



suite 420, 237 8 avenue se
calgary, alberta T2G 5C3
403 282 6082
davignonmartin.ca

DATE /// 2022.07.14

TO /// **City of Kelowna**

1435 Water Street
Kelowna, BC V1Y 1J4
T 250.469.8626

ATTN /// **Planner Specialist City of Kelowna**

PROJECT /// 2021-20

FILE REF /// 2.8.2

PAGES /// 2 (including cover)

ITEMS /// **DESIGN RATIONALE**

**RE: Kelowna Lot 8 Development
1870 Hilltop Crescent
CD 18 – Comprehensive Mixed Use Development**

Please accept the following design rationale for the proposed development submission application file.

Prior to submission, careful consideration was needed to address the market's feedback and interest in the area. With great proximity to retail and active shopping areas, as well as recreation and supporting facilities.

The intent is to provide easier access to market favouring more accessible sized units mixed with single storey and larger 3-bedroom units. Units were placed on-site strategically according to their size to complement an affordability strategy that would marry with the site. Units are larger along the Okanagan Lake views and higher levels and smaller and more affordable on main roads.

Our consideration of the site and our client's goals of increased density and marketability as part of this submission was the first step. Secondly, we worked to achieve a block layout that takes advantage of the pronounced slopes of the terrain making this part of the overall design waterfaling units and amenities toward the views while promoting strong outer and inner pedestrian connectivity. Thirdly, capitalizing on view sheds toward capturing outstanding views from almost any point of the building.

Connectivity of circulation and view sheds are achieved through share green urban landscapes.



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Units are designed to have balconies and patios with a direct connection to the slopes, amenities or green areas. Each unit is provided with a large balcony adjacent to the master bedroom and living room.

The planning and location of specific units is very important. Design consideration prioritizes our unit type layout to be a gradient throughout the block & site. It is our opinion that all the units in this proposal have a desirable site condition and will provide something for any future homeowner. This functional adaptability will allow the developer to attempt to attract families with children while catering to the current smaller professional, down sizers or retirees' needs.

Our approach to the architectural design has been to create a design for the block, utilizing textures materials and details that are varied and paired to create visual interest. The elevations work to be attractive from the street but at the same time cohesive with the environment.

The orientation of our floor plans for most of the units create a wide lake or park and road facing units. This provides us with the opportunity to get bright welcoming well lit interior spaces as well as connect the residents while in their dwellings back to their neighborhood by having the amount of glazing we do and including balcony spaces. No narrowness.

We feel we successfully navigated a unit typology and architecture to get functional / flexible unit types. With regards to the inner workings of the site plan, especially as it pertains to the units facing green amenity spaces having high sun exposure and seasonal climate variations.

Please receive the enclosed transmittal with planning analysis rationale to accompany our application. We hope our reasoning for this site satisfy the planning team, we will stand by for further review / approval of our application.

If you need any additional documentation or further explanation, please contact me so that I can provide you with additional clarification.

Sincerely,

Authorized by ///
DAVIGNON MARTIN ARCHITECTURE

per ///
**Richard Davignon, Principal
Architect, AAA, OAA, AIBC, SAA**

ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	220119
2	ISSUED FOR DP PRE-APPLICATION	220504
3	RE-ISSUED FOR DP PRE-APPLICATION	220424
4	ISSUED FOR DP PRE-APPLICATION	220515
5	RE-ISSUED FOR DP PRE-APPLICATION	220816
6	ISSUED FOR DP PRE-APPLICATION	221122
7	RE-ISSUED FOR DP PRE-APPLICATION	230127
8	RE-ISSUED FOR DP PRE-APPLICATION	230313

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 8

DATE
2023.03.13

SCALE
N/A

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EPP76020

SHEET TITLE
Title Sheet

SHEET NUMBER

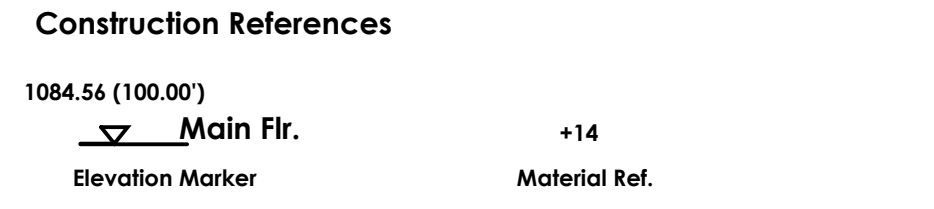
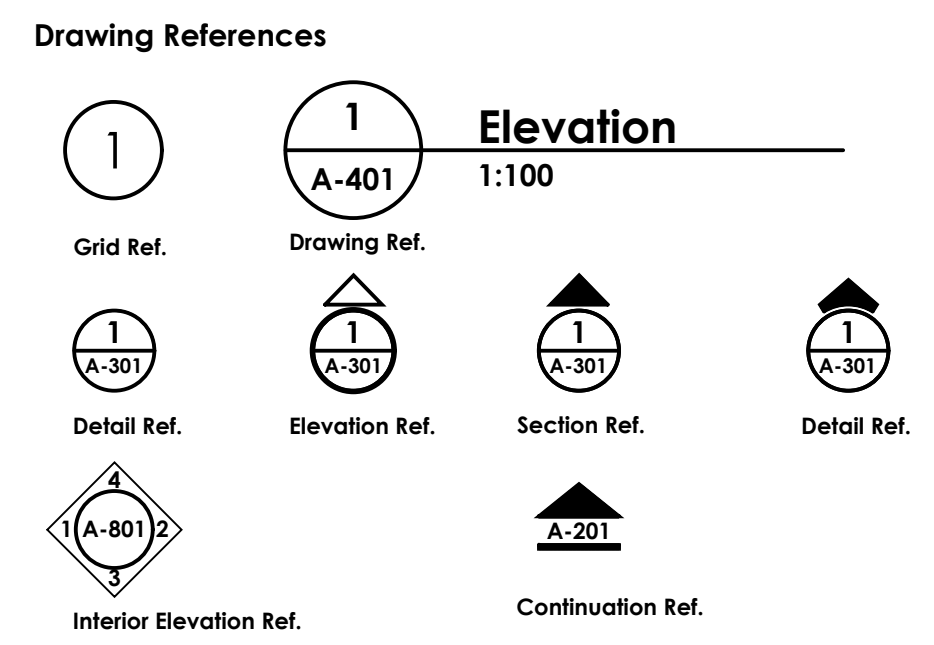
General References

Architectural

Annotation Legend

A.C.T.	Acoustical Ceiling Tiles
A.F.F.	Above Finished Floor
Alum.	Aluminum
Approx.	Approximate
B.D.	Board
Blkg.	Blocking
Btm.	Bottom
Cg.	Ceiling
Cl.	CenterLine
Clr.	Clear
C.M.U.	Concrete Masonry Unit
Col.	Column
Conc.	Concrete
C.T.F.	Cut to Fit
C/W	Completed With
Dwgs.	Drawings
Ea.	Each
Elec.	Electrical
Eq.	Equal
Equip.	Equipment
Ex.	Existing
Ext.	Exterior
F.F.	Face of Finish
F.O.	Finished Opening
F.S.	Face of Stud
Fin.	Finish
Fl.	Floor
F.R.T.	Fire Retardant Treated
Ga.	Gauge
Galv.	Galvanized
G.C.	General Contractor
G.W.B.	Gypsum Wall Board
Hc.	Handicapped
Hgt.	Height
H.M.	Hollow Metal
Horiz.	Horizontal
Int.	Interior
Jt.	Joint
K.D.	Knock Down
LL.	Lease Line
Max.	Maximum
Mdf.	Medium Density Fiberboard
Mfg.	Manufacturer
Mech.	Mechanical
Min.	Minimum
Misc.	Miscellaneous
Mtd.	Mounted
Mtl.	Metal
N.I.A.	Not In Contract
N.T.S.	Not To Scale
O.C.	On Centre
O.F.C.I.	Owner Furnished, Contractor Installed
O.F.O.I.	Owner Furnished, Owner Installed
Pbig.	Plumbing
P.M.	Project Manager
Pwd.	Plywood
Prefab.	Prefabricated
Rad.	Radius
R.C.P.	Reflected Ceiling Plan
Req'd	Required
R.O.	Rough opening
Ref.	Reference
Sim.	Similar
Stl.	Steel
Struct.	Structural
Susp.	Suspended
Temp.	Temporary
T.B.D.	To Be Determined
Typ.	Typical
U.N.O.	Unless Noted Otherwise
V.I.F.	Verify In Field
W/	With
W/O	Without
Wd.	Wood

Symbol Legend



Reference Legend

Wall Type	Ew	Exterior wood wall
	Es	Exterior steel stud wall
	Em	Exterior masonry unit wall
	Pw	Partition interior wood wall
	Ps	Partition interior steel stud wall
	Pm	Partition interior masonry unit wall
	1.0	Fire rating requirement
	1	Main Assembly Type reference
	a	Sub-Assembly Type reference
	5	Exterior Finish reference
Window Type	w	Window
	25	Window number
Door Type	d1	Door Number
	45	Fire rating requirement
Specification Tag	001	Specification reference
	AP	Appliances & equipment
	AW	Artwork
	FF	Floor Finish
	FT	Furniture specification
	GL	Glass Specification
	LF	Lighting fixture
	MF	Mechanical fixtures
	MT	Metal Specification
	MW	Millwork specification
	OH	Other hardware
	PF	Plumbing fixtures
	PT	Paint Finish
	SI	Specialty Items
	SW	Smallware
	SW	Structures Wiring
	TF	Tile Finish
Room Number	001	Room reference
	24 x 12	Size
	Office	Use / type

General Information

Architectural

Project Address

MUNICIPAL ADDRESS:
Hilltop Drive

LEGAL ADDRESS:
Lot 8 / EPP76020 / 030-601-711
LOT 8 SECTION 28 TOWNSHIP 23
OSOYOOS DIVISION YALE DISTRICT PLAN EPP76020

Project Classification

National Building Code - BC Edition
City of Kelowna Zoning Bylaw

Zoning:
CD18 - Comprehensive Mixed Use Development
Area 1 - Village Centre

SITE AREA

sq.m.	sq.ft.
3,197.65	34,419.22

LOT COVERAGE 0.38

PROJECT SUMMARY

Building	sq.m.	sq.ft.	#units	#parking
TOTAL	1,212.66	13,053.00	62	112

Consultants

Architectural

Contact Information

Davignon Martin Architecture
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Richard Davignon
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e richard@davignonmartin.ca

Structural

Contact Information

Mechanical

Contact Information

Electrical

Contact Information

Other

Contact Information

Deron Miller
Scatiff Miller Murray [SMM] Landscape
Suite 604 - 815 1st Street SW
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David Paul
Protech Consulting Ltd.
300 - 3275 Lakeshore Road
Kelowna, BC V1W 3S9
E: djames@protech-consulting.com

Sheet Reference

Architectural

Page Title

A-000	Title Sheet
A-001	Site Context Plan
A-002	Site Plan
A-100	Level P2
A-101	Level P1
A-102	Level L1
A-103	Level L2
A-104	Level L3
A-105	Level L4
A-106	Level L5
A-107	Level L6
A-108	Level Mezzanine
A-109	Callouts / Details
A-110	Callouts / Details
A-111	Units Layouts
A-112	Units Layouts
A-401	Elevations
A-402	Elevations
R-101	Emotive Renders

Structural

Page Title

S-100	Structural sheets
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Mechanical

Page Title

M-100	Mechanical sheets
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Electrical

Page Title

E-100	Electrical sheets
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Key / Site Plan Google Map



Project Images



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1	ISSUED FOR REVIEW	220119
2	ISSUED FOR PRE-APPLICATION	220504
3	RE-ISSUED FOR DP APPLICATION	220424
4	ISSUED FOR DP APPLICATION	220720
5	RE-ISSUED FOR DP APPLICATION	220816
6	RE-ISSUED FOR DP APPLICATION	221122
7	RE-ISSUED FOR DP APPLICATION	230127
8	RE-ISSUED FOR DP APPLICATION	230313

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 8

DATE
2023.03.13
SCALE
1:200

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EEP76020

SHEET TITLE
SITE PLAN

SHEET NUMBER

PROJECT ADDRESS:

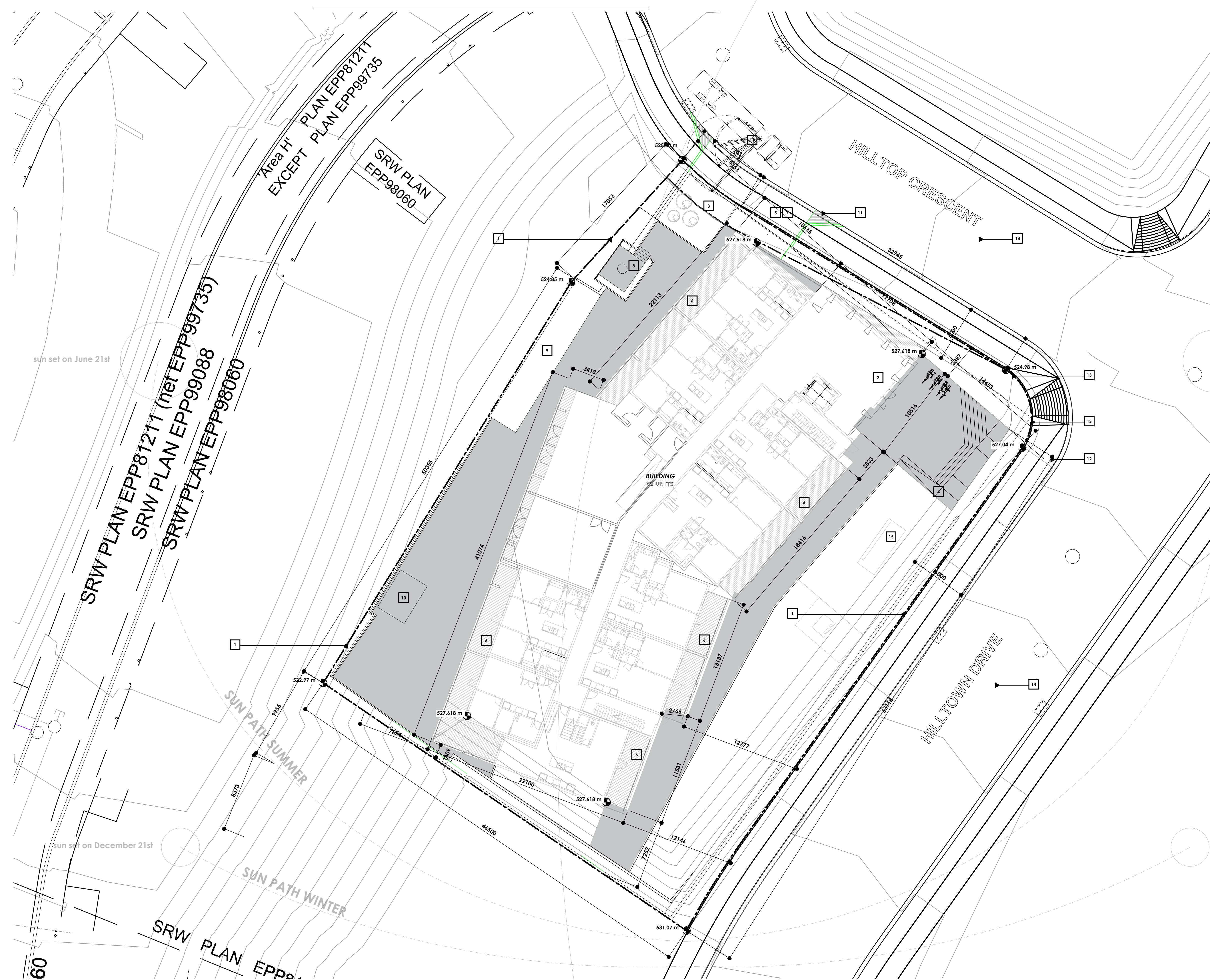
MUNICIPAL ADDRESS:
HILLTOP DRIVE
LEGAL ADDRESS:
LOT 8 / EPP76020 / 030-401-711
LOT 8 SECTION 28 TOWNSHIP 23
OSOYOOS DIVISION YALE DISTRICT PLAN EPP76020
PARCEL AREA: 3197.87 M2
LEVEL 1 AREA: 1200.07 M2
TOTAL SITE COVERAGE: 37.52%

LEGEND:

- 1 EXISTING PROPERTY LINE
- 2 MAIN ENTRANCE
- 3 WASTE AND RECYCLING PICK UP
- 4 NEW ENTRANCE RAMP
- 5 PARKADE ENTRANCE
- 6 NEW WOOD DECKING
- 7 BIKE STORAGE ENTRANCE
- 8 FIRE PIT
- 9 POOL
- 10 HOT TUB
- 11 CORNER VISIBILITY TRIANGLE - 1P2007 (348)
- 12 FIRE HYDRANT
- 13 PROPOSED SIDEWALK AND CURB CUT
- 14 DRIVEWAY SURFACE MATERIAL: ASPHALT
- 15 PROPOSED SIGNAGE

SYMBOL LEGEND:

- SITE PROPERTY LINE
- BUILDING SETBACK LINE
- LINE OF BUILDING PROJECTION ABOVE
- EXISTING U/G GAS
- EXISTING U/G WATER
- EXISTING U/G STORM
- EXISTING U/G SANITARY
- EXISTING O/H ELECTRICAL
- UR UTILITY ROOM
- CB CATCH BASIN
- NEW HYDRANT - REFER TO CIVIL / DSSP
- XXXX.XX FG FINISH GRADE AT BUILDING
- XXXX.XX BOW FINISH GRADE AT BACK OF WALK
- XXXX.XX BC FINISH GRADE AT BACK OF CURB
- XXXX.XX BOS FINISH GRADE AT BACK OF SLAB
- XXXX.XX TOR FINISH GRADE AT TOP OF BASEMENT



1 SITE PLAN
1:200

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REVISION		
1 ISSUED FOR REVIEW		220119
2 ISSUED FOR DP APPLICATION		220504
3 RE-ISSUED FOR DP APPLICATION		220624
4 ISSUED FOR DP APPLICATION		220705
5 RE-ISSUED FOR DP APPLICATION		220816
6 ISSUED FOR DP APPLICATION		221123
7 RE-ISSUED FOR DP APPLICATION		230127
8 RE-ISSUED FOR DP APPLICATION		230313

