

# LOT 11 RICHTER ST, KELOWNA, BC

## PROPERTY DESCRIPTION:

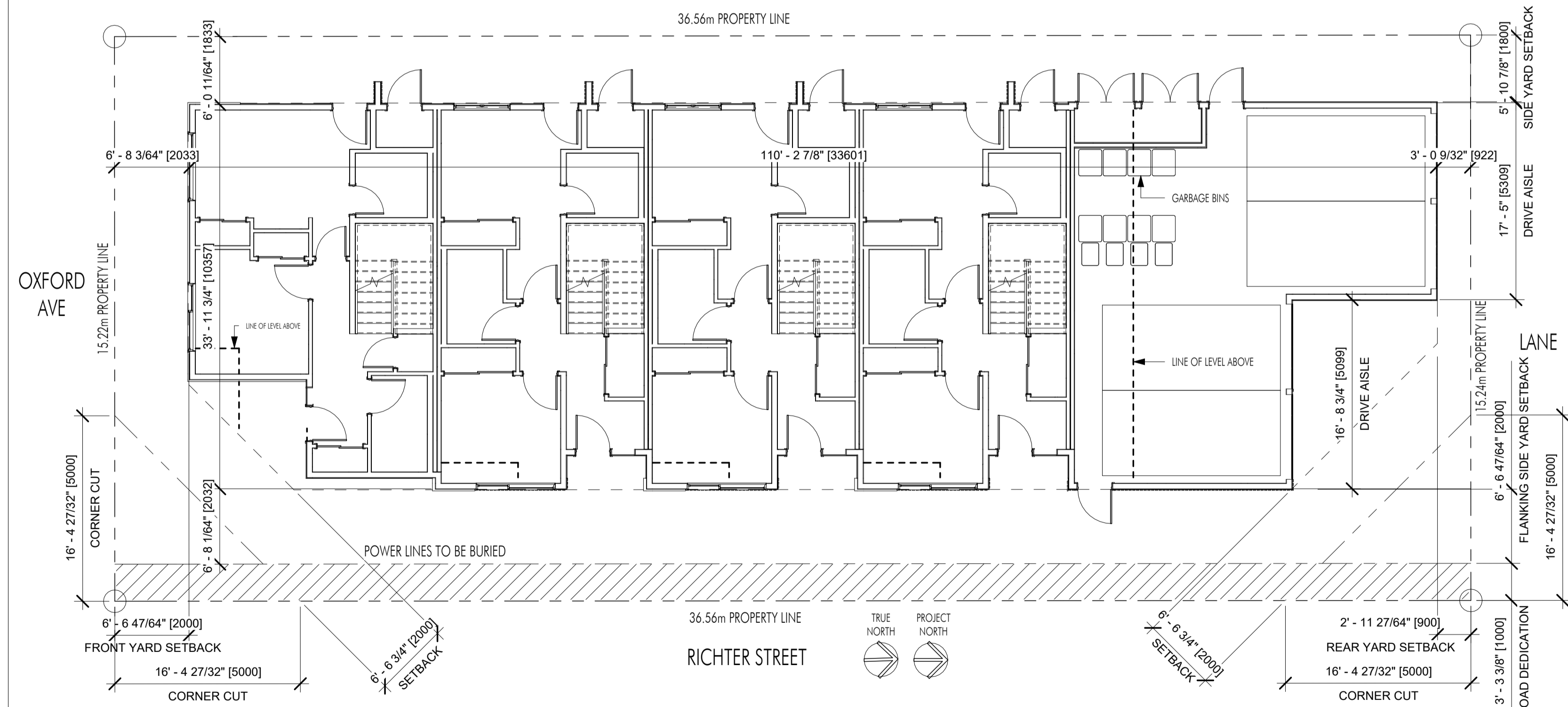
CIVIC: 740 RICHTER STREET, KELOWNA, BC  
LEGAL: LOT 11, KAP3730

## ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA MF1 ZONING  
CORE AREA

## SITE INFORMATION:

GROSS SITE AREA =	5,994 SF (557 m <sup>2</sup> )	
SITE COVERAGE =	ALLOWED/REQUIRED 55% (3,297 SF)	PROPOSED 44% (2,660 SF)
SITE COVERAGE + HARDSCAPING =	75% (4,496 SF)	74% (4,457 SF)
LEVEL 3 (70% OF LEVEL 2)	70% (1,914 SF)	70% (1,914 SF)
HEIGHT =	11m (3 STOREYS)	10.7m (3 STOREYS)
<b>YARD SETBACKS:</b>		
FRONT YARD =	3.0 m	N/A
FRONT YARD (GROUND ORIENTED) =	2.0 m	2.0 m
SIDE YARD =	1.8 m	1.8 m
FLANKING SIDE YARD =	3.0 m	N/A
FLANKING SIDE YARD (GROUND ORIENTED) =	2.0 m	2.0 m
REAR YARD =	0.9 m	0.9 m
<b>PARKING CALCULATIONS:</b>		
1 SMALL CAR PER UNIT =	4 UNITS x 1.0 = 4	4



SURVEY BY CORE GEOMATICS  
ON MARCH 27, 2024

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 1	4	1519 SF	451 SF
UNIT 2	4	1498 SF	430 SF
UNIT 3	4	1497 SF	430 SF
UNIT 4	4	1660 SF	1,226 SF
TOTAL UNIT AREAS		6174 SF	

PARKING	
COUNT	TYPE
4	SMALL - 90 deg

## ARCHITECTURAL SHEET LIST

- A-001 PROJECT INFORMATION
- A-002 LOCATION CONTEXT
- A-101 LEVEL 1 PLAN
- A-102 LEVEL 2 PLAN
- A-103 LEVEL 3 PLAN
- A-104 ROOFTOP PATIO
- A-200 SOUTH & NORTH ELEVATIONS
- A-201 EAST ELEVATIONS
- A-202 WEST ELEVATIONS



VIEW FROM CORNER OF RICHTER ST AND OXFORD AVE



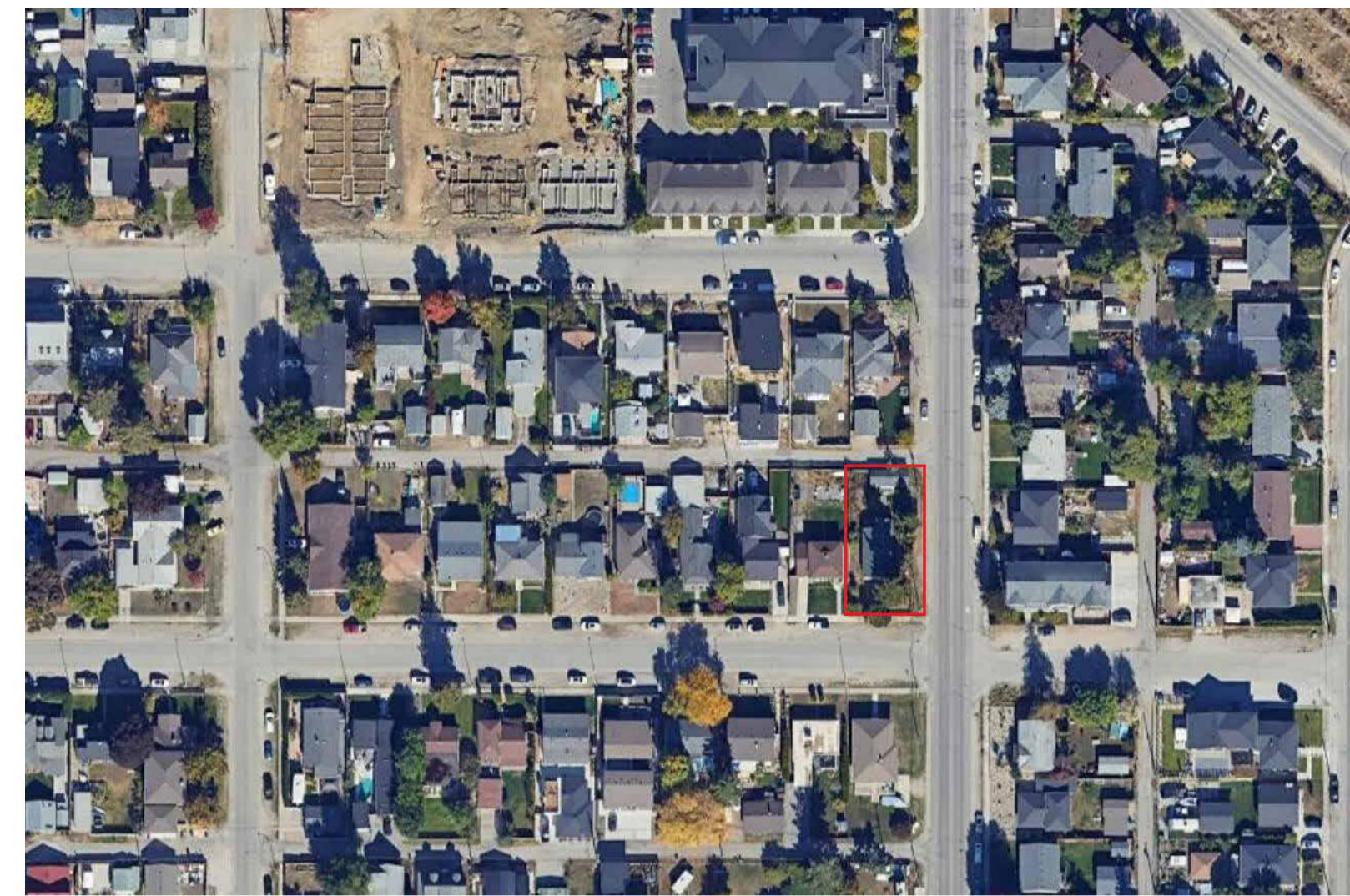
VIEW FROM RICHTER ST



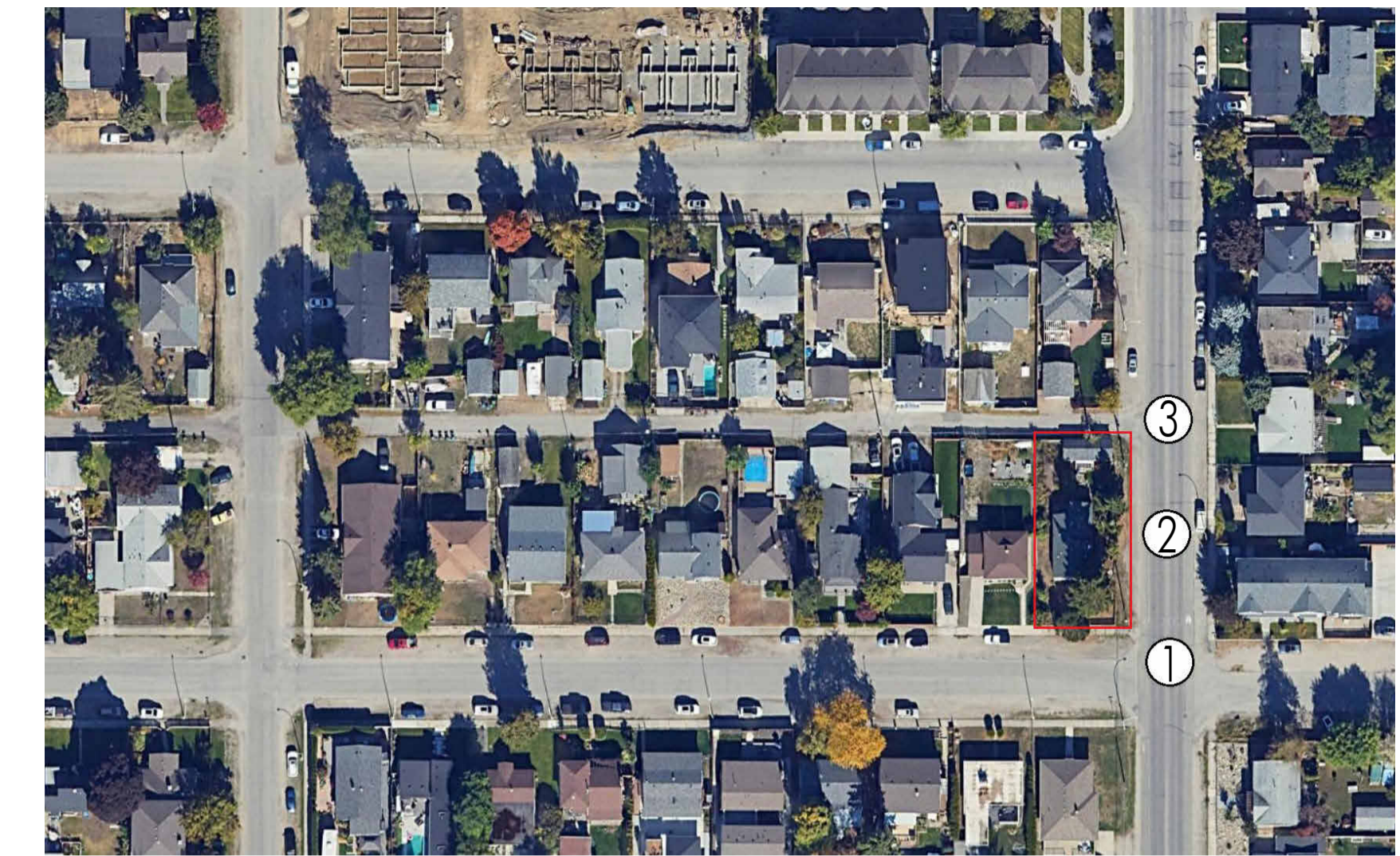
# Site Description & Current Conditions

The proposed development consists of a single lot located at the corner of Richter Street and Oxford Avenue, with shared garage access from a lane. Located in the OCP 2040 Core Area, the proposed 3-storey building with private rooftop patios will fit seamlessly within the rapidly updating neighbourhood.

