

Design Rationale Statement

Project: McDonald's
371 Bernard Avenue
Kelowna, BC

Architect: Reprise Design Architecture PLLC
12400 Portland Ave South
Suite 100
Burnsville, MN 55337

Project Description: The proposed development involves the construction of a new McDonald's restaurant at 371 Bernard Avenue. The site is located in a vibrant commercial area and aims to provide a modern, accessible, and community-friendly dining experience.

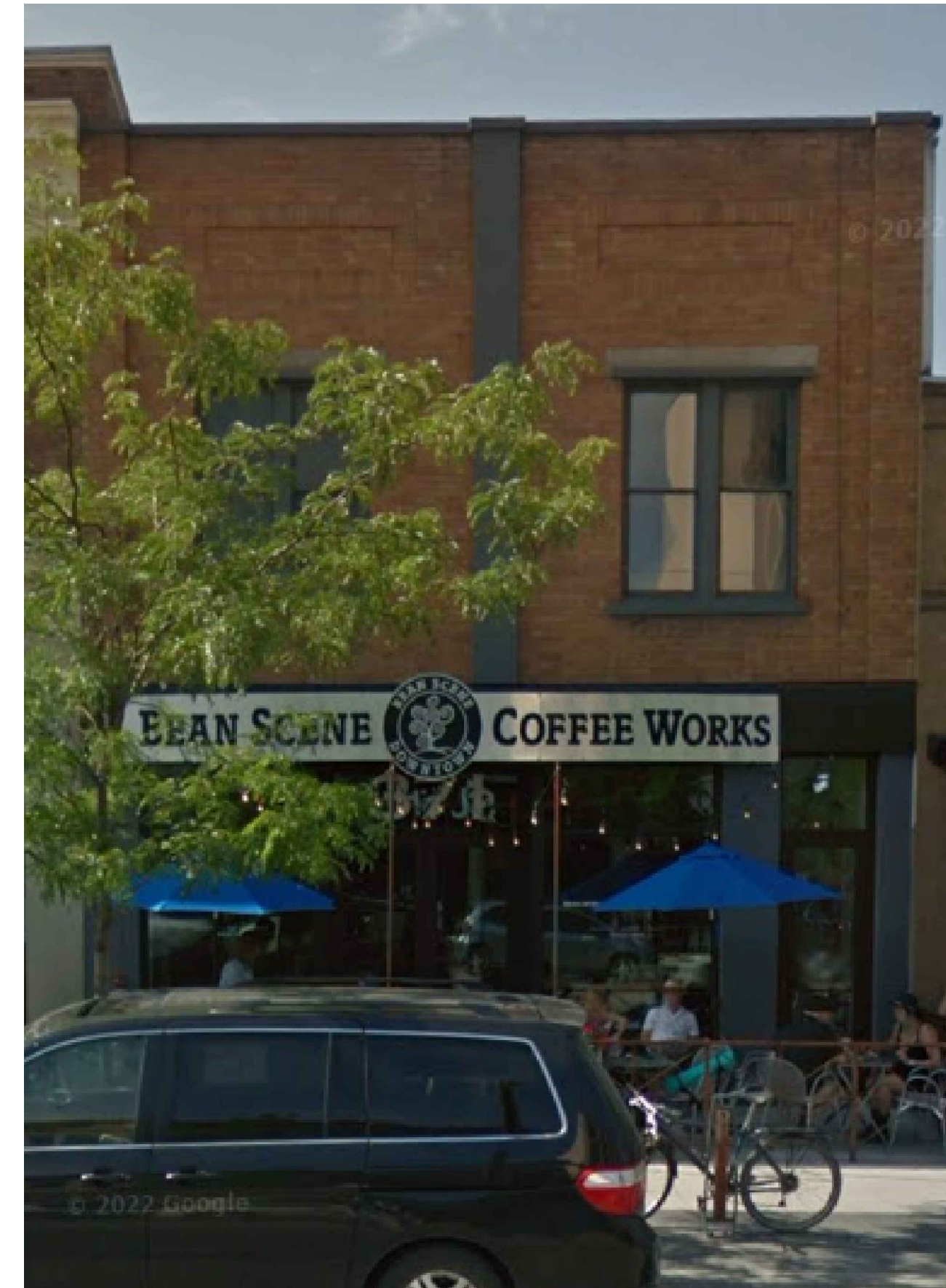
Design Intent: The primary goal of this project is to create a contemporary McDonald's restaurant that integrates seamlessly with the surrounding urban environment while offering a welcoming atmosphere for customers. The design emphasizes accessibility and aesthetic appeal.

