

MGA

Architecture Inc.

20260126

Re: Design Rationale – The Siren St. Paul & Coronation Ave

To whom it may concern,

PROJECT DESCRIPTION

The building site is located in the transitioning “North End” of Kelowna. It sits on the corner of St. Paul and Coronation Avenue. The proposal is to build an 100-unit, 6 storey condominium building with street facing retail or Commercial facing St. Paul and Condo units on Coronation situated @ grade. The upper levels will be of wood-frame construction which will be poised to sit on a 2 Storey, partially in ground, concrete parking structure accessed off the rear lane and masked behind the ground-oriented units. There will be direct street access to the Coronation street units. This is a Central feature of the building design and language. The materials and the Architecture take cues from surrounding projects, but this building speaks to a more authentic Art Deco language, while progressing the proposed Architecture into a more balanced and wholistic design.

Inspired by Art Deco principles, the architecture embraces a refined yet authentic expression that acknowledges Kelowna's history while introducing a progressive and holistic build. Subtle stucco finishes, stepped forms, and strong vertical elements reflecting the strong Art Deco design language, while contemporary detailing in glass, metal panels, and siding introduces a modern contrast. Panel systems incorporate reveal patterns that align with modern material articulation, creating a rhythm across the façade. The carefully curated color palette and material textures enhance the building's connection to its surroundings, providing a respectful and refined presence on the block.

Recessed patios are provided on the West and South faces which provides intimate, outdoor areas shielded from the southern exposure. Large wrap-around balconies are provided to the west and north faces providing generous outdoor private space and access to light and views. The landscaped front yards will provide a courteous buffer between public and private realms. In addition to the landscaped screening, the project form and the Centerpiece of the building (the Lobby) will add balance, rhythm and form to the street while providing opportunity for playful use of southern light and shadows. The Centerpiece Lobby establishes a balance and symmetry to the architecture and provides a prominence to the building's significant corner location.

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ZONING – UC1r

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

URBAN MIDDLE

This project does not cater to one single demographic, rather it provides and encourages a mixture of unit types and rental options. The ratio between studio, one bedroom, and 2 bedroom units is on par with market demands. The ratio of unit types does lean more heavily towards the 1 bedroom option as it is expected that students of the future UBCO campus will be a strong demographic for this area. Given the project's location and amenities provided both on-site and in the immediate neighborhood this project meets the demand for walkable/ livable neighborhoods, responds to changing demographics, and provides housing at various, attainable price points.

URBAN CONNECTIVITY

The project is located within a 3 minute bicycle commute to Downtown and the New Clement Business /Cultural District is located directly across the street. This proximity allows pedestrians and cyclists easy access to all the shopping, recreational opportunities, and cultural events without the need to take a vehicle. Transit is available on Clement Avenue and when going further from the immediate area and a car is your only option, Clement Avenue offers excellent connectivity to the rest of the City and the region. To soften the reliance on vehicular transportation, bike storage exceeds zoning requirements, and parking meets the zoning requirements.

SUSTAINABILITY

The use of naturally sourced materials is used to a large extent, and thereby reduces the carbon footprint as much as possible. Envelope details that prevent water and moisture ingress while still allowing the assemblies to dry are being incorporated. Minimizing thermal bridging combined with continuous, exterior insulation will reduce heating and cooling loads. South and west facing windows will be specified to have appropriate shading and glazing coefficients to utilize the summer sun by blocking the heat while still allowing the winter sun to penetrate, reducing cooling and heating loads in the summer and winter seasons respectively. Operable windows allow for natural ventilation, reducing the demand for mechanical ventilation to provide fresh air. Other sustainable measures will include drought resistant landscaping and smart climate management controls.

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CRIME PREVENTION

The intentions of CPTED have been addressed with well-maintained entrances and frontages that promote pride in ownership amongst the residents, and with the reduced setback increasing the building's presence. The sight lines of the occupants from decks and windows will discourage vandalism and crime. Site lighting along the side/drive isle, and pathways will be balanced to provide enough illumination to ensure there are no high contrast areas that could conceal potential offenders, but not so much that the site is excessively contributing to local light pollution.

LANDSCAPING

The Owner has selected CTQ Landscape Architecture to create an interesting and aesthetically pleasing landscape solution that responds to the architectural style of the project. This will also complement the character of the surrounding neighborhood. A number of annual and perennial shrubs have been selected for along the planters throughout the site, and in special groupings on the amenity deck. Trees will be planted in the front boulevard, and in all greenspaces. Given enough time to mature, the trees will help the project blend with the existing neighborhood's numerous trees lining streets and in back yards. The landscape concept for the setback areas will provide a visually exciting and high volume of green space. If viewed from above, there would appear to be significantly more "green" than building.

SUMMARY

The team at MGA Architecture Inc feel that the Architectural vocabulary uncovers a strong and sensitive design to both its neighbors and end users and feels it serves as a template for future developments in the UC1 zone. We look forward to your support for all this project brings to our community, and trust it will help further progress this transitioning neighborhood further.



Sincerely,

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

MGA Architecture Inc.

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2032 Ethel Street. Kelowna BC

SIREN

CORONATION AVE KELOWNA

LOCATION MAP:



PROJECT INFORMATION:

COMMON / PRIVATE AMENITY REQUIREMENT
STUDIO UNITS = 11 X 8 = 66 m²
1 BDRM UNITS = 11 X 10 = 110 m²
1 BDRM + DEN UNITS = 53 X 10 = 530 m²
2 BDRM UNITS = 25 X 15 = 375 m²

TOTAL 1081 m² (11,636 SF)

GROSS FLOOR AREA		
LEVEL	AREA (SF)	AREA (m2)
LEVEL 6	13191 SF	1225.48 m ²
LEVEL 5	13403 SF	1245.18 m ²
LEVEL 4	13403 SF	1245.18 m ²
LEVEL 3	13403 SF	1245.18 m ²
LEVEL 2	14071 SF	1307.24 m ²
LEVEL 1 (LOBBY)	18601 SF	1728.09 m ²
LEVEL 0 (PO)	10372 SF	963.59 m ²
TOTAL GFA	96444 SF	8959.94 m ²

OPEN SPACE (PRIVATE)	
LEVEL	AREA
LEVEL 6	2132 SF
LEVEL 5	1471 SF
LEVEL 4	1471 SF
LEVEL 3	1471 SF
LEVEL 2	4325 SF
LEVEL 1 (LOBBY)	1142 SF
TOTAL	12010 SF

NET FLOOR AREA & FAR (TOTAL NET FLOOR AREA / SITE AREA = FAR)					
LEVEL	NET FLOOR AREA (SF)	SITE AREA (SF)	NET FLOOR AREA (m2)	SITE AREA (m2)	FAR (3.3 max)
LEVEL 6	11240 SF	24623 SF	1044.2 m ²	2287.6 m ²	0.46
LEVEL 5	11447 SF	24623 SF	1063.5 m ²	2287.6 m ²	0.46
LEVEL 4	11447 SF	24623 SF	1063.5 m ²	2287.6 m ²	0.46
LEVEL 3	11447 SF	24623 SF	1063.5 m ²	2287.6 m ²	0.46
LEVEL 2	10878 SF	24623 SF	1010.6 m ²	2287.6 m ²	0.44
LEVEL 1 (LOBBY)	5906 SF	24623 SF	548.7 m ²	2287.6 m ²	0.24
LEVEL 0 (PO)		24623 SF		2287.6 m ²	
TOTAL NET AREA	62365 SF		5793.9 m ²		2.53

UNIT INFORMATION				
UNIT NAME	# BED RM.	AREA	COUNT	% OF TOTAL
UNIT 1	1 BED	51.1 m ² (551 ft ²)	6	6%
UNIT 2	1 BED + DEN	52.2 m ² (562 ft ²)	44	44%
UNIT 3	1 BED + DEN	57.3 m ² (616 ft ²)	3	3%
UNIT 3B	1 BED + DEN	59.0 m ² (635 ft ²)	1	1%
UNIT 4	2 BED	70.8 m ² (763 ft ²)	15	15%
UNIT 5	STUDIO	43.4 m ² (467 ft ²)	10	10%
UNIT 6	2 BED	75.3 m ² (810 ft ²)	5	5%
UNIT 7	1 BED + DEN	46.1 m ² (496 ft ²)	5	5%
UNIT 8	1 BED	61.1 m ² (657 ft ²)	5	5%
UNIT 9	2 BED	61.1 m ² (657 ft ²)	5	5%
UNIT 10	STUDIO	38.5 m ² (414 ft ²)	1	1%
TOTAL			100	100%

UNIT MIX TABLE			
# BED RM.	COUNT	% OF TOTAL	
1 BED	11	11%	
1 BED + DEN	53	53%	
2 BED	25	25%	
STUDIO	11	11%	
	100	100%	

CLIENT:

CLIENT:

FIFTH AVE
PROPERTIES

FIFTH AVE PROPERTIES
CONTACT: JOHANNES VAN LEENEN
KELOWNA, BC
EMAIL: JVANLEENEN@FIFTHAVEPROPERTIES.COM

CONSULTANTS:

PROJECT ARCHITECT:

MGA
ARCHITECTURE

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ARCHITECTURAL CONSULTANT:

ARC
TEC STUDIOS

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GEOTECH:

VALLEY GEOTECHNICAL
CONTACT: SEAN HOPE
KELOWNA, BC
PHONE: 250-801-1134 Ext: 302
EMAIL: S.HOPE@VALLEYGEO.CA

LIST OF DRAWINGS:

ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
DP0.0	COVER SHEET
DP0.1	NEIGHBOURHOOD CONTEXT
DP0.2	SITE CONTEXT
DP0.3	SURVEY (BY OTHERS)
DP0.4	AREA PLANS - GROSS BUILDING AREA
DP0.5	GROSS & NET FLOOR AREA (GFA & NFA)
DP1.0	SITE PLAN
DP2.0	LEVEL 0 (PO) PARKADE FLOOR PLAN
DP2.1	LEVEL 1 - GROUND FLOOR PLAN
DP2.2	LEVEL 2 - FLOOR PLAN
DP2.3	LEVEL 3 - FLOOR PLAN
DP2.4	LEVEL 4 - FLOOR PLAN
DP2.5	LEVEL 5 - FLOOR PLAN
DP2.6	LEVEL 6 - FLOOR PLAN
DP2.7	ROOF PLAN
DP3.0	BUILDING ELEVATION
DP3.1	BUILDING ELEVATION
DP3.2	BUILDING ELEVATION
DP3.3	BUILDING ELEVATION
DP4.0	BUILDING SECTIONS
DP4.1	BUILDING SECTIONS
DP4.2	BUILDING SECTIONS
DP4.3	BUILDING SECTIONS
DP5.0	PROJECT PERSPECTIVES
DP6.0	MATERIAL BOARD

**ADDITIONAL DOCUMENTS TO BE REFERENCED IN THIS PACKAGE

-CIVIL DRAWINGS
-SURVEY DRAWINGS
-LANDSCAPE DRAWINGS
-GEOTECHNICAL REPORT



RENDER IS AN ARTISTIC IMPRESSION ONLY. REFER TO DRAWING SET DOCUMENTS FOR ALL FORM AND CHARACTER, DIMENSIONS, MATERIALS, AND DETAILS.

THE CONTENTS OF THIS DRAWING AND SPECIFICATIONS
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ISSUE OR REVISION

NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2026.01.28

PROJECT:
SIREN
554 - 574 CORONATION AVE

CLIENT
**FIFTH AVE
PROPERTIES**

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT.

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ARCHITECTURE
mgarch.com

ARC
TEC STUDIOS
arctecstudios.com

PROFESSIONAL SEAL

REGISTERED ARCHITECT
MARK AQUILON
BRITISH COLUMBIA

DWG TITLE
COVER SHEET

ORIENTATION

TRUE NORTH

CONSTRUCTION NORTH

DATE
2026-01-29 11:48:53 AM

SCALE

DRAWN BY
JP

DWG STATUS:

COORDINATION

PROJECT No.
24.021

DRAWING No.
DP0.0

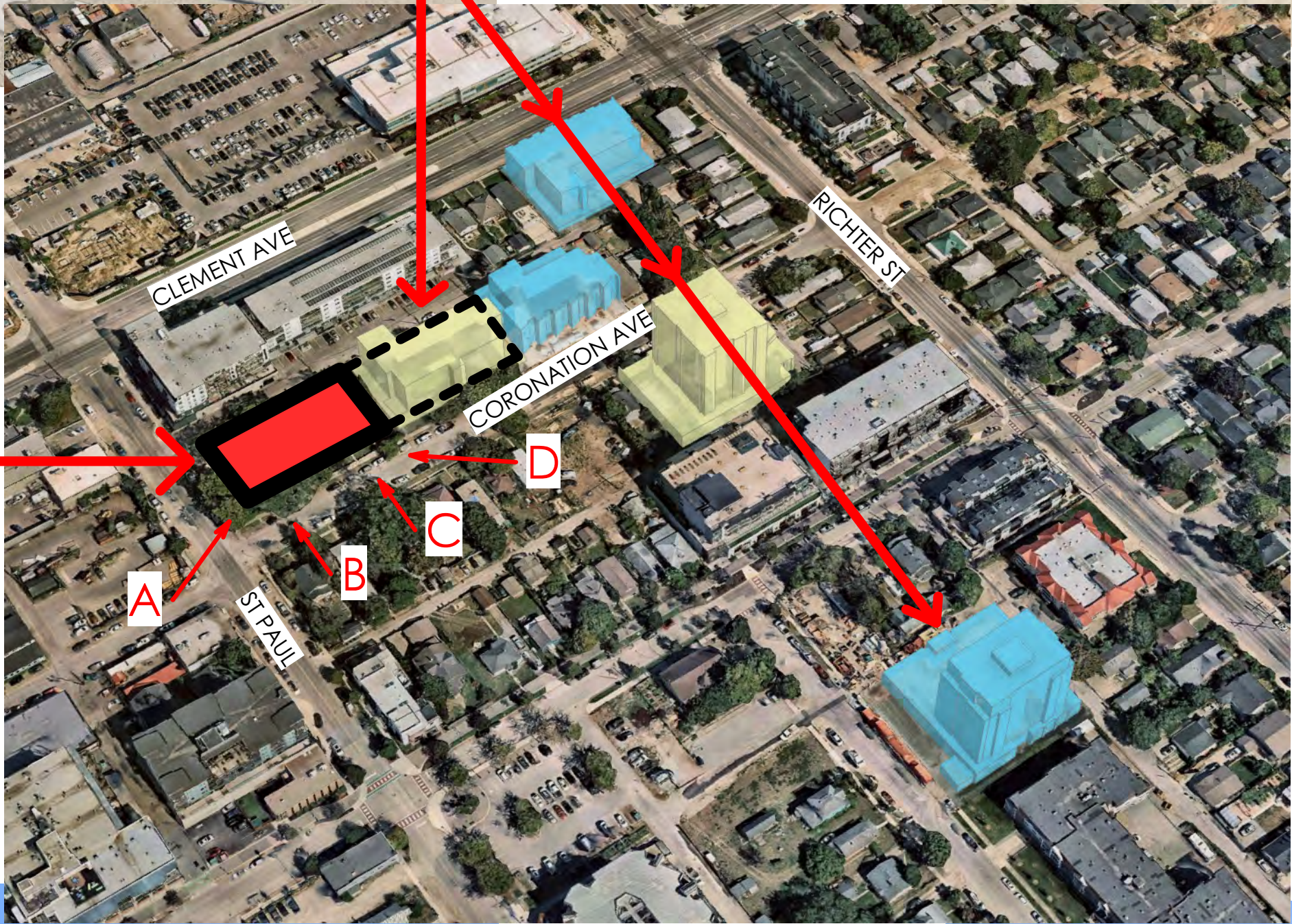
REVISION
1



IMAGE 'A' LOOKING NORTH/ EAST



IMAGE 'B' LOOKING NORTH



PROPOSED
PROJECT SIDE



IMAGE 'C' LOOKING NORTH



IMAGE 'D' LOOKING NORTH/ WEST

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SOLONIS
architectstudios.com

PROFESSIONAL SEAL
REGISTERED ARCHITECT
MARK AQUINO
BRITISH COLUMBIA

DWG TITLE
**NEIGHBOURHOOD
CONTEXT**

ORIENTATION

TRUE NORTH

CONSTRUCTION NORTH

DATE
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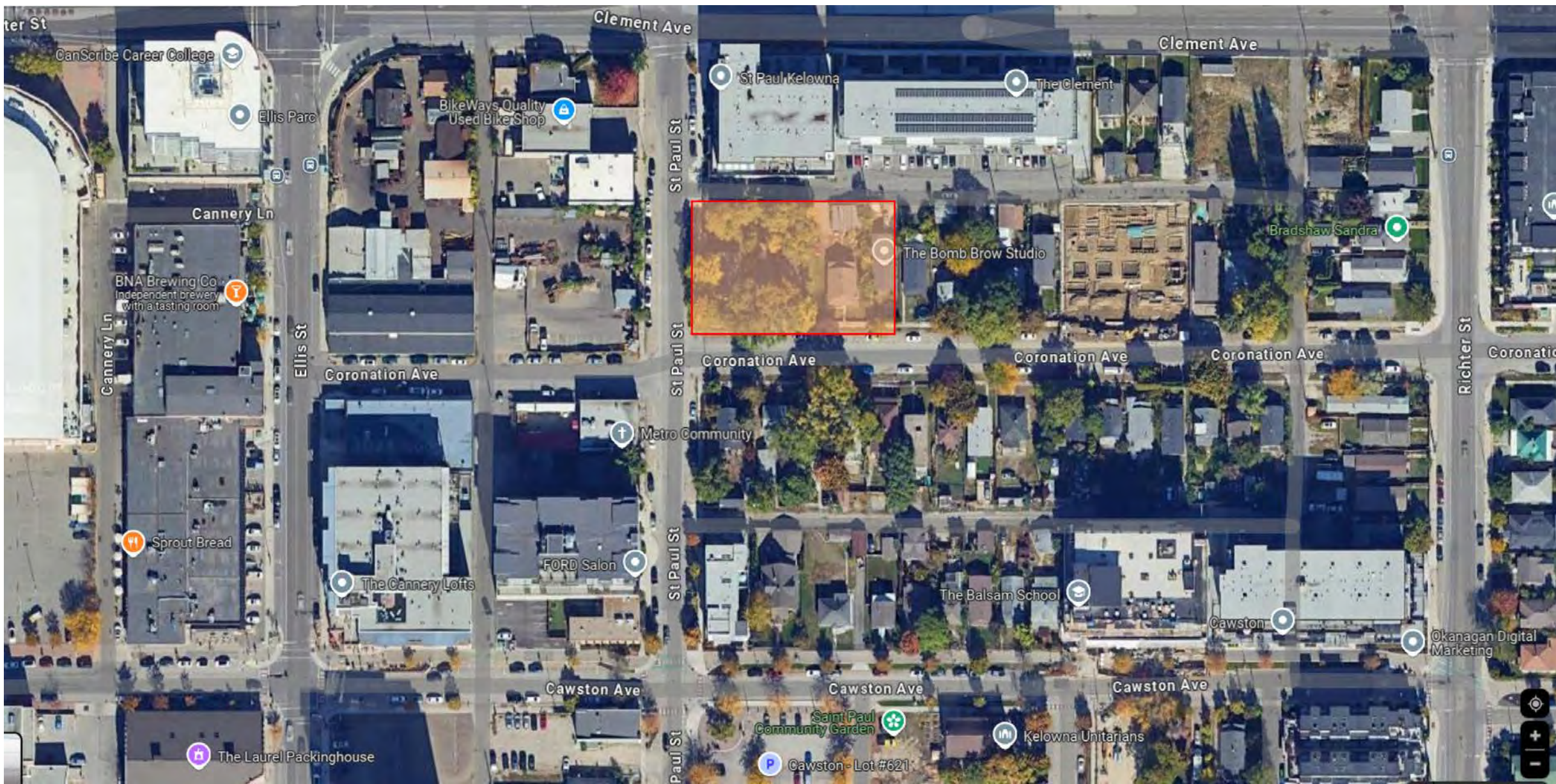
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DWG STATUS:
COORDINATION

PROJECT No.
24.021

DRAWING No.
DP0.1

REVISION
1

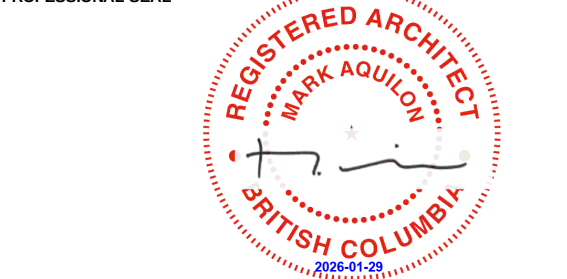
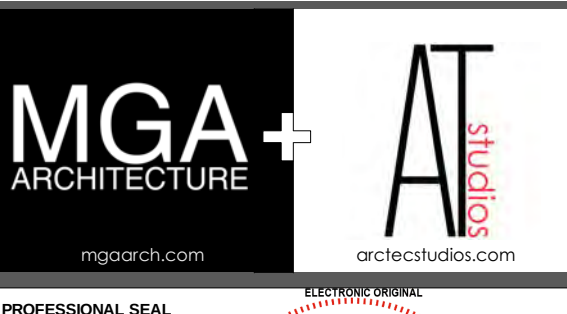


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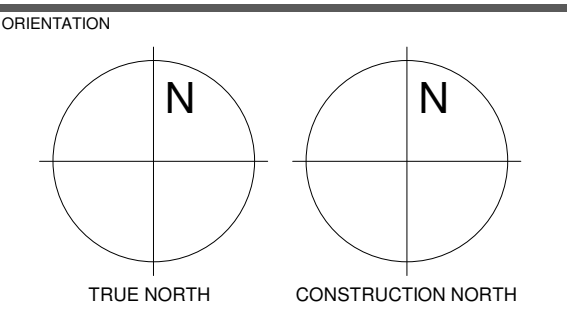
ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
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SIREN
CLIENT:
FIFTH AVE PROPERTIES
554 - 574 CORONATION AVE

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DWG TITLE
SITE CONTEXT

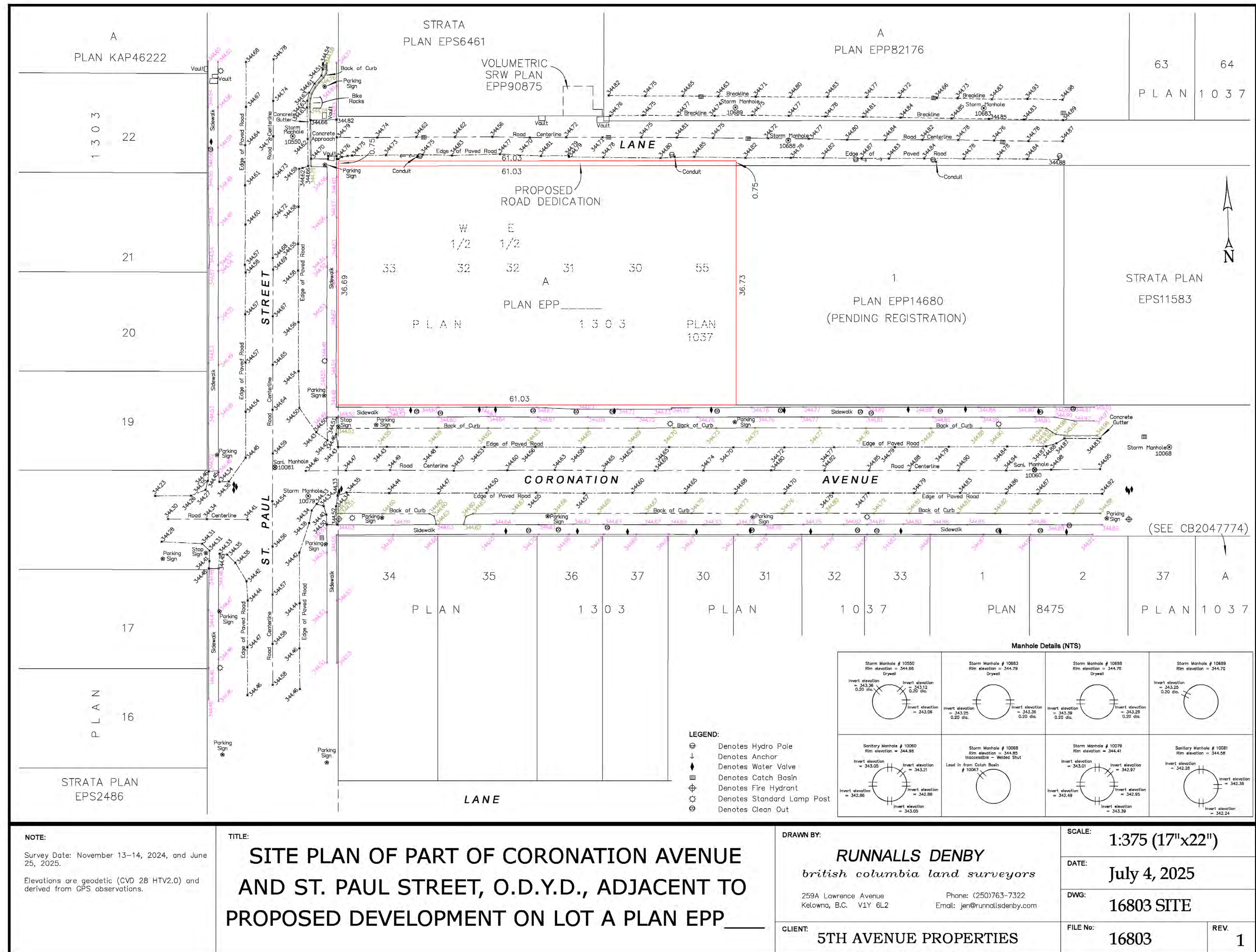


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JP

DWG STATUS:
COORDINATION

PROJECT No.
24.021

DRAWING No.
DP0.2
REVISION
1



Gross Building Area (GBA)

Definition: The total constructed area of a building measured to the outside face of exterior walls.

What it includes:
All floors (above and below grade).
Basements, mechanical rooms, stairwells, elevator shafts.
Parking areas (if within the building footprint).
Balconies, mezzanines, penthouses.

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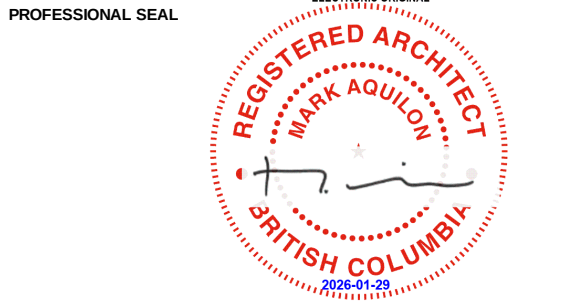
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NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2026.01.28

PROJECT: **SIREN**

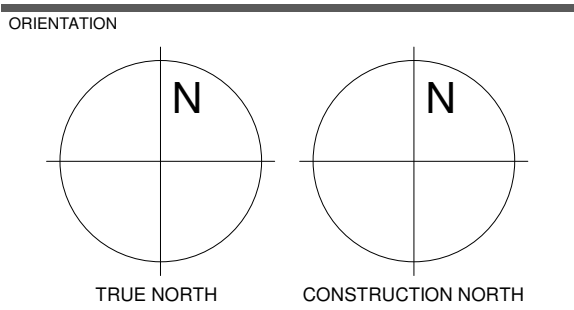
554 - 574 CORONATION AVE

CLIENT: **FIFTH AVENUE PROPERTIES**

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT.



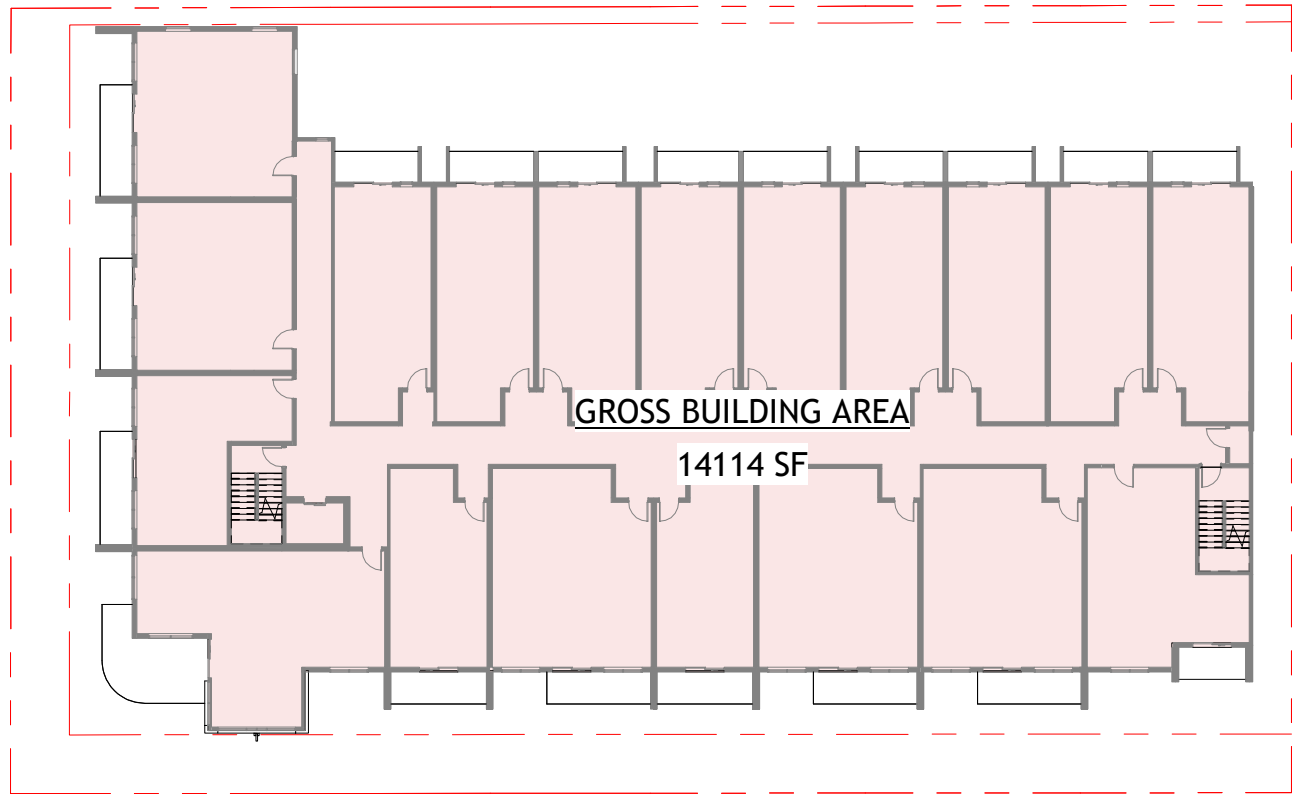
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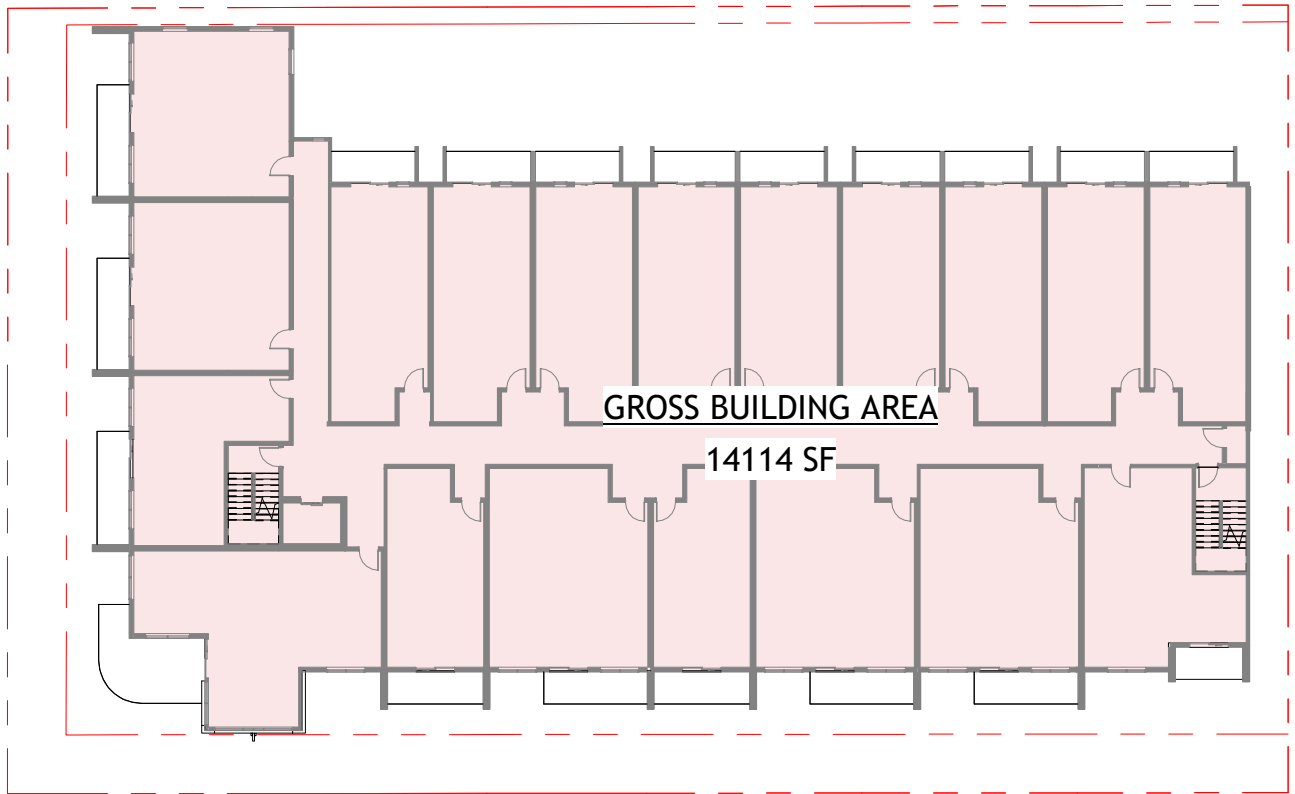
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DWG STATUS: **COORDINATION**

