



**Transmittal**

**Re: Design Rationale Summary  
Development of 1267-1289 Pridham Avenue & 1266-1288 Sutherland Avenue,  
Kelowna, BC (The Site)**

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the DP application associated with the proposed Development at The Site (referred to as Collinson Rise) in Kelowna, we offer the following Design Rationale summary for the project:

Located in the heart of the Capri-Landmark Urban Centre, the vision for the project was to design a residential building that aligned with the 2040 Official Community Plan. In response to the OCP, the building is to be classified as high density residential, with the design including a total of 240 residential units. Of the 240 units, 6 are townhomes and the remainder are condos. The condos are broken into the following: 147 micro suites, 6 studios, 40 one-bed, 36 two-bed, and 5 three-bed. The overall concept of the building was in response to several influences that were considered during the design process. One of the most important concepts was recognizing that the Developer opted to provide generous amenity spaces to compliment the proposed unit mix. In response to the market analysis for the immediate area, this approach results in the provision of more attainable residences, while creating a comfortable place to live that benefits from generous shared amenities. Further to the proposed unit mix and amenity spaces, the Developer has taken an innovative approach toward the creation of a "Green Building". The "Green Building" idea includes planting as part of the building design emphasized by a raised landscaped courtyard that is shared by all residents and enhances the visual impact of those oriented toward the south facing courtyard. The planting will act as a design feature that makes the building feel both welcoming and alive.

In response to the shared amenity options, the project concept evolved to blend publicly accessible portions of the building at the ground level with the more private ground-oriented townhome residences. This blend helps to create human scale interaction between the street and building, thereby bringing the residential feel of a taller building down to the entry level. Transparent design of the public spaces at the street level helps to reinforce the human scale and results in an inviting overall form and allows for direct connection between those inside the building and the street. The intent of the project is to employ cutting edge glazed exterior systems (triple glazed, high performance vision panels) at the public amenity and entry spaces. The use of these types of systems will ensure physical shading systems are not required and will ensure a visual connection is maintained between the users of the entry level spaces and the street scape. This visual connection between inside and outside in conjunction with the private townhome entries creates a variety of experiences between the pedestrian scale traffic on the street and the activities within the building. Choosing to locate a blend of amenity spaces at the entry level emphasizes the priority to include shared facilities for those living at Revo. Additionally, the Revo project offers generous amenity spaces besides those that are visible at ground level resulting in a mix of shared lounges, a gymnasium, bike storage, bike repair shop, storage lockers, terraced greenspace on the second level, and a rooftop patio and atrium, all intended to enhance the experience of living in more compact suites.

To keep the overall massing and height of the building complimentary to existing and proposed new projects in the immediate area, the residences above the entry level were laid out in a U shape. The U shape approach results in a south oriented internal courtyard that further increases the sense of privacy for the residences that are oriented toward the centre of the U, as well as resulting in a generous green space



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for all residences to share above the entry level. This raised courtyard at the centre of the building design was important for both the well being of the residents and for the introduction of additional green space. The U shape of the proposed design also provides more balance to the human scale as the courtyard sits at an appropriate height in relation to the street.

Another unique feature of the project is that it fronts onto two separate avenues (namely: Pridham to the north and Sutherland to the south). In response to this feature, the building was developed with the concept of two front entries for pedestrians, however vehicle access is only accessed off the north side; leaving the street façade oriented toward Sutherland without vehicle impact. Vehicle access includes a ramp down to the lower parkade for the assigned parking spaces and is limited to one vehicle access point from Pridham Avenue. To reduce the emphasis on the vehicle access point, the garage doors are screened by the more forward residential portion of the building, and double height lobbies help emphasize pedestrian entries while minimizing vehicle access. Both north and south lobbies have direct access to different amenities to encourage equal sharing of the entrances by the residents of the building and to establish a priority to the human scale activities at both entries to the building.

The form and character of the project design was inspired by the Developer's vision and preferences, blended with influences from a similar sized development proposal located nearby. Overall, the project design includes modern accents that blend horizontal and vertical elements with the use of angles to encourage a creative and visually stimulating façade. The material selections will blend stucco, fibre cement and metal siding to create contrast and interest. Faux wood exterior accents will engage the viewer's eye while complimenting the greenery integrated into the design, providing a warm and natural look.







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**Render of Revo (view from Sutherland Avenue, looking north)**



**Render of Revo (view from Pridham Avenue, looking south)**

The renderings above and on the previous page are intended to more clearly illustrate the various shapes, materials and colours proposed for the building:

- i. Angled balconies and buildouts are proposed to create a playful and unique design.
- ii. Faux wood can be seen as accents on small portions of the building and act as privacy screens between private balconies.
- iii. Wood-look soffits are proposed to provide a warm accent when viewing the building at the pedestrian scale from the street.
- iv. A combination of light and dark materials creates contrast between accent elements.
- v. Architectural features and material changes break up the building façade, creating a visually pleasing design.
- vi. Large windows connect the building to the street, encouraging human interaction.

Further to the more modern overall form and character, the orientation of the U shape toward the south will take advantage of the natural light to brighten the internal living spaces as well as align the building orientation to Sutherland Avenue. Overall, the building massing includes generous side yard setbacks, thereby being sensitive to existing homes and future adjacent developments in the area. Front yard and flanking street setbacks meet minimum requirements thereby allowing for pedestrian areas in front of the building while maximizing the site coverage. The overall height of the building is 22m (6 storeys), in accordance with the recommended OCP building heights and the city of Kelowna zoning bylaw requirements. Accordingly, Revo is a thoughtful design that enhances the human experience while meeting the recommendations, guidelines, and current city policies for the site. To obtain a desirable FAR of 1.9 while remaining mindful of the massing and relevance to the street is a challenge; however, as a collaborative team we are excited at how the building will engage the community while providing much needed attainable residences to the neighbourhood.



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Proposing a high-density residential development that can utilize the existing infrastructure, services and amenities while remaining close to employment centres also aligns with the OCP. Nearby amenities include shopping, personal services, and restaurants, thus allowing most errands from the location to be accomplished by foot or bicycle. To further reduce the reliance on personal vehicles and to reduce the overall number of vehicles anticipated for the project, two car-share spaces will be included on site. With the surrounding area quickly evolving and densifying, this proposed development is in full alignment with the changing community and will be perfectly situated to accommodate the shifting needs of Kelowna residents. Given the location in the Capri-Landmark Urban Centre, we feel the proposed development aligns with the City's vision and our own when it comes to a healthy, sustainable community that is less reliant on automotive means of transportation.

In summary, the rationale for this project is as follows:

- I. Provide much needed residential units and various unit types to an area of Kelowna experiencing an increased demand for compact living.
- II. Provide a thoughtful, "Green Building" infill design on a property located in the heart of an existing urban centre of Kelowna. The "Green" aspects of the building align with the goal to expand parks and greenery within the urban centre.
- III. Provide exceptional shared amenity space within the building to provide the residents a healthy and happy space to interact.
- IV. Propose a residential development that meets the City of Kelowna Parking Bylaw requirements and includes two car-share spaces as part of helping to reduce the reliance on vehicle use in an environmentally responsible way.

This proposed development recognizes the City of Kelowna's strategic approach to overall residential growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy, and planning initiatives and aligns with the City's long-term vision. Accordingly, our team looks forward to community support in response to this Development Permit application.

Sincerely:

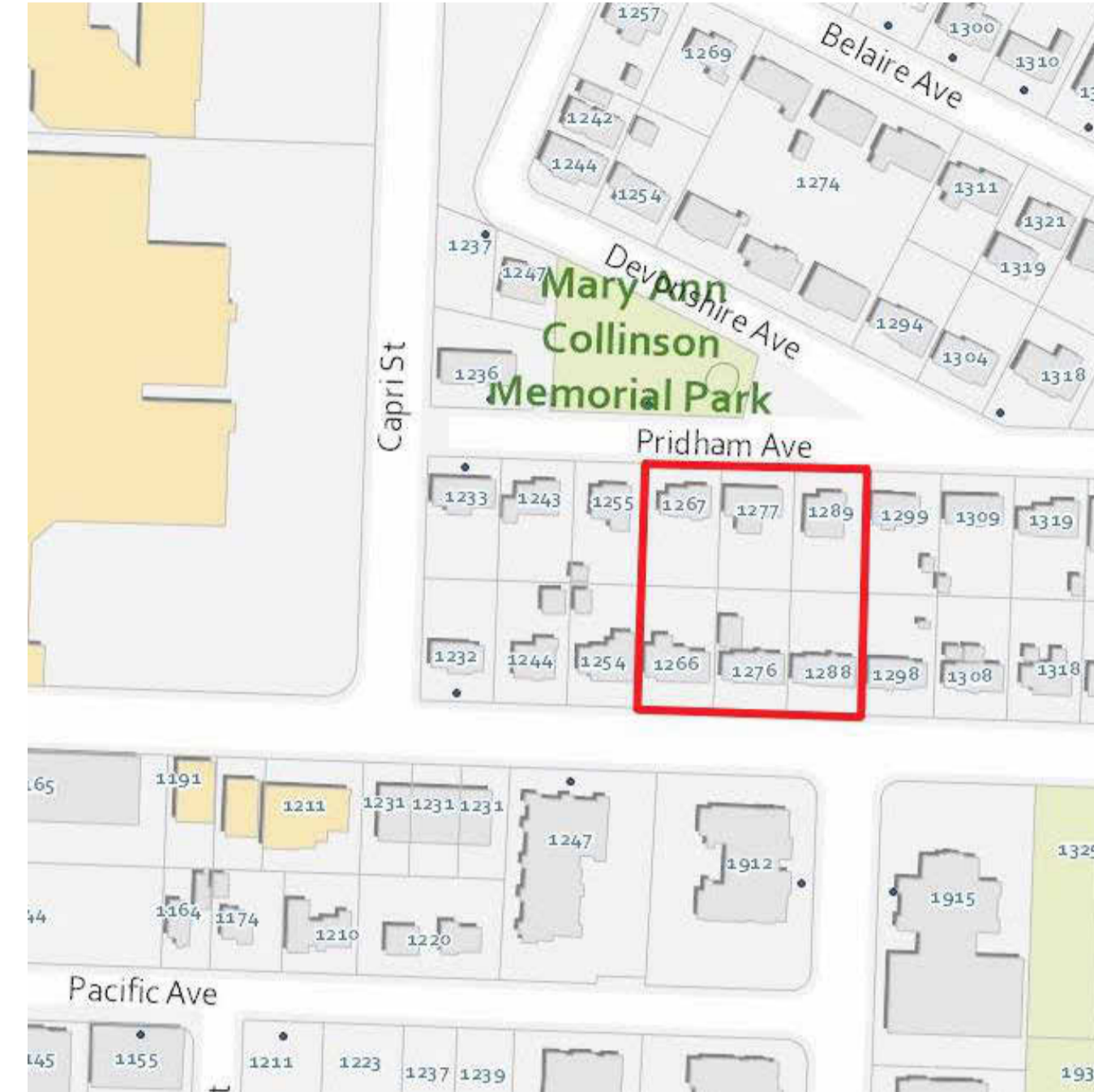
Matt Johnston Architect AIBC, LEED AP  
**LIME Architecture Inc.**



# SUTHERLAND & PRIDHAM AVENUES, KELOWNA BC



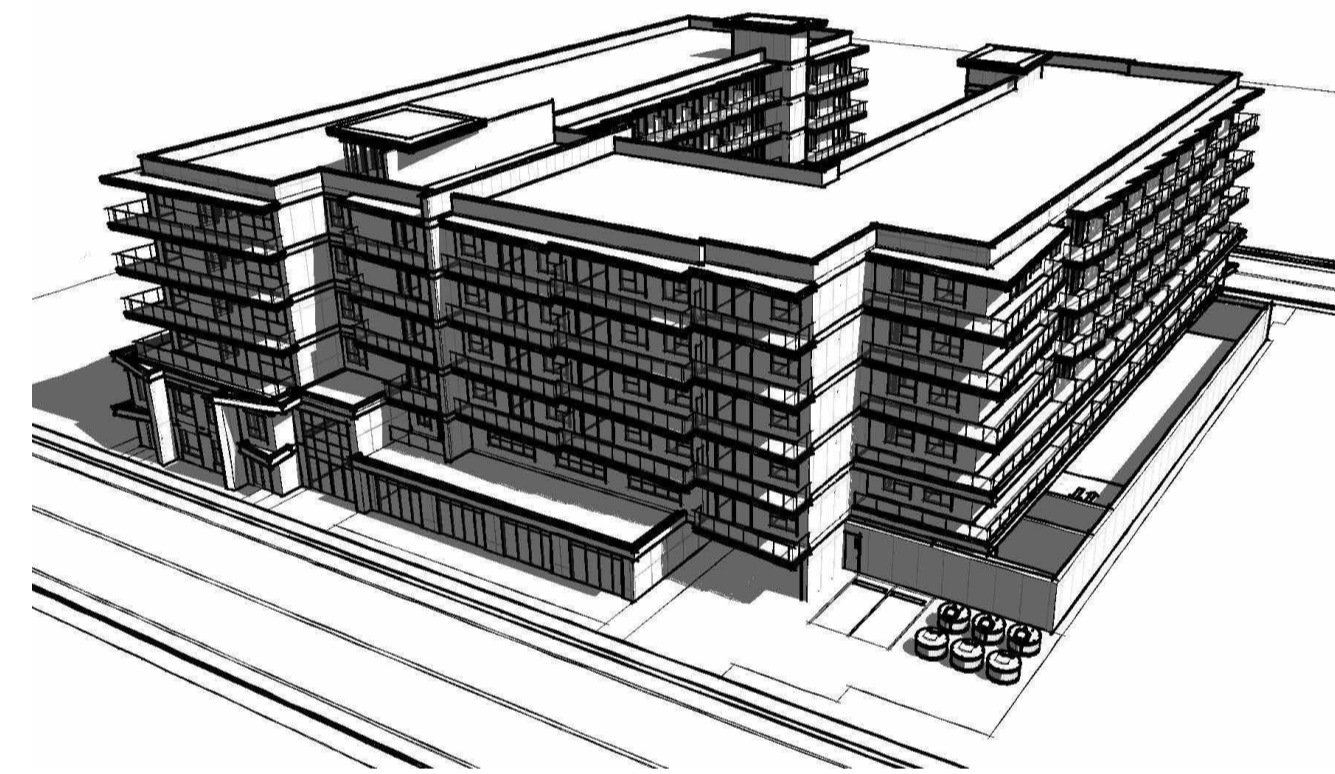
VIEW FROM SUTHERLAND AVENUE



SITE KEY PLAN (N.T.S.)



VIEW FROM SUTHERLAND AVENUE



AERIAL VIEW FROM PRIDHAM AVENUE



AERIAL VIEW FROM SUTHERLAND AVENUE

## PROPERTY DESCRIPTION

CIVIC: 1266, 1276, 1288 SUTHERLAND AVENUE & 1267, 1277, 1289 PRIDHAM AVENUE, KELOWNA BC  
 LEGAL: LOTS 5, 6, 7, 13, 14, AND 15 BLOCK 3; DL 137 ODYD PLAN 9625

## CONSULTANT TEAM

### OWNER/ OPERATOR

COLLINSON RISE LP  
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 Ryan Tamblyn

### ARCHITECTURAL

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### CONTRACTOR

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 Kelowna, BC V1Y 0B5  
 250-718-1609

Contact(s):  
 Jim Marcotte  
 Sean Caha

## ARCHITECTURAL SHEET LIST

A-000	COVER SHEET
A-001	PROJECT INFORMATION
A-002	PROJECT INFORMATION
A-100	BASEMENT PARKADE PLAN
A-101	BASEMENT - NORTH PARKING PLAN
A-102	BASEMENT - SOUTH PARKING PLAN
A-103	LEVEL 1 PLAN
A-104	LEVEL 1 - NORTH PARKING PLAN
A-105	LEVEL 1 - SOUTH PARKING PLAN
A-106	LEVEL 2 PLAN
A-107	LEVEL 2 - BIKE STORAGE PLAN
A-108	LEVEL 3 PLAN
A-109	LEVEL 4 PLAN
A-110	LEVEL 5 PLAN
A-111	LEVEL 6 PLAN
A-112	ROOFTOP AMENITY
A-113	COLOUR KEY PLANS
A-114	COLOUR KEY PLANS
A-115	TYPICAL UNIT LAYOUTS
A-116	TYPICAL UNIT LAYOUTS
A-117	TYPICAL UNIT LAYOUTS
A-118	TYPICAL UNIT LAYOUTS
A-119	TYPICAL UNIT LAYOUTS
A-200	NORTH ELEVATION
A-201	SOUTH ELEVATION
A-202	EAST ELEVATION
A-203	WEST ELEVATION
A-204	COURTYARD ELEVATION
A-205	COURTYARD ELEVATION





# SUTHERLAND & PRIDHAM AVENUES, KELOWNA BC

## PROPERTY DESCRIPTION

CIVIC: 1266, 1276, 1288 SUTHERLAND AVENUE & 1267, 1277, 1289 PRIDHAM AVENUE, KELOWNA BC  
 LEGAL: LOTS 5, 6, 7, 13, 14, AND 15 BLOCK 3; DL 137 ODYD PLAN 9625

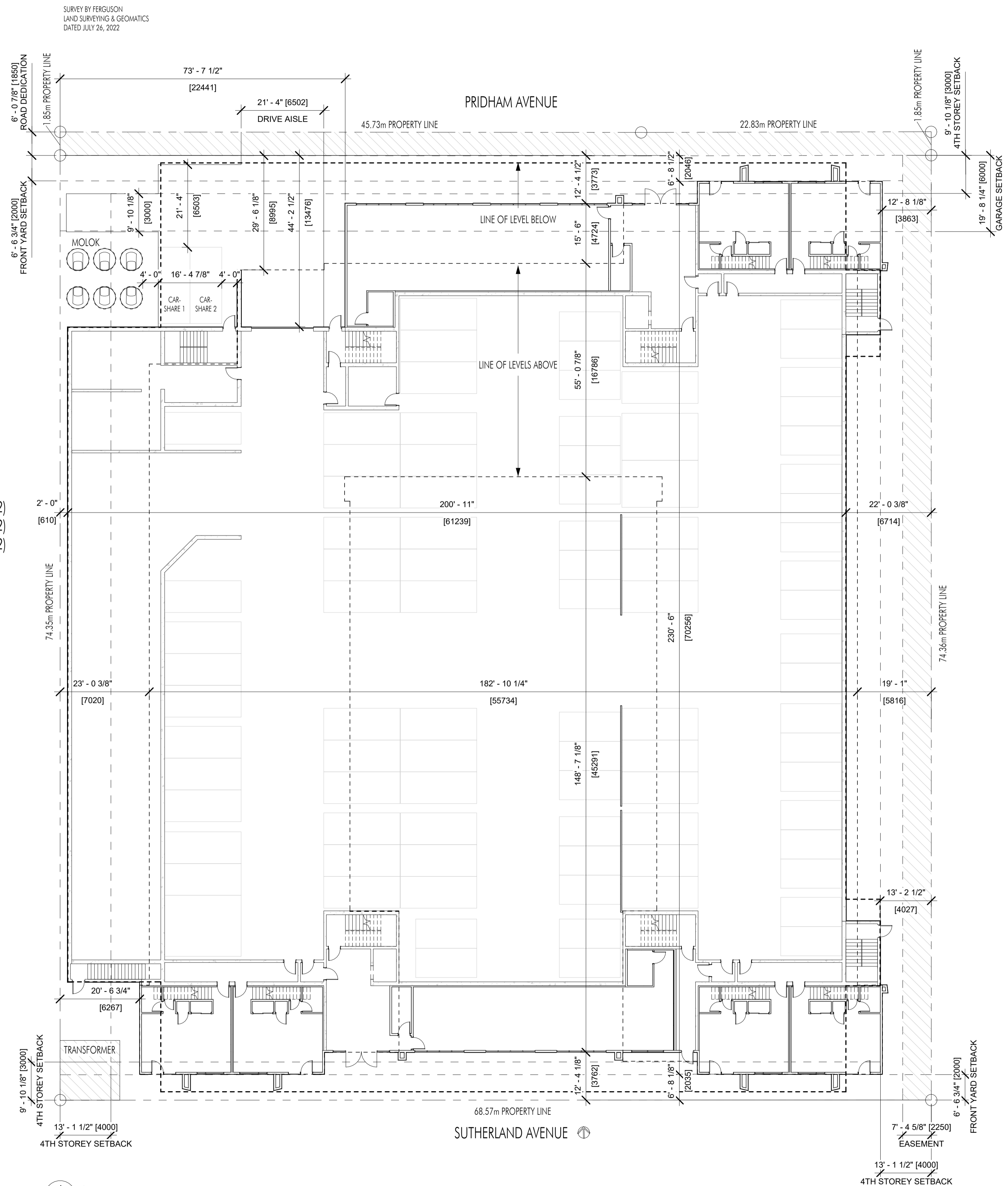
## ZONING CALCULATIONS:

CURRENT: UC2 (RESIDENTIAL)

## SITE INFORMATION:

GROSS SITE AREA=	54,848 SF (5,096m <sup>2</sup> )	
ALLOWED/SITE COVERAGE=	85% (46,621 SF)	PROPOSED
ALLOWABLE SITE COVERAGE + HARDSCAPING=	90% (49,363 SF)	78% (42,835 SF)
F.A.R. + BONUS DENSITY=	1.8 + 0.25 (112,428 SF)	89% (48,872 SF)
		1.9 (104,028 SF)
HEIGHT=	22.0m (6 STOREYS)	21.0m (6 STOREYS)
<b>YARD SETBACKS:</b>		
FRONT YARD=	2.0m	2.0m
GARAGE FROM STREET=	6.0m	13.46m
SIDE YARD=	0.0m	0.61m/3.86m
FRONT YARD ABOVE 16.0m (4TH FLOOR) =	3.0m	3.1m/6.4m
SIDE YARD ABOVE 16.0m (4TH FLOOR) =	4.0m	7.0m/5.8m
<b>PRIVATE &amp; COMMON AMENITY SPACE:</b>		
COMMON =	240 UNITS x 4.0m <sup>2</sup> /UNIT = 960m <sup>2</sup> (10,333 SF)	29,034 SF
PRIVATE: BACHELOR UNITS =	7.5m <sup>2</sup> /UNIT = 1,147.5m <sup>2</sup> (12,352 SF)	65-171 SF/UNIT (SEE TABLE ON A-002)
PRIVATE: 1-BEDROOM UNITS =	15.0m <sup>2</sup> /UNIT = 600m <sup>2</sup> (6,458 SF)	88-310 SF/UNIT (SEE TABLE ON A-002)
PRIVATE: UNITS WITH MORE THAN 1-BEDROOM =	25.0m <sup>2</sup> /UNIT = 1,175m <sup>2</sup> (12,648 SF)	88-384 SF/UNIT (SEE TABLE ON A-002)
<b>PARKING CALCULATIONS:</b>		
MICRO / BACHELOR UNITS (0-BEDROOM) =	153 UNITS x 0.8 = 122.4	
1 BEDROOM UNITS =	40 UNITS x 0.9 = 36	
2+ BEDROOM UNITS =	47 UNITS x 1.0 = 47	
VISITOR PARKING =	34	
BASE REDUCTION FOR 2 CAR-SHARE =	- 10	
BASE REDUCTION FOR LONG TERM BICYCLE BONUS =	- 5	
TOTAL PARKING =	224 + 2 CAR-SHARE	224 + 2 CAR-SHARE
ACCESSIBLE PARKING =	6 (2 VAN ACCESSIBLE)	6 (2 VAN ACCESSIBLE)
<b>BONUS LONG-TERM BICYCLE STORAGE:</b>		
UNIT TYPE		
BACHELOR & 1-BEDROOM =	1.25 x 193 UNITS = 241	
2-BEDROOM =	1.5 x 36 UNITS = 54	
3-BEDROOM =	2 x 5 UNITS = 10	
TOWNHOMES =	N/A	
TOTAL =	305 (ROUNDED)	318
<b>SHORT-TERM BICYCLE STORAGE:</b>		
6 PER ENTRANCE =	12	
TOWNHOUSES =	4	
TOTAL =	16	16 (8 PER ENTRANCE)

PARKING SCHEDULE	
COUNT	TYPE
4	ACCESSIBLE - 90 deg
127	REGULAR - 90 deg
93	SMALL - 90 deg
2	VAN ACCESSIBLE - 90 deg
Grand total: 226	



1 SITE PLAN  
 A-001 1/16" = 1'-0"

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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	Description
12.09.22		SCHEMATICS
01.06.23		SCHEMATICS
02.08.23		SCHEMATICS
02.17.23		FOR COORDINATION
02.25.23		FOR DP
03.06.23		FOR DP
03.17.21		FOR DP
04.14.23		ADDENDUM NO.2

**Plot Date**  
 04.14.23  
**PROJECT**  
 Revo (Collinson Rise)  
**DRAWING TITLE**  
**PROJECT INFORMATION**  
**Drawing No.**  
**A-001**





UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
101 - ENTRY		529 SF	
101 - SECOND	2	475 SF	0 SF
102 - ENTRY		529 SF	
102 - SECOND	2	475 SF	0 SF
103 - ENTRY		529 SF	
103 - SECOND	2	475 SF	0 SF
104 - ENTRY		529 SF	
104 - SECOND	2	475 SF	0 SF
105 - ENTRY		529 SF	
105 - SECOND	2	475 SF	0 SF
106 - ENTRY		529 SF	
106 - SECOND	2	475 SF	0 SF
201	1	530 SF	128 SF
202	2	631 SF	226 SF
203	0	307 SF	74 SF
204	0	307 SF	74 SF
205	0	307 SF	171 SF
206	0	307 SF	171 SF
207	0	307 SF	74 SF
208	0	307 SF	74 SF
209	0	307 SF	171 SF
210	0	307 SF	171 SF
211	0	307 SF	74 SF
212	0	307 SF	74 SF
213	0	307 SF	171 SF
214	0	307 SF	171 SF
215	0	307 SF	74 SF
216	3	921 SF	376 SF
217	1	534 SF	110 SF
218	0	307 SF	90 SF
219	0	307 SF	94 SF
220	0	307 SF	94 SF
221	0	307 SF	92 SF
222	0	425 SF	98 SF
223	0	307 SF	92 SF
224	0	307 SF	90 SF
225	2	854 SF	130 SF
226	2	706 SF	169 SF
227	0	396 SF	95 SF
228	0	307 SF	118 SF
229	0	307 SF	74 SF
230	0	307 SF	118 SF
231	0	307 SF	74 SF
232	0	307 SF	118 SF
233	0	307 SF	74 SF
234	0	307 SF	118 SF
235	0	307 SF	74 SF
236	0	307 SF	118 SF
237	0	307 SF	74 SF
238	0	307 SF	118 SF
239	0	307 SF	74 SF
240	1	581 SF	156 SF
241	2	663 SF	160 SF
242	1	486 SF	310 SF
301	2	652 SF	95 SF
302	1	508 SF	106 SF
303	1	530 SF	128 SF
304	2	631 SF	88 SF
305	0	307 SF	74 SF
306	0	307 SF	74 SF
307	0	307 SF	67 SF
308	0	307 SF	67 SF
309	0	307 SF	74 SF
310	0	307 SF	74 SF
311	0	307 SF	67 SF
312	0	307 SF	67 SF
313	0	307 SF	74 SF
314	0	307 SF	74 SF
315	0	307 SF	67 SF
316	0	307 SF	74 SF
317	1	436 SF	96 SF
318	3	921 SF	376 SF
319	1	534 SF	110 SF
320	0	307 SF	74 SF
321	1	591 SF	152 SF
322	0	307 SF	68 SF
323	0	307 SF	68 SF
324	2	710 SF	140 SF
325	0	307 SF	65 SF
326	0	307 SF	65 SF
327	1	493 SF	98 SF
328	0	307 SF	74 SF

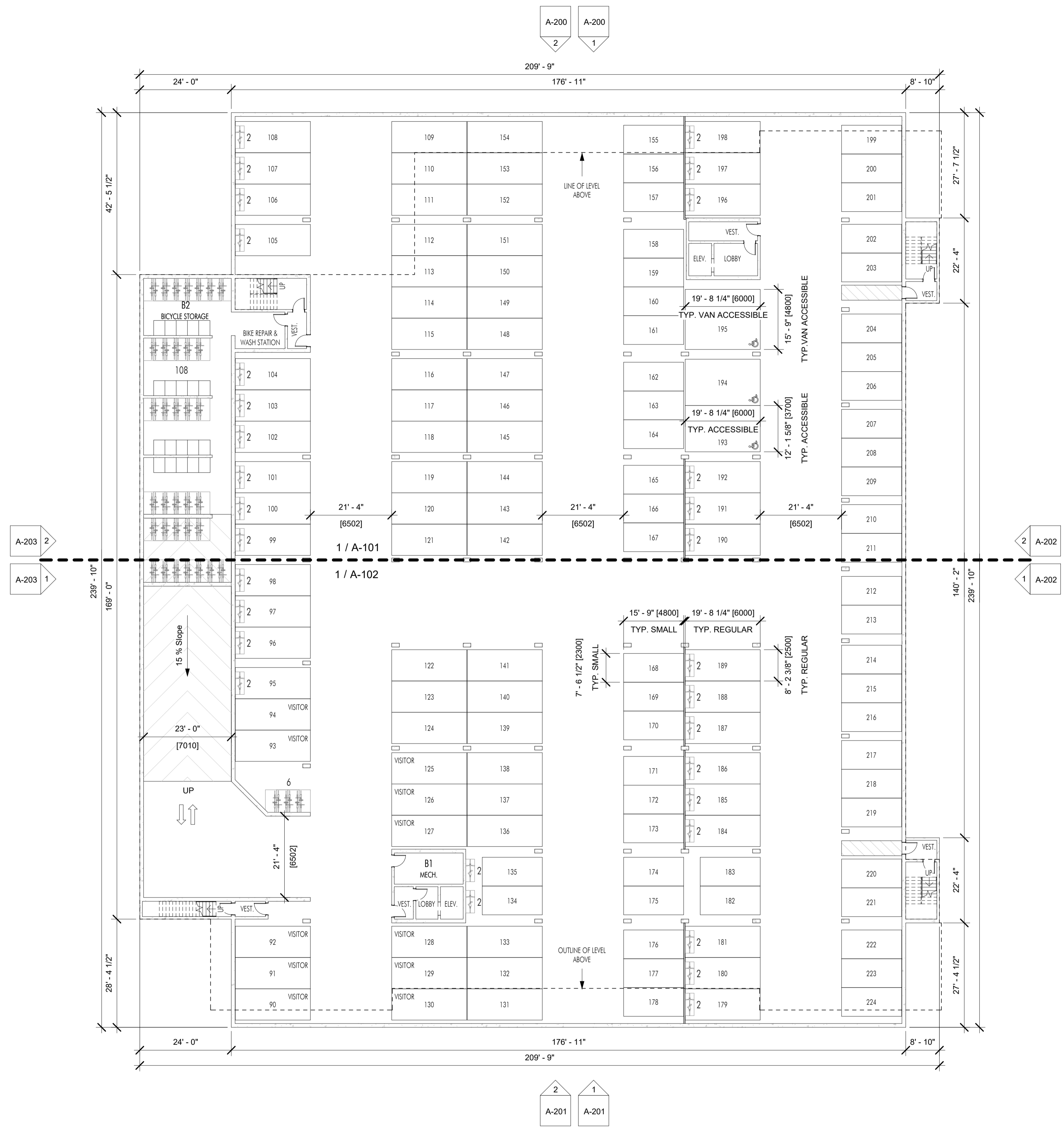
UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
329	2	829 SF	384 SF
330	2	715 SF	110 SF
331	2	706 SF	169 SF
332	0	396 SF	95 SF
333	1	436 SF	96 SF
334	0	307 SF	74 SF
335	0	307 SF	67 SF
336	0	307 SF	74 SF
337	0	307 SF	67 SF
338	0	307 SF	74 SF
339	0	307 SF	67 SF
340	0	307 SF	74 SF
341	0	307 SF	67 SF
342	0	307 SF	74 SF
343	0	307 SF	67 SF
344	0	307 SF	74 SF
345	1	434 SF	104 SF
346	1	581 SF	88 SF
347	2	694 SF	161 SF
348	2	740 SF	143 SF
401	2	652 SF	95 SF
402	1	508 SF	98 SF
403	1	530 SF	116 SF
404	2	631 SF	88 SF
405	0	307 SF	67 SF
406	0	307 SF	67 SF
407	0	307 SF	67 SF
408	0	307 SF	67 SF
409	0	307 SF	67 SF
410	0	307 SF	67 SF
411	0	307 SF	67 SF
412	0	307 SF	67 SF
413	0	307 SF	67 SF
414	0	307 SF	67 SF
415	0	307 SF	67 SF
416	0	307 SF	67 SF
417	1	436 SF	96 SF
418	3	921 SF	282 SF
419	1	534 SF	110 SF
420	0	307 SF	74 SF
421	1	591 SF	152 SF
422	0	307 SF	68 SF
423	0	307 SF	68 SF
424	2	710 SF	140 SF
425	0	307 SF	65 SF
426	0	307 SF	65 SF
427	1	493 SF	130 SF
428	0	307 SF	74 SF
429	2	829 SF	273 SF
430	2	715 SF	100 SF
431	2	706 SF	154 SF
432	0	396 SF	86 SF
433	1	436 SF	96 SF
434	0	307 SF	67 SF
435	0	307 SF	67 SF
436	0	307 SF	67 SF
437	0	307 SF	67 SF
438	0	307 SF	67 SF
439	0	307 SF	67 SF
440	0	307 SF	67 SF
441	0	307 SF	67 SF
442	0	307 SF	67 SF
443	0	307 SF	67 SF
444	0	307 SF	67 SF
445	1	434 SF	95 SF
446	1	581 SF	88 SF
447	2	694 SF	148 SF
448	2	740 SF	143 SF
501	2	652 SF	95 SF
502	1	508 SF	98 SF
503	1	530 SF	116 SF
504	2	631 SF	88 SF
505	0	307 SF	67 SF
506	0	307 SF	67 SF
507	0	307 SF	67 SF
508	0	307 SF	67 SF
509	0	307 SF	67 SF
510	0	307 SF	67 SF
511	0	307 SF	67 SF
512	0	307 SF	67 SF
513	0	307 SF	67 SF
514	0	307 SF	67 SF

