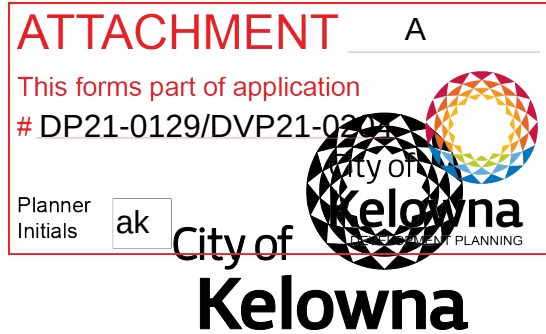


Development Permit & Development Variance Permit DP21-0159/DVP21-0204



This permit relates to land in the City of Kelowna municipally known as

1402 Cara Glen Court

and legally known as

Lot 1, Section 31, Township 26, ODYD, Plan EPP100150

and permits the land to be used for the following development:

Multiple Dwelling Housing

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision November 30th 2021

Decision By: COUNCIL

Development Permit Area: Comprehensive Development Permit Area (Urban Design)

This permit will not be valid if development has not commenced by November 30th 2023.

Existing Zone: **RM4 – Transitional Low Density Housing**

Future Land Use Designation: **MRM – Multiple Unit Residential (Medium Density)**

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Prime Clifton Homes Inc.

Applicant: Kirkoff Construction Ltd.

Planner: Alex Kondor, RPP, MCIP

Terry Barton
Development Planning Department Manager

Date



1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any structures and other development thereon.

This Development 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 Development 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.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) 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 variance to the following Section of Zoning Bylaw No. 8000 be granted:

Section 13.10.6 (d) : RM4 – Transitional Low Density Housing Development Regulations

To vary the required front yard from 6.0m permitted to 4.2m proposed

Section 13.10.7 (b) : RM4 – Transitional Low Density Housing Other Regulations

To vary the maximum building frontage from 40.0m permitted to 58.3m proposed

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

3. 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 Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer 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 enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of \$ 237,116.25

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.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees 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 said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, 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.

The PERMIT HOLDER is the CURRENT LAND OWNER.

Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.

This forms part of application

#DP21-0129/DVP21-0204

Planner
Initials

ak

City of
Kelowna
DEVELOPMENT PLANNING



DRAFT



SCHEDULE A

This forms part of application
DP21-0159/DVP21-0204

Planner Initials ak

City of Kelowna
DEVELOPMENT PLANNING

BLUEGREEN ARCHITECTURE INC.

#100-1353 Elm Street
Kelowna, BC V1Y 1Z9
p:236.420.3550

ISSUED FOR DEVELOPMENT PERMIT

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Client

Consultants

Seal

3 2021.11.12 DP REVISION 2

2 2021.11.03 DP REVISION 1

1 2021.08.04 ISSUED FOR DEVELOPMENT PERMIT

NO. DATE DESCRIPTION

Project

CLIFTON PHASE 2
MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT.
KELOWNA, BC

Sheet Title

SITE PLAN

Job Number 21.889

Date 08.25.2020

Scale As indicated

Revision Number 0

Drawing Number

2 SITE KEY PLAN
1" = 60'-0"

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A1.0

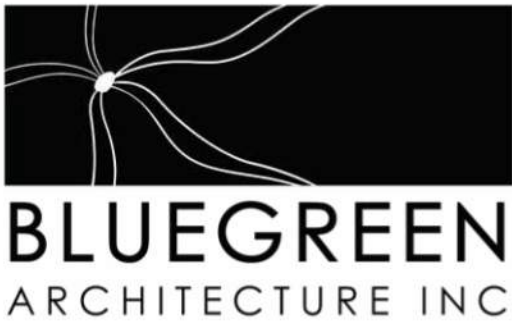
Parking			
Total	Total Units	Parking Multiplier	Parking Req'
1 Bedroom Condo	6	1.25	8
2 Bedroom. Condo	22	1.50	33
2 Bedroom Townhouse	4	1.50	6
3 Bedroom Townhouse	12	2.00	24
Visitor Spaces		0.14	6
Sub-Total	44		77
Bike Parking Incentive		0% REDUCTION	0
Car Share program provided	0	0% REDUCTION	0
Total			77

Space requirements	Req'd	Provided
Regular Size Parking for Residential	40 (51.9%)	42 (54.5%)
Small Size Parking for Residential	34 (44.2%)	32 (41.6%)
Accessible Parking	2 (2.6%)	2 (2.6%)
Van Accessible Parking	1 (1.3%)	1 (1.3%)
Total	77	77.0



CLIFTON MULTI-FAMILY

PHASE 2 OF 2



PROTECH CONSULTING

ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
A0.0	COVER SHEET
A0.1a	PRELIMINARY CODE REVIEW & ZONING CALCULATIONS
A0.1b	PROJECT CALCULATIONS
A0.2a	CONTEXT PHOTOS
A0.2b	PROJECT VISUALS
A1.0	SITE PLAN
A2.0	GROUND FLOOR SLAB PLAN
A2.1	LEVEL 0 - PARKADE FLOOR PLAN
A2.2	LEVEL 1 - MAIN FLOOR PLAN
A2.3	LEVEL 2 - FLOOR PLAN
A2.4	LEVEL 3 - FLOOR PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS

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1	2021.06.04	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE	DESCRIPTION
Project		
CLIFTON PHASE 2 MULTIFAMILY DEVELOPMENT		
1402 CARA GLEN CT. KELOWNA, BC		
Sheet Title		
COVER SHEET		
Job Number	21.889	
Date	08.25.2020	
Scale		
Revision Number	0	
Drawing Number		

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PRELIMINARY CODE REVIEW

21.889 Clifton
Underground parking area = 1142m²
Main floor area = 1006m²
Second floor area= 981m²
Third floor area = 937m²
Total building area= 4067m²

