

COVER PAGE



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2024-06-18

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1355 St Paul

1355 St Paul St, Kelowna, BC V1Y 2E1

ISSUED FOR DP AMENDMENT TO DP24-0027

DP0.00

PROJECT SUMMARY

Project Name: 1355 St Paul
 Project Address: 1355 St Paul St, Kelowna, BC V1Y 2E1
 Legal Description: LOT 2, PARCEL A, (K173272) DISTRICT LOT 139, O.D.Y.D., PLAN KAP45917
 Zoning: UC1
 Max FAR: 8.70 (Base 7.2 with 1.2 Streetscape Bonus)
 Max FAR (m²): 31368.3
 Proposed FAR: 5.73
 Site Area m²: 3605.6
 Site Area ft²: 38809.9
 Site Coverage: 95.6%
 Building Height (m): 117.4
 Building Storeys: 40
 Residential Units: 384
 Parking Stalls: 323

PROJECT SETBACKS BREAKDOWN

Setbacks	Required Min. at Grade		Proposed at Grade		Required Min. at 16m		Proposed at 16m	
	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)
Triangular Set back	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Front Yard (St Paul Street)	0.0	0.0	0.0	0.0	9.8	3.0	9.8	3.0
Side Yard (1345 St Paul)	0.0	0.0	0.0	0.0	13.1	4.0	13.1	4.0
Side Yard (550 Doyle Ave.)	0.0	0.0	0.0	0.0	13.1	4.0	13.1	4.0
Rear Yard (Lane)	0.0	0.0	0.0	0.0	9.8	3.0	9.8	3.0

BUILDING HEIGHT BREAKDOWN

Building Height	Max Allowable Height (Incl. Bonus)		Proposed Height	
	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)
No. of Storeys	482.28	147.00	385.05	117.36
	-	40	-	40

LEGEND

FAR	Floor Area Ratio
Residential	Residential
Amenity	Amenity
Parkade	Parkade
Main Floor / Commercial	Main Floor / Commercial

FAR BREAKDOWN

Level	Geodetic Elevation (m)	Floor to Floor (m)	Number of Units	Gross (m ²)				Exclusions (m ²)				FAR Area	Floorplate Efficiency	FAR (Commercial)	FAR (Residential)		
				Parking / Service	Common Areas	Commercial/ Retail	Residential	Amenity	Total Gross Floor Area	Parking and Services	Common Areas					Amenity	Total Exclusions
Level 40	458.716	3.21	0	0.00	112.69	0.00	0.00	591.13	703.82	0.00	112.69	591.13	703.82	0.00	0.0%		
Level 39	455.592	3.21	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 38	452.773	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 37	449.953	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 36	447.134	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 35	444.315	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 34	441.495	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 33	438.676	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 32	435.856	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 31	433.037	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 30	430.218	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 29	427.398	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 28	424.579	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 27	421.759	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 26	418.940	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 25	416.121	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 24	413.301	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 23	410.482	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 22	407.662	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 21	404.843	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 20	402.024	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	0.15	5.58
Level 19	399.204	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 18	396.385	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 17	393.565	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 16	390.746	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 15	387.927	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 14	385.107	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 13	382.288	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 12	379.468	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 11	376.649	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 10	373.830	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 09	371.010	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 08	368.191	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 07	365.371	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 06	362.552	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%		
Level 05	359.733	2.82	10	0.00	158.68	0.00	560.68	0.00	719.36	0.00	158.68	0.00	158.68	560.68	77.9%		
Level P4	354.856	4.88	0	3306.50	141.33	0.00	0.00	0.00	3447.83	3306.50	141.33	0.00	3447.83	0.00	0.0%		
Level P3	352.011	2.85	0	3306.50	141.33	0.00	0.00	0.00	3447.83	3306.50	141.33	0.00	3447.83	0.00	0.0%		
Level P2	349.166	2.85	0	3279.46	141.28	0.00	0.00	0.00	3420.74	3279.46	141.28	0.00	3420.74	0.00	0.0%		
Main Floor	344.645	4.52	0	2133.69	646.18	525.13	0.00	72.66	3377.66	2133.69	646.18	72.66	2852.53	525.13	15.5%		
Total Height				117.36 m									18393.97	20653.49			
												FAR Proposed	20653.49				
												FAR Permitted	31368.31				

UNIT MIX

Level	Unit Mix					Total Units
	Bachelor	1 Bed	1 Bed + Den	2 Bed	3 Bed	
Level 40	-	-	-	-	-	0
Level 39	2	4	0	5	0	11
Level 38	2	4	0	5	0	11
Level 37	2	4	0	5	0	11
Level 36	2	4	0	5	0	11
Level 35	2	4	0	5	0	11
Level 34	2	4	0	5	0	11
Level 33	2	4	0	5	0	11
Level 32	2	4	0	5	0	11
Level 31	2	4	0	5	0	11
Level 30	2	4	0	5	0	11
Level 29	2	4	0	5	0	11
Level 28	2	4	0	5	0	11
Level 27	2	4	0	5	0	11
Level 26	2	4	0	5	0	11
Level 25	2	4	0	5	0	11
Level 24	2	4	0	5	0	11
Level 23	2	4	0	5	0	11
Level 22	2	4	0	5	0	11
Level 21	2	4	0	5	0	11
Level 20	2	4	0	5	0	11
Level 19	2	4	0	5	0	11
Level 18	2	4	0	5	0	11
Level 17	2	4	0	5	0	11
Level 16	2	4	0	5	0	11
Level 15	2	4	0	5	0	11
Level 14	2	4	0	5	0	11
Level 13	2	4	0	5	0	11
Level 12	2	4	0	5	0	11
Level 11	2	4	0	5	0	11
Level 10	2	4	0	5	0	11
Level 09	2	4	0	5	0	11
Level 08	2	4	0	5	0	11
Level 07	2	4	0	5	0	11
Level 06	2	4	0	5	0	11
Level 05	2	4	0	5	0	11
Level P4	-	-	-	-	-	0
Level P3	-	-	-	-	-	0
Level P2	-	-	-	-	-	0
Main Floor	-	-	-	-	-	0
						384
						100%

TOTAL BREAKDOWN

20,128.36	Total Residential Sq.m:
525.13	Total Commercial Sq.m:
663.79	Total Amenity Sq.m:
39,047.46	Total Gross Floor Area Sq.m:
1.3%	Total Commercial % of Project:



1. View facing South along St. Paul ST



2. View facing East along St. Paul ST



3. View facing North from the parking lot across UBCO downtown development



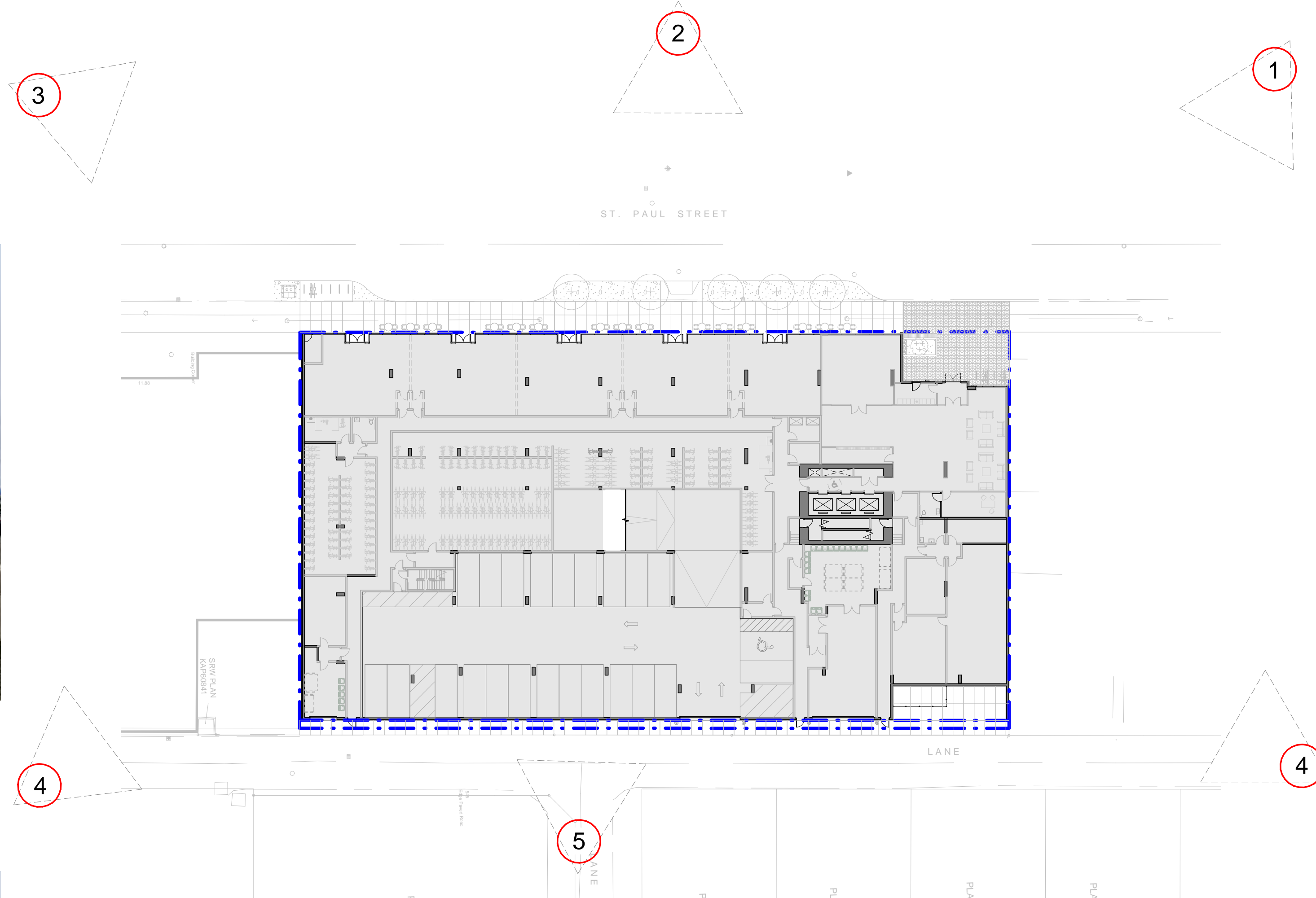
4. View facing Northwest from the back-road next to UBCO development



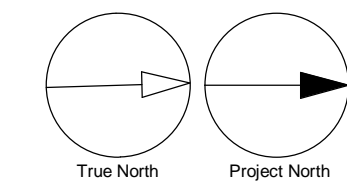
5. View facing West from the end of Fuller Ave



6. View facing Southwest from the parking lot of the building next door



1 PHOTO REFERENCE PLAN
DP0.03 SCALE: 1/32" = 1'-0"



2024-06-17 11:22:40 PM

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Arcadis Architects (Canada) Inc.
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ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	31st Jan. 2024
B	DEVELOPMENT PERMIT AMENDMENT	18th June 2024

- CONSULTANTS
- Gensler**
 - GS** GLUTMAN SIMPSON CONSULTING ENGINEERS
 - APLIN MARTIN** ENGINEERING ARCHITECTURE PLANNING SURVEYING
 - Smith + Andersen**
 - DIALOG**
 - GEOPACIFIC**

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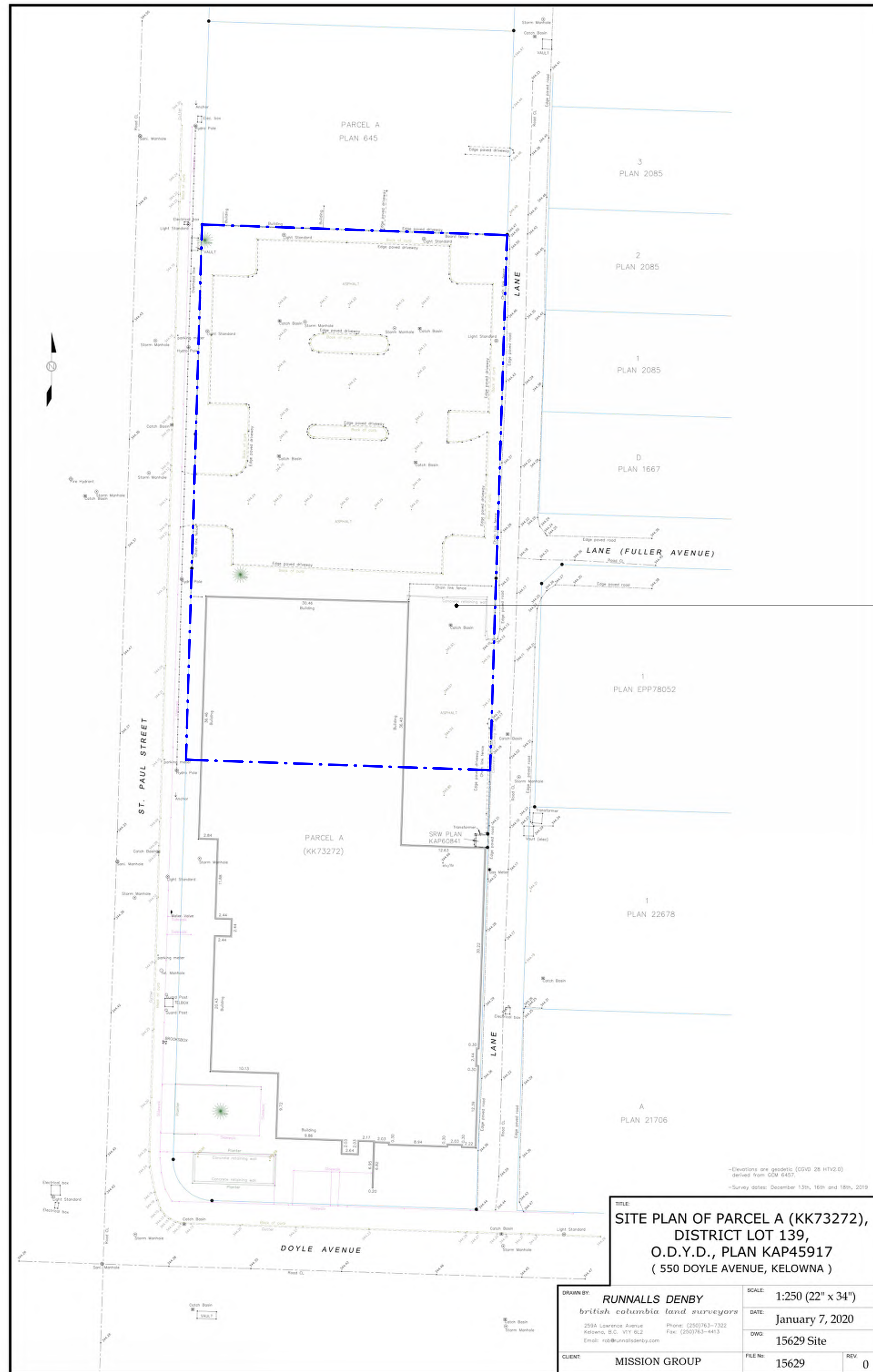
PROJECT
1355 St Paul
1355 St Paul St,
Kelowna, BC
V1Y 2E1

PROJECT NO:
141150
DRAWN BY: TL
PROJECT MGR: GM
CHECKED BY: GM
APPROVED BY: LM

SHEET TITLE
SITE PHOTOS

SHEET NUMBER
DP0.03
ISSUE
B

Autodesk Docs/141150 - 1355 St Paul/141150-1355_ST_PAUL_A_Podium_R2022.rvt 1/11



SUBJECT SITE FOR THIS APPLICATION

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GLUTMAN SIMPSON CONSULTING ENGINEERS

APLIN MARTIN
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PROJECT

1355 St Paul
 1355 St Paul St,
 Kelowna, BC
 V1Y 2E1

PROJECT NO: 141150
DRAWN BY: TL
PROJECT MGR: GM
CHECKED BY: GM
APPROVED BY: LM

SHEET TITLE

SURVEY

SHEET NUMBER DP0.04
ISSUE B

3M /4M SETBACK AREA ABOVE 16M
 BUILDING COVERAGE
 PROPERTY LINE
 SETBACK LINE

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CONSULTANTS








SEAL



2024-06-18

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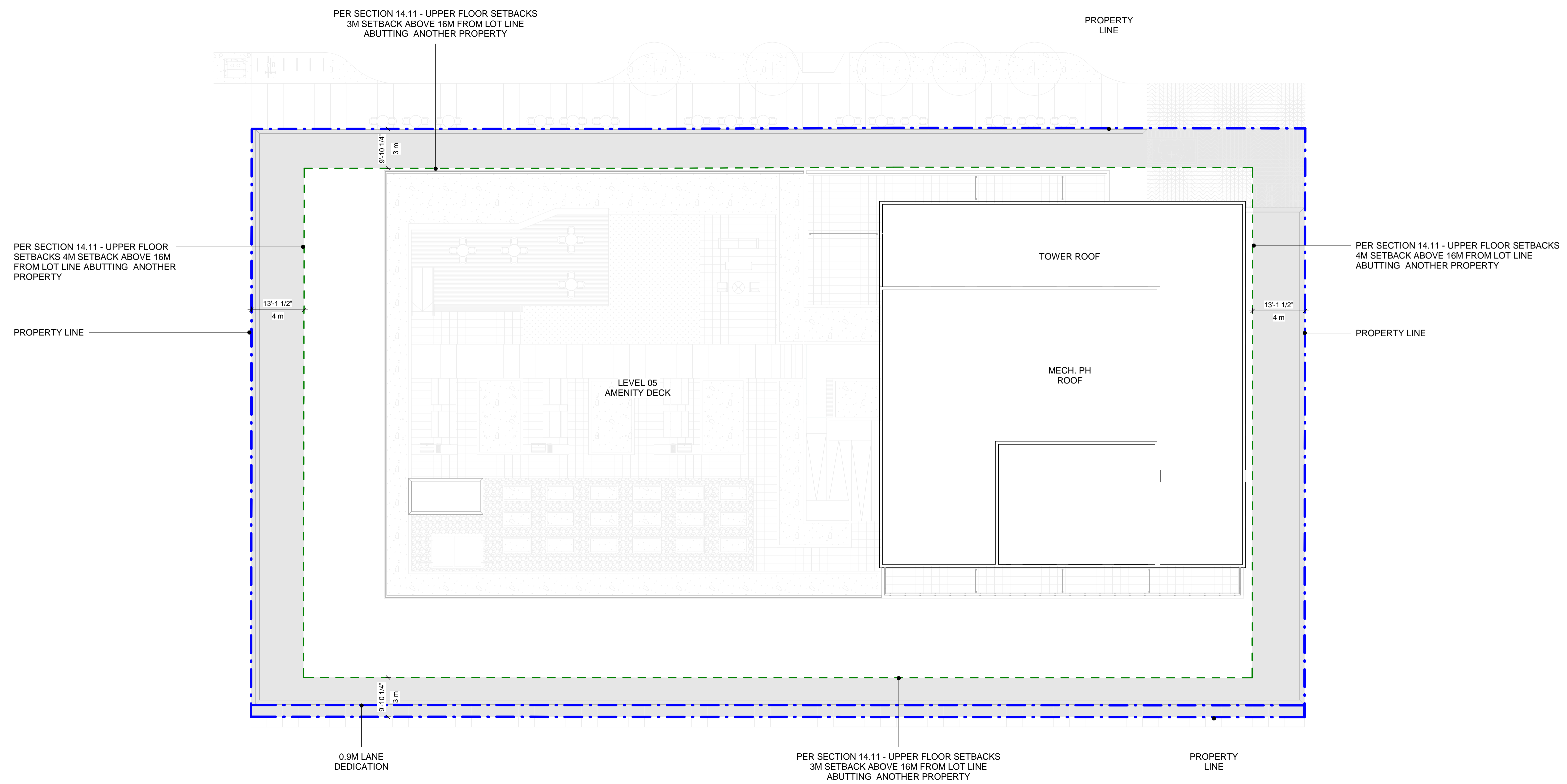
PROJECT
 1355 St Paul
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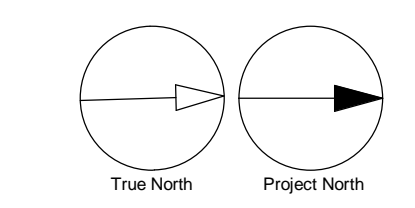
SHEET TITLE
SETBACK PLAN

