

DESIGN RATIONAL

ELTA DEVELOPMENT APPLICATION

Date: Sep. 19th, 2023

Project Address: 659-651-643-635-627 Coronation Ave., Kelowna BC

PREPARED BY: Sanaz Mani MANI ARCHITECT INC. Address: 1680 Langton Place, West Vancouver, V7S 3H1



DESIGN RATIONAL

ELTA DEVELOPMENT APPLICATION

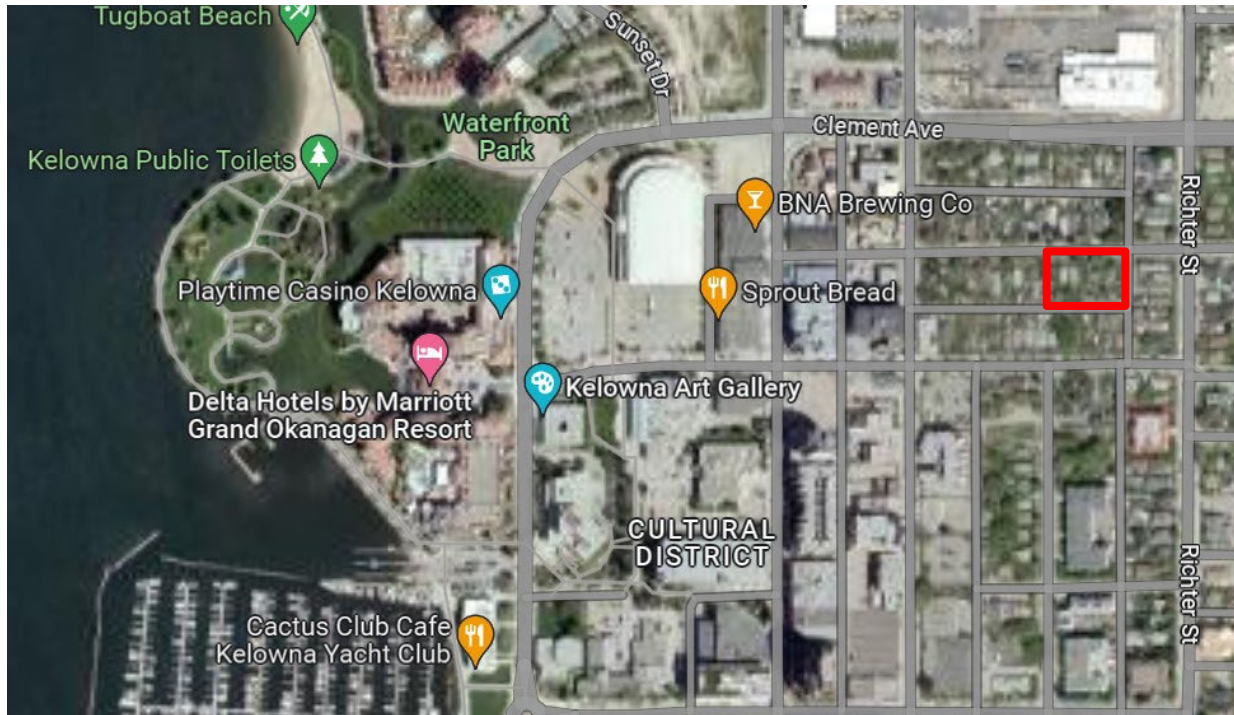
Dear Kimberly,

We are pleased to submit our development application for a purpose-built rental apartment building. We believe this new application followed by our meeting has created a project that can be a positive addition to the downtown area. This project aims to create a community within a tower that celebrates and upholds Kelowna's art community, children, and the environment. This project looks forward to the future by providing minimum number of parking stalls with EV charging, boosting a private dog park, community garden, gym and children's play area as part of the tower's amenity space. The proposed Major Childcare space has the capacity to take 25 children and will benefit the tower and the neighbourhood with much needed child care services with its own separate access and elevator. Affordable artist residences at grade will integrate art into the fabric of the city and brings art into spaces within the tower. Bird friendly glazing will protect Kelowna's wildlife and we hope it will set an example for the future developments in the downtown area. The developer commits to contributing to the public amenity and streetscape bonus.

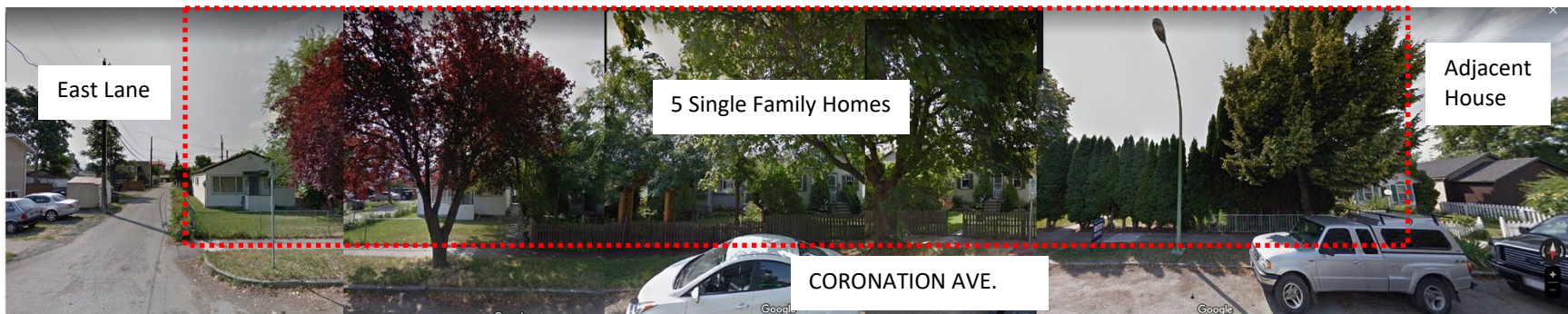
This application represents the addition of 144 purpose-built rental apartment homes to the heart of downtown Kelowna plus a major child care space. The project is also one of the first high rise rental buildings in Kelowna designed for modular construction which has the potential to make housing more affordable and significantly reduce construction waste. Given the acute need for rental housing, we hope this becomes one of the highest quality rental projects for the downtown Kelowna.



SITE INFORMATION: The site is located at Coronation Ave. It consists of 5 sites with existing single-family houses. Site Area is 1889 m² (20336 SF) . The site is almost flat. Surrounding properties are currently single-family residential houses.



Context plan - Showing the proposed development site



Context Photos - Showing the proposed development site along Coronation Ave.

PROPOSED DEVELOPMENT:

ZONING: UC1-DOWNTOWN CENTER

SITE AREA: 20336 SF (1889 m2)

PROPOSED HEIGHT: 19 storeys, 56 meters (Asking for variance)

PROPOSED USE: Rental apartments, Major Child Care Center

NUMBER OF UNITS: 140 Rental apartments, 4 Artist’s townhouses, 1 Major Child Care Center

FORM: Form of the tower is rectangular and is oriented North – South as recommended by the guidelines.

FLOOR PLATE SIZE: Proposed is 705 m2 < Max allowed is 8073 sf (750 m2),

GROSS BUILDING AREA (INCLUDING PARKING): 15304 m2

GROSS BUILDING AREA (EXCLUDING PARKING): 11489 m2

NET COMMERCIAL / CHILDCARE AREA: 178 m2

NET BUILDING AREA USED FOR FAR CALCULATIONS: 8974 m2

PROPOSED FAR: 4.75 (4.75 ALLOWED)

TOTAL AMENITY AREA: 2738 m2 (Exceeding the min. required of 2550 m2)

REQUIRED PARKIG STALLS: 95 Res. and 16 visitor stalls + 1 Modo Care Share + 2 Child Care

PROPOSED PARKIG STALLS: 97 Res. and 16 visitor stalls + 2 Modo Car Share + 2 Child Care (1 van and 4 accessible stalls, 44% Regular size)

BICYCLCLE PROVIDED AND REQUIRED: 191 required and 201 provided (more than 75% are within one floor away from the ground level)

Maximum Floor Area Ratios:	
Base Density:	3.3 FAR
Public Amenity & Streetscape Bonus:	0.5
Max. Rental Bonus:	0.3
Rental or Affordable Housing Bonus: (0.05x19)	0.95
FAR Max. with all bonus:	4.75

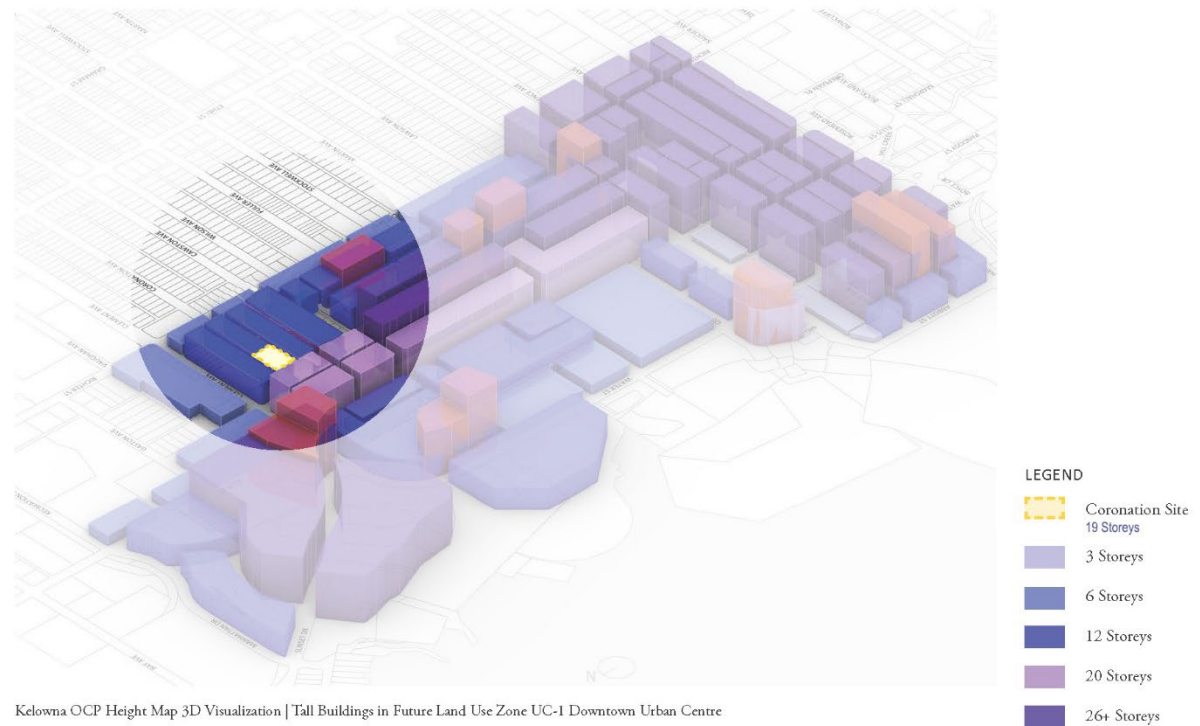
PROPOSED:

Applicable Bonuses to this project:	
3.3 FAR Max. Base	
0.5 FAR Bonus (50\$ per m2 will be paid)	
NA	
0.95 (0.05x19)	
Rentable Area included in FSR: 8974 m2	
Proposed FSR: 4.75	

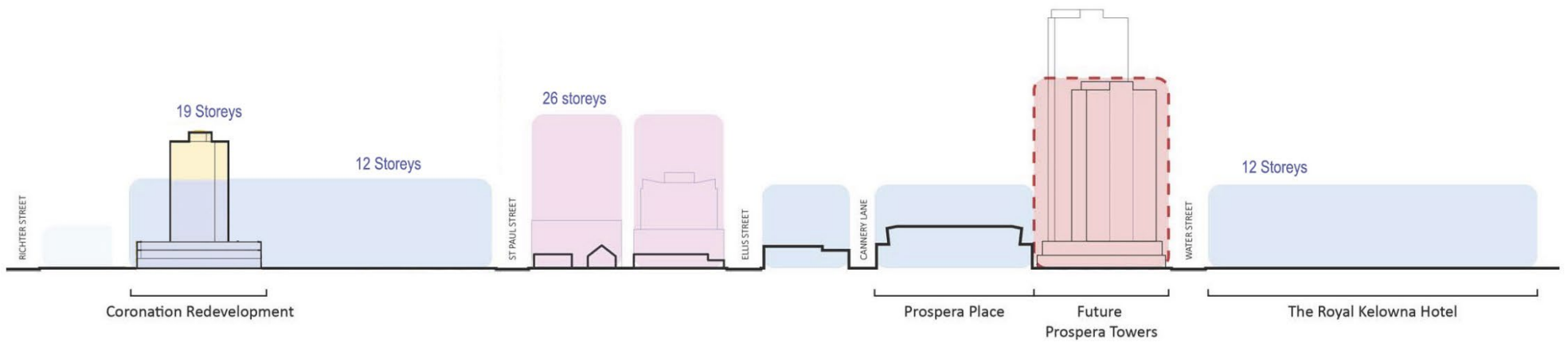
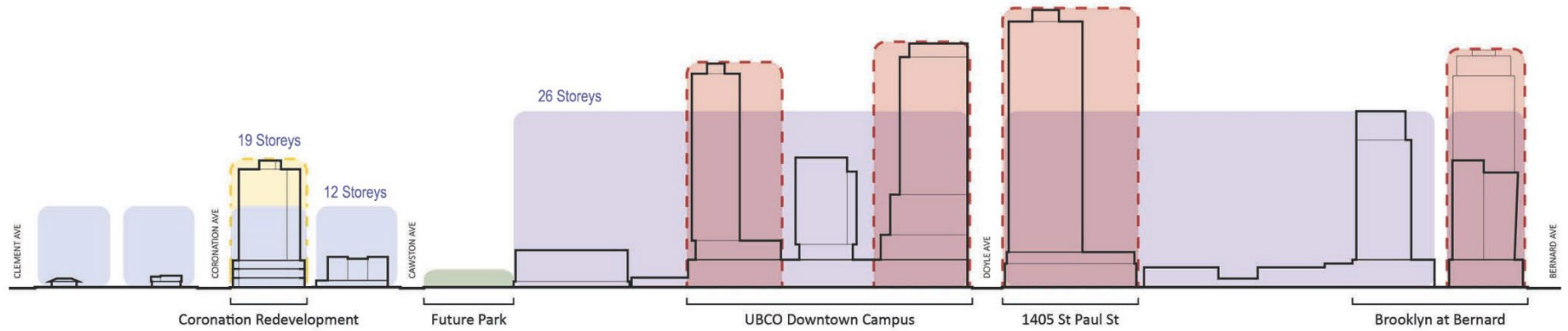
VARIANCE ON THE NUMBER OF STOREYS:

We are proposing a variance to the total permitted height from 12 storeys to 19 storeys. The total height of the project meets the 56 meter maximum height allowed. We believe there is strong rationale for the proposed additional number of storeys, including:

- A) Reducing the typical tower floorplate 15% below the maximum allowed, reducing mass and shading on the neighbouring sites.
- B) Reduced the podium's height to close to 40% less than allowed and further stepping down the height at Coronation Ave.
- C) Further reduction of the last two level's floor plate size to reduce the overall massing.
- D) Providing minimum number of parking stalls and instead providing 2 Modo car shares to address concerns about increased traffic in the area and reduce the height of the podium.
- E) The tower will explore modular construction and as a result having min. of 19 storeys is recommended to make modular construction feasible and cost effective. Modular construction is hailed for being environmentally friendly and reduces construction waste significantly. It is estimated that close to 30% of materials are wasted during conventional construction and concrete is responsible for close to 8% of global CO2 emissions.



PROPOSED NUMBER OF STOREYS IN THE CONTEXT:



ARCHITECTURAL CONCEPT AND RESPONSE TO GUIDELINES:

PROJECT FORM AND MASSING:

A 5.1.0 a – Provided a minimum first floor height of 3.3 m, and limited podium height to 4 storeys (see 5.1.2).

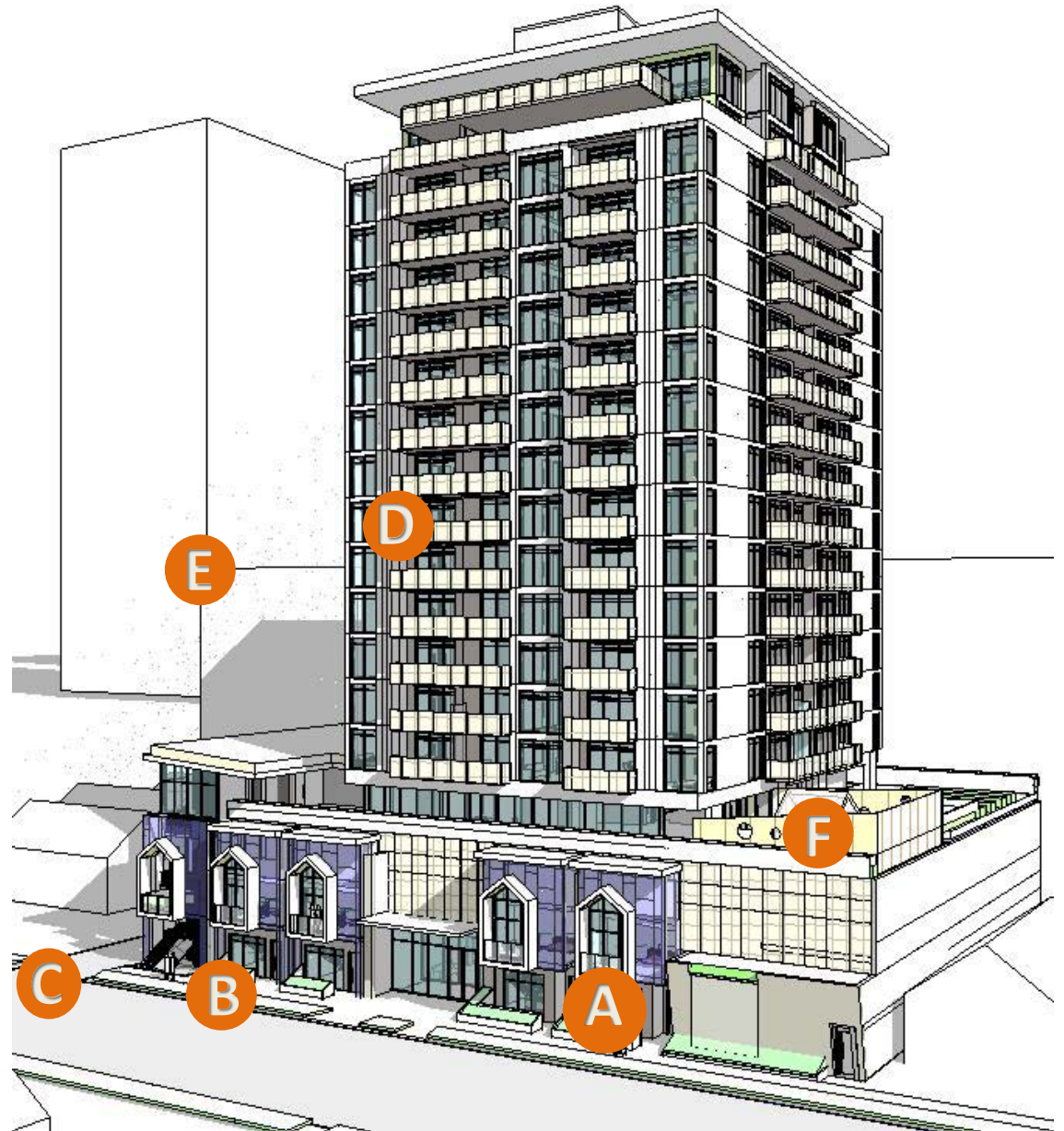
B 5.1.0 b – Designed buildings to activate the street with transparent frontages, a colorful entrance to daycare at the corner and artist residences accessible from the street (see 5.1.1).

C 5.1.0 c – Provided access to parking via laneways. Set back parkade from the street and used artist residences, waterfall and trees to mitigate visual impacts of upper-storey parking (see 5.1.4).

D 5.1.0 d Tower has a North-South orientation to maximize sunlight access to streets and is setback from the street 3-4 meters. Typical tower floor plate is close to 10% smaller than allowed. (see 5.1.3).

E 5.1.0 e – Building has a cohesive architectural look and articulated podium, tower, and top (see 5.1.6).

F 5.1.0 f – Podium mass is broken up by providing simple vertical and horizontal articulation of facades; e.g., stepping back or projecting forward a portion of the facade, using color, landscape features and texture. (see 5.1.6).



DAYCARE DESIGN:

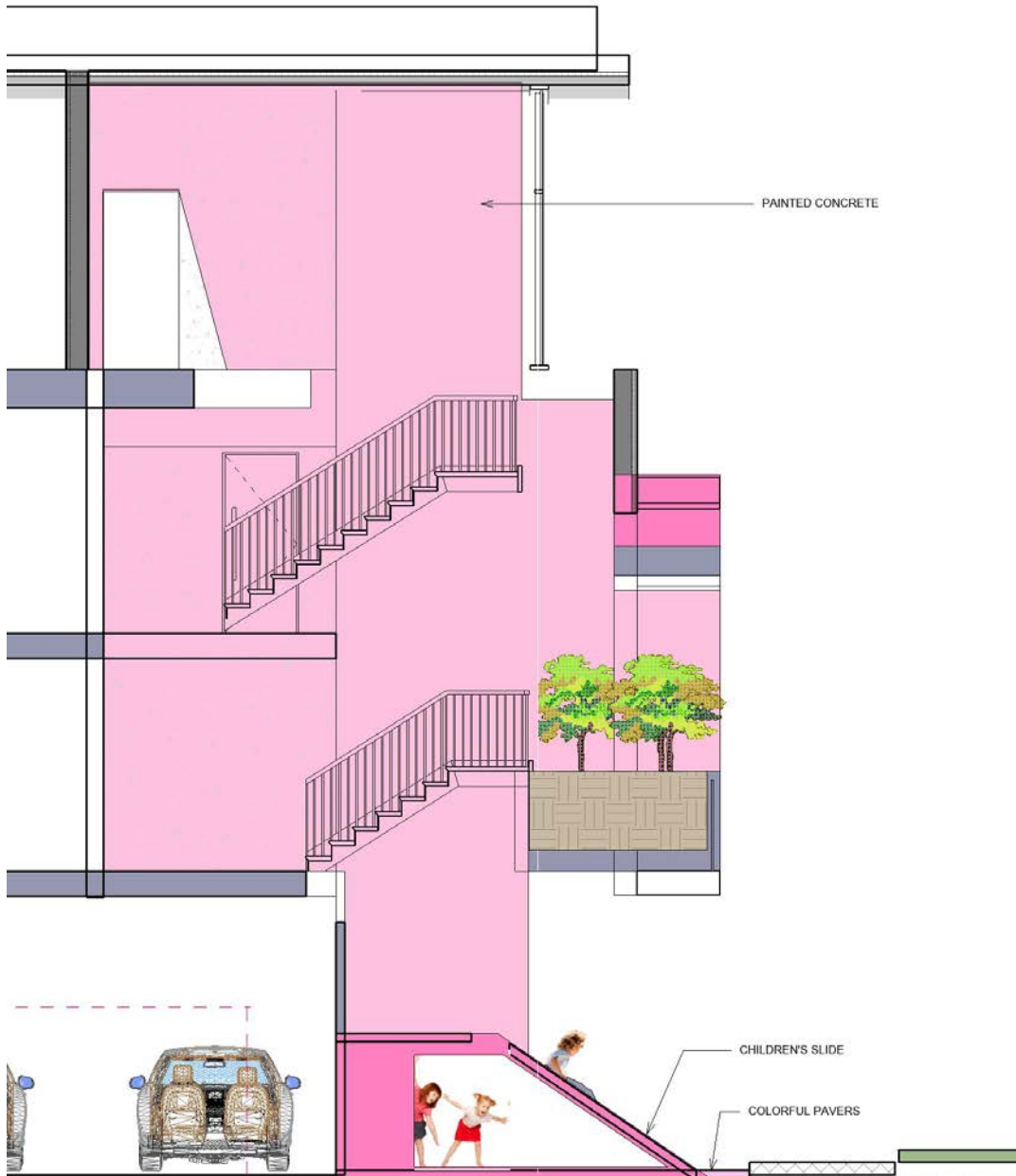
A major childcare space at level 4 is proposed to offer childcare services to the residents and the community. It is anticipated that the space can accommodate 25 children. Outdoor area is designed as part of the roof garden with covered and open spaces. The entrance to the childcare facility is at the corner of the building and away from the residential lobby with its separate elevator and stair that is designed to be a landmark for the children in the community.



