DENCITI
development corp.

November 14, 2024

City of Kelowna | Development Planning
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Mr. Andrew Ferguson, Planner II

RE: Development Rationale
Development Permit Application with Variances
1481, 1491 & 1495 D'Anjou Street, 1230, 1240, 1250, 1260, 1270, 1280, 1290 & 1296 Bernard Avenue, and **1488 Richmond Street**

Dear Mr. Ferguson:

Further to our prior correspondence with Development Planning, we submit this development rationale letter, application form and fee, and attachments in support of a Development Permit Application with variances for the above-referenced properties. This application complements Rezoning Application Z24-0046 currently under consideration by the city.

Introduction

The purpose of the Development Permit Application ("DP") is to enable the development of two, 6-storey residential rental apartments that are consistent with the objectives of the Official Community Plan 2040 ("OCP 2040" or "OCP").

The application encompasses 12 adjacent legal lots between D'Anjou and Richmond Streets on the north side of Bernard Avenue (the "Site"). Bernard Avenue is a major east-west arterial roadway designated as a Transit Supportive Corridor that is serviced by or in immediate proximity to multiple bus routes (routes 5, 9, 10, and 97), bike lanes, and pedestrian sidewalks. The Site has a combined area of 9,299 m^2 / 100,096 square feet (0.93 hectares / 2.3 acres) and is currently zoned MF1. The Site and immediate neighbourhood are designated as "Core Area Neighbourhood" in OCP 2040 supporting higher densities as properties redevelop. Rezoning Application Z24-0046, submitted September 2024, requests changing the zoning from MF1 to MF3r.

The Site presently hosts 12 single-family homes. The surrounding neighbourhood comprises single-family homes to the north; a mix of single-family and low-rise apartments to the east; a mix of low-rise residential apartments and a church to the south; and single-family homes, duplexes, the 16-storey Centuria Tower, and convenience commercial to the west (including the

recently announced *No Frills* grocery store at Gordon and Bernard). Of note, there are future multifamily residential developments proposed in the immediate vicinity to the west and south of the Site.

Based on pre-application meetings with Development Planning we understand the proposed form of development is supportable. The enclosed submission reflects our discussions with Staff.

Form of Development

The development will result in the consolidation of the 12 properties to one contiguous lot to construct two, 6-storey wood frame market rental apartment buildings to provide much needed rental housing for the community. 361 homes are proposed with off-street vehicle and bicycle parking and a host of amenities. The property has undergone a detailed analysis of its development and marketing potential, taking into consideration current market conditions and trends in Kelowna. As well, the development proposal has been influenced by the pre-application discussions with Planning and Engineering staff.

The two buildings are oriented towards Bernard Avenue and wrap the corners of D'Anjou Street and Richmond Street with the main entrances to the buildings located on D'Anjou Street and Richmond Street, respectively. This application requests the city consider allowing for a designated on-street loading area on both D'Anjou Street and Richmond Street near the lobby entrances (see attached Transportation Assessment). Six covered short-term bicycle stalls are proposed at each lobby entrance, along with secure parcel delivery rooms. A central landscaped plaza with a new transit shelter provides a visual separation between the buildings on Bernard Avenue and a convenient secondary access point to each building for transit users, cyclists, and pet owners. Six additional short-term bicycle stalls are proposed at each secondary entrance.

Driveway access to the parkade is located away from Bernard Avenue on D'Anjou Street which has less traffic than Bernard Avenue and Richmond Street. Siting the building in this manner allows for two car-share surface parking stalls outside the secure parkade, as well as vertical clearance for onsite garbage and recycling pickup. A screened and fenced garbage staging area is provided on the north side of the driveway.

Site Layout | Building Massing | Landscaping | Engineering

The building massing responds to the existing street edges by providing a vibrant pedestrian interface with gates, raised patios and front doors facing Bernard Avenue, D'Anjou Street and Richmond Street. The raised patios allow for contiguous soil structure beneath to provide appropriate volumes to support a healthy urban tree canopy. Small and medium-sized trees line the front and flanking yards adjacent to the boulevards to complement the boulevard trees. Large trees are proposed to be planted in the rear yard setback; however, an existing sanitary sewer line will prevent planting until it is decommissioned in accordance with the city's engineering plans for this area. As discussed in the Rezoning Application, financial security will be provided to plant the trees when the sanitary line is removed.

Orienting the buildings towards the street edges provides an attractive relationship between the public and private realm at street level with massing that separates the neighbouring properties

to the north. A north-facing courtyard at the second-floor level and a rooftop deck provide shared outdoor amenity spaces for the building residents to enjoy.

At ground level, the street-fronting face of the building is set back 2 metres from the property line with building articulation to 4.3 metres. Levels 2 to 6 are set back 3 metres from the property line (not including balcony projections) with similar articulation of the façade. Rather than stepping back the building face per the Zoning Bylaw, which impacts structural and building envelope/energy efficiencies, the architect (Integra Architecture) has introduced articulating facades and roof elements along with variations in projections, materials, and colours to create an appropriate aesthetic. We believe the design strategies result in a strong and well-articulated street wall.

The application incorporates a 2-metre road dedication on Bernard Avenue and a 1-metre road dedication on Richmond Street per Engineering requirements to accommodate future expansion of the roads and boulevards. An existing FortisBC pad mount transformer will be relocated from the corner of Bernard Avenue and D'Anjou Street to the northwest corner of the Site to accommodate 5 metre corner cuts at both Bernard Avenue & D'Anjou Street and Bernard Avenue & Richmond Street as required by Engineering. A stormwater retention tank is provided in the parking garage to manage post-development flows into the municipal stormwater sewer system.

Site and Building Design

The following summary highlights the design elements of this proposal and should be reviewed concurrent with the architect's design rationale included with the DP application.

Urban Interface:

- The building massing provides a strong presence with primary building facades oriented towards all street frontages. A central plaza provides a mid-block visual break along the Bernard Avenue frontage.
- Ground level homes elevated above the sidewalk will provide "eyes on the street" to the Bernard Avenue, D'Anjou Street, and Richmond Street frontages.
- The entry lobbies are clearly visible from the fronting streets in accordance with CPTED principles to facilitate building access, safety, and a sense of place.

Height:

- The buildings are 6-storeys in height per OCP 2040 Policies 5.2.1 and 5.2.2 which discourages underdevelopment of properties along Transit Supportive Corridors.

Architecture:

- Award-winning architect, Integra Architecture, has been engaged to design the development. The specifics of the design and building performance features will form part of the Development Permit application.

Landscape and Sustainable Infrastructure:

- Van Der Zalm & Associates Landscape Architecture has been engaged to design the landscaping for the project.
- Appropriate native and drought-resistant vegetation, trees, and plants will be introduced to the site through the proposed redevelopment. Stormwater will be managed through the planting medium throughout the development and complemented by a stormwater detention tank located in the parking garage.
- Trees have been placed to accent the urban edge, provide privacy to neighbours, and expand the City's urban tree canopy coverage while complementing the building design. Zoning Bylaw requirements in respect of the number of trees and soil volumes are met in the landscape design.
- The existing sanitary sewer line limits the landscaping that can be planted along the north boundary. We propose to provide financial security to the city for future planting when the sewer line is removed.
- A courtyard on level 2 and a rooftop amenity are provided to encourage social interaction.

Unit Mix

Kelowna is one of the fastest growing urban areas in Canada with a young demographic which contributes to a robust housing market. The Property's location is anticipated to be attractive to younger renters who wish to be close to services and the downtown core. The anticipated renter demographic is expected to be singles, young couples, students (56%), middle income renters (24%), and young professionals and working families (20%).

The proposed apartment buildings will provide 361 homes consisting of 122 studio (34%), 153 one-bedroom (42%), 52 two-bedroom (15%), and 34 three-bedroom (9%) homes. The units are sized to balance livability and attainability with certain units featuring flex spaces to provide 'work from home' and storage opportunities. The unit mix is influenced by the property location and is directed to younger renters who will be attracted to a convenient urban core location serviced by transit.

While no government-subsidized affordable homes are proposed, the unit mix is weighted towards studio and 1-bedroom homes with efficient floor plans to achieve attainable rents. The development includes 10 adaptable units to enhance the housing choices available to a wider group demographic within the community.

Amenity Offering

To reflect the shifting lifestyle preferences of the younger renter demographic, the project provides an amenity-rich offering as discussed below.

Each building will feature a furnished lobby with adjacent visitor bicycle stalls, secure parcel delivery rooms, and Canada Post compliant mailboxes. The buildings are intended to be 'pet-friendly' within reasonable operating regulations. All homes will be accessible through elevators from the main entrances and the secure parking garage.

Community spaces are provided in several locations. Level 2 of the buildings include a shared social amenity lounge with kitchen, dining, and entertainment facilities, a fitness facility with a universal washroom, and an outdoor courtyard area to foster a sense of community. In addition to the outdoor spaces in every home, a rooftop deck will improve livability and foster social interaction providing views and access to sunlight in a spacious outdoor environment.

Between the buildings, a central plaza and a new transit shelter are proposed. Secondary entrances to the building from the central plaza feature six visitor bicycle stalls as well as a conveniently centralized pet/bike wash room and bike repair station. Two co-working spaces that overlook the central plaza are programmed on Level 1. Other proposed amenities include a workshop and leasing/caretaker office.

The buildings will be tech-enabled with every home and co-working space having access to high-speed internet. Security will be provided through convenient key-fobs or virtual access cards.

The Site is within 400 metres of Bankhead, Richmond, and Duggan Parks, and only a short walk to Parkinson Recreation Park in the Parkinson Recreation Centre, Lombardy Park, and Martin Park.

Active Transportation

The Site's location on Bernard Avenue and proximity to Gordon Drive (both well-established Transit Supportive Corridors) provides excellent opportunity for active transportation. To promote active transportation, the building will feature bike parking in accordance with the City's Bonus Long Term Residential standards, including:

- Ground-anchored racks in secure bike parking rooms: 51 = 102 bike parking stalls,
- Secure single bike lockers (1.8m x 0.6m): 24 bike parking stalls,
- Secure double bike lockers (1.8m x 1.2m): 144 = 288 bike parking stalls, and
- Wall-mounted racks located behind regular parking stalls: 88 bike parking stalls.

The parking garage will feature a bike/pet wash and bike repair room equipped with tools, an air pump, and access to water. To support transit, a new bus stop and shelter is proposed mid-block on the Bernard Avenue frontage proximate to the central plaza.

Per the Terms of Reference provided by City Engineering, a Transportation Assessment report, prepared by Bunt and Associates, assessing traffic conditions and parking supply is included with this application.

Parking

The main access point to the Site will be an all turns movement driveway to and from D'Anjou Street at the northwest corner of the property. Locating the access on a side street removes eight existing driveway connections onto Bernard Avenue improving traffic flow and safety along this important Transit Supportive Corridor. The development will provide adequate off-street resident and visitor vehicle parking to meet the anticipated demand for the project. A total of 361 parking stalls are proposed in compliance with the Parking Bylaw and supported by the Transportation Assessment. Mitigating parking use the building design includes:

- Provision of on-site co-working spaces (OCP 2040 Policy 5.19.1 encourages parking requirement relaxations where co-working space contributes to lower rates of vehicle ownership).
- The Zoning Bylaw contemplates reduced residential parking rates for sites on Transit Supportive Corridors, a corresponding reduction in the visitor parking requirements is not contemplated. It is anticipated that visitors to the development will also use public transit.
- Two off-street car share stalls that are accessible to the public are proposed outside the entrance to the parking garage. Per the attached letter, Modo has confirmed they will enter into an agreement to provide two car-share stalls to the Site.
- Electric vehicle charging infrastructure will be provided in the parking garage to the car share and residential stalls in accordance with Parking Bylaw requirements.

Land Use and Density Summary

- Two, 6-storey residential rental buildings are proposed in alignment with the OCP.
- The proposed Floor Area Ratio of 2.35 is consistent with a 6-storey built form and as prescribed within the MF3r zone via the Public Amenity & Streetscape and Rental Housing Bonuses. This aligns with the objective of providing higher density development along Transit Supportive Corridors.
- The site coverage of all buildings is 66.96% - a modest variance is required per the permitted 65%.
- The site coverage of all buildings, structures, and impermeable surfaces is ~84%, which complies with the 85% permitted in the Zoning Bylaw.

Variance Requests

The DP application requests three variances be considered by Council.

1. Site Coverage

   The site layout for the property was discussed with Planning Staff during a series of pre-application meetings earlier this year. While the concept for two, 6 storey purpose-built market rental buildings has remained consistent, the planner identified the initial building site coverage of 74% as an issue.

   The property has two significant variables that have influenced the site design: the requirement for a road dedication along the frontage and an existing sanitary sewer line along the north boundary. These variables reduce the depth of the property resulting in a higher site coverage.

   Through considerable creative effort, the architect has substantially revised the building and site design to reflect the guidance from Planning. This has significantly reduced building site coverage to 66.96% from the initial 74%. To accommodate the site conditions and achieve the development's objectives, **we are requesting a 1.96% variance to site coverage**.

2. Corner Cut | Building Design

   During the pre-application process, the Engineering Department indicated a 5 x 5 metre dedication at the southwest and southeast corners of the property (the "corner cut") would be required.

   The building design and site layout comply with this request, apart from the roof, which projects 3.4 x 3.4 metres into the dedication area from the allowable roof projection setback line.

   Two options for the building design at the corner cut were reviewed with the planner: a compliant corner design that is aesthetically weak and looks "unfinished" at the roofline, and an alternate design with a roof projection that presents a "complete" design that anchors the corners of the development and is our preferred aesthetic choice.

   To accommodate the preferred building design while maintaining the dedication at the ground plain, **we are requesting a variance for the roof parapet only to allow it to encroach 3.4 x 3.4 metres into the dedication area**.

3. Building Step Back

   The Zoning Bylaw prescribes a building step back at the upper floors of the building along the Bernard Avenue frontage. **We are requesting the step back be varied per the proposed building elevations** in the DP application.

This request is based on consideration that the guidelines were established prior to the requirement of Energy Step Code 3 for multi-family residential buildings, in consideration of building envelope performance efficiencies, and economy of construction which is critical for the delivery of rental homes. These requirements rely on a contiguous building envelope, which is significantly disrupted by building step backs.

In assessing these variance requests, we respectfully ask that the following points be taken into consideration:

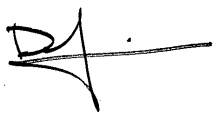
1. The requested variances are modest in nature and generally consistent with similar variances granted by Council.
2. The building, parking, and site design substantially comply with the MF3r Zoning.
3. 361 secured market rental apartments are being delivered to the community.
4. No other variances are being sought with this application.

In closing, we are confident this proposal is consistent with the objectives of the Official Community Plan and will complement the neighbourhood while supporting the City's growth. The high-quality building design and massing will enhance the urban environment along this key transportation corridor while providing much-needed rental housing to the City of Kelowna.

We trust that you will find this submission satisfactory, and we look forward to working with you to advance this submission through the approval process.

Please contact us should you require additional information or would like to meet to discuss the particulars of the application.

Respectfully submitted,
Denciti Development Corp. acting on behalf of **Denciti Bernard LP**





David A. Fawley
Principal

Guadalupe Font
Sr. Development Manager

Copies: S. Watt, M. Mann; Integra Architecture
A. Muller; VDZA
J. Ackroyd, J. Dunn; Bunt
J. Lee, M. Shin; Denciti

/attachments

Bernard Assembly

Issue 3.0 - DEVELOPMENT PERMIT

CIVIC ADDRESSES:
1481, 1491 & 1495 D'ANJOU STREET, KELOWNA, BC
1230, 1240, 1250, 1260, 1270, 1280, 1290 & 1296 BERNARD AVENUE, KELOWNA, BC
1488 RICHMOND STREET, KELOWNA, BC



Note: Drawings only to scale when printed on 24x36sheets
Development Permit Number: **N/A**
Building Permit Number: **N/A**

ARCHITECTURAL DRAWING INDEX

A-0.000 Cover	
A-0.000	Cover
A-0.100	Data
A-0.200	Zoning OCP
A-0.300	Context - Aerial Perspective
A-0.400	Site Context - Street View Photos
A-0.500	Survey Plan
A-0.600	Design Rationale
A-0.700	Massing
A-0.800	Amenity Precedents
A-1.000 Site	
A-1.100	Base Plan
A-1.110	Site Plan
A-1.200	Site Coverage
A-1.300	Fire Access Plan
A-2.000 Plans	
A-2.000	Level P1 Parking Plan - Overall
A-2.010	Level 1 Parking Plan - West
A-2.020	Level 1 Parking Plan - East
A-2.100	Level 1 Floor Plan - Overall
A-2.110	Level 1 Floor Plan - West
A-2.120	Level 1 Floor Plan - East
A-2.200	Level 2 Floor Plan - Overall
A-2.210	Level 2 Floor Plan - West
A-2.220	Level 2 Floor Plan - East
A-2.300	Level 3 Floor Plan - Overall
A-2.310	Level 3 Floor Plan - West
A-2.320	Level 3 Floor Plan - East
A-2.400	Level 4 Floor Plan - Overall
A-2.410	Level 4 Floor Plan - West
A-2.420	Level 4 Floor Plan - East
A-2.500	Level 5 Floor Plan - Overall
A-2.510	Level 5 Floor Plan - West
A-2.520	Level 5 Floor Plan - East
A-2.600	Level 6 Floor Plan - Overall
A-2.610	Level 6 Floor Plan - West
A-2.620	Level 6 Floor Plan - East
A-2.700	Roof Plan - Overall
A-2.710	Roof Plan - West
A-2.720	Roof Plan - East
A-3.000 Enlarged Plans	
A-3.101	Unit Plans
A-3.102	Unit Plans
A-3.103	Unit Plans
A-3.104	Unit Plans
A-3.105	Unit Plans
A-3.106	Unit Plans
A-3.107	Unit Plans
A-3.108	Unit Plans
A-4.000 Elevations	
A-4.100	Elevations - Building 1
A-4.200	Elevations - Building 2
A-4.300	Material Board - Building 1
A-4.310	Material Board - Building 2
A-4.400	Street Elevations
A-5.000 Sections	
A-5.110	Building Sections
A-7.000 Schedules	
A-7.101	Door Types
A-7.201	Typical Window Types
A-7.301	Signage Detail
A-8.000 Supplemental	
A-8.110	Perspective Renders
A-8.120	Perspective Renders
A-8.130	Perspective Renders
A-8.140	Perspective Renders
A-8.210	Level 1 FSR Overlays
A-8.220	Level 2 FSR Overlays
A-8.230	Level 3 FSR Overlays
A-8.240	Level 4 FSR Overlays
A-8.250	Level 5 FSR Overlays
A-8.260	Level 6 FSR Overlays
A-8.310	Shadow Study
A-8.320	Shadow Study

ARCHITECTURAL DRAWING ISSUES

2024-04-05	Issue 1 - Pre-Application
2024-08-30	Issue 2 - Rezoning
2024-11-12	Issue 3 - Development Permit

CONTACT LIST

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[PROJECT TEAM]

DENCITI development corp.

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD WATT
BRITISH COLUMBIA
2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY
1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Cover

23630 [PROJECT]

[SCALE]

Tuesday, November 12, 2024 [DATE]

Issue 3: DP [ISSUE]

[DRAWING]

A-0.000

PROJECT ARCHITECT: Steve Watt Integra Architecture Inc. 2330 - 200 Granville Street, Vancouver, BC V6C 1S4 T.604.688.4220

PROJECT NUMBER: 23630

CIVIC ADDRESS: 1481,1491 & 1495 D'Anjou Street,1230,1240,1250,1260,1270,1280, 1290 & 1296 Bernard Avenue, 1488 Richmond Street, Kelowna BC

LEGAL DESCRIPTION:
01. 1481 D'Anjou Street - Lot 11 District Lot 137 Osoyoos Division Yale District Plan 15718 - PID:002-864-690
02. 1491 D'Anjou Street - Lot 10 District Lot 137 Osoyoos Division Yale District Plan 15718 - PID:008-745-684
03. 1495 D'Anjou Street - Lot 9 District Lot 137 Osoyoos Division Yale District Plan 15718 - PID:005-151-481
04. 1230 Bernard Avenue - Lot 8 District Lot 137 Osoyoos Division Yale District Plan 15718 - PID:008-745-676
05. 1240 Bernard Avenue - Lot 7 District Lot 137 Osoyoos Division Yale District Plan 15718 - PID:008-745-633
06. 1250 Bernard Avenue - Lot 6 District Lot 137 Osoyoos Division Yale District Plan 15718 - PID:002-336-049
07. 1260 Bernard Avenue - Lot 5 District Lot 137 Osoyoos Division Yale District Plan 15718 - PID:008-745-609
08. 1270 Bernard Avenue - Lot 4 District Lot 137 Osoyoos Division Yale District Plan 15718 - PID:008-745-595
09. 1280 Bernard Avenue - Lot 3 District Lot 137 Osoyoos Division Yale District Plan 15718 - PID:008-745-587
10. 1290 Bernard Avenue - Lot 2 District Lot 137 Osoyoos Division Yale District Plan 15718 - PID:008-745-579
11. 1296 Bernard Avenue - Lot 1 District Lot 137 Osoyoos Division Yale District Plan 15718 - PID:008-745-561
12. 1488 Richmond Street - Lot 21 District Lot 137 Osoyoos Division Yale District Plan 15718 - PID:004-441-931

PROJECT DESCRIPTION: 6-Storey Rental Housing

ZONING SUMMARY:

	Existing	Allowed (OCP)	Proposed
Zoning:	MF1	C-NHD	MF3r
Building Height:	11m (3 storey)	22m (6 storey)	22.0 m (6 storey) *The subject property is fronting onto a Transit Supportive Corridor

SETBACKS:

	Allowed	Proposed	
Front Yard (Bernard Ave):	2.0 m	2.0 m	(Ground Oriented)
Front Yard (Bernard Ave):	3.0 m	3.0 m	(Non Ground Oriented)
Flanking Side Yard (D' Anjou St):	2.0 m	2.0 m	(Ground Oriented)
Flanking Side Yard (D' Anjou St):	3.0 m	3.0 m	(Non Ground Oriented)
Flanking Side Yard (Richmond St):	2.0 m	2.0 m	(Ground Oriented)
Flanking Side Yard (Richmond St):	3.0 m	3.0 m	(Non Ground Oriented)
Rear Yard (Parallel to Bernard):	4.5 m	4.5 m	
Rear Yard (North @ D'Anjou St):	4.5 m	16.5 m	
Rear Yard (North @ Richmond St):	4.5 m	5.0 m	
Side Yard (East @ D'Anjou):	3.0 m	6.0 m	
Side Yard (West @ Richmond St):	3.0 m	3.0 m	

ISSUE: Development Permit

DATE: 2024-11-12

Note: Red denotes a manual input

SITE AREA

Total Site Area

Total Gross Site Area	2.298 Acres	100,104.4 SF		9,300.00 m^2	
* TBC by Survey					
Dedications					
Bernard Ave (2.0m Dedication, 5m x 5m corner cut at D'Anjou & Richmond, SROW for 10m x 2.75m bus stop)	0.113 Acres	4,920.6 SF	TBC	457.14 m^2	
Richmond Street (1.0m Dedication)	0.011 Acres	483.5 SF	TBC	44.92 m^2	
SROW (Sanitary + Telus)	0.212 Acres	9,244.7 SF	TBC	858.86 m^2	
Net Site Area (Developable Area)	1.962 Acres	85,939.1 SF	TBC	7,984.01 m^2	

FLOOR AREA RATIO (FAR)

Maximum FAR

Base Density	1.80	180,187.9 SF		16,740.0 m^2
Public Amenity & Streetscape Bonus	0.25	25,026.1 SF		2,325.0 m^2
Rental or Affordable Housing Bonus	0.30	30,031.3 SF		2,790.0 m^2
Maximum Total Floor Area	**2.35**	**235,245.3 SF**		**21,855.0 m^2**

Proposed FAR

Proposed Floor Area	**2.35**	**234,822.16 SF**		21,815.7 m^2
* based on gross site area				
	Required	Proposed		
Common Amenity + Private Outdoor	**0.00 SF**	**57,765.75 SF**		**5,366.6 m^2**

Site Coverage (based on gross area)

	Allowed			Proposed		
Coverage of Building	65.0%	65,067.86 SF	6,045.0 m^2	67.0%	67,021.34 SF	6,893.7 m^2
Coverage of Building, Structures & Impermeable Surfaces	85.0%	85,088.74 SF	7,905.0 m^2	84.7%	84,816.28 SF	7,222.5 m^2

BUILDING HEIGHT

Allowed		Proposed	
22 m	(6 Storeys)	22 m	(6 Storeys)

FLOOR AREA

Floor Areas

Level	Gross Floor Area (SF)		
	Resedential	Exclusions	Total
P1	0.0	0.0	**0.0**
Level 1	26,719.54	8,716.1	**18,003.5**
Level 2	49,471.55	9,083.9	**40,387.7**
Level 3	49,626.54	5,518.8	**44,107.8**
Level 4	49,626.54	5,518.8	**44,107.8**
Level 5	49,626.54	5,518.8	**44,107.8**
Level 6	49,626.54	5,518.8	**44,107.8**
Roof	846.00	846.0	**0.0**
Area Totals	275,543.25	40,721.1	**234,822.2**

HOUSING UNIT MIX

	No.	Percentage
Studio	122	33.8%
1 Bed	153	42.4%
2 Bed	52	14.4%
3 Bedroom	34	9.4%
Total	361	100.0%

COMMON / PRIVATE AMENITY

	Required			Proposed			
Private Outdoor - Studio	7.5 m^2 / Bachelc	80.7 SF		m^2	SF		
Private Outdoor - 1 Bedroom	15.0 m^2 / 1 Bed	161.5 SF		m^2	SF		
Private Outdoor - 2 Bedroom	25.0 m^2 / 2 Bed	269.1 SF		m^2	SF		
Private Outdoor - 3 Bedroom	25.0 m^2 / 3 Bed	269.1 SF		m^2	SF		
Private Outdoor Amenity				3,376.4 m^2	36343.2 SF		
Common Indoor Amenity				369.0 m^2	3971.4 SF	1.02	m2 per unit
Common Outdoor Amenity				1,621.3 m^2	17451.1 SF	4.49	m2 per unit
Minimum Common Amenity (4m2/unit)	**1444.0 m^2**	**15543.1 SF**		**1,621.3 m^2**	**17451.1 SF**	**5.51**	m2 per unit
Total	**5360.0 m^2**	**57694.6 SF**		**5366.6 m^2**	**57765.8 SF**		

OFF-STREET PARKING

Apartment Parking

Residential Parking	0.9 Spaces Per Bachelor Unit		109.80 Spaces Required		
	1.0 Spaces Per 1 Bed		153.00 Spaces Required		
	1.1 Spaces Per 2 Bed		57.20 Spaces Required		
	1.4 Spaces Per 3 Bed		47.60 Spaces Required		
		Subtotal	367.60 Spaces Required		
		10%	-36.76 Reduction for Residential Rental Tenure Outside Urban Centre		
			-5.00 Bonus Long-term Bicycle Parking Reduction		
			-10.00 Car Share Stalls [2]		
		Total	**315.84 Spaces Required**	**314 Spaces Provided**	
		Total (rounded)	**316 Spaces Required**	**2 Car Share Stalls Provided**	

Visitor Parking

Visitor Parking	0.14 Spaces Per Unit		50.54 Spaces Required			
		10%	-5.05 Reduction for Residential Rental Tenure Outside Urban Centre			
		Total	**45.49 Spaces Required**	**45 Spaces Provided**		
		Total (rounded)	**45 Spaces Required**			
Max. Visitor Small Cars Allowed	0% of Provided Spaces		0 Spaces Max.	* inclusive	0 Spaces Provided	* inclusive
Max. Small Cars Allowed Total	50% of Provided Spaces		180 Spaces Max.	* inclusive	180 Spaces Provided 50% of Provided Spaces	* inclusive
Total Parking (Residential+Visitor)		**Total**	**361 Spaces Required**		**361 Spaces Provided**	
Total Parking Ratio			Stalls : Units		**1 : 1**	

Loading

Residential Loading Required	n/a Spaces Required

Accessible Parking

Total Combined Parking Spaces		361 Spaces Provided		
Accessible Parking	7 Space For Every 301-400 Parking Spaces	**7** Spaces Required		**7** Spaces Provided
Van Accessible Parking	2 Space For Every 301-400 Parking Spaces	**2** Spaces Required*	* inclusive	**2** Spaces Provided
		*The number of van-accessible spaces is included in the minimum required accessible parking spaces		
EV Charging Provision	1 Energized Outlet/Unit with parking	314		
	75% Reduction for Rental	**79** Required		**79** Provided

Parking Space Dimensions

	Required (Width x Length x Height)
Standard Space	2.5m (8.20 FT) x 6.0m (19.69 FT) x 2.0m (6.56 FT)
Small Cars	2.3m (7.55 FT) x 4.8m (15.75 FT) x 2.0m (6.56 FT)
Accessible	3.7m (12.13 FT) x 6.0m (19.69 FT) x 2.3m (7.55 FT)
Van Accessible	4.8m (15.75 FT) x 6.0m (19.69 FT) x 2.3m (7.55 FT)

Min. Distance to Obstructions	0.2m (0.66 FT) (8")
Min. Drive Aisle Width	6.5m (21.33 FT) (21'-4")
Min. Drive Aisle Width (45 degrees	3.5m (21.33 FT) (21'-4")

BICYCLE STALLS

Bicycle Spaces

Required Long Term Residential	0.75 Bicycle Stalls Per 0-1 Bed Unit	206.25 Spaces Required			
	0.75 Per 2 Bed Unit	39.00 Spaces Required			
	1.00 Per 3 Bed Unit	34.00 Spaces Required		**279 Stalls Required**	
Bonus Long Term Residential	1.25 Bicycle Stalls Per 0-1 Bed Unit	343.75 Spaces Required			
	1.50 Per 2 Bed Unit	78.00 Spaces Required			
	2.00 Per 3 Bed Unit	68.00 Spaces Required		**490 Stalls Required**	
				211 [Difference for bonus]	
Provided [towards basic Requirement]	Ground Anchored Rack		51 Racks	102 Stalls Provided	37%
	1.8m x 0.6m Single bike locker		24 Lockers	24 Stalls Provided	9%
	1.8m x 1.2m Double bike locker		33 Lockers	66 Stalls Provided	24%
	Ground Anchored Total				69%
	Wall Mounted Rack (in Regular car stall)		88 Racks	88 Stalls Provided	32%
				280 Sub Total	100%
Provided [towards Bonus]	1.8m x 1.2m Double bike lockers		111 Lockers	222 Stalls Provided	
				222 Sub Total	
			Total	**502 Stalls Provided**	
Short Term Residential - Visitor	6.0 per Entrance	24 Stalls Required		**24 Stalls Provided**	

SITE COVERAGE OF ALL BUILDINGS

Note: See Sheet A-8 for Overlays

Maximum Building Site Coverage	65.0%	65,067.86 SF		6,045.00 m^2
Proposed Building Site Coverage	**66.95%**	67,021.34 SF		6,226.49 m^2

** Note: Building Site Coverage does not include: bay windows, roof overhangs, & floor overhangs

SITE COVERAGE OF ALL BUILDINGS, STRUCTURES, AND IMPERMEABLE SURFACES

Note: See Sheet A-8 for Overlays

Maximum Site Coverage	85.0%	85,088.74 SF		7,905.00 m^2
Proposed Site Coverage	**84.7%**	84,816.28 SF		7,879.69 m^2

Notes:

Note 1: *Unit areas are measured to the CL of Party Walls, Exterior of sheathing for Exterior Walls, Exterior of Exterior Concrete Walls, Exterior of Stud / Sheating of Shaft Walls; Wall Furouts are not included (exterior walls with a width greater than 6")*

Note 2: *The proposed FAR & GFA excludes Parking Areas, Open to Below Spaces, Patios and Balconies*

Apartment Unit Areas

Unit Types	Unit Areas (Avg)	Number of Units / Floor						Total Units	Total Unit Area		% of Units
	SF	L1	L2	L3	L4	L5	L6		SF	m^2	
Unit S1 - Studio	476.08	7	7	6	6	6	6	38	**18091.0**	1680.7	10.5%
Unit S1-A - Studio (Adaptable)	476.08	0	2	2	2	2	2	10	**4760.8**	442.3	2.8%
Unit S2 - Studio	525.66	2	0	0	0	0	0	2	**1051.3**	97.7	0.6%
Unit S3 - Studio	465.33	12	0	0	0	0	0	12	**5584.0**	518.8	3.3%
Unit S4 - Studio	561.11	0	12	12	12	12	12	60	**33666.6**	3127.7	16.6%
Unit B1 - 1 Bedroom	547.35	9	0	0	0	0	0	9	**4926.2**	457.7	2.5%
Unit B1-A - 1 Bedroom	533.22	1	0	0	0	0	0	1	**533.2**	49.5	0.3%
Unit B1-B - 1 Bedroom	567.42	1	0	0	0	0	0	1	**567.4**	52.7	0.3%
Unit B2 - 1 Bedroom	657.13	0	10	10	10	10	10	50	**32856.5**	3052.5	13.9%
Unit B2-A - 1 Bedroom	651.27	0	2	2	2	2	2	10	**6512.7**	605.0	2.8%
Unit B3 - 1 Bedroom	577.66	0	2	2	2	2	2	10	**5776.6**	536.7	2.8%
Unit B4 - 1 Bedroom	716.56	0	9	9	9	9	9	45	**32245.2**	2995.7	12.5%
Unit B4-A - 1 Bedroom	720.40	0	1	1	1	1	1	5	**3602.0**	334.6	1.4%
Unit B5 - 1 Bedroom	703.21	0	0	2	2	2	2	8	**5625.7**	522.6	2.2%
Unit B6 - 1 Bedroom	690.49	0	2	2	2	2	2	10	**6904.9**	641.5	2.8%
Unit B7 - 1 Bedroom	613.04	0	0	1	1	1	1	4	**2452.2**	227.8	1.1%
Unit C1 - 2 Bedroom	753.99	0	1	1	1	1	1	5	**3770.0**	350.2	1.4%
Unit C1a - 2 Bedroom	728.52	0	1	1	1	1	1	5	**3642.6**	338.4	1.4%
Unit C2 - 2 Bedroom	717.13	0	2	0	0	0	0	2	**1434.3**	133.2	0.6%
Unit C2a - 2 Bedroom	778.78	0	0	2	2	2	2	8	**6230.2**	578.8	2.2%
Unit C3 - 2 Bedroom	785.36	0	1	1	1	1	1	5	**3926.8**	364.8	1.4%
Unit C4 - 2 Bedroom	774.31	2	0	0	0	0	0	2	**1548.6**	143.9	0.6%
Unit D1 - 2 Bedroom	833.98	0	4	4	4	4	4	20	**16679.6**	1549.6	5.5%
Unit D1a - 2 Bedroom	863.67	0	1	1	1	1	1	5	**4318.4**	401.2	1.4%
Unit F1 - 3 Bedroom	965.49	0	2	2	2	2	2	10	**9654.9**	897.0	2.8%
Unit F2 - 3 Bedroom	971.83	0	2	0	0	0	0	2	**1943.7**	180.6	0.6%
Unit F3 - 3 Bedroom	1064.92	0	0	2	2	2	2	8	**8519.4**	791.5	2.2%
Unit F4 - 3 Bedroom	975.32	0	0	2	2	2	2	8	**7802.6**	724.9	2.2%
Unit F5 - 3 Bedroom	969.80	0	1	1	1	1	1	5	**4849.0**	450.5	1.4%
Unit F6 - 3 Bedroom	958.53	1	0	0	0	0	0	1	**958.5**	89.1	0.3%
Unit Totals		35	62	66	66	66	66	**361**	**240434.7**	**22337.1**	**100%**

Apartment Unit Areas [West Building]

Unit Types	Unit Areas (Avg)	Number of Units / Floor						Total Units	Total Unit Area		% of Units
	SF	L1	L2	L3	L4	L5	L6		SF	m^2	
Unit S1 - Studio	476.08	5	4	4	4	4	4	25	**11902.0**	1105.7	6.9%
Unit S1-A - Studio (Adaptable)	476.08	0	1	1	1	1	1	5	**2380.4**	221.1	1.4%
Unit S2 - Studio	525.66	1	0	0	0	0	0	1	**525.7**	48.8	0.3%
Unit S3 - Studio	465.33	6	0	0	0	0	0	6	**2792.0**	259.4	1.7%
Unit S4 - Studio	561.11	0	6	6	6	6	6	30	**16833.3**	1563.9	8.3%
Unit B1 - 1 Bedroom	547.35	5	0	0	0	0	0	5	**2736.8**	254.3	1.4%
Unit B1-A - 1 Bedroom	533.22	0	0	0	0	0	0	0	**0.0**	0.0	0.0%
Unit B1-B - 1 Bedroom	567.42	1	0	0	0	0	0	1	**567.4**	52.7	0.3%
Unit B2 - 1 Bedroom	657.13	0	5	5	5	5	5	25	**16428.3**	1526.2	6.9%
Unit B2-A - 1 Bedroom	651.27	0	1	1	1	1	1	5	**3256.4**	302.5	1.4%
Unit B3 - 1 Bedroom	577.66	0	1	1	1	1	1	5	**2888.3**	268.3	1.4%
Unit B4 - 1 Bedroom	716.56	0	5	5	5	5	5	25	**17914.0**	1664.3	6.9%
Unit B4-A - 1 Bedroom	720.40	0	1	1	1	1	1	5	**3602.0**	334.6	1.4%
Unit B5 - 1 Bedroom	703.21	0	0	1	1	1	1	4	**2812.8**	261.3	1.1%
Unit B6 - 1 Bedroom	690.49	0	1	1	1	1	1	5	**3452.5**	320.7	1.4%
Unit B7 - 1 Bedroom	613.04	0	0	0	0	0	0	0	**0.0**	0.0	0.0%
Unit C1 - 2 Bedroom	753.99	0	1	1	1	1	1	5	**3770.0**	350.2	1.4%
Unit C1a - 2 Bedroom	728.52	0	1	1	1	1	1	5	**3642.6**	338.4	1.4%
Unit C2 - 2 Bedroom	717.13	0	1	0	0	0	0	1	**717.1**	66.6	0.3%
Unit C2a - 2 Bedroom	778.78	0	0	1	1	1	1	4	**3115.1**	289.4	1.1%
Unit C3 - 2 Bedroom	785.36	0	1	1	1	1	1	5	**3926.8**	364.8	1.4%
Unit C4 - 2 Bedroom	774.31	1	0	0	0	0	0	1	**774.3**	71.9	0.3%
Unit D1 - 2 Bedroom	833.98	0	2	2	2	2	2	10	**8339.8**	774.8	2.8%
Unit D1a - 2 Bedroom	863.67	0	0	0	0	0	0	0	**0.0**	0.0	0.0%
Unit F1 - 3 Bedroom	965.49	0	1	1	1	1	1	5	**4827.5**	448.5	1.4%
Unit F2 - 3 Bedroom	971.83	0	1	0	0	0	0	1	**971.8**	90.3	0.3%
Unit F3 - 3 Bedroom	1064.92	0	0	1	1	1	1	4	**4259.7**	395.7	1.1%
Unit F4 - 3 Bedroom	975.32	0	0	1	1	1	1	4	**3901.3**	362.4	1.1%
Unit F5 - 3 Bedroom	969.80	0	0	0	0	0	0	0	**0.0**	0.0	0.0%
Unit F6 - 3 Bedroom	958.53	0	0	0	0	0	0	0	**0.0**	0.0	0.0%
Unit Totals		19	33	35	35	35	35	**192**	**126337.7**	**11737.2**	**53%**

Apartment Unit Areas [East Building]

Unit Types - Building	Unit Areas (Avg)	Number of Units / Floor						Total Units	Total Unit Area		% of Units
	SF	L1	L2	L3	L4	L5	L6		SF	m^2	
Unit S1 - Studio	476.08	2	3	2	2	2	2	13	**6189.0**	575.0	3.6%
Unit S1-A - Studio (Adaptable)	476.08	0	1	1	1	1	1	5	**2380.4**	221.1	1.4%
Unit S2 - Studio	525.66	1	0	0	0	0	0	1	**525.7**	48.8	0.3%
Unit S3 - Studio	465.33	6	0	0	0	0	0	6	**2792.0**	259.4	1.7%
Unit S4 - Studio	561.11	0	6	6	6	6	6	30	**16833.3**	1563.9	8.3%
Unit B1 - 1 Bedroom	547.35	4	0	0	0	0	0	4	**2189.4**	203.4	1.1%
Unit B1-A - 1 Bedroom	533.22	1	0	0	0	0	0	1	**533.2**	49.5	0.3%
Unit B1-B - 1 Bedroom	567.42	0	0	0	0	0	0	0	**0.0**	0.0	0.0%
Unit B2 - 1 Bedroom	657.13	0	5	5	5	5	5	25	**16428.3**	1526.2	6.9%
Unit B2-A - 1 Bedroom	651.27	0	1	1	1	1	1	5	**3256.4**	302.5	1.4%
Unit B3 - 1 Bedroom	577.66	0	1	1	1	1	1	5	**2888.3**	268.3	1.4%
Unit B4 - 1 Bedroom	716.56	0	4	4	4	4	4	20	**14331.2**	1331.4	5.5%
Unit B4-A - 1 Bedroom	720.40	0	0	0	0	0	0	0	**0.0**	0.0	0.0%
Unit B5 - 1 Bedroom	703.21	0	0	1	1	1	1	4	**2812.8**	261.3	1.1%
Unit B6 - 1 Bedroom	690.49	0	1	1	1	1	1	5	**3452.5**	320.7	1.4%
Unit B7 - 1 Bedroom	613.04	0	0	1	1	1	1	4	**2452.2**	227.8	1.1%
Unit C1 - 2 Bedroom	753.99	0	0	0	0	0	0	0	**0.0**	0.0	0.0%
Unit C1a - 2 Bedroom	728.52	0	0	0	0	0	0	0	**0.0**	0.0	0.0%
Unit C2 - 2 Bedroom	717.13	0	1	0	0	0	0	1	**717.1**	66.6	0.3%
Unit C2a - 2 Bedroom	778.78	0	0	1	1	1	1	4	**3115.1**	289.4	1.1%
Unit C3 - 2 Bedroom	785.36	0	0	0	0	0	0	0	**0.0**	0.0	0.0%
Unit C4 - 2 Bedroom	774.31	1	0	0	0	0	0	1	**774.3**	71.9	0.3%
Unit D1 - 2 Bedroom	833.98	0	2	2	2	2	2	10	**8339.8**	774.8	2.8%
Unit D1a - 2 Bedroom	863.67	0	1	1	1	1	1	5	**4318.4**	401.2	1.4%
Unit F1 - 3 Bedroom	965.49	0	1	1	1	1	1	5	**4827.5**	448.5	1.4%
Unit F2 - 3 Bedroom	971.83	0	1	0	0	0	0	1	**971.8**	90.3	0.3%
Unit F3 - 3 Bedroom	1064.92	0	0	1	1	1	1	4	**4259.7**	395.7	1.1%
Unit F4 - 3 Bedroom	975.32	0	0	1	1	1	1	4	**3901.3**	362.4	1.1%
Unit F5 - 3 Bedroom	969.80	0	1	1	1	1	1	5	**4849.0**	450.5	1.4%
Unit F6 - 3 Bedroom	958.53	1	0	0	0	0	0	1	**958.5**	89.1	0.3%
Unit Totals		16	29	31	31	31	31	**169**	**114097.0**	**10600.0**	**47%**

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[PROJECT TEAM]

DENCITI development corp.