SHEET NUMBER
DP0.05

ISSUE
B

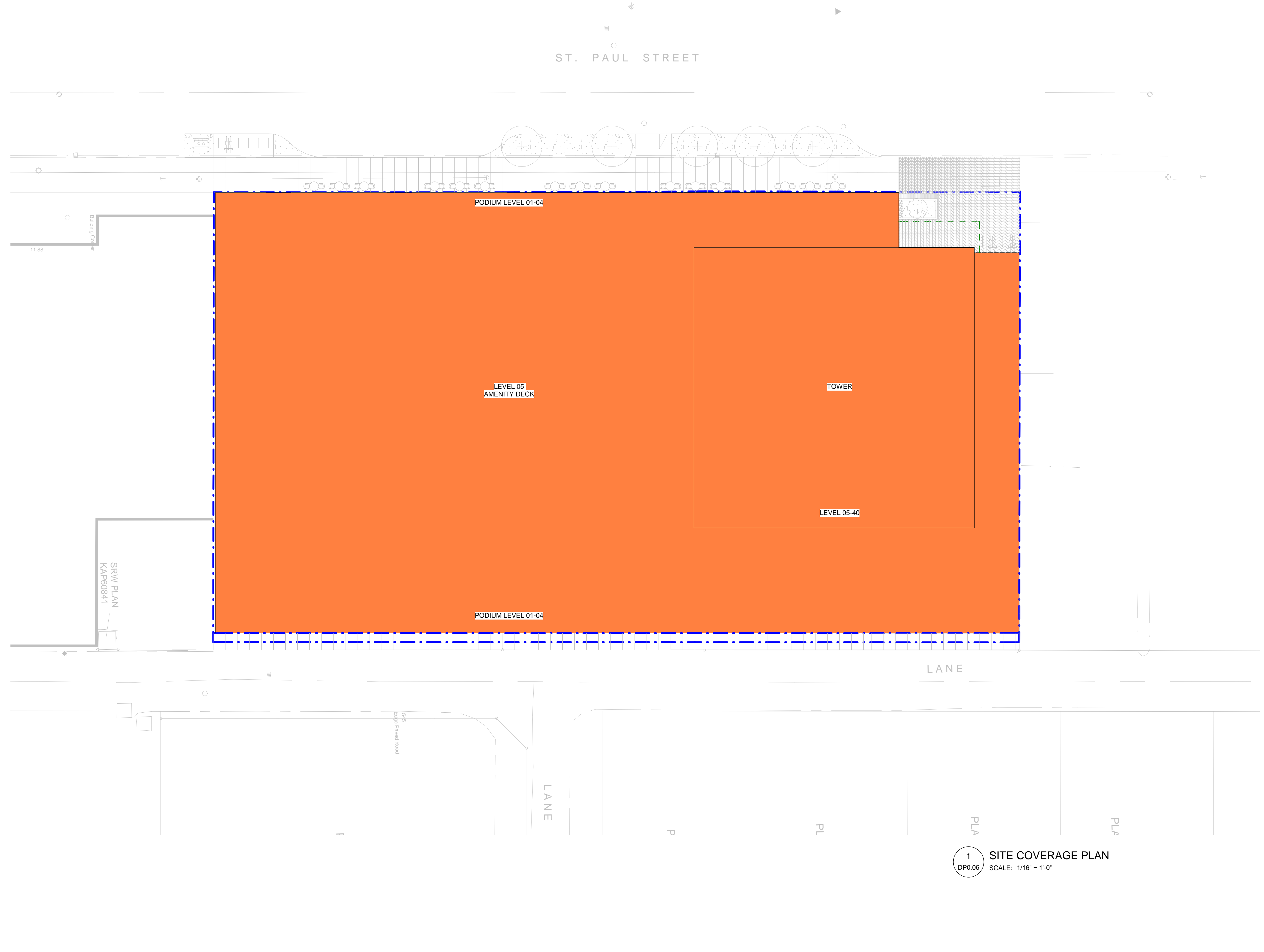


1 SETBACK PLAN
 SCALE: 1/16" = 1'-0"



Site Coverage Calculation			
Foot Print (m ²)	Gross Site Area (m ²)	Site Coverage %	Max Lot Coverage %
3447.84 m ²	3605.553 m ²	95.6%	100%

- 3M /4M SETBACK AREA ABOVE 16M
- BUILDING COVERAGE
- PROPERTY LINE
- SETBACK LINE



1 SITE COVERAGE PLAN
 DP0.06 SCALE: 1/16" = 1'-0"

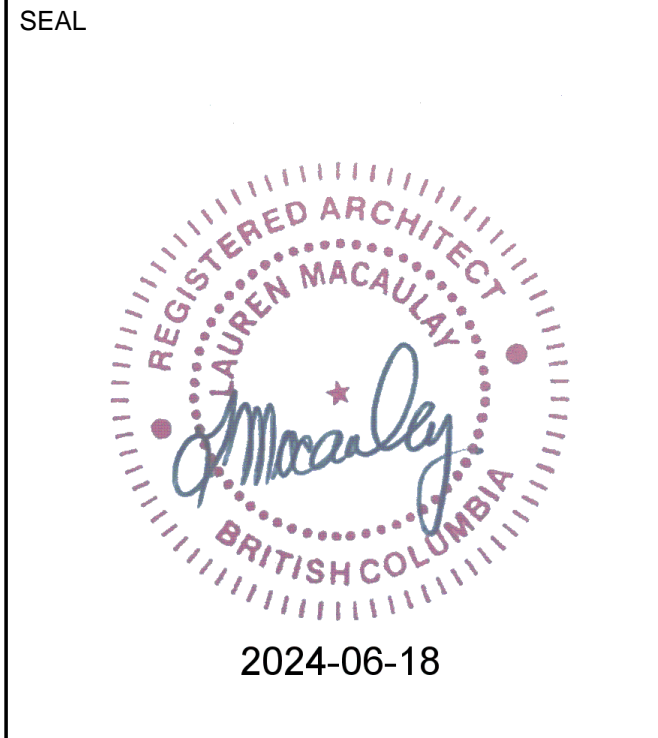
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SHEET TITLE
SITE COVERAGE PLAN

SHEET NUMBER
DP0.06
 ISSUE
B

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A	DEVELOPMENT PERMIT	31st Jan. 2024
B	DEVELOPMENT PERMIT AMENDMENT	18th June 2024

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PROJECT

1355 St Paul
 1355 St Paul St,
 Kelowna, BC
 V1Y 2E1

PROJECT NO:
141150

DRAWN BY:
TL

CHECKED BY:
GM

PROJECT MGR:
GM

APPROVED BY:
LM

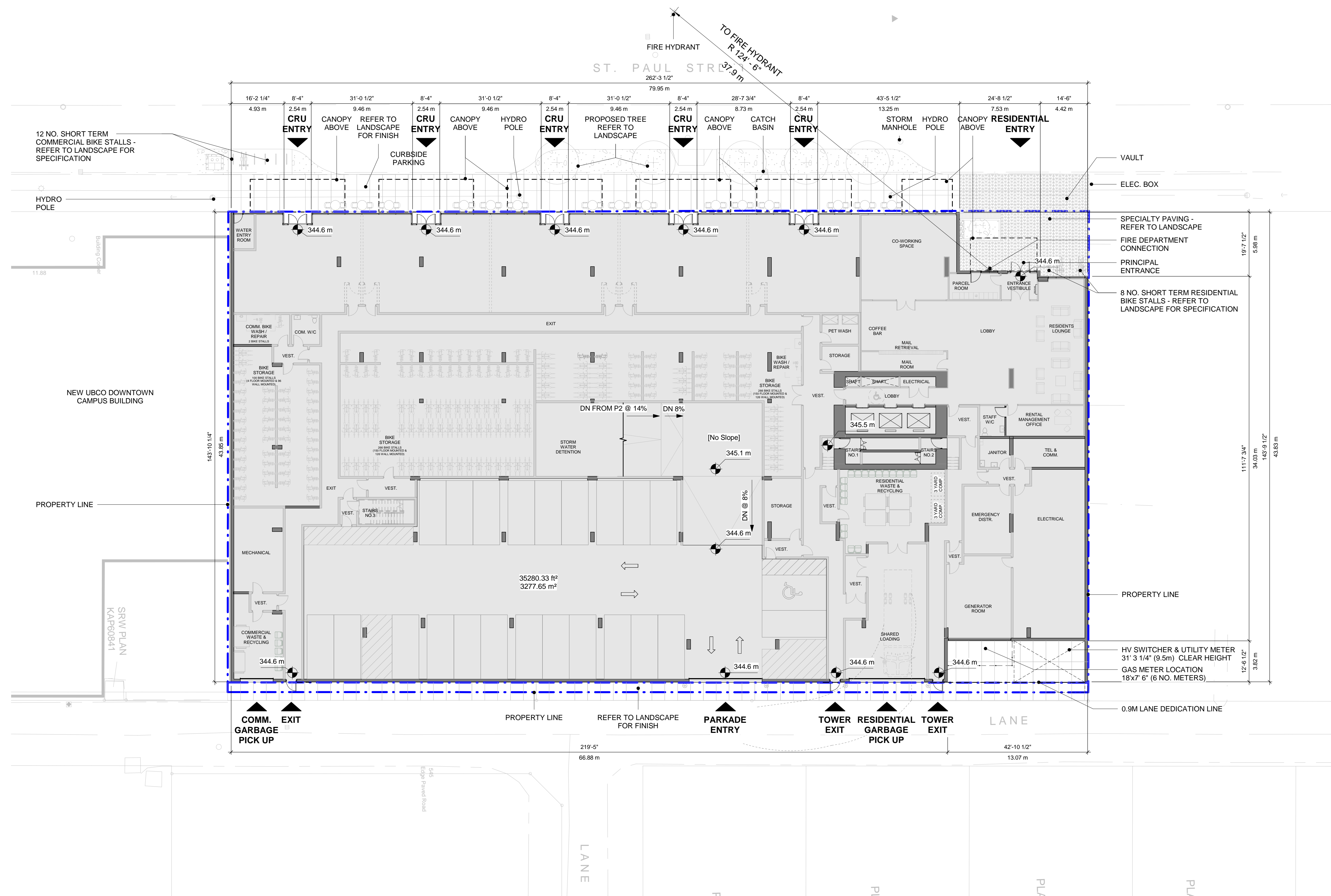
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PROPOSED SITE PLAN

SHEET NUMBER

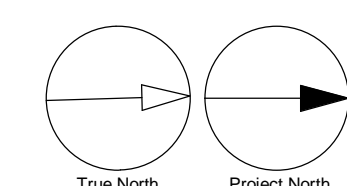
DP0.07

ISSUE

B

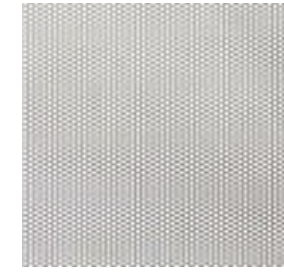


1 PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"



MATERIAL BOARD

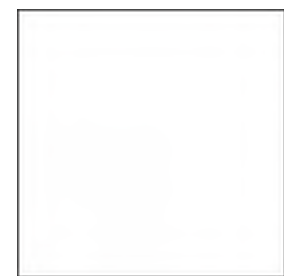
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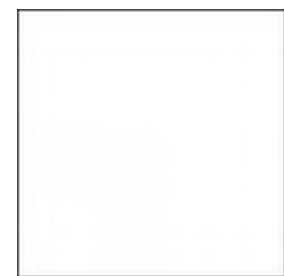
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WINDOW WALL
SPANDREL:**
CHARCOAL GREY



**PROJECTED
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SPANDREL:**
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MULLION PAINT:
CHARCOAL GREY

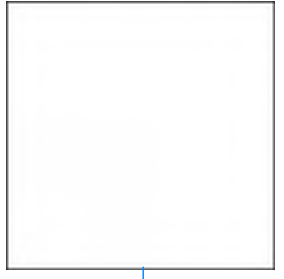


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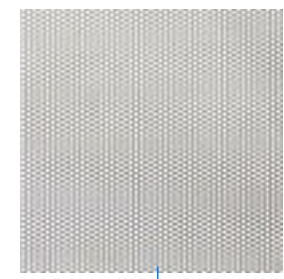
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MULLION PAINT:
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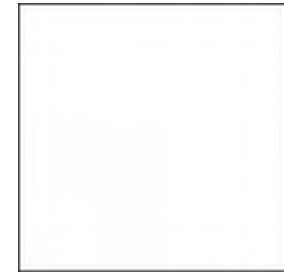
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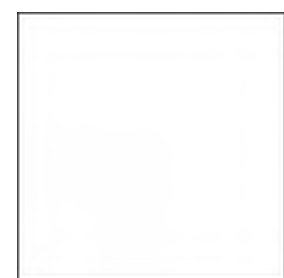
**PARKADE
SCREENING:**
GREY

TOWER MATERIALS

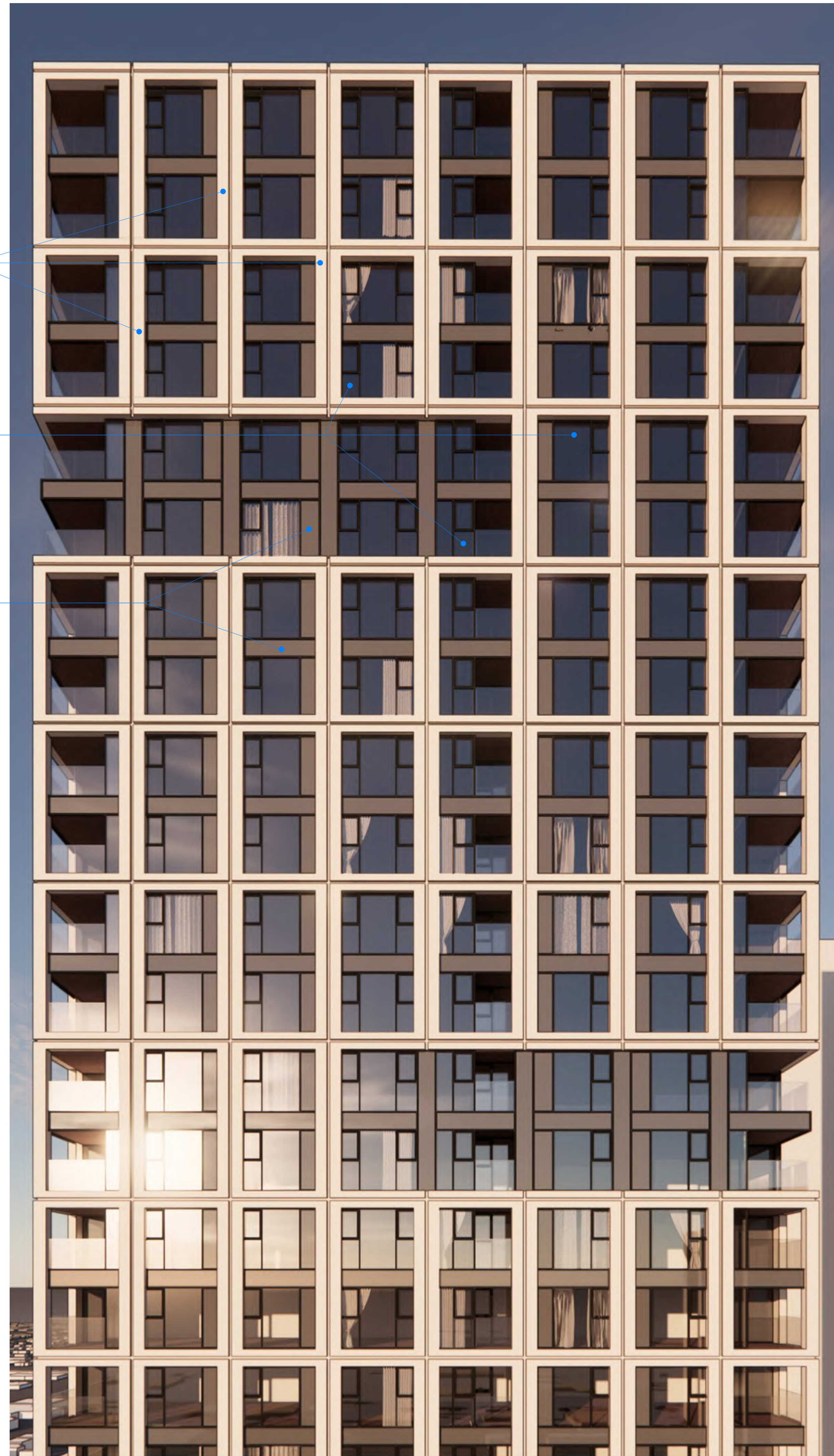
METAL PANEL:
WHITE



**INSULATED
GLASS UNIT
(IGU):** CLEAR



**GLAZED
WINDOW WALL
SPANDREL:**
CHARCOAL GREY



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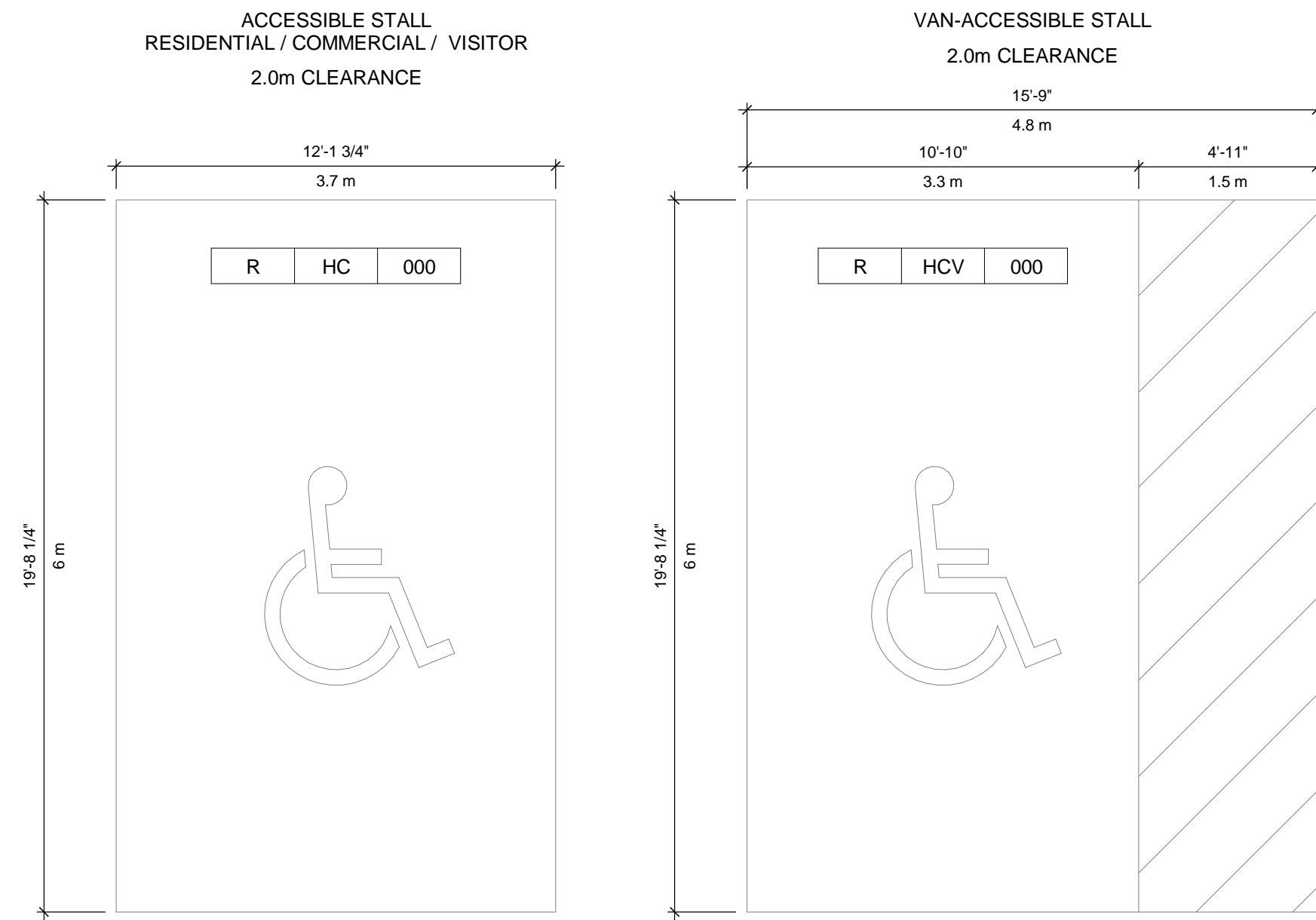
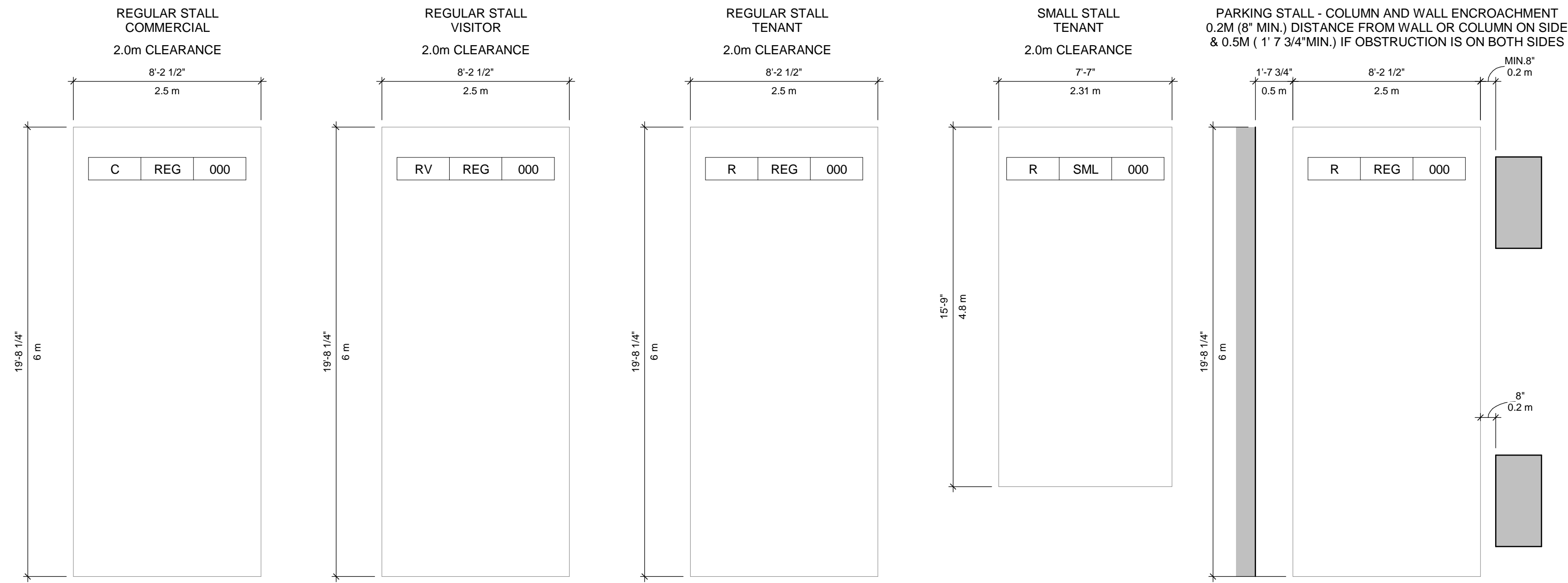
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1355 St Paul St,
Kelowna, BC
V1Y 2E1