Section of outdoor play area



Example of the playhouse by others



Section of entrance to daycare at the corner of the podium



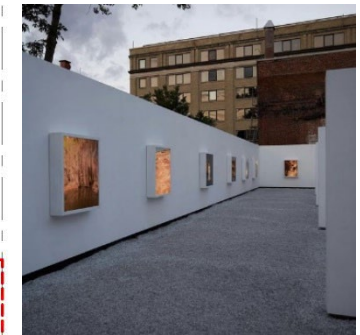
Example of Slide next to stairs by others



Example of the colorful stair access by others

ARTIST RESIDENCES:

The podium is developed in a contemporary style that reflects the site's urban setting and the height is close to 40% less than allowed. The podium steps down towards Coronation Avenue to form 4 townhouses that are going to be offered to local artists as work/live units. This is aimed at offering affordable living spaces to local artists and integrating art into the community. The resident's art pieces can be displayed throughout the development at pre-designated locations inside the lobby, amenity space and the gym creating a dynamic fluid art space and a chance for the artists to represent themselves to the community.



Interior design by others



LANDSCAPE DESIGN:

The landscape design will be focused on sustainability. Choosing local plants that feed birds and pollinators and have minimum irrigation requirements. The waterfall feature is designed on the North side of the building in the shade. There is plenty of depth allocated for tree roots specified above the waterfall feature to hide the parking structure behind. Roof garden at level 5 will be covered with various local sedum plants that don't require irrigation.



Local sedum plants



Level 5 roof garden



Trees above waterfall will hide parking structure

BIRD FRIENDLY DESIGN:

As urban development is spreading far and wide. Glass walls and windows in commercial and residential architecture is popular. Put these together, and it is no surprise that there is an increase in the number of birds that die because they fly into these buildings. Buildings with trees and other foliage planted near the building are of special concern. The trees surrounding the buildings are reflected in the windows making it appear to the birds that it is an extension of their natural habitat. The number of birds in Canada is declining at a rapid rate including birds that are endangered. This development will follow the latest Canadian standard regarding bird friendly design for the building up to level 5 which is CSA-A460:19



SUSTAINABILITY:

Energy efficiency and sustainable practices have been and will be considered through the design.

- Less glazing to provide a more energy efficient building.
- The glazing will incorporate Low-E double glazing and roller blinds on the inside face for sun control.
- Drought tolerant plants and high efficiency irrigation will reduce water demand. Level 5's roof garden is designed with plants that do not require irrigation.
- Energy efficient appliances, fixtures and LED lighting will be used throughout the project.
- Building site design aims to achieve permeable surfaces for at least 7% of the site area.
- Public trees at Coronation Street are retained.
- All cars will be 100% level 2 EV charging ready.
- Allocating at least one bike storage space for each unit.
- Seeking zero waste construction practices
- Possible modular construction that will open opportunities for designing the building to CSA - disassembly and durability guidelines in Canada.
- Designing the first 5 levels to CSA-A460:19 Bird friendly design.

SUMMARY:

A detailed architectural expression with the use of simple, quality materials, in a contemporary setting is intended to enhance the formal character of Coronation Ave. and set an example for the future projects in the neighbourhood. We feel that our proposal responds appropriately to the design guidelines set out for Kelowna and will be a positive addition to the urban fabric of the city.

Prepared by: Sanaz Mani

Date: Sep. 19th , 2023

Signature: *Sanaz Mani*



Rendering – View of Coronation Ave. & Lane

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	FD	FLOOR DRAIN
ALT.	ALTERNATE	FDN.	FOUNDATION
APPROX.	APPROXIMATE	F.F.E.	FINISH FLOOR ELEVATION
ALUM.	ALUMINUM	F.R.	FLOOR
AVG	AVERAGE	F.R.R.	FIRE RESISTANCE RATING
B.S.	BOTH SIDES	FURR	FURRING
BLDG	BUILDING	FTG.	FOOTING
BD.	BOARD	F.P.	FIREPROOF
BLDG.	BUILDING	FIN.	FINISHED
BSM	BEAM	GALV.	GALVANIZED
B.O.	BOTTOM OF	GL.	GLASS
BOI	BOITOM	GYP.	GYPSUM
CONTR.	CONTRACTOR	GRD.	GRADE
CLG.	CEILING	HT.	HEIGHT
CONC.	CONCRETE	HCW.	HOLLOW CORE WOOD
CONT.	CONTINUOUS	INSUL.	INSULATION
C.J.	CONTROL JOINT	MAX.	MAXIMUM
COL.	COLUMN	MTL.	METAL
C.M.U.	CONCRETE MASONRY UNIT	MIN.	MINIMUM
CLR.	CLEAR	MECH.	MECHANICAL
CTR.	CENTER	MISC.	MISCELLANEOUS
CW	COMPLETE WITH	N.T.S.	NOT TO SCALE
DN.	DOWN	O.C.	ON CENTER
DIA.	DIAMETER	RM.	ROOM
DWG.	DRAWING	R.O.	ROUGH OPENING
DS.	DOWNSPOUT	R.W.L.	RAIN WATER LEADER
DR.	DOOR	SIM.	SIMILAR
E.F.	EACH FACE	SF	SQUARE FEET
EF.	EXHAUST FAN	STD.	STANDARD
E.W.	EACH WAY	STRUC.	STRUCTURAL
EXIST.	EXISTING	T.B.C.	TO BE CONFIRMED
EXP.	EXPANSION	T.O.	TOP OF
ELEC.	ELECTRICAL	T.O.S.	TOP OF STEEL
EQUIP.	EQUIPMENT	TYP.	TYPICAL
EA.	EACH	U.N.O.	UNLESS NOTED OTHERWISE
EL.	ELEVATION	UIS	UNDERSIDE
EQ.	EQUAL	W.	WITH
F.B.O.	FURNISH BY OWNER		

ARCHITECT

SANAZ MANI, ARCHITECT-ABC
 MANI ARCHITECT INC.
 1680 Langton Place, West Vancouver, BC, V7S 3H1
 PHONE: (778) 862 7093
 E-MAIL: Sanaz_mani@yahoo.com

LANDSCAPE ARCHITECT

Fiona Barton, MBCSLA, CSLA
 Ecora Landscape
 200-2645 Enterprise Way, Kelowna, BC, V1Y 9T5
 PHONE: 250.864.0072
 E-MAIL: Fiona.Barton@ecora.ca

ARBORIST

Jeff Judson
 CODY TREE SERVICES
 275 Neave Rd, Kelowna, BC V1Y 2L9
 PHONE: (250) 862-8900
 E-MAIL: codytree1@gmail.com

SURVEY

Rob Macdonald, B.C.L.S.
 RUNNALLS DENBY
 259A Lawrence Avenue
 Kelowna, B.C.
 V1Y 6L2
 PHONE: 250.763.7322
 E-MAIL: rob@runnallsdenby.com

659-627
 CORONATION
 AVE.



**DEVELOPMENT PERMIT APPLICATION
 RENTAL BUILDING**

CORONATION AVE., KELOWNA
 DATE: 2023-09-19

ZONING STATISTICS:

PROJECT OVERVIEW:

PROPOSED RESIDENTIAL RENTAL TOWER	
PROJECT ADDRESS:	659-651-643-635-627 Coronation Ave., Kelowna BC
LEGAL ADDRESS:	SITE PLAN OF LOTS 38,39,40,41,42 DISTRICT LOT 139, O.D.Y.D., PLAN 1037
ZONING:	URBAN CORE 1
PROPOSING:	RESIDENTIAL RENTAL TENURE
MAX FAR ALLOWED:	4.75 (4.75 PROPOSED)
GOVERNING CODE:	BCBC 2018
HEIGHT:	19 STOREYS
MAJOR OCCUPANCY:	C
FACING:	TWO STREETS
SPRINKLERED BUID.:	NFPA13R, ALL ROOMS TO BE SPRINKLERED INCLUDING BATHROOMS ELECTRICAL AND MECHANICAL ROOM TO BE SPRINKLERED.

FAR SUMMARY AND LOT INFORMATION:

SITE AREA :	20336 SF (1889 m2)
GROSS BUILDING AREA (INCLUDING PARKING):	15304 m2
GROSS BUILDING AREA (EXCLUDING PARKING):	11489 m2
NET COMMERCIAL / CHILDCARE AREA:	178 m2
NET BUILDING AREA USED FOR FAR CALCULATIONS:	8974 m2
PROPOSED FAR:	4.75 (4.75 ALLOWED)
TOTAL AMENITY AREA:	2605 m2 (2550 m2 Req.)
BUILDING SITE COVERAGE (BASED ON PARKING AREA):	18980 SF (1763 m2) 93%
BUILDING SITE COVERAGE (BASED ON TOWER'S FOOTPRINT):	7500 SF 37%
TOTAL PERMEABLE AREA AT LEVEL 1:	198 m2 7%



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 228-117 15th Street E
 North Vancouver, BC V7L 2P7
 Contact: All Mandirani
 6045624252

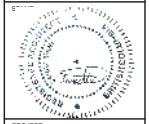
CONSULTANT: Architectural Consultant
 MANI ARCHITECT INC.

Architect: Sanaz Mani
 E-MAIL: mani@ecora.com
 Cell: 778-862-7093 Fax: 778-862-7553

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for DP: _____
 Drawing Issue: _____ Date: _____



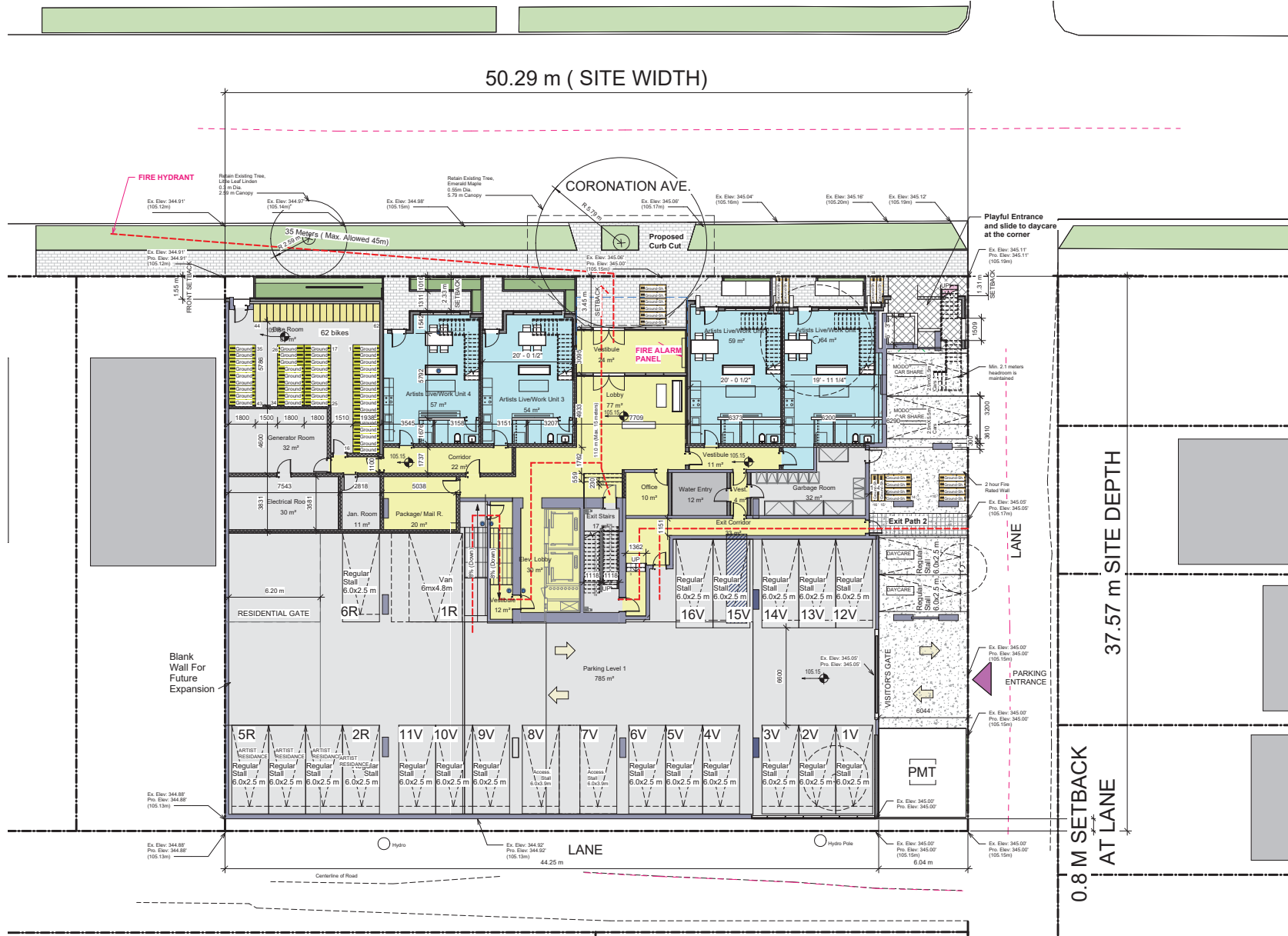
PROJECT:
 Coronation Ave. Rental
 659-651-643-635-627
 Coronation Ave., Kelowna

DRAWING:
 TITLE SHEET

START DATE: _____
 DRAWN BY: _____

SHEET NUMBER:
A00

50.29 m (SITE WIDTH)



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235-117 156 Street E.
North Vancouver, BC V7L 2P7
Contact: Ali Madsani
6045624252

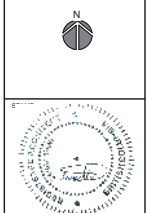
CONSULTANT: Architectural Consultant
MAN ARCHITECT INC.

Architect: Sameer Khan
E-mail: man@manarchitect.com
Address: 1601 Kingsway, West Vancouver
Tel: 778-622-7652

NORTH POINT:

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Issued for OP	Sep. 19th, 2023
Drawing Issue	Date



PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

DRAWING:
SITE PLAN

START DATE:

DRAWN BY:

SHEET NUMBER:

A01

Site plan- Coronation
1: 120

ZONING REQUIREMENTS AND GUIDELINES:

ZONE: UC1

REFERENCE:	REQUIREMENT:	PROPOSED:
14.3	URBAN CENTER ZONE PURPOSE:	ARTIST'S STUDIO, APARTMENT UNITS, CHILD CARE CENTER, MAJOR
14.8	UC1-DOWNTOWN CENTER	UC1-DOWNTOWN CENTER
14.9	Townhouses only permitted on residential streets or mixed residential streets.	Artist's studios are proposed as an affordable space to work and live for the local artists in lieu of regular townhouses that take advantage of the tall first floor space.
14.10	Min. Lot dimensions 6mx30m and 200 m2 area	Complies (See sheet A15) 0 m Setback at Sides, 1.3-3.5 m at front
14.11	Max. Site coverage allowed - 100%	Complies (See sheet A01) Proposed 0.8 m Setback at rear side
14.11	Setbacks Min. Setback (Front, Side) 0.00 m 0.0 Min. Setback (Rear) 0.80 m 2.6 ft Min. Upper floor setback (Tower) Lane 3.00m 9.8 ft Min. Upper floor setback (Tower) Coronation 3.00m 9.8 ft Max. parking exposure No exposure is allowed at first floor	Complies Tower Facade and balconies comply. Tower setback from the podium edge is 4.1m Tower Balcony setback from the podium edge is 3.1m
14.14 FAR	Maximum Floor Area Ratios: Base Density: 3.3 FAR max. base Public Amenity & Streetscape Bonus: 0.5 FAR Bonus Max. Rental Bonus: 0.3 (NA) Rental or Affordable Housing Bonus: 0.95 (0.05x19) FAR Max. with all bonus: 4.75	Total Site Area: 2036 SF (1889.2 m2) 3.3 FAR Max. Base 0.5 FAR Bonus (50\$ per m2) NA 0.95 Rentable Area included in FSR: 9600 SF (8974 m2) Proposed FSR: 4.75
14.14 Height	Maximum allowable height. Refer to map 4.1: 12 storeys 44 meters 144.4 ft Maximum allowable height with bonus FAR: 12 meters 39.4 ft 3 storeys 56 meter total 183.7 ft 15 storeys total	19 storeys Building does not comply with the 12 storey Max. allowed 56 meters Building complies with the maximum height
9.11 Tall buildings regulations	Podium Height Max. 16.0 m Podium rooftop no parking Min. building separation measured from exterior face 4 storeys	Complies 4 storeys Complies Building complies with the maximum height
9.11 Max. tower plate	For structures taller than 40.0 m or 13 storeys in height, the floor plate above 16.0 m or 4 storeys can not exceed Tower setback above podium, including balconies on the front of the building facade, and flanking building facade (Min) 3.0m 9.8 ft	Complies 705 m2 7588 of Tower Floor Plate Complies
8.3 Parking	Table 8.3 - Required Off-Street Parking Requirements Unit Type Base Rate #Units Stalls Visitor Studio 0.8 28 22.4 1 bedroom 0.8 52 46.6 2 bedroom 1 88 99 3 bedroom 0.9 7 3.0 Artist Home (1 bed) 4 4 Base Required Residential Parking 144 133.8 Visitor parking 0.14 144 20.16 20.16 Bonus reduction of 20% for Rental building 4 0.32 Total Required 108.24 Reduction of 5 Stalls for having bonus bike space 5 Bonus reduction of 5 stalls per carshare 1 carshare 86.24 16.38 Required Total Residential Parking Child Care Center Major 1 space per 11 children 25 Children 2.5 Required Total Commercial Parking	Complies 97 (4 Accessible, 1 Van) Res. 16 Visitor 43 Regular Stalls (44%) , Required is 50% . All stalls meet required setbacks from columns. Some Small stalls have oversized measurements. Complies 2
8.5 Bicycle	Table 8.5 - Minimum Bicycle Parking Required (BAE) Unit Type Base Rate #Units Stalls Studio 0.75 28 21 1 bedroom 0.75 52 39 2 bedroom 0.75 88 43.5 3 bedroom 1 2 2 Artist Home (4 or 1 per 5 units whichever is greater) 4 4 Total required long-term residential bicycle space 144 109.5 75% to be within one storey of building grade 82.125 Day-care centre for 15 or more children 2 2 Total required long-term Day-care bicycle space 2 Short term (6 per entrance plus 1 per 5 additional units) (150-70)=80 80.5=16 14.9 Total required short-term residential bicycle space 20.8 Total required short-term Day-care bicycle space 2	Complies 201 (104 Within two floors of ground floor) Refer to Bonus Bicycle Parking Requirement Complies 2 Complies 20 Complies 2

REFERENCE:	REQUIREMENT:	PROPOSED:
8.5 Bicycle	Table 8.5 - Bonus Long Term Bicycle Parking Required Unit Type Base Rate #Units Stalls Studio 1.25 28 35 1 bedroom 1.25 52 65 2 bedroom 1.5 58 67 3 bedroom 2 2 4 Artist Home (followed footnote #1) 0 4 0 Total required long-term residential bicycle space 144 191 provided Day-care centre for 15 or more children For GFA less than or equal to 20,000 m ² then 0.4 bike spaces per 100 m ² of GFA 0.4 181 m ² 0.8 Total required long-term Day-care bicycle space 0.8 Provided 1	Complies 201 (82 lockers plus 22 WM racks within two floors of ground floor) 161 lockers provided 40 wall mounted according to Section 8.5.6(c)ii
Section 14.11 - Min. Common Area	Section 14.11 - Commercial and Urban Centre Zone Development Regulations Unit Type Base Rate #Units Area (m ²) Area (SF) Studio 7.5 28 210 1 bedroom 15 52 780 2 bedroom 25 58 1430 3 bedroom 25 2 80 Artist Home (1 bed) 15 4 60 Required Amenity Area 144 2590 27477 sf	Section 14.11 - Commercial and Urban Centre Zone Development Regulations Unit Type Base Rate #Units Area (m ²) Area (SF) L1 51.8 57 L2 20.8 213 L4 757 213 L5 114 213 L6 100 213 L7-17 880.5 11 rooms @80.5 L18 267.5 213 L19 133.75 213 TOTAL 2335.35 270 TOTAL INDOOR AND OUTDOOR AMENITY 2605.35
	REQUIRED MIN. COMMON AND PRIVATE AMENITY SPACE: 2550 m ² 4.0 m ² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas 4X150=600 M ²	Complies 2605 m ² (Refer to sheet A07) Complies 1027 m ² (57+213+757 is common)

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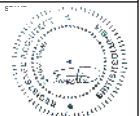
CONSULTANT: Architectural Consultant
MANN ARCHITECT INC.

Architect: Sameer Khan
E: sameer.mann@mcba.com
A: 180-1800-7657 Fax: West Vancouver
Tel: 778-622-7553

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PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

DRAWING:
ZONING REQUIREMENTS

START DATE:

DRAWN BY:

SHEET NUMBER:

A02



VIEW OF THE PROJECT SITE ALONG CORONATION AVE.



VIEW OF THE LANE ON THE EAST SIDE



VIEW OF THE LANE ON THE SOUTH SIDE

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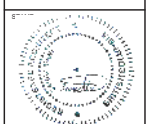
CLIENT: Coronation Holding Ltd.
 228-117 15th Street E.
 North Vancouver, BC V7L 2P7
 Contact: Ali Mahdavian
 6045624252

CONSULTANT: Architectural Consultant
 MANN ARCHITECT INC.
 Architect: Sameer Mohr
 E-mail: man@maco.com
 Address: 1801 Lougheed Road, West Vancouver
 Tel: 778-622-7555

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for DP: _____ Date: _____
 Drawing Issue: _____ Date: _____



PROJECT:
 Coronation Ave. Rental
 659-651-643-635-627
 Coronation Ave., Kelowna

DRAWING:
 Average Grade

START DATE: _____
 DRAWN BY: _____

SHEET NUMBER:

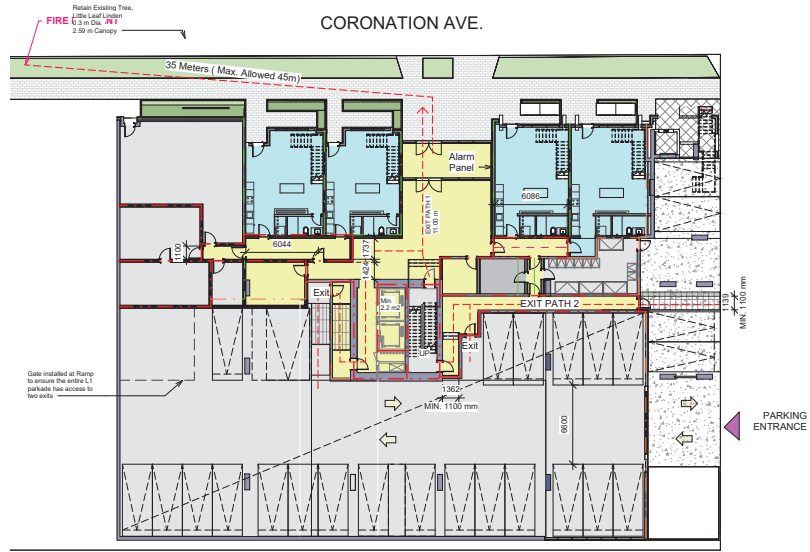
A04

Net Area Schedule				
Name	Level	Occupancy	Area	Number of units
Artists Live/Work Unit 1	L1 / Ave. G. (344.98')	Rentable Area	64 m ²	0.5
Artists Live/Work Unit 2	L1 / Ave. G. (344.98')	Rentable Area	59 m ²	0.5
Artists Live/Work Unit 3	L1 / Ave. G. (344.98')	Rentable Area	54 m ²	0.5
Artists Live/Work Unit 4	L1 / Ave. G. (344.98')	Rentable Area	57 m ²	0.5
Artists Live/Work Unit 1	Level 2	Rentable Area	23 m ²	0.5
Artists Live/Work Unit 2	Level 2	Rentable Area	23 m ²	0.5
Artists Live/Work Unit 3	Level 2	Rentable Area	23 m ²	0.5
Artists Live/Work Unit 4	Level 2	Rentable Area	23 m ²	0.5
DayCare (25 children)	Level 4	Rentable Area	178 m ²	0
UNIT 1	Level 5	Rentable Area	70 m ²	1
UNIT 2	Level 5	Rentable Area	56 m ²	1
UNIT 3	Level 5	Rentable Area	70 m ²	1
UNIT 4	Level 5	Rentable Area	64 m ²	1
UNIT 5	Level 5	Rentable Area	37 m ²	1
UNIT 6	Level 5	Rentable Area	70 m ²	1
UNIT 7	Level 5	Rentable Area	56 m ²	1
UNIT 8	Level 5	Rentable Area	70 m ²	1
UNIT 9	Level 5	Rentable Area	64 m ²	1
UNIT 10	Level 5	Rentable Area	37 m ²	1
UNIT 1	Level 6	Rentable Area	70 m ²	1
UNIT 2	Level 6	Rentable Area	56 m ²	1
UNIT 3	Level 6	Rentable Area	70 m ²	1
UNIT 4	Level 6	Rentable Area	64 m ²	1
UNIT 5	Level 6	Rentable Area	37 m ²	1
UNIT 6	Level 6	Rentable Area	70 m ²	1
UNIT 7	Level 6	Rentable Area	56 m ²	1
UNIT 8	Level 6	Rentable Area	70 m ²	1
UNIT 9	Level 6	Rentable Area	64 m ²	1
UNIT 10	Level 6	Rentable Area	37 m ²	1
UNIT 1	Level 7	Rentable Area	70 m ²	1
UNIT 2	Level 7	Rentable Area	56 m ²	1
UNIT 3	Level 7	Rentable Area	70 m ²	1
UNIT 4	Level 7	Rentable Area	64 m ²	1
UNIT 5	Level 7	Rentable Area	37 m ²	1
UNIT 6	Level 7	Rentable Area	70 m ²	1
UNIT 7	Level 7	Rentable Area	56 m ²	1
UNIT 8	Level 7	Rentable Area	70 m ²	1
UNIT 9	Level 7	Rentable Area	64 m ²	1
UNIT 10	Level 7	Rentable Area	37 m ²	1
UNIT 1	Level 8	Rentable Area	70 m ²	1
UNIT 2	Level 8	Rentable Area	56 m ²	1
UNIT 3	Level 8	Rentable Area	70 m ²	1
UNIT 4	Level 8	Rentable Area	64 m ²	1
UNIT 5	Level 8	Rentable Area	37 m ²	1
UNIT 6	Level 8	Rentable Area	70 m ²	1
UNIT 7	Level 8	Rentable Area	56 m ²	1
UNIT 8	Level 8	Rentable Area	70 m ²	1
UNIT 9	Level 8	Rentable Area	64 m ²	1
UNIT 10	Level 8	Rentable Area	37 m ²	1
UNIT 1	Level 9	Rentable Area	70 m ²	1
UNIT 2	Level 9	Rentable Area	56 m ²	1
UNIT 3	Level 9	Rentable Area	70 m ²	1
UNIT 4	Level 9	Rentable Area	64 m ²	1
UNIT 5	Level 9	Rentable Area	37 m ²	1
UNIT 6	Level 9	Rentable Area	70 m ²	1
UNIT 7	Level 9	Rentable Area	56 m ²	1
UNIT 8	Level 9	Rentable Area	70 m ²	1
UNIT 9	Level 9	Rentable Area	64 m ²	1
UNIT 10	Level 9	Rentable Area	37 m ²	1
UNIT 1	Level 10	Rentable Area	70 m ²	1
UNIT 2	Level 10	Rentable Area	56 m ²	1
UNIT 3	Level 10	Rentable Area	70 m ²	1
UNIT 4	Level 10	Rentable Area	64 m ²	1
UNIT 5	Level 10	Rentable Area	37 m ²	1
UNIT 6	Level 10	Rentable Area	70 m ²	1
UNIT 7	Level 10	Rentable Area	56 m ²	1
UNIT 8	Level 10	Rentable Area	70 m ²	1
UNIT 9	Level 10	Rentable Area	64 m ²	1
UNIT 10	Level 10	Rentable Area	37 m ²	1
UNIT 1	Level 11	Rentable Area	70 m ²	1
UNIT 2	Level 11	Rentable Area	56 m ²	1
UNIT 3	Level 11	Rentable Area	70 m ²	1
UNIT 4	Level 11	Rentable Area	64 m ²	1
UNIT 5	Level 11	Rentable Area	37 m ²	1
UNIT 6	Level 11	Rentable Area	70 m ²	1
UNIT 7	Level 11	Rentable Area	56 m ²	1
UNIT 8	Level 11	Rentable Area	70 m ²	1

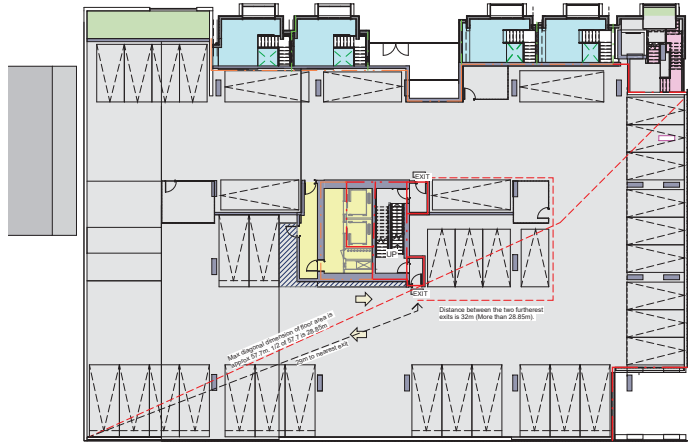
Net Area Schedule				
Name	Level	Occupancy	Area	Number of units
UNIT 10	Level 11	Rentable Area	64 m ²	1
UNIT 1	Level 11	Rentable Area	37 m ²	1
UNIT 1	Level 12	Rentable Area	70 m ²	1
UNIT 2	Level 12	Rentable Area	56 m ²	1
UNIT 3	Level 12	Rentable Area	70 m ²	1
UNIT 4	Level 12	Rentable Area	64 m ²	1
UNIT 5	Level 12	Rentable Area	37 m ²	1
UNIT 6	Level 12	Rentable Area	70 m ²	1
UNIT 7	Level 12	Rentable Area	56 m ²	1
UNIT 8	Level 12	Rentable Area	70 m ²	1
UNIT 9	Level 12	Rentable Area	64 m ²	1
UNIT 10	Level 12	Rentable Area	37 m ²	1
UNIT 1	Level 13	Rentable Area	70 m ²	1
UNIT 2	Level 13	Rentable Area	56 m ²	1
UNIT 3	Level 13	Rentable Area	70 m ²	1
UNIT 4	Level 13	Rentable Area	64 m ²	1
UNIT 5	Level 13	Rentable Area	37 m ²	1
UNIT 6	Level 13	Rentable Area	70 m ²	1
UNIT 7	Level 13	Rentable Area	56 m ²	1
UNIT 8	Level 13	Rentable Area	70 m ²	1
UNIT 9	Level 13	Rentable Area	64 m ²	1
UNIT 10	Level 13	Rentable Area	37 m ²	1
UNIT 1	Level 14	Rentable Area	70 m ²	1
UNIT 2	Level 14	Rentable Area	56 m ²	1
UNIT 3	Level 14	Rentable Area	70 m ²	1
UNIT 4	Level 14	Rentable Area	64 m ²	1
UNIT 5	Level 14	Rentable Area	37 m ²	1
UNIT 6	Level 14	Rentable Area	70 m ²	1
UNIT 7	Level 14	Rentable Area	56 m ²	1
UNIT 8	Level 14	Rentable Area	70 m ²	1
UNIT 9	Level 14	Rentable Area	64 m ²	1
UNIT 10	Level 14	Rentable Area	37 m ²	1
UNIT 1	Level 15	Rentable Area	70 m ²	1
UNIT 2	Level 15	Rentable Area	56 m ²	1
UNIT 3	Level 15	Rentable Area	70 m ²	1
UNIT 4	Level 15	Rentable Area	64 m ²	1
UNIT 5	Level 15	Rentable Area	37 m ²	1
UNIT 6	Level 15	Rentable Area	70 m ²	1
UNIT 7	Level 15	Rentable Area	56 m ²	1
UNIT 8	Level 15	Rentable Area	70 m ²	1
UNIT 9	Level 15	Rentable Area	64 m ²	1
UNIT 10	Level 15	Rentable Area	37 m ²	1
UNIT 1	Level 16	Rentable Area	70 m ²	1
UNIT 2	Level 16	Rentable Area	56 m ²	1
UNIT 3	Level 16	Rentable Area	70 m ²	1
UNIT 4	Level 16	Rentable Area	64 m ²	1
UNIT 5	Level 16	Rentable Area	37 m ²	1
UNIT 6	Level 16	Rentable Area	70 m ²	1
UNIT 7	Level 16	Rentable Area	56 m ²	1
UNIT 8	Level 16	Rentable Area	70 m ²	1
UNIT 9	Level 16	Rentable Area	64 m ²	1
UNIT 10	Level 16	Rentable Area	37 m ²	1
UNIT 1	Level 17	Rentable Area	70 m ²	1
UNIT 2	Level 17	Rentable Area	56 m ²	1
UNIT 3	Level 17	Rentable Area	70 m ²	1
UNIT 4	Level 17	Rentable Area	64 m ²	1
UNIT 5	Level 17	Rentable Area	37 m ²	1
UNIT 6	Level 17	Rentable Area	70 m ²	1
UNIT 7	Level 17	Rentable Area	56 m ²	1
UNIT 8	Level 17	Rentable Area	70 m ²	1
UNIT 9	Level 17	Rentable Area	64 m ²	1
UNIT 10	Level 17	Rentable Area	37 m ²	1
UNIT 1	Level 18	Rentable Area	62 m ²	1
UNIT 2	Level 18	Rentable Area	91 m ²	1
UNIT 3	Level 18	Rentable Area	98 m ²	1
UNIT 4	Level 18	Rentable Area	91 m ²	1
UNIT 10 B	Level 18	Rentable Area	37 m ²	1
UNIT 1 B	Level 19	Rentable Area	62 m ²	1
UNIT 3B	Level 19	Rentable Area	91 m ²	1
UNIT 6 B	Level 19	Rentable Area	98 m ²	1
UNIT 9	Level 19	Rentable Area	91 m ²	1
UNIT 10	Level 19	Rentable Area	37 m ²	1
Grand total: 149			8974 m ²	144

Heated Common Area Schedule				
Name	Level	Occupancy	Area	
Corridor	L1 / Ave. G. (344.98')	COMMON	22 m ²	
Elev. Lobby	L1 / Ave. G. (344.98')	COMMON	30 m ²	
Exit Corridor	L1 / Ave. G. (344.98')	COMMON	33 m ²	
Lobby	L1 / Ave. G. (344.98')	COMMON	77 m ²	
Office	L1 / Ave. G. (344.98')	COMMON	10 m ²	
Package/Mail R.	L1 / Ave. G. (344.98')	COMMON	20 m ²	
Vest.	L1 / Ave. G. (344.98')	COMMON	4 m ²	
Vestibule	L1 / Ave. G. (344.98')	COMMON	12 m ²	
Vestibule	L1 / Ave. G. (344.98')	COMMON	24 m ²	
Vestibule	L1 / Ave. G. (344.98')	COMMON	11 m ²	
Elev. Lobby	Level 2	COMMON	28 m ²	
Vestibule	Level 2	COMMON	11 m ²	
Elev. Lobby	Level 3	COMMON	28 m ²	
Vestibule	Level 3	COMMON	11 m ²	
AMENITY	Level 4	COMMON AMENITY	84 m ²	
Cor.	Level 4	COMMON	44 m ²	
CORRIDOR	Level 4	COMMON	24 m ²	
Elevator Lobby	Level 4	COMMON	34 m ²	
GYM	Level 4	COMMON AMENITY	110 m ²	
PET WASH	Level 4	COMMON AMENITY	9 m ²	
Storage	Level 4	COMMON	9 m ²	
WashR.	Level 4	COMMON	30 m ²	
CORRIDOR	Level 5	COMMON	15 m ²	
CORRIDOR	Level 5	COMMON	15 m ²	
Elev. Lobby	Level 5	COMMON	35 m ²	
CORRIDOR	Level 6	COMMON	15 m ²	
CORRIDOR	Level 6	COMMON	15 m ²	
CORRIDOR	Level 6	COMMON	15 m ²	
Elev. Lobby	Level 7	COMMON	35 m ²	
CORRIDOR	Level 8	COMMON	15 m ²	
CORRIDOR	Level 8	COMMON	15 m ²	
Elev. Lobby	Level 8	COMMON	35 m ²	
CORRIDOR	Level 9	COMMON	15 m ²	
CORRIDOR	Level 9	COMMON	15 m ²	
Elev. Lobby	Level 9	COMMON	35 m ²	
CORRIDOR	Level 10	COMMON	15 m ²	
CORRIDOR	Level 10	COMMON	15 m ²	
Elev. Lobby	Level 10	COMMON	35 m ²	
CORRIDOR	Level 11	COMMON	15 m ²	
CORRIDOR	Level 11	COMMON	15 m ²	
Elev. Lobby	Level 11	COMMON	35 m ²	
CORRIDOR	Level 12	COMMON	15 m ²	
CORRIDOR	Level 12	COMMON	15 m ²	
Elev. Lobby	Level 12	COMMON	35 m ²	
CORRIDOR	Level 13	COMMON	15 m ²	
CORRIDOR	Level 13	COMMON	15 m ²	
Elev. Lobby	Level 13	COMMON	35 m ²	
CORRIDOR	Level 14	COMMON	15 m ²	
Elev. Lobby	Level 14	COMMON	35 m ²	
CORRIDOR	Level 15	COMMON	15 m ²	
CORRIDOR	Level 15	COMMON	15 m ²	
Elev. Lobby	Level 15	COMMON	35 m ²	
CORRIDOR	Level 16	COMMON	15 m ²	
CORRIDOR	Level 16	COMMON	15 m ²	
Elev. Lobby	Level 16	COMMON	35 m ²	
CORRIDOR	Level 17	COMMON	15 m ²	
CORRIDOR	Level 17	COMMON	15 m ²	
Elev. Lobby	Level 17	COMMON	35 m ²	
CORRIDOR	Level 18	COMMON	16 m ²	
CORRIDOR	Level 18	COMMON	17 m ²	
Elev. Lobby	Level 18	COMMON	35 m ²	
CORRIDOR	Level 19	COMMON	16 m ²	
CORRIDOR	Level 19	COMMON	17 m ²	
Elev. Lobby	Level 19	COMMON	35 m ²	
TOTAL NET AREA			1644 m ²	

Unheated Service Areas				
Number	Level	Name	Occupancy	Area
254	L1 / Ave. G. (344.98')	Bike Room	SERVICE ROOM	87 m ²
267	L1 / Ave. G. (344.98')	Electrical Room	SERVICE ROOM	30 m ²
249	L1 / Ave. G. (344.98')	Exit Stairs	SERVICE ROOM	17 m ²
252	L1 / Ave. G. (344.98')	Garbage Room	SERVICE ROOM	32 m ²
255	L1 / Ave. G. (344.98')	Generator Room	SERVICE ROOM	32 m ²
256	L1 / Ave. G. (344.98')	Jan. Room	SERVICE ROOM	11 m ²
273	Level 2	Exit Stairs	SERVICE ROOM	17 m ²
291	Level 3	BIKE STO.	SERVICE ROOM	34 m ²
298	Level 3	Exit Stairs	SERVICE ROOM	17 m ²
405	Level 4	Bike	SERVICE ROOM	47 m ²
585	Level 4	Bike	SERVICE ROOM	26 m ²
293	Level 4	Exit Stairs	SERVICE ROOM	28 m ²
498	Level 4	Storage lockers	SERVICE ROOM	129 m ²
576	Level 5	Exit Stairs	SERVICE ROOM	21 m ²
574	Level 6	Exit Stairs	SERVICE ROOM	21 m ²
572	Level 7	Exit Stairs	SERVICE ROOM	21 m ²
539	Level 8	Exit Stairs	SERVICE ROOM	21 m ²
541	Level 9	Exit Stairs	SERVICE ROOM	21 m ²
559	Level 10	Exit Stairs	SERVICE ROOM	21 m ²
545	Level 11	Exit Stairs	SERVICE ROOM	21 m ²
547	Level 12	Exit Stairs	SERVICE ROOM	21 m ²
549	Level 13	Exit Stairs	SERVICE ROOM	21 m ²
551	Level 14	Exit Stairs	SERVICE ROOM	21 m ²
553	Level 15	Exit Stairs	SERVICE ROOM	21 m ²
555	Level 16	Exit Stairs	SERVICE ROOM	21 m ²
557				



① L1 CODE
1:192

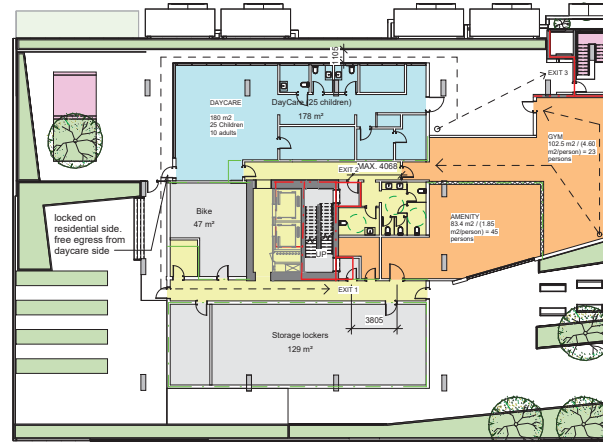


② Level 2 code
1:192

Preliminary Code Analysis Notes:

- 45 Min. Rated Wall
- - - 1 Hour Rated Wall
- - - 1.5 Hour Rated Wall
- - - 2 Hour Rated Wall

Min. Exit path and stairs are to be 1100mm
At least one elevator should be min. 2.2 m² in area



③ Level 4 Code
1:192

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CLIENT: Coronation Holding Ltd.
238-117 156 Street E.
North Vancouver, BC V7L 2P7
Contact: Ali Mahdavian
6045624252

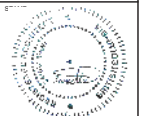
CONSULTANT: Architectural Consultant
MANN ARCHITECT INC.

Architect: Sameer Khan
E-mail: smk@arch.ca
Cell: 604-298-9888
Fax: 604-298-9888

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for DP: _____ Date: _____
Drawing Issue: _____



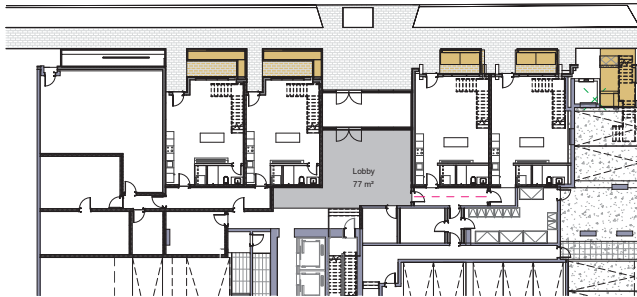
PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

DRAWING:
PERILIMINARY CODE SHEET

START DATE: _____
DRAWN BY: _____

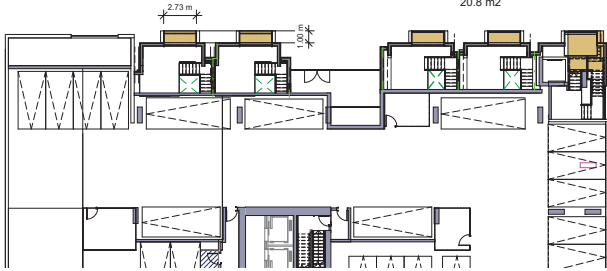
SHEET NUMBER:
A06

OUTDOOR AMENITY SPACES
51.8 m²
INDOOR AMENITY SPACES
57.18 m²



① L1 AMENITY AND OUTDOOR
1: 192

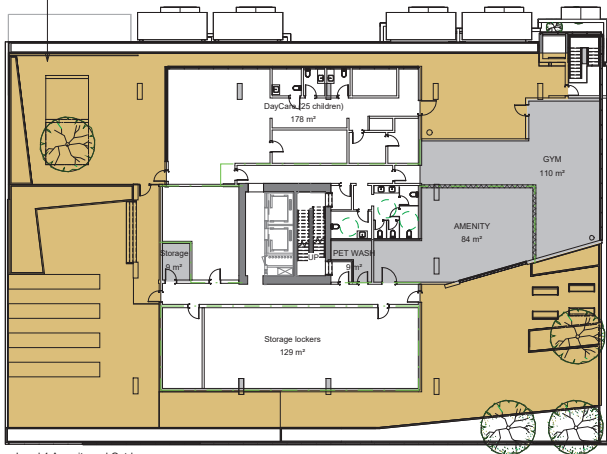
OUTDOOR AMENITY SPACES
20.8 m²



② Level 2 Amenity and outdoors
1: 192

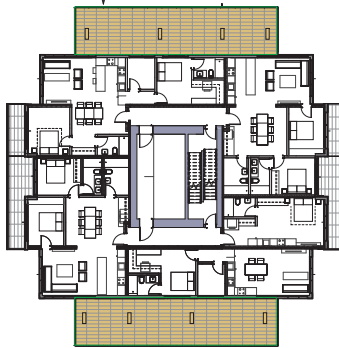
OUTDOOR AMENITY SPACES
757 m²
INDOOR AMENITY SPACES
213 m²

Complies with 14.11 - Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space devoted to child care spaces cannot be more than 50% of the total space required.



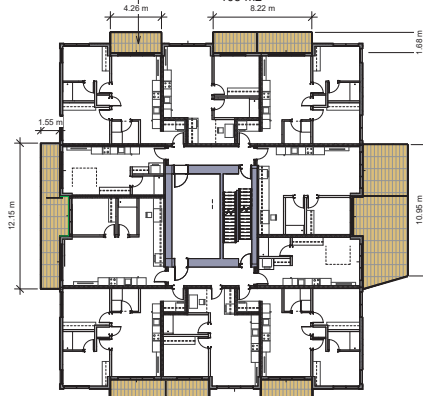
③ Level 4 Amenity and Outdoors
1: 192

OUTDOOR AMENITY SPACES
133.75 m²



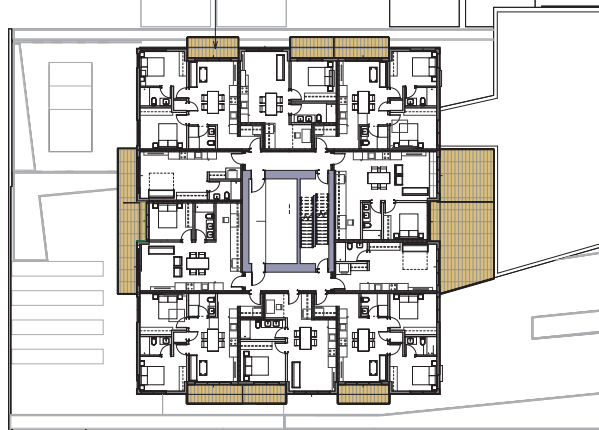
⑥ Level 19 AMENITY
1: 192

OUTDOOR AMENITY SPACES
105 m²



④ Level 6 AMENITY
1: 192

OUTDOOR AMENITY SPACES
114 m²

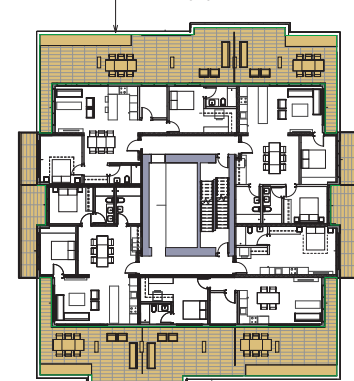


④ Level 5 Amenity
1: 192

OUTDOOR AMENITY AREA	INDOOR AMENITY AREA
L1	51.8
L2	20.8
L4	757
L5	114
L6	105
L7-17	885.5 11 floors x80.5
L18	267.5
L19	133.75
TOTAL	2335.35
TOTAL INDOOR AND OUTDOOR AMENITY	2605.35

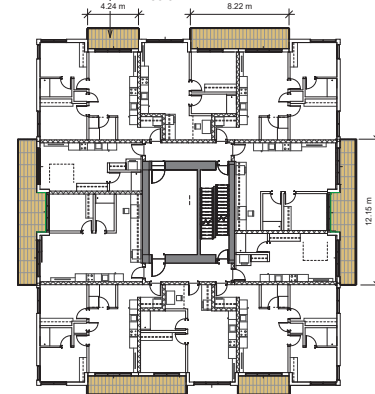
Total Common 1027
Total Private 1557.55

OUTDOOR AMENITY SPACES
267.5 m²



⑥ Level 18 AMENITY
1: 192

OUTDOOR AMENITY SPACES
80.5 m²



⑤ TYPICAL FLOORS 7-17 AMENITY
1: 192

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CLIENT: Coronation Holding Ltd.
235-117 15th Street E.
North Vancouver, BC V7L 2P7
Contact: All Mandatories
045604252

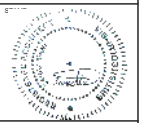
CONSULTANT: Architectural Consultant
MAN ARCHITECT INC.

