

3715 & 3717 HOSKINS ROAD, 2424 DOBBIN ROAD, WEST KELOWNA, BC



PROPERTY DESCRIPTION

CIVIC: 3715 & 3717 HOSKINS ROAD, 2424 DOBBIN ROAD, WEST KELOWNA, BC
LEGAL: PLAN KAP761, BLOCK 5, LOTS 6 & 7, DL 786, ODYD

ARCHITECTURAL SHEET LIST

| | |
|-------|---------------------|
| A-000 | COVER SHEET |
| A-001 | SITE CONTEXT |
| A-002 | OCP RESPONSE |
| A-003 | SHADOW STUDIES |
| A-004 | PROJECT INFORMATION |
| A-005 | SITE CONTEXT |
| A-006 | COMMUNITY CONTEXT |
| A-100 | LOWER PARKADE |
| A-101 | ENTRY LEVEL |
| A-102 | SECOND LEVEL |
| A-103 | THIRD LEVEL |
| A-104 | FOURTH LEVEL |
| A-105 | FIFTH LEVEL |
| A-106 | SIXTH LEVEL |
| A-107 | ROOF DECK/ AMENITY |
| A-200 | ELEVATIONS |
| A-201 | ELEVATIONS |
| A-202 | ELEVATIONS |
| A-203 | ELEVATIONS |
| A-204 | PERSPECTIVE VIEWS |
| A-600 | UNIT LAYOUTS |



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| Revision No. | Date | Description |
|--------------|----------------|-------------|
| 04.11.23 | FOR DISCUSSION | |
| 06.02.23 | FOR REVIEW | |
| 06.09.23 | FOR REVIEW | |
| 06.20.23 | FOR DISCUSSION | |
| 06.23.23 | FOR REZONING | |

| |
|-------------------------------------|
| Plot Date 06.23.23 |
| PROJECT LIVE HOSKINS |
| DRAWING TITLE COVER SHEET |
| Drawing No. A-000 |



FOR REZONING

Site Description & Current Conditions

The proposed development consists of a three-lot assembly located at the corner of Hoskins Road and Dobbin Road, with two designated parkade accesses; one from Hoskins Road, the other from a lane. Located in the Westbank Urban Centre Commercial Core, a vibrant and developing area with many amenities, the proposed 8-storey building will offer transitional density between the core of the Urban Centre to the outlying residential areas.

The site is within close proximity to grocery and retail stores, restaurants, schools and parks, civic offices, recreational facilities, and has frequent transit nearby to support the residents.

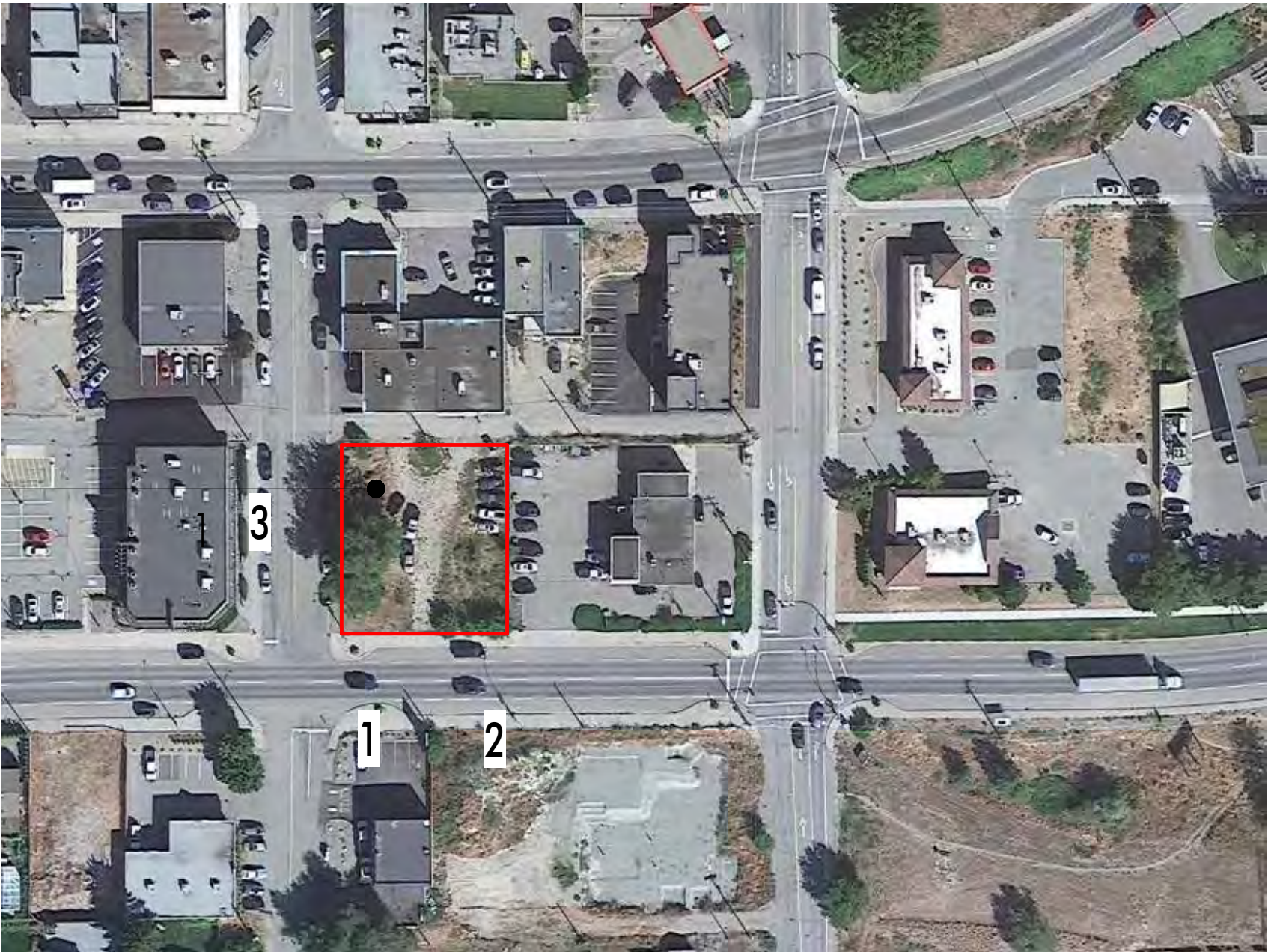
To ensure a cohesive design with the surrounding neighbourhood, the building design calls for a 2m setback along Dobbin Road to align with the existing building to the west across Hoskins Road and to accommodate future expansion of Dobbin Road.



1. VIEW FROM DOBBIN ROAD FACING THE SITE AND HOSKINS ROAD



SITE LOCATION



SITE CONDITION KEY MAP



2. VIEW FROM DOBBIN ROAD FACING THE SITE



3. VIEW FROM HOSKINS ROAD FACING THE SITE AND DOBBIN ROAD

Transportation

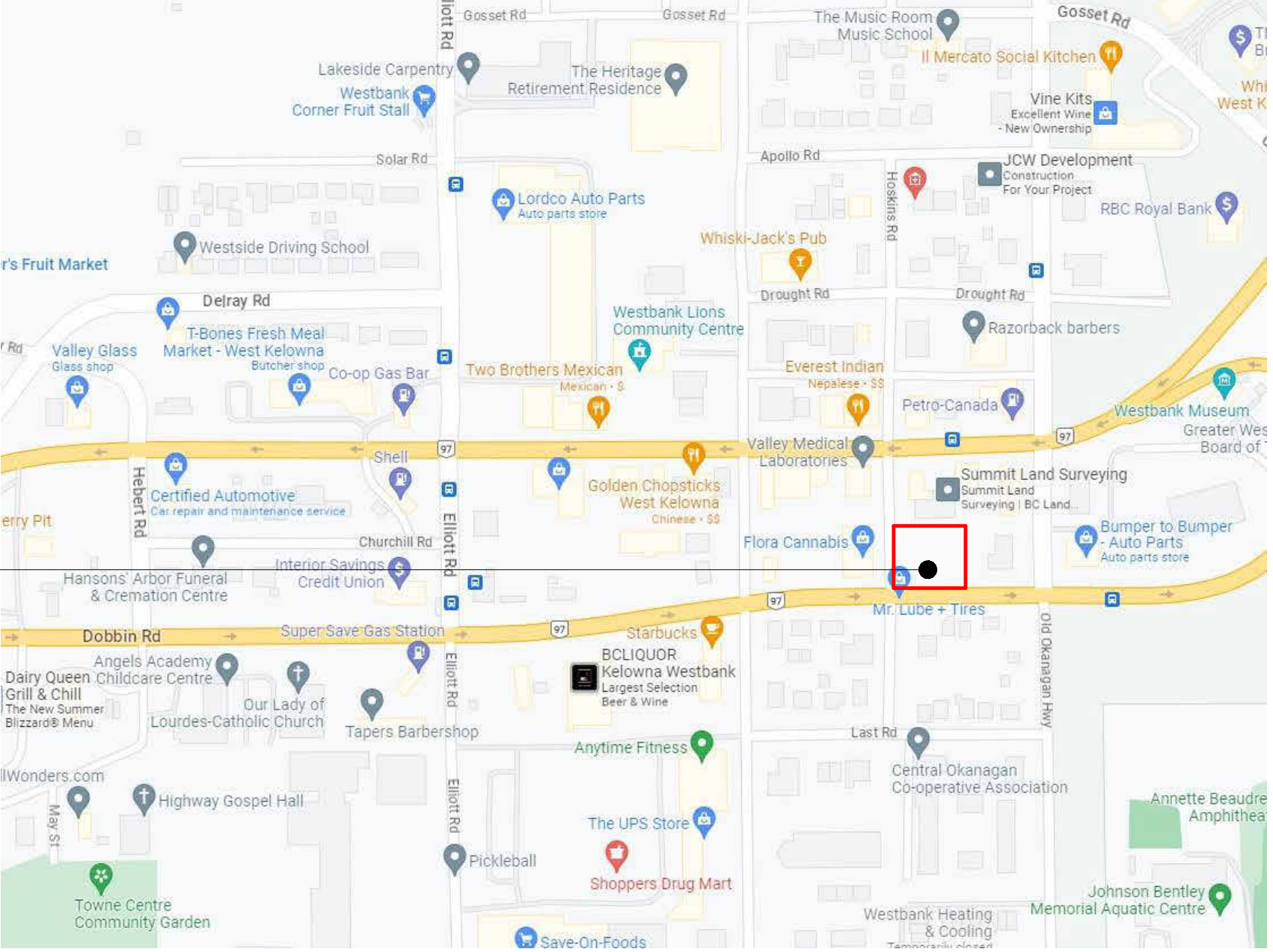
Located between Main Street and Dobbin Road, West Kelowna's transportation network is easily accessible to residents who wish to explore other areas in West Kelowna. There are two bus stops nearby on Dobbin Road (180m or a 4-minute walk) and Main Street (120m or a 1-minute walk), and the Elliott Road Transit Exchange (400m or a 6-minute walk), keeping residents connected to the community.

The development is centrally located to provide access to arterial cycling routes along Dobbin Road, Main Street, and along Old Okanagan Highway. Additionally, and as highlighted in the 2040 OCP, there is a collector cycling route along Elliott Road which is 350m away.

The development location and proposed density offers additional benefits to the surrounding area. Given the proximity to restaurants, grocery shopping, parks, and other small businesses, the proposed development will help to support local and small business in the area.



SURROUNDING TRANSIT



LOCAL AMENITIES

FOR REZONING

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| 06.20.23 - FOR DISCUSSION |
| 06.23.23 - FOR REZONING |

Plot Date
06.23.23

PROJECT
LIVE HOSKINS

DRAWING TITLE
SITE CONTEXT

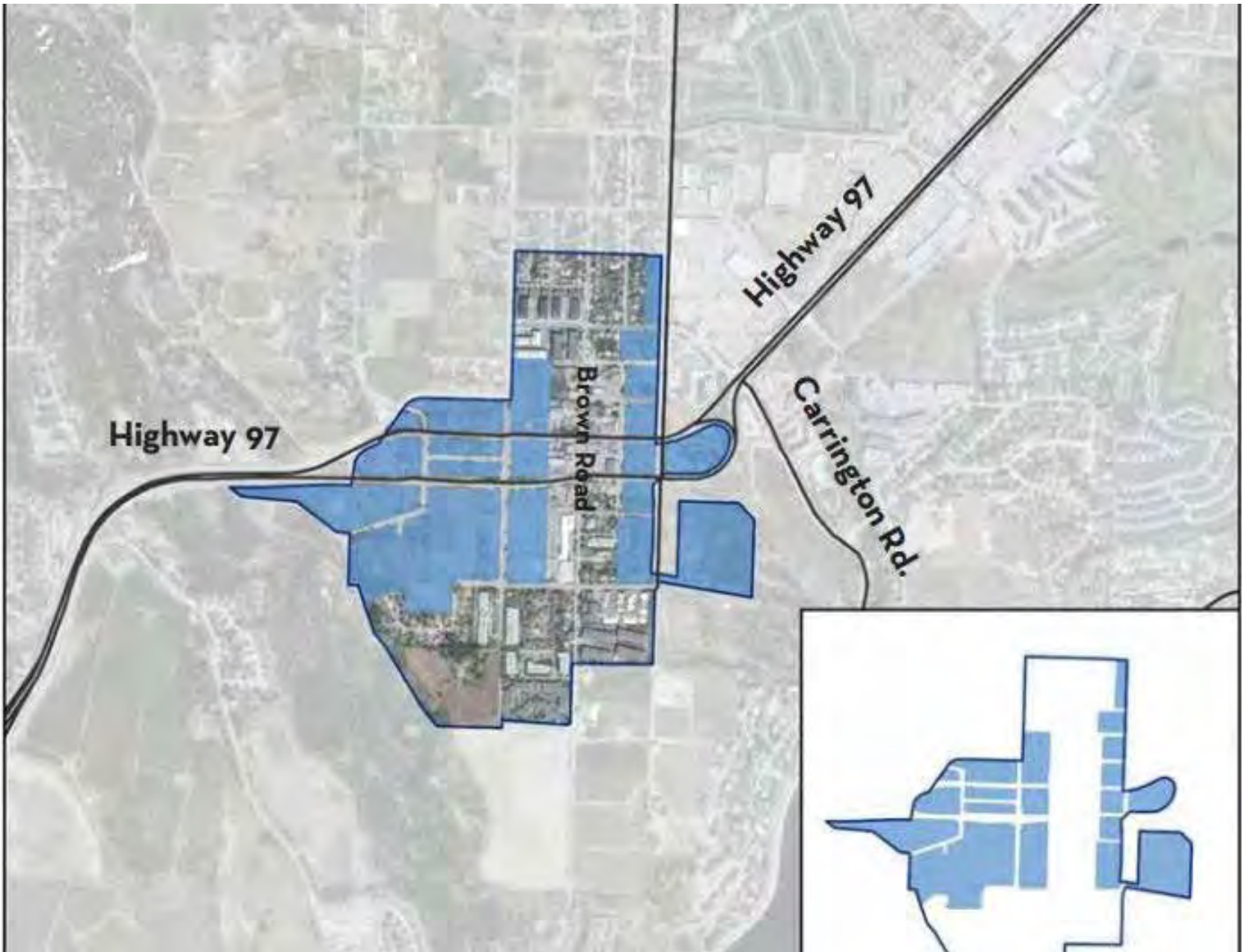
Drawing No.
A-001

Westbank Urban Centre

The intersection of Hoskins Road and Dobbin Road falls within the newly created Westbank Urban Centre - Commercial Core area. This area is desired for destination commercial and mixed-use developments to support the desired densification of the Urban Centre while enhancing the pedestrian experience. The proposed development is of mixed-use type with residential units and ground-floor commercial units.

The site is rezoning to a CD Zone, which is appropriate given the site's location within the Westbank Urban Centre and the need for different housing options within the commercial core. The OCP identifies this area as mid-rise to high-rise, which the proposed development is in conformance with.

The proposed development responds to the future intentions outlined in the 2040 OCP, as described in detail below.



WESTBANK URBAN CENTRE - COMMERCIAL CORE

Response to Urban Centres

Land Use and Urban Design Guidelines

Development should be primarily commercial or mixed-use to support a transition to the residential shoulders:

- Mixed-use development offering transitional density from the core of the urban centre to the residential shoulders of the urban centre.
- Ground floor commercial units have been provided that will offer destination type services to the community and residents alike.

