City of Kelowna
Regular Council Meeting
AGENDA

Monday, November 7, 2016
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

This meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes 2 - 8

PM Meeting - October 31, 2016

3. Development Application Reports & Related Bylaws

3.1 1459 KLO Road, DP16-0124, Highstreet Ventures Inc. 9 - 90

To consider the form and character of the proposed 280-unit multiple dwelling housing project on the subject parcel.

3.2 3450 McKinley Beach Dr, DP16-0152 & DP16-0192, GTA Architecture 91 - 159

To review two Form & Character Development Permits; one permit for 9 semi-detached dwellings and another permit for 64-units within two 5 ½ storey multi-family buildings.

4. Bylaws for Adoption (Non-Development Related)

4.1 Portion of McClain Road, BL11301 - Road Closure Bylaw 160 - 161

Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.
To adopt Bylaw No. 11301 in order to authorize the City to permanently close and remove the highway dedication of a portion of highway on McClain Road.

5. Mayor and Councillor Items

6. Termination

City of Kelowna

Regular Council Meeting

Minutes

Date:	Monday, October 31, 2016
Location:	Council Chamber City Hall, 1435 Water Street
Council Members Present:	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben and Luke Stack
Council Members Absent:	Councillor Mohini Singh
Staff Present:	City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith*; Urban Planning Manager, Terry Barton*; Divisional Director, Community Planning & Real Estate, Doug Gilchrist*; Suburban & Rural Planning Manager, Todd Cashin*; Sustainability Coordinator, Tracy Guidi*; Policy & Planning Department Manager, James Moore*; Planner Specialist, Ross Soward*; Planner Specialist, Melanie Steppuhn*; Police Services Manager, Stacey Jackson*; Special Programs Coordinator, Bill Finney*; Parking Services Manager, Dave Duncan*; and Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:32 p.m.

Mayor Basran advised that the meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Donn

R812/16/10/31 THAT the Minutes of the Regular Meetings of October 24, 2016 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Temporary Farm Worker Housing Policy

Staff:
- Displayed a PowerPoint presentation summarizing the Temporary Farm Worker Housing Policy and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Donn

R813/16/10/31 THAT Council receives for information, the report from Community Planning and Real Estate dated October 31, 2016, outlining proposed policy changes for Temporary Farm Worker Housing in Kelowna;

AND THAT Council directs staff to prepare the amendments to the Official Community Plan Bylaw No. 10500 as described in the Community Planning and Real Estate report dated October 31, 2016;

AND THAT Council directs staff to prepare the amendments to the Zoning Bylaw No. 8000 as described in the Community Planning and Real Estate report dated October 31, 2016;

AND FURTHER THAT Council directs staff to prepare the amendments to the Development Application Procedures Bylaw No. 10540 as described in the Community Planning and Real Estate report dated October 31, 2016.

Carried

3. Development Application Reports & Related Bylaws

3.2 Civic Precinct Plan Policy Implementation

Staff:
- Displayed a PowerPoint presentation summarizing the Civic Precinct Plan Policy and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor DeHart

R814/16/10/31 THAT Official Community Plan Text Amendment Application No. OCP16-0009 to amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 as described in the Report from the Planner Specialist dated October 31, 2016, be considered by Council;

AND THAT Official Community Plan Map Amendment Application No. OCP16-0009 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of LOT C DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN KAP56114, 350 Doyle Avenue, Kelowna BC from the EDINST Educational/Major Institutional designation to the MXR Mixed Use Residential / Commercial designation, as shown on Map "A" attached to the Report from the Policy and Planning Department dated October 31, 2016 be considered by Council;

AND THAT Official Community Plan Map Amendment Application No. OCP16-0009 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of LOT 2 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 42511,1340 Ellis Street, Kelowna BC from the Educational / Major Institutional (EDINST) designation to the MXR Mixed Use Residential / Commercial designation, as shown on Map "A" attached to the Report

from the Policy and Planning Department dated October 31, 2016, be considered by Council;

AND THAT Official Community Plan Map Amendment Application No. OCP16-0009 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of LOT A DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 5438, 470 Queensway Avenue, Kelowna BC from EDINST Educational/Major Institutional designation to the MXR Mixed Use Residential / Commercial designation, as shown on Map "A" attached to the Report from the Policy and Planning Department dated October 31, 2016, be considered by Council;

AND THAT Official Community Plan Map Amendment Application No. OCP16-0009 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of LOT 1 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN KAP60698 EXCEPT AIR SPACE PLAN KAP60701, 1223 Water Street, Kelowna BC from the COMM Commercial designation to the MXR Mixed Use Residential / Commercial designation, as shown on Map "A" attached to the Report from the Policy and Planning Department dated October 31, 2016, be considered by Council;

AND THAT Official Community Plan Map Amendment Application No. OCP16-0009 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of THAT PORTION OF DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT SHOWN AS CLOSED ROAD ON PLAN KAP63629, 1460 Ellis Street, Kelowna BC from EDINST Educational/Major Institutional designation to the MXR Mixed Use Residential / Commercial designation, as shown on Map "A" attached to the report from the Policy and Planning Department dated October 31, 2016, be considered by Council;

AND THAT the Official Community Plan Future Land Use Map and Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Staff have reviewed the amendment, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan. As these amendments follow from the *Civic Precinct Plan* sufficient public consultation has taken place to satisfy section 475 of the LGA.

Carried
Councillor Sieben - Opposed

3.3 BL11272 (OCP16-0009) Civic Precinct Plan Implementation

Moved By Councillor Hodge/Seconded By Councillor Gray

R815/16/10/31 THAT Bylaw No. 11272 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried
Councillor Sieben - Opposed

3.4 671-681 Glenwood Avenue, Z16-0037 - Shaun & Lori Ausenhus

Staff:
- Displayed a PowerPoint presentation summarizing the application and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Given

R816/16/10/ THAT Rezoning Application No. Z16-0037 to amend the City of Kelowna Zoning Bylaw NO. 8000 by changing the zoning classification of Lot 2 District Lot 14 ODYD Plan 6704, located at Glenwood Avenue, Kelowna, BC from RU6 - Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

Carried

3.5 671-681 Glenwood Avenue, BL11303 (Z16-0037) - Shaun & Lori Ausenhus

Moved By Councillor Gray/Seconded By Councillor Hodge

R817/16/10/31 THAT Bylaw No. 11303 be read a first time.

Carried

4. Bylaws for Adoption (Development Related)

4.1 564 Coryell Road, BL11254 (Z16-0012) - 414225 Alberta Ltd.

Moved By Councillor Donn/Seconded By Councillor Given

R818/16/10/31 THAT Bylaw No. 11254 be adopted.

Carried

4.2 361 Yates Road, BL11271 (Z16-0031) - Cheryl Holmes Medical Services Ltd.

Moved By Councillor Donn/Seconded By Councillor Given

R819/16/10/31 THAT Bylaw No. 11271 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

Mayor Basran advised that Item 5.1 Quarterly Report will be heard after Item 5.4.

5.2 Auxiliary Constable Program Consultation Response

Staff:
- Provided an overview of the Auxiliary Constable Program.

Moved By Councillor Gray/Seconded By Councillor Donn

R820/16/10/31 THAT Council receives, for information, the report from the Police Services Manager dated October 31, 2016 with respect to the Auxiliary Constable Program;

AND THAT Council direct staff to submit a written response selecting Option 3 (Appendix A) to have a Tiered Program to the Union of BC Municipalities (UBCM) as the City of Kelowna response to the Auxiliary Constable Program.

Carried

5.3 UBCM 2017 Age-friendly Community Planning and Project Grants

Moved By Councillor Stack/Seconded By Councillor Sieben

R821/16/10/31 THAT Council receives, for information, the report from the Sustainability Coordinator and Parks Landscape Planner dated October 31, 2016, with respect to UBCM 2017 Age-friendly Community Planning & Project Grants;

AND THAT Council authorizes staff to apply for a 2017 UBCM Age-friendly Community Planning Grant for a Community for All Ages, City Parks and Buildings Assessment for Kelowna;

AND FURTHER THAT Council authorizes the Mayor and City Clerk to execute the 2017 UBCM Age-friendly Community Planning Grant on behalf of City Council, if the application is successful.

Carried

5.4 Complimentary Saturday Parking in December 2016

Moved By Councillor DeHart/Seconded By Councillor Sieben

R822/16/10/31 THAT Council receives, for information, the report from the Manager, Parking Services dated October 31, 2016 with respect to Complimentary Downtown Parking on Saturdays in December 2016;

AND THAT Council approves no charge on-street parking in the Downtown area on the five (5) Saturdays in December 2016.

Carried

5.1 Quarterly Report Update

City Manager:
- Displayed a PowerPoint presentation summarizing the Quarterly Report.

Moved By Councillor Stack/Seconded By Councillor DeHart

R823/16/10/31 THAT Council receives, for information, the Quarterly report update from the City Manager, dated October 26, 2016.

Carried

6. Resolutions

6.1 Draft Resolution, re: 2017 Council Meeting Schedule

City Clerk:
- Displayed the Draft 2017 Council Meeting Schedule and noted the number of meetings scheduled per month.

Moved By Councillor Donn/Seconded By Councillor Given

R824/16/10/31 THAT the 2017 Council Meeting Schedule be adopted as follows:

Monday Regular Meetings	Public Hearing/Regular Meetings
January 9, 16, 23 and 30	January 10 and 24
February 6, 20 and 27	February 7 and 21
March 6, 13, 20 and 27	March 7 and 21
April 3, 10 and 24	April 4 and 25
May 1, 8, 15 and 29	May 2, 16 and 30
June 12, 19 and 26	June 13 and 27
July 10 and 24	July 11 and 25
August 14 and 28	August 15 and 29
September 7 *, 11 and 18	September 12 and 19
October 2, 16, 23 and 30	October 3 and 17
November 6, 20 and 27	November 7 and 21
December 4, 11 and 14 *	December 5

* September 7th - Pre-Budget Council Meeting
* December 14th - 2018 Budget Deliberations

Carried

7. Mayor and Councillor Items

Councillor DeHart:
- Spoke to the success of and her attendance at the DKA After 5 Event at the Laurel Packinghouse.

Councillor Hodge:
- Reminder of the John Howard Society and United Way Boxing Community Fundraiser event on November 3rd at the Laurel Packinghouse.

Councillor Gray:
- Spoke to her attendance at UBCO last week where Kelowna Chamber of Commerce hosted the new President and Vice Chancellor of UBC; the focus was the Innovative Economy.

Councillor Donn:
- Spoke to his attendance at the Public Open House for the City's Community of all Ages Action Plan last week and looks forward to the results coming to Council.
- Encouraged School Teachers to take advantage of school tours at City Hall.
- Noted that tonight is the last evening for matching donations for the Okanagan Rail Trail initiative.

Councillor Given:
- Spoke to her attendance at the funding announcements for UBC and commented that a significant number are for research undertaken at the UBCO campus in Kelowna.

Mayor Basran:
- Spoke to his attendance at the Poppy Campaign kick-off at the Legion last week.
- Spoke to his attendance at Ballet Kelowna's Sneak Peak of the upcoming season at the Rotary Centre for the Arts.

8. Termination

This meeting was declared terminated at 3:23 p.m.

Mayor

City Clerk

/acm

DRAFT

REPORT TO COUNCIL

Date:	November 7, 2016		
RIM No.	0940-00		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	DP16-0124	**Owner:**	Kane #3 Resources Ltd., Inc. No. BC1024155
Address:	1459 – 1469 KLO Road	**Applicant:**	Highstreet Ventures Inc.
Subject:	Development Permit		
Existing OCP Designation:	MRM – Multi Unit Residential (Medium Density)		
Existing Zone:	RM5 – Medium Density Multiple Housing		

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0124 for Lot A District Lot 131 ODYD Plan KAP86112, located at 1459 – 1469 KLO Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of the proposed 280-unit multiple dwelling housing project on the subject parcel.

3.0 Community Planning

Community Planning Staff supports the proposed 280-unit multi-residential development on the subject parcel. The application meets all of the Zoning Bylaw regulations and the Official Community Plan (OCP) Future Land Use designation of MRM – Multiple Unit Residential (Medium Density). The proposal also meets many of the OCP's urban infill objectives.

The parcel is located a few blocks east of the South Pandosy Urban Centre. Adding additional density at this location is supported by the nearby parks, transit and active transportation bike lane. The project is adjacent to the Immaculata Regional High School and within walking distance of both Okanagan College and KLO Middle School. The development will be entirely rental housing and will qualify for the rental housing tax exemption program. Data from the CMHC's fall 2015 Rental Market Report indicates that:

- Kelowna's apartment vacancy rate declined to 0.7% in October 2015 compared to 1.0% in October 2014.
- Kelowna's apartment availability rate declined to 0.9% in October 2015 compared to 1.7% in October 2014.
- Kelowna's townhouse vacancy rate remains almost unchanged at 1.1% in October 2015 compared to 1.0% in 2014.
- The vacancy rate for two-bedroom townhouse units was 1.0 % where there were almost no vacancies for one–bedroom units.
- Two-bedroom units make up approximately three quarters of the overall townhouse rental stock and over three quarters of townhouse rental units are over 20 years old.

Therefore, the increase in the number of rental units will benefit the Kelowna rental housing market. Specifically, this project proposes to add:

- 75 – one-bedroom apartment units
- 165 – two-bedroom apartment units
- 20 – one-bedroom townhouse units
- 20 – three-bedroom townhouse units

4.0 Proposal

4.1 Background

In 2007, Council approved an OCP Amendment from MRL – Multiple Unit Residential (Low Density) to MRM – Multiple Unit Residential (Medium Density) and Rezoning from A1 – Agricultural to RM5 – Medium Density Multiple Housing for the subject property. Council also approved DP05-0172 to allow the development of four 4-storey buildings consisting of 224 units. Due to a downturn in the housing market, the development permit expired. The parcel currently contains a single family dwelling which will be demolished under the current proposal.

4.2 Project Description

<u>Building Configuration</u>

The proposed development will see the construction of 280 purposed built rental units. The proposal consists of six buildings, which are divided into three 4-storey apartment buildings, two 3-storey stacked townhouses and a community amenity building.

The apartment buildings consist of 80-units each (25 – one-bedroom and 55 – two-bedroom units). Each building has one level of underground parking which provides 60 parking stalls and 66 bike storage units. The townhouses are divided into two buildings each consisting of twenty units. The main floor has 10 one-bedroom units. The two-storey 3-bedroom units are stacked above. All units have private amenity space in the form of balconies and additional public amenity area is provided throughout the site.

The apartment buildings are located along the east property line as the building heights are similar to that of the existing Immaculata High School. The tallest proposed building is 13.86 m, which is well under the 18.0 m maximum allowed within the RM5 zone. The townhouse buildings are situated along the west property line to provide a transitional height to the adjacent parcel which was approved in 2015 for the development of lower density modular single family homes.

Building Design

The building designs have a modern feel through the use of flat roofs and angled projections. The project will be constructed to 'Built Green Bronze' standard and will include solar roof panels. The exterior includes three varying colours of fibre cement siding and entrances are defined through the use of stained timber with stone accents. All street facing elevations will have increased detailing with culture stone featured prominently to provide a more appealing streetscape.

Parking Configuration

The parking requirements of the project are met through the provision of 407 parking stalls. 180 of which are located underground, with the remaining 227 stalls provided at-grade. The amount of underground parking stalls provided has been limited due to the high water table at this location.

While the amount of surface parking is not considered ideal, much thought was taken to limit the visual impact and reduce the 'parking lot' feel that can sometimes occur with developments of this scale. The common amenity building has been located along KLO Road to provide a visual screen into the parcel in conjunction with larger calliper trees provided along the frontage. The development has purposefully not placed fencing along the front or rear of the parcel to avoid

the 'gated community' feel. Through the use of trees and the low scale building the parking will be well screened and the site will appear more inviting.

The parking has been broken into smaller groupings through the provision of soft landscaped islands and raised paver crosswalks. The public amenity space aids in lessening the overall visual impact. The applicant has provided extensive public space to increase the community feel of the site. These designated areas appeal to a wide variety of interests. The Community building will provide a gym and a multi-purpose room with an adjacent patio area. The proposal incorporates a fenced dog park, a community garden complete with a garden shed and raised planter beds. There is also a large green space and a beach volleyball court.

The garbage & recycling has been divided into two areas on the site to ensure it is readily accessible to all units. There are two bike storage lockers and bike racks located throughout the parcel. Sidewalks with benches provide connectivity from KLO Road at the front of the site to Bothe Road at the south end of the development.

Due to the proximity to both Fascieux Creek and the irrigation ditch, an environmental management plan is required. A 14.2 m road right of way was dedicated to the City at time of rezoning for the future Bothe Road construction. The required 30m setback to the creek was also addressed at time of the rezoning; therefore, additional takings are not required. An Environmental Development Permit will ensure the protection and enhancement of the creek and its riparian areas and that the construction does not negatively impact the creek or the irrigation ditch.

As part of the Rezoning and Development Permit application approval of the west adjacent parcel located at 1429 KLO Road, a shared driveway access was agreed upon. The intention of this agreement is to reduce the number of access points onto KLO Road.

Currently, the applicant is working with the adjacent parcel owners to register a reciprocal cross-access agreement for the shared driveway. Should the adjacent development not proceed, the applicant is ensuring sufficient driveway access is provided within the subject parcel as indicated in *Figure 1*.

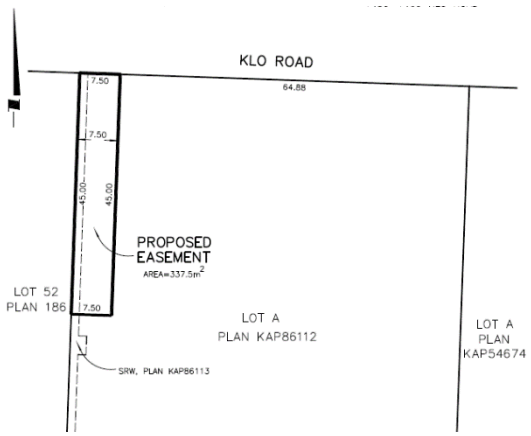

Figure 1 - Contingency Plan: Alternate site access to be provided entirely within the Subject Property (1459 KLO Road).

4.3 Site Context

The subject property is located on the south side of KLO Road. It is on the west side of Immaculata Regional High School between Gordon Drive and Benvoulin Road. The site is designated MRM-Multiple Unit Residential (Medium Density) and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P1 – Major Institutional, A1 – Agriculture 1	Government Offices, Park/Sportsfield
East	P2 – Education & Minor Institutional	High School
South	A1 – Agriculture 1	Farm
West	RM7 – Mobile Home Park	Single Dwelling House

Subject Property Map: 1459 – 1469 KLO Road

4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RM5 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	1400 m^2	24, 888 m^2
Lot Width	30.0 m	72.38 m
Lot Depth	35.0 m	346.93 m
Development Regulations		
Maximum Floor Area Ratio	1.1	1.03
Maximum Site Coverage	40%	27.89%
Max Site Coverage (incl. driveway & parking area)	65%	52.39%
Height	18 m or 4.5 storeys	13.86 m (tallest building)
Front Yard (north)	6.0 m	6.0 m (to comm. Bldg.)
Side Yard (east)	7.0 m	7.33 m (to apartment)
Side Yard (west)	7.0 m	7.39 m (to townhouse)
Rear Yard (south)	9.0 m	13.26 m (to apartment) 12.64 m (to townhouse)
Other Regulations		
Minimum Parking Requirements	407 stalls	407 stalls
Bicycle Parking	Class I – 140 spaces Class II – 28 spaces	Class I – 180 spaces Class II – 30 spaces
Private Open Space	6050 m^2	6094 m^2

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.[1] Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.[2] Encourage new development or redevelopment of existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Ground Oriented Housing.[3] Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
    - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
    - Exit pathways that are above the parking overhead door need to be compliant with the distance to unprotected openings. Either the unit windows must be protected by an alternate solution or the exit path must move away from the building. (all three apartment buildings.
    - Elevator cores must be designed for minimum STC rating, please provide STC ratings for wall assemblies at time of permit application.
    - The building area may exceed 1800 sq. m as per BCBC which may place this building into the group C classification of non-combustible / sprinklered.
    - Man door exits from the basement parkade must have stairs or meet the requirements for a ramp, which may be less than the driveway slope to the building as shown.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. These building may be designed to low due to the high water table of the area.
- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.

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[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

- An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc.
- Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- Mechanical Ventilation inlet and exhausts vents are defined in these drawings for the enclosed parking storey. The location and noise from these units should be addressed at time of Development Permit.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

6.2 Development Engineering Department

- Refer to Attachment A dated July 5, 2016.

6.3 Long Range Planning

- The project adds much needed rental housing at a time when rental housing vacancy rates are below 1%. More specifically, the inclusion of family-oriented units are especially valuable given the extremely low vacancy rates for three bedroom units in Kelowna and the importance of providing options for young families. It is worth noting that the project as described would be eligible for purpose-built rental housing grants as well as a revitalization tax exemption if the project entered into a purpose-built rental housing agreement.

6.4 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. New hydrants on this property shall be operational prior to the start of construction and shall be deemed a private hydrant.
- All buildings shall be addressed off of the street it is accessed from. Access to the town homes shall be off of a roadway and not a lane.
- A visible address must be posted on this street, as per City of Kelowna By-Laws. One main address off of KLO with building or unit numbers is best for response.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD.
- Fire Department access is to be met as per BCBC 3.2.5. - will Bothe Rd be finished prior to construction start? Access does not look fire truck/ladder truck accessible.
- Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.

- Fire department connection is to be within 45M of a fire hydrant - unobstructed.
- Ensure FD connection is clearly marked and visible from the street.
- Standpipes to be located on intermediate landings.
- Sprinkler zone valves shall be accessible as per fire prevention bylaw - less than 7 feet from floor.
- Dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage.

7.0 Application Chronology

Date of Application Received:	May 9, 2016
Date of ADT Meeting:	May 25, 2016
Amended Plans Received:	July 27, 2016

Report prepared by:

_____

Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Schedule A: Site Plan
Schedule B: Conceptual Elevations
Schedule C: Landscape Plan

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area
Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?	✓		
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			
For buildings with multiple street frontages, is equal emphasis given to each frontage?		✓	
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?	✓		
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?		✓	
Are vehicle and service accesses from lower order roads or lanes?			✓
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?	✓		
Are green building strategies incorporated into the design?	✓		
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?	✓		
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?	✓		
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do parking lots have one shade tree per four parking stalls?		✓	
Landscape Water Conservation Guidelines			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?		✓	
Does at least 25% of the total landscaped area require low water use?		✓	
Does at most 50% of the total landscaped area require medium or high water use?		✓	
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
Irrigation System Guidelines			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	✓		
Are the site layout, services and amenities easy to understand and navigate?	✓		
Signs			
Do signs contribute to the overall quality and character of the development?	✓		
Is signage design consistent with the appearance and scale of the building?	✓		
Are signs located and scaled to be easily read by pedestrians?	✓		

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT A
This forms part of application
DP16-0124
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Date: July 5, 2016
File No.: DP16-0124

To: Community Planning (LK)

From: Development Engineering Manager(SM)

Subject: 1459 – 1469 KLO Road RM5

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

   (a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant locations and service needs.

   (b) This development site has been provided with a new 250mm diameter water service.

   (c) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.

   (d) An approved backflow protection devise must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.

   (e) The boulevard landscape irrigation system is to be connected to the on the site irrigation system.

   (f) Construct a watermain system on Bothe Road fronting this development. The estimated cost of this construction for bonding purposes is **$27,200.00**

2. Sanitary Sewer

   (a) The developer's consulting mechanical engineer will determine the servicing requirements of this proposed development.

   (b) The downstream 250mm diameter sanitary sewer main in KLO Road (between Gordon Drive and Lowe Court) is limited in capacity. A flow analysis check is required by the developer's civil engineering consultant. If it is determined that upgrades to the main are required, the estimated cost to upgrade this section of main for bonding purposes is **$50,000.00**

(c) A 200mm diameter sanitary sewer service has been provided to this development site from a sanitary sewer main on KLO Road.

(d) Construct a sanitary main on Bothe Road fronting this development. The estimated cost of this construction for bonding purposes is **$34,900.00**

(e) If a connection is required to the south, then the sewer main must be extended to connect to the existing main on Bothe Rd at the Developer's cost. Additional bonding will be required.

3. Storm Drainage

(a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

(b) A 250mm diameter storm overflow service has been provided to this development site from a storm sewer main on KLO Road.

(c) Construct storm drainage facilities on Bothe Road fronting this development. The estimated cost for frontage drainage facility improvements for bonding purposes is included in the road upgrading cost estimates.

4. Road Improvements

(a) KLO Road fronting this development has been urbanized. The existing driveway let-down must be removed and replaced with barrier curb & Gutter. The boulevard full frontage must be landscaped complete with street trees and underground irrigation. The estimated cost of this construction for bonding purposes is **$15,000.00**

(b) Bothe Road fronting this development must be constructed to a modified standard (SS-R5 with a minimum 8.5m pavement width) including curb and gutter, monolithic sidewalk north side, gravel shoulder south side, a storm drainage system, curb let-down, landscaped boulevard complete with underground irrigation system, and street lights.
The estimated cost of this construction for bonding purposes is **$53,500.00**

5. Transportation

a) The proposed development triggered a traffic impact assessment (TIA). The recommendations and key findings will become requirements of the development.

6. Subdivision

(a) Grant Statutory Rights of Way if required for utility services.

(b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or

closure must be incorporated in the construction drawings submitted to the City's Development Manager.

7. Electric Power and Telecommunication Services

The electrical and telecommunication services to this development must be installed in an underground duct system. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the city engineer before construction may begin.

9. Design and Construction

(a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

(b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

(c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

(d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

(e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. Servicing Agreements for Works and Services

(a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

(b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than $5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

(a) Area ground water characteristics.
(b) Site suitability for development, unstable soils, etc.

(c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

(d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

(e) Additional geotechnical survey may be necessary for building foundations, etc.

12. Bonding and Levy Summary

(a) Bonding

Watermain	Bothe	$27,200.00
Sanitary Main	Bothe	$34,900.00
KLO Rd works		$15,000.00
Bothe Road and drainage works	Bothe	$53,500.00
Access link to Saint Amand Road.		$11,000.00
Flow analysis and sewer pipe upgrade KLO Rd Gordon - Lowe		$50,000.00
Total Bonding		**$191,600.00**

NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City.

12. Development Permit and Site Related Issues

Access and Manoeuvrability

(i) Site access for the development to be from Bothe Rd and to a shared/reciprocal access to KLO Rd located on 1429 KLO Road. The access is currently not constructed therefore may require this developer to build it should it not be constructed by the developer of 1429 KLO Road.

(ii) The site plan should illustrate the ability of an MSU standard size vehicle to manoeuvre onto and off the site without requiring a reverse movement

onto public roadways. If the development plan intends to accommodate larger vehicles, the site plan should be modified and illustrated accordingly.

(iii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

Per (PI)

Steve Muenz, P. Eng.
Development Engineering Manager
SS

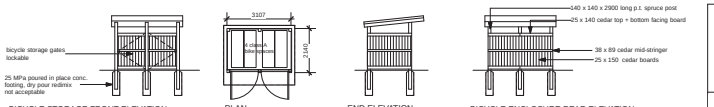
SCHEDULE A

This forms part of application

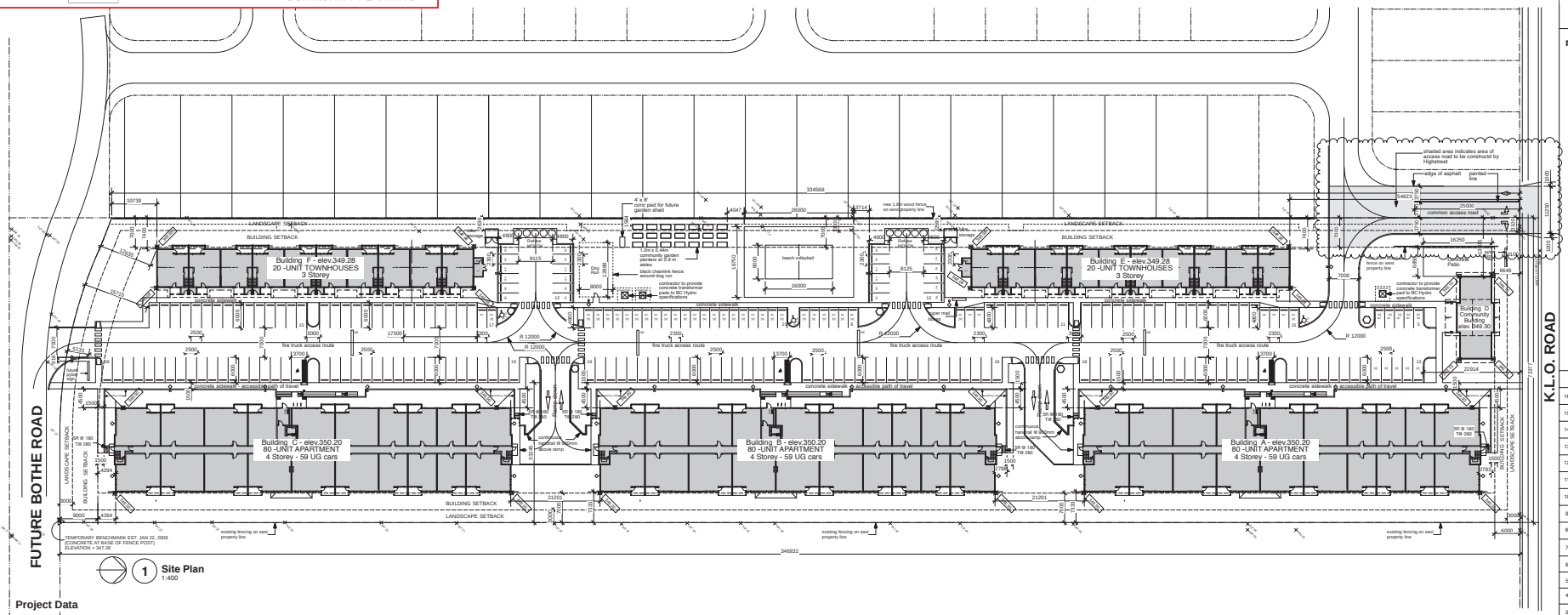
DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING



2 Detail Plan - Bicycle Enclosure Plan + Elevations
1/8" = 1'-0"



1 Site Plan
1:400

Project Data

Legal Description:	LOT A, Plan 86112
Zoning:	RM5
Site area:	2.49 Hectares (24,895.6 sq.m.)
Address:	1469 K.L.O. Road, Kelowna BC
Density Permitted:	No Limit
Height - Permitted:	18.0m (59.05 ft.), 4.5 storeys 4.5m for accessory buildings
Height - Proposed:	13.81m for 4 storey apartments 10.56m for 3 storey townhouses
Front Yard (North):	6.0 m (19.68 ft.)
Rear Yard (South):	9.0 m (29.52 ft.)
Side Yard (East + West):	7.0 m (22.96 ft.)
Landscape Setback:	3.0 m (9.84 ft.)

Parking

Building A:	55 (2 bedroom) @ 1.5 spaces	=	82.5	
80 Units	25 (1 bedroom) @ 1.25 spaces	=	31.25	
Building B:	55 (2 bedroom) @ 1.5 spaces	=	82.5	
80 Units	25 (1 bedroom) @ 1.25 spaces	=	31.25	
Building C:	55 (2 bedroom) @ 1.5 spaces	=	82.5	
80 Units	25 (1 bedroom) @ 1.25 spaces	=	31.25	
Building E:	10 (3 bedroom) @ 2.0 spaces	=	20.0	
20 Units	10 (1 bedroom) @ 1.25 spaces	=	12.5	
Building F:	10 (3 bedroom) @ 2.0 spaces	=	20.0	
20 Units	10 (1 bedroom) @ 1.25 spaces	=	12.5	
Total Parking Required			406.25 spaces	
Visitor Parking:	280 @ 1 per 7 units	=	40 included in total	
Parking - Provided:	(227 surface + 180 UG)	=	407 spaces	
Bicycle - Required:	280 x 0.5 Class I	=	140	
	280 x 0.1 Class II	=	28.0	
Bicycle - Provided:	Class I	=	180	
	Class II	=	30	

Building Floor Areas:

Building A	Ground floor:	19,375 sq.ft (1,800 sq.m.)
	2nd floor:	19,375 sq.ft
	3rd floor:	19,375 sq.ft
	4th floor:	19,375 sq.ft
	Total:	77,500 sq.ft (7,200 sq.m.)
Building B	Ground floor:	19,375 sq.ft (1,800 sq.m.)
	2nd floor:	19,375 sq.ft
	3rd floor:	19,375 sq.ft
	4th floor:	19,375 sq.ft
	Total:	77,500 sq.ft (7,200 sq.m.)
Building C	Ground floor:	19,375 sq.ft (1,800 sq.m.)
	2nd floor:	19,375 sq.ft
	3rd floor:	19,375 sq.ft
	4th floor:	19,375 sq.ft
	Total:	77,500 sq.ft (7,200 sq.m.)
Community Building D:		1,716.2 sq.ft (159.4 sq.m.)
Building E	Ground floor:	7,398 sq.ft (687.2 sq.m.)
	2nd floor:	7,251 sq.ft (673.6 sq.m.)
	3rd floor:	7,251 sq.ft (673.6 sq.m.)
	Total:	21,900 sq.ft (2,034.4 sq.m.)
Building F	Ground floor:	7,398 sq.ft (687.2 sq.m.)
	2nd floor:	7,251 sq.ft (673.6 sq.m.)
	3rd floor:	7,251 sq.ft (673.6 sq.m.)
	Total:	21,900 sq.ft (2,034.4 sq.m.)
Building Area:		74,637.2 sq.ft (6,945.6 sq.m.)
Total Site Coverage:		27.89%
Maximum Permitted:		40%
F.A.R (max 1.1):		(25,840.0x sq.m. ÷ 24,895.6 sq.m.) = 1.03

Landscaped Areas:

Landscape Setback Area:	2,384.8 sq.m. (9.57 %)
Landscaped Parking Island Area:	481.1 sq.m. (1.93 %)
Landscaped Parking Island Area Required: 480 sq.m.	
Landscaped Private Open Space:	3,582 sq.m. (14.4 %)
Other Landscaped Area:	2,929.1 sq.m. (11.7 %)
Total **Landscaped Area:**	9,431 sq.m. (37.8 %)

Private Open Space:

Townhouse Balconies:	780 sq.m. (20 x 3 x 13 sq.m.)
Apartment Balconies:	1,560 sq.m. (40 x 3 x 13 sq.m.)
Amenity Building:	171.2 sq.m.
Landscaped Private Open Space:	3,582 sq.m.
Total Private open space provided:	6,093.2 sq.m.
Total Private Open Space Required: 6,050 sq.m.	

Parking Lot Asphalt Area: 65,918 sq.ft. (6,124 sq.m.) sq.m. (24.5 %)

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-968-7363

notes:

Rev. No.	DATE Y/MD	DESCRIPTION
16	Oct 26, 2016	Rev. DP
15	Oct 18, 2016	common access road revision
14	Oct 11, 2016	addendum #1
13	Sept 23, 2016	revised DP +BPA + IFC
12	Sept 7, 2016	BPA + IFC
11	Aug 22, 2016	review #4
10	Aug 02, 2016	review #3
9	July 26, 2016	revised DPA
8	July 12, 2016	review #2
7	June 28, 2016	review #1
6	June 21, 2016	issued to consultants
5	May 5, 2016	DP application
4	Apr. 7, 2016	issued to consultants
3	Apr. 1, 2016	review
2	Mar. 21, 2016	review
1	Mar. 2, 2016	review

HIGH STREET
Highstreet Ventures Inc.
778-484-5567

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Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and bring these items to the attention of the W.D. Fisher Architect for clarification.

W.D. FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604.681.5741

Date: April 1, 2016
Drawn
Checked
Scale: SCALE: 1:400
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Site Plan

Cad File No.
Project No.
Drawing No. **A.01.0**

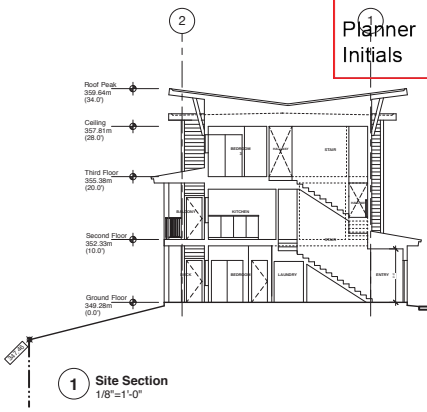
ATTACHMENT B

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING



1 Site Section
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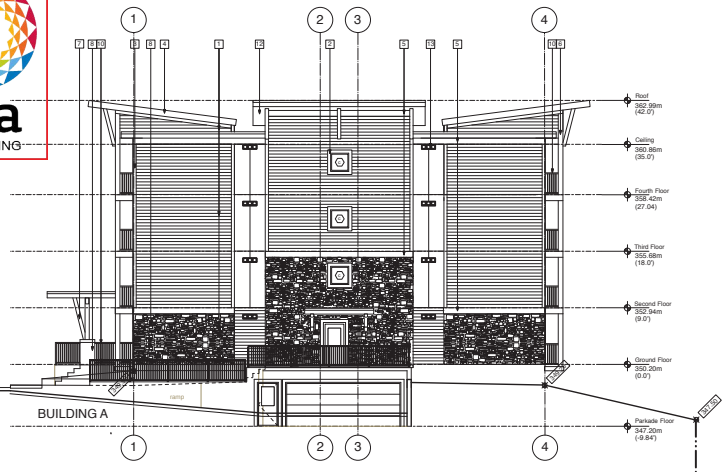
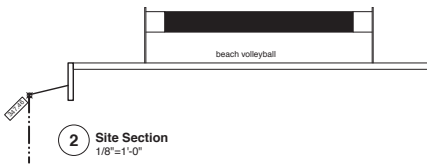
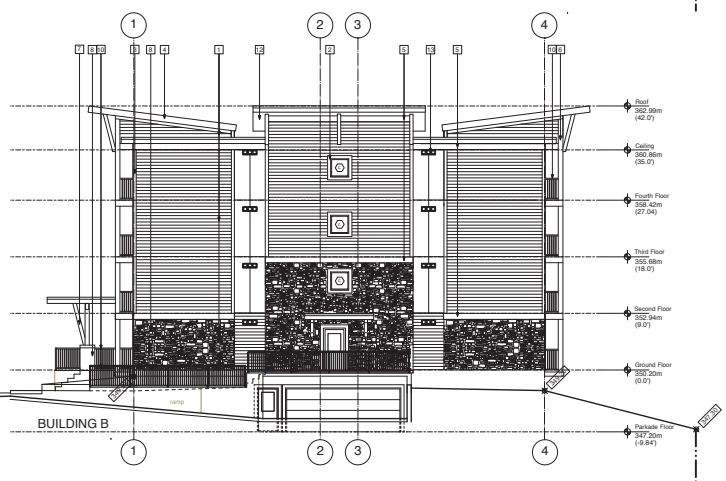
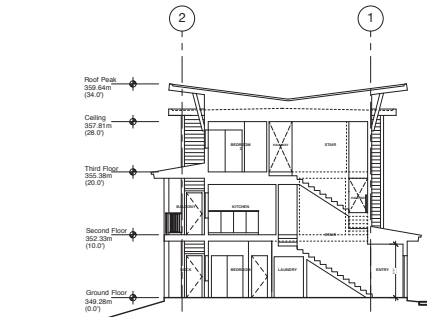


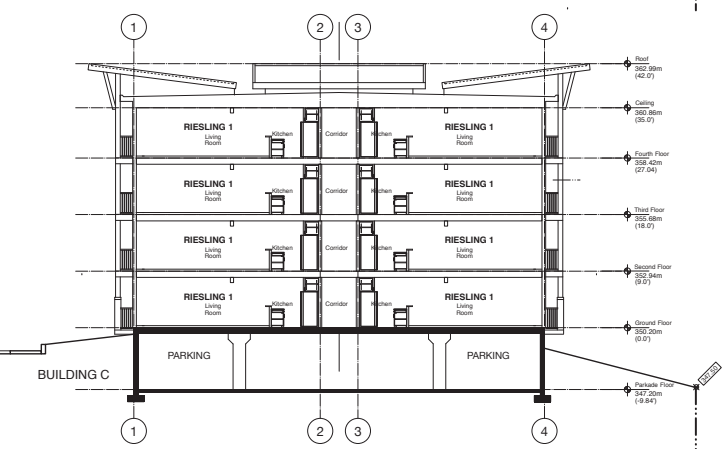


2 Site Section
1/8"=1'-0"





3 Site Section
1/8"=1'-0"



Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE YMD	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 5 2016	DP Application
1	Mar. 21 2016	review

HIGH STREET

Highstreet Ventures Inc.
778-484-5567

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Prior to commencement of the Work the Contractor shall verify all dimensions, details and levels to identify any errors, omissions and conflicts in the Contract Documents, this drawing and the Sub-Contract Documents, and bring these items to the attention of the W.D. Fisher Architect for clarification.

W.D. FISHER ARCHITECT
808-318 Homer Street
Vancouver, B.C. V6B 2V2
604-681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Site Cross Sections

Cad File No.
Project No.
Drawing No. **A.01.1**

Floor and Wall - Assemblies

CW1 Concrete Foundation
(see Structural)
Provide Perimeter Drain @ Footing

CW2 8" Reinforced Concrete Wall
(see Structural)
(Part D 2.2 minimum for 2hr rating is 130mm wall thickness
actual wall thickness is 203.2mm)

CW3 Protection Board on
2" rigid insulation from ground
floor level to 2'-0" below grade
Dimpled drainage board
Damp Proofing below grade
8" Reinforced Concrete Wall w/
(see Structural)

CW4 5" Concrete Slab on Grade
10 Mil Poly Vapour Barrier on
6" crushed gravel
(see Structural)

CW5 Suspended Concrete Slab - 2hr
(see Structural)
(Part D 2.2 minimum for 2hr rating is 130mm slab thickness
actual slab thickness is 304.8mm)
spray insulation underside
of slab to R-12.5

CW6 Column (see Structural)

CW7 Framed Wall (see Structural)

IW1 Interior Wall
5/8" Fire Rated Gypsum Board Both Sides of
2x4 @ 16" o/c

IW2 Interior Furred Wall
5/8" Fire Rated Gypsum Board One Side
2x4 @ 16" o/c

IW3 Interior Wall
5/8" Fire Rated Gypsum Board Both Sides of
2x6 (see Structural for stud spacing)

IW4 Interior Furred Wall
5/8" Fire Rated Gypsum Board One Side of
2x6 (see Structural for stud spacing)

CW8 Corridor Wall - 1hr (sim.to B.C.B.C. W8a STC 52*)
sheathing on ground and second floors only
(**See structural for Shear wall requirements - one layer 1/2" ply or 7/16" OSB to be added under 2 layers gwb**)
2 Layer 5/8" Fire-Rated Gypsum Board (Corridor Side)
2 Rows of 2x4s @ 8" o/c
Staggered on Common 2x6 Plate
Acoustic Batt Insulation in Cavity
1 Layer 5/8" Fire-Rated Gypsum Board

SW1 Lobby Wall - 1.5hr (sim.to B.C.B.C. W9a STC 56*)
STC 60+
2 Layer 5/8" Fire-Rated Gypsum Board
(Suite Side)
2 Rows of 2x4s @ 8" o/c
Staggered on Common 2x6 Plate
Acoustic Batt Insulation
1 Layer 5/8" Fire-Rated Gypsum Board
1 Layer 1/2" Quietrock EZ

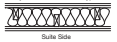
SW2 Stairwell Wall - 1hr (sim.to B.C.B.C. W8a STC 52*)
sheathing on ground and second floors only
2 Layer 5/8" Fire-Rated Gypsum Board
w/ Resbar (Suite Side)
2 Rows of 2x4s @ 8" o/c
Staggered on Common 2x6 Plate
Acoustic Batt Insulation in Cavity
2 Layer 5/8" Fire-Rated Gypsum Board

SW3 Party Wall / Shear Wall - 1.5hr (sim.to B.C.B.C. W15a STC 62)
2 Layer 5/8" Fire-Rated Gypsum Board
2x4 @ 24" o/c on 2x4 plate c/w Batt Insulation
1" Airspace
2x4 @ 24" o/c on 2x4 plate c/w Batt Insulation
1 Layer 5/8" Fire-Rated Gypsum Board **OR** sheathing
(SEE STRUCTURAL FOR SHEARWALL LOCATIONS and REQUIREMENTS)
1 Layer 5/8" Fire-Rated Gypsum Board

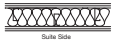
SW4 Mech Shaft Wall - B.C.B.C. W9a 2hr STC56
(ULC Des U301 with added batt insul.)
2 Layers 5/8" Fire-Rated Gypsum Board
2 Rows 2x4 @ 24" o/c Staggered on 2x6 plate
c/w Acoustic Batt Insulation
2 Layers 5/8" Fire-Rated Gypsum Board

Suite Side

SW5 Elevator Shaft Wall - B.C.B.C. W9a -2hr STC=56
(ULC Des U301 with added batt insul.)
2 Layers 5/8" Fire-Rated Gypsum Board
2 Rows 2x4 @ 24" staggered on 2x6 plate
c/w Acoustic Batt Insulation
2 Layer 5/8" Fire-Rated Gypsum Board


Suite Side

SW6 Elevator Shaft Wall - B.C.B.C. W9a -2hr STC=56
2 Layers 5/8" Fire-Rated Gypsum Board
2 Rows 3 5/8 stl studs @ 24" staggered on 6" plate
c/w Acoustic Batt Insulation
2 Layer 5/8" Fire-Rated Gypsum Board


Suite Side

FL1 1hr Floor - (sim.to B.C.B.C. F15c - STC 64)
(sim to UL L532)
Floor Finish on 1 1/2" Gypcrete Topping
Acoustic mat, see spec.
Floor Sheathing (see structural)
(see Structural for Joist Size and Spacing)
R20 Acoustic Batt Insulation in Cavity
Resilient Metal Channel @ 16" o/c
2 Layers 5/8" Fire-Rated Gypsum Board

FL2 Balcony
Vinyl Membrane on
Deck sheathing (see struct.)-slope to drain
(see Structural for Joist Size and Spacing)
5/8" Fire-Rated Exterior Sheathing Board
Aluminum Soffit

SR1 Service Room Wall - 1hr B.C.B.C. W1a
(ULC W301)
5/8" Fire-Rated Gypsum Board both sides
3-5/8" steel studs @ 16" o/c

SR2 Service Room Wall - 2hr B.C.B.C. S3b
2 layers 5/8" Fire-Rated Gypsum Board
both sides w/ 3-5/8" steel studs@ 16" o/c
c/w acoustic batt insulation

SR3 Service Room Wall - 2hr B.C.B.C. W2a
2 layers 5/8" Fire-Rated Gypsum Board
both sides
2x6 steel studs @ 16" o/c
c/w acoustic batt insulation

RW1 Fibre Cement Shingle Lap Siding
Sheathing Membrane
Sheathing, see structural
wood framing, see struct.

RW2 Fibre Cement Board Lap Siding
1x4 vert. PT strapping @ 16"
w/ vented cavity
Sheathing Membrane
Sheathing, see structural
2x6 @16" o/c
R-22 Batt Insulation
6 Mil Poly Vapour Barrier
5/8" Fire-Rated Gypsum Board

RW3 Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - "SNOW"
1x4 vert. PT strapping @ 16"
w/ vented cavity
Sheathing Membrane
Sheathing, see structural
2x6 @16" o/c
R-22 Batt Insulation
6 Mil Poly Vapour Barrier
5/8" Fire-Rated Gypsum Board

RW4 Protection Board on
2" Rigid Insulation
dimpled drainage matt
damp-proofing
Apply to Concrete Walls

RW5 Fibre Cement Board
on Sheathing Membrane
Sheathing (see structural)
on both sides of 2x4 @ 16" o/c
(note: wall end trim to match
siding colour)

RR1 2 Ply SBS membrane installed
to RCABC specifications, 2% slope
Roof Sheathing (see structural)
Pre-Engineered Trusses

RR2 R 52 Insulation
framing, see structural
6 Mils Poly Vapour Barrier
resilient channel*
***(Maibec 2, Meriot 1 units on 4th floor ONLY)**
2-layers 5/8" Type X Gypsum
Board

RR3 vented Soffit
(refer to fin. schedule for colour)

RR4 12" Horizontal Accent Band

RR5 Fascia 12"

RR6 Vent

RR7 Corner Trim

RR8 Pre-Engineered Beam (see structural)

RR9 Aluminum Guard Rail 42" A.F.F.

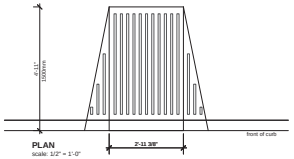
RR10 Stone Column Base

RR11 Timber Bracket

RR12 Concrete Base (See Structural)

Door Schedule

Designation	Family	Size	Type	Frame	Fire Rating	Location
1D	Overhead Sectional (open grate) w/ Trim	16'-0" x 7'-0"				garage entry
2D	Bi-pass - mirrored	36" x 80"	metal w/mirror	n/a		suite closet
5D	Bi-pass - mirrored	72" x 80"	metal w/mirror	n/a		suite closet
9D	16 ga. Insulated Steel w/ 24" x 32" Lite (double pane Low-E) Full-Flush	36" x 80" x 1 3/4"	HM	insul. welded steel, 16 ga.	Exterior	stairwell exit
10D	Insulated Steel w/ 24" x 32" Lite (double pane Low-E) Full-Flush	36" x 80" x 1 3/4"	HM	insul. welded steel, 16 ga.	Exterior	garage exit vestibule (outer)
11D	flat panel, smooth, primed	30" x 80" x 1 3/8"	HCW	wood		suite interior
12D	flat panel, smooth, primed	32" x 80" x 1 3/8"	HCW	wood		suite laundry
13D	flat panel, smooth, primed	28" x 80" x 1 3/8"	HCW	wood		suite bathroom
14D	Steel w/ 5" x 20" Lite, Full-Flush, Level 2 heavy-duty	36" x 80" x 1 3/4"	HM	insul. welded steel	3/4 hr.	stairwell (interior) / garage stair vest. (int.)
15D	Single Flush, Insulated, Flat / Non-textured - Suite door	36" x 80" x 1 3/4"	SCW	wood	20 min.	suite entry
16D	Single Flush, Insulated, Half-Lite (Double-pane Low-E) (no internal blinds) Triple galzed with weighted U-Value of U-0.45 and SHGC of 0.52	32" x 80" x 1 3/4"	fibreglass	wood	Exterior	suite balcony
17D	Black Anod. Alum. Storefront frame w/ 2 Side-Lites; Narrow Stile Door (Low-E Glazing)	42" x 80"	aluminum	aluminum	Exterior	main building entry
18D	double - flat panel, smooth, primed	64" x 80" x 1 3/4"	SCW	welded steel	20 min.	electrical closet
19D	Black Anod. Alum. Storefront frame w/ 2 Side-Lites; Narrow Stile Door (Tempered)	42" x 80"	aluminum	aluminum		lobby interior
20D	Steel, 20 ga. Full-Flush, Level 2 heavy-duty	36" x 80" x 1 3/4"	HM	welded steel 20 ga.	3/4 hr.	service room (elec. / jan. / stor.)
21D	Steel, 20 ga. w/ 5" x 20"-Lite, Full-Flush, Level 2 heavy-duty	36" x 80" x 1 3/4"	HM	welded steel 20 ga.	1-1/2 hr.	garage level (elev. vest. / stair vest.)
23D	Steel, 18 ga. Full-Flush, Level 2 heavy-duty	42" x 80" x 1 3/4"	HM	welded steel	1-1/2 hr.	service room (machine / sprinkler)
24D	Exterior Roof Hatch	24" x 36"				roof
25D	Double - Steel, 20 ga. Full-Flush, Level 2 heavy-duty	72" x 80" x 1 3/4"	HM	welded steel	3/4 hr.	service room (mech.)
26D	flat panel, smooth, primed w/ 24"x36" lite	36" x 80" x 1 3/4"	SCW	wood		lounge
27D	flat panel, smooth, primed	36" x 80" x 1 3/4"	SCW	wood		office



PLAN
scale: 1/2" = 1'-0"

FRONT ELEVATION
scale: 1" = 1'-0"

SECTION AT RAMP
scale: 1" = 1'-0"

1 Detail Section @ Sidewalk Curb Cuts
scale: varies

Window Schedule
NOTE: ALL WINDOWS TO BE TRIPLE GLAZED, WITH A WEIGHTED U-VALUE OF U-0.238 AND A SHGC OF 0.282

Designation	Family
a*	Sliding Double (white) w/ Trim: 70-7/8" (1800mm) x 47-1/4"(1200mm)
b*	Sliding Double (white) w/ Trim: 48" x 36"
c	Fixed (white) w/ Trim: 36" x 36"
e*	Wart. Sliding Double (white) w/ Trim: 19 5/8" (500mm) x 47-1/4"(1200mm)
f*	Wart. Sliding Double (white) w/ Trim: 31.5" (800mm) x 47-1/4"(1200mm)
g	fixed Double (white) w/ Trim: 31.5" (800mm) x 47-1/4"(1200mm)
h	Fixed w/ Trim (interior): 35.5" (900mm) x 47-1/4"(1200mm)
i	Fixed w/ Trim (interior): 70-7/8" (1800mm) x 47-1/4"(1200mm)
J	fixed Double (white) w/ Trim: 24" (600mm) x 60"(1520mm)
	* Denotes windows w/ blinds

Wire Shelving see plans for configuration

Location	Quantity	Dimension
Entry Closet	1 shelf	12" deep @ 68" AFF
Laundry	1 shelf	12" deep @ 68" AFF
Linen	2 shelves	16" deep @ 28" + 68" AFF
Badroom Closet	1 shelf	12" deep @ 68" AFF

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-868-7363

notes:

Rev. No.	DATE YMD	DESCRIPTION
2	July 26, 2016	Issued for revised DPA
1	July 19, 2016	review

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Highstreet Ventures Inc.
778-484-5567

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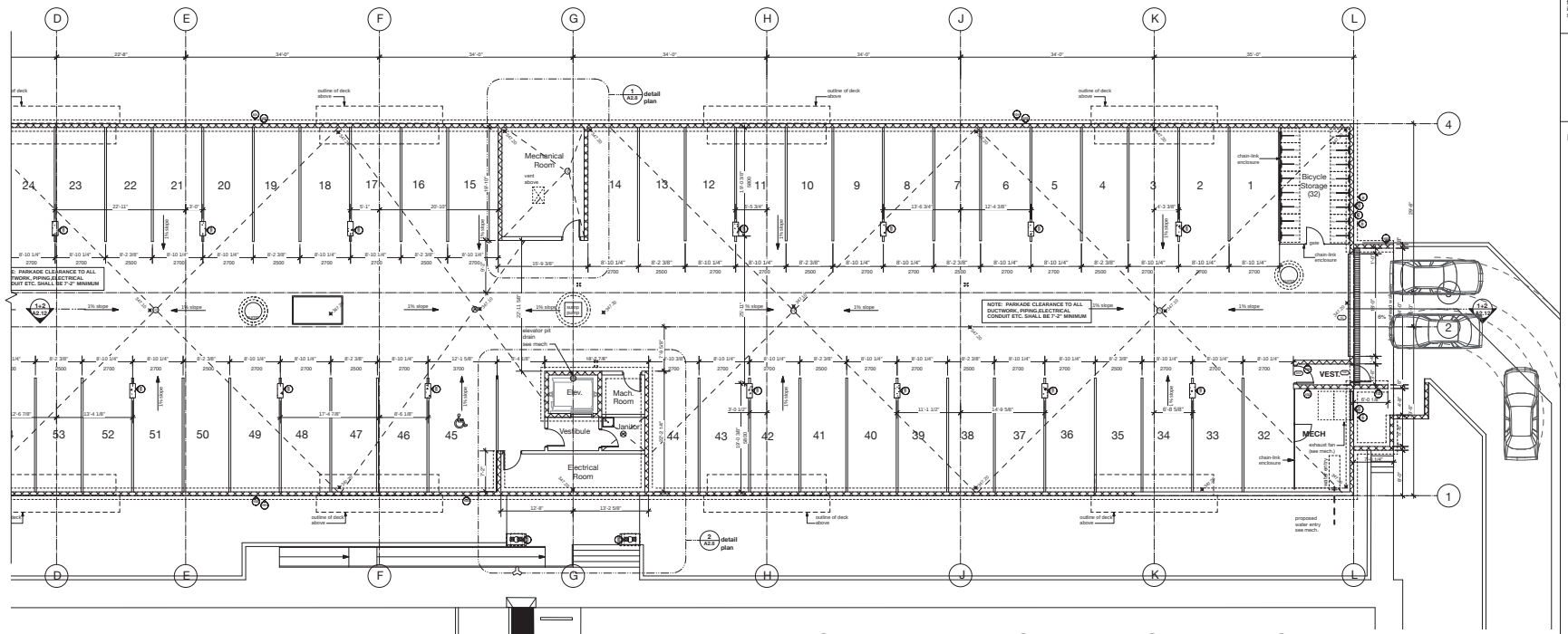
828-318 Homer Street
Vancouver, B.C. V6B 2V2
604-681-5741

Date
Drawn
Checked
Scale
Seal

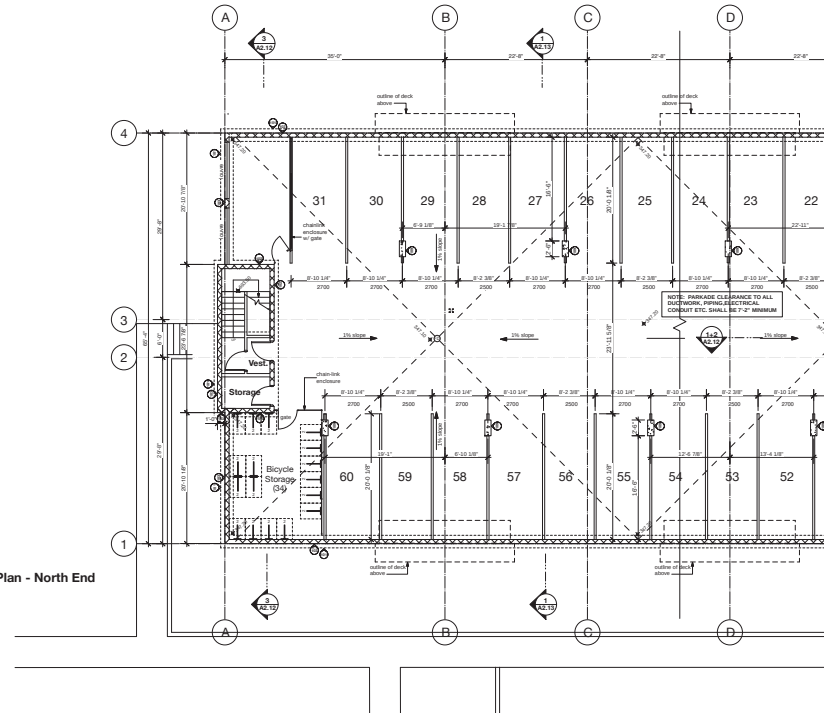
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Schedules

Cad File No.
Project No.
Drawing No.
A.01.2



1 **Building A - Parkade Plan - South End**
1/8"=1'-0"



2 **Building A - Parkade Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

City of Kelowna
COMMUNITY PLANNING

Planner Initials LK

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
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780-868-7365

notes:

Rev. No.	DATE YM/D	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 5 2016	DP Application
1	March 21 2016	review

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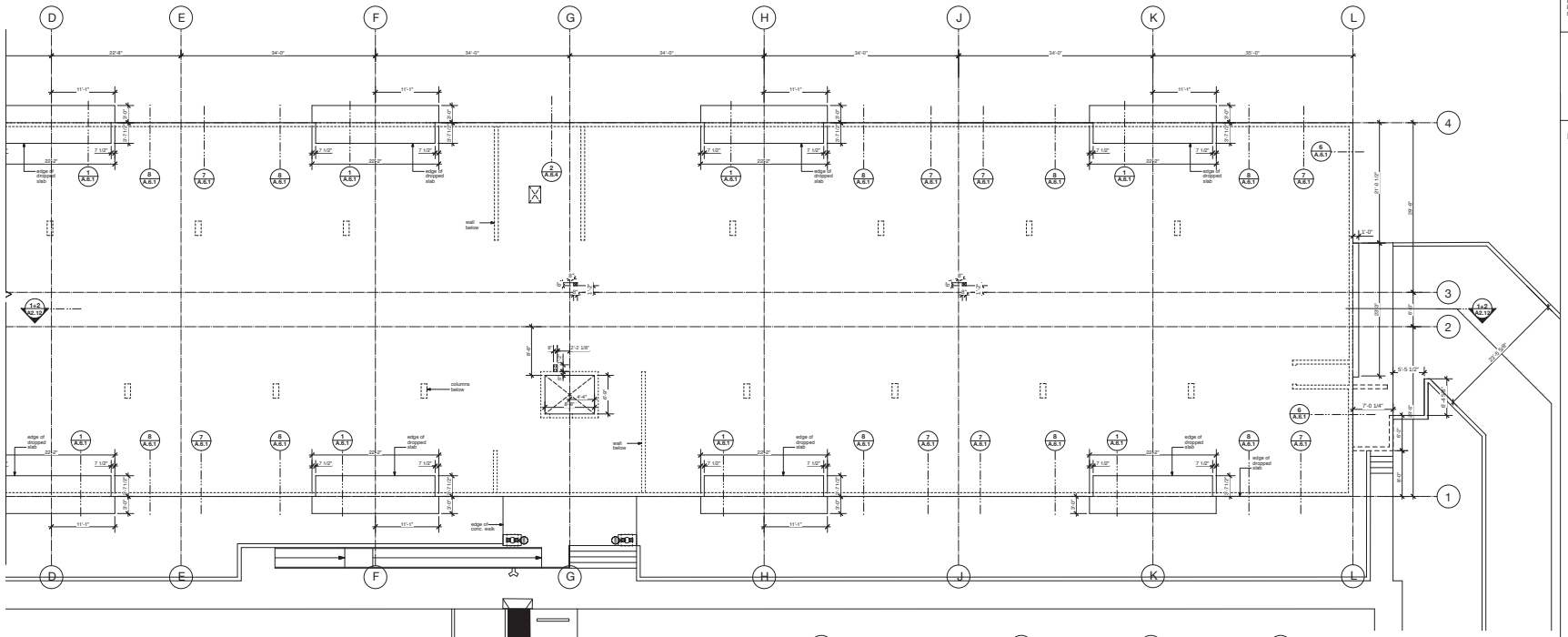
Date: March 21, 2016
Drawn
Checked
Scale: SCALE: 1/8" = 1'-0"
Seal

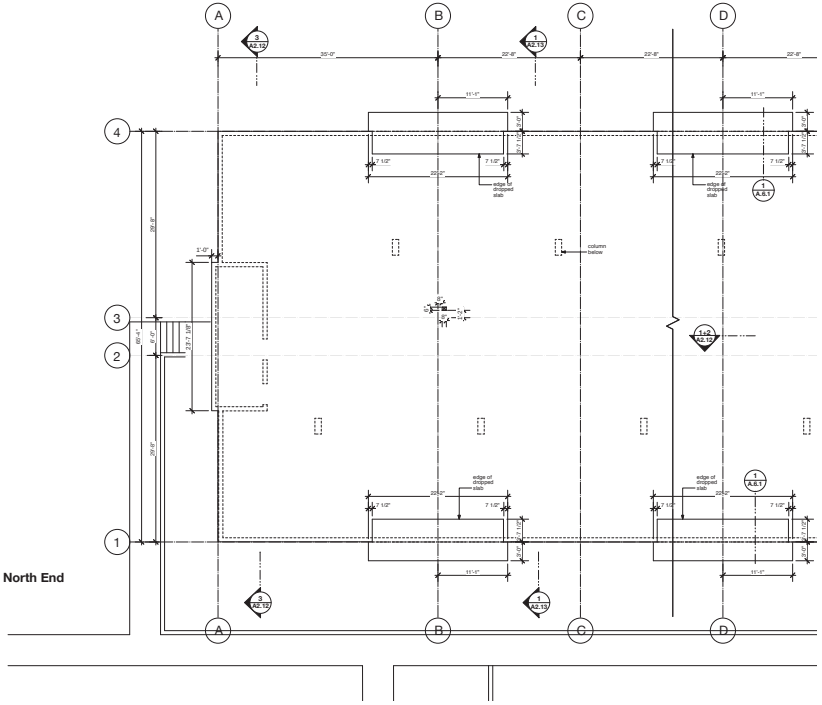
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building A
Parkade Plan

Cad File No.
Project No.
Drawing No. **A.02.0**



1 **Building A - Slab Plan - South End**
1/8"=1'-0"



2 **Building A - Slab Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
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TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
4	July 26, 2016	revised DPA
3	July 12, 2016	review #2
2	Jun. 28 2016	review #1
1	March xx 2016	review

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Date March xx, 2016
Drawn
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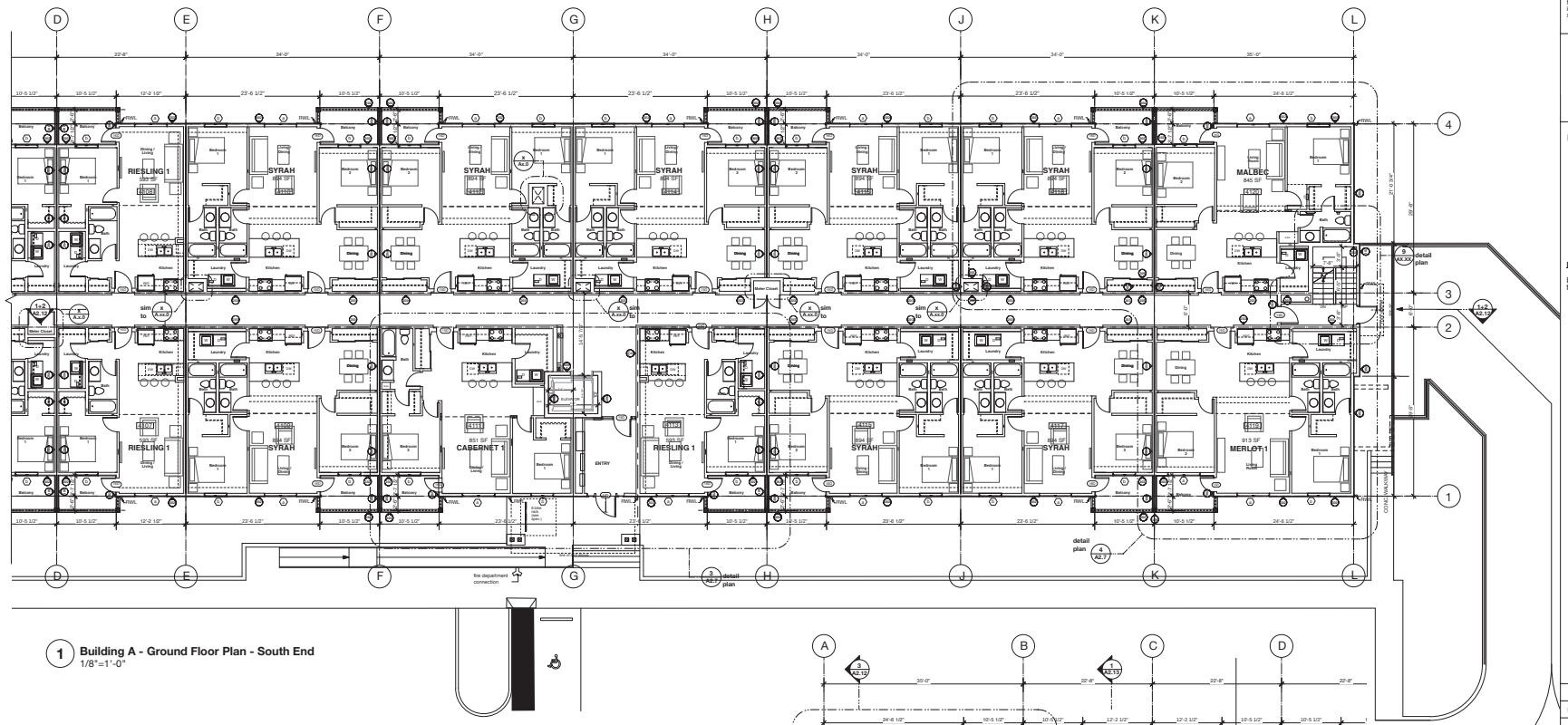
Scale SCALE: 1/8" = 1'-0"
Seal

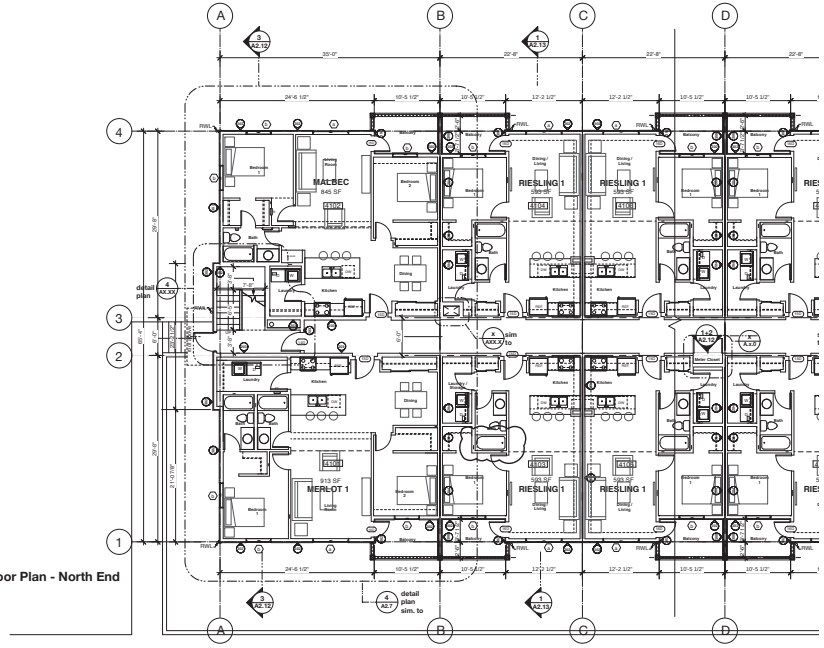
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building A
Slab Plan

Cad File No.
Project No.
Drawing No. **A.02.1**



1 **Building A - Ground Floor Plan - South End**
1/8"=1'-0"



2 **Building A - Ground Floor Plan - North End**
1/8"=1'-0"

SCHEDULE **A**

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
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British Columbia Building Code

Dimensions:
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TRAINE CONSTRUCTION

Traine Construction Ltd.
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notes:

DIMENSIONS:

Exterior wall dimensions taken to face of stud.

