

CONSULTANTS:

ARCHITECTURAL
NOVATION ARCHITECTURE LTD.
302-2237 LECKIE ROAD
KELOWNA, BC V1X 6Y5
TEL. (236) 420-4144

CONTRACTOR
PRIMA CONTRACTING INC.
4-1414 HUNTER COURT
KELOWNA, BC V1X 6E6
TEL. (778) 775-6026

STRUCTURAL
ROV CONSULTING INC.
301-1820 AMBROSI ROAD
KELOWNA, BC V1Y 4R9
TEL. (250) 860-0412

SURVEY
BENNETT LAND SURVEYING
PROFESSIONAL LAND SURVEYORS
201-1470 ST PAUL STREET
KELOWNA, BC V1Y 2E6
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LANDSCAPE
ECORA ENGINEERING &
RESOURCE GROUP LTD.
2045 ENTERPRISE WAY
KELOWNA, BC V1Y 9T5
TEL. (250) 469-9757



DRAWING INDEX:

SHEET NUMBER	SHEET NAME
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A0.02	PROJECT MASSING
A0.03	SOLAR STUDY
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A2.01	PARKADE PLANS
A2.02	FLOOR PLANS - LEVEL 3-5
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TOTAL SHEETS: 18	

ILLUSTRATION:



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PROJECT STATISTICS:

Address:	1531 Bernard Ave
Legal:	PLAN KAP3604 SECTION 20 TOWNSHIP 26 PARCEL Z, PCL Z OF PL 3604 AS SHWN ON PL B6449.
Zoning (Current):	RUB
Zoning (Proposed):	MF3R - Apartment/Housing with Rental Only
Permitted Use:	Apartments ranging up to 6 storeys on serviced urban lots

Site Area:	2,003.9 sq.m.	
	2,157.9 sq.ft.	
	0.2804 Ha	

	ALLOWED	PROPOSED
Min Lot Width	30.0 m	32.6 m
Min Lot Depth	30.0 m	61.3 m
Min Lot Area	1400 sq.m	2,003.9 sq.m

	ALLOWED	PROPOSED
Min. Front Yard & Flanking Side Yard setback for all Buildings including Accessory Buildings or Structures	4.5 m*	
Side yard	3.0 m	7.0 m
Rear yard from a rear lane	4.5 except 3.0 m from a lane	
Min. Rear Yard Setback for Accessory Buildings or Structures	1.5 m but 0.9 m from a lane	
Min. Separation between Detached Principal Buildings	N/A	N/A
* For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m.		N/A

LEVEL	SF AREA (for F.A.R. Proposal)	UNIT COUNT
1 (P2)	877	2
2 (P1)	1026	3
3	10237	12
4	10237	12
5	10237	12
6	9092	10
TOTAL	42175	51

LEVEL	BACH	1BD	2BD	3BD	TOTAL
L1 (P2)	1	1	0	0	2
L2 (P1)	2	1	0	0	3
L3	1	4	6	1	12
L4	1	4	6	1	12
L5	1	4	6	1	12
L6	0	3	6	1	10
TOTAL	6	17	24	4	51

Site Coverage	Maximum 65% (Building Footprint)	ALLOWED: 1,303 sq.m. / 1,391 sq.m.	PROPOSED: 14,025 sq.ft. / 12,817 sq.ft.
Total Coverage	Maximum 85% (Building + Structures + Impermeable Surfaces)	ALLOWED: 1,703 sq.m. / 1,527 sq.m.	PROPOSED: 16,334 sq.ft. / 16,432 sq.ft.
Floor Area Ratio	1.8 FAR Max. Bonus Density for Rental or Affordable Housing Bonus. An additional 0.3 FAR, Allowable FAR 1.8 + 0.3 + 0.25 = 2.35 FAR	ALLOWED: 4,709 sq.m. / 3,918 sq.m.	PROPOSED: 60,690 sq.ft. / 42,175 sq.ft.
Height	Principal buildings: 22.0 m max & 6 storeys	ALLOWED: 22.0 m / 72.2 ft.	PROPOSED: 20.9 m / 68.6 ft.
Common & Private Amenity Space	7.5 sq.m. / Bachelor Unit 15.0 sq.m. / 1-Bedroom Unit 25 sq.m. / 2+ Bedroom Unit Common	REQUIRED: 45 sq.m. / 13 sq.m.	PROPOSED: 255 sq.m. / 144 sq.m.
		700 sq.m. / 304 sq.m.	574 sq.m.
	Total Required vs Total Proposed	655 sq.m.	1,035 sq.m.

	Min. Required	Proposed
Min 0.9 & Max 1.25 Stalls / Bachelor Unit @ 6 Units	6 spaces	
Min 1.0 & Max 1.25 Stalls / 1 Bedroom Units @ 17 Units	17 spaces	
Min 1.1 & Max 1.6 Stalls / 2 Bedroom Units @ 24 Units	26 spaces	
Min 1.4 & Max 2.0 Stalls / 3+ Bedroom Units @ 4 Units	6 spaces	
Total Base Parking Required	55 spaces	
Quest: Min 0.14 & Max 0.2 stalls per dwelling units @ 51 Units	7 spaces	
Total Required	62 spaces	
Total provided/provided with 10% reduction for rental housing incentive	56 spaces	61 spaces
	*Provided 2 accessible stalls required 1 of which must be van accessible	

	Min. Required	Provided
Min 0.75 Stalls / Bachelor Unit	4 spaces	4 spaces
Min 0.75 Stalls / 1 Bedroom Units	14 spaces	14 spaces
Min 0.75 Stalls / 2 Bedroom Units	18 spaces	13 spaces
Min 1.0 Stalls / 3+ Bedroom Units	4 spaces	4 spaces
Total Base Parking Required and Provided	40 spaces	35 spaces
Quest: Min 6 At Entrance	6 spaces	6 spaces
Total Bicycle Stalls	46 spaces	40 spaces

STAT SHEET

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Revisions



project title
BERNARD AVE
1531 Bernard Ave, Kelowna, BC
PLAN KAP3604 SECTION 20
TOWNSHIP 26
PARCEL Z, PCL Z OF PL 3604 AS
SHWN ON PL B6449.

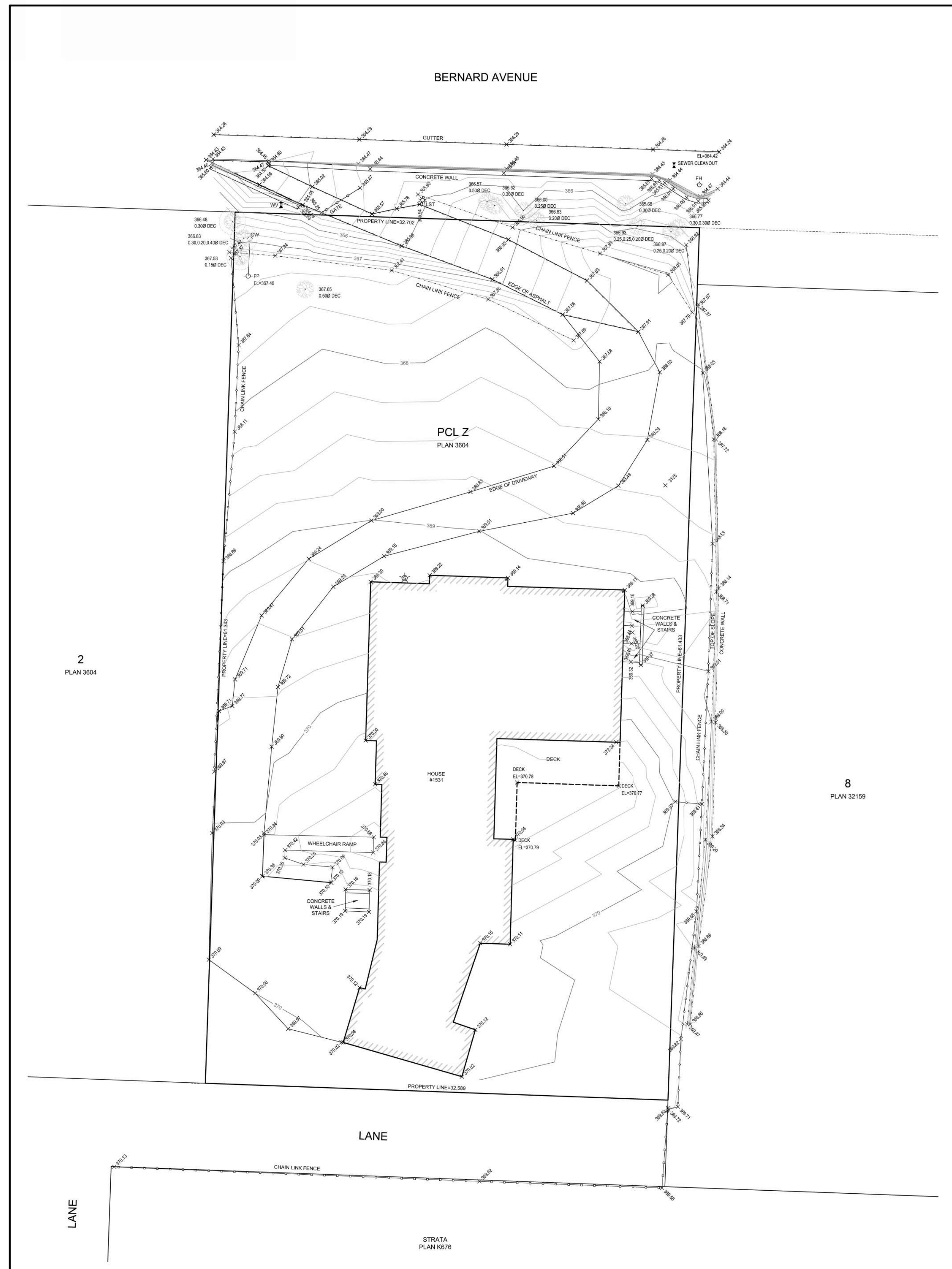
project no. 23015

drawing title
COVER SHEET

designed	PS	scale
drawn	IP	
checked	PS	

drawing no. **A0.00**

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TOPOGRAPHIC PLAN OF PARCEL Z
SECTION 20 TOWNSHIP 26
OSOYOOS DIVISION YALE DISTRICT
PLAN 3604
 CITY OF KELOWNA
 INTEGRATED SURVEY AREA #4
 CIVIC ADDRESS: 1531 BERNARD AVENUE
 PID: 010-826-475

SCALE 1:125

DATE: MAY 25, 2023

DESIGNED: PS
 DRAWN: IP
 CHECKED: PS
 DRAWING NO.:

LEGEND:

DATUM:
 ELEVATIONS ARE TO COVENE GEODETIC DATUM AND ARE DERIVED FROM DUAL-FREQUENCY GNSS OBSERVATIONS PROCESSED USING THE SMARTNET REAL-TIME NETWORK SERVICE.
 CONTOUR INTERVAL = 0.25 METRES.

PROPERTY:
 PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM PLAN EPP2023 OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.
 REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:
 THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
 FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.
 BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES (UNLESS OTHERWISE NOTED).
 TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

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FIELD SURVEY COMPLETED ON MAY 19, 2023.
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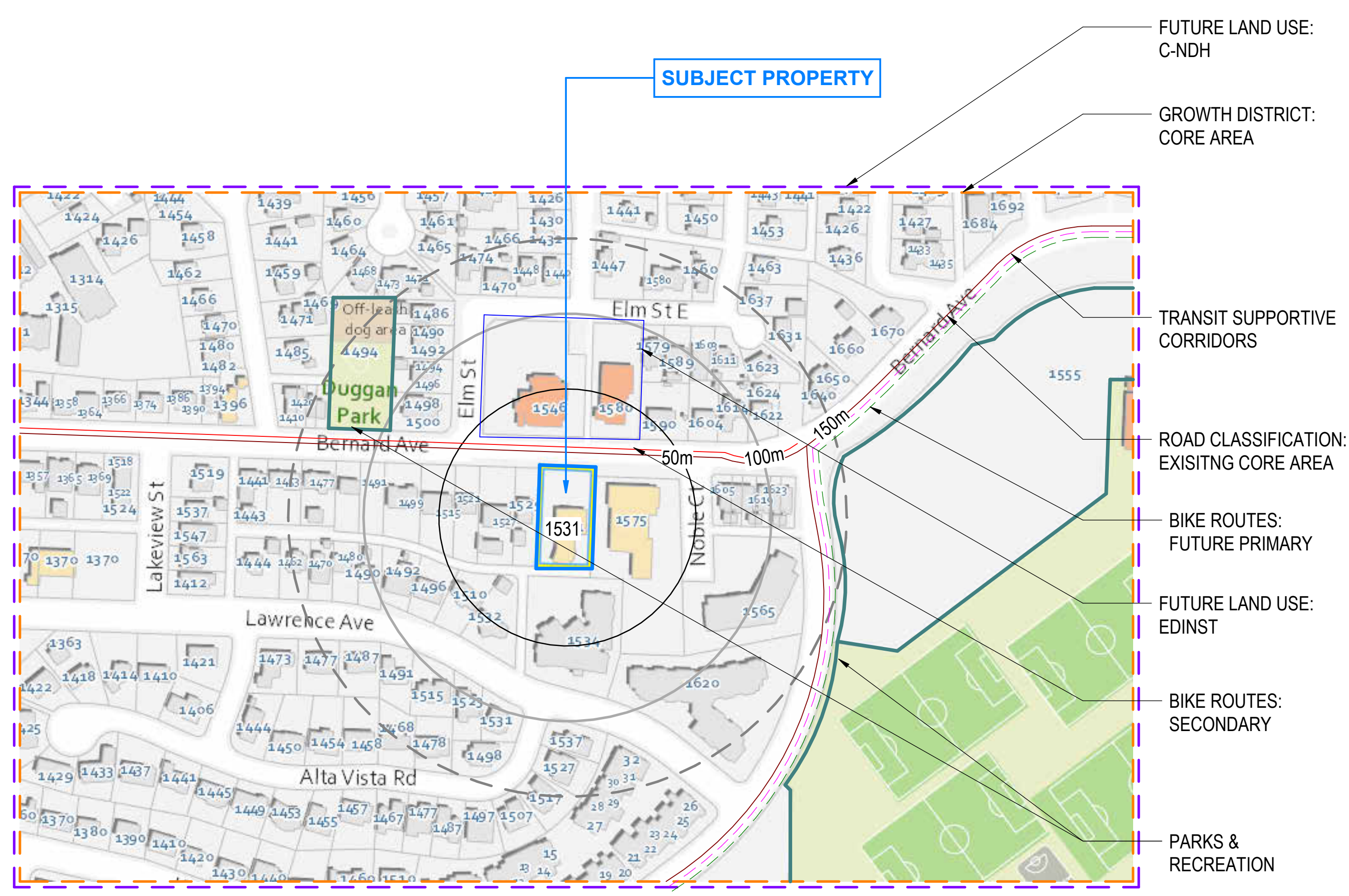


IMAGE 1



IMAGE 2



IMAGE 3

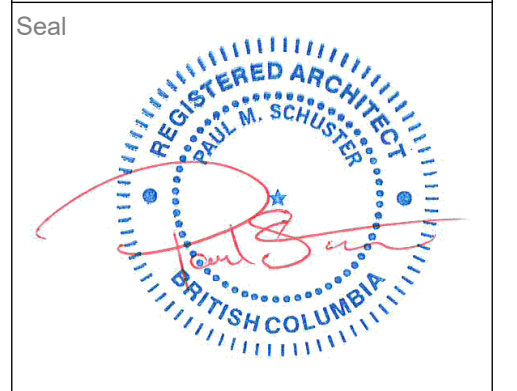


AREIAL SITE CONTEXT



IMAGE 4

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 PARCEL Z, PCL Z OF PL 3604 AS SHOWN ON PL B6449.

