

Memo



Date: August 4, 2011

To: City Manager

From: Land Use Management, Community Sustainability (AW)

Application: DVP11-0104 **Owner:** Melcor Lakeside Inc., Inc. No. A0065181

Address: 1664 Richter Street **Applicant:** Melcor Developments

Subject: Development Variance Permit

Existing OCP Designation: Commercial

Existing Zone: C7 - Central Business Commercial

1.0 Recommendation

THAT Council authorize the issuance of Development Variance Permit No. DVP11-0104 for Lot 1, D.L. 139, ODYD, Plan 32366, Except Plan KAP83130 located at 1664 Richter Street, Kelowna, B.C;

AND THAT variances to the following sections of Sign Bylaw No. 8235 be granted:

Section 5.5.3 (c) Fascia Sign Regulations

Variance for one additional sign located above the second storey that does not match the two existing signs, the regulations require that all signs 1m above the second storey must be identical

2.0 Purpose

To consider a Development Variance Permit for one additional sign located above the second storey that does not match the two existing signs, the regulations require that all signs 1m above the second storey must be identical.

3.0 Land Use Management

While Staff are typically not supportive of sign variances, this proposal does not increase the size or result in a greater number of signs than would otherwise be permitted. Although the additional sign does require a variance, as it does not match the main signs, it is of a similar size and will fit the building. The signage scheme will not be illuminated and the architectural integrity of the building will not be negatively impacted by the proposed signage scheme. The owner could construct the same number of signs if they were all identical.

4.0 Proposal

4.1 Background

The subject property is currently undergoing a façade upgrade and as part of this change they are modifying their signage scheme. The property has been an active office space in the Downtown Urban Centre for a number of years.

4.2 Project Description

The applicant will be constructing two signs below the roofline of the three storey building, they have applied for a variance to permit a 3rd sign that does not match the signage scheme. A Development Variance Permit is required as the Sign Bylaw requires that all signage above the second storey must be identical.

4.3 Site Context

The subject property is located on the corner of Richter Street and Leon Avenue in the Downtown Urban Centre.



The proposal compares to the Sign Bylaw No. 8235 requirements as follows:

Analysis Table		
CRITERIA	PROPOSAL	REQUIREMENTS
Fascia Sign	one additional sign located above the second storey that does not match the two existing signs	all signs 1m above the second storey must be identical ①
① Development Variance Permit for one additional sign located above the second storey that does not match the two existing signs, the regulations require that all signs 1m above the second storey must be identical		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan 2030 (OCP)

5.1.1 Urban Design Guidelines (Chapter 14) - Revitalization Development Permit Area

Signage

- Design signage that is high quality, imaginative, and innovative;
- Design signage with consideration of the size of any individual sign as part of the overall scheme of building signage and the appearance of the building's façade. Scale and architectural expression should not be compromised by size and number of signs;
- Box signs are strongly discouraged;
- Incorporate concise messaging and simple graphics into signage.
- Corporate and store logos are appropriate only if they form part of an overall sign design, and are suitably scaled to the façade composition;
- Light lettering on a dark background is preferred over dark lettering on a light background and consideration should be given to those with visual impairment;
- Minimize signage lighting (i.e., incorporate indirect front-lit signs wherever possible);
- Counter-balance illuminated signs with natural materials and appropriate framing.

6.0 Technical Comments

6.1 Building & Permitting Department
No Comment.

6.2 Development Engineering Department
The Sign Bylaw Development Variance application does not compromise our servicing requirements.

6.3 Fire Department
No objections.

7.0 Application Chronology

Date of Application Received: June 16th, 2011

Advisory Planning Commission August 2nd, 2011

The above noted application was reviewed by the Advisory Planning Commission at the meeting on August 2nd, 2011 and the following recommendations were passed:

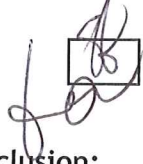
THAT the Advisory Planning Commission support Development Variance Permit Application No. DVP11-0104, for 1664 Richter Street, to permit one additional sign located above the second storey that does not match the two existing signs when the regulations require that all signs 1m above the second storey must be identical

Report prepared by:



Alec Warrender, Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

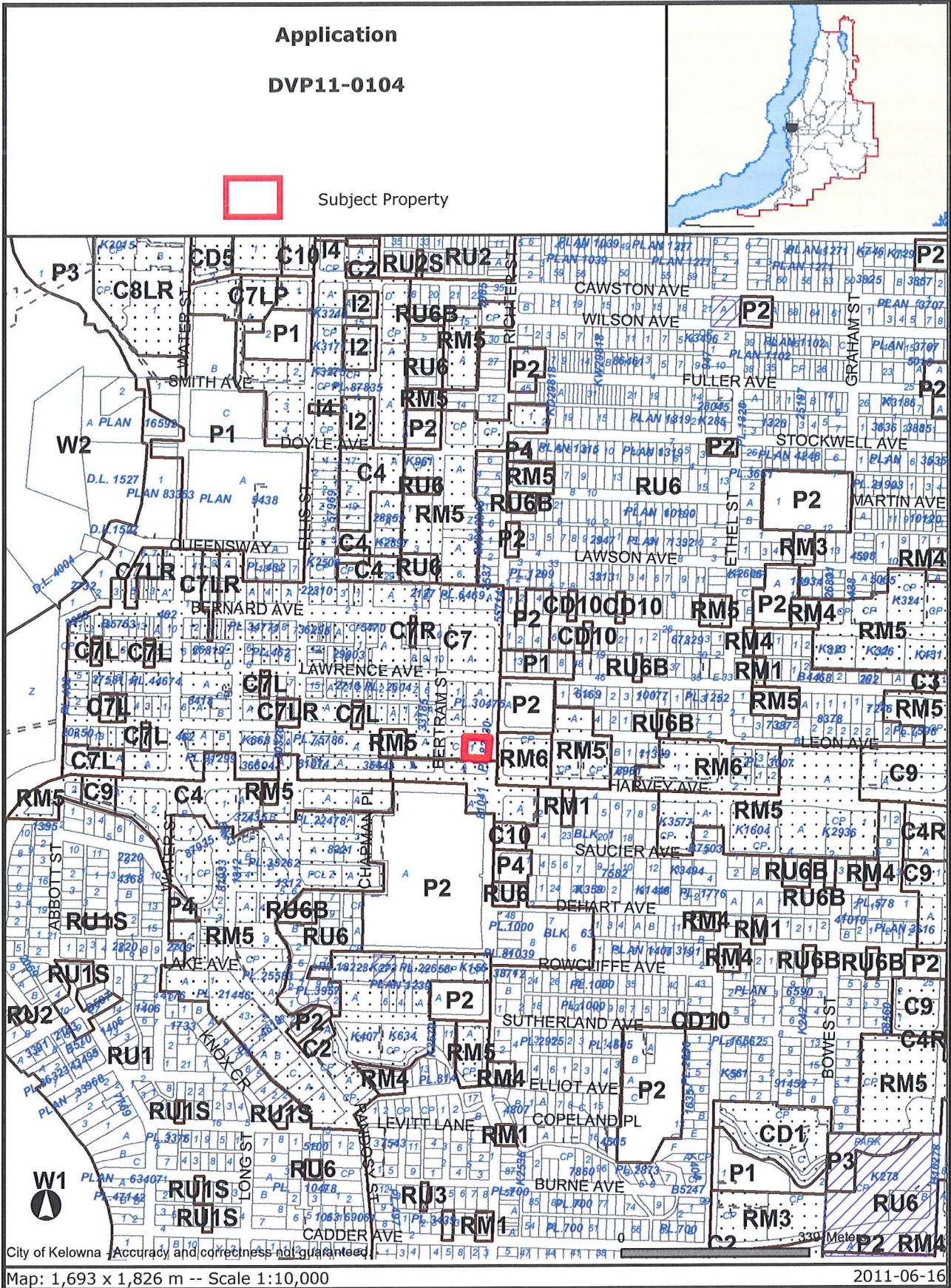
Approved for Inclusion:



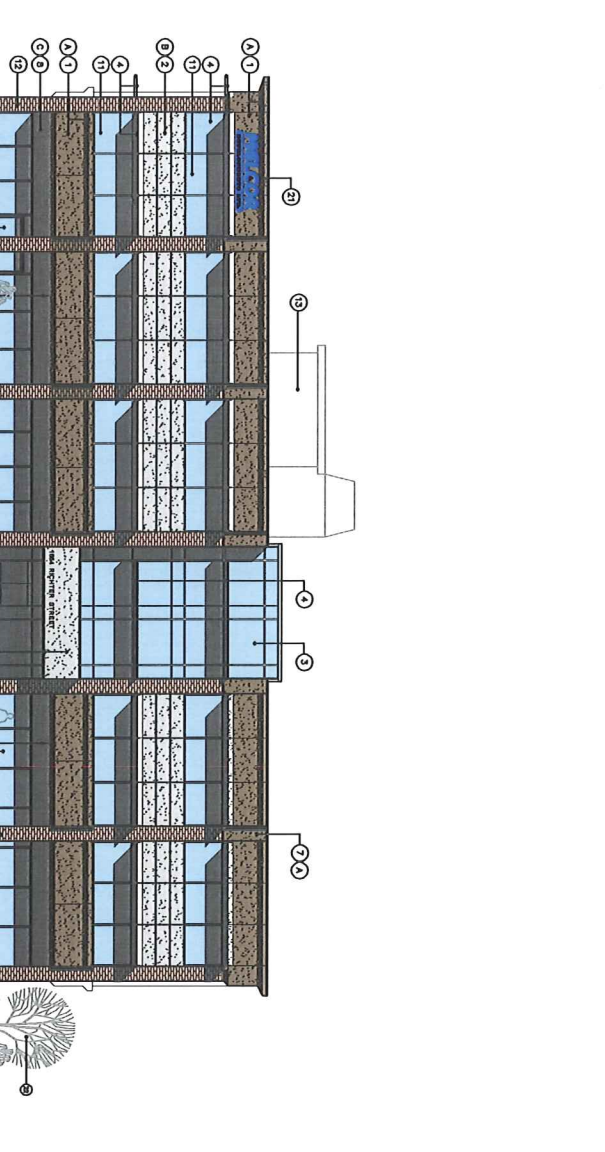
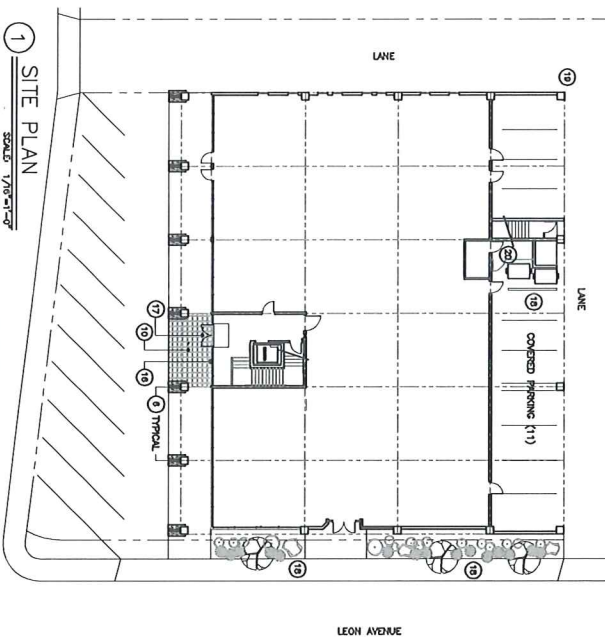
Shelley Gambacort, Director, Land Use Management

Attachments:

Subject Property Map
Site Plan
Elevations



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.



