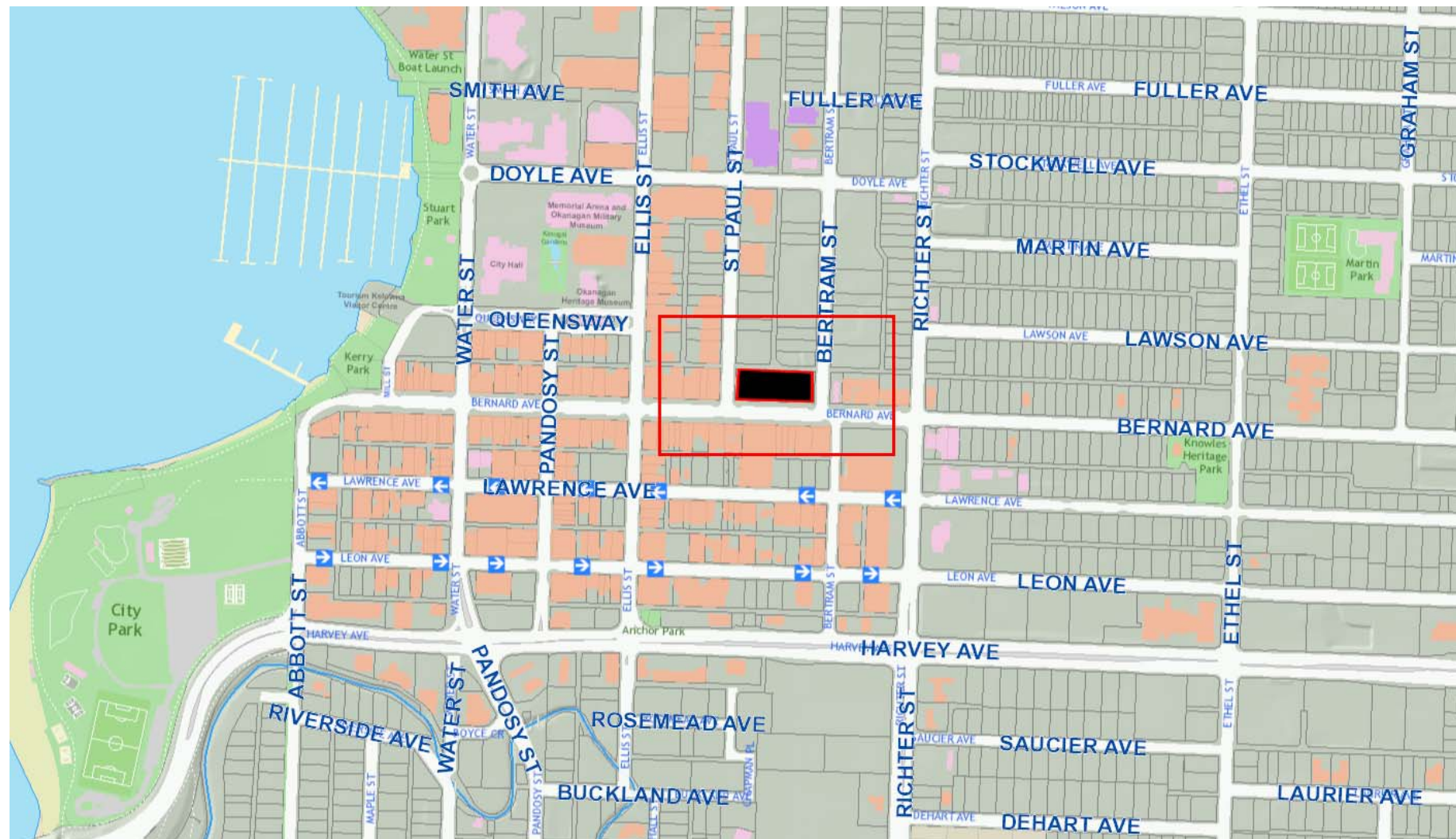


BERNARD BLOCK
DEVELOPMENT PERMIT APPLICATION
CITY OF KELOWNA
FEBRUARY 2019



OVERALL PLAN



NEIGHBOURHOOD PLAN



SOUTH WEST PERSPECTIVE

A0-0	COVER
A0-1	PROJECT DATA
A0-2	CONTEXT
A0-3	DESIGN RATIONALE
A0-4	CONCEPTS
A0-5	ELEVATION CONCEPTS SKETCH
A0-6	ELEVATION DETAILS
A0-7	PERSPECTIVE SKETCH
A0-8	PERSPECTIVE SKETCH
A1-1	SURVEY
A1-2	SITE PLAN
A2-1	LEVEL P1
A2-2	LEVEL 1
A2-3	LEVEL 2
A2-4	LEVEL 3
A2-5	LEVEL 4
A2-6	LEVEL 5
A2-7	LEVEL 6
A2-8	TYPICAL FLOOR
A2-9	UPPER LEVEL LAYOUTS
A2-10	UNIT PLANS
A3-1	SOUTH ELEVATION
A3-2	WEST ELEVATION
A3-3	NORTH ELEVATION
A3-4	EAST ELEVATION
A4-1	SECTION A
A4-2	SECTIONS B & C
A100	PERSPECTIVES
A101	ISOMETRICS
A102	RENDERED ELEVATION (SOUTH)
A103	RENDERED ELEVATION (WEST)
A104	RENDERED ELEVATION (EAST)
LDP1	LANDSCAPE PLAN
LDP2	HYDROZONE PLAN

Copyright Reserved
This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

[illegible]

RICHARD HENRY ARCHITECT INC.

RAFI ARCHITECTS INC.

TEL
604.688.3655

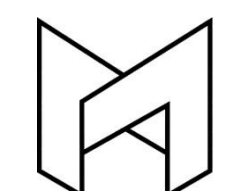
FAX
604.688.3522

EMAIL
rai@rafiiaarchitects.com

WWW
rafiiaarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



MISSION
GROUP

Project
500 BERNARD AVENUE
KELOWNA, B.C.