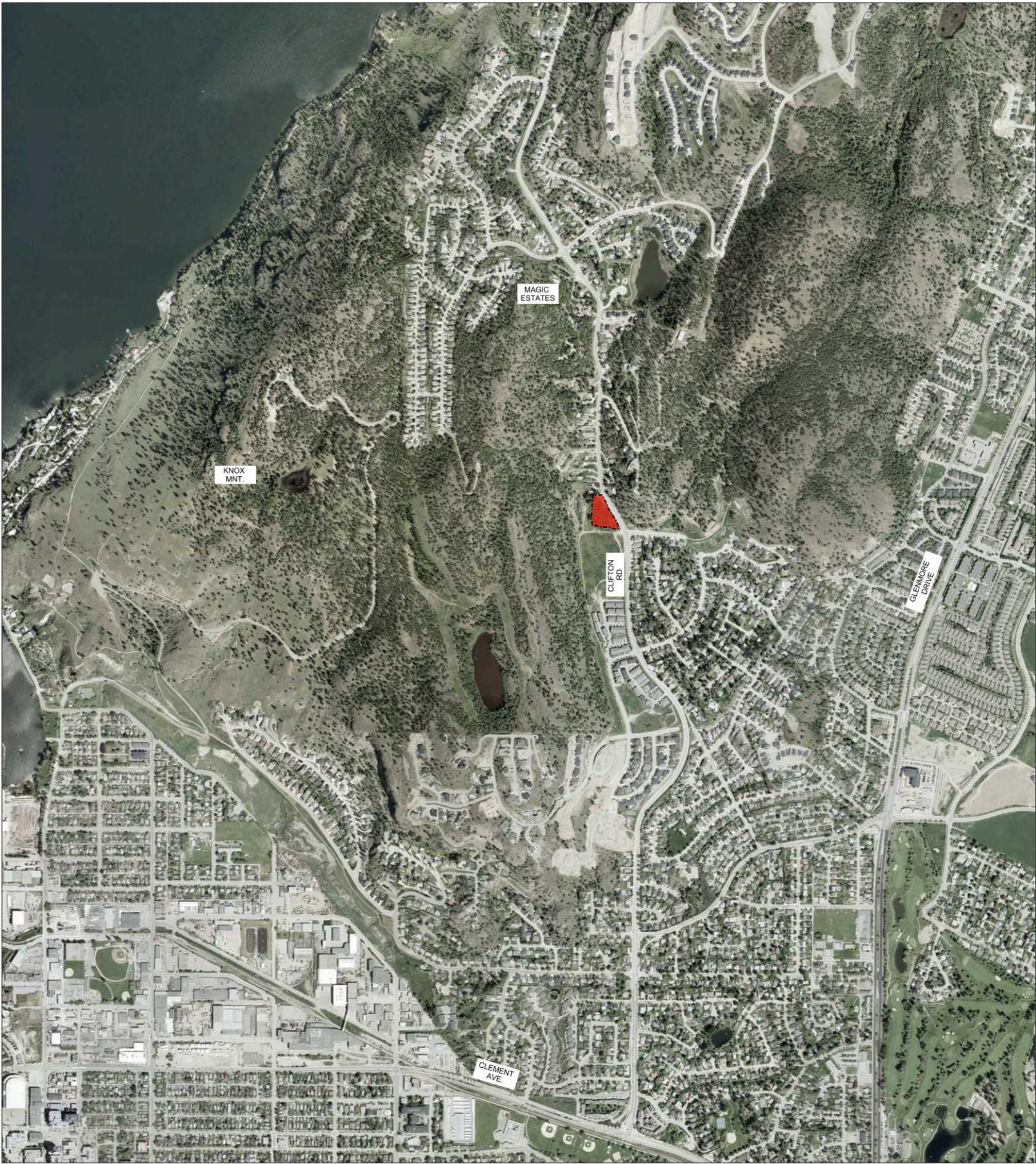
3.1.3.1 Fire Separations @ Adjoining Occupancies
Major occupancies:
Group C to Group F2 2-hour Fire Separation

3.2.1.2 Storage Garage as a Separate Building
1.) 2-hour separation at floors and walls, non-combustible construction.

3.2.2.51 Group C up to 4 Storeys Sprinklered
Sprinklered: Sprinklered
Max height: 4 storeys 4 Storeys
Area: ≤1800 m2 Area =937m2
Construction:
Combustible / Non-Construction: Combustible
Ratings:
Floors: 1 hour fire separation 1-hour/ 2-hour fire separations
Load bearing Structure: 1-hour F.R.R. 1-hour/ 2-hour fire resistance rating
Construction:
Combustible / Non-Construction: Combustible
Ratings:
Floors: 1 hour fire separation 1-hour/ 2-hour fire separations
Load bearing Structure: 1-hour F.R.R. 1-hour/ 2-hour fire resistance rating

3.2.1.80 Group F2 Division Any Height Any Area
Sprinklered: Sprinklered
Max height: Any Height 1 Storey underground
Area: Any Area Area =1142m²
Construction:
Non-Construction: Non-Construction
Ratings:
Mezzanines: 1 hour fire separation 1-hour
Floors: 2-hour fire separation 2-hour fire separations
Load bearing Structure: 2-hour F.R.R. 2-hour fire resistance rating