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REGISTERED ARCHITECT
STEVEN EDWARD WATT
BRITISH COLUMBIA
2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Data

23630 [PROJECT]

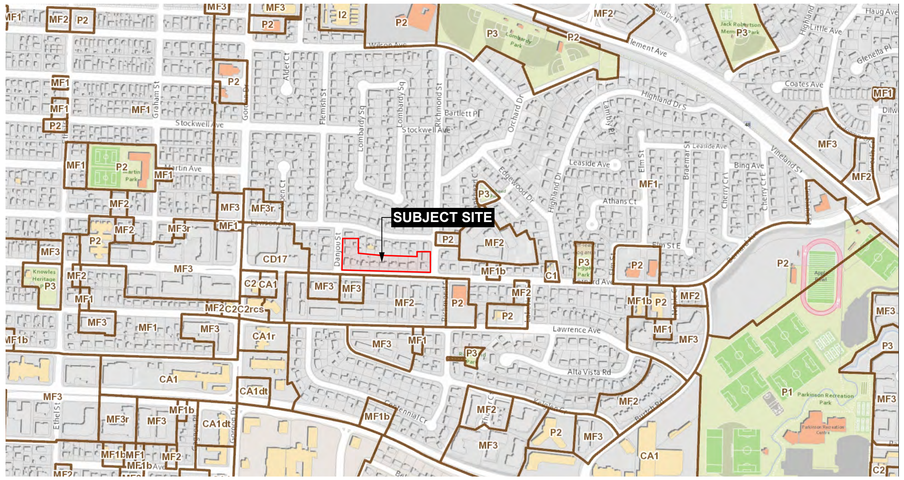
1:0.67 [SCALE]

Tuesday, November 12, 2024 [DATE]

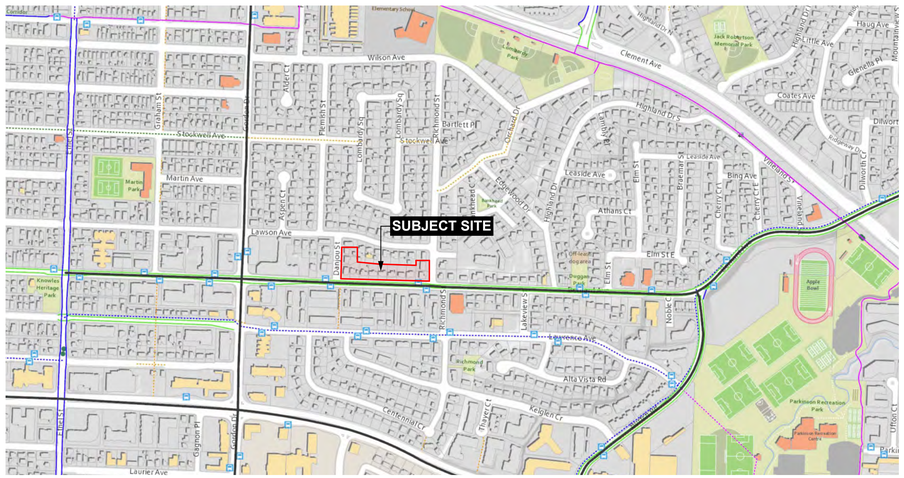
Issue 3: DP [ISSUE]

[DRAWING]

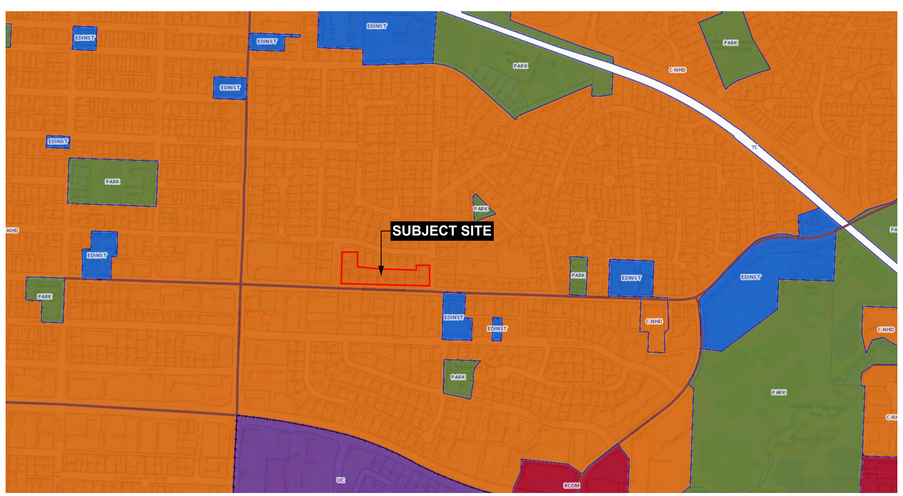
A-0.100



01 Existing Zoning



02 Transportation Map



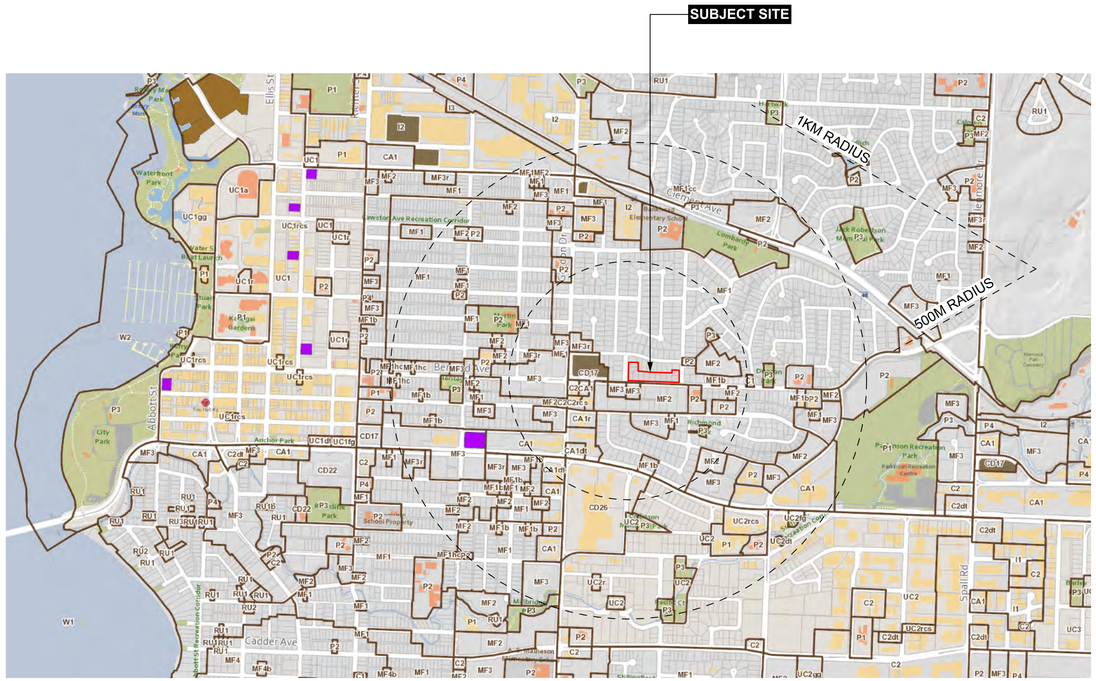
03 OCP Map

OCP 2040 Future Land Use

- UC - Urban Centre
- VC - Village Centre
- C-NHD - Core Area Neighbourhood
- C-HTH - Core Area - Health District
- S-RES - Suburban Residential
- S-MU - Suburban Multiple Unit
- R-RES - Rural Residential
- R-AGR - Rural - Agricultural & Resource
- RCOM - Regional Commercial Corridor
- NCOM - Neighbourhood Commercial
- IND - Industrial
- EDINST - Education / Institutional
- PARK - Park and Open Space
- REC - Private Recreational
- NAT - Natural Area
- TC - Transportation Corridor
- PSU - Public Service Utilities
- FNR - First Nations Reserve



Local Context - Adjacent Development/ Densification



04 Existing Zoning of City Centre

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Zoning OCP

23630	[PROJECT]
1:1.90	[SCALE]
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A-0.200



Imagery Map



South-East Aerial Perspective of Site



North-East Aerial Perspective of Site



North-West Aerial Perspective of Site



South-WestAerial Perspective of Site

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Context - Aerial Perspective

23630 [PROJECT]

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A-0.300



Imagery Map



1 Bernard Ave Facing East



2 Bernard Ave Facing West



3 Bernard Ave & Richmond St Intersection



4 Richmond St facing North



5 Lawson Ave & Richmond St Intersection



6 Bernard Ave Facing West



7 Lawson Ave & D'Anjou St Intersection



8 D'Anjou Street Facing South



9 Bernard Ave Facing West

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Kelowna, BC

[TITLE]

Site Context - Street View Photos

[PROJECT] 23630

[SCALE]

[DATE] Tuesday, November 12, 2024

[ISSUE] Issue 3: DP

[DRAWING]

A-0.400

SITE PLAN OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,11 AND 21 DISTRICT LOT 137 OSOYOOS DIVISION YALE DISTRICT PLAN 15718

CLIENT: DENCITI DEVELOPMENT CORP
CIVIC ADDRESS: BERNARD AVE AND D'ANJOU STREET, KELOWNA, BC

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRS)
VERTICAL DATUM: CGVD28 (DERIVED FROM CANNET STN BC_KELOWNA)

DATE FIELD SURVEY COMPLETED: FEBRUARY 18, 2022, MAY 30, 2023, FEBRUARY 29, 2024 & MARCH 28, 2024

REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS AFFECTING THIS LAND.

SCALE 1:500

0 5 10 20 30 40 50 Metres

LEGEND

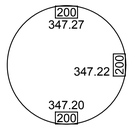
- Subject Property
- Major Contour (0.5m)
- Minor Contour (0.1m)
- Catch Basin
- Curb Stop
- Lamp Standard
- Sanitary Manhole
- Storm Manhole
- Sanitary Manhole (Approximate)
- Sign
- Transformer
- Tree (dia.)
- Vault
- Water Meter
- Driveway
- Retaining Wall
- Asphalt
- Gas Valve
- Meter
- Fence



SANITARY
RIM ELEV: 349.40
PT # 3000



STORM
RIM ELEV: 349.34
PT # 3001



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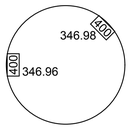
PT # 3002



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PT # 3003



SANITARY
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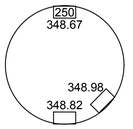
PT # 1169



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SANITARY
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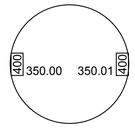
PT # 1042



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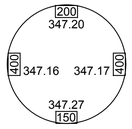
PT # 3007



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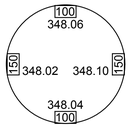
PT # 3008



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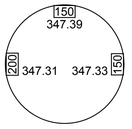
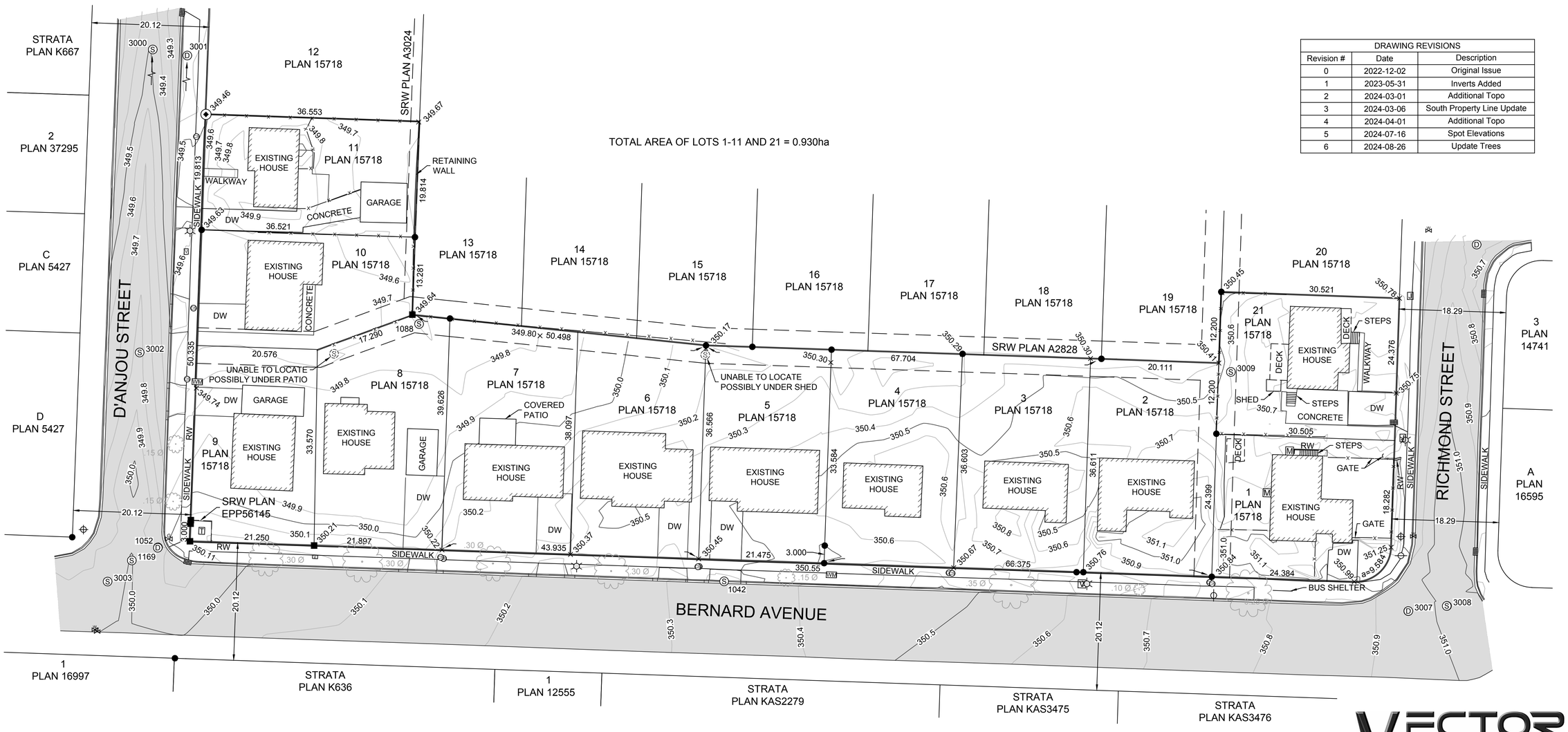


SANITARY
RIM ELEV: 349.89
PT # 1088



TOTAL AREA OF LOTS 1-11 AND 21 = 0.930ha

DRAWING REVISIONS		
Revision #	Date	Description
0	2022-12-02	Original Issue
1	2023-05-31	Inverts Added
2	2024-03-01	Additional Topo
3	2024-03-06	South Property Line Update
4	2024-04-01	Additional Topo
5	2024-07-16	Spot Elevations
6	2024-08-26	Update Trees



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File: 2201817R6 Date: 2024-08-26
Drafted by: NS/CM Checked by: TF

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N

[PROJECT TEAM]

DENCITI development corp.

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD VAN
BRITISH COLUMBIA
2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Survey Plan

23630 [PROJECT]

[SCALE]

Tuesday, November 12, 2024 [DATE]

Issue 3: DP [ISSUE]

[DRAWING]

A-0.500

DESIGN RATIONALE

PROPOSAL

Rezoning to MF3r to permit a 361-unit purpose-built rental development along a transit supportive corridor including studios (122), one-bedroom & one-bedroom plus flex (153), two-bedroom & two-bedroom plus flex (52) and three-bedroom units (34). This proposal is consistent with the OCP. Zoning of the property and the immediate neighbourhood has recently been amended to MF1. Floor Area ratio proposed meets the permitted 2.35 including the available public amenity and streetscape bonus (0.25) and the Rental or Affordable Housing bonus (0.3) above the base FAR of 1.80.

SITING

The site is located in the southwest of the Glenmore sector of Kelowna in the Bankhead neighbourhood. The project is an assembly of 12 lots stretching from 1481 D'Anjou Street in the west, along Bernard Avenue to 1488 Richmond Street to the East. The assembly is located along a frequent transit corridor, bordered by a single-family residential neighbourhood to the north, and a mix of single family and low-rise apartments to the east. One block west (adjacent to single-family homes) is a mixed-use, high-density development (16 storeys) and commercial uses running north-south along Gordon Drive. Older, 2-4 storey medium density multi-residential buildings can be found to the south across Bernard Avenue. The site is generally flat with a slight fall towards the west. An existing sanitary SROW is partially located on the property, currently servicing all the single family lots enclosed by Bernard Avenue, D'Anjou Street, Lawson Avenue and Richmond Street, except for 1221 Lawson Avenue. The SROW will be partially discharged, and the sanitary line realigned to allow an efficient use of the land for the subject assembly.

The proposed development responds to the below site constraints:

- Access – site access from the Transit Supportive Corridor is discouraged in the OCP.
- High water table – restricts depth of excavation and ultimate parking yield as well as potential soil volumes for new trees.
- Existing and proposed sanitary SROW along the north PL restricts developable area.
- Site shape & depth – inefficient to accommodate a regular parking arrangement.
- Transit Supportive Corridor – A bus shelter pad & SROW is required on Bernard Avenue, reducing the developable area. This proposal includes a relocated bus shelter pad to the central plaza area mid-block.

PEDESTRIAN FRIENDLY / HUMAN SCALED DEVELOPMENT

Along D'Anjou Street, Bernard Avenue & Richmond Street, residential ground-oriented units have been maximised. Ground level units will vary from 0.6m to 1.2m elevation above the street for privacy and "eyes on the street". The space between the building and the public realm will include raised patios, planters with trees, individualised stairs and gates to each of the ground-oriented units. Two buildings are contemplated, connected by a single-level, above grade parking structure (necessitated by the high water table). Each building has a main lobby fronting the secondary D'Anjou & Richmond Streets, while secondary access, centrally located on Bernard Avenue each side of a new plaza, is also provided to both buildings to provide a more direct relationship to the relocated bus shelter. Each lobby clearly landmarks the residential entrance which contains Canada post, parcel services, and a leasing/care-taker office. Amenities, currently contemplated as co-workspaces, are located by the plaza and secondary accesses. Parkade entry and garbage/recycling collection occur off D'Anjou Street, away from the busier Bernard Avenue.

Though loading is not a requirement, a loading stall for each building is proposed for each building in lieu of street parking on D'Anjou Street and Richmond Street close to the building lobbies. This is to facilitate easier move-in/out of tenants monthly, as well as parcel and food deliveries, without seriously compromising the development potential of this property. These locations are viewed as the most advantageous for the project given that Bernard Avenue is not an option for access/loading.

Garbage & recycling collection will occur in an open-air area of the site at the North end on the property off D'Anjou Street. A common garbage room in the parkade is provided in a central location to serve both buildings. This will require that bins/totes will be moved to a staging area on the morning of collection days, then returned to the garbage room.

Visitors to the building by car, will park in the covered "at grade" parking level accessed off D'Anjou Street and, by clear wayfinding strategies, be directed out of the parkade to the plaza towards the secondary entry to each building.

Two carshare stalls are contemplated close to D'Anjou Street, accessible to the public in the open-air portion of the site.

ARCHITECTURE + MATERIALITY

Architecturally, a contemporary West Coast design expression is contemplated including large windows, roof overhangs and generous balconies. Projecting balconies on the South & West façades will also serve as solar shading devices for the South & West facing units. The building massing will be broken down into smaller portions along the building length, through architectural focus on the corners and entries. The vertical breaks formed by the firewalls allow each building to be split in two with subtle architectural differences. This allows the buildings to appear more as 4 buildings with slight differences in massing, vertical punctuations, articulation and colour schemes, alluding to a more incremental development appearance.

A compact and efficient building form is sought to improve energy efficiency and construction as well as remaining cost effective. This building is being designed to achieve BC Energy Step Code Level 3.

The zoning bylaw allows for a 2m setback for ground-oriented units and 3m for remaining portions of the building such as exit stairs, amenities, lobbies. This proposal is compliant in this respect for Level 1 but provides an increased setback (typically 2.5m) due to the desire for larger patio private outdoor space and to accommodate the City of Kelowna required soil volumes to allow for trees. Indented plans also increase this setback to 4.3m. The first level will create a podium look with an emphasis on expression of the individual ground-oriented units.

A building setback of 3m is required in the zoning bylaw, for non-ground-oriented residential/other, applicable to all levels of the building above the first storey. The proposal is compliant in this respect.

A building step back is also required in the zoning bylaw, to occur anywhere above the second storey in buildings of 5 storeys or more. Rather than a consistent step back, this proposal contemplates a varied step back between 0.0m & 1.5m, relative to the 3.0m setback, for building articulation along the streetscape. This step back will occur at all levels 2-6, with Level 1 having a 2.0m setback for ground-oriented units. The step back will be exaggerated further through the architectural expression of the balconies to ensure a varied streetscape while maintaining a stacking design to maximise construction, cost, energy and structural efficiency, crucial to the delivery of a purpose-built rental building. Step backs will be over-ruled at key corners of the building to create a stronger urban design element/landmark.

The material palette anticipated is muted, with the use of soft and warm greys & whites, and accents of warm wood appearing materials for the west building(s) and a beige/brown scheme for the east building(s). Use of high-value materials such as cultured stone and architectural concrete are to be used sparingly, at key residential touch points.

The above grade parkade exposure to the North elevation will be mitigated through landscaping and architectural wall treatment.

AMENITY SPACES

The project proposes a generous array of different amenities for the enjoyment of the residents. At grade, a new, public plaza will be created between the two building entrances to provide a landmark entry point and a break in the street wall, allowing for passive recreational activities. It is in this location that the transit stop will be relocated from the East side of the site, ideally located for the residents of this development. Each building has common amenity uses at grade off the lobby (co-workspaces being one contemplated provision). At the podium level on the North side of the building and with some South exposure over the plaza, a landscaped courtyard amenity space will be provided with various active & passive recreational opportunities. An indoor amenity room in each building is also provided at the podium level. These, still to be programmed, may include a social lounge, opening out to BBQ terrace, a gym etc.

A shared rooftop amenity terrace is also proposed, to be programmed with both active and passive uses, including some shaded area for summer gatherings.

PARKING

Due to a high-water table, the project is limited to one full level of parking below grade. An additional level of parking is provided at grade, served by an entry off D'Anjou Street. The ground-oriented units arranged along the public edge serve to screen the parking from public view on the public street facades. With all stalls combined, a ratio of 1 stall per unit is proposed. Bike parking will be provided in convenient locations within the parking structure in various provisions including ground anchored racks, lockers and wall-mounted over regular stalls. This project is taking advantage of the increased bicycle parking bonus car parking reduction. Small car stalls proposed meet the maximum permitted.

VARIANCES

1. **Corner Cut Encroachment of Roof of 3.4m x 3.4m**
   Justification: The building design and site design respects the 5m x 5m corner cuts and related setbacks, except for the roof on the D'Anjou & Richmond Street corners, which project 3.4m by 3.4m into the dedication area from the allowable roof projection line. The proposed design is aesthetically superior to the alternative, compliant approach and, given the elevation above the street grade, there will be no impact to future street works with this encroachment.
2. **Building step back varying from zero to 1.50m rather than 3.0m.**
   Justification: Based on OCP Form & Character guidelines, an energy efficient building form is proposed which also provides efficiency in structure and plumbing services. As a purpose-built rental, a minimum number of floor plans are also desired for efficiency & construction costs. A well-articulated exterior building envelope is proposed which adds depth and interest to the street wall. This articulation extends to the roofline to differentiate and .
3. **Site Coverage of 66.96% - 1.96% above permitted.**
   Justification: Given the challenges to develop this site, specifically the high water table and required road dedications, meeting a building site coverage of 65% maximum has proven extremely difficult while balancing all other objectives.

PRECEDENT IMAGERY



BUILDING FORM
GENEROUS BALCONIES + WEST COAST MODERN STYLE + NATURAL MATERIALS







BUILDING FORM
FEATURE CORNERS + LANDMARK / MEMORY POINT

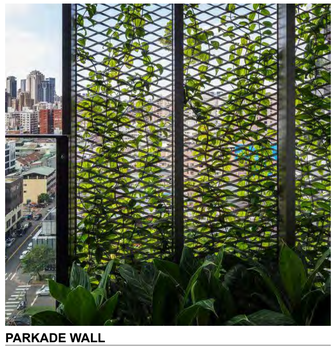


BUILDING FORM
PERCEIVED STEP BACK + ENERGY EFFICIENT MASSING



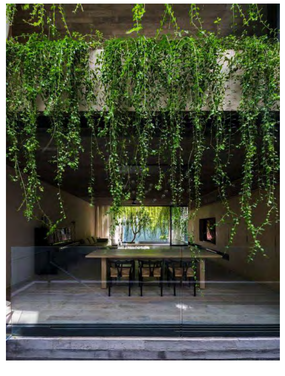


BUILDING FORM
GRAND ENTRY LOBBY



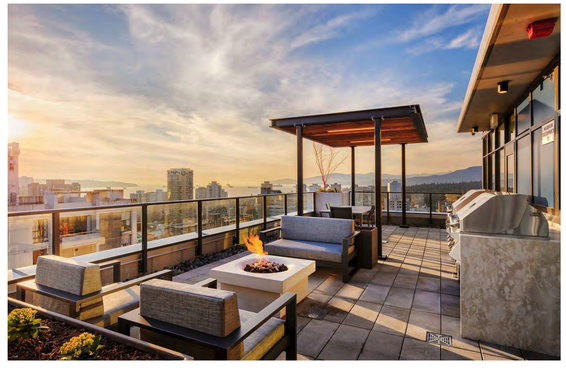
PARKADE WALL
SCREENING + LANDSCAPE FENCE + PLANTERS







ROOF TOP AMENITY
COMMUNAL SEATING + SHADE STRUCTURE



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DENCITI development corp.

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REGISTERED ARCHITECT
STEVEN EDWARD WHITE
BRITISH COLUMBIA
2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Design Rationale

23630 [PROJECT]

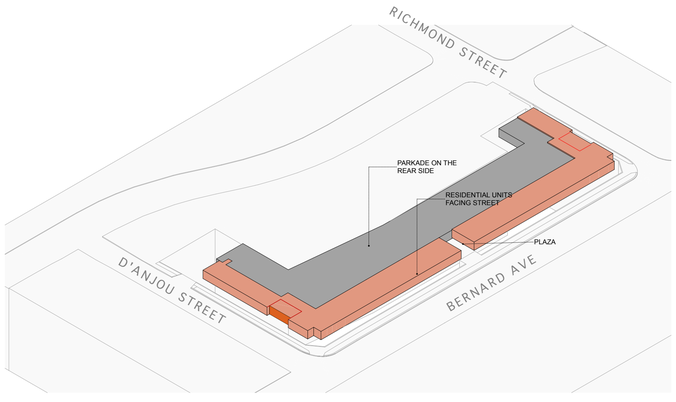
[SCALE]

Tuesday, November 12, 2024 [DATE]

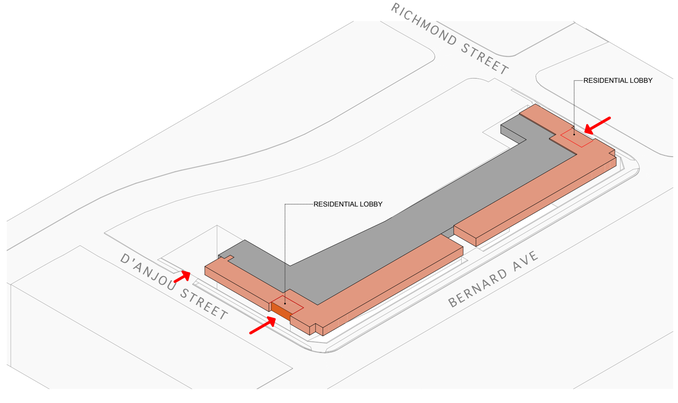
Issue 3: DP [ISSUE]

[DRAWING]

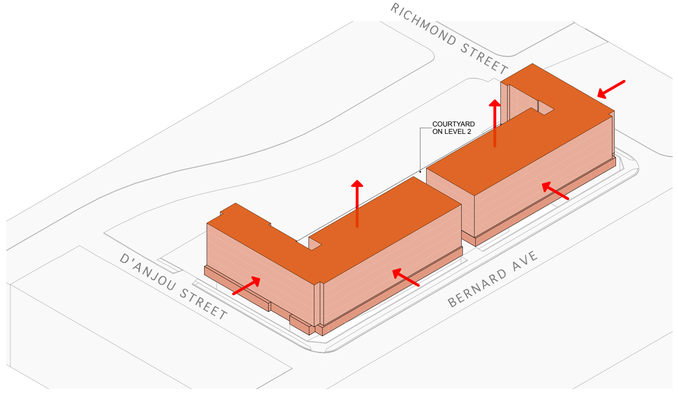
A-0.600



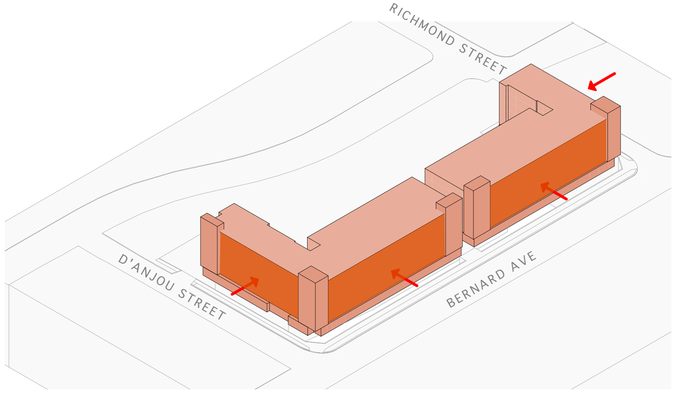
PODIUM+BREAK



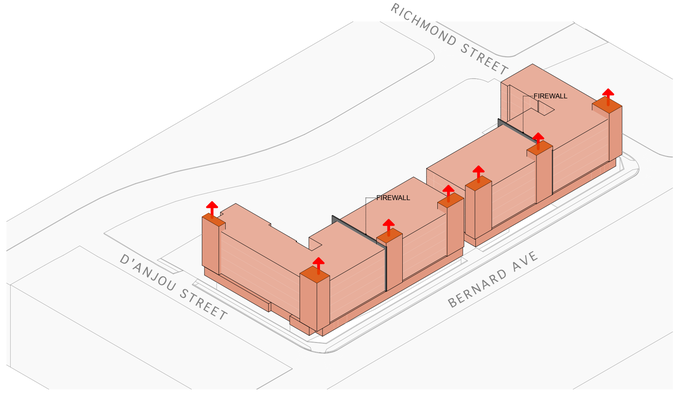
LOCATE LOBBY & VEHICLE ACCESS
APPLY SETBACK FOR GROUND ORIENTED UNITS



ADD RESIDENTIAL ABOVE PODIUM
APPLY SETBACK FOR UPPER FLOORS & CREATE COURTYARD



EXPRESS CORNERS TO ANCHOR BUILDING IN STREET CONTEXT



INTRODUCE VERTICAL & HORIZONTAL BREAK AT FIREWALL



FINAL MASSING WITH ARTICULATION

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DENCITI development corp.

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REGISTERED ARCHITECT
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BRITISH COLUMBIA
2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

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1488 Richmond Street
Kelowna, BC

[TITLE]

Massing

23630 [PROJECT]

1:960 [SCALE]

Tuesday, November 12, 2024 [DATE]

Issue 3: DP [ISSUE]

[DRAWING]

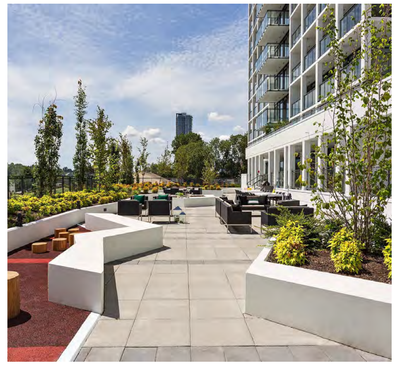
A-0.700



COURTYARD

COMMUNAL COURTYARD + GREEN SPACE







OUTDOOR AMENITY

BARBEQUE LOUNGE



COURTYARD

RESIDENTIAL LOUNGE



INDOOR AMENITY

FITNESS CENTRE



CO-WORK SPACE

MEETING ROOMS + CAFE STYLE SEATING



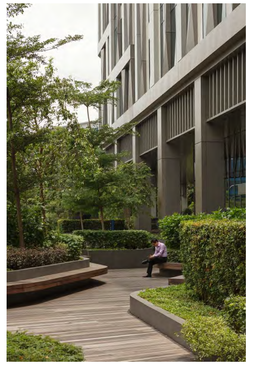




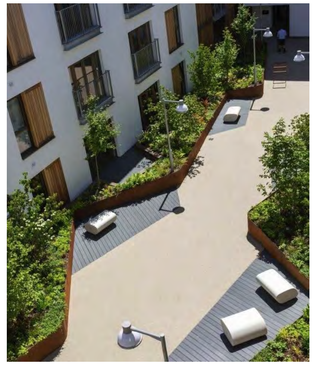
CENTRAL PLAZA

PUBLIC SEATING + GREEN SPACE









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DENCITI development corp.

[ARCHITECT SEAL]

REGISTERED ARCHITECT
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BRITISH COLUMBIA

2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

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Kelowna, BC

[TITLE]

Amenity Precedents

23630 [PROJECT]

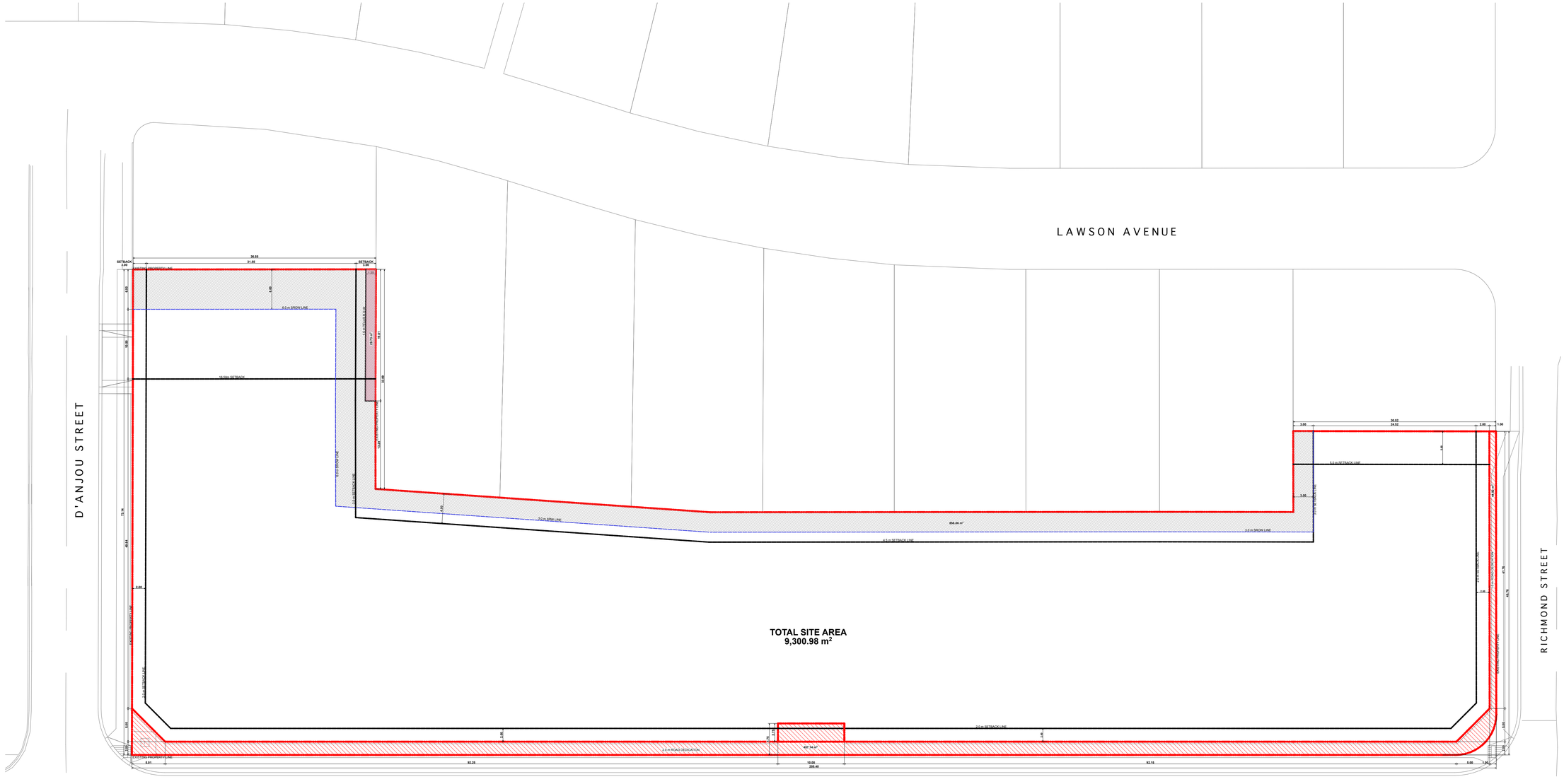
[SCALE]

Tuesday, November 12, 2024 [DATE]

Issue 3: DP [ISSUE]

[DRAWING]

A-0.800



1 Base Plan
SCALE: 1:300

LEGEND

- SANITARY SROW
- TELUS ROW
- ROAD DEDICATION / SROW

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[PROJECT TEAM]

DENCITI development corp.

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD WELL
BRITISH COLUMBIA
2024 11 13

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

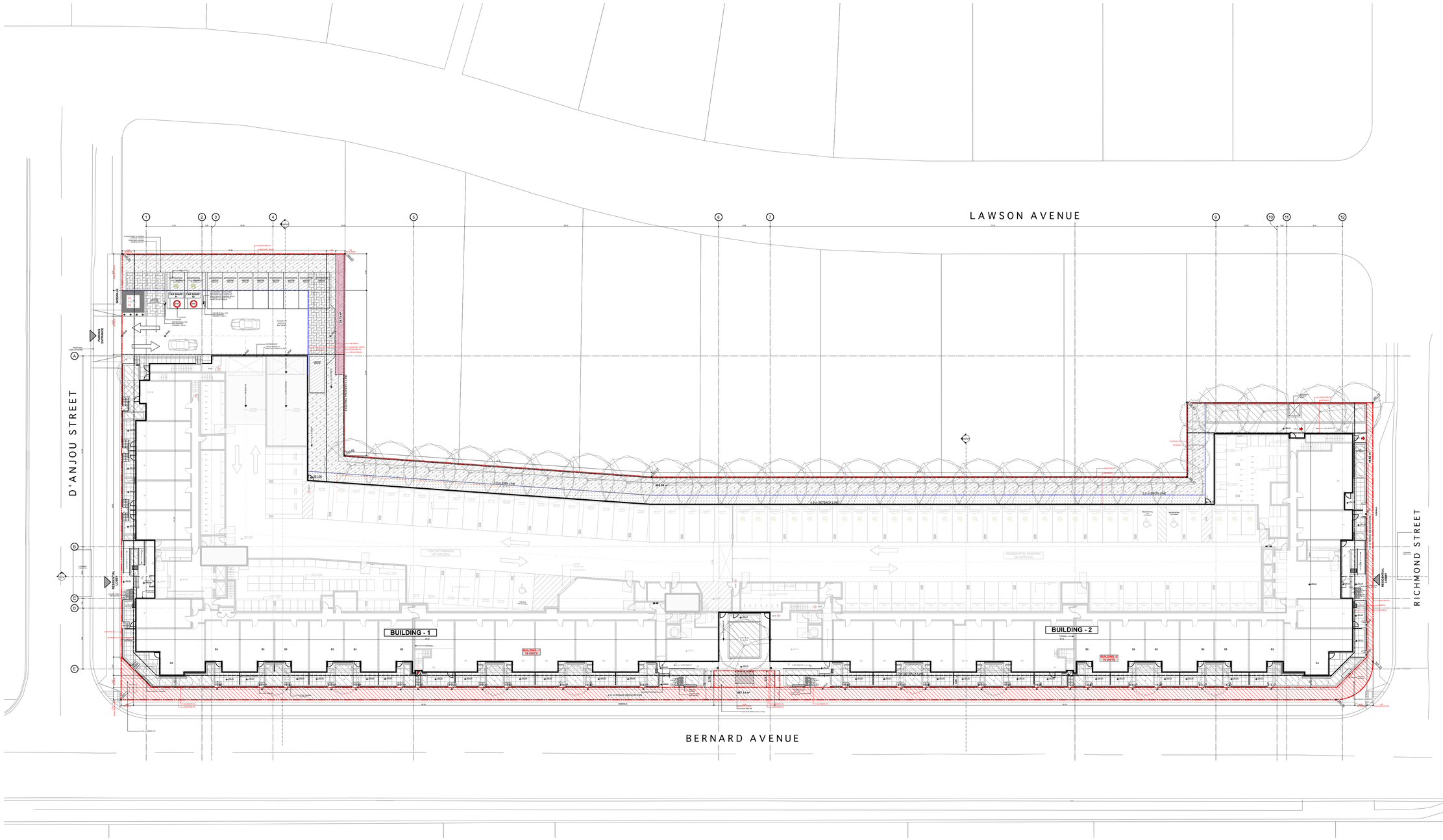
[TITLE]

Base Plan

23630	[PROJECT]
1:300	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-1.100



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[PROJECT TEAM]

DENCITI development corp.