Encourage nature within Urban Centres with design elements:

- Generous rooftop amenity space has been provided, which includes a community garden

Housing Guidelines

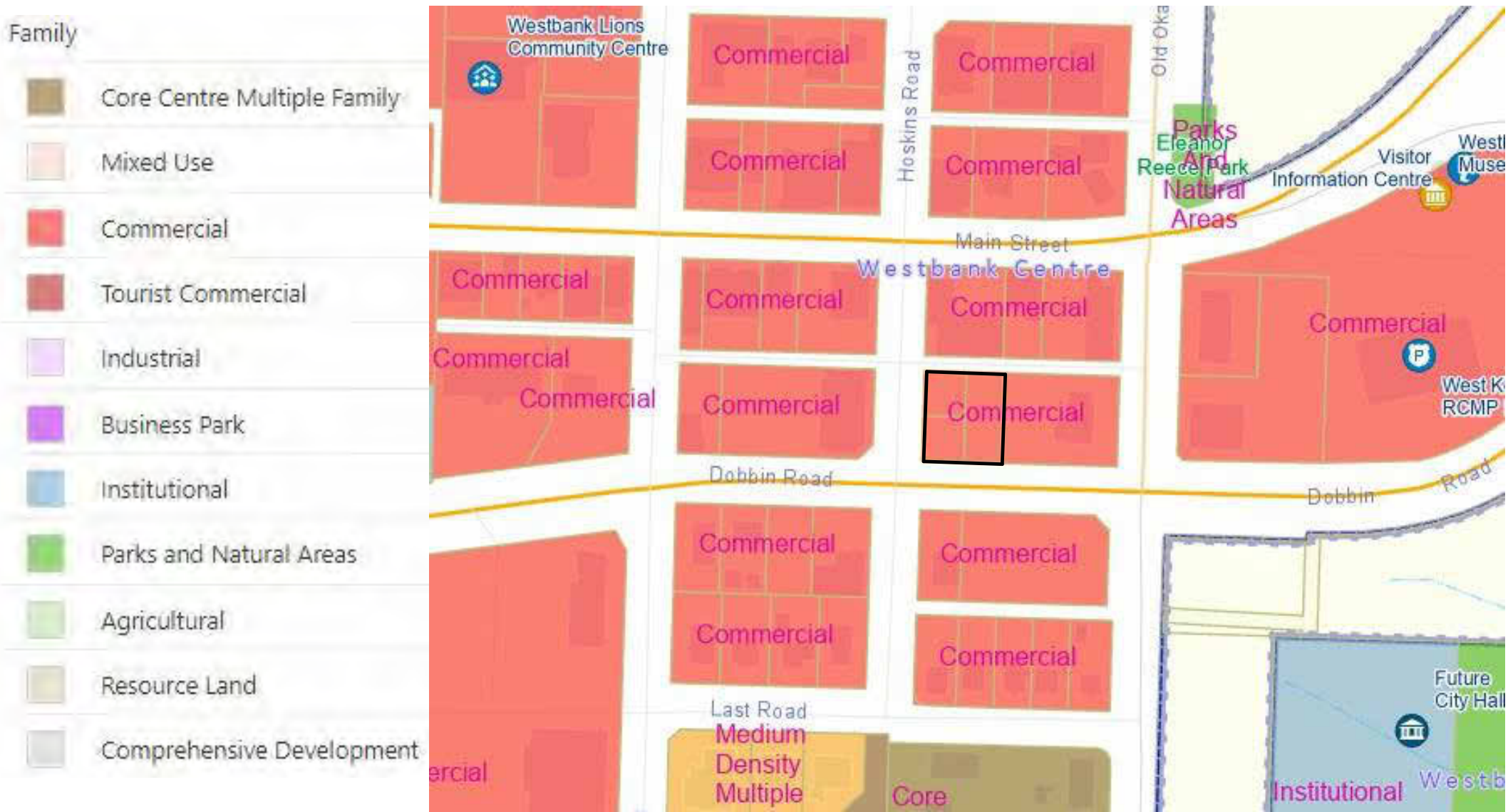
Increase diversity to create inclusive, affordable housing:

- Higher density is being proposed to ensure that market pricing can remain more affordable
- The design includes private open space and public rooftop amenity space with a variety of seating options and an exercise area to encourage social connections and inclusion

Transportation Guidelines

Promote development that contributes to making walking, cycling, and public transit viable:

- Additional long-term bicycle stalls have been provided
- Property is ideally located near the Westbank Transit Exchange
- To reduce individual auto use, car share vehicles are being offered
- Development is located in close proximity to amenities to permit walking



2040 OCP Future Land Use Plan

Response to Form & Character

Relationship to Street Guidelines

Primary building facade should be oriented to primary street:

- The lobby entry and entry to a commercial unit are oriented to Hoskins Road to provide a more vibrant street experience
- Attractive cladding patterning is included along Hoskins Road & Dobbin Road to highlight the primary street frontages

Provide frequent entrances into commercial/ residential units:

- Where possible, main entrances have been oriented to Hoskins Road

Use a high proportion of transparent glazing for ground-level:

- Large, glazing panels at the main entry points have been included to offer dynamic connection to the surrounding areas while ensuring accessible access for all levels of mobility

Scale and Massing Guidelines

Visually integrate buildings into the hillside:

- Lower parkade level will be entirely hidden from view along Hoskins Road
- Building has been stepped back on all sides above the entry level to reduce the overall massing at street level

Publicly-Accessible & Private Open Space Guidelines

Create mindful amenity spaces:

- The rooftop deck is stepped back from the front of the building to reduce its impact
- Various amenity offerings are being proposed including indoor/ outdoor lounges, kitchens, and dining. Additional offerings include indoor/ outdoor exercise spaces.
- Large balconies have been provided to each residential unit with large balcony doors to enhance the connections between interior and exterior spaces

Building Articulation, Features, & Material Guidelines

Use building form to generate visual interest, identity, and sense of place:

- Vertical and horizontal articulation provided by large balconies and architectural build-outs along Hoskins Road and Dobbin Road
- Main lobby entrance at the intersection of Dobbin Road and Hoskins Road has been highlighted to create an architectural focal point
- Multiple cladding patterns and colours have been utilized to offer visual variation



2040 OCP Relationship to Street Graphic

FOR REZONING



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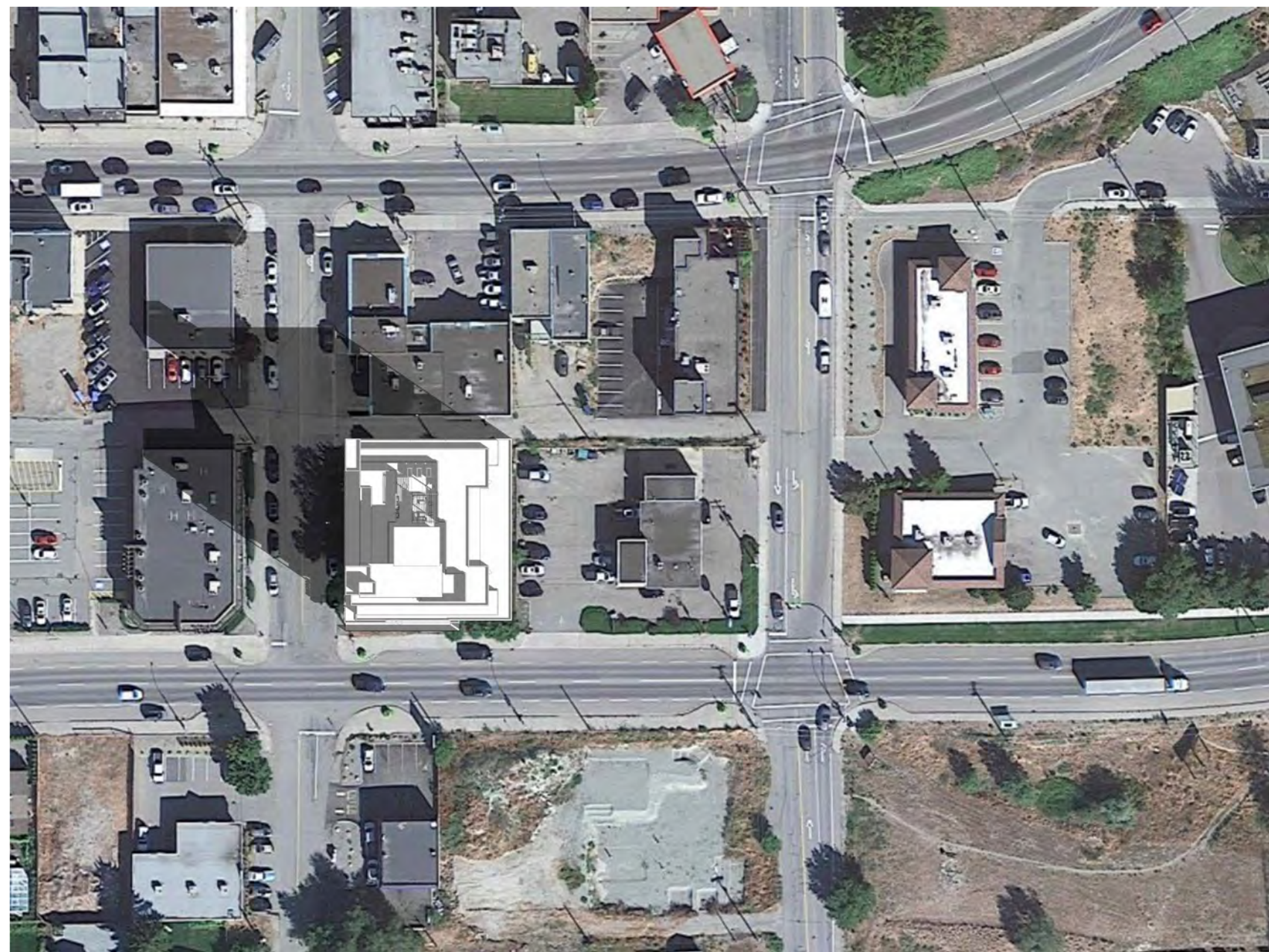
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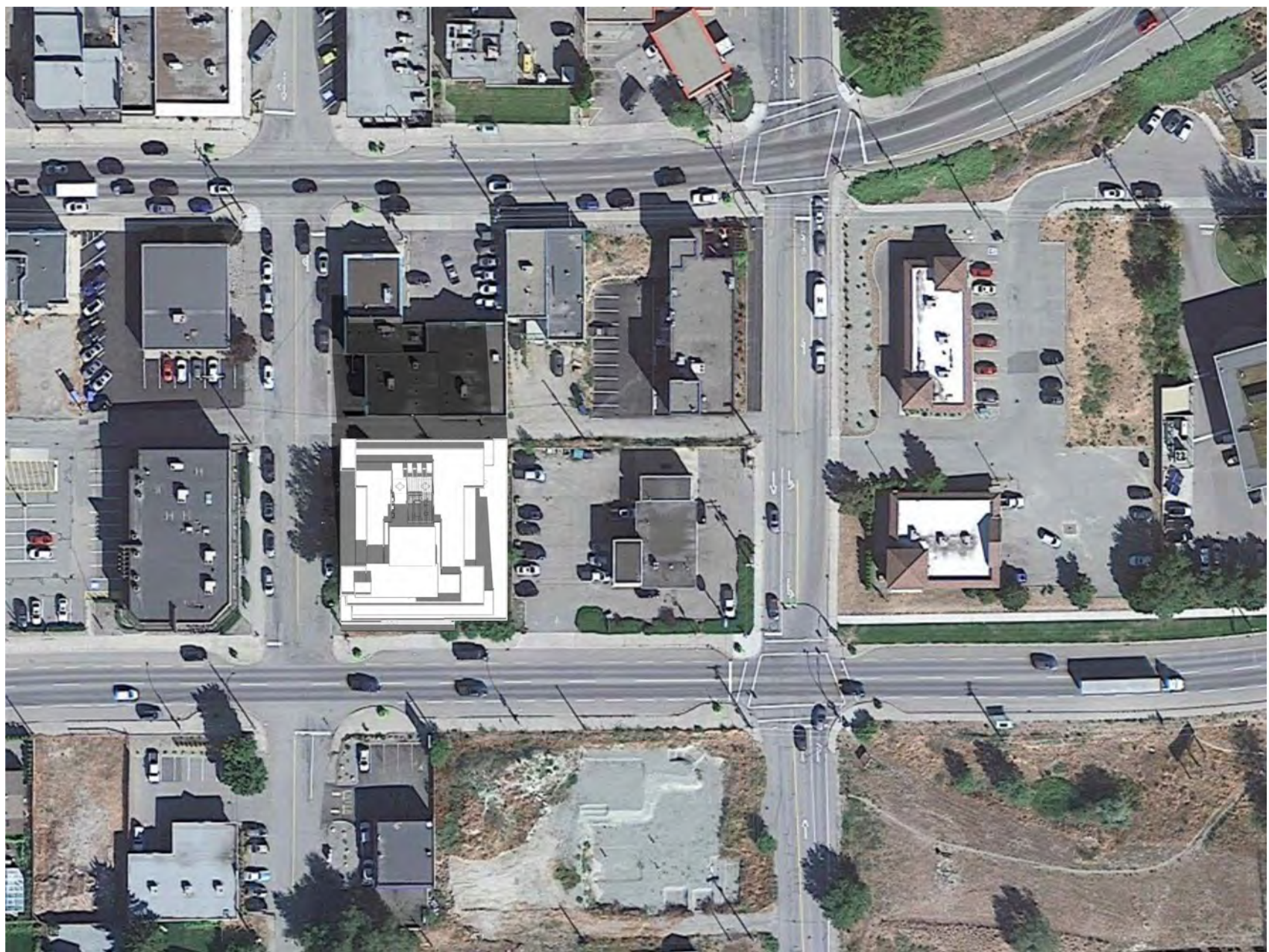
PROJECT
LIVE HOSKINS