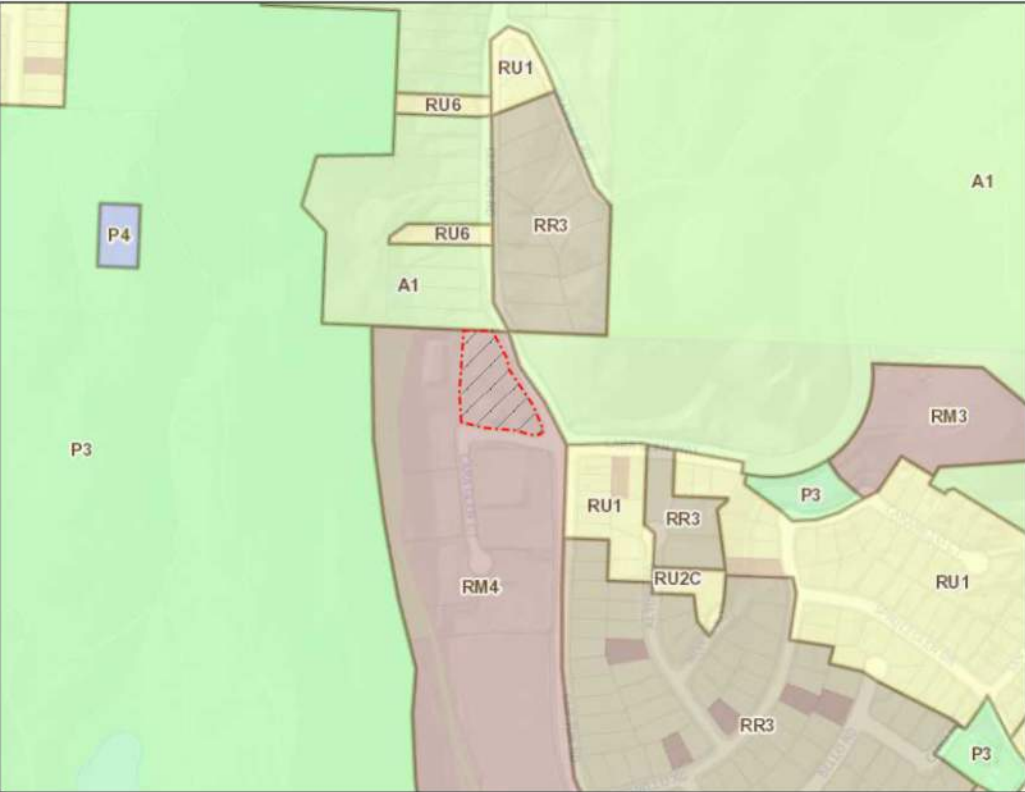
LOCATION MAP



ZONING ANALYSIS

Clifton Multifamily		
PLAN EPP100150 LOT 1 SECTION 31 TOWNSHIP 26		
Current Zoning: RM4	Required	Provided
Principal Use	RM4	RM4
	Transitional Low Density Housing	Transitional Low Density Housing
	(f) multiple dwelling housing	(f) multiple dwelling housing
Parcel Size	Minimum 900 m²	6823 m²
Lot Width	Minimum 30 m	90.4 m
Lot Depth	Minimum 30 m	103 m
Net Floor Area	N/A	6122 m²
Floorplate	0 m²	1006.2 m²
Parkade Floorplate	0 m²	N/A
Floorplate (over 2 storeys)	0 m²	N/A
Floor Area Ratio (Building 1 Only)	0.65	0.30
Floor Area Ratio (All Buildings)	0.65	0.62
Maximum Lot Coverage	50%	30%
Site Coverage (Including Driveways and Parking Areas)	60%	52%
Maximum Building Height	13 m	13 m
Setbacks (under 2 Storeys)	Front yard - 4.5m - 14'-9 1/8"	Front yard (South) - 4.9m
	Side yard - 4.5m - 14'-9 1/8"	Side yard (East) - 5.91m
	Rear yard - 7.5m - 24'-7 2/7"	Rear yard (North) - 9.8m
	Side yard - 4.5m - 14'-9 1/8"	Side yard (West) - 4.5m
Setbacks (over 2 Storeys)	Front yard - 6m - 19'-8 15/68"	Front yard (South) - 5.2m (Variance)
	Side yard - 4.5m - 14'-9 1/8"	Side yard (East) - 5.91m
	Rear yard - 9m - 29'-6 1/3"	Rear yard (North) - 9.8m
	Side yard - 4.5m - 14'-9 1/8"	Side yard (West) - 4.5m
Private open space	Bachelor dwelling - 7.5 m²	See private open space calcs
	1 bedroom dwelling - 15 m²	See private open space calcs
	More than 1 bedroom dwelling - 25 m²	See private open space calcs
Building Separation	3 m	3 m
Landscaping Buffer	1 m	1 m
Shared Garden	10%	N/A
Building Frontage		
3 Storey	Max 40 m	5.4m
2 Storey	Max 65 m	10m

ZONING MAP



SCHEDULE

B

This forms part of application

DP21-0159/DVP21-0204

Planner
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Kelowna, BC V1Y 1Z7
p:236.420.3550ISSUED FOR
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Project

CLIFTON
PHASE 2
MULTIFAMILY DEVELOPMENT1402 CLARA GLEN CT.
KELOWNA, BC

Sheet Title

PROJECT
CALCULATIONS

Job Number 21.889

Date 06/02/21

Scale

Revision Number 0

Drawing Number

UNITS AND AREAS

First Floor	No.	SF	SM	Total SF	Total SM
1 Bedroom (A)		551	51.19	0	
1 Bedroom (B)		551	51.19	0	
2 Bedroom (C)	2	765	71.1	1,531	142.2
2 Bedroom (D)		814	75.62	0	
2 Bedroom (E)	2	844	78.37	1,687	156.73
2 Bedroom TH (F)	5	1,075	99.84	5,373	499.18
2 Bedroom TH (G)	1	1,075	99.84	1,075	99.84
Other Amenity					
Total	10			9,665	897.95

UNITS AND AREAS

2nd Floor Plan	No.	SF	SM	Total SF	Total SM
1 Bedroom (A)		551	51.19	0	
1 Bedroom (B)		551	51.19	0	
2 Bedroom (C)	3	765	71.1	2,296	213.3
2 Bedroom (D)	1	814	75.62	814	75.62
2 Bedroom (E)	2	844	78.37	1,687	156.73
2 Bedroom TH (F)		1,075	99.84	0	
2 Bedroom TH (G)		1,075	99.84	0	
Other Amenity					
Total	6			4,797	445.66

