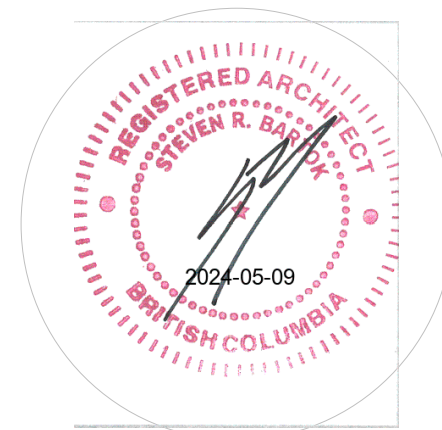


UNDERHILL MIXED-USE, 1930 UNDERHILL STREET, KELOWNA B.C.



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NO.	ISSUE/REVISION	DATE
-	-	-
1	ISSUED FOR 30% COORDINATION	24-02-14
2	ISSUED FOR CONSULTANTS 60% COORDINATION	24-03-20
3	ISSUED FOR 90% COORDINATION	24-04-17
4	ISSUED FOR DP	24-05-09

UNDERHILL
MIXED-USE

1930 UNDERHILL STREET,
KELOWNA B.C.

PROJECT # 23-195.1
CITY FILE #

LORVAL™
DEVELOPMENTS

COVER PAGE

NORTH WEST CORNER OF DEVELOPMENT

SHEET INDEX

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SD1.02	SITE CONTEXT	SD2.12	2ND LEVEL PLAN
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SD1.20	DESIGN RATIONALE	SD4.01	MATERIAL BOARD
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LORVAL™
DEVELOPMENTS

LORVAL DEVELOPMENTS

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KEYSTONE
ARCHITECTURE

KEYSTONE ARCHITECTURE & PLANNING LTD.

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577 | F 1.855.398.4578

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V2S 2B1 | 604.850.0577 EXT. 216

E-MAIL: JENNIFER@KEYSTONEARCH.CA

SCALE

SD0.01



2 DILWORTH SHOPPING CENTRE



3 COSTCO & COSTCO GAS BAR



4 MISSION CREEK REGIONAL PARK



5 AGRICULTURAL LAND RESERVE



6 FUTURE RESIDENTIAL DEVELOPMENT



7 PLANET FITNESS



SITE CONTEXT



E DILWORTH DRIVE LOOKING NORTH



D UNDERHILL STREET LOOKING NORTH



A BARON ROAD LOOKING SOUTH-WEST



B UNDERHILL STREET LOOKING SOUTH



C DILWORTH DRIVE LOOKING SOUTH-EAST



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UNDERHILL
MIXED-USE

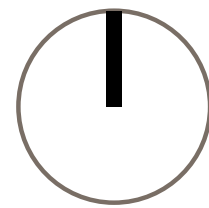
1930 UNDERHILL STREET,
KELOWNA B.C.

PROJECT # 23-195.1
CITY FILE #

LORVAL
DEVELOPMENTS

SITE CONTEXT

SCALE 1 1/2" = 1'-0"



PROJECT DATA

1.0.0 ZONING DATA			
PROJECT:	UNDERHILL MIXED-USE		
CIVIC ADDRESS:	1930 UNDERHILL STREET, KELOWNA B.C.		
LEGAL DESCRIPTION:	LOT B, PLAN EP104418		
SITE AREA (GROSS):	1.362 ACRES (59,335.73 SF) (5,512.47 m²)		
COORDINATING REGISTERED PROFESSIONAL:	ERIC POXLEITNER, AAA, MRAIC, LEEP AP BD+C, KEYSTONE ARCHITECTURE		
CERTIFIED PROFESSIONAL:	N/A		
	CURRENT/REQUIRED/PERMITTED	PROPOSED	
ZONE:	UC3 - MIDTOWN URBAN CENTRE	UC3 - MIDTOWN URBAN CENTRE	
SETBACKS:	MINIMUM FRONT YARD AND FLANKING SIDE YARD SETBACK FOR ALL PORTIONS OF A BUILDING THAT ARE NOT GROUND ORIENTED: 3.0m	3.0m	
	MINIMUM FRONT AND FLANKING SIDE YARD SETBACK FOR GROUND ORIENTED COMMERCIAL AND RESIDENTIAL:		
	RESIDENTIAL: 3.0m	3.0m	
	COMMERCIAL: 2.0m	3.0m	
	MINIMUM SIDE YARD SETBACK: 3.0m	3.0m	
	MINIMUM REAR YARD SETBACK: 3.0m	3.0m	
	UPPER FLOOR SETBACKS: FOR ANY PORTION OF A BUILDING ABBUTING A STREET A 3.0m SETBACK IS REQUIRED FOR ANY PORTION OF THE BUILDING ABOVE THE LESSER OF 16M OR 4 STOREYS.	3.0m	
STEPBACKS:	MINIMUM BUILDING STEPBACK FROM FRONT YARD AND FLANKING SIDE YARD: 3.0m	3.0m	
DENSITY-GROSS FLOOR AREA (FAR):	3.5 FAR	1.99 FAR	
BUILDING HEIGHT:	12 STOREYS & 44.0m		
	WITH BONUS FAR = 3 ADDITIONAL STOREYS & 12.0m		
	TOTAL ALLOWABLE MAX HEIGHT = 15 STOREYS & 56.0m	6 STOREYS & 21.91 m	
LOT COVERAGE:	100%	71.0% - BUILDING AREA COVERAGE	
COMMON AND PRIVATE AMENITY:	6.0 m² PER BACHELOR DWELLING UNIT = 6 m² x 21 DU =126 m²	COMMON INDOOR = 394 m²	
	10 m² PER 1 BEDROOM DWELLING UNIT = 10 m² x 61 DU = 610 m²	COMMON OUTDOOR = 888 m²	
	15 m² PER DWELLING UNIT WITH MORE THAN 1 BEDROOM = 15 m² x 95 DU = 1425 m²	PRIVATE OUTDOOR = 1,944 m²	
	TOTAL = 2,161 m² (23,260 SF)	TOTAL = 3,226 m²	
	(A MINIMUM OF 4 m² PER DWELLING UNIT OF THE COMMON AND PRIVATE AMENITY SPACE MUST BE COMMON TO ALL RESIDENTS: 4 m² x 177 DU = 708m² (7,621 SF)	(TOTAL COMMON TO ALL RESIDENTS = 1,281 m²)	
ADAPTABLE UNITS:	N/A	N/A	
ACCESSIBLE UNITS:	N/A	N/A	
STORAGE LOCKERS:	N/A	105 LOCKERS	
STEP CODE:	3	3	
MINIMUM BUILDING ELEVATION:	N/A	N/A	
WASTE & RECYCLING STORAGE:	MULTI-FAMILY		
	CENTRALIZED GARBAGE & RECYCLING		
	(0.31 m² x 177 DU) + 8 m² = 62.87 m² (677 SF)		
	CENTRALIZED RECYCLING WITHIN ABOVE		
	(0.16 m² x 177 DU) + 5 m² = 33.32 m² (359 SF)		
	FLEX (WITHIN CENTRALIZED RECYCLING)		
	ADDITIONAL 50% OF RECYCLING STORAGE SPACE = 16.66 m² (179 SF)		
	GRAND TOTAL = 79.53 m² (856 SF)	40 m² (430 SF) - ESTIMATING PICK UP FREQUENCY TWICE WEEKLY	
	COMMERCIAL (RETAIL)		
	CENTRALIZED GARBAGE & RECYCLING		
	BELOW THRESHOLD OF 14,000 m² = 41 m² (441.32 SF)		
	CENTRALIZED RECYCLING WITHIN ABOVE		
	(0.014 x 420 m²) + 3 m² = 8.88 m² (96 SF)		
	GRAND TOTAL = 41 m² (441.32 SF)	56 m² (600 SF) - ESTIMATING PICK UP FREQUENCY ONCE WEEKLY	
		NOTES:	
		- ESTIMATED VOLUME AND FREQUENCY OF PICK UP TO BE CONFIRMED BY PRIVATE WASTE HAULER	
	- ESTIMATIONS BASED ON: METRO VANCOUVER 'TECHNICAL SPECIFICATIONS FOR RECYCLING		
	& GARBAGE AMENITIES IN MULTI-FAMILY AND COMMERCIAL DEVELOPMENTS'		
UNIT COUNT:	177		
GROSS BUILDABLE AREA:	217,454 SF (20,202.18 m²)		
BUILDING AREA:	41,914 SF (3,894 m²)		
NET SALEABLE AREA ABOVE GRADE: (RESIDENTIAL DWELLINGS & COMMERCIAL)	113,387 SF (10,534 SM)		
NET SALEABLE AREA BELOW GRADE: (RESIDENTIAL DWELLINGS ,COMMERCIAL & STORAGE LOCKERS)	118,593 SF (11,017 SM)		
EFFICIENCY:	75% (EXCLUDING PARKADE AND MAJOR SERVICE ROOMS)		
ZONING FINISHED GRADE:	LOWEST FINISHED GRADE: 370.12		
	FINISHED GRADE NORTH ELEVATION: 370.20		
	FINISHED GRADE EAST ELEVATION: 370.23		
	FINISHED GRADE SOUTH ELEVATION: 370.15		
	FINISHED GRADE WEST ELEVATION: 370.12		
VARIANCES APPLIED FOR:	N/A		
NOTES:			
1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.			
2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.			

1.2.0 CODE DATA

APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019		
1. PART 3 BUILDING	DIV. A - PART 1 COMPLIANCE 1.3.3.2.	
2. MAJOR OCCUPANCY(IES):	3.1.2., & APPENDIX A - 3.1.2.1.(1)	
2.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL		
2.2. RESIDENTIAL GROUP C		
2.3 MERCANTILE GROUP E		
3. BUILDING AREAS:	1.4.1.2. DEFINED TERMS -BUILDING AREA	
SITE AREA	59,333 SF	5,512 m²
1. LEVEL P1		
GROUP F3- BASEMENT STORAGE GARAGE	54,696 SF	5,081 m²
2. LEVEL 1		
GROUP C - RESIDENTIAL	17,419 SF	1,618 m²
GROUP E - MERCANTILE	4,558 SF	423 m²
GROUP F3 -STORAGE GARAGE	19,944 SF	1,853 m²
3. LEVELS 2-6		
BUILDING AREA (NO FIREWALL)	24,492 SF	2,275 m²
EAST BUILDING AREA	11,351 SF	1,055 m²
WEST BUILDING AREA	13,403 SF	1,245 m²
4. BUILDING CLASSIFICATION(S):	3.2.2.19.- 3.2.2.92	
4.1. STORAGE GARAGE (LEVEL P1):	3.2.2.84	
GROUP F, DIVISION 3, 6 STOREYS, SPRINKLERED	3.2.2.84	
NON-COMBUSTIBLE CONSTRUCTION	3.2.2.84.(2)	
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 1 HR	3.2.2.84.(2)(A)	
MEZZANINES: N/A		
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 1 HR FIRE RESISTANCE RATING	3.2.2.84.(2)(C)	
4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:	3.2.1.2.	
FULLY SPRINKLERED	3.2.1.2.(2)(D)	
NON-COMBUSTIBLE CONSTRUCTION	3.2.1.2.(1)	
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT	3.2.1.2.(1), 3.2.1.2.(2)&(2)(A)	
2 HR FIRE RESISTANCE RATING	3.2.1.2.(1)	
F.T. RATED FIRESTOP	3.1.9.1(2)	
4.3. MERCANTILE (LEVEL 1)	3.2.2.66	
GROUP E, ANY HEIGHT ANY AREA, SPRINKLERED		
NON-COMBUSTIBLE CONSTRUCTION	3.2.2.66.(2)	
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR	3.2.2.66.(2)(B)	
MEZZANINES: N/A		
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING	3.2.2.66.(2)(C)	
CLASSIFICATIONS OF L1 WILL BE SUBJECT TO PROVISIONS OF 3.2.2.6 AND 3.2.1.2. AN ALTERNATIVE SOLUTION WILL BE PREPARED TO ADDRESS CLASSIFICATION OF ARTICLE 3.2.1.2. TO L1 WHICH IS NOT A BASEMENT.	3.2.2.6, 3.2.1.2.	
4.4 RESIDENTIAL (LEVEL 1):	3.2.2.49	
GROUP C, UP TO 6 STOREYS, SPRINKLERED, NON-COMBUSTIBLE CONSTRUCTION	3.2.2.49	
NOT MORE THAN 6000 m² IF 6 STOREYS	3.2.2.49.(1)(C)(V)	
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 1 HR	3.2.2.49.(2)(C)	
MEZZANINES: N/A		
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 1 HR FIRE RESISTANCE RATING	3.2.2.49.(2)(C)	
4.5 RESIDENTIAL (LEVEL 2-6) :	3.2.2.51	
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED	3.2.2.51.(5)	
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED	3.2.2.51.(5)	
GROUP A2, GROUP E PERMITTED WITH 2HR SEPARATION FROM GROUP C AND 2HR FT SEPARATION FROM L1/P1 STORAGE GARAGE		
GROUP C, UP TO 6 STOREYS, SPRINKLERED	3.2.2.51.(1)	
MAX. ALLOWABLE BUILDING AREA: < 1500 m² (REFER TO 3. BUILDING AREAS ABOVE)	3.2.2.51.(1)(D)(V)	
2 HR FIREWALL (MASONRY CONSTRUCTION)	3.1.10.2.(2) & (3)	
COMBUSTIBLE CONSTRUCTION	3.2.2.51.(2)	
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING	3.2.2.51.(2)(A)	
ROOF ASSEMBLIES: 1 HR FIRE RESISTANCE RATING	3.2.2.51.(2)(B)	
MEZZANINES: 1 HR FIRE RESISTANCE RATING	3.2.2.51.(2)(D)	
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY	3.2.2.51.(2)(E)	
4.5.1. BUILDING HEIGHT:	6 STOREYS	1.4.1.2. DEFINED TERMS -BUILDING HEIGHT
4.5.2. GRADE ELEVATION:	369.96 m (LOWEST AVG GRADE NORTH ELEVATION: 369.31+370.61/2)	1.4.1.2. DEFINED TERMS -GRADE
4.5.3. FIRST STOREY ELEVATION:	370.30 m	1.4.1.2. DEFINED TERMS -FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)
4.5.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	16.80 m (REFER TO ELEVATIONS)	3.2.2.51.(1)(c) (MAXIMUM -18 m)
4.5.5. 1ST STOREY TO UPPERMOST ROOF DECK:	21.23 m (REFER TO ELEVATIONS)	GROUP C 3.2.2.51.(2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)(A)
6.1. COMBUSTIBLE CLADDING:	YES	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
7. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1)
8. FIREWALL:	2 HR	3.1.10.
9. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
10. MEZZANINE EXITING:	NA	3.4.2.2.
11. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2)
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES 2HR AS A SEPARATE BLDG UNDER 3.2.1.2.	3.2.1.2., 3.3.5.6
13 SPRINKLER SYSTEM:	YES	3.2.2.18., 3.2.5.13.
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S524	3.2.4.1. (2)
16. SMOKE CONTROL MEASURES:	YES	3.2.4.12
17. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	16.66 m (REFER TO ELEVATIONS)	3.2.5.6(2) (MAXIMUM - 20 m)
19. NUMBER OF STREETS:	1 STREET FOR EACH USE	3.2.2.10.
NOTES:	1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.	