DRAWING TITLE
OCP
RESPONSE
Drawing No.
A-002

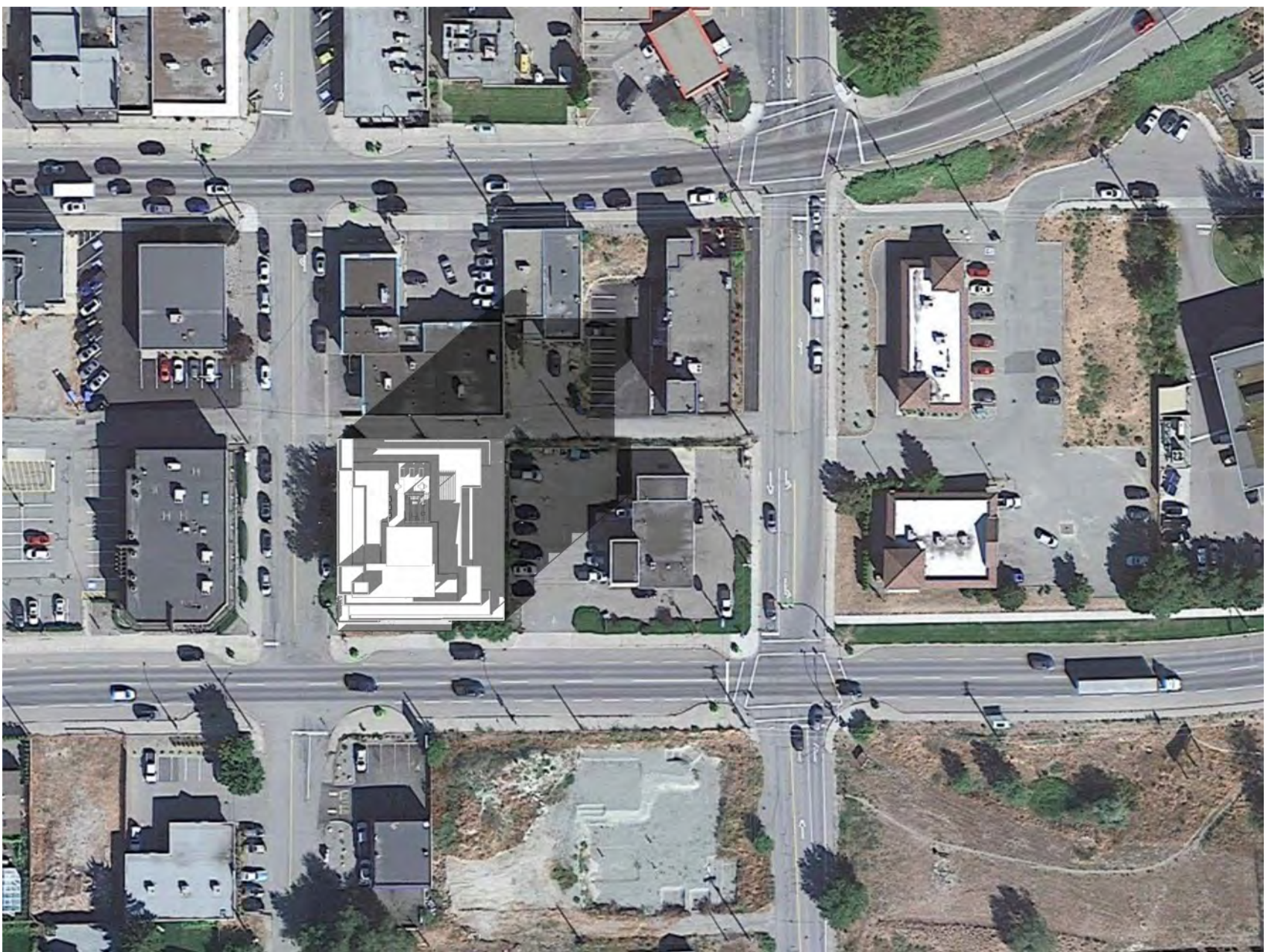




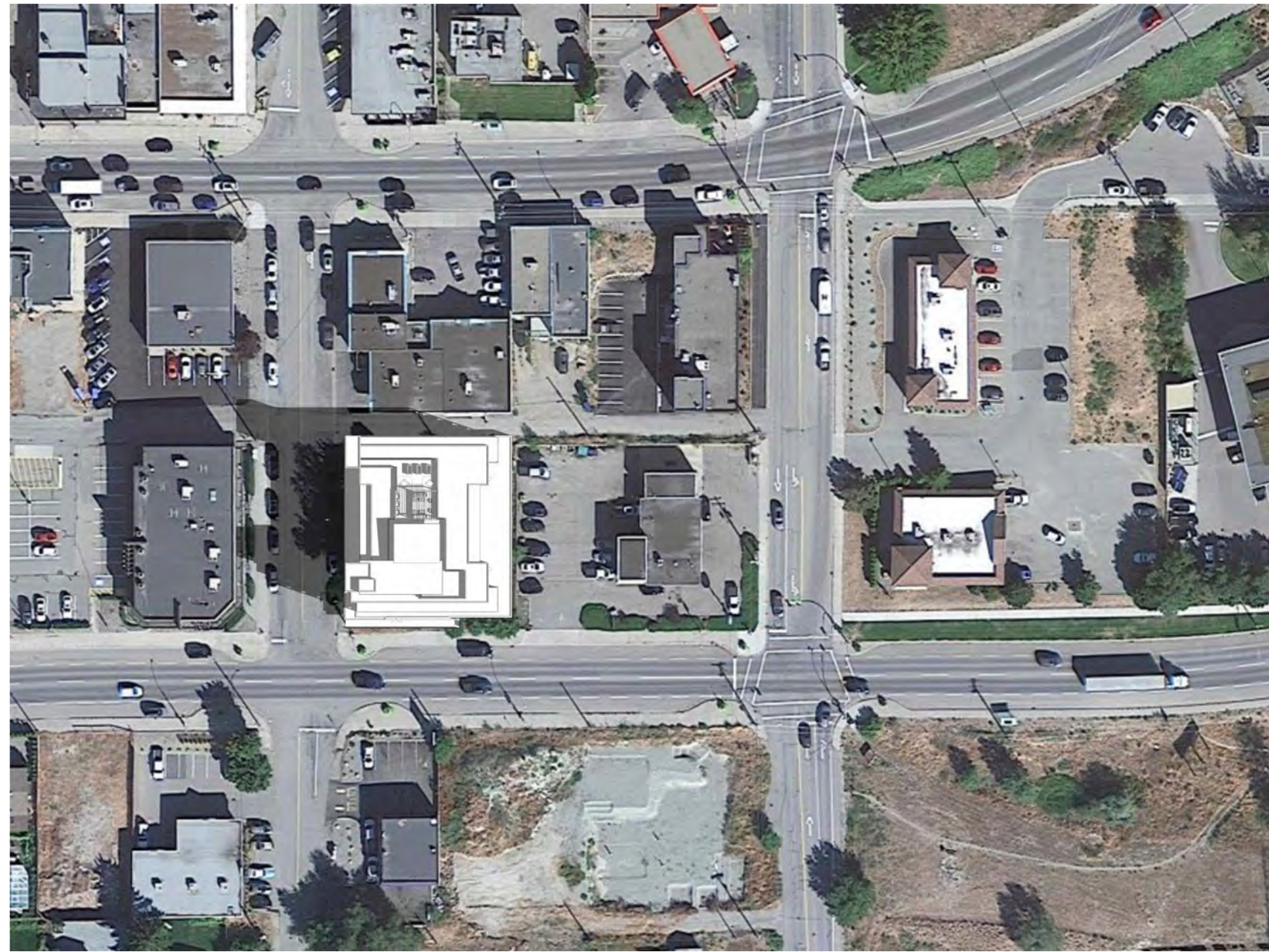
MARCH 21 AT 9am



MARCH 21 AT 12pm



MARCH 21 AT 3pm



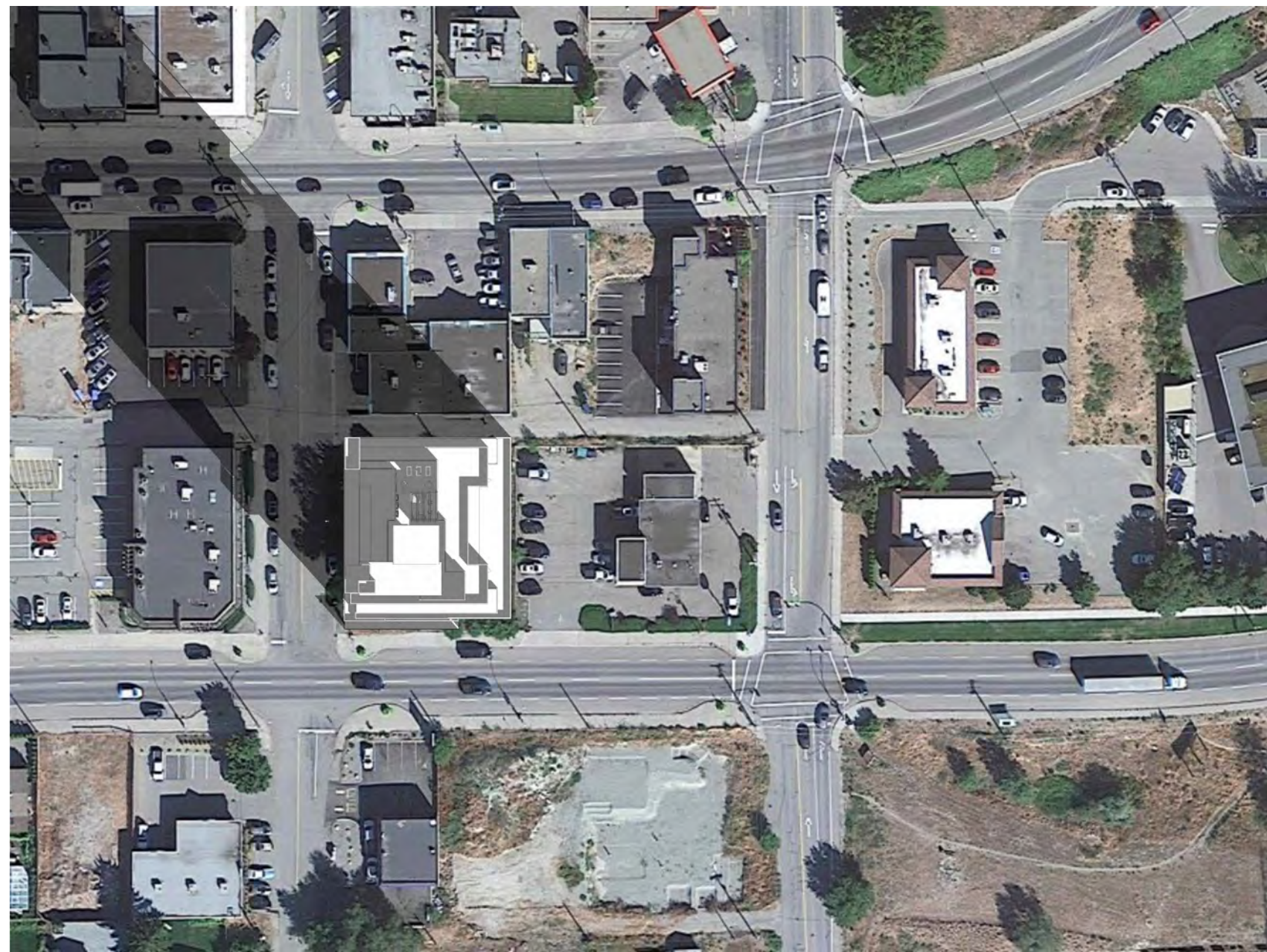
JUNE 21 AT 9am



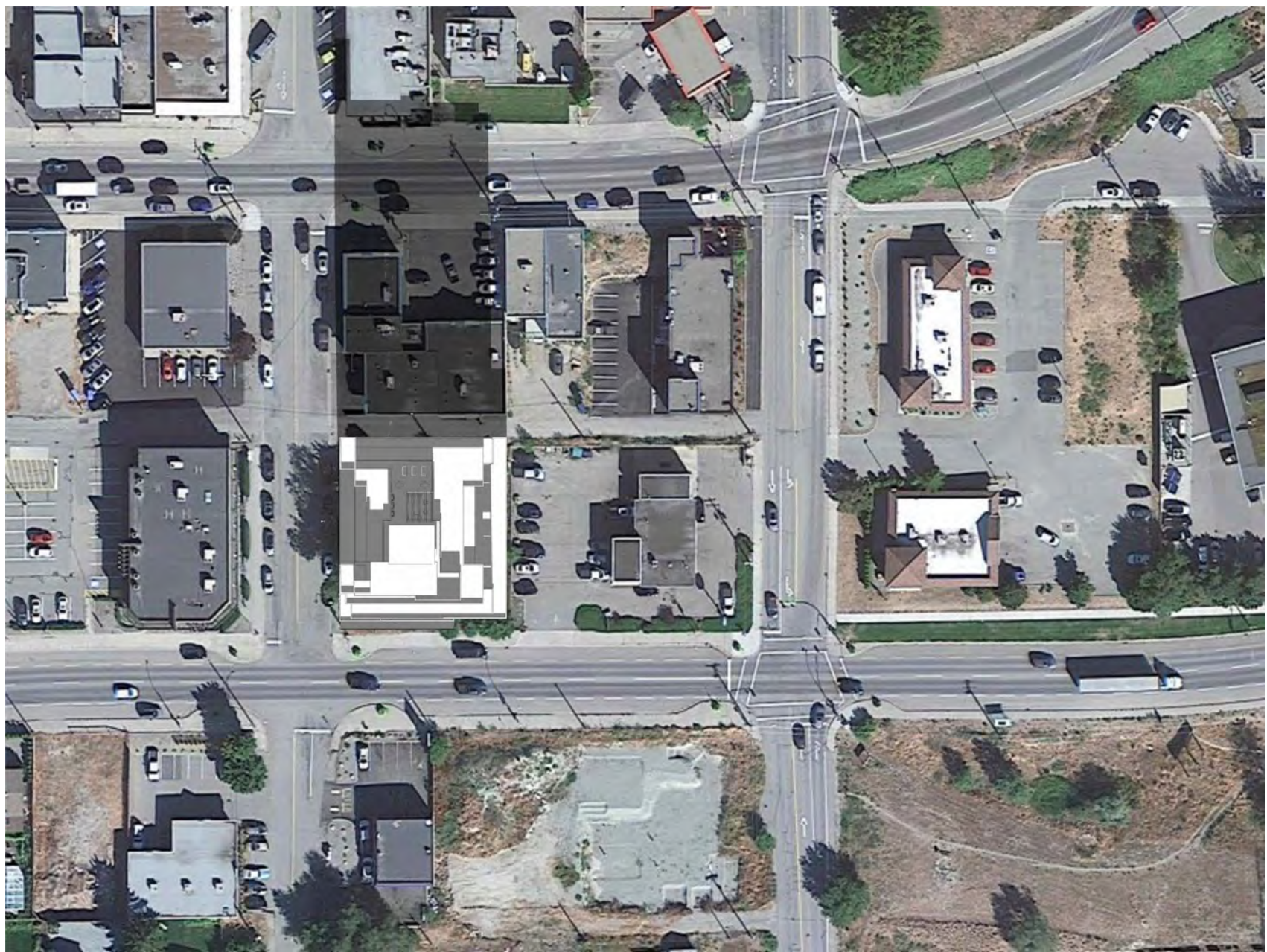
JUNE 21 AT 12pm



JUNE 21 AT 3pm



DECEMBER 21 AT 9am



DECEMBER 21 AT 12pm



DECEMBER 21 AT 3pm

LAND ASSEMBLY, WEST KELOWNA BC

PROPERTY DESCRIPTION:

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LEGAL: PLAN KAP761, BLOCK 5, LOTS 6 & 7, DL 786, ODYD

ZONING CALCULATIONS:

CURRENT: CITY OF WEST KELOWNA R1 ZONING
WESTBANK CENTRE URBAN CENTRE
PROPOSED: CD ZONING

SITE INFORMATION:

| | | |
|-------------------------------|-------------------------------------|-----------------------|
| GROSS SITE AREA = | 13,058 SF (1,213.1m ²) | |
| | <u>ALLOWED/REQUIRED</u> | <u>PROPOSED</u> |
| SITE COVERAGE = | 100% (13,058 SF) | 93% (12,194 SF) |
| SITE COVERAGE + HARDSCAPING = | 100% (23,241 SF) | 98% (12,739 SF) |
| MIN. PARCEL SIZE = | 1,200 m ² | 1,213.1m ² |
| FAR = | 3.3 (43,091 SF) | 3.28 (42,830.2 SF) |
| HEIGHT = | 25m (8 STOREYS) | 24.9m (8 STOREYS) |
| YARD SETBACKS: | | |
| FRONT YARD = | 0m | 0.2m |
| SIDE YARD = | 0m | 0m |
| FLANKING SIDE YARD = | 2m | 2m |
| REAR YARD = | 0m | 0.2m |

PARKING CALCULATIONS (REQUIRED PER ZONING BYLAW):

| | | |
|---------------------------|---|-------------------|
| STUDIO UNITS = | 20 UNITS x 1.0 = | 20 |
| 1 BEDROOM UNITS = | 35 UNITS x 1.0 = | 35 |
| 2 BEDROOM UNITS = | 10 UNITS x 1.25 = | 13 |
| VISITOR = | 65 UNITS x10% = | 7 |
| CRU 1 = | 55.6 m ² 2/ 100 m ² = | 1 |
| CRU 2 = | 42.9 m ² 3/ 100 m ² = | 1 |
| TOTAL REQUIRED = | | 77 (2 ACCESSIBLE) |
| SMALL CAR (30% PERMITTED) | | 23 STALLS |

PARKING CALCULATIONS (PROPOSED AS PART OF CD ZONE):