The site is steps from the base of Knox Mountain Park which offers opportunity for exercise and recreation, and is just down the street from Sutherland Bay park which offers lake access and a playground. Bus stops along Richter St. allow easy access to the Downtown Urban Centre.



SITE LOCATION



SITE CONDITION KEY MAP



1. VIEW FROM RICHTER STREET FACING THE SITE AND OXFORD AVENUE



2. VIEW FROM RICHTER STREET FACING THE SITE



3. VIEW FROM RICHTER STREET FACING THE SITE AND THE LANE

## Response to Form & Character

### Relationship to Street Guidelines

Design of primary entrances:

- Ground-oriented units provided along fronting streets avoid creating dead frontages at the ground level
- Entries are privatized by recessing front doors from level above

Define ground-oriented units:

- Unit entrances are set back more than 3m from the property line
- Individual entrances are provided to units and are accessible from the fronting streets

Ensure connection while maintaining privacy:

- Landscaping provides a public/private transition zone

### Scale and Massing Guidelines

Scale and Site buildings to establish consistent rhythm along street

- Building entrances and unit articulation have been strategically placed to create intervals along the facade

### Open Space Guidelines

Create mindful rooftop amenity spaces:

- The rooftop deck is stepped back from the front of the building to reduce its impact
- Solid parapets have been provided to control sight lines and create privacy

### Building Articulation, Features, & Material Guidelines

Design facades to articulate individual units:

- Material changes and massing distinguish units while maintaining continuity of design
- Each interval is reinforced with alternating roof lines



2040 OCP Relationship to Street Graphic

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All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

**Revision No., Date and Description**

06.12.24 ISSUED FOR DP

**Plot Date**

06.12.24

**PROJECT**

740 RICHTER STREET

**DRAWING TITLE**

LOCATION

CONTEXT

**Drawing No.**

A-002

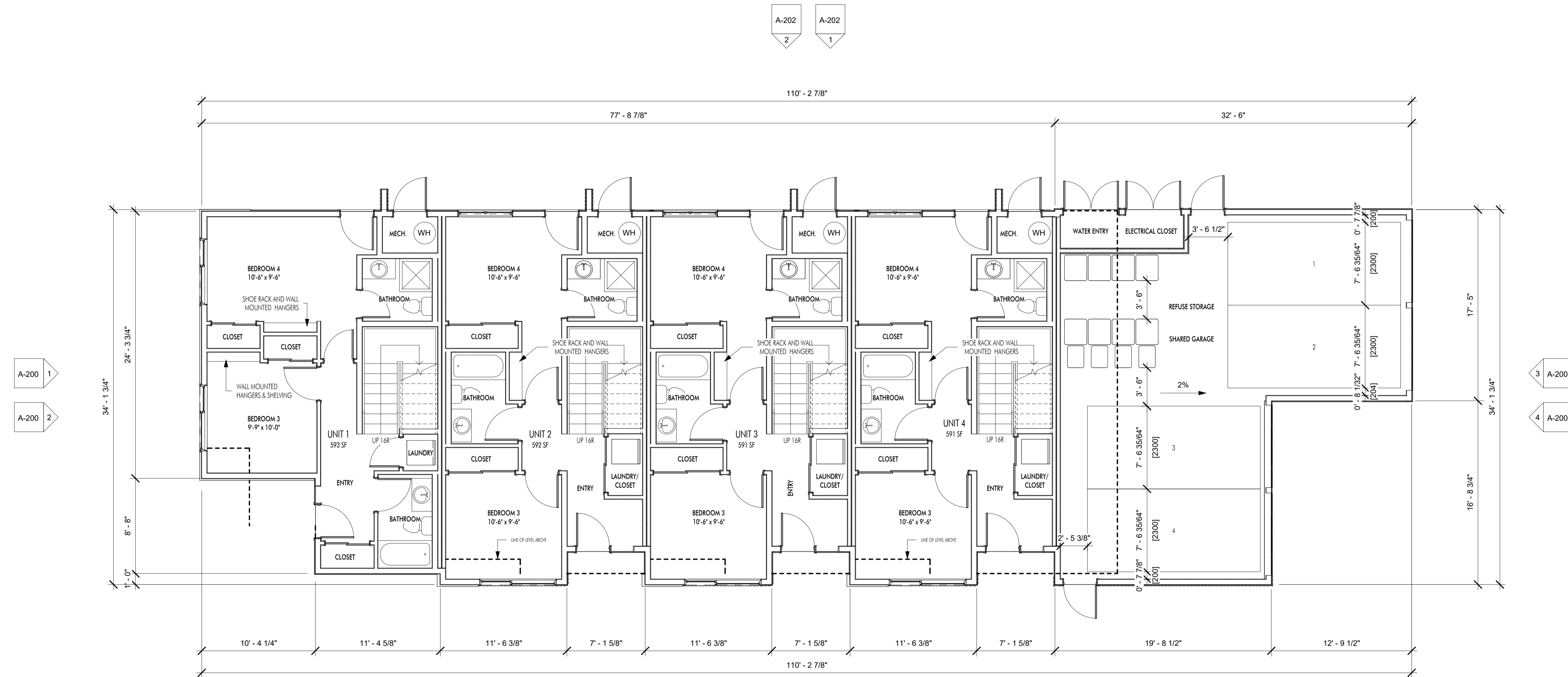
2024-08-12

BRITISH COLUMBIA

REGISTERED ARCHITECT

2024-08-12





CEILINGS TO BE 9FT UNO

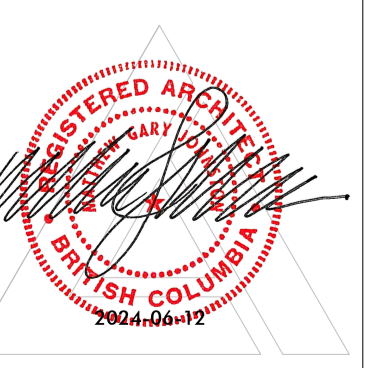
**1** LEVEL 1  
A-101 3/16" = 1'-0"