Rev. No.	DATE Y/M/D	DESCRIPTION
5	July 26, 2016	revised DPA
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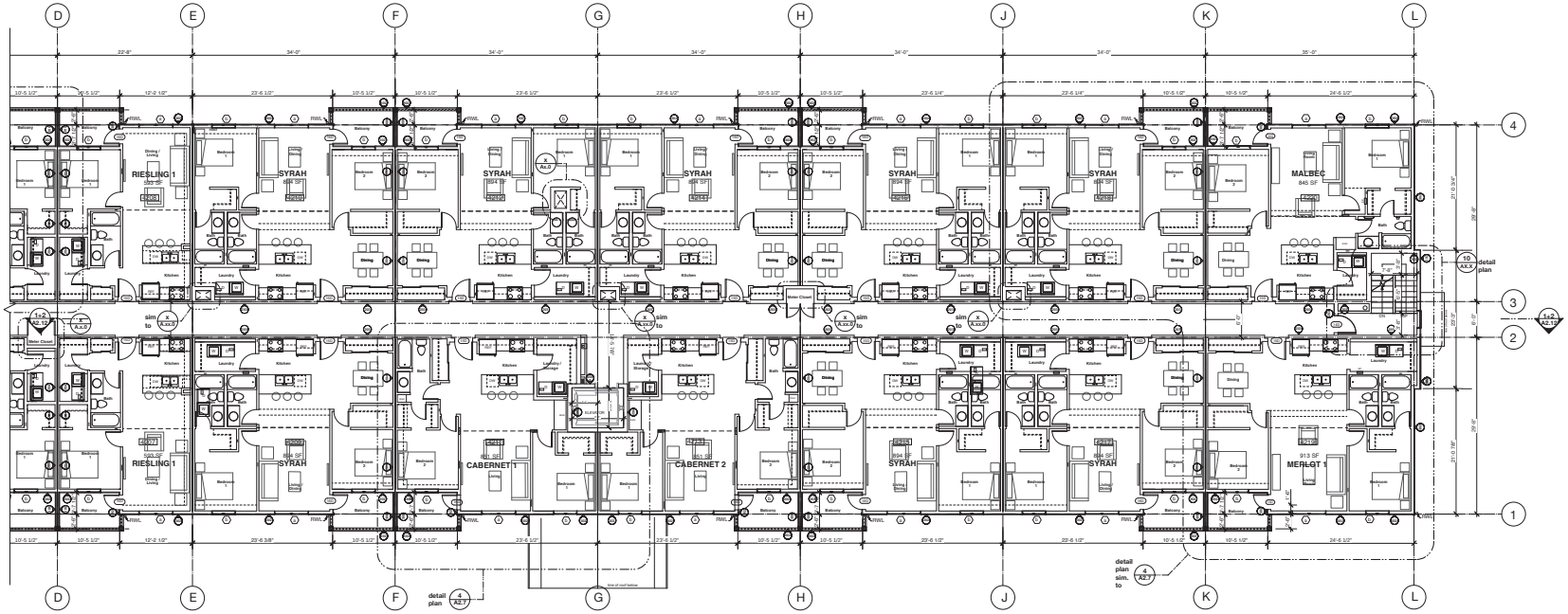
604/681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

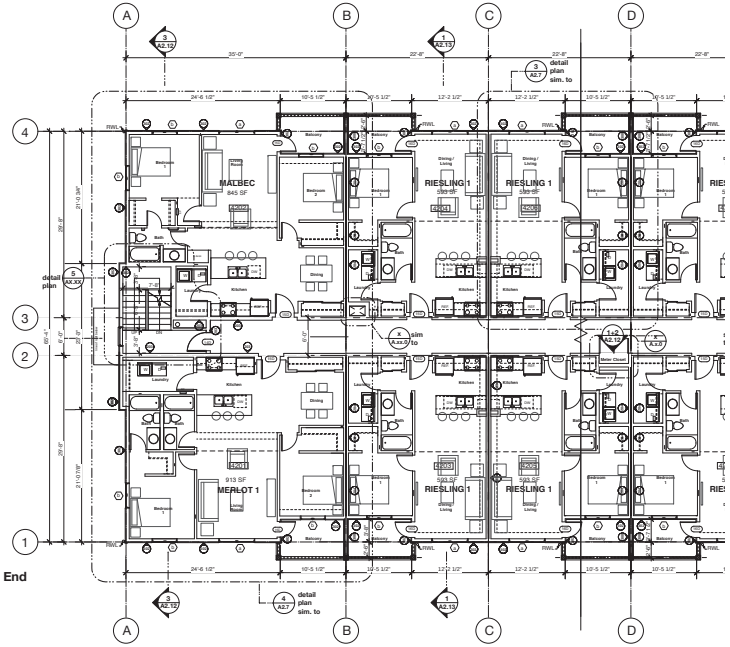
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building A
Ground Floor Plan

Cad File No.
Project No.
Drawing No. **A.02.2**



1 **Building A - Second Floor Plan - South End**
1/8"=1'-0"



2 **Building A - Second Floor Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
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British Columbia Building Code

Dimensions:
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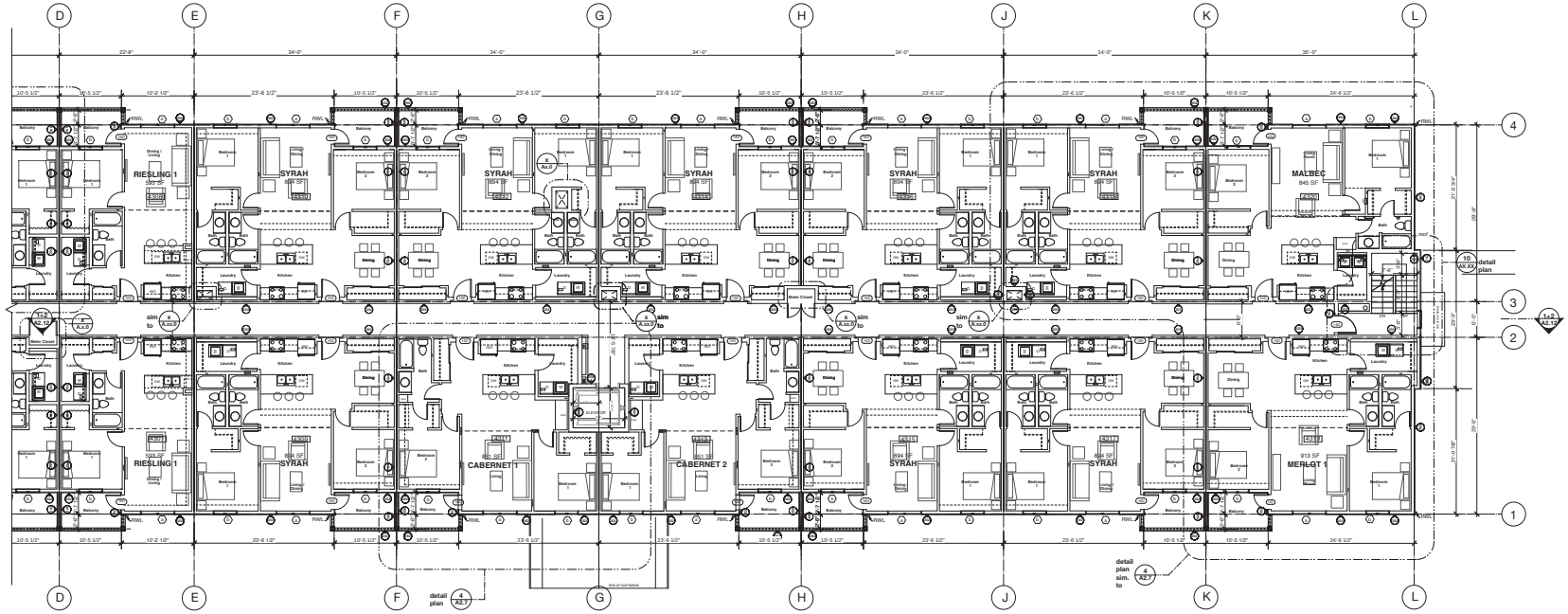
Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

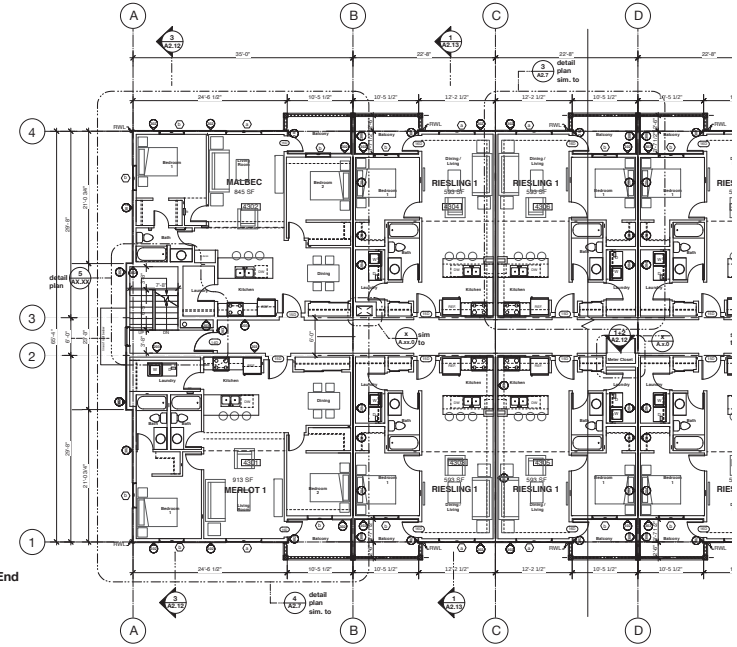
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building A
Second Floor Plan

Cad File No.
Project No.
Drawing No. **A.02.3**



1 **Building A - Third Floor Plan - South End**
1/8"=1'-0"



2 **Building A - Third Floor Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
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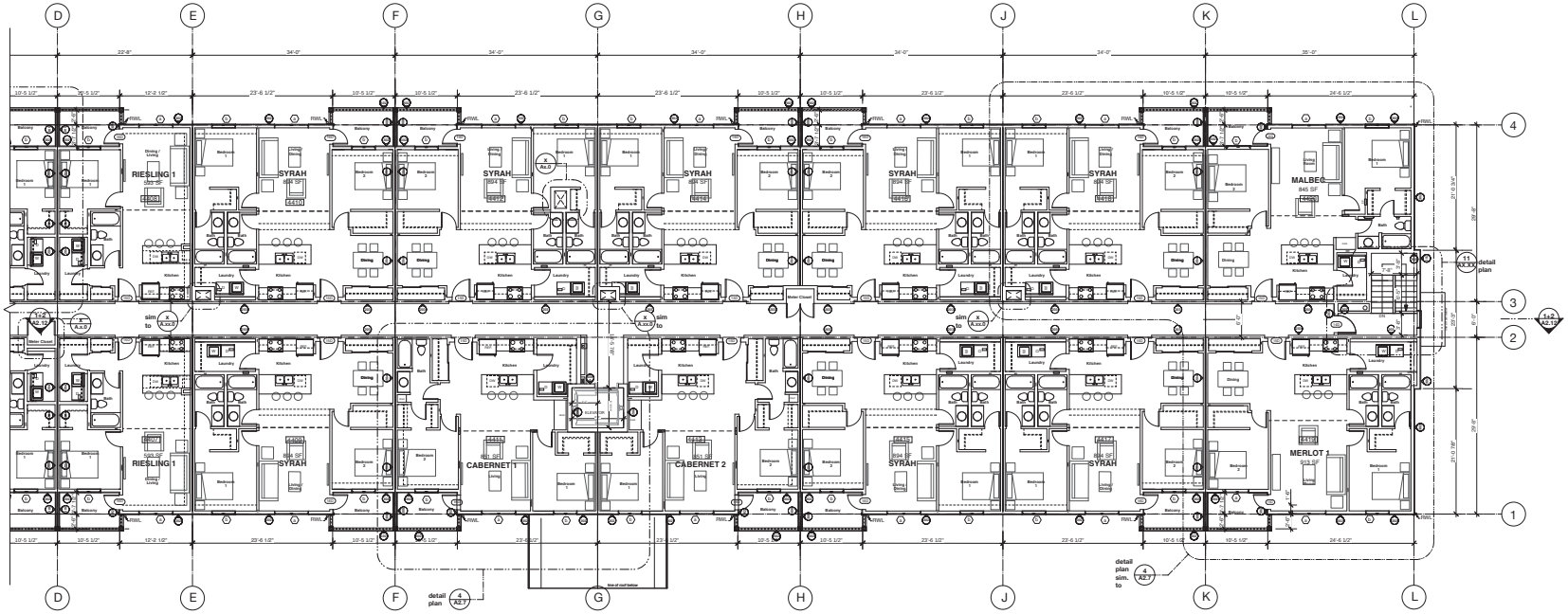
Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

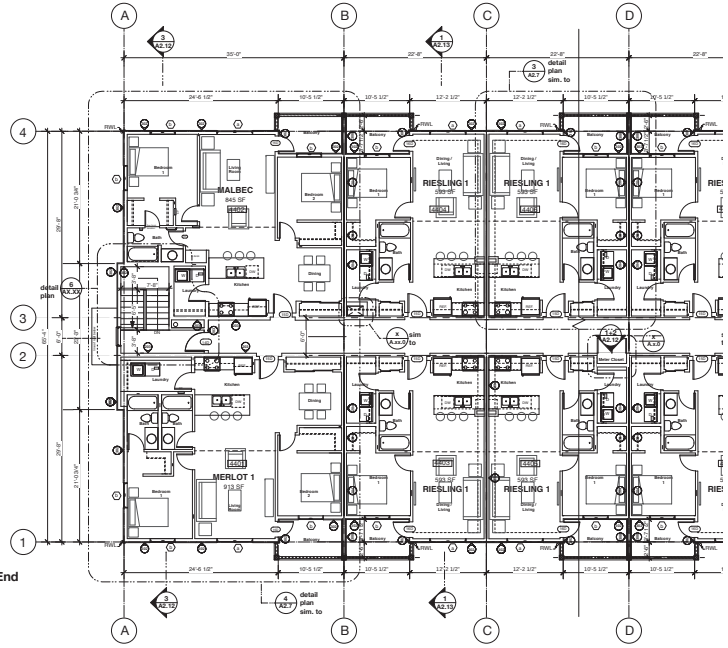
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building A
Third Floor Plan

Cad File No.
Project No.
Drawing No. **A.02.4**



1 **Building A- Fourth Floor Plan - South End**
1/8"=1'-0"



2 **Building A - Fourth Floor Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

City of Kelowna
COMMUNITY PLANNING

Planner Initials LK

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 5 2016	DP Application
1	March 21 2016	review

HIGHSTREET

Highstreet Ventures Inc.
778-484-5567

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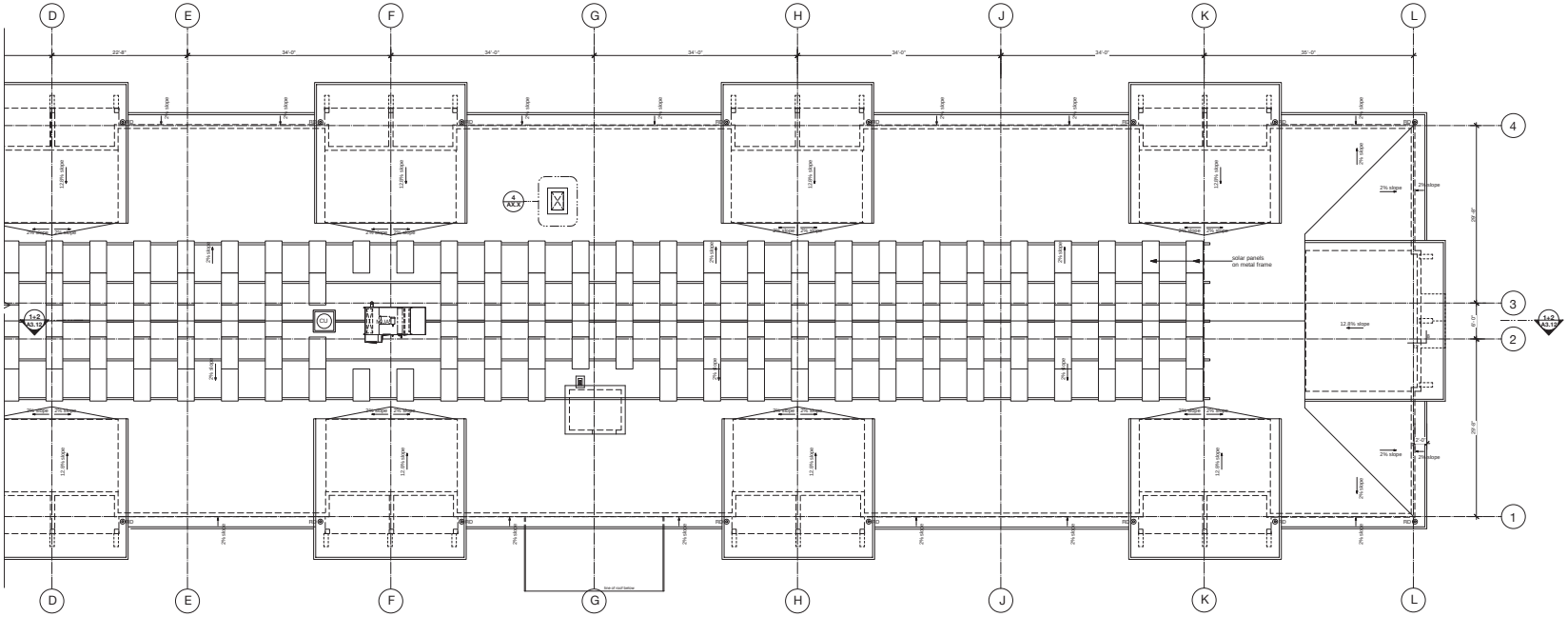
WD FISHER ARCHITECT
609-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

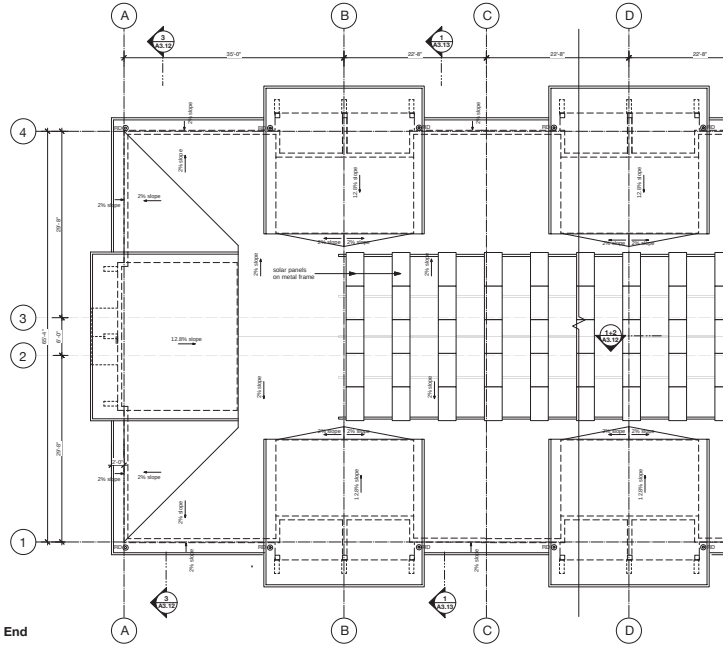
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building A
Fourth Floor Plan

Cad File No.
Project No.
Drawing No. **A.02.5**



1 **Building A - Roof Plan - South End**
1/8"=1'-0"



2 **Building A - Roof Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 5 2016	DP Application
1	March 21 2016	review

HIGH STREET

Highstreet Ventures Inc.
778-484-5567

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WD FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Seal
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building A
Roof Plan

Cad File No.
Drawing No. **A.02.6**
Project No.

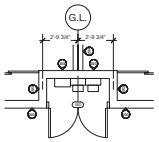
SCHEDULE A

This forms part of application

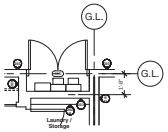
DP16-0124

Planner Initials LK

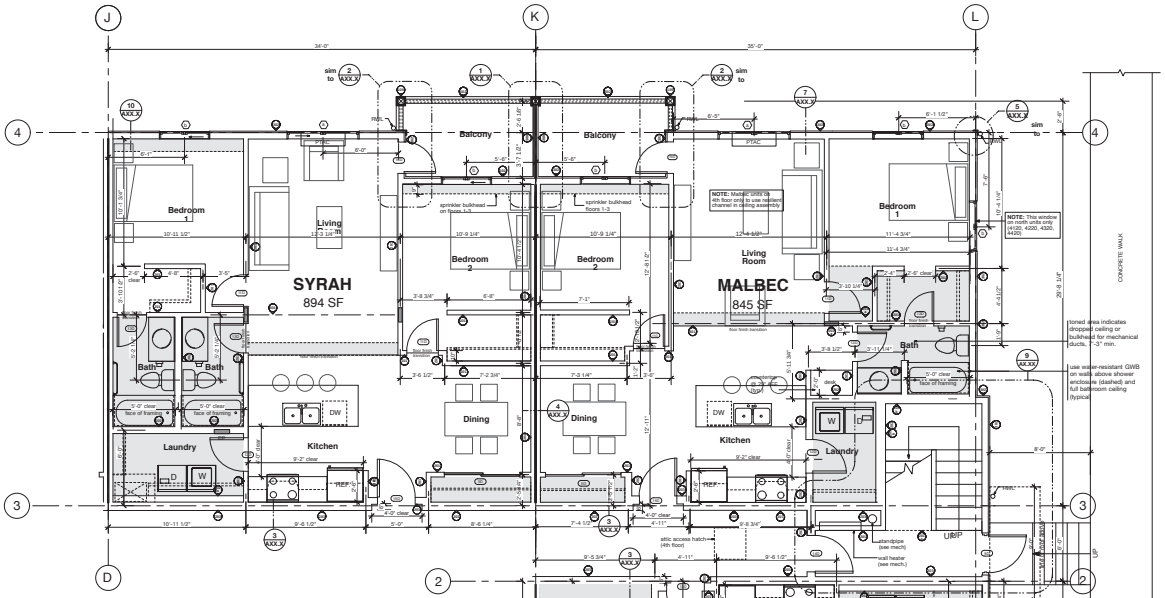
City of Kelowna
COMMUNITY PLANNING

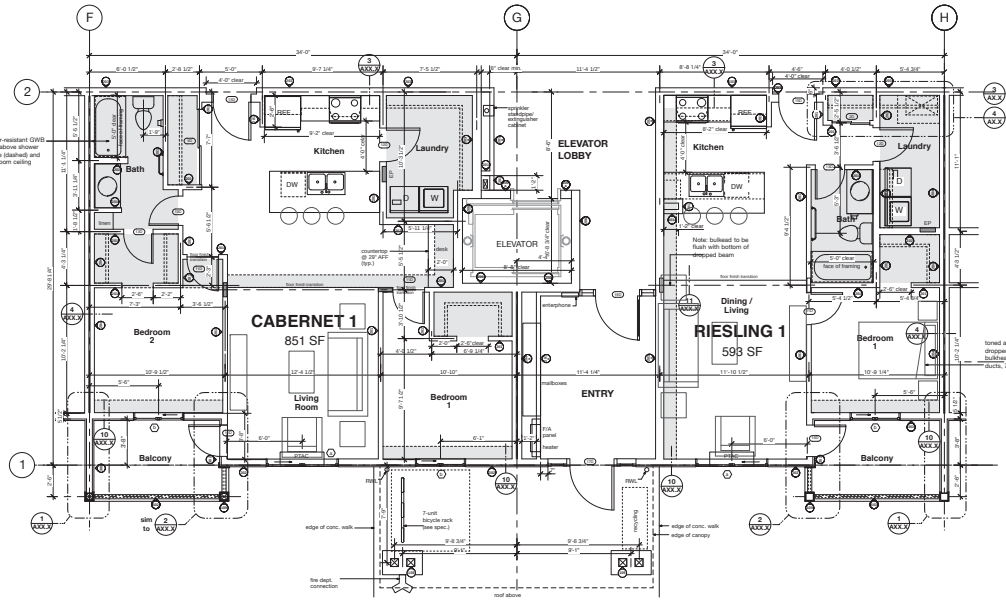


1 Detail Plan - Meter Closet (Syrah)
1/4"=1'-0"

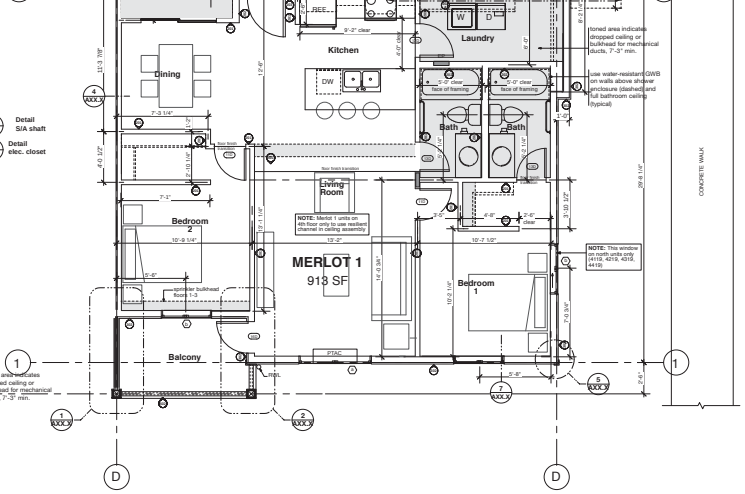


2 Detail Plan - Meter Closet (Riesling)
1/4"=1'-0"





3 Building A: Cabernet 1, Riesling 1 Unit Plans
1/4"=1'-0"



4 Building A: Syrah, Malbec, Merlot 1 Unit Plans
1/4"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-868-7363

notes:

Rev. No.	DATE YMD	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 5 2016	DP Application
1	March 21 2016	review

HIGH STREET

Highstreet Ventures Inc.
778-484-5587

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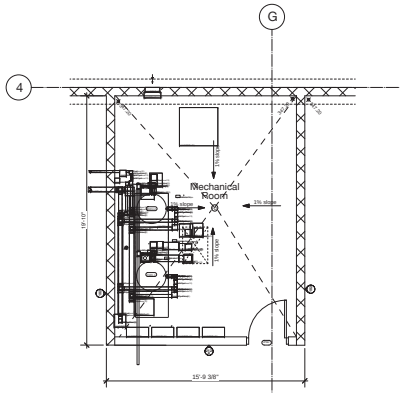
M.D. FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date	March 21, 2016
Drawn	
Checked	
Scale	SCALE: 1/4" = 1'-0"
Seal	

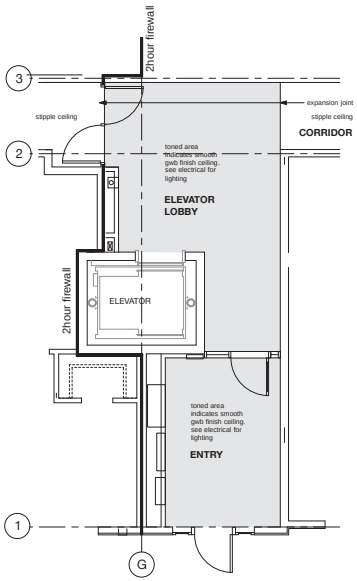
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building A
Detail Plans

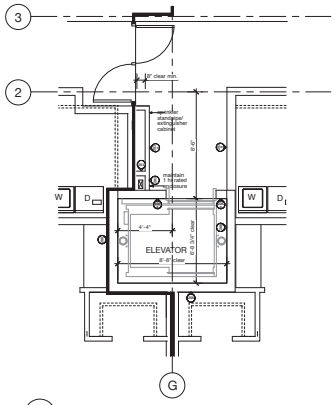
Cad File No.
Project No.
Drawing No. **A.02.7**



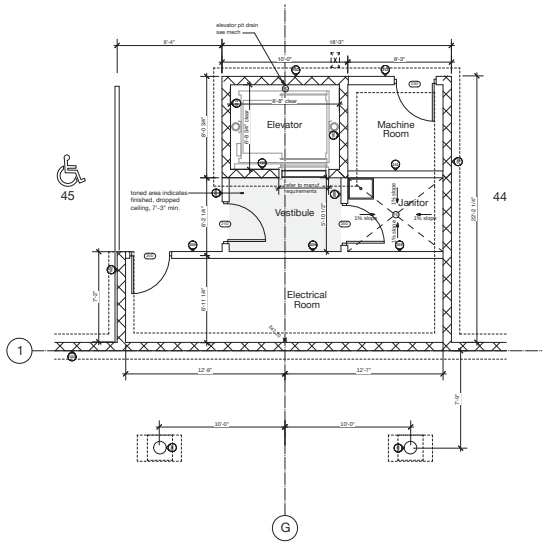
1 **Mechanical Room Detail Plan @ Parkade Level**
1/4"=1'-0"



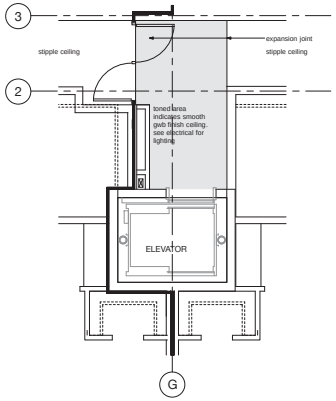
3 **Building A: Entry Lobby Reflected Ceiling Plan**
1/4"=1'-0"



4 **Elevator Detail Plan - Floors 2, 3, + 4**
1/4"=1'-0"



2 **Elevator + Electrical Room Detail Plan @ Parkade**
1/4"=1'-0"



5 **Elevator Detail Reflected Ceiling Plan - Floors 2, 3, + 4**
1/4"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
4	July 28, 2016	revised DPA
3	Jun. 28 2016	review #1
2	May 5 2016	DP Application
1	March 21 2016	review

HIGH STREET

Highstreet Ventures Inc.
778-484-5567

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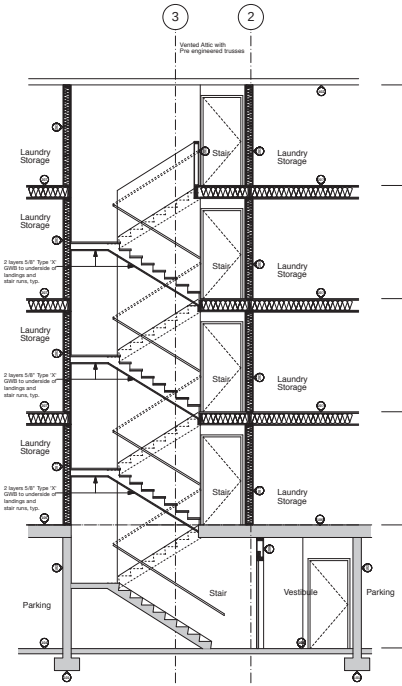
W.D. FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604-681-5741

Date: March 21, 2016
Drawn
Checked
Scale: SCALE: 1/4" = 1'-0"
Seal

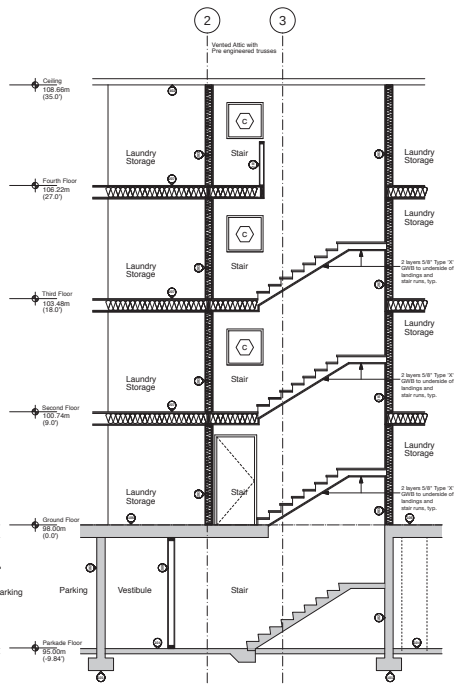
Project:
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title:
Building A
Detail Plans

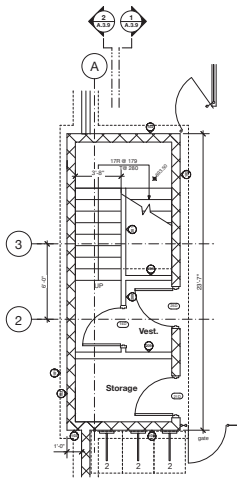
Cad File No.
Project No.
Drawing No.
A.02.8



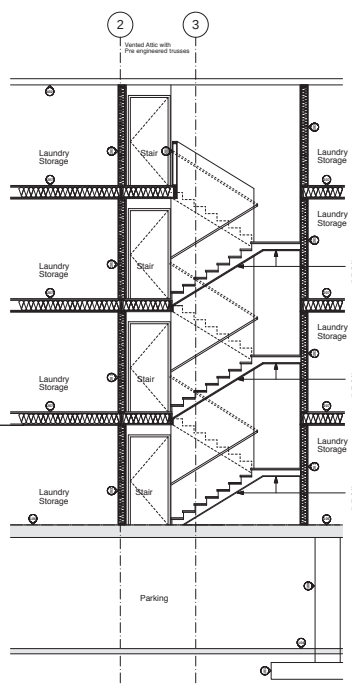
1 **Detail Section - North Stair**
1/4"=1'-0"



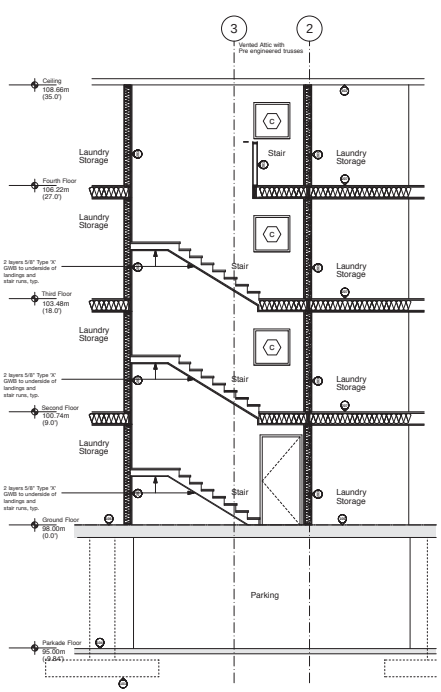
2 **Detail Section - North Stair**
1/4"=1'-0"



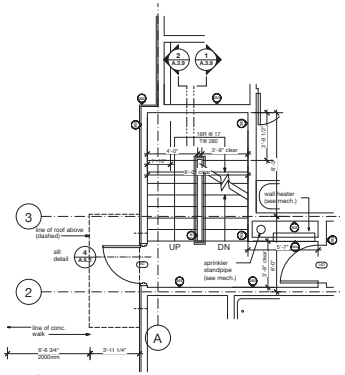
3 **Detail Plan - Parking Floor North Stair**
1/4"=1'-0"



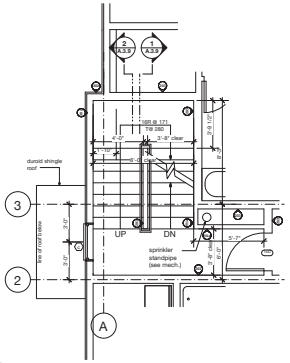
7 **Detail Section - South Stair**
1/4"=1'-0"



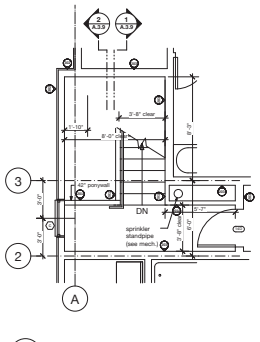
8 **Detail Section - South Stair**
1/4"=1'-0"



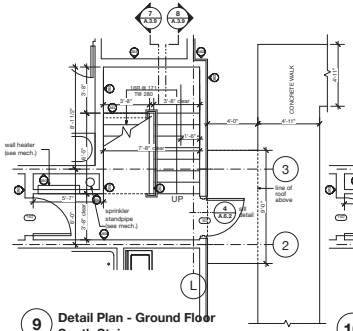
4 **Detail Plan - Ground Floor North Stair**
1/4"=1'-0"



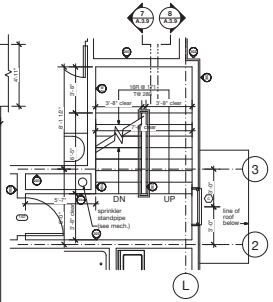
5 **Detail Plan - 2nd-3rd Floor North Stair**
1/4"=1'-0"



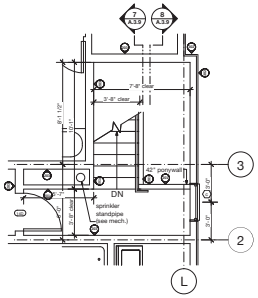
6 **Detail Plan - 4th Floor North Stair**
1/4"=1'-0"



9 **Detail Plan - Ground Floor South Stair**
1/4"=1'-0"



10 **Detail Plan - 2nd-3rd Floor South Stair**
1/4"=1'-0"



11 **Detail Plan - 4th Floor South Stair**
1/4"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
3	July 26, 2016	revised DPA
2	July 12, 2016	review #2
1	Jun. 28 2016	review #1

HIGHSTREET

Highstreet Ventures Inc.
778-484-5867

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WD FISHER ARCHITECT
626-318 Homer Street
Vancouver, B.C. V6B 2V2
604.681.5741

Date: March xx, 2016
Seal:
Drawn:
Checked:
Scale: SCALE: 1/4" = 1'-0"

Project:
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title:
Building A
Stair Details

Cad File No.:
Project No.:
Drawing No.: **A.02.9**

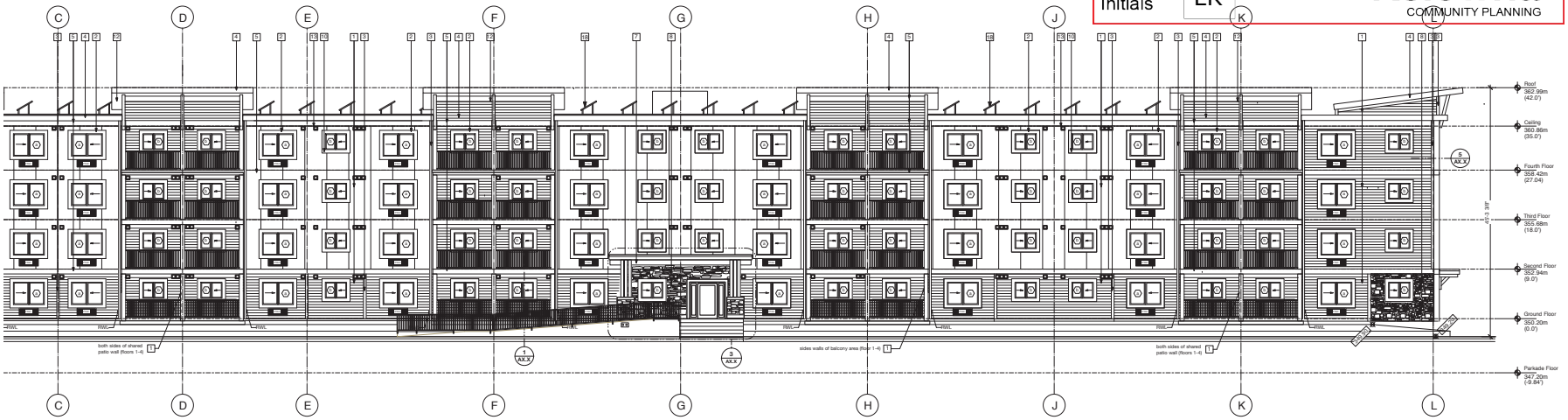
ATTACHMENT B

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING



1 **Building A - West Elevation - South End**
1/8"=1'-0"

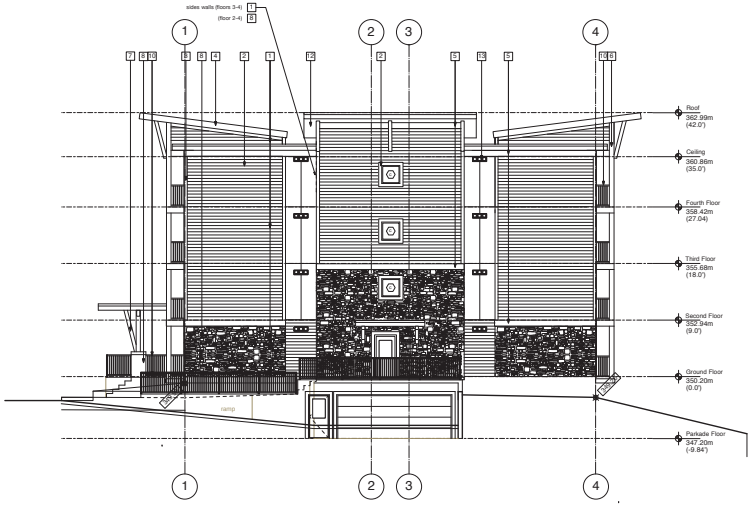
Window Schedule

NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

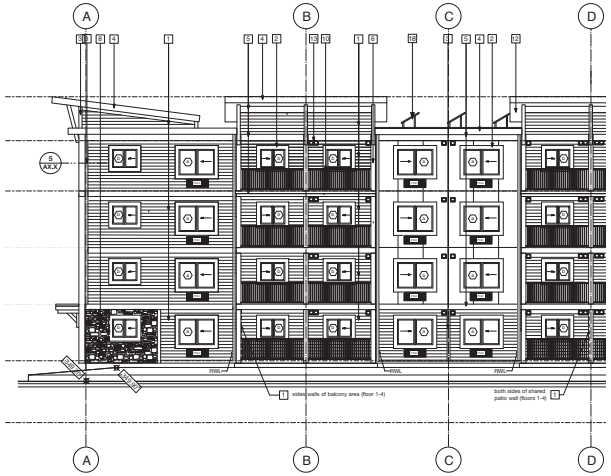
Designation	Family
a*	Sliding Double (white) w/ Trim: 70-7/8" (1800mm) x 47-1/4"(1200mm)
b*	Sliding Double (white) w/ Trim: 48" x 36"
c	Fixed (white) w/ Trim: 36" x 36"
d*	Sliding Double (white) w/ Trim: 48" x 36" w/ obscure glass (frosted)
	* Denotes windows w/ blinds

Exterior Finishes Materials Legend

1. CEMENT BOARD SIDING - (refer to A02.10.1 for products / colours)
2. TRIM BOARDS (window) 1"x6" - FIBRE CEMENT BOARD - SNOW
3. TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
4. TRIM BOARDS (gables + fascia) 1"x10" - FIBRE CEMENT BOARD - SNOW
5. TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
6. COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
7. CLAD COLUMNS and BEAMS - FIBRE CEMENT BOARD - SNOW
8. CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
9. GUTTERS - PRE-FINISHED ALUMINUM - WHITE
10. RAILINGS - PRE-FINISHED ALUMINUM - BLACK
11. DUROID SHINGLE ROOF - IKO CAMBRIDGE 30 - DUAL BLACK
12. SOFFIT - ALLURA VENTED CEDAR - CEDAR
13. MECHANICAL VENT (#01 Snow White in white-clad areas; #28 Grey elsewhere) - see mech.
14. WALL MOUNTED LUMINAIRE - see electrical
15. **HOUSE NUMBER - see spec.**
16. METAL ROOFING - see spec.
17. CEMENT BOARD SIDING - Vertical smooth-panel (straight edge) Product: ALLURA SMOOTH - "SNOW"
18. SOLAR PANELS



3 **Building A - South Elevation**
1/8"=1'-0"



2 **Building A - West Elevation - North End**
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

No.	DATE YMD	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 5 2016	DP Application
1	Mar. 21 2016	review

HIGH STREET
Highstreet Ventures Inc.
778-484-5567

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W.D. FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604-681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building A
South + West Elevations

Cad File No.
Project No.
Drawing No. **A.02.10**

ATTACHMENT B

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

1 **Building A - West Elevation - South End**
1/8"=1'-0"

Exterior Finishes Materials Legend - Siding Colours

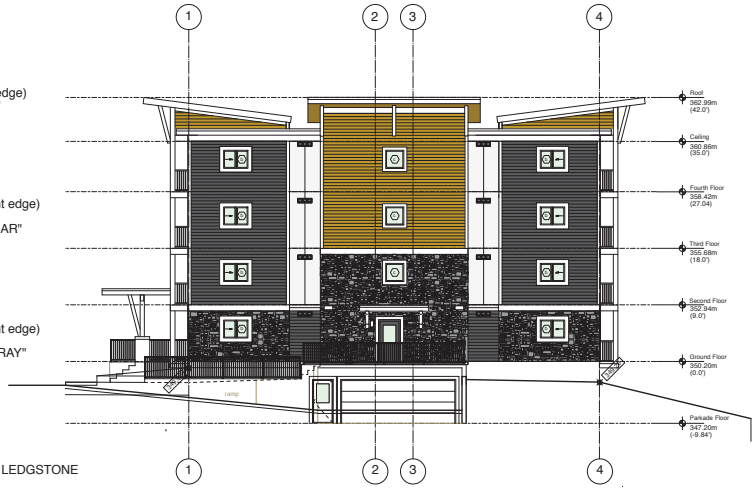
Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - "SNOW"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: ALLURA CEDAR LAP - "CEDAR"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: JAMES HARDIE - "NIGHT GRAY"

Cultured stone cladding
Product: BLACK RUNDLE COUNTRY LEDGSTONE

Note: Trim is white unless otherwise noted. Refer to A02.10 for additional details



3 **Building A - South Elevation**
1/8"=1'-0"

2 **Building A - West Elevation - North End**
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 05 2016	DP Application
1	Mar. 21 2016	review

HIGH STREET

Highstreet Ventures Inc.
778-484-5587

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WD FISHER ARCHITECT
638-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681.6741

Date: March 21, 2016
Drawn:
Checked:
Scale: SCALE: 1/8" = 1'-0"
Seal:

Project:
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title:
Building A
South + West Colour Elevations

Cad File No.:
Project No.:
Drawing No.: **A.02.10.1**

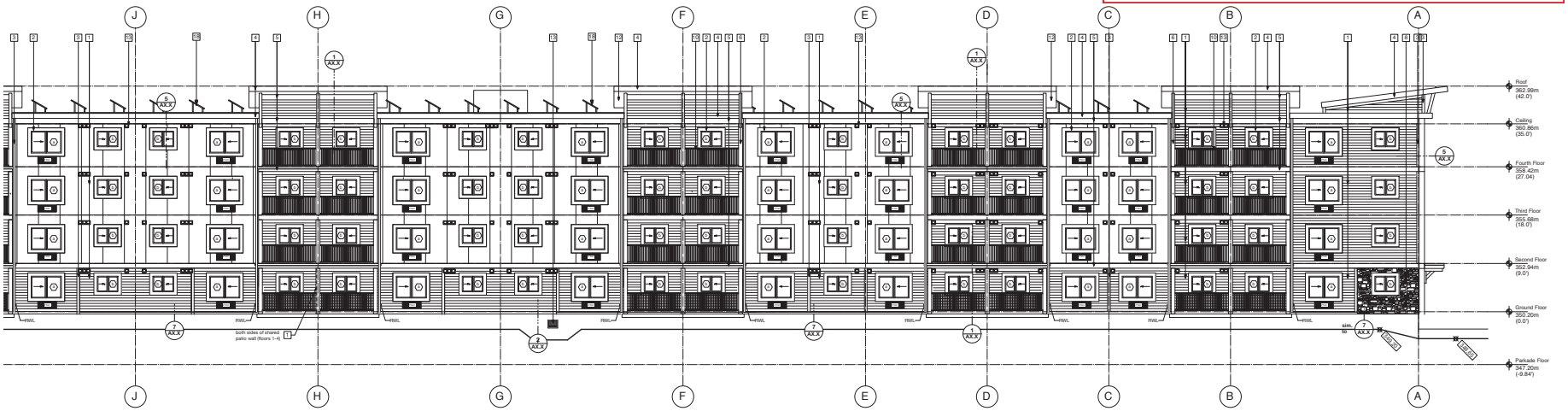
ATTACHMENT B

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING



1 Building A - East Elevation (North End)
1/8"=1'-0"

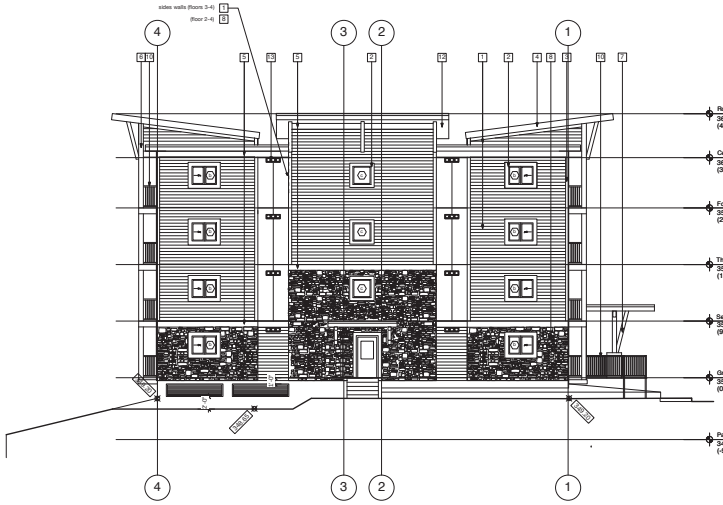
Window Schedule

NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

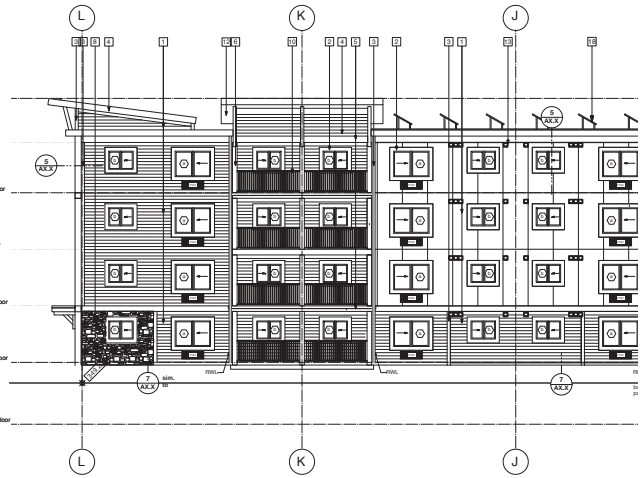
Designation	Family
a*	Sliding Double (white) w/ Trim; 70-7/8" (1800mm) x 47-1/4"(1200mm)
b*	Sliding Double (white) w/ Trim; 48" x 36"
c	Fixed (white) w/ Trim; 36" x 36"
d*	Sliding Double (white) w/ Trim; 48" x 36" w/ obscure glass (frosted)
	* Denotes windows w/ blinds

Exterior Finishes Materials Legend

1. CEMENT BOARD SIDING - (refer to A02.10.1 for products / colours)
2. TRIM BOARDS (window) 1"x6" - FIBRE CEMENT BOARD - SNOW
3. TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
4. TRIM BOARDS (gables + fascia) 1"x10" - FIBRE CEMENT BOARD - SNOW
5. TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
6. COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
7. CLAD COLUMNS and BEAMS - FIBRE CEMENT BOARD - SNOW
8. CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
9. GUTTERS - PRE-FINISHED ALUMINUM - WHITE
10. RAILINGS - PRE-FINISHED ALUMINUM - BLACK
11. DURIOID SHINGLE ROOF - IKO CAMBRIDGE 30 - DUAL BLACK
12. SOFFIT - ALLURA VENTED CEDAR - CEDAR
13. MECHANICAL VENT (#01 Snow White in white-clad areas; #28 Grey elsewhere) - see mech.
14. WALL MOUNTED LUMINAIRE - see electrical
15. **HOUSE NUMBER - see spec.**
16. METAL ROOFING - see spec.
17. CEMENT BOARD SIDING - Vertical smooth-panel (straight edge) Product: ALLURA SMOOTH - "SNOW"
18. SOLAR PANELS



3 Building A - North Elevation
1/8"=1'-0"



2 Building A - East Elevation (South End)
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE YMMD	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 5 2016	DP Application
1	Mar. 21 2016	review

HIGH STREET

Highstreet Ventures Inc.
778-484-5567

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W.D. FISHER ARCHITECT
938-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Seal
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building A
North and East Elevations

Cad File No.
Drawing No. **A.02.11**
Project No.

ATTACHMENT B

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

1 **Building A - East Elevation (North End)**
1/8"=1'-0"

Exterior Finishes Materials Legend - Siding Colours

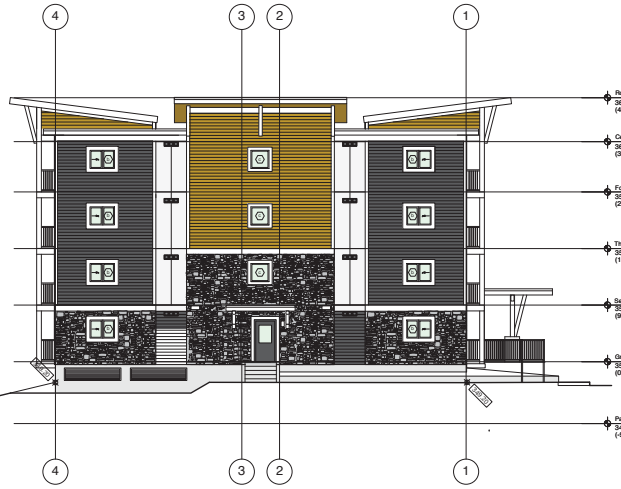
Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - "SNOW"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: ALLURA CEDAR LAP - "CEDAR"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: JAMES HARDIE - "NIGHT GRAY"

Cultured stone cladding
Product: BLACK RUNDLE COUNTRY LEDGSTONE

Note: Trim is white unless otherwise noted. Refer to A02.11 for additional details



3 **Building A - North Elevation**
1/8"=1'-0"

2 **Building A - East Elevation (South End)**
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE YMMD	DESCRIPTION
5	July 26, 2016	revised DPA
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1	Mar. 21 2016	review

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778-484-5567

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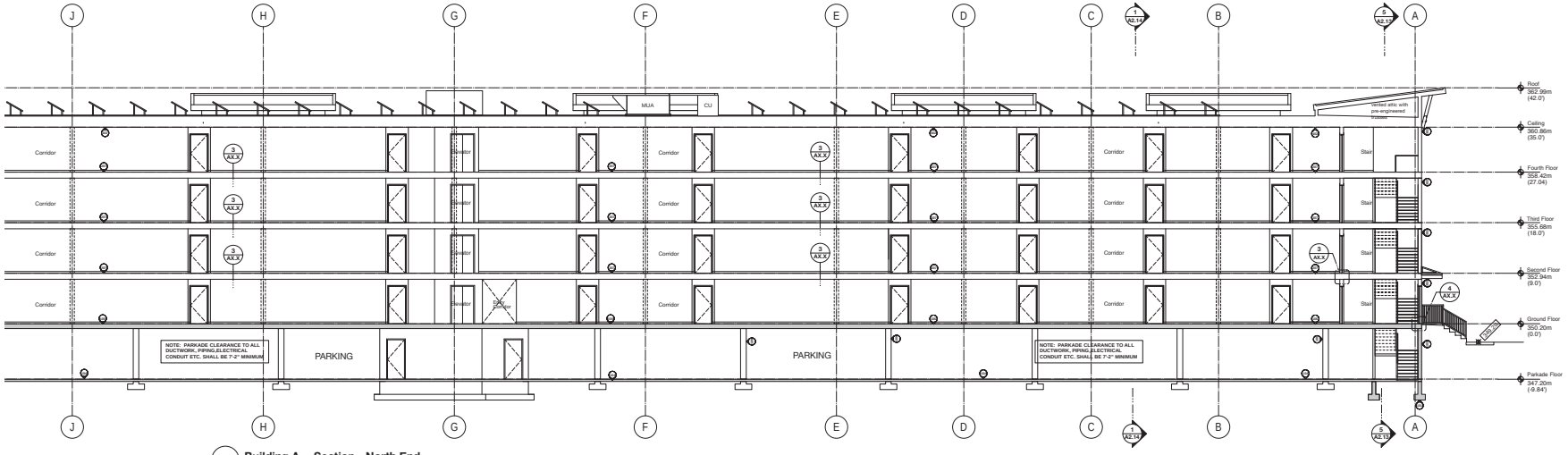
W.D. FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604-681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

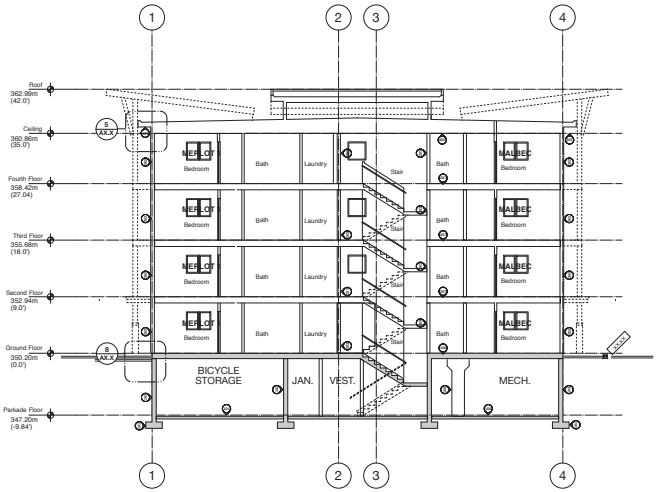
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building A
North and East Colour Elevations

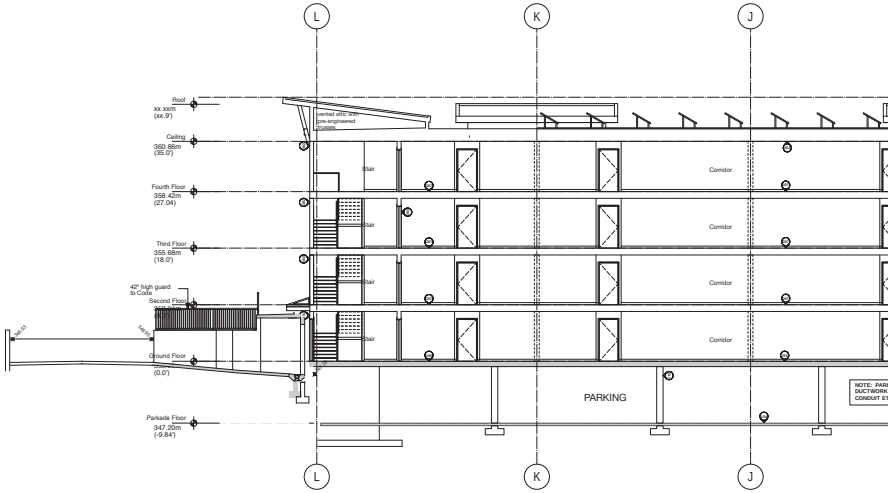
Cad File No.
Project No.
Drawing No. **A.02.11.1**



1 Building A - Section - North End
1/8"=1'-0"



3 Building A - Section through Stair
1/8"=1'-0"



2 Building A - Section - South End
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION
Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE YMMD	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 5 2016	DP Application
1	March xx 2016	review

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778-484-5567

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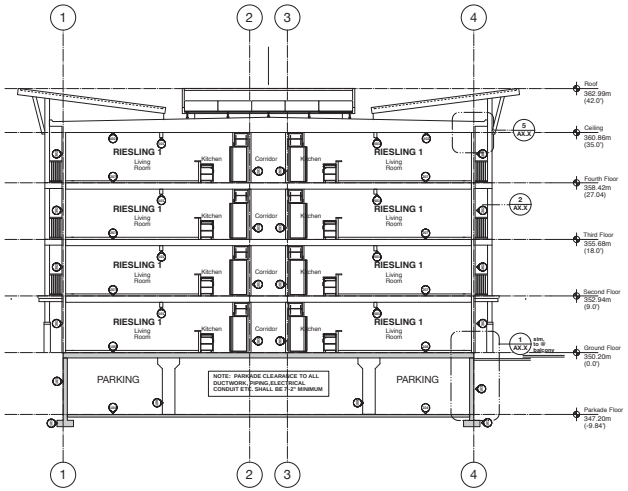
W.D. FISHER ARCHITECT
838-318 Hunter Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date: March xx, 2016	Seal
Drawn	
Checked	
Scale: SCALE: as noted	

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building A
Building Sections

Cad File No.	Drawing No.
Project No.	**A.02.12**



1 Building A - Section
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-868-7383

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
2	Jun. 28 2016	review #1
1	March xx 2016	review

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778-484-5567

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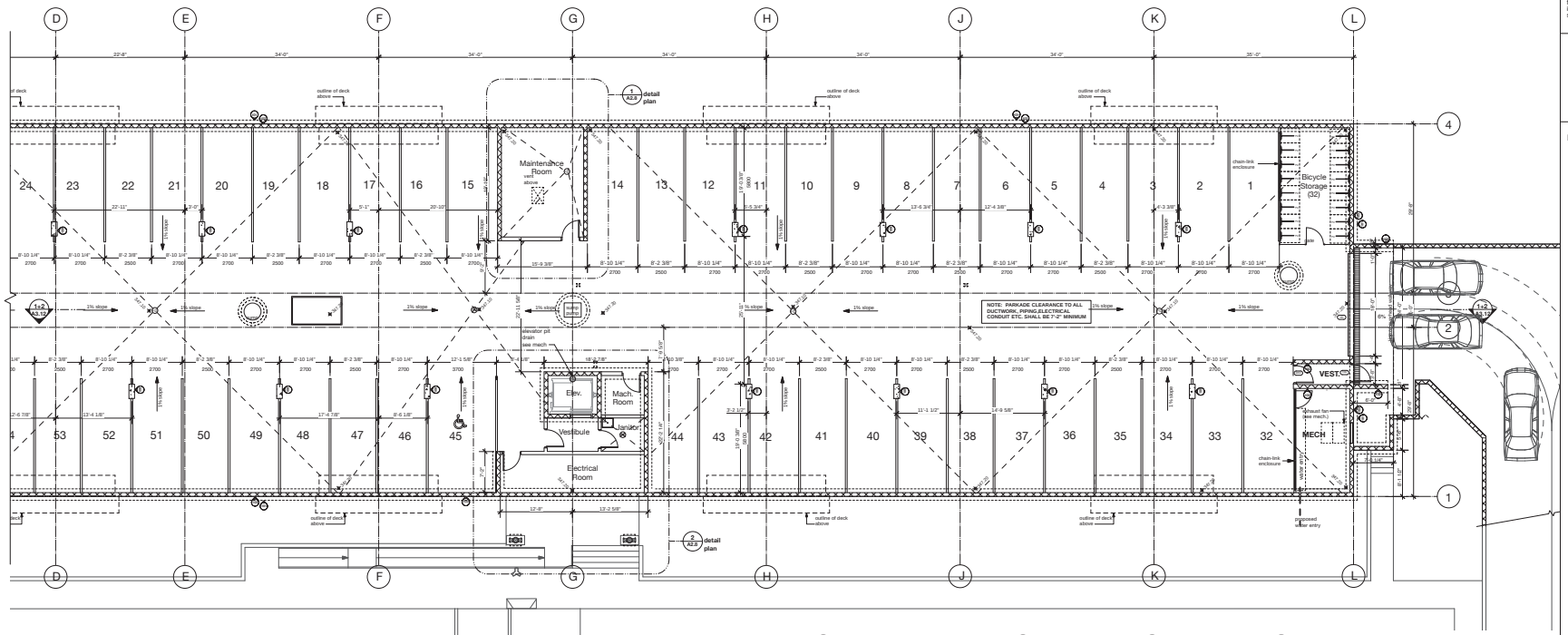
WD FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date: March xx, 2016	Seal
Drawn:	
Checked:	
Scale: SCALE: 1/8" = 1'-0"	

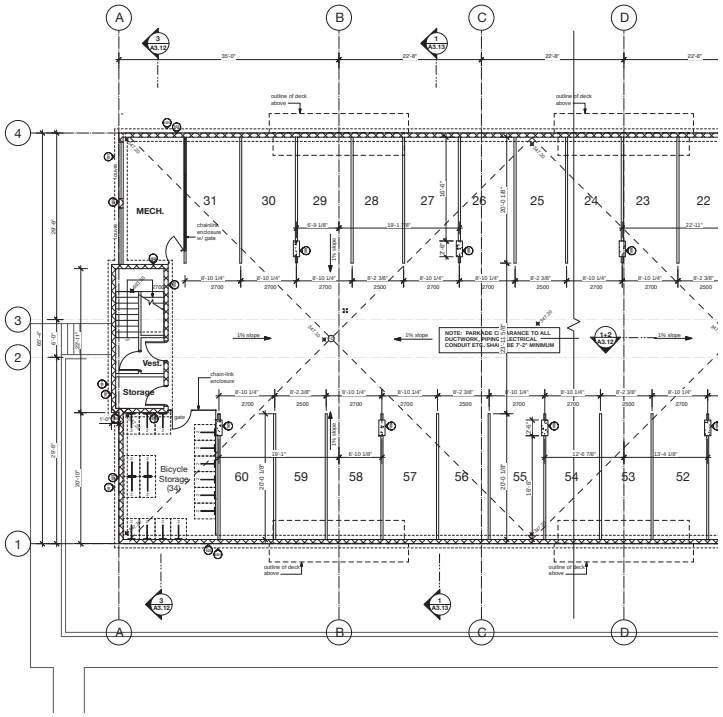
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building A
Ramp Sections

Cad File No.	Drawing No.
Project No.	**A.02.13**



1 **Building B - Parkade Plan - South End**
1/8"=1'-0"



2 **Building B - Parkade Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION
Traine Construction Ltd.
780-868-7365

notes:

Rev. No.	DATE YM/D	DESCRIPTION
6	July 26, 2016	revised DPA
5	July 12, 2016	review #2
4	Jun. 28 2016	review #1
3	June XX 2016	coordination
2	May 05 2016	DP Application
1	March 21 2016	review

HIGH STREET
Highstreet Ventures Inc.
778-484-5567

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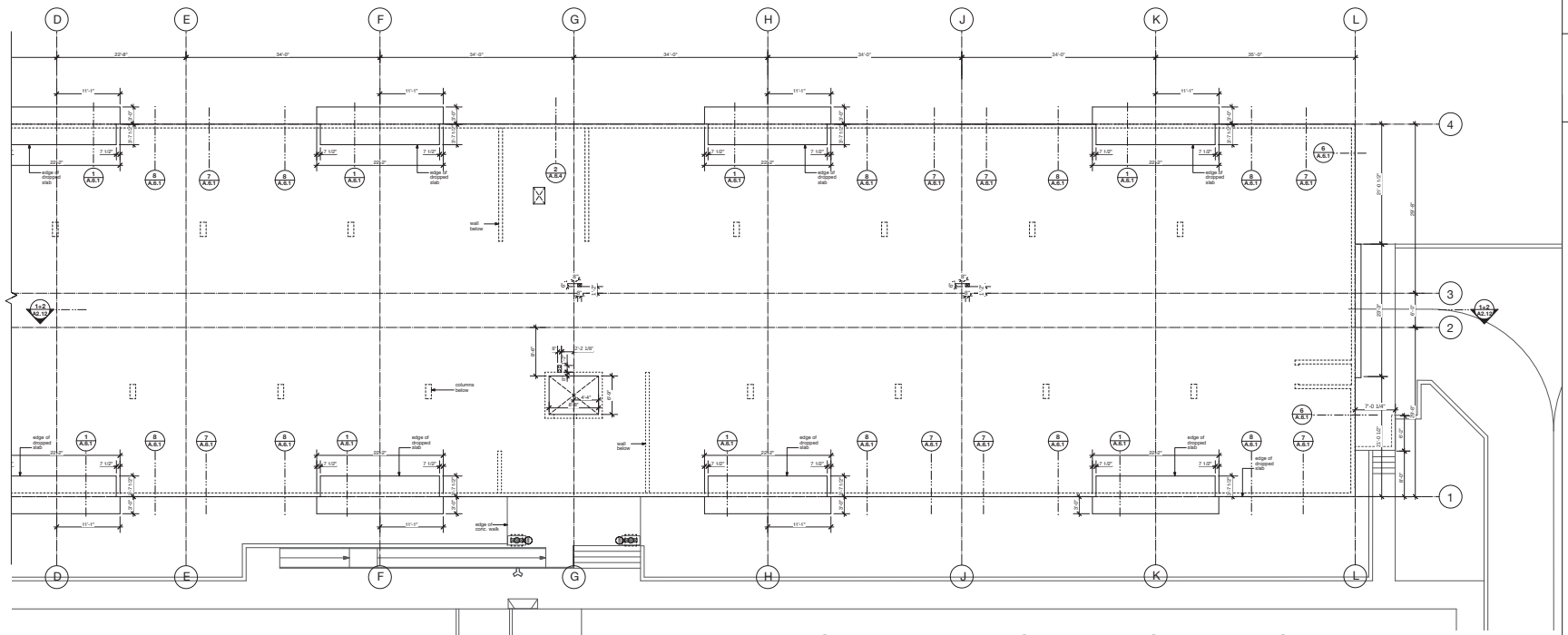
W.D. FISHER ARCHITECT
938-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

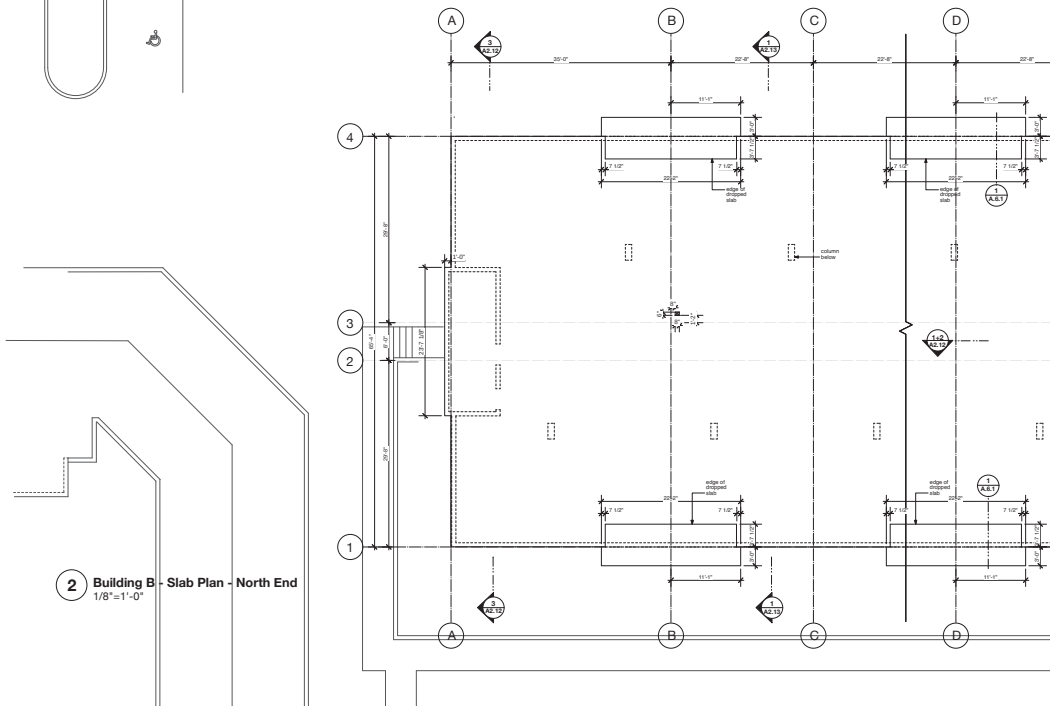
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
Parkade Plan

Cad File No.
Project No.
Drawing No. **A.03.0**



1 **Building B - Slab Plan - South End**
1/8"=1'-0"



2 **Building B - Slab Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
4	July 26, 2016	revised DPA
3	July 12, 2016	review #2
2	Jun. 28 2016	review #1
1	June XX 2016	coordination

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Highstreet Ventures Inc.
778-484-5567

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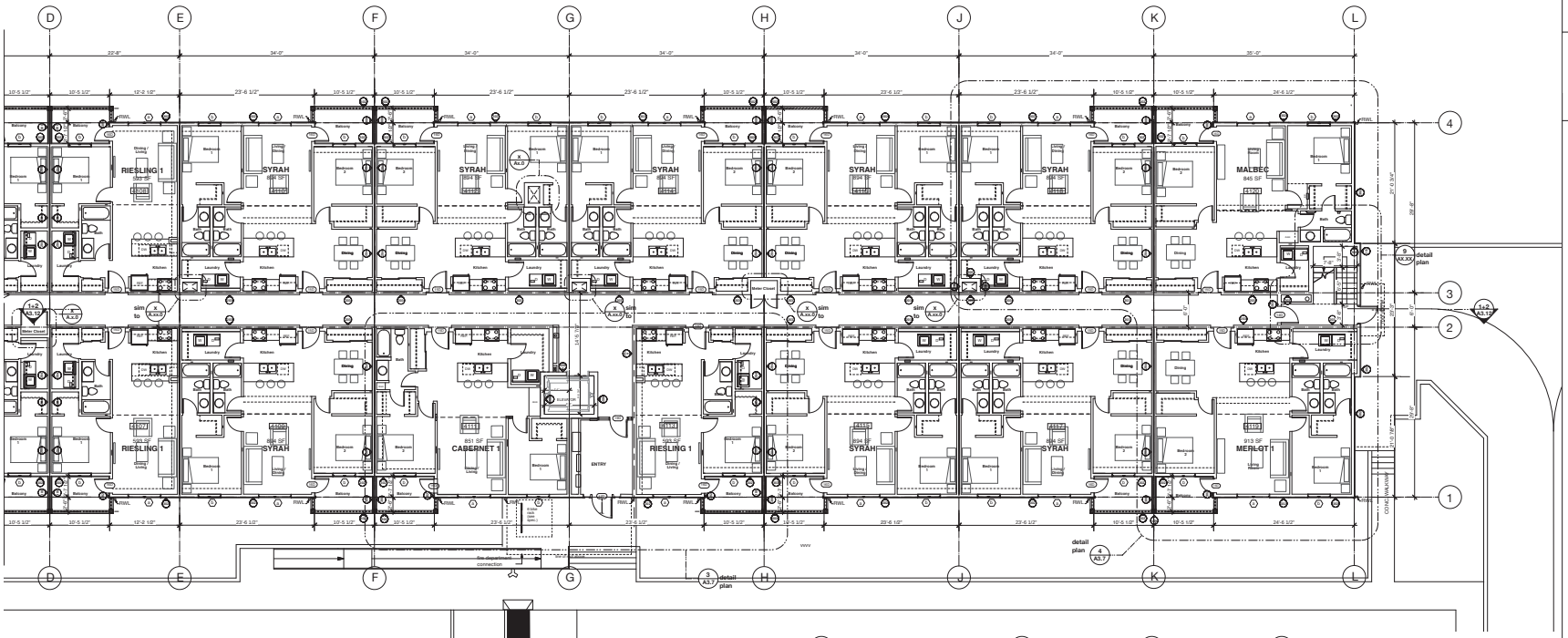
WD FISHER ARCHITECT
609-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date: March xx, 2016
Drawn:
Checked:
Scale: SCALE: 1/8" = 1'-0"
Seal:

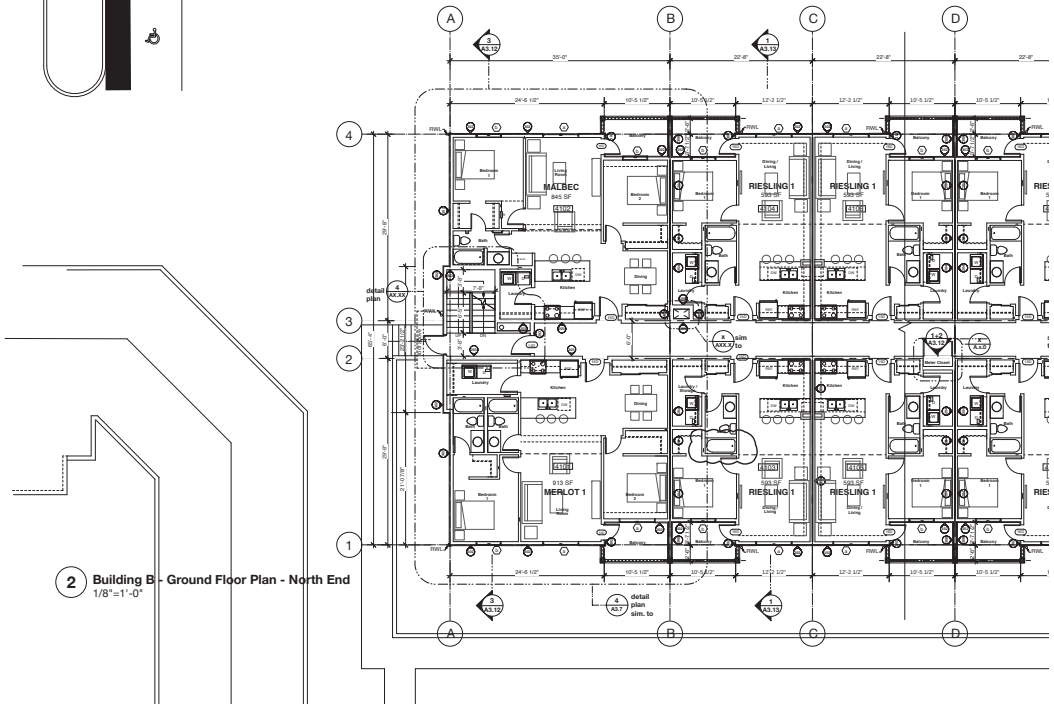
Project:
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title:
Building B
Slab Plan

Cad File No.:
Project No.:
Drawing No.: **A.03.1**



1 Building B - Ground Floor Plan - South End
1/8"=1'-0"



2 Building B - Ground Floor Plan - North End
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

City of Kelowna
COMMUNITY PLANNING

Planner Initials LK

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

DIMENSIONS:

Exterior wall dimensions taken to face of stud.

