



September 19<sup>th</sup>, 2022

Prepared for:  
**Development Permit Application**

Project:  
**1810 Hilltop Cr, Kelowna, BC**

Re:  
**Design Rationale**

## 1.0 PROJECT DESCRIPTION

This building site is located in McKinley Beach, nestled along the main thoroughfare of Hilltown Drive and the secondary street of Hilltop Crescent. The proposal is to build a 24 unit, 6 level multifamily building that explores the interplay between two different design scales; exploring a heavier and ornate base reminiscent of older architectural mass expressions and a lighter modern structure that creates a dialogue between the views from the site and the existing built precedents in the area.

Sitting on a concrete base through a sunken parkade, the 6-storey wood frame structure features a mix of twelve (12) 3-bedroom, three storey townhome units along the lower, stucco clad mass - and twelve (12) 3-bedroom, single-level apartments with large patio spaces along the upper three storeys of the building. The principal entryway for the complex comes off Hilltop Crescent for pedestrians and through a sunken parkade for drivers. Distinction is seen between these two-unit types through form, exposure and material. One Client (A development Team of two) sought after a more permanent style of structure reminiscent of older European apartment typologies. In this proposal, the lower stories reference that with protruding forms providing depths that allow the simple forms to interact with light and shadow, a stucco finish reminiscent of these older mass typologies, and human scaled finishes in the form of ornate cornices and trim. Another Client sought after a more modern structure that would speak to other existing local precedents in the city while providing ample space to take advantage of the views out into the surrounding environment. Here on the upper floors, simple black clad panels with different finishes (satin, semi-gloss and matte) provide a visual depth to the façade, contrasting heavily with the warm white stucco, while framing the windows and decks that look outwards. Simple roof planes and deck structures are pulled out from the face, providing further depth to the life of the façade while also revealing a warmth in material from the exposed timber structure and soffits.

In considering the desired liveliness of the street, the proposal engages the surrounding community through a focus on a more human scaled experience along the street front. Along Hilltown Drive, four live-work units with ground floor work zones provide an opportunity for dialogue between pedestrians passing by and the work of the studio. These units feature a ground floor live-work space with two upper floors of further living space. Along Hilltop crescent, units do not feature a workspace, instead engaging the street front with a sunken patio space that adds

depth for potential social engagements along with privacy for occupants. This breaks down the common occurrence in this typology of having a strict dichotomy between public and private space, a separation that often limits the potential for sensorial and communal depth by erasing much of the potential engagement between residents inside and life outside the building. Here, there is a layering of space from public to private, where the sunken patio and entry for these units provide semi-private space for the resident while still offering the opportunity for engagement between the unit and the life of the street. These four units along Hilltop Crescent are mirrored on the opposing face, where access instead comes from a double loaded interior corridor. These North facing units take in views of a lightly forested back area between the building edge and McKinley Beach Drive, where Ponderosa Pines and a walking trail exist along the environmental corridor that will remain undeveloped. The units on the upper 3 storeys are all single level 3-bedroom units with living spaces oriented out into the surrounding landscape. Large patio spaces provide good opportunity for outdoor living and engagement between the interior and exterior of the building.

The building is designed to be 'timeless', using traditional architectural details within modern forms. The height and massing of the building steps back from the streetscape incrementally to provide sensitivity to its future built neighbors and the experience of the pedestrian from the street itself. Simple gestures like plantings alongside the road edge can help to not only provide a depth of beautiful sensorial stimulus to the street in manners like colour, form, and sound, especially so as the trees age and grow – but they also provide a barrier between the sidewalk and the street itself. This will provide a more confident sense of security for pedestrians to occupy these spaces, while the trees will act to make the roadways feel smaller and more constricted, subconsciously making drivers more willing to slow down and remain considerate of their surroundings. An abundance of glazing and outdoor social spaces in the forms of patios will provide a more consistent stream of "eyes on the street", helping to alleviate undesirable behavior in the area. Staying activities in the form of surrounding greenspaces, rest areas or parks alongside proposed infrastructure like bike storage will further help to provide greater reason, convenience and comfort for people to occupy the spaces around the building outside of a mechanized vehicle. Small actions like these will surely have a larger effect on the overall life, or lack thereof if not considered, of spaces like the sidewalk edge.

Parkade access is provided along the main thoroughfare of Hilltown Drive. The rationale behind having the entryway to the underground parking along this face of the building is that it:

- A) *Follows the existing topography of the site, which along the north face of the building to the edge of the site and existing covenant zone (waterway presence) sees a drop in grade of nearly a storey – meaning to fully bury the parkade and make the entryway more seamless with the surroundings this is a convenient means*
- B) *There are only 24 units in this building and so no great amount of traffic will be added to the main thoroughfare. Along Hilltop Crescent, proposals in place will see upwards of 200 units becoming accessible along this small crescent corridor by vehicle, meaning traffic around vital times (work commute) could become congested along this small arterial road*
- C) *Strategically placed opposite of the existing Laneway of Lot 22*

- D) The Civil Engineer consulted supports the current orientation of the parkade access. We will work with both the Civil Engineer and the City to provide traffic calming devices for the main road that remain considerate of the pedestrian or other means of human powered transit and provides a priority to their safety, convenience, and scale around the building*

Refuse collection is provided through a self-contained enclosed form that speaks to the proposed building complex and is accessed off the edge of the building on Hilltop Crescent. Here curbside pickup of bins will be provided, and minimal disruptions will be felt along the main thoroughfare in Hilltown Drive.

## **2.0 URBAN CONNECTIVITY**

The project sits in the McKinley Beach development area north of Kelowna and West of Highway 97. It is a 20-minute drive or an hour and 10-minute cycle between the site and the downtown core (intersection of Highway 97 and Water St.) and a 10-minute drive or 40-minute cycle between the site and UBCO (from which more convenient transit access could be found currently). Transit is not yet available directly to this site, though a future proposed network around the intersection of Beaver Lake Rd. and Highway 97 will provide a more convenient connection to a transit route (6-minute drive and a 23-minute cycle). However, the current lack of existing transit networks in these spaces will likely foster a dependency on car ownership and usage given this development has not been oriented around a proposed transit line (given many in the neighborhood will already have a car given the current walking and cycling distances to major and needed amenities, and so may prefer using the car out of convenience even when other transit options come available – especially given the current distance to even the newly proposed lines).

Establishing some form of transit connection while the neighborhood is still being developed, whether that be through a direct connection to the established transit routes or via a more convenient and accessible connection to a larger node within a greater city wide transit network (i.e – drive or cycle to a conveniently accessible transit depot from which connection to the greater city and desired destinations can occur), while also ensuring enough amenities exist within the area to ensure some semblance of walkability for the area, will certainly help to ensure that this development plot does not become solely dependent on car ownership to the extent that any future transit use becomes disincentivized because of dependencies or normalcies formed when such an alternative was not present.

Greater development within the area in the future will provide more opportunity for local access to needed amenities and goods, and the building does work to provide the infrastructure needed to coincide with this potential. Greater consideration for local transit planning measures can help to ensure people moving into these areas can build their lives around transit rather than individual personal vehicles.

## **3.0 SUSTAINABILITY**

The use of naturally sourced materials is used to a large extent, and thereby reduces the carbon footprint as much as possible. Envelope details that prevent water and moisture ingress while still

allowing the assemblies to dry are being incorporated. Minimizing thermal bridging combined with appropriate continuous insulation will reduce heating and cooling loads. South and west facing windows will be specified to have appropriate shading and glazing coefficients to utilize the summer sun by blocking the heat while still allowing the winter sun to penetrate, reducing cooling and heating loads in the summer and winter seasons respectively. Providing infrastructure for more sustainably minded human behaviors for both body and environment in activities like walking and cycling are provided through a care for the street-level experience around the site and the provision of spaces like bicycle storage conveniently accessed within the structure.

#### **4.0 CRIME PREVENTION**

The intentions of CPTED have been addressed with well-maintained entrances and frontages that promote pride in ownership amongst the residents, and with the reduced setback increasing the buildings presence. The sight lines of the occupants from decks and windows will provide “eyes on the street” to witness and therefore discourage criminal or antisocial behavior in crime or vandalism.

Site and unit lighting pouring into the surrounding area will be balanced to provide enough illumination to ensure there are no high contrast areas that could conceal potential offenders, but not so much that the site is excessively contributing to local light pollution.

#### **5.0 SUMMARY**

Great A&A Properties, VLS Developments and Bluegreen Architecture’s Design Team feel that the combination of a modern design aesthetic coupled with pedestrian friendly landscape features and contemporary building materials will provide a very functional and highly desirable residential neighborhood project.

We look forward to your support for all this project brings to the community, and this opportunity to further develop the City into a destination for all to enjoy.

Respectfully submitted,

Aaron Whalen, Associate & Project Designer, Bluegreen Architecture

# MCKINLEY LOT 4 RESIDENTIAL DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT 1810 HILLTOP CR, KELOWNA, BC

AUGUST 30, 2022 LOT 4 PLAN EPP76020



www.bluegreenarchitecture.com  
100-1353 ELLIS STREET  
KELOWNA, BC V1Y 1Z9  
236.420.3550

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Client



Consultants



Seal

2	22 09 12	ISSUED FOR DP
1	21 07 27	ISSUED FOR SCHEMATIC DESIGN

NO DATE DESCRIPTION

Project

MCKINLEY LOT 4

MIXED-USE DEVELOPMENT  
LOT 4, HILLTOP CRESCENT  
KELOWNA, BC

Sheet Title  
COVER PAGE

Job Number 20.812

Date 2022.08.30

Scale

Revision Number 0

Drawing Number

## CLIENT CONTACT

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## ARCHITECT CONTACT

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FIONA BARTON  
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DRAWING LIST	
#	DRAWING
A0.0	COVER PAGE
A0.1	ZONING + SITE INFO + SURVEY
A1.0	SITE PLAN + ZONING
A2.0	FLOOR PLAN LEVEL 0
A2.1	FLOOR PLAN LEVEL 1
A2.2	FLOOR PLAN LEVEL 2
A2.3	FLOOR PLAN LEVEL 3
A2.4	FLOOR PLAN LEVEL 4
A2.5	FLOOR PLAN LEVEL 5
A2.6	FLOOR PLAN LEVEL 6
A2.7	ROOF PLAN
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	MATERIAL BOARD
A3.4	BUILDING PERSPECTIVES
A4.0	BUILDING SECTIONS
A4.2	BUILDING SECTIONS

NOT FOR CONSTRUCTION

A0.0

TOPOGRAPHIC SITE PLAN OF  
LOT 4 SEC 28 TP 23 ODYD PLAN EPP76020.

0 8 24 40  
The intended plot size of this plan is 432mm in width by 560mm in height (C-size) when plotted at a scale of 1:400 METRIC.