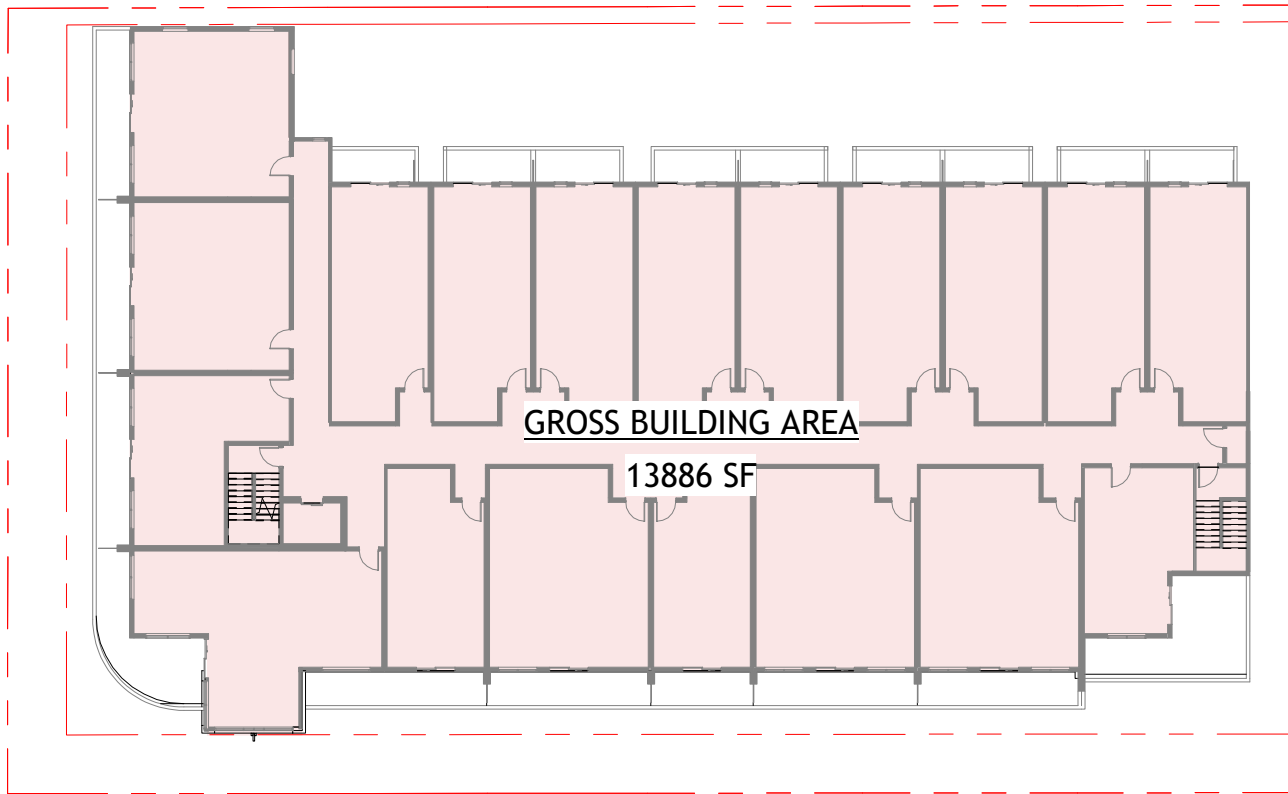
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DRAWING No.	DP0.4
REVISION	1



4 AREA FLOOR PLAN - LEVEL 4
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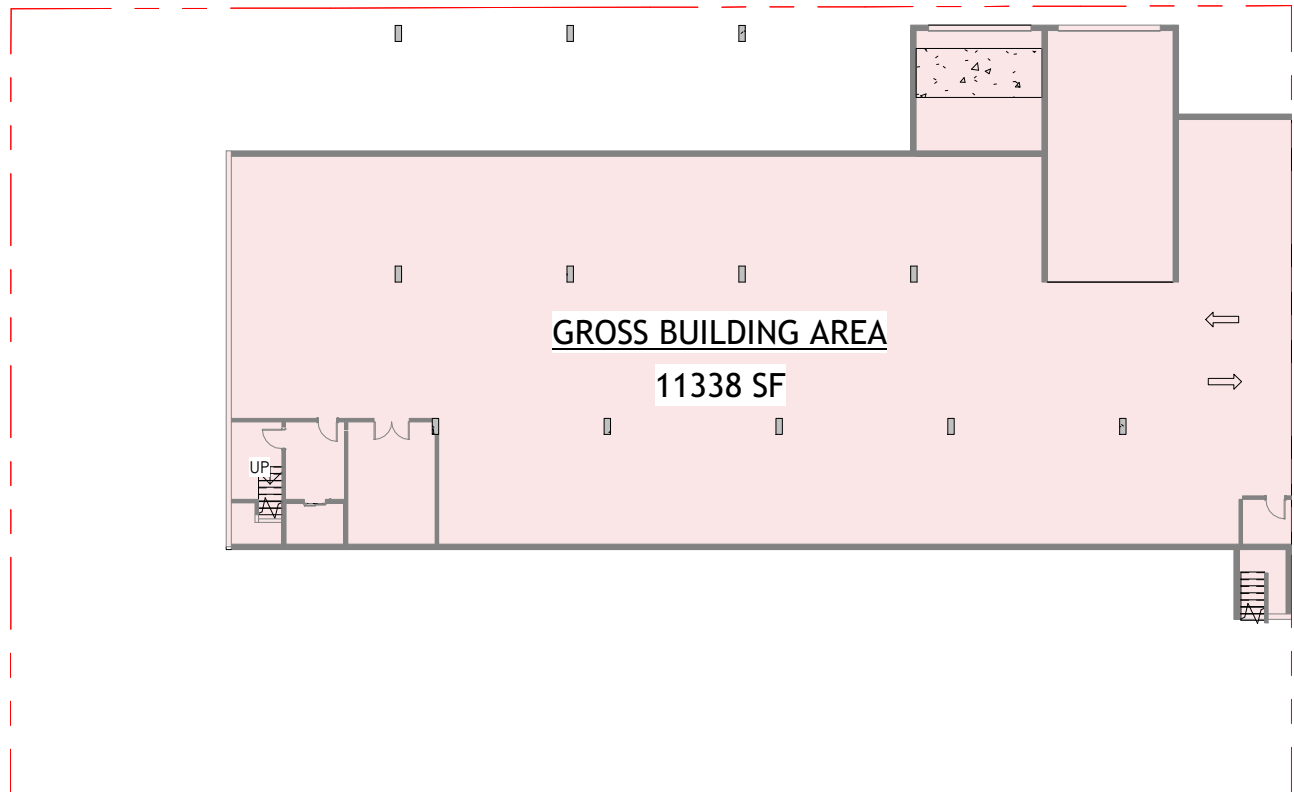


5 AREA FLOOR PLAN - LEVEL 5
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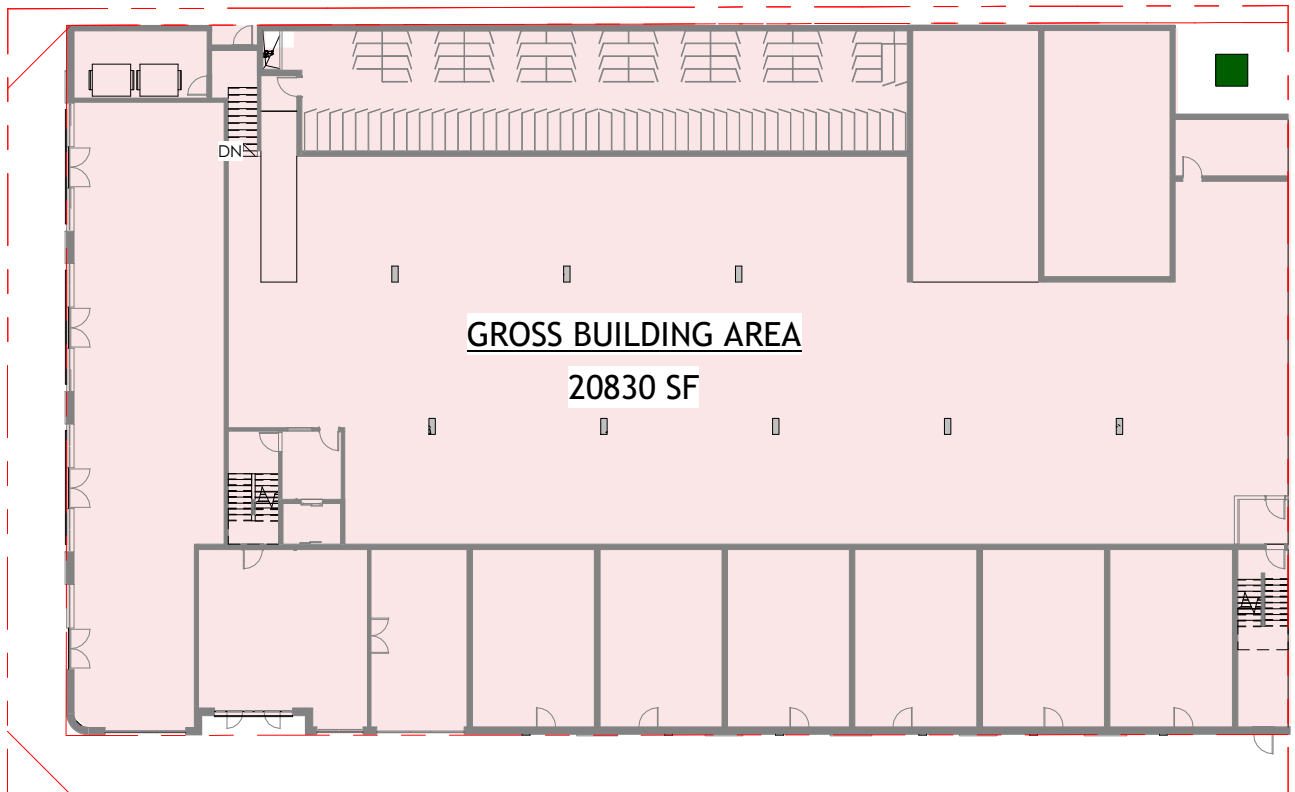


6 AREA FLOOR PLAN - LEVEL 6
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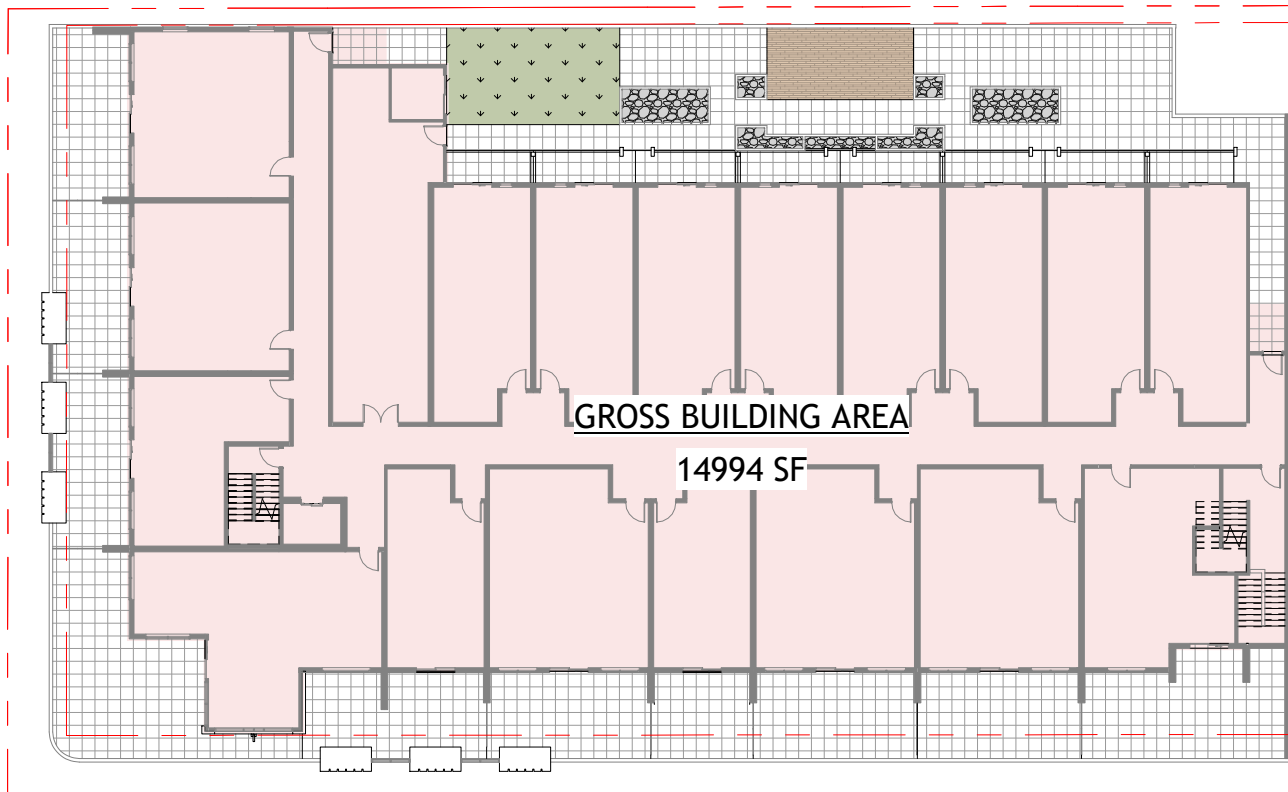
GROSS BUILDING AREA (GBA)	
LEVEL	AREA
LEVEL 6	13886 SF
LEVEL 5	14114 SF
LEVEL 4	14114 SF
LEVEL 3	14114 SF
LEVEL 2	14994 SF
LEVEL 1 (LOBBY)	20830 SF
LEVEL 0 (P0)	11338 SF
TOTAL	103391 SF



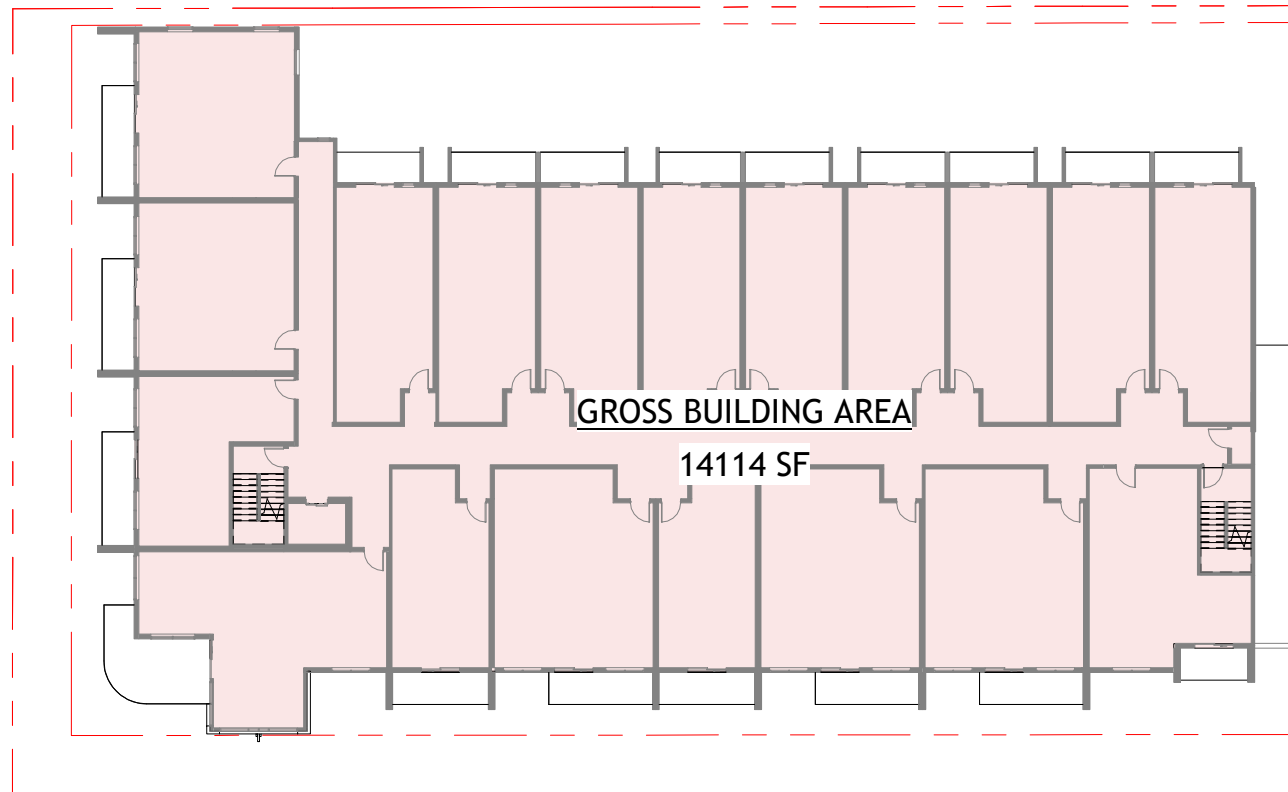
0 AREA FLOOR PLAN - LEVEL 0 (P0)
DP0.4 1" = 30'-0"



1 AREA FLOOR PLAN - LEVEL 1
DP0.4 1" = 30'-0"



2 AREA FLOOR PLAN - LEVEL 2
DP0.4 1" = 30'-0"



3 AREA FLOOR PLAN - LEVEL 3
DP0.4 1" = 30'-0"

ISSUE OR REVISION

NO. ISSUED FOR DATE
1 ISSUED FOR DEVELOPMENT PERMIT 2026.01.28

PROJECT:

SIREN

CLIENT:

FIFTH AVENUE
PROPERTIES

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR
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MGA+
ARCHITECTURE

AT
STUDIOS

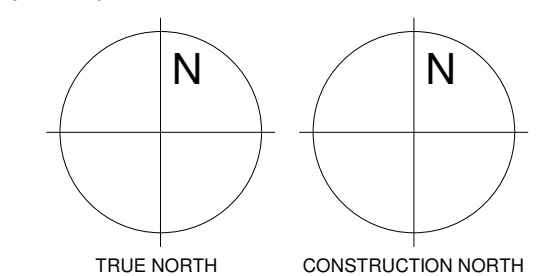
PROFESSIONAL SEAL



DWG TITLE

GROSS & NET
FLOOR AREA (GFA &
NFA)

ORIENTATION



DATE 2026-01-29 11:48:59 AM

SCALE 1" = 30'-0" DRAWN BY JP

DWG STATUS:

COORDINATION

PROJECT No.

24.021

DRAWING No.

DP0.5

REVISION

1

Gross Floor Area (GFA)

Definition: The total floor area inside the building envelope, measured from the inside face of exterior walls.

What it includes:

All usable floor area, including circulation (hallways, lobbies).
May include basements if used/occupied (e.g., offices, retail).

What it often excludes:

Parking areas (unless specifically allowed in the bylaw/definition).
Mechanical shafts, stairwells, elevator shafts (sometimes excluded from each floor's calculation since they stack).
Balconies or terraces open to the exterior.

Net Floor Area (NFA)

Definition:

The usable interior area of a building that can be occupied by people or dedicated to a specific function,
excluding all building support/structural spaces.

What it excludes:

Walls (exterior and interior partitions).
Columns, shafts, stairwells, elevators.
Mechanical/electrical rooms.
Restrooms (sometimes excluded depending on definition).
Service/maintenance spaces.

What it includes:

Offices, classrooms, suites, retail space, residential units, etc.
Essentially, the space where furniture, desks, or activities actually take place.

COMMON / PRIVATE AMENITY REQUIREMENT

STUDIO UNITS = 11 X 6 = 66 m²
1 BDRM UNITS = 11 X 10 = 110 m²
1 BDRM + DEN UNITS = 53 X 10 = 530 m²
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TOTAL 1081 m² (11,636 SF)

GROSS FLOOR AREA

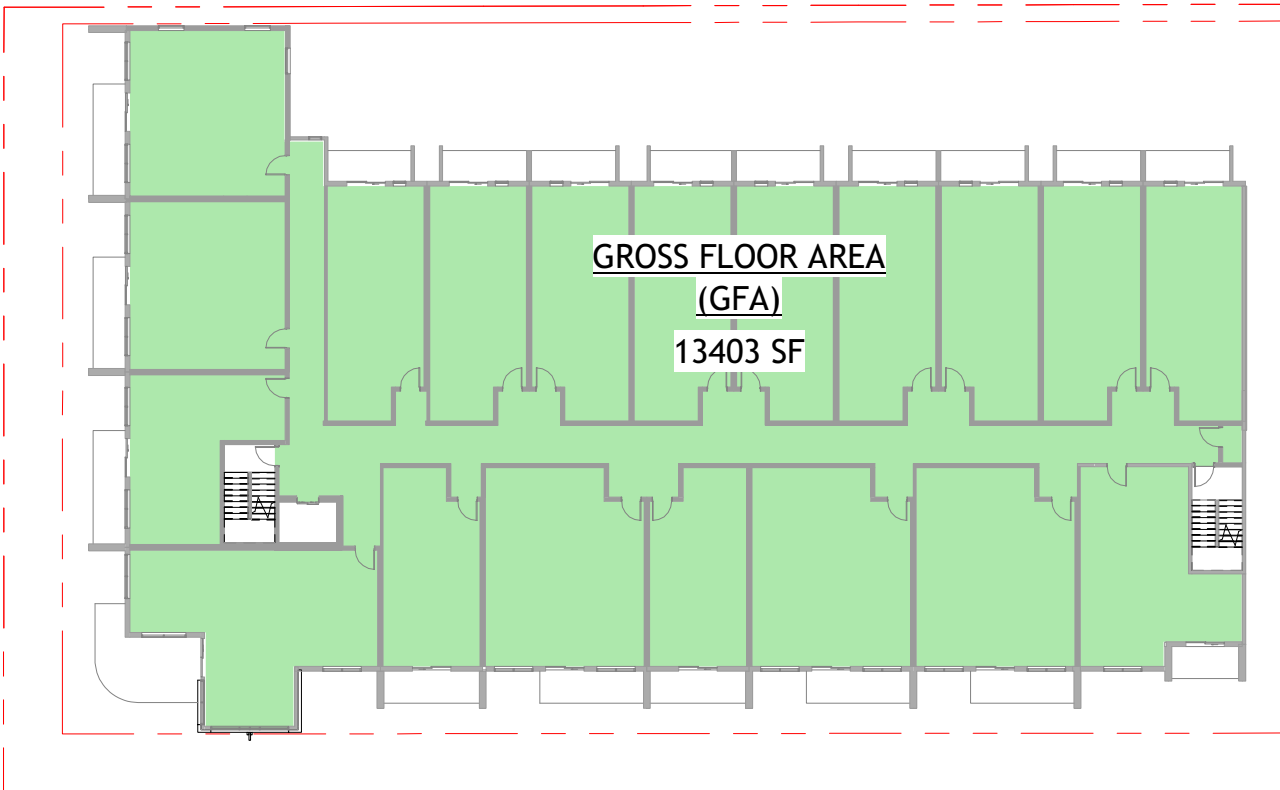
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OPEN SPACE (PRIVATE)

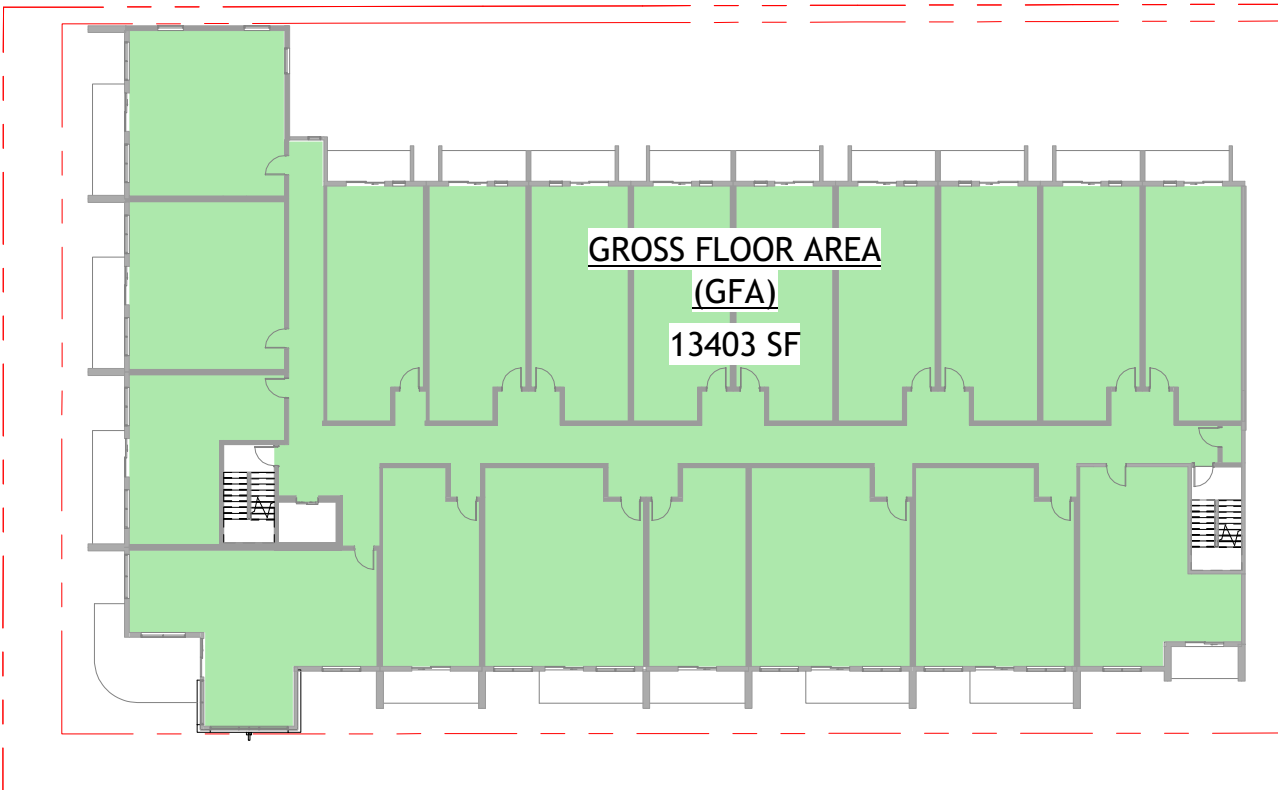
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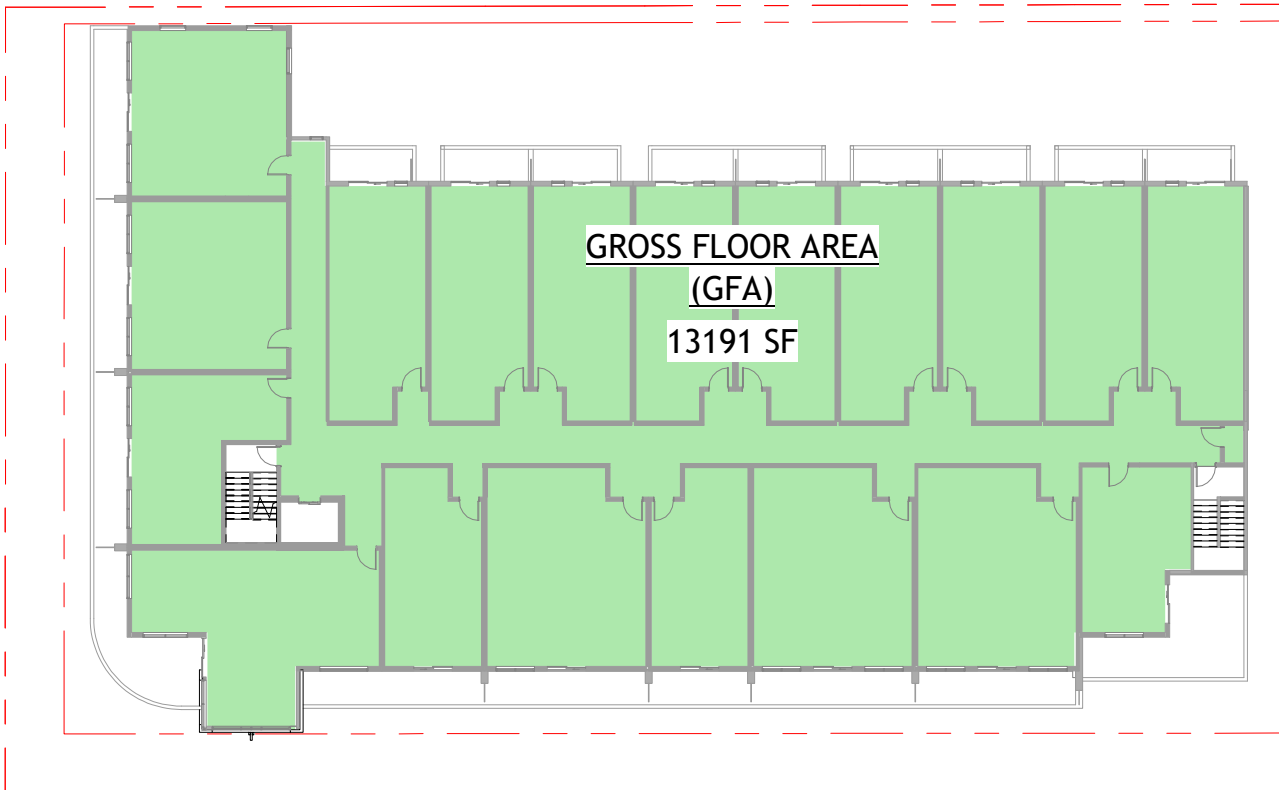
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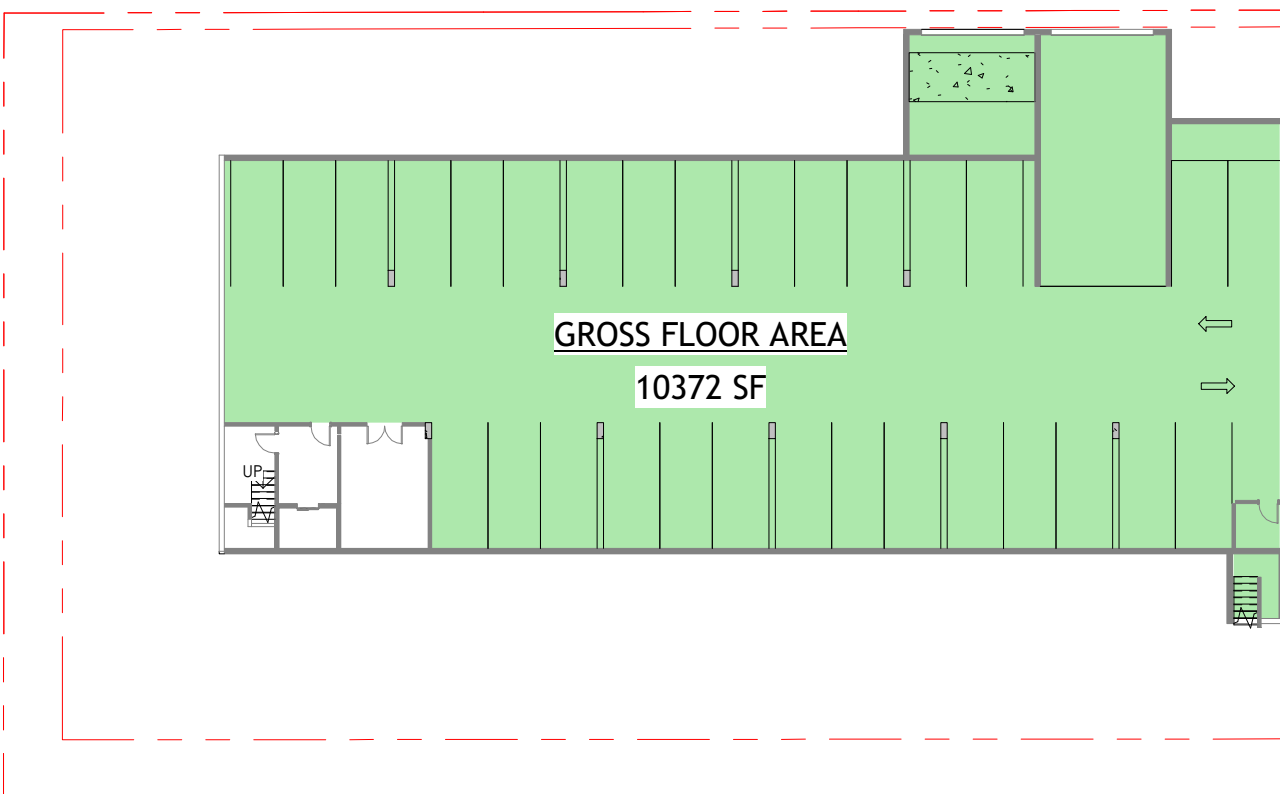
12 LEVEL 4 - GROSS FLOOR AREA (GFA)
DP0.5 1" = 30'-0"