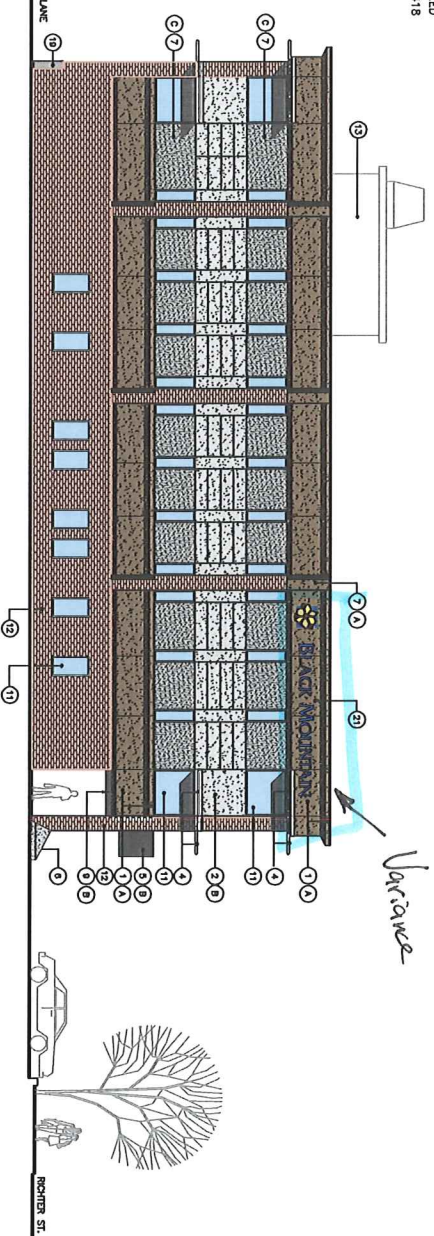
2 EAST ELEVATION
SCALE: 1/8"=1'-0"

COLOUR-FINISH SCHEDULE

- STUCCO COLOUR 'A' - AKRILON X-1-198-5E
- STUCCO COLOUR 'B' - AKRILON X-200-2E
- STUCCO COLOUR 'C' - AKRILON X-199-4E
- ALUMINIUM CURTAINWALL - CLEAR ANODIZED
- PRE-FINISHED METAL FLASHING - GALVANIZED
- PAINTED STUCCO/CONCRETE BLOCK - ICI 418 BELL TOWER

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

- PROPOSED SCHEDULE OF WORK
- 1 MODIFY STUCCO PANELS, REMOVE ROOF DASH, ADD RAIN DRIP CAPS, IN-FILL TO SUIT.
 - 2 REMOVE NEW COLOURED ACRYLIC STUCCO 'A', PROVIDE INTERMEDIATE STUCCO PANEL, PROVIDE JOINT PATTERNS.
 - 3 REMOVE SLOPED GLAZING FEATURE AND REPLACE WITH NEW CURTAINWALL IN VERTICAL ALIGNMENT, EXTEND ROOF AND SECOND FLOOR TO SUIT.
 - 4 ALUMINIUM SUN SHADES
 - 5 MODIFY ENTRY CANOPY, RAISE SOFFIT, NEW ACRYLIC STUCCO 'B', NEW ADDRESS SIGNAGE ALUM DIMENSIONAL LETTERS
 - 6 CAST-IN-PLACE CONCRETE COLUMN GUARDS
 - 7 NEW COLOURED ACRYLIC STUCCO 'A' OVER EXISTING
 - 8 NEW ACRYLIC STUCCO 'C' TRANSOM PANELS, OVER EXISTING WOOD FINISH
 - 9 EXISTING WOOD FINISH STUCCO 'B' SOFFIT, OVER EXISTING WOOD FINISH
 - 10 ENTRY PAD - REMOVE EXISTING CONCRETE
 - 11 NEW 5" STAMPED/COLOURED CONCRETE
 - 12 EXISTING WINDOWS, STOREFRONT AND ENTRIES TO REMAIN AS-IS
 - 13 EXISTING BRICK TO REMAIN
 - 14 PAINT PENHOUSE WALLS, SOFFIT, FLASH AND FLASHING AREA, PAINT CONCRETE BLOCK WALLS AND PLASTER SOFFIT
 - 15 PAINT STEEL DOORS AND FRAMES
 - 16 NEW STOREFRONT, SEALED TEMPERED GLAZING, CLEAR ANODIZED ALUM FRAME
 - 17 NEW ALL GLASS TEMPERED DOORS, ALUM RAIL TOP AND BOTTOM, PUSH/PULLS AS SHOWN, CLOSERS, CYLINDER LOCKS
 - 18 CAST IN PLACE PRECAST CONCRETE PAVING SURFACE
 - 19 CORNER GUARD 12X12X24X1/2" BENT STEEL PLATE, PAINT AND ANCHOR TO MASONRY WALL/PLASTER, REPAIR MASONRY TO SUIT
 - 20 MODIFY SECURITY FROST FENCE, REALIGN AND RELOCATE GATE
 - 21 NEW SIGNAGE, (MELCOR) DIMENSIONAL LETTERS, (MELCOR) (LTD) SIGN BOX, (BLACK LETTERS) SIGN, (BLACK LETTERS) MOUNTAIN DIMENSIONAL BLACK LETTERS, HALO LT
 - 22 EXISTING LANDSCAPING AND IRRIGATION TO REMAIN