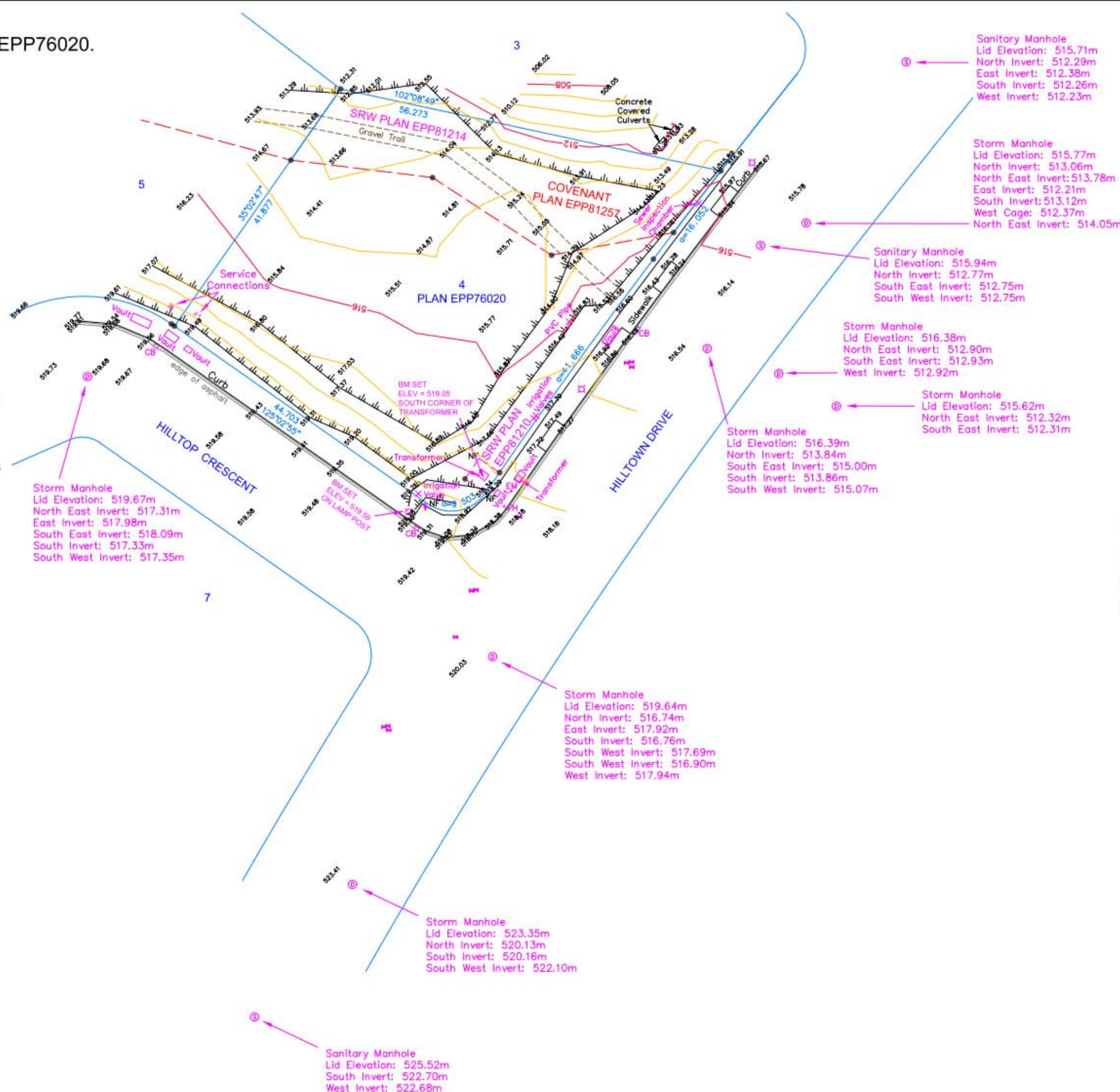
PID: 030-601-673  
CIVIC ADDRESS: 1810 HILLTOP CRESCENT, KELOWNA  
CLIENT: GREAT A&A PROPERTIES

- LEGEND
- FH Denotes fire hydrant
  - ⊙ Denotes sanitary manhole
  - ⊙ Denotes storm drain manhole
  - ⊙ Denotes electricity meter
  - ⊙ Denotes water valve
  - ⊙ Denotes catch basin
  - ⊙ Denotes gas valve
  - ⊙ Denotes lamp standard
  - ⊙ Denotes ground elevation
  - ⊙ Denotes iron post found
  - ⊙ Denotes iron post searched but Not Found
  - ⊙ Denotes grade break at top/bottom of banks

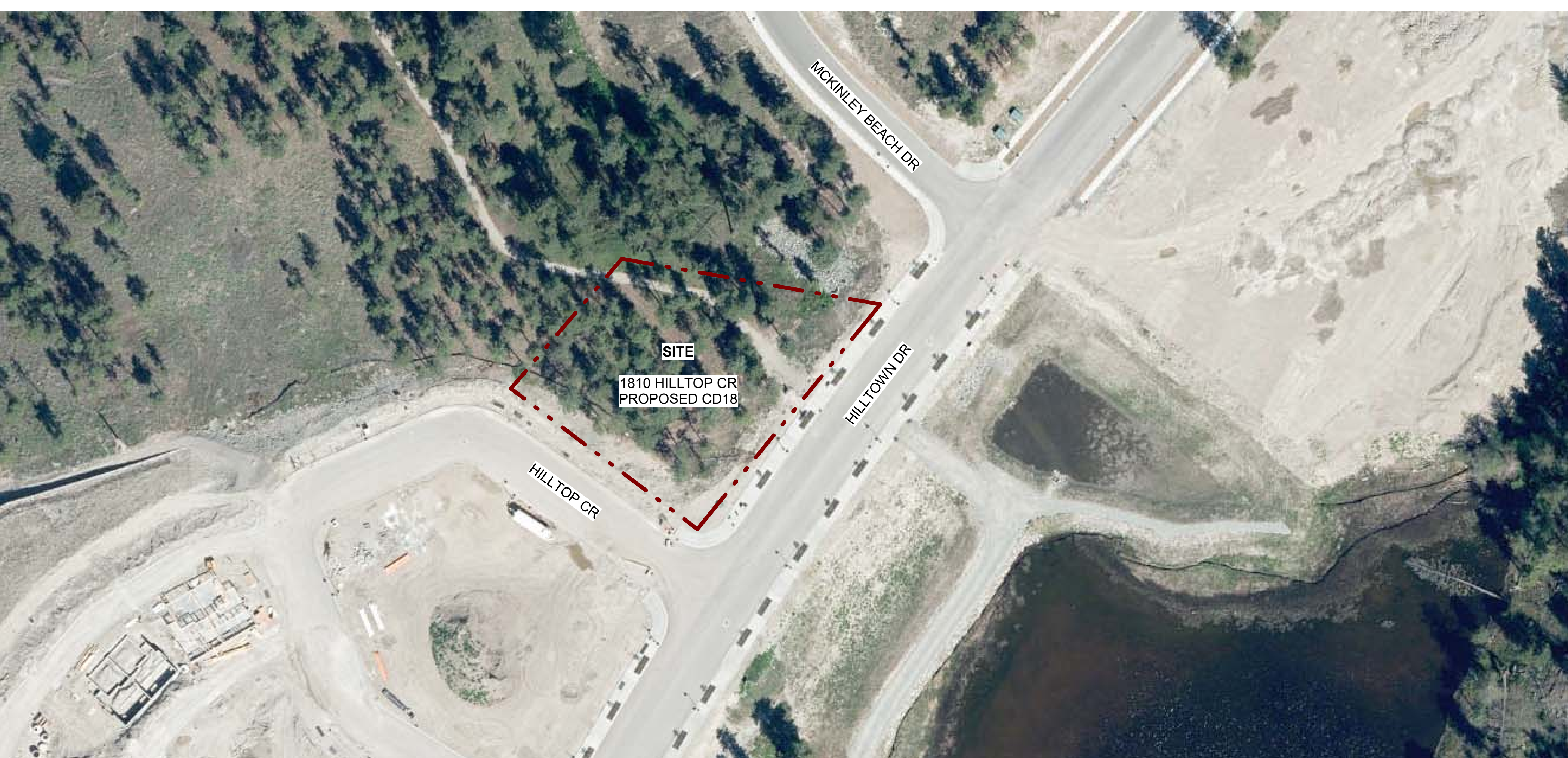
NOTES:

- The survey represented by this plan was conducted on May 31, 2021.
- Lot dimensions shown are derived from Land Title Office records.
- Unregistered interests have not been included or considered.
- Elevations shown are based upon geodetic datum (CVD28BC).

Lot 4, Plan EPP76020 is subject to charges on Title:  
- Statutory Right of Ways: LB300844, LB336696, LB425119, LB425122, LB425124, CA548380, CA6911287, CA6911288, CA6911291, CA7083133, CA7083165  
- Covenants: LB388323, LB388325, CA1623940, CA7093064, CA7093068, CA7093064, CA7093068, CA7093127, CA7093135, CA7093148, CA7093151, CA7093158, CA7093160, CA7093167



**AllTerra**  
Land Surveying Ltd.  
www.allterra.ca  
P.O. Box 762, Kelowna, BC V1Y 1Z9



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Client

**GREAT A&A PROPERTIES LTD**

**VLS DEVELOPMENTS**

Consultants

**ecora**

Seal

2	22 09 12	ISSUED FOR DP
1	21 07 27	ISSUED FOR SCHEMATIC DESIGN

NO.	DATE	DESCRIPTION
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Project