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
515	0	307 SF	67 SF
516	0	307 SF	67 SF
517	1	436 SF	96 SF
518	3	921 SF	282 SF
519	1	534 SF	110 SF
520	0	307 SF	74 SF
521	1	591 SF	152 SF
522	0	307 SF	68 SF
523	0	307 SF	68 SF
524	2	710 SF	140 SF
525	0	307 SF	65 SF
526	0	307 SF	65 SF
527	1	493 SF	130 SF
528	0	307 SF	74 SF
529	2	829 SF	273 SF
530	2	715 SF	100 SF
531	2	706 SF	154 SF
532	0	396 SF	86 SF
533	1	436 SF	96 SF
534	0	307 SF	67 SF
535	0	307 SF	67 SF
536	0	307 SF	67 SF
537	0	307 SF	67 SF
538	0	307 SF	67 SF
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540	0	307 SF	67 SF
541	0	307 SF	67 SF
542	0	307 SF	67 SF
543	0	307 SF	67 SF
544	0	307 SF	67 SF
545	1	434 SF	95 SF
546	1	581 SF	88 SF
547	2	694 SF	148 SF
548	2	740 SF	143 SF
601	2	652 SF	95 SF
602	1	508 SF	98 SF
603	1	530 SF	116 SF
604	2	631 SF	88 SF
605	0	307 SF	67 SF
606	0	307 SF	67 SF
607	0	307 SF	67 SF
608	0	307 SF	67 SF
609	0	307 SF	67 SF
610	0	307 SF	67 SF
611	0	307 SF	67 SF
612	0	307 SF	67 SF
613	0	307 SF	67 SF
614	0	307 SF	67 SF
615	0	307 SF	67 SF
616	0	307 SF	67 SF
617	1	436 SF	96 SF
618	3	921 SF	282 SF
619	1	534 SF	110 SF
620	0	307 SF	74 SF
621	1	591 SF	152 SF
622	0	307 SF	68 SF
623	0	307 SF	68 SF
624	2	710 SF	140 SF
625	0	307 SF	65 SF
626	0	307 SF	65 SF
627	1	493 SF	130 SF
628	0	307 SF	74 SF
629	2	829 SF	273 SF
630	2	715 SF	100 SF
631	2	706 SF	154 SF
632	0	396 SF	86 SF
633	1	436 SF	96 SF
634	0	307 SF	67 SF
635	0	307 SF	67 SF
636	0	307 SF	67 SF
637	0	307 SF	67 SF
638	0	307 SF	67 SF
639	0	307 SF	67 SF
640	0	307 SF	67 SF
641	0	307 SF	67 SF
642	0	307 SF	67 SF
643	0	307 SF	67 SF
644	0	307 SF	67 SF
645	1	434 SF	95 SF
646	1	581 SF	88 SF
647	2	694 SF	148 SF
648	2	740 SF	143 SF

TOTAL UNIT AREA 104028 SF

UNIT COUNT		
UNIT TYPES	# of BEDROOMS	# OF UNITS
1-BED	1	35
1-BED + DEN	1	5
2-BED	2	31
2-BED + DEN	2	5
3-BED	3	5
MICRO	0	147
STUDIO	0	6
TOWNHOUSE	2	6
Grand total: 240		240

Revision No.	Date	Description
12.09.22	SCHEMATICS	
01.06.23	SCHEMATICS	
02.17.23	FOR COORDINATION	
02.25.23	FOR DP	
03.06.23	FOR DP	
03.17.21	FOR DP	
04.14.23	ADDENDUM NO. 2	
04.25.23	ADDENDUM NO. 3	



1 BASEMENT PARKADE PLAN  
A-100 1/16" = 1'-0"

**Plot Date**  
04.14.23

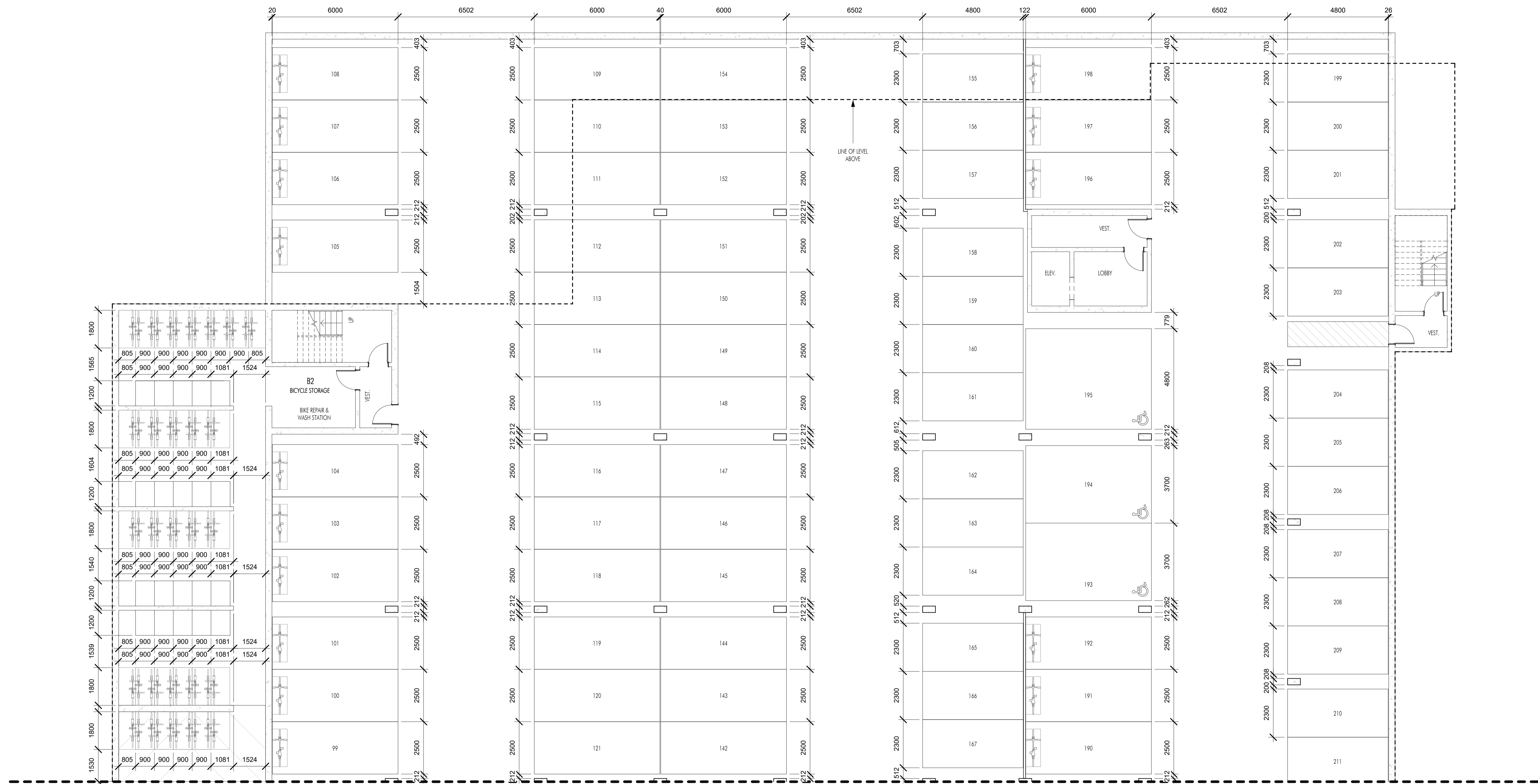
**PROJECT**  
Revo (Collinson Rise)

**DRAWING TITLE**  
BASEMENT  
PARKADE  
PLAN

**Drawing No.**  
A-100







1 BASEMENT PARKADE PLAN - NORTH PARKING PLAN  
A-101 1/8" = 1'-0"

**Plot Date**  
04.14.23

**PROJECT**  
Revo (Collinson Rise)

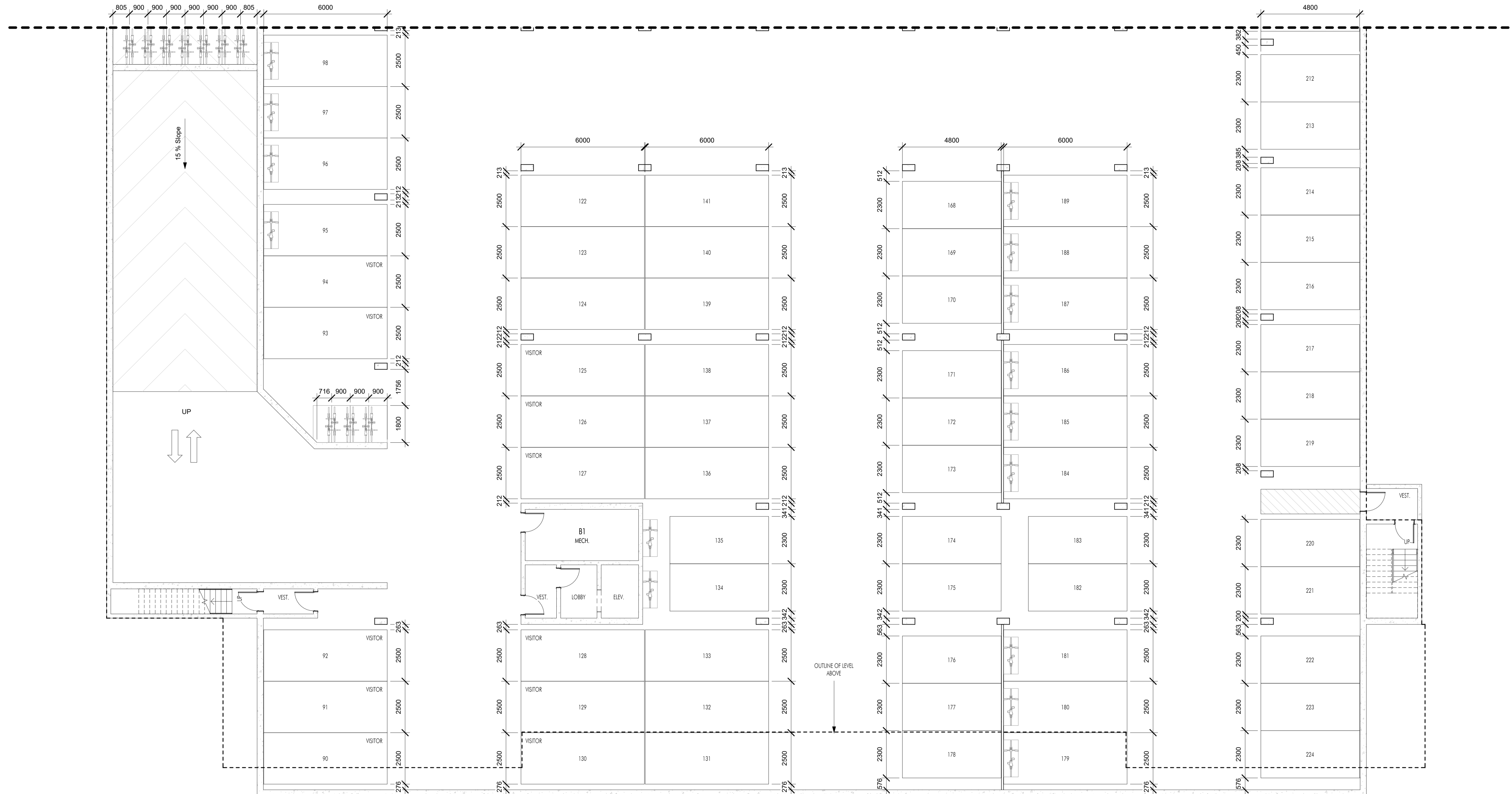
**DRAWING TITLE**  
BASEMENT -  
NORTH  
PARKING PLAN

**Drawing No.**  
A-101



**Revision No., Date and Description**

03.17.21	FOR DP
04.14.23	ADDENDUM NO.2
04.25.23	ADDENDUM NO.3



1 BASEMENT PARKADE PLAN - SOUTH PARKING PLAN  
A-102 1/8" = 1'-0"

**Plot Date**  
04.14.23

**PROJECT**  
Revo (Collinson Rise)

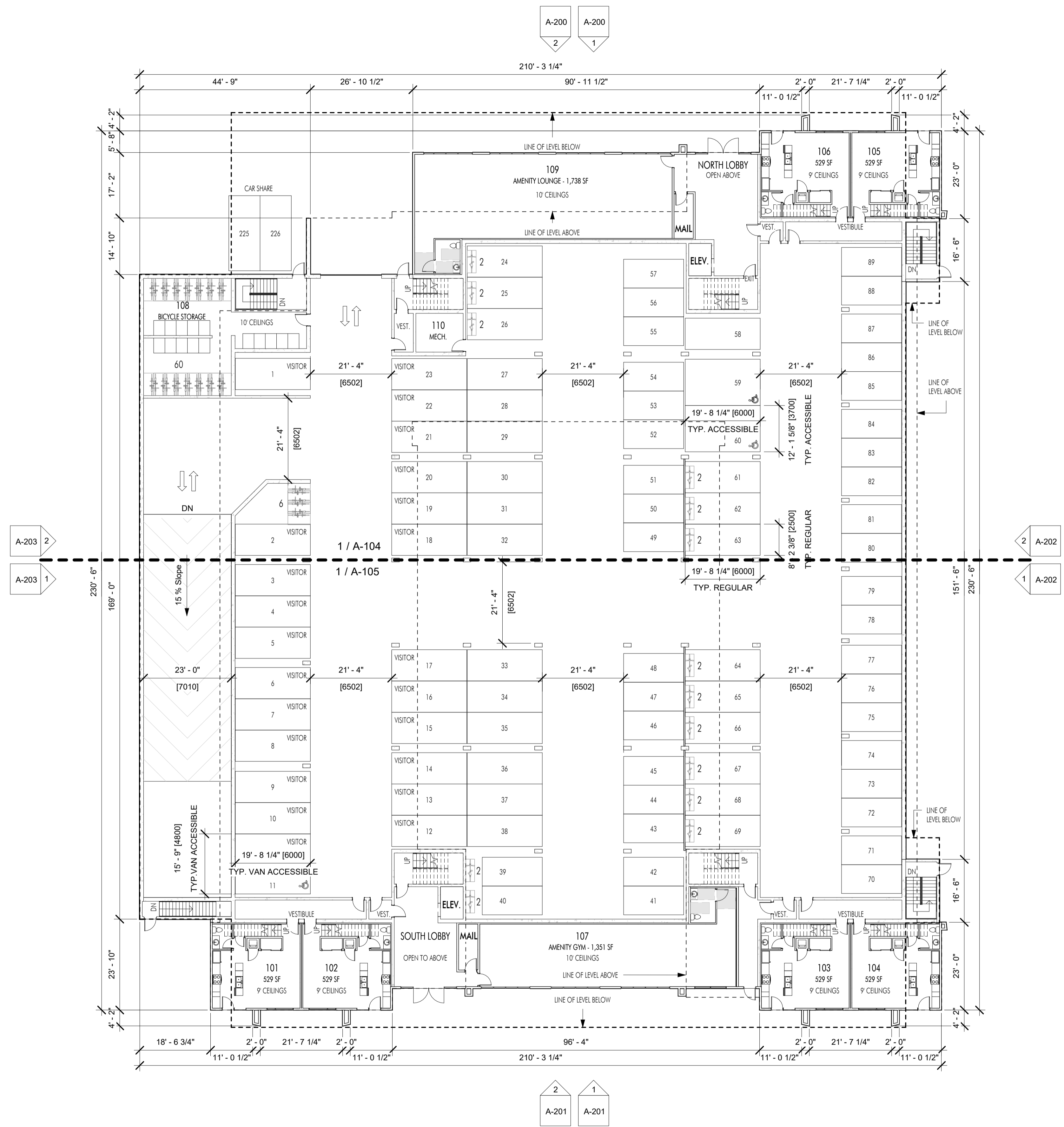
**DRAWING TITLE**  
BASEMENT - SOUTH PARKING PLAN

**Drawing No.**  
A-102





Revision No.	Date	Description
02.17.23	FOR COORDINATION	
02.25.23	FOR DP	
03.17.21	FOR DP	
04.14.23	ADDENDUM NO.2	
04.25.23	ADDENDUM NO.3	



1 LEVEL 1 PLAN  
A-103 1/16" = 1'-0"

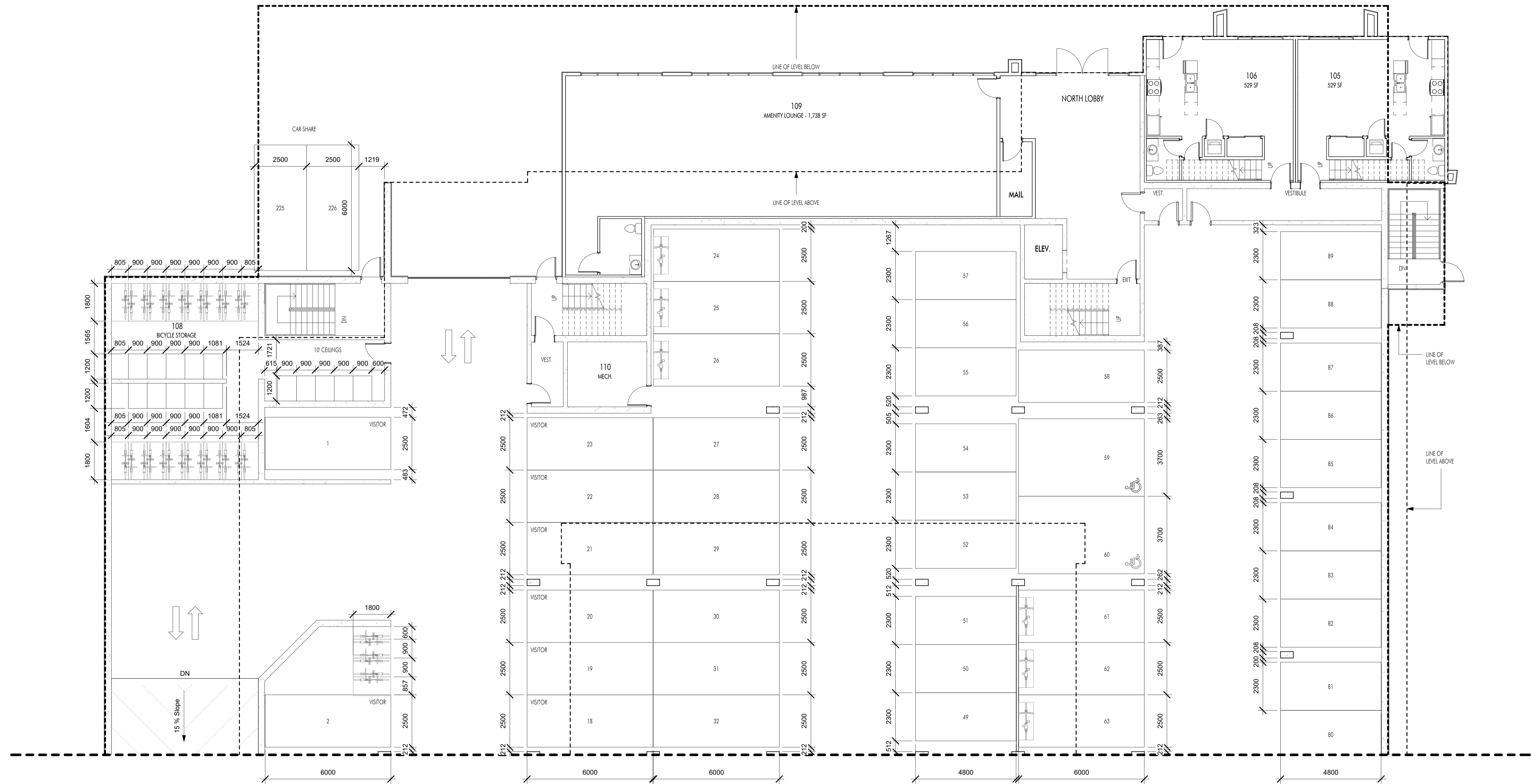
**Plot Date**  
04.14.23

**PROJECT**  
Revo (Collinson Rise)

**DRAWING TITLE**  
LEVEL 1 PLAN

**Drawing No.**  
A-103





1 LEVEL 1 PLAN - NORTH PARKING PLAN  
A-104 1/8" = 1'-0"

**Plot Date**  
04.14.23

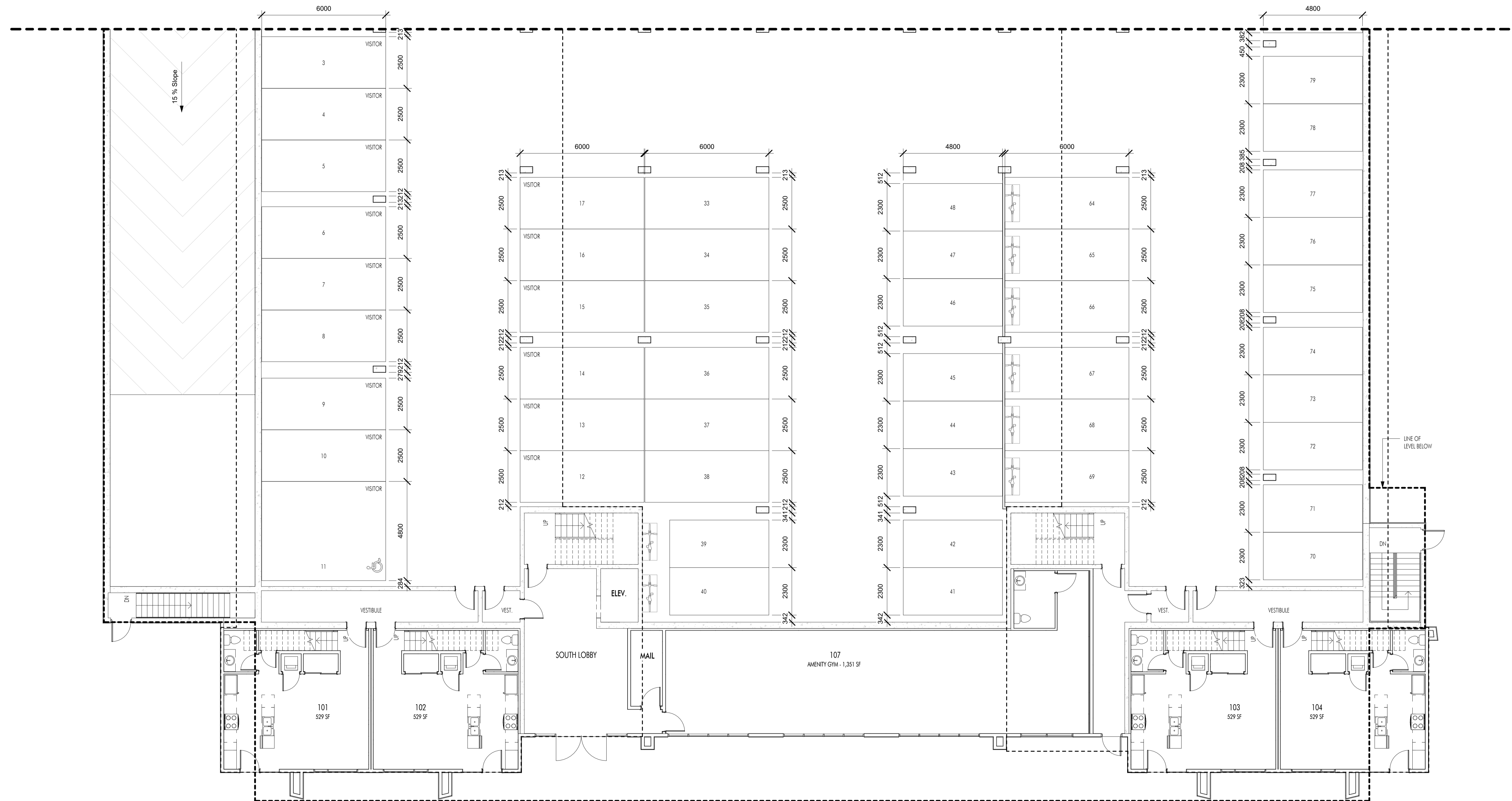
**PROJECT**  
Revo (Collinson Rise)

**DRAWING TITLE**  
LEVEL 1 - NORTH PARKING PLAN

**Drawing No.**  
A-104







1 LEVEL 1 PLAN - SOUTH PARKING PLAN  
A-105 1/8" = 1'-0"

**Plot Date**  
04.14.23

**PROJECT**  
Revo (Collinson Rise)

**DRAWING TITLE**

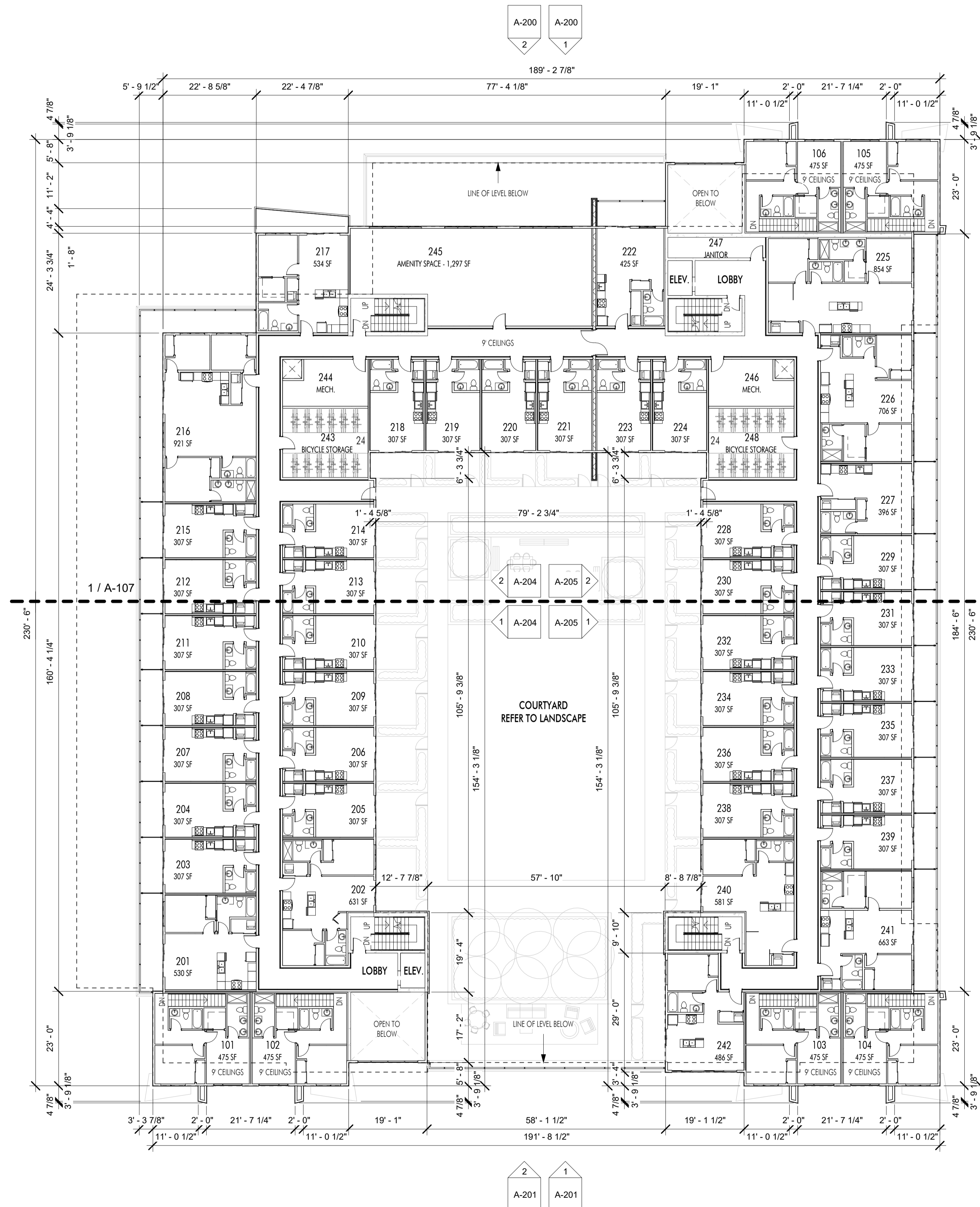
**LEVEL 1 -  
SOUTH  
PARKING PLAN**

**Drawing No.**

**A-105**



Revision No.	Date	Description
02.17.23	FOR COORDINATION	
02.25.23	FOR DP	
03.06.23	FOR DP	
03.17.21	FOR DP	
04.14.23	ADDENDUM NO.2	