Key Design Elements:

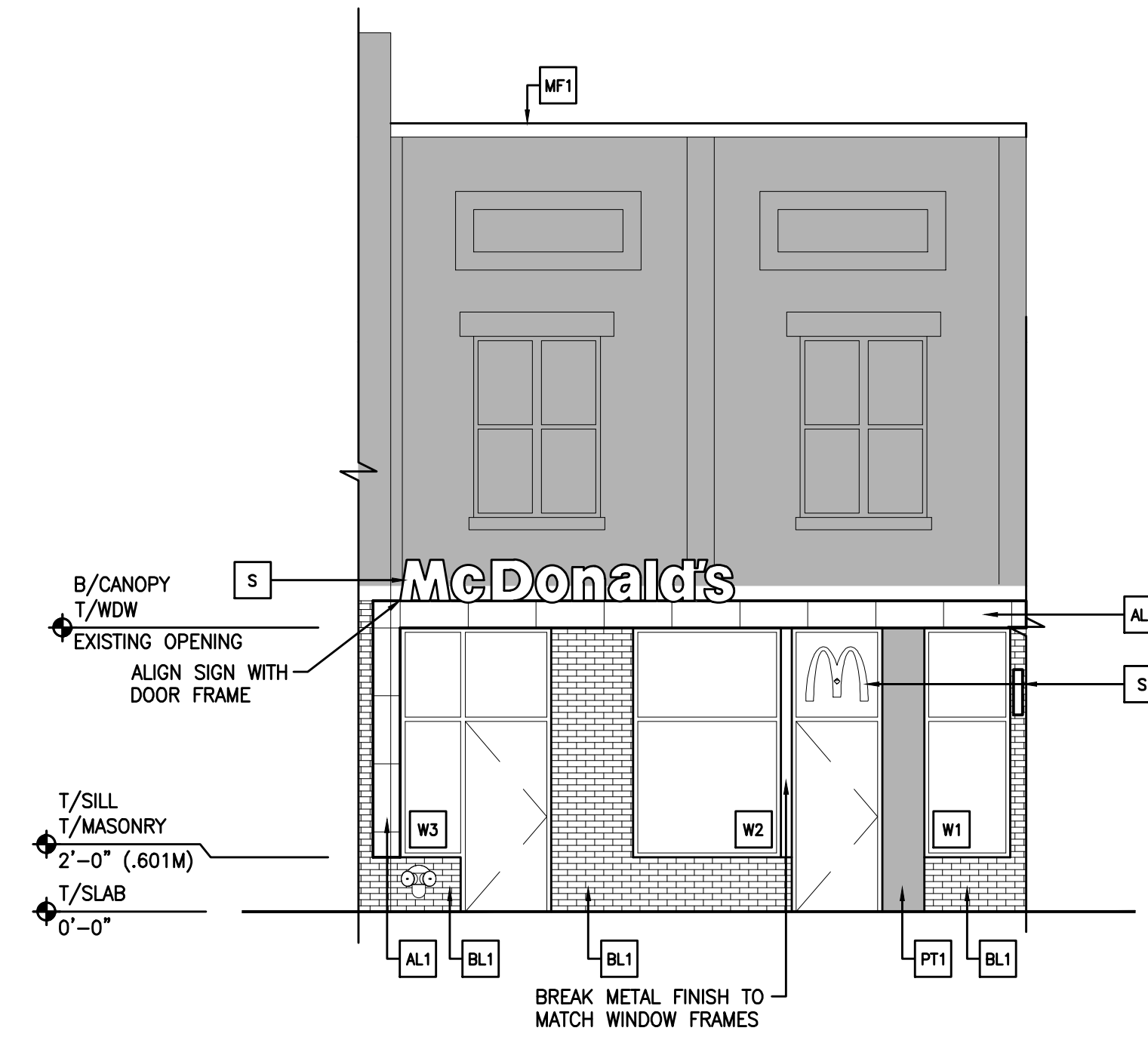
Architectural Design:

- The exterior façade at grade has been altered to accommodate interior design layout as it relates to internal guest traffic and the separate courier room door for the local delivery services.
- The amount of the storefront is similar to what is currently in place with the sill and header of the storefront at the same elevations as the original.
- The white McDonald's "ribbon" is set at the same elevation as the current signage as well as the adjacent buildings.
- Brick will be used on the lower portion of the building where new construction occurs, the colour, light gray, will be based on McDonald's prototype finish.
- Adhering to McDonald's branding guidelines while respecting local signage regulations, signage will be minimal. It will include channel lettering, light box above the main entrance and a small sign that is cantilevered out to provide easy views on Bernard's south sidewalk.
- The façade above the white ribbon will be untouched. Brick finishes to remain the same as well as the original double hung windows.