**MCKINLEY LOT 4**

MIXED-USE DEVELOPMENT  
LOT 4, HILLTOP CRESCENT  
KELOWNA, BC

Sheet Title

**ZONING + SITE INFO + SURVEY**

Job Number 20.812

Date 2022 09 09

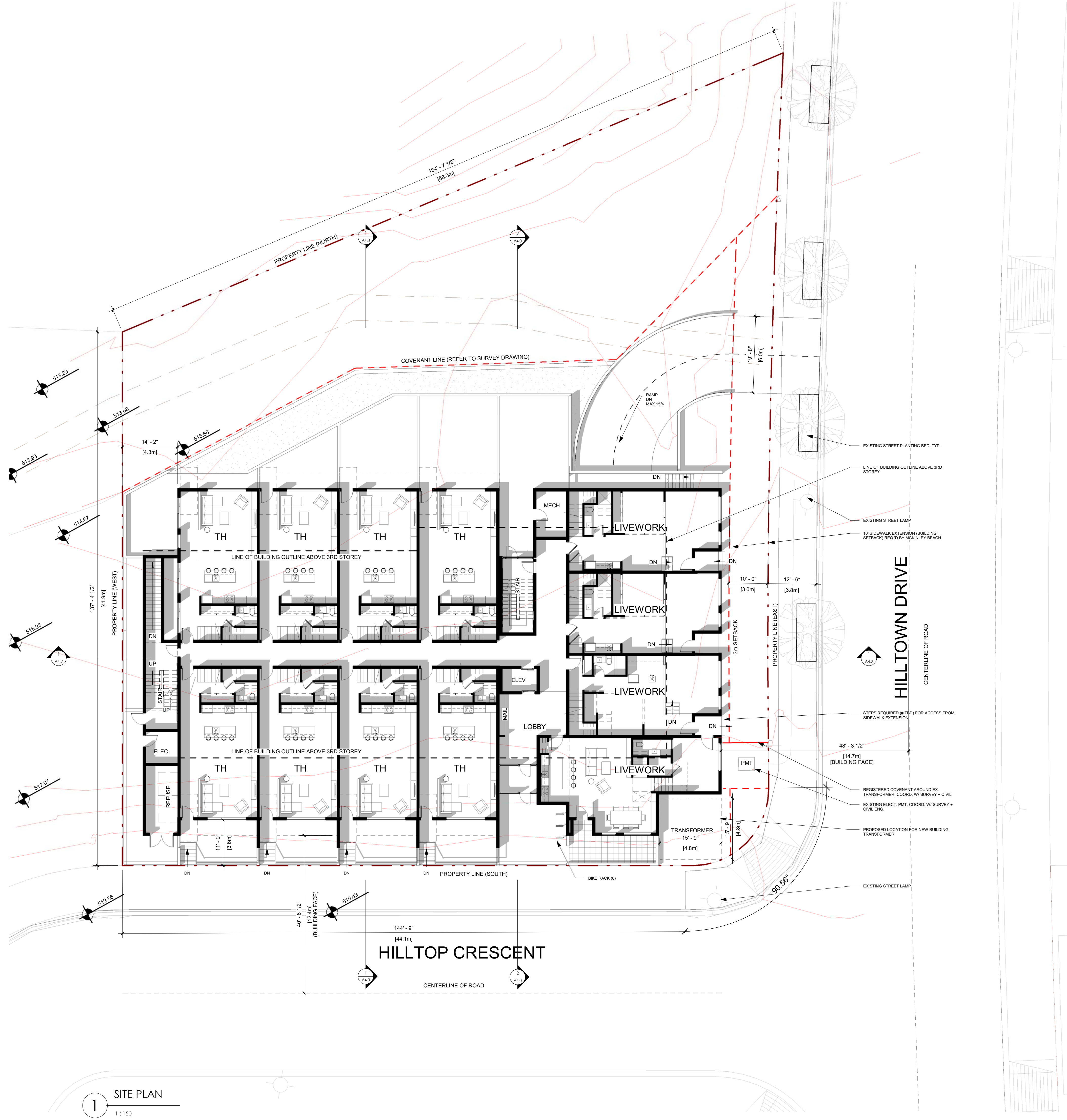
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Revision Number 0

Drawing Number

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**A0.1**



MCKINLEY BEACH - LOT 4		
AREA 1 - VILLAGE CENTRE		
Current Zoning:	Required	Provided
	CD18	CD18
<b>PRINCIPAL USE</b>		CONDO
		MULTIPLE DWELLING HOUSING
<b>PARCEL SIZE</b>	N/A	2673 m <sup>2</sup>
<b>LOT WIDTH</b>	N/A	0 m
<b>LOT DEPTH</b>	N/A	0 m
<b>GFA(GROSS FLOOR AREA)</b>	N/A	N/A
<b>GLA(GROSS LEASABLE AREA)</b>	N/A	3835 m <sup>2</sup>
<b>BUILDING AREA (INCL PARKADE)</b>	N/A	1554.8 m <sup>2</sup>
<b>FAR(FLOOR AREA RATIO)</b>	0.0	1.4
<b>LOT COVERAGE (INCL PARKADE)</b>	100%	58%
<b>BUILDING HEIGHT (MAX)</b>	38.25 m (OR 8.5 STOREYS)	20 m (6 STOREYS)
<b>FRONT YARD - 3m - 10'-0"</b>		FRONT YARD (East) - 3m
<b>SIDE YARD - 0m - 0'-0"</b>		SIDE YARD (North) - 0m
<b>REAR YARD - 0m - 0'-0"</b>		REAR YARD (West) - 0m
<b>SIDEYARD - 0m - 0'-0"</b>		SIDE YARD (South) - 0m
<b>STUDIO DWELLING - 6 m<sup>2</sup></b>		See private open space calcs
<b>1 BED DWELLING - 10 m<sup>2</sup></b>		See private open space calcs
<b>2+BEDROOM DWELLING - 15 m<sup>2</sup></b>		See private open space calcs
<b>LANDSCAPING</b>	N/A	REFER TO LANDSCAPING
<b>LONG TERM = 24</b>		30 (18 wall mounted, 12 floor mounted)
<b>SHORT TERM = 6</b>		6 (6 ground mounted at entrance)

PARKING CALCULATIONS		
UNIT TYPE (PARKING MULTIPLIER)	TOTAL	REQUIRED
TH-A1 - 3 BED (2.0/UNIT)	1	2
TH-A2 - 3 BED (2.0/UNIT)	1	2
TH-B - 3 BED (2.0/UNIT)	6	12
TH-(A1,A2,B) SHORT-TERM RENTAL	8	NA (9.10)(8.3.1a)
TH-C LIVEWORK - 2 BED + DEN (1.5/UNIT)	3	4.5
TH-D LIVEWORK - 2 BED + DEN (1.5/UNIT)	1	1.5
UNIT-A1 - 3 BED (2.0/UNIT)	3	6
UNIT-A2 - 3 BED (2.0/UNIT)	3	6
UNIT-B1 - 3 BED (2.0/UNIT)	3	6
UNIT-B2 - 3 BED (2.0/UNIT)	3	6
<b>TOTAL UNITS</b>	<b>24</b>	<b>46</b>
VISITOR PARKING (0.14/UNIT)		3
<b>PARKING PROVIDED</b>	<b>49</b>	<b>49</b>



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NO.	DATE	DESCRIPTION
2	22.09.12	ISSUED FOR DP
1	21.07.27	ISSUED FOR SCHEMATIC DESIGN

NO. DATE DESCRIPTION

Project

**MCKINLEY LOT 4**

MIXED-USE DEVELOPMENT

LOT 4, HILLTOP CRESCENT KELOWNA, BC

Sheet Title

**SITE PLAN + ZONING**

Job Number 20.812

Date 2022.08.30

Scale 1 : 150

Revision Number 0

Drawing Number

1 SITE PLAN  
1 : 150

NOT FOR CONSTRUCTION

A1.0

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Seal

2	22.09.12	ISSUED FOR DP
1	21.07.27	ISSUED FOR SCHEMATIC DESIGN

NO.	DATE	DESCRIPTION
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Project

**MCKINLEY  
LOT 4**

MIXED-USE DEVELOPMENT  
LOT 4, HILLTOP CRESCENT  
KELOWNA, BC

Sheet Title  
**FLOOR PLAN LEVEL 0**

Job Number 20.812

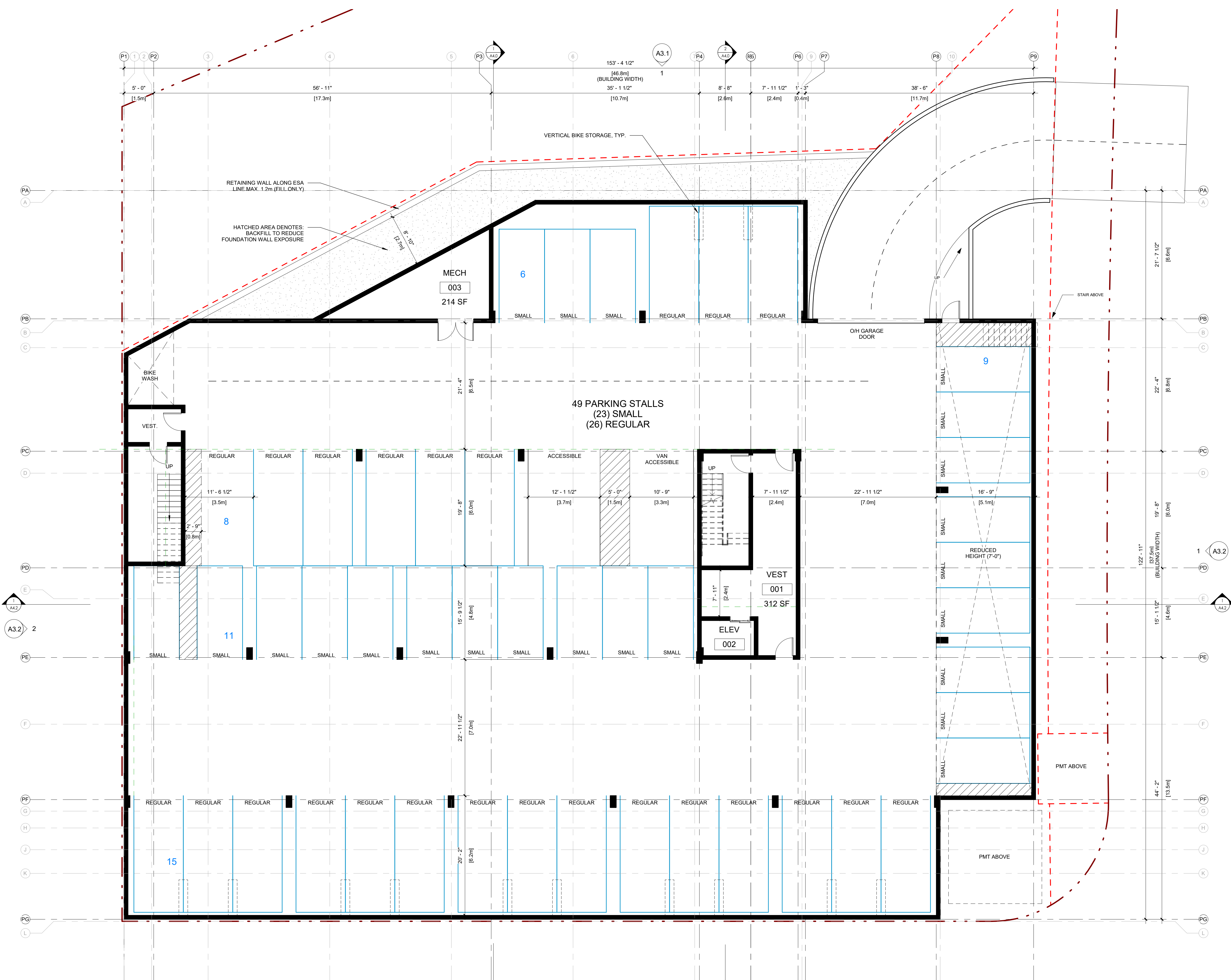
Date 2022.08.30

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Revision Number 0

Drawing Number

**A2.0**



**1** FLOOR PLAN - LEVEL 0  
1/8" = 1'-0"

2	22.09.12	ISSUED FOR DP
1	21.07.27	ISSUED FOR SCHEMATIC DESIGN

NO.	DATE	DESCRIPTION
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Project  
**MCKINLEY LOT 4**  
MIXED-USE DEVELOPMENT  
LOT 4, HILLTOP CRESCENT  
KELOWNA, BC