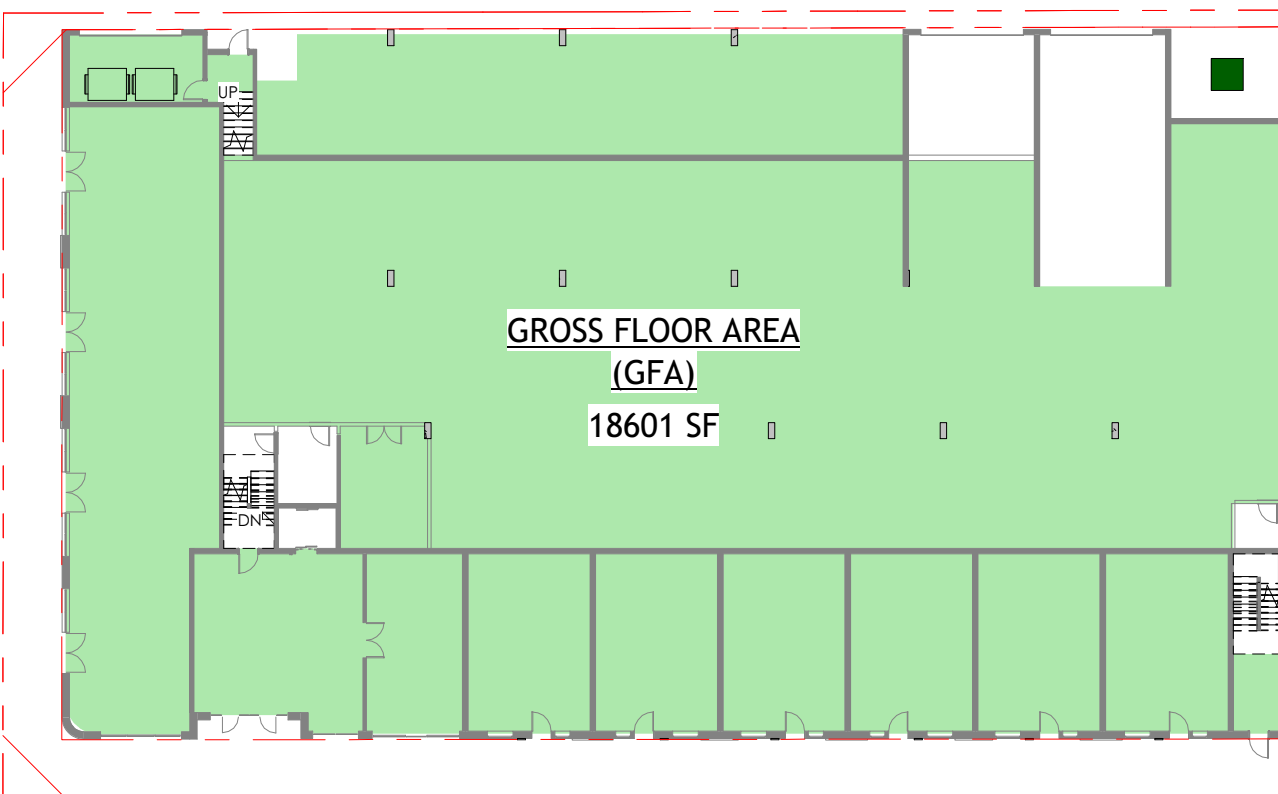
13 LEVEL 5 - GROSS FLOOR AREA (GFA)
DP0.5 1" = 30'-0"



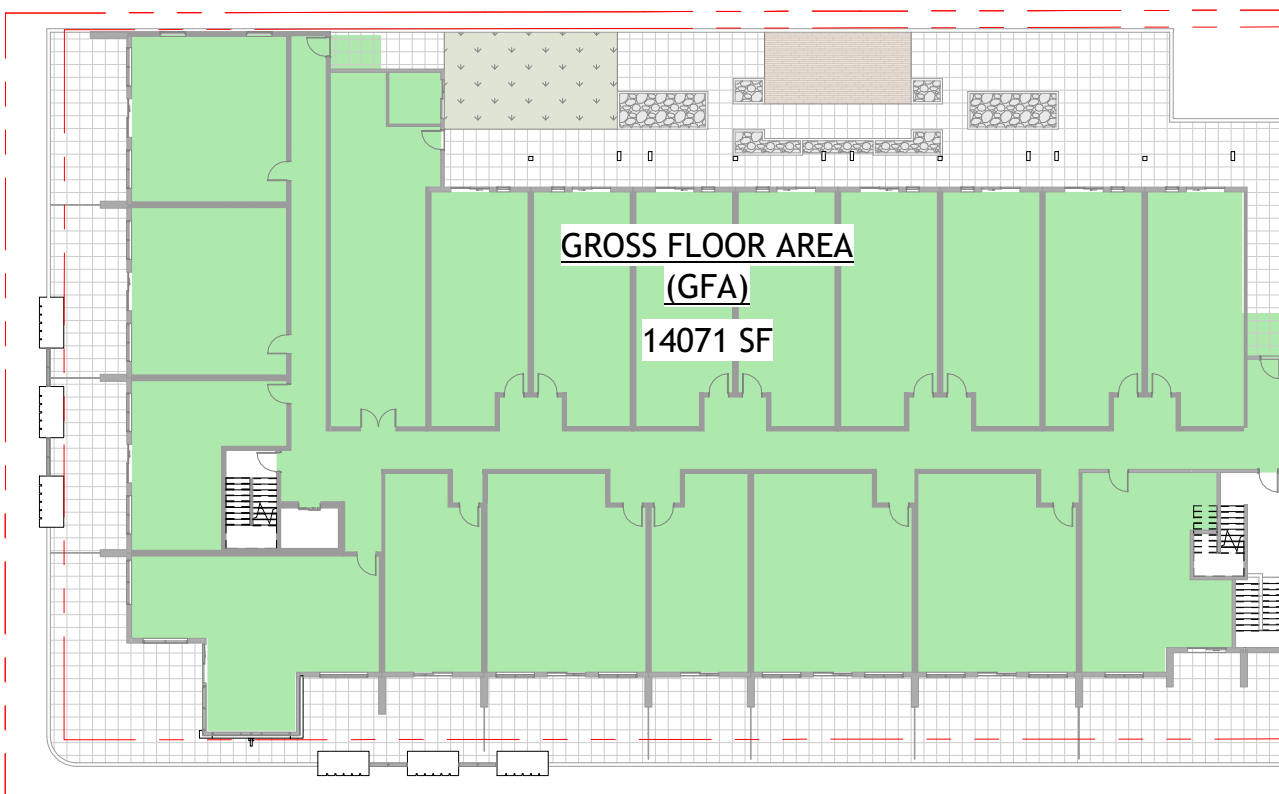
14 LEVEL 6 - GROSS FLOOR AREA (GFA)
DP0.5 1" = 30'-0"



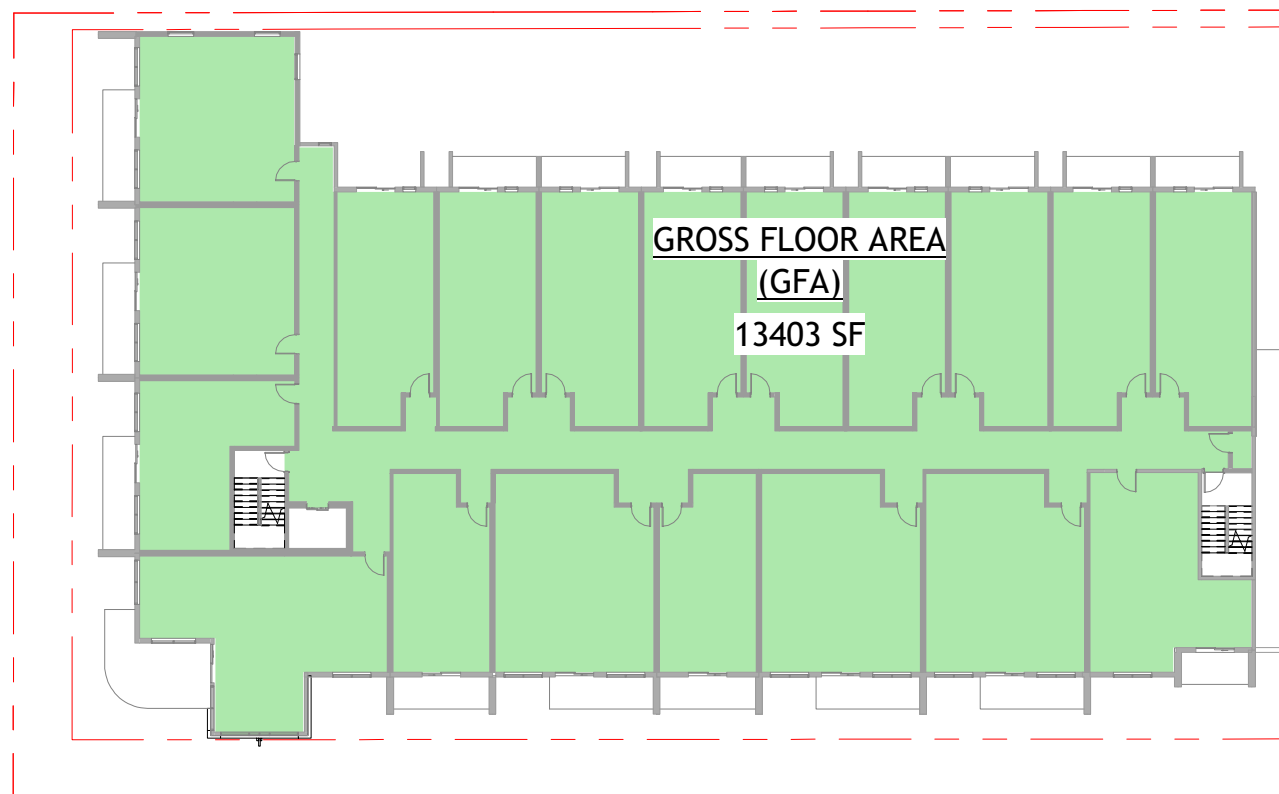
8 LEVEL 0 (P0) - GROSS FLOOR AREA (GFA)
DP0.5 1" = 30'-0"



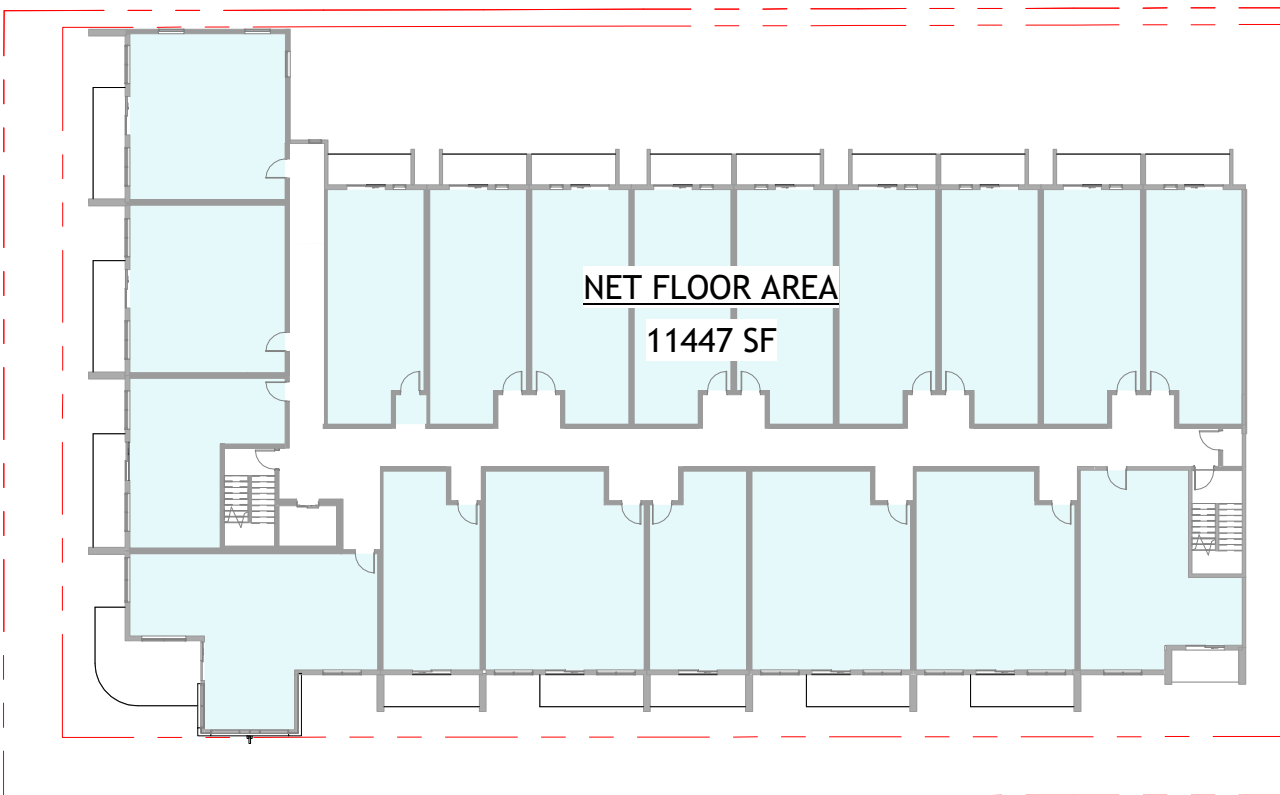
9 LEVEL 1 (LOBBY) - GROSS FLOOR AREA (GFA)
DP0.5 1" = 30'-0"



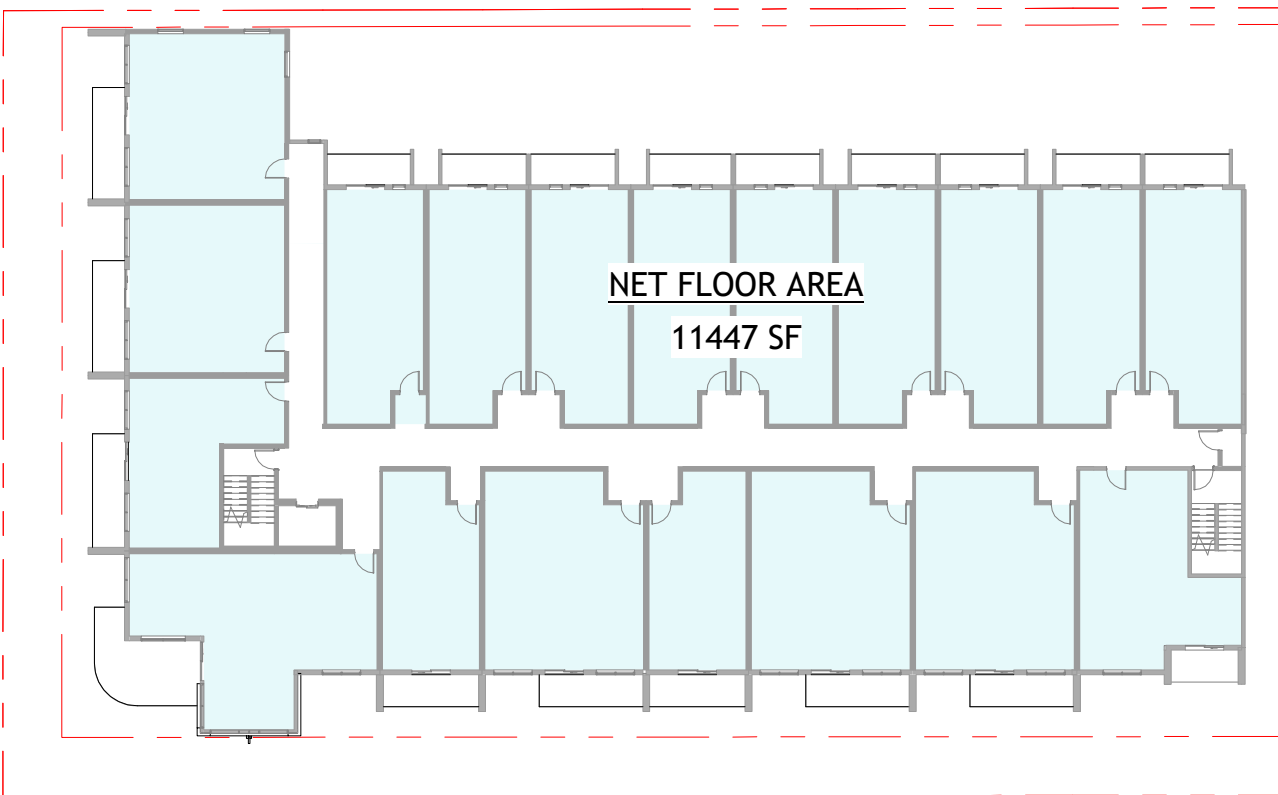
10 LEVEL 2 - GROSS FLOOR AREA (GFA)
DP0.5 1" = 30'-0"



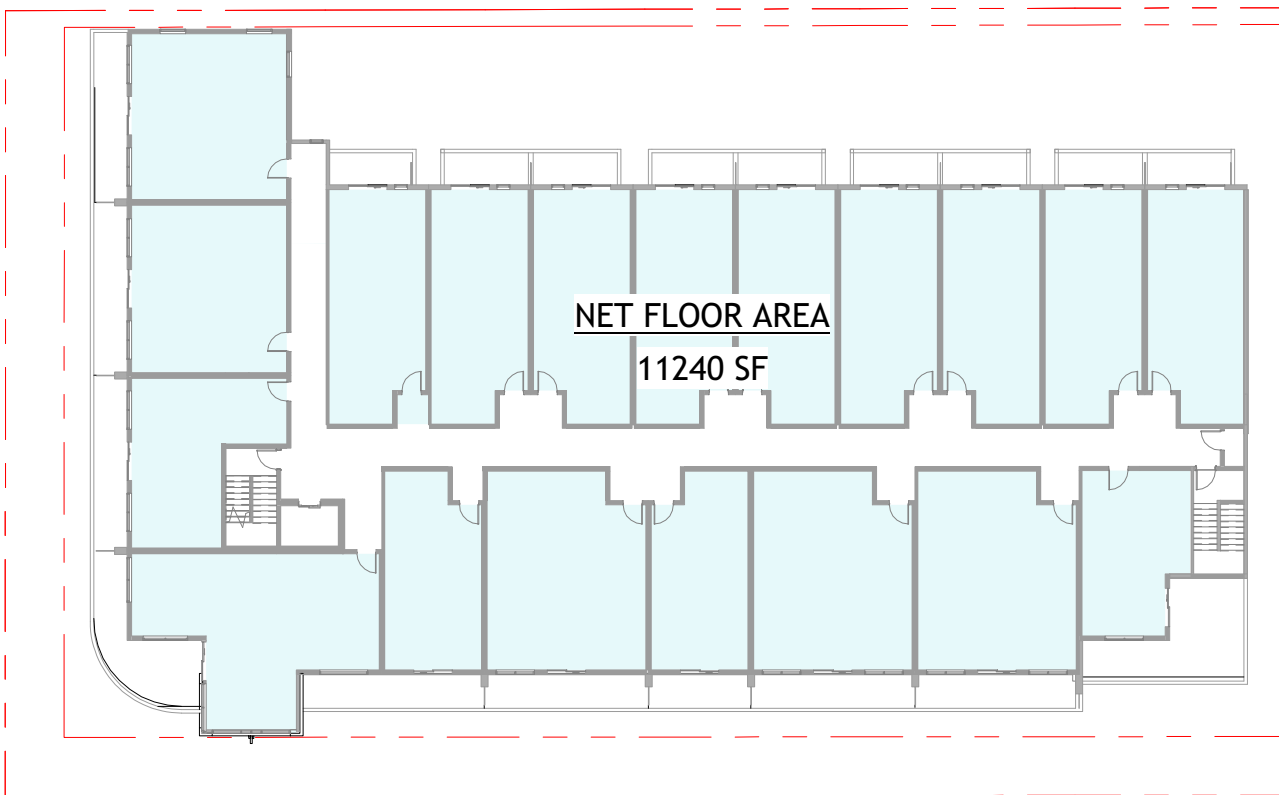
11 LEVEL 3 - GROSS FLOOR AREA (GFA)
DP0.5 1" = 30'-0"



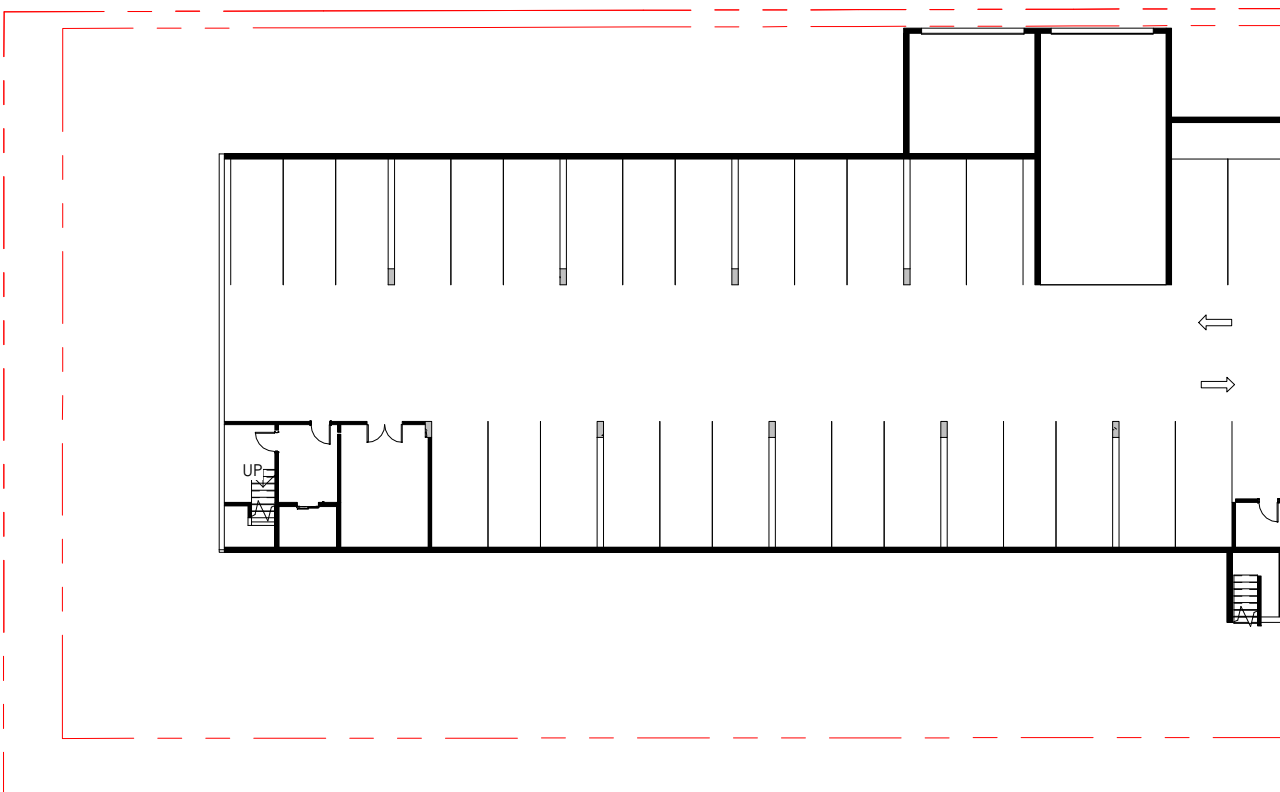
5 LEVEL 4 - NET FLOOR AREA (NFA)
DP0.5 1" = 30'-0"



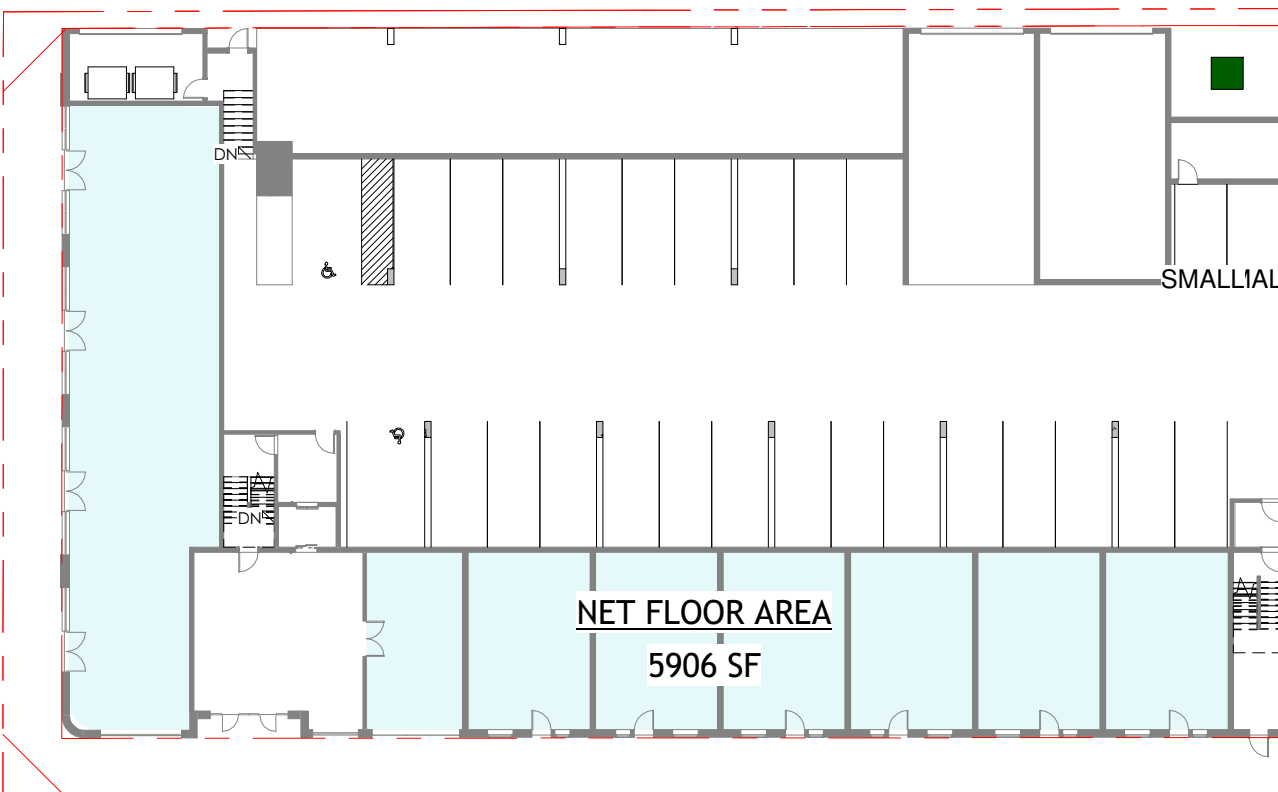
6 LEVEL 5 - NET FLOOR AREA (NFA)
DP0.5 1" = 30'-0"



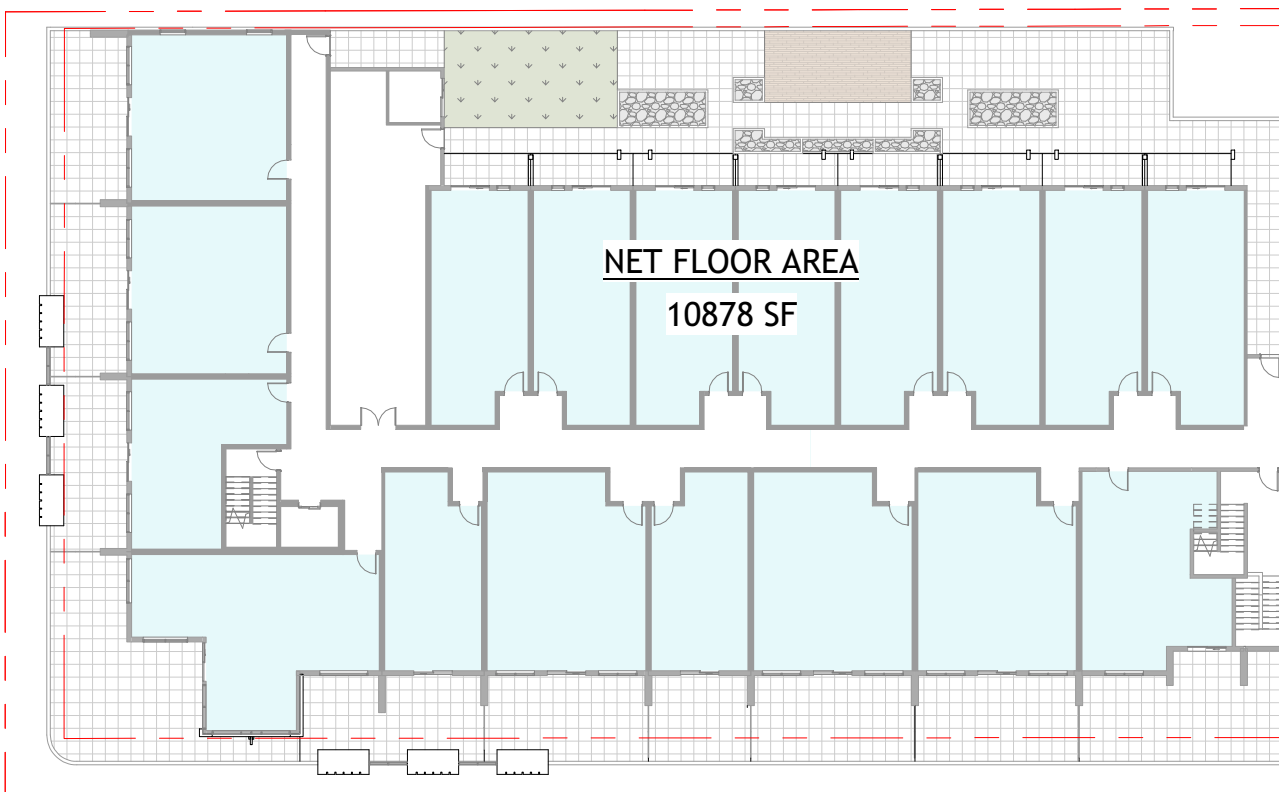
7 LEVEL 6 - NET FLOOR AREA (NFA)
DP0.5 1" = 30'-0"



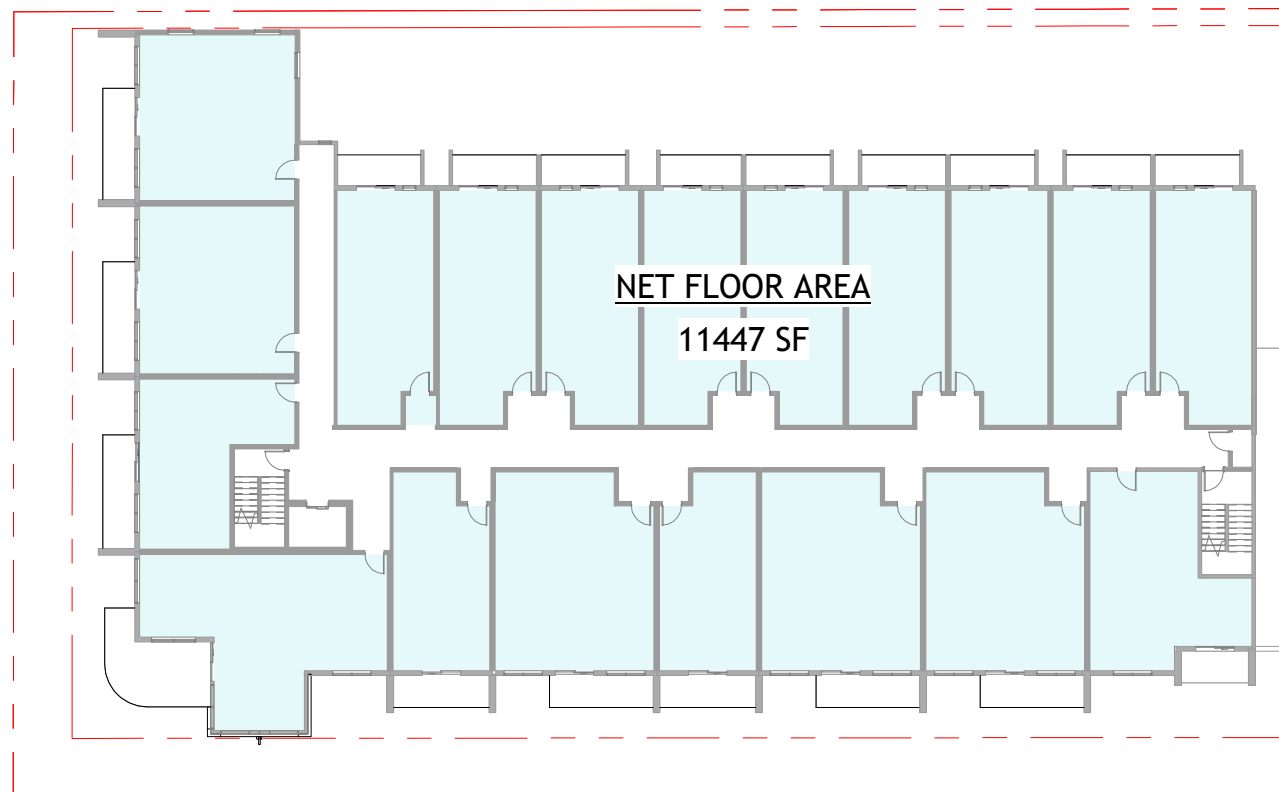
1 LEVEL 0 (P0) - NET FLOOR AREA (NFA)
DP0.5 1" = 30'-0"



