



**Transmittal** Page 1 of 4

**To:** Planning Department  
**CC:** Ed Romanowski  
Chris Blake

City of West Kelowna  
ed@lakelandliving.ca  
chris@lakelandliving.ca

November 24, 2023

**Re: Design Rationale for the Proposed Development of  
3715, 3717 Hoskins Road & 2424 Dobbin Road, West Kelowna, BC (The Site)**

Dear City of West Kelowna Planning Department,

Further to the submitted information as it pertains to the rezoning associated with the proposed Development of a land assembly consisting of 3715 and 3717 Hoskins Road and 2424 Dobbin Road in West Kelowna to a CD Zone designation, we offer the following Rationale for the project:

The proposed development, referred to as 3717 Hoskins Road, would be a major step toward achieving a mixed-use residential and commercial project in the City's Westbank Urban Centre in accordance with the newly adopted OCP. Up to 65 rental suites will provide a wide range of unit types (studio, one-bedroom, one-bedroom & den, and two-bedroom) targeting low to mid income earners. Located just north-east of the new City Hall and Regional Library building, 3717 Hoskins Road is in the south-east corner of the Westbank Urban Centre - Commercial Core that was created by the new 2040 OCP. The site is one of the most highly accessible and walkable in the Westbank Urban Centre. It is within a three to five-minute walk to major shopping, personal services, recreation facilities and parks, offices, restaurants, municipal transit services, and the new City Hall. Shopping, working, and playing can be accomplished from this location by foot or bike, reducing the overall reliance on vehicles and reducing the carbon footprint of residents. The rapidly growing and diversifying core of the Westbank Urban Centre creates an area that is ideally located for multi-family, mixed-use development.

The proposed CD zone allows for a sensitively designed, transitional type of development from the higher density core to the medium density areas that are in close proximity to the site while creating a development that remains attainable especially for low to middle income earners. Given the commercial core location of the site, a mixed-use development is well suited to align with the needs of the community now and for decades to come as it continues to grow and diversify.

Given the anticipated development of Dobbin Road into the 2-way main arterial roadway through West Kelowna, the design incorporates a 2m buffer area for future expansion. It should be noted, this 2m allowance considers the precedence set by the neighbouring building across Hoskins Road at 3710 Hoskins Road noting the proposed design aligns with 3710 Hoskins Road along Dobbin Road. Additionally, and while 3710 Hoskins Road provides a 2m setback to the building façade, the canopy, signage, and access path to the lower units placed along Dobbin Road projects over this setback and extends directly to the property line.

The building design includes an easily accessible lobby entrance with access from Hoskins Road along with two(2) ground floor, destination type commercial units. Given the existing traffic levels



**Transmittal** Page 2 of 4

associated with the proximity to Dobbin Road and Main Street, great care has been taken to ensure parking was incorporated seamlessly with minimal visual impact from street frontages. To reduce traffic impacts to the surrounding area, parking has been split over two levels with separate access to each level: one from the abutting laneway to the north, and one from Hoskins Road. This will allow traffic to disperse through the Urban Core with minimal impact to the surrounding community. The entry level parkade provides access to all the visitor, accessible, CRU, and two (2) active car-share spaces. The lobby entrance to the building provides access for all residences (up to 65 rental residences in total) and is located at the intersection of Hoskins Road and Dobbin Road. The proposed unit types and mix is unique for West Kelowna and will bring affordability into a central core that continues to see real estate prices soar. The development consists of twenty (20) studio units, ten (10) 1-bedroom units, twenty-five (25) 1-bedroom + den units, and ten (10) 2-bedroom units. Each unit will feature large, private balcony spaces with 10 to 12 feet of foldable doors to extend the connection between indoor and outdoor space. The rooftop amenity area is entirely an outdoor amenity space with the exception of stair and elevator access as permitted by the City's Zoning Bylaw.

The central location of the development influenced an overall design that includes the provision of five (5) EV charging stations (or 9% of stalls) with anticipated expansion of an additional five (5) stalls, thus bringing the total offering of EV charging stalls up to 18%. An additional offering included in the development that would be unique to West Kelowna would be two (2) stalls designated for car share vehicles. Additionally, the proposed development achieves the required number of bicycle parking stalls with the inclusion of a bike wash. These items work in conjunction to reduce the reliance of carbon heavy methods of transportation which contribute to a sustainable approach to the building design that aligns with Healthy City strategies and planning initiatives.

The building form takes inspiration from the surrounding neighbourhood with more classic lines and assembled forms. With energy efficiency in mind, the amount of large, glazed openings has been contained to the main lobby space, and CRU frontages. Large balconies have been utilized to reduce the amount of solar gain during summer months while still allowing for transparent connection between indoor and outdoor spaces with the use of foldable door systems to highlight the interconnection of these spaces. With the use of a regular window and door patterning and a reduction in overall glazing area, the energy efficiency of the building is greatly increased.

The priority to densify precious, developable land within an urban centre while ensuring the neighbouring properties were respected has been incorporated in the CD Zone documentation. Given the central location of the site in close proximity to major shopping, personal services, recreation facilities & parks, offices, restaurants, municipal transit services, and the new City Hall, the proposed parking calculation includes a cash-in-lieu proposal to reduce the required number of parking stalls by seventeen (17) spaces. Given the anticipated demographic of residents and current trends towards smaller vehicles, the proposal includes an increase to the amount of small car spaces permitted up to 68% noting that the size requirements contained within the Zoning Bylaw for small-car spaces provides sufficient space for mid-sized SUV's. To offer transport options for the resident's, two (2) active car-share spaces are being proposed by the building owner. The



**Transmittal** Page 3 of 4

parking is titled as part of the overall project (not separately titled) and will be managed by the owner only for the benefit of the residents and commercial space users.

**Parking & Loading**

Standard: 49 spaces (45 residential, 2 car-share, 2 commercial)

*Reduction Explained:*

70-49 = 21 space difference proposed

2 car share spaces = a net 4 space reduction space based on 3 spaces per car share vehicle (6 spaces minus the 2 spaces used for vehicles)

Cash-in-lieu for 17 spaces @ \$10,000/space = \$170,000

Visitor: 7 spaces

Total Spaces Provided: 56 spaces (2 accessible)

Loading: 0 space

*Reduction Explained:*

Dedicated on-street loading area on Hoskins = 0 loading required on-site

18 accessible and regular stalls and 38 small car spaces for a total of 56 spaces (68% small car spaces)

Achieving up to 65 residences on the site that vary in typology while being sensitive to the neighbourhood was felt to be important from a location and sustainability standpoint. The result is an attractive infill project that provides much needed residential units targeted at low to middle income earners and addresses the human scale at street level while being sensitively designed to reduce impact to the surrounding neighbourhood. Additionally, bicycle storage was regarded as an important aspect while ensuring the required parking stalls were still provided in a discrete manner and including unique features to a mixed-use development such as EV charging and car share stalls. We believe that the proposed development will be well suited for healthy, interactive urban living as West Kelowna continues to develop and transition the Westbank Urban Centre.

In summary, the rationale for this project is as follows:

- i. A highly walkable site in Westbank Urban Centre, the project provides a thoughtful, sustainable, infill housing solution to a site located in the newly created urban centre in West Kelowna's city limits.
- ii. Provide up to 65 purpose-built rental apartment residences that are targeted at low to middle income earners, provide large private outdoor amenity spaces for each unit, and large rooftop amenity space. The 65 residences in the Urban Centre will be another step toward supporting shops and services throughout the day and evening.
- iii. The development utilizes a parking solution that incorporates a cash-in-lieu payment to reduce the number of spaces required. Additionally, EV charging and two (2) car share vehicles have been incorporated in a discrete and inclusive manner.



**Transmittal** Page 4 of 4

- iv. The proposed development results in a building design that is attractive in its design, is inviting and addresses the human scale at ground level and is sensitive to the neighbourhood at large by the way it has been designed, massed on the site, and how parking has been accommodated to disperse through the community with minimal impact to the surrounding properties.
- v. The proposed development provides two (2) destination type commercial units with direct access to the main frontages of the building along Hoskins Road and Dobbin Road.

This proposed development recognizes the City of West Kelowna's strategic approach to overall growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy, and planning initiatives.

We look forward to your supportive comments in response to this Rezoning application to provide a CD designation.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:

Matt Johnston  
Architect AIBC, LEED AP  
**LIME Architecture Inc.**



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



## 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        |
|       | FIFTH LEVEL         |
| A-106 | SIXTH LEVEL         |
| A-107 | ROOF DECK/ AMENITY  |
| A-108 | COLOUR KEY PLANS    |
| A-109 | UNIT LAYOUTS        |
| A-200 | WEST ELEVATION      |
| A-201 | NORTH ELEVATION     |
| A-202 | EAST ELEVATION      |
| A-203 | SOUTH ELEVATION     |
| A-204 | PERSPECTIVE VIEWS   |

## PROPERTY DESCRIPTION

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

## CONSULTANT TEAM

### OWNER/OPERATOR

Lakeside Land Development Corp.  
 #240 Royal Vista Place NW  
 Calgary, AB T3R 0P3  
 403-819-3055

Contact(s):  
 Christopher Blake  
 Ed Romanowski

### ARCHITECTURAL

LIME Architecture  
 205-1626 Richter Street  
 Kelowna, BC V1Y 2M3  
 250-448-7801

Contact(s):  
 Brady Derksen

### CIVIL

D. E Piling & Associates  
 540 Groves Avenue  
 Kelowna, BC V1Y 4Y7  
 250-763-2315

Contact(s):  
 David Mori



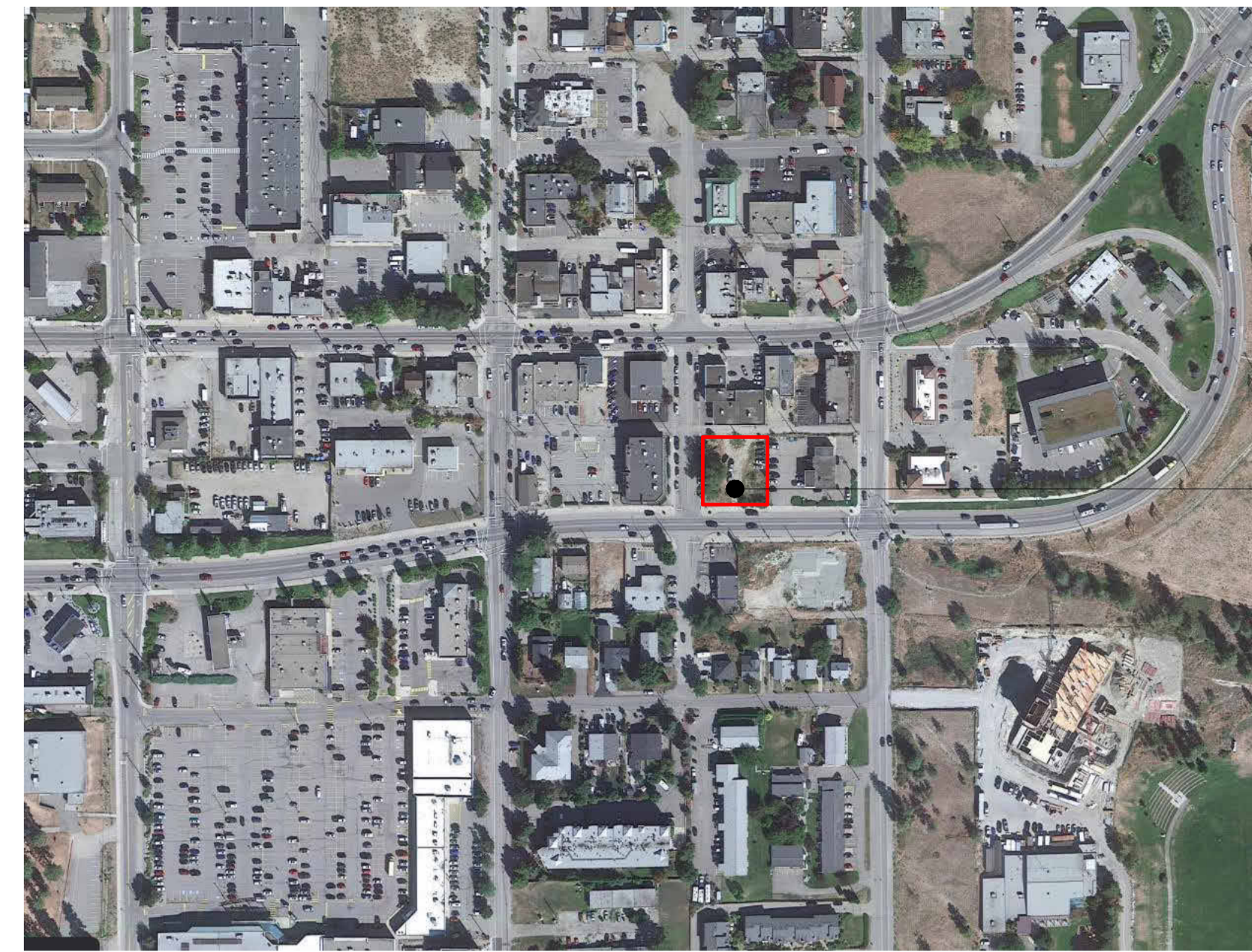


# Site Description & Current Conditions

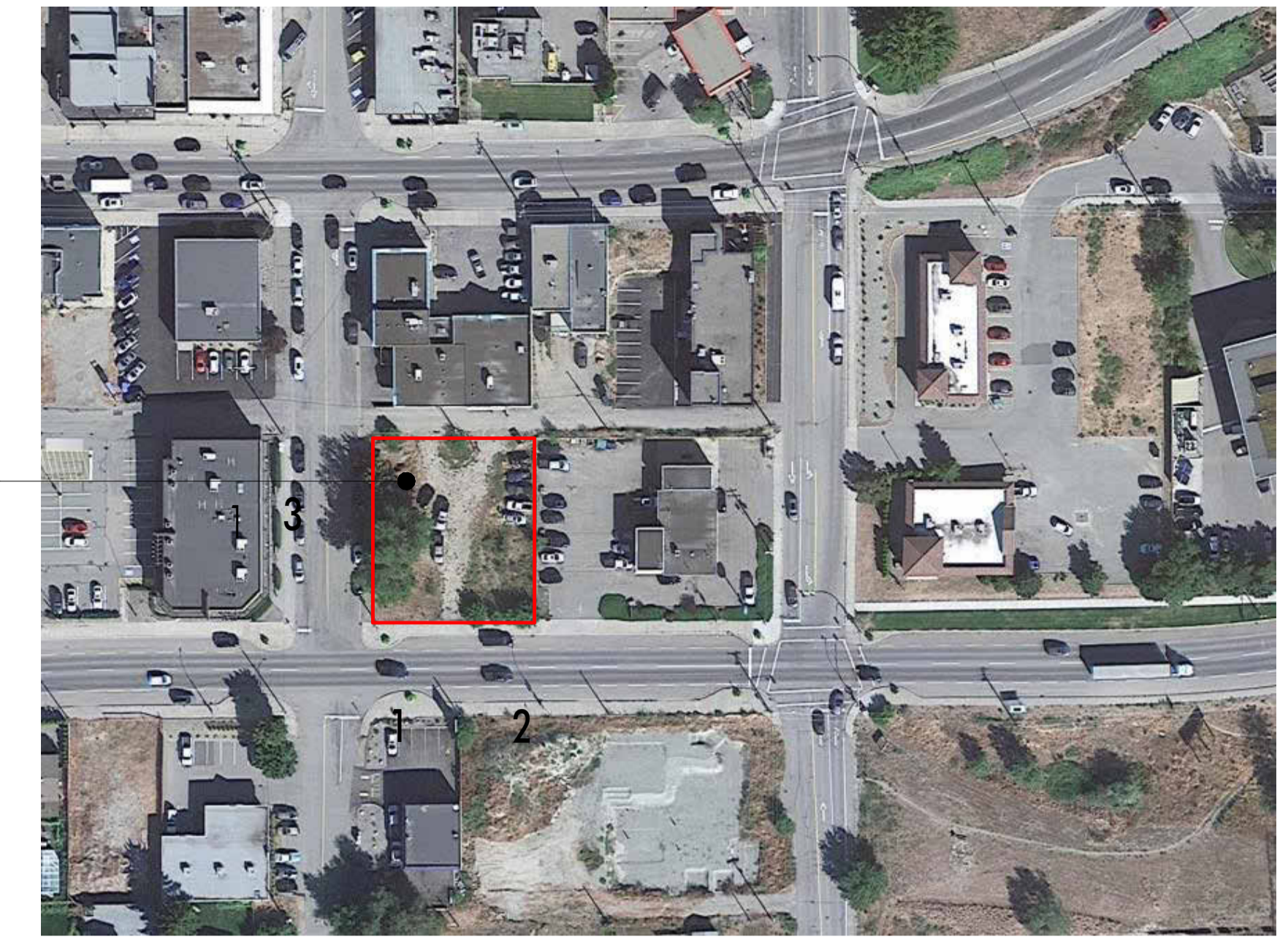
The proposed development consists of a three-lot assembly located at the corner of Hoskins Road and Dobbin Road, with two designated parkade accesses; one from Hoskins Road, the other from a lane. Located in the Westbank Urban Centre Commercial Core, a vibrant and developing area with many amenities, 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.



SITE LOCATION



SITE CONDITION KEY MAP



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



2. VIEW FROM DOBBIN ROAD FACING THE SITE



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

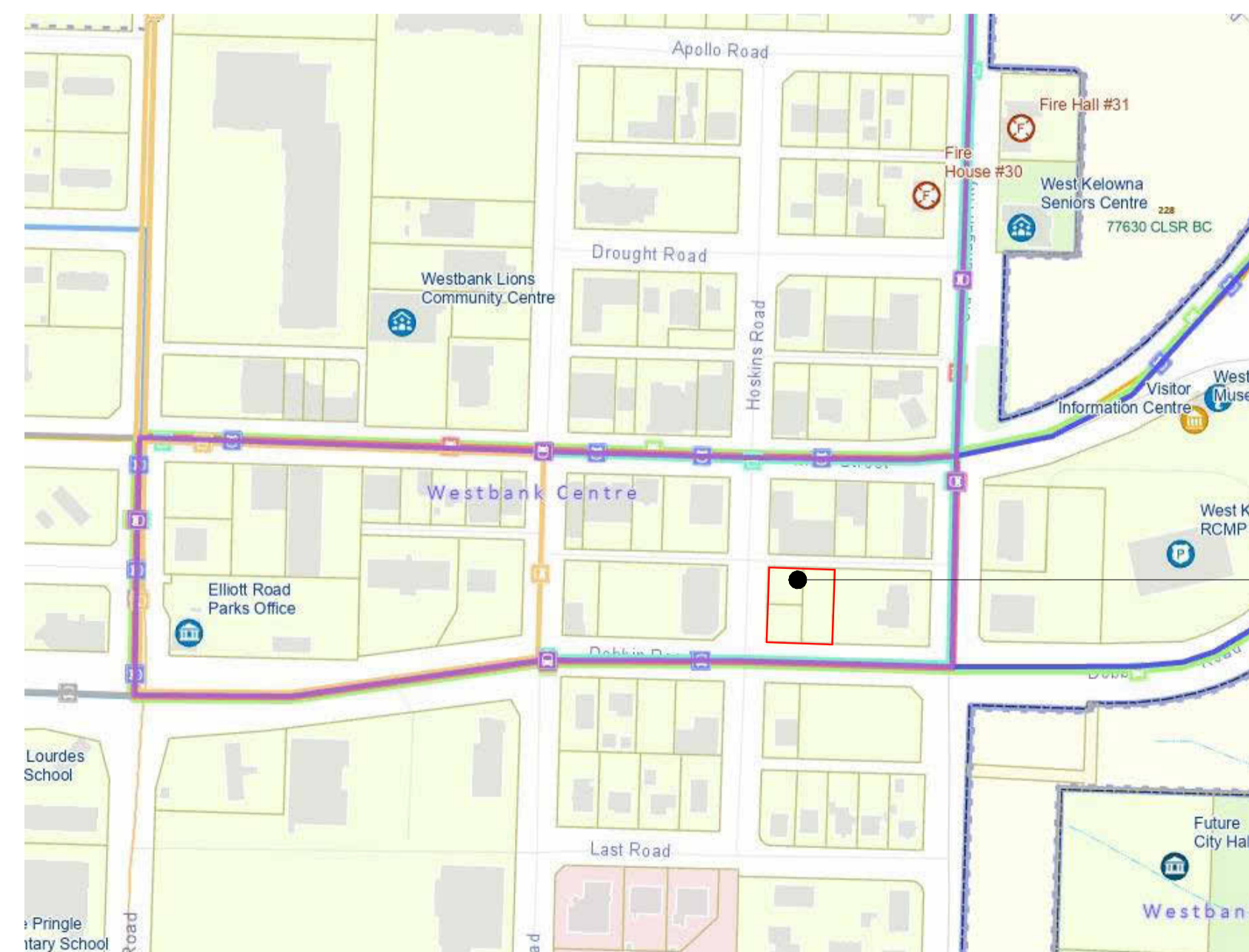
## Transportation

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.