Architect: Simon Moran
E-mail: smor@manarch.com
Abit: 1001 Langford Place, West Vancouver
Tel: 778-682-7553

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for DP Sep. 19th, 2023
Drawing Issue Date



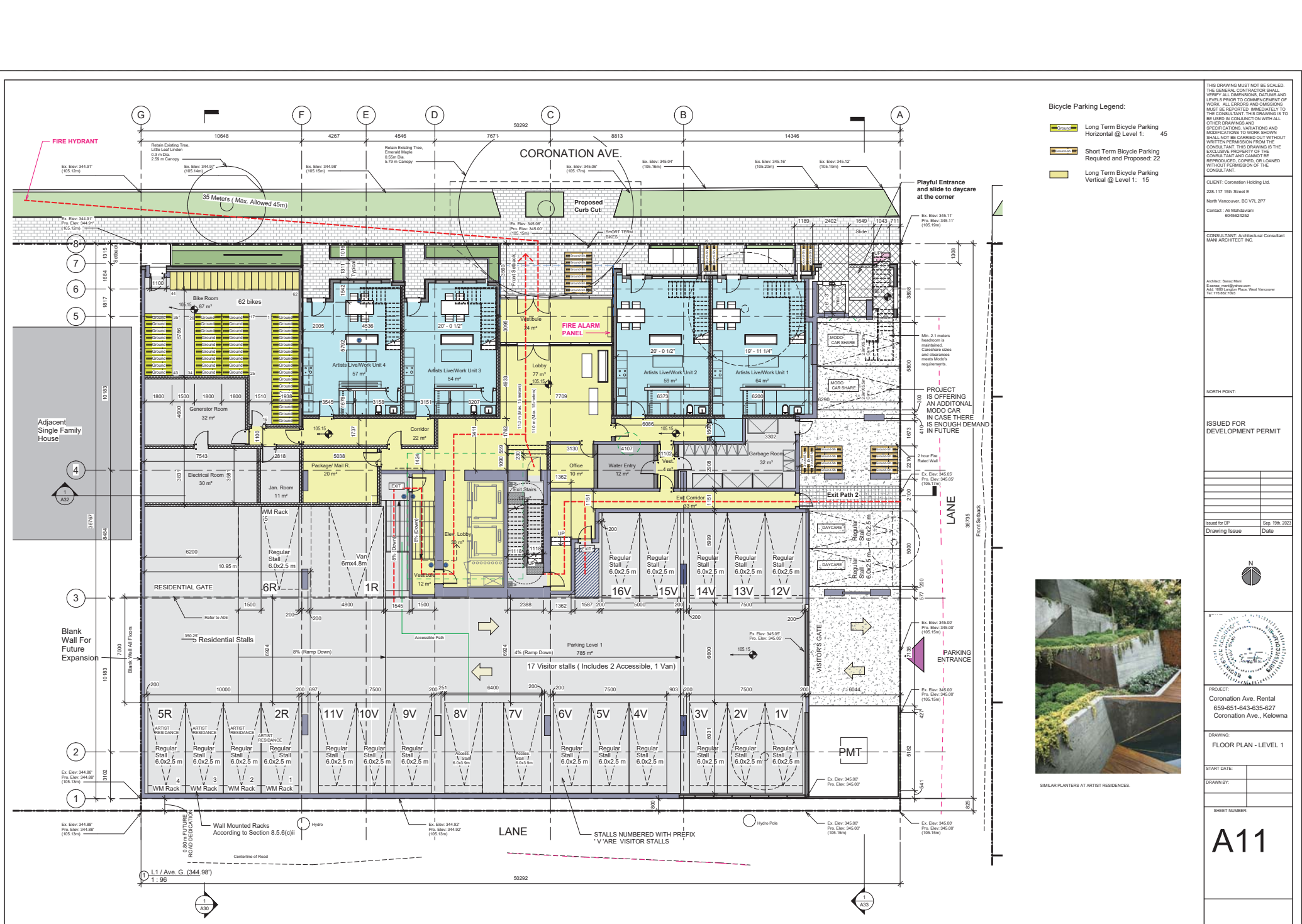
PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

DRAWING:
AMENITY AND OUTDOOR

START DATE:
DRAWN BY:

SHEET NUMBER:

A07



- Bicycle Parking Legend:**
- Long Term Bicycle Parking
 - Horizontal @ Level 1: 45
 - Short Term Bicycle Parking
 - Required and Proposed: 22
 - Long Term Bicycle Parking
 - Vertical @ Level 1: 15

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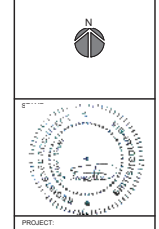
CLIENT: Coronation Hill Ltd.
 225-117 1st Street E
 North Vancouver, BC V7L 2P7
 Contact: Ali Mahdavian
 6045624252

CONSULTANT: Architectural Consultant
 MANN ARCHITECT INC.
 Architect: Sameer Man
 E-mail: man@mann.ca
 Address: 1801 Langley Place, West Vancouver
 Tel: 778-622-7852

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for OP	Sep. 19th, 2023
Drawing Issue	Date



PROJECT:
 Coronation Ave. Rental
 659-651-643-635-627
 Coronation Ave., Kelowna

DRAWING:
 FLOOR PLAN - LEVEL 1

START DATE:

DRAWN BY:

SHEET NUMBER:

A11



SIMILAR PLANTERS AT ARTIST RESIDENCES.

- Bicycle Parking Legend:**
- Long Term Bicycle Parking Horizontal @ Level 1: 45
 - Short Term Bicycle Parking Required and Proposed: 22
 - Long Term Bicycle Parking Vertical @ Level 1: 15

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO THE CONSULTANT. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND CANNOT BE REPRODUCED, COPIED, OR LOANED WITHOUT PERMISSION OF THE CONSULTANT.

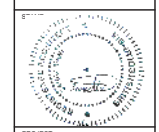
CLIENT: Coronation Holding Ltd.
225-117 15th Street E.
North Vancouver, BC V7L 2P7
Contact: All Mandates
6045624252

CONSULTANT: Architectural Consultant MWM ARCHITECT INC.
Architect: Sander Mwan
E-mail: sander@mwmarch.com
Address: 1001-1000 West Papez Street, West Vancouver
Tel: 778-622-7555

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for DP	Sept. 19th, 2020
Drawing Issue	Date



PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

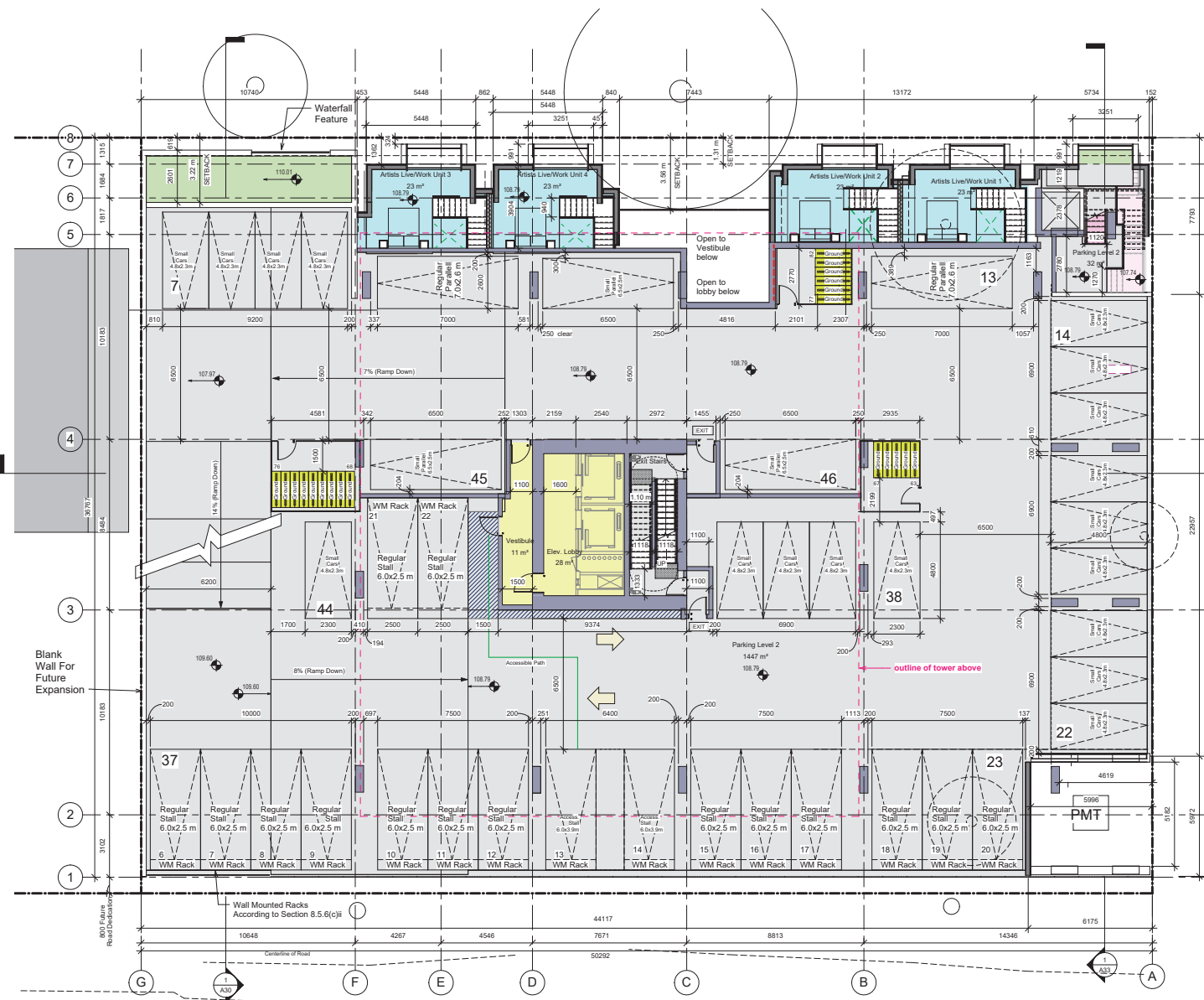
DRAWING:
FLOOR PLAN - LEVEL 2

START DATE:

DRAWN BY:

SHEET NUMBER:

A12



① Level 2
1-96

Bicycle Parking Legend:

- Long Term Bicycle Parking Horizontal @ Level 1: 45
- Short Term Bicycle Parking Required and Proposed: 22
- Long Term Bicycle Parking Vertical @ Level 1: 15

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO THE CONSULTANT. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND CANNOT BE REPRODUCED, COPIED, OR LOANED WITHOUT PERMISSION OF THE CONSULTANT.

CLIENT: Coronation Holding Ltd.
235-117 1st Street E
North Vancouver, BC V7L 2P7
Contact: Ali Mahdavian
6045624252

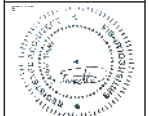
CONSULTANT: Architectural Consultant
MAM ARCHITECT INC.

Architect: Sameer Khan
E-mail: mam@arch.ca
Cell: 604-291-7888
Tel: 778-622-7855

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for DP	Sep. 19th, 2023
Drawing Issue	Date



PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

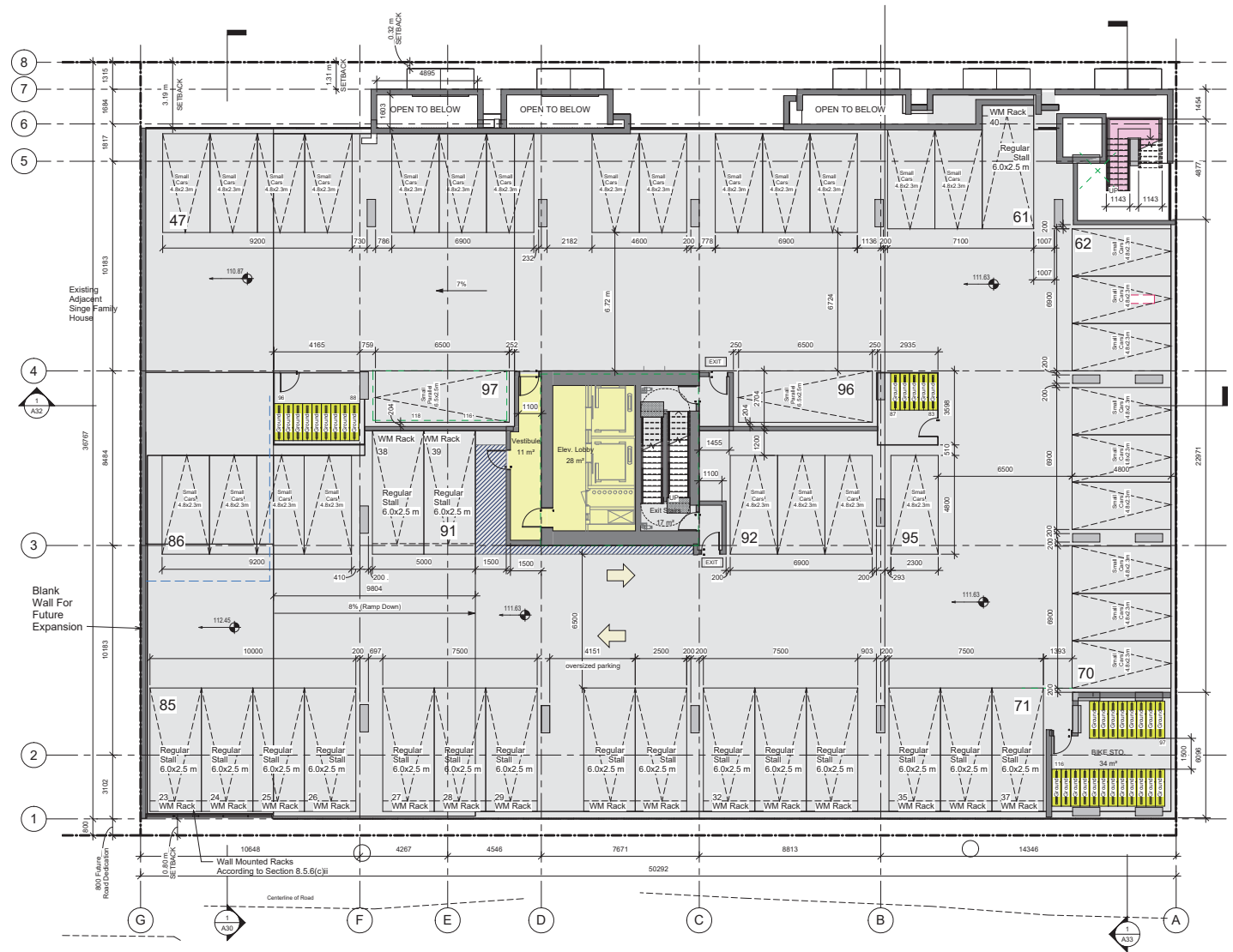
DRAWING:
FLOOR PLAN - LEVEL 3

START DATE:

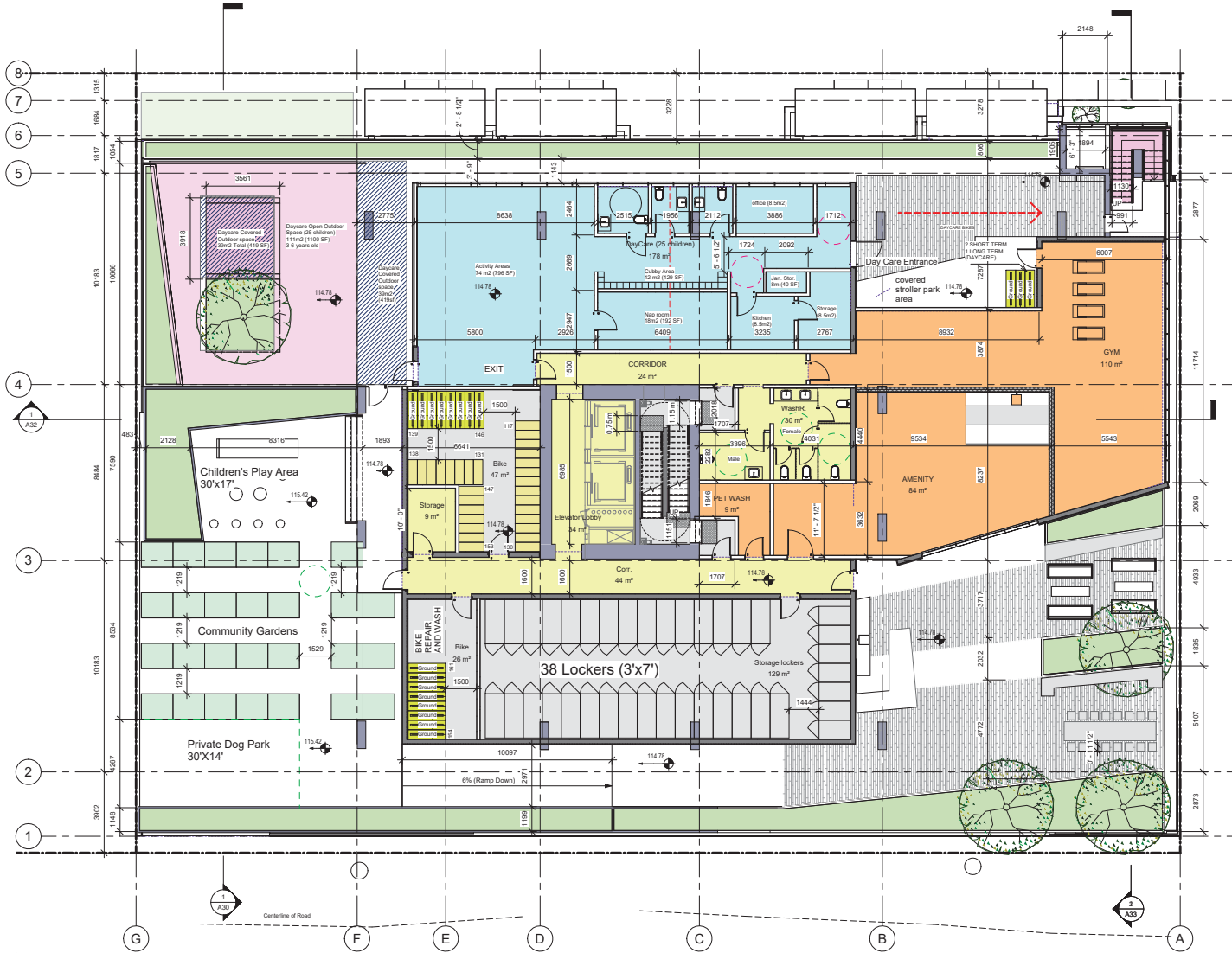
DRAWN BY:

SHEET NUMBER:

A13



Level 3
1:96



Level 4
1:90



SIMILAR DOG PARK BY OTHERS



SIMILAR COMMUNITY GARDENS BY OTHERS



SIMILAR DAYCARE AREA BY OTHERS

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CLIENT: Coronation Housing Ltd.
235-117 156 Street E.
North Vancouver, BC V7L 2P7
Contact: Ali Mahdavian
6045624252

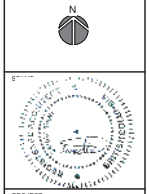
CONSULTANT: Architectural Consultant
MANU ARCHITECT INC.

Architect: Sameer Mehta
E-mail: man@manarchitect.com
Cell: 604-562-4252 Fax: 604-562-7552

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for DP	Dec 19th, 2023
Drawing Issue	Date



PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

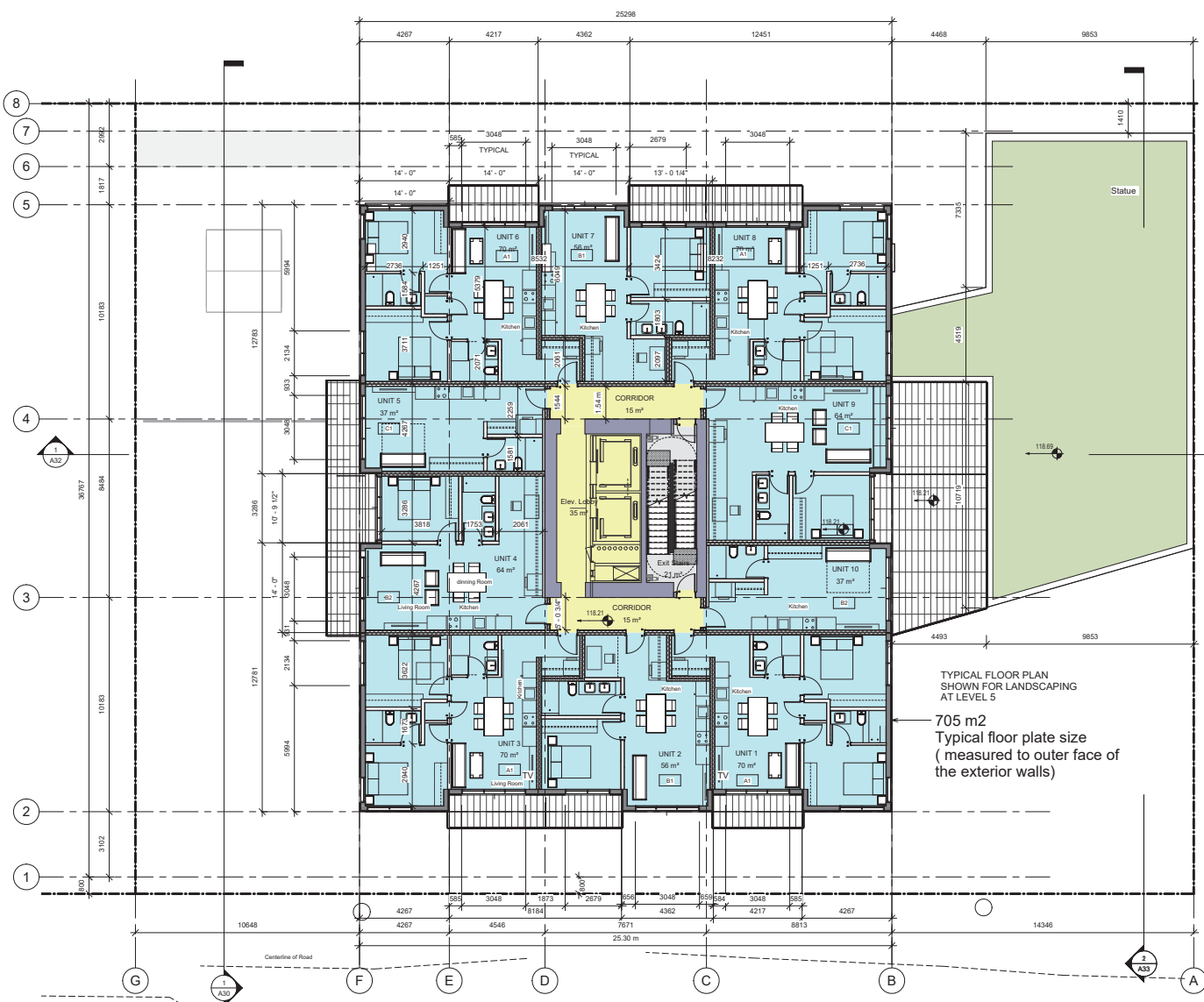
DRAWING:
FLOOR PLAN - LEVEL 4

START DATE:

DRAWN BY:

SHEET NUMBER:

A14



TYPICAL FLOOR PLAN
SHOWN FOR LANDSCAPING
AT LEVEL 5

705 m²
Typical floor plate size
(measured to outer face of
the exterior walls)



Roofing Wednesdays: Vancouver
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**SIMILAR ROOFTOP LANDSCAPING BY OTHERS
IN VANCOUVER:**
- NATIVE PLANTS ARE SELECTED WITH
MINIMUM MAINTENANCE AND IRRIGATION
REQUIREMENTS.

THIS DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL
VERIFY ALL DIMENSIONS, DATUMS AND
LEVELS PRIOR TO COMMENCEMENT OF
WORK. ALL ERRORS AND OMISSIONS
MUST BE REPORTED IMMEDIATELY TO
THE CONSULTANT. THIS DRAWING IS TO
BE USED IN CONJUNCTION WITH ALL
OTHER DRAWINGS AND
SPECIFICATIONS. VARIATIONS AND
MODIFICATIONS TO WORK SHOWN
SHALL NOT BE ASSUMED OUT WITHOUT
WRITTEN PERMISSION FROM THE
CONSULTANT. THIS DRAWING IS THE
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CONSULTANT AND CANNOT BE
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WITHOUT PERMISSION OF THE
CONSULTANT.

CLIENT: Coronation Holding Ltd.
228-117 15th Street E.
North Vancouver, BC V7L 2P7
Contact: All Mandatories
6045624252

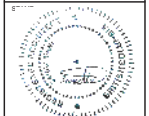
CONSULTANT: Architectural Consultant
MAN ARCHITECT INC.