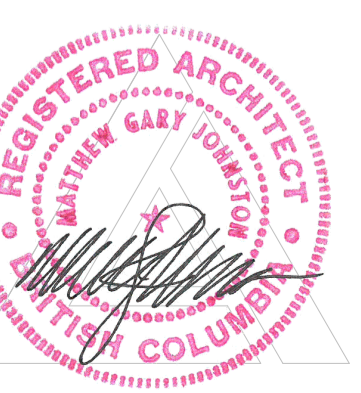
1 LEVEL 2 PLAN  
A-106 1/16" = 1'-0"

**Plot Date**  
04.14.23

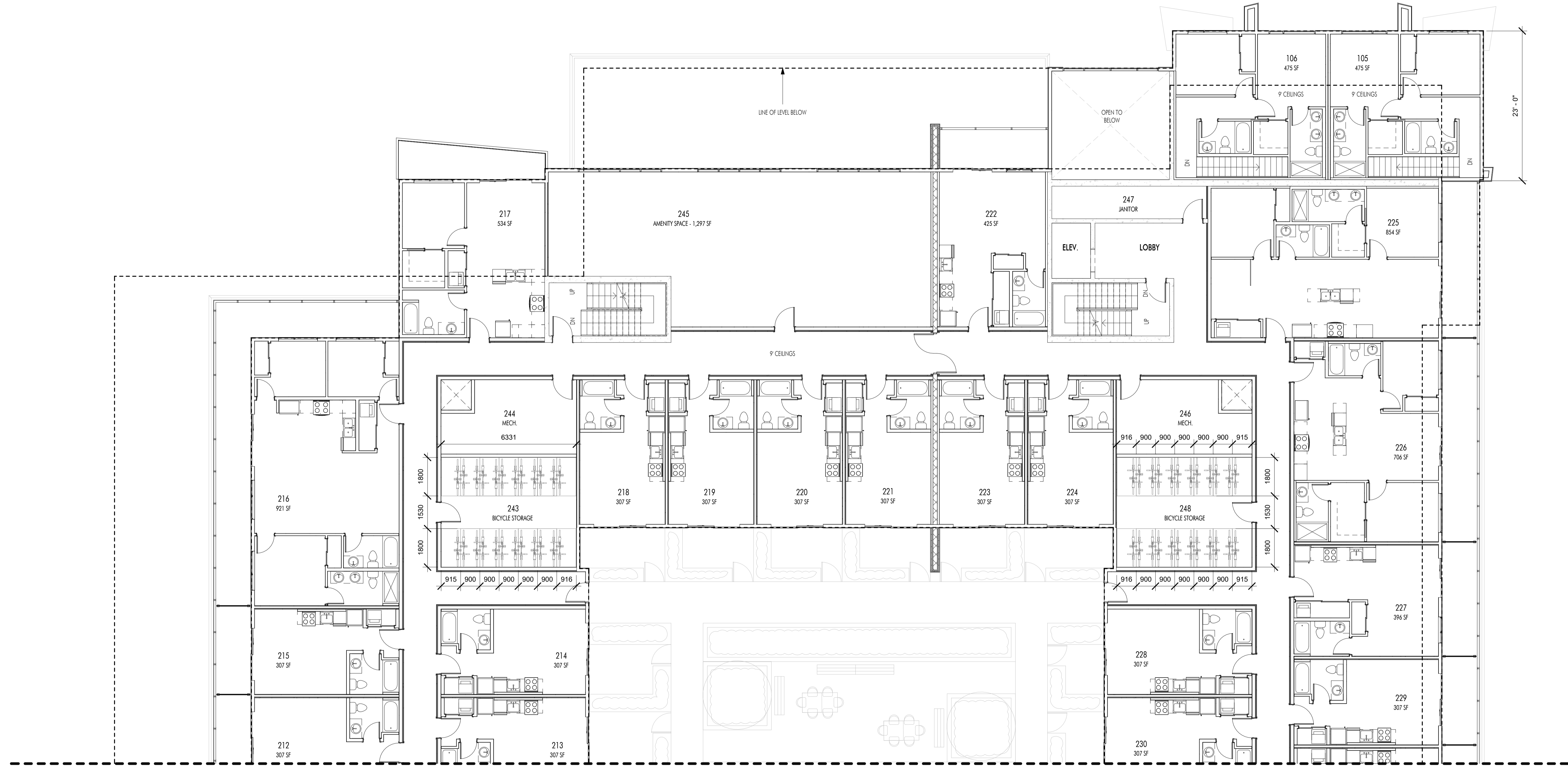
**PROJECT**  
Revo (Collinson Rise)

**DRAWING TITLE**  
LEVEL 2 PLAN

**Drawing No.**  
A-106







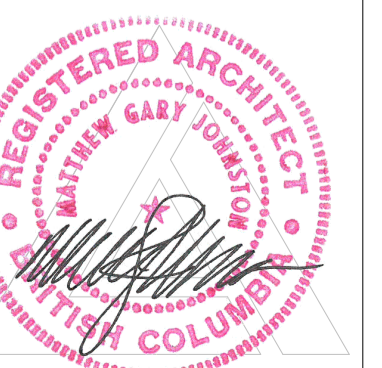
1 LEVEL 2 PLAN - BIKE STORAGE PLAN  
A-107 1/8" = 1'-0"

**Plot Date**  
04.14.23

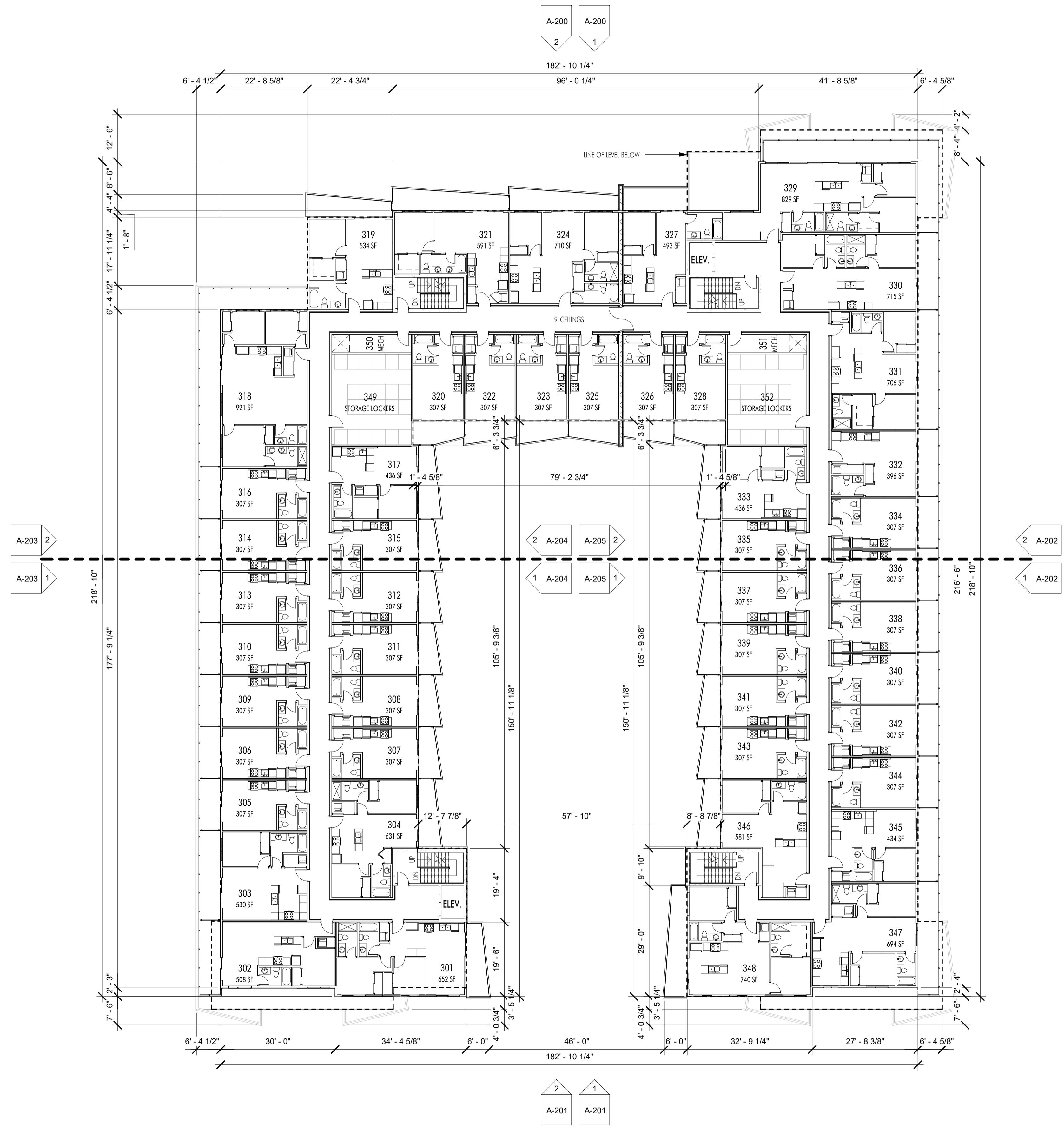
**PROJECT**  
Revo (Collinson Rise)

**DRAWING TITLE**  
LEVEL 2 - BIKE STORAGE PLAN

**Drawing No.**  
A-107



Revision No.	Date	Description
02.17.23	FOR COORDINATION	
02.25.23	FOR DP	
03.06.23	FOR DP	
03.17.21	FOR DP	



1 LEVEL 3 PLAN  
A-108 1/16" = 1'-0"

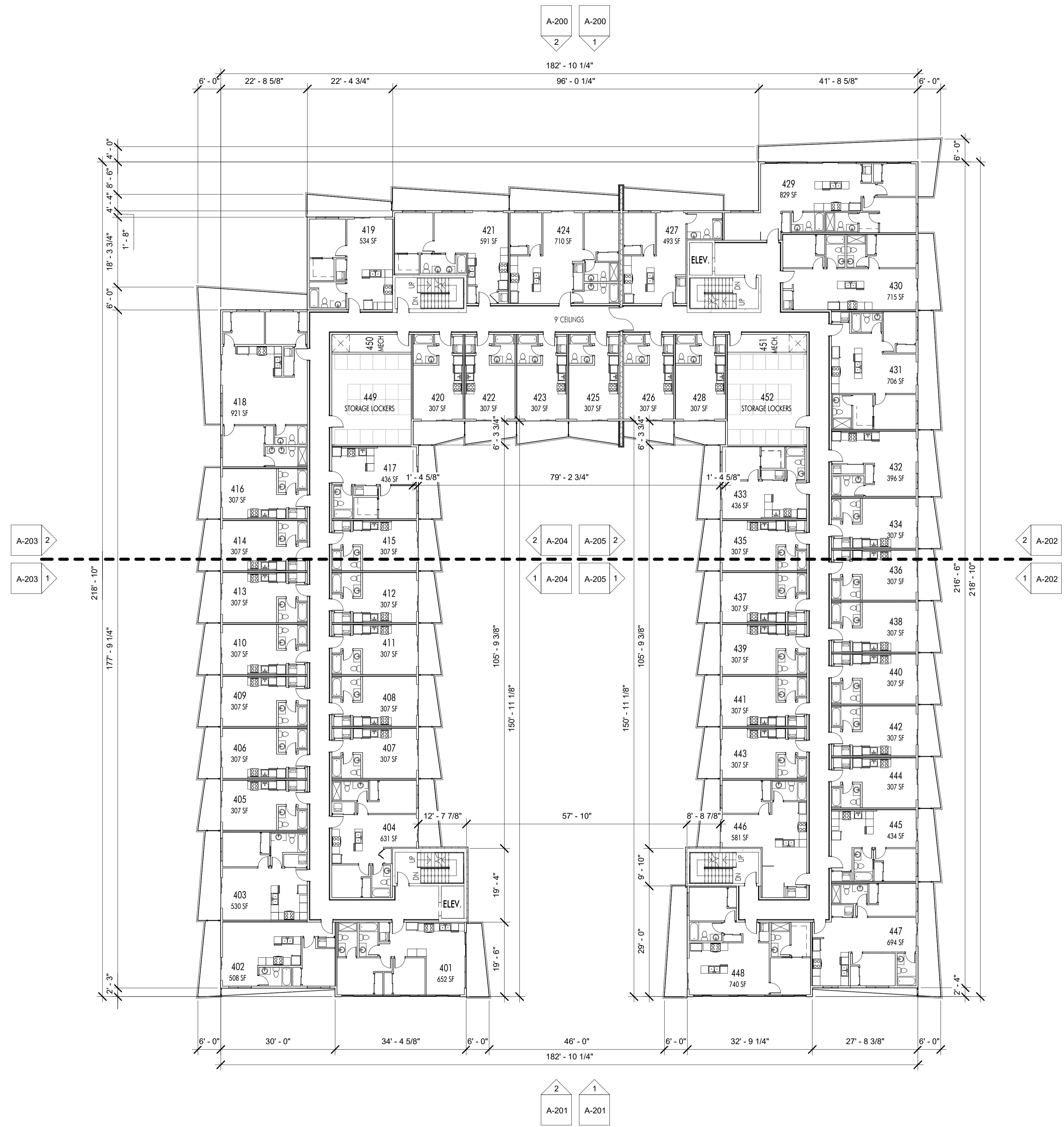
<b>Plot Date</b>	04.14.23
<b>PROJECT</b>	Revo (Collinson Rise)
<b>DRAWING TITLE</b>	LEVEL 3 PLAN

**Drawing No.**  
**A-108**





Revision No.	Date	Description
02.17.23	FOR COORDINATION	
02.25.23	FOR DP	
03.06.23	FOR DP	
03.17.21	FOR DP	



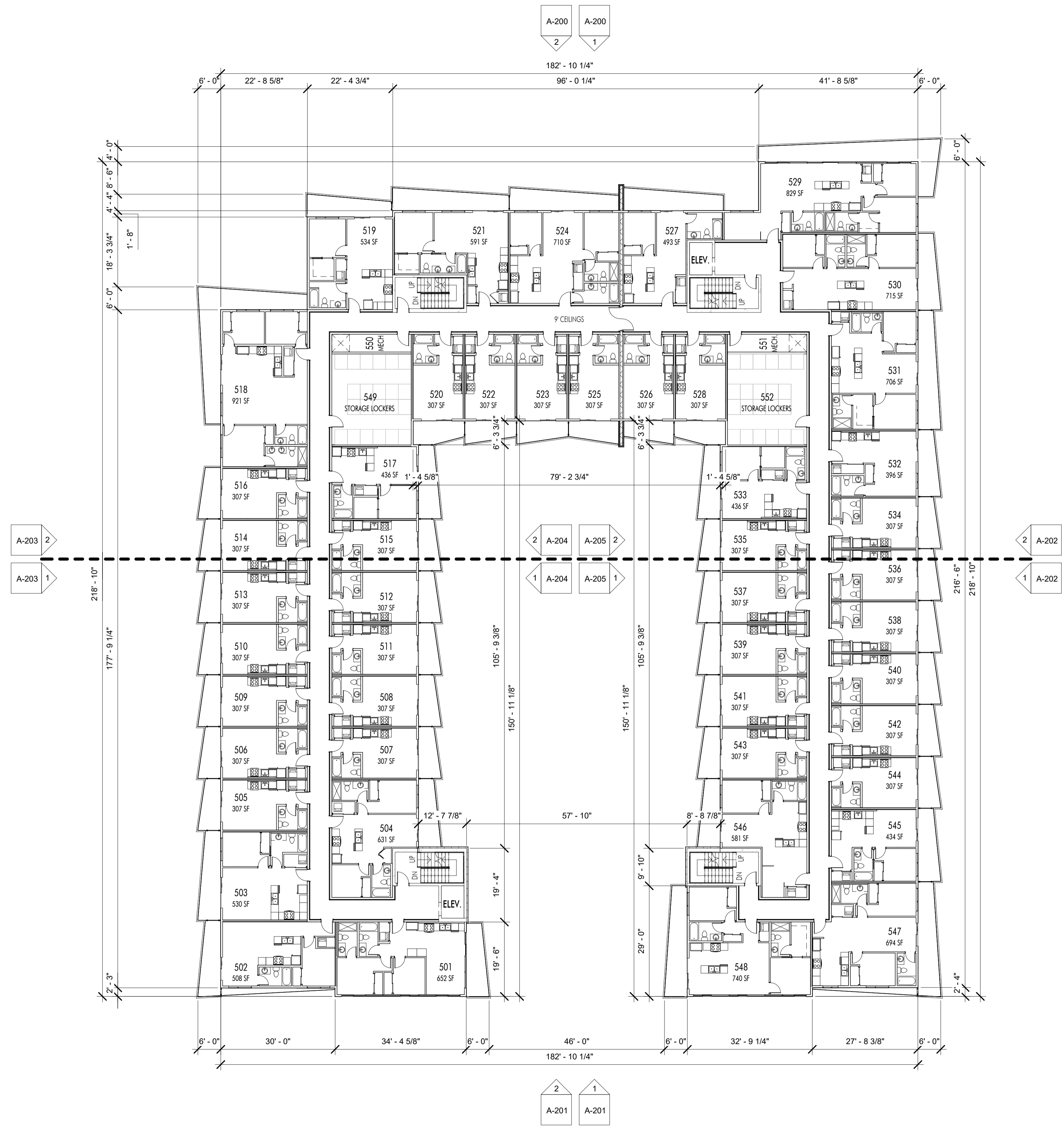
1 LEVEL 4 PLAN  
A-109 1/16" = 1'-0"

<b>Plot Date</b>	04.14.23
<b>PROJECT</b>	Revo (Collinson Rise)
<b>DRAWING TITLE</b>	LEVEL 4 PLAN
<b>Drawing No.</b>	A-109



**Revision No., Date and Description**

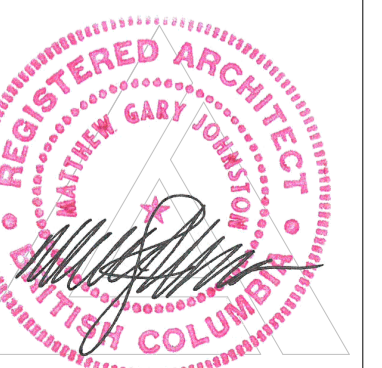
02.25.23	FOR DP
03.06.23	FOR DP
03.17.21	FOR DP



1 LEVEL 5 PLAN  
A-110 1/16" = 1'-0"

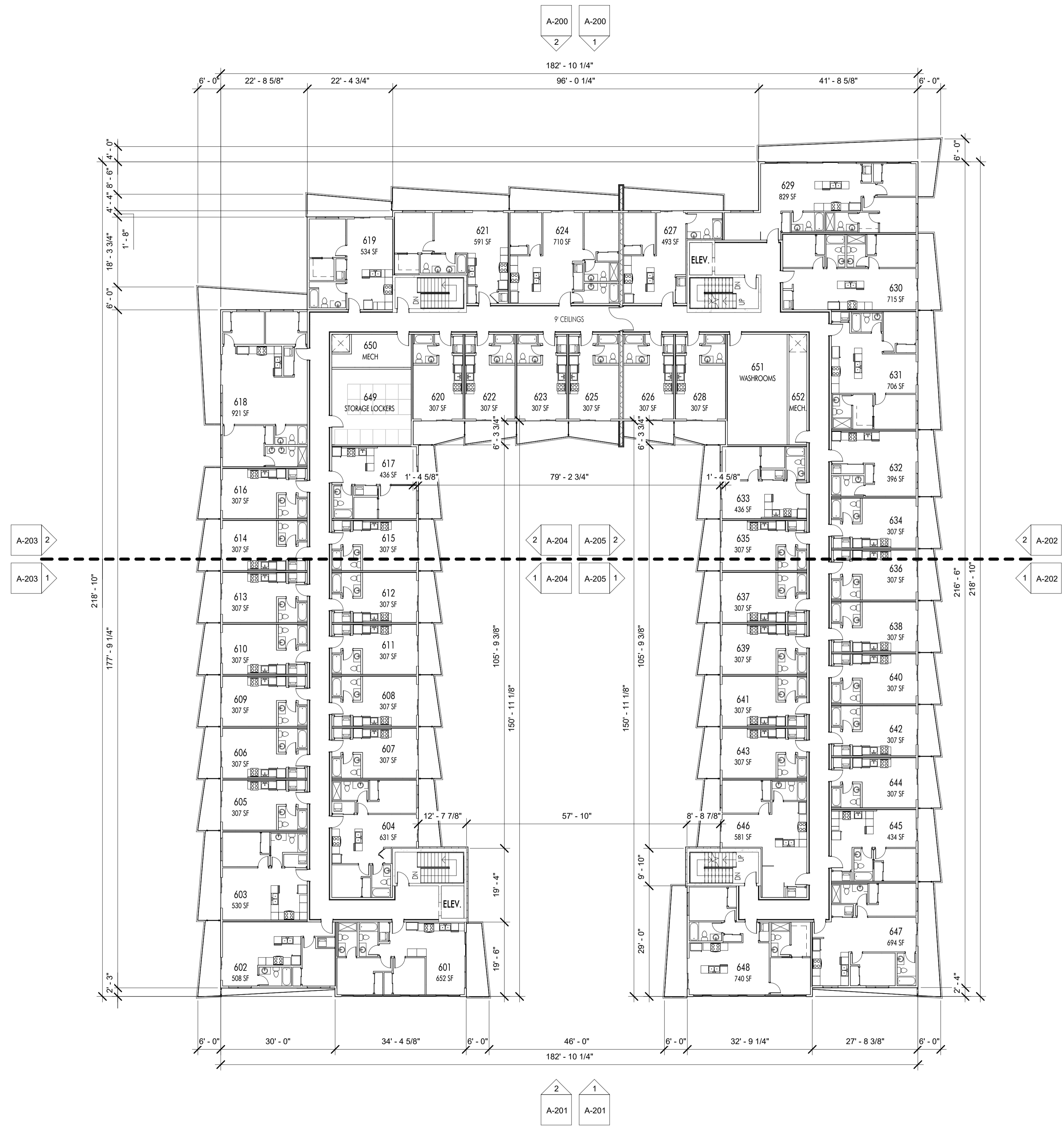
<b>Plot Date</b>	04.14.23
<b>PROJECT</b>	Revo (Collinson Rise)
<b>DRAWING TITLE</b>	LEVEL 5 PLAN

**Drawing No.**  
**A-110**





Revision No.	Date	Description
02.17.23	FOR COORDINATION	
02.25.23	FOR DP	
03.06.23	FOR DP	
03.17.21	FOR DP	



1 LEVEL 6 PLAN  
A-111 1/16" = 1'-0"

**Plot Date**  
04.14.23

**PROJECT**  
Revo (Collinson Rise)

**DRAWING TITLE**  
LEVEL 6 PLAN

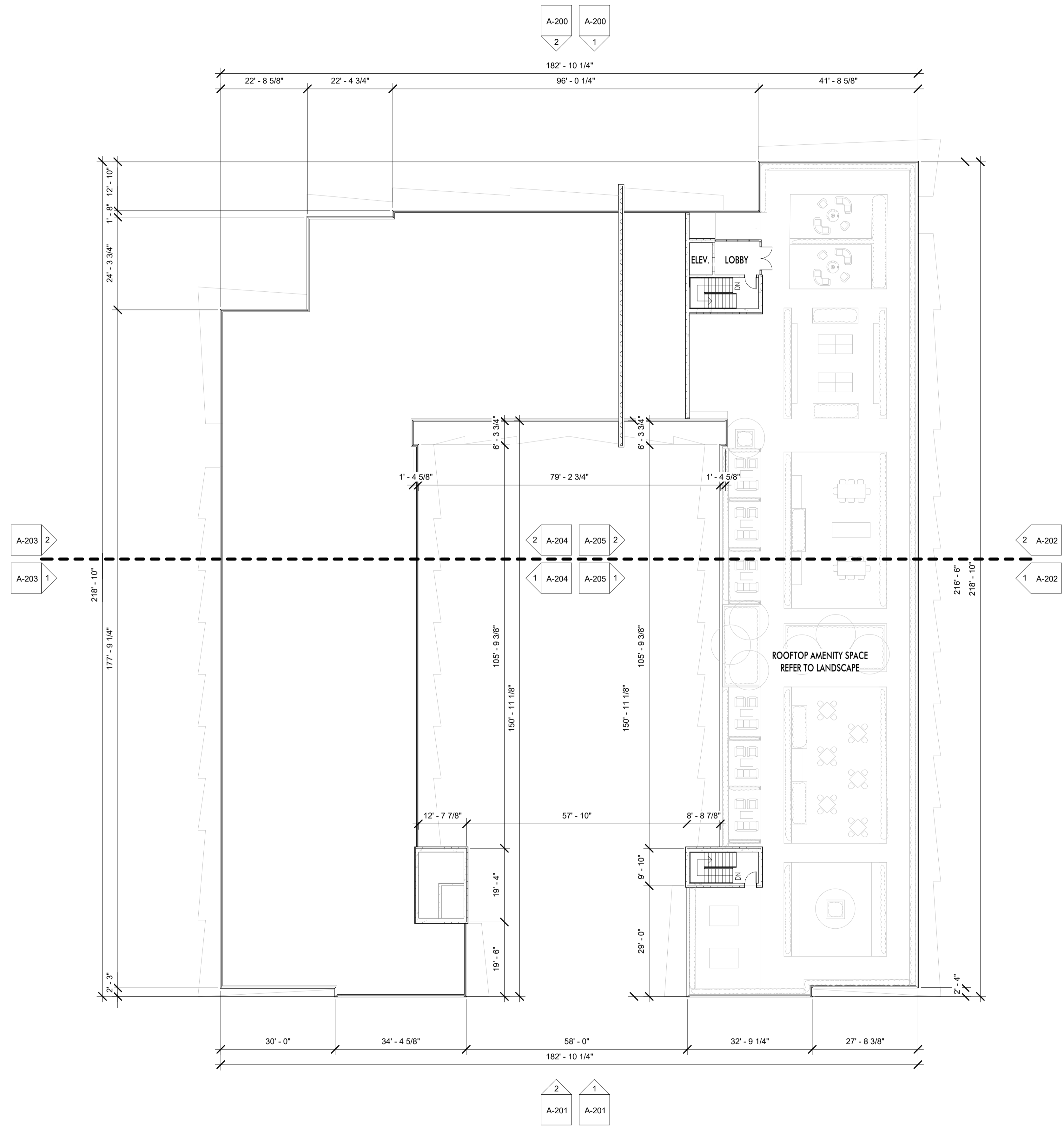
**Drawing No.**  
A-111



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Revision No.	Date	Description
02.17.23	FOR COORDINATION	
02.25.23	FOR DP	
03.06.23	FOR DP	
03.17.21	FOR DP	



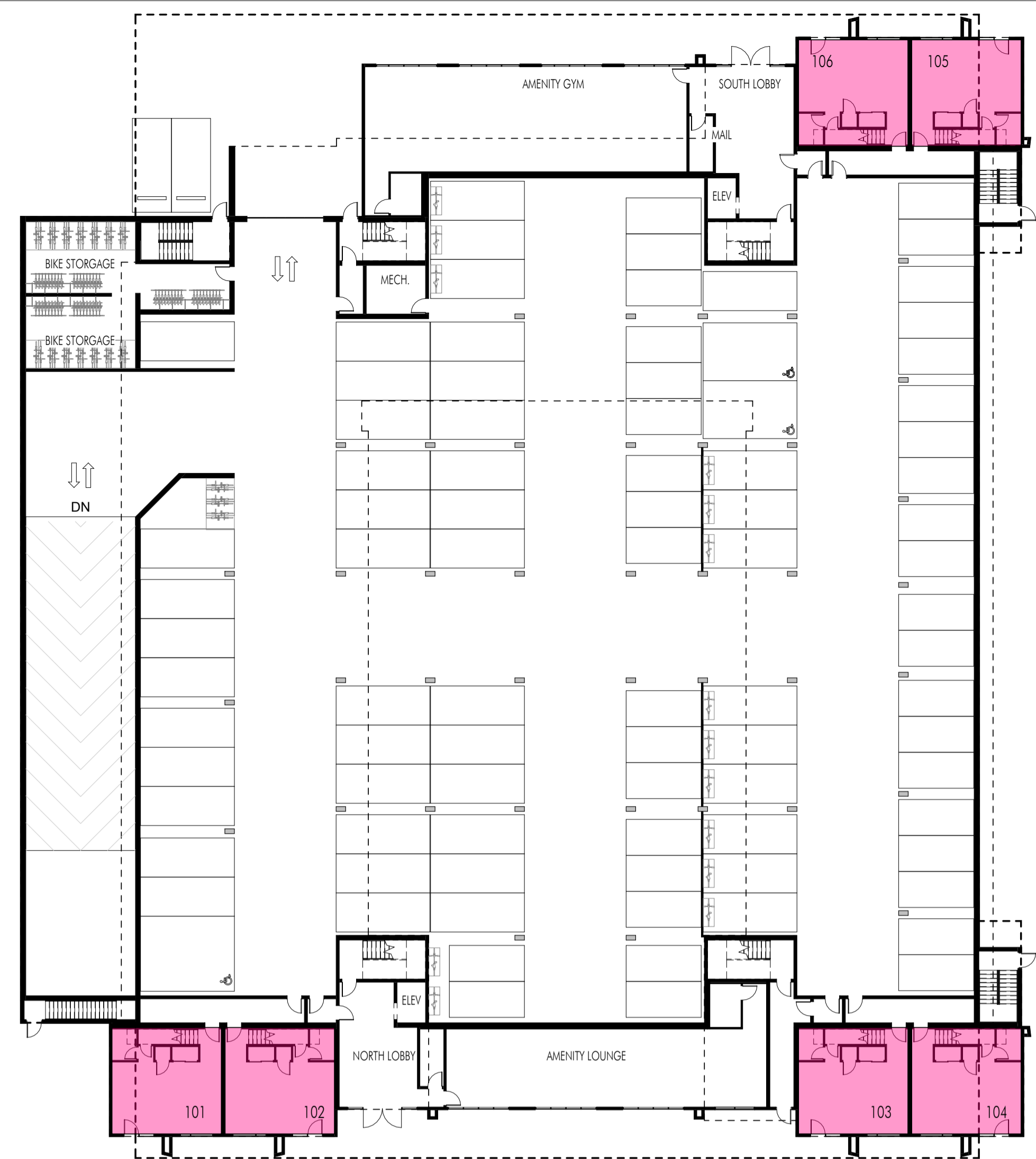
1 ROOFTOP AMENITY SPACE PLAN  
A-112 1/16" = 1'-0"

<b>Plot Date</b> 04.14.23
<b>PROJECT</b> Revo (Collinson Rise)
<b>DRAWING TITLE</b> ROOFTOP AMENITY
<b>Drawing No.</b> A-112