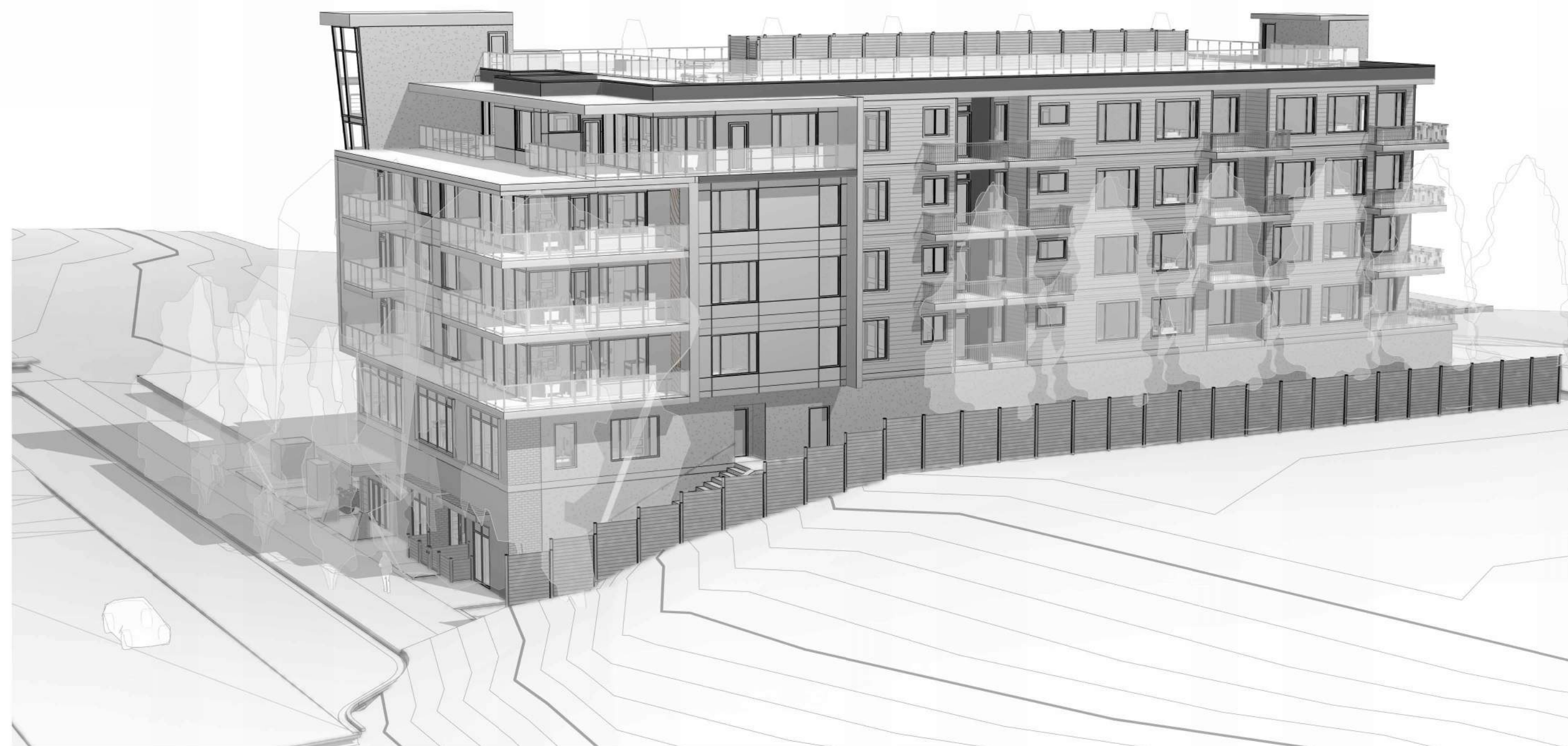
project no. 23015

drawing title
SITE CONTEXT

designed	PS	scale
drawn	IP	
checked	PS	

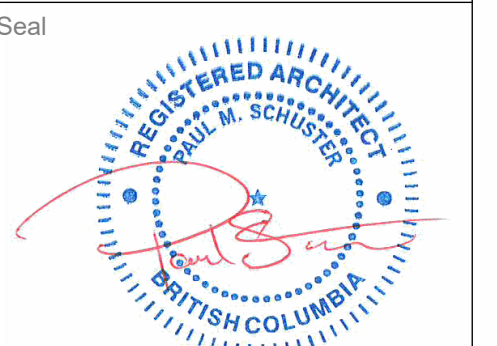
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 SHOWN ON PL B6449.

project no. 23015

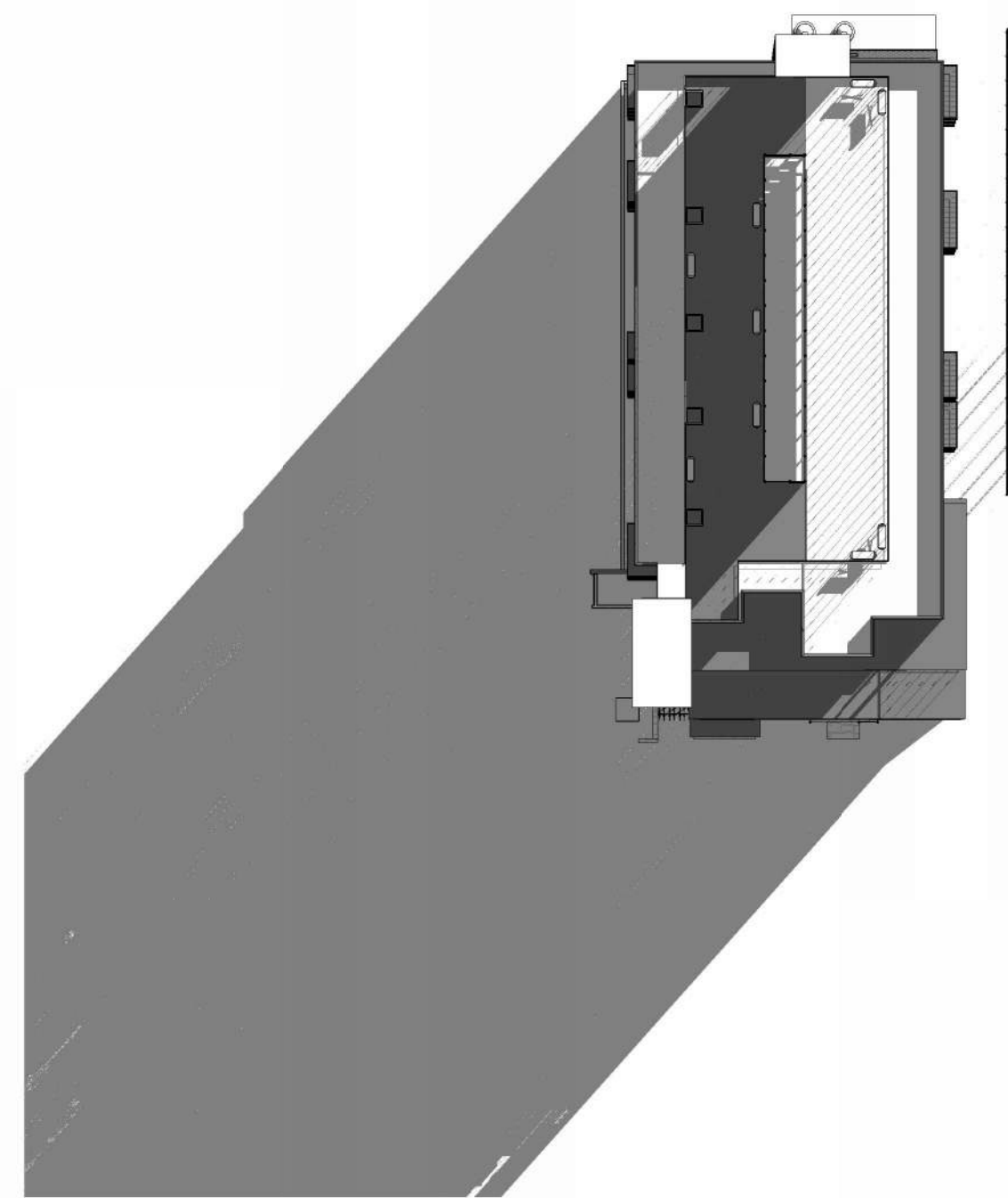
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PROJECT MASSING

designed	PS	scale
drawn	IP	
checked	PS	

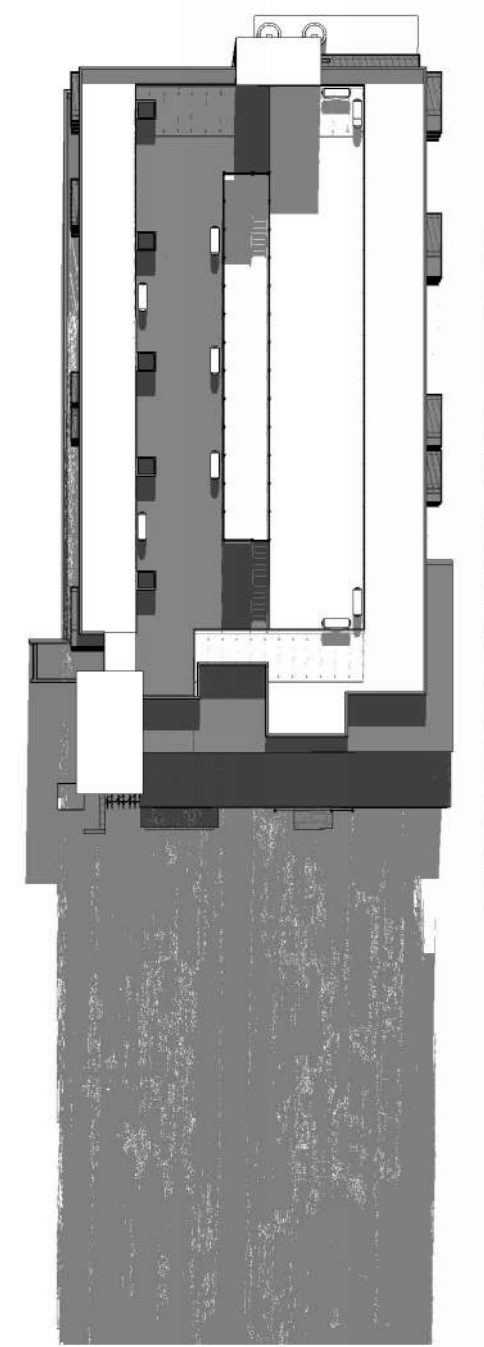
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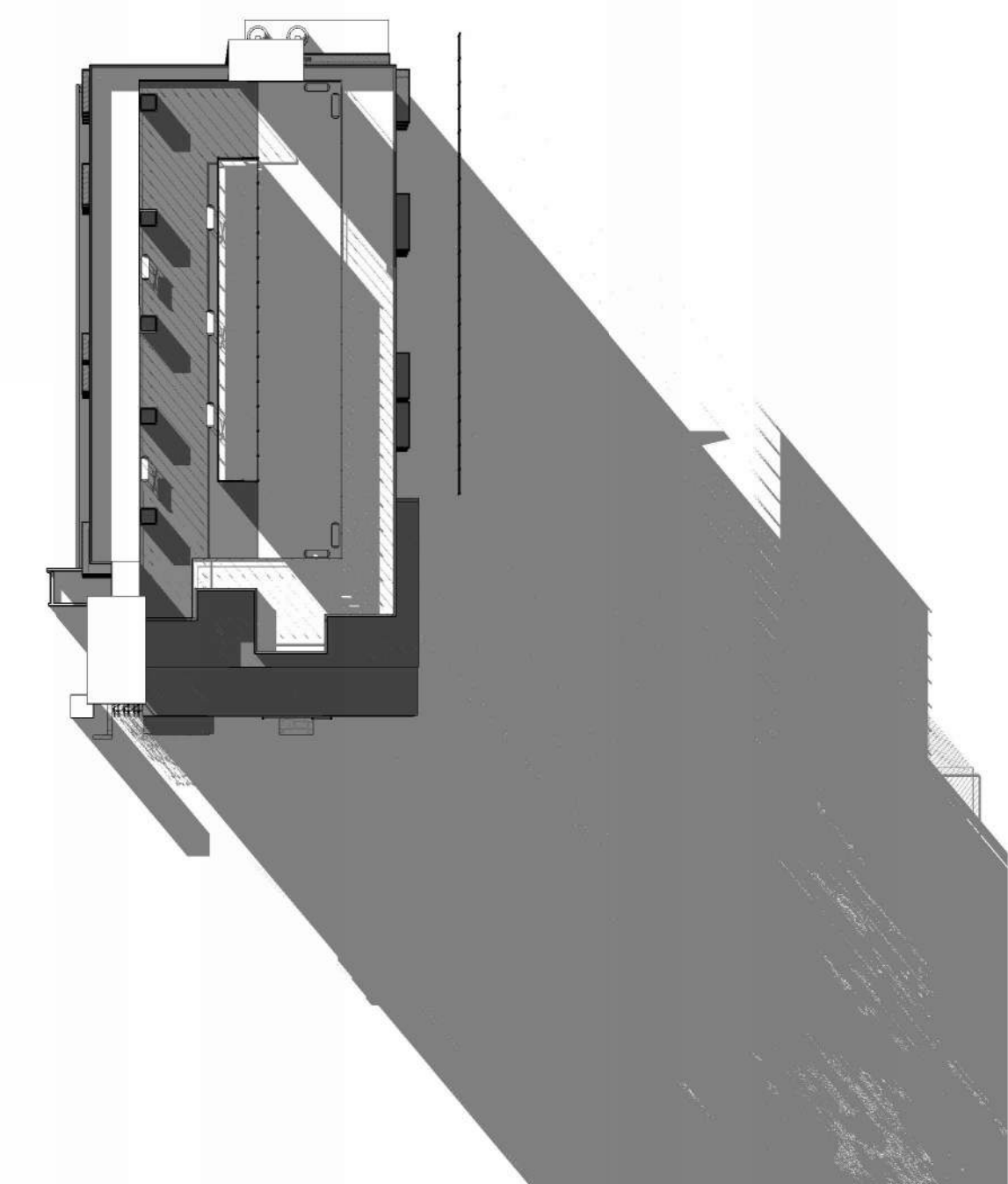
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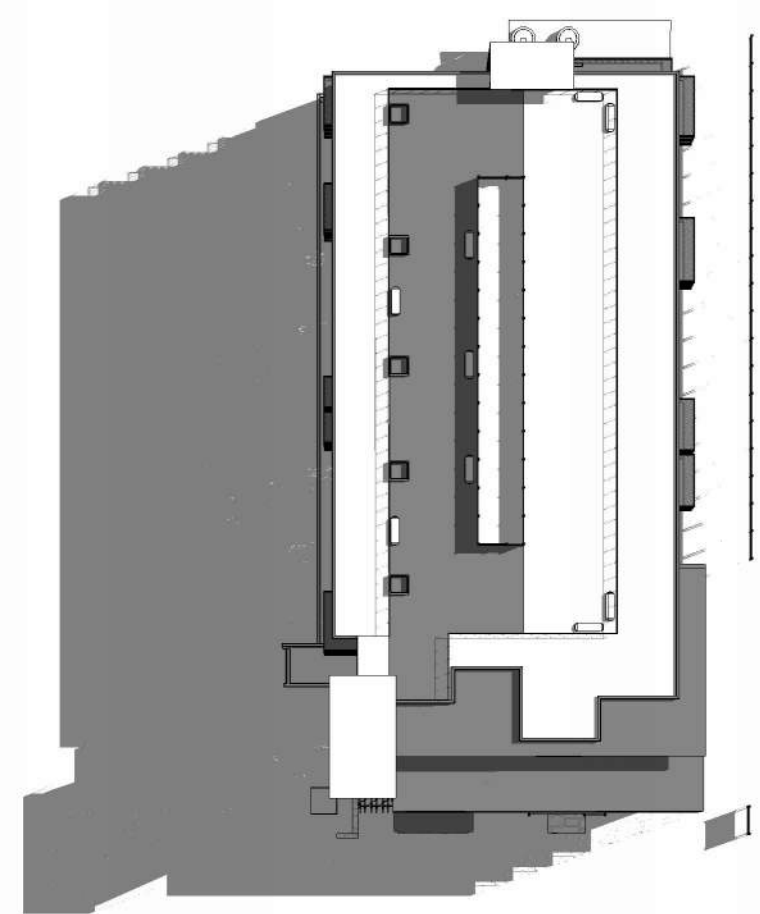
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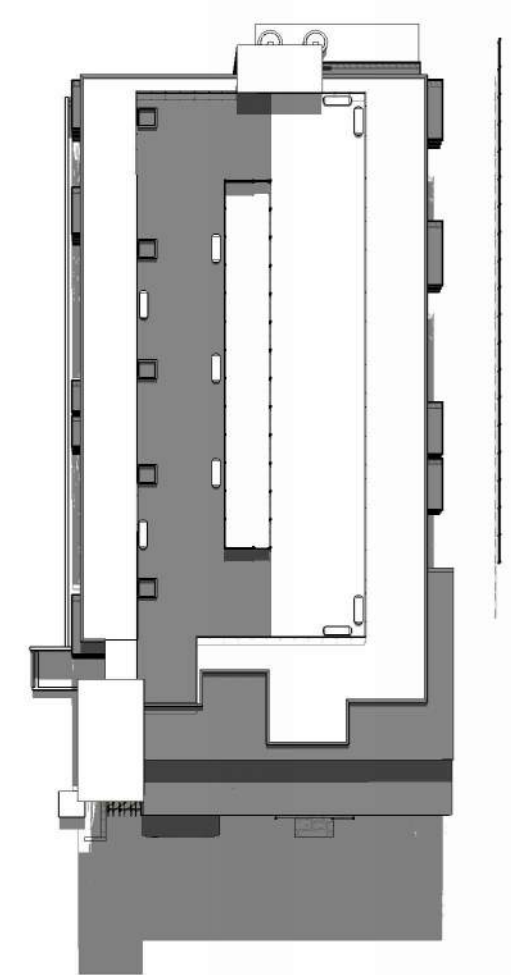
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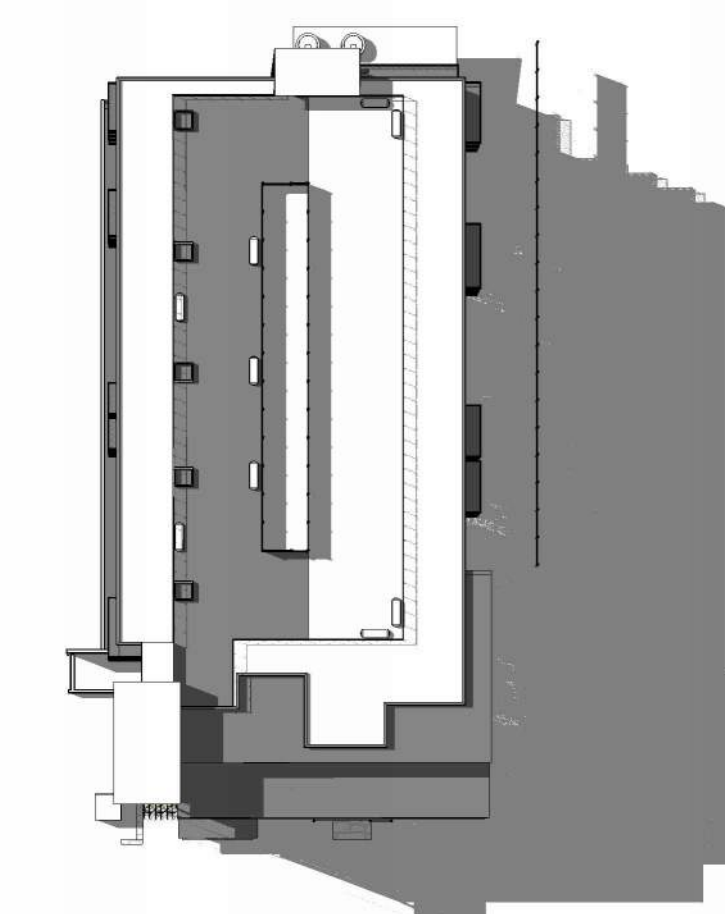
4 DEC 21, 9 am