[ARCHITECT SEAL]

REGISTERED ARCHITECT STEVEN EDWARD WHITE BRITISH COLUMBIA

2024.11.12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Site Plan

23630 [PROJECT]

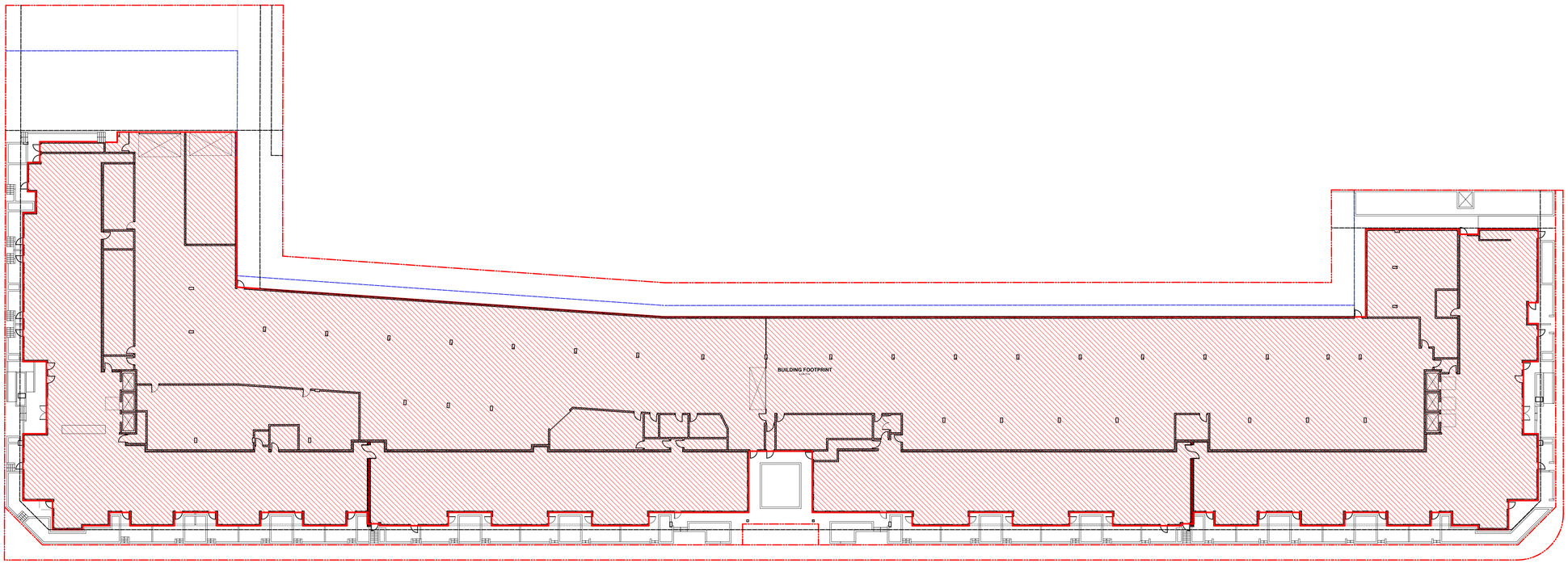
[SCALE]

Tuesday, November 12, 2024 [DATE]

Issue 3: DP [ISSUE]

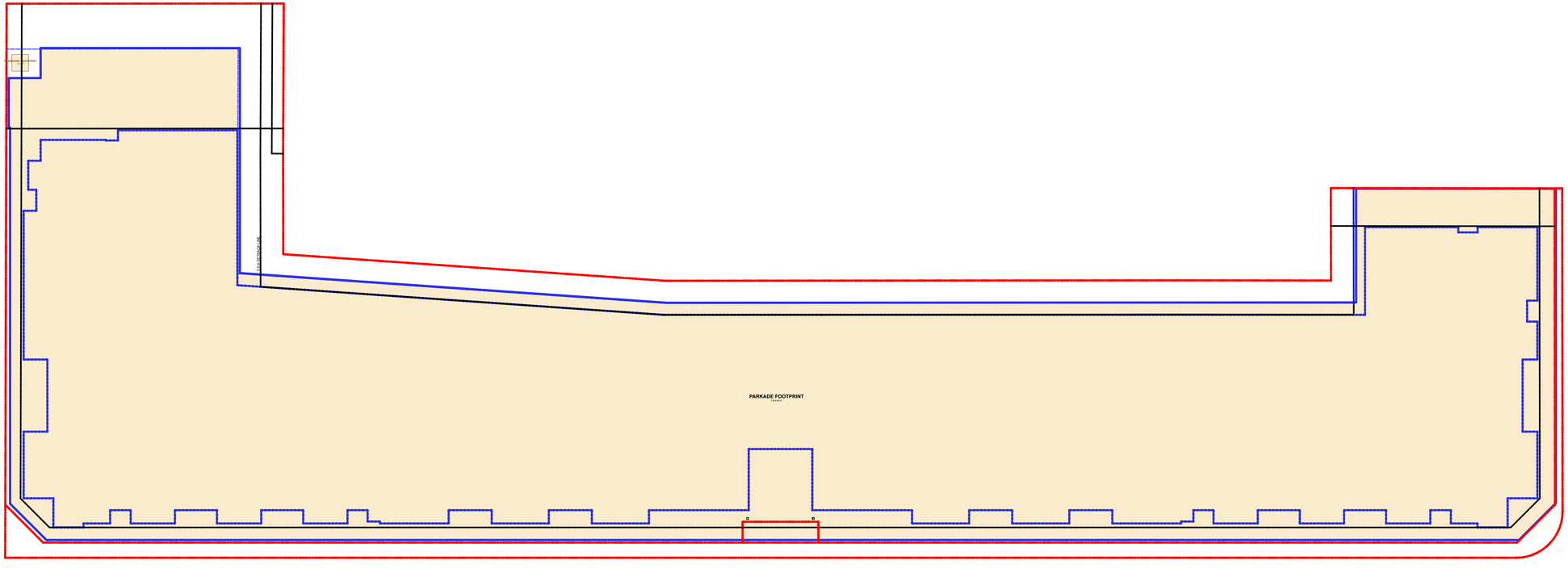
[DRAWING]

A-1.110



1 Building Footprint
SCALE: 1:300

GROSS SITE AREA - 9,300.98 Sqm
BUILDING COVERAGE - 6,226.49 Sqm (66.9%)



2 Site Coverage
SCALE: 1:300

GROSS SITE AREA - 9,300.98 Sqm
SITE COVERAGE - 7,879.69 Sqm (84.7%)
BUILDING FOOTPRINT

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REGISTERED ARCHITECT
STEVEN EDWARD WHITE
BRITISH COLUMBIA
2024-11-13

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

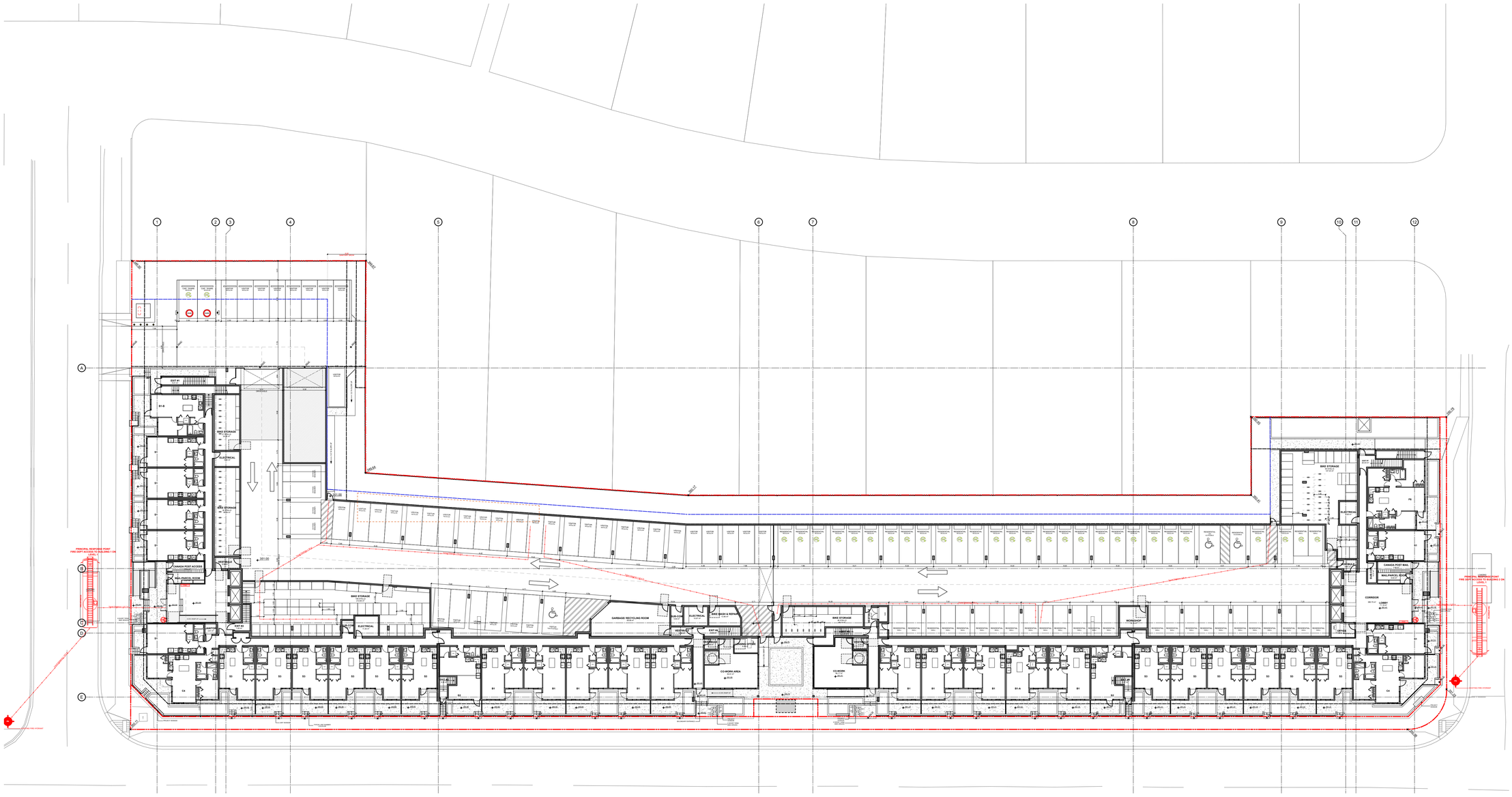
[TITLE]

Site Coverage

23630	[PROJECT]
1:300	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-1.200



1 Firefighter Access Plan
SCALE: 1:300

KEY

- FH — FIRE HYDRANT
- SPRINKLER / STANDPIPE CONNECTION
- FAA — FIRE ALARM ANNUNCIATOR
- TRAVEL DISTANCE

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2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Fire Access Plan

23630	[PROJECT]
1:300	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

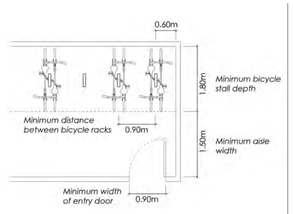
[DRAWING]

A-1.300

BIKE STALLS







TYPE A - BIKE RACK
90 GROUND ANCHORED RACKS
DERO "BASIC" OR EQUIVALENT
BICYCLES PARKED @ 0.9 m CENTRES

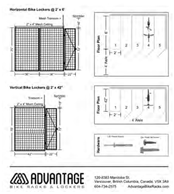






TYPE B - BIKE RACK
WALL HUNG BIKE RACK
DERO "WALL RACK" OR EQUIVALENT
BICYCLES PARKED @ END OF RESIDENTIAL PARKING STALLS

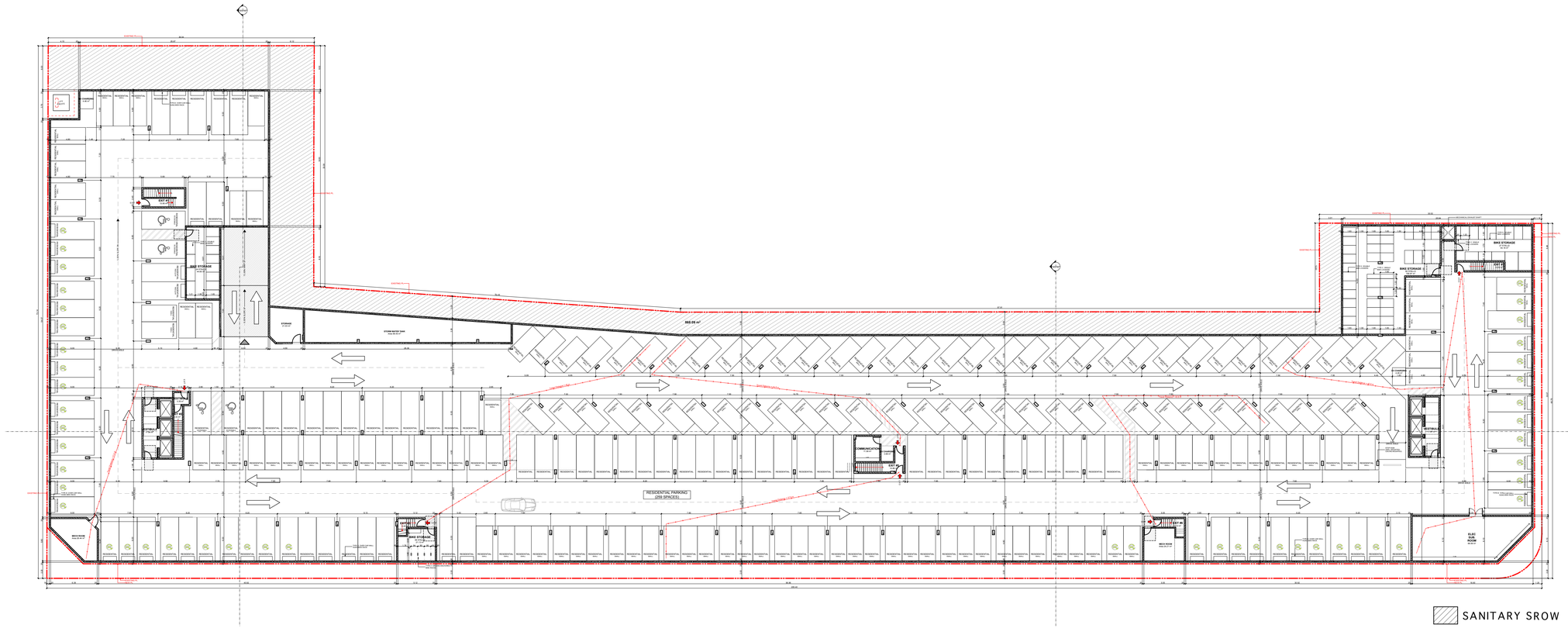




TYPE C - BIKE RACK
SINGLE BIKE LOCKER
ADVANTAGE BIKE LOCKER OR EQUIVALENT
SIZE - 2' WIDE X 6' DEEP



TYPE D - BIKE RACK
DOUBLE BIKE LOCKER
ADVANTAGE BIKE LOCKER OR EQUIVALENT
SIZE - 4' WIDE X 6' DEEP



1 Level P1 Parking Plan
SCALE: 1:300

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REGISTERED ARCHITECT
STEVEN EDWARD VAN
BRITISH COLUMBIA
2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

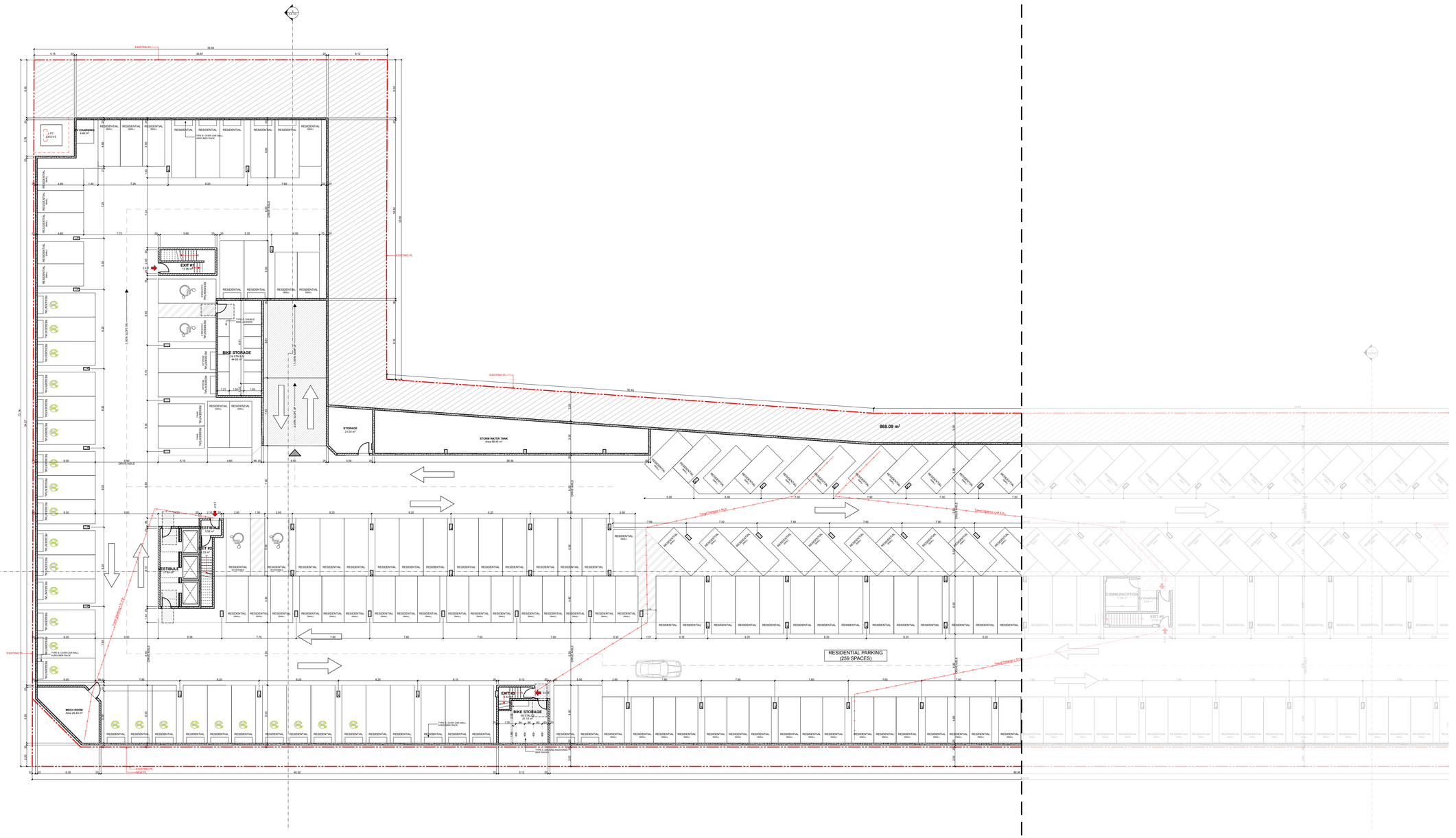
[TITLE]

Level P1 Parking Plan - Overall

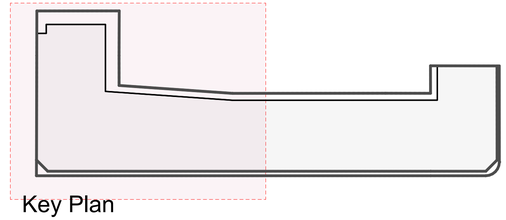
23630	[PROJECT]
1:300	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.000



1 Level P1 Parking Plan
SCALE: 1:200



Key Plan

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BRITISH COLUMBIA
2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

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1488 Richmond Street
Kelowna, BC

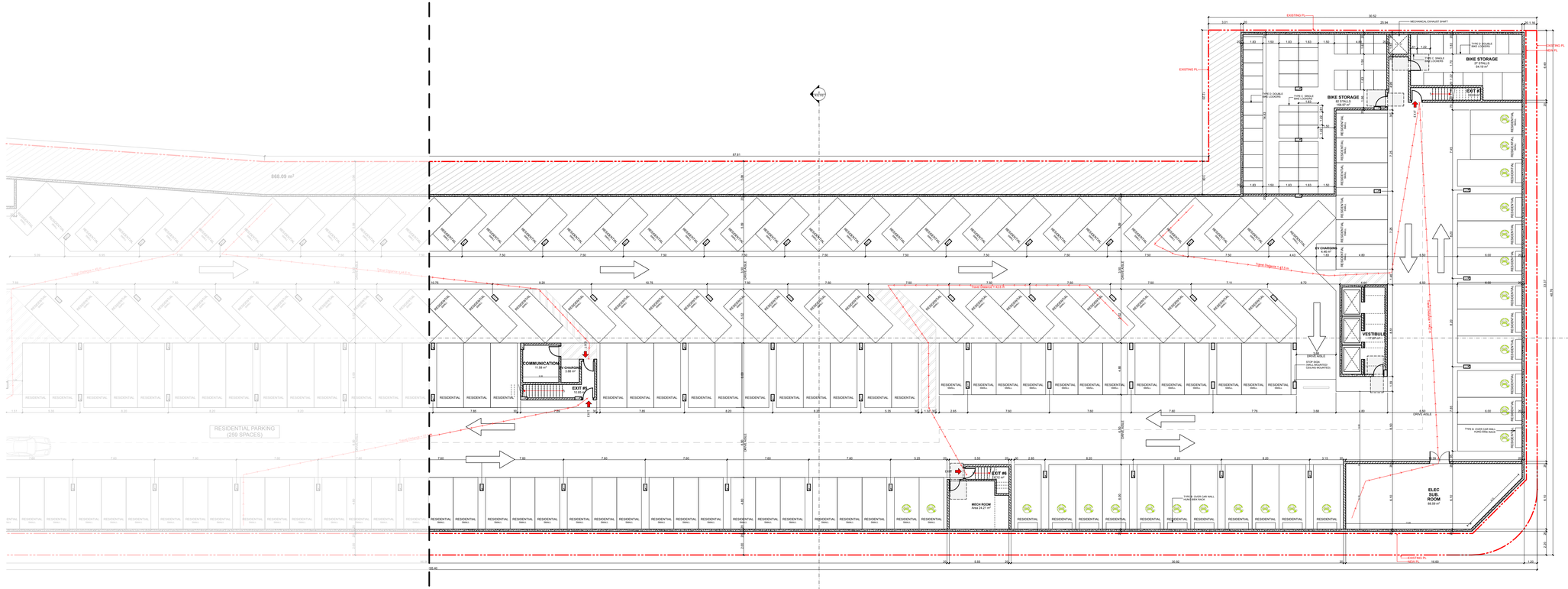
[TITLE]

Level 1 Parking Plan - West

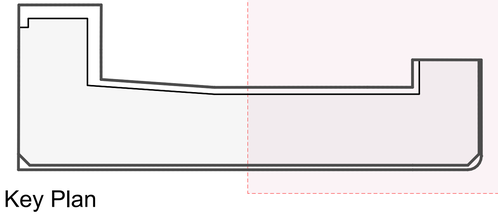
23630	[PROJECT]
1:200	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.010



1 Level P1 Parking Plan
SCALE: 1:200



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2024-11-12

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DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

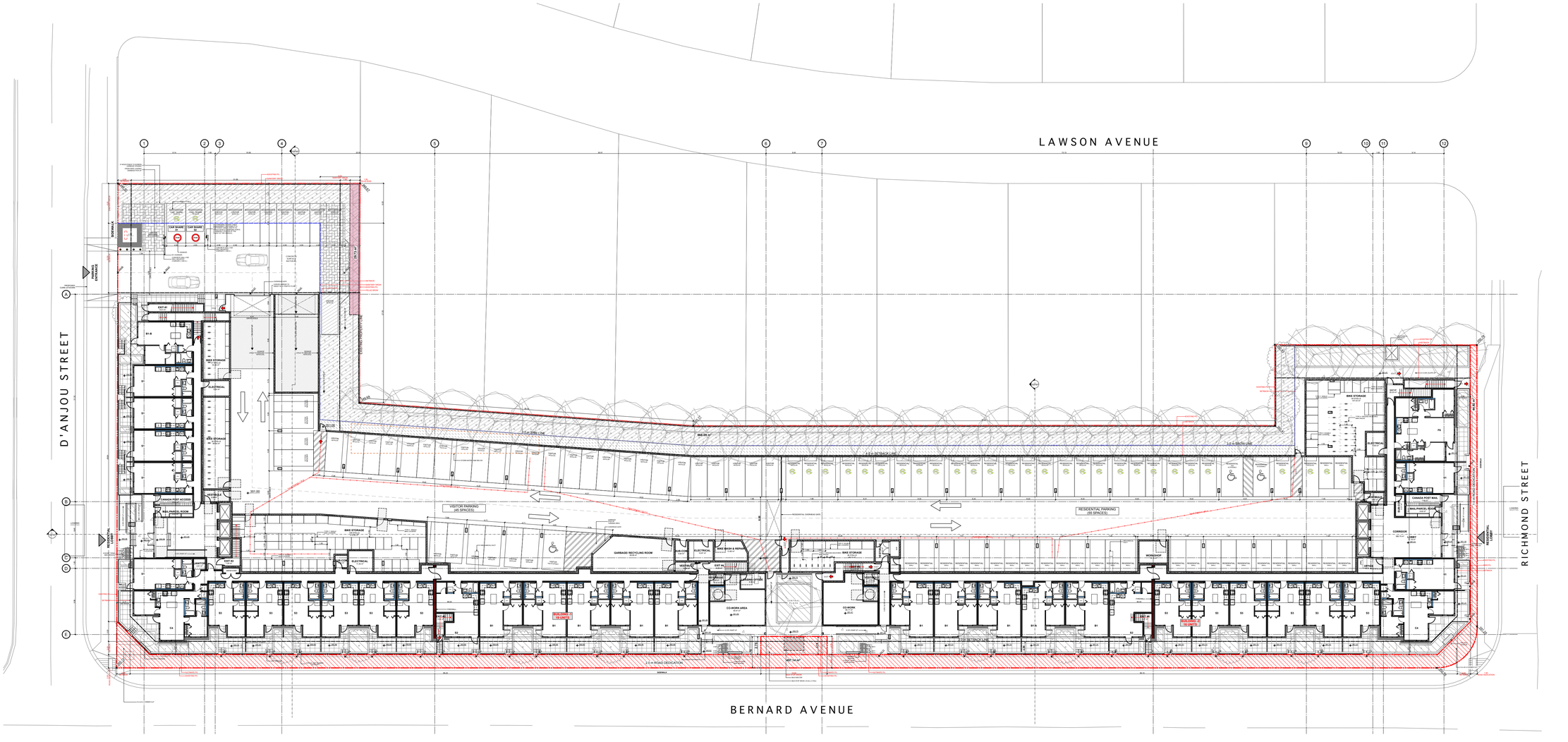
[TITLE]

Level 1 Parking Plan - East

23630	[PROJECT]
1:200	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.020



1 Level 1 Floor Plan
SCALE: 1:300

LEGEND
- SANITARY SROW
- TELUS ROW
- ROAD DEDICATION / SROW

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2024 11 13

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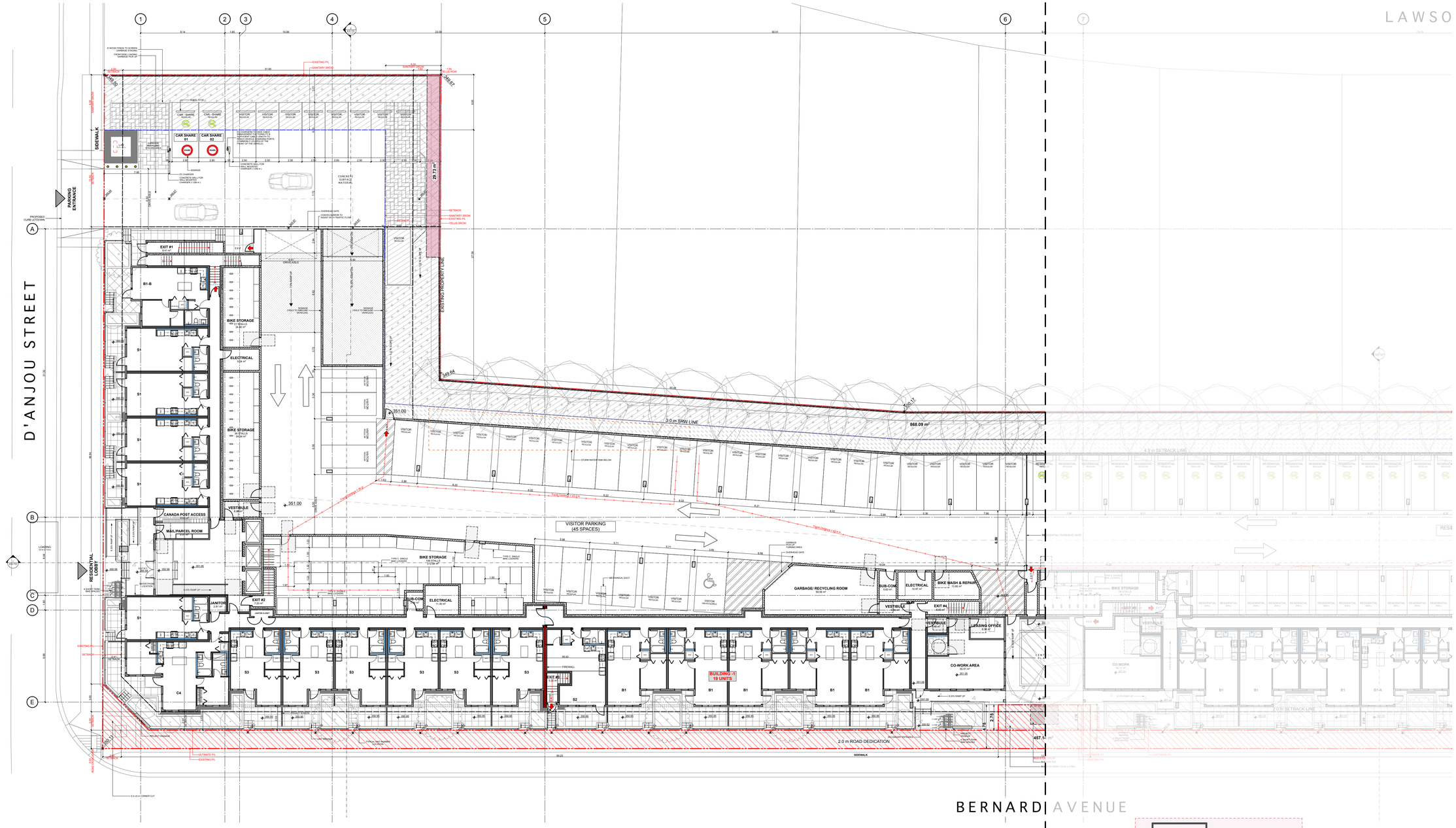
DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]
BERNARD ASSEMBLY
1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]
Level 1 Floor Plan - Overall

23630	[PROJECT]
1:300	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]
A-2.100



1 Level 1 Floor Plan
SCALE: 1:200

Key Plan

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STEVEN EDWARD WELL
BRITISH COLUMBIA
2024 11 13

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

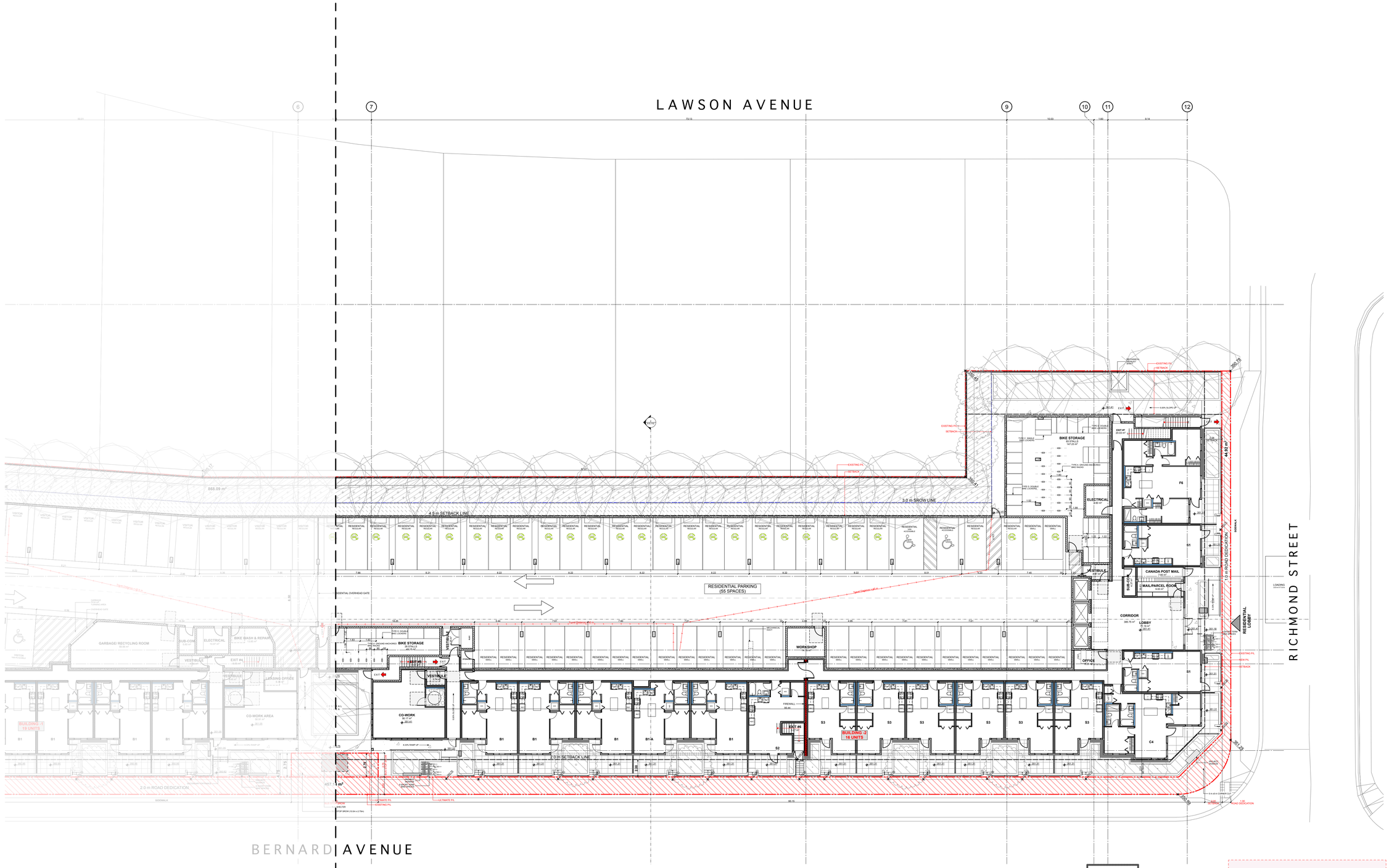
[TITLE]

Level 1 Floor Plan - West

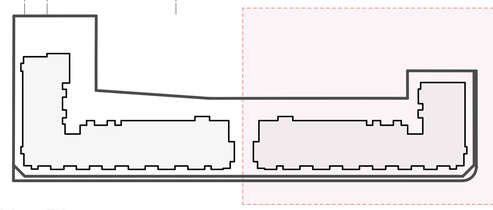
23630	[PROJECT]
1:200	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.110



1 Level 1 Floor Plan
SCALE: 1:200



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STEVEN EDWARD FOX
BRITISH COLUMBIA
2024.11.12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

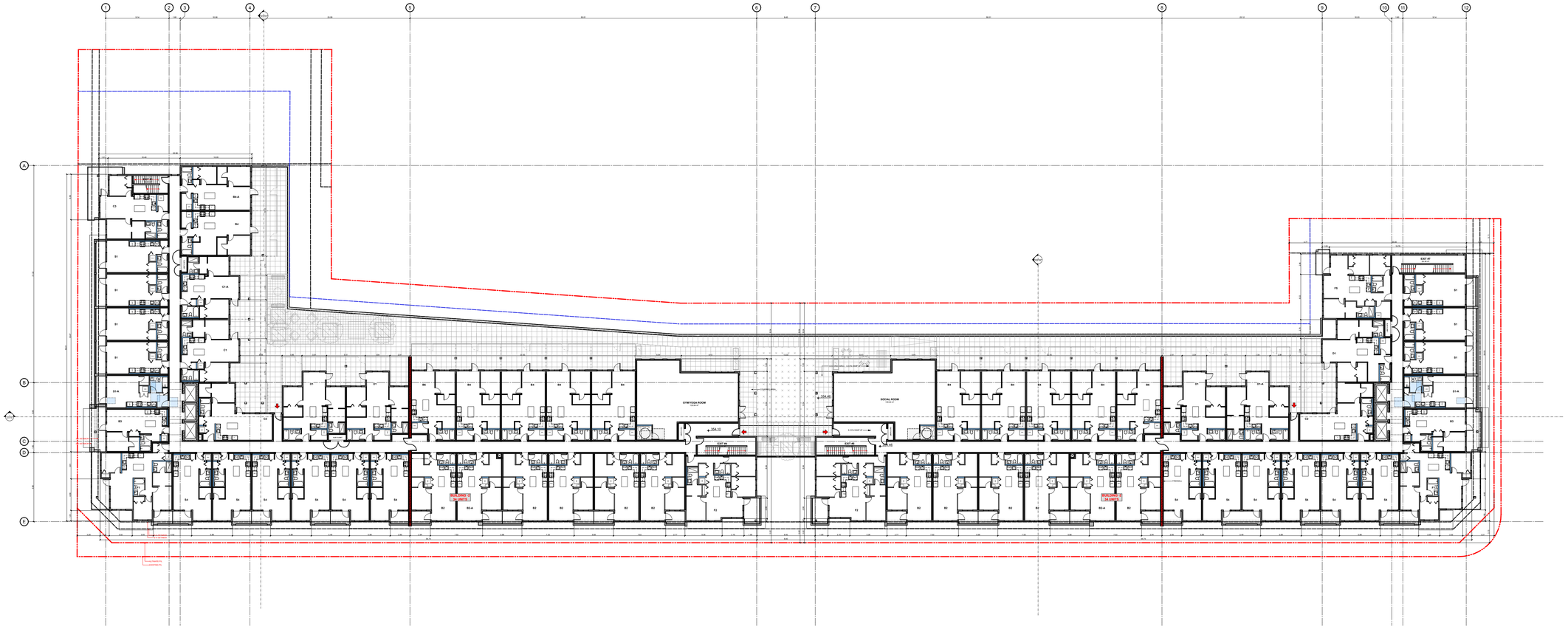
[TITLE]

Level 1 Floor Plan - East

23630	[PROJECT]
1:200	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.120



1 Level 2 Floor Plan
SCALE: 1:300

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STEVEN EDWARD VETTESE
BRITISH COLUMBIA
2024.11.12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

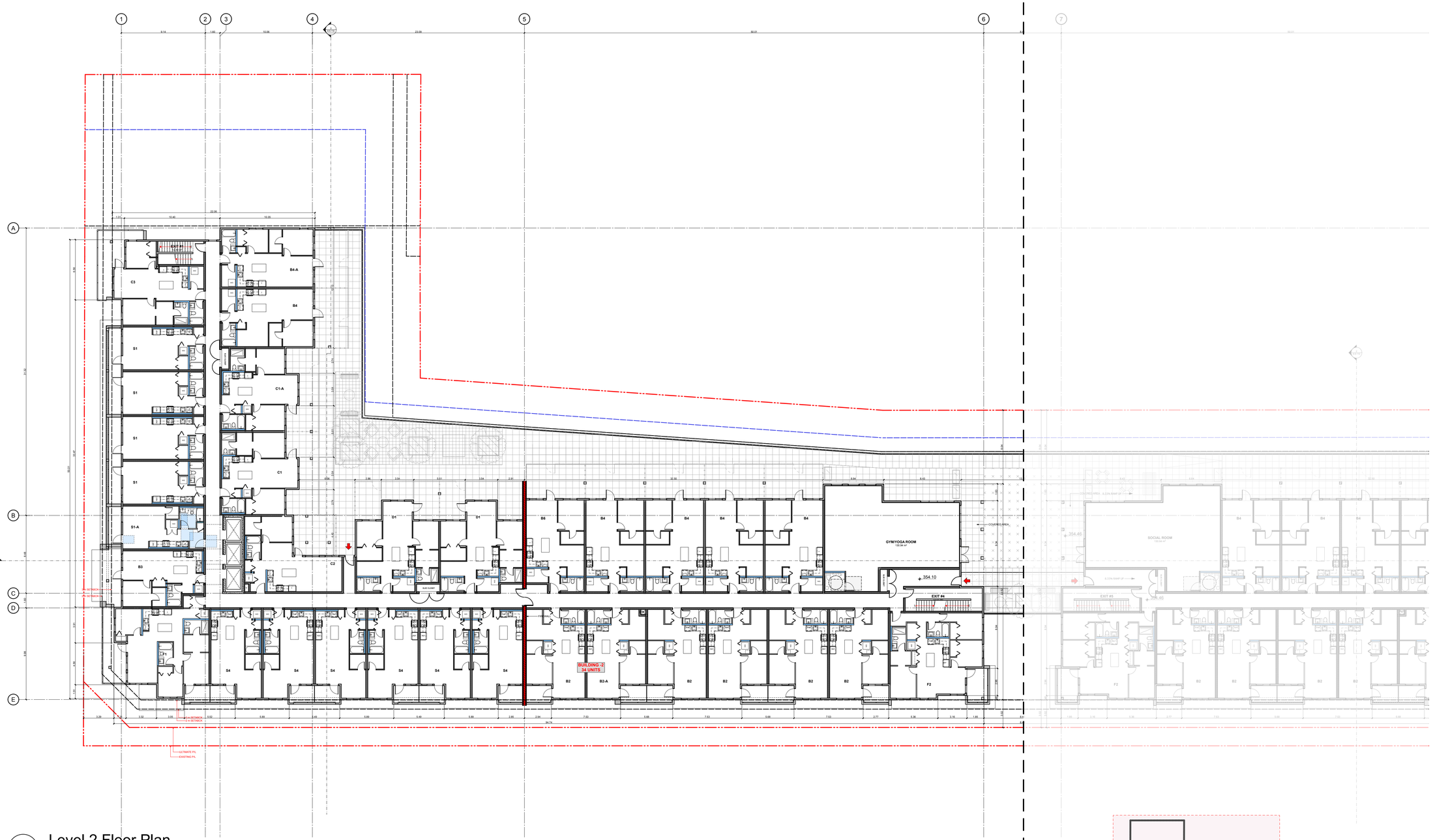
[TITLE]

Level 2 Floor Plan - Overall

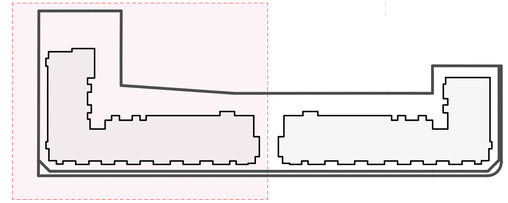
23630	[PROJECT]
1:300	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.200



1 Level 2 Floor Plan
SCALE: 1:200



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STEVEN EDWARD
BRITISH COLUMBIA

2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

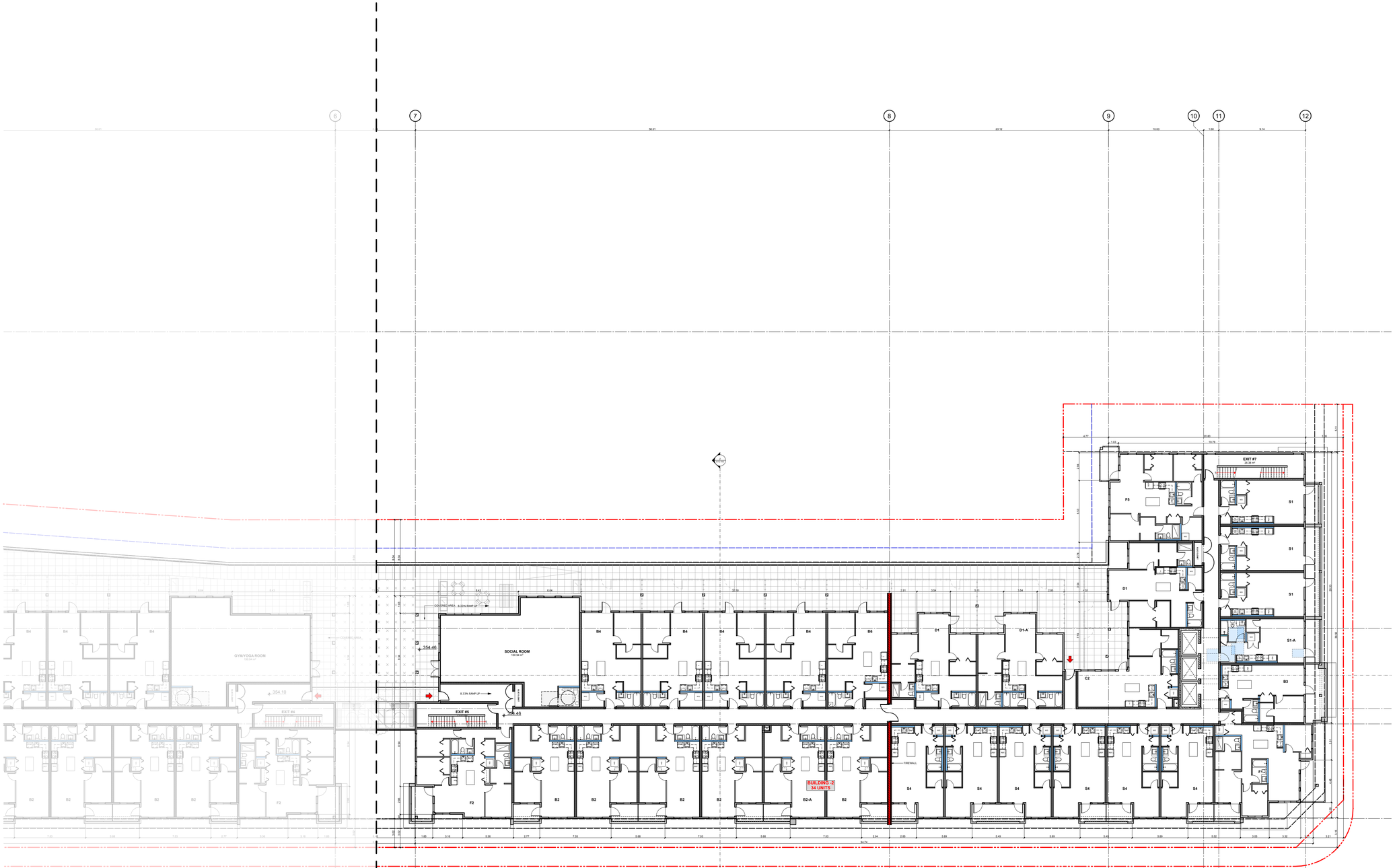
[TITLE]

Level 2 Floor Plan - West

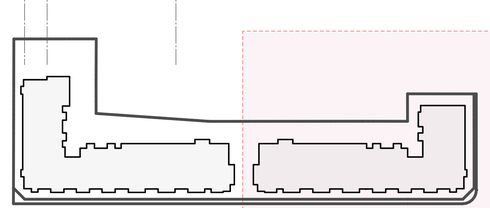
23630	[PROJECT]
1:200	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.210



1 Level 2 Floor Plan
SCALE: 1:200



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2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

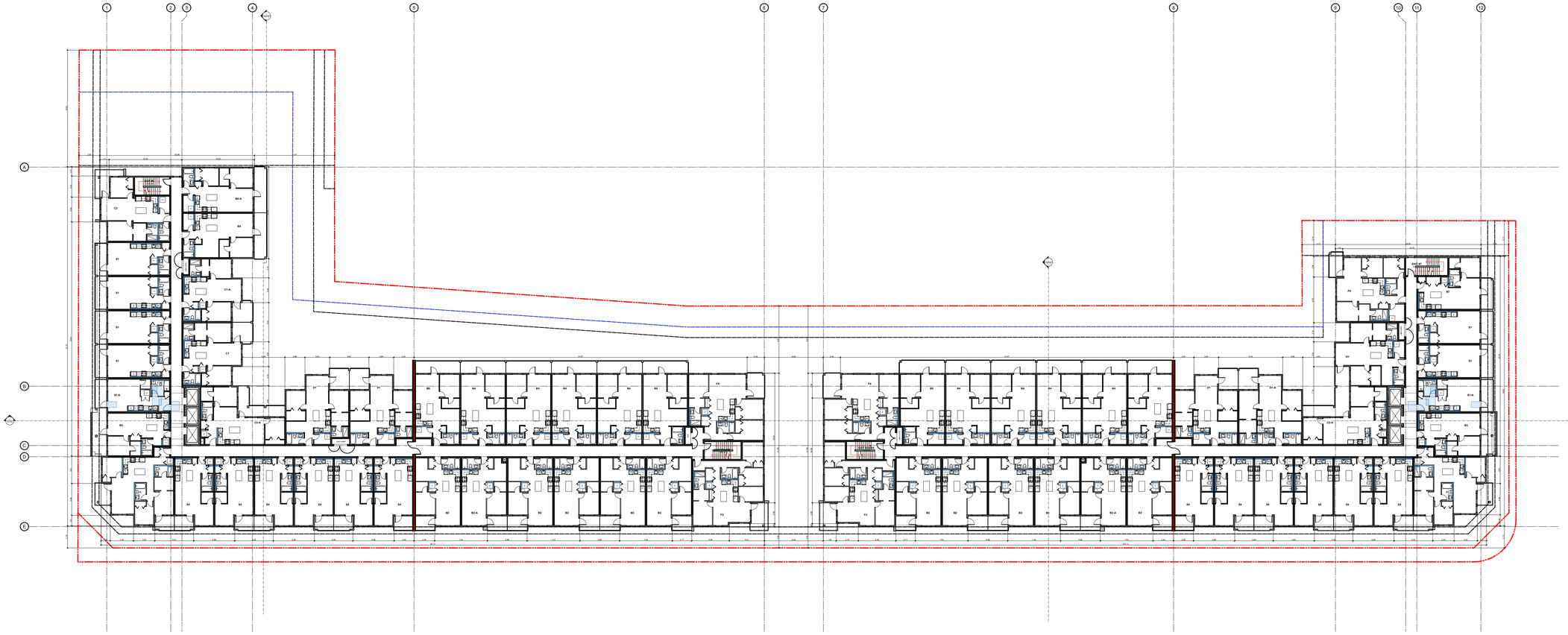
[TITLE]

Level 2 Floor Plan - East

23630	[PROJECT]
1:200	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.220



1 Level 3-5 Floor Plan
SCALE: 1:300

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD WHITE
BRITISH COLUMBIA

2024.11.12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

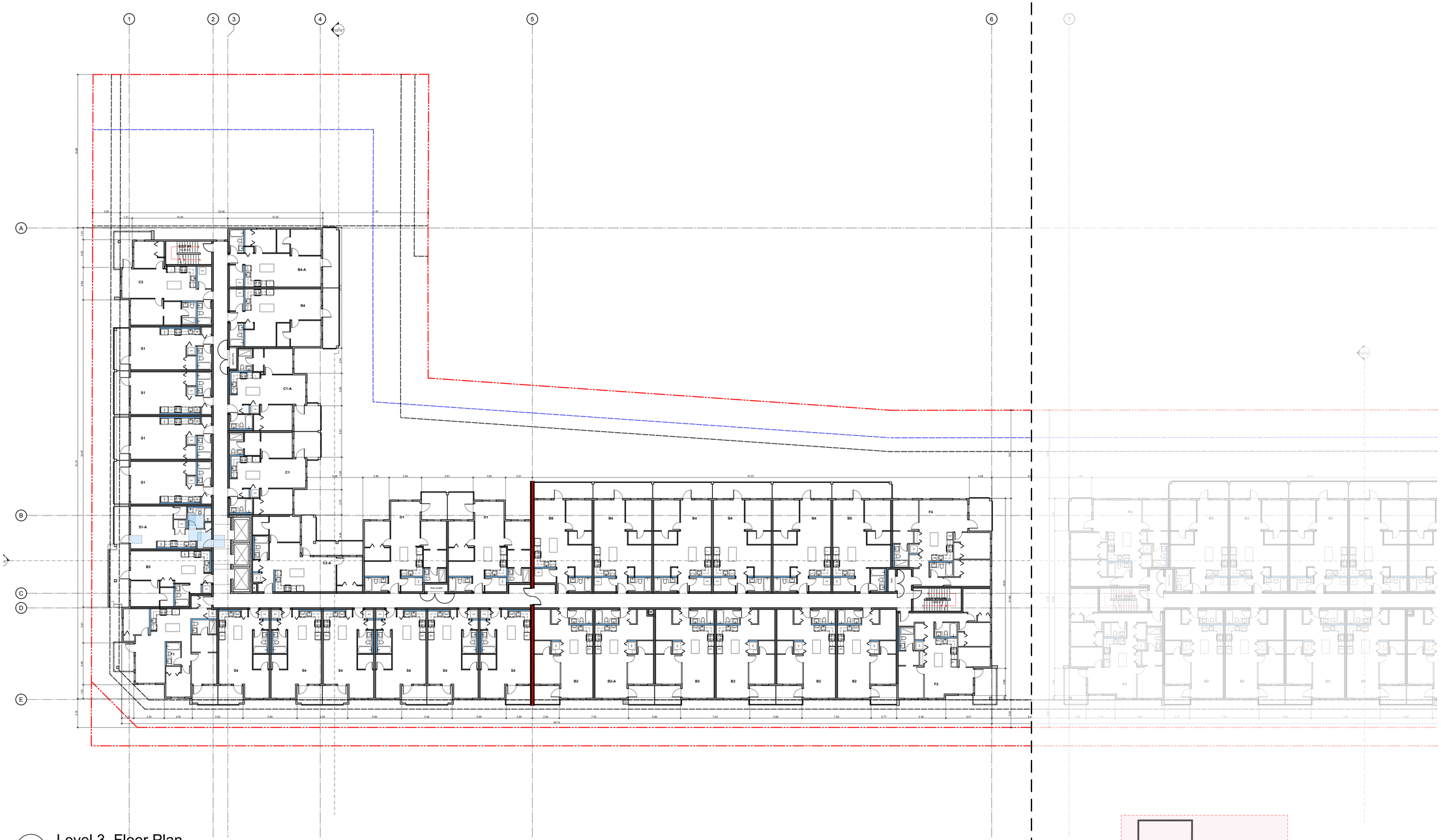
[TITLE]

Level 3 Floor Plan - Overall

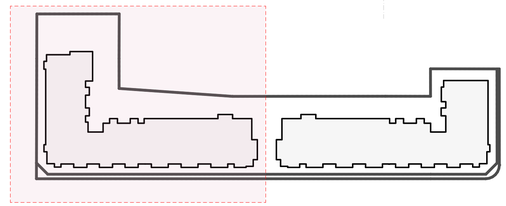
23630	[PROJECT]
1:300	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.300



1 Level 3 Floor Plan
SCALE: 1:200



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DENCITI development corp.