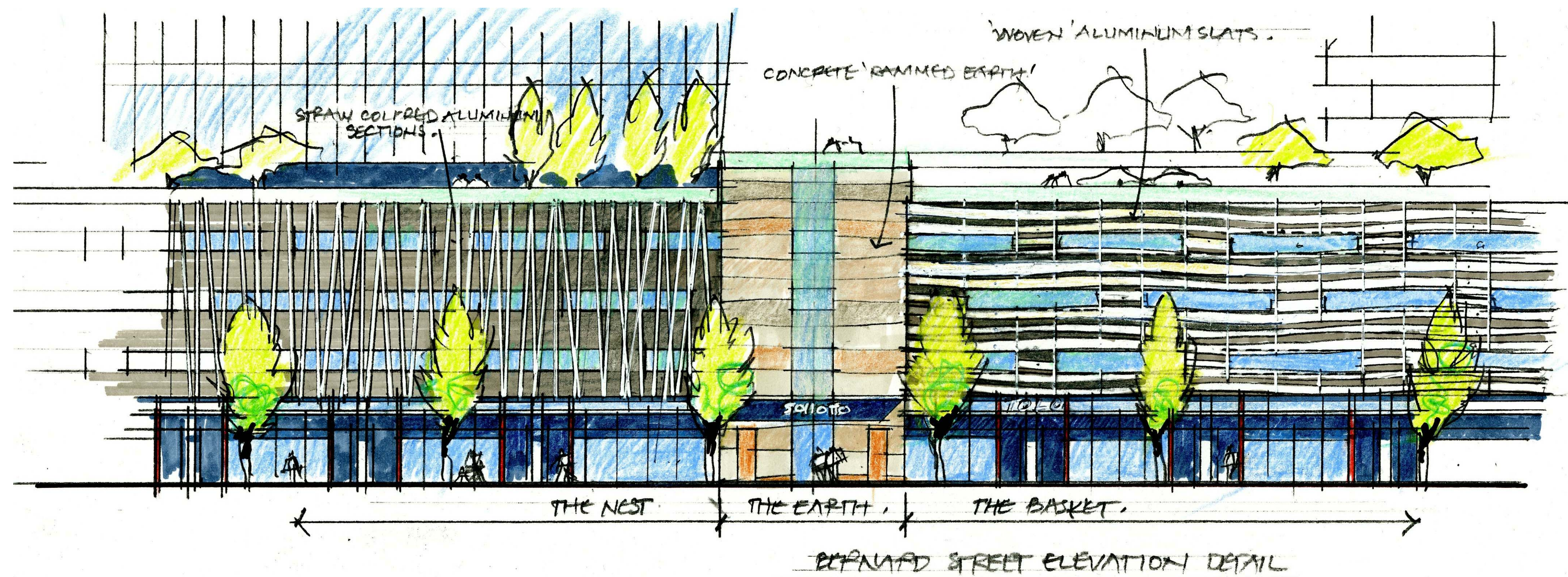
BERNARD BLOCK

Drawing Title

COVER

Date:	Project No.
FEBRUARY 2019	18-59
Scale:	Drawing No.
Drawn By:	A0-0
FMA	
File Name:	
D:\PROJECTS\18-59 BERNARD BLOCK\18-59 BERNARD BLOCK\03042019.DWG	

19/02/2019 6:51:01 PM D:\PROJECTS\18-59 BERNARD BLOCK\18-59 BERNARD BLOCK (2019-02-07 DP).rvt

[illegible]

TEL
604.688.3655

FAX
604.688.3522

EMAIL
rai@rafiichitects.com

WWW
rafiichitects.com

S U I T E O N E
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Client

 MISSION
GROUP

Drawing Title

ELEVATION CONCEPTS
SKETCH

Scale:	Drawing No.
--------	-------------

Drawn By:

File Name: AU-3

File Name:
D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).rvt

[illegible]

Client

 MISSION GROUP

Drawing Title

PERSPECTIVE SKETCH

Scale:	Drawing No.
--------	-------------

Drawn By:	
-----------	--

File Name: AU-7

D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019.02.07 DP).indd 1

19/02/2019 6:51:51 PM D:\PROJECTS\18-59 BERNARD BLOCK\18-59 BERNARD BLOCK (2019-02-07 DP).rvt

[illegible]

Client

 MISSION GROUP

Drawing Title

PERSPECTIVE SKETCH

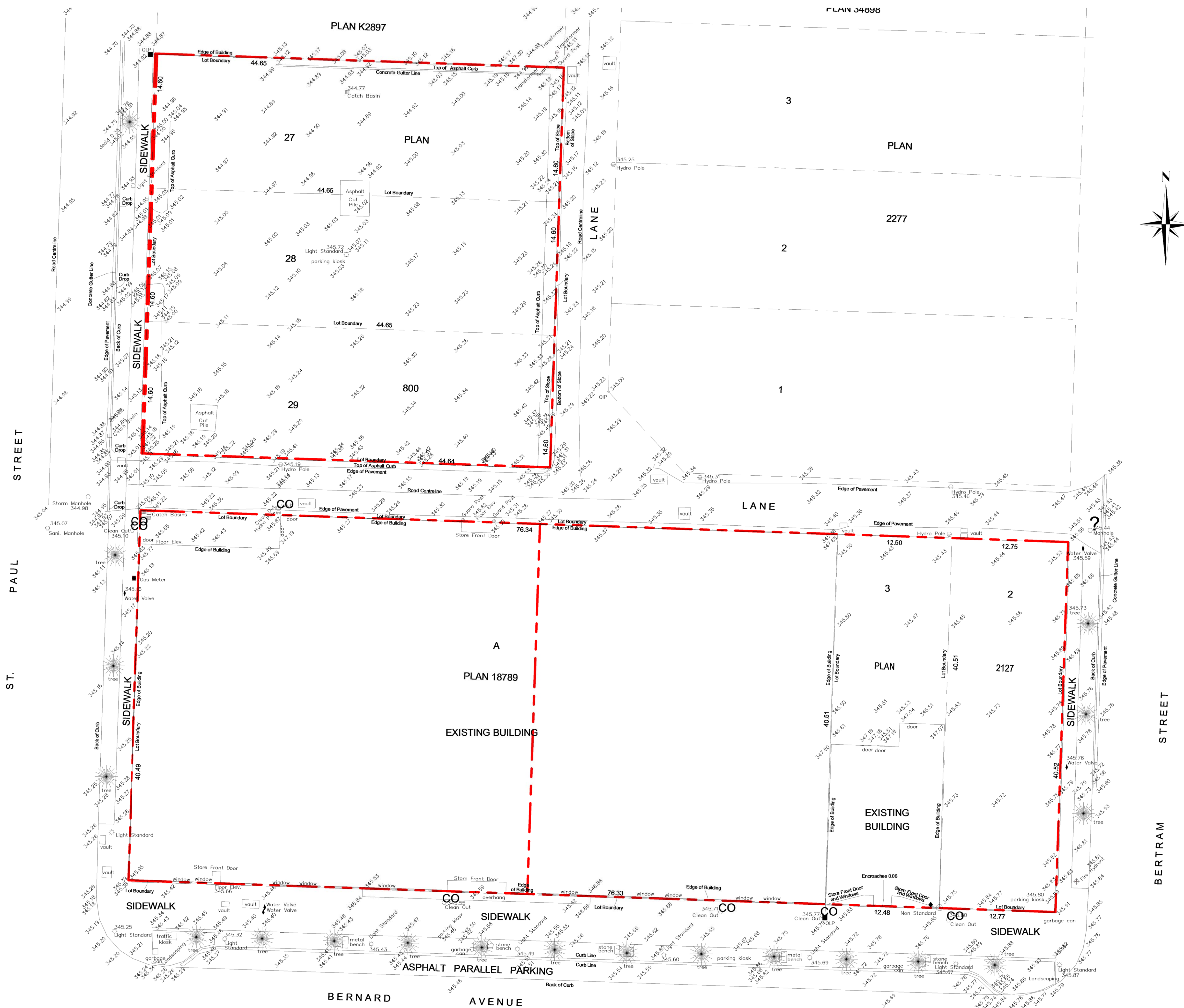
Scale:	Drawing No.
--------	-------------

Drawn By:	
-----------	--

File Name: AU-0

File Name:
D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019.02.07 DP).rvt

9/02/2019 6:51:54 PM D:\PROJECTS\18-59 BERNARD BLOCK\18-59 BERNARD BLOCK (2019-02-07 DP).rvt



Copyright Reserved
This plan and design are, and at all times remain
the exclusive property of the architect/designer
and cannot be used or reproduced without
written consent. Written dimensions shall have
precedence over scaled dimensions. Contractors
shall verify and be responsible for all dimensions
and conditions on the job and this office shall
be informed of any variations from the dimensions
and conditions shown on the drawing.

RAFI I ARCHITECTS INC.

Project 500 BERNARD AVENUE
KELOWNA, B.C.

Drawing Title

Date:

Scale:

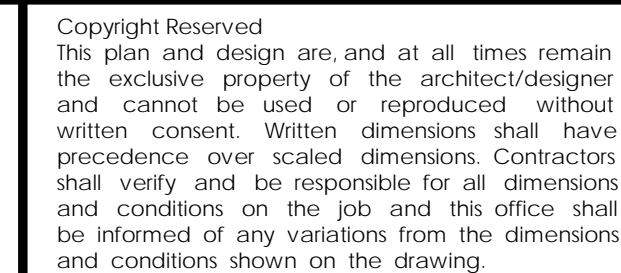
Drawn By

File Name

Project No. _____

Drawing from

/



RICHARD HENRY ARCHITECT INC.

TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiiaarchitects.com
WWW
rafiiaarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



Project 500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

SITE PLAN

Scale:	Drawing No.
--------	-------------

Drawn By:

File Name:

D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOC
(2019-02-07 DP) m1

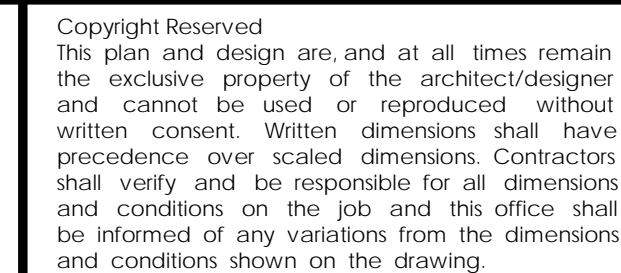
A1-2



NOTE: ADDITIONAL BICYCLE STORAGE IS LOCATED ON LEVEL P1

FSR CALCULATION	NET AREAS		
	RESIDENTIAL	158,386.81 SF	14,714.62
	RETAIL	17,901.65 SF	1,663.12
	OFFICE	68,048.17 SF	6,321.88
		244,336.63 SF	22,707.87

FAR	5.5
-----	-----



RICHARD HENRY ARCHITECT INC.

TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiiaarchitects.com
WWW
rafiiaarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



Project 500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

LEVEL P1

Date:	Project No.
FEBRUARY 2019	18-59

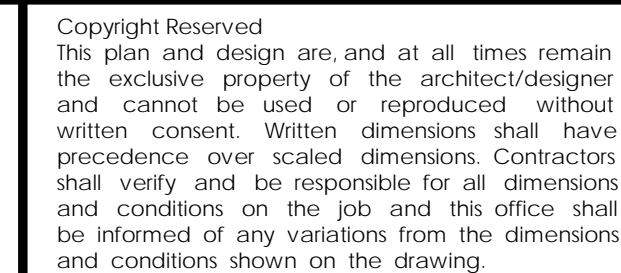
Scale:	Drawing No.
--------	-------------

Drawn By:

File Name:

A2-1





RICHARD HENRY ARCHITECT INC.

TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiichitects.com
WWW
rafiichitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



Project 500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

LEVEL 1

Date:
FEBRUARY 201

Scale:
1 : 200

Drawn By:

File Name:

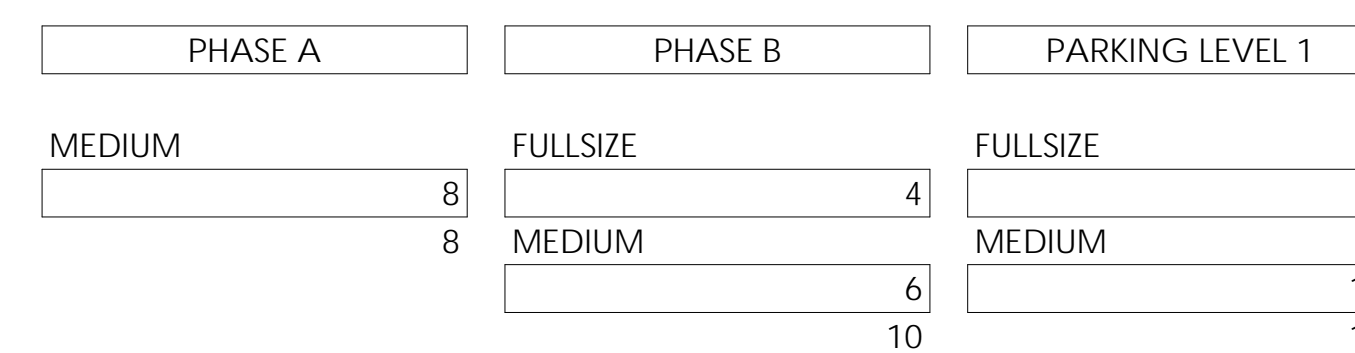
D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).indd 1

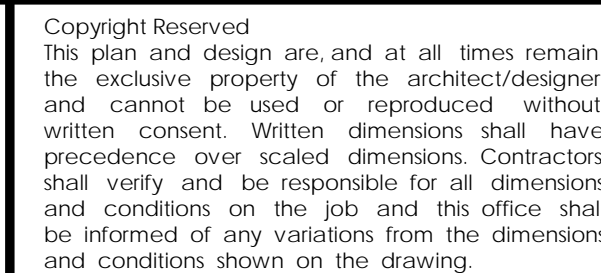
Project No.	18-59
-------------	-------

	Drawing No.
--	-------------

1

A2-2





RICHARD HENRY ARCHITECT INC.

TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiichitects.com
WWW
rafiichitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



Project 500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

LEVEL 2

Date:

FEBRUARY 2014

Scale:

1 : 200

Drawn By:

File Name:

D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK

Project No.

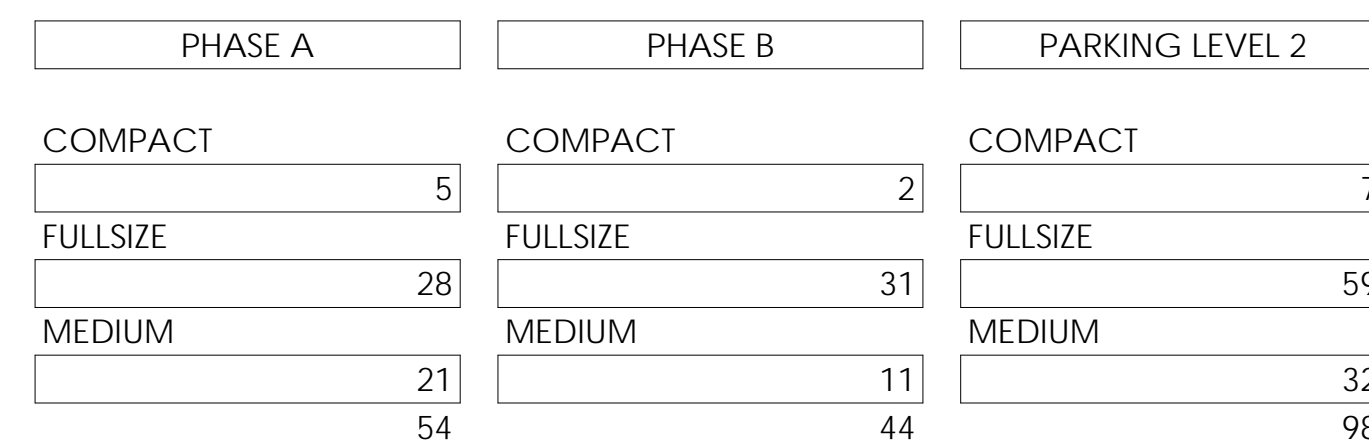
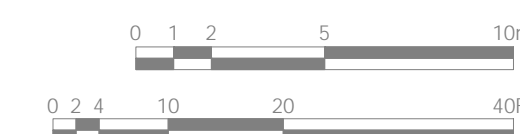
18-59

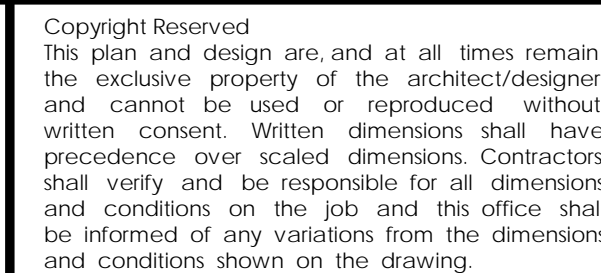
Drawing N

100

1

7/12/20





RICHARD HENRY ARCHITECT INC.

TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiichitects.com
WWW
rafiichitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



Project 500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

LEVEL 3

Date:

FEBRUAR

Scale:

1 : 200

Drawn By:

FMA

File Name:

D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK

Project No.	
-------------	--

18-59

Drawing No.