3 JUNE 21, 3 pm



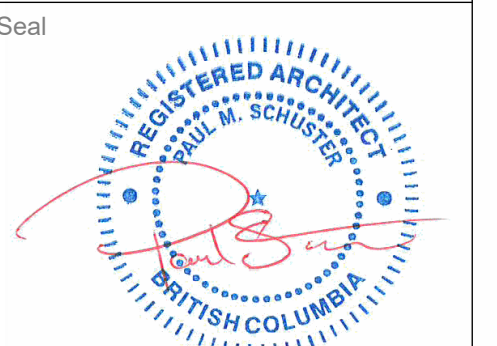
2 JUNE 21, 12 pm



1 JUNE 21, 9 am

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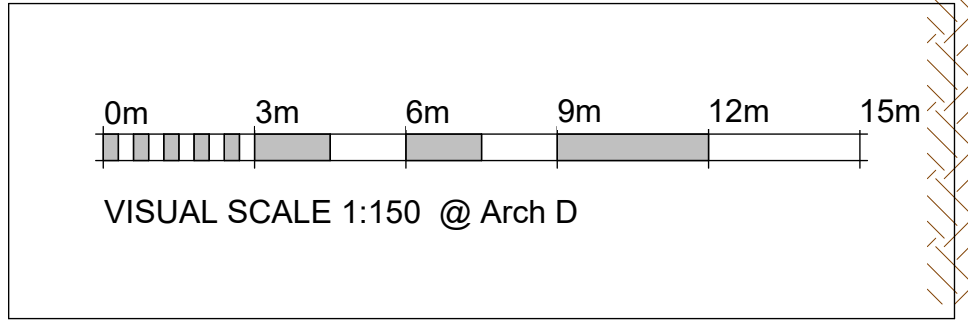
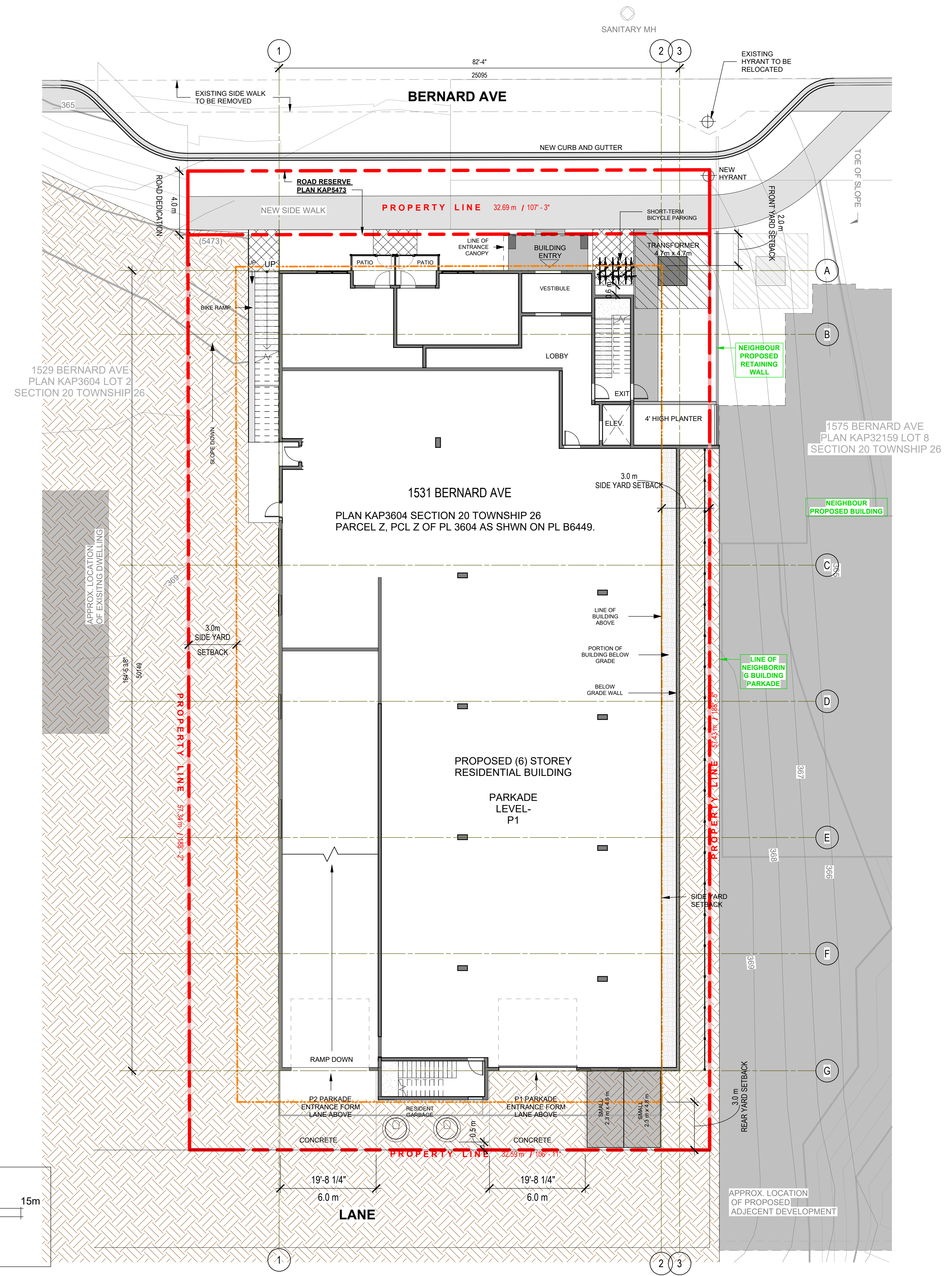
drawing title
SOLAR STUDY

designed	PS	scale
drawn	IP	
checked	PS	

drawing no.

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1 OVERALL SITE PLAN
1 : 150

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drawing title

OVERALL SITE PLAN

designed	PS	scale	1 : 150
drawn	IP		
checked	PS		

drawing no.

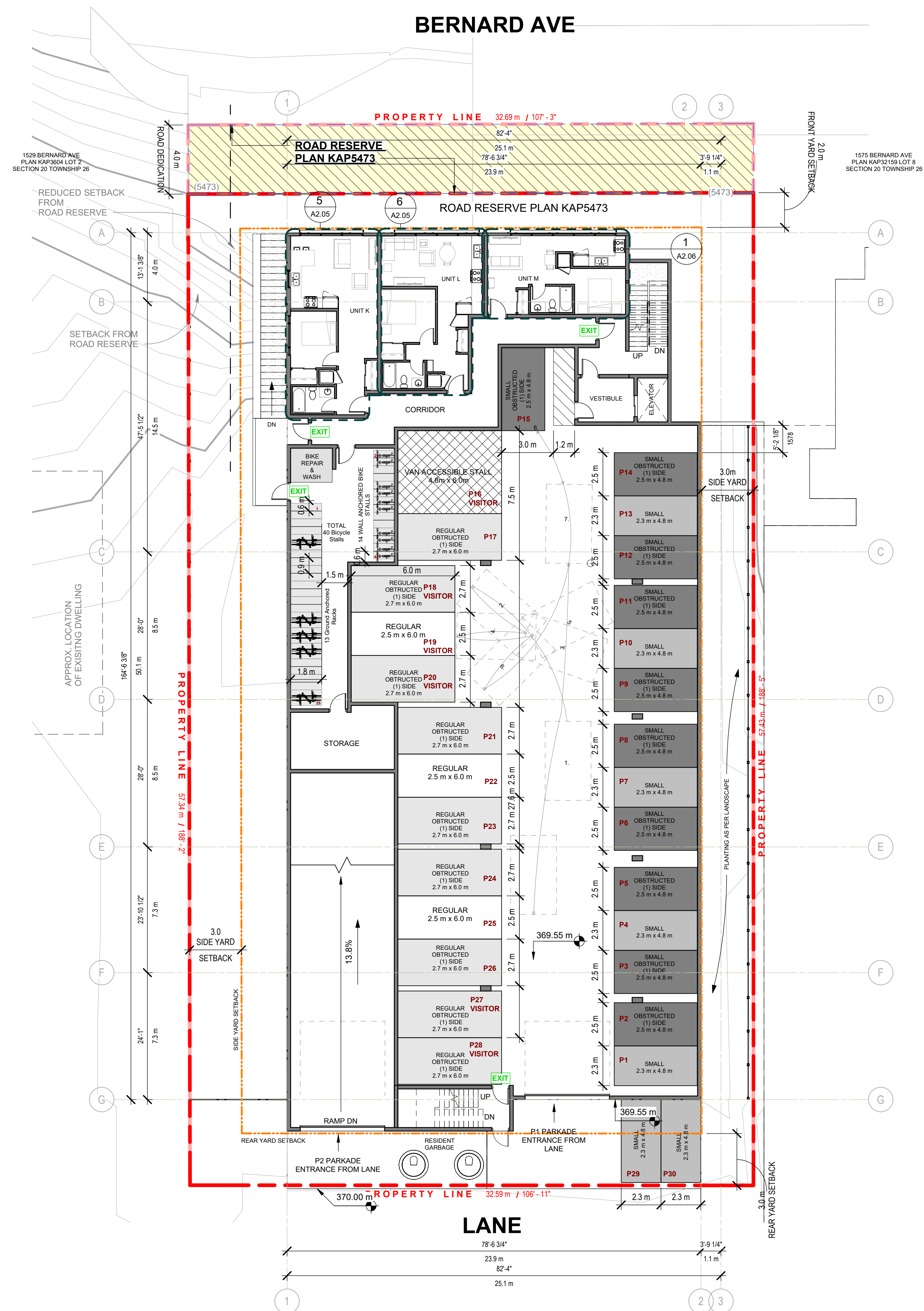
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BERNARD AVE

BERNARD AVE



2 FLOOR PLAN - LEVEL 2 (P1)
1 : 150

UNIT MIX
BACH: 01 UNITS
1 BDR: 02 UNITS
2+BDR: 00 UNITS
TOTAL: 03 UNITS

TOTAL LEVEL 2 (P1) LIVING AREA (FOR FAR CALCULATION): 1525 SF
BUILDING FOOTPRINT AREA (FOR COVERAGE CALCULATIONS): 12817 SF
IMPERMEABLE SURFACE AREA (FOR COVERAGE CALCULATION): 3615 SF

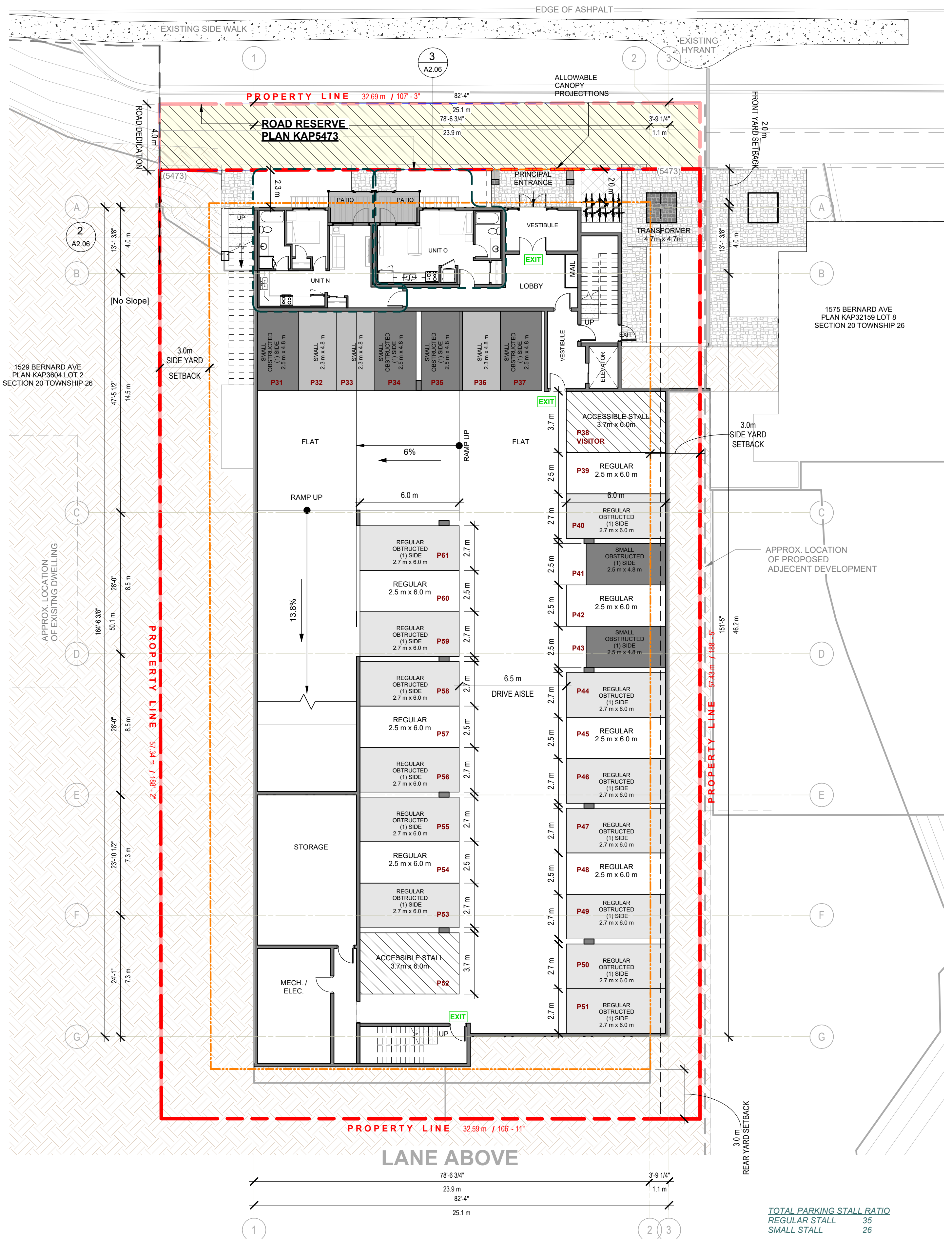
BACHELOR: (UNIT M) 387 SF
ONE BEDROOM: (UNIT L) 519 SF
ONE BEDROOM: (UNIT K) 544 SF

