

MGA

Architecture Inc.

20231114

Re: Design Rationale – Delano on Coronation Ave

To whom it may concern,

PROJECT DESCRIPTION

The building site is located in the transitioning "North End" of Kelowna along Coronation Avenue. The project is a mid-block site located on the North side of Coronation with the nearest intersection being Richter Street. The proposal is to build an 85-unit, 6 level condominium building with street facing condo units situated @ grade. The upper levels 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, units along with the Central feature of the building, the Delano Lobby. The materials and form take some influence from the existing projects in the immediate neighborhood, but speak mainly to an Art Deco Architectural design, while progressing the proposed Architecture into a more balanced and wholistic language. The project stucco finishes and subtle, forms are influenced by Art Deco design language and complemented by modern detailing, which is reflected in the glass and Architectural metal panels, and lap siding. The metal panel c/w raised, vertical seams is an alternative, modern take on board and batten and the aged copper patina color provides a complimentary Art Deco Architecture which helps balance and express the building's nature. The massing of the building step backs incrementally as it ascends, with a defined base, middle and top. Recessed patios are provided on the southern face which provides intimate, outdoor areas shielded from the southern exposure. Large wrap-around balconies are provided to the west and north faces providing generous outdoor private space and access to light and views. The landscaped front yards will provide a courteous buffer between public and private realms. In addition to the landscaped screening, the project form and the Centerpiece of the building (the Lobby) will adding balance, rhythm and form to the street while providing opportunity for playful use of southern light and shadows. The Centerpiece Lobby provides a balance and symmetry to the architecture and provides a prominence to the building's entranceway.

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ZONING – UC1

This project has been designed to meet the intent of the future OCP guidelines and addresses the transition to the existing residential neighborhoods to the South by limiting the project's height to 6 storeys. The City mapping & zoning site identifies this area as UC1 but it has been transforming to over the last 3 or 4 years. On the City of Kelowna's height map this project could go up to 12 storeys. This is not our intent however, our project is seeking a maximum building height of only 6 storeys. The project manages the challenge of addressing the integration of building form and character of the street scape and acknowledges the existing and future built form & context of the surrounding buildings. We are confident that we have presented this as a unique Architectural solution to the built form and that the Delano will increase the vigor and vitality of Kelowna's Urban Centre.

URBAN 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 on par with market demands. The ratio of unit types does lean more heavily towards the 1 bedroom option as it is expected that students of the future UBCO campus will be a strong demographic for this area. Given the project's 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 offers excellent connectivity to the rest of the City and the region. To soften the reliance on vehicular transportation, bike storage exceeds zoning requirements, and parking meets the zoning requirements.

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.

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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 building's 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 Owner has selected CTQ Landscape Architecture to create an interesting and aesthetically pleasing landscape solution that responds to the architectural style of the project. This will also complement the character of the surrounding neighborhood. A number of annual and perennial shrubs have been selected for along 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 neighborhood's 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.

SUMMARY

The team at MGA Architecture Inc feel that the Architectural vocabulary uncovers a strong and sensitive design to both its neighbors and end users and feels it serves as a template for future developments in 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 further.

Sincerely,



Mark Aquilon | Architect AIBC, M.Arch. BA. BEC Principal

Architect

MGA Architecture Inc.

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2032 Ethel Street. Kelowna BC

DELANO - UC1

ISSUED FOR DEVELOPMENT PERMIT, DECEMBER 20, 2023

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 CONTACT: JOHANNES VAN LEENEN
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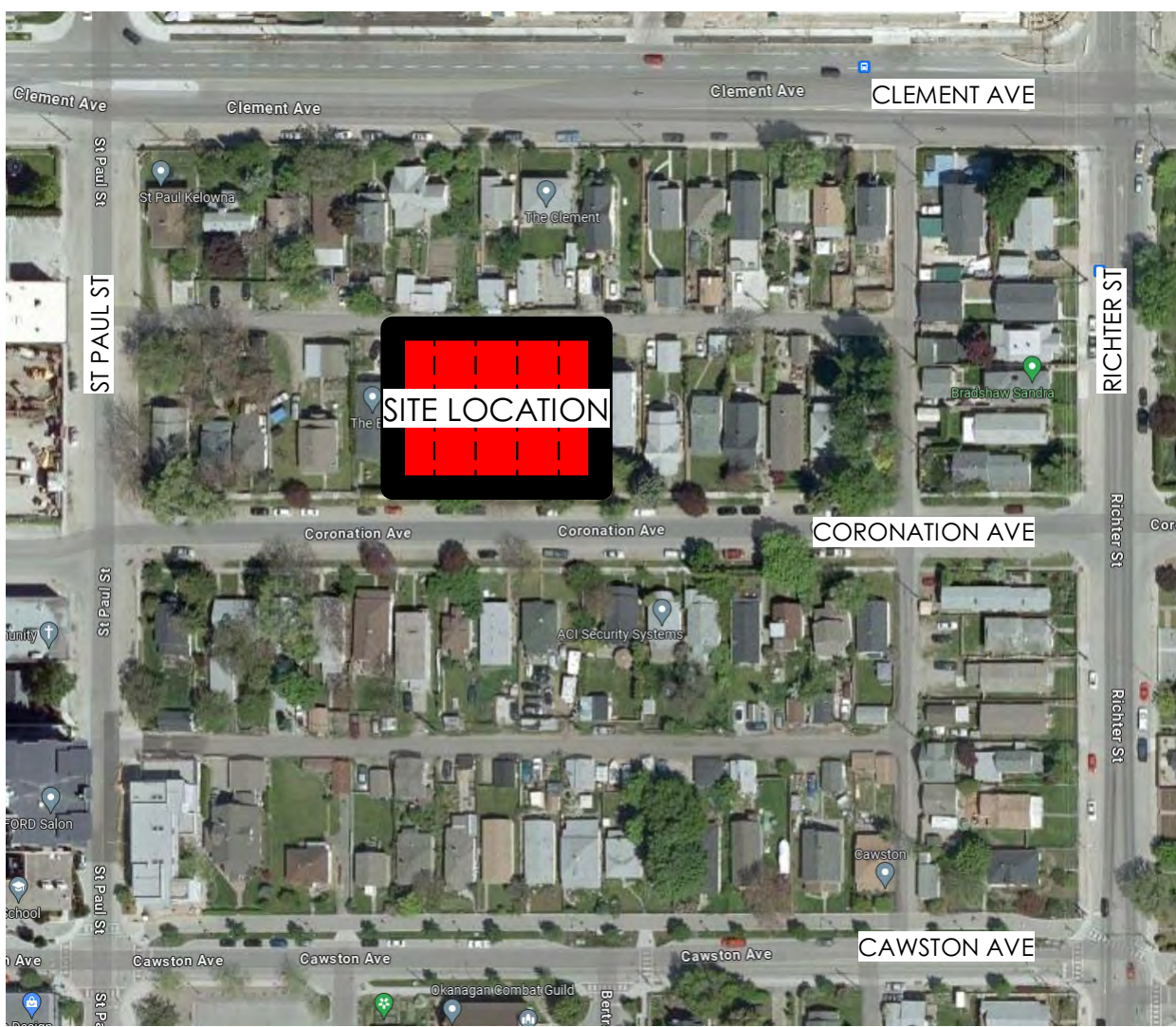
GEOTECHNICAL:
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INTERIOR TESTING
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ARCHITECTURAL DRAWING LIST

SHEET NUMBER	SHEET NAME
DP0.0	COVER SHEET
DP0.1	GROSS / NET FLOOR AREAS / FAR CALCULATION
DP0.2	SHADOW STUDY
DP0.3	NEIGHBOURHOOD CONTEXT
DP1.0	SITE PLAN
DP2.0	LEVEL 0 (P1) - LOWER PARKADE
DP2.1	LEVEL 1 (P1) - GROUND FLOOR PLAN
DP2.2	LEVEL 2 - FLOOR PLAN
DP2.3	LEVEL 3 - FLOOR PLAN
DP2.4	LEVEL 4 - FLOOR PLAN
DP2.5	LEVEL 5 - FLOOR PLAN
DP2.6	LEVEL 6 - FLOOR PLAN
DP2.7	LEVEL 8 - FLOOR PLAN
DP3.0	BUILDING ELEVATIONS
DP3.1	BUILDING SECTIONS
DP4.0	BUILDING SECTIONS
DP4.1	BUILDING SECTIONS
DP5.0	MATERIALS
DP6.0	RENDERINGS



artistic rendering only, refer to drawings

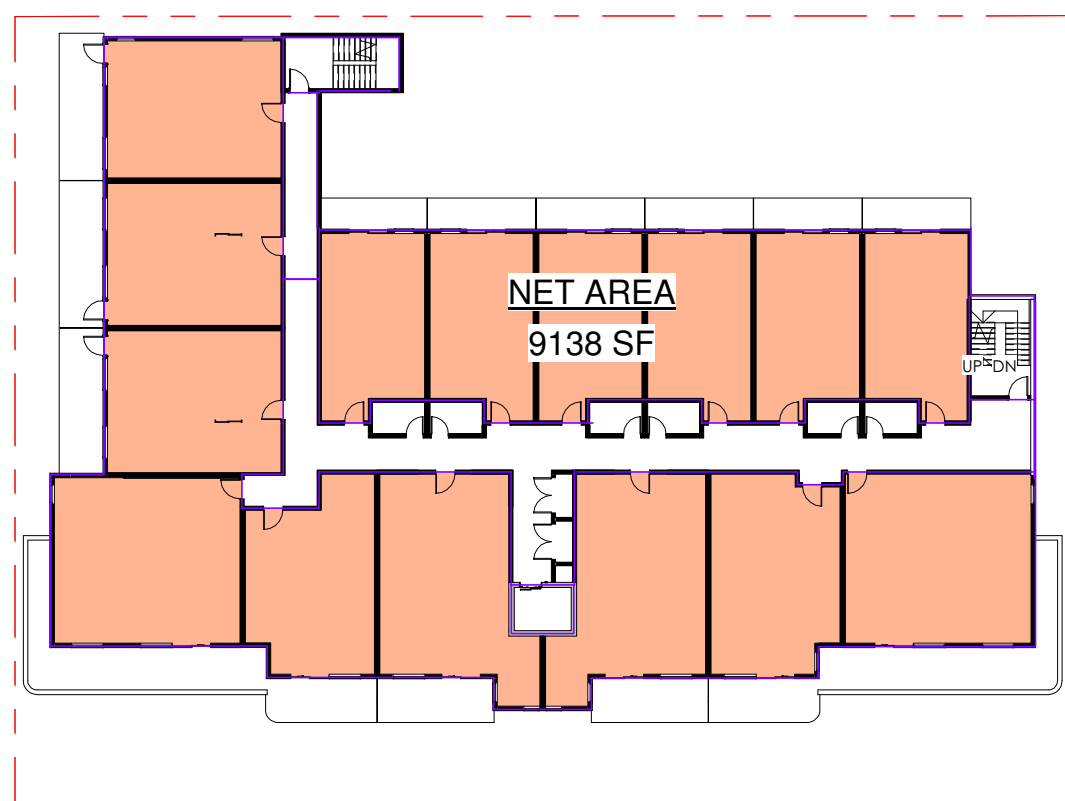


1 SITE LOCATION
 3/8" = 1'-0"

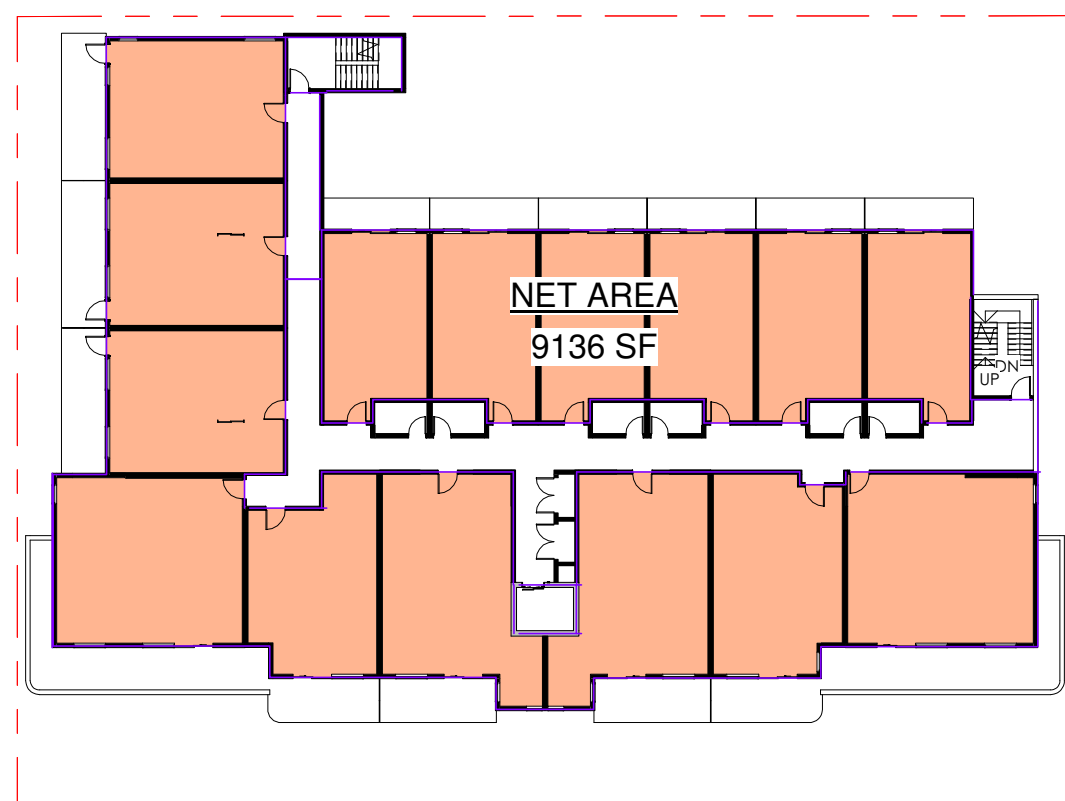


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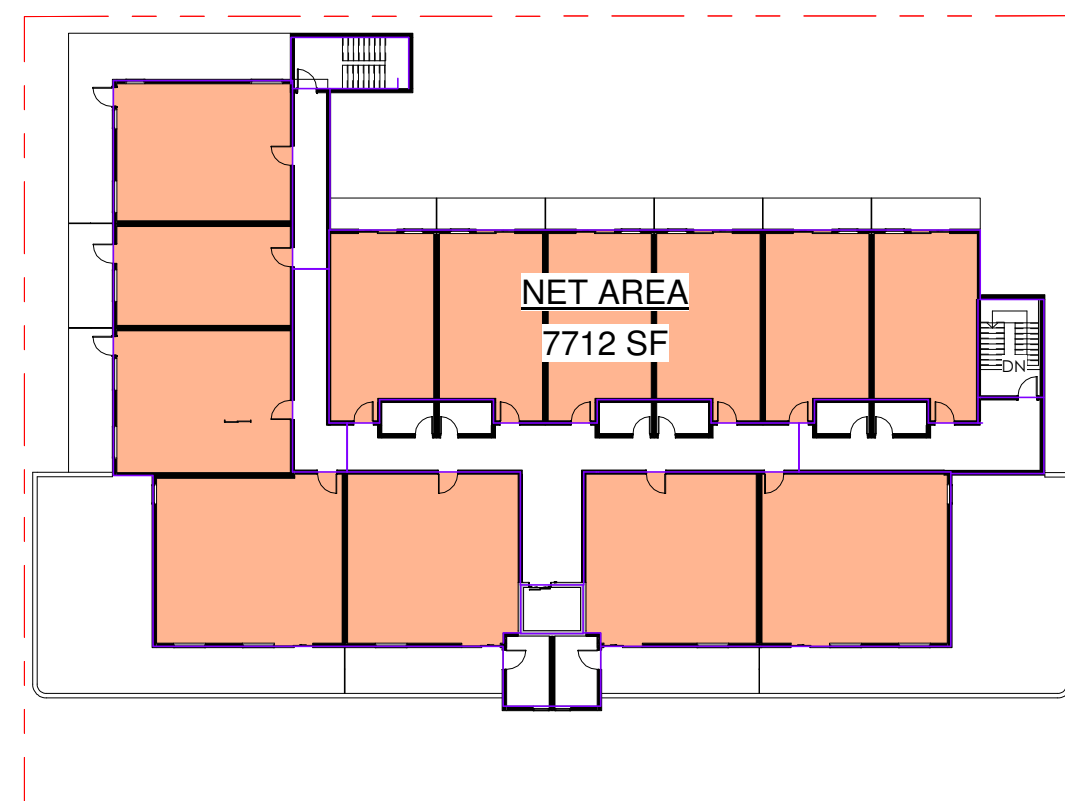
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							NO.	DATE	DESCRIPTION							
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT														
Date 12/12/20	Drawing Number DPO.0															



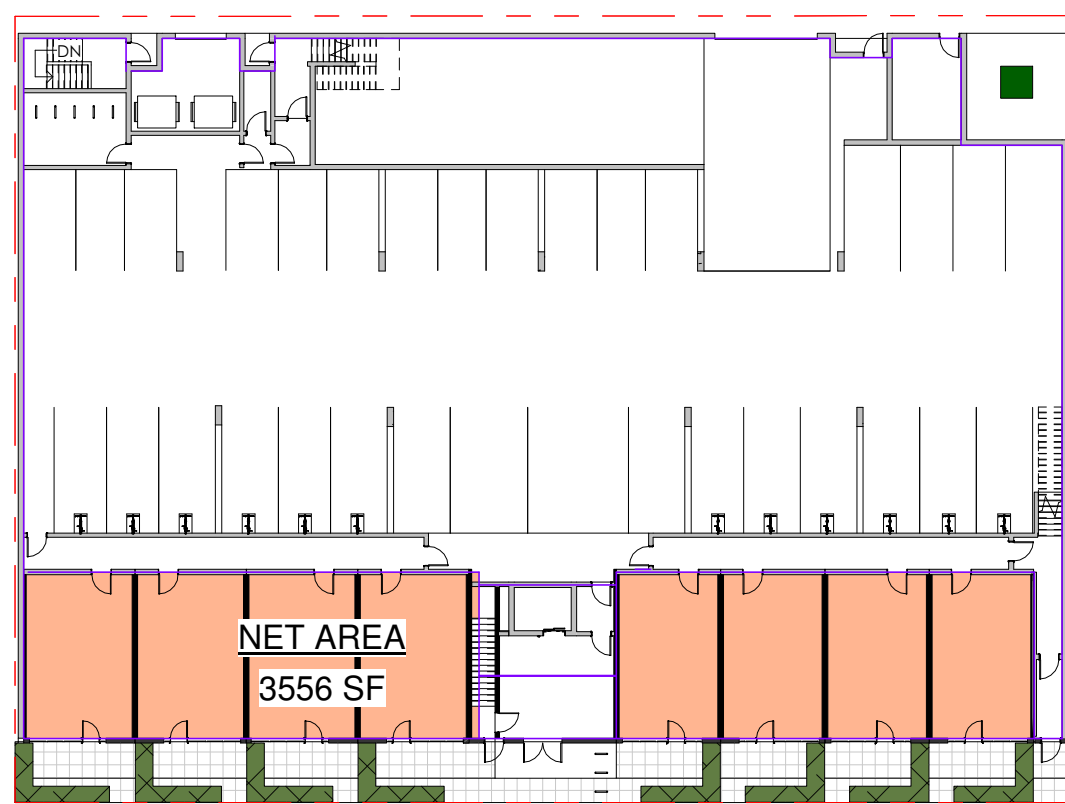
12 LEVEL 4 (NET FLOOR AREA)
1" = 30'-0"



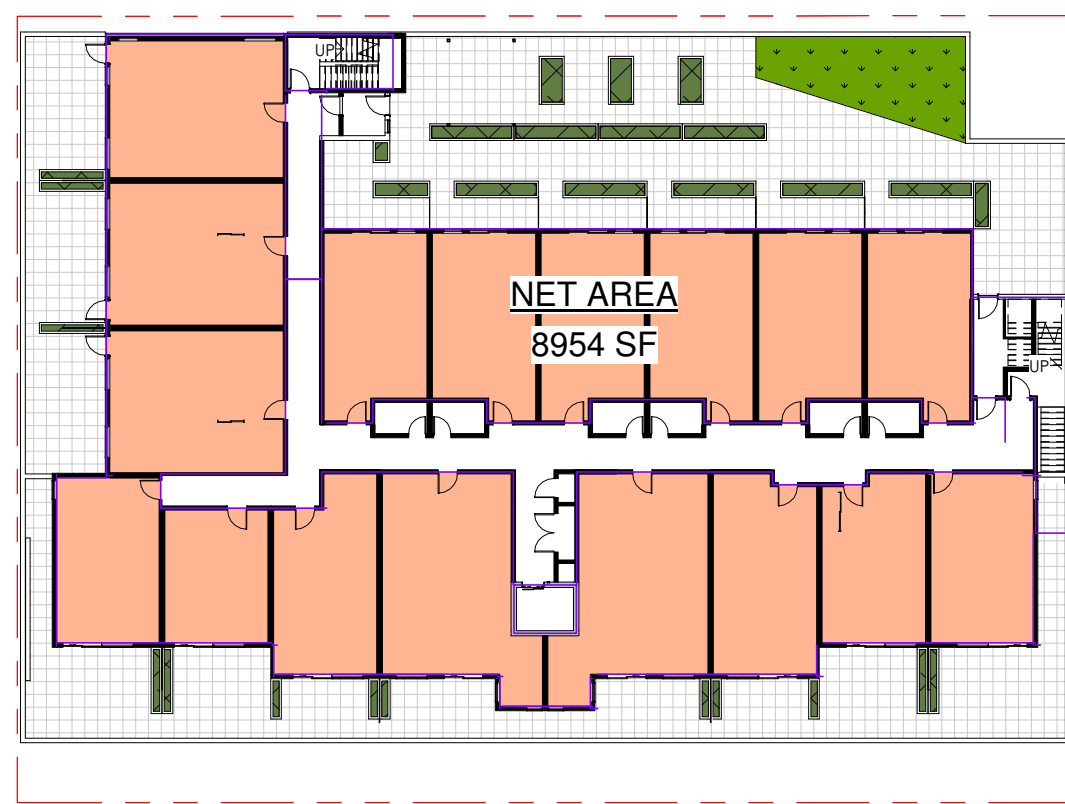
13 LEVEL 5 (NET FLOOR AREA)
1" = 30'-0"



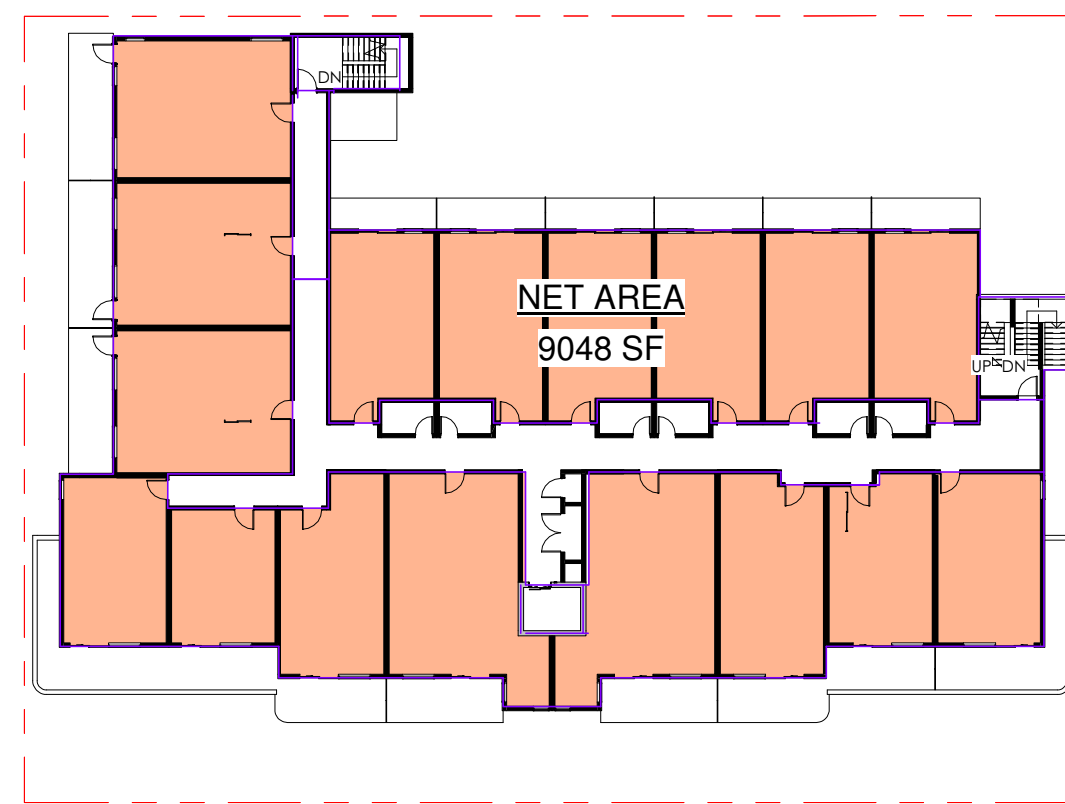
14 LEVEL 6 (NET FLOOR AREA)
1" = 30'-0"