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PROJECT MGR:
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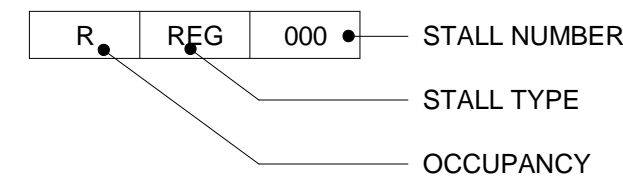
SHEET TITLE
MATERIAL BOARD

SHEET NUMBER
DP0.08
ISSUE
B

CITY OF KELOWNA VEHICULAR STANDARDS



PARKING TAG



OCCUPANCY LEGEND

- C COMMERCIAL
- R RESIDENTIAL
- V VISITOR
- C/V COMMERCIAL / VISITOR (SHARED)
- RV RESIDENTIAL VISITOR
- RT RETAIL
- EV ELECTRIC VEHICLE
- CS CAR SHARE

STALL TYPE

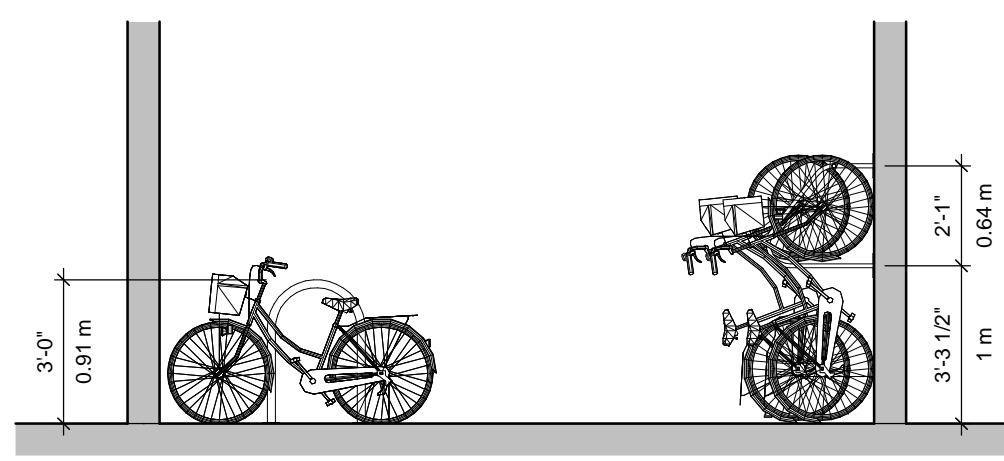
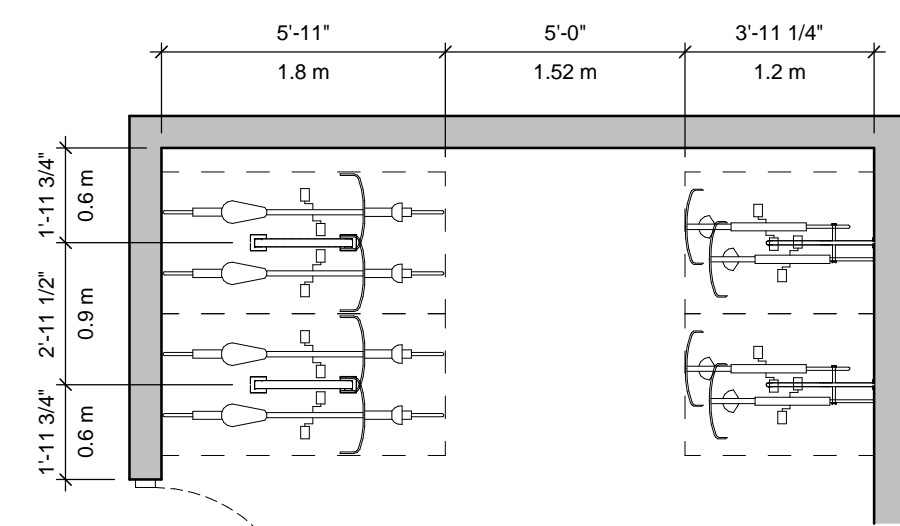
- REG REGULAR
- SML SMALL VEHICLE
- HC HANDICAP
- HCV HANDICAP VAN LOADING
- L LOADING
- T TANDEM

BYLAW 8.2.16: WHERE A DEVELOPMENT CONSISTS OF A MIX OF USE CLASSES, THE TOTAL OFF-STREET PARKING REQUIREMENT SHALL BE THE SUM OF THE OFF-STREET PARKING REQUIREMENTS FOR EACH USE CLASS.

(A) NOTWITHSTANDING SECTION 8.2.16, IN MIXED-USE DEVELOPMENTS THE PARKING SPACES REQUIRED FOR OFFICES AND OTHER COMMERCIAL RELATED LAND USES CAN BE SHARED WITH THE RESIDENTIAL VISITOR PARKING REQUIREMENTS. PARKING SPACES MUST BE AVAILABLE FOR BOTH LAND USES COMMERCIAL AND VISITOR) AT ALL TIMES.

PARKING LEGEND

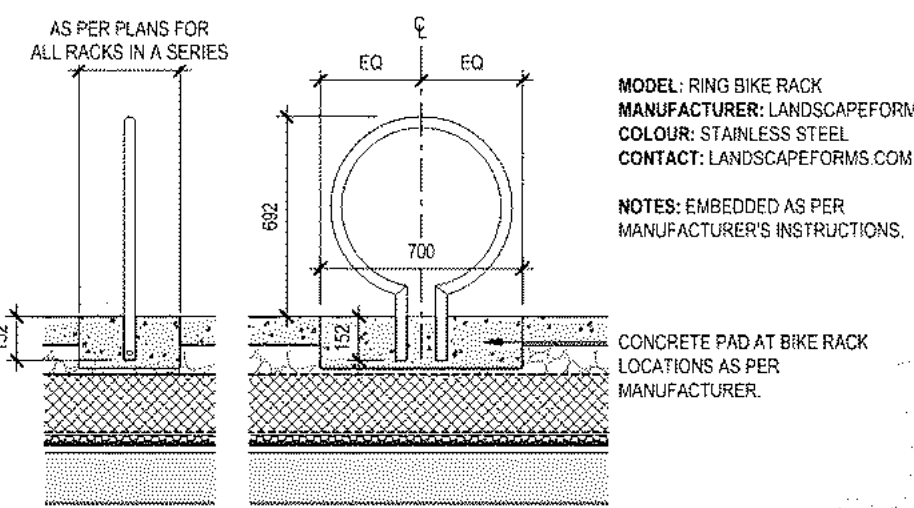
SCALE: 1/4" = 1'-0"



LAYOUT PER FIGURE 8.5.2 - LONG-TERM BICYCLE PARKING CONFIGURATIONS EXAMPLES

LONG TERM BIKE STORAGE LEGEND

SCALE: 1/4" = 1'-0"



BYLAW 8.5.5: SHORT-TERM BICYCLE PARKING STANDARDS:

- (A) SHORT-TERM BICYCLE PARKING MUST BE CONVENIENTLY LOCATED WITHIN 15 METRES OF ANY MAIN ENTRANCES (WHETHER INSIDE OR OUTSIDE OF THE BUILDING), A WELL-LIT AREA, CLEARLY VISIBLE TO VISITORS, AND SUBJECT TO CASUAL SURVEILLANCE BY OCCUPANTS OF THE BUILDING(S).
- (B) SHORT-TERM BICYCLE PARKING SPACES SHALL BE PROVIDED IN A BICYCLE RACK THAT IS PERMANENTLY ANCHORED TO THE GROUND OR A WALL.
- (C) DESIGN AND INSTALL SHORT-TERM BICYCLE PARKING TO THE MINIMUM DIMENSIONS SHOWN IN TABLE 8.5.1 MINIMUM DIMENSIONS FOR BICYCLE PARKING AND ILLUSTRATED IN FIGURE 8.5.1

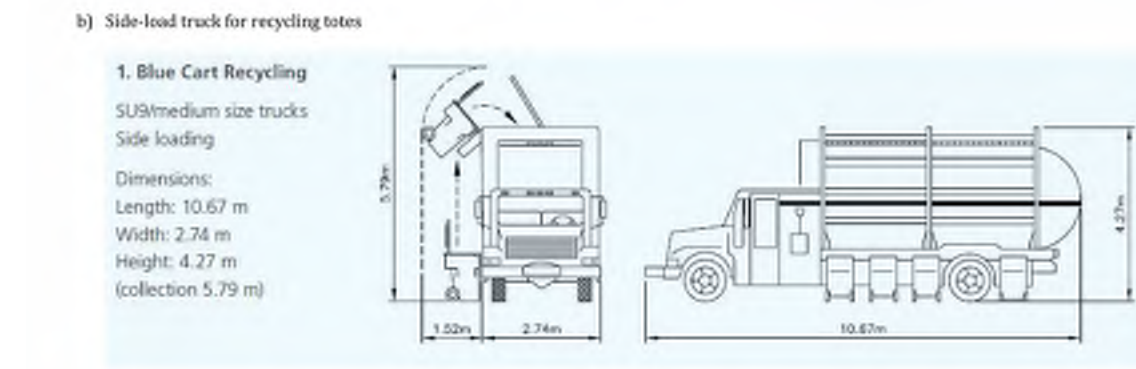
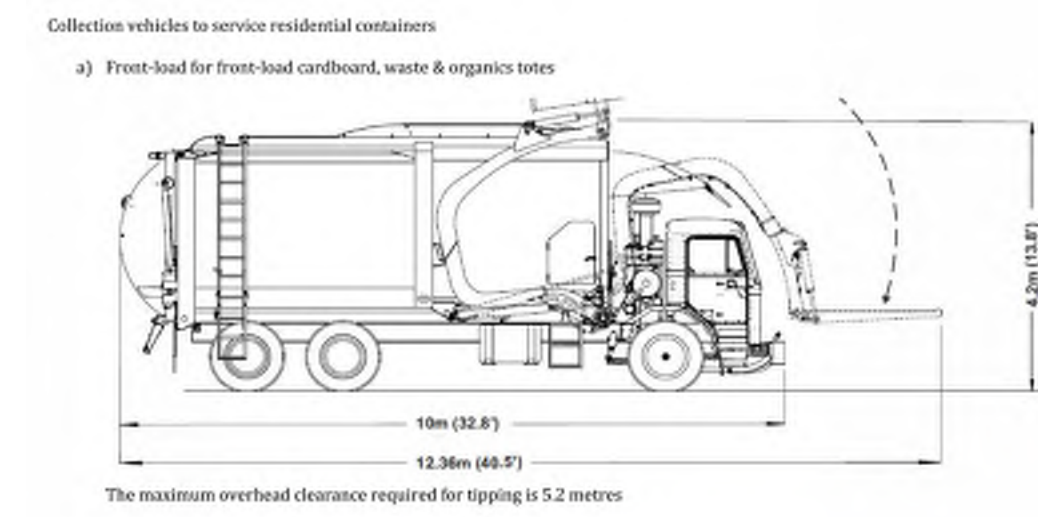
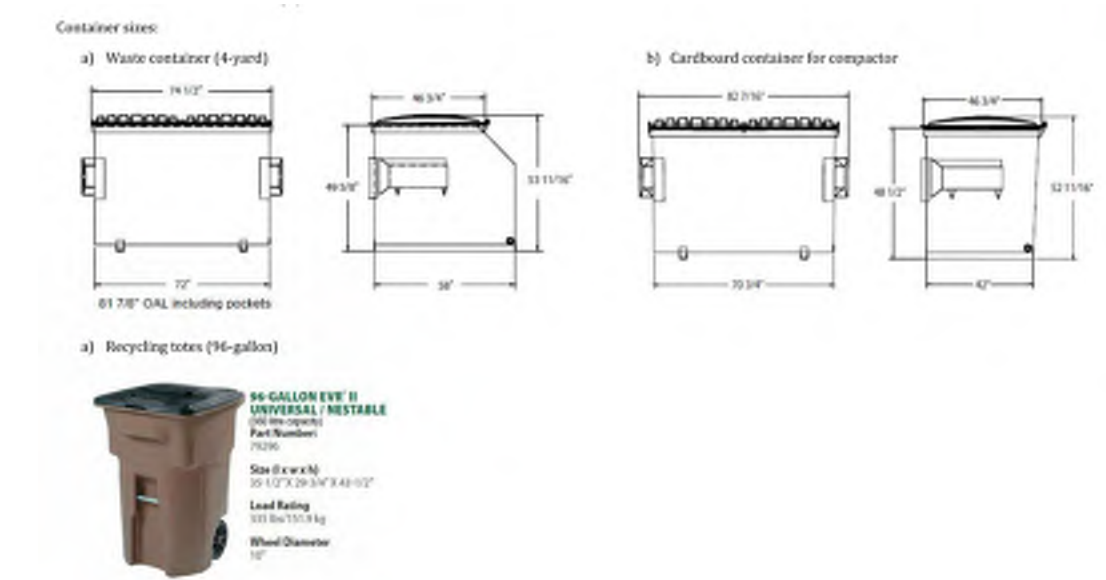
SHORT TERM BIKE STORAGE LEGEND

SCALE: 1/4" = 1'-0"

WASTE COLLECTION CALCULATIONS

Category	Space (m ²)	Total vol./wk (L)	Container size	Type of container	Proposed container quantity	Proposed collection frequency	At-grade staging required
Single-stream recycling (no OGC or address)	525.13	677.25	86-gallon	Tote	5	1 x week	No - room at street level
Cardboard	525.13	1207.94	3-cubic yard	Front-load	1	1 x week	No - room at street level
Waste (including glass)	525.13	1163.03	4-cubic yard	Front-load	1	1 x week	No - room at street level

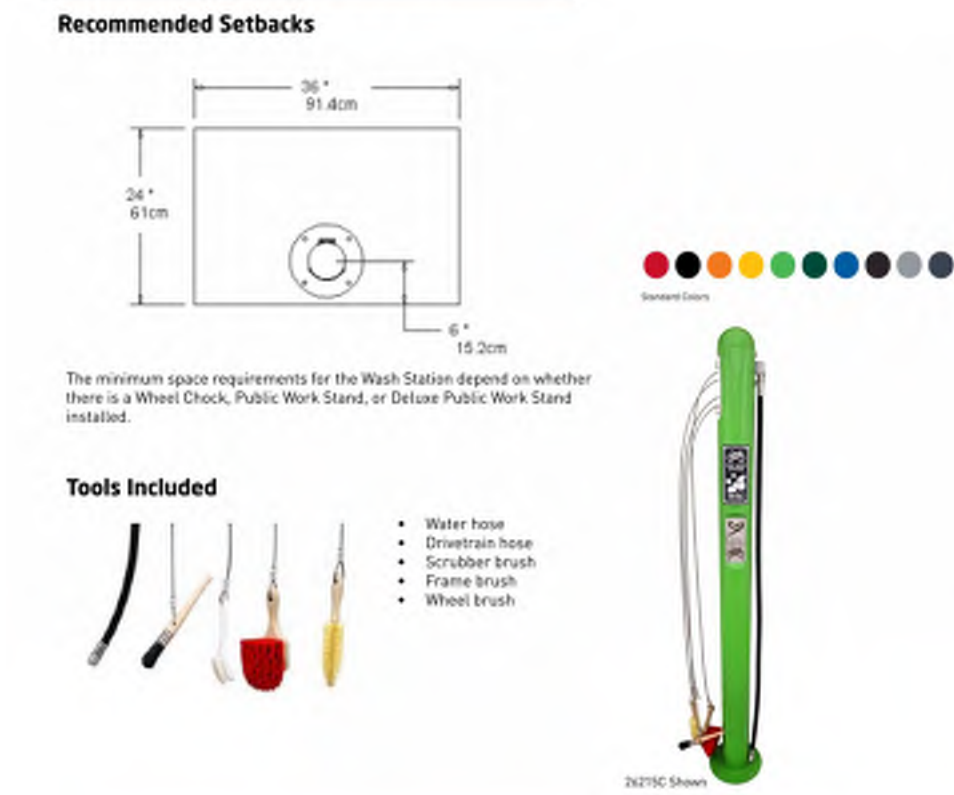
**Include mixed containers and mixed papers*



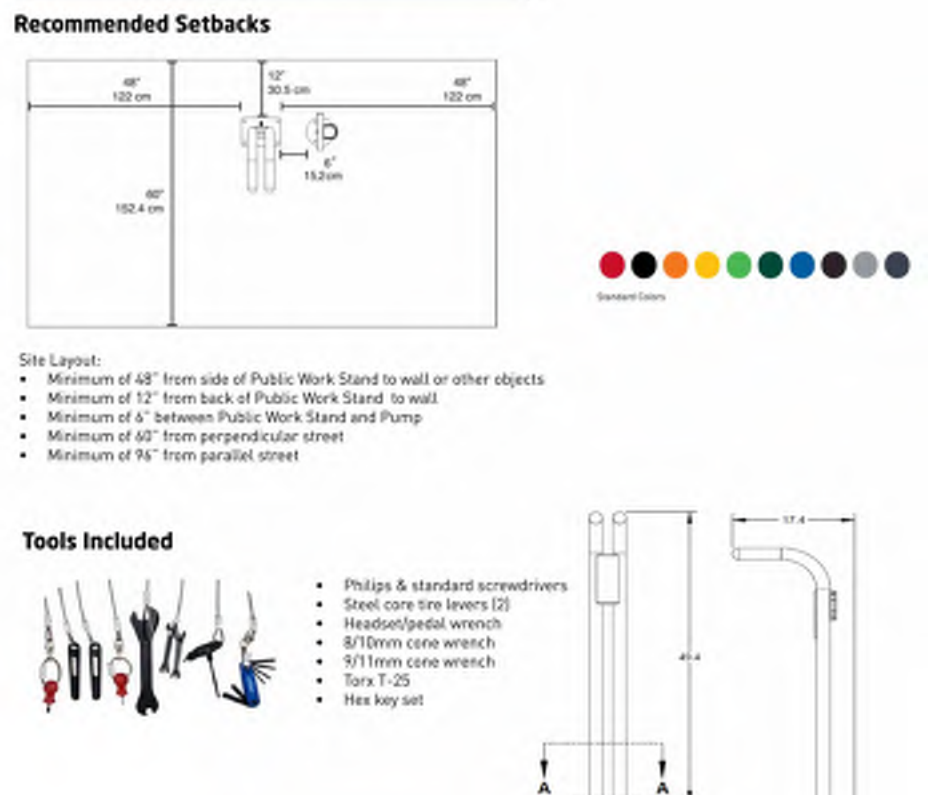
WASTE MANAGEMENT LEGEND

SCALE: 1/4" = 1'-0"

Bike Wash Station



Public Work Stand



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BRITISH COLUMBIA
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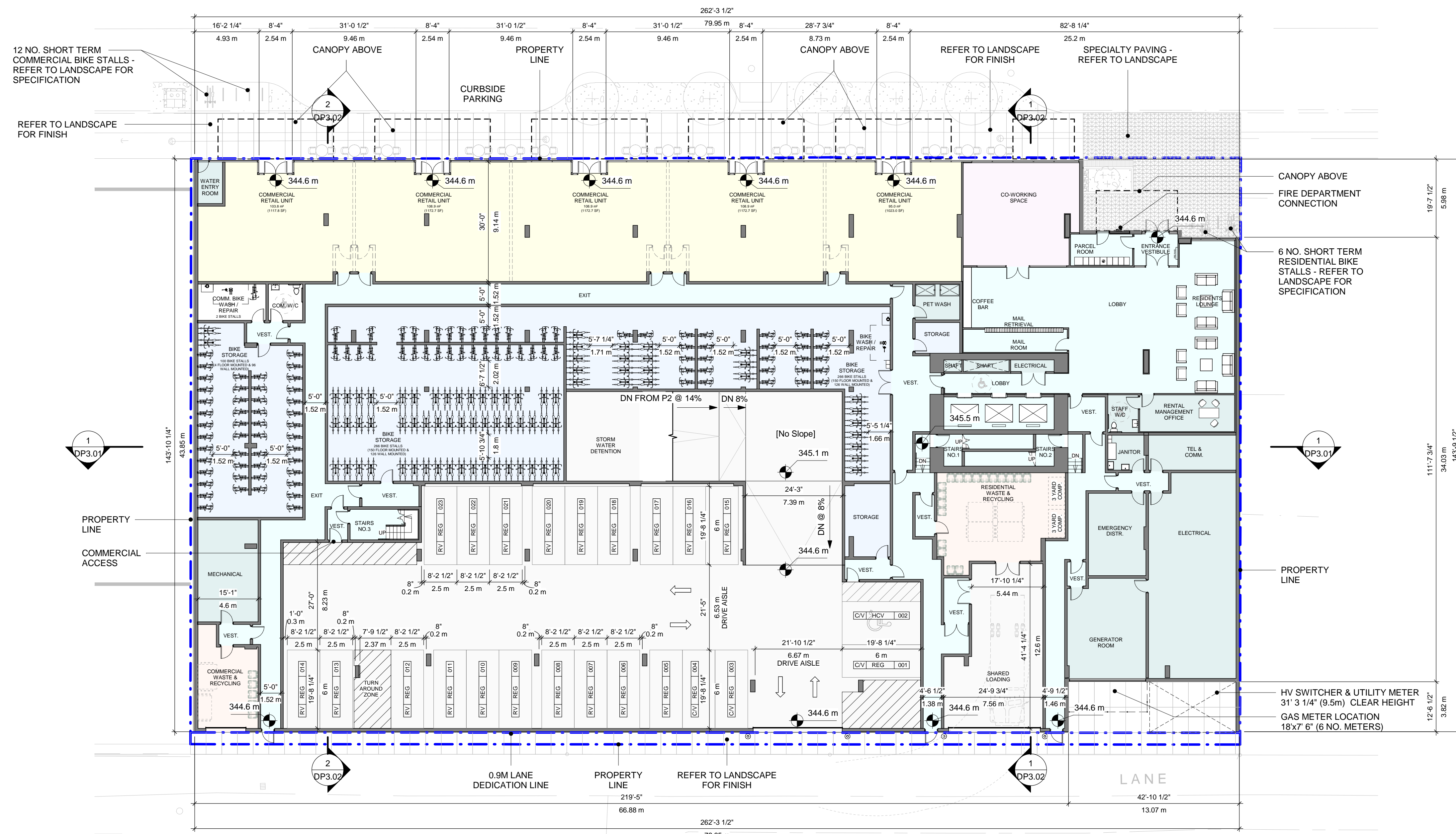
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APPROVED BY: LM