2 LEVEL 1 (P1) - NET FLOOR AREA (NFA)
DP0.5 1" = 30'-0"



3 LEVEL 2 - NET FLOOR AREA (NFA)
DP0.5 1" = 30'-0"



4 LEVEL 3 - NET FLOOR AREA (NFA)
DP0.5 1" = 30'-0"

ST. PAUL STREET

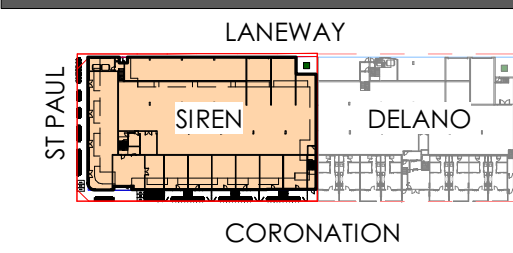
LANEWAY

CORONATION

ADJACENT PROJECT "DELANO"

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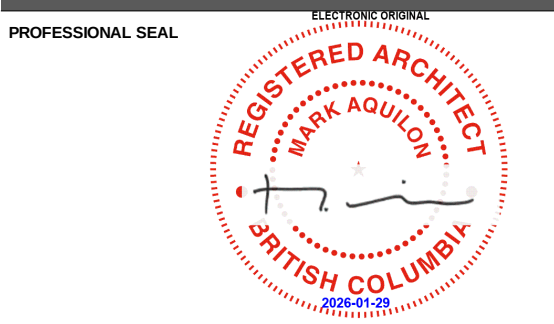
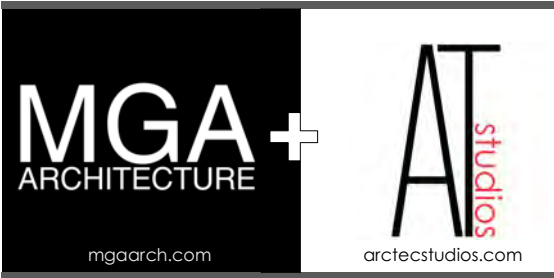


2	KEY PLAN
DP1.0	1" = 160'-0"

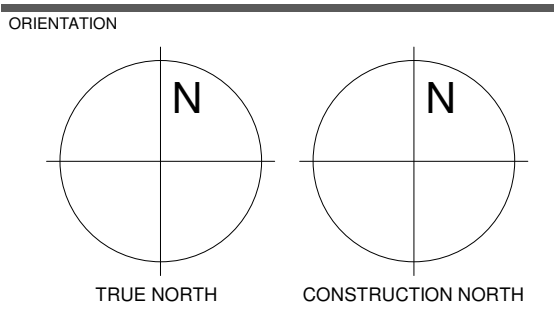
PROJECT:
SIREN

CLIENT:
**FIFTH AVE
PROPERTIES**

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DWG TITLE
SITE PLAN



DATE
2026-01-29 11:49:08 AM

SCALE
As indicated

DWG STATUS:
COORDINATION

PROJECT No.
24.021

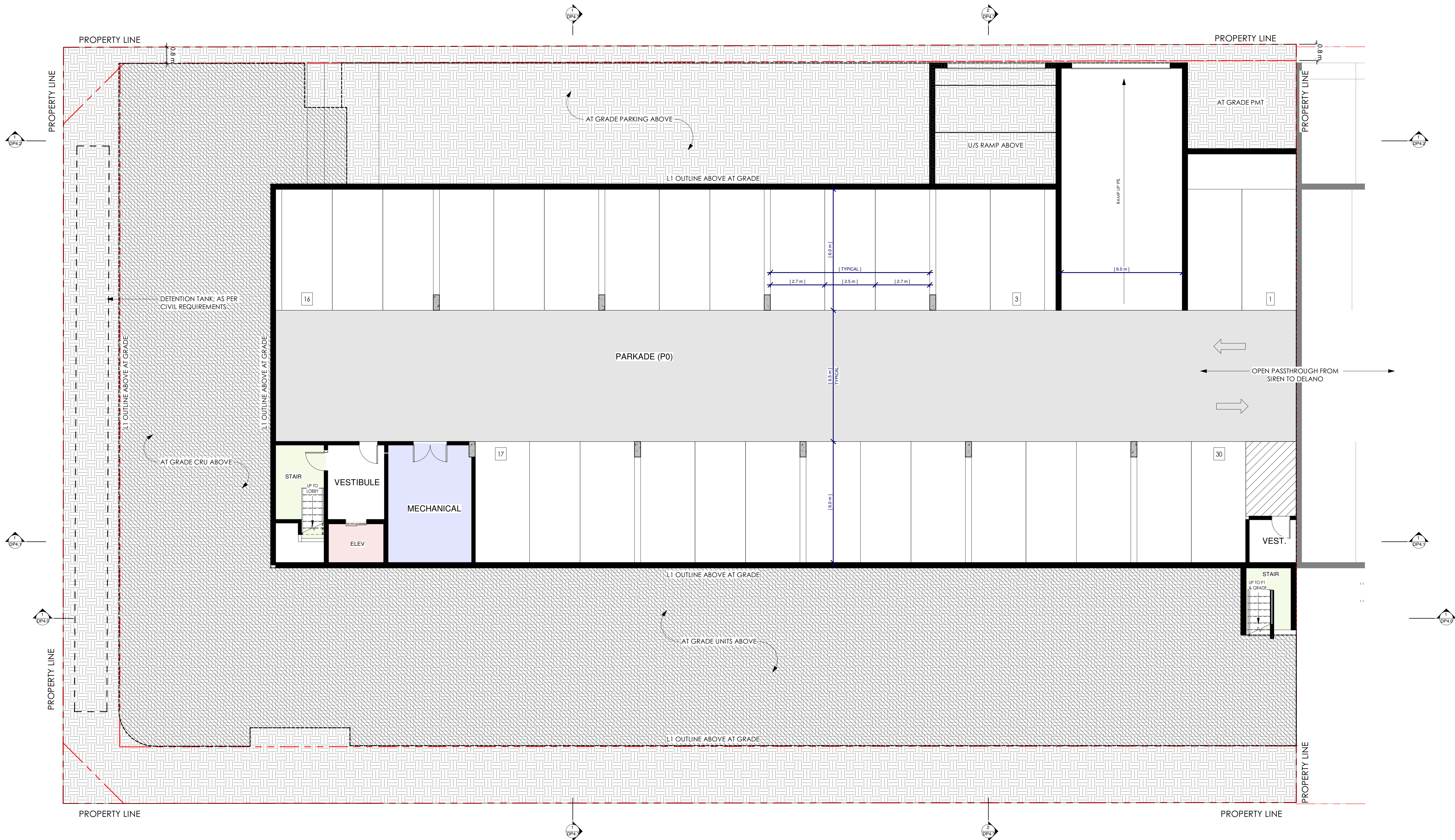
DRAWING No.
DP1.0

REVISION
1

REGULAR PARKING...		SMALL PARKING STALLS		ACCESSIBLE PARKING...	
LEVEL	COUNT	LEVEL	COUNT	LEVEL	COUNT
PARKADE (P1)	24	PARKADE (P1)	2	PARKADE (P1)	2
GRADE	11	TOTAL	2	TOTAL	2
LEVEL 0 (P0)	30				
TOTAL	65				
TOTAL PARKING STALL COUNT (69 req'd)					
LEVEL			COUNT		
PARKADE (P1)			28		
GRADE			11		
LEVEL 0 (P0)			30		
TOTAL			69		

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PROJECT : **SIREN**
554 - 574 CORONATION AVE

CLIENT
FIFTH AVE PROPERTIES
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REGISTERED ARCHITECT
MARK AQUINO
BRITISH COLUMBIA

DWG TITLE
**LEVEL 0 (P0)
PARKADE FLOOR
PLAN**

ORIENTATION
TRUE NORTH
CONSTRUCTION NORTH

DATE
2026-01-29 11:49:09 AM

SCALE
1/8" = 1'-0"
DRAWN BY
JP

DWG STATUS :

COORDINATION

PROJECT No.
24.021

DRAWING No.
DP2.0
REVISION
1

REGULAR PARKING...		SMALL PARKING STALLS		ACCESSIBLE PARKING...	
LEVEL	COUNT	LEVEL	COUNT	LEVEL	COUNT
PARKADE (P1)	24	PARKADE (P1)	2	PARKADE (P1)	2
GRADE	11	TOTAL	2	TOTAL	2
LEVEL 0 (P0)	30				
TOTAL	65				

TOTAL PARKING STALL COUNT (69 req'd)		
LEVEL		COUNT
PARKADE (P1)		28
GRADE		11
LEVEL 0 (P0)		30
TOTAL		69

BIKE/ STORAGE LOCKERS		
TYPE	LEVEL	COUNT
LOCKER HORIZONTAL 2x6	STORAGE	50
LOCKER VERTICAL 2x4	STORAGE	50
TOTAL		100

OPEN SPACE (PRIVATE)		
LEVEL		AREA
LEVEL 6		2132 SF
LEVEL 5		1471 SF
LEVEL 4		1471 SF
LEVEL 3		1471 SF
LEVEL 2		4325 SF
LEVEL 1 (LOBBY)		1142 SF
TOTAL		12010 SF

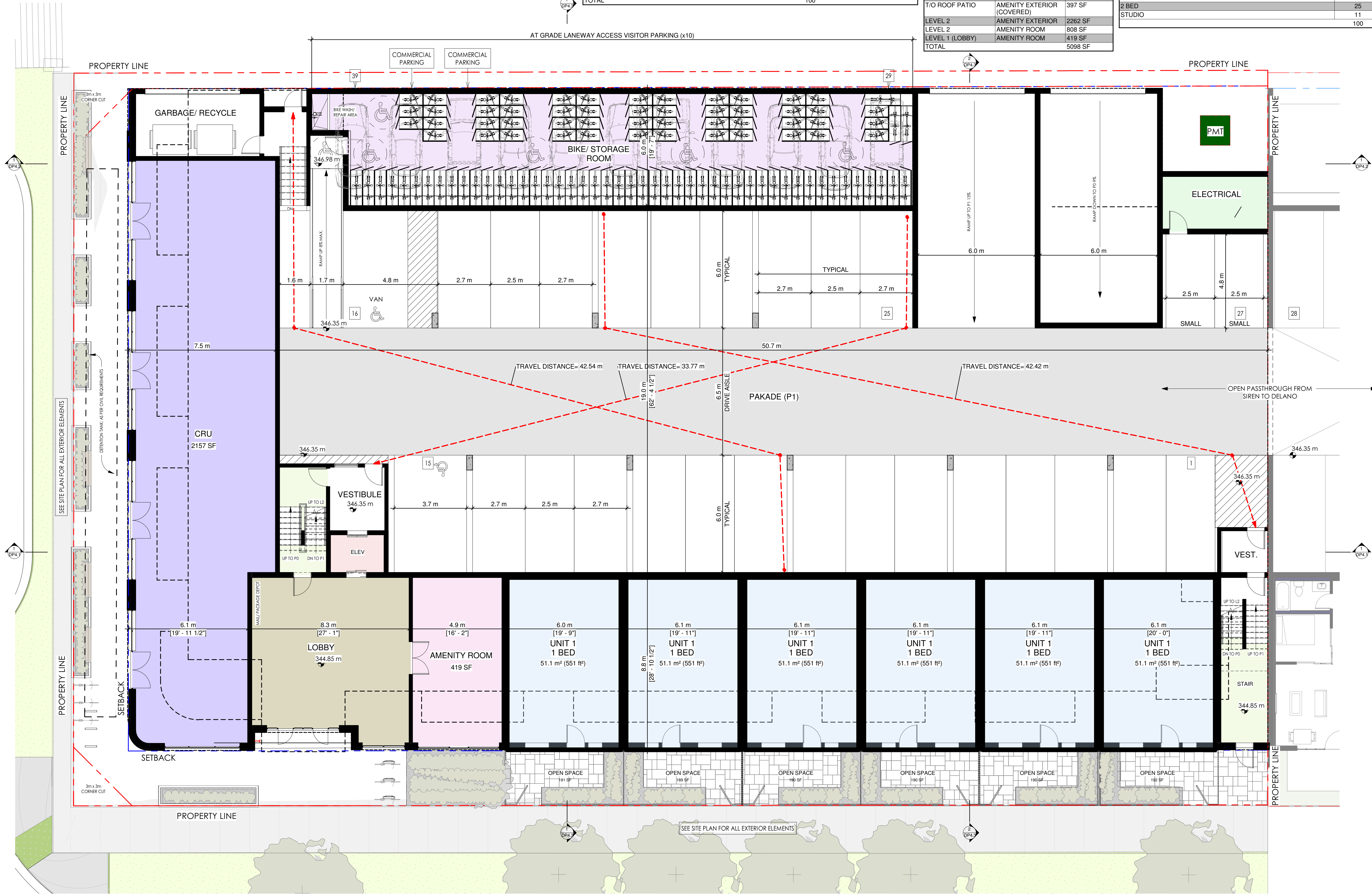
COMMON / PRIVATE AMENITY REQUIREMENT
STUDIO UNITS = 11X 6 = 66 m²
1 BDRM UNITS = 11 X 10= 110 m²
1 BDRM + DEN UNITS = 53 X 10= 530 m²
2 BDRM UNITS = 25 X 15 = 375 m²

TOTAL 1081 m² (11,636 SF)

AMENITY SPACE (INTERIOR & EXTERIOR)		
LEVEL	NAME	AREA
T/O ROOF PATIO	AMENITY EXTERIOR	1213 SF
T/O ROOF PATIO	AMENITY EXTERIOR (COVERED)	397 SF
LEVEL 2	AMENITY EXTERIOR	2262 SF
LEVEL 2	AMENITY ROOM	808 SF
LEVEL 1 (LOBBY)	AMENITY ROOM	419 SF
TOTAL		5098 SF

UNIT INFORMATION				
UNIT NAME	# BED RM.	AREA	COUNT	% OF TOTAL
UNIT 1	1 BED	51.1 m² (551 ft²)	6	6%
UNIT 2	1 BED + DEN	52.2 m² (562 ft²)	44	44%
UNIT 3	1 BED + DEN	57.3 m² (616 ft²)	3	3%
UNIT 3B	1 BED + DEN	59.0 m² (635 ft²)	1	1%
UNIT 4	2 BED	70.8 m² (763 ft²)	15	15%
UNIT 5	STUDIO	43.4 m² (467 ft²)	10	10%
UNIT 6	2 BED	75.3 m² (810 ft²)	5	5%
UNIT 7	1 BED + DEN	46.1 m² (496 ft²)	5	5%
UNIT 8	1 BED	61.1 m² (657 ft²)	5	5%
UNIT 9	2 BED	61.1 m² (657 ft²)	5	5%
UNIT 10	STUDIO	38.5 m² (414 ft²)	1	1%
TOTAL			100	100%

UNIT MIX TABLE		
# BED RM.	COUNT	% OF TOTAL
1 BED	11	11%
1 BED + DEN	53	53%
2 BED	25	25%
STUDIO	11	11%
	100	100%



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PROJECT: **SIREN**

554 - 574 CORONATION AVE

CLIENT: **FIFTH AVENUE PROPERTIES**

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REGISTERED ARCHITECT
MARK AQUINO
BRITISH COLUMBIA

DWG TITLE: **LEVEL 1 - GROUND FLOOR PLAN**

ORIENTATION

TRUE NORTH CONSTRUCTION NORTH

DATE: **2026-01-29 11:49:12 AM**

SCALE: **1/8" = 1'-0"** DRAWN BY: **JP**

DWG STATUS: **COORDINATION**

PROJECT No. **24.021**

DRAWING No. **DP2.1** REVISION **1**

OPEN SPACE (PRIVATE)	
LEVEL	AREA
LEVEL 6	2132 SF
LEVEL 5	1471 SF
LEVEL 4	1471 SF
LEVEL 3	1471 SF
LEVEL 2	4325 SF
LEVEL 1 (LOBBY)	1142 SF
TOTAL	12010 SF

COMMON / PRIVATE AMENITY REQUIREMENT
STUDIO UNITS = 11X 6 = 66 m²
1 BDRM UNITS = 11 X 10= 110 m²
1 BDRM + DEN UNITS = 53 X 10= 530 m²
2 BDRM UNITS = 25 X 15 = 375 m²

TOTAL 1081 m² (11,636 SF)

AMENITY SPACE (INTERIOR & EXTERIOR)		
LEVEL	NAME	AREA
T/O ROOF PATIO	AMENITY EXTERIOR	1213 SF
T/O ROOF PATIO	AMENITY EXTERIOR (COVERED)	397 SF
LEVEL 2	AMENITY EXTERIOR	2262 SF
LEVEL 2	AMENITY ROOM	808 SF
LEVEL 1 (LOBBY)	AMENITY ROOM	419 SF
TOTAL		5098 SF

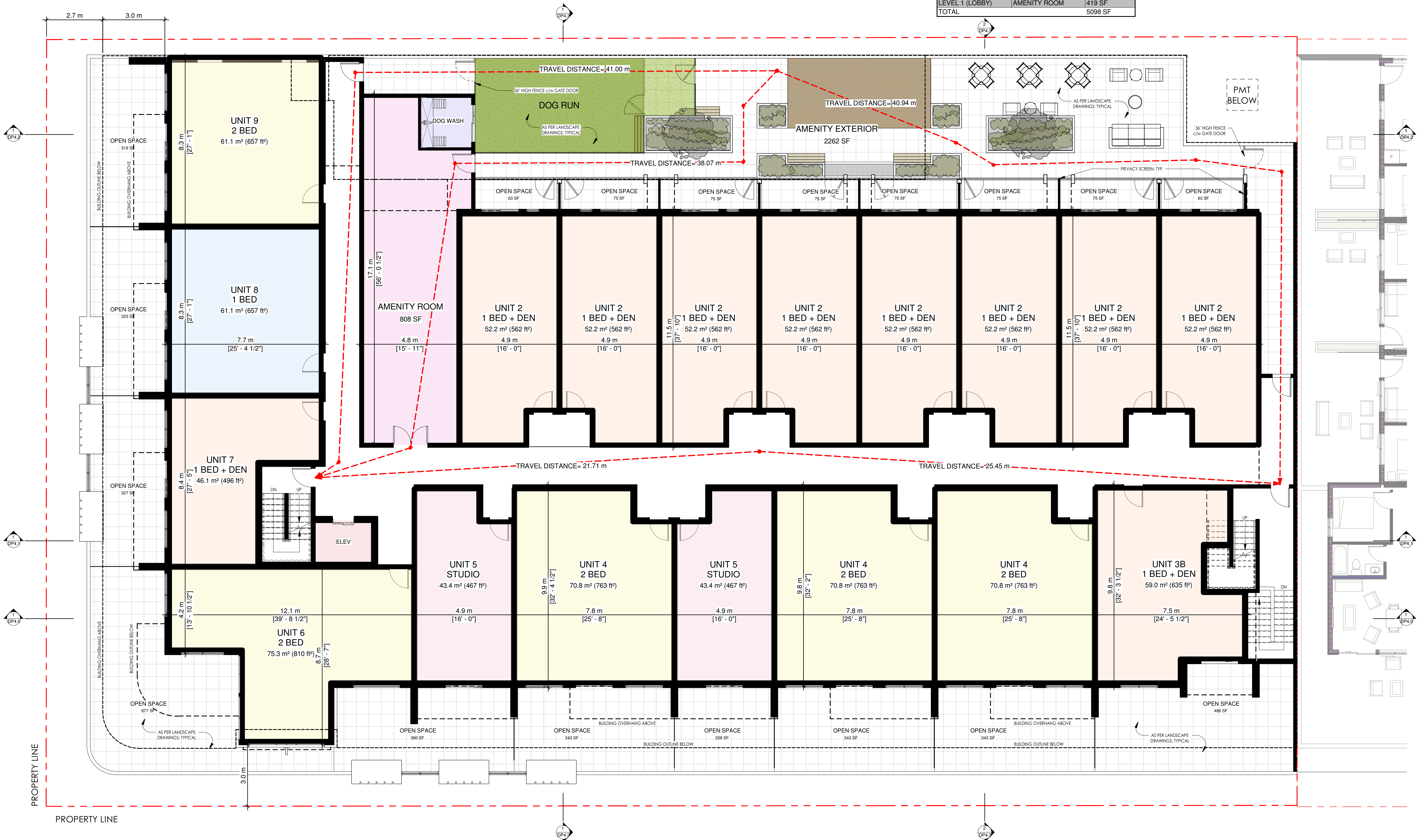
UNIT INFORMATION				
UNIT NAME	# BED RM.	AREA	COUNT	% OF TOTAL
UNIT 1	1 BED	51.1 m ² (551 ft ²)	6	6%
UNIT 2	1 BED + DEN	52.2 m ² (562 ft ²)	44	44%
UNIT 3	1 BED + DEN	57.3 m ² (616 ft ²)	3	3%
UNIT 3B	1 BED + DEN	59.0 m ² (635 ft ²)	1	1%
UNIT 4	2 BED	70.8 m ² (763 ft ²)	15	15%
UNIT 5	STUDIO	43.4 m ² (467 ft ²)	10	10%
UNIT 6	2 BED	75.3 m ² (810 ft ²)	5	5%
UNIT 7	1 BED + DEN	46.1 m ² (496 ft ²)	5	5%
UNIT 8	1 BED	61.1 m ² (657 ft ²)	5	5%
UNIT 9	2 BED	61.1 m ² (657 ft ²)	5	5%
UNIT 10	STUDIO	38.5 m ² (414 ft ²)	1	1%
TOTAL			100	100%

UNIT MIX TABLE		
# BED RM.	COUNT	% OF TOTAL
1 BED	11	11%
1 BED + DEN	53	53%
2 BED	25	25%
STUDIO	11	11%
	100	100%

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PROJECT: **SIREN**
554 - 574 CORONATION AVE

CLIENT: **FIFTH AVE PROPERTIES**
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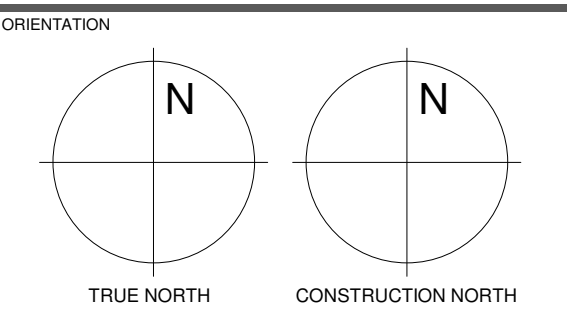
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DWG TITLE: **LEVEL 2 - FLOOR PLAN**



DATE: **2026-01-29 11:49:13 AM**

SCALE: **1/8" = 1'-0"** DRAWN BY: **JP**

DWG STATUS:

COORDINATION

PROJECT No. **24.021**

DRAWING No. **DP2.2** REVISION **1**

OPEN SPACE (PRIVATE)		
LEVEL		AREA
LEVEL 6		2132 SF
LEVEL 5		1471 SF
LEVEL 4		1471 SF
LEVEL 3		1471 SF
LEVEL 2		4325 SF
LEVEL 1 (LOBBY)		1142 SF
TOTAL		12010 SF
COMMON / PRIVATE AMENITY REQUIREMENT		
STUDIO UNITS = 11X 6 = 66 m²		
1 BDRM UNITS = 11 X 10= 110 m²		
1 BDRM + DEN UNITS = 53 X 10= 530 m²		
2 BDRM UNITS = 25 X 15 = 375 m²		
TOTAL 1081 m² (11,636 SF)		
AMENITY SPACE (INTERIOR & EXTERIOR)		
LEVEL	NAME	AREA
T/O ROOF PATIO	AMENITY EXTERIOR	1213 SF
T/O ROOF PATIO	AMENITY EXTERIOR (COVERED)	397 SF
LEVEL 2	AMENITY EXTERIOR	2262 SF
LEVEL 2	AMENITY ROOM	808 SF
LEVEL 1 (LOBBY)	AMENITY ROOM	419 SF
TOTAL		5098 SF

UNIT INFORMATION				
UNIT NAME	# BED RM.	AREA	COUNT	% OF TOTAL
UNIT 1	1 BED	51.1 m² (551 ft²)	6	6%
UNIT 2	1 BED + DEN	52.2 m² (562 ft²)	44	44%
UNIT 3	1 BED + DEN	57.3 m² (616 ft²)	3	3%
UNIT 3B	1 BED + DEN	59.0 m² (635 ft²)	1	1%
UNIT 4	2 BED	70.8 m² (763 ft²)	15	15%
UNIT 5	STUDIO	43.4 m² (467 ft²)	10	10%
UNIT 6	2 BED	75.3 m² (810 ft²)	5	5%
UNIT 7	1 BED + DEN	46.1 m² (496 ft²)	5	5%
UNIT 8	1 BED	61.1 m² (657 ft²)	5	5%
UNIT 9	2 BED	61.1 m² (657 ft²)	5	5%
UNIT 10	STUDIO	38.5 m² (414 ft²)	1	1%
TOTAL			100	100%
UNIT MIX TABLE				
# BED RM.			COUNT	% OF TOTAL
1 BED			11	11%
1 BED + DEN			53	53%
2 BED			25	25%
STUDIO			11	11%
			100	100%



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PROJECT : **SIREN**

CLIENT : **FIFTH AVE PROPERTIES**

554 - 574 CORONATION AVE

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BRITISH COLUMBIA

DWG TITLE

LEVEL 3 - FLOOR PLAN

ORIENTATION

TRUE NORTH

CONSTRUCTION NORTH

DATE

2026-01-29 11:49:14 AM

SCALE

1/8" = 1'-0"

DRAWN BY

JP

DWG STATUS :

COORDINATION

PROJECT No.

24.021

DRAWING No.

DP2.3

REVISION

1

OPEN SPACE (PRIVATE)		
LEVEL		AREA
LEVEL 6		2132 SF
LEVEL 5		1471 SF
LEVEL 4		1471 SF
LEVEL 3		1471 SF
LEVEL 2		4325 SF
LEVEL 1 (LOBBY)		1142 SF
TOTAL		12010 SF
COMMON / PRIVATE AMENITY REQUIREMENT		
STUDIO UNITS = 11X 6 = 66 m²		
1 BDRM UNITS = 11 X 10= 110 m²		
1 BDRM + DEN UNITS = 53 X 10= 530 m²		
2 BDRM UNITS = 25 X 15 = 375 m²		
TOTAL 1081 m² (11,636 SF)		
AMENITY SPACE (INTERIOR & EXTERIOR)		
LEVEL	NAME	AREA
T/O ROOF PATIO	AMENITY EXTERIOR	1213 SF
T/O ROOF PATIO	AMENITY EXTERIOR (COVERED)	397 SF
LEVEL 2	AMENITY EXTERIOR	2262 SF
LEVEL 2	AMENITY ROOM	808 SF
LEVEL 1 (LOBBY)	AMENITY ROOM	419 SF
TOTAL		5098 SF

UNIT INFORMATION				
UNIT NAME	# BED RM.	AREA	COUNT	% OF TOTAL
UNIT 1	1 BED	51.1 m² (551 ft²)	6	6%
UNIT 2	1 BED + DEN	52.2 m² (562 ft²)	44	44%
UNIT 3	1 BED + DEN	57.3 m² (616 ft²)	3	3%
UNIT 3B	1 BED + DEN	59.0 m² (635 ft²)	1	1%
UNIT 4	2 BED	70.8 m² (763 ft²)	15	15%
UNIT 5	STUDIO	43.4 m² (467 ft²)	10	10%
UNIT 6	2 BED	75.3 m² (810 ft²)	5	5%
UNIT 7	1 BED + DEN	46.1 m² (496 ft²)	5	5%
UNIT 8	1 BED	61.1 m² (657 ft²)	5	5%
UNIT 9	2 BED	61.1 m² (657 ft²)	5	5%
UNIT 10	STUDIO	38.5 m² (414 ft²)	1	1%
TOTAL			100	100%
UNIT MIX TABLE				
# BED RM.			COUNT	% OF TOTAL
1 BED			11	11%
1 BED + DEN			53	53%
2 BED			25	25%
STUDIO			11	11%
			100	100%



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PROJECT : **SIREN**

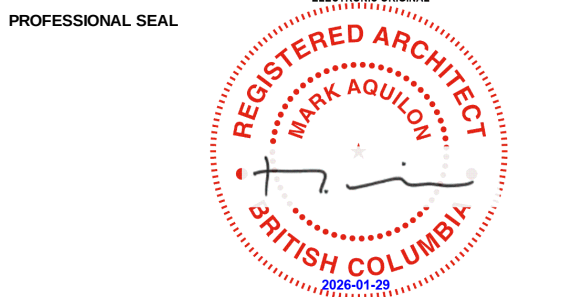
CLIENT : **FIFTH AVE PROPERTIES**

554 - 574 CORONATION AVE

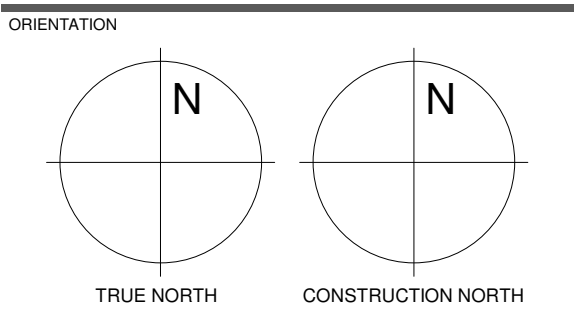
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DWG TITLE
LEVEL 4 - FLOOR PLAN



DATE **2026-01-29 11:49:16 AM**

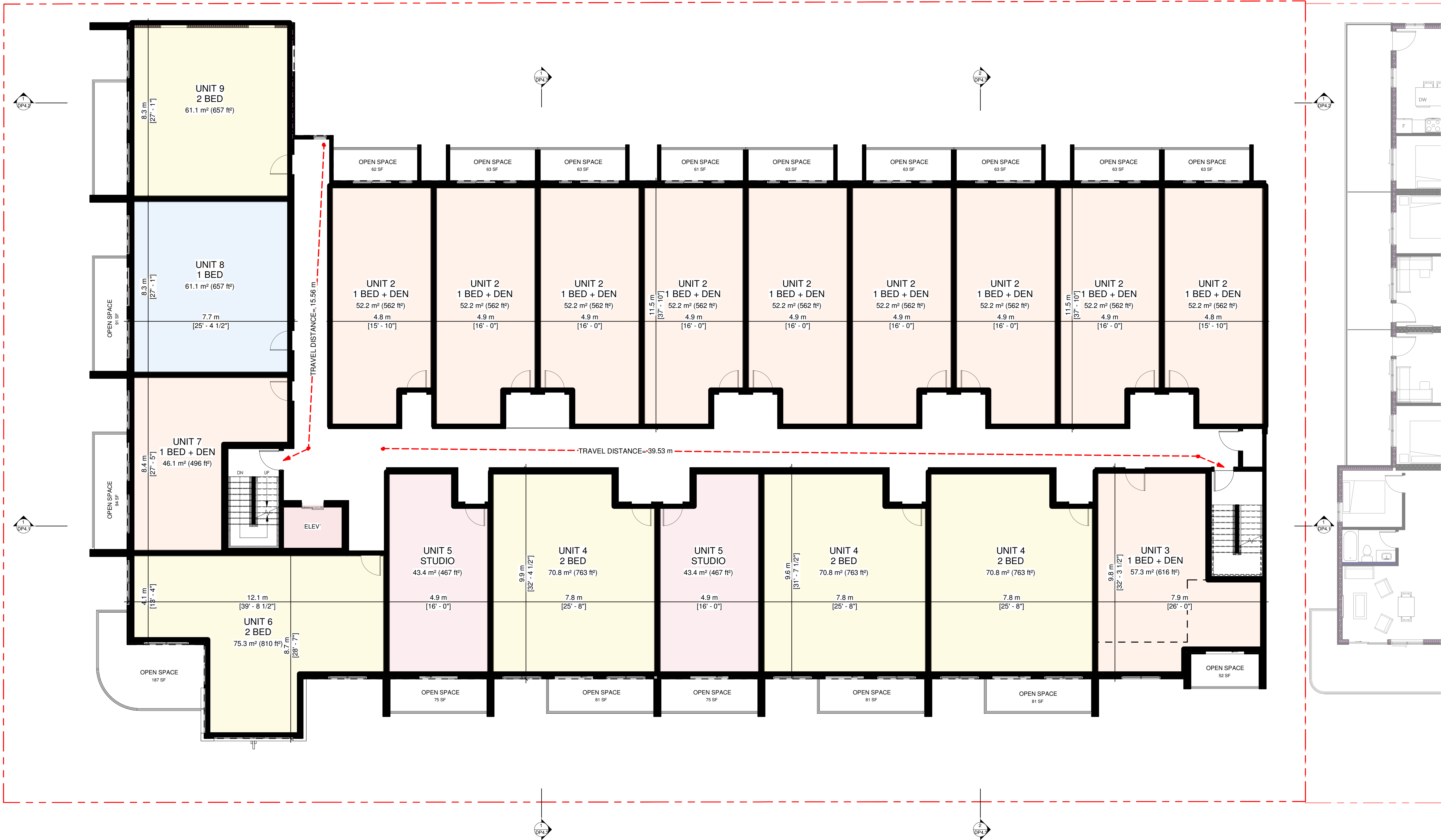
SCALE **1/8" = 1'-0"** DRAWN BY **JP**

DWG STATUS : **COORDINATION**

PROJECT No.	24.021	
DRAWING No.	DP2.4	REVISION 1

OPEN SPACE (PRIVATE)		
LEVEL		AREA
LEVEL 6		2132 SF
LEVEL 5		1471 SF
LEVEL 4		1471 SF
LEVEL 3		1471 SF
LEVEL 2		4325 SF
LEVEL 1 (LOBBY)		1142 SF
TOTAL		12010 SF
COMMON / PRIVATE AMENITY REQUIREMENT		
STUDIO UNITS = 11X 6 = 66 m²		
1 BDRM UNITS = 11 X 10= 110 m²		
1 BDRM + DEN UNITS = 53 X 10= 530 m²		
2 BDRM UNITS = 25 X 15 = 375 m²		
TOTAL 1081 m² (11,636 SF)		
AMENITY SPACE (INTERIOR & EXTERIOR)		
LEVEL	NAME	AREA
T/O ROOF PATIO	AMENITY EXTERIOR	1213 SF
T/O ROOF PATIO	AMENITY EXTERIOR (COVERED)	397 SF
LEVEL 2	AMENITY EXTERIOR	2262 SF
LEVEL 2	AMENITY ROOM	808 SF
LEVEL 1 (LOBBY)	AMENITY ROOM	419 SF
TOTAL		5098 SF