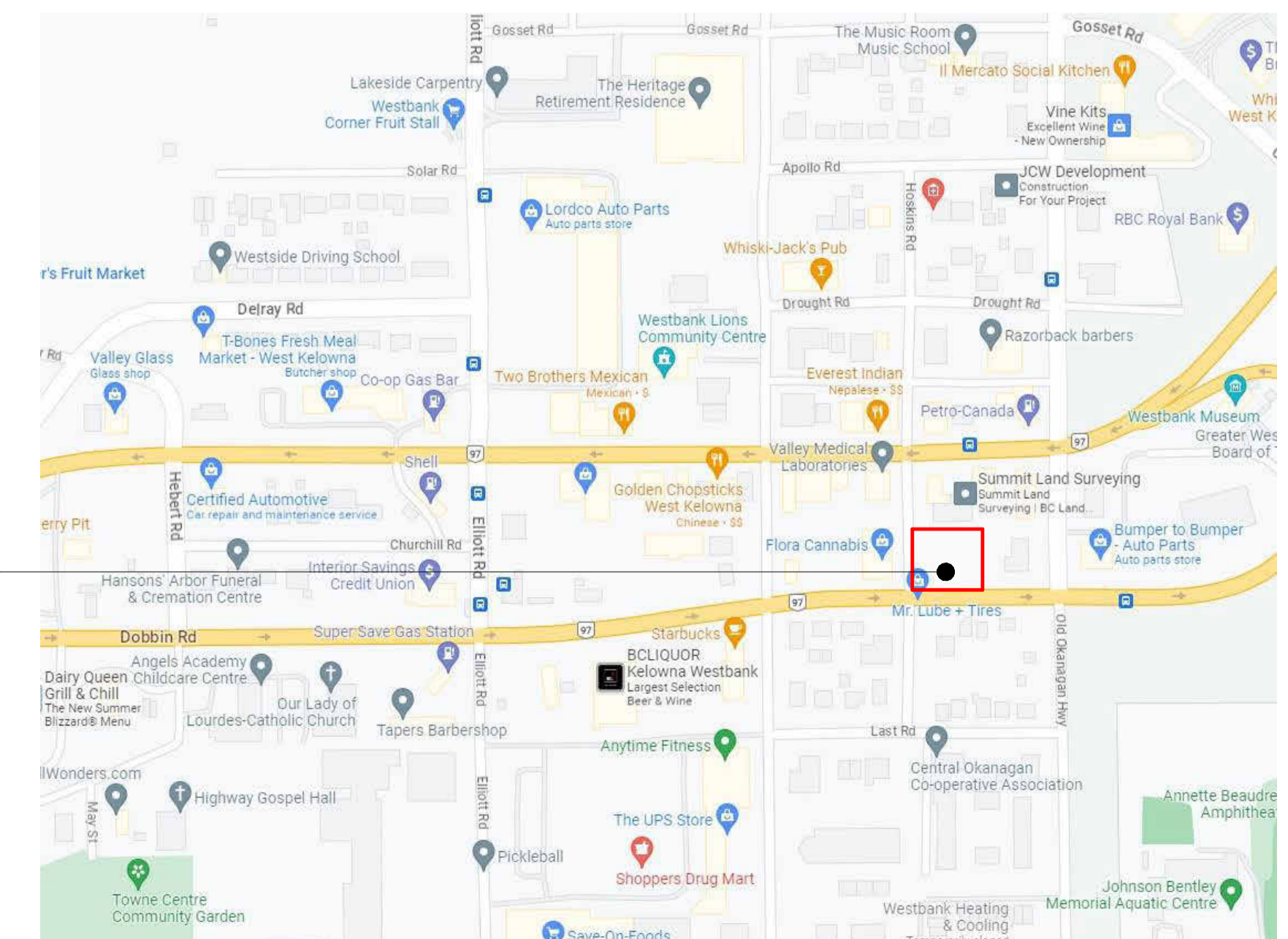
The development is centrally located to provide access to arterial cycling routes along Dobbin Road, Main Street, and along Old Okanagan Highway. Additionally, and as highlighted in the 2040 OCP, there is a collector cycling route along Elliott Road which is 350m away.

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.

- 20 - Lakeview
- 21 - Glenrosa
- 22 - Peachland
- 24 - Shannon Lake
- 25 - East Boundary
- 28 - Smith Creek
- 29 - Bear Creek
- 97 - Okanagan
- 26 - Old Okanagan
- 88 - Special



SURROUNDING TRANSIT



LOCAL AMENITIES

SUBJECT PROPERTY

SUBJECT PROPERTY

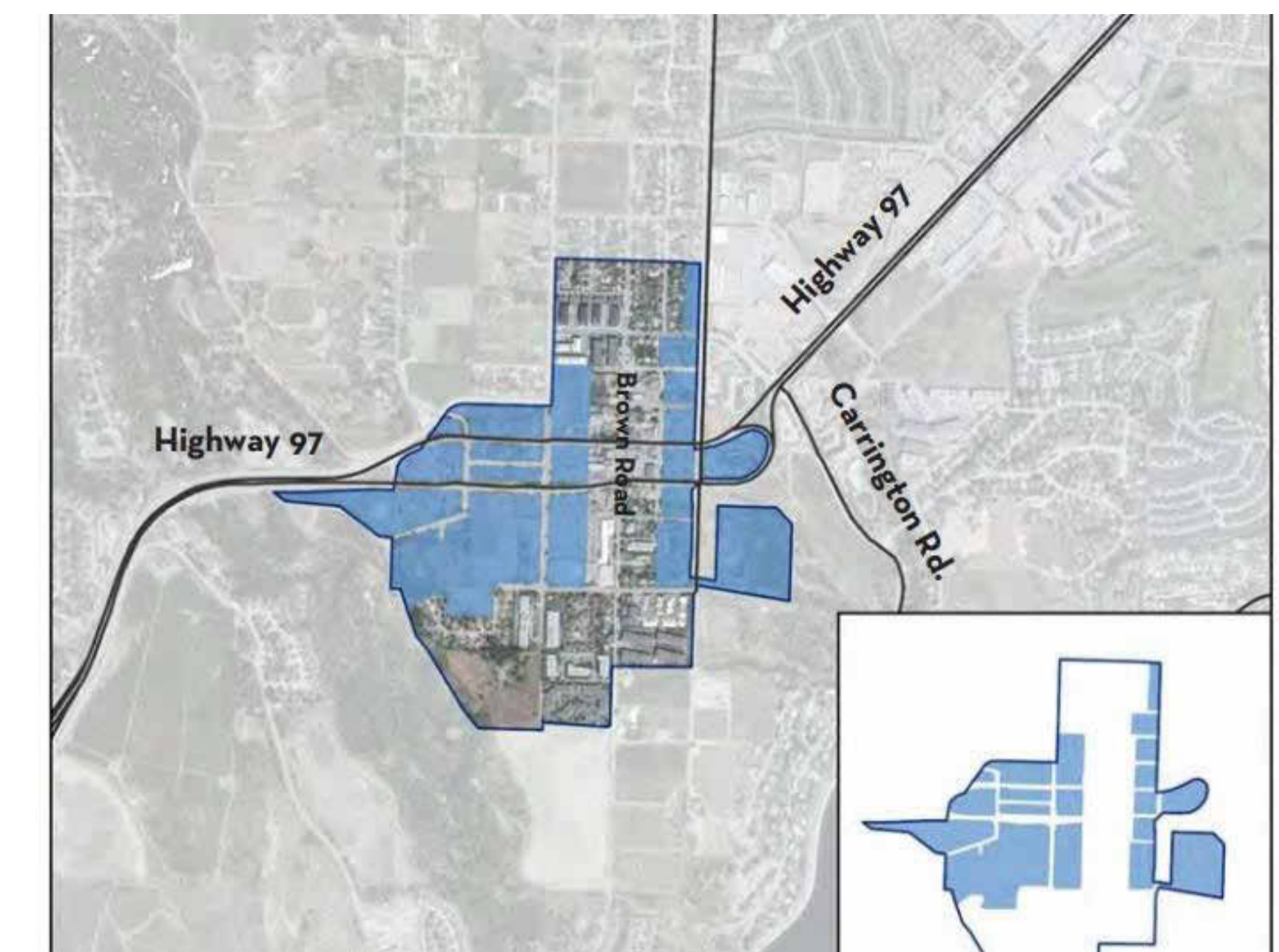


# Westbank Urban Centre

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

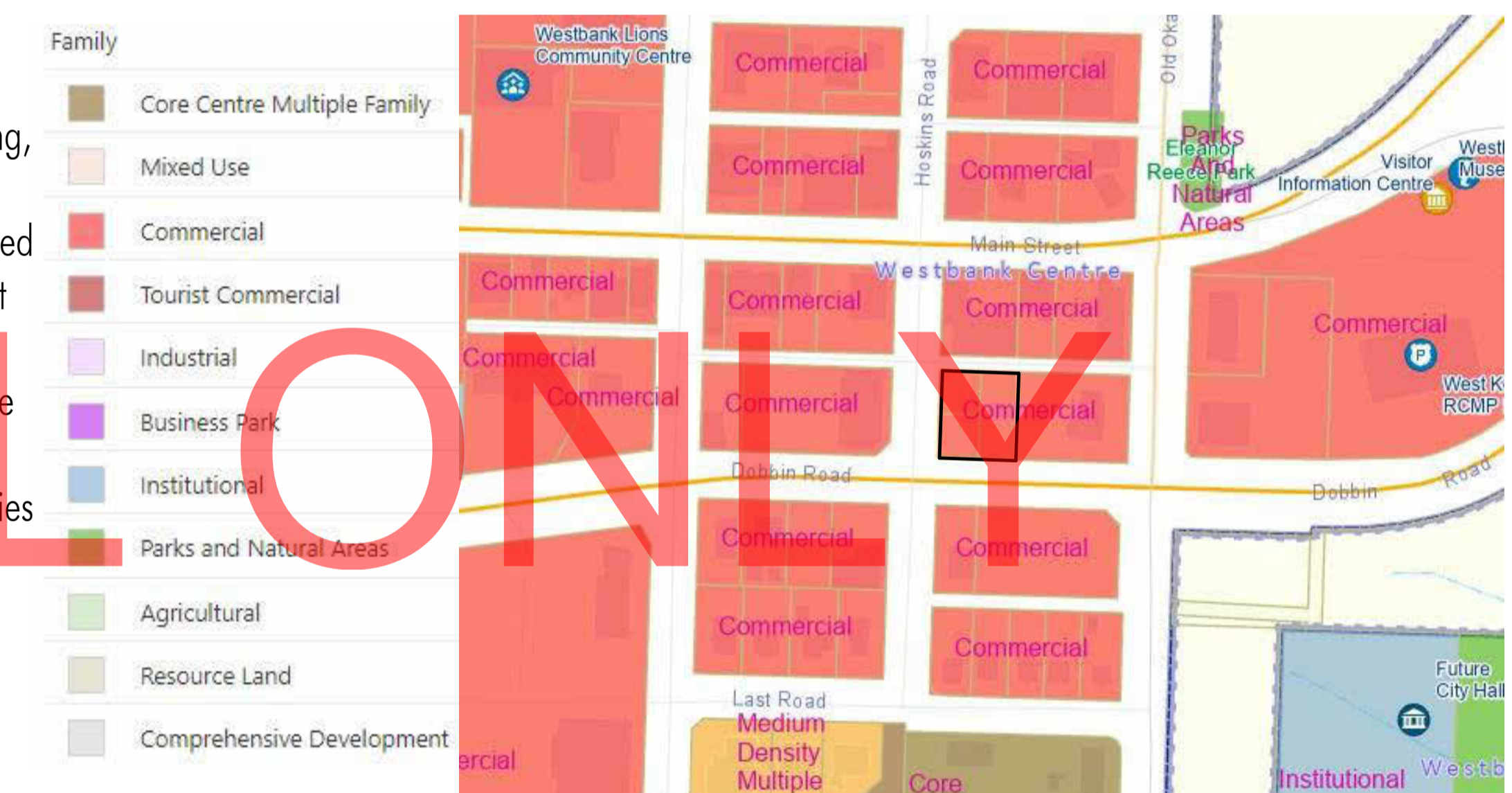
Increase diversity to create inclusive, affordable housing:

- 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:

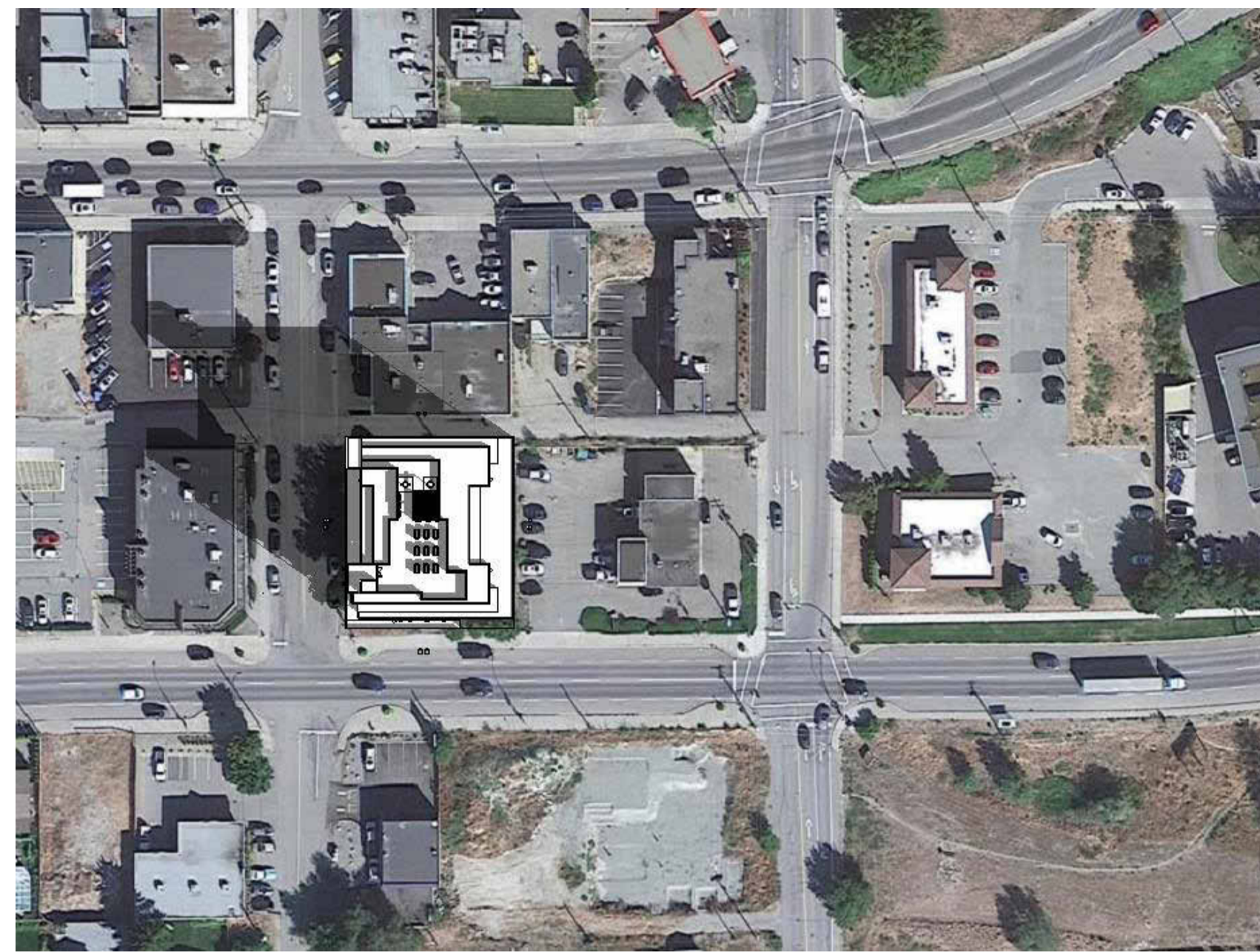
- Vertical and horizontal articulation provided by large balconies and architectural build-outs along Hoskins Road and Dobbin Road
- Main lobby entrance at the intersection of Dobbin Road and Hoskins Road has been highlighted to create an architectural focal point
- Multiple cladding patterns and colours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