Architect: Sameer Mehta
E-mail: sameer@manarchitect.com
Tel: 604-562-4252 Fax: 604-562-7555
Tel: 778-622-7555

NORTH POINT:

ISSUED FOR
DEVELOPMENT PERMIT

Issued for DP	Sep. 19th, 2023
Drawing Issue	Date



PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

DRAWING:
FLOOR PLAN - LEVEL 5

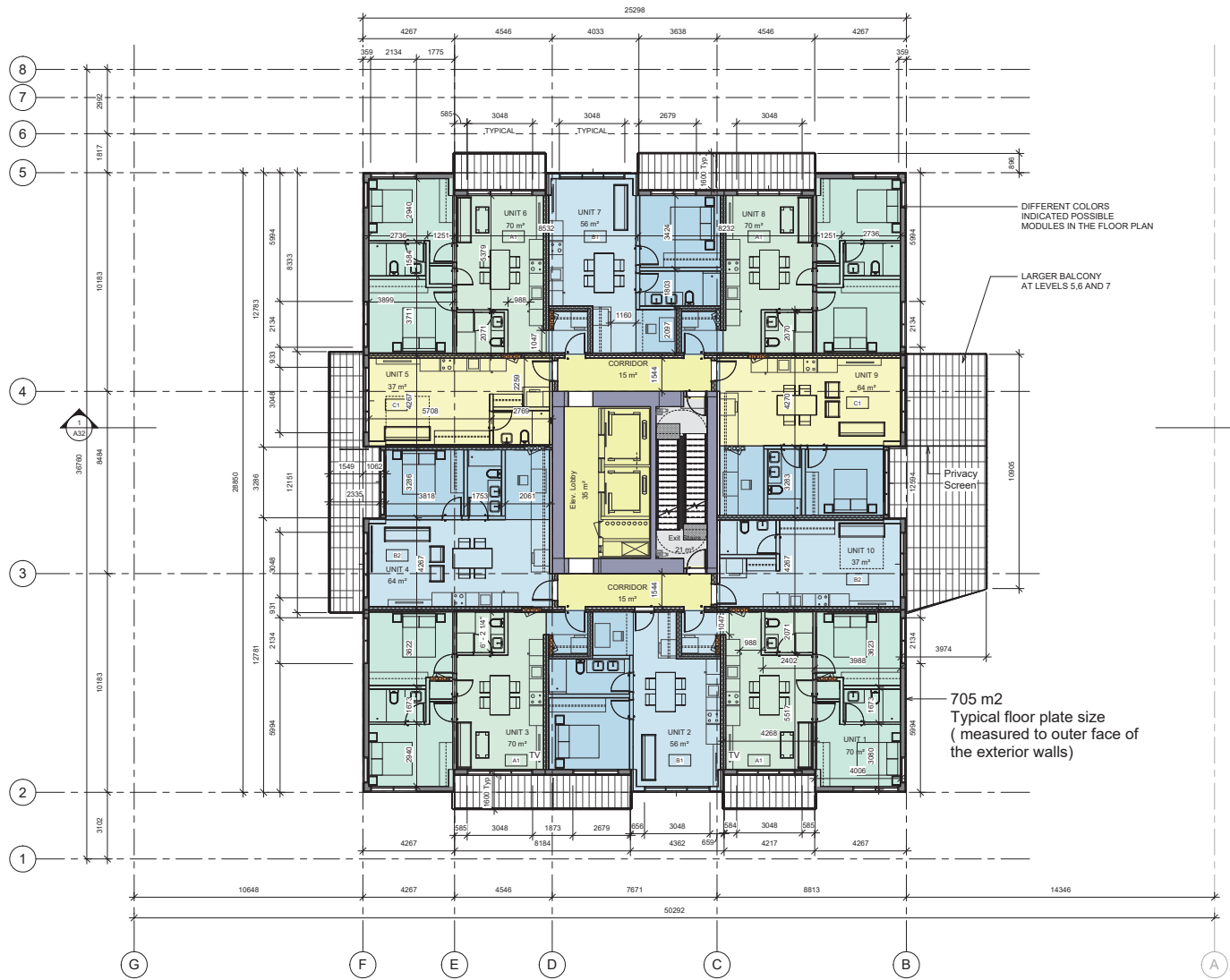
START DATE:

DRAWN BY:

SHEET NUMBER:

A15

Level 5
1:96



DIFFERENT COLORS INDICATED POSSIBLE MODULES IN THE FLOOR PLAN

LARGER BALCONY AT LEVELS 5, 6 AND 7

705 m2
Typical floor plate size
(measured to outer face of the exterior walls)

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CLIENT: Coronation Holding Ltd.
228-117 15th Street E.
North Vancouver, BC V7L 2P7
Contact: Ali Mahdavian
6045624252

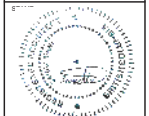
CONSULTANT: Architectural Consultant
MAN ARCHITECT INC.

Architect: Sameer Mehta
E-mail: sm@manarch.com
Mob: 1800-669-7766, 604-261-7650
Tel: 778-662-7650

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for DP	See 19th, 200
Drawing Issue	Date



PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

DRAWING:
FLOOR PLAN - LEVEL
6-17 TYP

START DATE:

DRAWN BY:

SHEET NUMBER:

A16

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CLIENT: Coronation Holding Ltd.
 235-117 1st Street E.
 North Vancouver, BC V7L 2P7
 Contact: Ali Mardani
 6045624252

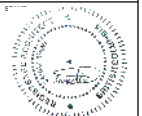
CONSULTANT: Architectural Consultant
 MANN ARCHITECT INC.

Architect: Sameer Khan
 E-mail: sameer@mann.ca
 Address: 1001 West Pines, West Vancouver
 Tel: 778-622-7852

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for DP: Sep. 19th, 2023
 Drawing Issue: Date



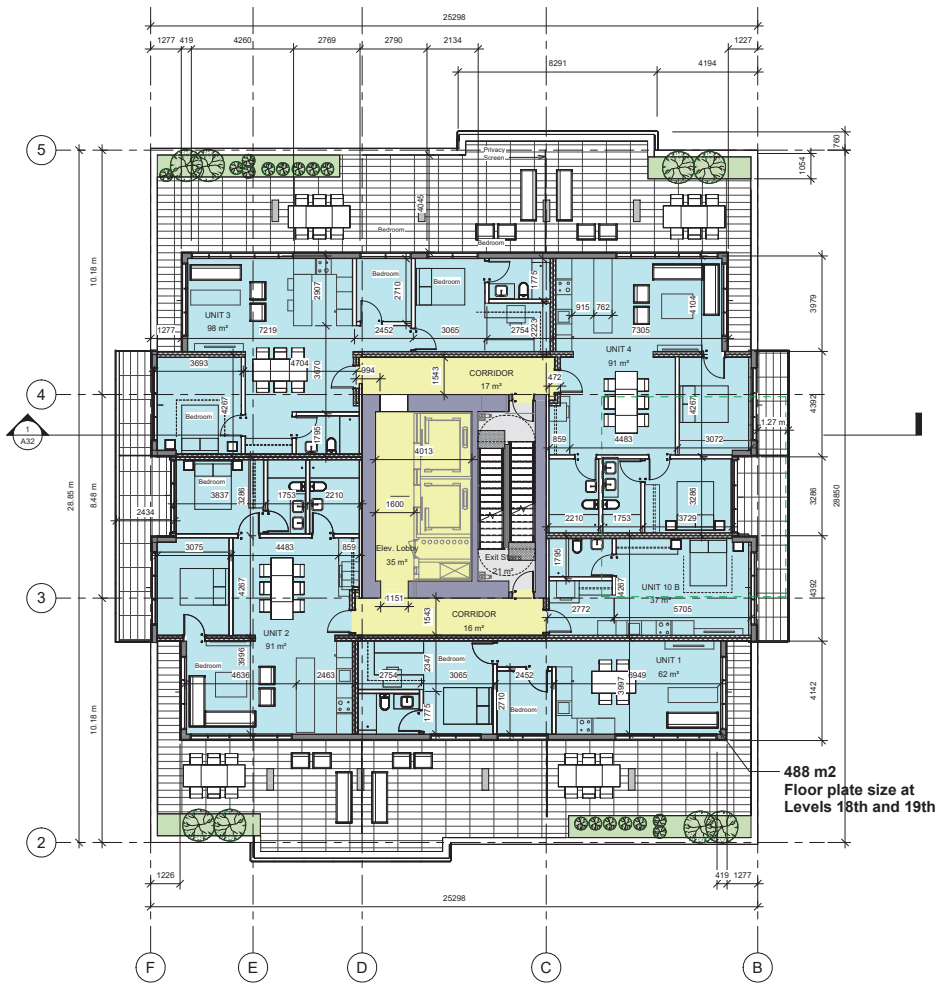
PROJECT:
 Coronation Ave. Rental
 659-651-643-635-627
 Coronation Ave., Kelowna

DRAWING:
 FLOOR PLAN - LEVEL
 18-19 TYP.

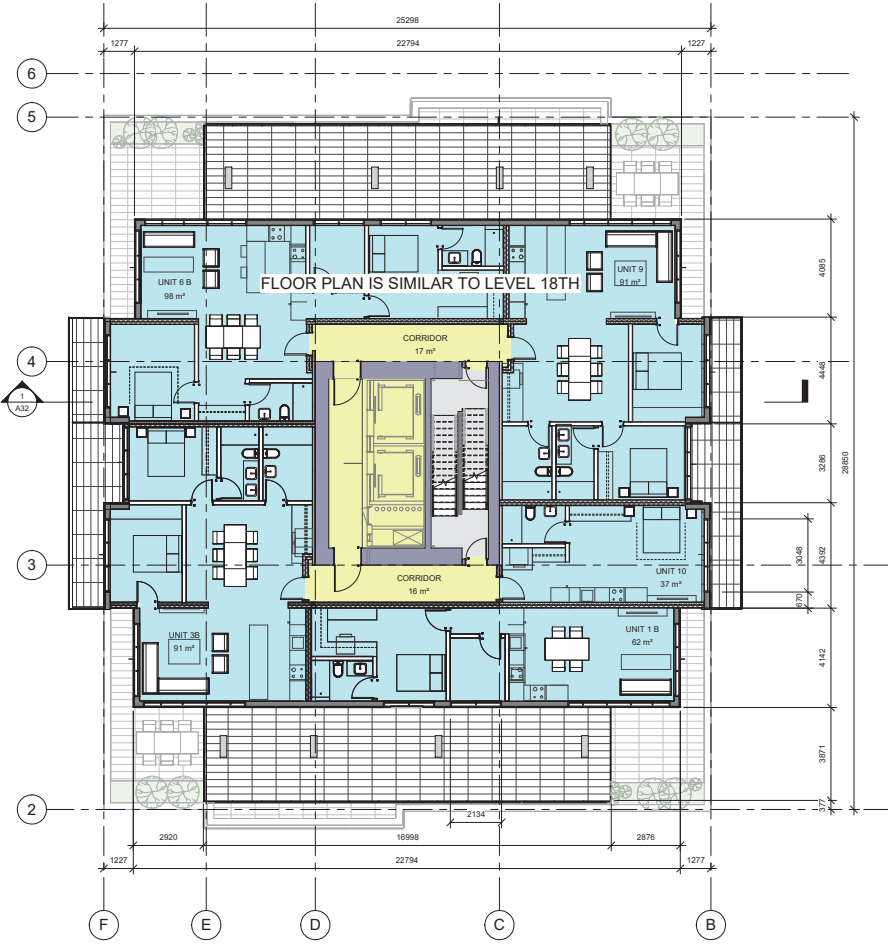
START DATE:
 DRAWN BY:

SHEET NUMBER:

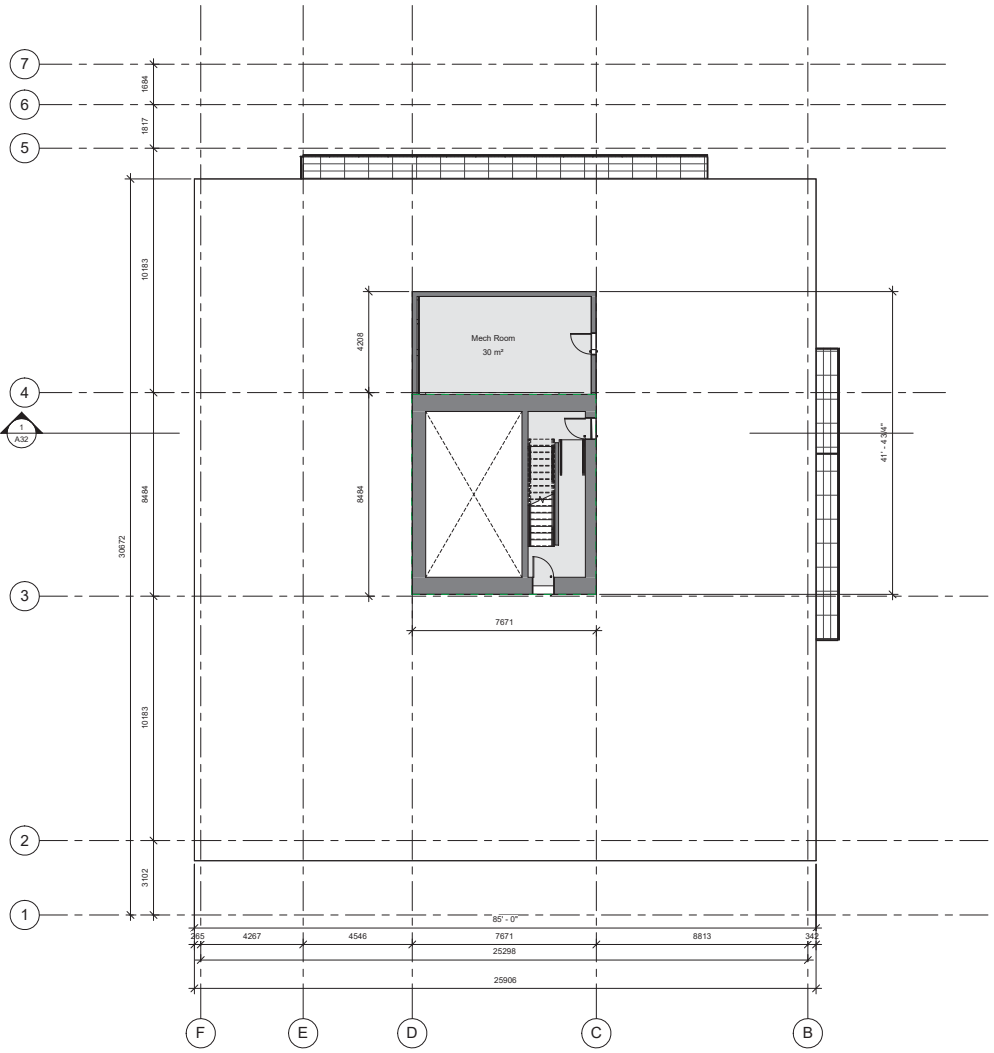
A17



① Level 18
 1:96



② Level 19
 1:96



1 Roof
1 : 96

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CLIENT: Coronation Holding Ltd.
238-117 15th Street E.
North Vancouver, BC V7L 2P7
Contact: Ali Mahdavian
6045624252

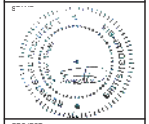
CONSULTANT: Architectural Consultant
MAN ARCHITECT INC.

Architect: Sameer Meen
E: sameer.meen@pacbc.com
A: 1501 Langley Place, West Vancouver
Tel: 778-662-7850

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for DP: Sep. 19th, 2023
Drawing Issue: Date



PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

DRAWING:
FLOOR PLAN - ROOF

START DATE:
DRAWN BY:

SHEET NUMBER:

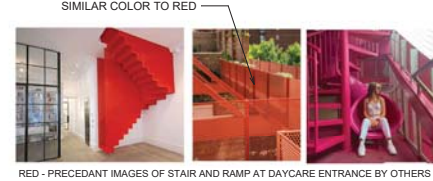
A19



- FL** FLASHING, Black color , matt
- L1** WASHROOM, STOVE, DRYER, KITCHEN LOUVRE. REFER TO MECHANICAL
- RC** RAINWATER LEADER CHANNEL
- VJ** VERTICAL JOINTS
- HJ** HORIZONTAL THROUGH WALL FLASHING & CONTROL JOINTS
- AL** ALUCOBOND PANEL - AL 1 :Alabaster Color AL2: Anodic Clear Mica
- PG** BACK PAINTED MATT GLASS, COLOR : ORANGE
- PH** PAINTED HARDIE BOARD FLAT, COLOR : GREEN
- CON** PARGED CONCRETE TO ACHIEVE ARCHITECTURAL FINISH CONCRETE
- FR** VINYL WINDOW FRAME, BLACK
- GL** STANDARD DOUBLE GLAZED WINDOW WALL - SLIDING DOOR WITH 3 MM THICK GLASS AND 13 MM AIR ALL GLASS UP TO LEVEL 5 SHOULD RECEIVE BIRD FRIENDLY MARKINGS AS PER THE LATEST GUIDELINES FROM CITY OF VANCOUVER.
- M** ALUMINUM METAL CLADDING AND FASCIA AT BAY WINDOW, DARK GRAY
- PM** PERFORATED METAL MESH GUARDRAILS AND METAL SCREENS AT PARKING TO MATCH, TO COMPLY WITH CBC, COLOR: ANODIZED ALUM. COLOR, SELECTED FOR BIRDFRIENDLY DESIGN
- ST** STONE/CERAMIC VENEER ROUGH NATURAL LOOK TO BE SELECTED BY ARCHITECT
- W** VERTICAL CEDAR - 4" WIDE - AT FULLY PROTECTED COVERED BALCONY AREAS
- WD** LOCALLY SALVAGED EXTERIOR SOLID WOOD DOORS PROVIDE WEATHER STRIPPING, STAIN TO BE SELECTED BY ARCHITECT
- WF** VERTICAL WOOD STRIPS - 2" WIDE - AT FULLY PROTECTED COVERED BALCONY AREAS
- OR.** ALUM. GUARDRAILS, STAIRS AND SLIDE AT DAYCARE ENTRANCE. COLOR : ORANGE (MAT FINISH WILL REMOVE THE REFLECTION FROM GLASS GUARDS AND HELP WITH BIRD FRIENDLY DESIGN)

56.00 m
Max. Allowed

16.00 m
Max. Allowed



THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED, IMMEDIATELY TO THE CONSULTANT. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE ASSUMED WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND CANNOT BE REPRODUCED, COPIED, OR LOANED WITHOUT PERMISSION OF THE CONSULTANT.

CLIENT: Coronation Holding Ltd.
235-117 15th Street E.
North Vancouver, BC V7L 2P7
Contact: All Mandatories
6045624252

CONSULTANT: Architectural Consultant
MANU ARCHITECT INC.

Architect: Sameer Khan
E.sameer_khan@pca.com
445-1801 Langford Place, West Vancouver
Tel: 778-622-7655

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for I/P	Sep. 19th, 2023
Drawing Issue	Date

PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

DRAWING:
North Elevation

START DATE:

DRAWN BY:

SHEET NUMBER:
A21



1 East Elevation
1:120

- FL** FLASHING, Black color , matt
- LC** WASHROOM, STOVE, DRYER, KITCHEN LOUVER. REFER TO MECHANICAL
- RC** RAINWATER LEADER CHANNEL
- VJ** VERTICAL JOINTS
- HJ** HORIZONTAL THROUGH WALL FLASHING & CONTROL JOINTS
- AL** ALUCOBOND PANEL - AL1: Alabaster Color AL2: Anodic Clear Mica
- PG** BACK PAINTED MATT GLASS, COLOR : ORANGE
- PH** PAINTED HARDIE BOARD FLAT, COLOR : GREEN
- CON** PARGED CONCRETE TO ACHIEVE ARCHITECTURAL FINISH CONCRETE
- FR** VINYL WINDOW FRAME, BLACK
- GL** STANDARD DOUBLE GLAZED WINDOW WALL - SLIDING DOOR WITH 3 MM THICK GLASS AND 13 MM AIR ALL GLASS UP TO LEVEL 5 SHOULD RECEIVE BIRD FRIENDLY MARKINGS AS PER THE LATEST GUIDELINES FROM CITY OF VANCOUVER.
- M** ALUMINUM METAL CLADDING AND FASCIA AT BAY WINDOW, DARK GRAY
- PM** PERFORATED METAL MESH GUARDRAILS AND METAL SCREENS AT PARKING TO MATCH, TO COMPLY WITH BCBC. COLOR: ANODIZED ALUM. COLOR, SELECTED FOR BIRDFRIENDLY DESIGN
- ST** STONE/CERAMIC VENEER ROUGH NATURAL LOOK TO BE SELECTED BY ARCHITECT
- W** VERTICAL CEDAR - 4" WIDE- AT FULLY PROTECTED COVERED BALCONY AREAS
- WD** LOCALLY SALVAGED EXTERIOR SOLID WOOD DOORS PROVIDE WEATHER STRIPPING, STAIN TO BE SELECTED BY ARCHITECT
- WF** VERTICAL WOOD STRIPS - 2" WIDE- AT FULLY PROTECTED COVERED BALCONY AREAS
- OR** ALUM. GUARDRAILS, STAIRS AND SLIDE AT DAYCARE ENTRANCE. COLOR : ORANGE (MAT FINISH WILL REMOVE THE REFLECTION FROM GLASS GUARDS AND HELP WITH BIRD FRIENDLY DESIGN)



PM - PRECEDANT IMAGES OF PERFORATED METAL FOR PARKING ENCLOSURE



PM - PRECEDANT IMAGES OF PERFORATED METAL FOR BALCONIES FOR BIRD FRIENDLY DESIGN



W - PRECEDANT IMAGES OF VERTICAL WOOD CLADDING AT COVERED AREAS

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATINGS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO THE CONSULTANT. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE ASSUMED WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND CANNOT BE REPRODUCED, COPIED, OR LOANED WITHOUT PERMISSION OF THE CONSULTANT.

CLIENT: Coronation Holding Ltd.
235-117 15th Street E
North Vancouver, BC V7L 2P7
Contact: All Mandalsani
6045624252

CONSULTANT: Architectural Consultant
MANA ARCHITECT INC.