UNIT INFORMATION				
UNIT NAME	# BED RM.	AREA	COUNT	% OF TOTAL
UNIT 1	1 BED	51.1 m² (551 ft²)	6	6%
UNIT 2	1 BED + DEN	52.2 m² (562 ft²)	44	44%
UNIT 3	1 BED + DEN	57.3 m² (616 ft²)	3	3%
UNIT 3B	1 BED + DEN	59.0 m² (635 ft²)	1	1%
UNIT 4	2 BED	70.8 m² (763 ft²)	15	15%
UNIT 5	STUDIO	43.4 m² (467 ft²)	10	10%
UNIT 6	2 BED	75.3 m² (810 ft²)	5	5%
UNIT 7	1 BED + DEN	46.1 m² (496 ft²)	5	5%
UNIT 8	1 BED	61.1 m² (657 ft²)	5	5%
UNIT 9	2 BED	61.1 m² (657 ft²)	5	5%
UNIT 10	STUDIO	38.5 m² (414 ft²)	1	1%
TOTAL			100	100%
UNIT MIX TABLE				
# BED RM.			COUNT	% OF TOTAL
1 BED			11	11%
1 BED + DEN			53	53%
2 BED			25	25%
STUDIO			11	11%
			100	100%



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PROJECT : **SIREN**
554 - 574 CORONATION AVE

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PROFESSIONAL SEAL
REGISTERED ARCHITECT
MARK AQUINO
BRITISH COLUMBIA

DWG TITLE
LEVEL 5 - FLOOR PLAN

ORIENTATION
TRUE NORTH
CONSTRUCTION NORTH

DATE
2026-01-29 11:49:17 AM

SCALE
1/8" = 1'-0"

DWG STATUS :
DRAWN BY
JP

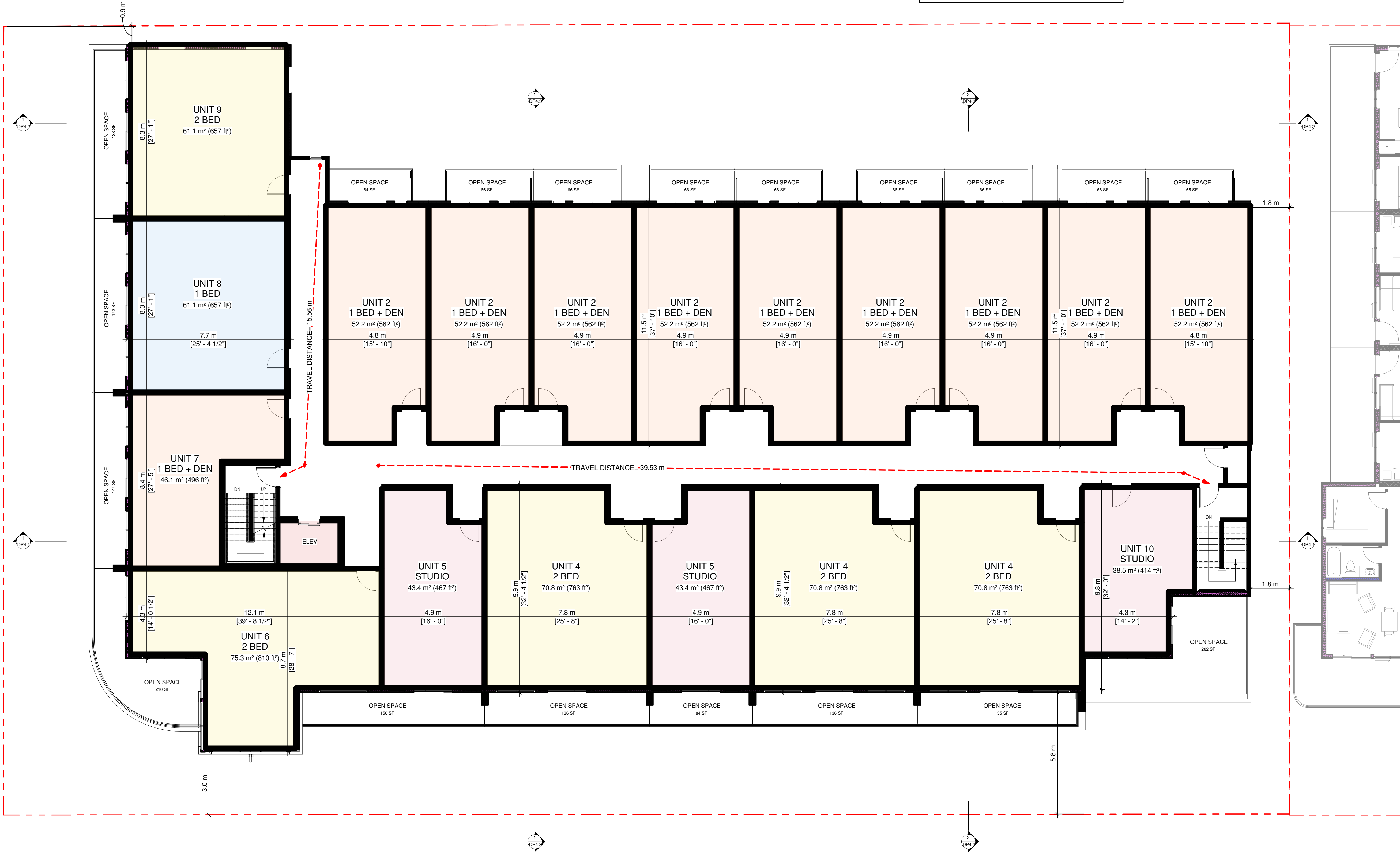
COORDINATION

PROJECT No.
24.021

REVISION
DP2.5
1

OPEN SPACE (PRIVATE)		
LEVEL	AREA	
LEVEL 6	2132 SF	
LEVEL 5	1471 SF	
LEVEL 4	1471 SF	
LEVEL 3	1471 SF	
LEVEL 2	4325 SF	
LEVEL 1 (LOBBY)	1142 SF	
TOTAL	12010 SF	
COMMON / PRIVATE AMENITY REQUIREMENT		
STUDIO UNITS = 11X 6 = 66 m ²		
1 BDRM UNITS = 11 X 10= 110 m ²		
1 BDRM + DEN UNITS = 53 X 10= 530 m ²		
2 BDRM UNITS = 25 X 15 = 375 m ²		
TOTAL 1081 m ² (11,636 SF)		
AMENITY SPACE (INTERIOR & EXTERIOR)		
LEVEL	NAME	AREA
T/O ROOF PATIO	AMENITY EXTERIOR	1213 SF
T/O ROOF PATIO	AMENITY EXTERIOR (COVERED)	397 SF
LEVEL 2	AMENITY EXTERIOR	2262 SF
LEVEL 2	AMENITY ROOM	808 SF
LEVEL 1 (LOBBY)	AMENITY ROOM	419 SF
TOTAL		5098 SF

UNIT INFORMATION				
UNIT NAME	# BED RM.	AREA	COUNT	% OF TOTAL
UNIT 1	1 BED	51.1 m² (551 ft²)	6	6%
UNIT 2	1 BED + DEN	52.2 m² (562 ft²)	44	44%
UNIT 3	1 BED + DEN	57.3 m² (616 ft²)	3	3%
UNIT 3B	1 BED + DEN	59.0 m² (635 ft²)	1	1%
UNIT 4	2 BED	70.8 m² (763 ft²)	15	15%
UNIT 5	STUDIO	43.4 m² (467 ft²)	10	10%
UNIT 6	2 BED	75.3 m² (810 ft²)	5	5%
UNIT 7	1 BED + DEN	46.1 m² (496 ft²)	5	5%
UNIT 8	1 BED	61.1 m² (657 ft²)	5	5%
UNIT 9	2 BED	61.1 m² (657 ft²)	5	5%
UNIT 10	STUDIO	38.5 m² (414 ft²)	1	1%
TOTAL			100	100%
UNIT MIX TABLE				
# BED RM.		COUNT	% OF TOTAL	
1 BED		11	11%	
1 BED + DEN		53	53%	
2 BED		25	25%	
STUDIO		11	11%	
		100	100%	



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NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2026.01.28

PROJECT : **SIREN**

CLIENT : **FIFTH AVE PROPERTIES**

554 - 574 CORONATION AVE

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DWG TITLE

LEVEL 6 - FLOOR PLAN

ORIENTATION

TRUE NORTH CONSTRUCTION NORTH

DATE

2026-01-29 11:49:18 AM

SCALE

1/8" = 1'-0" DRAWN BY JP

DWG STATUS :

COORDINATION

PROJECT No.

24.021

DRAWING No.

DP2.6

REVISION

1

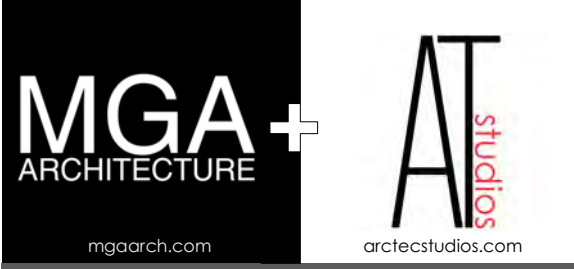
ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2026.01.28

PROJECT: **SIREN**

554 - 574 CORONATION AVE

CLIENT: **FIFTH AVE PROPERTIES**

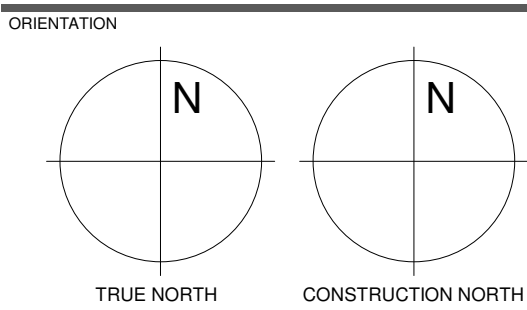
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PROFESSIONAL SEAL



DWG TITLE: **ROOF PLAN**



DATE: 2026-01-29 11:49:18 AM

SCALE: 1/8" = 1'-0" DRAWN BY: JP

DWG STATUS: **COORDINATION**

PROJECT No.	24.021
DRAWING No.	DP2.7
REVISION	1

ELEVATION MATERIALS	
NO.	MATERIAL
1	FIBRE CEMENT PANEL (SMOOTH)(COLOUR = ARCTIC WHITE c/w WHITE REVEALS)
2a	FIBRE CEMENT BOARD & BATTEN (COLOUR - WHITE)
2b	FIBRE CEMENT BOARD & BATTEN (COLOUR - AGED PEWTER - JAMES HARDIE)
2c	FIBRE CEMENT BOARD & BATTEN (COLOUR - BLACK)
3	FIBRE CEMENT BOARD (COLOUR = ARCTIC WHITE)
4	BRICK (MUTUAL MATERIALS)(COLOUR = MOUNTAIN BLEND)
5	SIDING & SOFFIT (WESTFORM WOOD GRAIN METAL SIDING)(COLOUR = PONDEROSA)
6	CONCRETE - ARCHITECTURAL SMOOTH FINISH
8a	ALUMINUM GLASS RAILINGS - FACE MOUNT (BLACK)
8b	ALUMINUM GLASS RAILINGS - INSIDE FACE MOUNT - ENSURE PICKET SPACING MEET CODE 3.3.1.18 NON CLIMBABLE (BLACK)
8c	ALUMINUM PRIVACY GLASS
9	BOLLARD
10	COMPOSITE ACCENT PANEL - BLACK
11	DOOR - ALUM
12	OVERHEAD DOOR
13	ROOF TOP ACCESS HATCH
14	BIKE RACKS - "SLOAN" by www.monstheracks.com (BLACK)
15	METAL COVER (TO MATCH ADJACENT MATERIAL)
16	FASCIA (METAL)(BLACK)
17	LIGHTING STRIP (AMBIANT LIGHTING ONLY)
18	TRANSFORMER, AS PER ELECTRICAL REQUIREMENTS; PAD TO BE INSTALLED AS PER FORTIS REQUIREMENTS

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ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2026.01.28



PROJECT: **SIREN**
CLIENT: **FIFTH AVE PROPERTIES**
554 - 574 CORONATION AVE

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DWG TITLE
BUILDING ELEVATION

ORIENTATION
TRUE NORTH
CONSTRUCTION NORTH

DATE: 2026-01-29 11:49:39 AM
SCALE: 1/8" = 1'-0" DRAWN BY: JP

DWG STATUS: COORDINATION

PROJECT No. 24.021
DRAWING No. **DP3.0** REVISION 1

ELEVATION MATERIALS	
NO.	MATERIAL
1	FIBRE CEMENT PANEL (SMOOTH)(COLOUR = ARCTIC WHITE c/w WHITE REVEALS)
2a	FIBRE CEMENT BOARD & BATTEN (COLOUR - WHITE)
2b	FIBRE CEMENT BOARD & BATTEN (COLOUR - AGED PEWTER - JAMES HARDIE)
2c	FIBRE CEMENT BOARD & BATTEN (COLOUR - BLACK)
3	FIBRE CEMENT BOARD (COLOUR = ARTIC WHITE)
4	BRICK (MUTUAL MATERIALS)(COLOUR = MOUNTAIN BLEND)
5	SIDING & SOFFIT (WESTFORM WOOD GRAIN METAL SIDING)(COLOUR = PONDEROSA)
6	CONCRETE - ARCHITECTURAL SMOOTH FINISH
8a	ALUMINUM GLASS RAILINGS - FACE MOUNT (BLACK)
8b	ALUMINUM GLASS RAILINGS - INSIDE FACE MOUNT - ENSURE PICKET SPACING MEET CODE 3.3.1.18 NON CLIMBABLE (BLACK)
8c	ALUMINUM PRIVACY GLASS
9	BOLLARD
10	COMPOSITE ACCENT PANEL - BLACK
11	DOOR - ALUM
12	OVERHEAD DOOR
13	ROOF TOP ACCESS HATCH
14	BIKE RACKS - "SLOAN" by www.monstheracks.com (BLACK)
15	METAL COVER (TO MATCH ADJACENT MATERIAL)
16	FASCIA (METAL)(BLACK)
17	LIGHTING STRIP (AMBIANT LIGHTING ONLY)
18	TRANSFORMER; AS PER ELECTRICAL REQUIREMENTS; PAD TO BE INSTALLED AS PER FORTIS REQUIREMETNS



1 WEST ELEVATION
DP3.1 1/8" = 1'-0"

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1	ISSUED FOR DEVELOPMENT PERMIT	2026.01.28

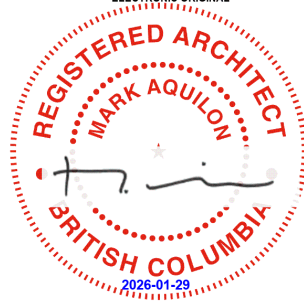
PROJECT: **SIREN**
554 - 574 CORONATION AVE

CLIENT: **FIFTH AVE PROPERTIES**

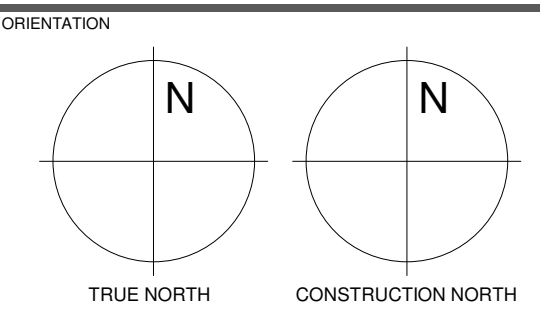
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DWG TITLE: **BUILDING ELEVATION**



DATE: 2026-01-29 11:49:55 AM
SCALE: 1/8" = 1'-0" DRAWN BY: JP

DWG STATUS:

COORDINATION

PROJECT No.

24.021

DRAWING No.

DP3.1

REVISION

1

ELEVATION MATERIALS	
NO.	MATERIAL
1	FIBRE CEMENT PANEL (SMOOTH)(COLOUR = ARCTIC WHITE c/w WHITE REVEALS)
2a	FIBRE CEMENT BOARD & BATTEN (COLOUR = WHITE)
2b	FIBRE CEMENT BOARD & BATTEN (COLOUR = AGED PEWTER - JAMES HARDIE)
2c	FIBRE CEMENT BOARD & BATTEN (COLOUR = BLACK)
3	FIBRE CEMENT BOARD (COLOUR = ARCTIC WHITE)
4	BRICK (MUTUAL MATERIALS)(COLOUR = MOUNTAIN BLEND)
5	SIDING & SOFFIT (WESTFORM WOOD GRAIN METAL SIDING)(COLOUR = PONDEROSA)
6	CONCRETE - ARCHITECTURAL SMOOTH FINISH
8a	ALUMINUM GLASS RAILINGS - FACE MOUNT (BLACK)
8b	ALUMINUM GLASS RAILINGS - INSIDE FACE MOUNT - ENSURE PICKET SPACING MEET CODE 3.3.1.18 NON CLIMBABLE (BLACK)
8c	ALUMINUM PRIVACY GLASS
9	BOLLARD
10	COMPOSITE ACCENT PANEL - BLACK
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12	OVERHEAD DOOR
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14	BIKE RACKS - "SLOAN" by www.monstheracks.com (BLACK)
15	METAL COVER (TO MATCH ADJACENT MATERIAL)
16	FASCIA (METAL)(BLACK)
17	LIGHTING STRIP (AMBIANT LIGHTING ONLY)
18	TRANSFORMER: AS PER ELECTRICAL REQUIREMENTS; PAD TO BE INSTALLED AS PER FORTIS REQUIREMENTS



2 NORTH ELEVATION
DP3.2 1/8" = 1'-0"

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PROJECT: **SIREN**
554 - 574 CORONATION AVE

CLIENT: **FIFTH AVE PROPERTIES**
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DWG TITLE: **BUILDING ELEVATION**

ORIENTATION:
TRUE NORTH
CONSTRUCTION NORTH

DATE: 2026-01-29 11:50:08 AM
SCALE: 1/8" = 1'-0" DRAWN BY: JP

DWG STATUS: **COORDINATION**

PROJECT No.	24.021
DRAWING No.	DP3.2
REVISION	1

ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2026.01.28

ELEVATION MATERIALS	
NO.	MATERIAL
1	FIBRE CEMENT PANEL (SMOOTH)(COLOUR = ARCTIC WHITE c/w WHITE REVEALS)
2a	FIBRE CEMENT BOARD & BATTEN (COLOUR - WHITE)
2b	FIBRE CEMENT BOARD & BATTEN (COLOUR - AGED PEWTER - JAMES HARDIE)
2c	FIBRE CEMENT BOARD & BATTEN (COLOUR - BLACK)
3	FIBRE CEMENT BOARD (COLOUR = ARCTIC WHITE)
4	BRICK (MUTUAL MATERIALS)(COLOUR = MOUNTAIN BLEND)
5	SIDING & SOFFIT (WESTFORM WOOD GRAIN METAL SIDING)(COLOUR = PONDEROSA)
6	CONCRETE - ARCHITECTURAL SMOOTH FINISH
8a	ALUMINUM GLASS RAILINGS - FACE MOUNT (BLACK)
8b	ALUMINUM GLASS RAILINGS - INSIDE FACE MOUNT - ENSURE PICKET SPACING MEET CODE 3.3.1.18 NON CLIMBABLE (BLACK)
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17	LIGHTING STRIP (AMBIANT LIGHTING ONLY)
18	TRANSFORMER; AS PER ELECTRICAL REQUIREMENTS; PAD TO BE INSTALLED AS PER FORTIS REQUIREMENTS

PROJECT : **SIREN**

CLIENT

**FIFTH AVE
PROPERTIES**

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BRITISH COLUMBIA

DWG TITLE

**BUILDING
ELEVATION**

ORIENTATION

TRUE NORTH

CONSTRUCTION NORTH

DATE

2026-01-29 11:50:30 AM

SCALE

1/8" = 1'-0"

DRAWN BY

JP

DWG STATUS :

COORDINATION

PROJECT No.

24.021

DRAWING No.

DP3.3

REVISION

1

554 - 574 CORONATION AVE

1/2 ROOF PATIO
366.56 m

1/2 ROOF
365.37 m

LEVEL 6
361.97 m

LEVEL 5
358.54 m

LEVEL 4
355.72 m

LEVEL 3
352.60 m

LEVEL 2
349.47 m

PARKADE (P1)
346.35 m

LEVEL 1 (LOBBY)
344.85 m

GRADE
344.70 m

LEVEL 0 (PO)
343.62 m

STORAGE
346.98 m

1/2 ROOF PATIO
366.56 m

1/2 ROOF
365.37 m

LEVEL 6
361.97 m

LEVEL 5
358.54 m

LEVEL 4
355.72 m

LEVEL 3
352.60 m

LEVEL 2
349.47 m

UNIT 2
538 SF

UNIT 2
538 SF

UNIT 2
538 SF

UNIT 2
538 SF

UNIT 2
538 SF

AMENITY EXTERIOR
258.8 SF

1/2 ROOF PATIO
366.56 m

1/2 ROOF
365.37 m

LEVEL 6
361.97 m

LEVEL 5
358.54 m

LEVEL 4
355.72 m

LEVEL 3
352.60 m

LEVEL 2
349.47 m

UNIT 2
538 SF

UNIT 2
538 SF

UNIT 2
538 SF

UNIT 2
538 SF

UNIT 2
538 SF

AMENITY EXTERIOR
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LEVEL 5
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LEVEL 4
355.72 m

LEVEL 3
352.60 m

LEVEL 2
349.47 m

PARKADE (P1)
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LEVEL 1 (LOBBY)
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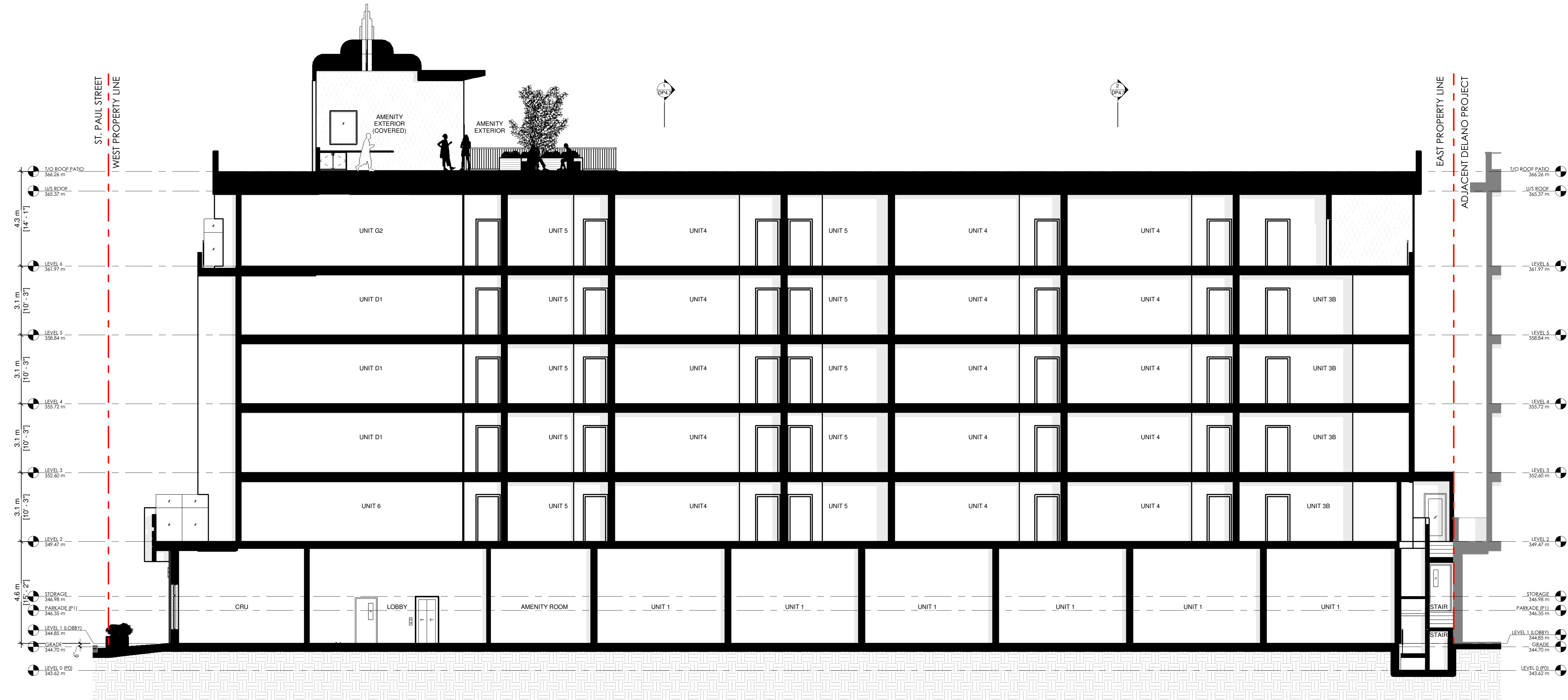
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GRADE
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ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2026.01.28

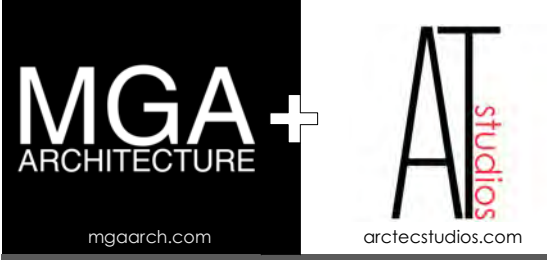


1 BUILDING SECTION - WEST/ EAST LOOKING NORTH
DP4.0 1/8" = 1'-0"

PROJECT :
SIREN
554 - 574 CORONATION AVE

CLIENT
FIFTH AVE PROPERTIES

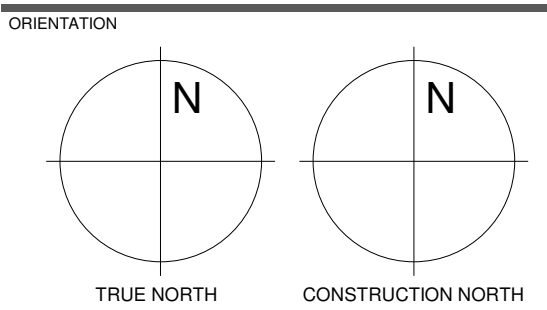
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT.



PROFESSIONAL SEAL



DWG TITLE
BUILDING SECTIONS

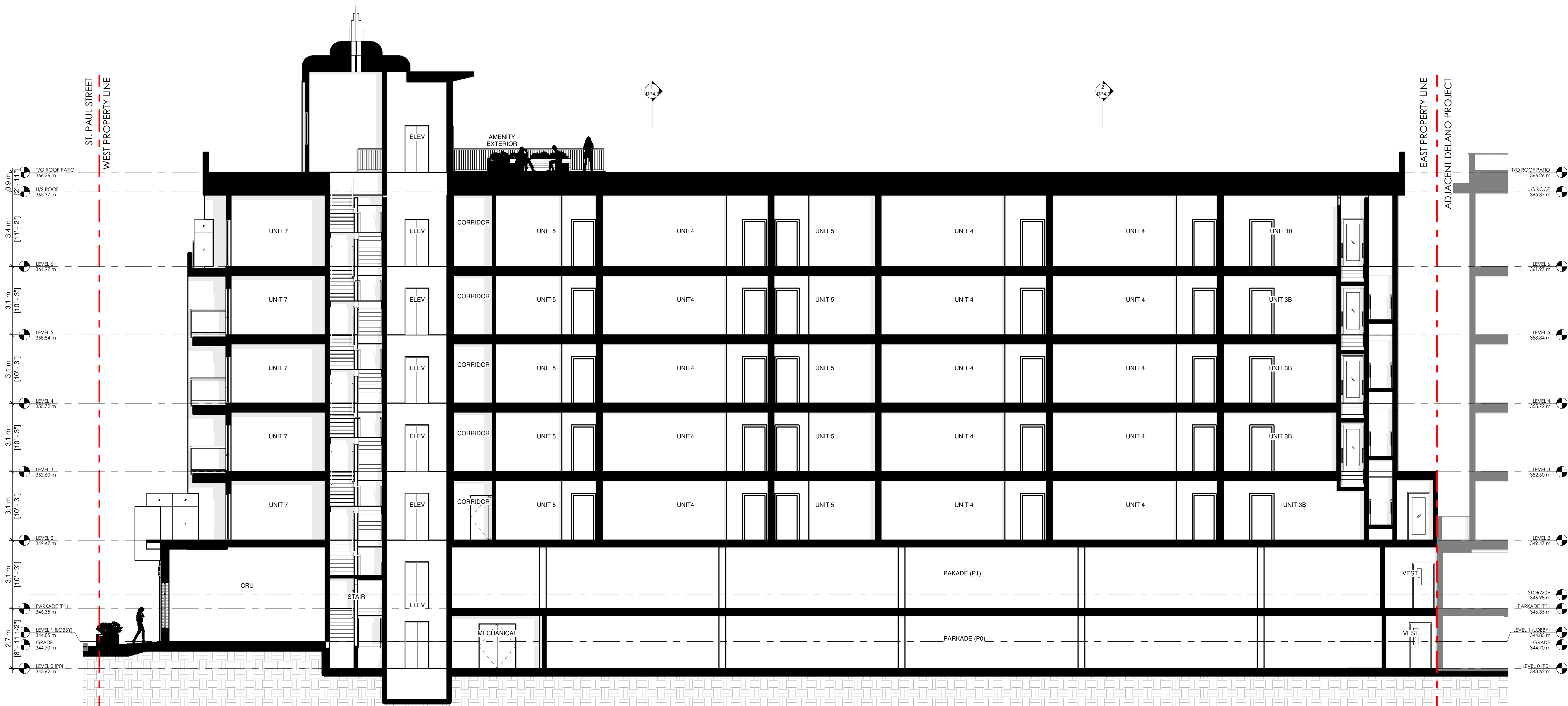


DATE 2026-01-29 11:50:35 AM
SCALE 1/8" = 1'-0" DRAWN BY JP

DWG STATUS :
COORDINATION

PROJECT No.	24.021
DRAWING No.	DP4.0
REVISION	1

ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2026.01.28

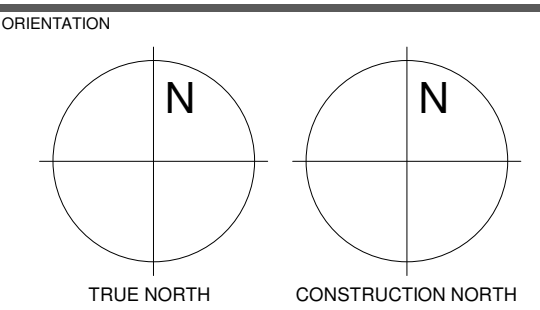


1 BUILDING SECTION - WEST/ EAST LOOKING NORTH
DP4.1/ 1/8" = 1'-0"

PROJECT :
SIREN
CLIENT
FIFTH AVE
PROPERTIES
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TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES
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DWG TITLE
BUILDING SECTIONS

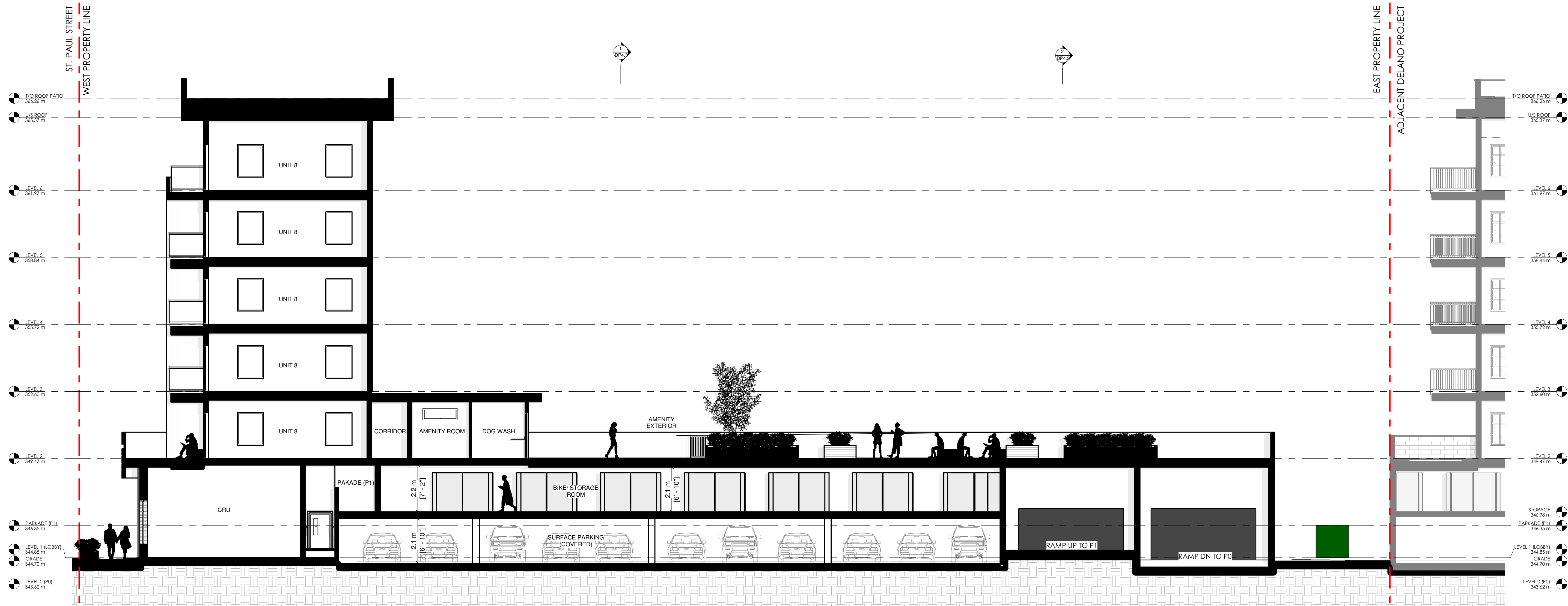


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DRAWN BY
JP

DWG STATUS :
COORDINATION

PROJECT No.	24.021
DRAWING No.	DP4.1
REVISION	1

ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2026.01.28

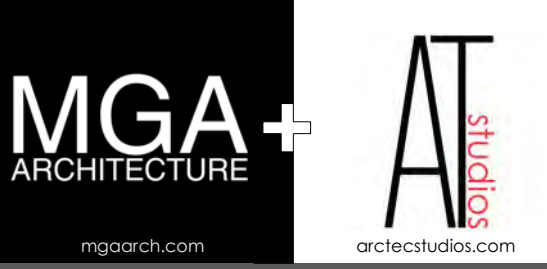


1 BUILDING SECTION - WEST/ EAST LOOKING NORTH
DP4.2 1/8" = 1'-0"

PROJECT: **SIREN**
554 - 574 CORONATION AVE

CLIENT: **FIFTH AVE PROPERTIES**

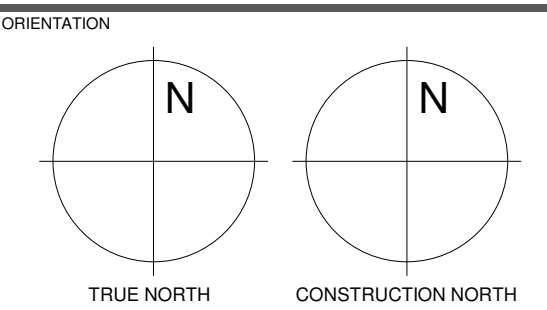
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT.