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NOTES

PROJECT

McKinley Beach
Lot 8

DATE

2023.03.13

SCALE

1:100

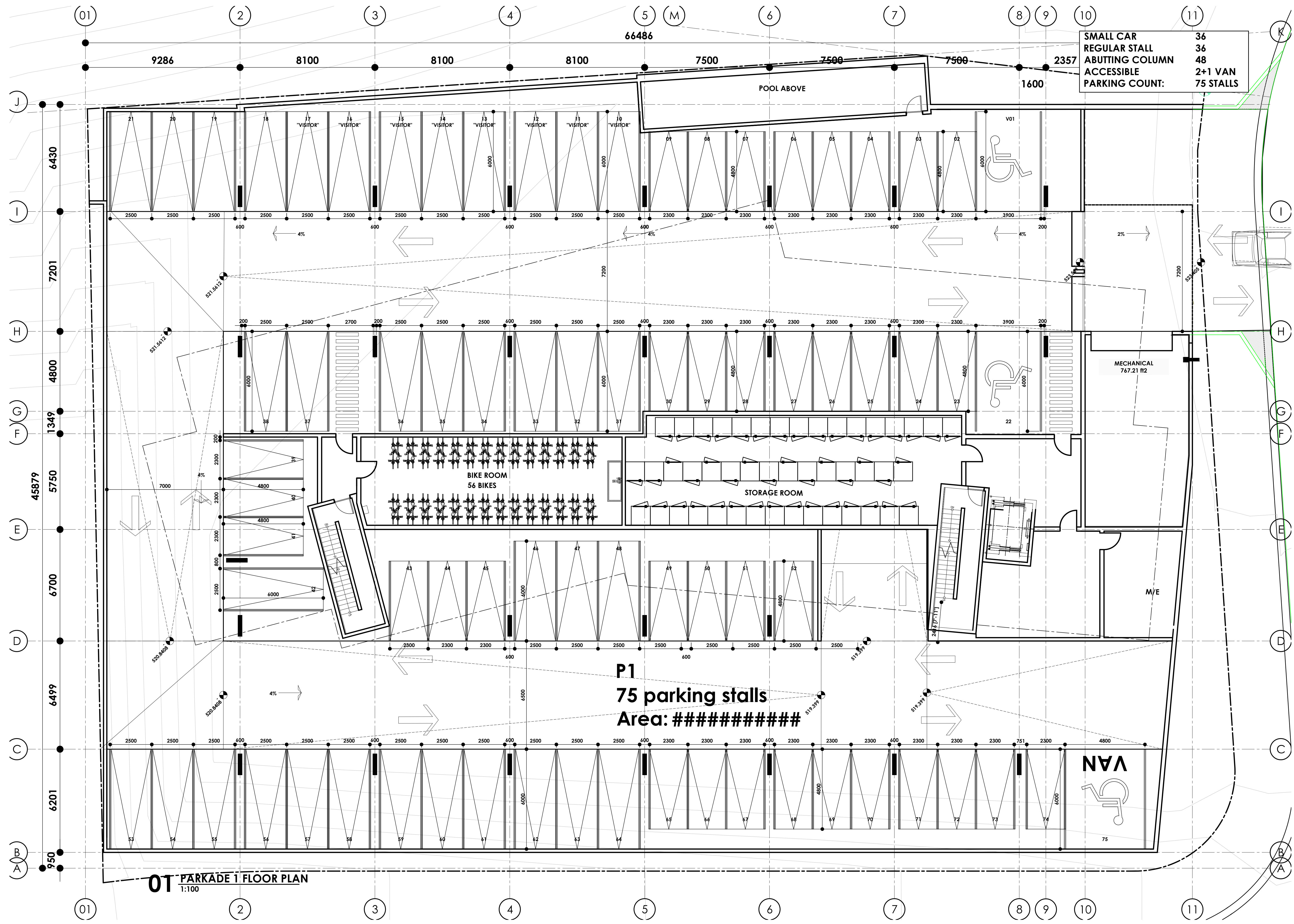
PROJECT LOCATION

1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Ososoyos
Div, Yale Dist., Plan EPPP76020

SHEET TITLE

LEVEL P1

SHEET NUMBER



01 PARKADE 1 FLOOR PLAN
1:100

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ISSUE	No.	DATE
REVISION		
1 ISSUED FOR REVIEW		2023.03.13
2 ISSUED FOR DP APPLICATION		2023.04.04
3 RE-ISSUED FOR DP APPLICATION		2023.04.24
4 ISSUED FOR DP APPLICATION		2023.05.05
5 RE-ISSUED FOR DP APPLICATION		2023.08.16
6 RE-ISSUED FOR DP APPLICATION		2023.11.02
7 RE-ISSUED FOR DP APPLICATION		2023.12.07
8 RE-ISSUED FOR DP APPLICATION		2023.12.13

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NOTES

PROJECT

McKinley Beach
Lot 8

DATE

2023.03.13

SCALE

1:100

PROJECT LOCATION

1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EPPP76020

SHEET TITLE

LEVEL 01

SHEET NUMBER



01 MAIN FLOOR PLAN
1:100

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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	2020.11.9
2	ISSUED FOR DP APPLICATION	2020.04
3	ISSUED FOR DP APPLICATION	2020.02
4	ISSUED FOR DP APPLICATION	2020.05
5	ISSUED FOR DP APPLICATION	2020.06
6	ISSUED FOR DP APPLICATION	2021.02
7	ISSUED FOR DP APPLICATION	2021.07
8	ISSUED FOR DP APPLICATION	2023.03

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NOTES

PROJECT

McKinley Beach
Lot 8

DATE
2023.03.13

SCALE
1:100

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Ososyoos
Div, Yale Dist, Plan EEP76020

SHEET TITLE
LEVEL L2

SHEET NUMBER



01 SECOND FLOOR PLAN
1:100

AMENITY SPACE BUILDING:
PRIVATE AMENITY SPACE (BALCONIES) 262.38 M2

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1	ISSUED FOR REVIEW	220119
2	ISSUED FOR DP APPLICATION	220504
3	ISSUED FOR DP APPLICATION	220424
4	ISSUED FOR DP APPLICATION	220725
5	ISSUED FOR DP APPLICATION	220816
6	ISSUED FOR DP APPLICATION	221122
7	ISSUED FOR DP APPLICATION	230127
8	ISSUED FOR DP APPLICATION	230313

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NOTES

PROJECT

McKinley Beach
Lot 8

DATE
2023.03.13

SCALE
1:100

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EPPP76020

SHEET TITLE
LEVEL L3

SHEET NUMBER



01 THIRD FLOOR PLAN
1:100

AMENITY SPACE BUILDING:
PRIVATE AMENITY SPACE (BALCONIES) 284.86 M2

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6	ISSUED FOR DP APPLICATION	221102
7	ISSUED FOR DP APPLICATION	230127
8	ISSUED FOR DP APPLICATION	230313

PROFESSIONAL SEAL(S)
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NOTES

PROJECT

McKinley Beach
Lot 8

DATE
2023.03.13

SCALE
1:100

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EPPP76020

SHEET TITLE
LEVEL L4

SHEET NUMBER



Area: 1206.27 M2

AMENITY SPACE BUILDING:
PRIVATE AMENITY SPACE (BALCONIES) 284.86 M2

01 FOURTH FLOOR PLAN
1:100

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6	ISSUED FOR DP APPLICATION	221122
7	ISSUED FOR DP APPLICATION	230127
8	ISSUED FOR DP APPLICATION	230313

PROFESSIONAL SEAL(S)
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NOTES

PROJECT

McKinley Beach
Lot 8

DATE

2023.03.13

SCALE

1:100

PROJECT LOCATION

1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Distct, Plan EEP76020

SHEET TITLE

LEVEL L5

SHEET NUMBER

AMENITY SPACE BUILDING:
PRIVATE AMENITY SPACE (BALCONIES) 284.86 M2



01 FIFTH FLOOR PLAN
1:100

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REVISION		
1 ISSUED FOR REVIEW		2021.11.9
2 ISSUED FOR DP APPLICATION		2022.04.4
3 RE-ISSUED FOR DP APPLICATION		2022.02.4
4 ISSUED FOR DP APPLICATION		2022.05.0
5 RE-ISSUED FOR DP APPLICATION		2022.01.6
6 RE-ISSUED FOR DP APPLICATION		2021.12.2
7 RE-ISSUED FOR DP APPLICATION		2021.12.7
8 RE-ISSUED FOR DP APPLICATION		2023.03.13

PROFESSIONAL SEAL(S)
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NOTES

PROJECT
McKinley Beach
Lot 8

DATE
2023.03.13

SCALE
1:100

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EPPP76020

SHEET TITLE
LEVEL L6

SHEET NUMBER



Area: 1206.27 M2

AMENITY SPACE BUILDING:
PRIVATE AMENITY SPACE (BALCONIES) 284.86 M2

01 SIXTH FLOOR PLAN
1:100

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PROFESSIONAL SEAL(S)
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NOTES

PROJECT

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DATE

2023.03.13

SCALE

1:100

PROJECT LOCATION

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Div, Yale Dist, Plan EPPP76020

SHEET TITLE

MEZZANINE LEVEL

SHEET NUMBER



01 ROOF MEZZANINE FLOOR PLAN
1:100

AMENITY SPACE BUILDING:

PRIVATE AMENITY SPACE (BALCONIES) 123.2 M2

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REVISION		
1 ISSUED FOR REVIEW		22.01.19
2 ISSUED FOR DP APPLICATION		22.05.04
3 RE-ISSUED FOR DP APPLICATION		22.04.24
4 ISSUED FOR DP APPLICATION		22.07.25
5 RE-ISSUED FOR DP APPLICATION		22.08.16
6 RE-ISSUED FOR DP APPLICATION		22.11.23
7 RE-ISSUED FOR DP APPLICATION		23.01.27
8 RE-ISSUED FOR DP APPLICATION		23.03.13

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CONSULTANTS



NOTES

PROJECT
McKinley Beach
Lot 8

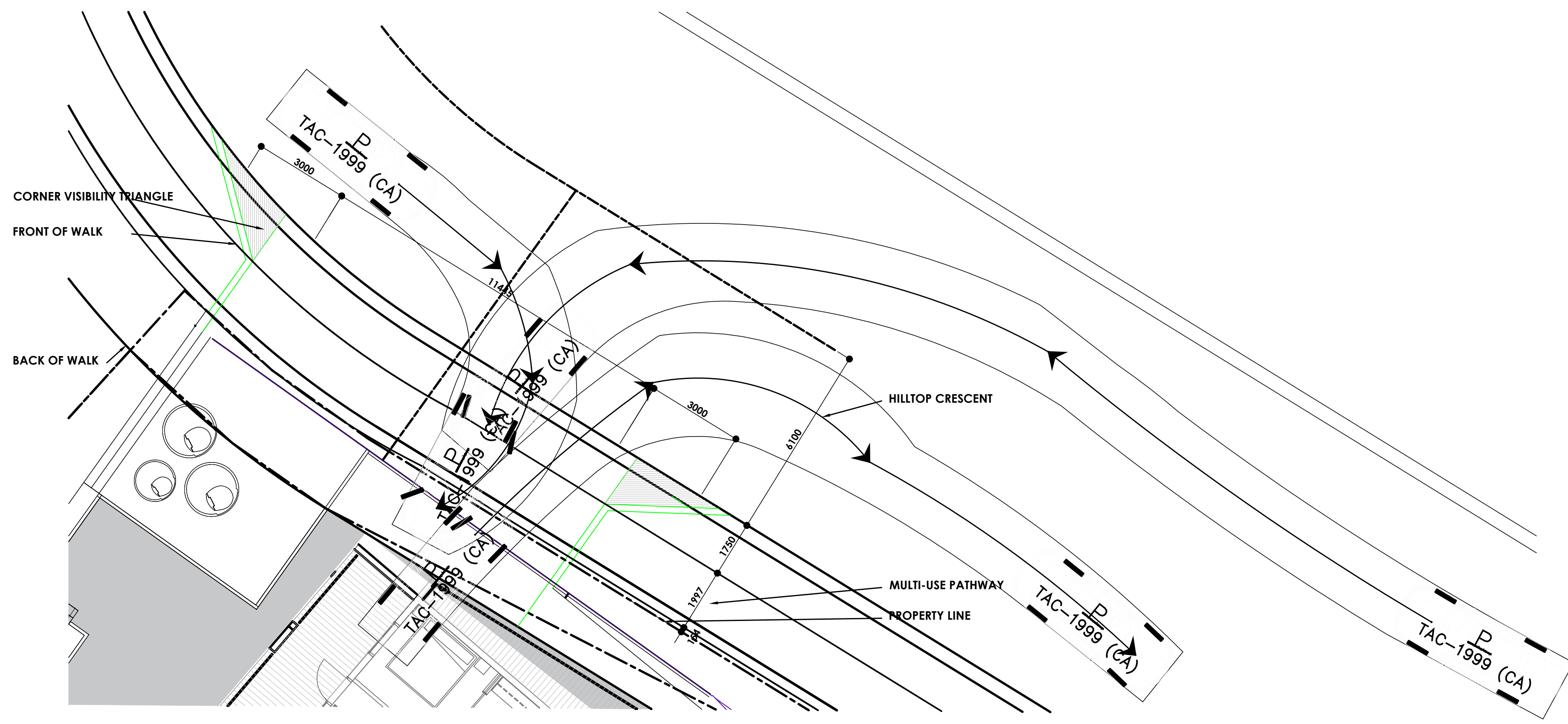
DATE
2023.03.13

SCALE
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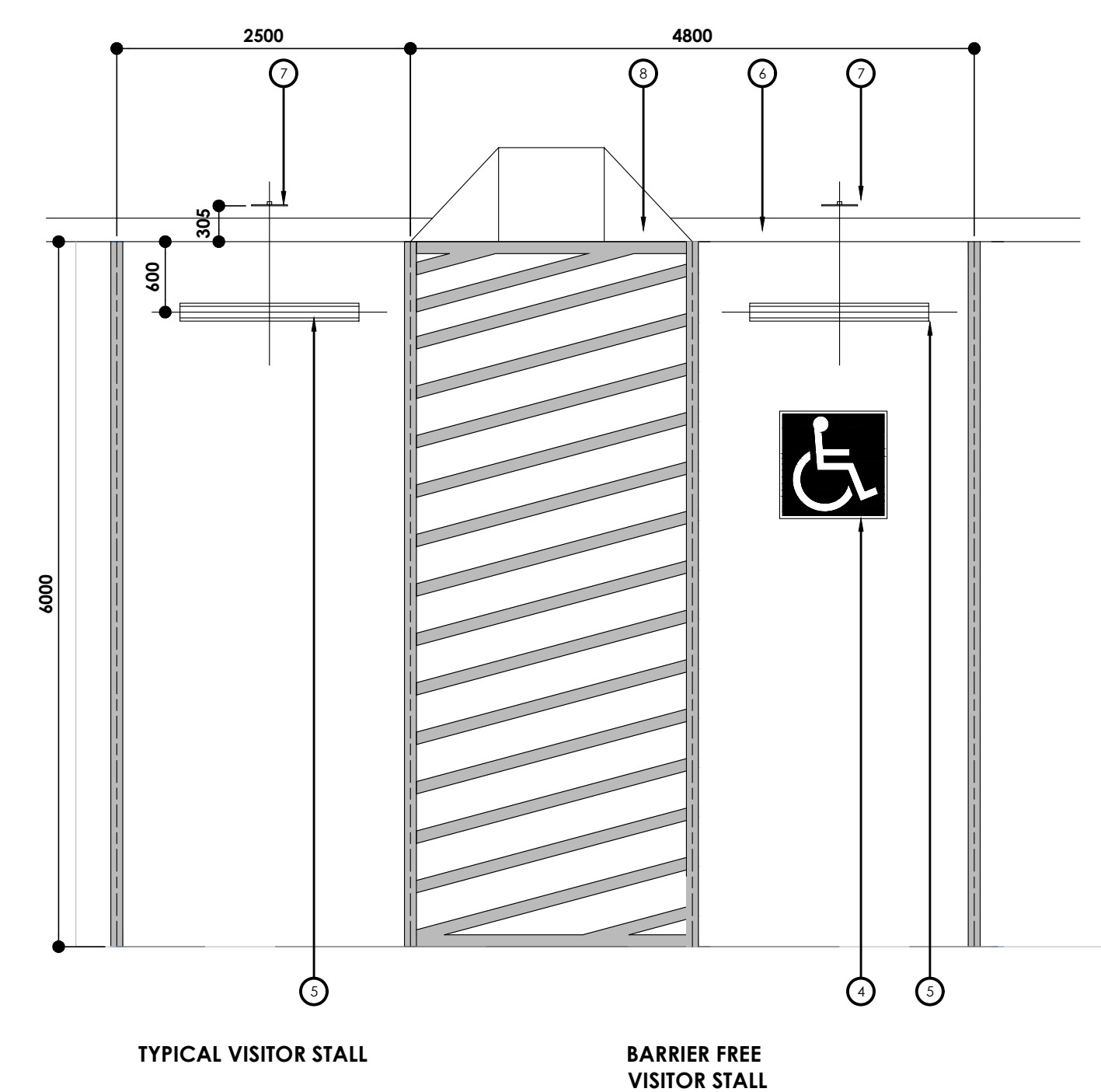
PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EPPP76020