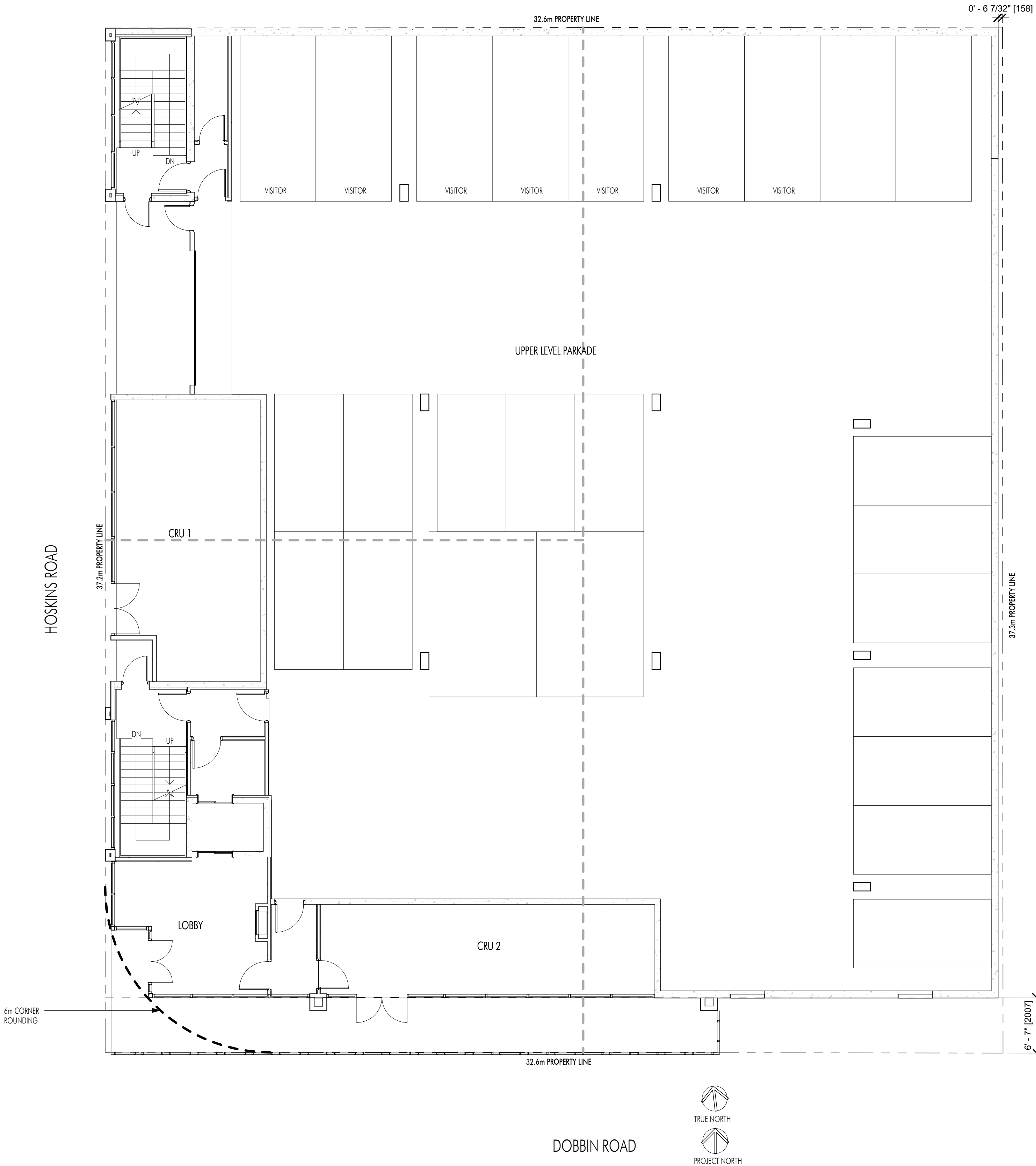
| | | |
|-------------------|---|------------------|
| STUDIO UNITS = | 20 UNITS x 0.8 = | 16 |
| 1 BEDROOM UNITS = | 35 UNITS x 0.9 = | 32 |
| 2 BEDROOM UNITS = | 10 UNITS x 1.0 = | 10 |
| VISITOR = | 65 UNITS x10% = | 7 (2 ACCESSIBLE) |
| CRU 1 = | 55.6 m ² 2/ 100 m ² = | 1 |
| CRU 2 = | 42.9 m ² 3/ 100 m ² = | 1 |
| TOTAL = | | 67 |

| | |
|--|------------|
| CAR SHARE STALLS PROVIDED | 2 |
| CAR SHARE REDUCTION (20% REDUCTION PROPOSED) | -13 STALLS |
| TOTAL REQUIRED = | 54 STALLS |
| TOTAL PROPOSED= | 56 STALLS |

| | |
|--------------------|-----------|
| SMALL CAR PROPOSED | 38 STALLS |
|--------------------|-----------|

BICYCLE STORAGE:

| | | |
|------------|---------------------|----|
| LONG-TERM | 65 UNITS x 0.5 = 33 | 33 |
| SHORT-TERM | 65 UNITS x 0.1= 7 | 7 |
| TOTAL = | 40 | 40 |



FOR REZONING



SITE CONTEXT - VIEW 1



SITE CONTEXT - VIEW 2



SITE CONTEXT - VIEW 3

FOR REZONING



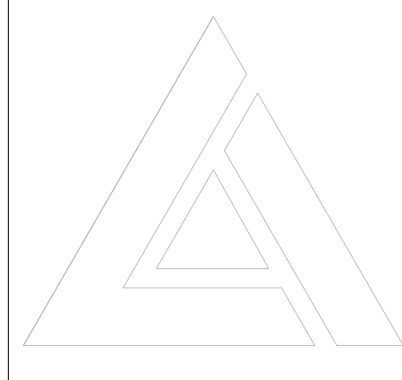
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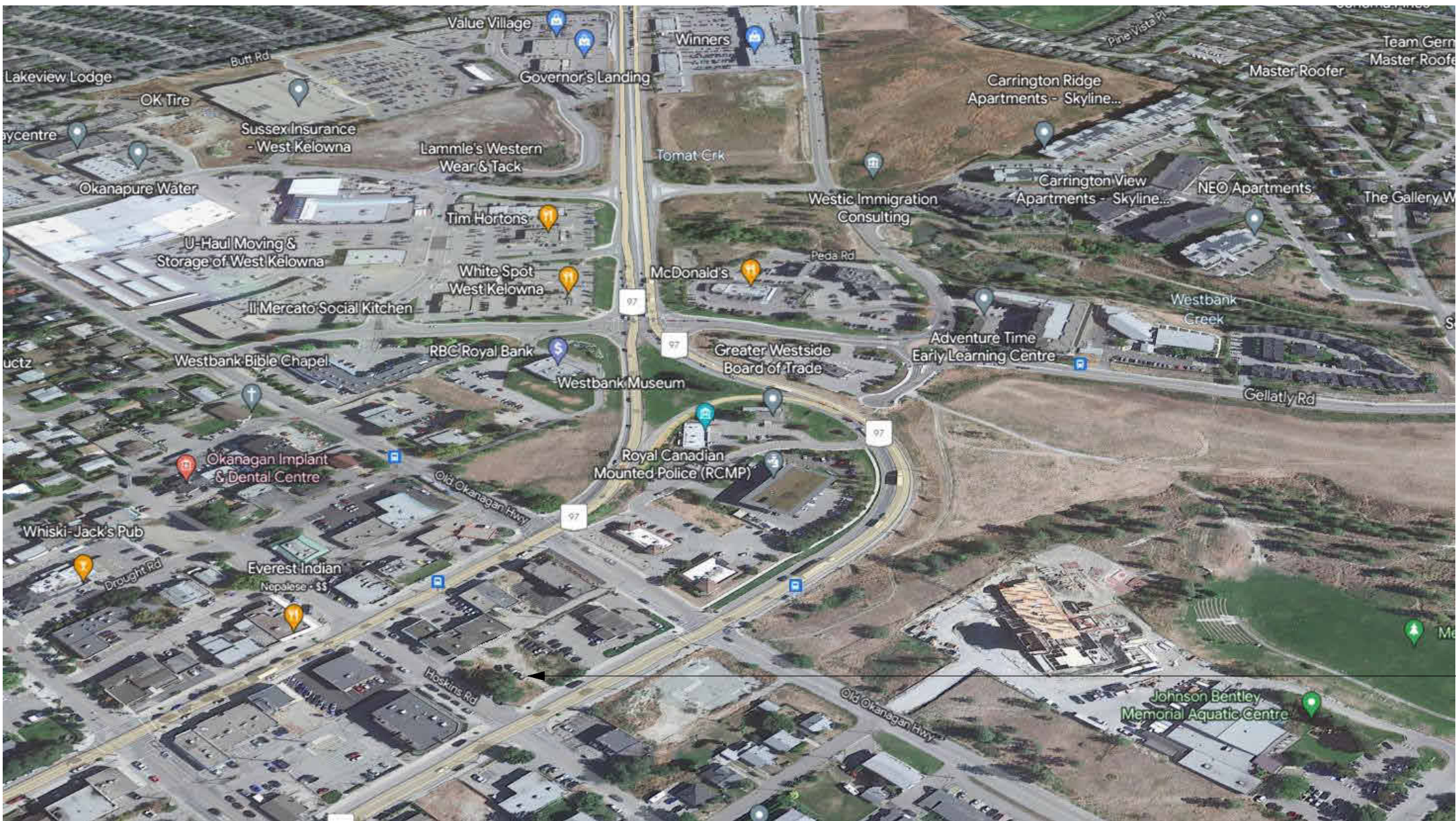
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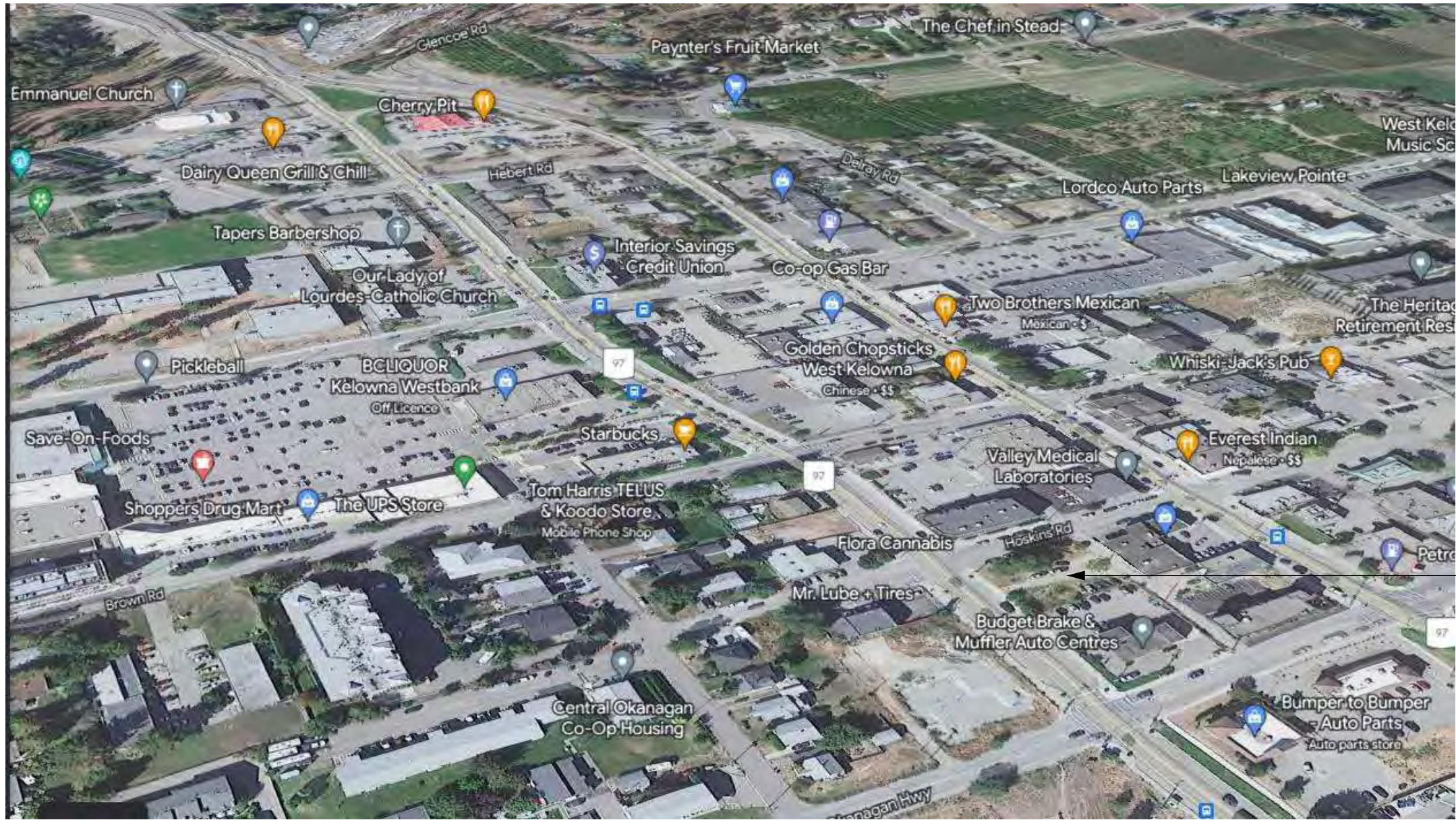
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|--------------------------------------|
| Plot Date 06.23.23 |
| PROJECT LIVE HOSKINS |
| DRAWING TITLE SITE CONTEXT |
| Drawing No. A-005 |





SUBJECT PROPERTY

COMMUNITY CONTEXT - NORTH-WEST



SUBJECT PROPERTY

COMMUNITY CONTEXT - SOUTH-EAST



SUBJECT PROPERTY

COMMUNITY CONTEXT - SOUTH-WEST



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| 06.23.23 - FOR REZONING |

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| PROJECT LIVE HOSKINS |
| DRAWING TITLE COMMUNITY CONTEXT |
| Drawing No. A-006 |



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06.09.23 - FOR REVIEW
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06.23.23