9 LEVEL 1 & P1 (NET FLOOR AREA)
1" = 30'-0"

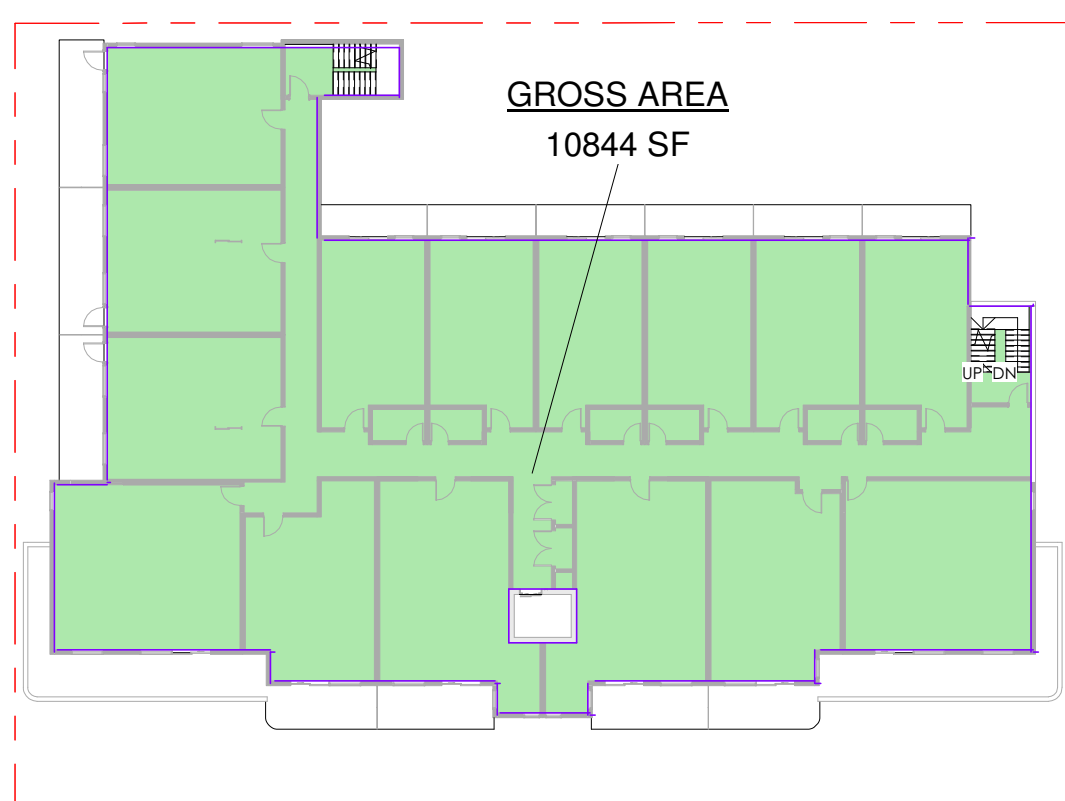


10 LEVEL 2 (NET FLOOR AREA)
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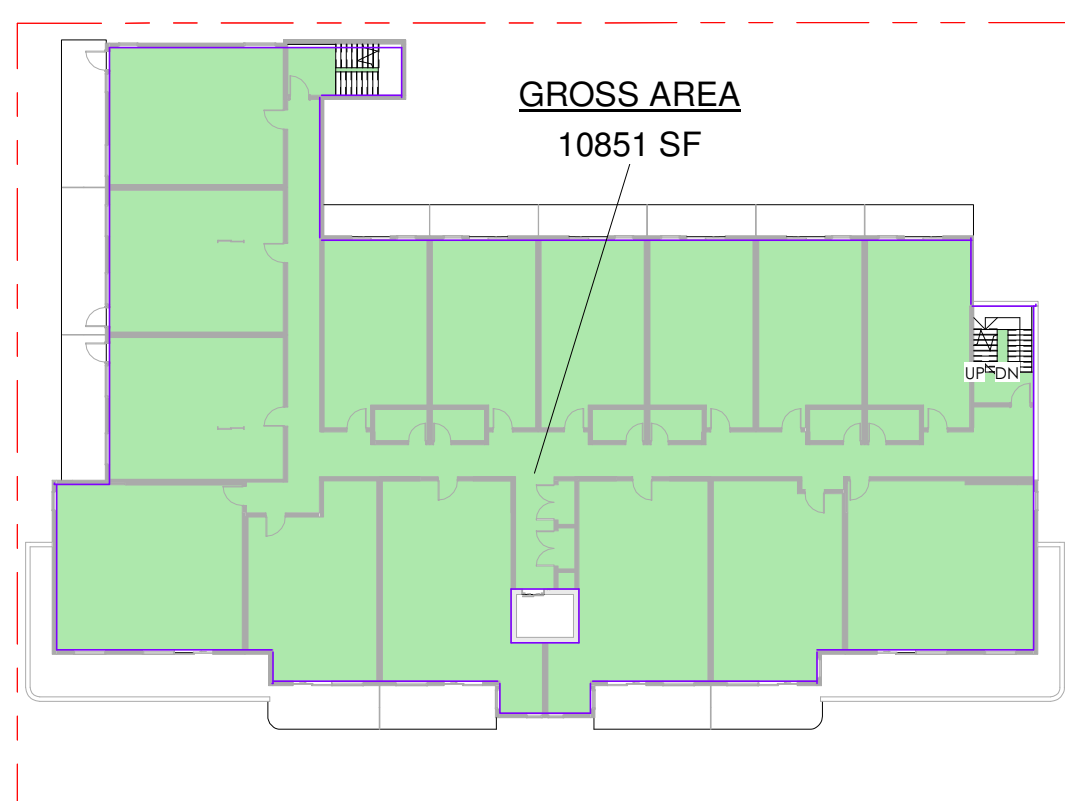


11 LEVEL 3 (NET FLOOR AREA)
1" = 30'-0"

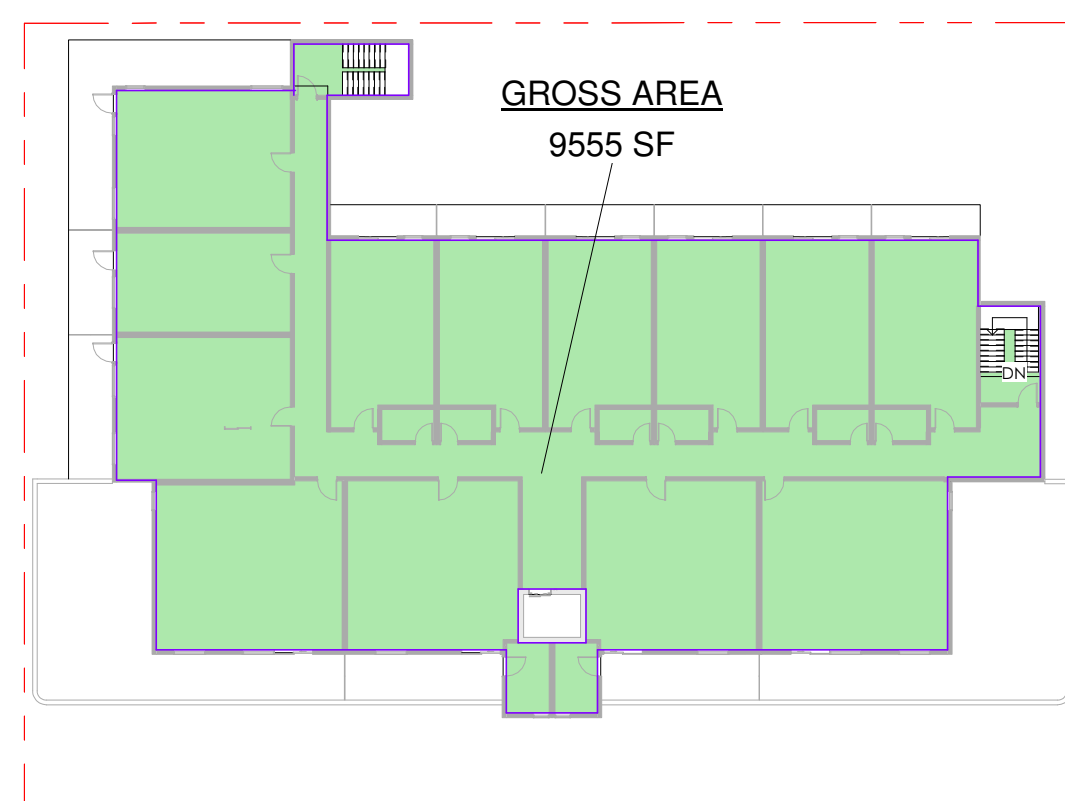
NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m2)	SITE AREA (m2)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
LEVEL 5	9136 SF	20293 SF	848.8 m ²	1885.3 m ²	0.45
LEVEL 4	9138 SF	20293 SF	848.9 m ²	1885.3 m ²	0.45
LEVEL 3	9048 SF	20293 SF	840.6 m ²	1885.3 m ²	0.45
LEVEL 2	8954 SF	20293 SF	831.9 m ²	1885.3 m ²	0.44
LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47544 SF		4417.0 m²		2.35



5 LEVEL 4 (GROSS FLOOR AREA)
1" = 30'-0"

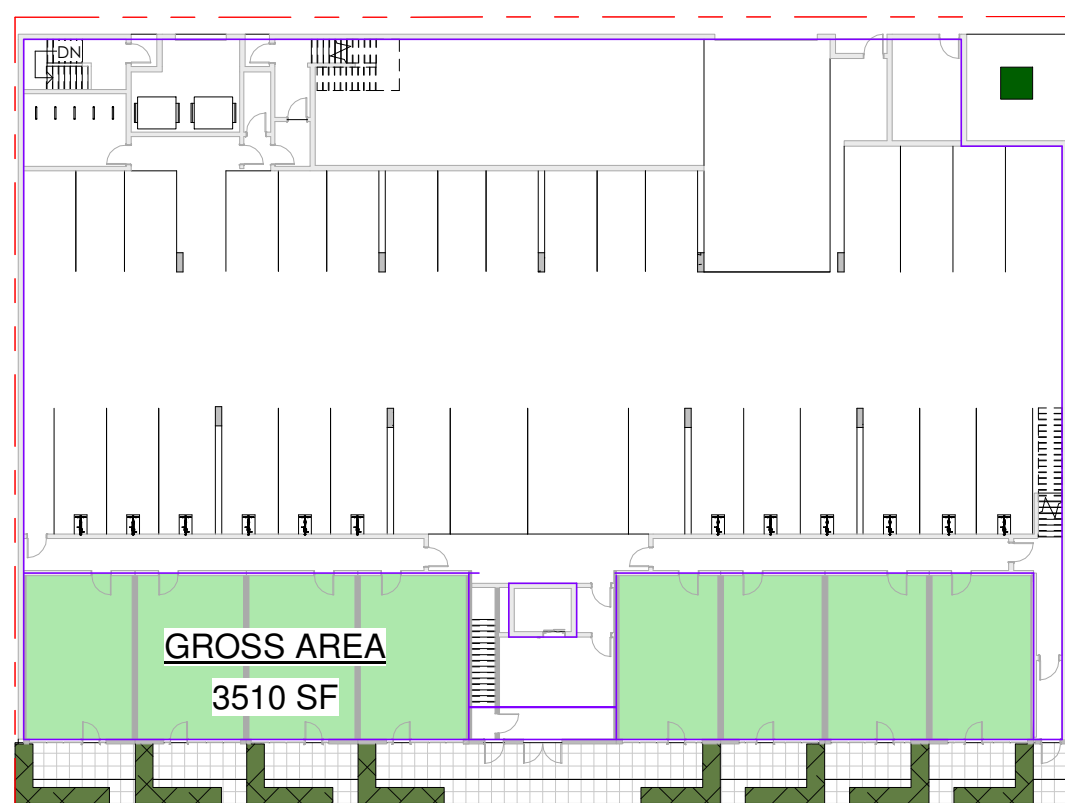


6 LEVEL 5 (GROSS FLOOR AREA)
1" = 30'-0"

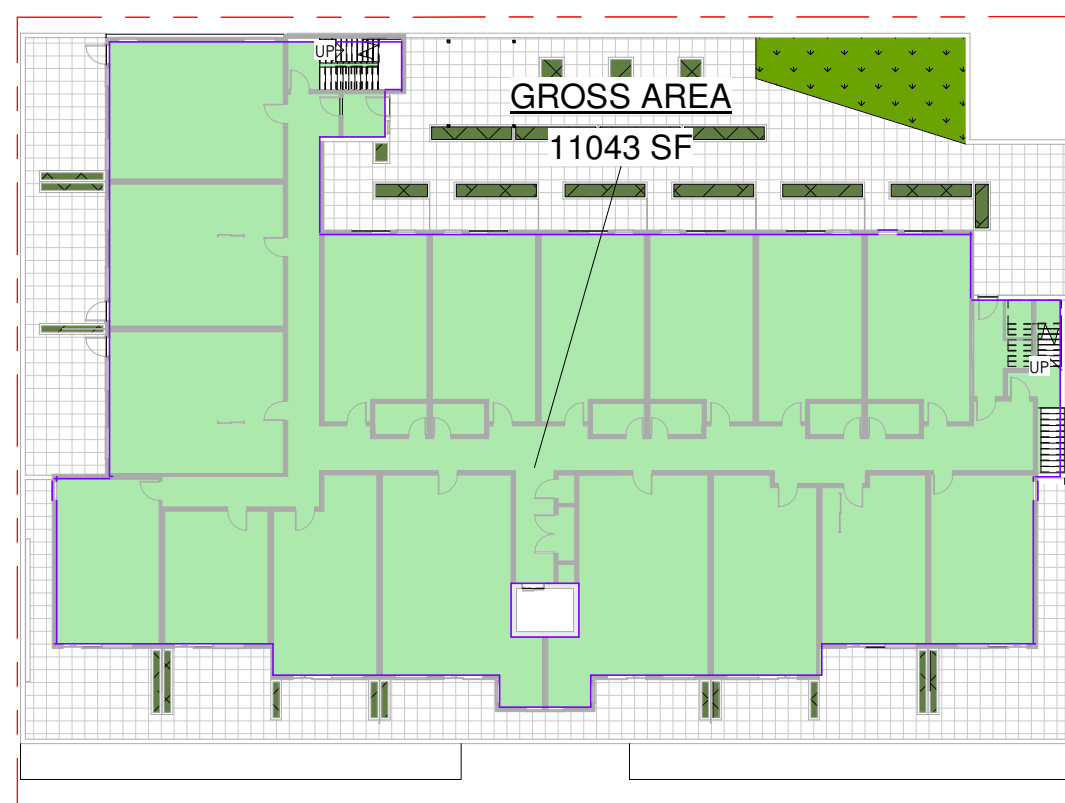


7 LEVEL 6 (GROSS FLOOR AREA)
1" = 30'-0"

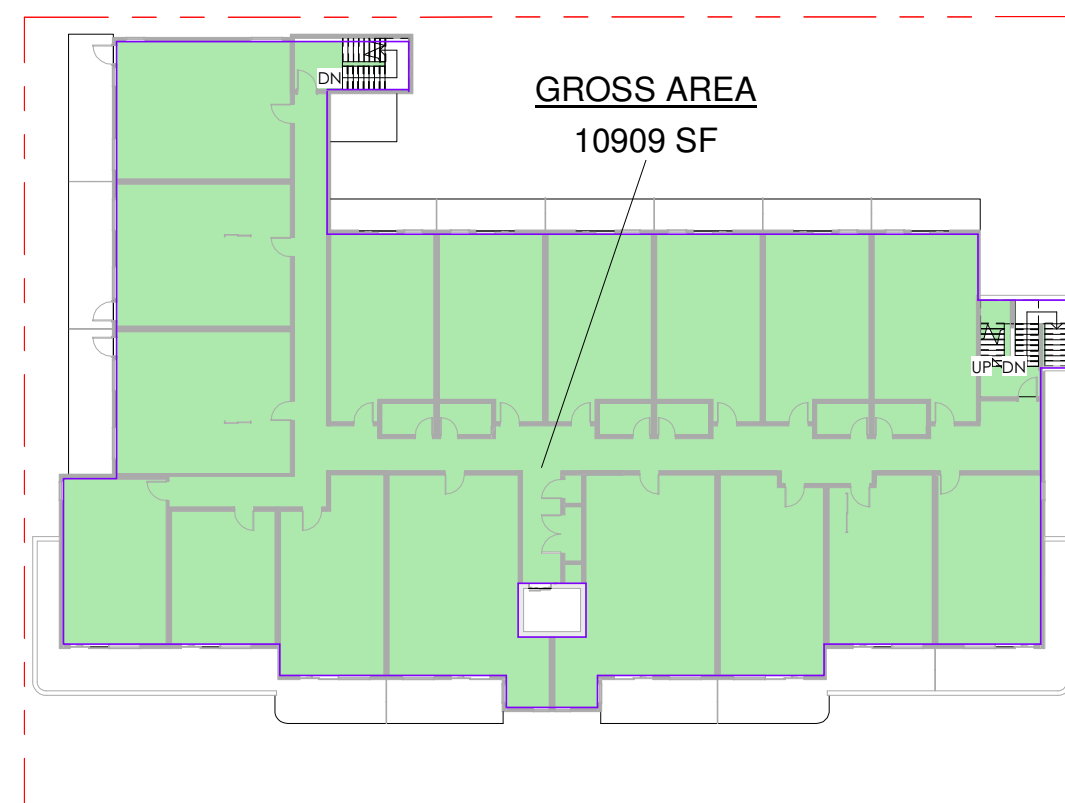
GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m2)
LEVEL 6	9555 SF	887.69 m ²
LEVEL 5	10851 SF	1008.09 m ²
LEVEL 4	10844 SF	1007.44 m ²
LEVEL 3	10909 SF	1013.48 m ²
LEVEL 2	11043 SF	1025.93 m ²
LEVEL 1 (P1)	3510 SF	326.09 m ²
TOTAL GFA	56712 SF	5268.72 m²



2 LEVEL 1 & P1 (GROSS FLOOR AREA)
1" = 30'-0"



3 LEVEL 2 (GROSS FLOOR AREA)
1" = 30'-0"



4 LEVEL 3 (GROSS FLOOR AREA)
1" = 30'-0"

ZONING SUMMARY	
ADDRESS	578, 580, 586, 590 & 602 CORONATION AVENUE, KELOWNA, BC
PROPOSED ZONING	UC1
GRADES	EXISTING AVERAGE - FLAT FINISH AVERAGE - FLAT
BUILDING HEIGHTS	6 STOREYS
SITE AREA (sm)	1,890m ² (20,293 SQ.FT.)
OFF-STREET PARKING	83 (BELOW GRADE)
TOTAL GFA	5262 (56,644 SQ.FT.)
TOTAL NFA	4417 (47,543 SQ.FT.)
EFFICIENCY	84%
F.A.R.	2.35

FLOOR AREAS:							
UNIT TYPES	DESCRIPTION	UNIT NFA (sqm)	UNIT NFA (sqm)	OUTDOOR SPACE (sm)	UNIT COUNT	TOTAL UNIT NFA (sqm)	TOTAL OUTDOOR SPACE (sqm)
A	1 BED	487	45	8.5	4	180	34
A1	1 BED	436	40	8.5	4	160	34
B	1 BED	400	37	7.8	32	1184	250
B2	1 BED	480	44.5	7.8	3	133.5	23.4
C	STUDIO	498	46	15	2	92	30
C2	STUDIO	469	43	11	2	86	22
C3	STUDIO	340	31	11	2	32	22
C4	STUDIO	415	38	11	2	76	22
D	1 BED / DEN	610	56.6	28	9	509	252
E	1 BED	458	42	42	4	168	168
F	2 BED	808	46	83	6	276	498
G	1 BED	741	46	11	8	368	88
J	1 BED	736	46	18	2	92	36
K	2 BED	627	46	39	5	230	195
		627	607	301		3566.5	1674

TOTAL UNIT COUNT	85	
TOTAL UNIT AREA		4417
TOTAL STORAGE LOCKERS	36	133
TOTAL AREA USED FOR F.A.R.		4417
PERMITTED (sm):	7.5sm/bachelor x 8 units + 15sm/1 bed x 66 units + 25sm/2 bed x 11 units = 1325	1325
PROPOSED (sm):		
BALC. / TERRACES:		1260
AMENITY:		0
AMENITY ROOF TERRACE:		300
ENTRY PLAZA:		29.1
TOTAL:		1589
GROSS FLOOR AREAS:		
	GFA sqf	GFA sqm
PARKADE L0	19,111	1,775
PARKADE L1	12,822	1,191
TOTAL PARKADE GFA	31,933 sf	2,966 sm
LEVEL 1	3557	330
LEVEL 2	11,078	1029
LEVEL 3, 4, 5	10,868 x 3	1010
LEVEL 6	9,405	874
TOTAL RESIDENTIAL GFA	56,644 sf	5,282 sm

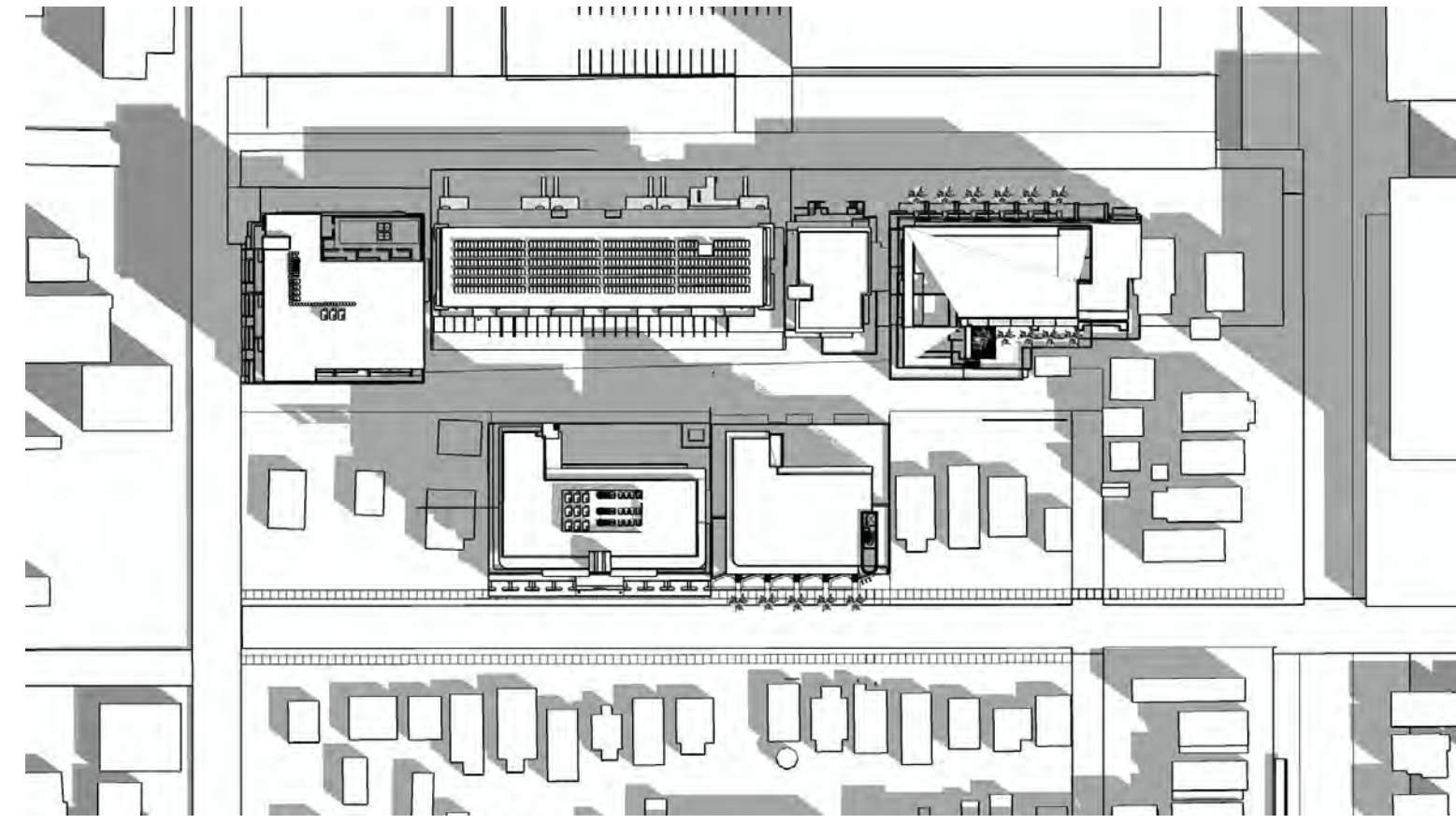
BUILDING CODE REVIEW		
OCCUPANCY	RESIDENCES: GROUP C	PARKADE: GROUP F3
ARTICLE	3.2.2.50	3.2.2.82
NO. OF STOREYS	6 STOREYS	UNLIMITED
NO. OF STREETS FACING	1	1
MAX. BUILDING AREA	1,500 sm	UNLIMITED
NOTE: PARKADE TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2		
CONSTRUCTION TYPE	COMBUSTIBLE	NON-COMBUST.
SPRINKLERED	YES	YES
ASSEMBLY RATINGS:		
FLOOR	1 HR. (2 HR. RATING ABOVE PARKADE)	
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'-8" (6.0m) min.	6'-6" (2.0m) min.
SMALL SIZE STALL (50% max)	7'-6" (2.3m) min.	15'-9" (4.8m) min.	6'-6" (2.0m) min.
DISABLED STALL	12'-2" (3.7m) min.	19'-8" (6.0m) min.	6'-6" (2.0m) min.
DRIVE AISLES (2-way 90° pkg)	23'-0" (7.0m) min.		