SHEET TITLE
CALLOUTS, DETAILS

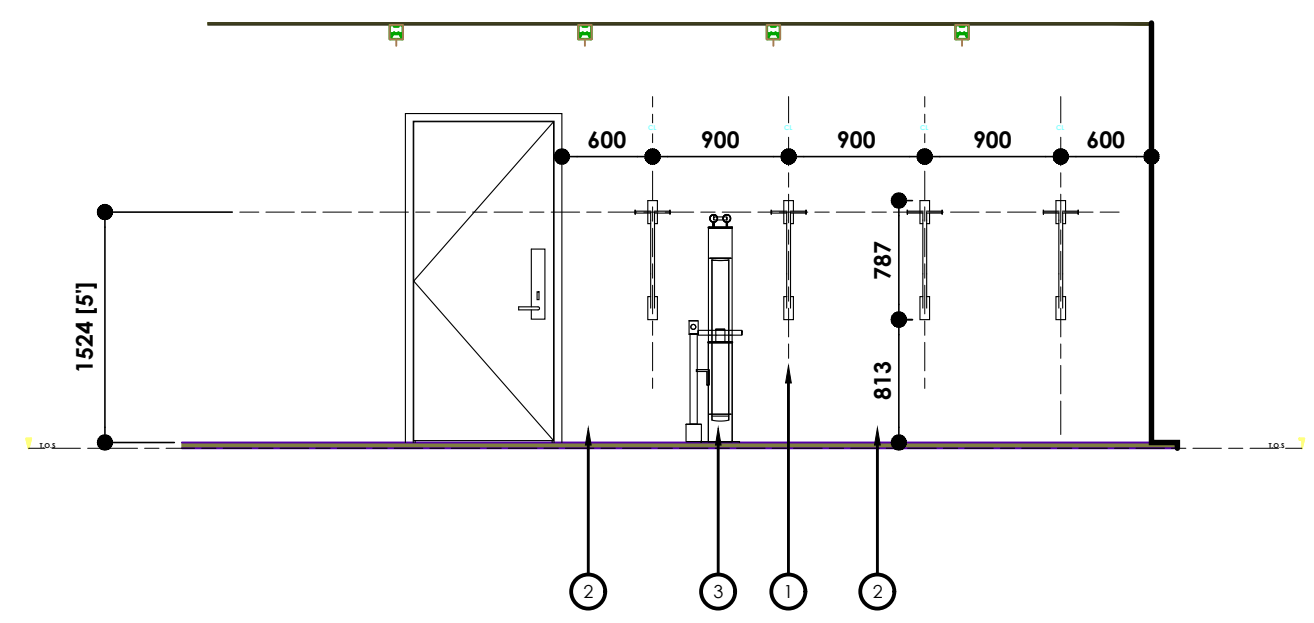
SHEET NUMBER



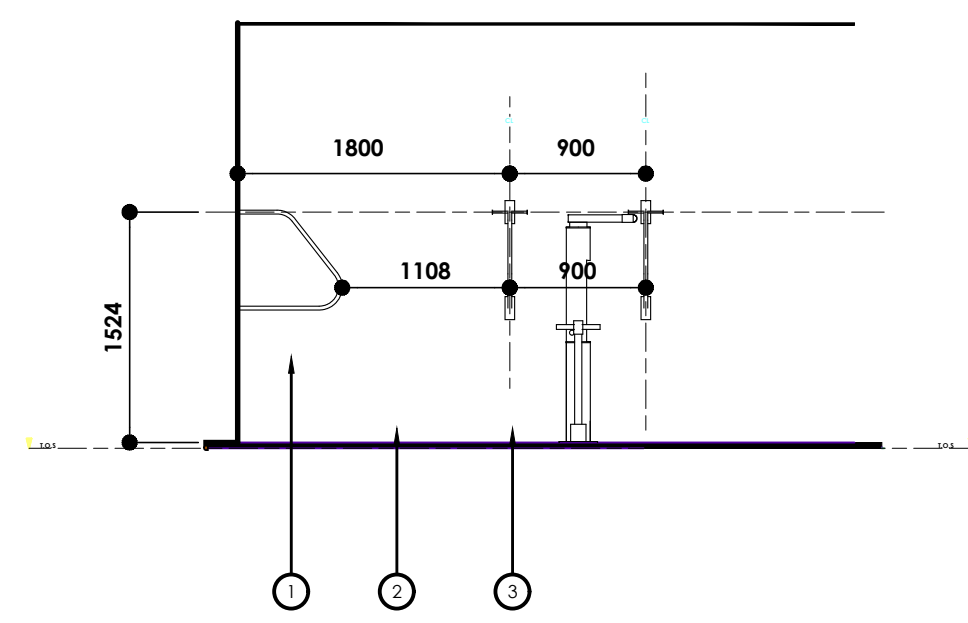
01 ENLARGED SITE PLAN - PARKADE ENTRY
1:100



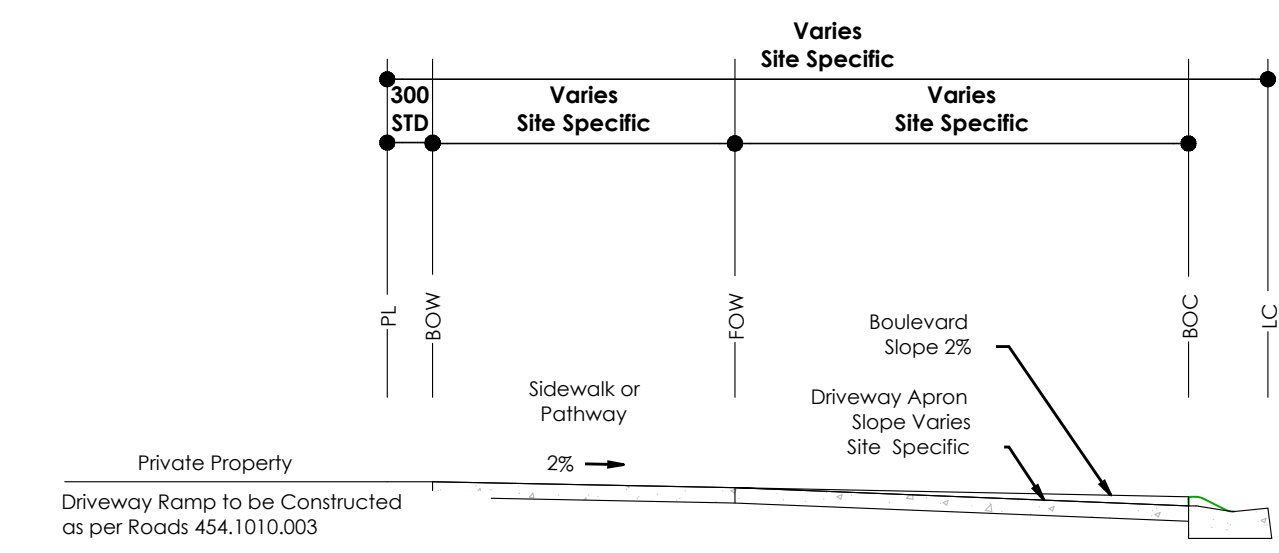
04 PARKING STALLS (typ.)
1:50



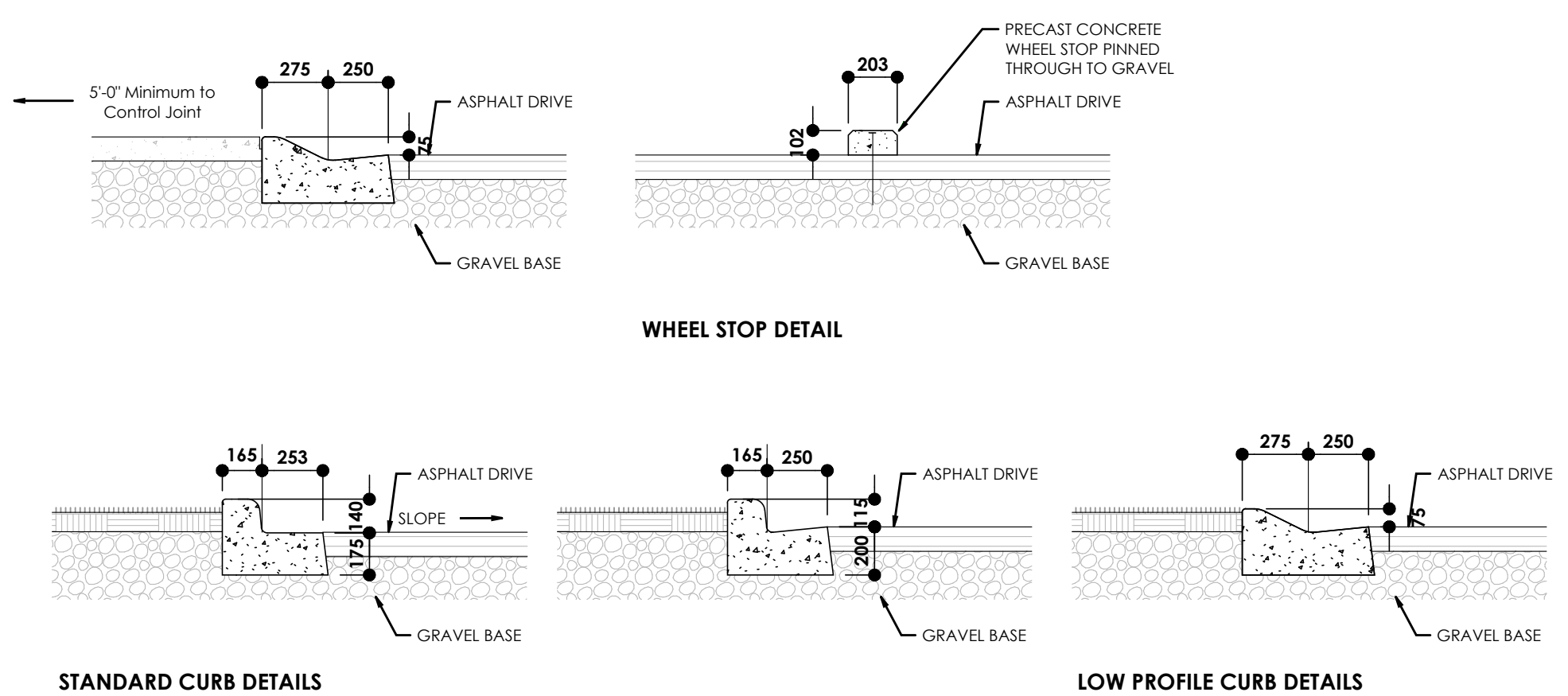
02 ELEVATION 1 (typ.)
1:50



03 ELEVATION 2 (typ.)
1:50



05 SEPARATE SIDEWALK CROSSING SECTION
N/A



06 CURB DETAILS (typ.)
1:25

LEGEND:

- ① SQUARED STEEL CHANNEL VERTICAL BIKE STORAGE SYSTEM
Use Dero Ultra Space Saver Single or Approved Equivalent
- ② POWDER COAT FINISH
Sandblast & Use Prismatic Thick TGIC Powder Coat System in Black or Approved Equivalent
- ③ BIKE REPAIR STATION W/ INCLUDED REPAIR TOOLS
Use Dero Fixit w/ Air Kit 3 or Approved Equivalent
- ④ WHEELCHAIR SYMBOL
- ⑤ PRECAST CONCRETE WHEEL STOP
- ⑥ CONCRETE CURB
- ⑦ 'PERMIT REQUIRED' SIGNAGE
- ⑧ CURB RAMP

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ISSUE	No.	DATE
REVISION		
1 ISSUED FOR REVIEW		220119
2 ISSUED FOR DP APPLICATION		220504
3 RE-ISSUED FOR DP APPLICATION		220424
4 ISSUED FOR DP APPLICATION		220504
5 RE-ISSUED FOR DP APPLICATION		220816
6 RE-ISSUED FOR DP APPLICATION		221122
7 RE-ISSUED FOR DP APPLICATION		230127
8 RE-ISSUED FOR DP APPLICATION		230313

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

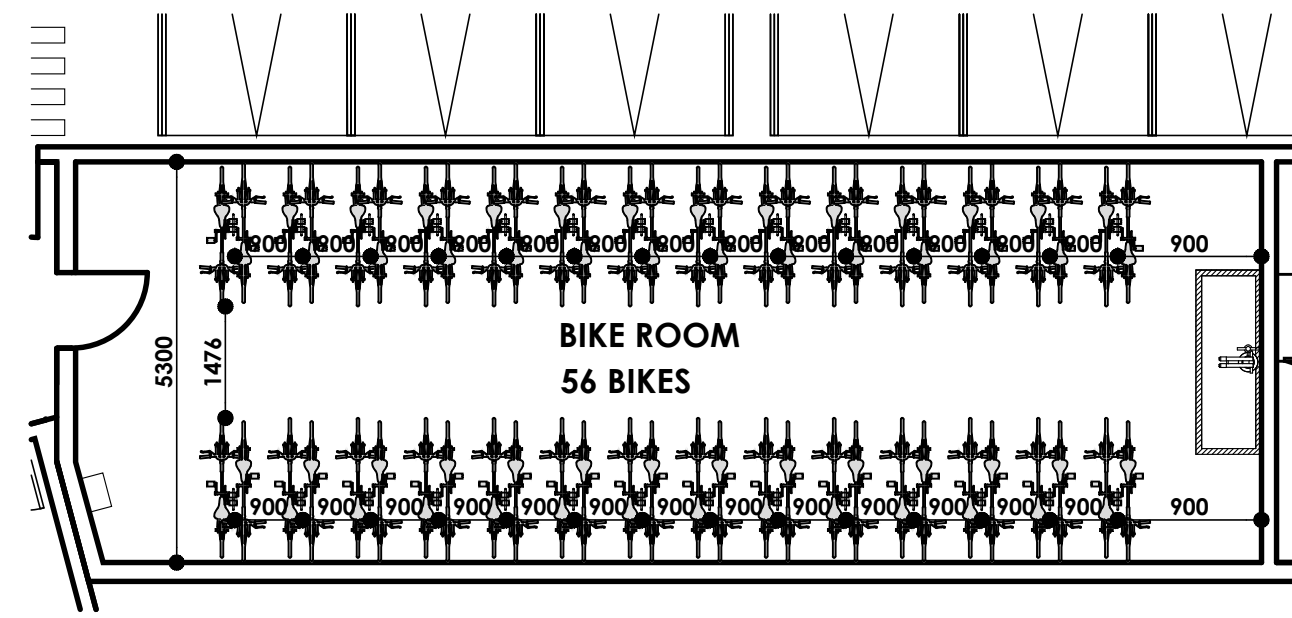
McKinley Beach
Lot 8

DATE
2023.03.13
SCALE
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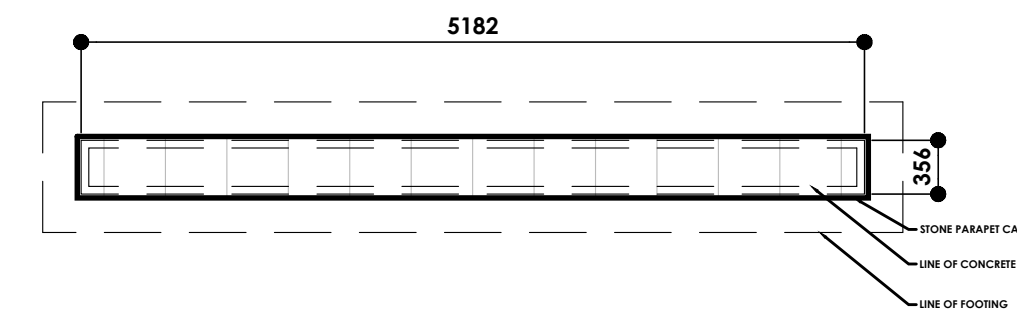
PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EPPP76020

SHEET TITLE
CALLOUTS, DETAILS

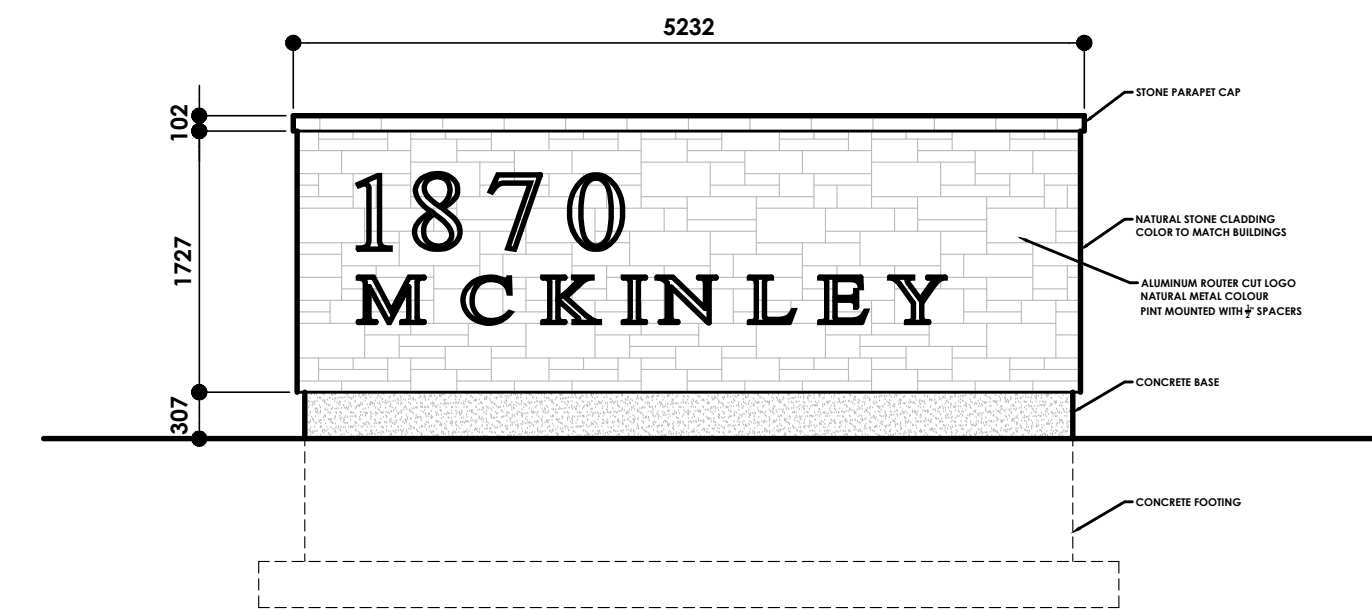
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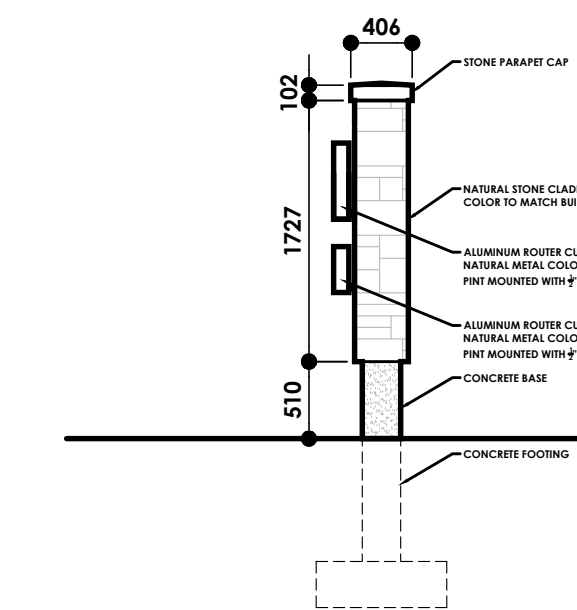
01 BICYCLE ROOM ENLARGED PLAN
1:100



