



December 20, 2024

Prepared for: Development Permit & Rezoning Re-Application

Project: Savoy on Clement

Re: Design Rationale

RE-SUBMISSION

This is a re-submission for a Development Permit application. This project has been developed to full working drawings and a building permit (69064) which was issued by the City of Kelowna for this project. As the development team was working to gather funds, the Development Permit application fees lapsed. As such, this re-application is required.

The original submission for this project went through a series of iterations to achieve the final DP approval with City Staff's support. The first DP application was in November 11, 2021, then again in August 31, 2022 and again in September 13, 2022. The following design rationale and drawings are the same submission from this time, except for the Bylaw review. We are seeking approval for this application with the understanding of an exception from BCBC 2024 adaptability standards. As we have had to update our zoning to reflect the new zoning bylaw we are now applying under the existing zone: UC1 – Downtown Urban Centre.

PROJECT DESCRIPTION

The building site is located in the transitioning "North End" of Kelowna along Clement Avenue, one of the City's key transportation arteries. The project is a mid-block site located on the South side of Clement with the nearest intersection being Richter Street. The proposal is to build a 66-unit, 6 level condominium building with street accessed townhomes. The upper 5 storeys of wood-frame construction sit on a double level, partially buried, concrete parking structure accessed off the rear lane and masked behind ground-oriented, street accessed, townhomes and lobby. This site straddles the 12 storey and 6 storey allocation.

The building is designed to reflect the history of the once industrial area while progressing the transition into a more dense, residential, modern neighborhood. This is achieved between both the material palette selected as well the building form. The material palette is largely industrial, a throwback to the history of the neighborhood, and applied over a modern form. The concrete, steel corrugated cladding, and brick are offset by rich detail and pattern and softened further by incorporation of warm wood and lush green landscaping. The form is sensitive to the neighboring projects, both present and future, while also creating opportunities for intimate, outdoor spaces. The building step backs incrementally to the west to provide opportunities for views, outdoor space, and will serve as a great neighbor to the future project directly West which will likely be 4-5 stories. To the East the building is partially setback while also allowing for a potential future connection and abutment to a future 6 storey, large footprint, building along Richter Street. Our client is keenly interested in these lots and we are leaving the door open to a future connection. The abutting wall has been incorporated as an architectural feature of the building and is designed to stand on its own

without the future connection or at the very least the short interim between developments. Further to the form, careful attention has been taken to provide appropriate pedestrian scaled design along the busy Clement corridor. The townhomes at grade are buffered by large setbacks and landscaping creating opportunities for vibrant front yards. Floors 2-5 above are pulled towards the street while providing deep, inset, balconies which will provide the private intimacy desired facing a bustling street. By pulling these floors towards the street we are allowing for a greater amenity deck area at the rear or "back yard" as we call it. This area will promote diverse opportunities for social interaction, community gardens and even a dog run.

MISSING MIDDLE

This project does not cater to one single demographic, rather it provides and encourages a mixture of unit types and pricing options. The ratio between studio, one bedroom, and 2 bedroom+ units is essentially equal and designed intentionally. Given the projects location and amenities provided both on-site and in the immediate neighborhood this project meets the demand for walkable/ livable neighborhoods, responds to changing demographics, and provides housing at various, attainable price points.

URBAN CONNECTIVITY

The project is located within a 3 minute bicycle commute to Downtown and the New Clement Business /Cultural District is located directly across the street. This proximity allows pedestrians and cyclists easy access to all the shopping, recreational opportunities, and cultural events without the need to take a vehicle. Transit is available on Clement Avenue and when going further from the immediate area and a car is your only option, Clement Avenue offer excellent connectivity to the rest of the City and the region. To soften the reliance on vehicular transportation, bike storage exceeds zoning requirements, and 2 car chare spaces have been provided at the rear lane and can be accessed by any member of the surrounding neighborhood.

SUSTAINABILITY

The use of naturally sourced materials is used to a large extent, and thereby reduces the carbon footprint as much as possible. Envelope details that prevent water and moisture ingress while still allowing the assemblies to dry are being incorporated. Minimizing thermal bridging combined with continuous, exterior insulation will reduce heating and cooling loads. South and west facing windows will be specified to have appropriate shading and glazing coefficients to utilize the summer sun by blocking the heat while still allowing the winter sun to penetrate, reducing cooling and heating loads in the summer and winter seasons respectively. Operable windows allow for natural ventilation, reducing the demand for mechanical ventilation to provide fresh air. Other sustainable measures will include drought resistant landscaping and smart climate management controls.

CRIME PREVENTION

The intentions of CPTED have been addressed with well-maintained entrances and frontages that promote pride in ownership amongst the residents, and with the reduced setback increasing the buildings presence. The sight lines of the occupants from decks and windows will discourage vandalism and crime. Site lighting along the side/drive isle, and pathways will be balanced to provide enough illumination to ensure there are no high contrast areas that could conceal potential offenders, but not

so much that the site is excessively contributing to local light pollution.

LANDSCAPING

The landscape design will compliment the character of the surrounding neighborhood. A number of annual and perennial shrubs have been selected for the planters throughout the site, and in special groupings on the amenity deck. Trees will be planted in the front boulevard, and in all greenspaces. Given enough time to mature, the trees will help the project blend with the existing neighborhoods numerous trees lining streets and in back yards. The landscape concept for the setback areas, will provide a visually exciting and high volume of green space. If viewed from above, there would appear to be significantly more "green" than building.

VARIANCE

A review of the current amenity requirements with our design, shows that we exceed the minimum amenity requirements for both common and private. We do not provide an indoor amenity space in the building (as required by current zoning) but feel this development is so close to downtown, where so many amenities are provided (YMCA, the beach, Knox Mountain). As such, and as far as this project has developed, we are seeking a variance for indoor common amenity space.

SUMMARY

The team at Bluegreen Architecture feels that the architecture is a sensitive design towards current neighbors and future growth has served as a template to transition between RU2, RM6R and C7 zones. And now, in light of this re-submission it has become situated for the UC1 zone. We look forward to your support for all this project brings to our community, and trust it will help further progress this transitioning neighborhood.

Respectfully submitted,



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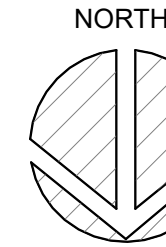
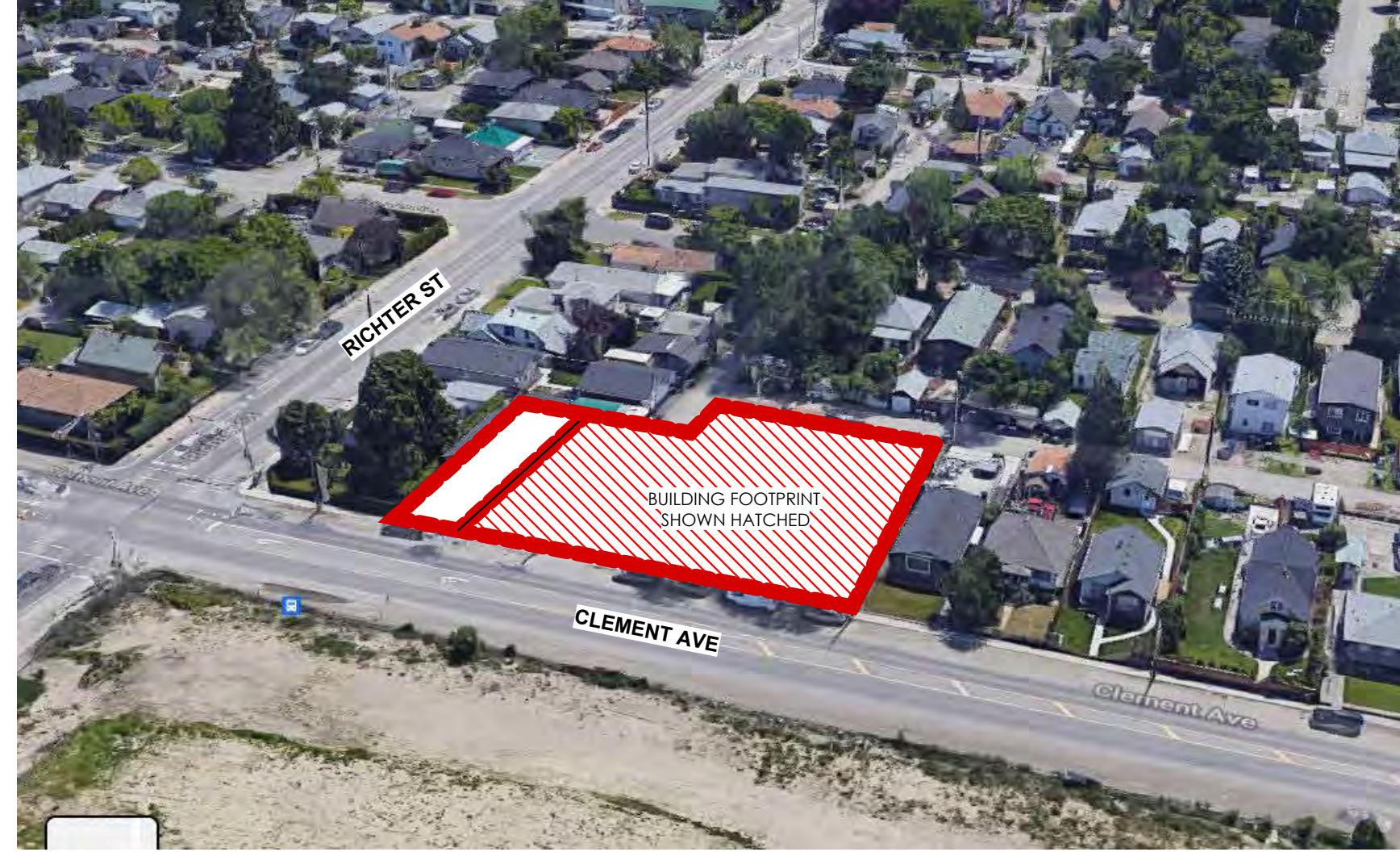
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c.250.768.5960

SAVOY ON CLEMENT

RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE

LOCATION MAP



PROJECT INFO:

CIVIL ADDRESS:
677, 657, 647 & 631 CLEMENT AVE, Kelowna, BC

LEGAL DESCRIPTION:
012-396-249

ZONING: UC1 - DOWNTOWN URBAN CENTRE

LOT AREA: 23,516m² OR 253,126 SQ.FT.

ARCHITECTURAL DRAWING LIST

SHEET NUMBER	SHEET NAME
A0.0	COVER SHEET
A1.0	SITE PLAN - LOBBY
A2.0	BASEMENT-LOWER PARKADE PLAN
A2.0A	BASEMENT-LEVEL 0 - SLAB EDGE PLAN
A2.1	MAIN FL.-LEVEL 1 - UPPER PARKADE PLAN
A2.1A	MAIN FL.-LEVEL 1 - SLAB EDGE PLAN
A2.2	2ND FL-LEVEL 2 - FLOOR PLAN
A2.2A	2ND FL-LEVEL 2 - SLAB / SLOPED INSULATION PLAN
A2.3	3RD FL-LEVEL 3 - FLOOR PLAN
A2.4	4TH FL.-LEVEL 4 - FLOOR PLAN
A2.5	5TH FL.-LEVEL 5 - FLOOR PLAN
A2.6	6TH FL.-LEVEL 6 - FLOOR PLAN
A2.7	ROOF PLAN
A2.8	ENLARGED PLANS, UNITS T1 & T2
A2.9	ENLARGED PLANS, UNITS B1 TO B4
A2.10	ENLARGED PLANS, UNITS C1, & D1 to D3
A2.11	ENLARGED PLANS, UNITS A1,A2, E1,E2 & MAIN FL LOBBY
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A4.3	BUILDING SECTIONS
A4.4	BUILDING SECTIONS
A4.5	BUILDING SECTIONS



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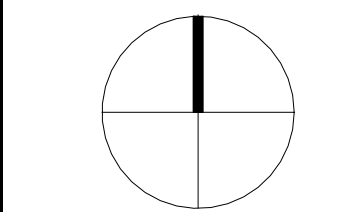
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2024-12-23

RECORD OF ISSUES

NO.	DATE	DESCRIPTION
01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2021.11.08	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT
03	2022.02.22	RE-ISSUED FOR REZONING & DP TO SUE CITY COMMENTS
04	2022.04.09	ISSUED FOR B.P.
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.16	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
5	2024.01.08	IFC COORDINATION

Project

SAVOY
ON CLEMENT

RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE

Sheet Title
COVER SHEET

Job Number 21.888

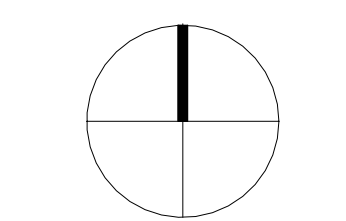
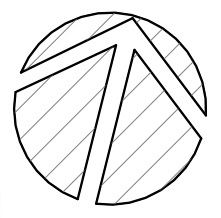
Date 07/11/22

Scale

Revision Number A

Drawing Number

A0.0



Seal



2024-12-23

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01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
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03	2022.02.22	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT COMMENTS
04	2022.04.06	ISSUED FOR S.P.
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
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RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE

Sheet Title

SITE PLAN - LOBBY

Job Number 21.888

Date 07/11/22

Scale 1/16" = 1'-0"

Revision Number A

Drawing Number

A1.0



KEY MAP

CLEMENT ZONING SUMMARY

ADDRESS	631-647, 657, 677 (1/2) CLEMENT AVE.	
PROPOSED ZONING	C7 (REZONING REQUIRED)	
GRADES	EXISTING AVERAGE - FLAT	FINISH AVERAGE - FLAT
BUILDING HEIGHTS	6 STOREYS	
SITE AREA (sqm)	17,800 SQ.FT.	
OFF-STREET PARKING	59 (INCLUDING 2 CAR SHARE SPACES)	
TOTAL GFA (RESIDENTIAL)	53,497 SQ.FT. (4,969 m ²)	
TOTAL MFA	48,435 SQ.FT. (4,500 m ²)	
EFFICIENCY	91%	
F.A.R.	2.72	

CLEMENT FLOOR AREAS:

UNIT TYPES	DESCRIPTION	UNIT COUNT	UNIT GFA (sqm)	UNIT MFA (sqm)	TOTAL OUTDOOR SPACE (sqm)
A1	BACKSHELTER	20	6,300	184	
B1	1 BED	12	7,800	73.2	
B2	1 BED	4	2,300	54.8	
B3	1 BED	5	3,250	56.5	
B4	1 BED	5	2,825	5.9	
B5	1 BED	1	650	38.3	
B6	1 BED	1	825	15.1	
C1	1 BED + DEN	1	700	20.8	
D1	2 BED	3	3,075	18.8	
D2	2 BED	3	3,000	27.3	
D3	2 BED	1	3,300	48.7	
E1	2 BED + DEN	1	1,085	68.7	
E2	2 BED + DEN	3	3,675	18.3	
T1	2 BED TOWNHOME	1	9,300	170	
T2	2 BED TOWNHOME	1	1,300	74.0	
TOTAL UNIT COUNT		66			

PRIVATE OPEN SPACE:

PERMITTED (sqm)	6.0m backshelter x 20m x 15m + 15m x 2 bed x 17 units =	665 m ²
PROPOSED (sqm)		878 m ²
B.A.C. TERRACES:		271 m ²
AMENITY ROOF TERRACE:		40 m ²
ENTRY PLAZA:		1,189 m ²
TOTAL:		

GROSS FLOOR AREAS:

	GFA sqf	GFA sqm
PARKADE L0	13,720	1,275
PARKADE L1	10,860	999
TOTAL PARKADE GFA	24,400	2,267
LEVEL 1 RESIDENTIAL	3,888	342
LEVEL 2 RESIDENTIAL	10,358	960
LEVEL 3 - 5 RESIDENTIAL	10,165 (X3)	944 (X3)
LEVEL 6 RESIDENTIAL	8,875	834
TOTAL RESIDENTIAL GFA	53,497	4,969

BUILDING CODE REVIEW

OCCUPANCY	RESIDENCES	PARKADE
ARTICLE	GROUP C	GROUP P3
NO. OF STOREYS	3.2.2.50	3.2.2.182
NO. OF STOREYS FACING	6 STOREYS	UNLIMITED
MAX. BUILDING AREA	2	2
NOTE: PARKADE TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2	1,800 sqm	UNLIMITED
CONSTRUCTION TYPE	COMBUSTIBLE	NON-COMBUST.
SPRINKLERED	YES	YES
ASSEMBLY RATINGS:		
FLOOR	1 HR. (2 HR. RATING ABOVE PARKADE, NO FT RATING REQUIRED)	
WALLS / BEARING STRUCTURE	1 HR. (2 HR. RATING FOR PARKADE)	
ROOFS	1 HR.	

PARKING CALCULATIONS

STALL SIZE	WIDTH	LENGTH	HEIGHT
FULL SIZE STALL	8'-3" (2.5m) min.	19'-0" (5.8m) min.	6'-6" (2.0m) min.
SMALL SIZE STALL (50% MAX)	7'-0" (2.1m) min.	15'-0" (4.6m) min.	6'-6" (2.0m) min.
DISABLED STALL	12'-2" (3.7m) min.	19'-0" (5.8m) min.	6'-6" (2.0m) min.
DRIVE AISLES (2-way 90° pkg)	23'-0" (7.0m) min.		

PARKING SUMMARY

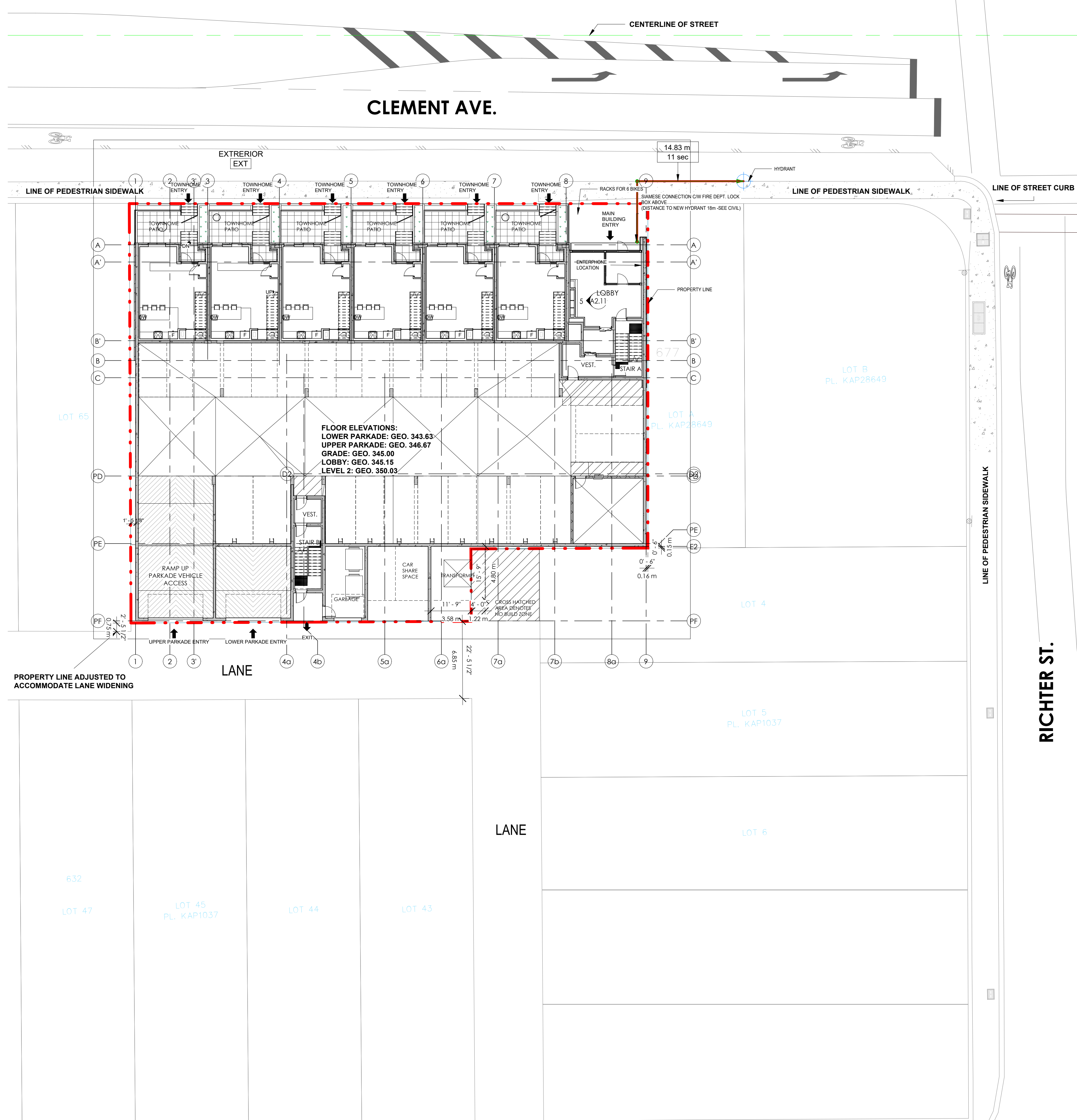
AT GRADE	2 CAR SHARE SPACES (LOCATED @ GRADE OFF LANE)
PARKADE	57 (1 ACCESSIBLE & 1 VAN-ACCESSIBLE SPACE PROVIDED)
TOTAL	59

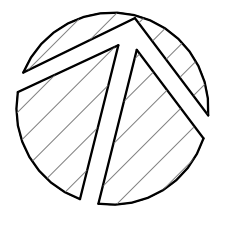
PARKING REQUIREMENTS:

RESIDENTIAL (URBAN CENTRE):	REQ'D	PROVIDED
0.8 stalls/studio x 20 units	16 stalls	
0.9 stalls/1 bedroom units x 29 units	26 stalls	
1.0 stalls/2 bedroom units x 17 units	17 stalls	
0.14 stalls/dwelling unit x 160 units	22 stalls	
TOTAL	61 stalls	
CAR SHARE INCENTIVE x 2	10 stall reduction	
TOTAL PARKING REQUIRED	59 stalls	
TOTAL PARKING PROVIDED	59 stalls	

BIKE PARKING REQUIREMENTS:

RESIDENTIAL:	REQ'D	PROVIDED
Long Term - 0.75 stalls/unit	50 stalls	50 stalls (bike rack & mounted behind stalls on wall)
Short Term - 6/entrance	6 stalls	6 stalls





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2024-12-23

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01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2021.11.08	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT
03	2022.02.22	RE-ISSUED FOR REZONING & DP TO SUE CITY COMMENTS
04	2022.04.09	ISSUED FOR B.P.
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.14	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
3	2024.01.08	IFC COORDINATION
4	2023.11.13	IFC COORDINATION
1	01.25.2022	1625 COORDINATION

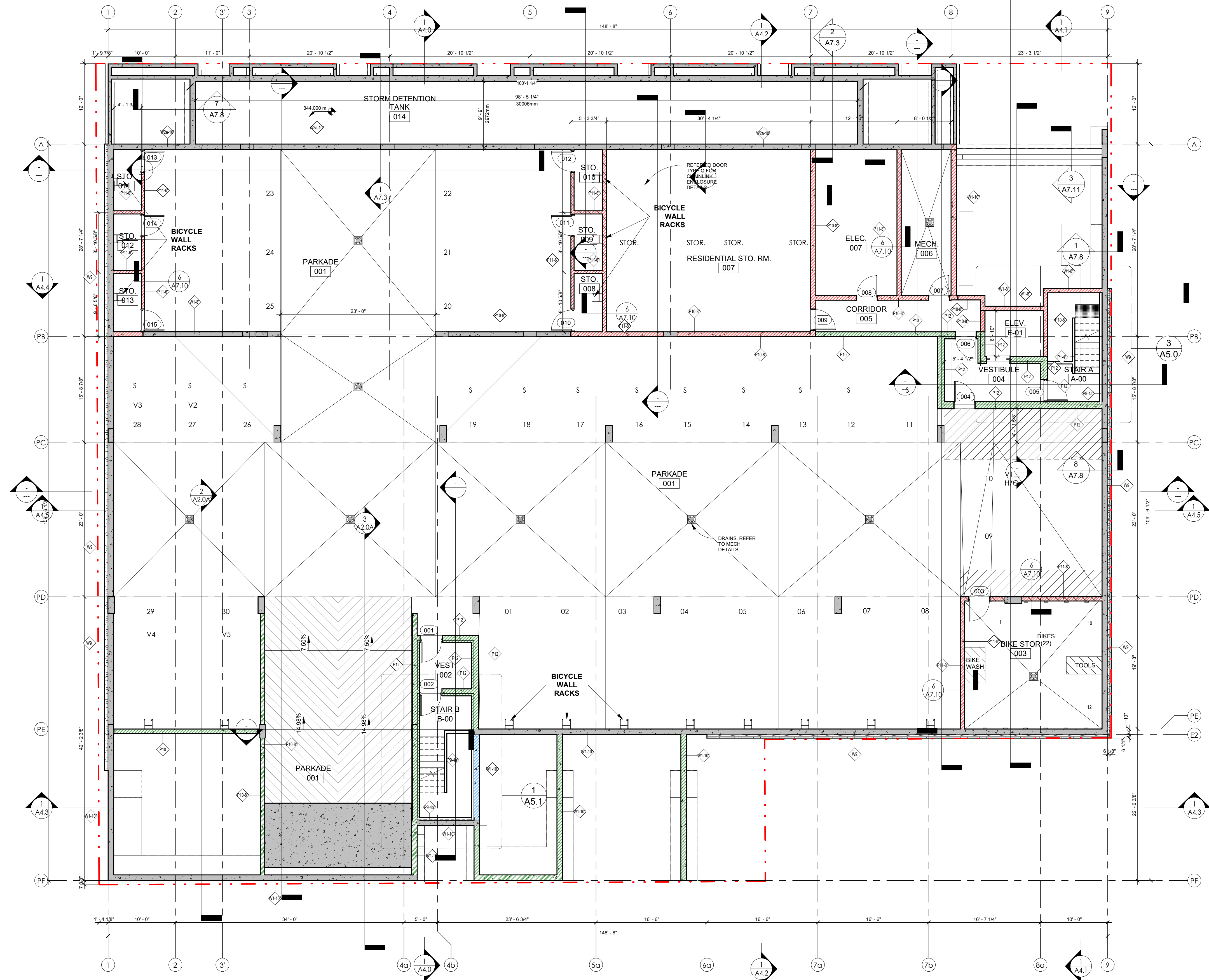
Project

SAVOY
ON CLEMENT

RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE

Sheet Title
BASEMENT-LOWER PARKADE PLAN

Job Number 21.888
 Date 07/11/22
 Scale 1/8" = 1'-0"
 Revision Number A
 Drawing Number

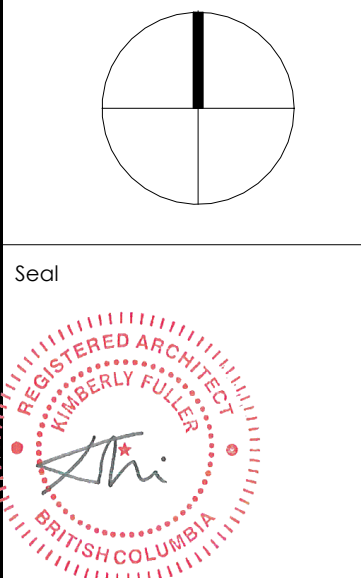


1 LEVEL 0- LOWER PARKADE
 A2.0 1/8" = 1'-0"

LEGEND:
 (MAIN RATINGS REQUIRED @ WALLS)

1 HOUR FIRE SEPARATION	[Red solid box]
1 HOUR FIRE RESISTANCE RATING	[Red diagonal lines]
1.5 HOUR FIRE SEPARATION	[Green solid box]
1.5 HOUR FIRE RESISTANCE RATING	[Green diagonal lines]
2 HOUR FIRE SEPARATION	[Blue solid box]
2 HOUR FIRE RESISTANCE RATING	[Blue diagonal lines]

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09	2024.01.16	RE-ISSUED FOR DP CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
3	2024.01.08	IFC COORDINATION
4	2023.11.13	IFC COORDINATION
1	01.25.2022	60% COORDINATION