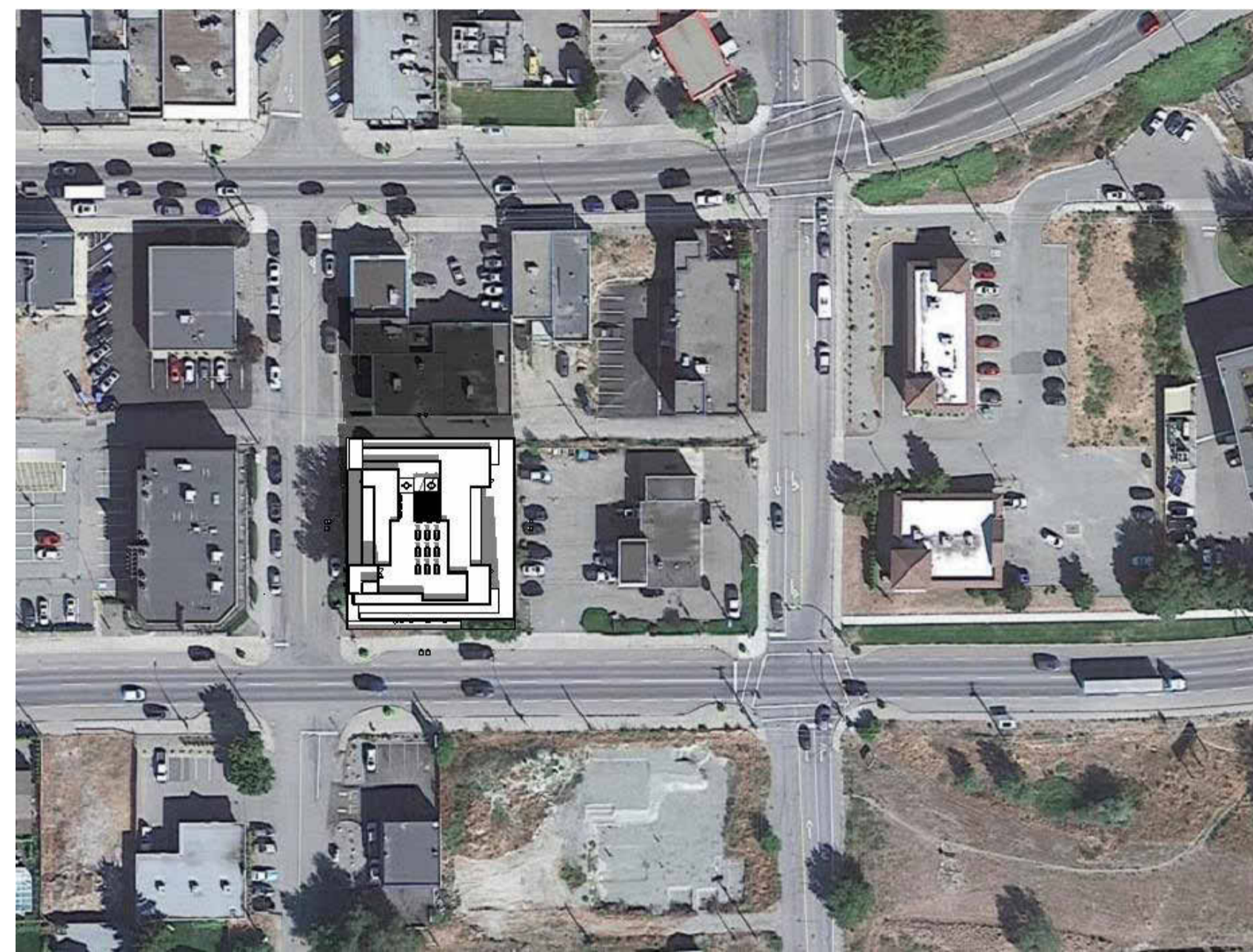
2040 OCP Relationship to Street Graphic

FOR REZONING

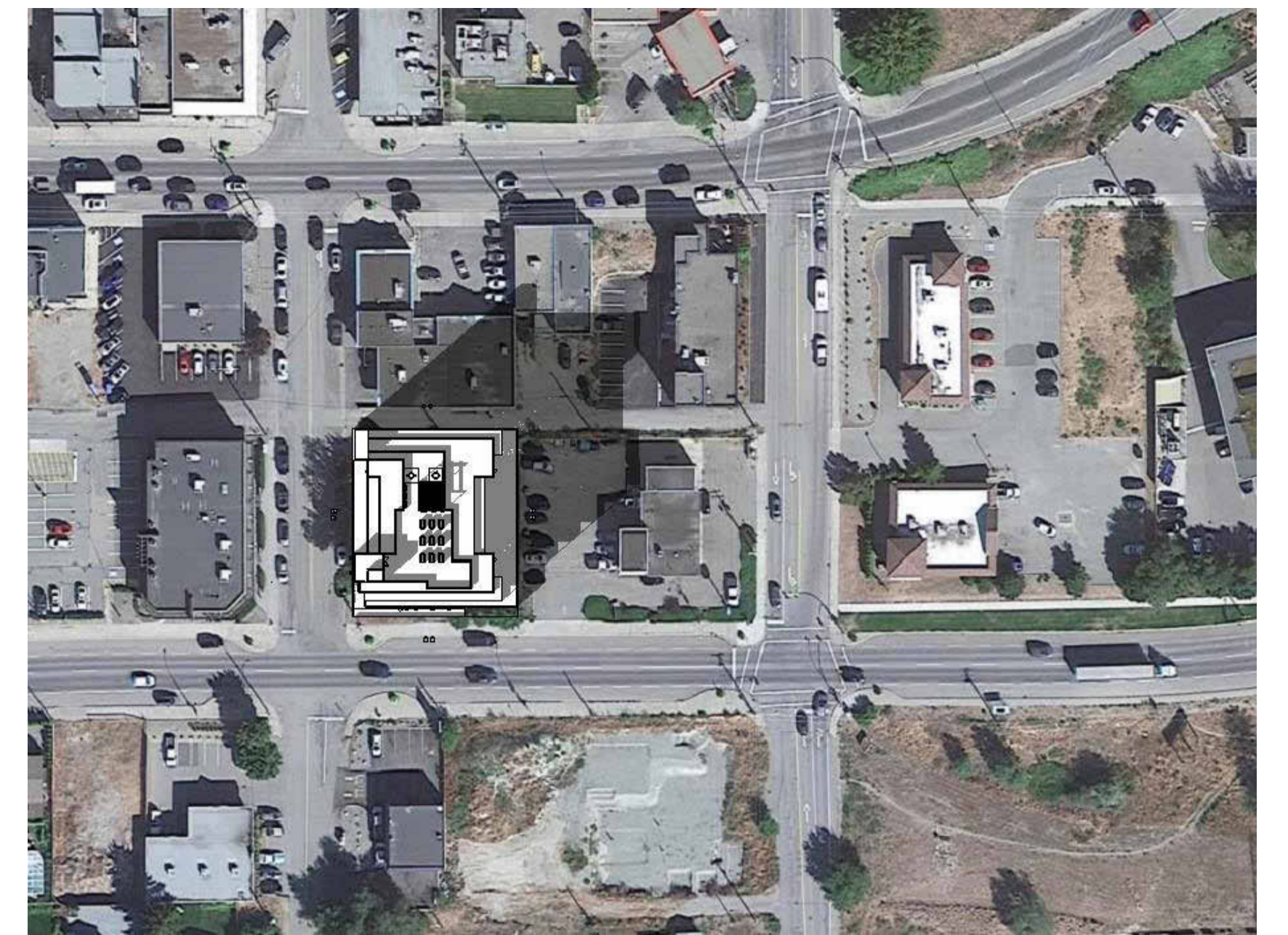




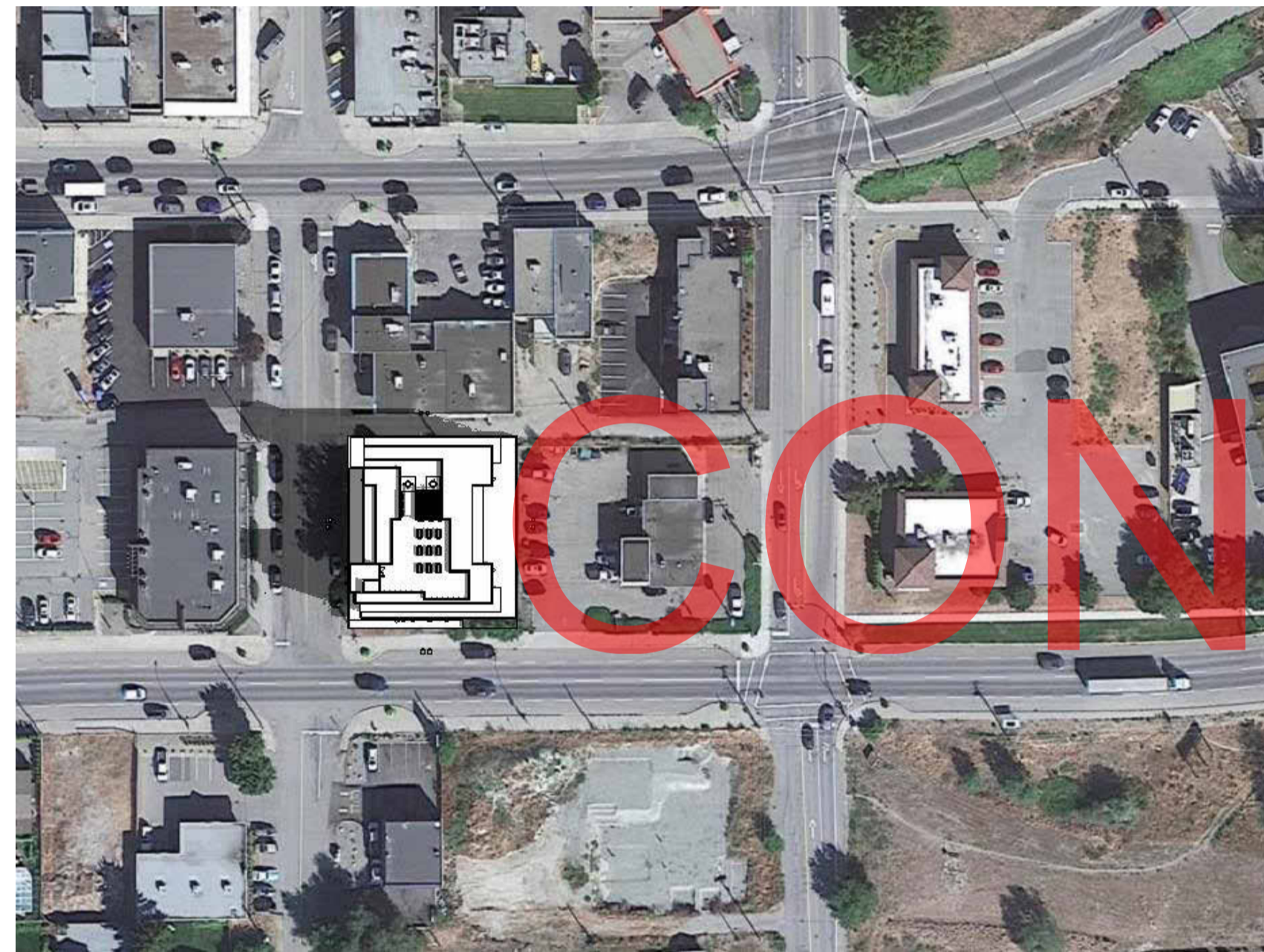
MARCH 21 AT 9am



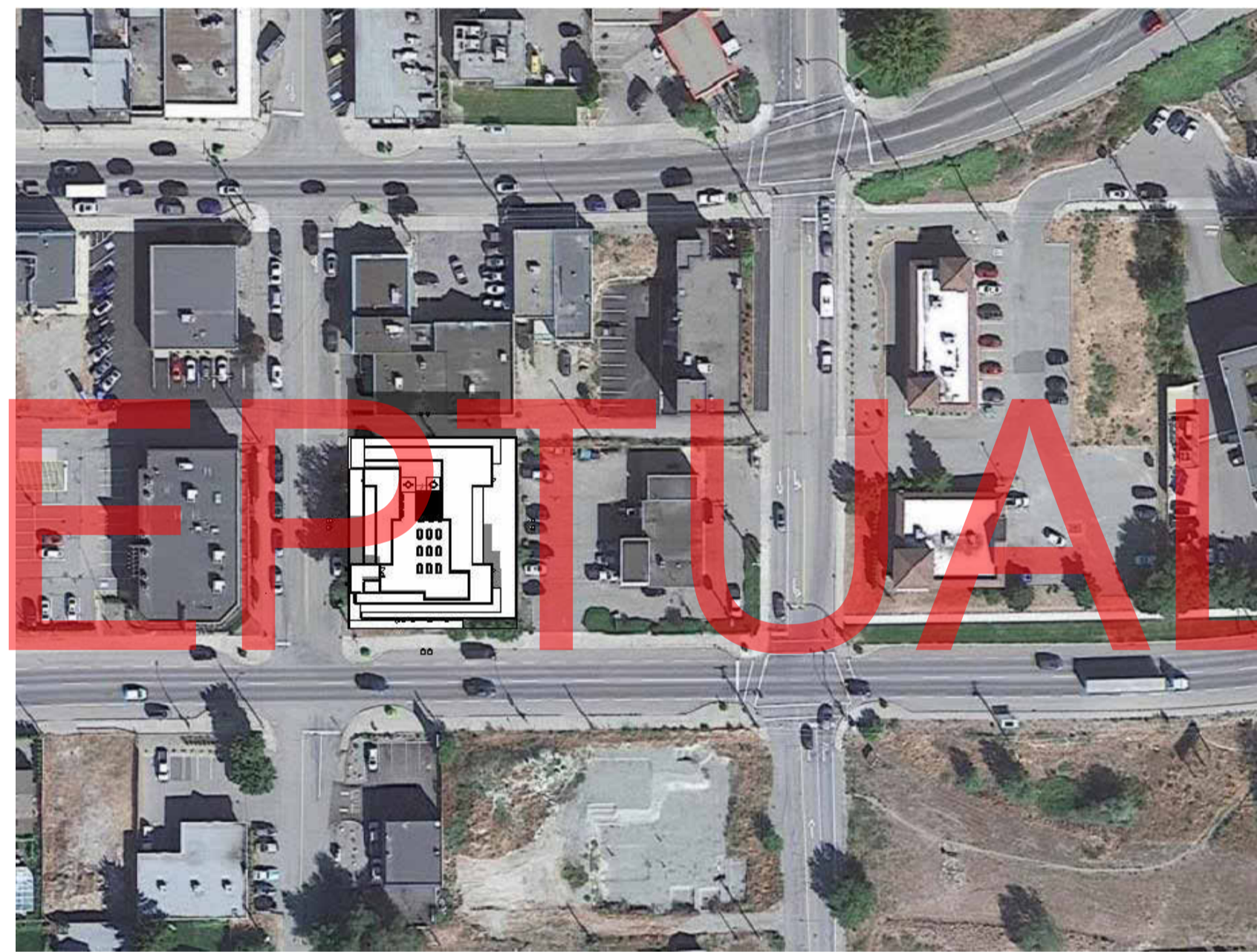
MARCH 21 AT 12pm



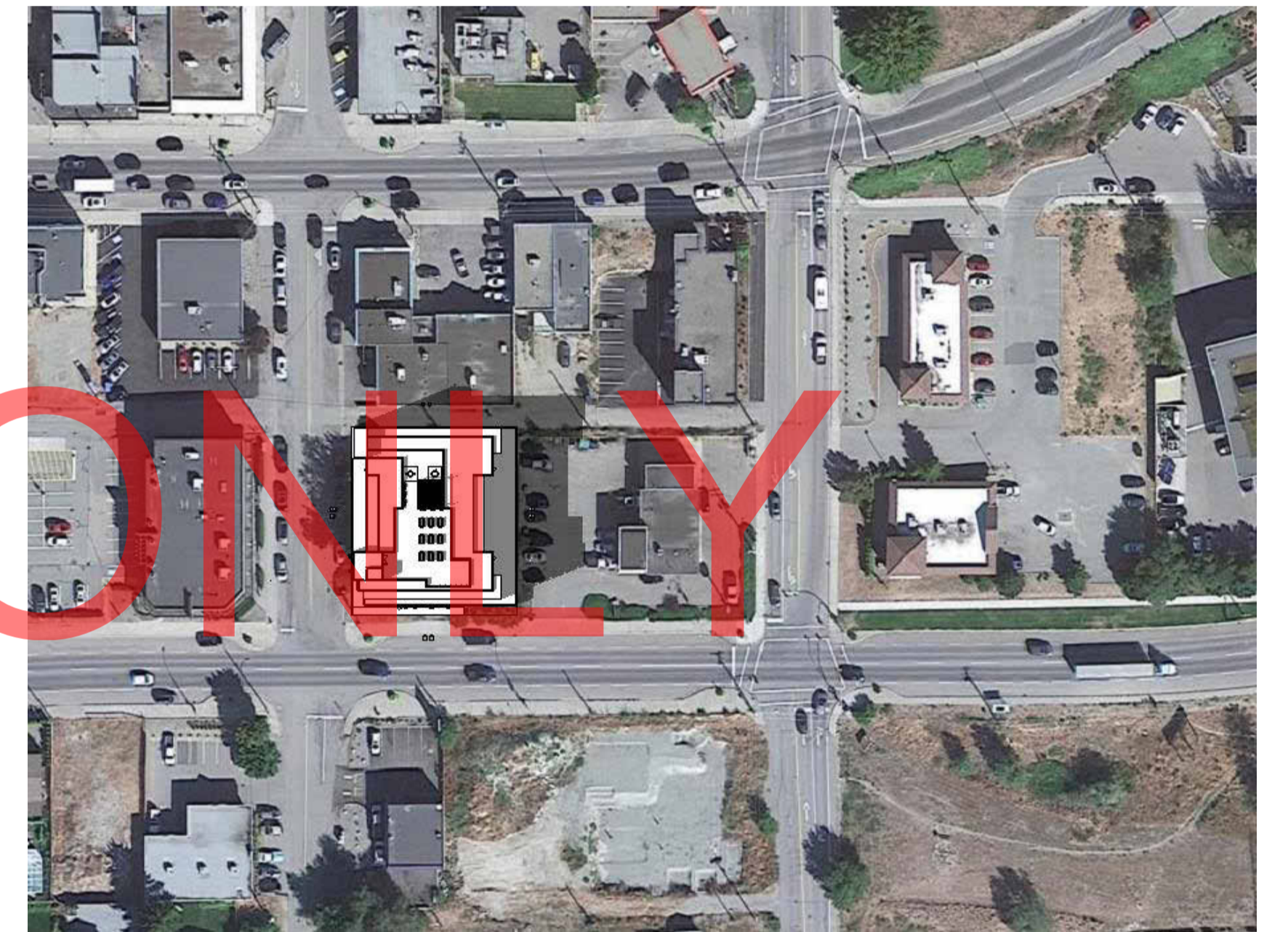
MARCH 21 AT 3pm



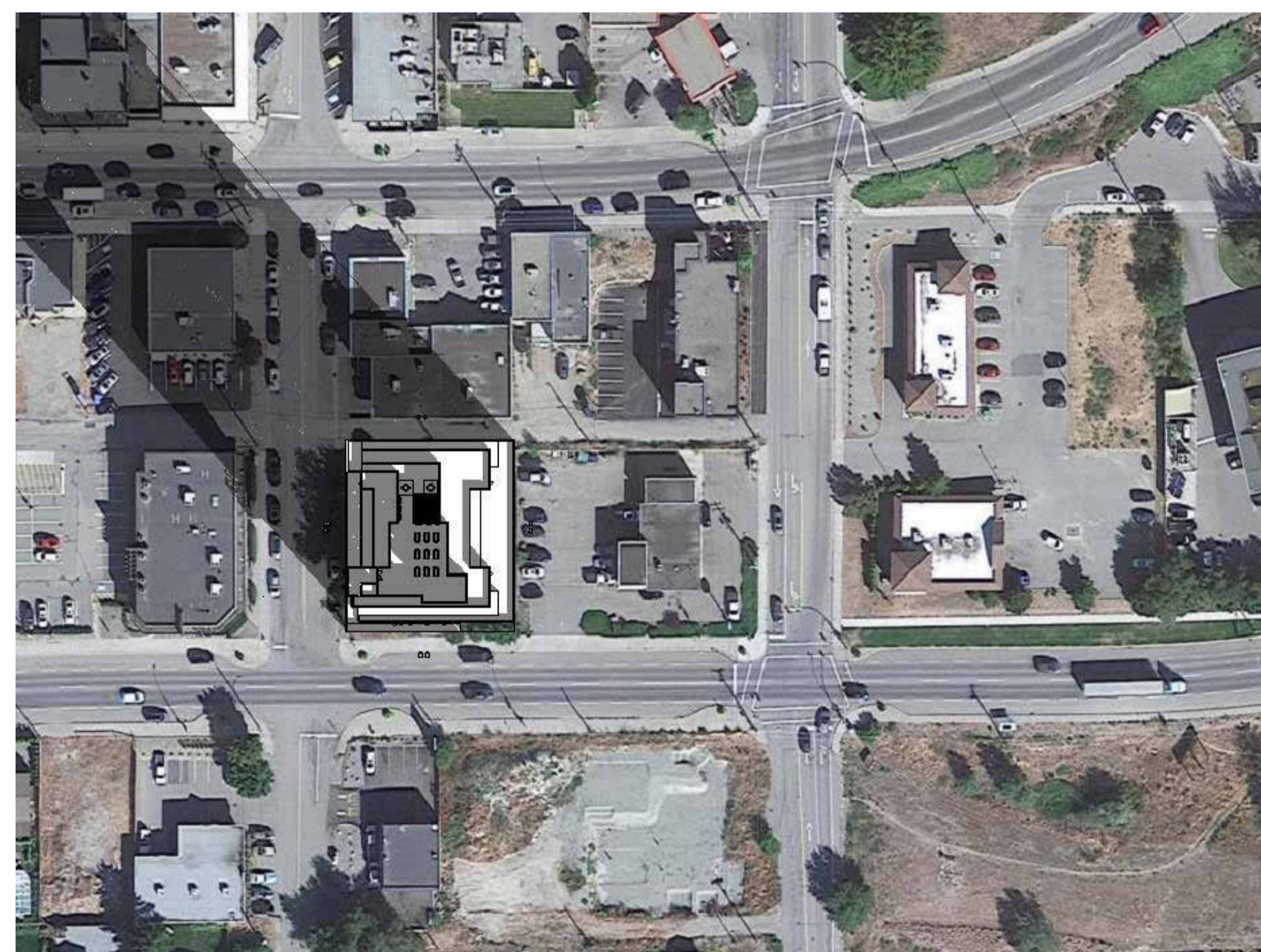
JUNE 21 AT 9am



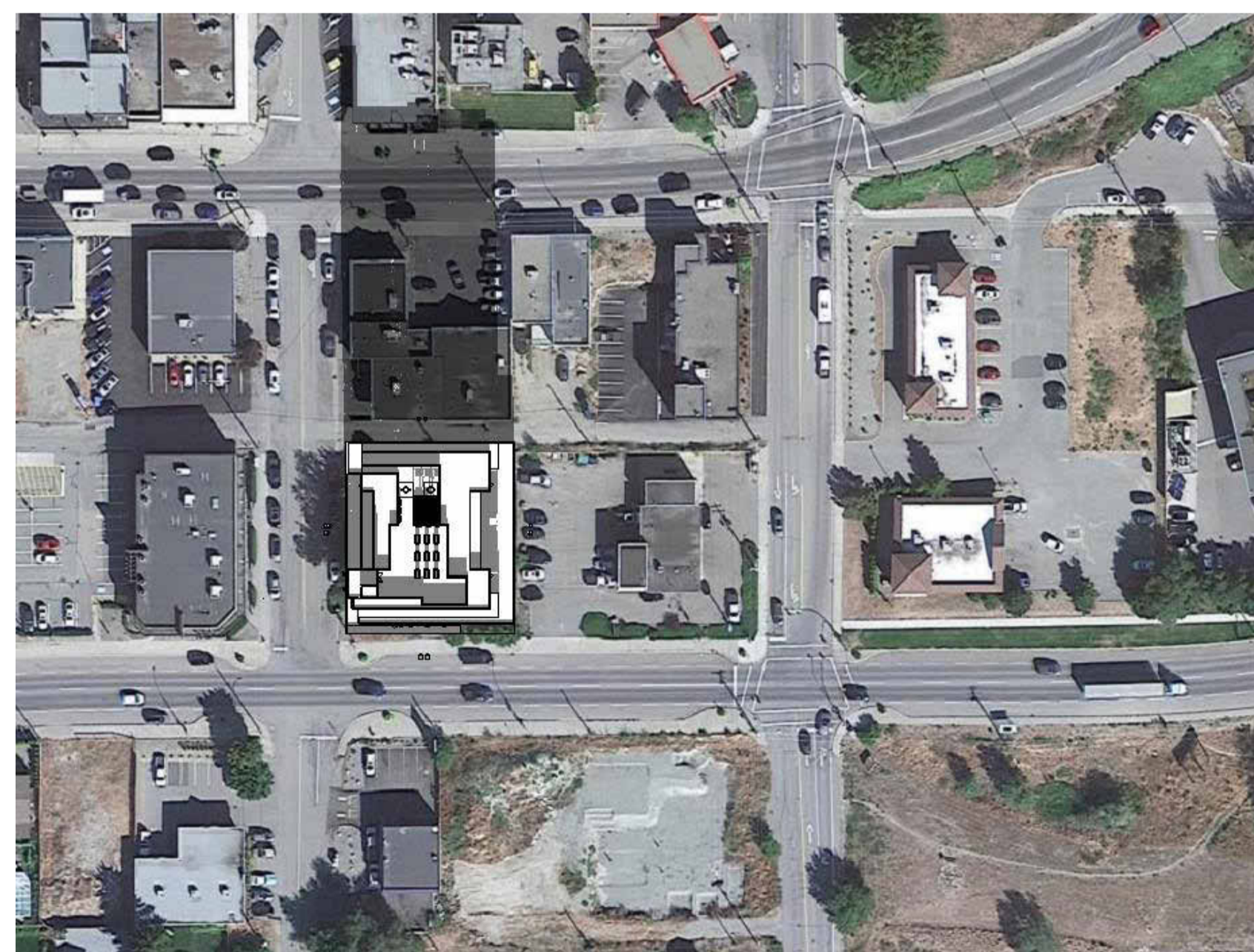
JUNE 21 AT 12pm



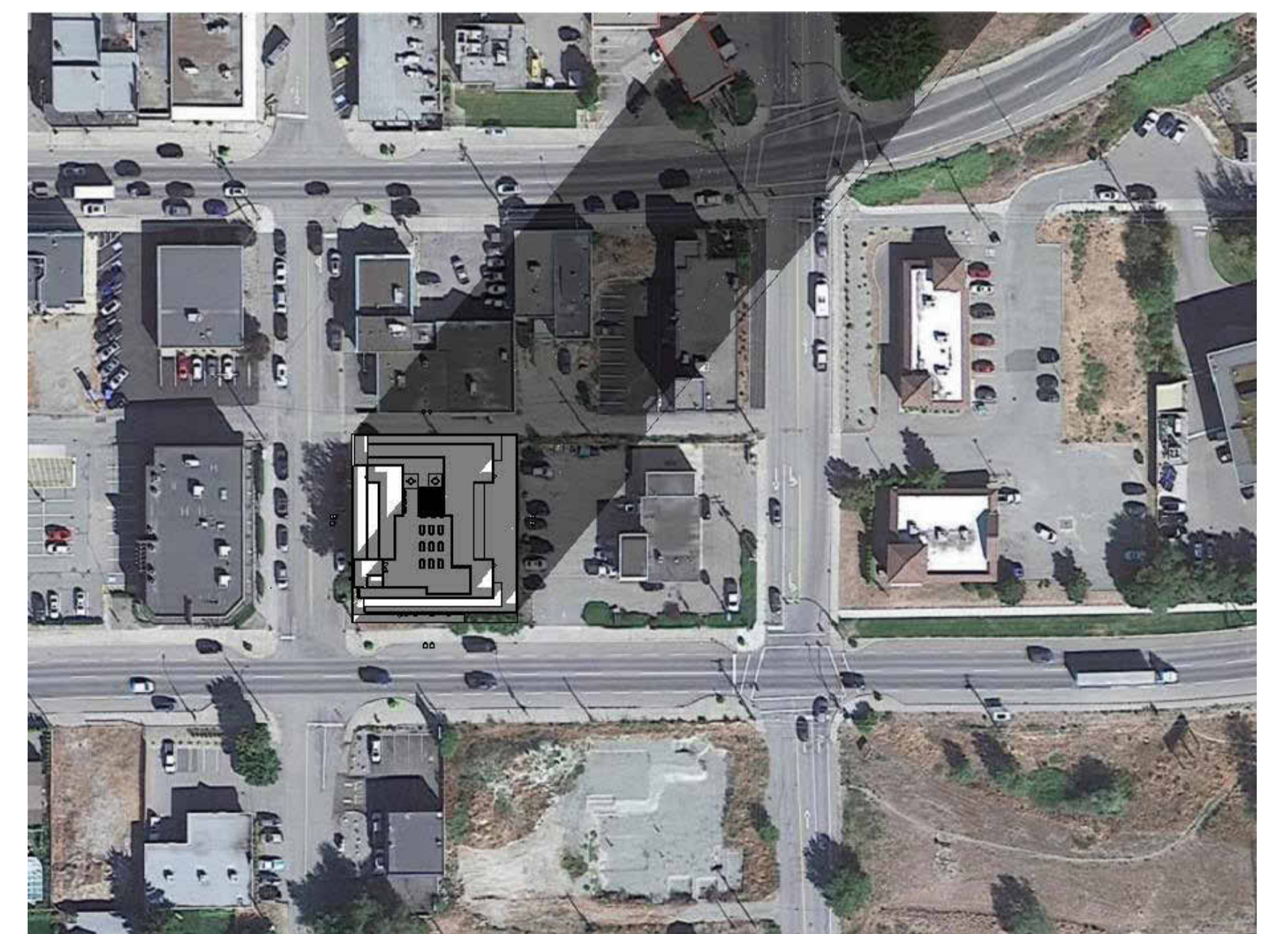
JUNE 21 AT 3pm



DECEMBER 21 AT 9am



DECEMBER 21 AT 12pm



DECEMBER 21 AT 3pm



# LAND ASSEMBLY, WEST KELOWNA BC

## PROPERTY DESCRIPTION:

CIVIC: 3715 & 3717 HOSKINS ROAD, 2424 DOBBIN ROAD, WEST KELOWNA, BC  
 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 <sup>2</sup> ) |                                    |
|  | <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 <sup>2</sup>               | 1,213.1m <sup>2</sup>              |
| FAR =                                    | 3.3 (43,091 SF)                    | 3.08 (40,199.8 SF)                 |
| CoWK BYLAW HEIGHT =                      | 26m (7 STOREYS)                    | 25.8m (7 STOREYS - REFER TO A-202) |
| LIFE-SAFETY HEIGHT = (FROM FIRST STOREY) | 18m                                | 16.4m (REFER TO A-200)             |