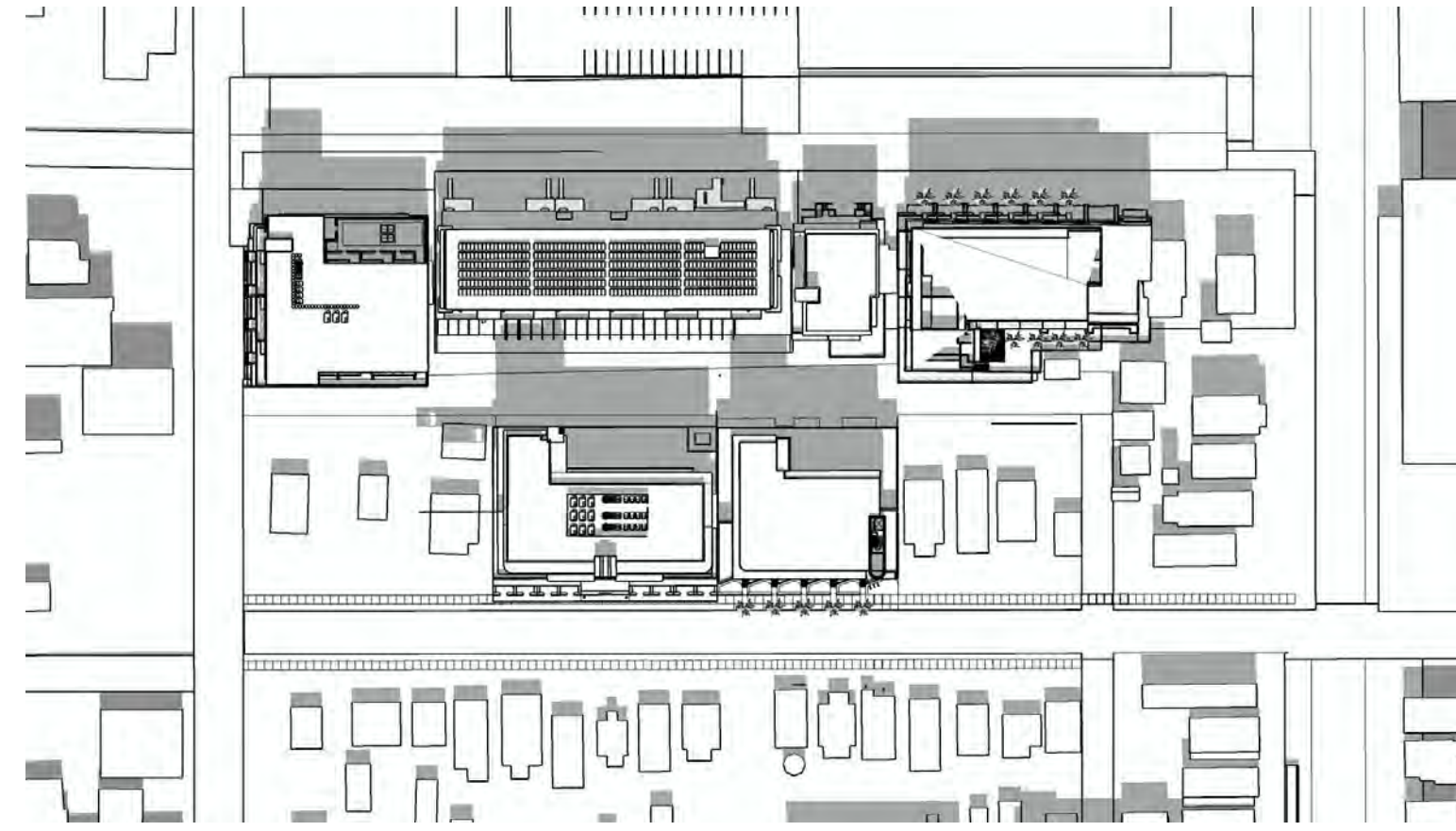
PARKING SUMMARY		
PARKADE	83 (2 ACCESSIBLE & 1 VAN-ACCESSIBLE SPACE PROVIDED)	
AT GRADE	NONE	
PARKING REQUIREMENTS:		
RESIDENTIAL (URBAN CENTRE):		
0.8 stalls/ studio x 8 units	6 stalls	
0.9 stalls/ 1 bedroom units x 66 units	59 stalls	
1.0 stalls/ 2 bedroom units x 11 units	11 stalls	
0.14 stalls/ dwelling unit x 85 units	12 visitor stalls	
PARKING REQUIRED:		
BIKE STORAGE INCENTIVE x 1	5 stall reduction (see calculations below)	
TOTAL PARKING REQUIRED:	83 stalls (with bike storage reduction)	
TOTAL PARKING PROVIDED:	83 stalls	
BIKE PARKING REQUIREMENTS:		
RESIDENTIAL:	REQ'D	PROVIDED
Bonus Long Term -1.0 stall/ studio & 1 bed	73 stalls	73 stalls
Bonus Long Term -1.5 stall/ 2 & 3 bed	17 stalls	37 stalls
TOTAL BIKE PARKING	90 stalls (38 ground oriented)	110 stalls (40 ground oriented)
Short Term - 6/ entrance	6 stalls	6 stalls

ISSUED FOR DP

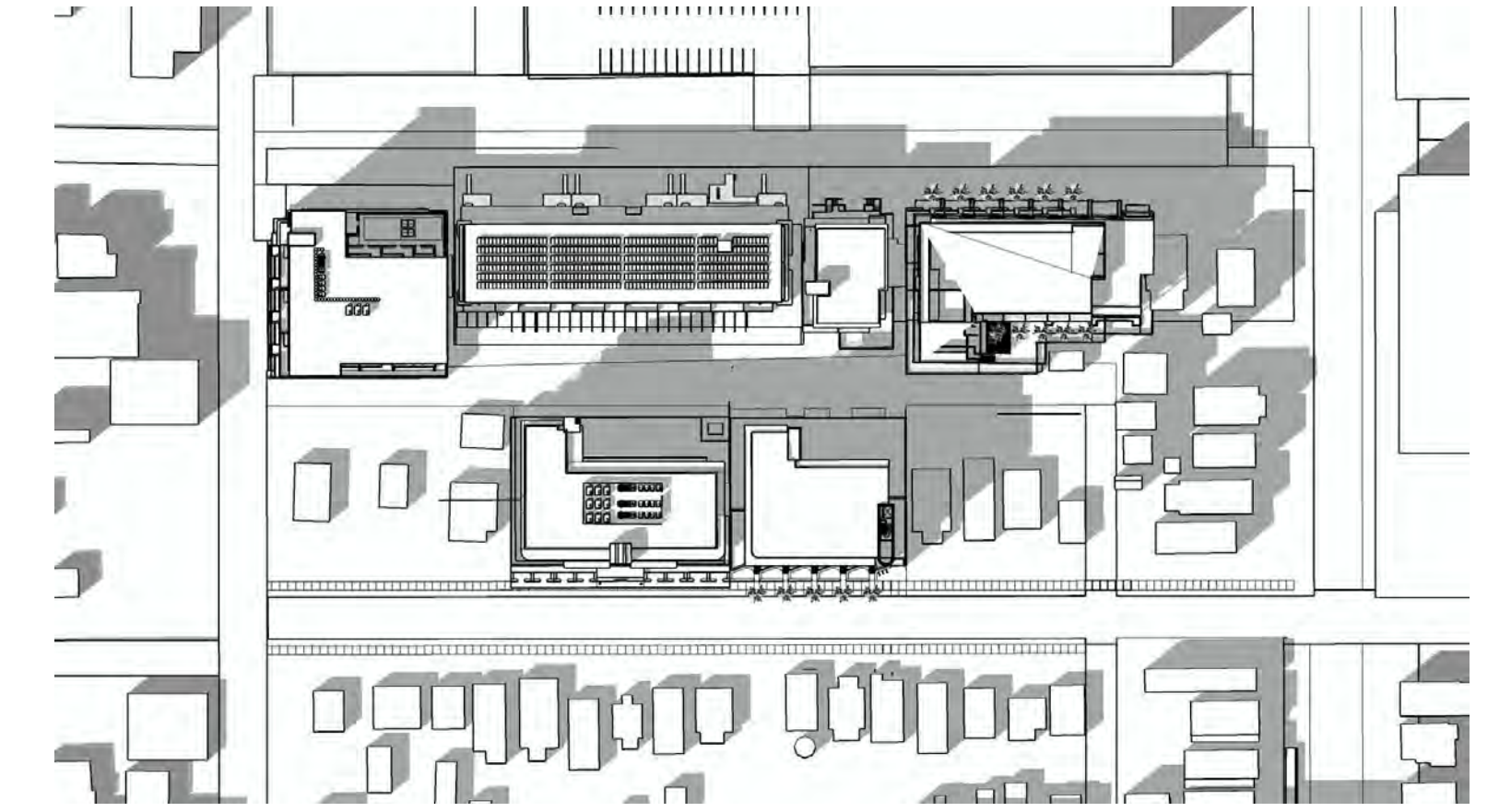
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	<p>602, 590, 586, 580, 578 CORONATION AVE</p> <p>CONDO DEVELOPMENT</p>													