NO.	DATE	DESCRIPTION
RECORD OF REVISIONS		

Project

SAVOY
 ON CLEMENT

RESIDENTIAL DEVELOPMENT
 447 CLEMENT AVE

Sheet Title
**BASEMENT- LEVEL 0 -
 SLAB EDGE PLAN**

Job Number 21.888

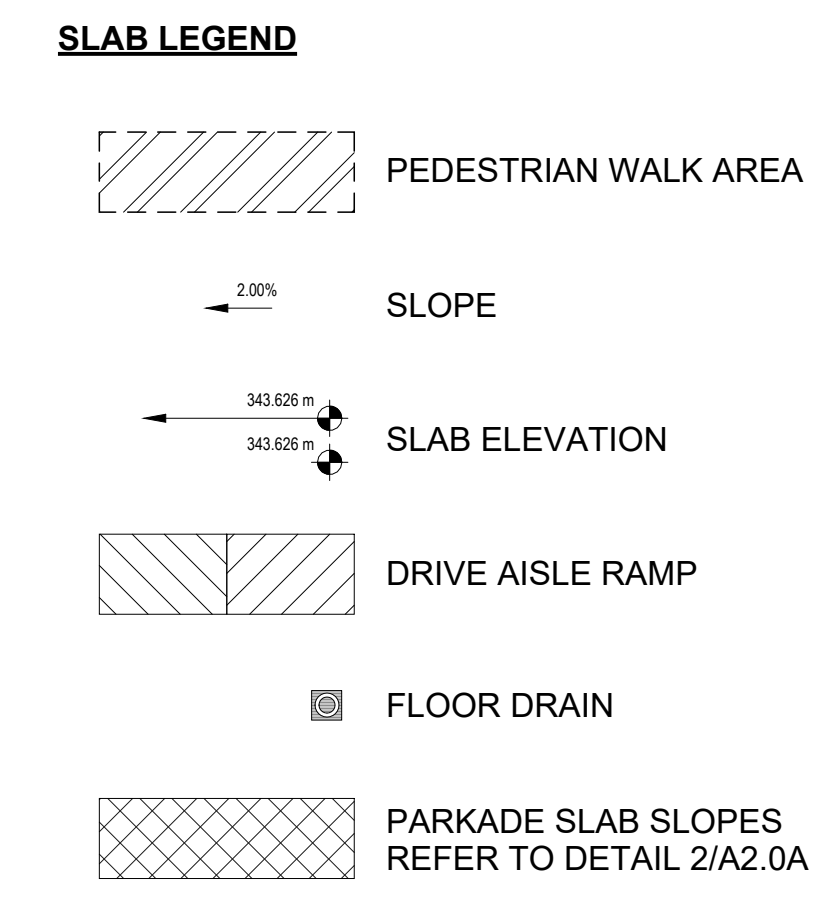
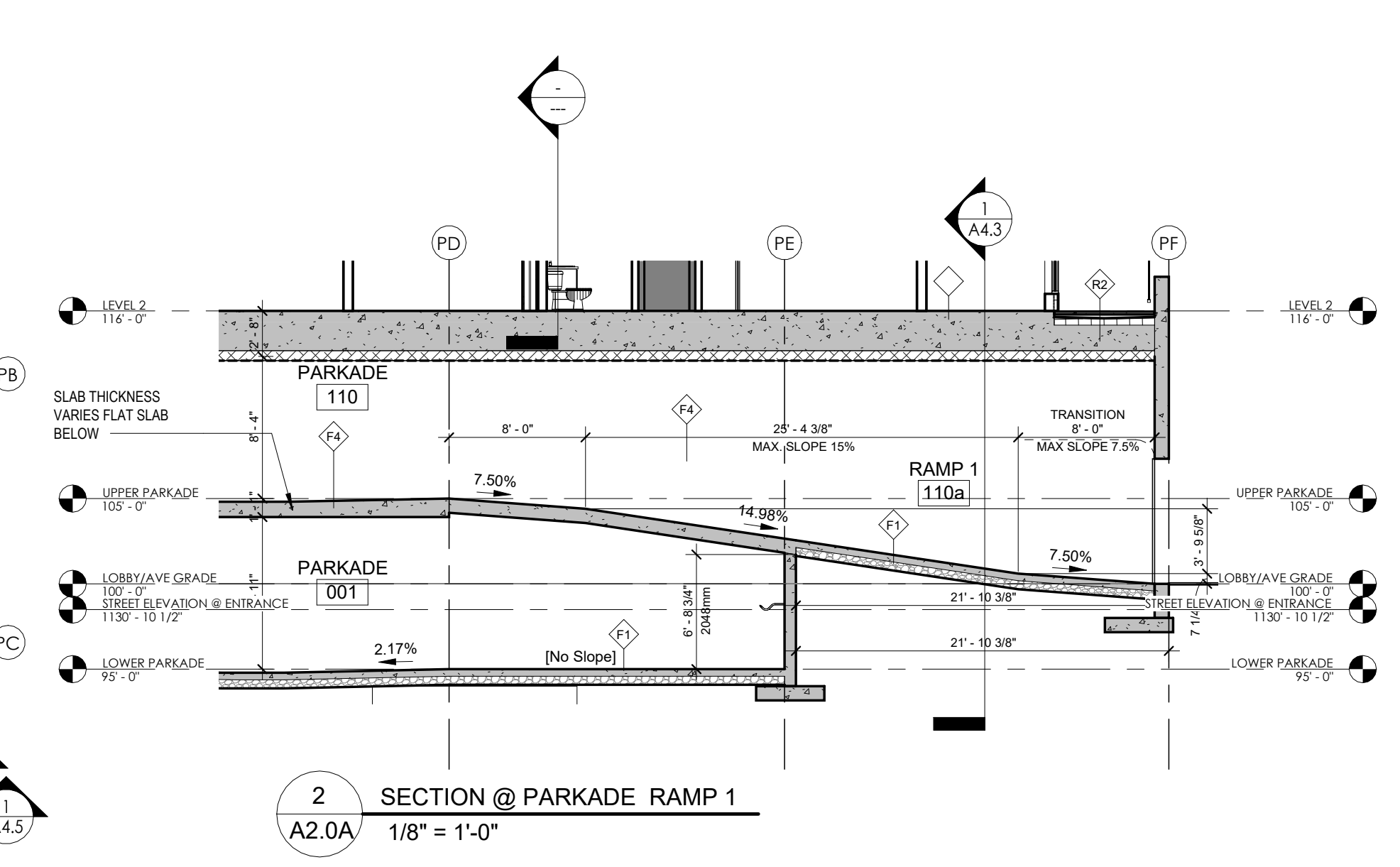
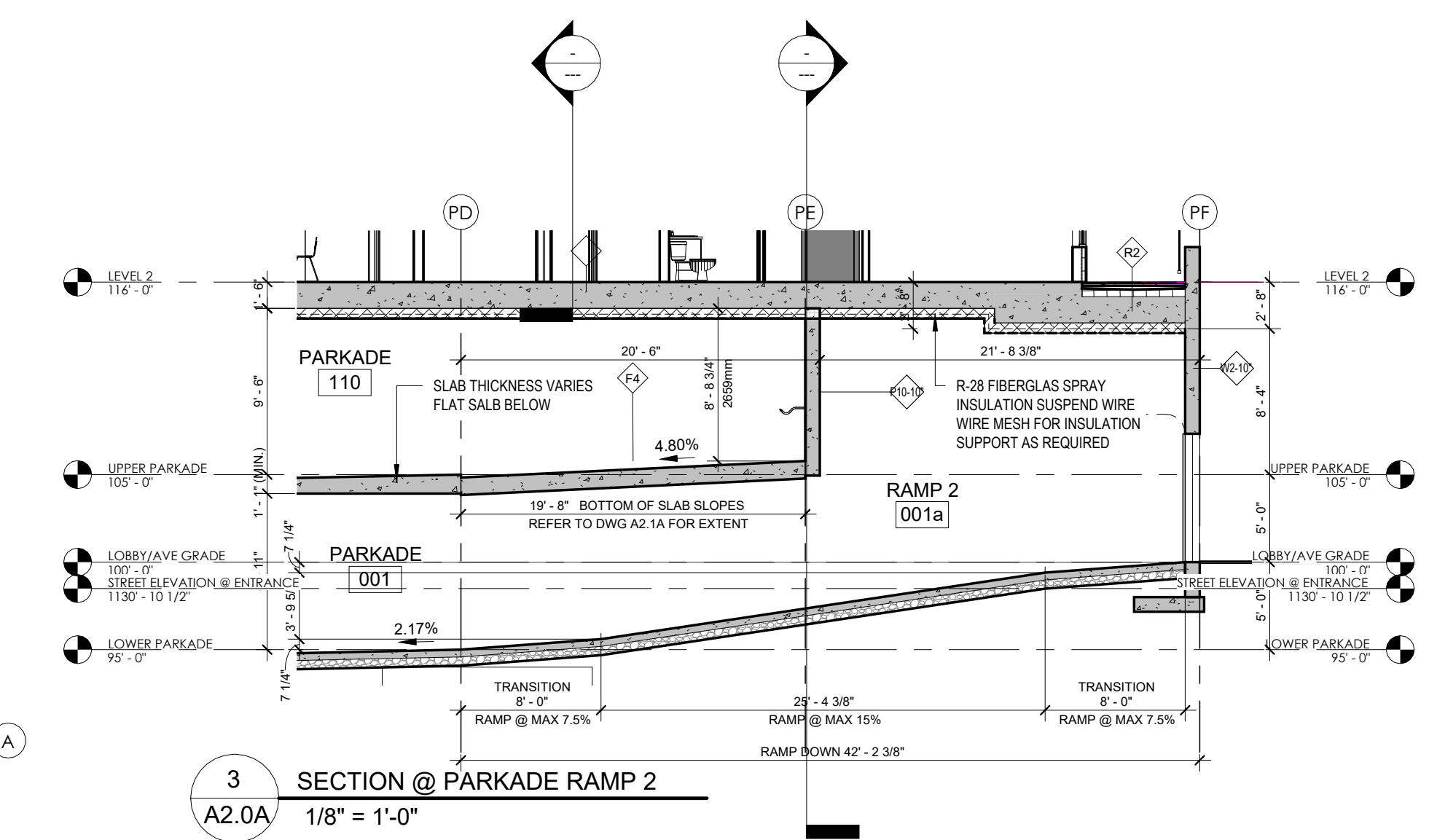
Date 06/21/23

Scale 1/8" = 1'-0"

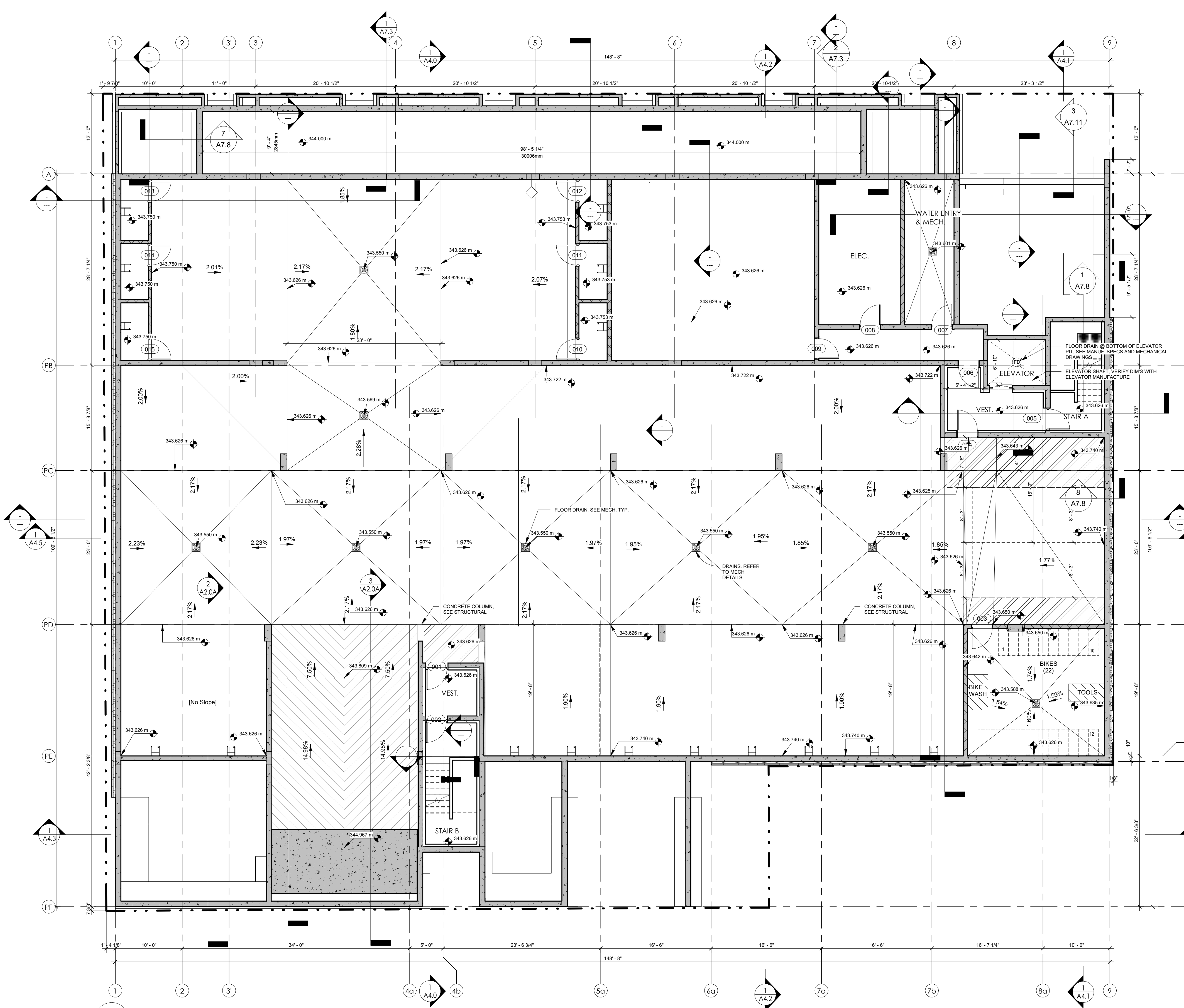
Revision Number A

Drawing Number

A2.0A

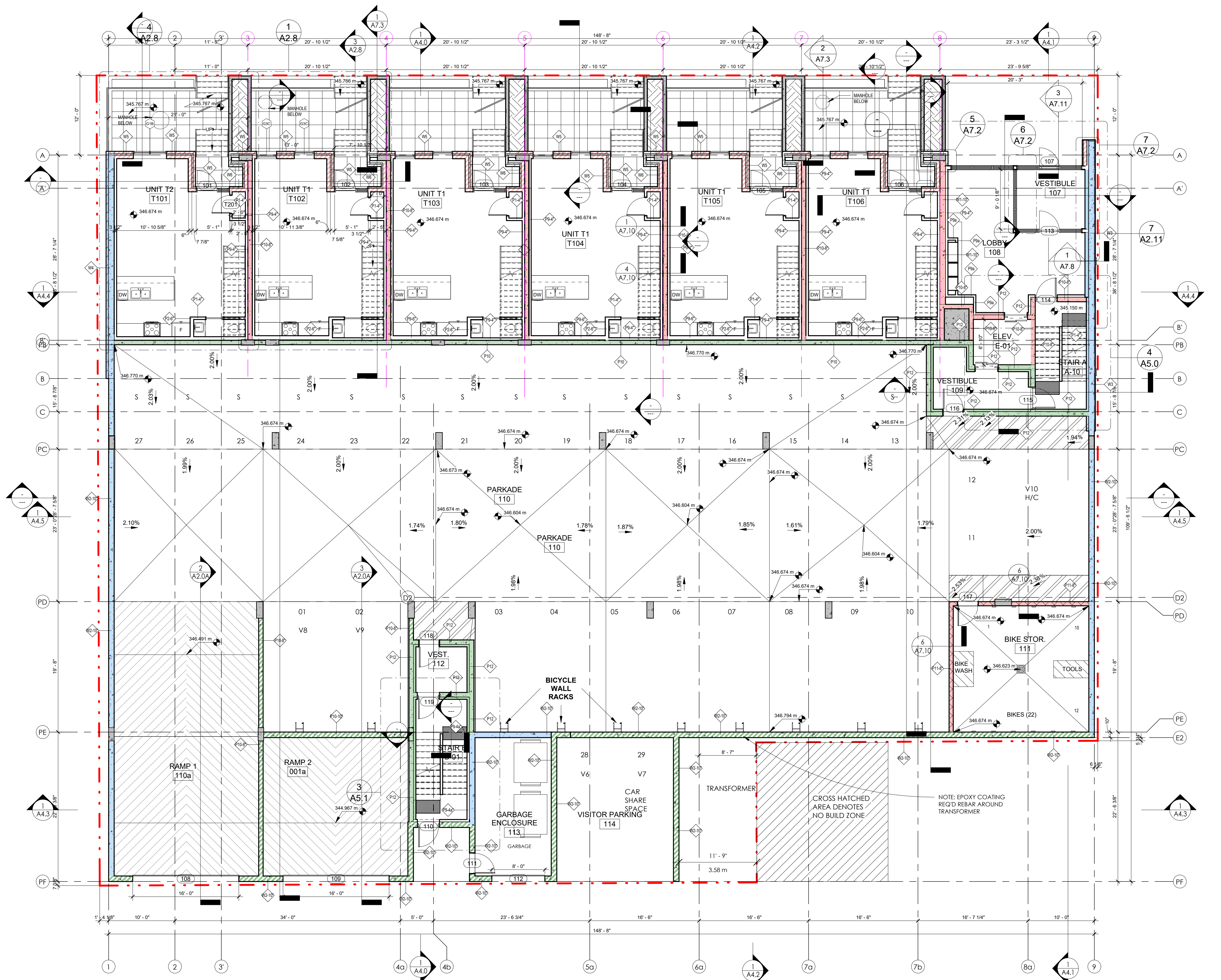
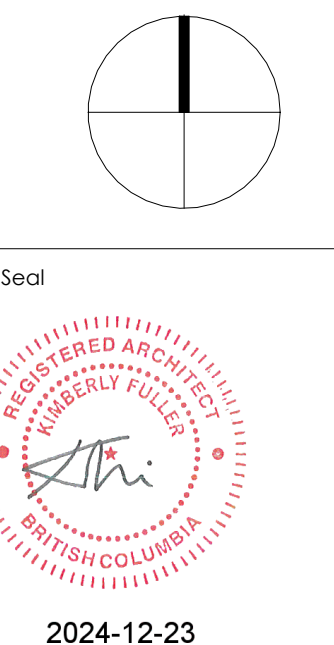


NOTES - SEE A0.8 - RADON VENTED CONCRETE SLAB FOR RADON ZONES AND INFORMATION
 MECH CONSULTANTS TO ENSURE THAT THE PARKADE VENTILATION IN THE PARKING AREA IS DESIGNED FOR RADON PREVENTION AS PER BCBC 2018 ARTICLE 6.2.1. (i)
 - EXPOSED PARKADE FLOOR SLAB SURFACES TO RECEIVE TRAFFIC COATING
 - EXPOSED CONCRETE STAIR, VESTIBULE SLAB, MECHANICAL, ELECTRICAL ROOM FLOORS TO BE SEALED



1 LEVEL 0 LOWER PARKADE SLAB PLAN
 A2.0A 1/8" = 1'-0"

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1 LEVEL 1-UPPER PARKADE
 A2.1 1/8" = 1'-0"

LEGEND:
 (MAIN RATINGS REQUIRED @ WALLS)

1 HOUR FIRE SEPARATION	[Red solid box]
1 HOUR FIRE RESISTANCE RATING	[Red hatched box]
1.5 HOUR FIRE SEPARATION	[Green solid box]
1.5 HOUR FIRE RESISTANCE RATING	[Green hatched box]
2 HOUR FIRE SEPARATION	[Blue solid box]
2 HOUR FIRE RESISTANCE RATING	[Blue hatched box]

RECORD OF ISSUES

NO.	DATE	DESCRIPTION
01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2021.11.08	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT
03	2022.02.22	RE-ISSUED FOR REZONING & DP TO SUE CITY COMMENTS
04	2022.04.09	ISSUED FOR B.P. COMMENTS
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.14	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

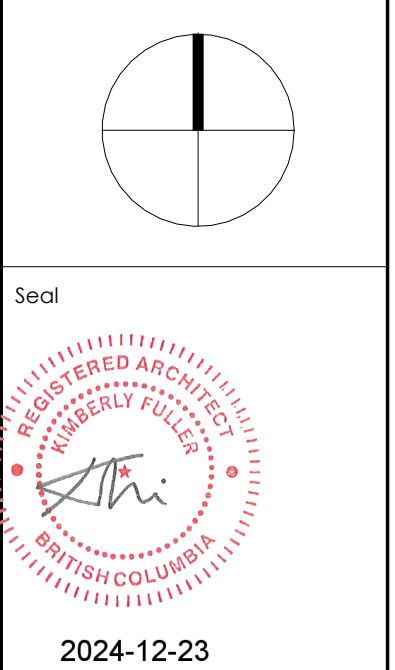
RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
3	2024.01.08	IFC COORDINATION
4	2023.11.13	IFC COORDINATION
2	25.05.2022	DP Review Comments

Project
SAVOY
 ON CLEMENT
 RESIDENTIAL DEVELOPMENT
 647 CLEMENT AVE

Sheet Title
MAIN FL.-LEVEL 1 - UPPER PARKADE PLAN
 Job Number 21.888
 Date 07/11/22
 Scale 1/8" = 1'-0"
 Revision Number A
 Drawing Number

- THIS DRAWING MUST NOT BE SCALED.
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2024-12-23

RECORD OF ISSUES		
NO.	DATE	DESCRIPTION
01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2021.11.08	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT
03	2022.02.22	RE-ISSUED FOR REZONING & DP TO SUE CITY COMMENTS
04	2022.04.09	ISSUED FOR BFP
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.14	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
1	2024.01.08	IFC COORDINATION
2	25.05.2022	DPF Review Comments

Project
SAVOY
 ON CLEMENT

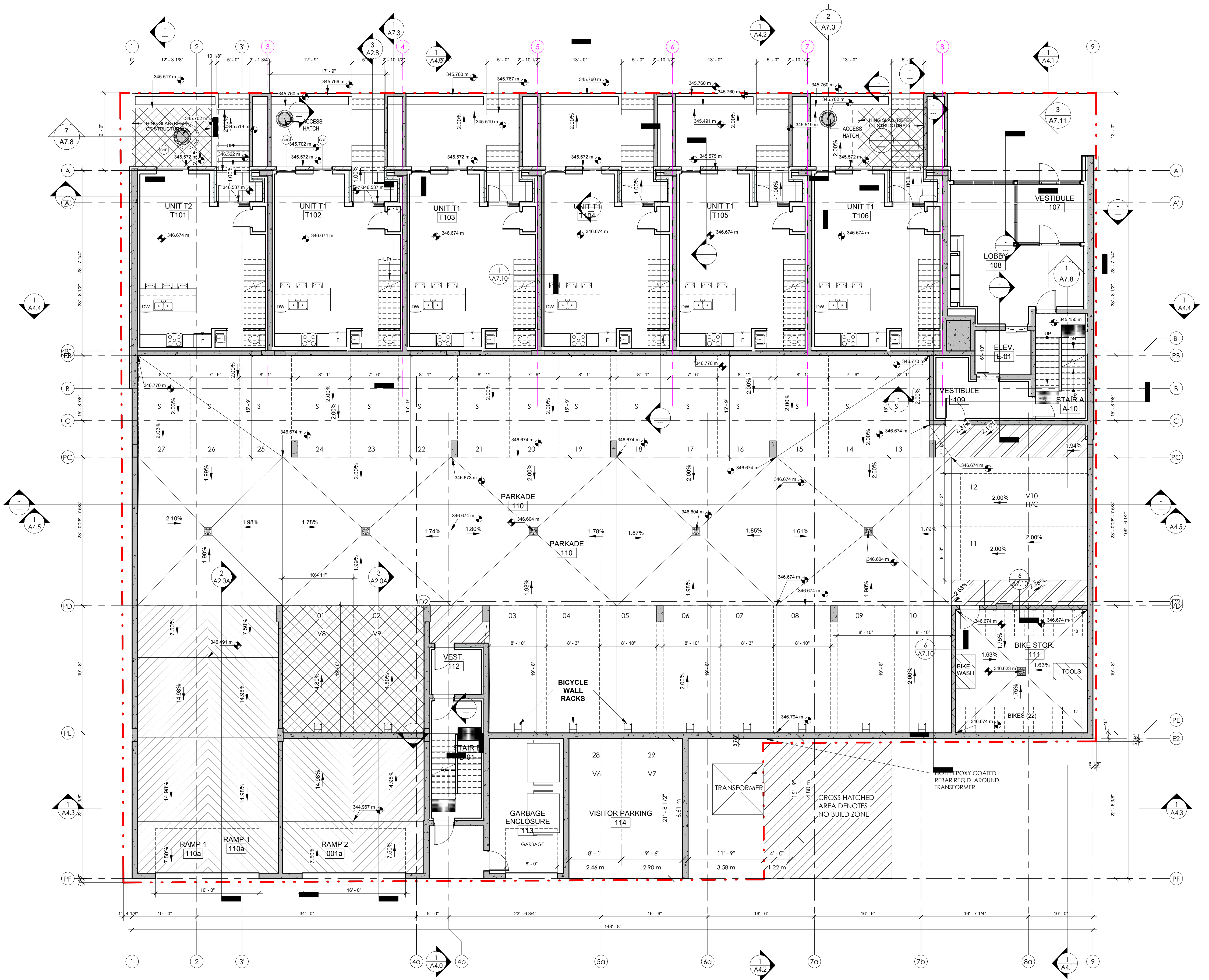
RESIDENTIAL DEVELOPMENT
 447 CLEMENT AVE

Sheet Title
**MAIN FL. - LEVEL 1 -
 SLAB EDGE PLAN**

Job Number 21.888
 Date 09/25/23
 Scale 1/8" = 1'-0"

Revision Number A
 Drawing Number

A2.1A



SLAB LEGEND

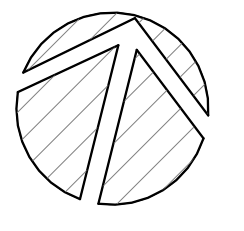
- PEDESTRIAN WALK AREA
- SLOPE
- SLAB ELEVATION
- DRIVE AISLE RAMP
- FLOOR DRAIN
- PARKADE SLAB SLOPES REFER TO DETAIL 2/A2.0A

GENERAL NOTE: PARKADE SLAB VARIES IN THICKNESS U/S OF SLAB IS FLAT UNLESS NOTED OTHERWISE (MIN. SLAB THICKNESS AS NOTED ON STRUCTURAL DRAWINGS)

NOTES: - SEE A10 - RADON VENTED CONCRETE SLAB FOR RADON ZONES AND INFORMATION.
 - MECH CONSULTANTS TO ENSURE THAT THE PARKADE VENTILATION IN THE PARKING AREA IS DESIGNED FOR RADON PREVENTION AS PER BCBC 2018 ARTICLE 6.2.1.1 (i)
 - EXPOSED PARKADE FLOOR SLAB SURFACES TO RECEIVE TRAFFIC COATING
 - EXPOSED CONCRETE STAIR, VESTIBULE SLAB, MECHANICAL, ELECTRICAL ROOM FLOORS TO BE SEALED.