PROFESSIONAL SEAL



DWG TITLE: **BUILDING SECTIONS**



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DWG STATUS: **COORDINATION**

PROJECT No.: **24.021**

DRAWING No.: **DP4.2** REVISION: **1**

ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2026.01.28

PROJECT: **SIREN**
554 - 574 CORONATION AVE

CLIENT: **FIFTH AVE
PROPERTIES**

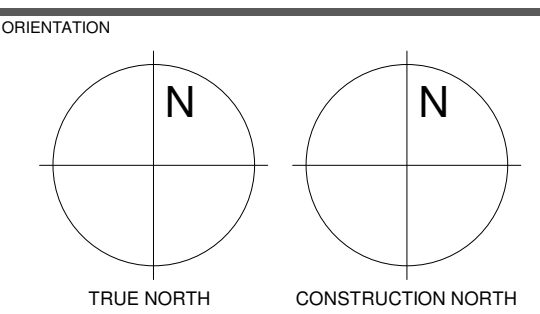
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PROFESSIONAL SEAL



DWG TITLE
BUILDING SECTIONS



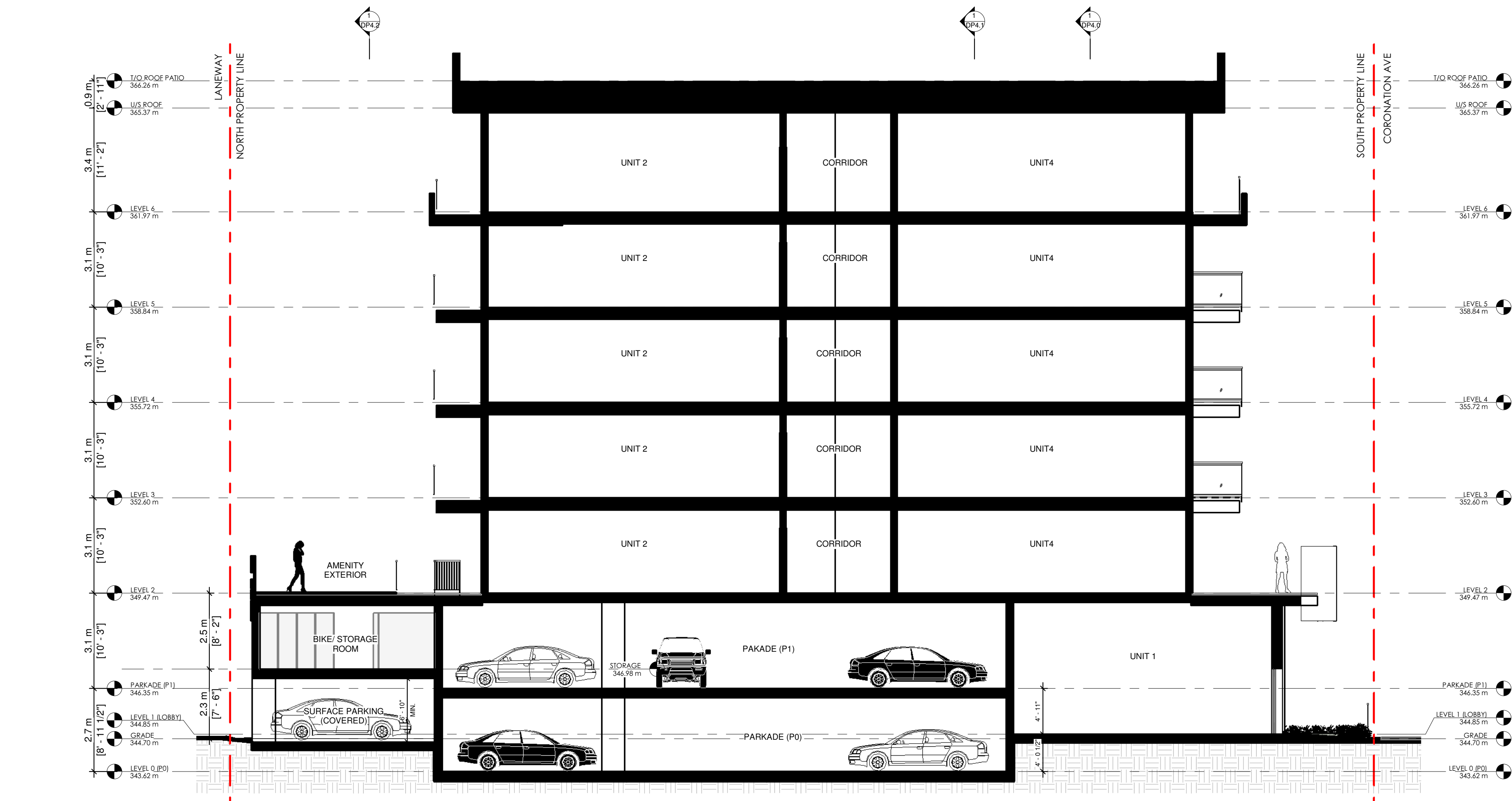
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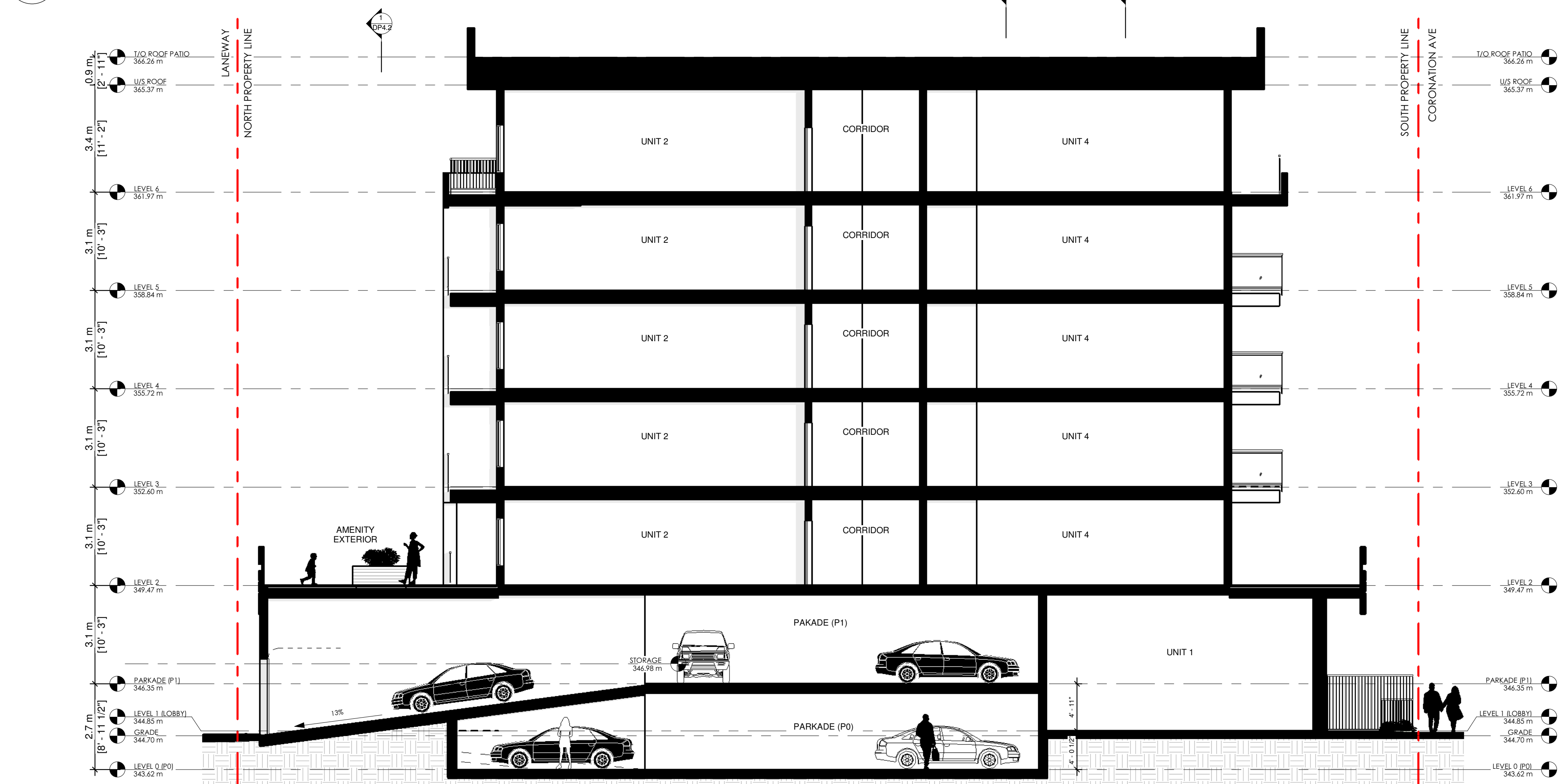
DWG STATUS: **COORDINATION**

PROJECT No.
24.021

DRAWING No.	REVISION
DP4.3	1



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



2
DP4.3 BUILDING SECTION - NORTH/ SOUTH LOOKING EAST
1/8" = 1'-0"

ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2026.01.28



NOLITA
FIFTH
PROPERTIES

DELANO
FIFTH
PROPERTIES

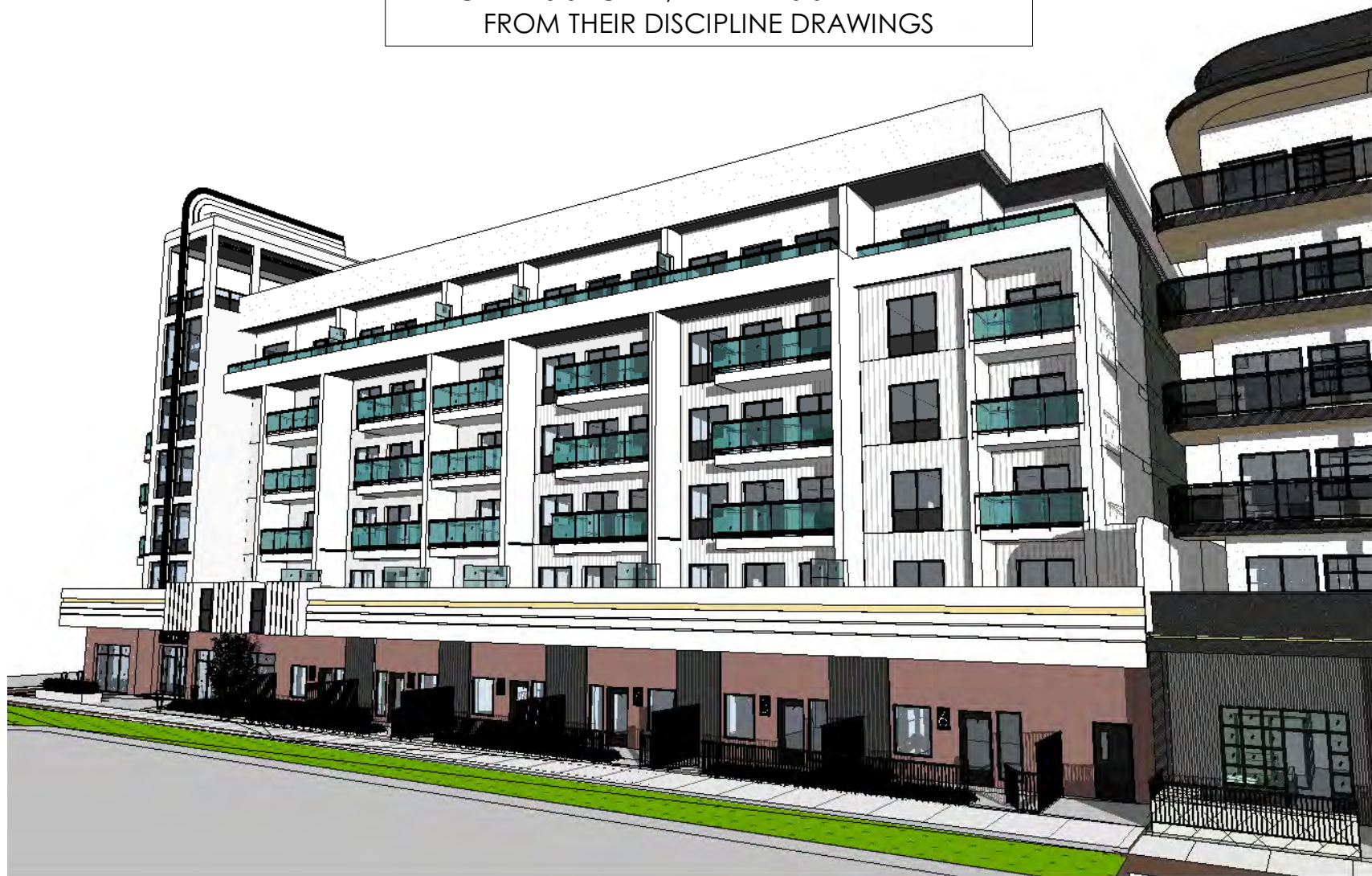
SIREN
FIFTH
PROPERTIES

LANDSCAPE & CIVIL ITEMS SHOWN FOR
REFERENCE ONLY AND MAY NOT REPRESENT
EXACTLY AS SHOWN; ALL ITEMS SHALL BE TAKEN
FROM THEIR DISCIPLINE DRAWINGS

1 FIFTH AVENUE PROPERTIES - CORONATION DISTRICT
DP5.0



2 SOUTH WEST PERSPECTIVE
DP5.0



3 SOUTH EAST PERSPECTIVE
DP5.0



4 NORTH EAST @ ROOF TOP AMENITY
DP5.0



5 NORTH WEST PERSPECTIVE
DP5.0



THESE RENDER ARE AN ARTISTIC IMPRESSION ONLY. REFER TO CONSTRUCTION
DOCUMENTS FOR ALL ACCURATE DIMENSIONS, MATERIALS, AND DETAILS.



6 NORTH EAST PERSPECTIVE
DP5.0

PROJECT:
SIREN
554 - 574 CORONATION AVE

CLIENT
FIFTH
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ARCHITECTURE
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AT
SOLISTS
architects.com

DWG TITLE
**PROJECT
PERSPECTIVES**

ORIENTATION
TRUE NORTH
CONSTRUCTION NORTH

DATE
2026-01-29 11:52:08 AM

SCALE
DRAWN BY
JP

DWG STATUS:
COORDINATION

PROJECT No.
24.021

DRAWING No.
DP5.0

REVISION
1

SIREN

MATERIAL BOARD



aluminum storefront - solarban 60



ALUMINUM FRAME - CLEAR ANODIZED



CONCRETE - TEXTURED
NATURAL FINISHES w/
SEALERS



JAMES HARDIE -
SMOOTH PANEL SIDING -
ARCTIC WHITE



JAMES HARDIE - BOARD
& BATTEN - MIDNIGHT
SOOT



JAMES HARDIE - BOARD
& BATTEN - ARCTIC
WHITE



JAMES HARDIE - BOARD
& BATTEN - AGED
PEWTER



EXPOSED ARCHITECTURAL CONCRETE - SEALED



BALCONY RAILING SYSTEM @ L6



CEMENT PANEL SYSTEM



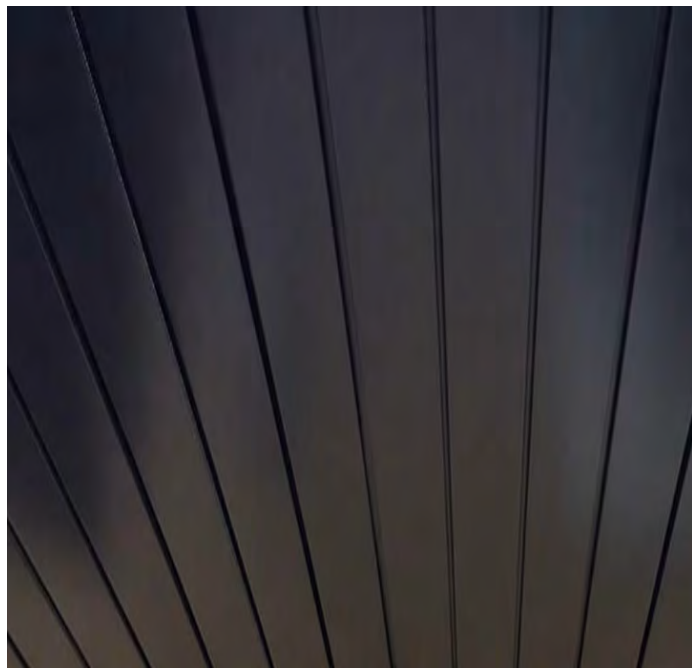
VINYL, METAL CLAD WINDOW SYSTEMS - TRIPLE GLAZED



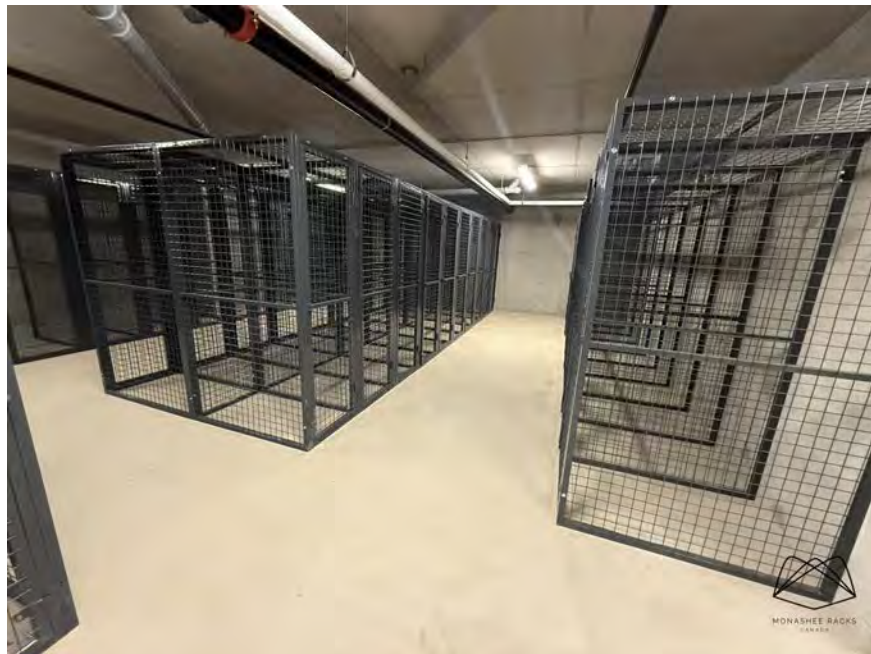
PERMEABLE GROUND WORKS



MUTUAL MATERIALS BRICK - MOUNTAIN BLEND



SOFFIT (VENTED) - BLACK



BIKE STORAGE LOCKERS BY MONASHEE RACKS
CANADA OR EQUAL



BIKE REPAIR STATION



GROUND ANCHORED EXTERIOR
BIKE RACKS

THE CONTENTS OF THIS DRAWING AND SPECIFICATIONS
REMAIN THE COPYRIGHT PROPERTY OF
MGA ARCHITECTURE INC.
AND MUST BE RETURNED UPON COMPLETION OF THE WORK.

ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2026.01.28

PROJECT :

SIREN

554 - 574 CORONATION AVE

CLIENT

FIFTH AVE
PROPERTIES

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PROFESSIONAL SEAL



DWG TITLE

MATERIAL BOARD

ORIENTATION

DATE

2026-01-29 11:52:09 AM

SCALE

1 : 40

DRAWN BY

JP

DWG STATUS :

COORDINATION

PROJECT No.

24.021

DRAWING No.

DP6.0

REVISION

1

FIFTH AVENUE PROPERTIES

THE SIRENS, KELOWNA, BC

LANDSCAPE WORKS - ISSUED FOR DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

JANUARY 30, 2026

LIST OF DRAWINGS

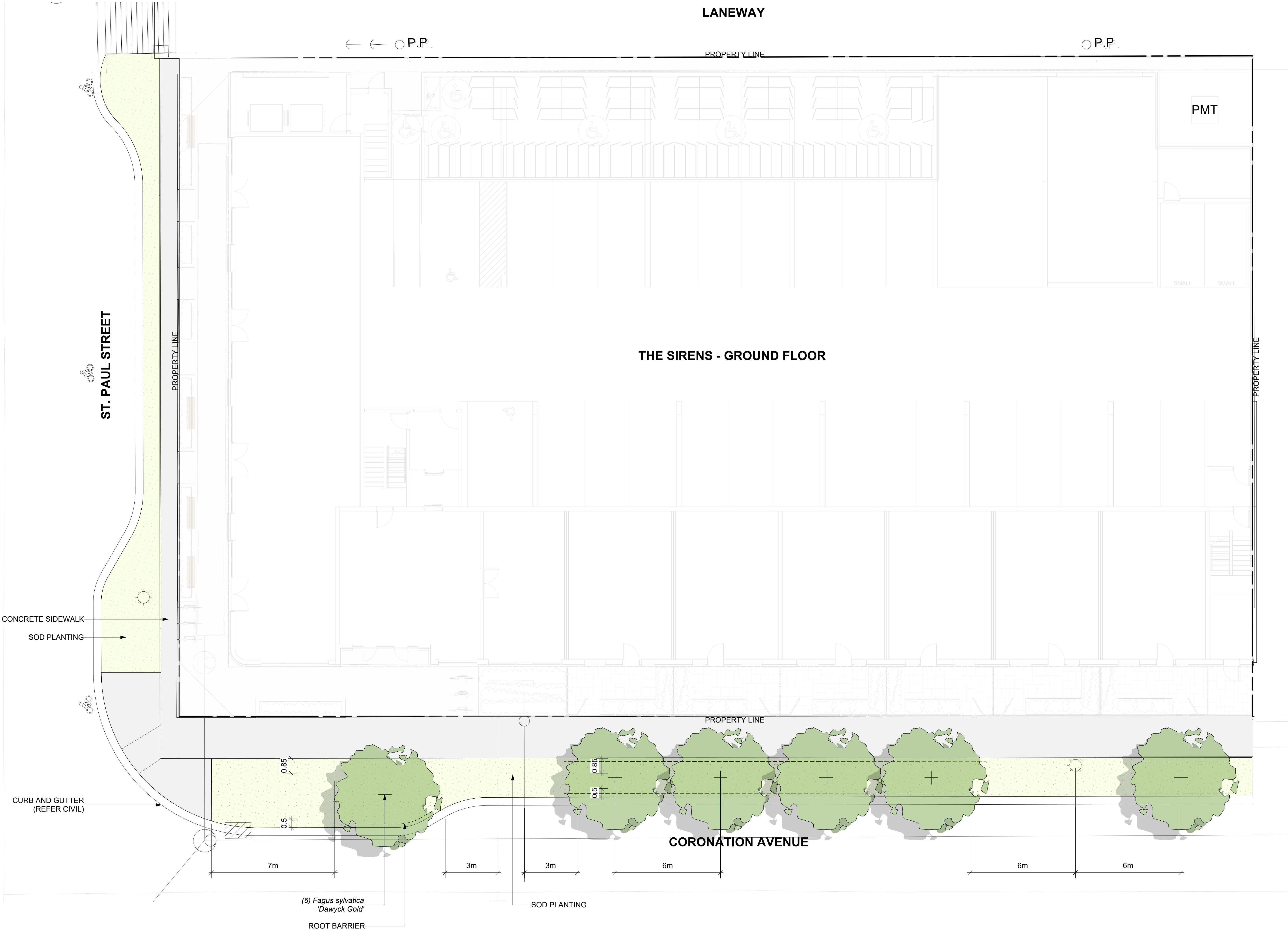
LDP1.0	LANDSCAPE SITE PLAN - OFF SITE
LDP2.0	LANDSCAPE SITE PLAN - GROUND LEVEL
LDP2.1	LANDSCAPE SITE PLAN - LEVEL 2
LDP2.2	LANDSCAPE SITE PLAN - ROOF TOP
LDP3.0	WATER CONSERVATION PLAN - OFF SITE
LDP3.1	WATER CONSERVATION PLAN - GROUND LEVEL
LDP3.2	WATER CONSERVATION PLAN - LEVEL 2
LDP3.3	WATER CONSERVATION PLAN - ROOF TOP
LDP4.0	DEVELOPMENT PERMIT DETAILS - ONSITE
LDP4.1	DEVELOPMENT PERMIT DETAILS - OFFSITE



KEY PLAN 1:500

ZONING ANALYSIS TABLE

PROJECT NAME: THE SIRENS PROJECT			
	UC1 ZONE	Proposed	Compliance (Y/N)
Min. tree amount	0	10	Y
Min. deciduous tree caliper:	Large: 5cm Medium: 4cm Small:3cm	0	Y
Min. coniferous tree height:	250cm	N/A	N/A
Min. ratio between tree size:	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	N/A	Y
Min. growing medium (planted) area	Min. planted area 0 x 75% = 0	N/A	Y
Min. growing medium volumes per tree	(L) Tree: Single: 20cu.m, Shared: 15cu.m (M) Tree: Single: 18cu.m, Shared: 12cu.m (S) Tree: Single: 15cu.m, Shared: 10cu.m	N/A	N/A
Landscape graded areas (7.2.7)	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	Y
Fence height	2.0m max.	1.8m max.	Y
Riparian management area (Y/N)	No, development area not within a riparian management zone		Y
Existing tree retention (Y/N)	N		Y
Surface parking lot over 15 stalls (Y/N)	N		Y
Refuse & recycle screening (Y/N)	Y		Y
Comments			



CTQ

landscape architecture + civil engineering

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NOTES:

1. CANADIAN LANDSCAPE STANDARD
ALL WORK OF THE CONTRACTOR SHALL MEET OR EXCEED ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA). CONTAINER PLANTING IS TO MEET CLNA STANDARDS FOR CONTAINER GROWN PLANTS.

2. PLANT MATERIAL
ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF SUDDEN OAK DEATH (PHYTOPHTHORA RAMORUM), ACCORDING TO THE THE CANADIAN FOOD INSPECTION AGENCY (CFIA), OR CNLA STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO THE OWNER FOR THE SUPPLY AND PLACEMENT OF DISEASED PLANTS RESULTING FROM HIS NEGLIGENCE.

PLANT MATERIAL AND PRODUCTS SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY THE LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. THE CONTRACTOR SHALL PROVIDE A (1) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL TO THE OWNER FROM THE DATE OF SUBSTANTIAL PERFORMANCE.

3. SUBSTITUTIONS
THE CONTRACTOR SHALL NOT SUBSTITUTE PLANT MATERIAL OR PRODUCTS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNAPPROVED SUBSTITUTIONS.

4. QUANTITIES
THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.

5. TURF AREAS
ALL TURF AREAS SHALL FOLLOW CITY OF KELOWNA STANDARD DETAIL - GROWING MEDIUM BOULEVARD GROUNDCOVER (DRAWING #5S L01).

6. BOULEVARD TREE
ALL BOULEVARD TREE PLANTINGS SHALL FOLLOW CITY OF KELOWNA STANDARD DETAIL - TREE - IN BOULEVARD PLAN (DRAWING #5S L05b) AND TREE - IN BOULEVARD SECTION (DRAWING #5S L05a).

7. ADDITIONAL REQUIREMENTS
LANDSCAPE CONSTRUCTION DRAWINGS AND BCSLA SCHEDULE L IS REQUIRED AT TIME OF BUILDING PERMIT APPLICATION. MUST INCLUDE A WATER CONSERVATION REPORT IN ACCORDANCE WITH WATER REGULATION BYLAW NO. 10480 (AS AMENDED OR REPLACED FROM TIME TO TIME), INCLUDING A LANDSCAPE WATER BUDGET, A HYDROZONE PLAN AND AN IRRIGATION PLAN PREPARED BY A CERTIFIED IRRIGATION DESIGNER.

SEAL

2	ISSUED FOR DEVELOPMENT PERMIT	2026-01-30
1	ISSUED FOR 70% DP REVIEW	2025-07-08
ISSUE	DESCRIPTION	DATE

CUSTOMER NAME:

FIFTH AVENUE PROPERTIES

PROJECT NAME:

THE SIRENS
KELOWNA, BC

DRAWING TITLE:

LANDSCAPE SITE PLAN - OFF SITE

DRAWN:	NV	DRAWING NO.: LDP1.0
CHECKED:	NM	
PROJECT NO.:	25056-100	
SCALE:	1:100	



LEGEND

PROPOSED TREES

CONCRETE

UNIT PAVERS ON AGGREGATE

SLAB PAVERS ON PEDESTAL

ROCK MULCH

YOGA DECK

ARTIFICIAL TURF

SOD PLANTING

SHRUB, PERENNIAL, ORNAMENTAL GRASS

ROOT BARRIER

PLANT LIST						
QTY	ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
Trees						
6	FS	<i>Fagus sylvatica</i> 'Dawyc's Gold'	Dawyc's Golden Beech	6cm Cal.	BB	14.0m x 3.0m
4	CK	<i>Cornus kousa</i>	Chinese Dogwood	6cm Cal.	BB	4.0m x 4.0m
Shrubs						
8	Bu	<i>Buxus</i> 'Green Gem'	Green Gem Boxwood	#05	Potted	0.6m x 0.6m
3	Lv	<i>Ligustrum vulgare</i>	Common Privet	#05	Potted	3.0m x 3.0m
8	Po	<i>Physocarpus opulifolius</i> 'Dart's Gold'	Dart's Gold Ninebark	#05	Potted	1.5m x 1.2m
Ornamental Grasses						
37	Cm	<i>Carex</i> 'Ice Dance'	Ice Dance Sedge	#01	Potted	0.3m x 0.5m
26	Dc	<i>Deschampsia caespitosa</i> 'Bronzeschleier'	Bronze Tufted Hair Grass	#01	Potted	1.0m x 0.6m
37	Pa	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Fountain Grass	#01	Potted	0.5m x 0.5m
Perennials						
37	Ap	<i>Achillea millefolium</i> 'Moonshine'	Moonshine Yarrow	#01	Potted	0.8m x 0.8m
11	Nf	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.6 x 0.9m
37	Rf	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Coneflower	#01	Potted	0.75m x 0.6m



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NOTES:

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.