1 FLOOR PLAN - LEVEL 1 (P2)
1 : 150

UNIT MIX
BACH: 01 UNITS
1 BDR: 01 UNITS
2+BDR: 00 UNITS
TOTAL: 02 UNITS

TOTAL LEVEL 1 (P2) LIVING AREA (FOR FAR CALCULATION): 877 SF
PRIVATE OPEN SPACE AT LEVEL 1(P2)

BACHELOR: (UNIT O) 353 SF
ONE BEDROOM: (UNIT N) 451 SF
TWO + BEDROOM: 000 SF



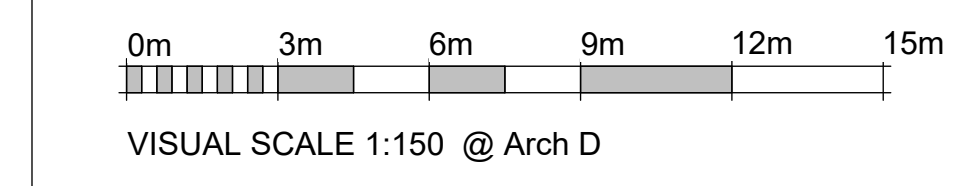
1 FLOOR PLAN - LEVEL 1 (P2)
1 : 150

UNIT MIX
BACH: 01 UNITS
1 BDR: 01 UNITS
2+BDR: 00 UNITS
TOTAL: 02 UNITS

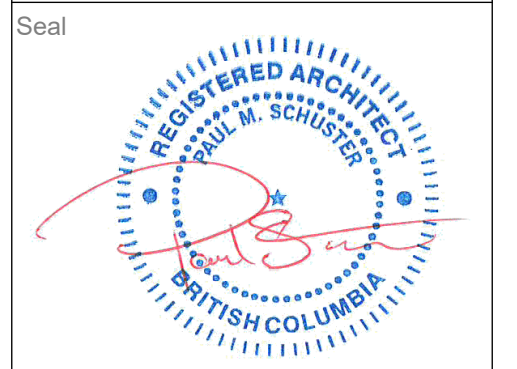
TOTAL LEVEL 1 (P2) LIVING AREA (FOR FAR CALCULATION): 877 SF
PRIVATE OPEN SPACE AT LEVEL 1(P2)

BACHELOR: (UNIT O) 353 SF
ONE BEDROOM: (UNIT N) 451 SF
TWO + BEDROOM: 000 SF

TOTAL PARKING STALL RATIO
REGULAR STALL 35
SMALL STALL 26
SMALL CAR RATIO = 42.6%



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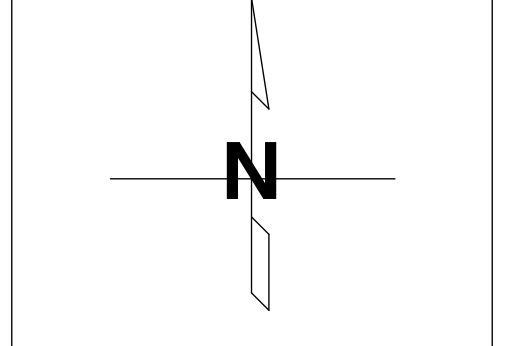
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1531 Bernard Ave, Kelowna, BC
PLAN KAP3604 SECTION 20
TOWNSHIP 26
PARCEL Z-PCL 2 OF FL 3604 AS SHWN ON PL B6449.

project no. 23015

drawing title
PARKADE PLANS

designed	PS	scale	1 : 150
drawn	IP		
checked	PS		
drawing no.	A2.01		

plotted 9/12/2024 1:02:55 PM



3 FLOOR PLAN - LEVEL 5
 1 : 150
 UNIT MIX
 BACH: 01 UNITS
 1 BDR: 04 UNITS
 2+BDR: 07 UNITS
 TOTAL: 12 UNITS
 TOTAL LEVEL 5 LIVING AREA (FOR FAR CALCULATION): 10237 SF
 PRIVATE OPEN SPACE AT LEVEL 4

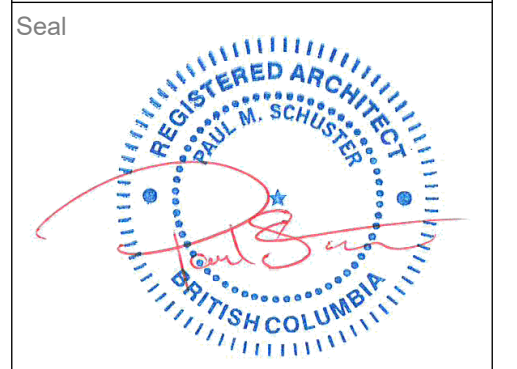


2 FLOOR PLAN - LEVEL 4
 1 : 150
 UNIT MIX
 BACH: 01 UNITS
 1 BDR: 04 UNITS
 2+BDR: 07 UNITS
 TOTAL: 12 UNITS
 TOTAL LEVEL 4 LIVING AREA (FOR FAR CALCULATION): 10237 SF
 PRIVATE OPEN SPACE AT LEVEL 4



1 FLOOR PLAN - LEVEL 3
 1 : 150
 UNIT MIX
 BACH: 01 UNITS
 1 BDR: 04 UNITS
 2+BDR: 07 UNITS
 TOTAL: 12 UNITS
 TOTAL LEVEL 3 LIVING AREA (FOR FAR CALCULATION): 10237 SF
 PRIVATE OPEN SPACE AT LEVEL 3

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A	2023-09-07	ISSUED FOR DEVELOPMENT PERMIT



302 - 2237 LECKIE ROAD
 KELOWNA BC V1X 6Y5

project title
BERNARD AVE
 1531 Bernard Ave, Kelowna, BC
 PLAN KAP3604 SECTION 20
 TOWNSHIP 26
 PARCEL Z, PCL 2 OF FL 3604 AS
 SHWN ON PL B6449.

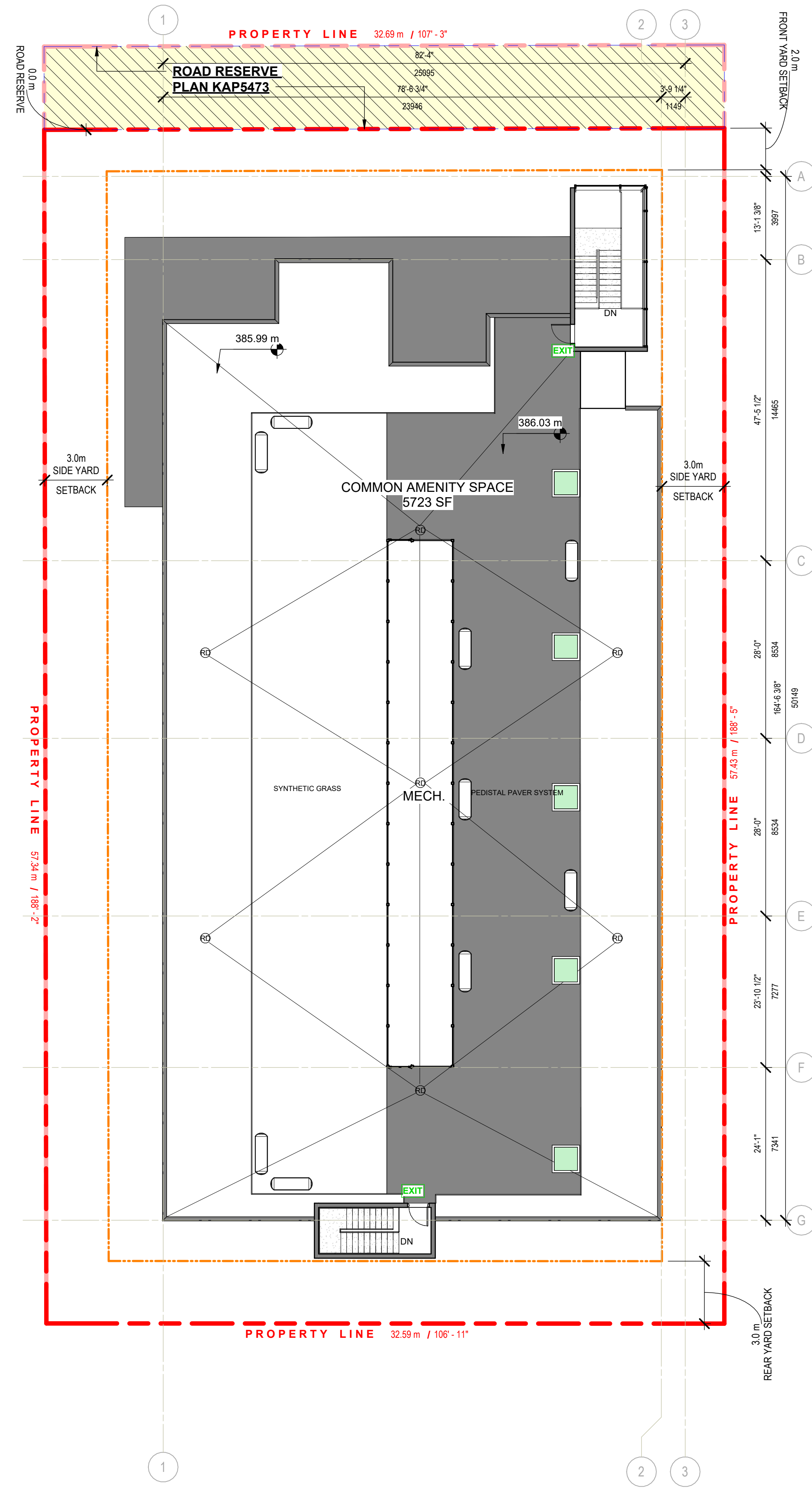
project no. 23015

drawing title
FLOOR PLANS - LEVEL 3-5

designed	PS	scale	1 : 150
drawn	IP		
checked	PS		

drawing no. **A2.02**

plotted 9/12/2024 1:03:16 PM

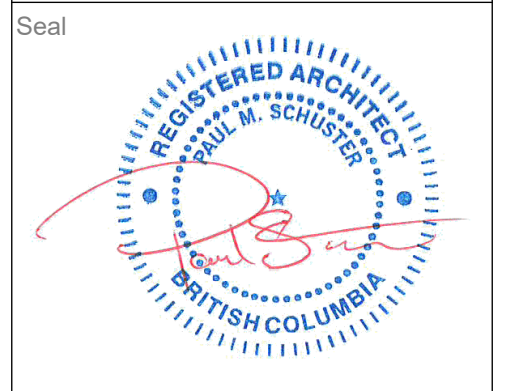


2 ROOF PLAN
1 : 150
COMMON AMENITY: 5723 SF



1 FLOOR PLAN - LEVEL 6 & ROOF
1 : 150
UNIT MIX:
BACH: 00 UNITS
1 BDR: 03 UNITS
2+BDR: 07 UNITS
TOTAL: 10 UNITS
TOTAL LEVEL 6 LIVING AREA (FOR FAR CALCULATION): 9062 SF
PRIVATE OPEN SPACE AT LEVEL 4
COMMON AMENITY: 451 SF

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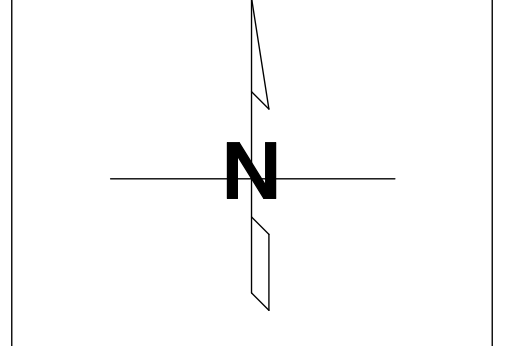
2024-09-12

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302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

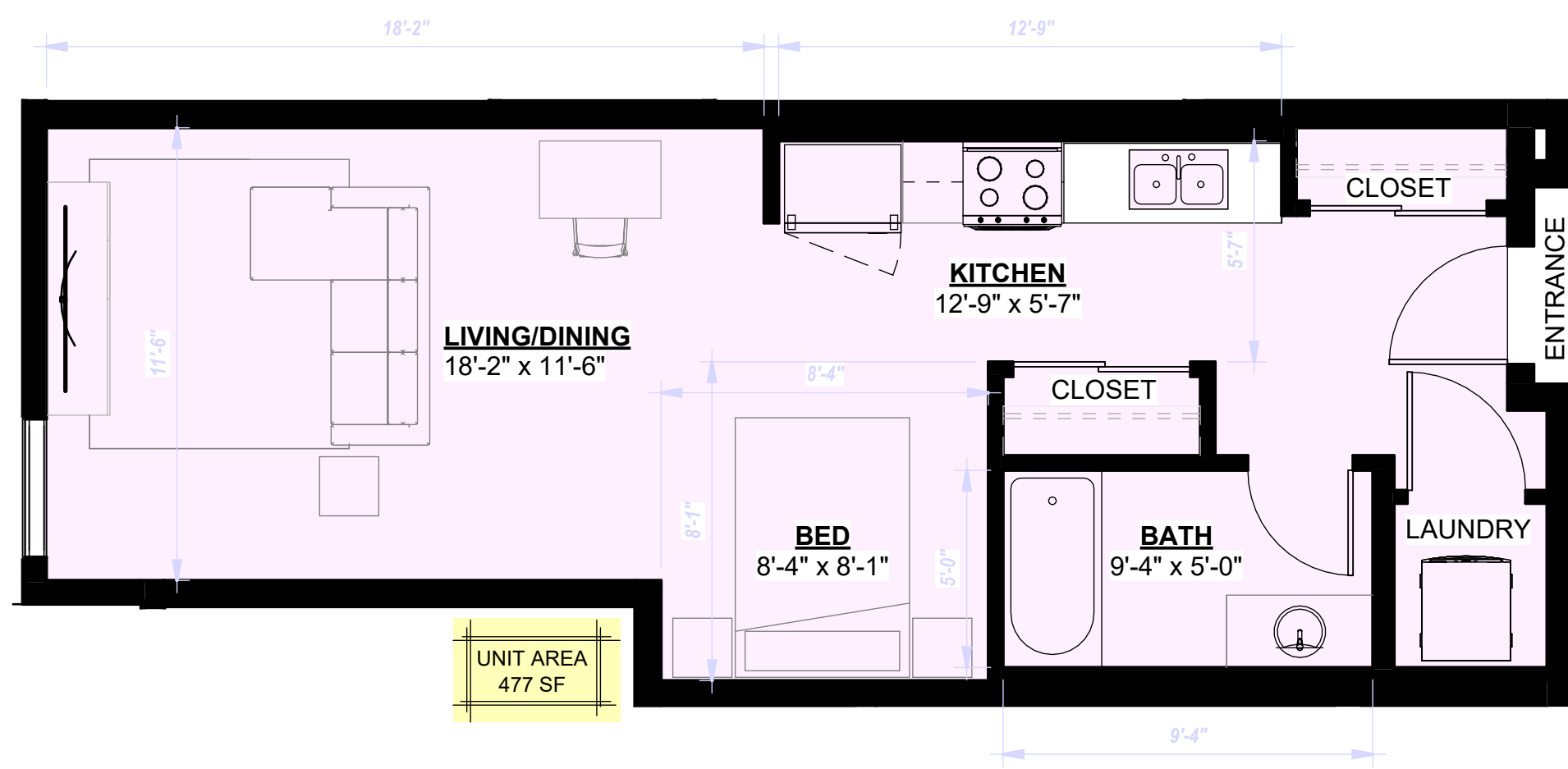
project title
BERNARD AVE
1531 Bernard Ave, Kelowna, BC
PLAN KAP3604 SECTION 20
TOWNSHIP 26
PARCEL Z. PCL 2 OF FL 3604 AS SHOWN ON PL B6449.