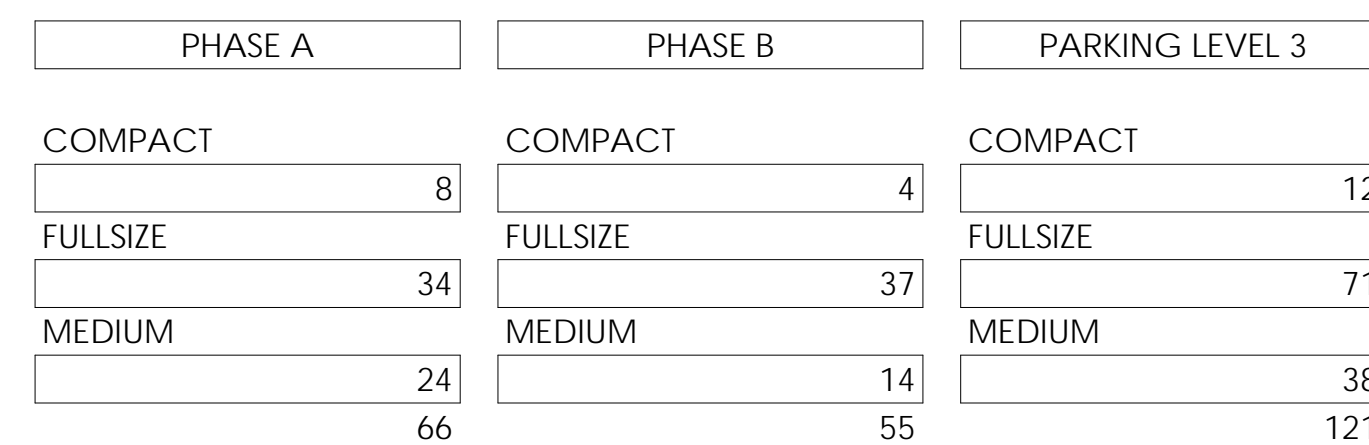
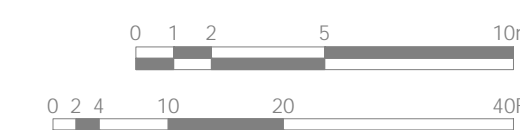
100

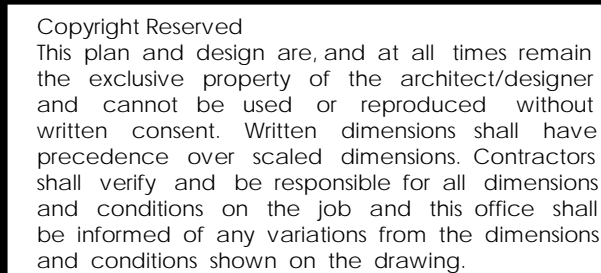
F

1. A

7. A

100





RICHARD HENRY ARCHITECT INC.

TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiichitects.com
WWW
rafiichitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



Project

500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

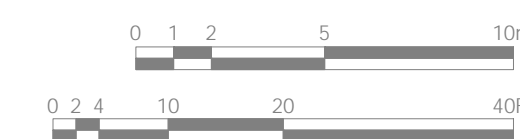
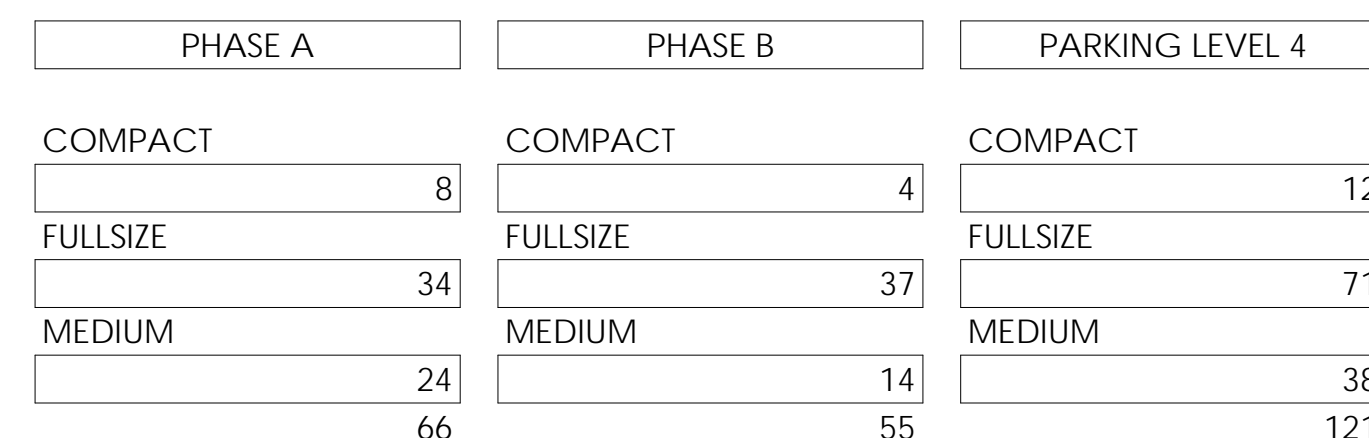
LEVEL 4


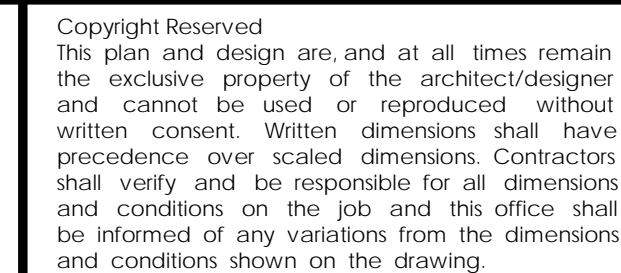
Date:	Project No.
FEBRUARY 2019	18

Scale:	Drawing No.
--------	-------------

Drawn By:

File Name:
D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK





RICHARD HENRY ARCHITECT INC.

TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiiaarchitects.com
WWW
rafiiaarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



Project 500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

LEVEL 6

Date:
FEBRUARY 2019

Scale:
1 : 200

Drawn By:

FMA

File Name:

D:\PROJECTS

Project No.	18-59
-------------	-------

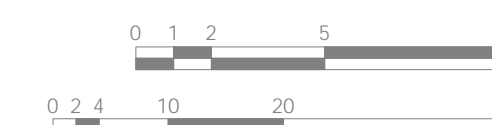
	Drawing No.
--	-------------

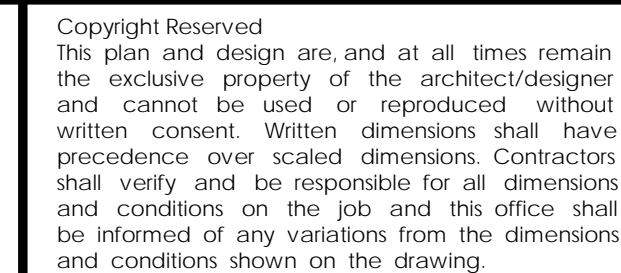
1

Δ2-1

7/12/

Abstract





RICHARD HENRY ARCHITECT INC.

TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiiaarchitects.com
WWW
rafiiaarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