UNITS AND AREAS

3rd Floor Plan	No.	SF	SM	Total SF	Total SM
1 Bedroom (A)	5	551	51.19	2,755	255.94
1 Bedroom (B)	1	551	51.19	551	51.19
2 Bedroom (C)	3	765	71.1	2,296	213.3
2 Bedroom (D)	1	814	75.62	814	75.62
2 Bedroom (E)	2	844	78.37	1,687	156.73
2 Bedroom TH (F)		1,075	99.84	0	
2 Bedroom TH (G)		1,075	99.84	0	
Other Amenity					
Total	12			8,103	752.79

UNITS AND AREAS

Total	No.	SF	%	Total SF	Total SM
1 Bedroom (A)	5	551	17.8%	2,755	255.94
1 Bedroom (B)	1	551	3.5%	551	51.19
2 Bedroom (C)	8	765	28.5%	6,123	568.81
2 Bedroom (D)	2	814	7.1%	1,628	151.24
2 Bedroom (E)	6	844	21.4%	5,061	470.2
2 Bedroom TH (F)	5	1,075	17.8%	5,373	499.18
2 Bedroom TH (G)	1	1,075	3.5%	1,075	99.84
Commercial				0	0
Other Amenity					
Total Residential	28		100%	22,565	2096.39
Site Area	73,440		FAR =	0.3	

CAR PARKING REQUIRED

Total	Total Units	Parking Multiplier	Parking Req'd
Studio	0	1.00	0
1 Bedroom	6	1.25	8
2 Bedroom	22	1.50	33
Visitor Spaces		0.14	4
Sub-Total	28		45
Bike Parking Incentive		0% REDUCTION	0
Car Share program provided	0	0% REDUCTION	0
Total			45

CAR PARKING PROVIDED

Space requirements	Req'd	Provided
Regular Size Parking for Residential	23 (51.1%)	24 (53.3%)
Small Size Parking for Residential	20 (44.4%)	19 (42.2%)
Accessible Parking	1 (2.2%)	1 (2.2%)
Van Accessible Parking	1 (2.2%)	1 (2.2%)
Total	45	45.0

PRIVATE OPEN SPACE

Private Open Space (SF)	Private Open Space (SM)	Total Private Open Space (SF)	Total Private Open Space (SM)
115	10.65	0	
115	10.65	0	
72	6.69	144	13.38
72	6.69	0	
110	10.22	220	20.44
134	12.48	672	62.38
177	16.43	177	16.43
1,148		1,148	106.69
		2,361	

PRIVATE OPEN SPACE

Private Open Space (SF)	Private Open Space (SM)	Total Private Open Space (SF)	Total Private Open Space (SM)
115	10.65	0	
115	10.65	0	
72	6.69	216	20.07
72	6.69	72	6.69
110	10.22	220	20.44
134	12.48	0	
177	16.43	0	
		508	

PRIVATE OPEN SPACE

Private Open Space (SF)	Private Open Space (SM)	Total Private Open Space (SF)	Total Private Open Space (SM)
115	10.65	573	53.23
115	10.65	115	10.65
72	6.69	216	20.07
72	6.69	72	6.69
110	10.22	220	20.44
134	12.48	0	
177	16.43	0	
		1,196	

PRIVATE OPEN SPACE

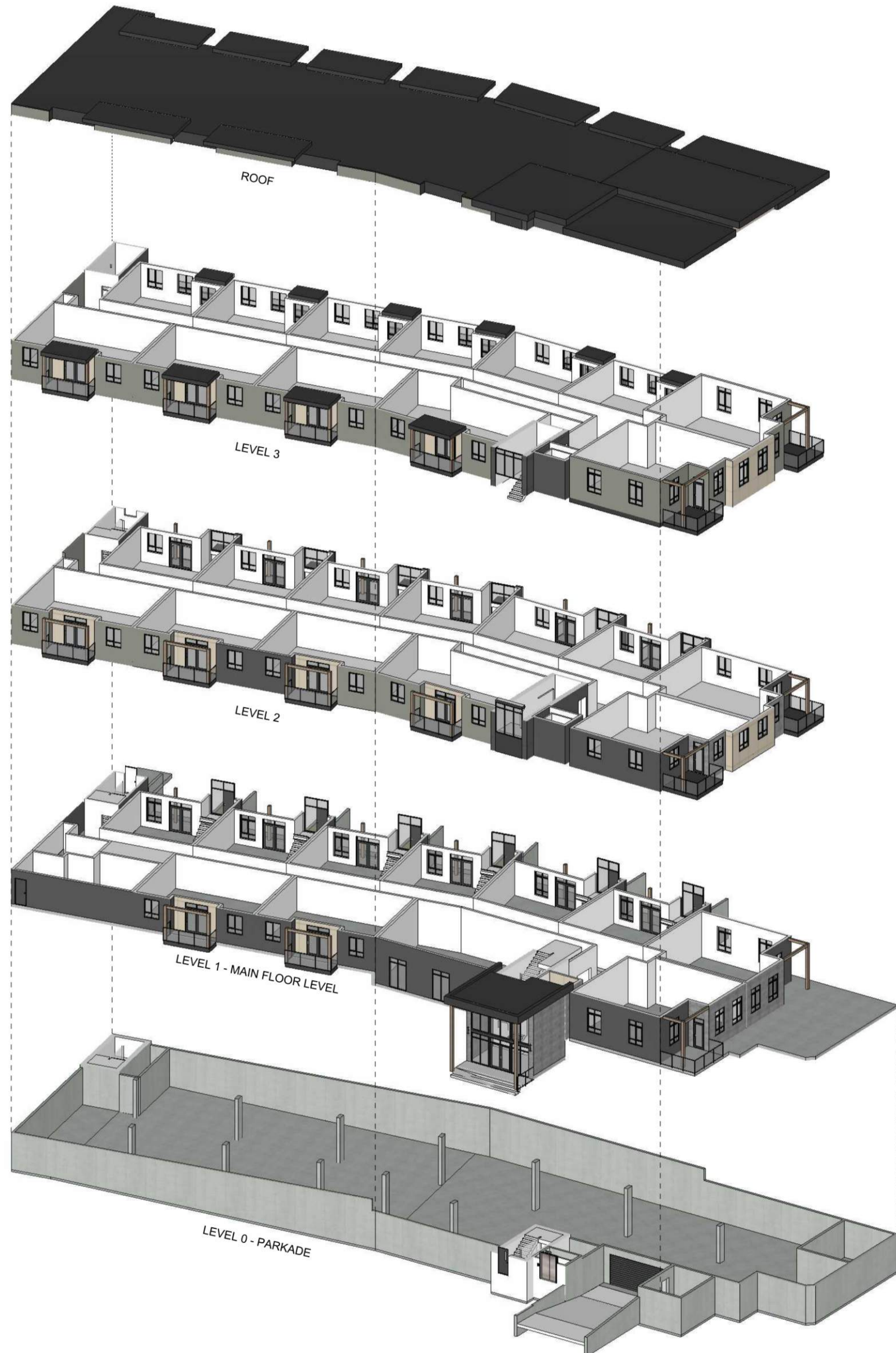
Req'd Private Open Space (SF)	Req'd Private Open Space (SM)	Total Private Open Space (SF)	Total Private Open Space (SM)
323	30	573	53.23
65	6	115	10.65
861	80	576	53.51
215	20	144	13.38
646	60	660	61.32
538	50	672	62.38
108	10	177	16.43
		1,148	106.69
2,756	256	4,064	377.58