Architect: Sameer Khan
E: sameer.khanna@manarchitect.com
A: 100 Langley Place, West Vancouver
Tel: 778-627-7652

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for DP	Sep. 19th, 2023
Drawing Issue	Date

PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

DRAWING:
East Elevation

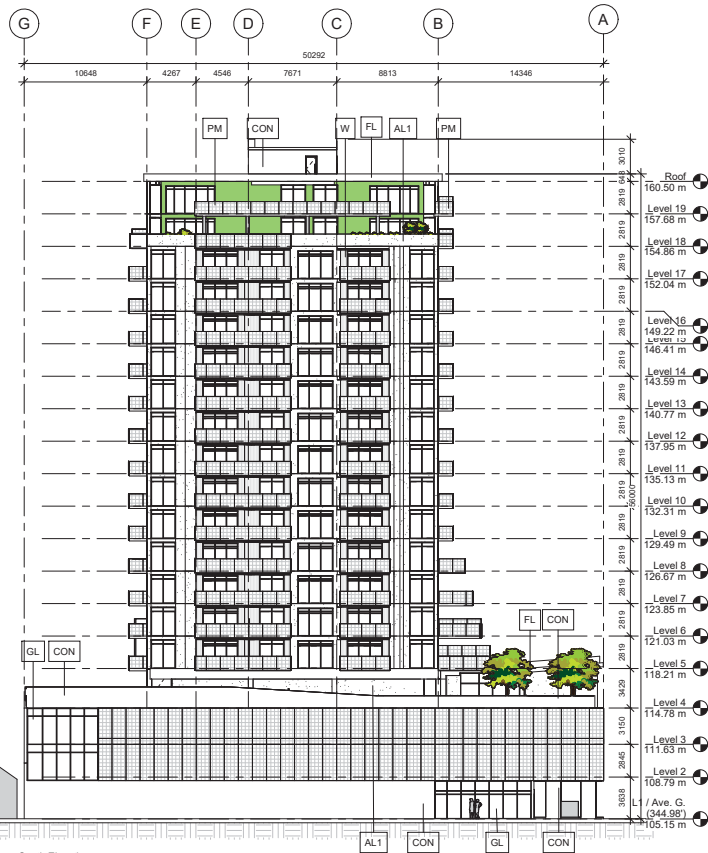
START DATE:

DRAWN BY:

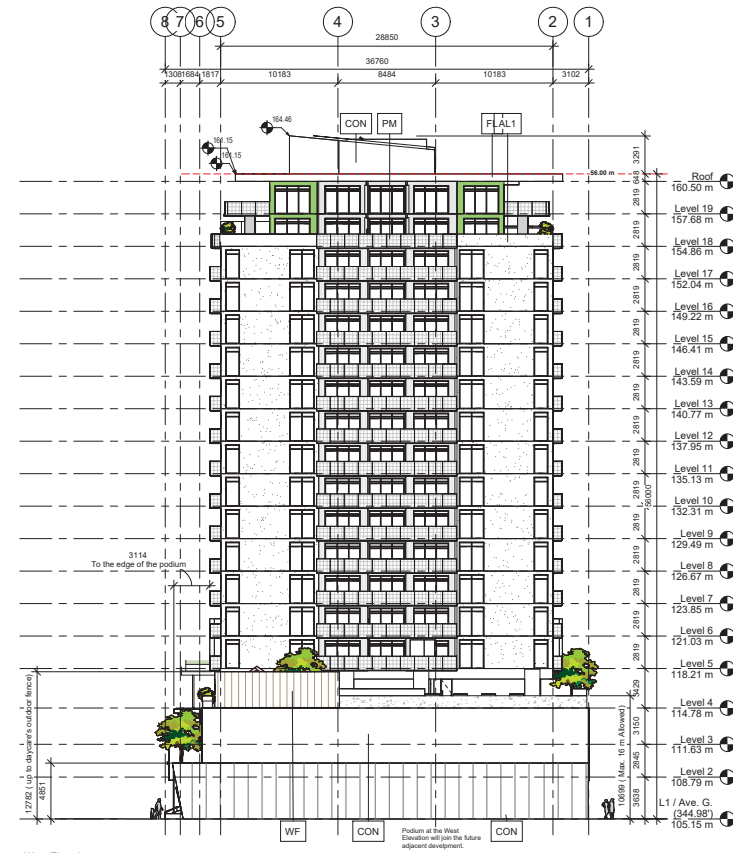
SHEET NUMBER:
A22



PG / OR Benjamin Moore Mandarin Orange
 W Clear Stain
 ST Rough natural stone cladding
 AL1-Alabaster
 AL2-Anodic clear Mica
 M-Charcol gray



1 South Elevation
 1:200



2 West Elevation
 1:200

- FL FLASHING, Black color , matt
- L1 WASHROOM, STOVE, DRYER, KITCHEN LOUVRE. REFER TO MECHANICAL
- RC RAINWATER LEADER CHANNEL
- VJ VERTICAL JOINTS
- HJ HORIZONTAL THROUGH WALL FLASHING & CONTROL JOINTS
- AL ALUCOBOND PANEL - AL1 :Alabaster Color AL2: Anodic Clear Mica
- PG BACK PAINTED MATT GLASS, COLOR : ORANGE
- PH PAINTED HARDIE BOARD FLAT, COLOR : GREEN
- CON PARGED CONCRETE TO ACHIEVE ARCHITECTURAL FINISH CONCRETE
- FR VINYL WINDOW FRAME, BLACK
- GL STANDARD DOUBLE GLAZED WINDOW WALL - SLIDING DOOR WITH 3 MM THICK GLASS AND 13 MM AIR ALL GLASS UP TO LEVEL 5 SHOULD RECEIVE BIRD FRIENDLY MARKINGS AS PER THE LATEST GUIDELINES FROM CITY OF VANCOUVER.

- M ALUMINIUM METAL CLADDING AND FASCIA AT BAY WINDOW, DARK GRAY
- PM PERFORATED METAL MESH GUARDRAILS AND METAL SCREENS AT PARKING TO MATCH TO COMPLY WITH BCBC, COLOR: ANODIZED ALUM. COLOR, SELECTED FOR BIRDFRIENDLY DESIGN
- ST STONE/CERAMIC VENEER ROUGH NATURAL LOOK TO BE SELECTED BY ARCHITECT
- W VERTICAL CEDAR - 4" WIDE- AT FULLY PROTECTED COVERED BALCONY AREAS
- WD LOCALLY SALVAGED EXTERIOR SOLID WOOD DOORS PROVIDE WEATHER STRIPPING, STAIN TO BE SELECTED BY ARCHITECT
- WF VERTICAL WOOD STRIPS - 2" WIDE- AT FULLY PROTECTED COVERED BALCONY AREAS
- OR ALUM. GUARDRAILS, STAIRS AND SLIDE AT DAYCARE ENTRANCE. COLOR : ORANGE (MAT FINISH WILL REMOVE THE REFLECTION FROM GLASS GUARDS AND HELP WITH BIRD FRIENDLY DESIGN)



TREATMENT OF THE PLANTERS ABOVE PARKADE.
 THE PLANTS OVERHANGING THE PARKADE ON ALL SIDES.

THIS DRAWING MUST NOT BE SCALED.
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CLIENT: Coronation Holding Ltd.
 235-117 156 Street E
 North Vancouver, BC V7L 2P7
 Contact: Ali Madsani
 6045624252

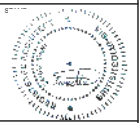
CONSULTANT: Architectural Consultant
 MANN ARCHITECT INC.

Architect: Sameer Khan
 E-mail: smk@mann.ca
 Cell: 604-263-7855 Fax: 604-263-7855
 Tel: 778-627-7855

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for IOP: _____ Sep. 19th, 2023
 Drawing Issue: _____ Date: _____



PROJECT:
 Coronation Ave. Rental
 659-651-643-635-627
 Coronation Ave., Kelowna

DRAWING:
 South Elevation

START DATE:

DRAWN BY:

SHEET NUMBER:

A24

prior to letter - urban design condition 1 & 8 1:7

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CLIENT: Coronation Holding Ltd.
 235-117 15th Street E
 North Vancouver, BC V7L 2P7
 Contact: Ali Mahdavian
 6045624252

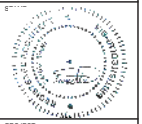
CONSULTANT: Architectural Consultant
 MAN ARCHITECT INC.

Architect: Sameer Mehta
 E-mail: sameer@mehta.com
 Address: 1801 Langley Park, West Vancouver
 Tel: 778-662-7555

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for DP: Sep. 19th, 2023
 Drawing Issue: Date



PROJECT:
 Coronation Ave. Rental
 659-651-643-635-627
 Coronation Ave., Kelowna

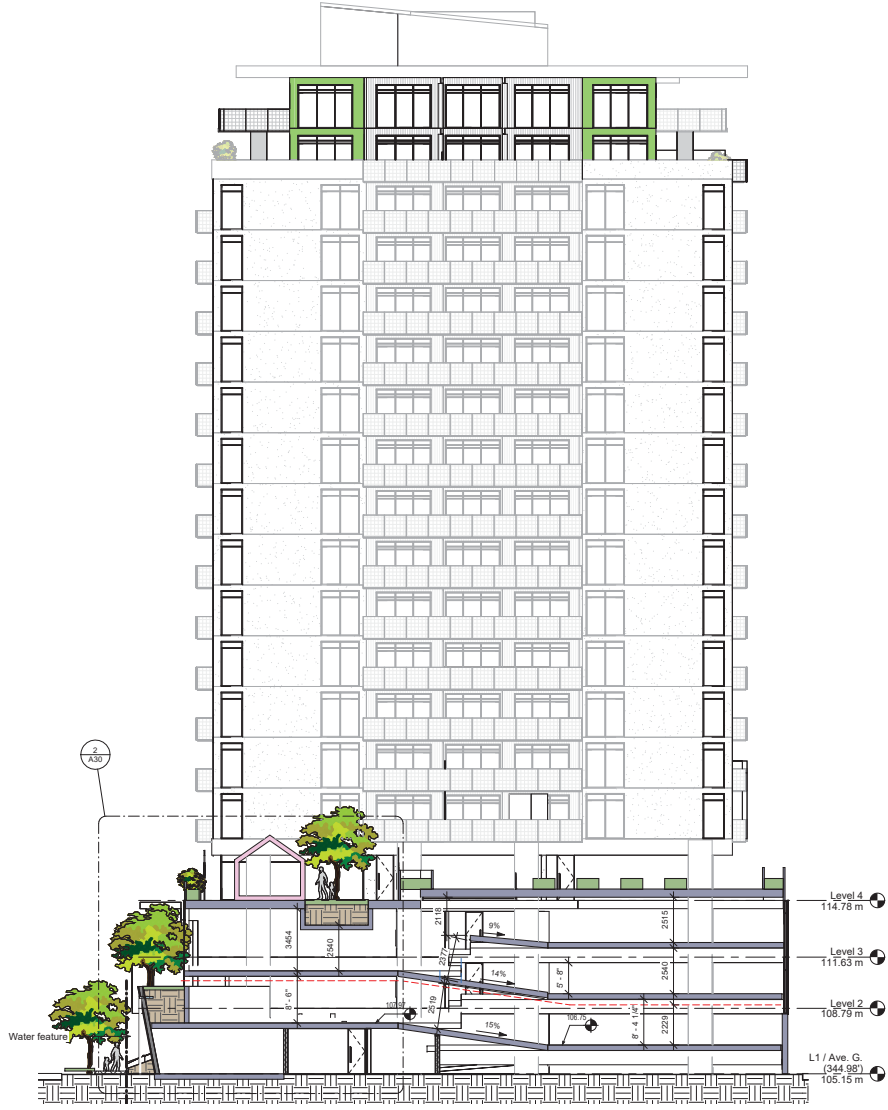
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START DATE:

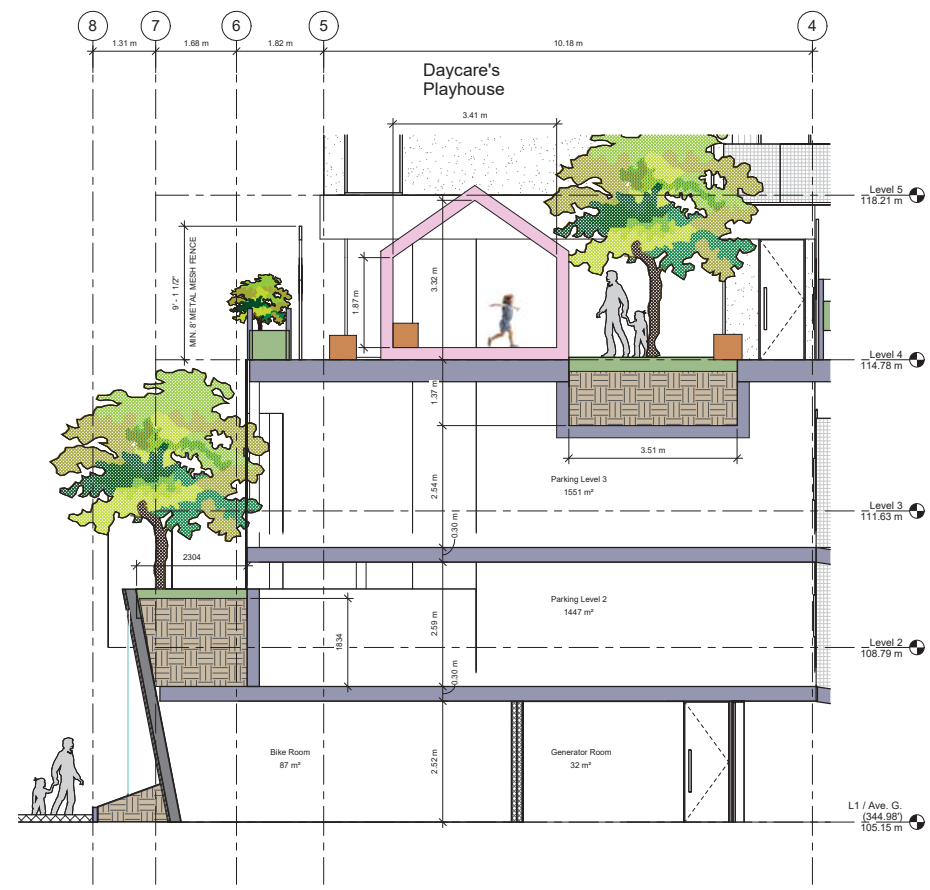
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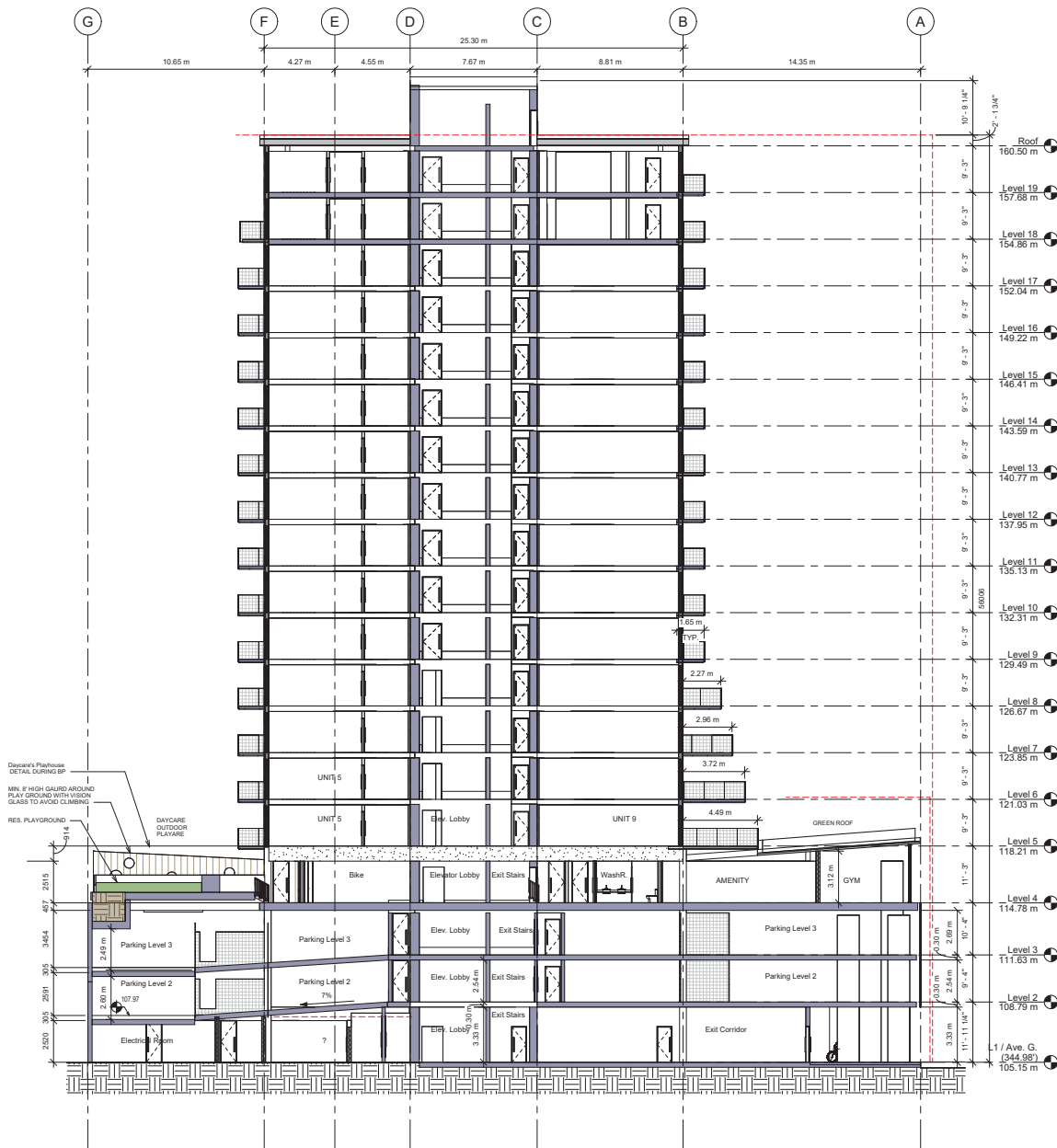
A30



Section 3
 1 : 128



Section 3 - Callout 1
 1 : 48



Section 4
1:128



Artist Residences - Coronation Ave.



Child Care Entrance - Coronation Ave.

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CLIENT: Coronation Housing Ltd.
228-117 1st Ave E
North Vancouver, BC V7L 2P7
Contact: Ali Mandhavi
6045624252

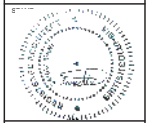
CONSULTANT: Architectural Consultant
MAN ARCHITECT INC.

Architect: Sameer Khan
E-mail: sameer@scak.com
Mob: 604-273-7777
Tel: 778-627-7552

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Issued for DP: _____ Date: _____
Drawing Issue: _____



PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

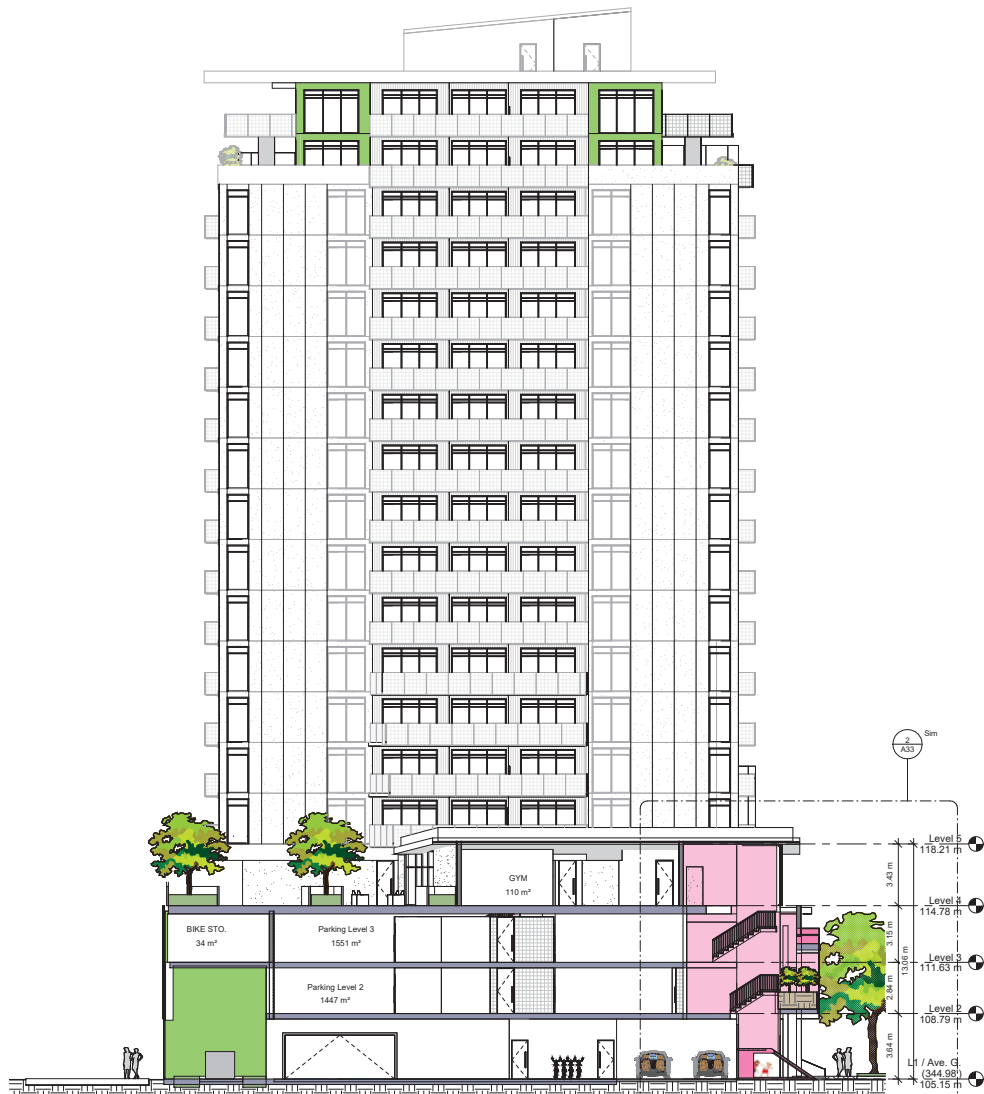
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START DATE: _____

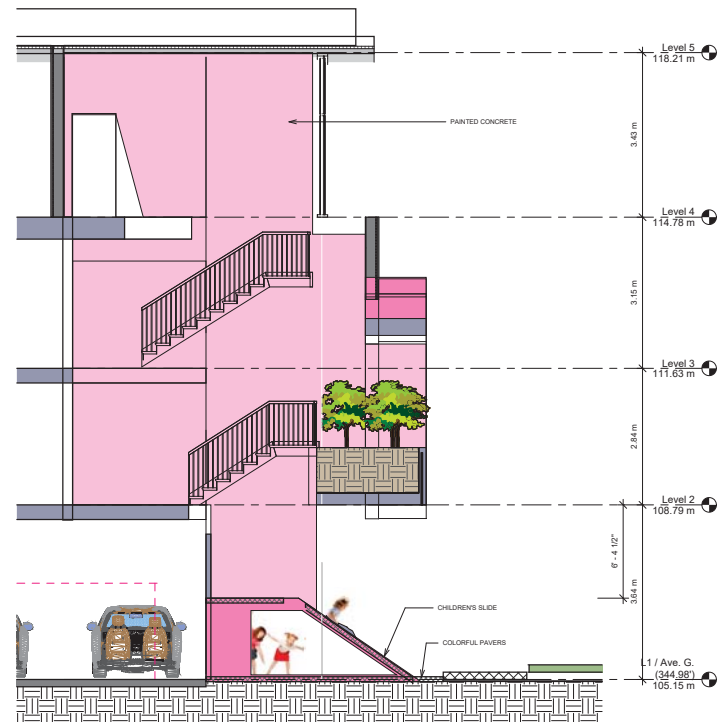
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A32



① SECTION NEW
1: 128



② DAYCARE ENTRANCE SECTION
1: 48

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CLIENT: Coronation Holding Ltd.
238-117 15th Street E.
North Vancouver, BC V7L 2P7
Contact: Ali Mahdavian
6045624252

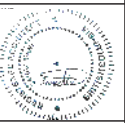
CONSULTANT: Architectural Consultant
MAN ARCHITECT INC.

Architect: Sameer Mehta
E: sameer.mehta@manarchitect.com
A: 100 Langley Place, West Vancouver
Tel: 778-662-7850

NORTH POINT:

ISSUED FOR
DEVELOPMENT PERMIT

Issued for DP: Sep. 19th, 2023
Drawing Issue: Date



PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

DRAWING:
SECTION

START DATE:

DRAWN BY:

SHEET NUMBER:

A33



June 21st, 9:00 A.M.



June 21st, 12:00 P.M.



June 21st, 4:00 P.M.



March/ Spetember 21st, 9:00 A.M.



March/ Spetember 21st, 12:00 P.M.



March/ Spetember 21st, 4:00 P.M.



December 21st, 9:00 A.M.



December 21st, 12:00 P.M.



December 21st, 4:00 P.M.

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CLIENT: Coronation Holding Ltd.
 228-117 156 Street E
 North Vancouver, BC V7L 2P7
 Contact: All Mandatories
 6045624252

CONSULTANT: Architectural Consultant
 MANN ARCHITECT INC.