## YARD SETBACKS:

|                      |    |      |
|----------------------|----|------|
| FRONT YARD =         | 2m | 2m   |
| SIDE YARD =          | 0m | 0m   |
| FLANKING SIDE YARD = | 0m | 0.2m |
| REAR YARD =          | 0m | 0m   |

## PARKING CALCULATIONS (REQUIRED PER CURRENT 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 |
| CRU 1 =           | 55.6 m <sup>2</sup> / 100 m <sup>2</sup> = | 1  |
| CRU 2 =           | 42.9 m <sup>2</sup> / 100 m <sup>2</sup> = | 1  |
| SUBTOTAL =        |  | 70 |

|   |                         |                                 |
|---|-------------------------|---------------------------------|
| CAR SHARE PROVIDED (REDUCTION OF 3 STALLS/ CAR SHARE + 2 CAR SHARE) |                         | -4                              |
| CASH-IN LIEU STALLS   |                         | -17                             |
| VISITOR =   | 68 STALLS x 10% = (6.8) | 7                               |
| <b>TOTAL</b>  | <b>56 STALLS</b>        | <b>56 STALLS (2 ACCESSIBLE)</b> |

|                         |                 |                 |
|-------------------------|-----------------|-----------------|
| SMALL CAR UNDER BYLAW   | 17 STALLS (30%) |                 |
| SMALL CAR UNDER CD ZONE |                 | 38 STALLS (68%) |

|                  |                   |     |
|------------------|-------------------|-----|
| LOADING REQUIRED | 1 (OVER 10 UNITS) | 1** |
|------------------|-------------------|-----|

## BICYCLE STORAGE (RESIDENTIAL):

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

## BICYCLE STORAGE (COMMERCIAL):

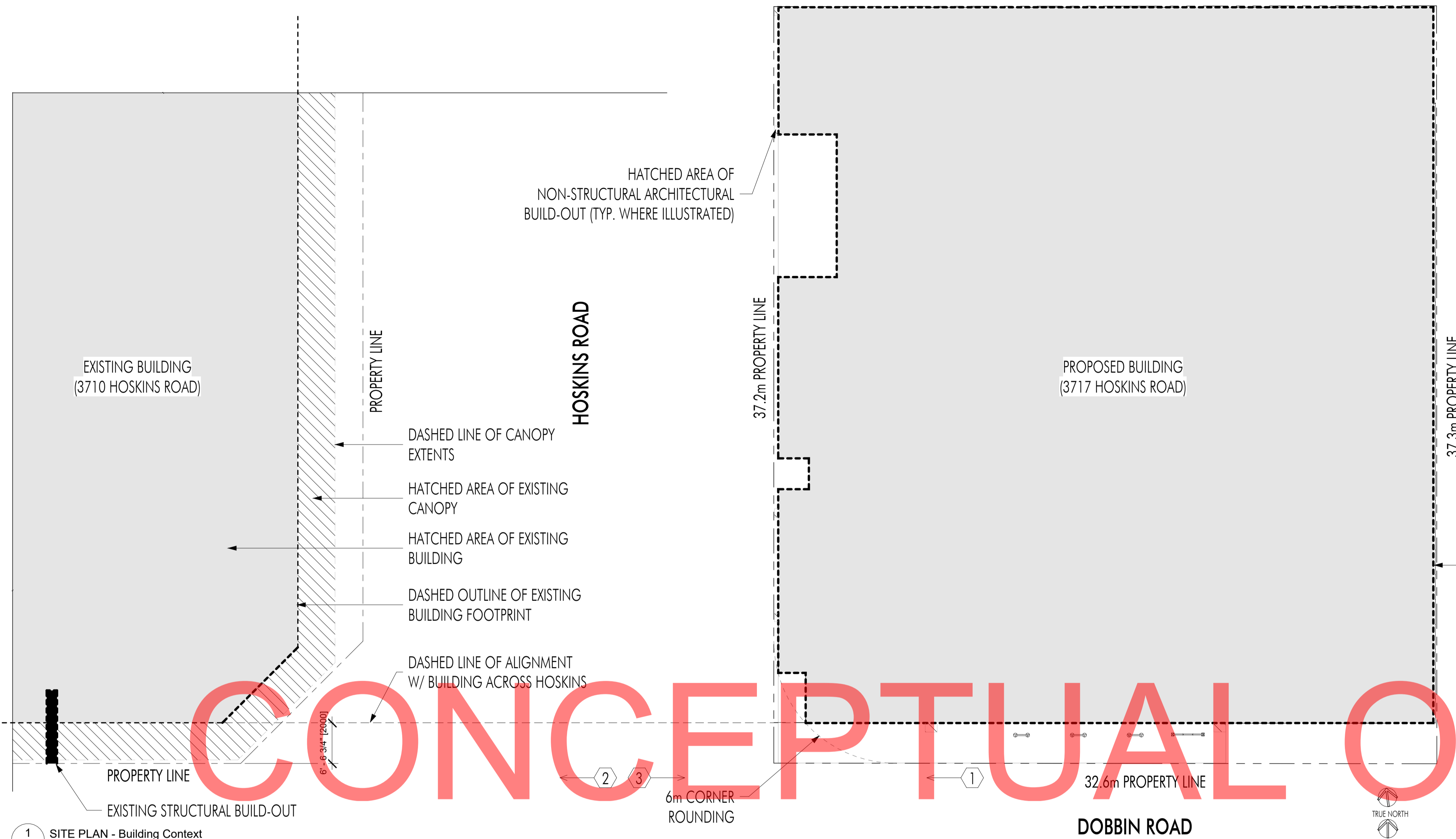
|                          |                           |   |                   |
|--------------------------|---------------------------|---|-------------------|
| CRU 1 & CRU 2 SHORT TERM | 1/ 200 m <sup>2</sup> =   | 1 | 2 (MIN. REQUIRED) |
| CRU 1 & CRU 2 LONG TERM  | 1/ 1,000 m <sup>2</sup> = | 1 | 2 (MIN. REQUIRED) |
| TOTAL =                  |                           | 2 | 4                 |

\*\* NOTE: PER DISCUSSION WITH THE CITY'S PLANNING DEPARTMENT, THE REQUIRED LOADING STALL IS TO BE PERMITTED ON HOSKINS ROAD





32.6m PROPERTY LINE



**CONCEPTUAL ONLY**

1 SITE PLAN - Building Context  
A-005 / 3/32" = 1'-0"



SITE CONTEXT - VIEW 1



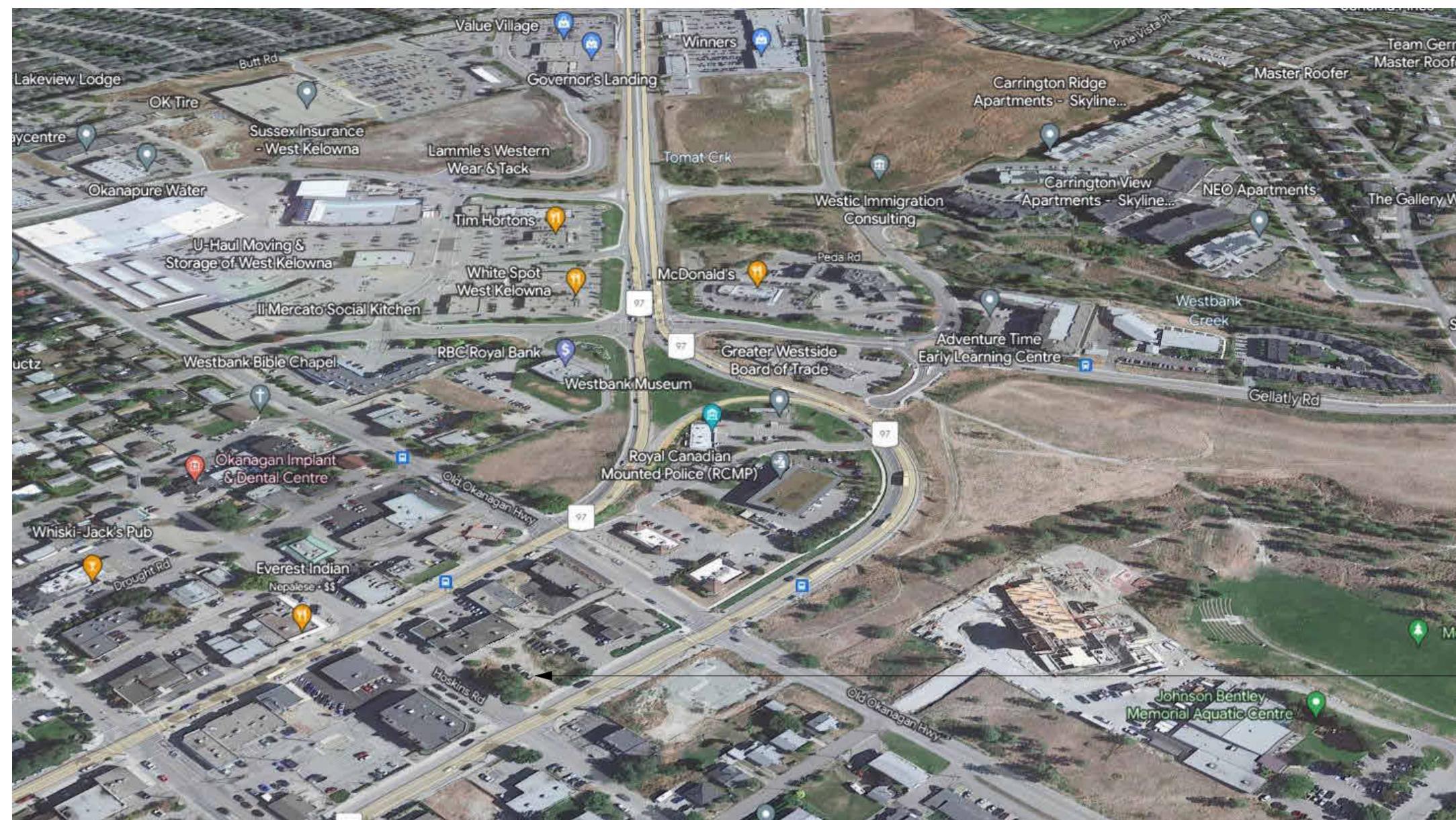
SITE CONTEXT - VIEW 2



SITE CONTEXT - VIEW 3

**FOR REZONING**

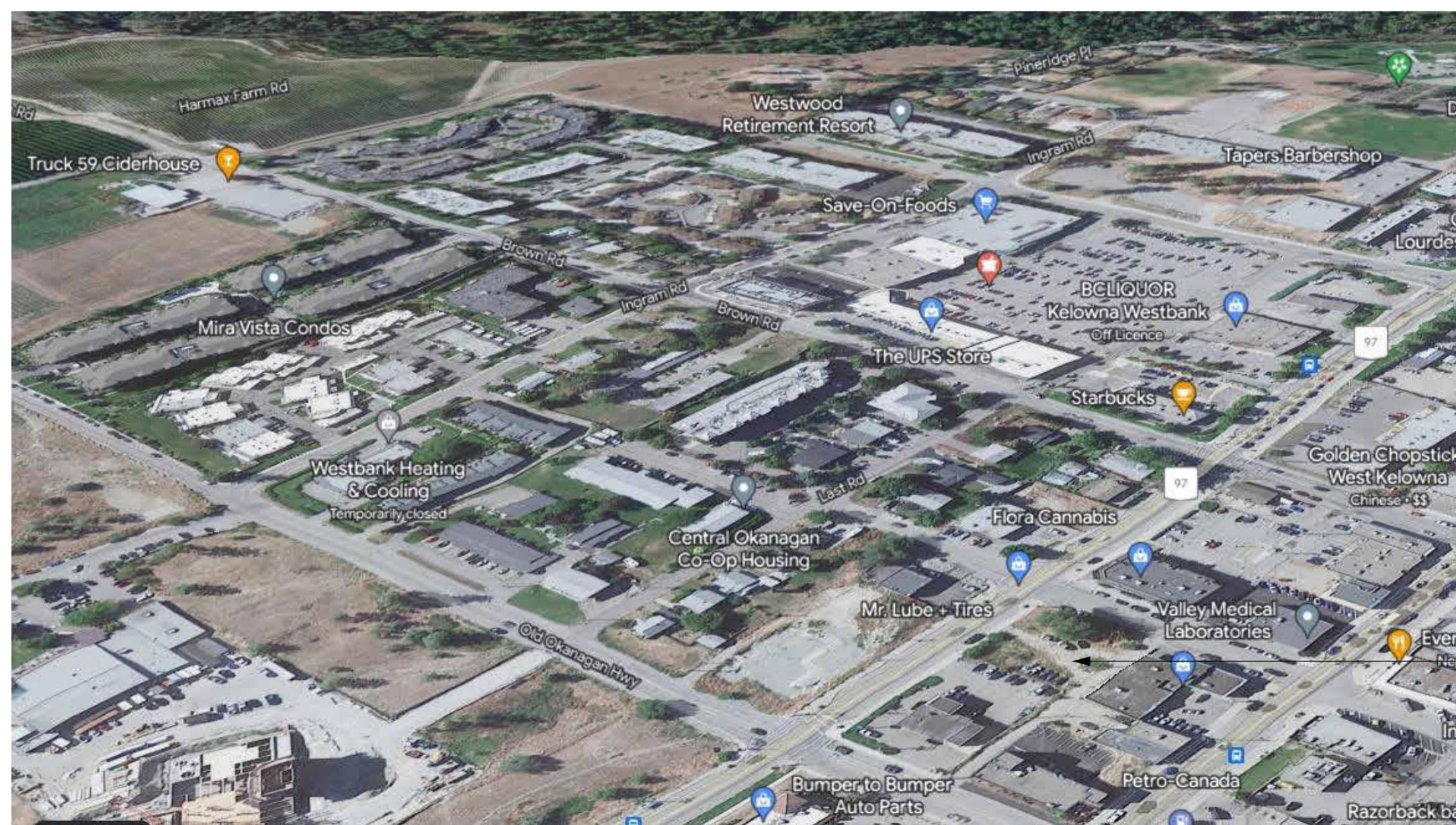




COMMUNITY CONTEXT - NORTH-WEST



COMMUNITY CONTEXT - SOUTH-EAST

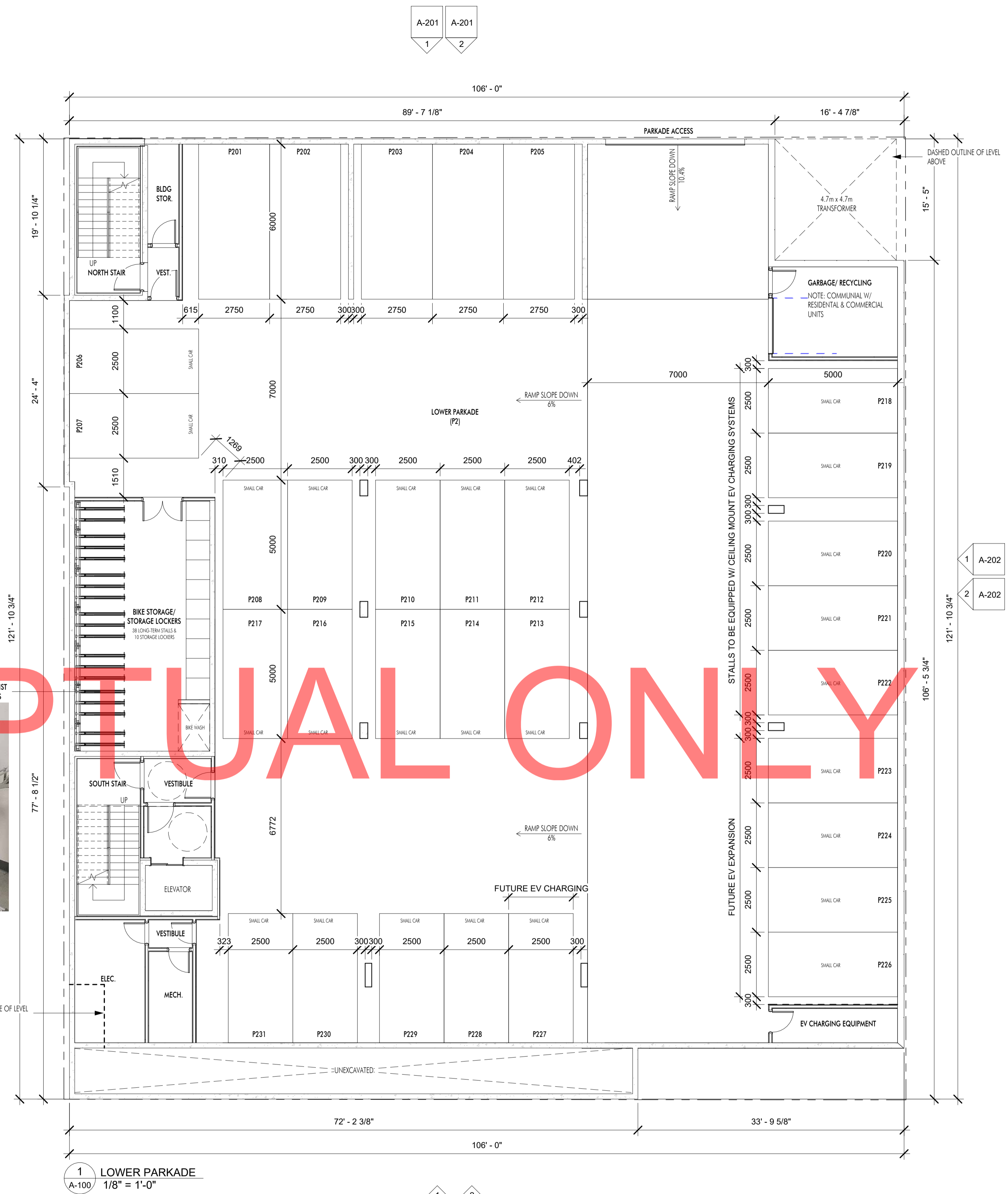


COMMUNITY CONTEXT - SOUTH-WEST

CONCEPTUAL ONLY



CONCEPTUAL ONLY



A-200 1  
A-200 2

HYDRAULIC LIFT ASSIST  
STACKED BIKE RACKS

DASHED OUTLINE OF LEVEL  
ABOVE

1 LOWER PARKADE  
A-100 1/8" = 1'-0"

1 A-203  
2 A-203

FOR REZONING

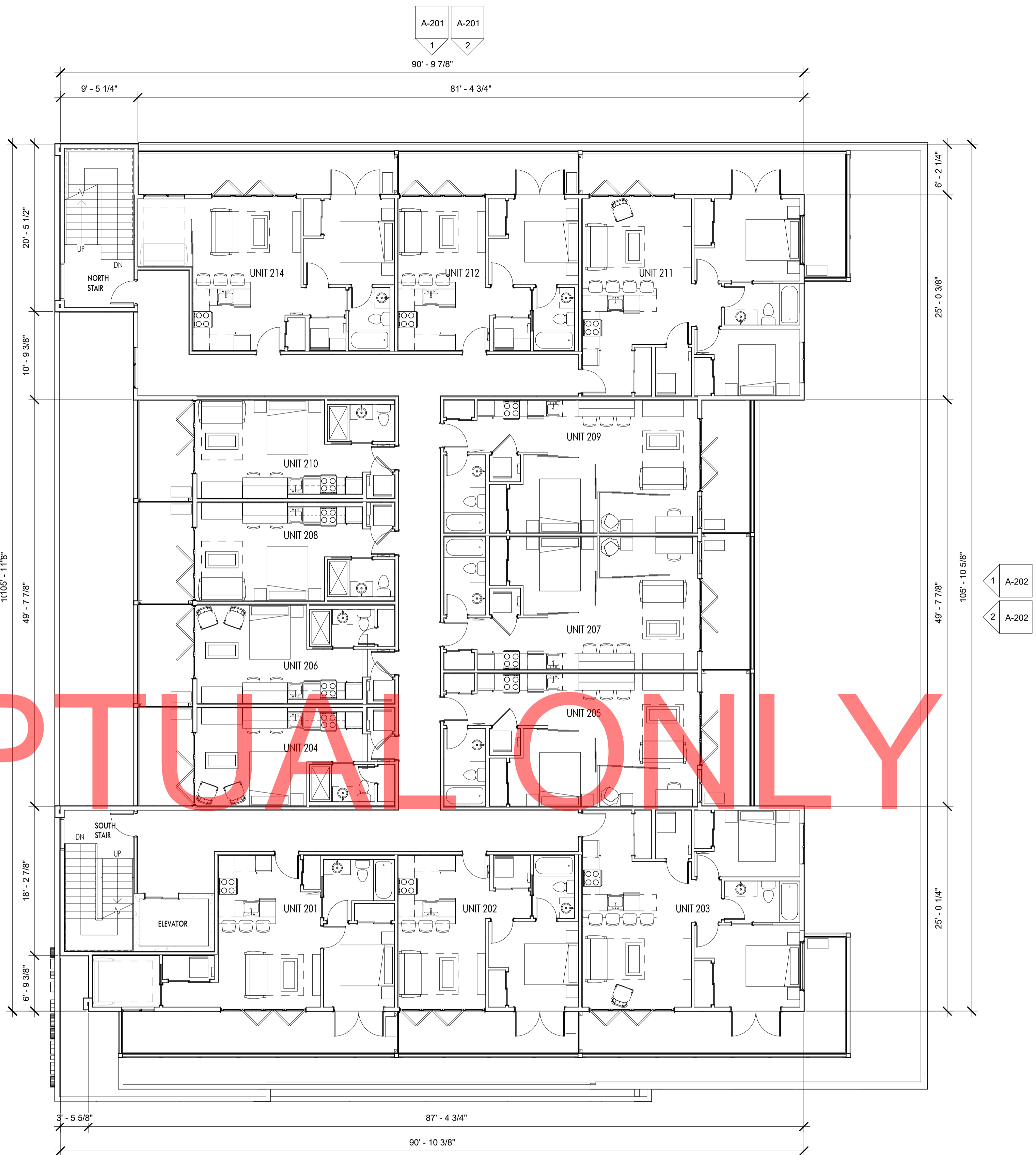




| UNIT CALCULATIONS |               |           |                       |
|-------------------|---------------|-----------|-----------------------|
| UNIT              | # OF BEDROOMS | UNIT AREA | PRIVATE AMENITY SPACE |
| BLDG. COMMON      |               | 225 SF    |                       |
| BLDG. COMMON      |               | 730 SF    |                       |
| BLDG. COMMON      |               | 223 SF    |                       |
| BLDG. COMMON      |               | 381 SF    |                       |
| BLDG. COMMON      |               | 1431 SF   |                       |
| BLDG. COMMON      |               | 506 SF    |                       |
| BLDG. COMMON      |               | 303 SF    |                       |
| INDOOR            |               | 49 SF     |                       |
| PARKADE           |               | 9839 SF   |                       |
| PARKADE           |               | 10854 SF  |                       |
| SERVICE/AMENITY   |               | 61 SF     |                       |
| SERVICE/AMENITY   |               | 61 SF     |                       |
| SERVICE/AMENITY   |               | 589 SF    |                       |
| SERVICE/AMENITY   |               | 212 SF    |                       |
| SERVICE/AMENITY   |               | 90 SF     |                       |
| 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: 80