project no. 23015

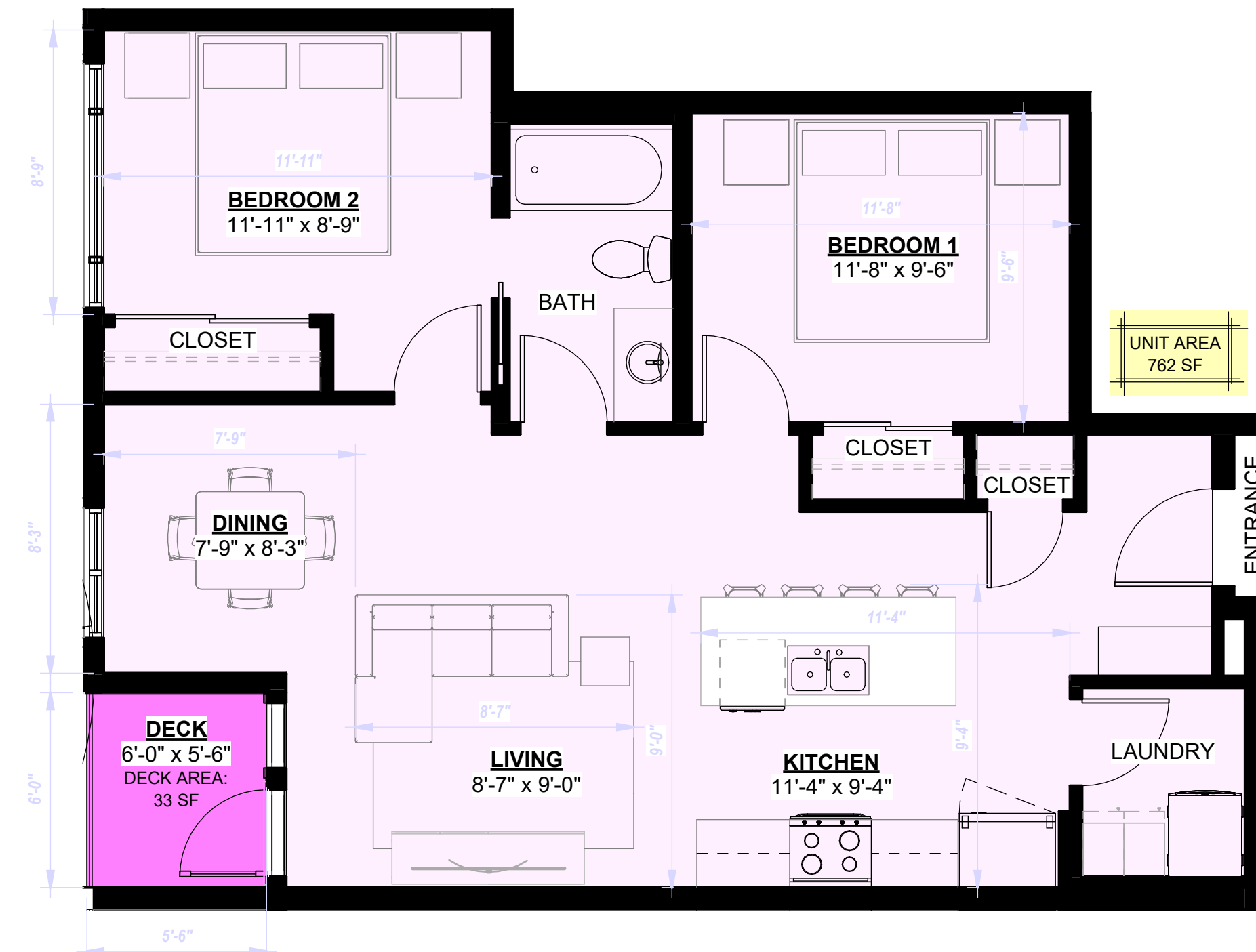
drawing title
FLOOR PLANS - LEVEL 6 & ROOF

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drawn	IP		
checked	PS		
drawing no.	A2.03		

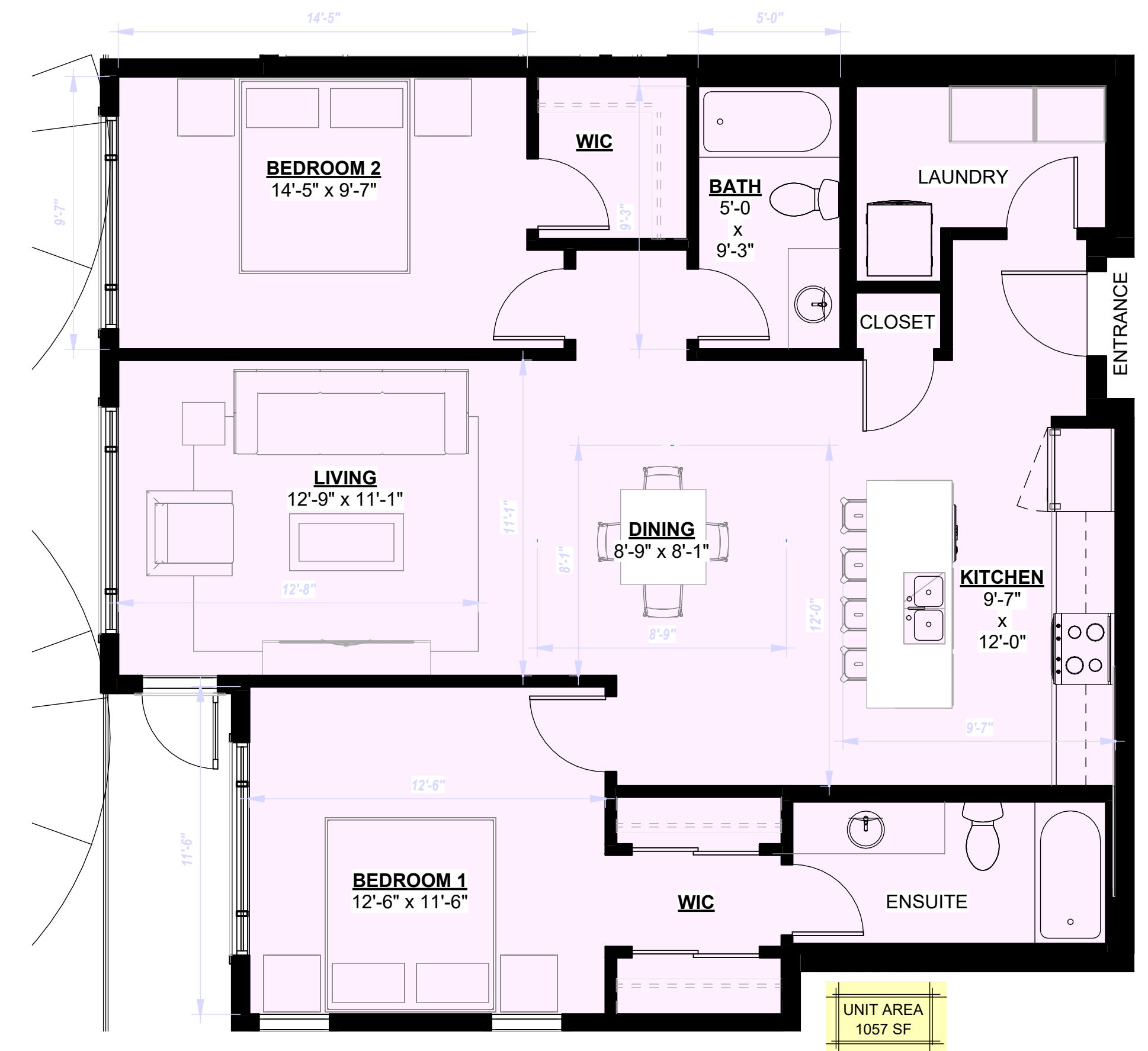
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6 UNIT F
1/4" = 1'-0"



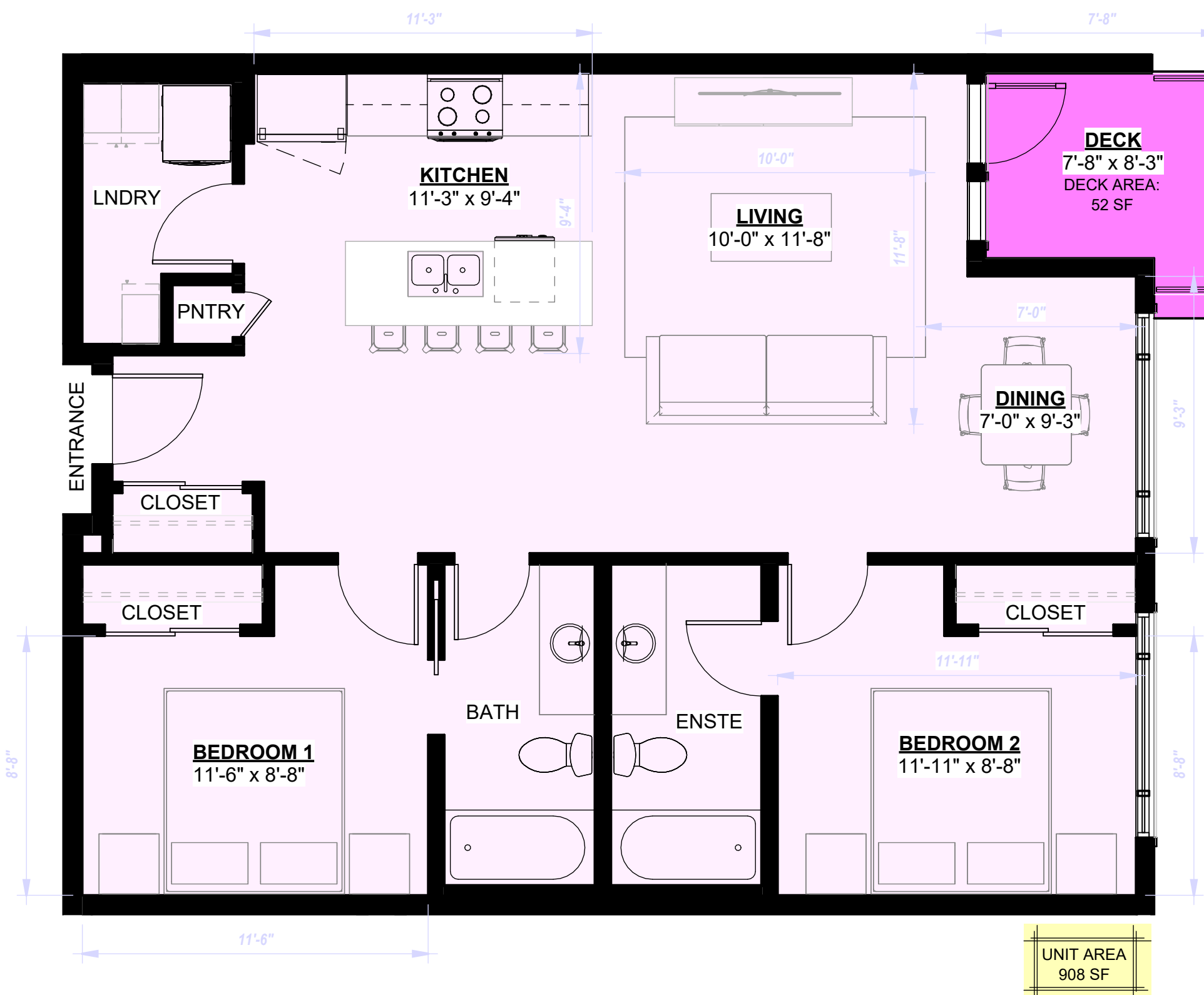
4 UNIT D
1/4" = 1'-0"



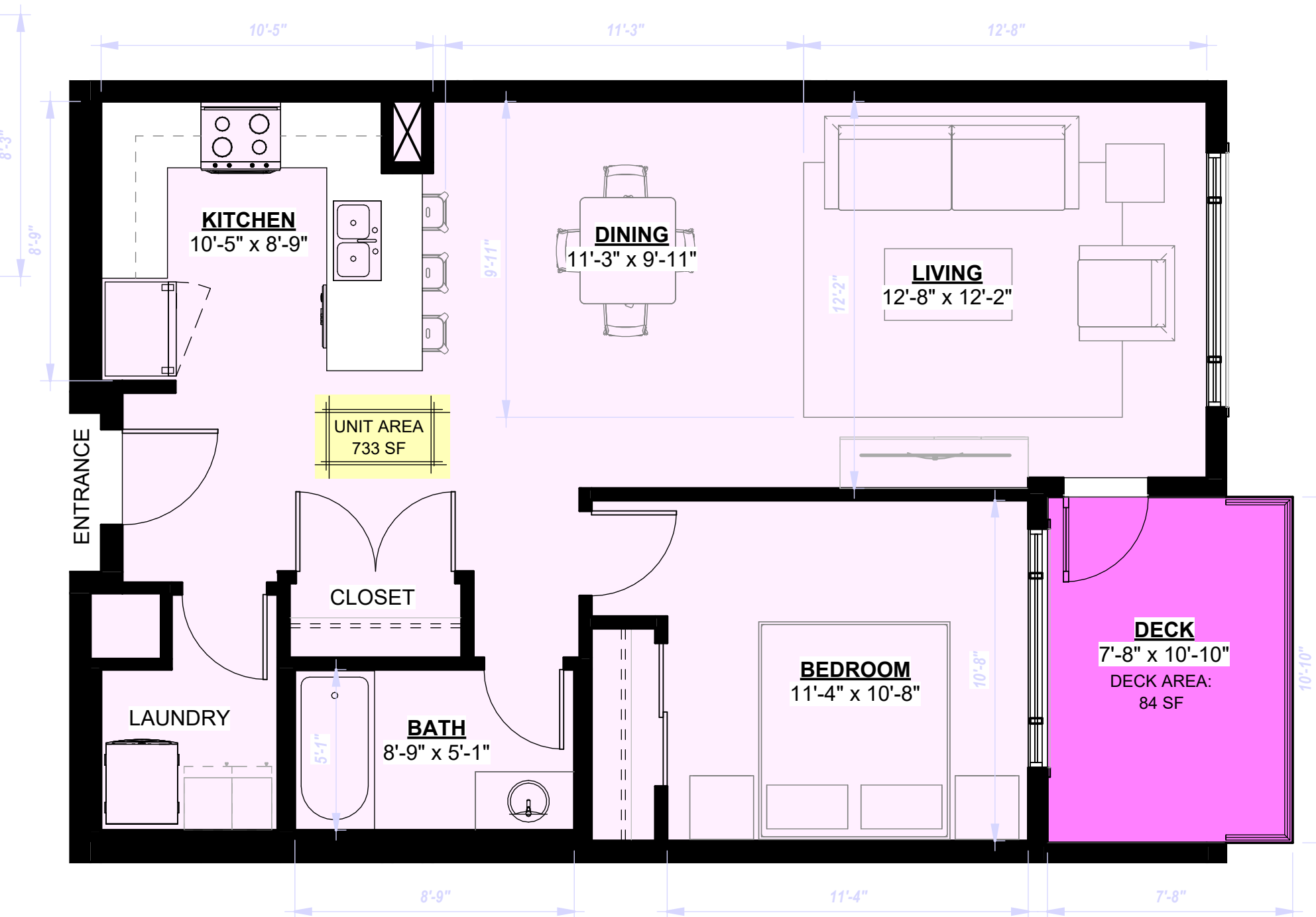
2 UNIT B
1/4" = 1'-0"



5 UNIT E
1/4" = 1'-0"



3 UNIT C
1/4" = 1'-0"



1 UNIT A
1/4" = 1'-0"

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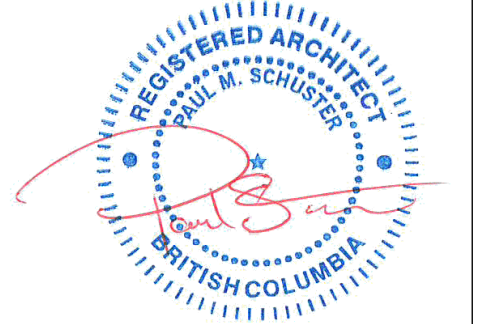
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No.	Date	Description
		Revisions

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ARCHITECTURE LTD.
302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6 Y5

project title
BERNARD AVE
1531 Bernard Ave, Kelowna, BC
PLAN KAP3604 SECTION 20 TOWNSHIP 26
PARCEL Z, PCL Z OF PL 3604 AS SHOWN ON
PL B6449.