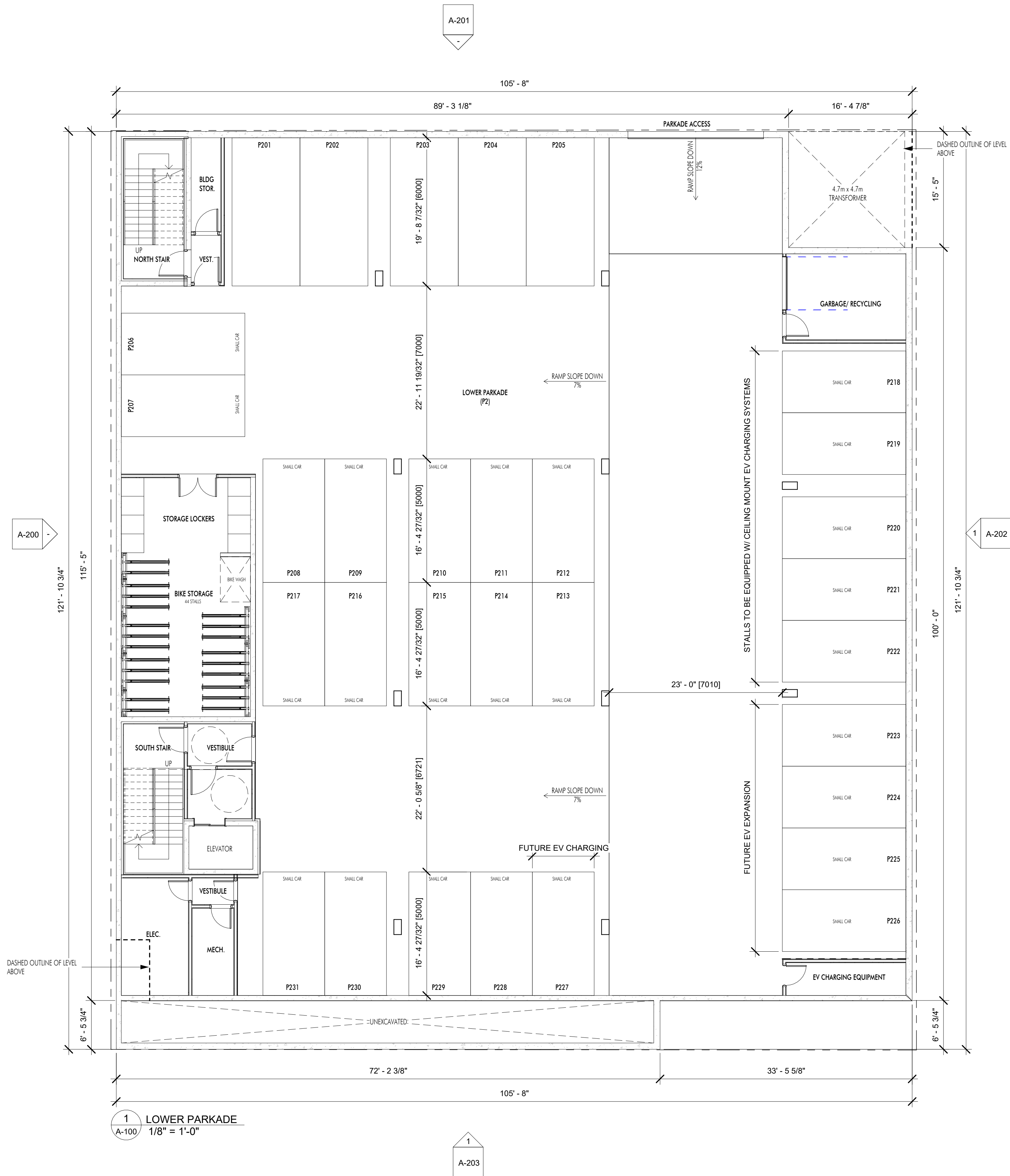
PROJECT
LIVE HOSKINS

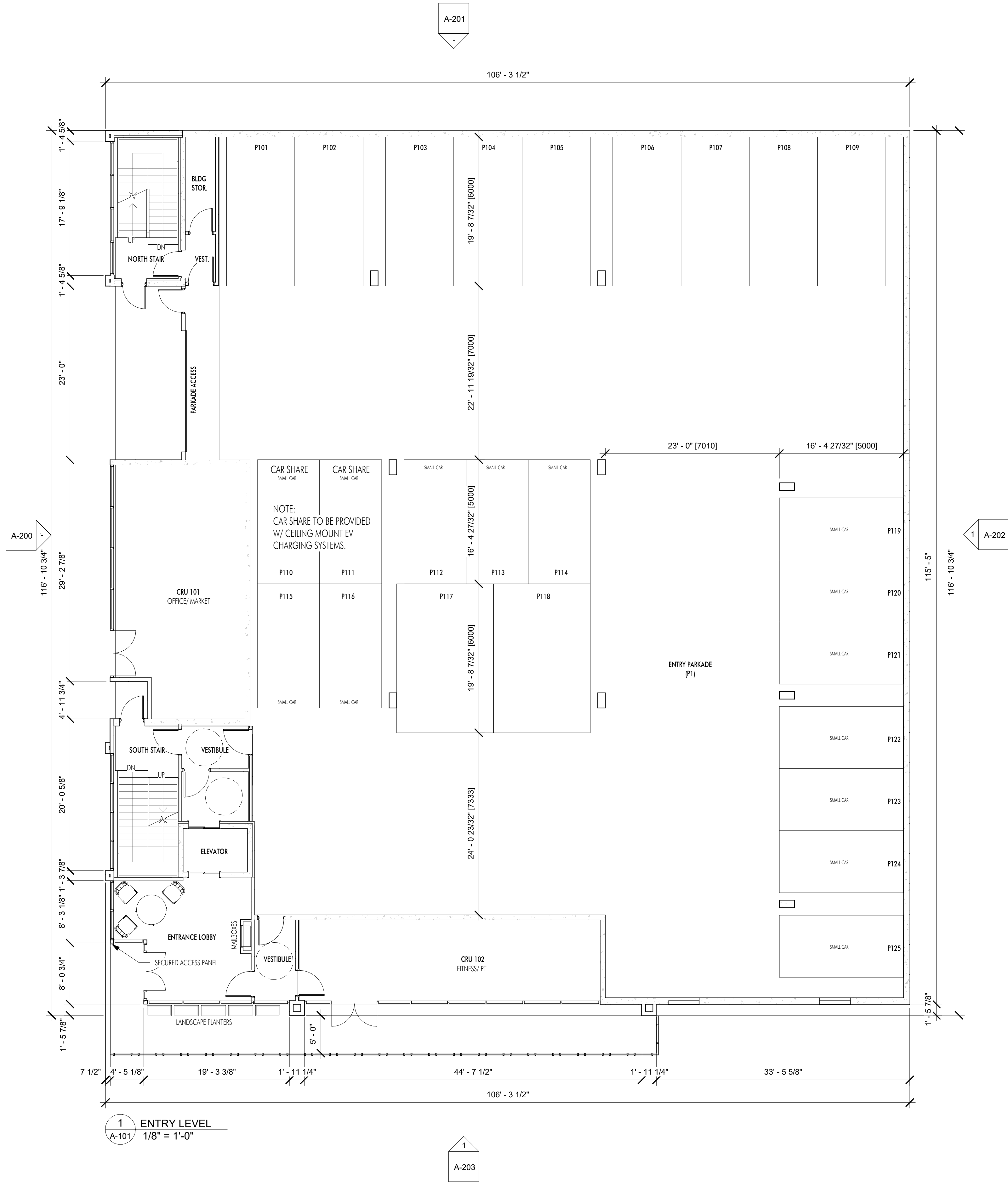
DRAWING TITLE

LOWER PARKADE

Drawing No.

A-100

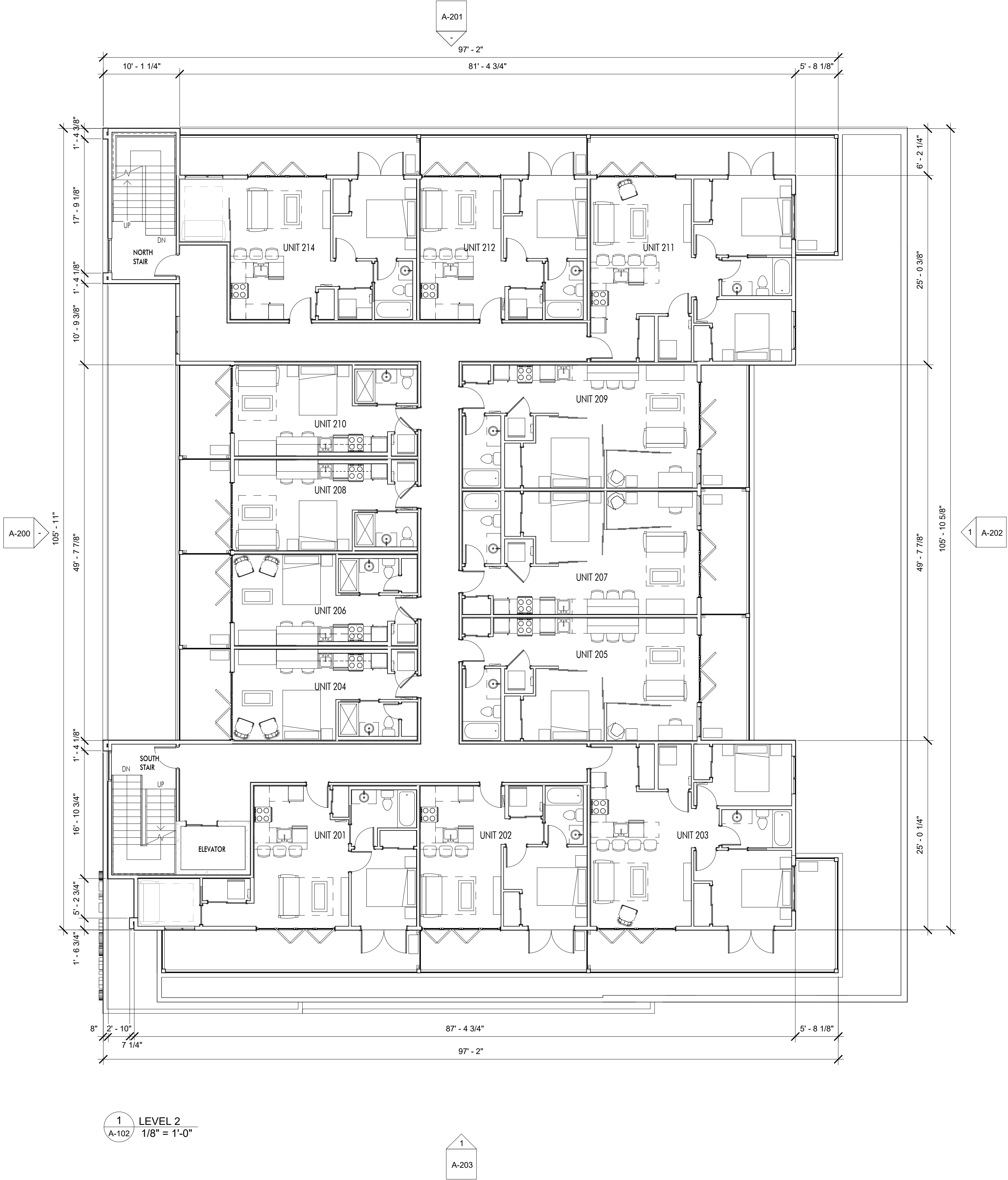





FOR REZONING

| UNIT CALCULATIONS | | | |
|-------------------|---------------|-----------|-----------------------|
| UNIT | # OF BEDROOMS | UNIT AREA | PRIVATE AMENITY SPACE |
| UNIT 201 | 1+DEN | 533 SF | 193 SF |
| UNIT 202 | 1 | 434 SF | 128 SF |
| UNIT 203 | 2 | 679 SF | 242 SF |
| UNIT 204 | 0 | 312 SF | 87 SF |
| UNIT 205 | 1+DEN | 529 SF | 107 SF |
| UNIT 206 | 0 | 312 SF | 88 SF |
| UNIT 207 | 1+DEN | 530 SF | 108 SF |
| UNIT 208 | 0 | 312 SF | 88 SF |
| UNIT 209 | 1+DEN | 530 SF | 107 SF |
| UNIT 210 | 0 | 312 SF | 87 SF |
| UNIT 211 | 2 | 680 SF | 239 SF |
| UNIT 212 | 1 | 434 SF | 122 SF |
| UNIT 213 | 1+DEN | 543 SF | 177 SF |
| UNIT 301 | 1+DEN | 533 SF | 193 SF |
| UNIT 302 | 1 | 434 SF | 128 SF |
| UNIT 303 | 2 | 679 SF | 242 SF |
| UNIT 304 | 0 | 312 SF | 87 SF |
| UNIT 305 | 1+DEN | 529 SF | 107 SF |
| UNIT 306 | 0 | 312 SF | 88 SF |
| UNIT 307 | 1+DEN | 530 SF | 108 SF |
| UNIT 308 | 0 | 312 SF | 88 SF |
| UNIT 309 | 1+DEN | 530 SF | 107 SF |
| UNIT 310 | 0 | 312 SF | 87 SF |
| UNIT 311 | 2 | 680 SF | 239 SF |
| UNIT 312 | 1 | 434 SF | 122 SF |
| UNIT 313 | 1+DEN | 543 SF | 177 SF |
| UNIT 401 | 1+DEN | 533 SF | 193 SF |
| UNIT 402 | 1 | 434 SF | 128 SF |
| UNIT 403 | 2 | 679 SF | 242 SF |
| UNIT 404 | 0 | 312 SF | 87 SF |
| UNIT 405 | 1+DEN | 529 SF | 107 SF |
| UNIT 406 | 0 | 312 SF | 88 SF |
| UNIT 407 | 1+DEN | 530 SF | 108 SF |
| UNIT 408 | 0 | 312 SF | 88 SF |
| UNIT 409 | 1+DEN | 530 SF | 107 SF |
| UNIT 410 | 0 | 312 SF | 87 SF |
| UNIT 411 | 2 | 680 SF | 239 SF |
| UNIT 412 | 1 | 434 SF | 122 SF |
| UNIT 413 | 1+DEN | 543 SF | 177 SF |
| UNIT 501 | 1+DEN | 533 SF | 193 SF |
| UNIT 502 | 1 | 434 SF | 128 SF |
| UNIT 503 | 2 | 679 SF | 242 SF |
| UNIT 504 | 0 | 312 SF | 87 SF |
| UNIT 505 | 1+DEN | 529 SF | 107 SF |
| UNIT 506 | 0 | 312 SF | 88 SF |
| UNIT 507 | 1+DEN | 530 SF | 108 SF |
| UNIT 508 | 0 | 312 SF | 88 SF |
| UNIT 509 | 1+DEN | 530 SF | 107 SF |
| UNIT 510 | 0 | 312 SF | 87 SF |
| UNIT 511 | 2 | 680 SF | 239 SF |
| UNIT 512 | 1 | 434 SF | 122 SF |
| UNIT 513 | 1+DEN | 543 SF | 177 SF |
| UNIT 601 | 1+DEN | 533 SF | 193 SF |
| UNIT 602 | 1 | 434 SF | 128 SF |
| UNIT 603 | 2 | 679 SF | 242 SF |
| UNIT 604 | 0 | 312 SF | 87 SF |
| UNIT 605 | 1+DEN | 529 SF | 107 SF |
| UNIT 606 | 0 | 312 SF | 88 SF |
| UNIT 607 | 1+DEN | 530 SF | 108 SF |
| UNIT 608 | 0 | 312 SF | 88 SF |
| UNIT 609 | 1+DEN | 530 SF | 107 SF |
| UNIT 610 | 0 | 312 SF | 87 SF |
| UNIT 611 | 2 | 680 SF | 239 SF |
| UNIT 612 | 1 | 434 SF | 122 SF |
| UNIT 613 | 1+DEN | 543 SF | 177 SF |

TOTAL UNIT AREAS: 65



1 LEVEL 2
A-102 1/8" = 1'-0"



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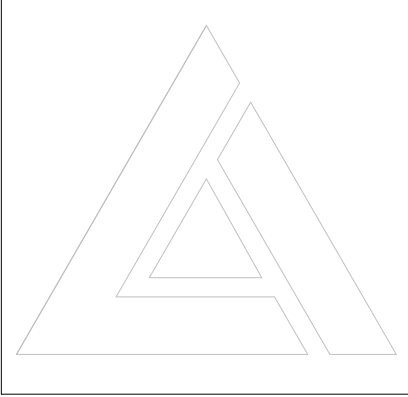
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| 06.23.23 | - FOR REZONING |