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD
BRITISH COLUMBIA

2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

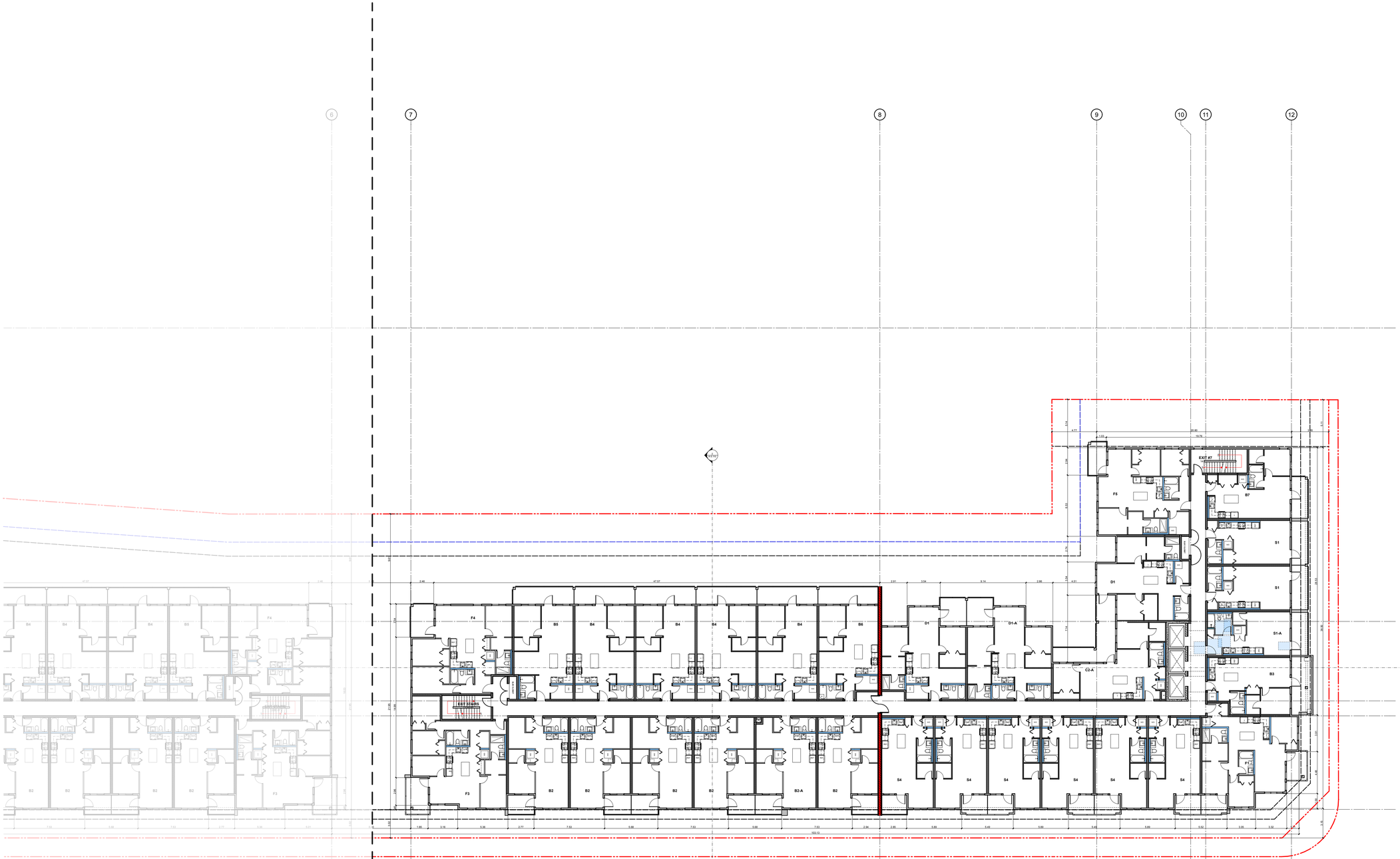
[TITLE]

Level 3 Floor Plan - West

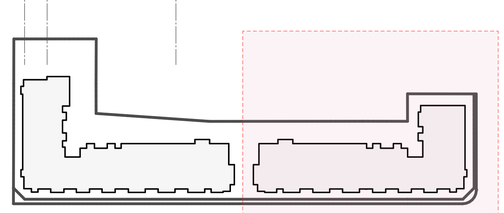
23630	[PROJECT]
1:200	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.310



1 Level 3 Floor Plan
SCALE: 1:200



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Kelowna, BC

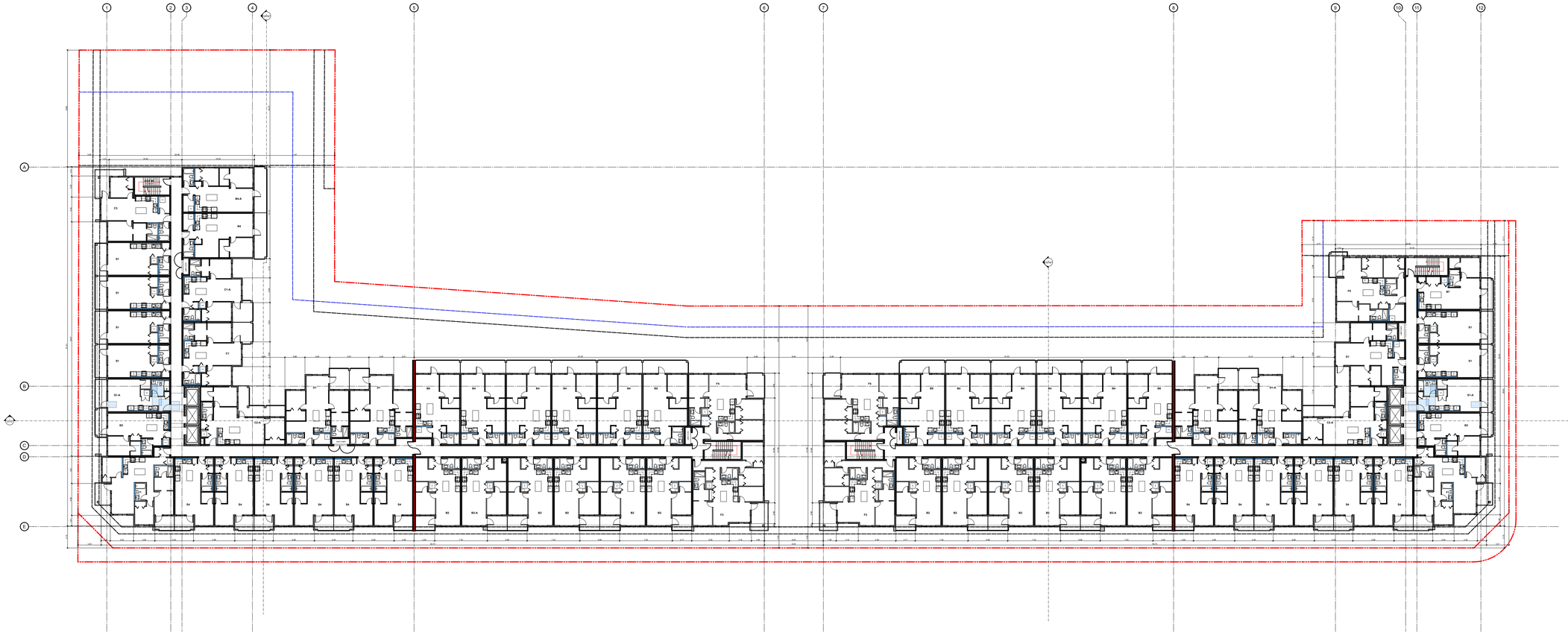
[TITLE]

Level 3 Floor Plan - East

23630	[PROJECT]
1:200	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.320



1 Level 4 Floor Plan
SCALE: 1:300

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BERNARD ASSEMBLY

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1230,1240,1250,1260,1270,1280,
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1488 Richmond Street
Kelowna, BC

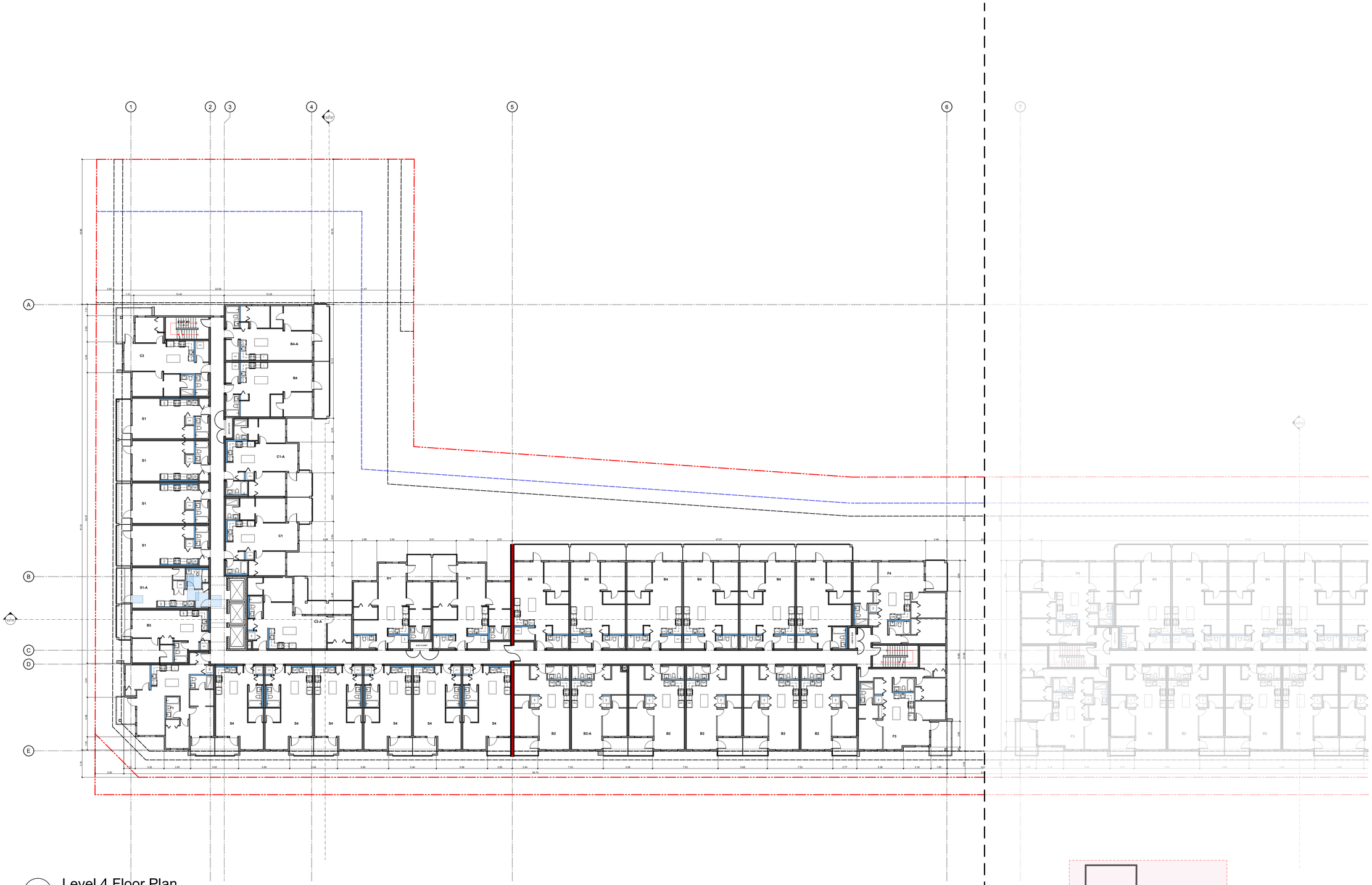
[TITLE]

Level 4 Floor Plan - Overall

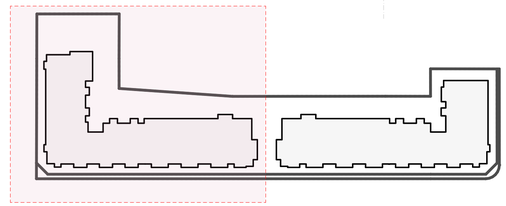
23630	[PROJECT]
1:300	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.400



1 Level 4 Floor Plan
SCALE: 1:200



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1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Level 4 Floor Plan - West

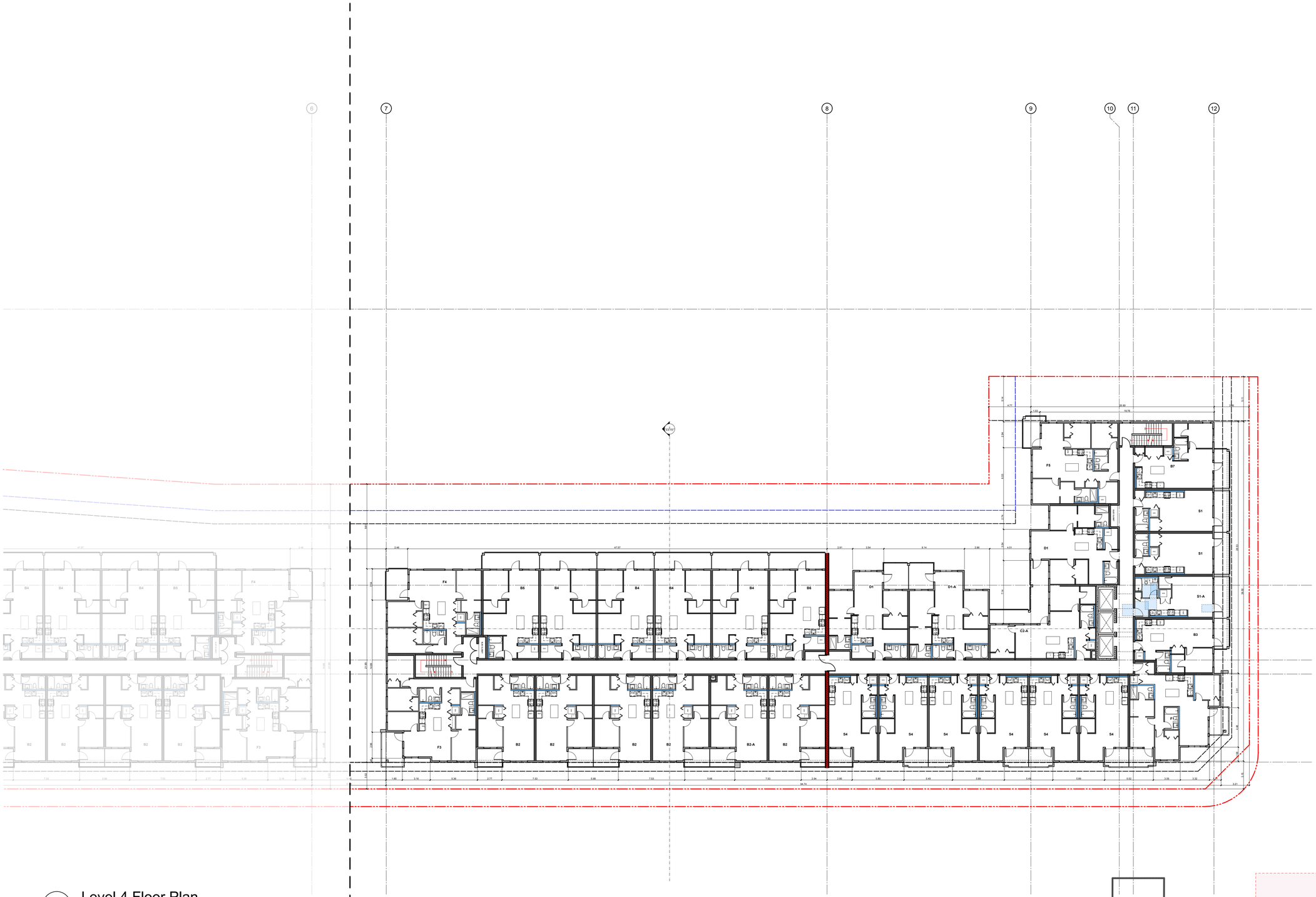
[PROJECT]
23630

[SCALE]
1:200

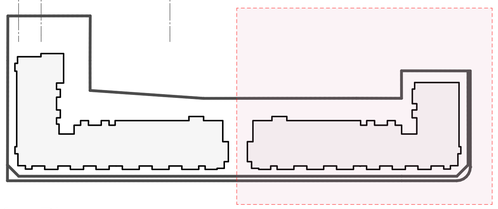
[DATE]
Tuesday, November 12, 2024

[ISSUE]
Issue 3: DP

[DRAWING]
A-2.410



1 Level 4 Floor Plan
SCALE: 1:200



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1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Level 4 Floor Plan - East

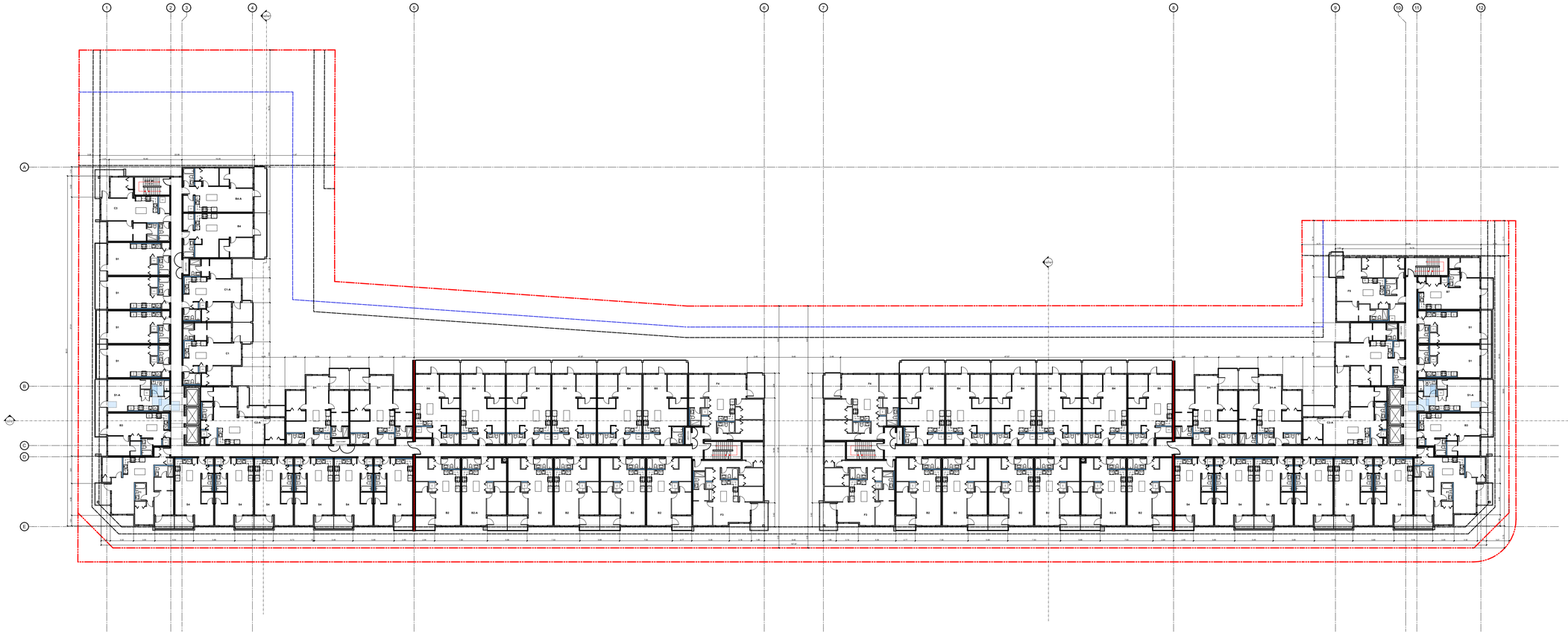
[PROJECT]
23630

[SCALE]
1:200

[DATE]
Tuesday, November 12, 2024

[ISSUE]
Issue 3: DP

[DRAWING]
A-2.420



1 Level 5 Floor Plan
SCALE: 1:300

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BERNARD ASSEMBLY

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1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

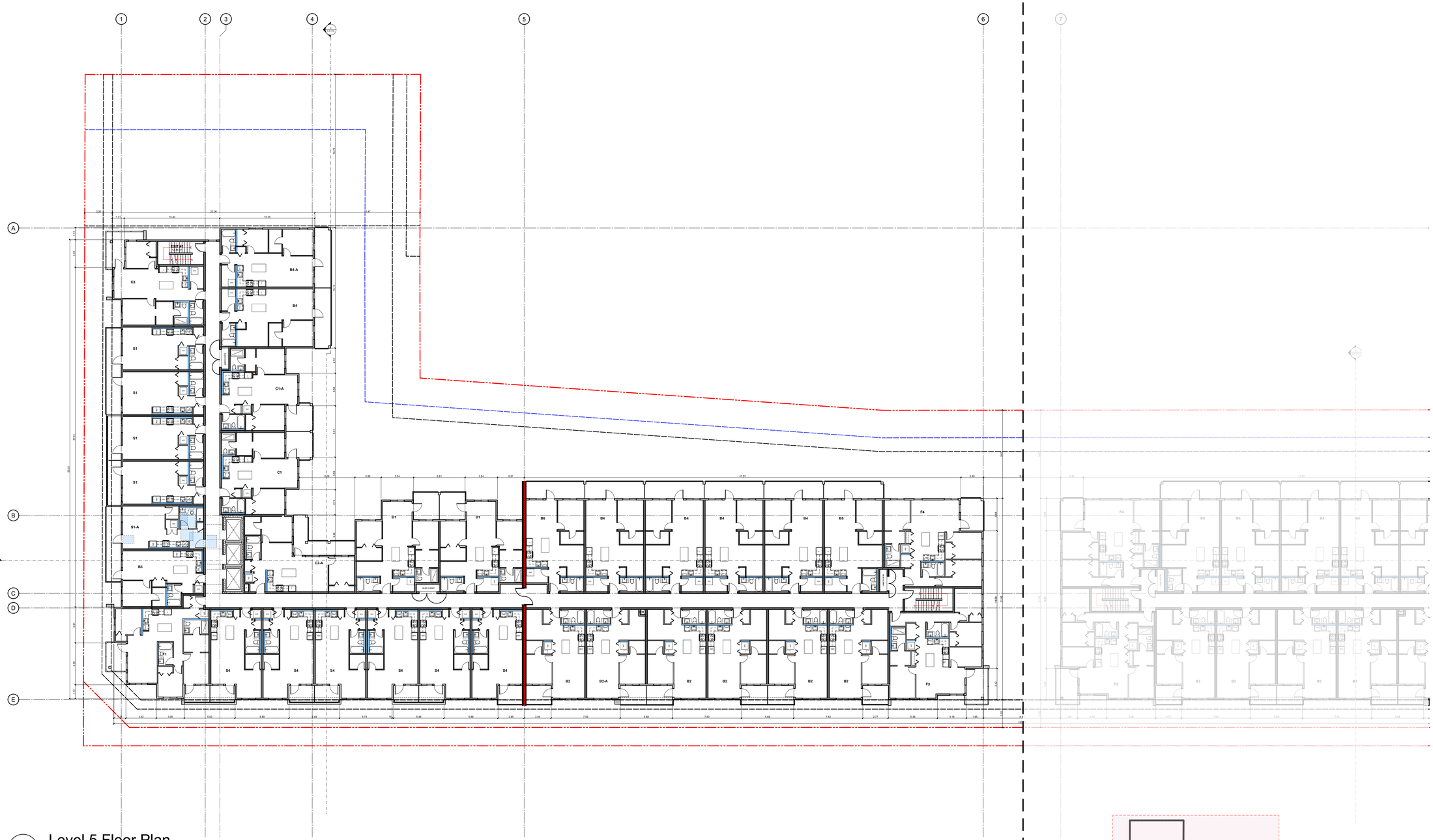
[TITLE]

Level 5 Floor Plan - Overall

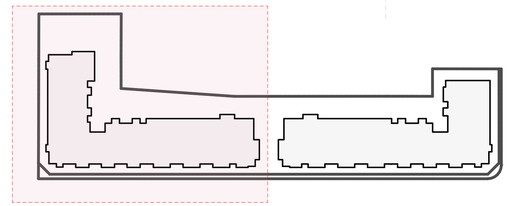
23630	[PROJECT]
1:300	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.500



1 Level 5 Floor Plan
SCALE: 1:200



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BERNARD ASSEMBLY

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1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

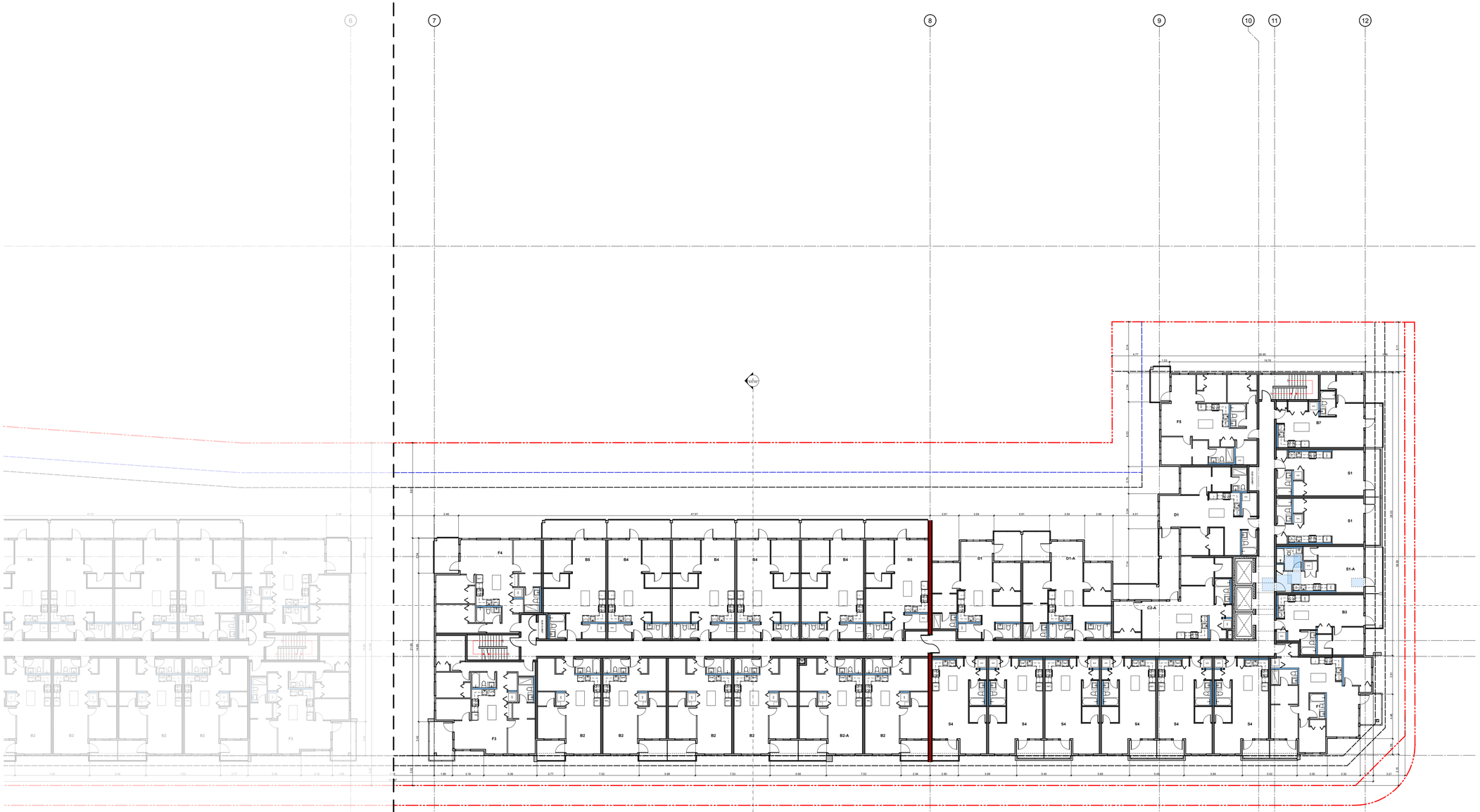
[TITLE]

Level 5 Floor Plan - West

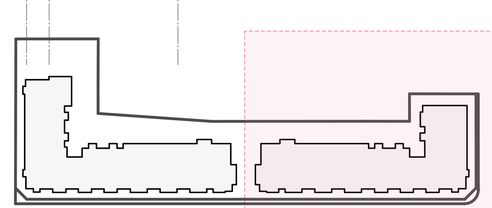
23630	[PROJECT]
1:200	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.510



1 Level 5 Floor Plan
SCALE: 1:200



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2024-11-12

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BERNARD ASSEMBLY

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1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

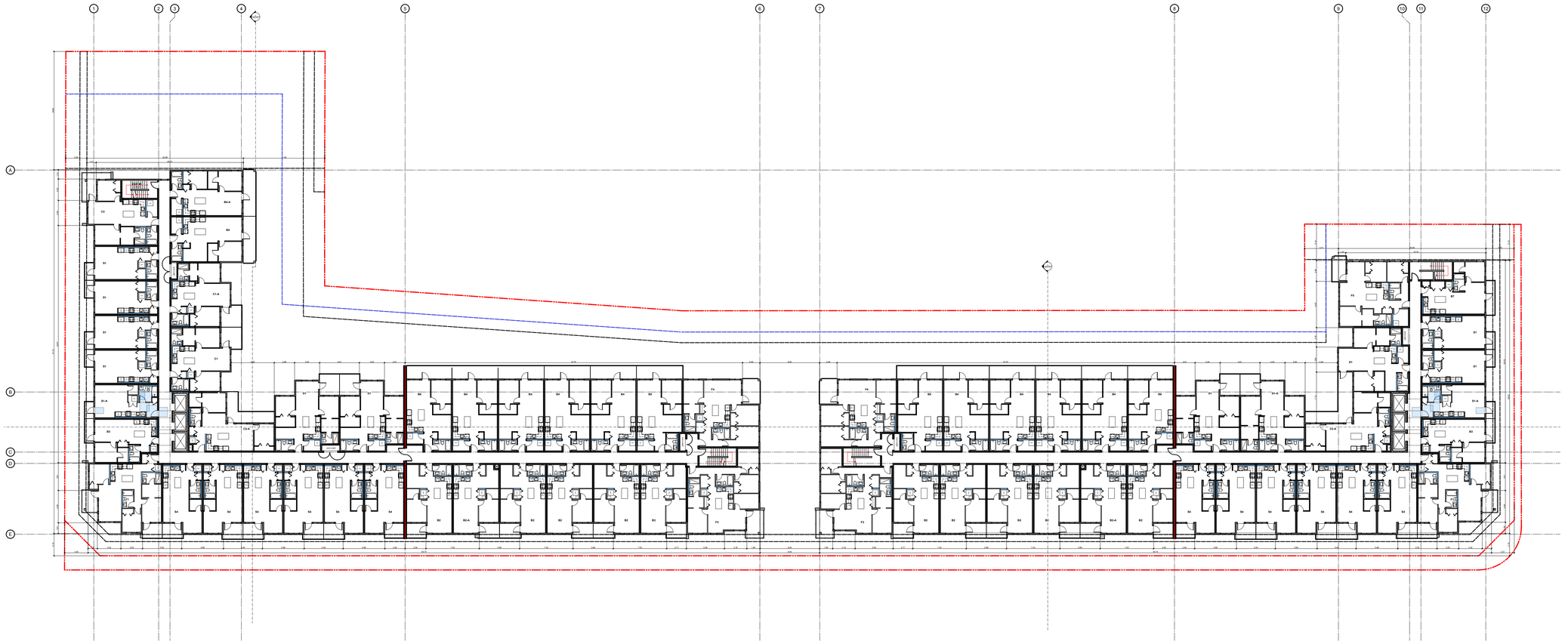
[TITLE]

Level 5 Floor Plan - East

23630	[PROJECT]
1:200	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.520



1 Level 6 Floor Plan
SCALE: 1:300

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BRITISH COLUMBIA

2024.11.12

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BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

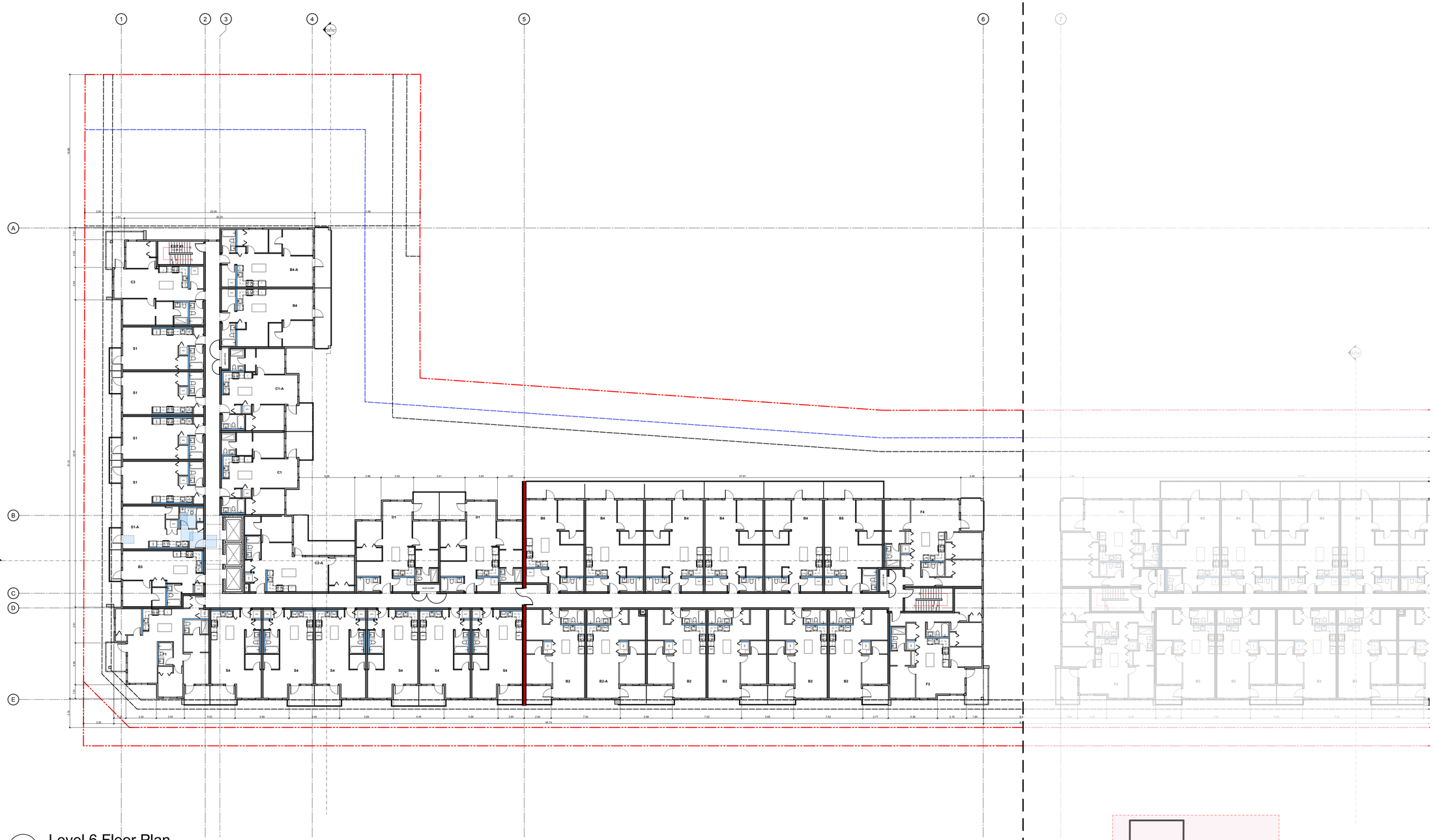
[TITLE]

Level 6 Floor Plan - Overall

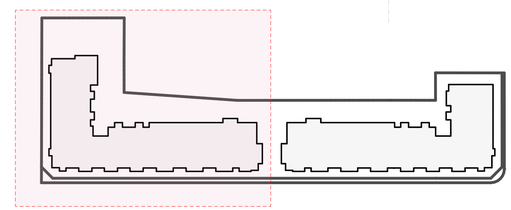
23630	[PROJECT]
1:300	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.600



1 Level 6 Floor Plan
SCALE: 1:200



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1488 Richmond Street
Kelowna, BC