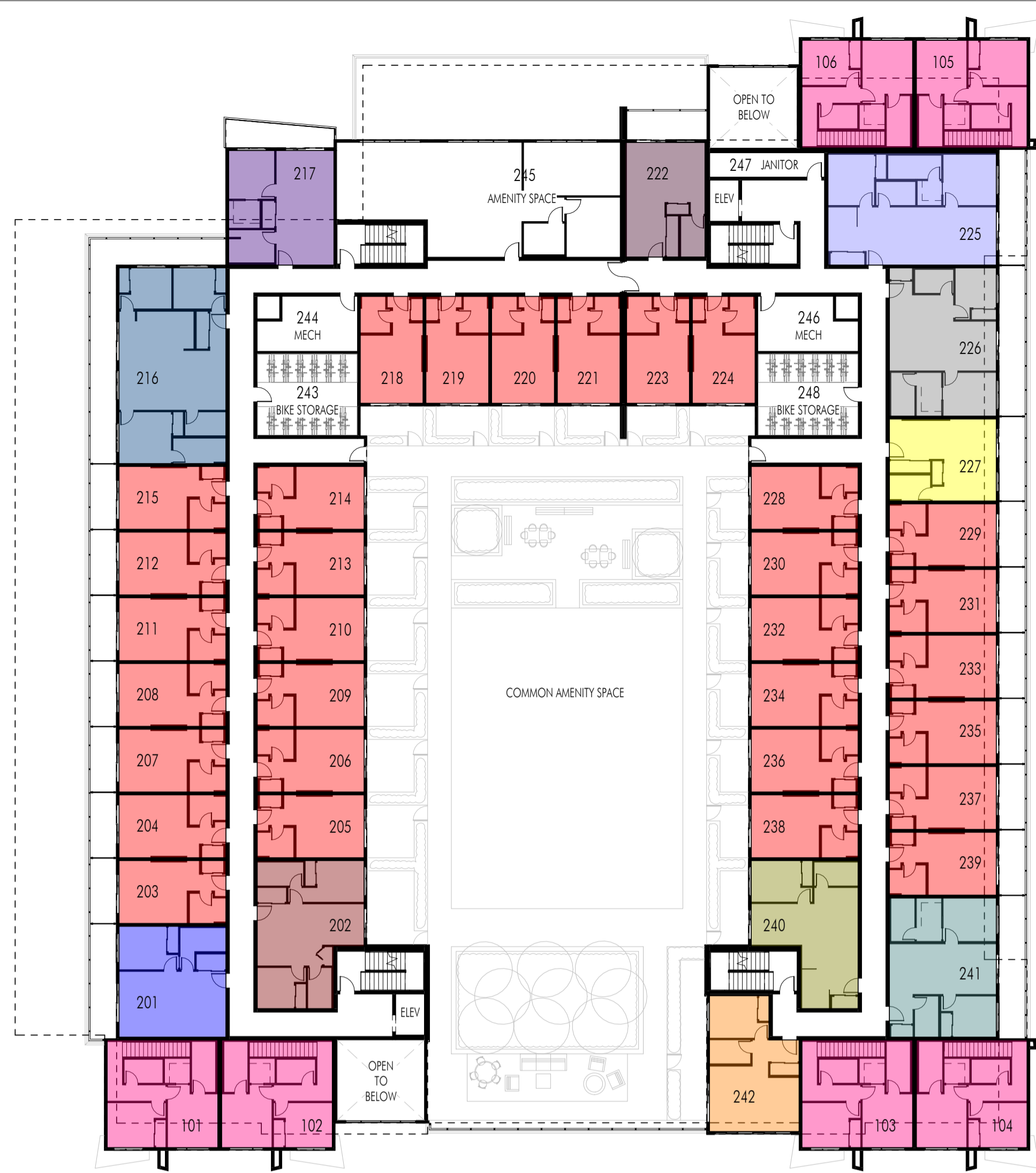




11.15.22	SCHEMATICS
12.09.22	SCHEMATICS
01.06.23	SCHEMATICS
02.08.23	SCHEMATICS
02.25.23	FOR DP
03.06.23	FOR DP
03.17.21	FOR DP

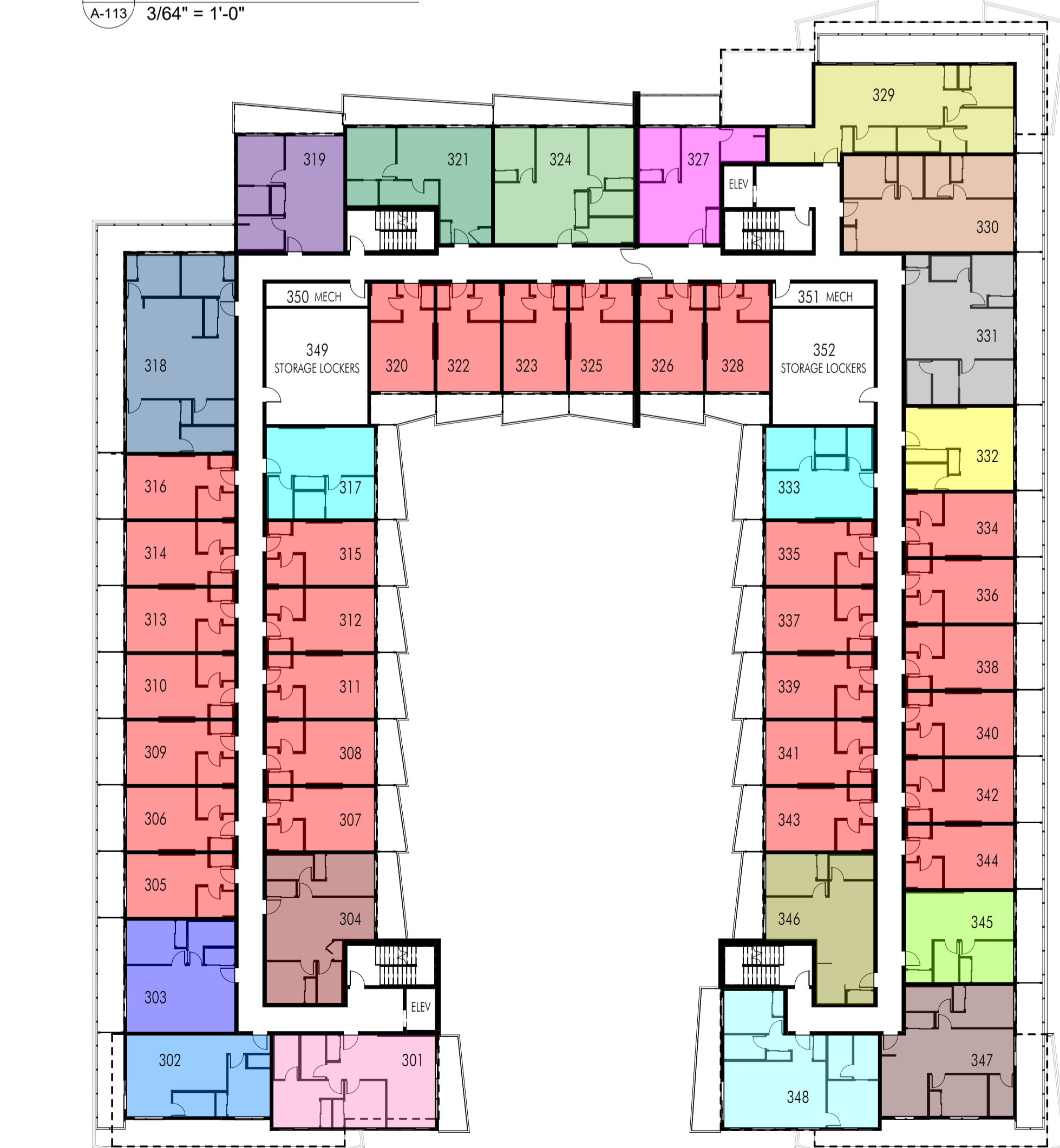


2 COLOUR KEY PLAN - LEVEL 1  
A-113 3/64" = 1'-0"

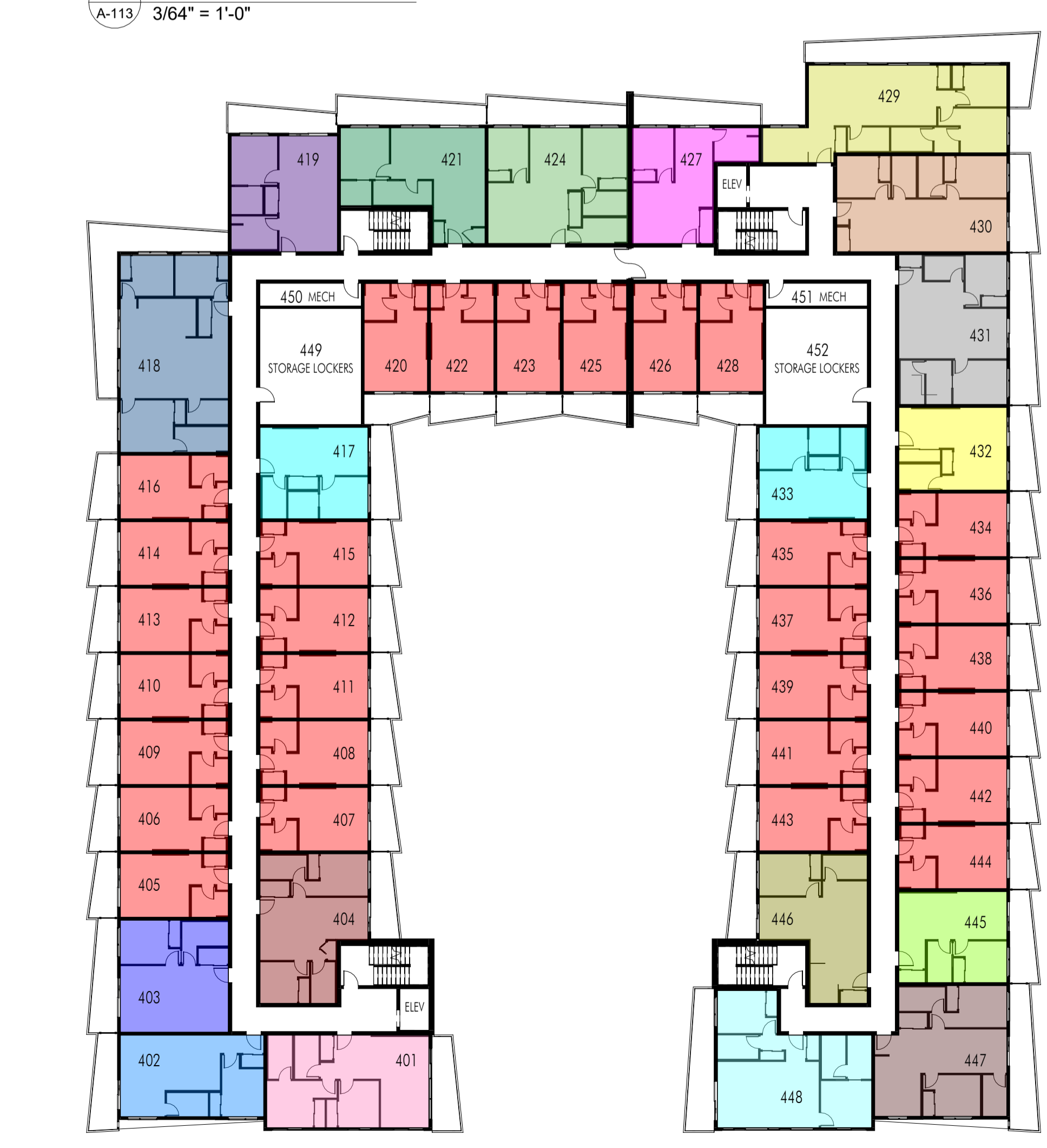


3 COLOUR KEY PLAN - LEVEL 2  
A-113 3/64" = 1'-0"

COLOUR PLAN LEGEND					
[Red Box]	UNIT A - MICRO SUITE	[Purple Box]	UNIT I - 1-BED (2)	[Brown Box]	UNIT Q - 2-BED (2)
[Yellow Box]	UNIT B - STUDIO	[Green Box]	UNIT J - 1-BED (3)	[Light Green Box]	UNIT R - 2-BED (3)
[Grey Box]	UNIT C - STUDIO (2)	[Blue Box]	UNIT K - 1-BED (4)	[Cyan Box]	UNIT S - 2-BED (4)
[Light Green Box]	UNIT D - JUNIOR 1-BED (1)	[Olive Box]	UNIT L - 1-BED + DEN	[Brown Box]	UNIT T - 2-BED (5)
[Cyan Box]	UNIT E - JUNIOR 1-BED (2)	[Reddish Brown Box]	UNIT M - JUNIOR 2-BED (1)	[Yellow-Green Box]	UNIT U - 2-BED + DEN (1)
[Pink Box]	UNIT F - JUNIOR 1-BED (3)	[Light Pink Box]	UNIT N - JUNIOR 2-BED (2)	[Light Blue Box]	UNIT V - 2-BED + DEN (2)
[Orange Box]	UNIT G - JUNIOR 1-BED (4)	[Teal Box]	UNIT O - JUNIOR 2-BED (3)	[Dark Blue Box]	UNIT W - 3-BED
[Blue Box]	UNIT H - 1-BED (1)	[Grey Box]	UNIT P - 2-BED (1)	[Pink Box]	UNIT X - TOWNHOMES



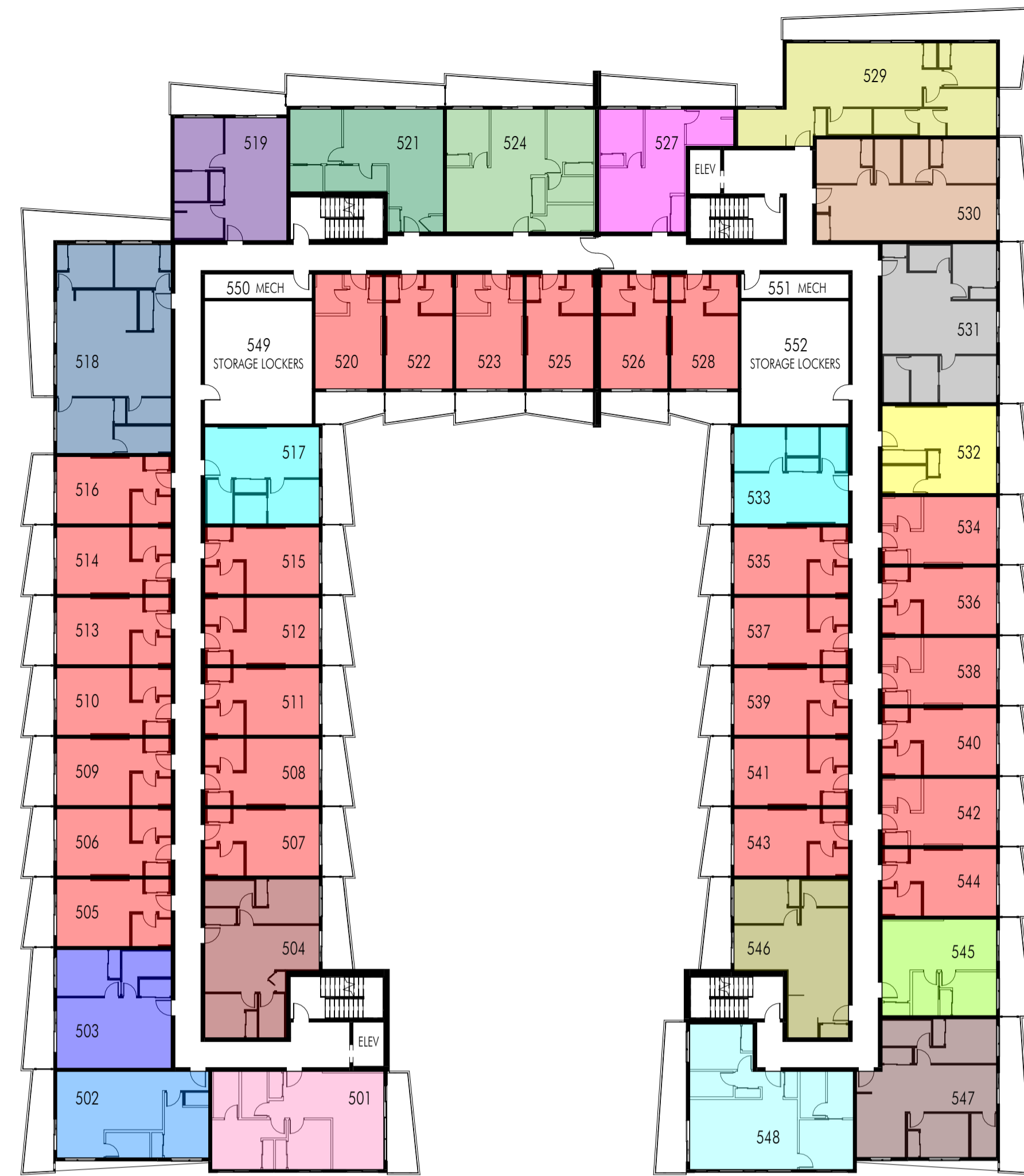
4 COLOUR KEY PLAN - LEVEL 3  
A-113 3/64" = 1'-0"



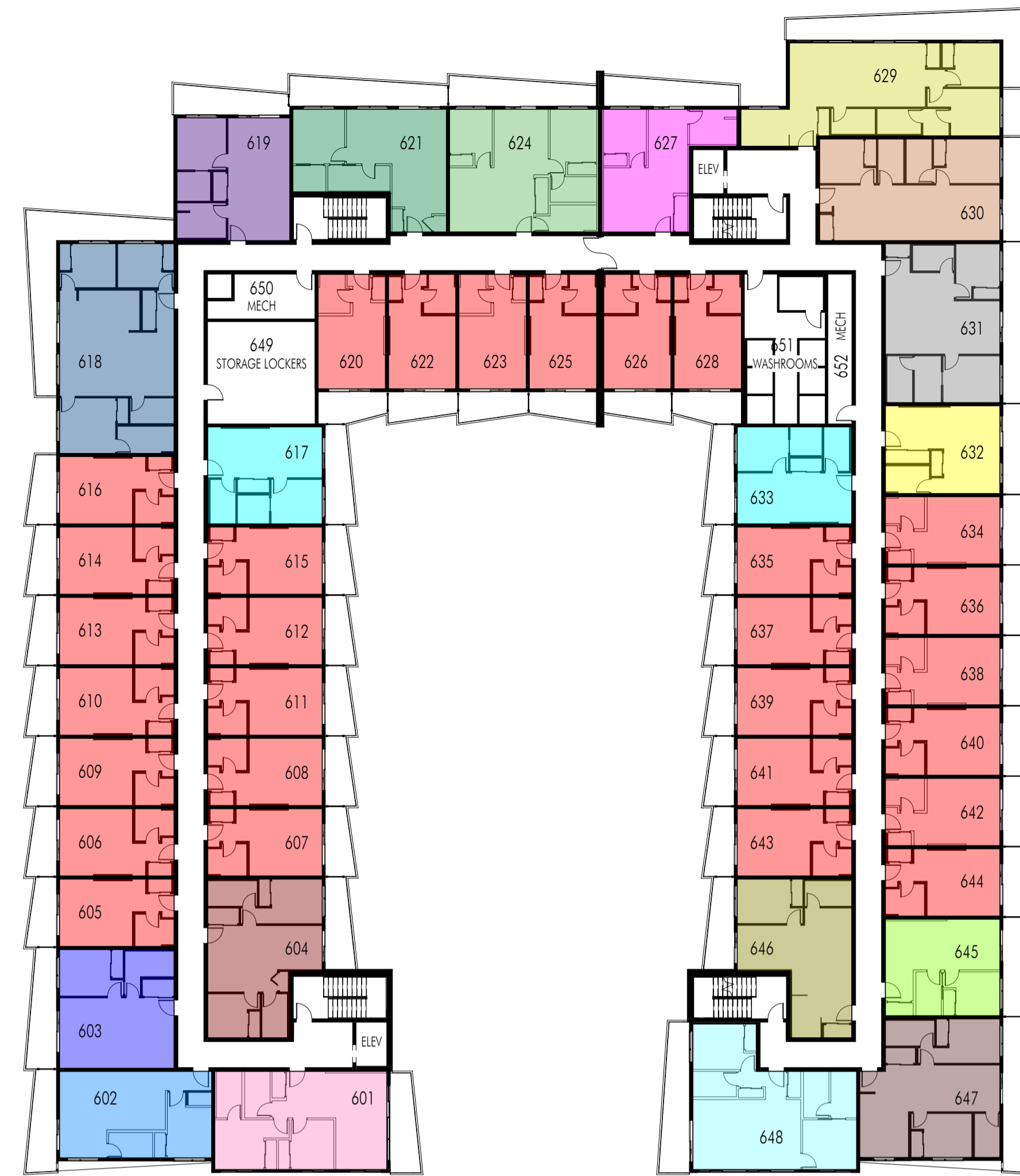
5 COLOUR KEY PLAN - LEVEL 4  
A-113 3/64" = 1'-0"



11.15.22	SCHEMATICS
12.09.22	SCHEMATICS
01.06.23	SCHEMATICS
02.08.23	SCHEMATICS
02.25.23	FOR DP
03.06.23	FOR DP
03.17.21	FOR DP



1 COLOUR KEY PLAN - LEVEL 5  
A-114 3/64" = 1'-0"



2 COLOUR KEY PLAN - LEVEL 6  
A-114 3/64" = 1'-0"

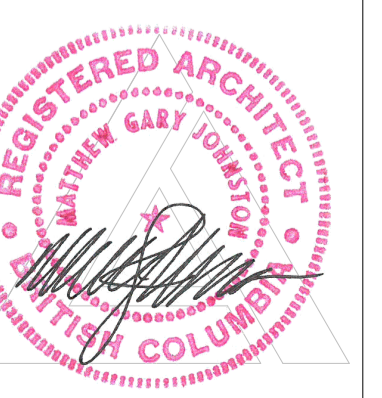
COLOUR PLAN LEGEND		
UNIT A - MICRO SUITE	UNIT I - 1-BED (2)	UNIT Q - 2-BED (2)
UNIT B - STUDIO	UNIT J - 1-BED (3)	UNIT R - 2-BED (3)
UNIT C - STUDIO (2)	UNIT K - 1-BED (4)	UNIT S - 2-BED (4)
UNIT D - JUNIOR 1-BED (1)	UNIT L - 1-BED + DEN	UNIT T - 2-BED (5)
UNIT E - JUNIOR 1-BED (2)	UNIT M - JUNIOR 2-BED (1)	UNIT U - 2-BED + DEN (1)
UNIT F - JUNIOR 1-BED (3)	UNIT N - JUNIOR 2-BED (2)	UNIT V - 2-BED + DEN (2)
UNIT G - JUNIOR 1-BED (4)	UNIT O - JUNIOR 2-BED (3)	UNIT W - 3-BED
UNIT H - 1-BED (1)	UNIT P - 2-BED (1)	UNIT X - TOWNHOMES

**Plot Date**  
04.14.23

**PROJECT**  
Revo (Collinson Rise)

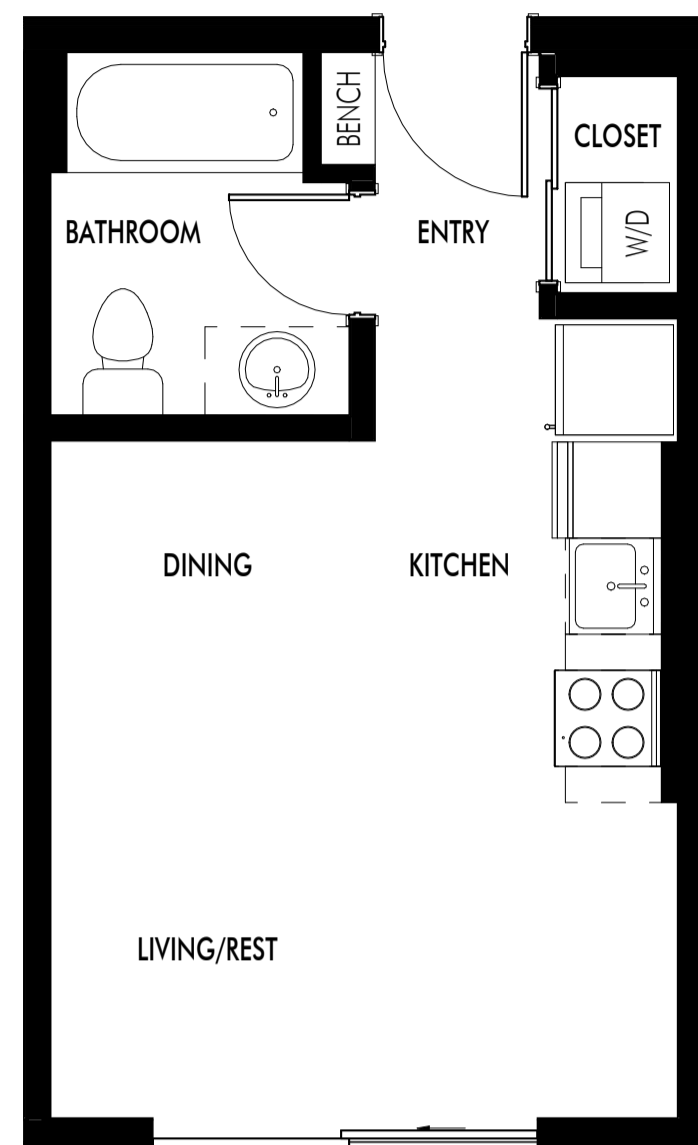
**DRAWING TITLE**  
COLOUR KEY PLANS

**Drawing No.**  
A-114

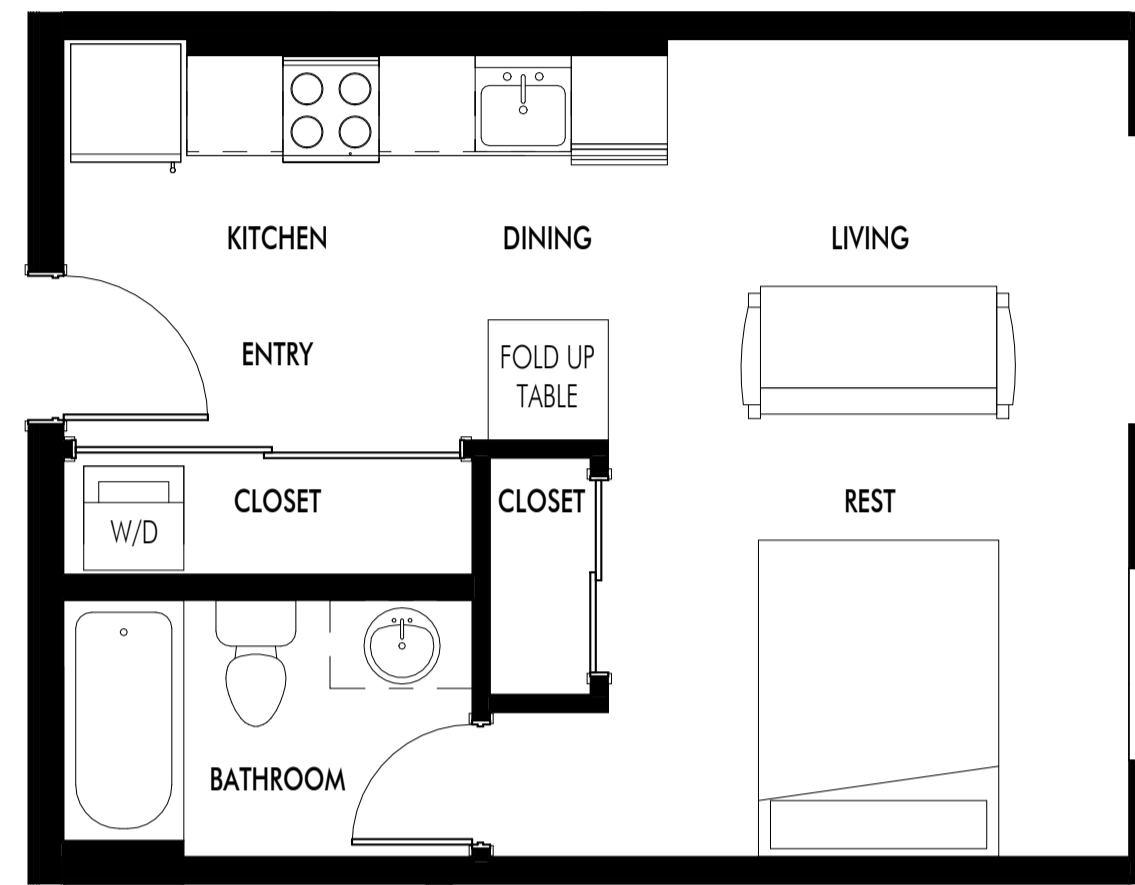




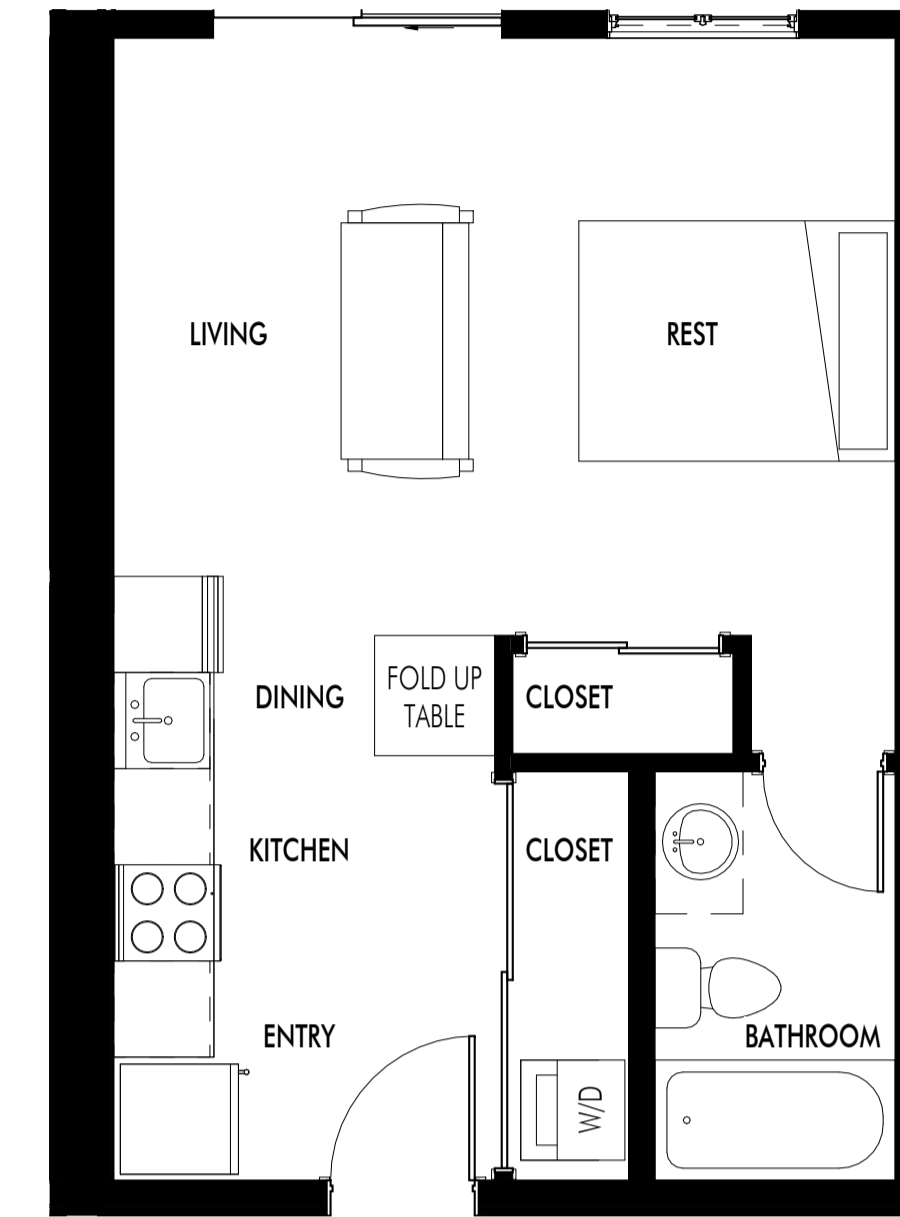
11.15.22	SCHEMATICS
12.09.22	SCHEMATICS
01.06.23	SCHEMATICS
02.08.23	SCHEMATICS
02.25.23	FOR DP
03.06.23	FOR DP
03.17.21	FOR DP