Rev. No.	DATE Y/M/D	DESCRIPTION
6	July 26, 2016	revised DPA
5	July 12, 2016	review #2
4	Jun. 28 2016	review #1
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2	May 05 2016	DP Application
1	March 21 2016	review

HIGHSTREET

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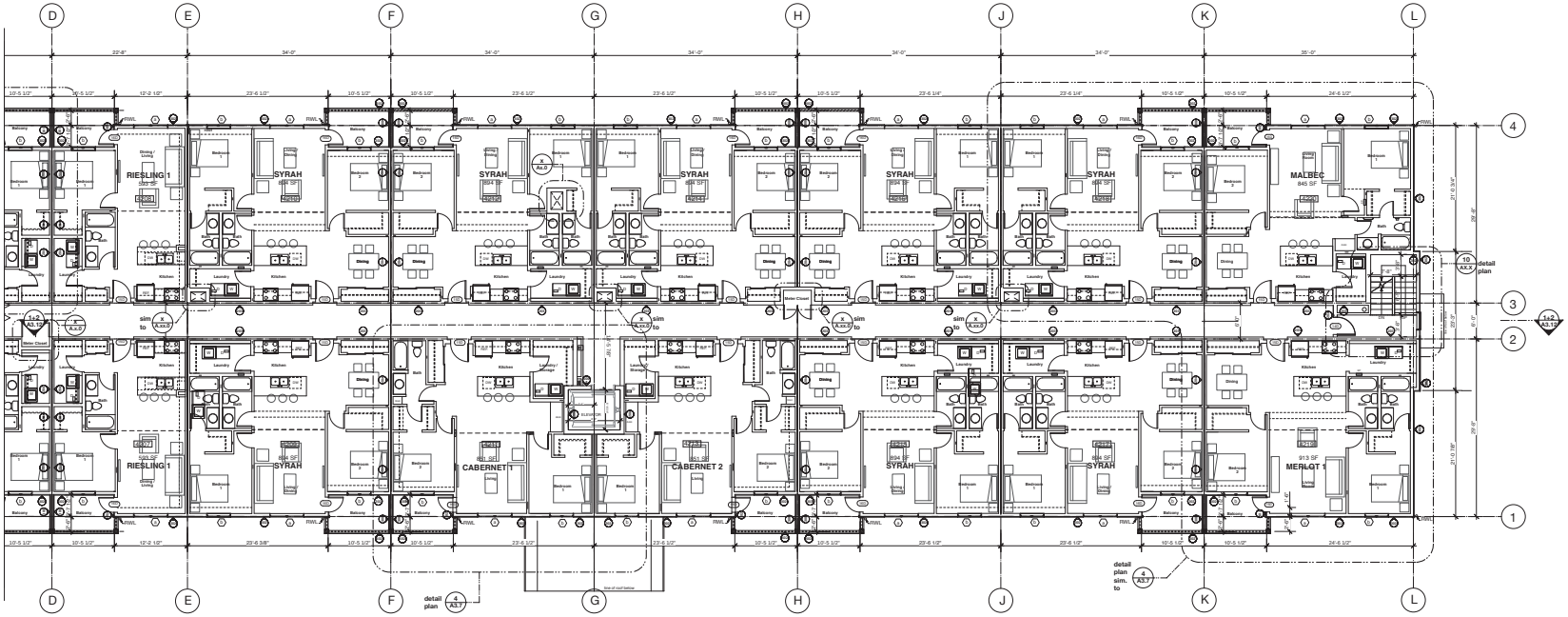
WD FISHER ARCHITECT
609-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

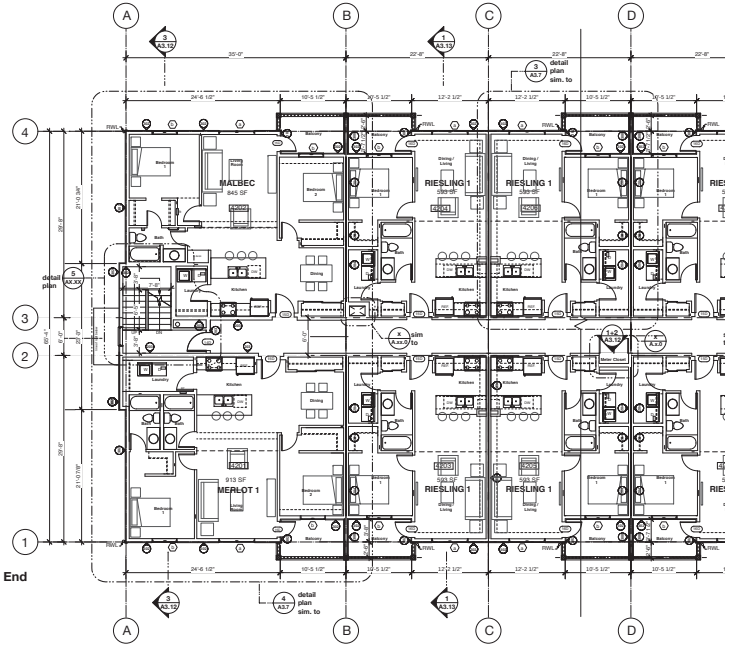
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
Ground Floor Plan

Cad File No.
Project No.
Drawing No. **A.03.2**



1 **Building B - Second Floor Plan - South End**
1/8"=1'-0"



2 **Building B - Second Floor Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
6	July 28, 2016	revised DPA
5	July 12, 2016	review #2
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3	June XX 2016	coordination
2	May 05 2016	DP Application
1	March 21 2016	review

HIGHSTREET

Highstreet Ventures Inc.
778-484-5567

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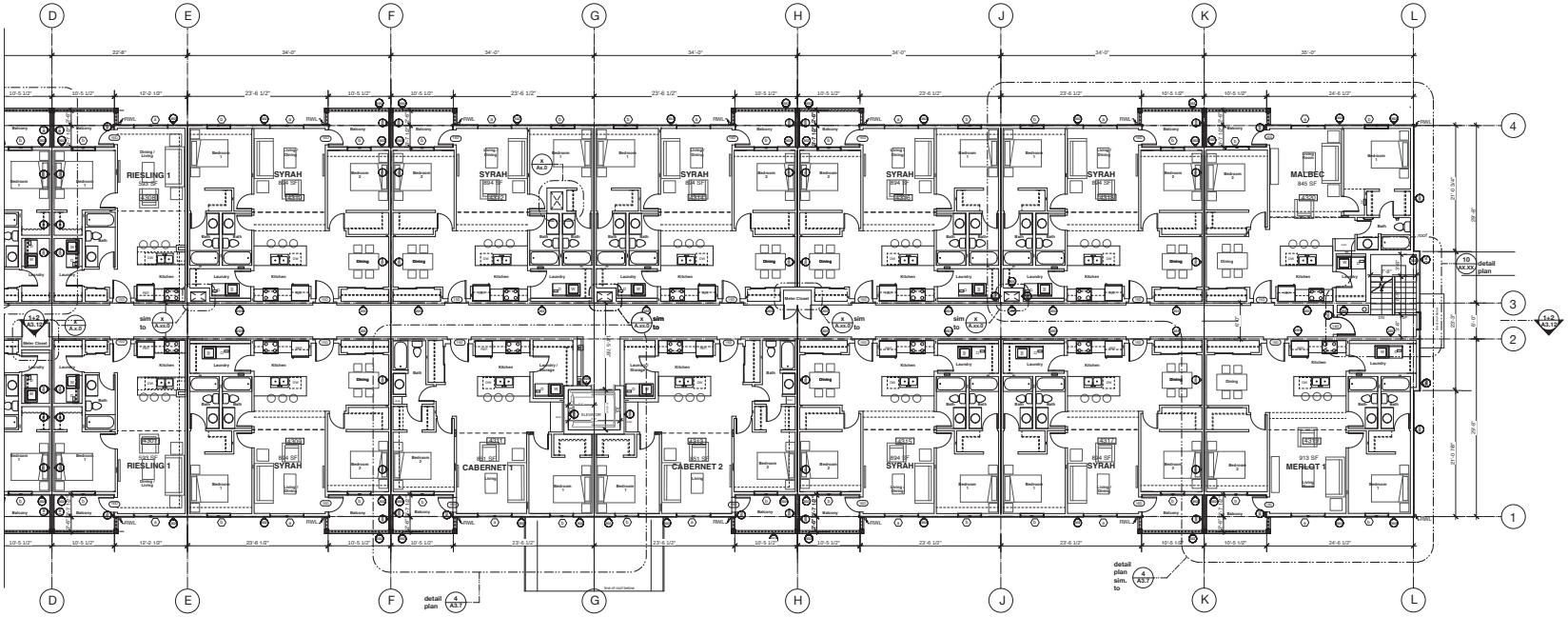
WD FISHER ARCHITECT
609-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

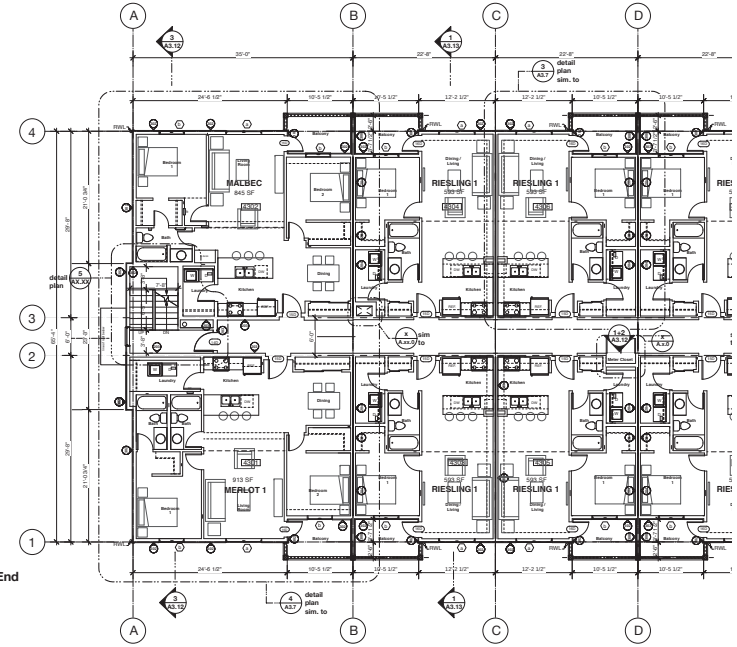
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
Second Floor Plan

Cad File No.
Project No.
Drawing No. **A.03.3**



1 **Building A - Third Floor Plan - South End**
1/8"=1'-0"



2 **Building A - Third Floor Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
6	July 26, 2016	revised DPA
5	July 12, 2016	review #2
4	Jun. 28 2016	review #1
3	June XX 2016	coordination
2	May 5 2016	DP Application
1	March 21 2016	review

HIGHSTREET

Highstreet Ventures Inc.
778-484-5567

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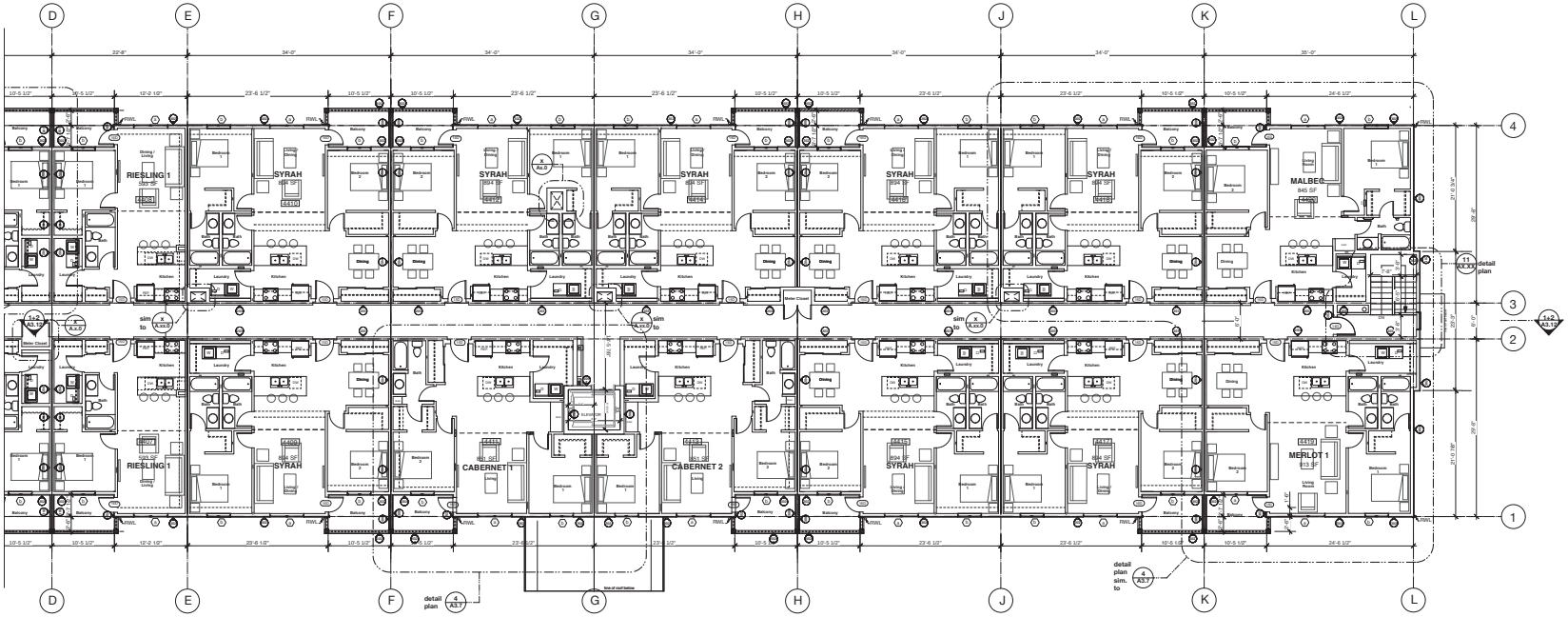
WD FISHER ARCHITECT
609-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

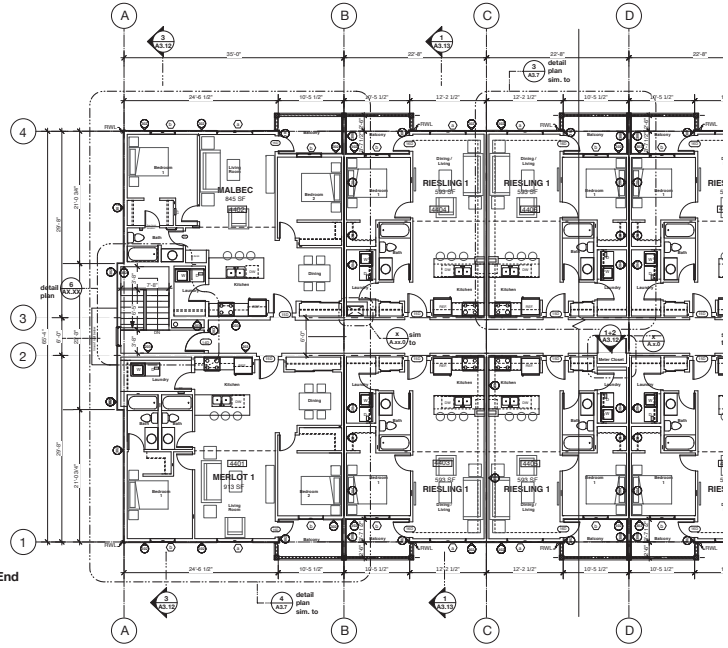
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
Third Floor Plan

Cad File No.
Project No.
Drawing No. **A.03.4**



1 **Building B- Fourth Floor Plan - South End**
1/8"=1'-0"



2 **Building B - Fourth Floor Plan - North End**
1/8"=1'-0"

SCHEDULE **A**

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
6	July 26, 2016	revised DPA
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4	Jun. 28 2016	review #1
3	June XX 2016	coordination
2	May 05 2016	DP Application
1	March 21 2016	review

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778-484-5567

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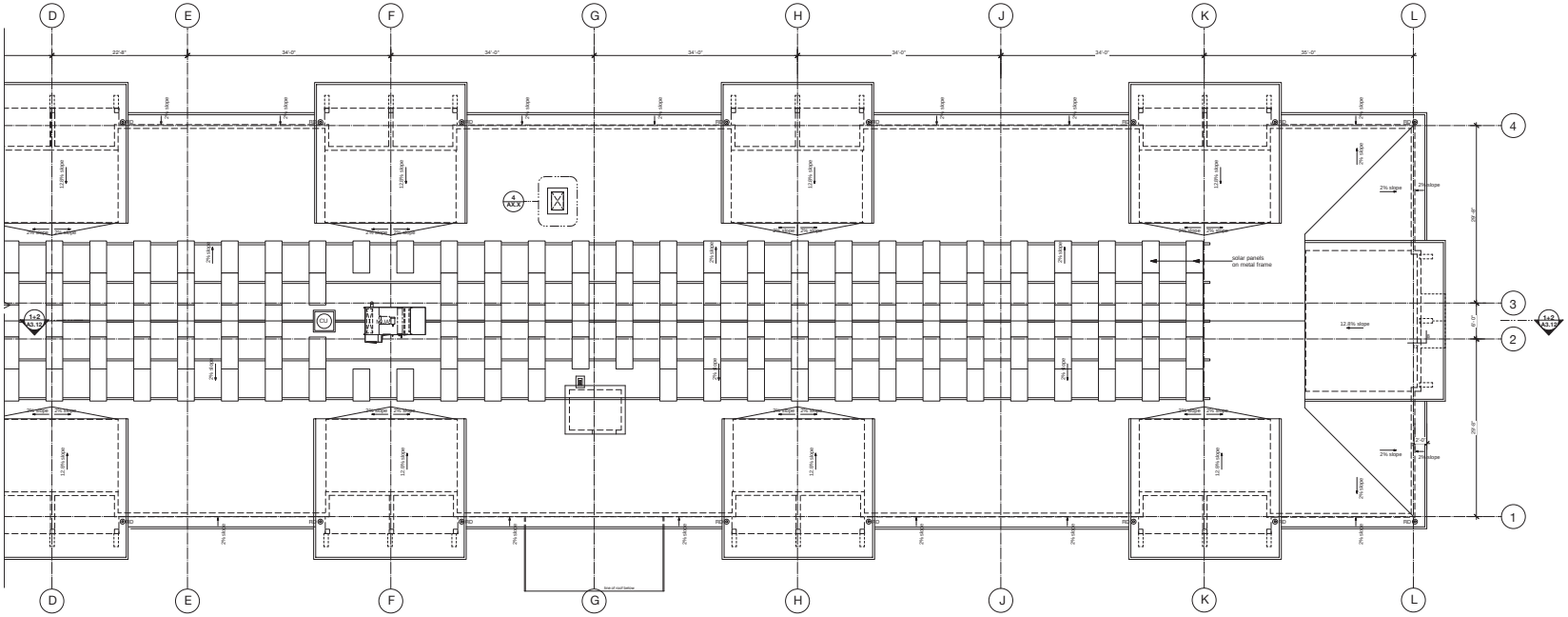
WD FISHER ARCHITECT
609-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

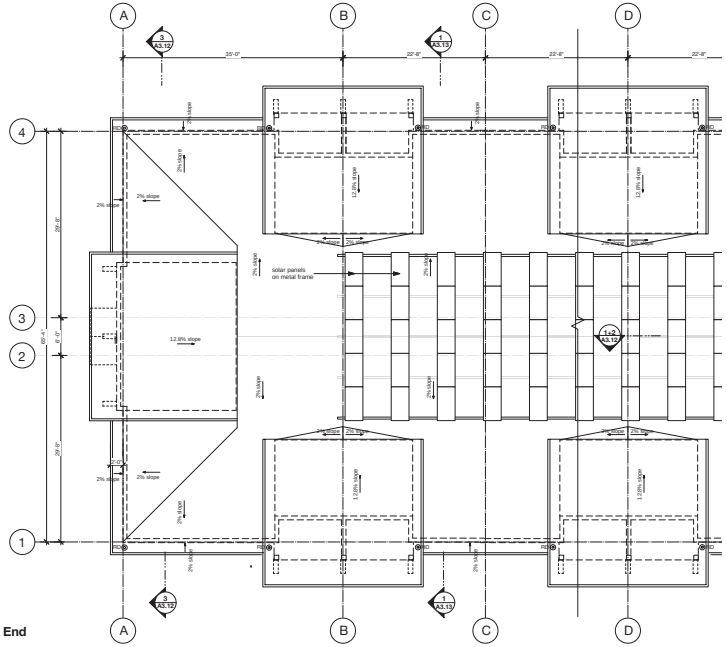
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
Fourth Floor Plan

Cad File No.
Project No.
Drawing No. **A.03.5**



1 **Building B - Roof Plan - South End**
1/8"=1'-0"



2 **Building B - Roof Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

City of Kelowna
COMMUNITY PLANNING

Planner Initials LK

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
6	July 28, 2016	revised DPA
5	July 12, 2016	review #2
4	Jun. 28 2016	review #1
3	June XX 2016	coordination
2	May 05 2016	DP Application
1	March 21 2016	review

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Highstreet Ventures Inc.
778-484-5567

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WD FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Seal
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
Roof Plan

Cad File No.
Drawing No. **A.03.6**
Project No.

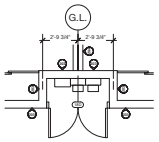
SCHEDULE A

This forms part of application

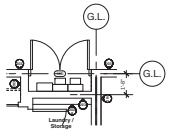
DP16-0124

Planner Initials LK

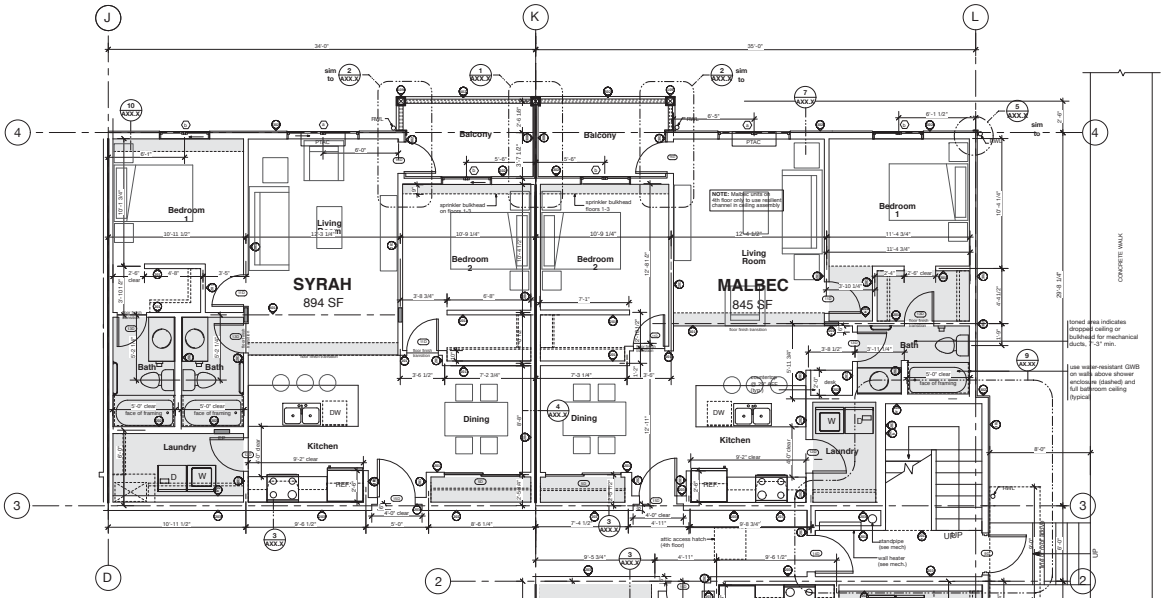
City of Kelowna
COMMUNITY PLANNING

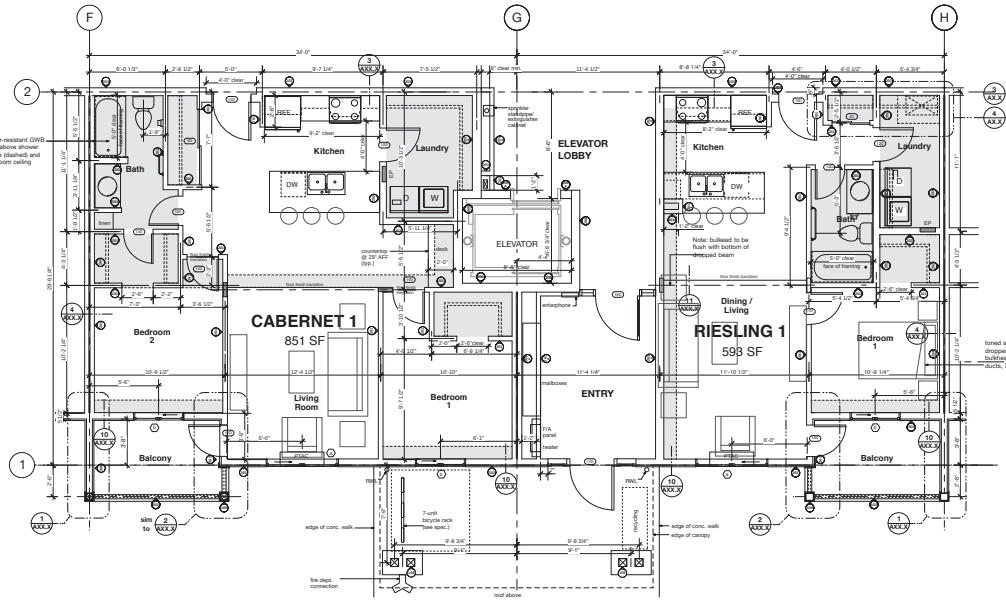


1 Detail Plan - Meter Closet (Syrah)
1/4"=1'-0"

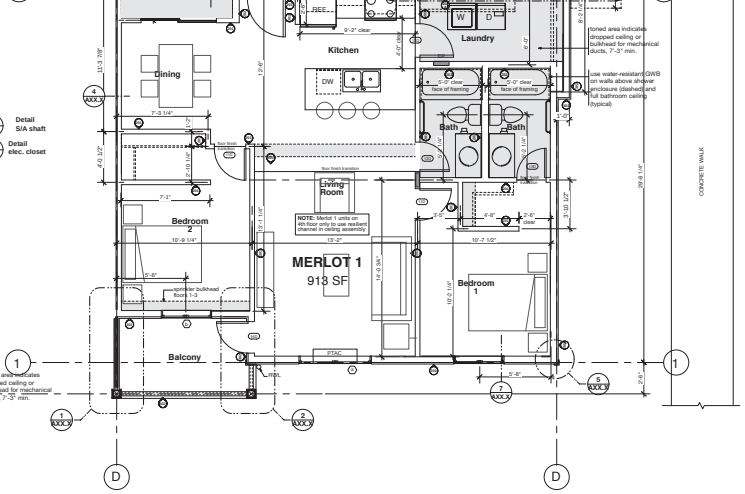


2 Detail Plan - Meter Closet (Riesling)
1/4"=1'-0"





3 Building B: Cabernet 1, Riesling 1 Unit Plans
1/4"=1'-0"



4 Building B: Syrah, Malbec, Merlot 1 Unit Plans
1/4"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-868-7363

notes:

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5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
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2	May 5 2016	DP Application
1	March 21 2016	review

HIGH STREET

Highstreet Ventures Inc.
778-484-5587

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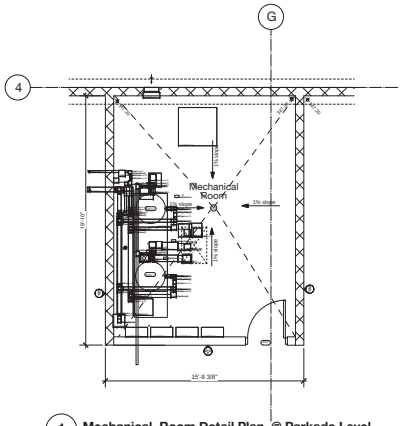
M.D. FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604-681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/4" = 1'-0"
Seal

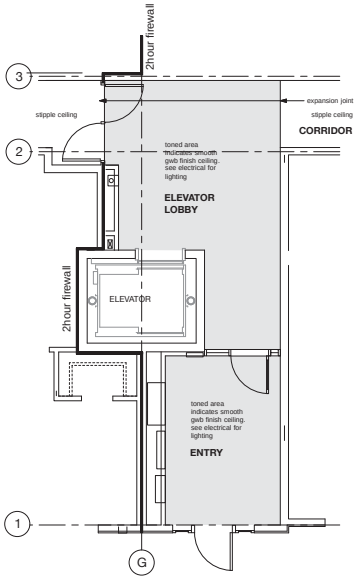
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
Detail Plans

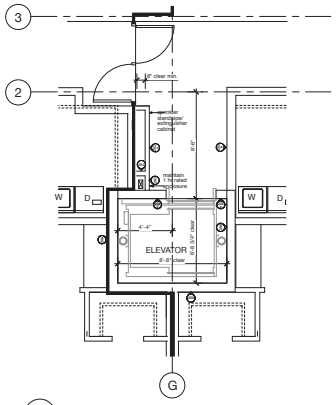
Cad File No.
Project No.
Drawing No. **A.03.7**



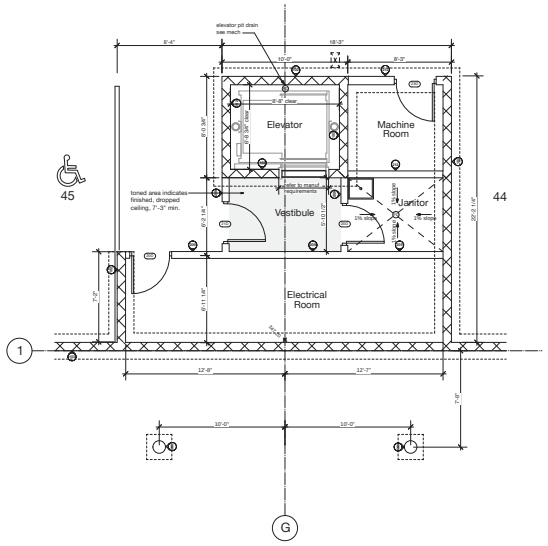
1 **Mechanical Room Detail Plan @ Parkade Level**
1/4"=1'-0"



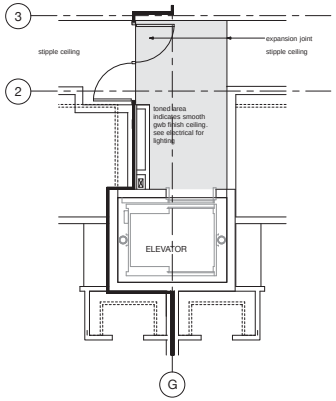
3 **Building A: Entry Lobby Reflected Ceiling Plan**
1/4"=1'-0"



4 **Elevator Detail Plan - Floors 2, 3, + 4**
1/4"=1'-0"



2 **Elevator + Electrical Room Detail Plan @ Parkade**
1/4"=1'-0"



5 **Elevator Detail Reflected Ceiling Plan - Floors 2, 3, + 4**
1/4"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code
Dimensions:
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TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
5	July 26, 2016	revised DPA
4	Jun. 28 2016	review #1
3	June XX 2016	coordination
2	May 05 2016	DP Application
1	March 21 2016	review

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778-484-5567

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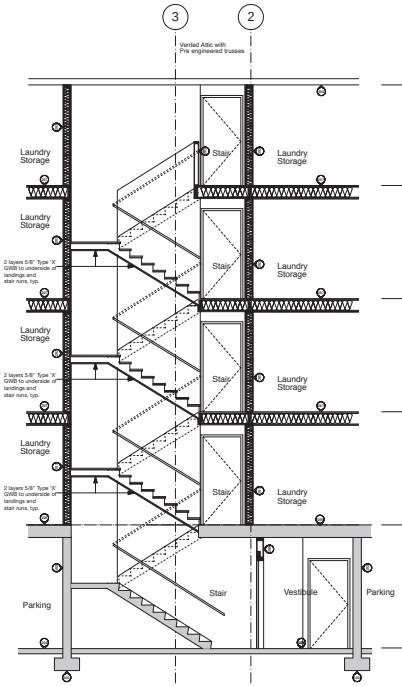
W.D. FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604-681-5741

Date March 21, 2016	Seal
Drawn	
Checked	
Scale SCALE: 1/4" = 1'-0"	

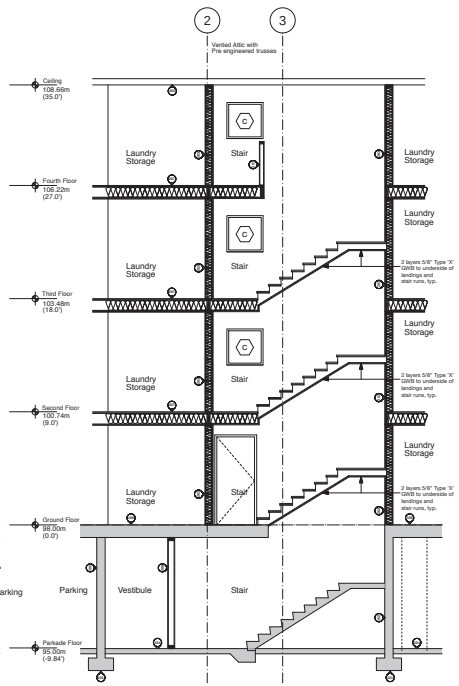
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
Detail Plans

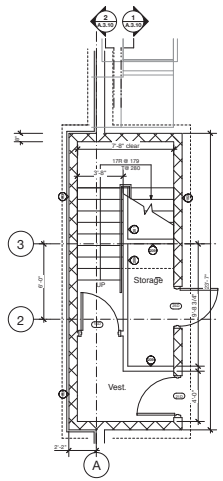
Cad File No.
Project No.
Drawing No.
A.03.8



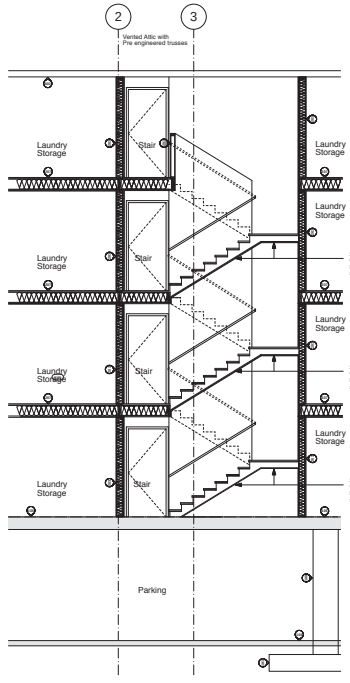
1 Detail Section - South East Stair
1/4"=1'-0"



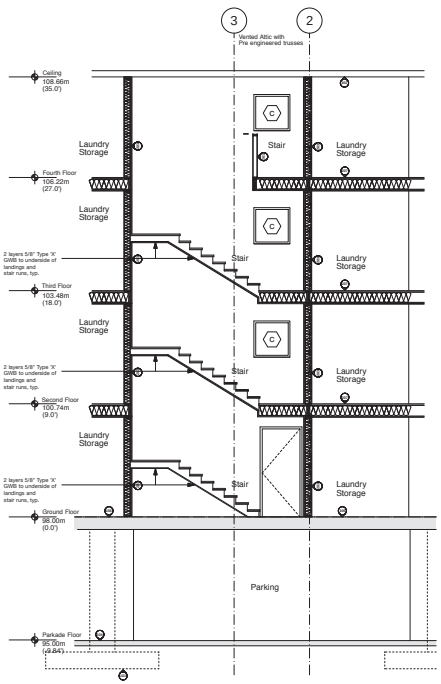
2 Detail Section - South East Stair
1/4"=1'-0"



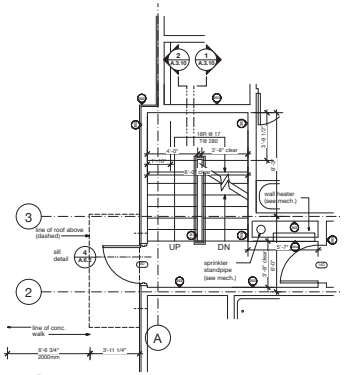
3 Detail Plan - Parking Floor South Stair
1/4"=1'-0"



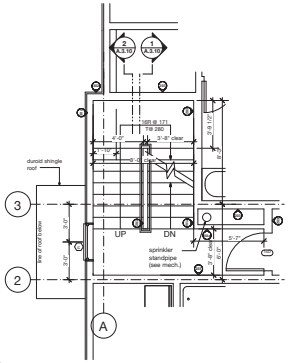
7 Detail Section - North West Stair
1/4"=1'-0"



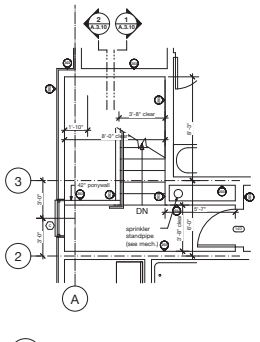
8 Detail Section - North West Stair
1/4"=1'-0"



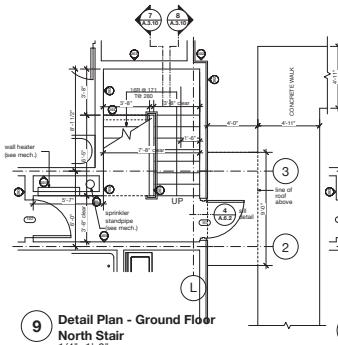
4 Detail Plan - Ground Floor South Stair
1/4"=1'-0"



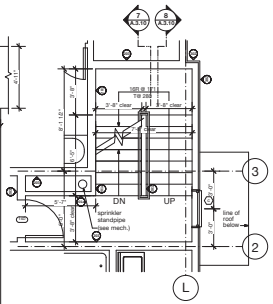
5 Detail Plan - 2nd-3rd Floor South Stair
1/4"=1'-0"



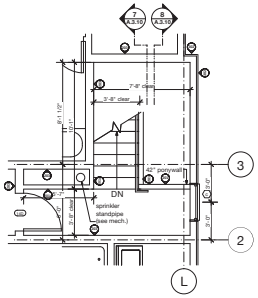
6 Detail Plan - 4th Floor South Stair
1/4"=1'-0"



9 Detail Plan - Ground Floor North Stair
1/4"=1'-0"



10 Detail Plan - 2nd-3rd Floor North Stair
1/4"=1'-0"



11 Detail Plan - 4th Floor North Stair
1/4"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
4	July 26, 2016	revised DPA
3	July 12, 2016	review #2
2	Jun. 28 2016	review #1
1	March xx 2016	review

HIGHSTREET

Highstreet Ventures Inc.
778-484-5987

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WD FISHER ARCHITECT
626-318 Homer Street
Vancouver, B.C. V6B 2V2
604.681.5741

Date	March xx, 2016
Drawn	
Checked	
Scale	SCALE: 1/4" = 1'-0"
Seal	

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
Stair Details

Cad File No.
Project No.
Drawing No.
A.03.9

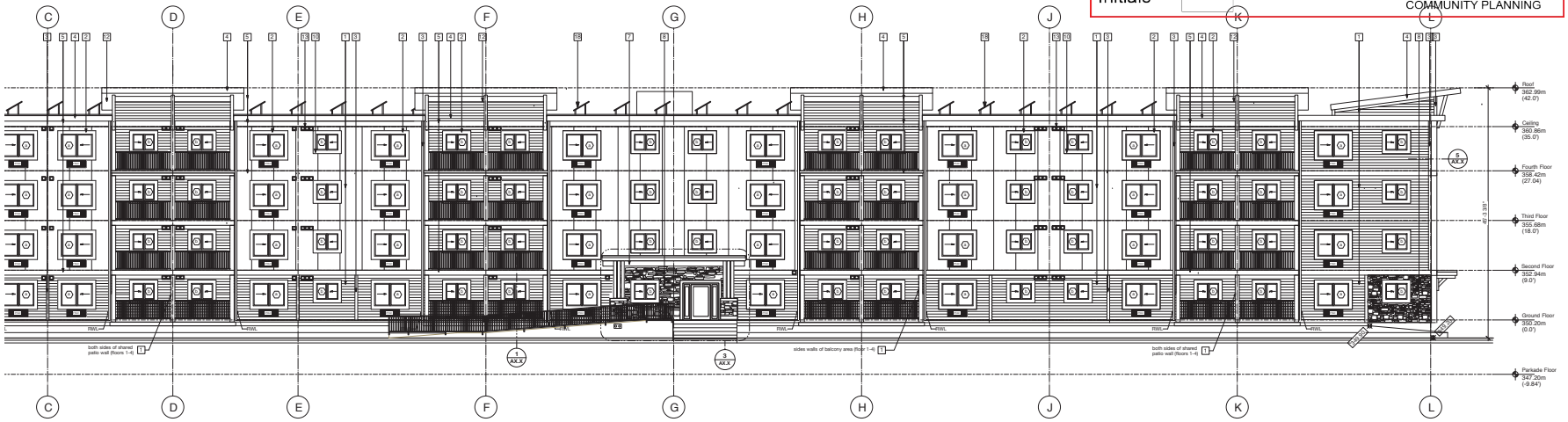
ATTACHMENT B

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING



1 Building B - West Elevation - South End
1/8"=1'-0"

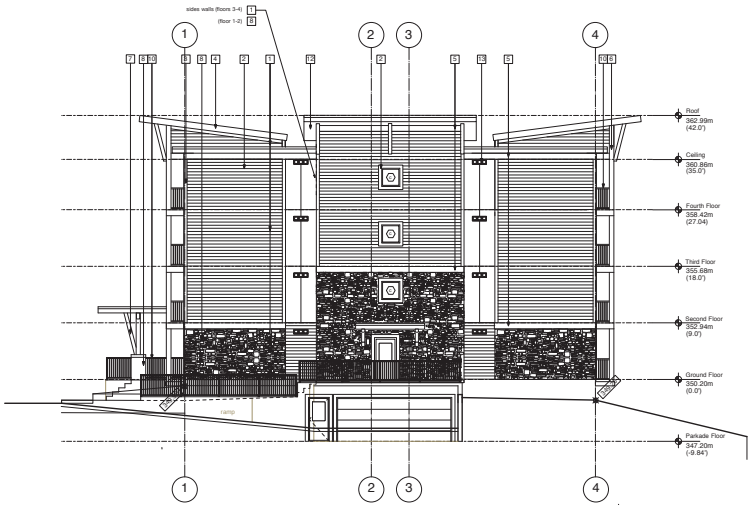
Window Schedule

NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

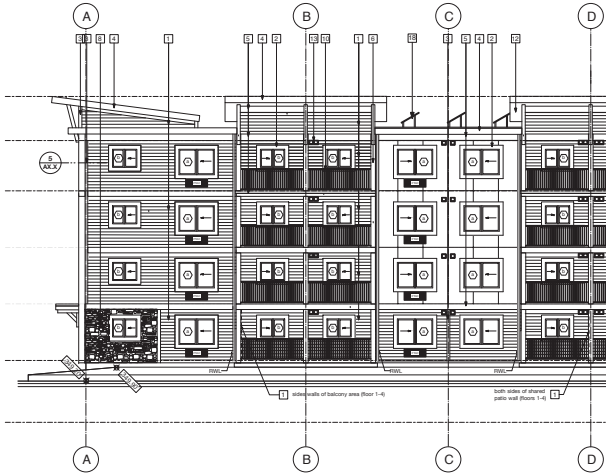
Designation	Family
a*	Sliding Double (white) w/ Trim: 70-7/8" (1800mm) x 47-1/4"(1200mm)
b*	Sliding Double (white) w/ Trim: 48" x 36"
c	Fixed (white) w/ Trim: 36" x 36"
d*	Sliding Double (white) w/ Trim: 48" x 36" w/ obscure glass (frosted)
	* Denotes windows w/ blinds

Exterior Finishes Materials Legend

1. CEMENT BOARD SIDING - (refer to A02.10.1 for products / colours)
2. TRIM BOARDS (window) 1"x6" - FIBRE CEMENT BOARD - SNOW
3. TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
4. TRIM BOARDS (gables + fascia) 1"x10" - FIBRE CEMENT BOARD - SNOW
5. TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
6. COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
7. CLAD COLUMNS and BEAMS - FIBRE CEMENT BOARD - SNOW
8. CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
9. GUTTERS - PRE-FINISHED ALUMINUM - WHITE
10. RAILINGS - PRE-FINISHED ALUMINUM - BLACK
11. DURO/ID SHINGLE ROOF - IKO CAMBRIDGE 30 - DUAL BLACK
12. SOFFIT - ALLURA VENTED CEDAR - CEDAR
13. MECHANICAL VENT (#01 Snow White in white-clad areas; #28 Grey elsewhere) - see mech.
14. WALL MOUNTED LUMINAIRE - see electrical
15. **HOUSE NUMBER - see spec.**
16. METAL ROOFING - see spec.
17. CEMENT BOARD SIDING - Vertical smooth-panel (straight edge) Product: ALLURA SMOOTH - "SNOW"
18. SOLAR PANELS



3 Building B - South Elevation
1/8"=1'-0"



2 Building B - West Elevation - North End
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION
Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 05 2016	DP Application
1	Mar. 21 2016	review

HIGH STREET
Highstreet Ventures Inc.
778-484-5567

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WD FISHER ARCHITECT
608-319 Homer Street
Vancouver, B.C. V6B 2V2
604(681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
South + West Elevations

Cad File No.
Drawing No. **A.03.10**
Project No.

ATTACHMENT B

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

1 **Building B - West Elevation - South End**
1/8"=1'-0"

Exterior Finishes Materials Legend - Siding Colours

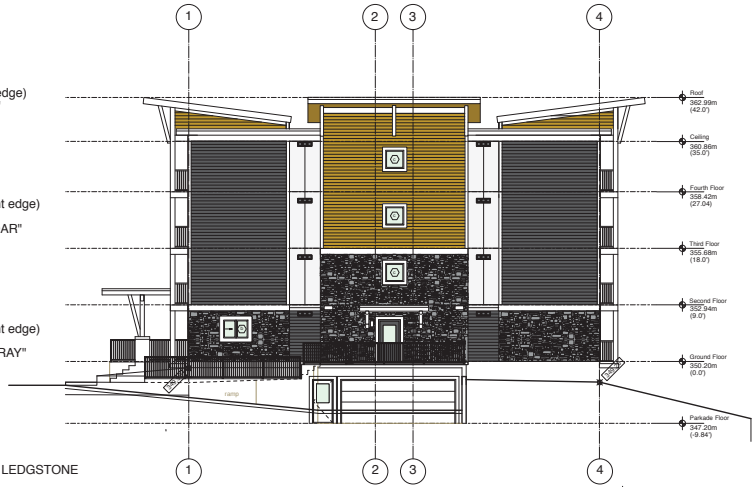
Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - "SNOW"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: ALLURA CEDAR LAP - "CEDAR"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: JAMES HARDIE - "NIGHT GRAY"

Cultured stone cladding
Product: BLACK RUNDLE COUNTRY LEDGSTONE

Note: Trim is white unless otherwise noted. Refer to A03.10 for additional details



3 **Building B - South Elevation**
1/8"=1'-0"

2 **Building B - West Elevation - North End**
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
5	July 26, 2016	revised DPA
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3	Jun. 28 2016	review #1
2	May 05 2016	DP Application
1	Mar. 21 2016	review

HIGH STREET

Highstreet Ventures Inc.
778-484-5587

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WD FISHER ARCHITECT
638-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681.6741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
South + West Colour Elevations

Cad File No.
Project No.
Drawing No. **A.03.10.1**

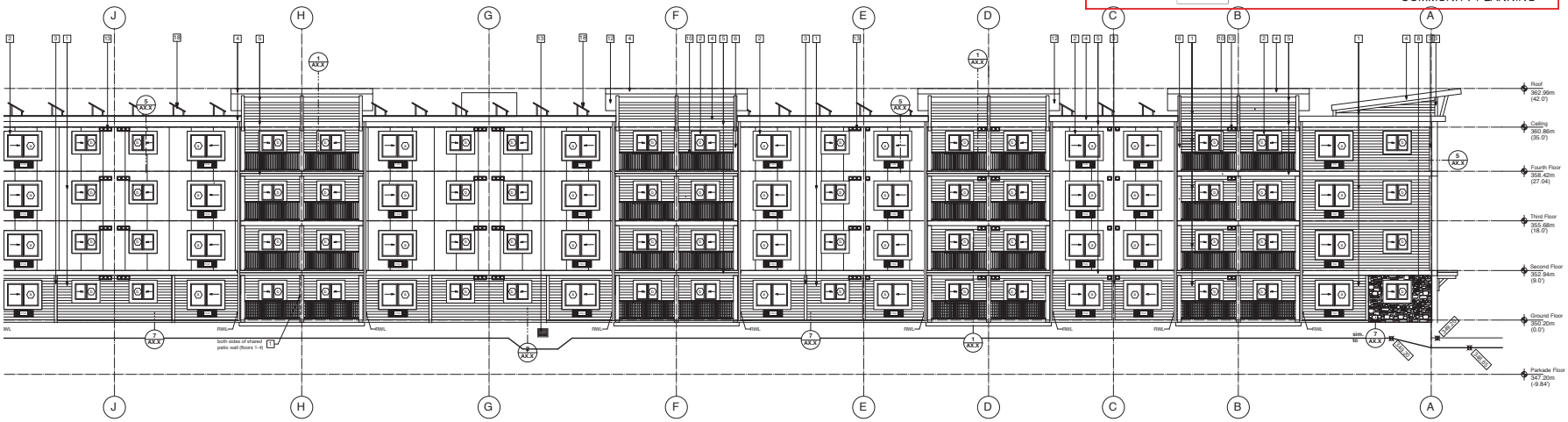
ATTACHMENT B

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING



1 Building B - East Elevation (North End)
1/8"=1'-0"

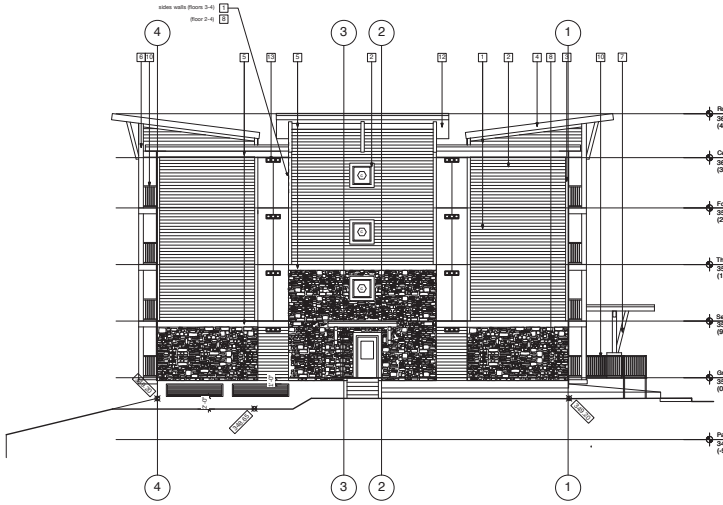
Window Schedule

NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

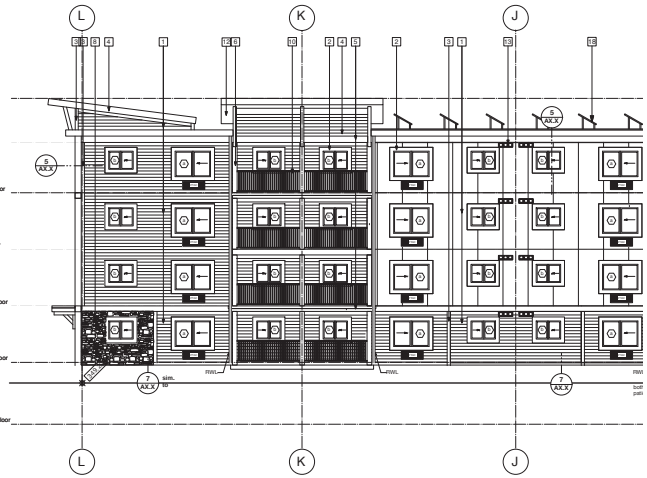
Designation	Family
a*	Sliding Double (white) w/ Trim; 70-7/8" (1800mm) x 47-1/4"(1200mm)
b*	Sliding Double (white) w/ Trim; 48" x 36"
c	Fixed (white) w/ Trim; 36" x 36"
d*	Sliding Double (white) w/ Trim; 48" x 36" w/ obscure glass (frosted)
	* Denotes windows w/ blinds

Exterior Finishes Materials Legend

1. CEMENT BOARD SIDING - (refer to A02.10.1 for products / colours)
2. TRIM BOARDS (window) 1"x6" - FIBRE CEMENT BOARD - SNOW
3. TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
4. TRIM BOARDS (gables + fascia) 1"x10" - FIBRE CEMENT BOARD - SNOW
5. TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
6. COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
7. CLAD COLUMNS and BEAMS - FIBRE CEMENT BOARD - SNOW
8. CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
9. GUTTERS - PRE-FINISHED ALUMINUM - WHITE
10. RAILINGS - PRE-FINISHED ALUMINUM - BLACK
11. DURO/D SHINGLE ROOF - IKO CAMBRIDGE 30 - DUAL BLACK
12. SOFFIT - ALLURA VENTED CEDAR - CEDAR
13. MECHANICAL VENT (#01 Snow White in white-clad areas; #28 Grey elsewhere) - see mech.
14. WALL MOUNTED LUMINAIRE - see electrical
15. **HOUSE NUMBER - see spec.**
16. METAL ROOFING - see spec.
17. CEMENT BOARD SIDING - Vertical smooth-panel (straight edge) Product: ALLURA SMOOTH - "SNOW"
18. SOLAR PANELS



3 Building B - North Elevation
1/8"=1'-0"



2 Building B - East Elevation (South End)
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE YMD	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 05 2016	DP Application
1	Mar. 21 2016	review

HIGH STREET

Highstreet Ventures Inc.
778-484-5567

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Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify any errors, omissions, ambiguities or discrepancies between this drawing and the Sub Contract Documents, and bring these items to the attention of the W.D. Fisher Architect for clarification.

W.D. FISHER ARCHITECT
938-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Seal
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
North and East Elevations

Cad File No.
Drawing No. **A.03.11**
Project No.

ATTACHMENT B

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

1 **Building B - East Elevation (North End)**
1/8"=1'-0"

Exterior Finishes Materials Legend - Siding Colours

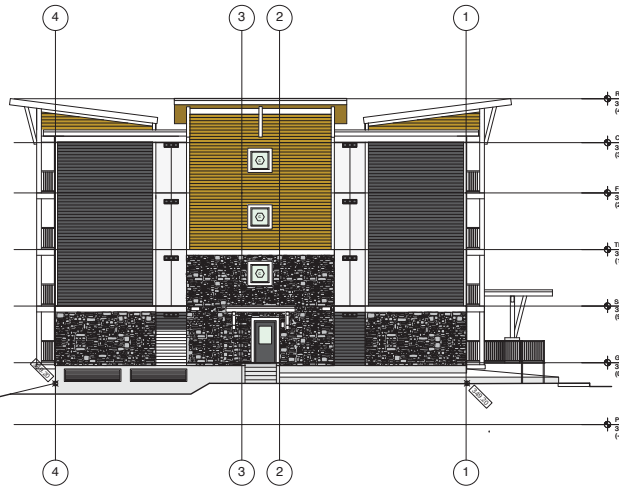
Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - "SNOW"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: ALLURA CEDAR LAP - "CEDAR"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: JAMES HARDIE - "NIGHT GRAY"

Cultured stone cladding
Product: BLACK RUNDLE COUNTRY LEDGSTONE

Note: Trim is white unless otherwise noted. Refer to A03.11 for additional details



3 **Building B - North Elevation**
1/8"=1'-0"

2 **Building B - East Elevation (South End)**
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

No.	DATE	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
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2	May 05 2016	DP Application
1	Mar. 21 2016	review

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778-484-5567

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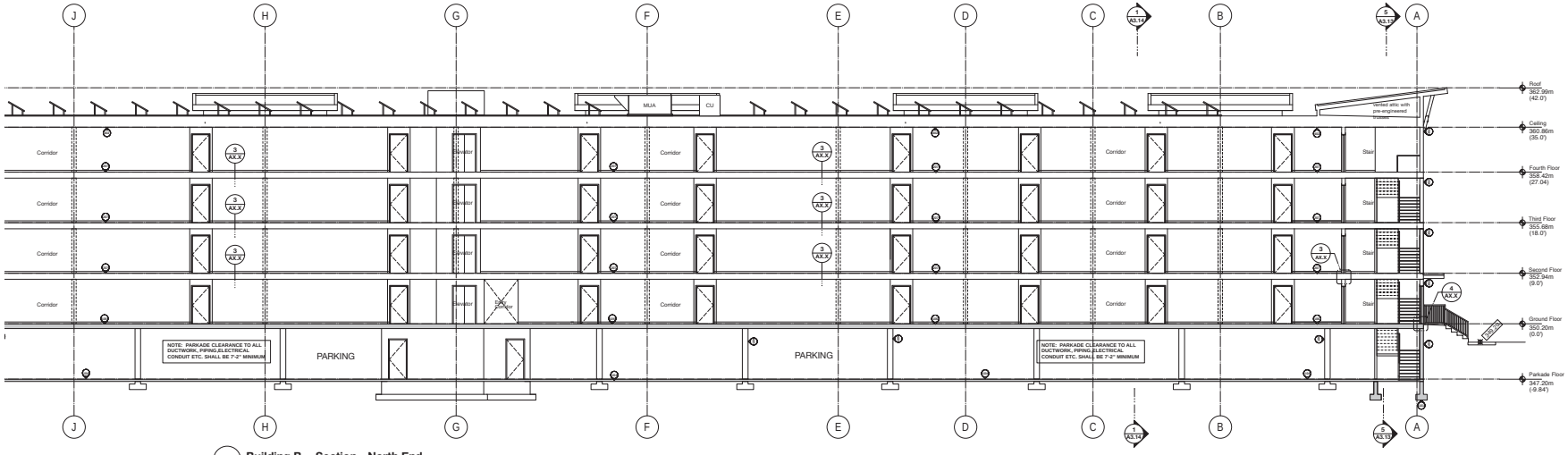
W.D. FISHER ARCHITECT
[illegible] Hunter Street
Vancouver, B.C. V6B 2V2
604-681-1241

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

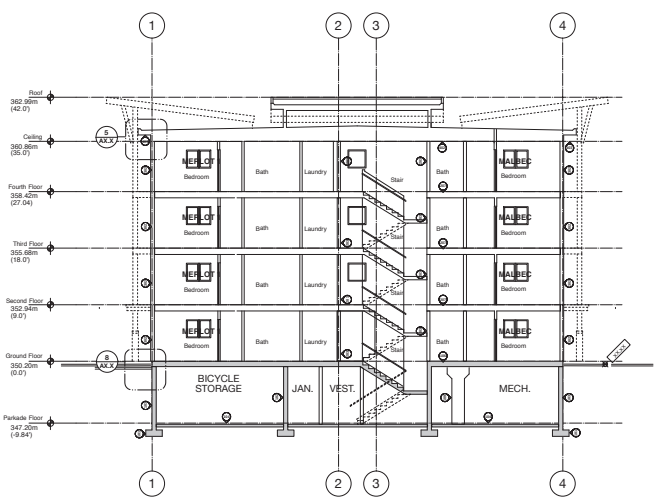
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
North and East Colour Elevations

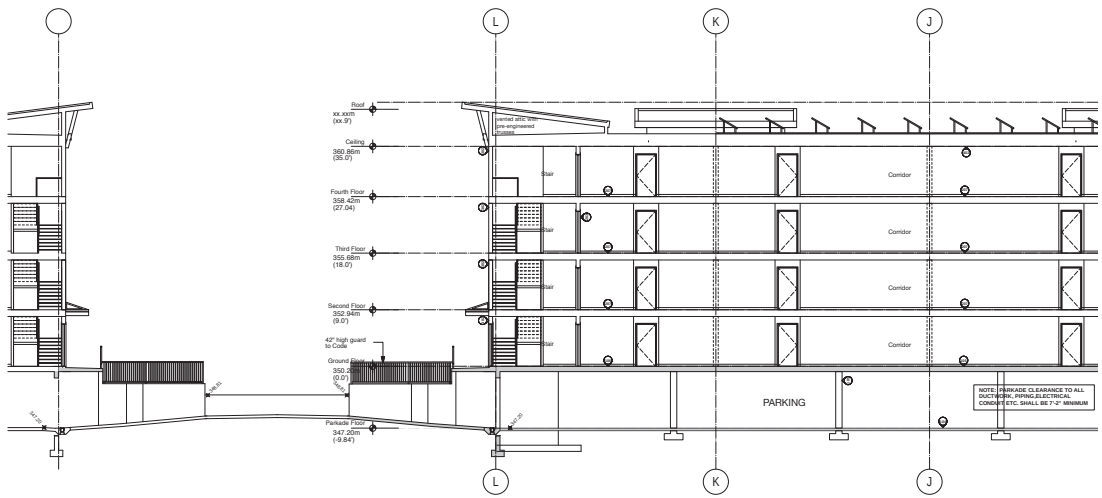
Cad File No.
Project No.
Drawing No. **A.03.11.1**



1 Building B - Section - North End
1/8"=1'-0"



3 Building B - Section through Stair
1/8"=1'-0"



2 Building B - Section - South End
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

No.	DATE YMD	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 05 2016	DP Application
1	March xx 2016	review

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778-484-5567

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Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify any errors, omissions, ascertain any discrepancies between: this drawing and the full Contract documents and bring these items to the attention of the W.D. Fisher Architect for clarification.

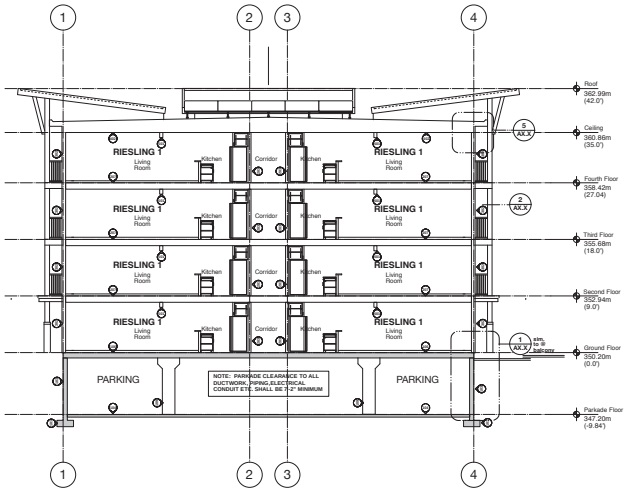
W.D. FISHER ARCHITECT
838-318 Hunter Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date: March xx, 2016
Drawn
Checked
Scale: SCALE: as noted
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
Building Sections

Cad File No.
Project No.
Drawing No. **A.03.12**



1 Building B - Section
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-968-7383

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
4	July 26, 2016	revised DPA
3	July 12, 2016	review #2
2	Jun. 28 2016	review #1
1	March xx 2016	review

HIGH STREET

Highstreet Ventures Inc.
778-484-5567

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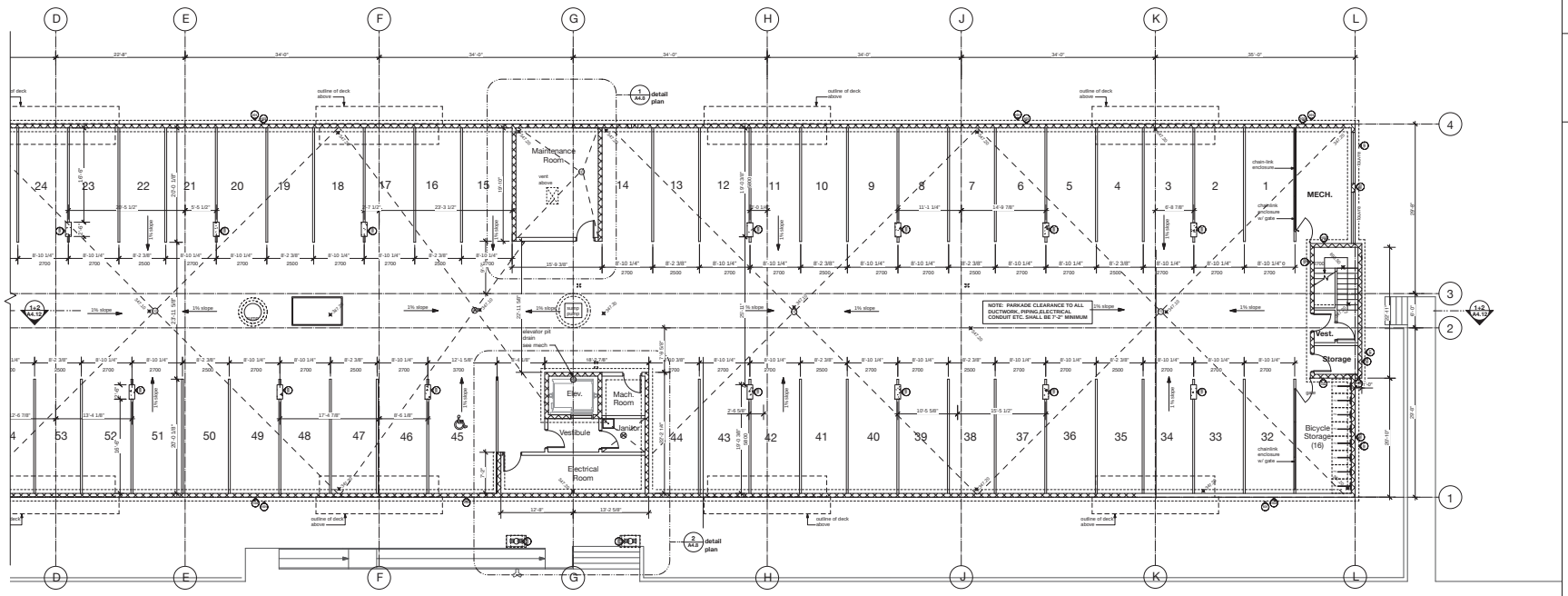
WD FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date: March xx, 2016	Seal
Drawn:	
Checked:	
Scale: SCALE: 1/8" = 1'-0"	

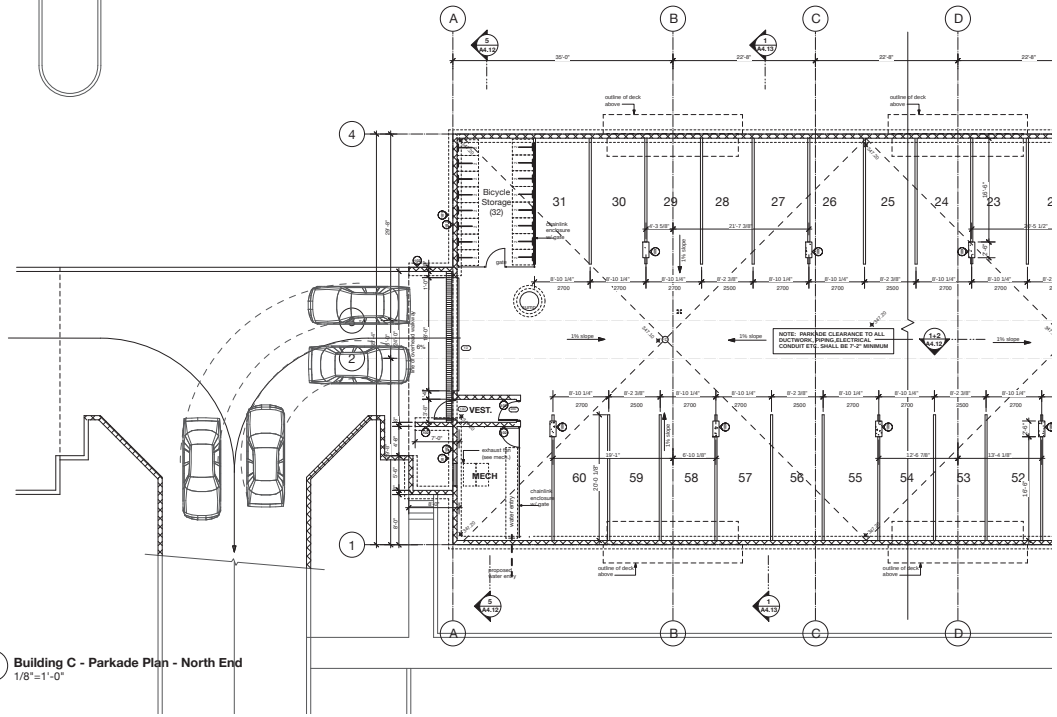
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
Ramp Sections

Cad File No.	Drawing No.
Project No.	**A.03.13**



1 **Building C - Parkade Plan - South End**
1/8"=1'-0"



2 **Building C - Parkade Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-868-7365

notes:

Rev. No.	DATE YM/D	DESCRIPTION
5	July 26, 2016	revised DPA
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2	May 05 2016	DP Application
1	March 21 2016	review

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Highstreet Ventures Inc.
778-484-5567

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Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify any errors, omissions, ambiguities or discrepancies between this drawing and the full Contract documents and bring these items to the attention of the W.D. Fisher Architect for clarification.

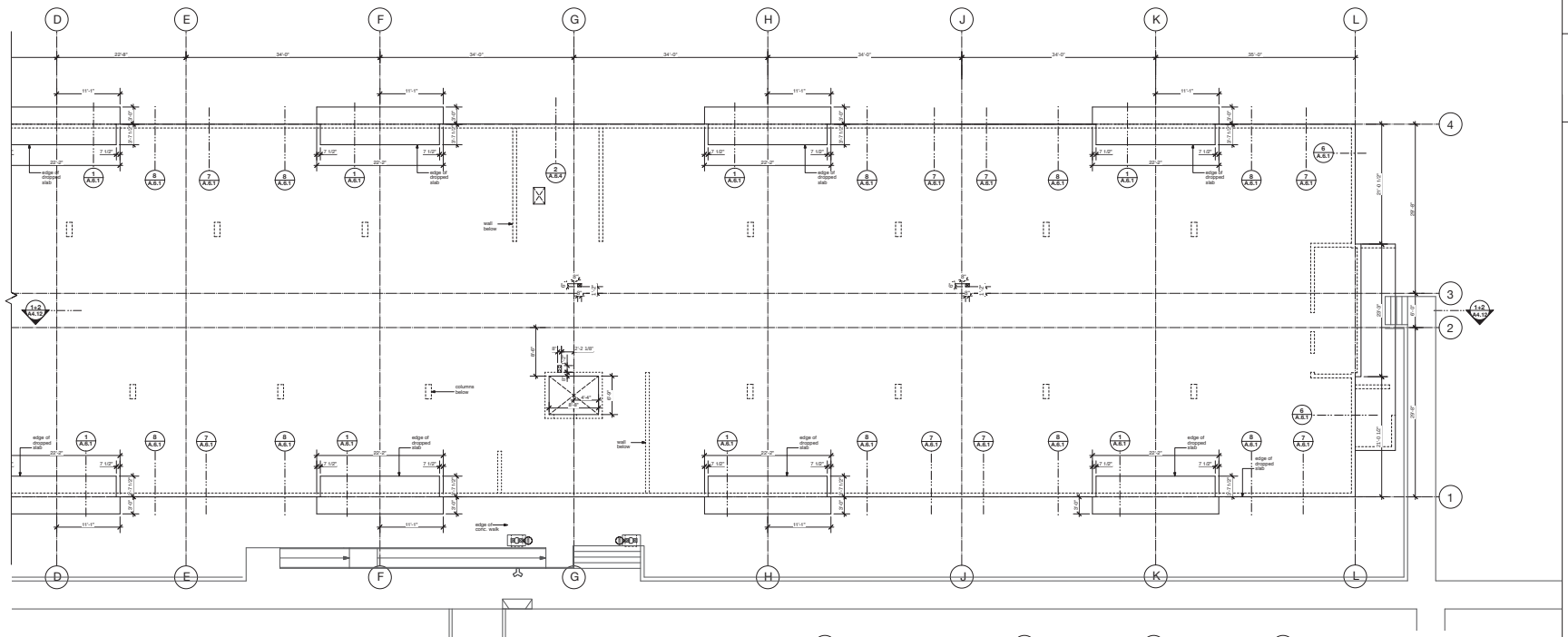
W.D. FISHER ARCHITECT
938-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

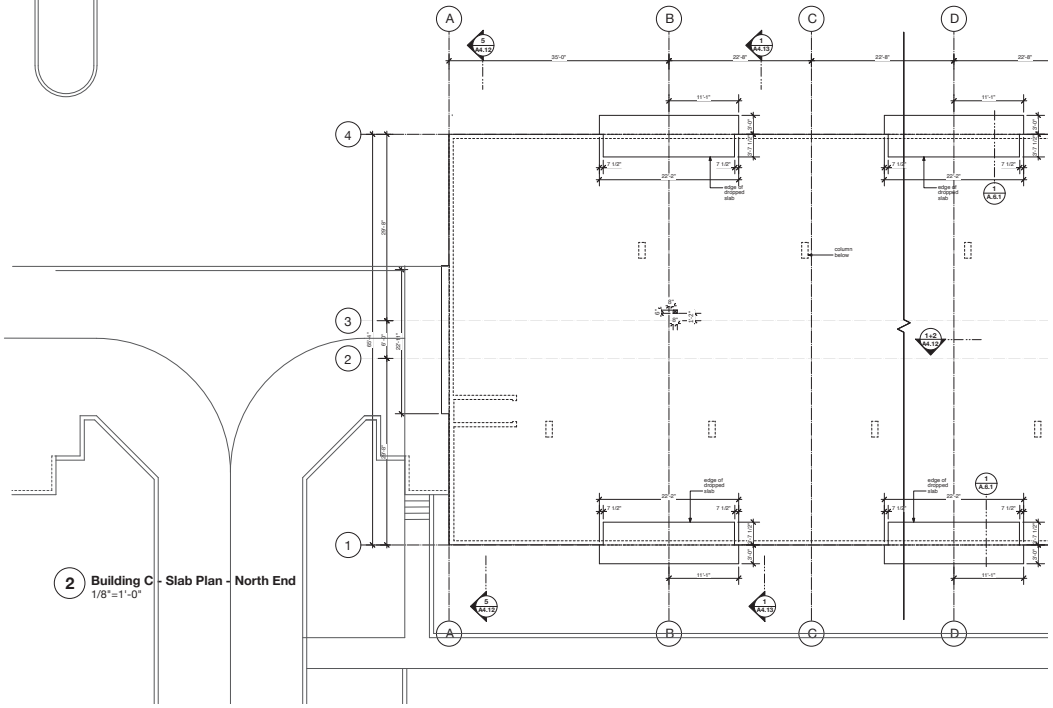
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building C
Parkade Plan

Cad File No.
Project No.
Drawing No. **A.04.0**



1 **Building C - Slab Plan - South End**
1/8"=1'-0"



2 **Building C - Slab Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verity and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
4	July 26, 2016	revised DPA
3	July 12, 2016	review #2
2	Jun. 28 2016	review #1
1	June XX 2016	coordination

HIGH STREET

Highstreet Ventures Inc.
778-484-5567

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Prior to commencement of the Work the Contractor shall verify all dimensions, datum points, grades, levels and conditions, reconcile any discrepancies between this drawing and the full Contract Documents, and bring these items to the attention of the W.D. Fisher Architect for clarification.

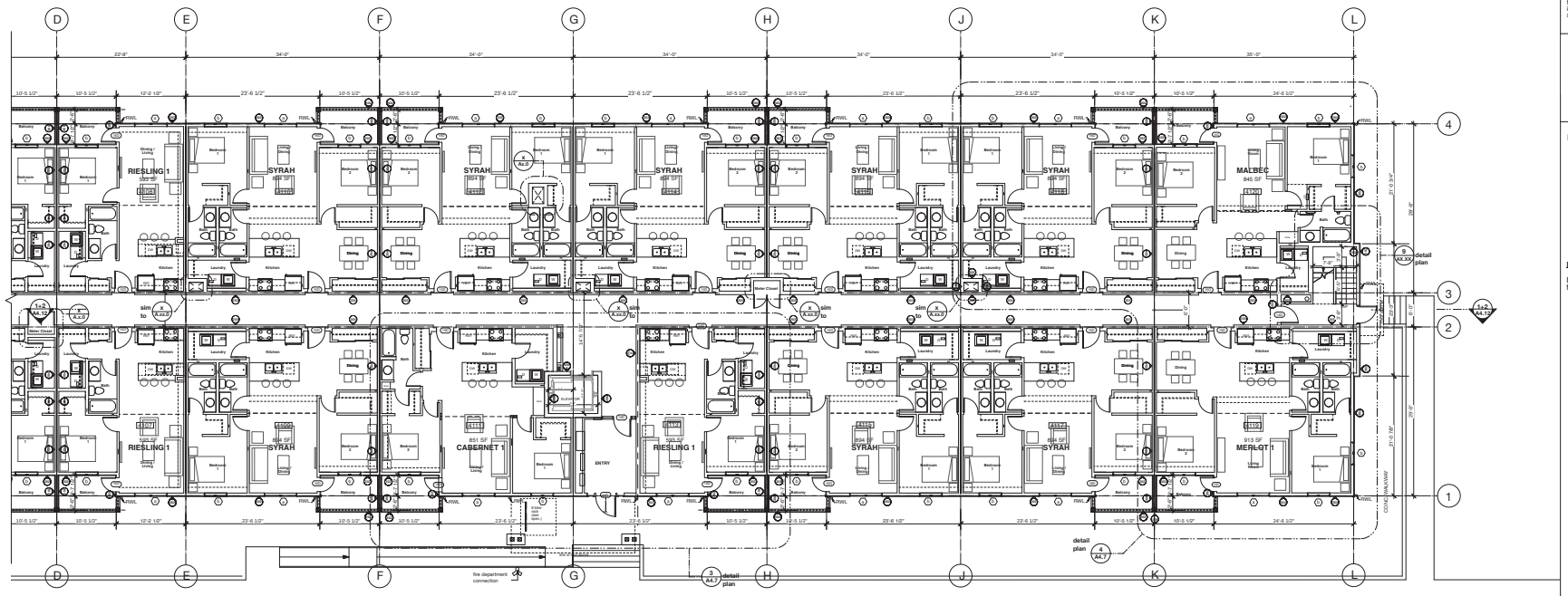
WD FISHER ARCHITECT
609-318 Hunter Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date: March xx, 2016
Seal
Drawn
Checked
Scale: SCALE: 1/8" = 1'-0"

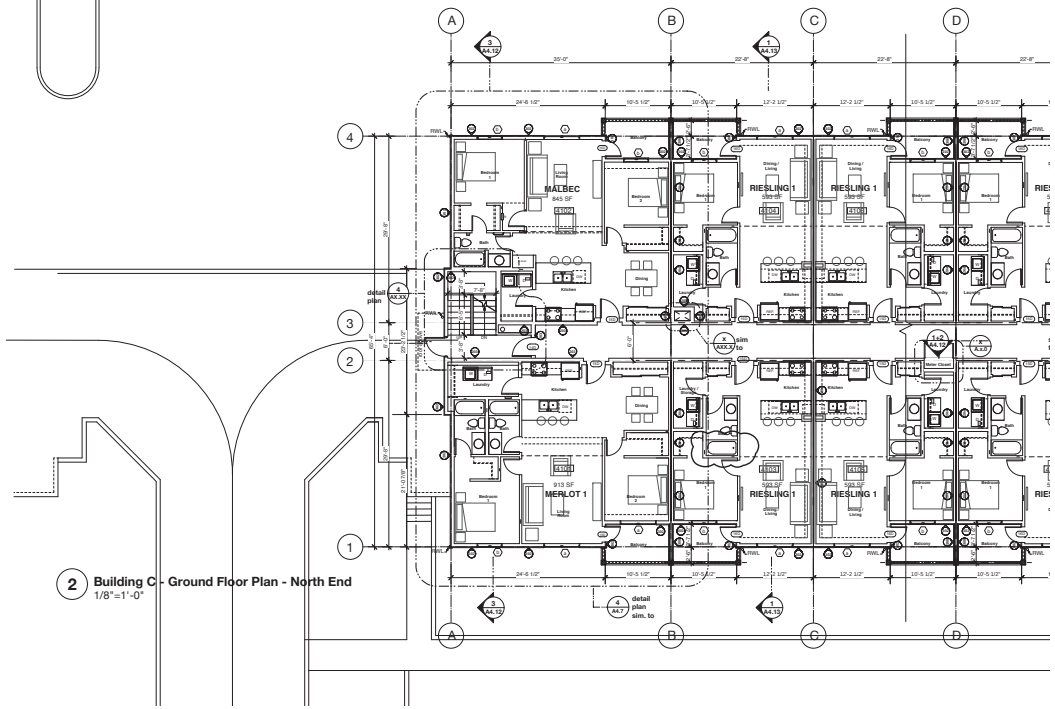
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building C
Slab Plan

Cad File No.
Project No.
Drawing No. **A.04.1**



1 Building C - Ground Floor Plan - South End
1/8"=1'-0"



2 Building C - Ground Floor Plan - North End
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION
Traine Construction Ltd.
780-998-7363

notes:

DIMENSIONS:

Exterior wall dimensions taken to face of stud.