**Plot Date**  
06.12.24

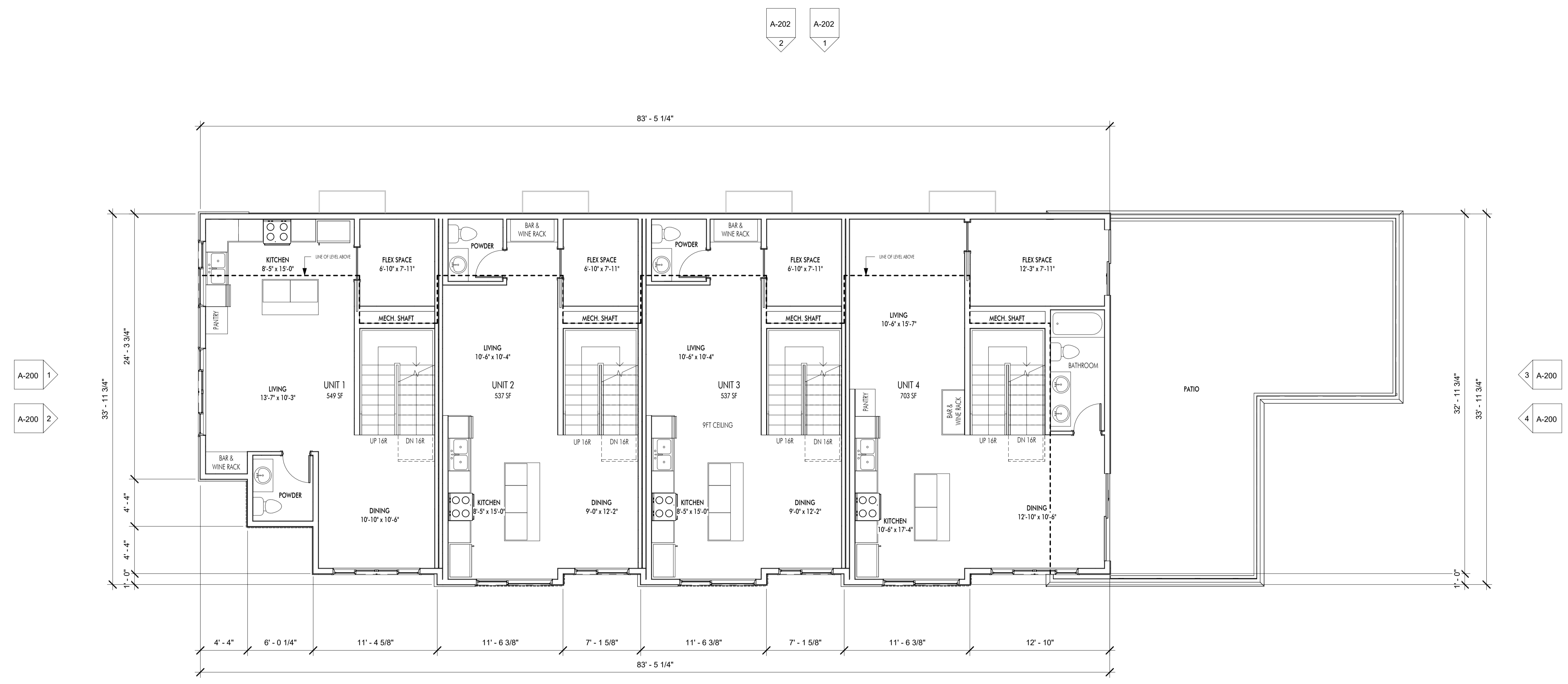
**PROJECT**  
740 RICHTER STREET

**DRAWING TITLE**  
LEVEL 1 PLAN

**Drawing No.**  
A-101



FOR DP



CEILINGS TO BE 9FT UNO

1 LEVEL 2  
A-102 3/16" = 1'-0"

**Plot Date**  
06.12.24

**PROJECT**  
740 RICHTER STREET

**DRAWING TITLE**  
LEVEL 2 PLAN

**Drawing No.**  
A-102

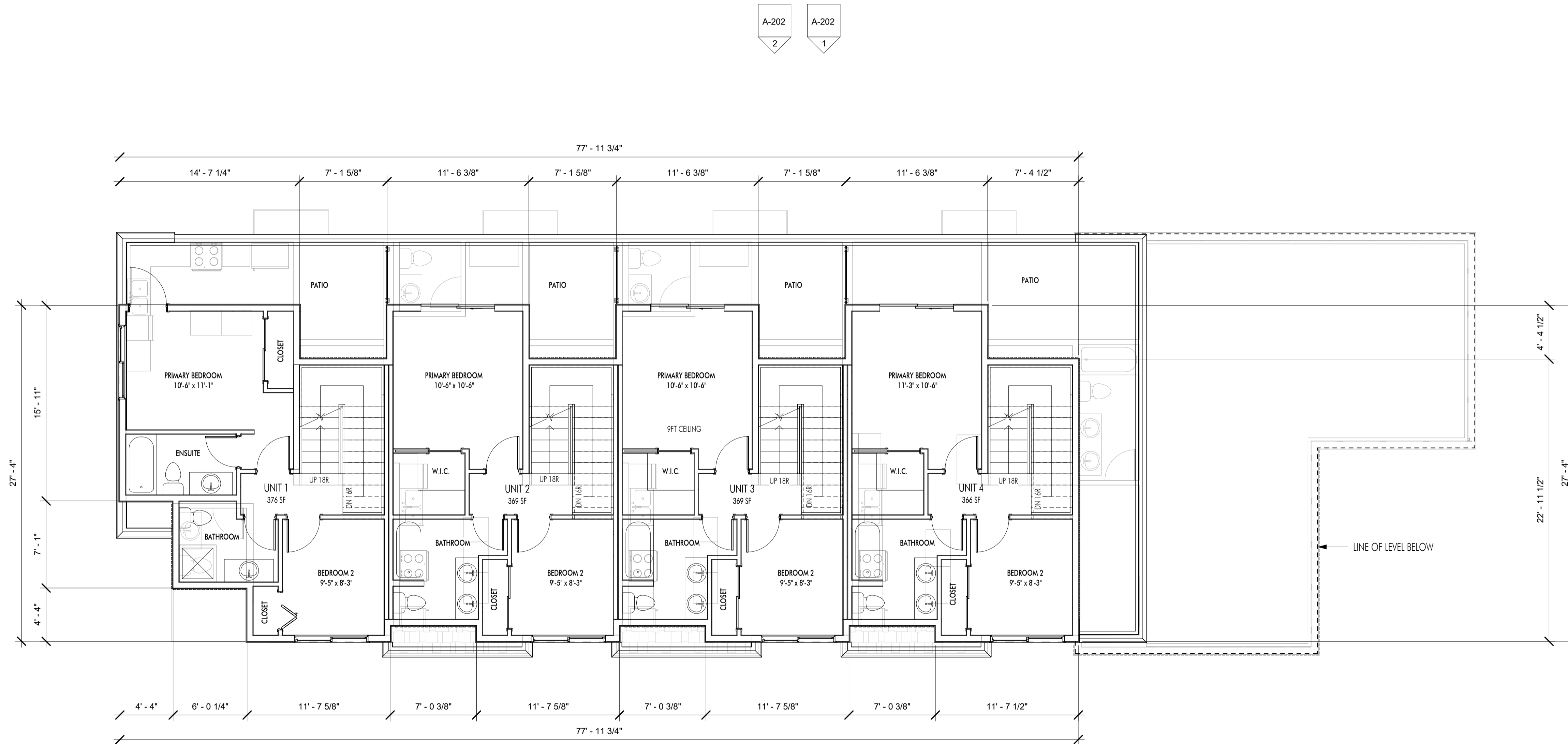
**Drawing No.**  
A-102

**A-102**



FOR DP





CEILINGS TO BE 9FT UNO

**1** LEVEL 3  
A-103 3/16" = 1'-0"

A-202  
2 1

2 1  
A-201 A-201

A-200 1

A-200 2

3 A-200

4 A-200

**Plot Date**  
06.12.24

**PROJECT**  
740 RICHTER STREET

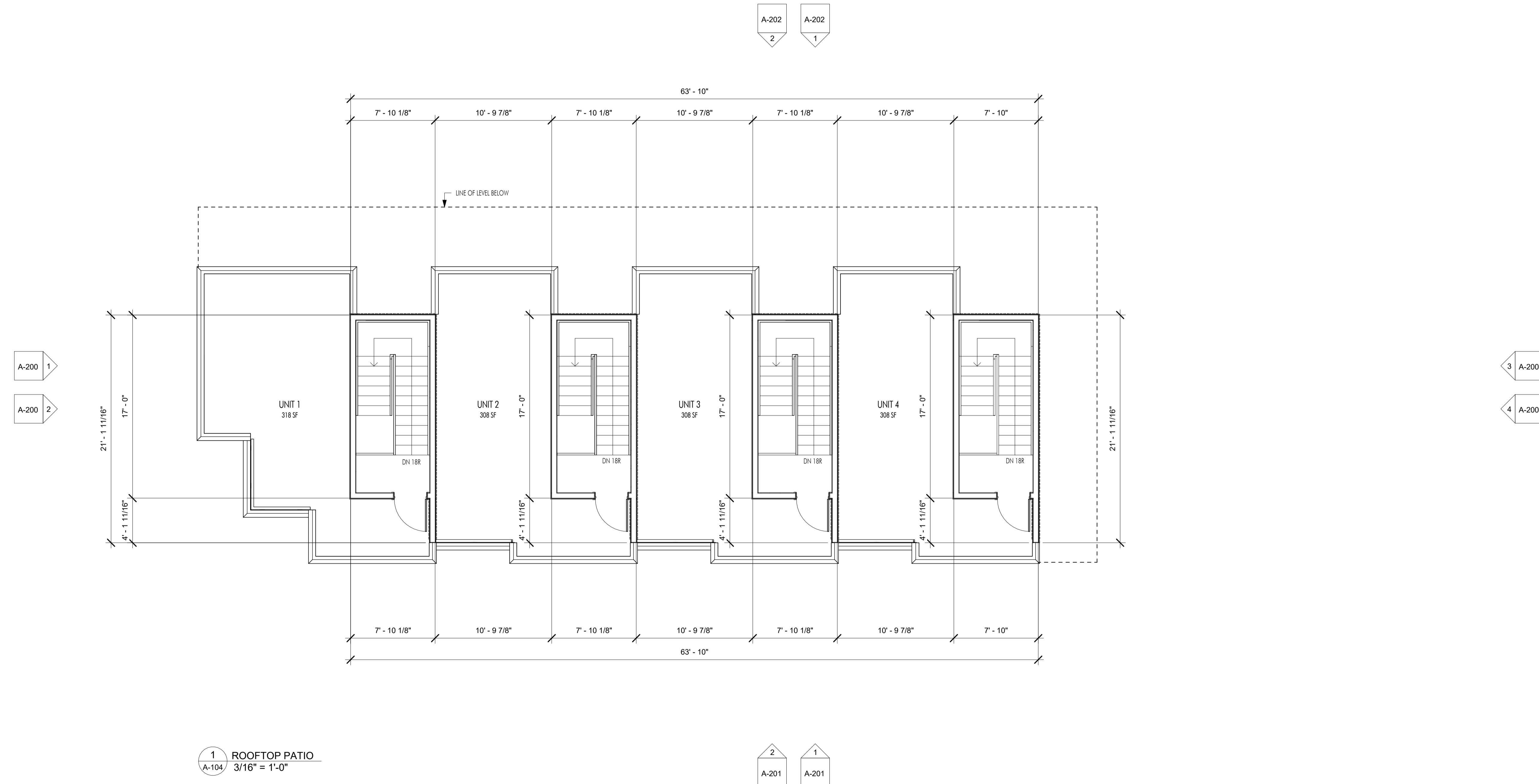
**DRAWING TITLE**  
LEVEL 3 PLAN

**Drawing No.**  
A-103



FOR DP





**Plot Date**  
06.12.24

**PROJECT**  
740 RICHTER STREET

**DRAWING TITLE**

**ROOFTOP PATIO**

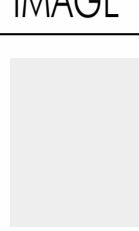


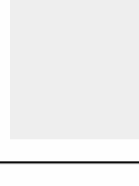

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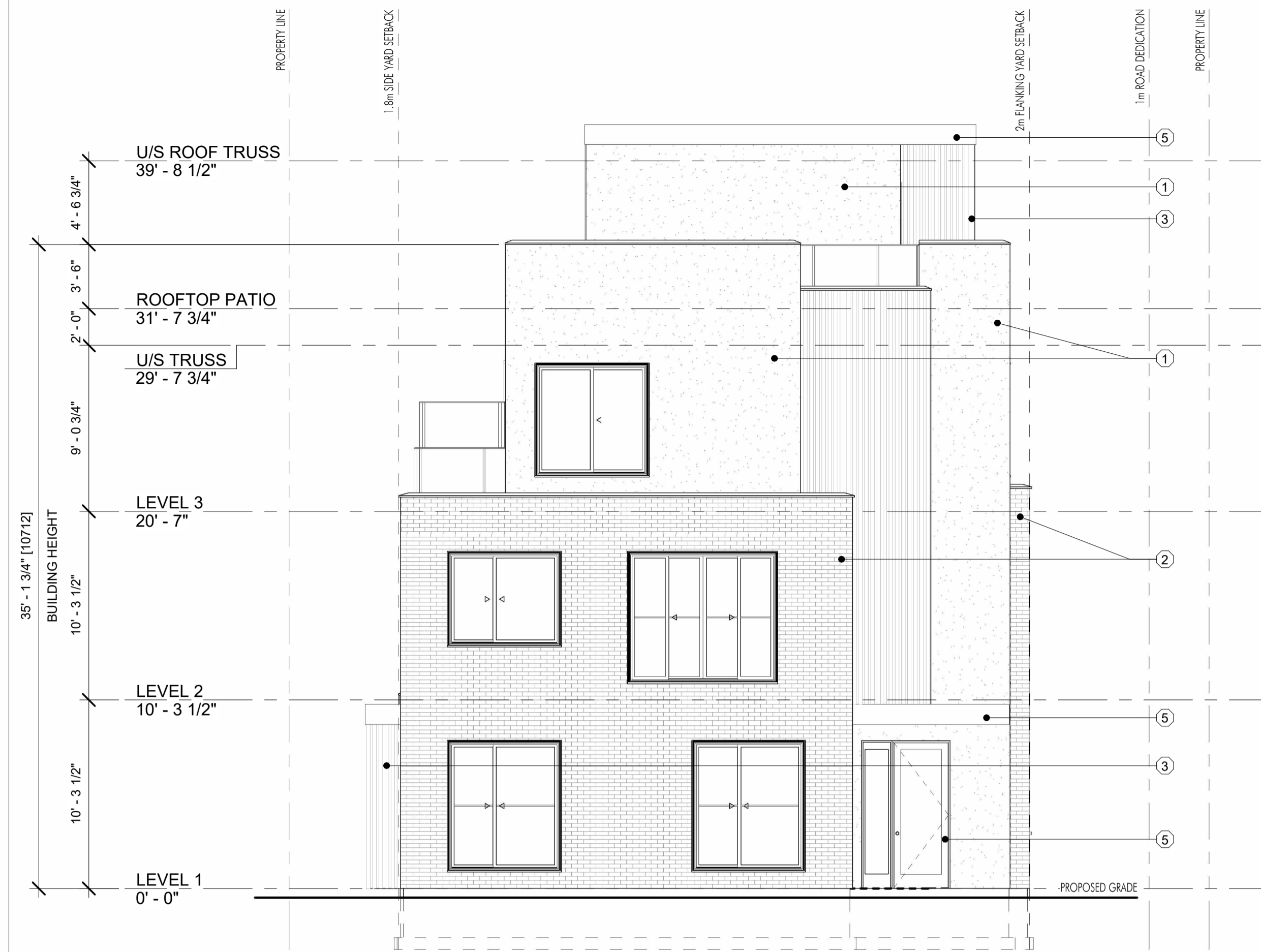
**A-104**