CONCEPTUAL ONLY



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

**LIME**  
ARCHITECTURE INC.

PHONE: 250-448-7801

205-1626 Richter Street,  
Kelowna, BC V1Y 2M3

[www.limearchitecture.com](http://www.limearchitecture.com)

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All trades are to execute the work in accordance with the current municipality building by laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

**Revision No., Date and Description**

01.06.23 - FOR REVIEW

02.21.23 - FOR REVIEW

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

06.23.23 - FOR DISCUSSION

08.02.23 - FOR COORDINATION

11.17.23 - FOR REVIEW

11.21.23 - REZONING ADDENDUM #1

11.24.23 - REISSUE REZONING ADDENDUM #1

**Plot Date**  
11.24.23

**PROJECT**  
LIVE HOSKINS

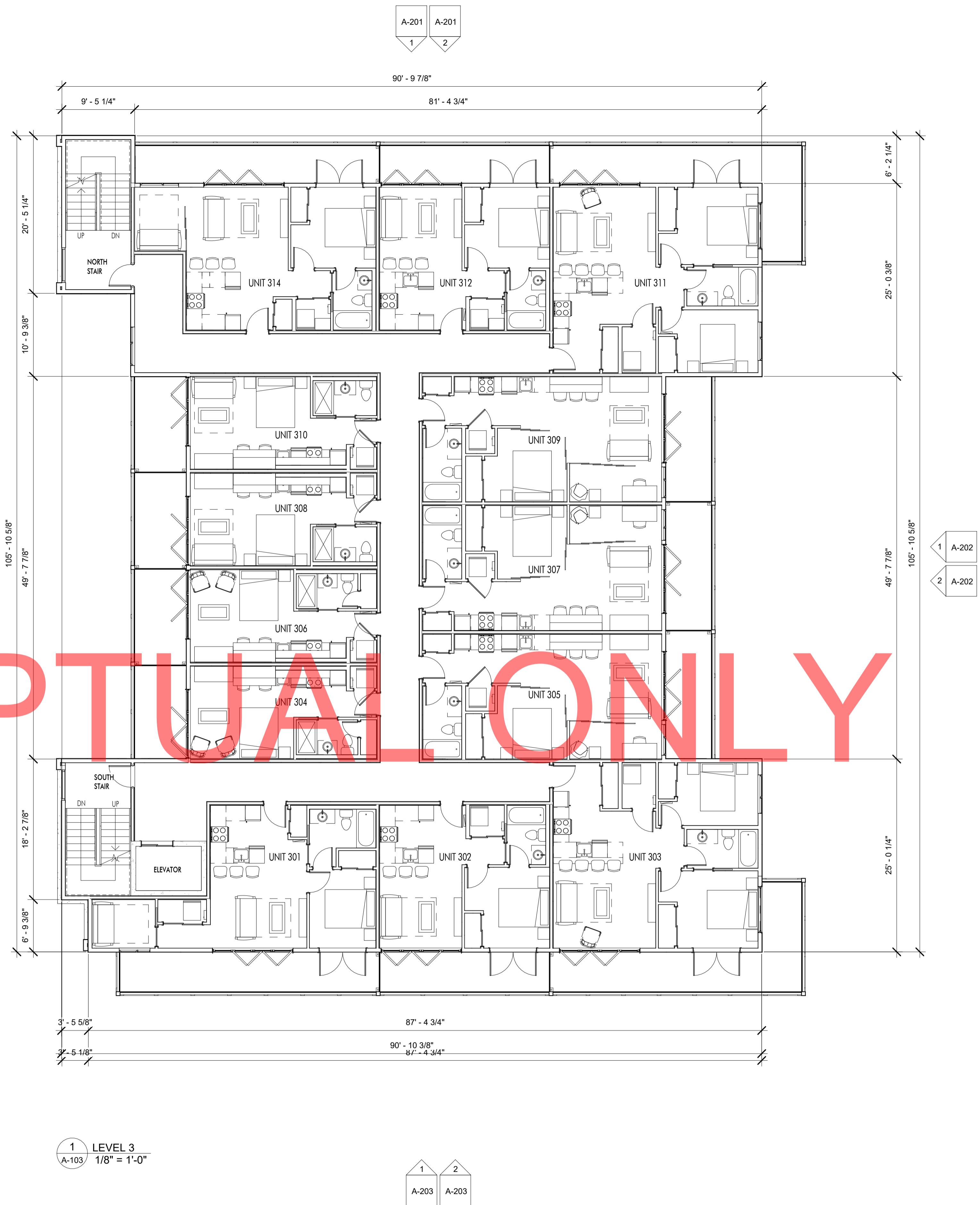
**DRAWING TITLE**  
SECOND LEVEL

**Drawing No.**  
**A-102**

FOR REZONING



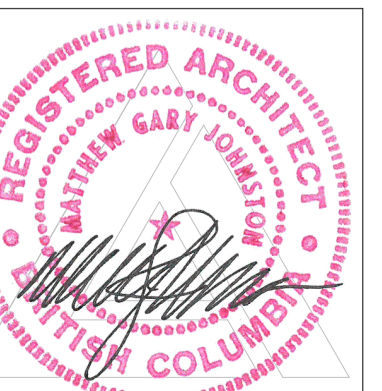
| UNIT CALCULATIONS    |               |           |                       |
|----------------------|---------------|-----------|-----------------------|
| UNIT                 | # OF BEDROOMS | UNIT AREA | PRIVATE AMENITY SPACE |
| BLDG. COMMON         |               | 225 SF    |                       |
| BLDG. COMMON         |               | 730 SF    |                       |
| BLDG. COMMON         |               | 223 SF    |                       |
| BLDG. COMMON         |               | 381 SF    |                       |
| BLDG. COMMON         |               | 1431 SF   |                       |
| BLDG. COMMON         |               | 506 SF    |                       |
| BLDG. COMMON         |               | 303 SF    |                       |
| INDOOR               |               | 49 SF     |                       |
| PARKADE              |               | 9839 SF   |                       |
| PARKADE              |               | 10854 SF  |                       |
| SERVICE/AMENITY      |               | 61 SF     |                       |
| SERVICE/AMENITY      |               | 61 SF     |                       |
| SERVICE/AMENITY      |               | 589 SF    |                       |
| SERVICE/AMENITY      |               | 212 SF    |                       |
| SERVICE/AMENITY      |               | 90 SF     |                       |
| 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: 80 |               |           |                       |



CONCEPTUAL ONLY

| Revision No. | Date | 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 COORDINATION             |
| 08.02.23     |      | FOR COORDINATION             |
| 11.17.23     |      | FOR REVIEW                   |
| 11.21.23     |      | REZONING ADDENDUM #1         |
| 11.24.23     |      | REISSUE REZONING ADDENDUM #1 |

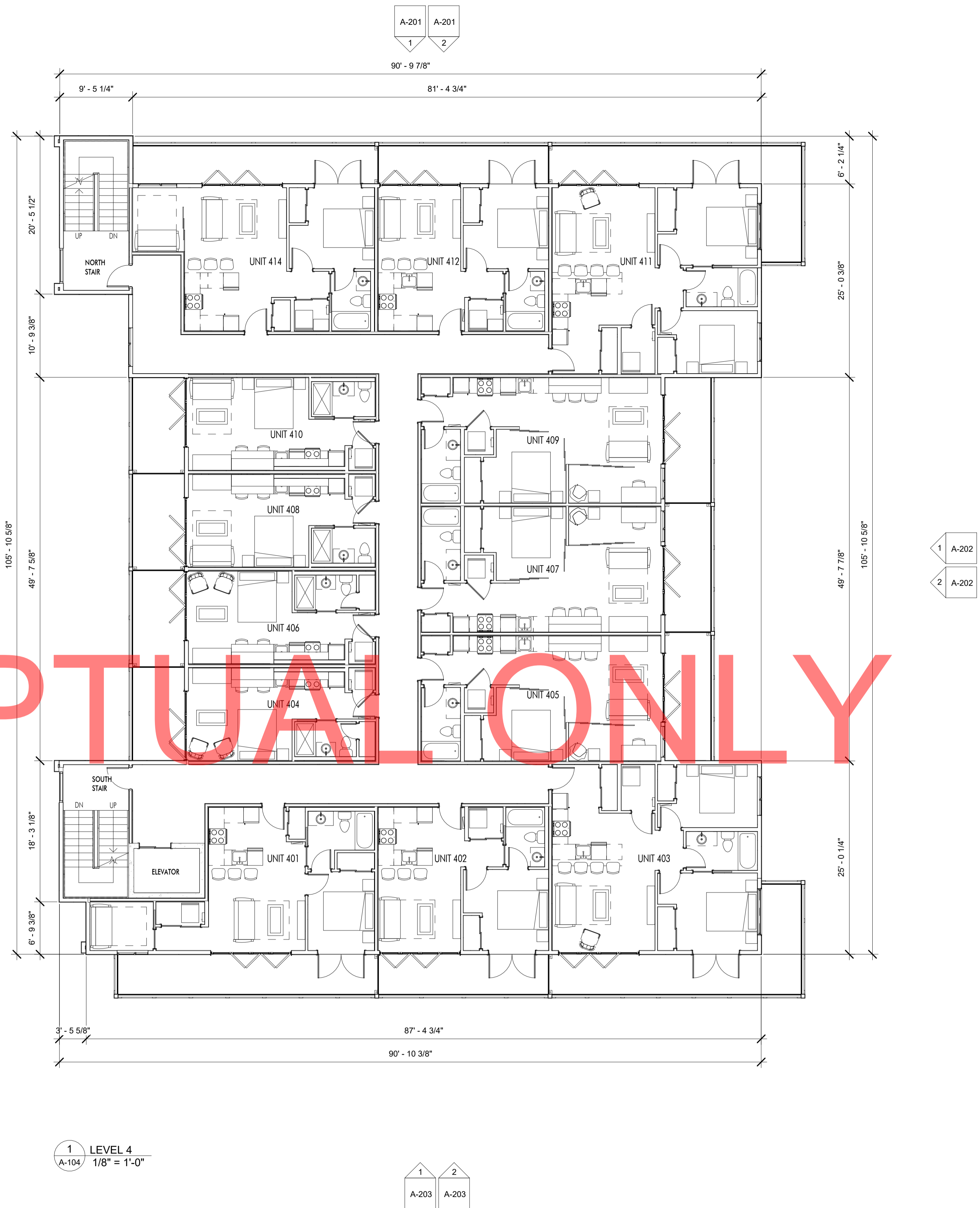
|                                     |
|-------------------------------------|
| <b>Plot Date</b><br>11.24.23        |
| <b>PROJECT</b><br>LIVE HOSKINS      |
| <b>DRAWING TITLE</b><br>THIRD LEVEL |
| <b>Drawing No.</b><br>A-103         |



FOR REZONING



| UNIT CALCULATIONS    |               |           |                       |
|----------------------|---------------|-----------|-----------------------|
| UNIT                 | # OF BEDROOMS | UNIT AREA | PRIVATE AMENITY SPACE |
| BLDG. COMMON         |               | 225 SF    |                       |
| BLDG. COMMON         |               | 730 SF    |                       |
| BLDG. COMMON         |               | 223 SF    |                       |
| BLDG. COMMON         |               | 381 SF    |                       |
| BLDG. COMMON         |               | 1431 SF   |                       |
| BLDG. COMMON         |               | 506 SF    |                       |
| BLDG. COMMON         |               | 303 SF    |                       |
| INDOOR               |               | 49 SF     |                       |
| PARKADE              |               | 9839 SF   |                       |
| PARKADE              |               | 10854 SF  |                       |
| SERVICE/A MENITY     |               | 61 SF     |                       |
| SERVICE/A MENITY     |               | 61 SF     |                       |
| SERVICE/A MENITY     |               | 589 SF    |                       |
| SERVICE/A MENITY     |               | 212 SF    |                       |
| SERVICE/A MENITY     |               | 90 SF     |                       |
| 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: 80 |               |           |                       |

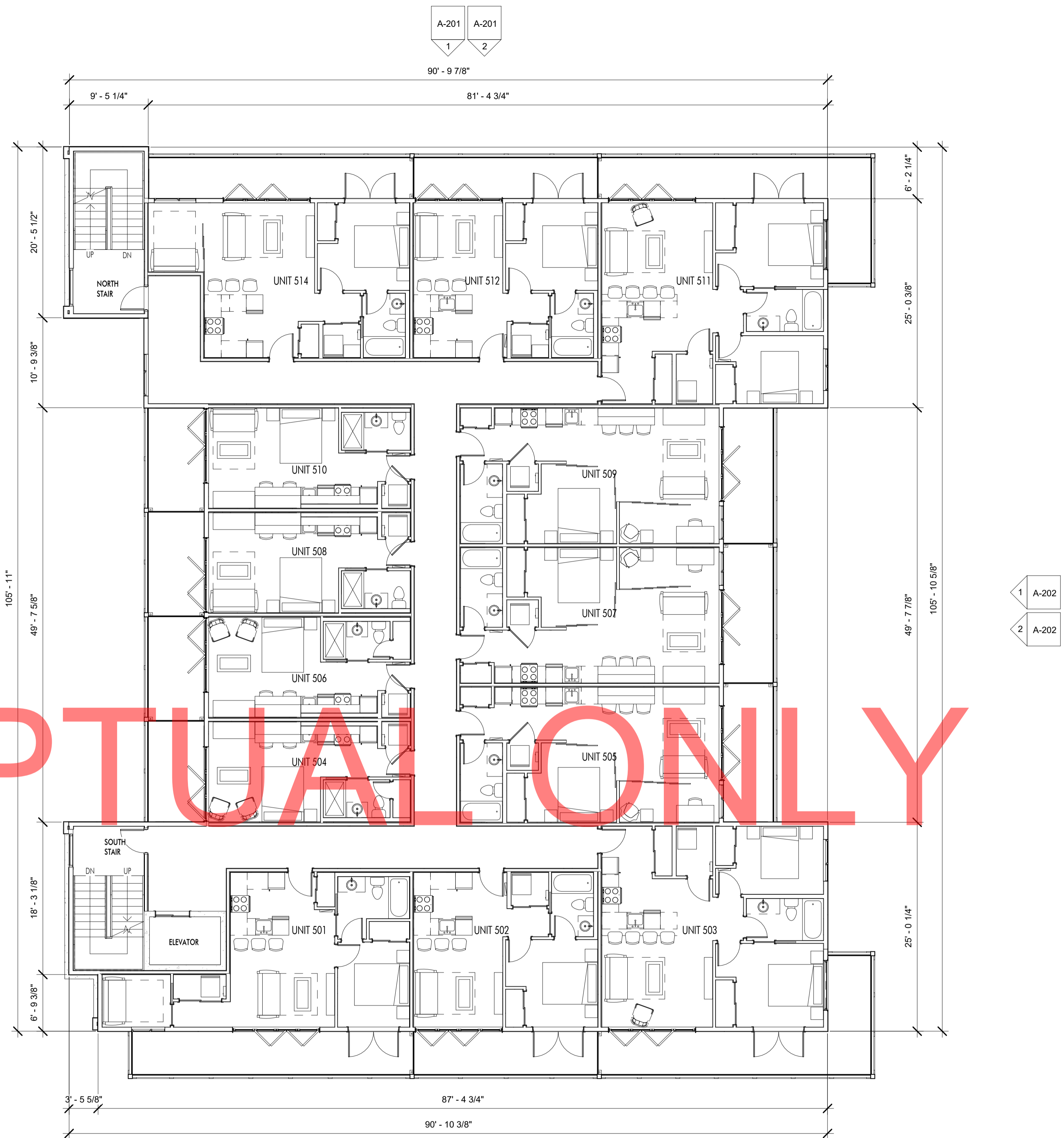


CONCEPTUAL ONLY





| UNIT CALCULATIONS    |               |           |                       |
|----------------------|---------------|-----------|-----------------------|
| UNIT                 | # OF BEDROOMS | UNIT AREA | PRIVATE AMENITY SPACE |
| BLDG. COMMON         |               | 225 SF    |                       |
| BLDG. COMMON         |               | 730 SF    |                       |
| BLDG. COMMON         |               | 223 SF    |                       |
| BLDG. COMMON         |               | 381 SF    |                       |
| BLDG. COMMON         |               | 1431 SF   |                       |
| BLDG. COMMON         |               | 506 SF    |                       |
| BLDG. COMMON         |               | 303 SF    |                       |
| INDOOR               |               | 49 SF     |                       |
| PARKADE              |               | 9839 SF   |                       |
| PARKADE              |               | 10854 SF  |                       |
| SERVICE/AMENITY      |               | 61 SF     |                       |
| SERVICE/AMENITY      |               | 61 SF     |                       |
| SERVICE/AMENITY      |               | 589 SF    |                       |
| SERVICE/AMENITY      |               | 212 SF    |                       |
| SERVICE/AMENITY      |               | 90 SF     |                       |
| 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: 80 |               |           |                       |



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

1 2  
A-203 A-203

CONCEPTUAL ONLY

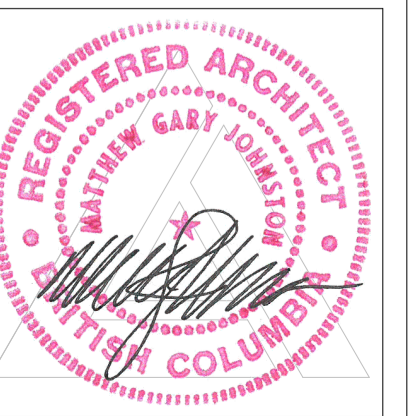
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| Revision No. | Date | Description                  |
|--------------|------|------------------------------|
| 03.17.23     |      | FOR REVIEW                   |
| 04.11.23     |      | FOR DISCUSSION               |
| 06.02.23     |      | FOR REVIEW                   |
| 06.09.23     |      | FOR REVIEW                   |
| 06.20.23     |      | FOR DISCUSSION               |
| 06.23.23     |      | FOR REZONING                 |
| 08.02.23     |      | FOR COORDINATION             |
| 11.17.23     |      | FOR REVIEW                   |
| 11.21.23     |      | REZONING ADDENDUM #1         |
| 11.24.23     |      | REISSUE REZONING ADDENDUM #1 |

**Plot Date**  
11.24.23  
**PROJECT**  
LIVE HOSKINS  
**DRAWING TITLE**  
FIFTH LEVEL

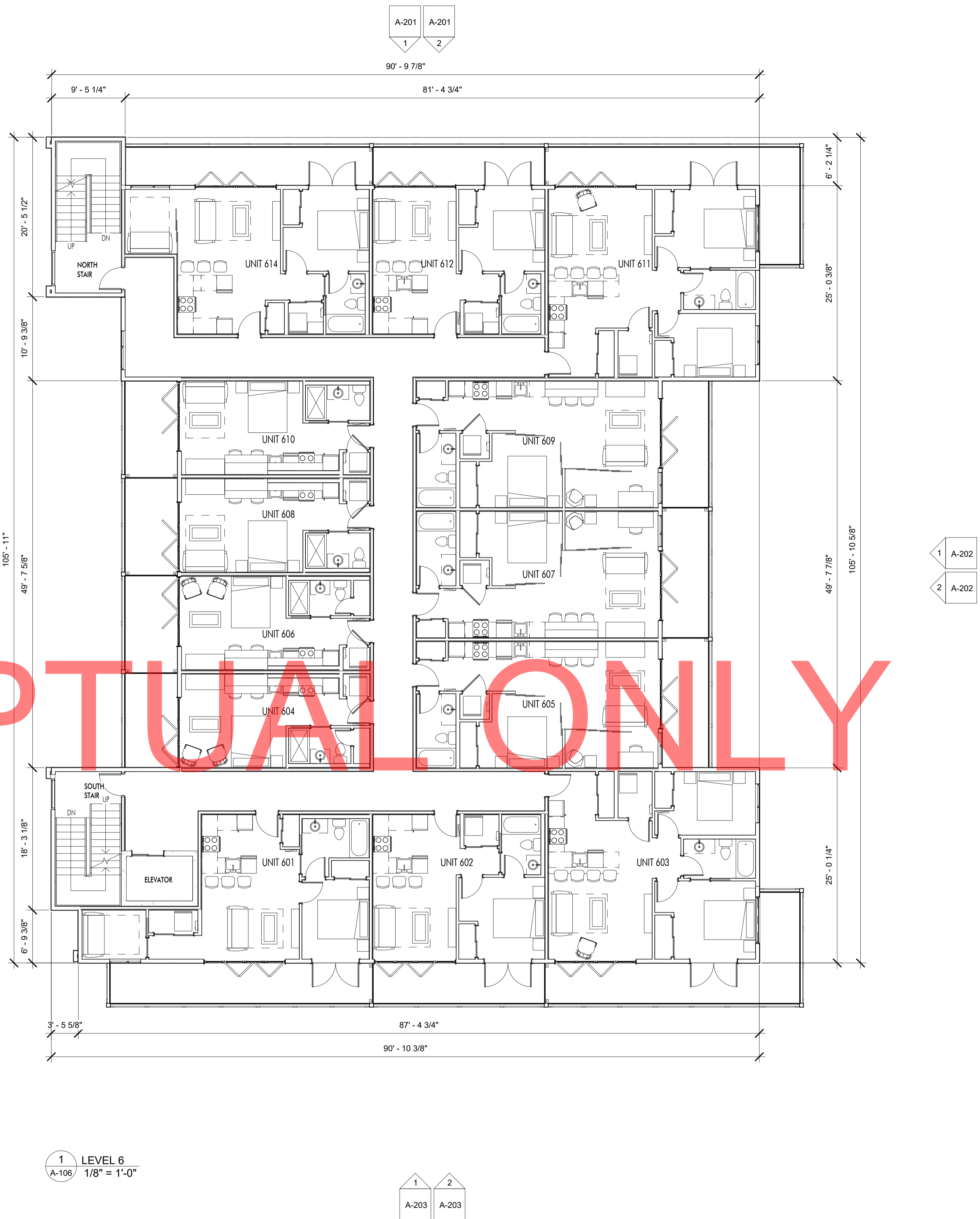
**Drawing No.**  
A-105



FOR REZONING



| UNIT CALCULATIONS    |               |           |                       |
|----------------------|---------------|-----------|-----------------------|
| UNIT                 | # OF BEDROOMS | UNIT AREA | PRIVATE AMENITY SPACE |
| BLDG. COMMON         |               | 225 SF    |                       |
| BLDG. COMMON         |               | 730 SF    |                       |
| BLDG. COMMON         |               | 223 SF    |                       |
| BLDG. COMMON         |               | 381 SF    |                       |
| BLDG. COMMON         |               | 1431 SF   |                       |
| BLDG. COMMON         |               | 506 SF    |                       |
| BLDG. COMMON         |               | 303 SF    |                       |
| INDOOR               |               | 49 SF     |                       |
| PARKADE              |               | 9839 SF   |                       |
| PARKADE              |               | 10854 SF  |                       |
| SERVICE/A MENITY     |               | 61 SF     |                       |
| SERVICE/A MENITY     |               | 61 SF     |                       |
| SERVICE/A MENITY     |               | 589 SF    |                       |
| SERVICE/A MENITY     |               | 212 SF    |                       |
| SERVICE/A MENITY     |               | 90 SF     |                       |
| 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: 80 |               |           |                       |