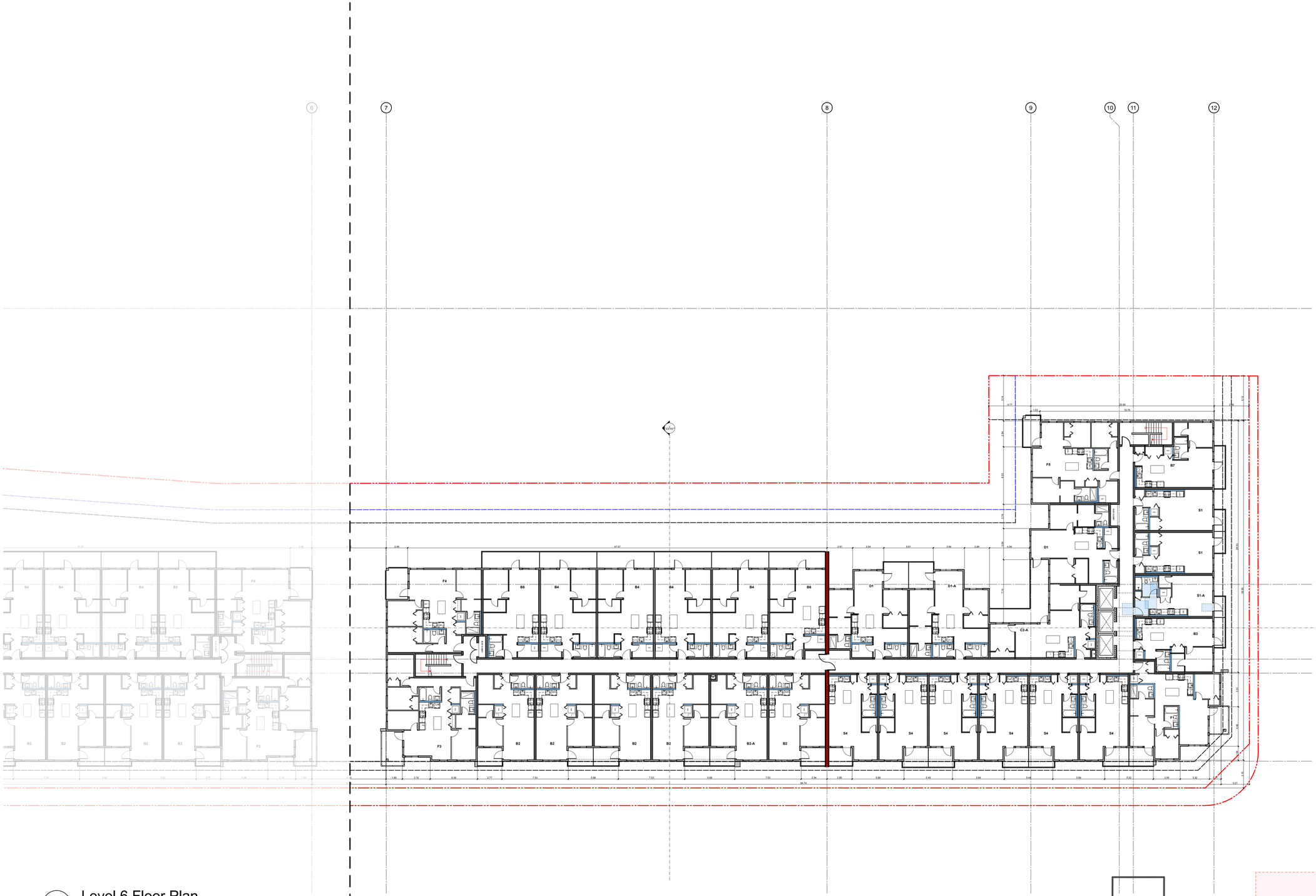
[TITLE]

Level 6 Floor Plan - West

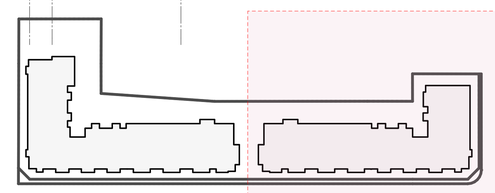
23630	[PROJECT]
1:200	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.610



1 Level 6 Floor Plan
SCALE: 1:200



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2024-11-12

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[PROJECT]

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1488 Richmond Street
Kelowna, BC

[TITLE]

Level 6 Floor Plan - East

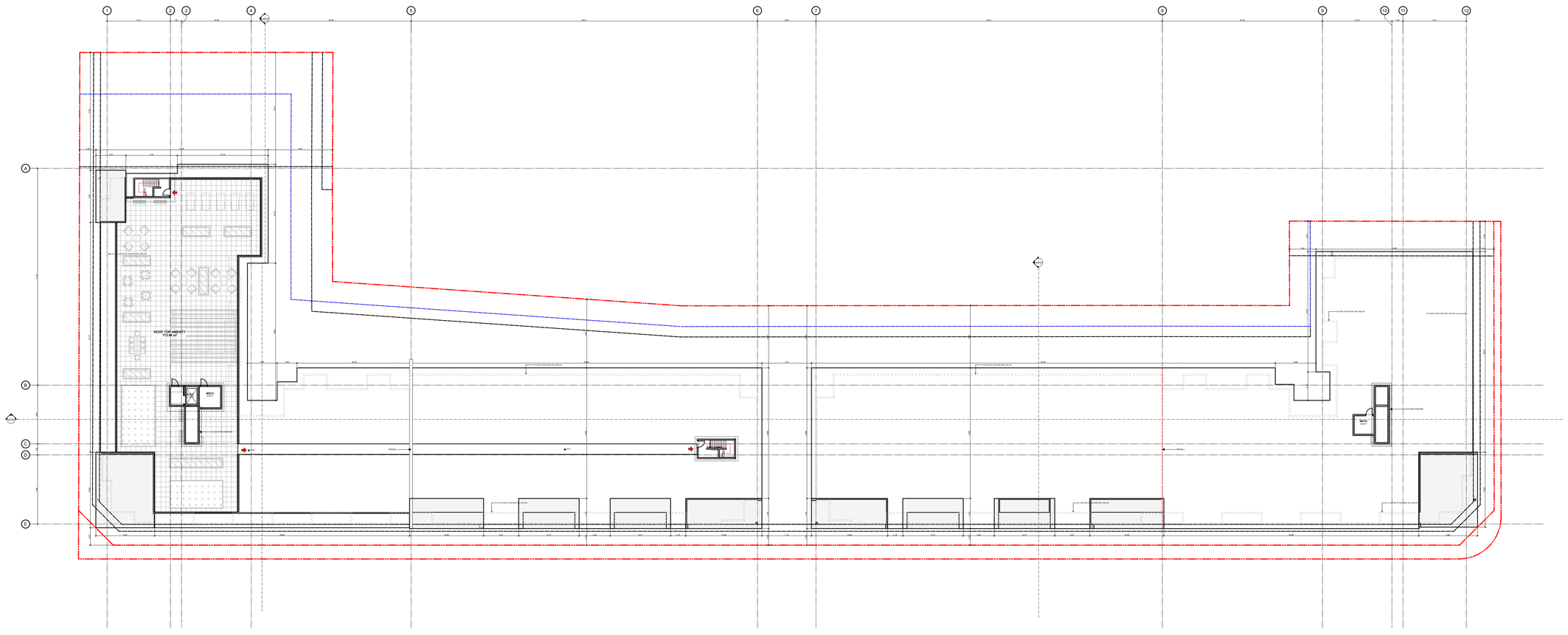
[PROJECT]
23630

[SCALE]
1:200

[DATE]
Tuesday, November 12, 2024

[ISSUE]
Issue 3: DP

[DRAWING]
A-2.620



1 Roof Plan
SCALE: 1:300

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2024.11.12

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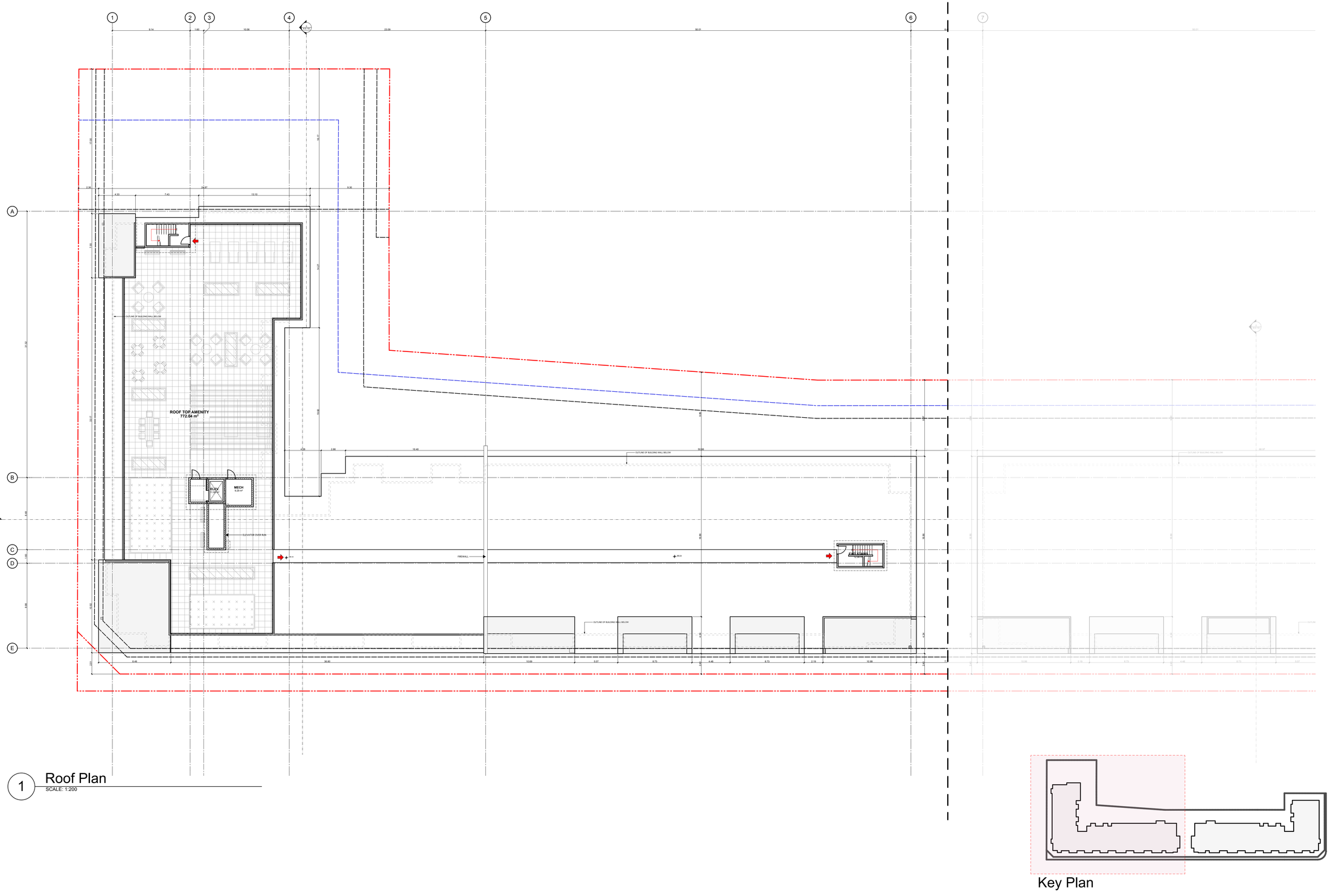
[TITLE]

Roof Plan - Overall

23630	[PROJECT]
1:300	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.700



1 Roof Plan
SCALE: 1:200

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Kelowna, BC

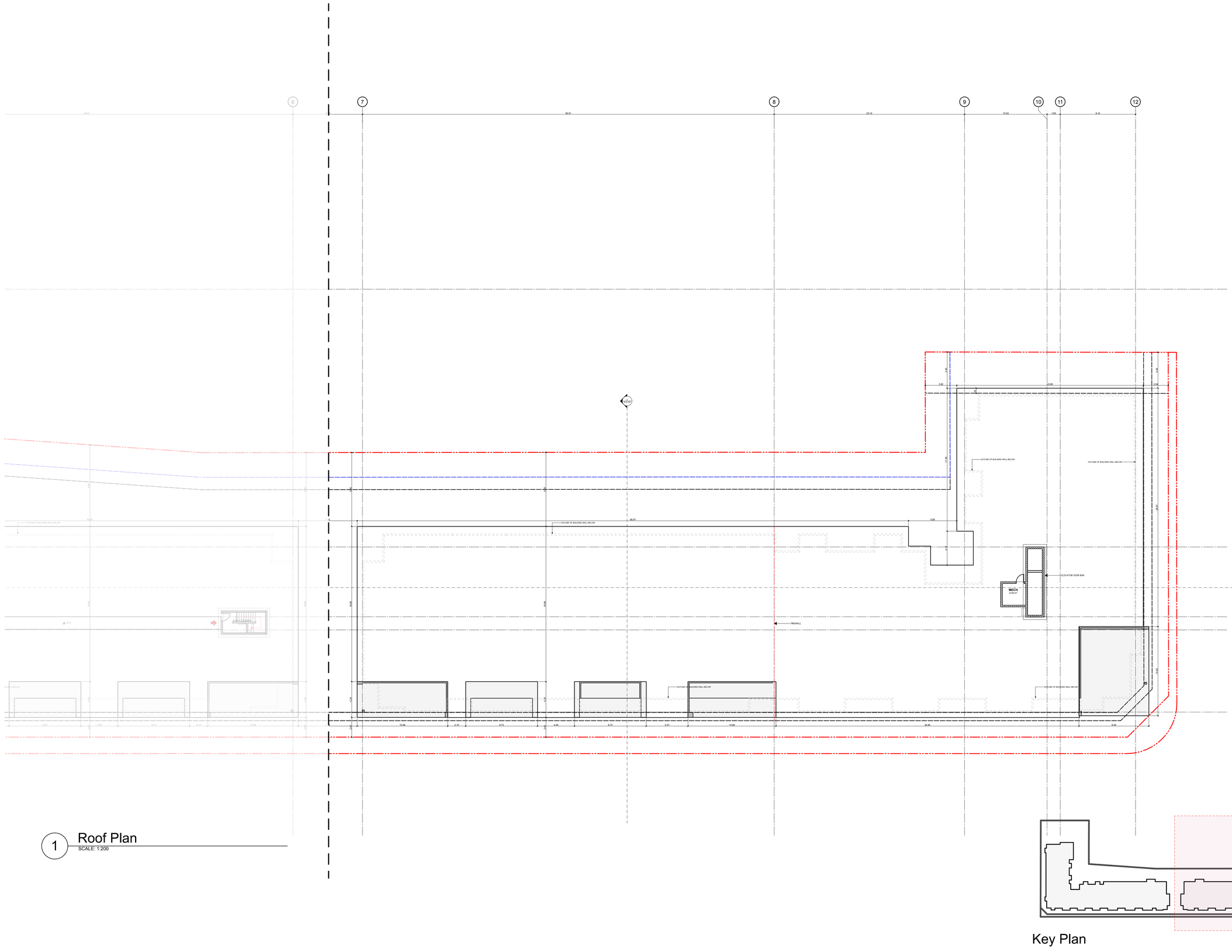
[TITLE]

Roof Plan - West

23630	[PROJECT]
1:200	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-2.710



1 Roof Plan
SCALE: 1:200

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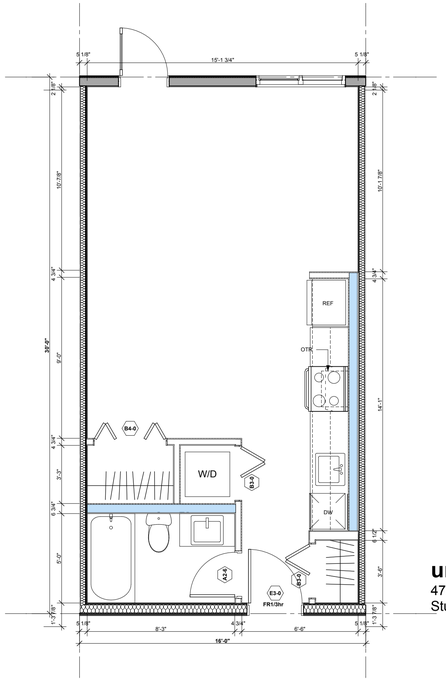
[TITLE]

Roof Plan - East

23630	[PROJECT]
1:200	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

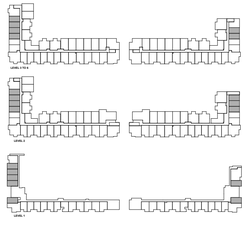
[DRAWING]

A-2.720



unit S1
476.08 sqft
Studio

TOTAL UNITS (S1) : 38 UNITS



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[ARCHITECT SEAL]

[CLIENT]
DENCITI DEVELOPMENT CORP.
[PROJECT]
BERNARD & D'ANJOU
1491 & 1495 D'Anjou Street, 1230, 1240,1250,1260,1270,1280 & 1290 Bernard Street
Kelowna, BC
[TITLE]
UNIT S1
23630 [PROJECT]
[SCALE]
Tuesday, November 12, 2024 [DATE]
DP [ISSUE]
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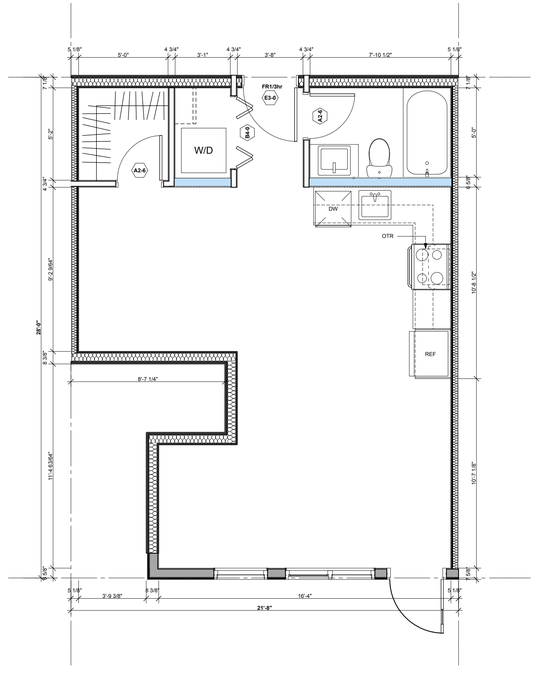
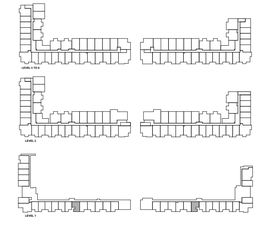
A - 001



unit S2
525.66 sqft
Studio

TOTAL UNITS (S2) : 02 UNITS



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UNIT S2
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Tuesday, November 12, 2024 [DATE]
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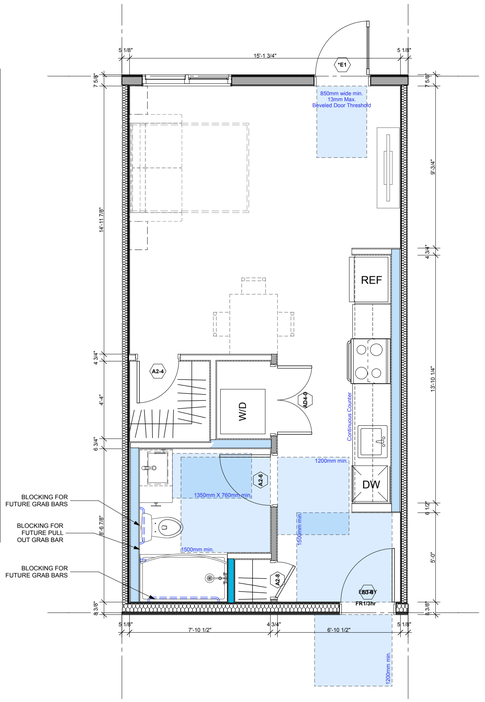
A - 004

REFER TO BCBC2018 SUBSECTION 3.8.5.

AT LEAST ONE BATHROOM
- PER 3.8.5.4.(1), HAVE A CLEAR DOOR WIDTH OF NOT LESS THAN 810MM.
- PER 3.8.5.4.(2), SUFFICIENT CLEAR AREAS AT BOTH SIDE OF THE DOOR PER 3.8.3.6 AS FOLLOWS:
  - SWING SIDE = MIN 600MM CLEARANCE AT THE DOOR JAMB (1500MM DEEP)
  - NON SWING SIDE = 300MM AT DOOR JAMB (1200MM DEEP)
- PER 3.8.5.5.(1)(d), A CLEAR FLOOR SPACE OF 760MM WIDE BY 1350MM DEEP, THAT DOES NOT ENCROACH ON THE AREA OF THE DOOR SWING.
- PER 3.8.5.5.(1)(c), A CLEAR FLOOR SPACE OF 760MM WIDE BY 1350MM DEEP, CENTERED ON THE LAVATORY.
- PER 3.8.5.5.1.(1)(b), DIMENSION IN FROM FRONT OF TUB/SHOWER TO CENTER LINE OF WATER CLOSET NOT LESS THAN 510MM
- PER 3.8.5.5.(1)(a), DIMENSION IN FRONT OF WATER CLOSET NOT LESS THAN 800MM
- PER 3.8.5.5.(2) WATER CLOSET, TUB, AND SHOWER TO BE ABLE TO ACCOMMODATE FUTURE INSTALLATION OF GRAB BARS, CONFIRM MATERIAL IS PROVIDED TO MAINTAIN LOAD REQUIRED FOR GRAB BARS.

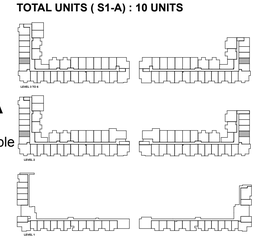
AT LEAST ONE BEDROOM
- PER 3.8.5.4.(1), HAVE A CLEAR DOOR WIDTH OF NOT LESS THAN 810MM.
- PER 3.8.5.4.(2), SUFFICIENT CLEAR AREAS AT BOTH SIDE OF THE DOOR PER 3.8.3.6 AS FOLLOWS:
  - SWING SIDE = MIN 600MM CLEARANCE AT THE DOOR JAMB (1500MM DEEP)
  - NON SWING SIDE = 300MM AT DOOR JAMB (1200MM DEEP)

OTHER AREAS
- PER 3.8.3.6.(2), A MINIMUM CLEARANCE OF 850MM IS REQUIRED FOR THE SUITE ENTRY DOOR.
- PER 3.8.5.4.(2), SUITE ENTRY DOOR TO HAVE SUFFICIENT CLEAR AREAS AT BOTH SIDES PER 3.8.3.6 AS FOLLOWS:
  - SWING SIDE = MIN 600MM CLEARANCE AT THE DOOR JAMB (1500MM DEEP)
  - NON SWING SIDE = 300MM AT DOOR JAMB (1200MM DEEP)
- PER 3.8.5.6.(1), KITCHEN BE DESIGN TO THAT COOKTOP & SINKTOP ARE ADJACENT OR CAN HAVE A CONTINUOUS COUNTER BETWEEN THEM.
- PER 3.8.5.7, CONTROLS & SWITCHED FOR OCCUPANT USE TO BE MOUNTED 455MM TO 1200MM ABOVE FLOOR



unit S1-A
476.08 sqft
Studio- Adaptable

TOTAL UNITS (S1-A) : 10 UNITS



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[TITLE]
UNIT S1-A - Adaptable Unit
23630 [PROJECT]
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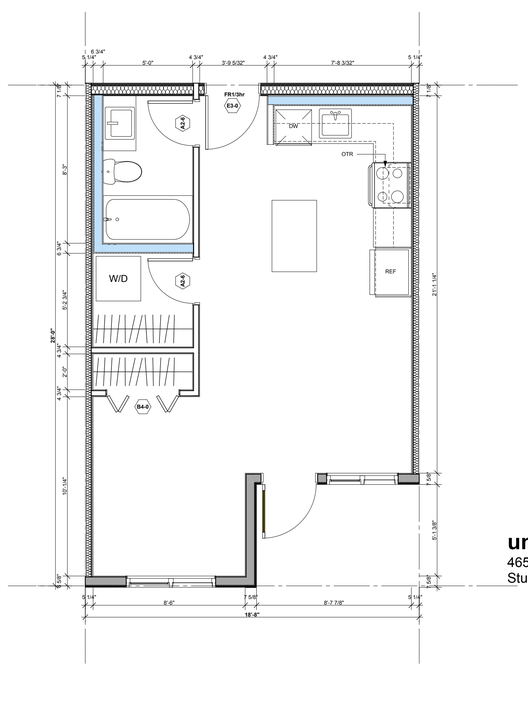
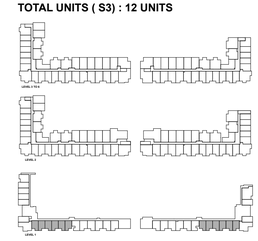
A - 003



unit S3
465.33 sqft
Studio

TOTAL UNITS (S3) : 12 UNITS



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REGISTERED ARCHITECT
STEVEN EDWARD IAN
BRITISH COLUMBIA
2024 11 12

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[PROJECT]
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Kelowna, BC
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[SCALE]
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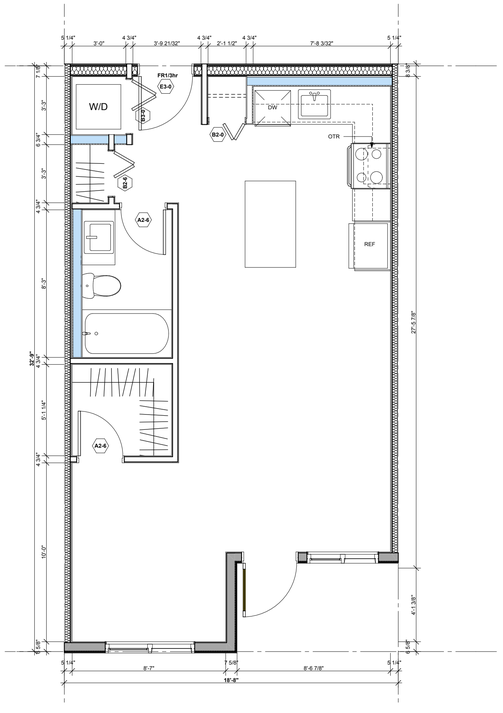
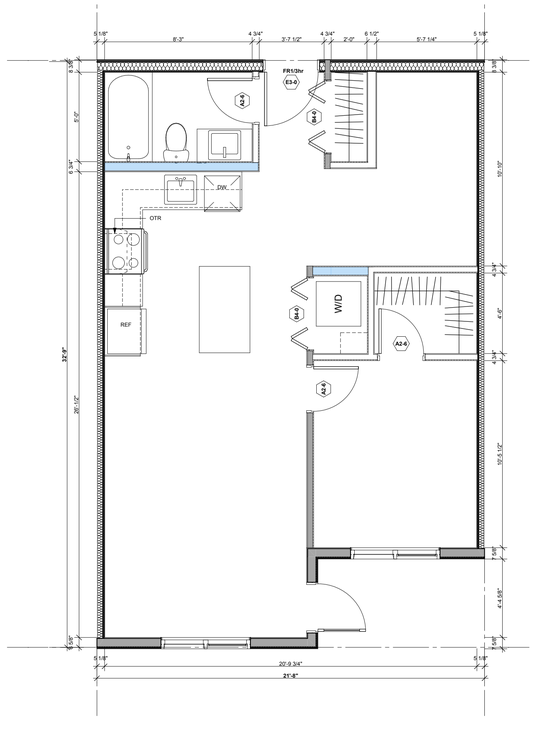
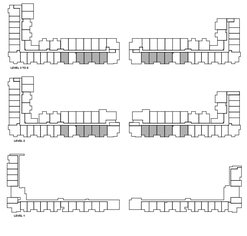
A-3.101


5 1/4"
3'-0"
4 3/4"
3'-9 21/32"
4 3/4"
2'-1 1/2"
4 3/4"
7'-8 3/32"
5 1/4"
FR1/2hr
E3-0
W/D
A2-0
B2-0
DW
OTR
REF
A2-0
32'-0"
27'-5 7/8"
8'-7"
8'-7"
8'-7"
10'-0"
8'-7"
8'-7"
8'-7



unit B2
657.13 sqft
1 bed, 1 bath



TOTAL UNITS (B2) : 50 UNITS

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UNIT B2
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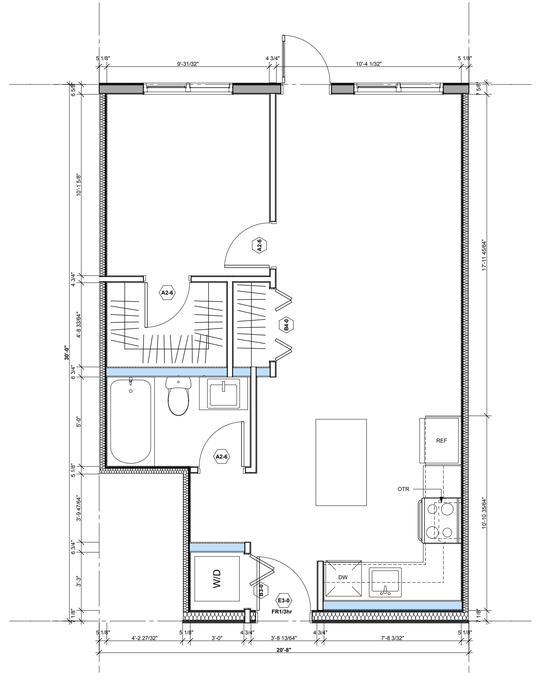
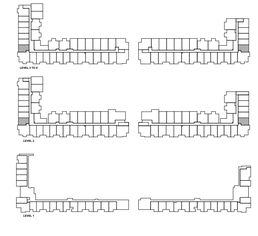
A - 010



unit B3
577.66 sqft
1 bed, 1 bath

TOTAL UNITS (B3) : 10 UNITS



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UNIT B3
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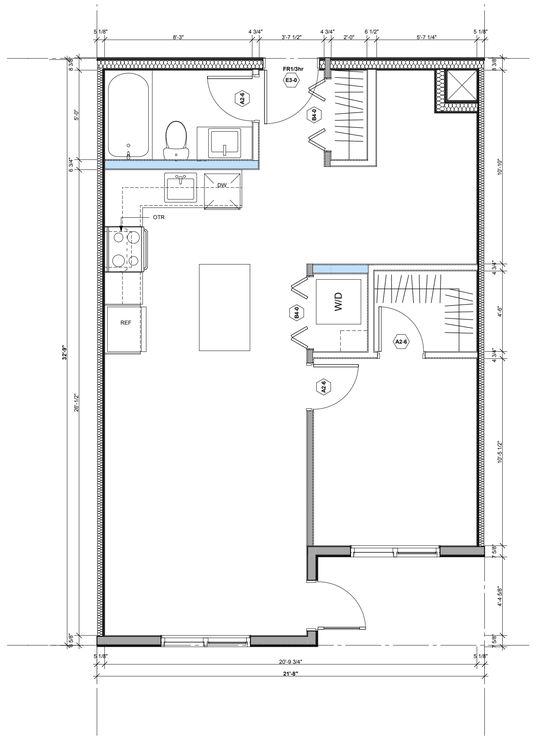
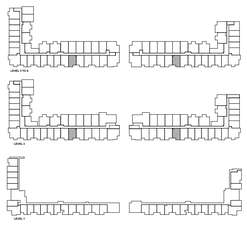
A - 012



unit B2-A
651.27 sqft
1 bed, 1 bath



TOTAL UNITS (B2-A) : 10 UNITS

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UNIT B2-A
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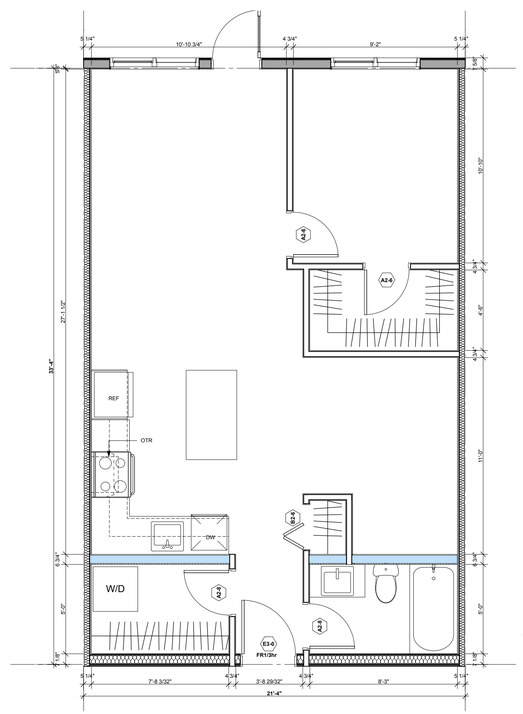
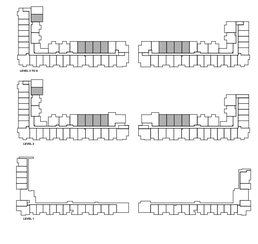
A - 011



unit B4
716.56 sqft
1 bed, 1 bath

TOTAL UNITS (B4) : 45 UNITS



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REGISTERED ARCHITECT
STEVEN EDWARD DENCITI
BRITISH COLUMBIA
2024.11.12

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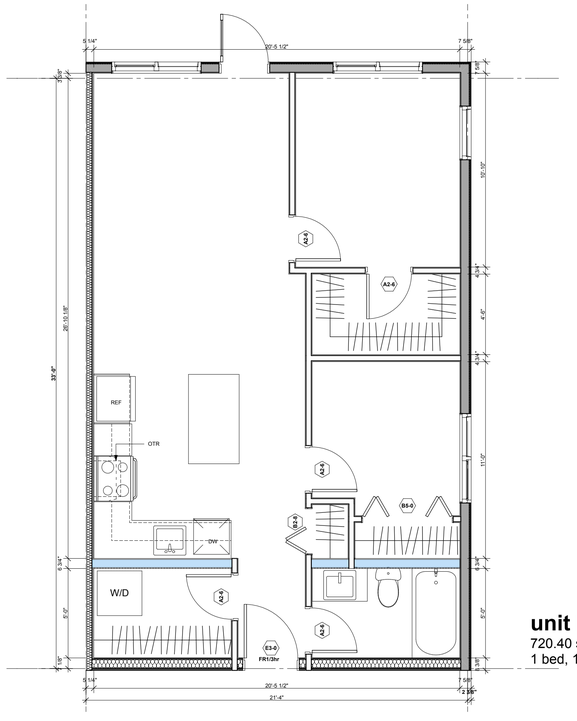
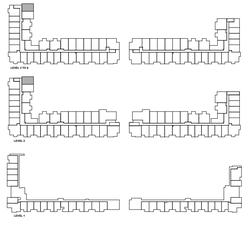
A-3.103



unit B4-A
720.40 sqft
1 bed, 1 bath

TOTAL UNITS (B4-A) : 05 UNITS



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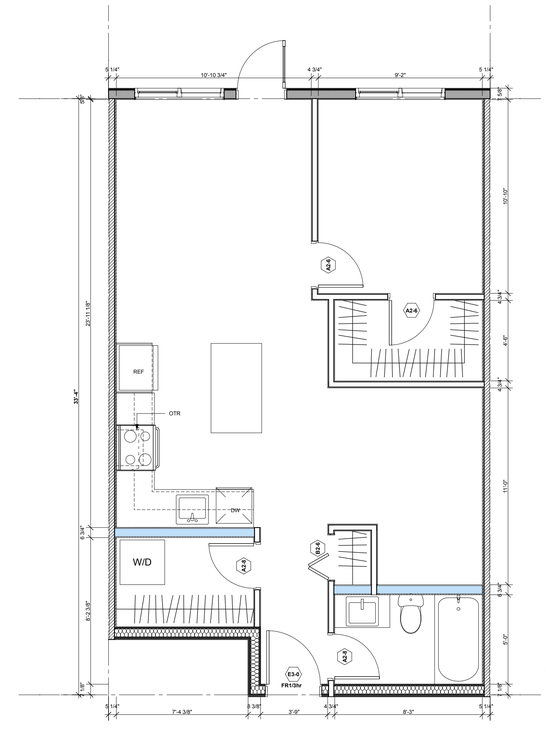
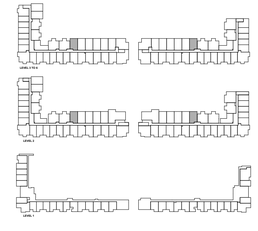


unit B6
690.49 sqft
1 bed, 1 bath

TOTAL UNITS (B6) : 10 UNITS



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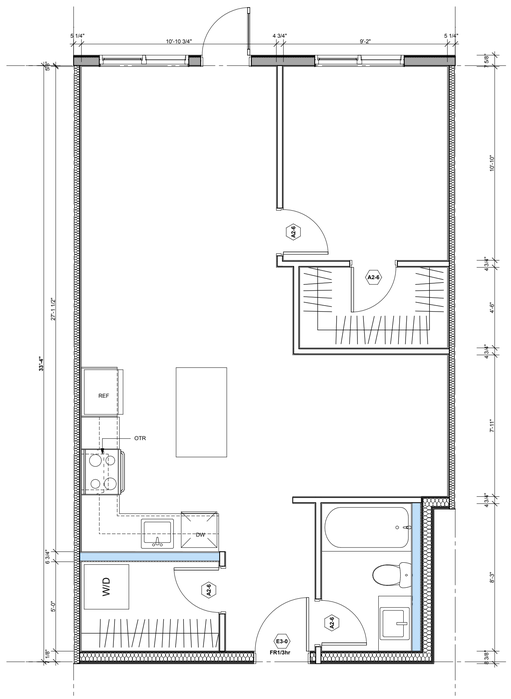
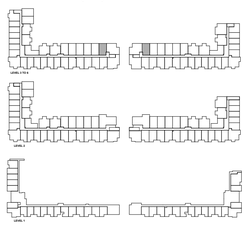


unit B5
703.21 sqft
1 bed, 1 bath

TOTAL UNITS (B5) : 08 UNITS



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[ARCHITECT SEAL]

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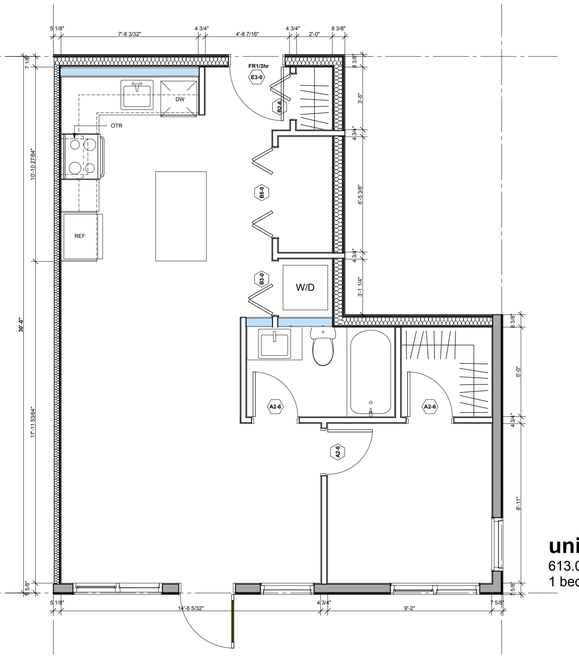
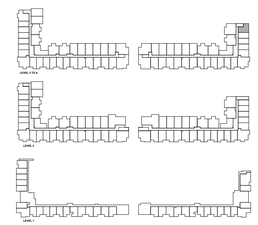
A - 015



unit B7
613.04 sqft
1 bed, 1 bath

TOTAL UNITS (B7) : 04 UNITS



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DENCITI development corp.
[ARCHITECT SEAL]

[CLIENT]
DENCITI DEVELOPMENT CORP.
[PROJECT]
BERNARD & D'ANJOU
1491 & 1495 D'Anjou Street, 1230, 1240,1250,1260,1270,1280 & 1290 Bernard Street
Kelowna, BC.
[TITLE]
UNIT B7
23630 [PROJECT]
[SCALE]
Tuesday, November 12, 2024 [DATE]
DP [ISSUE]
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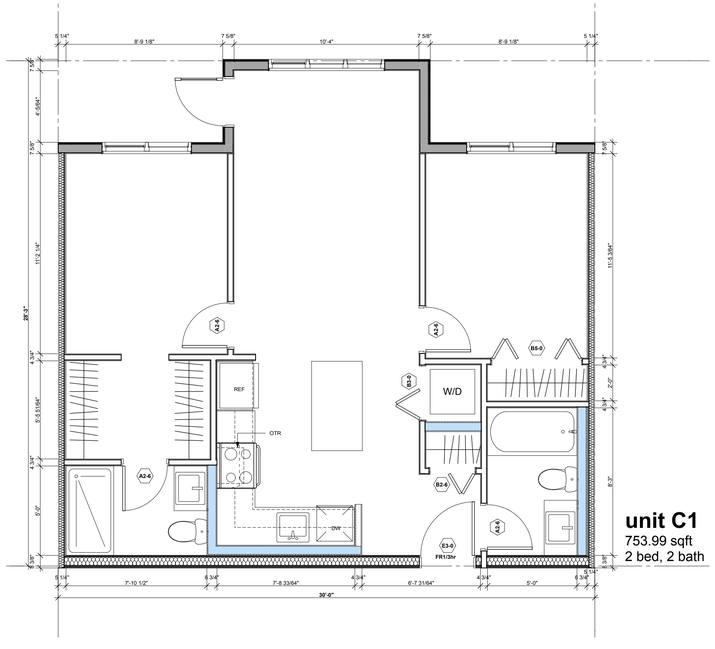
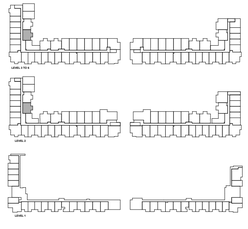
[PROJECT]
BERNARD ASSEMBLY
1481,1491 & 1495 D'Anjou Street, 1230,1240,1250,1260,1270,1280, 1290 & 1296 Bernard Street, 1488 Richmond Street
Kelowna, BC
[TITLE]
Unit Plans
23630 [PROJECT]
[SCALE]
Tuesday, November 12, 2024 [DATE]
Issue 3: DP [ISSUE]
[DRAWING]
A-3.104



unit C1
753.99 sqft
2 bed, 2 bath

TOTAL UNITS (C1) : 05 UNITS



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[TITLE]
UNIT C1

23630 [PROJECT]
[SCALE]
Tuesday, November 12, 2024 [DATE]
DP [ISSUE]

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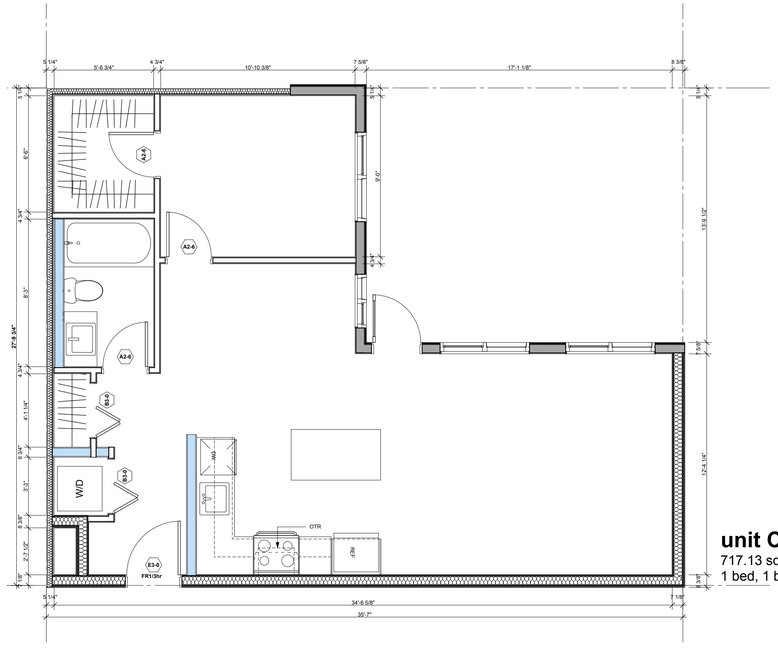
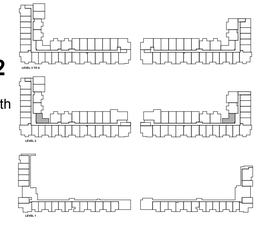
A - 018



unit C2
717.13 sqft
1 bed, 1 bath

TOTAL UNITS (C2) : 02 UNITS



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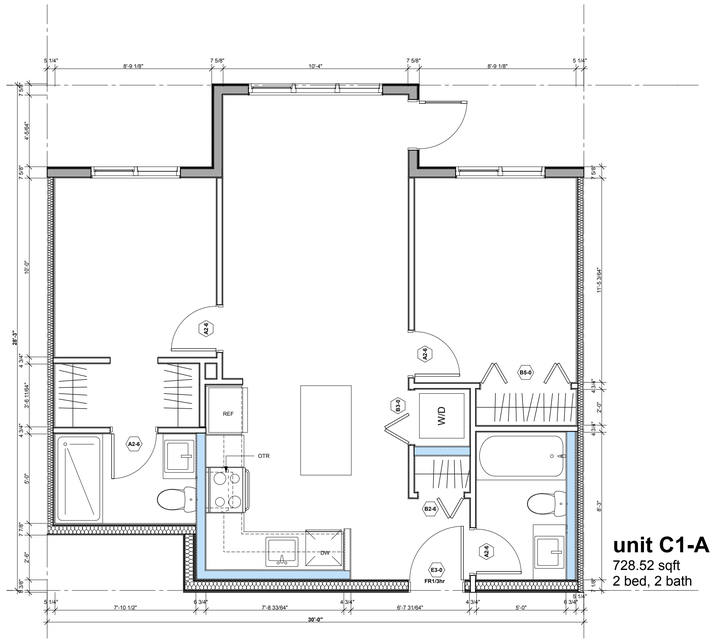
[TITLE]
UNIT C2

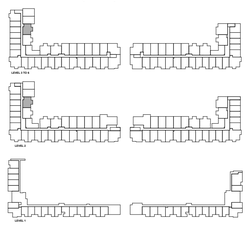
23630 [PROJECT]
[SCALE]
Tuesday, November 12, 2024 [DATE]
DP [ISSUE]