SHEET TITLE
CITY OF KELOWNA REQUIREMENTS

SHEET NUMBER DP0.09
ISSUE B



1 MAIN FLOOR PLAN
DP1.01 SCALE: 1/16" = 1'-0"

Parking Schedule - Overall

Accessible Stall	6
Regular Stall	185
Small Stall	130
Van Accessible Stall	2
Total Parking Stalls	323

Parking Schedule - Level 01

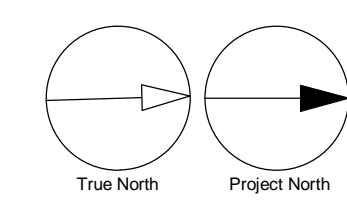
Regular Stall	22
Van Accessible Stall	1
Parking Stalls	23

Bike Parking - Overall

Floor Mounted - Bike Rack	268
Wall Mounted - Bike Rack	256
Bike Stalls	524

Bike Parking - Level 01

Floor Mounted - Bike Rack	156
Wall Mounted - Bike Rack	212
Bike Stalls	368



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DRAWN BY:
TL

PROJECT MGR:
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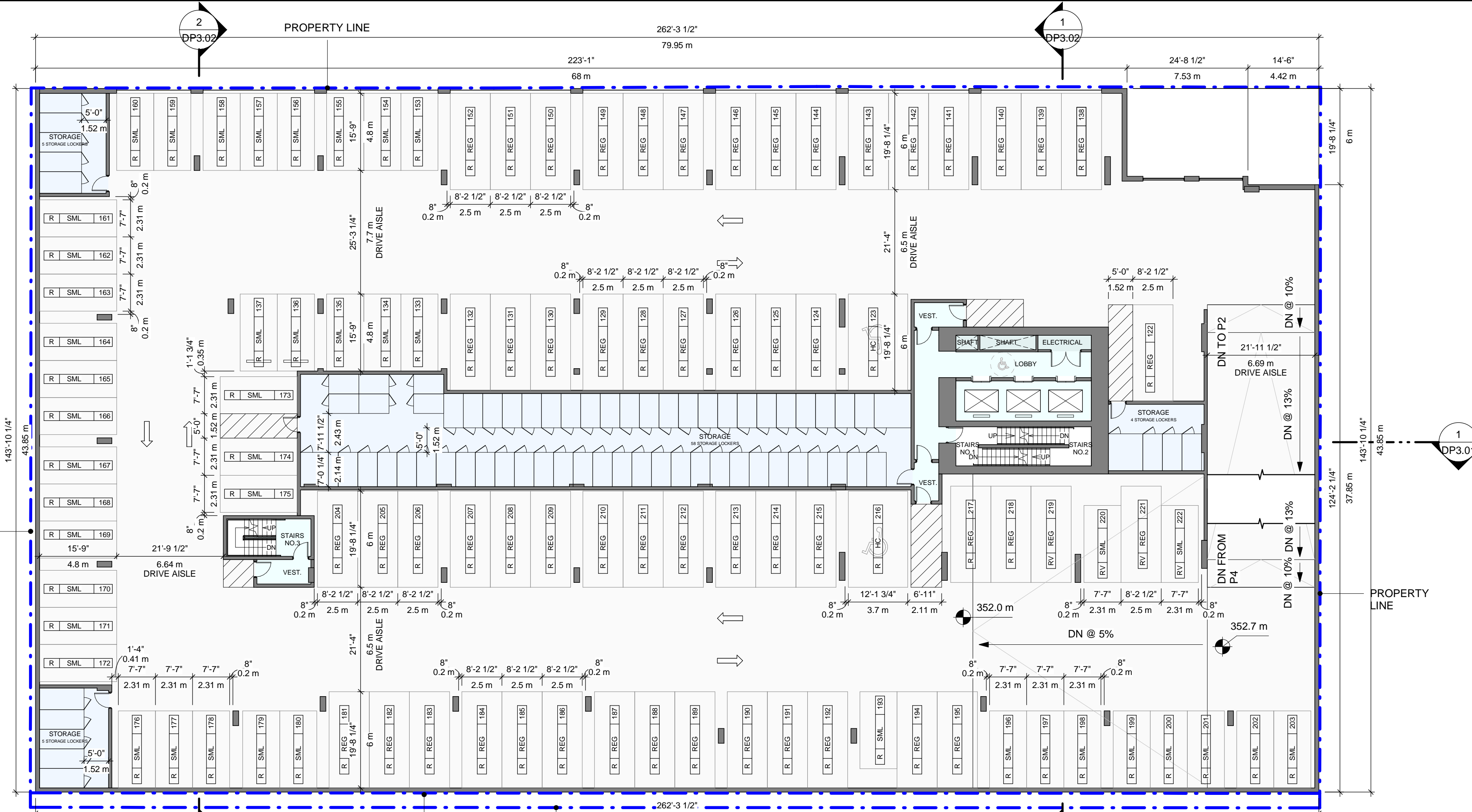
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SHEET TITLE
MAIN FLOOR FLOOR PLAN

SHEET NUMBER
DP1.01

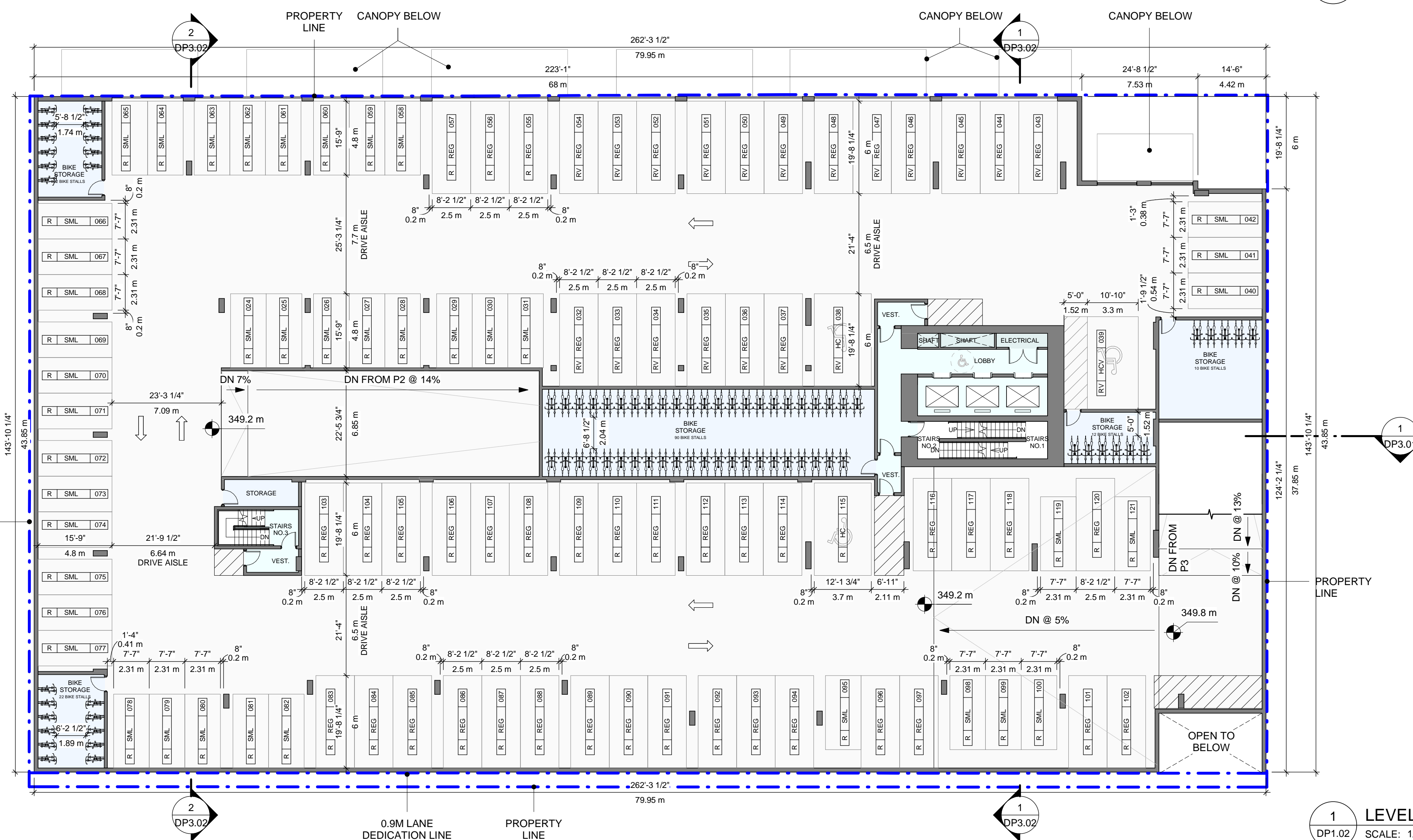
ISSUE
B



Parking Schedule - Level P3

Accessible Stall	2
Regular Stall	55
Small Stall	44
Parking Stalls	101

2 LEVEL P3 FLOOR PLAN
DP1.02 SCALE: 1/16" = 1'-0"



Parking Schedule - Level P2

Accessible Stall	2
Regular Stall	53
Small Stall	42
Van Accessible Stall	1
Parking Stalls	98

Bike Parking - Level P2

Floor Mounted - Bike Rack	112
Wall Mounted - Bike Rack	44
Bike Stalls	156

1 LEVEL P2 FLOOR PLAN
DP1.02 SCALE: 1/16" = 1'-0"

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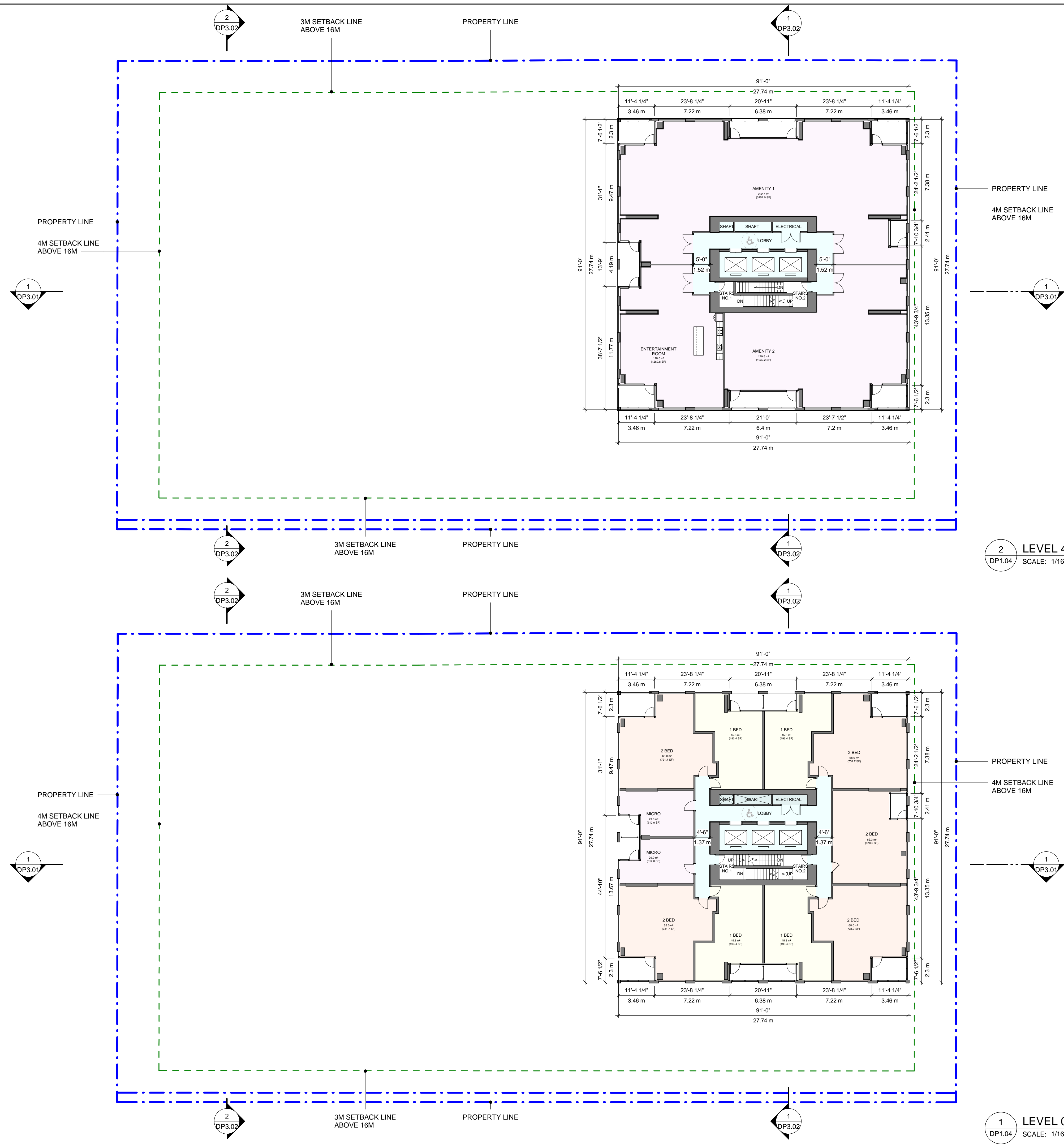
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SHEET TITLE
LEVEL P2 & P3 FLOOR PLAN

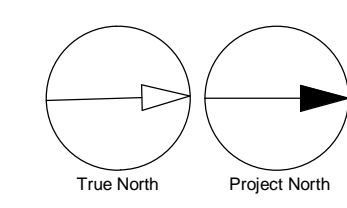
SHEET NUMBER
DP1.02
ISSUE
B

2024-06-17 11:23:31 PM



2 LEVEL 40 FLOOR PLAN
DP1.04 SCALE: 1/16" = 1'-0"

1 LEVEL 06-39 FLOOR PLAN
DP1.04 SCALE: 1/16" = 1'-0"



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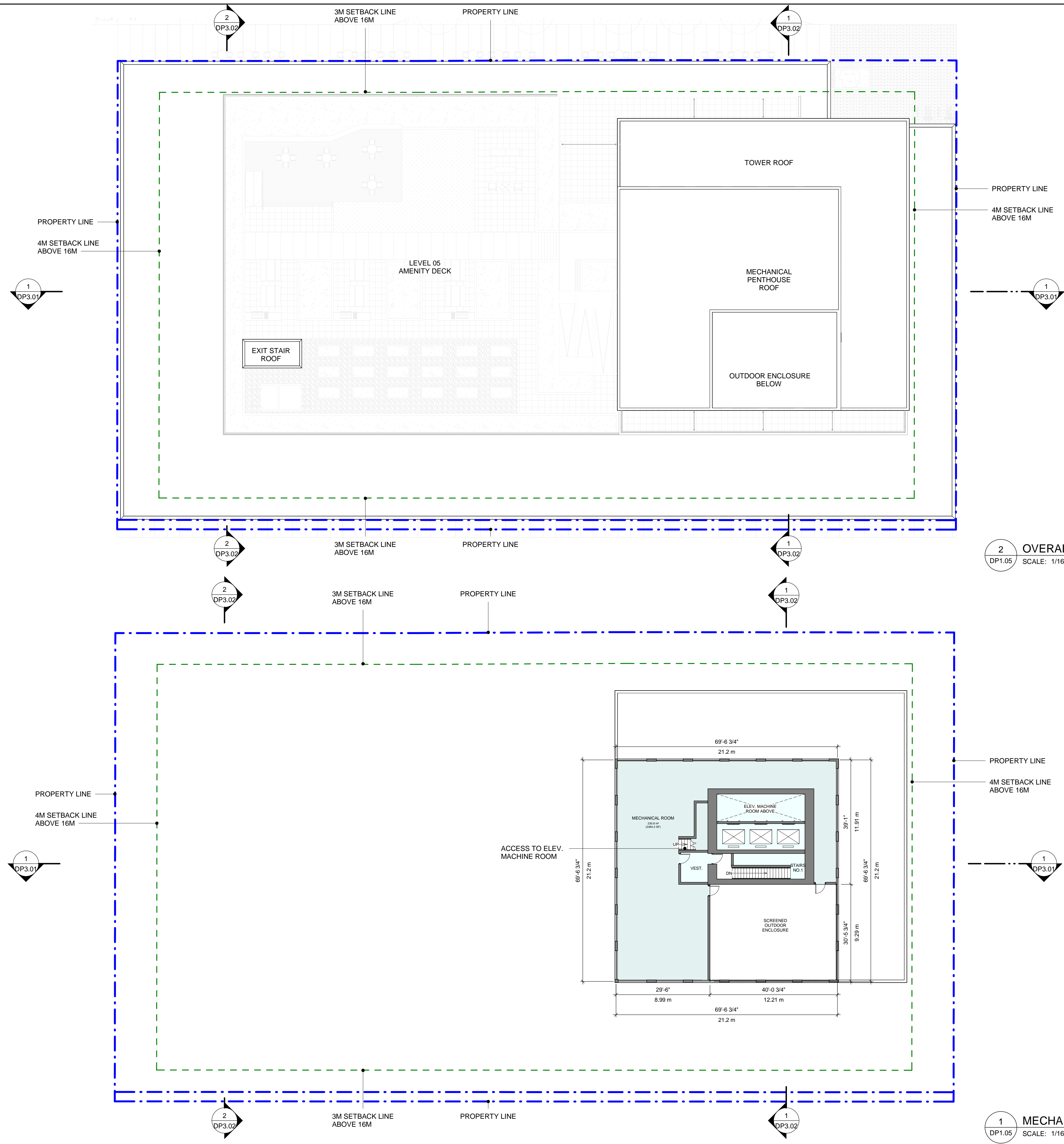
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SHEET TITLE
 LEVEL 06-39 & 40 FLOOR PLAN

SHEET NUMBER DP1.04	ISSUE B
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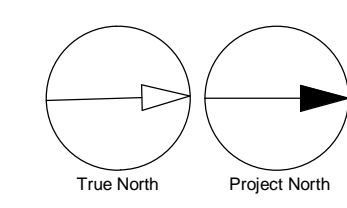
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2024-06-17 11:23:34 PM



2 OVERALL ROOF PLAN
DP1.05 SCALE: 1/16" = 1'-0"

1 MECHANICAL PH FLOOR PLAN
DP1.05 SCALE: 1/16" = 1'-0"



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SHEET TITLE
 MECH. PH PLAN & ROOF PLAN

SHEET NUMBER DP1.05	ISSUE B
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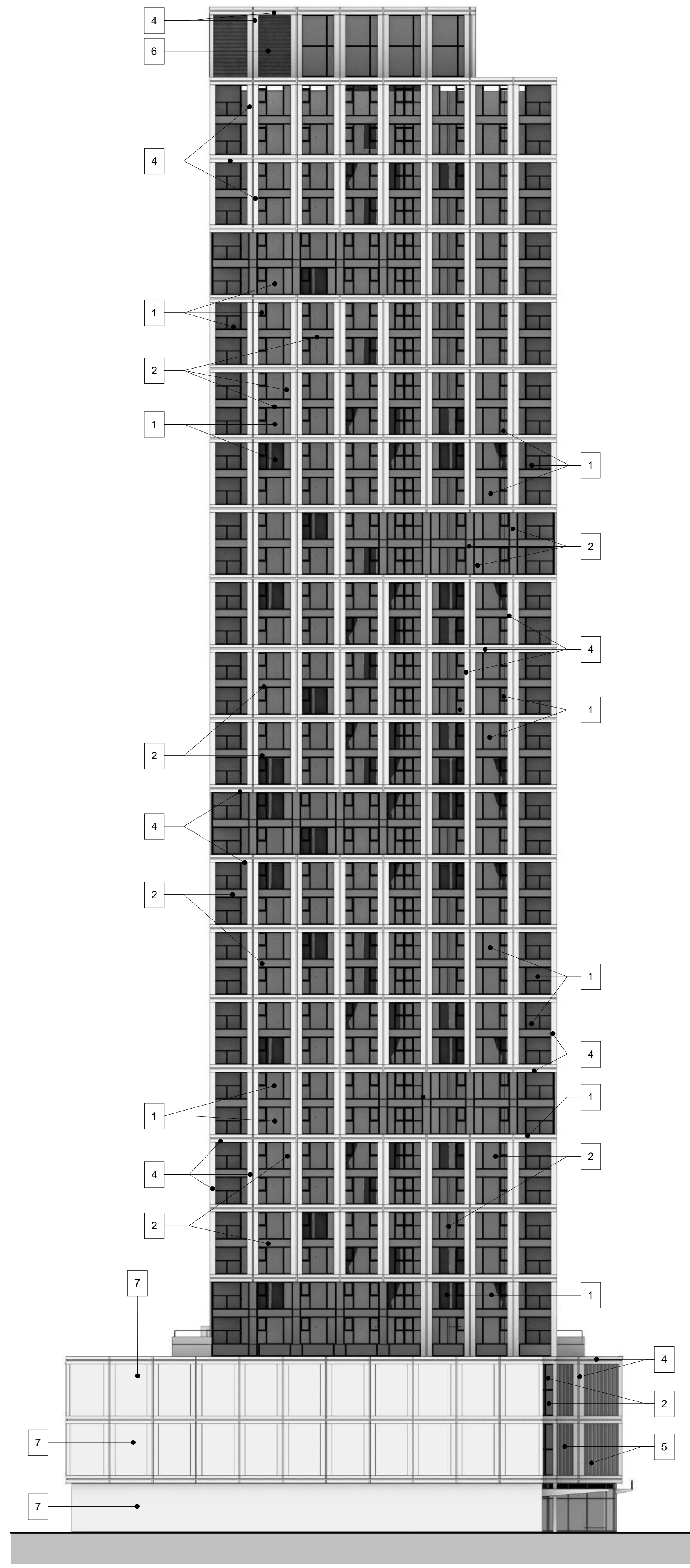
SHEET TITLE
 NORTH & WEST ELEVATIONS