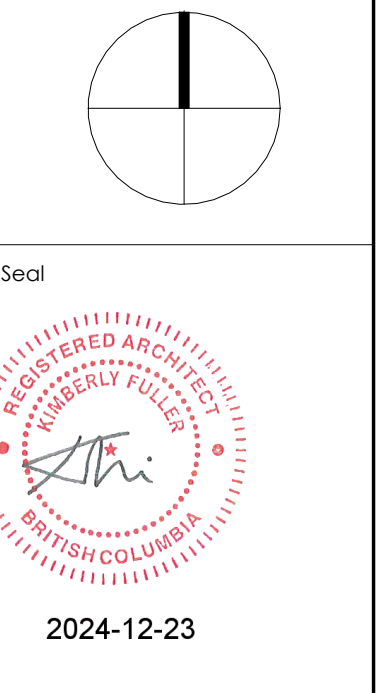
AMENITY SPACE 1ST LEVEL
 INDOOR COMMON
 OUTDOOR COMMON
 PRIVATE AMENITY
 TOTAL COMMON + PRIVATE AMENITY SPACE: 660 SM

1 LEVEL 1 UPPER PARKADE SLAB EDGE PLAN
A2.1A 1/8" = 1'-0"



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NO.	DATE	DESCRIPTION
01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2021.11.08	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT
03	2022.02.22	RE-ISSUED FOR REZONING & DP TO SUE CITY COMMENTS
04	2022.04.09	ISSUES FOR B.P.
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.16	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

NO.	DATE	DESCRIPTION
1	2024.01.08	IFC COORDINATION
2	25.05.2022	DP Review Comments
1	01.25.2022	1625 COORDINATION

NO.	DATE	DESCRIPTION
1	01.25.2022	1625 COORDINATION

RECORD OF REVISIONS

Project
SAVOY
 ON CLEMENT

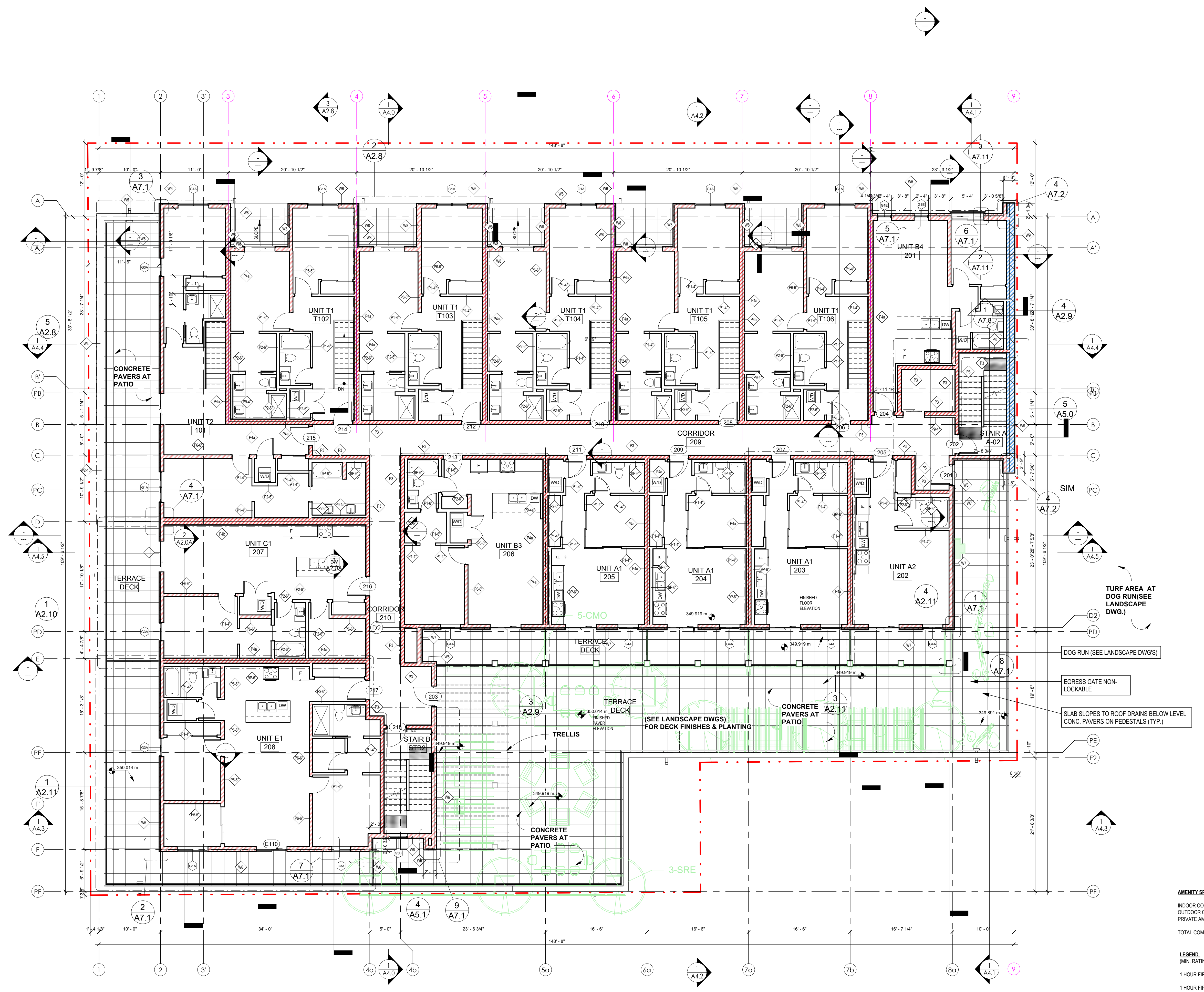
RESIDENTIAL DEVELOPMENT
 447 CLEMENT AVE

Sheet Title
2ND FL-LEVEL 2 - FLOOR PLAN

Job Number 21.888
 Date 07/11/22
 Scale 1/8" = 1'-0"

Revision Number A
 Drawing Number

ISSUED FOR CONSTRUCTION 2024.01.16
A2.2



1 LEVEL 2
 A2.2 1/8" = 1'-0"

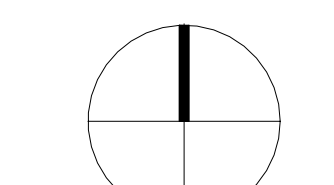
AMENITY SPACE 2ND LEVEL

INDOOR COMMON	2,148 SM
OUTDOOR COMMON	1,831 SM
PRIVATE AMENITY	
TOTAL COMMON + PRIVATE AMENITY SPACE:	4,079 SM

LEGEND
 (MIN. RATINGS REQUIRED @ WALLS)

1 HOUR FIRE SEPARATION	[Red solid box]
1 HOUR FIRE RESISTANCE RATING	[Red hatched box]
1.5 HOUR FIRE SEPARATION	[Green solid box]
1.5 HOUR FIRE RESISTANCE RATING	[Green hatched box]
2 HOUR FIRE SEPARATION	[Blue solid box]
2 HOUR FIRE RESISTANCE RATING	[Blue hatched box]

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2024-12-23

RECORD OF ISSUES

NO.	DATE	DESCRIPTION
01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2021.11.08	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT
03	2022.02.22	RE-ISSUED FOR REZONING & DP TO SUE CITY COMMENTS
04	2022.04.09	ISSUED FOR B.P.
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.14	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

3	2024.01.08	IFC COORDINATION
4	2023.11.13	IFC COORDINATION

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
1		

Project

SAVOY
ON CLEMENT

RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE

Sheet Title
2ND FL.-LEVEL 2
SLAB / SLOPED
INSULATION PLAN

Job Number 21.888

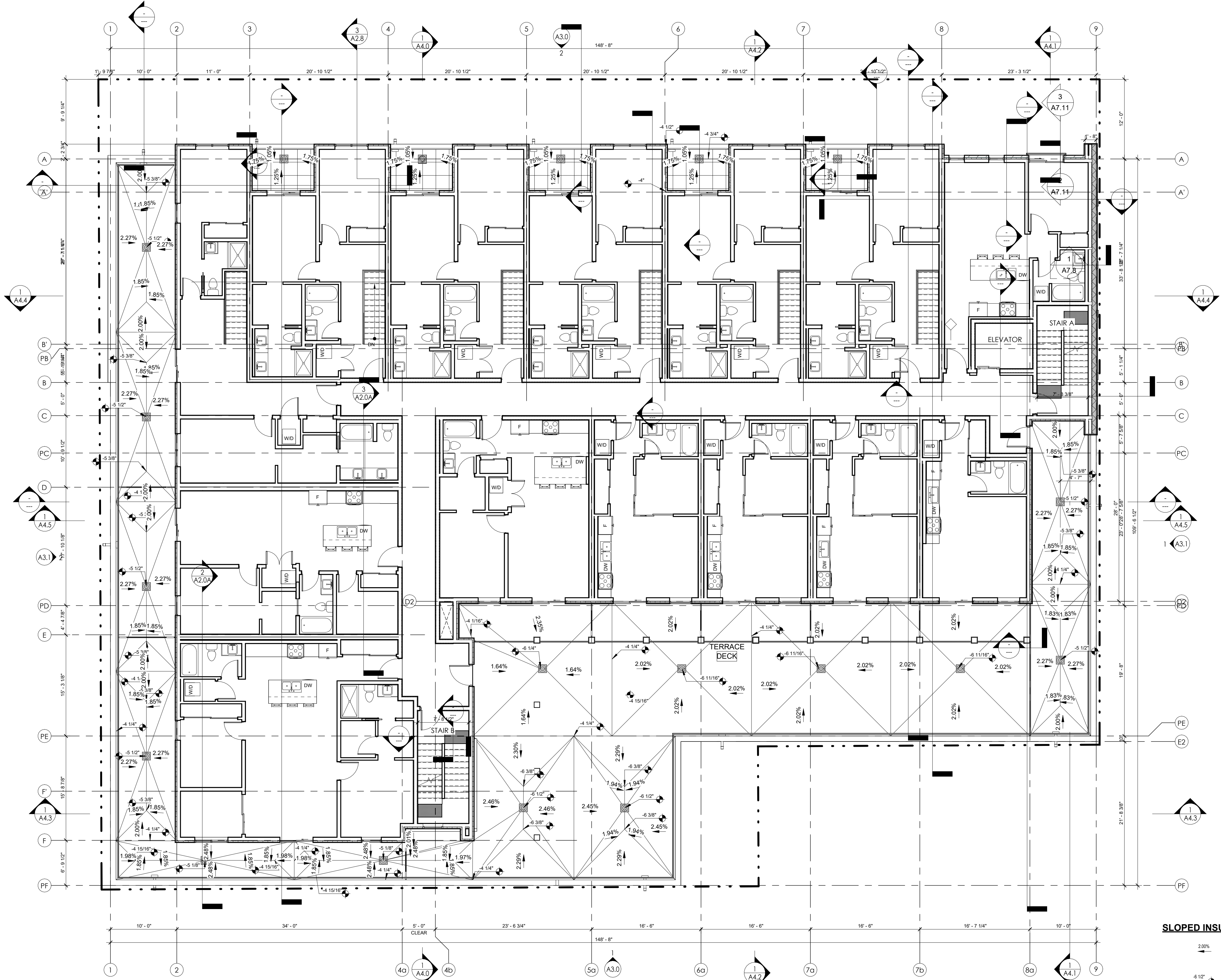
Date 07/11/22

Scale 1/8" = 1'-0"

Revision Number A

Drawing Number

A2.2A



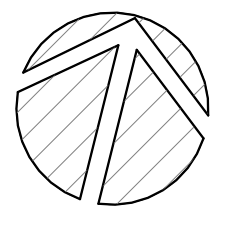
SLOPED INSULATION LEGEND

- 2.02% SLOPE
- 4.12" T/O MEMBRANE OVER SLOPED INSULATION (DIM A.F.F. @ ASSOCIATED LEVEL.)
- FLOOR DRAIN

GENERAL NOTE:

1. SECOND FLOOR SLAB ELEVATION SET @ 350.027
2. 2ND FLOOR CONCRETE TERRACE ELEVATION SET @ 349.773 (10" BELOW FINISHED SECOND FLOOR ELEVATION)
3. SLOPES NOTE ON DRAWING ARE LOCATED @ TOP OF DECK MEMBRANE

1 LEVEL 2 SLAB PLAN
A2.2A 1/8" = 1'-0"



ISSUED FOR COORDINATION

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Seal

2024-12-23

RECORD OF ISSUES		
NO.	DATE	DESCRIPTION
01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
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03	2022.02.22	RE-ISSUED FOR REZONING & DP TO SUE CITY COMMENTS
04	2022.04.09	ISSUED FOR B.P.
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.14	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
3	2024.01.08	IFC COORDINATION
4	2023.11.13	IFC COORDINATION
2	25.05.2022	DP Review Comments

Project

SAVOY
ON CLEMENT

RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE

Sheet Title
3RD FL.-LEVEL 3 - FLOOR PLAN

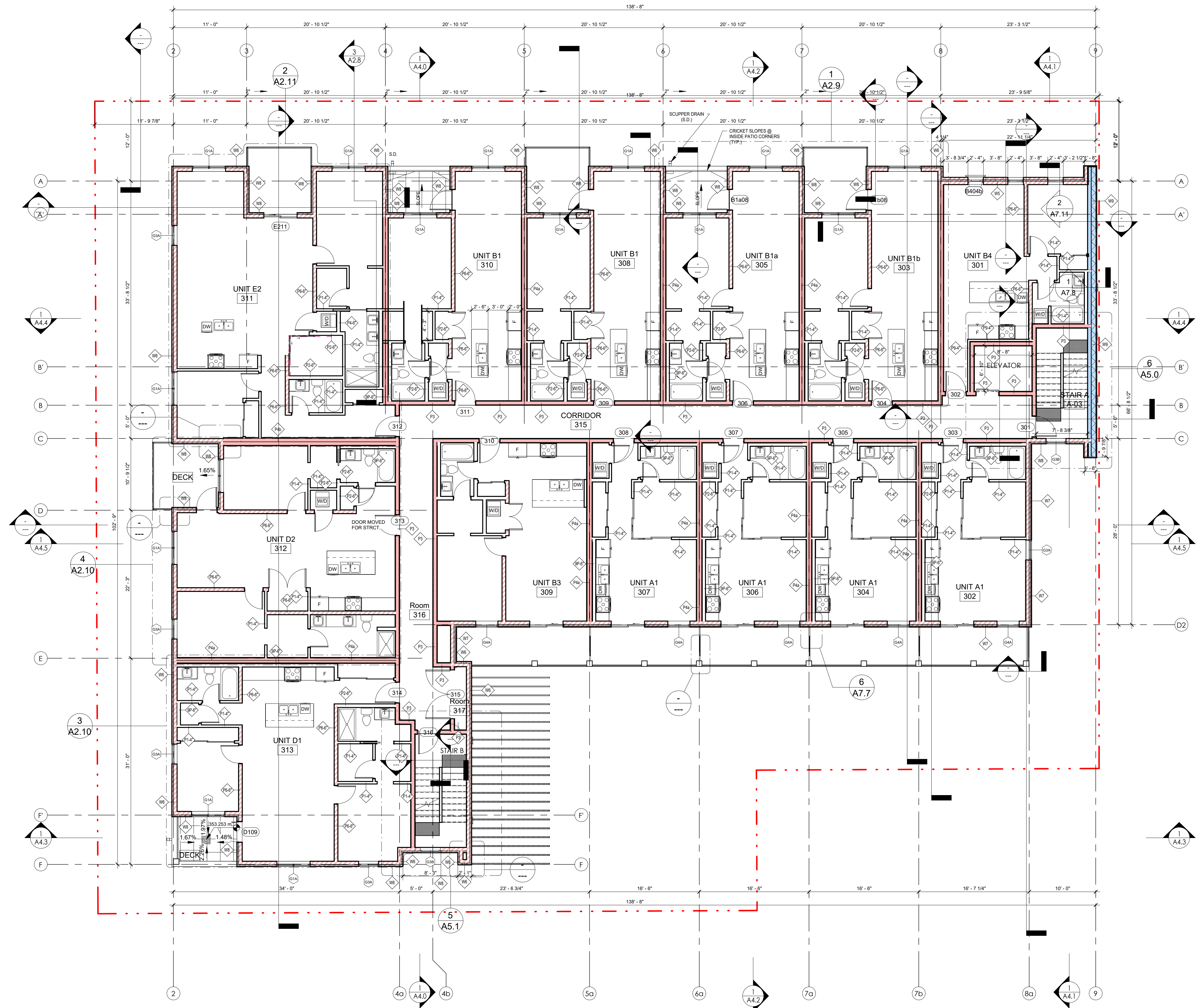
Job Number 21.888

Date 07/11/22

Scale 1/8" = 1'-0"

Revision Number A

Drawing Number

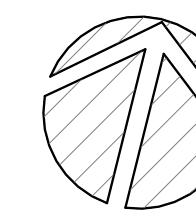


1 LEVEL 3
 A2.3 1/8" = 1'-0"

AMENITY SPACE 3RD LEVEL
 INDOOR COMMON 978 SM
 OUTDOOR COMMON
 PRIVATE AMENITY
 TOTAL COMMON + PRIVATE AMENITY SPACE: 978 SM

LEGEND:
 (MAIN RATINGS REQUIRED @ WALLS)

1 HOUR FIRE SEPARATION	[Red solid box]
1 HOUR FIRE RESISTANCE RATING	[Red hatched box]
1.5 HOUR FIRE SEPARATION	[Green solid box]
1.5 HOUR FIRE RESISTANCE RATING	[Green hatched box]
2 HOUR FIRE SEPARATION	[Blue solid box]
2 HOUR FIRE RESISTANCE RATING	[Blue hatched box]

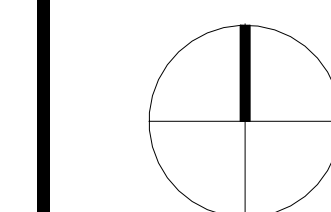


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Seal



2024-12-23

RECORD OF ISSUES

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05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.14	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

3	2024.01.08	IFC COORDINATION
4	2023.11.13	IFC COORDINATION
2	25.05.2022	DP Review Comments

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

Project

SAVOY
ON CLEMENT

RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE

Sheet Title
4TH FL.-LEVEL 4 - FLOOR PLAN

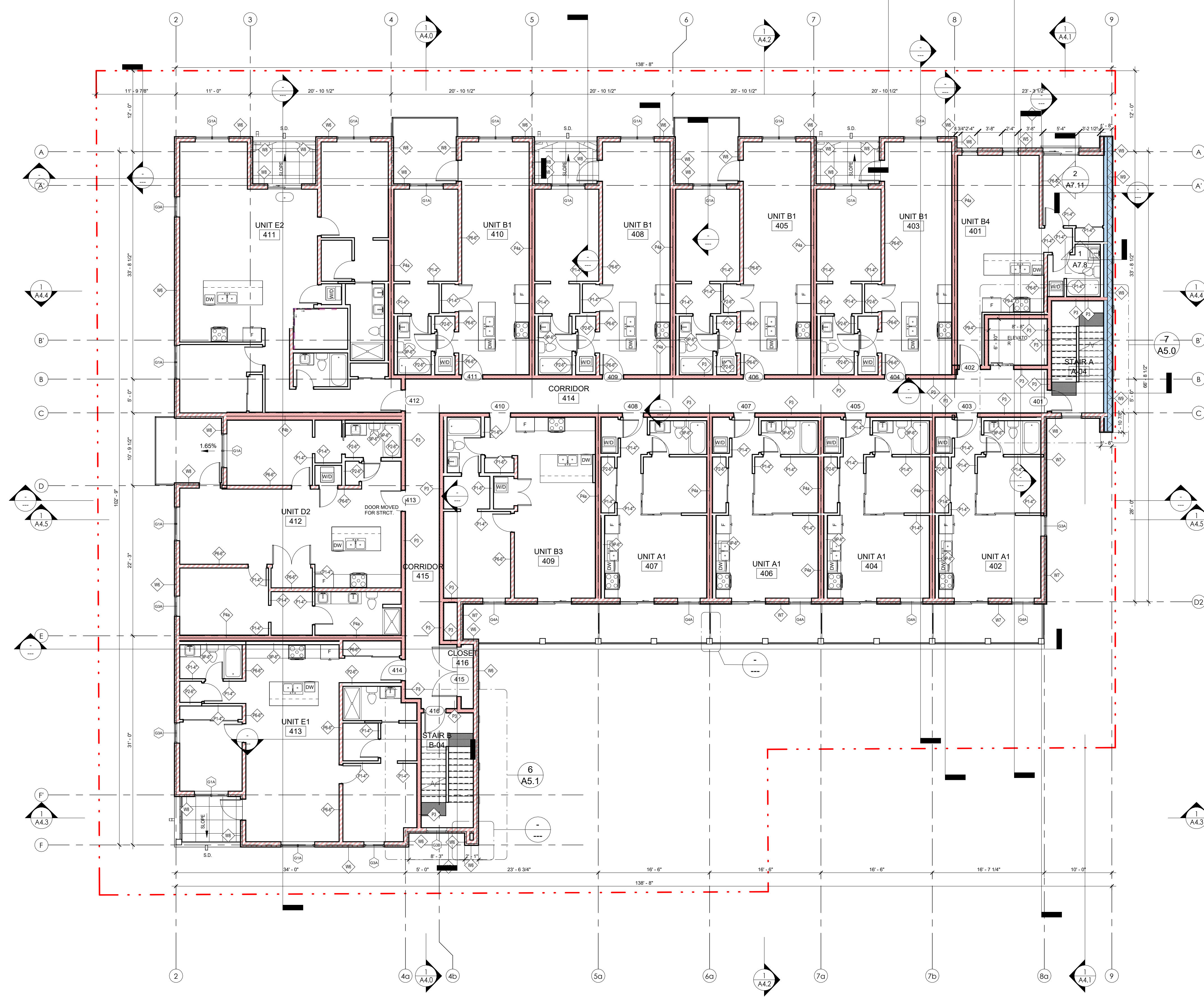
Job Number 21.888

Date 07/11/22

Scale 1/8" = 1'-0"

Revision Number A

Drawing Number



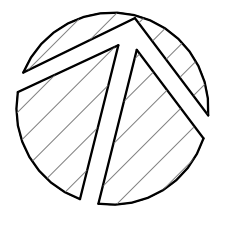
1 LEVEL 4
A2.4 1/8" = 1'-0"

AMENITY SPACE 4TH LEVEL

INDOOR COMMON 978 SM
 OUTDOOR COMMON
 PRIVATE AMENITY
 TOTAL COMMON + PRIVATE AMENITY SPACE: 978 SM

LEGEND
(MAIN RATINGS REQUIRED @ WALLS)

1 HOUR FIRE SEPARATION	[Red solid box]
1 HOUR FIRE RESISTANCE RATING	[Red hatched box]
1.5 HOUR FIRE SEPARATION	[Green solid box]
1.5 HOUR FIRE RESISTANCE RATING	[Green hatched box]
2 HOUR FIRE SEPARATION	[Blue solid box]
2 HOUR FIRE RESISTANCE RATING	[Blue hatched box]

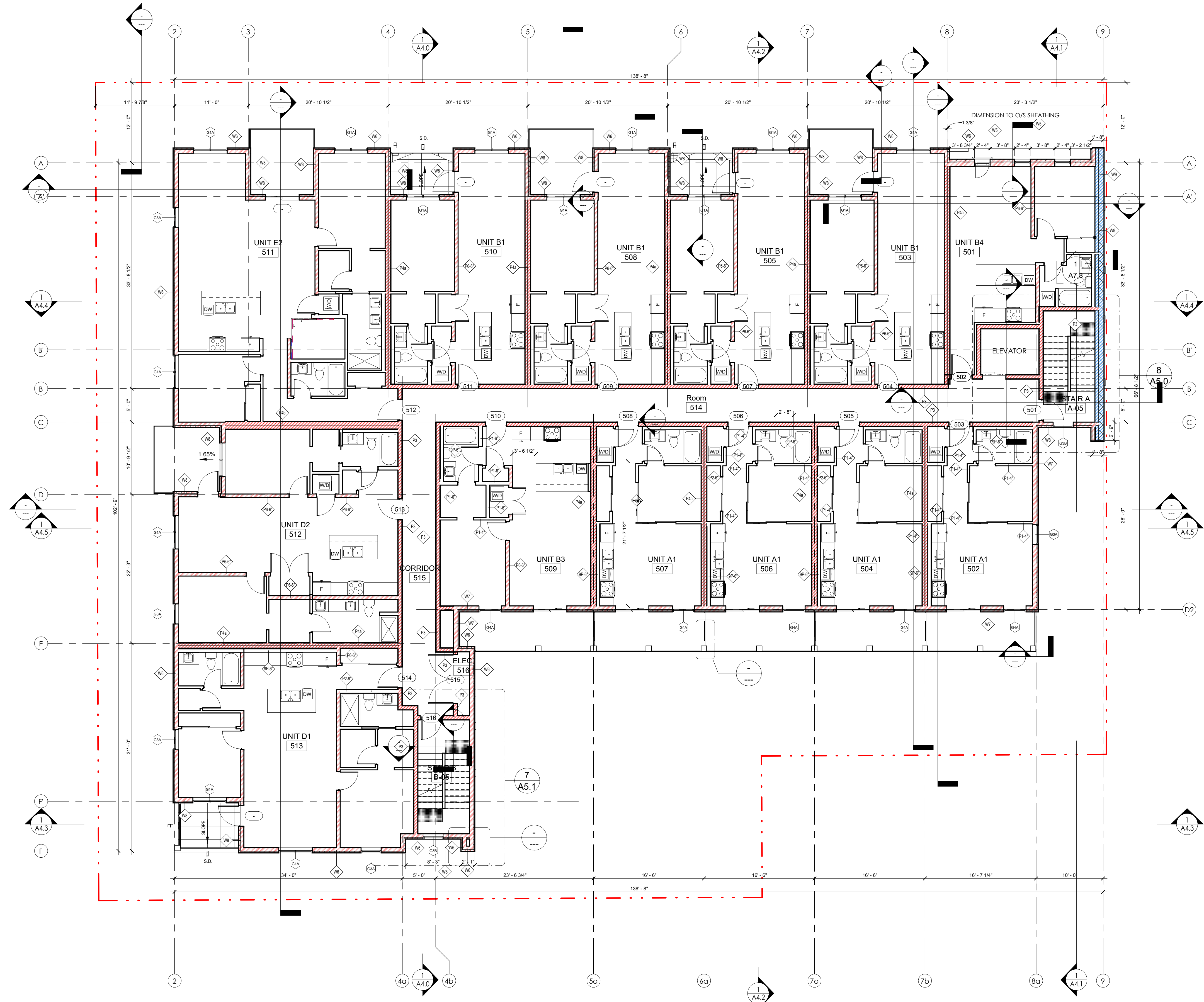


ISSUED FOR COORDINATION

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Seal

2024-12-23



1 LEVEL 5
 A2.5 1/8" = 1'-0"

AMENITY SPACE 5TH LEVEL
 INDOOR COMMON 978 SM
 OUTDOOR COMMON
 PRIVATE AMENITY
 TOTAL COMMON + PRIVATE AMENITY SPACE: 978 SM

LEGEND:
 (MAIN RATINGS REQUIRED @ WALLS)

1 HOUR FIRE SEPARATION	[Red solid box]
1 HOUR FIRE RESISTANCE RATING	[Red hatched box]
1.5 HOUR FIRE SEPARATION	[Green solid box]
1.5 HOUR FIRE RESISTANCE RATING	[Green hatched box]
2 HOUR FIRE SEPARATION	[Blue solid box]
2 HOUR FIRE RESISTANCE RATING	[Blue hatched box]

RECORD OF ISSUES

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01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2021.11.08	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT
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04	2022.04.09	ISSUED FOR B.P.
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.14	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS

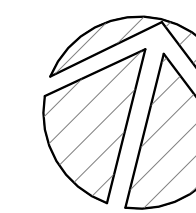
NO.	DATE	DESCRIPTION
3	2024.01.08	IFC COORDINATION
4	2023.11.13	IFC COORDINATION
2	25.05.2022	DP Review Comments

Project
SAVOY
 ON CLEMENT

RESIDENTIAL DEVELOPMENT
 647 CLEMENT AVE

Sheet Title
5TH FL.-LEVEL 5 - FLOOR PLAN

Job Number 21.888
 Date 07/11/22
 Scale 1/8" = 1'-0"
 Revision Number A
 Drawing Number



ISSUED FOR
COORDINATION

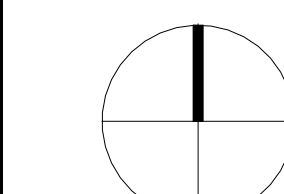
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2024-12-23