Plot Date
06.23.23

PROJECT
LIVE HOSKINS

DRAWING TITLE
SECOND LEVEL

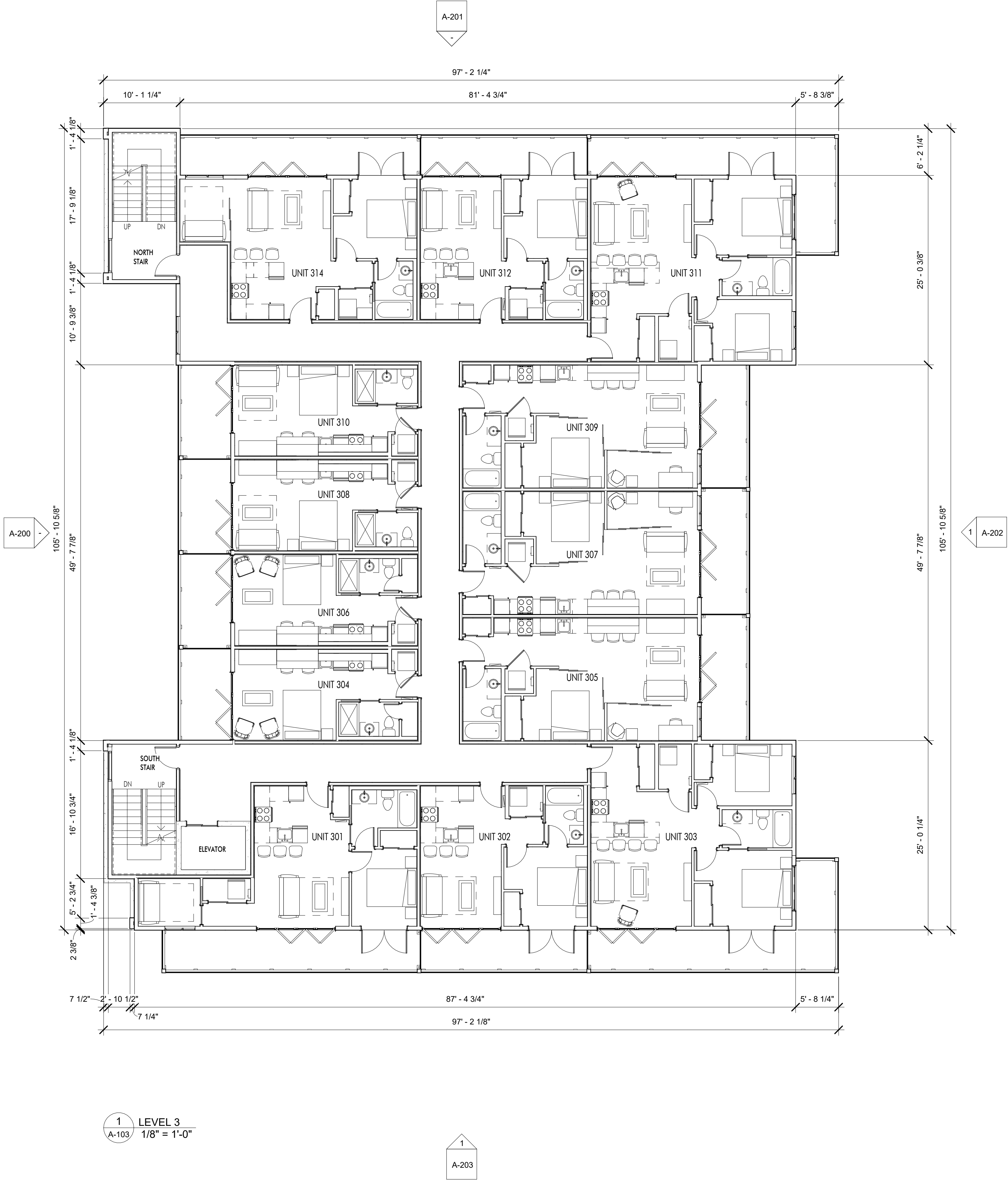
Drawing No.
A-102



FOR REZONING

| UNIT CALCULATIONS | | | |
|-------------------|---------------|-----------|-----------------------|
| UNIT | # OF BEDROOMS | UNIT AREA | PRIVATE AMENITY SPACE |
| UNIT 201 | 1+DEN | 533 SF | 193 SF |
| UNIT 202 | 1 | 434 SF | 128 SF |
| UNIT 203 | 2 | 679 SF | 242 SF |
| UNIT 204 | 0 | 312 SF | 87 SF |
| UNIT 205 | 1+DEN | 529 SF | 107 SF |
| UNIT 206 | 0 | 312 SF | 88 SF |
| UNIT 207 | 1+DEN | 530 SF | 108 SF |
| UNIT 208 | 0 | 312 SF | 88 SF |
| UNIT 209 | 1+DEN | 530 SF | 107 SF |
| UNIT 210 | 0 | 312 SF | 87 SF |
| UNIT 211 | 2 | 680 SF | 239 SF |
| UNIT 212 | 1 | 434 SF | 122 SF |
| UNIT 213 | 1+DEN | 543 SF | 177 SF |
| UNIT 301 | 1+DEN | 533 SF | 193 SF |
| UNIT 302 | 1 | 434 SF | 128 SF |
| UNIT 303 | 2 | 679 SF | 242 SF |
| UNIT 304 | 0 | 312 SF | 87 SF |
| UNIT 305 | 1+DEN | 529 SF | 107 SF |
| UNIT 306 | 0 | 312 SF | 88 SF |
| UNIT 307 | 1+DEN | 530 SF | 108 SF |
| UNIT 308 | 0 | 312 SF | 88 SF |
| UNIT 309 | 1+DEN | 530 SF | 107 SF |
| UNIT 310 | 0 | 312 SF | 87 SF |
| UNIT 311 | 2 | 680 SF | 239 SF |
| UNIT 312 | 1 | 434 SF | 122 SF |
| UNIT 313 | 1+DEN | 543 SF | 177 SF |
| UNIT 401 | 1+DEN | 533 SF | 193 SF |
| UNIT 402 | 1 | 434 SF | 128 SF |
| UNIT 403 | 2 | 679 SF | 242 SF |
| UNIT 404 | 0 | 312 SF | 87 SF |
| UNIT 405 | 1+DEN | 529 SF | 107 SF |
| UNIT 406 | 0 | 312 SF | 88 SF |
| UNIT 407 | 1+DEN | 530 SF | 108 SF |
| UNIT 408 | 0 | 312 SF | 88 SF |
| UNIT 409 | 1+DEN | 530 SF | 107 SF |
| UNIT 410 | 0 | 312 SF | 87 SF |
| UNIT 411 | 2 | 680 SF | 239 SF |
| UNIT 412 | 1 | 434 SF | 122 SF |
| UNIT 413 | 1+DEN | 543 SF | 177 SF |
| UNIT 501 | 1+DEN | 533 SF | 193 SF |
| UNIT 502 | 1 | 434 SF | 128 SF |
| UNIT 503 | 2 | 679 SF | 242 SF |
| UNIT 504 | 0 | 312 SF | 87 SF |
| UNIT 505 | 1+DEN | 529 SF | 107 SF |
| UNIT 506 | 0 | 312 SF | 88 SF |
| UNIT 507 | 1+DEN | 530 SF | 108 SF |
| UNIT 508 | 0 | 312 SF | 88 SF |
| UNIT 509 | 1+DEN | 530 SF | 107 SF |
| UNIT 510 | 0 | 312 SF | 87 SF |
| UNIT 511 | 2 | 680 SF | 239 SF |
| UNIT 512 | 1 | 434 SF | 122 SF |
| UNIT 513 | 1+DEN | 543 SF | 177 SF |
| UNIT 601 | 1+DEN | 533 SF | 193 SF |
| UNIT 602 | 1 | 434 SF | 128 SF |
| UNIT 603 | 2 | 679 SF | 242 SF |
| UNIT 604 | 0 | 312 SF | 87 SF |
| UNIT 605 | 1+DEN | 529 SF | 107 SF |
| UNIT 606 | 0 | 312 SF | 88 SF |
| UNIT 607 | 1+DEN | 530 SF | 108 SF |
| UNIT 608 | 0 | 312 SF | 88 SF |
| UNIT 609 | 1+DEN | 530 SF | 107 SF |
| UNIT 610 | 0 | 312 SF | 87 SF |
| UNIT 611 | 2 | 680 SF | 239 SF |
| UNIT 612 | 1 | 434 SF | 122 SF |
| UNIT 613 | 1+DEN | 543 SF | 177 SF |

TOTAL UNIT AREAS: 65



1 LEVEL 3
A-103 1/8" = 1'-0"

1
A-203

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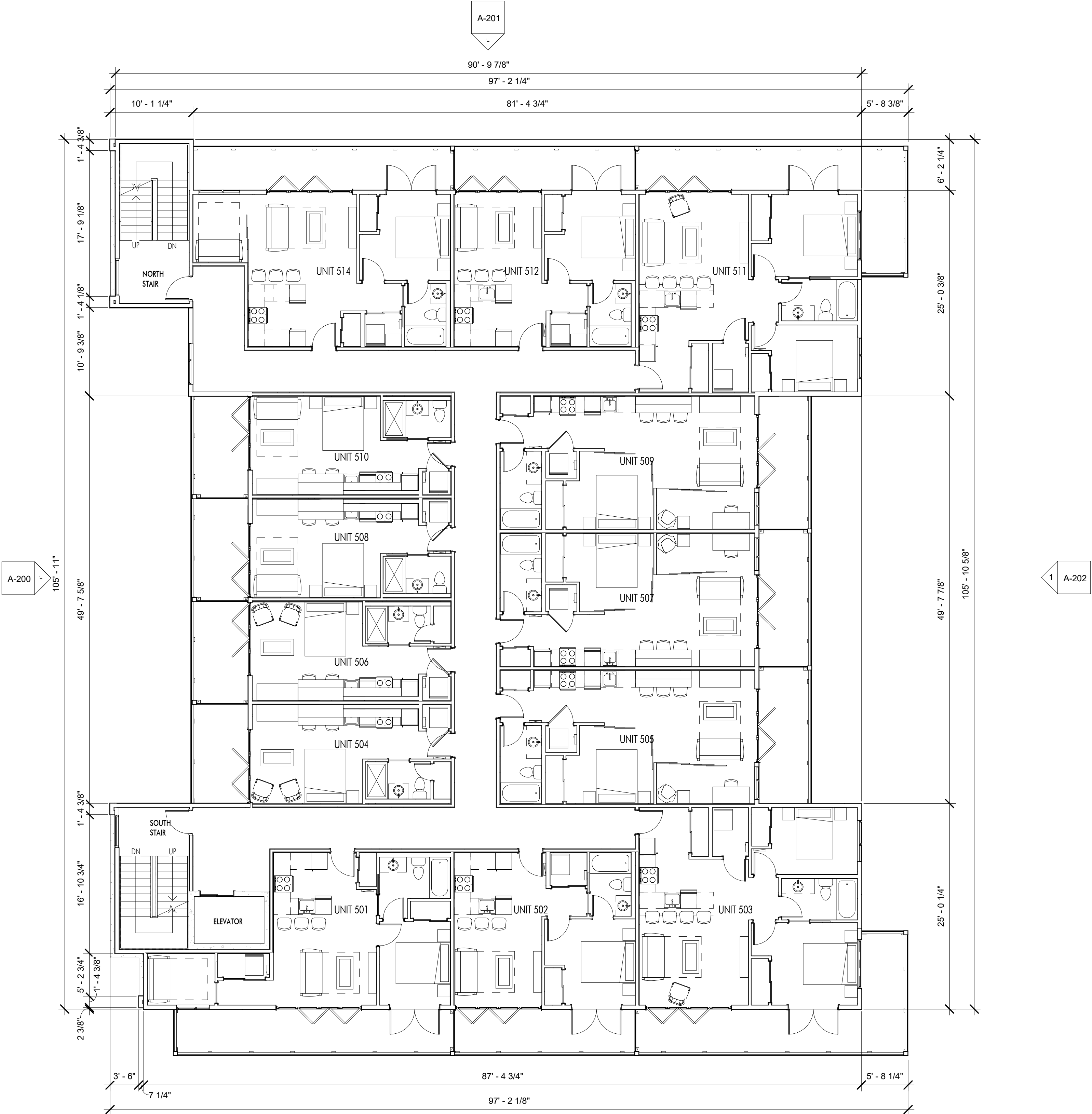
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| Revision No., Date and Description |
|------------------------------------|
| 03.17.23 - FOR REVIEW |
| 04.11.23 - FOR DISCUSSION |
| 06.02.23 - FOR REVIEW |
| 06.09.23 - FOR REVIEW |
| 06.20.23 - FOR DISCUSSION |
| 06.23.23 - FOR REZONING |

| |
|-------------------------------------|
| Plot Date 06.23.23 |
| PROJECT LIVE HOSKINS |
| DRAWING TITLE THIRD LEVEL |
| Drawing No. A-103 |

FOR REZONING

| UNIT CALCULATIONS | | | |
|----------------------|---------------|-----------|-----------------------|
| UNIT | # OF BEDROOMS | UNIT AREA | PRIVATE AMENITY SPACE |
| UNIT 201 | 1+DEN | 533 SF | 193 SF |
| UNIT 202 | 1 | 434 SF | 128 SF |
| UNIT 203 | 2 | 679 SF | 242 SF |
| UNIT 204 | 0 | 312 SF | 87 SF |
| UNIT 205 | 1+DEN | 529 SF | 107 SF |
| UNIT 206 | 0 | 312 SF | 88 SF |
| UNIT 207 | 1+DEN | 530 SF | 108 SF |
| UNIT 208 | 0 | 312 SF | 88 SF |
| UNIT 209 | 1+DEN | 530 SF | 107 SF |
| UNIT 210 | 0 | 312 SF | 87 SF |
| UNIT 211 | 2 | 680 SF | 239 SF |
| UNIT 212 | 1 | 434 SF | 122 SF |
| UNIT 213 | 1+DEN | 543 SF | 177 SF |
| UNIT 301 | 1+DEN | 533 SF | 193 SF |
| UNIT 302 | 1 | 434 SF | 128 SF |
| UNIT 303 | 2 | 679 SF | 242 SF |
| UNIT 304 | 0 | 312 SF | 87 SF |
| UNIT 305 | 1+DEN | 529 SF | 107 SF |
| UNIT 306 | 0 | 312 SF | 88 SF |
| UNIT 307 | 1+DEN | 530 SF | 108 SF |
| UNIT 308 | 0 | 312 SF | 88 SF |
| UNIT 309 | 1+DEN | 530 SF | 107 SF |
| UNIT 310 | 0 | 312 SF | 87 SF |
| UNIT 311 | 2 | 680 SF | 239 SF |
| UNIT 312 | 1 | 434 SF | 122 SF |
| UNIT 313 | 1+DEN | 543 SF | 177 SF |
| UNIT 401 | 1+DEN | 533 SF | 193 SF |
| UNIT 402 | 1 | 434 SF | 128 SF |
| UNIT 403 | 2 | 679 SF | 242 SF |
| UNIT 404 | 0 | 312 SF | 87 SF |
| UNIT 405 | 1+DEN | 529 SF | 107 SF |
| UNIT 406 | 0 | 312 SF | 88 SF |
| UNIT 407 | 1+DEN | 530 SF | 108 SF |
| UNIT 408 | 0 | 312 SF | 88 SF |
| UNIT 409 | 1+DEN | 530 SF | 107 SF |
| UNIT 410 | 0 | 312 SF | 87 SF |
| UNIT 411 | 2 | 680 SF | 239 SF |
| UNIT 412 | 1 | 434 SF | 122 SF |
| UNIT 413 | 1+DEN | 543 SF | 177 SF |
| UNIT 501 | 1+DEN | 533 SF | 193 SF |
| UNIT 502 | 1 | 434 SF | 128 SF |
| UNIT 503 | 2 | 679 SF | 242 SF |
| UNIT 504 | 0 | 312 SF | 87 SF |
| UNIT 505 | 1+DEN | 529 SF | 107 SF |
| UNIT 506 | 0 | 312 SF | 88 SF |
| UNIT 507 | 1+DEN | 530 SF | 108 SF |
| UNIT 508 | 0 | 312 SF | 88 SF |
| UNIT 509 | 1+DEN | 530 SF | 107 SF |
| UNIT 510 | 0 | 312 SF | 87 SF |
| UNIT 511 | 2 | 680 SF | 239 SF |
| UNIT 512 | 1 | 434 SF | 122 SF |
| UNIT 513 | 1+DEN | 543 SF | 177 SF |
| UNIT 601 | 1+DEN | 533 SF | 193 SF |
| UNIT 602 | 1 | 434 SF | 128 SF |
| UNIT 603 | 2 | 679 SF | 242 SF |
| UNIT 604 | 0 | 312 SF | 87 SF |
| UNIT 605 | 1+DEN | 529 SF | 107 SF |
| UNIT 606 | 0 | 312 SF | 88 SF |
| UNIT 607 | 1+DEN | 530 SF | 108 SF |
| UNIT 608 | 0 | 312 SF | 88 SF |
| UNIT 609 | 1+DEN | 530 SF | 107 SF |
| UNIT 610 | 0 | 312 SF | 87 SF |
| UNIT 611 | 2 | 680 SF | 239 SF |
| UNIT 612 | 1 | 434 SF | 122 SF |
| UNIT 613 | 1+DEN | 543 SF | 177 SF |
| TOTAL UNIT AREAS: 65 | | | |



1 LEVEL 5
A-105 1/8" = 1'-0"

1
A-203

1
A-202

A-200
105' - 11"

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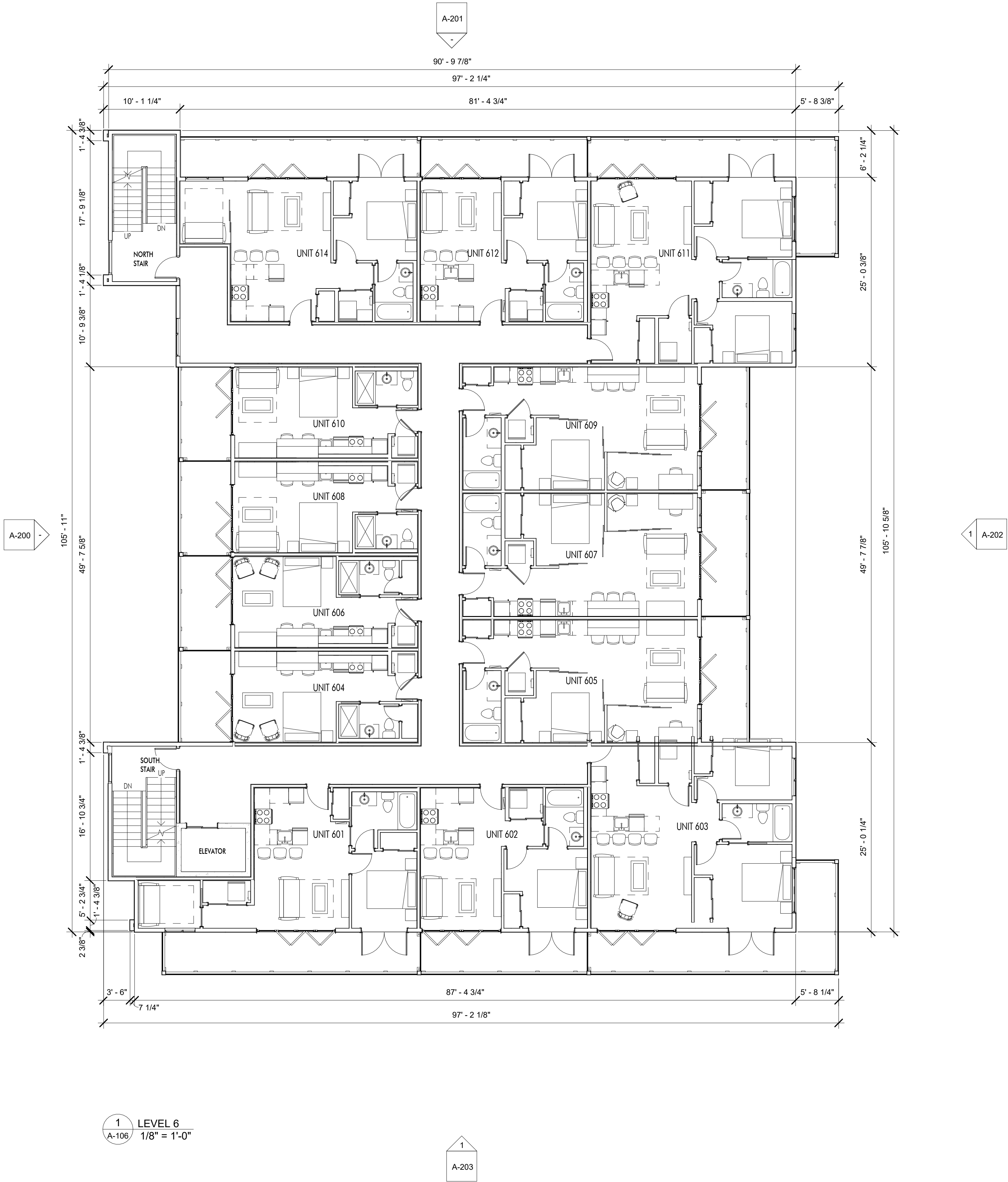
| Revision No., Date and Description |
|------------------------------------|
| 03.17.23 - FOR REVIEW |
| 04.11.23 - FOR DISCUSSION |
| 06.02.23 - FOR REVIEW |
| 06.09.23 - FOR REVIEW |
| 06.20.23 - FOR DISCUSSION |
| 06.23.23 - FOR REZONING |

| |
|-------------------------------------|
| Plot Date 06.23.23 |
| PROJECT LIVE HOSKINS |
| DRAWING TITLE FIFTH LEVEL |
| Drawing No. A-105 |