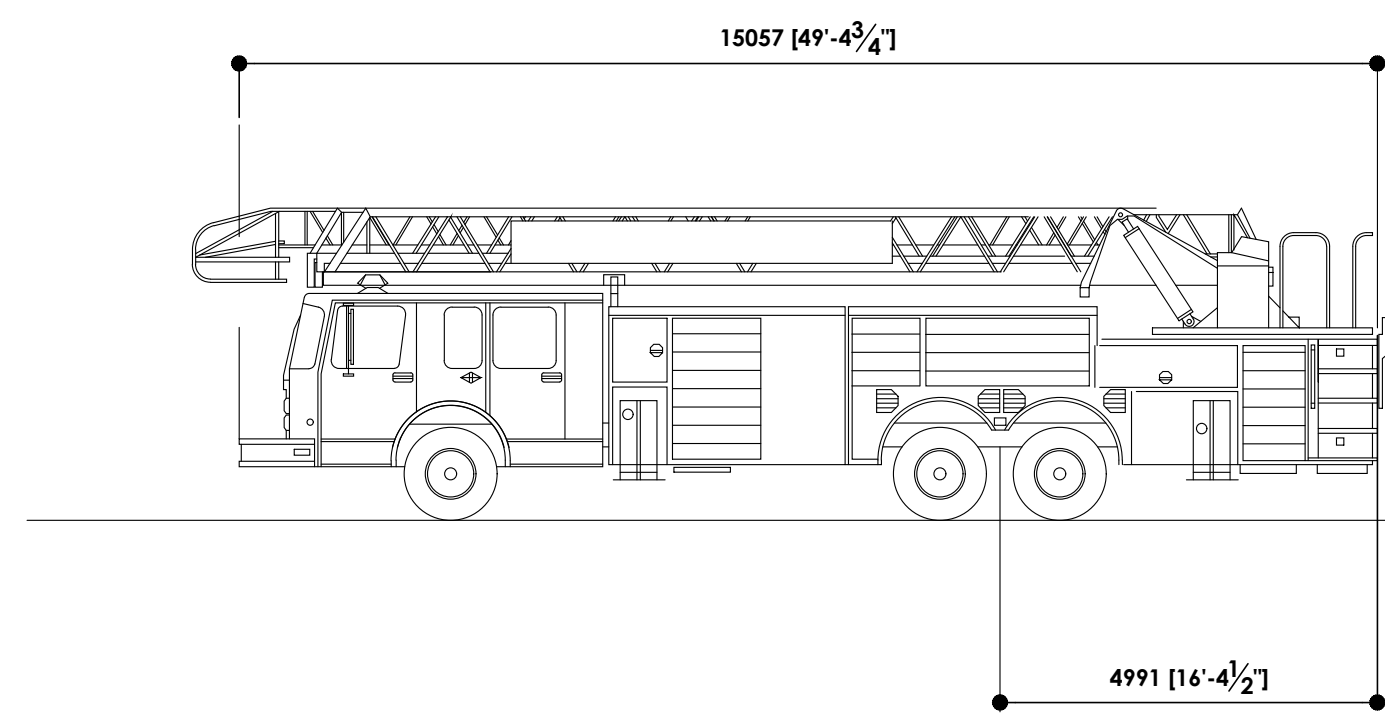
03 PROPOSED SIGNAGE - PLAN
1:50



04 PROPOSED SIGNAGE - ELEVATION
1:50



05 PROPOSED SIGNAGE - SIDE ELEVATION
1:50



SPARTAN GLADIATOR CLASSIC GA40M
WIDTH: 2.54M
TRACK: 2.54M
TURNING RADIUS CURB TO CURB: 38'8"
TURNING RADIUS WALL TO WALL: 42'6"

02 SPARTAN GLADIATOR CLASSIC
1:100

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5	ISSUED FOR DP APPLICATION	220816
6	ISSUED FOR DP APPLICATION	221122
7	ISSUED FOR DP APPLICATION	230127
8	ISSUED FOR DP APPLICATION	230313

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 8

DATE

2023.03.13

SCALE

1:100

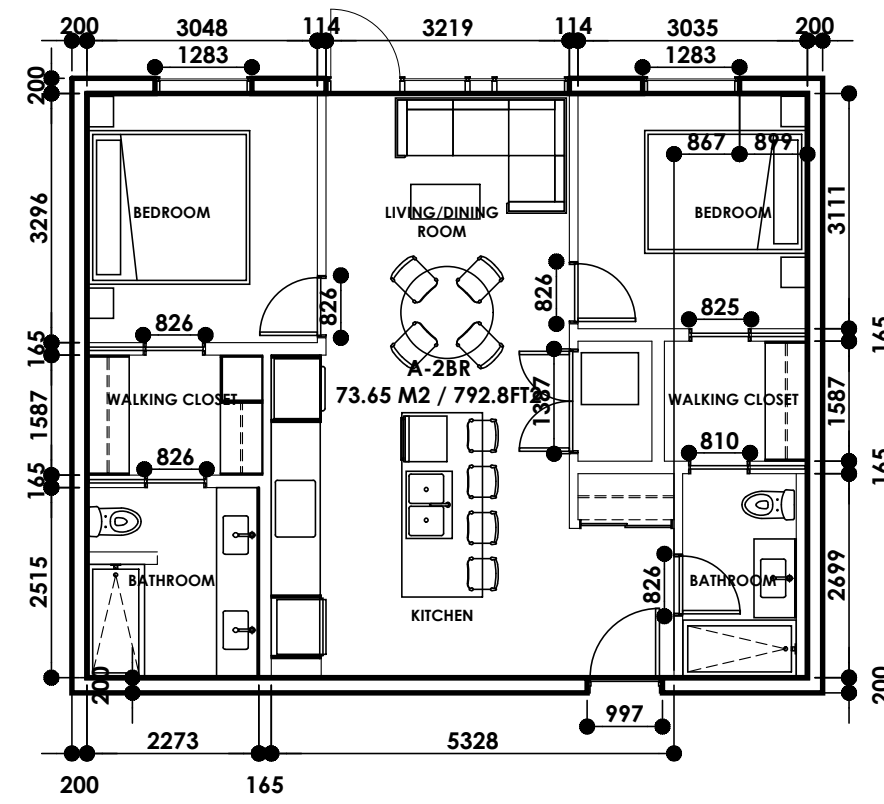
PROJECT LOCATION

1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Ososyo
Div, Yale Dist, Plan EPPP76020

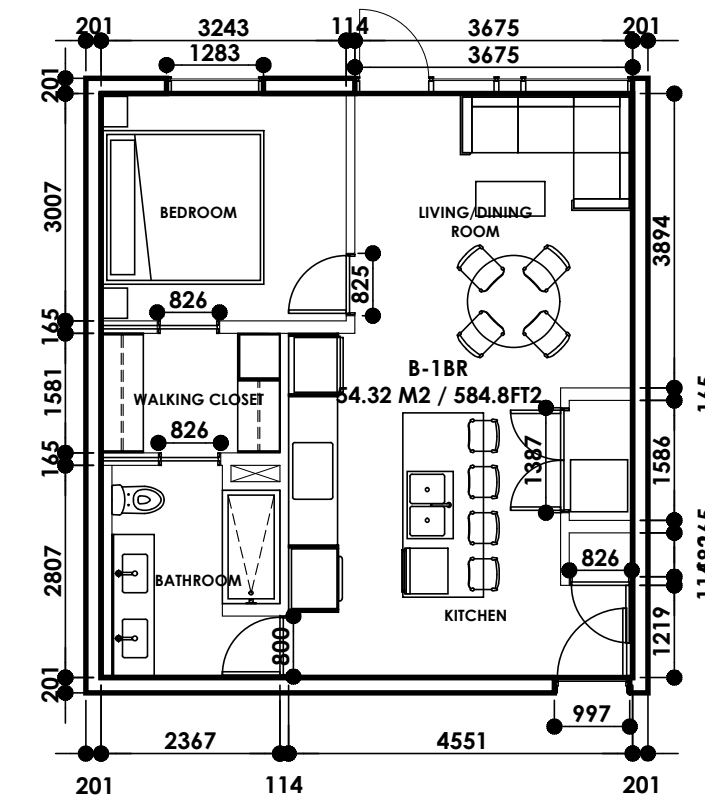
SHEET TITLE

UNITS LAYOUTS

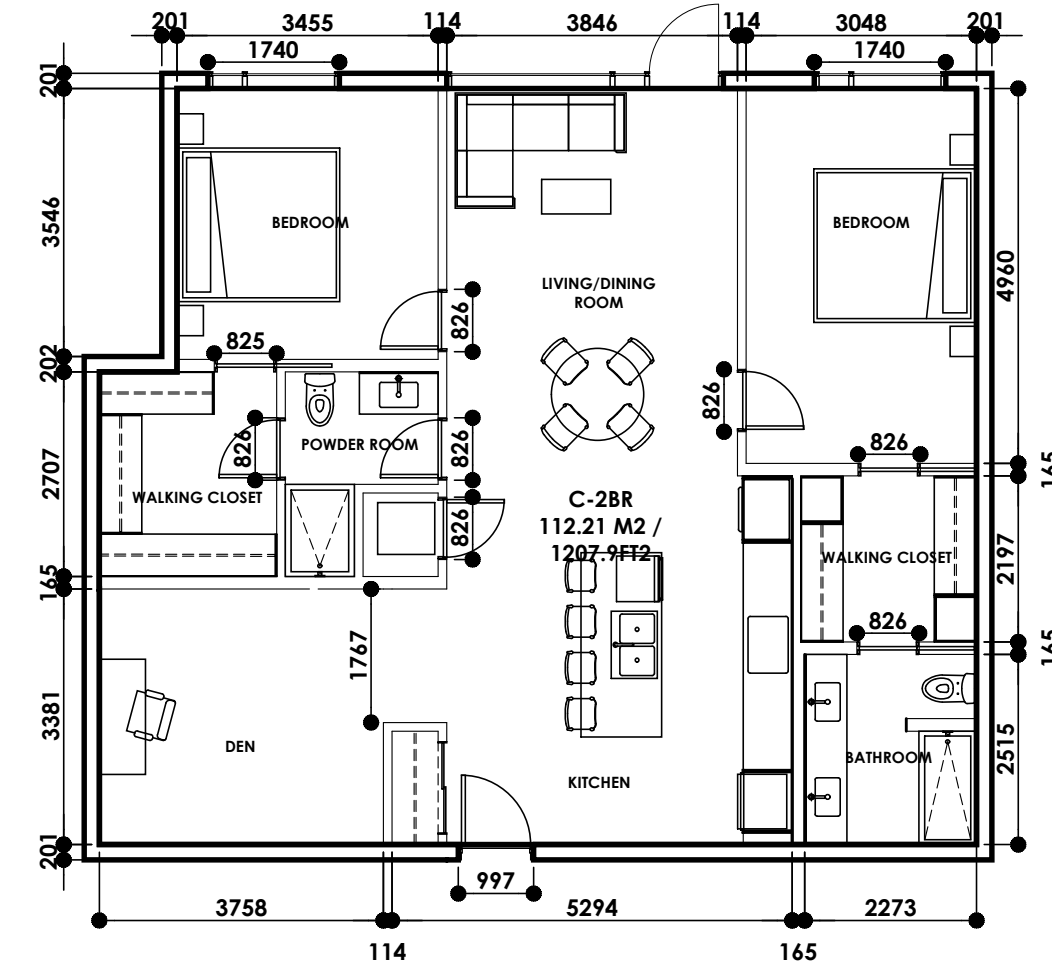
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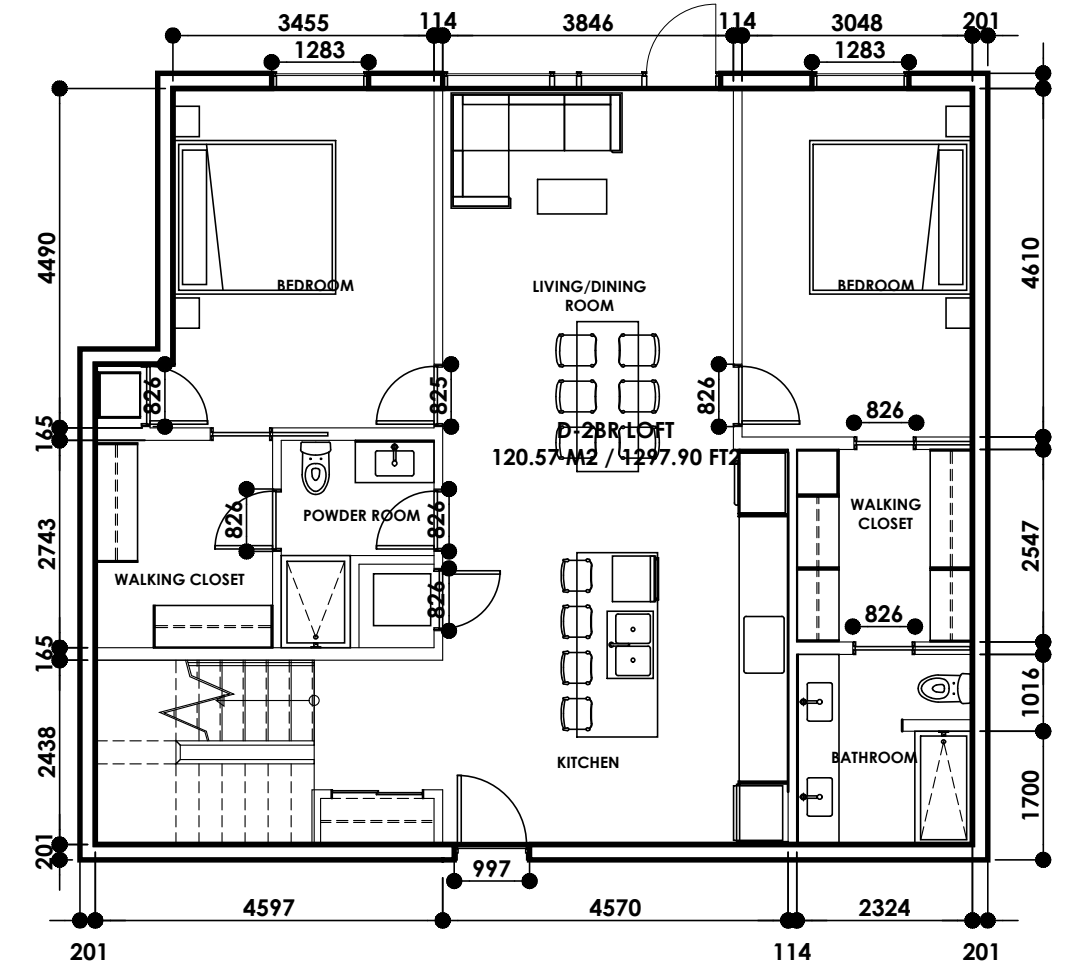
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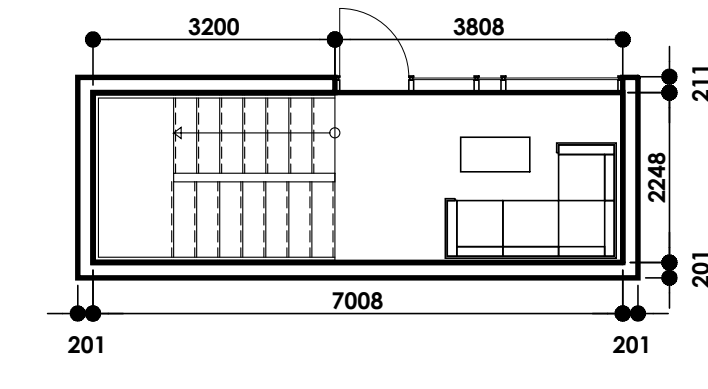
02 LAYOUT TYPE B
1:100