Sheet Title  
**FLOOR PLAN LEVEL 1**

Job Number 20.812

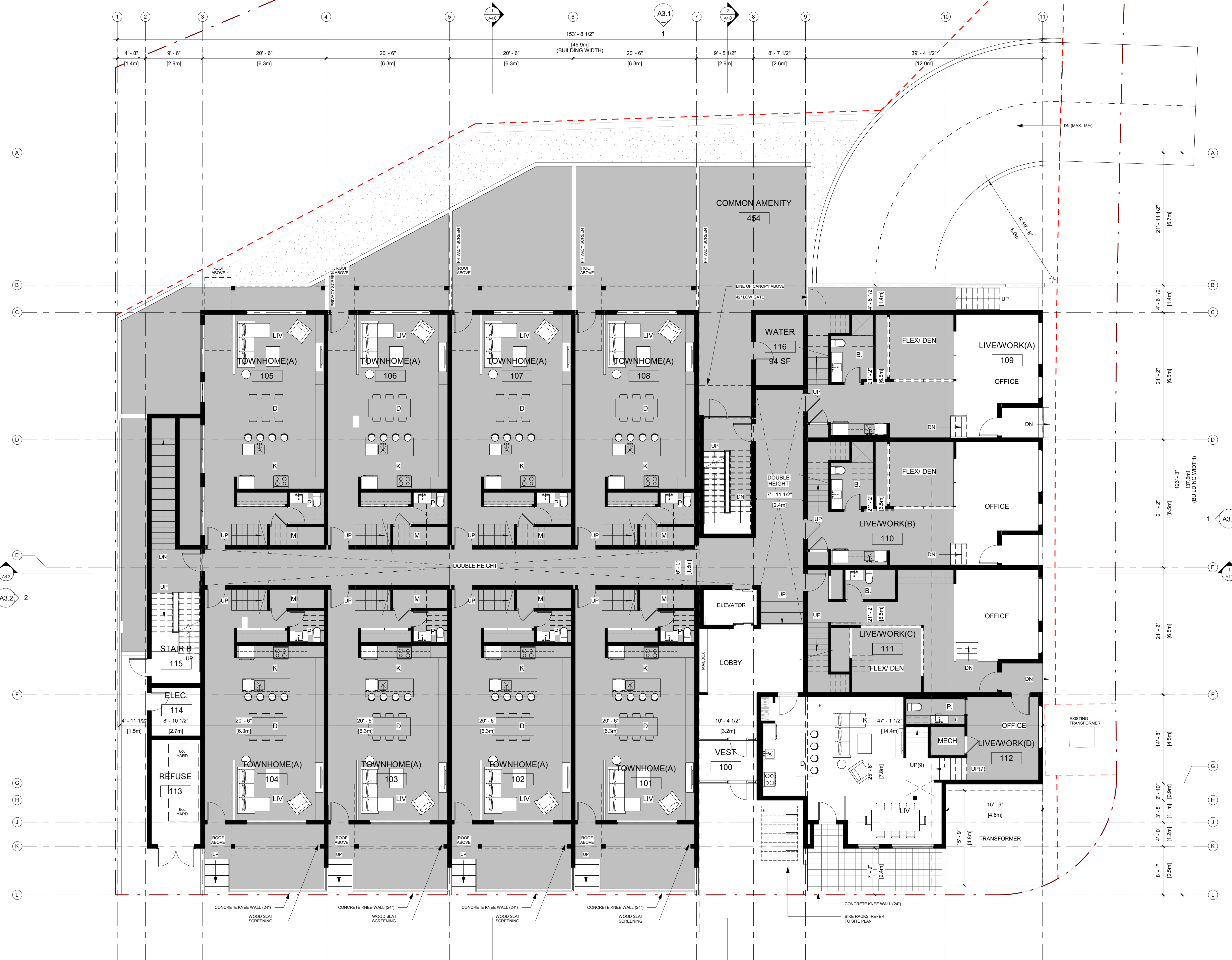
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Revision Number 0

Drawing Number

**A2.1**



**1 FLOOR PLAN - LEVEL 1**  
1/8" = 1'-0"

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1	21.07.27	ISSUED FOR SCHEMATIC DESIGN

NO.	DATE	DESCRIPTION
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Project  
**MCKINLEY LOT 4**  
MIXED-USE DEVELOPMENT  
LOT 4, HILLTOP CRESCENT  
KELOWNA, BC

Sheet Title  
**FLOOR PLAN LEVEL 2**

Job Number 20.812

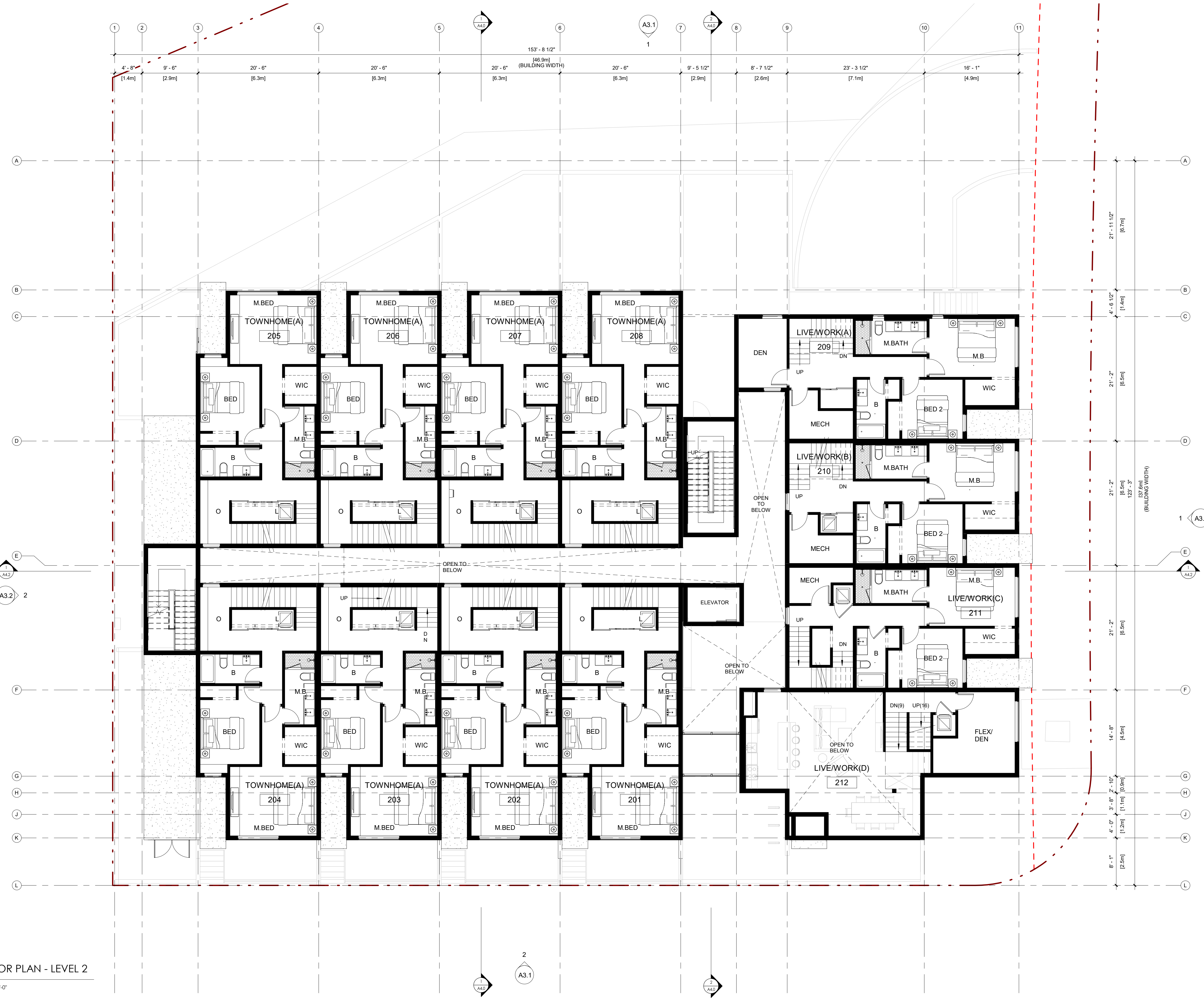
Date 2022.08.30

Scale 1/8" = 1'-0"

Revision Number 0

Drawing Number

**A2.2**



**1** FLOOR PLAN - LEVEL 2  
1/8" = 1'-0"



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Project

**MCKINLEY LOT 4**  
MIXED-USE DEVELOPMENT  
LOT 4, HILLTOP CRESCENT  
KELOWNA, BC

Sheet Title  
**FLOOR PLAN LEVEL 3**

Job Number 20.812

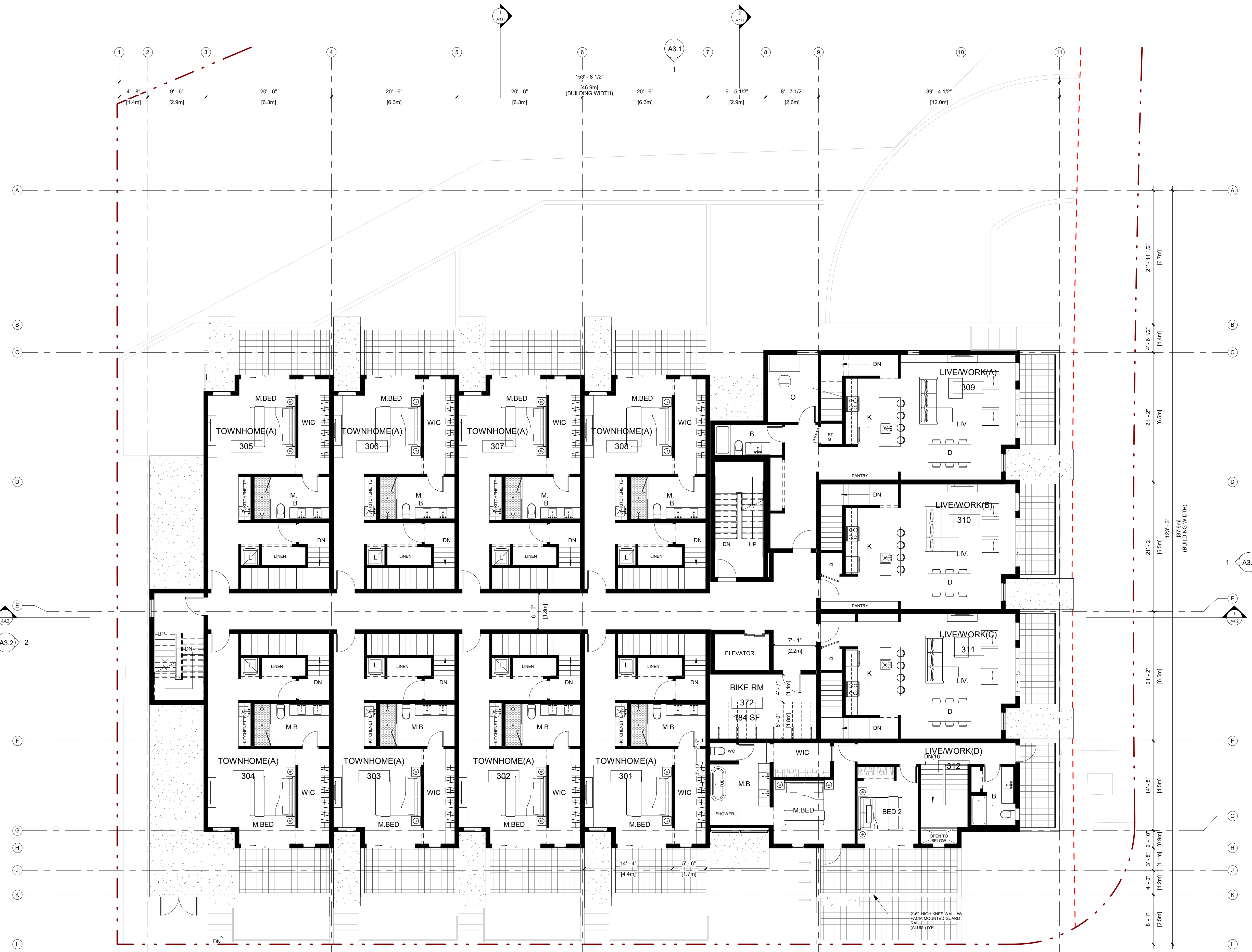
Date 2022.08.30

Scale 1/8" = 1'-0"

