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LIST OF DRAWINGS:

- A0.0 COVER SHEET
- A0.1 SITE PHOTOS
- A0.2 SITE PERSPECTIVES
- A0.3 BUILDING PERSPECTIVES
- A1.1 SITE PLAN
- A1.2 LEGAL SURVEY PLAN
- A2.0 DUAL BRAND HOTEL MAIN FLOOR PLAN
- A2.1 DUAL BRAND HOTEL TYPICAL FLOOR PLAN
- A2.2 APARTMENT HOTEL PLANS
- A3.0 BUILDING ELEVATIONS & COLOR BOARD
- A3.1 BUILDING ELEVATIONS & COLOR BOARD
- LS 1 LANDSCAPE PLAN

CIVIL:

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LEGEND OF SYMBOLS

- CL GRID LINE
- AS3 BUILDING SECTION REFERENCE MARKER
- AS3.4 DETAIL SECTION REFERENCE MARKER
- AS3.4 DETAIL REFERENCE
- AS3.4 ASSEMBLY TYPE REFERENCE
- W10 STRUCTURAL MATERIAL
- D201 DOOR

DUAL-BRAND HOTELS COURTYARD & TOWNEPLACE by MARRIOTT + APARTMENT HOTEL 1580 HIGHWAY 33 W, KELOWNA, B.C.

PROJECT INFO:

CIVIC ADDRESS: 1580 HIGHWAY 33 WEST, KELOWNA, BC.

LEGAL ADDRESS: LOT A, PLAN KAP79375

ZONING: CURRENT: C4, C9

O.C.P.: CURRENT: SUPPORTED

BUILDINGS: 1 - 6 STOREY DUAL-BRAND HOTEL, COURTYARD AND TOWNEPLACE BY MARRIOTT - 210 ROOMS
 1 - 16 STOREY APARTMENT HOTEL - 110 SUITES

CONSTRUCTION PHASES: PHASE 1 - COURTYARD HOTEL
 PHASE 2 - TOWNEPLACE HOTEL
 PHASE 3 - APARTMENT HOTEL



AREAS:

SITE AREA: 129000sf / 11985m² +
 EASEMENT: 29468sf / 2738m²
 TOTAL: 158468sf / 14723m²

GROSS FLOOR AREAS:
 COURTYARD = 85900sf / 7980m²
 TOWNEPLACE = 68361sf / 6351m²
 TOTAL D.B. G.F.A. = 154261sf / 14331m²
 A. HOTEL = 184320sf / 17124m²

FLOOR AREA RATIO = 1.44

BUILDING FOOTPRINTS:
 COURTYARD = 16150sf / 1500m²
 TOWNEPLACE = 15311sf / 1422m²
 A. HOTEL = 11520sf / 1070m²

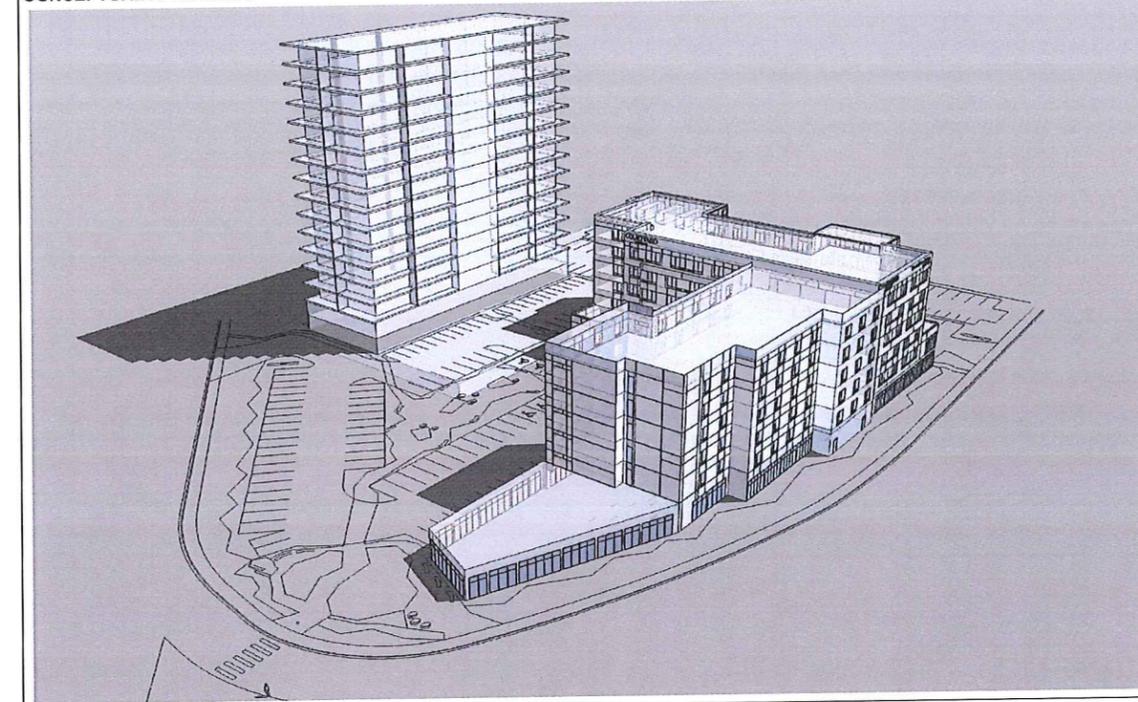
NET FLOOR AREAS:
 COURTYARD = 51170sf / 4754m²
 TOWNEPLACE = 43740sf / 4064m²
 A. HOTEL = 133994sf / 12448m²
 TOTAL = 228904sf / 21266m²

B.C. BUILDING CODE (2012) ANALYSIS: (PRELIMINARY)

MAJOR OCCUPANCY CLASSIFICATION: **A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3**
 GOVERNING CODE PART: **PART 3 PART 9**
 GRADE ELEVATION:
 BUILDING HEIGHTS:
 CONSTRUCTION:
 BUILDING AREAS:
 SPRINKLERS:
 FACING NO. OF STREETS:

6 STOREYS, 16 STOREYS
COMBUSTIBLE C, NON-COMBUSTIBLE C & F2
COURTYARD 1500m², TOWNEPLACE 1422m²,
APARTMENT HOTEL 1070m²
 NONE PARTIAL NFPA 13 (1) (2)
 (2)

CONCEPTUAL RENDERING



CITY OF KELOWNA ZONING BYLAW (No. 8000) ANALYSIS:

SECTION 6 - GENERAL DEVELOPMENT REGULATIONS

- 6.8 LIGHTING
- 6.8.1 - NO DIRECT LIGHTING ONTO ADJACENT PROPERTIES OR TRAFFIC
- 6.8.2 - PUBLIC ACCESS TO BE WELL LIT
- 6.10 SETBACK FROM PROVINCIAL HIGHWAYS
- 6.10.1 - BUILDINGS TO BE SETBACK A MINIMUM OF 4.5M FROM LOT LINE AT HIGHWAYS
- 6.12 - ROOFTOP SCREENING - 6.12.1 - SCREEN ALL EQUIPMENT FROM PUBLIC ROADWAYS OR ADJACENT PROPERTY GRADES

SECTION 7 - LANDSCAPING AND SCREENING

- 7.1 REQUIRED LANDSCAPING - TABLE 7.1
- 7.3 REFUSE AND RECYCLING BINS - TO BE SCREENED, MIN. HEIGHT OF 2.0m
- 7.4 URBAN PLAZAS
- 7.6 MINIMUM LANDSCAPE BUFFERS
- 7.6.1 c) LEVEL 3: MIN 3.0m BUFFER OR OPAQUE BARRIER
- 7.6.1 d) MIN 3.0m CONTINUOUS OPAQUE BUFFER C/W CONIFEROUS TREES OR NATIVE VEGETATION
- 7.6.5 BUFFER WIDTHS BETWEEN A BUILDING AND THE PROPERTY LINE MAY BE REDUCED TO THE WIDTH OF THE REQUIRED YARD
- TABLE 7.1 MIN. LANDSCAPE BUFFER TREATMENT LEVELS SCHEDULE
- FRONT (HWY 97): LEVEL 4 PROP: +/-3.0m
- REAR YARD: LEVEL 3 PROP: +/-2.0m
- SIDE YARD: LEVEL 3 PROP: +/-3.0m
- SIDE YARD (HWY 33): LEVEL 4 PROP: +/-3.0m

SECTION 8 - PARKING AND LOADING

- 8.1 OFF-STREET VEHICLE PARKING
- 8.1.2 MIN. NUMBER SPACES - TABLE 8.1 (HOTELS): 1 PER SLEEPING UNIT + OTHER USES
- (1 X 210 = 210) + PATRON USE ONLY REQ'D: 210 PROP: 210 SPACES
- 8.1.7 ACCESSIBLE PARKING a) PER B.C.B.C.: REQ'D: 3 PROP: 3 SPACES
- 8.1.2 MIN. NUMBER SPACES - TABLE 8.1 (A. HOTELS): 1 PER SLEEPING UNIT (1 X 126 = 126) + VISITORS P.(18) REQ'D: 144 PROP: 144 SPACES
- 8.1.7 ACCESSIBLE PARKING a) PER B.C.B.C.: REQ'D: 2 PROP: 2 SPACES
- 8.1.10 NON-RESIDENTIAL USE LOCATION
- c) NO PARKING WITHIN 2.0m OF ANY FRONT P.L. / STREET PROP: +/-2.0m
- 8.1.11 SIZE & RATIO
- b) FULL SIZE MIN 50% (2.5m X 6m) PROP: 68% 2.7X6.0m
- 8.2 OFF-STREET LOADING
- 8.2.2 MIN. NUMBER OF SPACES - TABLE 8.2 (HOTELS): 1 PER 2800m² G.F.A. (14311 m² / 2800 m² = 5.11) REQ'D: 6 PROP: 6 SPACES
- 8.4 OFF-STREET BICYCLE PARKING
- 8.4.2 MIN. NUMBER OF SPACES - TABLE 8.3 (HOTELS):
- CLASS I (LONG TERM): 1 PER 20 SLEEPING UNITS = 16 PROP: 16 SPACES
- CLASS II (SHORT TERM): 1 PER 20 SLEEPING UNITS = 16 PROP: 16 SPACES

CITY OF KELOWNA ZONING BYLAW (No. 8000) ANALYSIS:

SECTION 14 - COMMERCIAL ZONES

- 14.9 TOURIST COMMERCIAL
- 14.9.2 PRINCIPAL USES (c) A. HOTELS (e) HOTELS PROP: 2 HOTELS, 1 A. HOTEL
- 14.9.4 SUBDIVISION REGULATIONS
- a) MIN. LOT WIDTH: 30.0m PROP: 102m
- b) MIN. LOT DEPTH: 35.0m PROP: 131m
- c) MIN. LOT AREA: 1800m² PROP: 14723m²
- 14.9.5 DEVELOPMENT REGULATIONS
- a) MAX. FLOOR AREA RATIO: 1.5 PROP: 1.44
- b) MAX. HEIGHT: LESSER OF 22m or 6 STOREYS PROP: 6 STOREYS, 2 HOTELS
- PROP: 16 STOREYS, A. HOTEL
- PROP: 7.1m (HWY 97)
- PROP: 3.1m / 4.6m (HWY 33)
- PROP: 15.1m
- c) MIN. FRONT YARD: 6.0m
- d) MIN. SIDE YARD: 3.0m / 4.5m FLANKING STREET
- e) MIN. REAR YARD: 15.0m
- 14.9.6 OTHER REGULATIONS PROP: COMPLY
- CITY OF KELOWNA BYLAW NO. 8235 - SIGN BYLAW PROP: COMPLY
- SECTION 6 - SPECIFIC ZONE REGULATIONS
- C9 PERMITTED 2 FREE STANDING SIGNS, 1 PER STREET FRONTAGE PROP: 2 @ 8m
- MAXIMUM HEIGHT IS 8m PROP: 3
- C9 PERMITTED 1 IDENTIFICATION SIGN (2 @ VEHICULAR) (1 @ PEDESTRIAN)

END

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- 2. AUG '16 CLIENT REVIEW / PRELIM DESIGN
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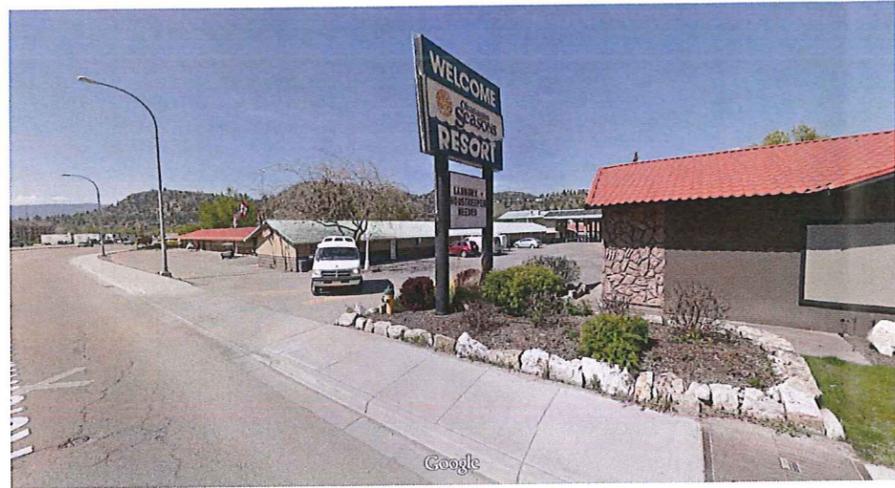
THE HOLLYPARK ORGANIZATION, PROPOSED NEW
COURTYARD & TOWNEPLACE
 BY MARRIOTT + APARTMENT
 1580 HWY 33 W, KELOWNA, BC