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UNDERHILL MIXED-USE

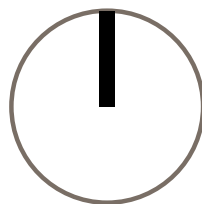
1930 UNDERHILL STREET,
KELOWNA B.C.

PROJECT # 23-195.1
CITY FILE #

LORVAL DEVELOPMENTS

PROJECT DATA

SCALE



SD1.10

PROJECT DATA

1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

1.

MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL.
2.

EXCLUSIONS: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY.

1.3.1 GROSS BUILDABLE AREA SUMMARY

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	971 SF	90.23 m²	0.4%	
PARKADE	48,502 SF	4,505.96 m²	22.3%	
SERVICE ROOMS/SHAFTS	500 SF	46.43 m²	0.2%	
STORAGE	3,640 SF	338.12 m²	1.7%	
	53,612 SF	4,980.75 m²	24.7%	
1ST LEVEL				
CIRCULATION	5,851 SF	543.56 m²	2.7%	
COMMERCIAL	4,552 SF	422.93 m²	2.1%	
INDOOR AMENITY	3,976 SF	369.39 m²	1.8%	
PARKADE	17,651 SF	1,639.87 m²	8.1%	
RESIDENTIAL	5,963 SF	553.98 m²	2.7%	
SERVICE ROOMS/SHAFTS	2,337 SF	217.07 m²	1.1%	
STORAGE	1,877 SF	174.42 m²	0.9%	
	42,208 SF	3,921.23 m²	19.4%	
2ND LEVEL				
CIRCULATION	3,049 SF	283.29 m²	1.4%	
INDOOR AMENITY	562 SF	52.18 m²	0.3%	
RESIDENTIAL	20,028 SF	1,860.66 m²	9.2%	
SERVICE ROOMS/SHAFTS	196 SF	18.21 m²	0.1%	
STORAGE	494 SF	45.88 m²	0.2%	
	24,329 SF	2,260.23 m²	11.2%	
3RD LEVEL				
CIRCULATION	2,925 SF	271.76 m²	1.3%	
RESIDENTIAL	20,711 SF	1,924.13 m²	9.5%	
SERVICE ROOMS/SHAFTS	196 SF	18.21 m²	0.1%	
STORAGE	494 SF	45.88 m²	0.2%	
	24,326 SF	2,259.99 m²	11.2%	
4TH LEVEL				
CIRCULATION	2,925 SF	271.76 m²	1.3%	
RESIDENTIAL	20,711 SF	1,924.13 m²	9.5%	
SERVICE ROOMS/SHAFTS	196 SF	18.21 m²	0.1%	
STORAGE	494 SF	45.88 m²	0.2%	
	24,326 SF	2,259.99 m²	11.2%	
5TH LEVEL				
CIRCULATION	2,925 SF	271.76 m²	1.3%	
RESIDENTIAL	20,711 SF	1,924.13 m²	9.5%	
SERVICE ROOMS/SHAFTS	196 SF	18.21 m²	0.1%	
STORAGE	494 SF	45.88 m²	0.2%	
	24,326 SF	2,259.99 m²	11.2%	
6TH LEVEL				
CIRCULATION	2,925 SF	271.76 m²	1.3%	
RESIDENTIAL	20,711 SF	1,924.13 m²	9.5%	
SERVICE ROOMS/SHAFTS	196 SF	18.21 m²	0.1%	
STORAGE	494 SF	45.88 m²	0.2%	
	24,326 SF	2,259.99 m²	11.2%	
AREA GRAND TOTAL	217,454 SF	20,202.18 m²	100.0%	

1.4.0 UNIT COUNT SUMMARY

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BACHELOR	21	11.9%	
1 BED	61	34.5%	
1 BED & DEN	5	2.8%	
JR 2 BED	26	14.7%	
2 BED	54	30.5%	
3 BED	10	5.6%	
TOTAL UNITS: 177		100.0%	

1.4.1 UNIT FLOOR AREA SUMMARY NOTES

1.

ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL.
2.

AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

1.4.2 UNIT FLOOR AREA SUMMARY

UNIT	UNIT TYPE	COUNT	UNIT AREA AVG (1 SF)	UNIT AREA AVG (1 m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
UNIT A1	BACHELOR	20	300 SF	28 m²	6,003 SF	557.73 m²
UNIT A2	BACHELOR	1	429 SF	40 m²	429 SF	39.85 m²
UNIT B1	1 BED	5	506 SF	47 m²	2,528 SF	234.89 m²
UNIT B2	1 BED	44	531 SF	49 m²	23,346 SF	2168.92 m²
UNIT B3	1 BED	10	552 SF	51 m²	5,523 SF	513.13 m²
UNIT B4	1 BED	1	614 SF	57 m²	614 SF	57.04 m²
UNIT B5	1 BED	1	671 SF	62 m²	671 SF	62.36 m²
UNIT B6	1 BED & DEN	5	624 SF	58 m²	3,122 SF	290.08 m²
UNIT C1	JR 2 BED	10	616 SF	57 m²	6,164 SF	572.64 m²
UNIT C2	JR 2 BED	1	637 SF	59 m²	637 SF	59.20 m²
UNIT C3	JR 2 BED	5	645 SF	60 m²	3,225 SF	299.63 m²
UNIT C4	JR 2 BED	10	658 SF	61 m²	6,581 SF	611.38 m²
UNIT D1	2 BED	25	725 SF	67 m²	18,125 SF	1683.87 m²
UNIT D2	2 BED	10	737 SF	68 m²	7,371 SF	684.79 m²
UNIT D3	2 BED	5	773 SF	72 m²	3,864 SF	358.97 m²
UNIT D4	2 BED	4	769 SF	71 m²	3,075 SF	285.70 m²
UNIT D5	2 BED	5	796 SF	74 m²	3,981 SF	369.88 m²
UNIT D6	2 BED	3	825 SF	77 m²	2,474 SF	229.83 m²
UNIT D7	2 BED	2	882 SF	82 m²	1,764 SF	163.88 m²
UNIT E1	3 BED	10	930 SF	86 m²	9,300 SF	863.96 m²
UNIT TOTALS:		177			108,799 SF	10107.75 m²



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1	ISSUED FOR 30% COORDINATION	24-02-14
2	ISSUED FOR CONSULTANTS 60% COORDINATION	24-03-20
3	ISSUED FOR 90% COORDINATION	24-04-17
4	ISSUED FOR DP	24-05-09

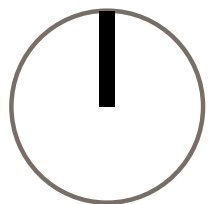
UNDERHILL
MIXED-USE

1930 UNDERHILL STREET,
KELOWNA B.C.

PROJECT # 23-195.1
CITY FILE #

PROJECT DATA

SCALE



PROJECT DATA

1.5.0 OFF-STREET VEHICLE & BICYCLE PARKING DATA-REQUIRED			
	UNITS / AREA / GFA	REQUIRED FACTOR	REQUIRED/PERMITTED STALLS
VEHICLE PARKING STALL DATA			
RESIDENTS:			
BACHELOR	21 UNITS	x 0.8	17 STALLS
1 BED	66 UNITS	x 0.9	59 STALLS
2 BED	80 UNITS	x 1.0	80 STALLS
3 BED	10 UNITS	x 1.0	10 STALLS
SMALL CAR	166 STALLS	50% MAX OF TOTAL STALLS	83 STALLS
ACCESSIBLE	166 STALLS	151-200 STALLS = 5 STALLS	5 STALLS (1 OF WHICH VAN ACCESSIBLE)
ELECTRIC VEHICLE CHARGING (ENERGIZED LEVEL 2 SPACES)			
BACHELOR	21 UNITS	x 0.8	17 STALLS
1 BED	66 UNITS	x 0.9	59 STALLS
2 BED	80 UNITS	x 1.0	80 STALLS
3 BED	10 UNITS	x 1.0	10 STALLS
LOADING	N/A	N/A	N/A
TOTAL RESIDENT STALLS:			166 STALLS
VISITORS:			
STANDARD	177 UNITS	x 0.14	25 STALLS
SMALL CAR	N/A	N/A	0 STALLS
ACCESSIBLE	25 STALLS	5-36 STALLS = 1 STALL	1 STALL
ELECTRIC VEHICLE CHARGING	N/A	N/A	0 STALLS
TOTAL VISITOR STALLS:			25 STALLS
COMMERCIAL:			
RETAIL:	418 m²	1.3 STALLS/100 m²	1.3 X 4.18 = 5.43 STALLS = 5 STALLS
LOADING	418 m²	1 STALL /1,900 m² GFA	418 m² / 1900 m² = 0.22 = 0 STALLS
SMALL CAR	5 STALLS	30% MAX OF TOTAL STALLS	2 STALLS
ACCESSIBLE	5 STALLS	5-36 STALLS = 1 STALL	1 STALL
ELECTRIC VEHICLE CHARGING	N/A	N/A	0 STALLS
TOTAL COMMERCIAL STALLS:			5 STALLS
TOTAL VEHICLE STALLS:			196 STALLS
BICYCLE STALL DATA			
RESIDENT (LONG TERM):			
BACHELOR / 1 BED / 2 BED	167 UNITS	x 0.75	125 STALLS
3 BED	10 UNITS	x 1.0	10 STALLS
TOTAL RESIDENT (LONG TERM) STALLS:			135 STALLS
VISITOR (SHORT TERM):			
SHORT TERM	2 ENTRANCES	6 SPACES PER ENTRANCE	12 SPACES
TOTAL VISITOR (SHORT TERM) STALLS:			12 SPACES
COMMERCIAL (LONG TERM):			
LONG TERM	418 m²	0.2 SPACES/100 m²	0.2 x 4.18 = 0.84 = 1 SPACE
COMMERCIAL (SHORT TERM):			
SHORT TERM	3 ENTRANCES	2 SPACES PER ENTRANCE	6 SPACES
NOTES: STORAGE LOCKERS NOT MANDATED			

1.5.1 OFF-STREET VEHICLE PARKING DATA-PROVIDED				
PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	COMMENTS
COMMERCIAL				
ACCESSIBLE	1	16.7%	1%	
LOADING	1	16.7%	1%	
SMALL CAR	1	16.7%	1%	
STANDARD	3	50.0%	2%	
COMMERCIAL: 6		100.0%	3%	
RESIDENT				
ACCESSIBLE (EV)	4	2.4%	2%	
ELEC (EV)	84	50.0%	42%	
LOADING	1	0.6%	1%	
SMALL (EV)	78	46.4%	39%	
VAN - ACCESSIBLE (EV)	1	0.6%	1%	
RESIDENT: 168		100.0%	84%	
VISITOR				
ACCESSIBLE	1	4.0%	1%	
STANDARD	24	96.0%	12%	
VISITOR: 25		100.0%	13%	
TOTAL PARKING STALLS: 199			100%	

1.5.2 BIKE PARKING STALL DATA-PROVIDED			
PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
COMMERCIAL LONG TERM			
COMMERCIAL LONG TERM BIKE	4	2.5%	
COMMERCIAL LONG TERM: 4		2.5%	
COMMERCIAL SHORT TERM			
SURFACE MOUNT BIKE STALL	6	3.8%	2 BIKE CAPACITY PER RACK
COMMERCIAL SHORT TERM: 6		3.8%	
RESIDENT LONG TERM			
RESIDENT LONG TERM BIKE	138	86.3%	
RESIDENT LONG TERM: 138		86.3%	
VISITOR SHORT TERM			
SURFACE MOUNT BIKE STALL	12	7.5%	2 BIKE CAPACITY PER RACK
VISITOR SHORT TERM: 12		7.5%	
TOTAL BIKE PARKING STALLS: 160		100.0%	

1.5.4 STORAGE STALL DATA-PROVIDED			
PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
RESIDENT			
STORAGE COMPARTMENT STALL	105	100.0%	
TOTAL STORAGE STALLS: 105		100.0%	