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

ART HUBER
ARCHITECT, INC
108 1465 ST. PAUL STREET
EDMONTON, AB T6A 2T4
TEL: 780.463.2124

PROJECT NAME
1664 RICHTER STREET
EXTERIOR UPGRADES
MELCOR DEVELOPMENTS LTD.

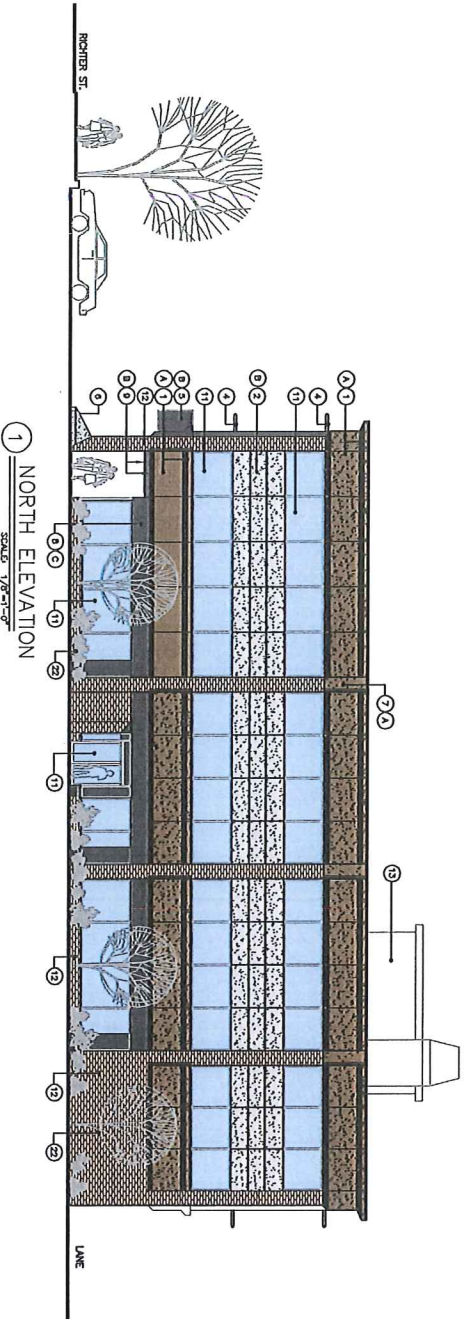
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PROPOSED SCHEDULE OF WORK

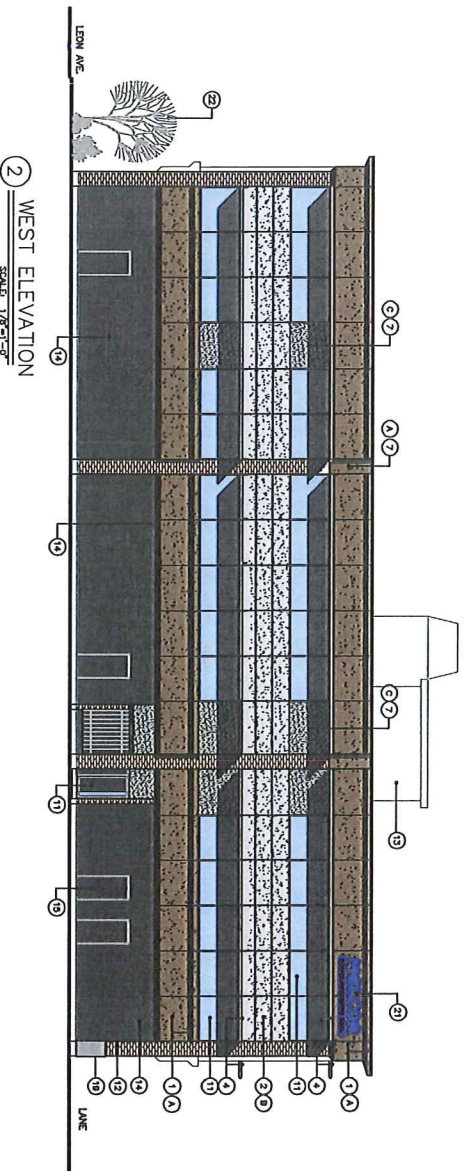
- 1 MODIFY STUCCO PANELS, REMOVE ROCK DASH, ADD RAIN Drip CAPS, IN-FILL TO SUIT.
- 2 REMOVE INTERMEDIATE STUCCO PANELS, REMOVE NEW COLOURED STUCCO SPANDREL PANEL, NOTE JOINT PATTERN
- 3 REMOVE SLOPED GLAZING FEATURE AND REPLACE WITH NEW CURTAINWALL IN VERTICAL ALIGNMENT. STUCCO TO REMAIN ON FLOOR TO SUIT
- 4 ALUMINIUM SUN SHADES
- 5 UDDERY ENTRY CANOPY, RAISE SOFFIT, NEW AGRIC STUCCO 'B', NEW ADDRESS SIGNAGE ALUM DIMENSIONAL LETTERS
- 6 CAST-IN-PLACE CONCRETE COLUMN GUARDS
- 7 NEW COLOURED AGRIC STUCCO 'X' OVER EXISTING
- 8 NEW AGRIC STUCCO 'C' TRANSOM PANELS, OVER EXISTING WOOD FINISH
- 9 NEW AGRIC COLOURED STUCCO 'B' SOFFIT, OVER EXISTING WOOD FINISH
- 10 EXISTING WOOD FINISH
- 11 EXISTING PAINTED/COLOURED CONCRETE SOFFIT
- 12 EXISTING WINDOWS, STOREFRONT AND ENTRIES TO REMAIN AS-IS
- 13 EXISTING BRICK TO REMAIN
- 14 PAINT PERIHOUSE WALLS, SOFFIT, FASCIA, AND FLASHING
- 15 PARKING AREA, PAINT CONCRETE BLOCK WALLS AND PLASTER SOFFIT
- 16 PAINT STEEL DOORS AND FRAMES
- 17 NEW STOREFRONT, SEALED TEMPERED GLASS, CLEAR ANODIZED ALUM FRAME, NEW TOP AND BOTTOM PULL/PUSH, AS SHOWN, CLOSERS, CYLINDER LOCKS
- 18 WASTE BINS PROVIDE PRECAST CONCRETE PARKING GUARD 12X12X891/2" BENT STEEL CORNER GUARD 12X12X891/2" BENT STEEL WALL/PLASTER REPAIR VANDALISM TO SUIT
- 19 MODIFY SECURITY FROST FENCE, REALIGN AND RELOCATE GATE
- 20 NEW SIGNAGE (MELCOR) DIMENSIONAL LETTERS, (DEVELOPMENTS LTD.) SIGN BOX AND (BLACK MOUNTAIN LOGO) DIMENSIONAL BLACK LETTERS HANG U/L
- 21 EXISTING LANDSCAPING AND IRRIGATION TO REMAIN