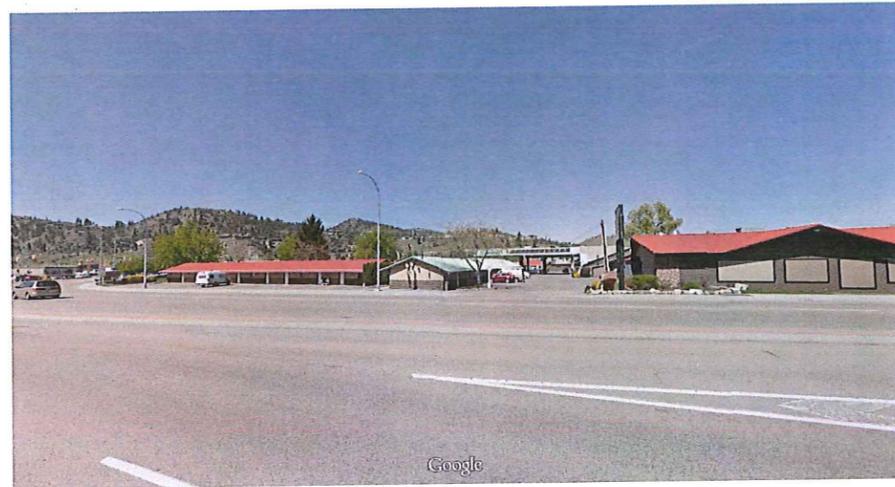
COVER SHEET

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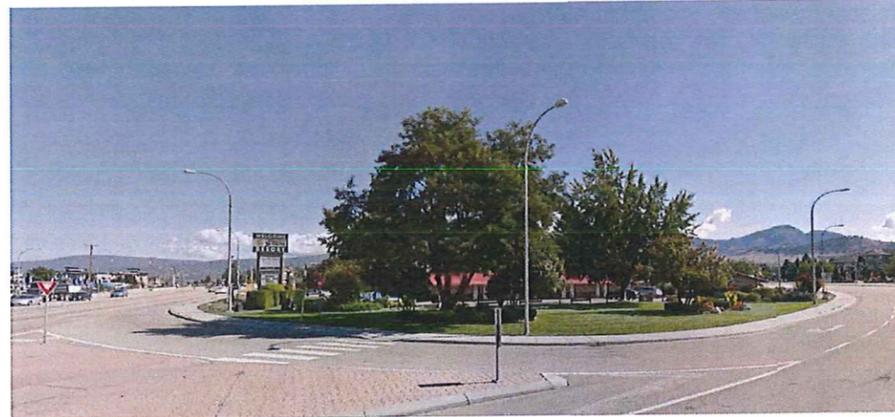
A0.0