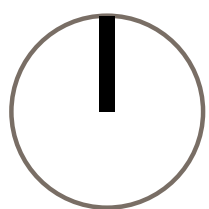
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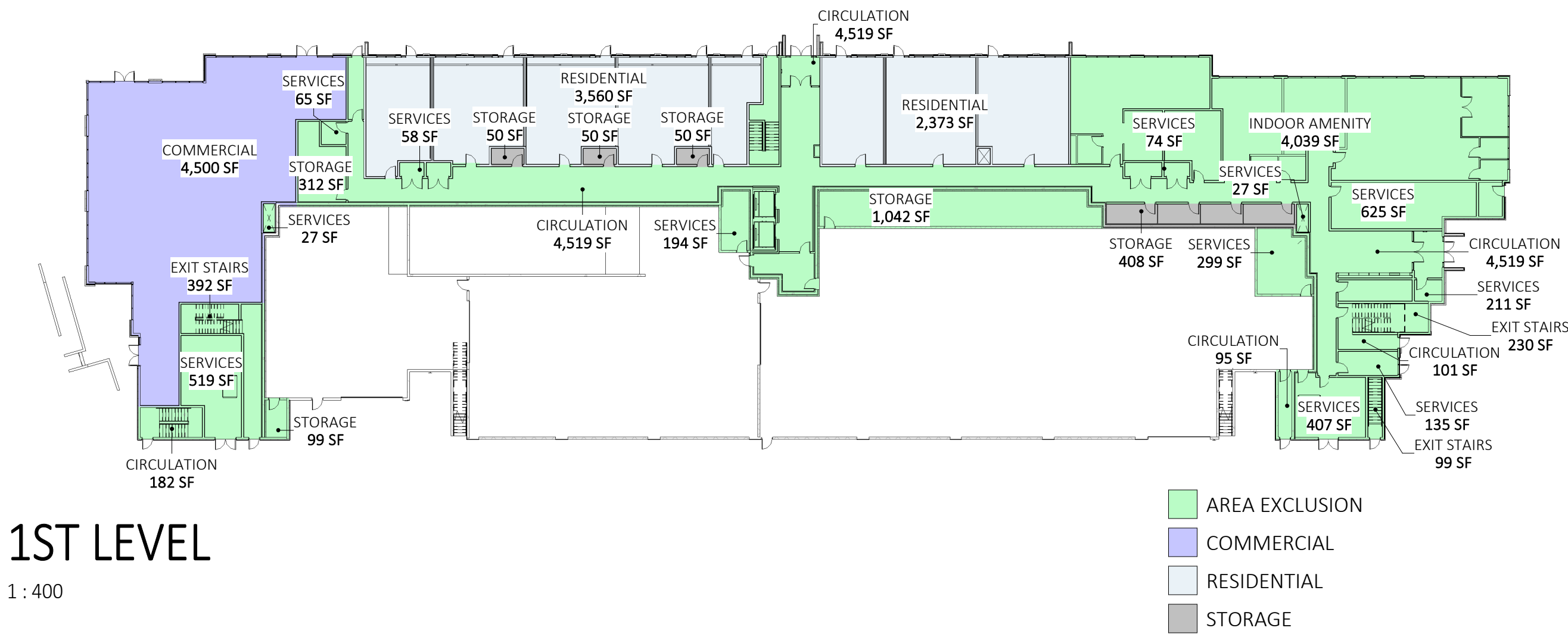
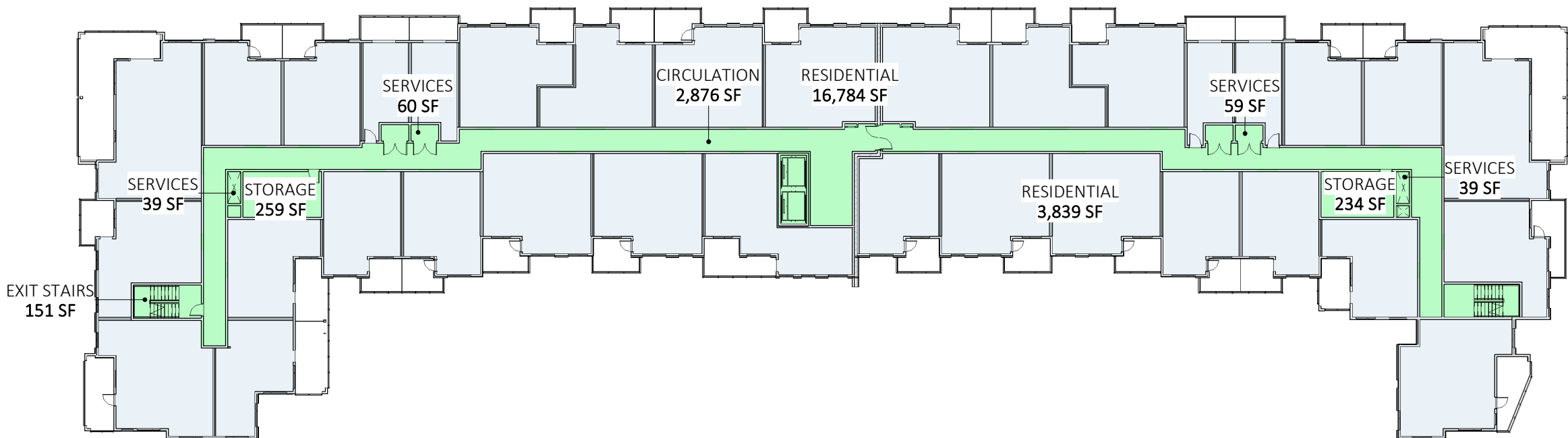
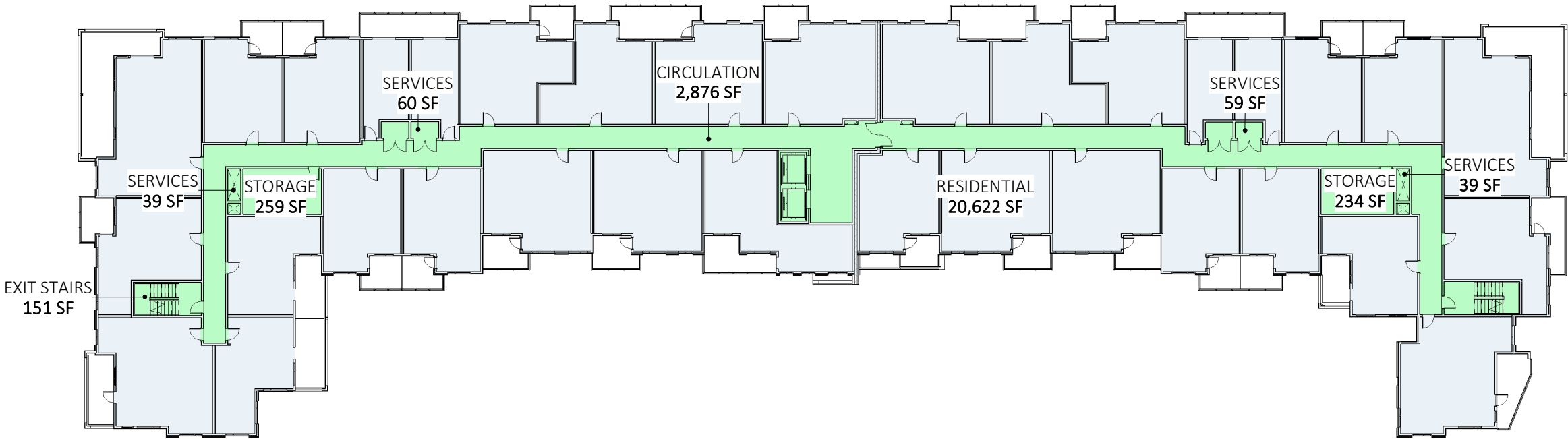
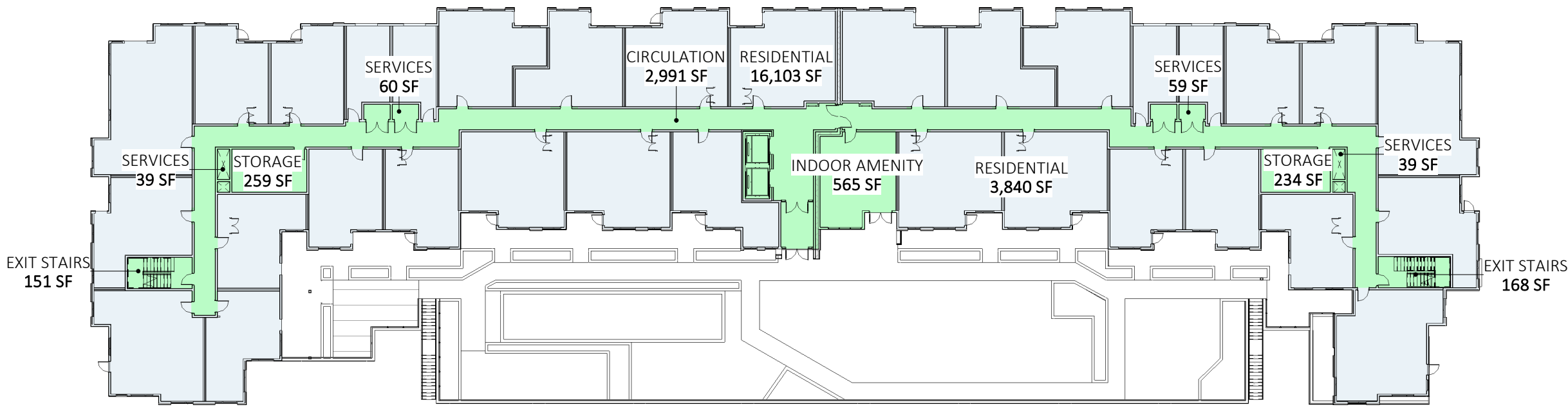


FSR DATA AND PLANS

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES	
1.	NET FLOOR AREA MEANS THE SUM OF HORIZONTAL AREAS OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERIOR FACE OF EXTERIOR WALLS PROVIDING THAT IN THE CASE OF A WALL CONTAINING WINDOWS, THE GLAZING LINE OF THE WINDOWS MAY BE USED.
2.	THE NET FLOOR AREA MEASUREMENT IS EXCLUSIVE OF AREAS USED EXCLUSIVELY FOR STORAGE (STORAGE AREA MUST BE A COMMON FACILITY ACCESSIBLE BY MORE THAN ONE OWNER), SERVICE TO THE BUILDING, ATTICS, GARAGES, CARPORTS, BREEZEWAYS, PORCHES, BALCONIES, EXIT STAIRWAYS, COMMON/ PUBLIC COORIDORS, PARKADES, TERRACES, COMMON AMENITY SPACES, AND BUILDING MECHANICAL SYSTEMS ARE ALSO EXCLUDED.

1.6.1 GROSS FLOOR AREA (FSR) SUMMARY				
LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
STORAGE				
1ST LEVEL	559 SF	51.96 m²	0.4%	
	559 SF	51.96 m²	0.4%	
RESIDENTIAL				
1ST LEVEL	5,933 SF	551.18 m²	4.0%	
2ND LEVEL	19,943 SF	1852.77 m²	13.5%	
3RD LEVEL	20,622 SF	1915.88 m²	14.0%	
4TH LEVEL	20,622 SF	1915.88 m²	14.0%	
5TH LEVEL	20,622 SF	1915.88 m²	14.0%	
6TH LEVEL	20,622 SF	1915.88 m²	14.0%	
	108,366 SF	10067.49 m²	73.6%	
COMMERCIAL				
1ST LEVEL	4,500 SF	418.05 m²	3.1%	
	4,500 SF	418.05 m²	3.1%	
AREA EXCLUSION				
1ST LEVEL	13,751 SF	1277.50 m²	9.3%	
2ND LEVEL	4,563 SF	423.95 m²	3.1%	
3RD LEVEL	3,884 SF	360.84 m²	2.6%	
4TH LEVEL	3,884 SF	360.84 m²	2.6%	
5TH LEVEL	3,884 SF	360.84 m²	2.6%	
6TH LEVEL	3,884 SF	360.84 m²	2.6%	
	33,851 SF	3144.82 m²	23.0%	
AREA GRAND TOTAL	147,275 SF	13682.32 m²	100.0%	

1.6.2 FSR CALCULATION		
GROSS FLOOR AREA (FSR) SF	GROSS SITE AREA SF	FSR
113,425 SF	59,336 SF	1.91



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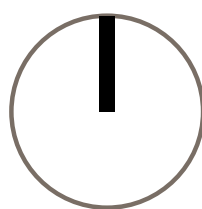
1930 UNDERHILL STREET,
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PROJECT # 23-195.1
CITY FILE #

LORVAL
DEVELOPMENTS

FSR DATA & PLANS

SCALE 1 : 400



SD1.13

DESIGN RATIONALE

PROJECT DESCRIPTION

THIS MIXED-USE PROJECT CONSISTS OF 177 DWELLING UNITS RANGING BETWEEN STUDIO, 1 BEDROOM, 1 BEDROOM AND DEN, 2 BEDROOMS AND 3 BEDROOMS, WITH A 418 SQUARE METER COMMERCIAL SPACE ON THE GROUND LEVEL ALONG WITH AN ENCLOSED SECURE PARKING AREA. AN ADDITIONAL FULL LEVEL OF UNDERGROUND PARKADE IS PROPOSED. THE PROPOSED BUILDING HEIGHT IS 6-STOREYS, WHICH ACCOMMODATES THE ZONING REGULATIONS.

MASSING, FORM & CHARACTER

THE MASSING OF THE BUILDING IS COMPOSED BY A ROBUST PODIUM AT THE GROUND FLOOR, AND LEVELS ABOVE ARE MASSED ON A U-SHAPE CREATING A COURTYARD FOR RESIDENTIAL OUTDOOR AMENITY USE. THE PODIUM STRENGTH IS REINFORCED BY THE USE OF STEEL AND BRICK IN DIFFERENT VARIATIONS OF COLOURS DISTINGUISHING THE INTERNAL PROGRAM. THE RESIDENTIAL LEVELS ARE COMPOSED BY LAYERS OF FIBER CEMENT CLADDED VOLUMES, WITH AN INNER WOOD LOOKING CORE BROKEN BY CENTERED LIGHT CLADDED FORMS CREATING A VERTICAL ARTICULATION REINFORCED BY HIGHER ROOFS FACING THE PUBLIC REALM. DARK CLADDED BOOK-END FRAMES GROUND THE BUILDING WHILE STRATEGICALLY PLACED BRICK FEATURES BRING INTEREST AND REDUCE THE OVERALL SCALE OF VOLUMES.