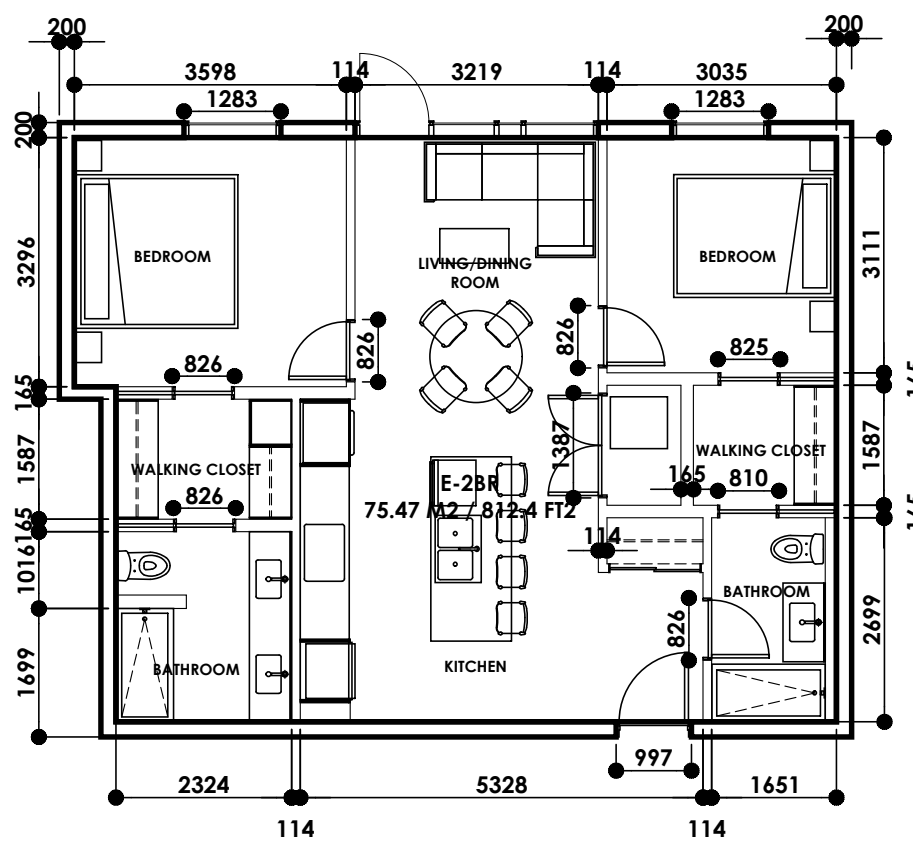
03 LAYOUT TYPE C
1:100



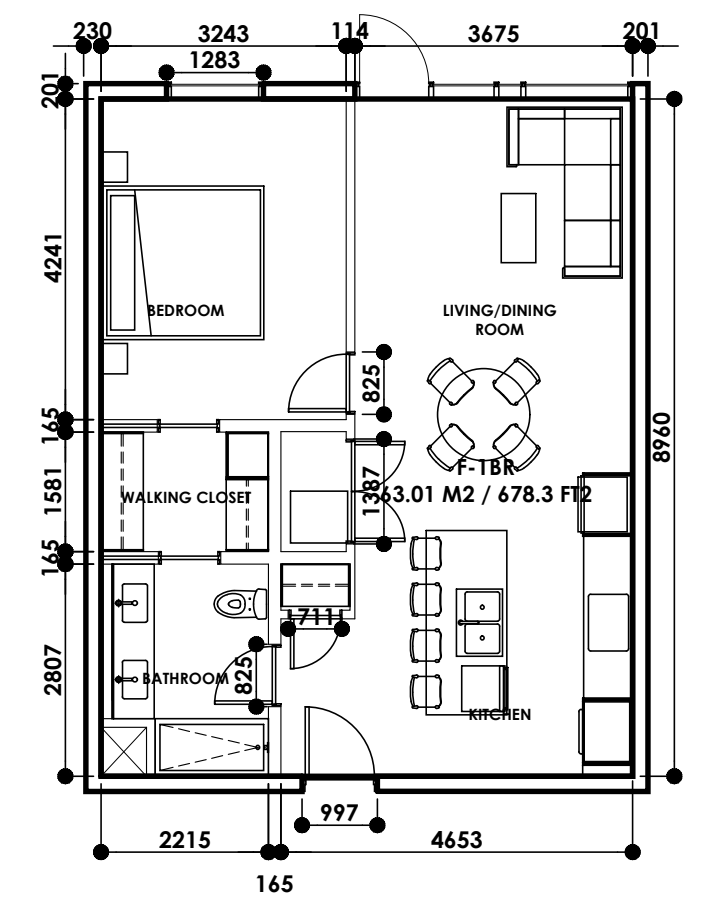
04 LAYOUT TYPE D
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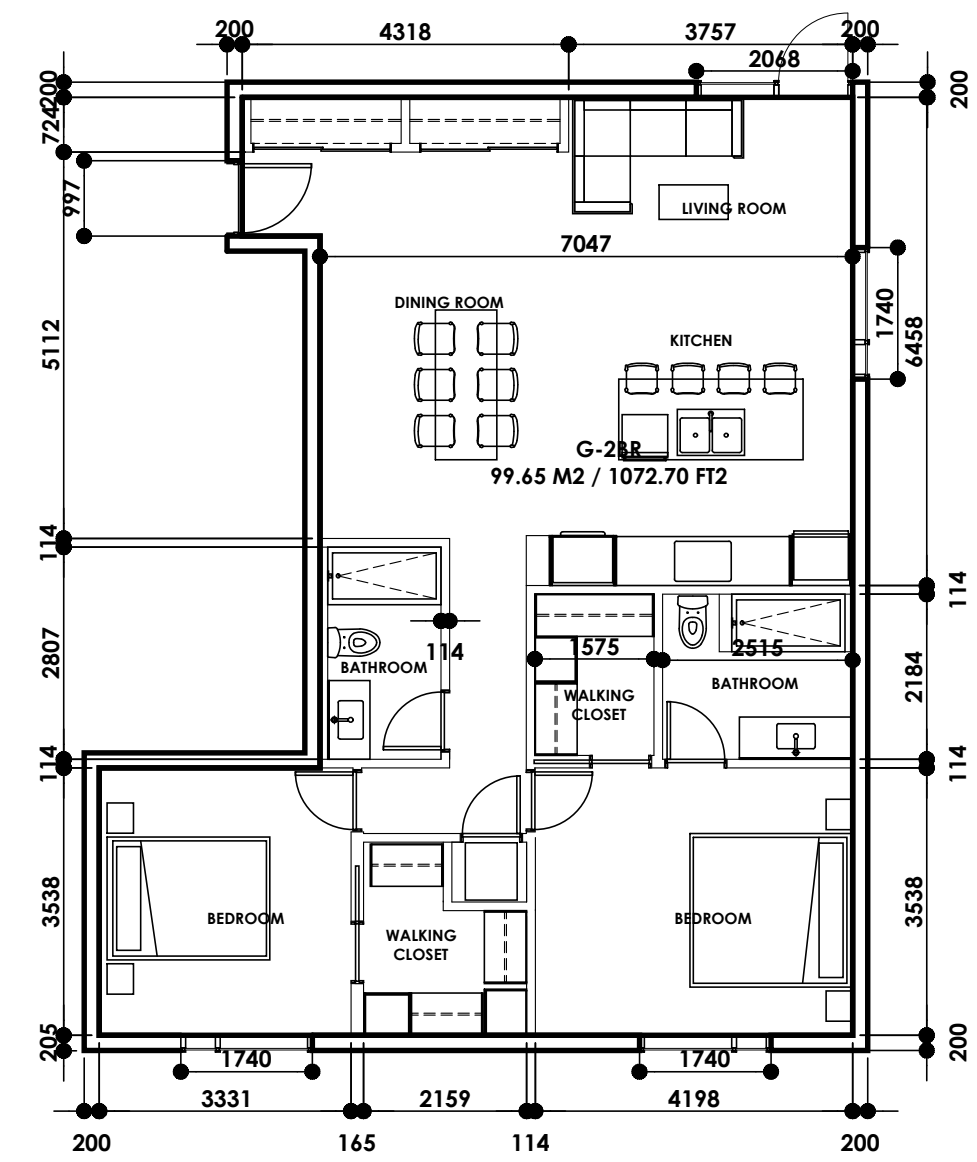
04 UPPER LAYOUT TYPE D
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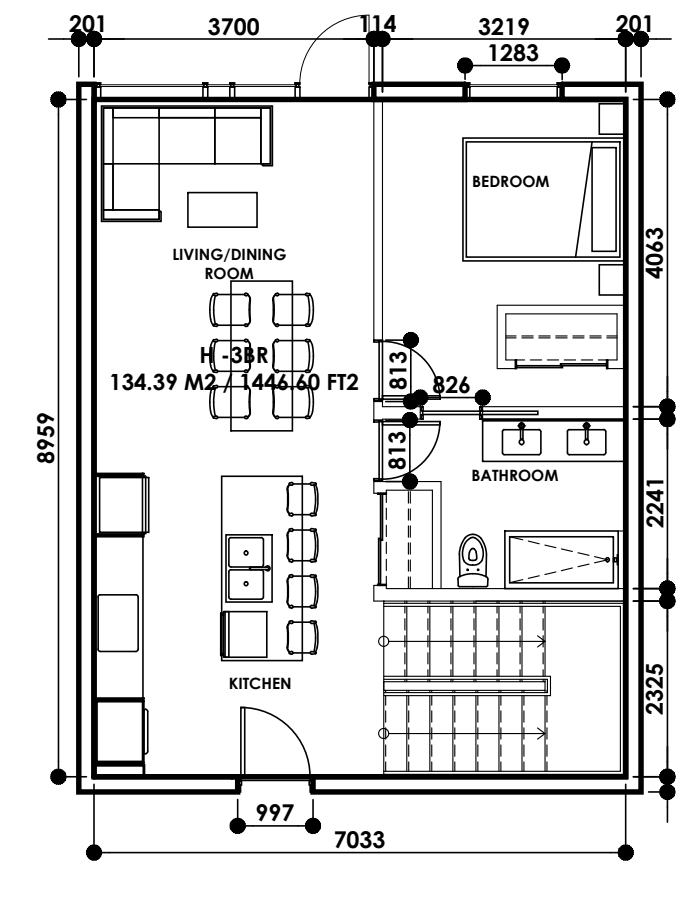
05 LAYOUT TYPE E
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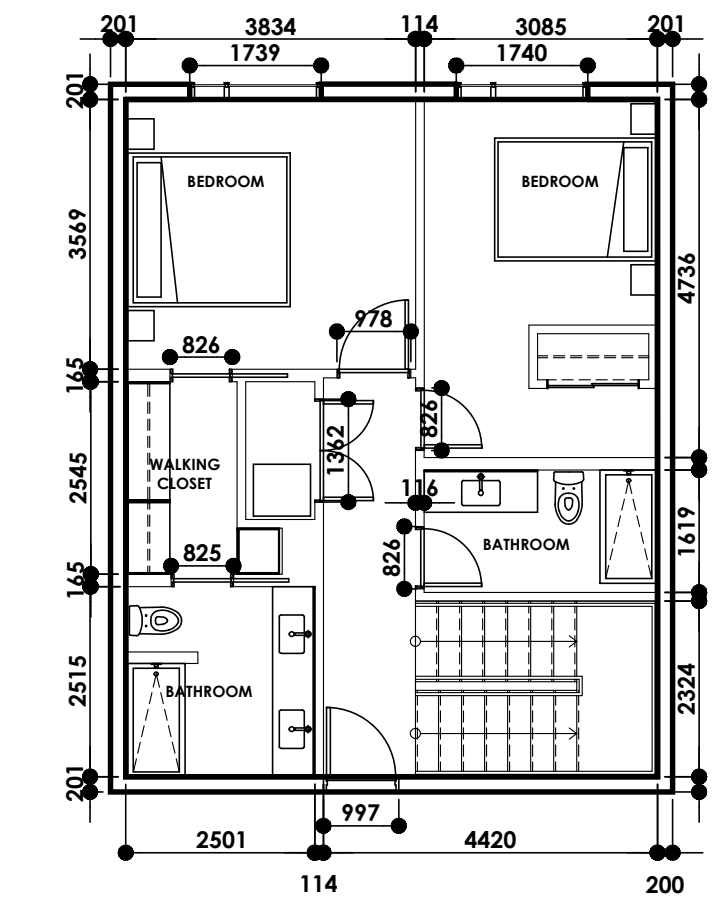
06 LAYOUT TYPE F
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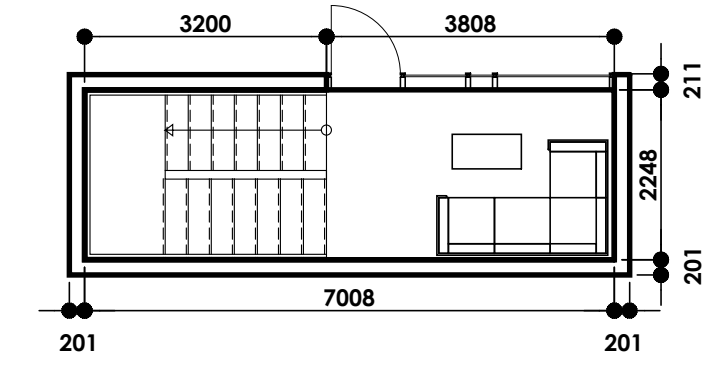
07 LAYOUT TYPE G
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08 LAYOUT TYPE H
1:100



08 UPPER LAYOUT TYPE H
1:100



08 UPPER LAYOUT TYPE H
1:100

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REVISION		
1	ISSUED FOR REVIEW	220119
2	ISSUED FOR DP APPLICATION	220504
3	RE-ISSUED FOR DP APPLICATION	220624
4	ISSUED FOR DP APPLICATION	220705
5	RE-ISSUED FOR DP APPLICATION	220816
6	RE-ISSUED FOR DP APPLICATION	221123
7	RE-ISSUED FOR DP APPLICATION	230127
8	RE-ISSUED FOR DP APPLICATION	230313

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 8

DATE

2023.03.13

SCALE

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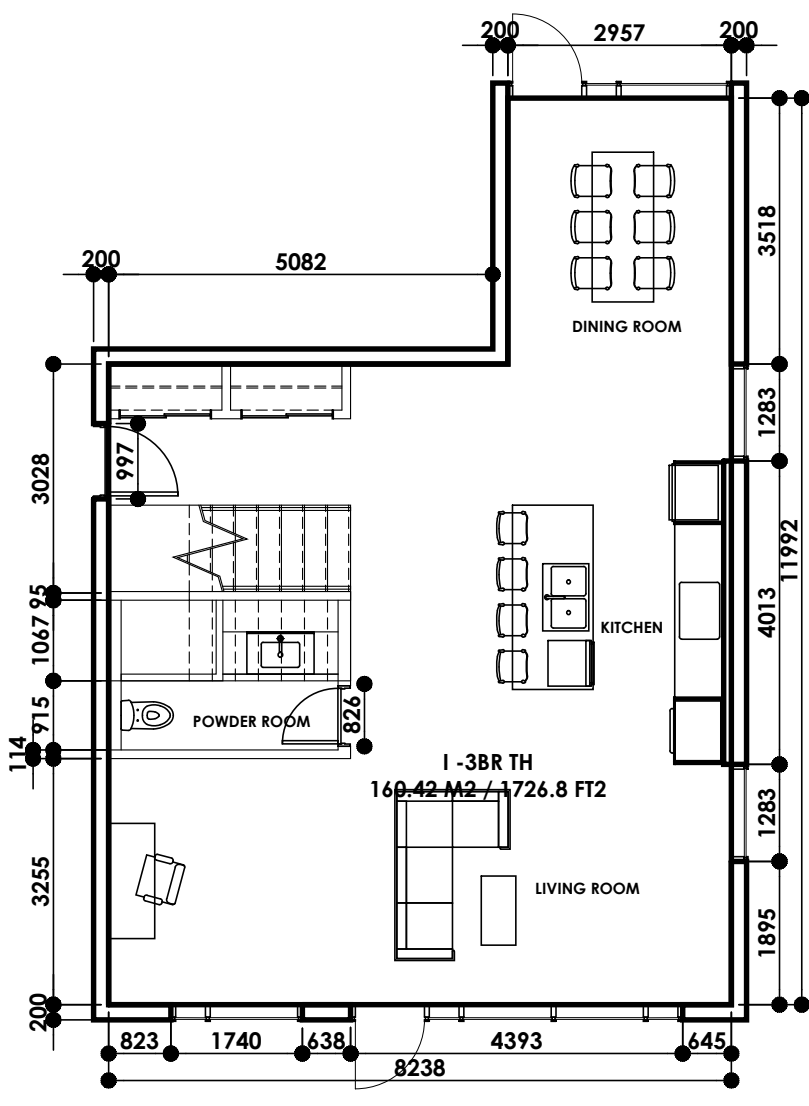
PROJECT LOCATION

1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EEP76020

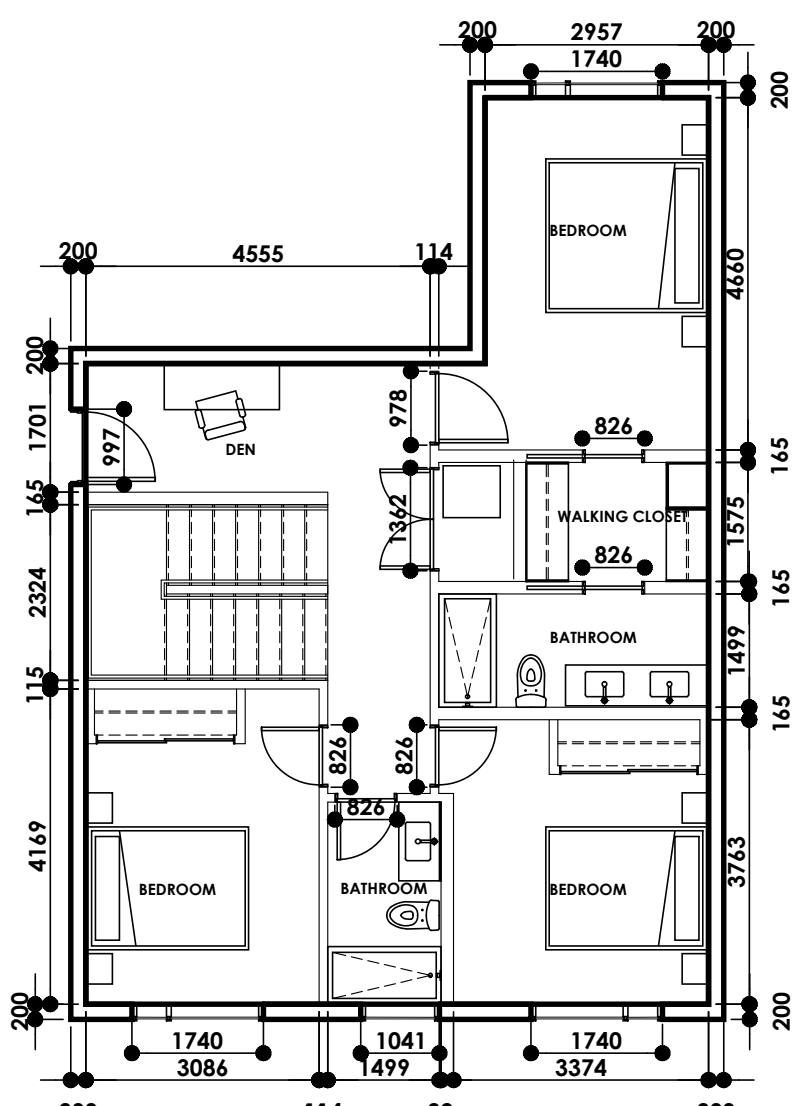
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UNITS LAYOUTS