**FOR DP**



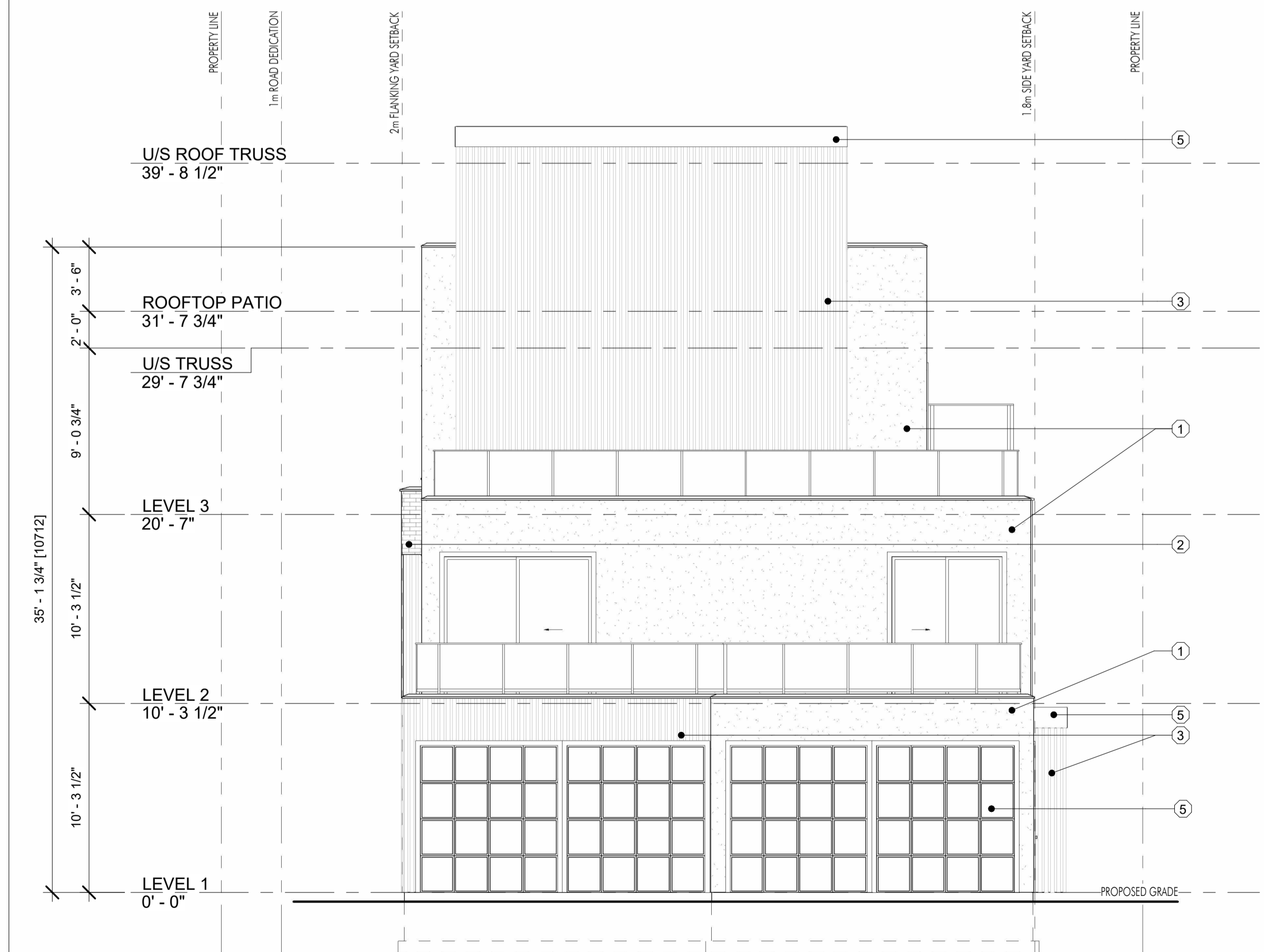
EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		STUCCO: BENJAMIN MOORE - WHITE DIAMOND 2121-60
2		BRICK CLADDING: BRICKCLAD - CAMBRIA
3		WPC: NEWTechWOOD UH61 - NORWEGIAN SIDING - SILVER GREY
4		DOORS: WHITE
5		DOORS, WINDOWS, TRIM, FACIA: BLACK



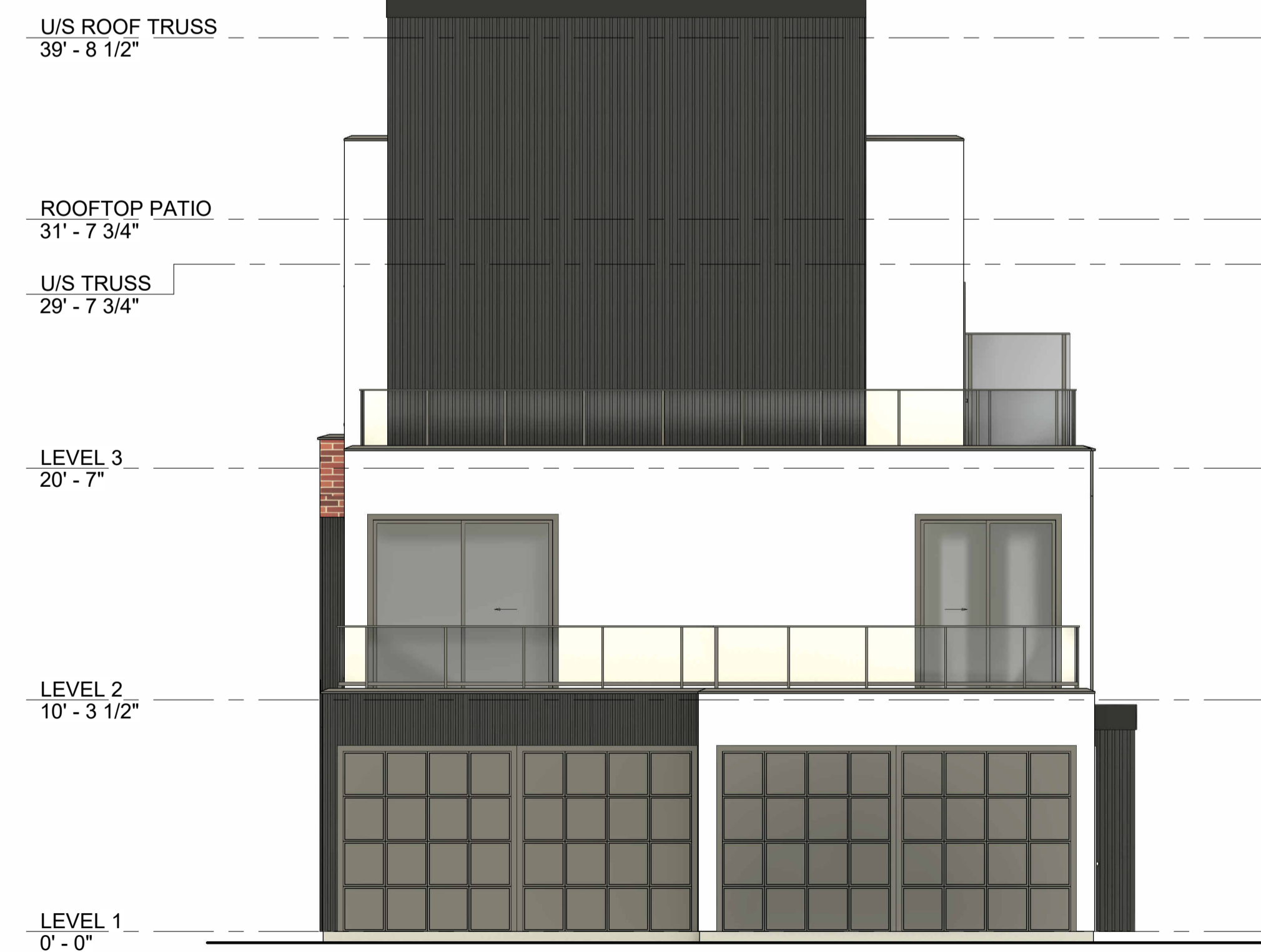
**1 SOUTH ELEVATION**  
A-200  
3/16" = 1'-0"



**2 SOUTH ELEVATION (COLOUR)**  
A-200  
3/16" = 1'-0"



**3 NORTH ELEVATION**  
A-200  
3/16" = 1'-0"



**4 NORTH ELEVATION (COLOUR)**  
A-200  
3/16" = 1'-0"

**Plot Date**  
06.12.24

**PROJECT**  
740 RICHTER STREET

**DRAWING TITLE**

**SOUTH & NORTH ELEVATIONS**

**Drawing No.**

**A-200**



**FOR DP**





**1 EAST ELEVATION**  
A-201 / 3/16" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		STUCCO: BENJAMIN MOORE - WHITE DIAMOND 2121-60
2		BRICK CLADDING: BRICKCLAD - CAMBRIA
3		WPC: NEWTECHWOOD UH61 - NORWEGIAN SIDING - SILVER GREY
4		DOORS: WHITE
5		DOORS, WINDOWS, TRIM, FACIA: BLACK



**2 EAST ELEVATION (COLOUR)**  
A-201 / 3/16" = 1'-0"

**Plot Date**  
06.12.24

**PROJECT**  
740 RICHTER STREET

**DRAWING TITLE**  
EAST  
ELEVATIONS

**Drawing No.**  
A-201



FOR DP



EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		STUCCO: BENJAMIN MOORE - WHITE DIAMOND 2121-60
2		BRICK CLADDING: BRICKCLAD - CAMBRIA
3		WPC: NEWTCHWOOD UH61 - NORWEGIAN SIDING - SILVER GREY
4		DOORS: WHITE
5		DOORS, WINDOWS, TRIM, FACIA: BLACK



1 WEST ELEVATION  
A-202 3/16" = 1'-0"



2 WEST ELEVATION (COLOUR)  
A-202 3/16" = 1'-0"

Plot Date  
06.12.24

PROJECT  
740 RICHTER STREET

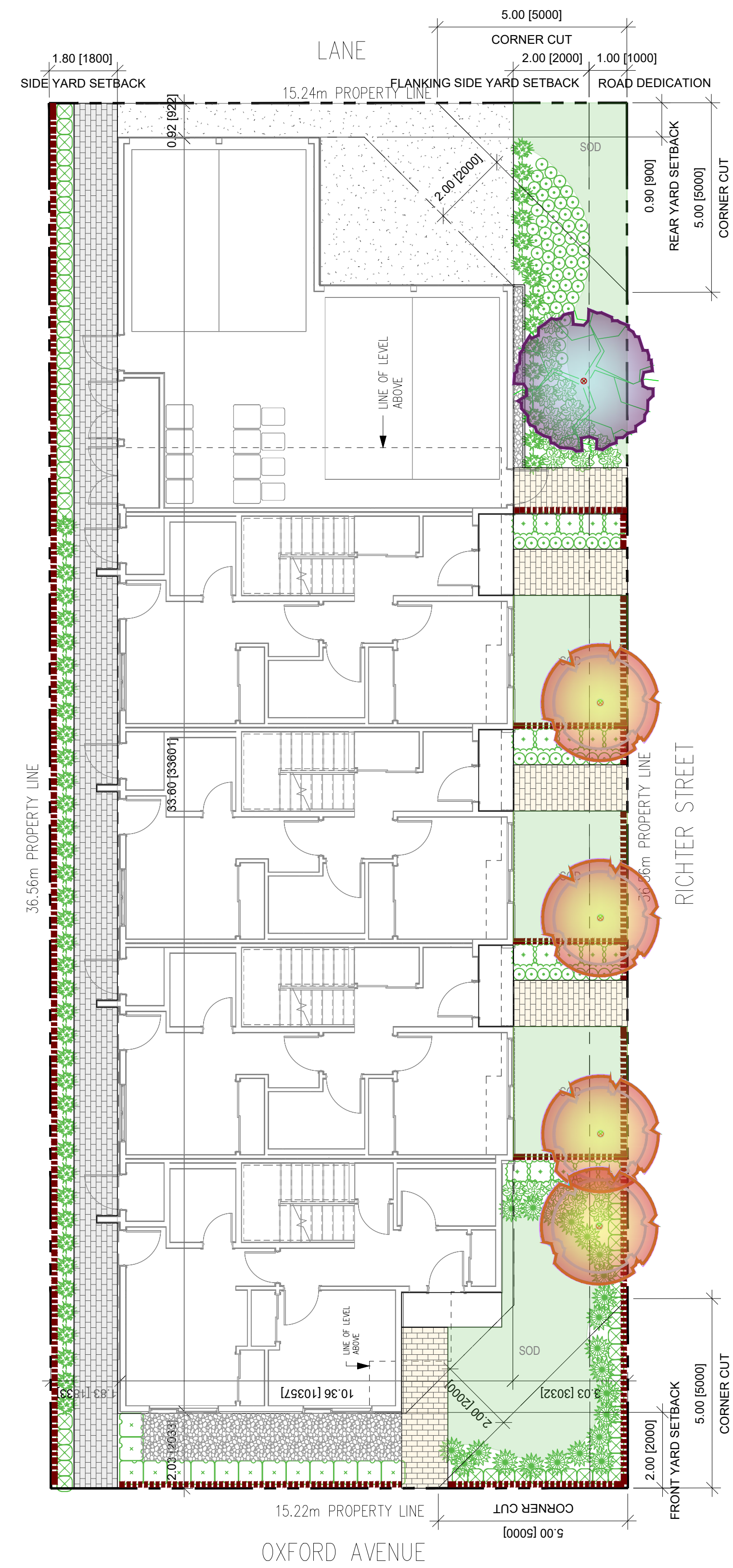
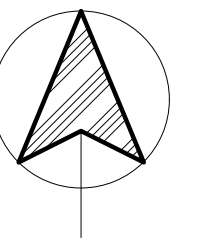
DRAWING TITLE  
WEST ELEVATIONS