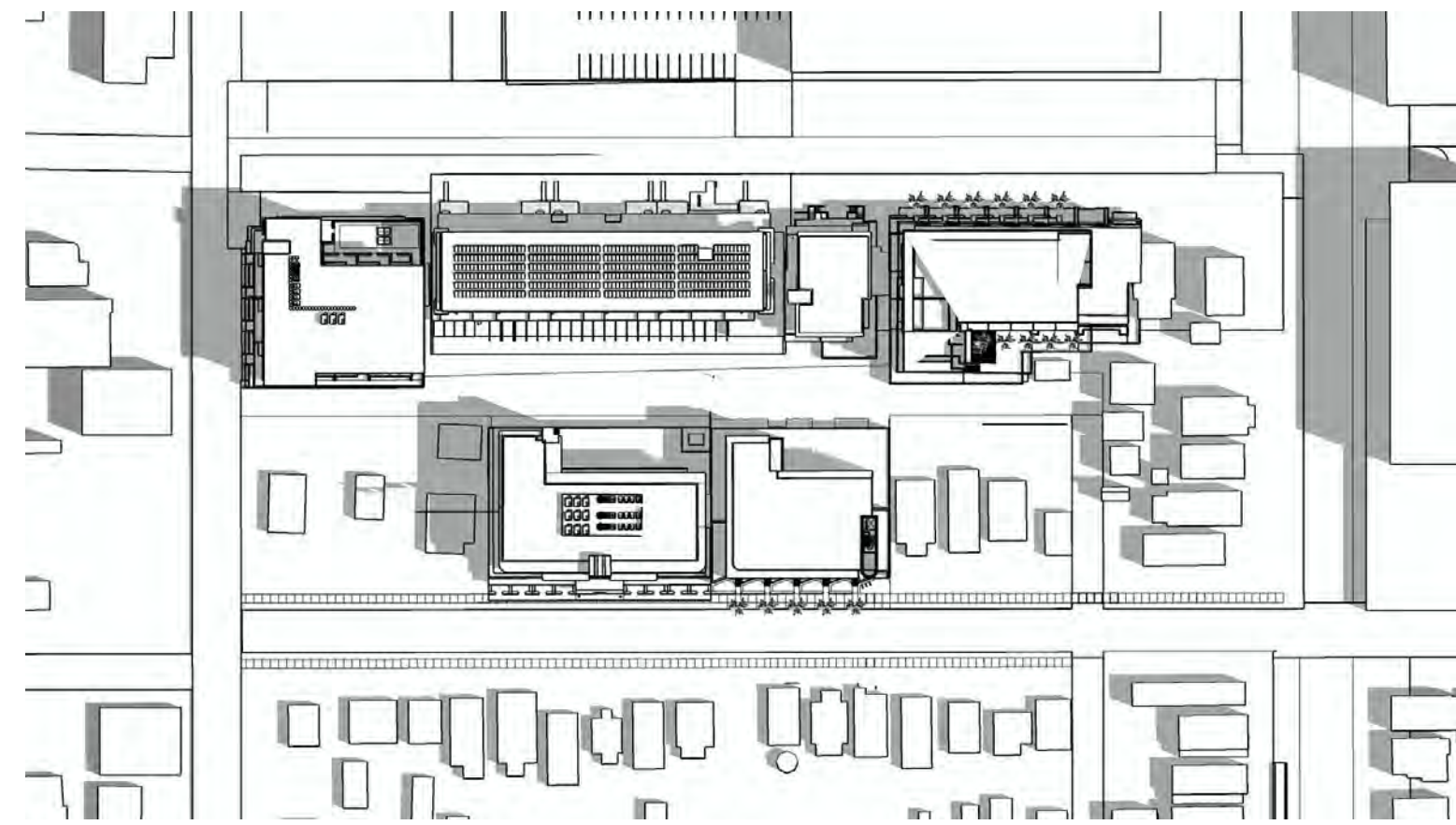
MARCH 21 @ 9AM



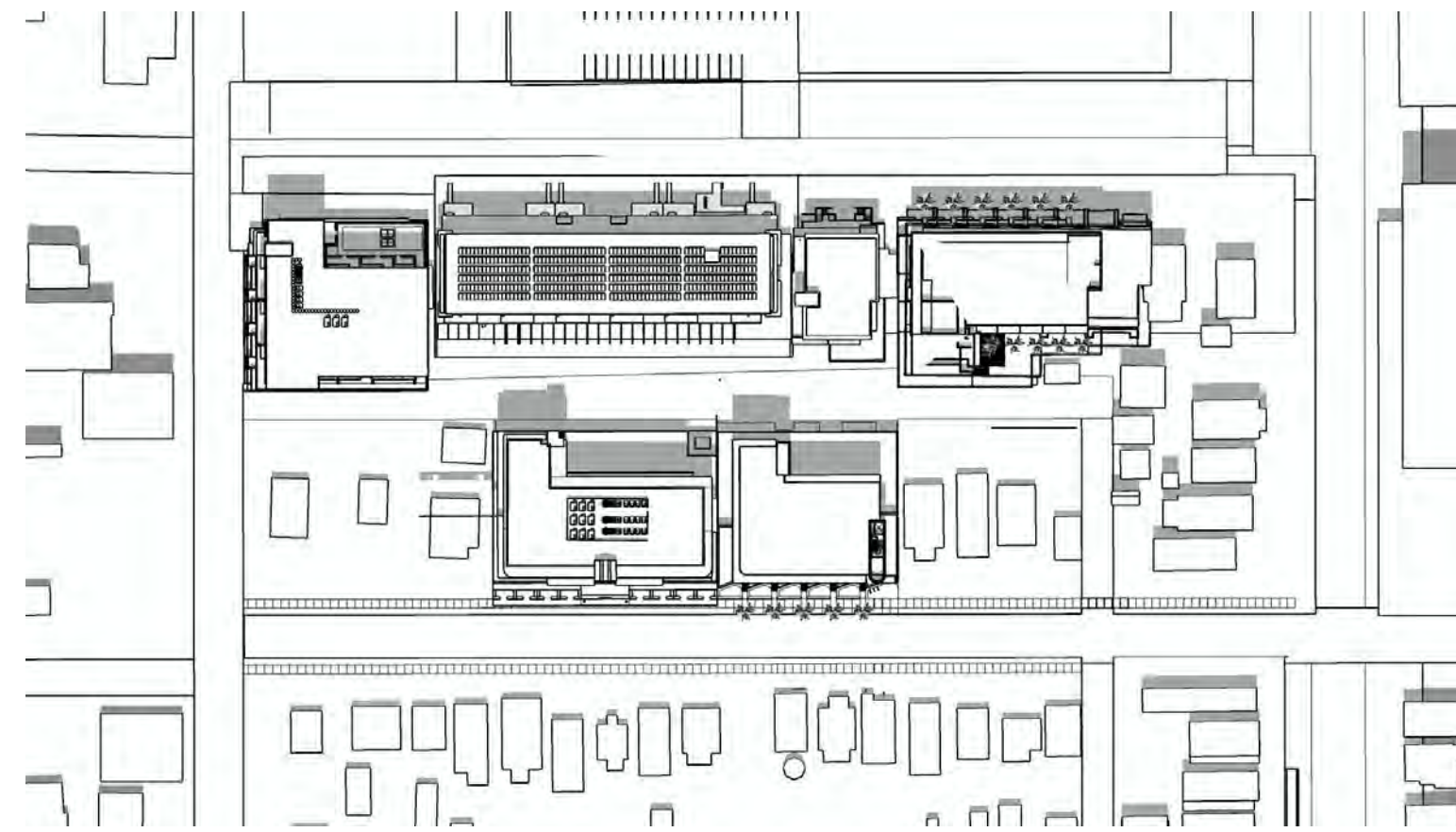
MARCH 21 @ 12PM



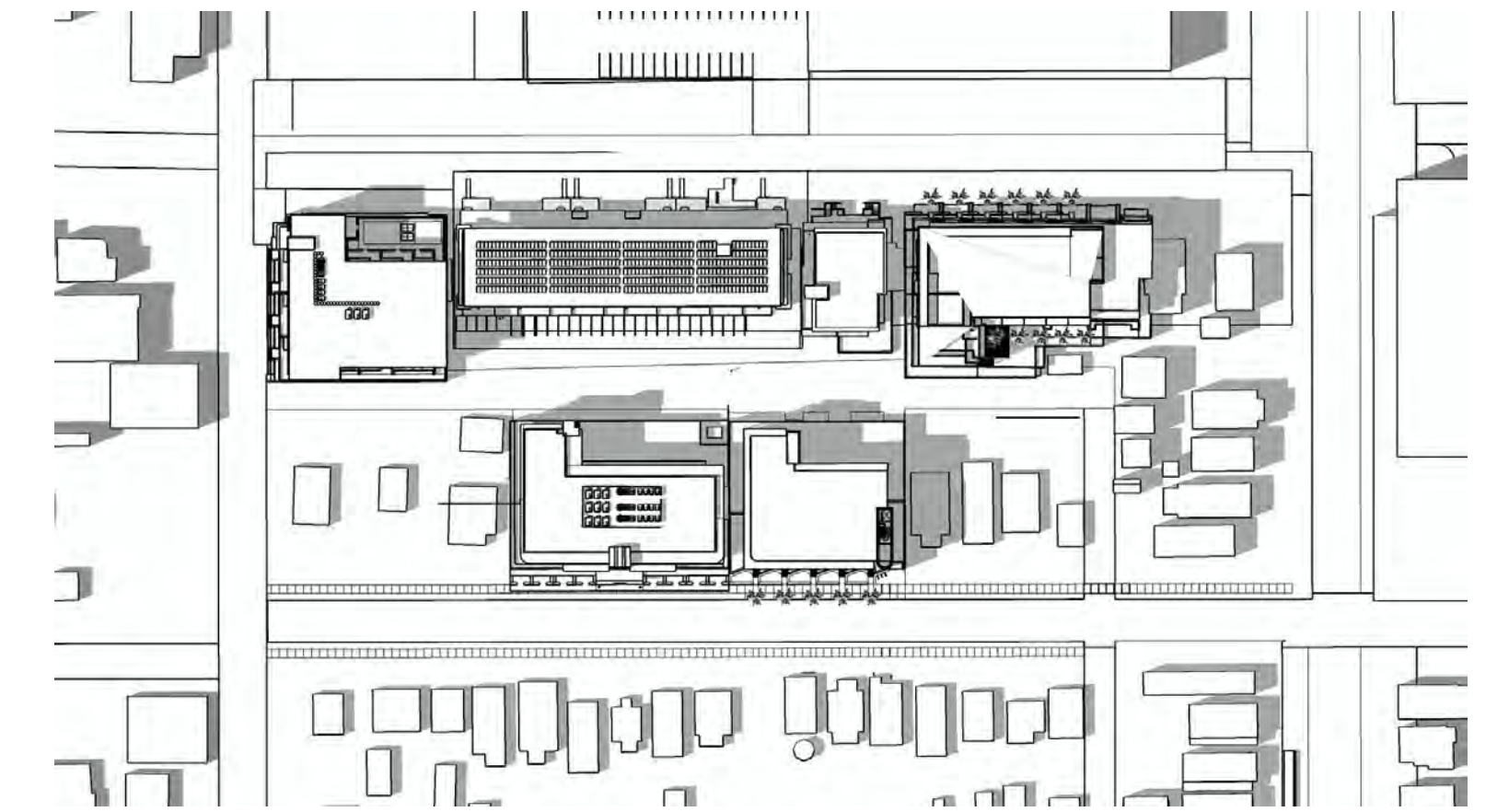
MARCH 21 @ 3PM



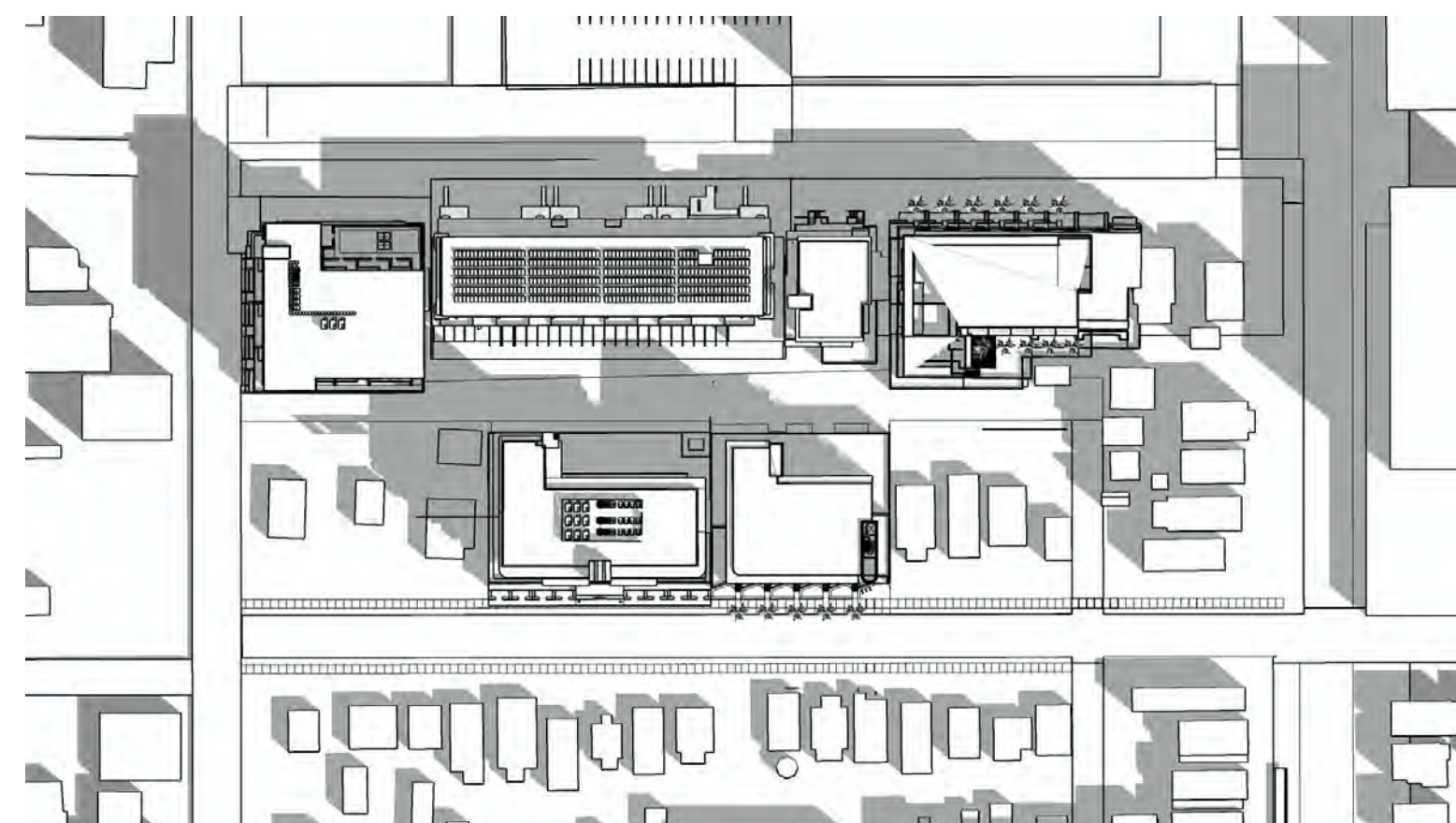
JUNE 21 @ 9AM



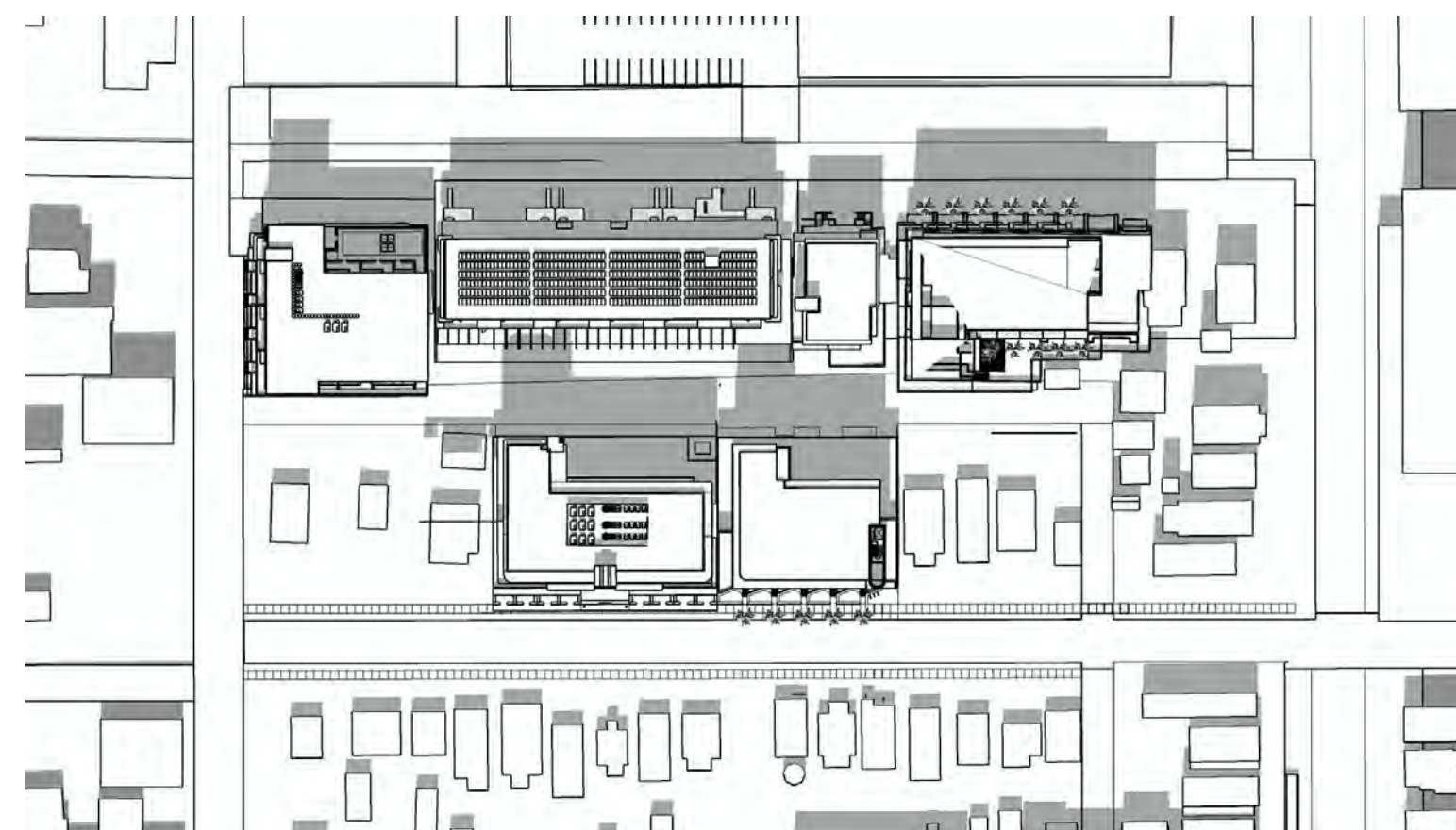
JUNE 21 @ 12PM



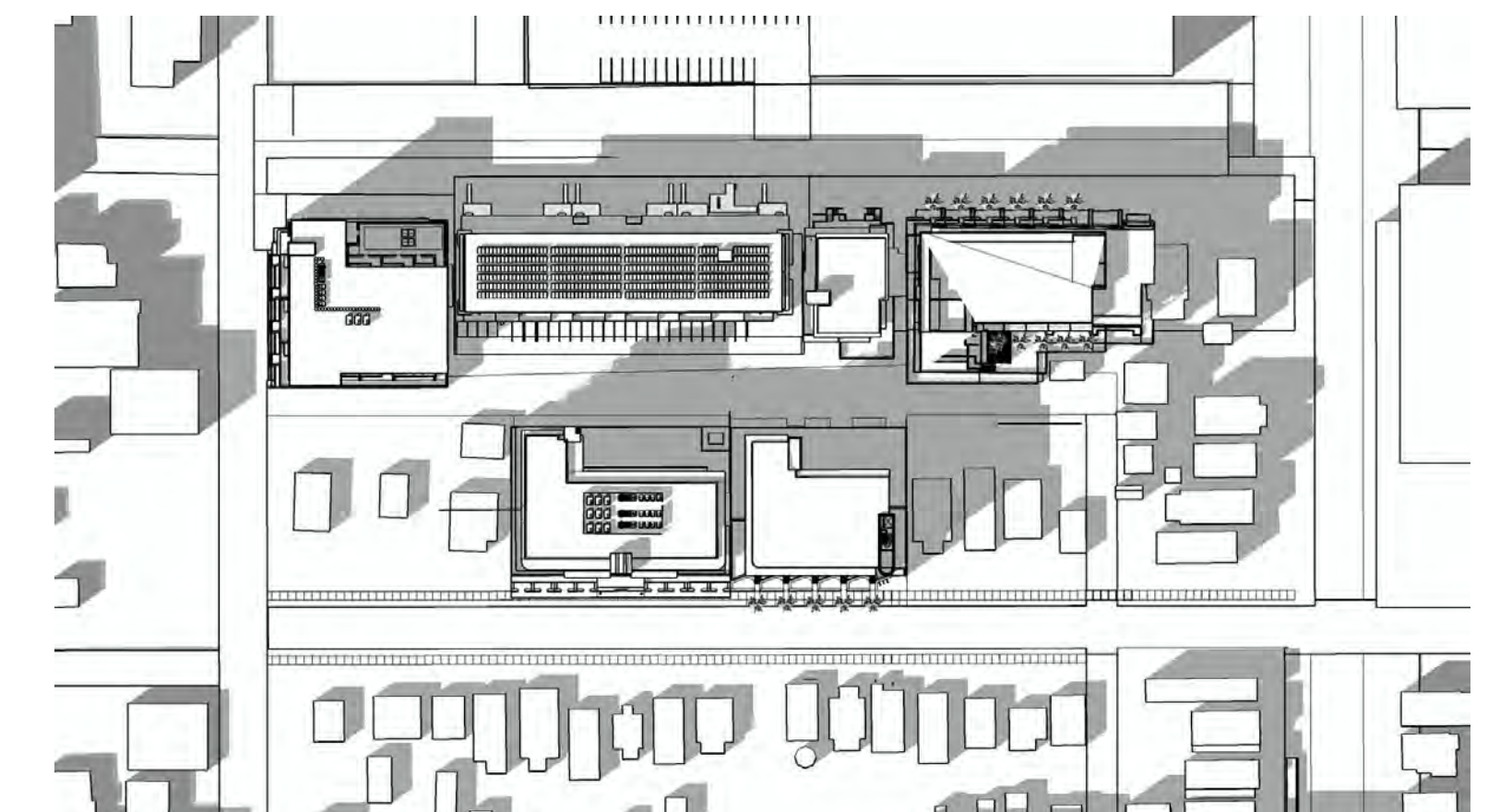
JUNE 21 @ 3PM



SEPTEMBER 21 @ 9AM



SEPTEMBER 21 @ 12PM



SEPTEMBER 21 @ 3PM

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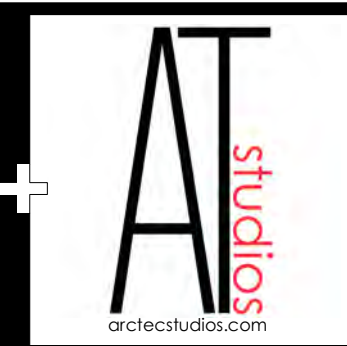
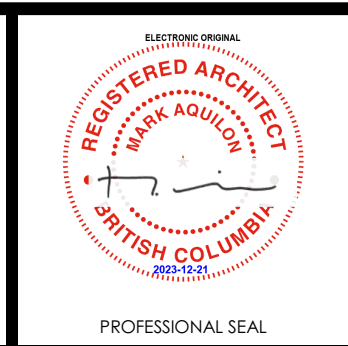
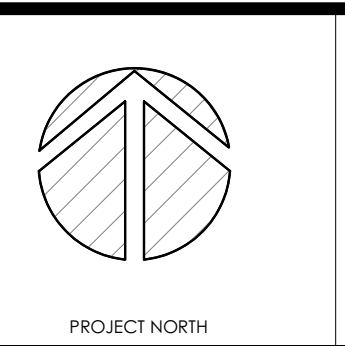

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					NO.	DATE	DESCRIPTION										
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT															
RECORD OF REVISIONS																	
<p>Date</p> <p>12/12/20</p>	<p>Drawing Number</p> <p>DP0.2</p>																



IMAGE 'A' LOOKING WEST



IMAGE 'B' LOOKING SOUTH

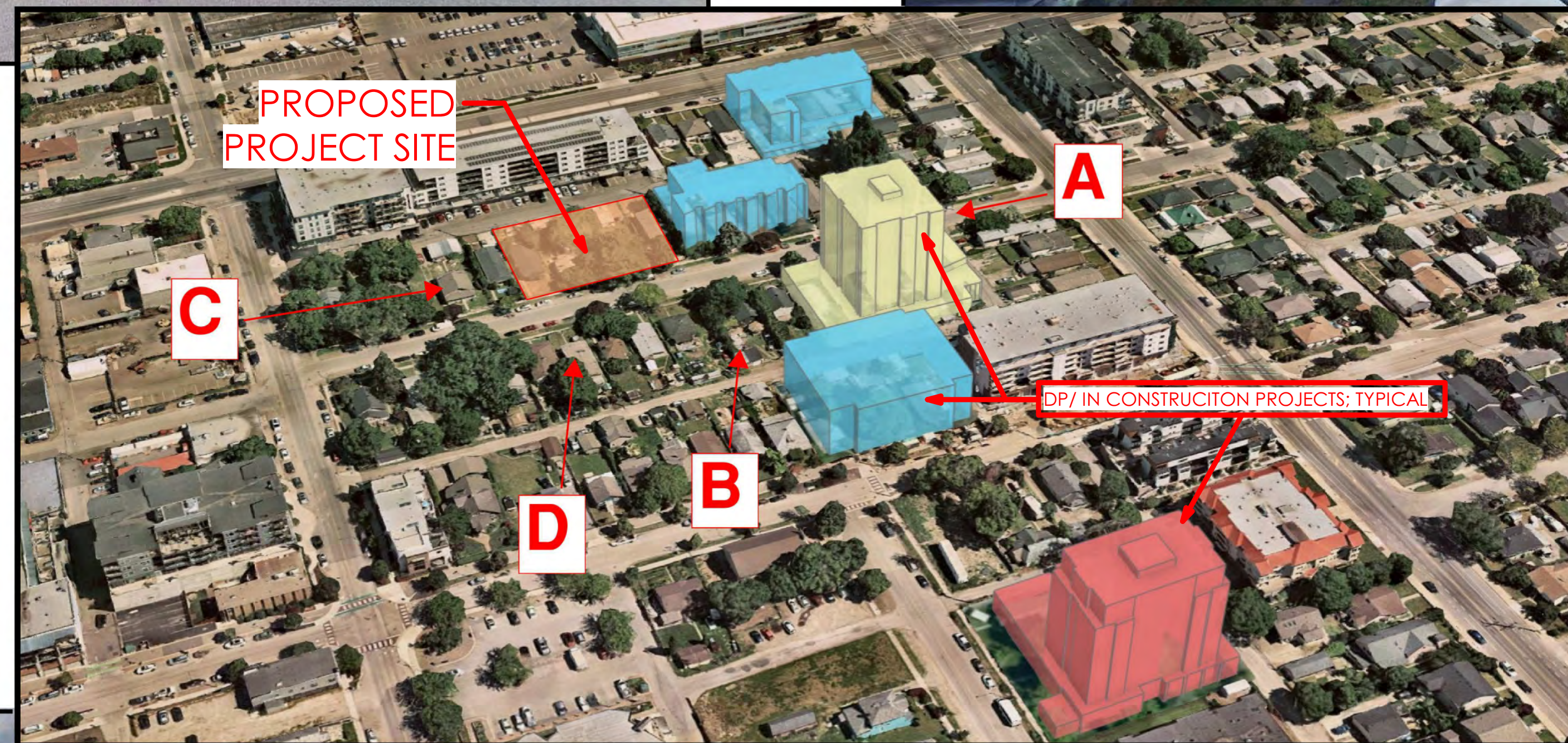


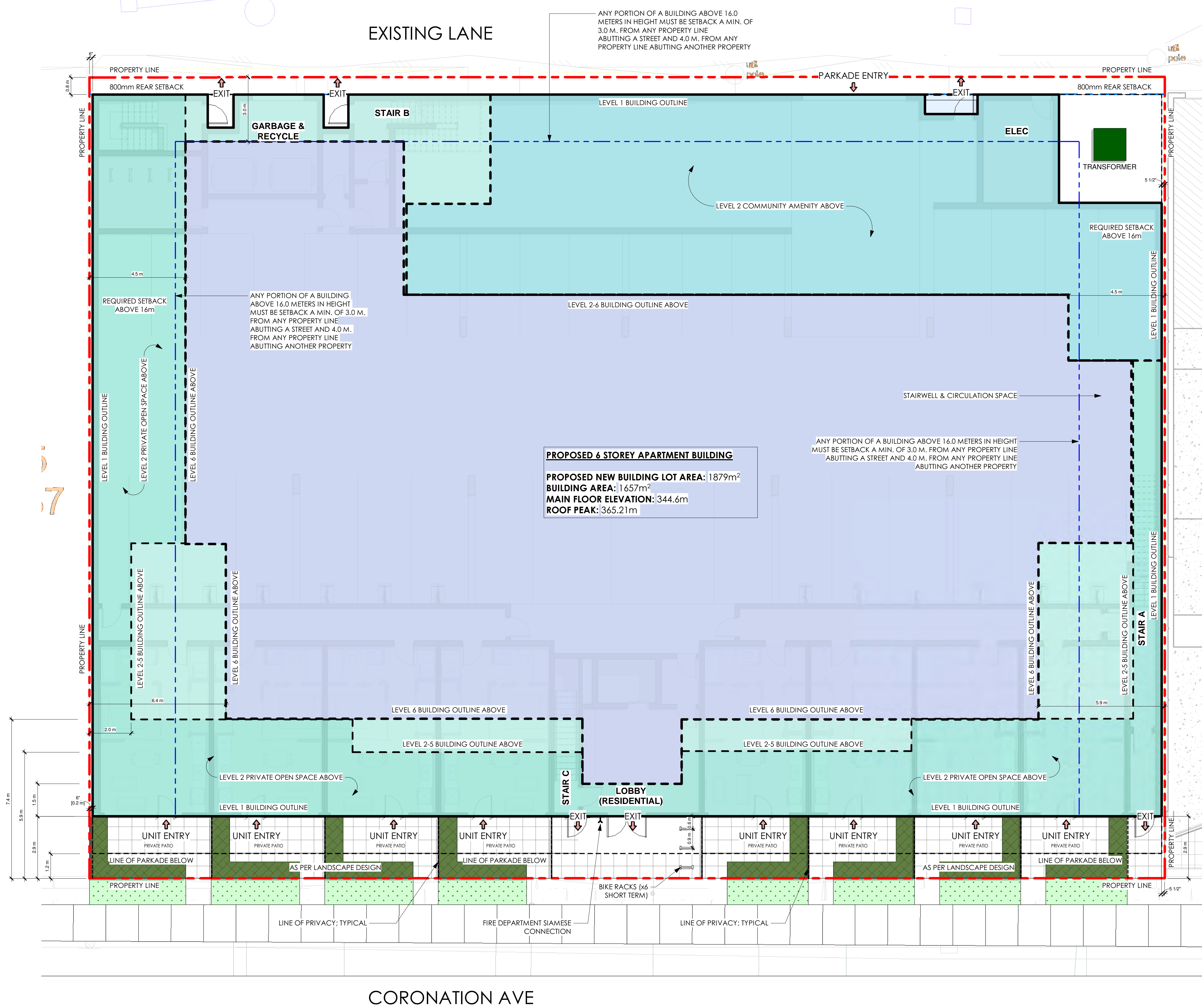
IMAGE 'C' LOOKING NORTH

IMAGE 'D' LOOKING SOUTH



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			<p>ALL CONTRACTORS MUST ENSURE THAT THEIR WORK AND PRODUCTS COMPLY WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.</p> <p>- THIS DRAWING MUST NOT BE SCALED.</p> <p>- VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.</p> <p>- VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.</p> <p>- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.</p> <p>- ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.</p>		<p>ISSUED FOR DEVELOPMENT PERMIT</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>2023.12.20</td> <td>ISSUED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td colspan="3">RECORD OF REVISIONS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT	RECORD OF REVISIONS				<p>CLIENT</p> <p>DELANO</p> <p>602, 590, 586, 580, 578 CORONATION AVE</p> <p>CONDO DEVELOPMENT</p>	<p>Project No. 23.001</p> <p>Date 12/12/20</p> <p>Scale 1/2" = 1'-0"</p> <p>Revision Number 0</p>	<p>Sheet Title NEIGHBOURHOOD CONTEXT</p> <p>Drawing Number DP0.3</p>
							NO.	DATE	DESCRIPTION										
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT																	
RECORD OF REVISIONS																			
<p>File Path: 2023-12-21 10:59:45 AM</p>																			



PROPOSED 6 STOREY APARTMENT BUILDING
PROPOSED NEW BUILDING LOT AREA: 1879m²
BUILDING AREA: 1657m²
MAIN FLOOR ELEVATION: 344.6m
ROOF PEAK: 365.21m

COMMON / PRIVATE AMENITY REQUIREMENT
 STUDIO UNITS = 8 X 7.5 = 60 m²
 1 BDRM UNITS = 66 X 15 = 990 m²
 2 BDRM UNITS = 11 X 25 = 275 m²
TOTAL 1325 m² (14,262 SF)

GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	9555 SF	887.69 m ²
LEVEL 5	10851 SF	1008.09 m ²
LEVEL 4	10844 SF	1007.44 m ²
LEVEL 3	10909 SF	1013.48 m ²
LEVEL 2	11043 SF	1025.93 m ²
LEVEL 1 (P1)	3510 SF	326.09 m ²
TOTAL GFA	56712 SF	5268.72 m²

PRIVATE OPEN SPACE AREA PER LEVEL		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	3394 SF	315 m ²
LEVEL 5	2180 SF	203 m ²
LEVEL 4	2173 SF	202 m ²
LEVEL 3	2164 SF	201 m ²
LEVEL 2	3664 SF	340 m ²
TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m²

NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
LEVEL 5	9136 SF	20293 SF	848.8 m ²	1885.3 m ²	0.45
LEVEL 4	9138 SF	20293 SF	848.9 m ²	1885.3 m ²	0.45
LEVEL 3	9048 SF	20293 SF	840.6 m ²	1885.3 m ²	0.45
LEVEL 2	8954 SF	20293 SF	831.9 m ²	1885.3 m ²	0.44
LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47544 SF		4417.0 m²		2.35

UNIT TYPE TOTALS		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 5	1 BED	10
LEVEL 4	1 BED	10
LEVEL 3	1 BED	12
LEVEL 2	1 BED	12
LEVEL 1 (P1)	1 BED	8
		61
	1 BED + DEN	1
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5	2 BED	15
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
		9
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	1
LEVEL 2	2 BED	1
		11
	STUDIO	2
LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
		4
TOTAL RESIDENTIAL UNITS		85

UNIT TYPE (PER LEVEL)		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 6	1 BED + DEN	1
LEVEL 6	2 BED	3
LEVEL 6	2 BED	13
LEVEL 5	1 BED	10
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5	2 BED	15
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4	2 BED	15
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 3	STUDIO	17
LEVEL 2	1 BED	12
LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
LEVEL 2	STUDIO	2
LEVEL 2	STUDIO	17
LEVEL 1 (P1)	1 BED	8
LEVEL 1 (P1)		8
TOTAL RESIDENTIAL UNITS		85

UNIT SCHEDULE			
LEVEL	UNIT NAME	COUNT	UNIT AREA
LEVEL 6	UNIT B	6	<varies>
LEVEL 6	UNIT B2	1	427 SF
LEVEL 6	UNIT D	1	610 SF
LEVEL 6	UNIT F	2	719 SF
LEVEL 6	UNIT H	1	588 SF
LEVEL 6	UNIT J	2	709 SF
LEVEL 6		13	
LEVEL 5	UNIT B	7	<varies>
LEVEL 5	UNIT B2	1	548 SF
LEVEL 5	UNIT D	2	610 SF
LEVEL 5	UNIT F	2	<varies>
LEVEL 5	UNIT G	2	701 SF
LEVEL 5	UNIT H	1	588 SF
LEVEL 5		15	
LEVEL 4	UNIT B	7	<varies>
LEVEL 4	UNIT B2	1	548 SF
LEVEL 4	UNIT D	2	610 SF
LEVEL 4	UNIT F	2	<varies>
LEVEL 4	UNIT G	2	701 SF
LEVEL 4	UNIT H	1	588 SF
LEVEL 4		15	
LEVEL 3	UNIT B	6	<varies>
LEVEL 3	UNIT B1	1	461 SF
LEVEL 3	UNIT C	1	459 SF
LEVEL 3	UNIT C3	1	339 SF
LEVEL 3	UNIT C4	1	418 SF
LEVEL 3	UNIT D	2	610 SF
LEVEL 3	UNIT E	2	<varies>
LEVEL 3	UNIT G	2	701 SF
LEVEL 3	UNIT H	1	588 SF
LEVEL 3		17	
LEVEL 2	UNIT B	6	<varies>
LEVEL 2	UNIT B1	1	461 SF
LEVEL 2	UNIT C	1	459 SF
LEVEL 2	UNIT C3	1	339 SF
LEVEL 2	UNIT C4	1	418 SF
LEVEL 2	UNIT D	2	610 SF
LEVEL 2	UNIT E	2	<varies>
LEVEL 2	UNIT G	2	701 SF
LEVEL 2	UNIT H	1	588 SF
LEVEL 2		17	
LEVEL 1 (P1)	UNIT A	4	429 SF
LEVEL 1 (P1)	UNIT A1	4	400 SF
LEVEL 1 (P1)		8	
TOTAL RESIDENTIAL UNITS		85	

TOTAL PARKING STALL COUNT					
LEVEL		COUNT			
LEVEL 1 (P1)		31			
LEVEL 0 (P2)		52			
TOTAL		83			
REGULAR PARKING STALL COUNT		SMALL PARKING STALLS		ACCESSIBLE PARKING STALL COUNT	
LEVEL	COUNT	LEVEL	COUNT	LEVEL	COUNT
LEVEL 1 (P1)	17	LEVEL 1 (P1)	12	LEVEL 1 (P1)	2
LEVEL 0 (P2)	37	LEVEL 0 (P2)	14	LEVEL 0 (P2)	1
TOTAL	54	TOTAL	26	TOTAL	3

CORONATION AVE

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1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT
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CLIENT

FIFTH FIVE PROPERTIES

Project

DELANO

602, 590, 586, 580, 578 CORONATION AVE
CONDO DEVELOPMENT

Project No.