FOR REZONING

| UNIT CALCULATIONS | | | |
|-------------------|---------------|-----------|-----------------------|
| UNIT | # OF BEDROOMS | UNIT AREA | PRIVATE AMENITY SPACE |
| UNIT 201 | 1+DEN | 533 SF | 193 SF |
| UNIT 202 | 1 | 434 SF | 128 SF |
| UNIT 203 | 2 | 679 SF | 242 SF |
| UNIT 204 | 0 | 312 SF | 87 SF |
| UNIT 205 | 1+DEN | 529 SF | 107 SF |
| UNIT 206 | 0 | 312 SF | 88 SF |
| UNIT 207 | 1+DEN | 530 SF | 108 SF |
| UNIT 208 | 0 | 312 SF | 88 SF |
| UNIT 209 | 1+DEN | 530 SF | 107 SF |
| UNIT 210 | 0 | 312 SF | 87 SF |
| UNIT 211 | 2 | 680 SF | 239 SF |
| UNIT 212 | 1 | 434 SF | 122 SF |
| UNIT 213 | 1+DEN | 543 SF | 177 SF |
| UNIT 301 | 1+DEN | 533 SF | 193 SF |
| UNIT 302 | 1 | 434 SF | 128 SF |
| UNIT 303 | 2 | 679 SF | 242 SF |
| UNIT 304 | 0 | 312 SF | 87 SF |
| UNIT 305 | 1+DEN | 529 SF | 107 SF |
| UNIT 306 | 0 | 312 SF | 88 SF |
| UNIT 307 | 1+DEN | 530 SF | 108 SF |
| UNIT 308 | 0 | 312 SF | 88 SF |
| UNIT 309 | 1+DEN | 530 SF | 107 SF |
| UNIT 310 | 0 | 312 SF | 87 SF |
| UNIT 311 | 2 | 680 SF | 239 SF |
| UNIT 312 | 1 | 434 SF | 122 SF |
| UNIT 313 | 1+DEN | 543 SF | 177 SF |
| UNIT 401 | 1+DEN | 533 SF | 193 SF |
| UNIT 402 | 1 | 434 SF | 128 SF |
| UNIT 403 | 2 | 679 SF | 242 SF |
| UNIT 404 | 0 | 312 SF | 87 SF |
| UNIT 405 | 1+DEN | 529 SF | 107 SF |
| UNIT 406 | 0 | 312 SF | 88 SF |
| UNIT 407 | 1+DEN | 530 SF | 108 SF |
| UNIT 408 | 0 | 312 SF | 88 SF |
| UNIT 409 | 1+DEN | 530 SF | 107 SF |
| UNIT 410 | 0 | 312 SF | 87 SF |
| UNIT 411 | 2 | 680 SF | 239 SF |
| UNIT 412 | 1 | 434 SF | 122 SF |
| UNIT 413 | 1+DEN | 543 SF | 177 SF |
| UNIT 501 | 1+DEN | 533 SF | 193 SF |
| UNIT 502 | 1 | 434 SF | 128 SF |
| UNIT 503 | 2 | 679 SF | 242 SF |
| UNIT 504 | 0 | 312 SF | 87 SF |
| UNIT 505 | 1+DEN | 529 SF | 107 SF |
| UNIT 506 | 0 | 312 SF | 88 SF |
| UNIT 507 | 1+DEN | 530 SF | 108 SF |
| UNIT 508 | 0 | 312 SF | 88 SF |
| UNIT 509 | 1+DEN | 530 SF | 107 SF |
| UNIT 510 | 0 | 312 SF | 87 SF |
| UNIT 511 | 2 | 680 SF | 239 SF |
| UNIT 512 | 1 | 434 SF | 122 SF |
| UNIT 513 | 1+DEN | 543 SF | 177 SF |
| UNIT 601 | 1+DEN | 533 SF | 193 SF |
| UNIT 602 | 1 | 434 SF | 128 SF |
| UNIT 603 | 2 | 679 SF | 242 SF |
| UNIT 604 | 0 | 312 SF | 87 SF |
| UNIT 605 | 1+DEN | 529 SF | 107 SF |
| UNIT 606 | 0 | 312 SF | 88 SF |
| UNIT 607 | 1+DEN | 530 SF | 108 SF |
| UNIT 608 | 0 | 312 SF | 88 SF |
| UNIT 609 | 1+DEN | 530 SF | 107 SF |
| UNIT 610 | 0 | 312 SF | 87 SF |
| UNIT 611 | 2 | 680 SF | 239 SF |
| UNIT 612 | 1 | 434 SF | 122 SF |
| UNIT 613 | 1+DEN | 543 SF | 177 SF |

TOTAL UNIT AREAS: 65



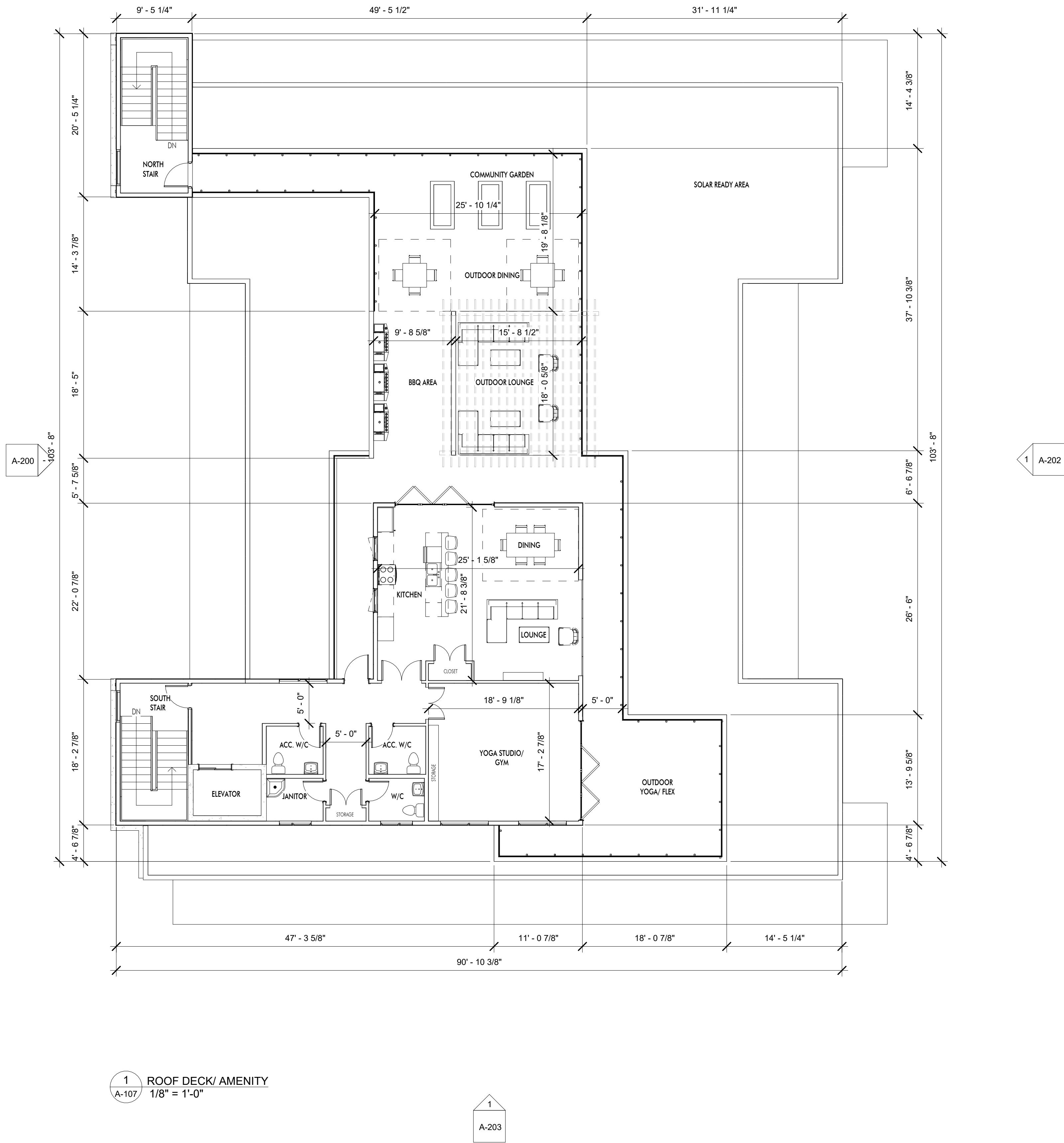
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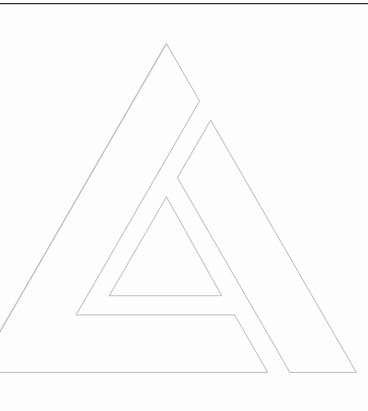
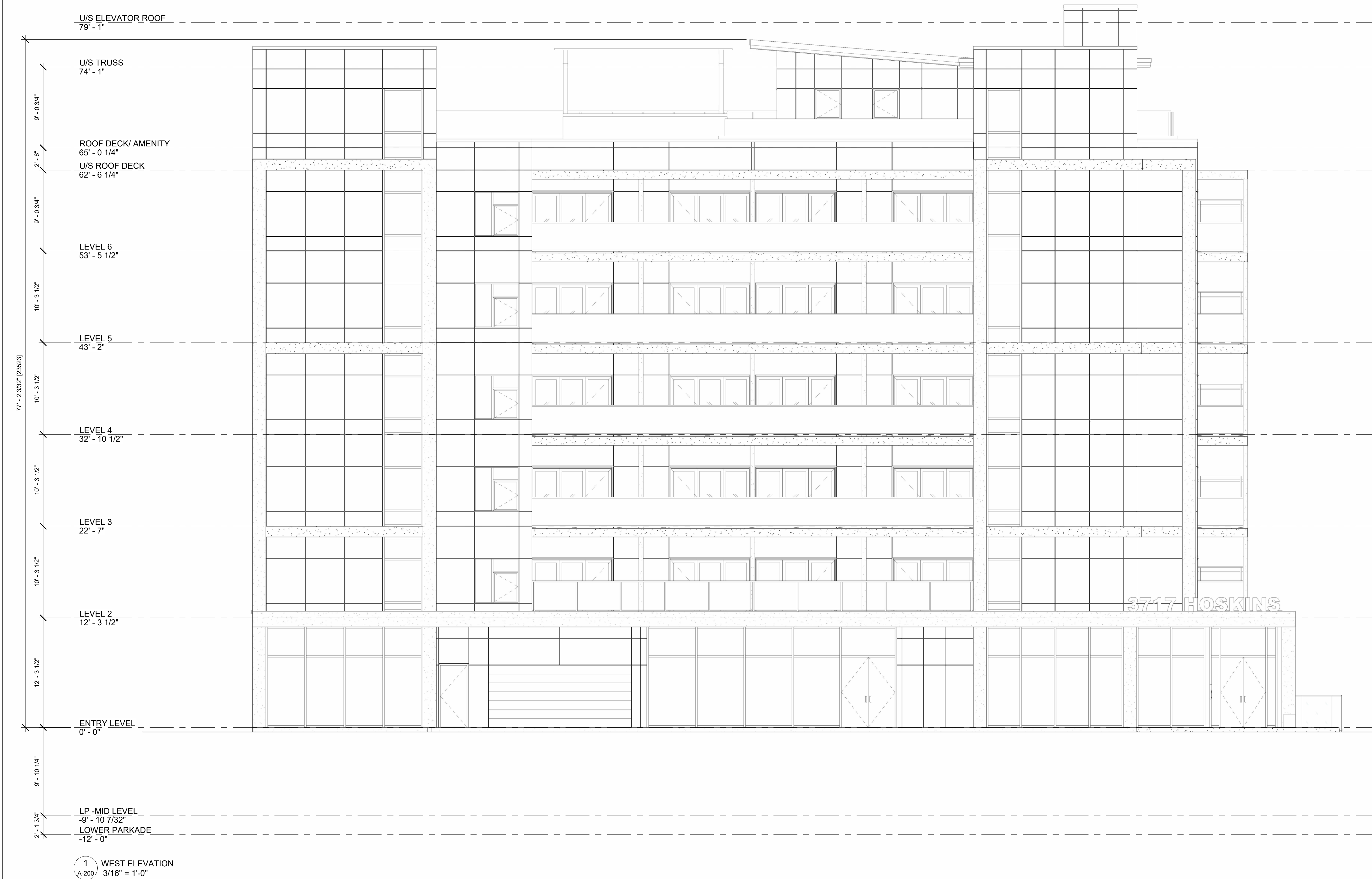
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| Revision No., Date and Description |
|------------------------------------|
| 03.17.23 - FOR REVIEW |
| 04.11.23 - FOR DISCUSSION |
| 06.02.23 - FOR REVIEW |
| 06.09.23 - FOR REVIEW |
| 06.20.23 - FOR DISCUSSION |
| 06.23.23 - FOR REZONING |

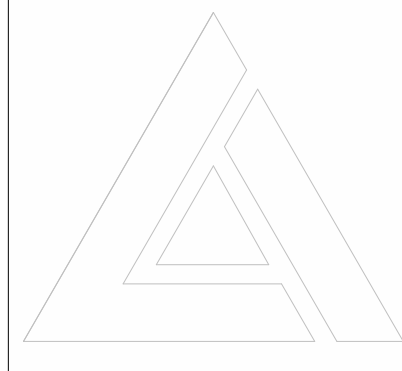
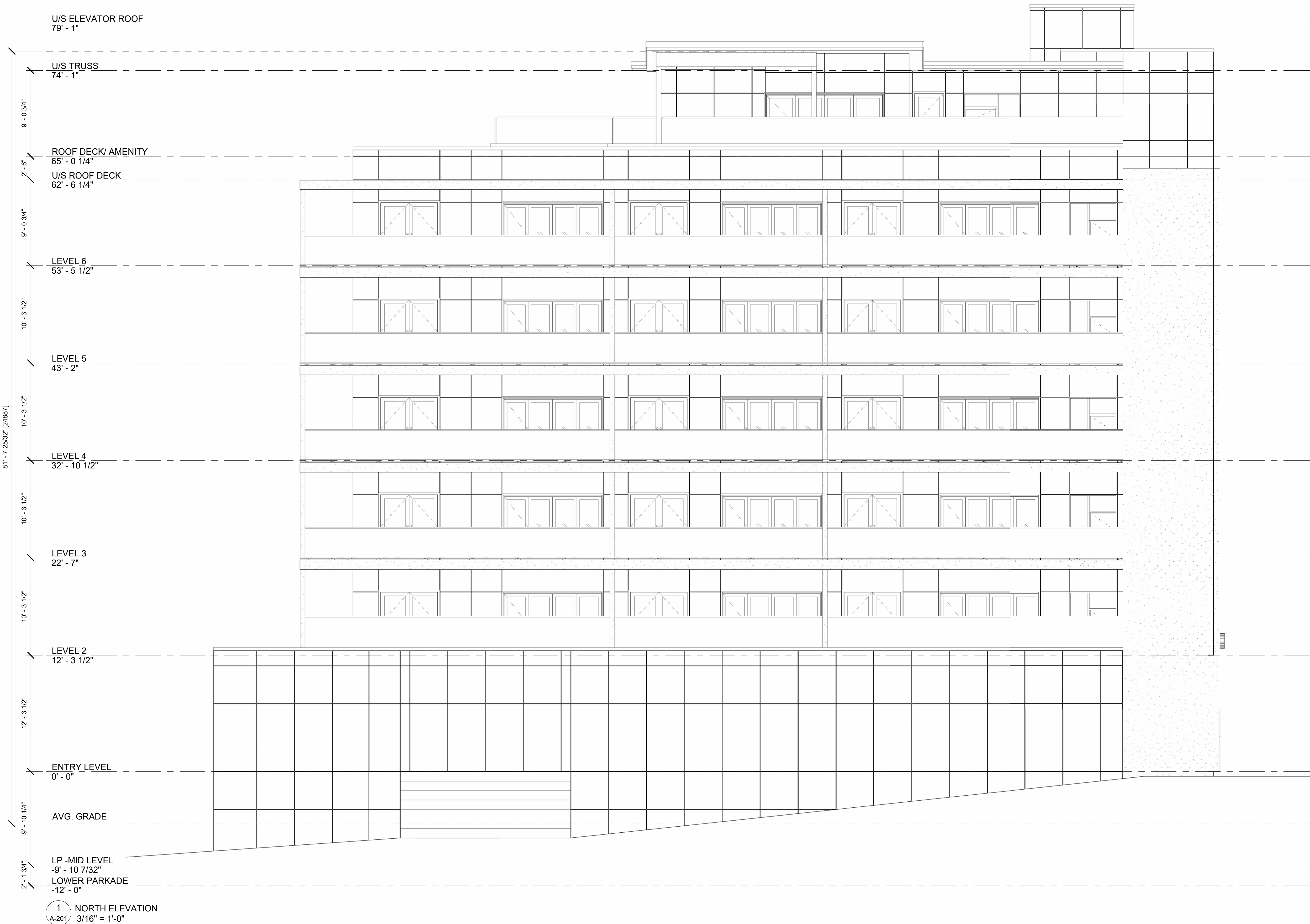
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| Plot Date 06.23.23 |
| PROJECT LIVE HOSKINS |
| DRAWING TITLE SIXTH LEVEL |
| Drawing No. A-106 |