SHEET NUMBER
 DP2.01

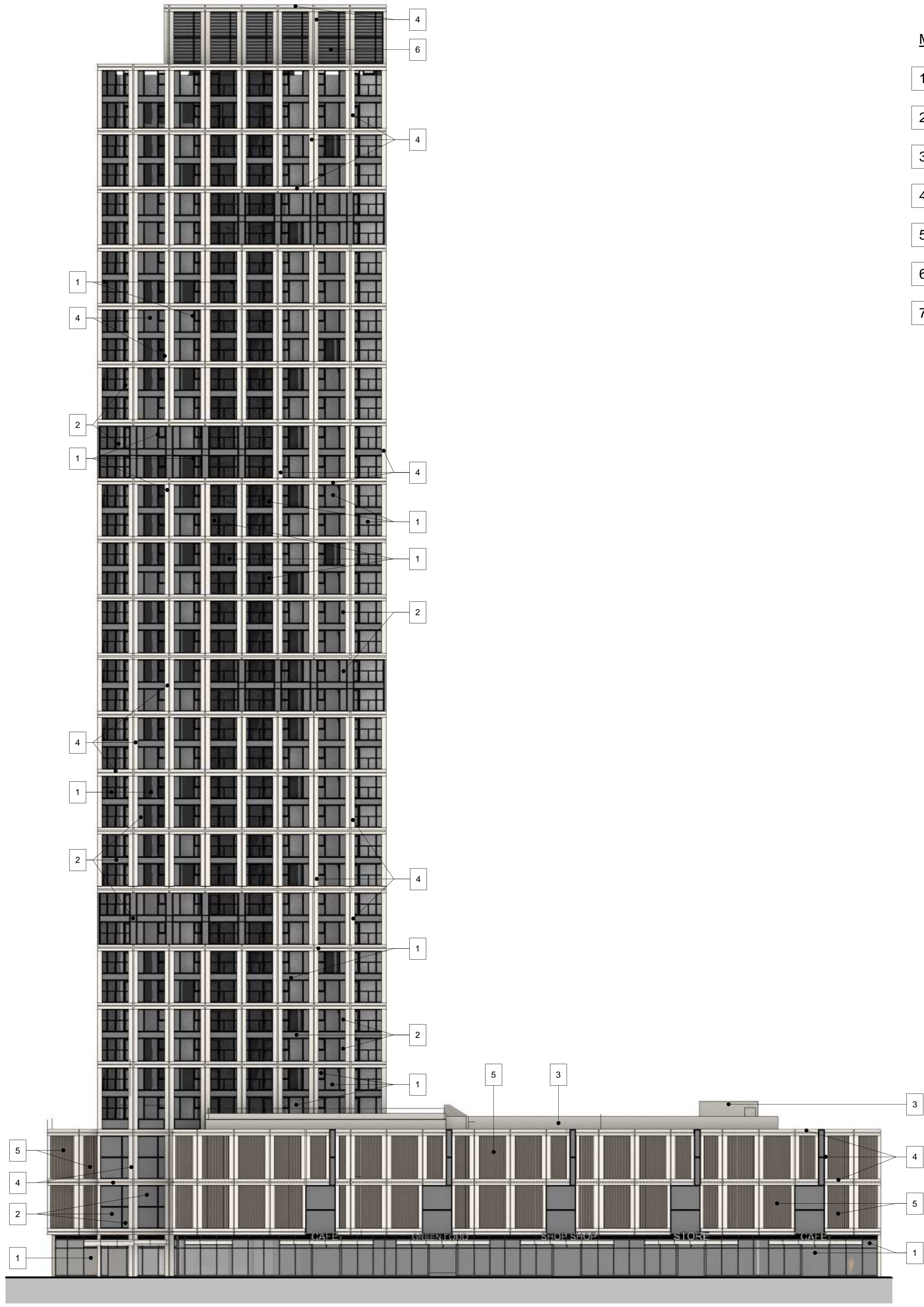
ISSUE
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MATERIAL LEGEND

- 1 CLEAR GLASS
- 2 CHARCOAL GREY METAL SPANDREL
- 3 PAINTED CONCRETE - CHARCOAL GREY
- 4 METAL PANEL - WHITE
- 5 FABRIC SCREENING - GREY
- 6 LOUVER - WHITE
- 7 PAINTED CONCRETE - WHITE



1 NORTH ELEVATION
 DP2.01 SCALE: 1 : 250



2 WEST ELEVATION
 DP2.01 SCALE: 1 : 250

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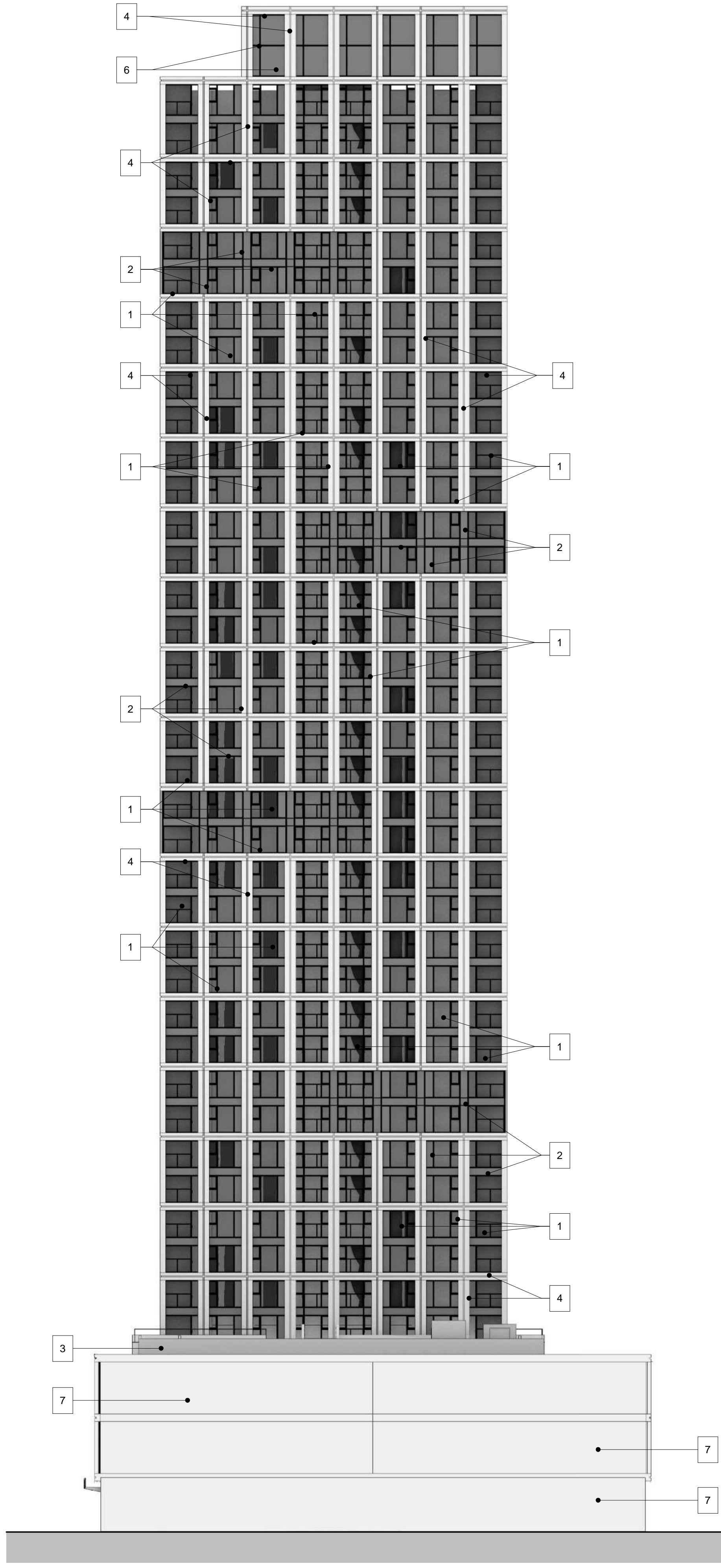
PROJECT NO: 141150
DRAWN BY: TL
PROJECT MGR: GM
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SHEET TITLE
 SOUTH & EAST ELEVATIONS

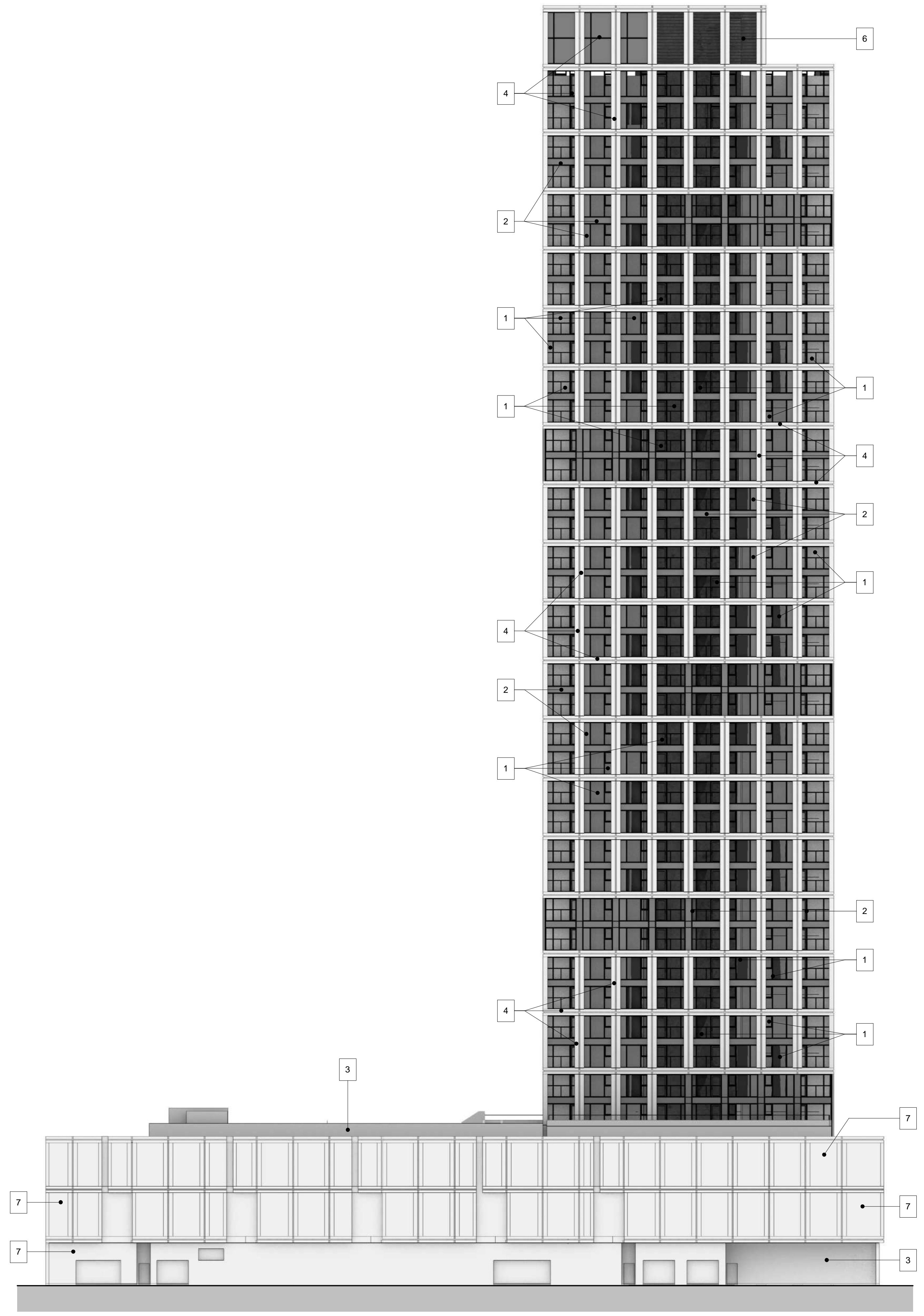
SHEET NUMBER DP2.02 **ISSUE** B

MATERIAL LEGEND

- 1 CLEAR GLASS
- 2 CHARCOAL GREY METAL SPANDREL
- 3 PAINTED CONCRETE - CHARCOAL GREY
- 4 METAL PANEL - WHITE
- 5 FABRIC SCREENING - GREY
- 6 LOUVER - WHITE
- 7 PAINTED CONCRETE - WHITE



1 SOUTH ELEVATION
 DP2.02 SCALE: 1 : 250



2 EAST ELEVATION
 DP2.02 SCALE: 1 : 250

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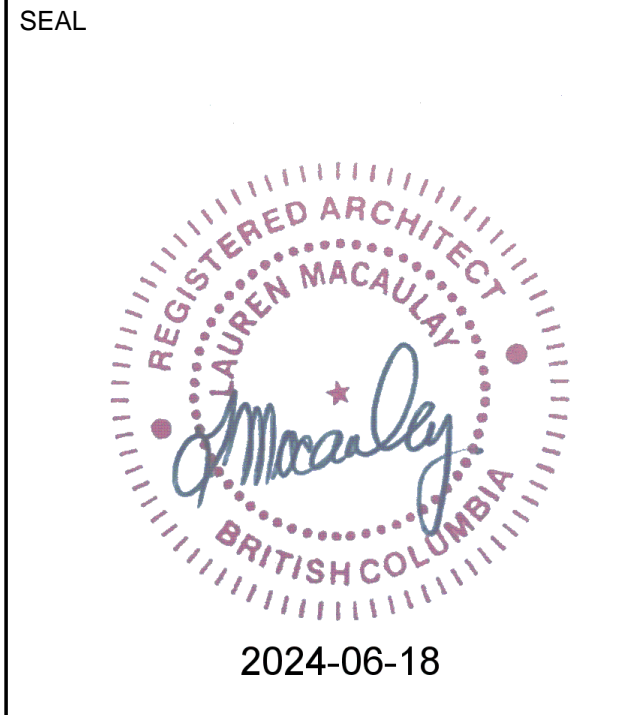
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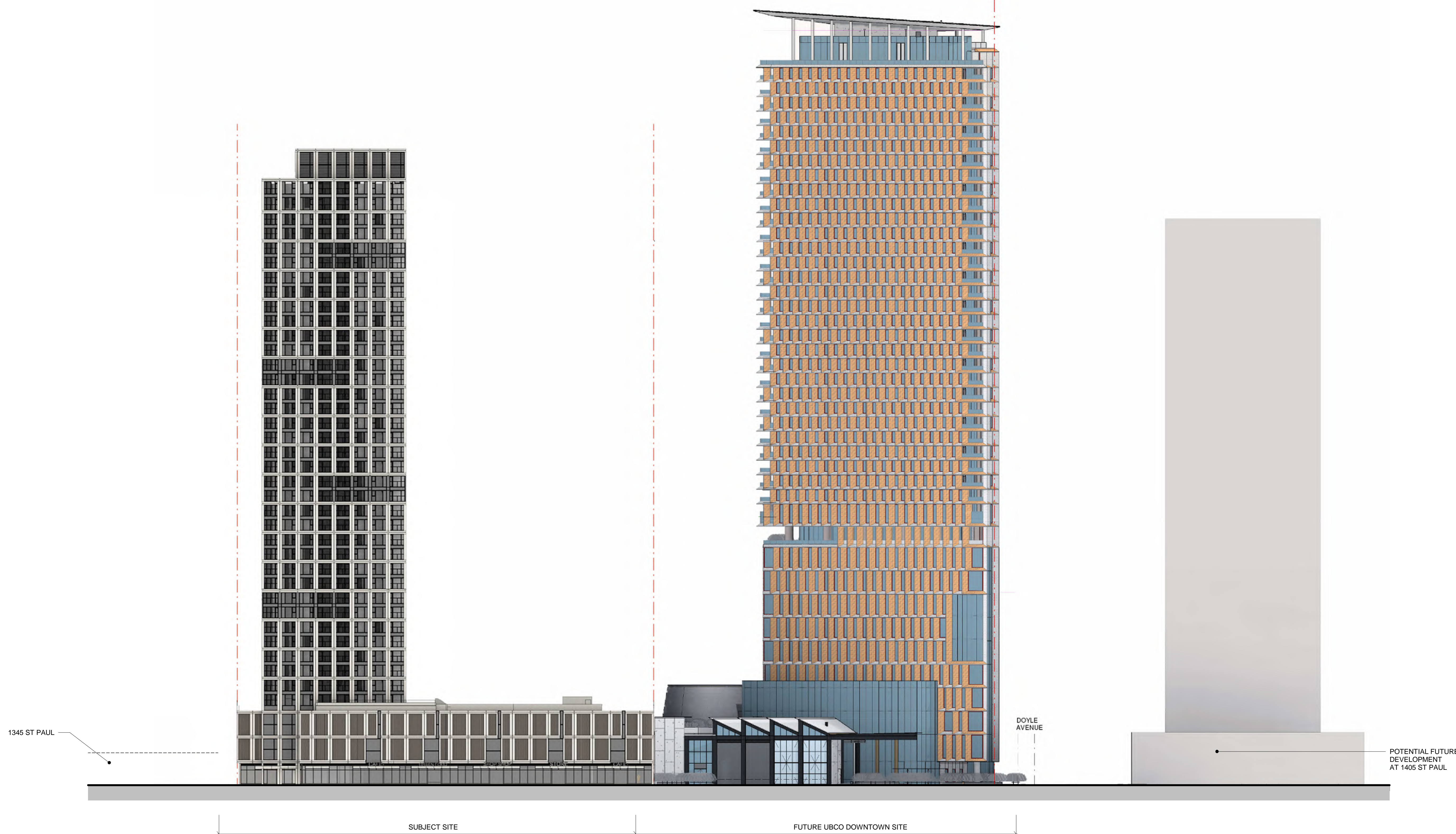
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SHEET TITLE
 ST PAUL STREETSCAPE

SHEET NUMBER DP2.03
ISSUE B

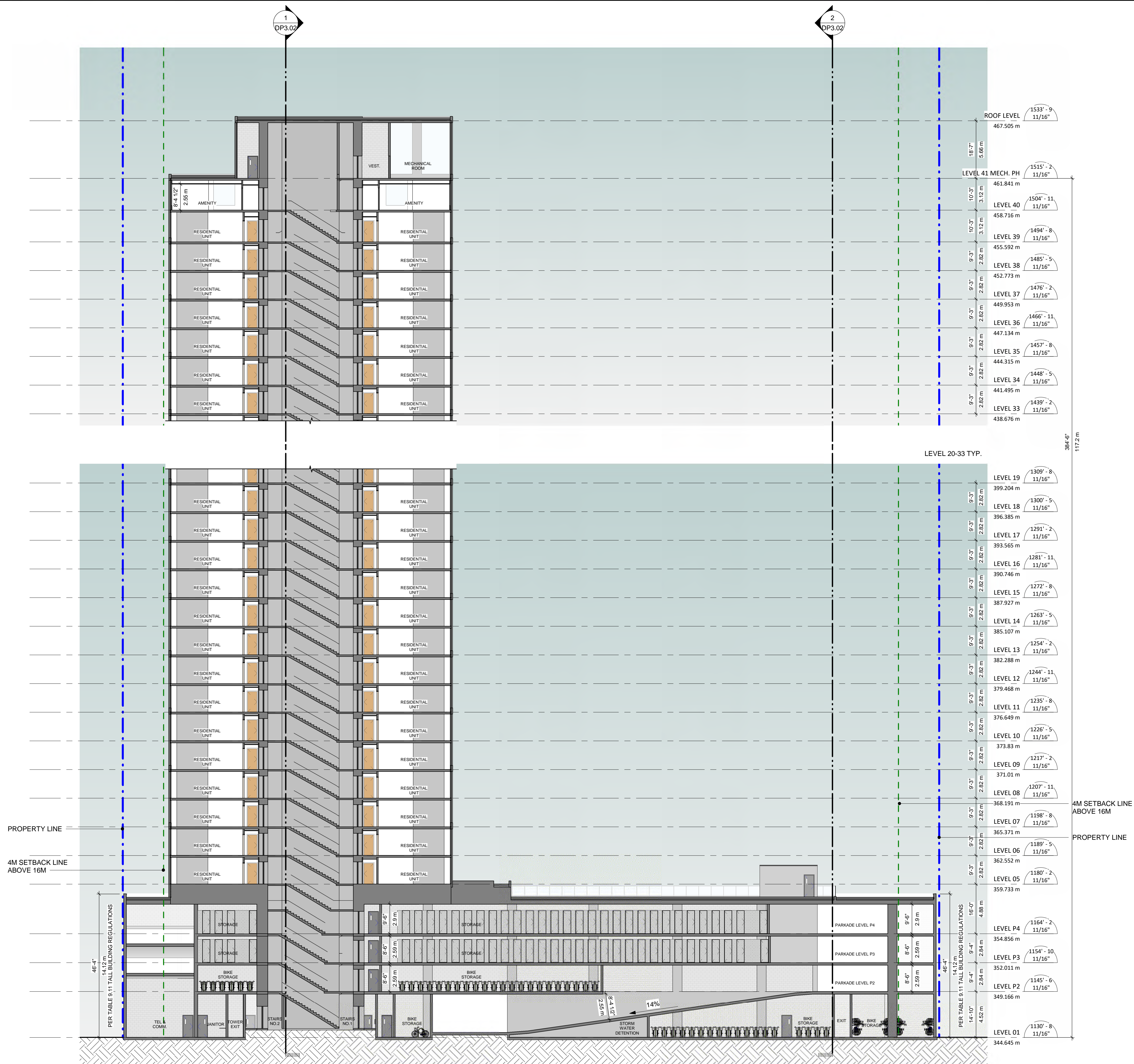


1 ST PAUL - STREETSCAPE
 DP2.03 SCALE: 1/32" = 1'-0"

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1 BUILDING SECTION 1
 DP3.01 SCALE: 1/16" = 1'-0"

