
CITY OF KELOWNA
MEMORANDUM

DATE: June 25, 2008
FILE NO.: DP07-0280/DVP07-0281
TO: City Manager
FROM: Planning & Development Services Department

APPLICATION NO. DP07-0280 /
DVP07-0281 **OWNER:** AL STOBER
CONSTRUCTION & T 186
ENTERPRISES LTD.
AT: 1615, 1610, 1620 - 1632 **APPLICANT:** MEIKLEJOHN
DICKSON AVENUE ARCHITECTS INC.

PURPOSE: TO SEEK A DEVELOPMENT PERMIT TO AUTHORIZE
CONSTRUCTION OF A 6 LEVEL PARKING STRUCTURE WITH
GRADE ORIENTED COMMERCIAL USES,

- TO SEEK A DEVELOPMENT VARIANCE PERMIT TO VARY;
- SECTION 8.12 OF THE PARKING AND LOADING
REQUIREMENTS OF ZONING BYLAW TO PERMIT THE
PROVISION OF MORE THAN 125% OF REQUIRED
PARKING,
 - TO INCREASE PERMITTED SITE COVERAGE TO 66%
 - TO REDUCE FRONT YARD SETBACK TO 3.0 M,

EXISTING ZONE: CD 14 – COMPREHENSIVE HIGH TECH BUSINESS CAMPUS

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Final Adoption of Zone Text Amending Bylaw No. 9983 be considered by Council;

THAT Council authorize the issuance of Development Permit No. DP07-0280 for Lot 3, DL 129 & 141, O.D.Y.D Plan KAP84655, Lot A, DL 141, O.D.Y.D., Plan KAP85536, and Lot 1, DL 129, O.D.Y.D., Plan KAP84655, located on Dickson Avenue, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";

4. 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 professional landscaper;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP07-0281; Lot 3, DL 129 & 141, O.D.Y.D Plan KAP84655, Lot A, DL 141, O.D.Y.D., Plan KAP85536, and Lot 1, DL 129, O.D.Y.D., Plan KAP84655, located on Dickson Avenue, Kelowna, B.C.;

AND FURTHER THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the development permit application in order for the permit to be issued.

AND THAT Council authorize the issuance of Development Variance Permit No. DVP07-0281; Lot 3, DL 129 & 141, O.D.Y.D Plan KAP84655, Lot A, DL 141, O.D.Y.D., Plan KAP85536, and Lot 1, DL 129, O.D.Y.D., Plan KAP84655, located on Dickson Avenue, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

- a. Section 8.1.2 **Parking and Loading**, Vary maximum permitted park to be provided from 125% of required parking permitted to 154% of required parking proposed;
- b. Schedule "B" **Comprehensive Development Zones**,
CD 14 – Comprehensive High Tech Business Campus;
 - i. Section 1.5 (a) **Development Regulations**, to vary site coverage from 50% permitted to 66% proposed,
 - ii. Section 1.5 (d) **Development Regulations**, to vary front yard from 4.5 m required to 3.0m proposed for south side of Dickson Road,

2.0 SUMMARY

The applicant is proposing the development of a 6 level parking structure with ground level commercial space. There is also a Development Variance Permit application to vary; parking provisions to allow more than 125% of required parking to be provided on site, to increase site coverage to 66%, and to reduce the front yard setback along the south side of Dickson Avenue to 3.0 m. from the 4.5m setback required.

2.1 Advisory Planning Commission

The above noted applications (DP07-0280 & DVP08-0281) were reviewed by the Advisory Planning Commission at the meeting of February 12, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP07-0280, for 1620 – 1632, 1610 & 1615 Dickson Avenue, Lots 1 & 3, Plan 84655; Lot A, Plan 85536, Sec. 20, Twp. 26, O.D.Y.D by Meiklejohn Architects (V. Fernandez), to seek a Development Permit to authorize construction of a 6 level parking structure with grade oriented commercial uses;

AND THAT the Advisory Planning Commission support Development Variance Permit Application No. DVP07-0281, for 1620 – 1632, 1610 & 1615 Dickson

Avenue, Lots 1 & 3, Plan 84655; Lot A, Plan 85536, Sec. 20, Twp. 26, O.D.Y.D by Meiklejohn Architects (V. Fernandez), to vary:

1. Section 8.12 of the parking and loading requirements of the Zoning Bylaw to permit the provision of more than 125% of required parking;
2. To increase permitted site coverage to 66%; and
3. To reduce the front yard setback to 3.0m.

3.1 THE PROPOSAL

The original CD14 – Comprehensive High Tech Business Campus zone was created in 2001. In 2004, the CD14 zone was amended to add lots A & D, Plan 20443 to the CD zoned area. Since that time, there has also been several DVP applications approved to increase the permitted building heights to allow the use of the observation enclosures located on top of the building as leaseable space.

This latest application proposes the development of the portion of the CD14 zoned development site which is located on the south side of Dickson Avenue, with a 6 level parking structure that is designed to incorporate grade oriented commercial uses along the Dickson Avenue frontage and the east side of the proposed building.

The vehicle access to the site and the parking structure is located at the west end of the property. This location is also the location of the loading area and the garbage enclosure. The proposed parking structure creates approximately 357 parking stalls on 6 levels.

The grade level commercial uses create space for approximately 652 m² of area. The space is designed with seven entrance doors located at regular intervals along the north and east sides of the building. This arrangement will provide variety in how the commercial space may be divided up as the space is leased out. The area along Dickson Avenue is proposed to be finished with a form of decorative paving to create a pedestrian friendly space along the Dickson Avenue frontage. The pedestrian entrances located along the east side of the building are accessed from a sidewalk which is located along the east side of the building.

The landscape plan indicates the planting of street trees along the Dickson Avenue frontage, while there is also a substantial amount of landscape plantings along the east and west sides of the proposed development. There are also grassed open spaces located to the east and south of the proposed building.

The exterior of the grade level commercial space is proposed to be finished with “buff” coloured brick. This same colour brick finish is also applied to the exit stairwells located at the northwest and southeast corners of the proposed building. There is a painted metal framed canopy located above the entrance units of each of the grade level commercial units.

The parking structure portion of the proposed building is designed to be finished with the exposed cast-in-place concrete of the structure. The west elevation of the parking structure is designed to be finished with a metal screen system.

The entire area that is zone CD14 – Comprehensive High Tech Business Campus zone is bound by a site service agreement that treats the development site as if it is one titled property. This also includes the portion of the development site south of Dickson Avenue, which is to be developed with the proposed parking structure.

Total site development as proposed compared to the existing CD14 – zone (for the subject properties located on both sides of Dickson Avenue, as proposed by the applicant) is as follows;

CRITERIA	PROPOSED PARKING DEVELOPMENT ADDED TO SITE	EXISTING DEVELOPED CD14 ZONED AREA Phases I, II, & III
Site Area (m ²) (after subdivision, and road dedications)	23,887 m ²	23,887 m ²
Site Width (m)	164 m	164 m
Site Depth (m)	115 m	115 m
Site Coverage (%)	66%	50%
Total Floor Area (m ²) Phase I (exc. u/g parking) Phase II Phase III Total Floor area		7,950 m ² 7,546 m ² 6,256 m ² 21,752 m ²
Total Floor Area (m ²) Phase I (exc. u/g parking) Phase II Phase III Proposed Commercial Total Floor area	7,950 m ² 7,546 m ² 6,256 m ² 652 m ² 22,404 m ²	
F.A.R. (net floor area)	23,887 m ² max FAR = 0.937	1.0 max. FAR = 0.91
Storeys (#)	18.3 m & 6 storeys	25.8 m & 7 storeys ①
Setbacks (m)		
- Front (Dickson Ave)	3.0 m ②	4.5 m
- East Side	6 m	0 m
- West Side	9 m	0 m
Landscaping (m)		
- Front	6 metres	Level 2: 3 metres
- Rear	4 metres	Level 3: 3 meters or opaque barrier
- East Side	6 metres	0
- West Side	6 metres	0
Parking Stalls (#)	532 stalls in bldg 357 new stalls 889 stalls provided approx 154% of required	560 stall req'd for PH I, II, & III 17 stall req'd for comm 577 stalls req'd 721 stalls max permitted @ 125%
Loading Stalls (#)	4	4 loading spaces