Rev. No.	DATE Y/M/D	DESCRIPTION
6	July 26, 2016	revised DPA
5	July 12, 2016	review #2
4	Jun. 28 2016	review #1
3	June XX 2016	coordination
2	May 05 2016	DP Application
1	March 21 2016	review

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Highstreet Ventures Inc.
778-484-5567

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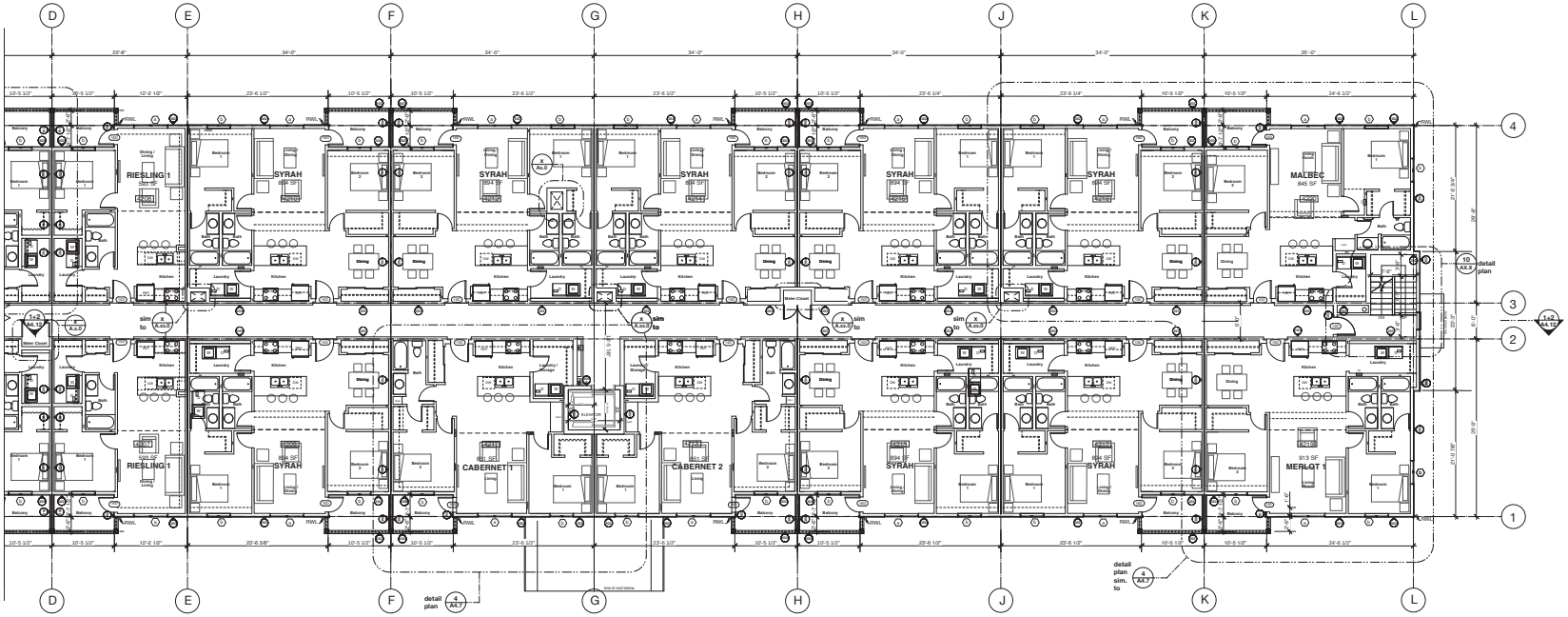
WD FISHER ARCHITECT
609-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

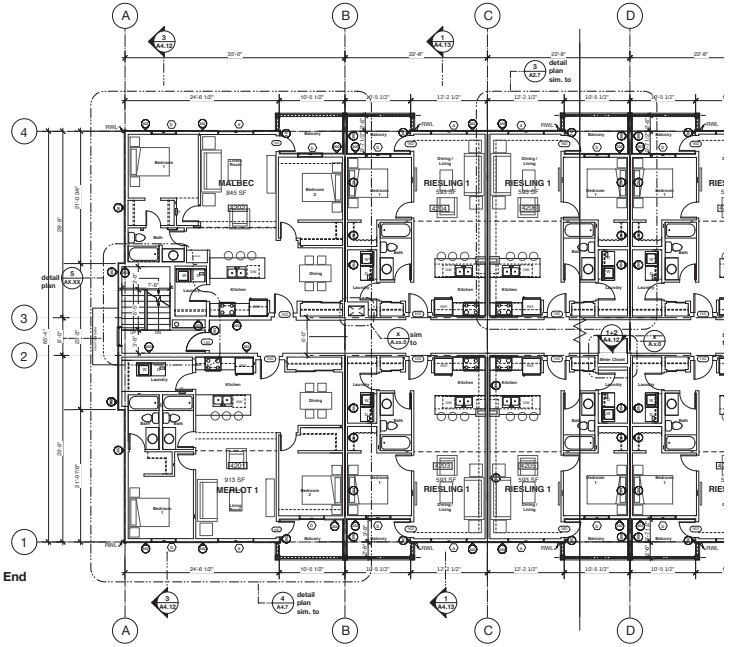
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building C
Ground Floor Plan

Cad File No.
Project No.
Drawing No. **A.04.2**



1 **Building C - Second Floor Plan - South End**
1/8"=1'-0"



2 **Building C - Second Floor Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

City of Kelowna
COMMUNITY PLANNING

Planner Initials LK

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
6	July 26, 2016	revised DPA
5	July 12, 2016	review #2
4	Jun. 28 2016	review #1
3	June XX 2016	coordination
2	May 05 2016	DP Application
1	March 21 2016	review

HIGHSTREET

Highstreet Ventures Inc.
778-484-5567

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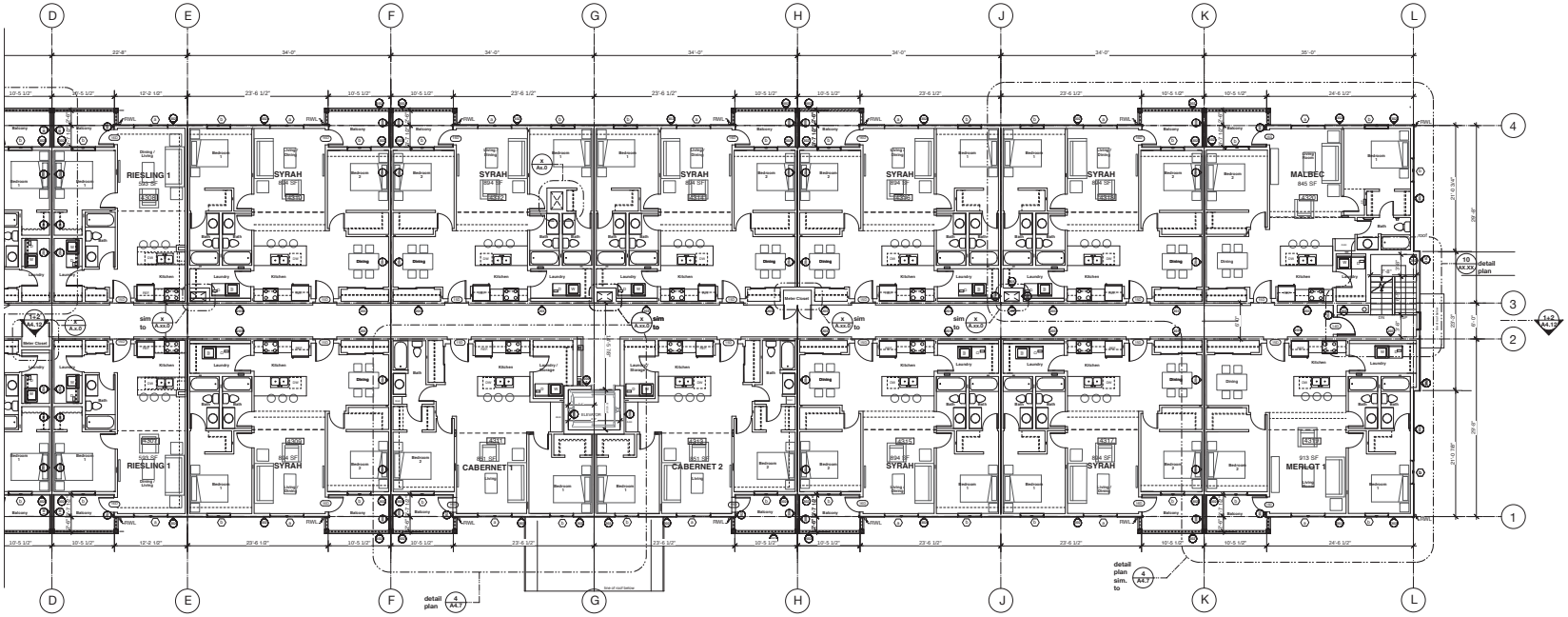
WD FISHER ARCHITECT
609-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date: March 21, 2016
Drawn:
Checked:
Scale: SCALE: 1/8" = 1'-0"
Seal

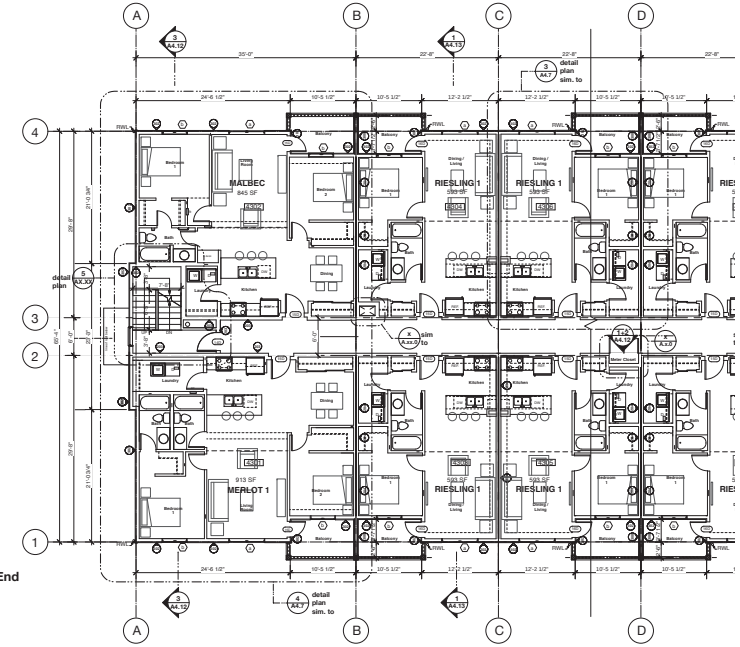
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building B
Second Floor Plan

Cad File No.
Project No.
Drawing No. **A.04.3**



1 **Building C - Third Floor Plan - South End**
1/8"=1'-0"



2 **Building C- Third Floor Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
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TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

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778-484-5567

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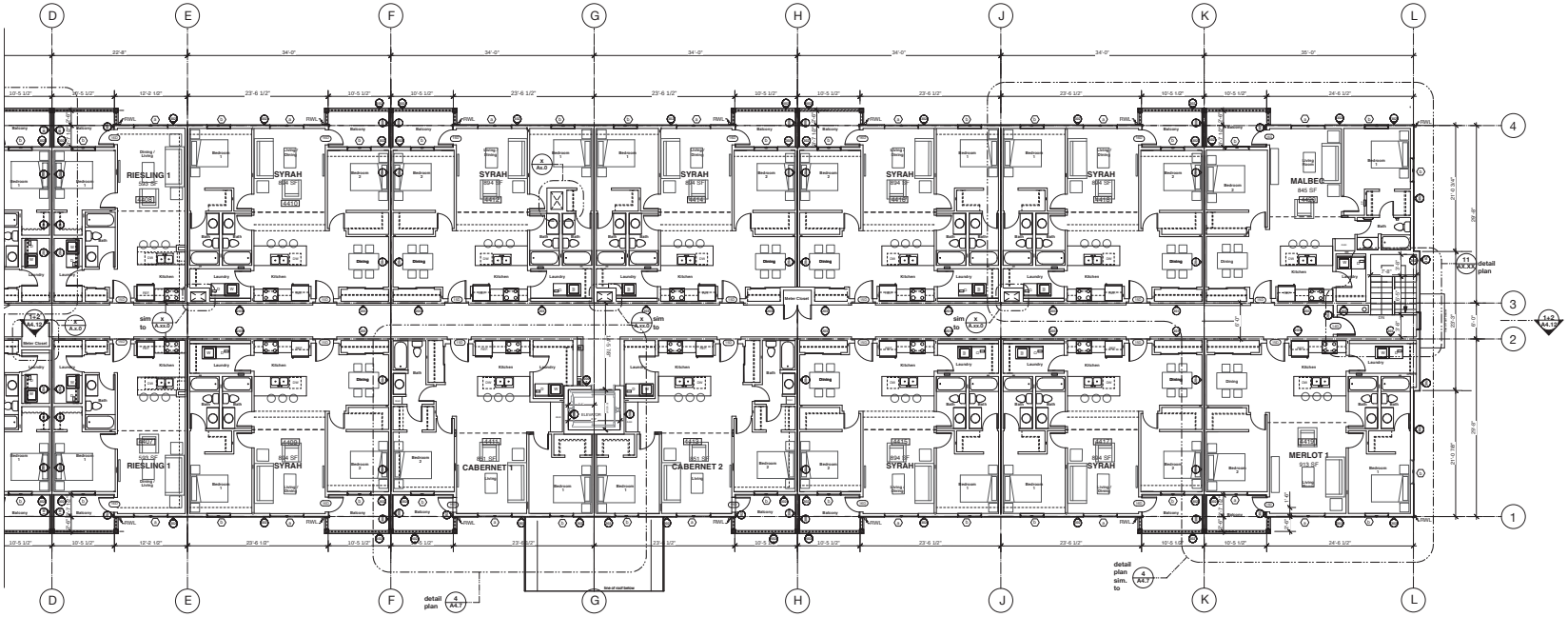
WD FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

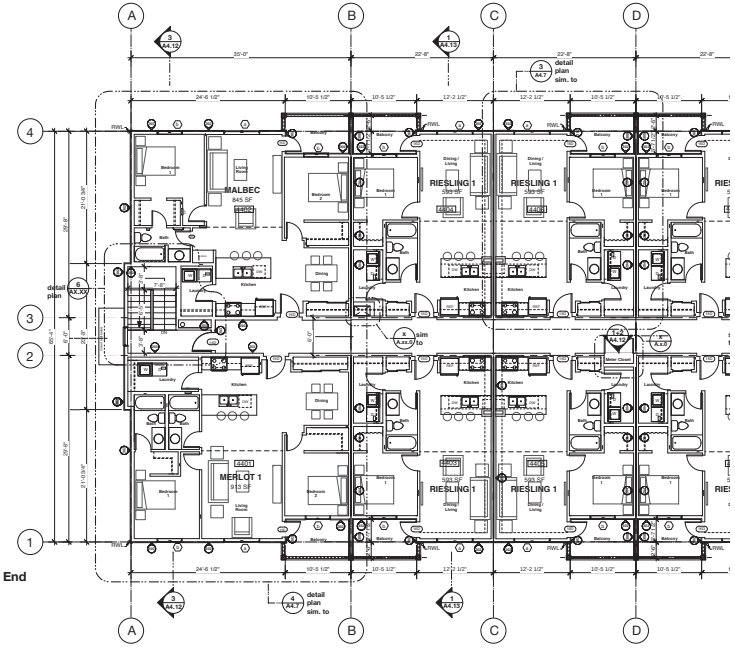
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building C
Third Floor Plan

Cad File No.
Project No.
Drawing No. **A.04.4**



1 **Building C- Fourth Floor Plan - South End**
1/8"=1'-0"



2 **Building C - Fourth Floor Plan - North End**
1/8"=1'-0"

SCHEDULE A

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

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778-484-5567

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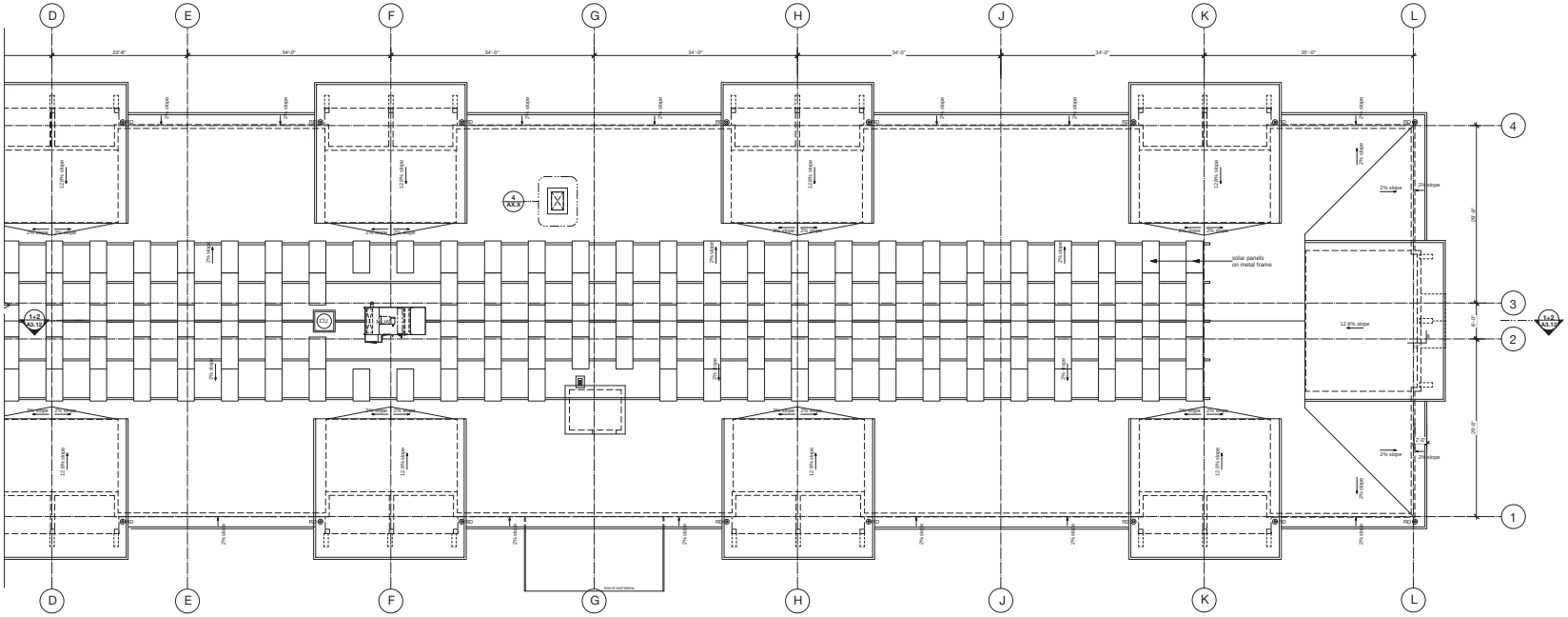
WD FISHER ARCHITECT
609-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

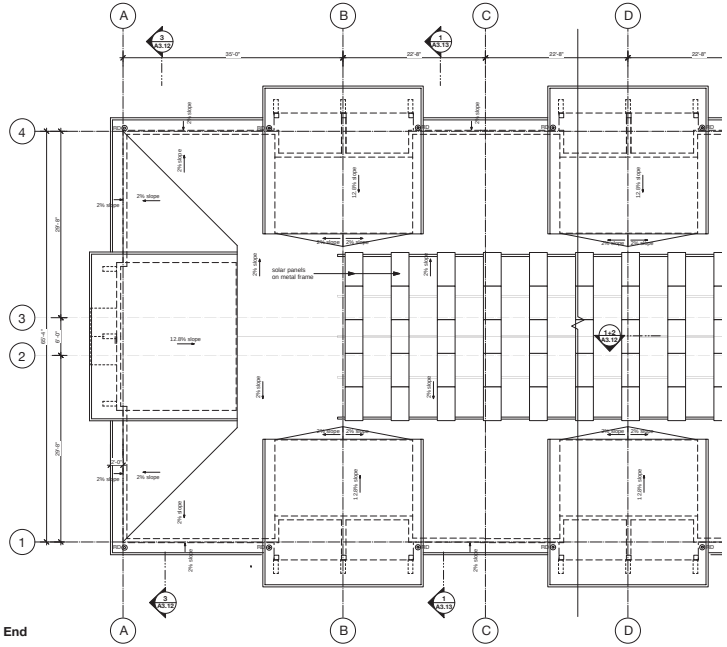
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building C
Fourth Floor Plan

Cad File No.
Project No.
Drawing No. **A.04.5**



1 **Building C - Roof Plan - South End**
1/8"=1'-0"



2 **Building C - Roof Plan - North End**
1/8"=1'-0"

SCHEDULE **A**

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
6	July 28, 2016	revised DPA
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3	June XX 2016	coordination
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1	March 21 2016	review

HIGH STREET

Highstreet Ventures Inc.
778-484-5567

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WD FISHER ARCHITECT
609-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 21, 2016
Seal
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building C
Roof Plan

Cad File No.
Project No.
Drawing No. **A.04.6**

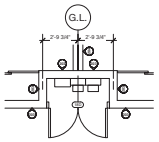
SCHEDULE A

This forms part of application

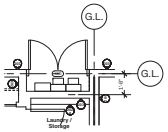
DP16-0124

City of Kelowna
COMMUNITY PLANNING

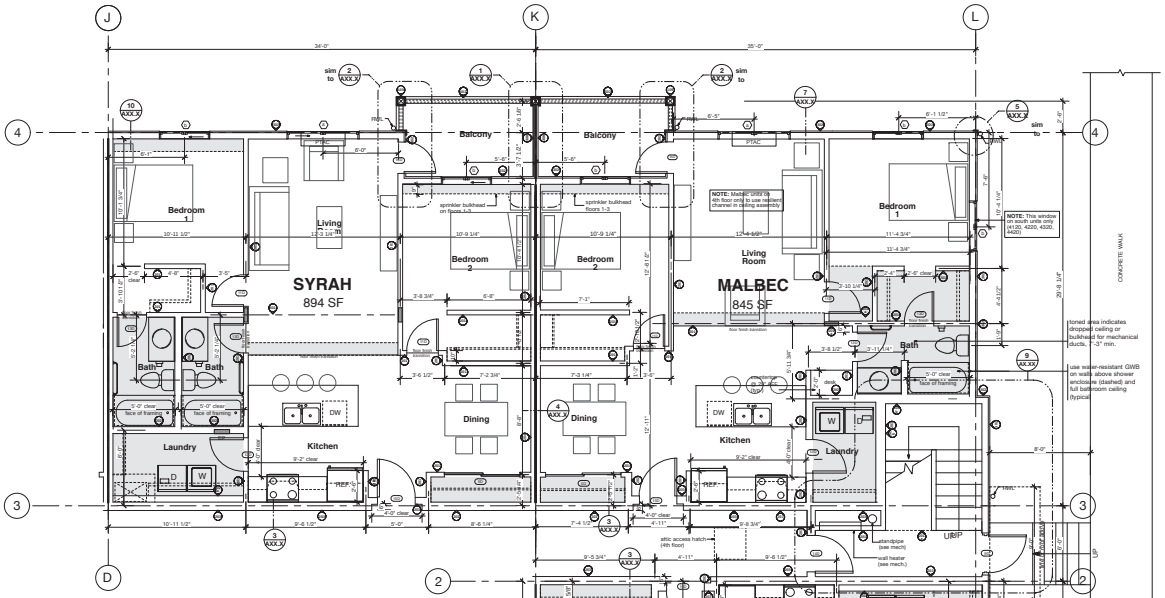
Planner Initials LK

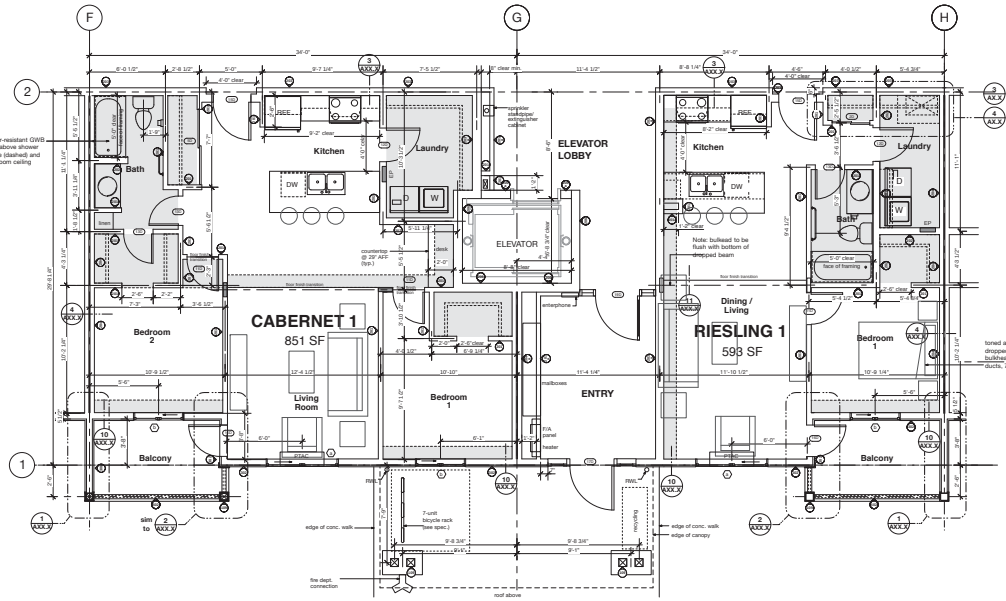


1 Detail Plan - Meter Closet (Syrah)
1/4"=1'-0"

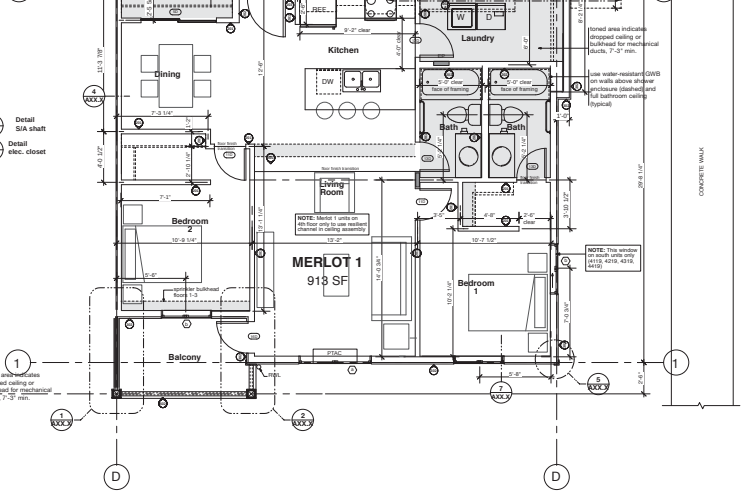


2 Detail Plan - Meter Closet (Riesling)
1/4"=1'-0"





3 Building C: Cabernet 1, Riesling 1 Unit Plans
1/4"=1'-0"



4 Building C: Syrah, Malbec, Merlot 1 Unit Plans
1/4"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-868-7363

notes:

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5	July 26, 2016	revised DPA
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3	Jun. 28 2016	review #1
2	May 5 2016	DP Application
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778-484-5587

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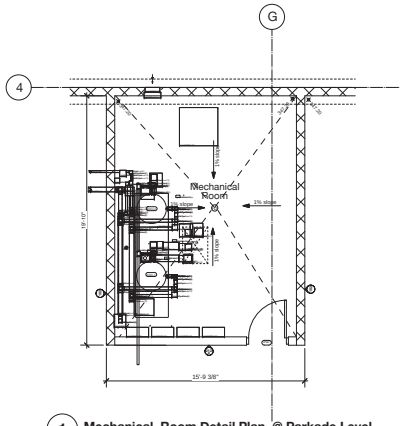
M.D. FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604-681-5741

Date	March 21, 2016
Drawn	
Checked	
Scale	SCALE: 1/4" = 1'-0"
Seal	

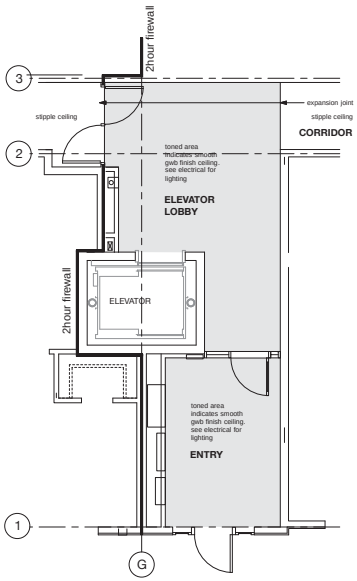
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building C
Detail Plans

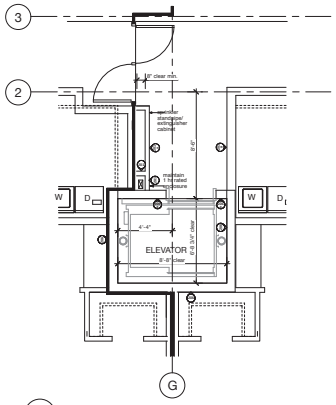
Cad File No.
Project No.
Drawing No. **A.04.7**



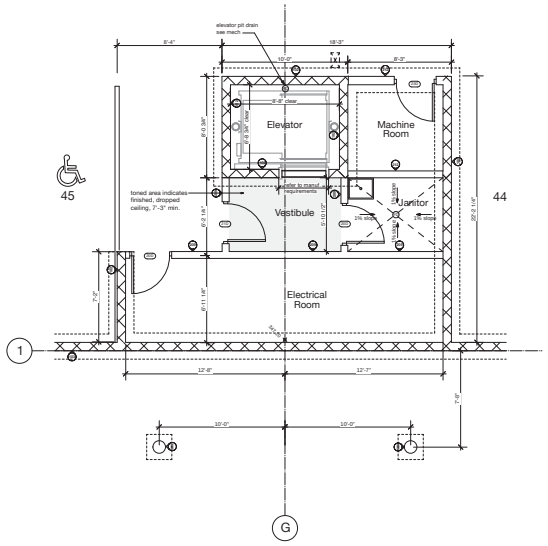
1 **Mechanical Room Detail Plan @ Parkade Level**
1/4"=1'-0"



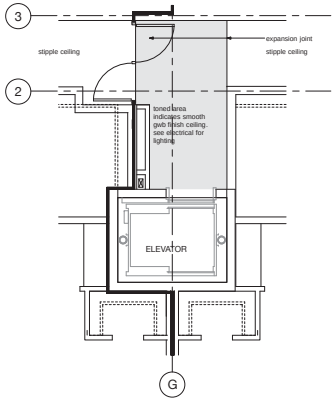
3 **Building A: Entry Lobby Reflected Ceiling Plan**
1/4"=1'-0"



4 **Elevator Detail Plan - Floors 2, 3, + 4**
1/4"=1'-0"



2 **Elevator + Electrical Room Detail Plan @ Parkade**
1/4"=1'-0"



5 **Elevator Detail Reflected Ceiling Plan - Floors 2, 3, + 4**
1/4"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

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TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

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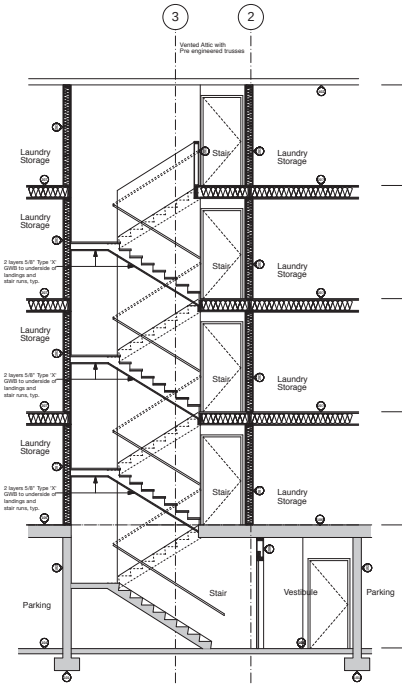
W.D. FISHER ARCHITECT
638-318 Homer Street
Vancouver, B.C. V6B 2V2
604-681-5741

Date: March 21, 2016
Drawn
Checked
Scale: SCALE: 1/4" = 1'-0"
Seal

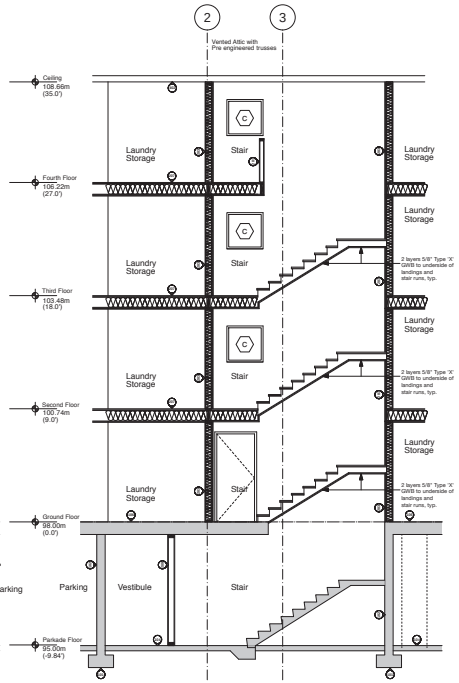
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building C
Detail Plans

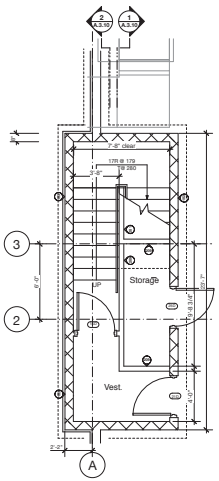
Cad File No.
Project No.
Drawing No.
A.04.8



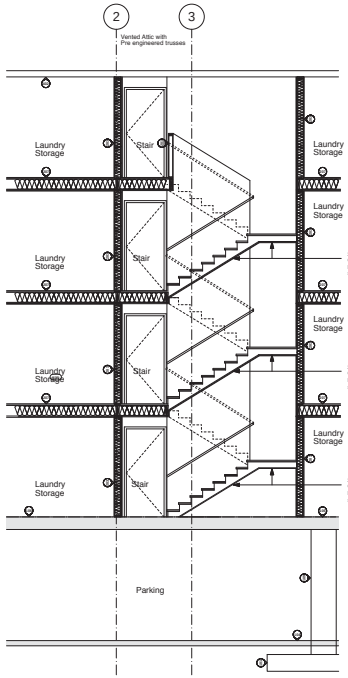
1 Detail Section - South East Stair
1/4"=1'-0"



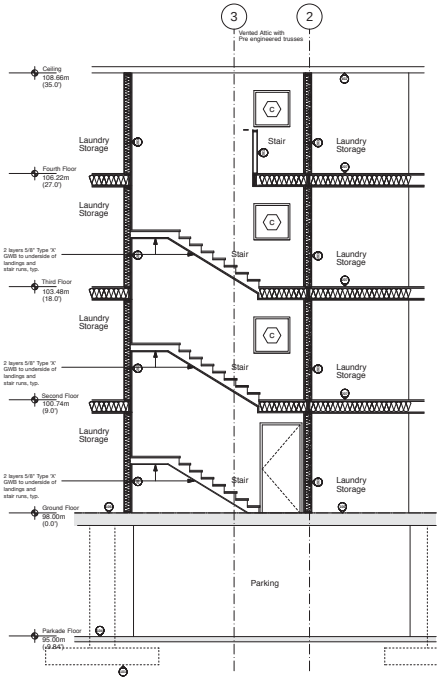
2 Detail Section - South East Stair
1/4"=1'-0"



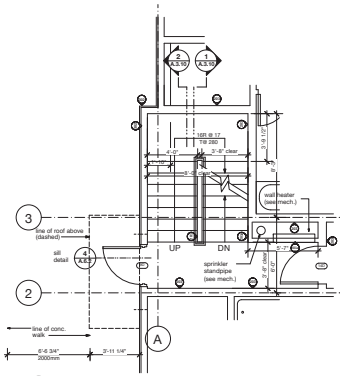
3 Detail Plan - Parking Floor South Stair
1/4"=1'-0"



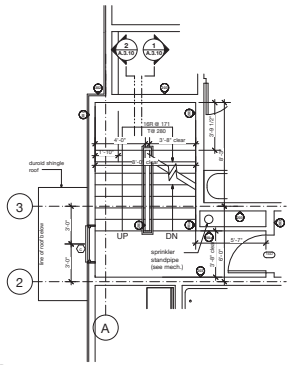
7 Detail Section - North West Stair
1/4"=1'-0"



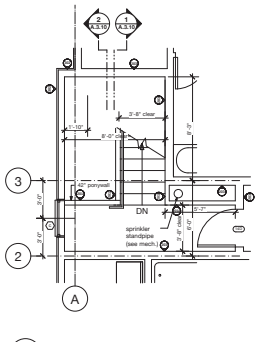
8 Detail Section - North West Stair
1/4"=1'-0"



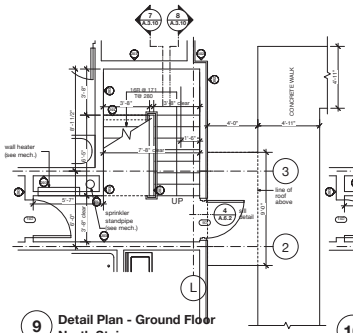
4 Detail Plan - Ground Floor South Stair
1/4"=1'-0"



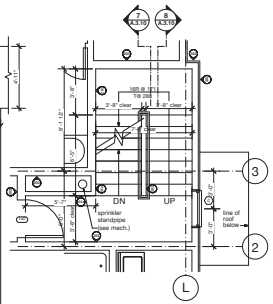
5 Detail Plan - 2nd-3rd Floor South Stair
1/4"=1'-0"



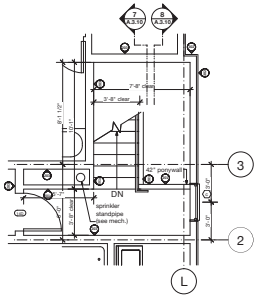
6 Detail Plan - 4th Floor South Stair
1/4"=1'-0"



9 Detail Plan - Ground Floor North Stair
1/4"=1'-0"



10 Detail Plan - 2nd-3rd Floor North Stair
1/4"=1'-0"



11 Detail Plan - 4th Floor North Stair
1/4"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code
Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE YMD	DESCRIPTION
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2	May 05 2016	DP Application
1	March xx 2016	review

HIGH STREET

Highstreet Ventures Inc.
778-484-5567

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WD FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604-681-5741

Date	March xx, 2016
Drawn	
Checked	
Scale	SCALE: 1/4" = 1'-0"
Seal	

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building C
Stair Details

Cad File No.
Project No.
Drawing No. **A.04.9**

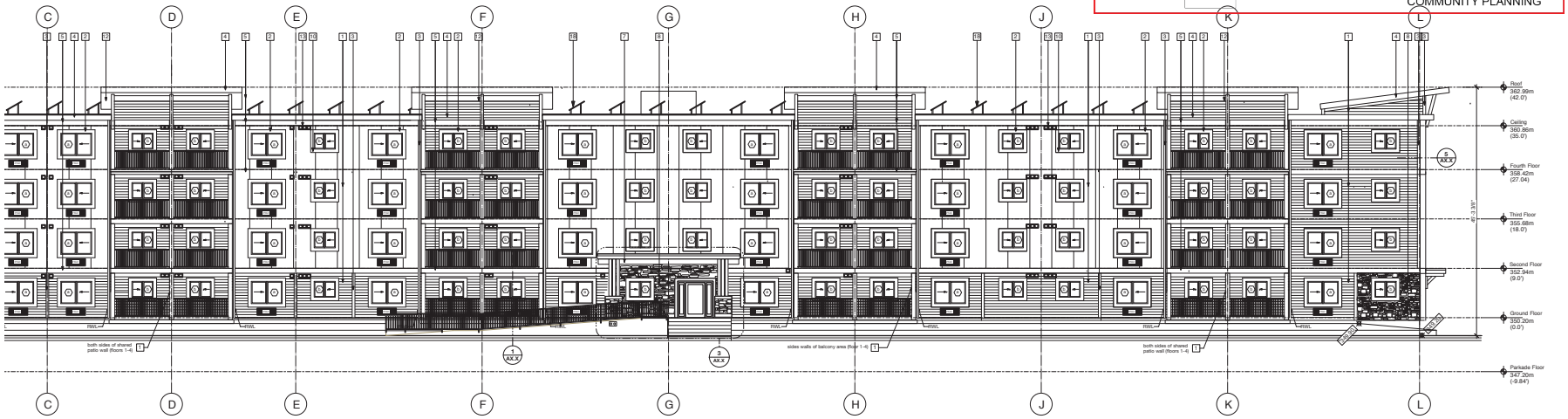
ATTACHMENT B

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING



1 **Building C - West Elevation - South End**
1/8"=1'-0"

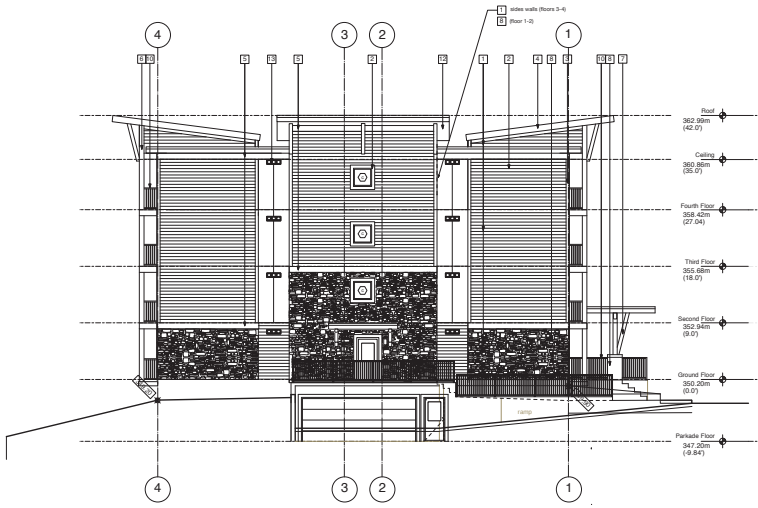
Window Schedule

NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

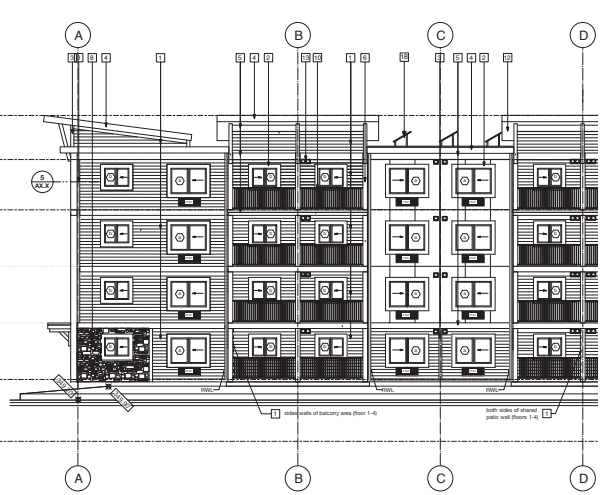
Designation	Family
a*	Sliding Double (white) w/ Trim: 70-7/8" (1800mm) x 47-1/4"(1200mm)
b*	Sliding Double (white) w/ Trim: 48" x 36"
c	Fixed (white) w/ Trim: 36" x 36"
d*	Sliding Double (white) w/ Trim: 48" x 36" w/ obscure glass (frosted)
	* Denotes windows w/ blinds

Exterior Finishes Materials Legend

1. CEMENT BOARD SIDING - (refer to A02.10.1 for products / colours)
2. TRIM BOARDS (window) 1"x6" - FIBRE CEMENT BOARD - SNOW
3. TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
4. TRIM BOARDS (gables + fascia) 1"x10" - FIBRE CEMENT BOARD - SNOW
5. TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
6. COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
7. CLAD COLUMNS and BEAMS - FIBRE CEMENT BOARD - SNOW
8. CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
9. GUTTERS - PRE-FINISHED ALUMINUM - WHITE
10. RAILINGS - PRE-FINISHED ALUMINUM - BLACK
11. DURO/ID SHINGLE ROOF - IKO CAMBRIDGE 30 - DUAL BLACK
12. SOFFIT - ALLURA VENTED CEDAR - CEDAR
13. MECHANICAL VENT (#01 Snow White in white-clad areas; #28 Grey elsewhere) - see mech.
14. WALL MOUNTED LUMINAIRE - see electrical
15. **HOUSE NUMBER - see spec.**
16. METAL ROOFING - see spec.
17. CEMENT BOARD SIDING - Vertical smooth-panel (straight edge) Product: ALLURA SMOOTH - "SNOW"
18. SOLAR PANELS



3 **Building C - North Elevation**
1/8"=1'-0"



2 **Building C - West Elevation - North End**
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 05 2016	DP Application
1	Mar. 21 2016	review

HIGH STREET

Highstreet Ventures Inc.
778-484-5567

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WD FISHER ARCHITECT
608-319 Homer Street
Vancouver, B.C. V6B 2V2
604/681.6741

Date: March 21, 2016
Drawn:
Checked:
Scale: SCALE: 1/8" = 1'-0"
Seal:

Project:
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title:
Building B
South + West Elevations

Cad File No.:
Project No.:
Drawing No.: **A.03.10**

ATTACHMENT B

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

1 **Building C - West Elevation - South End**
1/8"=1'-0"

Exterior Finishes Materials Legend - Siding Colours

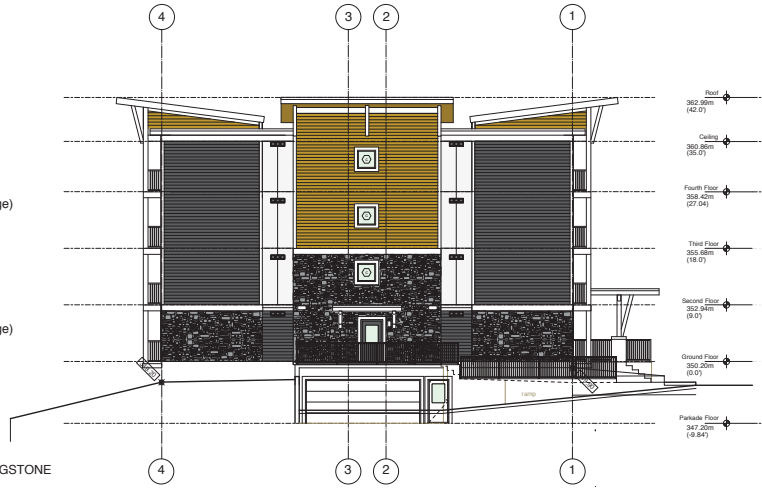
Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - "SNOW"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: ALLURA CEDAR LAP - "CEDAR"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: JAMES HARDIE - "NIGHT GRAY"

Cultured stone cladding
Product: BLACK RUNDLE COUNTRY LEDGSTONE

Note: Trim is white unless otherwise noted. Refer to A04.10 for additional details



3 **Building C - North Elevation**
1/8"=1'-0"

2 **Building C - West Elevation - North End**
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
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2	May 05 2016	DP Application
1	Mar. 21 2016	review

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Highstreet Ventures Inc.
778-484-5587

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WD FISHER ARCHITECT
638-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681.6741

Date	March 21, 2016
Drawn	
Checked	
Scale	SCALE: 1/8" = 1'-0"
Seal	

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building C
South + West Colour Elevations

Cad File No.
Drawing No. **A.04.10.1**
Project No.

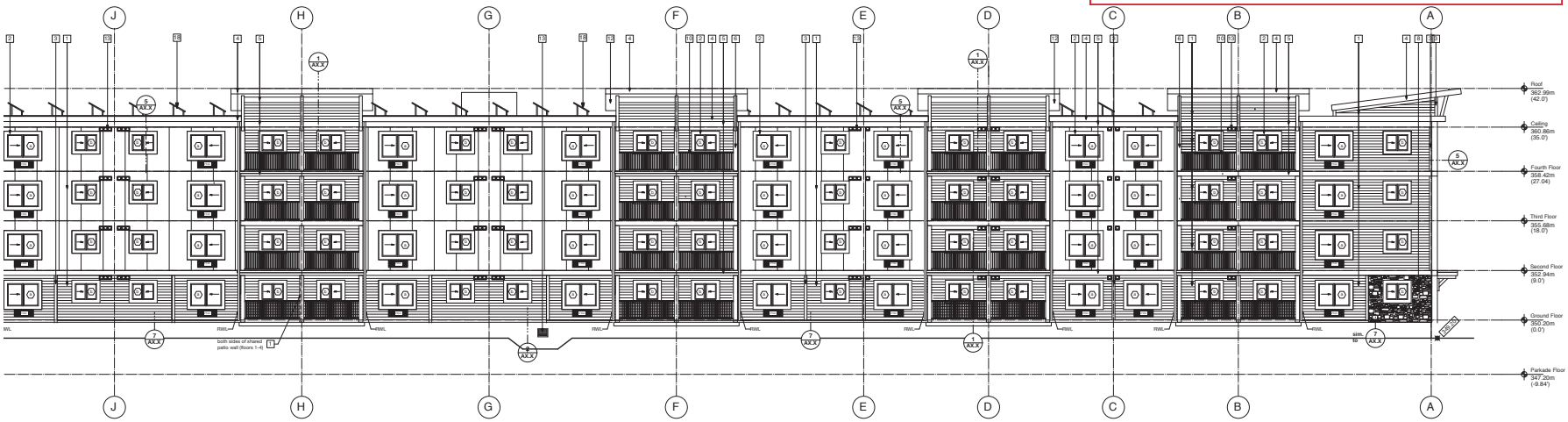
ATTACHMENT B

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING



1 **Building C - East Elevation (North End)**
1/8"=1'-0"

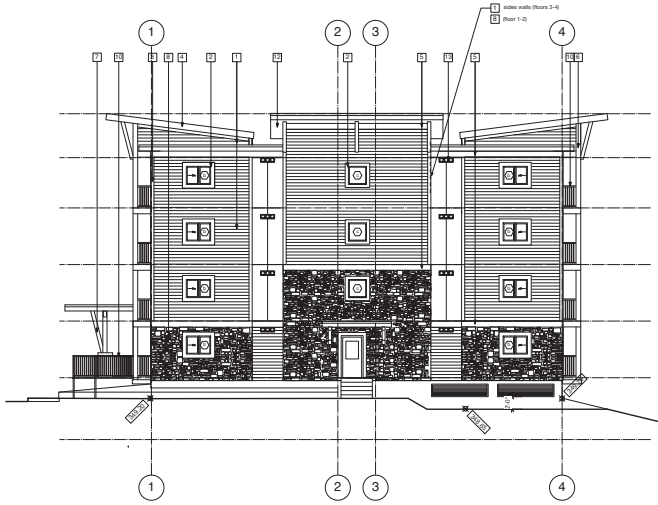
Window Schedule

NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

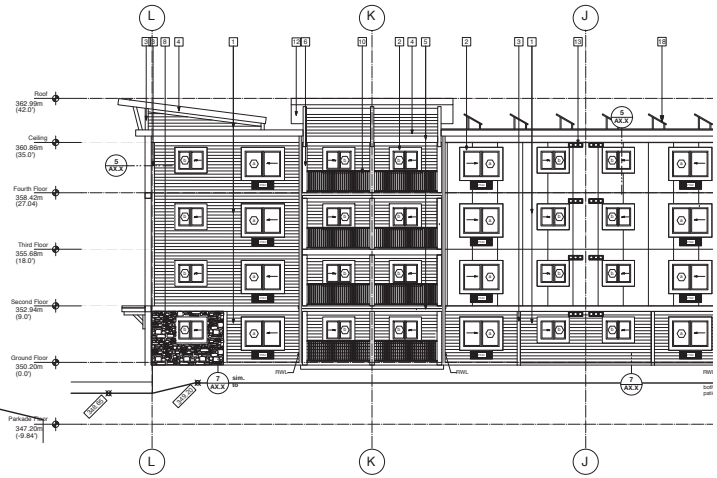
Designation	Family
a*	Sliding Double (white) w/ Trim: 70-7/8" (1800mm) x 47-1/4"(1200mm)
b*	Sliding Double (white) w/ Trim: 48" x 36"
c	Fixed (white) w/ Trim: 36" x 36"
d*	Sliding Double (white) w/ Trim: 48" x 36" w/ obscure glass (frosted)
	* Denotes windows w/ blinds

Exterior Finishes Materials Legend

1. CEMENT BOARD SIDING - (refer to A02.10.1 for products / colours)
2. TRIM BOARDS (window) 1"x6" - FIBRE CEMENT BOARD - SNOW
3. TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
4. TRIM BOARDS (gables + fascia) 1"x10" - FIBRE CEMENT BOARD - SNOW
5. TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
6. COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
7. CLAD COLUMNS and BEAMS - FIBRE CEMENT BOARD - SNOW
8. CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
9. GUTTERS - PRE-FINISHED ALUMINUM - WHITE
10. RAILINGS - PRE-FINISHED ALUMINUM - BLACK
11. DURO/D SHINGLE ROOF - IKO CAMBRIDGE 30 - DUAL BLACK
12. SOFFIT - ALLURA VENTED CEDAR - CEDAR
13. MECHANICAL VENT (#01 Snow White in white-clad areas; #28 Grey elsewhere) - see mech.
14. WALL MOUNTED LUMINAIRE - see electrical
15. **HOUSE NUMBER - see spec.**
16. METAL ROOFING - see spec.
17. CEMENT BOARD SIDING - Vertical smooth-panel (straight edge) Product: ALLURA SMOOTH - "SNOW"
18. SOLAR PANELS



3 **Building C - South Elevation**
1/8"=1'-0"



2 **Building C - East Elevation (South End)**
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE YMD	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 05 2016	DP Application
1	Mar. 21 2016	review

HIGHSTREET

Highstreet Ventures Inc.
778-484-5567

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Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify any errors, omissions, accidental or deliberate discrepancies between this drawing and the Sub Contract Documents, and bring these items to the attention of the W.D. Fisher Architect for clarification.

W.D. FISHER ARCHITECT
938-318 Homer Street
Vancouver, B.C. V6B 2V2
604-681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building C
North and East Elevations

Cad File No.
Project No.
Drawing No. **A.04.11**

ATTACHMENT B

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

1 **Building B - East Elevation (North End)**
1/8"=1'-0"

Exterior Finishes Materials Legend - Siding Colours

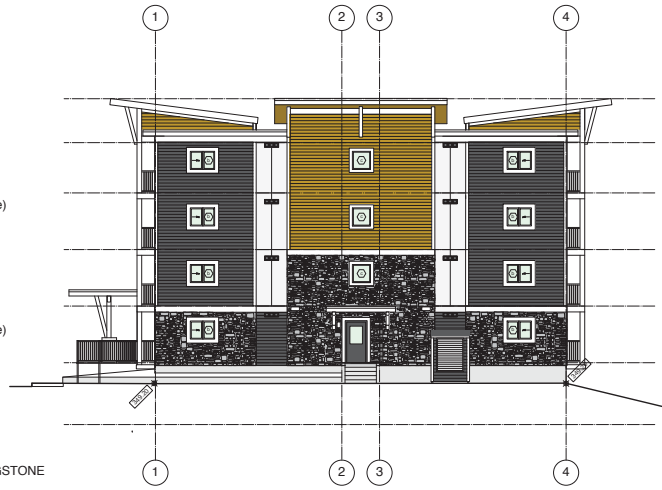
Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - "SNOW"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: ALLURA CEDAR LAP - "CEDAR"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: JAMES HARDIE - "NIGHT GRAY"

Cultured stone cladding
Product: BLACK RUNDLE COUNTRY LEDGSTONE

Note: Trim is white unless otherwise noted. Refer to A04.11 for additional details



3 **Building C - South Elevation**
1/8"=1'-0"

2 **Building C - East Elevation (South End)**
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE YMMD	DESCRIPTION
5	July 26, 2016	revised DPA
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1	Mar. 21 2016	review

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Highstreet Ventures Inc.
778-484-5567

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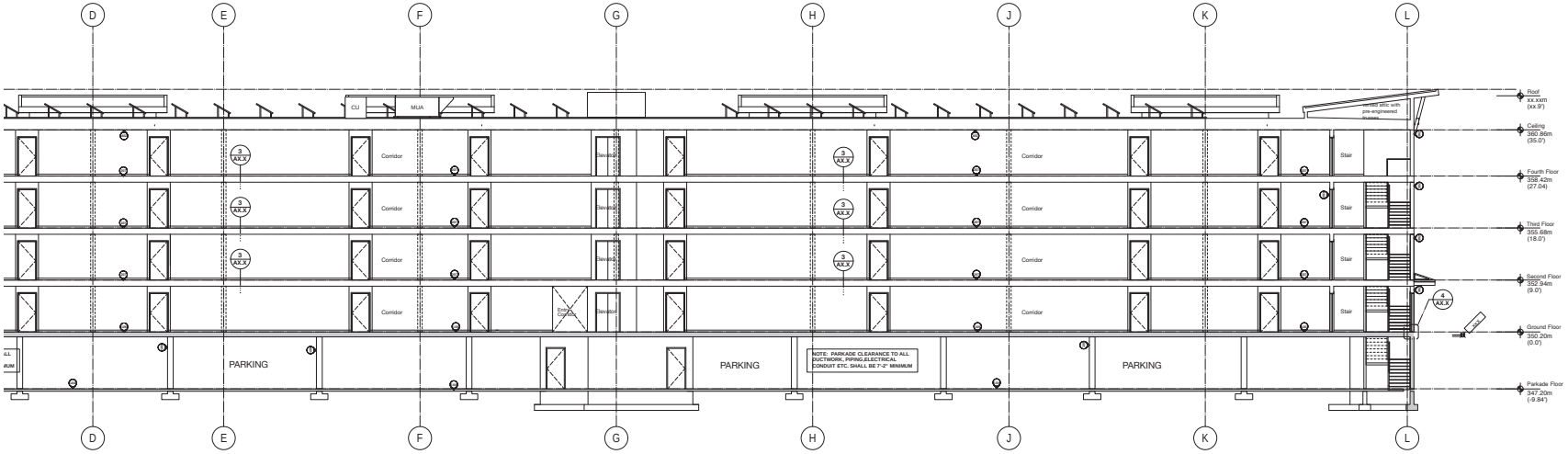
W.D. FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604-681-5741

Date March 21, 2016
Seal
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"

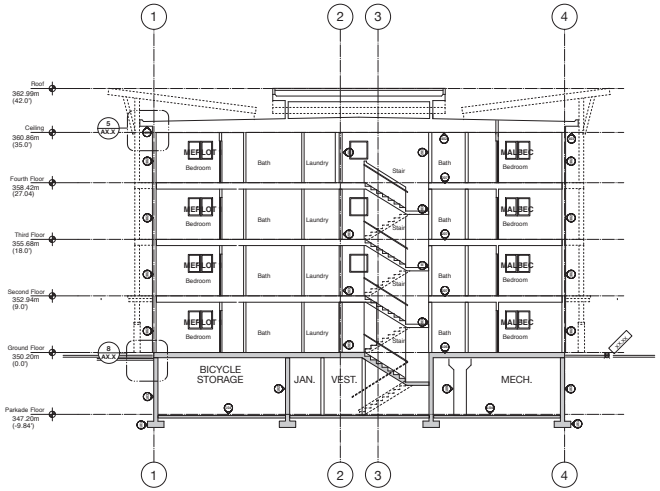
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building C
North and East Colour Elevations

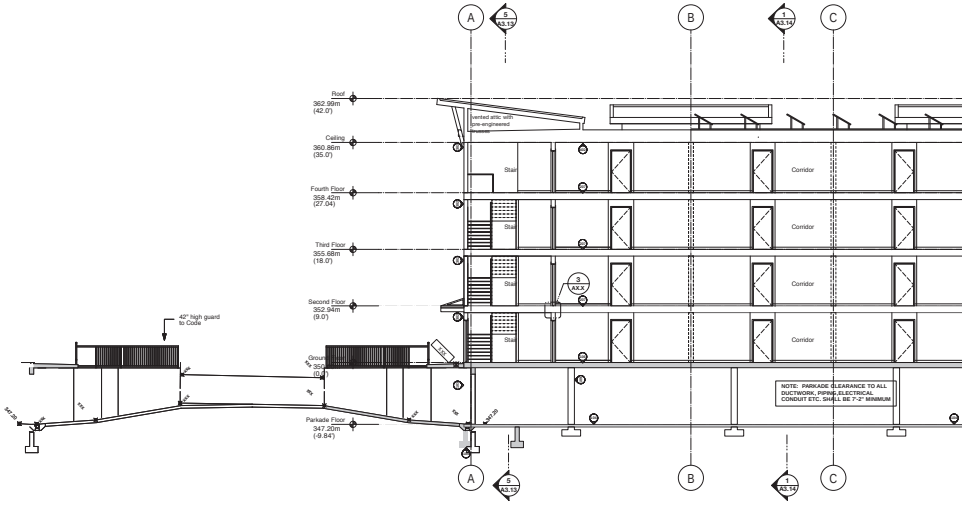
Cad File No.
Drawing No. **A.04.11.1**
Project No.



1 **Building C - Section - South End**
1/8"=1'-0"



3 **Building C - Section through Stair**
1/8"=1'-0"



2 **Building C - Section - North End**
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE YMD	DESCRIPTION
5	July 26, 2016	revised DPA
4	July 12, 2016	review #2
3	Jun. 28 2016	review #1
2	May 05 2016	DP Application
1	March 21 2016	review

HIGH STREET

Highstreet Ventures Inc.
778-484-5567

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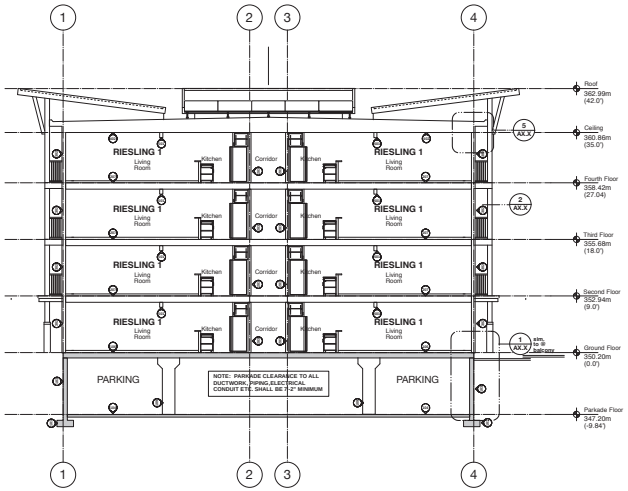
W.D. FISHER ARCHITECT
838-318 Hunter Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date: March 20, 2016
Seal
Drawn
Checked
Scale: SCALE: as noted

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building C
Building Sections

Cad File No.
Drawing No. **A.04.12**
Project No.



1 Building B - Section
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-968-7383

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
4	July 26, 2016	revised DPA
3	July 12, 2016	review #2
2	Jun. 28 2016	review #1
1	March 21 2016	review

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778-484-5567

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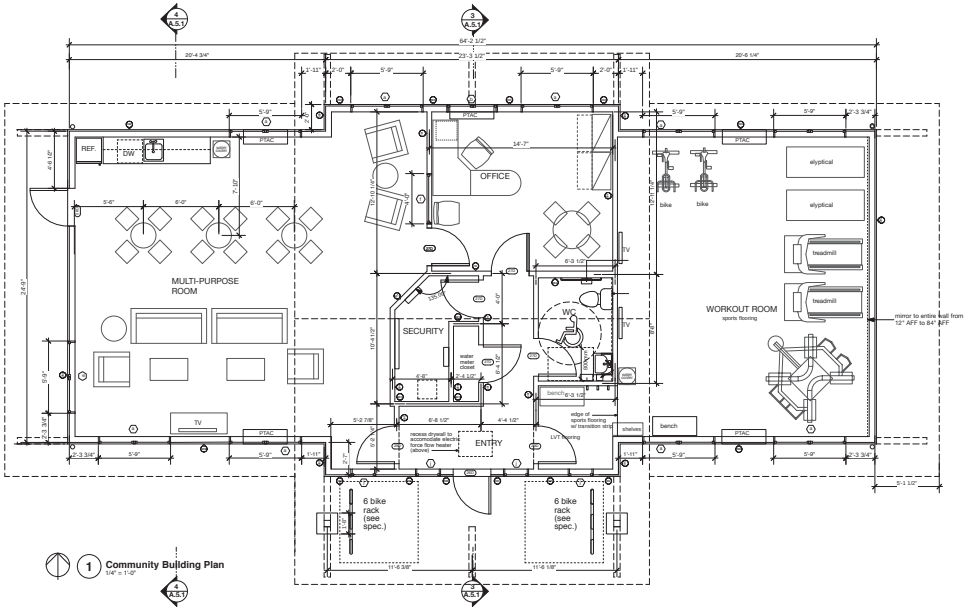
WD FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date: March 20, 2016
Drawn:
Checked:
Scale: SCALE: 1/8" = 1'-0"
Seal:

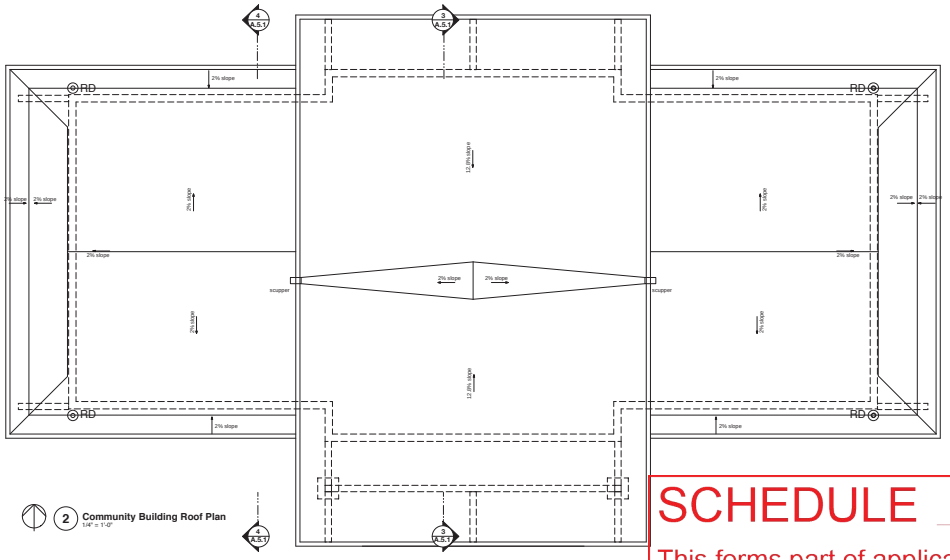
Project:
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title:
Building C
Sections

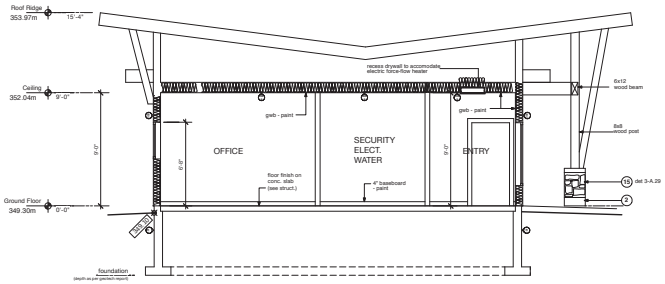
Cad File No.:
Project No.:
Drawing No.: **A.04.13**



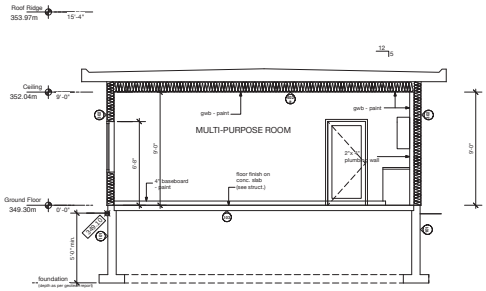
1 Community Building Plan
1/4" = 1'-0"



2 Community Building Roof Plan
1/4" = 1'-0"



3 Community Building Section
1/4" = 1'-0"



4 Community Building Section
1/4" = 1'-0"

Exterior Finishes Materials Legend

- 2 STONE CLADDING -
- 8 RWL - PRE-FINISHED ALUMINUM -
- 14 TRIM BOARDS - PAINTED
- 15 TIMBER BEAMS - PAINTED
- 16 HORIZONTAL SIDING CEDAR TEXTURE ALLURA CEDAR LAP - "CEDAR"
- 24 HORIZONTAL SIDING STRAIGHT EDGE - JAMES HARDIE - NIGHT GRAY
- 25 TRIM BOARDS - JAMES HARDIE - WHITE

Assemblies

- A1 Concrete Foundation See Structural
- A2 8" Reinforced Concrete Wall
- A3 5" Concrete Slab on Grade 6 MIL poly 6" Min. Gravel
- A4 1/2" Gypsum Board Both Sides of 2x4 @ 16" o/c
- A5 5/8" Gypsum Board Both Sides of 2x4 @ 16" o/c
- A6 1/2" Gypsum Board Both Sides of 2x6 (See Structural for Stud Spacing)
- A7 Horizontal fibre cement board 1x4 vert stapping @ 16" oc on sheathing membrane Exterior Sheathing (see structural) 2x6 @16" o/c Fill With Batt Insulation R-22 6 Mils Poly Vapour Barrier 1/2" Gypsum Board
- A8 2-ply SBS roof membrane to RCABC specifications Roof Sheathing (see structural) Pre-Engineered Trusses
- A9 R 52 Insulation 6 Mils Poly Vapour Barrier 1/2" Gypsum Board
- A10 Perforated Aluminum Soffit
- A11 Fascia 12"
- A12 Vent
- A13 Corner Trim 5 1/2"

Door Schedule:

Designation	Family	Size	Type	Frame	Fire Rating
26D	Single flat w/ 24"x32" lite (triple pane low-E)	36" x 80"	insul. metal	insul. stl. (welded)	Exterior
27D	Single flat	36" x 80"	SCW	wood	Interior
28D	- DELETED -				
29D	Single flat w/ 24"x36" lite	36" x 80"	SCW	wood	Interior

Window Schedule

NOTE: ALL WINDOWS TO BE TRIPLE GLAZED, WITH A WEIGHTED U-VALUE OF 0.238 AND A SHGC OF 0.282

Designation	Family
a	Sliding Double (white) w/ Trim: 70-7/8" (1800mm) x 47-1/4"(1200mm)
b	Sliding Double (white) w/ Trim: 48" x 36"
j	fixed Double (white) w/ Trim: 24" (600mm) x 60"(1520mm)

SCHEDULE A

This forms part of application

DP16-0124

City of Kelowna
COMMUNITY PLANNING

Planner Initials LK

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION
Traine Construction Ltd.
780-998-7383

notes:

Rev. No.	DATE YMD	DESCRIPTION
4	July 26 2016	Rev. DP Application
3	Jun. 28 2016	review #1
2	May 5 2016	DP Application
1	Mar. 21 2016	review

HIGH STREET
Highstreet Ventures Inc.
778-484-5567

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W.D. FISHER ARCHITECT
838-318 Homer Street
Vancouver, B.C. V6B 2V2
604-681-5741

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Community Building D Plan + Sections

Cad File No.
Project No.
Drawing No. **A.05.1**

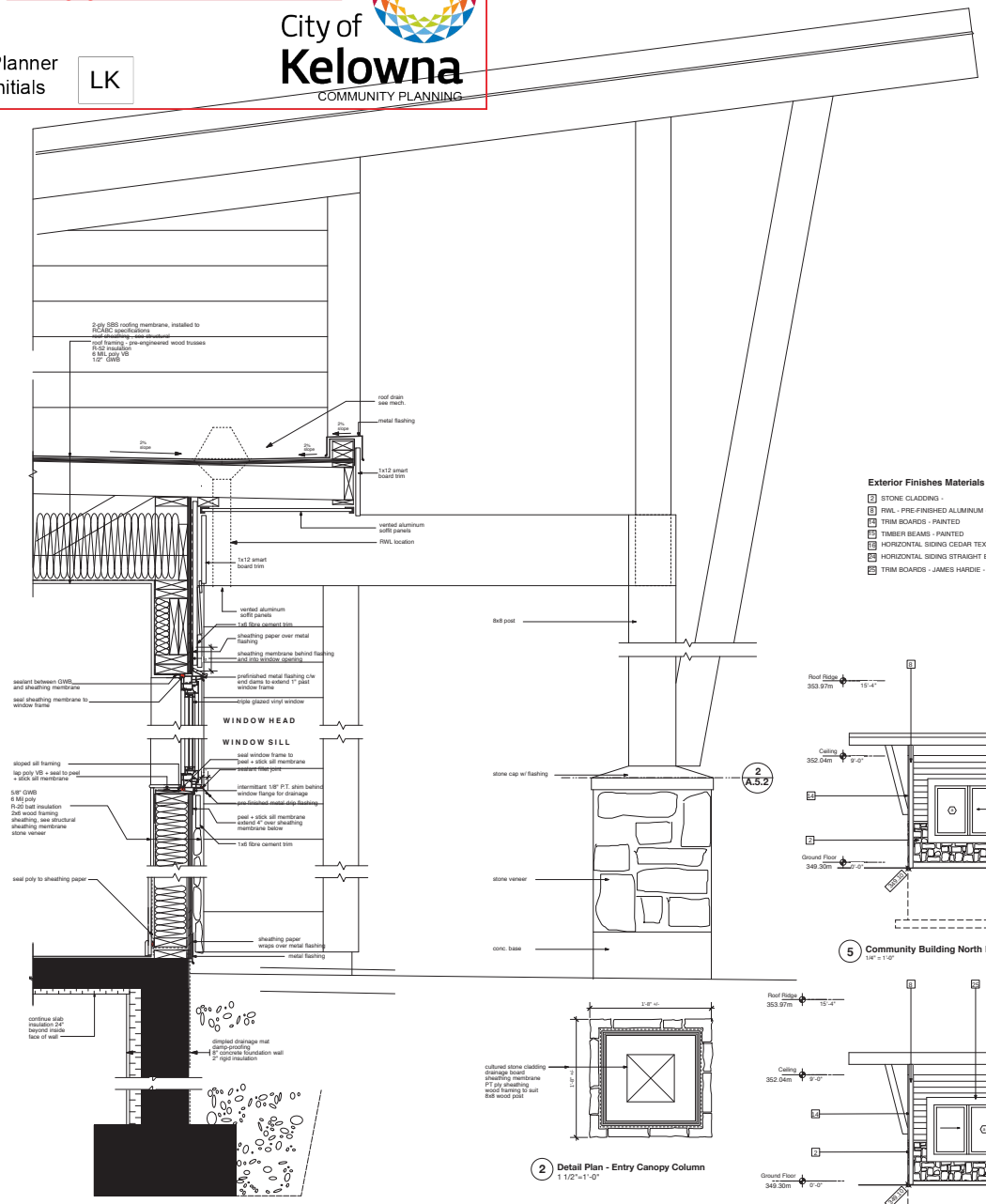
ATTACHMENT B

This forms part of application

DP16-0124

City of Kelowna
COMMUNITY PLANNING

Planner Initials LK

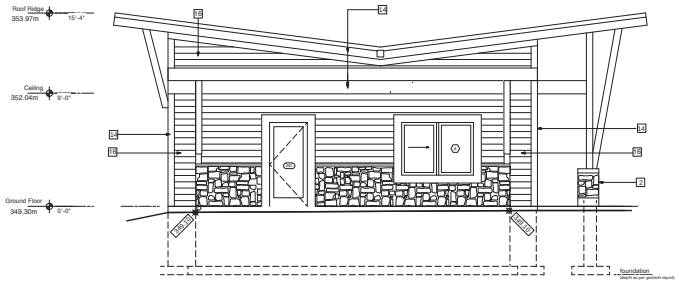


1 Community Building Detail Wall Section
1 1/2" = 1'-0"

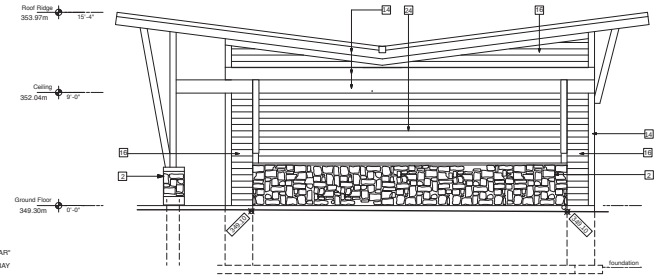
2 Detail Plan - Entry Canopy Column
1 1/2"=1'-0"