PROPOSING A MIXED-USE PROGRAM OF RESIDENTIAL AND COMMERCIAL RETAIL IMPROVES STREET CONNECTIVITY AND STRENGTHS THE ACTIVITY HUB IN MIDTOWN. THE MIX OF UNIT TYPES OFFERED BRING DENSITY AND DIVERSITY, WHILE THE COMMERCIAL COMPONENT INCENTIVES SOCIAL CONNECTIVITY. THE BUILDING ACCESSIBILITY STANDARDS OFFER INCLUSIVITY TO YOUNG FAMILIES, SENIORS, AND PEOPLES WITH SPECIAL NEEDS. THE COURTYARD PROMOTES A CONNECTION WITH NATURE WHILE STORM WATER MANAGEMENT FOSTERS A SUSTAINABLE INTEGRATED STREET DESIGN.

ENVIRONMENTAL SUSTAINABILITY

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LARGE OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXTERIOR PARKING AND MAXIMIZING DENSITY.

CRIME PREVENTION

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF LL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.

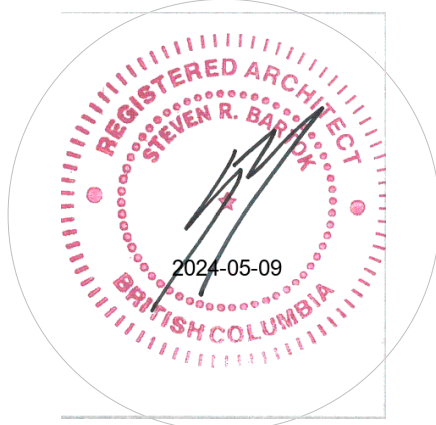
REFER ALSO TO THE ATTACHED CONCEPT STATEMENT BY THE VAN DER ZALM + ASSOCIATES INC. FOR FURTHER DETAIL ON THE LANDSCAPE DESIGN.



DILLWORTH AND ACCESS ROAD



UNDERHILL MAIN ENTRANCE



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UNDERHILL
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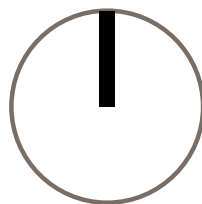
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DEVELOPMENTS

DESIGN RATIONALE

SCALE



SD1.20



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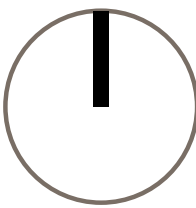
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LORVAL™
DEVELOPMENTS

RENDERINGS

SCALE



SD1.21



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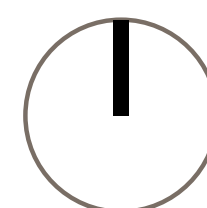
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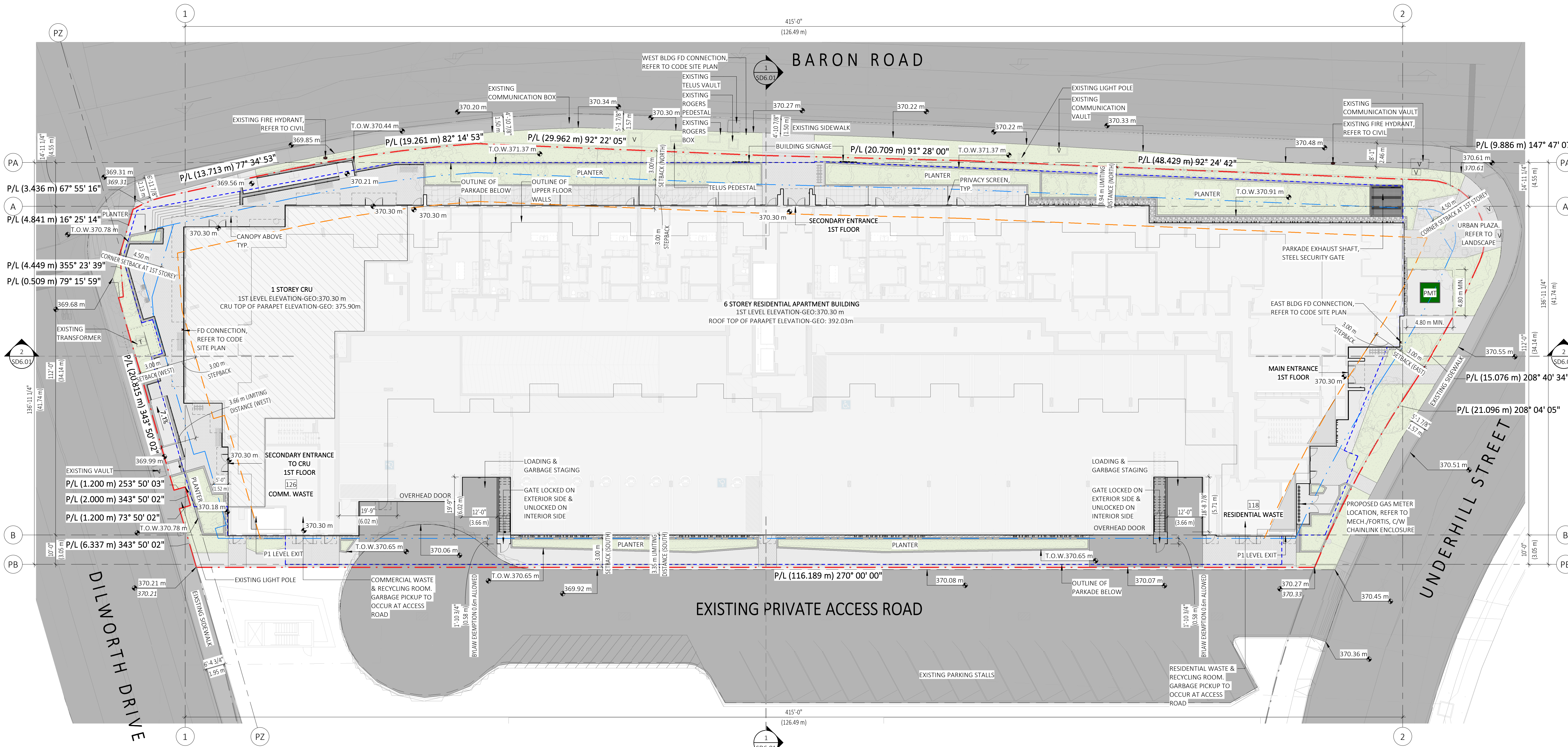
LORVAL™
DEVELOPMENTS

OVERALL SITE PLAN

SCALE 1:200



SD2.01



SITE PLAN

1:200

1.9.0 GENERAL SITE NOTES

1. REFER TO SITE CODE PLAN PLAN FOR MORE INFORMATION.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, EXTENT OF DEMO, NEW AND REPAIRED PAVING, OTHER SERVICES, ETC.
3. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
4. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
5. TW=TOP OF WALL TOC=TOP OF CURB
BW=BOTTOM OF WALL BOC=BOTTOM OF CURB
6. NEW ELEVATION — 00.00 m
EXISTING ELEVATION — 00.00 m

AMENITY DATA & PLANS

1.9.1 AMENITY AREA

TYPE/NAME	LEVEL	AREA SF	AREA m ²
INDOOR AMENITY			
INDOOR AMENITY	1ST LEVEL	3,763 SF	349.59 m ²
INDOOR AMENITY	2ND LEVEL	480 SF	44.57 m ²
		4,243 SF	394.16 m²
OUTDOOR AMENITY			
OUTDOOR AMENITY	2ND LEVEL	9,556 SF	887.79 m ²
		9,556 SF	887.79 m²
PRIVATE AMENITY			
PA-1	1ST LEVEL	127 SF	11.77 m ²
PA-2	1ST LEVEL	181 SF	16.77 m ²
PA-3	1ST LEVEL	180 SF	16.74 m ²
PA-4	1ST LEVEL	180 SF	16.77 m ²
PA-5	1ST LEVEL	100 SF	9.32 m ²
PA-6	1ST LEVEL	121 SF	11.25 m ²
PA-7	1ST LEVEL	181 SF	16.78 m ²
PA-8	1ST LEVEL	179 SF	16.66 m ²
PA-9	2ND LEVEL	126 SF	11.74 m ²
PA-10	2ND LEVEL	148 SF	13.71 m ²
PA-11	2ND LEVEL	204 SF	19.00 m ²
PA-12	2ND LEVEL	217 SF	20.12 m ²
PA-13	2ND LEVEL	217 SF	20.19 m ²
PA-14	2ND LEVEL	109 SF	10.14 m ²
PA-15	2ND LEVEL	109 SF	10.12 m ²
PA-16	2ND LEVEL	180 SF	16.73 m ²
PA-17	2ND LEVEL	139 SF	12.87 m ²
PA-18	2ND LEVEL	179 SF	16.61 m ²
PA-19	2ND LEVEL	172 SF	16.02 m ²
PA-20	2ND LEVEL	181 SF	16.80 m ²
PA-21	2ND LEVEL	134 SF	12.46 m ²
PA-22	2ND LEVEL	181 SF	16.83 m ²
PA-23	2ND LEVEL	110 SF	10.26 m ²
PA-24	2ND LEVEL	109 SF	10.13 m ²
PA-25	2ND LEVEL	116 SF	10.81 m ²
PA-26	2ND LEVEL	96 SF	8.92 m ²
PA-27	2ND LEVEL	265 SF	24.58 m ²
PA-28	2ND LEVEL	106 SF	9.80 m ²
PA-29	2ND LEVEL	108 SF	10.04 m ²
PA-30	2ND LEVEL	298 SF	27.70 m ²
PA-31	2ND LEVEL	135 SF	12.52 m ²
PA-32	2ND LEVEL	134 SF	12.49 m ²
PA-33	2ND LEVEL	189 SF	17.55 m ²
PA-34	2ND LEVEL	190 SF	17.66 m ²
PA-35	2ND LEVEL	134 SF	12.48 m ²
PA-36	2ND LEVEL	188 SF	17.44 m ²
PA-37	2ND LEVEL	186 SF	17.29 m ²
PA-38	2ND LEVEL	134 SF	12.44 m ²
PA-39	2ND LEVEL	120 SF	11.14 m ²
PA-40	2ND LEVEL	146 SF	13.57 m ²
PA-41	2ND LEVEL	199 SF	18.52 m ²
PA-42	3RD LEVEL	125 SF	11.63 m ²
PA-43	3RD LEVEL	84 SF	7.85 m ²
PA-44	3RD LEVEL	350 SF	32.54 m ²
PA-45	3RD LEVEL	80 SF	7.39 m ²
PA-46	3RD LEVEL	81 SF	7.48 m ²
PA-47	3RD LEVEL	74 SF	6.84 m ²
PA-48	3RD LEVEL	74 SF	6.85 m ²
PA-49	3RD LEVEL	81 SF	7.53 m ²
PA-50	3RD LEVEL	83 SF	7.68 m ²
PA-51	3RD LEVEL	89 SF	8.26 m ²
PA-52	3RD LEVEL	80 SF	7.46 m ²
PA-53	3RD LEVEL	76 SF	7.08 m ²
PA-54	3RD LEVEL	81 SF	7.57 m ²
PA-55	3RD LEVEL	81 SF	7.53 m ²
PA-56	3RD LEVEL	74 SF	6.87 m ²
PA-57	3RD LEVEL	74 SF	6.85 m ²
PA-58	3RD LEVEL	80 SF	7.45 m ²
PA-59	3RD LEVEL	80 SF	7.42 m ²
PA-60	3RD LEVEL	377 SF	35.04 m ²
PA-61	3RD LEVEL	115 SF	10.67 m ²
PA-62	3RD LEVEL	123 SF	11.39 m ²
PA-63	3RD LEVEL	92 SF	8.55 m ²
PA-64	3RD LEVEL	78 SF	7.24 m ²
PA-65	3RD LEVEL	79 SF	7.31 m ²
PA-66	3RD LEVEL	90 SF	8.35 m ²