2. COMPLETED WORKS MUST MEET APPROVED DEVELOPMENT PERMIT DRAWINGS. AMENDMENT APPLICATION MUST BE MADE FOR ANY ALTERATIONS PRIOR TO WORKS BEING COMPLETED.

3. LANDSCAPE CONSTRUCTION DRAWINGS AND BCSLA SCHEDULE L IS REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION. MUST INCLUDE A WATER CONSERVATION REPORT IN ACCORDANCE WITH WATER REGULATION BYLAW NO. 10480 (AS AMENDED OR REPLACED FROM TIME TO TIME), INCLUDING A LANDSCAPE WATER BUDGET, A HYDROZONE PLAN, AND AN IRRIGATION PLAN PREPARED BY A CERTIFIED IRRIGATION DESIGNER.

4. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

5. 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.

6. SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.

7. 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.

8. 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. DETAILED GRADING WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENT PHASE IN COORDINATION WITH CIVIL. ANY RETAINING WALLS OVER 1.2M HEIGHT ARE TO BE DESIGNED BY GEOTECH/CIVIL.

SEAL

2

ISSUED FOR DEVELOPMENT PERMIT

2026-01-30

1

ISSUED FOR 70% DP REVIEW

2025-07-08

ISSUE

DESCRIPTION

DATE

CLIENT NAME:

FIFTH AVENUE PROPERTIES

PROJECT NAME:

THE SIRENS
KELOWNA, BC

DRAWING TITLE:

LANDSCAPE SITE PLAN - GROUND
LEVEL

DRAWN: NV

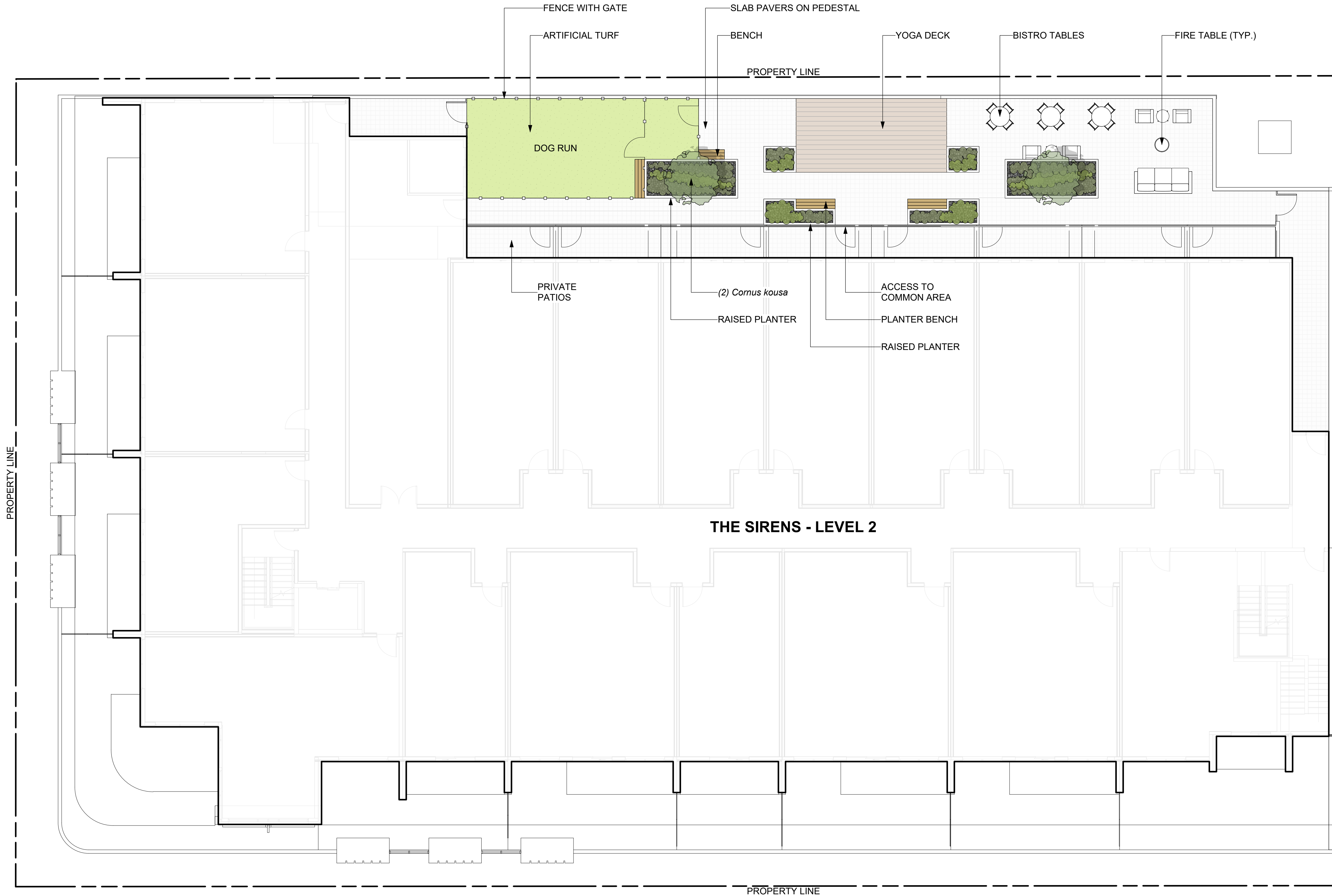
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PROJECT NO.: 25056-100

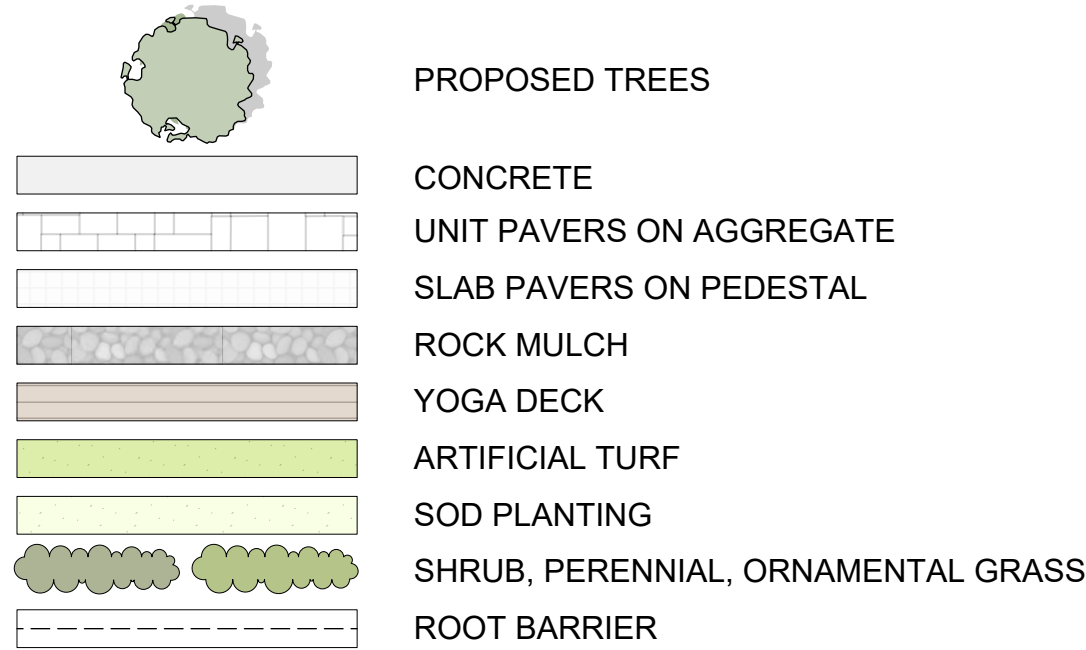
SCALE: 1:100

DRAWING NO.:

LDP2.0



LEGEND



PLANT LIST

QTY	ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
Trees							
6	FS	<i>Fagus sylvatica</i> 'Dawyc's Gold'	Dawyc's Golden Beech	6cm Cal.	BB	14.0m x 3.0m	6m o/c
4	CK	<i>Cornus kousa</i>	Chinese Dogwood	6cm Cal.	BB	4.0m x 4.0m	4.6m o/c
Shrubs							
8	Bu	<i>Buxus</i> 'Green Gem'	Green Gem Boxwood	#05	Potted	0.6m x 0.6m	0.6m o/c
3	Lv	<i>Ligustrum vulgare</i>	Common Privet	#05	Potted	3.0m x 3.0m	1.0m o/c
8	Po	<i>Physocarpus opulifolius</i> 'Dart's Gold'	Dart's Gold Ninebark	#05	Potted	1.5m x 1.2m	1.0m o/c
Ornamental Grasses							
37	Cm	<i>Carex</i> 'Ice Dance'	Ice Dance Sedge	#01	Potted	0.3m x 0.5m	0.5m o/c
26	Dc	<i>Deschampsia caespitosa</i> 'Bronzeschleier'	Bronze Tufted Hair Grass	#01	Potted	1.0m x 0.6m	0.6m o/c
37	Pa	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Fountain Grass	#01	Potted	0.5m x 0.5m	0.5m o/c
Perennials							
37	Ap	<i>Achillea millefolium</i> 'Moonshine'	Moonshine Yarrow	#01	Potted	0.8m x 0.8m	0.8m o/c
11	Nf	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.6 x 0.8m	0.6m o/c
37	Rf	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Coneflower	#01	Potted	0.75m x 0.6m	0.6m o/c

PRECEDENT IMAGES



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NOT FOR CONSTRUCTION		
2	ISSUED FOR DEVELOPMENT PERMIT	2026-01-30
1	ISSUED FOR 70% DP REVIEW	2025-07-08
ISSUE	DESCRIPTION	DATE

CLIENT NAME:
FIFTH AVENUE PROPERTIES

PROJECT NAME:
THE SIRENS
KELOWNA, BC

DRAWING TITLE:
LANDSCAPE SITE PLAN - LEVEL 2

DRAWN:	NV	DRAWING NO.:	LDP2.1
CHECKED:	NM		
PROJECT NO.:	25056-100		
SCALE:	1:100		

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SEAL



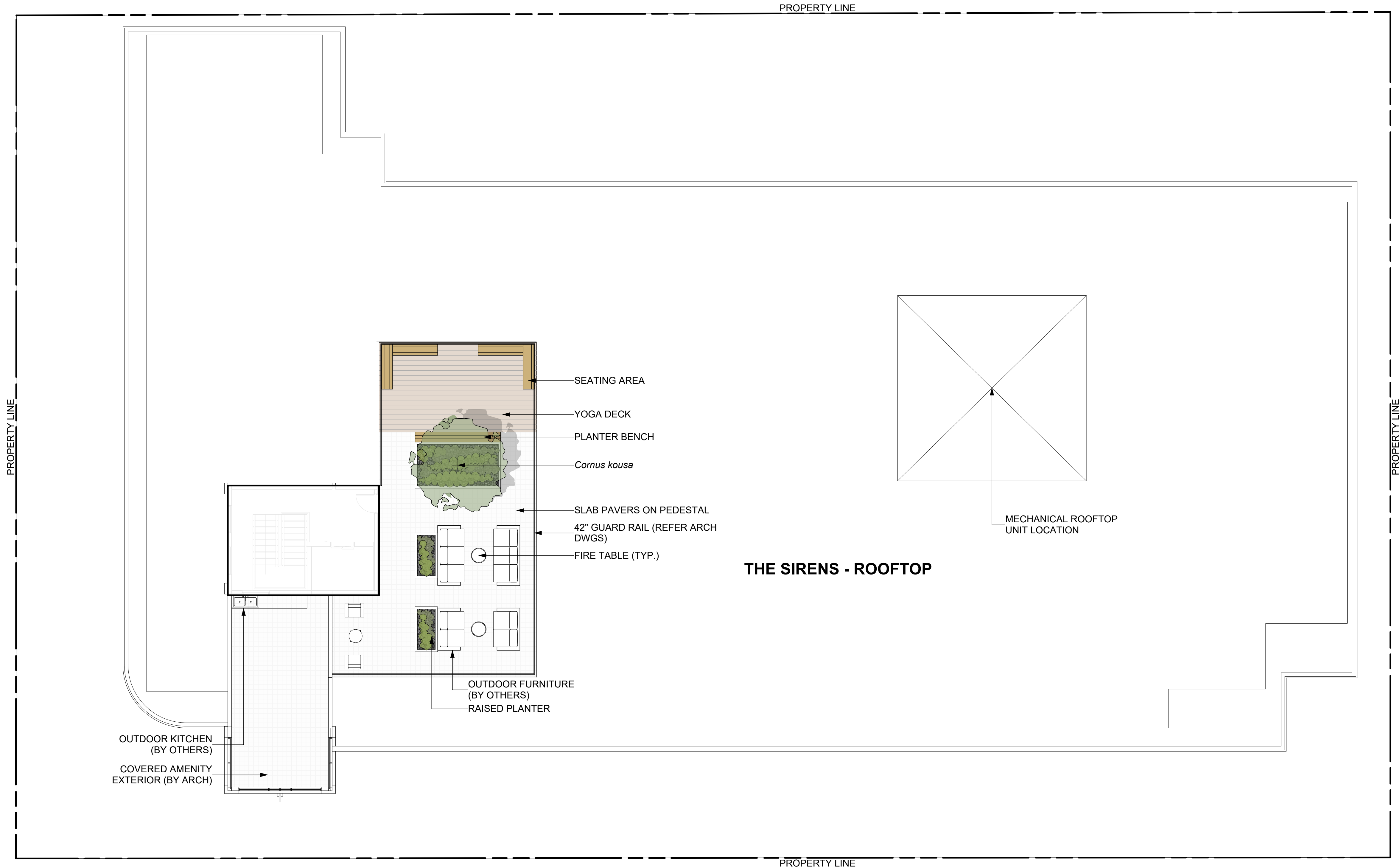
2	ISSUED FOR DEVELOPMENT PERMIT	2026-01-30
1	ISSUED FOR 70% DP REVIEW	2025-07-08
ISSUE	DESCRIPTION	DATE

CLIENT NAME:
FIFTH AVENUE PROPERTIES

PROJECT NAME:
THE SIRENS
KELOWNA, BC

DRAWING TITLE:
LANDSCAPE SITE PLAN - ROOF TOP

DRAWN:	NV	DRAWING NO.:	LDP2.2
CHECKED:	NM		
PROJECT NO.:	25056-100		
SCALE:	1:100		



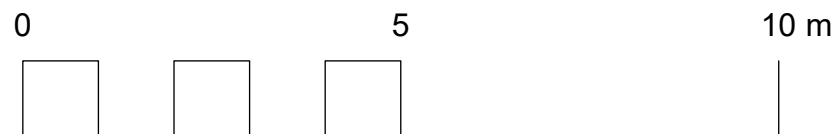
LEGEND

- PROPOSED TREES
- CONCRETE
- UNIT PAVERS ON AGGREGATE
- SLAB PAVERS ON PEDESTAL
- ROCK MULCH
- YOGA DECK
- ARTIFICIAL TURF
- SOD PLANTING
- SHRUB, PERENNIAL, ORNAMENTAL GRASS
- ROOT BARRIER

PLANT LIST

QTY	ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
Trees							
6	FS	<i>Fagus sylvatica 'Dawyc's Gold'</i>	Dawyc's Golden Beech	6cm Cal.	BB	14.0m x 3.0m	6m o/c
4	CK	<i>Cornus kousa</i>	Chinese Dogwood	6cm Cal.	BB	4.0m x 4.0m	4.6m o/c
Shrubs							
8	Bu	<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	#05	Potted	0.6m x 0.6m	0.6m o/c
3	Lv	<i>Ligustrum vulgare</i>	Common Privet	#05	Potted	3.0m x 3.0m	1.0m o/c
8	Po	<i>Physocarpus opulifolius 'Dart's Gold'</i>	Dart's Gold Ninebark	#05	Potted	1.5m x 1.2m	1.0m o/c
Ornamental Grasses							
37	Cm	<i>Carex 'Ice Dance'</i>	Ice Dance Sedge	#01	Potted	0.3m x 0.5m	0.5m o/c
26	Dc	<i>Deschampsia caespitosa 'Bronzeschleier'</i>	Bronze Tufted Hair Grass	#01	Potted	1.0m x 0.6m	0.6m o/c
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11	Nf	<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint	#01	Potted	0.6 x 0.9m	0.6m o/c
37	Rf	<i>Rudbeckia fulgida 'Goldsturm'</i>	Goldstrum Coneflower	#01	Potted	0.75m x 0.6m	0.6m o/c

PRECEDENT IMAGES



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 4. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
 5. 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.
 6. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ETO), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
 7. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 8. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 9. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
 10. 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.



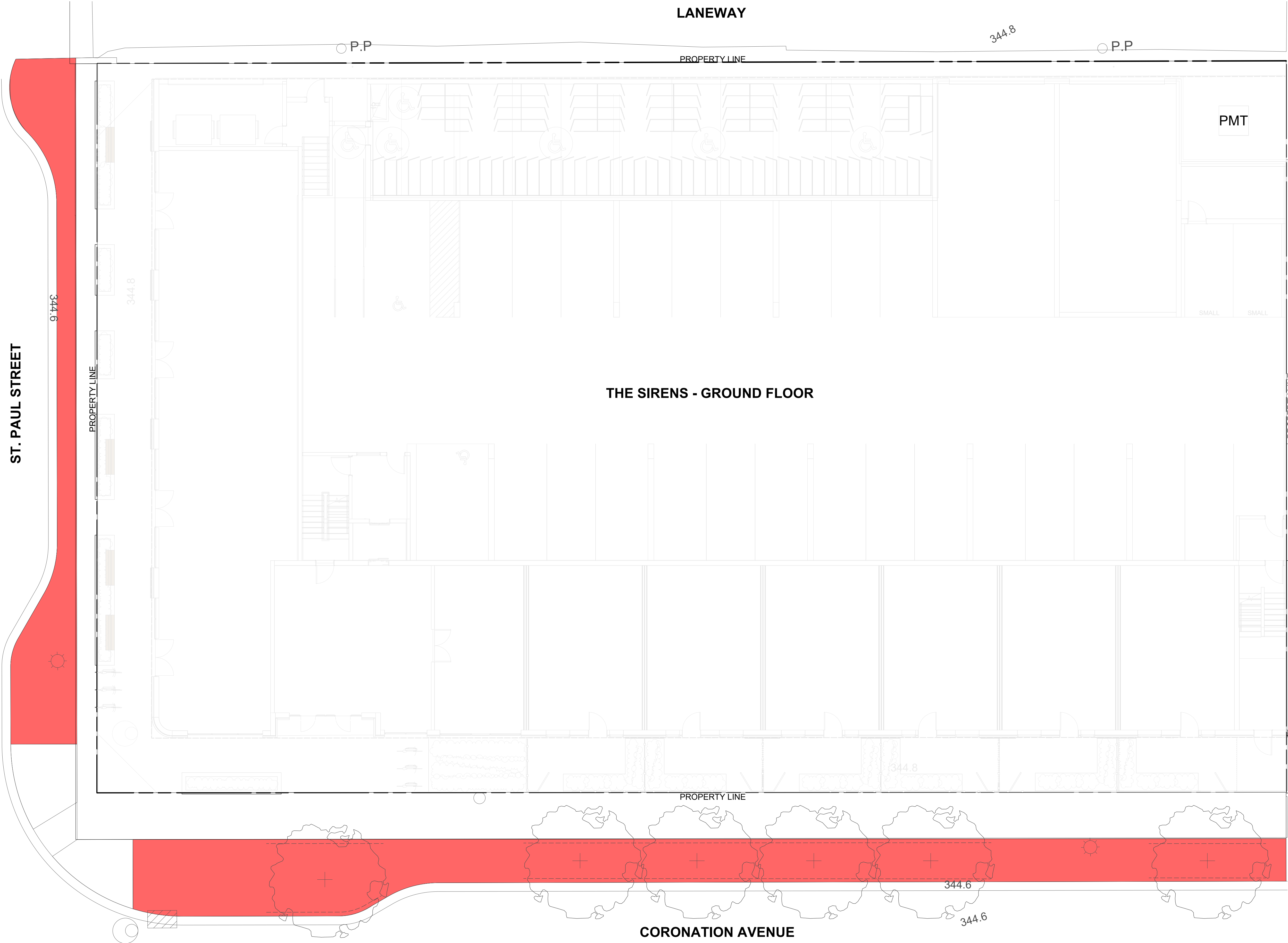
NOT FOR CONSTRUCTION		
2	ISSUED FOR DEVELOPMENT PERMIT	2026-01-30
1	ISSUED FOR 70% DP REVIEW	2025-07-08
ISSUE	DESCRIPTION	DATE

CLIENT NAME:
FIFTH AVENUE PROPERTIES

PROJECT NAME:
THE SIRENS
KELOWNA, BC

DRAWING TITLE:
WATER CONSERVATION PLAN - OFF
SITE

DRAWN:	NV	DRAWING NO.: LDP3.0
CHECKED:	NM	
PROJECT NO.:	25056-100	
SCALE:	1:100	



- LEGEND
- LOW WATER USE
 - MODERATE WATER USE
 - HIGH WATER USE / MOWN LAWN AREAS



landscape architecture + civil engineering

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SEAL



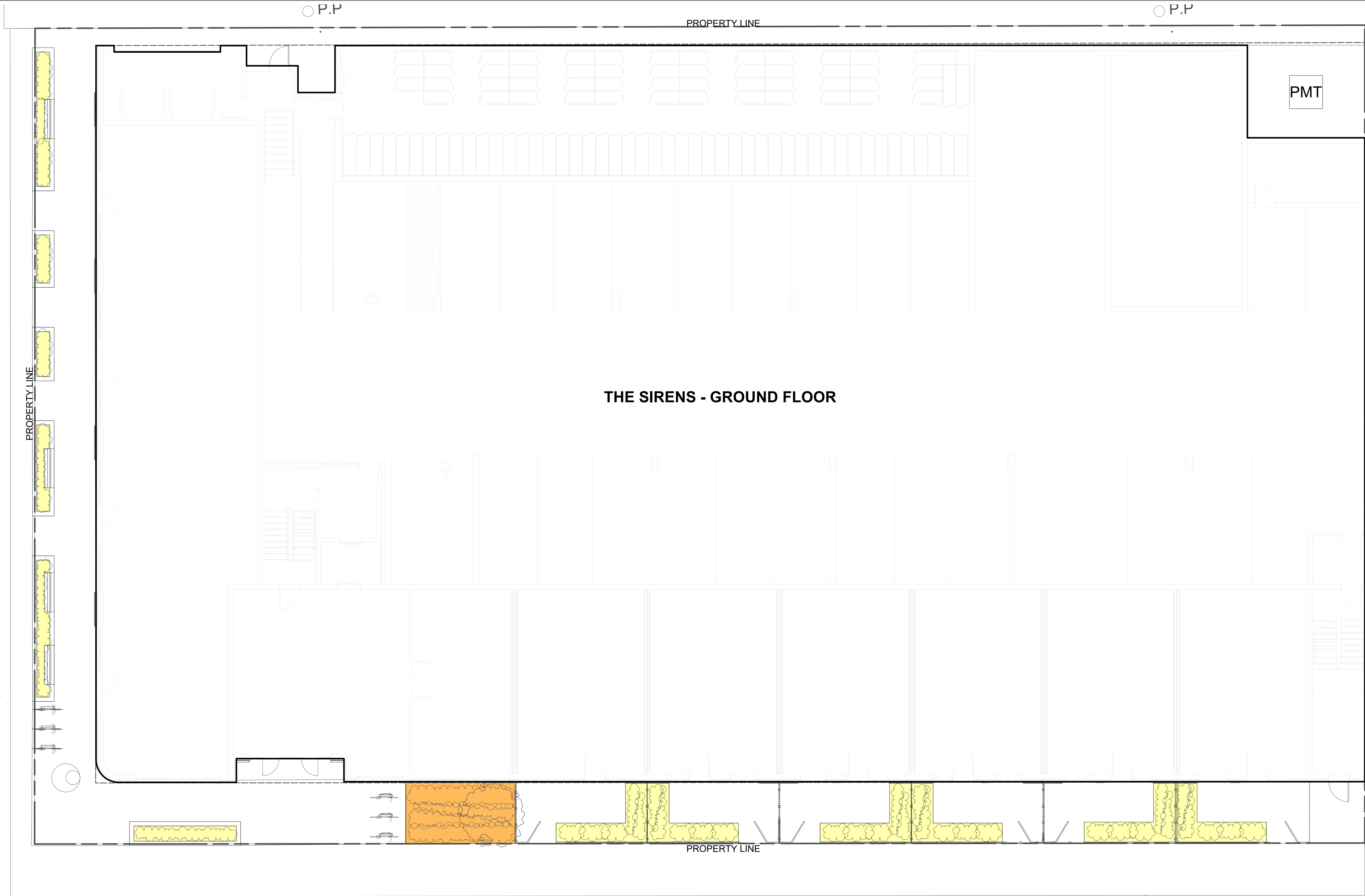
NOT FOR CONSTRUCTION		
2	ISSUED FOR DEVELOPMENT PERMIT	2026-01-30
1	ISSUED FOR 70% DP REVIEW	2025-07-08
ISSUE	DESCRIPTION	DATE

CLIENT NAME:
FIFTH AVENUE PROPERTIES

PROJECT NAME:
THE SIRENS
KELOWNA, BC

DRAWING TITLE:
WATER CONSERVATION PLAN -
GROUND LEVEL

DRAWN: NV	DRAWING NO.: LDP3.1
CHECKED: NM	
PROJECT NO.: 25056-100	
SCALE: 1:100	



- LEGEND**
- LOW WATER USE
 - MODERATE WATER USE
 - HIGH WATER USE / MOWN LAWN AREAS

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SEAL



NOT FOR CONSTRUCTION

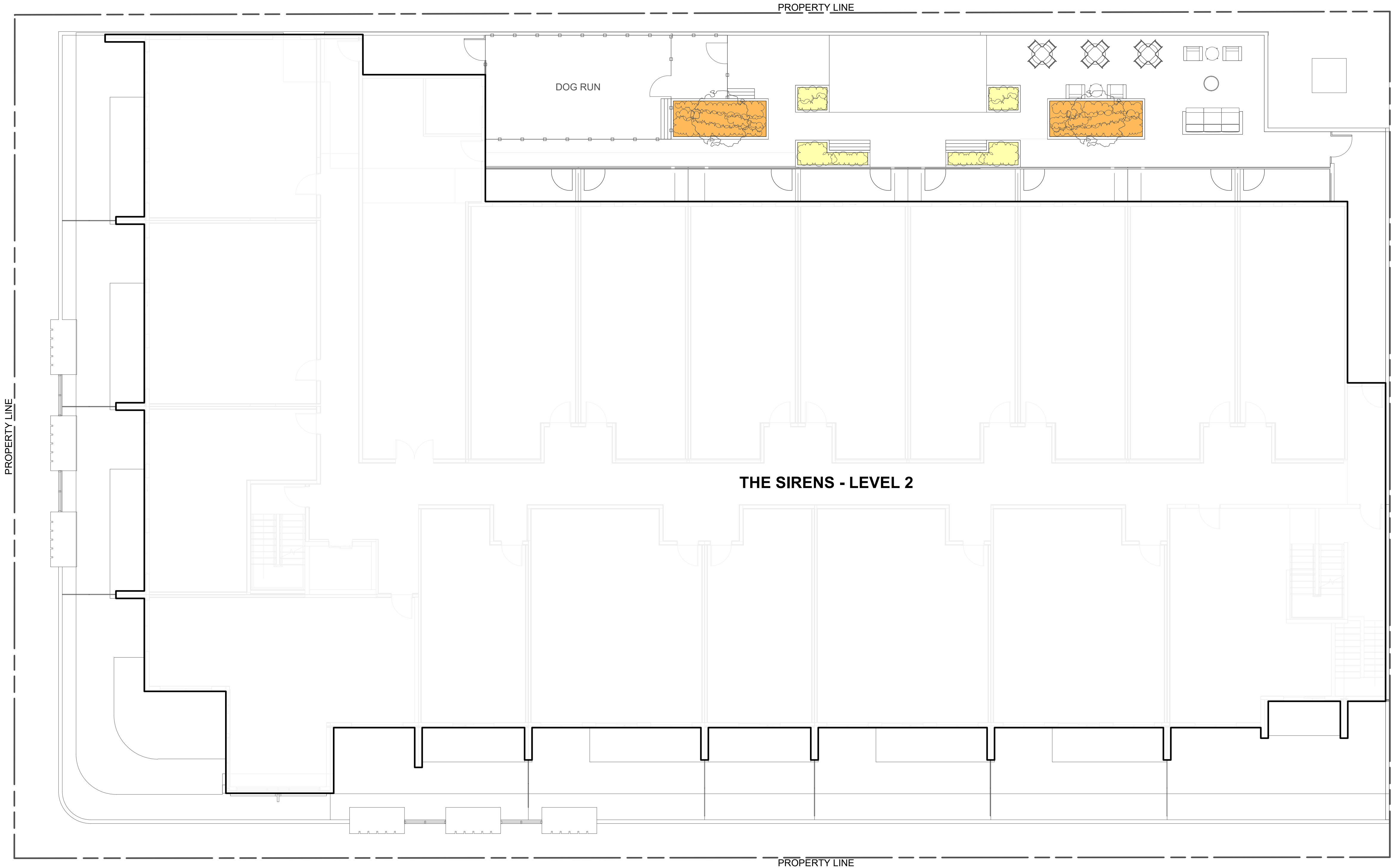
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CLIENT NAME:
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THE SIRENS
KELOWNA, BC

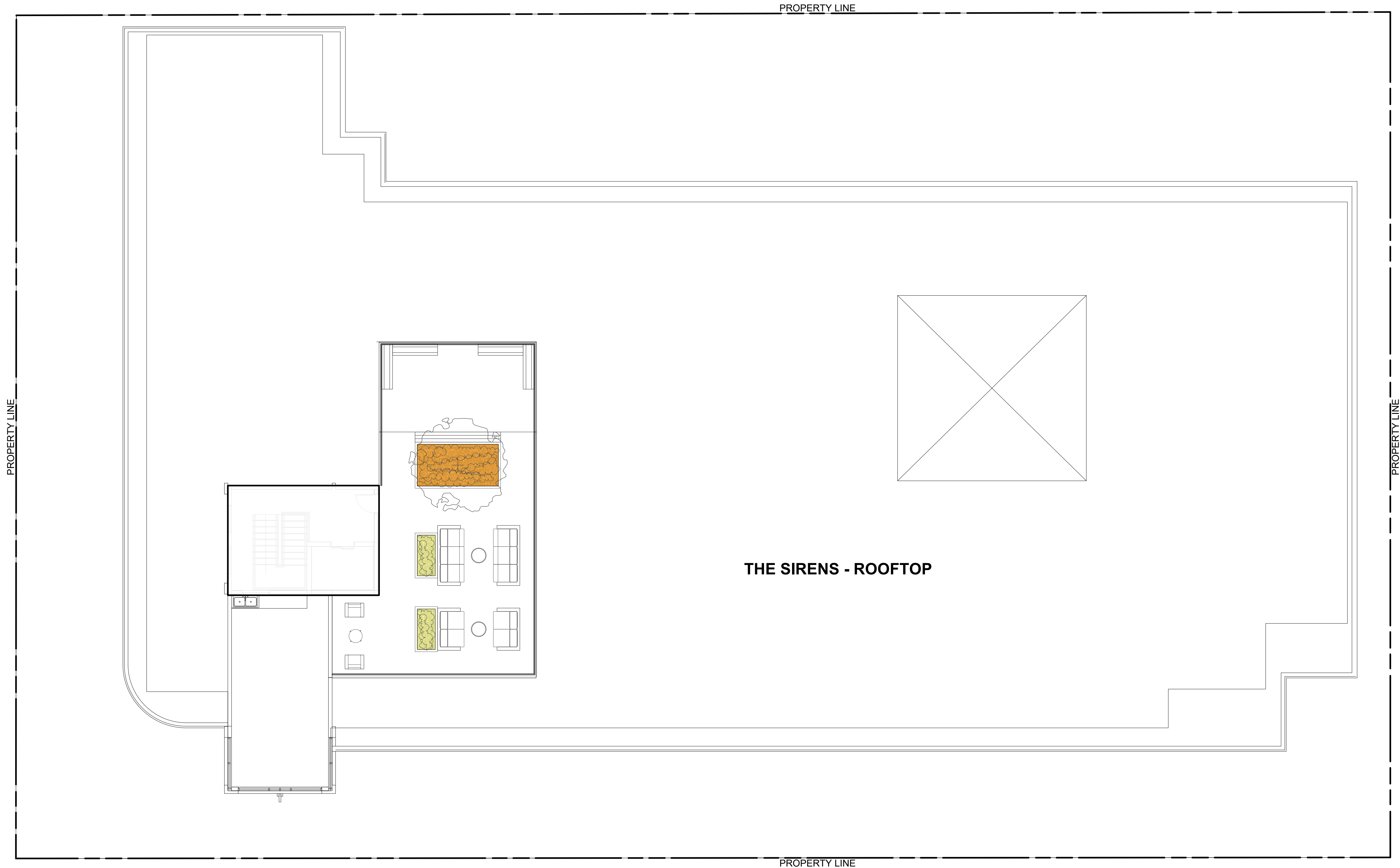
DRAWING TITLE:
WATER CONSERVATION PLAN -
LEVEL 2

DRAWN: NV	DRAWING NO.: LDP3.2
CHECKED: NM	
PROJECT NO.: 25056-100	
SCALE: 1:100	



- LEGEND**
- LOW WATER USE
 - MODERATE WATER USE
 - HIGH WATER USE / MOWN LAWN AREAS





LEGEND

LOW WATER USE

MODERATE WATER USE

HIGH WATER USE / MOWN LAWN AREAS



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- NOTES:**
1. COMPLETED WORKS MUST MEET APPROVED DEVELOPMENT PERMIT DRAWINGS. AMENDMENT APPLICATION MUST BE MADE FOR ANY ALTERATIONS PRIOR TO WORKS BEING COMPLETED.
 2. LANDSCAPE CONSTRUCTION DRAWINGS AND BCSLA SCHEDULE L IS REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION. MUST INCLUDE A WATER CONSERVATION REPORT IN ACCORDANCE WITH WATER REGULATION BYLAW NO. 10480 (AS AMENDED OR REPLACED FROM TIME TO TIME), INCLUDING A LANDSCAPE WATER BUDGET, A HYDROZONE PLAN, AND AN IRRIGATION PLAN PREPARED BY A CERTIFIED IRRIGATION DESIGNER.
 3. 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).
 4. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
 5. 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.
 6. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ETO), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
 7. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 8. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 9. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
 10. 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.