COLOUR-FINISH SCHEDULE

- STUCCO COLOUR 'X' - AERILON X-198-5E
- STUCCO COLOUR 'B' - AERILON X-200-2E
- STUCCO COLOUR 'C' - AERILON X-199-4E
- ALUMINIUM CURTAINWALL - CLEAR ANODIZED
- PRE-FINISHED METAL FLASHING - GALVANIZED
- PAINTED STUCCO/CONCRETE BLOCK - IC1 418
- BELL TOWER



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



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



NO.	DATE	REVISIONS:

REVISIONS:

DATE: 04/12/11
SCALE: 1/8"=1'-0"

1664 RICHTER STREET
EXTERIOR UPGRADES
MELCOR DEVELOPMENTS LTD.

NORTH & WEST ELEVATIONS

PROJECT NO.	1009
DATE	04/12/11
SCALE	1/8"=1'-0"
REVISIONS	A2

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

Development Variance Permit No.: DVP11-0104

EXISTING ZONING DESIGNATION:	C7 – Central Business District
DEVELOPMENT VARIANCE PERMIT:	Variance for one additional sign located above the second storey that does not match the two existing signs, the regulations require that all signs 1m above the second storey must be identical

ISSUED TO:	Melcor Developments
LOCATION OF SUBJECT SITE:	1664 Richter Street

	LOT	BLOCK	D.L.	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	1		139		ODYD	32366

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.
- Applicants for a Development Permit and/or Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

1. TERMS AND CONDITIONS:

THAT variances to the following sections of Sign Bylaw No. 8235 be granted:

Section 5.5.3 (c) Fascia Sign Regulations

Variance for one additional sign located above the second storey that does not match the two existing signs, the regulations require that all signs 1m above the second storey must be identical

2. The development shall commence by and in accordance with an approved Building Permit within ONE YEAR of the date of the Municipal Council authorization resolution.

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 which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferrable unless specifically Permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

THIS Permit IS NOT A BUILDING Permit.

4. 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 Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee 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 the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development Permitted by this Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:

- (a) Cash in the amount of \$ N/A .
- (b) A Certified Cheque in the amount of N/A
- (c) An Irrevocable Letter of Credit in the amount of N/A

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.

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Director of Planning & Development Services.

Should there be any change in ownership or legal description of the property, I undertake to notify the Land Use Management Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner/Authorized Agent