[DRAWING]
A - 020



unit C1-A
728.52 sqft
2 bed, 2 bath

TOTAL UNITS (C1-A) : 05 UNITS



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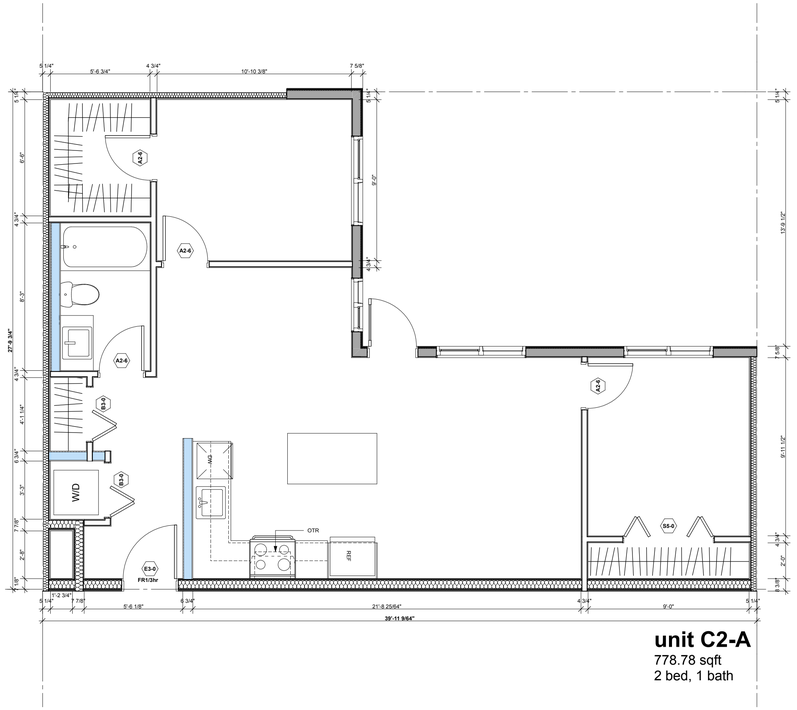
Kelowna, BC

[TITLE]
UNIT C1-A

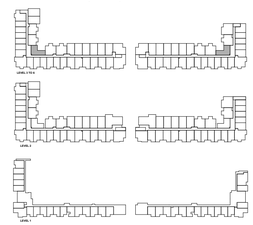
23630 [PROJECT]
[SCALE]
Tuesday, November 12, 2024 [DATE]
DP [ISSUE]

[DRAWING]
A - 019



unit C2-A
778.78 sqft
2 bed, 1 bath

TOTAL UNITS (C2-A) : 08 UNITS



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UNIT C2-A

23630 [PROJECT]
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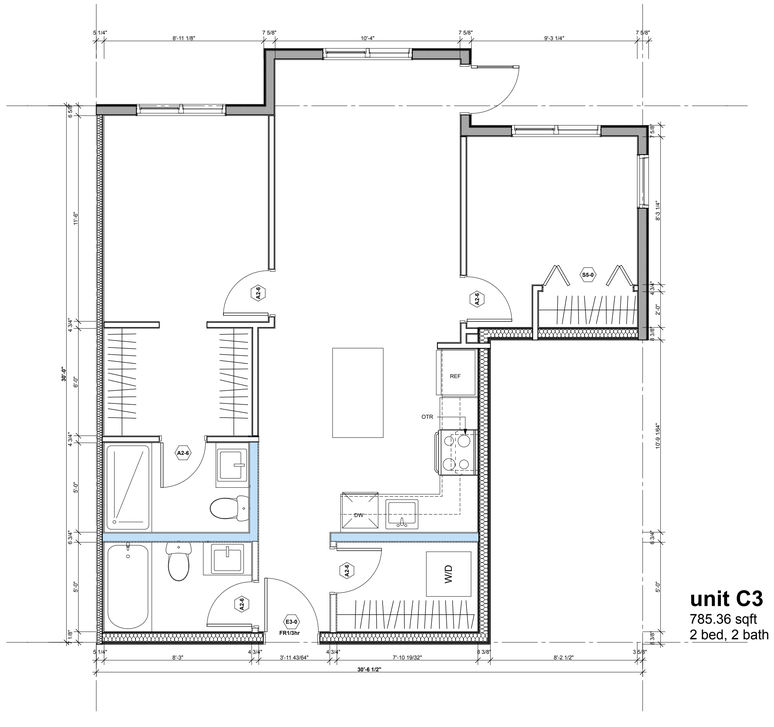
Kelowna, BC

[TITLE]
Unit Plans

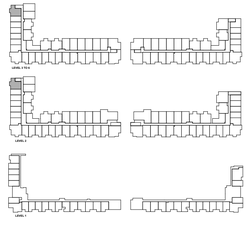
23630 [PROJECT]
[SCALE]
Tuesday, November 12, 2024 [DATE]
Issue 3: DP [ISSUE]

[DRAWING]
A-3.105



unit C3
785.36 sqft
2 bed, 2 bath

TOTAL UNITS (C3) : 05 UNITS



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[TITLE]

UNIT C3

23630 [PROJECT]

[SCALE]

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DP [ISSUE]

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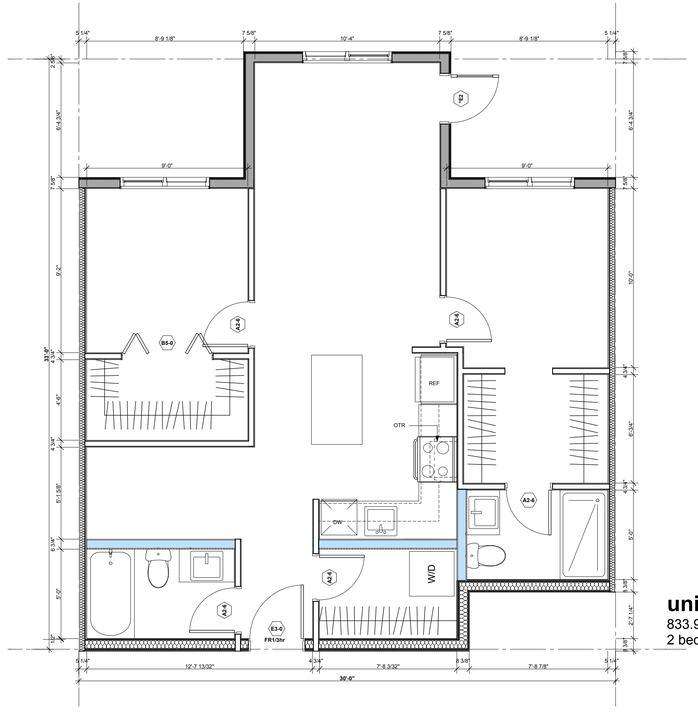
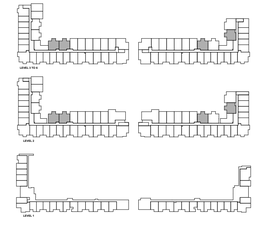
A - 022



unit D1
833.98 sqft
2 bed, 2 bath

TOTAL UNITS (D1) : 20 UNITS



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Kelowna, BC

[TITLE]

UNIT D1

23630 [PROJECT]

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Tuesday, November 12, 2024 [DATE]

DP [ISSUE]

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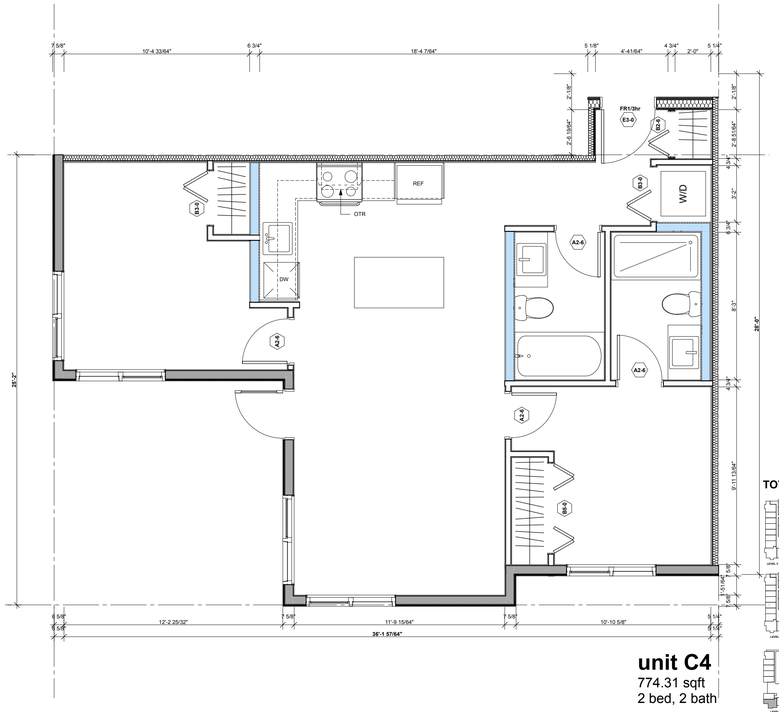
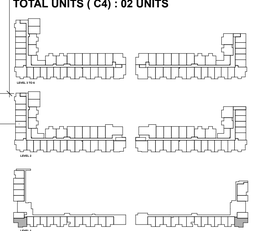


unit C4
774.31 sqft
2 bed, 2 bath

TOTAL UNITS (C4) : 02 UNITS



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Kelowna, BC

[TITLE]

UNIT C4

23630 [PROJECT]

[SCALE]

Tuesday, November 12, 2024 [DATE]

DP [ISSUE]

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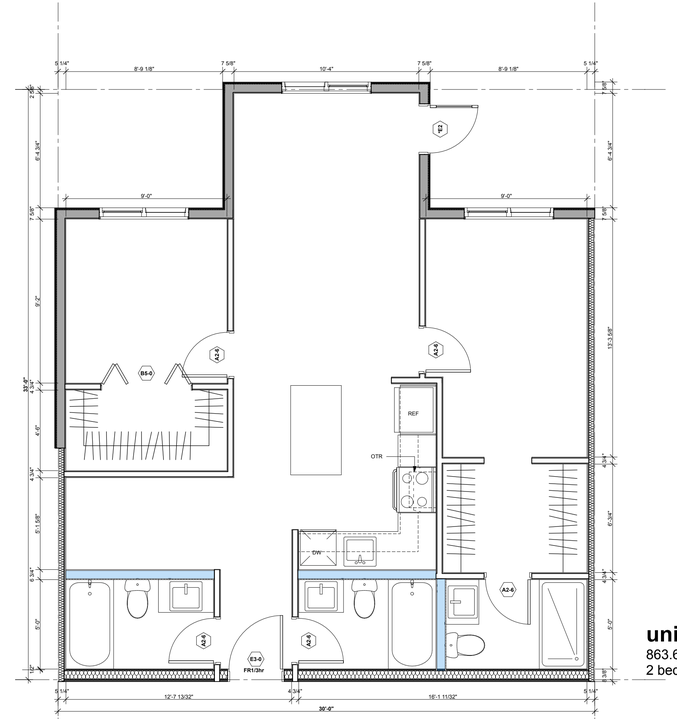
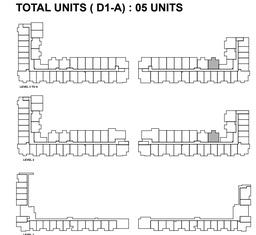


unit D1-A
863.67 sqft
2 bed, 2 bath

TOTAL UNITS (D1-A) : 05 UNITS



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[PROJECT]

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Kelowna, BC

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UNIT D1-A

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REGISTERED ARCHITECT
STEVEN EDWARD PAY
BRITISH COLUMBIA
2024.11.12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street, 1230,1240,1250,1260,1270,1280, 1290 & 1296 Bernard Street, 1488 Richmond Street
Kelowna, BC

[TITLE]

Unit Plans

23630 [PROJECT]

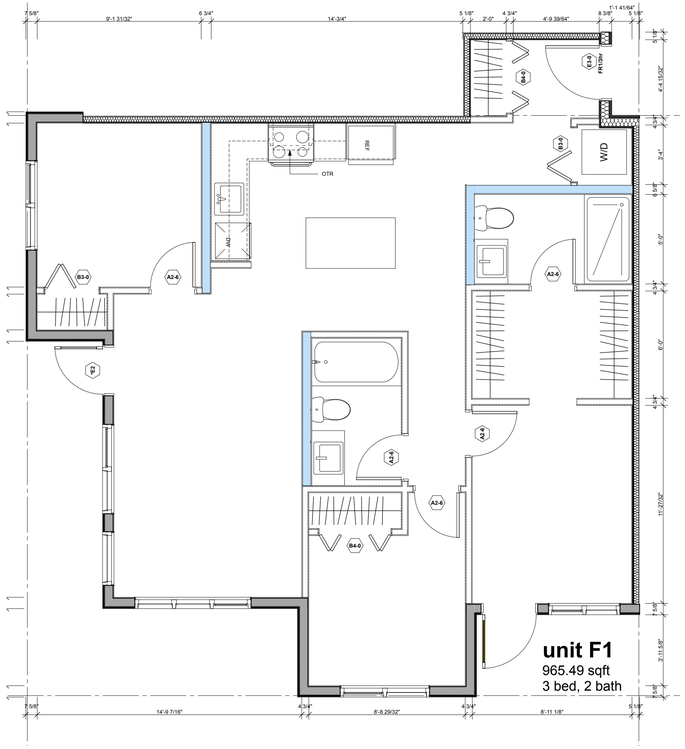
[SCALE]

Tuesday, November 12, 2024 [DATE]

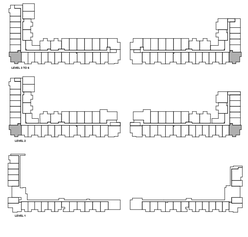
Issue 3: DP [ISSUE]

[DRAWING]

A-3.106



TOTAL UNITS (F1) : 10 UNITS



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[PROJECT]
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Kelowna, BC
[TITLE]
UNIT F1
23630 [PROJECT]
[SCALE]
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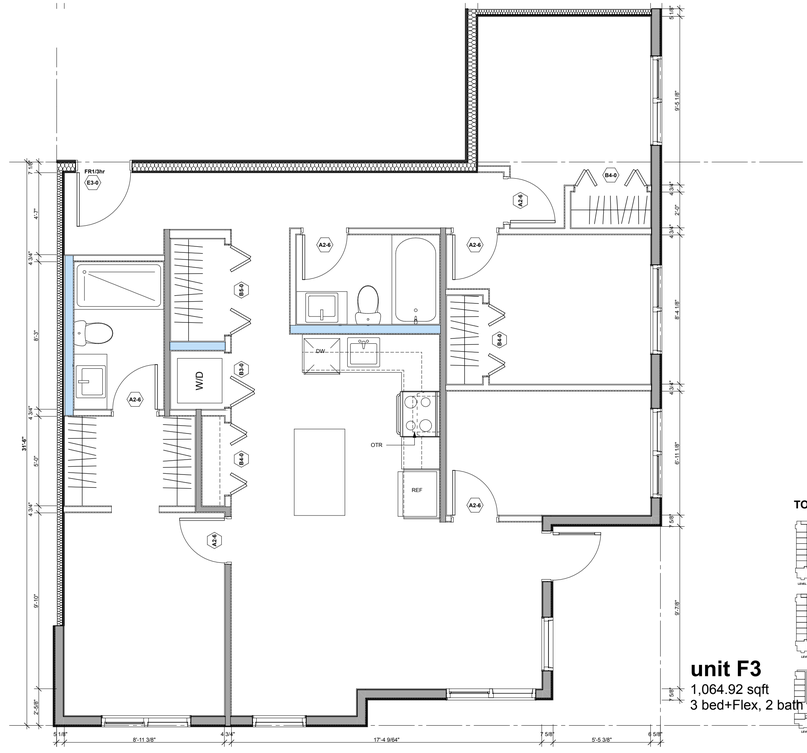
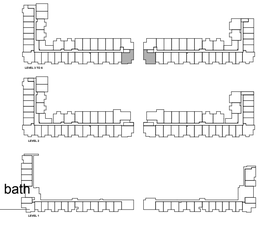
A - 026



TOTAL UNITS (F3) : 08 UNITS



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Kelowna, BC
[TITLE]
UNIT F3
23630 [PROJECT]
[SCALE]
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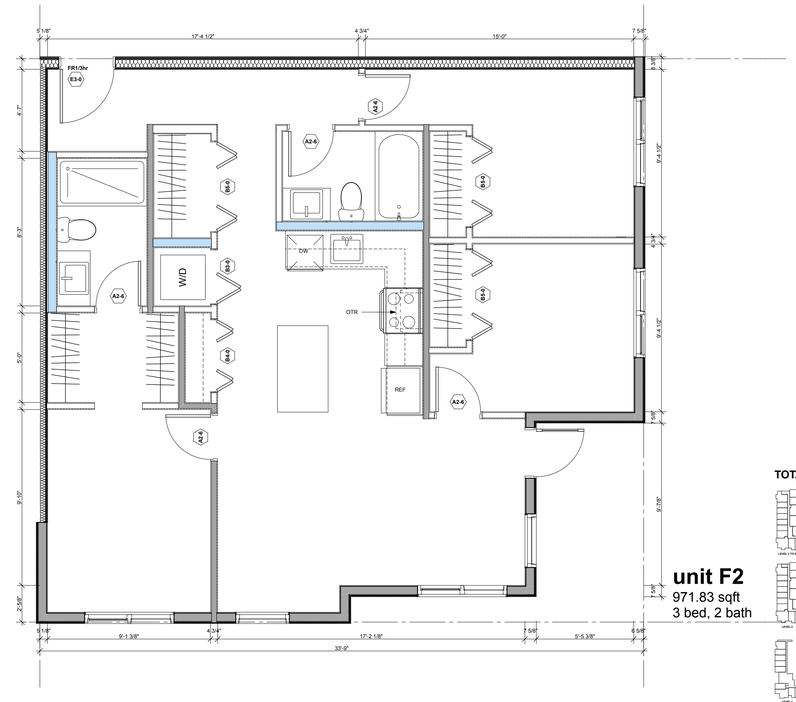
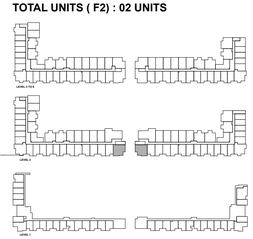


TOTAL UNITS (F2) : 02 UNITS



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[ARCHITECT SEAL]

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[PROJECT]
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Kelowna, BC
[TITLE]
UNIT F2
23630 [PROJECT]
[SCALE]
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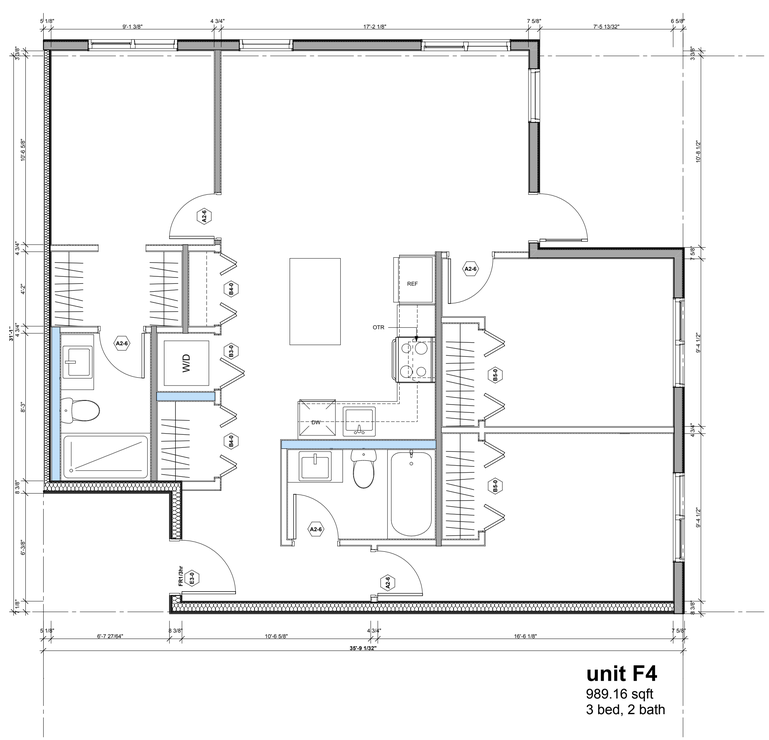

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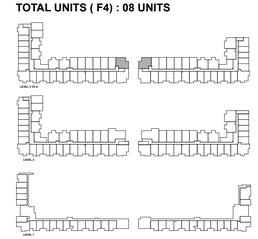

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[PROJECT TEAM]

DENCITI development corp.
[ARCHITECT SEAL]

[CLIENT]
DENCITI DEVELOPMENT CORP.
[PROJECT]
BERNARD & D'ANJOU
1491 & 1495 D'Anjou Street, 1230, 1240,1250,1260,1270,1280 & 1290 Bernard Street
Kelowna, BC
[TITLE]
UNIT F4
23630 [PROJECT]
[SCALE]
Tuesday, November 12, 2024 [DATE]
DP [ISSUE]
[DRAWING]
A - 029

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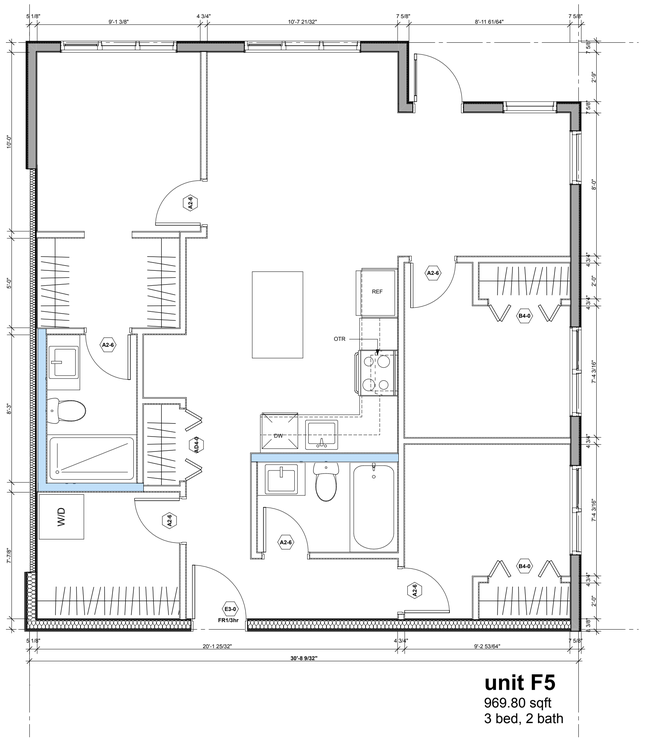
[PROJECT TEAM]

DENCITI development corp.
[ARCHITECT SEAL]

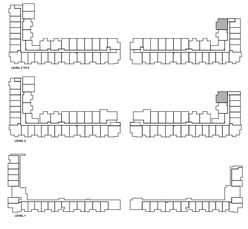
REGISTERED ARCHITECT
STEVEN EDWARD ANG
BRITISH COLUMBIA
2024.11.12

[CLIENT]
DENCITI BERNARD LIMITED PARTNERSHIP.
[PROJECT]
BERNARD ASSEMBLY
1481,1491 & 1495 D'Anjou Street, 1230,1240,1250,1260,1270,1280, 1290 & 1296 Bernard Street, 1488 Richmond Street
Kelowna, BC
[TITLE]
Unit Plans
23630 [PROJECT]
[SCALE]
Tuesday, November 12, 2024 [DATE]
Issue 3: DP [ISSUE]
[DRAWING]
A-3.107



unit F5
969.80 sqft
3 bed, 2 bath

TOTAL UNITS (F5) : 05 UNITS



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[PROJECT TEAM]

DENCITI development corp.

[ARCHITECT SEAL]

[CLIENT]

DENCITI DEVELOPMENT CORP.

[PROJECT]

BERNARD & D'ANJOU

1491 & 1495 D'Anjou Street, 1230, 1240,1250,1260,1270,1280 & 1290 Bernard Street
Kelowna, BC

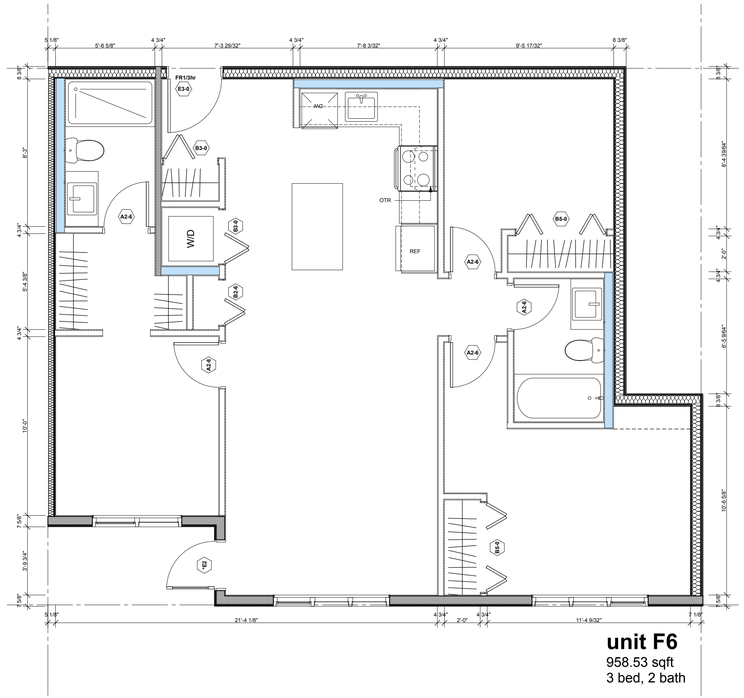
[TITLE]

UNIT F5

23630	[PROJECT]
	[SCALE]
Tuesday, November 12, 2024	[DATE]
DP	[ISSUE]

[DRAWING]

A - 030


5' 1/8"
5'-6 5/8"
4 3/4"
7'-3 29/32"
4 3/4"
7'-8 3/32"
4 3/4"
9'-5 17/32"
8 3/8"
8'-3"
4'-3 1/4"
8'-4 3/8"
4'-3 1/4"
2'-2"
4'-3 1/4"
6'-5 9/64"
3 3/8"
10'-0"
10'-6 9/8"
7 5/8"
3'-9 3/4"
7 5/8"
5' 1/8"
21'-4 1/8"
4 3/4"
2'-0"
4 3/4"
11'-4 9/32"
7 1/8"
FR10hr
E3-0
A/C
B3-0
A2-6
W/D
B3-0
A2-6
A2-6
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A2-6
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B3-0
OTR
REF
B3-0
A2-6
A2-6
A2-6
A2-6
A2-6
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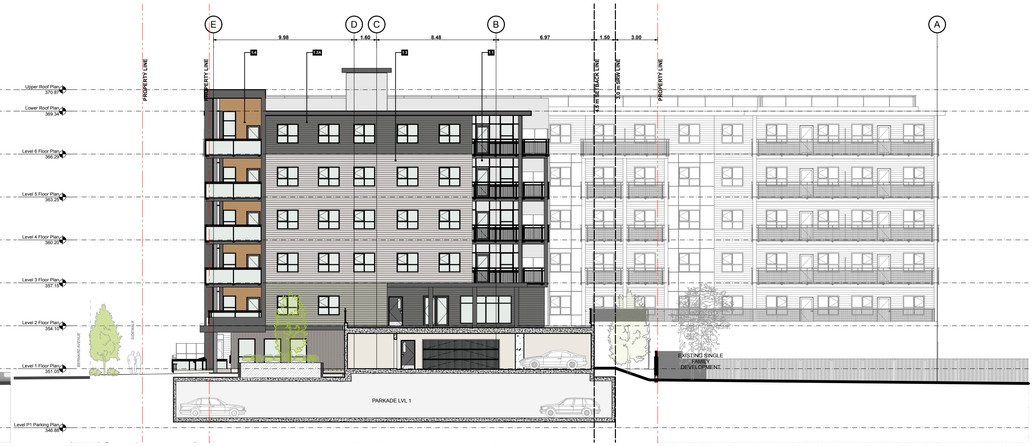
A2-6
A2-6



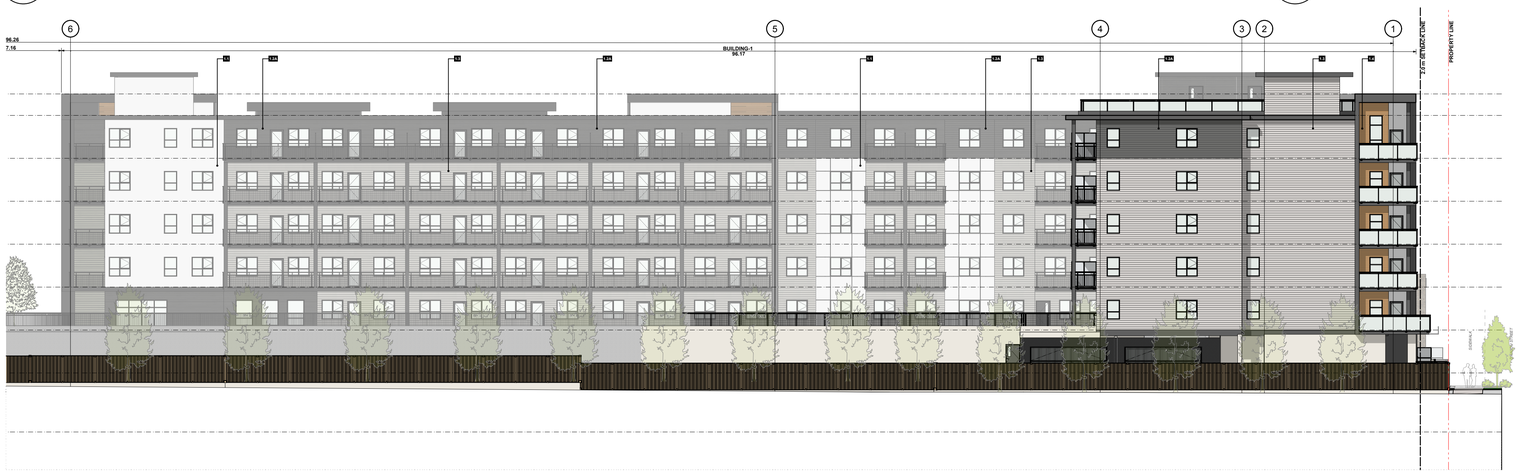
1 Building 1 - South Elevation
SCALE: 1:200



2 Building 1 - West Elevation
SCALE: 1:200



3 Building 1 - East Elevation
SCALE: 1:200



4 Building 1 - North Elevation
SCALE: 1:200

Material and Colour Legend

	Colour (to match)	Material	Finish (to match)	Location
1.0 CLADDING				
1.1	Arctic White	Cementitious Panel Board	Smooth	Exterior Walls
1.1A	Arctic White	Cementitious Lap Siding	Smooth	Exterior Walls
1.2	Iron Gray	Cementitious Panel Board	Smooth	Exterior Walls
1.2A	Iron Gray	Cementitious Panel Board	Smooth	Exterior Walls
1.3	Pearl Gray	Cementitious Lap Siding	Smooth	Exterior Walls
1.4	Orange / Brown	Cementitious Lap Siding	Woodtone	Selected Exterior Walls
1.5	Brown	Ledgestone Stone	Chardonnay	Lobby Entry
1.7	Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining & Selected Exterior Walls (1st Floor)
2.0 SOFFIT /FASCIA				
2.1	Orange / Brown	Vinyl Soffit Panel	Sagiper	Typical Roof Soffit
2.2	Dark Grey	Cementitious Trim Board	Smooth	Typical Fascia
3.0 FLASHINGS				
3.1	Charcoal	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Edge
3.2	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Raised Roof Overhang & Parapet Wall Cap
4.0 GUARDS/RAILINGS				
4.1	Prefinished Black	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings L2-L6
4.2	Prefinished Black	Metal Picket Railings	Anodized Aluminum	Railings L1-L6
4.3	Prefinished Black	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
5.0 ROOFS/DECKS				
5.1	Gray	Waterproof Deck Membrane	TBD	Typical Balconies
5.2	Gray	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
6.0 WINDOWS				
6.1	Black	Vinyl Windows	TBD	Unit Windows
6.2	White	Vinyl Windows	TBD	Selected Windows
7.0 DOORS				
7.1	Orange / Brown	Vinyl Doors	TBD	Unit Entry

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[PROJECT TEAM]

DENCITI development corp.

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD WAN
BRITISH COLUMBIA
2024-11-12

[CLIENT]
DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]
BERNARD ASSEMBLY
1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]
Elevations - Building 1

[PROJECT] **23630**
[SCALE] **1:200**
[DATE] **Tuesday, November 12, 2024**
[ISSUE] **Issue 3: DP**
[DRAWING] **A-4.100**



1 Building 2 - South Elevation

SCALE: 1:200



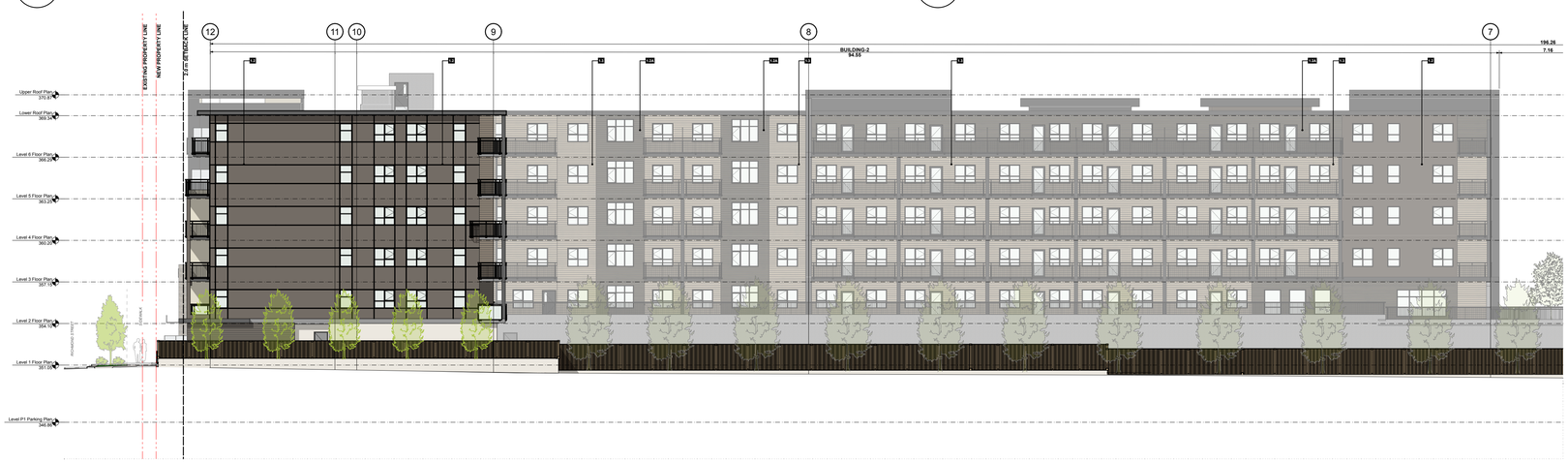
2 Building 2 - West Elevation

SCALE: 1:200



3 Building 2 - East Elevation

SCALE: 1:200



4 Building 2 - North Elevation

SCALE: 1:200

Material and Colour Legend

	Colour (to match)	Material	Finish (to match)	Location
1.0	**CLADDING**			
1.1	Cobble Stone	Cementitious Lap Siding	Smooth	Exterior Walls
1.1A	Cobble Stone	Cementitious Lap Siding	Smooth	Exterior Walls
1.2	Rich Espresso	Cementitious Panel Board	Smooth	Exterior Walls
1.2A	Rich Espresso	Cementitious Panel Board	Smooth	Exterior Walls
1.3	Monterey Taupe	Cementitious Lap Siding	Smooth	Exterior Walls
1.4	Orange / Brown	Cementitious Lap Siding	Woodtone	Selected Exterior Walls
1.5	Brown	Ledgestone Stone	Chardonnay	Lobby Entry
1.7	Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining & Selected Exterior Walls (1st Floor)
2.0	**SOFFIT /FASCIA**			
2.1	Orange / Brown	Vinyl Soffit Panel	Sagiper	Typical Roof Soffit
2.2	Dark Grey	Cementitious Trim Board	Smooth	Typical Fascia
3.0	**FLASHINGS**			
3.1	Charcoal	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Edge
3.2	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Raised Roof Overhang & Parapet Wall Cap
4.0	**GUARDS/RAILINGS**			
4.1	Prefinished Black	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings L2-L6
4.2	Prefinished Black	Metal Picket Railings	Anodized Aluminum	Railings L1-L6
4.3	Prefinished Black	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
5.0	**ROOFS/DECKS**			
5.1	Gray	Waterproof Deck Membrane	TBD	Typical Balconies
5.2	Gray	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
6.0	**WINDOWS**			
6.1	Black	Vinyl Windows	TBD	Unit Windows
6.2	White	Vinyl Windows	TBD	Selected Windows
7.0	**DOORS**			
7.1	Orange / Brown	Vinyl Doors	TBD	Unit Entry
7.2	Black	Vinyl Doors	TBD	Balcony Doors
7.3	Black	Metal	TBD	Parkade & Loading

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[PROJECT TEAM]

DENCITI development corp.

[ARCHITECT SEAL]

REGISTERED ARCHITECT STEVEN EDWARD WAN BRITISH COLUMBIA 2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street, 1230,1240,1250,1260,1270,1280, 1290 & 1296 Bernard Street, 1488 Richmond Street
Kelowna, BC

[TITLE]

Elevations - Building 2

23630 [PROJECT]

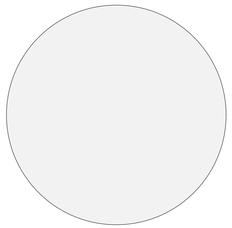
1:200 [SCALE]

Tuesday, November 12, 2024 [DATE]

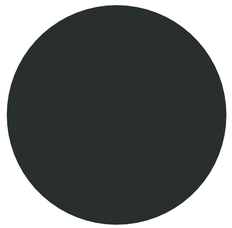
Issue 3: DP [ISSUE]

[DRAWING]

A-4.200



1.1 FIBRE-CEMENT PANEL ARCTIC WHITE



1.2 FIBRE-CEMENT PANEL IRON GRAY



1.2A FIBRE-CEMENT LAP SIDING - IRON GRAY



1.3 FIBRE-CEMENT LAP SIDING - PEARL GRAY



1.4 FIBRE-CEMENT LAP SIDING WOOD TEXTURE



1.5 STONE - LEDGE STONE CHARDONNAY



2.1 VINYL SOFFIT WOOD TEXTURE





MATERIAL AND COLOUR LEGEND

	Colour (to match)	Material	Finish (to match)	Location
1.0 CLADDING				
1.1	Arctic White	Cementitious Panel Board	Smooth	Exterior Walls
1.1A	Arctic White	Cementitious Lap Siding	Smooth	Exterior Walls
1.2	Iron Gray	Cementitious Panel Board	Smooth	Exterior Walls
1.2A	Iron Gray	Cementitious Panel Board	Smooth	Exterior Walls
1.3	Pearl Gray	Cementitious Lap Siding	Smooth	Exterior Walls
1.4	Orange / Brown	Cementitious Lap Siding	Woodtone	Selected Exterior Walls
1.5	Brown	Ledgestone Stone	Chardonnay	Lobby Entry
1.7	Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining & Selected Exterior Walls (1st Floor)
2.0 SOFFIT /FASCIA				
2.1	Orange / Brown	Vinyl Soffit Panel	Sagiper	Typical Roof Soffit
2.2	Dark Grey	Cementitious Trim Board	Smooth	Typical Fascia
3.0 FLASHINGS				
3.1	Charcoal	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Edge
3.2	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Raised Roof Overhang & Parapet Wall Cap
4.0 GUARDS/RAILINGS				
4.1	Prefinished Black	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings L2-L6
4.2	Prefinished Black	Metal Picket Railings	Anodized Aluminum	Railings L1-L6
4.3	Prefinished Black	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
5.0 ROOFS/DECKS				
5.1	Gray	Waterproof Deck Membrane	TBD	Typical Balconies
5.2	Gray	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
6.0 WINDOWS				
6.1	Black	Vinyl Windows	TBD	Unit Windows
6.2	White	Vinyl Windows	TBD	Selected Windows
7.0 DOORS				
7.1	Orange / Brown	Vinyl Doors	TBD	Unit Entry
7.2	Black	Vinyl Doors	TBD	Balcony Doors
7.3	Black	Metal	TBD	Parkade & Loading

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[PROJECT TEAM]

DENCITI development corp.

[ARCHITECT SEAL]



2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Material Board - Building 1

[PROJECT]

23630

[SCALE]

[DATE]

Tuesday, November 12, 2024

[ISSUE]

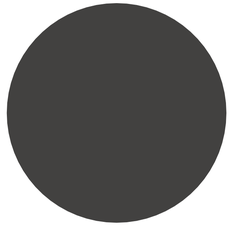
Issue 3: DP

[DRAWING]

A-4.300



1.1 FIBRE-CEMENT PANEL COBBLE STONE



1.2 FIBRE-CEMENT PANEL RICH ESPRESSO



1.2A FIBRE-CEMENT LAP SIDING - RICH ESPRESSO



1.3 FIBRE-CEMENT LAP SIDING - MONTEREY TAUPE



1.4 FIBRE-CEMENT LAP SIDING WOOD TEXTURE



1.5 STONE - LEDGE STONE CHARDONNAY



2.1 VINYL SOFFIT WOOD TEXTURE



MATERIAL AND COLOUR LEGEND

1.0 CLADDING				
1.1	Cobble Stone	Cementitious Lap Siding	Smooth	Exterior Walls
1.1A	Cobble Stone	Cementitious Lap Siding	Smooth	Exterior Walls
1.2	Rich Espresso	Cementitious Panel Board	Smooth	Exterior Walls
1.2A	Rich Espresso	Cementitious Panel Board	Smooth	Exterior Walls
1.3	Monterey Taupe	Cementitious Lap Siding	Smooth	Exterior Walls
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7.0 DOORS				
7.1	Orange / Brown	Vinyl Doors	TBD	Unit Entry
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[ARCHITECT SEAL]



2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

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Kelowna, BC

[TITLE]

Material Board - Building 2

[PROJECT]

23630

[SCALE]

[DATE]

Tuesday, November 12, 2024

[ISSUE]

Issue 3: DP

[DRAWING]

A-4.310



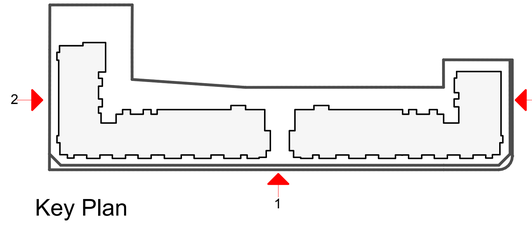
1 Streetscape Along Bernard Ave
SCALE: 1:2.66



2 Streetscape Along D'Anjou Street
SCALE: 1:2.66



3 Streetscape Along Richmond Street
SCALE: 1:2.66



Key Plan

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD VAN
BRITISH COLUMBIA
2024-11-12

[CLIENT]

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1488 Richmond Street
Kelowna, BC

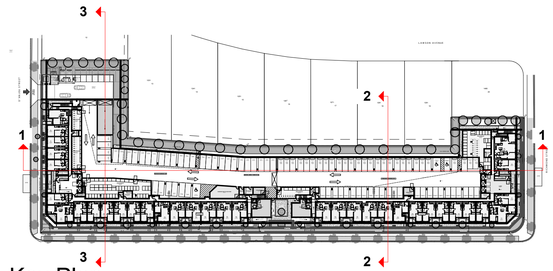
[TITLE]

Street Elevations

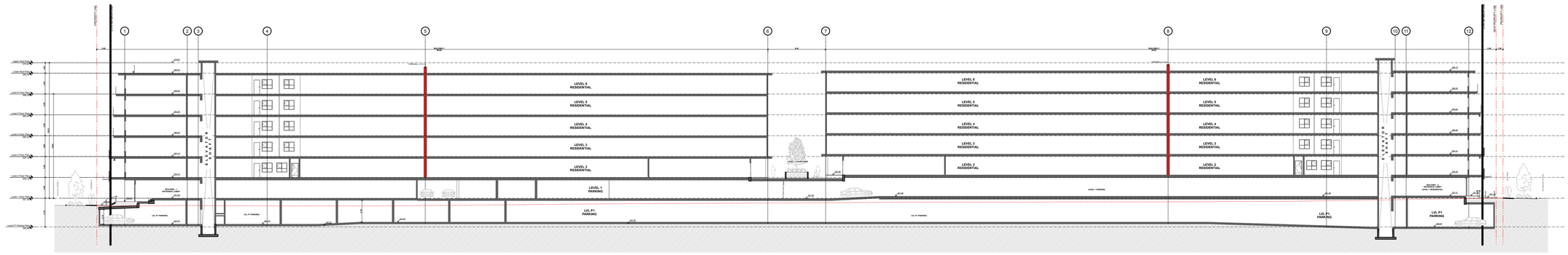
23630	[PROJECT]
	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

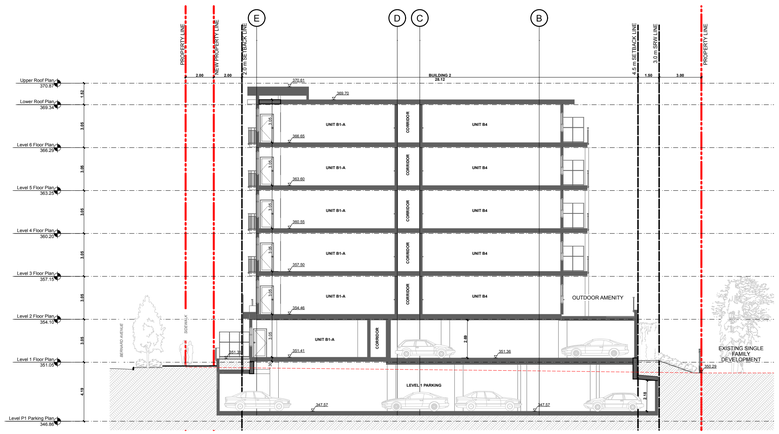
A-4.400



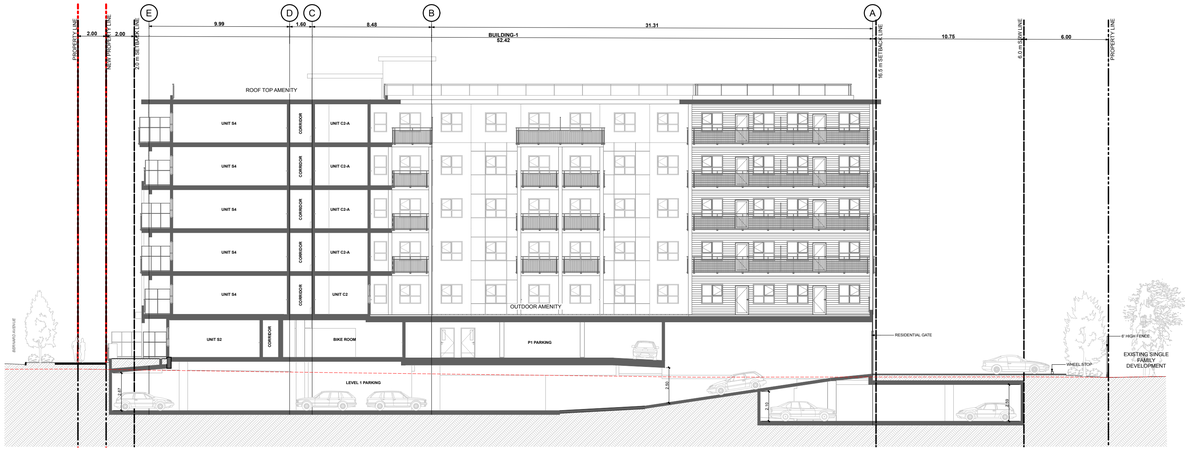
Key Plan



1 Building Section - East-West
SCALE: 1:300



2 Building Section - North-South
SCALE: 1:200



3 Building Section - North-South
SCALE: 1:200

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N

[PROJECT TEAM]

DENCITI development corp.