23.001

Date

12/12/20

Scale

1/8" = 1'-0"

Revision Number

0

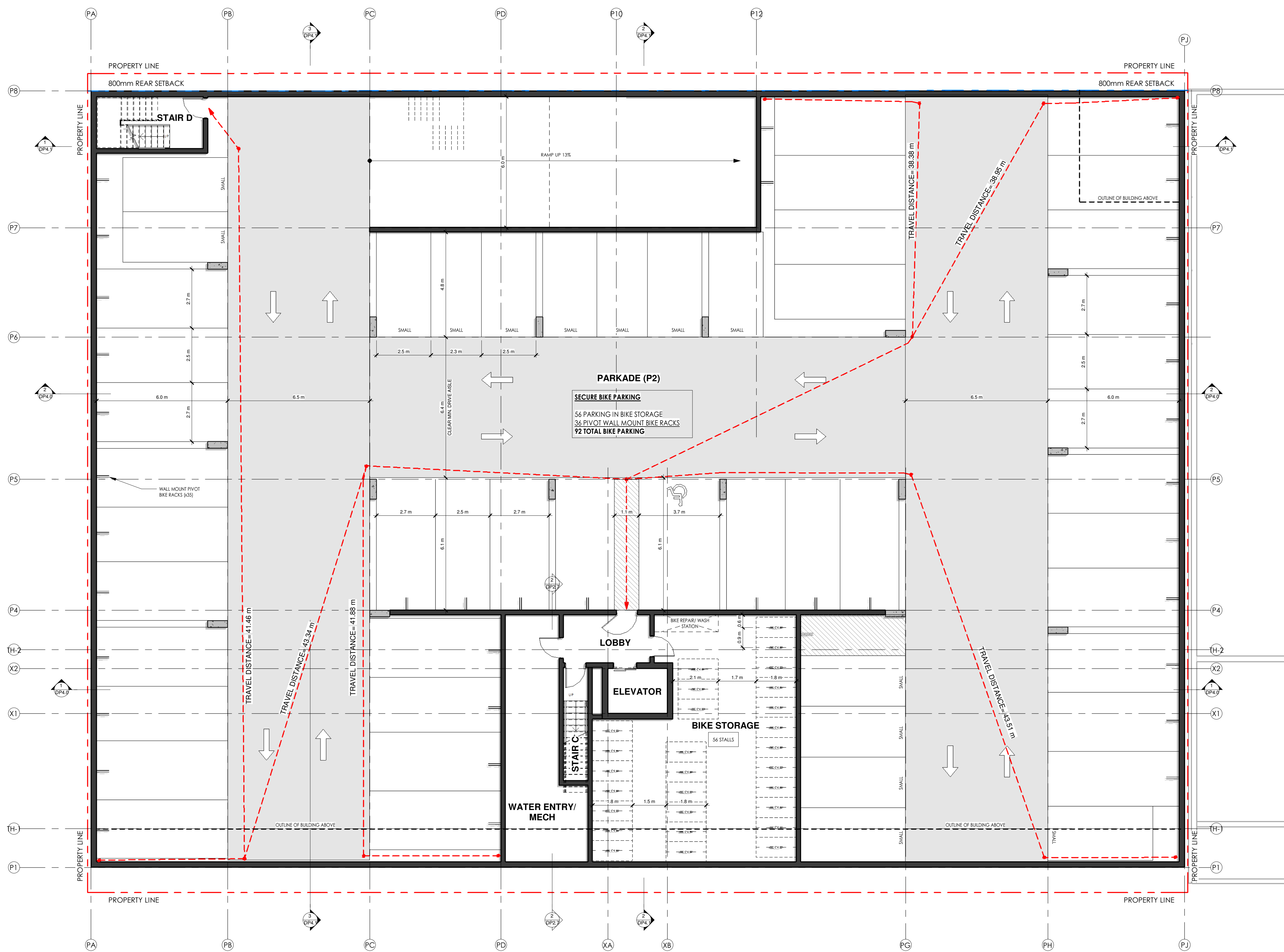
Sheet Title

SITE PLAN

Drawing Number

DP1.0

P:\02-2023-12-21_10352522.dwg



TOTAL PARKING STALL COUNT	
LEVEL	COUNT
LEVEL 1 (P1)	31
LEVEL 0 (P2)	52
TOTAL	83

REGULAR PARKING STALL COUNT		SMALL PARKING STALLS		ACCESSIBLE PARKING STALL COUNT	
LEVEL	COUNT	LEVEL	COUNT	LEVEL	COUNT
LEVEL 1 (P1)	17	LEVEL 1 (P1)	12	LEVEL 1 (P1)	2
LEVEL 0 (P2)	37	LEVEL 0 (P2)	14	LEVEL 0 (P2)	1
TOTAL	54	TOTAL	26	TOTAL	3

BIKE PARKING (88 REQUIRED)			
LEVEL	# RACKS	# PARKING	RACK TYPE
LEVEL 1 (P1)	5	10	BIKE SURFACE RACK DOUBLE
LEVEL 1 (P1)	6	6	BIKE WALL RACK SINGLE
LEVEL 0 (P2)	28	56	BIKE SURFACE RACK DOUBLE
LEVEL 0 (P2)	38	38	BIKE WALL RACK SINGLE
TOTAL		110	

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PROJECT NORTH

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	Client	DELANO	
	Project	602, 590, 586, 580, 578 CORONATION AVE CONDO DEVELOPMENT	
	Project No.	23.001	
	Date	12/12/20	
Scale	1/8" = 1'-0"	Sheet Title	LEVEL 0 (P2) - LOWER PARKADE
Revision Number	0	Drawing Number	DP2.0

File Path: 2023-12-21 10:59:26 AM

COMMON / PRIVATE AMENITY REQUIREMENT
 STUDIO UNITS = 8 X 7.5 = 60 m²
 1 BDRM UNITS = 66 X 15 = 990 m²
 2 BDRM UNITS = 11 X 25 = 275 m²
 TOTAL 1325 m² (14,262 SF)



GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	9555 SF	887.69 m ²
LEVEL 5	10851 SF	1008.09 m ²
LEVEL 4	10844 SF	1007.44 m ²
LEVEL 3	10909 SF	1013.48 m ²
LEVEL 2	11043 SF	1025.93 m ²
LEVEL 1 (P1)	3510 SF	326.09 m ²
TOTAL GFA	56712 SF	5268.72 m ²

PRIVATE OPEN SPACE AREA PER LEVEL		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	3394 SF	315 m ²
LEVEL 5	2180 SF	203 m ²
LEVEL 4	2173 SF	202 m ²
LEVEL 3	2164 SF	201 m ²
LEVEL 2	3664 SF	340 m ²
TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m ²

NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
LEVEL 5	9136 SF	20293 SF	848.8 m ²	1885.3 m ²	0.45
LEVEL 4	9138 SF	20293 SF	848.9 m ²	1885.3 m ²	0.45
LEVEL 3	9048 SF	20293 SF	840.6 m ²	1885.3 m ²	0.45
LEVEL 2	8954 SF	20293 SF	831.9 m ²	1885.3 m ²	0.44
LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47544 SF		4417.0 m ²		2.35

UNIT TYPE TOTALS		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 5	1 BED	10
LEVEL 4	1 BED	10
LEVEL 3	1 BED	12
LEVEL 2	1 BED	12
LEVEL 1 (P1)	1 BED	8
		61
1 BED + DEN		
LEVEL 6	1 BED + DEN	1
LEVEL 5	1 BED + DEN	2
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
		9
2 BED		
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	1
LEVEL 2	2 BED	1
		11
STUDIO		
LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
		4
TOTAL RESIDENTIAL UNITS		85

UNIT TYPE (PER LEVEL)		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 6	1 BED + DEN	1
LEVEL 6	2 BED	3
LEVEL 6		13
LEVEL 5		
LEVEL 5	1 BED	10
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5		15
LEVEL 4		
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4		15
LEVEL 3		
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 3		17
LEVEL 2		
LEVEL 2	1 BED	12
LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
LEVEL 2	STUDIO	2
LEVEL 2		17
LEVEL 1 (P1)	1 BED	8
LEVEL 1 (P1)		8
TOTAL RESIDENTIAL UNITS		85

UNIT SCHEDULE			
LEVEL	UNIT NAME	COUNT	UNIT AREA
LEVEL 6	UNIT B	6	<varies>
LEVEL 6	UNIT B2	1	548 SF
LEVEL 6	UNIT D	1	610 SF
LEVEL 6	UNIT F	2	719 SF
LEVEL 6	UNIT H	1	588 SF
LEVEL 6	UNIT J	2	709 SF
LEVEL 6		13	
LEVEL 5			
LEVEL 5	UNIT B	7	<varies>
LEVEL 5	UNIT B2	1	548 SF
LEVEL 5	UNIT D	2	610 SF
LEVEL 5	UNIT F	2	<varies>
LEVEL 5	UNIT G	2	701 SF
LEVEL 5	UNIT H	1	588 SF
LEVEL 5		15	
LEVEL 4			
LEVEL 4	UNIT B	7	<varies>
LEVEL 4	UNIT B2	1	548 SF
LEVEL 4	UNIT D	2	610 SF
LEVEL 4	UNIT F	2	<varies>
LEVEL 4	UNIT G	2	701 SF
LEVEL 4	UNIT H	1	588 SF
LEVEL 4		15	
LEVEL 3			
LEVEL 3	UNIT B	6	<varies>
LEVEL 3	UNIT B1	1	461 SF
LEVEL 3	UNIT C	1	459 SF
LEVEL 3	UNIT C3	1	339 SF
LEVEL 3	UNIT C4	1	418 SF
LEVEL 3	UNIT D	2	610 SF
LEVEL 3	UNIT E	2	<varies>
LEVEL 3	UNIT G	2	701 SF
LEVEL 3	UNIT H	1	588 SF
LEVEL 3		17	
LEVEL 2			
LEVEL 2	UNIT B	6	<varies>
LEVEL 2	UNIT B1	1	461 SF
LEVEL 2	UNIT C	1	459 SF
LEVEL 2	UNIT C3	1	339 SF
LEVEL 2	UNIT C4	1	418 SF
LEVEL 2	UNIT D	2	610 SF
LEVEL 2	UNIT E	2	<varies>
LEVEL 2	UNIT G	2	701 SF
LEVEL 2	UNIT H	1	588 SF
LEVEL 2		17	
LEVEL 1 (P1)			
LEVEL 1 (P1)	UNIT A	4	429 SF
LEVEL 1 (P1)	UNIT A1	4	400 SF
LEVEL 1 (P1)		8	
TOTAL RESIDENTIAL UNITS		85	

UNIT MIX
 1 BED

TOTAL PARKING STALL COUNT			
LEVEL	COUNT	LEVEL	COUNT
LEVEL 1 (P1)	31		
LEVEL 0 (P2)	52		
TOTAL	83		

REGULAR PARKING STALL COUNT		SMALL PARKING STALLS		ACCESSIBLE PARKING STALL COUNT	
LEVEL	COUNT	LEVEL	COUNT	LEVEL	COUNT
LEVEL 1 (P1)	17	LEVEL 1 (P1)	12	LEVEL 1 (P1)	2
LEVEL 0 (P2)	37	LEVEL 0 (P2)	14	LEVEL 0 (P2)	1
TOTAL	54	TOTAL	26	TOTAL	3

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Project

DELANO

602, 590, 586, 580, 578 CORONATION AVE
CONDO DEVELOPMENT

Project No.

23.001

Date

12/12/20

Scale

1/8" = 1'-0"

Revision Number

0

Sheet Title

LEVEL 1 (P1) - GROUND FLOOR PLAN

DP2.1

COMMON / PRIVATE AMENITY REQUIREMENT

STUDIO UNITS = 8 X 7.5 = 60 m²
 1 BDRM UNITS = 66 X 15 = 990 m²
 2 BDRM UNITS = 11 X 25 = 275 m²

TOTAL 1325 m² (14,262 SF)

GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	9555 SF	887.69 m ²
LEVEL 5	10851 SF	1008.09 m ²
LEVEL 4	10844 SF	1007.44 m ²
LEVEL 3	10909 SF	1013.48 m ²
LEVEL 2	11043 SF	1025.93 m ²
LEVEL 1 (P1)	3510 SF	326.09 m ²
TOTAL GFA	56712 SF	5268.72 m²

PRIVATE OPEN SPACE AREA PER LEVEL		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	3394 SF	315 m ²
LEVEL 5	2180 SF	203 m ²
LEVEL 4	2173 SF	202 m ²
LEVEL 3	2164 SF	201 m ²
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TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m²

NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
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LEVEL 4	9138 SF	20293 SF	848.9 m ²	1885.3 m ²	0.45
LEVEL 3	9048 SF	20293 SF	840.6 m ²	1885.3 m ²	0.45
LEVEL 2	8954 SF	20293 SF	831.9 m ²	1885.3 m ²	0.44
LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47544 SF		4417.0 m²		2.35

UNIT TYPE TOTALS		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 5	1 BED	10
LEVEL 4	1 BED	10
LEVEL 3	1 BED	12
LEVEL 2	1 BED	12
LEVEL 1 (P1)	1 BED	8
		61
1 BED + DEN		
LEVEL 6	1 BED + DEN	1
LEVEL 5	1 BED + DEN	2
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
		9
2 BED		
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	1
LEVEL 2	2 BED	1
		11
STUDIO		
LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
		4
TOTAL RESIDENTIAL UNITS		85

UNIT TYPE (PER LEVEL)		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 6	1 BED + DEN	1
LEVEL 6	2 BED	3
LEVEL 6		13
LEVEL 5	1 BED	10
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5		15
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4		15
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 3		17
LEVEL 2	1 BED	12
LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
LEVEL 2	STUDIO	2
LEVEL 2		17
LEVEL 1 (P1)	1 BED	8
LEVEL 1 (P1)		8
TOTAL RESIDENTIAL UNITS		85

UNIT SCHEDULE			
LEVEL	UNIT NAME	COUNT	UNIT AREA
LEVEL 6	UNIT B	6	<varies>
LEVEL 6	UNIT B2	1	548 SF
LEVEL 6	UNIT D	1	610 SF
LEVEL 6	UNIT F	2	719 SF
LEVEL 6	UNIT H	1	588 SF
LEVEL 6	UNIT J	2	709 SF
LEVEL 6		13	
LEVEL 5	UNIT B	7	<varies>
LEVEL 5	UNIT B2	1	548 SF
LEVEL 5	UNIT D	2	610 SF
LEVEL 5	UNIT F	2	<varies>
LEVEL 5	UNIT G	2	701 SF
LEVEL 5	UNIT H	1	588 SF
LEVEL 5		15	
LEVEL 4	UNIT B	7	<varies>
LEVEL 4	UNIT B2	1	548 SF
LEVEL 4	UNIT D	2	610 SF
LEVEL 4	UNIT F	2	<varies>
LEVEL 4	UNIT G	2	701 SF
LEVEL 4	UNIT H	1	588 SF
LEVEL 4		15	
LEVEL 3	UNIT B	6	<varies>
LEVEL 3	UNIT B1	1	461 SF
LEVEL 3	UNIT C	1	459 SF
LEVEL 3	UNIT C3	1	339 SF
LEVEL 3	UNIT C4	1	418 SF
LEVEL 3	UNIT D	2	610 SF
LEVEL 3	UNIT E	2	<varies>
LEVEL 3	UNIT G	2	701 SF
LEVEL 3	UNIT H	1	588 SF
LEVEL 3		17	
LEVEL 2	UNIT B	6	<varies>
LEVEL 2	UNIT B1	1	461 SF
LEVEL 2	UNIT C	1	459 SF
LEVEL 2	UNIT C3	1	339 SF
LEVEL 2	UNIT C4	1	418 SF
LEVEL 2	UNIT D	2	610 SF
LEVEL 2	UNIT E	2	<varies>
LEVEL 2	UNIT G	2	701 SF
LEVEL 2	UNIT H	1	588 SF
LEVEL 2		17	
LEVEL 1 (P1)	UNIT A	4	429 SF
LEVEL 1 (P1)	UNIT A1	4	400 SF
LEVEL 1 (P1)		8	
TOTAL RESIDENTIAL UNITS		85	

UNIT MIX

- 1 BED
- 1 BED + DEN
- 2 BED
- STUDIO



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PROJECT NORTH

ISSUED FOR DEVELOPMENT PERMIT

Client: DELANO

Project: 602, 590, 586, 580, 578 CORONATION AVE CONDO DEVELOPMENT

Project No.	23.001
Date	12/12/20
Scale	1/8" = 1'-0"
Revision Number	0

Sheet Title: LEVEL 2 - FLOOR PLAN

Drawing Number: DP2.3

COMMON / PRIVATE AMENITY REQUIREMENT
 STUDIO UNITS = 8 X 7.5 = 60 m²
 1 BDRM UNITS = 66 X 15 = 990 m²
 2 BDRM UNITS = 11 X 25 = 275 m²

TOTAL 1325 m² (14,262 SF)

GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	9555 SF	887.69 m ²
LEVEL 5	10851 SF	1008.09 m ²
LEVEL 4	10844 SF	1007.44 m ²
LEVEL 3	10909 SF	1013.48 m ²
LEVEL 2	11043 SF	1025.93 m ²
LEVEL 1 (P1)	3510 SF	326.09 m ²
TOTAL GFA	56712 SF	5268.72 m²

PRIVATE OPEN SPACE AREA PER LEVEL		
LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	3394 SF	315 m ²
LEVEL 5	2180 SF	203 m ²
LEVEL 4	2173 SF	202 m ²
LEVEL 3	2164 SF	201 m ²
LEVEL 2	3664 SF	340 m ²
TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m²

NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
LEVEL 5	9136 SF	20293 SF	848.8 m ²	1885.3 m ²	0.45
LEVEL 4	9138 SF	20293 SF	848.9 m ²	1885.3 m ²	0.45
LEVEL 3	9048 SF	20293 SF	840.6 m ²	1885.3 m ²	0.45
LEVEL 2	8954 SF	20293 SF	831.9 m ²	1885.3 m ²	0.44
LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47544 SF		4417.0 m²		2.35

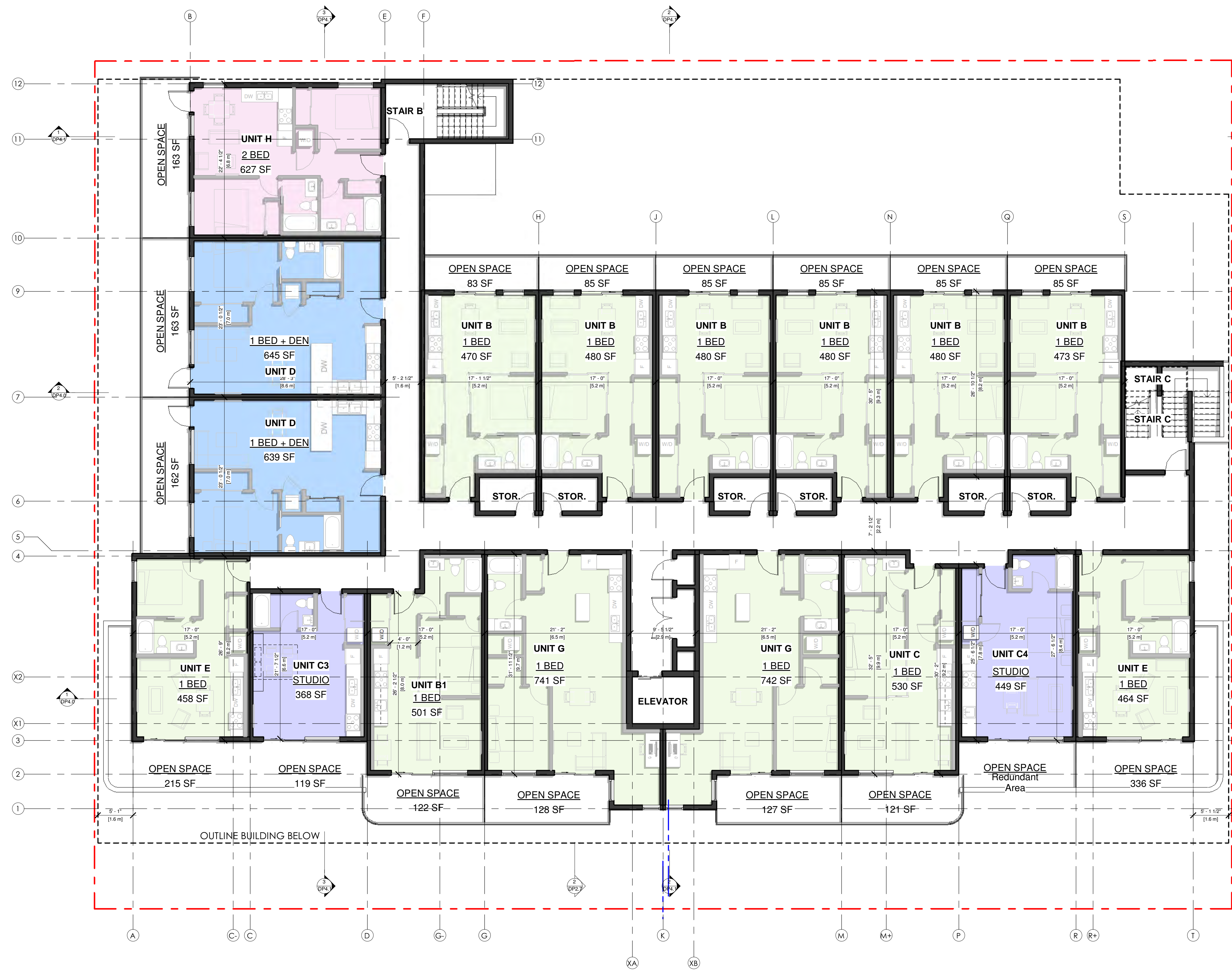
UNIT TYPE TOTALS		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 5	1 BED	10
LEVEL 4	1 BED	10
LEVEL 3	1 BED	12
LEVEL 2	1 BED	12
LEVEL 1 (P1)	1 BED	8
1 BED + DEN		61
LEVEL 6	1 BED + DEN	1
LEVEL 5	1 BED + DEN	2
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
2 BED		11
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	3
LEVEL 2	2 BED	1
STUDIO		2
LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
TOTAL RESIDENTIAL UNITS		85

UNIT TYPE (PER LEVEL)		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 6	1 BED + DEN	1
LEVEL 6	2 BED	3
LEVEL 6		13
LEVEL 5	1 BED	10
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5		15
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4		15
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 3		17
LEVEL 2	1 BED	12
LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
LEVEL 2	STUDIO	2
LEVEL 2		17
LEVEL 1 (P1)	1 BED	8
LEVEL 1 (P1)		8
TOTAL RESIDENTIAL UNITS		85

UNIT SCHEDULE			
LEVEL	UNIT NAME	COUNT	UNIT AREA
LEVEL 6	UNIT B	6	<varies>
LEVEL 6	UNIT B2	1	427 SF
LEVEL 6	UNIT D	1	610 SF
LEVEL 6	UNIT F	2	719 SF
LEVEL 6	UNIT H	1	588 SF
LEVEL 6	UNIT J	2	709 SF
LEVEL 6		13	
LEVEL 5	UNIT B	7	<varies>
LEVEL 5	UNIT B2	1	548 SF
LEVEL 5	UNIT D	2	610 SF
LEVEL 5	UNIT F	2	<varies>
LEVEL 5	UNIT G	2	701 SF
LEVEL 5	UNIT H	1	588 SF
LEVEL 5		15	
LEVEL 4	UNIT B	7	<varies>
LEVEL 4	UNIT B2	1	548 SF
LEVEL 4	UNIT D	2	610 SF
LEVEL 4	UNIT F	2	<varies>
LEVEL 4	UNIT G	2	701 SF
LEVEL 4	UNIT H	1	588 SF
LEVEL 4		15	
LEVEL 3	UNIT B	6	<varies>
LEVEL 3	UNIT B1	1	461 SF
LEVEL 3	UNIT C	1	459 SF
LEVEL 3	UNIT C3	1	339 SF
LEVEL 3	UNIT C4	1	418 SF
LEVEL 3	UNIT D	2	610 SF
LEVEL 3	UNIT E	2	<varies>
LEVEL 3	UNIT G	2	701 SF
LEVEL 3	UNIT H	1	588 SF
LEVEL 3		17	
LEVEL 2	UNIT B	6	<varies>
LEVEL 2	UNIT B1	1	461 SF
LEVEL 2	UNIT C	1	459 SF
LEVEL 2	UNIT C4	1	339 SF
LEVEL 2	UNIT D	2	610 SF
LEVEL 2	UNIT E	2	<varies>
LEVEL 2	UNIT G	2	701 SF
LEVEL 2	UNIT H	1	588 SF
LEVEL 2		17	
LEVEL 1 (P1)	UNIT A	4	429 SF
LEVEL 1 (P1)	UNIT A1	4	400 SF
LEVEL 1 (P1)		8	
TOTAL RESIDENTIAL UNITS		85	