1 SITE PHOTO LOOKING NORTH WEST
Image: Google Street View



2 SITE PHOTO LOOKING NORTH
Image: Google Street View



3 SITE PHOTO LOOKING NORTH EAST
Image: Google Street View



4 SITE PHOTO LOOKING SOUTH EAST
Image: Google Street View

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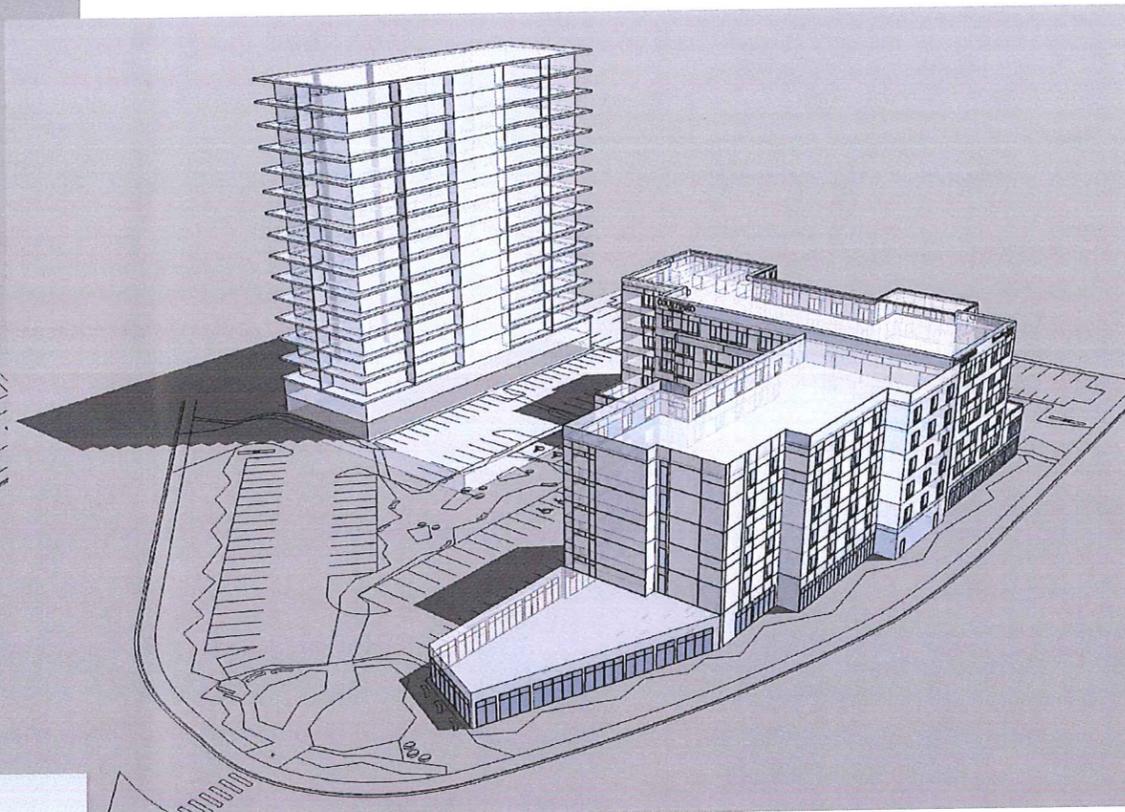
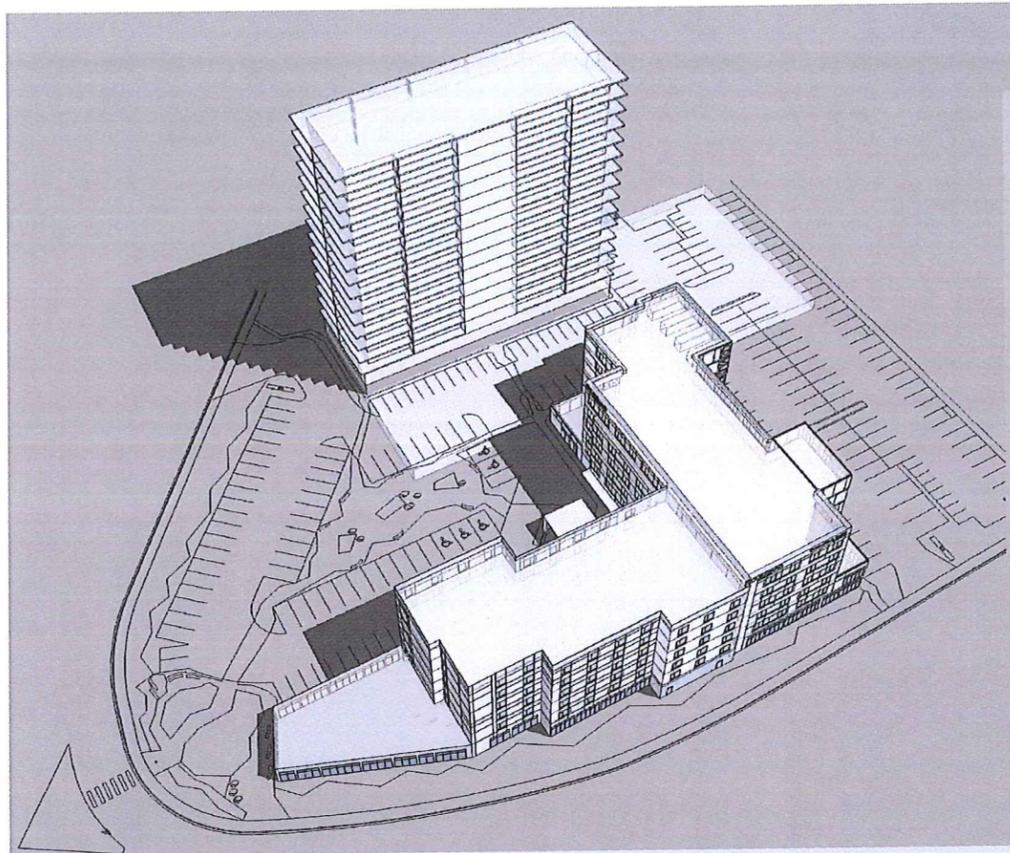
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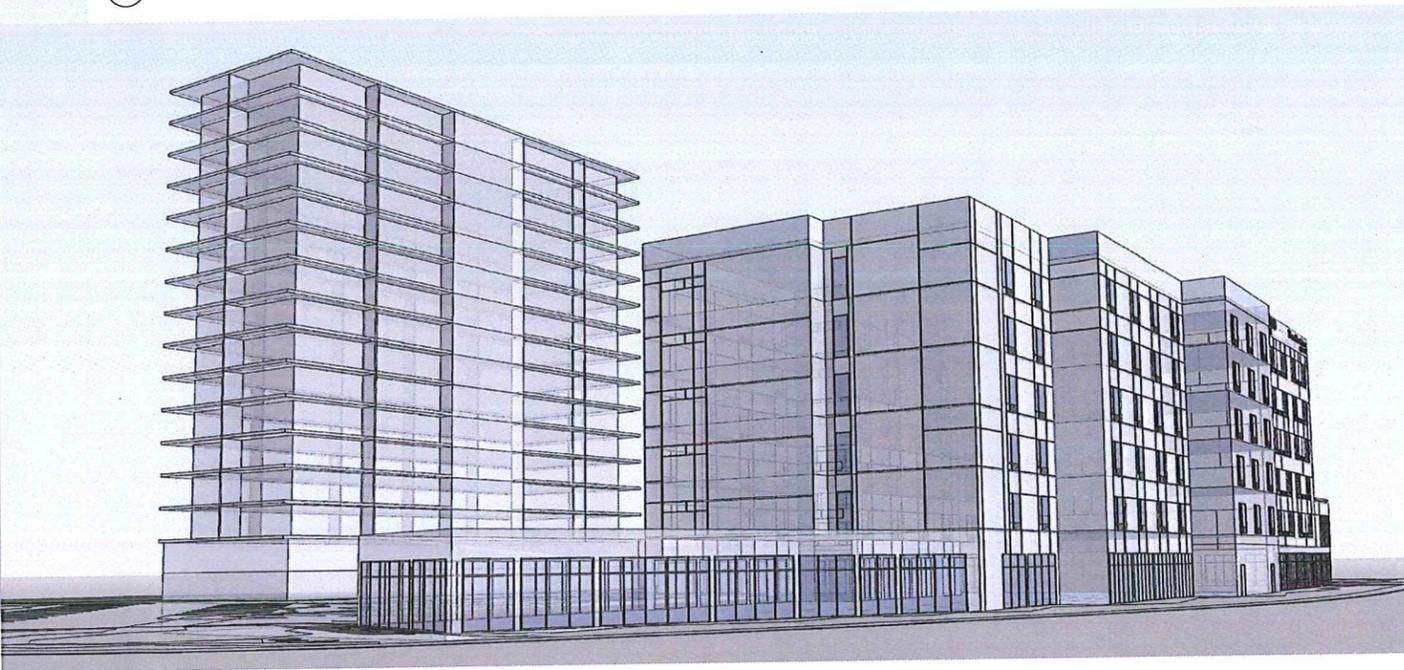
SITE
PHOTOS