Drawing No.  
A-202



FOR DP





NO	DATE	DESCRIPTION
2	JUN 19, 2024	ISSUED FOR DP
1	MAY 15, 2024	ISSUED FOR DP

REVISIONS

PROJECT:  
**PROPOSED FOURPLEX**

760 RICHTER ST, KELOWNA, BC.

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

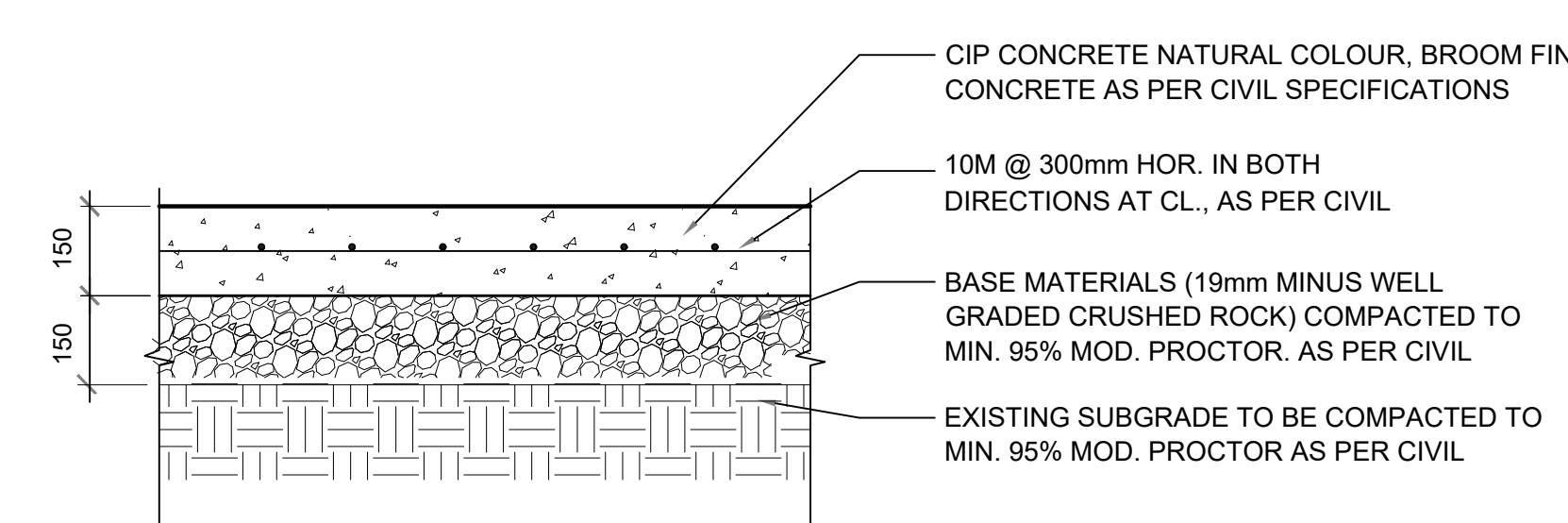
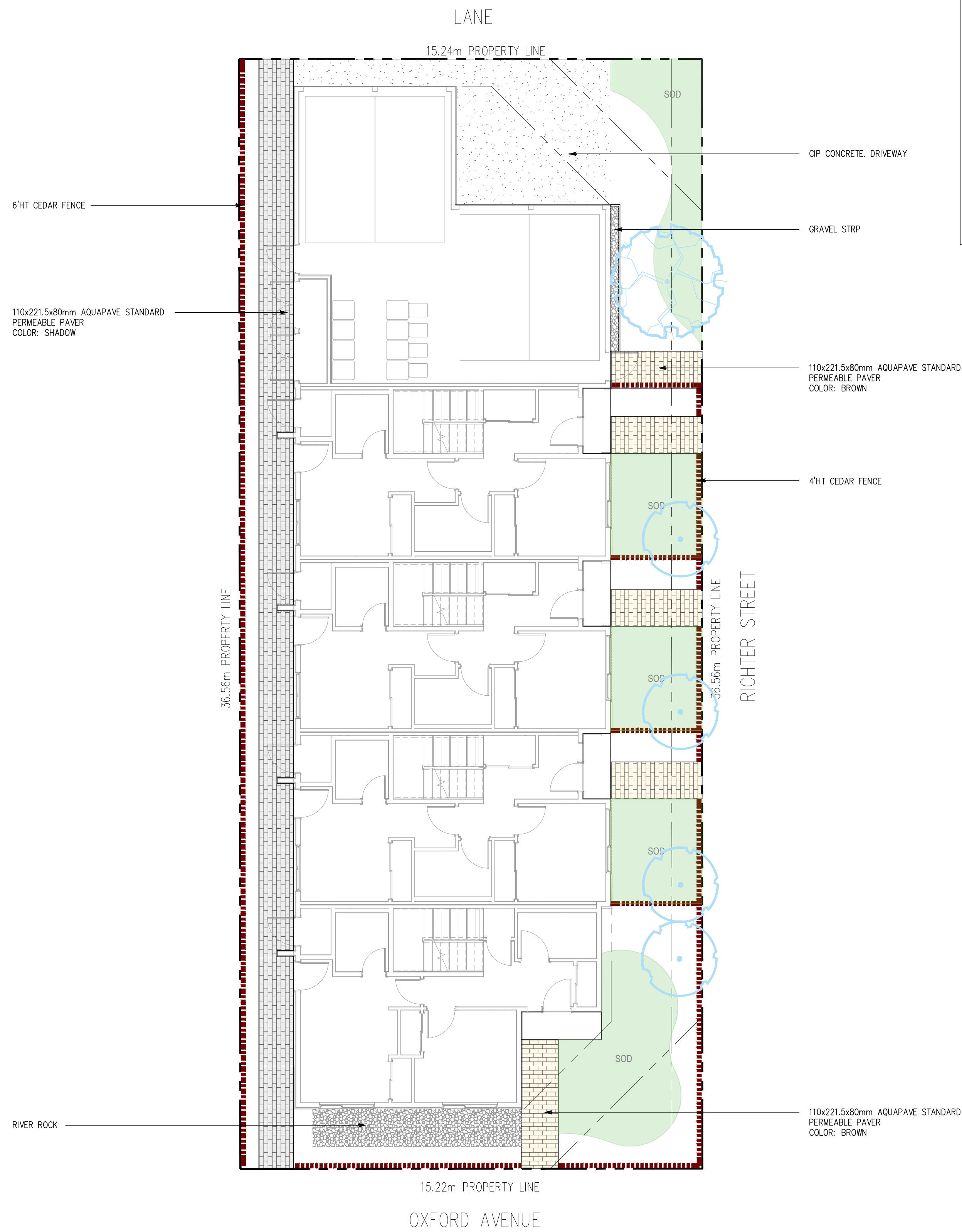
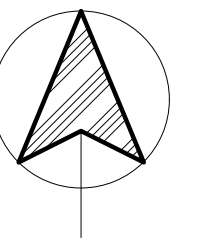
DRAWN: EDS