UNIT MIX

- 1 BED
- 1 BED + DEN
- 2 BED
- STUDIO



ISSUED FOR DP

MGA ARCHITECTURE + **AT studios** ARCHITECTURE

FIFTH FLOOR PROPERTIES

DELANO

602, 590, 586, 580, 578 CORONATION AVE
CONDO DEVELOPMENT

Project No.	23.001	Sheet Title	LEVEL 3 - FLOOR PLAN
Date	12/12/20	Drawing Number	DP2.4
Scale	1/8" = 1'-0"		
Revision Number	0		

1 | 2023.12.20 | ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	DESCRIPTION

PROJECT NORTH

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COMMON / PRIVATE AMENITY REQUIREMENT
 STUDIO UNITS = 8 X 7.5 = 60 m²
 1 BDRM UNITS = 46 X 15 = 690 m²
 2 BDRM UNITS = 11 X 25 = 275 m²
 TOTAL 1325 m² (14,262 SF)

LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	9555 SF	887.69 m ²
LEVEL 5	10851 SF	1008.09 m ²
LEVEL 4	10844 SF	1007.44 m ²
LEVEL 3	10909 SF	1013.48 m ²
LEVEL 2	11043 SF	1025.93 m ²
LEVEL 1 (P1)	3510 SF	326.09 m ²
TOTAL GFA	56712 SF	5268.72 m ²

LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	3394 SF	315 m ²
LEVEL 5	2180 SF	203 m ²
LEVEL 4	2173 SF	202 m ²
LEVEL 3	2164 SF	201 m ²
LEVEL 2	3664 SF	340 m ²
TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m ²

LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
LEVEL 5	9136 SF	20293 SF	848.8 m ²	1885.3 m ²	0.45
LEVEL 4	9138 SF	20293 SF	848.9 m ²	1885.3 m ²	0.45
LEVEL 3	9048 SF	20293 SF	840.6 m ²	1885.3 m ²	0.45
LEVEL 2	8954 SF	20293 SF	831.9 m ²	1885.3 m ²	0.44
LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47544 SF		4417.0 m ²		2.35

LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 5	1 BED	10
LEVEL 4	1 BED	10
LEVEL 3	1 BED	12
LEVEL 2	1 BED	12
LEVEL 1 (P1)	1 BED	8
		61
1 BED + DEN		
LEVEL 6	1 BED + DEN	1
LEVEL 5	1 BED + DEN	2
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
LEVEL 1 (P1)	1 BED + DEN	2
		9
2 BED		
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	1
LEVEL 2	2 BED	1
		11
STUDIO		
LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
		4
TOTAL RESIDENTIAL UNITS		85

LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 6	1 BED + DEN	1
LEVEL 6	2 BED	3
LEVEL 6	1 BED	10
LEVEL 5	1 BED	10
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5	1 BED	15
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4	1 BED	15
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 3	1 BED	17
LEVEL 2	1 BED	12
LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
LEVEL 2	STUDIO	2
LEVEL 2	1 BED	17
LEVEL 1 (P1)	1 BED	8
LEVEL 1 (P1)	1 BED	8
TOTAL RESIDENTIAL UNITS		85

LEVEL	UNIT NAME	COUNT	UNIT AREA
LEVEL 6	UNIT B	6	<varies>
LEVEL 6	UNIT B2	1	548 SF
LEVEL 6	UNIT D	1	610 SF
LEVEL 6	UNIT F	2	719 SF
LEVEL 6	UNIT H	1	588 SF
LEVEL 6	UNIT J	2	709 SF
LEVEL 6		13	
LEVEL 5	UNIT B	7	<varies>
LEVEL 5	UNIT B2	1	548 SF
LEVEL 5	UNIT D	2	610 SF
LEVEL 5	UNIT F	2	<varies>
LEVEL 5	UNIT G	2	701 SF
LEVEL 5	UNIT H	1	588 SF
LEVEL 5		15	
LEVEL 4	UNIT B	7	<varies>
LEVEL 4	UNIT B2	1	548 SF
LEVEL 4	UNIT D	2	610 SF
LEVEL 4	UNIT F	2	<varies>
LEVEL 4	UNIT G	2	701 SF
LEVEL 4	UNIT H	1	588 SF
LEVEL 4		15	
LEVEL 3	UNIT B	6	<varies>
LEVEL 3	UNIT B1	1	461 SF
LEVEL 3	UNIT C	1	459 SF
LEVEL 3	UNIT C3	1	339 SF
LEVEL 3	UNIT C4	1	418 SF
LEVEL 3	UNIT D	2	610 SF
LEVEL 3	UNIT E	2	<varies>
LEVEL 3	UNIT G	2	701 SF
LEVEL 3	UNIT H	1	588 SF
LEVEL 3		17	
LEVEL 2	UNIT B	6	<varies>
LEVEL 2	UNIT B1	1	461 SF
LEVEL 2	UNIT C	1	459 SF
LEVEL 2	UNIT C4	1	418 SF
LEVEL 2	UNIT D	2	610 SF
LEVEL 2	UNIT E	2	<varies>
LEVEL 2	UNIT G	2	701 SF
LEVEL 2	UNIT H	1	588 SF
LEVEL 2		17	
LEVEL 1 (P1)	UNIT A	4	429 SF
LEVEL 1 (P1)	UNIT A1	4	400 SF
LEVEL 1 (P1)		8	
TOTAL RESIDENTIAL UNITS		85	

UNIT MIX
 1 BED
 1 BED + DEN
 2 BED



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PROJECT NORTH

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NO.	DATE	DESCRIPTION
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT
RECORD OF REVISIONS		

CLIENT

FIFTH PROPERTIES

Project

DELANO

602, 590, 586, 580, 578 CORONATION AVE
 CONDO DEVELOPMENT

Project No.

23.001

Date

12/12/20

Scale

1/8" = 1'-0"

Revision Number

0

Sheet Title

LEVEL 4 - FLOOR PLAN

Drawing Number

DP2.5

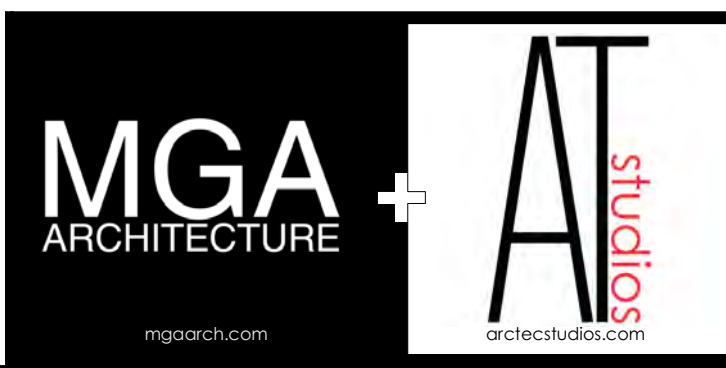
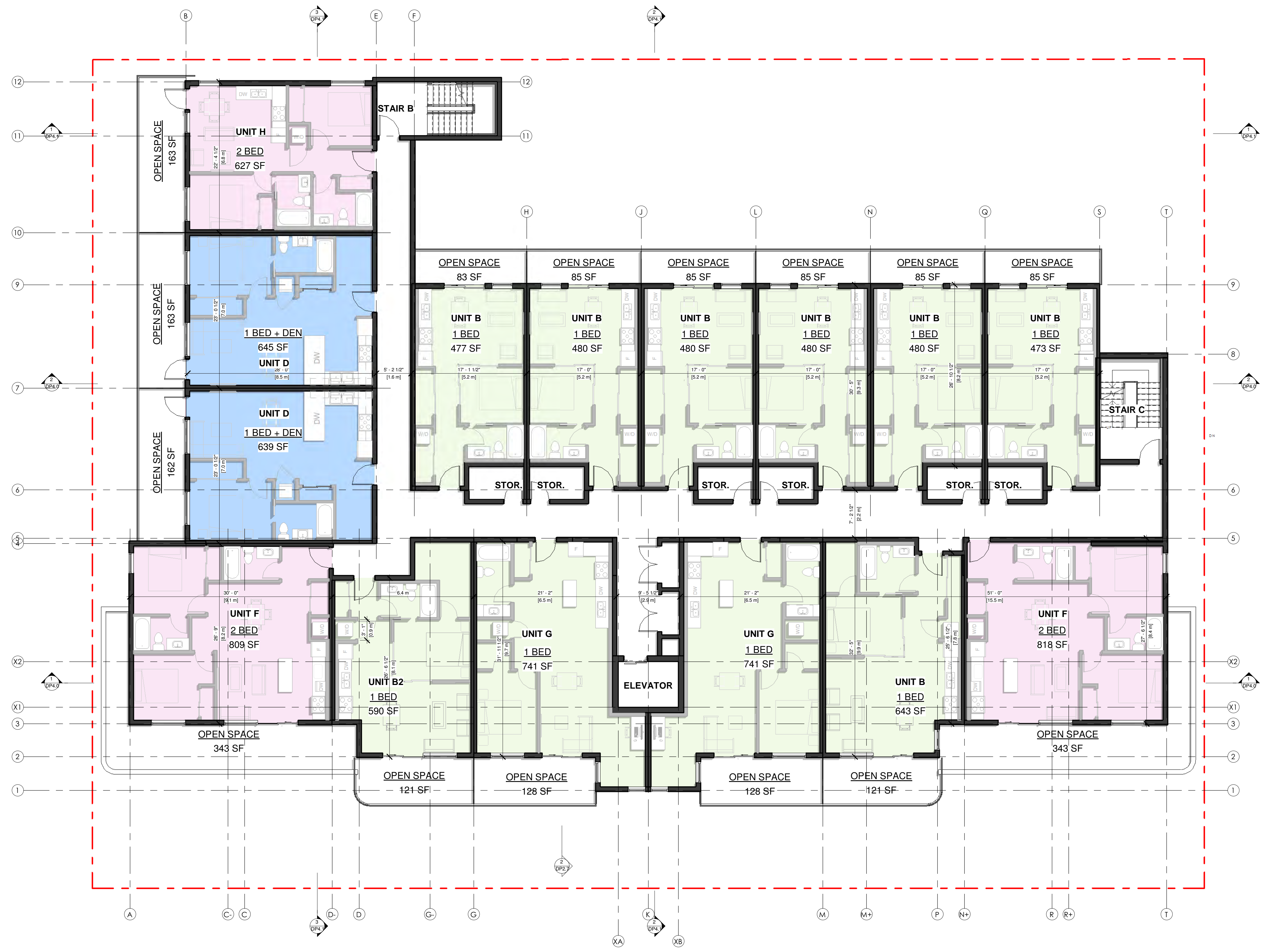
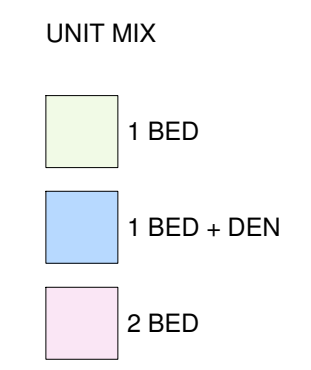
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COMMON / PRIVATE AMENITY REQUIREMENT
 STUDIO UNITS = 8 X 7.5 = 60 m²
 1 BDRM UNITS = 66 X 15 = 990 m²
 2 BDRM UNITS = 11 X 25 = 275 m²
 TOTAL 1325 m² (14,262 SF)

GROSS FLOOR AREA			PRIVATE OPEN SPACE AREA PER LEVEL		
LEVEL	AREA (SF)	AREA (m ²)	LEVEL	AREA (SF)	AREA (m ²)
LEVEL 6	9555 SF	887.69 m ²	LEVEL 6	3394 SF	315 m ²
LEVEL 5	10851 SF	1008.09 m ²	LEVEL 5	2180 SF	203 m ²
LEVEL 4	10844 SF	1007.44 m ²	LEVEL 4	2173 SF	202 m ²
LEVEL 3	10909 SF	1013.48 m ²	LEVEL 3	2164 SF	201 m ²
LEVEL 2	11043 SF	1025.93 m ²	LEVEL 2	3664 SF	340 m ²
LEVEL 1 (P1)	3510 SF	326.09 m ²	TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m ²
TOTAL GFA	56712 SF	5268.72 m ²			

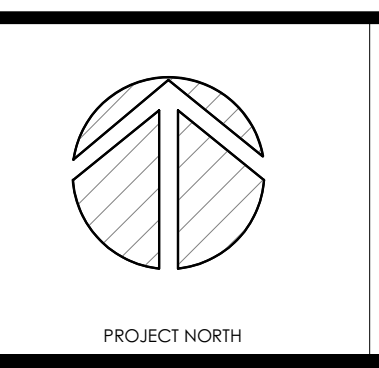
NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m ²)	SITE AREA (m ²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m ²	1885.3 m ²	0.38
LEVEL 5	9136 SF	20293 SF	848.8 m ²	1885.3 m ²	0.45
LEVEL 4	9138 SF	20293 SF	848.9 m ²	1885.3 m ²	0.45
LEVEL 3	9048 SF	20293 SF	840.6 m ²	1885.3 m ²	0.45
LEVEL 2	8954 SF	20293 SF	831.9 m ²	1885.3 m ²	0.44
LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m ²	1885.3 m ²	0.18
TOTAL NET AREA	47544 SF		4417.0 m ²		2.35

UNIT TYPE TOTALS			UNIT TYPE (PER LEVEL)			UNIT SCHEDULE			
LEVEL	UNIT TYPE	UNIT COUNT	LEVEL	UNIT TYPE	UNIT COUNT	LEVEL	UNIT NAME	COUNT	UNIT AREA
LEVEL 6	1 BED	9	LEVEL 6	1 BED	9	LEVEL 6	UNIT B	6	<varies>
LEVEL 5	1 BED	10	LEVEL 6	1 BED + DEN	1	LEVEL 6	UNIT B2	1	548 SF
LEVEL 4	1 BED	10	LEVEL 6	2 BED	3	LEVEL 6	UNIT D	1	610 SF
LEVEL 3	1 BED	12	LEVEL 6	2 BED + DEN	13	LEVEL 6	UNIT F	2	719 SF
LEVEL 2	1 BED	12	LEVEL 5	1 BED	10	LEVEL 6	UNIT H	1	588 SF
LEVEL 1 (P1)	1 BED	8	LEVEL 5	1 BED + DEN	2	LEVEL 6	UNIT J	2	709 SF
		61	LEVEL 5	2 BED	3	LEVEL 6		13	
1 BED + DEN			LEVEL 5		15	LEVEL 5	UNIT B	7	<varies>
LEVEL 6	1 BED + DEN	1	LEVEL 5	1 BED + DEN	2	LEVEL 5	UNIT B2	1	548 SF
LEVEL 5	1 BED + DEN	2	LEVEL 4	1 BED	10	LEVEL 5	UNIT D	2	610 SF
LEVEL 4	1 BED + DEN	2	LEVEL 4	1 BED + DEN	2	LEVEL 5	UNIT F	2	<varies>
LEVEL 3	1 BED + DEN	2	LEVEL 4	2 BED	3	LEVEL 5	UNIT G	2	701 SF
LEVEL 2	1 BED + DEN	2	LEVEL 4		15	LEVEL 5	UNIT H	1	588 SF
		9	LEVEL 3	1 BED	12	LEVEL 5		15	
2 BED			LEVEL 3	1 BED + DEN	2	LEVEL 4	UNIT B	7	<varies>
LEVEL 6	2 BED	3	LEVEL 3	2 BED	1	LEVEL 4	UNIT B2	1	548 SF
LEVEL 5	2 BED	3	LEVEL 3	STUDIO	2	LEVEL 4	UNIT D	2	610 SF
LEVEL 4	2 BED	3	LEVEL 3		17	LEVEL 4	UNIT F	2	<varies>
LEVEL 3	2 BED	1	LEVEL 2	1 BED	12	LEVEL 4	UNIT G	2	701 SF
LEVEL 2	2 BED	1	LEVEL 2	1 BED + DEN	2	LEVEL 4	UNIT H	1	588 SF
		11	LEVEL 2	2 BED	1	LEVEL 4		15	
STUDIO			LEVEL 2	STUDIO	2	LEVEL 3	UNIT B	6	<varies>
LEVEL 3	STUDIO	2	LEVEL 2		17	LEVEL 3	UNIT B1	1	461 SF
LEVEL 2	STUDIO	2	LEVEL 1 (P1)	1 BED	8	LEVEL 3	UNIT C	1	459 SF
		4	LEVEL 1 (P1)		8	LEVEL 3	UNIT C3	1	339 SF
TOTAL RESIDENTIAL UNITS		85	TOTAL RESIDENTIAL UNITS		85	LEVEL 3	UNIT C4	1	418 SF
						LEVEL 3	UNIT D	2	610 SF
						LEVEL 3	UNIT E	2	<varies>
						LEVEL 3	UNIT G	2	701 SF
						LEVEL 3	UNIT H	1	588 SF
						LEVEL 3		17	
						LEVEL 2	UNIT B	6	<varies>
						LEVEL 2	UNIT B1	1	461 SF
						LEVEL 2	UNIT C	1	459 SF
						LEVEL 2	UNIT C3	1	339 SF
						LEVEL 2	UNIT C4	1	418 SF
						LEVEL 2	UNIT D	2	610 SF
						LEVEL 2	UNIT E	2	<varies>
						LEVEL 2	UNIT G	2	701 SF
						LEVEL 2	UNIT H	1	588 SF
						LEVEL 2		17	
						LEVEL 1 (P1)	UNIT A	4	429 SF
						LEVEL 1 (P1)	UNIT A1	4	400 SF
						LEVEL 1 (P1)		8	
						TOTAL RESIDENTIAL UNITS		85	



REGISTERED ARCHITECT
 BRITISH COLUMBIA
 PROFESSIONAL SEAL

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NO.	DATE	DESCRIPTION
1	2023.12.20	ISSUED FOR DEVELOPMENT PERMIT
RECORD OF REVISIONS		



CLIENT
DELANO
 602, 590, 586, 580, 578
 CORONATION AVE
 CONDO DEVELOPMENT

Project No.	23.001
Date	12/12/20
Scale	1/8" = 1'-0"
Revision Number	0

Sheet Title
LEVEL 5 - FLOOR PLAN

Drawing Number
DP2.6

ISSUED FOR DP

COMMON / PRIVATE AMENITY REQUIREMENT
 STUDIO UNITS = 8 X 7.5 = 60 m²
 1 BDRM UNITS = 66 X 15 = 990 m²
 2 BDRM UNITS = 11 X 25 = 275 m²
 TOTAL 1325 m² (14,262 SF)

GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m²)
LEVEL 6	9555 SF	887.69 m²
LEVEL 5	10851 SF	1008.09 m²
LEVEL 4	10844 SF	1007.44 m²
LEVEL 3	10909 SF	1013.48 m²
LEVEL 2	11043 SF	1025.93 m²
LEVEL 1 (P1)	3510 SF	326.09 m²
TOTAL GFA	56712 SF	5268.72 m²

PRIVATE OPEN SPACE AREA PER LEVEL		
LEVEL	AREA (SF)	AREA (m²)
LEVEL 6	3394 SF	315 m²
LEVEL 5	2180 SF	203 m²
LEVEL 4	2173 SF	202 m²
LEVEL 3	2164 SF	201 m²
LEVEL 2	3664 SF	340 m²
TOTAL OPEN SPACE (PRIVATE)	13575 SF	1261 m²

NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m²)	SITE AREA (m²)	FAR (3.3max)
LEVEL 6	7712 SF	20293 SF	716.5 m²	1885.3 m²	0.38
LEVEL 5	9136 SF	20293 SF	848.8 m²	1885.3 m²	0.45
LEVEL 4	9138 SF	20293 SF	848.9 m²	1885.3 m²	0.45
LEVEL 3	9048 SF	20293 SF	840.6 m²	1885.3 m²	0.45
LEVEL 2	8954 SF	20293 SF	831.9 m²	1885.3 m²	0.44
LEVEL 1 (P1)	3556 SF	20293 SF	330.4 m²	1885.3 m²	0.18
TOTAL NET AREA	47544 SF		4417.0 m²		2.35

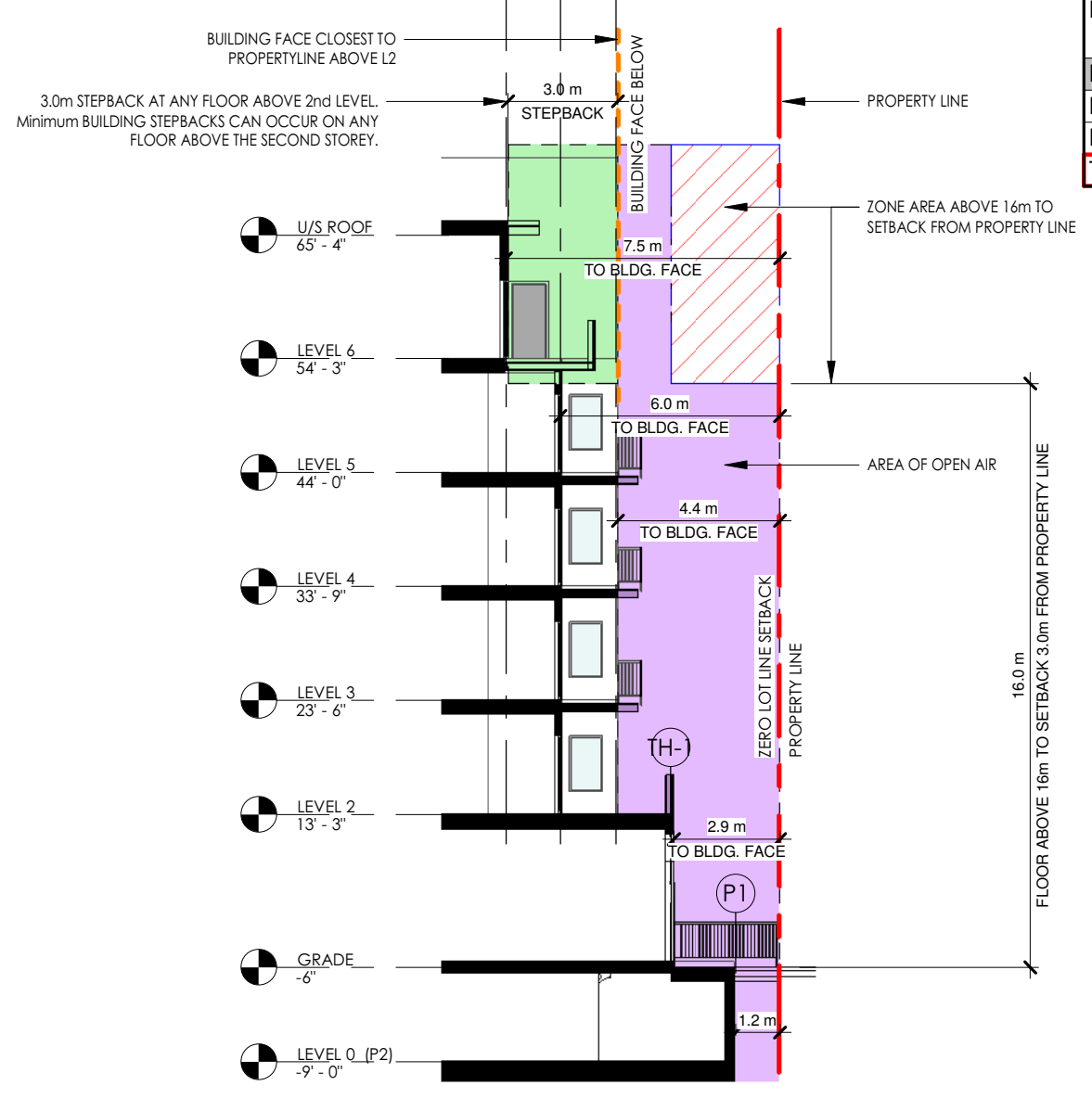
UNIT TYPE TOTALS		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 5	1 BED	10
LEVEL 4	1 BED	10
LEVEL 3	1 BED	12
LEVEL 2	1 BED	12
LEVEL 1 (P1)	1 BED	8
		61
LEVEL 6	1 BED + DEN	1
LEVEL 5	1 BED + DEN	2
LEVEL 4	1 BED + DEN	2
LEVEL 3	1 BED + DEN	2
LEVEL 2	1 BED + DEN	2
		9
LEVEL 6	2 BED	3
LEVEL 5	2 BED	3
LEVEL 4	2 BED	3
LEVEL 3	2 BED	1
LEVEL 2	2 BED	1
		11
LEVEL 3	STUDIO	2
LEVEL 2	STUDIO	2
		4
TOTAL RESIDENTIAL UNITS		85