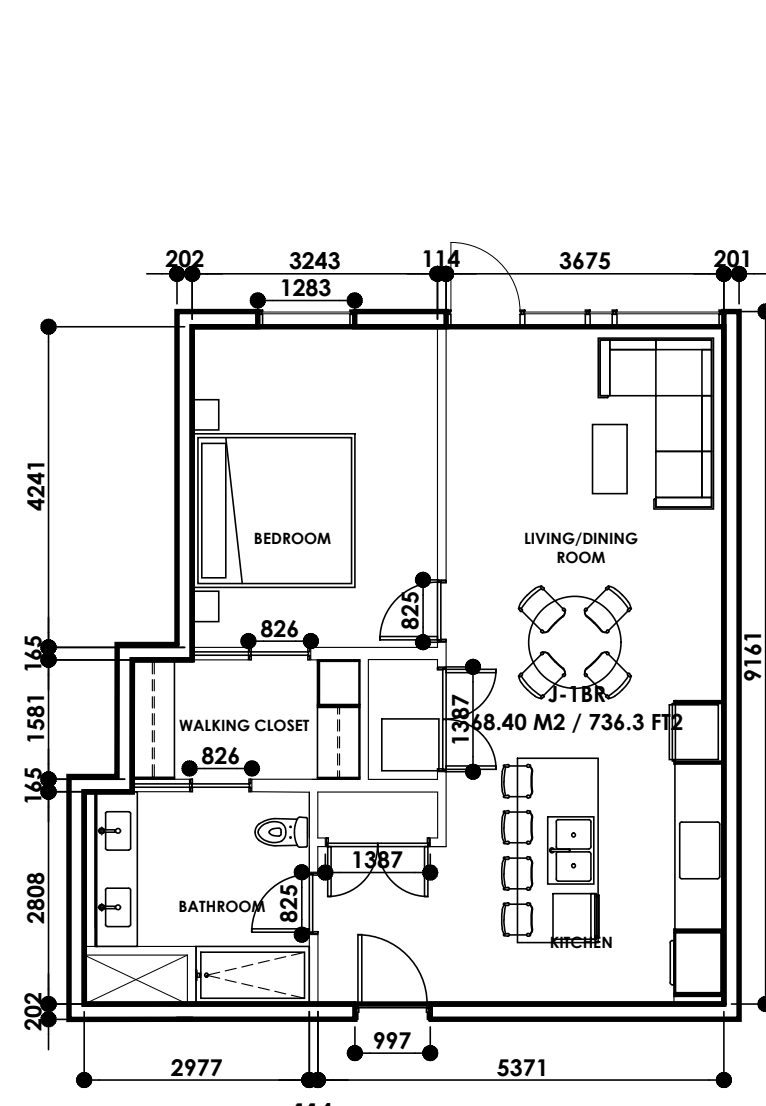
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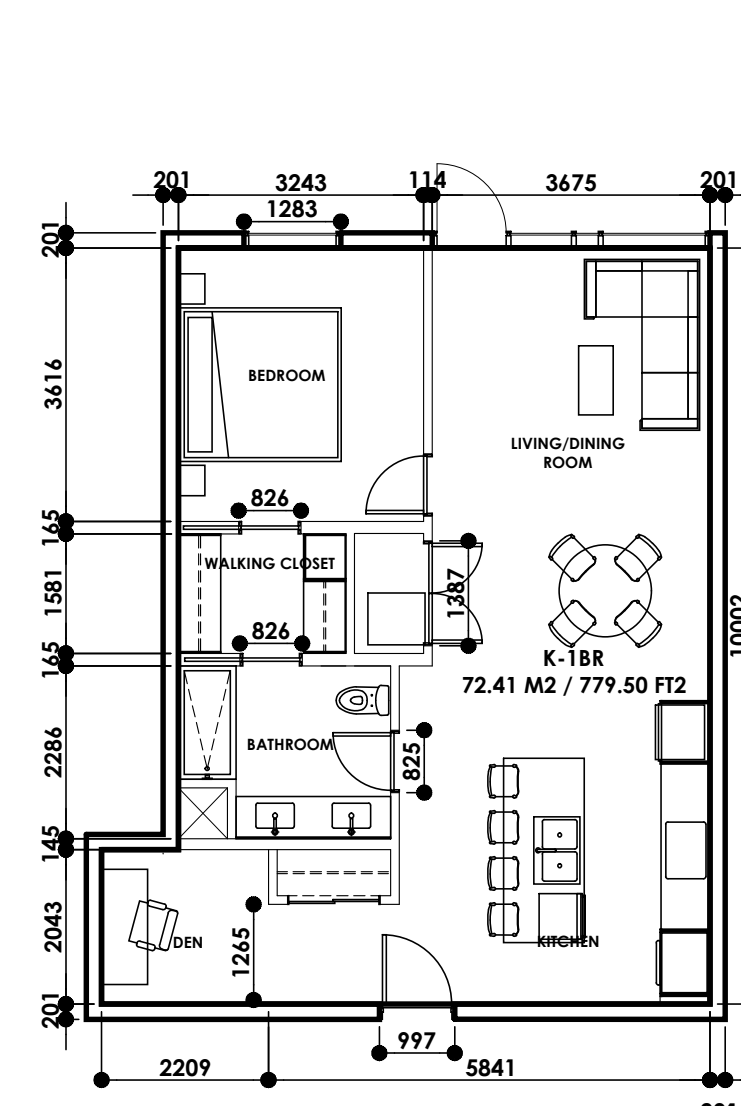
09 LAYOUT TYPE I
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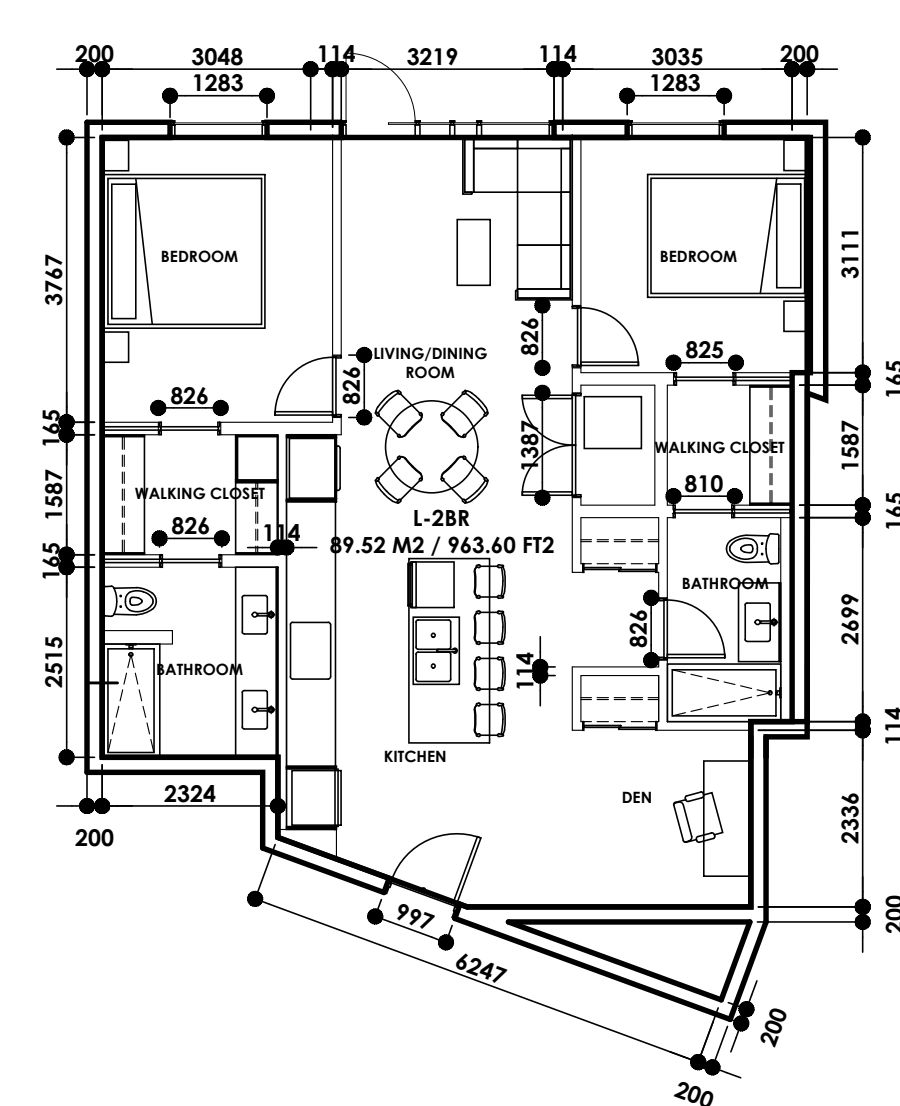
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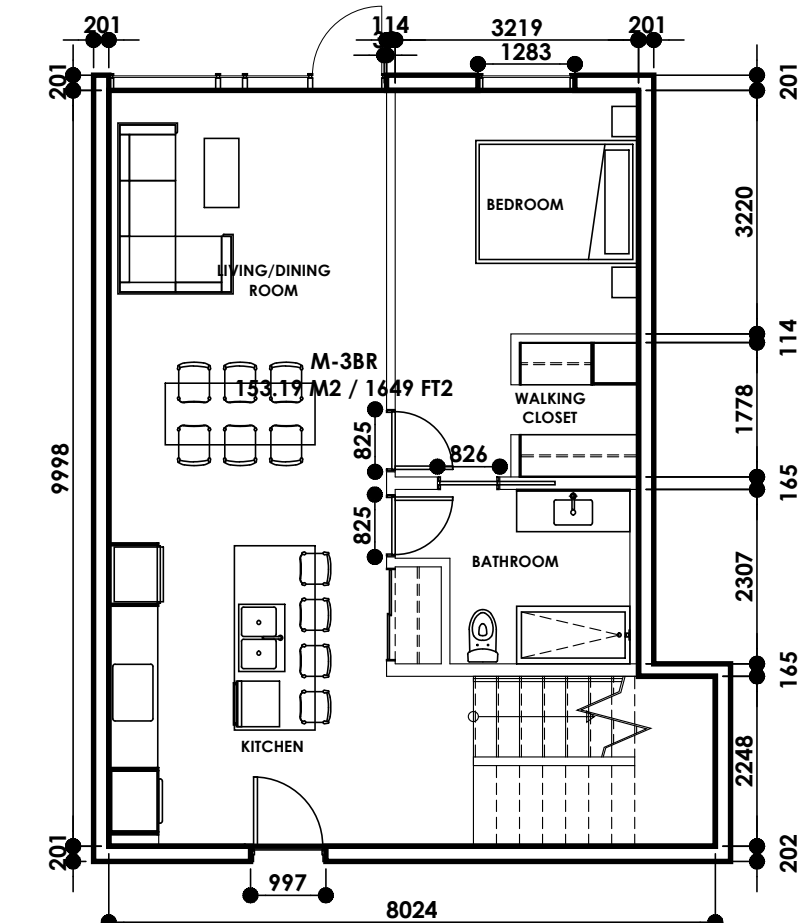
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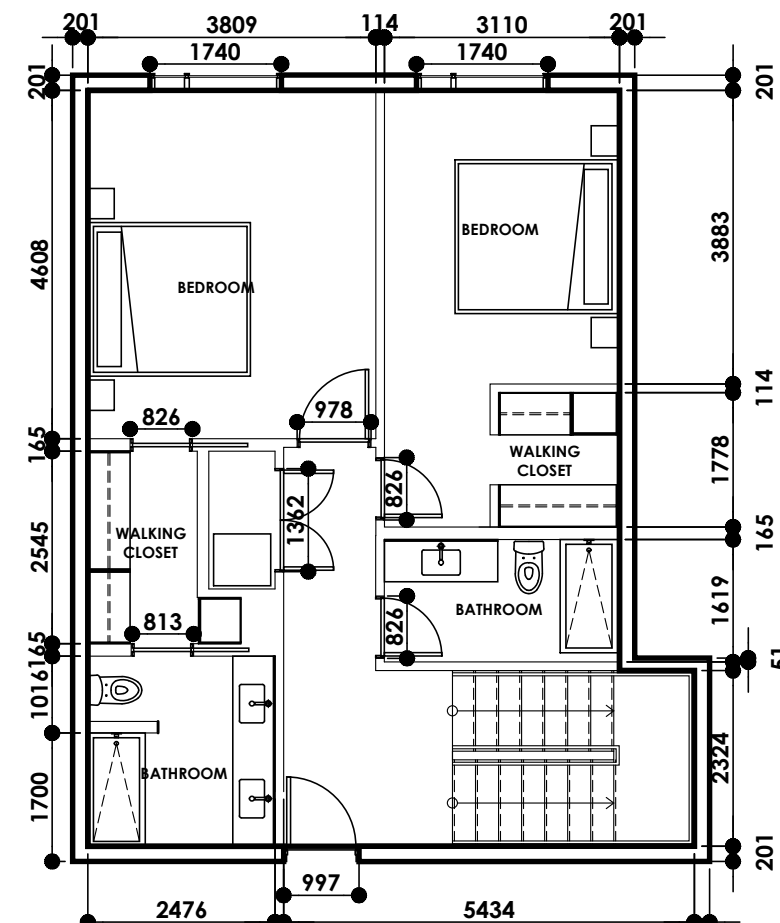
11 LAYOUT TYPE K
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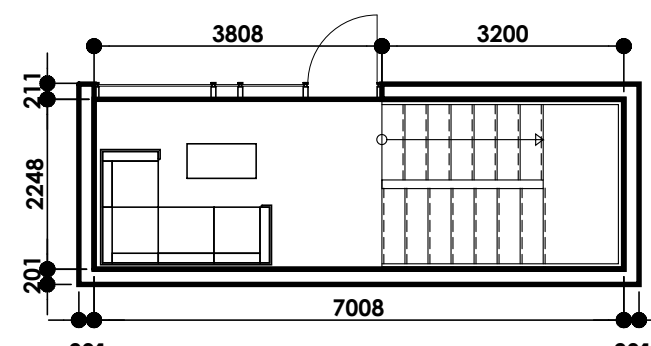
12 LAYOUT TYPE L
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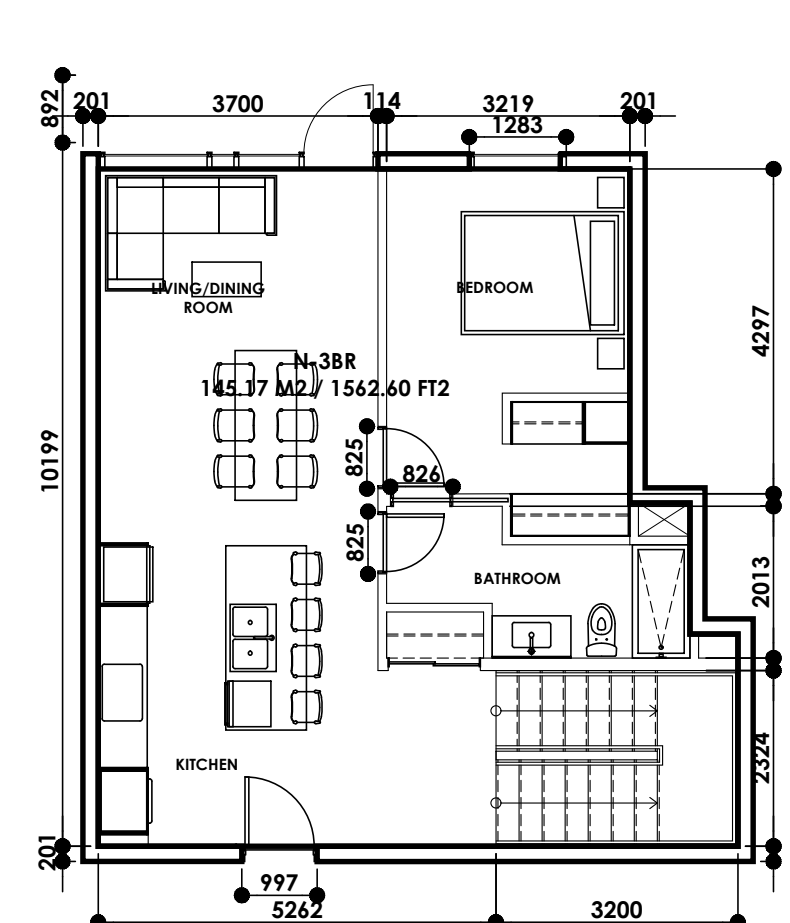
12 LAYOUT TYPE M
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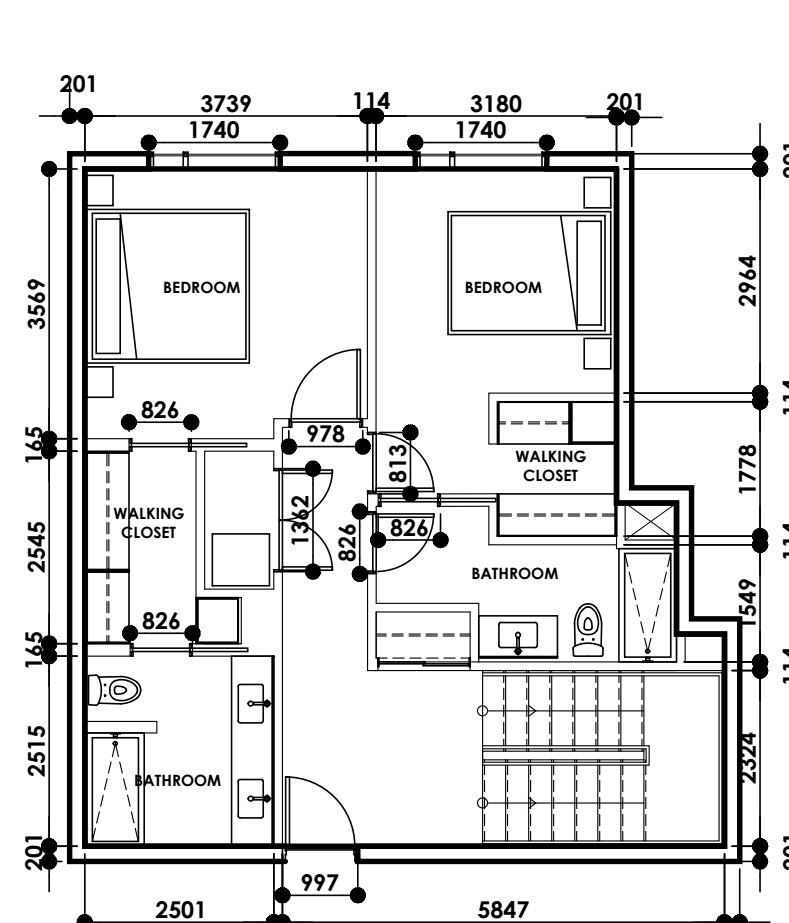
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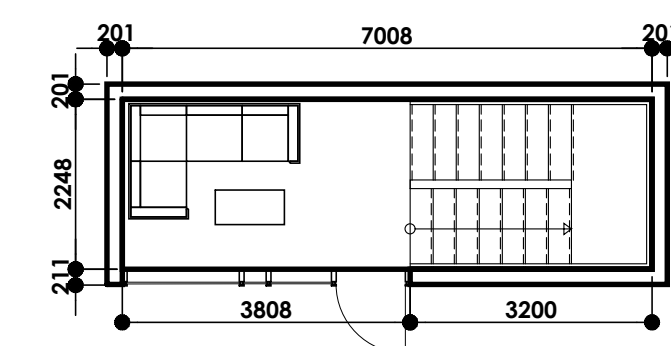
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1:100



13 LAYOUT TYPE N
1:100



13 UPPER LAYOUT TYPE N
1:100



13 UPPER LAYOUT TYPE N
1:100

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ISSUE	No.	DATE
REVISION		
1	ISSUED FOR REVIEW	220119
2	ISSUED FOR DP APPLICATION	220504
3	ISSUED FOR DP APPLICATION	220424
4	ISSUED FOR DP APPLICATION	220725
5	ISSUED FOR DP APPLICATION	220816
6	ISSUED FOR DP APPLICATION	221123
7	ISSUED FOR DP APPLICATION	230127
8	ISSUED FOR DP APPLICATION	230313