Revision Number 0

Drawing Number

**A2.3**



**1** FLOOR PLAN - LEVEL 3  
1/8" = 1'-0"

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2	22.09.12	ISSUED FOR DP
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Project  
**MCKINLEY  
LOT 4**  
MIXED-USE DEVELOPMENT  
LOT 4, HILLTOP CRESCENT  
KELOWNA, BC

Sheet Title  
**FLOOR PLAN LEVEL 4**

Job Number 20.812

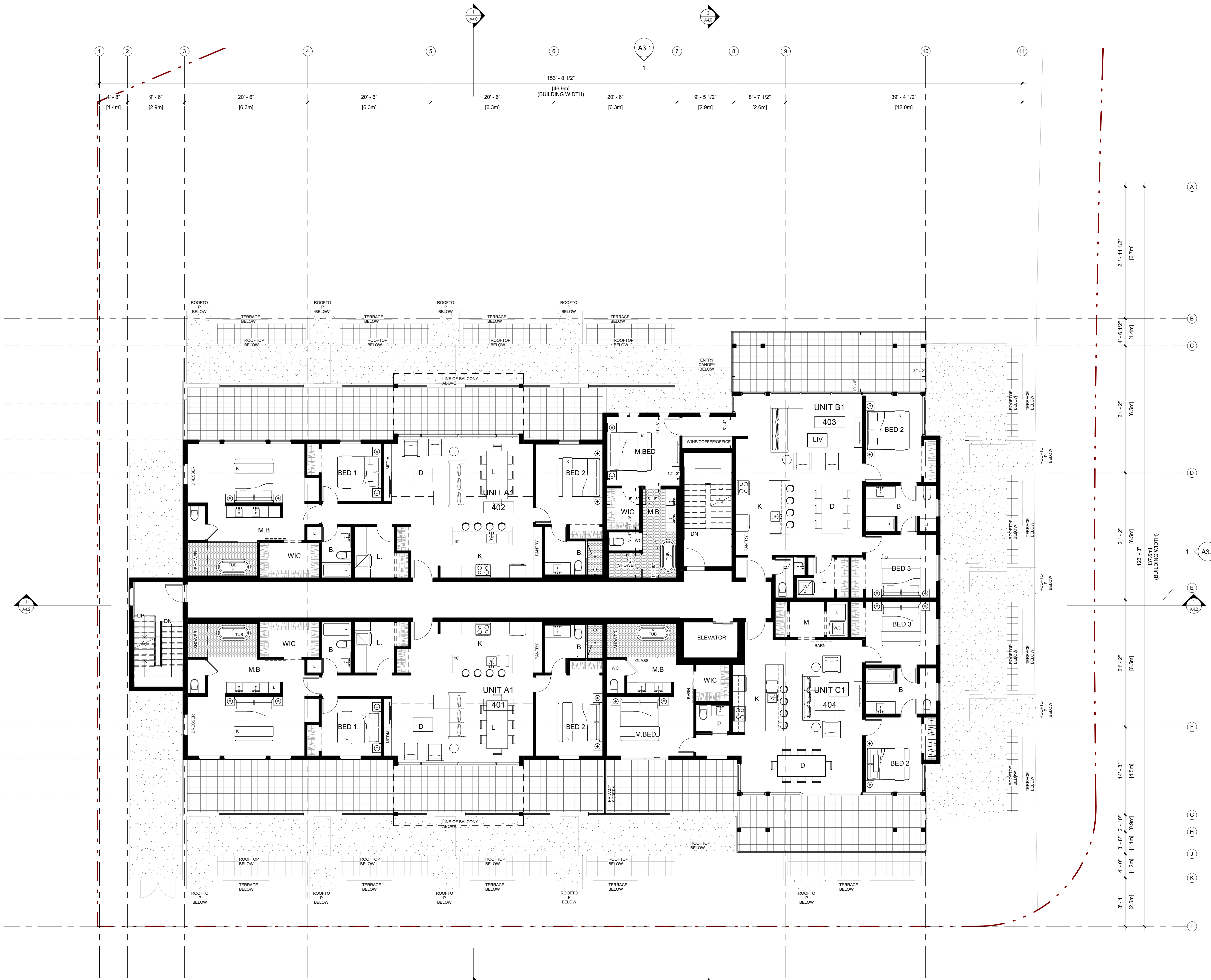
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Revision Number 0

Drawing Number

**A2.4**



**1** FLOOR PLAN - LEVEL 4  
1/8" = 1'-0"



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Project  
**MCKINLEY LOT 4**  
MIXED-USE DEVELOPMENT  
LOT 4, HILLTOP CRESCENT  
KELOWNA, BC

Sheet Title  
**FLOOR PLAN LEVEL 6**

Job Number 20.812

Date 2022.08.30

Scale 1/8" = 1'-0"

Revision Number 0

Drawing Number

**A2.6**



**1** FLOOR PLAN - LEVEL 6  
1/8" = 1'-0"



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Project

**MCKINLEY LOT 4**  
MIXED-USE DEVELOPMENT  
LOT 4, HILLTOP CRESCENT  
KELOWNA, BC

Sheet Title  
**ROOF PLAN**

Job Number 20.812

Date 2022.08.30

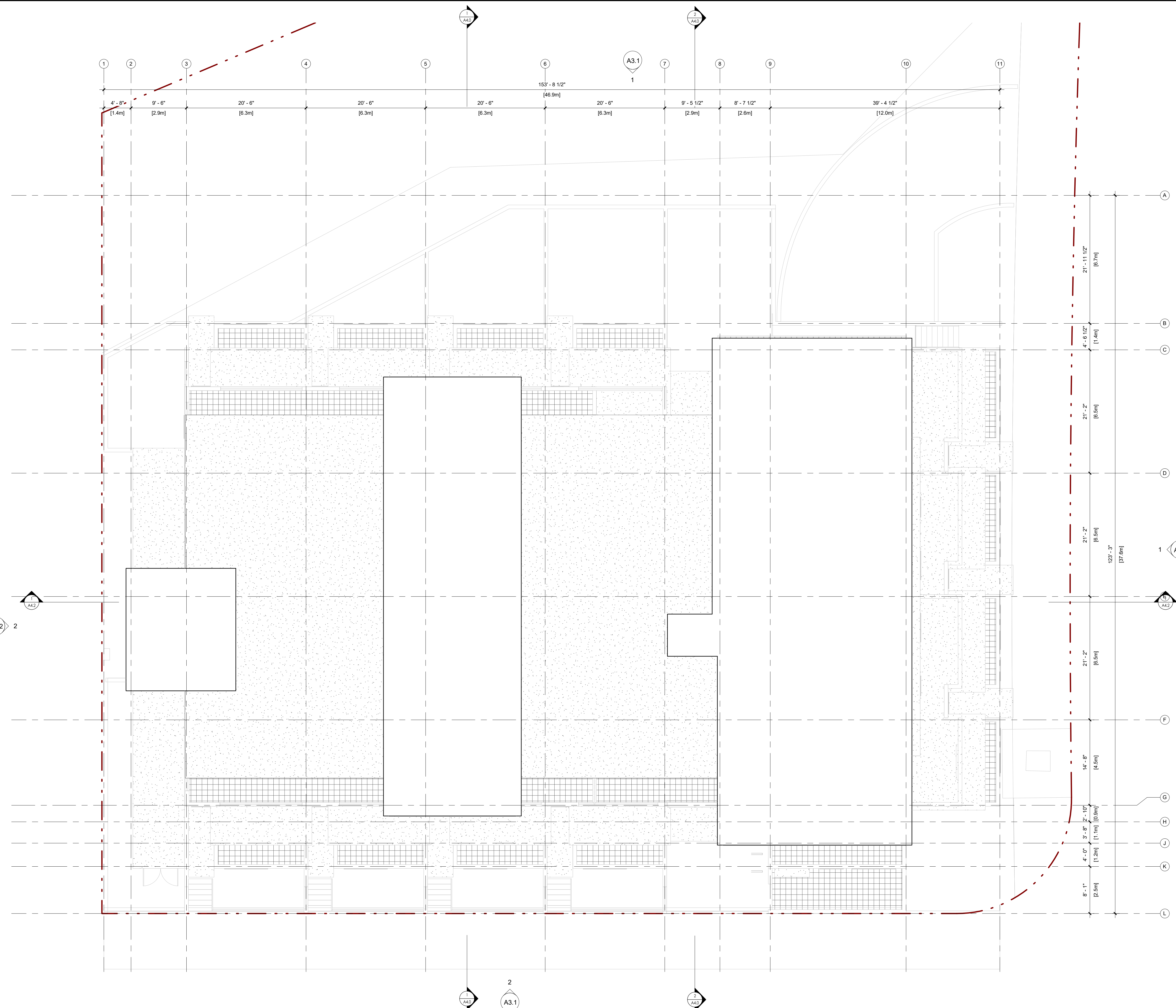
Scale 1/8" = 1'-0"

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**A2.7**

2022-08-29 9:43:40 AM



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Project  
**MCKINLEY LOT 4**  
MIXED-USE DEVELOPMENT  
LOT 4, HILLTOP CRESCENT  
KELOWNA, BC

Sheet Title  
**BUILDING ELEVATIONS**

Job Number 20.812

Date 2022.08.30

Scale As indicated

Revision Number 0

Drawing Number

**A3.1**

**MATERIAL LEGEND:**

1A	FIBER CEMENT PANEL	COLOUR: IRON GREY	MANUF/STYLE: SOOMTH SATIN FINISH, HARDI OR EQUAL	
1B	FIBER CEMENT PANEL	COLOUR: BLACK MAGIC	MANUF/STYLE: WOODTONE CHROMETALLICS	
1C	FIBER CEMENT PANEL	COLOUR: MYSC ASH	MANUF/STYLE: WOODTONE CHROMETALLICS	
2	PRE-FINISHED METAL PANEL	*REFER TO RENDERINGS		
3	STUCCO	COLOUR: MATCH BENJAMIN MOORE WHITE DOVE OC-17	MANUF/STYLE: *SAMPLE TO BE SENT TO ARCH FOR APPROVAL	
4	PRE-FINISHED ALUMINUM SOFFIT	COLOUR: 527 - CEDAR XL	MANUF/STYLE: GENTEK Z345 VENTED SOFFIT	
5	FIBER CEMENT LAP SIDING	COLOUR: MOUNTAIN CEDAR	MANUF/STYLE: WOODTONE RUSTIC SERIES OR EQUAL	
6	HARDI FIBRE CEMENT FACIA	COLOUR: IRON GREY	MANUF/STYLE: SMOOTH	
7	METAL CLAD VINYL WINDOWS	COLOUR: BLACK	MANUF/STYLE: EURACLAD ALUMINUM HYBRID, DUEL PANE, LOW E OR EQUAL	
8	EXPOSED ARCHITECTURAL CONCRETE			
9	PRE FINISHED ALUMINUM + GLASS GUARD RAIL	COLOUR: BLACK	STYLE: FASCIA MOUNTED POST, GLASS INSERT, TOP CAP	
10	METAL PICKET GUARD RAIL	COLOUR: BLACK		
11	BUILT UP COLUMN	COLOUR: MATCH MOUNTAIN CEDAR	MANUF/STYLE: WOODTONE REALPOST SPF RESAWN	