LONG TERM BICYCLE PARKING

	No.	Ratio	Req'd	Provided
1 Bedroom	6.0	0.75	4.5	
2 Bedroom	16.0	0.75	12.0	
2 Bedroom TH	6.0	0.75	4.5	
Sub-total			21.0	
	Area (m ²)	Ratio	Req'd	
Commercial	0	2 Per 500m ² of GFA	0.0	
Total	28.0		21	21

SHORT TERM BICYCLE PARKING

Short-term Bike Parking	Req'd	Provided
Residential Units	28.0	6
Commercial Units	0 m2	
Total	6.0	6



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NO.	DATE	DESCRIPTION
Project		
CLIFTON PHASE 2 MULTIFAMILY DEVELOPMENT		
1402 CARA GLEN CT. KELOWNA, BC		
Sheet Title		
CONTEXT PHOTOS		
Job Number		
21.889		
Date		
06/03/21		
Scale		
Revision Number		
0		
Drawing Number		

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NO.	DATE	DESCRIPTION
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Project	CLIFTON PHASE 2 MULTIFAMILY DEVELOPMENT
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1402 CARA GLEN CT.
KELOWNA, BC

Sheet Title	PROJECT VISUALS
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Job Number	21.889
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Date	06/02/21
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Scale	
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Revision Number	0
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Drawing Number	
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1 SITE PLAN
A1.0 1/16" = 1'-0"

Parking			
Total	Total Units	Parking Multiplier	Parking Req'
1 Bedroom Condo	6	1.25	8
2 Bedroom. Condo	22	1.50	33
2 Bedroom Townhouse	4	1.50	6
3 Bedroom Townhouse	12	2.00	24
Visitor Spaces		0.14	6
Sub-Total	44		77
Bike Parking Incentive		0% REDUCTION	0
Car Share program provided	0	0% REDUCTION	0
Total			77

Space requirements	Req'd	Provided
Regular Size Parking for Residential	40 (51.9%)	42 (54.5%)
Small Size Parking for Residential	34 (44.2%)	32 (41.6%)
Accessible Parking	2 (2.6%)	2 (2.6%)
Van Accessible Parking	1 (1.3%)	1 (1.3%)
Total	77	77.0



2 SITE KEY PLAN
A1.0 1" = 60'-0"

SCHEDULE B

This forms part of application
DP21-0159/DVP21-0204

Planner Initials ak

City of Kelowna
DEVELOPMENT PLANNING

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Client

Consultants

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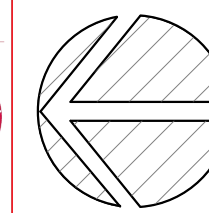
3	2021.11.12	DP REVISION 2
2	2021.11.03	DP REVISION 1
1	2021.08.04	ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	DESCRIPTION
Project		
CLIFTON PHASE 2 MULTIFAMILY DEVELOPMENT		
1402 CARA GLEN CT. KELOWNA, BC		
Sheet Title		
SITE PLAN		
Job Number 21.889		
Date 08.25.2020		
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Revision Number 0		
Drawing Number		

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1	2021.06.04	ISSUED FOR DEVELOPMENT PERMIT
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NO.	DATE	DESCRIPTION
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Project
**CLIFTON
PHASE 2
MULTIFAMILY DEVELOPMENT**