RECORD OF ISSUES

NO.	DATE	DESCRIPTION
01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2021.11.08	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT
03	2022.02.22	RE-ISSUED FOR REZONING & DP TO SUE CITY COMMENTS
04	2022.04.09	ISSUED FOR B.P.
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.14	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
3	2024.01.08	IFC COORDINATION
4	2023.11.13	IFC COORDINATION
2	25.05.2022	DP Review Comments
1	01.25.2022	60% COORDINATION

Project

SAVOY
ON CLEMENT

RESIDENTIAL DEVELOPMENT
447 CLEMENT AVE

Sheet Title
6TH FL.-LEVEL 6 - FLOOR PLAN

Job Number 21.888

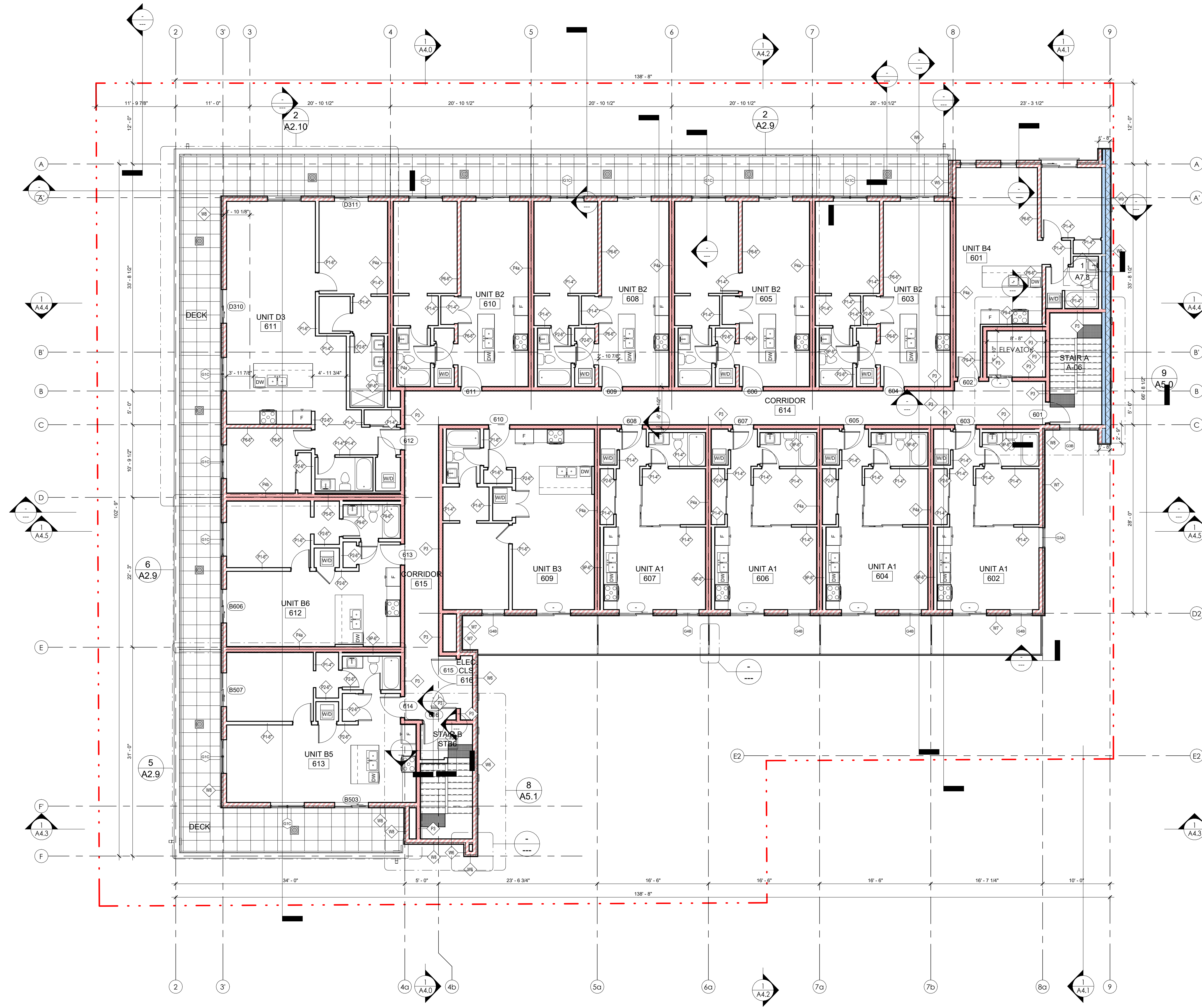
Date 07/11/22

Scale 1/8" = 1'-0"

Revision Number A

Drawing Number

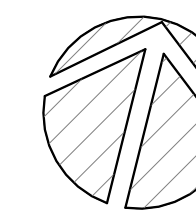
A2.6



1 LEVEL 6
A2.6 1/8" = 1'-0"

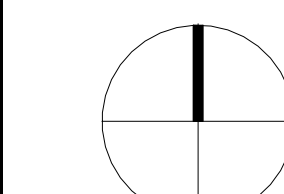
AMENITY SPACE 6TH LEVEL
 INDOOR COMMON 978 SM
 OUTDOOR COMMON
 PRIVATE AMENITY
 TOTAL COMMON + PRIVATE AMENITY SPACE: 978 SM

- LEGEND:**
 (MAIN RATINGS REQUIRED @ WALLS)
- 1 HOUR FIRE SEPARATION
 - 1 HOUR FIRE RESISTANCE RATING
 - 1.5 HOUR FIRE SEPARATION
 - 1.5 HOUR FIRE RESISTANCE RATING
 - 2 HOUR FIRE SEPARATION
 - 2 HOUR FIRE RESISTANCE RATING



ISSUED FOR
COORDINATION

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2024-12-23

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03	2022.02.22	RE-ISSUED FOR REZONING & DP TO SUE CITY COMMENTS
04	2022.04.09	ISSUED FOR B.P.
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.14	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
5	2024.01.08	IFC COORDINATION

Project

SAVOY
ON CLEMENT

RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE

Sheet Title

ROOF PLAN

Job Number 21.888

Date 07/11/22

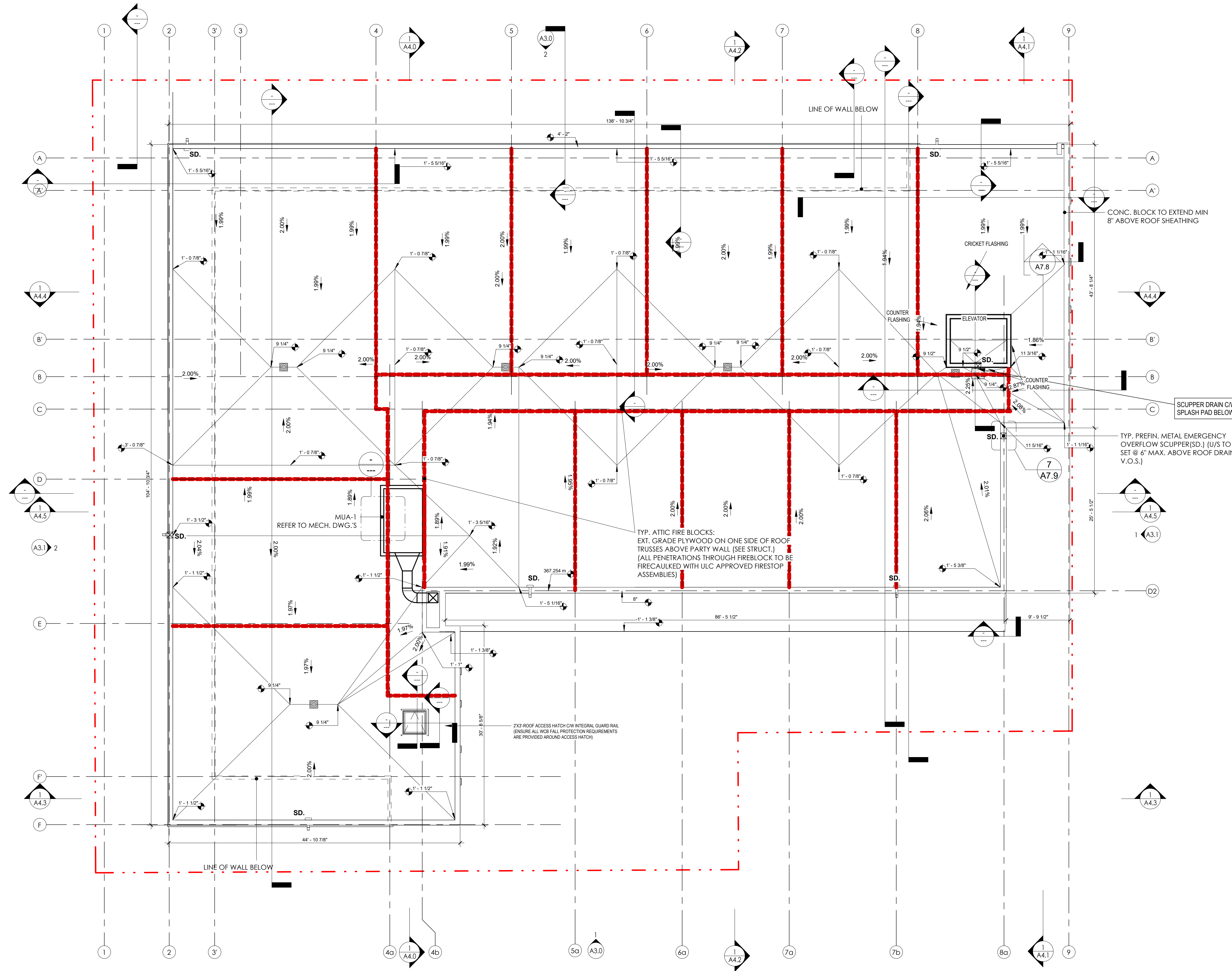
Scale 1/8" = 1'-0"

Revision Number A

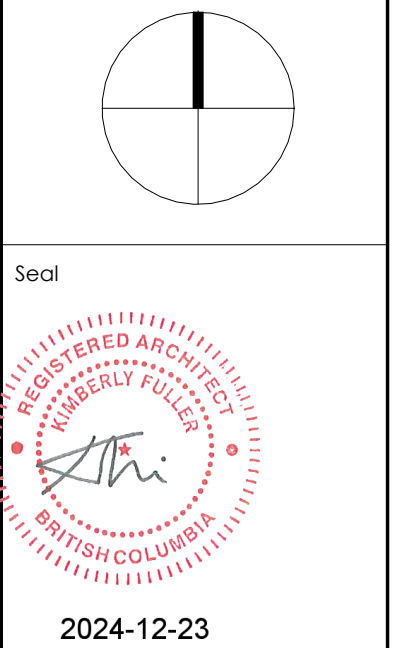
Drawing Number

A2.7

1 Building Permit - U/S TRUSSES
A2.7 1/8" = 1'-0"



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04	2022.04.09	ISSUED FOR BIP
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.16	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

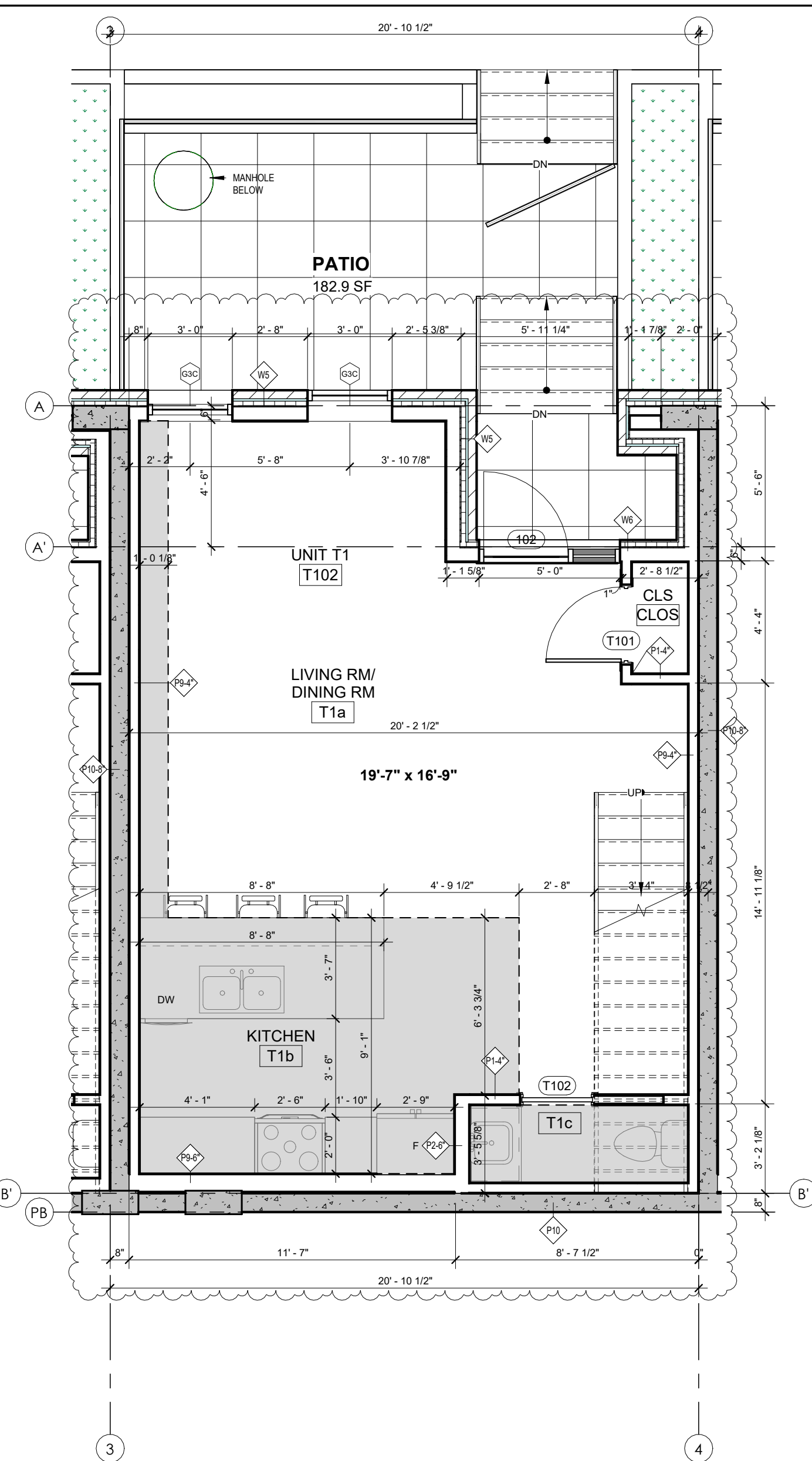
RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
7	2024.10.17	Door Schedules & LHM Plan Revisions
4	2024.01.08	IFC COORDINATION
4	2023.11.13	IFC COORDINATION
3	2023.11.09	REISSUED FOR BUILDING PERMIT
2	25.05.2022	DP Review Comments
1	01.25.2022	60% COORDINATION

Project: **SAVOY**
ON CLEMENT

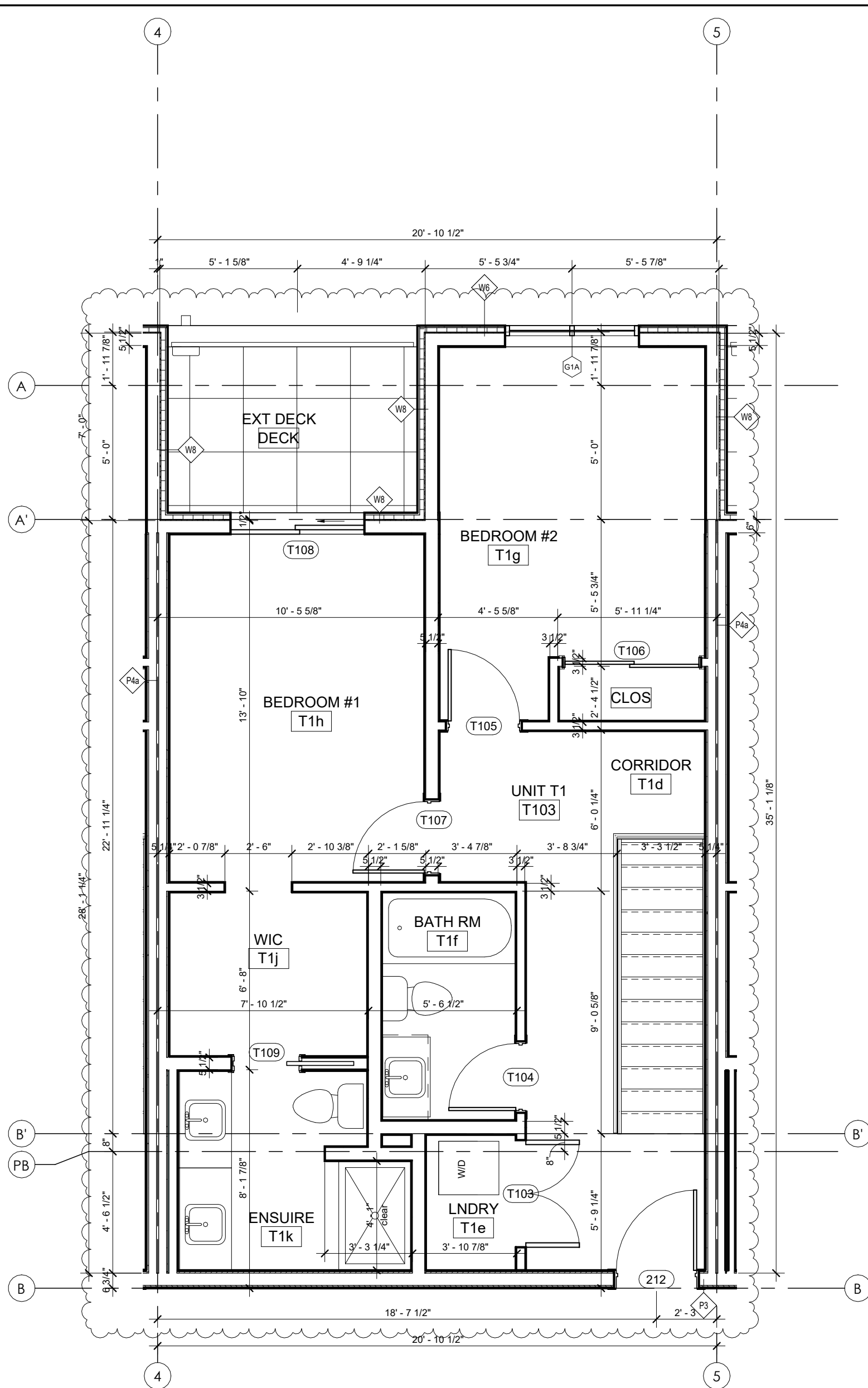
RESIDENTIAL DEVELOPMENT
447 CLEMENT AVE

Sheet Title: **ENLARGED PLANS, UNITS T1 & T2**

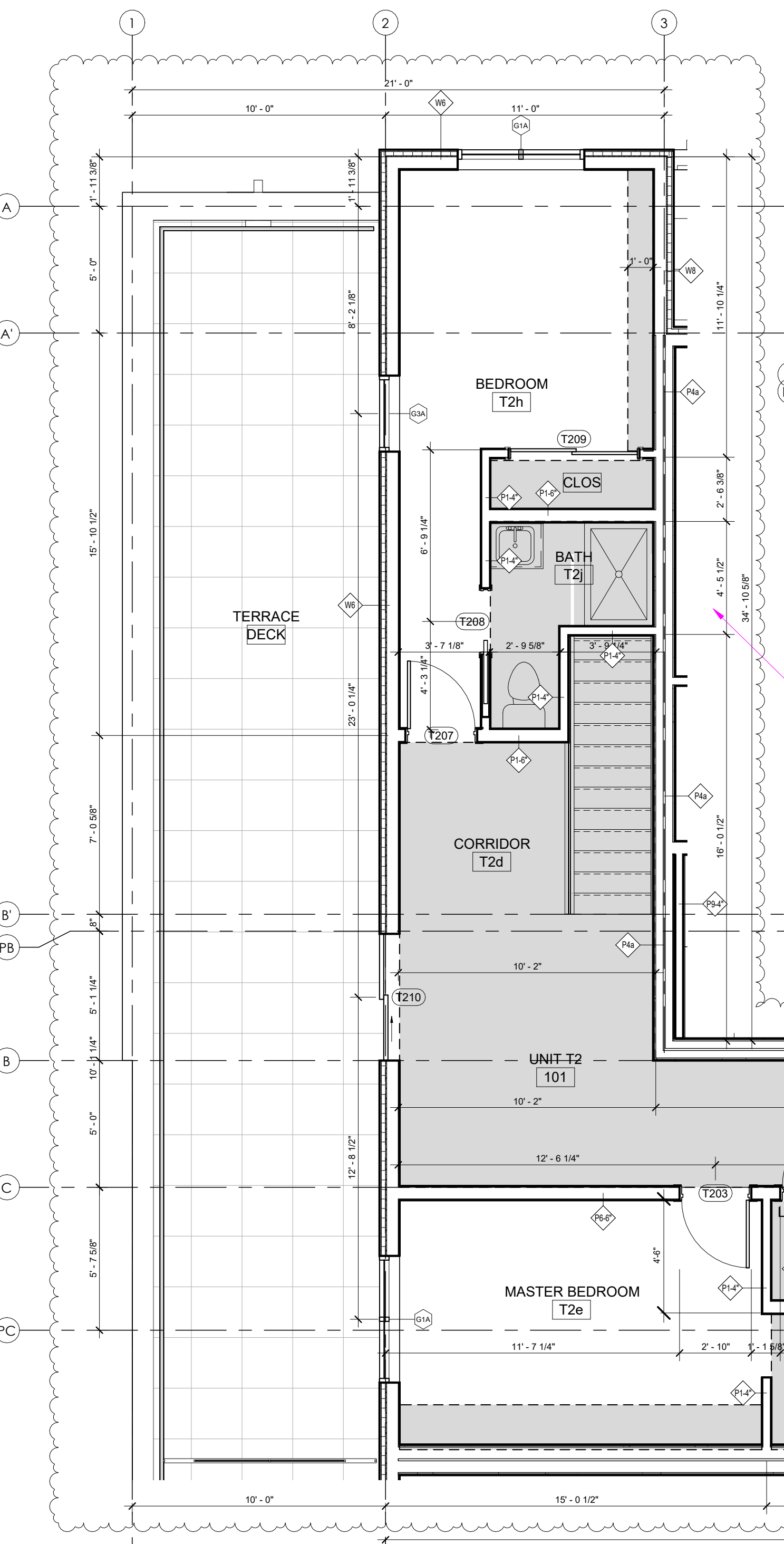
Job Number: 21.888
 Date: 07/11/22
 Scale: 1/4" = 1'-0"
 Revision Number: A
 Drawing Number:



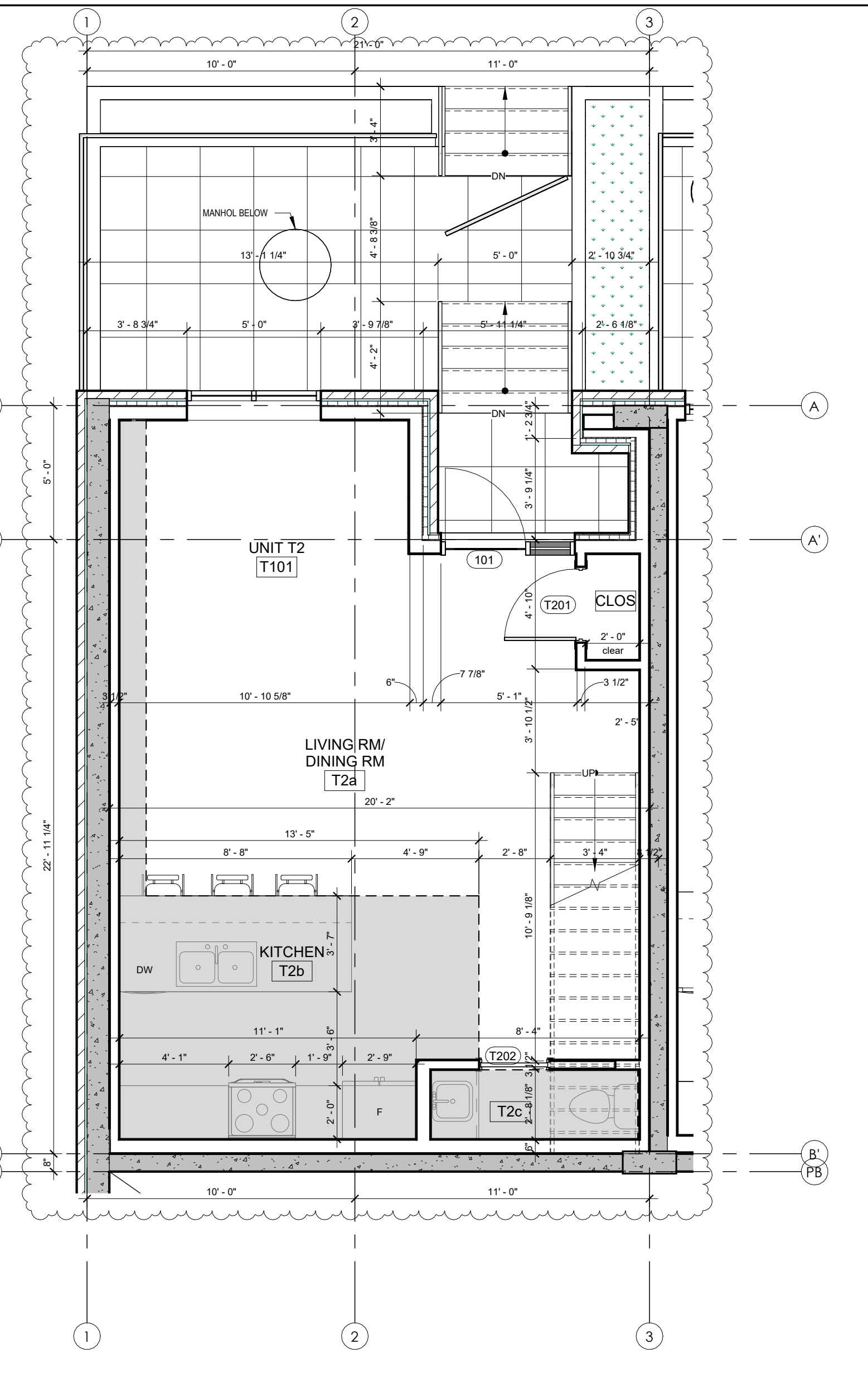
1 UNIT T1 - MAIN FLOOR
 AREA: 558 ft²
 PRIVATE OUT DOOR SPACE: 209 ft²
 ROOM NUMBERS: 102, 103, 104, 105, 106
 A2.8 1/4" = 1'-0"