**1 BUILDING ELEVATION - NORTH**  
3/32" = 1'-0"



**2 BUILDING ELEVATION - SOUTH**  
3/32" = 1'-0"

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Seal

2	22.09.12	ISSUED FOR DP
1	21.07.27	ISSUED FOR SCHEMATIC DESIGN

NO.	DATE	DESCRIPTION
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Project  
**MCKINLEY LOT 4**  
MIXED-USE DEVELOPMENT  
LOT 4, HILLTOP CRESCENT  
KELOWNA, BC

Sheet Title  
**BUILDING ELEVATIONS**

Job Number 20.812

Date 2022.08.30

Scale As indicated

Revision Number 0

Drawing Number

**A3.2**

**MATERIAL LEGEND:**

1A	FIBER CEMENT PANEL	COLOUR: IRON GREY	MANUF/STYLE: SOOMTH SATIN FINISH, HARDI OR EQUAL
1B	FIBER CEMENT PANEL	COLOUR: BLACK MAGIC	MANUF/STYLE: WOODTONE CHROMETALLICS
1C	FIBER CEMENT PANEL	COLOUR: MYSLIC ASH	MANUF/STYLE: WOODTONE CHROMETALLICS
2	PRE-FINISHED METAL PANEL	*REFER TO RENDERINGS	
3	STUCCO	COLOUR: MATCH BENJAMIN MOORE WHITE DOVE OC-17	MANUF/STYLE: *SAMPLE TO BE SENT TO ARCH FOR APPROVAL
4	PRE-FINISHED ALUMINUM SOFFIT	COLOUR: 527 - CEDAR XL	MANUF/STYLE: GENTEK Z345 VENTED SOFFIT
5	FIBER CEMENT LAP SIDING	COLOUR: MOUNTAIN CEDAR	MANUF/STYLE: WOODTONE RUSTIC SERIES OR EQUAL
6	HARDI FIBRE CEMENT FACIA	COLOUR: IRON GREY	MANUF/STYLE: SMOOTH
7	METAL CLAD VINYL WINDOWS	COLOUR: BLACK	MANUF/STYLE: EUROCLAD ALUMINUM HYBRID, DUEL PANE, LOW E OR EQUAL
8	EXPOSED ARCHITECTURAL CONCRETE		
9	PRE FINISHED ALUMINUM + GLASS GUARD RAIL	COLOUR: BLACK	FASCIA MOUNTED POST, GLASS INSERT, TOP CAP
10	METAL PICKET GUARD RAIL	COLOUR: BLACK	
11	BUILT UP COLUMN	COLOUR: MATCH MOUNTAIN CEDAR	MANUF/STYLE: WOODTONE REALPOST SPF RESAWN



**1 BUILDING ELEVATION - EAST**  
3/32" = 1'-0"



**2 BUILDING ELEVATION - WEST**  
3/32" = 1'-0"



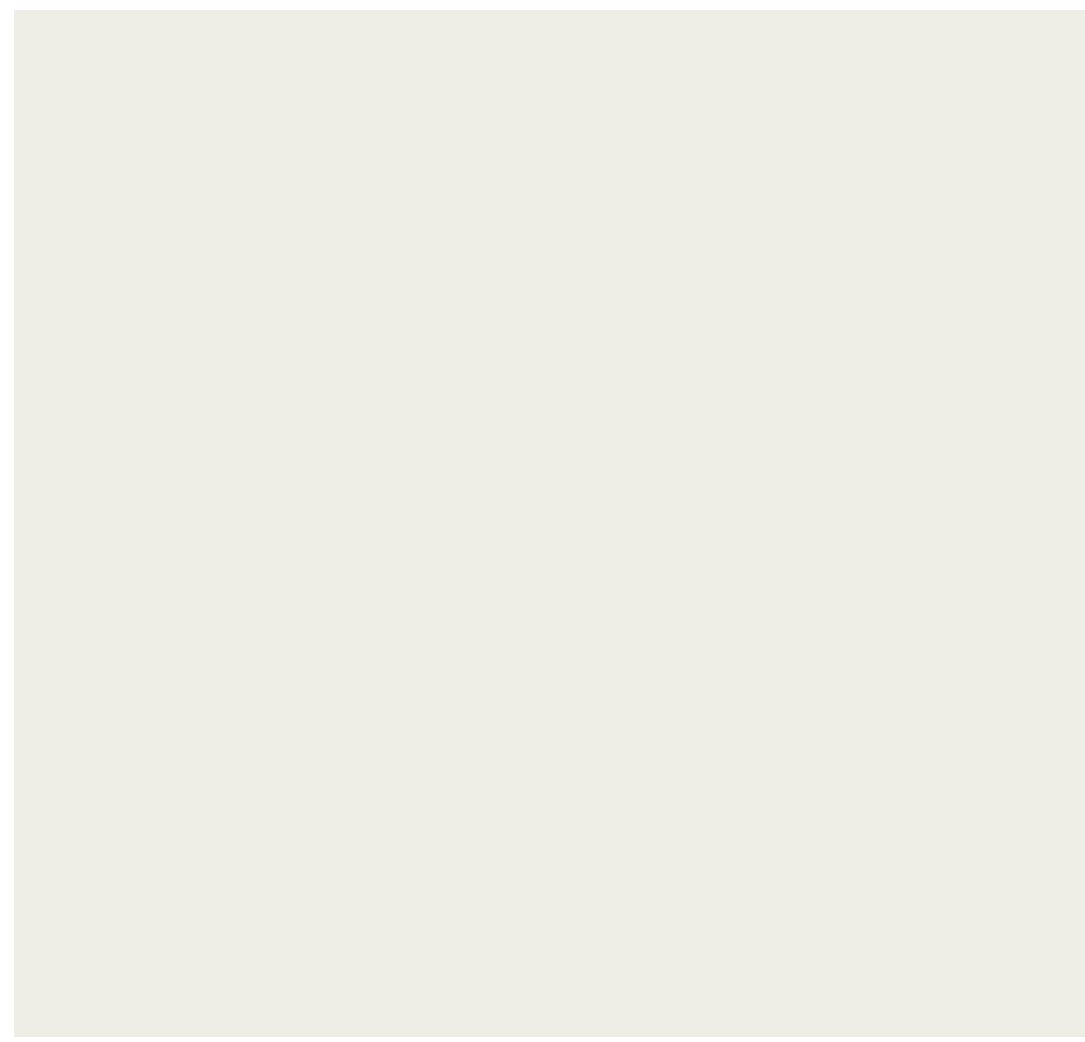
1A FIBER CEMENT PANEL  
COLOUR: IRON GREY  
MANUF/STYLE: SMOOTH SATIN FINISH, HARDI OR EQUAL



1B FIBER CEMENT PANEL  
COLOUR: BLACK MAGIC  
MANUF/STYLE: WOODTONE CHROMETALLICS



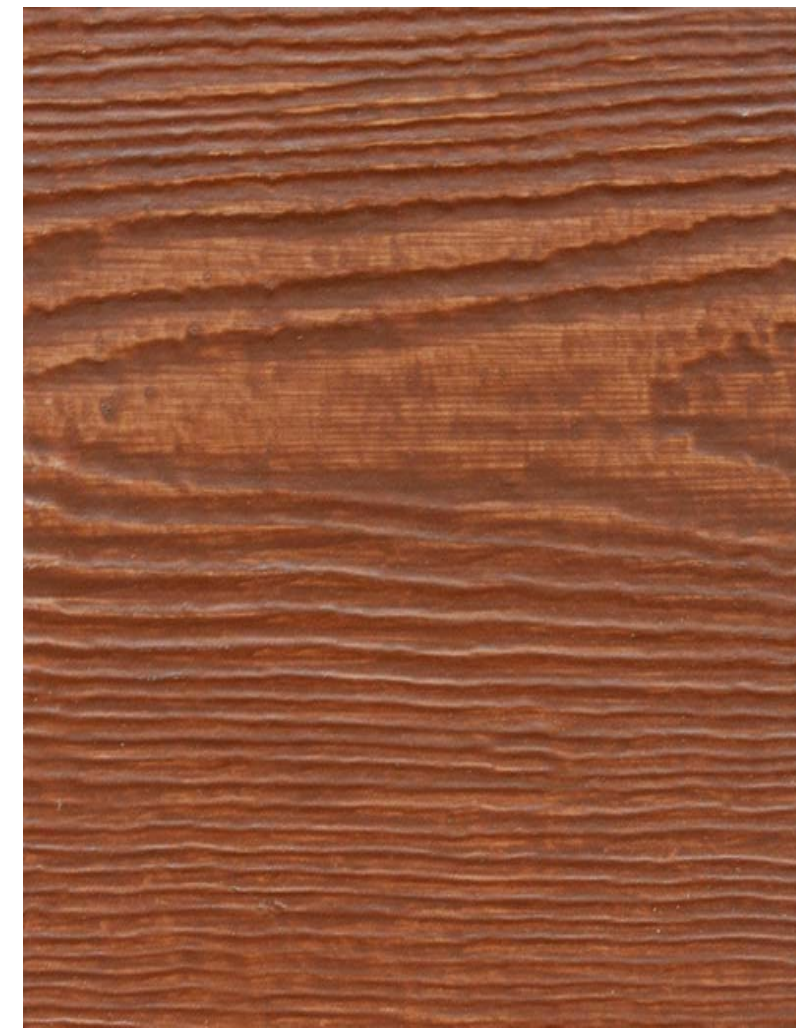
1C FIBER CEMENT PANEL  
COLOUR: MYSLIC ASH  
MANUF/STYLE: WOODTONE CHROMETALLICS