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT
McKinley Beach
Lot 8

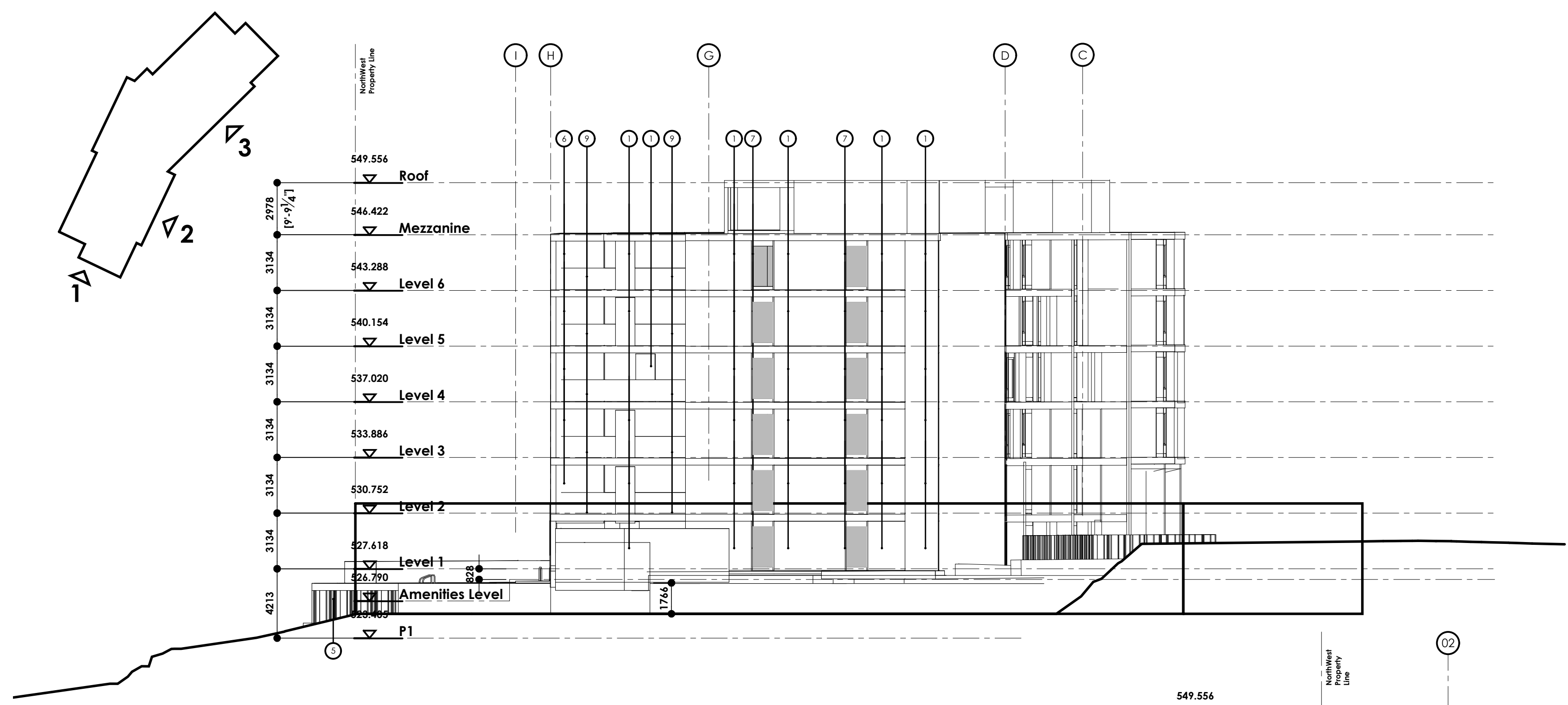
DATE
2023.03.13

SCALE
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PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Ososyoos
Div, Yale Dist, Plan EPPP76020

SHEET TITLE
ELEVATIONS 1,2,3

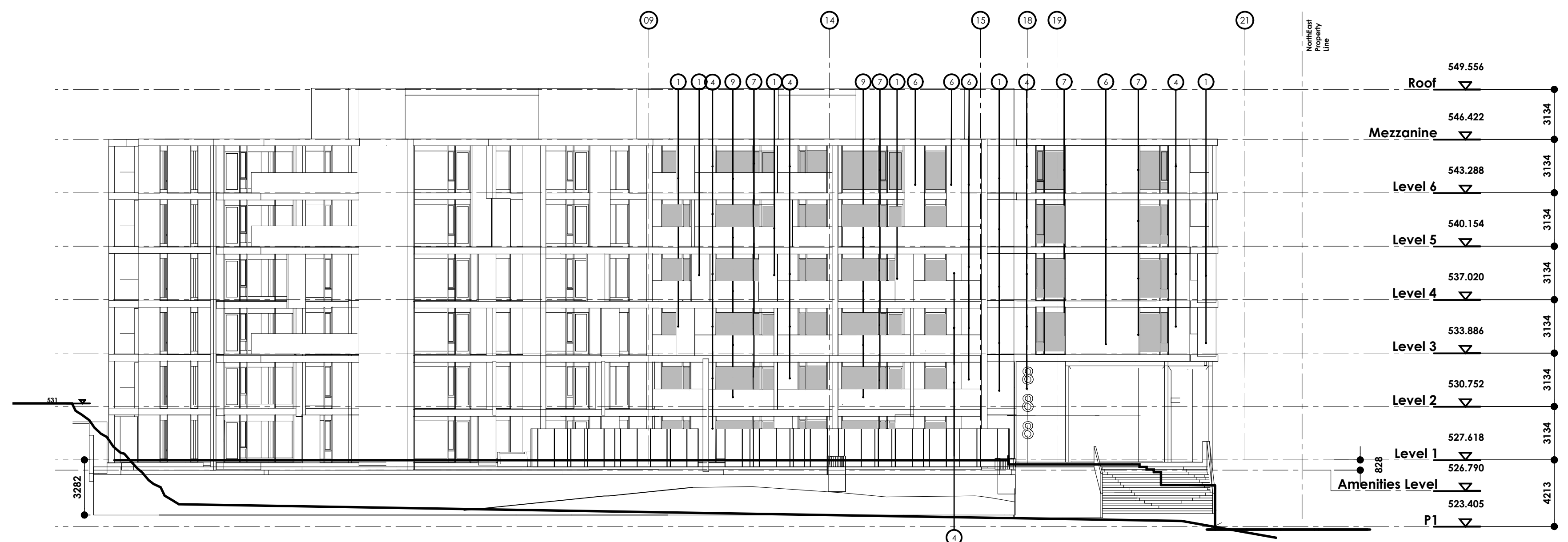
SHEET NUMBER



01 ELEVATION 1
1:200



02 ELEVATION 2
1:200



03 ELEVATION 3
1:200

LEGEND:
EXTERIOR FINISHES

Tag	Specification
1	LARGE FORMAT: Trespa Meteon Satte Wood Matt 13mm
2	LARGE FORMAT: HardiePanel Cementitious Board Smooth Light Mist
3	LARGE FORMAT: Metallic Titanium Bronze Matt
4	SIDING: Trespa NFC Matt Siberian Larch
5	LUX Architectural Product: Random Plank Pecan
6	SIDING: Pura NFC Aged Ash
7	FENESTRATION: Metal Clad PVC / Light Grey
8	SOFFIT: Cedar Rendition by Royal, Smoke Wood
9	NATURAL MATERIAL: Frameless Glass Railing
10	NATURAL MATERIAL: Concrete Natural
11	NATURAL MATERIAL: Cementitious Parging, Natural Grey

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5	RE-ISSUED FOR DP APPLICATION	220814
6	RE-ISSUED FOR DP APPLICATION	221123
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8	RE-ISSUED FOR DP APPLICATION	230313

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

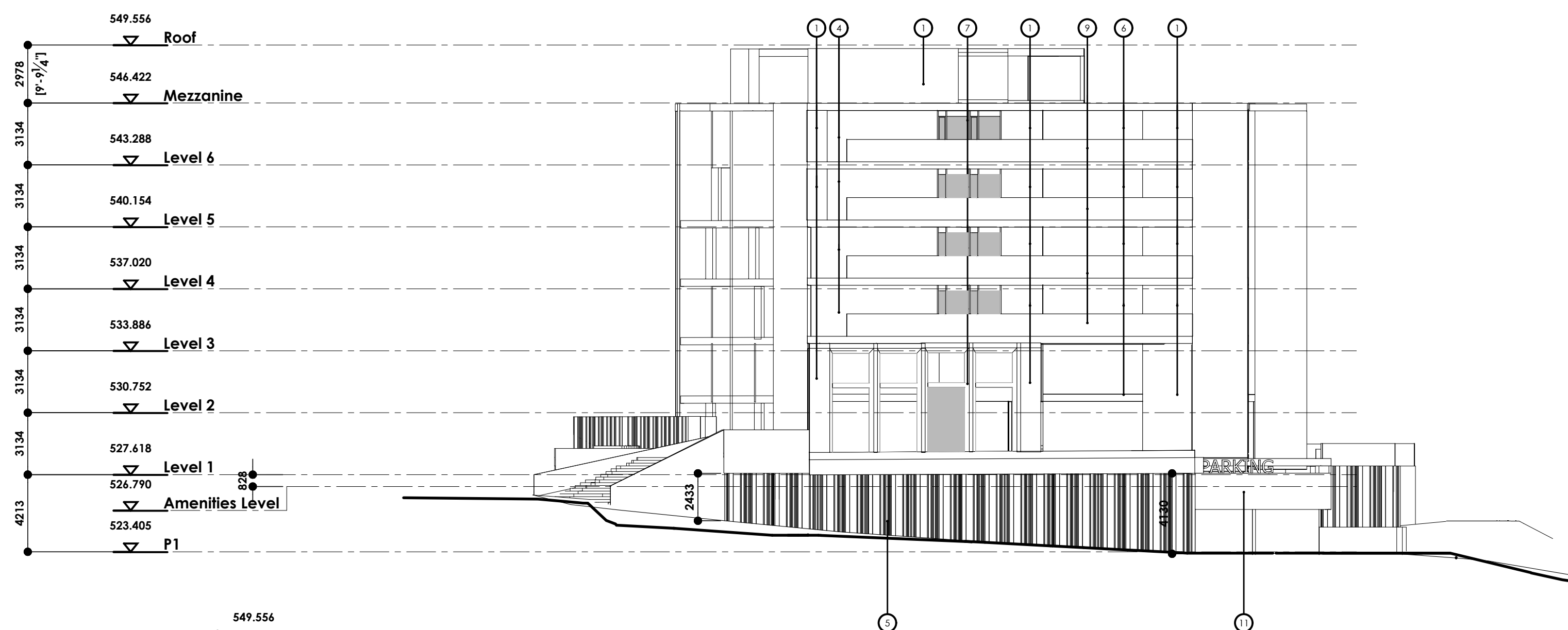
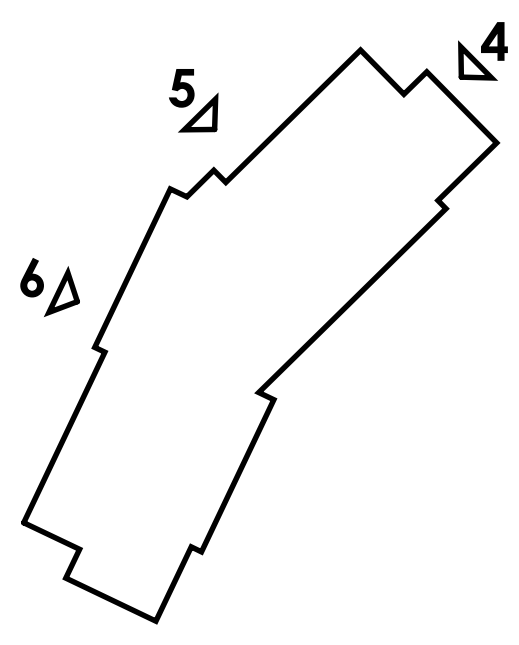
PROJECT
McKinley Beach
Lot 8

DATE
2023.03.13
SCALE
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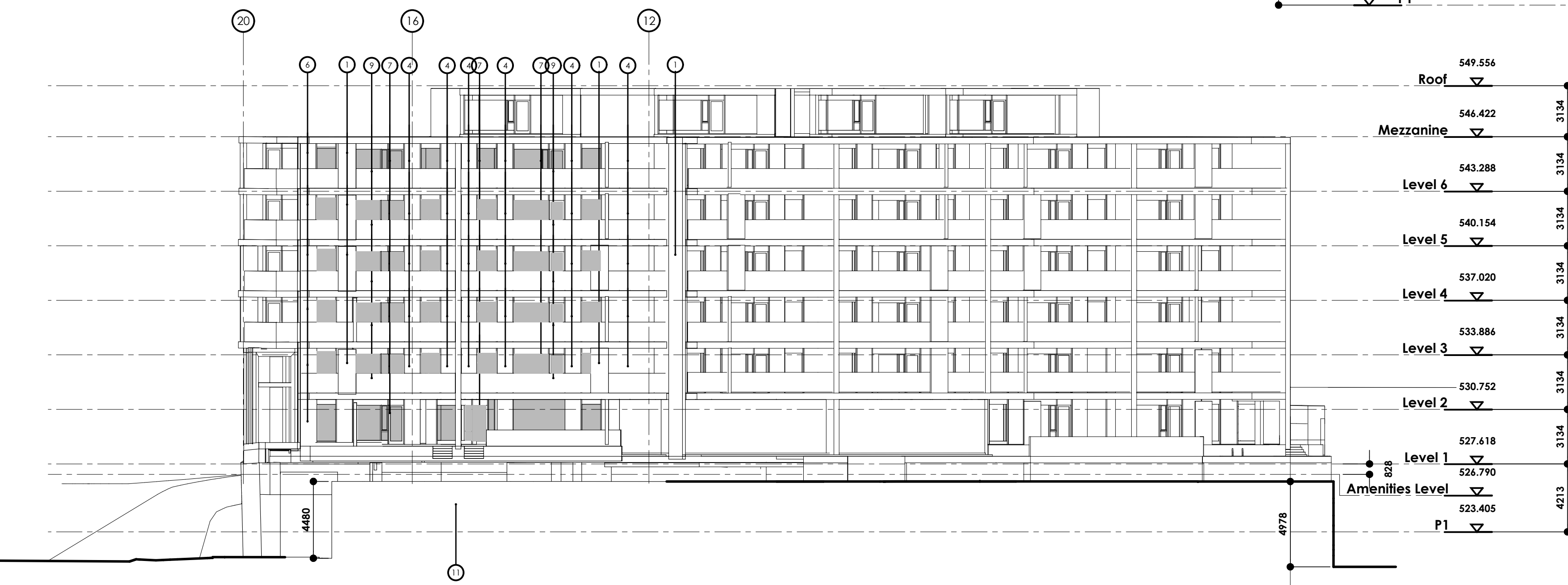
PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Disc, Plan EEP76020

SHEET TITLE
ELEVATIONS 4,5,6

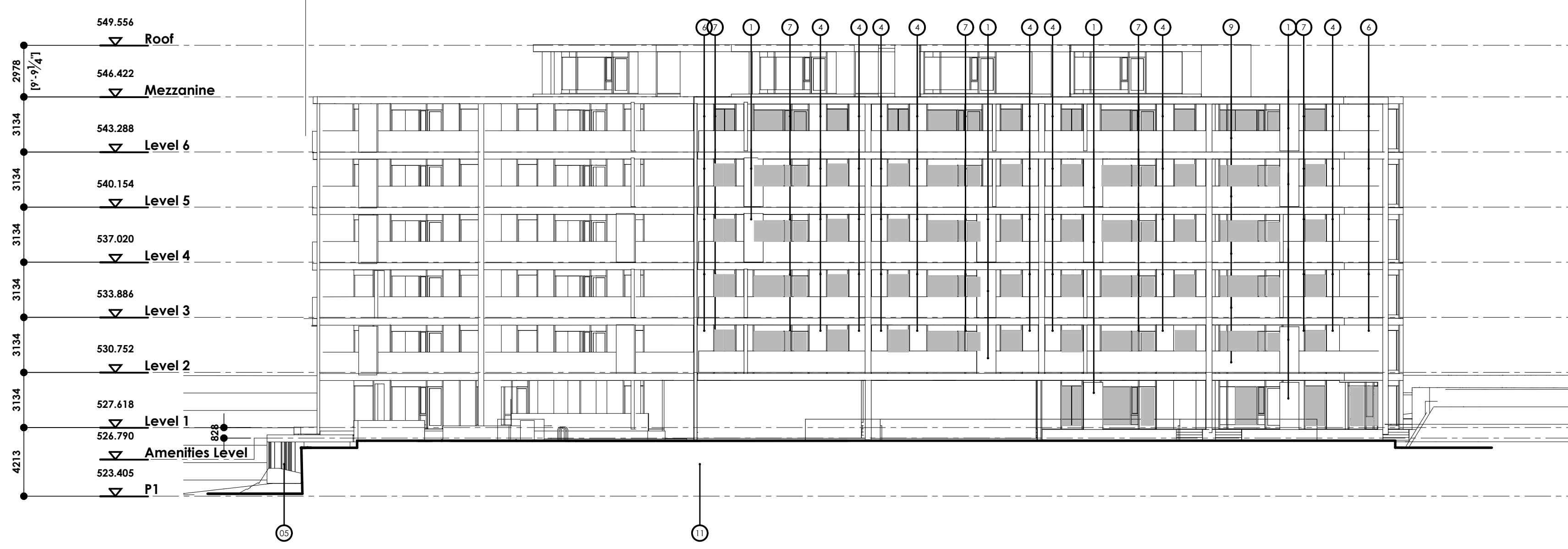
SHEET NUMBER



01 ELEVATION 4
1:200



02 ELEVATION 5
1:200



03 ELEVATION 6
1:200

LEGEND:
EXTERIOR FINISHES

Tag	Specification
1	LARGE FORMAT: Trespa Meteon Satte Wood Matt 13mm
2	LARGE FORMAT: HardiePanel Cementitious Board Smooth Light Mist
3	LARGE FORMAT: Metallic Titanium Bronze Matt
4	SIDING: Trespa NFC Matt Siberian Larch
5	LUX Architectural Product: Random Plank Pecan
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5 RE-ISSUED FOR DP APPLICATION		220816
6 RE-ISSUED FOR DP APPLICATION		221123
7 RE-ISSUED FOR DP APPLICATION		230127
8 RE-ISSUED FOR DP APPLICATION		230313

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 8

DATE
2023.03.13

SCALE
NTS

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EPPP76020

SHEET TITLE
Emotive Renders

SHEET NUMBER



01 SW VIEW
NTS



03 SE VIEW
NTS



02 NW VIEW
NTS



04 NE VIEW
NTS

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5 RE-ISSUED FOR DP APPLICATION		220816
6 RE-ISSUED FOR DP APPLICATION		221123
7 RE-ISSUED FOR DP APPLICATION		230127
8 RE-ISSUED FOR DP APPLICATION		230313

PROFESSIONAL SEAL(S)
CONSULTANTS



NOTES

PROJECT

McKinley Beach
Lot 8

DATE
2023.03.13

SCALE
NTS

PROJECT LOCATION
1870 Hilltop C., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Dist, Plan EEP76020