Start Date:
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A0.1



① NORTH WEST PERSPECTIVE VIEWS



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SITE
PERSPECTIVES

Start Date:
July 13, 2016

A0.2



1 COURTYARD WEST PERSPECTIVE



2 COURTYARD EAST PERSPECTIVE

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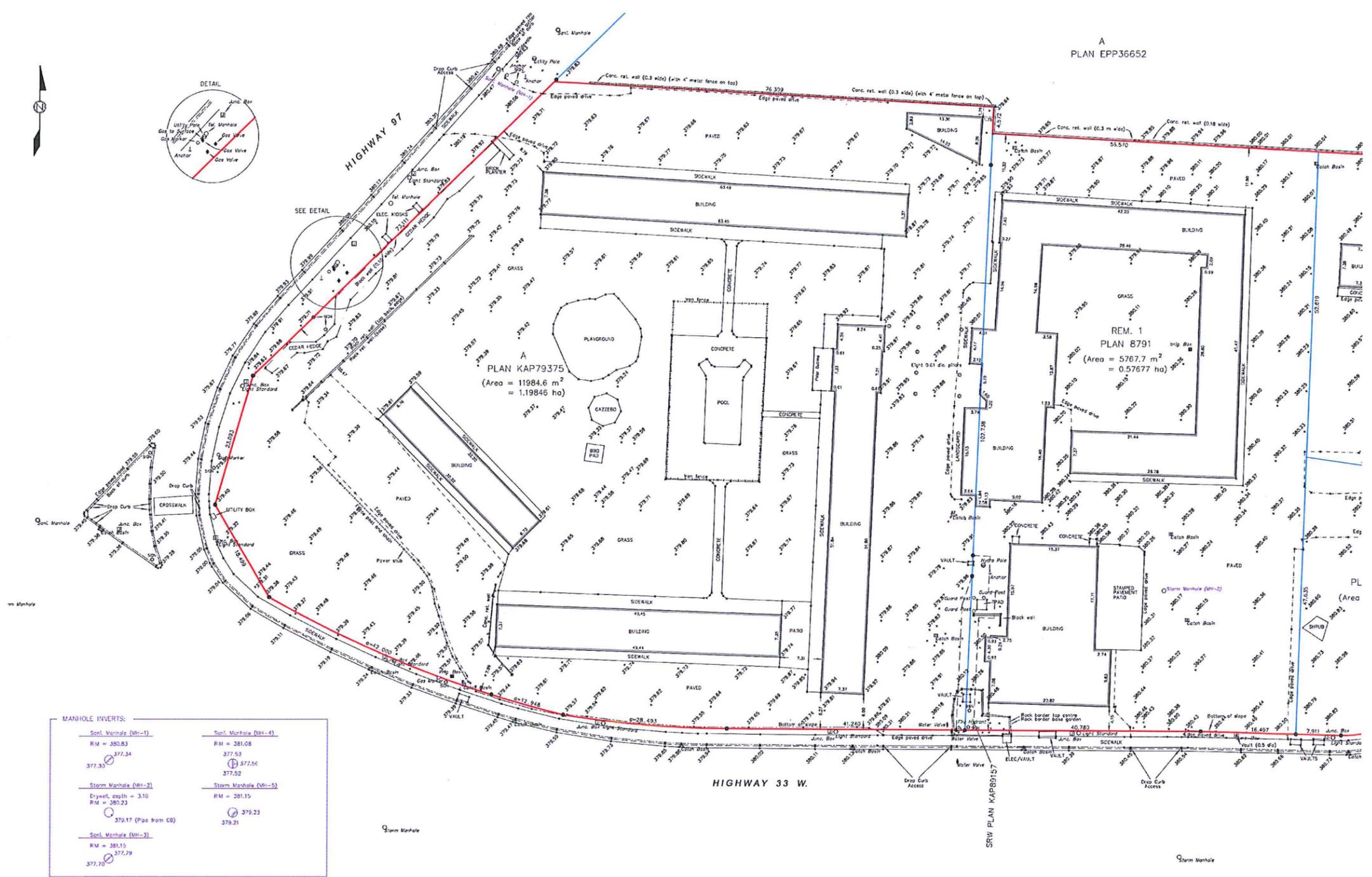
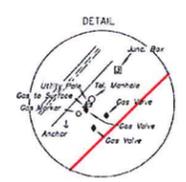
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BUILDING PERSPECTIVES

Start Date:
July 15, 2016

A0.3



MANHOLE INVERTS:

<p>Sanit. Manhole (MH-1)</p> <p>RM = 380.83</p> <p>377.33</p>	<p>Sanit. Manhole (MH-4)</p> <p>RM = 381.08</p> <p>377.53</p> <p>377.56</p> <p>377.52</p>
<p>Storm Manhole (MH-2)</p> <p>Drywell, depth = 3.10</p> <p>Rise = 380.23</p> <p>379.17 (Pipe from CB)</p>	<p>Storm Manhole (MH-5)</p> <p>RM = 381.15</p> <p>379.23</p> <p>379.21</p>
<p>Sanit. Manhole (MH-3)</p> <p>RM = 381.15</p> <p>377.79</p> <p>377.70</p>	

A
PLAN EPP36652

A
PLAN KAP79375
(Area = 11984.6 m²
= 1.19846 ha)

REM. 1
PLAN 8791
(Area = 5767.7 m²
= 0.57677 ha)

HIGHWAY 33 W.