CONCEPTUAL ONLY

**LIME ARCHITECTURE INC.**  
 PHONE: 250-448-7801  
 205-1626 Richter Street, Kelowna, BC V1Y 2M3  
 www.limearchitecture.com

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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
- 07.20.23 - FOR REVIEW
- 08.02.23 - FOR COORDINATION
- 11.17.23 - FOR REVIEW
- 11.21.23 - REZONING ADDENDUM #1
- 11.24.23 - REISSUE REZONING ADDENDUM #1

**Plot Date**  
11.24.23

**PROJECT**  
LIVE HOSKINS

**DRAWING TITLE**  
SIXTH LEVEL

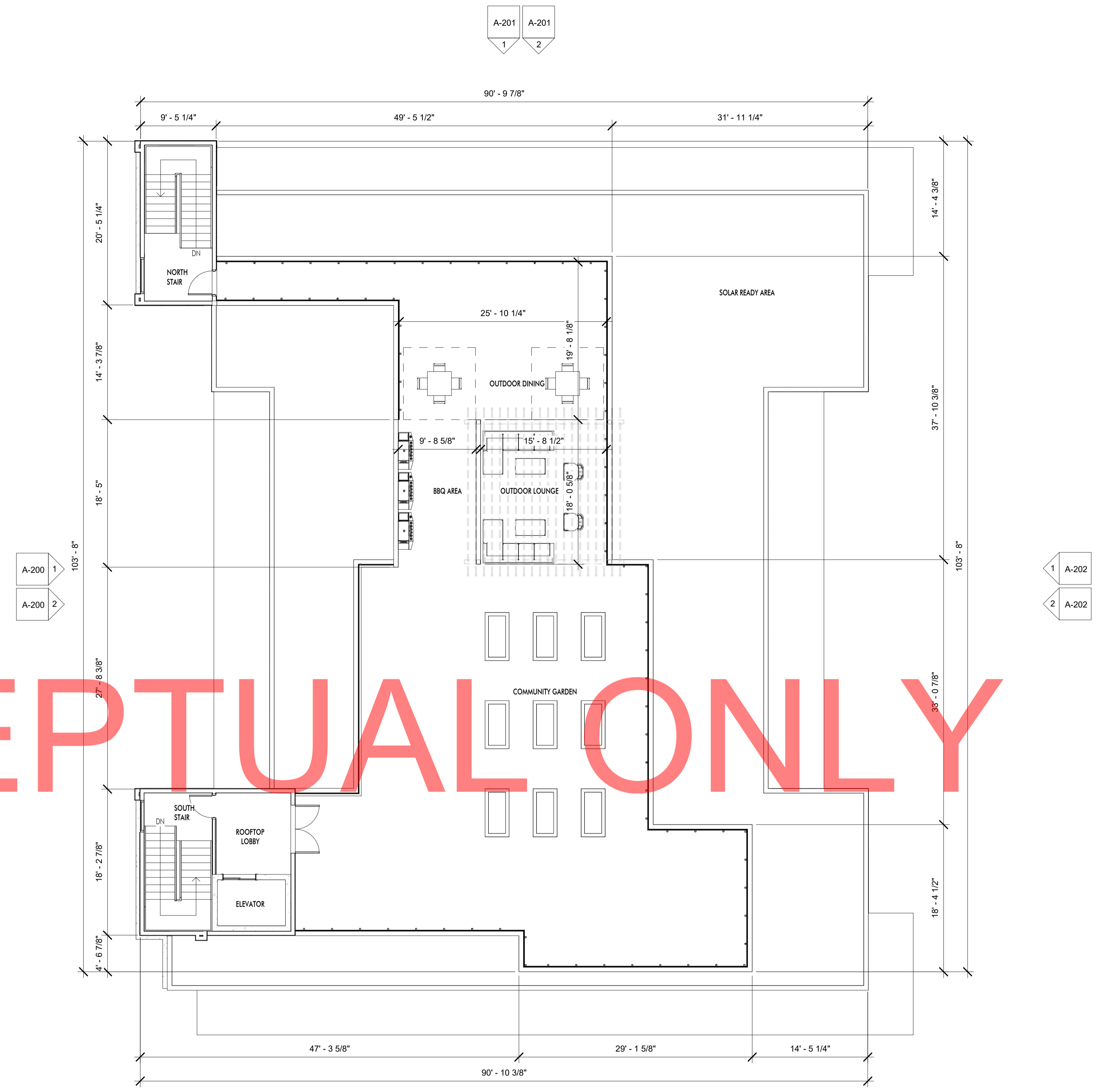
**Drawing No.**  
A-106

**REGISTERED ARCHITECT**  
 MARTIN GARY JORDAN  
 1974 COLUMBIA

FOR REZONING

|          |                                |
|----------|--------------------------------|
| 02.27.23 | - FOR REVIEW                   |
| 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                 |
| 07.20.23 | - FOR REVIEW                   |
| 08.02.23 | - FOR COORDINATION             |
| 11.17.23 | - FOR REVIEW                   |
| 11.21.23 | - REZONING ADDENDUM #1         |
| 11.24.23 | - REISSUE REZONING ADDENDUM #1 |

CONCEPTUAL ONLY



1 ROOF DECK/ AMENITY  
A-107 1/8" = 1'-0"

1 2  
A-203 A-203

**Plot Date**  
11.24.23

**PROJECT**  
LIVE HOSKINS

**DRAWING TITLE**  
ROOF DECK/  
AMENITY

**Drawing No.**  
A-107

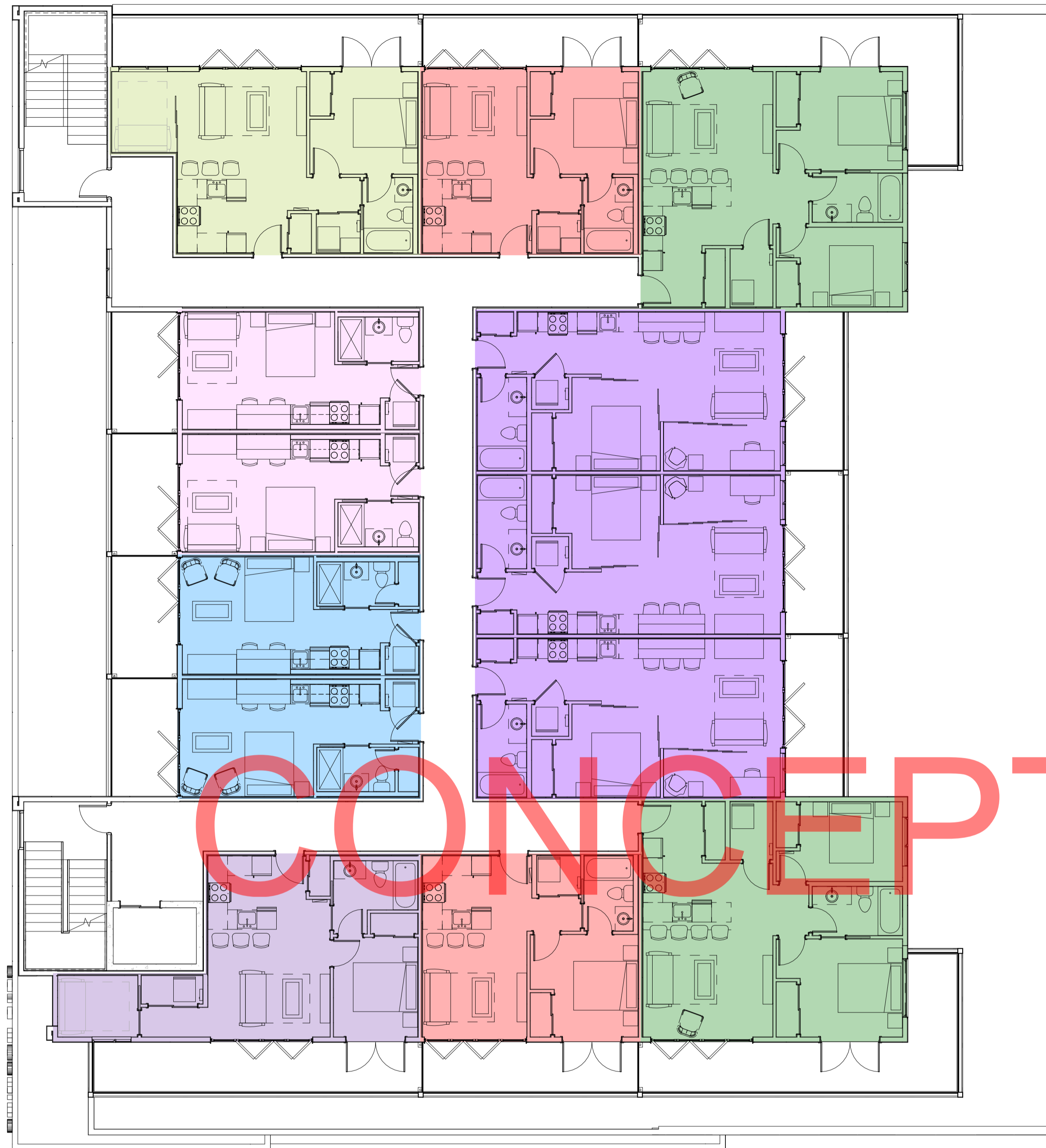


FOR REZONING



**Revision No., Date and Description**

|          |                                |
|----------|--------------------------------|
| 07.20.23 | - FOR REVIEW                   |
| 11.17.23 | - FOR REVIEW                   |
| 11.21.23 | - REZONING ADDENDUM #1         |
| 11.24.23 | - REISSUE REZONING ADDENDUM #1 |



CONCEPTUAL ONLY

1 LEVEL 2-6 - COLOUR PLAN  
A-108 / 1/8" = 1'-0"

| COLOUR KEY PLAN LEGEND & UNIT INFORMATION                            |   |
|--|---|
| <p>UNIT TYPE A x10<br/>FAR: 3,116.5 SF<br/>0 BEDROOMS, 1 BATH</p>    | <p>UNIT TYPE C.1 x5<br/>FAR: 2,717 SF<br/>1 BEDROOM + DEN, 1 BATH</p> |
| <p>UNIT TYPE A.1 x10<br/>FAR: 3,116.5 SF<br/>0 BEDROOMS, 1 BATH</p>  | <p>UNIT TYPE C.2 x5<br/>FAR: 2,663 SF<br/>1 BEDROOM + DEN, 1 BATH</p> |
| <p>UNIT TYPE B x10<br/>FAR: 4,343 SF<br/>1 BEDROOM, 1 BATH</p>       | <p>UNIT TYPE D x10<br/>FAR: 6,795 SF<br/>2 BEDROOMS, 2 BATH</p>       |
| <p>UNIT TYPE C x15<br/>FAR: 7,946 SF<br/>1 BEDROOM + DEN, 1 BATH</p> |   |