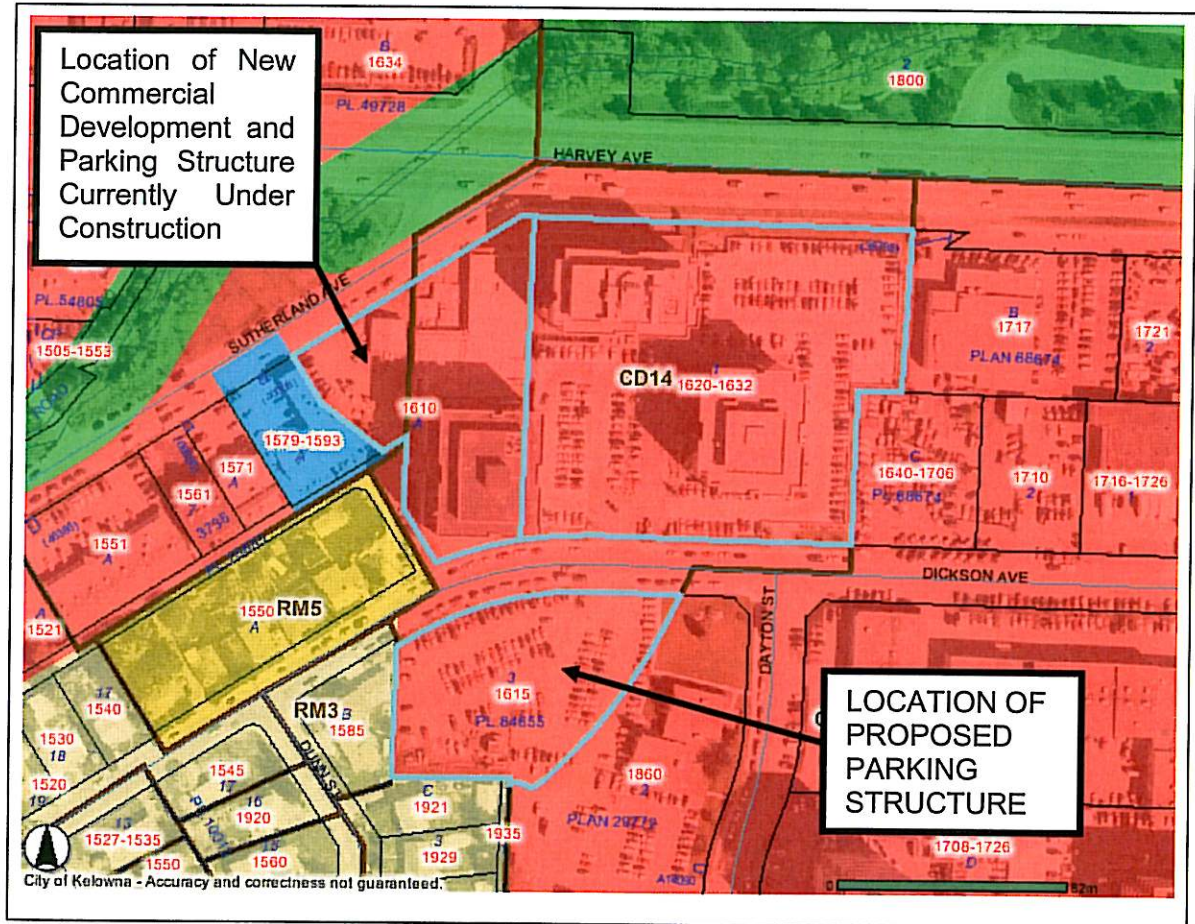
Notes:

① Development Variance Permit (DVP04-0159) has been made to vary the building height of the CD 14 zone from the maximum 6 storey (22m) permitted to 7 storeys (25.8m) existing to allow the use of the "sunroom" located on top of the Phase II building as office space. Net building area includes floor area of "Sunroom"

- ② The applicant is seeking a development variance permit to vary the front yard setback from the required 4.5m to the proposed 3.0 m

3.2 Site Context

SUBJECT PROPERTY MAP



Adjacent zones and uses are, to the:

- North - P1 – Major Institutional – Harvey Avenue / Parkinson Recreation Ctr.
- East - LUC 76-1054 – Used Car / New Car dealerships
- South - LUC71-1 – office uses permitted in the Land Use Contract
RU1 – Large Lot Housing / Single Unit residential uses
- West - C3 – Community Commercial / new commercial/parking building
RM5 – Medium Density Multiple Housing/ Apartment under construction
RM3 – Low Density Multiple Housing /existing 3 unit building

3.3 Existing Development Potential

The proposed CD14 – Comprehensive High Tech Business Campus zone permits “High Technology Research and Product Design” as the principal permitted use, and; accounting services, amusement arcades - major and minor, amusement arcades – minor, apartment housing, apartment hotels, broadcasting studios, business support services, care centres – major, commercial school, custom indoor manufacturing, , financial services, food primary establishment government services, health services, home based business – minor, liquor primary establishment, offices, participant recreation – indoor, personal service establishments, private clubs, religious assemblies, retail stores - convenience, and utility services - minor impact as secondary permitted uses.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The subject properties are designated as “Commercial” future land use in the Kelowna Official Community Plan. The proposal is consistent with that designation.

3.4.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- works to develop and maintain a strong, diversified local economy that offers residents opportunities for high-paying jobs
- embraces the social, cultural and physical well-being of its residents through the delivery of quality services at a reasonable price, the development and maintenance of quality infrastructure and built forms, and meaningful opportunities to be involved in major decisions made by the City.

The City of Kelowna Strategic Plan 2004 also states as an Objective;

- Aid in the growth and progress of Kelowna as a desirable place to do business.

The City of Kelowna Strategic Plan 2004 also states as an action statement under Goal #2, Objective #3,;

“Work with growth industries, including health care, agriculture, education, high tech, manufacturing and aerospace industries, in an effort to promote their continued growth in our region”.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the comments which have been submitted are attached to this report.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

This application represents the development of the last piece of undeveloped land which is located within the CD14 – Comprehensive High Tech Business Campus zoned area. The proposed development of a parking structure has the potential to provide much needed vehicle parking to serve this area. The commercial uses within the Landmark development have created a demand for parking which exceeds the available parking provided on the development site as part of the original development. As a result of the lack of available parking directly associated with the Landmark development, there has been a major impact on the adjacent neighbourhood when occupants of the businesses in the Landmark development park their vehicles on neighbourhood streets in the adjacent residential area.

The construction of a new six level parking structure will create 256 new parking stalls to the area, for a total of 357 stalls in this proposed structure. It is acknowledged that typically a variance to this requirement would not be supported. However, staff recognize that the impact on the neighbourhood from overflow parking has been significant. This will create a opportunity to remove those cars from the neighbourhood and park them in the new structure. This new parking is in addition to the 59 parking stalls recently approved as part of the new building under construction on the former Domino's Pizza site.

The designer of the proposed parking structure has utilized a single storey commercial space located at grade to provide a visual buffer to the pedestrian when the proposed development is viewed from Dickson Avenue. As well, the provision of this grade oriented commercial use will enhance the pedestrian experience while also providing opportunities to provide service to the nearby employees who work in the area.

The associated Text Amendment to the CD14 – Comprehensive High Tech Business Campus zone which was made to amend the CD14 zone has been considered by Council after a successful Public Hearing held on May 13, 2008. It is now appropriate for Council to consider these applications for Development Permit and Development Variance Permit.

Staff supports this application, and recommends for positive consideration by Council.

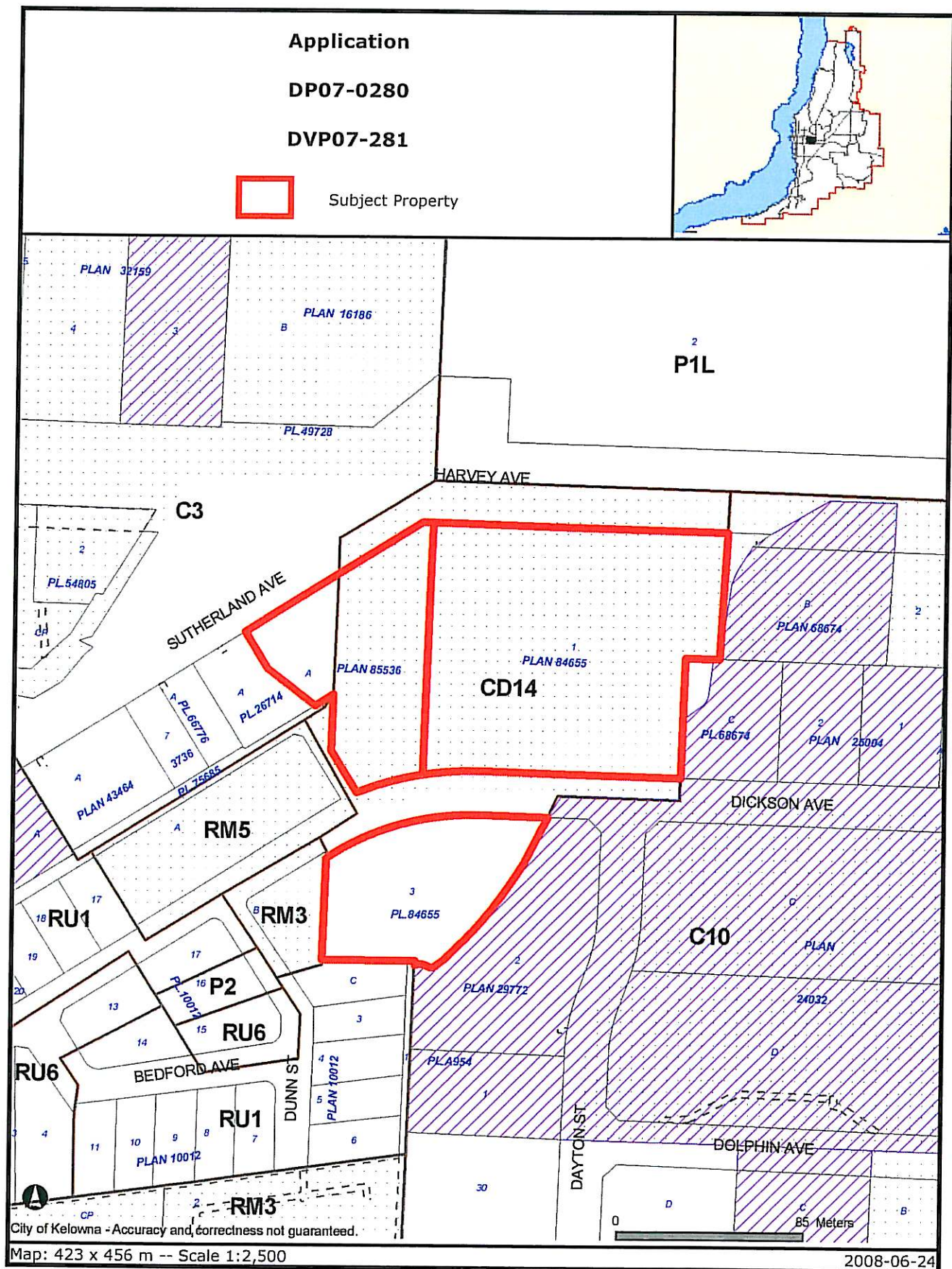


Shelley Gambacort
Planning & Development Services

PMc/pmc
Attach.