1402 CARA GLEN CT.
KELOWNA, BC

Sheet Title
**LEVEL 0 - PARKADE
FLOOR PLAN**

Job Number 21.889

Date 08.25.2020

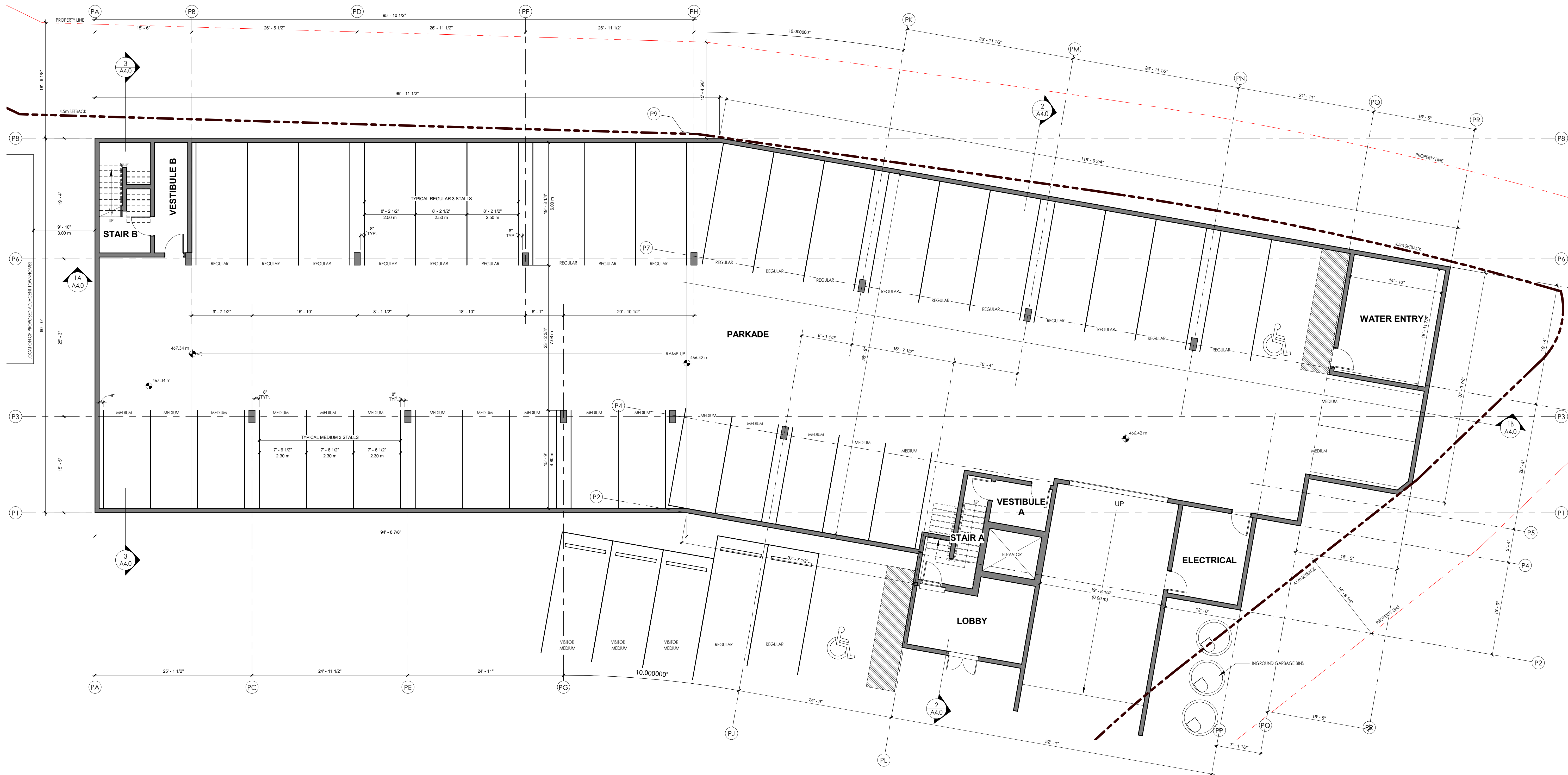
Scale 1/8" = 1'-0"

Revision Number 0

Drawing Number

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CLIFTON
PHASE 2
MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT.
KELOWNA, BC

Sheet Title

LEVEL 1 - MAIN FLOOR
PLAN

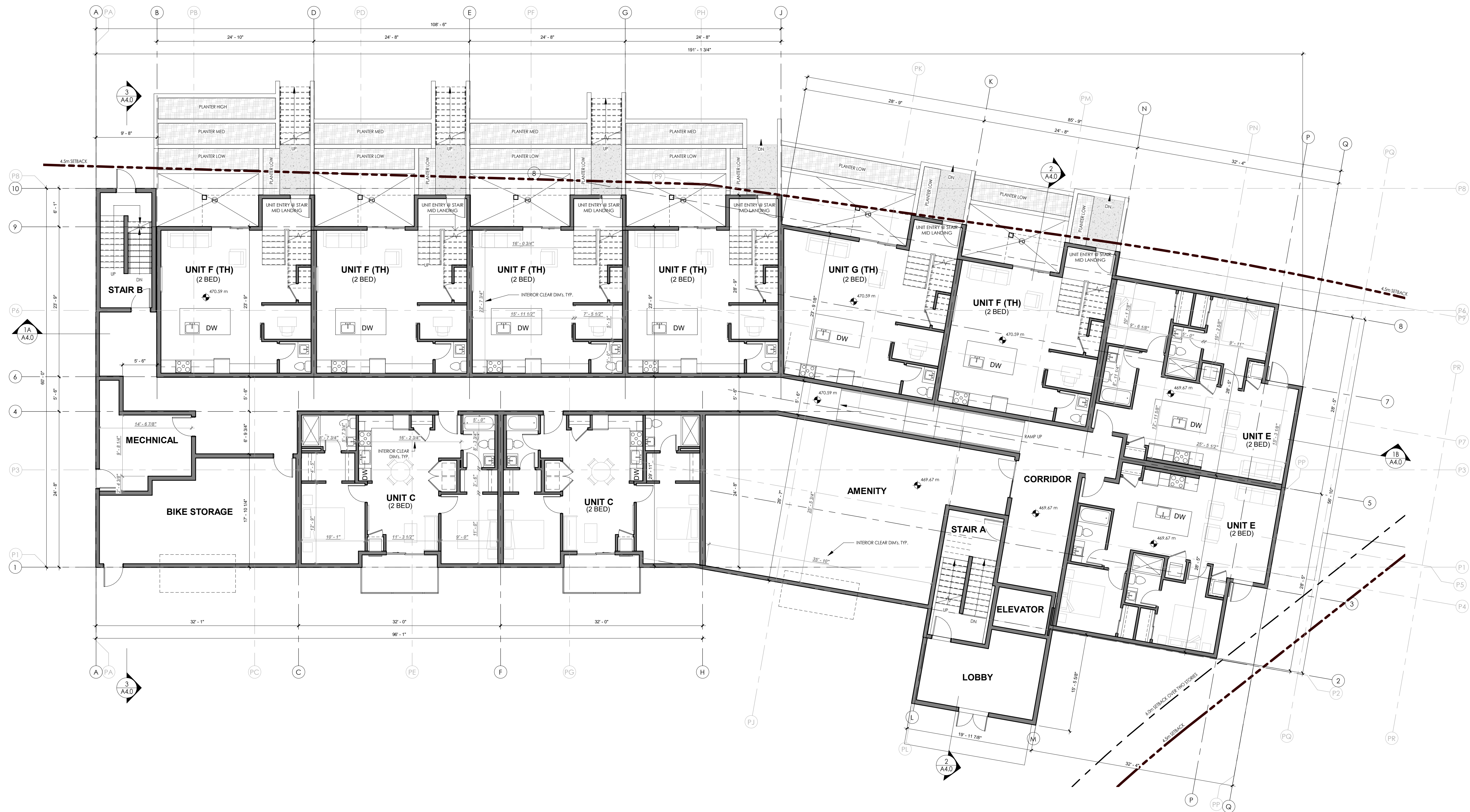
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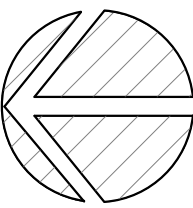
2021.05.21