Conclusion: This project aims to provide a modern, sustainable, and accessible McDonald's restaurant that enhances the commercial vitality of Bernard Avenue. By thoughtfully integrating architectural design and community-focused elements, the development will contribute positively to the urban fabric of Kelowna.



EXISTING ELEVATION
A200 SCALE: 3/16" = 1'-0"

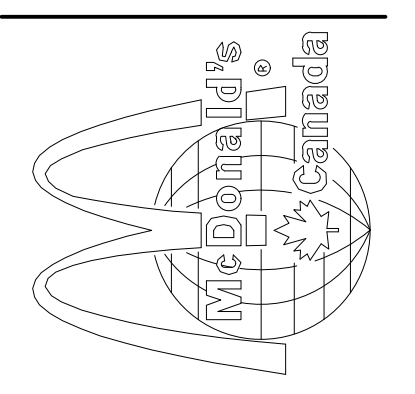


SOUTH ELEVATION
A200 SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES					
IMAGE	MATERIAL	IMAGE	MATERIAL	IMAGE	MATERIAL
	MITSUBISHI 4mm ALPOLIC METAL CLADDING: COLOUR "BONE WHITE"		WINDOWS & MAIN DOOR: BLACK		RICHVALE YORK CAMBRIDGE SERIES CONCRETE BLOCK - COLOUR "ONYX" WITH MORTAR COLOUR CMD15 "RAVEN" BY INTERSTAR
	BRICK - TO MATCH EXISTING. PAINT TO MATCH EXISTING.		METAL FASCIA: COLOR TO MATCH EXISTING BRICK BELOW		

NEW KEY NOTES

- AL1 MITSUBISHI 4mm ALPOLIC METAL CLADDING - COLOUR "BONE WHITE"
- BL1 BRICK - TO MATCH EXISTING. PAINT TO MATCH EXISTING.
- D INSULATED HOLLOW METAL DOOR - PAINT COLOUR "PPG" McD 44 - CHARCOAL GREY
- DO AUTOMATIC DOOR OPERATOR - MOUNTING HEIGHTS & LOCATION PER LOCAL CODES
- FB CO₂ FILL BOX
- GP GREASE INTERCEPTOR PORT - SEE 1/P500
- MF1 METAL FASCIA COLOUR TO MATCH EXISTING BRICK BELOW
- PT1 PAINT TO MATCH THE RICHVALE YORK CAMBRIDGE SERIES CONCRETE BLOCK - COLOUR "ONYX"
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT
- Wx EXTERIOR WINDOW ASSEMBLY - SEE SHEET A600



McDONALD'S RESTAURANT
NEW FREESTANDING BUILDING - CUSTOM
LOT 8, BLOCK 14, D.L. 139, O.D.Y.D. PLAN 462
371 BERNARD AVENUE - KELOWNA, BC

PREPARED FOR:
McDonald's Restaurants of Canada Limited
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DATE ISSUED
DP ISSUE 2/27/25

DRAWN BY KW
CHECKED BY GJ
JOB NO. 24192



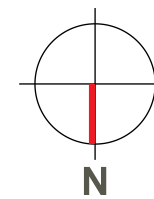
Signage Proposal R1 (CV)

PROJECT ID:	JS8-94969A
CLIENT:	McDonald's Store # 41553
ADDRESS:	371 Bernard Ave. Kelowna, BC
DATE:	02-18-2025
CONTACT:	Aurela Michaud
DESIGNER:	Claudia Vogt

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Aerial

#	Description
1.	18" Illuminated Channel Letters see page 4 Sign Area: 18.45 FT² - 1.71 M²
2.	Custom size illuminated S/F badge sign see page 5 Sign Area: 10.38 FT² - 0.96 M²
3.	D/F Illuminated Blade sign see MCD1D6C7033 - page 6 Sign Area: 4.0 FT² - 0.37 M²

Project ID
JS8-94969A

McDonald's # 41553
371 Bernard Ave.
Kelowna, BC

Sign Item

Date: 02-18-2025
Scale: n.t.s.
Contact: Aurela Michaud
Designer: Claudia Vogt

Revision Note

R1 (CV) - 02.20.2025
- revised sign concept for sign # 2

Information Required for Production

Text box

Customer Approval

Signature

MM/DD/YYYY

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NOTE: TECHNICAL SURVEY HAS NOT BEEN PERFORMED. DIMENSIONS MUST BE VERIFIED PRIOR TO PRODUCTION.