project no. 23015

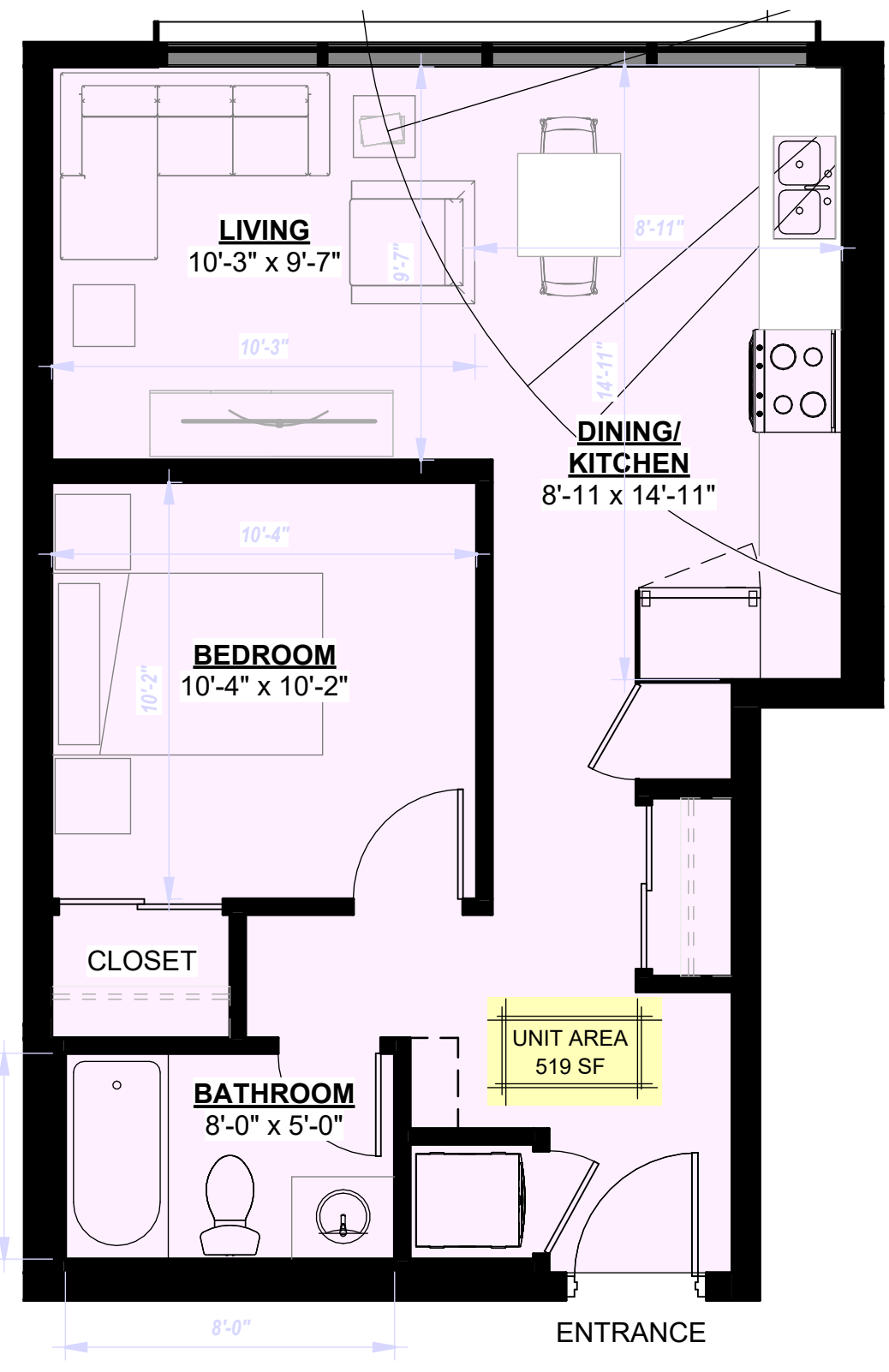
drawing title
UNIT PLANS

designed	PS	scale	1/4" = 1'-0"
drawn	IP		
checked	PS		

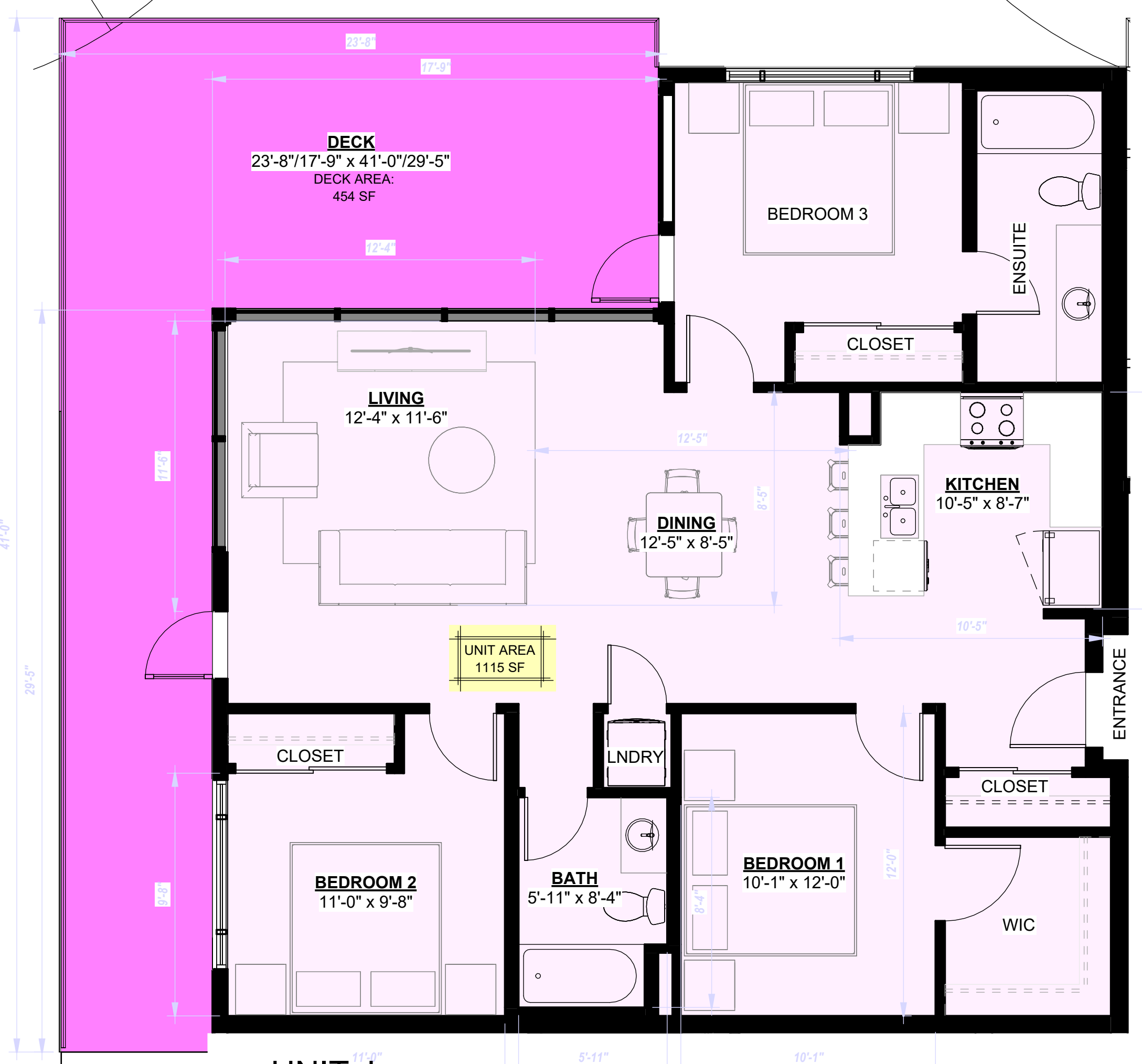
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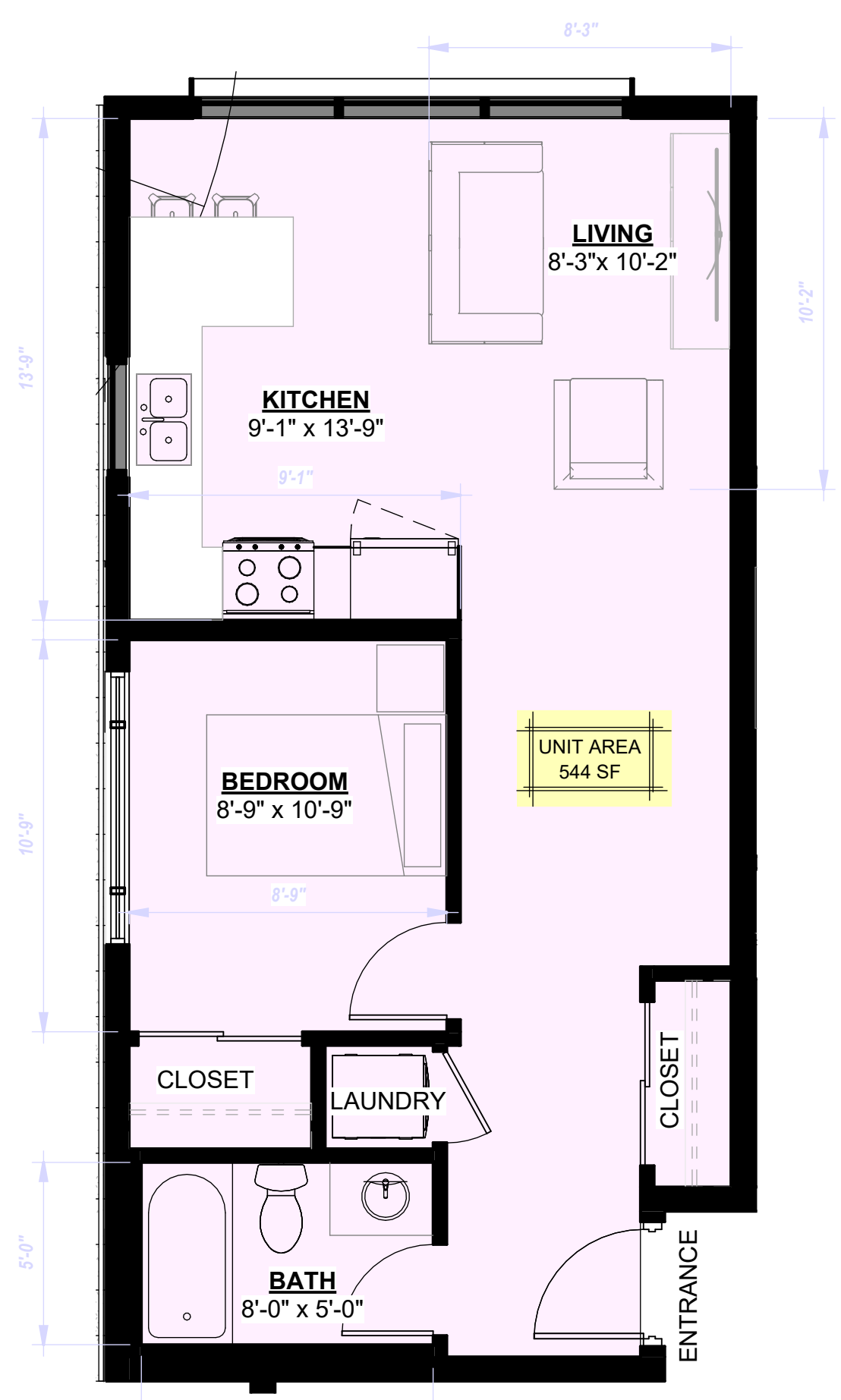
6 UNIT L
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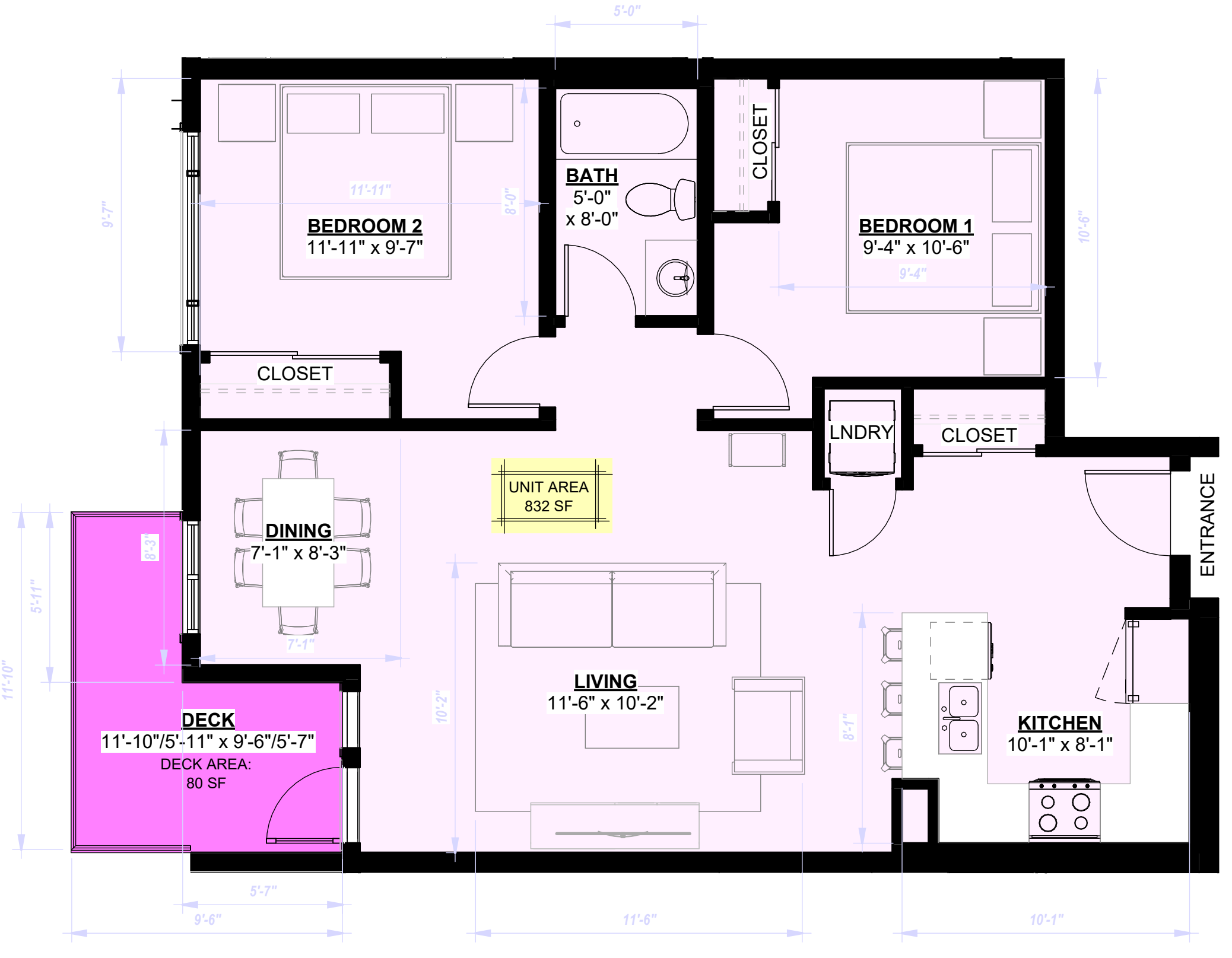
4 UNIT J
1/4" = 1'-0"



2 UNIT H
1/4" = 1'-0"



5 UNIT K
1/4" = 1'-0"



3 UNIT I
1/4" = 1'-0"



1 UNIT G
1/4" = 1'-0"

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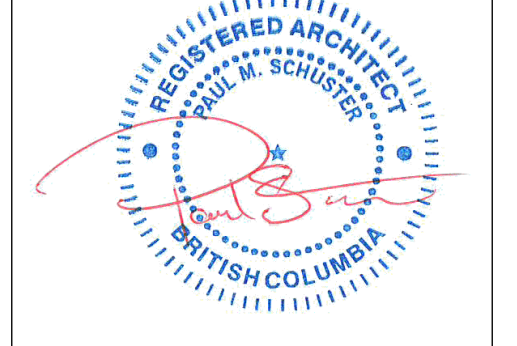
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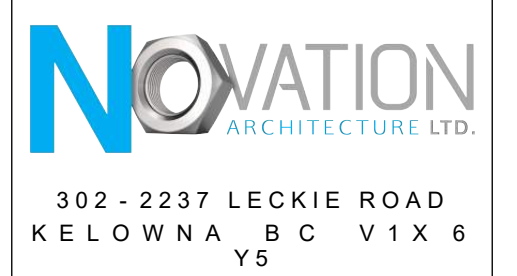
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project title
BERNARD AVE
1531 Bernard Ave, Kelowna, BC
PLAN KAP3604 SECTION 20 TOWNSHIP 26
PARCEL Z, PCL Z OF PL 3604 AS SHWN ON
PL B6449.