SHEET TITLE
Materials Board

SHEET NUMBER



CEMENTITIOUS PAVING:
NATURAL GREY

SIDING VERTICAL: LUX
RANDOM PLANK PECAN

FRAMELESS GLASS RAILING

SIDING VERTICAL: TRESPA NFC MATT
SIBERIAN LARCH

METAL CLAD: LIGHT GREY

LARGE FORMAT CEMENTITIOUS BOARD:
HARDIE PANEL SMOOTH LIGHT MIST

CONCRETE NATURAL

SIDING: PURA NFC AGED ASH

ERTHCOVERINGS SILVER FOX: SF-LRP
LIMESTONE STRIPS - LARGE SERIES

LARGE FORMAT: TRESPA METEON SLATE WOOD
MATT 13MM

SOFFIT: CEDAR RENDITION BY
SPANISH MOSS

LARGE FORMAT: TRESPA METEON
METALLIC TITANIUM BRONZE MATT

JAVIGNON MARTIN
ARCHITECTURE

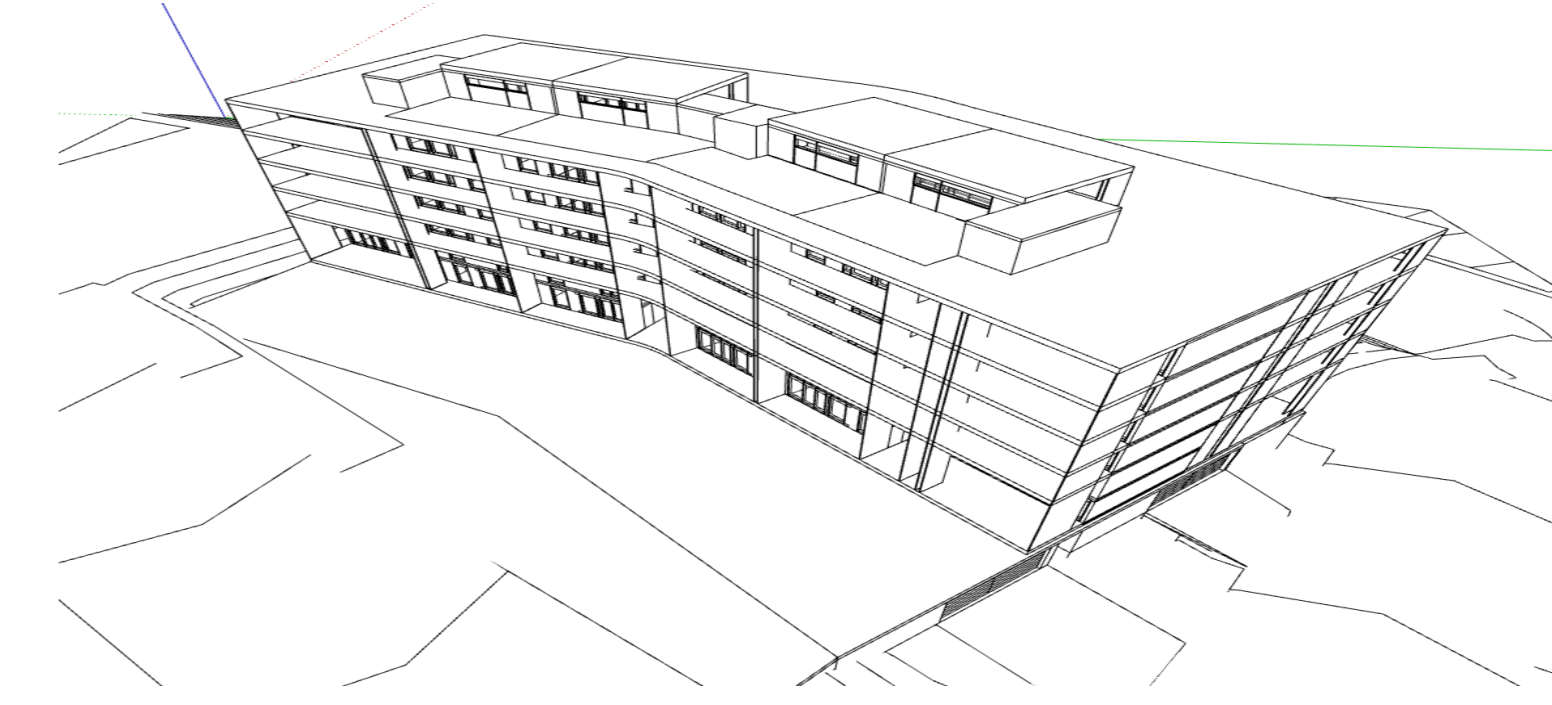
420, 237 8 AVE SE, CALGARY, ALBERTA

2021-20 KELOWNA McKinley Beach

Lot 8
Sec 28
Plan EPP76020

UNIT MIX
CD16 - Vintage Landing Comprehensive Resort Development

Area I - Village Centre



LEVEL	parking stalls	1BR+				2BR+					3BR+				TOTAL	
		B-1BR (584.8 ft2)	F-1BR (678.3 ft2)	J-1BR (736.3 ft2)	K-1BR (779.5 ft2)	A-2BR (792.8 ft2)	E-2BR (812.4 ft2)	L-2BR (963.6 ft2)	G-2BR (1072.7 ft2)	D-2BR LOFT(1297.9)	C-2BR (1207.9 ft2)	I-3BR TH (1726.8 ft2)	H-3B TH (1446.6 ft2)	N-3B TH (1562.6 ft2)		M-3B TH (1649 ft2)
MEZZANINE																
06		1				3	1	1	1	1						8
05		1				3	1	1	1							12
04		1	1	1	1	3	1	1	1		1	1	1	1		11
03		1	1	1	1	3	1	1	1		1					12
02		1	1	1	1	3	1	1			1					10
01		1	1	1	1	3		1			1					9
P1	75															
P2	37															0
TOTAL	112	6	4	4	4	18	5	5	4	1	5	3	1	1	1	62



PARKING		Required	Provided
min requirement	1.25	1.50	2.00
total per unit type	22.5	57	12
visitor parking (0.14/unit)	2.52	5.3	0.8
TOTAL	25.02	62.32	12.84

BICYCLE PARKING REQUIREMENTS							
			req.	Unit Type Qty.	Stalls Required	Total	Provided
Table 8.5	Apartment Housing	Long Term					
		2BR or less unit	0.75	56.00	42	48	56
		3BR or more unit	1.00	6.00	6		
		Short Term					
		6 stalls per entrance			6	6	6
TOTAL					54		62

AMENITY SPACE					
amenity space required / unit	15	25	25		
amenity space required / unit type	270.00	950.00	150.00	1370.00	m2
common amenity space required / unit	4	4	4		
common amenity space required / unit type	72.00	152.00	24.00	248.00	m2
Private amenity provided					
L1				239.26	
L2				262.38	
L3				284.86	
L4				284.86	
L5				284.86	
L6				284.86	
L7				123.20	
TOTAL PRIVATE AMENITY PROVIDED				1764.28	
Common amenity provided					
OUTDOOR				542.60	
L1				296.02	
TOTAL COMMON AMENITY PROVIDED				838.62	

TOTAL	Private	Common
TOTAL AMENITY	1764.28	838.62
% OF TOTAL	68%	32%
REQUIRED 4M2 / UNIT		248.00
		YES
TOTAL OVERALL AMENITY		2602.9

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The contractor shall verify all dimensions and specifications before and during the construction project. Any errors, omissions and misinterpretation must be reported to the Architect.

ISSUE	No.	DATE
REVISION		
1 ISSUED FOR REVIEW		2021/11
2 ISSUED FOR PERMITS APPLICATION		2022/06
3 ISSUED FOR PERMITS APPLICATION		2022/06
4 ISSUED FOR PERMITS APPLICATION		2022/07

- GENERAL NOTES**
- ALL LANDSCAPE CONSTRUCTION, INCLUDING ALL HARD AND SOFT LANDSCAPING, TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF KELOWNA SPECIFICATIONS OR AS NOTED ON THE DRAWINGS.
 - ALL TREES AND SHRUBS TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION.
 - ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION AND BE TRUE TO TYPE AND SPECIES. ALL PLANT MATERIAL SHALL BE LOCALLY GROWN BRITISH COLUMBIA NURSERY STOCK.
 - ALL PLANT MATERIAL TO BE LOCATED WITHIN MULCHED PLANTING BEDS OR INDIVIDUAL MULCHED TREE WELLS.
 - ALL PLANTING BEDS IN NON-NATURALIZED AREAS TO HAVE A MIN. 75mm DEPTH BARK MULCH.
 - ALL LANDSCAPE AREAS IN NON-NATURALIZED AREAS TO BE EQUIPPED WITH A LOW-WATER HIGH EFFICIENCY IRRIGATION SYSTEM.

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
McKinley Beach

Lot 8

DATE
2022.08.29

SCALE
As Noted

PROJECT LOCATION
1870 Hilltop Crs., Kelowna, BC
Lot 8, Sec 28, Township 23, Osoyoos
Div, Yale Disc, Plan EEP76020

SHEET TITLE
LANDSCAPE PLAN
+ DETAILS

SHEET NUMBER



1 LANDSCAPE PLAN
DPL1 SCALE 1:200

LANDSCAPE DATA

ZONING:
CD 18 - COMPREHENSIVE MIXED USE DEVELOPMENT
AREA 1 - VILLAGE CENTRE

CITY OF KELOWNA CONSOLIDATED BY LAW NO. 8000
SECTION 7 LANDSCAPING + SCREENING

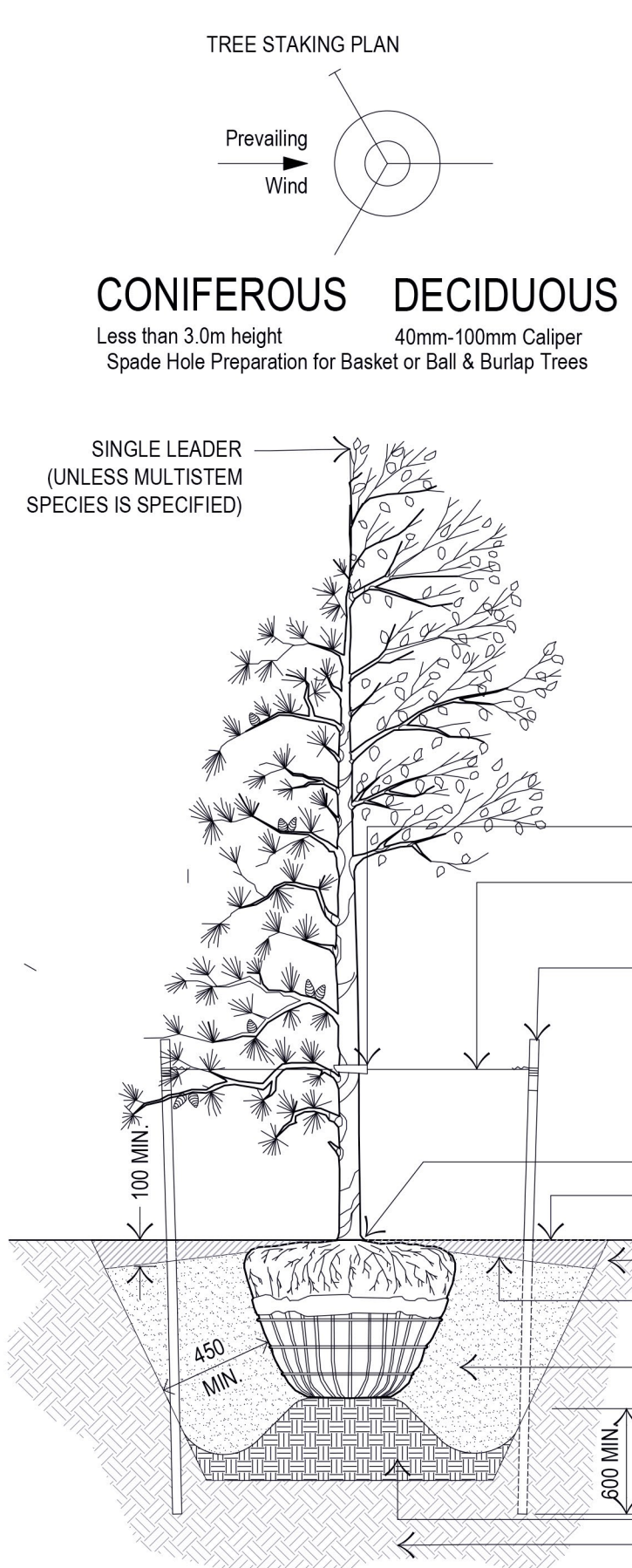
7.6.9 (c) CD Zones shall specify the buffer treatment levels for the CD site

Level 1-No specific guidelines for the design of the landscape buffer

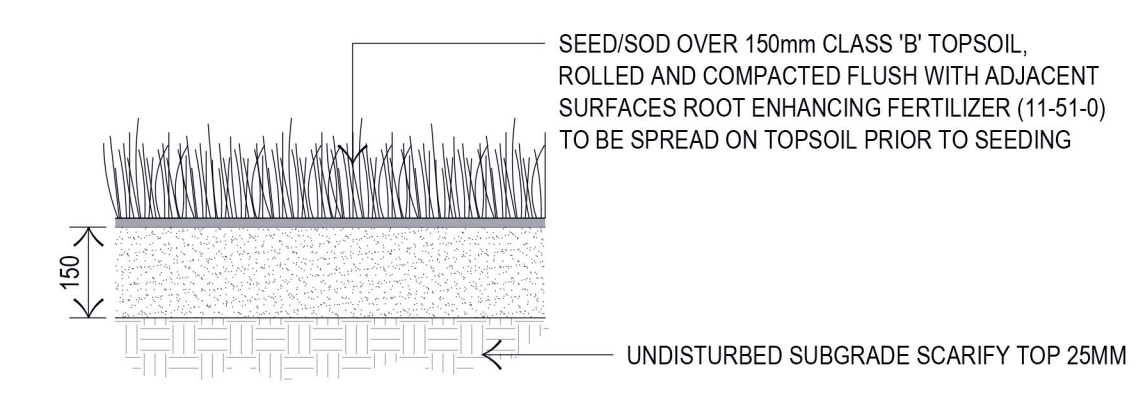
- FEATURE LEGEND**
- N-01 SCULPTURAL DRY STREAM
 - N-02 EXISTING CONCRETE WALKWAY W/ STREET TREES
 - N-03 SLOPED LAWN AREA
 - N-04 CONCRETE RETAINING WALL W/ GUARDRAIL
 - N-05 RIP-RAP DRAINAGE SWALE
 - N-06 TERRACED PLANTERS
 - N-07 AMENITY DECK - MOVEABLE PLANTERS + FURNITURE
BBQ AREA / TIVOLI OVERHEAD LIGHTS
 - N-08 PARKADE ENTRANCE DRIVEWAY
 - N-09 EXISTING CONCRETE WALK
 - N-10 BIKE RACKS
 - N-11 ENTRY PLAZA W/ RAMP AND STAIRS

- PLANTING LEGEND**
- TREES - 38 TOTAL
 - COLUMNAR ASPEN 24 @ 90MM CAL
 - LOGDPOLE PINE 7 @ 3.0M HT.
 - LOGDPOLE PINE 7 @ 2.5M HT.
 - EXISTING TREES APPROXIMATE LOCATIONS IN COVENANT
 - SHRUBS - 262 @ 600MM HT / SPRD
ORNAMENTAL GRASSES - 84 / 100MM POT
 - 12 ROCKY MOUNTAIN JUNIPER
 - 16 SNOWBERRY
 - 24 HORIZONTAL JUNIPER
 - 39 ARCTIC FIRE DOGWOOD
 - 82 WILD ROSE
 - 46 SILVERBERRY
 - 29 OREGAN GRAPE
 - 3 GOLD CURRANT
 - 11 OCEAN SPRAY
 - 84 KARL FOERSTER GRASS

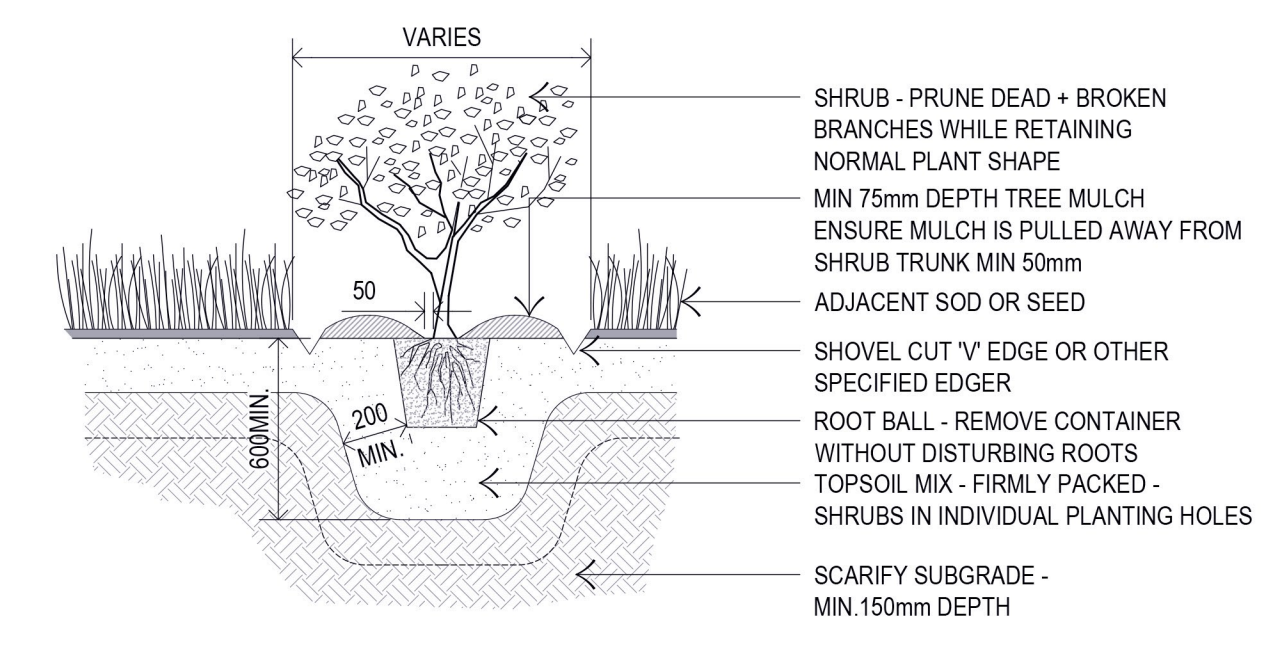
- SURFACING LEGEND**
- SOD
LESS WATER SOD ON 150MM DEPTH TOPSOIL
 - SHREDDED BARK MULCH
 - ROCK MULCH
150-300MM RIVERSTONE
 - CONCRETE PAVING
LIGHT SANDBLASTED CONCRETE w/ CALIFORNIA HAND TROWELLED JOINTS
 - COMPOSITE WOOD DECKING



2 TYPICAL TREE PLANTING DETAIL
DPL1 SCALE 1:25



3 TYPICAL TURF PLANTING DETAIL
DPL1 SCALE 1:25



4 TYPICAL SHRUB PLANTING DETAIL
DPL1 SCALE 1:25