ATTACHMENTS:

Subject property map
Schedules A, B, C (pages)
Circulation comments
Works & Utilities requirements
Site plan to show variances



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

Type: TEXT AMENDMENTS

Seq	Out	In	By	Comment
B.C. Assessment Authority (info only)	2008-01-25	2008-01-25		
Community Development & Real Estate Mgr	2008-01-25	2008-01-25		CD&RE Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 ? x 11 copy, of any survey plans.
Fire Department	2008-01-25	2008-01-25		Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.
FortisBC	2008-01-25	2008-04-14		No response
Inspections Department	2008-01-25	2008-01-25		Ensure all retail areas are within 50 ft.of street for fire fighting access purposes. Open air storey to be 25% at all levels including basement or alternate solution to be provided. Ensure travel distance requirements met at basement level of parkade to BCBC 2006. Spatial separation requirements to be met for exit stair shaft at south east corner of building.
Mrg Policy, Research & Strategic Plannin	2008-01-25	2008-01-25		Comments too extensive for posting here. Please refer to related email dated December 20, 2007.
Ministry of Transportation	2008-01-25	2008-06-17		MoT File: 22247 - MoT signed the final bylaw forms on May 22/08.
Park/Leisure Services Dir. (info only)	2008-01-25	2008-01-25		
Parks Manager	2008-01-25	2008-04-17		No Concerns
Public Health Inspector	2008-01-25	2008-01-25		No comment
RCMP	2008-01-25	2008-01-25		No Comment
School District No. 23	2008-01-25	2008-01-25		No response
Shaw Cable	2008-01-25	2008-01-25		No Comment
Telus	2008-01-25	2008-01-25		TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
Terasen Utility Services	2008-01-25	2008-01-25		No Comment
VWorks & Utilities	2008-01-25			

File: Z07-0102

Application

File: Z07-0102

Type: REZONING

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
2007-11-29	2008-01-25			
				Community Development & Real Estate Mgr
2007-11-29	2007-12-19		SALEXAND	CD&RE Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 1/2 x 11 copy, of any survey plans.
				Fire Department
2007-11-29	2008-01-11		MNEID	Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.
				FortisBC
2007-11-29	2008-01-25			
				Inspections Department
2007-11-29	2007-12-21		RREADY	Ensure all retail areas are within 50 ft. of street for fire fighting access purposes. Open air storey to be 25% at all levels including basement or alternate solution to be provided. Ensure travel distance requirements met at basement level of parkade to BCBC 2006. Spatial separation requirements to be met for exit stair shaft at south east corner of building. Comments too extensive for posting here. Please refer to related email dated December 20, 2007.
				Mgr Policy, Research & Strategic Plannin
2007-11-29	2007-12-20			
				Ministry of Transportation
2007-11-29	2008-02-15			The Ministry has no objections or concerns with the above noted applications.
				Park/Leisure Services Dir. (info only)
2007-11-29	2008-01-25			
				Parks Manager
2007-11-29	2008-01-25			No comment.
				Public Health Inspector
2007-11-29	2007-12-11			No comment
				RCMP
2007-11-29	2007-12-28			No Comment
				School District No. 23
2007-11-29	2008-01-25			
				Shaw Cable
2007-11-29	2007-12-06			No comment.
				Telus
2007-11-29	2008-01-15			TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
				Terasen Utility Services
2007-11-29	2008-01-02			No Comment
				Works & Utilities
2007-11-29	2008-02-18			See documents tab

CITY OF KELOWNA

MEMORANDUM

Date: February 15, 2008
File No.: Z07-0102 DP07-0280, DVP07- 0281, TA08-0001
To: Planning & Development Services Department (PMcV)
From: Development Engineering Manager
Subject: Proposed Dickson Avenue Parkade
1610 1615 1620 -1632 Dickson Avenue Lot A Plan 65536 Lots 1, 3 Plan 84655
Al Stober Construction

The Works & Utilities Department have the following comments and requirements associated with these applications. 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 John Filipenko. ASCT

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. We have no service records for Lot 3 Plan 84655. A field investigation will be required by the consultant to determine if this lot was pre-serviced during the Phase 1 frontage improvements on Dickson Avenue.
- (b) Only one service will be permitted for Lot 3 Plan 84655. The applicant, at his cost, will arrange for the installation of one new metered water service if required.

If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, and a new service is required, then additional bonding will be required.
- (c) A water meter is mandatory for this development and must be installed inside the 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. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. We have no service records for Lot 3 Plan 84655. A field investigation will be required by the consultant to determine if this lot was pre-serviced as part of the Phase 1 frontage upgrades on Dickson Avenue.

Only one service will be permitted for Lot 3 Plan 84655. The applicant, at his cost, will arrange for the installation of one new service if one does not exist. The installation of a inspection chamber will be required. The estimated cost for construction for bonding purposes is **\$1,000.00**. Should a new service be required, then additional bonding will be required.

- (b) A downstream flow analysis check is required by the developer's consulting civil engineer to determine the impact of additional flow contributions on the existing pipe system.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service. The estimated cost for providing a overflow service for bonding purposes is **\$6,000.00**
- (b) Provide a lot-grading plan.

4. Road Improvements

- (a) Dickson Avenue must be upgraded to a full urban standard along the full frontage of this proposed development, including a monolithic sidewalk, removal of the existing curb letdown and the construction of a driveway access. Service upgrades will require additional road cuts. Also required is a landscaped boulevard complete with underground irrigation system, re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for bonding purposes is **\$ 24,000.00**.

5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Grant statutory rights-of-way if required for utility services.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. 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.

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. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements 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.

9. 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.

10. Bonding and Levy Summary

(a) Bonding

Dickson Avenue frontage improvements	\$ 24,000.00
Service upgrades	\$ 6,000.00
Total Bonding	\$ 30,000.00

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 prior to 4th reading of the zone amending bylaw.

11. Text Amendment, Development Permit and Site Related Issues

- (a) The requested Text Amendment to the CD-14 zone to allow for a multi-level parking garage as a primary use, does not compromise Works and Utilities requirements.
- (b) The development variance permit to vary the site coverage requirements does not compromise Works and Utilities requirements.
- (c) Works and Utilities will not oppose the development variance permit to vary the front yard setback from the required 4.5m, to 3.0m proposed, provided that the required site distances for vehicles leaving the Parkade are not compromised.

12. Administration Charge

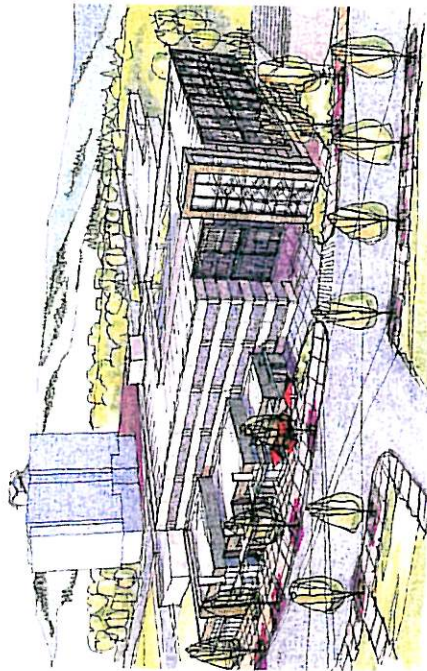
An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection.
The administration charge is calculated as 3% of Total Off-Site Construction Cost, plus GST \$ 677.25 (645.00 + 32.25)

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf

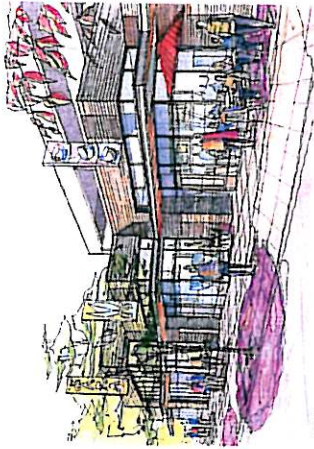
72A 822
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AZ: 252.492.2118
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33 STEVENS AVE NE
DULUTH, N.C.
771 882
TEL: 252.762.3024
AZ: 252.762.3757
E-MAIL: ket-maj@shaw.ca