UNIT TYPE (PER LEVEL)		
LEVEL	UNIT TYPE	UNIT COUNT
LEVEL 6	1 BED	9
LEVEL 6	1 BED + DEN	1
LEVEL 6	2 BED	3
LEVEL 6	STUDIO	2
LEVEL 5	1 BED	10
LEVEL 5	1 BED + DEN	2
LEVEL 5	2 BED	3
LEVEL 5	STUDIO	2
LEVEL 4	1 BED	10
LEVEL 4	1 BED + DEN	2
LEVEL 4	2 BED	3
LEVEL 4	STUDIO	1
LEVEL 3	1 BED	12
LEVEL 3	1 BED + DEN	2
LEVEL 3	2 BED	1
LEVEL 3	STUDIO	2
LEVEL 2	1 BED	12
LEVEL 2	1 BED + DEN	2
LEVEL 2	2 BED	1
LEVEL 2	STUDIO	2
LEVEL 2	STUDIO	17
LEVEL 1 (P1)	1 BED	8
LEVEL 1 (P1)		8
TOTAL RESIDENTIAL UNITS		85

UNIT SCHEDULE			
LEVEL	UNIT NAME	COUNT	UNIT AREA
LEVEL 6	UNIT B	6	<varies>
LEVEL 6	UNIT B2	1	427 SF
LEVEL 6	UNIT D	1	610 SF
LEVEL 6	UNIT F	2	719 SF
LEVEL 6	UNIT H	1	588 SF
LEVEL 6	UNIT J	2	709 SF
LEVEL 6		13	
LEVEL 5	UNIT B	7	<varies>
LEVEL 5	UNIT B2	1	548 SF
LEVEL 5	UNIT D	2	610 SF
LEVEL 5	UNIT F	2	<varies>
LEVEL 5	UNIT G	2	701 SF
LEVEL 5	UNIT H	1	588 SF
LEVEL 5		15	
LEVEL 4	UNIT B	7	<varies>
LEVEL 4	UNIT B2	1	548 SF
LEVEL 4	UNIT D	2	610 SF
LEVEL 4	UNIT F	2	<varies>
LEVEL 4	UNIT G	2	701 SF
LEVEL 4	UNIT H	1	588 SF
LEVEL 4		15	
LEVEL 3	UNIT B	6	<varies>
LEVEL 3	UNIT B1	1	461 SF
LEVEL 3	UNIT C	1	459 SF
LEVEL 3	UNIT C3	1	339 SF
LEVEL 3	UNIT C4	1	418 SF
LEVEL 3	UNIT D	2	610 SF
LEVEL 3	UNIT E	2	<varies>
LEVEL 3	UNIT G	2	701 SF
LEVEL 3	UNIT H	1	588 SF
LEVEL 3		17	
LEVEL 2	UNIT B	6	<varies>
LEVEL 2	UNIT B1	1	461 SF
LEVEL 2	UNIT C	1	459 SF
LEVEL 2	UNIT C3	1	339 SF
LEVEL 2	UNIT C4	1	418 SF
LEVEL 2	UNIT D	2	610 SF
LEVEL 2	UNIT E	2	<varies>
LEVEL 2	UNIT G	2	701 SF
LEVEL 2	UNIT H	1	588 SF
LEVEL 2		17	
LEVEL 1 (P1)	UNIT A	4	429 SF
LEVEL 1 (P1)	UNIT A1	4	400 SF
LEVEL 1 (P1)		8	
TOTAL RESIDENTIAL UNITS		85	

UNIT MIX
 1 BED
 1 BED + DEN
 2 BED

SETBACK MEANS THE HORIZONTAL RECESSING OF THE BUILDING FACADE ABOVE ANY FLOOR ABOVE 2ND LEVEL. COMMON STAIRWELLS, ELEVATORS AND THE ASSOCIATED COMMON FLOOR AREAS THAT ACCESS THE STAIRWELLS AND ELEVATORS ARE EXEMPT FROM REQUIRING TO MEET THE SETBACK.



2 SOUTH SETBACK & STEP BACK
 DP2.7 1/16" = 1'-0"



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CLIENT: FIFTH AND PROPERTIES
 Project: DELANO
 602, 590, 586, 580, 578 CORONATION AVE
 CONDO DEVELOPMENT

Project No.	23.001	Sheet Title	LEVEL 6 - FLOOR PLAN
Date	12/12/20	Drawing Number	
Scale	As indicated	Revision Number	0
			DP2.7

MGA ARCHITECTURE
 AT studios
 REGISTERED ARCHITECT
 PROFESSIONAL SEAL

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BUILDING ELEVATION NOTES

NUMBER	NOTE
1	STUCCO (LIGHT)
2	STUCCO (DARK)
3	CORRUGATED METAL SIDING (VERTICAL)
4	ALL GLAZING TO HAVE BIRD FRIENDLY FILM - FEATHER FRIENDLY TECHNOLOGIES. DOT SIZE 5mm. SPACING H 50mm V 100mm. GENERAL CONTRACTOR TO COORDINATE INSTALLATION
5	METAL FINISH (SMOOTH) (BLACK)
6	ANODIZED METAL FINISH (SMOOTH) (SILVER)
7	VERTICAL ACCENT LIGHTING (ILLUMINATION GLOW ONLY)
8	OWNER SUPPLIED AND INSTALLED SIGNAGE
9	PREFINISHED METAL FLASHING
10	RAILING - FACE MOUNTED - BLACK PICKET
11	ARCHITECTURALLY EXPOSED CONCRETE
12	OVERHEAD INSULATED METAL DOOR
13	TRANSFORMER c/w GATED ENCLOSURE
14	MECHANICAL SCREENING

1 South Elevation
DP3.0 1/8" = 1'-0"



2 North Elevation
DP3.0 1/8" = 1'-0"

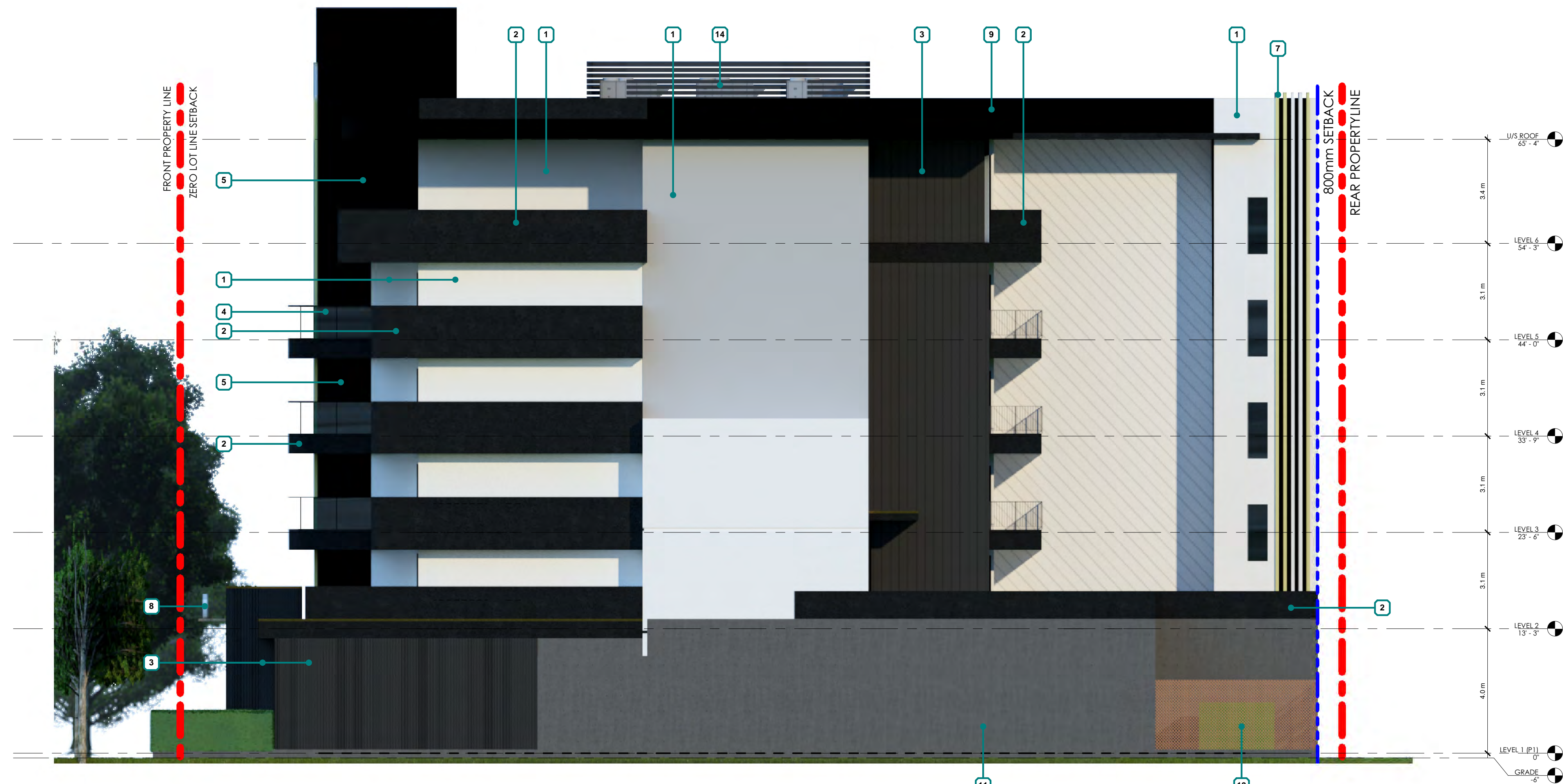
ISSUED FOR DP

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						<p>602, 590, 586, 580, 578 CORONATION AVE CONDO DEVELOPMENT</p>	<p>Date 12/12/20</p>	<p>Scale 1/8" = 1'-0"</p>

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BUILDING ELEVATION NOTES

NUMBER	NOTE
1	STUCCO (LIGHT)
2	STUCCO (DARK)
3	CORRUGATED METAL SIDING (VERTICAL)
4	ALL GLAZING TO HAVE BIRD FRIENDLY FILM - FEATHER FRIENDLY TECHNOLOGIES. DOT SIZE 5mm. SPACING H 50mm V 100mm. GENERAL CONTRACTOR TO COORDINATE INSTALLATION
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12	OVERHEAD INSULATED METAL DOOR
13	TRANSFORMER c/w GATED ENCLOSURE
14	MECHANICAL SCREENING



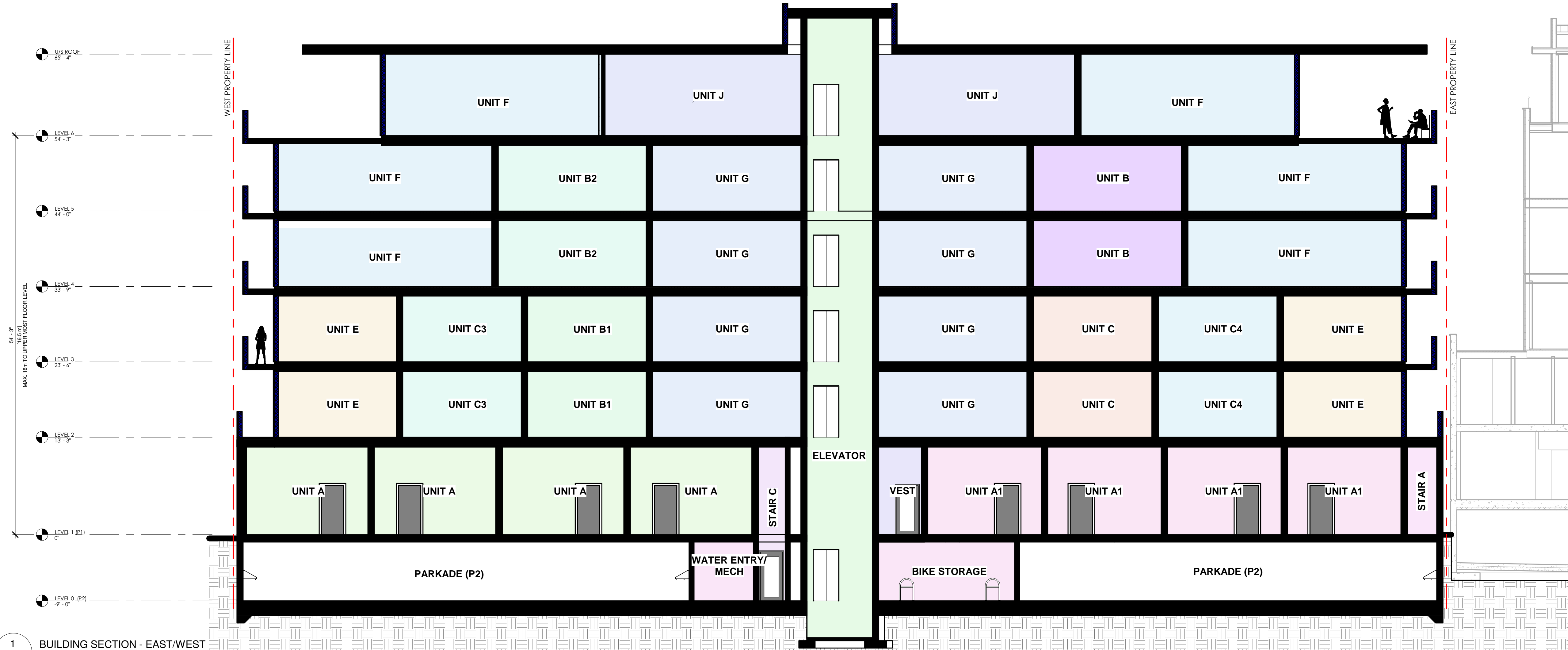
1 East Elevation
DP3.1 1/8" = 1'-0"



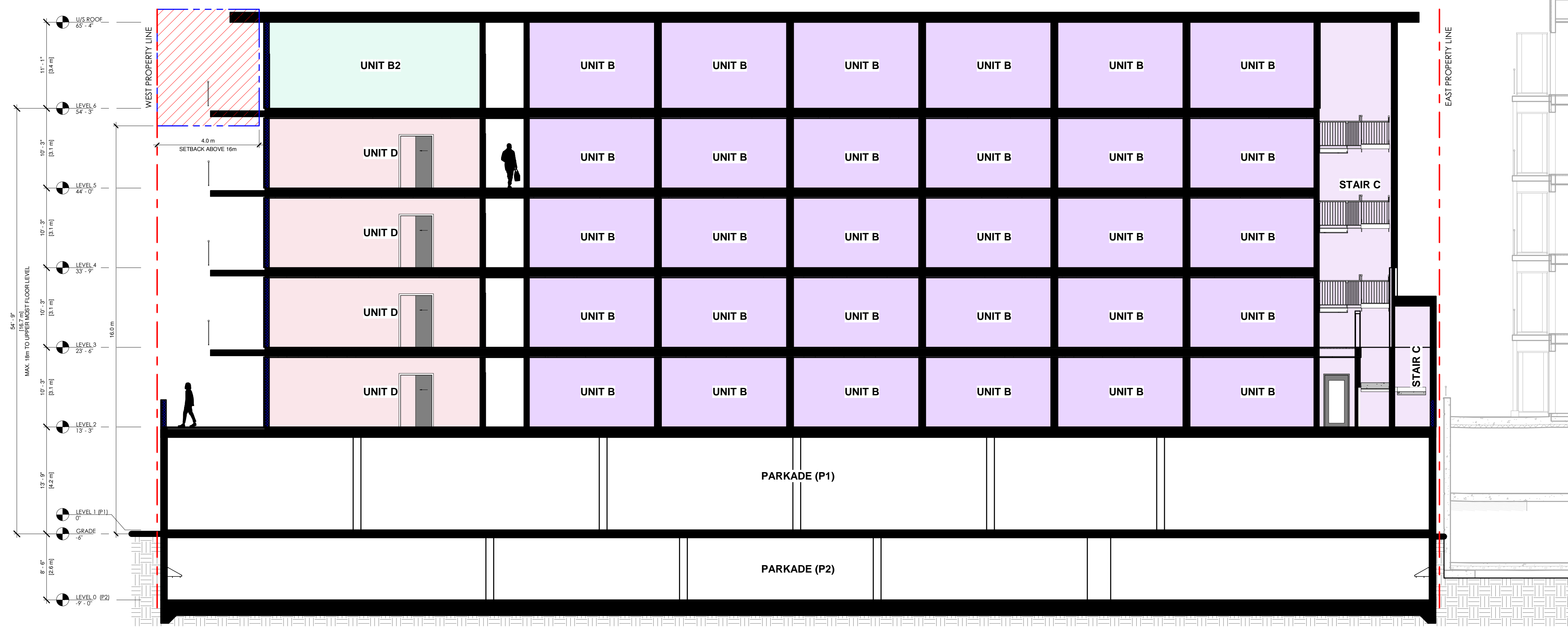
2 West Elevation
DP3.1 1/8" = 1'-0"

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1 BUILDING SECTION - EAST/WEST
 DP4.0 1/8" = 1'-0"



2 BUILDING SECTION WEST/EAST
 DP4.0 1/8" = 1'-0"

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PROJECT NORTH

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FIFTH
 PROPERTIES

CLIENT

Project
DELANO
 602, 590, 586, 580, 578
 CORONATION AVE
 CONDO DEVELOPMENT

Project No.	23.001	Sheet Title	BUILDING SECTIONS
Date	12/12/20	Drawing Number	
Scale	1/8" = 1'-0"		
Revision Number	0		

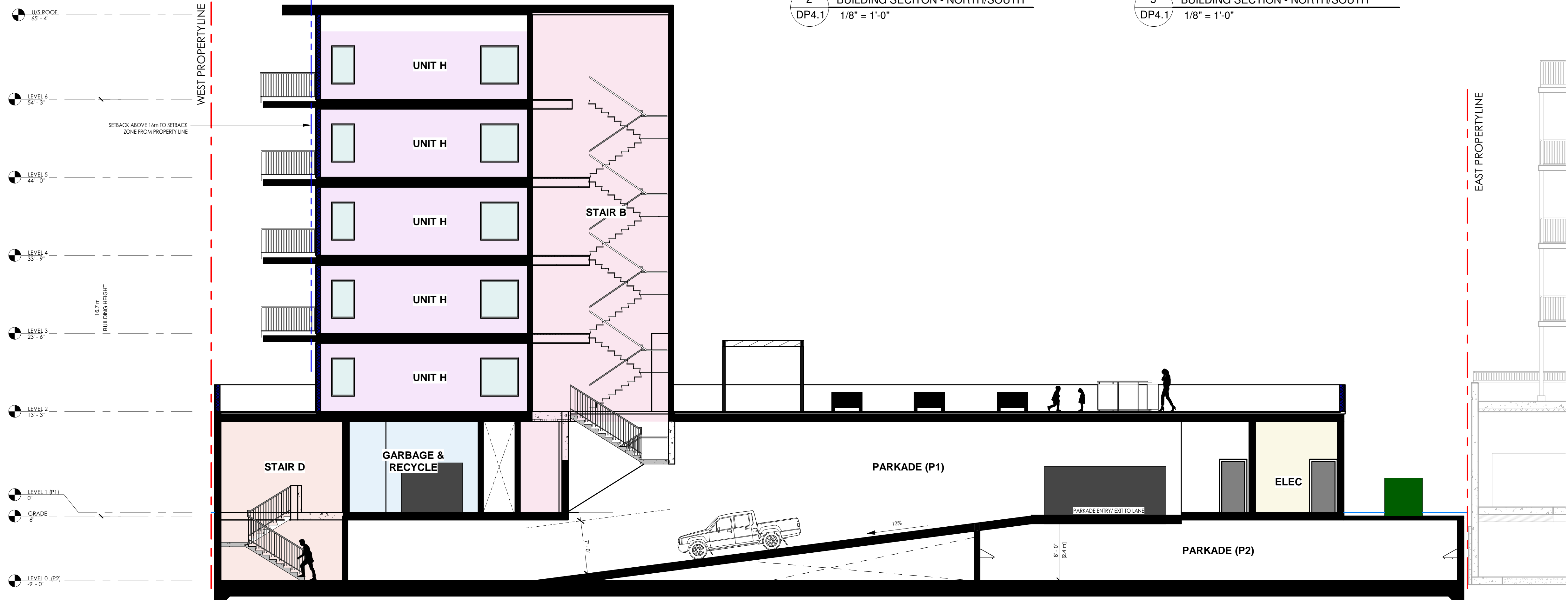
DP4.0

ISSUED FOR DP



2 BUILDING SECTION - NORTH/SOUTH
 DP4.1 1/8" = 1'-0"

3 BUILDING SECTION - NORTH/SOUTH
 DP4.1 1/8" = 1'-0"



1 Section 2
 DP4.1 1/8" = 1'-0"

ISSUED FOR DP

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<p>Date 12/12/20</p>	<p>Scale 1/8" = 1'-0"</p>	<p>Drawing Number DP4.1</p>																	

DELANO

MATERIAL BOARD



aluminum storefront - solarban 60

aluminum frame - clear anodized



concrete - textured natural finishes w/sealers



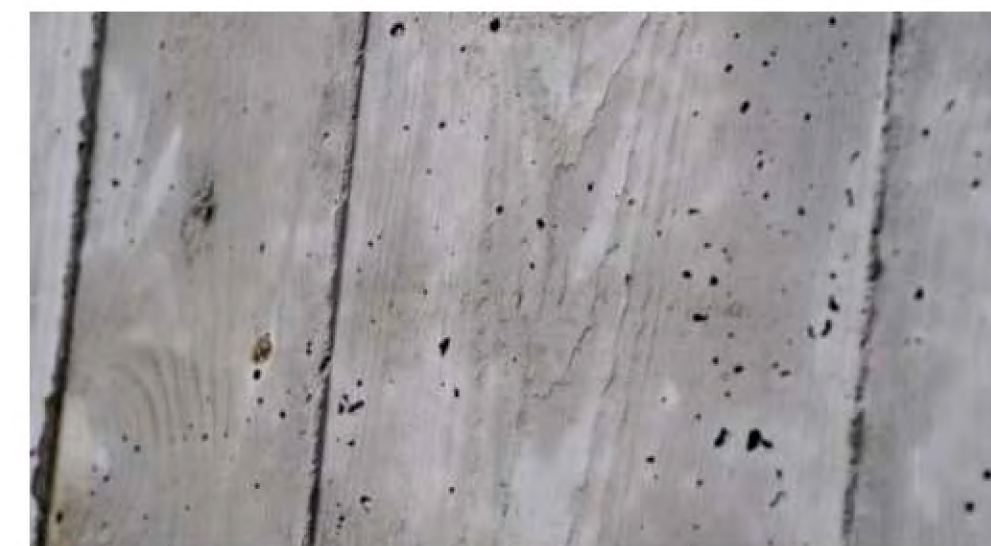
materials - paint earth tone colour palette



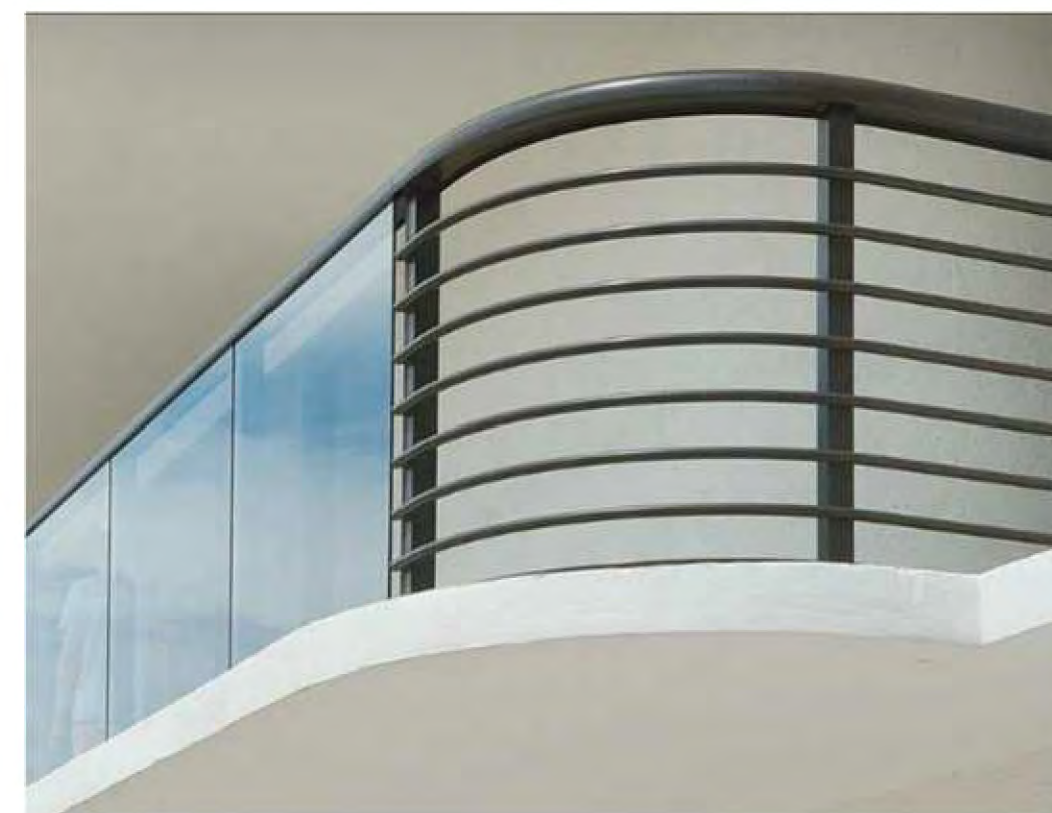
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#5F6063
RGB 95, 96, 99