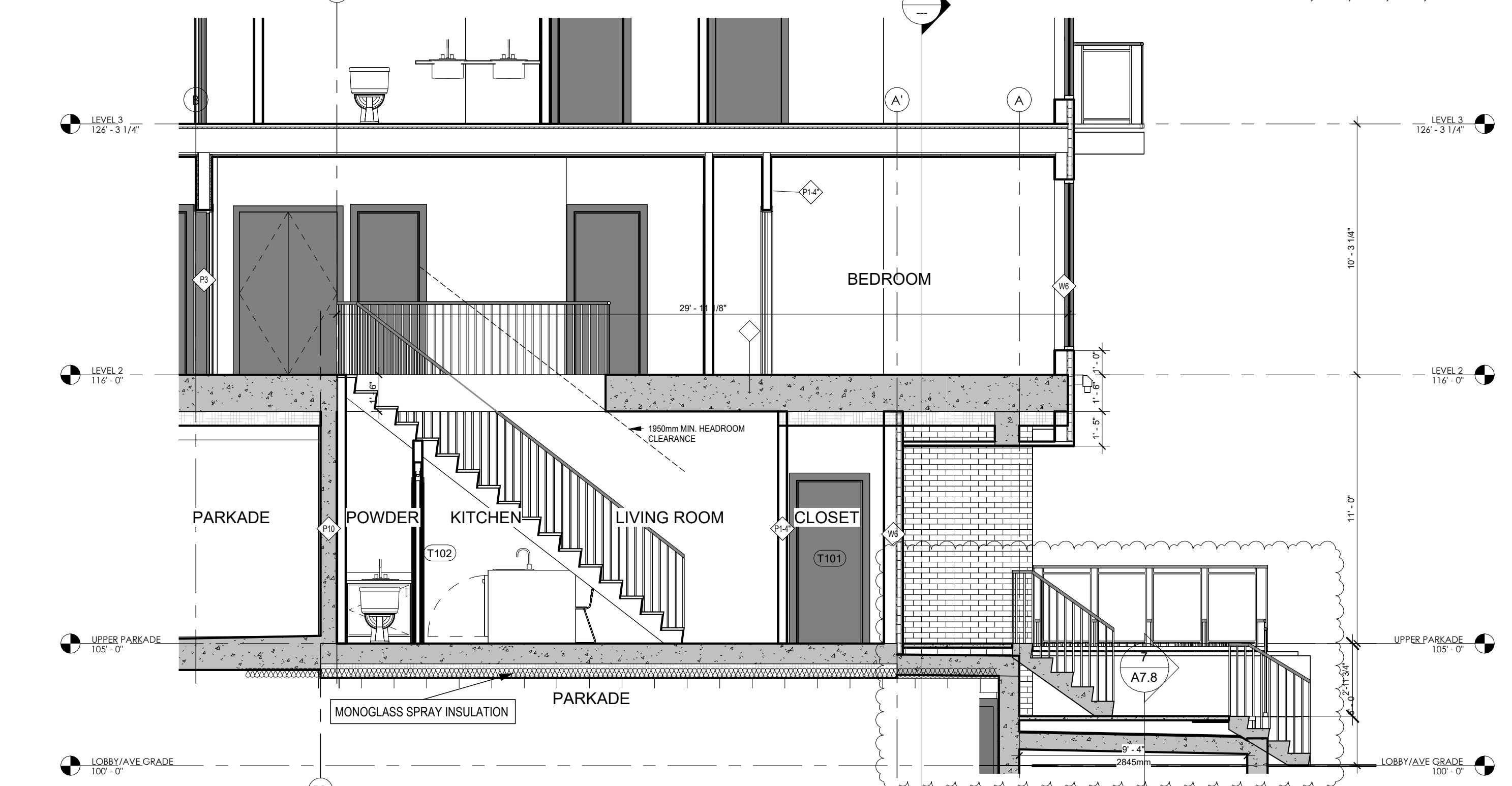
2 UNIT T1 - SECOND FLOOR
 AREA: 682 ft²
 DECK AREA: 62 ft²
 TOTAL UNIT AREA: 1240 ft²
 TOTAL OUT DOOR SPACE: 271 ft²
 ROOM NUMBERS: 102, 103, 104, 105, 106
 A2.8 1/4" = 1'-0"



5 UNIT T2 - SECOND FLOOR
 AREA: 903 ft²
 DECK AREA: 433 ft²
 TOTAL UNIT AREA: 1485 ft²
 TOTAL OUT DOOR SPACE: 650 ft²
 ROOM NUMBERS: 101
 A2.8 1/4" = 1'-0"

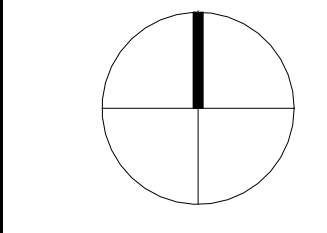


4 UNIT T2 - MAIN FLOOR
 AREA: 582 ft²
 PRIVATE OUT DOOR SPACE: 217 ft²
 ROOM NUMBERS: 101
 A2.8 1/4" = 1'-0"



3 TOWNHOUSE SECTION
 A2.8 1/4" = 1'-0"

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2024-12-23

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04	2022.04.09	ISSUED FOR BIP
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.14	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
3	2024.01.08	IFC COORDINATION
4	2023.11.13	IFC COORDINATION
2	25.05.2022	DP Review Comments

Project

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ON CLEMENT

RESIDENTIAL DEVELOPMENT
447 CLEMENT AVE

Sheet Title
ENLARGED PLANS, UNITS B1 TO B6

Job Number 21.888

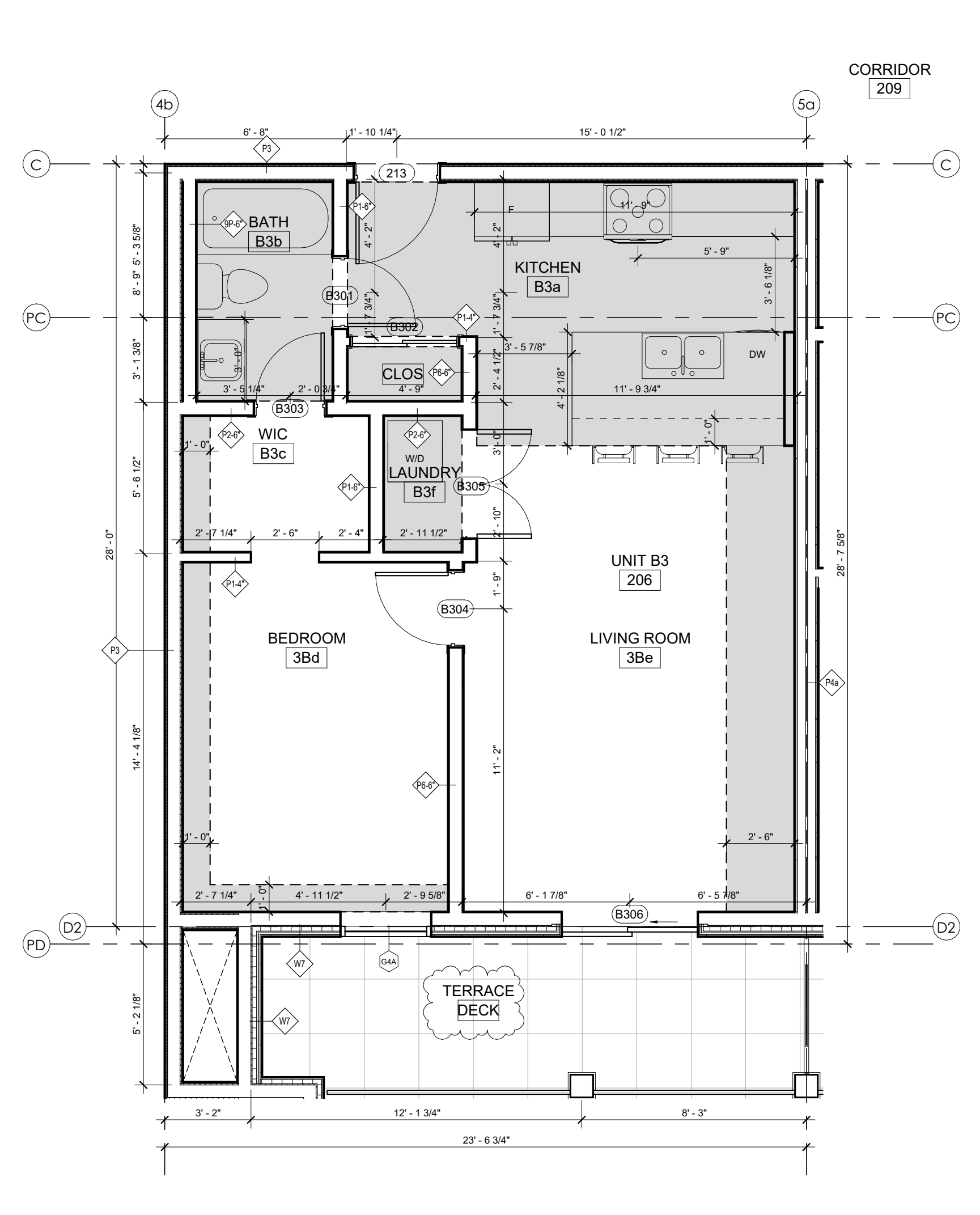
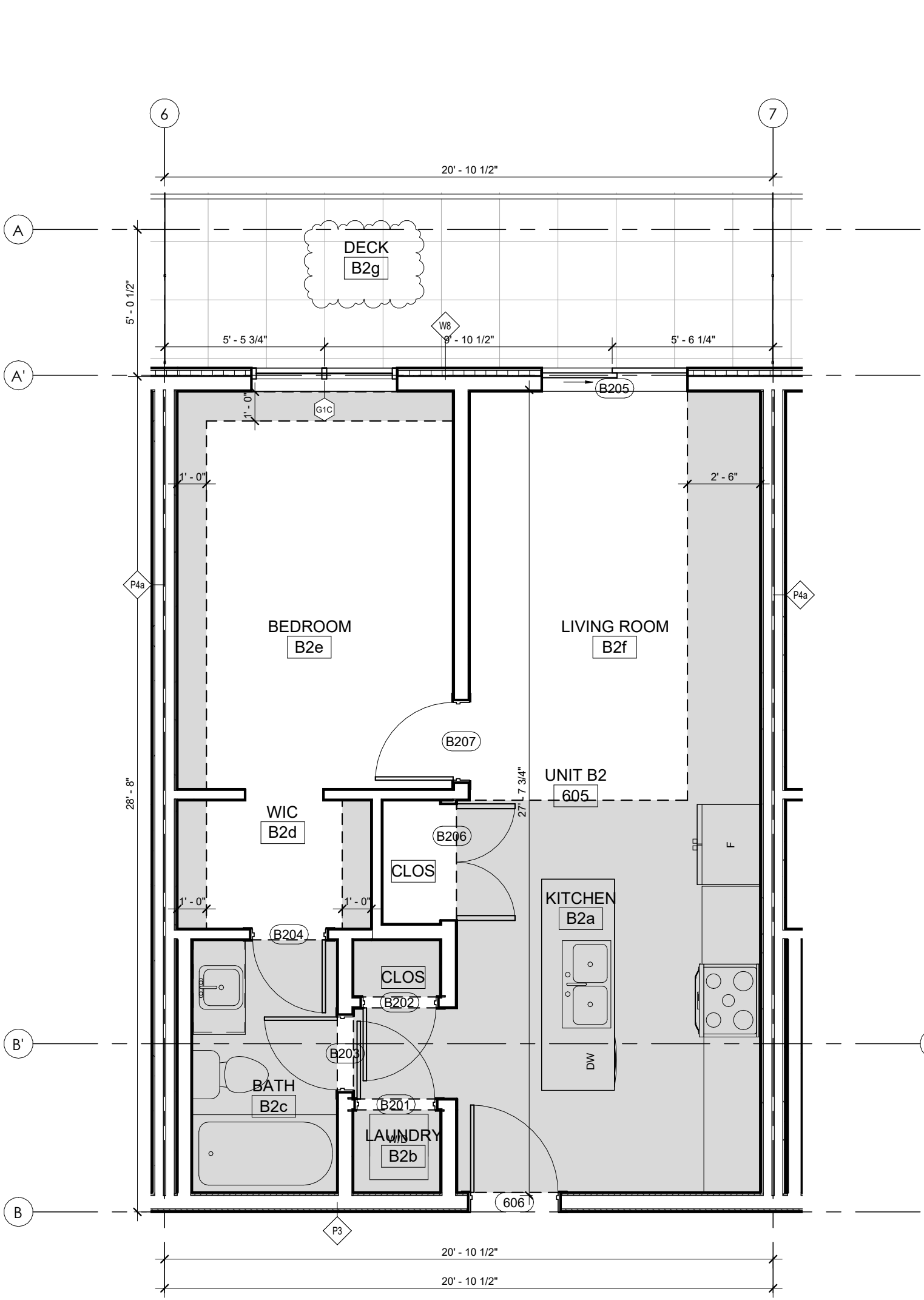
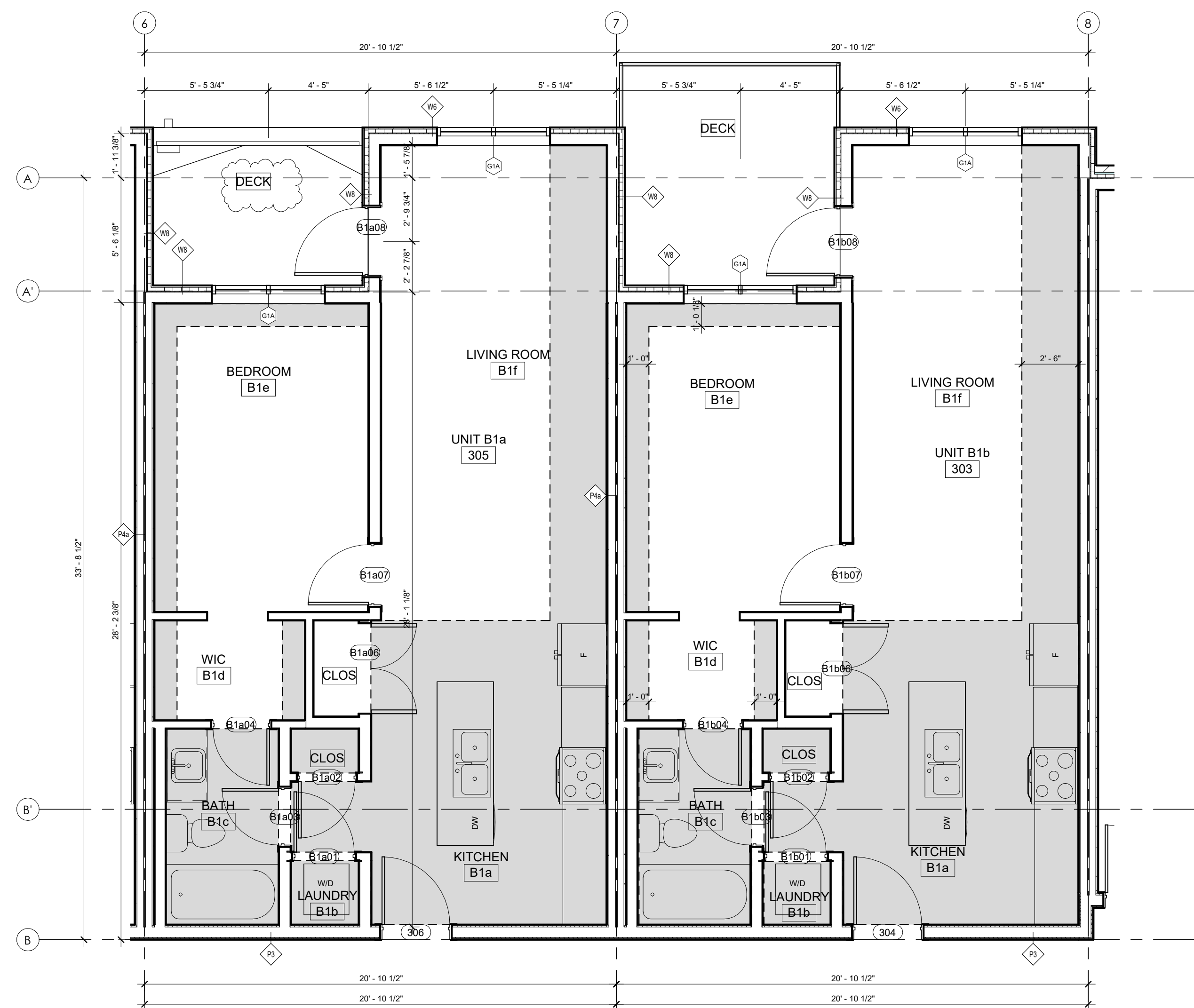
Date 07/11/22

Scale 1/4" = 1'-0"

Revision Number A

Drawing Number

A2.9

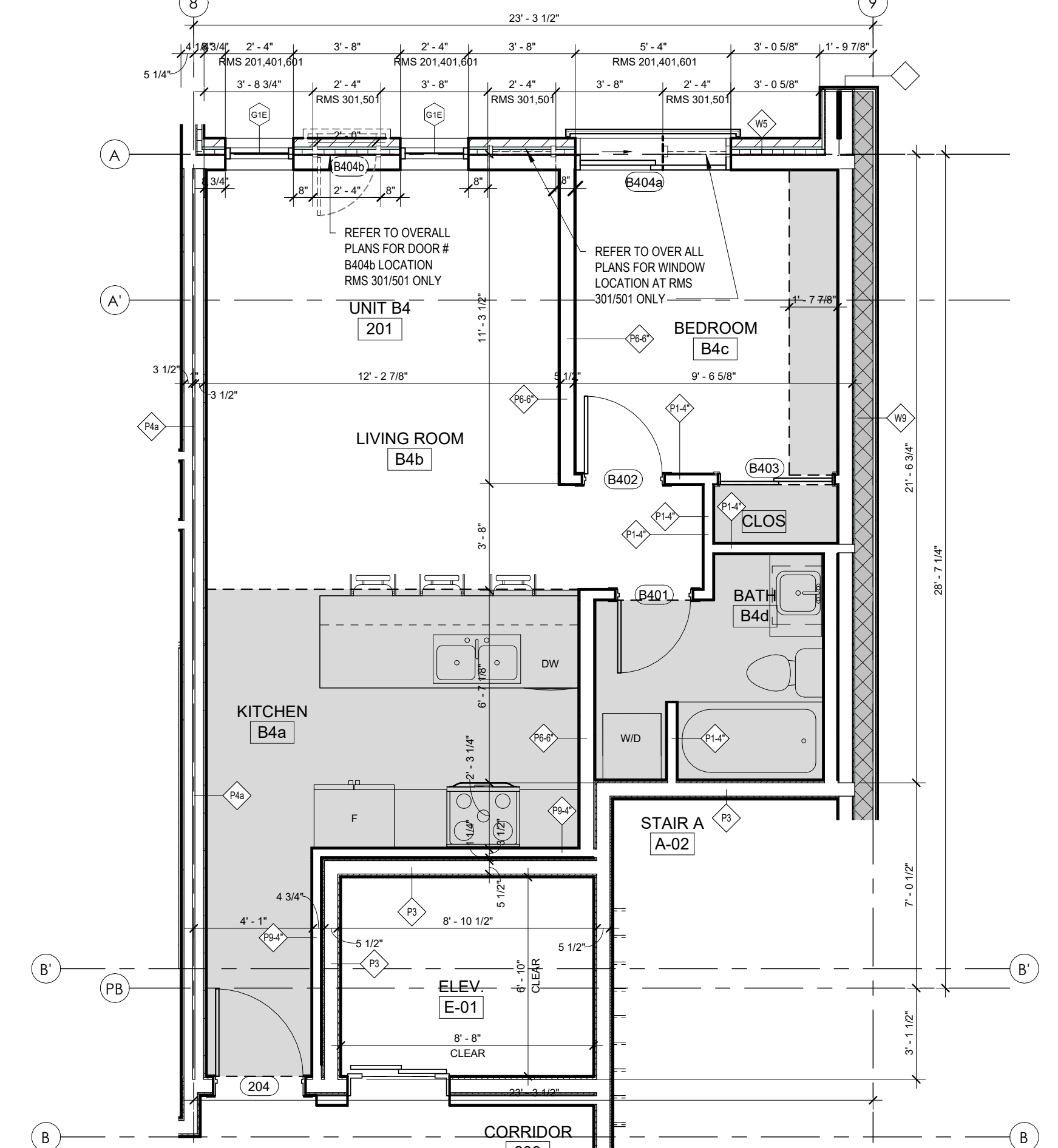


1 UNIT B1 - 1 BED AREA: 689 ft²,
A2.9 1/4" = 1'-0" DECK: TYPE a AREA 62ft²,
TYPE b AREA 90ft²
ROOM NUMBERS: 303, 305, 308, 310,
403, 405, 408, 410,
503, 505, 505, 510

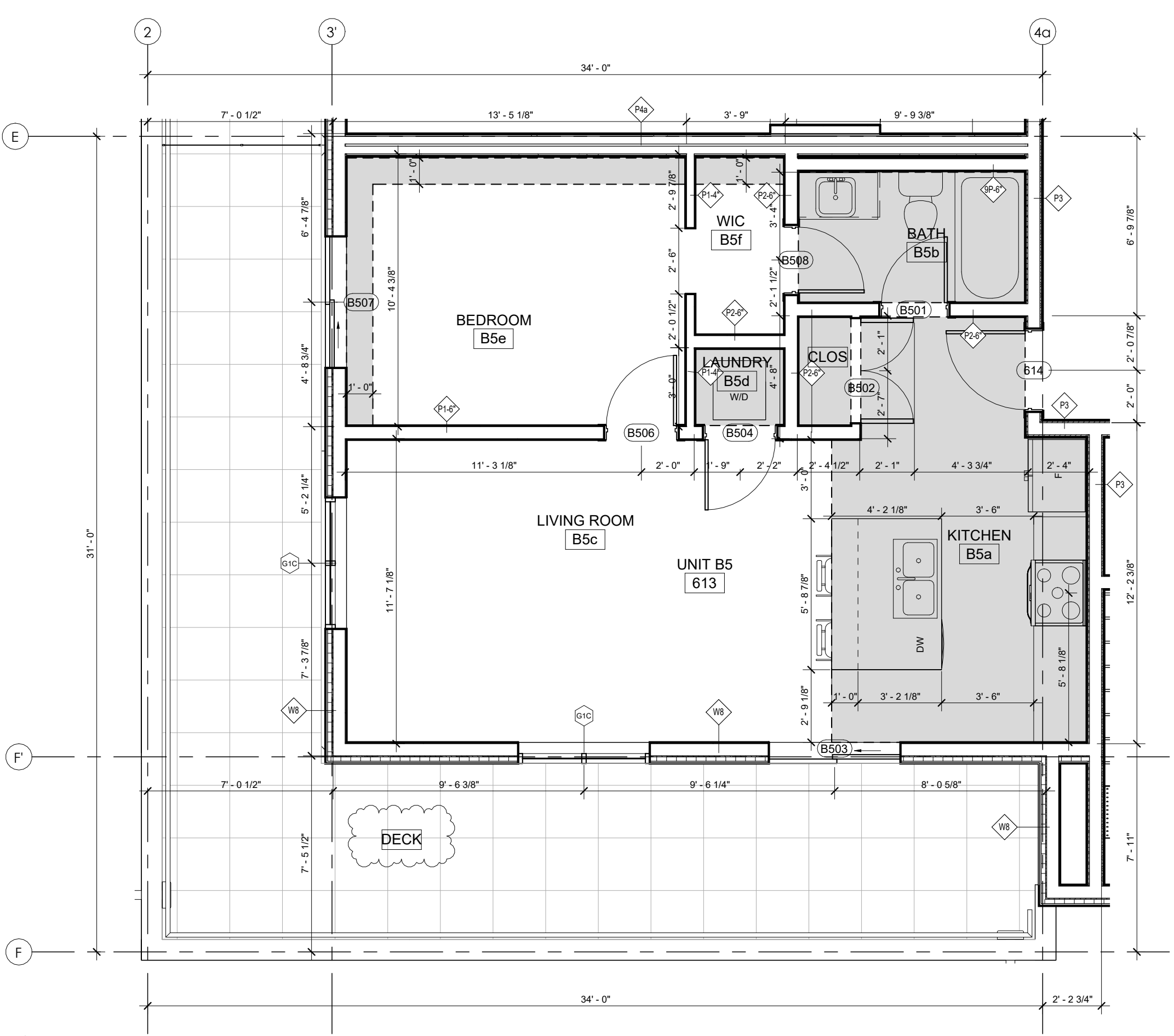
GENERAL NOTE: UNIT B1 DECKS
VAVARY REFER TO OVER ALL
PLANS FOR DECK SIZES

2 UNIT B2 - 1 BED AREA: 601 ft²,
A2.9 1/4" = 1'-0" DECK: AREA 123ft²
ROOM NUMBERS: 603, 605, 608, 610,

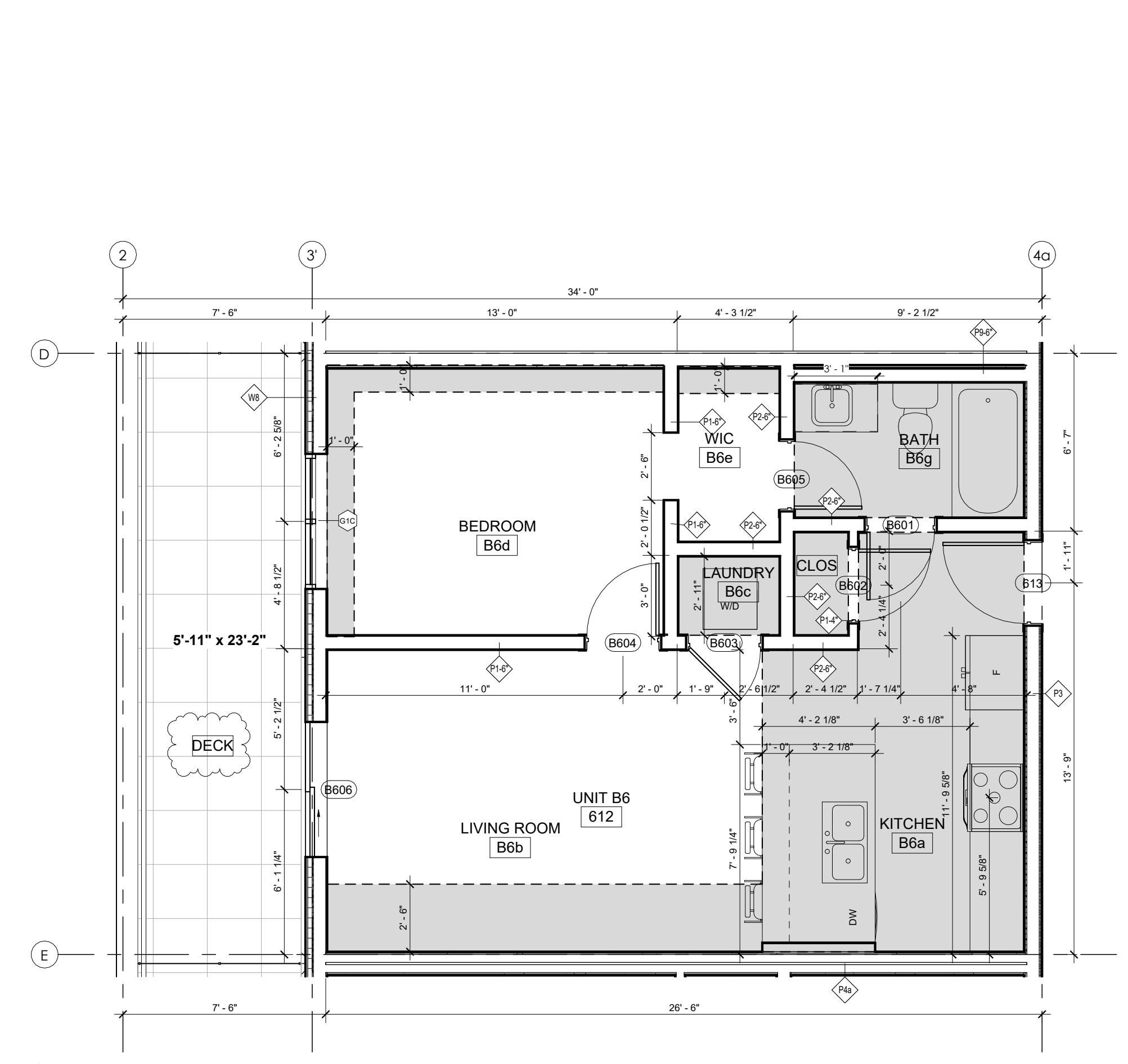
3 UNIT B3 - 1 BED AREA: 650 ft²,
A2.9 1/4" = 1'-0" DECK: AREA 111ft²
ROOM NUMBERS: 206, 309, 409, 509, 609



4 UNIT B4 - 1 BED AREA: 598 ft²,
A2.9 1/4" = 1'-0" DECK: AREA: N/A
ROOM NUMBERS: 201, 301, 401, 501, 601,



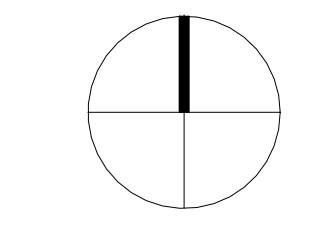
5 UNIT B5 - 1 BED AREA: 669 ft²,
A2.9 1/4" = 1'-0" DECK: AREA: 361
ROOM NUMBERS: 613