1/8" = 1'-0"

Division Number 0 PM

Drawing Number 2:13:





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Client

Consultants

Seal

1	2021.06.04	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE	DESCRIPTION

Project
**CLIFTON
PHASE 2
MULTIFAMILY DEVELOPMENT**

1402 CARA GLEN CT.
KELOWNA, BC

Sheet Title
LEVEL 2 - FLOOR PLAN

Job Number 21.889

Date 08.25.2020

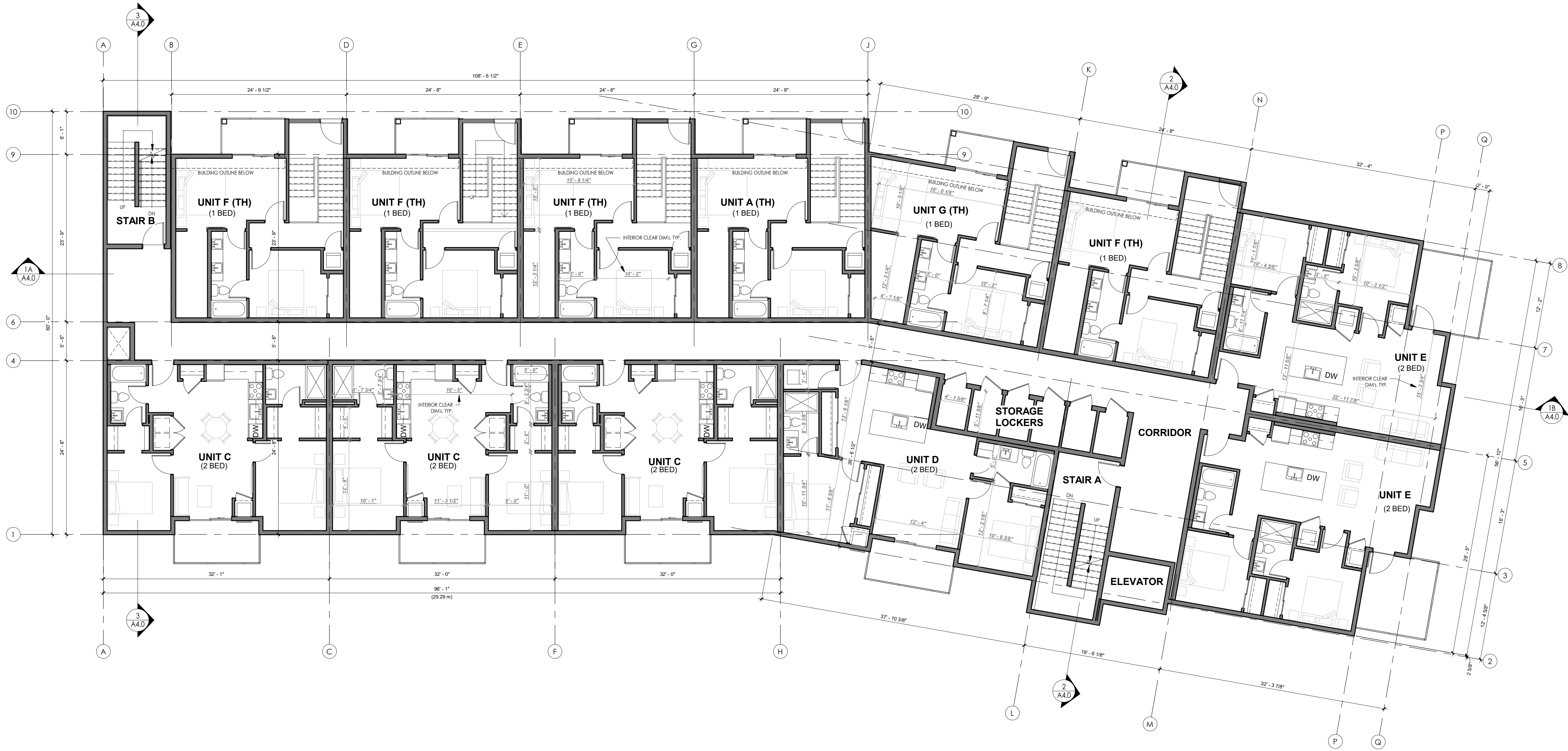
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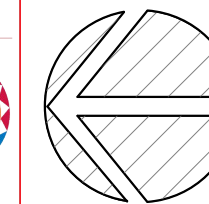
Revision Number 0

Drawing Number

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A2.3





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Client:

Consultants:

Seal:

1	2021.06.04	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE	DESCRIPTION

Project
CLIFTON
PHASE 2
MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT.
KELOWNA, BC

Sheet Title
LEVEL 3 - FLOOR PLAN

Job Number 21.889

Date 08.25.2020

Scale 1/8" = 1'-0"