RETAIL / PARKING GARAGE - 1621 DICKSON AVENUE



1 AERIAL PERSPECTIVE
A0.01 SCALE: NTS



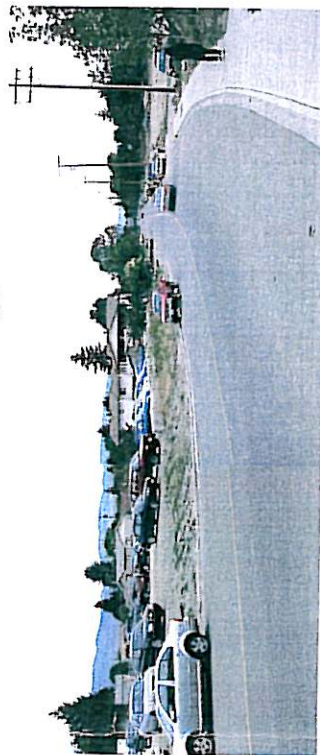
2 PERSPECTIVE OF RETAIL
A0.01 SCALE: NTS



3 AERIAL PHOTO
AD.01 SCALE: N15



4 PEDESTRIAN WALK ACROSS DICKSON
AD.01 SCALE: 1/15



5 VIEW OF LOT FROM DICKSON AVE
A0.01 SCALE: NTS

ARCHITECTURAL DRAWING LIST:

- | COVER PAGE AND DRAWINGS LIST | |
|------------------------------|----------------------|
| A0.01 | SITE PLAN |
| A2.01 | |
| A3.01 | BASMENT FLOOR PLAN |
| A3.02 | 1ST FLOOR PLAN |
| A3.03 | 2ND - 3RD FLOOR PLAN |
| A3.04 | 4TH FLOOR PLAN |
| A3.05 | 5TH FLOOR PLAN |
| A3.06 | 6TH FLOOR PLAN |
| A4.01 | BUILDING ELEVATIONS |
| A5.01 | BUILDING SECTIONS |

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|------------------------------|----------------------|
| A0.01 | SITE PLAN |
| A2.01 | |
| A3.01 | BASMENT FLOOR PLAN |
| A3.02 | 1ST FLOOR PLAN |
| A3.03 | 2ND - 3RD FLOOR PLAN |
| A3.04 | 4TH FLOOR PLAN |
| A3.05 | 5TH FLOOR PLAN |
| A3.06 | 6TH FLOOR PLAN |
| A4.01 | BUILDING ELEVATIONS |
| A5.01 | BUILDING SECTIONS |

Sr.	Date	Bondholder
73.	2009-11-6/8	Luxor Int Development Partner
74.	2009-11-15	Luxor Int Financial B.V.

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Project Title
LANDMARK SQUARE
DICKSON AVENUE
PARKING GARAGE

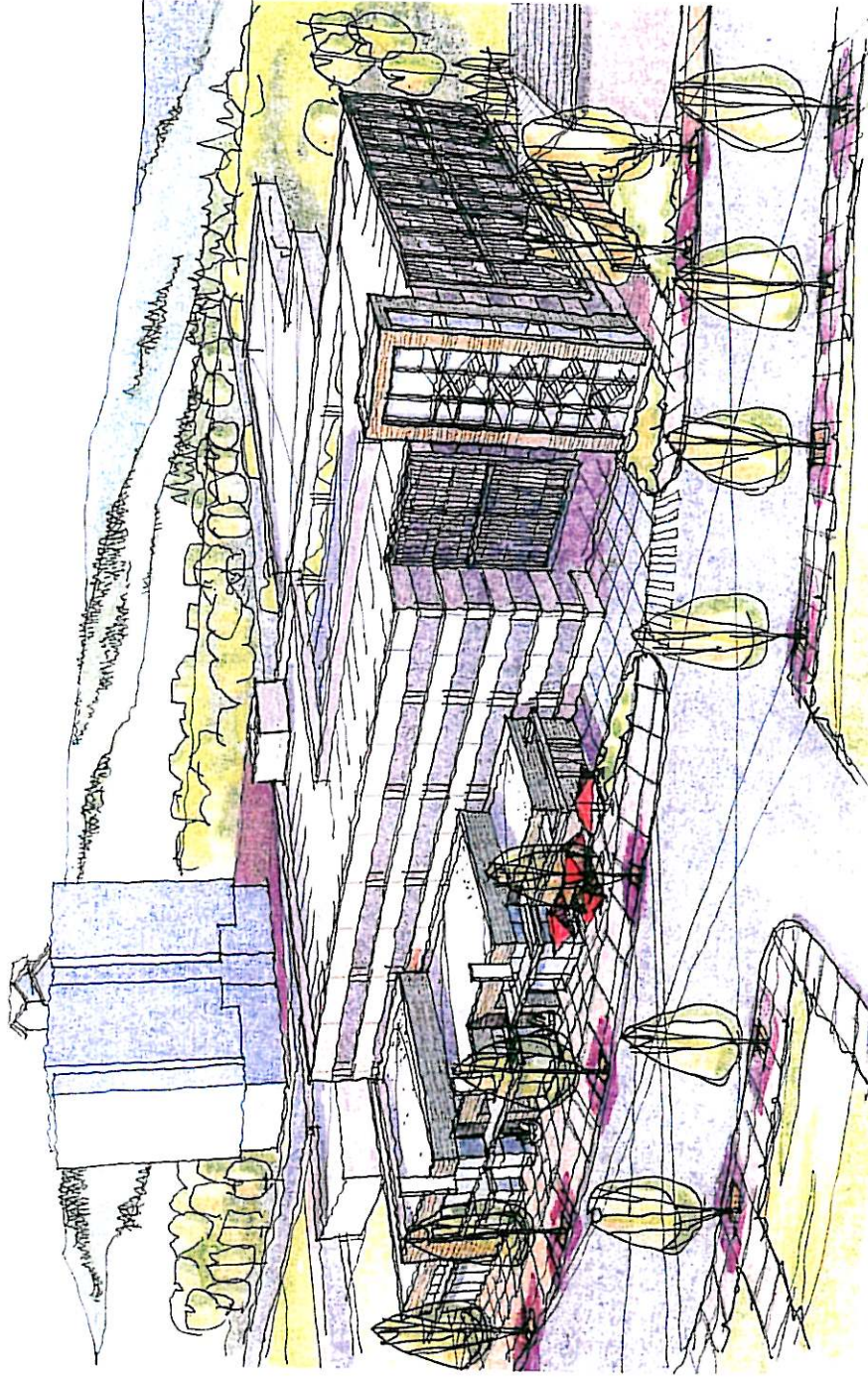
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OF