3 STUCCO  
COLOUR: MATCH BENJAMIN MOORE WHITE DOVE OC-17  
MANUF/STYLE: \* SAMPLE TO BE SENT TO ARCH FOR APPROVAL



4 PRE-FINISHED ALUMINUM SOFFIT  
COLOUR: 527 - CEDAR XL  
MANUF/STYLE: GENTEK 2345 VENTED SOFFIT



5 FIBER CEMENT LAP SIDING  
COLOUR: MOUNTAIN CEDAR  
MANUF/STYLE: WOODTONE RUSTIC SERIES OR EQUAL



7 METAL CLAD VINYL WINDOWS  
COLOUR: BLACK  
MANUF/STYLE: EUROCLAD ALUMINUM HYBRID, DUEL PANE, LOW E OR EQUAL



8 EXPOSED ARCHITECTUAL CONCRETE

**MATERIAL LEGEND:**

- 1A FIBER CEMENT PANEL  
COLOUR: IRON GREY  
MANUF/STYLE: SMOOTH SATIN FINISH, HARDI OR EQUAL
- 1B FIBER CEMENT PANEL  
COLOUR: BLACK MAGIC  
MANUF/STYLE: WOODTONE CHROMETALLICS
- 1C FIBER CEMENT PANEL  
COLOUR: MYSLIC ASH  
MANUF/STYLE: WOODTONE CHROMETALLICS
- 2 PRE-FINISHED METAL PANEL  
\*REFER TO RENDERINGS
- 3 STUCCO  
COLOUR: MATCH BENJAMIN MOORE WHITE DOVE OC-17  
MANUF/STYLE: \* SAMPLE TO BE SENT TO ARCH FOR APPROVAL
- 4 PRE-FINISHED ALUMINUM SOFFIT  
COLOUR: 527 - CEDAR XL  
MANUF/STYLE: GENTEK 2345 VENTED SOFFIT
- 5 FIBER CEMENT LAP SIDING  
COLOUR: MOUNTAIN CEDAR  
MANUF/STYLE: WOODTONE RUSTIC SERIES OR EQUAL
- 6 HARDI FIBRE CEMENT FACIA  
COLOUR: IRON GREY  
MANUF/STYLE: SMOOTH
- 7 METAL CLAD VINYL WINDOWS  
COLOUR: BLACK  
MANUF/STYLE: EUROCLAD ALUMINUM HYBRID, DUEL PANE, LOW E OR EQUAL
- 8 EXPOSED ARCHITECTUAL CONCRETE
- 9 PRE FINISHED ALUMINUM + GLASS GUARD RAIL  
COLOUR: BLACK  
STYLE: FASCIA MOUNTED POST, GLASS INSERT, TOP CAP
- 10 METAL PICKET GUARD RAIL  
COLOUR: BLACK
- 11 BUILT UP COLUMN  
COLOUR: MATCH MOUNTAIN CEDAR  
MANUF/STYLE: WOODTONE REALPOST SPF RESAWN

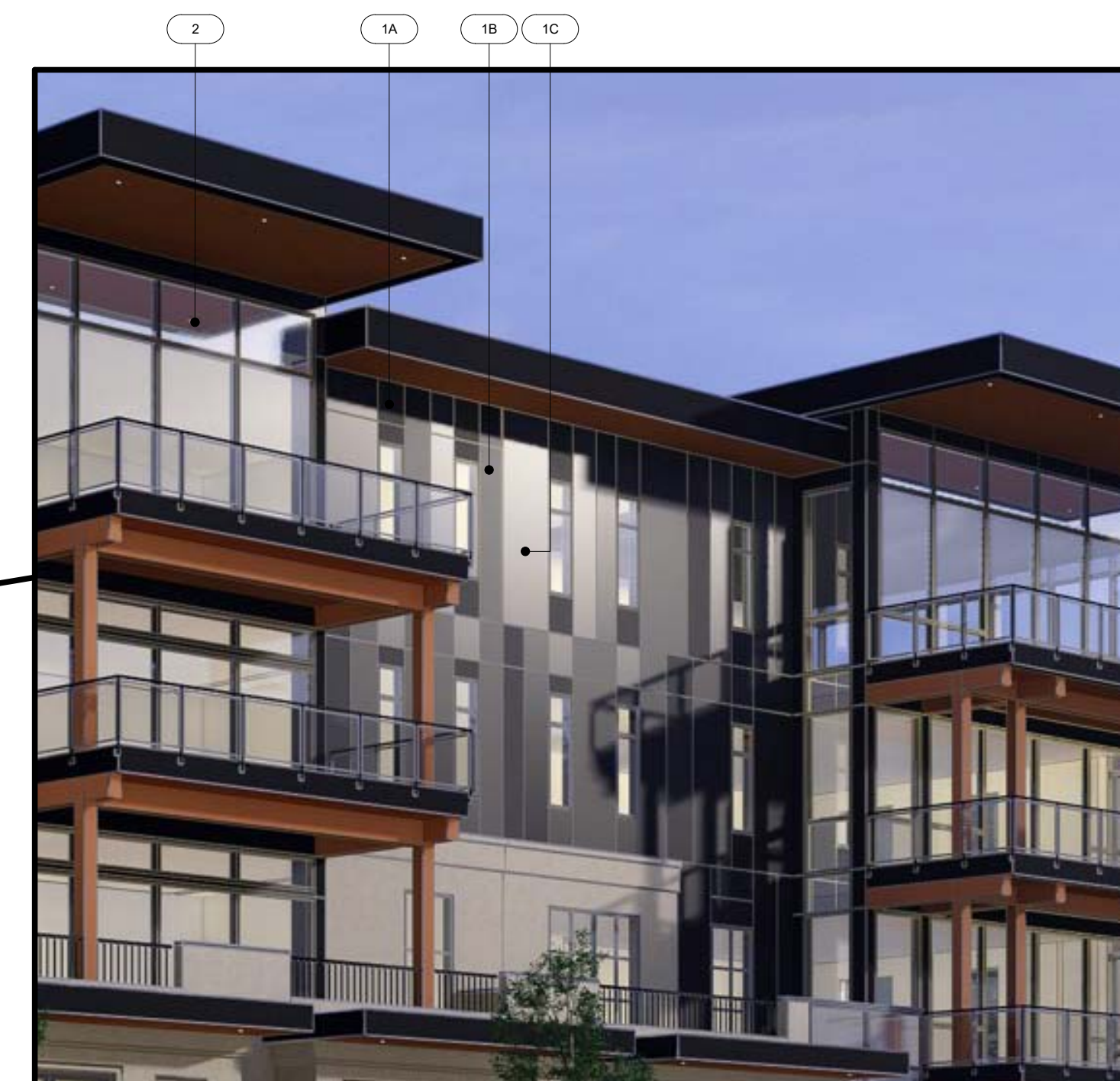


IMAGE TO SHOW REFLECTIVENESS OF WOODTONE CHROMETALLIC PANELS

2	22.09.12	ISSUED FOR DP
1	21.07.27	ISSUED FOR SCHEMATIC DESIGN

NO.	DATE	DESCRIPTION
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Project  
**MCKINLEY LOT 4**  
MIXED-USE DEVELOPMENT  
LOT 4, HILLTOP CRESCENT  
KELOWNA, BC

Sheet Title  
**MATERIAL BOARD**

Job Number 20.812

Date 2022.08.30

Scale 12" = 1'-0"

Revision Number 0

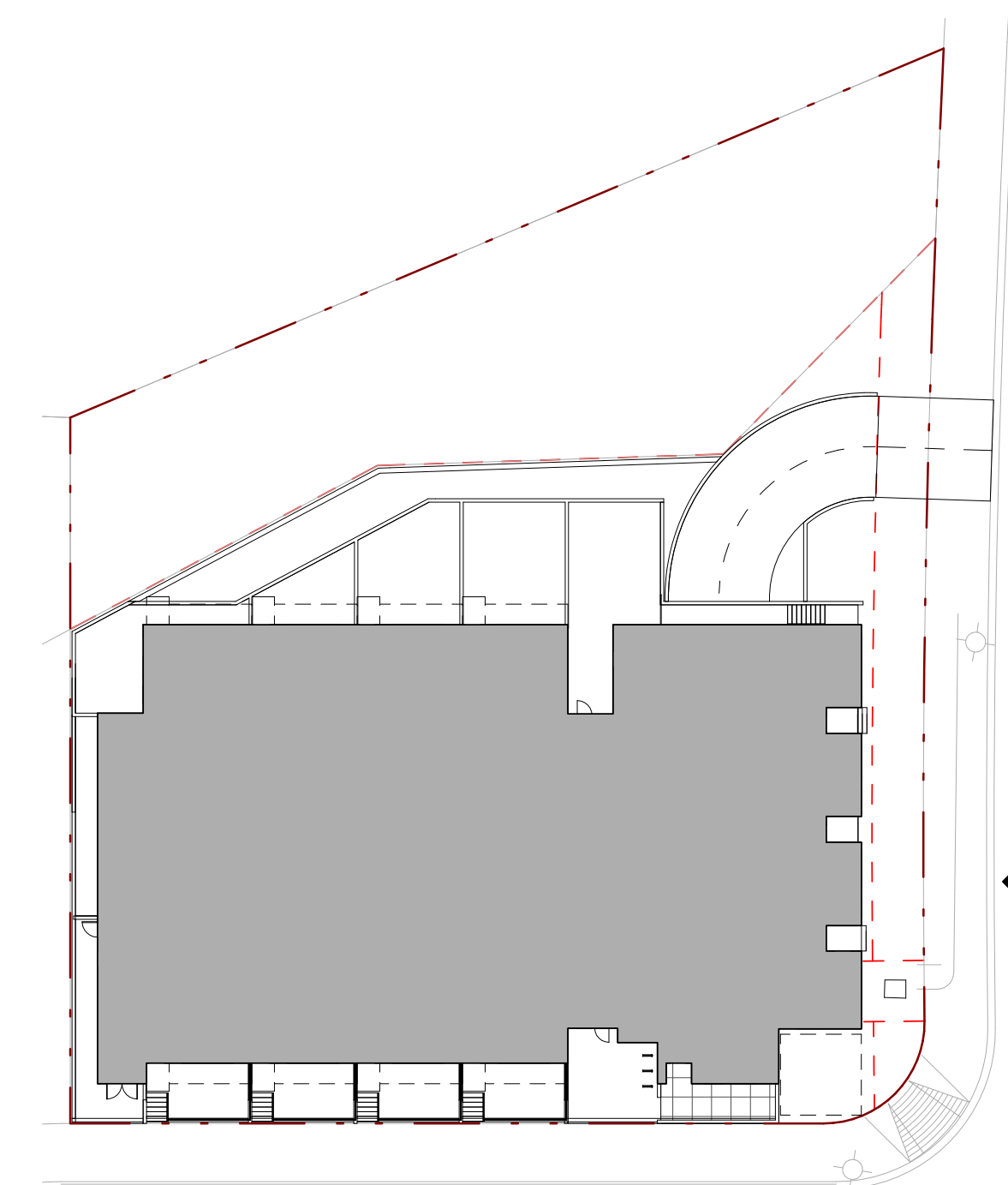
Drawing Number



1. SOUTH VIEW



2. EAST VIEW



1 SITE KEYPLAN  
1/32" = 1'-0"

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Project  
**MCKINLEY LOT 4**  
MIXED-USE DEVELOPMENT  
LOT 4, HILLTOP CRESCENT  
KELOWNA, BC

Sheet Title  
**BUILDING PERSPECTIVES**

Job Number 20.812  
Date 2022.08.30  
Scale 1/32" = 1'-0"  
Revision Number 0  
Drawing Number