1.9.1 AMENITY AREA

TYPE/NAME	LEVEL	AREA SF	AREA m ²
PA-67	3RD LEVEL	89 SF	8.30 m ²
PA-68	3RD LEVEL	76 SF	7.10 m ²
PA-69	3RD LEVEL	133 SF	12.39 m ²
PA-70	3RD LEVEL	89 SF	8.30 m ²
PA-71	3RD LEVEL	90 SF	8.38 m ²
PA-72	3RD LEVEL	79 SF	7.31 m ²
PA-73	3RD LEVEL	78 SF	7.26 m ²
PA-74	3RD LEVEL	119 SF	11.05 m ²
PA-75	3RD LEVEL	150 SF	13.95 m ²
PA-76	4TH LEVEL	125 SF	11.63 m ²
PA-77	4TH LEVEL	84 SF	7.85 m ²
PA-78	4TH LEVEL	350 SF	32.54 m ²
PA-79	4TH LEVEL	80 SF	7.39 m ²
PA-80	4TH LEVEL	81 SF	7.48 m ²
PA-81	4TH LEVEL	74 SF	6.84 m ²
PA-82	4TH LEVEL	74 SF	6.85 m ²
PA-83	4TH LEVEL	81 SF	7.53 m ²
PA-84	4TH LEVEL	83 SF	7.68 m ²
PA-85	4TH LEVEL	89 SF	8.26 m ²
PA-86	4TH LEVEL	80 SF	7.46 m ²
PA-87	4TH LEVEL	76 SF	7.08 m ²
PA-88	4TH LEVEL	81 SF	7.57 m ²
PA-89	4TH LEVEL	81 SF	7.53 m ²
PA-90	4TH LEVEL	74 SF	6.87 m ²
PA-91	4TH LEVEL	74 SF	6.85 m ²
PA-92	4TH LEVEL	80 SF	7.45 m ²
PA-93	4TH LEVEL	80 SF	7.42 m ²
PA-94	4TH LEVEL	377 SF	35.04 m ²
PA-95	4TH LEVEL	115 SF	10.67 m ²
PA-96	4TH LEVEL	123 SF	11.39 m ²
PA-97	4TH LEVEL	92 SF	8.55 m ²
PA-98	4TH LEVEL	78 SF	7.24 m ²
PA-99	4TH LEVEL	79 SF	7.31 m ²
PA-100	4TH LEVEL	90 SF	8.35 m ²
PA-101	4TH LEVEL	89 SF	8.30 m ²
PA-102	4TH LEVEL	76 SF	7.10 m ²
PA-103	4TH LEVEL	133 SF	12.39 m ²
PA-104	4TH LEVEL	89 SF	8.30 m ²
PA-105	4TH LEVEL	90 SF	8.38 m ²
PA-106	4TH LEVEL	79 SF	7.31 m ²
PA-107	4TH LEVEL	78 SF	7.26 m ²
PA-108	4TH LEVEL	119 SF	11.05 m ²
PA-109	4TH LEVEL	150 SF	13.95 m ²
PA-110	5TH LEVEL	125 SF	11.63 m ²
PA-111	5TH LEVEL	84 SF	7.85 m ²
PA-112	5TH LEVEL	350 SF	32.54 m ²
PA-113	5TH LEVEL	80 SF	7.39 m ²
PA-114	5TH LEVEL	81 SF	7.48 m ²
PA-115	5TH LEVEL	74 SF	6.84 m ²
PA-116	5TH LEVEL	74 SF	6.85 m ²
PA-117	5TH LEVEL	81 SF	7.53 m ²
PA-118	5TH LEVEL	83 SF	7.68 m ²
PA-119	5TH LEVEL	89 SF	8.26 m ²
PA-120	5TH LEVEL	80 SF	7.46 m ²
PA-121	5TH LEVEL	76 SF	7.08 m ²
PA-122	5TH LEVEL	81 SF	7.57 m ²
PA-123	5TH LEVEL	81 SF	7.53 m ²
PA-124	5TH LEVEL	74 SF	6.87 m ²
PA-125	5TH LEVEL	74 SF	6.85 m ²
PA-126	5TH LEVEL	80 SF	7.45 m ²
PA-127	5TH LEVEL	80 SF	7.42 m ²
PA-128	5TH LEVEL	377 SF	35.04 m ²
PA-129	5TH LEVEL	115 SF	10.67 m ²
PA-130	5TH LEVEL	123 SF	11.39 m ²
PA-131	5TH LEVEL	92 SF	8.55 m ²
PA-132	5TH LEVEL	78 SF	7.24 m ²
PA-133	5TH LEVEL	79 SF	7.31 m ²
PA-134	5TH LEVEL	90 SF	8.35 m ²
PA-135	5TH LEVEL	89 SF	8.30 m ²
PA-136	5TH LEVEL	76 SF	7.10 m ²
PA-137	5TH LEVEL	133 SF	12.39 m ²
PA-138	5TH LEVEL	89 SF	8.30 m ²
PA-139	5TH LEVEL	90 SF	8.38 m ²
PA-140	5TH LEVEL	79 SF	7.31 m ²

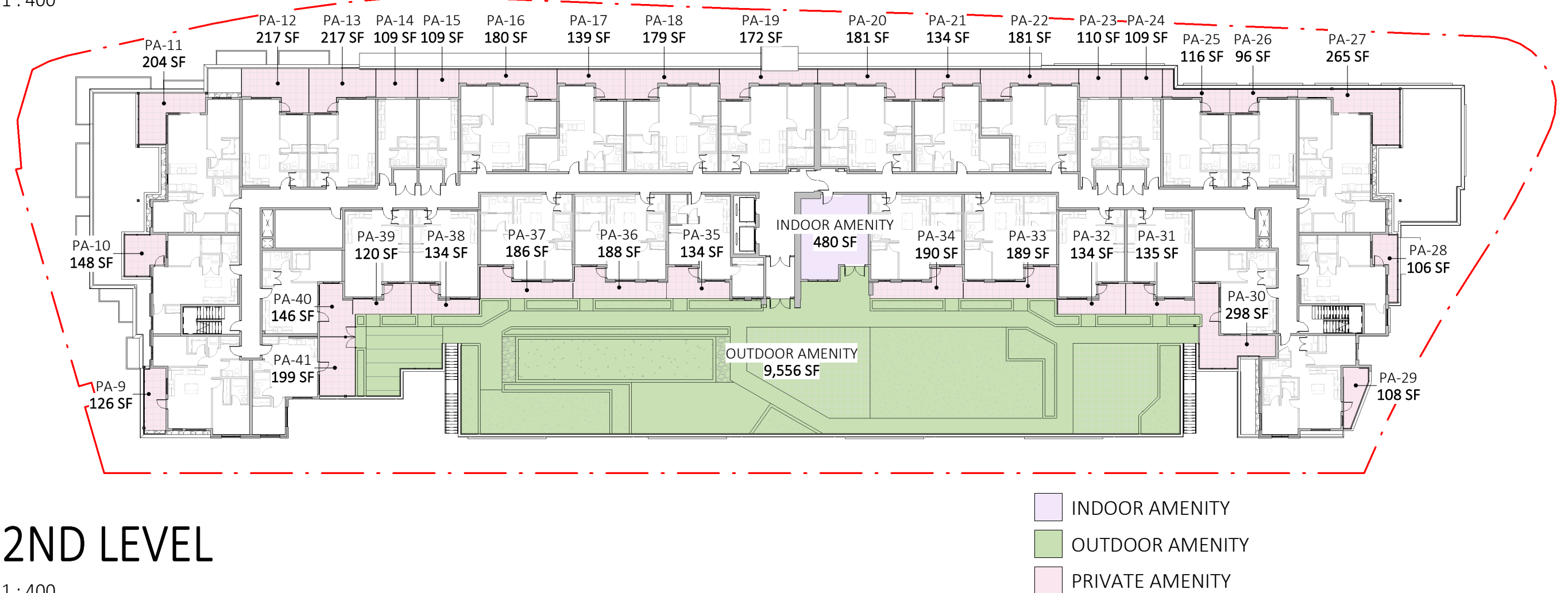
1.9.1 AMENITY AREA

TYPE/NAME	LEVEL	AREA SF	AREA m ²
PA-141	5TH LEVEL	78 SF	7.26 m ²
PA-142	5TH LEVEL	119 SF	11.05 m ²
PA-143	5TH LEVEL	150 SF	13.95 m ²
PA-144	6TH LEVEL	125 SF	11.63 m ²
PA-145	6TH LEVEL	84 SF	7.85 m ²
PA-146	6TH LEVEL	350 SF	32.54 m ²
PA-147	6TH LEVEL	80 SF	7.39 m ²
PA-148	6TH LEVEL	81 SF	7.48 m ²
PA-149	6TH LEVEL	74 SF	6.84 m ²
PA-150	6TH LEVEL	74 SF	6.85 m ²
PA-151	6TH LEVEL	81 SF	7.53 m ²
PA-152	6TH LEVEL	83 SF	7.68 m ²
PA-153	6TH LEVEL	89 SF	8.26 m ²
PA-154	6TH LEVEL	80 SF	7.46 m ²
PA-155	6TH LEVEL	76 SF	7.08 m ²
PA-156	6TH LEVEL	81 SF	7.57 m ²
PA-157	6TH LEVEL	81 SF	7.53 m ²
PA-158	6TH LEVEL	74 SF	6.87 m ²
PA-159	6TH LEVEL	74 SF	6.85 m ²
PA-160	6TH LEVEL	80 SF	7.45 m ²
PA-161	6TH LEVEL	80 SF	7.42 m ²
PA-162	6TH LEVEL	377 SF	35.04 m ²
PA-163	6TH LEVEL	115 SF	10.67 m ²
PA-164	6TH LEVEL	123 SF	11.39 m ²
PA-165	6TH LEVEL	92 SF	8.55 m ²
PA-166	6TH LEVEL	78 SF	7.24 m ²
PA-167	6TH LEVEL	79 SF	7.31 m ²
PA-168	6TH LEVEL	90 SF	8.35 m ²
PA-169	6TH LEVEL	89 SF	8.30 m ²
PA-170	6TH LEVEL	76 SF	7.10 m ²
PA-171	6TH LEVEL	133 SF	12.39 m ²
PA-172	6TH LEVEL	89 SF	8.30 m ²
PA-173	6TH LEVEL	90 SF	8.38 m ²
PA-174	6TH LEVEL	79 SF	7.31 m ²
PA-175	6TH LEVEL	78 SF	7.26 m ²
PA-176	6TH LEVEL	119 SF	11.05 m ²
PA-177	6TH LEVEL	150 SF	13.95 m ²
		20,926 SF	1,944.07 m²



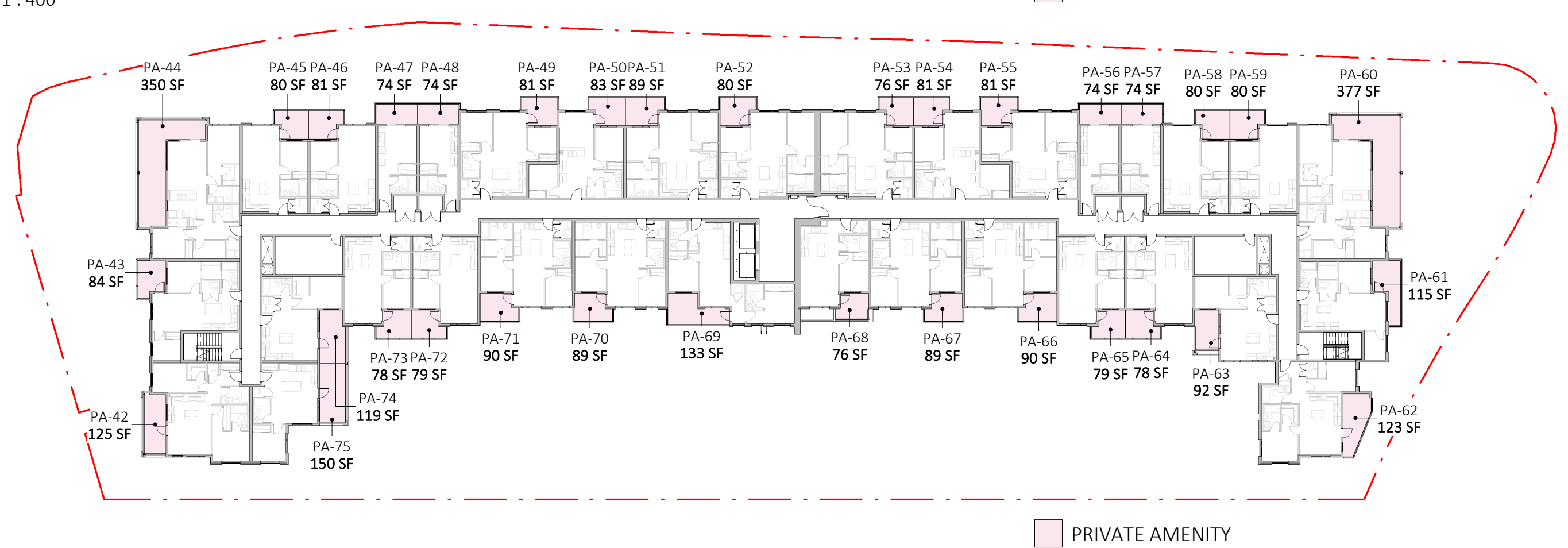
1ST LEVEL

1 : 400



2ND LEVEL

1 : 400



3RD-6TH LEVEL

1 : 400



ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% COORDINATION	24-02-14
2	ISSUED FOR CONSULTANTS 60% COORDINATION	24-03-20
3	ISSUED FOR 90% COORDINATION	24-04-17
4	ISSUED FOR DP	24-05-09

UNDERHILL MIXED-USE

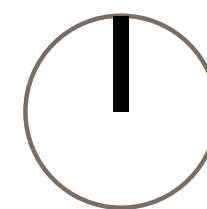
1930 UNDERHILL STREET,
KELOWNA B.C.