6 UNIT B6 - 1 BED AREA: 611 ft²,
A2.9 1/4" = 1'-0" DECK: AREA: 136
ROOM NUMBERS: 612

ISSUED FOR COORDINATION

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2024-12-23

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01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
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03	2022.02.22	RE-ISSUED FOR REZONING & SP TO SUE CITY COMMENTS
04	2022.04.09	ISSUED FOR BFP
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.14	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR SP CURRENT ZONING

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
3	2024.01.08	IFC COORDINATION
4	2023.11.13	IFC COORDINATION

Project

SAVOY
 ON CLEMENT
 RESIDENTIAL DEVELOPMENT
 447 CLEMENT AVE

ENLARGED PLANS,
 UNITS C1, & D1 TO D3

Job Number 21.888

Date 07/11/22

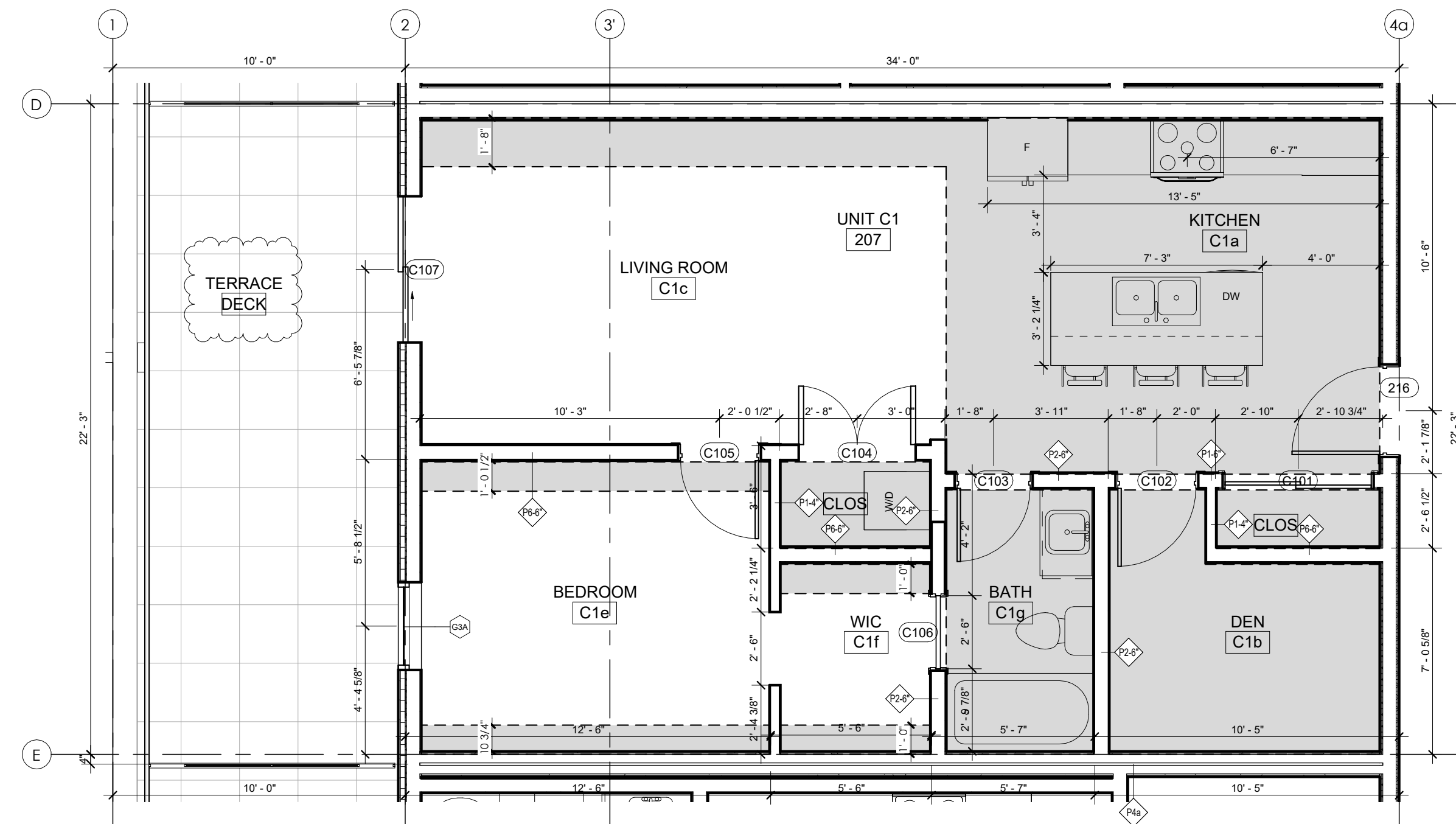
Scale 1/4" = 1'-0"

Revision Number A

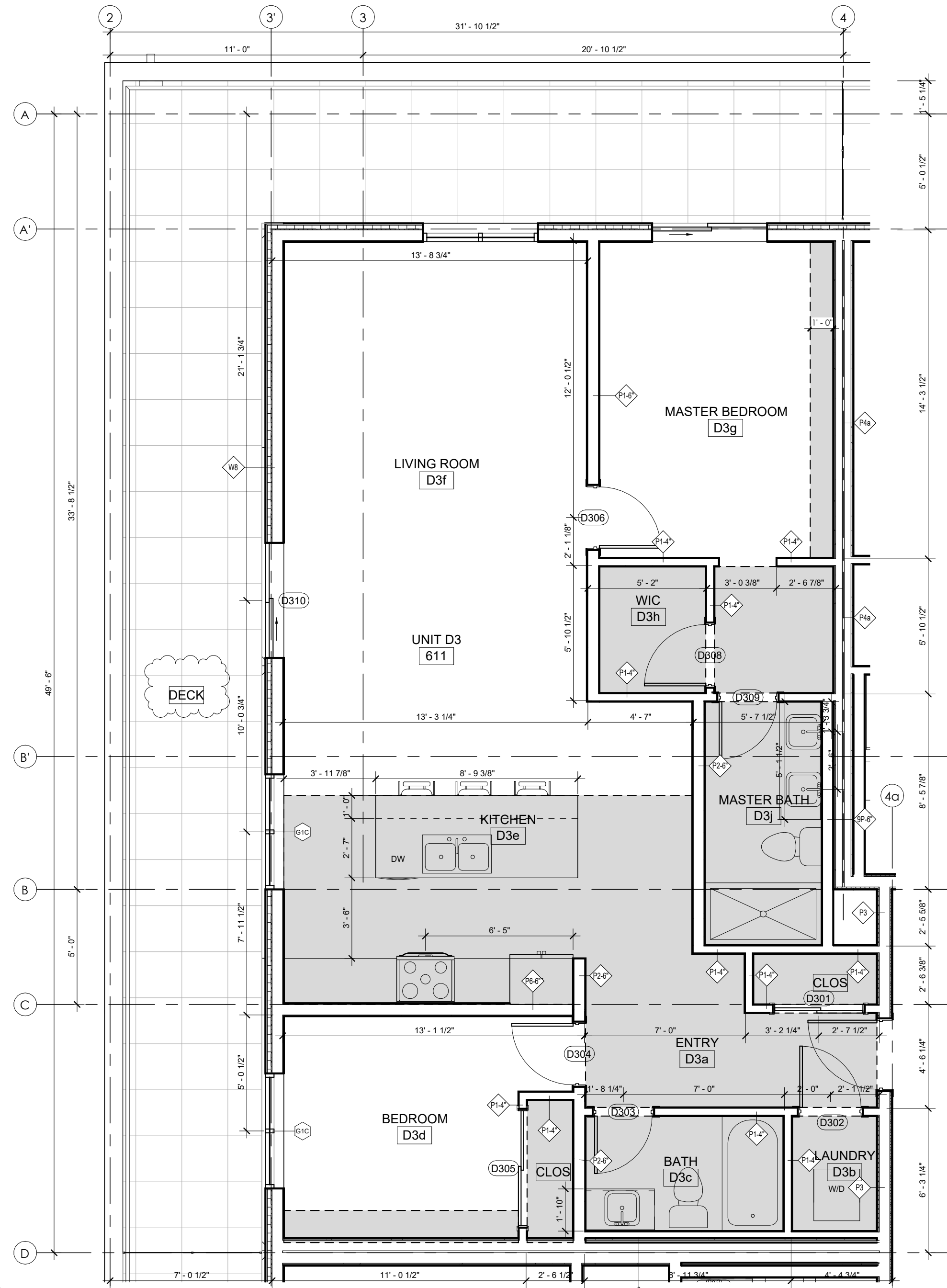
Drawing Number

2024-12-23 3:08:01 PM

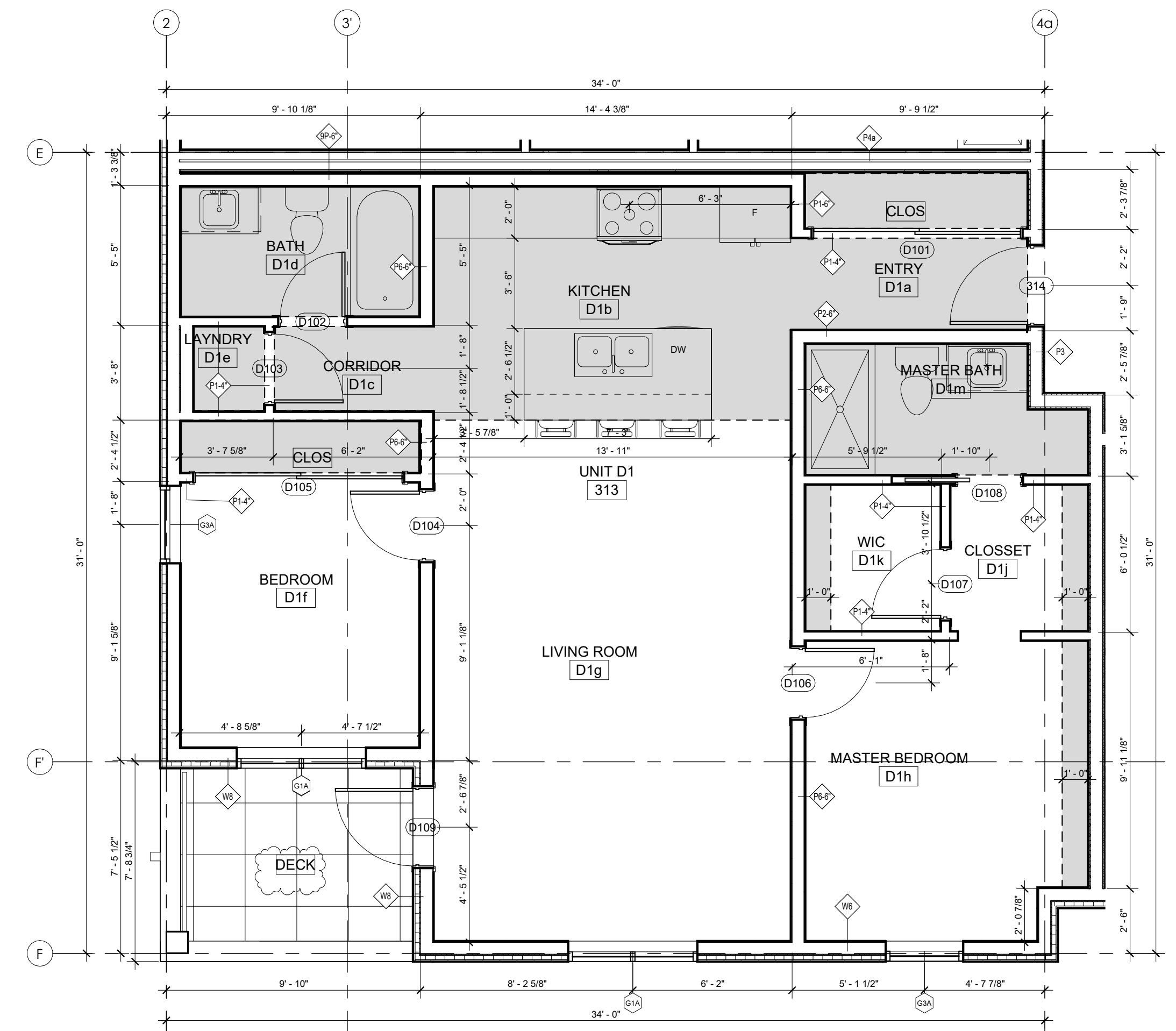
A2.10



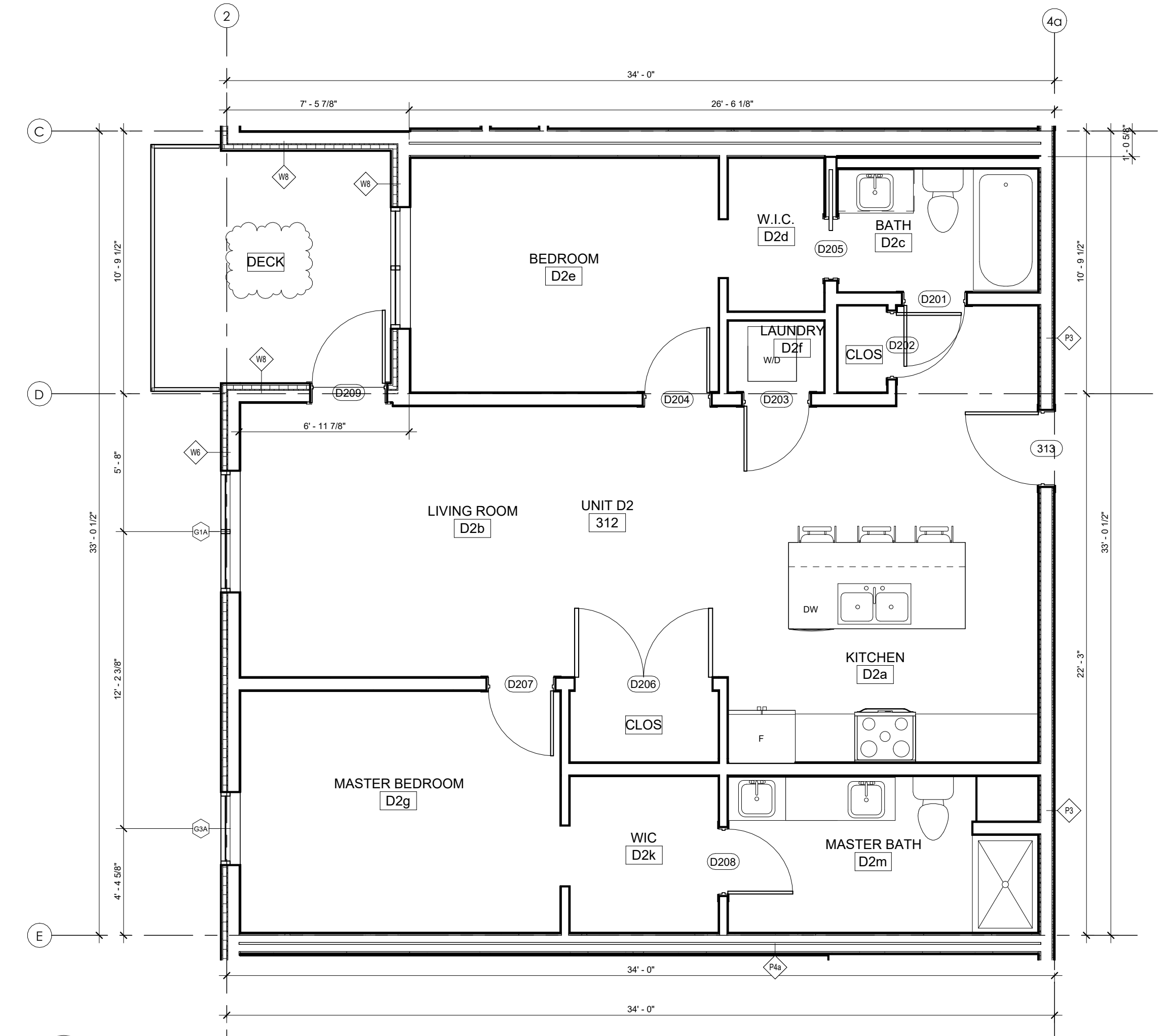
1 UNIT C1 - 1 BED + DEN AREA: 768 ft², DECK: AREA 200 ft²
 A2.10 1/4" = 1'-0" ROOM NUMBERS: 207



2 UNIT D3 - 2 BED AREA: 1163 ft², DECK: AREA 461 ft²
 A2.10 1/4" = 1'-0" ROOM NUMBERS: 611



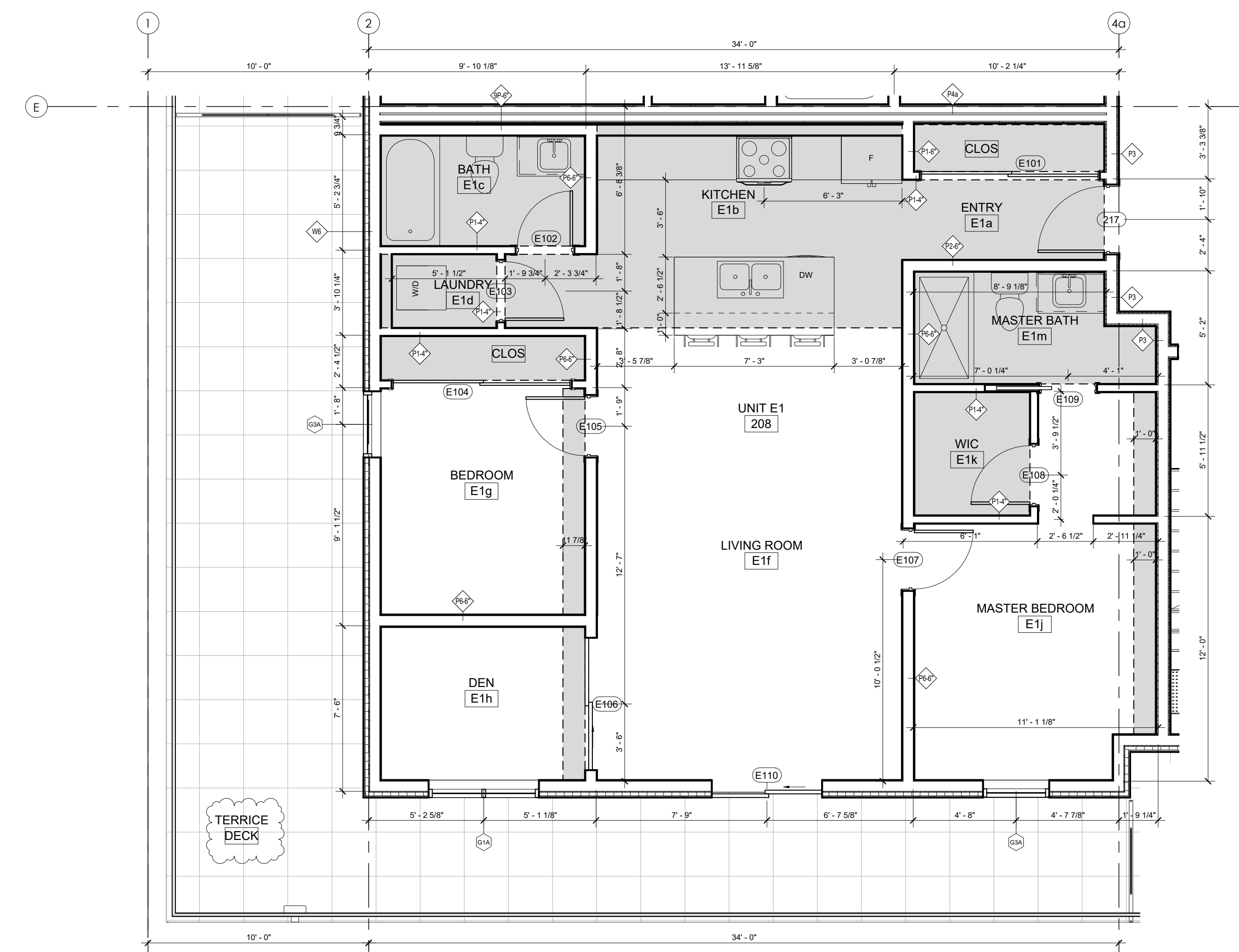
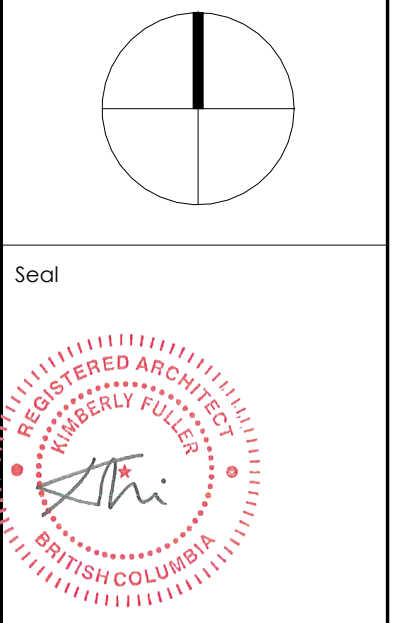
3 UNIT D1 - 2 BED AREA: 1028 ft², DECK: AREA 60 ft²
 A2.10 1/4" = 1'-0" ROOM NUMBERS: 312, 412, 512



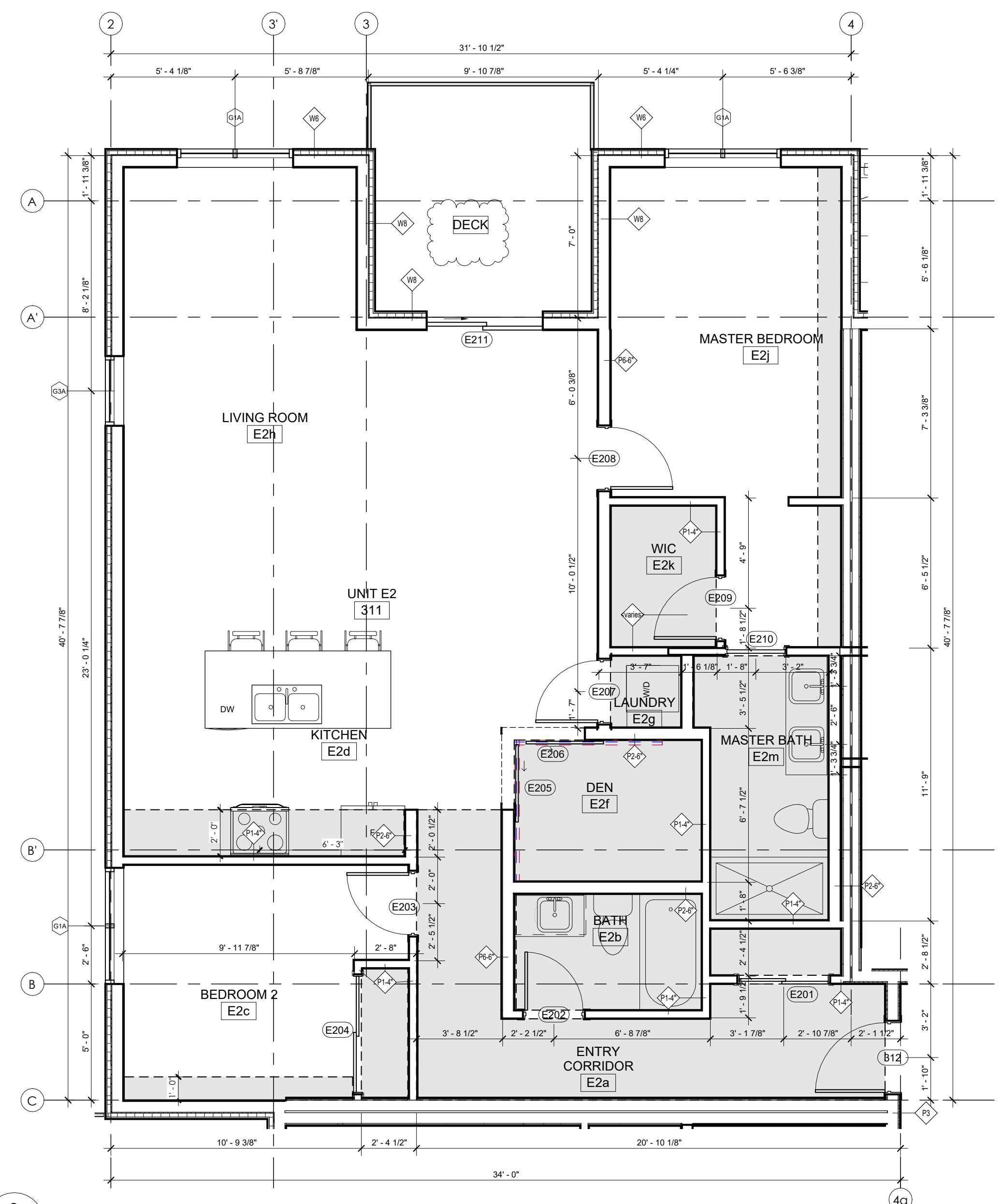
4 UNIT D2 - 2 BED AREA: 1048 ft², DECK: AREA 92 ft²
 A2.10 1/4" = 1'-0" ROOM NUMBERS: 312, 412, 512