**A3.4**

2022-09-22 9:43:37 AM

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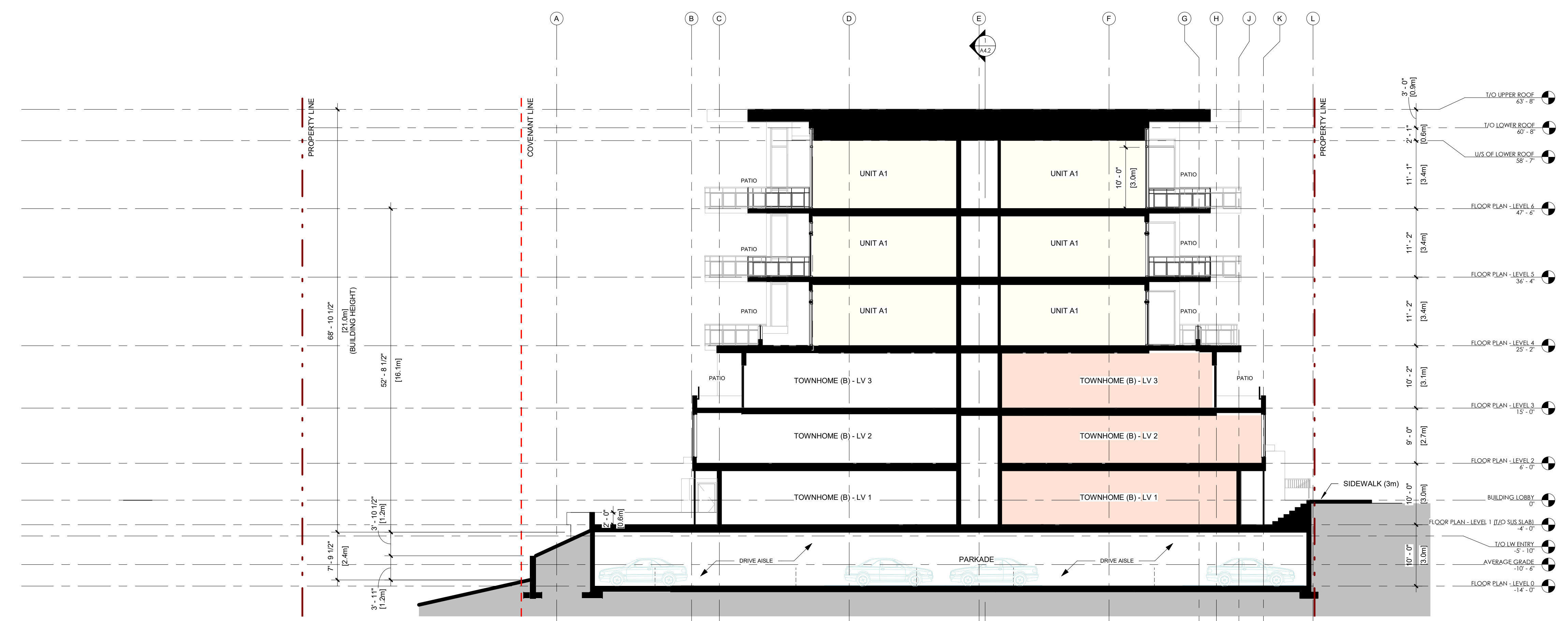
Seal

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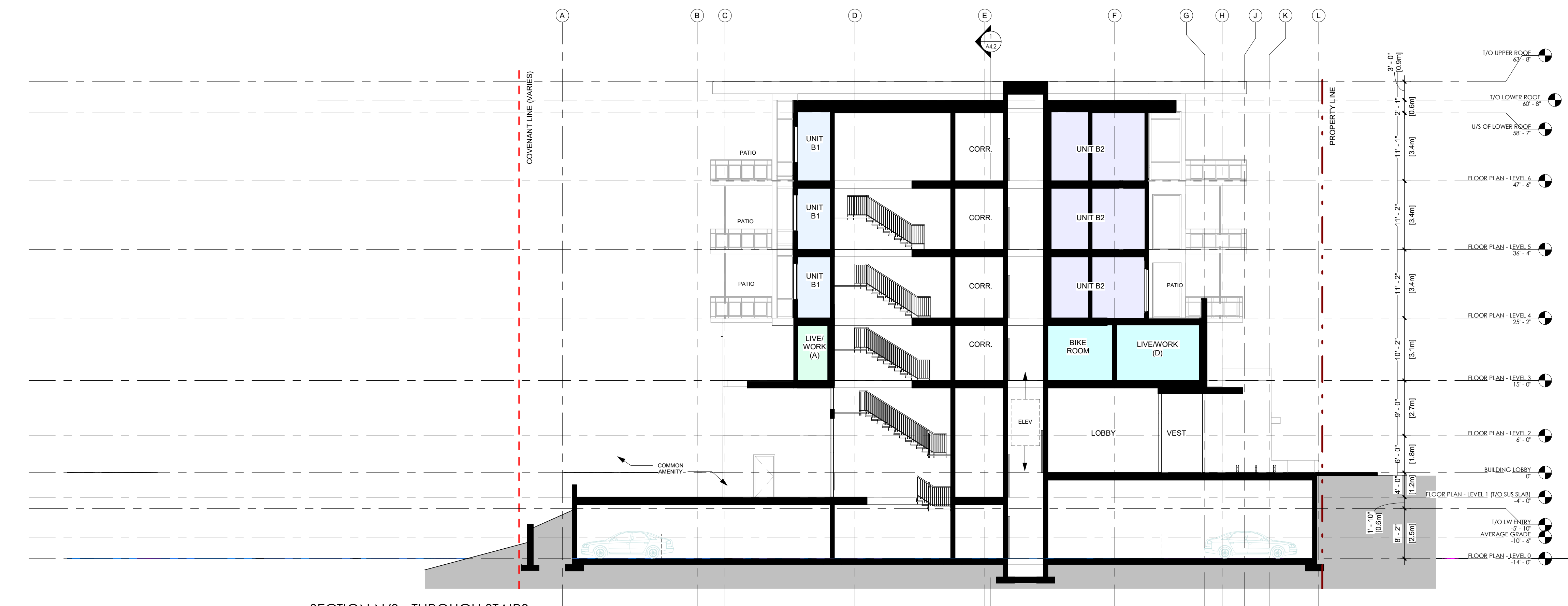
NO.	DATE	DESCRIPTION
Project		
<b>MCKINLEY LOT 4</b>		
MIXED-USE DEVELOPMENT		
LOT 4, HILLTOP CRESCENT KELOWNA, BC		

Sheet Title  
**BUILDING SECTIONS**

Job Number 20.812  
Date 2022.08.30  
Scale 3/32" = 1'-0"  
Revision Number 0  
Drawing Number



**1** SECTION N/S - THROUGH UNITS  
3/32" = 1'-0"



**2** SECTION N/S - THROUGH STAIRS  
3/32" = 1'-0"



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NO.	DATE	DESCRIPTION
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Project  
**MCKINLEY  
LOT 4**  
MIXED-USE DEVELOPMENT  
LOT 4, HILLTOP CRESCENT  
KELOWNA, BC

Sheet Title  
**BUILDING SECTIONS**

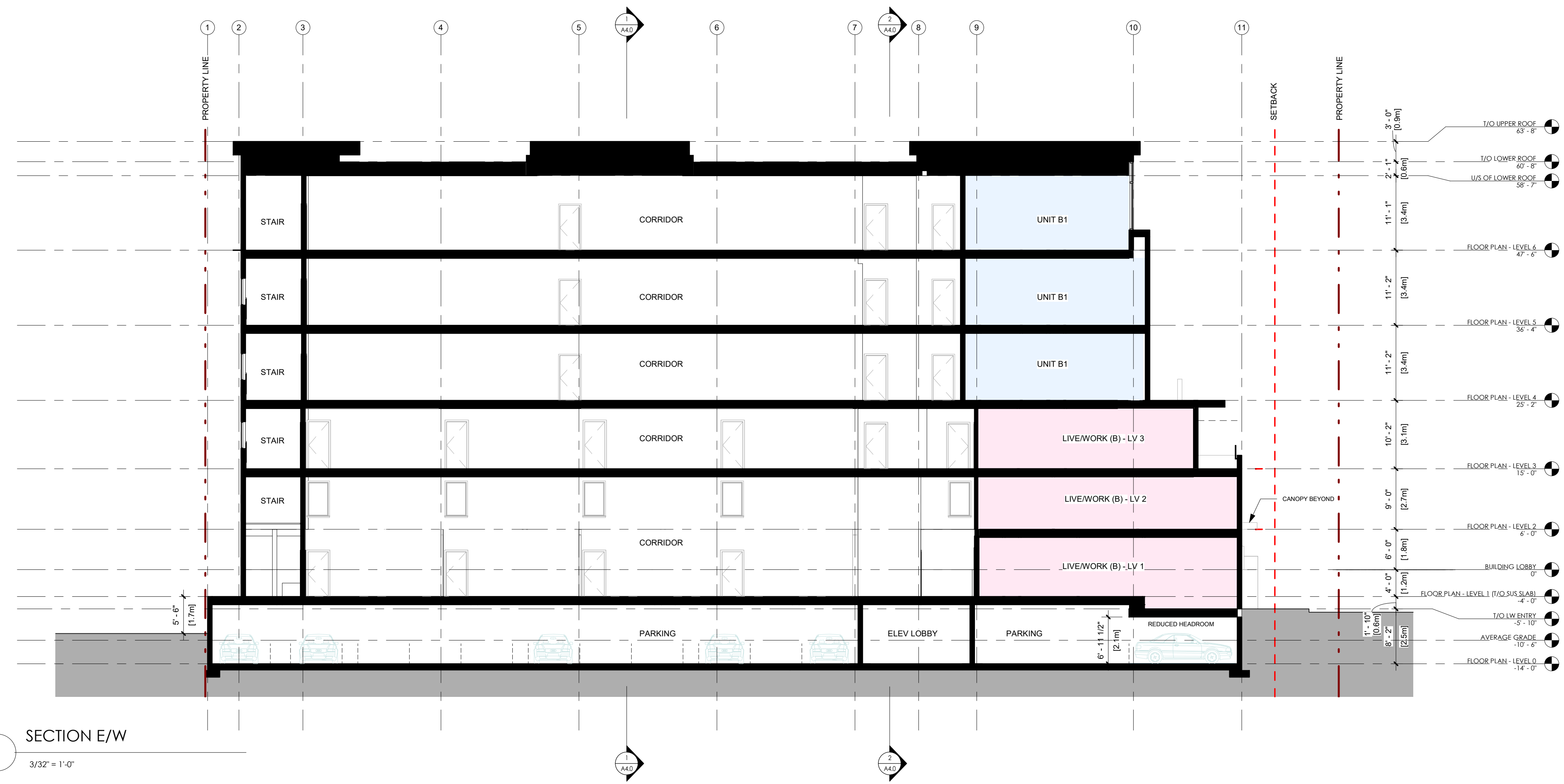
Job Number 20.812

Date 2022.08.30

Scale 3/32" = 1'-0"

Revision Number 0

Drawing Number



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A4.2