PROJECT # 23-195.1
CITY FILE #

LORVAL™ DEVELOPMENTS

AMENITY DATA & PLANS

SCALE 1 : 400



SD2.02



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DEVELOPMENT
PERMIT

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3	ISSUED FOR 90% COORDINATION	24-04-17
4	ISSUED FOR DP	24-05-09

UNDERHILL
MIXED-USE

1930 UNDERHILL STREET,
KELOWNA B.C.

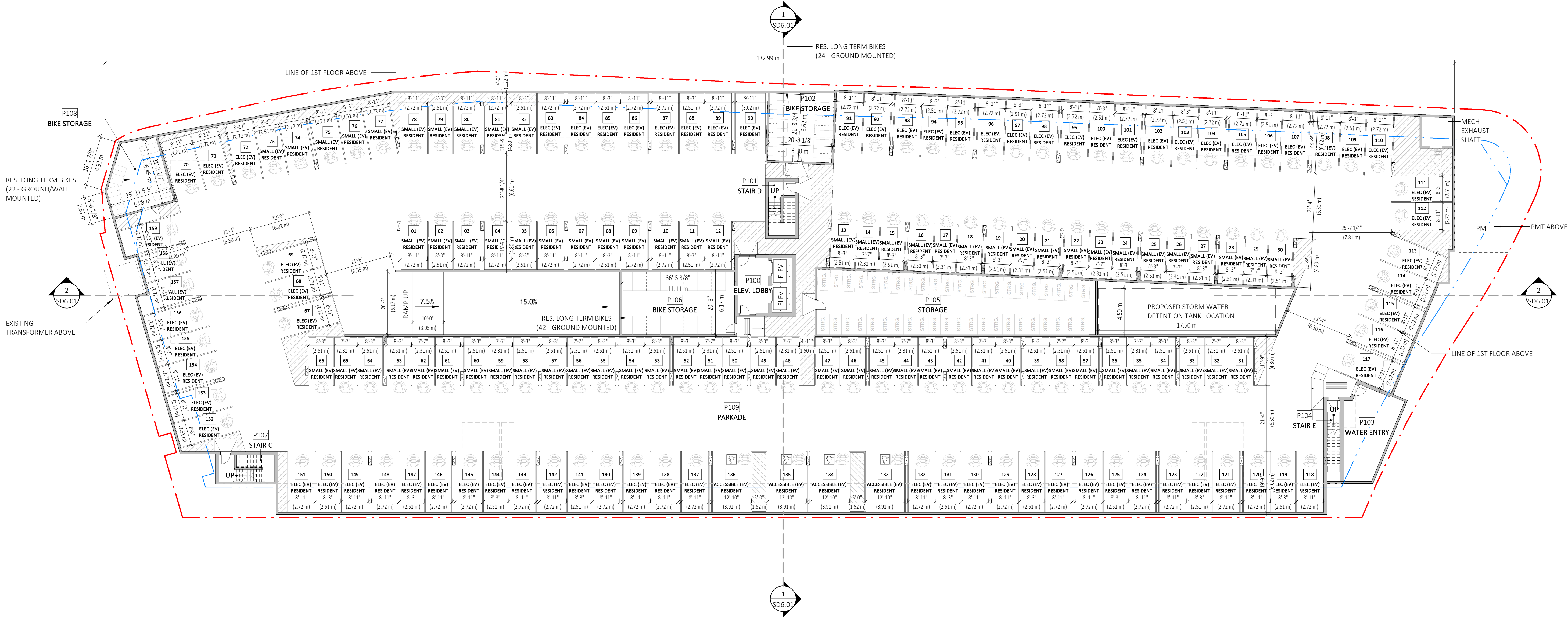
PROJECT # 23-195.1
CITY FILE #

LORVAL
DEVELOPMENTS

P1 LEVEL PLAN

SCALE 1:200

SD2.10



P1 LEVEL

1:200



ISSUED FOR
DEVELOPMENT
PERMIT

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4	ISSUED FOR DP	24-05-09

UNDERHILL
MIXED-USE

1930 UNDERHILL STREET,
KELOWNA B.C.

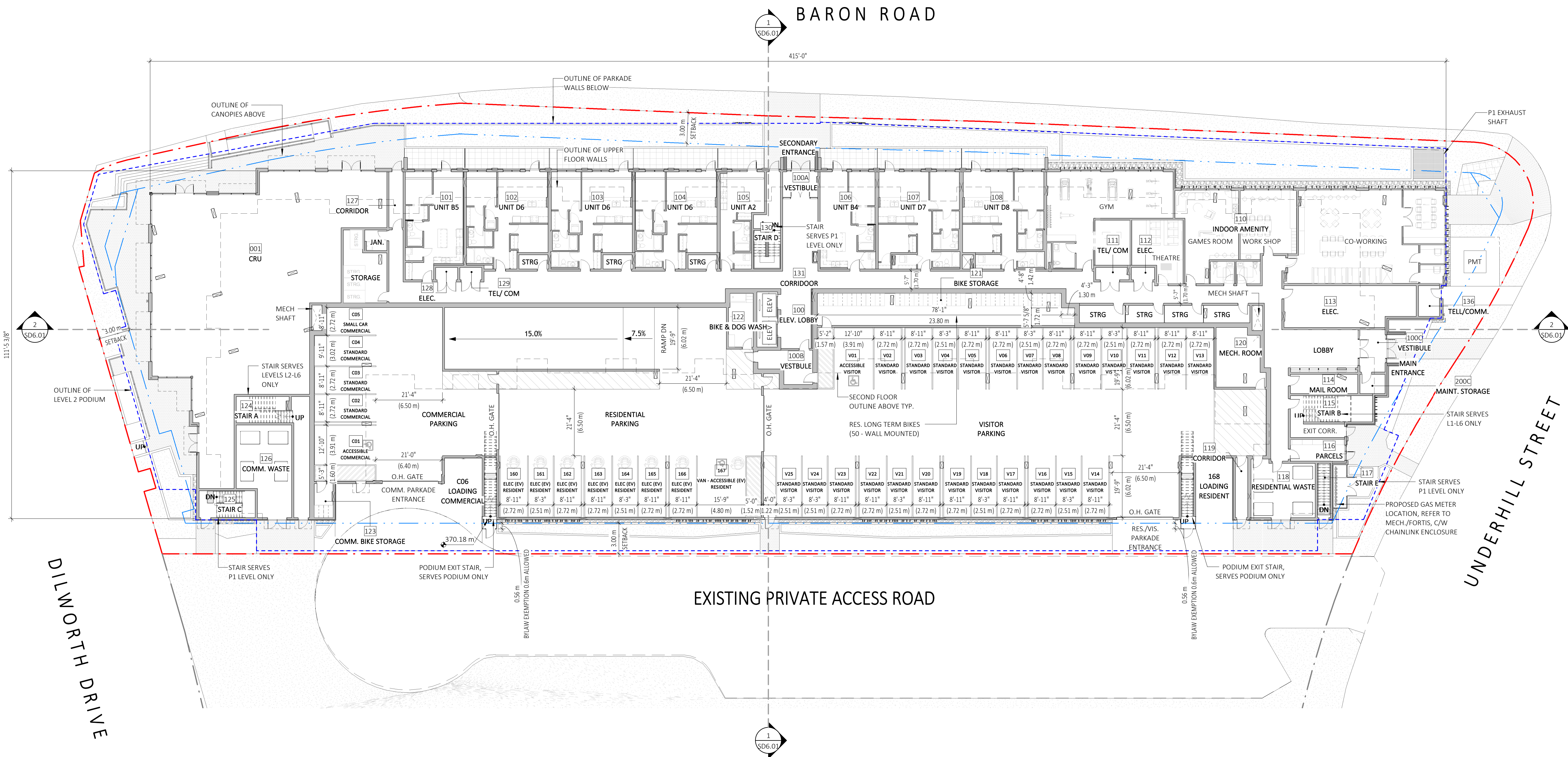
PROJECT # 23-195.1
CITY FILE #

LORVAL™
DEVELOPMENTS

1ST LEVEL PLAN

SCALE 1:200

SD2.11



1ST LEVEL

1:200



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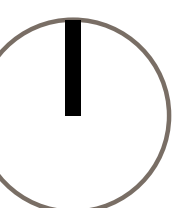
1930 UNDERHILL STREET,
KELOWNA B.C.