**Plot Date**  
11.24.23

**PROJECT**  
LIVE HOSKINS

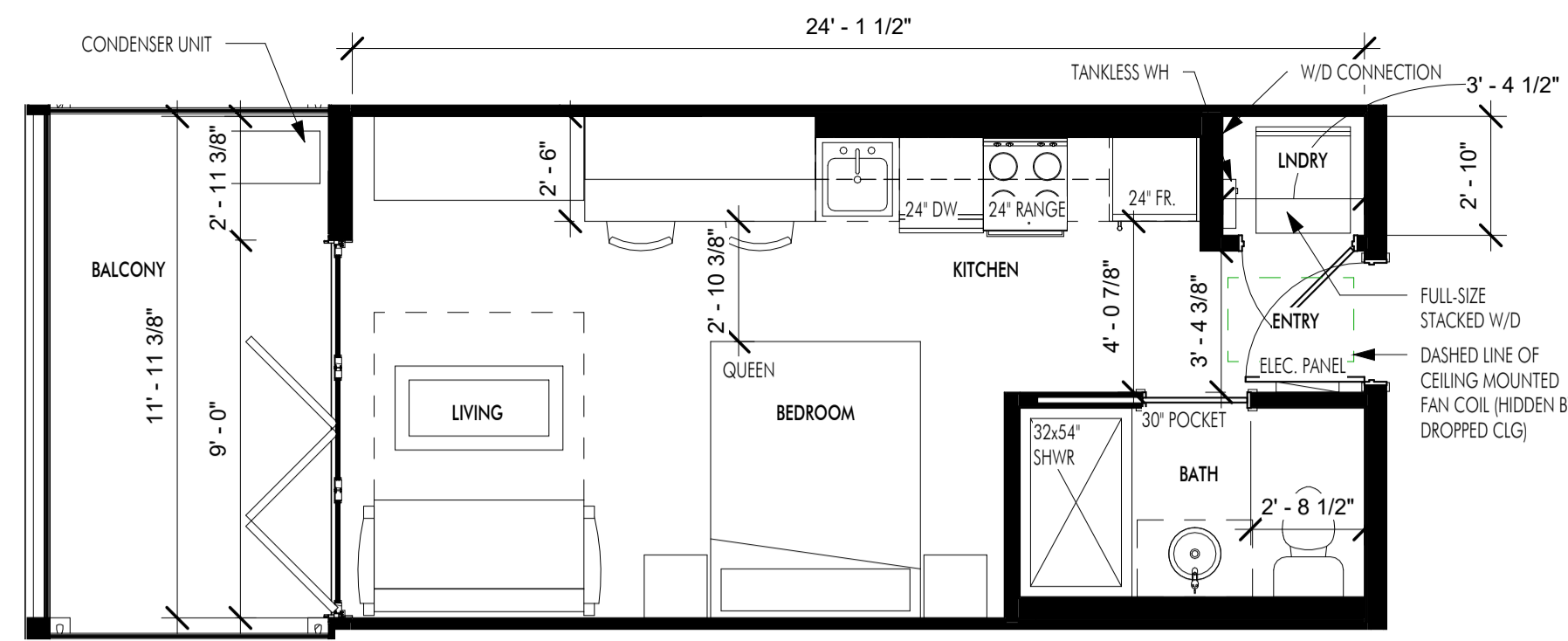
**DRAWING TITLE**  
COLOUR KEY PLAN

**Drawing No.**  
A-108

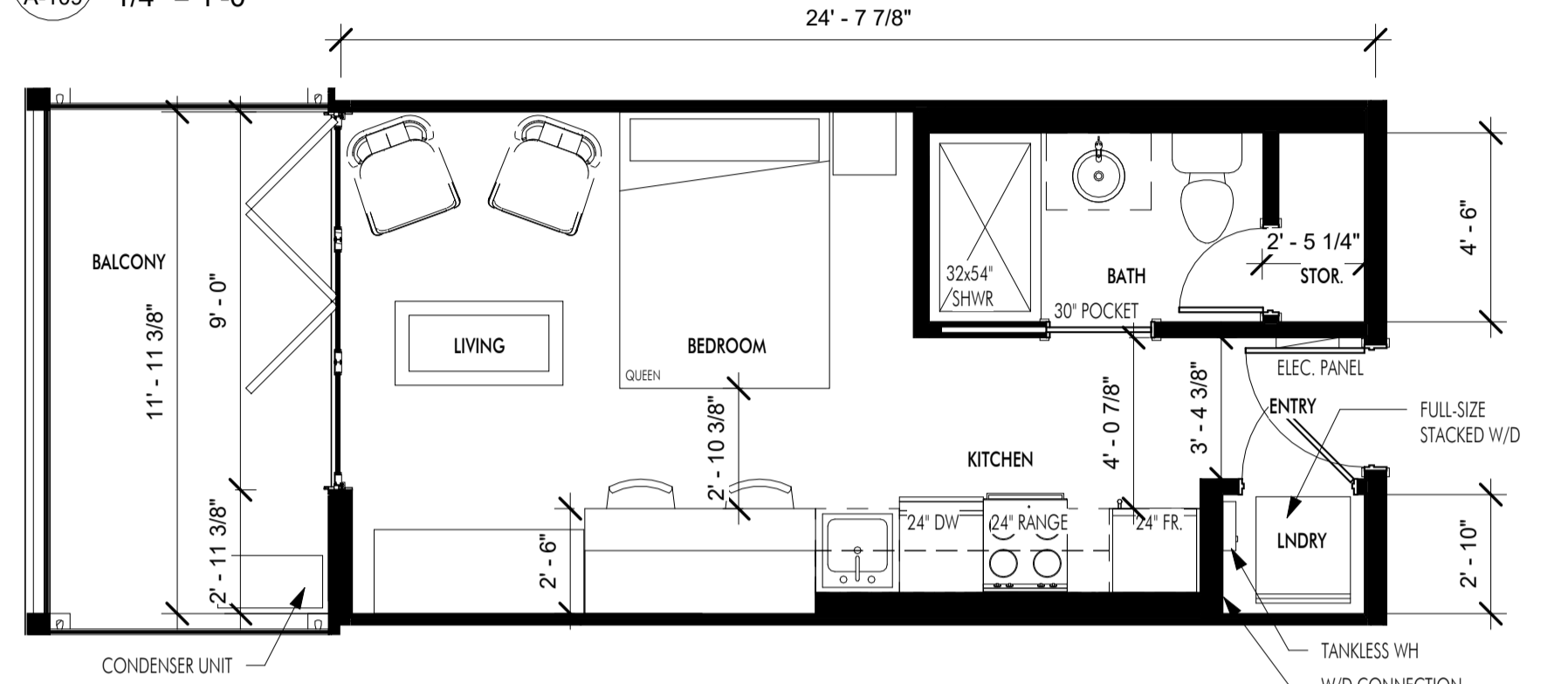


FOR REZONING

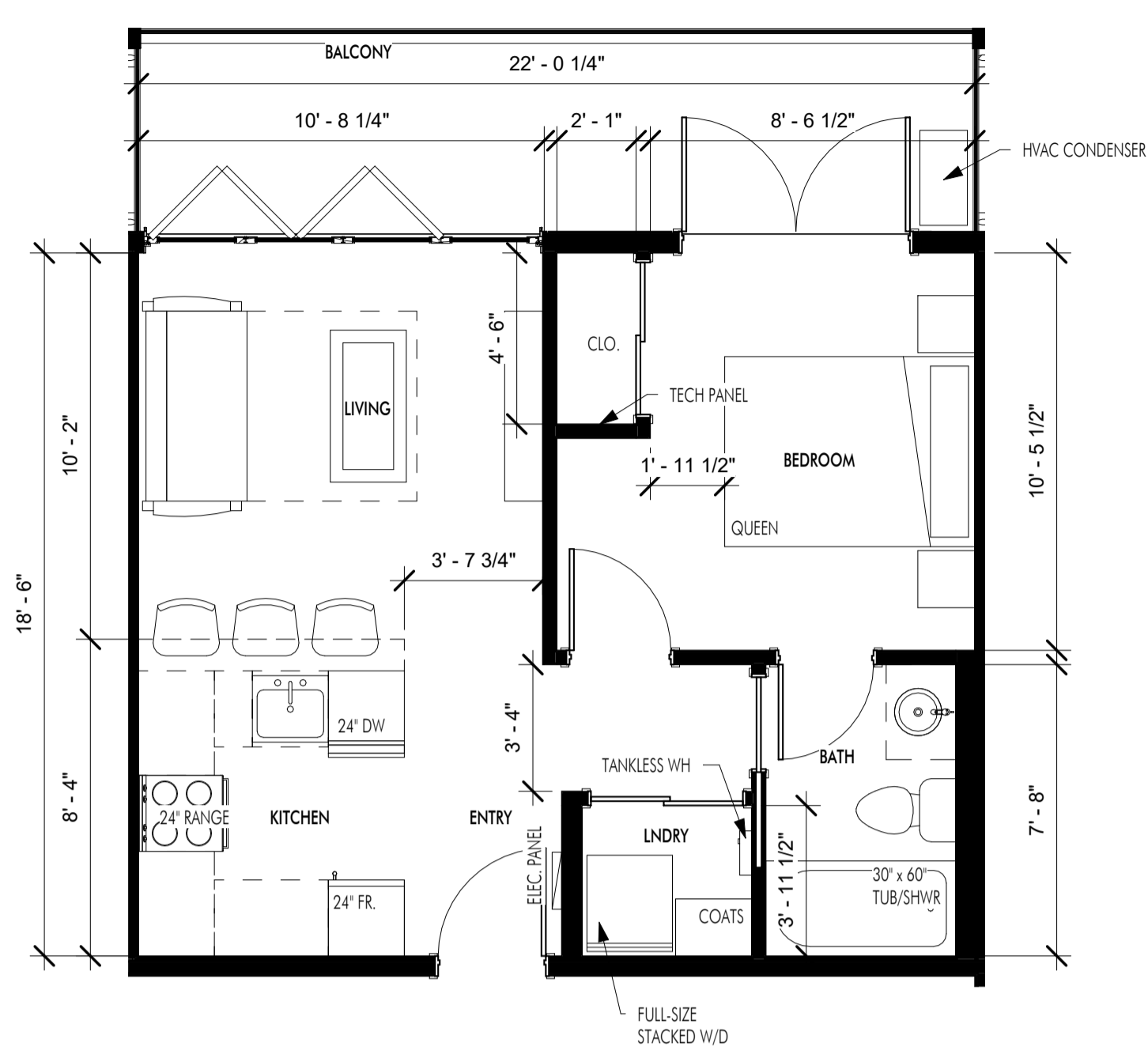




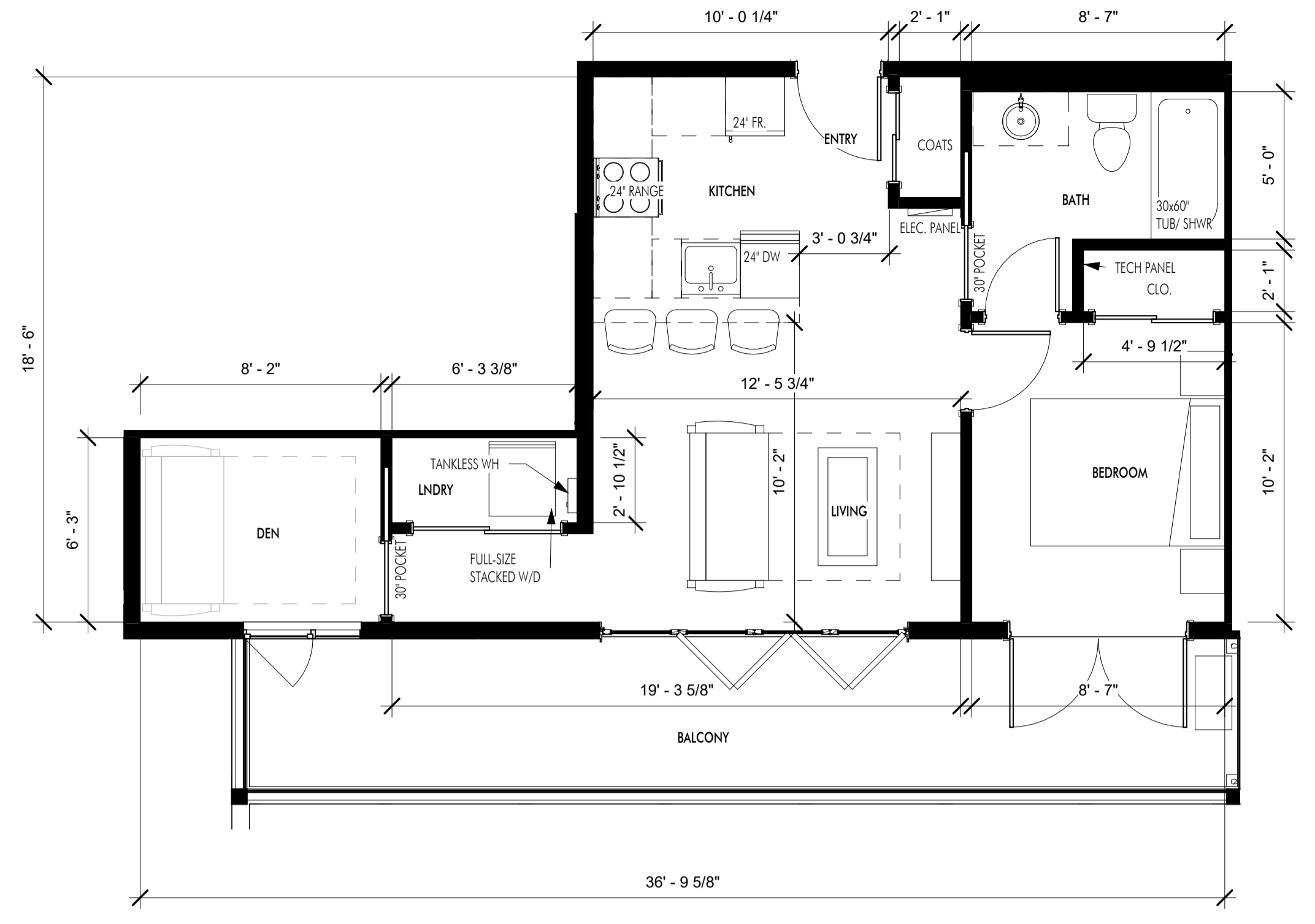
**1 STUDIO LAYOUT**  
A-109 1/4" = 1'-0"



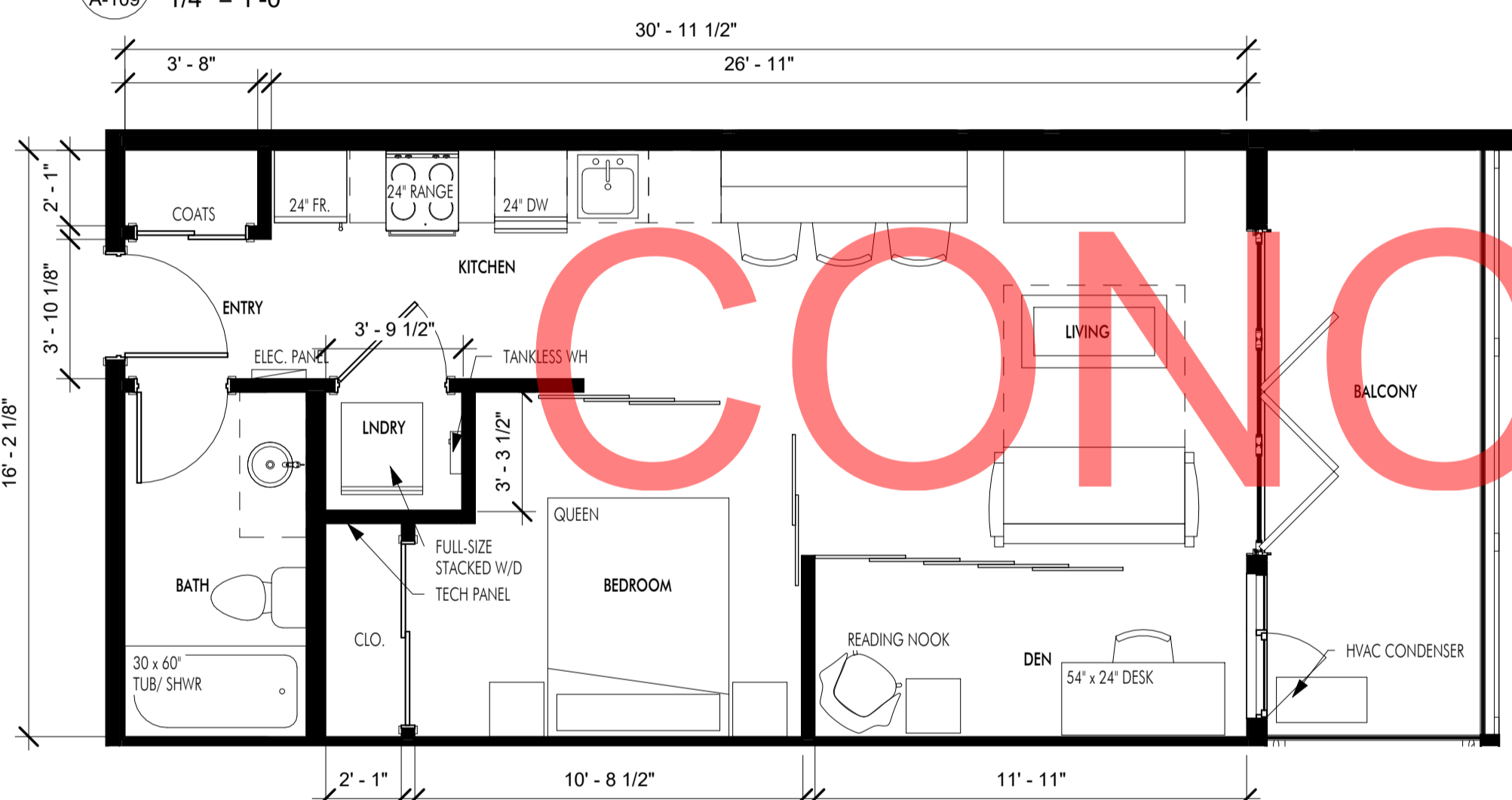
**2 STUDIO LAYOUT - ALTERNATE**  
A-109 1/4" = 1'-0"



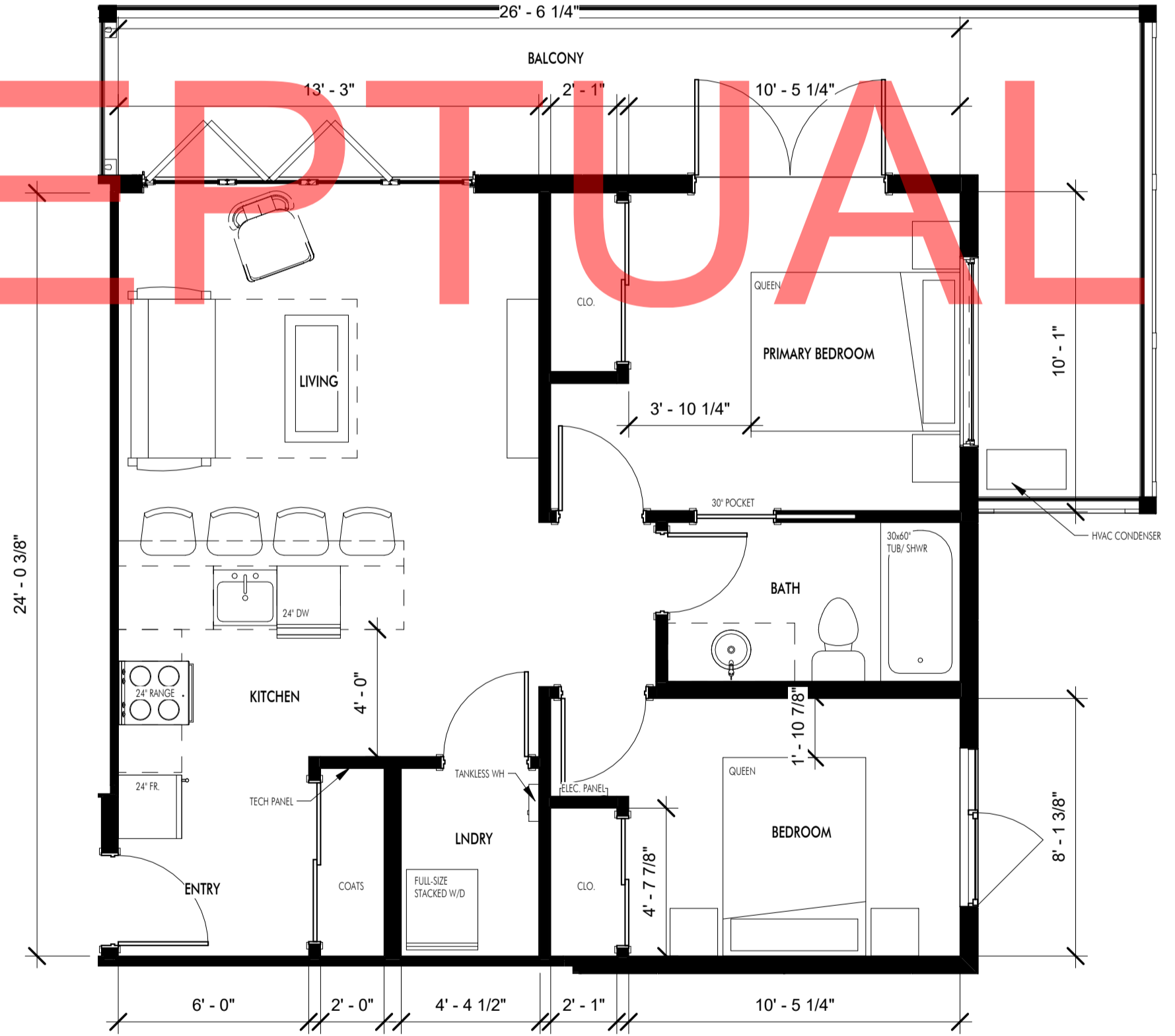
**5 1-BED LAYOUT**  
A-109 1/4" = 1'-0"



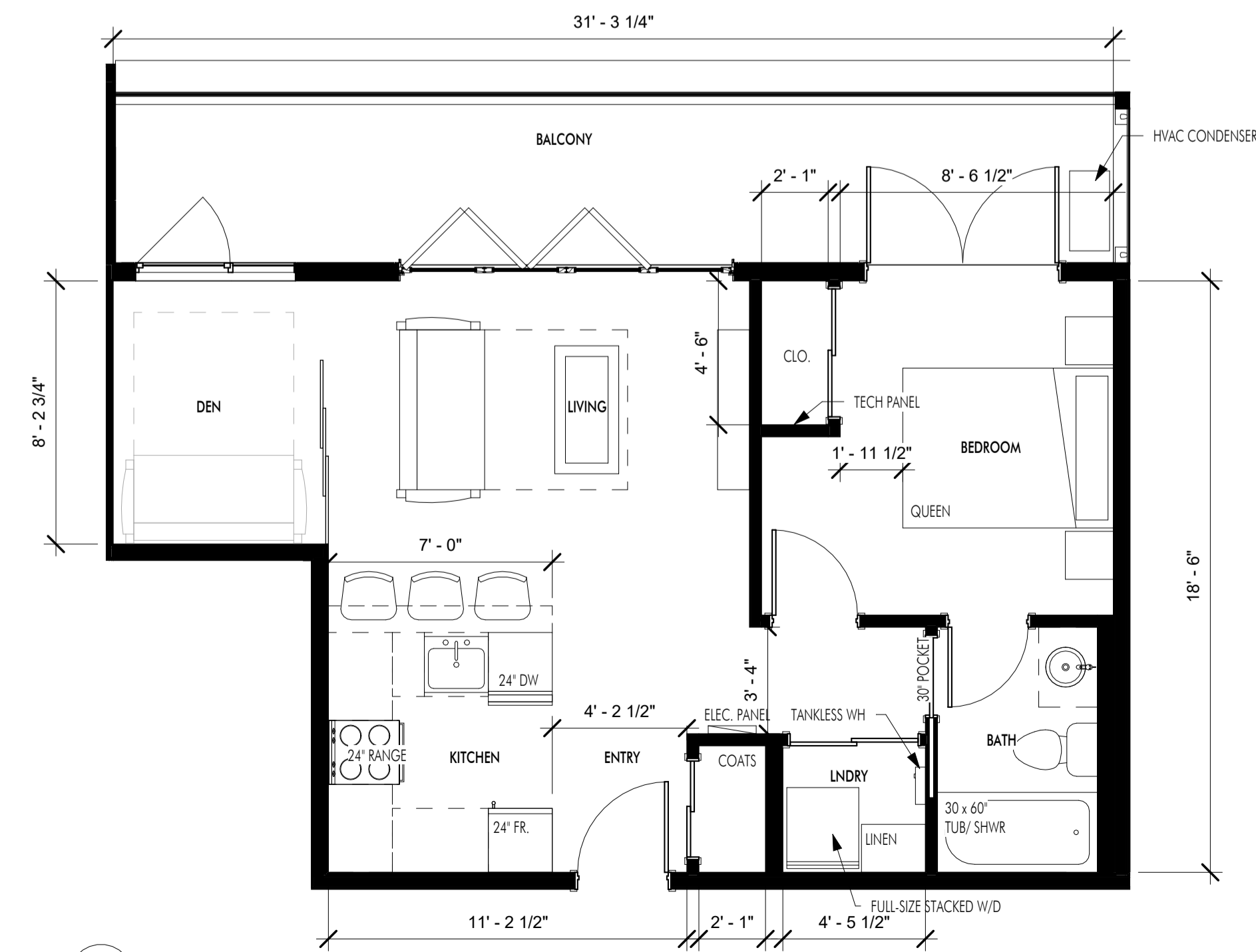
**7 1-BED + DEN - ABUTTING ELEVATOR**  
A-109 1/4" = 1'-0"



**3 1-BED + DEN LAYOUT**  
A-109 1/4" = 1'-0"



**6 2-BED LAYOUT**  
A-109 1/4" = 1'-0"



**4 1-BED + DEN LAYOUT - ALTERNATE**  
A-109 1/4" = 1'-0"

CONCEPTUAL ONLY

**FOR REZONING**

**Plot Date**  
11.24.23

**PROJECT**  
LIVE HOSKINS

**DRAWING TITLE**  
UNIT LAYOUTS

**Drawing No.**  
A-109







1 WEST ELEVATION (VIEWED FROM HOSKINS ROAD)  
A-200 3/32" = 1'-0"



2 WEST ELEVATION - RENDERED (VIEWED FROM HOSKINS ROAD)  
A-200 3/32" = 1'-0"

CODE REFERENCES/ LIFE SAFETY:

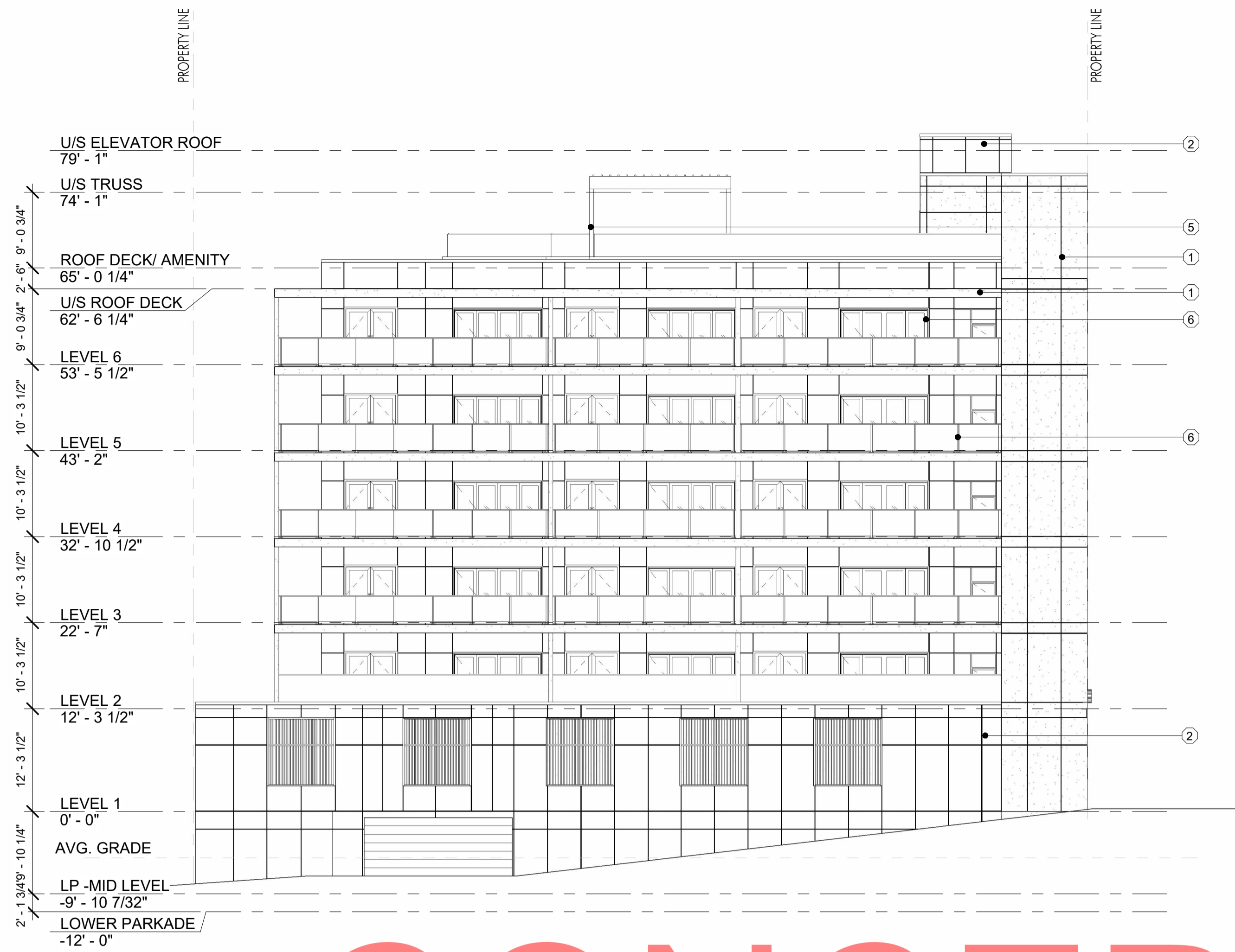
- BUILDING TO BE SPRINKLERED TO ENSURE COMPLIANCE WITH 3.2.2.50 - GROUP C, U TO 6 STOREYS, SPRINKLERED.
- PER 3.2.2.50., 18m DISTANCE IS MEASURED FROM THE TOP OF THE FIRST STREY TO THE UPPERMOST FLOOR LEVEL (HEIGHT ILLUSTRATED IN BOLD IN ADJACENT ELEVATION).
- PER 3.2.5., PRINCIPAL ACCESS IS PROVIDED TO THE BUILDING FROM HOSKINS ROAD FRONTAGE. GIVEN THIS, 18m DISTANCE IS MEASURED FROM THIS POINT.
- ENCLOSED ROOFTOP AMENITY SPACE TO BE REMOVED. ELEVATOR LOBBY/ ROOFTOP ACCESS TO BE PROVIDED BUT IS NOT CONSIDERED A STOREY PER THE CITY OF WEST KELOWNA'S ZONING BYLAW AND PER 3.2.1.1.d). OF THE BC BUILDING CODE.
- LOWER PARKADE CAN BE CLASSIFIED AS A SEPARATE BUILDING UNDER 3.2.1.2.

| EXTERIOR FINISHES |       |   |
|-------------------|-------|---|
| #                 | IMAGE | MATERIAL  |
| 1                 |       | CLADDING, BALCONY FASCIAS, ARCHITECTURAL BUILD-OUTS:<br>HARDIEPANEL (PRIMED):<br>BENJAMIN MOORE, WHITE DOVE OC-17 |
| 2                 |       | CLADDING:<br>HARDIEPANEL (PRIMED),<br>COLOUR: BENJAMIN MOORE,<br>SILVER HALF DOLLAR 2121-40                       |
| 3                 |       | CLADDING:<br>HARDIEPANEL (PRIMED)<br>COLOUR: BENJAMIN MOORE,<br>BLUE NORMANDY 2129-40                             |
| 4                 |       | FASCIA:<br>HARDIEPLANK<br>COLOUR: BENJAMIN MOORE,<br>WROUGHT IRON 2124-10   |
| 5                 |       | STAIN:<br>OLD MASTERS NATURAL   |
| 6                 |       | WINDOWS/ DOORS, RAILING, FLASHING:<br>BLACK   |
| 7                 |       | SOFFIT:<br>WHITE  |