Exterior Finishes Materials Legend

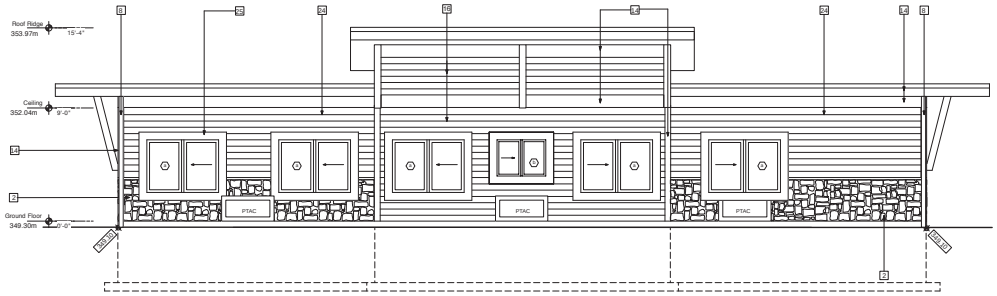
- F STONE CLADDING -
- B RWL - PRE-FINISHED ALUMINUM -
- E4 TRIM BOARDS - PAINTED
- E5 TIMBER BEAMS - PAINTED
- E6 HORIZONTAL SIDING CEDAR TEXTURE ALLURA CEDAR LAP - "CEDAR"
- E3 HORIZONTAL SIDING STRAIGHT EDGE - JAMES HARDIE - NIGHT GRAY
- E2 TRIM BOARDS - JAMES HARDIE - WHITE



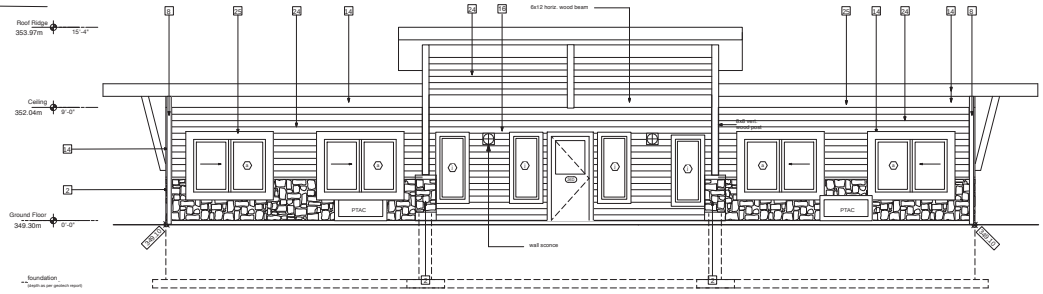
3 Community Building West Elevation
1/4" = 1'-0"



4 Community Building East Elevation
1/4" = 1'-0"



5 Community Building North Elevation
1/4" = 1'-0"



6 Community Building South Elevation
1/4" = 1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
4	July 26 2016	Rev. DP Application
3	Jun. 28 2016	review #1
2	May 5 2016	DP Application
1	Mar. 21 2016	review

HIGHSTREET

Highstreet Ventures Inc.
778-484-5567

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WD FISHER ARCHITECT
[illegible]

Date March 21, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Community Building D Elevations + Detail Section

Cad File No.
Project No.
Drawing No. **A.05.2**

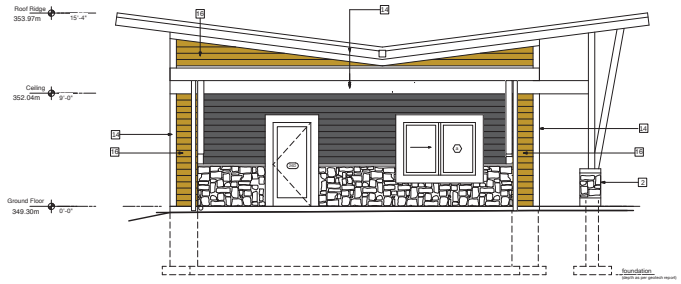
ATTACHMENT B

This forms part of application

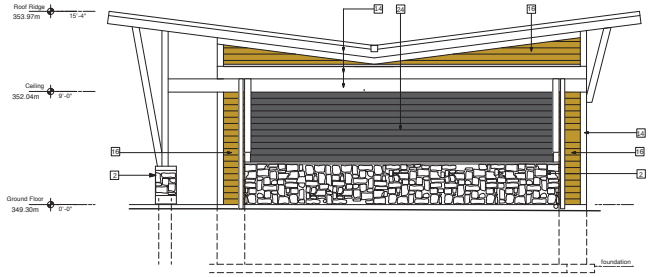
DP16-0124

Planner Initials LK

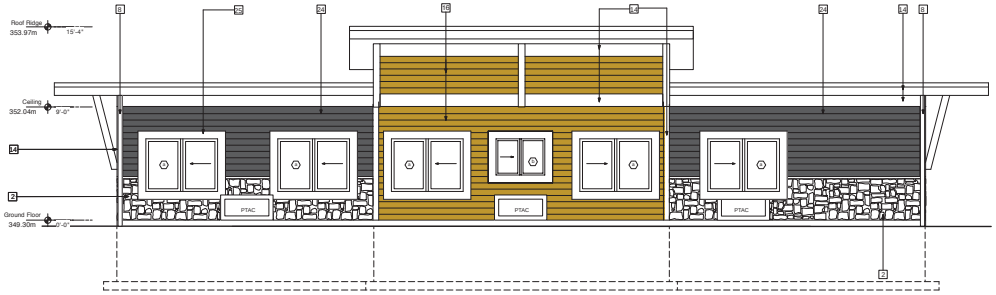
City of Kelowna
COMMUNITY PLANNING



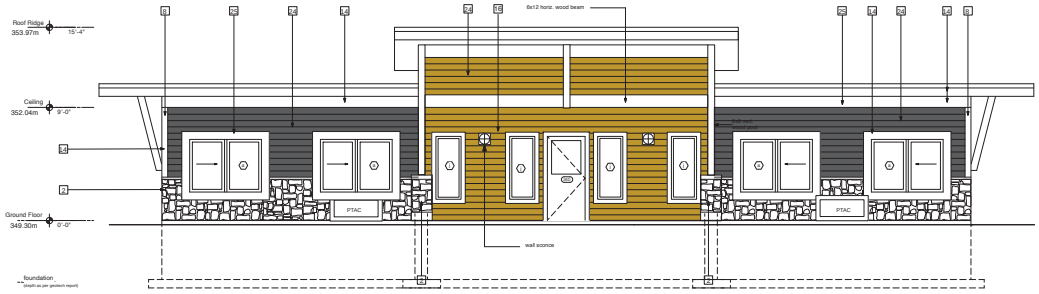
3 Community Building West Elevation
1/4" = 1'-0"



4 Community Building East Elevation
1/4" = 1'-0"



5 Community Building North Elevation
1/4" = 1'-0"



6 Community Building South Elevation
1/4" = 1'-0"

Exterior Finishes Materials Legend - Siding Colours

Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - "SNOW"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: ALLURA CEDAR LAP - "CEDAR"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: JAMES HARDY - "NIGHT GRAY"

Cultured stone cladding
Product: BLACK RUNDLE COUNTRY LEDGSTONE

Note: Trim is white unless otherwise noted. Refer to A05.2 for additional details

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE YMD	DESCRIPTION
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1	Mar. 21 2016	review

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778-484-5567

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WD FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604.681.5741

Date: March 21, 2016
Drawn
Checked
Scale: SCALE: 1/8" = 1'-0"
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Community Building D
Coloured Elevations

Cad File No.
Project No.
Drawing No. **A.05.3**

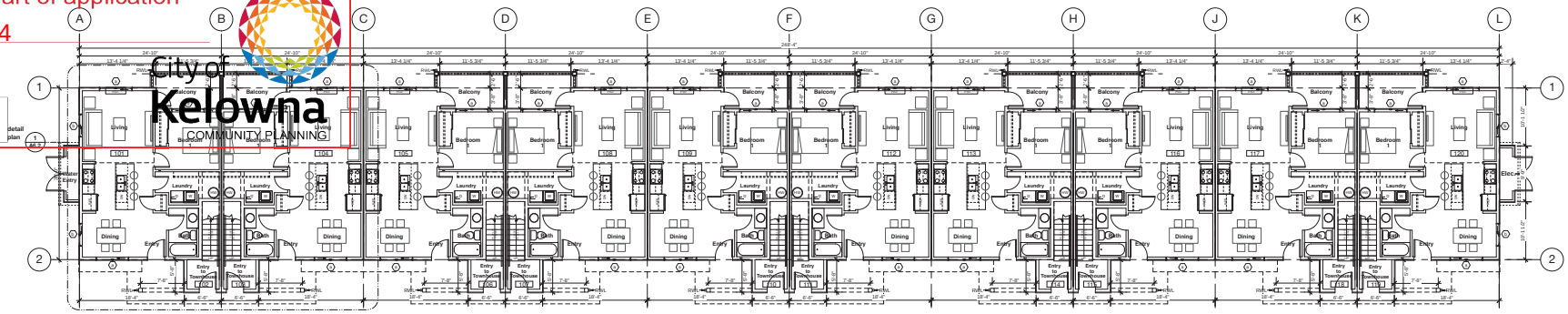
SCHEDULE A

This forms part of application

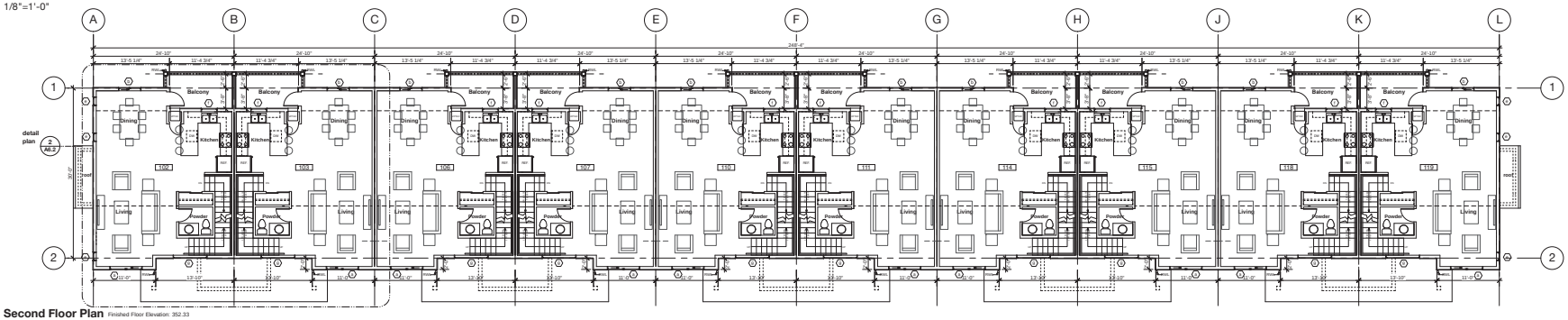
DP16-0124

Planner Initials LK

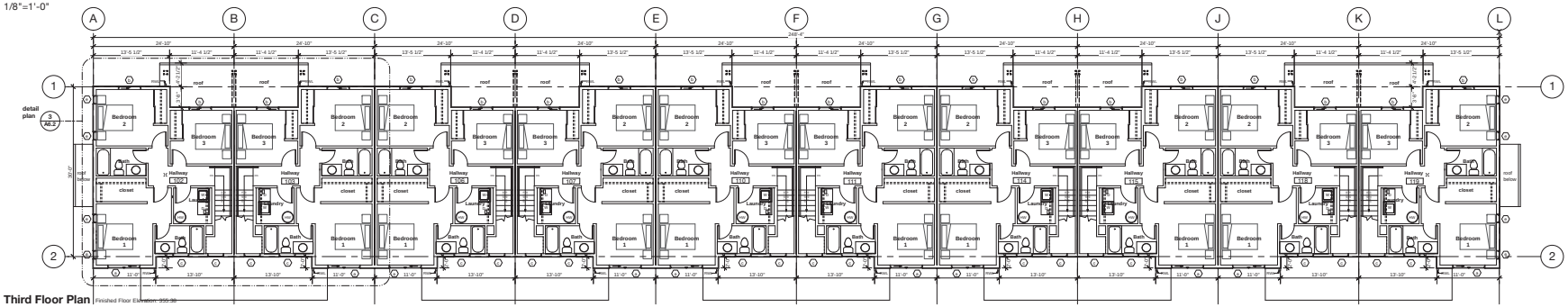
City of Kelowna
COMMUNITY PLANNING



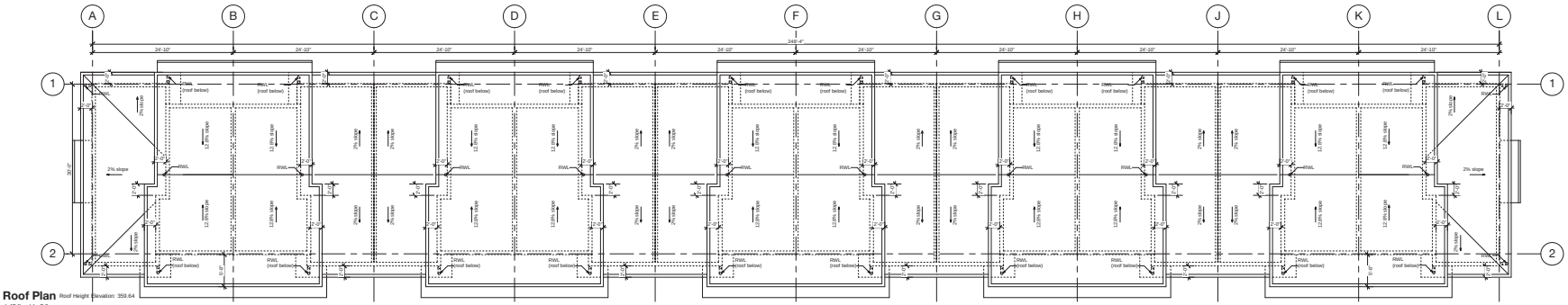
1 **Ground Floor Plan** Finished Floor Elevation: 349.28
1/8"=1'-0"



2 **Second Floor Plan** Finished Floor Elevation: 352.33
1/8"=1'-0"



3 **Third Floor Plan** Finished Floor Elevation: 355.38
1/8"=1'-0"



4 **Roof Plan** Roof Height Elevation: 359.64
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
6	July 26, 2016	revised DPA
5	Jul. 12 2016	review #2
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3	May 05 2016	DP application
2	Apr. 11 2016	review
1	Mar. 21 2016	review

HIGHSTREET

Highstreet Ventures Inc.
778-484-5587

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W.D. FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 18, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building E
Floor Plans (floors 1-3)
Roof Plan

Cad File No.
Project No.
Drawing No. **A06.1**

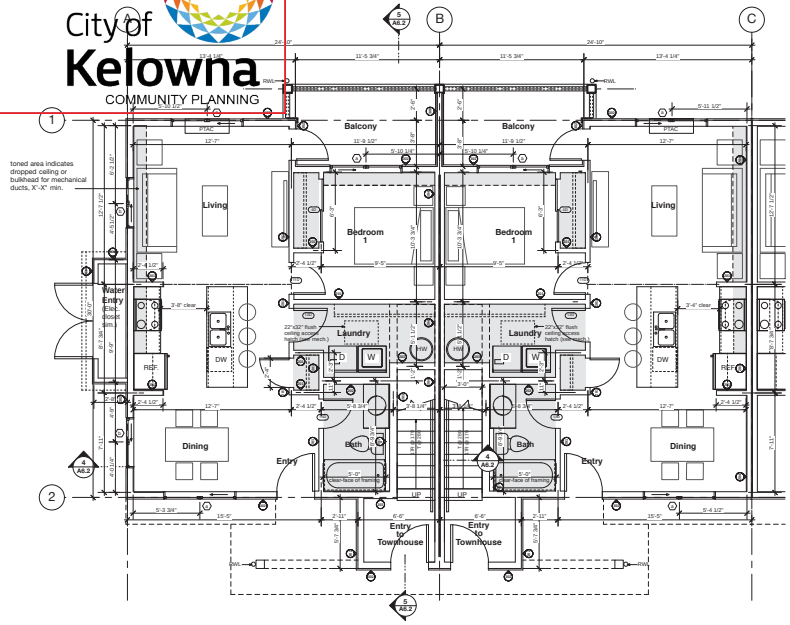
SCHEDULE A

This forms part of application

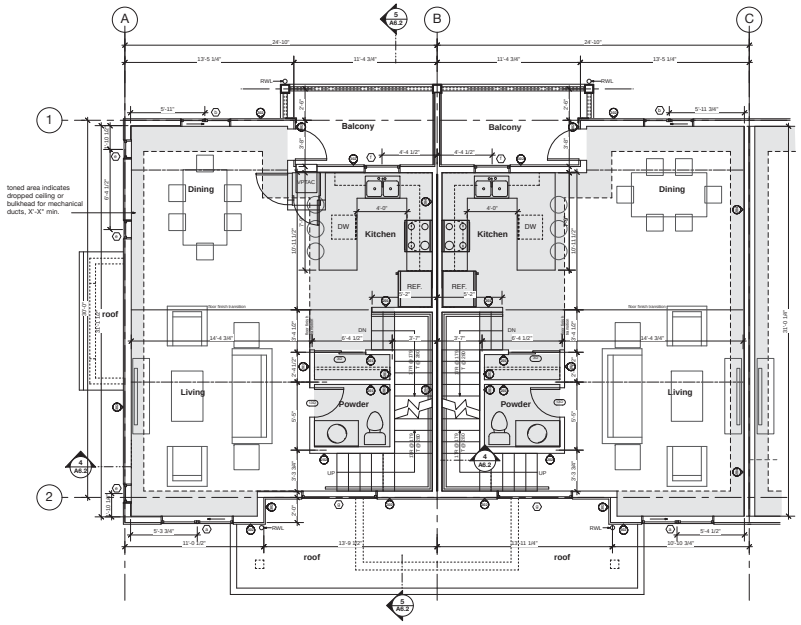
DP16-0124

City of Kelowna
COMMUNITY PLANNING

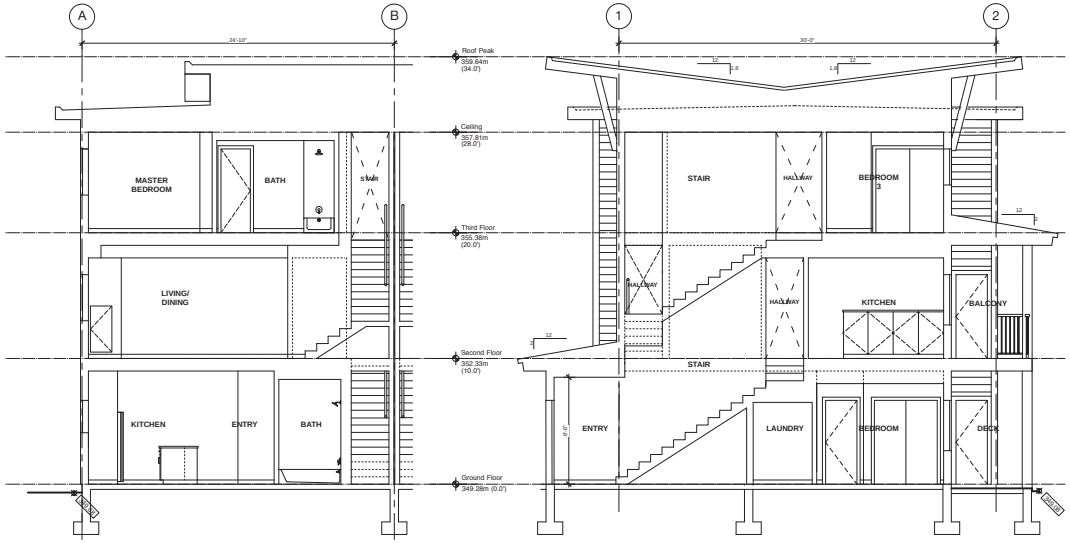
Planner Initials LK



1 **Ground Floor Plan - 1 Bdr Unit**
1/4"=1'-0"
Finished Floor Elevation: 349.28

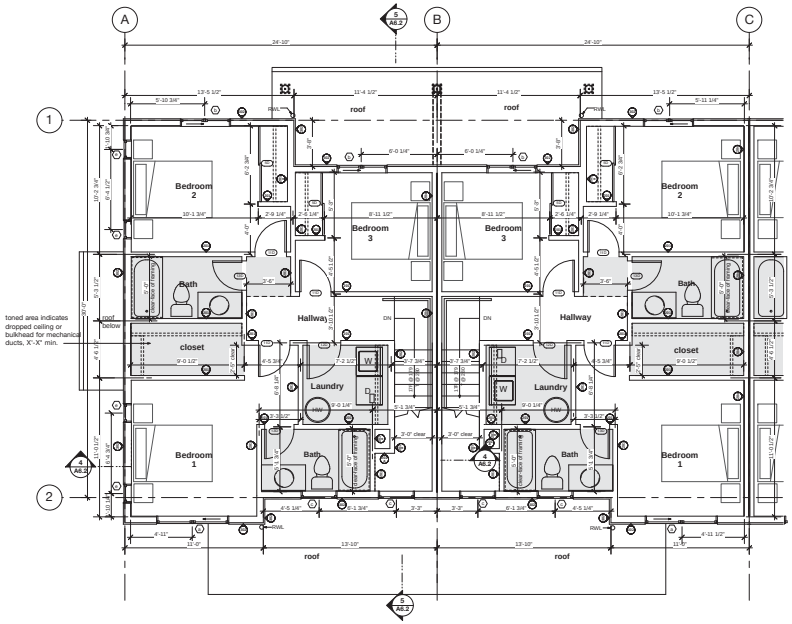


2 **Second Floor Plan - 2 Bdr Unit (lower floor)**
1/4"=1'-0"
Finished Floor Elevation: 352.33



4 **Section @ End Unit**
1/4"=1'-0"

5 **Cross Section @ Townhouses**
1/4"=1'-0"



3 **Third Floor Plan - 2 Bdr Unit (upper floor)**
1/4"=1'-0"
Finished Floor Elevation: 355.38

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION
Traine Construction Ltd.
780-998-7363

notes:

dimensions are to face of framing unless otherwise indicated.

Rev. No.	DATE Y/M/D	DESCRIPTION
6	July 26, 2016	revised DPA
5	Jul. 12 2016	review #2
4	Jun. 28 2016	review #1
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1	Mar 18, 2016	review

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Highstreet Ventures Inc.
778-484-5587

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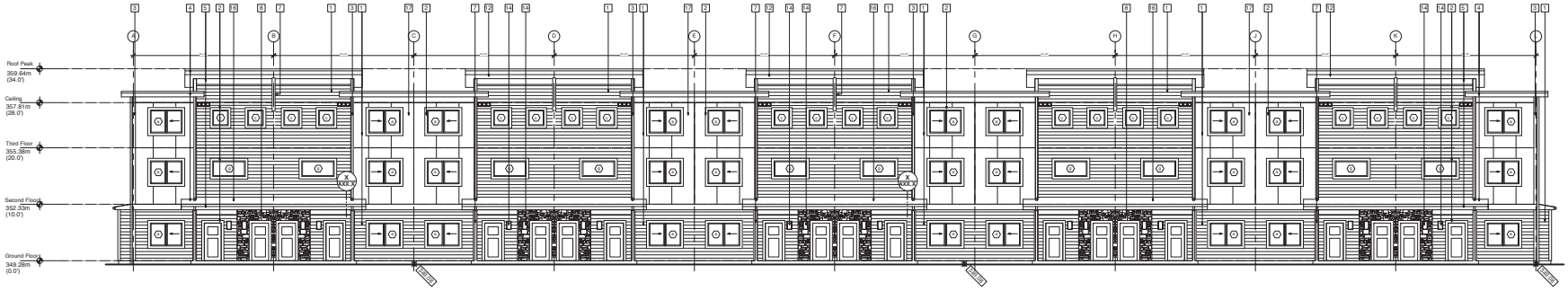
W.D. FISHER ARCHITECT
609-318 Homer Street
Vancouver, B.C. V6B 2V2
604.681.5741

Date March 18, 2016
Drawn
Checked
Scale SCALE: 1/4" = 1'-0"

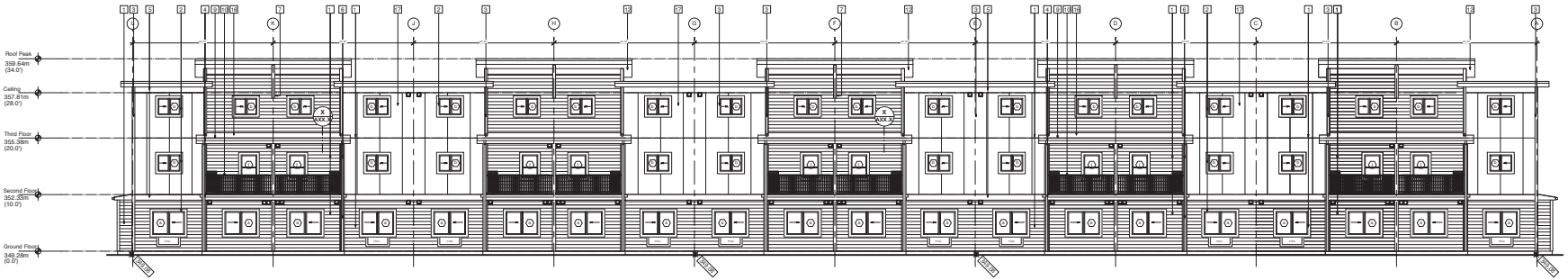
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building E
Detail Unit Floor Plans

Cad File No.
Project No.
Drawing No. **A06.2**



1 East Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28



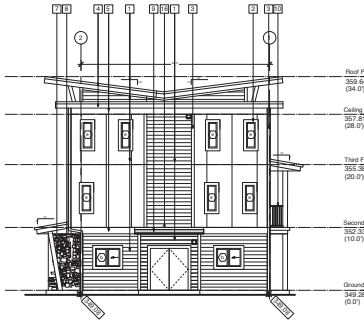
2 West Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28

Window Schedule
NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

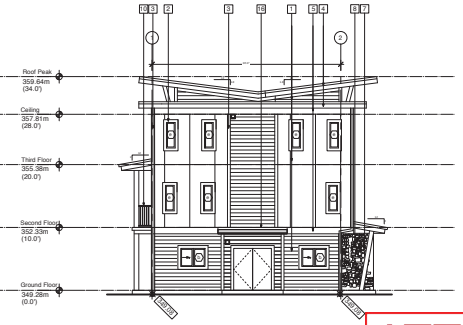
Designation	Family
a*	Sliding Double (white) w/ Trim: 70-7/8" (1800mm) x 47-1/4"(1200mm)
b*	Sliding Double (white) w/ Trim: 48" x 36"
c*	Fixed (white) w/ Trim: 36" x 36" (blinds on bathroom only)
d*	Sliding Double (white) w/ Trim: 48" x 36" w/ obscure glass (frosted)
e*	Fixed (white) w/ Trim: 16" x 48"
f	Sliding Double (white) w/ Trim: 33" x 48"
g	Fixed (white) w/ Trim: 70" x 33"
	* Denotes windows w/ blinds

Exterior Finishes Materials Legend

1. CEMENT BOARD SIDING - (refer to A06.4 for products / colours)
2. TRIM BOARDS (window) 1"x6" - FIBRE CEMENT BOARD - SNOW
3. TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
4. TRIM BOARDS (gables + fascia) 1"x10" - FIBRE CEMENT BOARD - SNOW
5. TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
6. COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
7. CLAD COLUMNS and BEAMS - FIBRE CEMENT BOARD - SNOW
8. CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
9. GUTTERS - PRE-FINISHED ALUMINUM - WHITE
10. RAILINGS - PRE-FINISHED ALUMINUM - BLACK
11. DUROID SHINGLE ROOF - IKO CAMBRIDGE 30 - DUAL BLACK
12. SOFFIT - PRE-FINISHED ALUMINUM - WHITE
13. MECHANICAL VENT (#01 Snow White in white-clad areas; #28 Grey elsewhere) - see mech.
14. WALL MOUNTED LUMINAIRE - see electrical
15. HOUSE NUMBER - see spec.
16. METAL ROOFING - see spec.
17. CEMENT BOARD SIDING - Vertical smooth-panel (straight edge)
    Product: ALLURA SMOOTH - "SNOW"



3 North Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28



4 South Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28

ATTACHMENT B
This forms part of application
DP16-0124
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code
Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION
Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
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1	Mar 18, 2016	review

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Highstreet Ventures Inc.
778-484-5567

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W.D. FISHER ARCHITECT
928-318 Homer Street
Vancouver, B.C. V6B 2V2
604.681.5761

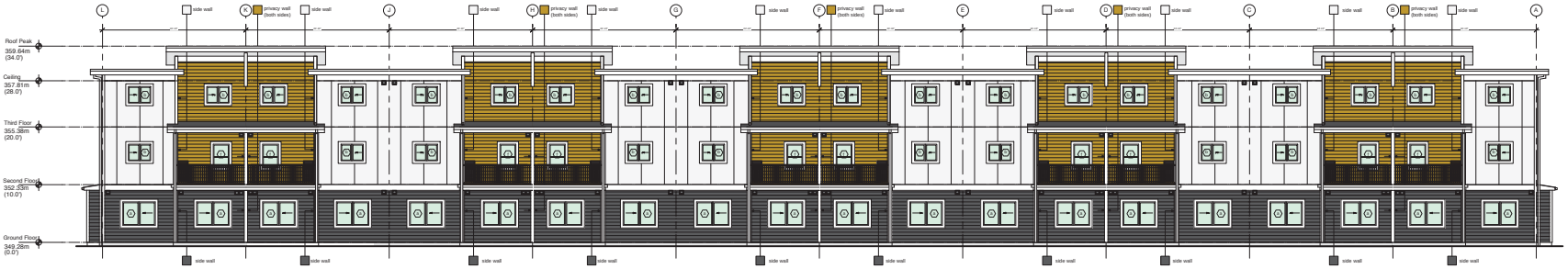
Date March 18, 2016
Seal
Drawn
Checked
Scale SCALE: 1/4" = 1'-0"

Project
Mission Flats
1869 K.L.O. Road
Kelowna, BC

Drawing Title
Building E
Exterior Elevations / Sections

Cust File No.
Project No.
Drawing No. **A06.3**

1 East Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28



2 West Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28

Exterior Finishes Materials Legend - Siding Colours

Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - "SNOW"

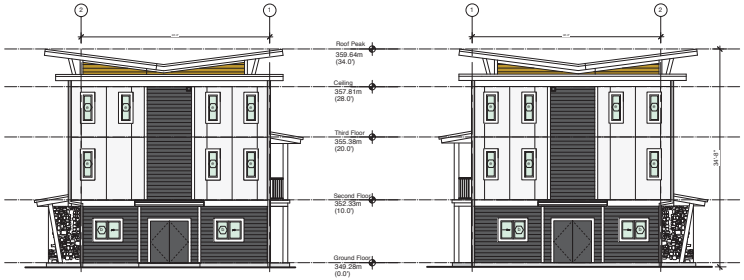
Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: ALLURA CEDAR LAP - "CEDAR"

Standing-seam metal roof
Product: VICWEST WEATHER XL - 56072 "Charcoal"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: JAMES HARDIE - "NIGHT GRAY"

Cultured stone cladding
Product: BLACK RUNDLE COUNTRY LEDGSTONE

Note: Trim is white unless otherwise noted. Refer to A06.3 for additional details



3 North Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28

4 South Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28

ATTACHMENT B
This forms part of application
DP16-0124
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code
Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION
Traine Construction Ltd.
780-998-7363

notes:

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1	Mar 18, 2016	review

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Highstreet Ventures Inc.
778-484-5567

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W.D. FISHER ARCHITECT
828-318 Homer Street
Vancouver, B.C. V6B 2V2
604681-5761

Date March 18, 2016
Drawn
Checked
Scale SCALE: 1/4" = 1'-0"
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building E
Exterior Elevations
Exterior Finishes Colour Legend

Project No.
Drawing No. **A06.4**

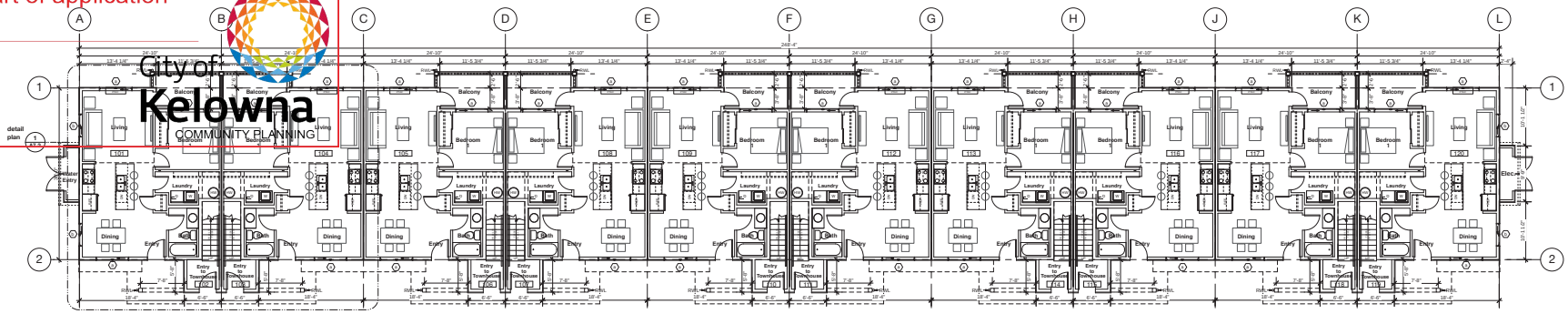
SCHEDULE A

This forms part of application

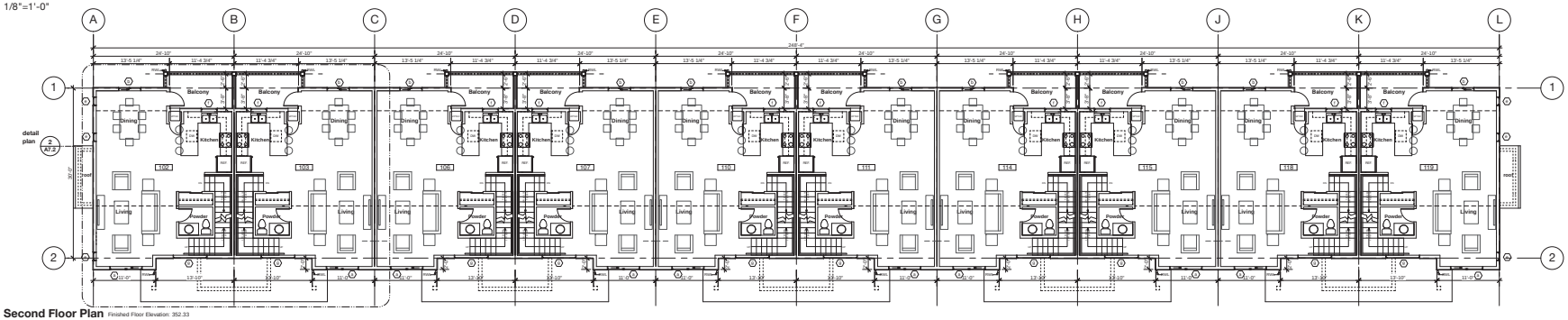
DP16-0124

Planner Initials LK

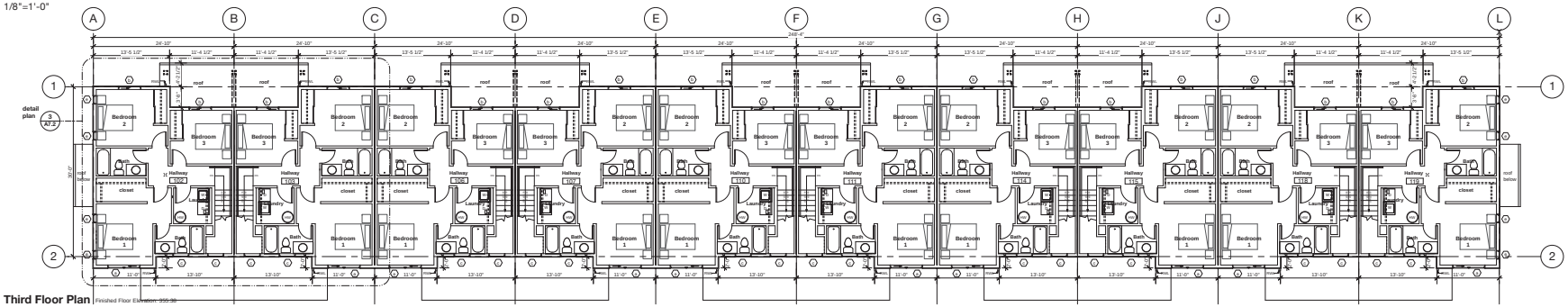
City of Kelowna
COMMUNITY PLANNING



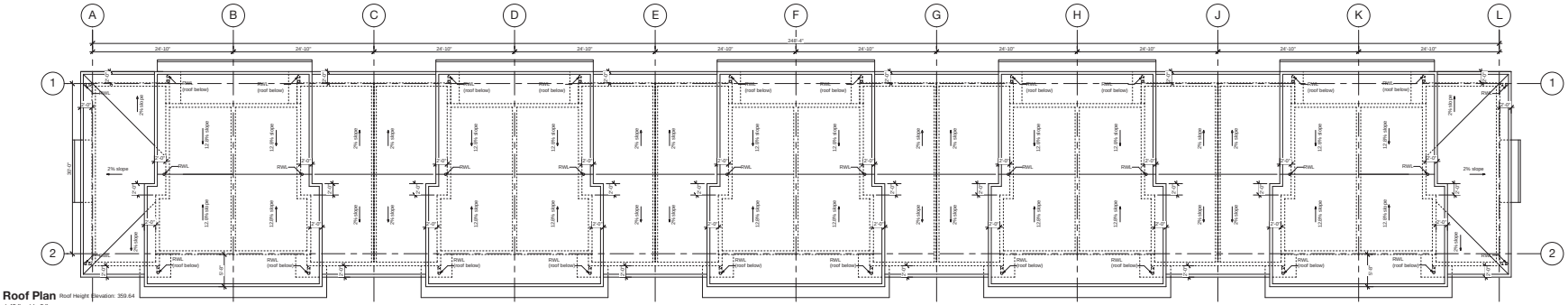
1 **Ground Floor Plan** Finished Floor Elevation: 349.28
1/8"=1'-0"



2 **Second Floor Plan** Finished Floor Elevation: 352.33
1/8"=1'-0"



3 **Third Floor Plan** Finished Floor Elevation: 355.38
1/8"=1'-0"



4 **Roof Plan** Roof Height Elevation: 359.64
1/8"=1'-0"

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION

Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
6	July 26, 2016	revised DPA
5	Jul. 12 2016	review #2
4	Jun. 28 2016	review #1
3	May 05 2016	DP application
2	Apr. 11 2016	review
1	Mar. 21 2016	review

HIGHSTREET

Highstreet Ventures Inc.
778-484-5587

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W.D. FISHER ARCHITECT
608-318 Homer Street
Vancouver, B.C. V6B 2V2
604/681-5741

Date March 18, 2016
Drawn
Checked
Scale SCALE: 1/8" = 1'-0"
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building F
Floor Plans (floors 1-3)
Roof Plan

Cad File No.
Project No.
Drawing No. **A7.1**

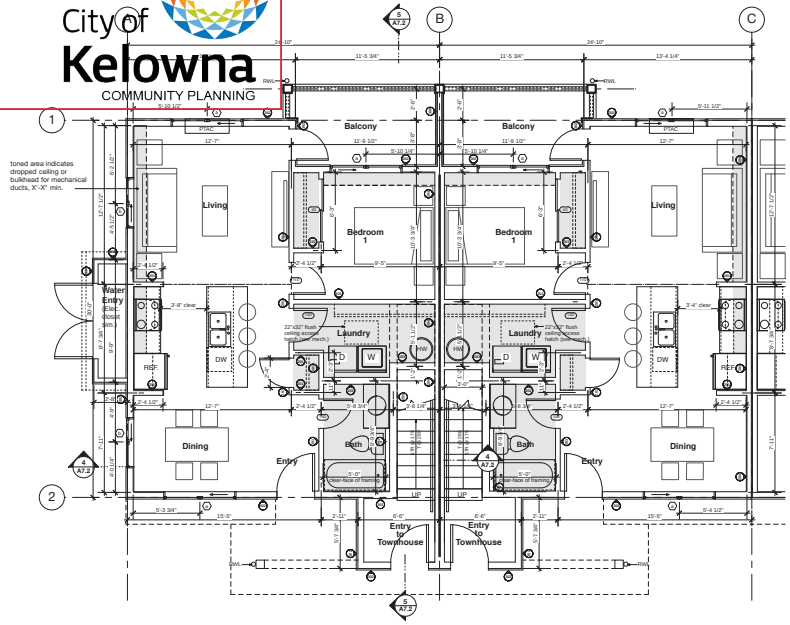
SCHEDULE A

This forms part of application

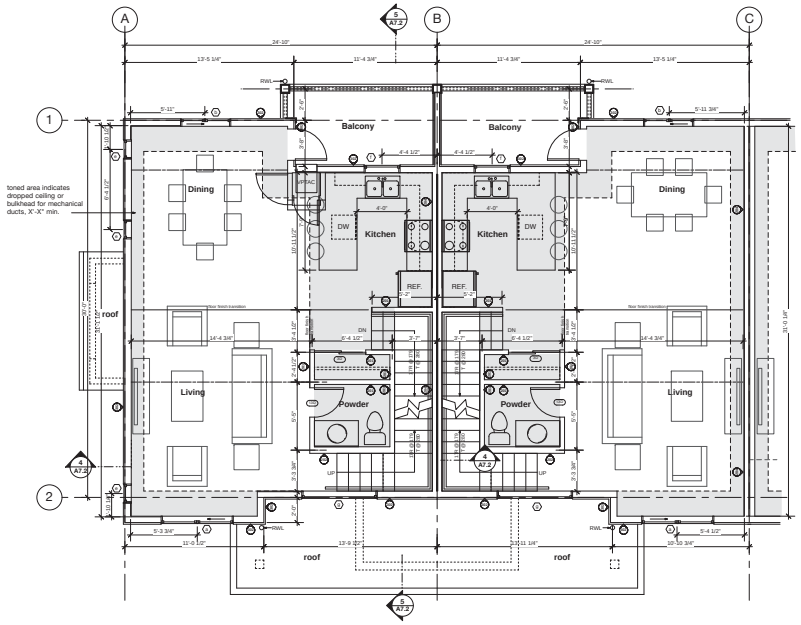
DP16-0124

Planner Initials LK

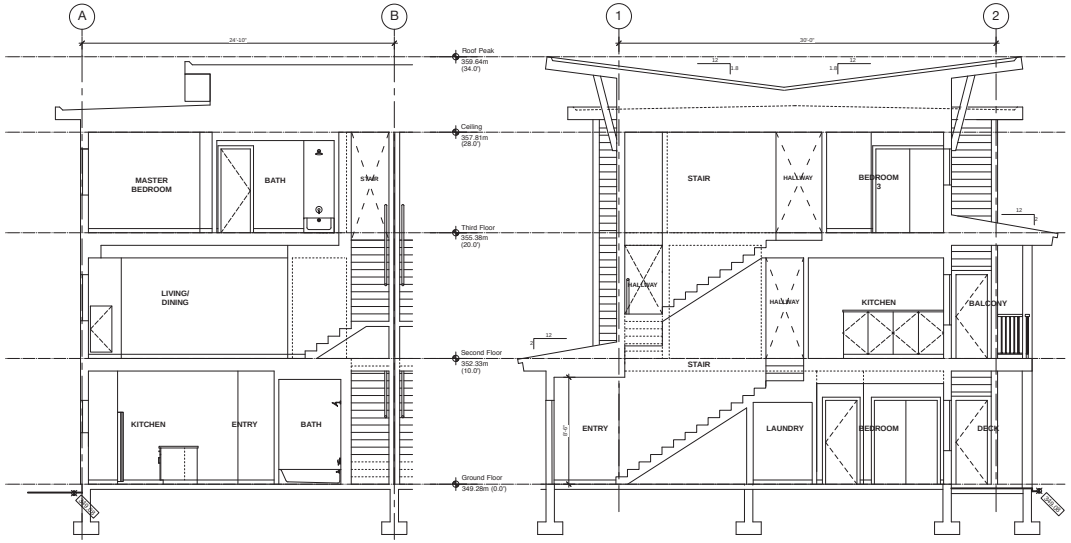
City of Kelowna
COMMUNITY PLANNING



1 **Ground Floor Plan - 1 Bdr Unit**
1/4"=1'-0"
Finished Floor Elevation: 349.28

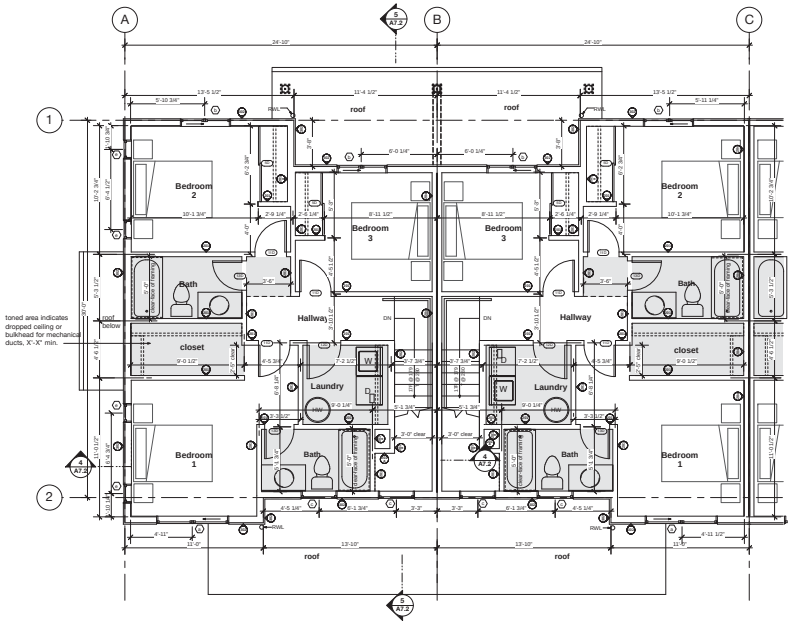


2 **Second Floor Plan - 2 Bdr Unit (lower floor)**
1/4"=1'-0"
Finished Floor Elevation: 352.33



4 **Section @ End Unit**
1/4"=1'-0"

5 **Cross Section @ Townhouses**
1/4"=1'-0"



3 **Third Floor Plan - 2 Bdr Unit (upper floor)**
1/4"=1'-0"
Finished Floor Elevation: 355.38

Codes & Standards:
Conform to latest edition
British Columbia Building Code

Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION
Traine Construction Ltd.
780-998-7363

notes:

dimensions are to face of framing unless otherwise indicated.

Rev. No.	DATE Y/M/D	DESCRIPTION
6	July 26, 2016	revised DPA
5	Jul. 12 2016	review #2
4	Jun. 28 2016	review #1
3	May 05 2016	DP application
2	Apr 11, 2016	review
1	Mar 18, 2016	review

HIGH STREET
Highstreet Ventures Inc.
778-484-5587

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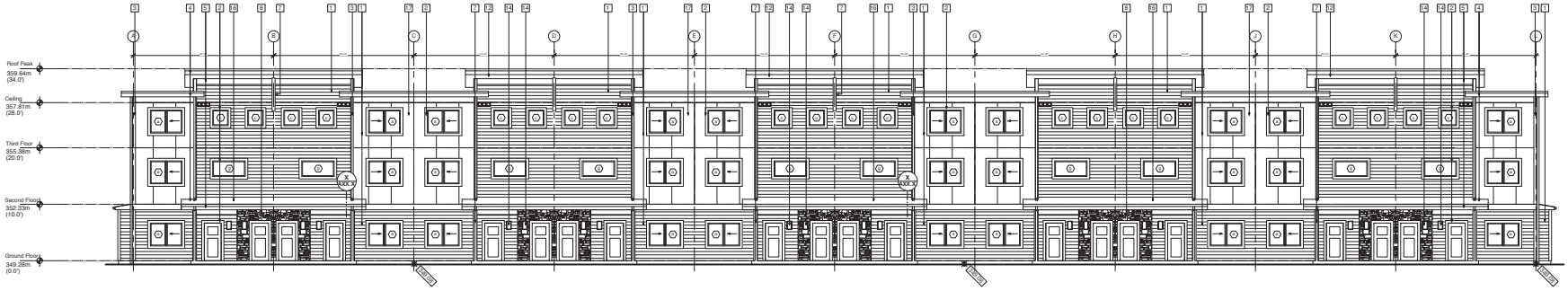
W.D. FISHER ARCHITECT
609-318 Homer Street
Vancouver, B.C. V6B 2V2
604.681.5741

Date March 18, 2016
Drawn
Checked
Scale SCALE: 1/4" = 1'-0"
Seal

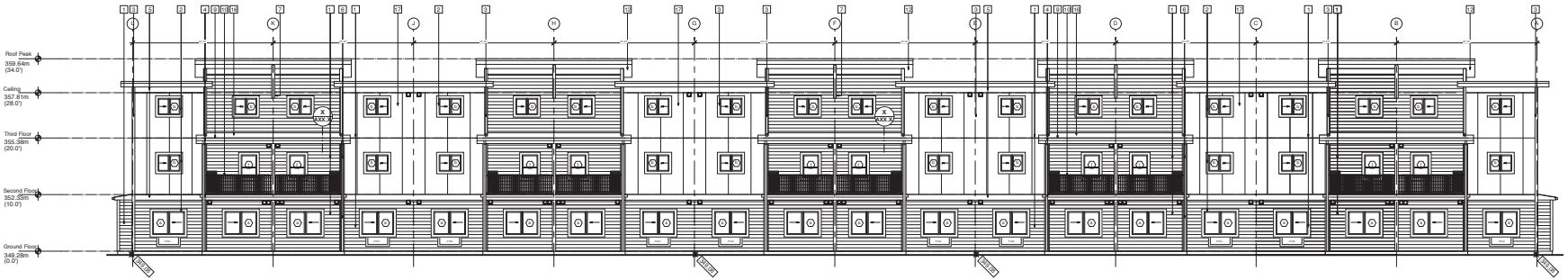
Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building F
Detail Unit Floor Plans

Cad File No.
Project No.
Drawing No. **A07.2**



1 East Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28



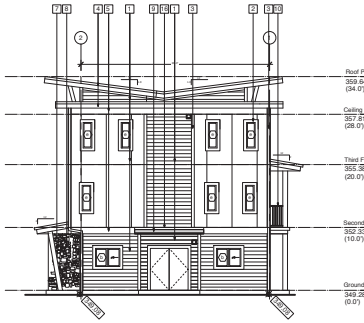
2 West Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28

Window Schedule
NOTE: ALL WINDOWS TO BE TRIPLE GLAZED

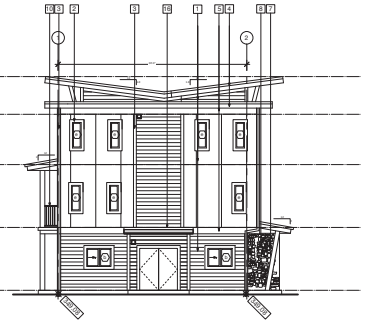
Designation	Family
a*	Sliding Double (white) w/ Trim: 70-7/8" (1800mm) x 47-1/4"(1200mm)
b*	Sliding Double (white) w/ Trim: 48" x 36"
c*	Fixed (white) w/ Trim: 36" x 36" (blinds on bathroom only)
d*	Sliding Double (white) w/ Trim: 48" x 36" w/ obscure glass (frosted)
e*	Fixed (white) w/ Trim: 16" x 48"
f	Sliding Double (white) w/ Trim: 33" x 48"
g	Fixed (white) w/ Trim: 70" x 33"
	* Denotes windows w/ blinds

Exterior Finishes Materials Legend

1. CEMENT BOARD SIDING - (refer to A06.4 for products / colours)
2. TRIM BOARDS (window) 1"x6" - FIBRE CEMENT BOARD - SNOW
3. TRIM BOARDS (vertical) 1"x6" - FIBRE CEMENT BOARD - SNOW
4. TRIM BOARDS (gables + fascia) 1"x10" - FIBRE CEMENT BOARD - SNOW
5. TRIM BOARDS (horizontal) 1"x12" - FIBRE CEMENT BOARD - SNOW
6. COLUMN CLADDING - FIBRE CEMENT BOARD - SNOW
7. CLAD COLUMNS and BEAMS - FIBRE CEMENT BOARD - SNOW
8. CULTURED STONE - COUNTRY LEDGESTONE - BLACK RUNDLE
9. GUTTERS - PRE-FINISHED ALUMINUM - WHITE
10. RAILINGS - PRE-FINISHED ALUMINUM - BLACK
11. DUROID SHINGLE ROOF - IKO CAMBRIDGE 30 - DUAL BLACK
12. SOFFIT - PRE-FINISHED ALUMINUM - WHITE
13. MECHANICAL VENT (#01 Snow White in white-clad areas; #28 Grey elsewhere) - see mech.
14. WALL MOUNTED LUMINAIRE - see electrical
15. HOUSE NUMBER - see spec.
16. METAL ROOFING - see spec.
17. CEMENT BOARD SIDING - Vertical smooth-panel (straight edge)
    Product: ALLURA SMOOTH - "SNOW"



3 North Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28



4 South Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28

ATTACHMENT B
This forms part of application
DP16-0124
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code
Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION
Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
6	July 26, 2016	revised DPA
5	Jul. 12 2016	review #2
4	Jun. 28, 2016	review #1
3	May 05, 2016	DP application
2	Apr 11, 2016	review
1	Mar 18, 2016	review

HIGH STREET
Highstreet Ventures Inc.
778-484-5567

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W.D. FISHER ARCHITECT
928-318 Homer Street
Vancouver, B.C. V6B 2V2
604.681.5761

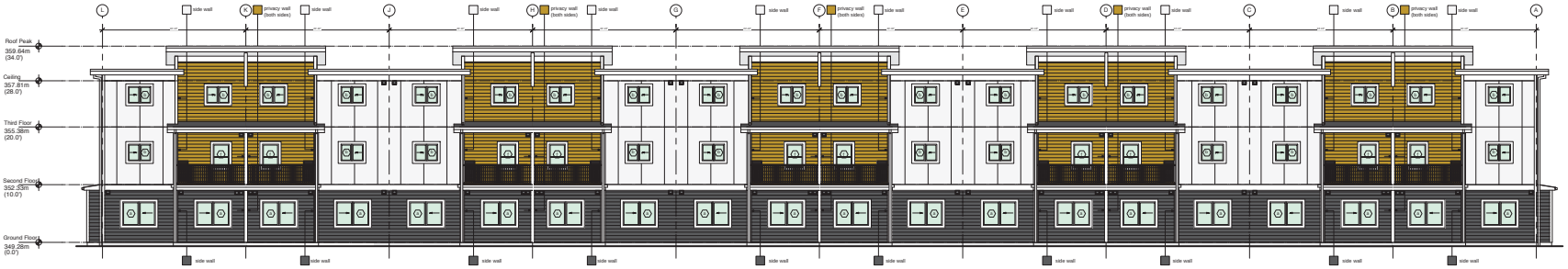
Date March 18, 2016
Drawn
Checked
Scale SCALE: 1/4" = 1'-0"
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building F
Exterior Elevations / Sections

Cad File No.
Project No.
Drawing No. **A07.3**

1 East Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28



2 West Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28

Exterior Finishes Materials Legend - Siding Colours

Vertical smooth-panel siding (straight edge)
Product: ALLURA SMOOTH - "SNOW"

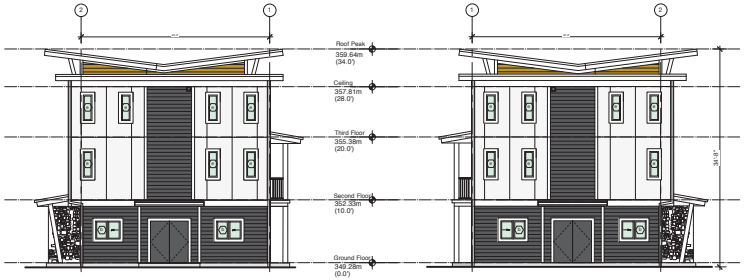
Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: ALLURA CEDAR LAP - "CEDAR"

Standing-seam metal roof
Product: VICWEST WEATHER XL - 56072 "Charcoal"

Horizontal cedar texture siding (straight edge)
8-1/4" panel (7" exposure)
Product: JAMES HARDIE - "NIGHT GRAY"

Cultured stone cladding
Product: BLACK RUNDLE COUNTRY LEDGSTONE

Note: Trim is white unless otherwise noted. Refer to A06.3 for additional details



3 North Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28

4 South Elevation
1/8"=1'-0"
Finished Ground Floor Elevation: 349.28

ATTACHMENT B
This forms part of application
DP16-0124
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Codes & Standards:
Conform to latest edition
British Columbia Building Code
Dimensions:
Contractors shall verify and be responsible for all dimensions on the job site and shall inform the Architect of any discrepancies shown on the drawings.

TRAINE CONSTRUCTION
Traine Construction Ltd.
780-998-7363

notes:

Rev. No.	DATE Y/M/D	DESCRIPTION
6	July 26, 2016	revised DPA
5	Jul. 12 2016	review #2
4	Jun. 28, 2016	review #1
3	May 05, 2016	DP application
2	Apr 11, 2016	review
1	Mar 18, 2016	review

HIGH STREET
Highstreet Ventures Inc.
778-484-5567

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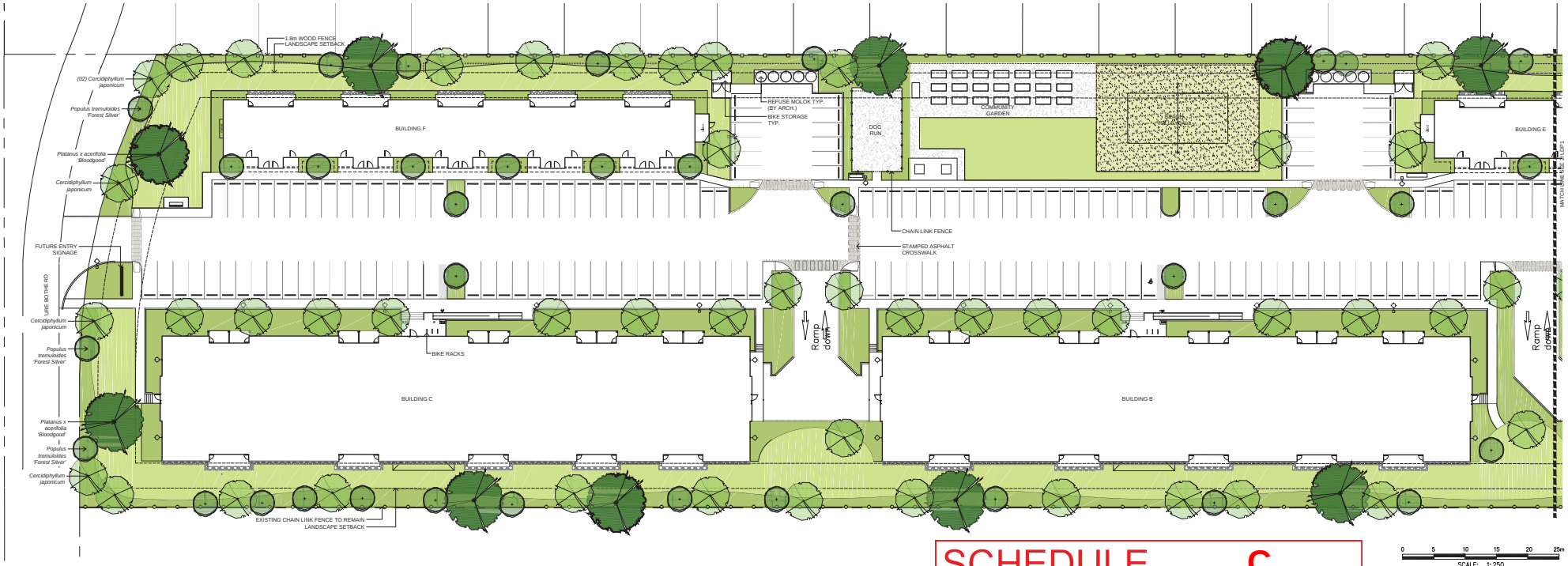
W.D. FISHER ARCHITECT
828-318 Homer Street
Vancouver, B.C. V6B 2V2
604681-5761

Date March 18, 2016
Drawn
Checked
Scale SCALE: 1/4" = 1'-0"
Seal

Project
Mission Flats
1469 K.L.O. Road
Kelowna, BC

Drawing Title
Building F
Exterior Elevations
Exterior Finishes Colour Legend

Cad File No.
Project No.
Drawing No. **A07.4**



1 LDP1 **LANDSCAPE PLAN**
SCALE: 1:250

0 5 10 15 20 25m
SCALE: 1:250

SCHEDULE C

This forms part of application
DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE B.C. LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

SITE PLAN LEGEND:

- DECIDUOUS TREE
- PROPERTY LINE
- 1.8m WOOD PRIVACY FENCE
- SHRUB / PERENNIAL MULCHED PLANTING BEDS
- SOD AREA
- PATIO
- STAMPED ASPHALT
- MULCHED AREA
- BEACH VOLLEYBALL
- 0.5m ROCK MULCH MAINTENANCE STRIP
- BENCH

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
Trees Deciduous				
Cercidiphyllum japonicum	Katsura Tree	6cm Cal	B&B	13,5m x 9m
Fraxinus pennsylvanica 'Rugby'	Prairie Spire Green Ash	6cm Cal	B&B	12,0m x 6,0m
Malus 'Spring Snow'	Spring Snow Crabapple	6cm Cal	B&B	7,0m x 7,0m
Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	6cm Cal	B&B	24,0m x 18,0m
Populus tremuloides 'Forest Silver'	Forest Silver Aspen	6cm Cal	B&B	16,0m x 3,0m
Quercus frainetto 'Schmidt'	Forest Green Oak	6cm Cal	B&B	13,0m x 8,0m
Quercus bicolor 'Bonnie and Mike'	Beacon Oak	6cm Cal	B&B	12,0m x 4,5m
Shrubs				
Cornus alba 'Bailhalo'	Ivory Halo Dogwood	#01	Potted	1,50m x 1,50m
Cornus alba 'Bud's Yellow'	Bud's Yellow Dogwood	#01	Potted	1,5m x 1,5m
Rhus aromatica 'Grow-Low'	Grow-Low Fragrant Sumac	#01	Potted	0,9m x 1,8m
Grasses				
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#01	Potted	1,50m x 0,80m
Calamagrostis x acutiflora 'Overdam'	Variegated Reed Grass	#01	Potted	1,25m x 0,75m
Festuca ovina	Green Fescue	#01	Potted	0,75m x 0,6m
Helictotrichon sempervirens	Blue Oat Grass	#01	Potted	0,75m x 0,75m
Molinia caerulea	Purple Moor Grass	#01	Potted	0,6m x 0,6m
Panicum virgatum 'Shenandoah'	Switchgrass	#01	Potted	1,20m x 0,9m
Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	#01	Potted	0,90m x 1,00m
Pennisetum alopecuroides 'Red Head'	Fountain Grass	#01	Potted	1,20m x 1,00m
Perennials				
Achillea filipendulina 'Cloth of Gold'	Cloth of Gold Yarrow	#01	Potted	1,0m x 0,6m
Echinacea purpurea 'Magnus'	Magnus Coneflower	#01	Potted	1,0m x 0,6m
Eupatorium maculatum 'Gateway'	Joe Pye Weed	#01	Potted	1,5m x 1,0m
Monarda didyma	Scarlet Beebalm	#01	Potted	1,25m x 0,5m
Nepeta x fassenii 'Walker's Low'	Walker's Low Catmint	#01	Potted	0,90m x 0,90m
Perovskia atriplicifolia	Russian Sage	#01	Potted	1,25m x 0,75m
Rudbeckia fulgida 'Goldsturm'	Goldsturm Coneflower	#01	Potted	0,6m x 0,6m
Sedum 'Autumn Joy'	Autumn Stonecrop	#01	Potted	0,70m x 0,60m

1.8m WOOD FENCE

STAMPED ASPHALT

Platanus x acerifolia 'Bloodgood'

Cercidiphyllum japonicum

Malus 'Spring Snow'

Achillea filipendulina 'Cloth of Gold'

Cornus alba 'Bailhalo'

Cornus alba 'Bud's Yellow'

Rhus aromatica 'Grow-Low'

Calamagrostis x acutiflora 'Karl Foerster'

Panicum virgatum 'Shenandoah'

Nepeta x fassenii 'Walker's Low'

Rudbeckia fulgida 'Goldsturm'

Sedum 'Autumn Joy'

Monarda didyma

Eupatorium maculatum 'Gateway'

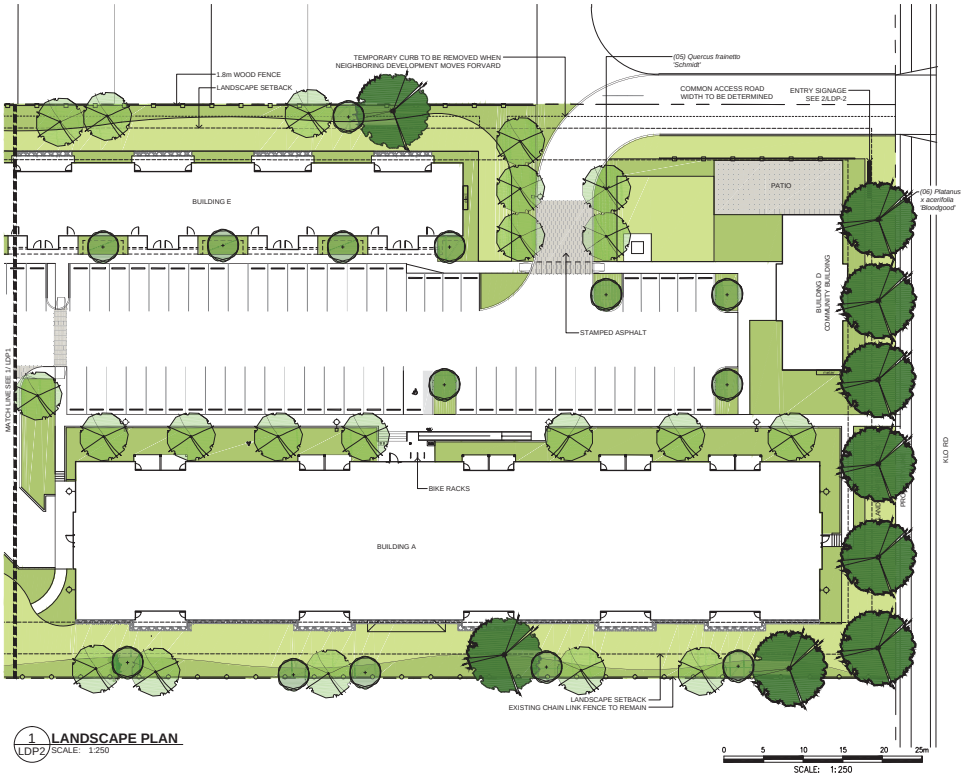
NO.	DATE	DESCRIPTION
5	SEP 05/18	REISSUED FOR DEVELOPMENT PERMIT
4	OCT 05/18	REISSUED FOR DEVELOPMENT PERMIT
3	FEB 27/18	REISSUED FOR DEVELOPMENT PERMIT
2	JUN 27/16	REISSUED FOR DEVELOPMENT PERMIT

PROJECT
MISSION FLATS RESIDENTIAL DEVELOPMENT
1469 KLO ROAD, KELOWNA, BC
CLIENT
HIGHSTREET VENTURES INC.

MMM GROUP
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
540 Leon Ave, Kelowna, BC V1Y 6J6 t: 250.869.1334 f: 250.862.4849 www.mmm.ca

DESIGN BY	BD
DRAWN BY	YY
CHECKED BY	RF
PROJECT NO.	3116017-000
SCALE	1:250

SHEET TITLE
SITE PLAN
SHEET NO.
LDP-1 1 OF 3



1 LDP2 **LANDSCAPE PLAN**
SCALE: 1:250

SITE PLAN LEGEND:

- DECIDUOUS TREE
- PROPERTY LINE
- 1.8m WOOD PRIVACY FENCE
- SHRUB / PERENNIAL MULCHED PLANTING BEDS
- SOD AREA
- PATIO
- STAMPED ASPHALT
- MULCHED AREA
- BEACH VOLLEYBALL
- 0.5m ROCK MULCH MAINTENANCE STRIP
- BENCH

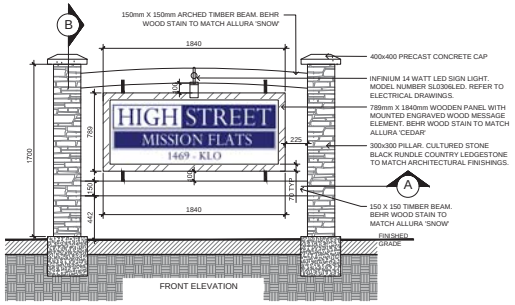
SCHEDULE C

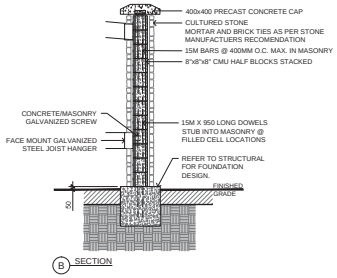
This forms part of application

DP16-0124

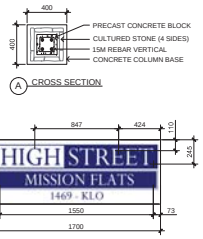
City of Kelowna
COMMUNITY PLANNING

Planner Initials LK





B SECTION



A CROSS SECTION

WOOD MESSAGE ELEMENT

2 LDP2 **ENTRY SIGNAGE**
SCALE: 1:20

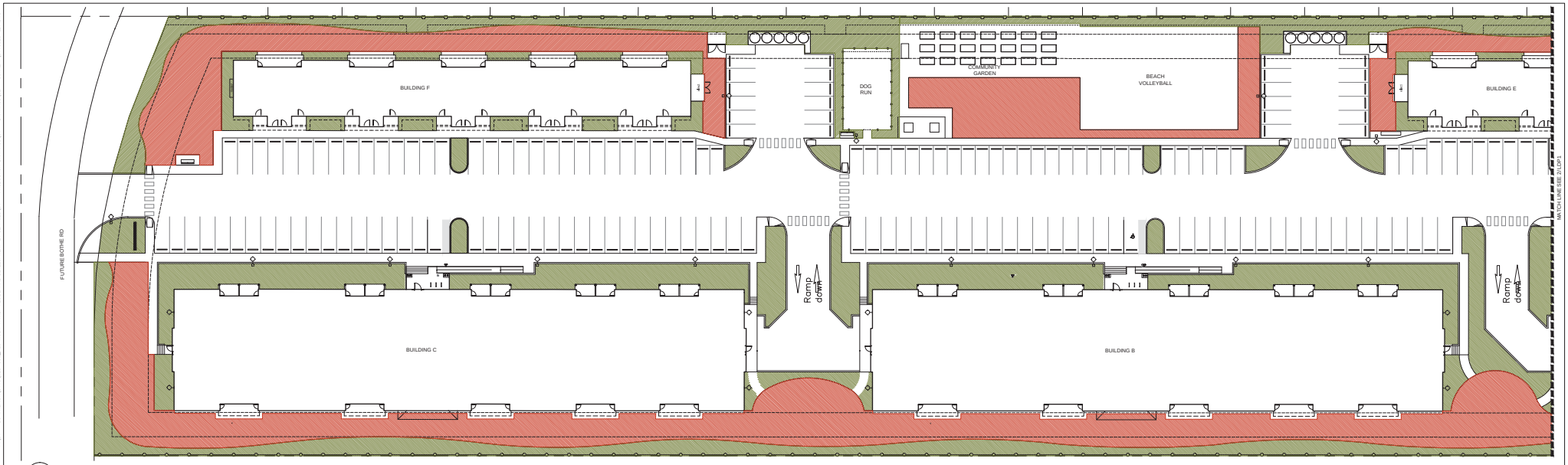
NO.	DATE	DESCRIPTION
5	SEP 05/16	REISSUED FOR DEVELOPMENT PERMIT
4	OCT 6/16	REISSUED FOR DEVELOPMENT PERMIT
3	FEB 27/18	REISSUED FOR DEVELOPMENT PERMIT
2	JUN 27/18	REISSUED FOR DEVELOPMENT PERMIT

PROJECT: MISSION FLATS RESIDENTIAL DEVELOPMENT
1469 KLO ROAD, KELOWNA, BC
CLIENT: HIGHSTREET VENTURES INC.

MMM GROUP
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
540 Leon Ave, Kelowna, BC V1Y 6J6 t: 250.869.1334 f: 250.862.4849 www.mmm.ca

DESIGN BY: BD
DRAWN BY: YY
CHECKED BY: RF
PROJECT NO.: 3116017400
SCALE: AS NOTED

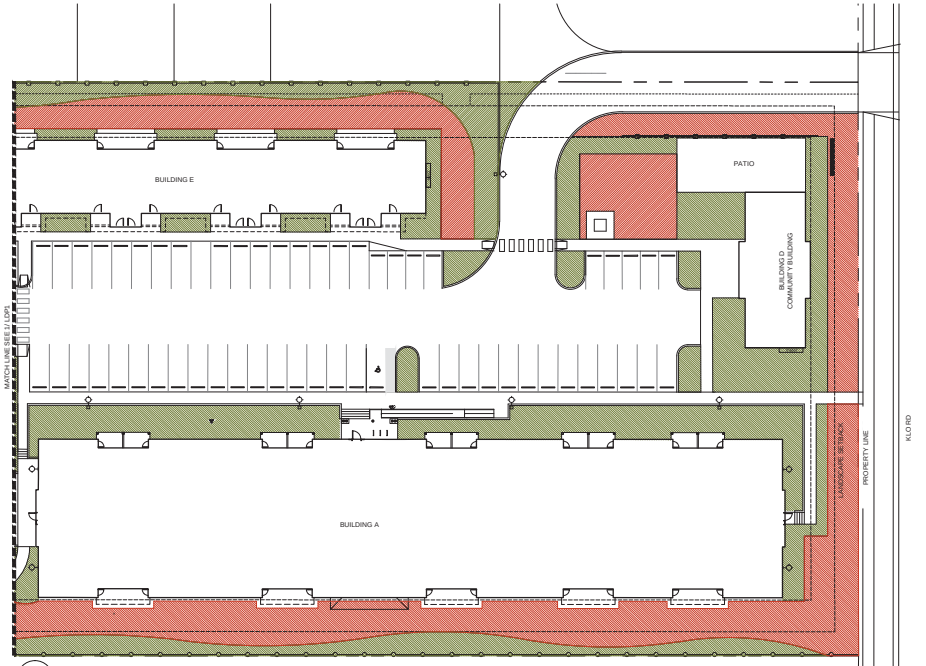
SHEET TITLE: SITE PLAN
SHEET NO.: LDP-2 2 OF 3



1 LDP3 **HYDROZONE PLAN**
SCALE: 1:250

HYDROZONE LEGEND:

- MODERATE WATER REQUIREMENTS (4,170m.sq.)
- HIGH WATER REQUIREMENTS (3,940.0m.sq.)



2 LDP3 **HYDROZONE PLAN**
SCALE: 1:250

SCHEDULE C

This forms part of application

DP16-0124

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

REVISIONS / ISSUED		
5	SEP 05/18	REISSUED FOR DEVELOPMENT PERMIT
4	OCT 05/18	REISSUED FOR DEVELOPMENT PERMIT
3	FEB 27/18	REISSUED FOR DEVELOPMENT PERMIT
2	JUN 27/18	REISSUED FOR DEVELOPMENT PERMIT
NO.	DATE	DESCRIPTION

PROJECT
MISSION FLATS RESIDENTIAL DEVELOPMENT
1469 KLO ROAD, KELOWNA, BC
CLIENT
HIGHSTREET VENTURES INC.

MMM GROUP
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
540 Leon Ave, Kelowna, BC V1Y 6J6 t: 250.869.1334 f: 250.862.4849 www.mmm.ca

DESIGN BY	BD
DRAWN BY	YY
CHECKED BY	RF
PROJECT NO.	3116017400
SCALE	1:250

SHEET TITLE
HYDROZONE PLAN
SHEET NO.
LDP-3 3 OF 3

REPORT TO COUNCIL

Date:	November 7th, 2016		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (AC)		
Application:	DP16-0152 & DP16-0192	**Owner:**	Acorn Resorts GP Ltd., Inc. No. BC0888222
Address:	3450 McKinley Beach Dr	**Applicant:**	GTA Architecture
Subject:	Development Permit Applications		
Existing OCP Designation:	MXT – Mixed Use Tourism		
Existing Zone:	CD18 – McKinley Beach Comprehensive Resort Development		

1.0 Recommendation

THAT Council authorize the issuance of Development Permit DP16-0152 and DP16-0192 for Lot 45, Section 29, Township 23, ODYD, Plan EPP53256, located on 3450 McKinley Beach Dr, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land to be in general accordance with Schedule "C";
4. That the applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permits Applications in order for the permit to be issued.