SRW PLAN KAP80107

DRAWN BY:
RUNNALLS DENBY
british columbia land surveyors

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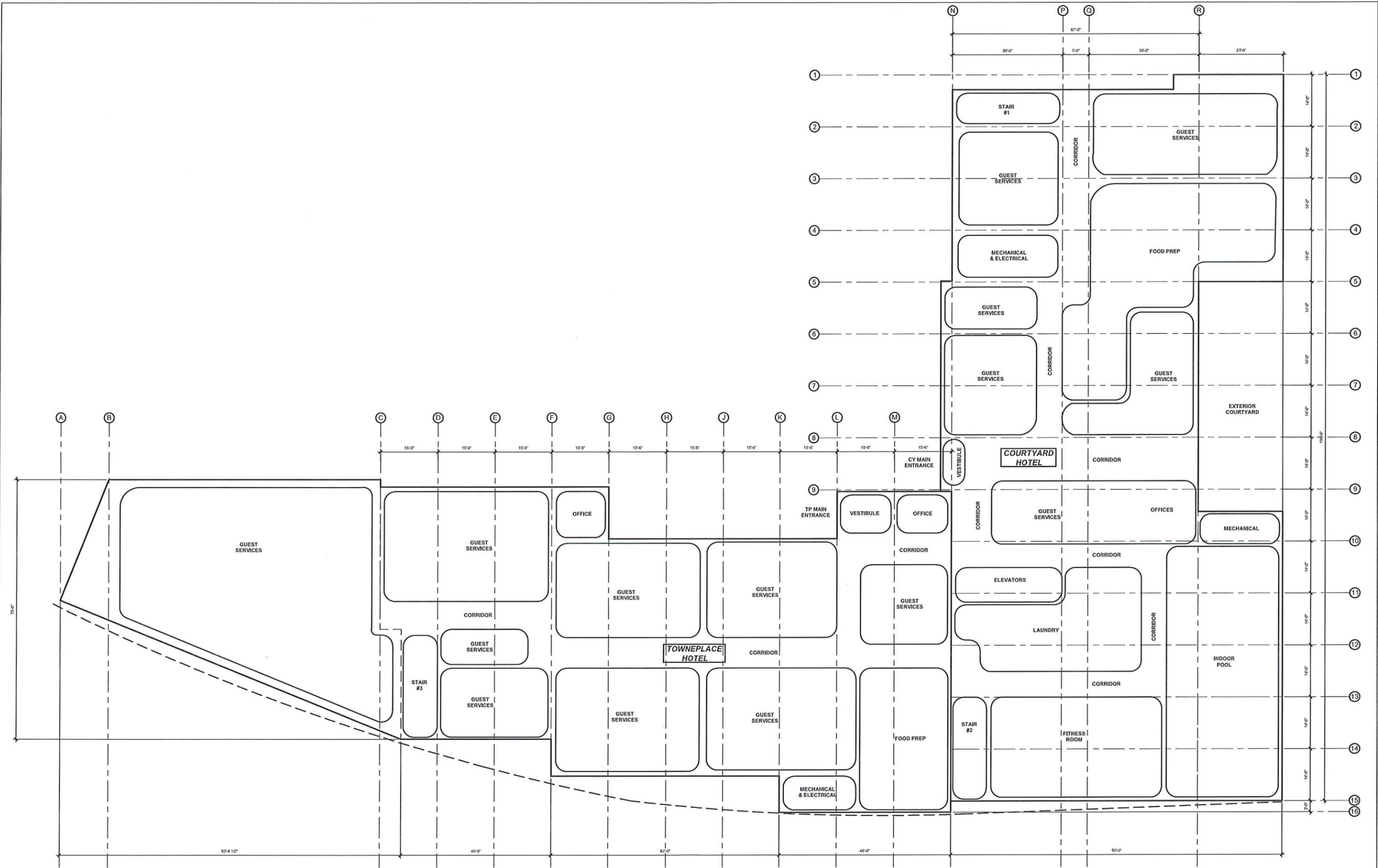
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LEGAL SURVEY PLAN

Start Date:
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A1.2



1 DUAL BRAND MAIN FLOOR PLAN
A2.0 N.T.S.

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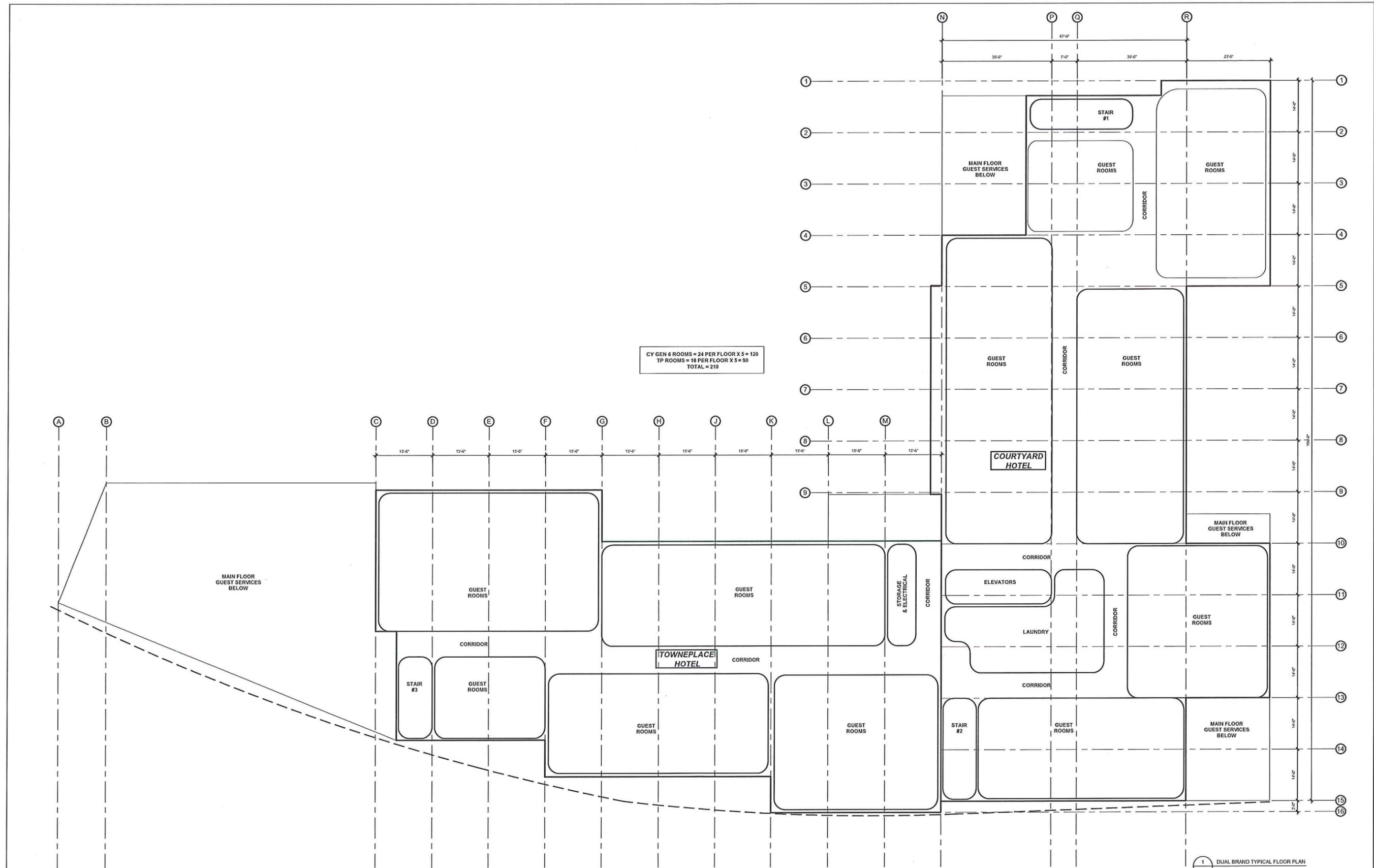
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DUAL BRAND MAIN FLOOR PLAN