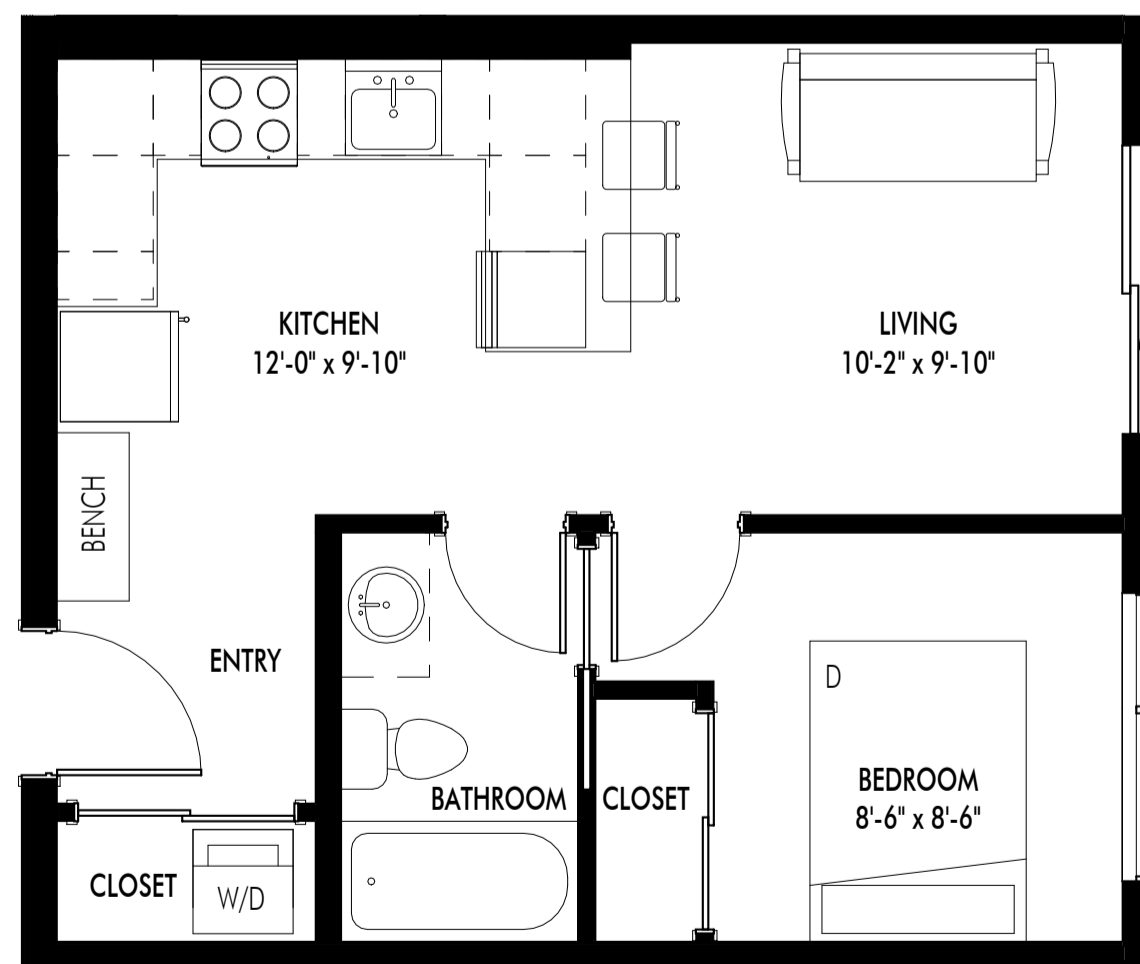
**1** UNIT A - MICRO - 307 SF  
A-115 1/4" = 1'-0"



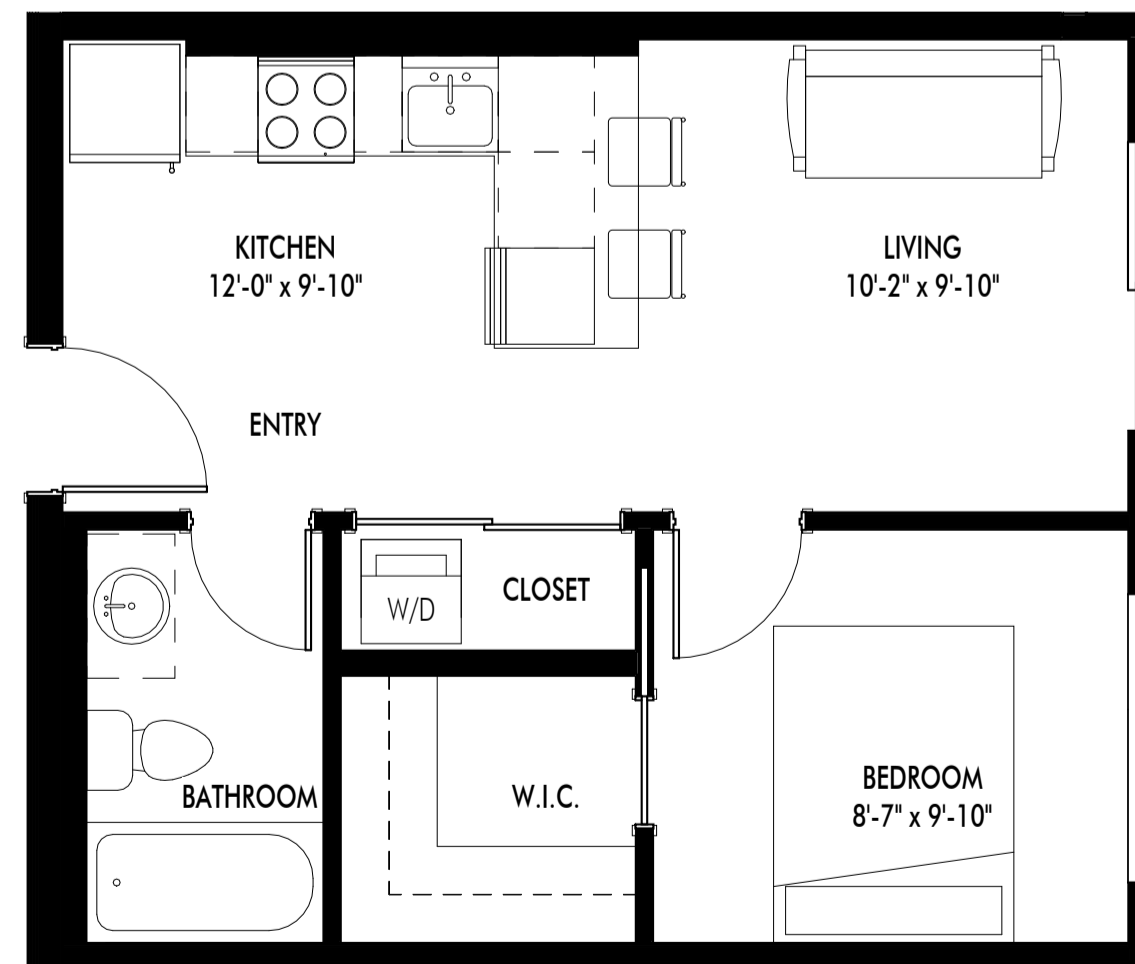
**2** UNIT B - STUDIO (1) - 396 SF  
A-115 1/4" = 1'-0"



**3** UNIT C - STUDIO (2) - 425 SF  
A-115 1/4" = 1'-0"



**4** UNIT D - JUNIOR 1-BED (1) - 434 SF  
A-115 1/4" = 1'-0"

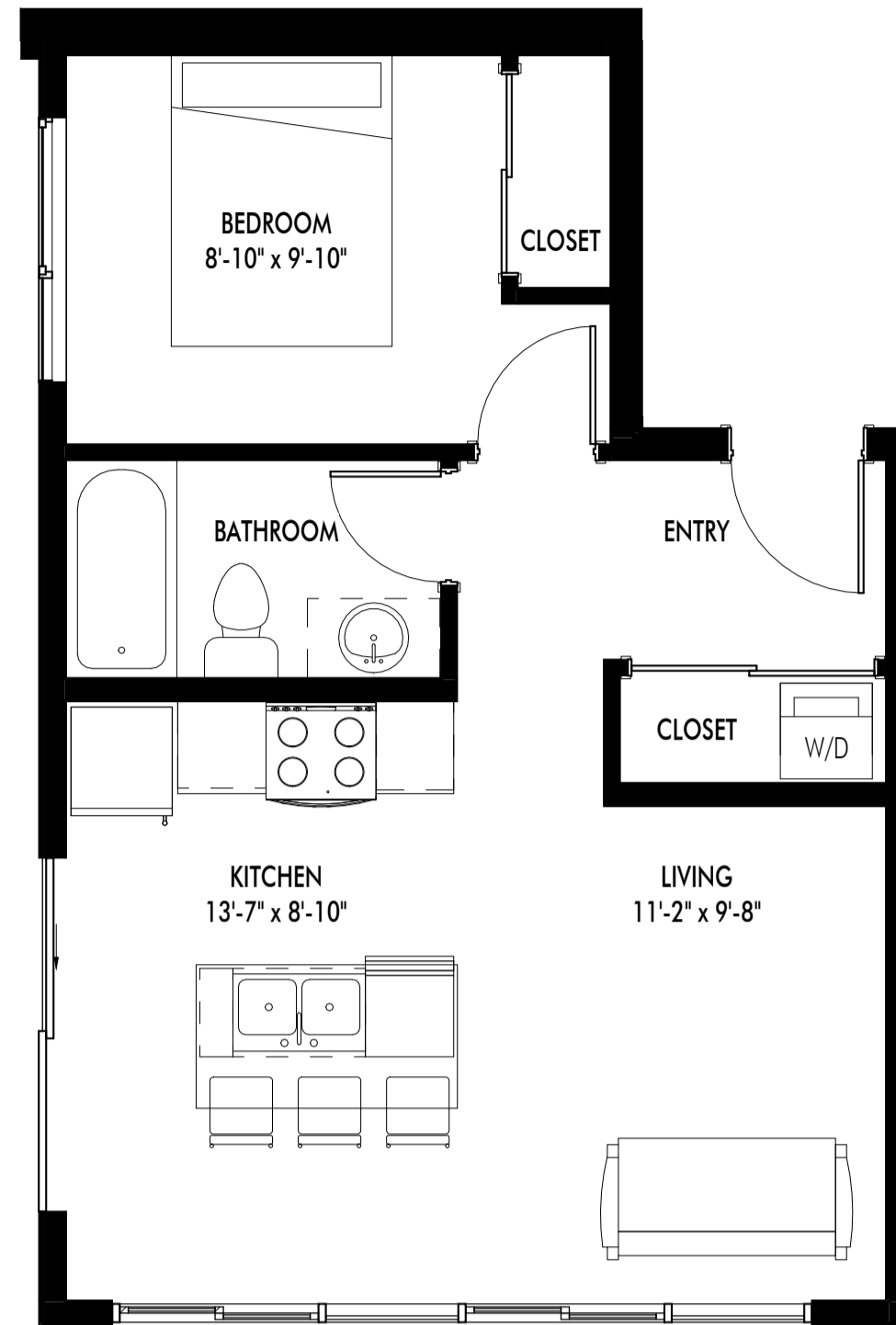


**5** UNIT E - JUNIOR 1-BED (2) - 436 SF  
A-115 1/4" = 1'-0"

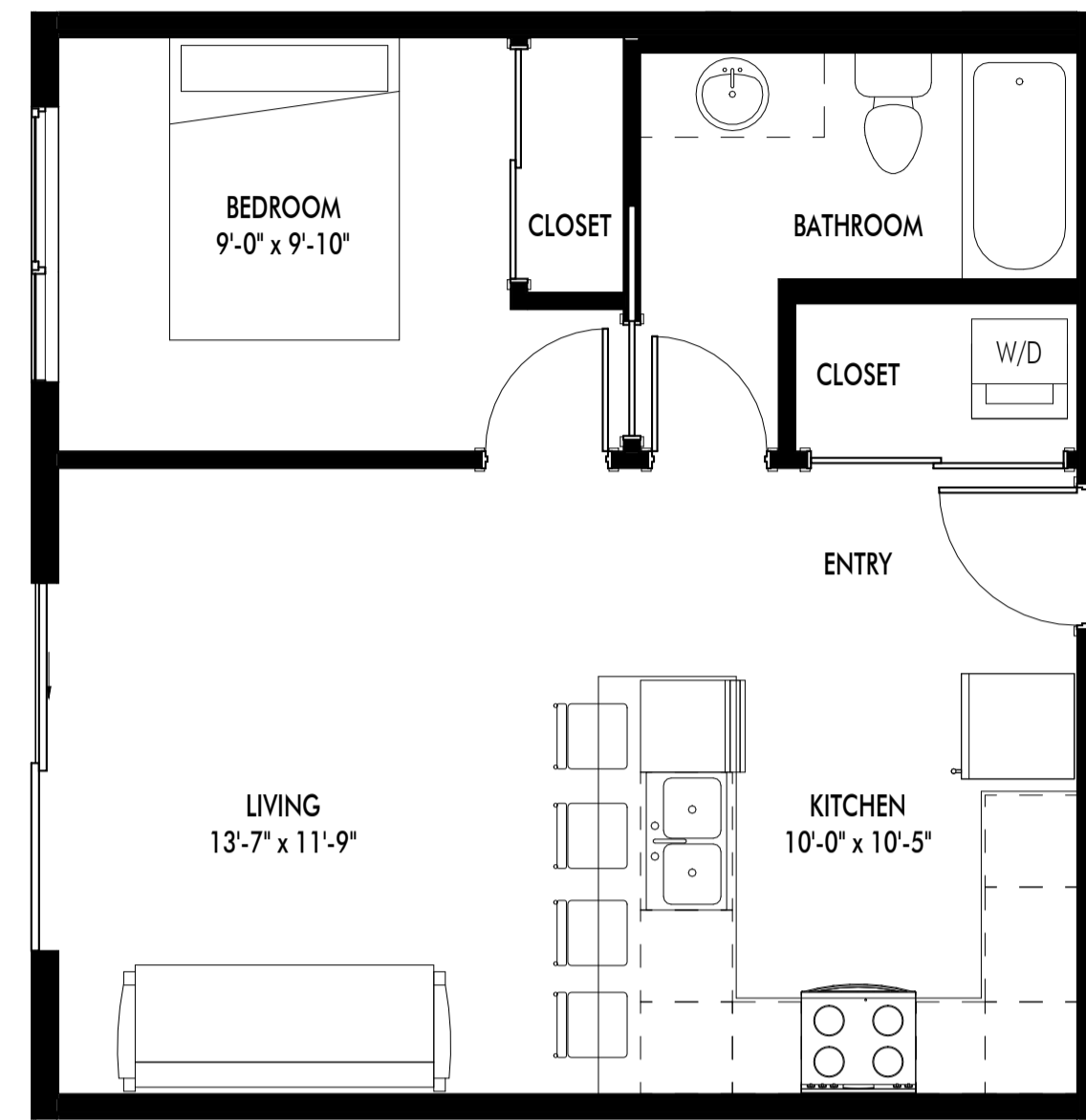


**6** UNIT F - JUNIOR 1-BED (3) - 493 SF  
A-115 1/4" = 1'-0"

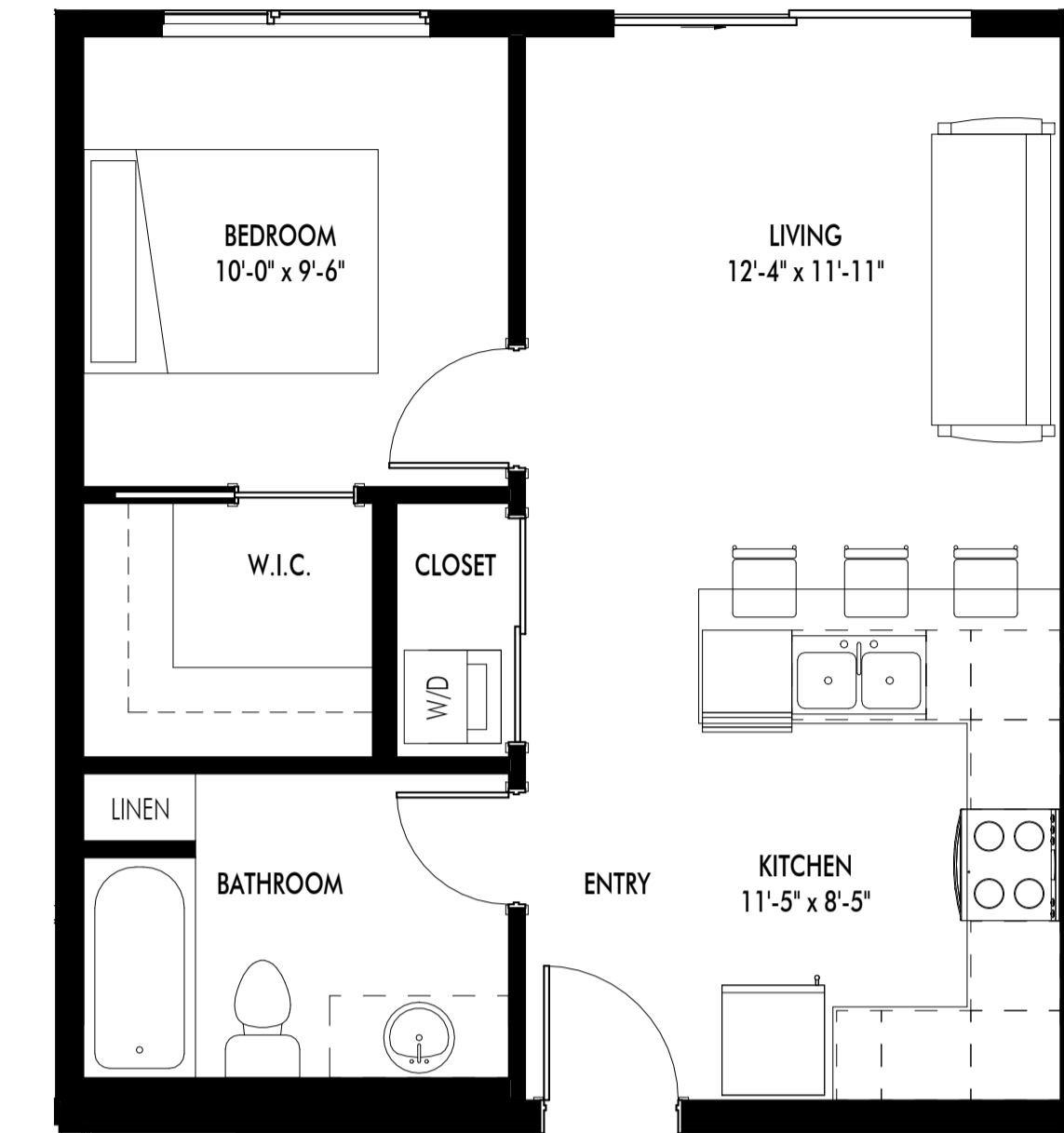
Revision No.	Date	Description
11.15.22		SCHEMATICS
12.09.22		SCHEMATICS
01.06.23		SCHEMATICS
02.08.23		SCHEMATICS
02.25.23		FOR DP
03.06.23		FOR DP
03.17.21		FOR DP
03.29.23		FOR REVIEW
03.30.23		ADDENDUM NO.1
04.14.23		ADDENDUM NO.2



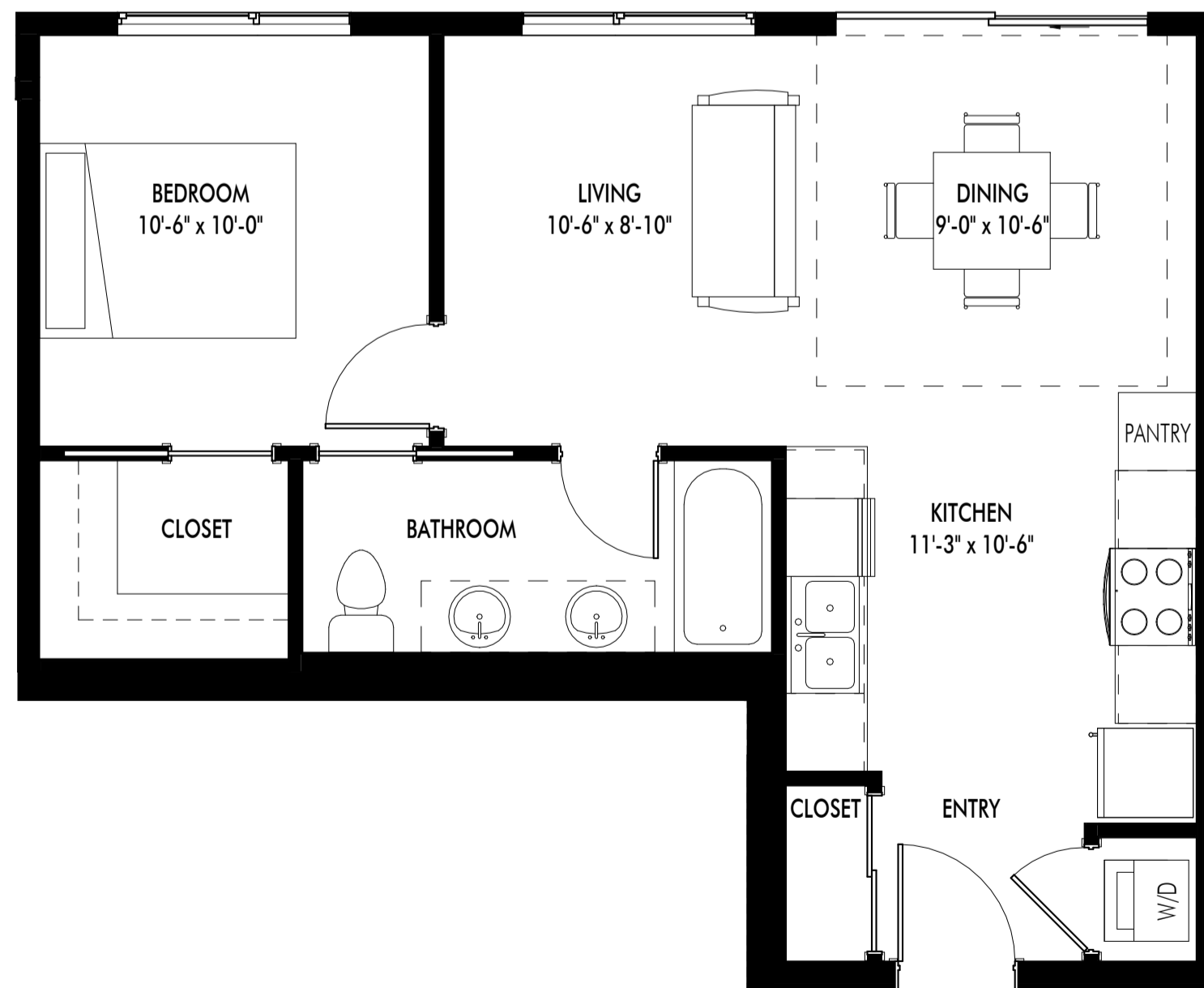
1 UNIT G - JUNIOR 1-BED (4) - 486 SF  
A-116 1/4" = 1'-0"



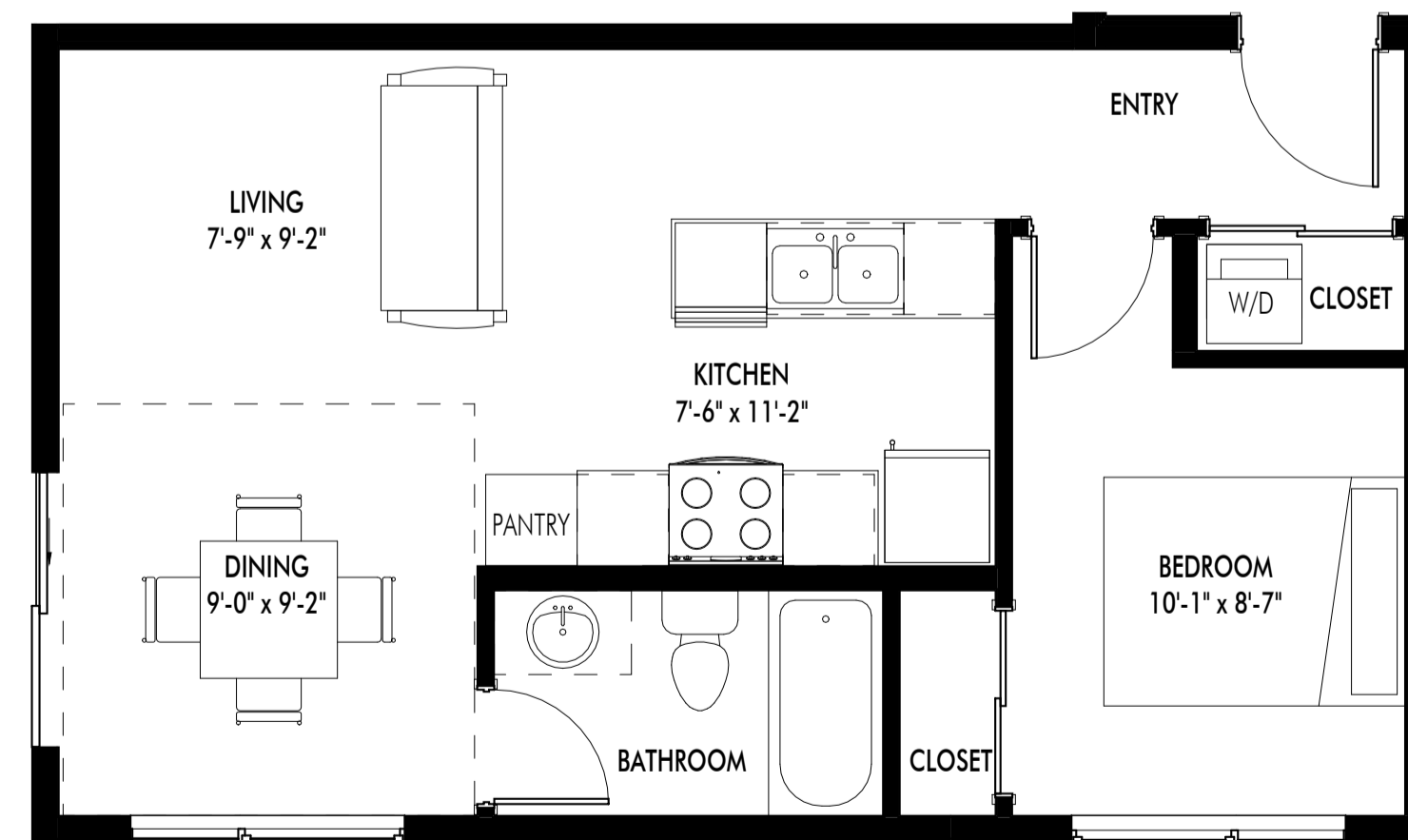
2 UNIT H - 1-BED (1) - 530 SF  
A-116 1/4" = 1'-0"



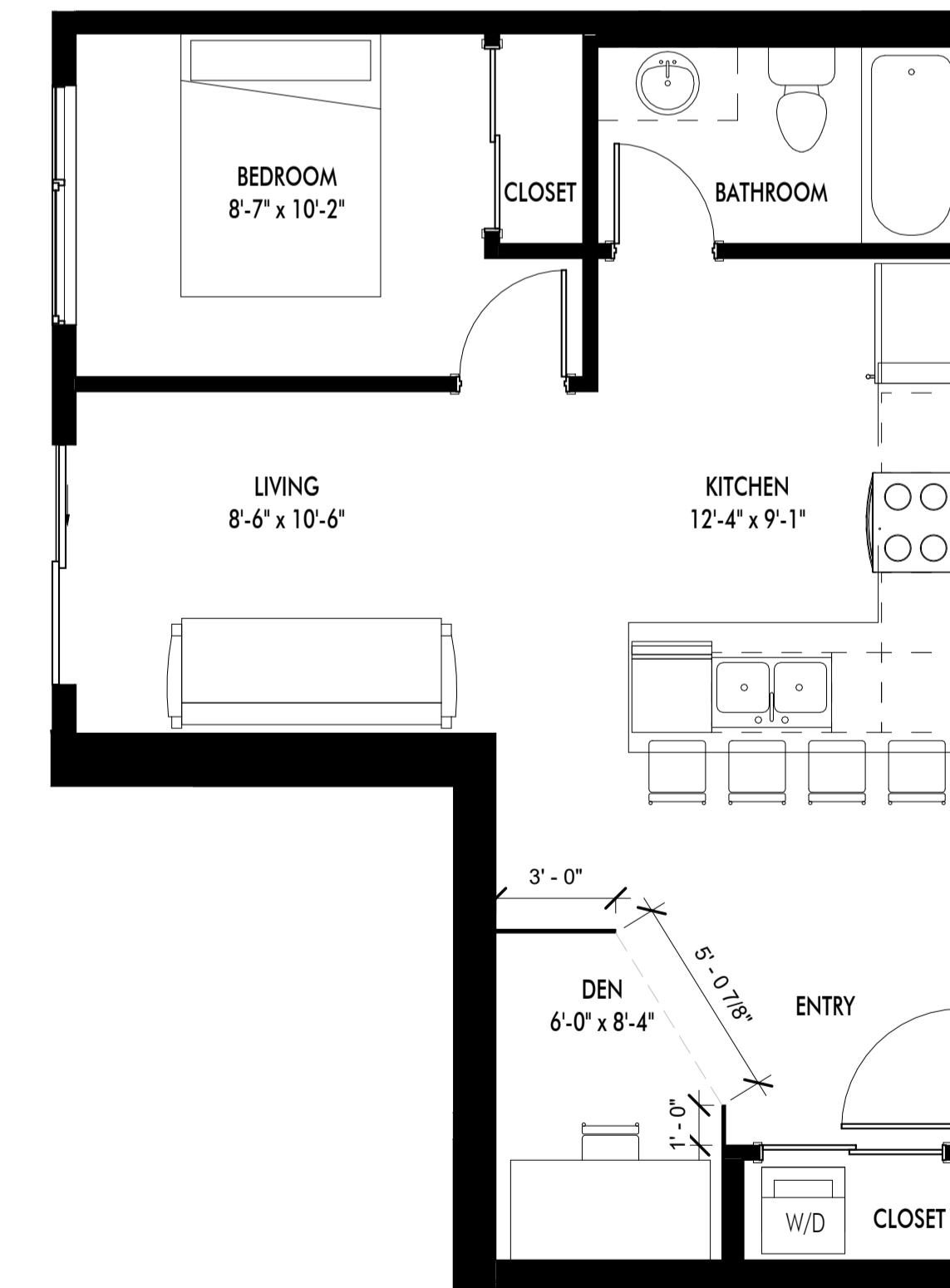
3 UNIT I - 1-BED (2) - 534 SF  
A-116 1/4" = 1'-0"