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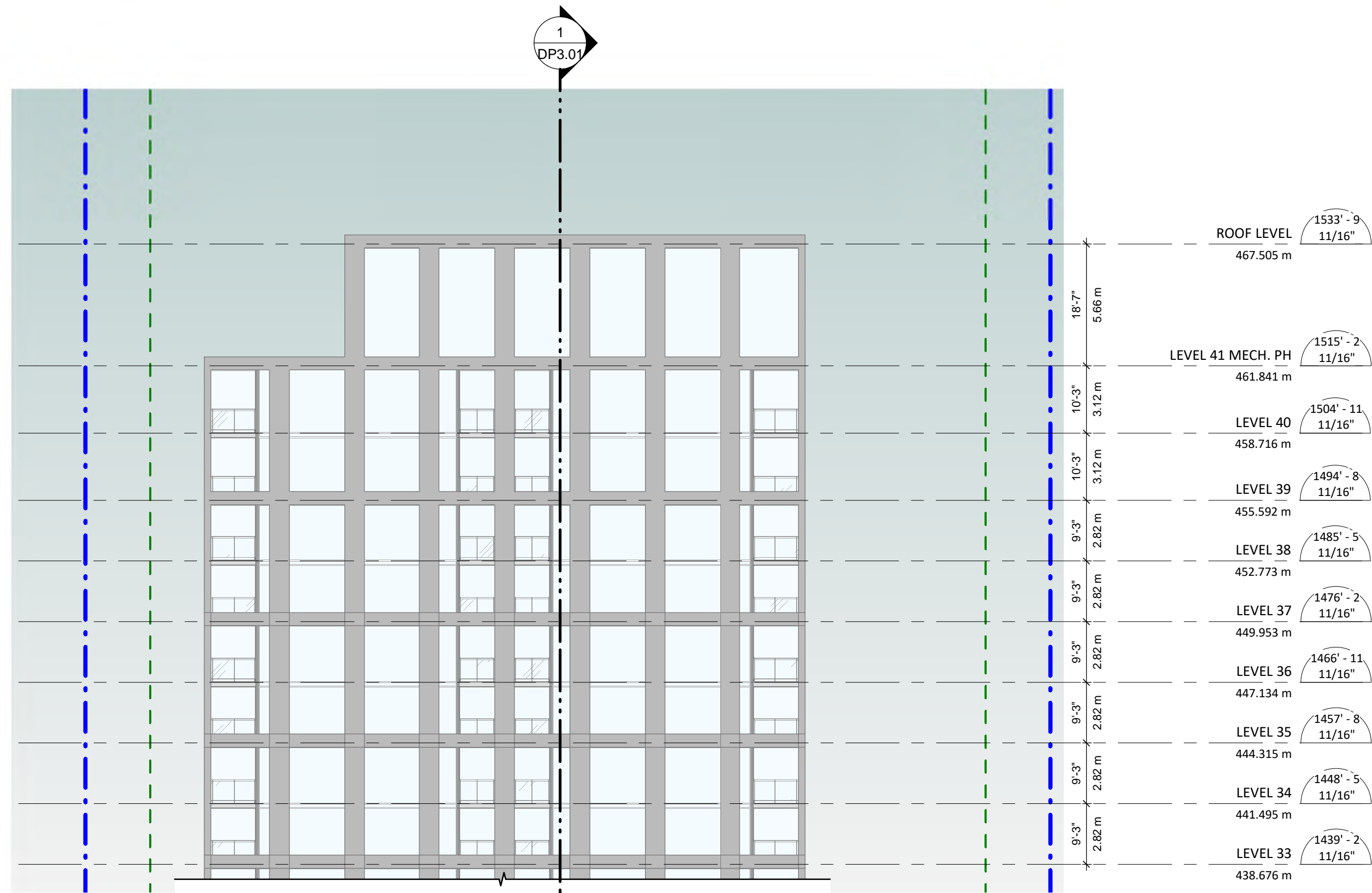
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 BUILDING SECTIONS

SHEET NUMBER
DP3.01

ISSUE
B

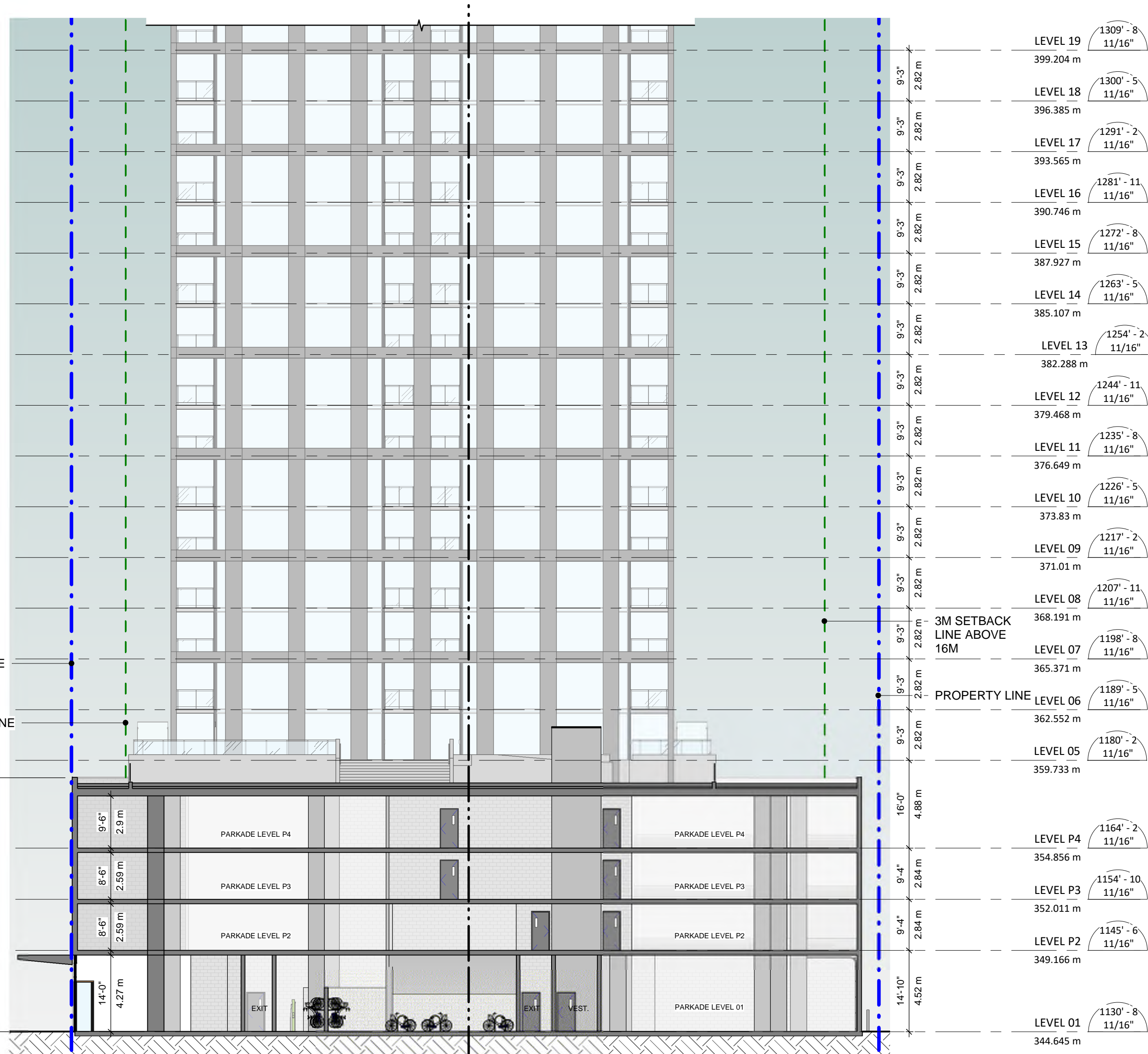
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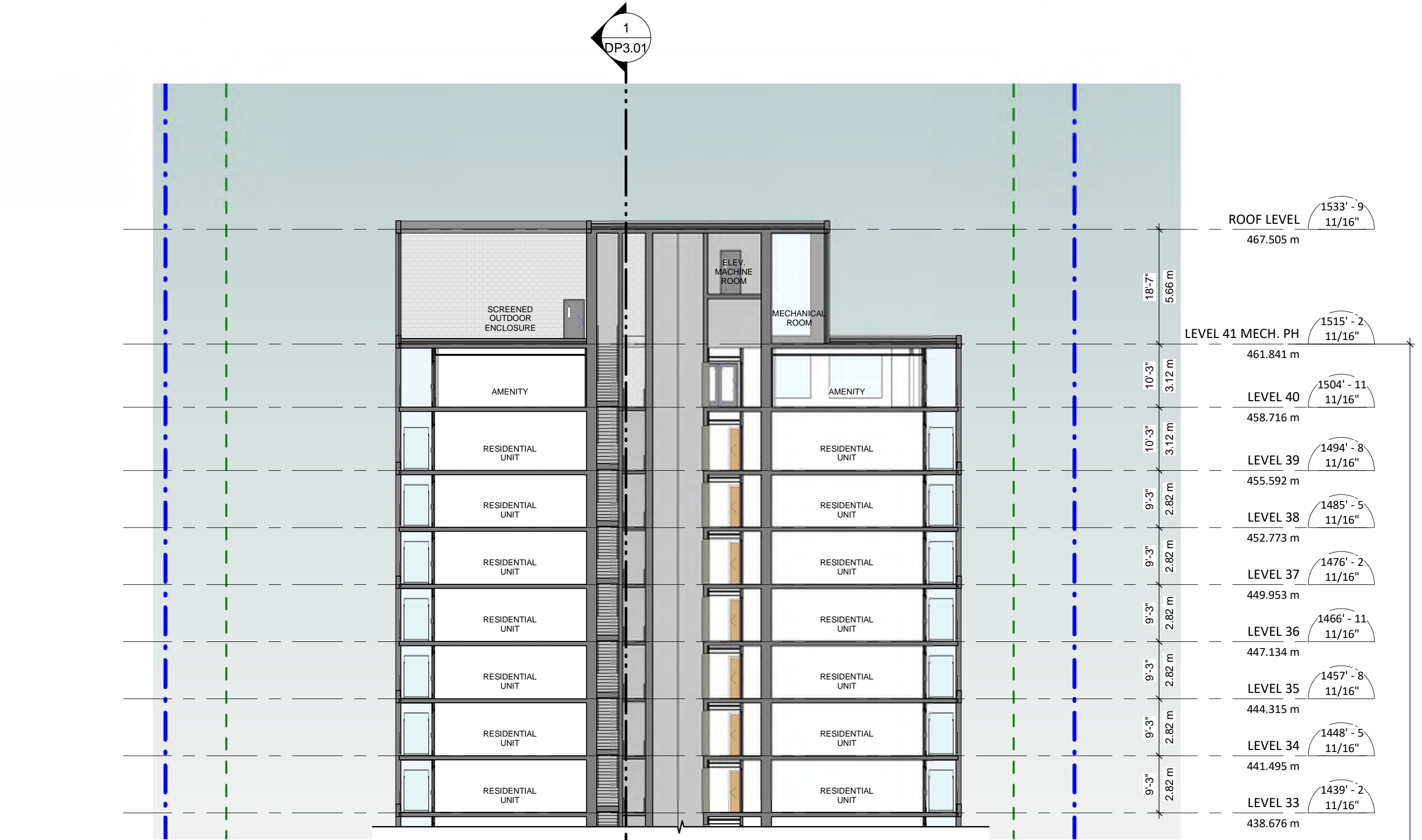


LEVEL 20-32 TYP.

ROOF LEVEL	1533'-9"	11/16"	467.505 m
LEVEL 41 MECH. PH	1515'-2"	11/16"	461.841 m
LEVEL 40	1504'-11"	11/16"	458.716 m
LEVEL 39	1494'-8"	11/16"	455.592 m
LEVEL 38	1485'-5"	11/16"	452.773 m
LEVEL 37	1476'-2"	11/16"	449.953 m
LEVEL 36	1466'-11"	11/16"	447.134 m
LEVEL 35	1457'-8"	11/16"	444.315 m
LEVEL 34	1448'-5"	11/16"	441.495 m
LEVEL 33	1439'-2"	11/16"	438.676 m

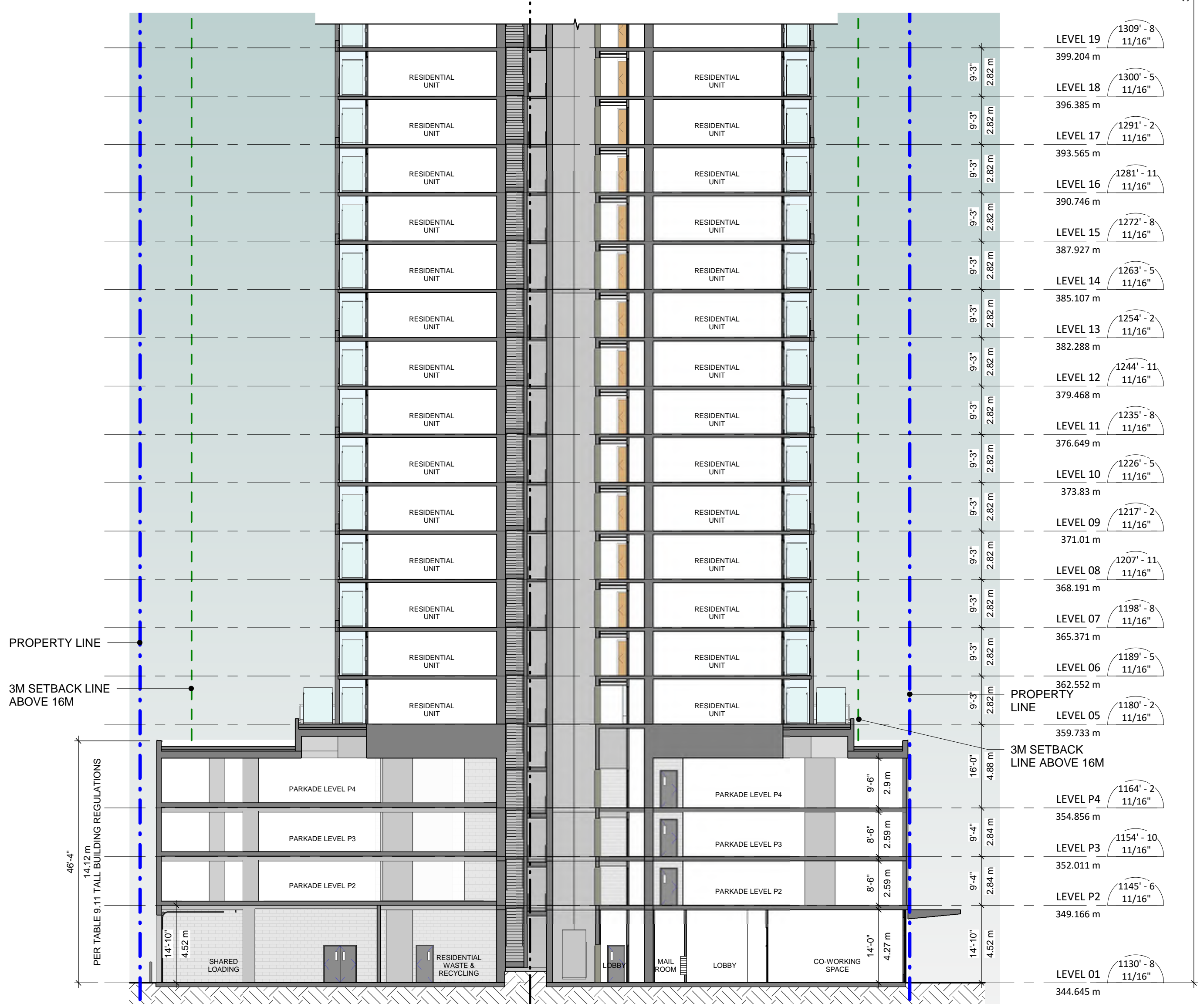


2 BUILDING SECTION 3
DP3.02 SCALE: 1/16" = 1'-0"



LEVEL 20-32 TYP.

ROOF LEVEL	1533'-9"	11/16"	467.505 m
LEVEL 41 MECH. PH	1515'-2"	11/16"	461.841 m
LEVEL 40	1504'-11"	11/16"	458.716 m
LEVEL 39	1494'-8"	11/16"	455.592 m
LEVEL 38	1485'-5"	11/16"	452.773 m
LEVEL 37	1476'-2"	11/16"	449.953 m
LEVEL 36	1466'-11"	11/16"	447.134 m
LEVEL 35	1457'-8"	11/16"	444.315 m
LEVEL 34	1448'-5"	11/16"	441.495 m
LEVEL 33	1439'-2"	11/16"	438.676 m



1 BUILDING SECTION 2
DP3.02 SCALE: 1/16" = 1'-0"

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141150

DRAWN BY: **TL** CHECKED BY: **GM**

PROJECT MGR: **GM** APPROVED BY: **LM**

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BUILDING SECTIONS

SHEET NUMBER
DP3.02

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CHECKED BY:

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SHEET TITLE

3D MASSINGS

SHEET NUMBER

DP4.01

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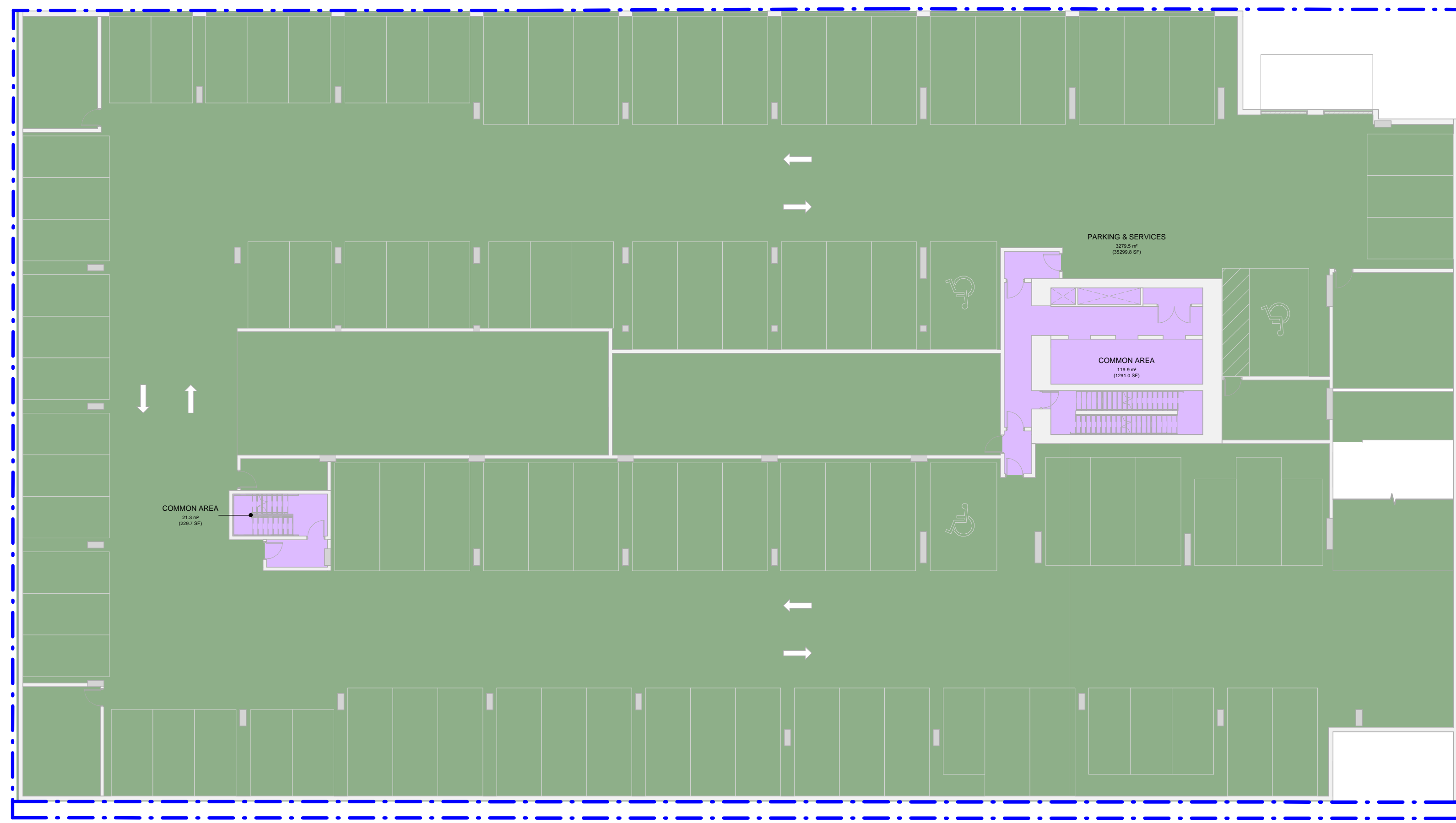
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SHEET TITLE
MAIN FLOOR & LEVEL P2 FAR PLAN