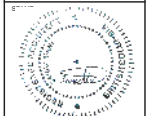
Architect: Sameer Mehta
 E-mail: man@mann.ca
 Cell: 604-261-7855
 Fax: 604-261-7855

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for DP: _____
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Date: _____



PROJECT:
 Coronation Ave. Rental
 659-651-643-635-627
 Coronation Ave., Kelowna

DRAWING:
 SHADOW PLANS

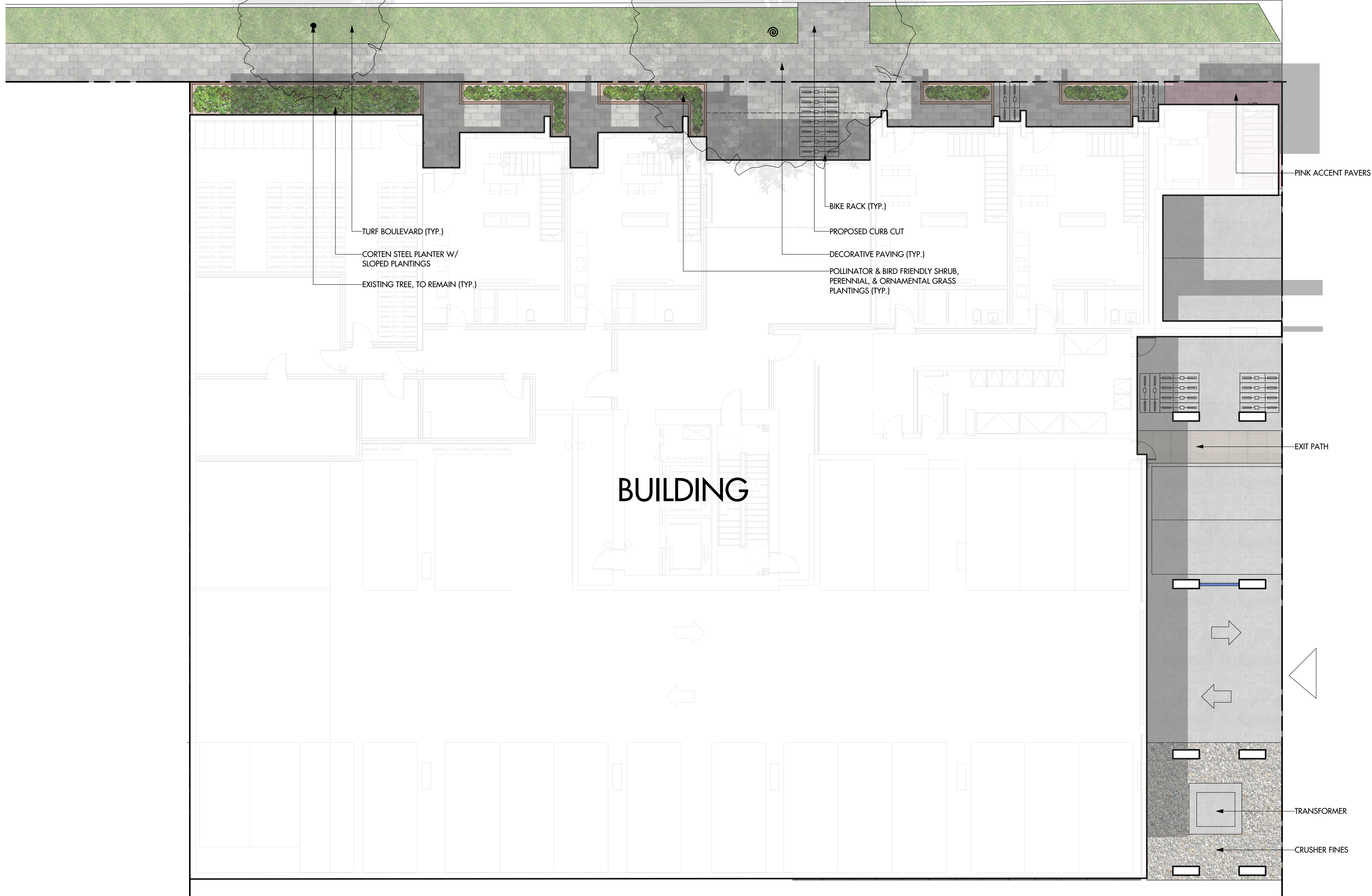
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SHEET NUMBER:

A50



CORONATION AVE



NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

PLANT LIST

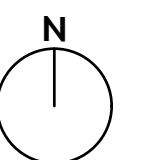
BOTANICAL NAME	COMMON NAME	QTY*	SIZE/SPACING & REMARKS
TREES			
AMELANCHIER LAMARCKII	SNOWY SERVICEBERRY	3	6cm CAL.
CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	4	6cm CAL.
SHRUBS			
CORNUS ALBA 'ARGENTEO MARGINATA'	VARIEGATE TARTARIAN DOGWOOD	17	#02 CONT. /1.5M O.C. SPACING
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	27	#02 CONT. /1.2M O.C. SPACING
ILEX VERTICILLATA	WINTERBERRY	17	#02 CONT. /1.5M O.C. SPACING
MAHONIA AQUIFOOLIUM	OREGON GRAPE HOLLY	17	#02 CONT. /1.5M O.C. SPACING
PHILADELPHUS LEWISII	MOCKORANGE	12	#02 CONT. /1.8M O.C. SPACING
RHUS AROMATICA 'GRO-LOW'	GROW LOW FRAGRANT SUMAC	17	#02 CONT. /1.5M O.C. SPACING
ROSA 'EMILY CARR'	EMILY CARR ROSE	39	#02 CONT. /1.0M O.C. SPACING
SYRINGA MEYERI 'PALUBIN'	DWARF KOREAN LILAC	10	#02 CONT. /2.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ALCHEMILLA MOELLIS	LADY'S MANTLE	12	#01 CONT. /1.0M O.C. SPACING
ALLIUM GIGANTILUM	ORNAMENTAL ONION	50	BULBS
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOESTER FEATHER REED GRASS	22	#01 CONT. /0.75M O.C. SPACING
CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	49	#01 CONT. /0.5M O.C. SPACING
COREOPSIS 'JETHRO TULL'	JETHRO TULL COREOPSIS	34	#01 CONT. /0.6M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	22	#01 CONT. /0.75M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE WEED	5	#01 CONT. /1.5M O.C. SPACING
HELICTRICHON SEMPERVIRENS	BLUE OAT GRASS	15	#01 CONT. /0.9M O.C. SPACING
LAVANDULA ANGSTUFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	22	#01 CONT. /0.75M O.C. SPACING
PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	RED SWITCHGRASS	8	#01 CONT. /1.2M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	8	#01 CONT. /1.2M O.C. SPACING
MATTEUCIA STRUTHIOPTERIS	OSTRICH FERN	8	#01 CONT. /1.2M O.C. SPACING
NERETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	15	#01 CONT. /0.9M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	8	#01 CONT. /1.2M O.C. SPACING
PENSTEMON 'DARK TOWERS'	DARK TOWERS BEARDTONGUE	22	#01 CONT. /0.75M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	34	#01 CONT. /0.6M O.C. SPACING
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	8	#01 CONT. /1.2M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	12	#01 CONT. /1.0M O.C. SPACING
VINES			
CLEMATIS 'JACKMANII'	JACKMAN'S CLEMATIS	15	#01 CONT. /1.0M O.C. SPACING
LONICERA 'MANDARIN'	HONEYSUCKLE	15	#01 CONT. /1.0M O.C. SPACING
EXTENSIVE GREEN ROOF PLANTING			
SEDUM CARPET VARIETY (SUPPLIED BY ZINCO)	VARIOUS (SEE EXTENSIVE GREEN ROOF PLANT LIST BY ZINCO)	TOTAL AREA: 205.3 SQ M	

Plant Suggestions "Sedum Carpet"
Plants in small groups (groups of 3, 5 or 7)

Botanical Name	Common Name	Height (mm)	Blossom Colour	Blossom Period (month)
Sedum album varieties e.g. 'Coral Carpet'	White stonecrop	50-100	white	6-8
'Muralis'		50-100	white	6-8
Sedum caucolicum	Nettle-leaved goosefoot	100-150	rose	8-9
Sedum floriferum 'Walkermis Gold'	Gold sedum	100-150	yellow	6-7
Sedum hybridum 'Immergrünchen'	Hybrid stonecrop	100-150	yellow	7-8
Sedum reflexum	Crooked yellow stonecrop	200-250	yellow	6-7
Sedum saxatile	Tasteless yellow stonecrop	50-100	yellow	6-7
Sedum spurius in varieties e.g. 'Album Superbum'	Dragon's blood	100-150	white**	7-8
'Fuldgrün'		100-150	7-8	
'Roswein Superbum'		100-150	7-8	
'Spendens'		100-150	7-8	
'Viergold'		100-150	7-8	

** infrequent blooming

EXTENSIVE ROOFTOP PLANT LIST (SEDUM CARPET - SUPPLIED BY ZINCO)



PROJECT TITLE
CORONATION AVE RENTAL

Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN GROUND FLOOR

ISSUED FOR / REVISION	DATE	DESCRIPTION
1	23.06.20	Development Permit
2	23.07.13	Development Permit
3		
4		
5		

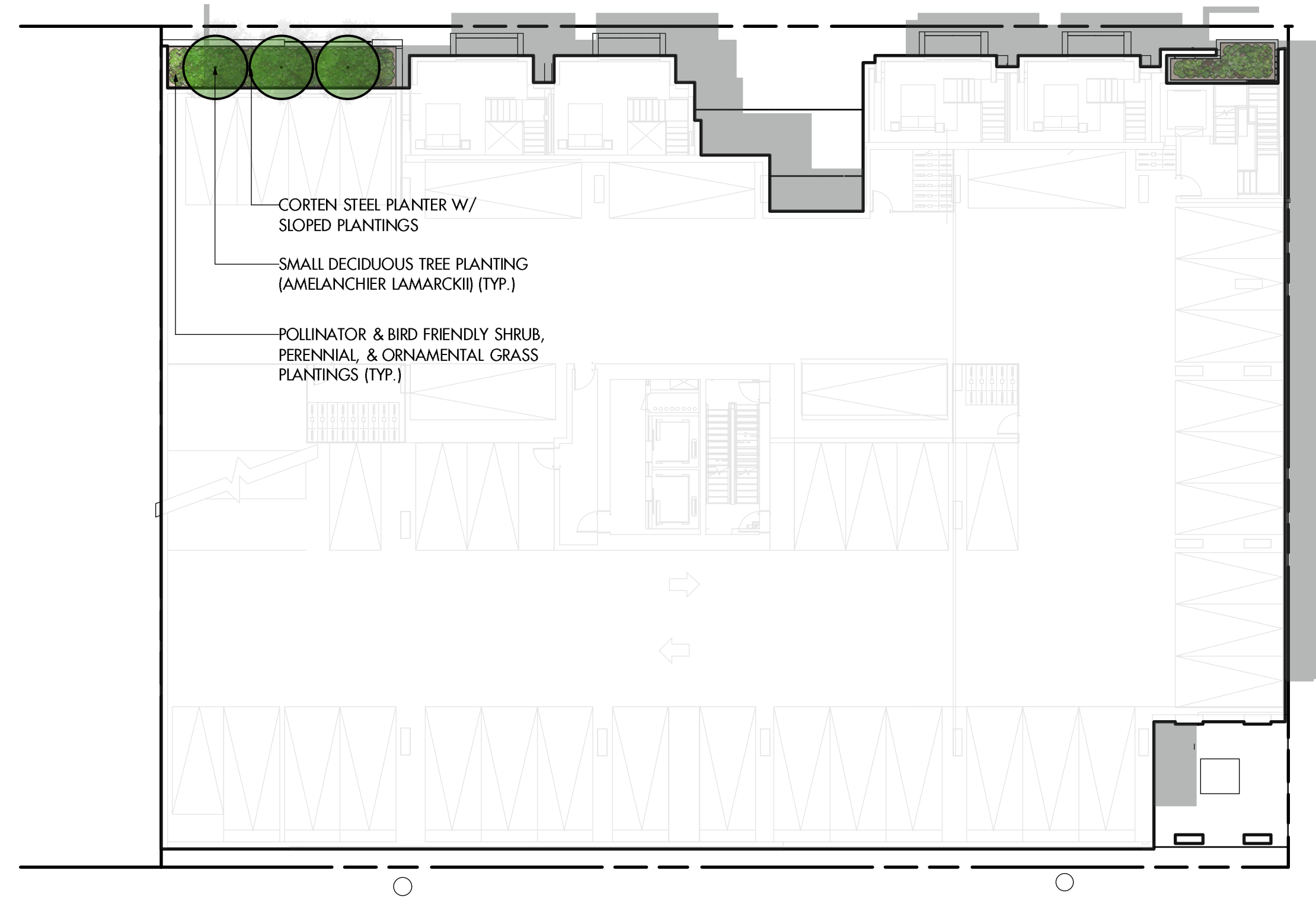
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DRAWN BY: NWM
CHECKED BY: FB
DATE: JULY 13, 2023
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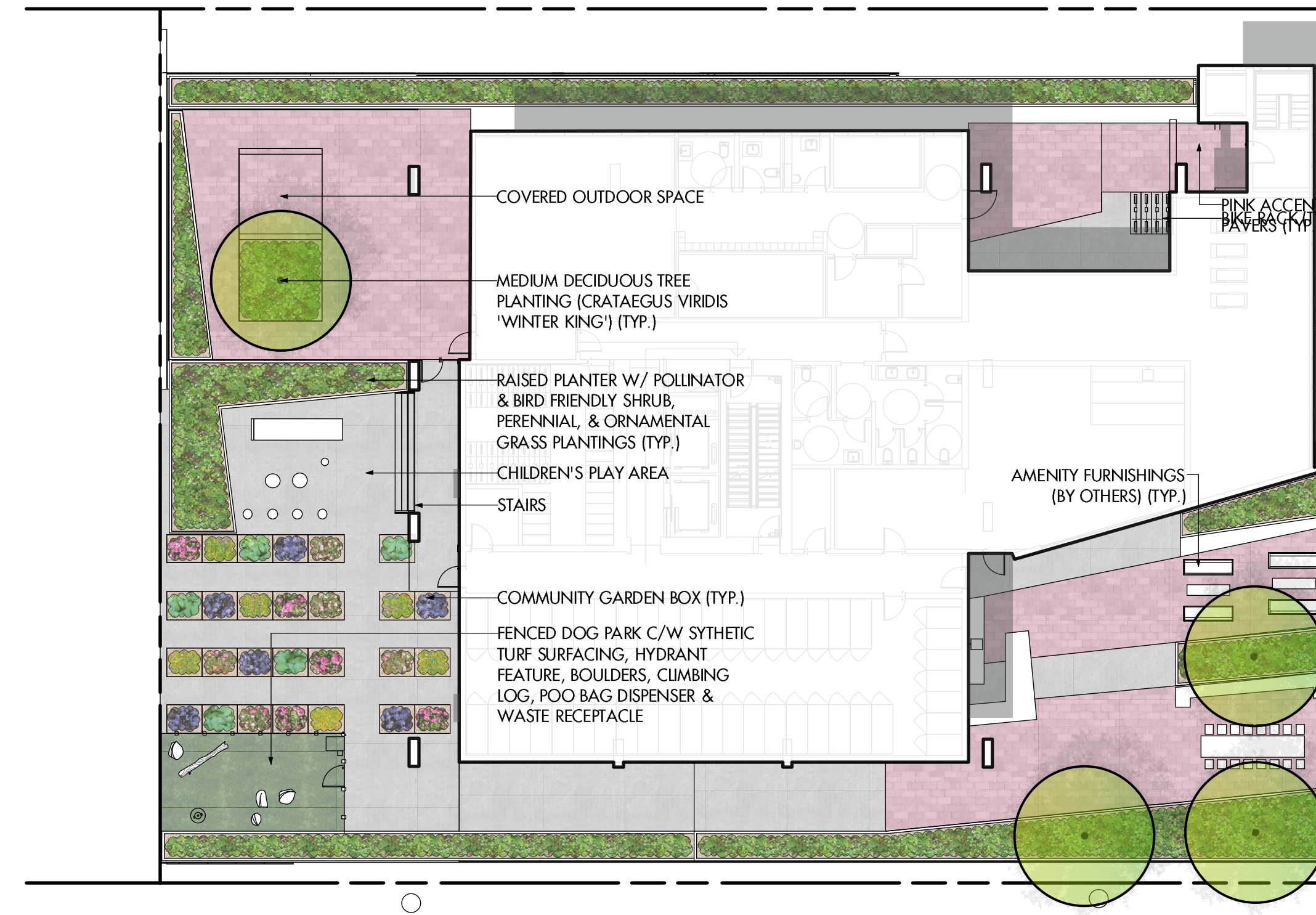
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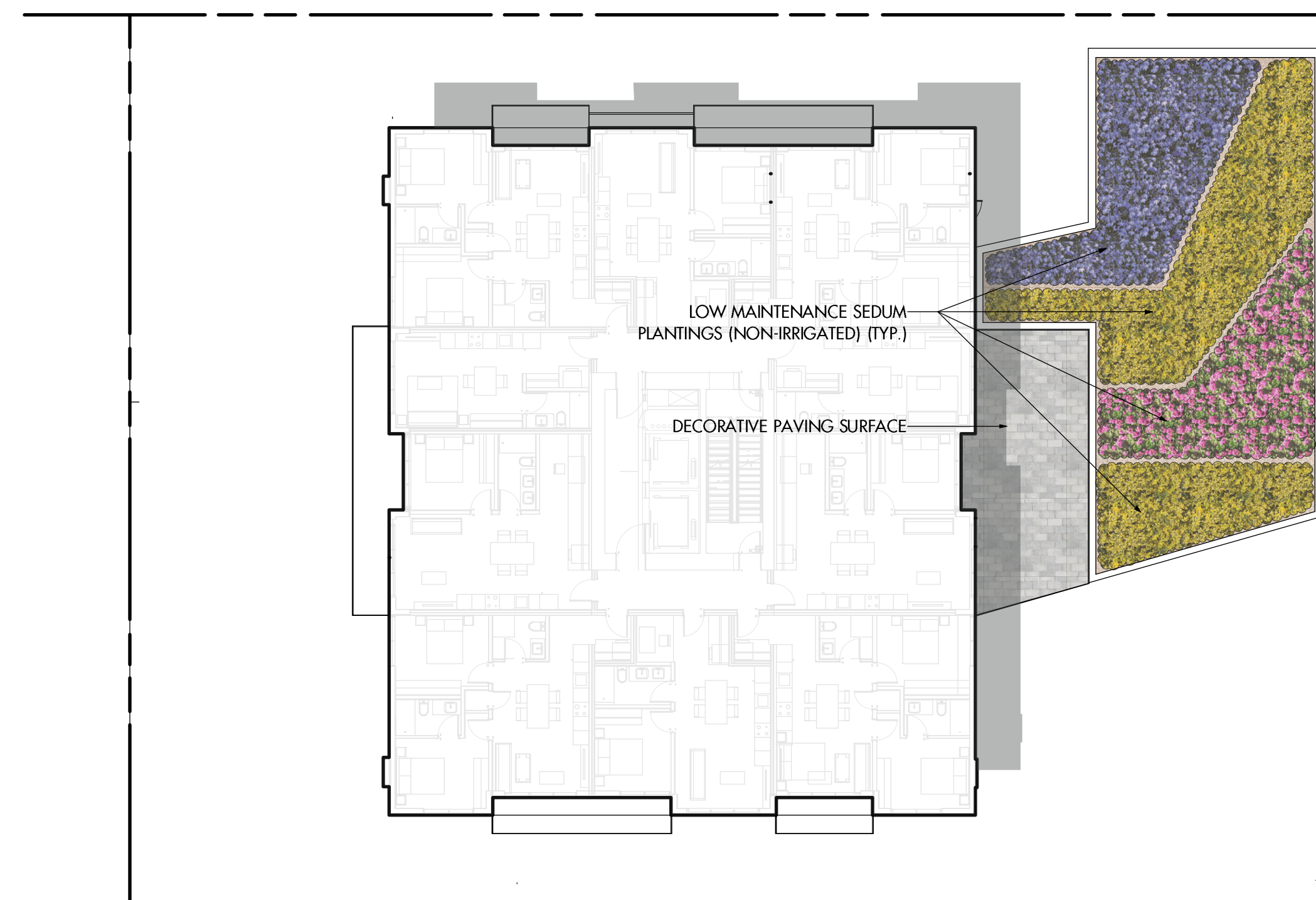
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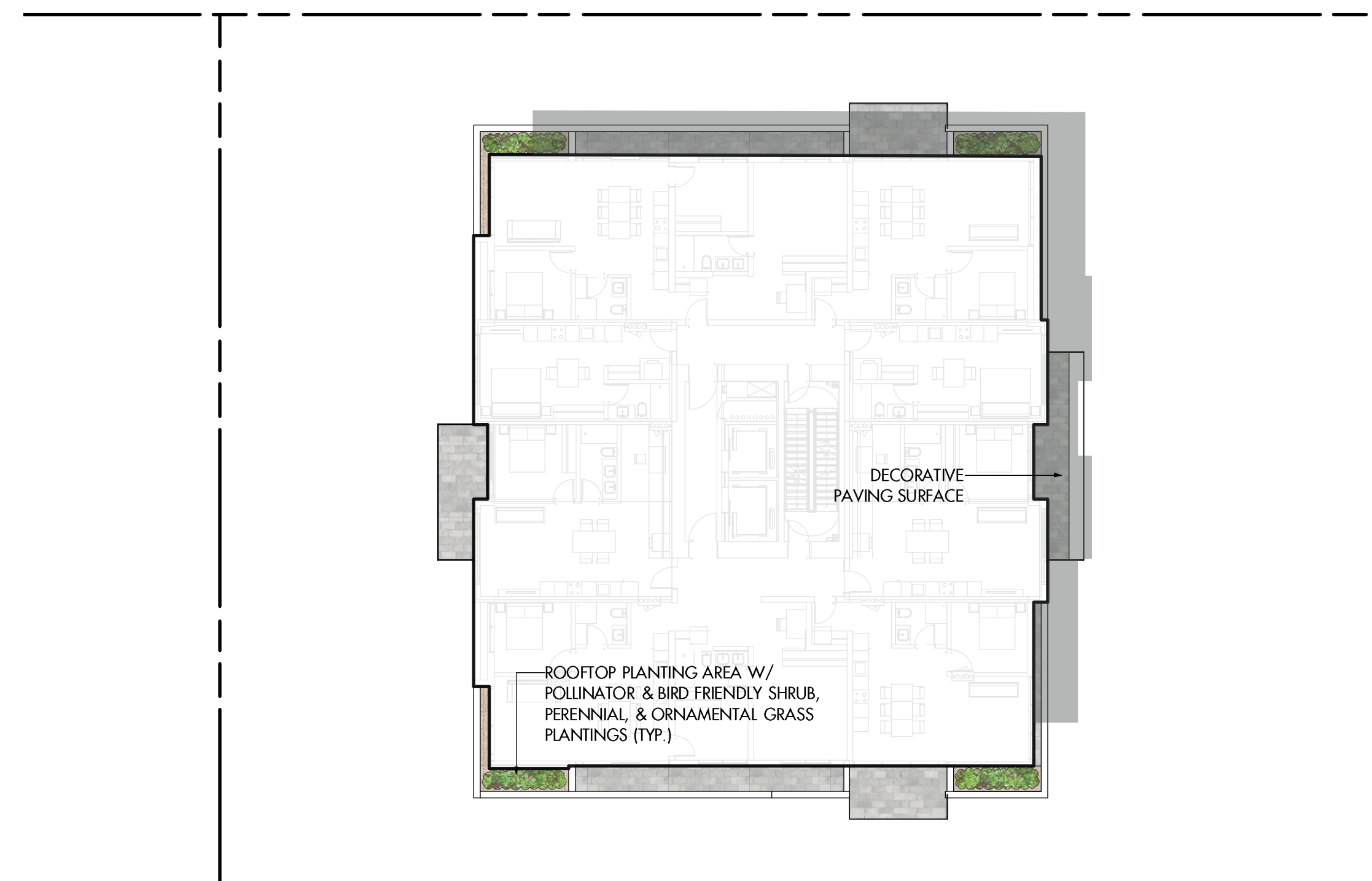
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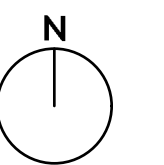
LEVEL 4



LEVEL 5



LEVEL 16



PROJECT TITLE
CORONATION AVE RENTAL

Kelowna, BC

DRAWING TITLE
**CONCEPTUAL LANDSCAPE PLAN
 UPPER LEVELS**

ISSUED FOR / REVISION	DATE	DESCRIPTION
1	23.06.20	Development Permit
2	23.07.13	Development Permit
3		
4		
5		