Date

Print Name in Bold Letters

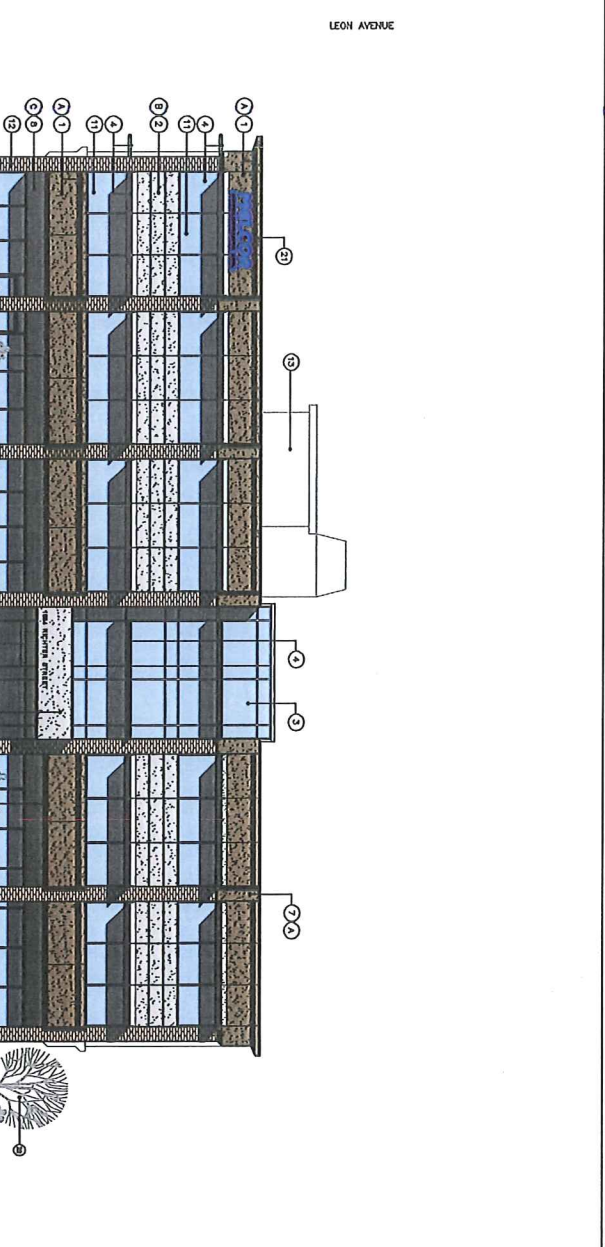
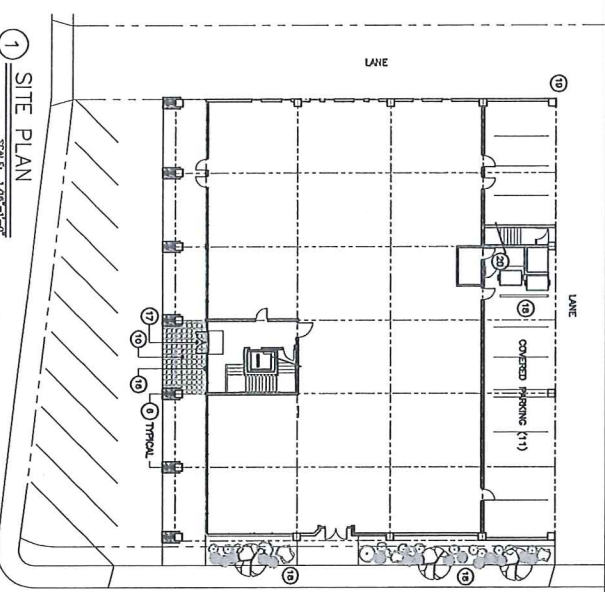
Telephone No.

6. APPROVALS:

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE 26th DAY OF AUGUST, 2011

ISSUED BY THE LAND USE MANAGEMENT DEPARTMENT OF THE CITY OF KELOWNA THE _____ DAY OF AUGUST, 2011 BY THE DIRECTOR OF LAND USE MANAGEMENT.

Shelley Gambacort
Director of Land Use Management



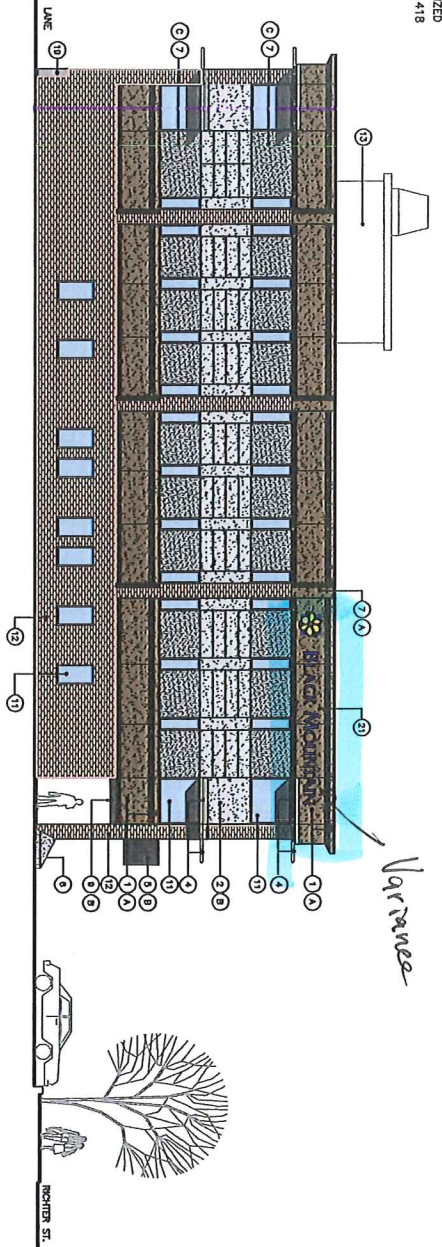
2 EAST ELEVATION
SCALE 1/8"=1'-0"

COLOUR-FINISH SCHEDULE

- STUCCO COLOUR 'X' - AKRILON X-198-5E
- STUCCO COLOUR 'B' - AKRILON X-200-2E
- STUCCO COLOUR 'C' - AKRILON X-199-4E
- ALUMINUM CURTAINWALL - CLEAR ANODIZED
- PRE-FINISHED METAL FLASHING - GALVANIZED
- PAINTED STUCCO/CONCRETE BLOCK - ICI 418 BELL TOWER