AND FURTHER THAT the Development Permits be valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To review two Form & Character Development Permits; one permit for 9 semi-detached dwellings and another permit for 64-units within two 5 ½ storey multi-family buildings.

3.0 Community Planning

Council approved the original area structure plan and comprehensive development zone (CD18) in 2004. CD18 included only a few development restrictions while guaranteeing 1300 residential units. Achieving that amount of density on the hillside area is technically challenging and will diverge from some of the City's Hillside Guidelines. See Section 5.0 to view a sample summary of the hillside design guidelines.

The buildings are oriented with the natural topography (i.e. the greatest horizontal dimension is parallel with, not perpendicular to, the natural contour of the land). Although, the individual buildings do not 'step back' with the slope (as per the hillside guidelines), the location of the semi-detached dwellings downslope of the 5 ½ storey multi-family buildings will provide a transitional appearance for the overall site. The choice to limit the multi-family building to a single loaded corridor helps reduce the bulk and massing of the buildings. Further, the applicant has provided a landscape plan and a site restoration plan associated with a three-year maintenance plan that should help to mitigate the disturbed areas. Community Planning is supportive of the Development Permit in order to achieve the approved density in the neighbourhood.

4.0 Proposal

4.1 Project Description

The subject property is currently vacant. The proposal contains a strata road running north-south with the semi-detached units located on the west side of the road or on the downslope portion. The 64-unit multi-family buildings are located upslope and to the east of the strata road. The project proposes a single loaded corridor with all the suites facing the lake. See applicant's rationale letter for more detail of the proposal.

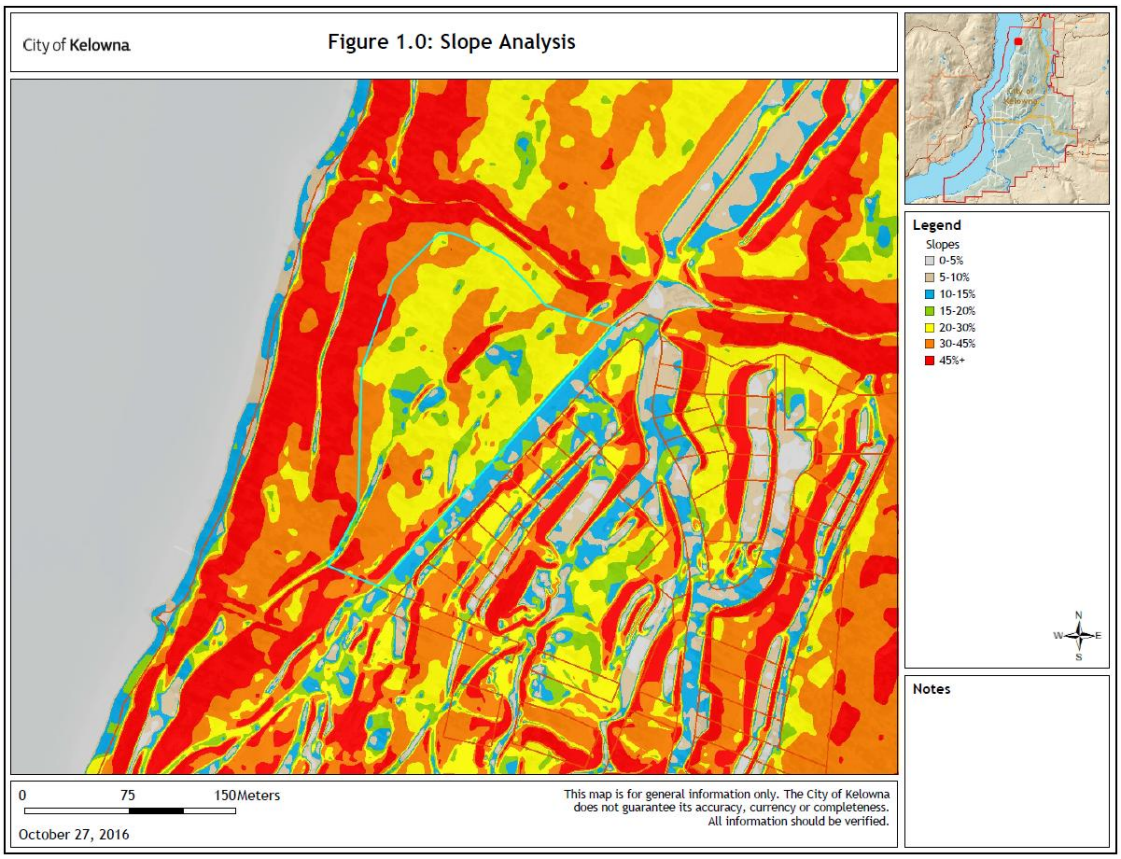


Figure 2.0: Site Plan

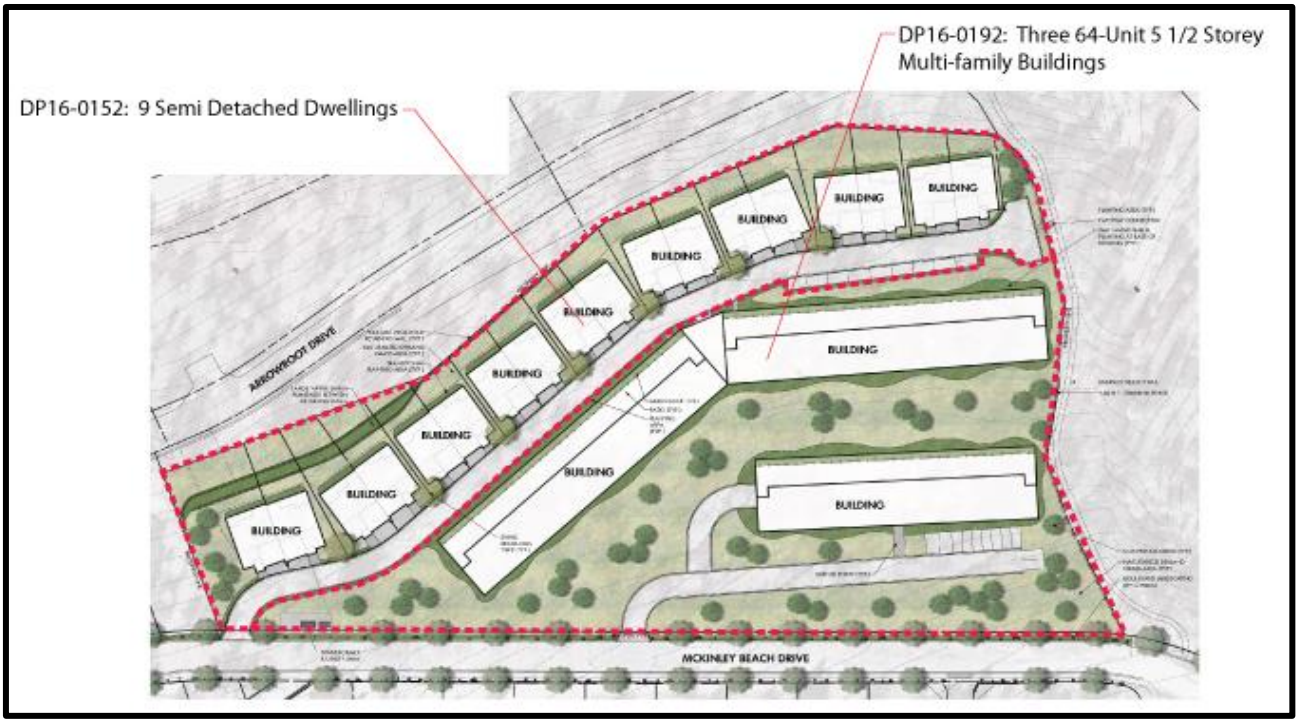


Figure 3.0: Colour Rending

4.2 Site Context

The site is located within the McKinley Beach neighbourhood. The subject property is designated MXT (Mixed Use Tourism) and the lot is within the Permanent Growth Boundary. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD18 - McKinley Beach Comprehensive Resort Development	Residential
East	CD18 - McKinley Beach Comprehensive Resort Development	Residential
South	CD18 - McKinley Beach Comprehensive Resort Development	Residential
West	CD18 - McKinley Beach Comprehensive Resort Development	Residential

Subject Property Map: 3450 McKinley Beach Drive

4.3 Zoning Analysis Table

Zoning Analysis Table – DP16-0152 (Semi-Detached Dwellings)		
CRITERIA	**CD18 ZONE REQUIREMENTS**	**PROPOSAL**
Development Regulations		
Height	29.5 m / 6.5 storeys	1 storey upslope / 3 storeys downslope (<29.5m)
Front Yard Setback	0.0 m	Varies (~ 2.5m)
Side Yards Setback	Min 0.0 m	Varies (~ 1.2m)
Rear Yard Setback	0.0 m	Varies (~ 17m)
Max Gross Floor Area	350 m^2 (excluding garage)	Max 293.5 m^2
Max Main Floor Footprint	175 m^2 (excluding garage)	Max 127 m^2
Site coverage of buildings	n/a	n/a
Site coverage of buildings, driveways & parking	n/a	n/a
Parking Regulations		
Minimum Parking Requirements	2 spaces per dwelling = 36stalls	36 parking stalls

Zoning Analysis Table – DP16-0192 (Multi-Family Bldgs)		
CRITERIA	**CD18 ZONE REQUIREMENTS**	**PROPOSAL**
Development Regulations		
Height	29.5 m / 6.5 storeys	5.5 storeys (9.0m)
Front Yard Setback	0.0 m	large
Side Yards Setback	0.0 m	South (large) North (Small <5m)
Rear Yard Setback	0.0 m	large
Site coverage of buildings	n/a	n/a
Site coverage of buildings, driveways & parking	n/a	n/a
FAR	n/a	1.14
Parking Regulations		
Minimum Parking Requirements	1 space per dwelling = 64 stalls	96 parking stalls
Minimum Bicycle Parking	Class 1: 0.5/ D.U = 32 stalls Class 2: 0.1 / D.U = 7 stalls	Class 1: 64 stalls Class 2: 7 stalls

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 – Development Process – Policy 10 - North McKinley:

- Not approve any additional residential uses or densities (beyond existing zoning) for lands in the North McKinley area designated in the OCP for mixed use tourism use.

Chapter 13 – Hazardous Condition DP – General Guidelines:

- Disturbance of steep slopes and hazardous condition areas will be avoided in accordance with City of Kelowna hillside development guidelines.

Chapter 14 - Comprehensive Development Permit Area (Multiple Unit Residential, Commercial, and Industrial Design Guidelines):

OBJECTIVES

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Highlight the significance of community institutional and heritage buildings; and
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).
- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

Chapter 16 – Intensive Residential (Hillside Design Guidelines):

OBJECTIVES

- Promote development that respects the terrain, vegetation, drainage courses and constraints related to the hillside environment of the site;
- Promote the siting of buildings and designs that are compatible with the steep slope context;
- Minimize visual impact on the hillside through appropriate siting, finishes, materials and colours;
- Preserve the natural, hillside character and avoid scarring;
- Ensure compatibility with existing neighbourhood or streetscape; and
- Promote a high standard of design, construction and landscaping.
- Ensure road design and anticipated use (e.g. parking) provides for a safe environment and ease of on-going maintenance.

POLICIES

- (1.3) Set buildings into the hillside and step up or down the slope to mimic the natural topography;
- (1.4) Avoid placing tall buildings at high points on the site or in highly visible areas;
- (1.9) Ensure any structures, building faces, street or building lighting do not dominate the landscape.
- (2.1) Preserve any slopes greater than 30% as undisturbed unless roads are required to access developments;
- (2.4) Minimize cut and fill excavation to preserve the natural topography of the hillside. Necessary cuts and fills should be balanced to reduce trucking costs;

- (5.3) Stagger siting of buildings and screen with mature vegetation to minimize the "wall effect";

6.0 Technical Comments

6.1 Building & Permitting Department

The Edge (Semi-Detached)

1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
2) Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
3) The drawings submitted for Building Permit application are to indicate the method of non-combustible fire separations between the dwellings. No overlapping roof projections would be allowed
4) The generic details on the drawings are not code compliant to BCBC 2012 and will require corrections prior to submittal.
5) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

Granite (6 storey Multi-family)

1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
2) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
3) Fire Department access, turn a rounds / hammer heads and private hydrant locations are too verified with Kelowna Fire Department.
4) A Structural and code analysis peer review may be required at time of building permit application.
5) Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
    a. This property is outside the Fire Department's minimum 10 minute response time as defined by BCBC which affects fire separations and unprotected openings. These Spatial requirements are to be addressed in the code analysis which may affect the form and character (glazing on rear and side property line).
    b. The elevator is to access the top floor with direct access to each unit and preferably without access from an exterior passage. Exterior pathways are required and maintained to provide access to a second exit for proper exiting requirements. Please provide how this access to exiting from the upper level will be achieved.
    c. The elevator appears to be in a dead end corridor.
    d. Vestibules required between parkade and the exit stairs

e. The storage lockers in the parkade may define the floor as an F2 Occupancy classification

f. Additional doors and/or corridors may be required to meet minimum exiting requirements.

g. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.

h. Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.

6) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.

7) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s) / area(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.

8) An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits, spatial calculation for any windows in exit stairs, etc.

9) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.

10) Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking storeys. The location and noise from these units should be addressed at time of Development Permit.

11) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

6.2 Development Engineering Department

See Memos (Attachment 'A') dated July 26th 2016 & August 8th 2016.

6.3 Fire Department

The Edge (Semi-Detached)

1) Engineered Fire Flow calculations are required to determine Fire Hydrant requirements. All the hydrant(s) shall be operational PRIOR to the start of construction. Should this be a strata community, the hydrants will be deemed private hydrants

2) Fire Department access is to be met as per BCBC 3.2.5. Some of the roadways do not appear to have a proper turning radius on corners or a proper turn around facility.

3) The houses shall be accessible from the street they are addressed off of - lanes are not considered emergency access routes. If lanes are utilized, they shall be named and meet the requirements of the BCBC for FD access.

4) Ensure the length of the cul de sac does not exceed 200 metres as per Bylaw 7900

5) Requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met,
6) The distance to a firehall for response will likely require the homes to follow the BCBC Division B Part 9 for fire department response times.
7) Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
8) This area has completed extensive wildfire mitigation
9) A secondary emergency egress road shall be completed prior to construction
10) Do not issue BP unless all life safety issues are confirmed complete.

Granite (Multi-Family Bldgs)

11) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
12) The multi-family buildings shall be addressed off of the street it is accessed from. A visible address must be posted on this street. as per City of Kelowna By-Laws.
13) Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
14) A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD
15) Fire Department access is to be met as per BCBC 3.2.5. - the turnaround facility shall accommodate KFD's largest truck that is 50 ft in length
16) Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
17) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met
18) Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
19) Contact Fire Prevention Branch for fire extinguisher requirements and placement.
20) Fire department connection is to be within 45M of a fire hydrant - unobstructed.
21) ensure FD connection is clearly marked and visible from the street
22) standpipes to be located on intermediate landings.
23) sprinkler zone valves shall be accessible as per fire prevention bylaw
24) dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage
25) do not issue BP unless all life safety issues are confirmed.

6.4 <u>Glenmore-Ellison Irrigation District (GEID)</u>

- Applicant will need to contact GEID and resolve any issues prior to Building Permit.

7.0 Application Chronology

Date of Application (DP16-0152): June 15th 2016
Date of Application (DP16-0192): August 3rd 2016

Report prepared by:

_____
Adam Cseke

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved for: ☐ Ryan Smith, Community Planning Department Manager

Attachments:

Development Engineering Memo dated July 26th 2016 (DP16-0152) & August 8th 2016 (DP16-0192)
DP16-0152
DP16-0192

CITY OF KELOWNA

MEMORANDUM

Date:	July 26, 2016	
File No.:	DP16-0152	
To:	Community Planning (AC)	
From:	Development Engineering Manager	
Subject:	3540 McKinley Beach Road	Multi-Family Form and Character

Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the form and character of the proposed Multi Family Project.

The proposed development is within Strata Lot 45, Plan EPP53256

Development Engineering has no comment regarding the form and character of the proposed buildings.

Proposed driveway access and turn around must be acceptable to the City fire department.

For servicing requirements refer to file S16-0051

Purvez Irani, MS, P.Eng, PTOE.
Development Engineering Manager
JF

CITY OF KELOWNA

MEMORANDUM

Date: August 8, 2016

File No.: DP16-0192

To: Community Planning (AC)

From: Development Engineering Manager

Subject: 3540 McKinley Beach Road Development Permit for Form and Character

Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the form and character of the proposed 64 Unit, 4 ½ story condo Building

The proposed development is within Strata Lot 45, Plan EPP53256

Development Engineering has no comment regarding the form and character of the proposed buildings.

Proposed driveway access and turn around must be acceptable to the City fire department.

For servicing requirements refer to file S16-0051

Purvez Irani, MS, P.Eng, PTOE.
Development Engineering Manager
RO

DEVELOPMENT APPLICATION / DESIGN RATIONALE

A15-03

Granite at McKinley

Kelowna, B.C.

July 05, 2016

Prepared by:

Architecture
Interior Design and Planning
Building Envelope Consulting

ARCHITECTURE

Garry Tomporowski Architect Ltd.
Kelowna, B.C. 250.979.1668

Prepared For:

Acorn Homes Inc.

To be Submitted to:

City of Kelowna
Development Services

ARCHITECTURE

Garry Tomporowski
Architect Ltd
243 – 1889 Springfield Road
Kelowna, BC Canada V1Y 5V5
Phone: 250. 979.1668 Fax: 250.979.4366
Email: gtaoffice@shawbiz.ca

TABLE OF CONTENTS

1.0 OVERVIEW 1

2.0 THE PROJECT 1

3.0 SITE AND PARKING ACCESS 2

4.0 THE BUILDING 2

5.0 SUMMARY 2

1.0 OVERVIEW

The Granite at McKinley Beach Project by Acorn Communities Ltd. boldly presents Kelowna with a masterfully designed and highly articulated luxury living option in the heart of McKinley Beach Resort.

With this project, the Developers of the West Avenue Lofts and Sunset Ranch are extending their expertise into the core of McKinley Landing a project to expand the standards of gracious living in one of Kelowna's newest resort communities.

Acorn Communities Ltd. together with the GTA Ltd. and Outland Design Landscape Architecture have created a Okanagan Modern designed complex consisting of 64 units in a four and a half (4 ½) storey medium rise building which takes its cues from the local terrain.

Very special attention has been paid to the landscaping both in the front edge of the building and rear yards, which help to integrate the project into the sloping site. The building has also been articulated to follow the natural contours of the landscape and take full advantage of the spectacular lake views.

2.0 THE PROJECT

Nestled on the slopes of the Okanagan Valley the project has ready access to kilometers of trails, is close to McKinley Beach and marina. It will also be a short walk to the nearby village centre with its shops and winery. The units will be designed for daily living with long term stays the focus. This will be a great place to come and relax any time of year, or live on a full time basis as "snowbirds".

We anticipate that this building will help to set the standard for the future of McKinley beach.

Immediately below Granite at McKinley are The Edge duplexes and further up the hill is the proposed second phase of the development, - both developed with similar style and panache.

This design meets all of the objectives of the CD18 Area III zoning. As the community develops, more amenities will become available, further supporting the people living in the building without having to drive very far. A number of the COEPD measures have been reviewed and integrated into the design of the project.

GTA has reviewed the *Sustainability Checklist* in preparation of the project and we have included as many options as possible for consideration at this time, and many more will be considered during the Building Permit Drawings stage.

3.0 SITE AND PARKING ACCESS

The majority of the parking is provided under the building in secured garages which are accessed from the front of the building with covered spaces available for visitors outside.

The exposed parkade is to be decorated to blend in with the natural terrain, and offers a turnaround enclosed by a central, welcoming animated feature of stone, flowers and water.

4.0 THE BUILDING

An example of rustic elegance, Granite at McKinley provides modern living, gracious outdoor living space, large rooftop terraces and common area, with ample storage and parking. The building finishes and colors draw from the natural setting. Each unit is positioned to take full advantage of the elevation above Lake Okanagan allowing for spectacular views. Through careful planning the building can be built in two phases to allow one half to be occupied while the second is underway, preventing the all too common vacant construction site.

All suites have generous balconies or terraces to encourage people to enjoy the Okanagan climate. . These areas will also be serviced with gas hook-ups for barbecues. The rooftop terraces will have hot and cold water for clean-up and domestic use and the potential for hot tubs. The leading edges of the parkade roof will be designed to accommodate growing mediums and rooftop plantings are encouraged to allow for decorative plantings helping the building to blend further with its surroundings. The exposed face of the parkade will be buffered with intermediate plants in trenches and short, stepped retaining walls for planting to reduce the overall mass of the wall.

The unique single loaded corridor design, offers each suite full views of the lake, surrounding natural habitat and the distant mountain vistas. We have skillfully developed a transition area between the two halves of the buildings to break up the mass and provide visual interest, all while remaining in bounds of the total design concept.

The well articulated landscape plan, integrated with the building finishes will have the building rising out of the earth, appearing as a natural progression.

5.0 SUMMARY

The Developers and design team felt that the combination of a high class design coupled with leading edge technology and modern building materials will provide for a solid building project. As a

group, we feel that this will become the iconic Okanagan Resort Community, developed in quintessential style.

END

DEVELOPMENT PERMIT

City of Kelowna

APPROVED ISSUANCE OF DEVELOPMENT PERMIT

File Number	DP16-0152
Issued To:	Acorn Resorts GP Ltd., Inc. No. BC0888222
Site Address:	3450 McKinley Beach Dr
Legal Description:	Lot 45, Section 29, Township 23, ODYD, Plan EPP53256
Zoning Classification:	CD18 - McKinley Beach Comprehensive Resort Development
Developent Permit Area:	Comprehensive Development Permit Area

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0152 for Lot 45, Section 29, Township 23, ODYD, Plan EPP53256 located at 3450 McKinley Beach Dr, Kelowna, BC be approved subject to general conformance to the drawings (Schedule “A”, “B”, & “C”) attached to this permit.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

a) Cash in the amount of $____58,878.75____ OR

b) A Certified Cheque in the amount of $____58,878.75____ OR

c) An Irrevocable Letter of Credit in the amount of $ 58,878.75 .

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.

b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent	Date
Print Name in Bold Letters	Telephone No.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016.

Ryan Smith, Community Planning Department Manager Community Planning & Real Estate	Date

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER

SCHEDULE B

This forms part of application

DP16-0152

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC

SCHEDULE B

This forms part of application

DP16-0152

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

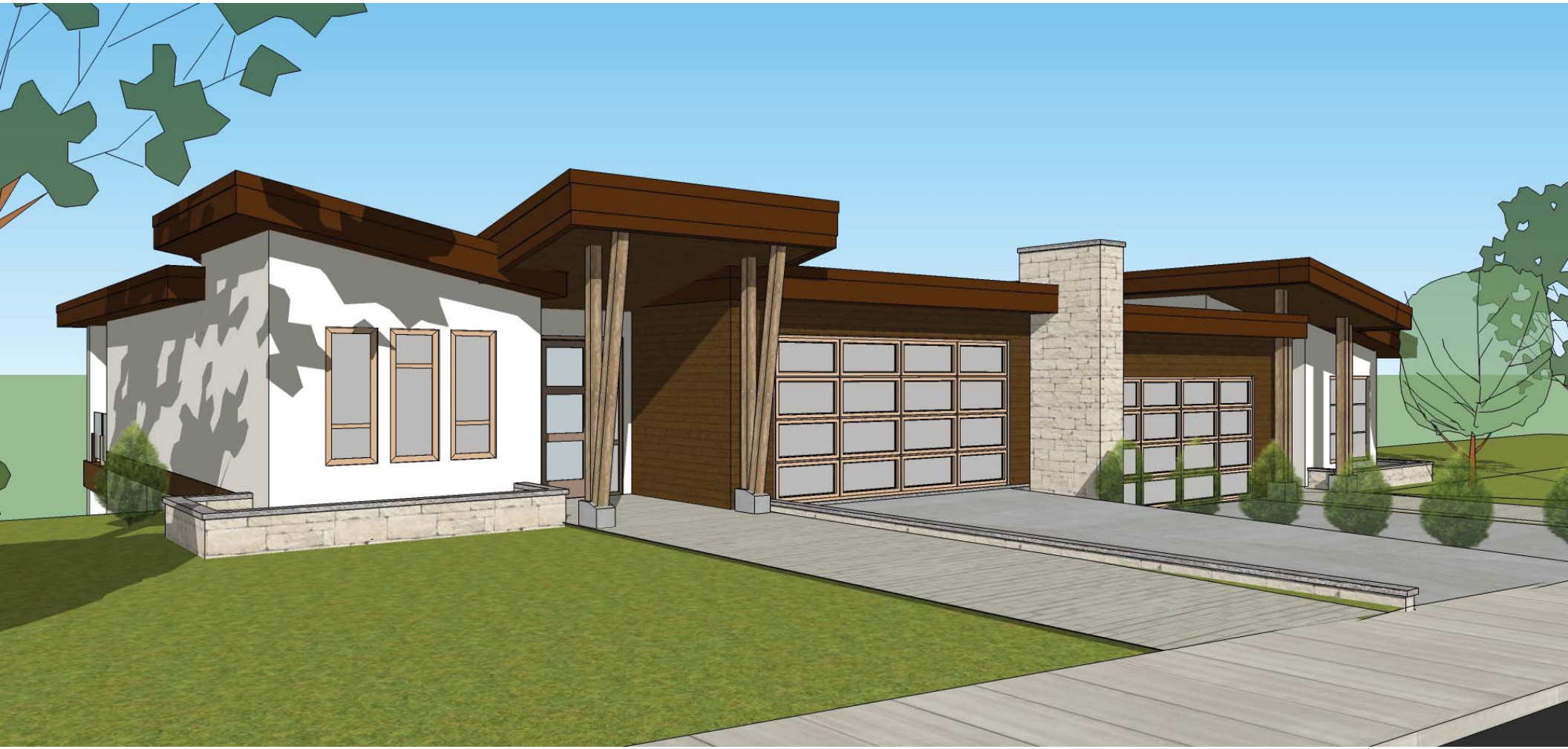
SCHEDULE B

This forms part of application

DP16-0152

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



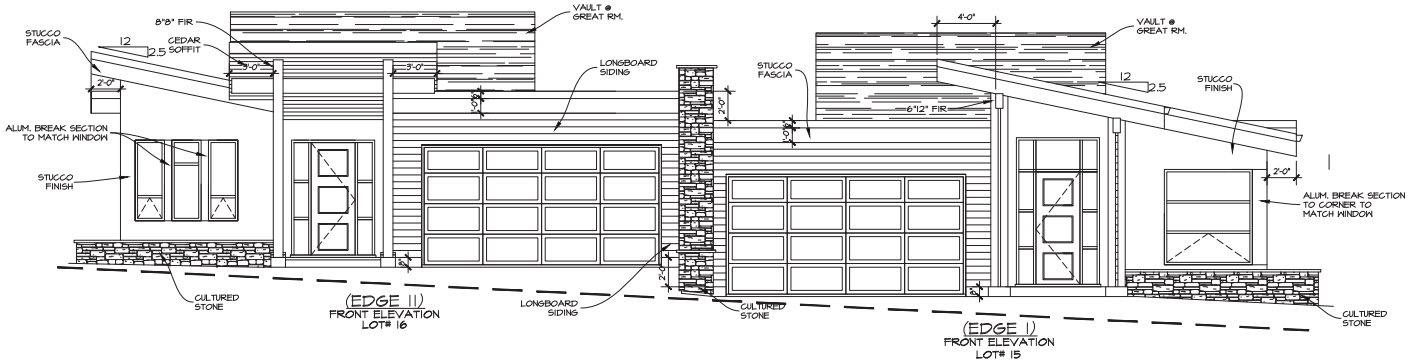
SCHEDULE B

This forms part of application

DP16-0152

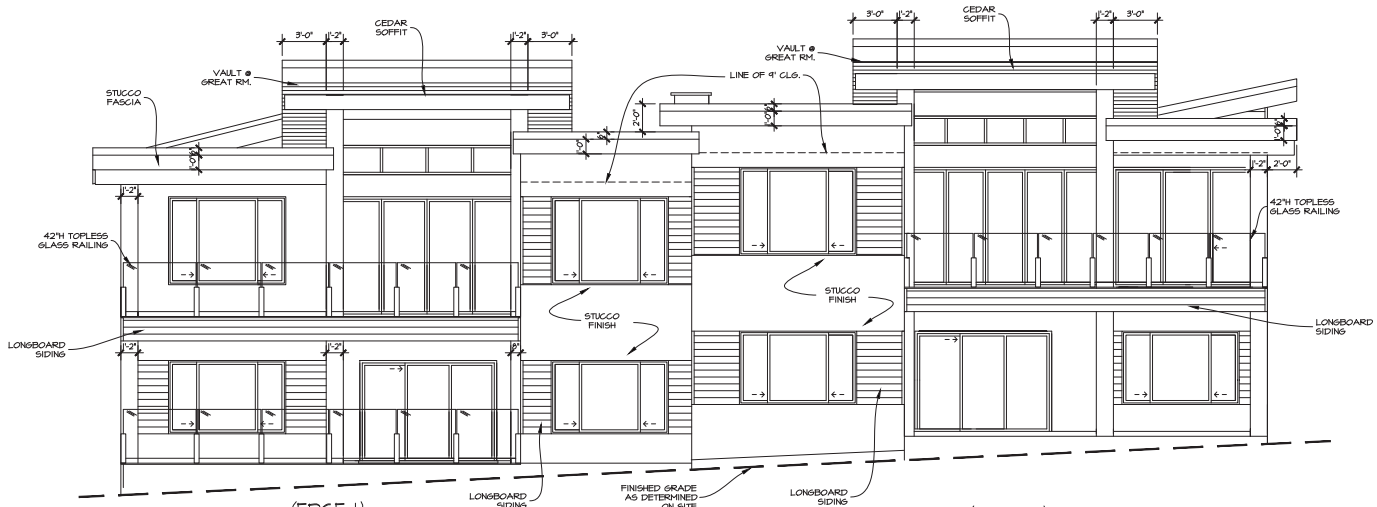
Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



(EDGE II)
FRONT ELEVATION
LOT# 16

(EDGE I)
FRONT ELEVATION
LOT# 15



(EDGE I)
REAR ELEVATION
LOT# 15

(EDGE II)
REAR ELEVATION
LOT# 16

ERRORS AND OMISSIONS

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Acorn HOMES
McKinley Beach, Kelowna
Ph: 491-0095

DEVELOPERS APPROVAL
NAME:
DATE:
SIGNATURE:

Acorn Homes
McKinley Beach
491-0095

EVAN GILBERT
drafting & design
778.478.7722

PROJECT TITLE
LOT 15/16

EDGE1 / EDGE2

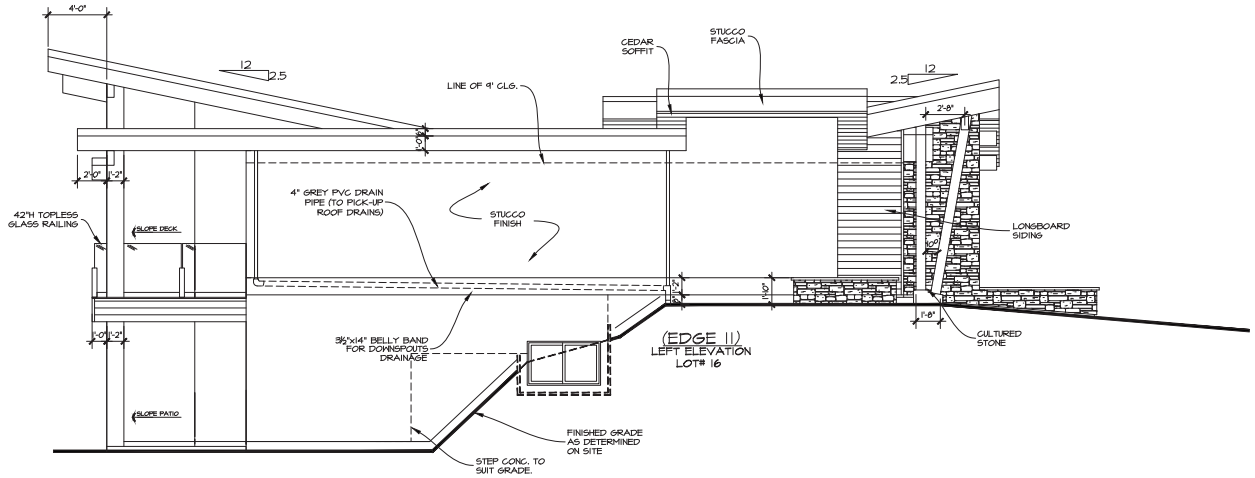
CUSTOMER:	LOT 15: EDGE I SHOWHOME LOT 16: EDGE II SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	1/4" = 1'0"
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

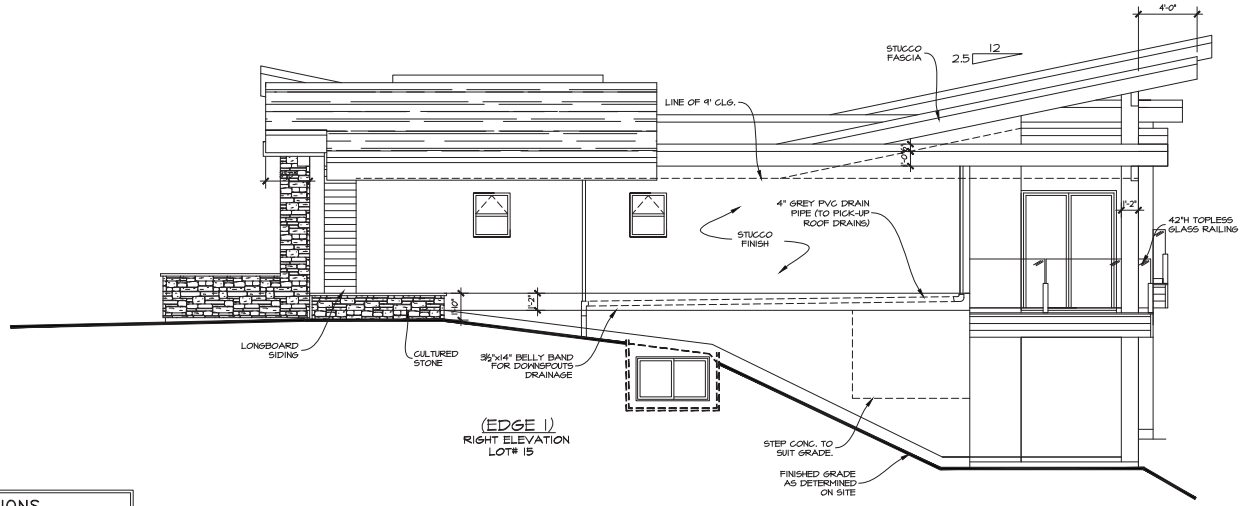
SHEET NAME
FRONT & REAR ELEVATION

PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER:
	438
SHEET NUMBER	SHEET
A1	1 OF 9

SCHEDULE A & B
This forms part of application
DP16-0152
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING





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McKinley Beach, Kelowna
Ph: 491-0095

DEVELOPERS APPROVAL

NAME: _____
DATE: _____
SIGNATURE: _____

Acorn Homes
McKinley Beach
491-0095

EVAN GILBERT
drafting & design
778.478.7722

PROJECT TITLE
LOT 15/16

EDGE1 / EDGE2

CUSTOMER:	LOT 15: EDGE I SHOWHOME LOT 16: EDGE II SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	1/4" = 1'0"
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

SHEET NAME
LEFT & RIGHT ELEVATION

PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER: 438
SHEET NUMBER A2	SHEET 2 OF 9

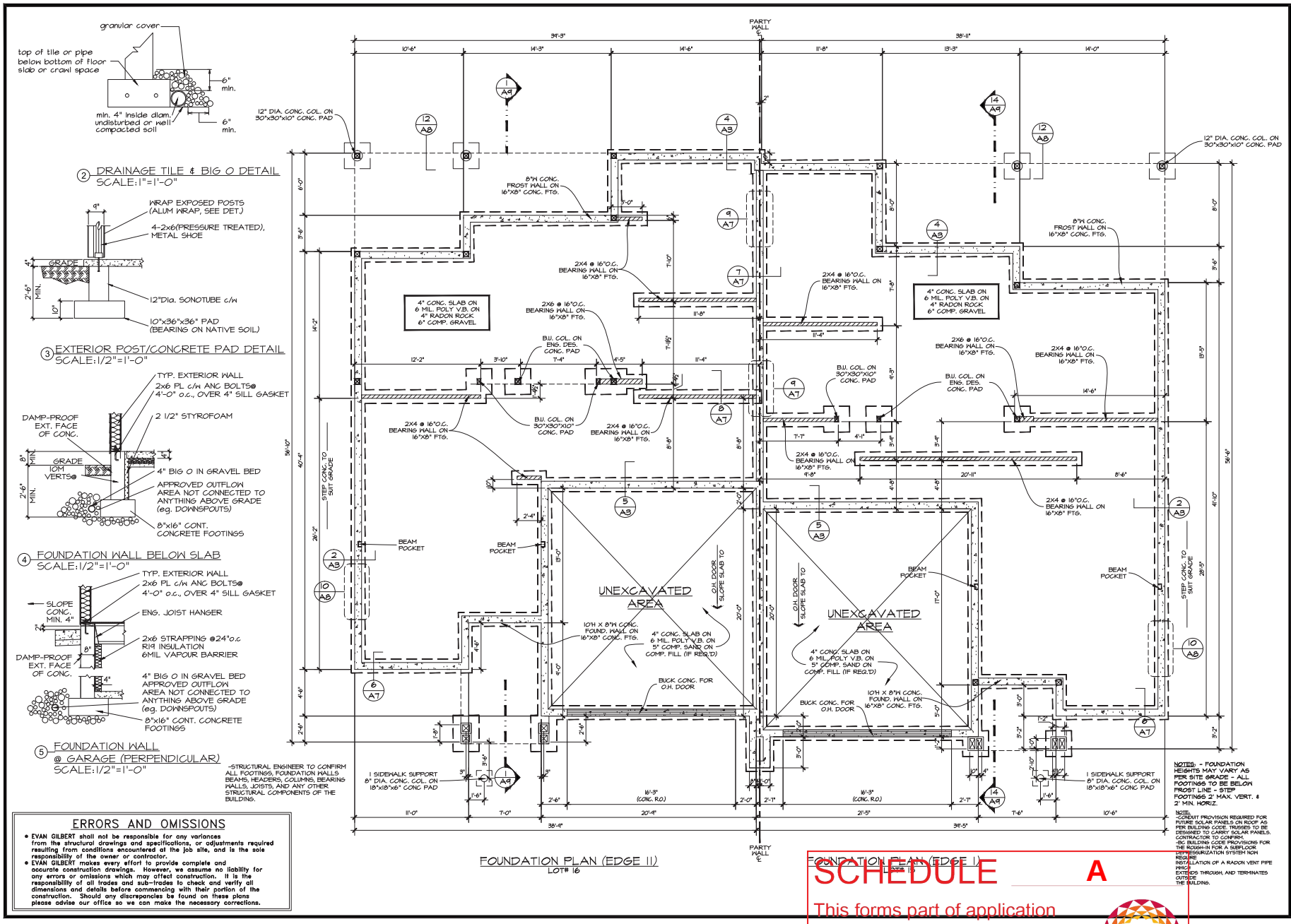
SCHEDULE A & B

This forms part of application

DP16-0152

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



NOTES. - FOUNDATION HEIGHTS MAY VARY AS PER SITE GRADE - ALL FOOTINGS TO BE BELOW FROST LINE - STEP FOOTINGS 2' MAX. VERT. & 2' MIN. HORIZ.

NOTE:
-CONDUIT PROVISION REQUIRED FOR FUTURE SOLAR PANELS ON ROOF AS PER BUILDING CODE. TRUSSES TO BE DESIGNED TO CARRY SOLAR PANELS. CONTRACTOR TO CONFIRM.
-BC BUILDING CODE PROVISIONS FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM NOW REQUIRE INSTALLATION OF A RADON VENT PIPE WHICH EXTENDS THROUGH, AND TERMINATES OUTSIDE THE BUILDING.

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Acorn HOMES
McKinley Beach, Kelowna
Ph: 491-0095

DEVELOPERS APPROVAL
NAME:
DATE:
SIGNATURE:

Acorn Homes
McKinley Beach
491-0095

EVAN GILBERT
drafting & design
778.478.7722

PROJECT TITLE
LOT 15/16

EDGE1 / EDGE2

CUSTOMER:	LOT 15: EDGE I SHOWHOME LOT 16: EDGE II SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	1/4" = 1'0"
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

SHEET NAME
FOUNDATION PLAN & DETAILS

PROGRESS
FOR CONSTRUCTION

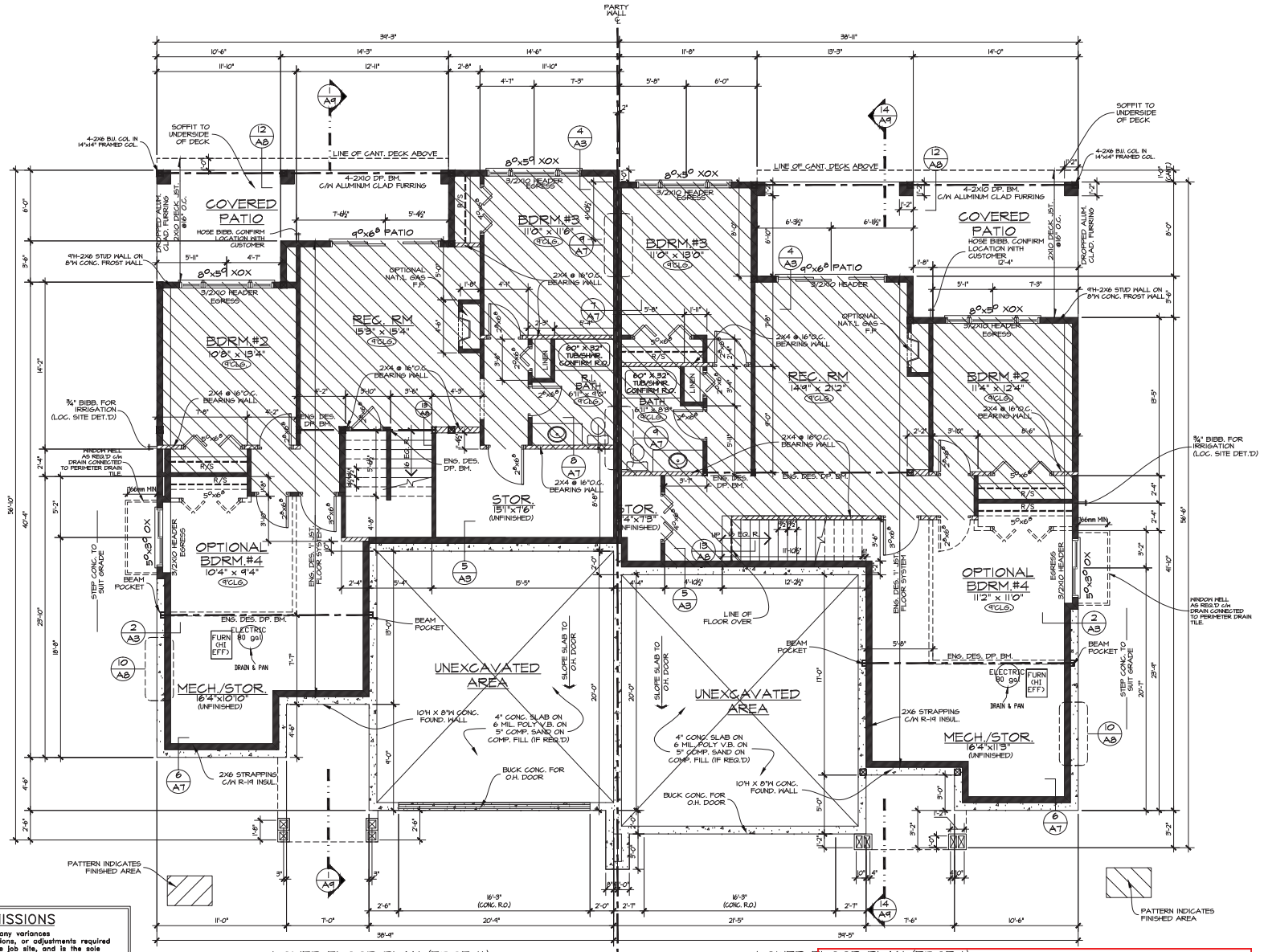
REVISION	PLAN NUMBER:
	438
SHEET NUMBER	SHEET
A3	3 OF 9

SCHEDULE A

This forms part of application
DP16-0152

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



NOTES:
- FOUNDATION HEIGHTS MAY VARY AS PER SITE GRADE
- ALL FOOTINGS TO BE BELOW FROST LINE
- STEP FOOTINGS 2' MAX. VERT. & 2' MIN. HORIZ.

NOTE:
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-BC BUILDING CODE PROVISIONS FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM NOW REQUIRE INSTALLATION OF A RADON VENT PIPE WHICH EXTENDS THROUGH, AND TERMINATES OUTSIDE THE BUILDING.

NOTE:
-ALL WINDOW HEAD HEIGHTS TO BE 6'10"H UNLESS NOTED
-ALL DOORS TO BE 6'8"HIGH UNLESS NOTED.

-STRUCTURAL ENGINEER TO CONFIRM ALL FOOTINGS, FOUNDATION WALLS, BEAMS, HEADERS, COLUMNS, BEARING WALLS, JOISTS, AND ANY OTHER STRUCTURAL COMPONENTS OF THE BUILDING.

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LOWER FLOOR PLAN (EDGE II)
TOTAL AREA - 1369 SQ. FT.
FINISHED AREA - 772 SQ. FT.
LOT# 16

LOWER FLOOR PLAN (EDGE I)
TOTAL AREA - 1562 SQ. FT.
FINISHED AREA - 1053 SQ. FT.
LOT# 15

Acorn HOMES
McKinley Beach, Kelowna
Ph: 491-0095

DEVELOPERS APPROVAL
NAME:
DATE:
SIGNATURE:

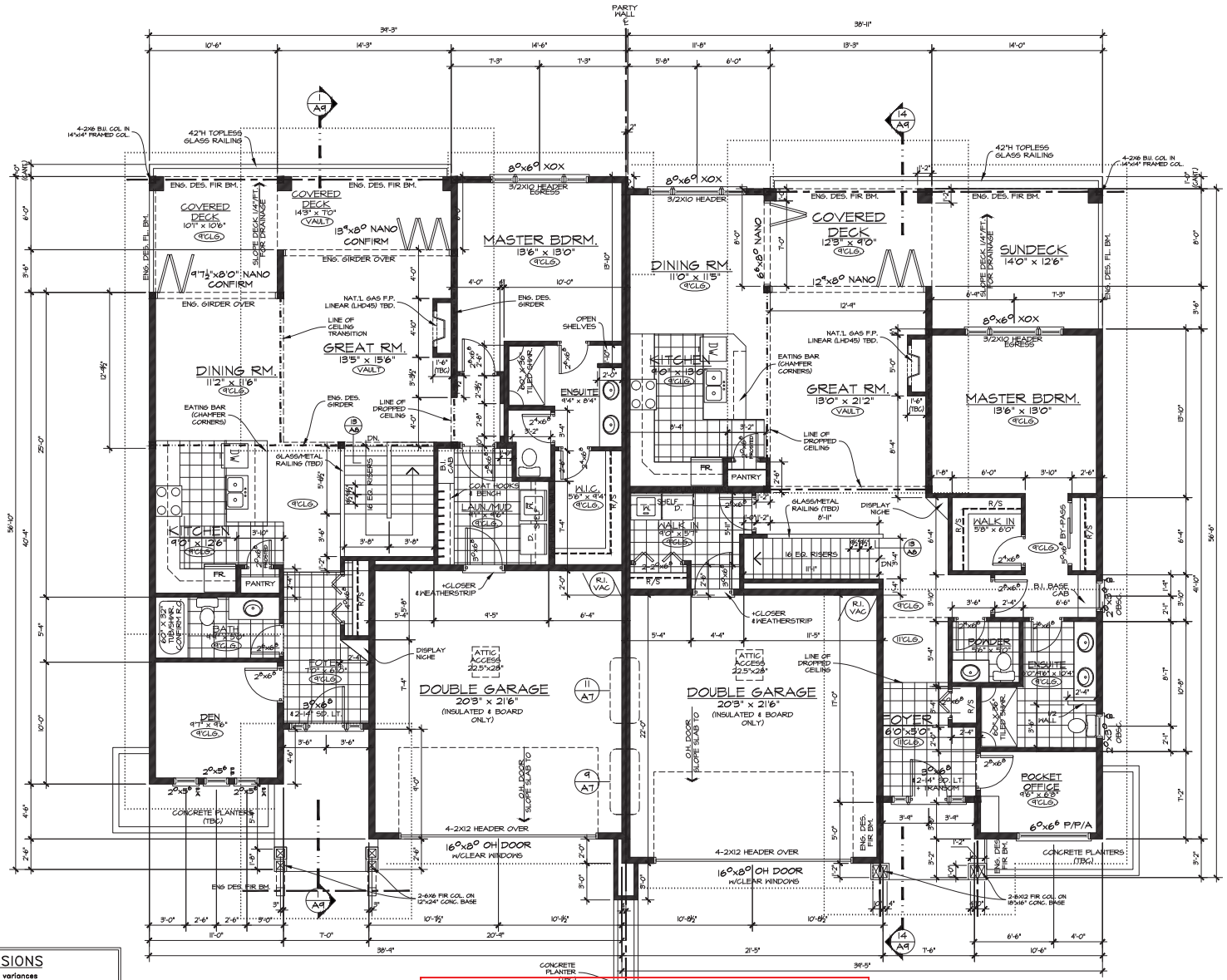
Acorn Homes
McKinley Beach
491-0095

EVAN GILBERT
drafting & design
778.478.7722

PROJECT TITLE
LOT 15/16
EDGE1 / EDGE2

CUSTOMER:	LOT 15: EDGE I SHOWHOME LOT 16: EDGE II SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	1/4" = 1'0"
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	
SHEET NAME	LOWER FLOOR PLAN
PROGRESS	FOR CONSTRUCTION
REVISION	PLAN NUMBER: 438
SHEET NUMBER A4	SHEET 4 OF 9

SCHEDULE A
This forms part of application
DP16-0152
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING



NOTES:
- FRAMER TO CONFIRM ALL PLUMBING FIXTURE & FIREPLACE R.O.'S PRIOR TO STARTING CONSTRUCTION. - FRAMER TO PROVIDE PROPER BACKING FOR TOWEL BARS, GRAB BARS, CURTAIN RODS, CLOSET RODS, PAPER HOLDERS, AND SIMILAR FIXTURES AS REQ.'D. - ELECTRICAL CONTRACTOR TO CONFIRM ELECTRICAL LAYOUT WITH CUSTOMER ON SITE PRIOR TO WIRING. - TRUSS LAYOUT AS PER ENG. DES. TRUSS

ENTRY/SIDEWALK SLAB
- MIN. 2" CLEAR BETWEEN T.O. CONCRETE SLAB & UNDERSIDE OF ANY EXTERIOR WALL THAT INCORPORATES WOODEN FRAMING
-THICKEN SLAB EDGE TO 6" MIN.

NOTE:
-CONDUIT PROVISION REQUIRED FOR FUTURE SOLAR PANELS ON ROOF AS PER BUILDING CODE. TRUSSES TO BE DESIGNED TO CARRY SOLAR PANELS. -CONTRACTOR TO CONFIRM. -BC BUILDING CODE PROVISIONS FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM NOW REQUIRE INSTALLATION OF A RADON VENT PIPE WHICH EXTENDS THROUGH, AND TERMINATES OUTSIDE THE BUILDING.

NOTE:
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McKinley Beach, Kelowna
Ph: 491-0095

DEVELOPERS APPROVAL
NAME:
DATE:
SIGNATURE:

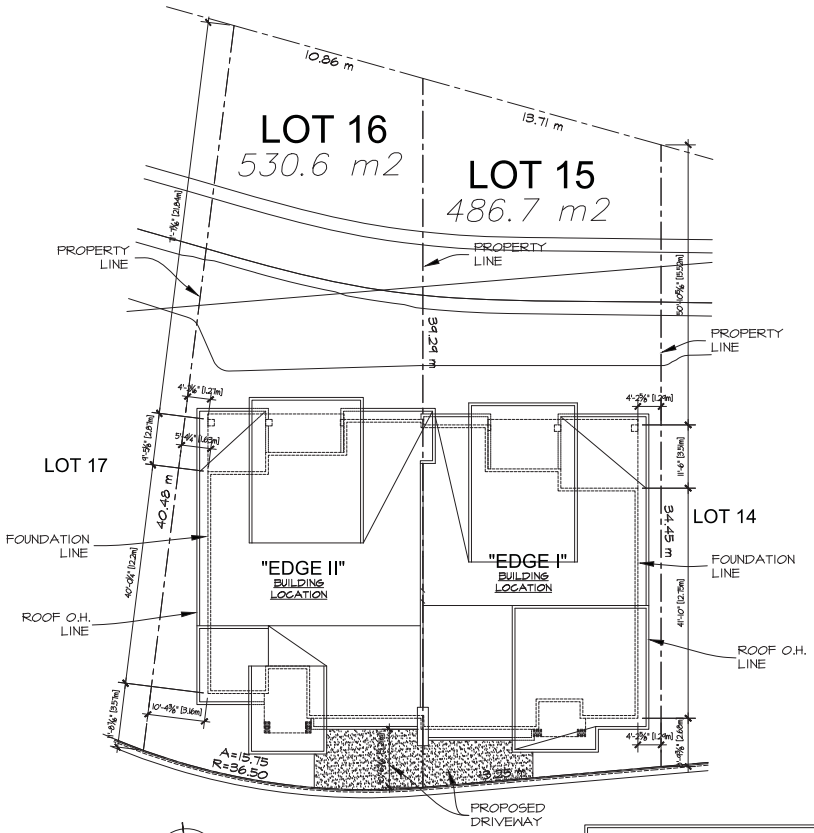
Acorn Homes
McKinley Beach
491-0095

EVAN GILBERT
drafting & design
778.478.7722

PROJECT TITLE
LOT 15/16
EDGE1 / EDGE2

CUSTOMER:	LOT 15: EDGE I SHOWHOME LOT 16: EDGE II SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	1/4" = 1'0"
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	
SHEET NAME	MAIN FLOOR PLAN
PROGRESS	FOR CONSTRUCTION
REVISION	PLAN NUMBER: 438
SHEET NUMBER A5	SHEET 5 OF 9

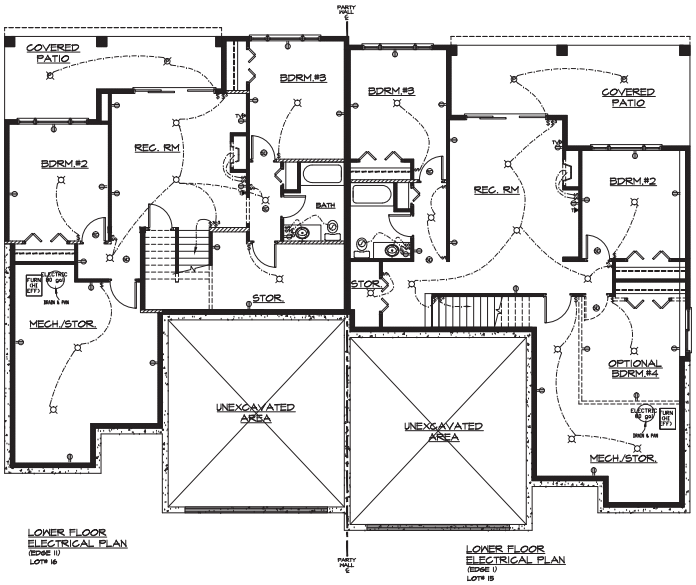
SCHEDULE A
This forms part of application
DP16-0152
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING

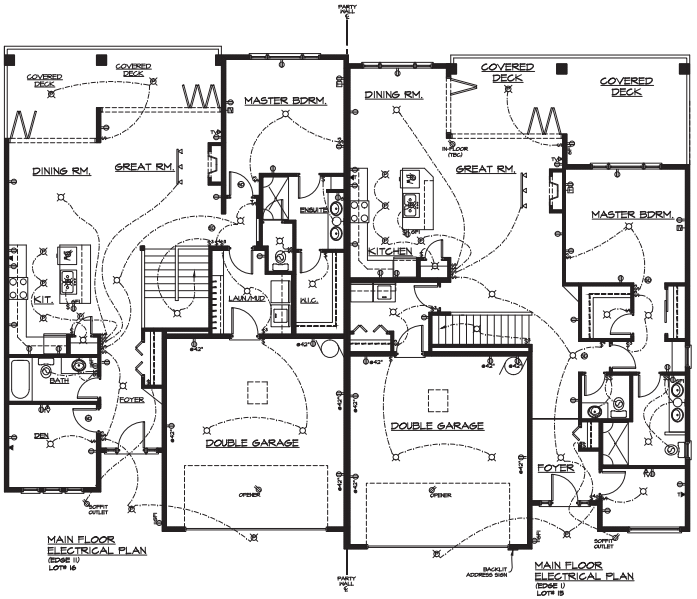


SITE PLAN

3/32"=1'-0"

NOTE:
EXACT BUILDING LOCATION & ELEVATION TO BE DETERMINED ON SITE. CONFIRM ALL SETBACKS AND LOT LINES WITH REGISTERED LOT PLAN PRIOR TO CONSTRUCTION.





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SCHEDULE A

This forms part of application

DP16-0152

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC

Acorn HOMES
McKinley Beach, Kelowna
Ph: 491-0095

DEVELOPERS APPROVAL

NAME:
DATE:
SIGNATURE:

Acorn Homes
McKinley Beach
491-0095

EVAN GILBERT
drafting & design
778.478.7722

PROJECT TITLE
LOT 15/16

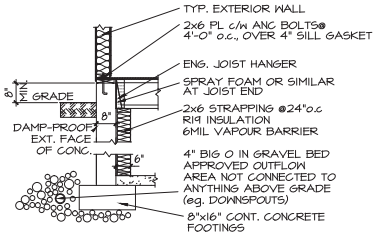
EDGE1 / EDGE2

CUSTOMER:	LOT 15: EDGE I SHOWHOME LOT 16: EDGE II SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	NTS
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

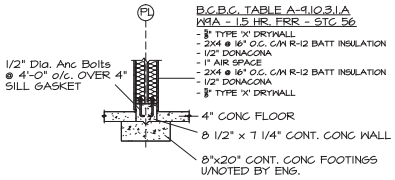
SHEET NAME
SITE PLAN & ELECTRICAL

PROGRESS
FOR CONSTRUCTION

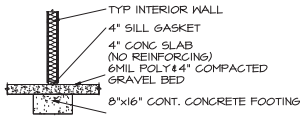
REVISION	PLAN NUMBER:
	438
SHEET NUMBER	SHEET
A6	6 OF 9



⑥ FOUNDATION WALL @ GRADE (PERPENDICULAR)
SCALE:1/2"=1'-0"



⑦ PARTITION FOOTING WALL
SCALE:1/2"=1'-0"



⑧ INTERIOR FOOTING DETAIL
SCALE:1/2"=1'-0"

NOTE: 26 GA. GALVANIZED FIRE STOP @ TOP OF ASSEMBLY AND @ U/S OF ROOF TRUSSES SPANNING AIR SPACE

PARTY WALL ASSEMBLY

B.C.B.C. TABLE A-9.10.3.1.A
W9A - 1.5 HR. FRR - STC 56
- ⅝" TYPE 'X' DRYWALL
- 2X4 @ 16" O.C. C/W R-12 BATT INSULATION
- 1/2" DONACONA
- 1" AIR SPACE
- 2X4 @ 16" O.C. C/W R-12 BATT INSULATION
- 1/2" DONACONA
- ⅝" TYPE 'X' DRYWALL

⑨ PARTY WALL @ STAGGERED
SCALE:1/2"=1'-0"

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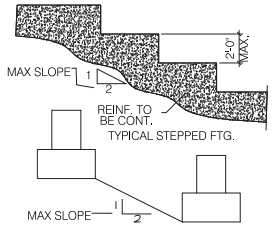
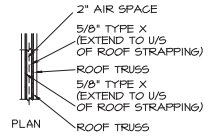
FOUNDATION NOTES

1. Footings are designed for an allowable soil bearing pressure of 145 KPa(3000 PSF).
2. Unless noted otherwise, all footings must be centred under columns or walls.

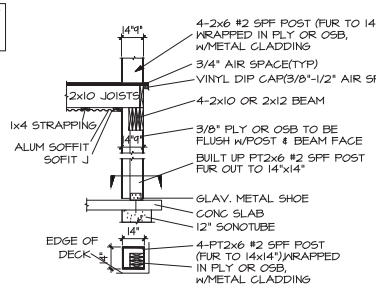


REBAR IN FOOTINGS & WALLS TO CONFORM TO B.C.B.C. STANDARDS, OR IF WALLS & FOOTINGS ARE ENGINNERED ARE TO CONFORM TO ENG. DWGS.

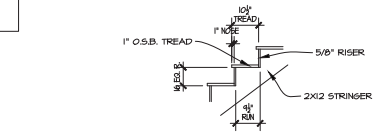
⑩ FOUDATION NOTES
SCALE:1/2"=1'-0"



⑪ PARTY WALL @ ROOF
SCALE:1/2"=1'-0"

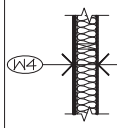


⑫ DECK/METAL CLADDED POST
SCALE:1/2"=1'-0"



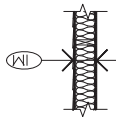
⑬ STAIR DETAIL

STUCCO
(TYPICAL ABOVE GRADE)



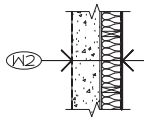
COMPONENTS	EFF. RSI	R-VALUE
AIR FILM (EXTERIOR)	0.03	0.17
STUCCO ON METAL LATH	0.02	0.11
2 LAYERS OF #30 BUILDING PAPER	0.00	0.00
7/16 O.S.B. WALL SHEATHING	0.11	0.62
2X6 FRAMING @ 16" O.C. FILLED WITH R24 BATT	2.86	15.10
6 MIL. POLY VAPOUR BARRIER	0.00	0.00
1/2" GYPSUM BOARD	0.08	0.45
AIR FILM (INTERIOR)	0.12	0.68
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	3.02	17.13
MINIMUM RSI VALUE INCORPORATING AN HRV	2.91	16.51

LONGBOARD SIDING
(TYPICAL ABOVE GRADE)



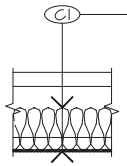
COMPONENTS	EFF. RSI	R-VALUE
AIR FILM (EXTERIOR)	0.03	0.17
LONGBOARD SIDING	0.03	0.17
2 LAYERS OF #30 BUILDING PAPER	0.00	0.00
7/16 O.S.B. WALL SHEATHING	0.11	0.62
2X6 FRAMING @ 24" O.C. FILLED WITH R22 BATT	2.66	15.10
6 MIL. POLY VAPOUR BARRIER	0.00	0.00
1/2" GYPSUM BOARD	0.08	0.45
AIR FILM (INTERIOR)	0.12	0.68
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	3.03	17.21
MINIMUM RSI VALUE NOT INCORPORATING AN HRV	2.91	16.51

FOUNDATION WALL
(TYPICAL)



COMPONENTS	EFF. RSI	R-VALUE
DAMP PROOFING	0.00	0.00
8" CONCRETE FOUNDATION WALL	0.08	0.45
1/2" AIR SPACE	-	-
2X6 FRAMING @ 24" O.C. FILLED WITH R19 BATT	2.70	15.32
6 MIL. POLY VAPOUR BARRIER	0.00	0.00
1/2" GYPSUM BOARD	0.08	0.45
AIR FILM (INTERIOR)	0.12	0.68
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	2.98	16.90
MINIMUM RSI VALUE INCORPORATING AN HRV	2.98	16.90

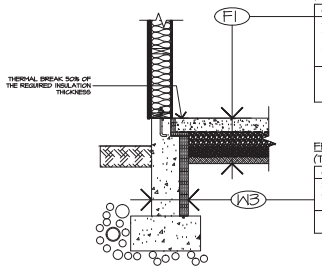
TYPICAL CEILING BELOW ATTIC



COMPONENTS	EFF. RSI	R-VALUE
AIR FILM (EXTERIOR)	0.03	0.17
ENGINEER DESIGN 2X4 BOTTOM CORD CAVITY	1.96	11.10
R-40 INSULATION	4.82	27.37
6 MIL. POLY VAPOUR BARRIER	0.00	0.00
1/2" GYPSUM BOARD	0.08	0.45
AIR FILM (INTERIOR)	0.11	0.62
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	7.00	39.71
MINIMUM RSI VALUE INCORPORATING AN HRV	6.41	39.23

(ROOFING CONTRACTOR TO CONFIRM ROOF CONSTRUCTION)

UNHEATED FLOORS ABOVE FROST LINE WITH INSULATION ON FROST WALL
(TYPICAL)



COMPONENTS	EFF. RSI	R-VALUE
4" CONCRETE SLAB @ 25 MPa	-	-
6 MIL. POLY VAPOUR BARRIER	-	-
4"MIN. GAS PERMEABLE LAYER (TYPICALLY A COARSE CLEAN GRANULAR MATERIAL)	-	-
4" COMPACTED GRANULAR FILL	-	-
R-12 RIGID INSULATION @ FROST WALL LOCATIONS ONLY WHERE SLAB IS ABOVE FROST	2.11	11.98
MINIMUM RSI VALUE INCORPORATING AN HRV	1.96	11.10

FROST WALL WITH UNHEATED FLOOR
(TYPICAL)

COMPONENTS	EFF. RSI	R-VALUE
DAMP PROOFING	0.00	0.00
8" CONCRETE FOUNDATION WALL	0.08	0.45
R-12 RIGID INSULATION	2.11	11.98
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	2.11	11.98
MINIMUM RSI VALUE INCORPORATING AN HRV	1.96	11.10

NOTE:
IBC BUILDING CODE PROVISIONS FOR THE RUSSIA-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM NOR REQUIRE INSTALLATION OF A RADON VENT PIPE WHICH EXTENDS THROUGH, AND TERMINATES OUTSIDE THE BUILDING.

SCHEDULE A

This forms part of application
DP16-0152

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

Acorn HOMES
McKinley Beach, Kelowna
Ph: 491-0095

DEVELOPERS APPROVAL
NAME:
DATE:
SIGNATURE:

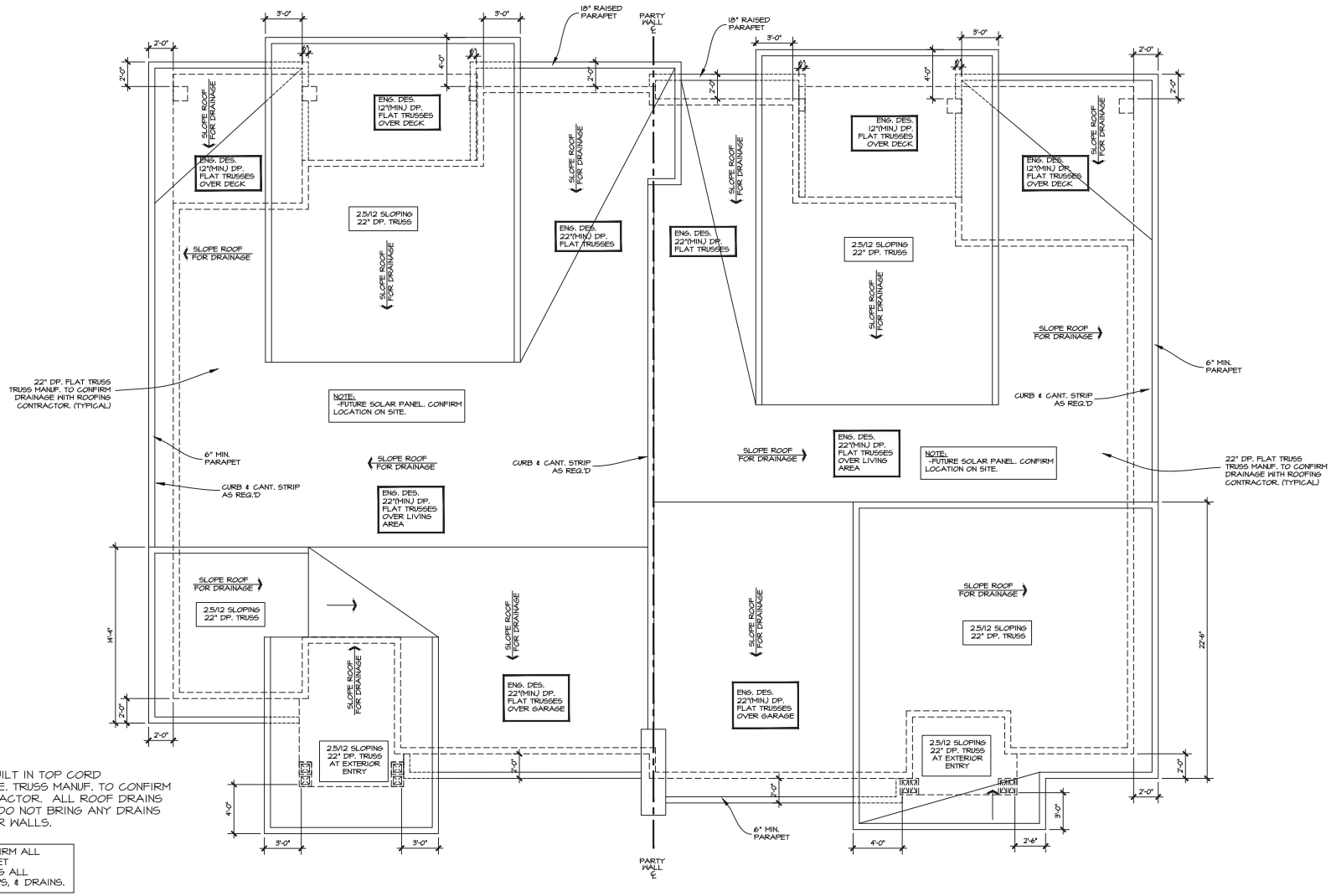
Acorn Homes
McKinley Beach
491-0095

EVAN GILBERT
drafting & design
www.egdrafting.ca
egdrafting@telus.net
778.478.7722

PROJECT TITLE
LOT 15/16

EDGE1 / EDGE2

CUSTOMER:	LOT 15: EDGE I SHOWHOME LOT 16: EDGE II SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	NTS
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	
SHEET NAME	DETAILS
PROGRESS	FOR CONSTRUCTION
REVISION	PLAN NUMBER: 438
SHEET NUMBER A7	SHEET 7 OF 9



NOTE:
FLAT TRUSSES C/W BUILT IN TOP CORD SLOPE FOR DRAINAGE. TRUSS MANUF. TO CONFIRM WITH ROOFING CONTRACTOR. ALL ROOF DRAINS TO BE IN ROOF O.H. DO NOT BRING ANY DRAINS DOWN INSIDE INTERIOR WALLS.

CONTRACTOR TO CONFIRM ALL FLAT ROOF TO PARAPET CONNECTIONS INCLUDING ALL FLASHINGS, CANT STRIPS, & DRAINS.

ROOF PLAN (EDGE II)
LOT# 16

24" O.H. UNLESS NOTED

ROOF PLAN (EDGE I)
LOT# 15

24" O.H. UNLESS NOTED

ERRORS AND OMISSIONS

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SIGNATURE:

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McKinley Beach
491-0095

EVAN GILBERT
drafting & design
778.478.7722

PROJECT TITLE
LOT 15/16

EDGE1 / EDGE2

CUSTOMER:	LOT 15: EDGE I SHOWHOME LOT 16: EDGE II SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	NTS
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

SHEET NAME
ROOF PLAN

PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER:
	438
SHEET NUMBER	SHEET
A8	8 OF 9

INTERIOR FLOOR CONSTRUCTION
- FINISHED FLOORING
- ⅜" UNDERLAY (PREMIUM) @ LINO AREAS
- ¾" T.&G. O.S.B. SUB-FLOOR, ENG. FLOOR SYSTEM, SPACING
AS PER MANUFACTURER (GLUED, SCREWED & BRIDGED)
- ½" GYPSUM BOARD TO FINISHED AREAS

SLAB ON GRADE
- 4" CONCRETE SLAB, 25MPa, 10M REBAR @16" o.c.
- 6 MIL. POLY. VAPOR BARRIER
- 4" GRAVEL BED

INTERIOR WALL @ LOWER FLOOR
- 2X4'S @ 16"o.c. C/W SILL GASKET OR EQUIV.
- ½" DRYWALL, FINISHED ROOMS ONLY

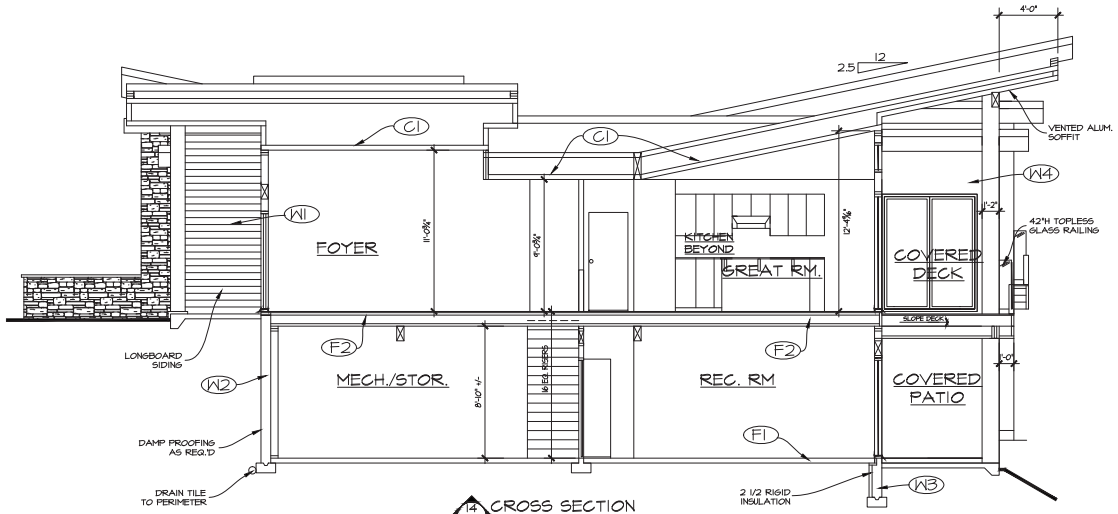
ROOF CONSTRUCTION
- SHADOW EDGE ASPHALT SHINGLES
(SLOPES UNDER 4½ PEEL & STICK UNDERLAY)
- ⅞" OSB SHEATHING
- ENGINEERED ROOF TRUSSES @ 24"o.c.
(HEEL CUT VARIES)
- R40 INSULATION
- 6 MIL POLY
- ⅝" DRYWALL

INTERIOR WALL @ MAIN FLOOR
- ½" GYPSUM BOARD TO BOTH
SIDES OF 2X4 SPRUCE STUDS @16" o.c.

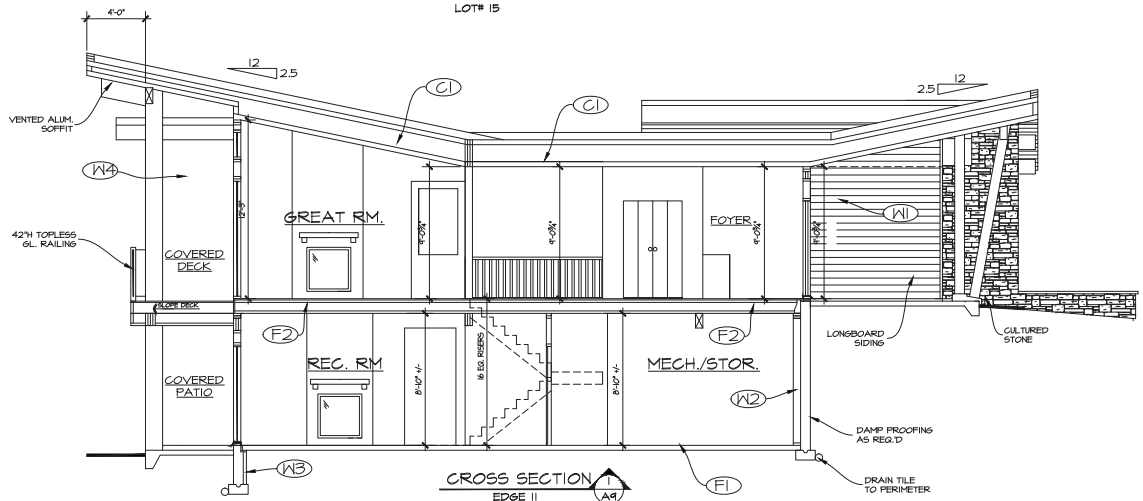
GARAGE SLAB
- 4" CONCRETE SLAB @32MPa
- 5" COMPACTED SAND
NOTE: A MIN. OF 3" SLOPE FROM BACK WALL TO O.H. DOOR
- T.O. SLAB TO BE 6" BELOW
T.O. FOUNDATION WALL

NOTE:
RE FOOTING & FOUNDATION ALSO REFER TO ENGINEERS DRAWINGS FOR ALL FOUNDATION WALLS OVER 8'-0" HIGH.