Exterior Elevation

- | # | Description |
|----|---|
| 1. | 18" Illuminated Channel Letters see page 4
Sign Area: 18.45 FT ² - 1.71 M ² |
| 2. | Custom size illuminated S/F badge sign see page 5
Sign Area: 10.38 FT ² - 0.96 M ² |
| 3. | D/F Illuminated Blade sign see MCD1D6C7033 - page 6
Sign Area: 4.0 FT ² - 0.37 M ² |

Project ID
JS8-94969A

McDonald's # 41553
371 Bernard Ave.
Kelowna, BC

Sign Item

Date: 02-18-2025
Scale: 3/16"=1'-0"
Contact: Aurela Michaud
Designer: Claudia Vogt

Revision Note

R1 (CV) - 02.20.2025
- revised sign concept for sign # 2

ADDITIONAL WALL SUPPORT/BACKING
BEHIND SIGN AREA SUPPLIED BY OTHERS

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18" Illuminated channel letters on bottom raceway

Description

1. Pre-painted aluminum coil clear satin anodized (silver) returns with pre-painted aluminum backing B/W
 2. Flat white acrylic faces with 1" white Jewelite retainer
 3. 4" x 4" aluminum tubing raceway with 2" x 2" aluminum mounting angle
- * Power supply (inside raceway)
 - * Illuminated with white LED

Colors:

A Painted grey PMS Cool Grey 11 C

Project ID JS8-94969A

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371 Bernard Ave.
Kelowna, BC

Sign Item

Date: 02-18-2025
Scale: indicated
Contact: Aurela Michaud
Designer: Claudia Vogt

Revision Note

Text box

Information Required for Production

- see drawing MCD00CH4P30044 for reference

Customer Approval

Signature

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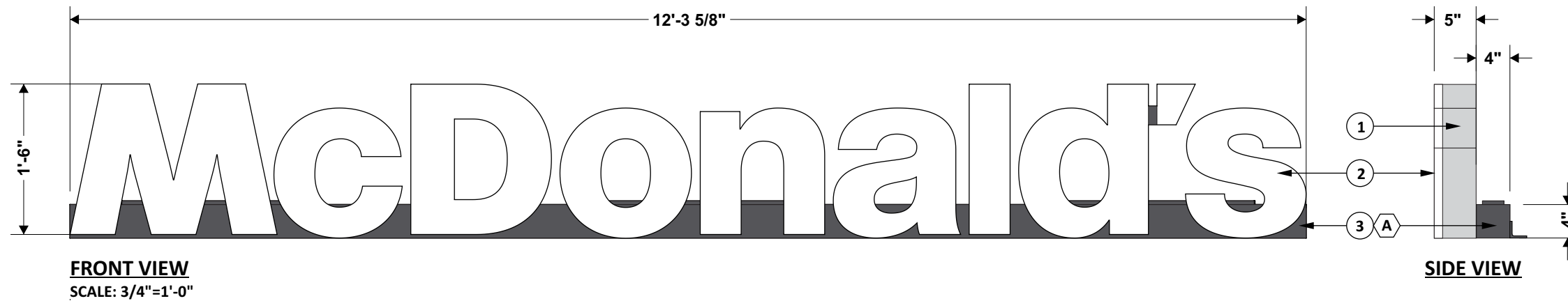
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MOA AND RACEWAY COLOR T.B.V.



FRONT VIEW
SCALE: 3/4"=1'-0"

SIDE VIEW

NOTE: TECHNICAL SURVEY HAS NOT BEEN PERFORMED. DIMENSIONS MUST BE VERIFIED PRIOR TO PRODUCTION.