[ARCHITECT SEAL]



2024-11-12

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Kelowna, BC

[TITLE]

Building Sections

23630 [PROJECT]

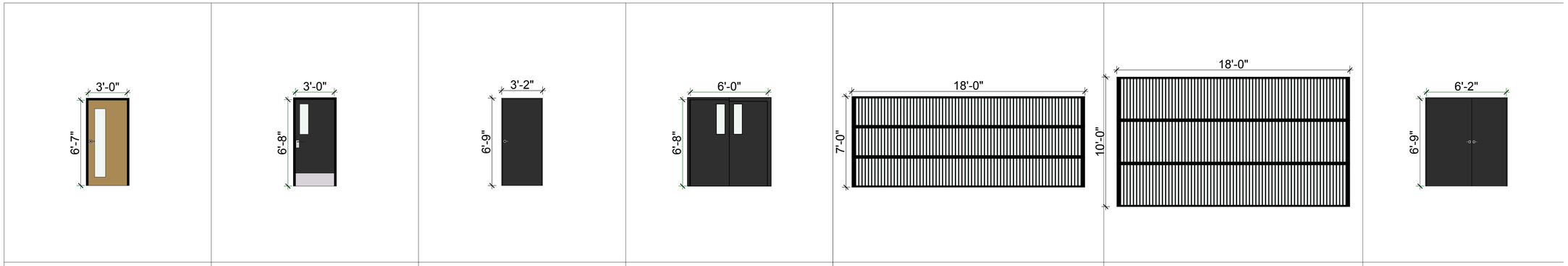
1" =100', 1:200, 1:300 [SCALE]

Tuesday, November 12, 2024 [DATE]

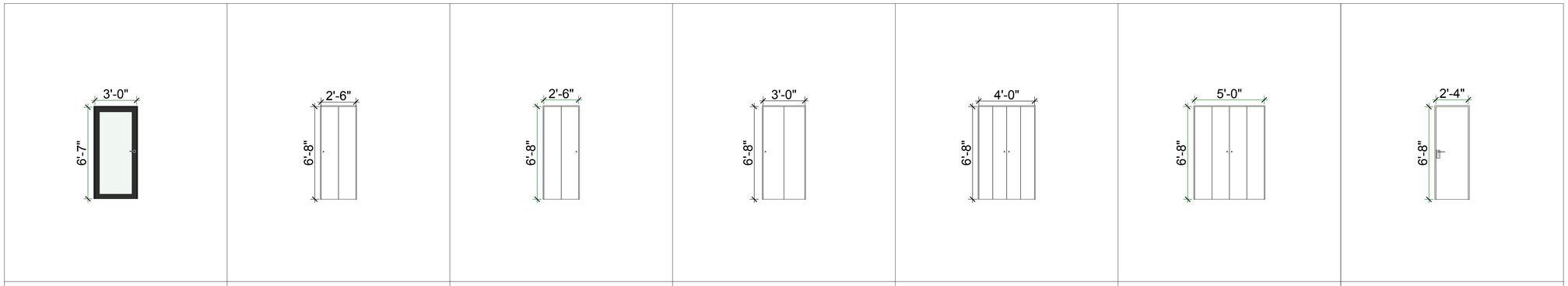
Issue 3: DP [ISSUE]

[DRAWING]

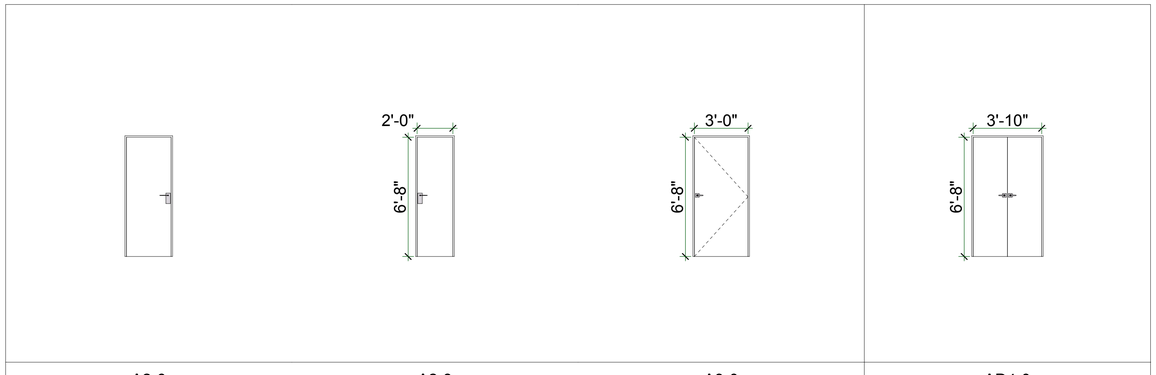
A-5.110



E1	E2	E3-0	Fire - Compartment	Parkade - Residential	Parkade Typical	Service - Typical



Unit Balcony	B2-6	B2-8	B3-0	B4-0	B5-0	A2-4



A2-6	A2-8	A3-0	AD4-0

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[PROJECT TEAM]

DENCITI development corp.

[ARCHITECT SEAL]



2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Door Types

23630 [PROJECT]

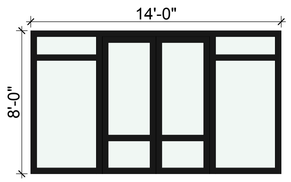
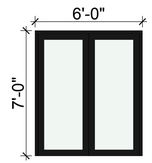
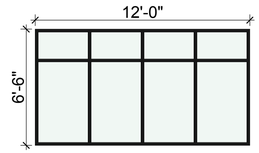
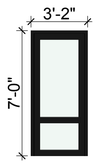
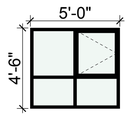
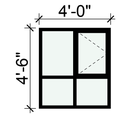
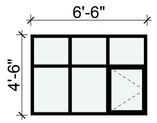
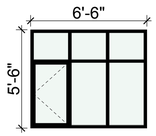
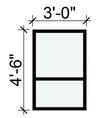
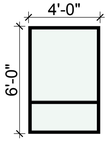
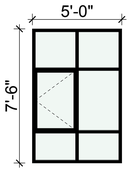
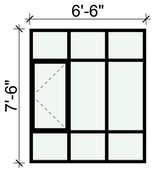
[SCALE]

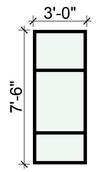
Tuesday, November 12, 2024 [DATE]

Issue 3: DP [ISSUE]

[DRAWING]

A-7.101

					
E1	**E2**	**E3**	**E4**	**W1**	**W2**
14'-0"×8'-0"	**6'-0"×7'-0"**	**12'-0"×6'-6"**	**3'-2"×7'-0"**	**5'-0"×4'-6"**	**4'-0"×4'-6"**
					
W3	**W3**	**W4**	**W5**	**W6**	**W7**
6'-6"×4'-6"	**6'-6"×5'-6"**	**3'-0"×4'-6"**	**4'-0"×6'-0"**	**5'-0"×7'-6"**	**6'-6"×7'-6"**


W8
3'-0"×7'-6"

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[PROJECT TEAM]

DENCITI development corp.

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD VAN
BRITISH COLUMBIA
2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Typical Window Types

23630 [PROJECT]

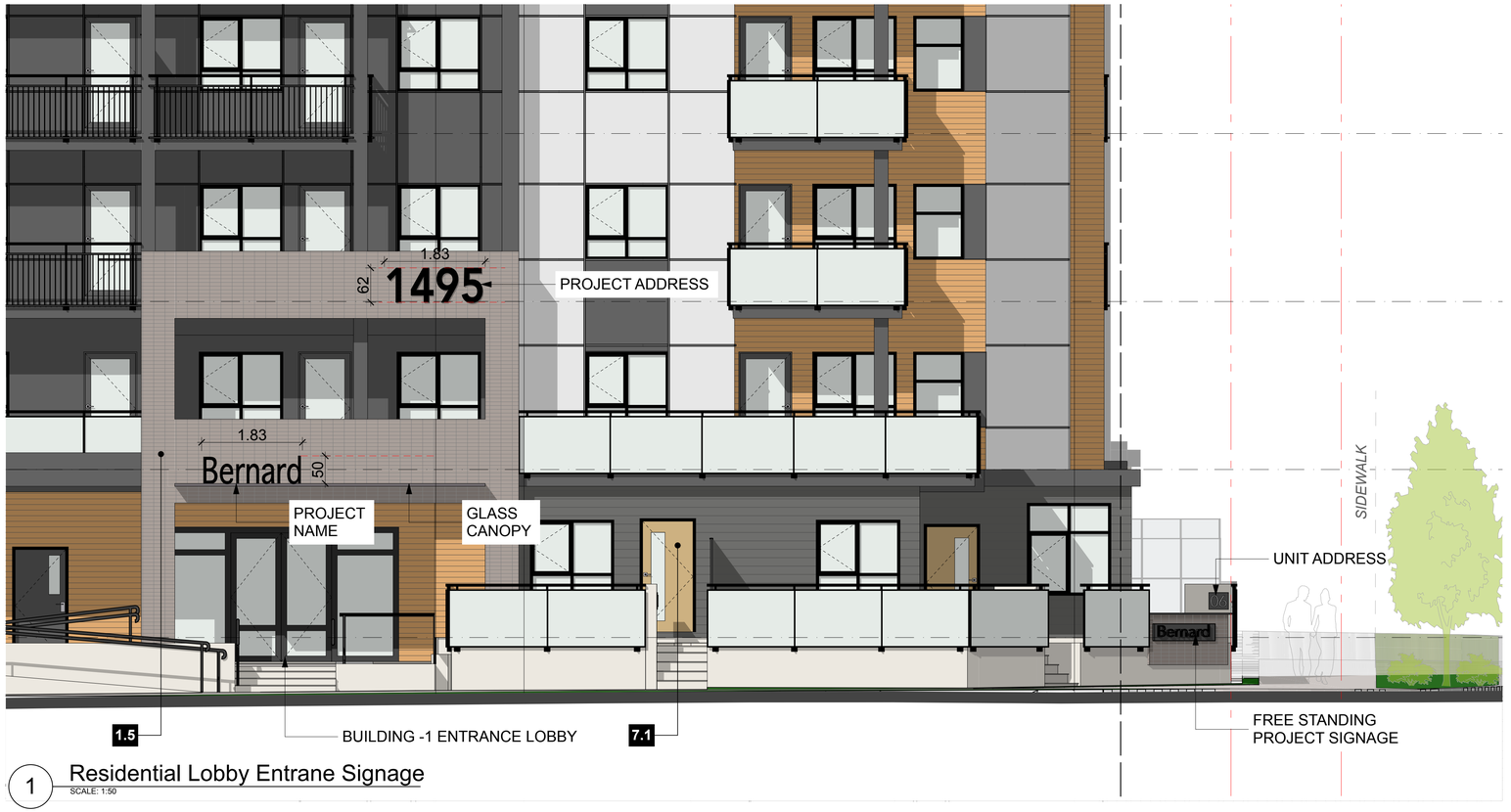
[SCALE]

Tuesday, November 12, 2024 [DATE]

Issue 3: DP [ISSUE]

[DRAWING]

A-7.201



1 Residential Lobby Entrane Signage
SCALE: 1:50



2 Free-Standing Project Signage
SCALE: 1:50

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[ARCHITECT SEAL]



2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Signage Detail

[PROJECT]
23630

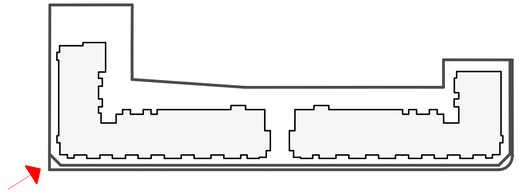
[SCALE]

[DATE]
Tuesday, November 12, 2024

[ISSUE]
Issue 3: DP

[DRAWING]
A-7.301





Key Plan

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REGISTERED ARCHITECT
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BRITISH COLUMBIA
2024.11.12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Perspective Renders

[PROJECT] **23630**

[SCALE]

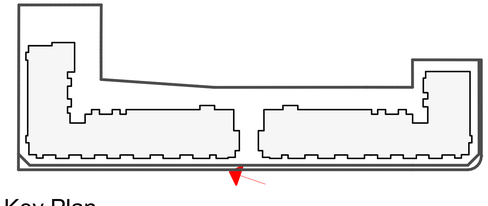
[DATE] **Tuesday, November 12, 2024**

[ISSUE] **Issue 3: DP**

[DRAWING]

A-8.110





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[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD WHITE
BRITISH COLUMBIA
2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

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1488 Richmond Street
Kelowna, BC

[TITLE]

Perspective Renders

[PROJECT] **23630**

[SCALE]

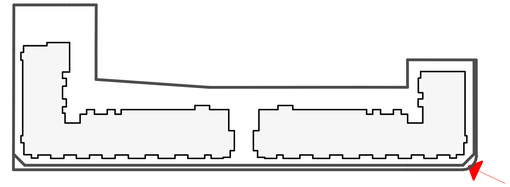
[DATE] **Tuesday, November 12, 2024**

[ISSUE] **Issue 3: DP**

[DRAWING]

A-8.120





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REGISTERED ARCHITECT
STEVEN EDWARD WHITE
BRITISH COLUMBIA
2024.11.12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Perspective Renders

[PROJECT] **23630**

[SCALE]

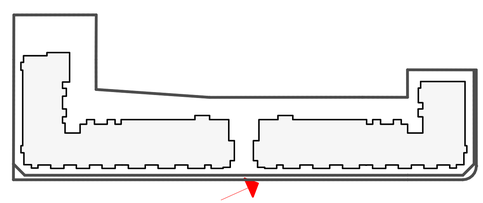
[DATE] **Tuesday, November 12, 2024**

[ISSUE] **Issue 3: DP**

[DRAWING]

A-8.130





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REGISTERED ARCHITECT STEVEN EDWARD WHITE BRITISH COLUMBIA

2024.11.12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
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1488 Richmond Street
Kelowna, BC

[TITLE]

Perspective Renders

[PROJECT] **23630**

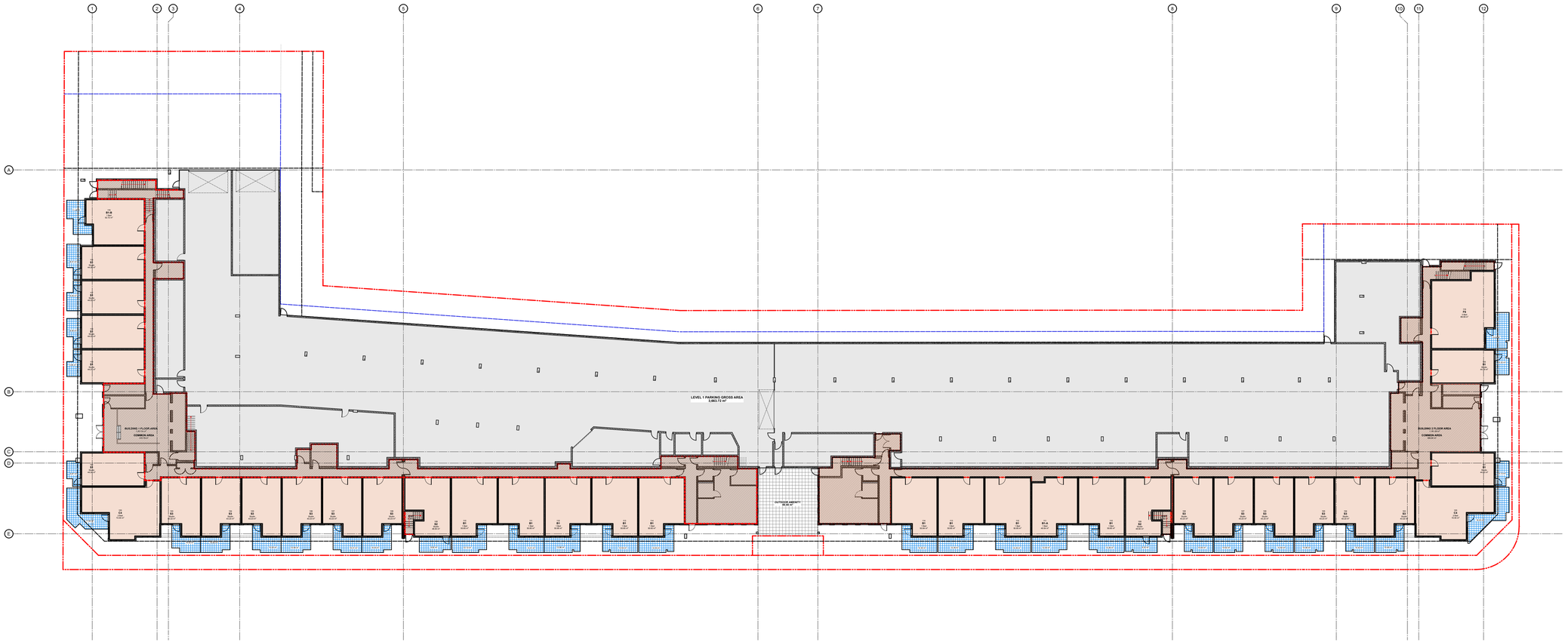
[SCALE]

[DATE] **Tuesday, November 12, 2024**

[ISSUE] **Issue 3: DP**

[DRAWING]

A-8.140



4 Level 1 - FSR Overlay
SCALE: 1:300

AREAS INCLUDED IN THE FSR CALCULATION

UNITS

AREAS NOT INCLUDED IN THE FSR CALCULATION

OPEN BALCONY & UNIT DECK AREA

COMMON SPACES, AMENITIES,SERVICES, EXIT STAIRS

PARKADE & BASEMENT STORAGE

COMMON AMENITY AREA

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[ARCHITECT SEAL]

REGISTERED ARCHITECT STEVEN EDWARD WHITE BRITISH COLUMBIA

2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

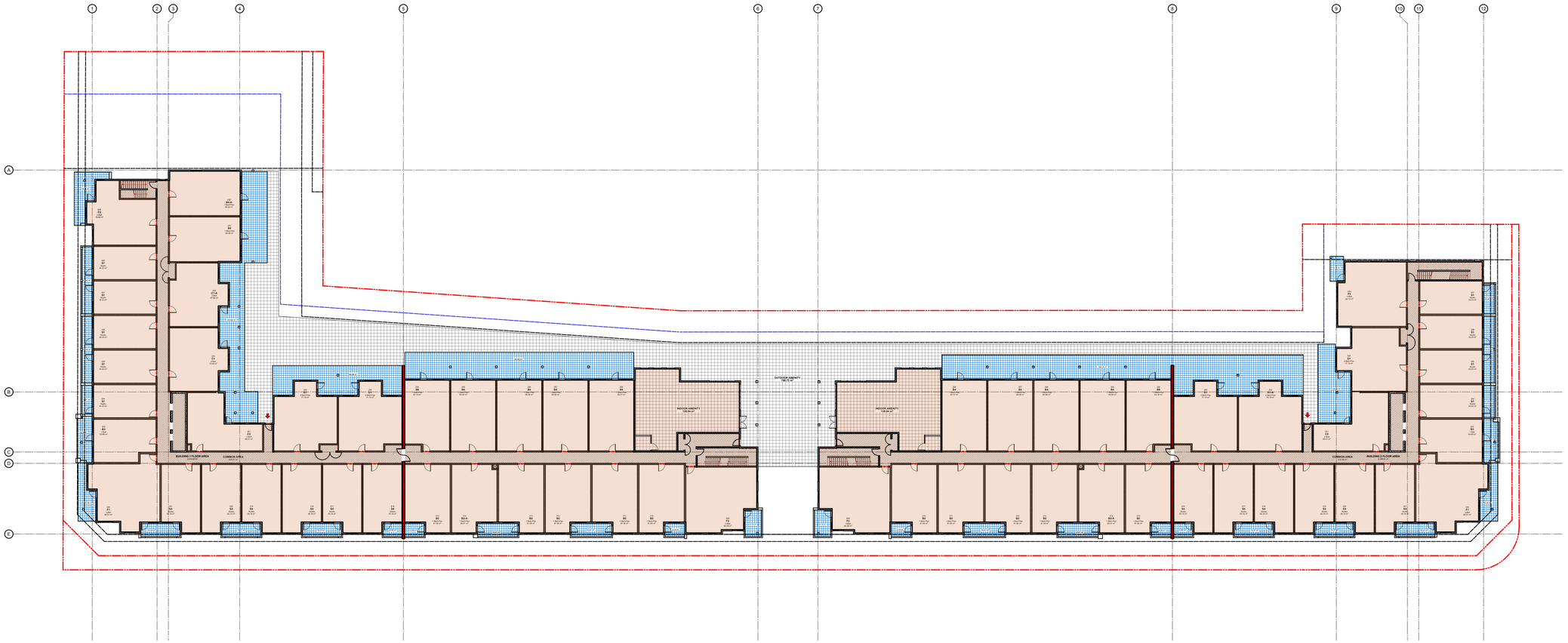
[TITLE]

Level 1 FSR Overlays

23630	[PROJECT]
1:300	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-8.210



1 Level 2 - FSR Overlay
SCALE: 1:300

AREAS INCLUDED IN THE FSR CALCULATION

UNITS

AREAS NOT INCLUDED IN THE FSR CALCULATION

OPEN BALCONY & UNIT DECK AREA

COMMON SPACES, AMENITIES,SERVICES, EXIT STAIRS

PARKADE & BASEMENT STORAGE

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[ARCHITECT SEAL]

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2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

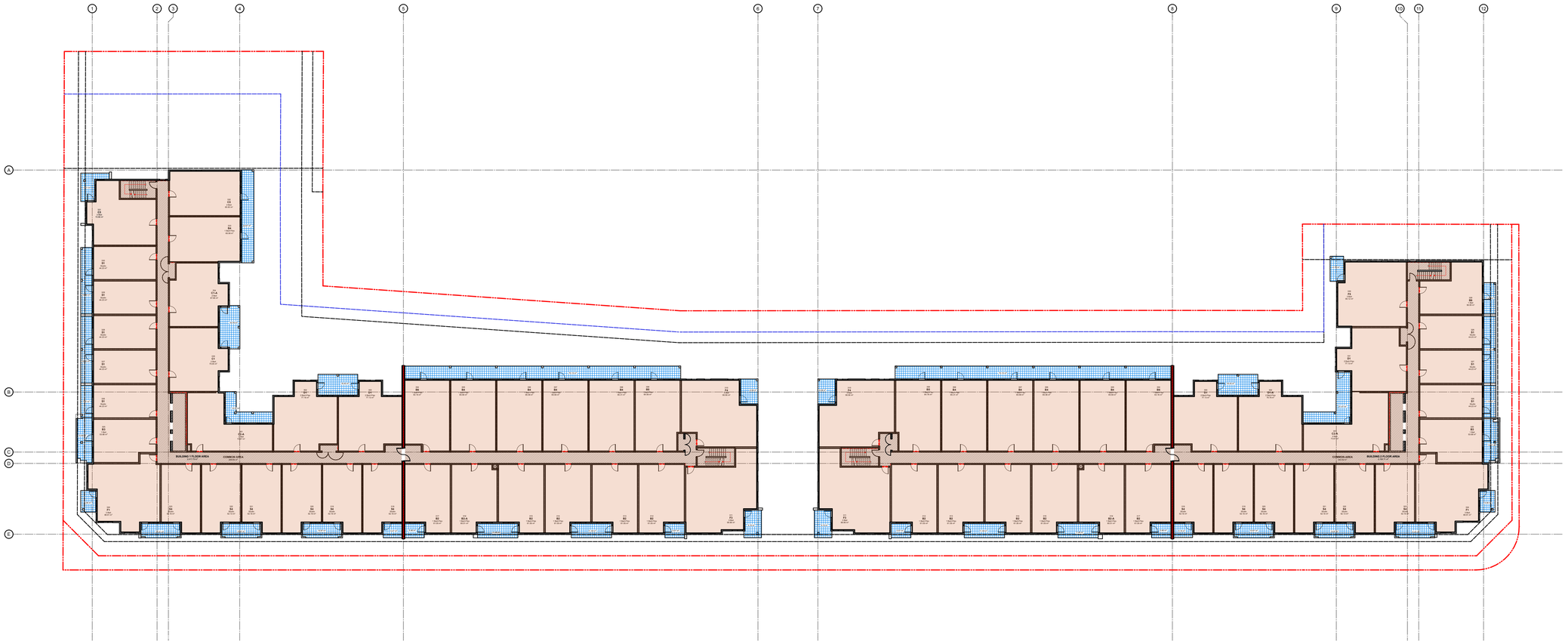
[TITLE]

Level 2 FSR Overlays

23630	[PROJECT]
1:300	[SCALE]
Tuesday, November 12, 2024	[DATE]
Issue 3: DP	[ISSUE]

[DRAWING]

A-8.220



4 Level 3 - FSR Overlay
SCALE: 1:300

AREAS INCLUDED IN THE FSR CALCULATION

UNITS

AREAS NOT INCLUDED IN THE FSR CALCULATION

OPEN BALCONY & UNIT DECK AREA

COMMON SPACES, AMENITIES,SERVICES, EXIT STAIRS

PARKADE & BASEMENT STORAGE

COMMON AMENITY AREA

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DENCITI development corp.

[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD WAY
BRITISH COLUMBIA

2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Level 3 FSR Overlays

23630 [PROJECT]

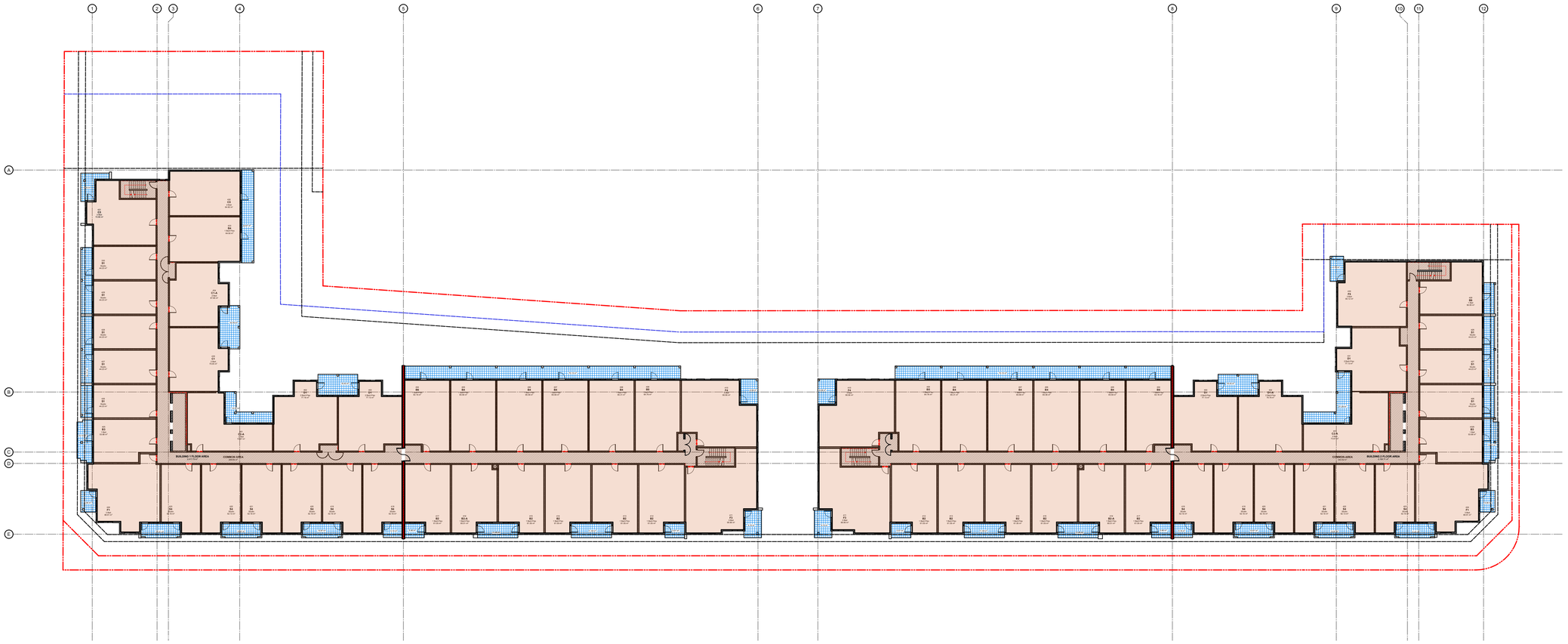
1:300 [SCALE]

Tuesday, November 12, 2024 [DATE]

Issue 3: DP [ISSUE]

[DRAWING]

A-8.230



4 Level 4 - FSR Overlay
SCALE: 1:300

AREAS INCLUDED IN THE FSR CALCULATION

UNITS

AREAS NOT INCLUDED IN THE FSR CALCULATION

OPEN BALCONY & UNIT DECK AREA

COMMON SPACES, AMENITIES,SERVICES, EXIT STAIRS

PARKADE & BASEMENT STORAGE

COMMON AMENITY AREA

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
STEVEN EDWARD WELL
BRITISH COLUMBIA
2024 11 13

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Level 4 FSR Overlays

[PROJECT] **23630**

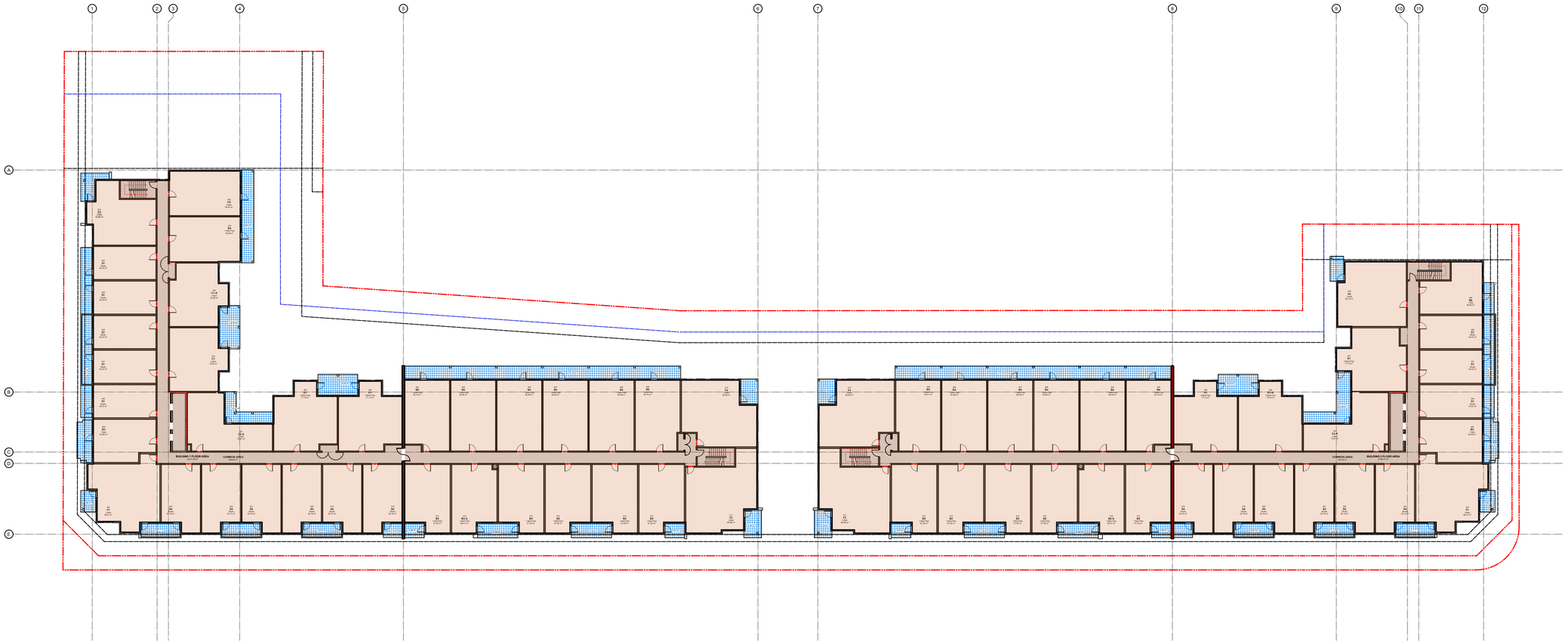
[SCALE] **1:300**

[DATE] **Tuesday, November 12, 2024**

[ISSUE] **Issue 3: DP**

[DRAWING]

A-8.240



4 Level 5 - FSR Overlay
SCALE: 1:300

AREAS INCLUDED IN THE FSR CALCULATION

3.69 m² UNITS

AREAS NOT INCLUDED IN THE FSR CALCULATION

OPEN BALCONY & UNIT DECK AREA

COMMON SPACES, AMENITIES,SERVICES, EXIT STAIRS

PARKADE & BASEMENT STORAGE

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[PROJECT TEAM]

DENCITI development corp.

[ARCHITECT SEAL]
REGISTERED ARCHITECT
STEVEN EDWARD FOX
BRITISH COLUMBIA
2024 11 13

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Level 5 FSR Overlays

[PROJECT] **23630**

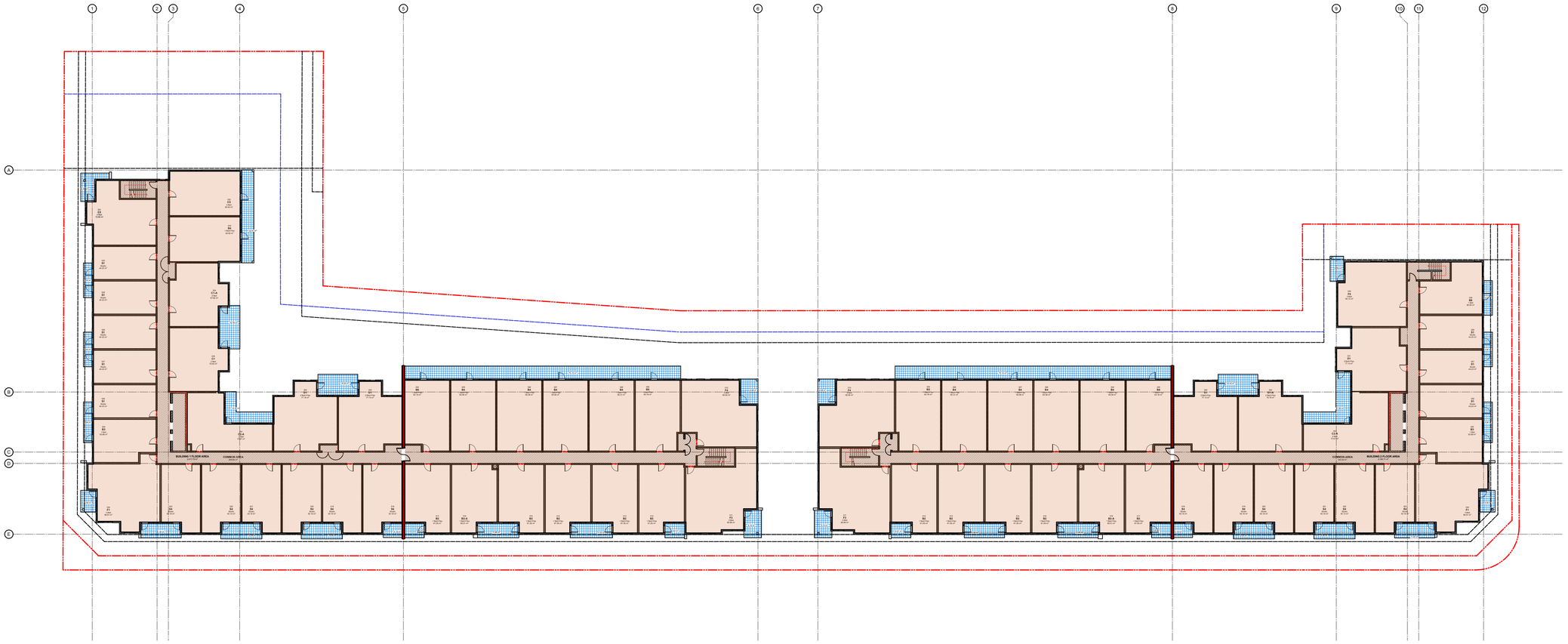
[SCALE] **1:300**

[UPDATE] **Tuesday, November 12, 2024**

[ISSUE] **Issue 3: DP**

[DRAWING]

A-8.250



4 Level 6 - FSR Overlay
SCALE: 1:300

AREAS INCLUDED IN THE FSR CALCULATION

3.69 m² UNITS

AREAS NOT INCLUDED IN THE FSR CALCULATION

OPEN BALCONY & UNIT DECK AREA

COMMON SPACES, AMENITIES,SERVICES, EXIT STAIRS

PARKADE & BASEMENT STORAGE

COMMON AMENITY AREA

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DENCITI development corp.