Project

500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

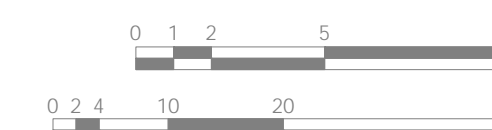
TYPICAL FLOOR

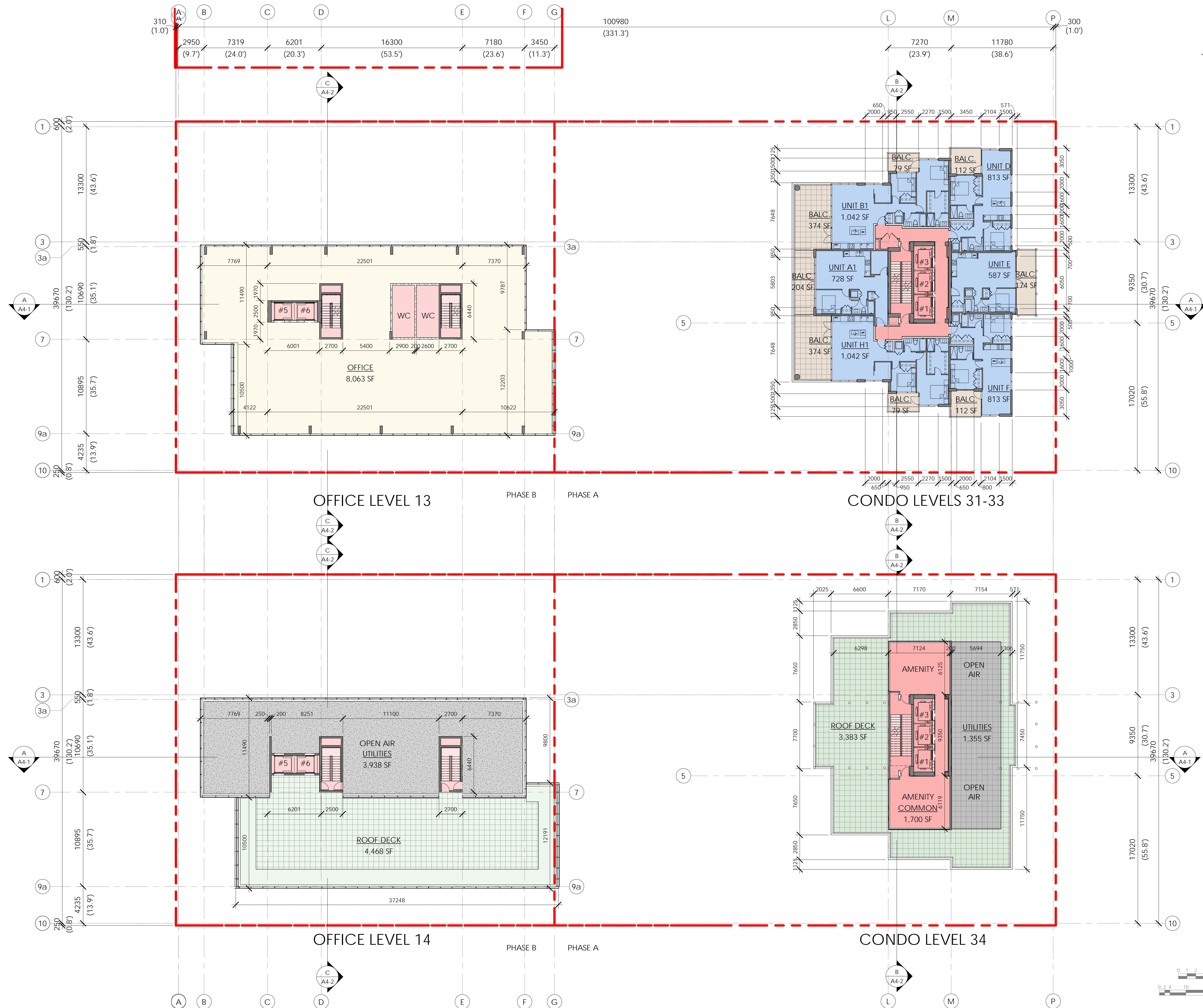
Scale:	Drawing No.
--------	-------------

Drawn By:

File Name: AZ-U

D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).rvt





Copyright Reserved
This plan and design are, and at all times remain
the exclusive property of the architect/designer
and cannot be used or reproduced without
written consent. Written dimensions shall have
precedence over scaled dimensions. Contractors
shall verify and be responsible for all dimensions
and conditions on the job and this office shall
be informed of any variations from the dimensions
and conditions shown on the drawing.

RICHARD HENRY ARCHITECT INC.

TEL
604.688.3655

Project 500 BERNARD AVENUE
KELOWNA, B.C.

Drawing Title

Date:
FEBRUARY 2019

Drawn By:

File Name:
D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLO
(2010-02-03 PM).ind



RAFI ARCHITECTS INC.

TEL
604.688.3655

FAX
604.688.3522

EMAIL
rai@rafiichitects.com

WWW
rafiichitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.



Project

500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

UNIT PLANS

Drawn By: FMA A2-10

File Name:
D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).rvt



- ① - **CONCRETE CLADDING**
 - CAST IN PLACE CONCRETE
 - INTERIOR INSULATED
 - COLOUR: BENJAMIN MOORE SIMPLY WHITE 2143-70
- ①a) - COLOUR: BENJAMIN MOORE ONYX 2133-10
- ①b) - COLOUR: BENJAMIN MOORE REVERE PEWTER HC-172
- ② - **PODIUM WALL BASE CLADDING**
 - FIBRE CEMENT PANEL INTERIOR AND EXTERIOR
 - STEEL STUD STRUCTURE
 - FINISH: TO MATCH SWISS PEARL 'BLACK OPAL' 7020
- ③ - **PODIUM FEATURE CLADDING 1 (NEST)**
 - PAINTED ALUMINIUM POLES (4" x 4")
 - RANDOM ANGLED PATTERNS IN TWO LAYERS
 - COLOUR: BENJAMIN MOORE - STRAW 2154-50
- ④ - **PODIUM FEATURE CLADDING 2 (BASKET)**
 - LASER CUT SHEET METAL PANELS (1/2" THICK)
 - RANDOM WAVE PATTERN
 - COLOUR: BENJAMIN MOORE - STRAW 2154-50
- ⑤ - **RAMMED EARTH CONCRETE WALL**
 - CAST IN PLACE CONCRETE
 - ADD MIXTURES TO TINT THE CONCRETE IN VARIOUS SH
 - LAYERS TO BE PLACED IN FORMWORK
 - SIMULATING RAMMED EARTH
- ⑥ - **CONDO TOWER WINDOWS**
 - WINDOW WALL SYSTEM
 - GLASS (CLEAR LOW-E)
 - SPANDREL COLOUR:
 - BENJAMIN MOORE ONYX 2133-10
 - STANDARD CHARCOAL MULLIONS
 - STANDARD CHARCOAL METAL PANEL,
 - LOUVER GRILLES, & HARDWARE
- ⑦ - **OFFICE TOWER WINDOWS**
 - CURTAIN WALL SYSTEM
 - GLASS: HIGH REFLECTIVE GLASS PANEL
 - SPANDREL COLOUR:
 - BENJAMIN MOORE PURE WHITE OC-64
 - HIGH REFLECTIVE OUTER LAYER
 - STANDARD SILVER BUTTJOINED MULLIONS
 - STANDARD SILVER METAL PANEL,
 - LOUVER GRILLES, & HARDWARE
 - MECH SCREEN AT ROOF: WHITE FOULTED GLASS
- ⑧ - **STREET LEVEL WINDOWS**
 - CURTAIN WALL SYSTEM
 - GLASS: CLEAR GLASS PANEL
 - SPANDREL COLOUR:
 - BENJAMIN MOORE ONYX 2133-10
 - STANDARD SILVER MULLION CAPS
 - STANDARD SILVER METAL PANEL,
 - LOUVER GRILLES, & HARDWARE
- ⑨ - **PODIUM WINDOWS**
 - WINDOW WALL SYSTEM
 - FROSTED GLASS (FRIT)
 - STANDARD SILVER MULLIONS
- ⑩ - **CONDO TOWER BALCONY RAILINGS**
 - CLEAR GLASS
 - STANDARD CHARCOAL ALUMINIUM POSTS AND RAILS
- ⑪ - **CORTEN STEEL RETAIL ENTRIES**
 - CORTEN STEEL CLADDING, PRE-WEATHERED
 - COLOUR: RUST
- ⑫ - **GLASS AND METAL CANOPIES**
 - FROSTED TEMPERED AND LAMINATED GLASS
 - STANDARD SILVER STEEL FINS
 - MECHANIZED AWNING SYSTEM - WHERE REQUIRED
- ⑬ - **PAINTED METAL TRELLIS AND FEATURE FRAME**
 - PAINTED HSS POST AND BEAM
 - COLOUR: BENJAMIN MOORE PURE WHITE OC-64



RICHARD HENRY ARCHITECT INC.