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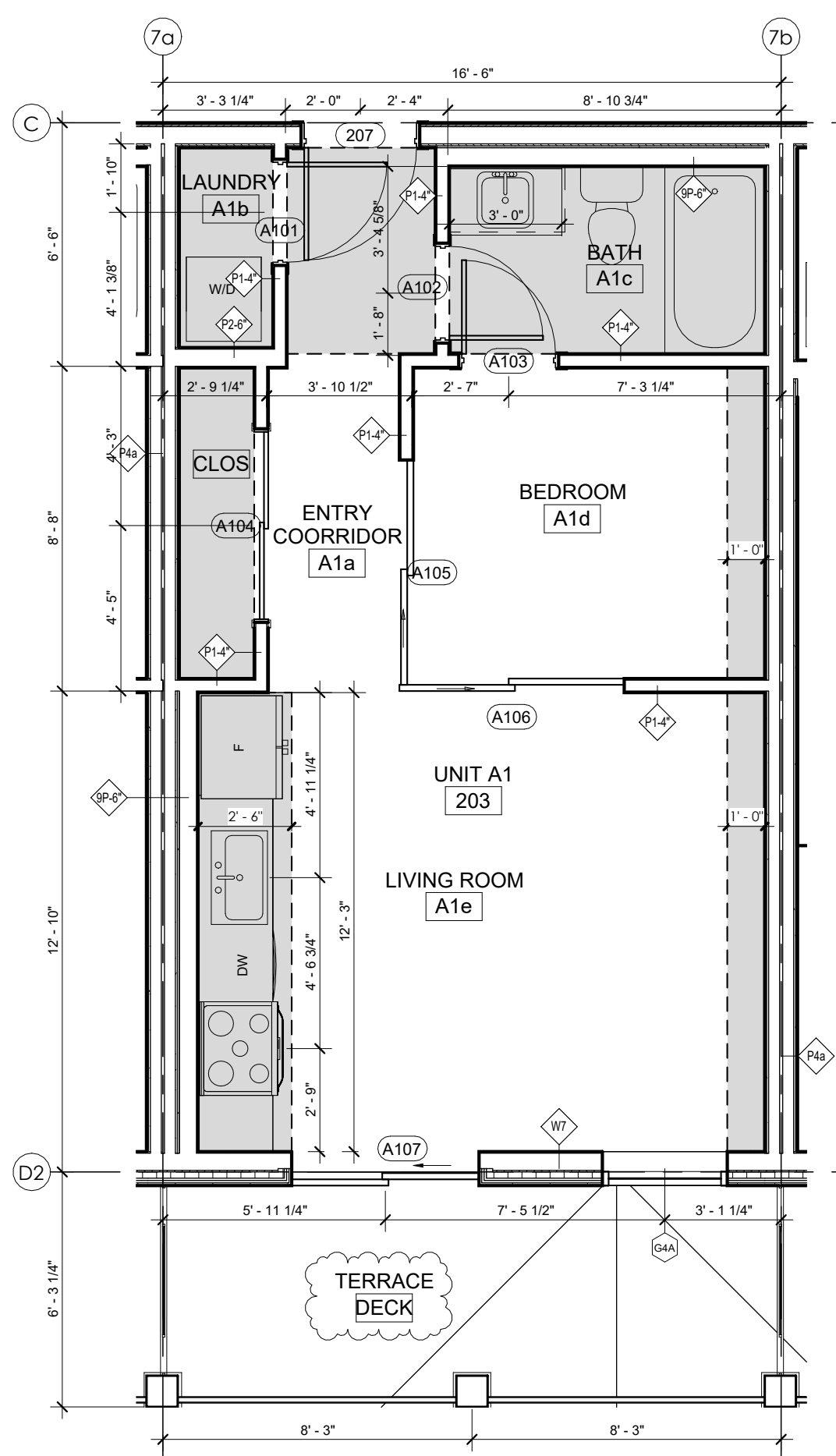
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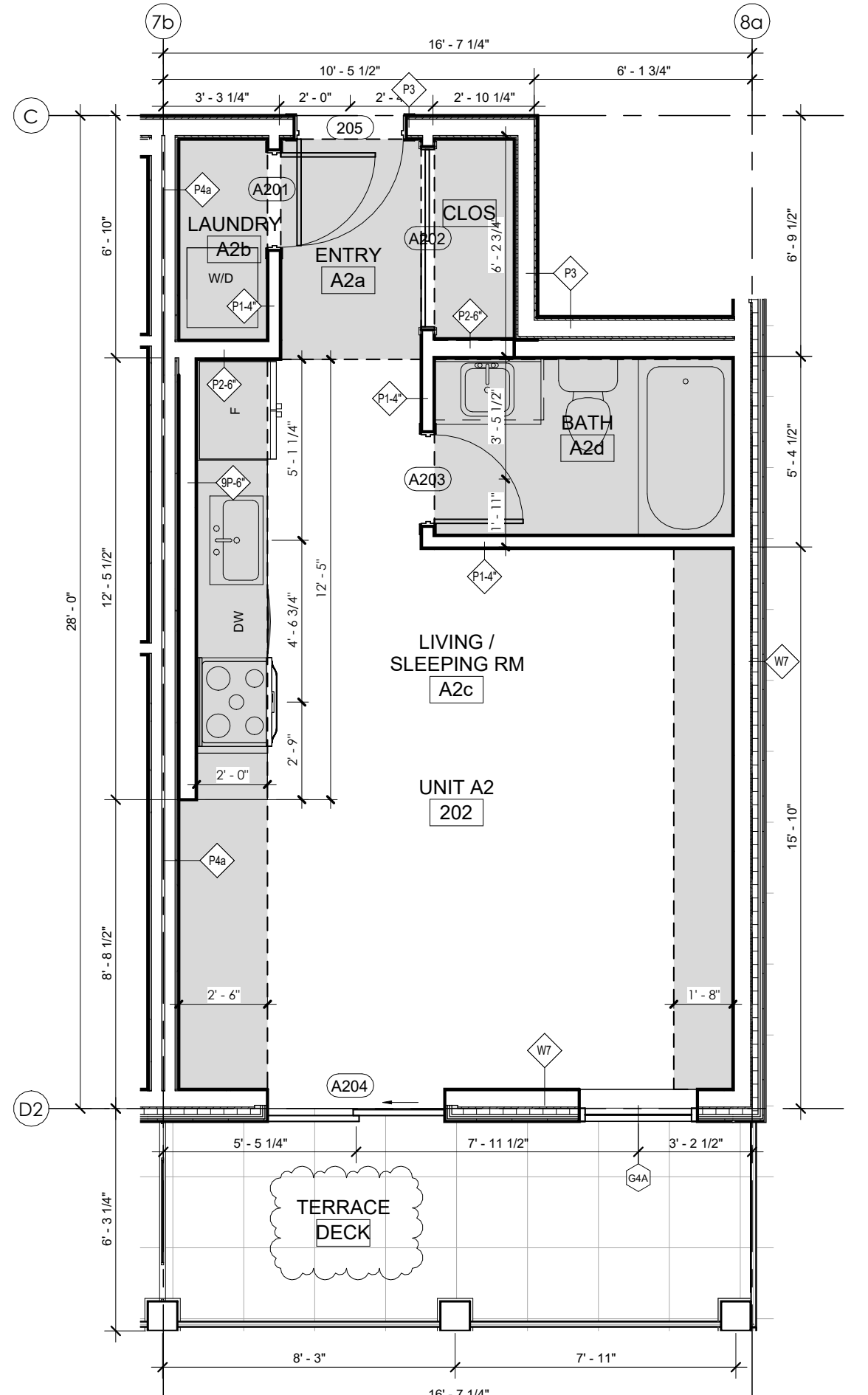
1 UNIT E1 - 2 BED + DEN
 AREA: 1101 ft²
 DECK: AREA 519 ft²
 ROOM NUMBERS: 208
 1/4" = 1'-0"



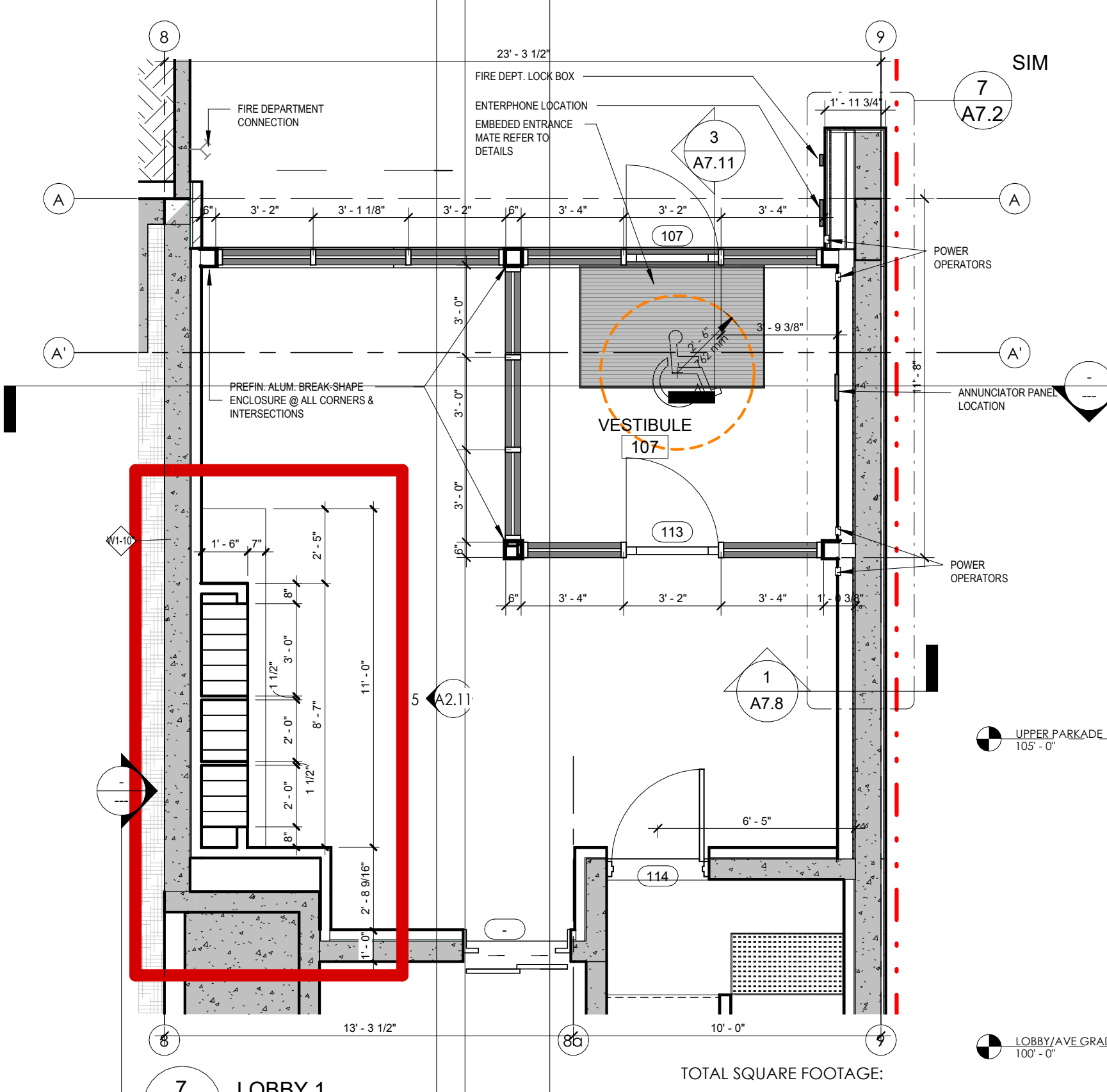
2 UNIT E2 - 2 BED + DEN
 AREA: 1293 ft²
 DECK: AREA 90 ft²
 ROOM NUMBERS: 311, 411, 511
 1/4" = 1'-0"



3 UNIT A1 - STUDIO
 AREA: 463 ft²
 DECK: AREA 93 ft²
 ROOM NUMBERS: 203, 204, 205, 302, 304, 306, 307, 402, 404, 406, 407, 502, 504, 506, 507, 602, 604, 605, 607
 1/4" = 1'-0"



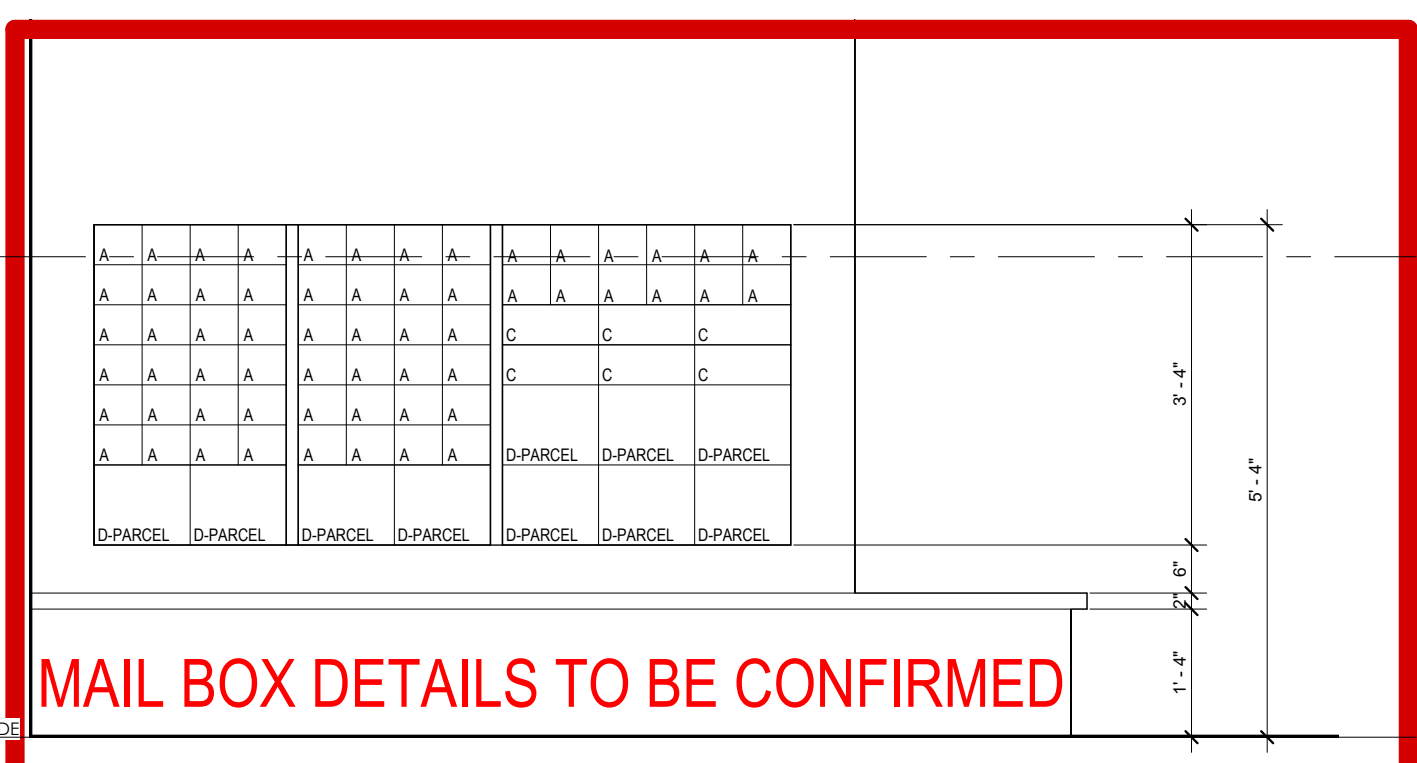
4 UNIT A2 - STUDIO
 AREA: 437 ft²
 DECK: AREA 93 ft²
 ROOM NUMBERS: 202,
 1/4" = 1'-0"



7 LOBBY 1
 1/4" = 1'-0"

UNIT COUNT		TOTAL UNITS = 66	
TYPE A	UNIT A1 = 19	TYPE D	UNIT D1 = 3
	UNIT A2 = 1		UNIT D2 = 3
	TOTAL = 20		UNIT D3 = 1
			TOTAL = 7
TYPE B	UNIT B1 = 12	TYPE E	UNIT E1 = 1
	UNIT B2 = 5		UNIT E2 = 4
	UNIT B3 = 5		TOTAL = 4
	UNIT B4 = 1	TYPE T	UNIT T1 = 5
	UNIT B2 = 1		UNIT T2 = 1
	TOTAL = 28		TOTAL = 6
TYPE C	UNIT C1 = 1		
	TOTAL = 1		

MAIL BOXES COUNT	
PARCEL D BOXES REQUIRED 1 PER 8 UNITS = 8.25	PARCEL D BOXES
MAIL BOX	
TYPE A PROVIDED = 60	
TYPE C PROVIDED = 6	
TOTAL MAIL BOXES = 66	
PARCEL BOX	
TYPE D PROVIDED = 8	
TOTAL PARCEL BOXES = 10	
TOTAL BOXES = 76	



5 MAIL BOXES
 1/2" = 1'-0"

RECORD OF ISSUES		
NO.	DATE	DESCRIPTION
01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2021.11.08	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT
03	2022.02.22	RE-ISSUED FOR REZONING & DP TO SUIT CITY COMMENTS
04	2022.06.08	ISSUED FOR B.P.
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-REQUIRED FOR BUILDING PERMIT
09	2024.01.16	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
1	2024.01.08	IFC COORDINATION
2	2023.11.13	IFC COORDINATION
2	25.05.2022	DP Review Comments

Project: **SAVOY** ON CLEMENT

RESIDENTIAL DEVELOPMENT
 647 CLEMENT AVE

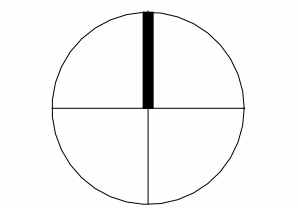
ENLARGED PLANS,
 UNITS A1, A2, E1, E2 &
 MAIN FL. LOBBY

Job Number: 21.888
 Date: 07/11/22
 Scale: As Indicated
 Revision Number: A
 Drawing Number: **A2.11**

ISSUED FOR CONSTRUCTION 2024.01.16

ISSUED FOR COORDINATION

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2024-12-23

MATERIAL LEGEND:

1	BRICK COLOUR: RED STYLE: FULL BED, RUNNING BOND
2	CORRUGATED METAL PANEL FINISH: VERTICAL COLOUR: CHARCOAL
3	CORRUGATED METAL PANEL FINISH: VERTICAL & HORIZONTAL COLOUR: CHARCOAL
4	EXPOSED ARCHITECTURAL CONCRETE CW CAST REVEALS COLOUR: CHARCOAL STYLE: SACKED & SMOOTHED
5	HORIZONTAL LAP SIDING COLOUR: LIGHT GREY STYLE: SMOOTH
6	WOOD TEXTURE METAL PANEL COLOUR: CEDAR STYLE: SMOOTH

MECH. GRILLE. COLOUR TO MATCH CLADDING, TYP.



1 South Elevation
 A3.0 1/8" = 1'-0"



2 North Elevation
 A3.0 1/8" = 1'-0"

RECORD OF ISSUES

NO.	DATE	DESCRIPTION
01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2021.11.08	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT
03	2022.02.22	RE-ISSUED FOR REZONING & DP TO SUE CITY COMMENTS
04	2022.04.09	ISSUED FOR B.P.
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.16	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
5	2024.01.08	IFC COORDINATION

Project
SAVOY
 ON CLEMENT

RESIDENTIAL DEVELOPMENT
 647 CLEMENT AVE

Sheet Title
BUILDING ELEVATIONS

Job Number 21.888

Date 07/11/22

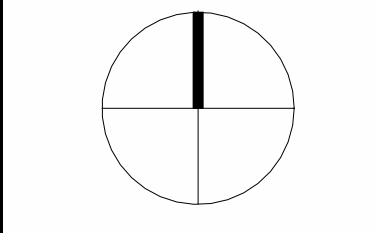
Scale As indicated

Revision Number A

Drawing Number

ISSUED FOR COORDINATION

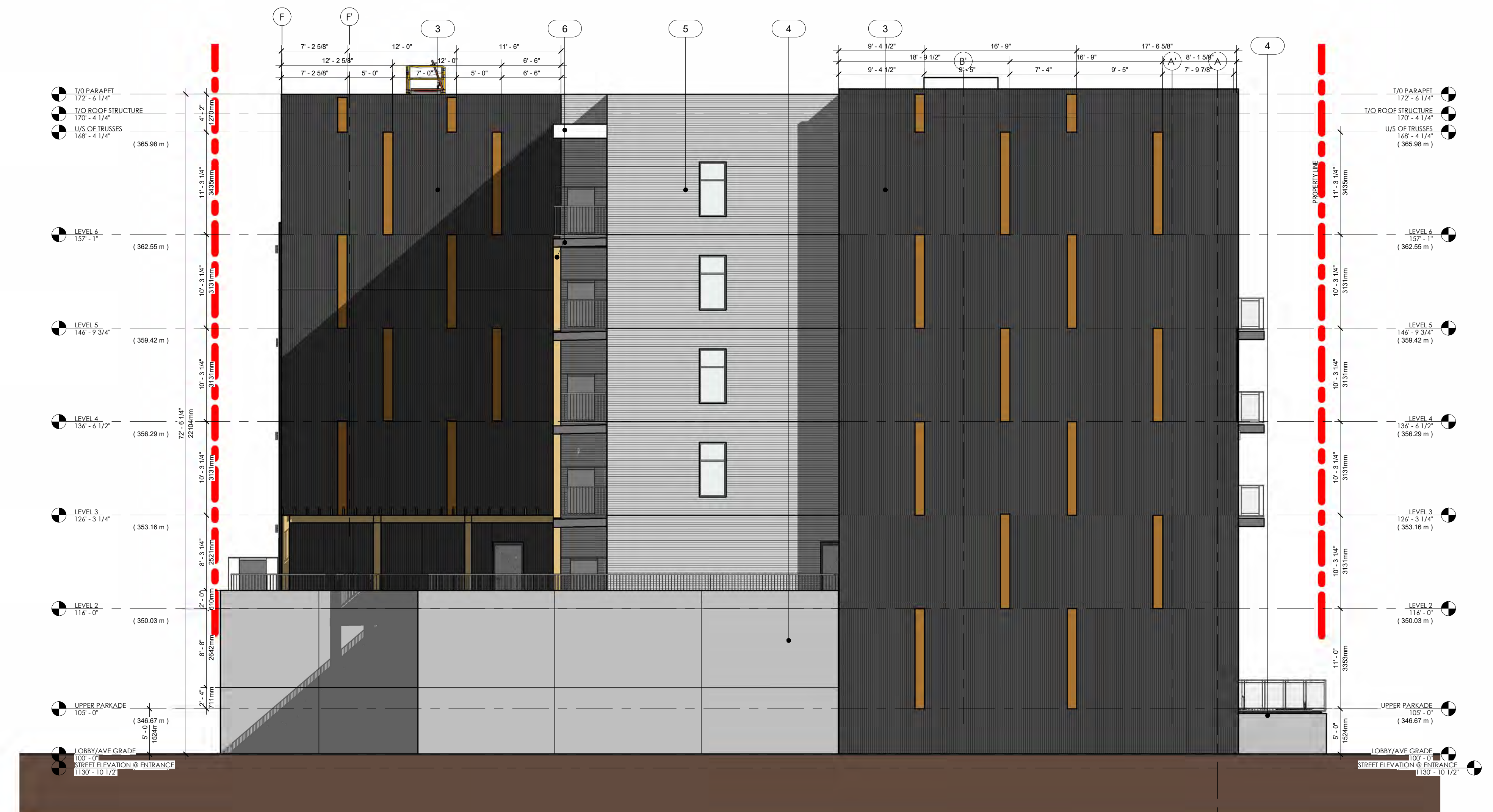
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2024-12-23

MATERIAL LEGEND:

1	BRICK COLOUR: RED STYLE: FULL BED, RUNNING BOND
2	CORRUGATED METAL PANEL FINISH: VERTICAL COLOUR: CHARCOAL
3	CORRUGATED METAL PANEL FINISH: VERTICAL & HORIZONTAL COLOUR: CHARCOAL
4	EXPOSED ARCHITECTURAL CONCRETE CW CAST REVEALS COLOUR: STYLE: SACKED & SMOOTHED
5	HORIZONTAL LAP SIDING COLOUR: LIGHT GREY STYLE: SMOOTH
6	WOOD TEXTURE METAL PANEL COLOUR: CEDAR STYLE: SMOOTH



1 East Elevation
 A3.1 1/8" = 1'-0"



2 West Elevation
 A3.1 1/8" = 1'-0"

RECORD OF ISSUES

NO.	DATE	DESCRIPTION
01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02	2021.11.08	RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT
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04	2022.04.09	ISSUED FOR BFP
05	2022.07.11	ISSUED FOR PRICING
06	2022.08.19	ISSUED FOR POST TENDER ADDENDUM
07	2023.08.02	ISSUED FOR IFC COORDINATION
08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.16	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS

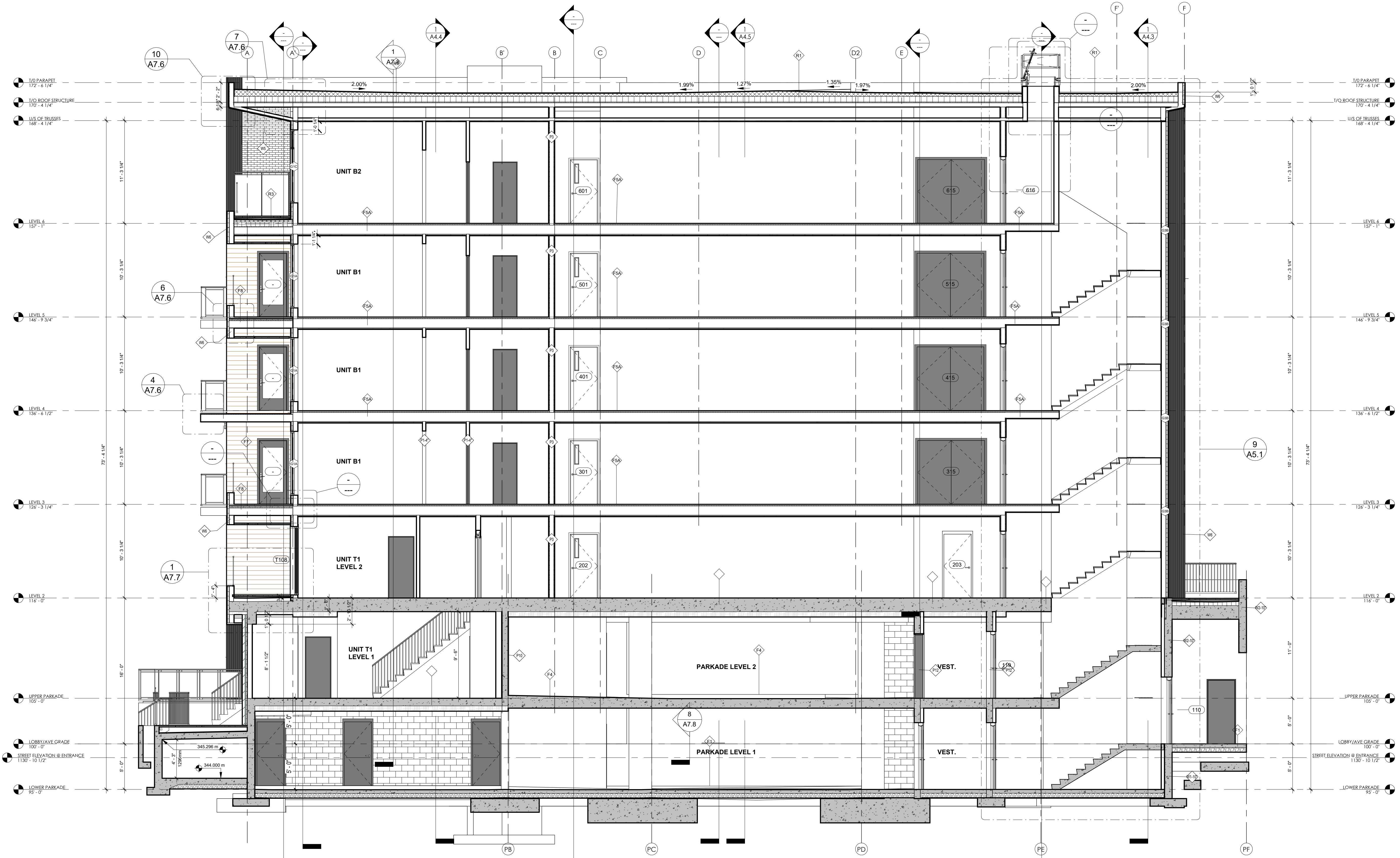
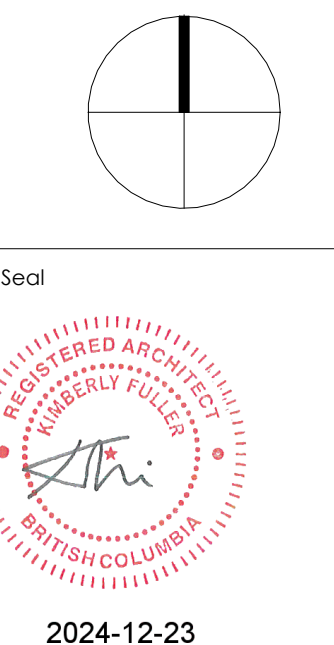
NO.	DATE	DESCRIPTION
1	2024.01.08	IFC COORDINATION
2	25.05.2022	DPF Review Comments

Project
SAVOY
 ON CLEMENT
 RESIDENTIAL DEVELOPMENT
 647 CLEMENT AVE

Sheet Title
BUILDING ELEVATIONS

Job Number 21.888
 Date 07/11/22
 Scale As indicated
 Revision Number A
 Drawing Number

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1 BUILDING SECTION - N/S-2
 A4.0 3/16" = 1'-0"

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10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

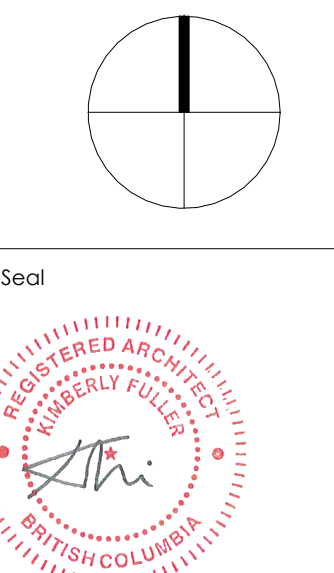
RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
5	2024.01.08	IPC COORDINATION

Project
SAVOY
 ON CLEMENT
 RESIDENTIAL DEVELOPMENT
 447 CLEMENT AVE

Sheet Title
BUILDING SECTIONS

Job Number 21.888
 Date 07/11/22
 Scale 3/16" = 1'-0"
 Revision Number A
 Drawing Number

- THIS DRAWING MUST NOT BE SCALED.
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2024-12-23

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09	2024.01.14	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
5	2024.01.08	IFC COORDINATION