[ARCHITECT SEAL]
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STEVEN EDWARD WELL
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2024 11 13

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

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1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Level 6 FSR Overlays

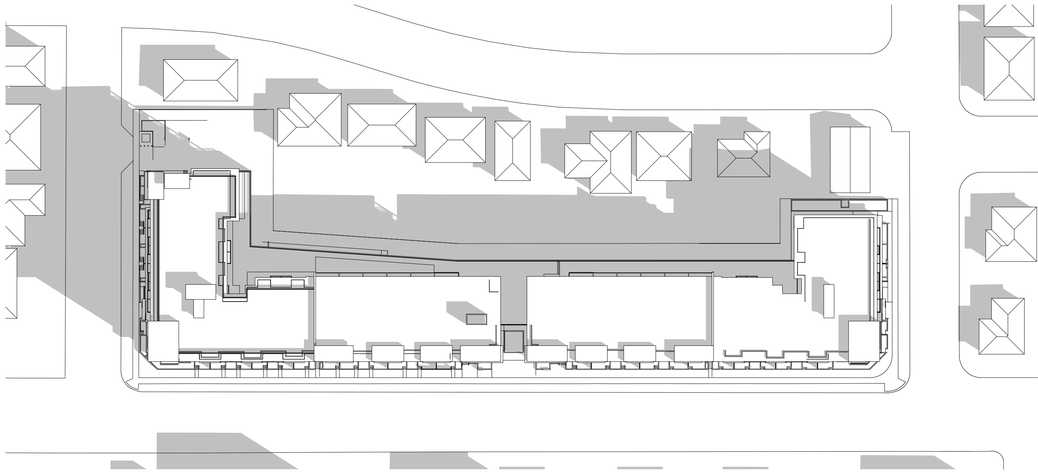
[PROJECT] **23630**

[SCALE] **1:300**

[DATE] **Tuesday, November 12, 2024**

[ISSUE] **Issue 3: DP**

[DRAWING] **A-8.260**



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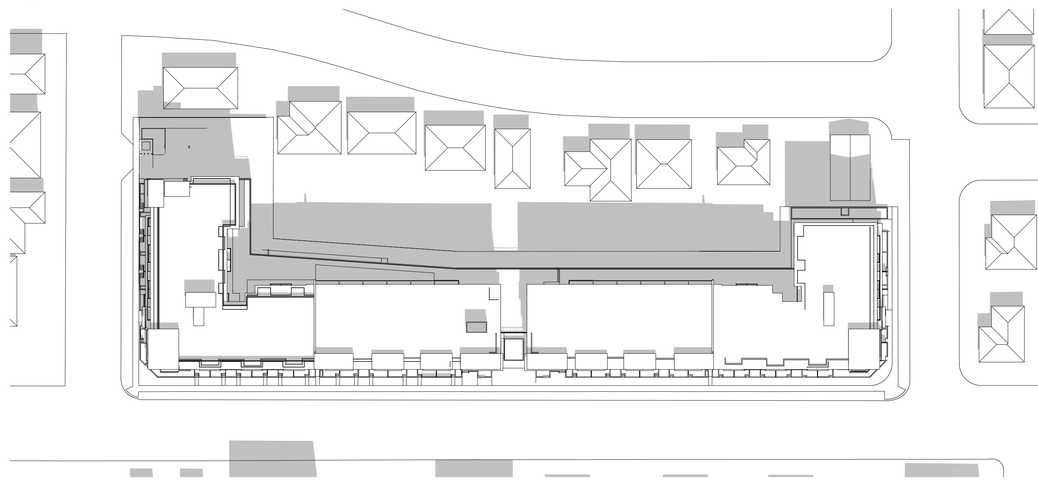

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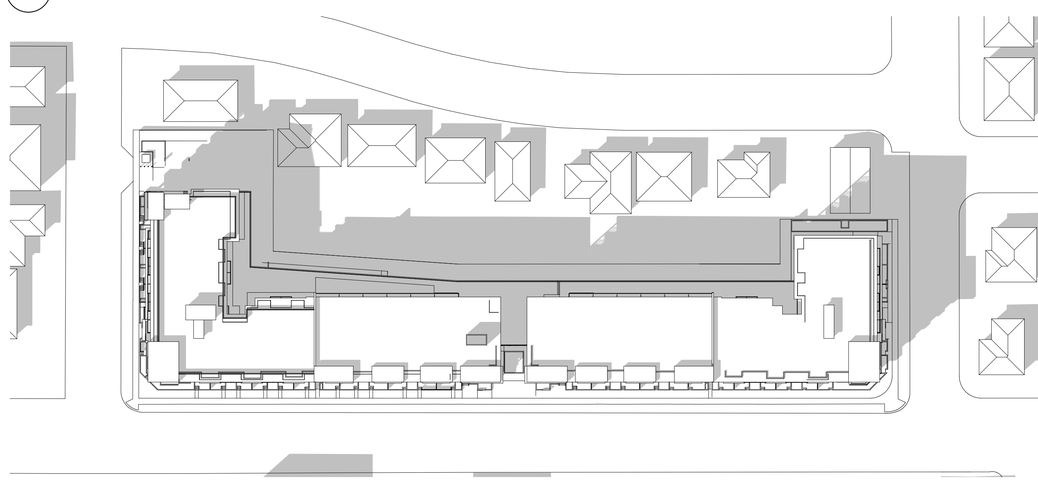

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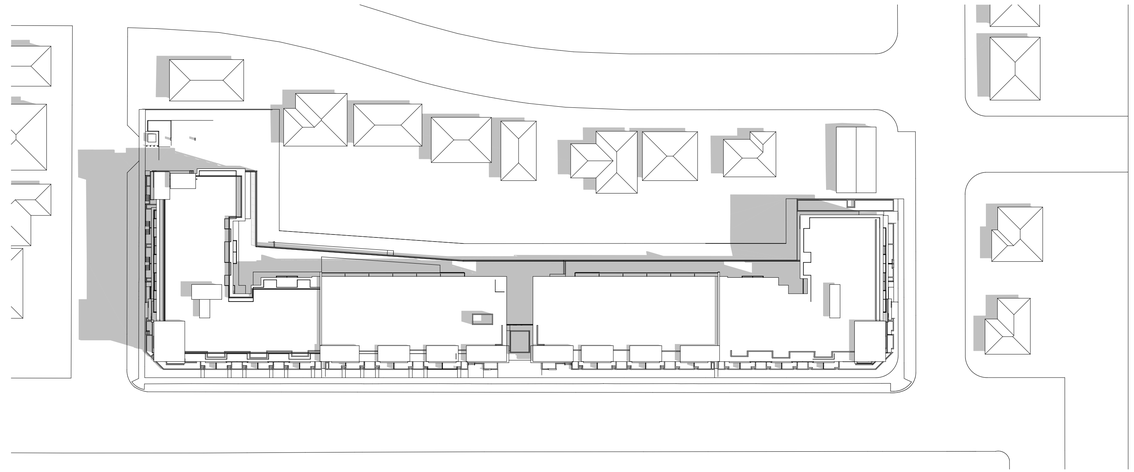

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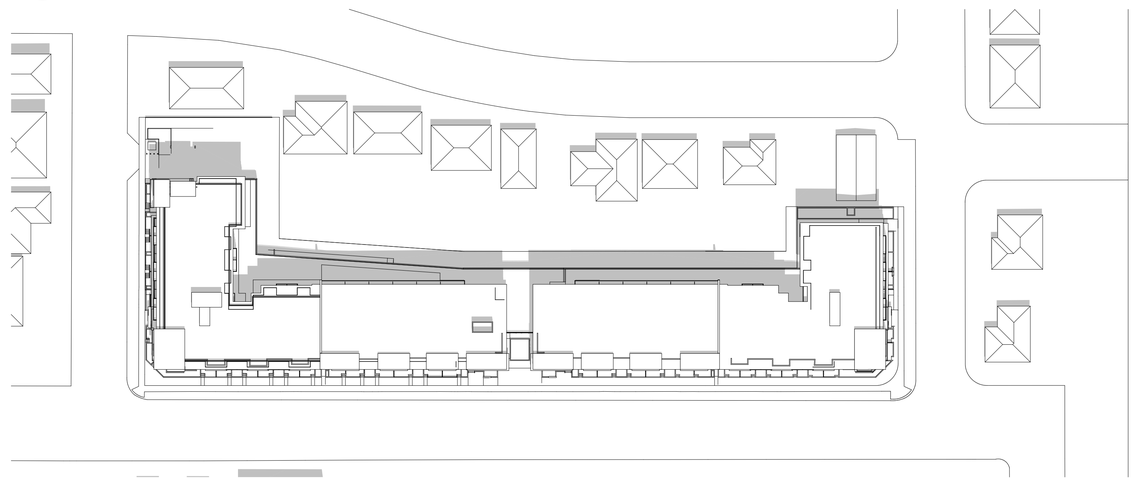

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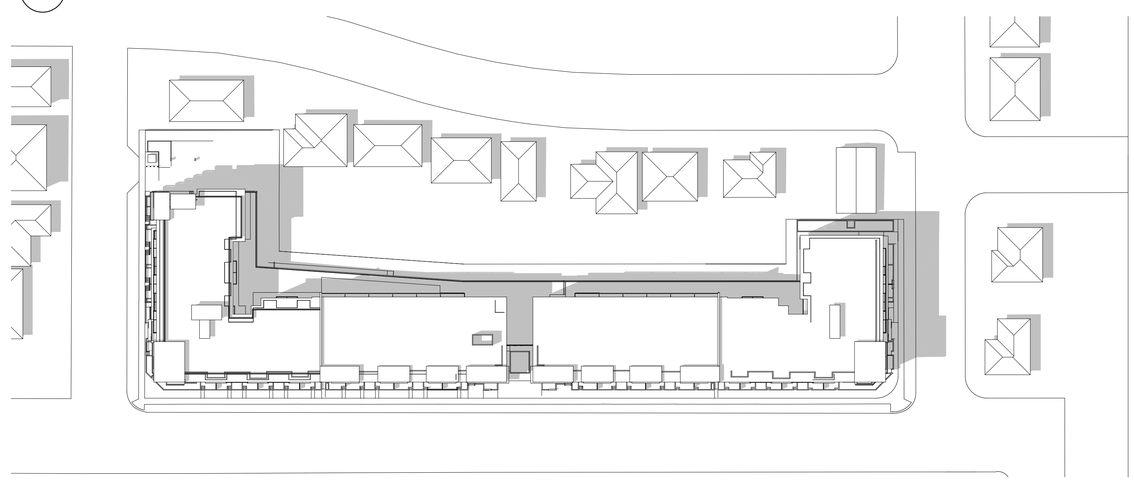

6 June 21st @ 15:00
SCALE: 1/64" = 1'-0"

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DENCITI development corp.

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2024.11.12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

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1290 & 1296 Bernard Street,
1488 Richmond Street
Kelowna, BC

[TITLE]

Shadow Study

23630 [PROJECT]

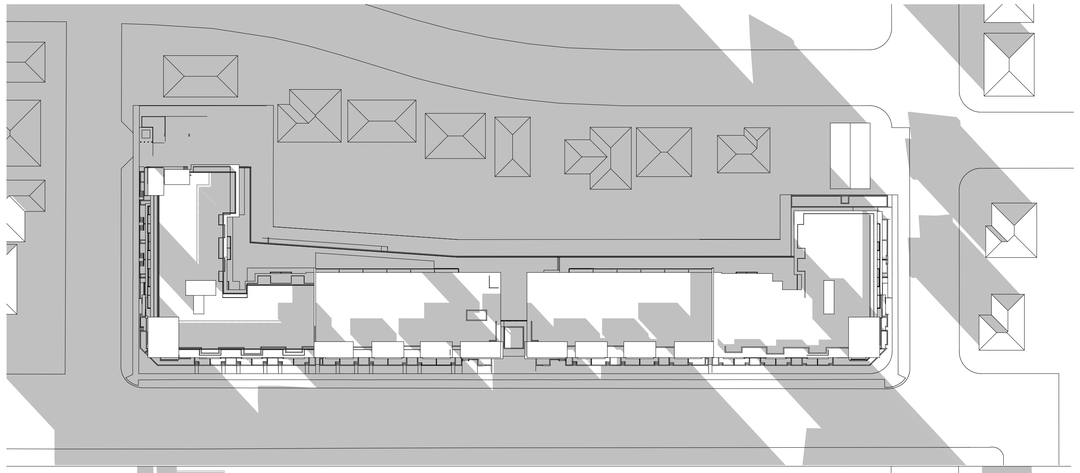
[SCALE]

Tuesday, November 12, 2024 [DATE]

Issue 3: DP [ISSUE]

[DRAWING]

A-8.310



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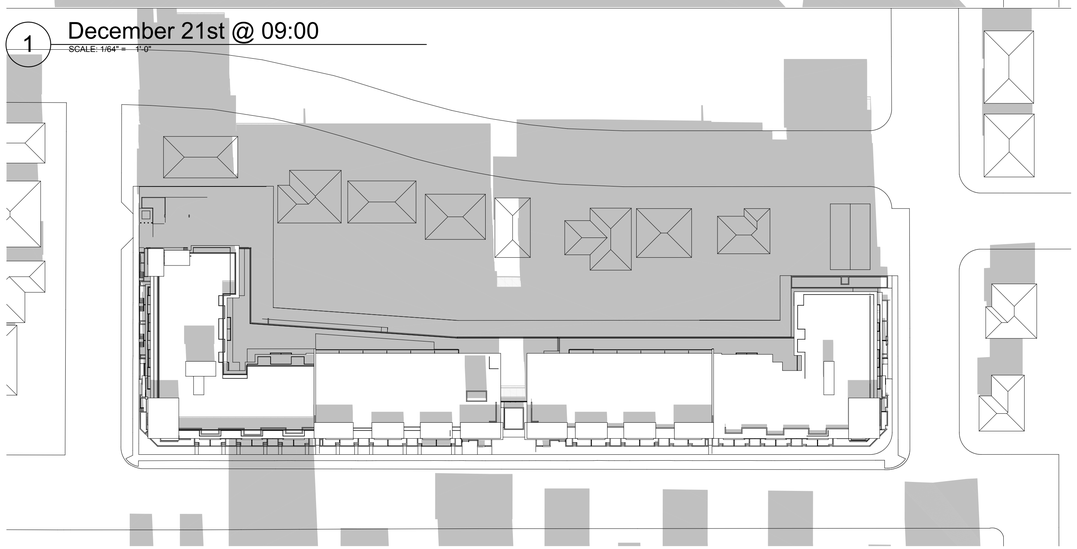

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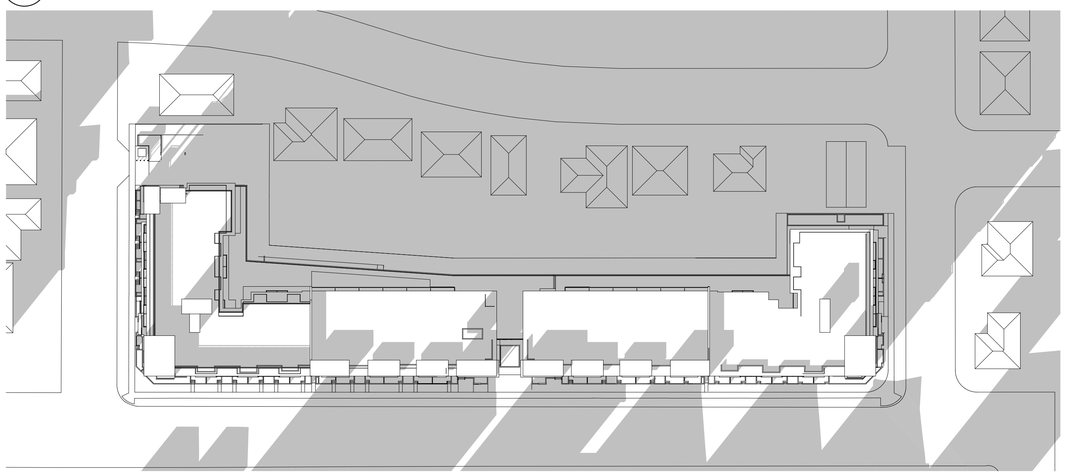

3 December 21st @ 15:00
SCALE: 1/64" = 1'-0"

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DENCITI development corp.

[ARCHITECT SEAL]



2024-11-12

[CLIENT]

DENCITI BERNARD LIMITED PARTNERSHIP.

[PROJECT]

BERNARD ASSEMBLY

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Kelowna, BC

[TITLE]

Shadow Study

23630 [PROJECT]

[SCALE]

Tuesday, November 12, 2024 [DATE]

Issue 3: DP [ISSUE]

[DRAWING]

A-8.320

DP2024-28 Bernard Assembly

Issued for Development Permit

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Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	LANDSCAPE SITE PLAN - LEVEL 1
L-03	OVERALL SITE PLAN - LEVEL 2
L-04	LANDSCAPE PLAN - LEVEL 7 ROOF
L-05	WATER CONSERVATION PLAN - L1
L-06	WATER CONSERVATION PLAN - L2
L-07	WATER CONSERVATION PLAN - ROOF
L-08	GROWING MEDIUM PLAN L1
L-09	OFFSITES - LEVEL 1
L-10	WATER CONSERVATION OFFSITES - LEVEL 1



1 SITE PLAN OVERVIEW
Scale 1:750

NORTH



2 LOCATION MAP
N.T.S.

NORTH

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3			
2			
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NORTH	Scale: AS NOTED

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Drawing Title: COVER PAGE

VDZ Project #: DP2024-28

Drawing #: L-01

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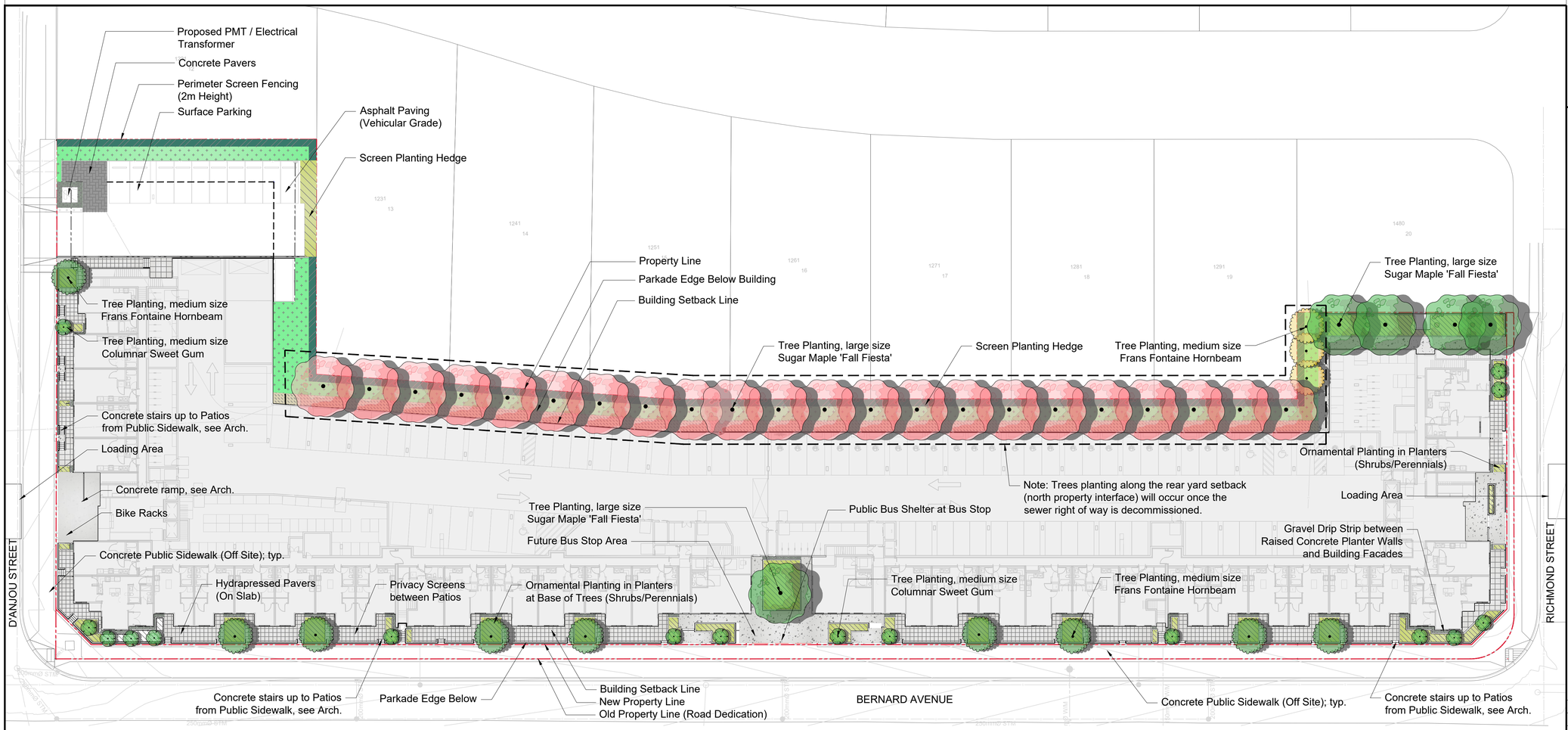

GENERAL LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARKADE EDGE BELOW GRADE

REFERENCE NOTES SCHEDULE BERNARD

SYMBOL	CODE	DESCRIPTION	QTY
FENCES			
	F-02	PRIVACY SCREEN	20.0 m
	F-03	PERIMETER SCREEN FENCING (2M HEIGHT)	224.5 m
HARDSCAPE			
	H-01	CONCRETE PAVING (ON SLAB)	286.3 m²
	H-02	HYDRAPRESSED PAVERS (ON SLAB)	383.1 m²
	H-03	GRAVEL DRIP STRIP (ON SLAB)	31.8 m²
	H-04	CRUSHER FINES PAVING (PERMEABLE)	220.0 m²
	H-05	CONCRETE PAVER (VEHICULAR GRADE)	105.4 m²
SOFTSCAPE			
	S-11	TURF - SOD	472.6 m²
	S-21	PLANTING - SHRUBS/PERENNIALS - 0.3 / 0.6M HEIGHT	399.7 m²
	S-22	PLANTING - HEDGE - 1.8M HEIGHT	221.0 m²
SITE FURNITURE			
	SF-08	BIKE RACK	6

PLANT SCHEDULE BERNARD

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
TREES					
	Acer saccharum 'Fall Fiesta' / Sugar Maple	B&B	6cm	22	Planting to occur once the existing sewer right of way is decommissioned. (Large Size Tree per Bylaw 12375)
	Acer saccharum Fall Fiesta / Sugar Maple	B&B	6cm	5	(Large Size Tree per Bylaw 12375)
	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	B&B	6cm	3	Planting to occur once the existing sewer right of way is decommissioned Medium Size Tree per Bylaw 12375)
	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	B&B	6cm	9	Medium Size Tree per Bylaw 12375)
	Liquidambar styraciflua `Slender Silhouette` / Columnar Sweet Gum	B&B	6cm	16	Medium Size Tree per Bylaw 12375)
SHRUBS					
	Euonymus fortunei 'Vegetus'/Bigleaf Wintercreeper Euonymus	#2 Pot		25	
	Spiraea japonica 'Froebelii'/Froebelii Japanese Spirea	#2 Pot		25	
	Rhus aromatica 'Grow-Low'/Gro-Low Fragrant Sumac	#2 Pot		25	
	Taxus cuspidata 'Morden'/Morden Yew	#2 Pot		125	
PERENNIALS / ORNAMENTAL GRASSES					
	Alchemilla mollis/Lady's Mantle	#2 Pot		50	
	Echinacea purpurea alba / White Swan Coneflower	#2 Pot		50	
	Echinacea purpurea 'Pow Wow Wild Berry'/Pow Wow Wild Berry Coneflower	#2 Pot		75	
	Deschampsia cespitosa/Tufted Hair Grass	#2 Pot		25	
	Hemerocallis 'Luxury Lace'/Luxury Lace Daylily	#2 Pot		50	
	Hemerocallis 'Pardon Me'/Pardon Me Daylily	#2 Pot		75	
	Ligularia 'Little Rocket'/Little Rocket Ligularia	#2 Pot		25	
	Panicum virgatum 'Prairie Sky'/Prairie Sky Switchgrass Blue Switchgrass	#2 Pot		25	
	Rudbeckia fulgida 'Goldsturm'/Black-Eyed Susan	#2 Pot		100	
	Salvia nemorosa 'May Night'/May Night Salvia	#2 Pot		75	
	Sporobolus Heterolepis/Prairie Dropseed	#2 Pot		25	

NOTE
- 22 large tree plantings and 3 medium size tree plantings along the rear yard setback (north property interface) will occur once the existing sewer right of way is decommissioned.
- Shrubs, perennials, and ornamental grasses selection and quantities are conceptual for bonding purposes only. Selection and quantities may vary on the Construction Documentation / Building Permit phase submission documents.

1:300 0 3m 6 9 12 15 18 21 24 27 30 33 36 39 42 45

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Drawing Title: LANDSCAPE SITE PLAN - LEVEL 1

VDZ Project #: DP2024-28

Drawing #: L-02

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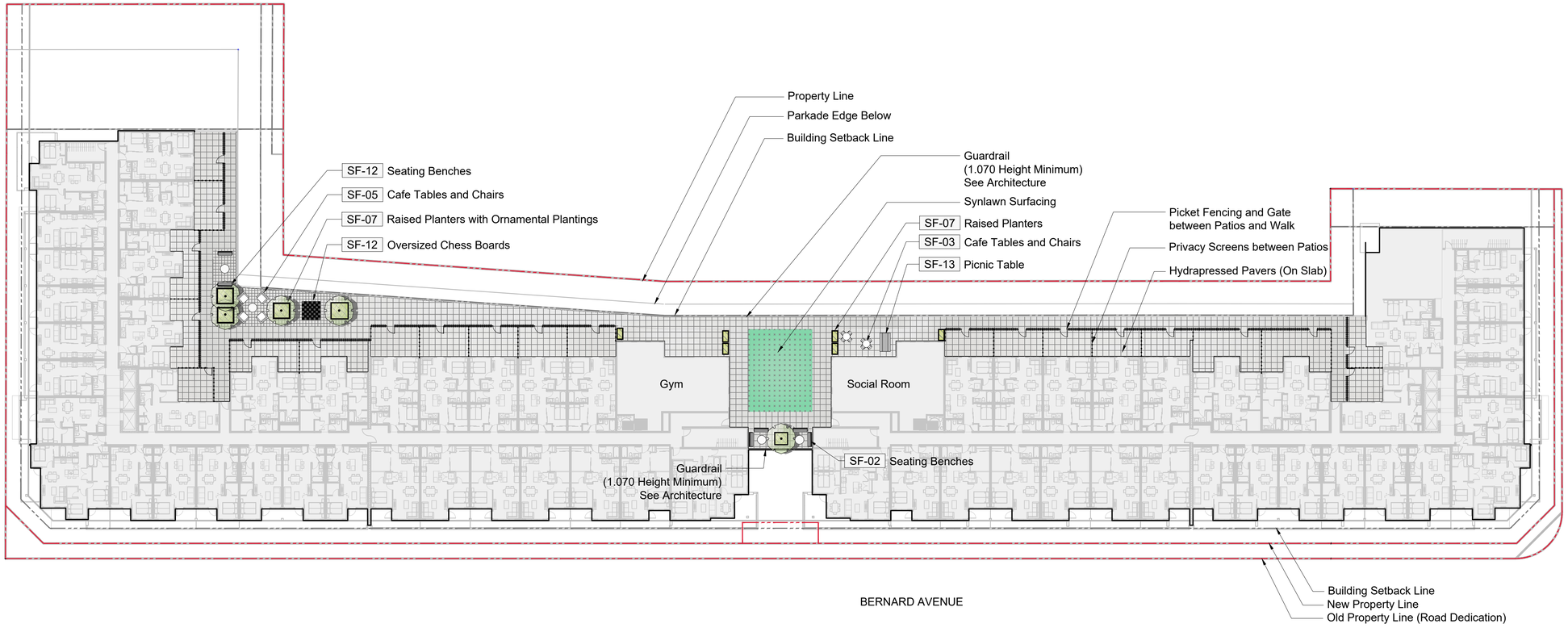

GENERAL LEGEND

PROPERTY LINE

SETBACK LINE

REFERENCE NOTES SCHEDULE BERNARD

SYMBOL	CODE	DESCRIPTION	QTY
FENCES			
	F-01	PICKET PATIO FENCE	124.3 m
	F-02	PRIVACY SCREEN	82.0 m
HARDSCAPE			
	H-02	HYDRAPRESSED PAVERS (ON PEDESTALS OVER ROOF STRUCTURE)	1,273 m²
SOFTSCAPE			
	S-15	TURF - ARTIFICIAL (ON PEDESTALS OVER ROOF STRUCTURE)	92.0 m²
	S-21	PLANTING - SHRUBS/PERENNIALS - 0.3 / 0.6M HEIGHT	42.7 m²
SITE FURNITURE			
	SF-02	BENCH	
	SF-03	CAFE TABLE & CHAIRS	
	SF-05	OUTDOOR SOFA SEATING	
	SF-07	RAISED PLANTERS	
	SF-12	OVERSIZED CHESS BOARD	
	SF-13	PICNIC TABLE	

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B&B	6cm	5
SHRUBS				
	Taxus cuspidata 'Morden'/Morden Yew	#2 Pot		20
PERENNIALS / ORNAMENTAL GRASSES				
	Alchemilla mollis/Lady's Mantle	#2 Pot		25
	Hemerocallis 'Luxury Lace'/Luxury Lace Daylily	#2 Pot		25
	Hemerocallis 'Pardon Me'/Pardon Me Daylily	#2 Pot		25
	Ligularia 'Little Rocket'/Little Rocket Ligularia	#2 Pot		25
	Salvia nemorosa 'May Night'/May Night Salvia	#2 Pot		10
	Sporobolus Heterolepis/Prairie Dropseed	#2 Pot		10

NOTE
- Shrubs, perennials, and ornamental grasses selection and quantities are conceptual for bonding purposes only. Selection and quantities may vary on the Construction Documentation / Building Permit phase submission documents.

1: 300 0 3m 6 9 12 15 18 21 24 27 30 33 36 39 42 45

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Scale: 1:300

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Drawing Title: OVERALL SITE PLAN - LEVEL 2

VDZ Project #: DP2024-28

Drawing #: L-03

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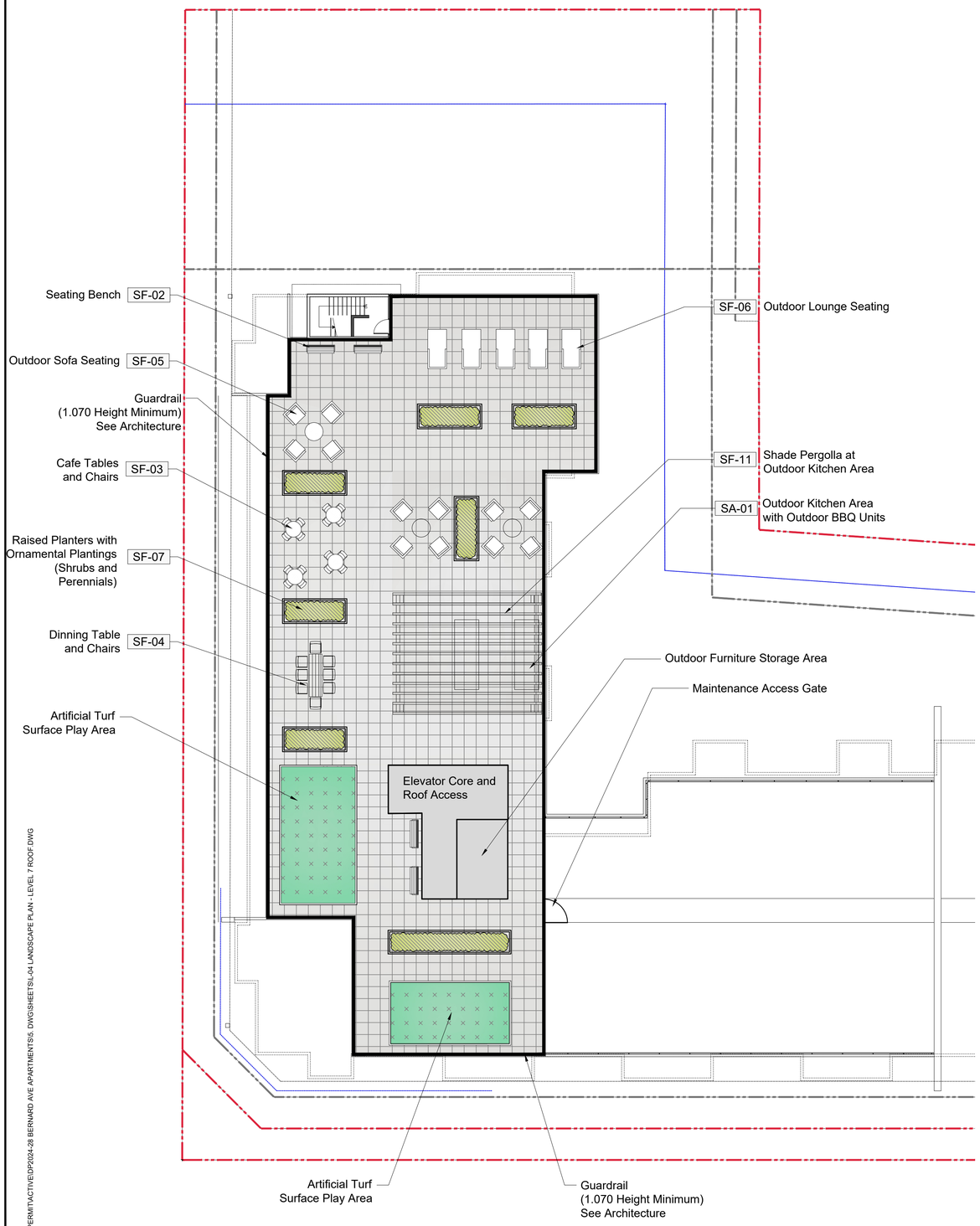

GENERAL LEGEND

PROPERTY LINE

SETBACK LINE

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
HARDSCAPE				
	H-02	HYDRAPRESSED PAVERS (ON PEDESTALS OVER ROOF STRUCTURE)	698.7 m²	
SOFTSCAPE				
	S-15	TURF - ARTIFICIAL (ON PEDESTALS OVER ROOF STRUCTURE)	70.2 m²	
	S-21	PLANTING - SHRUBS/PERENNIALS - 0.3 / 0.6M HEIGHT	40.0 m²	
SITE AMENITIES				
	SA-01	OUTDOOR KITCHEN		
SITE FURNITURE				
	SF-02	BENCH		
	SF-03	CAFE TABLE & CHAIRS		
	SF-04	DINING TABLE & CHAIRS		
	SF-05	OUTDOOR SOFA SEATING		
	SF-06	LOUNGE SEATING		
	SF-07	RAISED PLANTERS		
	SF-11	PERGOLA		

PLANT SCHEDULE

BOTANICAL/COMMON NAME	CONT	QTY	REMARKS
PERENNIALS / ORNAMENTAL GRASSES			
Echinacea purpurea 'Pow Wow Wild Berry'/Pow Wow Wild Berry Coneflower	#2 Pot	20	
Hemerocallis 'Luxury Lace'/Luxury Lace Daylily	#2 Pot	20	
Hemerocallis 'Pardon Me'/Pardon Me Daylily	#2 Pot	20	
Panicum virgatum 'Prairie Sky'/Prairie Sky Switchgrass Blue Switchgrass	#2 Pot	10	
Rudbeckia fulgida 'Goldsturm'/Black-Eyed Susan	#2 Pot	25	
Salvia nemorosa 'May Night'/May Night Salvia	#2 Pot	20	

NOTE
- Shrubs, perennials, and ornamental grasses selection and quantities are conceptual for bonding purposes only. Selection and quantities may vary on the Construction Documentation / Building Permit phase submission documents.

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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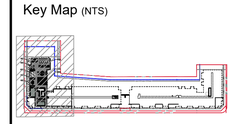
Key Map (NTS)



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BERNARD AVENUE ASSEMBLY

Location:
1481,1491 & 1495 D'Anjou Street,
1230,1240,1250,1260,1270,1280,
1290 & 1296 Bernard Street,
1488 Richmond Street
KELOWNA, B.C.

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Drawing Title: LANDSCAPE PLAN - LEVEL 7 ROOF

VDZ Project #: DP2024-28

Drawing #: L-04

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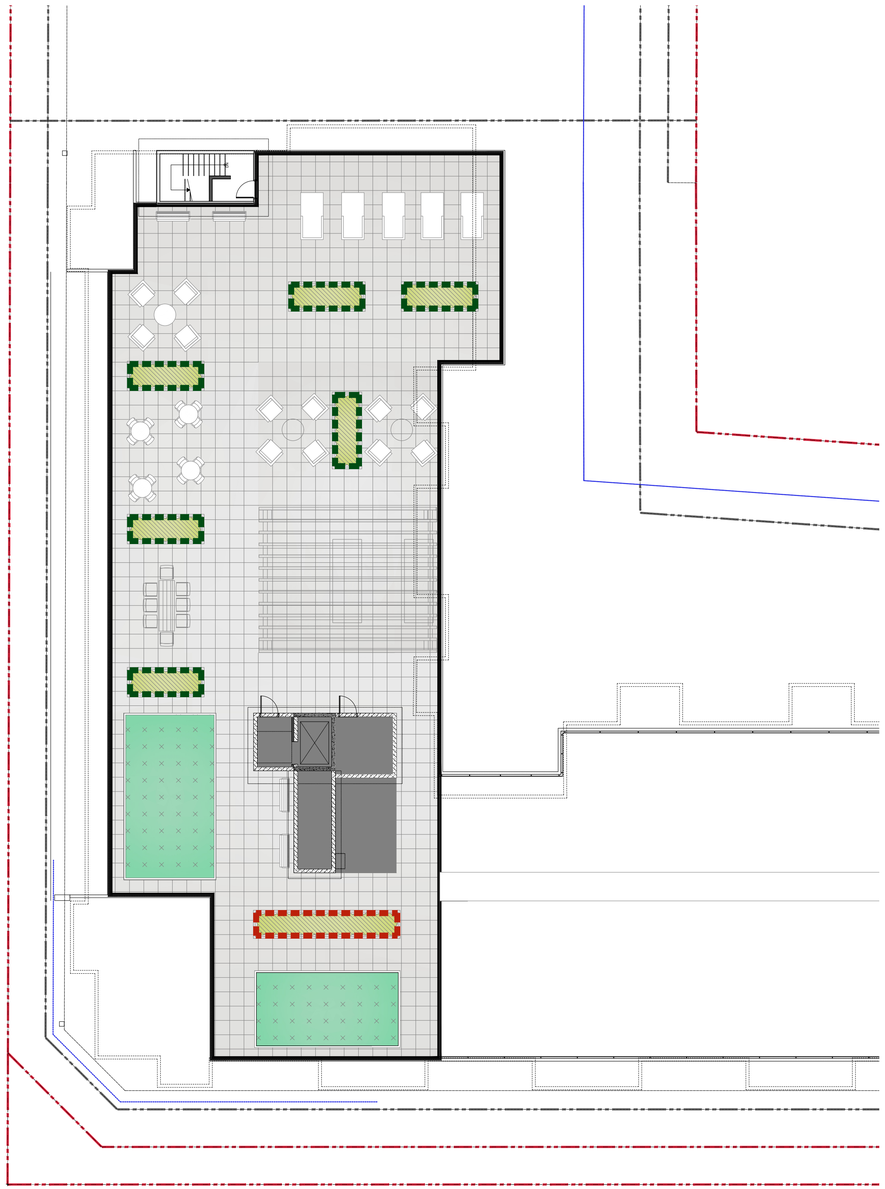

WATER CONSERVATION LEGEND

	ZONE #15 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 32.4M^2 MICROCLIMATE: SOUTH-WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 14 cu.m.
	ZONE #16 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 9.0M^2 MICROCLIMATE: SOUTH-WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 4 cu.m.

WATER CONSERVATION CALCULATIONS

TOTAL LANDSCAPE AREA: 83 sq.m
LANDSCAPE MAXIMUM WATER BUDGET (WB)= 66 cu.m / year
ESTIMATED LANDSCAPE WATER USE (WU) = 37 cu.m /year
WATER BALANCE = 29 cu.m /year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
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 AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
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.

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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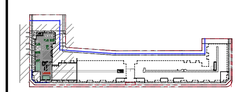
Key Map (NTS)



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Drawing Title: WATER CONSERVATION PLAN - ROOF

VDZ Project #: DP2024-28

Drawing #: L-07

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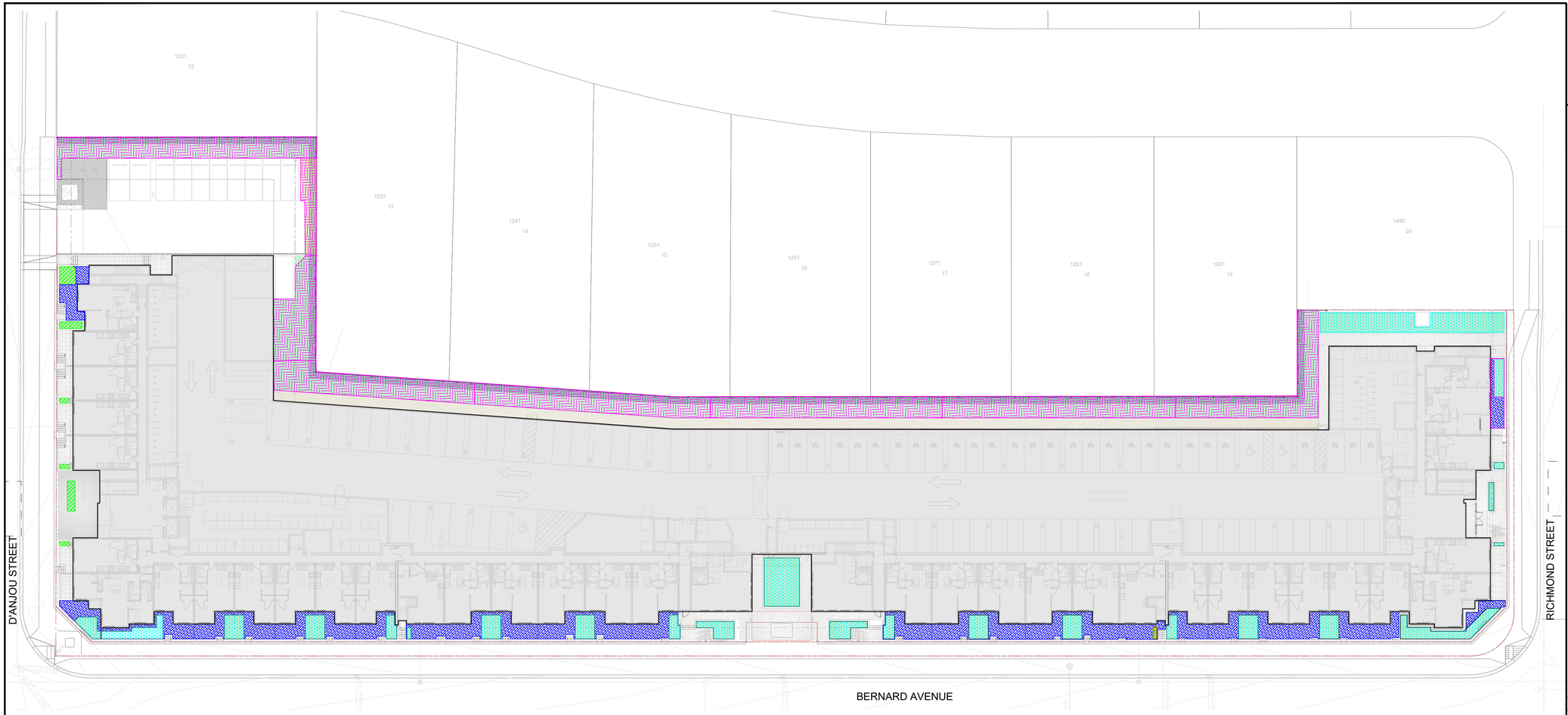

SOIL DEPTH

KEY	DESCRIPTION
	1 M SOIL DEPTH
	0.67 M SOIL DEPTH
	0.6 M SOIL DEPTH
	0.45 M SOIL DEPTH

1:300 0 3m 6 9 12 15 18 21 24 27 30 33 36 39 42 45

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Drawing Title: GROWING MEDIUM PLAN L1

VDZ Project #: DP2024-28

Drawing #: L-08

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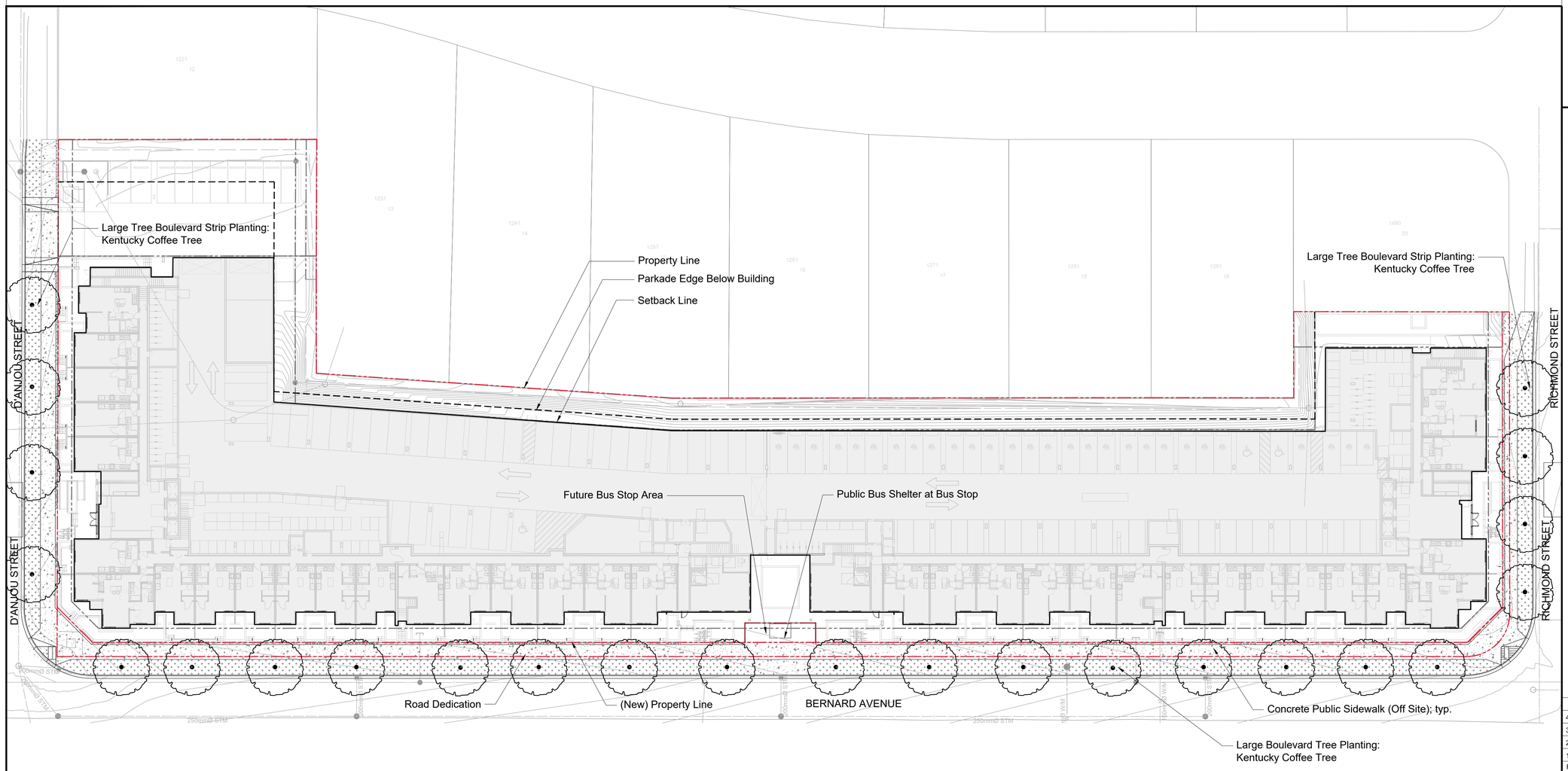

GENERAL LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARKADE EDGE BELOW GRADE

REFERENCE NOTES SCHEDULE BERNARD

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
HARDSCAPE				
	H-01	CONCRETE PAVING	766.0 m²	
	H-03	GRAVEL DRIP STRIP	71.5 m²	
SOFTSCAPE				
	S-11	TURF - SOD	658.7 m²	

PLANT SCHEDULE BERNARD

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B&B	6cm	24

1:300 0 3m 6 9 12 15 18 21 24 27 30 33 36 39 42 45

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Drawing Title: OFFSITES - LEVEL 1

VDZ Project #: DP2024-28

Drawing #: L-09

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