TEL
604.688.3655

FAX
604.688.3522

EMAIL
rai@rafiichitects.com

WWW
rafiichitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA



MISSION
GROUP

Project

500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

WEST ELEVATION

Date: FEBRUARY 2019	Project No. 18-59
Scale: 1 : 200	Drawing No.
Drawn By: FMA	A3-2
File Name: D:\PROJECTS\18-59 BERNARD BLOCK\18-59 BERNARD BLOCK (2019.02.07.DP).rvt	

- ① - **CONCRETE CLADDING**
 - CAST IN PLACE CONCRETE
 - INTERIOR INSULATED
 - COLOUR: BENJAMIN MOORE SIMPLY WHITE 2143-70
- ②a - COLOUR: BENJAMIN MOORE ONYX 2133-10
- ②b - COLOUR: BENJAMIN MOORE REVERE PEWTER HC-172
- ③ - **PODIUM WALL BASE CLADDING**
 - FIBRE CEMENT PANEL INTERIOR AND EXTERIOR
 - STEEL STUD STRUCTURE
 - FINISH: TO MATCH SWISS PEARL 'BLACK OPAL' 7020
- ④ - **PODIUM FEATURE CLADDING 1 (NEST)**
 - PAINTED ALUMINUM POLES (4" x 4")
 - RANDOM ANGLED PLATTERS IN TWO LAYERS
 - COLOUR: BENJAMIN MOORE - STRAW 2154-50
- ⑤ - **PODIUM FEATURE CLADDING 2 (BASKET)**
 - LASER CUT SHEET METAL PANELS (1/2" THICK)
 - RANDOM WAVE PATTERN
 - COLOUR: BENJAMIN MOORE - STRAW 2154-50
- ⑥ - **RAMMED EARTH CONCRETE WALL**
 - CAST IN PLACE CONCRETE
 - ADD MIXTURES TO TINT THE CONCRETE IN VARIOUS SHADES
 - LAYERS TO BE PLACED IN FORMWORK SIMULATING RAMMED EARTH
- ⑦ - **CONDO TOWER WINDOWS**
 - WINDOW WALL SYSTEM
 - GLASS (CLEAR LOW-E)
 - SPANDREL COLOUR: BENJAMIN MOORE ONYX 2133-10
 - STANDARD CHARCOAL MULLIONS
 - STANDARD CHARCOAL METAL PANEL, LOUVER GRILLES, & HARDWARE
- ⑧ - **OFFICE TOWER WINDOWS**
 - CURTAIN WALL SYSTEM
 - GLASS: HIGH REFLECTIVE GLASS PANEL
 - SPANDREL COLOUR: BENJAMIN MOORE PURE WHITE OC-64
 - HIGH REFLECTIVE OUTER LAYER
 - STANDARD SILVER BUTTJOINED MULLIONS
 - STANDARD SILVER METAL PANEL, LOUVER GRILLES, & HARDWARE
 - MECH SCREEN AT ROOF: WHITE FRITTED GLASS
- ⑨ - **STREET LEVEL WINDOWS**
 - CURTAIN WALL SYSTEM
 - GLASS: CLEAR GLASS PANEL
 - SPANDREL COLOUR: BENJAMIN MOORE ONYX 2133-10
 - STANDARD SILVER MULLION CAPS
 - STANDARD SILVER METAL PANEL, LOUVER GRILLES, & HARDWARE
- ⑩ - **PODIUM WINDOWS**
 - WINDOW WALL SYSTEM
 - FROSTED GLASS (FRIT)
 - STANDARD SILVER MULLIONS
- ⑪ - **CONDO TOWER BALCONY RAILINGS**
 - CLEAR GLASS
 - STANDARD CHARCOAL ALUMINUM POSTS AND RAILS
- ⑫ - **CORTEN STEEL RETAIL ENTRIES**
 - CORTEN STEEL CLADDING, PRE-WEATHERED
 - COLOUR: RUST
- ⑬ - **GLASS AND METAL CANOPIES**
 - FROSTED TEMPERED AND LAMINATED GLASS
 - STANDARD SILVER STEEL FINS
 - MECHANIZED AWNING SYSTEM - WHERE REQUIRED
- ⑭ - **PAINTED METAL TRELLIS AND FEATURE FRAME**
 - PAINTED HSS POST AND BEAM
 - COLOUR: BENJAMIN MOORE PURE WHITE OC-64

[illegible]

RICHARD HENRY ARCHITECT INC.

RAFI ARCHITECTS INC.

TEL

604.688.3655

FAX

604.688.3522

EMAIL

rai@ratiiarchitects.com

WWW

rafiichitects.com

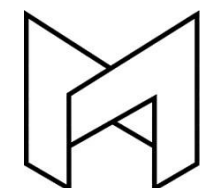
S U I T E O N E

1400 HOWE ST

1800 HOWE ST

VANCOUVER BC

V6Z 2L9 CANADA



MISSION GROUP

Project

500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

NORTH ELEVATION

Date:	Project No.
-------	-------------

FEBRUARY 2019 18-59

Scale:	Drawing No.
--------	-------------

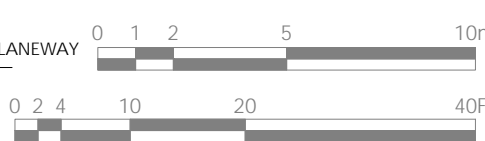
As indicated

Drawn By:

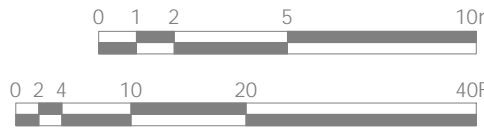
FMA | A 2 2

A3-3

A3-3



D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).rv1

 Λ

[illegible]

Client

 MISSION
GROUP

Drawing Title

PERSPECTIVES

Scale:	Drawing No.
--------	-------------

Drawn By: _____

File Name:

D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).rvt



[illegible]

RAFI I ARCHITECTS INC.

S U I T E O N E
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA



Project

500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

ISOMETRICS

D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).rvt

A101





RAFI I ARCHITECTS INC.

TEL
604.688.3655

FAX
604.688.3522

EMAIL
rai@rafiiaarchitects.com

WWW
rafiiaarchitects.com

S U I T E O N E
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA



Project

500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

RENDERED ELEVATION
(SOUTH)

Date:	Project No.
FEBRUARY 2019	18-5

Scale:	Drawing No.
--------	-------------

Drawn By:
ZS

File Name:
D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).rvt



Copyright Reserved
This plan and design are, and at all times remain, the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

REVISIONS

[illegible]

RICHARD HENRY ARCHITECT INC

RAFI ARCHITECTS INC.

TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiichitects.com
WWW
rafiichitects.com

S U I T E O N E
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Client



MISSION GROUP

Project

500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

RENDERED ELEVATION
(WEST)

Date:

FEBRUARY 2019

Project No.

18.50

Scale:

Drawing N

Drawn By

ZS

File Name

D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).indd 1

A103



Copyright Reserved
This plan and design are, and at all times remain, the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

REVISIONS

[illegible]

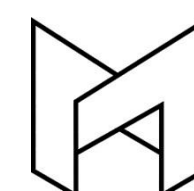
RICHARD HENRY ARCHITECT INC

RAFI ARCHITECTS INC.

TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiichitects.com
WWW
rafiichitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Client



MISSION GROUP

Project

500 BERNARD AVENUE
KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

RENDERED ELEVATION
(EAST)

Date:

FEBRUARY 2019

Project No. _____

19.50

Scale

Drawing N

Drawn By:

ZS

File Name

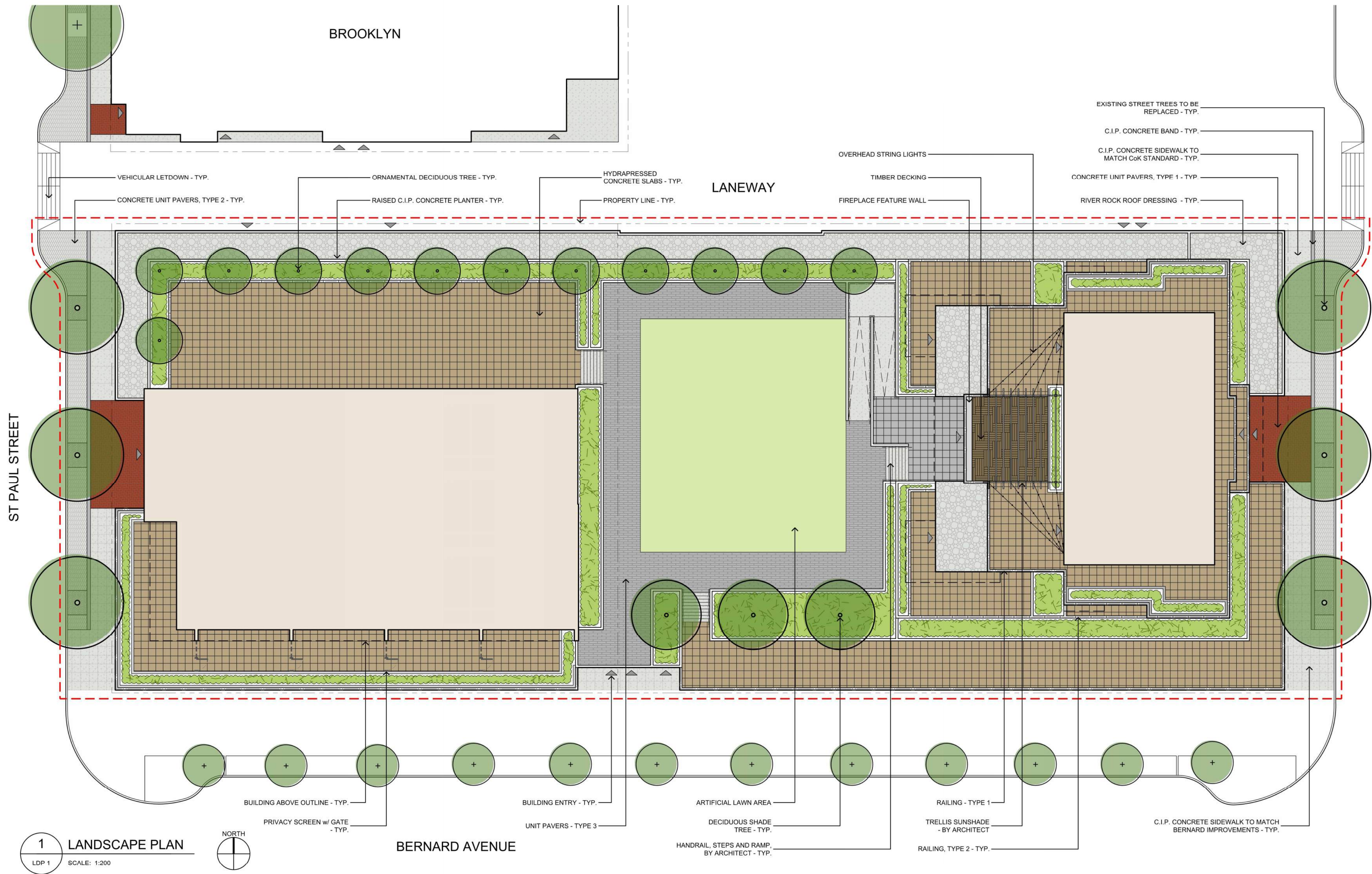
D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).rvt

A104



9/02/2019 6:53:54 PM D:\PROJECTS\18-59 BERNARD BLOCK\18-59 BERNARD BLOCK (2019-02-07 DP).rvt

P:\2018\18M-02081-00_BERNARD\3_TCHS_CADD\1_BASE\18M-02081-00_LDP.DWG



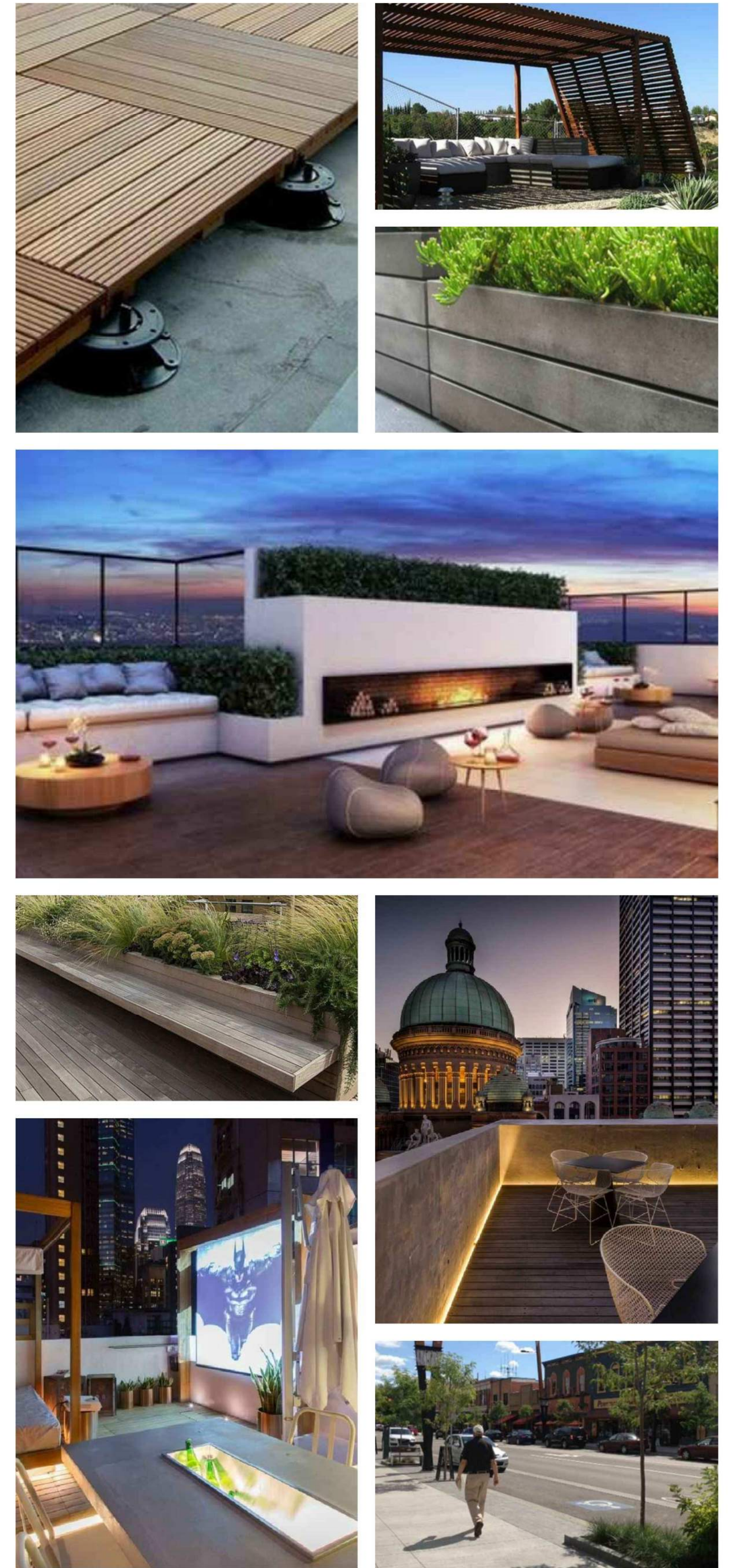
LANDSCAPE PLAN LEGEND:

	LIMIT OF WORK		C.I.P. CONCRETE SIDEWALK w/ SAWCUTS		GUARDRAIL - TYPE 1		PRIVACY SCREEN
	PROPERTY LINE		CONCRETE UNIT PAVERS - TYPE 1		GUARDRAIL - TYPE 2		RAISED C.I.P. CONCRETE PLANTER
	BUILDING ENTRY		CONCRETE UNIT PAVERS - TYPE 2		HANDRAIL		RIVER ROCK
	BUILDING ABOVE OUTLINE		CONCRETE UNIT PAVERS - TYPE 3		HYDRAPRESSED CONCRETE SLABS		STRING LIGHTS
	C.I.P. CONCRETE BAND		FREESTANDING PLANTER		RESIN BOUND GRAVEL		TIMBER DECKING

LANDSCAPE PLAN NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND AREA.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

ROOF TERRACE CHARACTER IMAGES

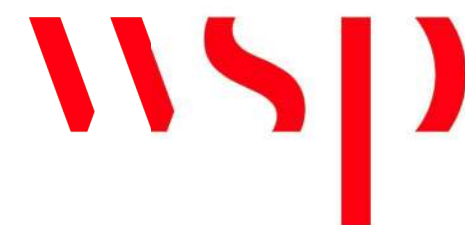


REVISIONS / ISSUED		
NO.	DATE	DESCRIPTION
1	JAN 24/17	ISSUED FOR DP

PROJECT
BERNARD BLOCK

CLIENT
MISSION GROUP

CONSULTANT
RAFI ARCHITECTS INC.