4 UNIT J - 1-BED (3) - 591 SF  
A-116 1/4" = 1'-0"



5 UNIT K - 1-BED (4) - 508 SF  
A-116 1/4" = 1'-0"



6 UNIT L - 1-BED + DEN - 581 SF  
A-116 1/4" = 1'-0"

Plot Date  
04.14.23

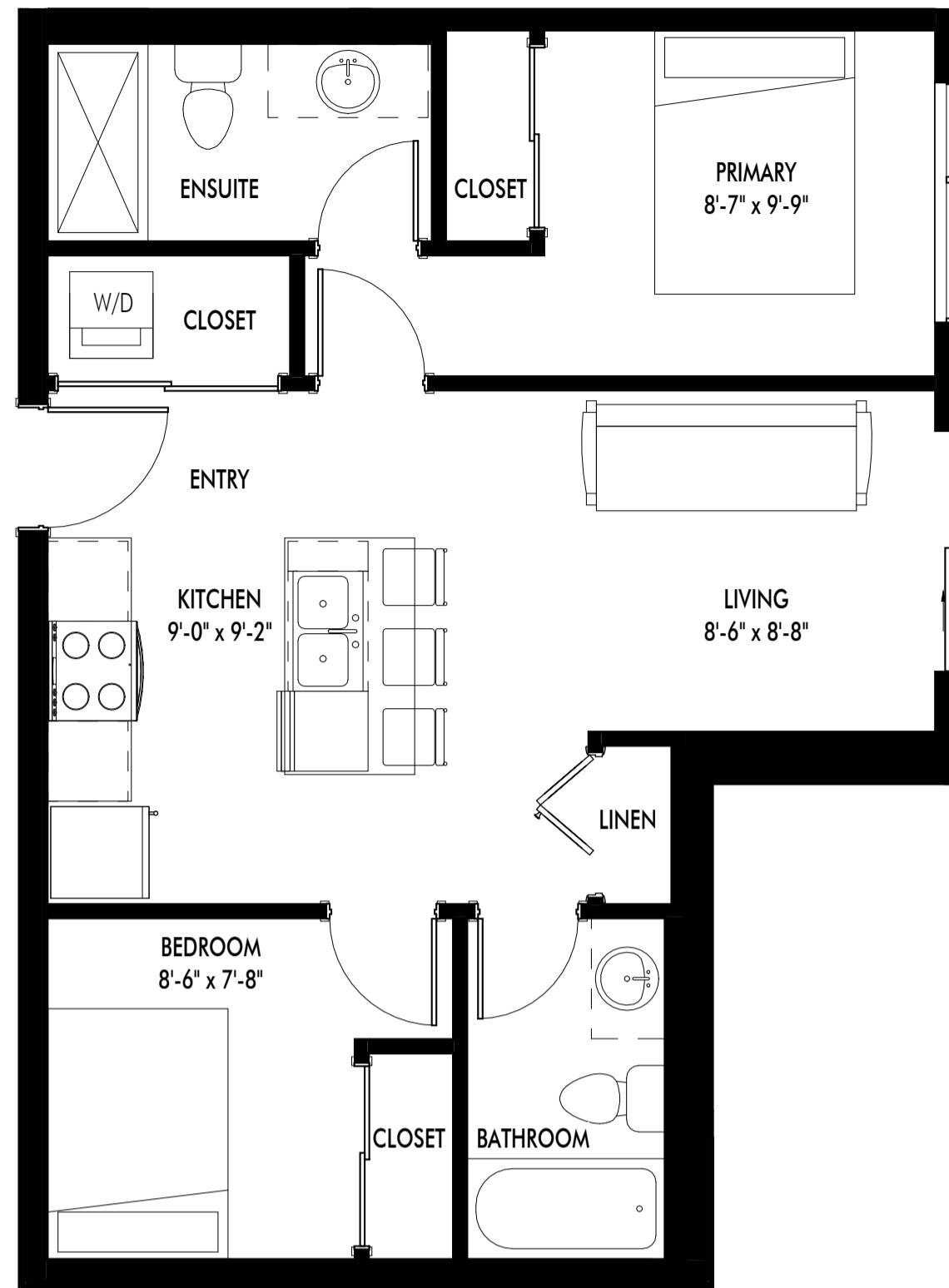
PROJECT  
Revo (Collinson Rise)

DRAWING TITLE  
TYPICAL UNIT LAYOUTS

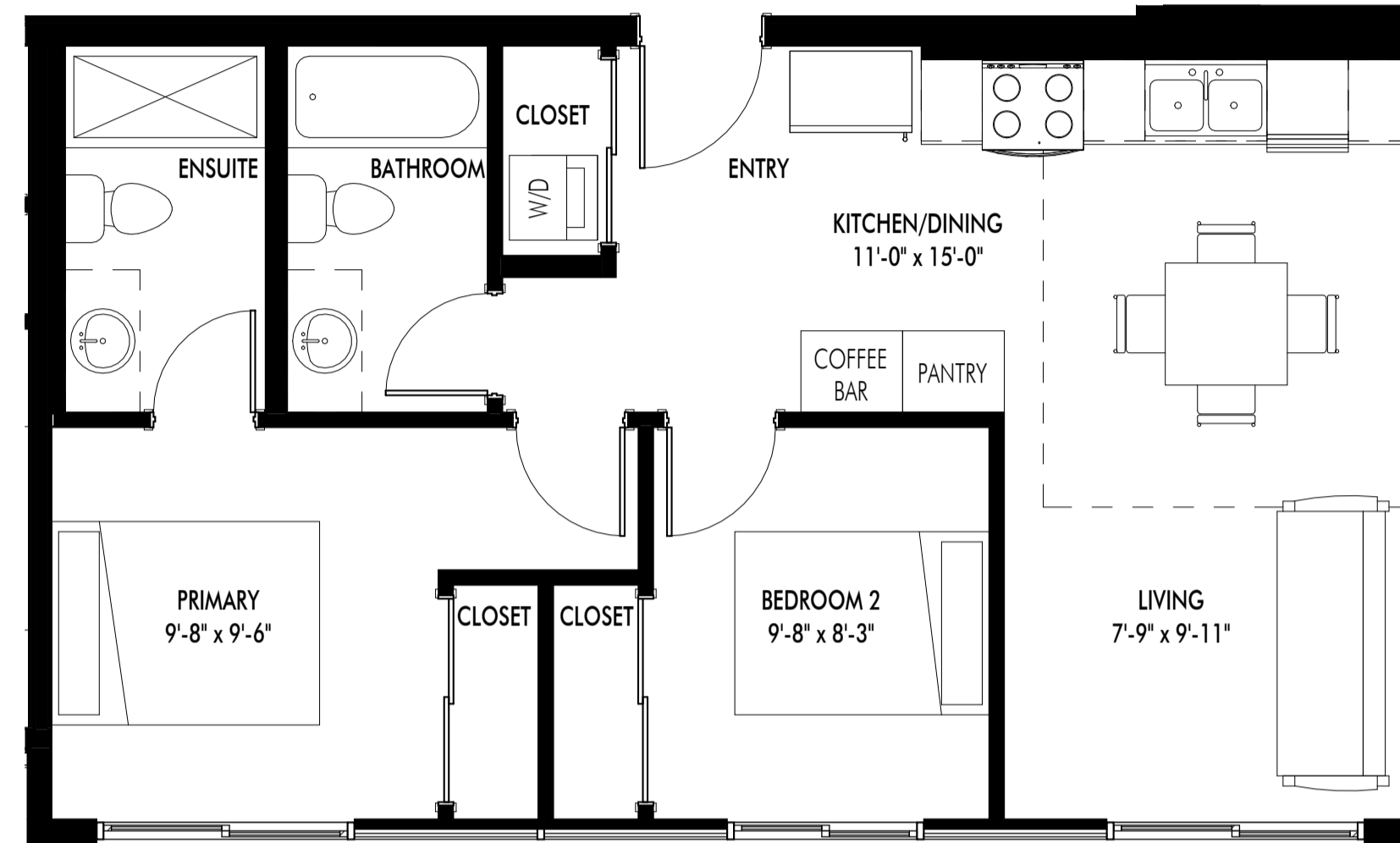
Drawing No.  
A-116



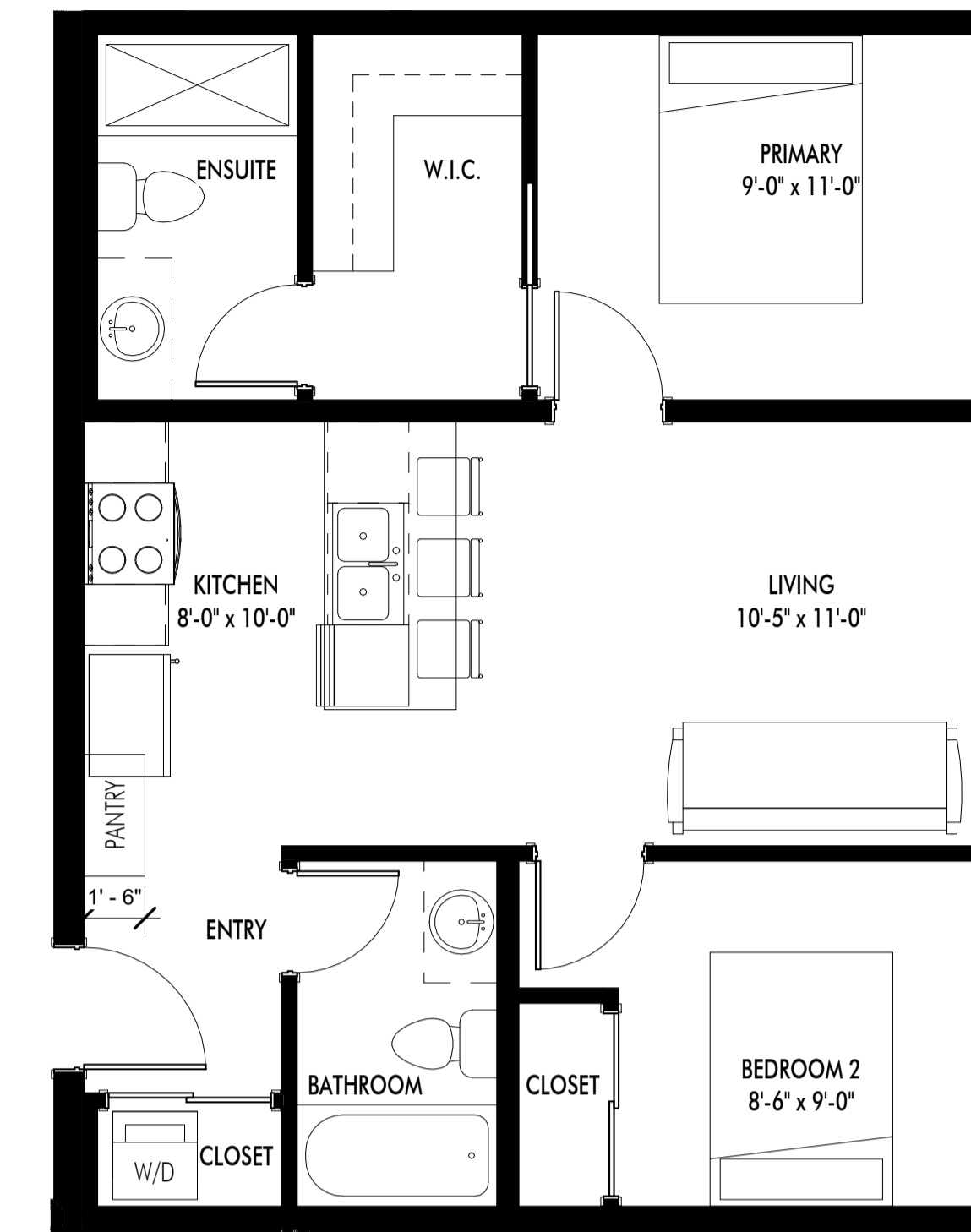




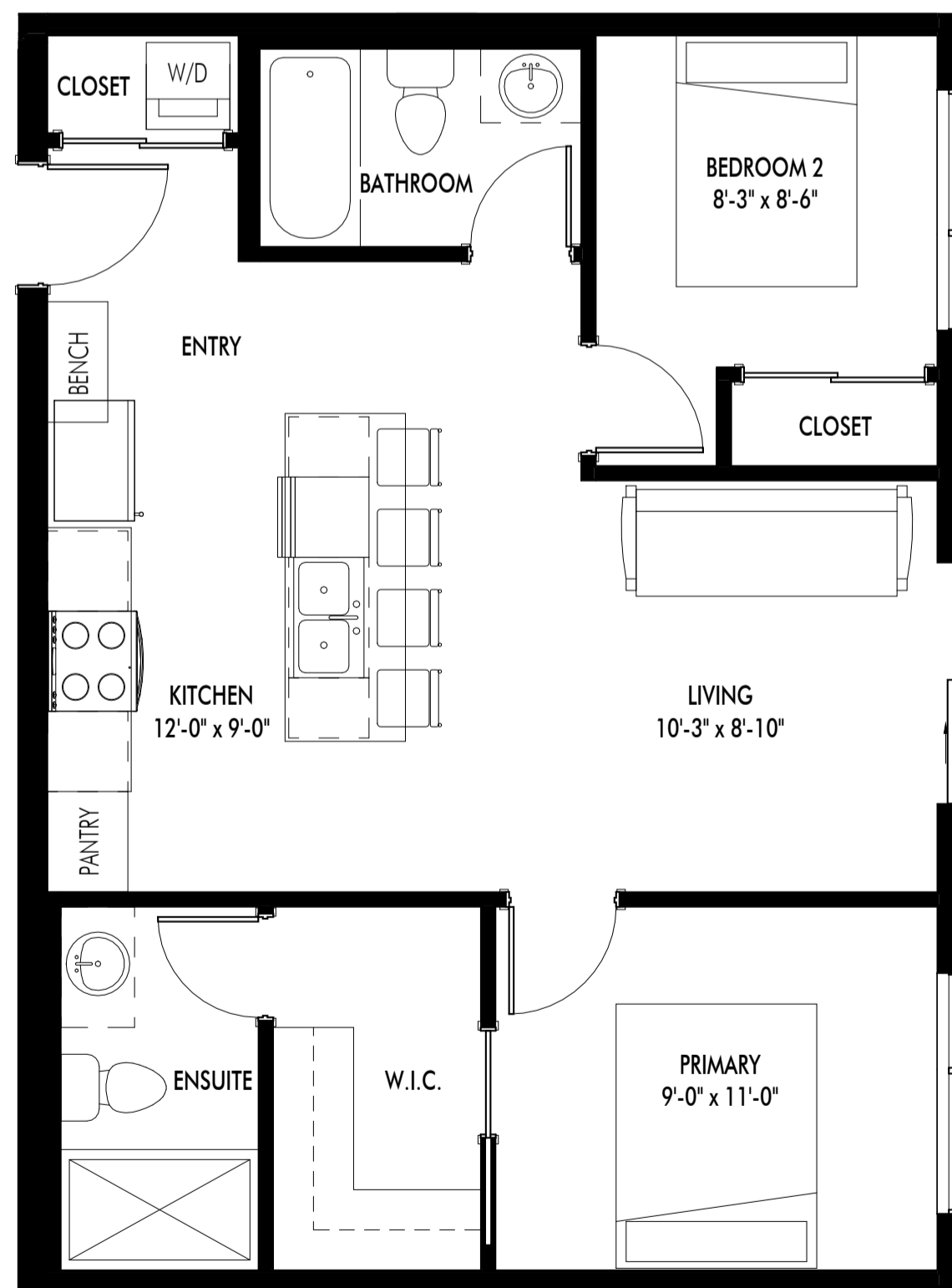
1 UNIT M - JUNIOR 2-BED (1) - 631 SF  
A-117 1/4" = 1'-0"



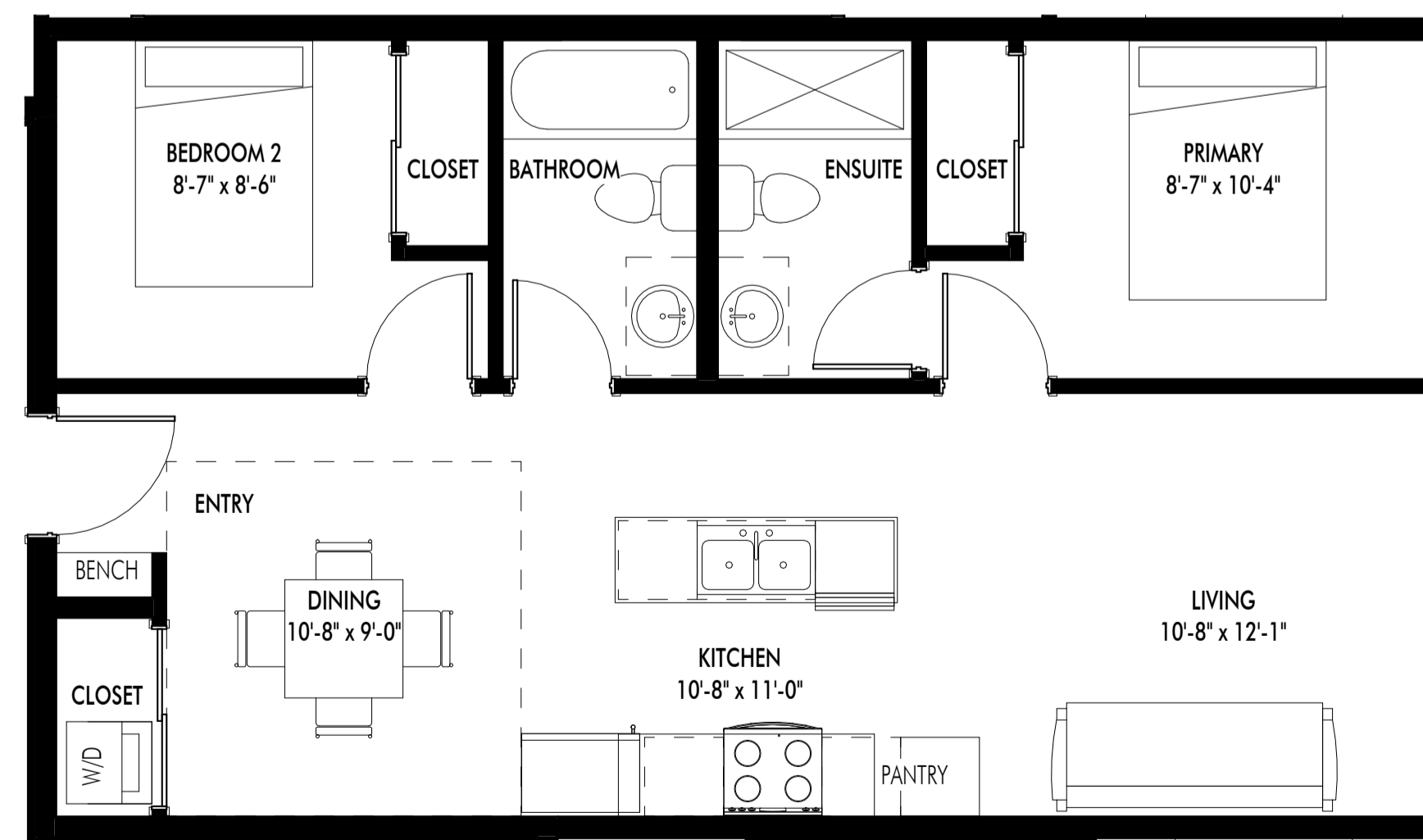
2 UNIT N - JUNIOR 2-BED (2) - 652 SF  
A-117 1/4" = 1'-0"



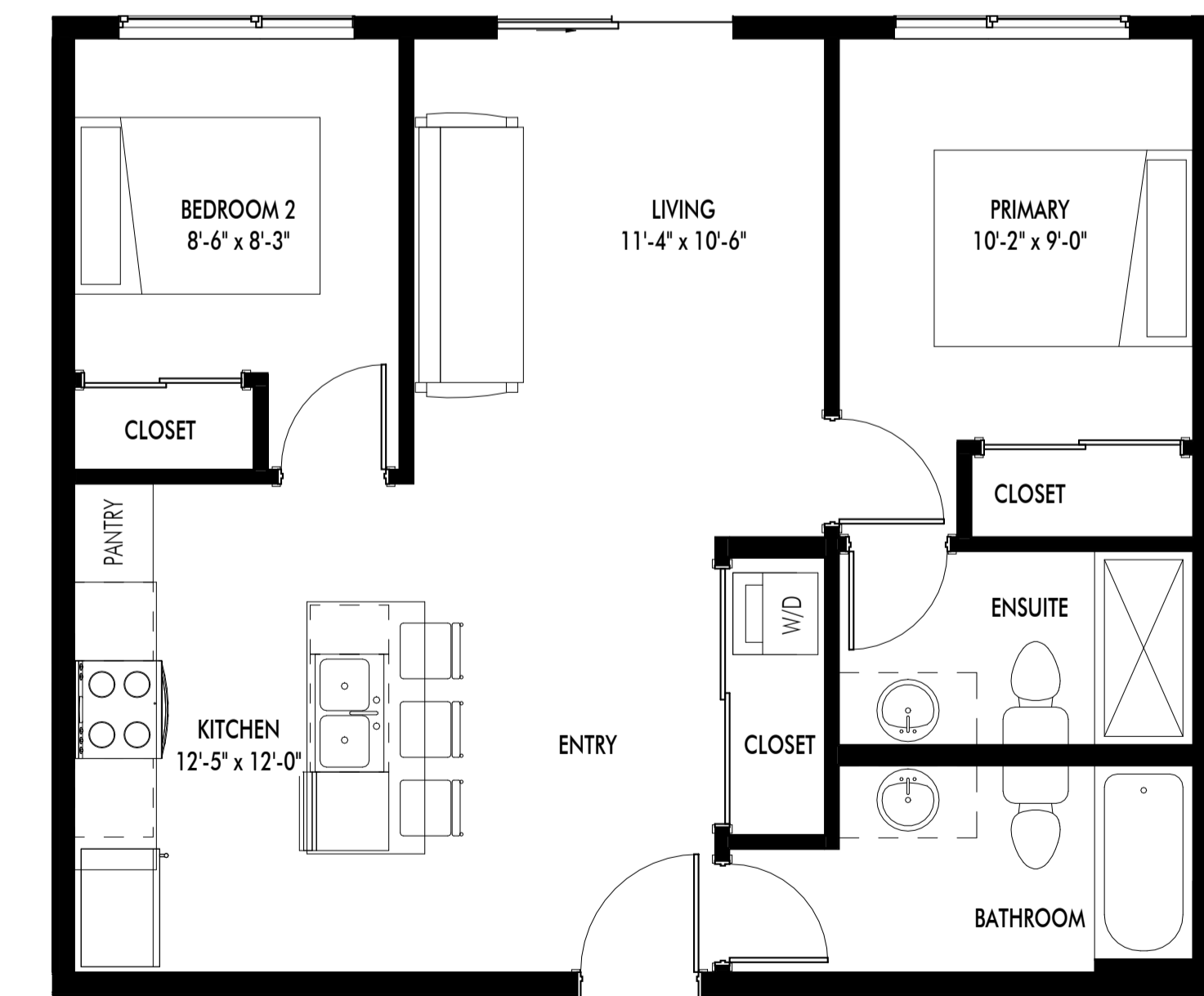
3 UNIT O - JUNIOR 2-BED (3) - 663 SF  
A-117 1/4" = 1'-0"



4 UNIT P - 2-BED (1) - 706 SF  
A-117 1/4" = 1'-0"



5 UNIT Q - 2-BED (2) - 715 SF  
A-117 1/4" = 1'-0"



6 UNIT R - 2-BED (3) - 710 SF  
A-117 1/4" = 1'-0"

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Revision No.	Date	Description
11.15.22		SCHEMATICS
12.09.22		SCHEMATICS
01.06.23		SCHEMATICS
02.08.23		SCHEMATICS
02.25.23		FOR DP
03.06.23		FOR DP
03.17.21		FOR DP

Plot Date  
04.14.23

PROJECT  
Revo (Collinson Rise)

DRAWING TITLE  
**TYPICAL UNIT LAYOUTS**

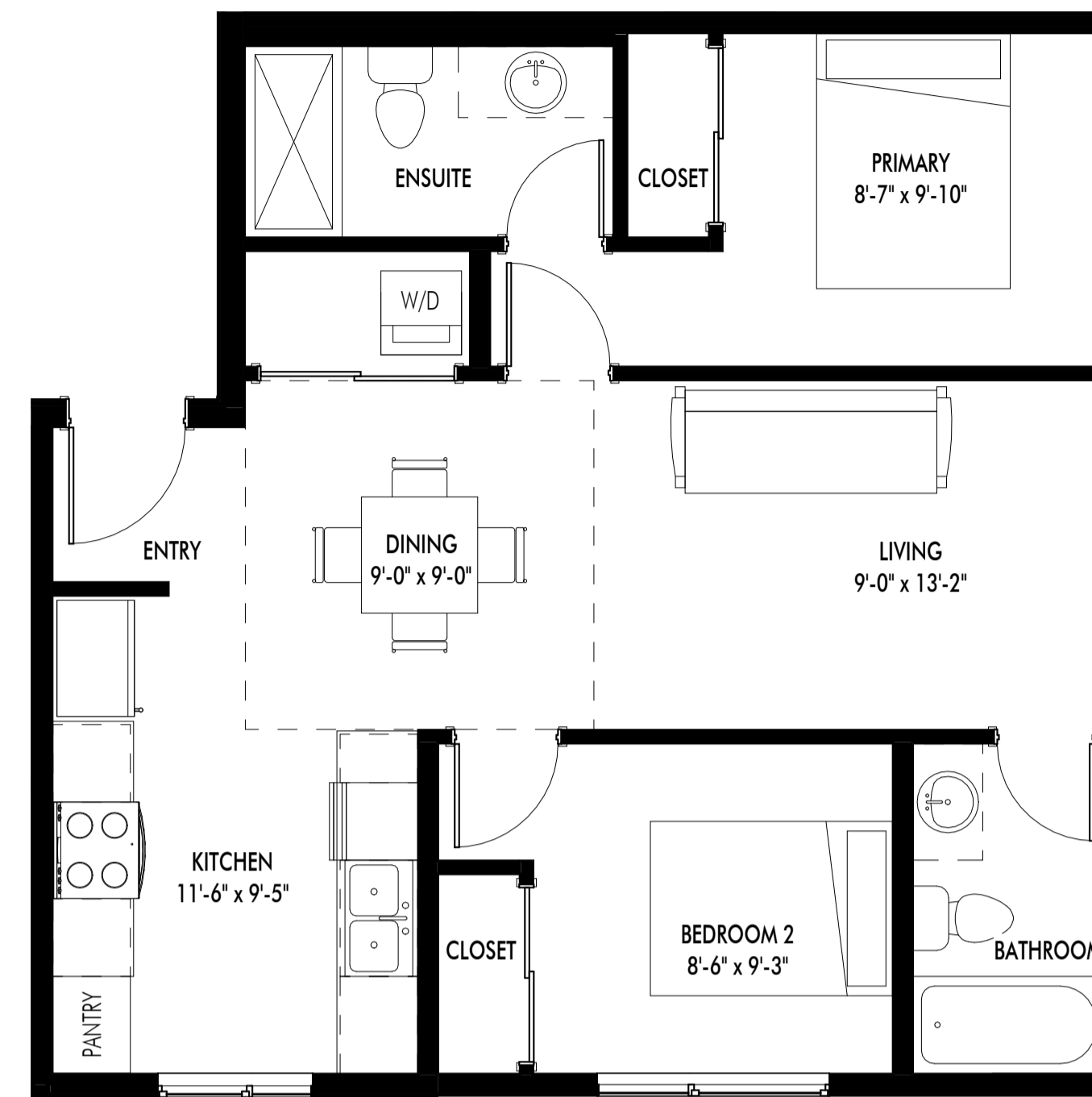
Drawing No.  
**A-117**



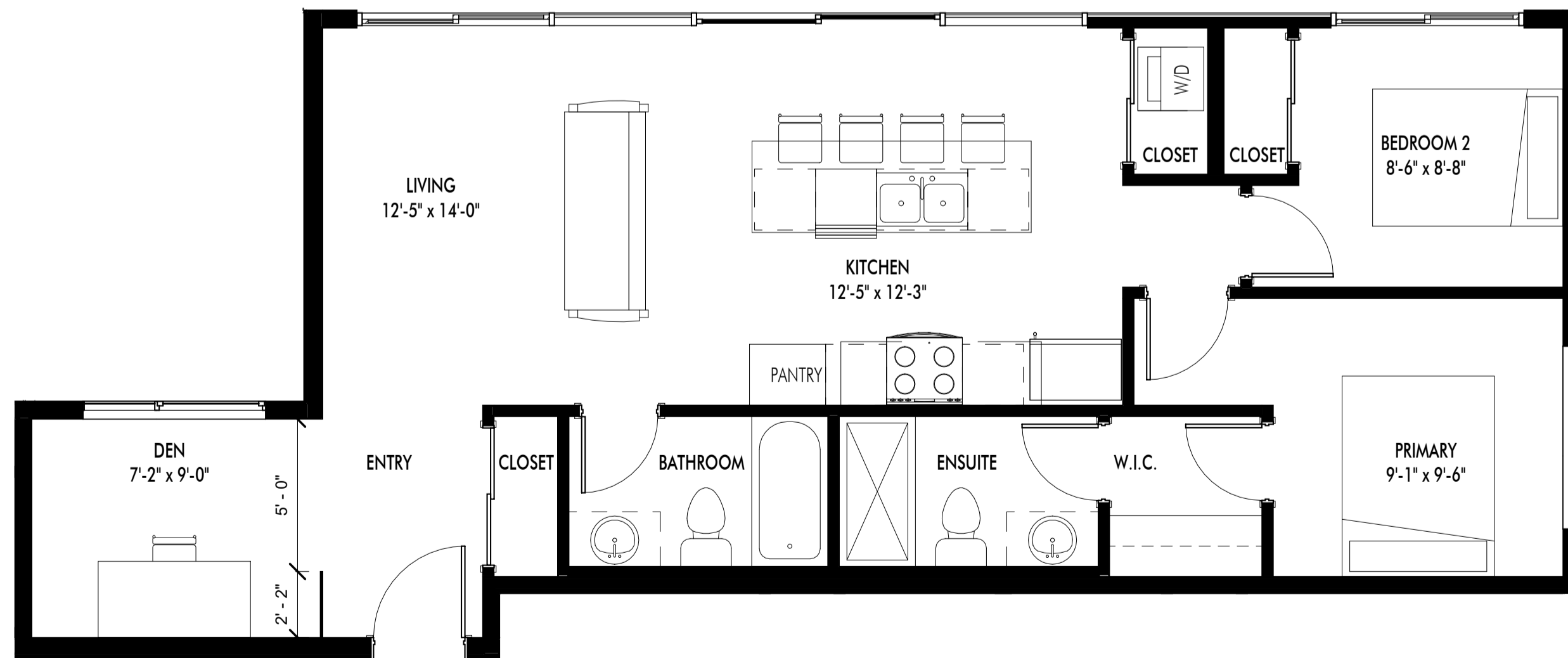
11.15.22	SCHEMATICS
12.09.22	SCHEMATICS
01.06.23	SCHEMATICS
02.08.23	SCHEMATICS
02.25.23	FOR DP
03.06.23	FOR DP
03.17.21	FOR DP
03.29.23	FOR REVIEW
03.30.23	ADDENDUM NO. 1
04.14.23	ADDENDUM NO. 2