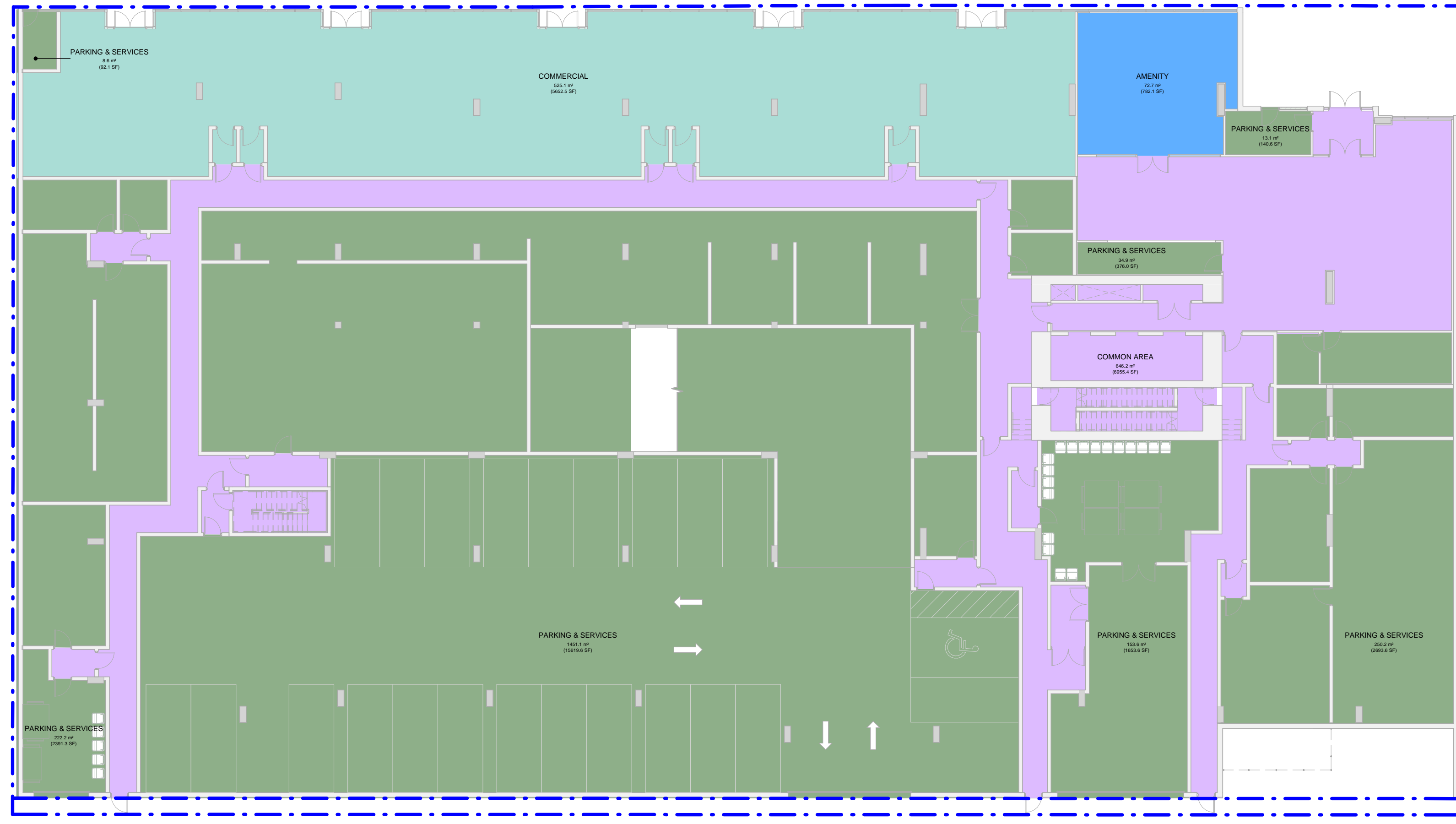
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DP5.01

ISSUE
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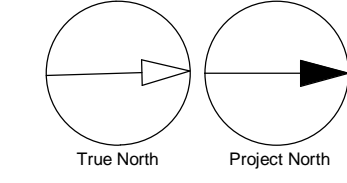


2 LEVEL P2 FAR PLAN
 DP5.01 SCALE: 1/16" = 1'-0"

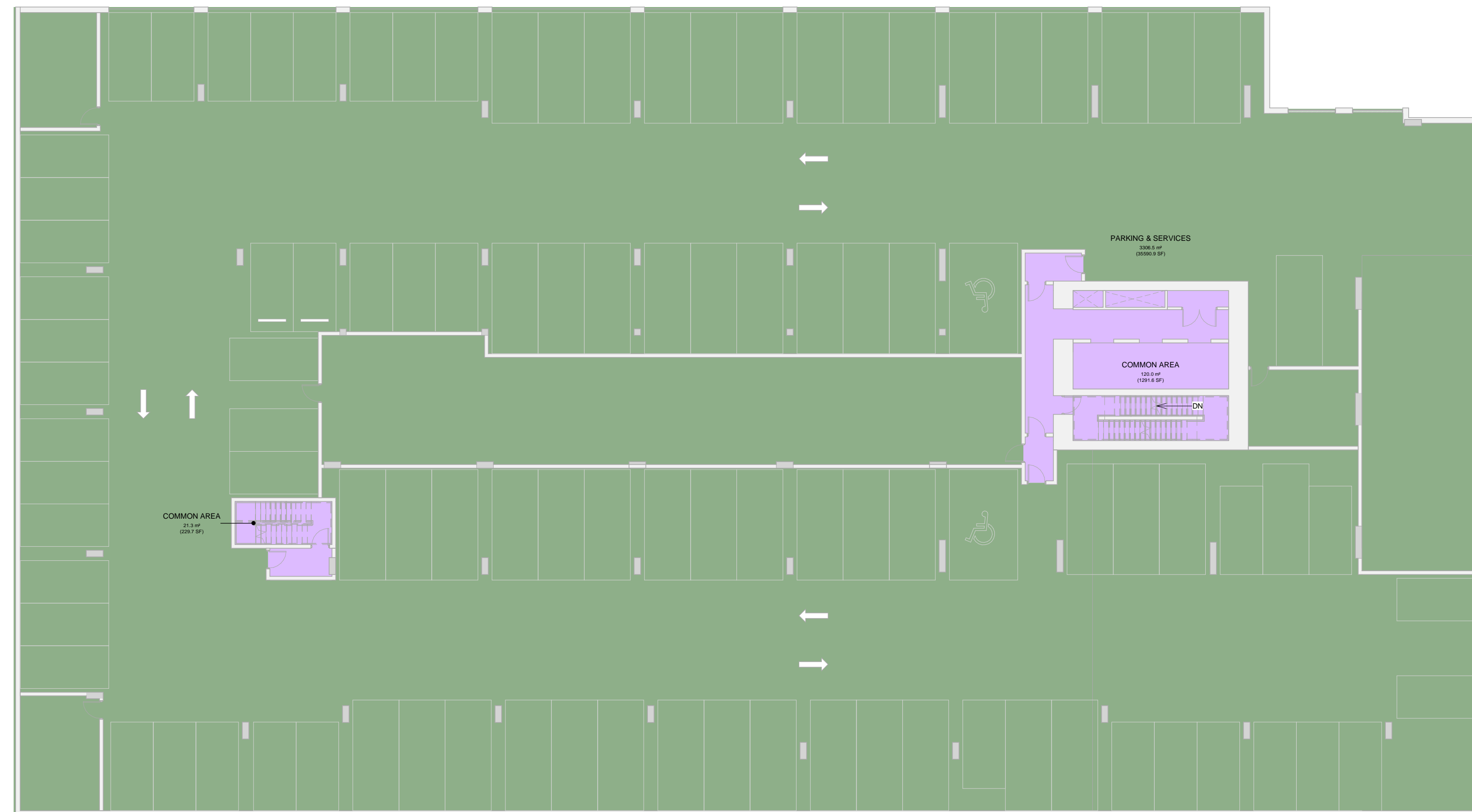
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1 LEVEL 01 FAR PLAN
 DP5.01 SCALE: 1/16" = 1'-0"



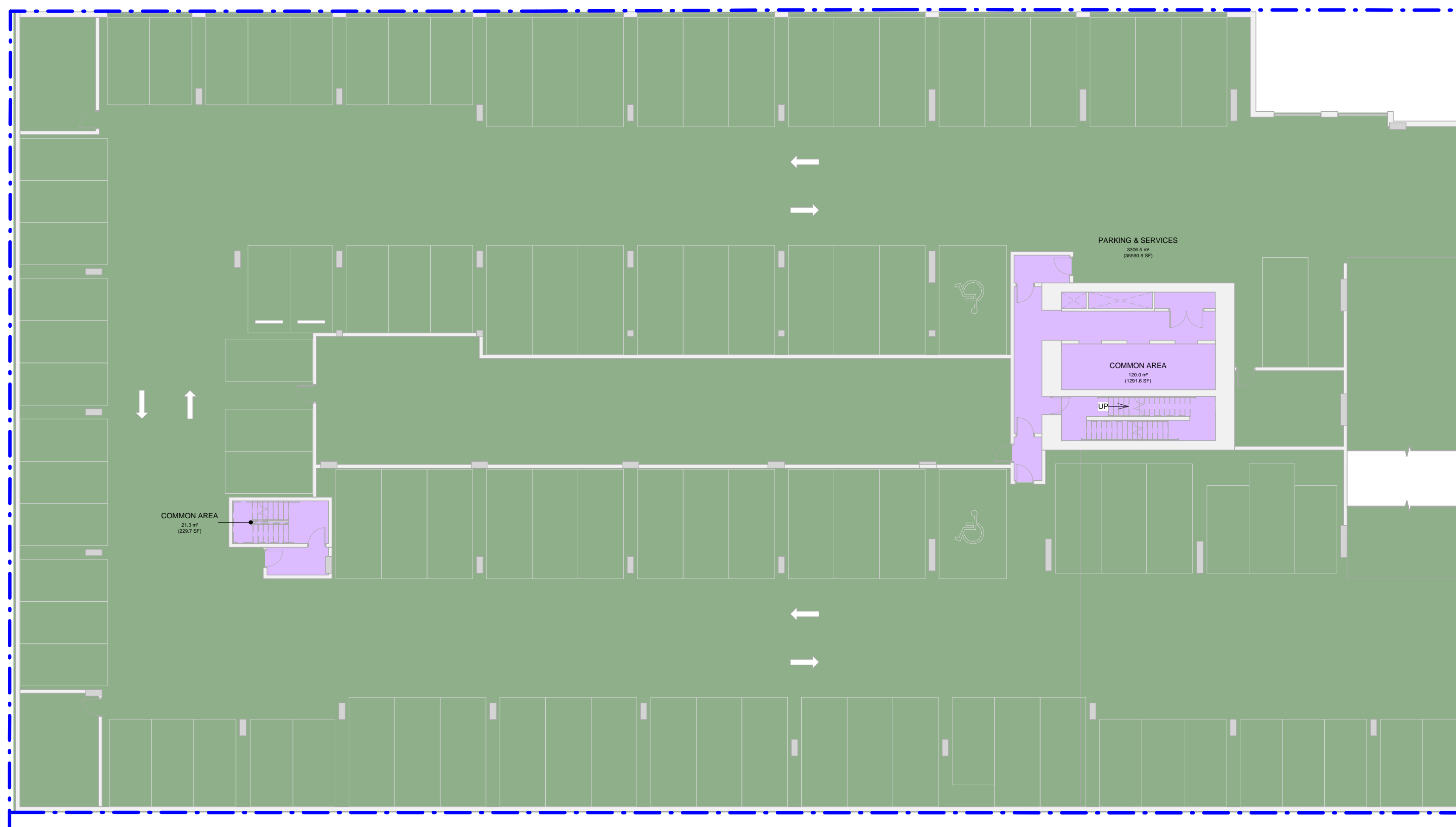
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FAR Schedule - Level P4			
Name	Area ft ²	Area m ²	FAR
COMMON AREA	1521.3 ft ²	141.33 m ²	NO
PARKING & SERVICES	35590.9 ft ²	3306.50 m ²	NO
	37112.2 ft ²	3447.84 m ²	

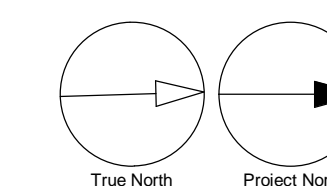
2 LEVEL P4 FAR PLAN
DP5.02 SCALE: 1/16" = 1'-0"

- AMENITY
- COMMERCIAL
- COMMON AREA
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- RESIDENTIAL



FAR Schedule - Level P3			
Name	Area ft ²	Area m ²	FAR
COMMON AREA	1521.3 ft ²	141.33 m ²	NO
PARKING & SERVICES	35590.9 ft ²	3306.50 m ²	NO
	37112.2 ft ²	3447.84 m ²	

1 LEVEL P3 FAR PLAN
DP5.02 SCALE: 1/16" = 1'-0"



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CHECKED BY:
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LEVEL P3 & P4 FAR PLAN

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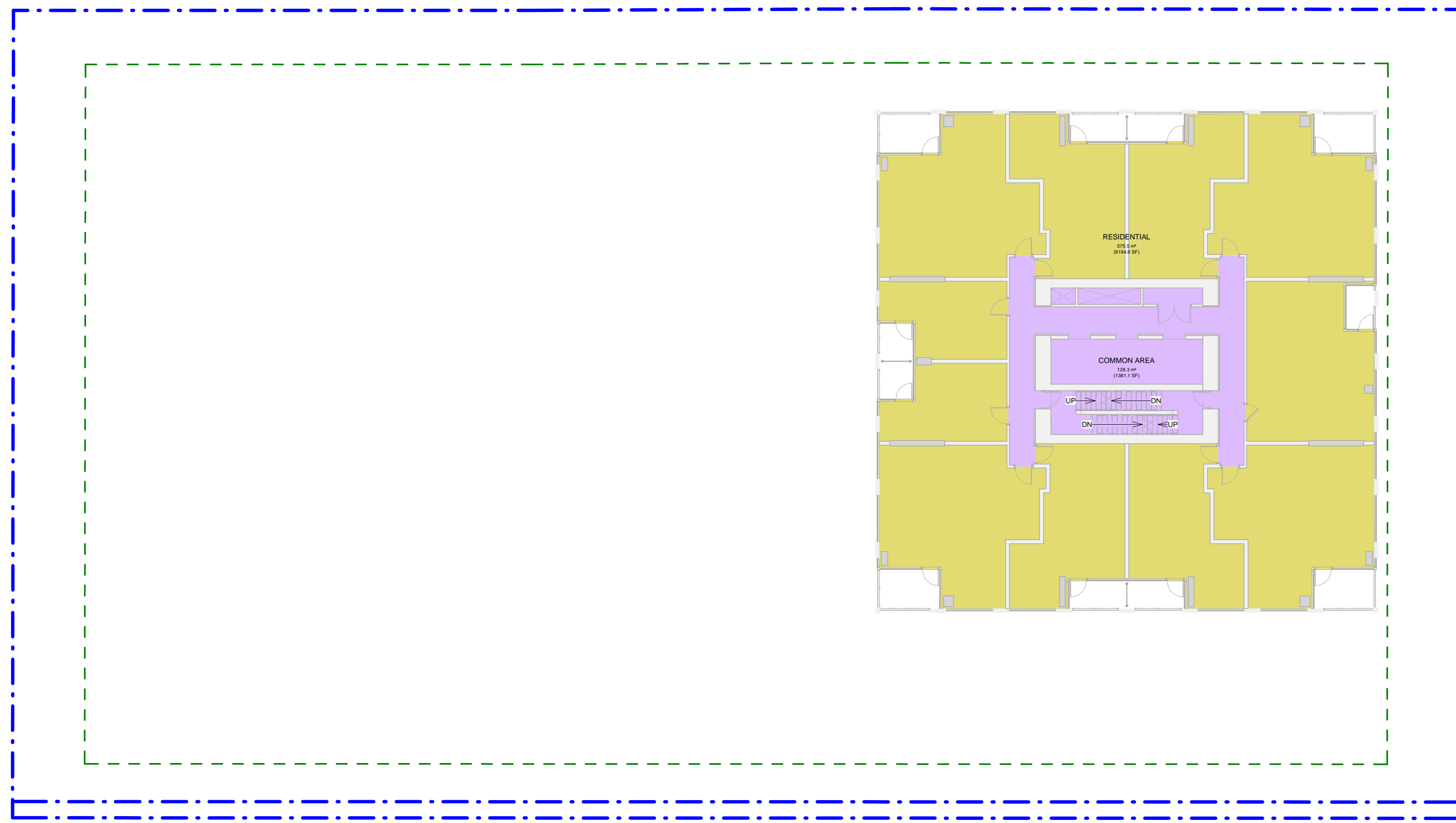
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SHEET TITLE
 LEVEL 05 & 06-39 FAR PLAN

SHEET NUMBER
DP5.03
 ISSUE
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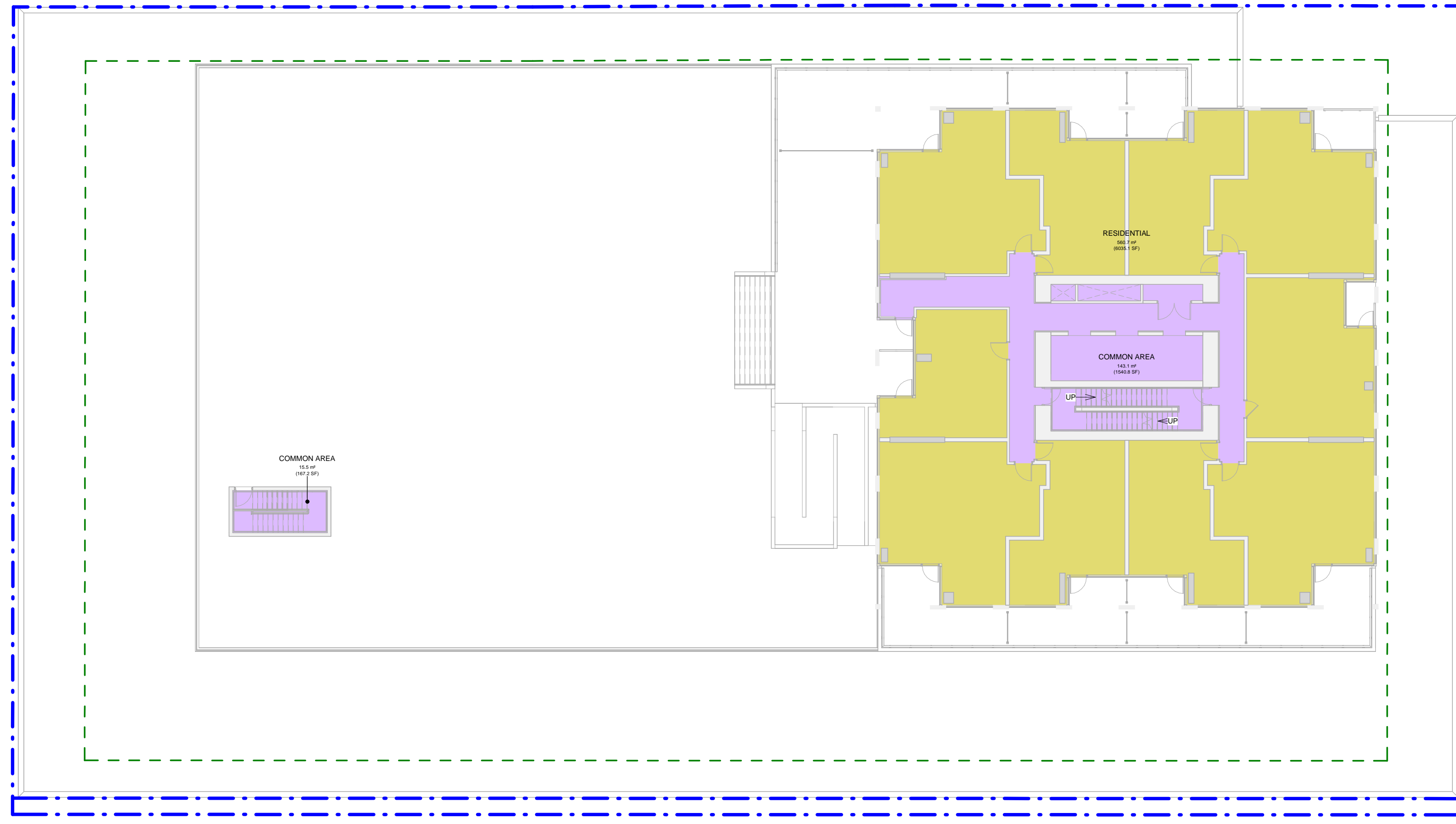


FAR Schedule - Level 06-39

Name	Area ft²	Area m²	FAR
COMMON AREA	1381.1 ft²	128.31 m²	NO
RESIDENTIAL	6194.8 ft²	575.52 m²	YES
	7575.9 ft²	703.82 m²	