EXTERIOR WALL CONSTRUCTION
- HORIZONTAL FIBER CEMENT SIDING/
STUCCO/HARDI SHINGLES
- BUILDING PAPER
- ⅜" SHEATHING
- R-22 INSULATION
- 2x6 @ 24"o.c. (2x6 @ 16"o.c. ON LOWER FLOOR WALL WHEN SUPPORTING LOFT)
- 6MIL. POLY, ½" DRYWALL



14 A9 CROSS SECTION
EDGE I
LOT# 15



CROSS SECTION 1 A9
EDGE II
LOT# 16

GENERAL NOTES
- All work to be in compliance with the current residential standards of the National Building Code of Canada, current electrical and plumbing codes and all local building code and bylaws which may take precedence.
- All work shall be performed in all respects to good building practice.
- Written dimensions to be followed. DO NOT scale from drawings.
- All floor joists and beams to be D.Fir/larch #2 or better or as noted.
- Wood in contact with concrete to be damp-proofed with 45 lb. felt, 6 mil. poly or other approved method.
- Plates to be anchored to concrete with 1/2" dia. anchor bolts at maximum 8'0" O.C. and at all corners.
- All measurements, grades and levels to be verified on site before commencing construction.
- Perimeter drainage shall be installedwhere required by local authorities having jurisdiction and to their approval.
- All concrete to have a minimum compressive strenght of 20 mpa at 28 days.
- Floor joists spans of more than 7'0" shall be bridged at mid-span or at 7'0" O.C. maximum. Bridging shall be 2"x2" diagonal type cross bridging installed as required by the N.B.C.
- Flashing to be installed at all penetrations in roof systems and changes in roof plane.
- All electrical/plumbing fixturing to be verified with owner.
- Flashing to be installed at all changes in horizontal exterior finishings and over all unprotected openings. Caulking to be installed around all unflashed exterior openings.
- EVAN GILBERT shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
- EVAN GILBERT makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

INTERIOR SWING DOORS
Rough opening is always 82 1/2" high x 2" greater than nominal door size.
EXAMPLE: 2/8 X 6/8 = 34"X 82 1/2"

INTERIOR BIFOLDS
Rough openings for 2 panel doors are 1 1/2" greater than nominal door width & 1 1/2" greater than door height.
EXAMPLE: 3/0 x 6/8 = 37 1/4"x81 1/2"
Rough openings for 4 panel doors are 1" greater than nominal door width and 1 1/2" greater than height.
EXAMPLE: 5/0 x 6/8 = 61" x 81 1/2"

Acorn HOMES
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DEVELOPERS APPROVAL
NAME:
DATE:
SIGNATURE:
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491-0095

EVAN GILBERT
drafting & design
778.478.7722

PROJECT TITLE
LOT 15/16
EDGE1 / EDGE2

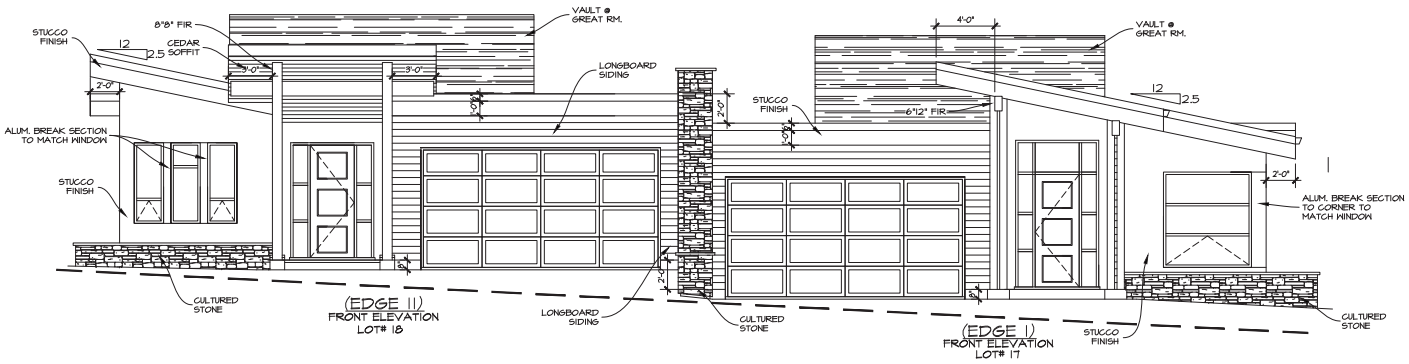
CUSTOMER:	LOT 15: EDGE I SHOWHOME LOT 16: EDGE II SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	NTS
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

SHEET NAME
CROSS SECTIONS & NOTES

PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER:
	438
SHEET NUMBER	SHEET
A9	9 OF 9

SCHEDULE A & B
This forms part of application
DP16-0152
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING



(EDGE II)
FRONT ELEVATION
LOT# 18

(EDGE I)
FRONT ELEVATION
LOT# 17

(EDGE I)
REAR ELEVATION
LOT# 17

(EDGE II)
REAR ELEVATION
LOT# 18

ERRORS AND OMISSIONS

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Acorn HOMES
Sunset Ranch, Kelowna
Ph: 491-0095

DEVELOPERS APPROVAL
NAME:
DATE:
SIGNATURE:

Acorn Homes
McKinley Beach
491-0095

EVAN GILBERT drafting & design
778.478.7722

PROJECT TITLE
LOT 17/18
EDGE1 / EDGE2

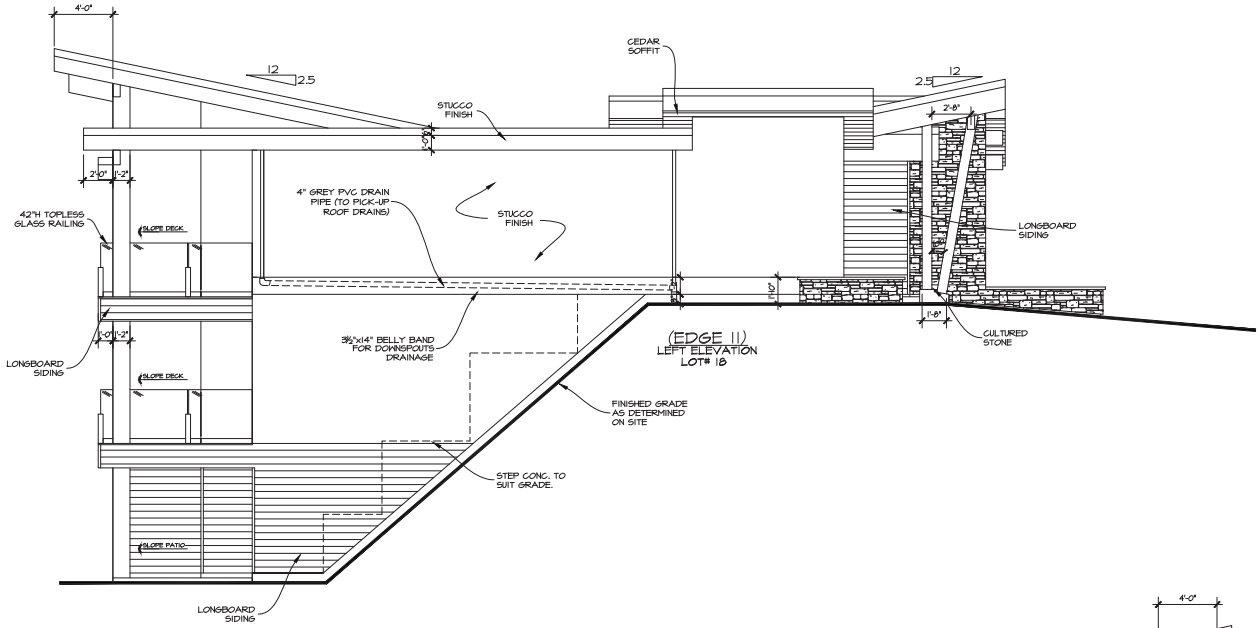
CUSTOMER:	LOT 17: SHOWHOME LOT 18: SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	1/4" = 1'0"
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

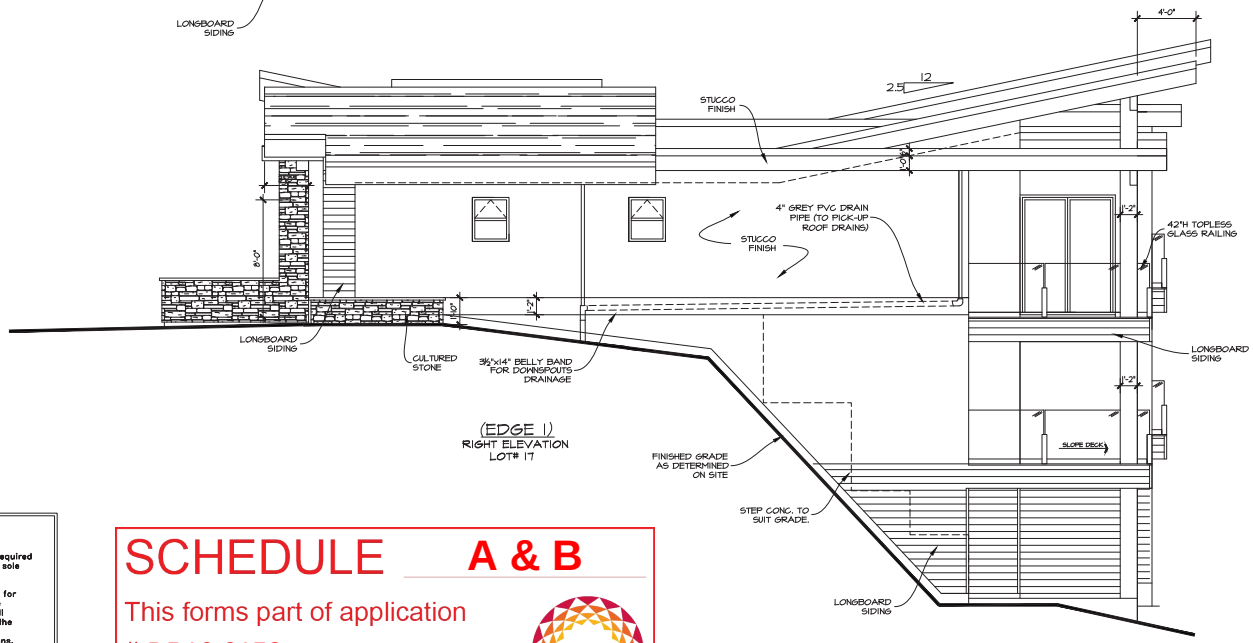
SHEET NAME
FRONT & REAR ELEVATION

PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER: 438
SHEET NUMBER A1	SHEET 1 OF 11

SCHEDULE A & B
This forms part of application
DP16-0152
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING





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SCHEDULE **A & B**

This forms part of application

DP16-0152

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

Acorn HOMES
Sunset Ranch, Kelowna
Ph: 491-0095

DEVELOPERS APPROVAL

NAME:
DATE:
SIGNATURE:

Acorn Homes
McKinley Beach
491-0095

EVAN GILBERT drafting & design
778.478.7722

PROJECT TITLE
LOT 17/18

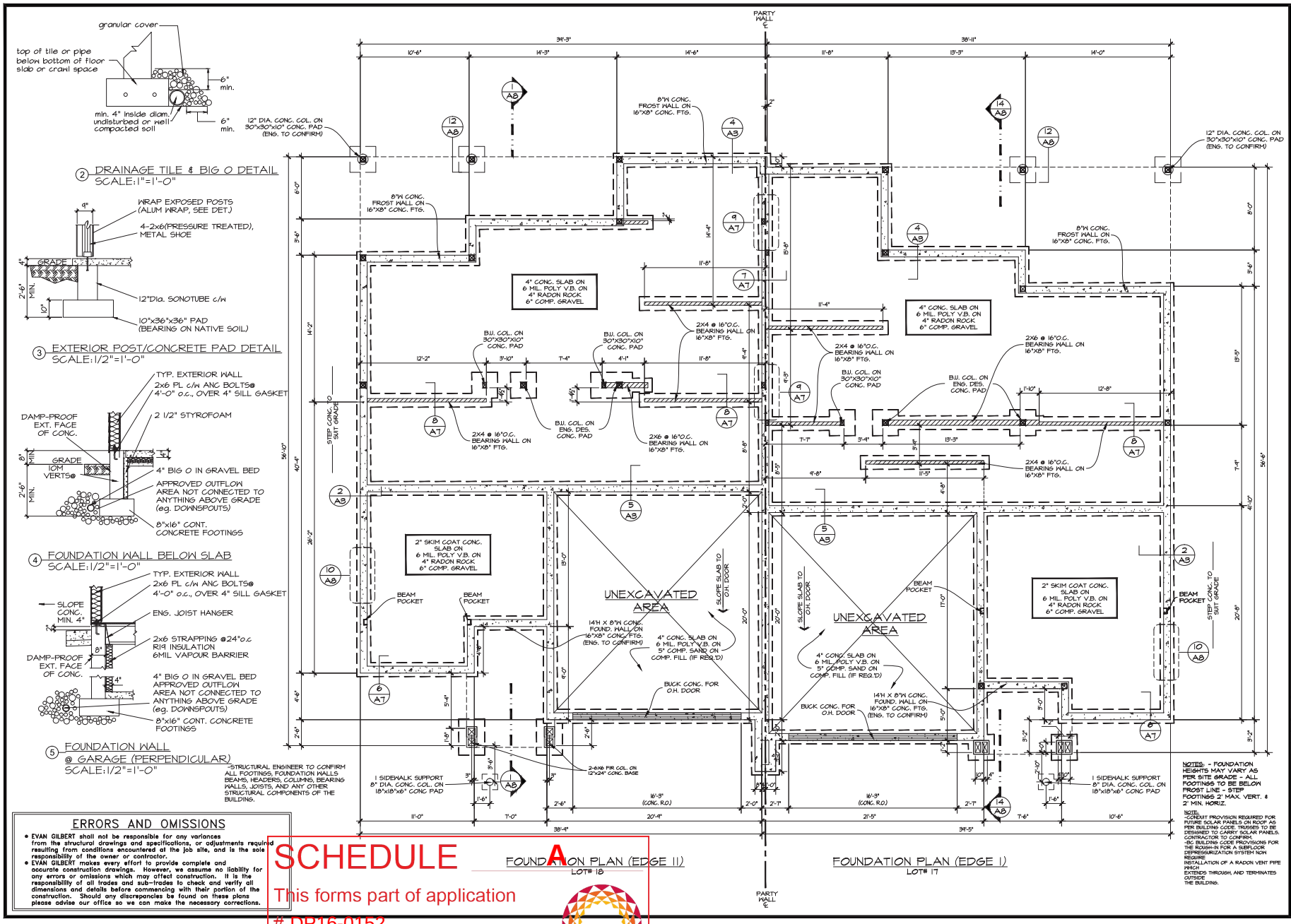
EDGE1 / EDGE2

CUSTOMER:	LOT 17: SHOWHOME LOT 18: SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	1/4" = 1'0"
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

SHEET NAME
LEFT & RIGHT ELEVATION

PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER:
	438
SHEET NUMBER	SHEET
A2	2 OF 11



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SCHEDULE A

This forms part of application

DP16-0152

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

Acorn HOMES
Sunset Ranch, Kelowna
Ph: 491-0095

DEVELOPERS APPROVAL
NAME:
DATE:
SIGNATURE:

Acorn Homes
McKinley Beach
491-0095

EVAN GILBERT drafting & design
778.478.7722

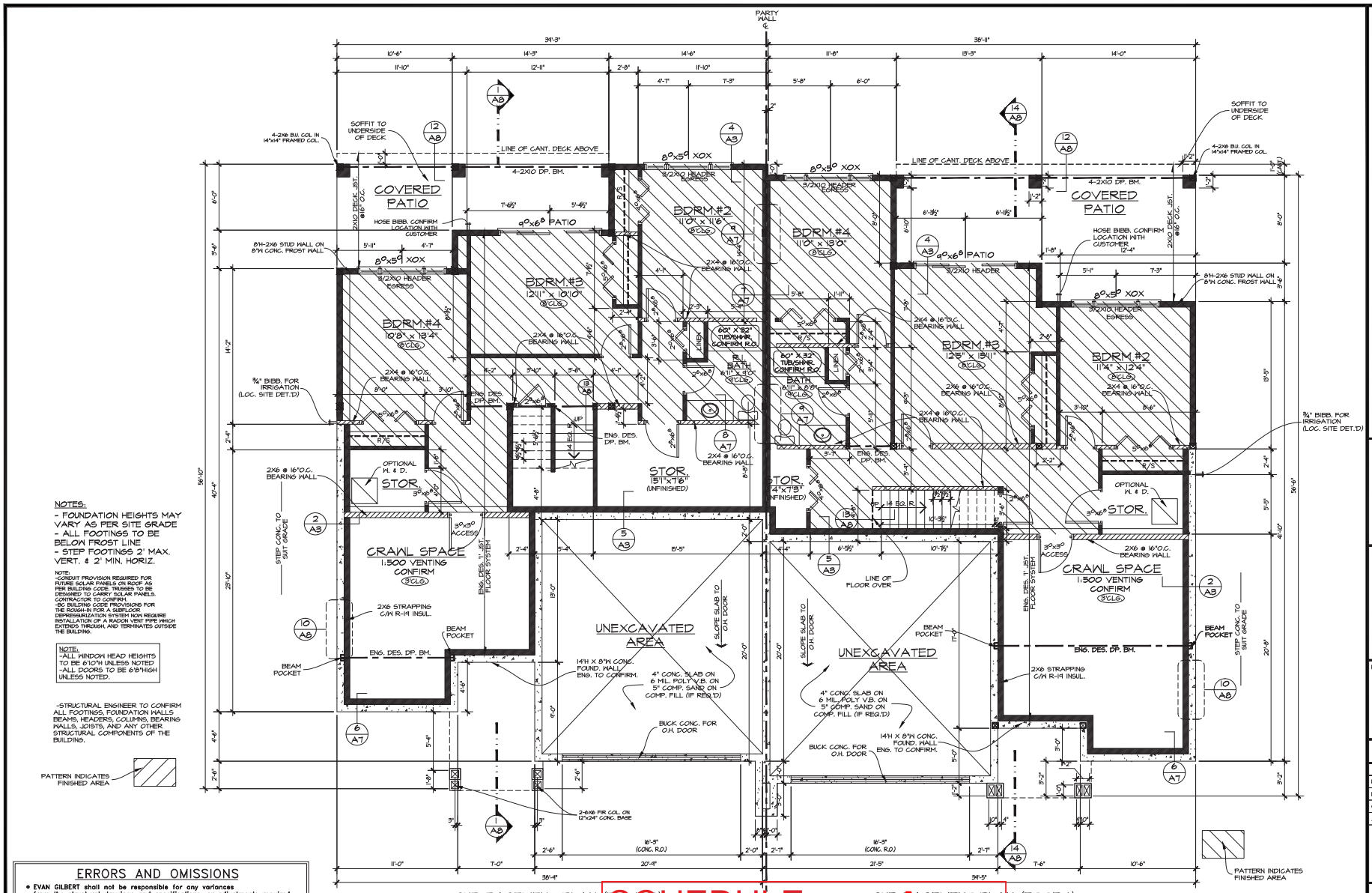
PROJECT TITLE
LOT 17/18
EDGE1 / EDGE2

CUSTOMER:	LOT 17: SHOWHOME LOT 18: SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	1/4" = 1'0"
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

SHEET NAME
FOUNDATION PLAN & DETAILS

PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER:
	438
SHEET NUMBER	SHEET
A3	3 OF 11



NOTES:
- FOUNDATION HEIGHTS MAY VARY AS PER SITE GRADE
- ALL FOOTINGS TO BE BELOW FROST LINE
- STEP FOOTINGS 2' MAX. VERT. & 2' MIN. HORIZ.

NOTE.
-CONDUIT PROVISION REQUIRED FOR FUTURE SOLAR PANELS ON ROOF AS PER BUILDING CODE. TRUSSES TO BE DESIGNED TO CARRY SOLAR PANELS. CONTRACTOR TO CONFIRM.
-BC BUILDING CODE PROVISIONS FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM NOW REQUIRE INSTALLATION OF A RADON VENT PIPE WHICH EXTENDS THROUGH, AND TERMINATES OUTSIDE THE BUILDING.

NOTE:
-ALL WINDOW HEAD HEIGHTS TO BE 6'10"H UNLESS NOTED
-ALL DOORS TO BE 6'8"HIGH UNLESS NOTED.

-STRUCTURAL ENGINEER TO CONFIRM ALL FOOTINGS, FOUNDATION WALLS BEAMS, HEADERS, COLUMNS, BEARING WALLS, JOISTS, AND ANY OTHER STRUCTURAL COMPONENTS OF THE BUILDING.

PATTERN INDICATES FINISHED AREA

ERRORS AND OMISSIONS

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SCHEDULE A
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DP16-0152
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City of Kelowna
COMMUNITY PLANNING

Acorn HOMES
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Ph: 491-0095

DEVELOPERS APPROVAL
NAME:
DATE:
SIGNATURE:
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491-0095

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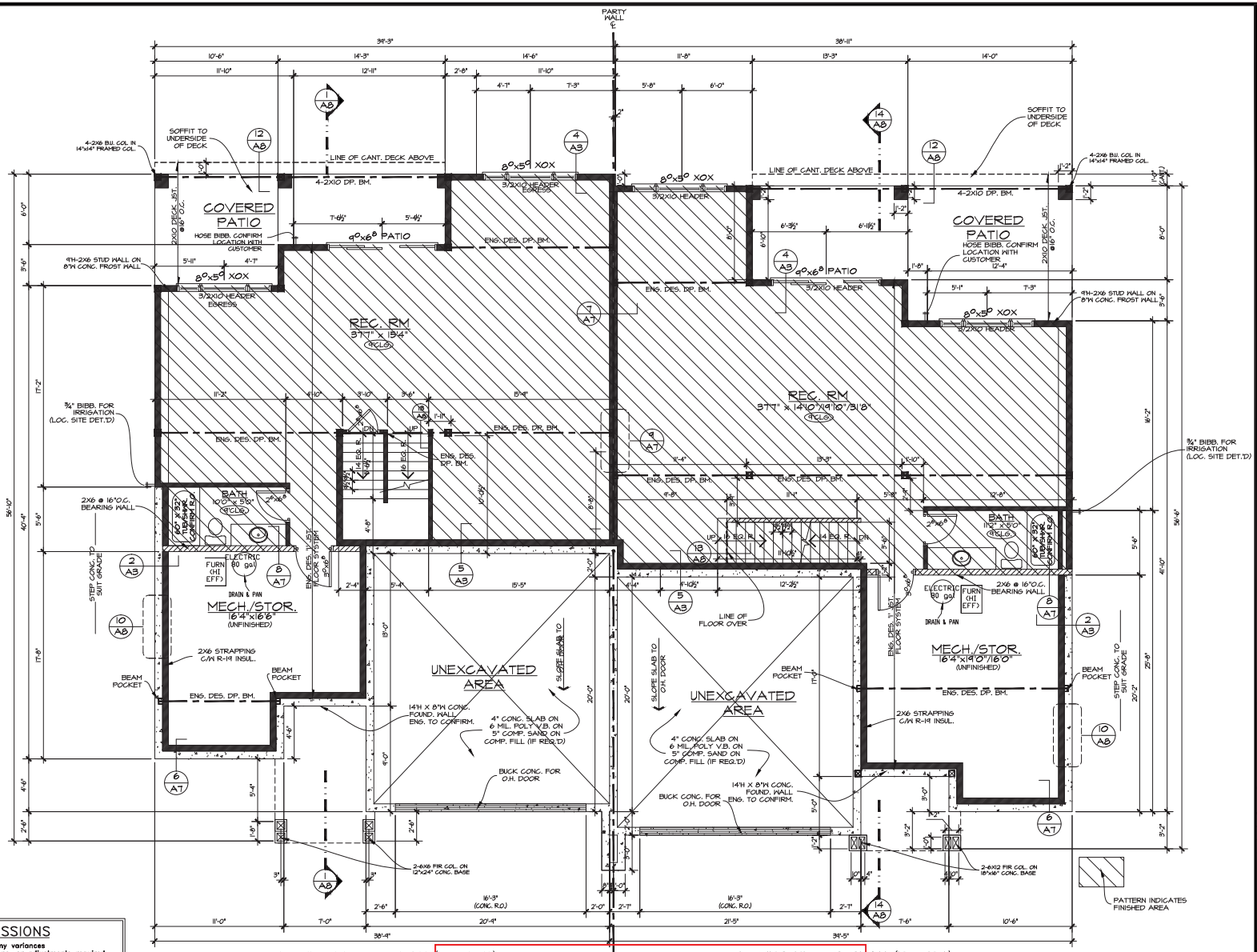
PROJECT TITLE
LOT 17/18
EDGE1 / EDGE2

CUSTOMER:	LOT 17: SHOWHOME LOT 18: SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	1/4" = 1'0"
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

SHEET NAME
SUB BASEMENT FLOOR PLAN

PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER:
	438
SHEET NUMBER	SHEET
A4	4 OF 11



NOTES:
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- ALL FOOTINGS TO BE BELOW FROST LINE
- STEP FOOTINGS 2' MAX. VERT. & 2' MIN. HORIZ.

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-BC BUILDING CODE PROVISIONS FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM NOW REQUIRE INSTALLATION OF A RADON VENT PIPE WHICH EXTENDS THROUGH, AND TERMINATES OUTSIDE THE BUILDING.

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PATTERN INDICATES FINISHED AREA

ERRORS AND OMISSIONS

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LOWER FLOOR PLAN (EDGE 2)
TOTAL AREA - 1369 SQ. FT.
FINISHED AREA - 987 SQ. FT.
LOT# 18

LOWER FLOOR PLAN (EDGE 1)
TOTAL AREA - 1382 SQ. FT.
FINISHED AREA - 1018 SQ. FT.
LOT# 17

Acorn HOMES
Sunset Ranch, Kelowna
Ph: 491-0095

DEVELOPERS APPROVAL
NAME:
DATE:
SIGNATURE:
Acorn Homes
McKinley Beach
491-0095

EVAN GILBERT drafting & design
778.478.7722

PROJECT TITLE
LOT 17/18
EDGE1 / EDGE2

CUSTOMER:	LOT 17: SHOWHOME LOT 18: SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	1/4" = 1'0"
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

SHEET NAME
LOWER FLOOR PLAN

PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER:
	438
SHEET NUMBER	SHEET
A5	5 OF 11

SCHEDULE A
This forms part of application
DP16-0152
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING

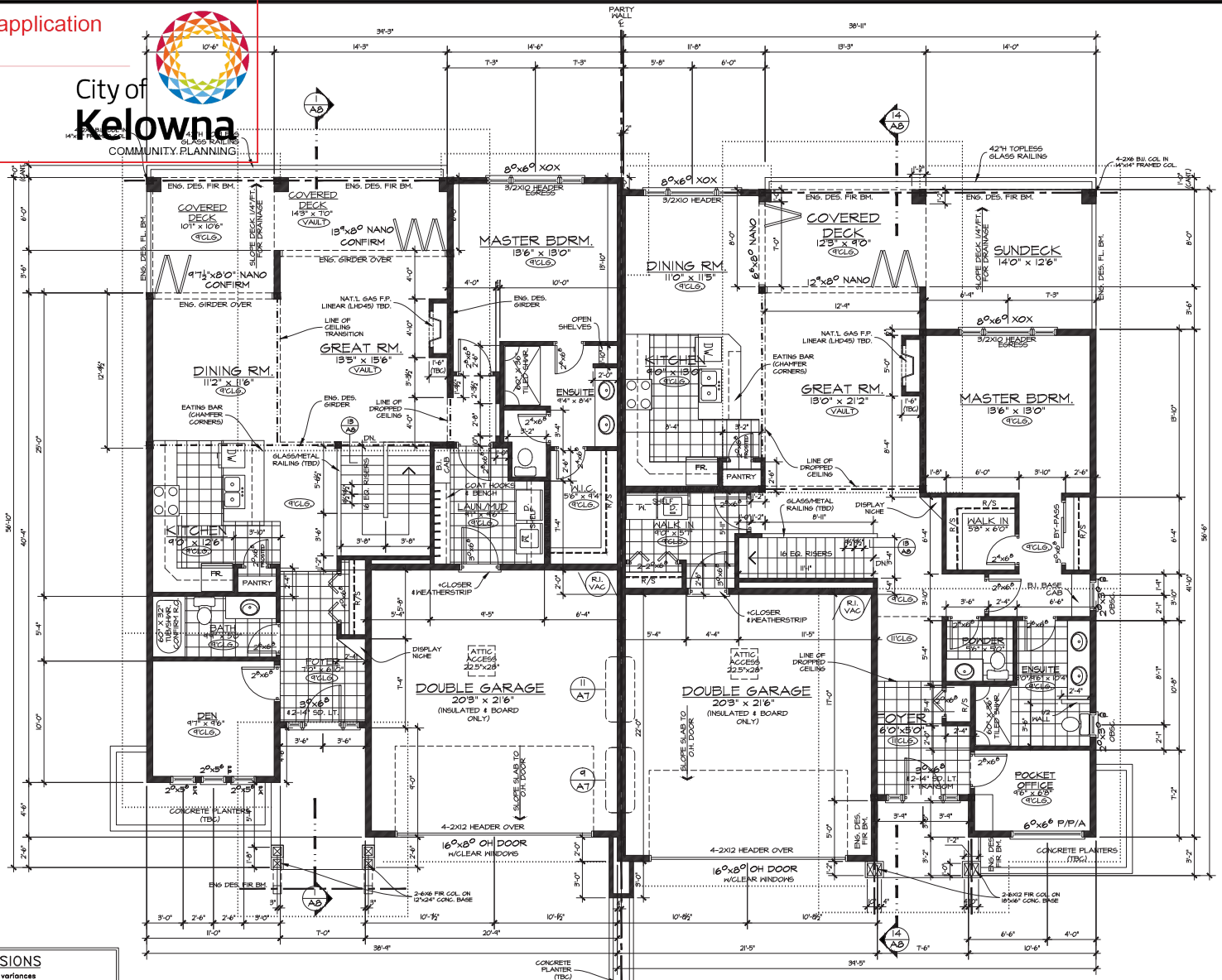
SCHEDULE A

This forms part of application

DP16-0152

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



MAIN FLOOR PLAN (EDGE II)
TOTAL AREA - 1364 SQ. FT.
LOT# 18

MAIN FLOOR PLAN (EDGE I)
TOTAL AREA - 1382 SQ. FT.
LOT# 17

NOTES:
- FRAMER TO CONFIRM ALL PLUMBING FIXTURE & FIREPLACE R.O.'S PRIOR TO STARTING CONSTRUCTION. - FRAMER TO PROVIDE PROPER BACKING FOR TOWEL BARS, GRAB BARS, CURTAIN RODS, CLOSET RODS, PAPER HOLDERS, AND SIMILAR FIXTURES AS REQ.'D. - ELECTRICAL CONTRACTOR TO CONFIRM ELECTRICAL LAYOUT WITH CUSTOMER ON SITE PRIOR TO WIRING. - TRUSS LAYOUT AS PER ENG. DES. TRUSS

ENTRY/SIDEWALK SLAB
- MIN. 2" CLEAR BETWEEN T.O. CONCRETE SLAB & UNDERSIDE OF ANY EXTERIOR WALL THAT INCORPORATES WOODEN FRAMING
- THICKEN SLAB EDGE TO 6" MIN.

NOTE:
-CONDUIT PROVISION REQUIRED FOR FUTURE SOLAR PANELS ON ROOF AS PER BUILDING CODE. TRUSSES TO BE DESIGNED TO CARRY SOLAR PANELS. CONTRACTOR TO CONFIRM.
-BC BUILDING CODE PROVISIONS FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM NON REQUIRE INSTALLATION OF A RADON VENT PIPE WHICH EXTENDS THROUGH AND TERMINATES OUTSIDE THE BUILDING.

NOTE:
-ALL WINDOW HEAD HEIGHTS TO BE 8'0"H UNLESS NOTED
-ALL DOORS TO BE 6'8"HIGH UNLESS NOTED.

-STRUCTURAL ENGINEER TO CONFIRM ALL FOOTINGS, FOUNDATION WALLS BEAMS, HEADERS, COLUMNS, BEARING WALLS, JOISTS, AND ANY OTHER STRUCTURAL COMPONENTS OF THE BUILDING.

ERRORS AND OMISSIONS

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- EVAN GILBERT makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

Acorn HOMES
Sunset Ranch, Kelowna
Ph: 491-0095

DEVELOPERS APPROVAL
NAME:
DATE:
SIGNATURE:
Acorn Homes
McKinley Beach
491-0095

EVAN GILBERT drafting & design
778.478.7722

PROJECT TITLE
LOT 17/18
EDGE1 / EDGE2

CUSTOMER:	LOT 17: SHOWHOME LOT 18: SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	1/4" = 1'0"
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

SHEET NAME
MAIN FLOOR PLAN

PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER: 438
SHEET NUMBER A6	SHEET 6 OF 11

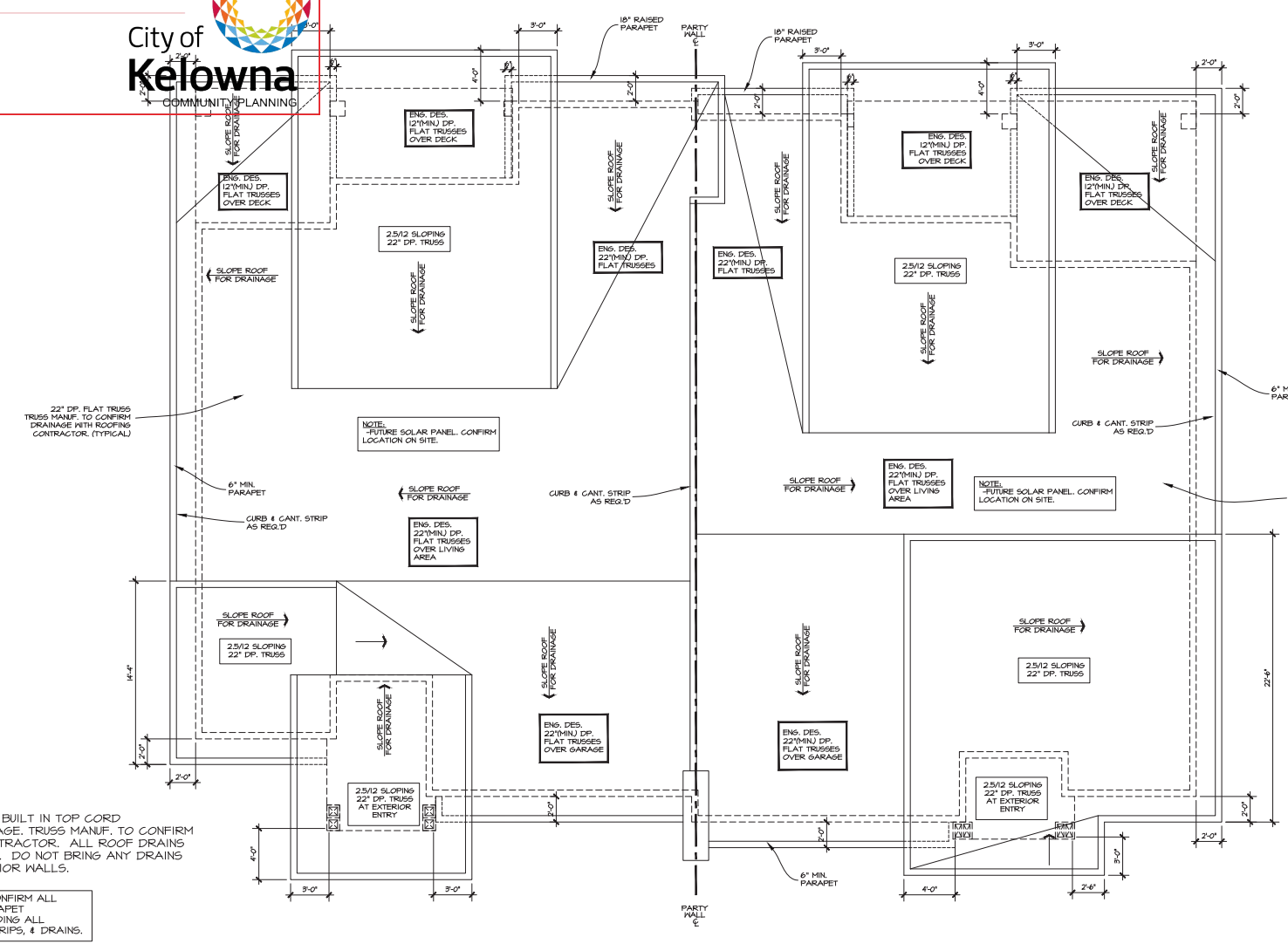
SCHEDULE A

This forms part of application

DP16-0152

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



NOTE:
FLAT TRUSSES C/W BUILT IN TOP CORD SLOPE FOR DRAINAGE. TRUSS MANUF. TO CONFIRM WITH ROOFING CONTRACTOR. ALL ROOF DRAINS TO BE IN ROOF O.H. DO NOT BRING ANY DRAINS DOWN INSIDE INTERIOR WALLS.

CONTRACTOR TO CONFIRM ALL FLAT ROOF TO PARAPET CONNECTIONS INCLUDING ALL FLASHINGS, CANT STRIPS, & DRAINS.

ROOF PLAN (EDGE 1) LOT# 17 — 24" O.H. UNLESS NOTED

ROOF PLAN (EDGE 11) LOT# 18 — 24" O.H. UNLESS NOTED

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PROJECT TITLE
LOT 17/18
EDGE1 / EDGE2

CUSTOMER:	LOT 17: SHOWHOME LOT 18: SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	1/4" = 1'-0"
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

SHEET NAME
ROOF PLAN

PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER: 438
SHEET NUMBER A7	SHEET 7 OF 11

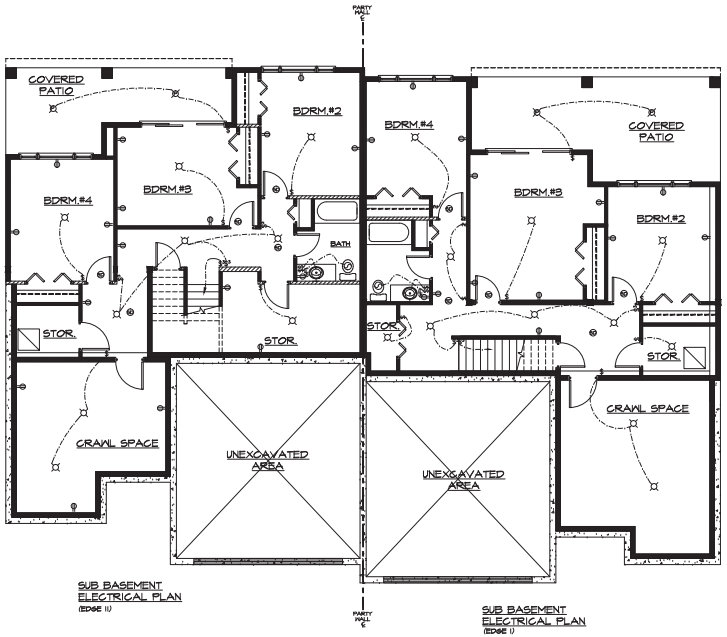
SCHEDULE A

This forms part of application

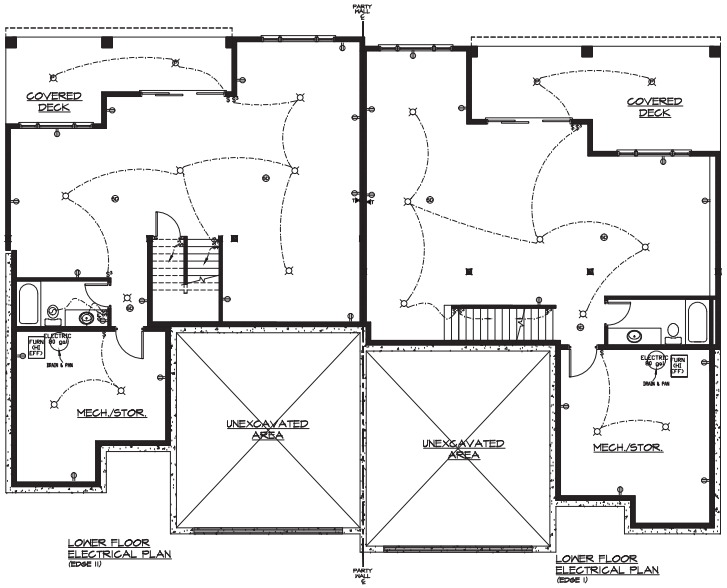
DP16-0152

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC

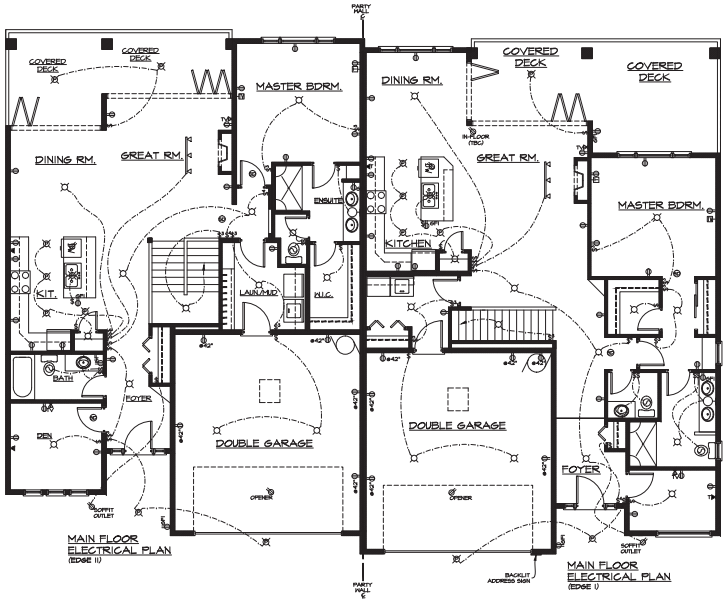


SUB BASEMENT ELECTRICAL PLAN (EDGE 1)



LOWER FLOOR ELECTRICAL PLAN (EDGE 1)

LOWER FLOOR ELECTRICAL PLAN (EDGE 1)



MAIN FLOOR ELECTRICAL PLAN (EDGE 1)

MAIN FLOOR ELECTRICAL PLAN (EDGE 1)

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DATE:
SIGNATURE:

Acorn Homes
McKinley Beach
491-0095

EVAN GILBERT drafting & design
778.478.7722

PROJECT TITLE
LOT 17/18
EDGE1 / EDGE2

CUSTOMER:	LOT 17: SHOWHOME LOT 18: SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	NTS
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

SHEET NAME
ELECTRICAL PLANS

PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER: 438
SHEET NUMBER A8	SHEET 8 OF 11

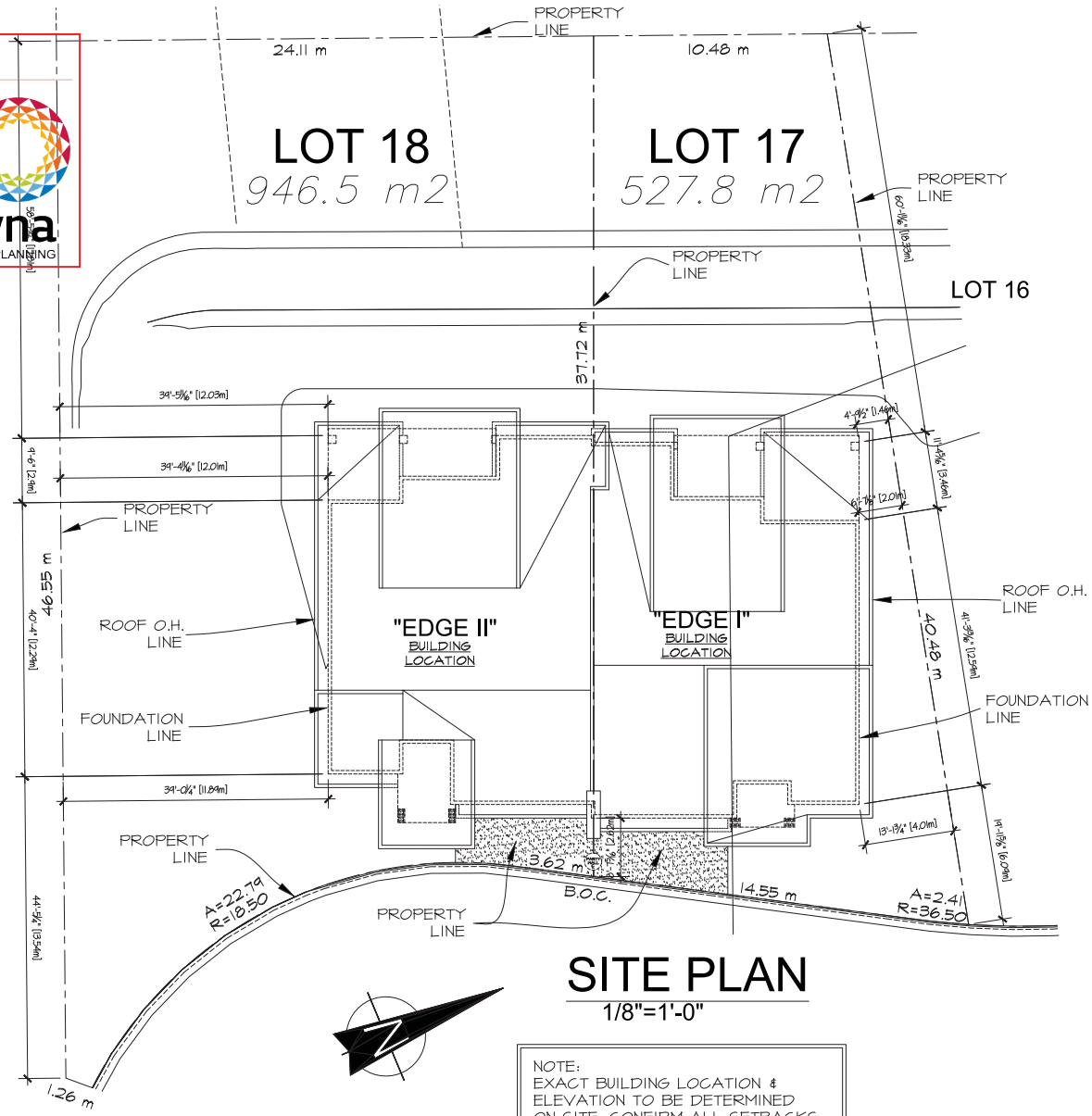
SCHEDULE A

This forms part of application

DP16-0152

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC



SITE PLAN

1/8"=1'-0"

NOTE:
EXACT BUILDING LOCATION & ELEVATION TO BE DETERMINED ON SITE. CONFIRM ALL SETBACKS AND LOT LINES WITH REGISTERED LOT PLAN PRIOR TO CONSTRUCTION.

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EDGE1 / EDGE2

CUSTOMER:	LOT 17: SHOWHOME LOT 18: SHOWHOME
DATE:	09/05/16
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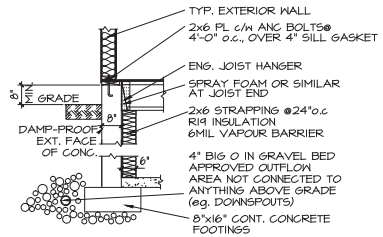
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	

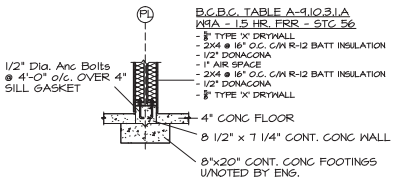
SHEET NAME
SITE PLAN

PROGRESS
FOR CONSTRUCTION

REVISION	PLAN NUMBER:
	438
SHEET NUMBER	SHEET
A9	9 OF 11

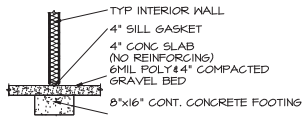


⑥ FOUNDATION WALL @ GRADE (PERPENDICULAR)
SCALE:1/2"=1'-0"



B.C.B.C. TABLE A-9.10.3.1.A
W9A - 1.5 HR. FRR - STC 56
- 5/8" TYPE 'X' DRYWALL
- 2X4 @ 16" O.C. C/W R-12 BATT INSULATION
- 1/2" DONACONA
- 1" AIR SPACE
- 2X4 @ 16" O.C. C/W R-12 BATT INSULATION
- 1/2" DONACONA
- 5/8" TYPE 'X' DRYWALL

⑦ PARTITION FOOTING WALL
SCALE:1/2"=1'-0"



⑧ INTERIOR FOOTING DETAIL
SCALE:1/2"=1'-0"

NOTE: 26 GA. GALVANIZED FIRE STOP @ TOP OF ASSEMBLY AND @ U/S OF ROOF TRUSSES SPANNING AIR SPACE

PARTY WALL ASSEMBLY

B.C.B.C. TABLE A-9.10.3.1.A
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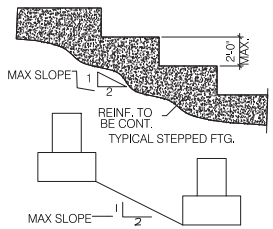
- 1" AIR SPACE
- 2X4 @ 16" O.C. C/W R-12 BATT INSULATION
- 1/2" DONACONA
- 5/8" TYPE 'X' DRYWALL

⑨ PARTY WALL @ STAGGERED
SCALE:1/2"=1'-0"

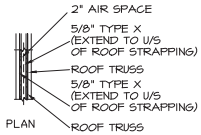
FOUNDATION NOTES

1. Footings are designed for an allowable soil bearing pressure of 145 KPa(3000 PSF).
2. Unless noted otherwise, all footings must be centred under columns or walls.

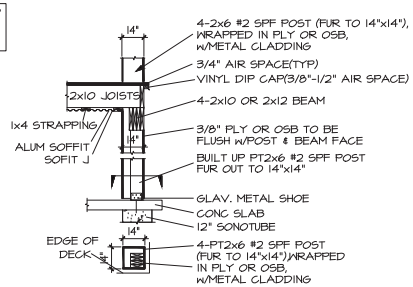


REBAR IN FOOTINGS & WALLS TO CONFORM TO B.C.B.C. STANDARDS, OR IF WALLS & FOOTINGS ARE ENGINNERED ARE TO CONFORM TO ENG. DWGS.

⑩ FOUDATION NOTES
SCALE:1/2"=1'-0"



⑪ PARTY WALL @ ROOF
SCALE:1/2"=1'-0"



⑫ DECK/METAL CLADDED POST
SCALE:1/2"=1'-0"

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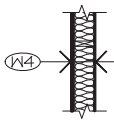
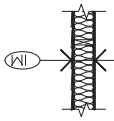
STUCCO
(TYPICAL ABOVE GRADE)



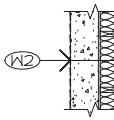
COMPONENTS	EFF. RSI	R-VALUE
AIR FILM (EXTERIOR)	0.03	0.17
STUCCO ON METAL LATH	0.02	0.11
2 LAYERS OF #30 BUILDING PAPER	0.00	0.00
7/16 O.S.B. WALL SHEATHING	0.11	0.62
2X6 FRAMING @ 16" O.C. FILLED WITH R24 BATT	2.66	15.10
6 MIL. POLY VAPOUR BARRIER	0.00	0.00
1/2" GYPSUM BOARD	0.08	0.45
AIR FILM (INTERIOR)	0.12	0.68
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	3.02	17.13
MINIMUM RSI VALUE INCORPORATING AN HRV	2.97	16.87

HARDI-PLANK/SHAKE
(TYPICAL ABOVE GRADE)

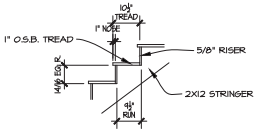


COMPONENTS	EFF. RSI	R-VALUE
AIR FILM (EXTERIOR)	0.03	0.17
HARDI-PLANK/SHAKE (FIBROUS CEMENT BOARD)	0.03	0.17
2 LAYERS OF #30 BUILDING PAPER	0.00	0.00
7/16 O.S.B. WALL SHEATHING	0.11	0.62
2X6 FRAMING @ 24" O.C. FILLED WITH R22 BATT	2.66	15.10
6 MIL. POLY VAPOUR BARRIER	0.00	0.00
1/2" GYPSUM BOARD	0.08	0.45
AIR FILM (INTERIOR)	0.12	0.68
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	3.03	17.21
MINIMUM RSI VALUE NOT INCORPORATING AN HRV	2.97	16.87

FOUNDATION WALL
(TYPICAL)

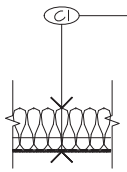


COMPONENTS	EFF. RSI	R-VALUE
DAMP PROOFING	0.00	0.00
8" CONCRETE FOUNDATION WALL	0.08	0.45
1/2" AIR SPACE	-	-
2X6 FRAMING @ 24" O.C. FILLED WITH R19 BATT	2.70	15.32
6 MIL. POLY VAPOUR BARRIER	0.00	0.00
1/2" GYPSUM BOARD	0.08	0.45
AIR FILM (INTERIOR)	0.12	0.68
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	2.98	16.90
MINIMUM RSI VALUE INCORPORATING AN HRV	2.98	16.90



⑬ STAIR DETAIL
EDGE 1/EDGE 11

TYPICAL CEILING BELOW ATTIC



COMPONENTS	EFF. RSI	R-VALUE
AIR FILM (EXTERIOR)	0.03	0.17
ENGINEER DESIGN 2X4 BOTTOM CORD CAVITY	1.46	11.10
R-40 INSULATION	4.80	27.37
6 MIL. POLY VAPOUR BARRIER	0.00	0.00
1/2" GYPSUM BOARD	0.08	0.45
AIR FILM (INTERIOR)	0.11	0.62
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	7.00	39.71
MINIMUM RSI VALUE INCORPORATING AN HRV	6.41	39.23

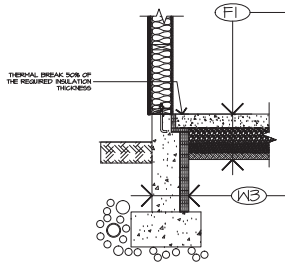
(ROOFING CONTRACTOR TO CONFIRM ROOF CONSTRUCTION)

UNHEATED FLOORS BELOW FROST LINE @ CRAWLSPACE (TYPICAL)

COMPONENTS
2" CONCRETE SKIM COAT SLAB @ 15 MPa
6 MIL. POLY VAPOUR BARRIER
4"MIN 6AG PERMEABLE LAYER (TYPICALLY A COURSE CLEAN GRANULAR MATERIAL)
4" COMPACTED GRANULAR FILL

NOTE:
THE BUILDING CODE PROVISIONS FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM NOW REQUIRE INSTALLATION OF A RADON VENT PIPE WHICH EXTENDS THROUGH, AND TERMINATES OUTSIDE THE BUILDING.

UNHEATED FLOORS ABOVE FROST LINE WITH INSULATION ON FROST WALL
(TYPICAL)



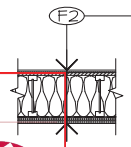
COMPONENTS	EFF. RSI	R-VALUE
4" CONCRETE SLAB @ 25 MPa	-	-
6 MIL. POLY VAPOUR BARRIER	-	-
4"MIN 6AG PERMEABLE LAYER (TYPICALLY A COURSE CLEAN GRANULAR MATERIAL)	-	-
4" COMPACTED GRANULAR FILL	-	-
R-12 RIGID INSULATION @ FROST WALL LOCATIONS ONLY WHERE SLAB IS ABOVE FROST	2.11	11.98
MINIMUM RSI VALUE INCORPORATING AN HRV	1.96	11.10

FROST WALL WITH UNHEATED FLOOR
(TYPICAL)

COMPONENTS	EFF. RSI	R-VALUE
DAMP PROOFING	0.00	0.00
8" CONCRETE FOUNDATION WALL	0.08	0.45
R-12 RIGID INSULATION	2.11	11.98
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	2.11	11.98
MINIMUM RSI VALUE INCORPORATING AN HRV	1.96	11.10

NOTE:
THE BUILDING CODE PROVISIONS FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM NOW REQUIRE INSTALLATION OF A RADON VENT PIPE WHICH EXTENDS THROUGH, AND TERMINATES OUTSIDE THE BUILDING.

INTERIOR FLOOR CONSTRUCTION OVER UNHEATED SPACE (TYPICAL AT CANTILEVERS)



COMPONENTS	EFF. RSI	R-VALUE
AIR FILM (INTERIOR)	0.16	0.91
FINISHED FLOORING	-	-
1/4" UNDERLAY (STURDI-WOOD OR SIMILAR) @ ALL VINYL AND TILE LOCATIONS	-	-
3/4" T&G PLYWOOD SHEATHING (GLUED AND SCREWED)	0.165	0.94
ENGINEERED DESIGNED FLOOR SYSTEM (14.2 O.C.) WITH R-28 INSULATION	4.04	22.94
R-12 RIGID INSULATION	2.11	11.98
AIR FILM (EXTERIOR)	0.03	0.17
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	6.51	36.94
MINIMUM RSI VALUE INCORPORATING AN HRV	4.67	26.5

SCHEDULE A
This forms part of application
DP16-0152
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING

Acorn HOMES
Sunset Ranch, Kelowna
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DEVELOPERS APPROVAL
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SIGNATURE:
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McKinley Beach
491-0095

EVAN GILBERT drafting & design
778.478.7722

PROJECT TITLE
LOT 17/18
EDGE1 / EDGE2

CUSTOMER:	LOT 17: SHOWHOME LOT 18: SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	NTS
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	
SHEET NAME	DETAILS
PROGRESS	FOR CONSTRUCTION
REVISION	PLAN NUMBER: 438
SHEET NUMBER A10	SHEET 10 OF 11

INTERIOR FLOOR CONSTRUCTION
- FINISHED FLOORING
- ⅜" UNDERLAY (PREMIUM) @ LINO AREAS
- ¾" T.&G. O.S.B. SUB-FLOOR, ENG. FLOOR SYSTEM, SPACING
AS PER MANUFACTURER (GLUED, SCREWED & BRIDGED)
- ½" GYPSUM BOARD TO FINISHED AREAS

SLAB ON GRADE
- 4" CONCRETE SLAB, 25MPa, 10M REBAR @16" o.c.
- 6 MIL. POLY. VAPOR BARRIER
- 4" GRAVEL BED

INTERIOR WALL @ LOWER FLOOR
- 2X4'S @ 16"o.c. C/W SILL GASKET OR EQUIV.
- ½" DRYWALL, FINISHED ROOMS ONLY

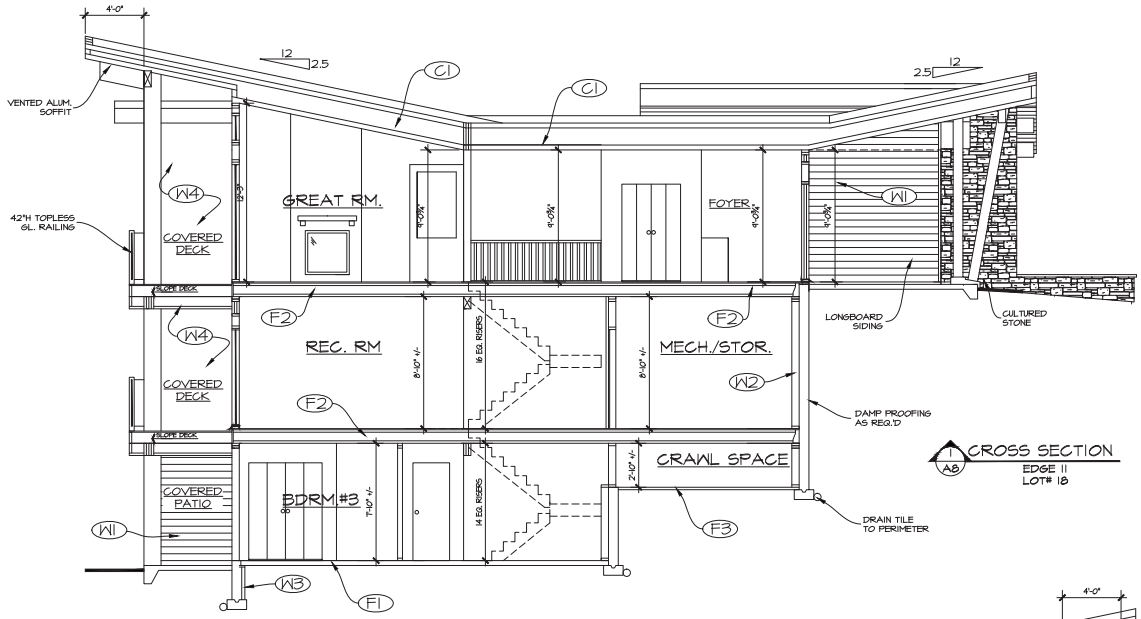
ROOF CONSTRUCTION
- SHADOW EDGE ASPHALT SHINGLES
(SLOPES UNDER ⅔ PEEL & STICK UNDERLAY)
- ⅞" OSB SHEATHING
- ENGINEERED ROOF TRUSSES @ 24"o.c.
(HEEL CUT VARIES)
- R40 INSULATION
- 6 MIL POLY
- ⅝" DRYWALL

INTERIOR WALL @ MAIN FLOOR
- ½" GYPSUM BOARD TO BOTH SIDES OF 2X4 SPRUCE STUDS @16" o.c.

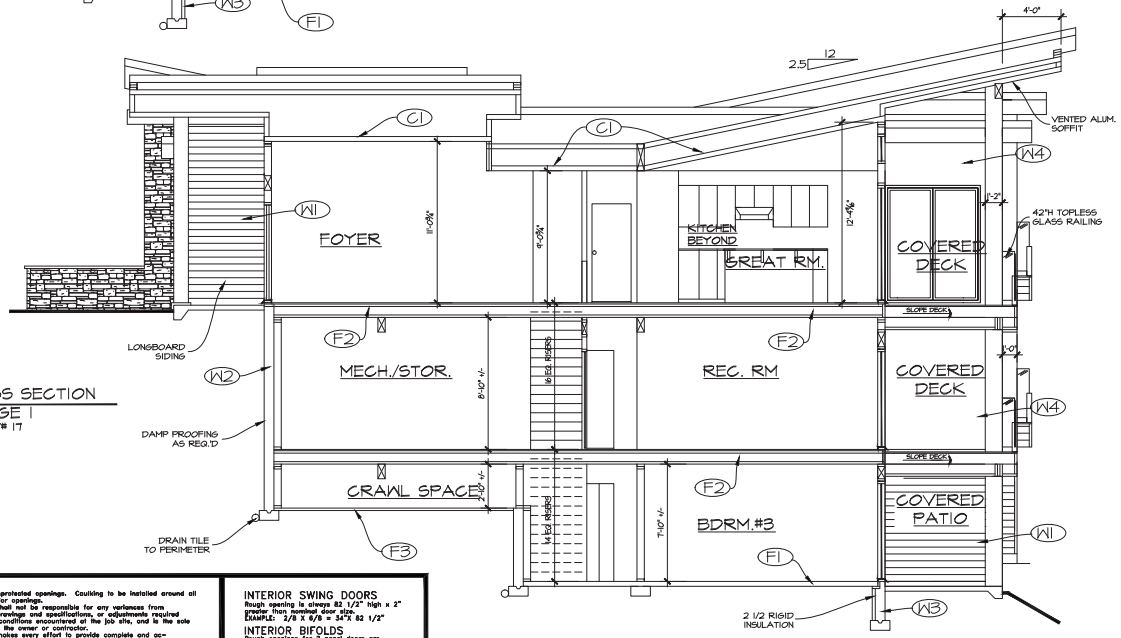
GARAGE SLAB
- 4" CONCRETE SLAB @32MPa
- 5" COMPACTED SAND
NOTE: A MIN. OF 3" SLOPE FROM BACK WALL TO O.H. DOOR
- T.O. SLAB TO BE 6" BELOW T.O. FOUNDATION WALL

NOTE:
RE FOOTING & FOUNDATION ALSO REFER TO ENGINEERS DRAWINGS FOR ALL FOUNDATION WALLS OVER 8'-0" HIGH.

EXTERIOR WALL CONSTRUCTION
- HORIZONTAL FIBER CEMENT SIDING/ STUCCO/HARDI SHINGLES
- BUILDING PAPER
- ⅜" SHEATHING
- R-22 INSULATION
- 2x6 @ 24"o.c. (2x6 @ 16"o.c. ON LOWER FLOOR WALL WHEN SUPPORTING LOFT)
- 6MIL. POLY, ½" DRYWALL



CROSS SECTION
EDGE 11
LOT# 18



CROSS SECTION
EDGE 1
LOT# 17

SCHEDULE A & B

This forms part of application

DP16-0152

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC

GENERAL NOTES
- All work to be in compliance with the current residential standards of the National Building Code of Canada, current electrical and plumbing codes and all local building code and bylaws which may take precedence.
- All work shall be performed in all respects to good building practice.
- Written dimensions to be followed. DO NOT scale from drawings.
- All floor joists and beams to be D.Fir/larch #2 or better or as noted.
- Wood in contact with concrete to be damp-proofed with 45 lb. felt, 6 mil. poly or other approved method.
- Plates to be anchored to concrete with 1/2" dia. anchor bolts at maximum 8'0" O.C. and at all corners.
- All measurements, grades and levels to be verified on site before commencing construction.
- Perimeter drainage shall be installedwhere required by local authorities having jurisdiction and to their approval.
- All concrete to have a minimum compressive strenght of 20 mpa at 28 days.
- Floor joists spans of more than 7'0" shall be bridged at mid-span or at 7'0" O.C. maximum. Bridging shall be 2"x2" diagonal type cross bridging installed as required by the N.B.C.
- Flashing to be installed at all penetrations in roof systems and changes in roof plane.
- All electrical/plumbing fixturing to be verified with owner.
- Flashing to be installed at all changes in horizontal exterior finishings and over all unprotected openings. Caulking to be installed around all unflashed exterior openings.
- EVAN GILBERT shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
- EVAN GILBERT makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

INTERIOR SWING DOORS
Rough opening is always 82 1/2" high x 2" greater than nominal door size.
EXAMPLE: 2/8 X 6/8 = 34"X 82 1/2"

INTERIOR BIFOLDS
Rough openings for 2 panel doors are 1 1/2" greater than nominal door width & 1 1/2" greater than door height.
EXAMPLE: 3/0 x 6/8 = 37 1/4"x81 1/2"
Rough openings for 4 panel doors are 1" greater than nominal door width and 1 1/2" greater than height.
EXAMPLE: 5/0 x 6/8 = 61" x 81 1/2"

Acorn HOMES
Sunset Ranch, Kelowna
Ph: 491-0095

DEVELOPERS APPROVAL
NAME:
DATE:
SIGNATURE:

Acorn Homes
McKinley Beach
491-0095

EVAN GILBERT drafting & design
778.478.7722

PROJECT TITLE
LOT 17/18
EDGE1 / EDGE2

CUSTOMER:	LOT 17: SHOWHOME LOT 18: SHOWHOME
DATE:	09/05/16
DRAWING SCALE:	1/4" = 1'-0"
DRAWN BY:	EKG
CHECKED BY:	RH
APPROVED BY:	
SHEET NAME	NOTES & CROSS SECTIONS
PROGRESS	FOR CONSTRUCTION
REVISION	PLAN NUMBER: 438
SHEET NUMBER A11	SHEET 11 OF 11

C:\DESIGN\PROJECT\ACTIVE\491-0095\PROJECT\EDGE1\EDGE2\491-0095 - ACORN HOMES - THE GOODWILL.

SCHEDULE A

This forms part of application

DP16-0152

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

RETAINING WALL 0.0m TO 3.0m HIGH

RETAINING WALL 3.0m TO 5.0m HIGH

TIERED RETAINING WALL 4.0m TO 6.0m HIGH

SITE BOUNDARY

FINISHED GROUND CONTOURS

LOWER ROAD

EDGE

GRANITE

ROAD D

PLAN: EPP8753
KID: 740539
LOT: 7

SCALE BAR 1:500 METRES 0 5 10 20 30

ISSUED FOR PLR APPROVAL 16-05-17

LEGEND

EX. SEWER PIPE
EX. SANITARY SEWER PIPE
EX. WATER PIPE
PROP. STORM SEWER PIPE
PROP. SANITARY SEWER PIPE
PROP. WATER PIPE

MANHOLE M.H.
UTILITY POLE U.P.
POWER POLE P.P.
LAMP STANDARD L.S.
CATCH BASIN C.B.
HYDRANT HYD
TREES T
SURVEY MONUMENT

NAD 83

INSERTION BASE POINT= 0 , 0

Locations and offsets of existing utilities shown on this plan are not guaranteed to be accurate and must be verified in the field PRIOR TO CONSTRUCTION. The City of Kelowna does not guarantee their accuracy. Concerned persons should not rely on these documents and should verify all information shown by way of site survey and other appropriate methods. The City of Kelowna accepts no liability for use of these files or information.

NO.	DATE	BY	REVISION	CH'KD
4	2016-05-17	SMC	ISSUED FOR PROPERTY LAYOUT REVIEW APPROVAL	SB
3	2015-08-13	JRG	ISSUED FOR DEVELOPMENT PERMIT	BR
2	2015-07-15	JRG	ISSUED FOR DEVELOPMENT PERMIT	BR
1	2015-05-15	JRG	ISSUED FOR DEVELOPMENT PERMIT	JBK
0	2015-03-19	JRG	ISSUED FOR DEVELOPMENT PERMIT	JBK

WSP
ENGINEERING • PLANNING • GEOMATICS
#602-1708 DOLPHIN AVENUE
KELOWNA BC, V1Y 9S4
PHONE (250 980-5500
FAX (250) 980-5511

BASE JRG DESIGN JRG
APPROVED SB
DATE MAY 2016
SCALE 1:500
SCALE NOT ACCURATE OVER LONG DISTANCES

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION
ACORN RESORTS LIMITED PARTNERSHIP
MCKINLEY BEACH MULTI-FAMILY DEVELOPMENT
GRADING PLAN

DIVISION MUNICIPAL
DRAWING NO. 300
REV NO 4

CITY FILE

SCHEDULE A

This forms part of application

DP16-0152

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

NOTES:

TOTAL CUT (UNADJUSTED): 29,622m³
TOTAL FILL (UNADJUSTED): 20,270m³

EXCAVATION TABLE

NUMBER	MINIMUM	MAXIMUM	COLOUR	EARTHWORKS (m³)
1	-8.308	-4.000		3603.34
2	-4.000	-1.000		15985.59
3	-1.000	0.000		10033.58
4	0.000	1.000		9186.77
5	1.000	4.000		10337.87
6	4.000	7.910		745.30

ISSUED FOR PLR APPROVAL 16-05-17

LEGEND

EX. SEWER PIPE
EX. SANITARY SEWER PIPE
EX. WATER PIPE
PROP. STORM SEWER PIPE
PROP. SANITARY SEWER PIPE
PROP. WATER PIPE

MANHOLE M.H.
UTILITY POLE U.P.
POWER POLE P.P.
LAMP STANDARD L.S.
CATCH BASIN C.B.
HYDRANT HYD
TREES T
SURVEY MONUMENT

NAD 83

INSERTION BASE POINT= 0 , 0

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0	2015-03-19	JRG	ISSUED FOR DEVELOPMENT PERMIT	JBK

WSP

ENGINEERING • PLANNING • GEOMATICS
#602-1708 DOLPHIN AVENUE
KELOWNA BC, V1Y 9S4
PHONE (250 980-5500
FAX (250) 980-5511

BASE JRG DESIGN JRG
APPROVED SB
DATE MAY 2016
SCALE 1:500

SCALE NOT ACCURATE OVER LONG DISTANCES

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION
ACORN RESORTS LIMITED PARTNERSHIP
MCKINLEY BEACH MULTI-FAMILY DEVELOPMENT
EXCAVATION PLAN

DIVISION MUNICIPAL

DRAWING NO. 500 REV NO 4

CITY FILE

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

SCHEDULE C
This forms part of application
DP16-0152
City of Kelowna
COMMUNITY PLANNING
Planner Initials AC

Friday May 6, 2016

Granite at McKinley Beach
C/o Acorn Communities Limited
3774 Pine Valley Drive
Kelowna, BC V1X 8E3
Attn: Greg Bird, Director

Re: Proposed Granite at McKinley Beach Development – Preliminary Cost Estimate for Bonding

Dear Greg:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Granite at McKinley Beach conceptual landscape plan dated 15.05.06;

Bare Land Strata

Site Restoration
- 4,768 square metres (51,322 square feet) of site restoration improvements = $36,043.00

This preliminary cost estimate is inclusive of trees, shrubs, dryland seed, mulch, topsoil & irrigation.

Chainlink Fencing
- 30 lineal metres (98 lineal feet) of 1.2m height black vinyl chainlink fence = $3,000.00

3 Year Maintenance Plan
- Maintenance of site restoration areas from Spring 2017 to Fall 2019 = $8,060.00

Refer to 3 Year Maintenance Plan document for detailed cost estimate.

Remaining Site with 3 Buildings

Site Restoration
- 9,198 square metres (99,006 square feet) of site restoration improvements = $94,098.00

This preliminary cost estimate is inclusive of trees, shrubs, dryland seed, mulch, topsoil & irrigation.

Chainlink Fencing
- 120 lineal metres (394 lineal feet) of 1.2m height black vinyl chainlink fence = $12,000.00

3 Year Maintenance Plan
- Maintenance of site restoration areas from Spring 2017 to Fall 2019 = $16,120.00

Refer to 3 Year Maintenance Plan document for detailed cost estimate.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton

Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture

206-1889 Spall Road, Kelowna, BC, V1Y 4R2 P 250.868.9270
outlanddesign.ca

SCHEDULE C

This forms part of application

DP16-0152

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

LANDSCAPE NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED WITH A MINIMUM 75mm WOOD MULCH.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. FLEX MSE VEGETATED RETAINING WALLS TO BE POCKET PLANTED WITH NATIVE SHRUBS (APPROXIMATELY 1 SHRUB EVERY 3 SQ. M).

6. HYDROSEEDING DRYLAND SEED AREAS:

DRYLAND SEED MIXTURE	*BY WEIGHT*	*BY SPECIES*
BLUE BUNCH WHEAT GRASS	41%	23%
ROUGH FESCUE	25%	20%
IDAHO FESCUE	15%	19%
PERENNIAL RYEGRASS	10%	7%
SANDBERG BLUEGRASS	5%	13%
JUNE GRASS	4%	18%

WILDFLOWER SEED MIXTURE	BY WEIGHT
SILKY LUPINE	30%
BALSAM ROOT	30%
BROWN EYED SUSAN	35%
COMMON YARROW	5%

HYDROSEEDING APPLICATION RATE (DRYLAND SEED AREA)

NATIVE SEED	DRYLAND SEED MIXTURE	125KG/HECTARE
	WILDFLOWER SEED MIXTURE	1KG/HECTARE
FERTILIZER	18-18-18-2, 50% SULPHUR COATED UREA	300KG/HECTARE
MULCH	CANFOR ECOFIBRE PLUS TAC	2,800KG/HECTARE
TACKIFIER	GUAR	3% OF MIX

THE PRECEDING HYDROSEEDING MIXTURE IS TO BE APPLIED TO THE DRYLAND SEED AREA AND FLEX MSE VEGETATED RETAINING WALLS AS SHOWN ON THE DRAWING. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.