CHECKED BY: FK

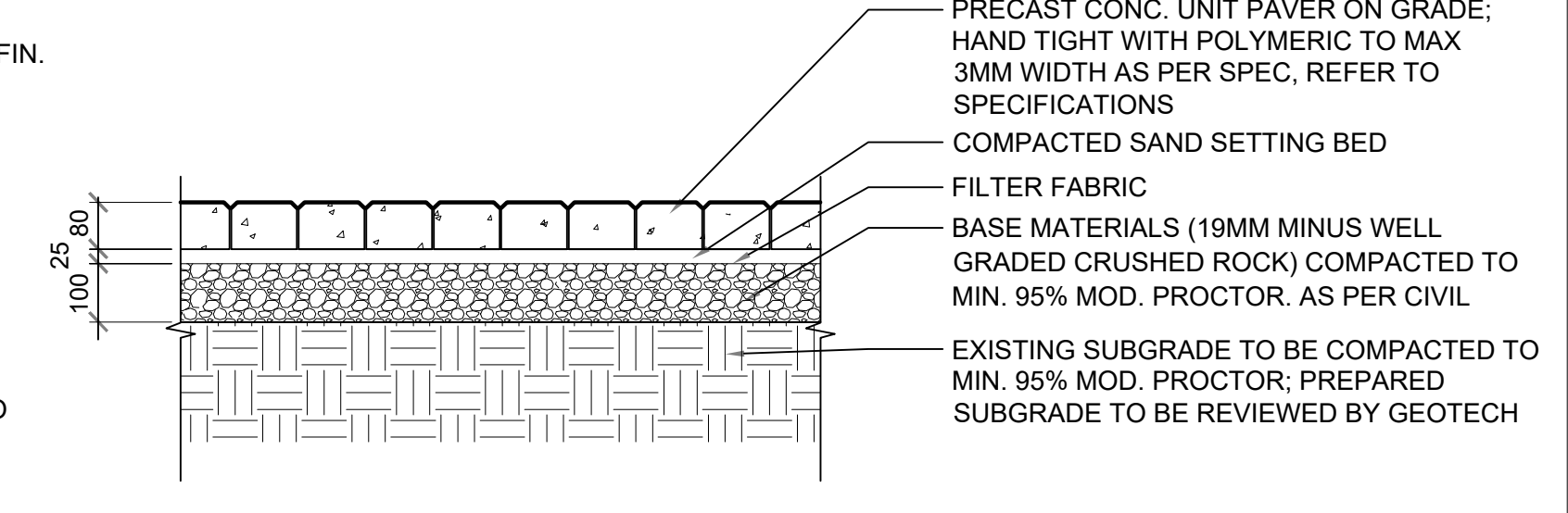
DRAWING:  
**OVERALL LANDSCAPE PLAN**

DRAWING NUMBER:  
**L0.1**

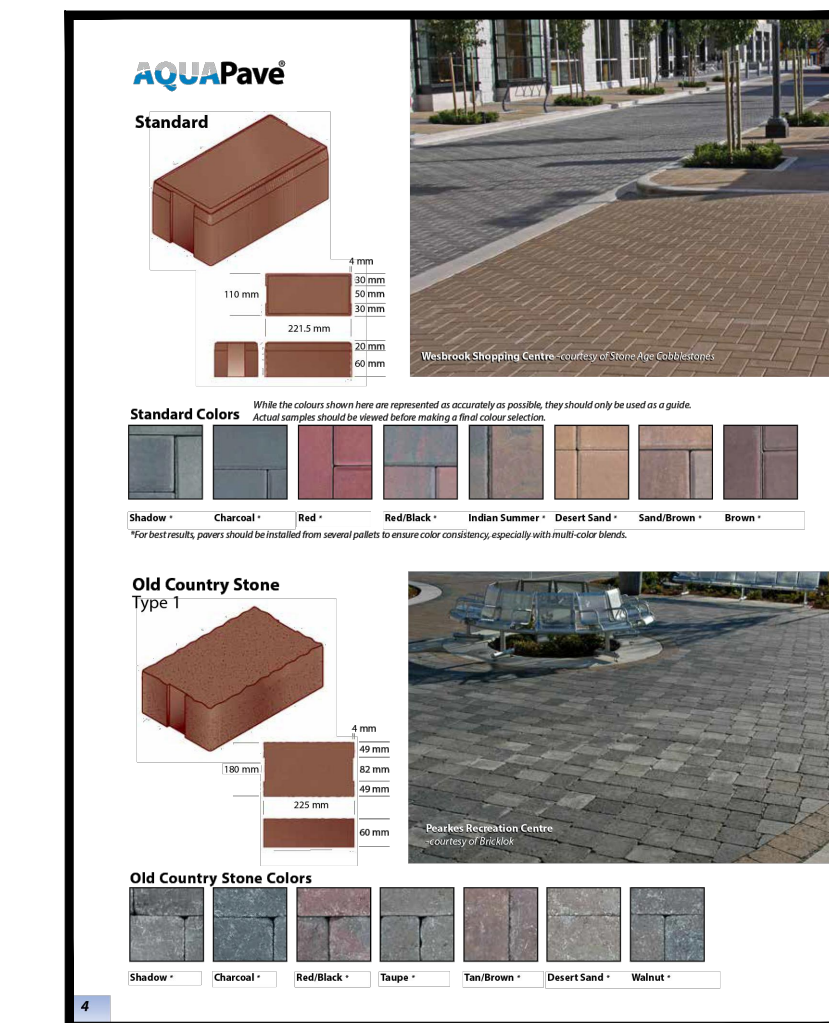




1 CIP CONCRETE  
 SCALE : 1:10



2 PEDESTRIAN UNIT PAVERS  
 SCALE : 1:10



AQUAPAVE STANDARD PAVER  
 110x221.5x80mm - SHADOW

NO	DATE	DESCRIPTION
2	JUN 19, 2024	ISSUED FOR DP
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REVISIONS

PROJECT:  
**PROPOSED FOURPLEX**

740 RICHTER ST, KELOWNA, BC.

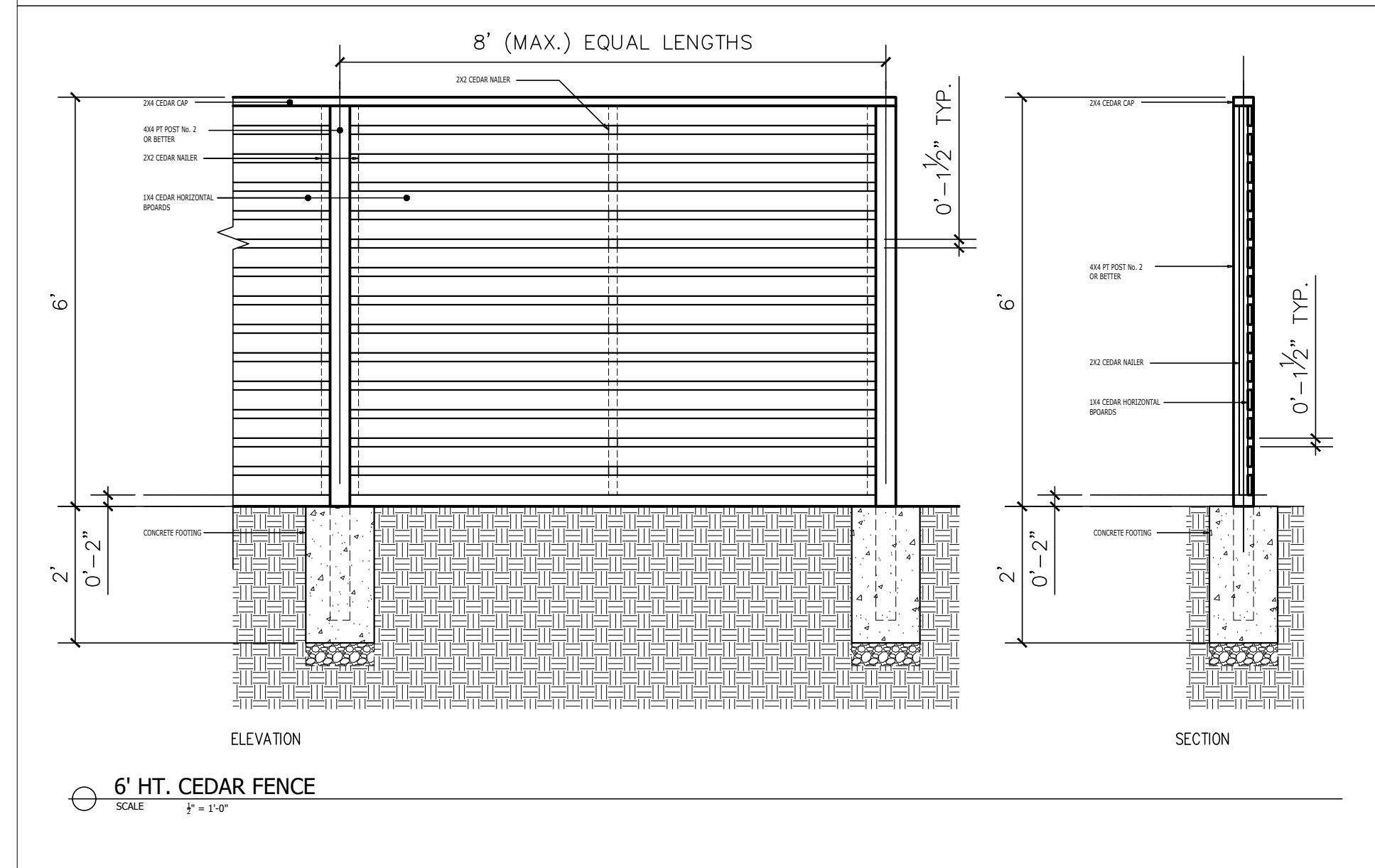
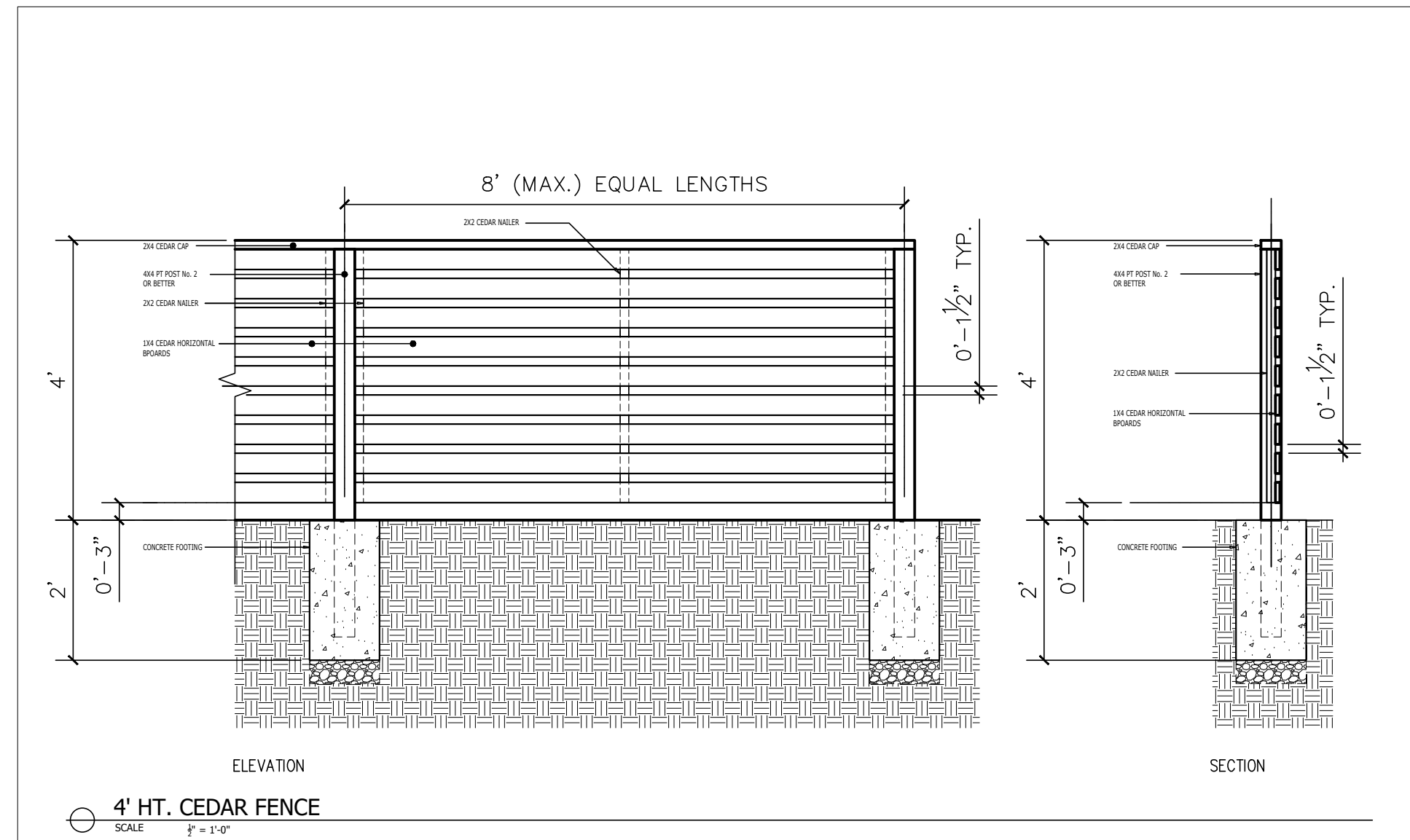
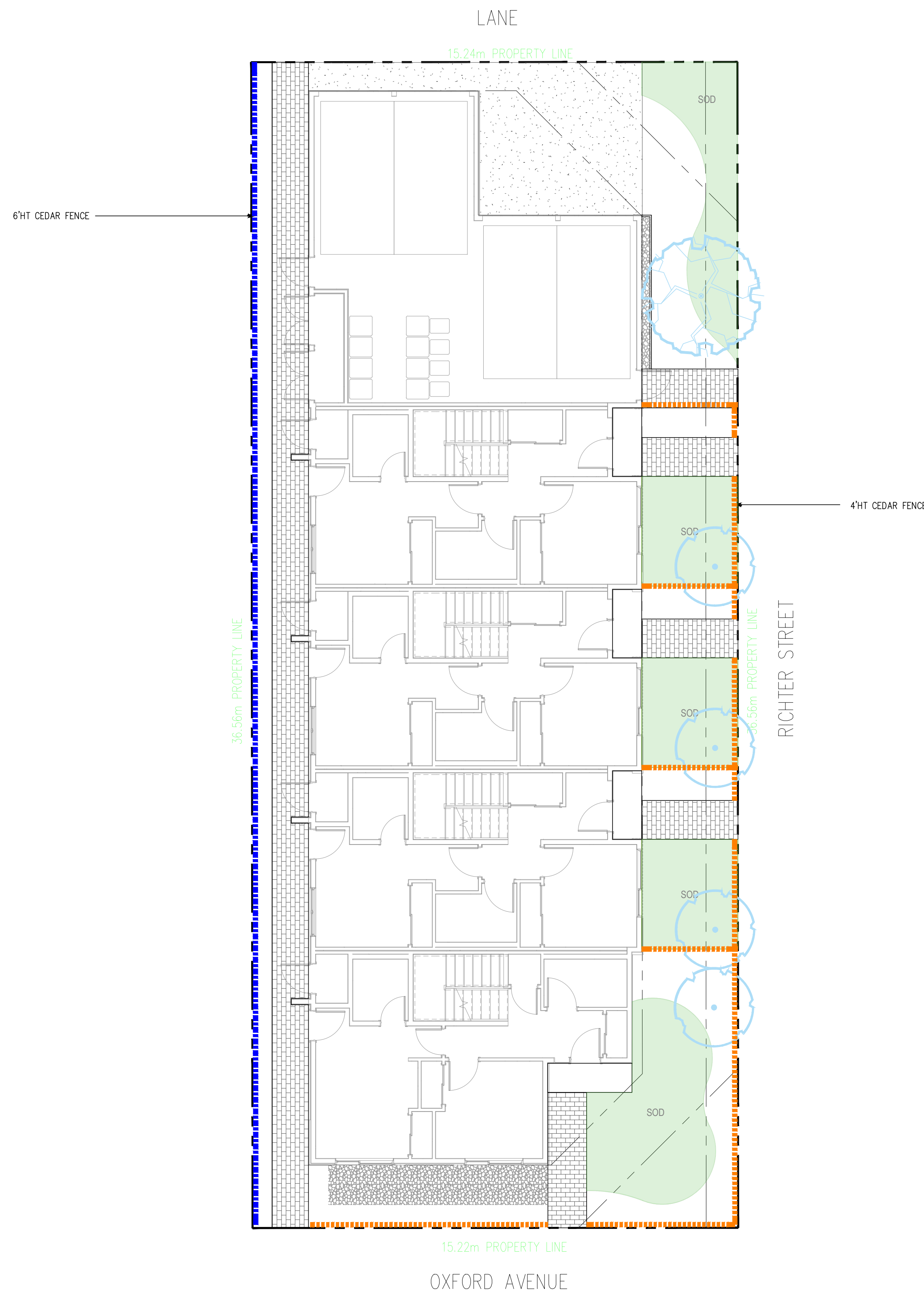
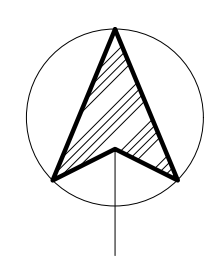
SCALE: 1/4" = 1'-0"