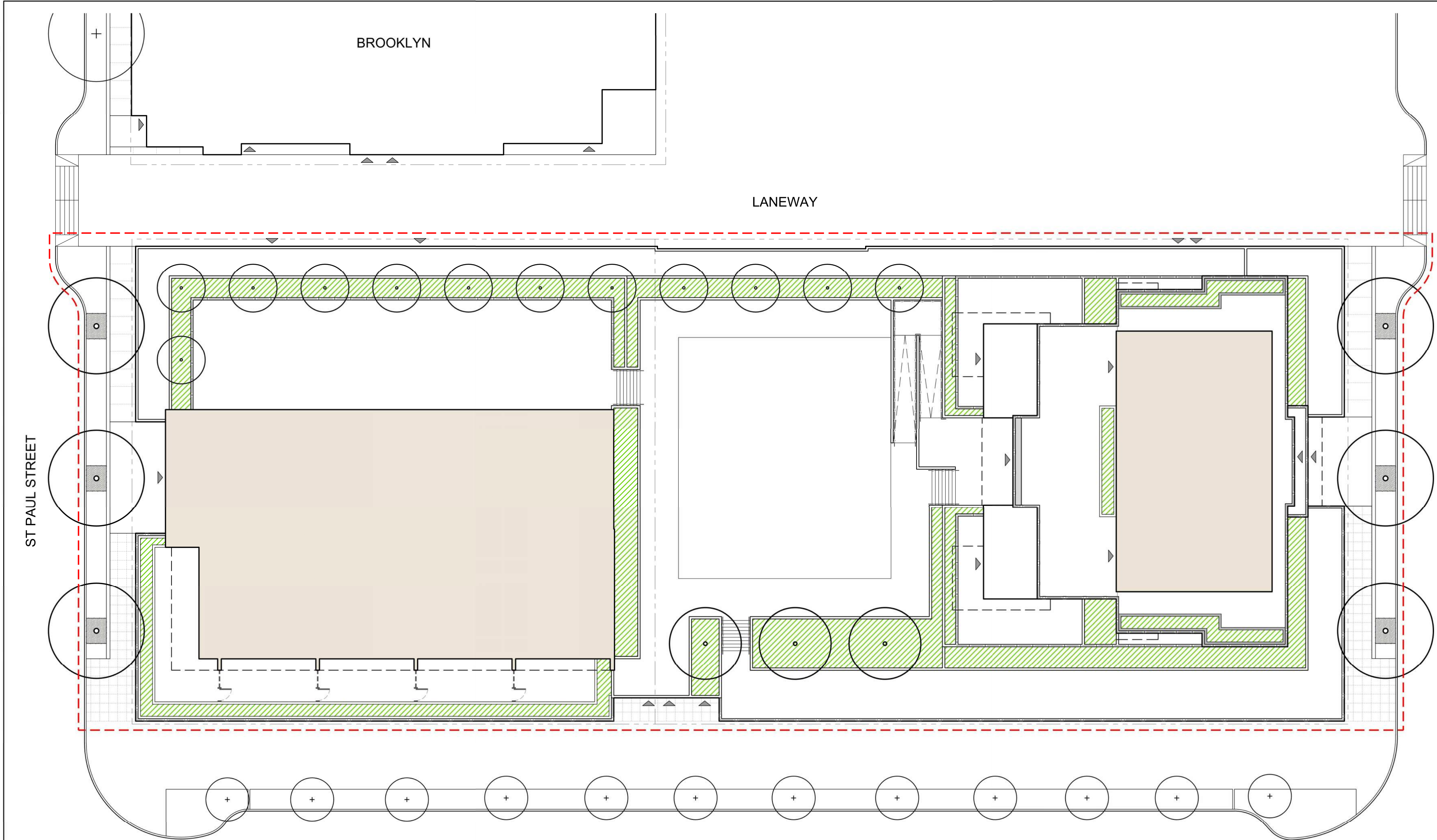


LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
Suite 700, 1631 Dickson Avenue, Kelowna, BC V1Y 0B5 t:250.869.1334 www.wsp.com

DESIGN BY	TC
DRAWN BY	BL
CHECKED BY	TC
PROJECT #	18M-02081
SCALE	1:200

SHEET TITLE	LANDSCAPE PLAN
SHEET NO.	LDP 1

P:\2018\18M-02081-00_BERNARD\3_TECHS_CADD\1_BASE\18M-02081-00_LDP.DWG



1

HYDROZONE PLAN

LDP 2

SCALE: 1:200

NORTH

HYDROZONE PLAN LEGEND:

- LOW WATER REQUIREMENTS
- LOW WATER REQUIREMENTS

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H x W)
TREES					PERENNIALS / GRASSES				
<i>Carpinus caroliniana</i>	AMERICAN HORNBEAM	40MM CAL.	B&B	6.00m x 6.00m	<i>Allium sphaerocephalon</i>	DRUMSTICK ALLIUM	n/a	BULB	0.60m x 0.10m
<i>Elaeagnus angustifolia</i>	RUSSIAN OLIVE	40MM CAL.	B&B	8.00m x 8.00m	<i>Artemisia x 'Powis Castle'</i>	POWIS CASTLE ARTEMISIA	#01	POTTED	0.90m x 0.90m
<i>Fraxinus pennsylvanica</i>	GREEN ASH	60MM CAL.	B&B	18.00m x 12.00m	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	KARL FOERSTER FEATHER REED GRASS	#01	POTTED	1.50m x 1.00m
SHRUBS					<i>Lychinis cononaria</i>	ROSE CAMPION	#01	POTTED	1.00m x 0.60m
<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	#02	POTTED	0.60m x 0.60m	<i>Miscanthus sinensis 'Gracillimus'</i>	MAIDEN GRASS	#01	POTTED	1.75m x 1.00m
<i>Buddleia x 'BLUE CHIP'</i>	Lo & Behold Butterfly Bush	#01	POTTED	1.00m x 1.00m	<i>Molinia caerulea 'Variegata'</i>	VARIEGATED MOOR GRASS	#01	POTTED	0.50m x 1.00m
					<i>Perovskia atriplicifolia 'Little Spire'</i>	LITTLE SPIRE RUSSIAN SAGE	#01	POTTED	0.60m x 0.40m

ROOF TERRACE PLANTING CHARACTER IMAGES



REVISIONS / ISSUED		
1	JAN 24/17	ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT
BERNARD BLOCK

CLIENT
MISSION GROUP

CONSULTANT
RAFI ARCHITECTS INC.



LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
Suite 700, 1631 Dickson Avenue, Kelowna, BC V1Y 0B5 t:250.869.1334 www.wsp.com

DESIGN BY	TC
DRAWN BY	BL
CHECKED BY	TC
PROJECT #	18M-02081
SCALE	1:200

SHEET TITLE
HYDROZONE PLAN

SHEET NO.
LDP 2