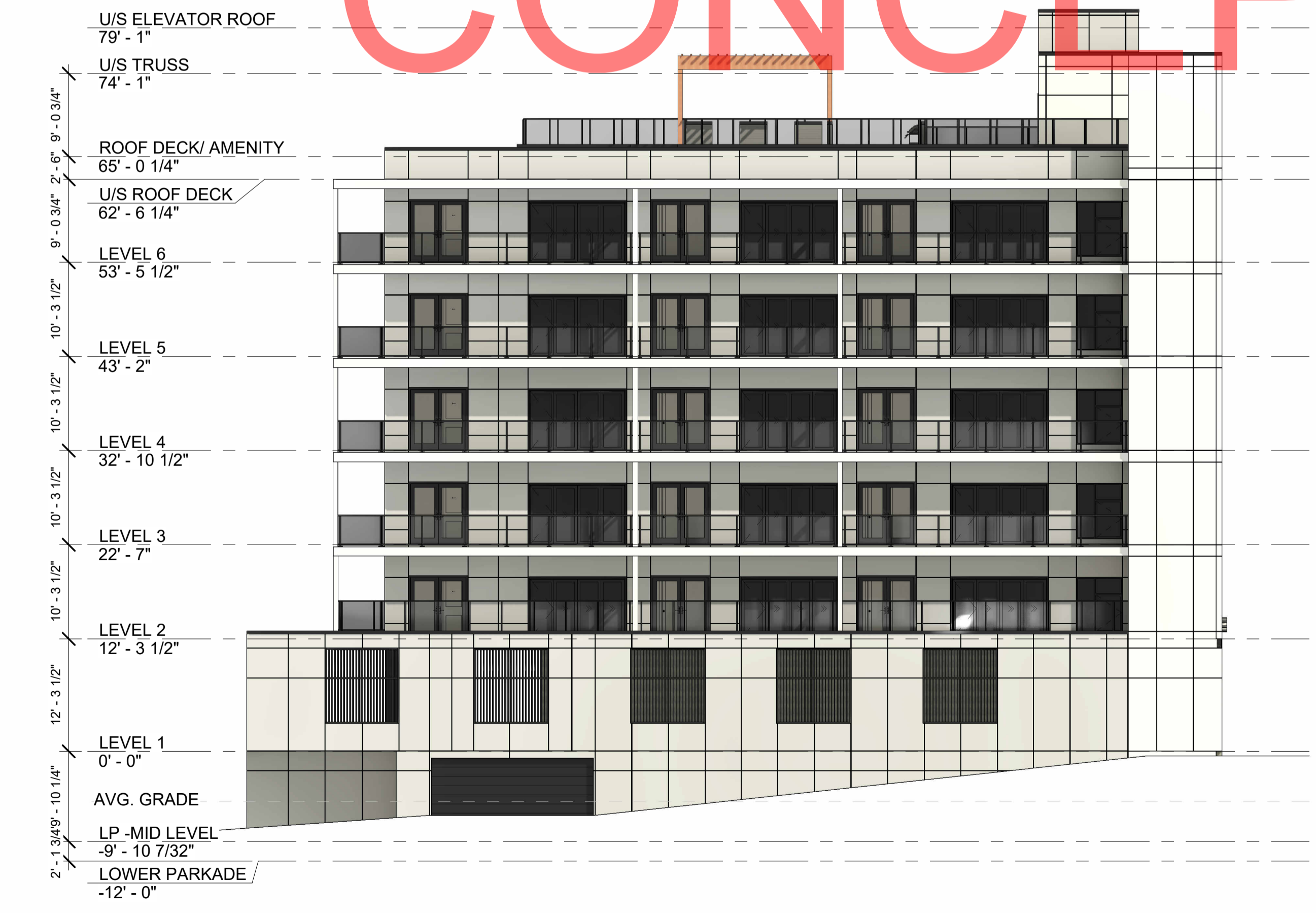
NOTE:  
ALTERNATE SUPPLIERS ARE ACCEPTABLE PROVIDED THE COLOUR CAN BE MATCHED OR FORM AND CHARACTER MAINTAINED.

CONCEPTUAL ONLY





1 NORTH ELEVATION  
A-201 3/32" = 1'-0"



2 NORTH ELEVATION - RENDERED  
A-201 3/32" = 1'-0"

CONCEPTUAL ONLY

| EXTERIOR FINISHES |       |   |
|-------------------|-------|---|
| #                 | IMAGE | MATERIAL  |
| 1                 |       | CLADDING, BALCONY FASCIAS, ARCHITECTURAL BUILD-OUTS: HARDIEPANEL (PRIMED); BENJAMIN MOORE, WHITE DOVE OC-17 |
| 2                 |       | CLADDING: HARDIEPANEL (PRIMED), COLOUR: BENJAMIN MOORE, SILVER HALF DOLLAR 2121-40                          |
| 3                 |       | CLADDING: HARDIEPANEL (PRIMED) COLOUR: BENJAMIN MOORE, BLUE NORMANDY 2129-40                                |
| 4                 |       | FASCIA: HARDIEPLANK COLOUR: BENJAMIN MOORE, WROUGHT IRON 2124-10  |
| 5                 |       | STAIN: OLD MASTERS NATURAL  |
| 6                 |       | WINDOWS/ DOORS, RAILING, FLASHING: BLACK  |
| 7                 |       | SOFFIT: WHITE   |

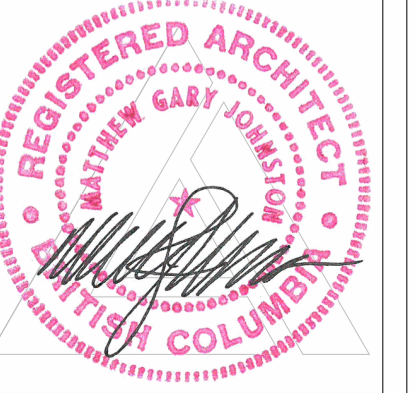
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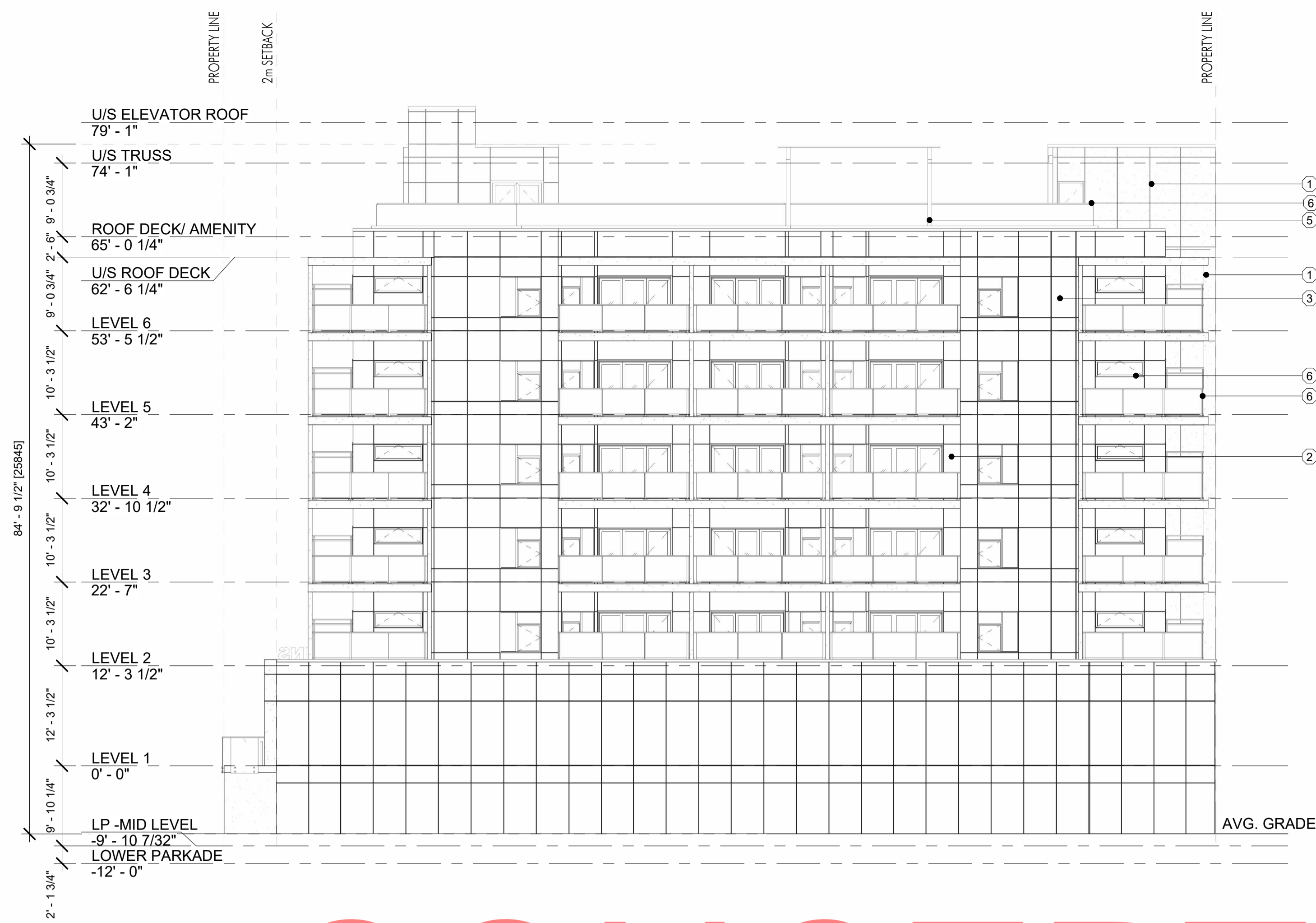
**Revision No., Date and Description**  
04.11.23 - FOR DISCUSSION  
06.02.23 - FOR REVIEW  
06.09.23 - FOR REVIEW  
06.20.23 - FOR DISCUSSION  
06.23.23 - FOR REZONING  
07.24.23 - FOR REVIEW  
08.02.23 - FOR COORDINATION  
08.18.23 - FOR REVIEW  
11.17.23 - FOR REVIEW  
11.21.23 - REZONING ADDENDUM #1  
11.24.23 - REISSUE REZONING ADDENDUM #1

**Plot Date**  
11.24.23  
**PROJECT**  
LIVE HOSKINS  
**DRAWING TITLE**  
NORTH ELEVATION  
**Drawing No.**  
A-201

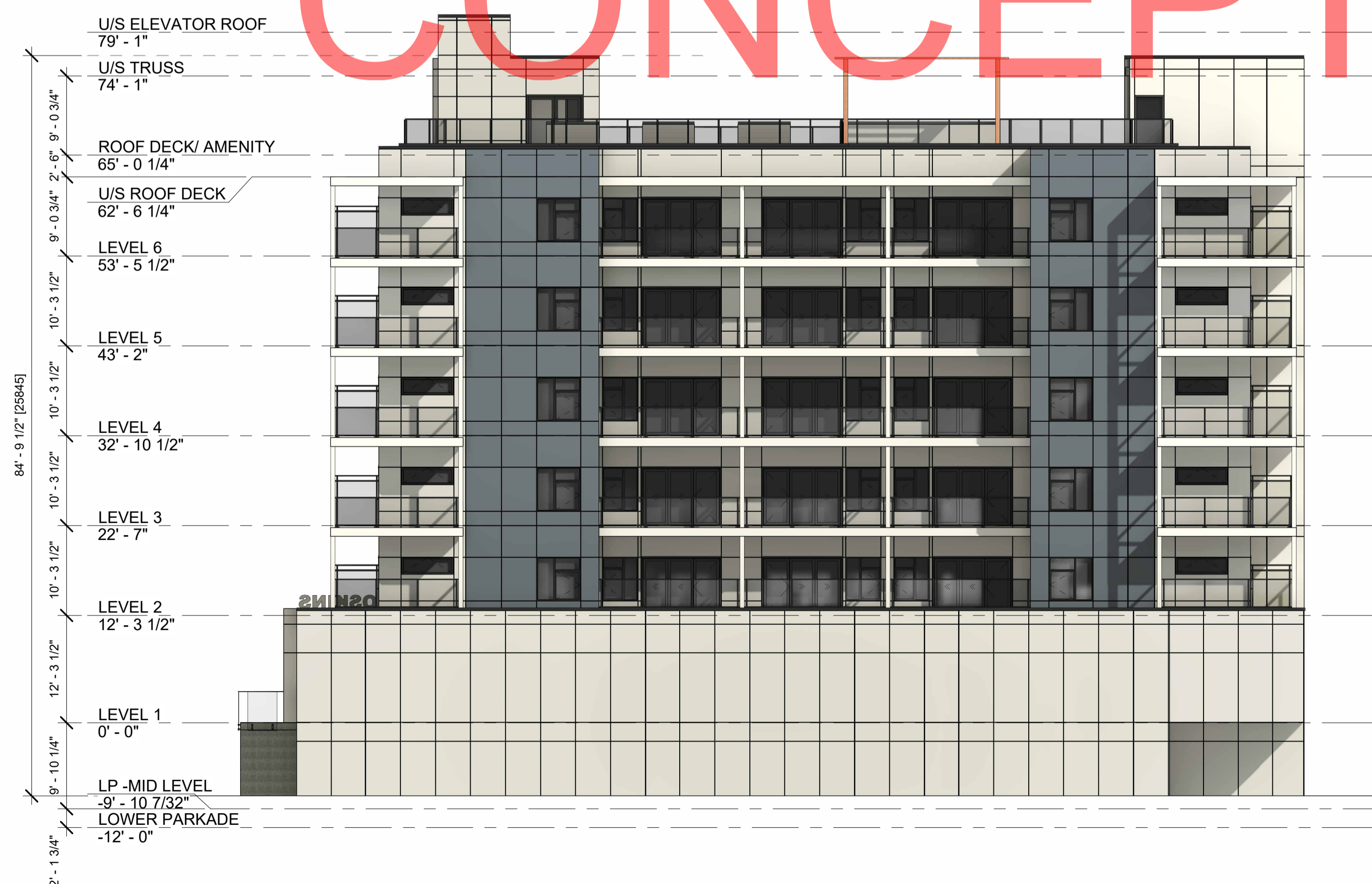


FOR REZONING





1 EAST ELEVATION  
A-202 3/32" = 1'-0"



2 EAST ELEVATION - RENDERED  
A-202 3/32" = 1'-0"

CONCEPTUAL ONLY

| EXTERIOR FINISHES |       |   |
|-------------------|-------|---|
| #                 | IMAGE | MATERIAL  |
| 1                 |       | CLADDING, BALCONY FASCIAS, ARCHITECTURAL BUILD-OUTS: HARDIEPANEL (PRIMED); BENJAMIN MOORE, WHITE DOVE OC-17 |
| 2                 |       | CLADDING: HARDIEPANEL (PRIMED), COLOUR: BENJAMIN MOORE, SILVER HALF DOLLAR 2121-40                          |
| 3                 |       | CLADDING: HARDIEPANEL (PRIMED) COLOUR: BENJAMIN MOORE, BLUE NORMANDY 2129-40                                |
| 4                 |       | FASCIA: HARDIEPLANK COLOUR: BENJAMIN MOORE, WROUGHT IRON 2124-10  |
| 5                 |       | STAIN: OLD MASTERS NATURAL  |
| 6                 |       | WINDOWS/ DOORS, RAILING, FLASHING: BLACK  |
| 7                 |       | SOFFIT: WHITE   |

NOTE:

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**Revision No., Date and Description**

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- 06.09.23 - FOR REVIEW
- 06.20.23 - FOR DISCUSSION
- 06.23.23 - FOR REZONING
- 07.24.23 - FOR REVIEW
- 08.02.23 - FOR COORDINATION
- 08.16.23 - FOR REVIEW
- 11.17.23 - FOR REVIEW
- 11.21.23 - REZONING ADDENDUM #1
- 11.24.23 - REISSUE REZONING ADDENDUM #1

**Plot Date**

11.24.23

**PROJECT**

LIVE HOSKINS

**DRAWING TITLE**

EAST ELEVATION

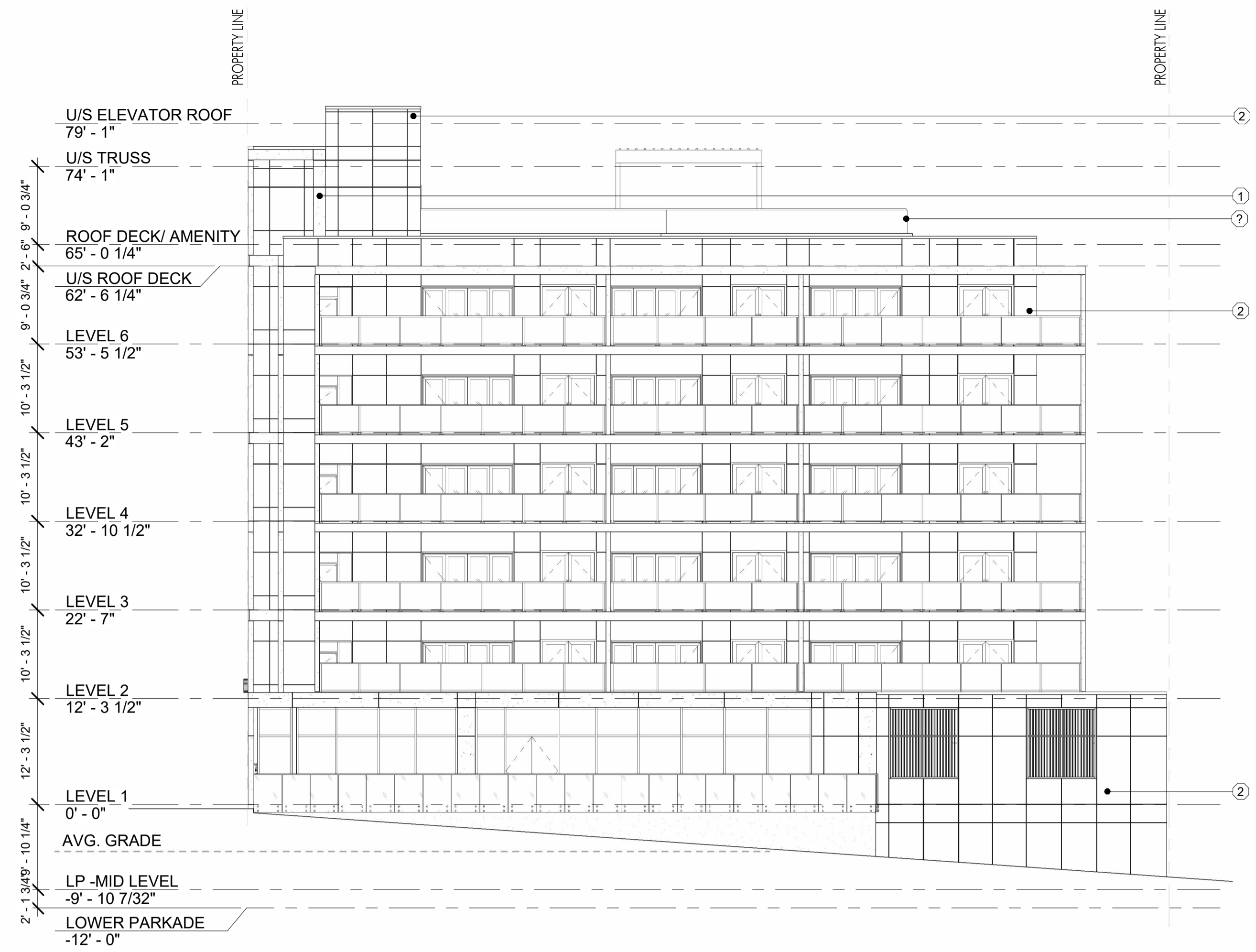
**Drawing No.**

A-202



FOR REZONING





CONCEPTUAL ONLY

| EXTERIOR FINISHES |       |   |
|-------------------|-------|---|
| #                 | IMAGE | MATERIAL  |
| 1                 |       | CLADDING, BALCONY FASCIAS, ARCHITECTURAL BUILD-OUTS:<br>HARDIEPANEL (PRIMED):<br>BENJAMIN MOORE, WHITE DOVE OC-17 |
| 2                 |       | CLADDING:<br>HARDIEPANEL (PRIMED),<br>COLOUR: BENJAMIN MOORE,<br>SILVER HALF DOLLAR 2121-40                       |
| 3                 |       | CLADDING:<br>HARDIEPANEL (PRIMED)<br>COLOUR: BENJAMIN MOORE,<br>BLUE NORMANDY 2129-40                             |
| 4                 |       | FASCIA:<br>HARDIEPLANK<br>COLOUR: BENJAMIN MOORE,<br>WROUGHT IRON 2124-10   |
| 5                 |       | STAIN:<br>OLD MASTERS NATURAL   |
| 6                 |       | WINDOWS/ DOORS, RAILING, FLASHING:<br>BLACK   |
| 7                 |       | SOFFIT:<br>WHITE  |

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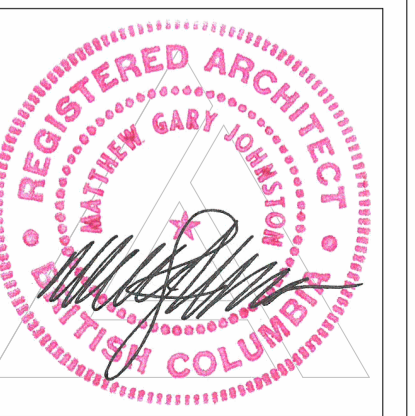
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**Revision No., Date and Description**

|          |                                |
|----------|--------------------------------|
| 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                   |
| 07.24.23 | FOR REVIEW                     |
| 08.02.23 | FOR COORDINATION               |
| 11.17.23 | FOR REVIEW                     |
| 11.21.23 | RE-ZONING ADDENDUM #1          |
| 11.24.23 | RE-ISSUE RE-ZONING ADDENDUM #1 |

|   |
|---|
| <b>Plot Date</b><br>11.24.23            |
| <b>PROJECT</b><br>LIVE HOSKINS          |
| <b>DRAWING TITLE</b><br>SOUTH ELEVATION |
| <b>Drawing No.</b><br>A-203             |



FOR REZONING





FRONT PERSPECTIVE - CORNER OF HOSKINS AND DOBBIN



FRONT PERSPECTIVE - HOSKINS LOOKING TOWARDS DOBBIN



REAR PERSPECTIVE - LANEWAY LOOKING TOWARDS HOSKINS



REAR PERSPECTIVE - ON DOBBIN LOOKING TOWARDS HOSKINS

CONCEPTUAL ONLY

**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
- 06.23.23 - FOR DISCUSSION
- 07.24.23 - FOR REVIEW
- 08.02.23 - FOR COORDINATION
- 08.18.23 - FOR REVIEW
- 11.21.23 - REZONING ADDENDUM #1
- 11.24.23 - REISSUE REZONING ADDENDUM #1

**Plot Date**

11.24.23

**PROJECT**

LIVE HOSKINS

**DRAWING TITLE**

PERSPECTIVE VIEWS

**Drawing No.**

**A-204**



**FOR REZONING**