PROPOSED SCHEDULE OF WORK

1. MODIFY STUCCO PANELS, REMOVE ROCK DASH, ADD RAIN DRIP CAPS, IN-FILL TO SUIT.
2. PROVIDE NEW COLOURED ACRYLIC STUCCO 'X'.
3. REMOVE EXISTING STUCCO PANELS, PROVIDE NEW COLOURED ACRYLIC STUCCO 'X'.
4. REMOVE EXISTING STUCCO SPANIEL PANEL, NOTE JOINT PATTERN.
5. REMOVE SLOPED GLAZING FEATURE AND REPLACE WITH NEW CURTAINWALL IN VERTICAL ALIGNMENT, EXTEND ROOF AND SECOND FLOOR TO SUIT.
6. ALUMINUM SUN SHADERS
7. MODIFY ENTRY CANOPY, RAISE SOFFIT, NEW ALUMINUM CURTAINWALL, NEW ADDRESS SIGNAGE AND LIGHTS.
8. CAST-IN-PLACE CONCRETE COLUMN GUARDS
9. NEW COLOURED ACRYLIC STUCCO 'X' OVER EXISTING STUCCO.
10. NEW ACRYLIC STUCCO 'C' TRANSOM PANELS, OVER EXISTING STUCCO.
11. NEW ACRYLIC COLOURED STUCCO 'B' SOFFIT, OVER EXISTING WOOD FINISH.
12. ENTRY PAD - REMOVE EXISTING PROVIDE NEW 5' STAMPED/COLOURED CONCRETE EXISTING WINDOWS, STOREFRONT AND ENTRIES TO EXISTING SILL.
13. EXISTING BRICK TO REMAIN
14. FINISH STOREFRONT WALLS, SOFFIT, FASCIA AND PLASTER SOFFIT
15. PARKING AREA, PAINT CONCRETE BLOCK WALLS AND PLASTER SOFFIT
16. PAINT STEEL DOORS AND FRAMES
17. NEW STOREFRONT, SEALED TEMPERED GLAZING, CLEAR ANODIZED ALUM FRAME
18. NEW ALL GLASS TEMPERED DOORS, ALUM SHOW, CLEAR TEMPERED GLAZING, SEALED AS SHOWN, CLOSED BOTTOM, 1/2" GAPS AS SHOWN.
19. WASTE BINS PROVIDE PRECAST CONCRETE PARKING BUMPERS AS A GUIDE
20. CORNER GUARD 12X124X81/2" BENT STEEL PLATE, PAINT AND ANCHOR TO MASONRY WALL/PLASTER, REPAIR MASONRY TO SUIT
21. MODIFY SECURITY FROST FENCE, REALIGN AND REPAIR TO SUIT
22. NEW SIGNAGE: (MELCOR) DIMENSIONAL LETTERS, (GENEALPMENTS LTD.) SIGN BOX, (BLACK MOUNTAIN) DIMENSIONAL BLACK LETTERS, HALO LT EXISTING LANDSCAPING AND IRRIGATION TO REMAIN



3 SOUTH ELEVATION
SCALE 1/8"=1'-0"

ART HUBER ARCHITECT INC
108 1405 ST. PAUL STREET
VANCOUVER, BC V6E 2K1
TEL: 604.681.1111

1664 RICHTER STREET
EXTERIOR
UPGRADES
MELCOR DEVELOPMENTS LTD.

EAST & SOUTH ELEVATIONS

DATE: JAN 24 11

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

A1

REVISIONS:

COMMENTS: ALL NOTES REFERENCED TO THIS SHEET.

DATE: 1/24/11

BY: [Signature]

DATE: 1/24/11

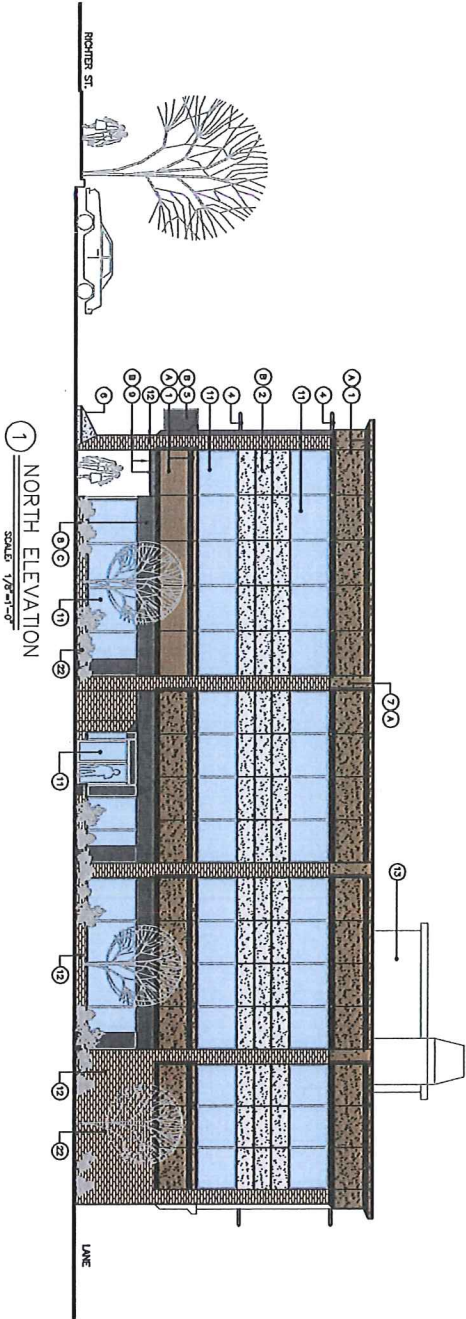
BY: [Signature]