Should Time

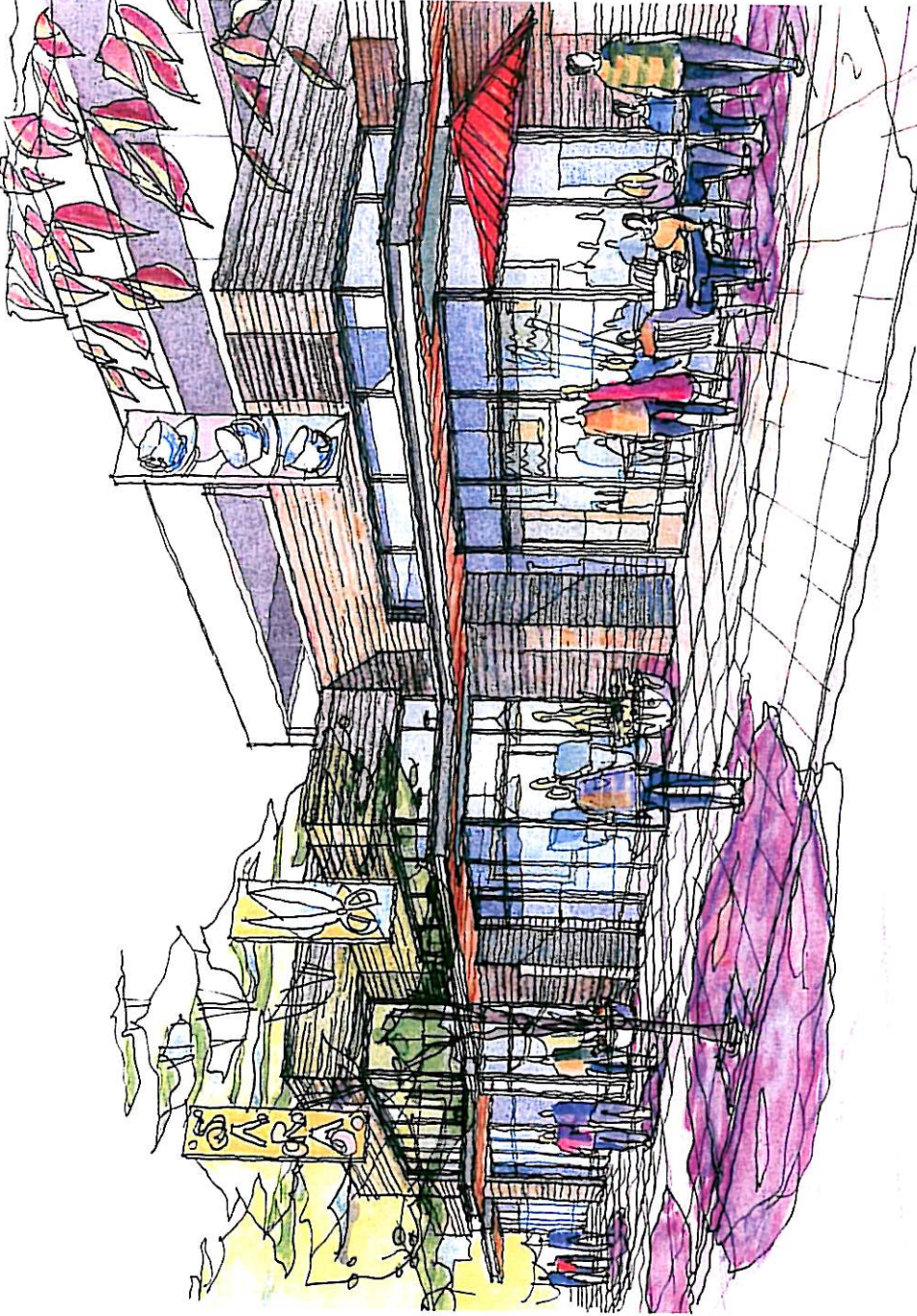
COVER PAGE
& DRAWING LIST

Date	2021-11-28
Lab No.	0000 05 019
Specimen	AS 100/000
Operator	
Reviewer	



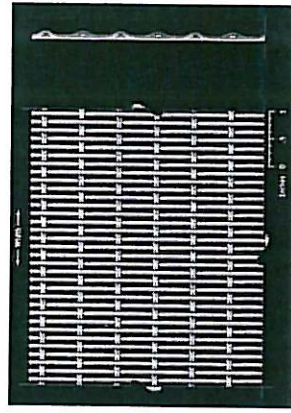
AERIAL PERSPECTIVES

Landmark Square
Dickson Ave Parking Garage
November 16, 2007



RETAIL PERSPECTIVES

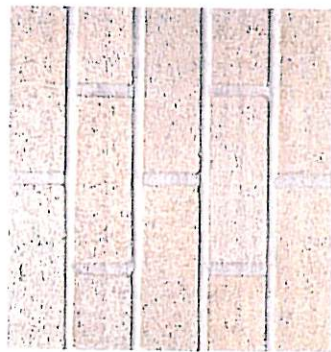
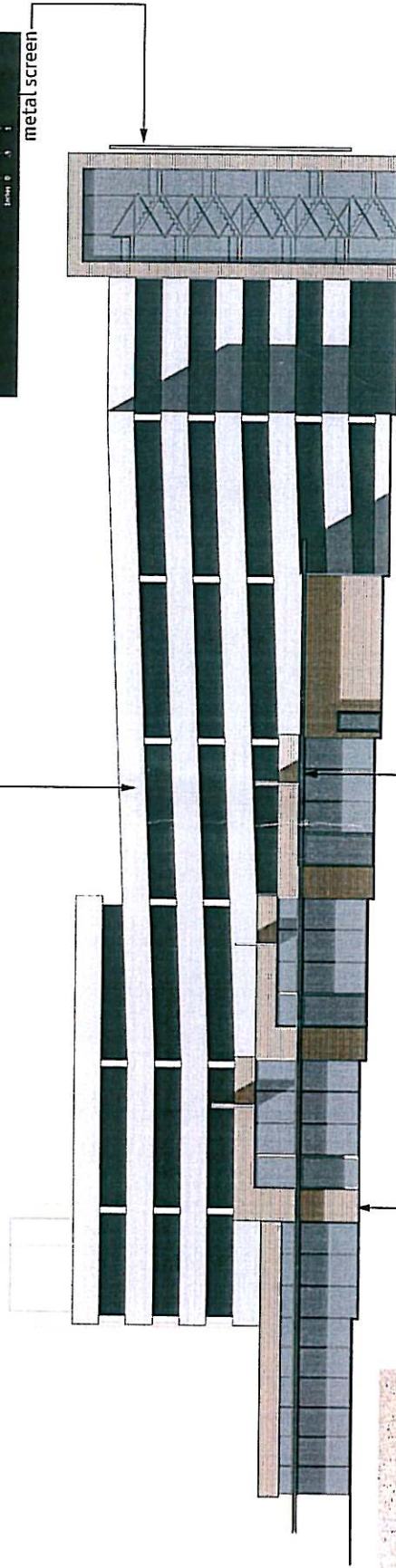
Landmark Square
Dickson Ave Parking Garage
November 16, 2007



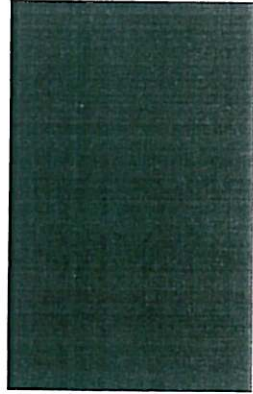
metal screen



cast-in-place concrete



Mutual Materials, Redondo Grey - Mission




Benjamin Moore 'gray' 2121-10
steel canopy

SCHEDULE "B"

Materials Board

Landmark Square
Dickson Ave Parking Garage

November 16, 2007



McKeejohn Architects Inc.

[illegible]

A2.01^{OF.}

SAVINGS ARE NOT TO BE SCALE.
A DIMENSION SMALL BE (V) RITTED ON 228

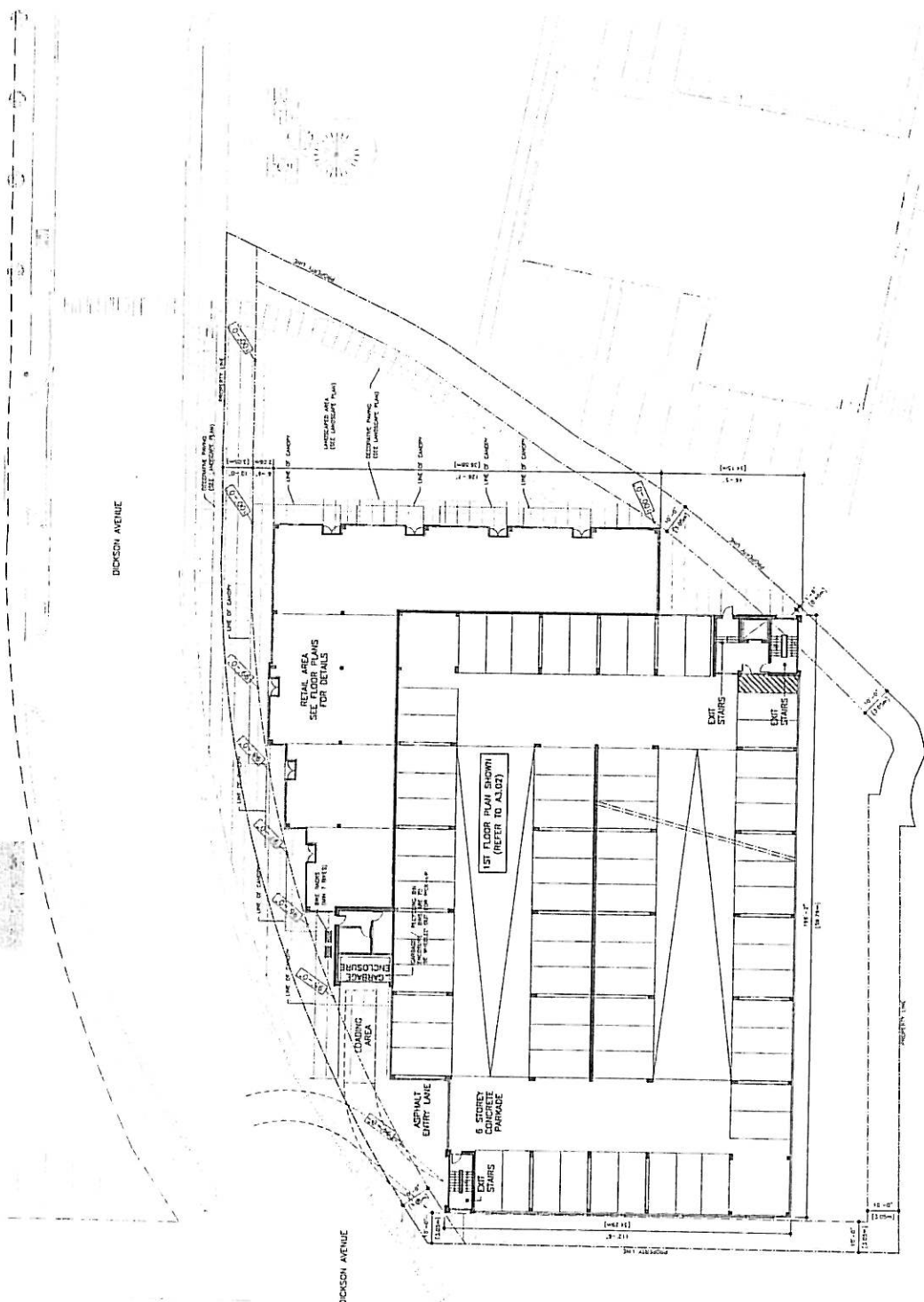
— **Young People**

SITE PLAN


DATE	2007.11.08
NAME	NAME
AGE	45

1 SITE PLAN
A2.01 SCALE: 1/16"=1'-0"

SCHEDULE "A"



212 MAIN STREET
 NEWTON, MA 02459
 TEL: 617.552.2344
 FAX: 617.552.2345
 212 BROAD AVENUE
 NEWTON, MA 02459
 TEL: 617.552.2344
 FAX: 617.552.2345

MEIKLEJOHN ARCHITECTS INC.