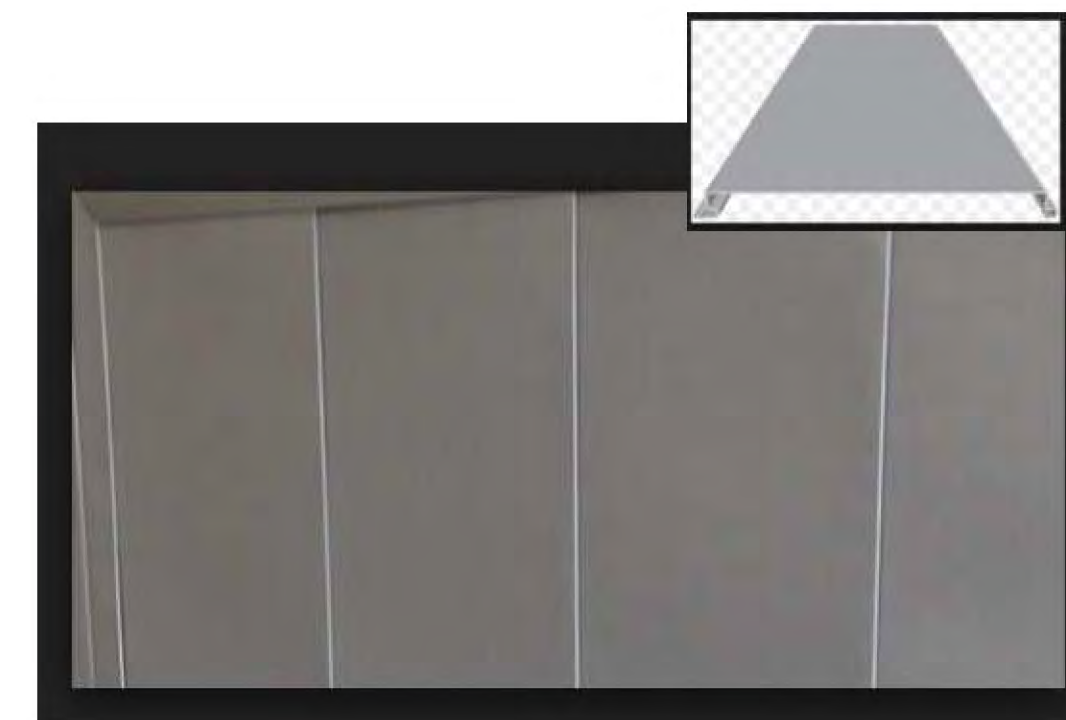
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RGB 250, 247, 240



exposed architectural concrete - sealed



balcony railing system



cement panel system



vinyl, metal clad window systems - triple glazed

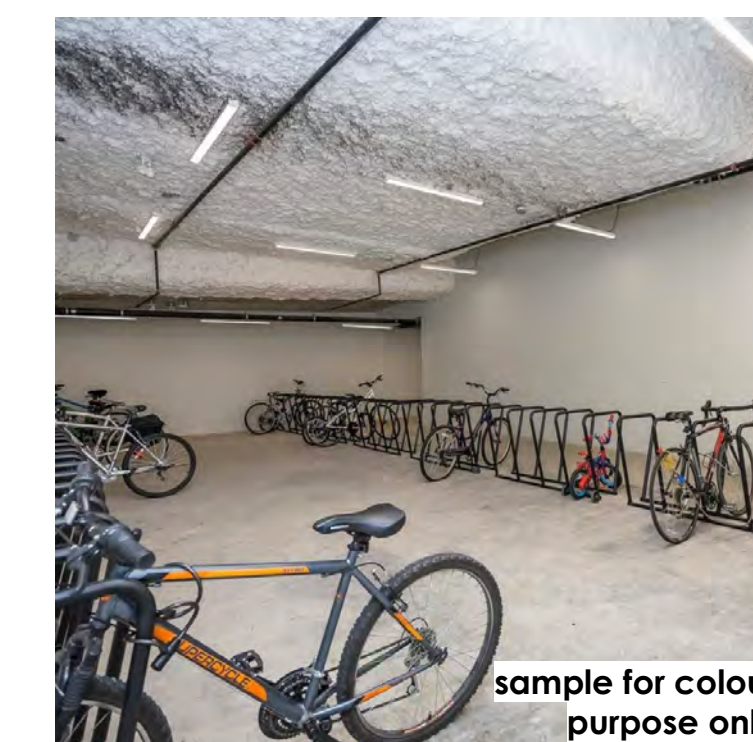


permeable ground works



pivot wall mount bike racks

sample for style purpose only



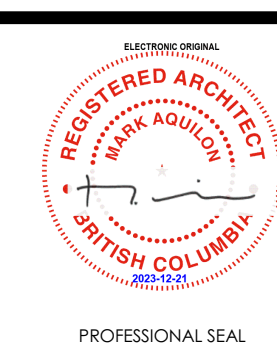
ground anchored bike racks

sample for colour purpose only



bike repair station

sample for function purpose only



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Project
DELANO
602, 590, 586, 580, 578
CORONATION AVE
CONDO DEVELOPMENT

Project No.	23.001
Date	12/12/20
Scale	3/8" = 1'-0"
Revision Number	0

Sheet Title
MATERIALS
Drawing Number
DP5.0

ISSUED FOR DP



artistic rendering only, refer to drawings

ISSUED FOR DP

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MGA ARCHITECTURE

DELANO - CONDO DEVELOPMENT

LANDSCAPE PLAN - ISSUED FOR DEVELOPMENT PERMIT

KELOWNA

DECEMBER 21, 2023












LIST OF DRAWINGS

- LDP2.1 : MAIN FLOOR LANDSCAPE PLAN (ON-SITE)
- LDP2.2: 2ND FLOOR LANDSCAPE PLAN
- LDP3.1: MAIN FLOOR LANDSCAPE PLAN (OFF-SITE)
- LDP4.1: MAIN FLOOR HYDROZONE PLAN
- LDP4.2: 2ND FLOOR HYDROZONE PLAN

PROJECT NAME: UC1 DOWNTOWN URBAN CENTRE - DELANO CONDO DEVELOPMENT

Landscape Bylaw 12375 (Table 7.2)	UC1 Zone ("0" SETBACK)	Proposed	Compliance (Y/N)
Min. tree amount	Landscape sq.m area = 0 Landscape lin. m setback = (N/A)	0	Y
Min. deciduous tree caliper:	Large: 5cm Medium: 4cm Small: 3cm	N/A	Y
Min. coniferous tree height:	250cm	N/A	Y
Min. ratio between tree size:	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	N/A	Y
Min. growing medium (planted) area	75% of Setback area	0	Y
Min. growing medium volumes per tree	N/A	N/A	Y
Landscape graded areas (7.2.7)	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	N/A	Y
Fence height	2.0m max.	1.2M & 1.8M	Y
Riparian management area (Y/N)	No, development area not within a riparian management zone		
Existing tree retention (Y/N)	No		
Surface parking lot over 15 stalls (Y/N)	No, parkade structure.		
Comments:	Project is in UC1 Zone, with 100% site coverage and (0) setback. No ground level landscape buffer provided.		

LEGEND:

-  PROPERTY LINE
-  PARKADE LINE
-  CONCRETE PAVING
-  PEDESTAL PAVERS
-  DECORATIVE ROCK MULCH
-  SHRUB PLANTING
-  SOD PLANTING
-  ARTIFICIAL TURF
-  NON-CLIMBABLE METAL FENCE
-  1.8M HIGH WOOD PRIVACY FENCE
-  1.2M HIGH DECORATIVE METAL FENCE



PROPOSED BIKE RACK

PAD MOUNTED TRANSFORMER (BY OTHERS)

LANE

PROPERTY LINE

**PROPOSED BUILDING
LEVEL 1**

LOBBY

PARKADE LINE

PROPERTY LINE

CORONATION AVE

ORGANIC BARK MULCH (TYP.)
SHRUB PLANTING (TYP.)
1.2M HIGH DECORATIVE METAL FENCE WITH GATE (TYP.)

+/-5.7M TYP.

+/-5.4M TYP.

1.8M HIGH WOOD PRIVACY SCREEN
SCORED CONCRETE PAVING

(6) SHORT TERM BIKE PARKING

+/-1.3M TYP.

+/-5M TYP.

+/-2.8M TYP.
CONCRETE PAVING (TYP.)

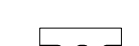



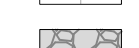

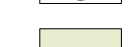
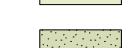
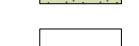
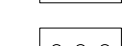
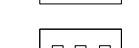
SEE OFF SITE LANDSCAPE PLAN

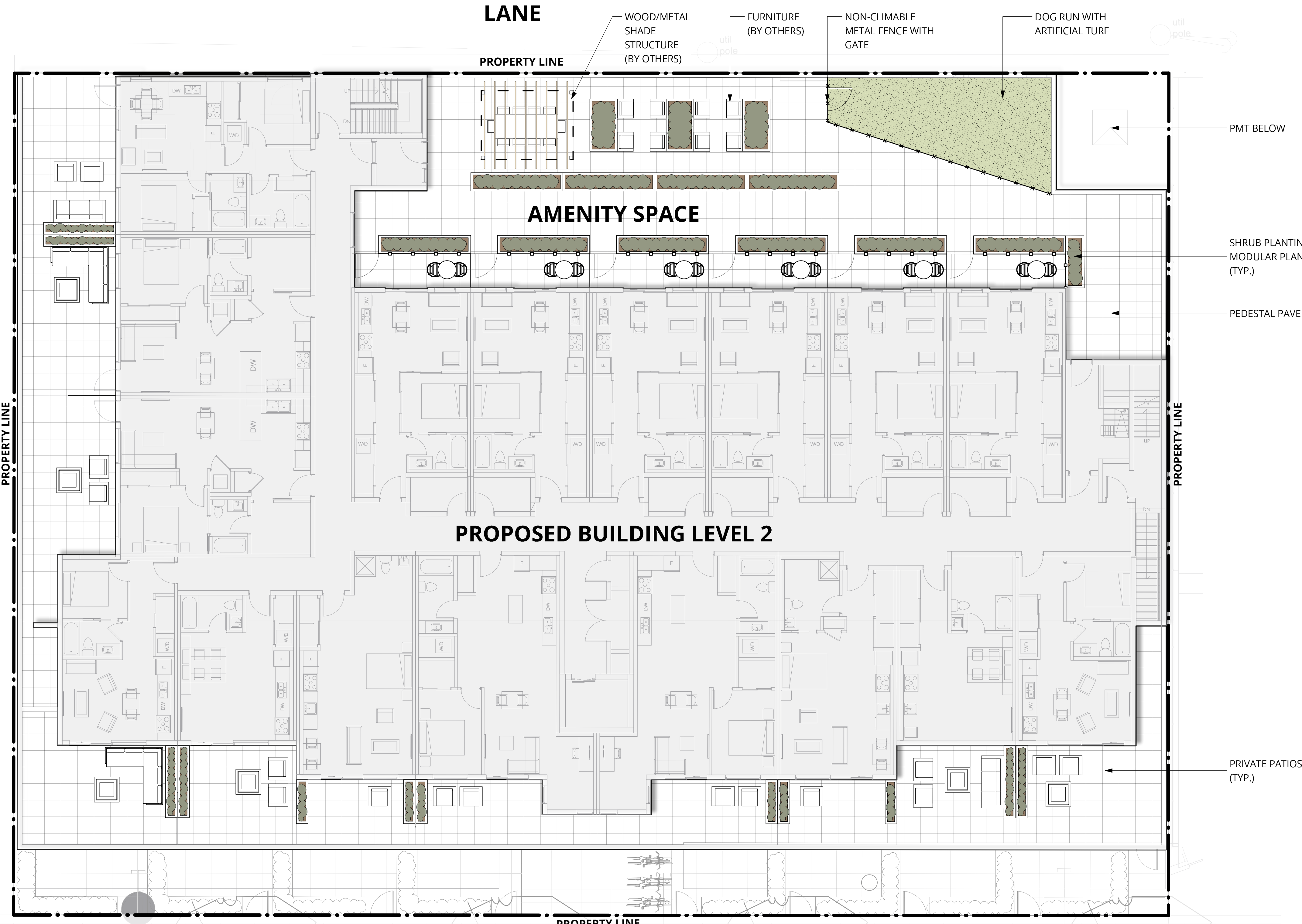
PLANT LIST - MAIN FLOOR (ON SITE)					
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
Shrubs					
<i>Buxus 'Green Mountain'</i>	Green Mountain Boxwood	#02	Potted	1.5 x 0.9m	0.9m o/c

NOTES:

1. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
2. ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
3. ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF BARK MULCH UNLESS OTHERWISE NOTED.
4. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
5. SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 450mm MIN
PLANTERS 450mm MIN
TREES 900mm MIN UNLESS OTHERWISE NOTED.

LEGEND:

-  PROPERTY LINE
-  PARKADE LINE
-  CONCRETE PAVING
-  PEDESTAL PAVERS
-  DECORATIVE ROCK MULCH
-  SHRUB PLANTING
-  SOD PLANTING
-  ARTIFICIAL TURF
-  NON-CLIMBABLE METAL FENCE
-  1.8M HIGH WOOD PRIVACY FENCE
-  1.2M HIGH DECORATIVE METAL FENCE



PROPOSED COMMON AMENITY SPACE & SHADE STRUCTURE



PROPOSED PEDESTAL PAVERS



PROPOSED MODULAR PLANTERS

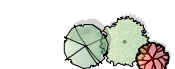
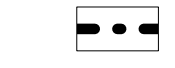


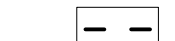
PLANT LIST - 3RD FLOOR					
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
Shrubs					
<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	#02	Potted	0.6 x 0.6m	0.6m o/c

NOTES:

1. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
2. ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
3. ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF BARK MULCH UNLESS OTHERWISE NOTED.
4. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
5. SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 450mm MIN
PLANTERS 450mm MIN
TREES 900mm MIN UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT PERMIT	2023-12-21

LEGEND:

-  PROPOSED TREES
-  PROPERTY LINE
-  CONCRETE PAVING
-  SOD PLANTING
-  ROOT BARRIER



PROPOSED BOULEVARD TREE

LANE

PROPERTY LINE

PROPOSED BUILDING
LEVEL 1

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

CORONATION AVE

BOULEVARD SOD
TO CoK
STANDARD
EXISTING CITY SIGN

EXISTING STREET
LIGHT

NEW SIDEWALK. SEE CIVIL
DRAWINGS

BOULEVARD TREE TO CoK STANDARD
(4) *Gleditsia triacanthos 'Harve'*



ROOT BARRIER
(TYP.)

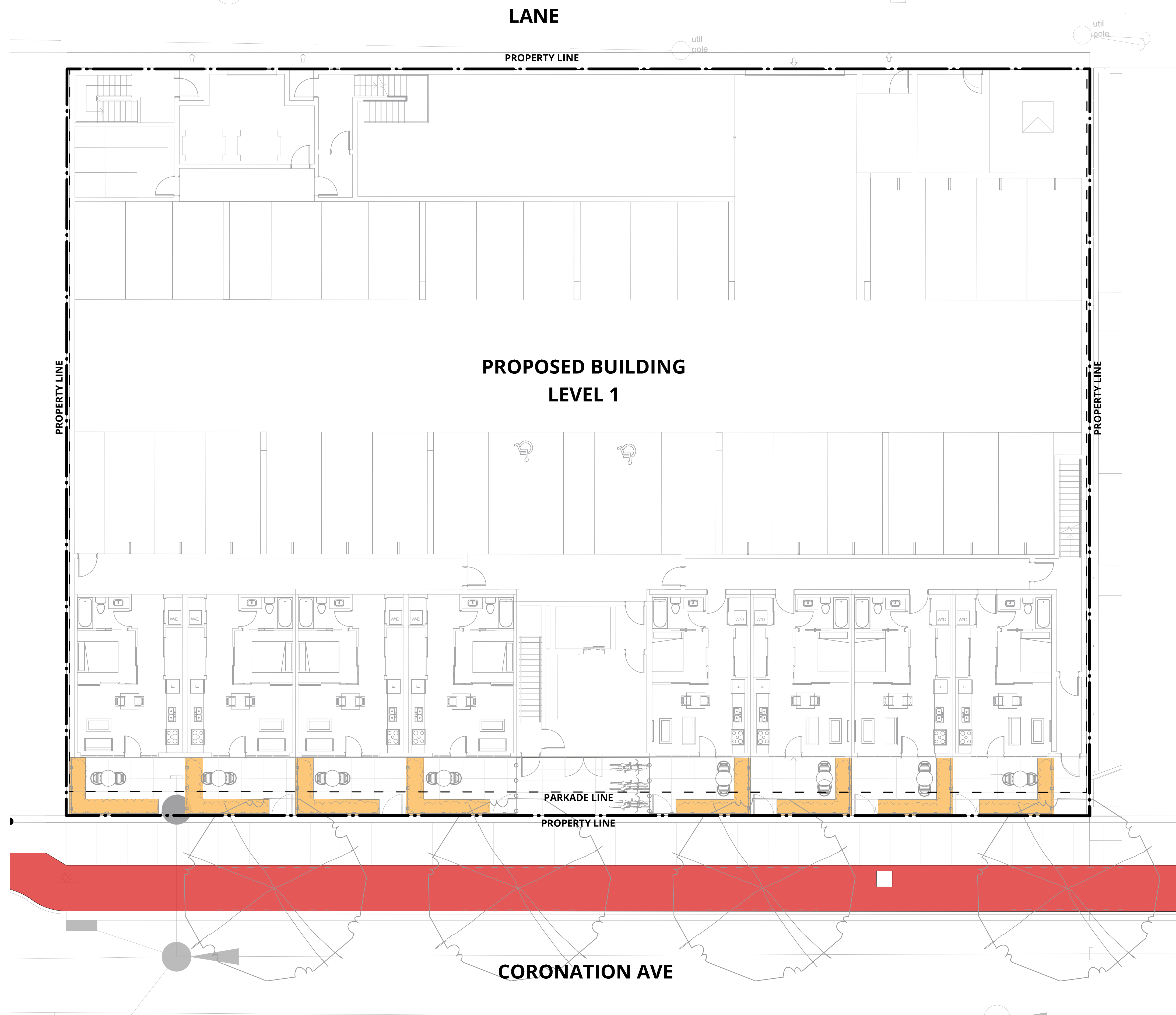
EXISTING ROAD

PLANT LIST - MAIN FLOOR (OFF SITE)					
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
Trees Deciduous					
<i>Gleditsia triacanthos 'Harve'</i>	Northern Acclaim Honeylocust	6cm Cal	B&B	12 x 9m	12m o/c



NOTES:

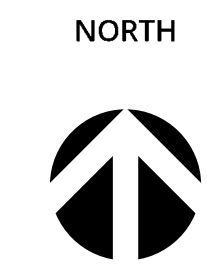
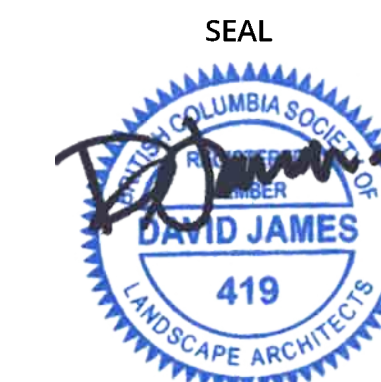
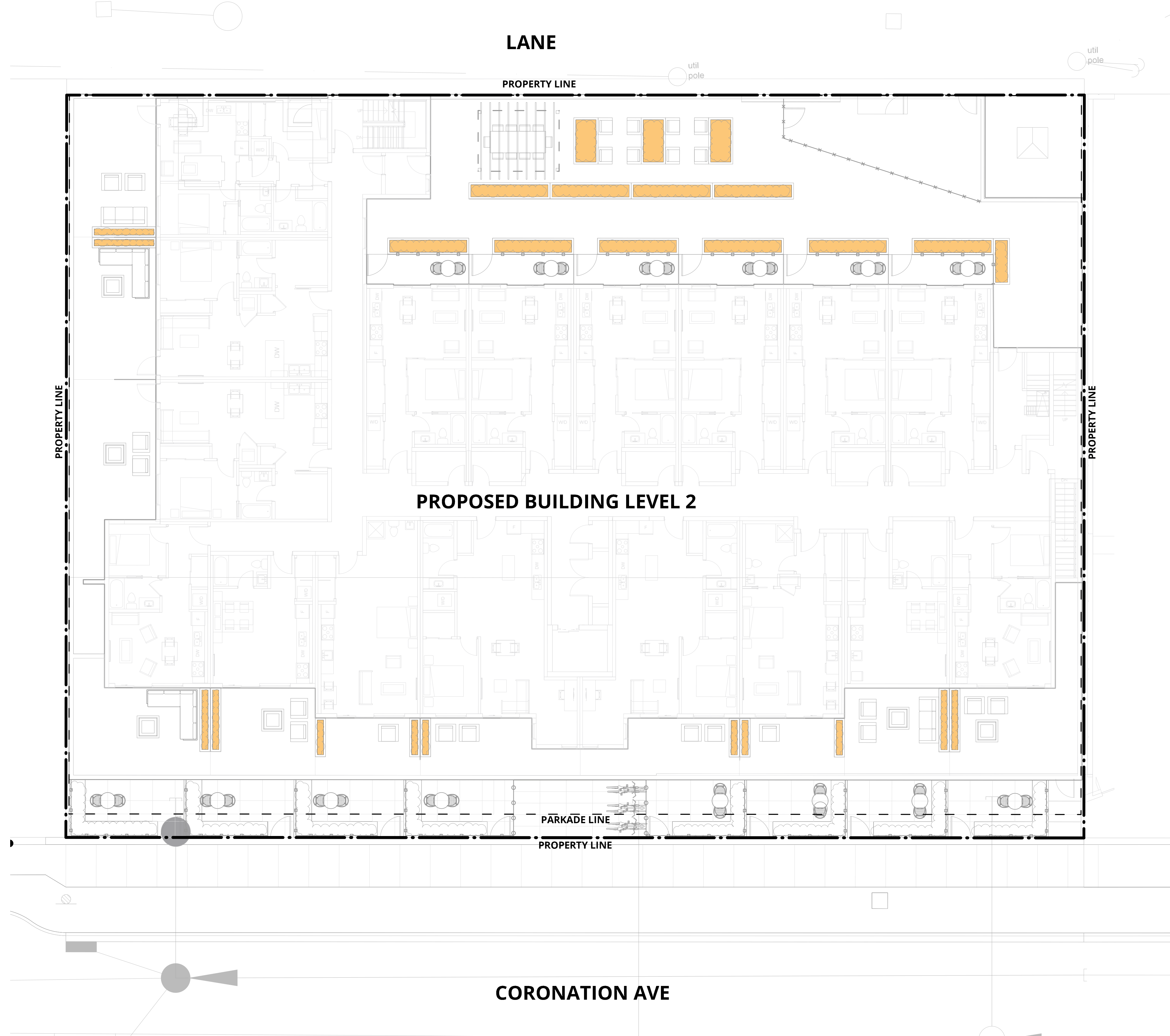
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4. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
5. SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 300mm MIN
TREES 90mm MIN UNLESS OTHERWISE NOTED.

LEGEND:
 MEDIUM WATER REQUIREMENTS SHRUBS
 HIGH WATER REQUIREMENTS SOD



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LEGEND:
 MEDIUM WATER REQUIREMENTS SHRUBS
 HIGH WATER REQUIREMENTS SOD



SCALE: 1 : 100

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