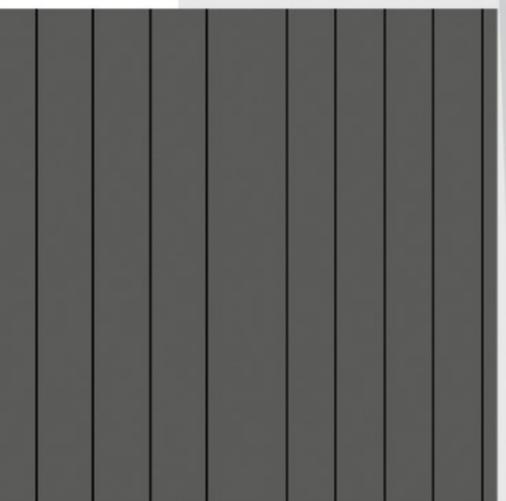
L-2



iron gray
hardie panel



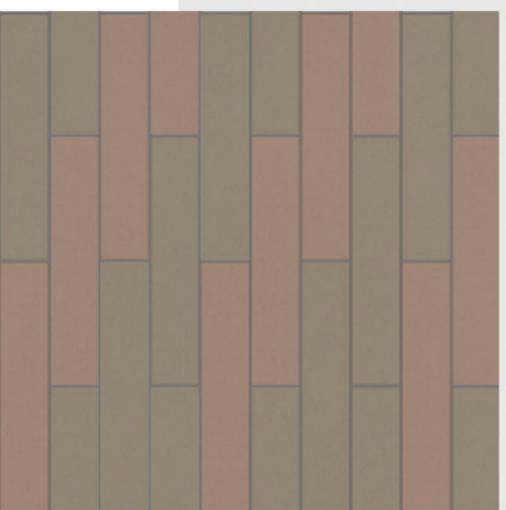
cobblestone
hardie panel



hardie-H iron gray



pomegranate
bm AF-295



brick 1/2 running bond
sioux city, sonoma city