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DATE	DESCRIPTION	BY	CHKD
11/11/08	REVISION 1	MEIKLEJOHN	MEIKLEJOHN
11/11/08	REVISION 2	MEIKLEJOHN	MEIKLEJOHN
11/11/08	REVISION 3	MEIKLEJOHN	MEIKLEJOHN
11/11/08	REVISION 4	MEIKLEJOHN	MEIKLEJOHN
11/11/08	REVISION 5	MEIKLEJOHN	MEIKLEJOHN
11/11/08	REVISION 6	MEIKLEJOHN	MEIKLEJOHN
11/11/08	REVISION 7	MEIKLEJOHN	MEIKLEJOHN
11/11/08	REVISION 8	MEIKLEJOHN	MEIKLEJOHN
11/11/08	REVISION 9	MEIKLEJOHN	MEIKLEJOHN
11/11/08	REVISION 10	MEIKLEJOHN	MEIKLEJOHN

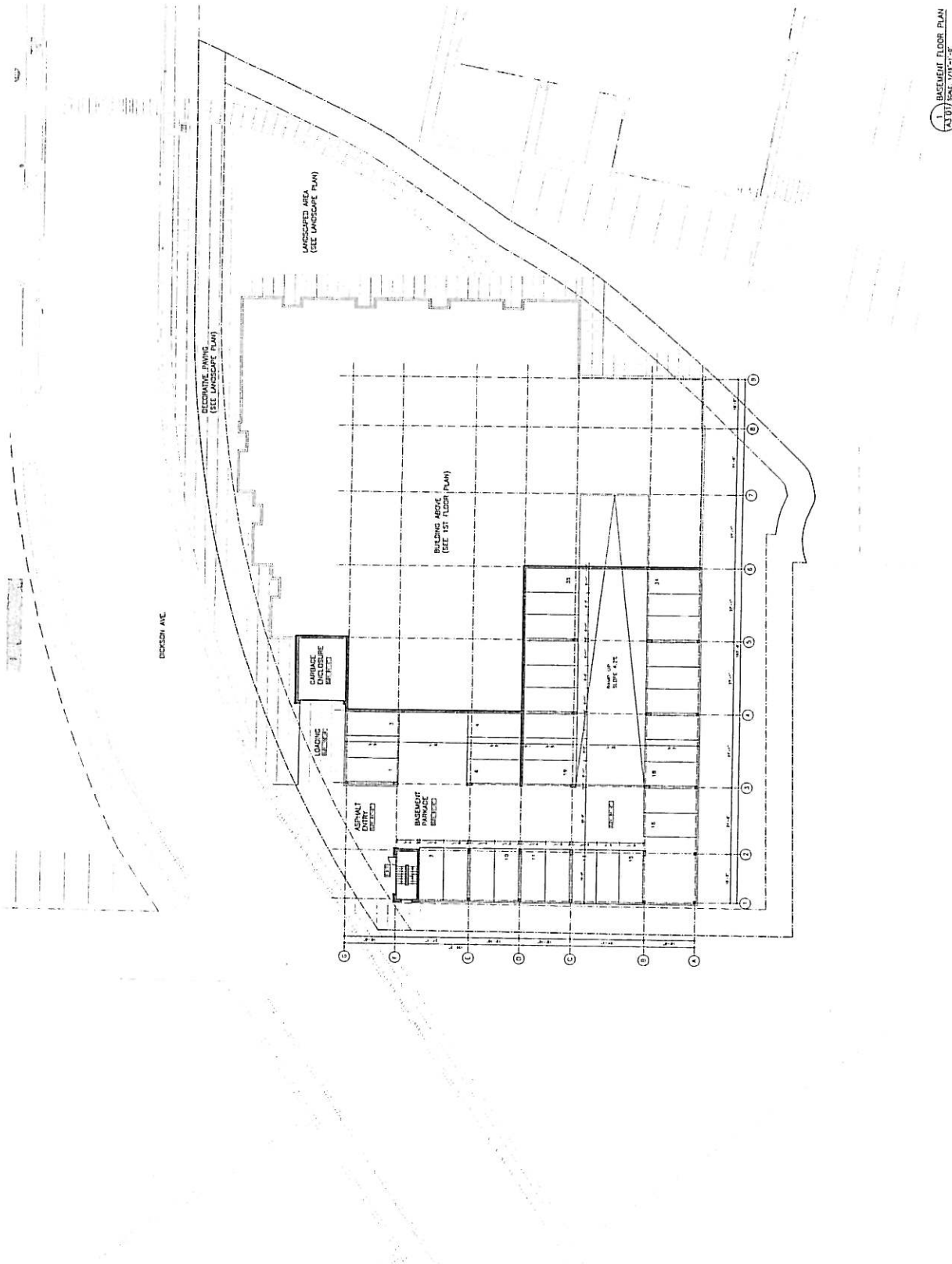
PROJECT TITLE
 LANDMARK SQUARE
 DICKSON AVENUE
 PARKING GARAGE

A3.01 OF 3

DATE: 11/11/08
 DRAWN BY: MEIKLEJOHN
 CHECKED BY: MEIKLEJOHN
 PROJECT NO: 08-001

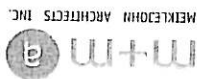
BASEMENT
 FLOOR PLAN

DATE	11/11/08
DRAWN BY	MEIKLEJOHN
CHECKED BY	MEIKLEJOHN
PROJECT NO	08-001



1 BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"

MEKLEDOHN ARCHITECTS INC.
 1000 11th St. N.
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 Minneapolis, MN 55403
 Tel: 612.338.4444
 Fax: 612.338.4444
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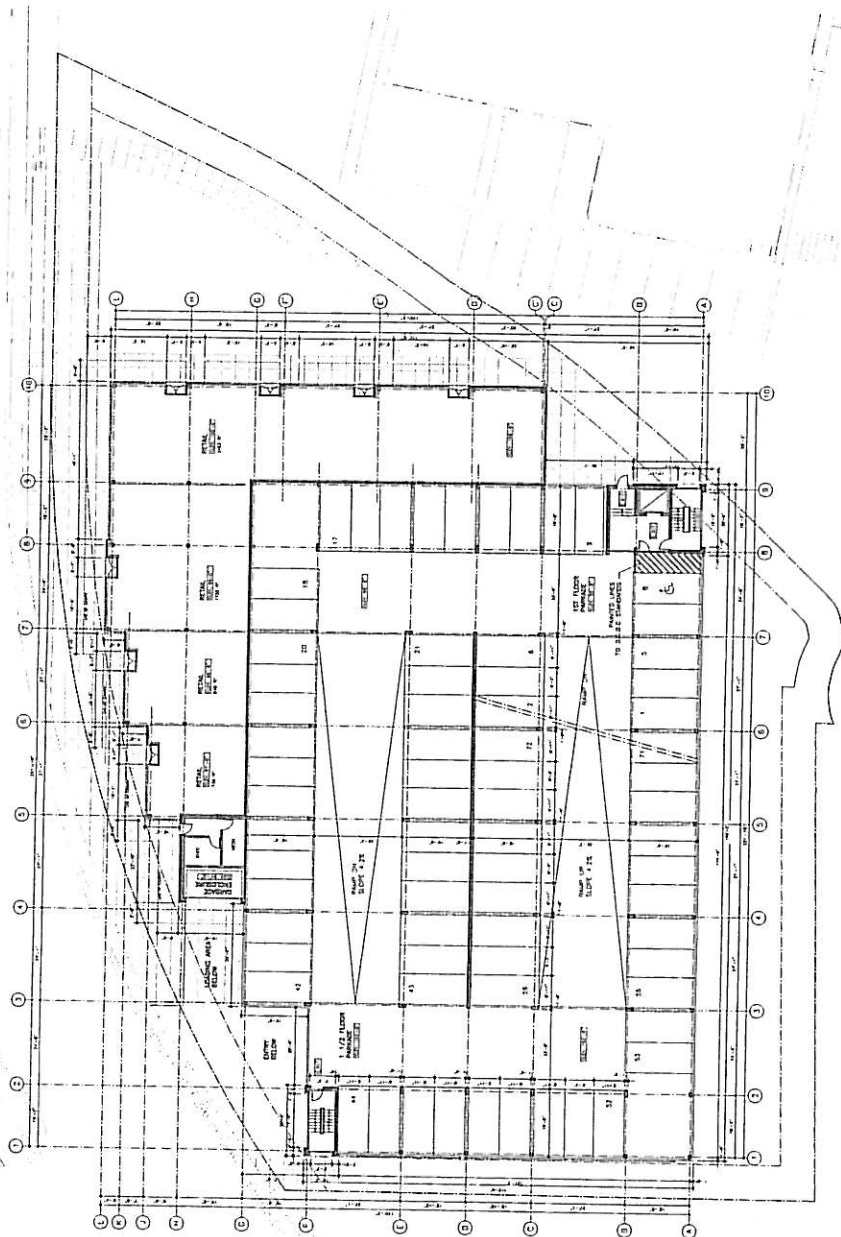
Project Title
 LANDMARK SQUARE
 DICKSON AVENUE
 PARKING GARAGE

Sheet Number
A3.02
 OF
 03

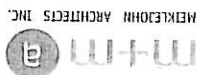
Drawing Title
 1st FLOOR PLAN

Date	2003.11.08
Drawn By	MEKLEDOHN
Checked By	MEKLEDOHN
Project	LANDMARK SQUARE
Location	MINNEAPOLIS, MN

1st FLOOR PLAN
 SCALE: 1/8"=1'-0"



215 HANCOCK STREET
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 TEL: 781.441.1111
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 FAX: 781.441.1112
 EMAIL: info@meteksohn.com



I hereby certify that the above is a true and correct copy of the original drawing as submitted to the City of Newton for review and approval.