DRAWN: EDS

CHECKED BY: FK

DRAWING:  
**MATERIALS PLAN**





- NOTES :**
- CONFIRM ALL DIMENSION ON SITE
  - ALL FENCE MATERIAL TO BE RESAWN SELECT WESTER RED CEDAR
  - ALL SPIKES AND FASTENERS TO BE HOT DIP GALVANIZED
  - APPLY 2-COATS OF CEDAR WOOD STAIN / SEALER

NO	DATE	DESCRIPTION
2	JUN 19, 2024	ISSUED FOR DP
1	MAY 15, 2024	ISSUED FOR DP

REVISIONS

PROJECT:  
**PROPOSED FOURPLEX**

740 RICHTER ST, KELOWNA, BC.

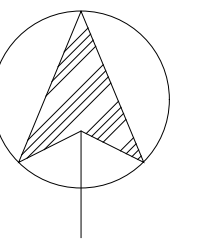
SCALE: 1/4" = 1'-0"

DRAWN: EDS

CHECKED BY: FK

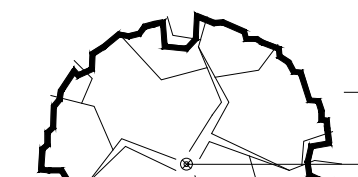

DRAWING:  
**PERIMETER FENCE PLAN**




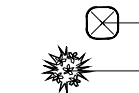




## PLANT LIST

### TREES

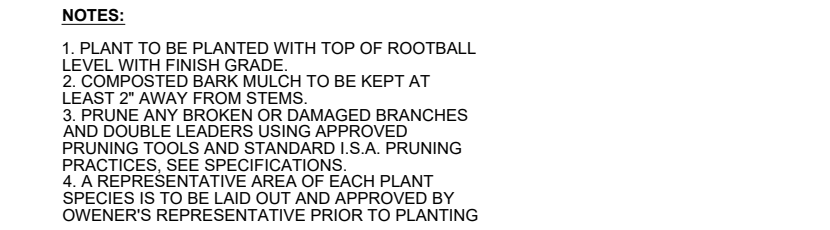
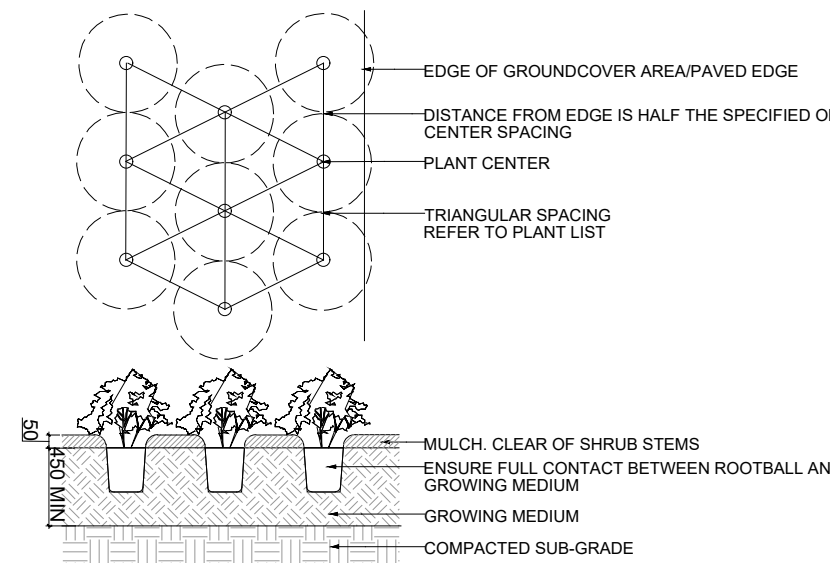
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	1	PRUNUS CERASIFERA	FLOWERING PLUM	6cm cal	
	4	ACER PALMATUM VAR. DISSECTUM 'MONFRICK'	VELVET VIKING JAPANESE MAPLE	2.5m	

### SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	62	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	EDGING BOXWOOD	# 2 pot	@ 24" o.c.
	40	AZALEA JAPONICA 'HINO WHITE'	HINO WHITE AZALEA	# 2 pot	@ 24" o.c.
	15	CHAMAECYPARIS LAWSONIANA 'PEMBURY BLUE'	LAWSON CYPRESS	1.2m	@ 24" o.c.
	20	CEANOTHUS THYSIFLORUS 'SNOW FLURRY'	CALIFORNIA LILAC	# 2 pot	@ 24" o.c.

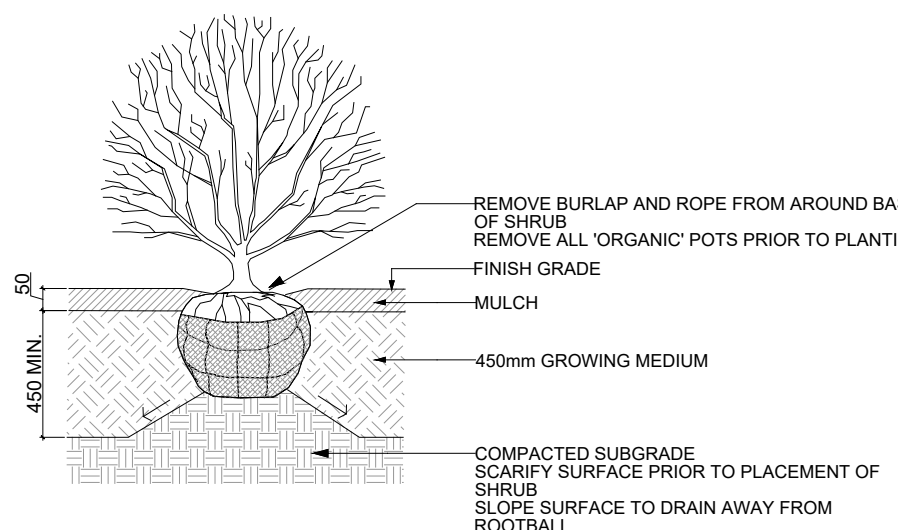
### GROUND COVER / PERENNIALS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	22	ASTILBE CHINENSIS 'VISION IN WHITE'	CHINESE ASTILBE	# 2 pot	@ 24" o.c.
	84	IRIS DOUGLASIANA	DOUGLAS IRIS	# 1 pot	@ 16" o.c.
	22	HOSTA SEIBOLDIANA 'ELEGANS'	BLUE HOSTA	# 1 pot	@ 16" o.c.



### 1 GROUND COVER PLANTING

SCALE: NTS



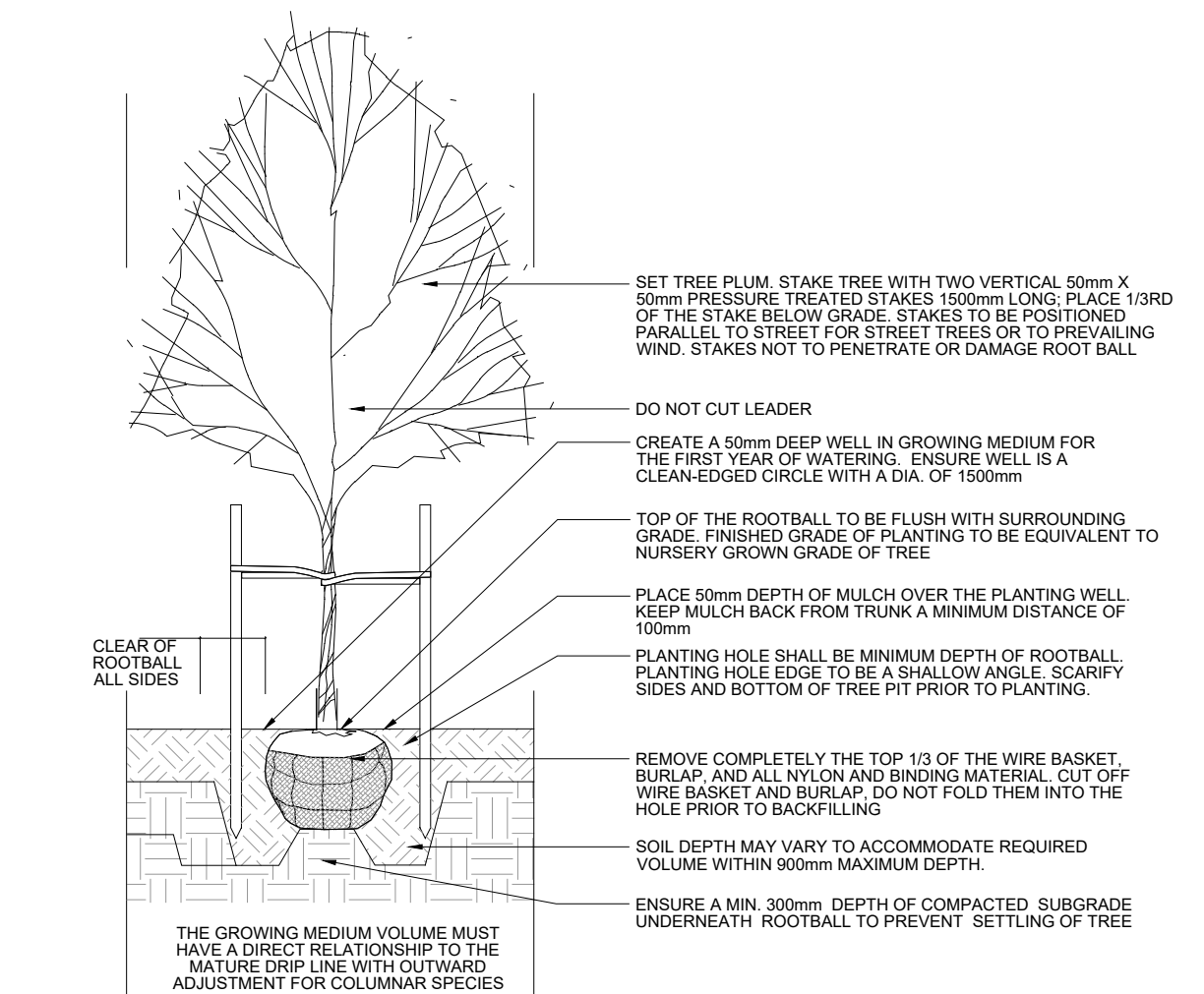
**NOTES:**  
 1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE OF GROWING MEDIUM.  
 2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS OF SHRUB.  
 3. PLANTING PIT MUST BE FREE DRAINING.

### 2 SHRUB PLANTING

SCALE: NTS

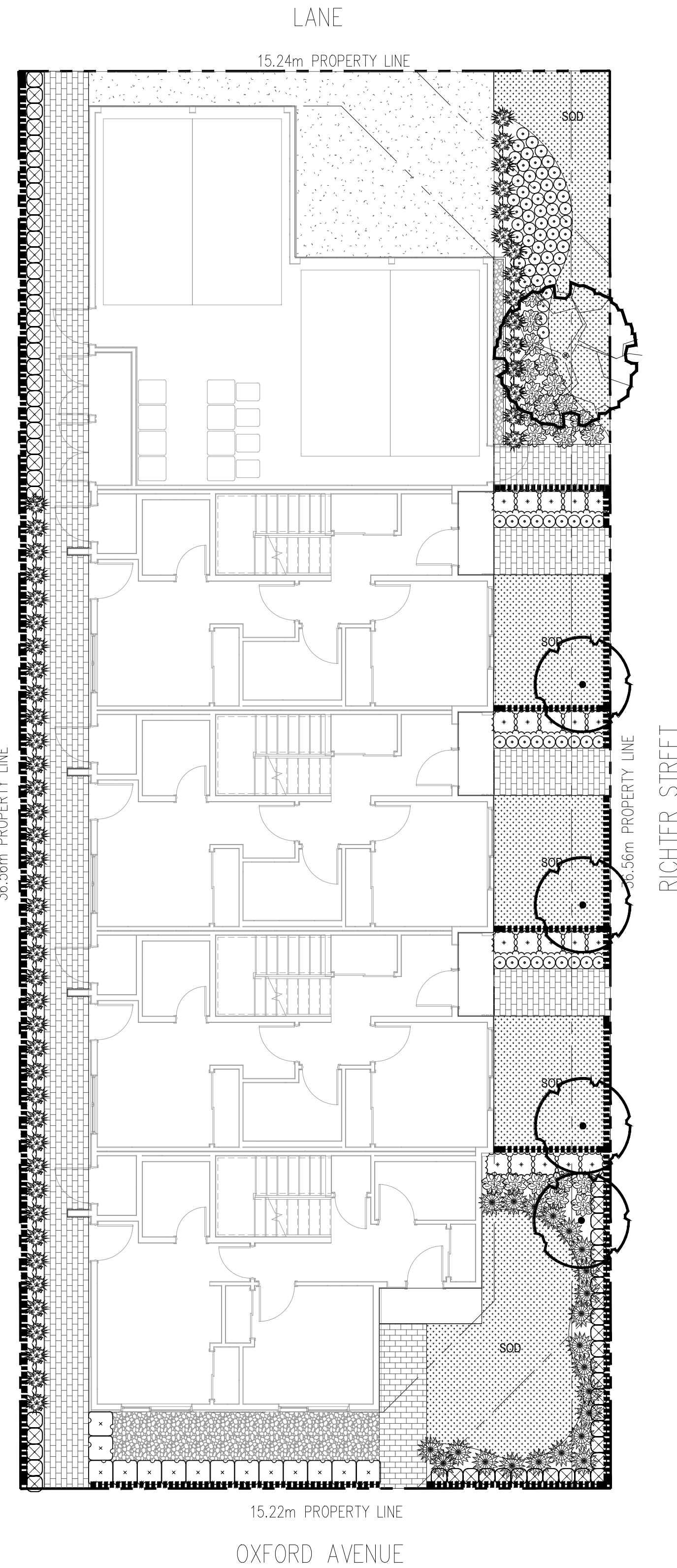
### PLANTING NOTES:

- ALL PLANTING AND LANDSCAPE INSTALLATION TO MEET OR EXCEED THE BC S/LA/BCLNA STANDARDS.
- CONTRACTOR TO ENSURE ALL PLANT MATERIAL DELIVERED TO SITE NURSERIES CERTIFIED TO BE FREE FROM THE PHYTOPHTHORA RAMORUM VIRUS (SUDDEN OAK DEATH) REMOVAL AND REPLACEMENT OF PLANT MATERIAL FOUND TO CONTAIN THE VIRUS TO BE AT THE CONTRACTOR'S EXPENSE.
- AS MINIMAL ACCEPTABLE STANDARD:
  - SIZES ON THE PLANT LIST SHALL BE CONSIDERED MINIMUM SIZES.
  - ROOT BALLS TO BE FREE OF PERMICOUS WEEDS.
  - PROPOSED TOP SOIL TO BE PACIFIC SOIL ANALYSES FOR A FULL SOIL ANALYSES. ANALYSES TO BE SENT TO CONSULTANT FOR APPROVAL.
- THE PROJECT LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING.
- NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
- THE CONTRACTOR SHALL SUPPLY ALL THE PLANT MATERIALS SHOWN ON ALL DRAWINGS.
- CONTAINER GROWN STOCK, SHALL HAVE THE CONTAINER REMOVED AND THE ROOTBALL BE CLEANLY SCORED TWO VERTICAL LOCATIONS.
- CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT A COPY OF ALL PACKING SLIPS RECEIVED FROM NURSERY LISTING NAMES AND QUANTITIES OF ALL PLANT STOCK SUPPLIED TO SITE PRIOR TO PLANTING.
- SOIL DEPTHS TO BE AS FOLLOWS:
  - LAWN 150MM
  - SHRUBS BEDS 450MM
  - TREES PLANTING HOLE TO BE 1500MMx1500MMx900MM DEEP BACKFILLED WITH APPROVED ORGANIC TOP SOIL.
  - NEW TOP SOIL SHOULD BE INCORPORATED BY MIXING INTO TOP 300MM OF NATIVE SOIL.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- ALL PLANTING BEDS (EXCEPT ON GROUND COVER) TO HAVE MIN 50MM DEPTH OF 25MM MINUS SCREENED COMPOSTED BARK MULCH.
- ALL PLANTS SHALL BE THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING.



### 3 TREE PLANTING

SCALE: NTS



NO	DATE	DESCRIPTION
2	JUN 19, 2024	ISSUED FOR DP
1	MAY 15, 2024	ISSUED FOR DP

REVISIONS

PROJECT:  
**PROPOSED FOURPLEX**

740 RICHTER ST, KELOWNA, BC.

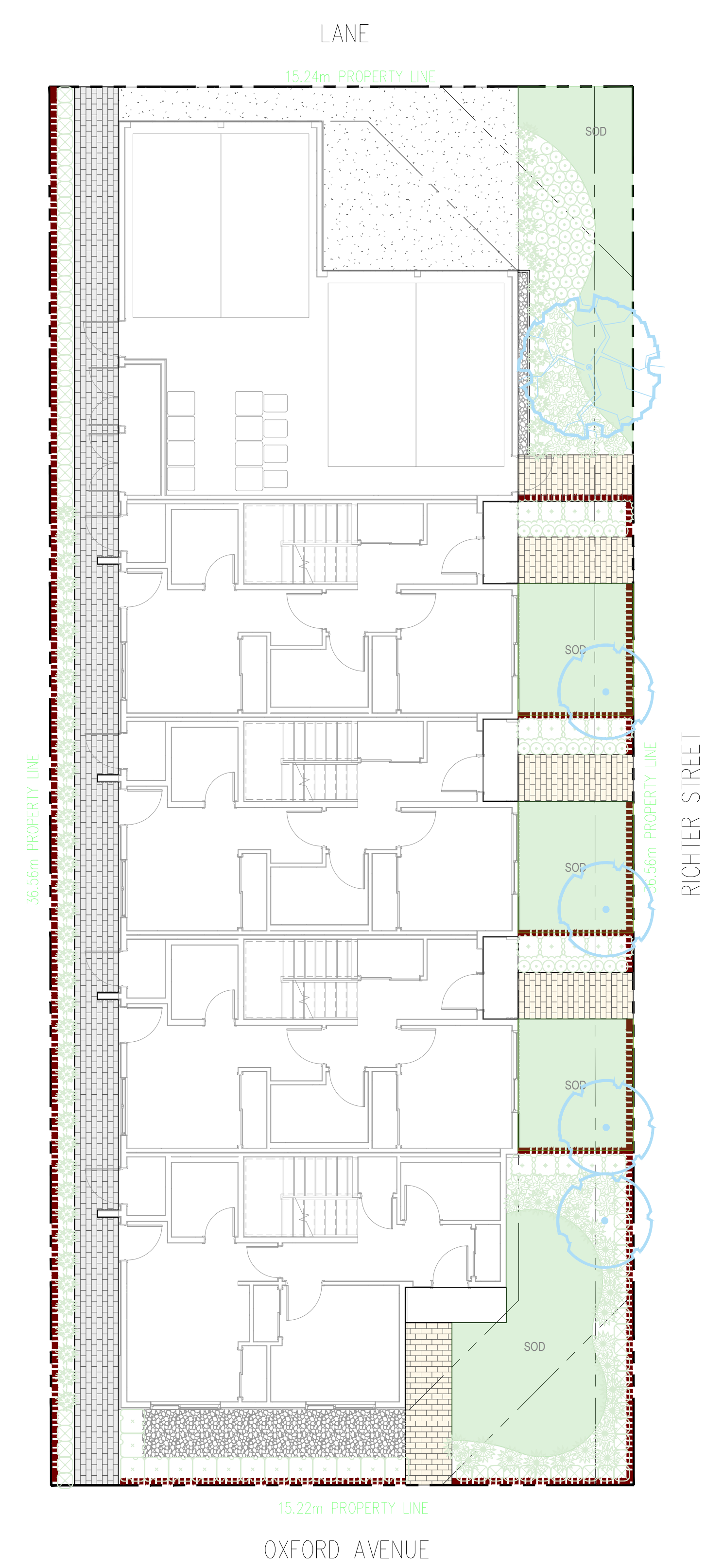
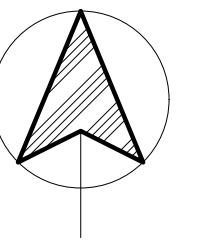
SCALE: 1/8" = 1'-0"

DRAWN: EDS  
 CHECKED BY: FK

DRAWING:  
**PLANTING PLAN**

DRAWING NUMBER:  
**L2.0**





### 12V LED 2700K Stepped Dome Path Light in Textured Black

15821BK127

**SPECIFICATIONS**

Certifications/Qualifications: www.kichler.com/warranty

**Dimensions**

Height: 22.50"  
 Length: 8.25"  
 Width: 6.25"

**Electrical**

Post Voltage: 12.00V  
 Operating Voltage Range: 44810.00  
 Voltage: 12.00V

**Light Source**

Delivered Lumens: 160  
 Volt-Amps (VA): 3.00

**Mounting/Installation**

Connector: Yes  
 Location Rating: Wet  
 Modular: Yes  
 Wire Connectors: Wire Nuts

**Photometrics**

Color Rendering Index: 80  
 Delivered Efficacy (Lumens/Watt): 80  
 Kelvin Temperature: 2700K

**FIXTURE ATTRIBUTES**

Housing: Primary Material: Aluminum

**Product/Ordering Information**

SKU: 15821BK127  
 UPC: 783627012927

**Finish Options**

- Centennial Brass
- Copper
- Textured Architectural Bronze
- Textured Black

### Cylinder 3000K LED 12.25" Wall Light

11311BK1LED

**SPECIFICATIONS**

Certifications/Qualifications: www.kichler.com/warranty

Energy Star: Yes  
 Title 24 Compliant: Yes

**Dimensions**

Base Backplate: 5"  
 Extension: 6.50"  
 Weight: 2.83 LBS  
 Height from center of Wall opening (Base Mount): 6.21"  
 Height: 12.25"  
 Length: 6.50"  
 Width: 5.00"

**Light Source**

Delivered Lumens: 625  
 Dimmable: Yes  
 Expected Life Span (Hours): 45000  
 Lamp Included: Integrated  
 Light Source: LED  
 Max. Ambient Heat: 20W  
 Max. Wattage/Range: 20W

**Mounting/Installation**

Mounting Location: Exterior  
 Location Rating: Wet  
 Mounting Style: Wall Mount  
 Mounting Weight: 3.50 LBS

**Photometrics**

Color Rendering Index: 80  
 Kelvin Temperature: 3000K

**FIXTURE ATTRIBUTES**

Housing: Primary Material: EPDM

**Product/Ordering Information**

SKU: 11311BK1LED  
 Finish: Textured Black  
 Style: Other  
 UPC: 783627545297

**Finish Options**

- Textured Black

ALSO IN THIS FAMILY

PATH LIGHT

SCONCE

### LIGHTING LEGEND

SYMBOL	TYPE	DESCRIPTION
PL	PATH LIGHT	12V LED 2700K STEPPED DOME PATH LIGHT-TEXTURED BLACK
WL	WALL LIGHT/SCONCE	CYLINDER 3000K LED 12.5" WALL LIGHT-TEXTURED BLACK

### LIGHTING NOTES :

- COORDINATE ALL WIRING WITH ARCHITECTURAL PLANS, ALL PLACEMENT AND ADJUSTMENT OF LIGHTS TO BE DETERMINED ON SITE
- ALL ELECTRICAL TO COMPLY WITH THE LATEST BC BUILDING CODE, CONTRACTOR TO ACQUIRE ANY NECESSARY PERMITS REQUIRED
- ALL PERMANENTLY INSTALLED OUTDOOR LIGHTING SHALL BE CONTROLLED BY A PHOTOCONTROL OR ASTRONOMICAL TIME SWITCH THAT AUTOMATICALLY TURNS OFF THE OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE
- CONTRACTOR TO COORDINATE THE PLACEMENT OF SLEEVES FOR WIRING PRIOR TO ANY HARDSCAPING, SLEEVING TO BE SCHEDULED TO AND OF A DEPTH TO MEET CURRENT ELECTRICAL STANDARDS
- CONTRACTOR TO FLAG, VERIFY AND CONFIRM LOCATIONS OF ANY UTILITIES THAT MAY CONFLICT WITH LIGHTING PRIOR TO COMMENCEMENT OF WORK
- CONDUIT LAYOUT BY ELECTRICAL CONTRACTOR

NO	DATE	DESCRIPTION
2	JUN 19, 2024	ISSUED FOR DP
1	MAY 15, 2024	ISSUED FOR DP

### REVISIONS

PROJECT:  
**PROPOSED FOURPLEX**

740 RICHTER ST, KELOWNA, BC

SCALE: 1/2" = 10"

DRAWN: EDS

CHECKED BY: FK

DRAWING:  
**LIGHTING PLAN**

DRAWING NUMBER:  
**L3.0**