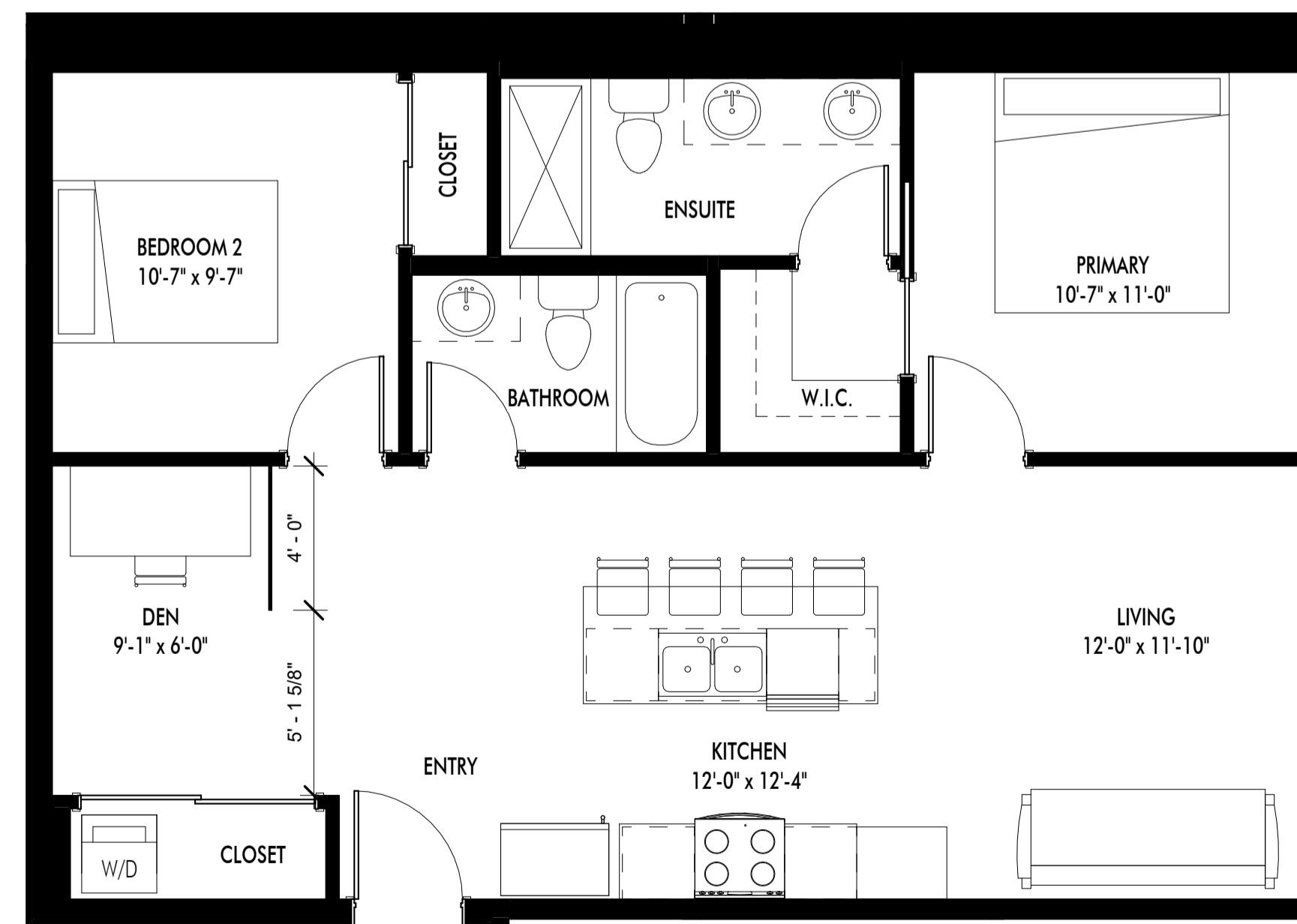
1 UNIT S - 2-BED (4) - 740 SF  
A-118 1/4" = 1'-0"



2 UNIT T - 2-BED (5) - 695 SF  
A-118 1/4" = 1'-0"



3 UNIT U - 2-BED + DEN (1) - 829 SF  
A-118 1/4" = 1'-0"



4 UNIT V - 2-BED + DEN (2) - 854 SF  
A-118 1/4" = 1'-0"

Plot Date

04.14.23

PROJECT

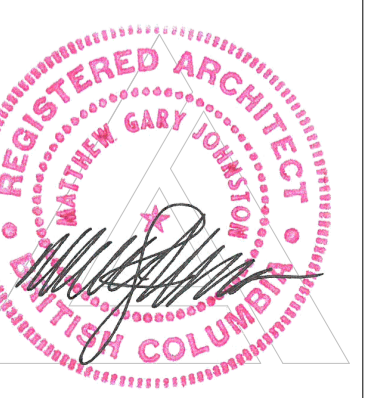
Revo (Collinson Rise)

DRAWING TITLE

TYPICAL UNIT LAYOUTS

Drawing No.

A-118





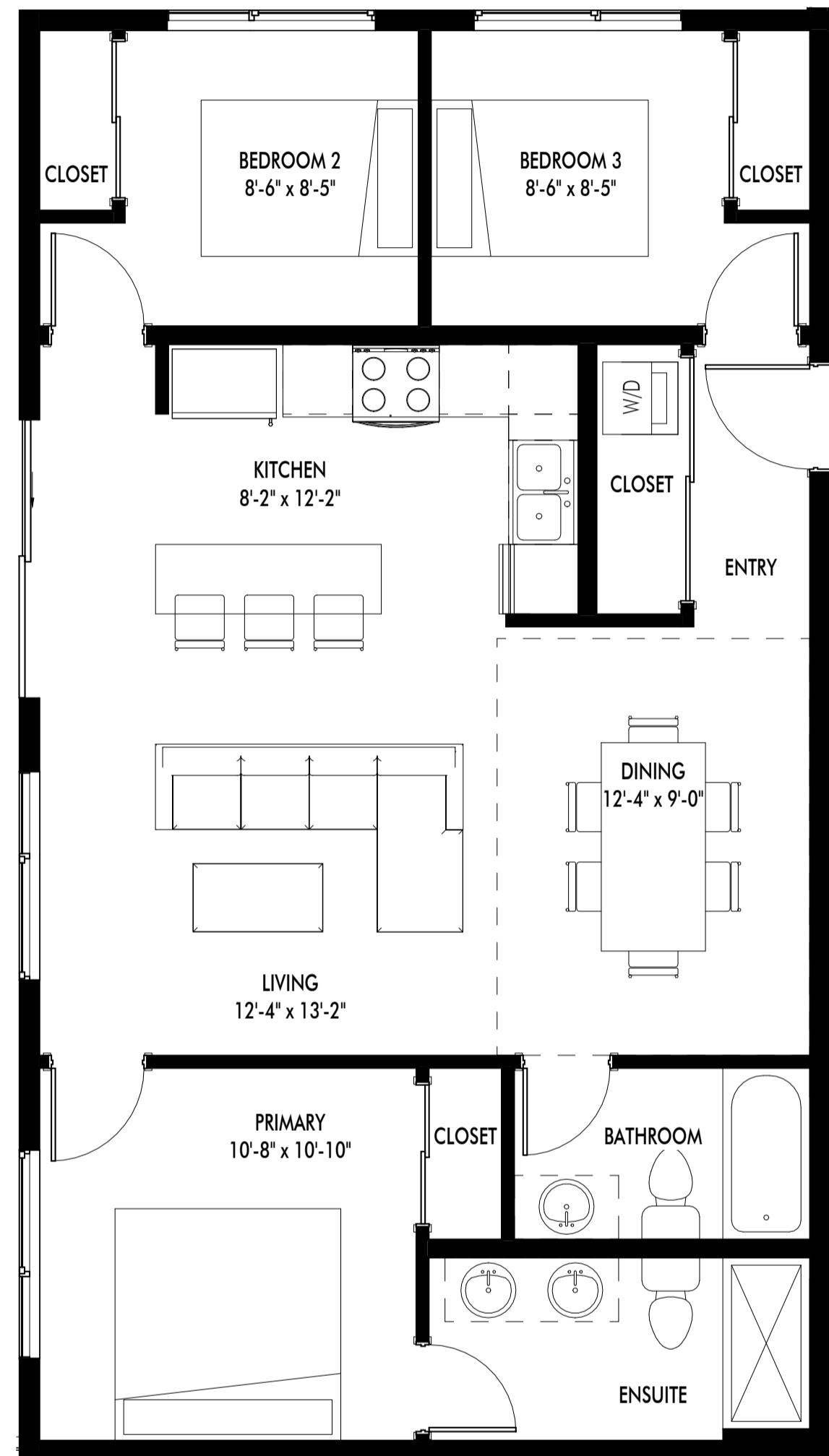
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All trades are to execute the work in accordance with the current municipality building by laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published 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**

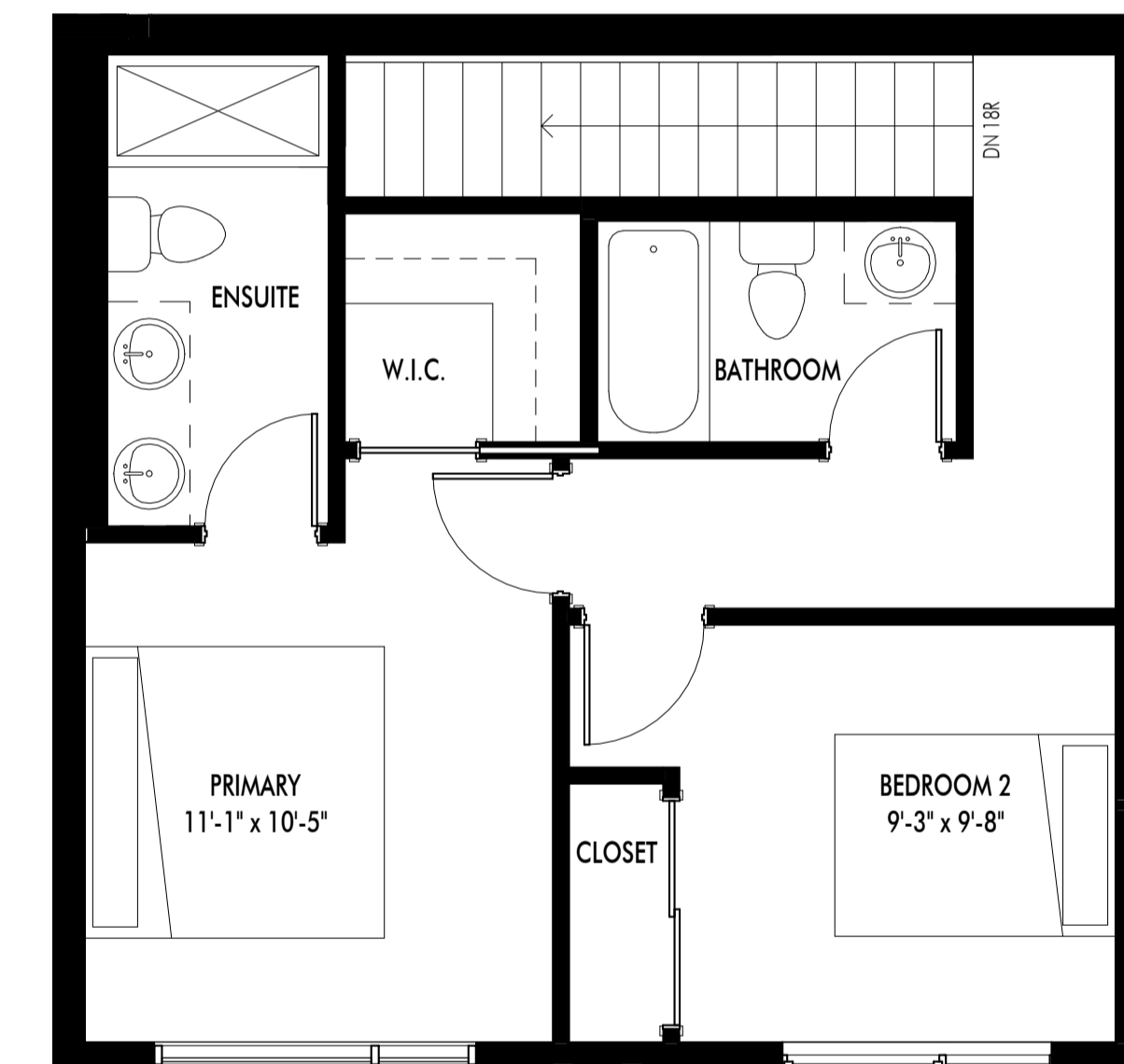
02.08.23	SCHEMATICS
02.25.23	FOR DP
03.06.23	FOR DP
03.17.21	FOR DP



1 UNIT W - 3-BED - 921 SF  
A-119 1/4" = 1'-0"



2 UNIT X - TOWNHOUSE - ENTRY - 529 SF  
A-119 1/4" = 1'-0"



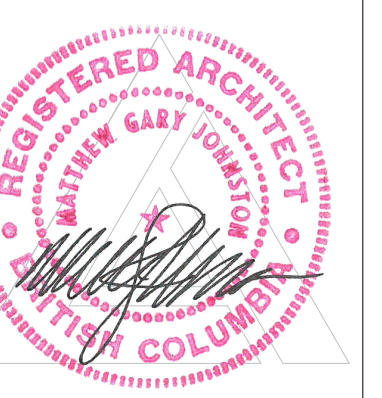
3 UNIT X - TOWNHOUSE - SECOND LEVEL - 475 SF  
A-119 1/4" = 1'-0"

**Plot Date**  
04.14.23

**PROJECT**  
Revo (Collinson Rise)

**DRAWING TITLE**  
TYPICAL UNIT LAYOUTS

**Drawing No.**  
A-119





**Revision No., Date and Description**

02.25.23	FOR DP
03.06.23	FOR DP
03.17.21	FOR DP



1 North  
A-200 3/32" = 1'-0"



2 North Colour  
A-200 3/32" = 1'-0"

EXTERIOR FINISHES AND COLOURS LEGEND																										
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL			
1		STUCCO: BENJAMIN MOORE CLOUD WHITE CC-40	2		HARDIE PANEL: AGED PEWTER	3		HARDIE TRIM FACIA: AGED PEWTER	4		MAC METAL BLOCK: BRUSHED ZINC	5		MAC METAL BLOCK: TITANIUM BLACK (MATTE)	6		WINDOWS, DOORS, RAILINGS & TRIM (U.N.O.): BLACK	7		MAC HARRYWOOD: CORK	8		MAC HARRYWOOD VENTED SOFFIT: CORK	9		TOWNHOUSE DOORS: MACTH MAC IN CORK

Plot Date  
04.14.23

PROJECT  
Revo (Collinson Rise)

DRAWING TITLE  
NORTH  
ELEVATION

Drawing No.  
A-200





**Revision No., Date and Description**

02.25.23	FOR DP
03.06.23	FOR DP
03.17.21	FOR DP

**Plot Date**

04.14.23

**PROJECT**

Revo (Collinson Rise)

**DRAWING TITLE**

**SOUTH ELEVATION**

**Drawing No.**

**A-201**



1 South  
A-201 3/32" = 1'-0"



2 South Colour  
A-201 3/32" = 1'-0"

EXTERIOR FINISHES AND COLOURS LEGEND																										
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL			
1		STUCCO: BENJAMIN MOORE CLOUD WHITE CC-40	2		HARDIE PANEL: AGED PEWTER	3		HARDIE TRIM FACIA: AGED PEWTER	4		MAC METAL BLOCK: BRUSHED ZINC	5		MAC METAL BLOCK: TITANIUM BLACK (MATTE)	6		WINDOWS, DOORS, RAILINGS & TRIM (U.N.O.): BLACK	7		MAC HARRYWOOD: CORK	8		MAC HARRYWOOD VENTED SOFFIT: CORK	9		TOWNHOUSE DOORS: MACTH MAC IN CORK

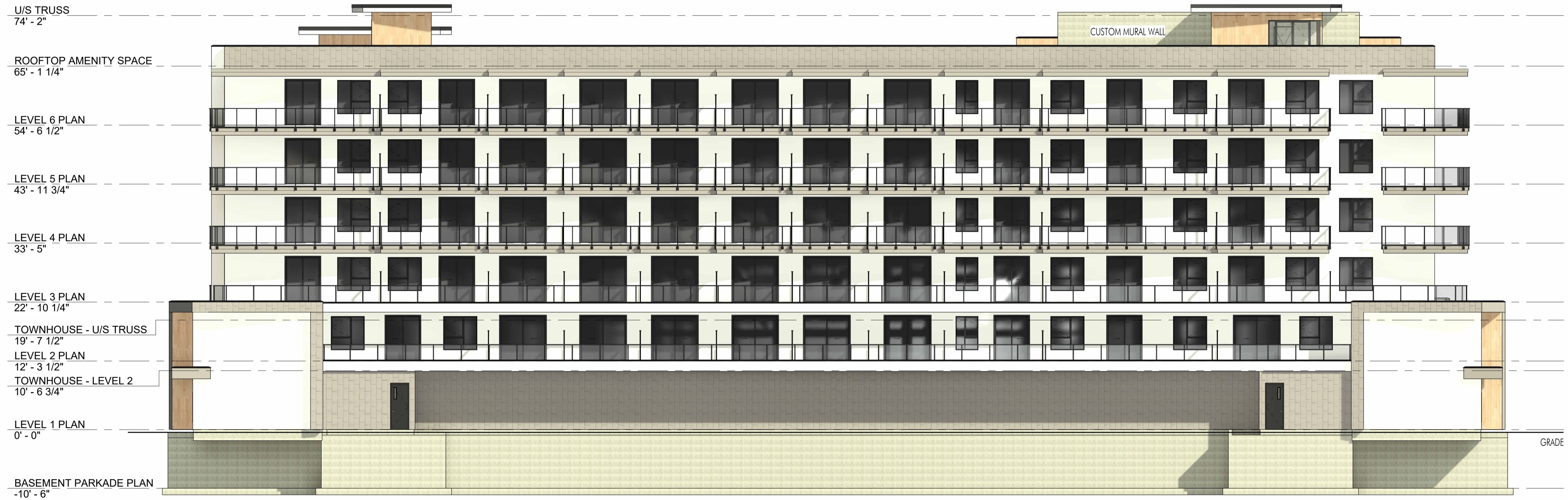


**Revision No., Date and Description**

02.25.23	FOR DP
03.06.23	FOR DP
03.17.21	FOR DP



1 East  
A-202 3/32" = 1'-0"



2 East Colour  
A-202 3/32" = 1'-0"

EXTERIOR FINISHES AND COLOURS LEGEND																										
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL			
1		STUCCO: BENJAMIN MOORE CLOUD WHITE CC-40	2		HARDIE PANEL: AGED PEWTER	3		HARDIE TRIM FACIA: AGED PEWTER	4		MAC METAL BLOCK: BRUSHED ZINC	5		MAC METAL BLOCK: TITANIUM BLACK (MATTE)	6		WINDOWS, DOORS, RAILINGS & TRIM (U.N.O.): BLACK	7		MAC HARRYWOOD: CORK	8		MAC HARRYWOOD VENTED SOFFIT: CORK	9		TOWNHOUSE DOORS: MACTH MAC IN CORK

Plot Date  
04.14.23

PROJECT  
Revo (Collinson Rise)

DRAWING TITLE

**EAST  
ELEVATION**

Drawing No.

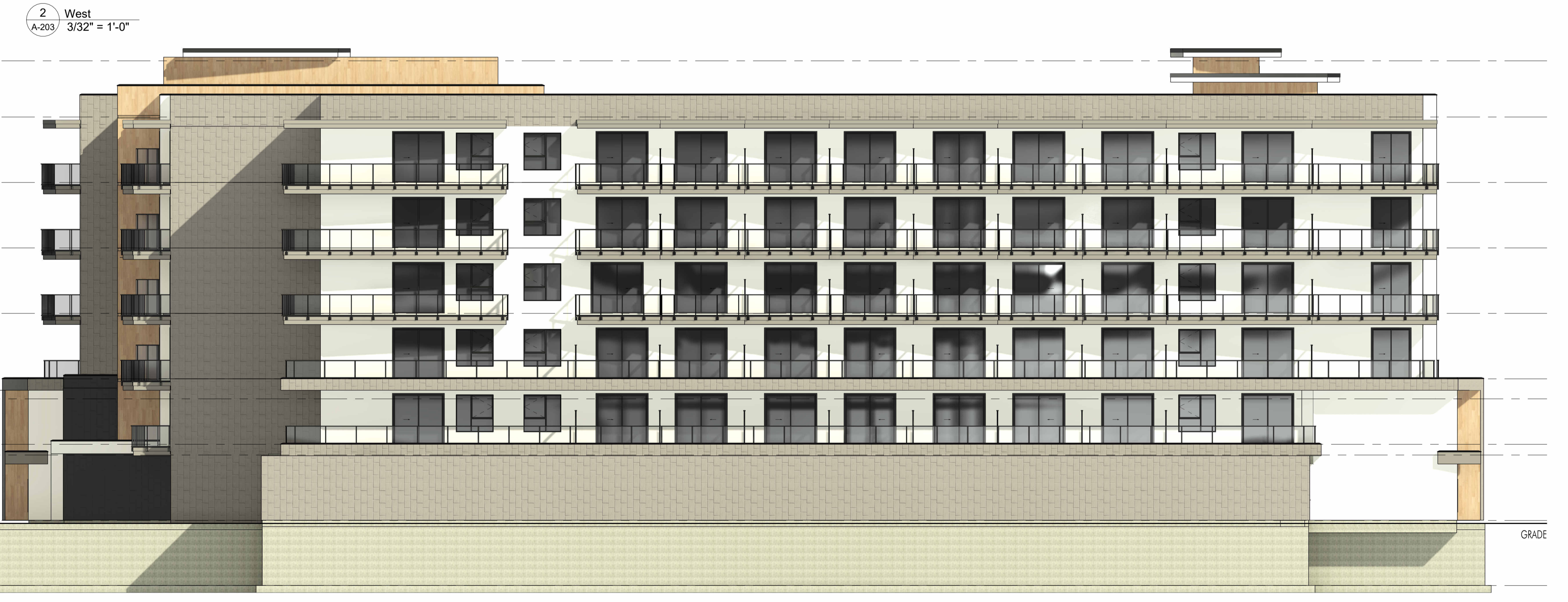
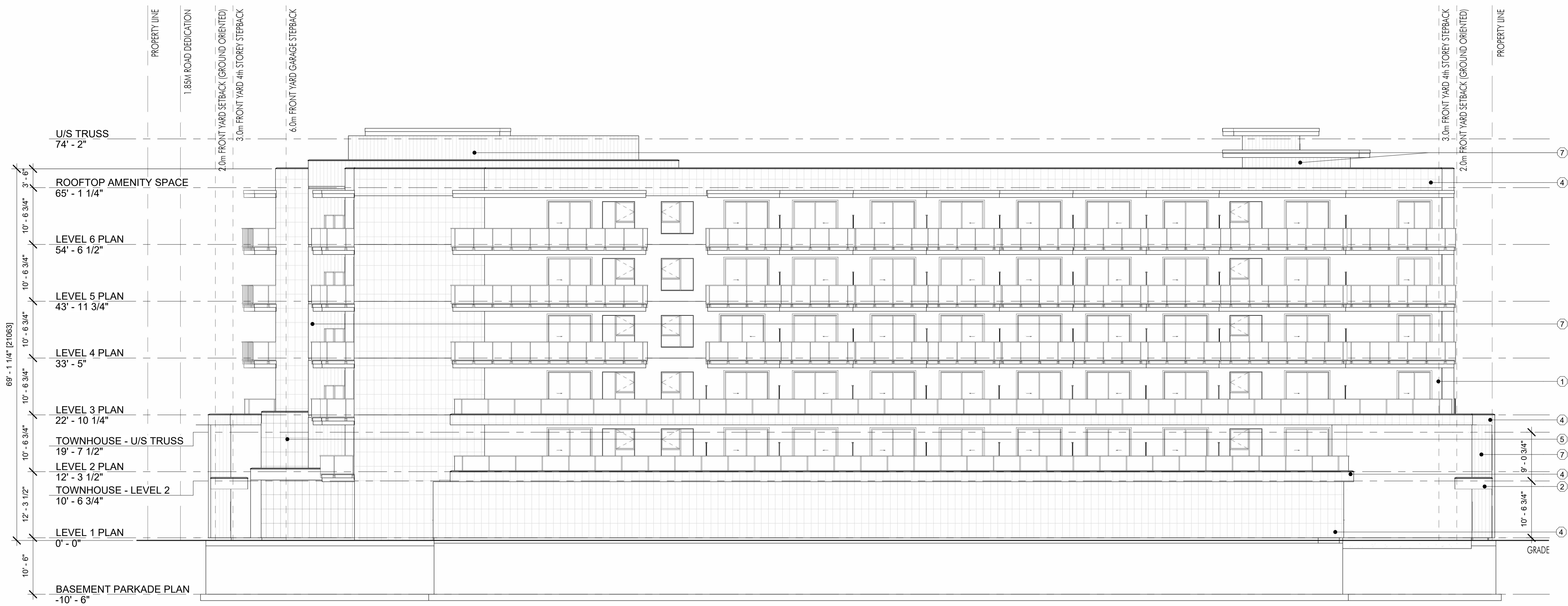
**A-202**





**Revision No., Date and Description**

02.25.23	FOR DP
03.06.23	FOR DP
03.17.21	FOR DP



EXTERIOR FINISHES AND COLOURS LEGEND																										
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1		STUCCO: BENJAMIN MOORE CLOUD WHITE CC-40	2		HARDIE PANEL: AGED PEWTER	3		HARDIE TRIM FACIA: AGED PEWTER	4		MAC METAL BLOCK: BRUSHED ZINC	5		MAC METAL BLOCK: TITANIUM BLACK (MATTE)	6		WINDOWS, DOORS, RAILINGS & TRIM (U.N.O.): BLACK	7		MAC HARRYWOOD: CORK	8		MAC HARRYWOOD VENTED SOFFIT: CORK	9		TOWNHOUSE DOORS: MACTH MAC IN CORK

**Plot Date**  
04.14.23

**PROJECT**  
Revo (Collinson Rise)

**DRAWING TITLE**

**WEST  
ELEVATION**

**Drawing No.**

**A-203**







1 East Courtyard  
A-204 3/32" = 1'-0"



2 East Courtyard Colour  
A-204 3/32" = 1'-0"

EXTERIOR FINISHES AND COLOURS LEGEND																										
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL			
1		STUCCO: BENJAMIN MOORE CLOUD WHITE CC-40	2		HARDIE PANEL: AGED PEWTER	3		HARDIE TRIM FACIA: AGED PEWTER	4		MAC METAL BLOCK: BRUSHED ZINC	5		MAC METAL BLOCK: TITANIUM BLACK (MATTE)	6		WINDOWS, DOORS, RAILINGS & TRIM (U.N.O.): BLACK	7		MAC HARRYWOOD: CORK	8		MAC HARRYWOOD VENTED SOFFIT: CORK	9		TOWNHOUSE DOORS: MACTH MAC IN CORK



**Revision No., Date and Description**

02.25.23 FOR DP

03.06.23 FOR DP

03.17.21 FOR DP



1 West Courtyard  
A-205 3/32" = 1'-0"



2 West Courtyard Colour  
A-205 3/32" = 1'-0"

○ EXTERIOR FINISHES AND COLOURS LEGEND

#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL						
1		STUCCO: BENJAMIN MOORE CLOUD WHITE CC-40	2		HARDIE PANEL: AGED PEWTER	3		HARDIE TRIM FACIA: AGED PEWTER	4		MAC METAL BLOCK: BRUSHED ZINC	5		MAC METAL BLOCK: TITANIUM BLACK (MATTE)	6		WINDOWS, DOORS, RAILINGS & TRIM (U.N.O.): BLACK	7		MAC HARRYWOOD: CORK	8		MAC HARRYWOOD VENTED SOFFIT: CORK	9		TOWNHOUSE DOORS: MACTH MAC IN CORK

Plot Date  
04.14.23

PROJECT  
Revo (Collinson Rise)

DRAWING TITLE

COURTYARD  
ELEVATION

Drawing No.

A-205







DOG RUN



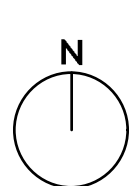
COMMUNITY GARDEN PLOT

**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 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 NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT. SMALL TREE BEDS TO RECEIVE 1500mm DEPTH TOPSOIL PLACEMENT TO ACHIEVE SOIL VOLUME PER TREE REQUIREMENTS.
5. TURF AREA 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 150mm 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.
7. SOIL CELLS WITH FULL DEPTH GROWING MEDIUM UNDER ALL HARDSCAPE AND CRUSHER FINES PAVING IN SETBACK.