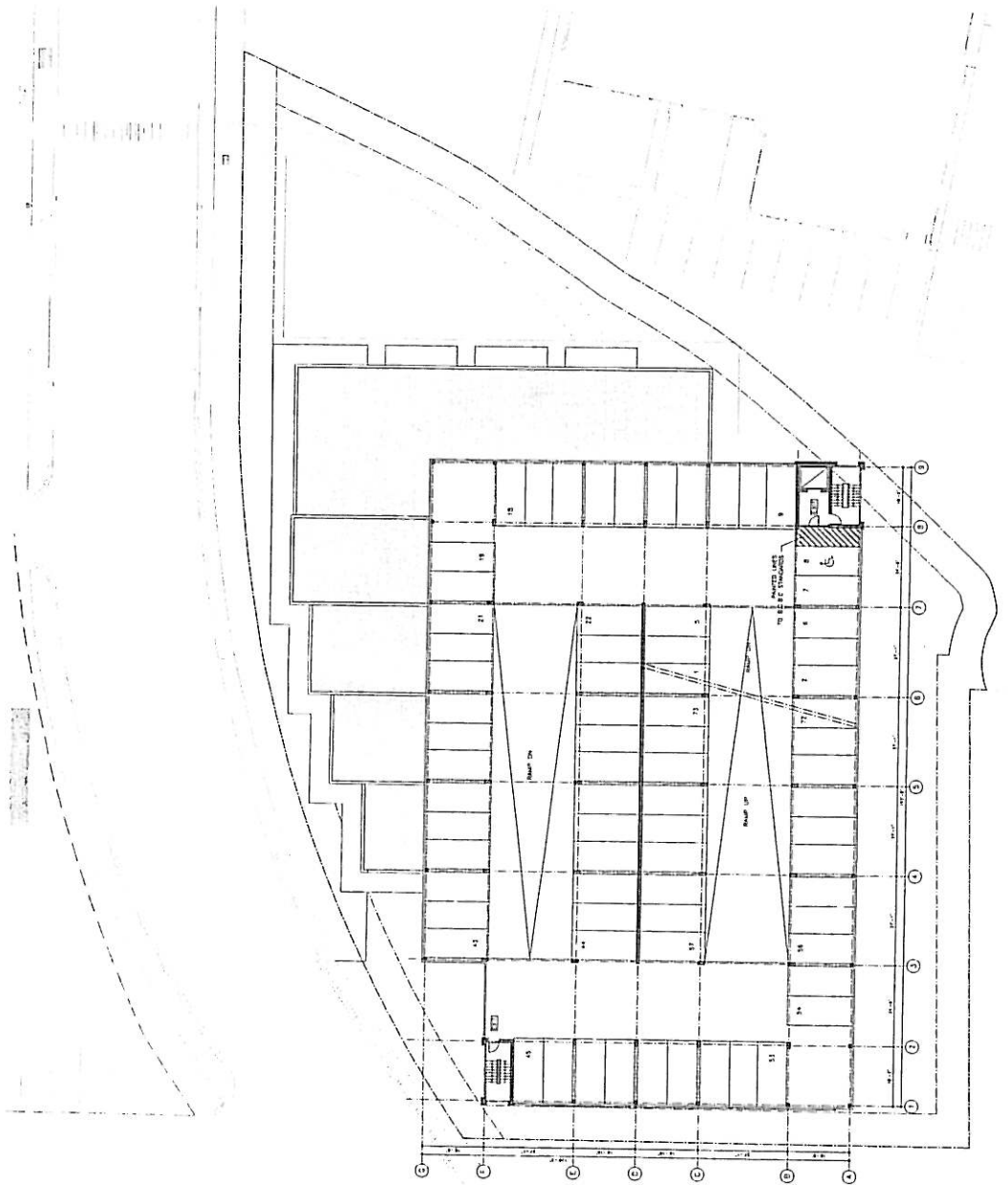
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5	10/01/11	11/11	11/11	11/11
6	10/01/11	11/11	11/11	11/11
7	10/01/11	11/11	11/11	11/11
8	10/01/11	11/11	11/11	11/11
9	10/01/11	11/11	11/11	11/11
10	10/01/11	11/11	11/11	11/11

LANDMARK SQUARE
 DICKSON AVENUE
 PARKING GARAGE

A3.03
 OF

TYPICAL FLOOR PLAN
 2nd - 3rd FLOOR PLAN

Scale	1/8" = 1'-0"
Author	Meteksohn Architects Inc.
Checker	Meteksohn Architects Inc.
Printer	Meteksohn Architects Inc.
Plotter	Meteksohn Architects Inc.



1 2ND-3RD FLOOR PLAN
 A3.03 SCALE 1/8" = 1'-0"

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 WWW.MEKEJOHN.COM

I hereby certify that the design and construction of this project has been supervised by the professional engineer or architect who is duly licensed in the State of Texas and who is the author of the design and construction of this project.

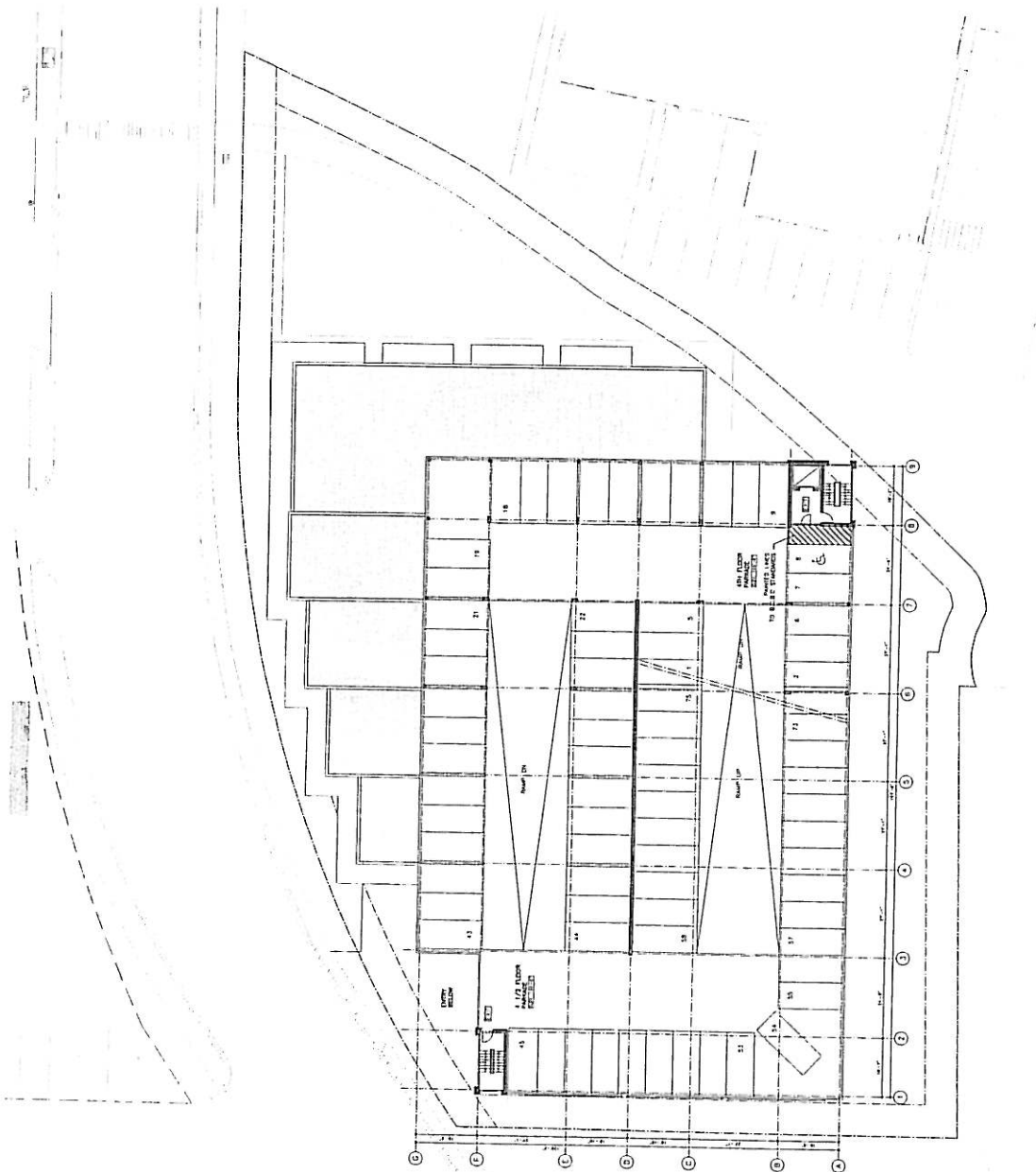
No.	Date	Description
1	10/01/11	Initial Design
2	10/01/11	Final Design
3	10/01/11	Construction Documents
4	10/01/11	Final Construction Documents