2 LEVEL 06 - 39 FAR PLAN
 DP5.03 SCALE: 1/16" = 1'-0"

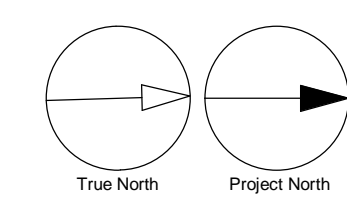
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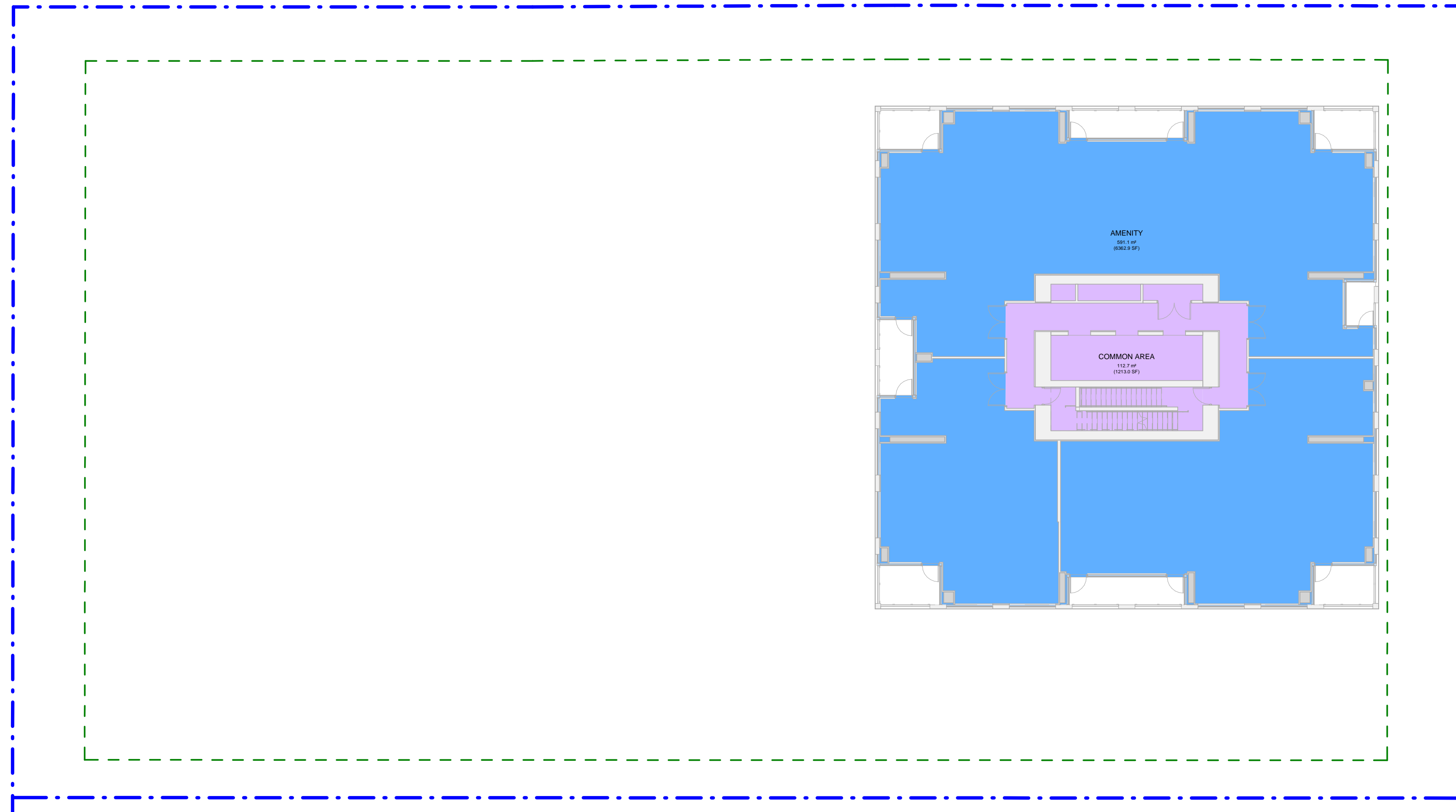
FAR Schedule - Level 05

Name	Area ft²	Area m²	FAR
COMMON AREA	1708.0 ft²	158.68 m²	NO
RESIDENTIAL	6035.1 ft²	560.68 m²	YES
	7743.1 ft²	719.36 m²	

1 LEVEL 05 FAR PLAN
 DP5.03 SCALE: 1/16" = 1'-0"



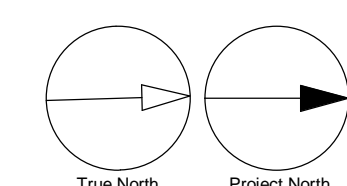
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- AMENITY
- COMMON AREA
- PARKING & SERVICES
- RESIDENTIAL

FAR Schedule - Level 40			
Name	Area ft²	Area m²	FAR
AMENITY	6362.9 ft²	591.13 m²	NO
COMMON AREA	1213.0 ft²	112.69 m²	NO
	7575.9 ft²	703.82 m²	

1 LEVEL 40 FAR PLAN
 DP5.04 SCALE: 1/16" = 1'-0"



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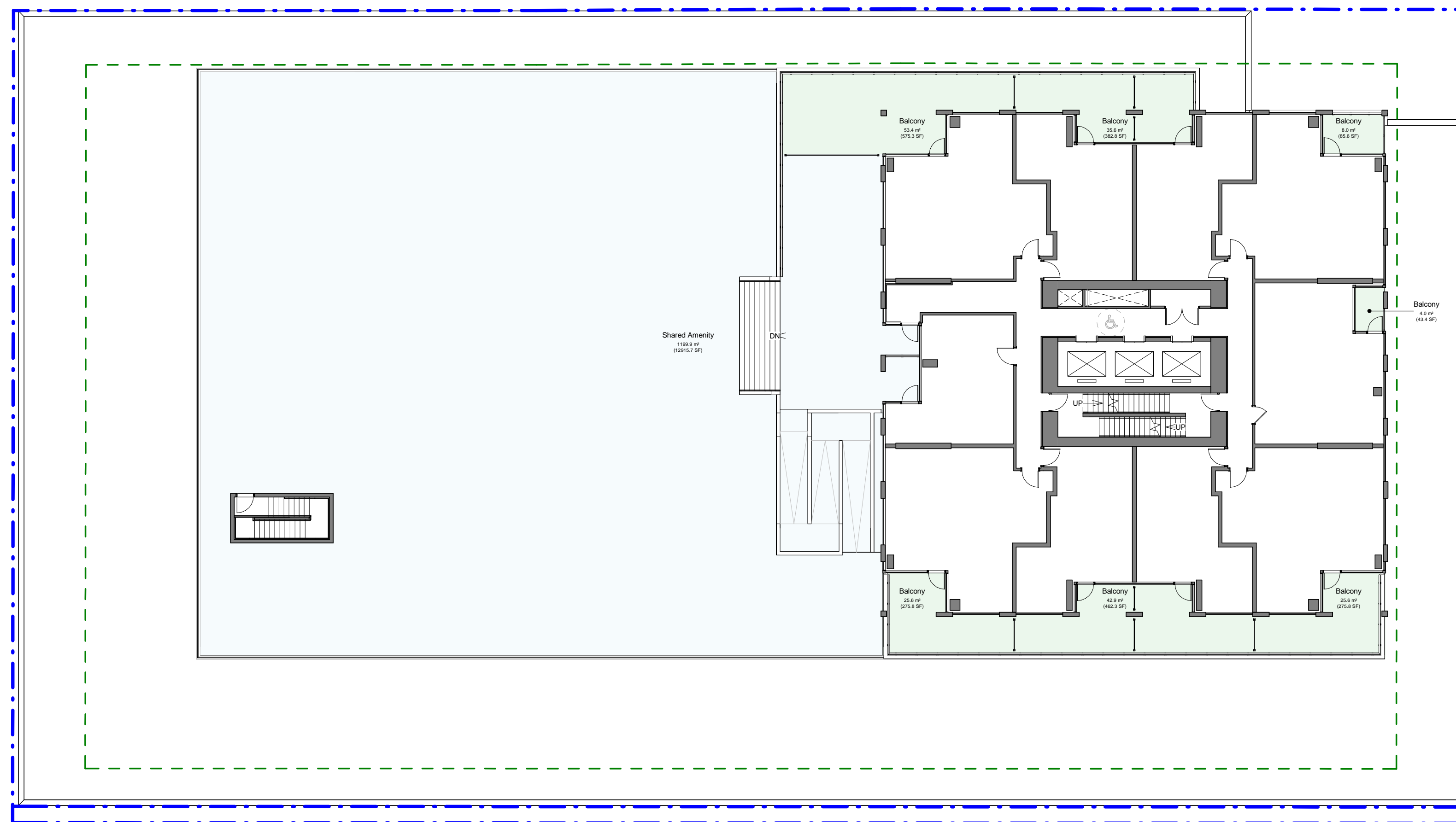
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SHEET TITLE
 LEVEL 40 FAR PLAN

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 DP5.04
ISSUE
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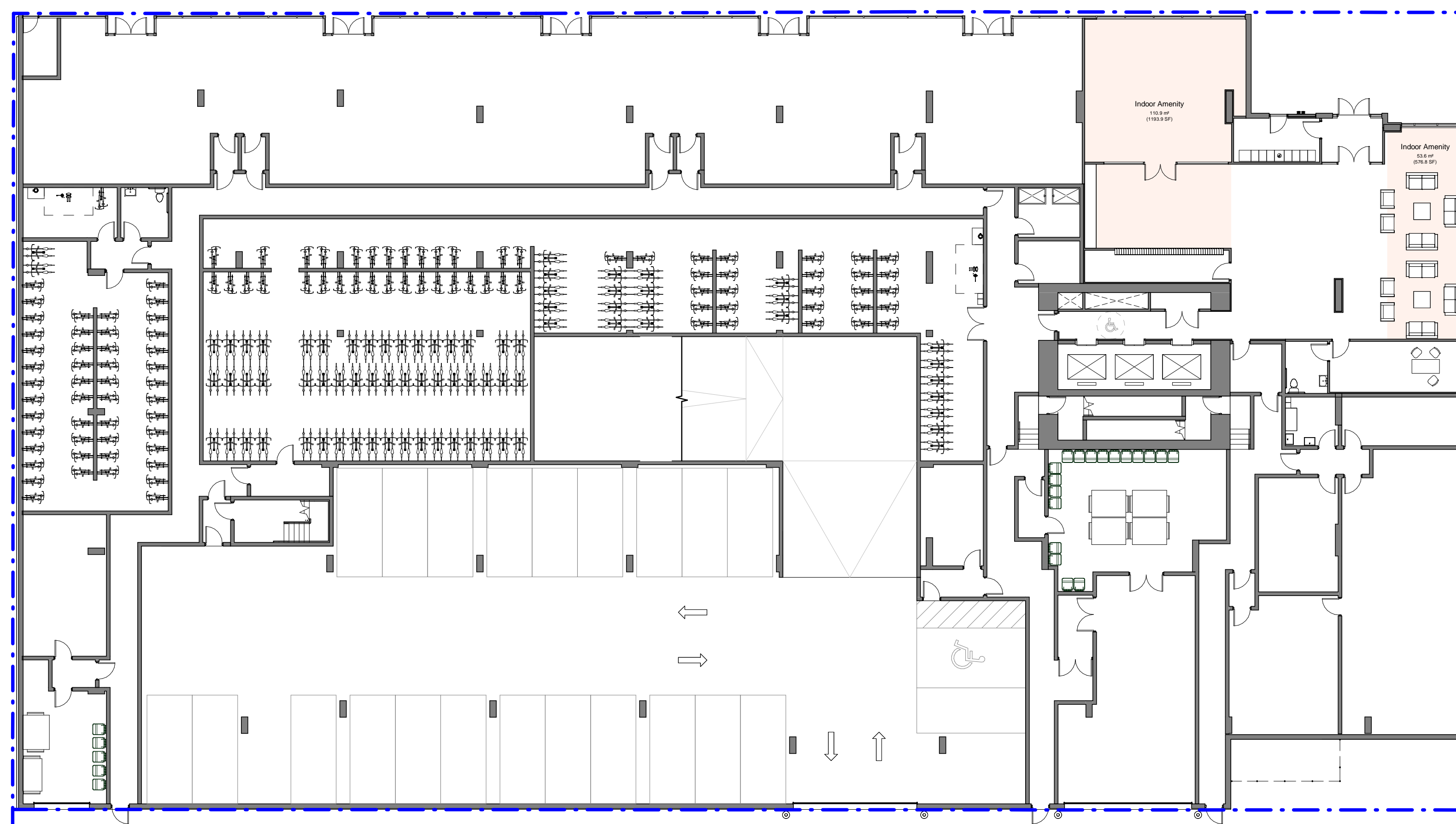
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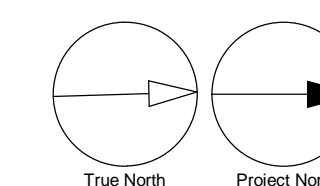
Area Type	Area m ²	Area ft ²
Common Outdoor Amenity	1199.91 m ²	12915.72 ft ²
Private Amenity	195.19 m ²	2100.99 ft ²
Total Open Space	1395.10 m²	15016.71 ft²

2 LEVEL 05 FLOOR PLAN
DP6.01 SCALE: 1/16" = 1'-0"



Area Type	Area m ²	Area ft ²
Common Indoor Amenity	164.50 m ²	1770.68 ft ²
Total Open Space	164.50 m²	1770.68 ft²

1 LEVEL 01 FLOOR PLAN
DP6.01 SCALE: 1/16" = 1'-0"



CLIENT
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No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	31st Jan. 2024
B	DEVELOPMENT PERMIT AMENDMENT	18th June 2024

CONSULTANTS
Gensler
IFS GLUTMAN SIMPSON CONSULTING ENGINEERS
APLIN MARTIN ENGINEERING AND ARCHITECTURE PLANNING SURVEYING
Smith + Andersen
DIALOG
GEOPACIFIC

SEAL

2024-06-18

PRIME CONSULTANT
ARCADIS
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PROJECT
1355 St Paul
1355 St Paul St,
Kelowna, BC
V1Y 2E1

PROJECT NO:
141150
DRAWN BY:
TL
PROJECT MGR:
GM
CHECKED BY:
GM
APPROVED BY:
LM

SHEET TITLE
LEVEL 01 & 05 COMMON & PRIVATE AMENITY SPACE

SHEET NUMBER
DP6.01
ISSUE
B

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ISSUES

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 1355 St Paul
 1355 St Paul St,
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 V1Y 2E1

PROJECT NO:
 141150

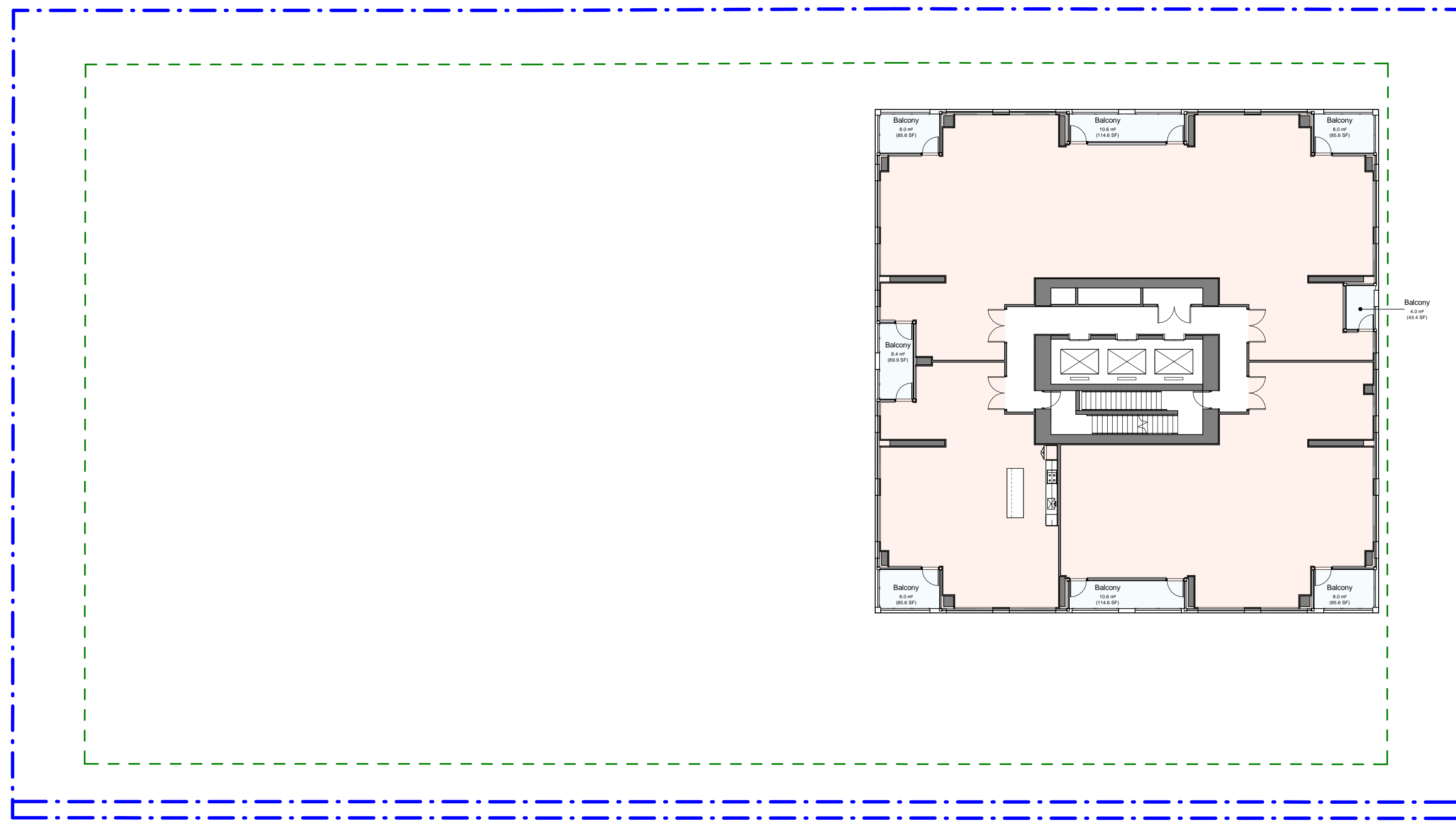
DRAWN BY: TL
CHECKED BY: GM

PROJECT MGR: GM
APPROVED BY: LM

SHEET TITLE
 LEVEL 06-39 & 40 COMMON & PRIVATE AMENITY SPACE

SHEET NUMBER
DP6.02

ISSUE
B

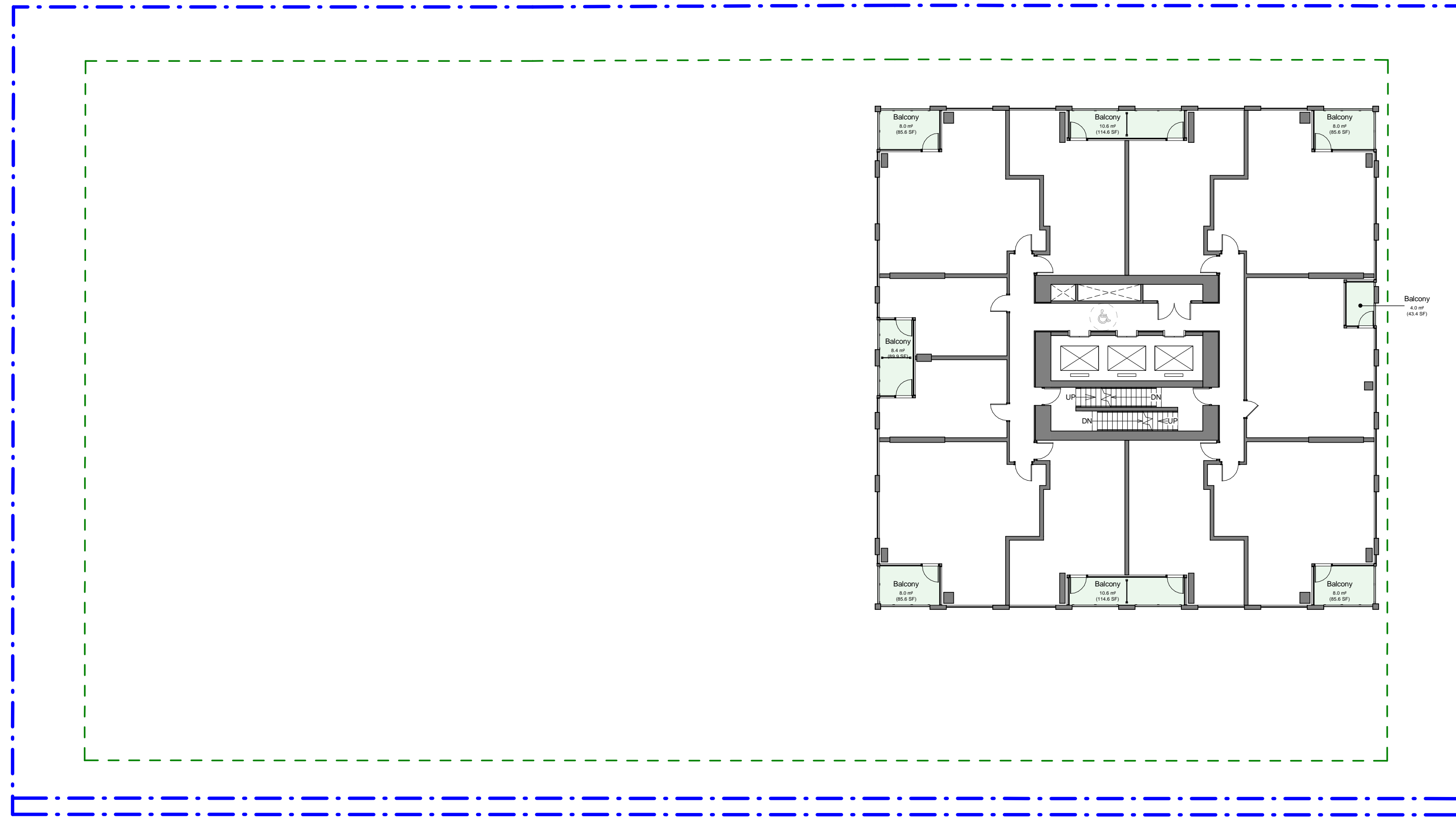


Common & Private Amenity Space - Level 40

Area Type	Area m ²	Area ft ²
Common Indoor Amenity	591.13 m ²	6362.91 ft ²
Common Outdoor Amenity	65.51 m ²	705.10 ft ²
Total Open Space	656.64 m²	7068.01 ft²

1 LEVEL 40 FLOOR PLAN
 DP6.02 SCALE: 1/16" = 1'-0"

Common Indoor Amenity
 Common Outdoor Amenity
 Private Amenity



Common & Private Amenity Space - Level 06-40 Typ.

Area Type	Area m ²	Area ft ²
Private Amenity	65.51 m ²	705.10 ft ²
Total Open Space	65.51 m²	705.10 ft²

2 LEVEL 06-39 FLOOR PLAN
 DP6.02 SCALE: 1/16" = 1'-0"