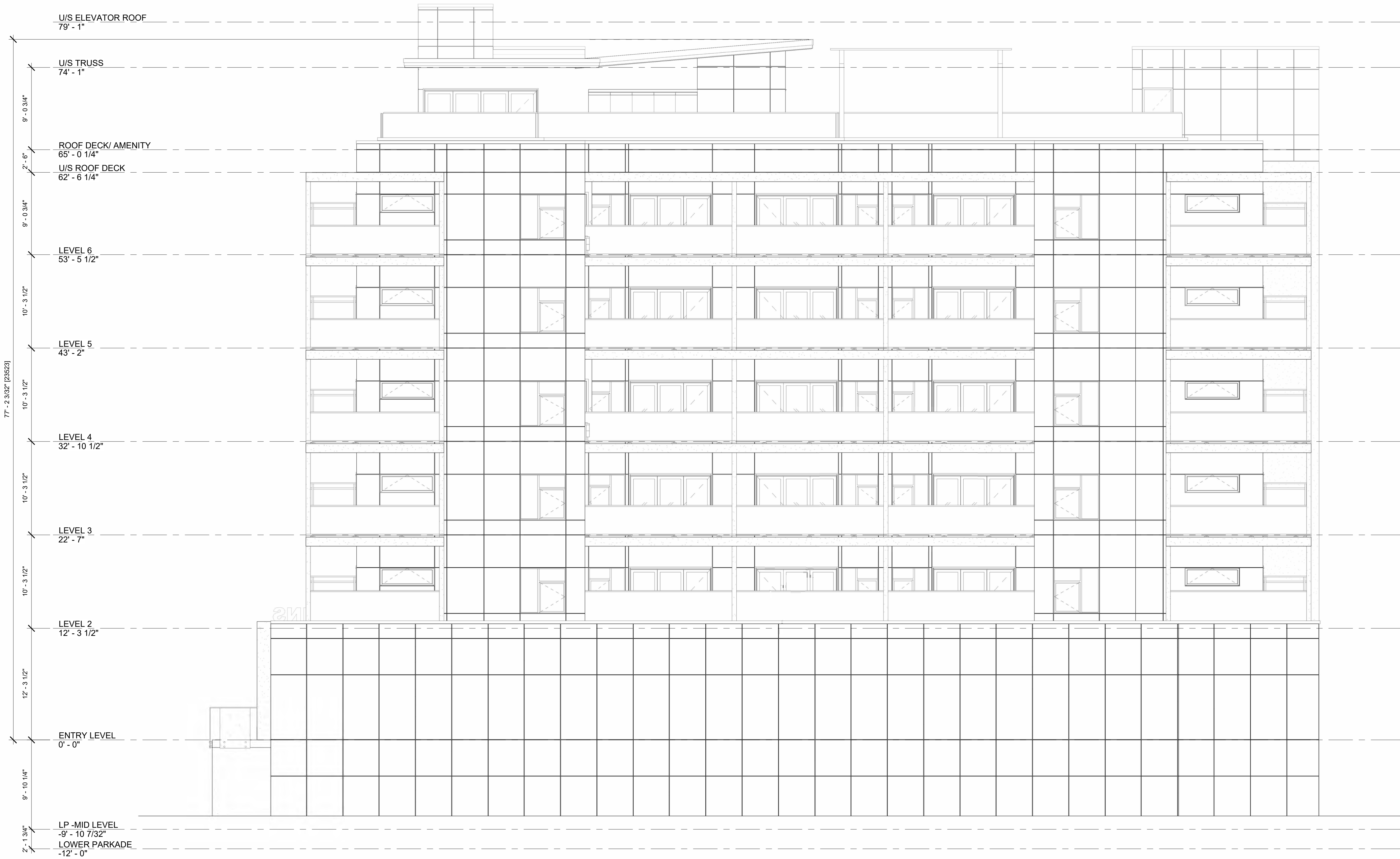
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FOR REZONING



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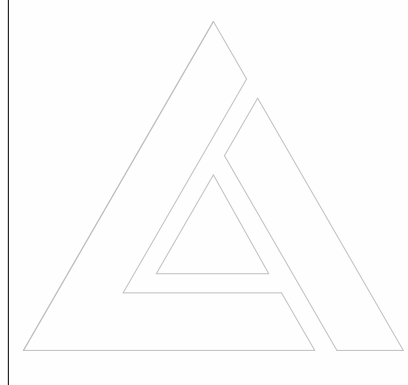
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Revision No., Date and Description
04.11.23 - FOR DISCUSSION
06.02.23 - FOR REVIEW
06.09.23 - FOR REVIEW
06.20.23 - FOR DISCUSSION
06.23.23 - FOR REZONING

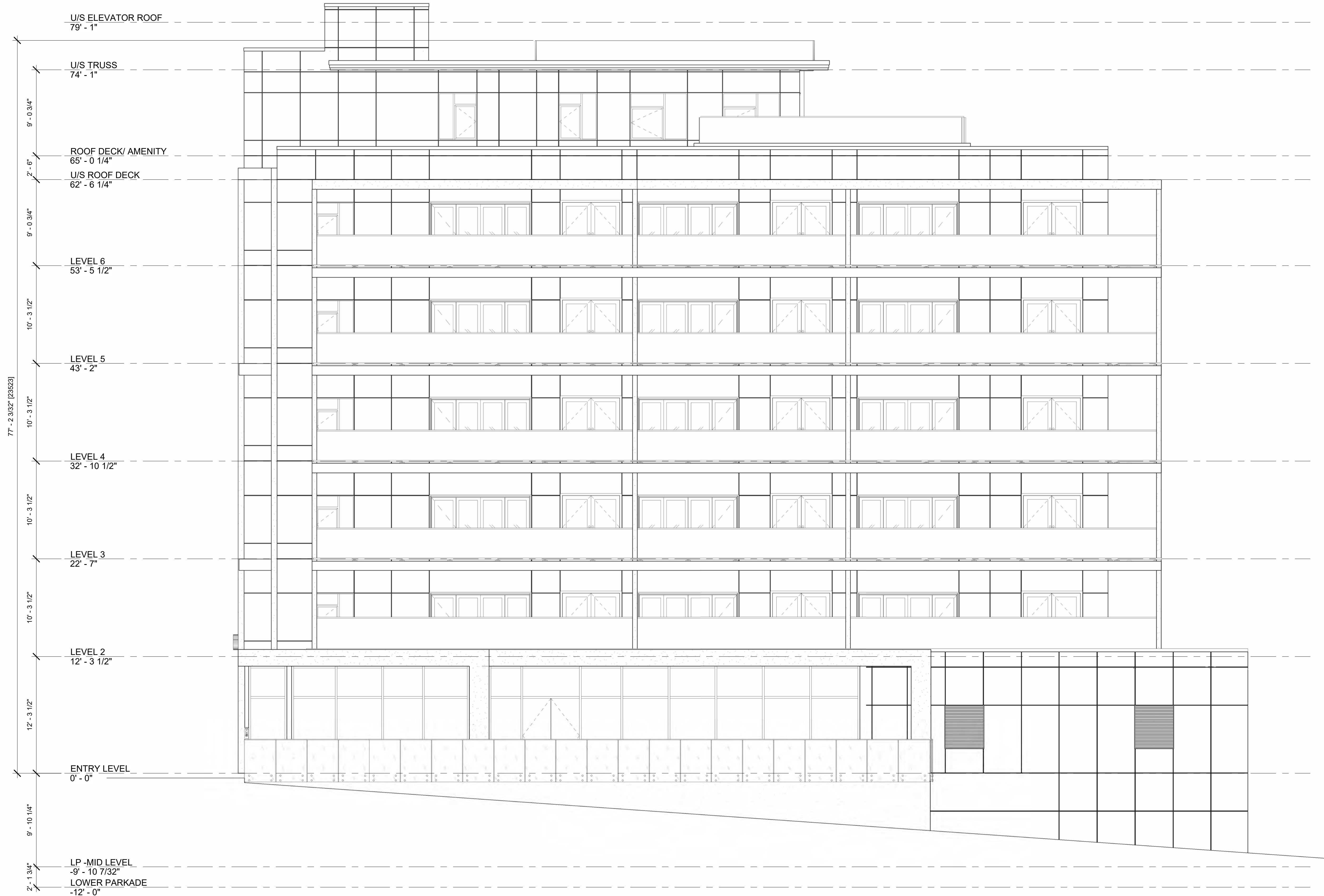
Plot Date
06.23.23
PROJECT
LIVE HOSKINS

DRAWING TITLE
ELEVATIONS

Drawing No.
A-202



FOR REZONING



1 SOUTH ELEVATION
A-203 3/16" = 1'-0"



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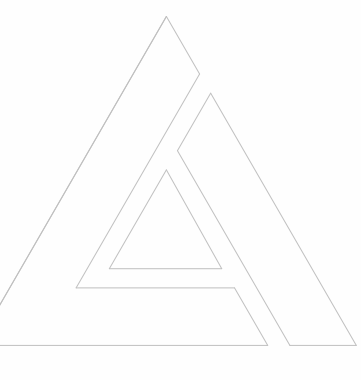
Revision No., Date and Description
04.11.23 - FOR DISCUSSION
06.02.23 - FOR REVIEW
06.09.23 - FOR REVIEW
06.20.23 - FOR DISCUSSION
06.23.23 - FOR REZONING

Plot Date
06.23.23

PROJECT
LIVE HOSKINS

DRAWING TITLE
ELEVATIONS

Drawing No.
A-203



FOR REZONING



FRONT PERSPECTIVE - CORNER OF HOSKINS AND DOBBIN



REAR PERSPECTIVE - LANEWAY LOOKING TOWARDS HOSKINS



FRONT PERSPECTIVE - HOSKINS LOOKING TOWARDS DOBBIN



REAR PERSPECTIVE - ON DOBBIN LOOKING TOWARDS HOSKINS

FOR REZONING



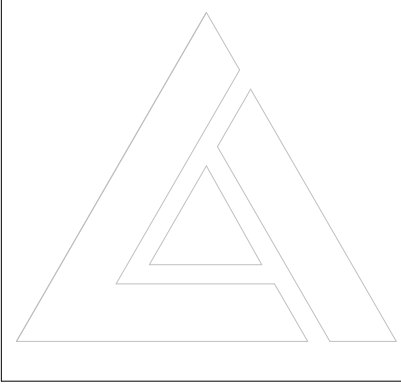
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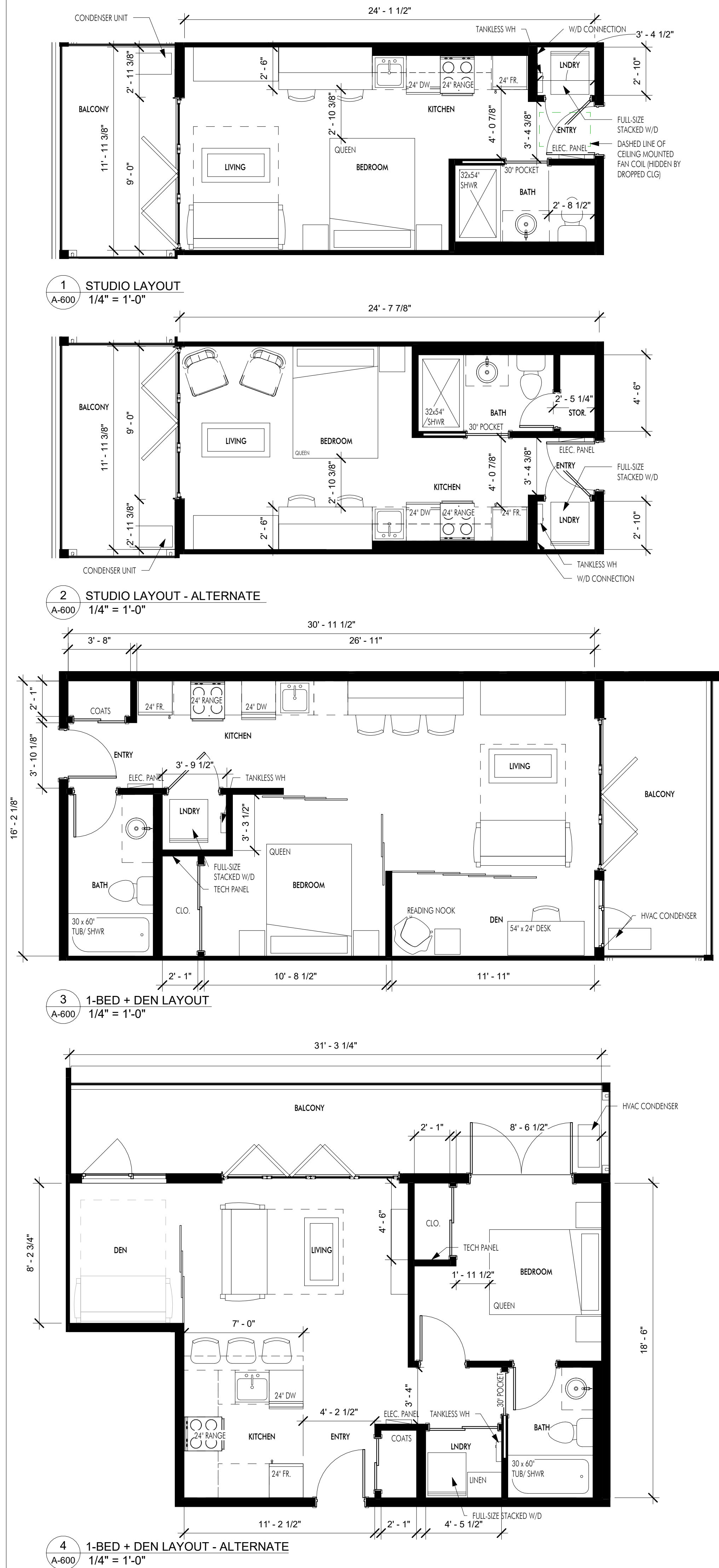
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Revision No., Date and Description
03.17.23 - FOR REVIEW
04.11.23 - FOR DISCUSSION
06.02.23 - FOR REVIEW
06.09.23 - FOR REVIEW
06.16.23 - FOR REVIEW
06.20.23 - FOR DISCUSSION
06.23.23 - FOR REZONING

Plot Date
06.23.23
PROJECT
LIVE HOSKINS
DRAWING TITLE
PERSPECTIVE VIEWS
Drawing No.
A-204





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| Revision No., Date and Description |
|------------------------------------|
| 01.06.23 - FOR REVIEW |
| 02.21.23 - FOR REVIEW |
| 04.11.23 - FOR DISCUSSION |
| 06.02.23 - FOR REVIEW |
| 06.09.23 - FOR REVIEW |
| 06.20.23 - FOR DISCUSSION |
| 06.23.23 - FOR REZONING |

| |
|-------------------------------|
| Plot Date 06.23.23 |
| PROJECT LIVE HOSKINS |
| DRAWING TITLE UNIT LAYOUTS |
| Drawing No. A-600 |

FOR REZONING