0 25 50 75 100 M

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SASKATOON	7	4cm CAL / MULTI-STEM
PINUS PONDEROSA	PONDEROSA PINE	25	2.0m HT.
PSEUDOTSUGA MENZIESII	INTERIOR DOUGLAS FIR	25	2.0m HT.
SHRUBS, PERENNIALS & GRASSES			
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	278	#01 CONT. /0.6m O.C. SPACING
AMELANCHIER ALNIFOLIA	SASKATOON	80	#01 CONT. /2.0m O.C. SPACING
CORNUS SERICEA	RED OSIER DOGWOOD	57	#01 CONT. /2.5m O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	260	#01 CONT. /1.0m O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	278	#01 CONT. /0.6m O.C. SPACING
KOELERIA PYRAMIDATA	JUNE GRASS	1,111	PLUGS /0.3m O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE	195	#01 CONT. /1.2m O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	260	#01 CONT. /1.0m O.C. SPACING
RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	114	#01 CONT. /1.5m O.C. SPACING
SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	BLUE LITTLE BLUESTEM	179	#01 CONT. /0.75m O.C. SPACING
SYMPHORICARPOS ALBUS	SNOWBERRY	275	#01 CONT. /1.0m O.C. SPACING
ROSA WOODSII	WOODS ROSE	129	#01 CONT. /1.5m O.C. SPACING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca

N

PROJECT TITLE

GRANITE AT MCKINLEY BEACH

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	16.05.06	Review
2		
3		
4		
5		

PROJECT NO	15018
DESIGN BY	FB
DRAWN BY	KG
CHECKED BY	FB
DATE	MAY 6, 2016
SCALE	1:400

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER FIONA BARTON 334

DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY

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DEVELOPMENT PERMIT

City of Kelowna

APPROVED ISSUANCE OF DEVELOPMENT PERMIT

File Number	DP16-0192
Issued To:	Acorn Resorts GP Ltd., Inc. No. BC0888222
Site Address:	3450 McKinley Beach Dr
Legal Description:	Lot 45, Section 29, Township 23, ODYD, Plan EPP53256
Zoning Classification:	CD18 - McKinley Beach Comprehensive Resort Development
Developent Permit Area:	Comprehensive Development Permit Area

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0192 for Lot 45, Section 29, Township 23, ODYD, Plan EPP53256 located at 3450 McKinley Beach Dr, Kelowna, BC be approved subject to general conformance to the drawings (Schedule “A”, “B”, & “C”) attached to this permit.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

a) Cash in the amount of $ 152,772.50 OR

b) A Certified Cheque in the amount of $ 152,772.50 OR

c) An Irrevocable Letter of Credit in the amount of $ 152,772.50 .

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.

b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent	Date
Print Name in Bold Letters	Telephone No.

5. APPROVALS

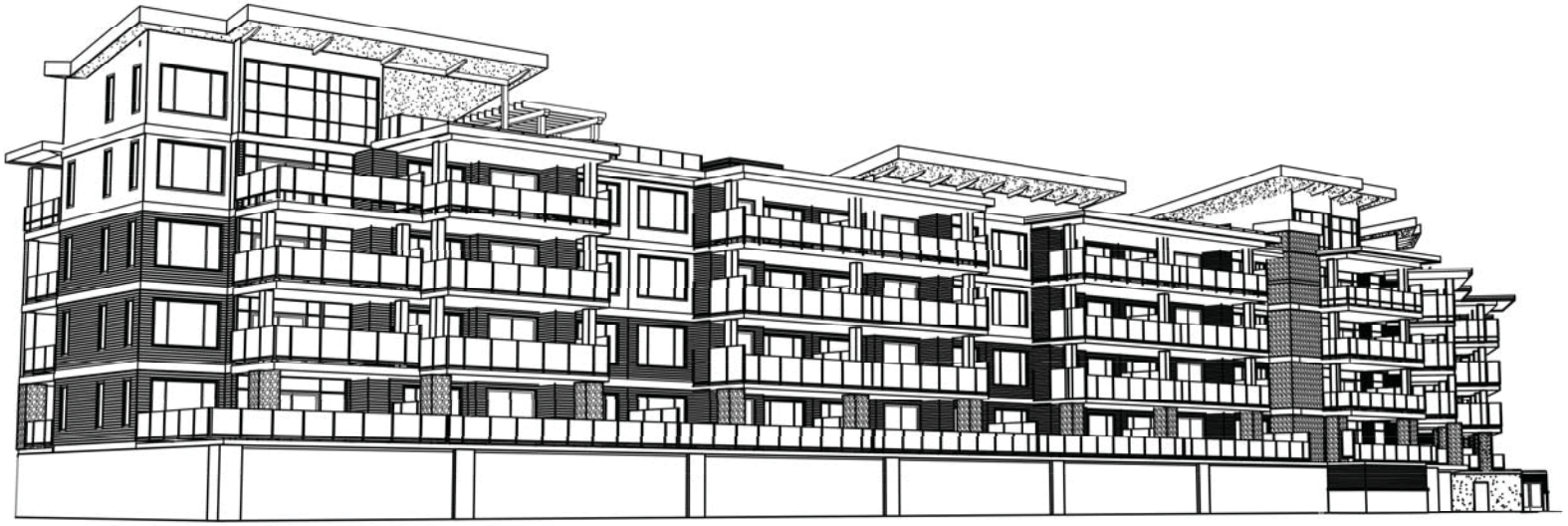
Issued and approved by Council on the _____ day of _____, 2016.

Ryan Smith, Community Planning Department Manager Community Planning & Real Estate	Date

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER

GRANITE AT McKINLEY

KELOWNA, BC



SCHEDULE **A & B**

This forms part of application

DP16-0192

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

- THIS DRAWING MUST NOT BE SCALED.
- VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMMISIONS TO THE ARCHITECT.
- VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
- ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.

NO.	DATE	BY	REVISION
1	2016/08/23	RB	ISSUED FOR DEVELOPMENT PERMIT

DESIGN CONSULTANT

SEAL

gta

GTA ARCHITECTURE LTD.
243-1889 Springfield Road
Kelowna, British Columbia
V1Y 9V5
Fax: 250.979.4366
Telephone: 250.979.1668

PROJECT

GRANITE AT MCKINLEY

KELOWNA, BC

SHEET TITLE

COVER SHEET

DRAWN RB

DESIGN

SCALE AS NOTED

DATE 2016-09-07

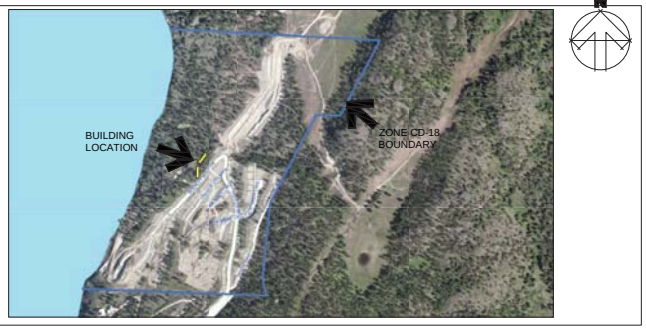
SHEET NO. A0.0

FILE: A15-03

SCHEDULE B
This forms part of application
DP16-0192
Planner Initials
AC
City of
Kelowna
COMMUNITY PLANNING

GRANITE AT MCKINLEY
KELOWNA, B.C.
RESIDENTIAL DEVELOPMENT

LOCATION MAP



CONSULTANTS:

ARCHITECTURAL:

GTA ARCHITECT LTD.
CONTACT: GARRY TOMPOROWSKI
243 - 1889 SPRINGFIELD ROAD
KELOWNA, BC, V1V 5V5
PHONE: (250) 979-1668, FAX: (250) 979-4366
EMAIL: garry@gtarch.ca

CIVIL:

WSP
CONTACT FIONA BARTON
602 - 1631 DICKSON AVENUE
KELOWNA, BC V1Y 9S4
PHONE: 250-869-1334
EMAIL:

STRUCTURAL:

Sheet List Table

Sheet Number	Sheet Title
A0.0	COVER SHEET
A0.1	PROJECT DETAILS
A1.0	SITE PLAN
A2.1	PARKADE PLAN
A2.2	FIRST FLOOR
A2.3	SECOND FLOOR
A2.4	THIRD FLOOR
A2.5	FOURTH FLOOR
A2.6	LOFTS & TERRACE
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.3	ELEVATIONS
A3.4	COLOUR PERSPECTIVES
A3.5	COLOUR PERSPECTIVES
A4.0	SITE SECTION

LIST OF DRAWINGS:

LIST OF DRAWINGS:
N/A FOR DEVELOPMENT PERMIT

MECHANICAL:

ELECTRICAL:

LIST OF DRAWINGS:
N/A FOR DEVELOPMENT PERMIT

LIST OF DRAWINGS:
N/A FOR DEVELOPMENT PERMIT

GEOTECHNICAL:

SURVEYOR:

LANDSCAPE:

OUTLAND DESIGNS LTD.
CONTACT FIONA BARTON
206 1889 SPALL ROAD
KELOWNA, BC V1W 2X7
PHONE: 250-868-9270
EMAIL: fiona@outlanddesign.ca

LIST OF DRAWINGS:

LIST OF DRAWINGS:

LIST OF DRAWINGS:

PROJECT INFO:

CIVIC ADDRESS:
CURRENT: 3450 McKINLEY BEACH DRIVE, KELOWNA, BC.

LEGAL ADDRESS:
CURRENT: LOT 45, PLAN EPP53256, O.D.Y.D.

ZONING:
CURRENT: CD18 - McKINLEY BEACH COMPREHENSIVE RESORT DEVELOPMENT

PROPOSED: CD18 - McKINLEY BEACH COMPREHENSIVE RESORT DEVELOPMENT

SITE AREA: 14,974 m2 (161,180 SF)

PROPOSED FLOOR AREA:
BUILDING A TOTAL AREA: 325.6m2
PARKADE: 106.8 m2 (34,006 SF)
1ST FLOOR: 2197 m2 (23,650 SF)
2ND FLOOR: 2197 m2 (23,650 SF)
3RD FLOOR: 2197 m2 (23,650 SF)
4TH FLOOR: 2197 m2 (23,650 SF)
LOFTS: 180 m2 (1936 SF)

BUILDING A NET FLOOR AREA: 6492 m2 (69,884 SF)

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

SECTION 18 - COMPREHENSIVE DEVELOPMENT ZONE
SCHEDULE "B" CD18 - McKINLEY BEACH COMPREHENSIVE RESORT DEVELOPMENT
AREA IV - WATERFRONT RESORT ACCOMMODATION
1.2(c) PRINCIPLE USES
a) APARTMENT HOTELS — **PROP: APARTMENT HOTEL**

1.3 DEVELOPMENT REGULATIONS
b) MAX DENSITY: 112 UNITS — **PROP: 64**
DENSITY BASED ON PROPORTIONATE AREA
16 SEMI-DETATCHED UNITS APPROVED
32 UNITS REMAINING TO BE DEVELOPED

k) MAX HEIGHT: LESSER OF 29.5m or 6 1/2 STOREYS — **PROP: 4 1/2 STOREYS (9.0m)**

1.4.1 SETBACK FROM CD ZONE BOUNDARY 10m — **PROP: 10.0m**

1.4.2 MIN FRONT YARD: 0.0m

1.4.3 MIN SIDE YARD: 0.0m

1.4.4 MIN REAR YARD: 0.0m

SECTION 8 - PARKING AND LOADING
8.1 OFF-STREET VEHICLE PARKING
8.1.2 MIN NUMBER SPACES
TABLE 8.1 (APARTMENT HOTEL): 1.0/DWELLING UNIT
1.0 SPACES x 64 UNITS = 64 SPACES — **PROP: 80 SPACES**
MAX. NUMBER OF SPACES 64x125% = 80 SPACES

8.1.7 PARKING SPACES FOR THE DISABLED
a) PER B.C. BUILDING CODE: 1/100 REQUIRED STALLS — **PROP: 2 SPACE**

8.1.8 VISITOR PARKING
TABLE 8.1 (DWELLING): 1/7 DWELLING UNITS
64 UNITS = 10 VISITOR SPACE — **PROP: 10 SPACES**

8.4 OFF-STREET BICYCLE PARKING
8.4.1 NUMBER OF SPACES
TABLE 8.3 (APARTMENT HOUSING):
CLASS I: 1/20 DWELLING UNIT
64 UNITS x 0.5 SPACES/UNIT = 32 SPACES — **PROP: 64**
CLASS II: 1/20 DWELLING UNIT
64 UNITS x 0.01 SPACES/UNIT = 7 SPACES — **PROP: 7**

B.C. BUILDING CODE (2012) ANALYSIS:

DIVISION A - PART 1 - COMPLIANCE
SECTION 1.3. DIVISIONS A, B AND C OF THIS CODE
1.3.3. APPLICATION OF DIVISION B
3.1.2.1 (2) CLASSIFICATION — **PROP: C, RESIDENTIAL**
3.2.2.50 GROUP C, OCCUPANCIES UP TO 6 STORIES, SPRINKLERED COMBUSTABLE OR NON-COMBUSTABLE — **PROP: 5 STOREYS, UP TO 1,440m2**

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PROJECT
GRANITE AT MCKINLEY
KELOWNA, BC

SHEET TITLE
PROJECT DETAILS

DRAWN RB
DESIGN
SCALE AS NOTED
DATE 2016-10-13
SHEET NO. A0.1
FILE: A15-03

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1 A1.0 SITE PLAN 1"=50'

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SHEET TITLE

SITE PLAN

DRAWN RB

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DATE 2016-09-07

SHEET NO. A1.0

FILE: A15-03

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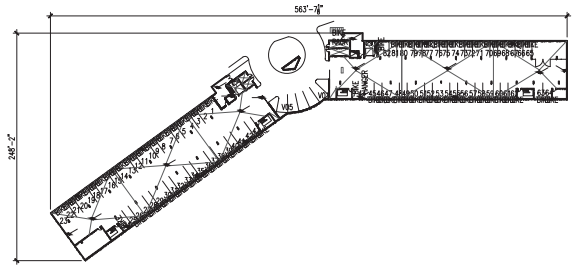
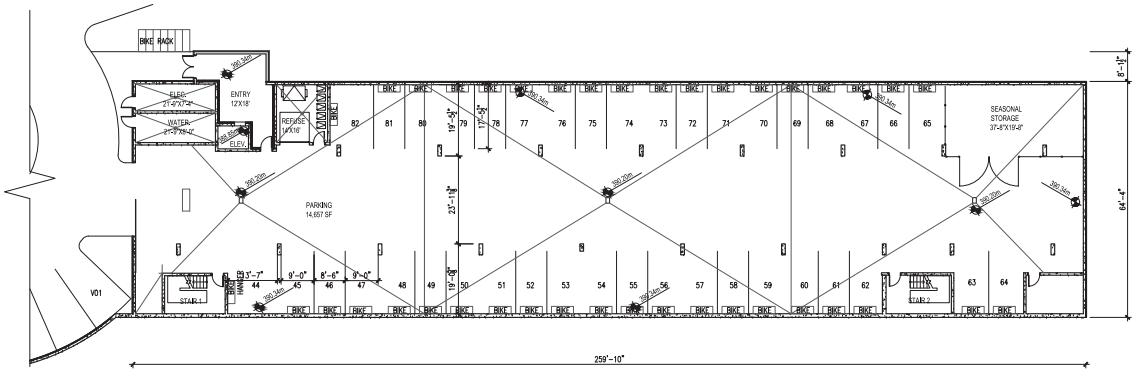
2 A2.1 PARKADE PLAN - SOUTH WING
1/16"=1'-0"



1 A2.1 PARKADE PLAN
1/64"=1'-0"



3 A2.1 PARKADE PLAN - NORTH WING
1/16"=1'-0"

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SHEET TITLE

PARKADE PLAN

DRAWN RB

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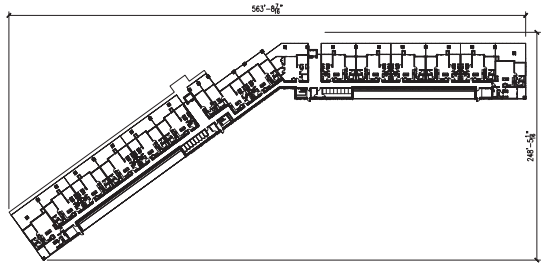
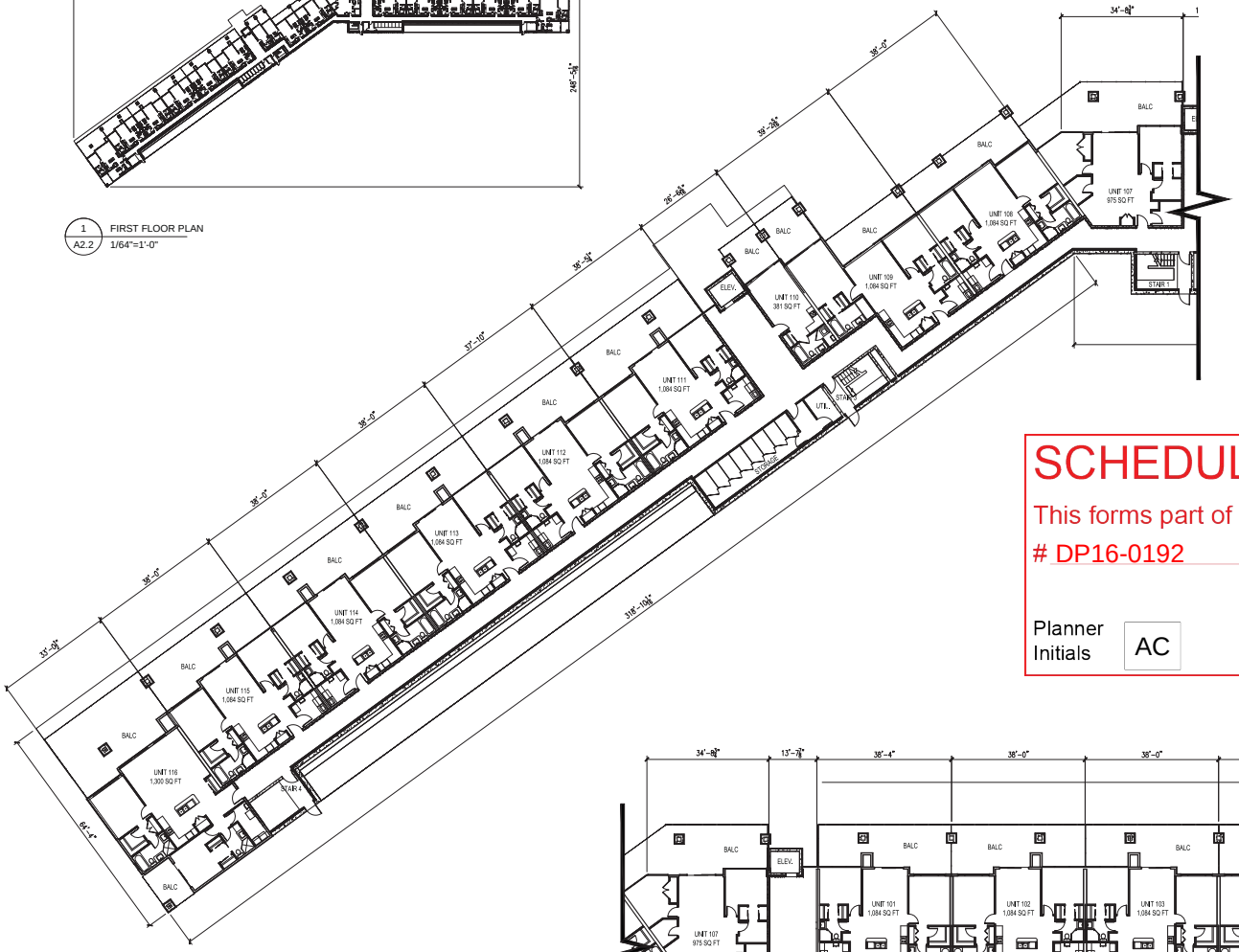
DATE 2016-10-13

SHEET NO. A2.1

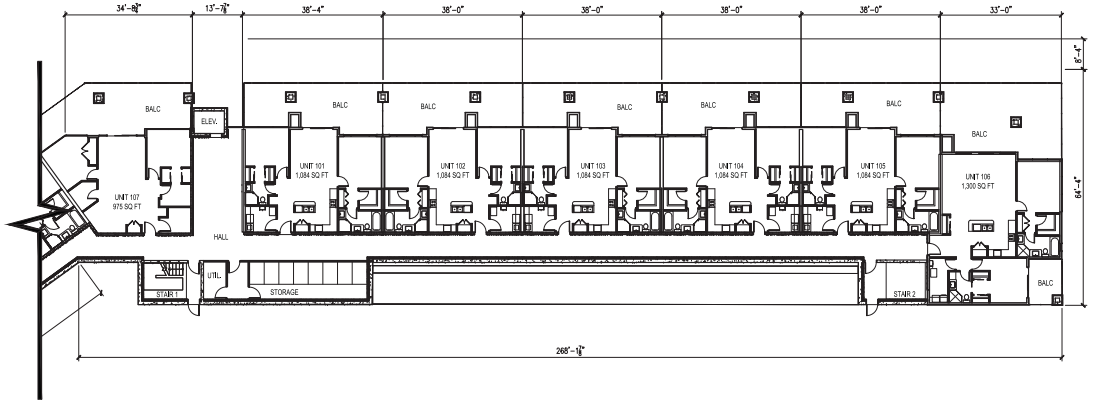
FILE: A15-03



1 A2.2 FIRST FLOOR PLAN
1/64"=1'-0"



2 A2.2 FIRST FLOOR PLAN - SOUTH WING
1/16"=1'-0"



3 A2.2 FIRST FLOOR PLAN - NORTH WING
1/16"=1'-0"

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SHEET TITLE
FIRST FLOOR

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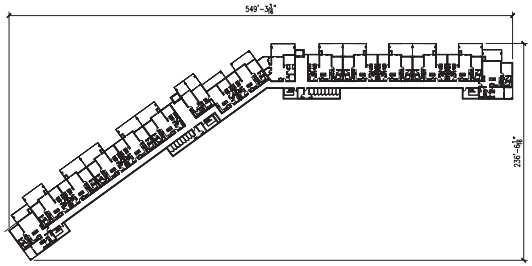
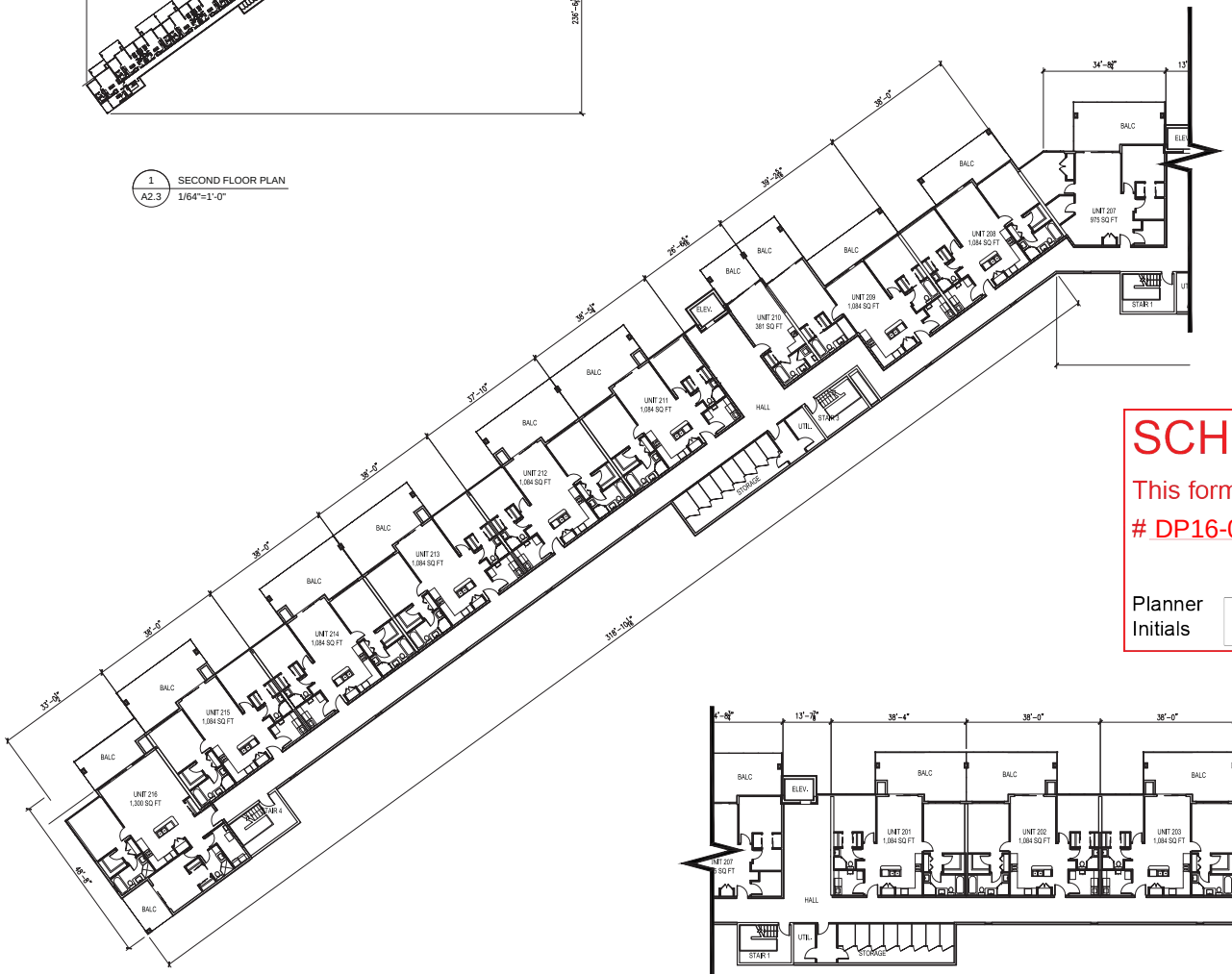
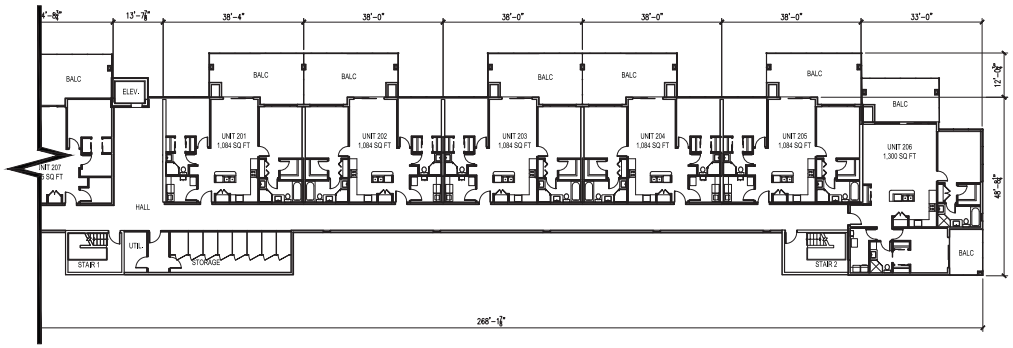
DATE 2016-09-07
SHEET NO. A2.2
FILE: A15-03



1 A2.3 SECOND FLOOR PLAN
1/64"=1'-0"



2 A2.3 SECOND FLOOR PLAN - SOUTH WING
1/16"=1'-0"



3 A2.3 SECOND FLOOR PLAN - NORTH WING
1/16"=1'-0"

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SHEET TITLE
SECOND FLOOR

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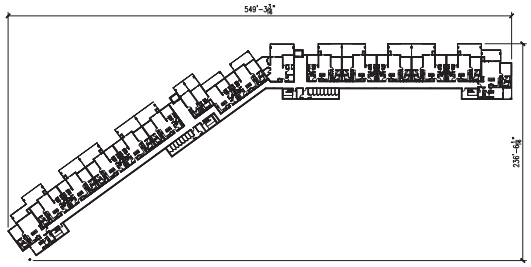
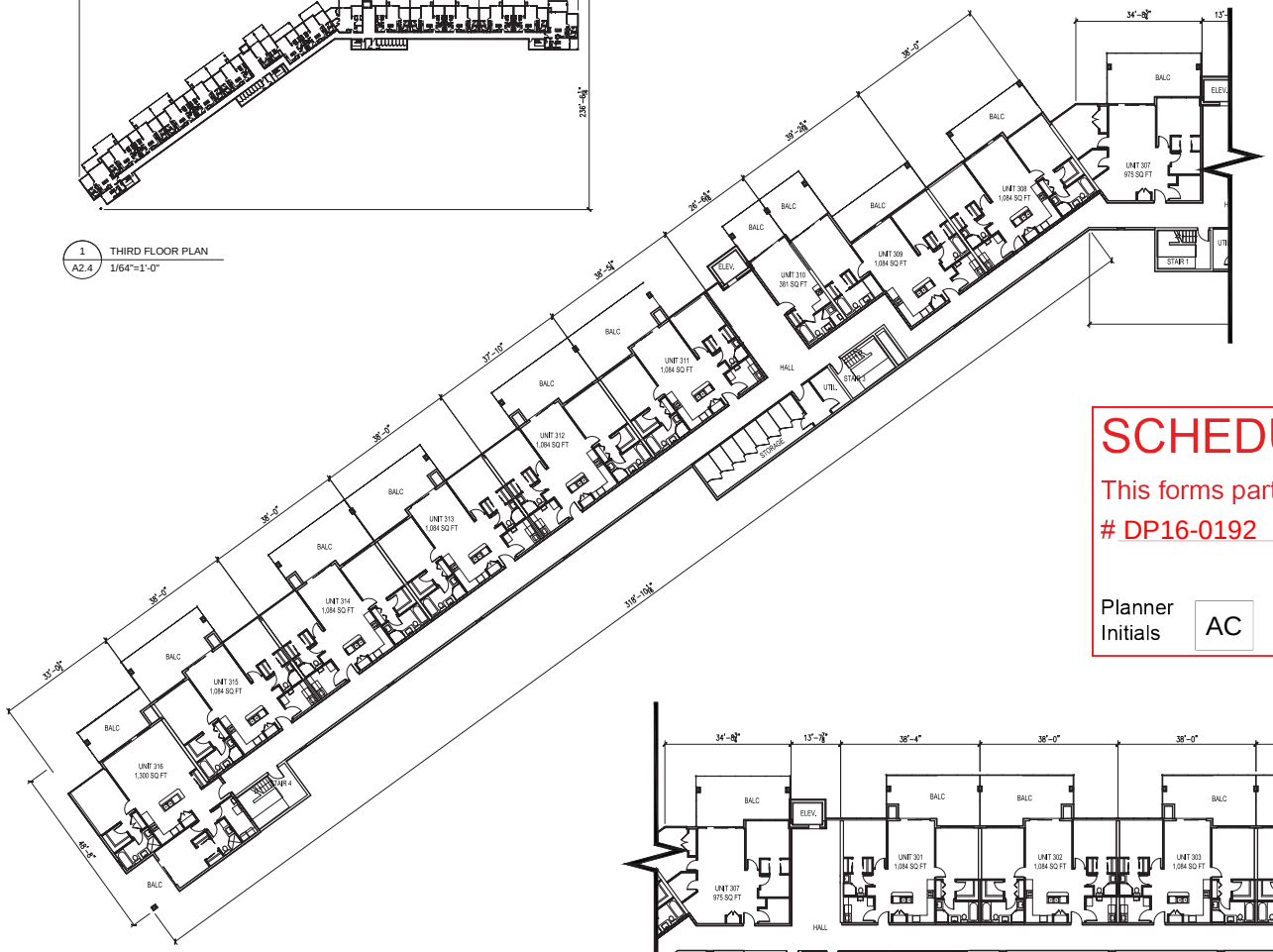
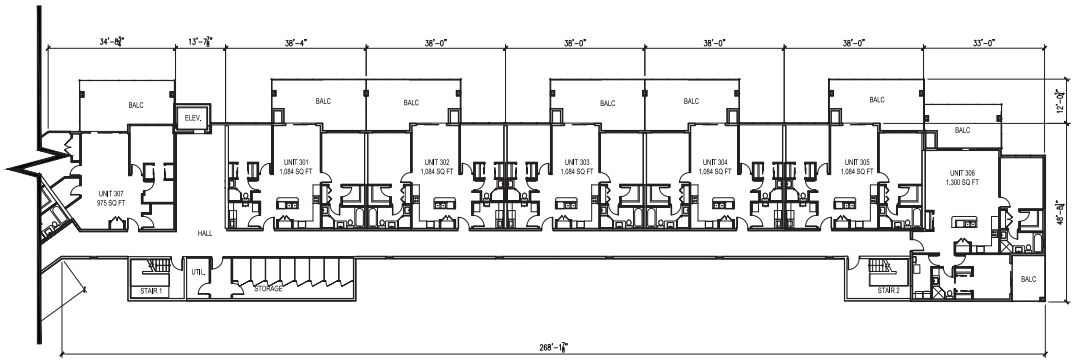
DATE 2016-09-07
SHEET NO. A2.3
FILE: A15-03



1 A2.4 THIRD FLOOR PLAN
1/64"=1'-0"



2 A2.4 THIRD FLOOR PLAN - SOUTH WING
1/16"=1'-0"



3 A2.4 THIRD FLOOR PLAN - NORTH WING
1/16"=1'-0"

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SHEET TITLE
THIRD FLOOR

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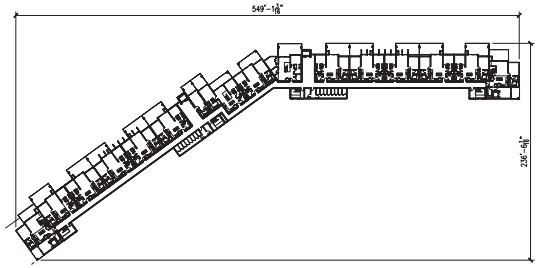
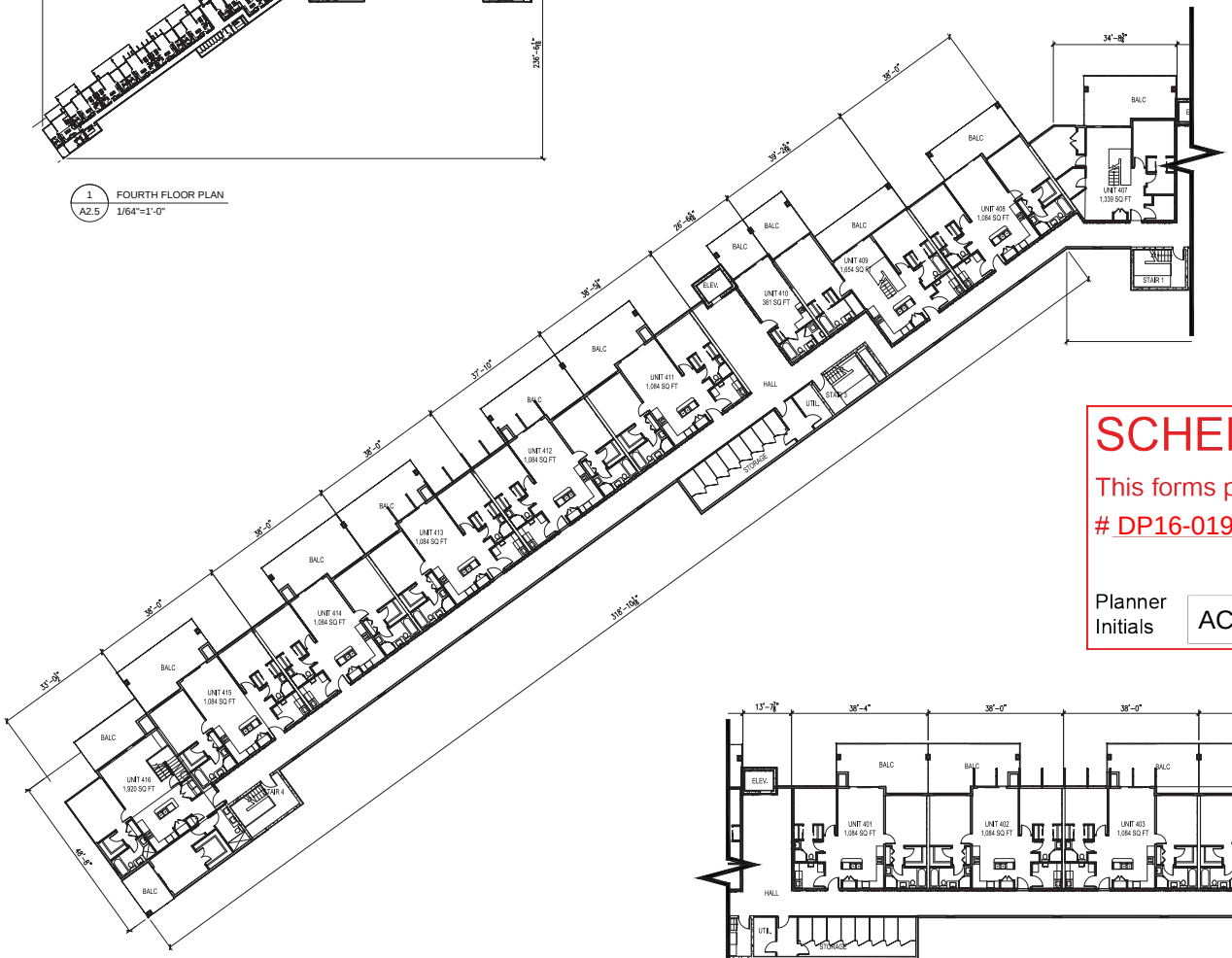
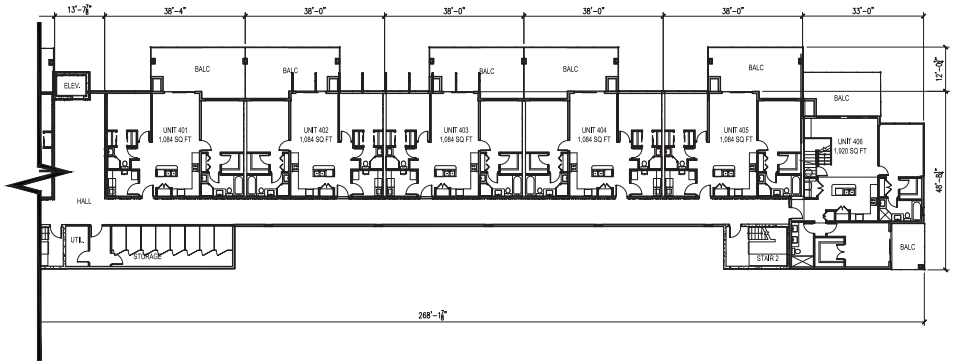
FILE: A15-03



1 A2.5 FOURTH FLOOR PLAN
1/64"=1'-0"



2 A2.5 FOURTH FLOOR PLAN - SOUTH WING
1/16"=1'-0"



3 A2.5 FOURTH FLOOR PLAN - NORTH WING
1/16"=1'-0"

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GRANITE AT MCKINLEY

KELOWNA, BC

SHEET TITLE

FOURTH FLOOR

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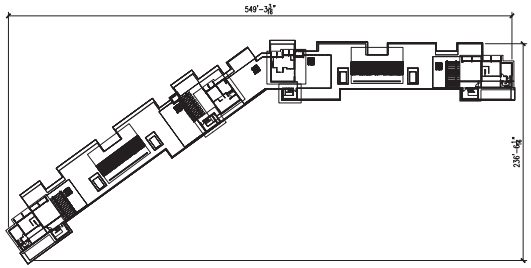
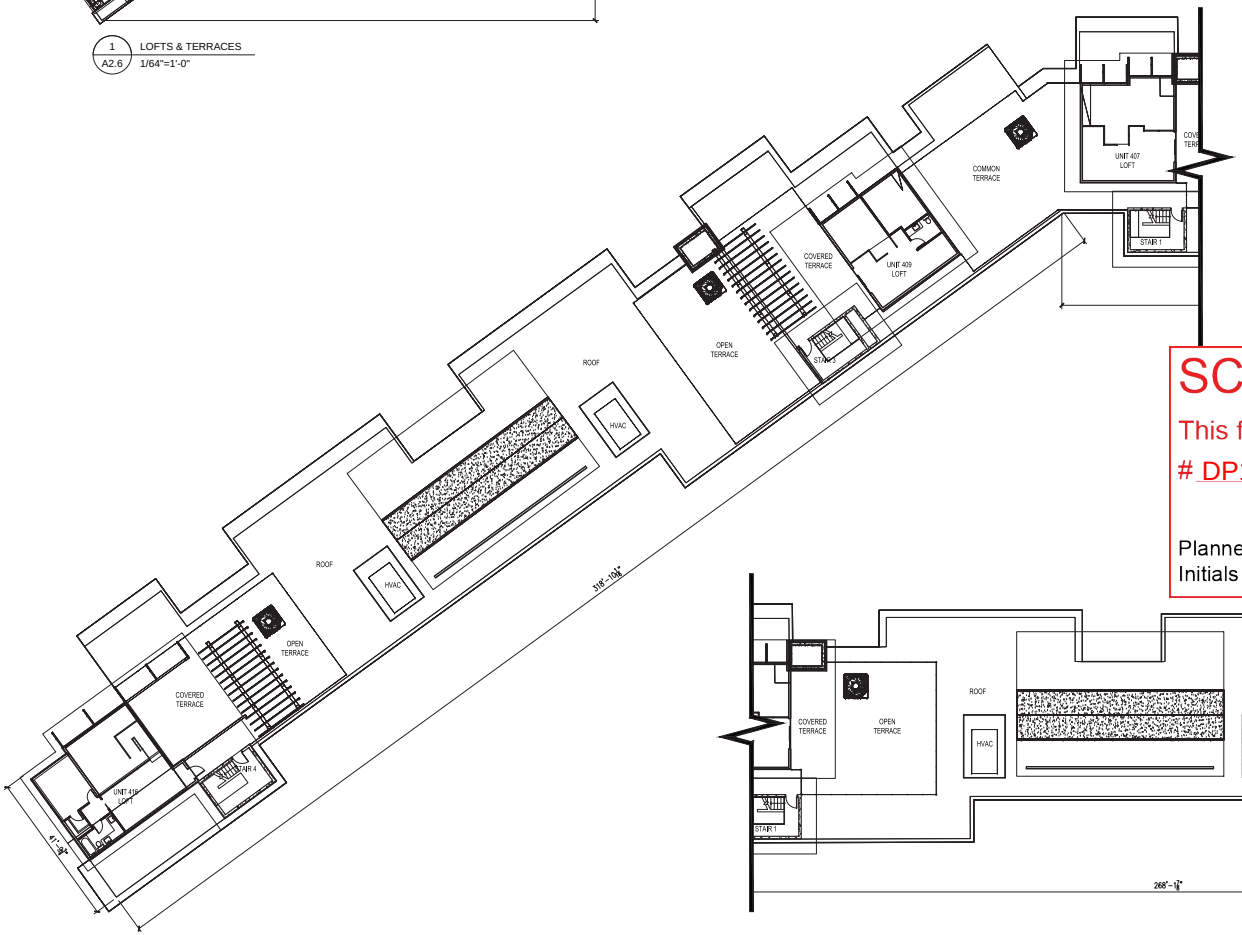
FILE: A15-03



1 A2.6 LOFTS & TERRACES
1/64"=1'-0"



2 A2.6 LOFTS & TERRACES - SOUTH WING
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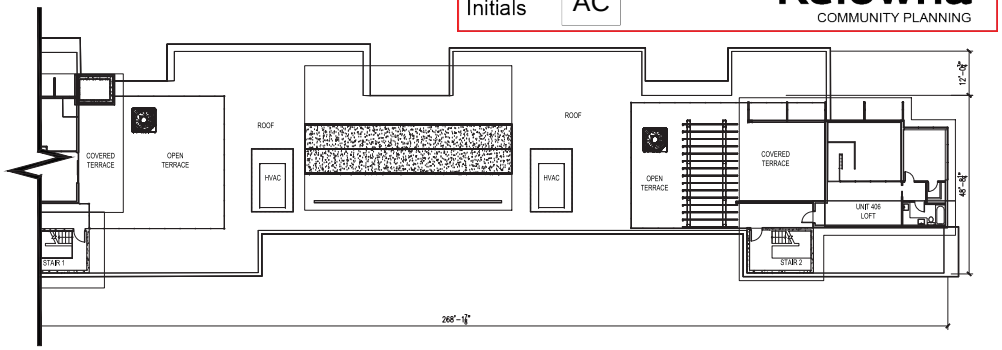

3 A2.6 LOFTS & TERRACES - NORTH WING
1/16"=1'-0"

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LOFTS & TERRACE

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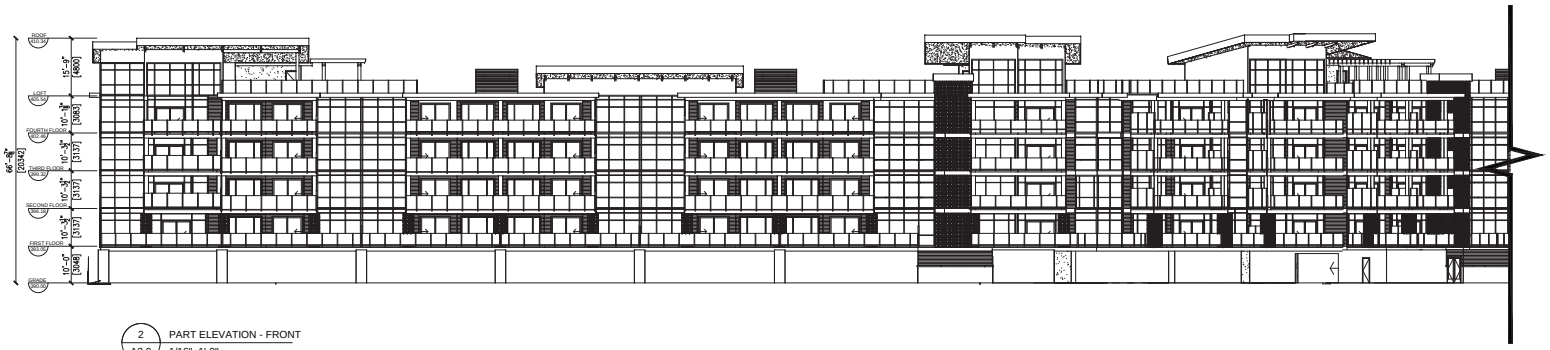
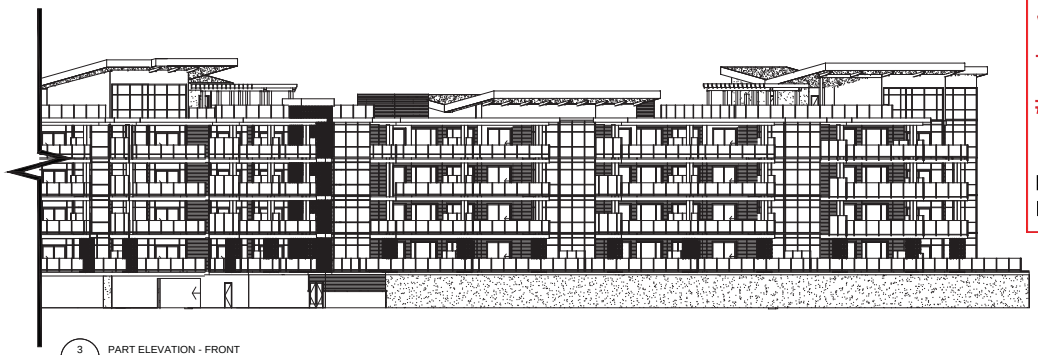
FILE: A15-03

1 A3.0 ELEVATION - FRONT
1/32"=1'-0"



2 A3.0 PART ELEVATION - FRONT
1/16"=1'-0"



3 A3.0 PART ELEVATION - FRONT
1/16"=1'-0"

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SHEET TITLE
ELEVATIONS

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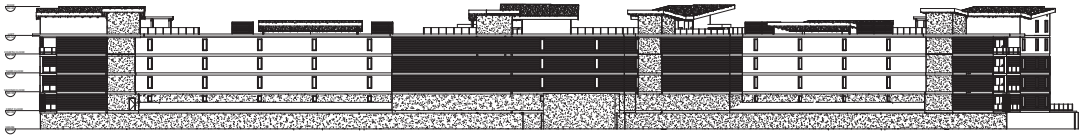
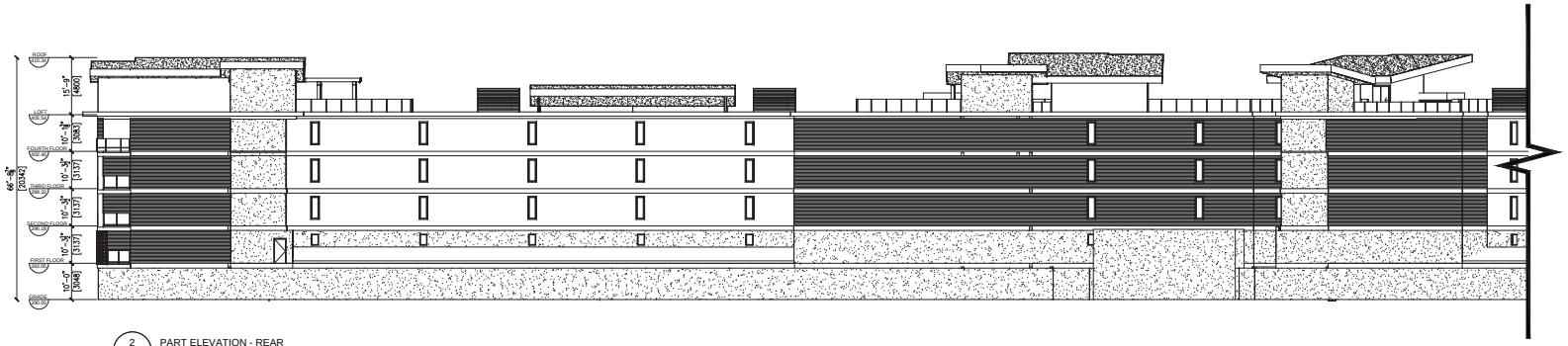
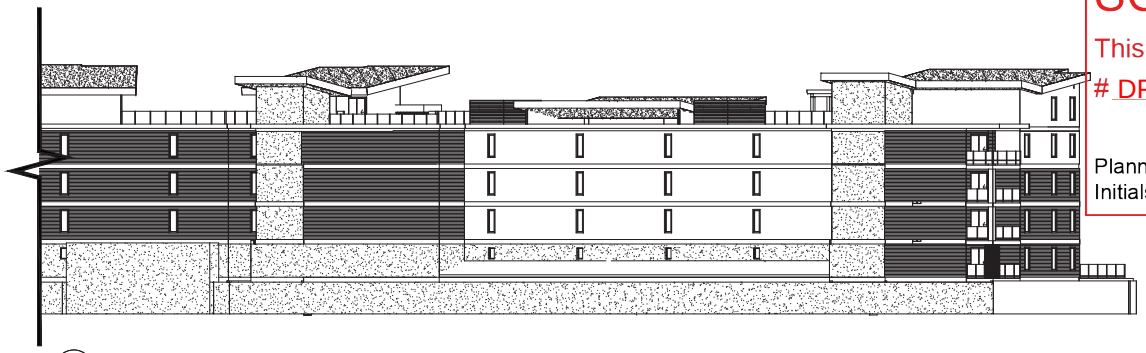
SHEET NO. A3.0
FILE: A15-03



1 A3.1 ELEVATION - REAR
1/32"=1'-0"



2 A3.1 PART ELEVATION - REAR
1/16"=1'-0"



3 A3.1 PART ELEVATION - REAR
1/16"=1'-0"

SCHEDULE **A & B**

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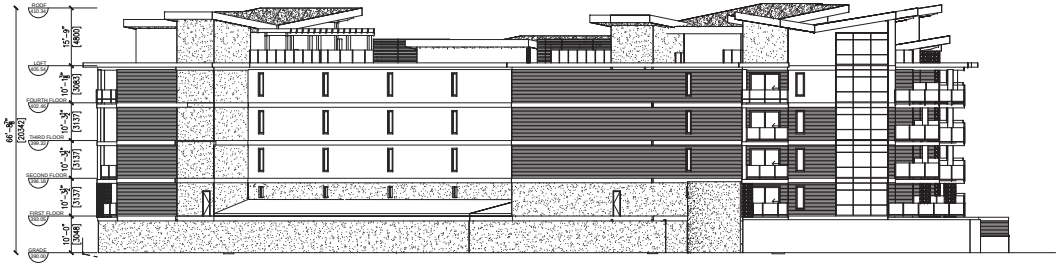
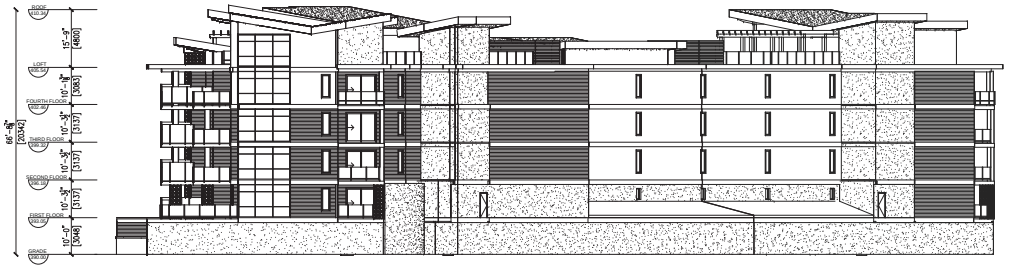
SHEET NO. A3.1
FILE: A15-03



1 A3.3 ELEVATION - NORTH SIDE
1/16"=1'-0"



2 A3.3 ELEVATION - SOUTH SIDE
1/16"=1'-0"

SCHEDULE **A & B**

This forms part of application

DP16-0192

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

- THIS DRAWING MUST NOT BE SCALED.
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NO.	DATE	BY	REVISION
1	2016/08/23	RB	ISSUED FOR DEVELOPMENT PERMIT

DESIGN CONSULTANT

SEAL

gta
GTA ARCHITECTURE LTD.
243-1889 Springfield Road
Kelowna, British Columbia
V1Y 9V5
Fax: 250.979.4366
Telephone: 250.979.1668

PROJECT
GRANITE AT MCKINLEY
KELOWNA, BC

SHEET TITLE
ELEVATIONS

DRAWN RB
DESIGN
SCALE AS NOTED
DATE 2016-09-07
SHEET NO. A3.3
FILE: A15-03

SCHEDULE A & B

This forms part of application

DP16-0192

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

PINE LOOK SOFFIT

HARDI PANEL - AUTUMN TAN

HARDI PANEL - IRON GREY

HARDI PLANK - COUNTRY LANE RED

ARTISTIC CONCRETE FINISH

CAMBRIA - LEDGESTONE

BLACK FRAMED WINDOW
WITH BLUE TINT GLAZING

CAMBRIA - LEDGESTONE

UNTINTED GLASS RAILING
WITH SILVER ANODIZED POSTS

ARTISTIC CONCRETE FINISH

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Telephone: 250.979.1668

PROJECT

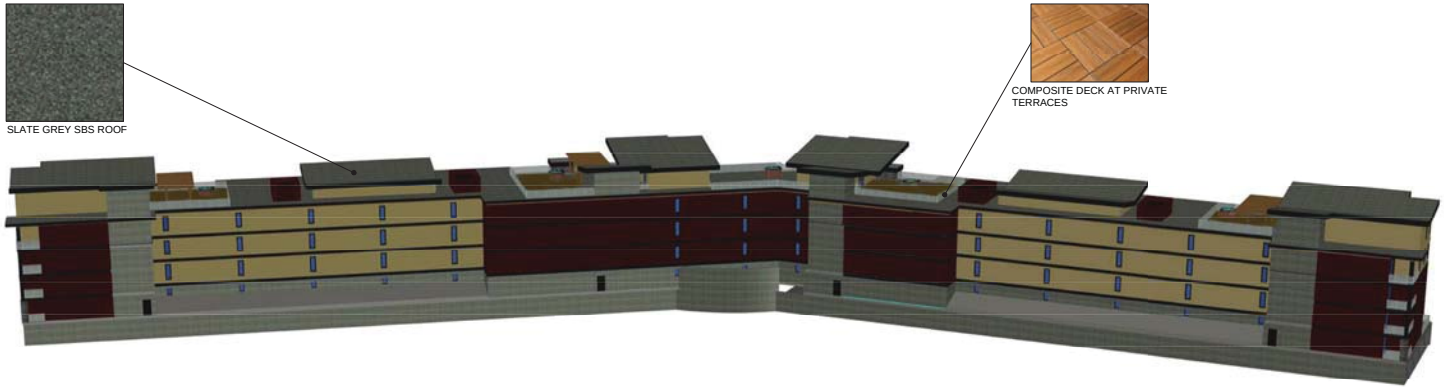
GRANITE AT MCKINLEY

KELOWNA, BC

SHEET TITLE

COLOUR PERSPECTIVES

DRAWN RB
DESIGN
SCALE AS NOTED
DATE 2016-09-07
SHEET NO. A3.4
FILE: A15-03



SCHEDULE **A & B**

This forms part of application

DP16-0192

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

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NO.	DATE	BY	REVISION
1	2016/08/23	RB	ISSUED FOR DEVELOPMENT PERMIT

DESIGN CONSULTANT

SEAL

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243-1889 Springfield Road
Kelowna, British Columbia
V1Y 9V5
Fax: 250.979.4366
Telephone: 250.979.1668

PROJECT

GRANITE AT MCKINLEY

KELOWNA, BC

SHEET TITLE

COLOUR PERSPECTIVES

DRAWN RB	SHEET NO. A3.5
DESIGN	
SCALE AS NOTED	
DATE 2016-09-07	FILE: A15-03

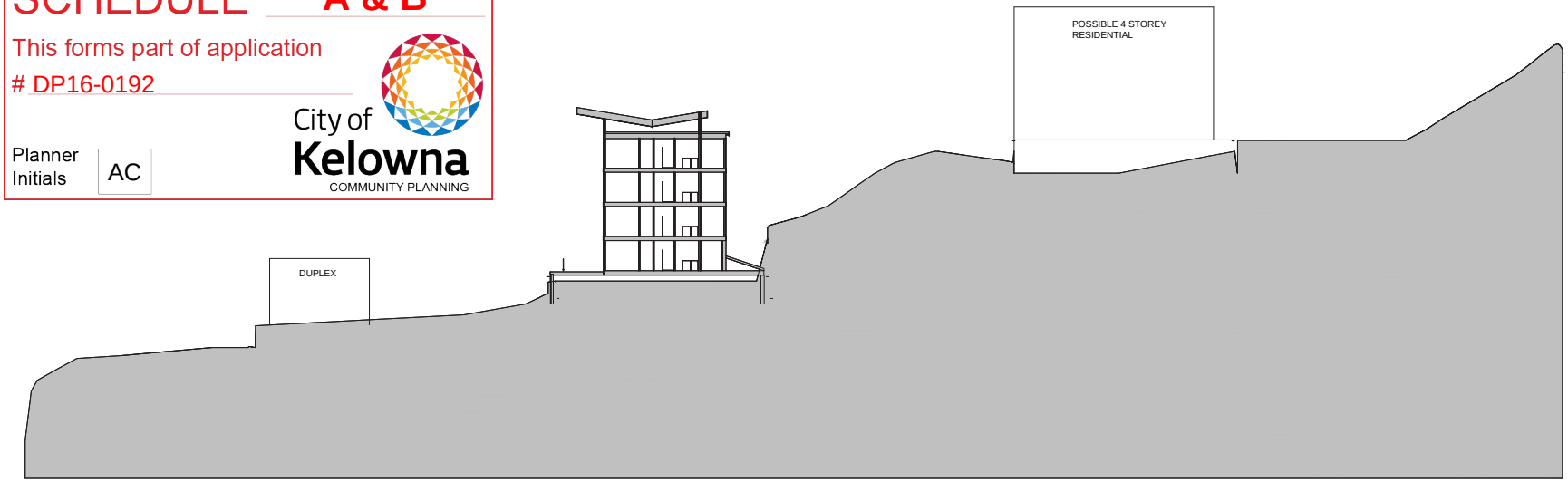
SCHEDULE **A & B**

This forms part of application

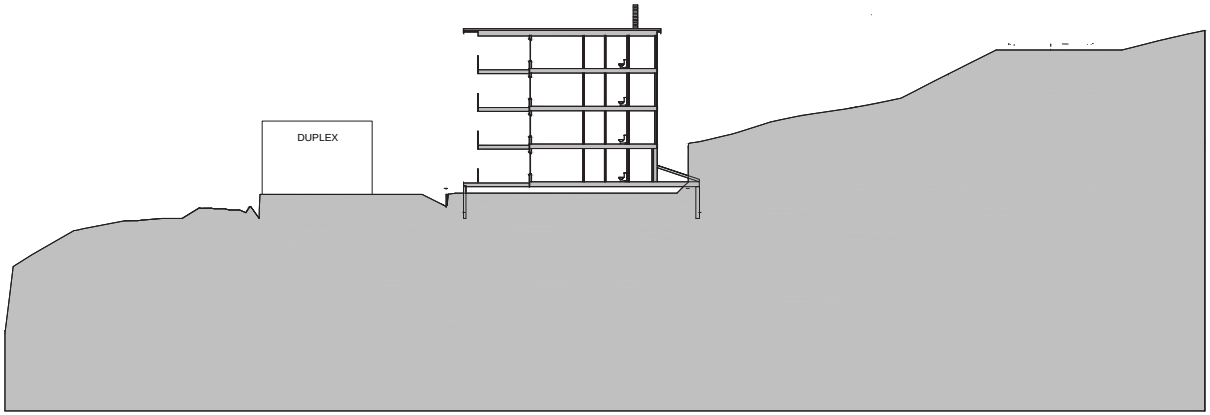
DP16-0192

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC



1 / A4.0 SITE SECTION
1/16"=1'-0"



2 / A4.0 SITE SECTION
1/16"=1'-0"

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NO.	DATE	BY	REVISION
1	2016/08/23	RB	ISSUE FOR DP

DESIGN CONSULTANT

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GTA ARCHITECTURE LTD.
243-1889 Springfield Road
Kelowna, British Columbia
V1Y 9V5
Fax: 250.979.4366
Telephone: 250.979.1668

PROJECT

GRANITE AT MCKINLEY

KELOWNA, BC

SHEET TITLE

SITE SECTION

DRAWN #
DESIGN
SCALE AS NOTED
DATE 2016-09-07
SHEET NO. A4.0
FILE: A15-03

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

SCHEDULE C
This forms part of application
DP16-0192
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING

Friday May 6, 2016

Granite at McKinley Beach
C/o Acorn Communities Limited
3774 Pine Valley Drive
Kelowna, BC V1X 8E3
Attn: Greg Bird, Director

Re: Proposed Granite at McKinley Beach Development – Preliminary Cost Estimate for Bonding

Dear Greg:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Granite at McKinley Beach conceptual landscape plan dated 15.05.06;

Bare Land Strata

Site Restoration
- 4,768 square metres (51,322 square feet) of site restoration improvements = $36,043.00

This preliminary cost estimate is inclusive of trees, shrubs, dryland seed, mulch, topsoil & irrigation.

Chainlink Fencing
- 30 lineal metres (98 lineal feet) of 1.2m height black vinyl chainlink fence = $3,000.00

3 Year Maintenance Plan
- Maintenance of site restoration areas from Spring 2017 to Fall 2019 = $8,060.00

Refer to 3 Year Maintenance Plan document for detailed cost estimate.

Remaining Site with 3 Buildings

Site Restoration
- 9,198 square metres (99,006 square feet) of site restoration improvements = $94,098.00

This preliminary cost estimate is inclusive of trees, shrubs, dryland seed, mulch, topsoil & irrigation.

Chainlink Fencing
- 120 lineal metres (394 lineal feet) of 1.2m height black vinyl chainlink fence = $12,000.00

3 Year Maintenance Plan
- Maintenance of site restoration areas from Spring 2017 to Fall 2019 = $16,120.00

Refer to 3 Year Maintenance Plan document for detailed cost estimate.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton

Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture

206-1889 Spall Road, Kelowna, BC, V1Y 4R2 P 250.868.9270
outlanddesign.ca

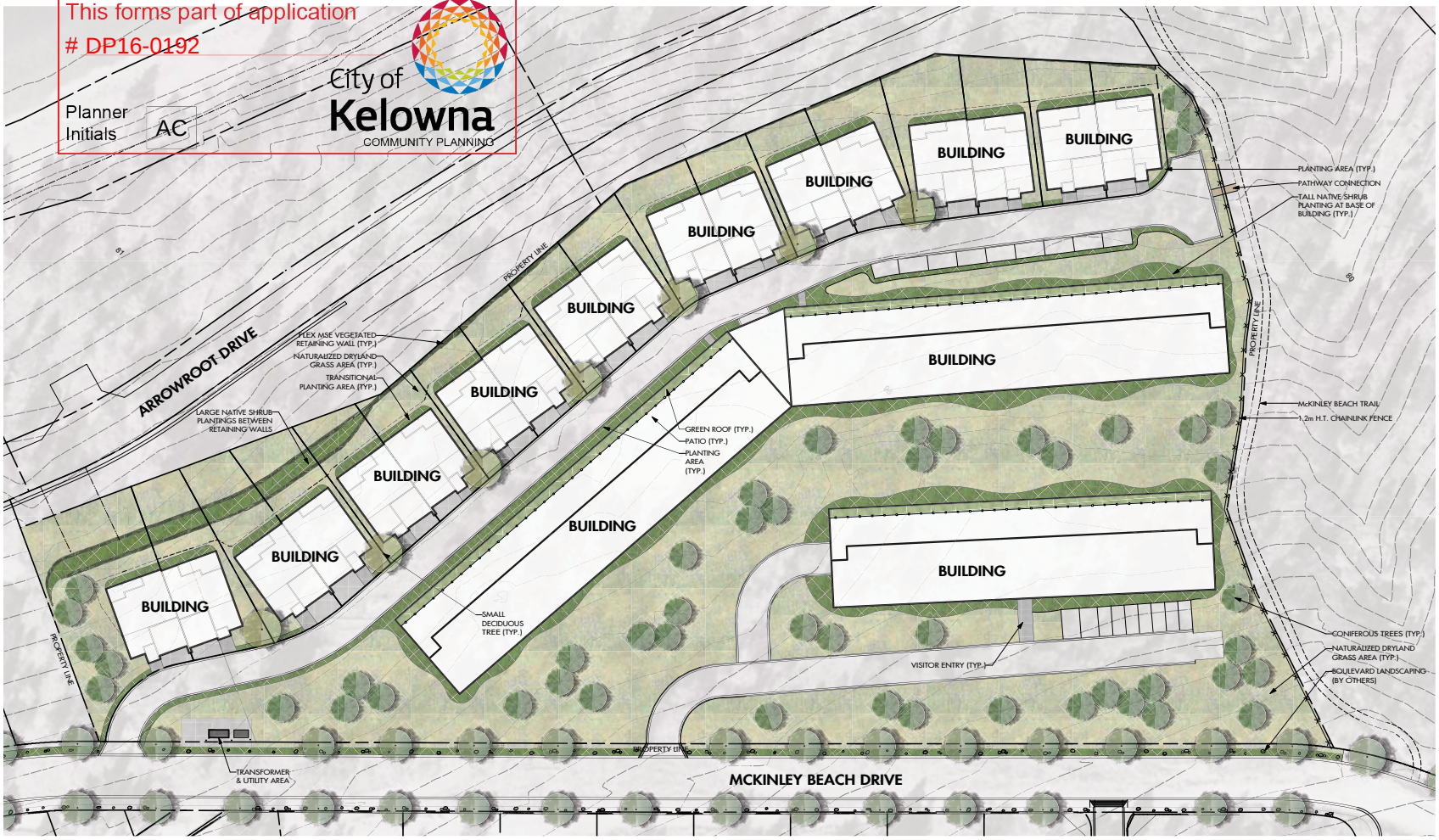
SCHEDULE C

This forms part of application

DP16-0192

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



LANDSCAPE NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED WITH A MINIMUM 75mm WOOD MULCH.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. FLEX MSE VEGETATED RETAINING WALLS TO BE POCKET PLANTED WITH NATIVE SHRUBS (APPROXIMATELY 1 SHRUB EVERY 3 SQ. M).

6. HYDROSEEDING DRYLAND SEED AREAS:

DRYLAND SEED MIXTURE	*BY WEIGHT*	*BY SPECIES*
BLUE BUNCH WHEAT GRASS	41%	23%
ROUGH FESCUE	25%	20%
IDAHO FESCUE	15%	19%
PERENNIAL RYEGRASS	10%	7%
SANDBERG BLUEGRASS	5%	13%
JUNE GRASS	4%	18%

WILDFLOWER SEED MIXTURE	BY WEIGHT
SILKY LUPINE	30%
BALSAM ROOT	30%
BROWN EYED SUSAN	35%
COMMON YARROW	5%

HYDROSEEDING APPLICATION RATE (DRYLAND SEED AREA)

NATIVE SEED	DRYLAND SEED MIXTURE	125KG/HECTARE
	WILDFLOWER SEED MIXTURE	1KG/HECTARE
FERTILIZER	18-18-18-2, 50% SULPHUR COATED UREA	300KG/HECTARE
MULCH	CANFOR ECOFIBRE PLUS TAC	2,800KG/HECTARE
TACKIFIER	GUAR	3% OF MIX

THE PRECEDING HYDROSEEDING MIXTURE IS TO BE APPLIED TO THE DRYLAND SEED AREA AND FLEX MSE VEGETATED RETAINING WALLS AS SHOWN ON THE DRAWING. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.

0 25 50 75 100 M

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SASKATOON	7	4cm CAL / MULTI-STEM
PINUS PONDEROSA	PONDEROSA PINE	25	2.0m HT.
PSEUDOTSUGA MENZIESII	INTERIOR DOUGLAS FIR	25	2.0m HT.
SHRUBS, PERENNIALS & GRASSES			
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	278	#01 CONT. /0.6m O.C. SPACING
AMELANCHIER ALNIFOLIA	SASKATOON	80	#01 CONT. /2.0m O.C. SPACING
CORNUS SERICEA	RED OSIER DOGWOOD	57	#01 CONT. /2.5m O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	260	#01 CONT. /1.0m O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	278	#01 CONT. /0.6m O.C. SPACING
KOELERIA PYRAMIDATA	JUNE GRASS	1,111	PLUGS /0.3m O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE	195	#01 CONT. /1.2m O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	260	#01 CONT. /1.0m O.C. SPACING
RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	114	#01 CONT. /1.5m O.C. SPACING
SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	BLUE LITTLE BLUESTEM	179	#01 CONT. /0.75m O.C. SPACING
SYMPHORICARPOS ALBUS	SNOWBERRY	275	#01 CONT. /1.0m O.C. SPACING
ROSA WOODSII	WOODS ROSE	129	#01 CONT. /1.5m O.C. SPACING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca

N

PROJECT TITLE

GRANITE AT MCKINLEY BEACH

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	16.05.06	Review
2		
3		
4		
5		

PROJECT NO	15018
DESIGN BY	FB
DRAWN BY	KG
CHECKED BY	FB
DATE	MAY 6, 2016
SCALE	1:400

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER FIONA BARTON 334

DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY

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CITY OF KELOWNA

BYLAW NO. 11301

Road Closure and Removal of Highway Dedication Bylaw
(Portion of McClain Road)

A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on McClain Road

---

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, hereby enacts as follows:

1. That portion of highway attached as Schedule "A" comprising 0.317 ha shown in bold black as Road to be Closed on the Reference Plan EPP66511, prepared by Mark A. Cahill, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.

2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

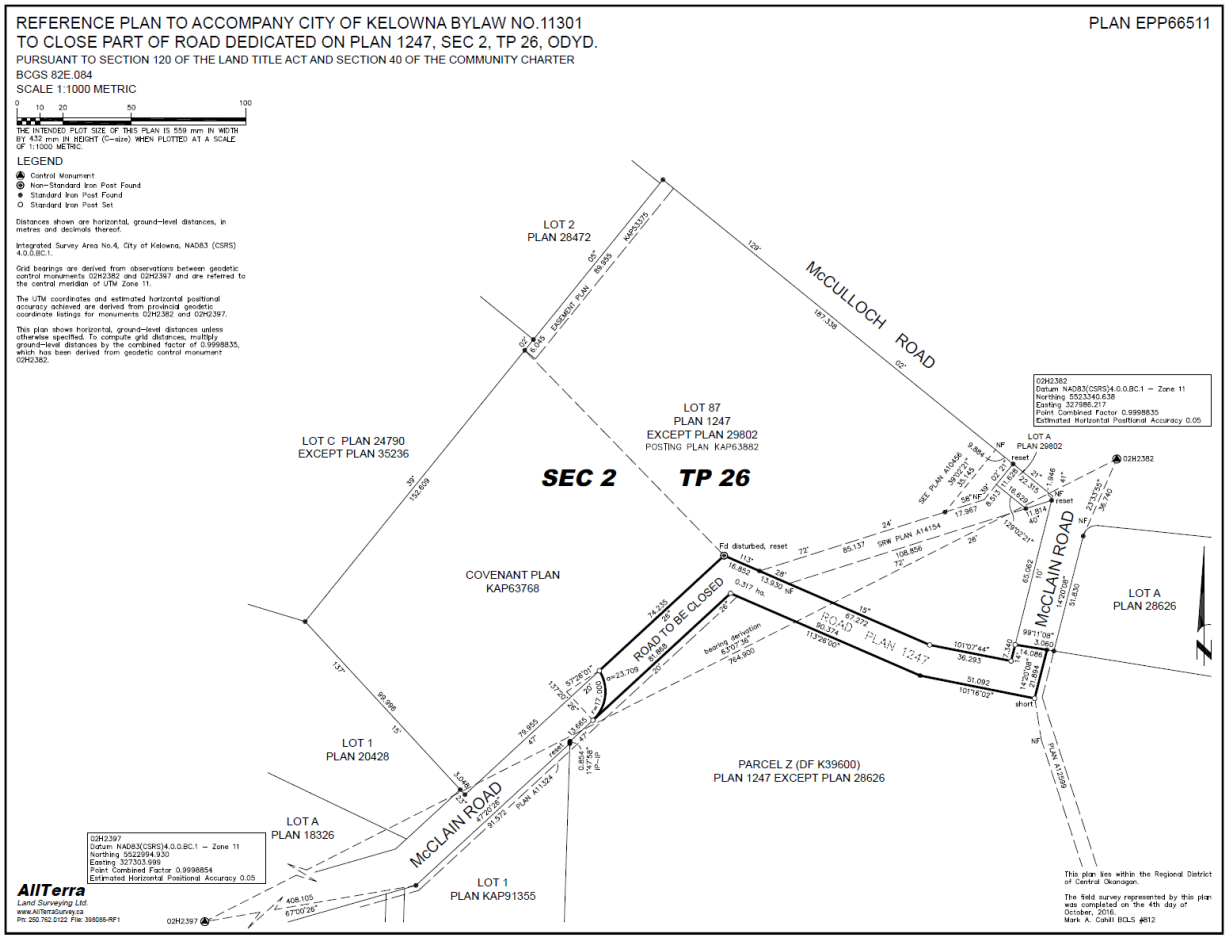
Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

Schedule "A"


REFERENCE PLAN TO ACCOMPANY CITY OF KELOWNA BYLAW NO.11301
TO CLOSE PART OF ROAD DEDICATED ON PLAN 1247, SEC 2, TP 26, ODYD.
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND SECTION 40 OF THE COMMUNITY CHARTER
BCGS 82E.084
SCALE 1:1000 METRIC
PLAN EPP66511
LEGEND
Control Monument
Non-Standard Iron Post Found
Standard Iron Post Found
Standard Iron Post Set
LOT 2
PLAN 28472
McCULLOCH ROAD
LOT 87
PLAN 1247
EXCEPT PLAN 29802
POSTING PLAN KAP63882
LOT C PLAN 24790
EXCEPT PLAN 35236
SEC 2
TP 26
COVENANT PLAN
KAP63768
ROAD TO BE CLOSED
ROAD PLAN 1247
LOT A
PLAN 29802
McCLAIN ROAD
LOT A
PLAN 28626
LOT 1
PLAN 20428
LOT A
PLAN 18326
LOT 1
PLAN KAP91355
PARCEL Z (DF K39600)
PLAN 1247 EXCEPT PLAN 28626
02H2382
Datum NAD83(CSRS)4.0.0.BC.1 – Zone 11
Northing 5523340.638
Easting 327986.217
Point Combined Factor 0.9998835
Estimated Horizontal Positional Accuracy 0.05
02H2397
Datum NAD83(CSRS)4.0.0.BC.1 – Zone 11
Northing 5522994.930
Easting 327303.999
Point Combined Factor 0.9998854
Estimated Horizontal Positional Accuracy 0.05
AllTerra
Land Surveying Ltd.
www.AllTerraSurvey.ca
This plan lies within the Regional District of Central Okanagan.
The field survey represented by this plan was completed on the 4th day of October, 2016.
Mark A. Cahill BCLS #812