S/F illuminated wall mounted sign
-exterior-

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Designer: Claudia Vogt

Revision Note

R1 (CV) - 02.20.2025
- revised sign concept

Colors:

A Painted red to match 3M #3630-2609
(PMS 2035C)

**Information Required
for Production**

- custom size
- survey required
- see MCD1S6B7003 for reference only

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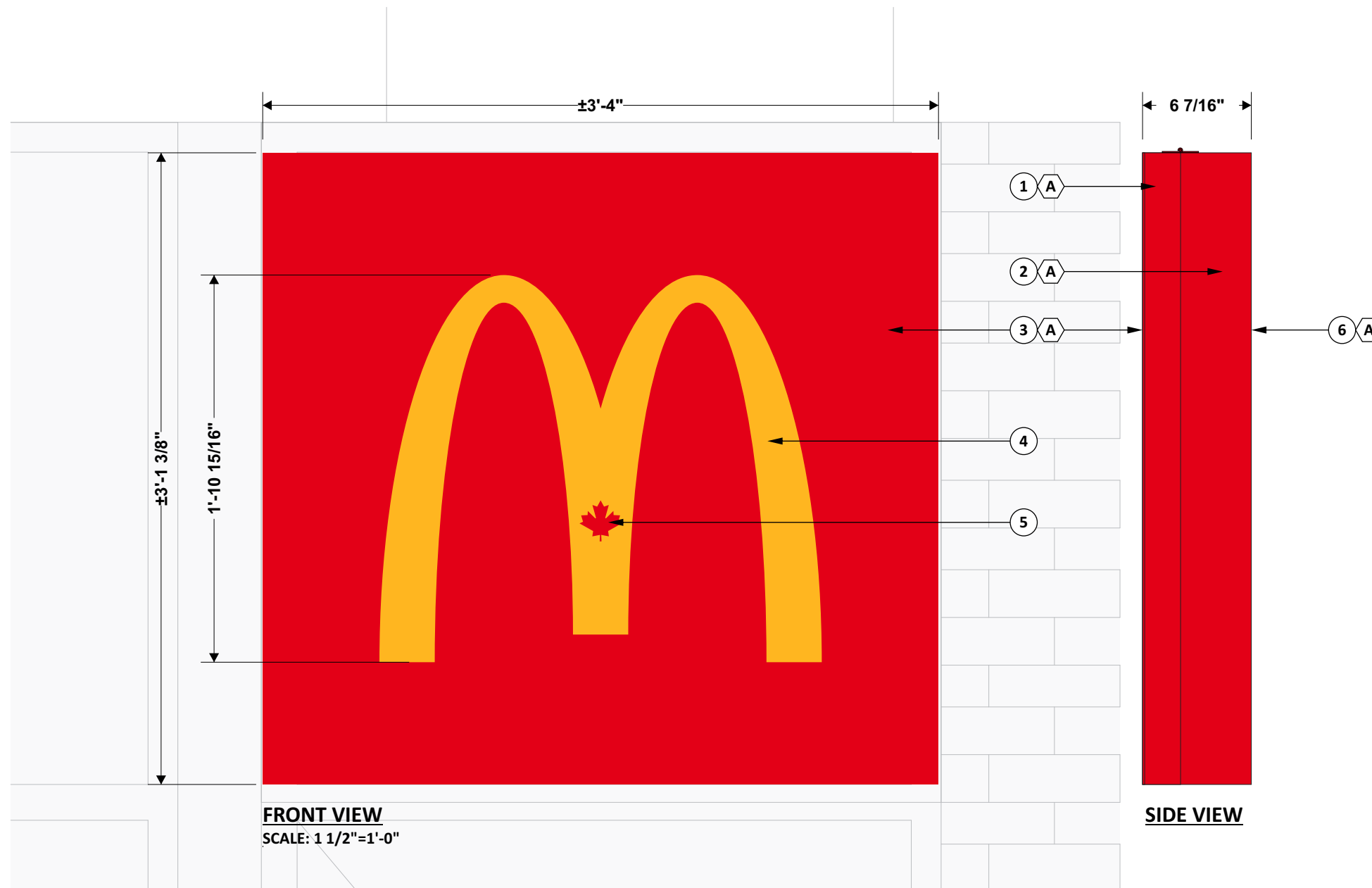
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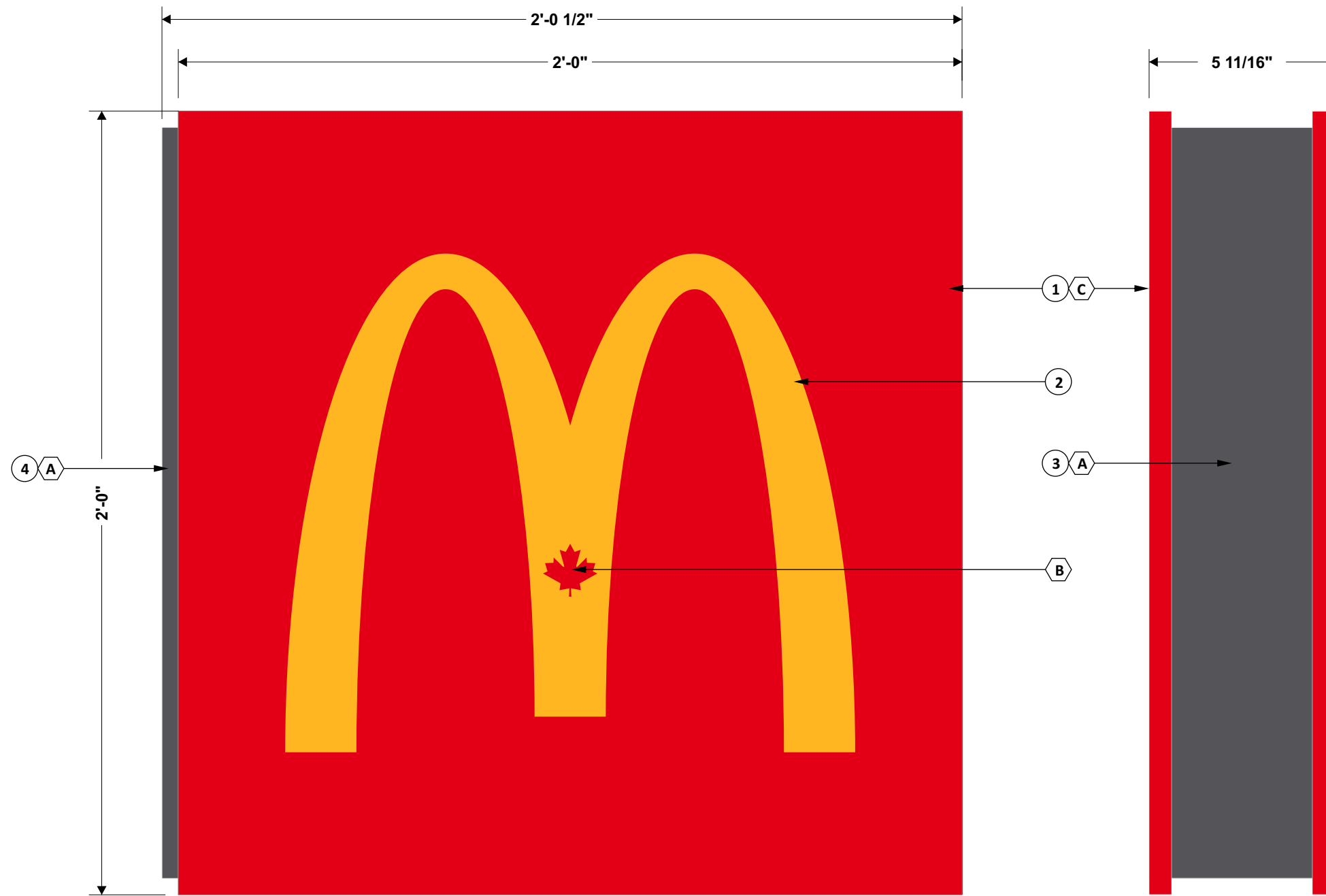


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CUSTOM SIZE AND MOA - DETAILS TO FOLLOW



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FRONT VIEW
SCALE: 3"=1'-0"

SIDE VIEW

**D/F illuminated projection sign
-exterior-**

- | # | Description |
|----|---|
| 1. | Folded aluminum face with tubing frame |
| 2. | Backed polycarbonate Sabic yellow SGC404 – YW6G039C with vinyl application on first surface |
| 3. | Aluminum extrusion cabinet |
| 4. | Mounting plate |
| 5. | Power supply inside cabinet (not shown) |
| 6. | Access screws on top and bottom |
| * | Illuminated with white LED |

Colors:

A	Painted grey PMS Cool Grey 11 C
B	Red vinyl 3M #3630-2609
C	Painted red to match 3M #3630-2609 (PMS 2035C)

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- see drawing MCD1D6C7033

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