Start Date: July 15, 2016
A2.0



CY GEN 6 ROOMS = 24 PER FLOOR X 5 = 120
 TP ROOMS = 18 PER FLOOR X 5 = 90
 TOTAL = 210

1 DUAL BRAND TYPICAL FLOOR PLAN
 A2.1 N.T.S.

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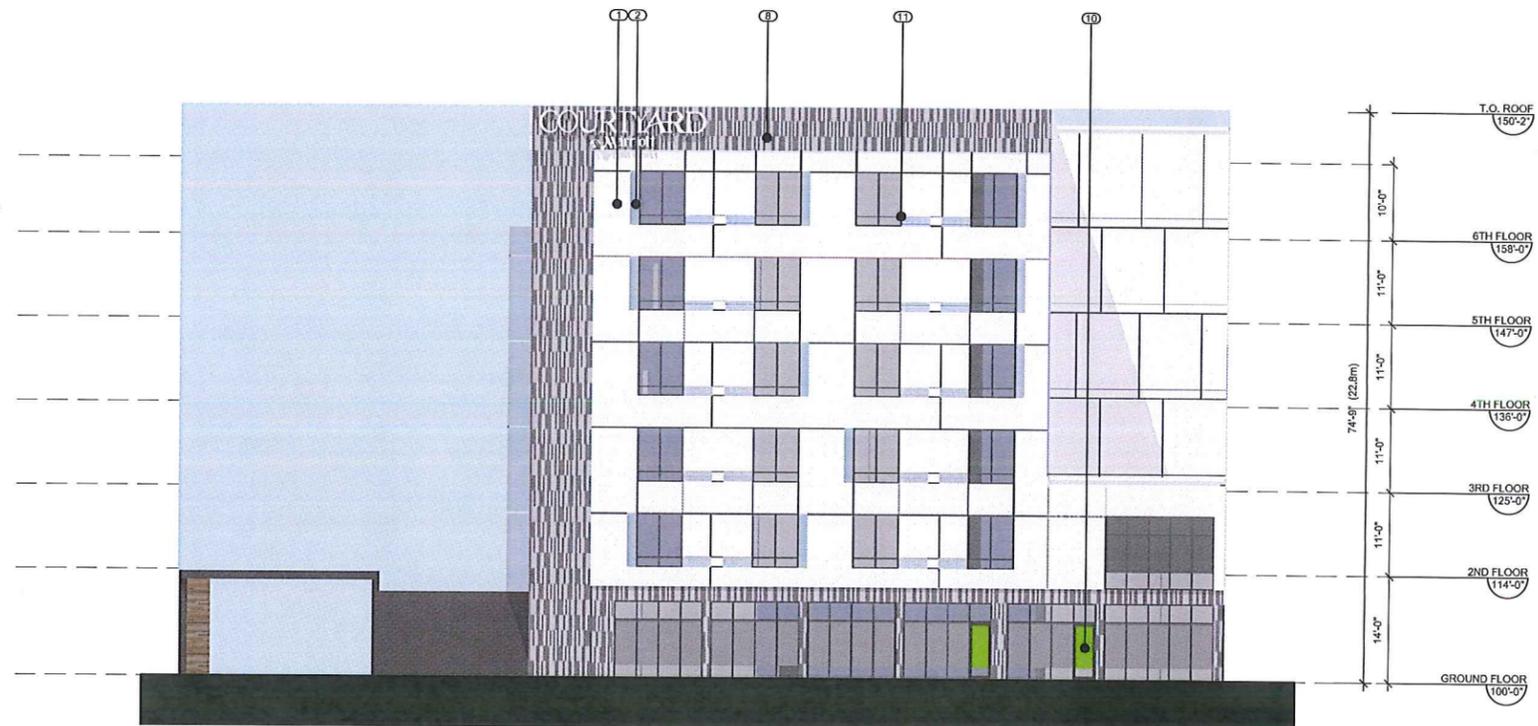
DUAL BRAND TYPICAL FLOOR PLAN

Start Date:
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A2.1

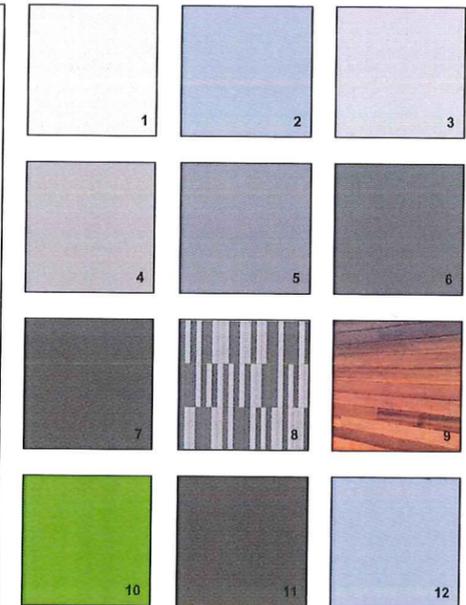


1 WEST ELEVATION
A3.0 3/32" = 1'-0"



2 SOUTH ELEVATION
A3.0 3/32" = 1'-0"

- COLOUR & MATERIAL LEGEND:**
- 1 STUCCO COLOUR 1 - WHITE
Benjamin Moore OC-61 WHITE DIAMOND
 - 2 STUCCO COLOUR 2 - BLUE
Benjamin Moore 1627 MANOR BLUE
 - 3 STUCCO COLOUR 3 - GRAY 1
Benjamin Moore 2121-40 SILVER DOLLAR
 - 4 STUCCO COLOUR 4 - GRAY 2
Benjamin Moore 2112-50 STORMY MONDAY
 - 5 STUCCO COLOUR 5 - GRAY 3
Benjamin Moore 2124-30 DEEP SILVER
 - 6 STUCCO COLOUR 6 - GRAY 4
Benjamin Moore 2124-20 TROUT GRAY
 - 7 STUCCO COLOUR 7 - GRAY 5
Benjamin Moore 2134-30 IRON MOUNTAIN
 - 8 MASONRY VENEER - GRAYS
 - 9 CLEAR STAINED CEDAR
 - 10 ACCENT COLOUR - GREEN
Benjamin Moore 2031-20 PARADISE GREEN
 - 11 STEEL ACCENTS, FASCIA, WINDOWS
Benjamin Moore 2134-30 IRON MOUNTAIN
 - 12 METAL PANELS - BLUE
Benjamin Moore 1627 MANOR BLUE