PROJECT # 23-195.1
CITY FILE #

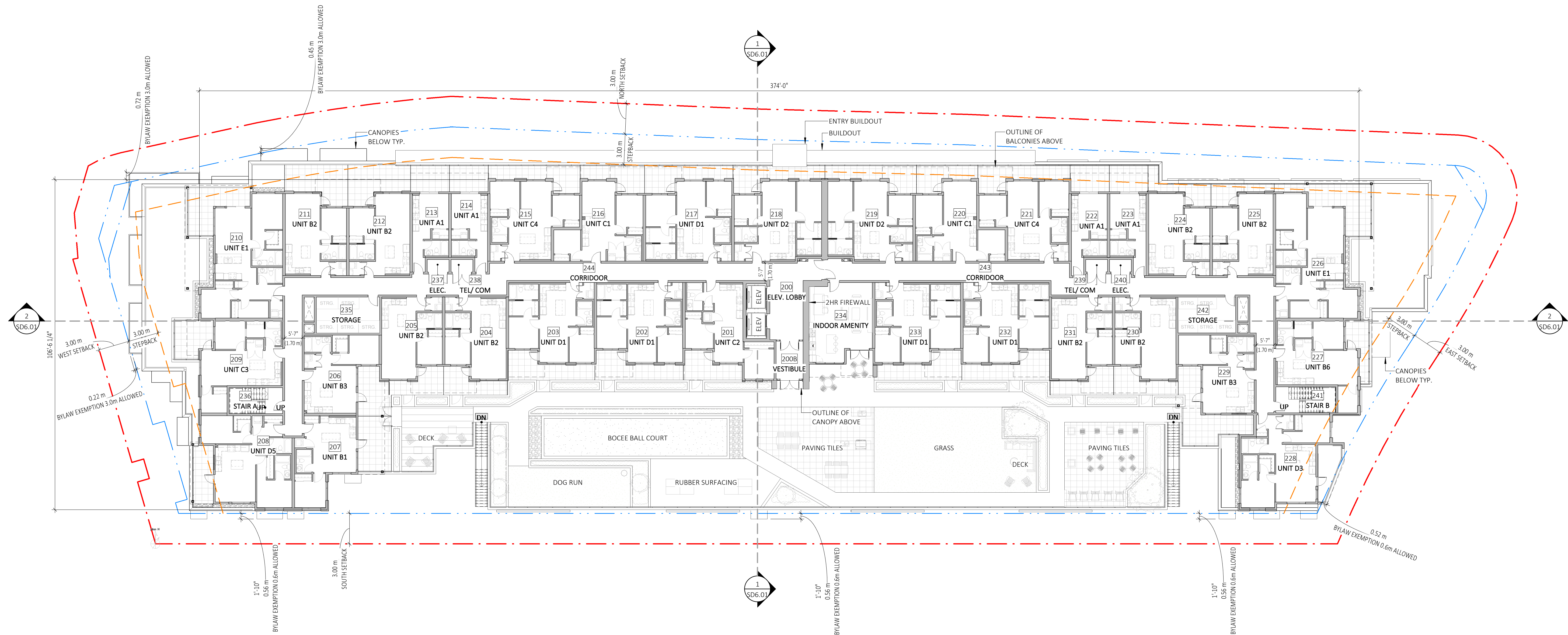
LORVAL™
— DEVELOPMENTS —

2ND LEVEL PLAN

SCALE 1:200



SD2.12



1:200



ISSUED FOR
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PERMIT

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UNDERHILL
MIXED-USE

1930 UNDERHILL STREET,
KELOWNA B.C.

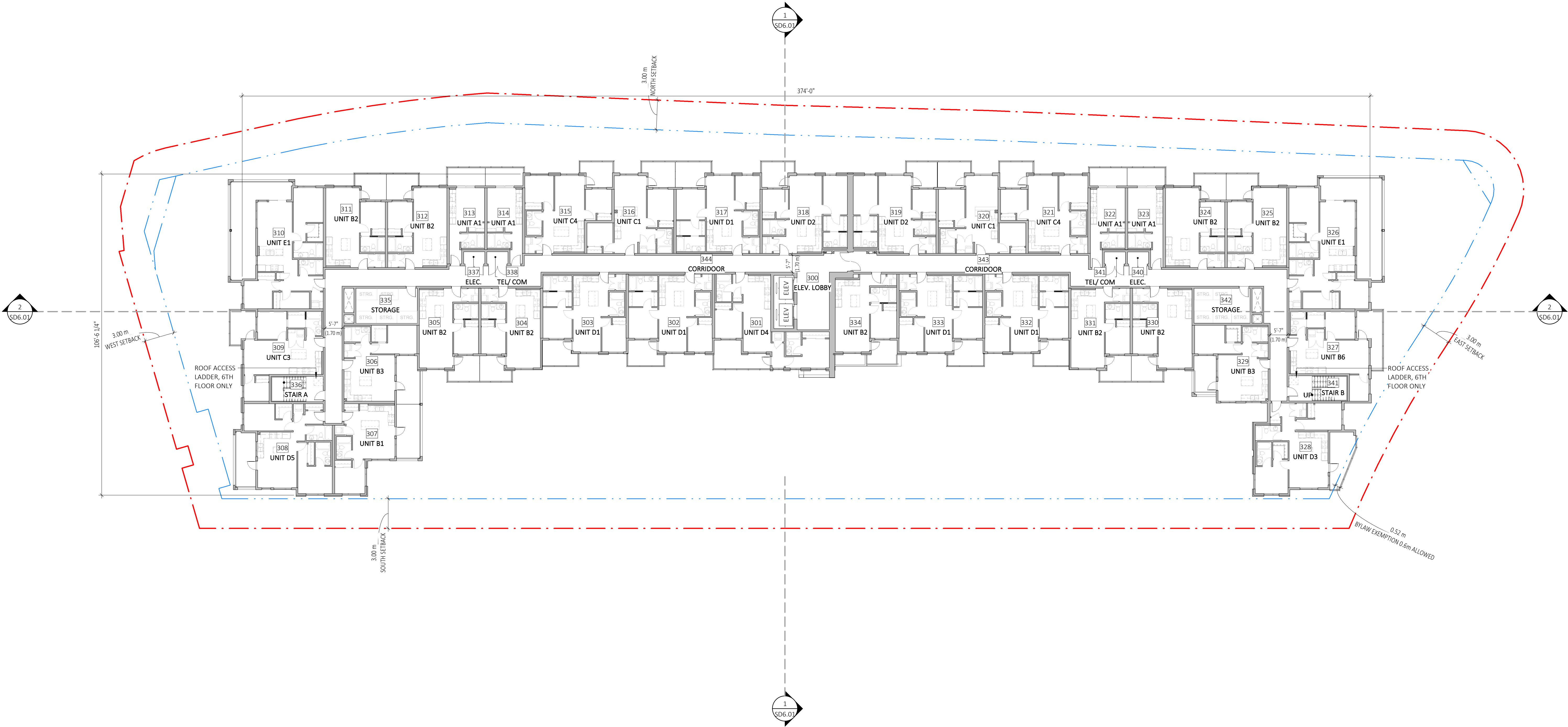
PROJECT # 23-195.1
CITY FILE #

LORVAL™
DEVELOPMENTS

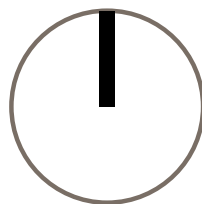
3RD - 6TH LEVEL
PLANS

SCALE 1:200

SD2.13



3RD - 6TH LEVEL
1:200





ISSUED FOR
DEVELOPMENT
PERMIT

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UNDERHILL
MIXED-USE

1930 UNDERHILL STREET,
KELOWNA B.C.

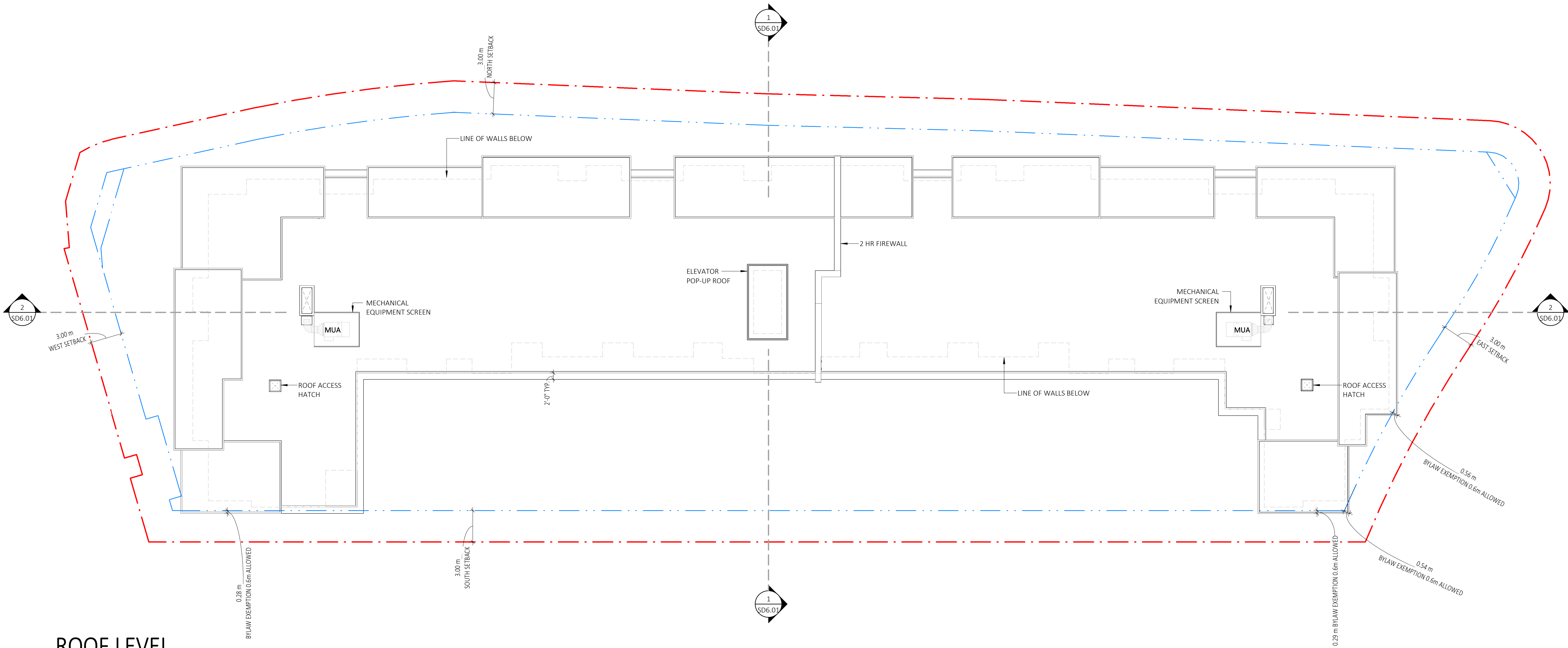
PROJECT # 23-195.1
CITY FILE #

LORVALTM
DEVELOPMENTS

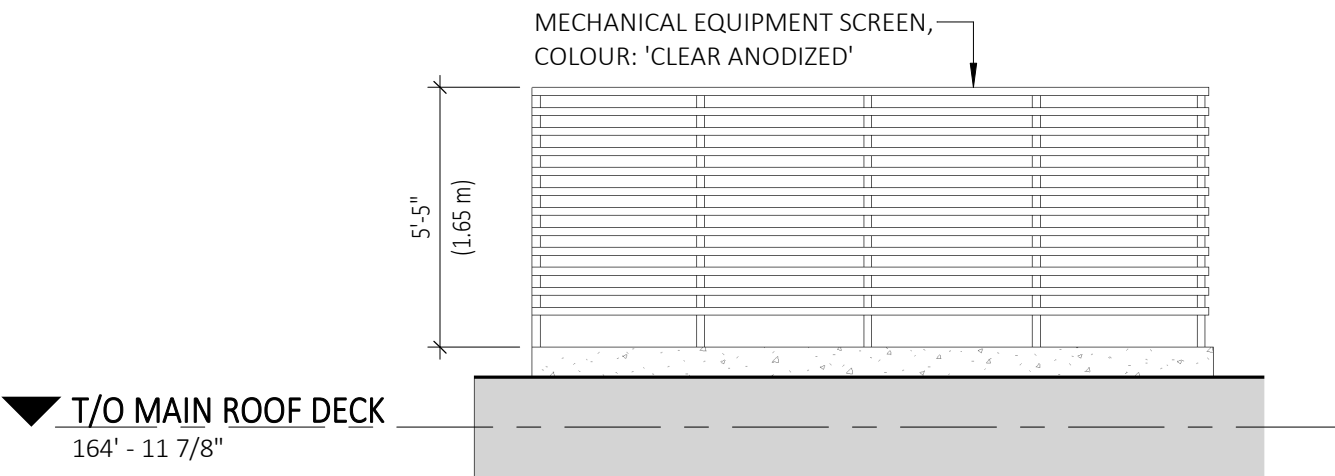
ROOF PLAN

SCALE As indicated

SD2.14



ROOF LEVEL
1:200



MECHANICAL EQUIPMENT SCREEN
1/4" = 1'-0"



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DEVELOPMENT
PERMIT

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NORTH ELEVATION

1 : 200



EAST ELEVATION

1 : 200

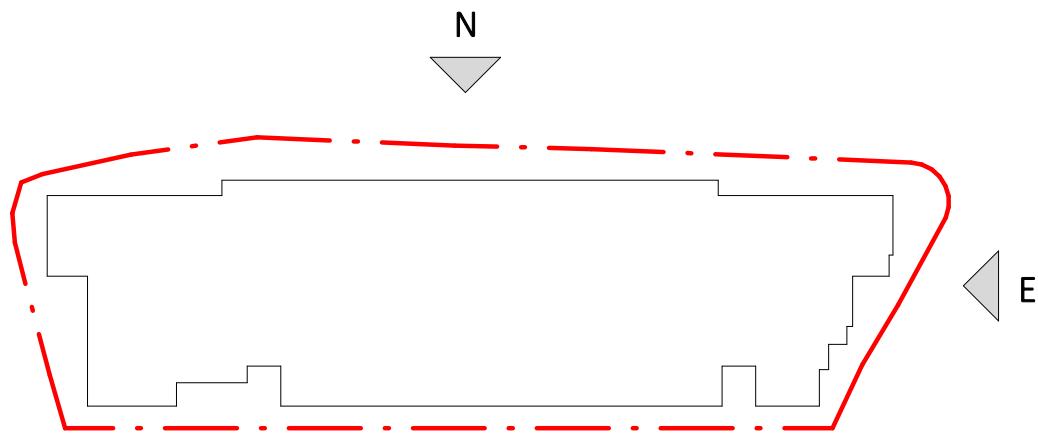
UNDERHILL
MIXED-USE

1930 UNDERHILL STREET,
KELOWNA B.C.

PROJECT # 23-195.1
CITY FILE #

LORVAL™
DEVELOPMENTS

BUILDING
ELEVATIONS



SCALE 1 : 200

SD3.01



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DEVELOPMENT
PERMIT

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UNDERHILL
MIXED-USE

1930 UNDERHILL STREET,
KELOWNA B.C.

PROJECT # 23-195.1
CITY FILE #

LORVAL™
DEVELOPMENTS

BUILDING
ELEVATIONS

SCALE 1 : 200

SD3.02



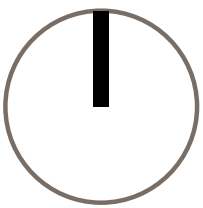
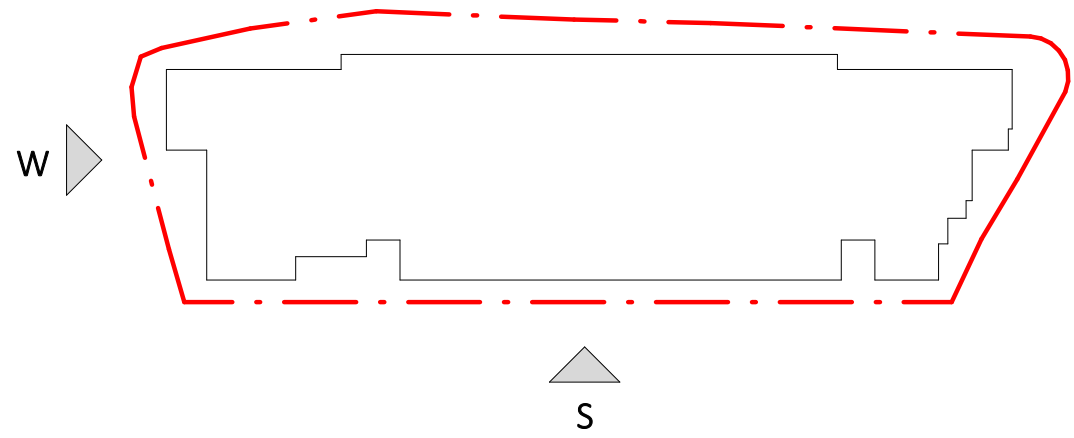
SOUTH ELEVATION

1 : 200



WEST ELEVATION

1 : 200



MATERIAL BOARD



ISSUED FOR
DEVELOPMENT
PERMIT

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-	-	-
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UNDERHILL
MIXED-USE

1930 UNDERHILL STREET,
KELOWNA B.C.

PROJECT # 23-195.1
CITY FILE #

LORVAL
DEVELOPMENTS

MATERIAL BOARD

SCALE 6" = 1'-0"

SD4.01

1

CORRUGATED METAL(HORIZONTAL)
COLOUR: 'GALVANIZED'

2

CEMENT BOARD LAP SIDING
COLOUR: 'WOOD COLOUR'

3

WOOD SLATS
COLOUR: MATCH 'WOOD COLOUR'

3

CASCADIA METAL
COLOUR: 'CORTEN'

4

CEMENT BOARD LAP SIDING
COLOUR: PAINTED TO MATCH BRICK 'TAN' COLOUR

4

CEMENT BOARD PANEL SIDING
JAMES HARDIE 'SMOOTH'
COLOUR: DARK GRAY

5

CEMENT BOARD PANEL SIDING
JAMES HARDIE 'SMOOTH'
COLOUR: WHITE

6

CEMENT BOARD PANEL SIDING
JAMES HARDIE 'SMOOTH'
COLOUR: GAUNTLET GRAY

7

CEMENT BOARD PANEL SIDING
JAMES HARDIE 'SMOOTH'
COLOUR: BLACK

8

WINDOW
COLOUR: BLACK EXT / WHITE INT

9

BRICK,
COLOUR: 'TAN'

11

BRICK,
COLOUR: 'RED'

12

ALUMINUM/GLASS GUARD/RAILING
COLOUR: BLACK

STREETSCAPES



BARON RD STREETSCAPE

1 : 200



ISSUED FOR
DEVELOPMENT
PERMIT

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-	-	-
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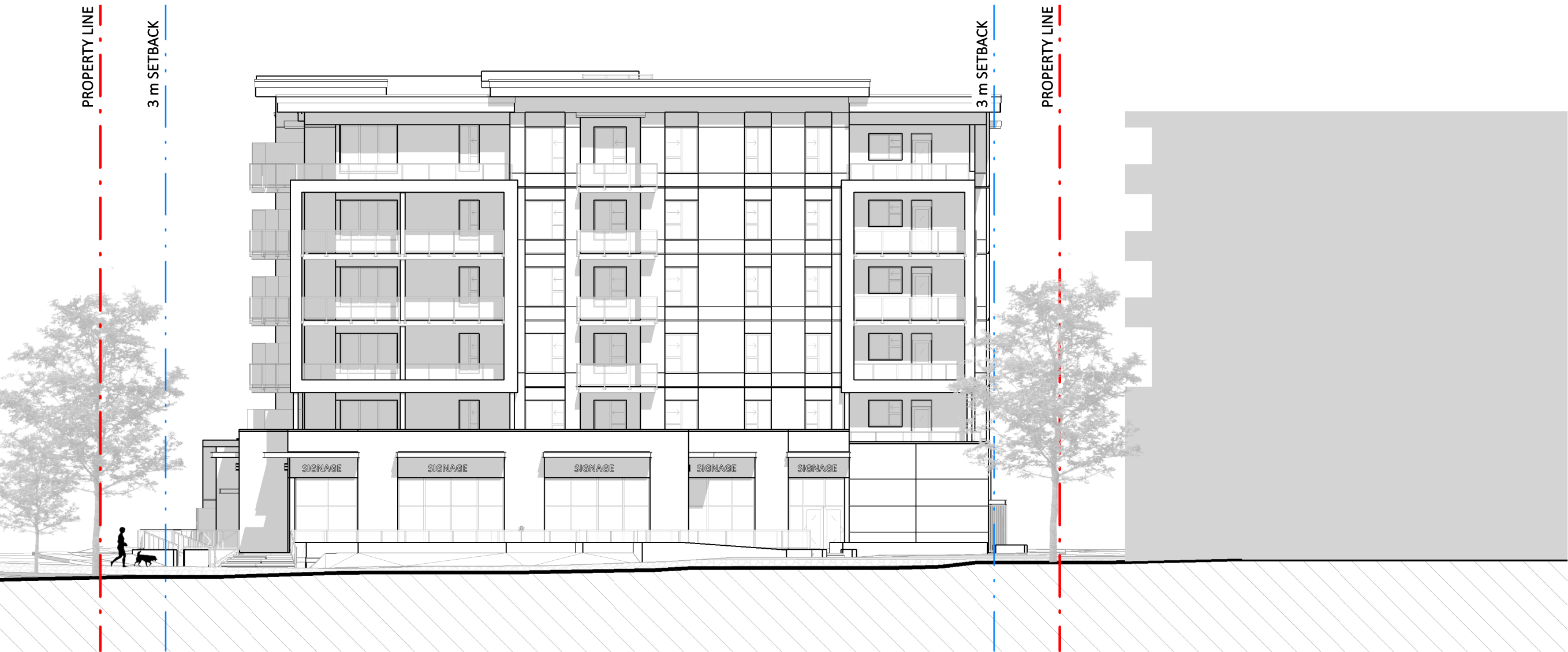
UNDERHILL
MIXED-USE