Project
SAVOY
 ON CLEMENT

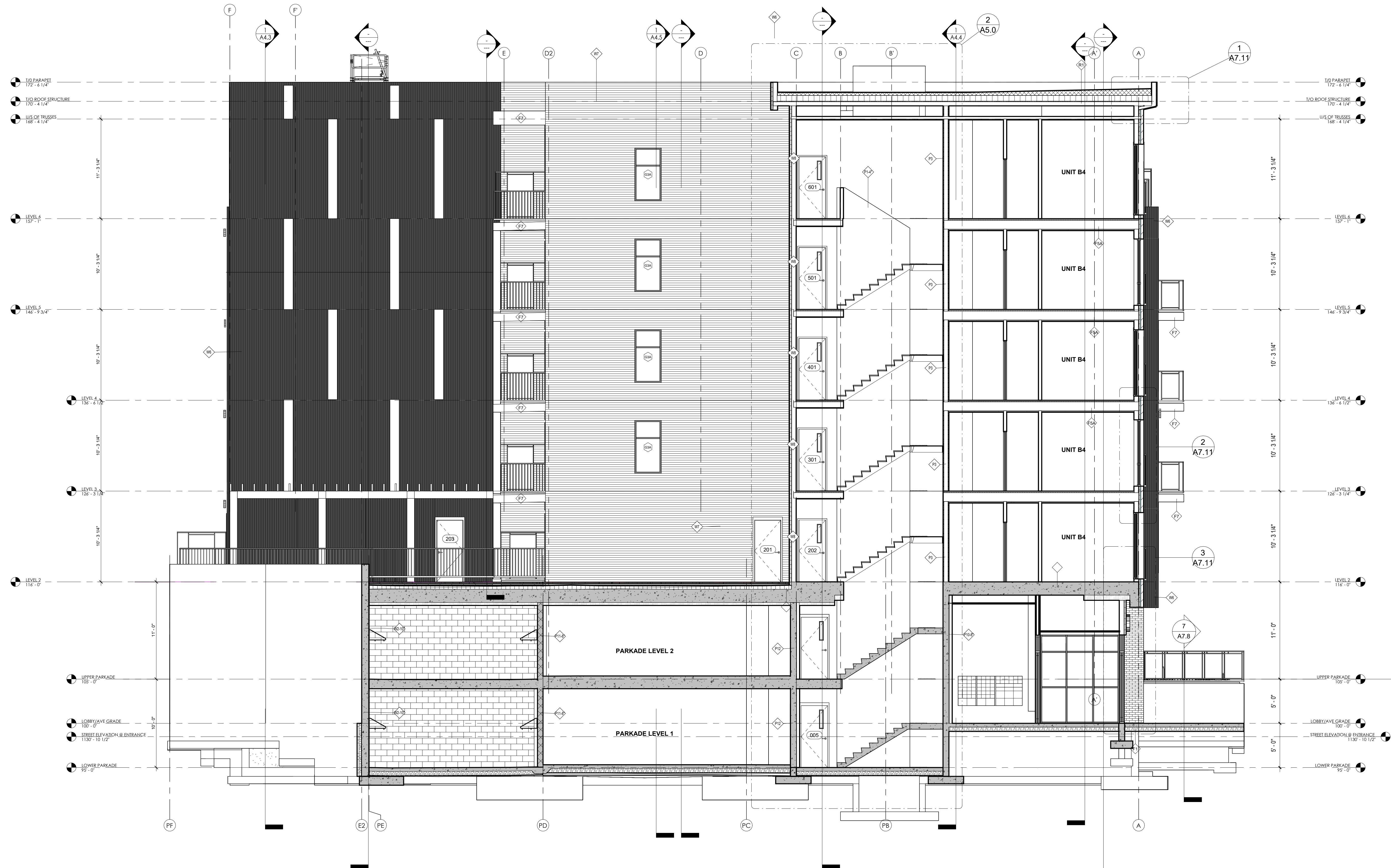
RESIDENTIAL DEVELOPMENT
 447 CLEMENT AVE

Sheet Title
BUILDING SECTIONS

Job Number 21.888
 Date 07/11/22

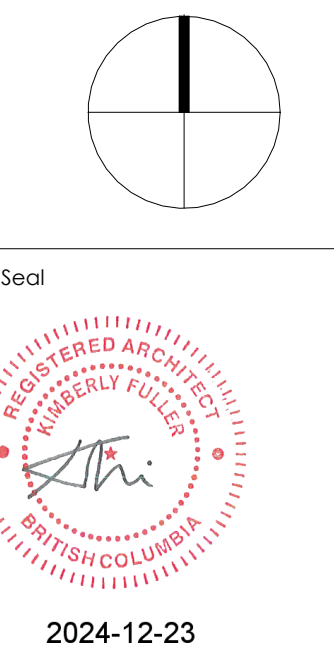
Scale 3/16" = 1'-0"
 Revision Number A
 Drawing Number

2024-12-23 3:09:03 PM



1 BUILDING SECTION - NORTH/SOUTH
 A4.1 3/16" = 1'-0"

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08	2023.11.09	RE-ISSUED FOR BUILDING PERMIT
09	2024.01.14	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
3	2024.01.08	IFC COORDINATION
1	01.25.2022	60% COORDINATION

Project
SAVOY
 ON CLEMENT

RESIDENTIAL DEVELOPMENT
 447 CLEMENT AVE

Sheet Title
BUILDING SECTIONS

Job Number 21.888

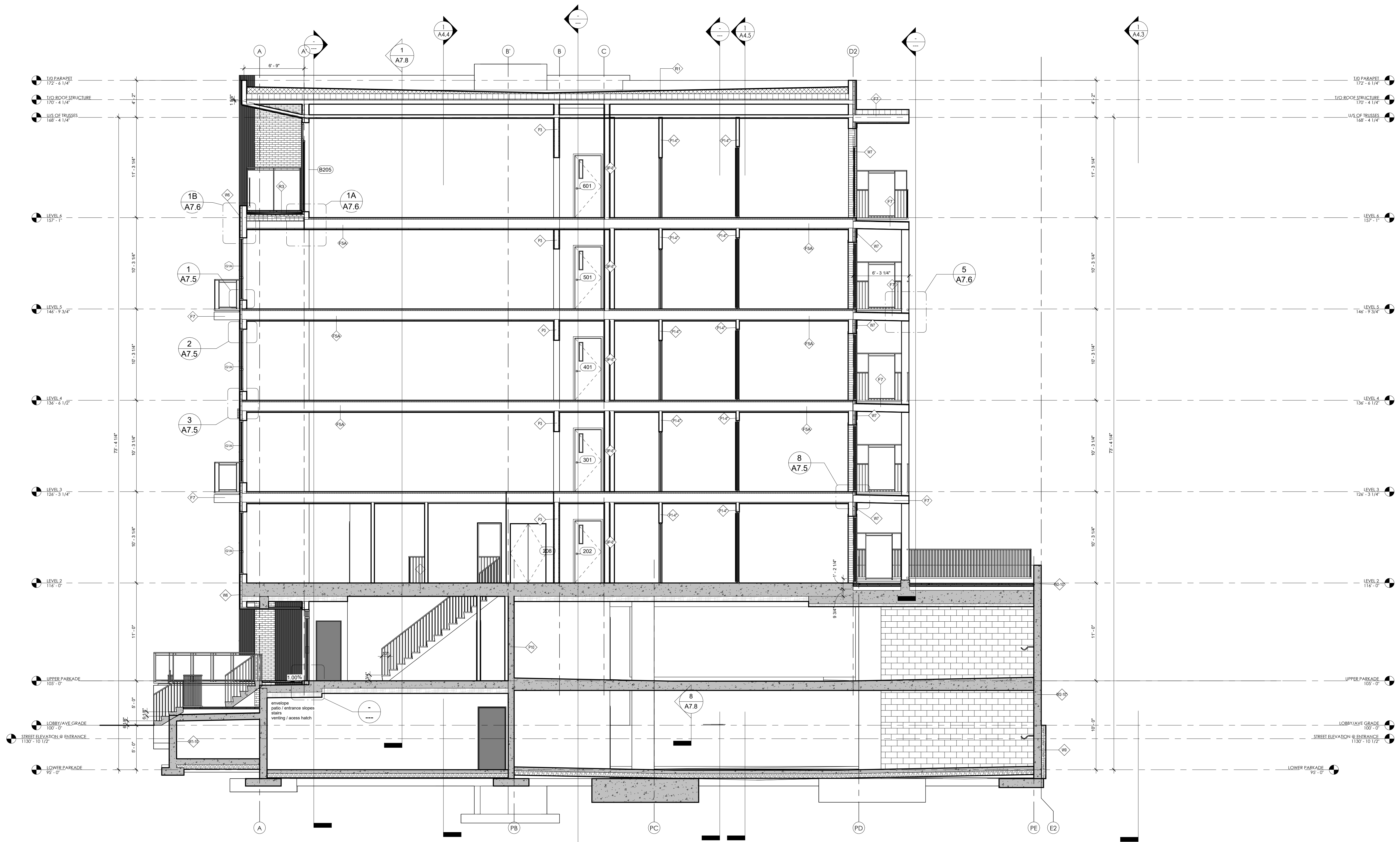
Date 07/11/22

Scale 3/16" = 1'-0"

Revision Number A

Drawing Number

A4.2



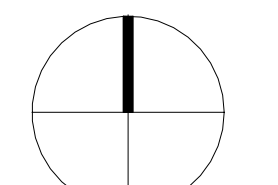
1 BUILDING SECTION - N/S1
 A4.2 3/16" = 1'-0"

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2024-12-23

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09	2024.01.14	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
3	2024.01.08	IFC COORDINATION
1	01.25.2022	60% COORDINATION

Project

SAVOY
ON CLEMENT

RESIDENTIAL DEVELOPMENT
447 CLEMENT AVE

Sheet Title

BUILDING SECTIONS

Job Number 21.888

Date 07/11/22

Scale 3/16" = 1'-0"

Revision Number A

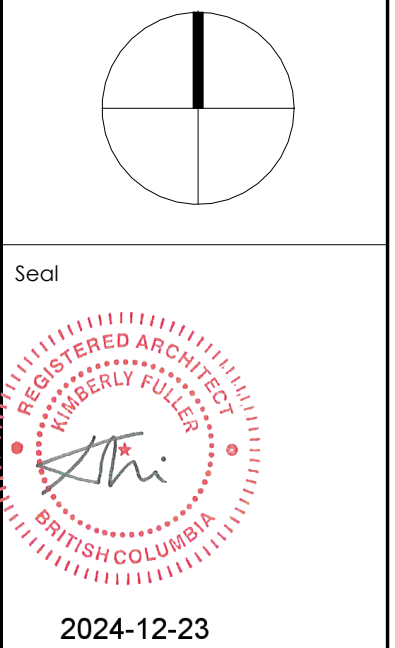
Drawing Number

A4.3



1 BUILDING SECTION - EAST/WEST
 A4.3 3/16" = 1'-0"

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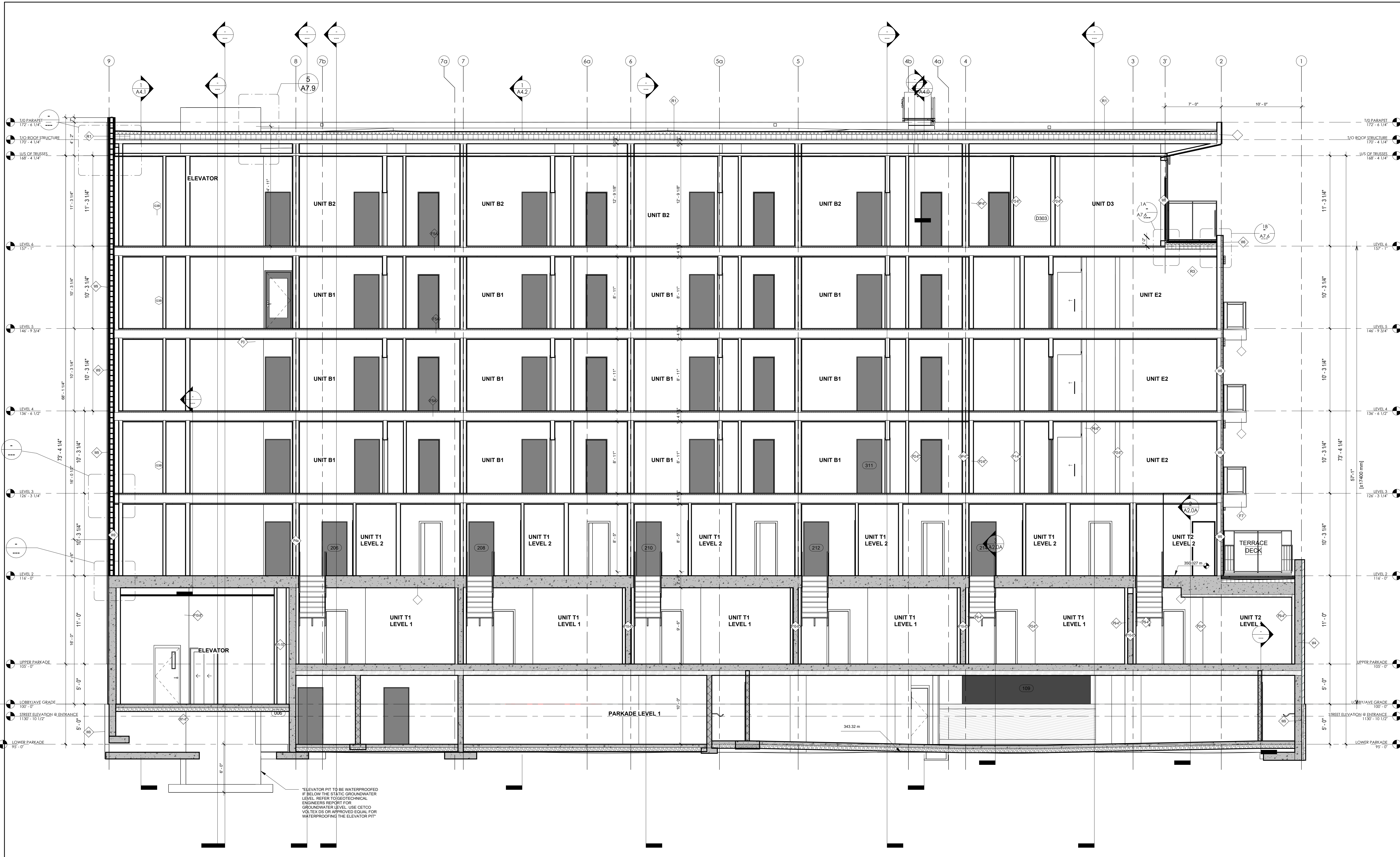
RECORD OF ISSUES		
NO.	DATE	DESCRIPTION
01	2021.05.27	ISSUED FOR REZONING & DEVELOPMENT PERMIT
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09	2024.01.16	ISSUED FOR CONSTRUCTION
10	2024.12.20	RE-ISSUED FOR DP CURRENT ZONING

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
3	2024.01.08	IFC COORDINATION
1	01.25.2022	1625 COORDINATION

SAVOY
 ON CLEMENT
 RESIDENTIAL DEVELOPMENT
 447 CLEMENT AVE

Sheet Title
BUILDING SECTIONS

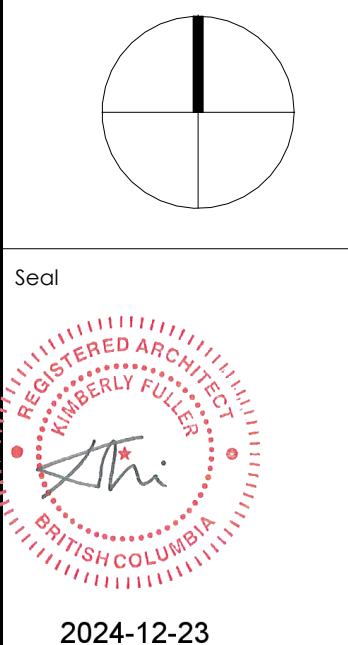
Job Number 21.888
 Date 07/11/22
 Scale 3/16" = 1'-0"
 Revision Number A
 Drawing Number



1 BUILDING SECTION WEST/EAST
 A4.4 3/16" = 1'-0"

ISSUED FOR
COORDINATION

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09	2024.01.16	RE-ISSUED FOR DP
10	2024.12.20	CURRENT ZONING

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
3	2024.01.08	IFC COORDINATION
1	01.25.2022	1625 COORDINATION

Project
SAVOY
 ON CLEMENT
 RESIDENTIAL DEVELOPMENT
 447 CLEMENT AVE

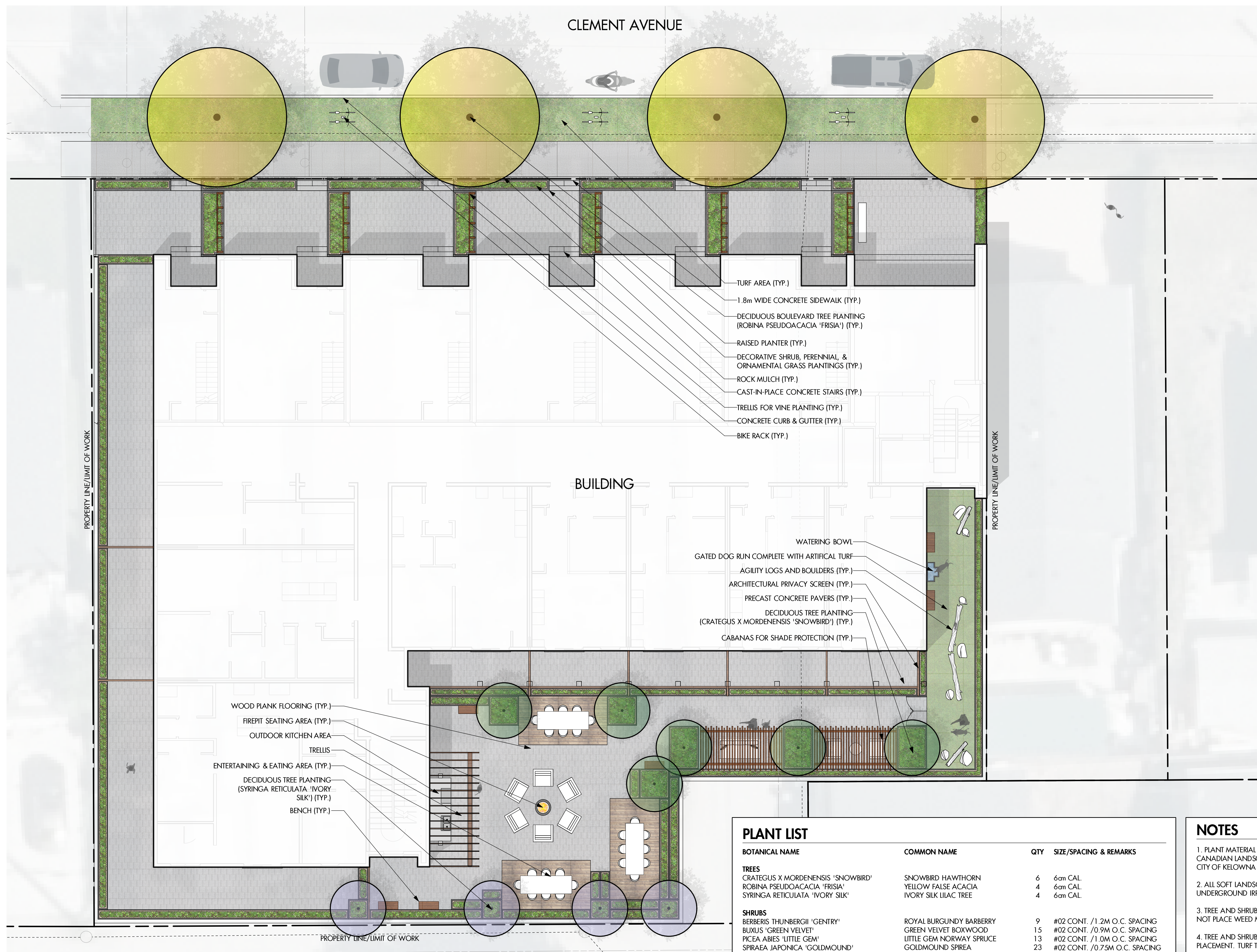
Sheet Title
BUILDING SECTIONS

Job Number 21.888
 Date 07/11/22
 Scale 3/16" = 1'-0"
 Revision Number A
 Drawing Number



1 BUILDING SECTION WEST/EAST 1
 A4.5 3/16" = 1'-0"

0 5 10 15M



CLEMENT AVENUE

BUILDING

- TURF AREA (TYP.)
- 1.8m WIDE CONCRETE SIDEWALK (TYP.)
- DECIDUOUS BOULEVARD TREE PLANTING (ROBINA PSEUDOACACIA 'FRISIA') (TYP.)
- RAISED PLANTER (TYP.)
- DECORATIVE SHRUB, PERENNIAL, & ORNAMENTAL GRASS PLANTINGS (TYP.)
- ROCK MULCH (TYP.)
- CAST-IN-PLACE CONCRETE STAIRS (TYP.)
- TRELLIS FOR VINE PLANTING (TYP.)
- CONCRETE CURB & GUTTER (TYP.)
- BIKE RACK (TYP.)

- WATERING BOWL
- GATED DOG RUN COMPLETE WITH ARTIFICIAL TURF
- AGILITY LOGS AND BOULDERS (TYP.)
- ARCHITECTURAL PRIVACY SCREEN (TYP.)
- PRECAST CONCRETE PAVERS (TYP.)
- DECIDUOUS TREE PLANTING (CRATEGUS X MORDENENSIS 'SNOWBIRD') (TYP.)
- CABANAS FOR SHADE PROTECTION (TYP.)

- WOOD PLANK FLOORING (TYP.)
- FIREPIT SEATING AREA (TYP.)
- OUTDOOR KITCHEN AREA
- TRELLIS
- ENTERTAINING & EATING AREA (TYP.)
- DECIDUOUS TREE PLANTING (SYRINGA RETICULATA 'IVORY SILK') (TYP.)
- BENCH (TYP.)

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
CRATEGUS X MORDENENSIS 'SNOWBIRD'	SNOWBIRD HAWTHORN	6	6m CAL
ROBINA PSEUDOACACIA 'FRISIA'	YELLOW FALSE ACACIA	4	6m CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC TREE	4	6m CAL
SHRUBS			
BERBERIS THUNBERGII 'CENTRY'	ROYAL BURGUNDY BARBERRY	9	#02 CONT. /1.2M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	15	#02 CONT. /0.9M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	13	#02 CONT. /1.0M O.C. SPACING
SPRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	23	#02 CONT. /0.75M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	15	#02 CONT. /0.9M O.C. SPACING
PERENNIALS & GRASSES			
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	7	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	6	#01 CONT. /1.0M O.C. SPACING
HOSTIA 'STRIPEASE'	STRIPEASE HOSTIA	7	#01 CONT. /0.9M O.C. SPACING
LAVANDULA ANGLUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	11	#01 CONT. /0.75M O.C. SPACING
PENNISELUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	4	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	11	#01 CONT. /0.75M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	11	#01 CONT. /0.75M O.C. SPACING

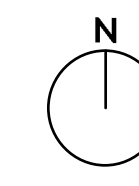
NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TURF TO RECEIVE A MINIMUM OF 150mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



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PROJECT TITLE
631-677 CLEMENT AVENUE
MULTIFAMILY

Kelowna, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION	DATE	BY
1	21.05.26	Review
2	21.10.28	Review
3	21.11.03	Review
4		
5		

PROJECT NO.	21-091
DESIGN BY	AM
DRAWN BY	NG
CHECKED BY	FB
DATE	NOV. 3, 2021
SCALE	1:100
PAGE SIZE	24x36"

SEAL



DRAWING NUMBER

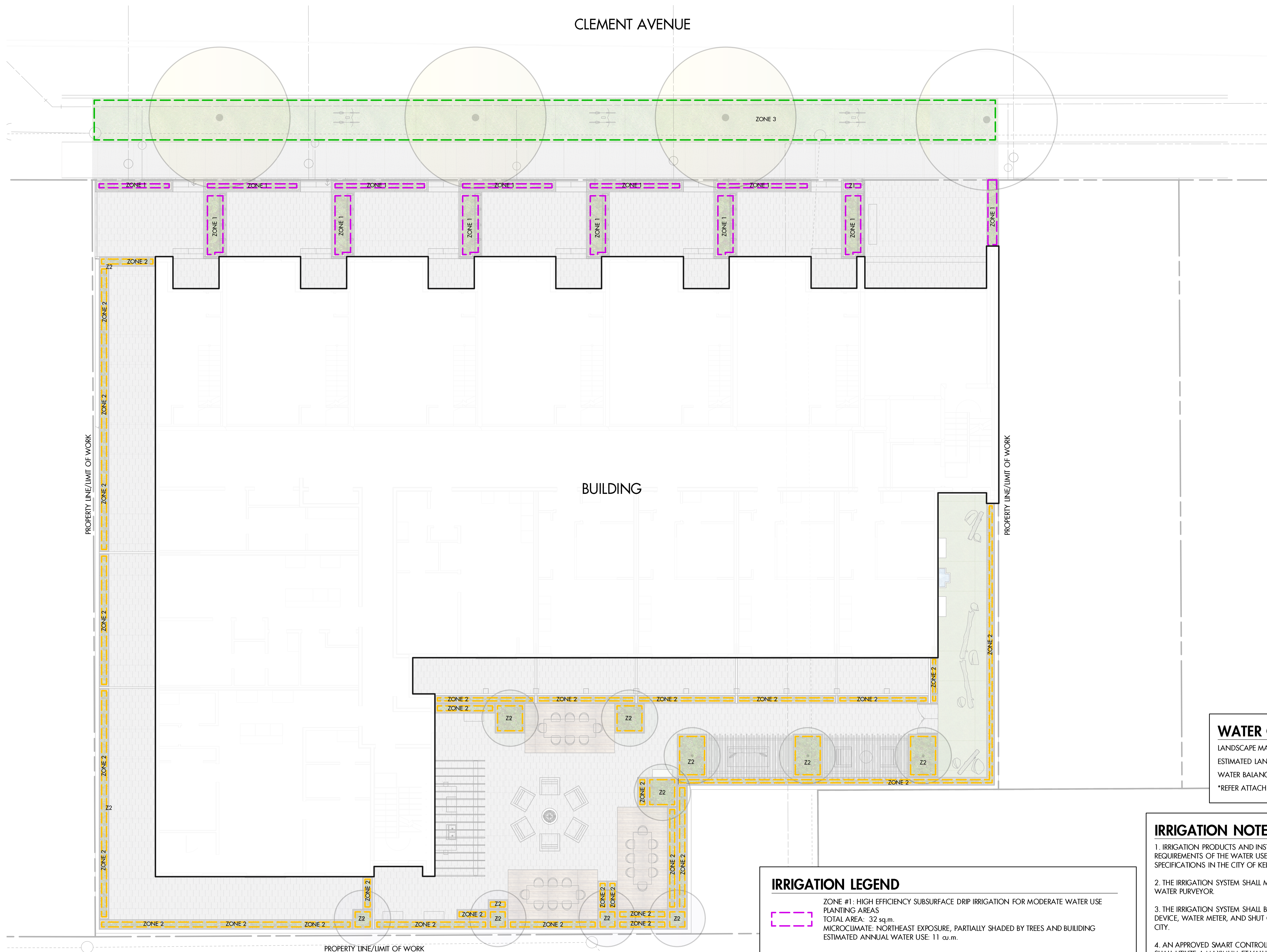
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PROJECT TITLE
**631-677 CLEMENT AVENUE
MULTIFAMILY**

Kelowna, BC

DRAWING TITLE
**WATER CONSERVATION /
IRRIGATION PLAN**

ISSUED FOR / REVISION		
1	21.05.26	Review
2	21.10.28	Review
3	21.11.03	Review
4		
5		

PROJECT NO.	21-091
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WATER CONSERVATION CALCULATIONS
 LANDSCAPE MAXIMUM WATER BUDGET (WB) = 224 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 132 cu.m. / year
 WATER BALANCE = 92 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE
 PLANTING AREAS
 TOTAL AREA: 32 sq.m.
 MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 11 cu.m.

ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE
 PLANTING AREAS
 TOTAL AREA: 69 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 23 cu.m.

ZONE #3: LOW VOLUME POP-UP SPRAY HEADS FOR TURF AREAS
 TOTAL AREA: 115 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 99 cu.m.

IRRIGATION NOTES

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

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