LANDMARK SQUARE
 DECKSON AVENUE
 PARKING GARAGE

A3.04
 OF

4TH FLOOR PLAN

1 4TH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



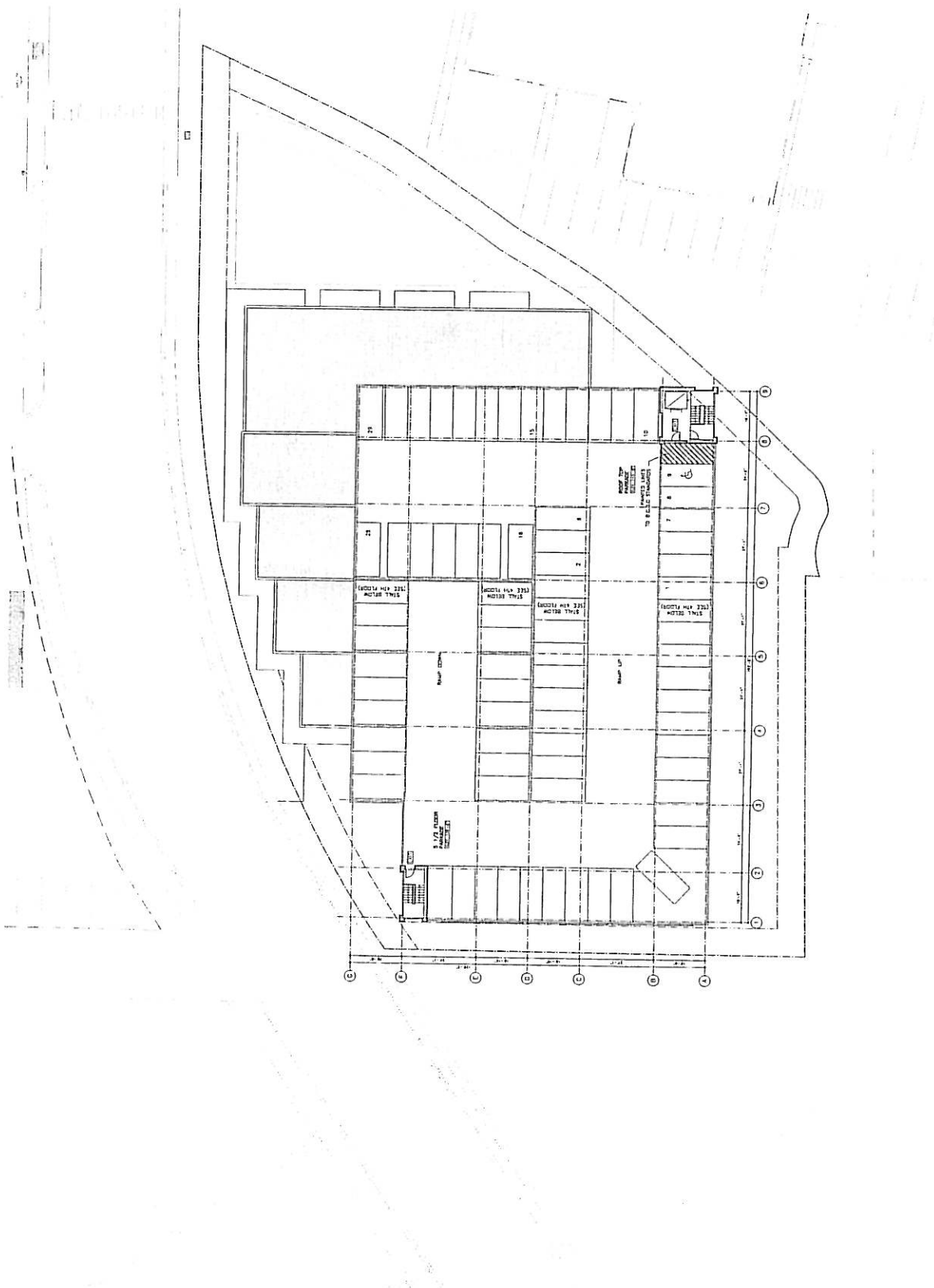
Don't lose the best technology available
to control the risk of infection. That's why
we're always on the move. We're always looking.

[illegible]

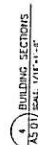
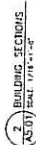
LANDMARK SQUARE
DICKSON AVENUE
PARKING GARAGE

A3.05 OF.

5TH FLOOR PLAN

[illegible]

1 5TH FLOOR PLAN
A.J. OS
SCALE 1/16"=1'-0"

[illegible]A5.01^{of.}

BUILDING SECTIONS

姓名	王明
性别	男
年龄	25
职业	教师
住址	北京市朝阳区
电话	13800138000
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身份证号	110101199801010001
银行卡号	6228 4801 0001 0001 0001 0001
密码	12345678
备注	

[illegible][illegible]

DECIDUOUS STREET TREES

DECIDUOUS COLUMNAR TREES

MEDIUM TO LARGE ORNAMENTAL SHRUBS

PERENNIALS

MEDIUM CONIFEROUS SHRUBS

DECIDUOUS ORNAMENTAL TREE

SMALL ORNAMENTAL GRASSES

SCHEDULE "C"

[illegible]

Line	Rate	Amount
81	1000 11.45	Amount for Development Fund
82	1000 11.45	Amount for General Fund

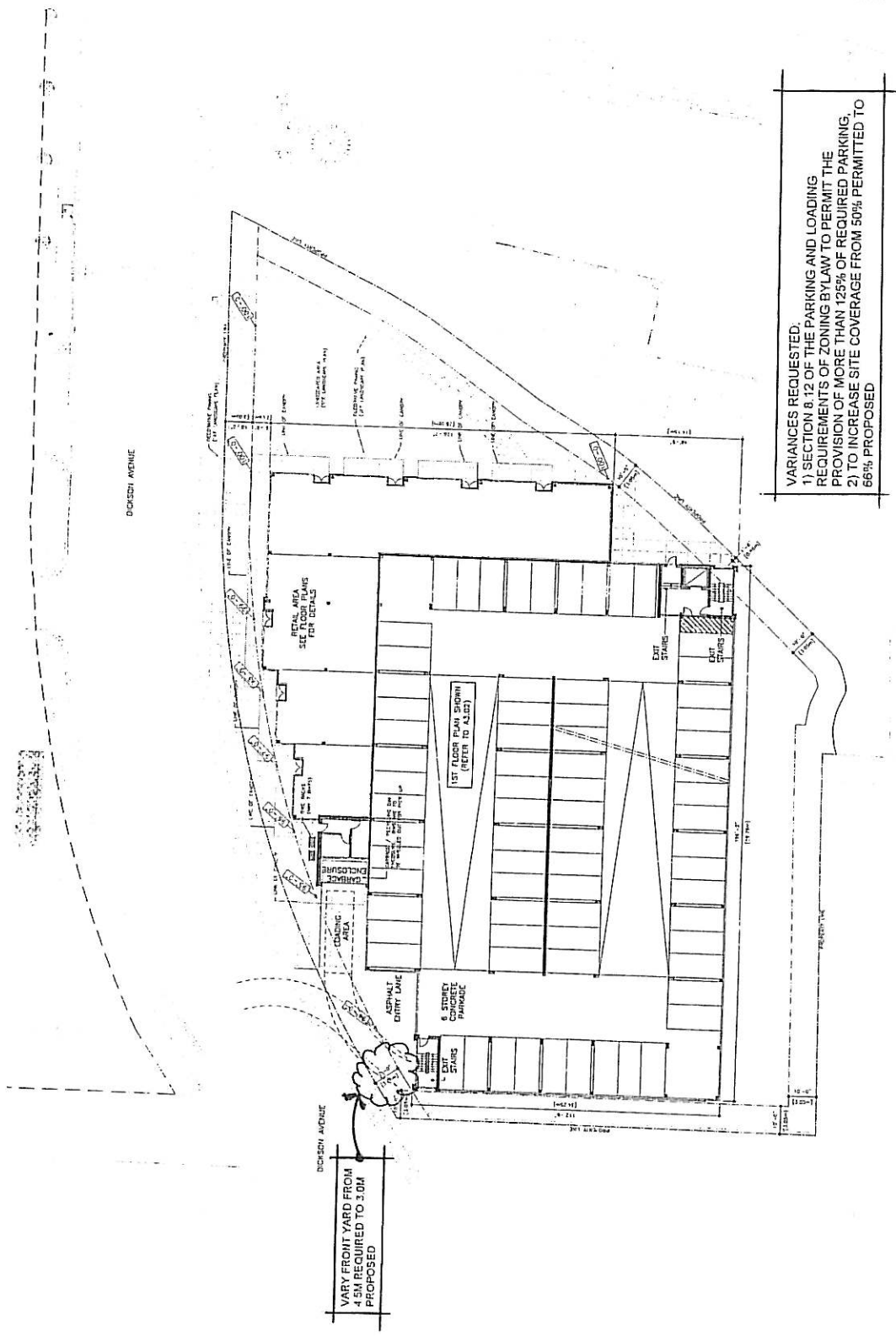
ANDMARK SQUARE
ICKSON AVENUE
ARKING GARAGE

A2.01

OF -

TE PLAN

2027 11 22
2027 11 22
2027 11 22



VARIANCES REQUESTED.

1) SECTION 8.12 OF THE PARKING AND LOADING REQUIREMENTS OF ZONING BYLAW TO PERMIT THE PROVISION OF MORE THAN 125% OF REQUIRED PARKING.

2) TO INCREASE SITE COVERAGE FROM 50% PERMITTED TO 66% PROPOSED

DVP07-0281



1 SITE PLAN
A2.01 SCALE 1/8"=1'-0"