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2	ISSUED FOR DEVELOPMENT PERMIT	2026-01-30
1	ISSUED FOR 70% DP REVIEW	2025-07-08
ISSUE	DESCRIPTION	DATE

CLIENT NAME:

FIFTH AVENUE PROPERTIES

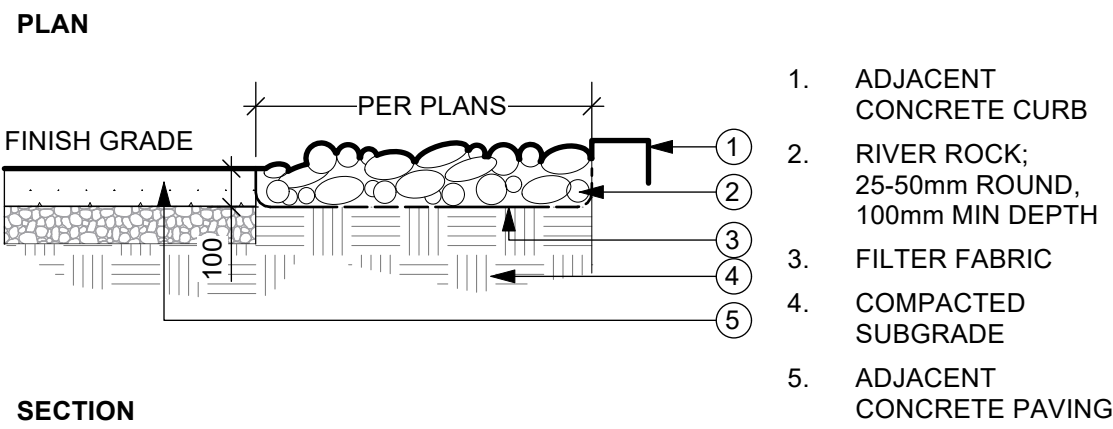
PROJECT NAME:

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KELOWNA, BC

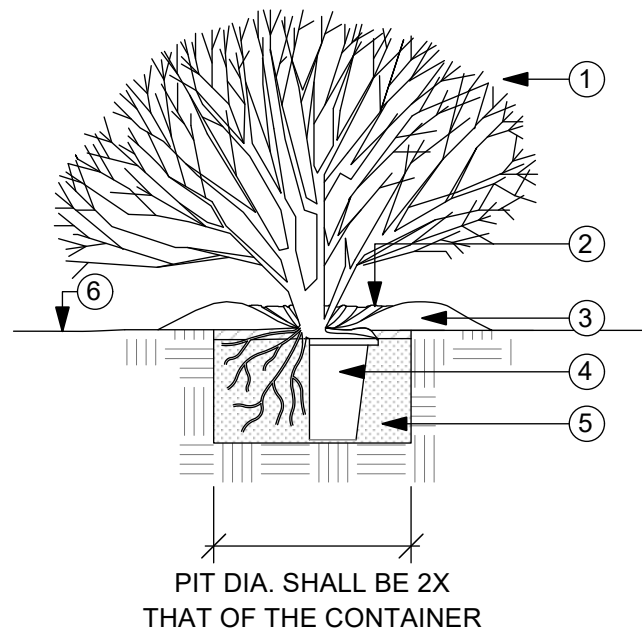
DRAWING TITLE:

WATER CONSERVATION PLAN -
ROOF TOP

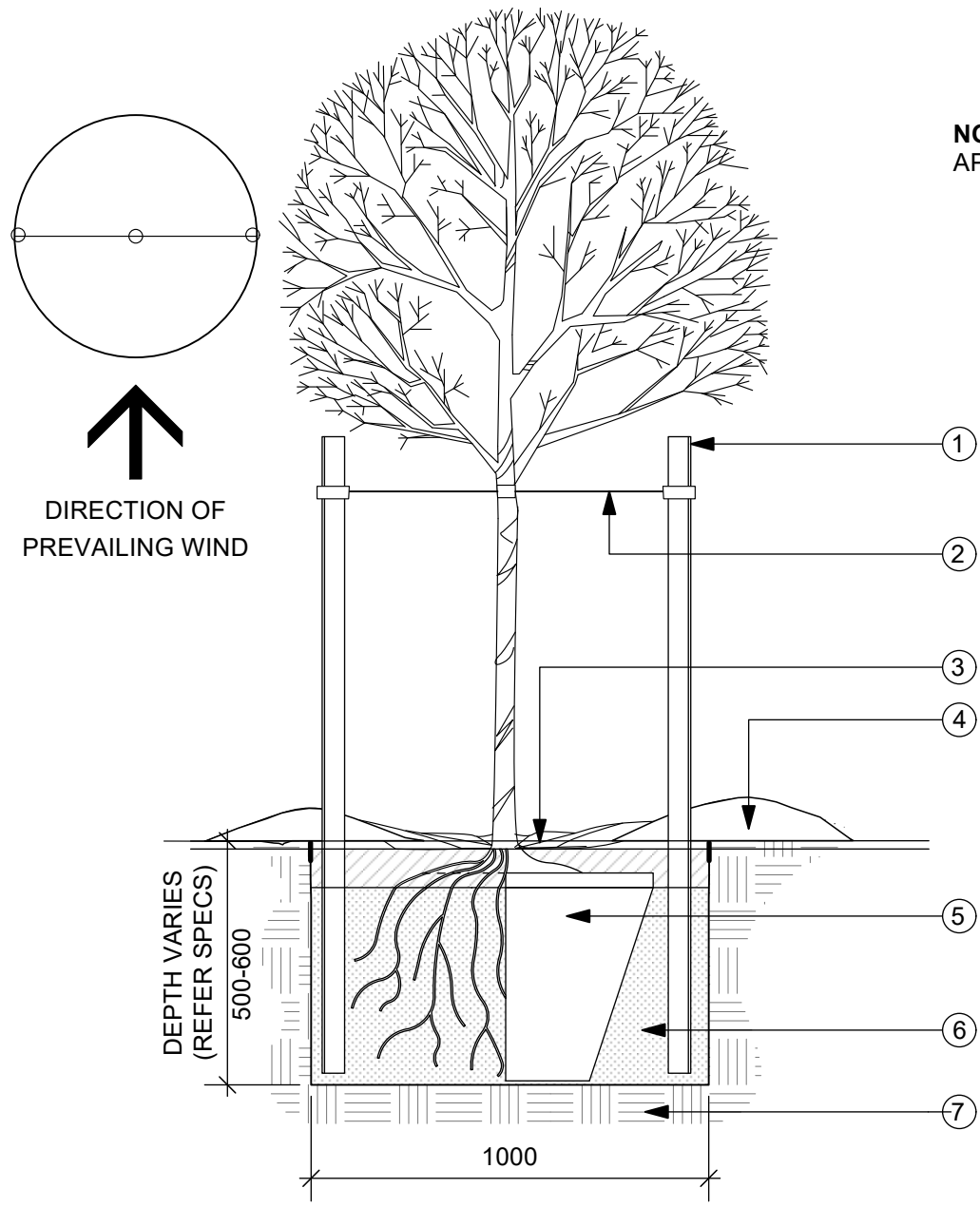
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CHECKED:	NM		
PROJECT NO.:	25056-100		
SCALE:	1:100		



1. ADJACENT CONCRETE CURB
2. RIVER ROCK; 25-50mm ROUND, 100mm MIN DEPTH
3. FILTER FABRIC
4. COMPACTED SUBGRADE
5. ADJACENT CONCRETE PAVING

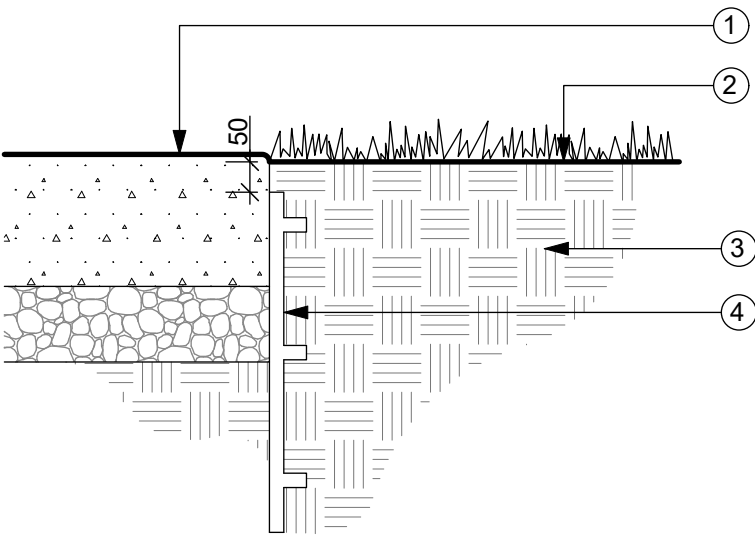


1. PRUNE DEAD & BROKEN BRANCHES - MAINTAIN NATURAL PLANT FORM
2. FIRMLY COMPACTED EARTH SAUCER
3. 75mm MIN. DEPTH WOOD MULCH (REFER SPECS)
4. REMOVE CONTAINER
5. FIRMLY PACKED GROWING MEDIUM (REFER SPECS)
6. FINISHED GRADE



NOTE: IRRIGATION TO TREES AS PER APPROVED IRRIGATION PLAN

1. CEDAR OR PRESSURE TREATED TIMBER STAKE - USE (2) 75MM DIA. X 2000mm HEIGHT STAKES. PLACE STAKE BEYOND THE EDGE OF THE ROOTBALL. ENSURE STAKES PENETRATE INTO A SOLID SUB-SOIL BASE. ORIENT STAKES TO BE PERPENDICULAR TO THE PREVAILING WIND.
2. GUYWIRE - ATTACH NO. 11 GALVANIZED WIRE TO TREE SLING STRAP, 20" WITH #4 GROMMET AROUND STEM ABOVE FIRST BRANCH (TYP. OF 2)
3. 75mm MIN. DEPTH EARTHEN SAUCER W/ MULCH. ROOTBALL/ TRUNK FLARE NOT TO BE BURIED W/ GROWING MEDIUM OR MULCH
4. 75mm MIN. DEPTH MULCH
5. CONTAINER GROWN SPECIMEN TREE PLANTED IN CENTER OF TREE PIT; REMOVE CONTAINER WHEN PLANTING
6. FIRMLY COMPACTED GROWING MEDIUM (REFER SPECS.)
7. TREE PIT EXCAVATED TO SPECIFICATION AND FILLED WITH APPROVED TOPSOIL/COMPOST MIX, PER SPECS



1. ADJACENT PAVING
2. FINISH GRADE
3. SOIL BACKFILL
4. ROOT BARRIER; DEEP ROOT UB 18-2, 1.2m LENGTH, INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS

4 Root Barrier - Section

LDP4.0 SCALE 1:10

2 Shrub Planting - Section

LDP4.0 SCALE 1:400

3 Tree Planting in Mulch - Section

LDP4.0 SCALE 1:400

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NOTES:

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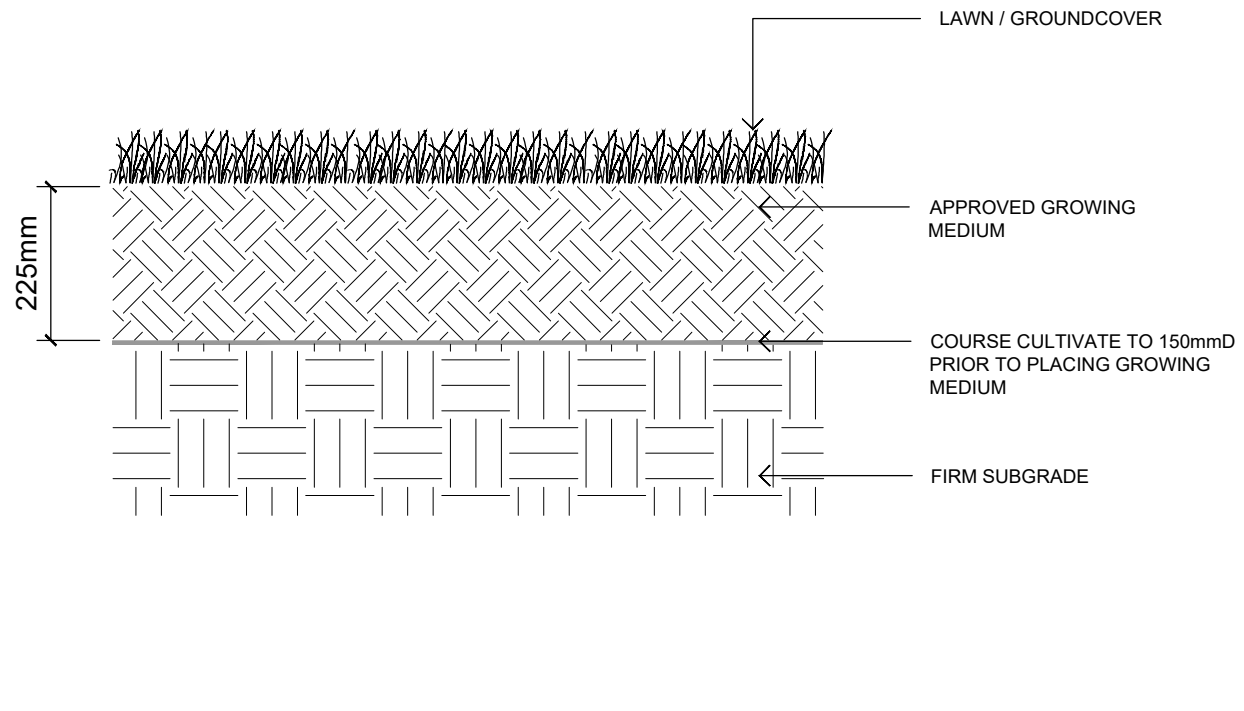
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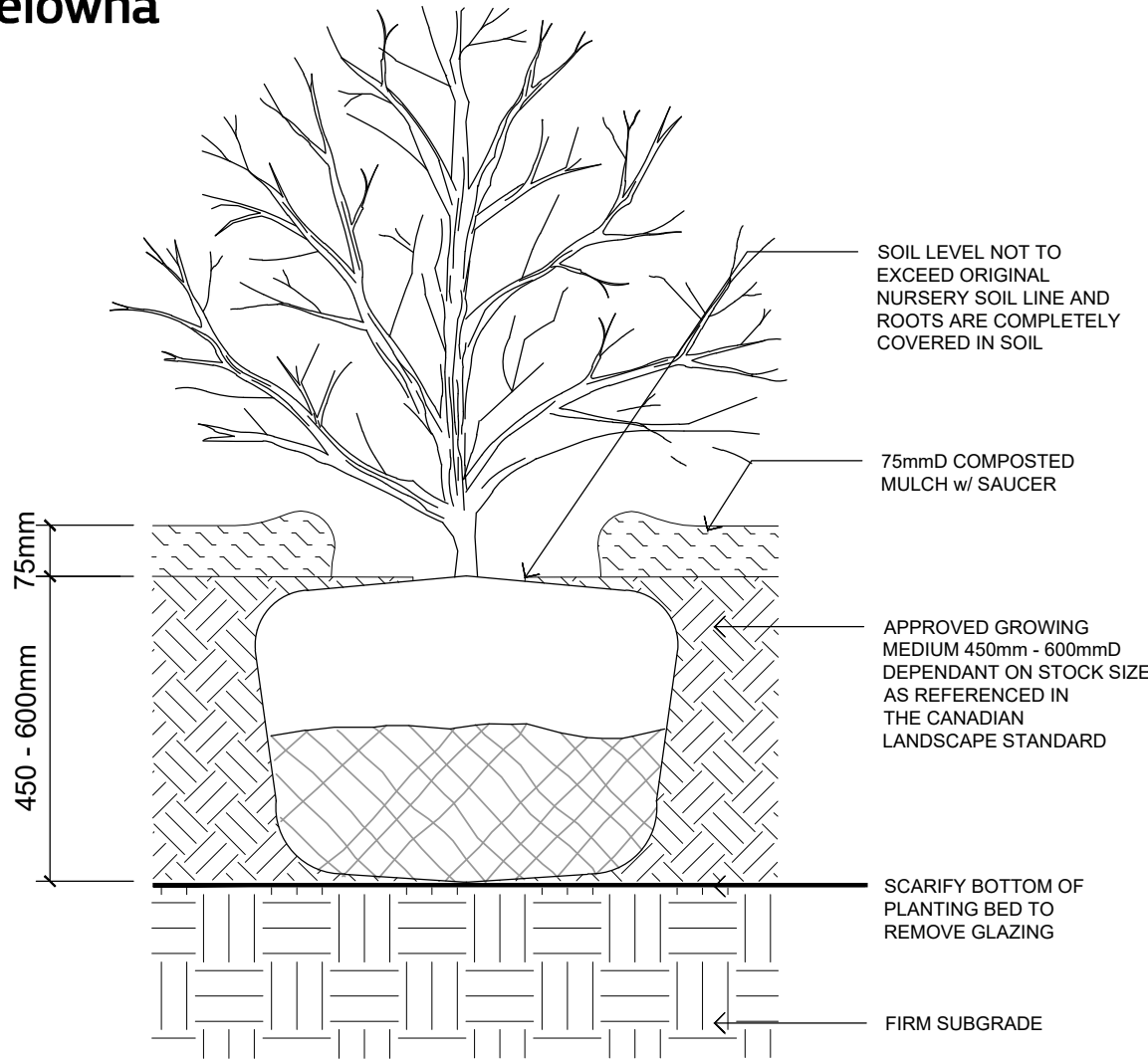
DRAWING TITLE:
DEVELOPMENT PERMIT DETAILS -
ONSITE

DRAWN: NV	DRAWING NO.: LDP4.0
CHECKED: NM	
PROJECT NO.: 25056-100	
SCALE: 1:200	



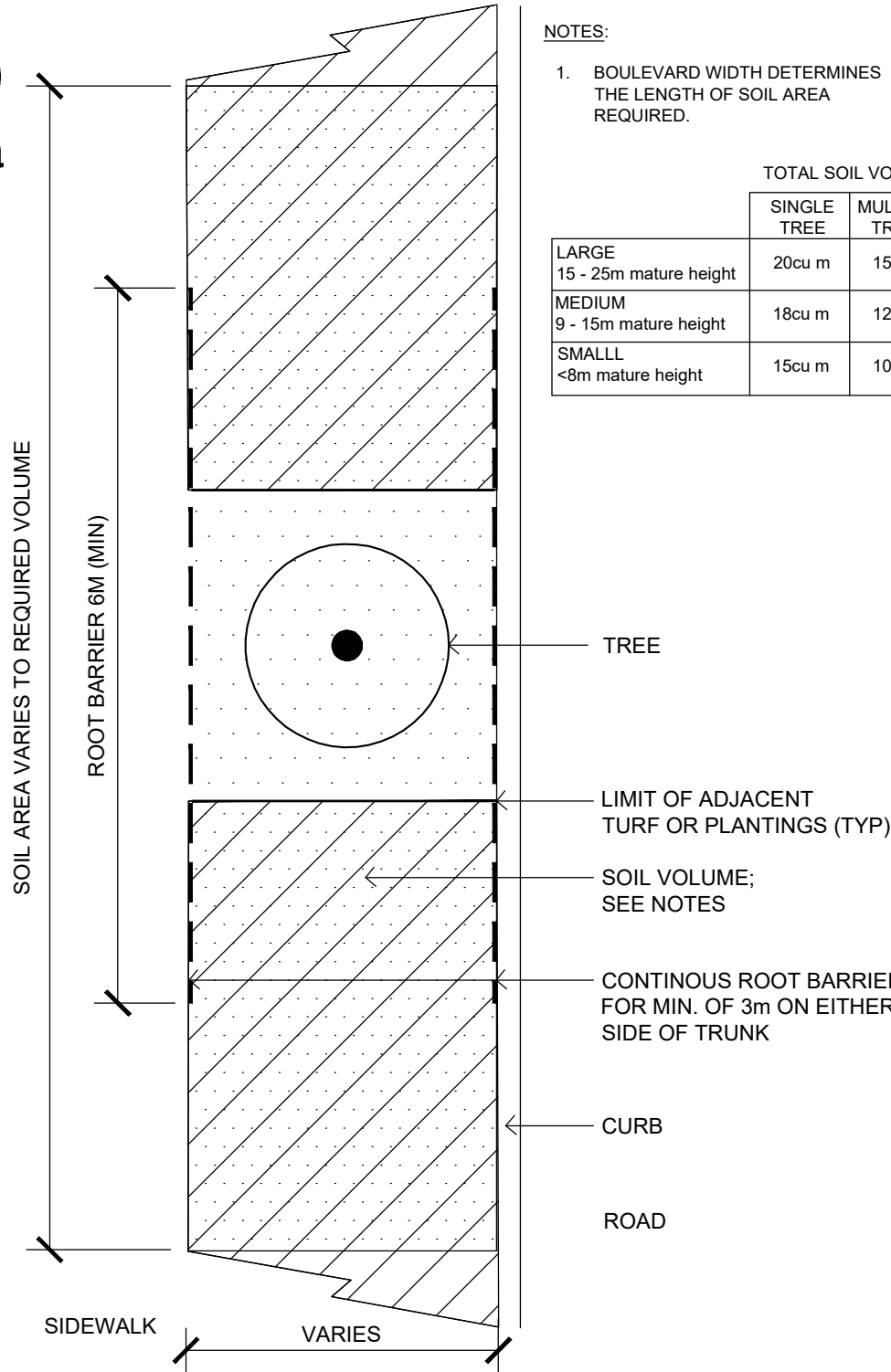
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STANDARD DETAIL DRAWING	DETAIL TITLE: GROWING MEDIUM BOULEVARD GROUNDCOVER	DETAIL NO.: SS L01 SCALE: NTS
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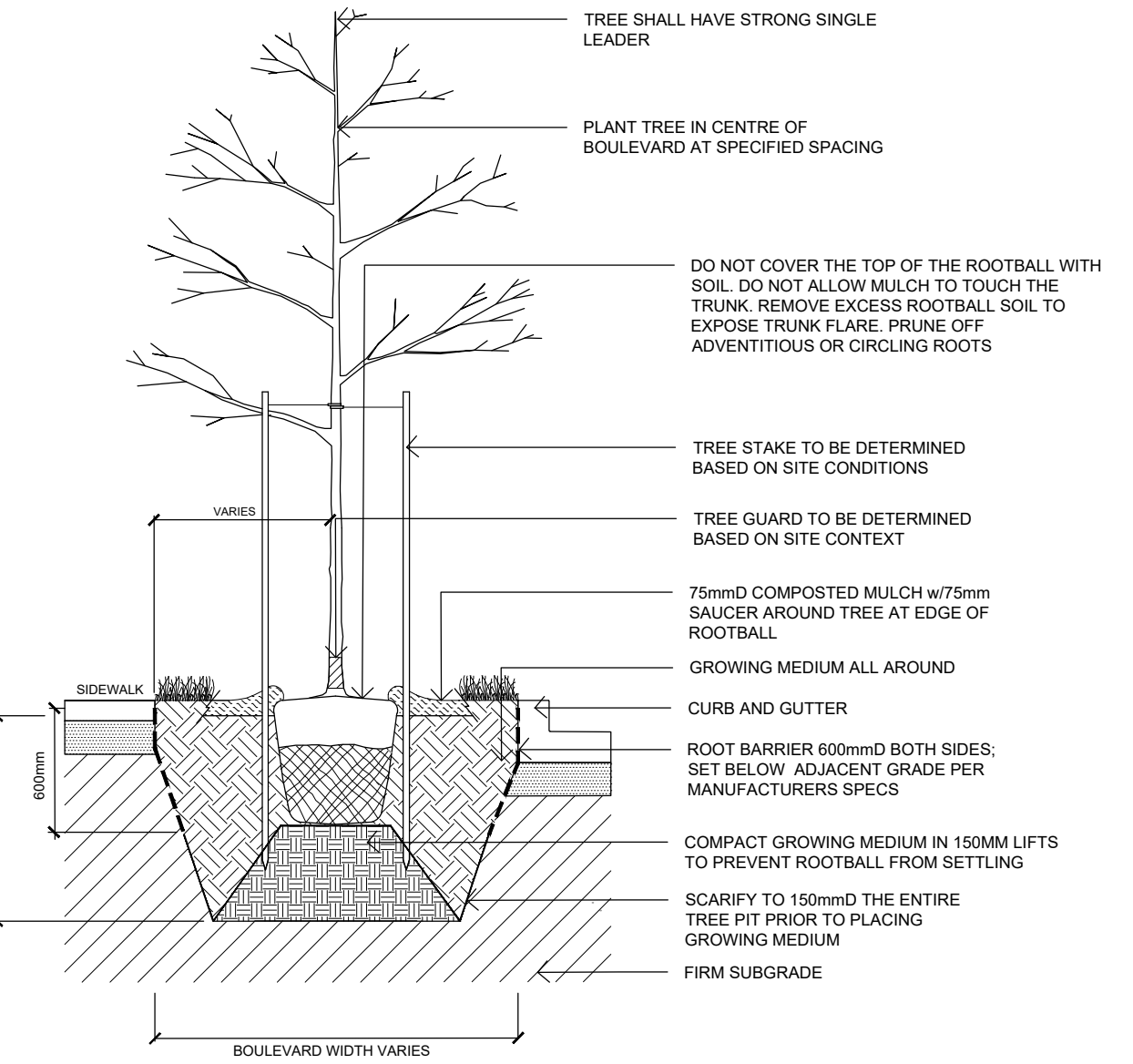
STANDARD DETAIL DRAWING	DETAIL TITLE: GROWING MEDIUM BOULEVARD PLANTING BED	DETAIL NO.: SS L02 SCALE: NTS
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JUNE 2024

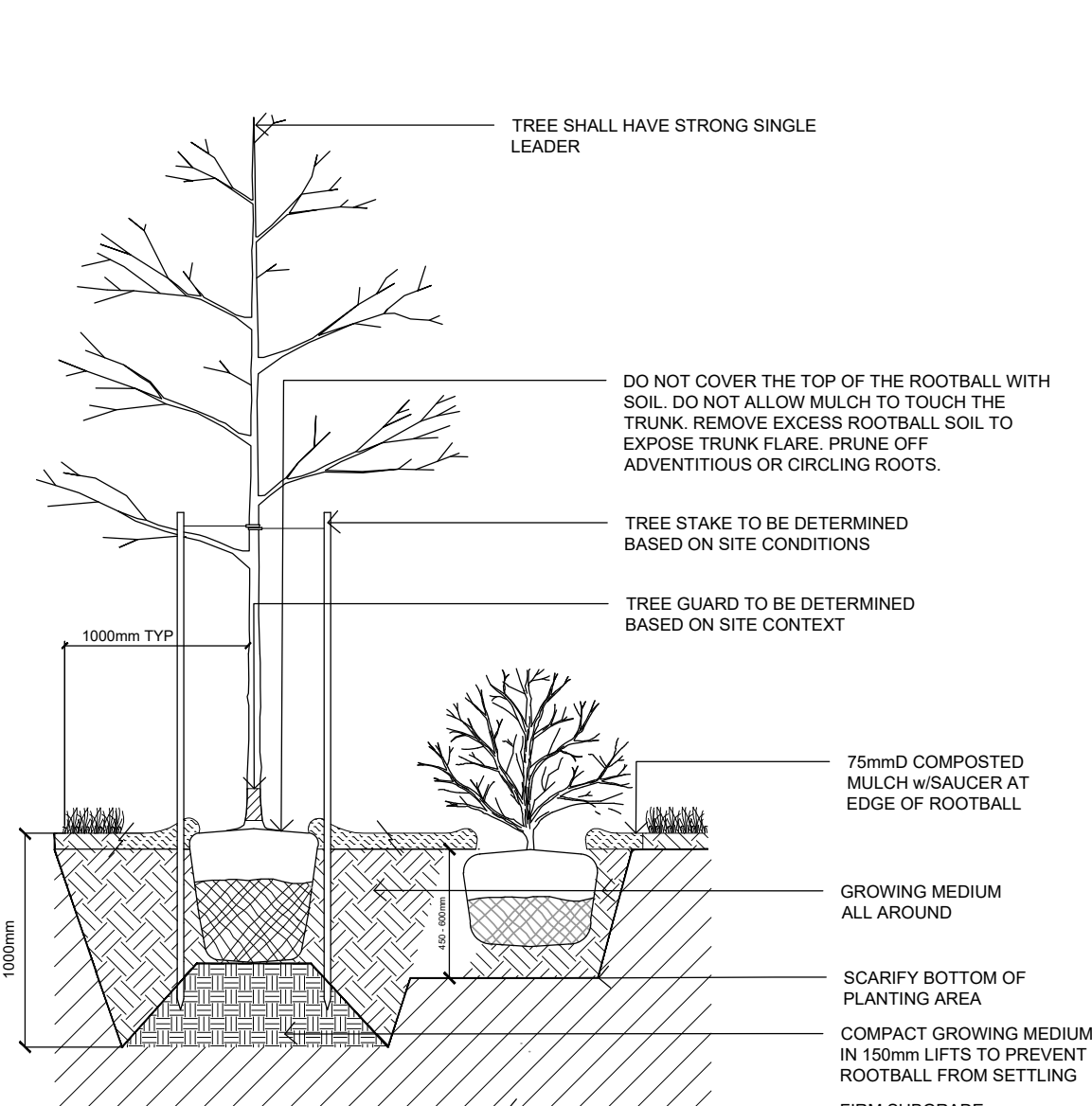
STANDARD DETAIL DRAWING	DETAIL TITLE: TREE - IN BOULEVARD PLAN	DETAIL NO.: SS L05b SCALE: NTS
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NOTES: 1. BOULEVARD WIDTH DETERMINES THE LENGTH OF SOIL AREA REQUIRED.		
TOTAL SOIL VOLUME		
	SINGLE TREE	MULTIPLE TREES
LARGE 15 - 25m mature height	20cu m	15cu m
MEDIUM 9 - 15m mature height	18cu m	12cu m
SMALL <9m mature height	15cu m	10cu m



JUNE 2024

STANDARD DETAIL DRAWING	DETAIL TITLE: TREE - IN BOULEVARD SECTION	DETAIL NO.: SS L05a SCALE: NTS
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JUNE 2024

STANDARD DETAIL DRAWING	DETAIL TITLE: TREE - IN PLANTING BED	DETAIL NO.: SS L04 SCALE: NTS
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NOTES:

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ISSUE	DESCRIPTION	DATE
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CLIENT NAME:
FIFTH AVENUE PROPERTIES

PROJECT NAME:
**THE SIRENS
KELOWNA, BC**

DRAWING TITLE:
**DEVELOPMENT PERMIT DETAILS -
OFFSITE**

DRAWN: NV	DRAWING NO.: LDP4.1
CHECKED: NM	
PROJECT NO.: 25056-100	
SCALE: 1:200	