PROJECT NO.	230404
DESIGN BY	AM
DRAWN BY	NM
CHECKED BY	FB
DATE	JULY 13, 2023
SCALE	1:200
PAGE SIZE	30x42
SEAL	



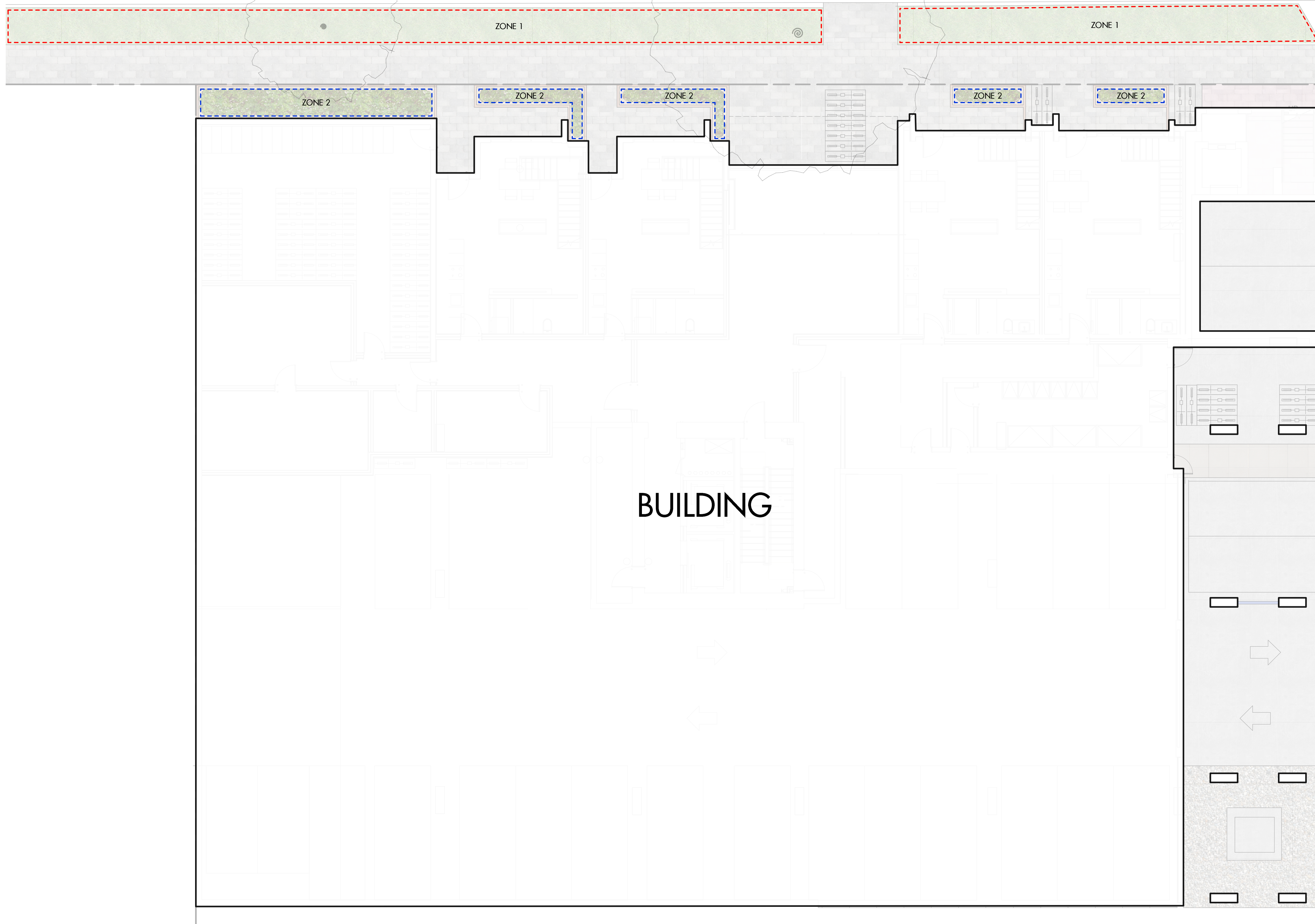
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CORONATION AVE

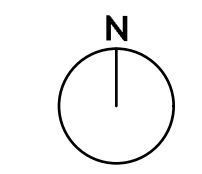


WATER CONSERVATION CALCULATIONS
 LANDSCAPE MAXIMUM WATER BUDGET (WB) = 316 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 214 cu.m. / year
 WATER BALANCE = 102 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

	<p>ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 93 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING ESTIMATED ANNUAL WATER USE: 80 cu.m.</p>
	<p>ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 30 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING ESTIMATED ANNUAL WATER USE: 10 cu.m.</p>
	<p>ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 25 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING ESTIMATED ANNUAL WATER USE: 8 cu.m.</p>
	<p>ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 240 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING ESTIMATED ANNUAL WATER USE: 80 cu.m.</p>
	<p>ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 18 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 6 cu.m.</p>

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



PROJECT TITLE
CORONATION AVE RENTAL

Kelowna, BC

DRAWING TITLE
**WATER CONSERVATION PLAN
 GROUND FLOOR**

ISSUED FOR / REVISION

1	23.05.20	Development Permit
2	23.07.13	Development Permit
3		
4		
5		

PROJECT NO: 230404

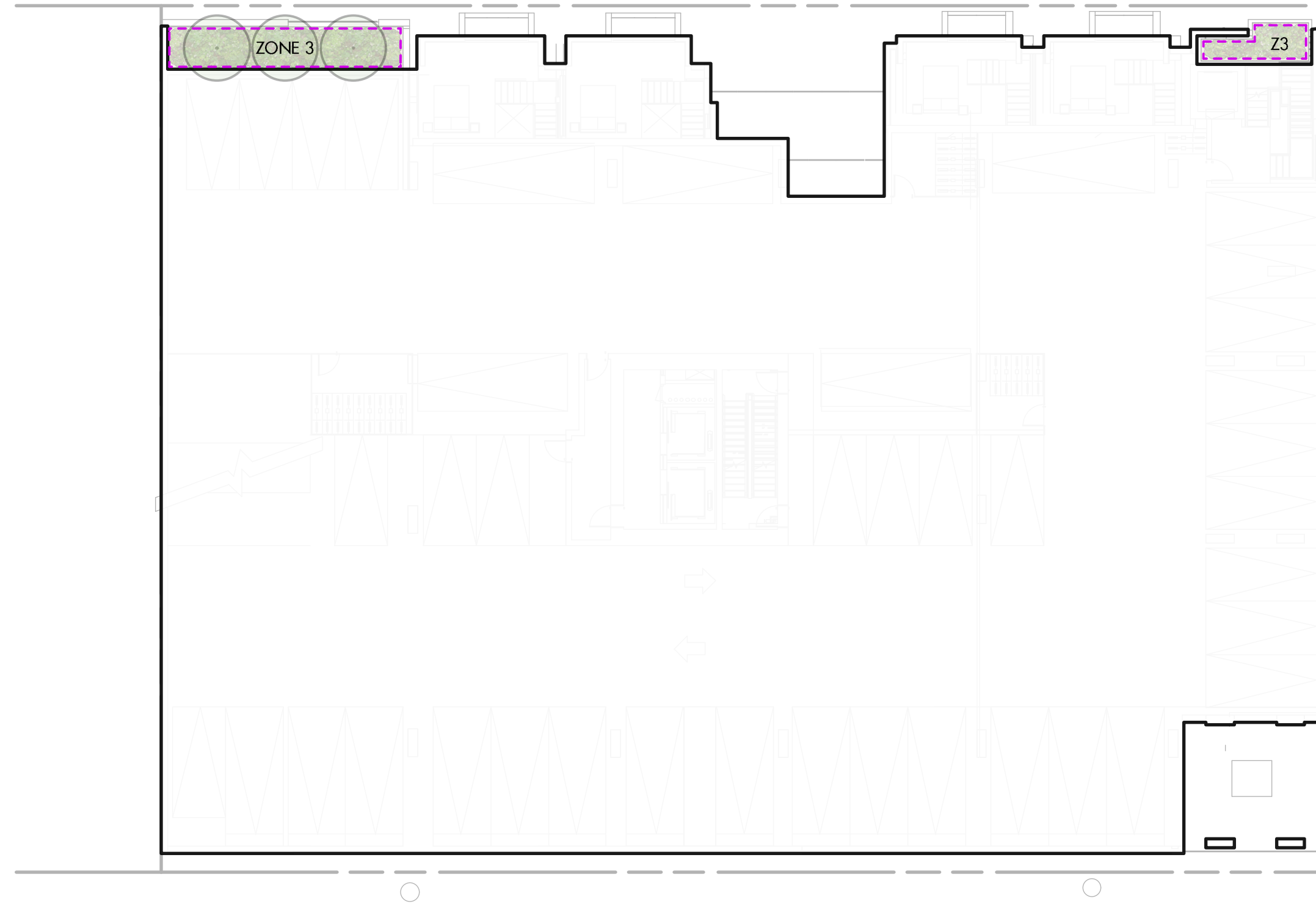
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DRAWN BY:	NM
CHECKED BY:	FB
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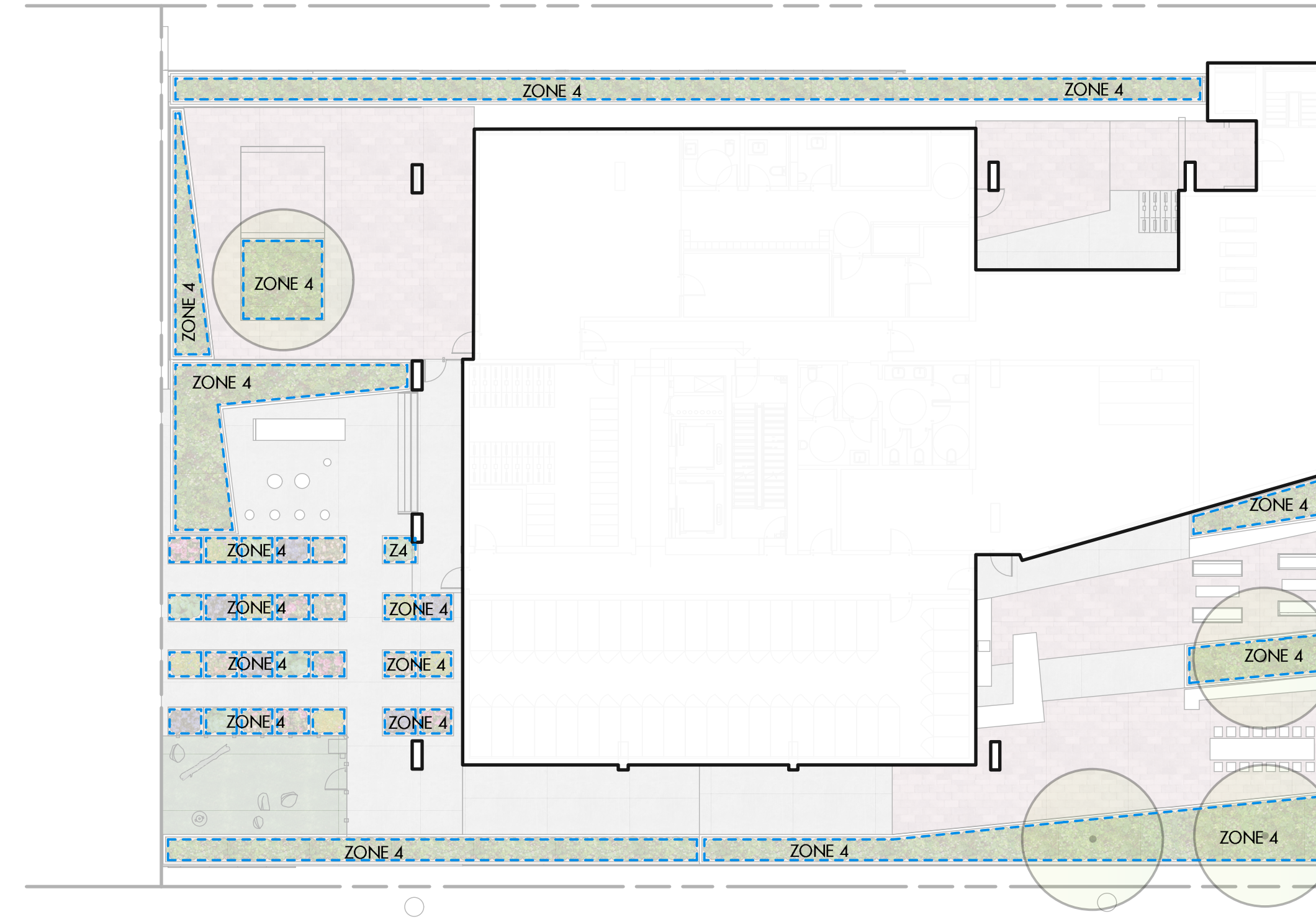
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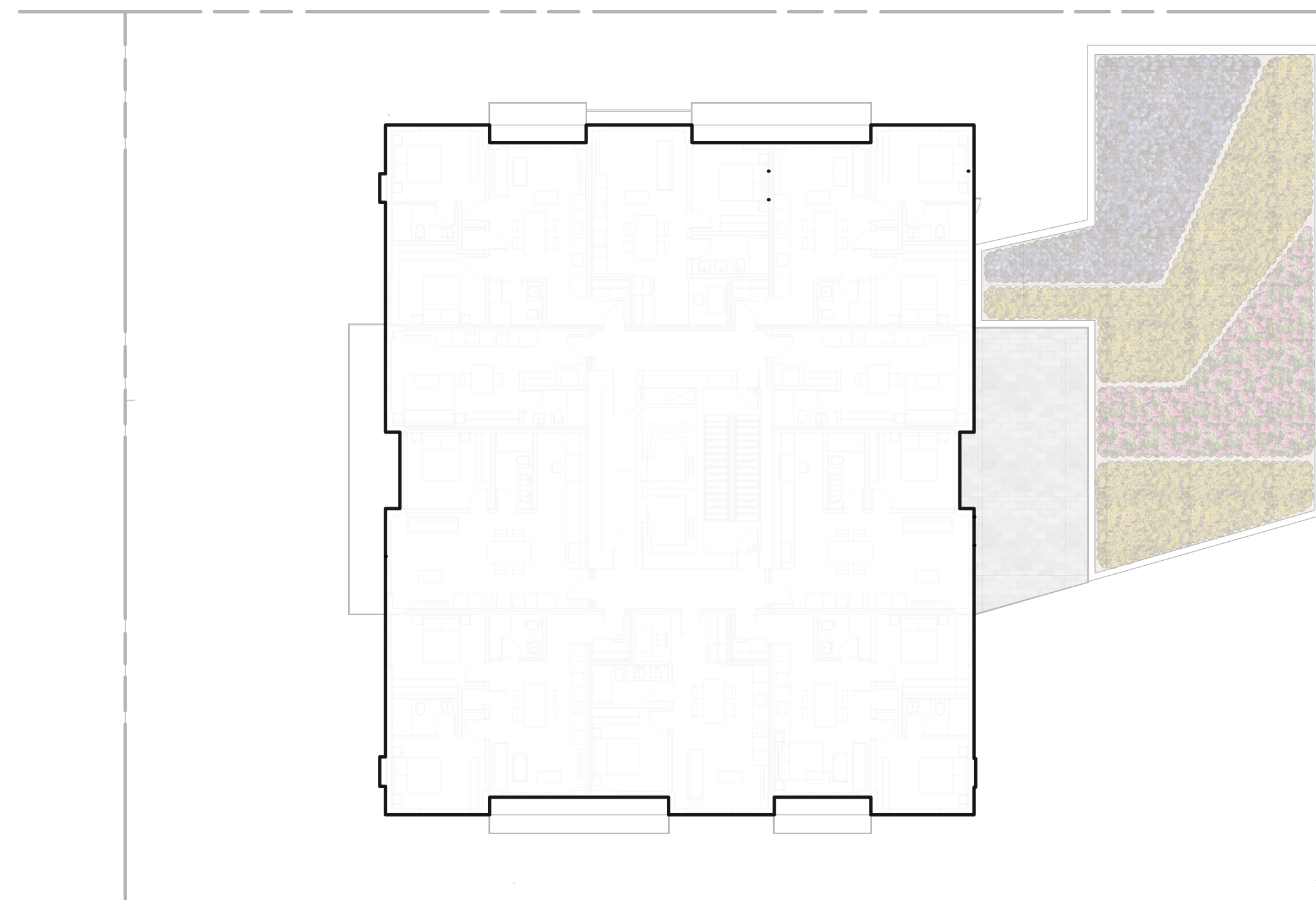
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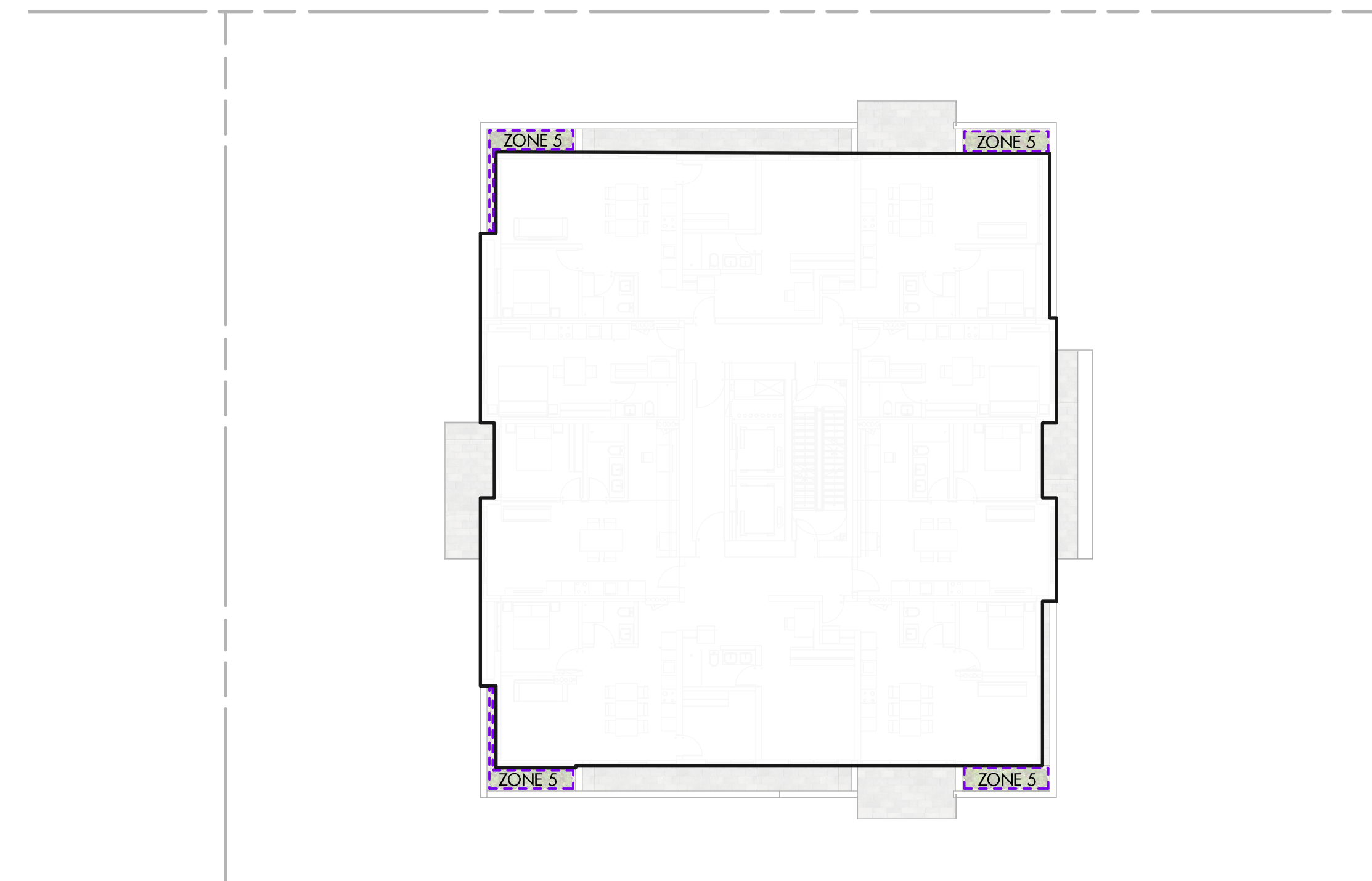
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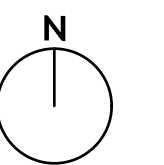
LEVEL 4



LEVEL 5



LEVEL 16



PROJECT TITLE
CORONATION AVE RENTAL

Kelowna, BC

DRAWING TITLE
**WATER CONSERVATION PLAN
 UPPER LEVELS**

ISSUED FOR / REVISION		
1	23.05.20	Development Permit
2	23.07.13	Development Permit
3		
4		
5		

PROJECT NO.	230404
DESIGN BY	AM
DRAWN BY	NM
CHECKED BY	FB
DATE	JULY 13, 2023
SCALE	1:200
PAGE SIZE	30x42
SEAL	



DRAWING NUMBER

LS-104

NOT FOR CONSTRUCTION
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APPLICANT INFORMATION

Owner	BOUTHOUSE ARCHITECTS		Contractor co. name	Ecora Engineering & Resource Group Ltd.	
Project address	659, 651, 643, 635 & 627 CORONATION AVE		Contractor contact name	Fiona Barton	
City	Kelowna		Contractor phone #	250-469-9757	
Owner phone #	778-862-7093		Contractor email	fiona.barton@ecora.ca	
Owner email	sanaz.bouthouse@gmail.com				
Province	BC	Postal Code:	V1Y 7A2	Preferred contact Owner <input type="checkbox"/> Contractor <input type="checkbox"/>	

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

LANDSCAPE AND IRRIGATION CHECKLIST

The Applicant in submitting this application, has adhered to:

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

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

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

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

Applicant notes pertaining to the application:

LANDSCAPE WATER USE AREA

Applicant: **BOUTHOUSE ARCHITECTS** Address: **659, 651, 643, 635 & 627 CORONATION AVE**

Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water:

527

sq.m.

(over 100 square meters)

Note: Include boulevard, and proposed lawn, plants, mulch, pervious decks or paving stones. Do not include areas that are not pervious such as buildings, paved driveways, concrete patios etc.

Step 2: Divide Into Landscape Treatments*		Plant Factor	Irrig Efficiency	Hydrozone Area	% of Total LA	Estimated Water
Note: each of the areas below are a 'HYDROZONE'		(PF)	(IE)	(HA)		(WU)
Unwatered Pervious Areas (not impervious paving)						
Mulch (Stone, bark or sand)		N/A	N/A	32	6%	N/A
Pervious deck (Spaced wood deck)		N/A	N/A		0%	N/A
Pervious paving (ie: AquaPave, Rima Pave)		N/A	N/A		0%	N/A
Naturalized meadow (wildflowers)		N/A	N/A		0%	N/A
Naturalized area (Existing natural area)		N/A	N/A		0%	N/A
Other:		N/A	N/A		0%	N/A
Swimming or ornamental pool		1	1		0%	0
Watered Planting Beds (shrubs or groundcover)						
<i>Planting Type</i>	<i>Irrig Efficiency</i>					
Low water use plants	High (Drip or Bubbler)	0.3	0.9		0%	0
Low water use plants	Moderate (Spray or Rotor)	0.3	0.7		0%	0
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	402	76%	134
Moderate water use plants	Moderate (Spray or Rotor)	0.5	0.7		0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9		0%	0
High water use plants	Moderate (Spray or Rotor)	0.7	0.7		0%	0
Watered Mown Lawn Areas						
	Moderate (Spray or Rotor)	1	0.7	93	18%	80
Special Landscape Areas (SLA)						
Vegetable Garden	High (Drip or Bubbler)	1	0.9		0%	0
Vegetable Garden	Moderate (Spray or Rotor)	1	0.7		0%	0
Commercial sportsfield turf	Moderate (Spray or Rotor)	1	0.7		0%	0
Rainwater or Recycled Water Use		0.3	1		0%	0
Totals				527	100%	214
Special Landscape Area (SLA) Sub total				0		

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



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

Landscape Water Conservation Report

Applicant:

BOUTHOUSE ARCHITECTS

Address: **659, 651, 643, 635 & 627 CORONATION AVE**

CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

Total Landscape Area	527	sq.m.
Landscape Water Budget (WB)	316	cu.m./yr.
Estimated Landscape Water Use (WU)	214	cu.m./yr.
Under (-OVER) Budget (Must be under Water Budget WB)	102	cu.m./yr.
	OK	

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

 Name of Applicant (person submitting the form)

Date: _____

FOR CITY OF KELOWNA OFFICE USE ONLY

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

 Name of Kelowna Water Smart designate
 For Water Manager

Date: _____



CORONATION AVE RENTAL - Zoning Bylaw 12375 Landscape Summary

Landscaping Standards (7.2)	Zone (UC1)		Proposed
Min. tree amount	0		0
Min. deciduous tree caliper	L: 5cm M: 4cm S: 3cm		L: n/a M: n/a S: n/a
Min. coniferous tree height	250cm		N/A
Min. ratio between tree size	L: 50% minimum (min.) M: no min. or max. S: 25% maximum (max.)		L: n/a M: n/a S: n/a
Min. growing medium area	75% soil based landscaping		n/a
Min. growing medium volumes per tree	L: 30 cu.m or 25 cu.m if connected trench/cluster M: 20 cu.m or 18 cu.m if connected trench/cluster S: 15 cu.m or 12 cu.m if connected trench/cluster		L: n/a M: n/a S: n/a
Landscape graded area (7.2.7)	Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes		Max. n/a Max. n/a Min. n/a
Fence Height	2.0m		n/a
Riparian management area?	N	y/n	N
Retention of existing trees on site?	N	y/n	N
Surface parking lot (7.2.10)?	Y	y/n	N
Refuse & recycle bins screened?	Y	y/n	Bins are located within building
Other:			



Friday, July 14, 2023

Coronation Ave Rental

Bouthouse Architects
224-8678 Greenall Avenue
Burnaby, BC V5J 3M6
Attn: Sanaz Mani
Via email to: sanaz.bouthouse@gmail.com

Re: Coronation Ave Rental – Preliminary Cost Estimate for Bonding

Dear Sanaz:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the **Coronation Ave Rental** conceptual landscape plan dated 23.07.13;

- Landscape Improvements: 643 square metres (6,921 square feet) = \$64,516.00

This preliminary cost estimate is inclusive of bike racks, hardscape, trees, shrubs, turf, mulch, topsoil & irrigation.

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

Best regards,

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

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