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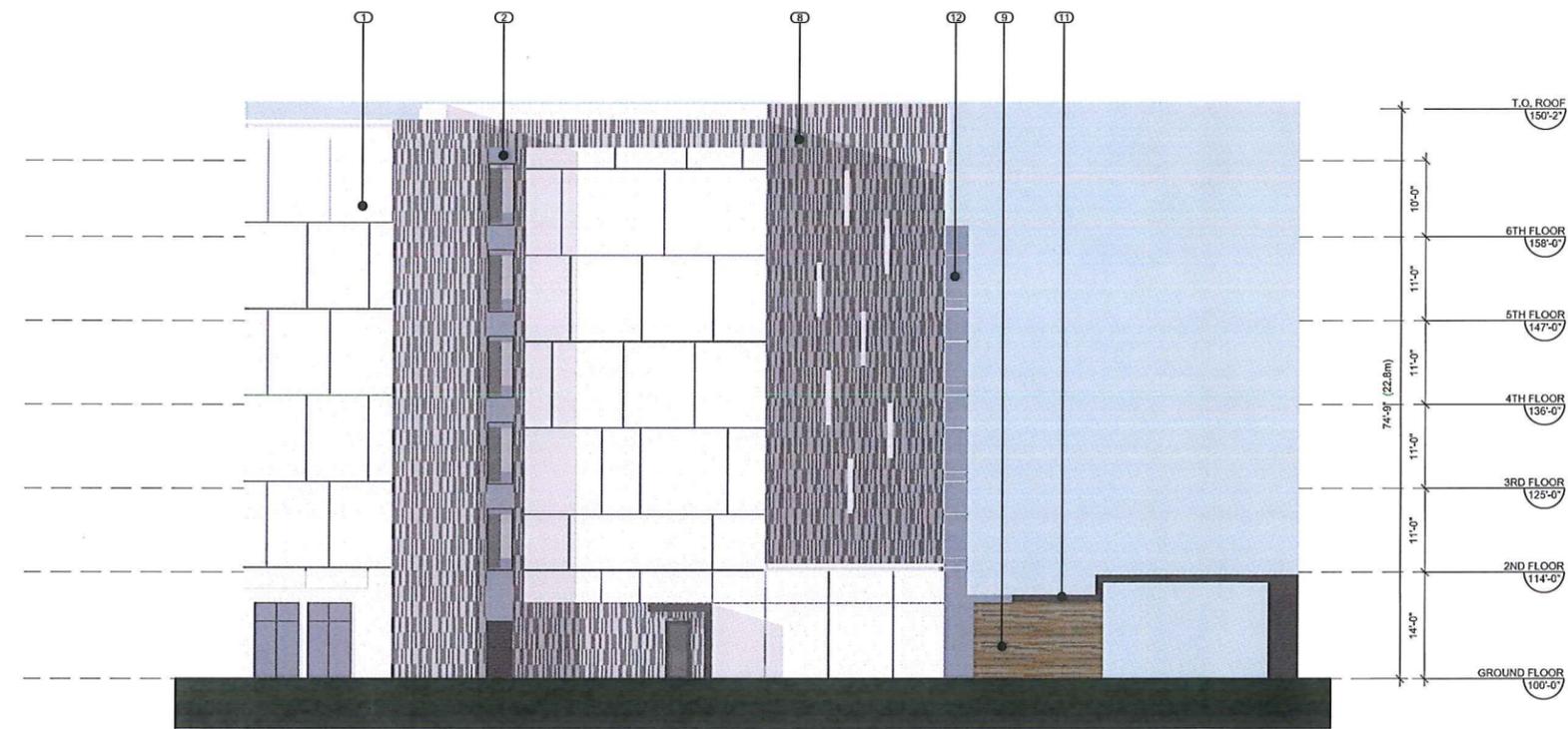
COURTYARD ELEVATIONS

Start Date:
July 15, 2016

A3.0

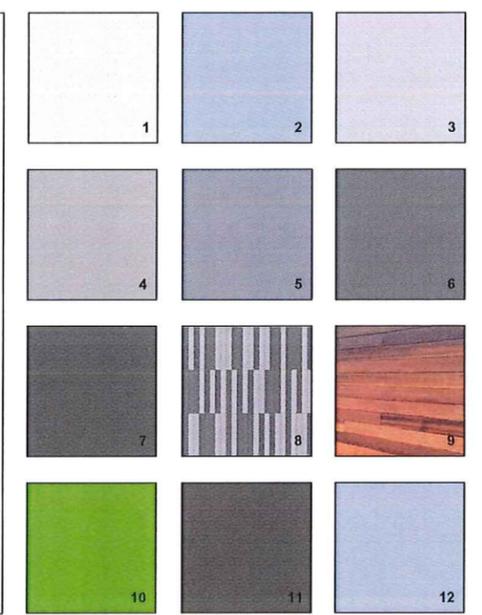


1 EAST ELEVATION
A3.1 3/32" = 1'-0"



2 NORTH ELEVATION
A3.1 3/32" = 1'-0"

- COLOUR & MATERIAL LEGEND:**
- 1 STUCCO COLOUR 1 - WHITE
Benjamin Moore OC-61 WHITE DIAMOND
 - 2 STUCCO COLOUR 2 - BLUE
Benjamin Moore 1627 MANOR BLUE
 - 3 STUCCO COLOUR 3 - GRAY 1
Benjamin Moore 2121-40 SILVER DOLLAR
 - 4 STUCCO COLOUR 4 - GRAY 2
Benjamin Moore 2112-50 STORMY MONDAY
 - 5 STUCCO COLOUR 5 - GRAY 3
Benjamin Moore 2124-30 DEEP SILVER
 - 6 STUCCO COLOUR 6 - GRAY 4
Benjamin Moore 2124-20 TROUT GRAY
 - 7 STUCCO COLOUR 7 - GRAY 5
Benjamin Moore 2134-30 IRON MOUNTAIN
 - 8 MASONRY VENEER - GRAYS
 - 9 CLEAR STAINED CEDAR
 - 10 ACCENT COLOUR - GREEN
Benjamin Moore 2031-20 PARADISE GREEN
 - 11 STEEL ACCENTS, FASCIA, WINDOWS
Benjamin Moore 2134-30 IRON MOUNTAIN
 - 12 METAL PANELS - BLUE
Benjamin Moore 1627 MANOR BLUE



THIS DRAWING MUST NOT BE SCALED. VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

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5. NOV 4 '16	ISSUED FOR DEVELOPMENT PERMIT
4. OCT '16	CLIENT REVIEW / PRELIM DESIGN
3. SEPT '16	CLIENT REVIEW / PRELIM DESIGN
2. AUG '16	CLIENT REVIEW / PRELIM DESIGN
1. JULY '16	CLIENT REVIEW / PRELIM DESIGN

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THE HOLLYPARK ORGANIZATION, PROPOSED NEW
COURTYARD & TOWNEPLACE
BY MARRIOTT + APARTMENT
1580 HWY 33 W, KELOWNA, BC



COURTYARD ELEVATIONS

Start Date:
July 15, 2016

A3.1