PROPOSED SCHEDULE OF WORK

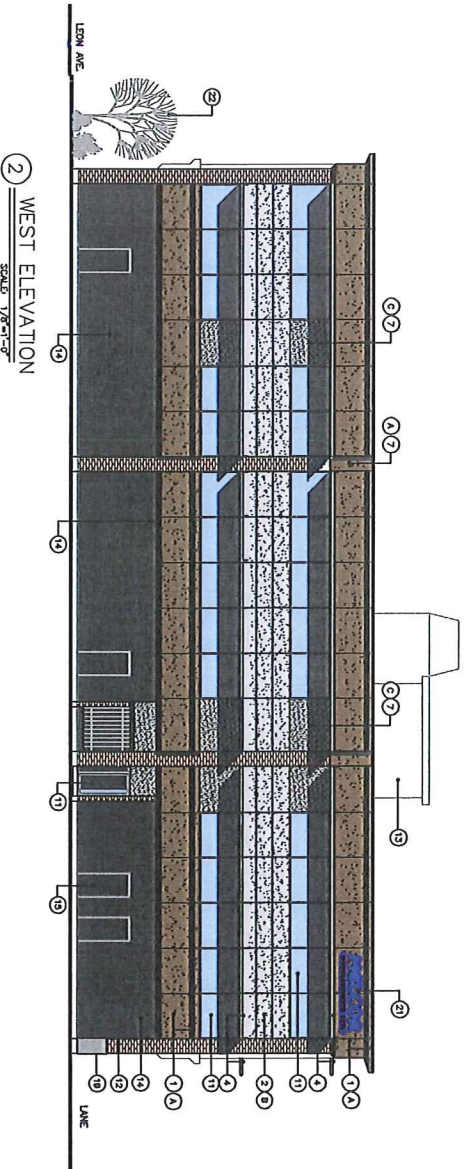
- 1 MODIFY STUCCO PANELS, REMOVE ROCK DASH, ADD RAIN DRIP GAPS, IN-FILL TO SUIT.
- 2 REMOVE PAINT COLOURED ACRYLIC STUCCO, 'X'. REMOVE INTERMEDIATE STUCCO PANELS, REPLACE NEW COLOURED STUCCO SPANDREL PANEL, NOTE JOINT PATTERN.
- 3 REMOVE SLOPED GLAZING FEATURE AND REPLACE WITH NEW CURTAINWALL, IN VERTICAL ALIGNMENT, WITH 1/2" AIR GAP AND FLOOR TO SUIT.
- 4 ALUMINIUM SUN SHADES.
- 5 MODIFY ENTRY CANOPY, PAUSE SOFFIT, NEW ACRYLIC STUCCO, NEW DIMENSIONAL LETTERS.
- 6 CAST-IN-PLACE CONCRETE COLUMN GUARDS.
- 7 NEW COLOURED ACRYLIC STUCCO 'X' OVER EXISTING EXISTING WOOD FINISH.
- 8 NEW ACRYLIC STUCCO 'C' THASOM PANELS, OVER EXISTING WOOD FINISH.
- 9 NEW ACRYLIC COLOURED STUCCO 'R' SOFFIT, OVER EXISTING WOOD FINISH.
- 10 ENTRY PAID REMOVE EXISTING PROVIDE NEW STAINLESS STEEL COLOURED ALUMINIUM ENTRY WINDOWS, STOREFRONT AND ENTRIES TO REMAIN AS-IS.
- 11 EXISTING BRICK TO REMAIN.
- 12 PAINT PENHOUSE WALLS, SOFFIT, FASCIA AND FLASHING.
- 13 PARKING AREA, PAINT CONCRETE BLOCK WALLS AND PLASTER SOFFIT.
- 14 PAINT STEEL DOORS AND FRAMES.
- 15 NEW STOREFRONT, SEALED TEMPERED GLAZING, CLEAR ANODIZED ALUM FRAME, RAIL TOP AND BOTTOM RAILS/PUSHS AS SHOWN, CLOSERS, CYLINDER LOCKS.
- 16 WASTE BINS PROVIDE PRECAST CONCRETE CONCRETE GUARD 12x12x48x1/2" BEAT STEEL WALL/PIEASTERS REPAIR MASONRY TO SUIT.
- 17 MODIFY SECURITY FROST FENCE, REBUILD AND RELOCATE DATE.
- 18 NEW SIGNAGE, (MELCOR) DIMENSIONAL LETTERS, (DEVELOPMENTS LTD.) SIGN BOX AND (BLACK MOUNTAIN LOGO) SIGN BOX AND (BLACK MOUNTAIN) DIMENSIONAL BLOCK LETTERS 'HALO LIT EXISTING LANDSCAPING AND IRRIGATION TO REMAIN

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 STUCCO COLOUR 'B' - AKRILON X-200-2E
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 BELL TOWER



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



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

ART HUBER



ARCHITECT INC
 108 508 ST. PAUL STREET
 VANCOUVER, BC V6C 2K8
 TEL: 604-681-1111
 FAX: 604-681-1112



REVISIONS:

NO.	DATE	DESCRIPTION

1664 RICHTER STREET
 EXTERIOR UPGRADES
 UNICOR DEVELOPMENTS LTD.

NORTH & WEST ELEVATIONS

DATE: 2011.05.11

SCALE: A2