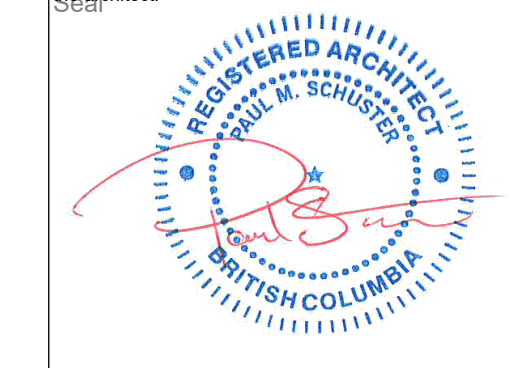
project no. 23015

drawing title
UNIT PLANS

designed	PS	scale	1/4" = 1'-0"
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checked	PS		
drawing no.	A2.05		

plotted 9/12/2024 1:03:31 PM

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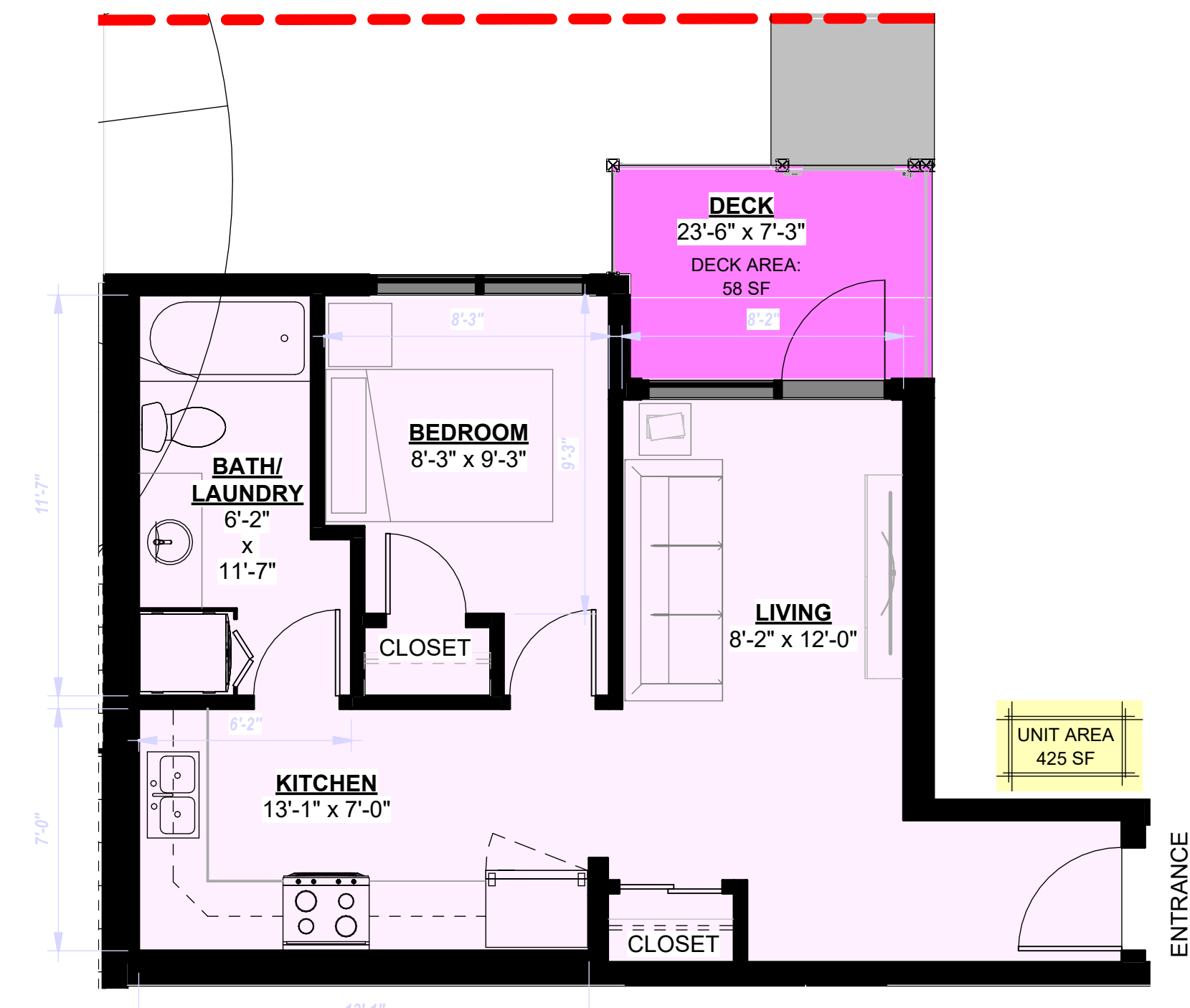
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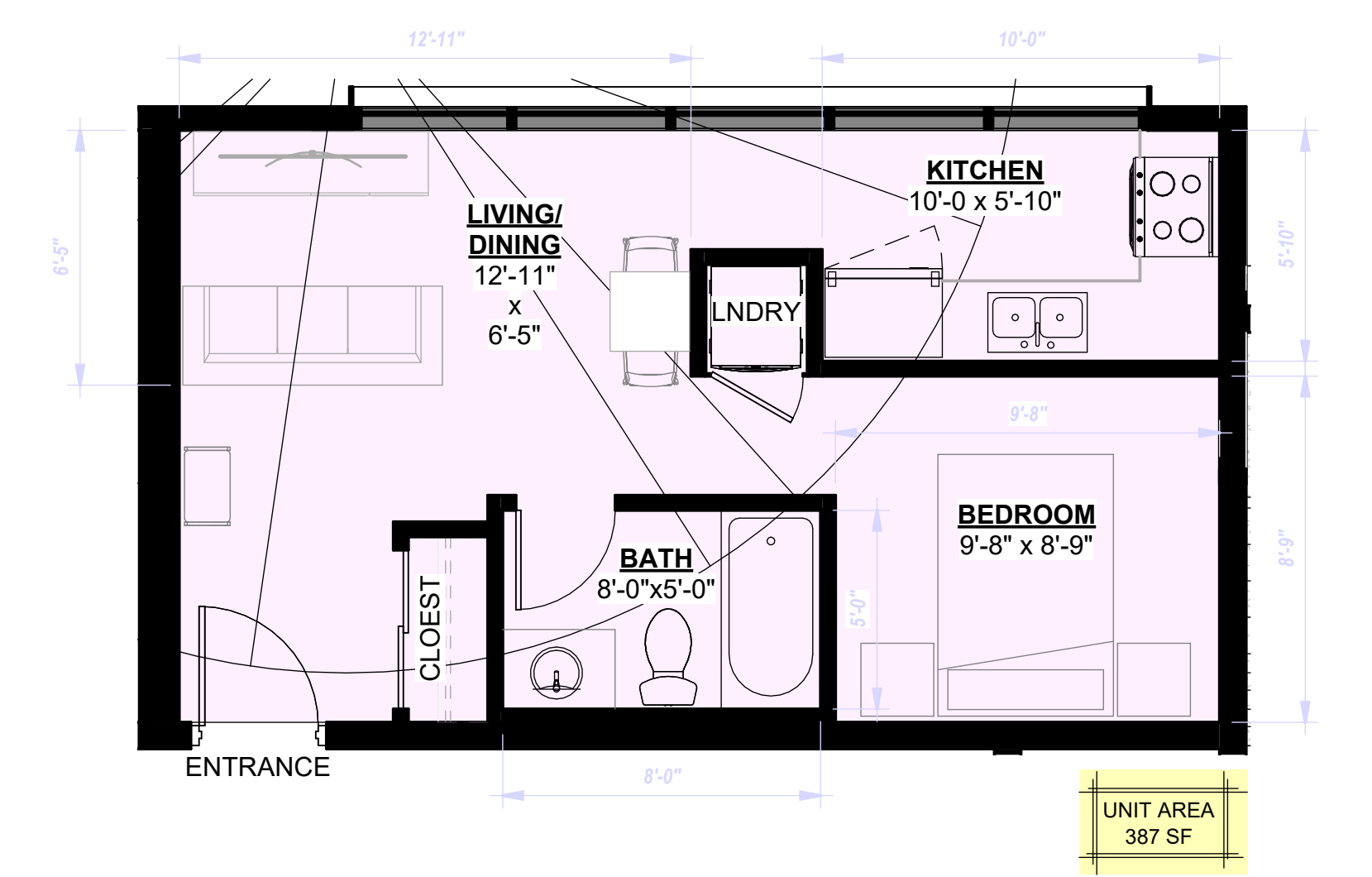
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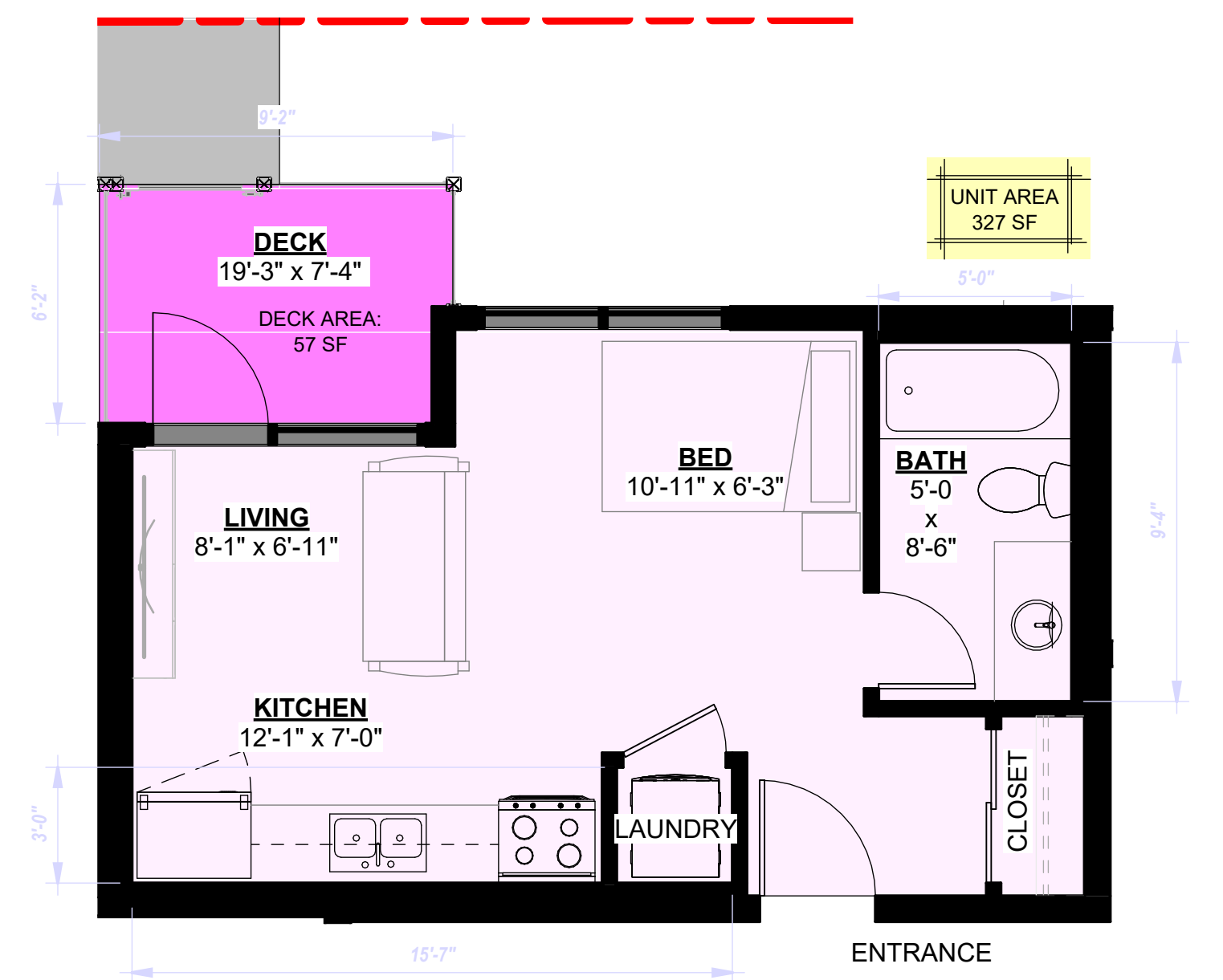
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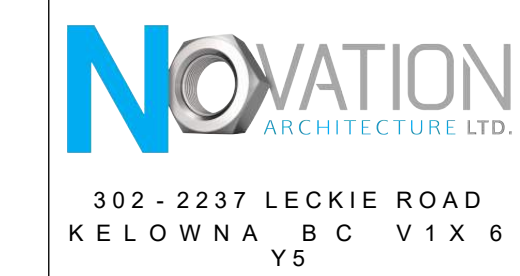
2 UNIT N
 1/4" = 1'-0"



1 UNIT M
 1/4" = 1'-0"



3 UNIT O
 1/4" = 1'-0"



project title
BERNARD AVE
 1531 Bernard Ave, Kelowna, BC
 PLAN KAP3604 SECTION 20 TOWNSHIP 26
 PARCEL Z, PCL Z OF PL 3604 AS SHOWN ON
 PL B6449.

project no. 23015

drawing title
UNIT PLANS

designed	PS	scale	1/4" = 1'-0"
drawn	IP		
checked	PS		

drawing no.

A2.06

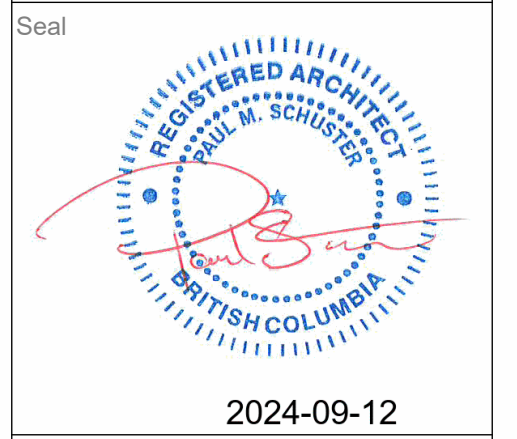
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2 NORTH ELEVATION - COLOUR
SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND	
KEY	DESCRIPTION
1	BLACK - METAL FASCIA, FLASHINGS, RAILINGS
2	BLACK - WINDOW FRAME
3	CLEAR - GLASS
4	WHITE - BRICK VENEER
5	WHITE - FIBER CEMENT PANEL C/W REVEALS
6	WHITE - VERTICAL LAP SIDING
7	KONA - LUX SIDING & SOFFIT
8	EXPOSED CONCRETE
9	BLACK - SLEEK FENCE SCREENING

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project title
BERNARD AVE
 1531 Bernard Ave, Kelowna, BC
 PLAN KAP3604 SECTION 20
 TOWNSHIP 26
 PARCEL Z. PCL 2 OF PL 3604 AS SHOWN ON PL B6449.

project no. 23015

drawing title
EXTERIOR ELEVATION - NORTH

designed	PS	scale	1/8" = 1'-0"
drawn	IP		
checked	PS		

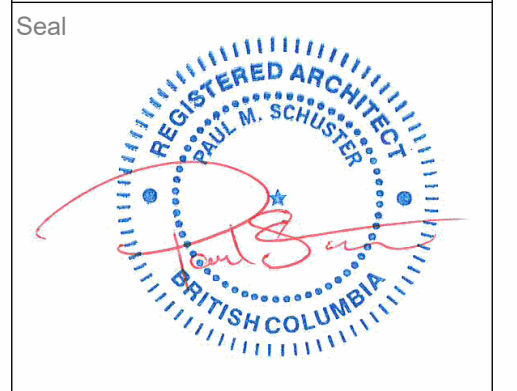
drawing no.
A3.00
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1 EAST ELEVATION - COLOUR
SCALE: 1/8" = 1'-0"

KEY	DESCRIPTION
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2	BLACK - WINDOW FRAME
3	CLEAR - GLASS
4	WHITE - BRICK VENEER
5	WHITE - FIBER CEMENT PANEL C/W REVEALS
6	WHITE - VERTICAL LAP SIDING
7	KONA - LUX SIDING & SOFFIT
8	EXPOSED CONCRETE
9	BLACK - SLEEK FENCE SCREENING

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 302 - 2237 LECKIE ROAD
 KELOWNA BC V1X 6Y5

project title
BERNARD AVE
 1531 Bernard Ave, Kelowna, BC
 PLAN KAP3604 SECTION 20
 TOWNSHIP 26
 PARCEL Z. PCL 2 OF PL 3604 AS SHOWN ON PL B6449.