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	4	5cm CAL
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	4	3cm CAL
BETULA OCCIDENTALIS	RIVER BIRCH	9	4cm CAL
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	4	4cm CAL
CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3	5cm CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	10	3cm CAL
<b>SHRUBS</b>			
ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	196	#02 CONT. /0.6M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	149	#02 CONT. /1.2M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	43	#02 CONT. /1.3M O.C. SPACING
ROSA 'RADCON'	RAINBOW KNOCKOUT ROSE	71	#02 CONT. /1.0M O.C. SPACING
TAXUS MEDIA 'TAUTONII'	TAUTON YEW	279	#02 CONT. /1.0M O.C. SPACING
VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT CRANBERRY	31	#02 CONT. /1.5M O.C. SPACING
<b>PERENNIALS, GRASSES &amp; GROUNDCOVERS</b>			
ACHILLEA MILLEFOLIUM 'TERRACOTTA'	TERRACOTTA YARROW	114	#01 CONT. /0.6M O.C. SPACING
ATHYRIUM FILIX-FEMINA 'LADY IN RED'	LADY IN RED FERN	51	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	41	#01 CONT. /1.0M O.C. SPACING
ECHINACEA PURPUREA 'SOLAR FLARE'	SOLAR FLARE CONEFLOWER	114	#01 CONT. /0.6M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	114	#01 CONT. /0.6M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	114	#01 CONT. /0.6M O.C. SPACING
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	41	#01 CONT. /1.0M O.C. SPACING
TIARELLA CORDIFOLIA	FOAMFLOWER	114	#01 CONT. /0.6M O.C. SPACING



PROJECT TITLE  
**COLLINSON RISE**  
 Kelowna, BC  
 DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN - AT GRADE**

ISSUED FOR / REVISION

1	23.02.24	Review
2	23.03.02	Review
3	23.03.17	Review
4		
5		

PROJECT NO: 22-1201  
 DESIGN BY: AM  
 DRAWN BY: TR  
 CHECKED BY: AM  
 DATE: MAR. 17, 2023  
 SCALE: 1:150  
 PAGE SIZE: 24x36"

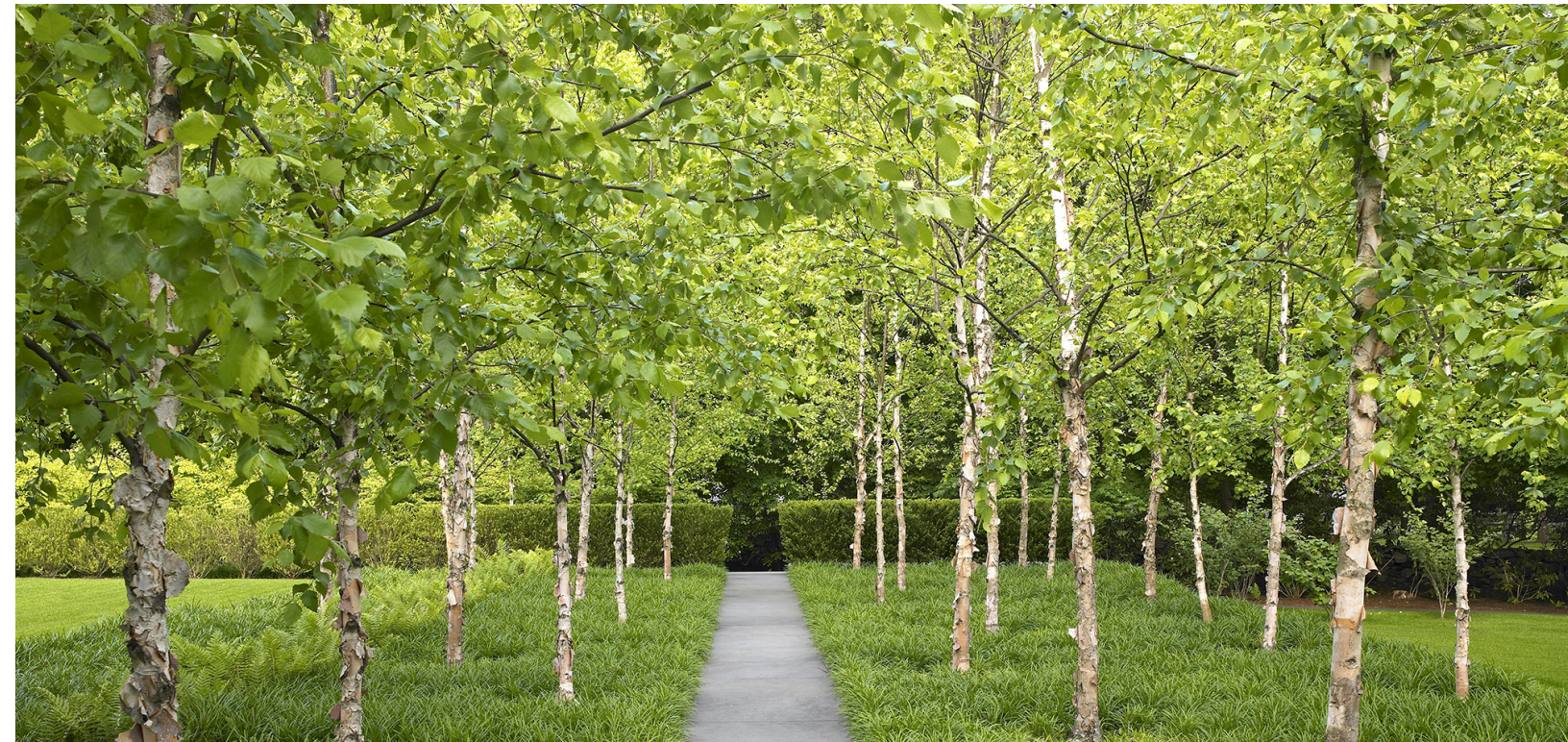


DRAWING NUMBER  
**LS-101**





ROOFTOP SEATING AREAS



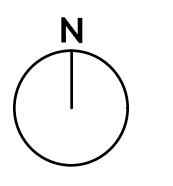
RIVER BIRCH BOSQUE

**NOTES**

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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.
7. SOIL CELLS WITH FULL DEPTH GROWING MEDIUM UNDER ALL HARDSCAPE AND CRUSHER FINES PAVING IN SETBACK.

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	4	5m CAL.
AMELANCHIER X GRAN'DIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	4	3m CAL.
BETULA OCCIDENTALIS	RIVER BIRCH	9	4m CAL.
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	4	4m CAL.
CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3	5m CAL.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	10	3m CAL.
<b>SHRUBS</b>			
ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	196	#02 CONT. /0.6M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	149	#02 CONT. /1.2M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	43	#02 CONT. /1.3M O.C. SPACING
ROSA 'RADCON'	RAINBOW KNOCKOUT ROSE	71	#02 CONT. /1.0M O.C. SPACING
TAXUS MEDIA 'TAUTONI'	TAUTON YEW	279	#02 CONT. /1.0M O.C. SPACING
VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT CRANBERRY	31	#02 CONT. /1.5M O.C. SPACING
<b>PERENNIALS, GRASSES &amp; GROUNDCOVERS</b>			
ACHILLEA MILLEFOLIUM 'TERRACOTTA'	TERRACOTTA YARROW	114	#01 CONT. /0.6M O.C. SPACING
ATHYRIUM FLIX-FEMINA 'LADY IN RED'	LADY IN RED FERN	51	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	41	#01 CONT. /1.0M O.C. SPACING
ECHINACEA PURPUREA 'SOLAR FLARE'	SOLAR FLARE CONEFLOWER	114	#01 CONT. /0.6M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	114	#01 CONT. /0.6M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	114	#01 CONT. /0.6M O.C. SPACING
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	41	#01 CONT. /1.0M O.C. SPACING
TIARELLA CORDIFOLIA	FOAMFLOWER	114	#01 CONT. /0.6M O.C. SPACING



PROJECT TITLE  
**COLLINSON RISE**

Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN - ROOF**

ISSUED FOR / REVISION

1	23.02.24	Review
2	23.03.02	Review
3	23.03.17	Review
4		
5		

PROJECT NO: 22-1201  
 DESIGN BY: AM  
 DRAWN BY: TR  
 CHECKED BY: AM  
 DATE: MAR. 17, 2023  
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 PAGE SIZE: 24x36"

SEAL



DRAWING NUMBER

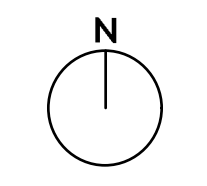
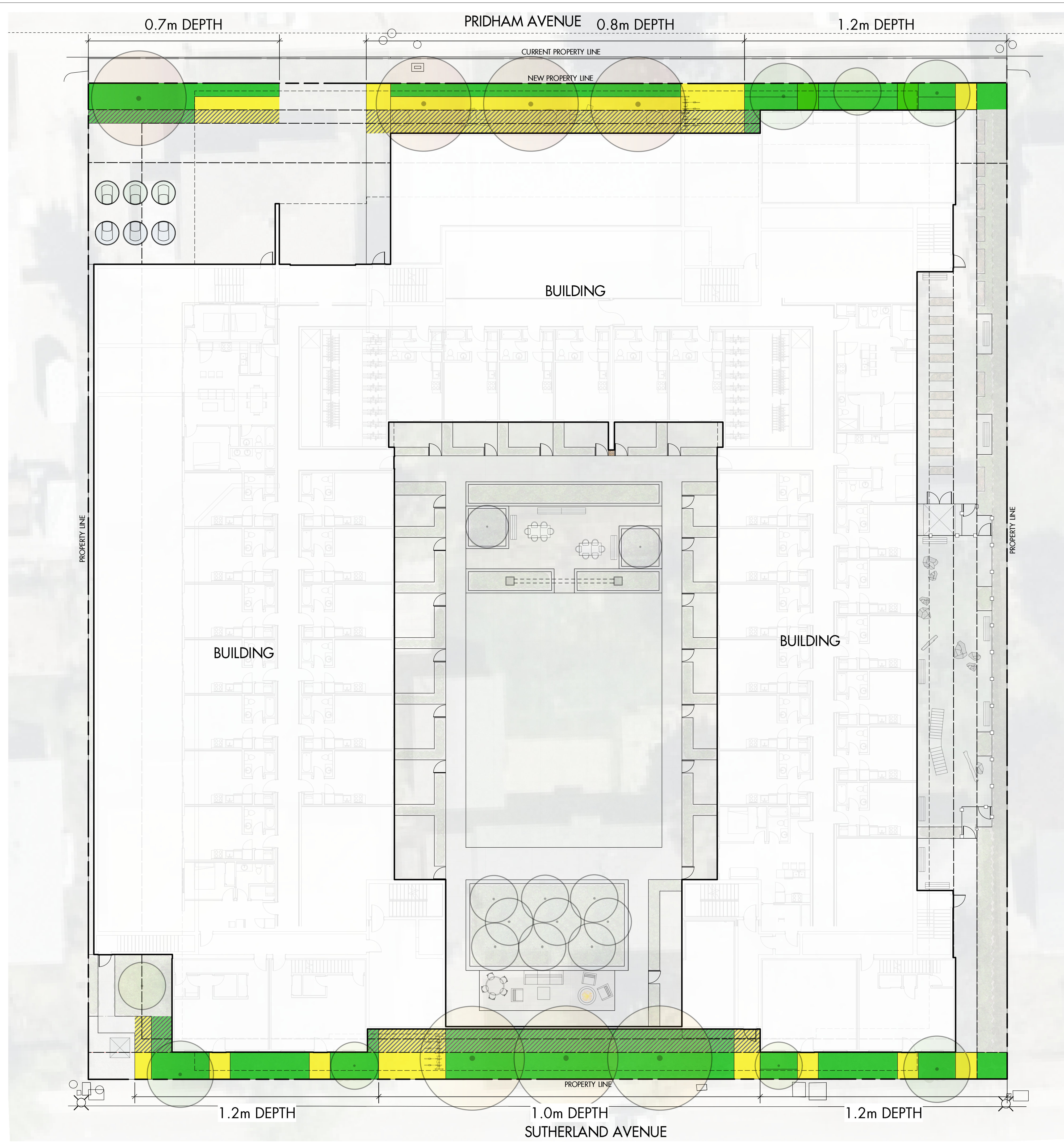
**LS-102**





**LEGEND**

- GROWING MEDIUM COLUMN, EXPRESSED AT FINISH GRADE, WITH SHRUBS, PERENNIALS AND TREE PLANTINGS AT SURFACE
- GROWING MEDIUM COLUMN CONTAINED IN SOIL CELLS AND HORIZONTALLY IN CONTACT WITH ADJACENT MEDIUM WITH PAVED FINISH AT SURFACE
- GROWING MEDIUM BEYOND 2M SETBACK/LANDSCAPE ZONE



PROJECT TITLE  
**COLLINSON RISE**

Kelowna, BC

DRAWING TITLE  
**GROWING MEDIUM DISTRIBUTION PLAN**

ISSUED FOR / REVISION		
1	23.02.24	Review
2	23.03.02	Review
3	23.03.17	Review
4	23.04.13	Review
5		

PROJECT NO.	22-1201
DESIGN BY	AM
DRAWN BY	TR
CHECKED BY	AM
DATE	APR. 13, 2023
SCALE	1:150
PAGE SIZE	24x36"

SEAL



DRAWING NUMBER

**LS-103**

ISSUED FOR REVIEW ONLY  
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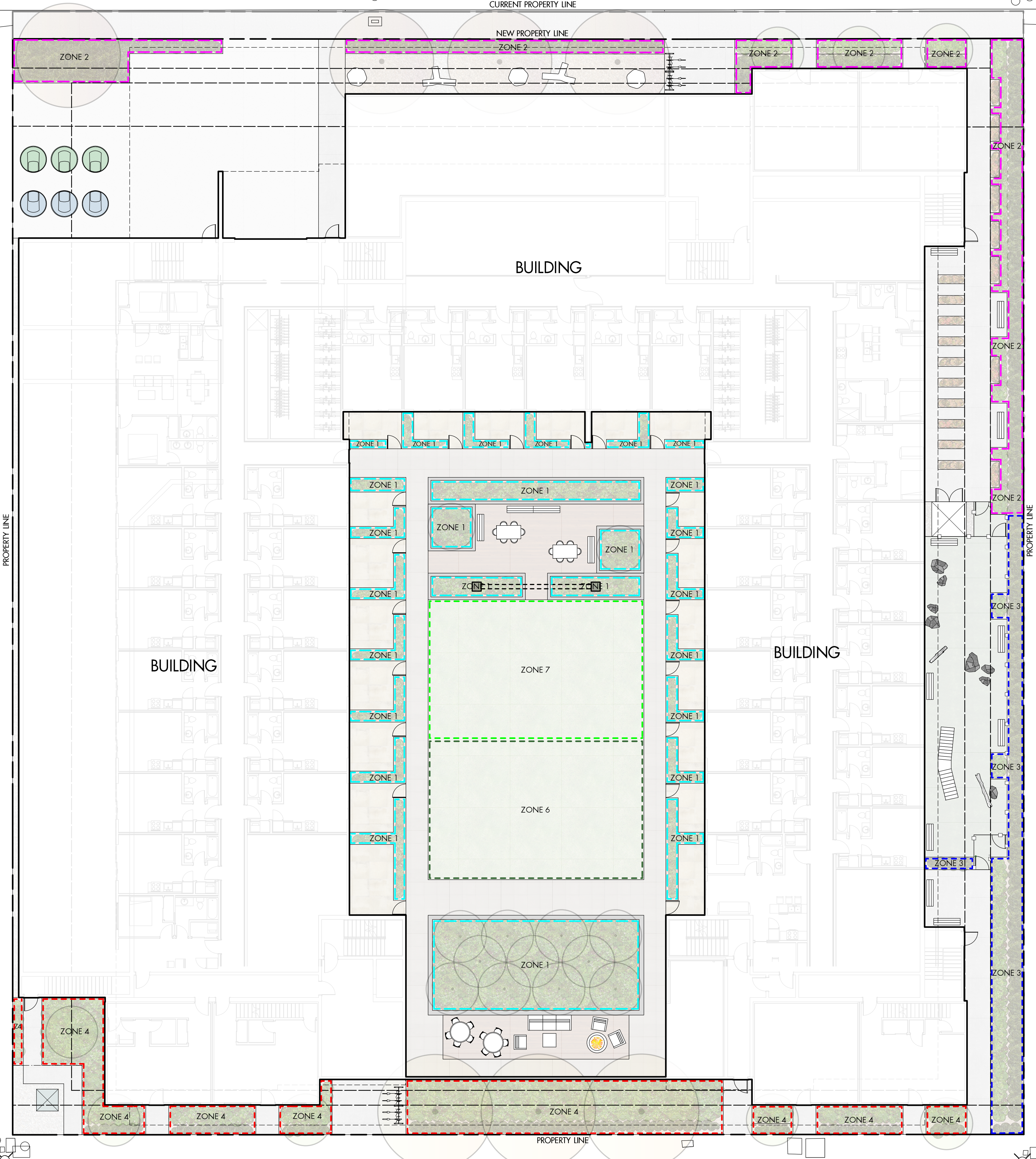




PRIDHAM AVENUE

CURRENT PROPERTY LINE

NEW PROPERTY LINE



**IRRIGATION NOTES**

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480.
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. 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.
4. 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.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. 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.

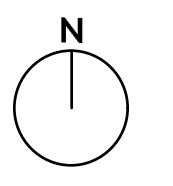
**IRRIGATION LEGEND**

- ZONE #1:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 224 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
 ESTIMATED ANNUAL WATER USE: 75 cu.m.
- ZONE #2:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 136 sq.m.  
 MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
 ESTIMATED ANNUAL WATER USE: 45 cu.m.
- ZONE #3:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 75 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
 ESTIMATED ANNUAL WATER USE: 25 cu.m.
- ZONE #4:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 160 sq.m.  
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
 ESTIMATED ANNUAL WATER USE: 53 cu.m.
- ZONE #5:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 203 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 68 cu.m.
- ZONE #6:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
 TOTAL AREA: 139 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
 ESTIMATED ANNUAL WATER USE: 119 cu.m.
- ZONE #7:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
 TOTAL AREA: 139 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
 ESTIMATED ANNUAL WATER USE: 119 cu.m.

SUTHERLAND AVENUE



200-2045 Enterprise Way  
 Kelowna, BC V1Y 9T5  
 T (250) 469-9757  
 www.ecora.ca



PROJECT TITLE

**COLLINSON RISE**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/  
 IRRIGATION PLAN**

ISSUED FOR / REVISION

1	23.02.24	Review
2		
3		
4		
5		

PROJECT NO: 22-1201  
 DESIGN BY: AM  
 DRAWN BY: TR  
 CHECKED BY: AM  
 DATE: FEB. 24, 2023  
 SCALE: 1:150  
 PAGE SIZE: 24"x36"

SEAL



DRAWING NUMBER

**LS-103**

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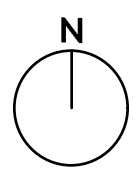
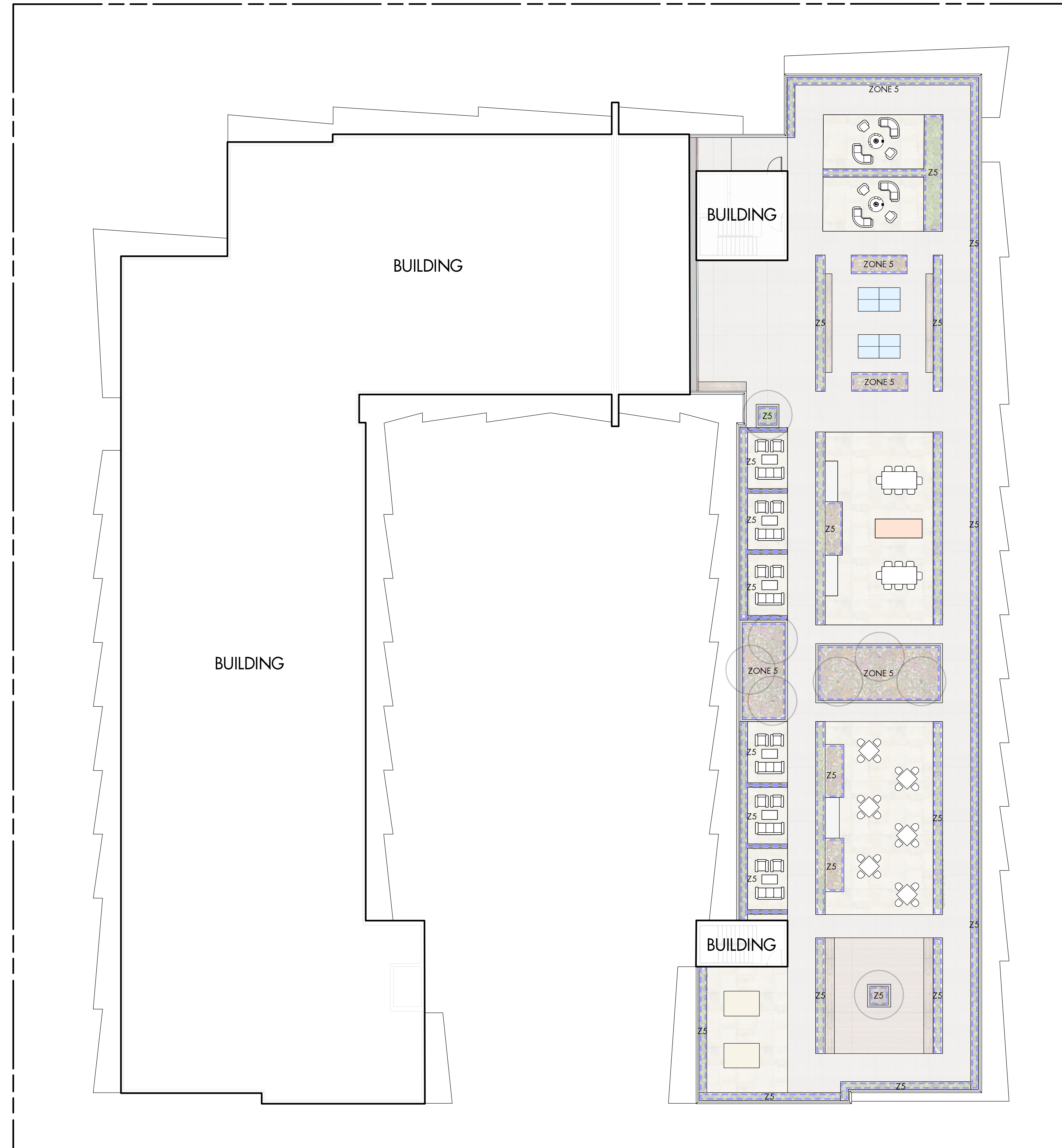


**IRRIGATION NOTES**

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480.
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. 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.
4. 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.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. 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.

**IRRIGATION LEGEND**

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 224 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
 ESTIMATED ANNUAL WATER USE: 75 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 136 sq.m.  
 MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
 ESTIMATED ANNUAL WATER USE: 45 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 75 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
 ESTIMATED ANNUAL WATER USE: 25 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 160 sq.m.  
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
 ESTIMATED ANNUAL WATER USE: 53 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 203 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 68 cu.m.
- ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
 TOTAL AREA: 139 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
 ESTIMATED ANNUAL WATER USE: 119 cu.m.
- ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
 TOTAL AREA: 139 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
 ESTIMATED ANNUAL WATER USE: 119 cu.m.



PROJECT TITLE

**COLLINSON RISE**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/  
IRRIGATION PLAN - ROOF**

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	23.02.24	Review
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PROJECT NO. 22-1201

DESIGN BY AM

DRAWN BY TR

CHECKED BY AM

DATE FEB. 24, 2023

SCALE 1:1.50

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**LS-104**

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Friday February 24<sup>th</sup>, 2023

**Collinson Rise**

Millennial Developments Corporation  
1100-1631 Dickson Avenue  
Attn: Ryan Tamblyn  
Via email to: rtamblyn@millennialdev.ca

**Re: Collinson Rise – Preliminary Cost Estimate for Bonding**

Dear Ryan:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the **Collinson Rise** conceptual landscape plan dated 23.02.24;

- Landscape Improvements: 2,519 square metres (27,114 square feet) = 265,127.50

This preliminary cost estimate is inclusive of trees, shrubs, turf, artificial turf, hardscape, site furnishings, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

A handwritten signature in black ink, appearing to read "Fiona".

Fiona Barton, MBCSLA, CSLA  
*as per*  
Ecora Engineering & Resource Group Ltd.

200-2045 Enterprise Way, Kelowna, BC, V1Y 9T5 P 250.469.9757

[ecora.ca](http://ecora.ca)





April 13, 2023

Ecora File No.: 221201

**City of Kelowna Planning Department  
per Millennium Development Corporation**  
2755 Tutt Street  
Kelowna, BC V1Y 0G1

**Attention: Kimberly Brunet - City of Kelowna Collinson Rise File Manager**

**Reference: Collinson Rise (1255, 1267 & 1277 Pridham Avenue, 1254, 1266 & 1276 Sutherland Avenue)  
Landscape Zoning Bylaw Deviations Clarifications**

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Dear Kimberly,

Trees are proposed along the two frontages of the project (Sutherland along the south, and Pridham Avenue along the north) per the standards set by the City of Kelowna Zoning Bylaw 12375 as shown on the plans (LS-101) and outlined in the zoning bylaw summary table.

Growing medium volumes are provided for the trees per the requirements set by the City of Kelowna Zoning Bylaw 12375.

A continuous laterally connected trench of growing medium is provided along the width of the fronting property and within the setback areas. Soil cells are used to provide growing medium underneath all proposed paved areas of different finishes crossing the 2m setback landscape zone.

The growing medium extends, where possible, into areas adjacent to and beyond the 2m setback landscape zone within the private development area, either as open grade medium or contained in soil cells underneath paved surface areas. These areas are figured into the total growing medium volume requirements.

Based on the surface area available, the depth of the growing medium trench varies between 700mm to 1200mm. This satisfies the Canadian Landscape Standards (CLS) minimum depth requirement of growing medium for trees of 600mm.

See sheet LS-103 for an overview of the proposed growing medium distribution and depths.

Sincerely,

A handwritten signature in blue ink, appearing to read "Achim Muller". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

**Ecora Engineering & Resource Group Ltd.**

Achim Muller, AALA, CSLA  
Creative Director – Landscape Architecture  
Telephone: 250.300.8750  
[achim.muller@ecora.ca](mailto:achim.muller@ecora.ca)



## APPLICANT INFORMATION

Owner	Millennial Developments Corporation	Contractor co. name	Ecora Engineering & Resource Group Ltd.
Project address	1255, 1267 & 1277 Pridham Avenue, 1254, 1266 & 1276 Sutherland Avenue	Contractor contact name	Fiona Barton
City	Kelowna	Contractor phone #	250-469-9757
Owner phone #	250-212-6743	Contractor email	<a href="mailto:fiona.barton@ecora.ca">fiona.barton@ecora.ca</a>
Owner email	<a href="mailto:rtamblyn@millennialdev.ca">rtamblyn@millennialdev.ca</a>		
Province	BC	Postal Code:	V1Y 6B3

Preferred contact Owner  Contractor

**NOTE: ALL 3 PAGES OF THE APPLICATION MUST BE COMPLETED AND SUBMITTED**

## LANDSCAPE AND IRRIGATION CHECKLIST

The Applicant in submitting this application, has adhered to:

- Applicable electrical standards, plumbing standards, and backflow prevention standards
- Bylaw 7900 Schedule 4 and 5
- Requirements of Water Regulation Bylaw

Where an exemption is required (e.g. golf course or large school field), contact the Water Smart program directly.

Note that checklists for selecting an irrigation contractor are available through the IIABC or the IA. Below is the link to the IIABC checklist.

<https://www.irrigationbc.com/page/selecting-a-contractor>

Applicant notes pertaining to the application:





1435 Water Street  
 Kelowna, BC V1Y 1J4  
 250 469-8500  
 kelowna.ca

# Landscape V Conservation R

## LANDSCAPE WATER USE AREA

Applicant: <b>Millennial Developments Corporation</b>	Address: <b>1255, 1267 &amp; 1277 Pridham Avenue, 1254, Sutherland Avenue</b>
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### Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water: **1302** sq.m. (over 100 square meters)  
 Note: Include boulevard, and proposed lawn, plants, mulch, pervious decks or paving stones. Do not include areas that are not pervious such as buildings, pa concrete patios etc.

Step 2: Divide Into Landscape Treatments*		Plant Factor	Irrig Efficiency	Hydrozone Area (Sq.m.)	% of Total LA
Note: each of the areas below are a 'HYDROZONE'		(PF)	(IE)	(HA)	
<b>Unwatered Pervious Areas (not impervious paving)</b>					
Mulch (Stone, bark or sand)		N/A	N/A	116	9%
Pervious deck (Spaced wood deck)		N/A	N/A		0%
Pervious paving (ie: AquaPave, Rima Pave)		N/A	N/A		0%
Naturalized meadow (wildflowers)		N/A	N/A		0%
Naturalized area (Existing natural area)		N/A	N/A		0%
Other:		N/A	N/A	110	8%
Swimming or ornamental pool		1	1		0%
<b>Watered Planting Beds (shrubs or groundcover)</b>					
<i>Planting Type</i>	<i>Irrig Efficiency</i>				
Low water use plants	High (Drip or Bubbler)	0.3	0.9		0%
Low water use plants	Moderate (Spray or Rotor)	0.3	0.7		0%
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	798	61%
Moderate water use plants	Moderate (Spray or Rotor)	0.5	0.7		0%
High water use plants	High (Drip or Bubbler)	0.7	0.9		0%
High water use plants	Moderate (Spray or Rotor)	0.7	0.7		0%
<b>Watered Mown Lawn Areas</b>					
Moderate (Spray or Rotor)		1	0.7	278	21%
<b>Special Landscape Areas (SLA)</b>					
Vegetable Garden	High (Drip or Bubbler)	1	0.9		0%
Vegetable Garden	Moderate (Spray or Rotor)	1	0.7		0%
Commercial sportsfield turf	Moderate (Spray or Rotor)	1	0.7		0%
Rainwater or Recycled Water Use		0.3	1		0%
Totals				1302	100%
Special Landscape Area (SLA) Sub total				0	

\*If proposed design conditions are not shown on the form please contact Water Smart 250-469-8502



# Water Report

1266 & 1276

ved driveways,

Estimated Water (WU)
N/A
N/A
N/A
N/A
N/A
N/A
0
0
0
266
0
0
0
238
0
0
0
0
504





1435 Water Street  
Kelowna, BC V1Y 1J4  
250 469-8500  
kelowna.ca

# Landscape Water Conservation Report

Applicant:	Millennial Developments Corpora	Address:	1255, 1267 & 1277 Pridham Avenue, 1254, 1266 & 1276 Sutherland Avenue
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## CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

Total Landscape Area	1302	sq.m.
Landscape Water Budget (WB)	781	cu.m./yr.
Estimated Landscape Water Use (WU)	504	cu.m./yr.
Under (-OVER) Budget (Must be under Water Budget WB)	<b>277</b>	cu.m./yr.
	<b>OK</b>	

I confirm by completing the attached Landscape Water Conservation Report, that the project will conform to industry best practices for landscape and irrigation installation in Kelowna. I also acknowledge that the landscape treatments of the project will conform to the Hydrozone areas as identified in the Landscape Area Water Use Area table.

\_\_\_\_\_ Date: \_\_\_\_\_  
 Name of Applicant (person submitting the form)

### FOR CITY OF KELOWNA OFFICE USE ONLY

The calculations above satisfy the requirements of the Water Regulation Bylaw 10480 Section 4.4.2 and 4.4.3.and the application is hereby APPROVED with the signature of the Water Manager or designate.

\_\_\_\_\_ Date: \_\_\_\_\_  
 Name of Kelowna Water Smart designate  
 For Water Manager





**Collinson Rise - Zoning Bylaw 12375 Landscape Summary**

Landscaping Standards (7.2)	Zone (MF3)	Proposed
Min. tree amount	14	14
Min. deciduous tree caliper	L: 5cm M: 4cm S: 3cm	L: 5cm M: 4 cm S: 3cm
Min. coniferous tree height	250cm	N/A
Min. ratio between tree size	L: 50% minimum (min.) M: no min. or max. S: 25% maximum (max.)	L: 50% M: 29% S: 21%
Min. growing medium area	75% soil based landscaping	80% soil based landscaping
Min. growing medium volumes per tree	L: 30 cu.m or 25 cu.m if connected trench/cluster M: 20 cu.m or 18 cu.m if connected trench/cluster S: 15 cu.m or 12 cu.m if connected trench/cluster	L: 30 cu.m & 25 cu.m where connected trench/cluster and adjacent growing medium on private development site M: 18 cu.m (soil cells creating trench and adjacent growing medium on private development site) S: 12 cu.m (soil cells creating trench and adjacent growing medium on private development site)
Landscape graded area (7.2.7)	Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes	Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes
Fence Height	1.2m	1.2m
Riparian management area?	N	y/n
Retention of existing trees on site?	N	y/n
Surface parking lot (7.2.10)?	N	y/n
Refuse & recycle bins screened?	N	y/n
Other:		Bins are located within interior room in parkade