1930 UNDERHILL STREET,
KELOWNA B.C.

PROJECT # 23-195.1
CITY FILE #

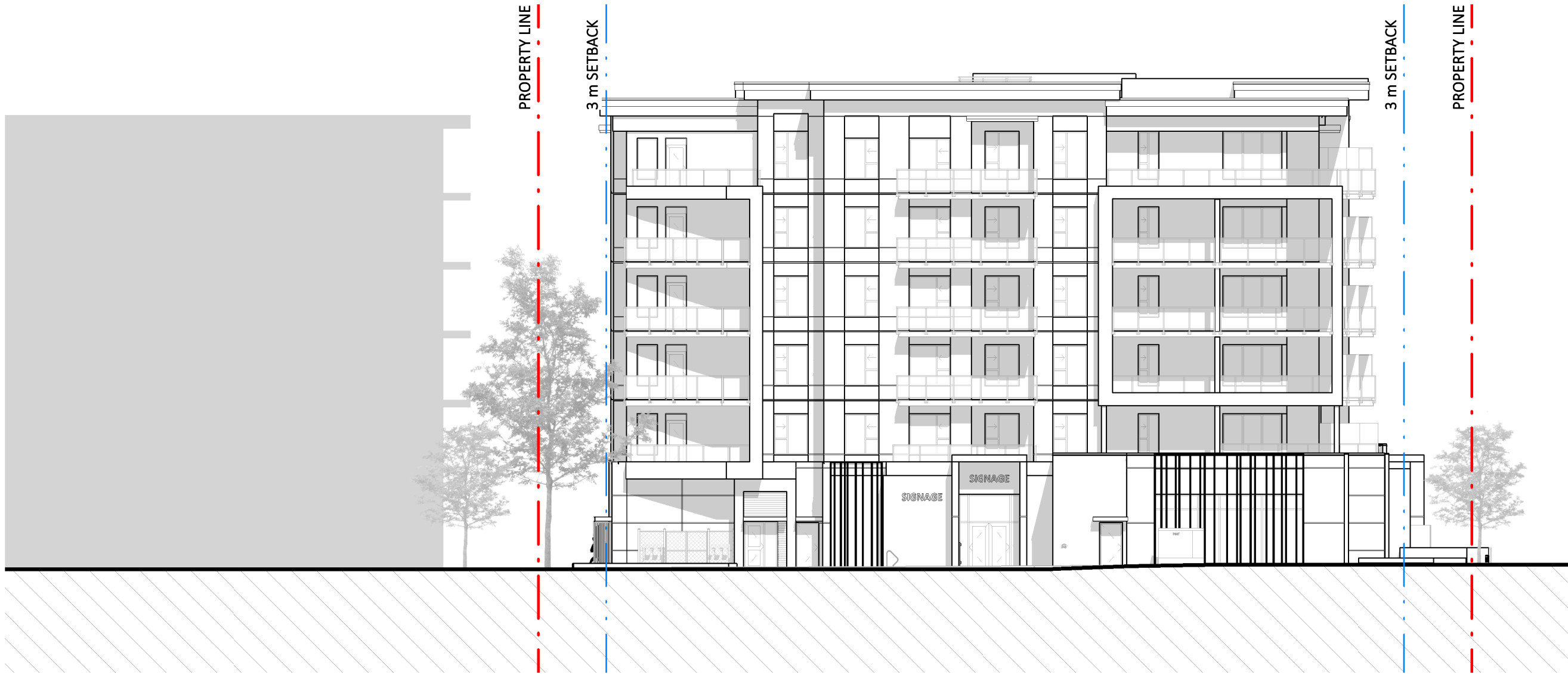
LORVAL™
DEVELOPMENTS

STREETSCAPES



DILLWORTH DR STREETSCAPE

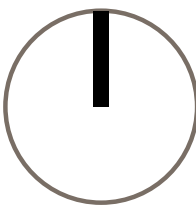
1 : 200



UNDERHILL ST STREETSCAPE

1 : 200

SCALE 1 : 200





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UNDERHILL
MIXED-USE

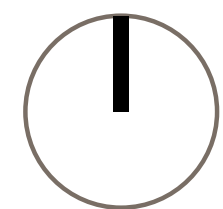
1930 UNDERHILL STREET,
KELOWNA B.C.

PROJECT # 23-195.1
CITY FILE #

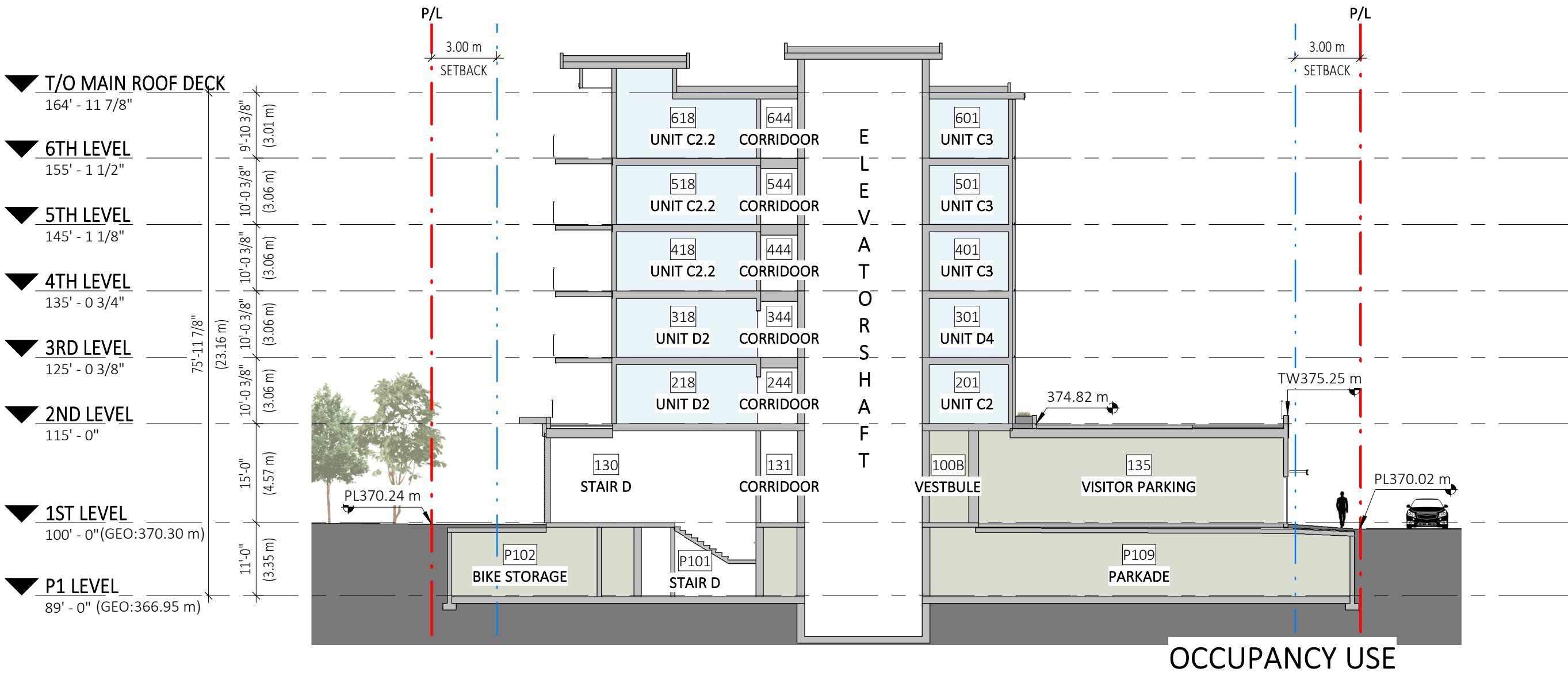
LORVAL™
DEVELOPMENTS

SITE SECTIONS

SCALE 1 : 200

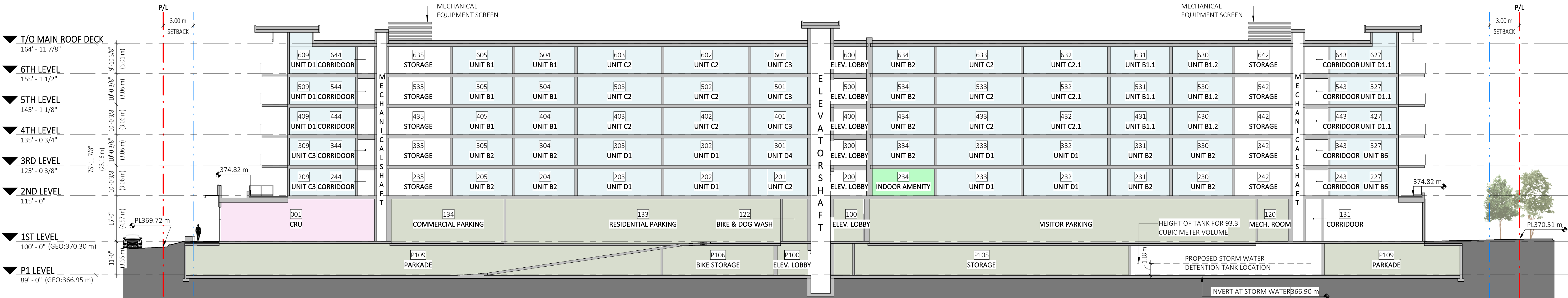


SD6.01



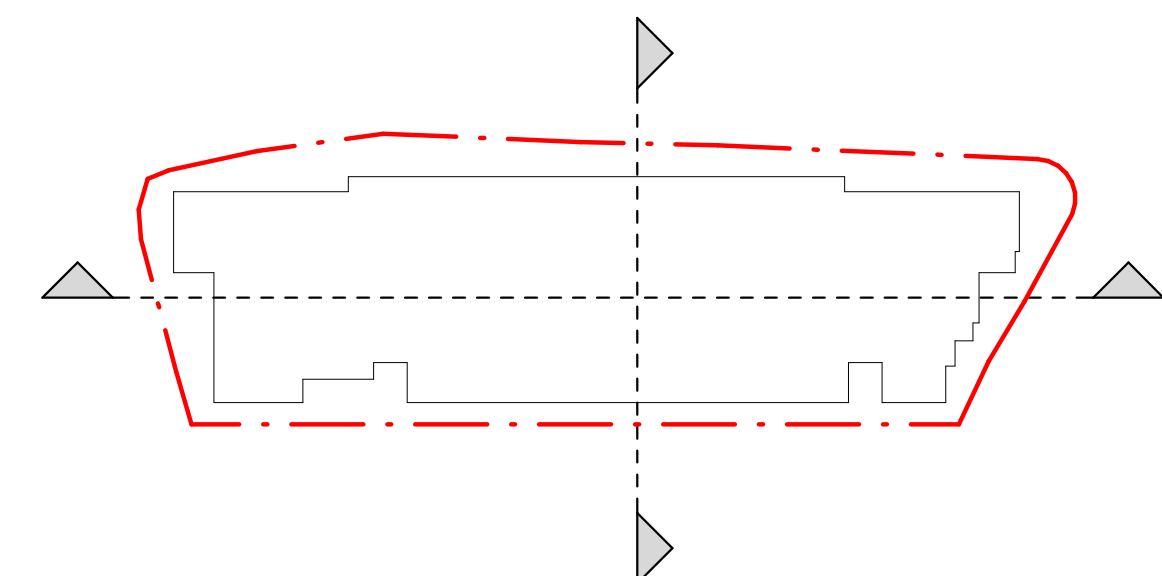
N/S SITE SECTION

1 : 200



E/W SITE SECTION

1 : 200



1.9.5 SIGNAGE LEGEND

S1	STOP
S2	ACCESSIBLE PARKING STALL
S3	ACCESSIBLE ENTRANCE
S4	FIRE LANE-NO PARKING
S5	GARBAGE LOADING ZONE-NO PARKING
S6	DROP OFF/PICK UP ONLY
S7	MAXIMUM 10 KPH
S8	PARKADE CLEARANCE 7'-0"

= OCCUPANT LOAD

1.9.3 BLDG FLOOR ELEVATIONS

LEVEL	GEODETIC	RELATIVE
T/O UPPERMOST ROOF DECK	394.63 m	179' - 10 1/4"
6TH LEVEL	387.10 m	155' - 1 1/2"
1ST LEVEL	370.30 m	100' - 0"
P1 LEVEL	366.94 m	89' - 0"
MBE-REQUIRED	365.88 m	85' - 6"

1.9.4 BLDG AREAS

BUILDING AREA:	AREA SF	AREA m²
1. LEVEL P1		
GROUP F3- BASEMENT STORAGE	54,696 SF	5,081 m²
GARAGE		
2. LEVEL 1		
GROUP C - RESIDENTIAL	17,419 SF	1,618 m²
GROUP E - MERCANTILE	4,558 SF	423 m²
GROUP F3 - STORAGE GARAGE	19,944 SF	1,853 m²
3. LEVELS 2-6		
BUILDING AREA (NO FIREWALL)	24,492 SF	2,275 m²
EAST BUILDING AREA	11,351 SF	1,055 m²
WEST BUILDING AREA	13,403 SF	1,245 m²



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UNDERHILL
MIXED-USE

1930 UNDERHILL STREET,
KELOWNA B.C.

PROJECT # 23-195.1
CITY FILE #

LORVAL™
DEVELOPMENTS

SITE CODE PLAN

SCALE 1 : 200

SD7.02

SITE CODE PLAN

1 : 200