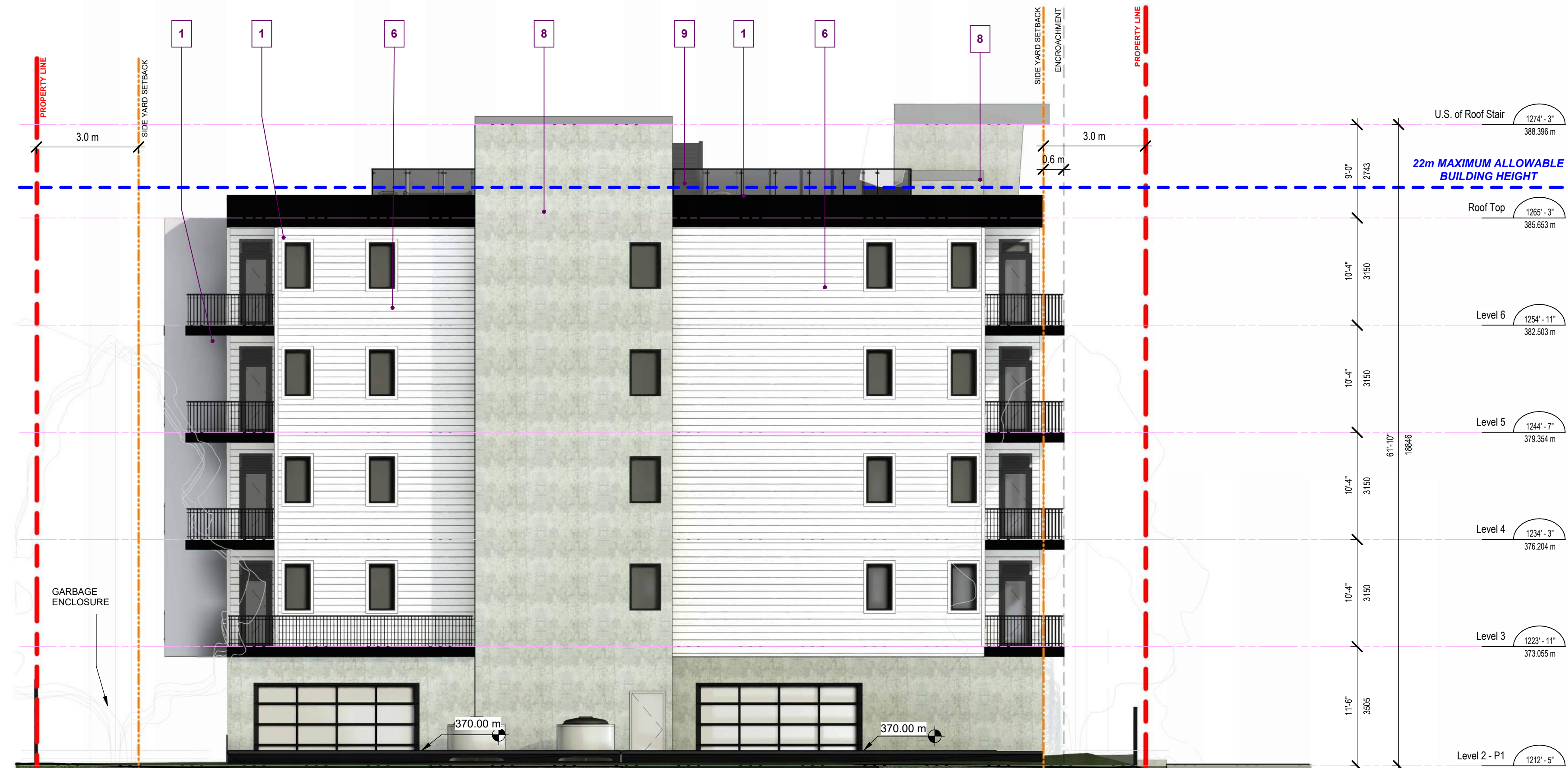
project no. 23015

drawing title
EXTERIOR ELEVATION - EAST

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drawn	IP		
checked	PS		

drawing no.
A3.01

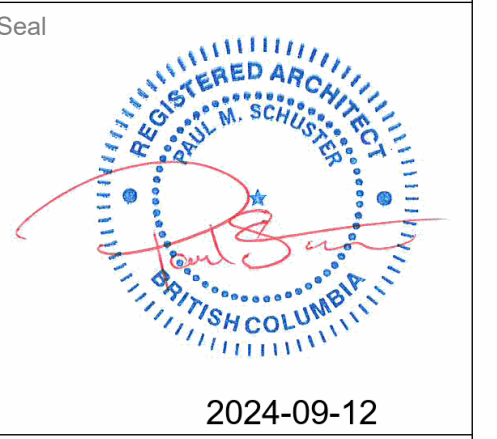
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2 SOUTH ELEVATION - COLOUR
SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND	
KEY	DESCRIPTION
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8	EXPOSED CONCRETE
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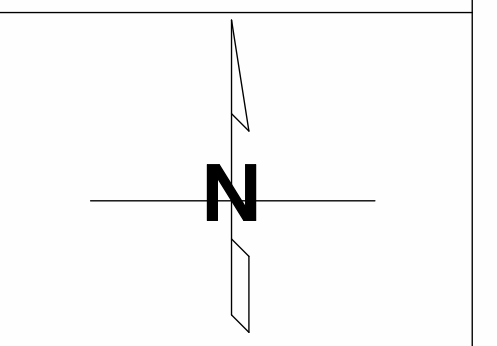
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ARCHITECTURE LTD.
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KELOWNA BC V1X 6Y5

project title
BERNARD AVE
1531 Bernard Ave, Kelowna, BC
PLAN KAP3604 SECTION 20
TOWNSHIP 26
PARCEL Z. PCL 2 OF FL 3604 AS SHOWN ON PL B6449.

project no. 23015

drawing title
EXTERIOR ELEVATION - SOUTH

designed	Designer	scale	1/8" = 1'-0"
drawn	Author		
checked	Checker		

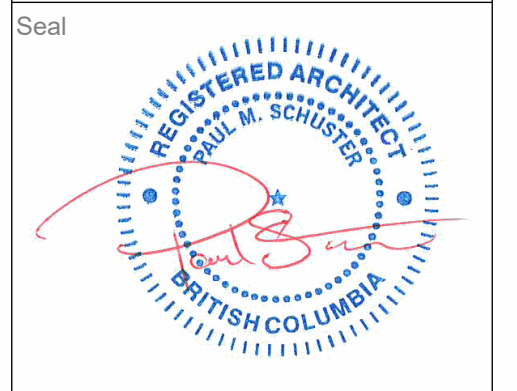
drawing no.
A3.02
plotted 9/12/2024 1:08:30 PM



1 WEST ELEVATION - COLOUR
SCALE: 1/8" = 1'-0"

KEY	DESCRIPTION
1	BLACK - METAL FASCIA, FLASHINGS, RAILINGS
2	BLACK - WINDOW FRAME
3	CLEAR - GLASS
4	WHITE - BRICK VENEER
5	WHITE - FIBER CEMENT PANEL C/W REVEALS
6	WHITE - VERTICAL LAP SIDING
7	KONA - LUX SIDING & SOFFIT
8	EXPOSED CONCRETE
9	BLACK - SLEEK FENCE SCREENING

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Tabulated scales refer to Arch D size drawings sheet.
This drawing must not be scaled.
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Any omissions or discrepancies shall be reported to the architect.



2024-09-12

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C	2024-02-23	RE-ISSUED FOR DEVELOPMENT PERMIT
B	2023-12-07	RE-ISSUED FOR DEVELOPMENT PERMIT
A	2023-09-07	ISSUED FOR DEVELOPMENT PERMIT



project title
BERNARD AVE
1531 Bernard Ave, Kelowna, BC
PLAN KAP3604 SECTION 20
TOWNSHIP 26
PARCEL Z. PCL 2 OF FL 3604 AS SHOWN ON PL B6449.

project no. 23015

drawing title
EXTERIOR ELEVATION - WEST

designed	PS	scale	1/8" = 1'-0"
drawn	IP		
checked	PS		

drawing no. **A3.03**

plotted 9/12/2024 1:10:36 PM

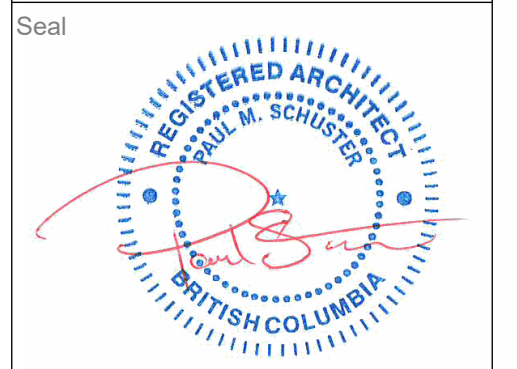


1575 BERNARD AVENUE
C.O.K. APPROVED DP
ADJACENT 6 STOREY BUILDING

1573 BERNARD AVENUE
PROPOSED NEW BUILDING

1 BERNARD AVENUE STREETScape VIEW
3/32" = 1'-0"

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2024-09-12

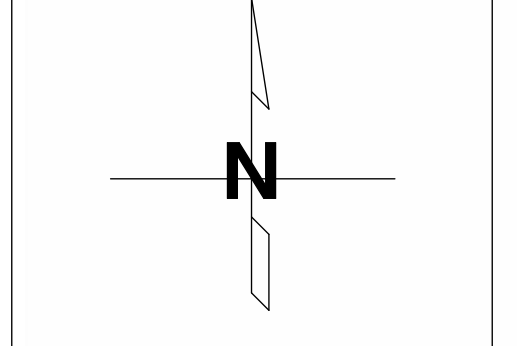
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A	2023-09-07	ISSUED FOR DEVELOPMENT PERMIT

No.	Date	Description
		Revisions



NOVATION
ARCHITECTURE LTD.
302 - 2237 LECKIE ROAD
KELOWNA BC V1Y 6Y5

project title
BERNARD AVE
1531 Bernard Ave, Kelowna, BC
PLAN KAP3604 SECTION 20 TOWNSHIP 26
PARCEL Z, PCL Z OF PL 3604 AS SHWN ON
PL B6449.

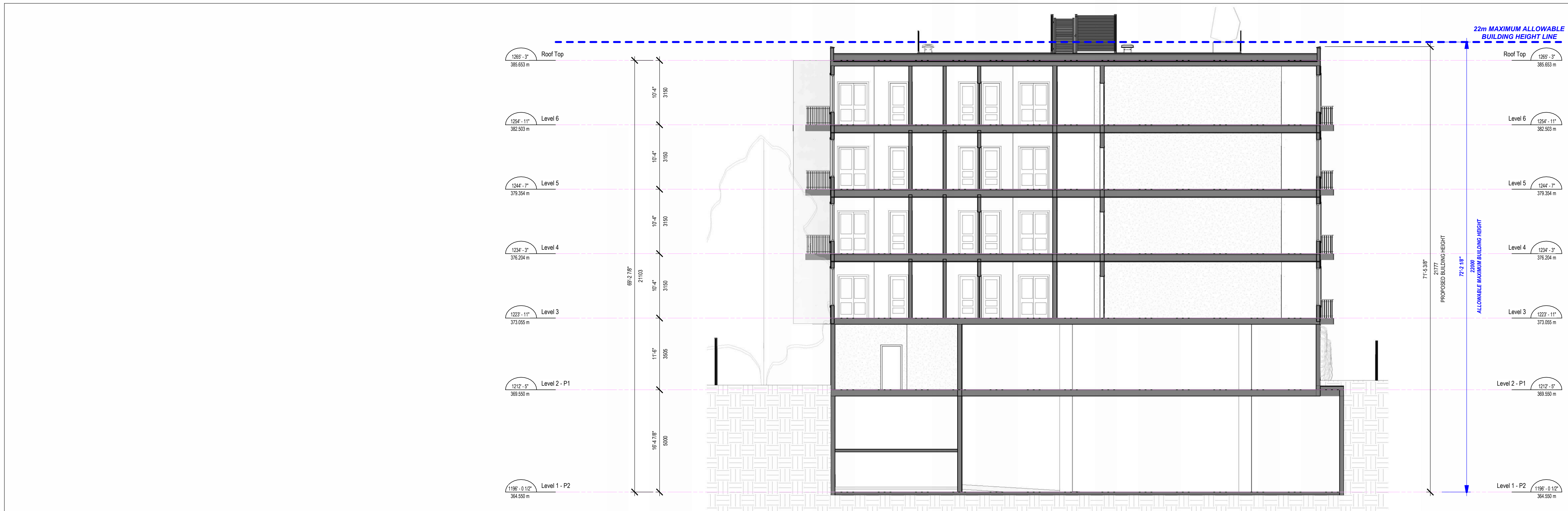
project no. 23015

drawing title
STREETScape

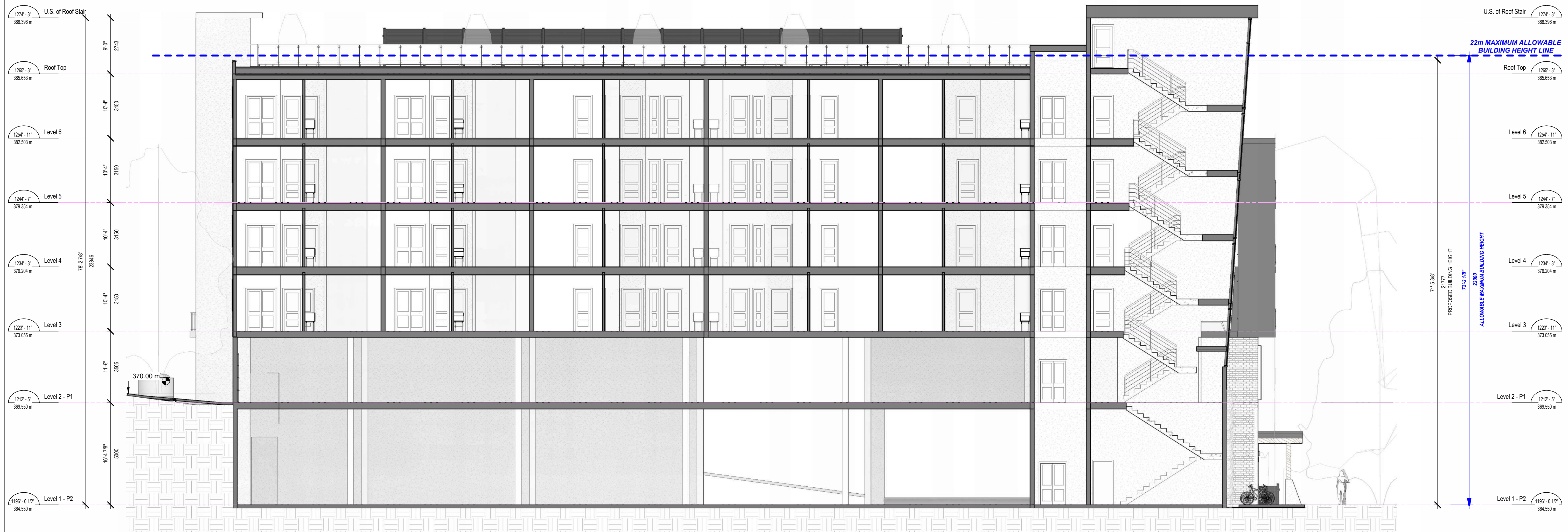
designed	Designer	scale	3/32" = 1'-0"
drawn	Author		
checked	Checker		

drawing no. **A3.10**

plotted 9/12/2024 1:11:01 PM



2 SECTION B
1/8" = 1'-0"



1 SECTION A
1/8" = 1'-0"

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NOVATION
ARCHITECTURE LTD.

302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

project title
BERNARD AVE
1531 Bernard Ave, Kelowna, BC
PLAN KAP3604 SECTION 20
TOWNSHIP 26
PARCEL Z. PCL 2 OF PL 3604 AS
SHWN ON PL B6449.

project no. 23015

drawing title
BUILDING SECTIONS

designed	PS	scale	1/8" = 1'-0"
drawn	IP		
checked	PS		
drawing no.	A4.00		

plotted 9/12/2024 1:12:53 PM