Revision Number 0

Drawing Number

NOT FOR CONSTRUCTION

A2.4



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Client

Consultants

Seal

2	2021.11.03	DP REVISION
1	2021.06.04	ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	DESCRIPTION
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Project
CLIFTON
PHASE 2
MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT.
KELOWNA, BC

Sheet Title
BUILDING ELEVATIONS

Job Number 21.889

Date 08.25.2020

Scale

Revision Number 0

Drawing Number

A3.0



MATERIAL LEGEND

- 1 CEMENT FIBRE PLANK - SMOOTH - (JAMES HARDIE - GRAY SLATE)
- 2 CEMENT FIBRE PLANK - SMOOTH - (JAMES HARDIE - IRON GRAY)
- 3 CEMENT FIBRE PANEL - SMOOTH - (JAMES HARDIE - NAVAJO BEIGE) - TRIM COLOURS TO MATCH
- 4 CEMENT FIBRE PANEL - SMOOTH - (JAMES HARDIE - IRON GRAY) - TRIM COLOURS TO MATCH
- 5 CAST IN PLACE CONCRETE (ARCHITECTURAL FINISH)
- 6 COLUMNS AND BEAMS WRAPPED IN CEMENT FIBRE TRIM - WOOD STYLE
- 7 CEMENT FIBRE TRIM - SMOOTH - (JAMES HARDIE - IRON GRAY)
- 8 DARK GRAY WINDOW FRAMES
- 9 FASCIA MOUNT BALCONY GLAZED GUARD RAIL - COLOUR TO MATCH WINDOW FRAME
- 10 VENTED CEMENT FIBRE SOFFIT - LIGHT WOOD STYLE / COLOUR
- 11 CULTURED STONE - PRO-FIT ALPINE LEDGESTONE COLLECTION COL: BLACK MOUNTAIN
- 12 MOLOK GARBAGE / RECYCLING BINS

NOT FOR CONSTRUCTION

2	2021.11.03	DP REVISION
1	2021.06.04	ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	DESCRIPTION
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Project
CLIFTON
PHASE 2
MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT.
KELOWNA, BC

Sheet Title
BUILDING ELEVATIONS

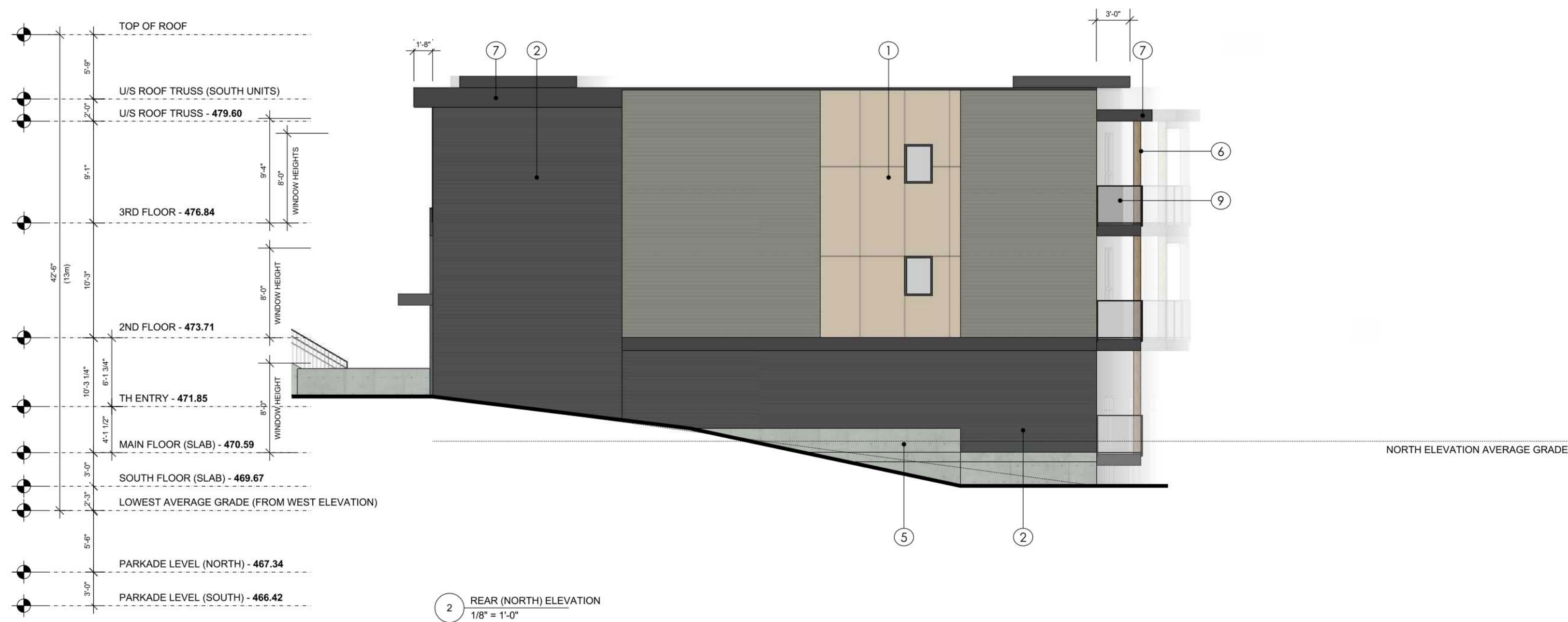
Job Number 21.889

Date 08.25.2020

Scale

Revision Number 0

Drawing Number



MATERIAL LEGEND

- 1 CEMENT FIBRE PLANK - SMOOTH - (JAMES HARDIE - GRAY SLATE)
- 2 CEMENT FIBRE PLANK - SMOOTH - (JAMES HARDIE - IRON GRAY)
- 3 CEMENT FIBRE PANEL - SMOOTH - (JAMES HARDIE - NAVAJO BEIGE) - TRIM COLOURS TO MATCH
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- 8 DARK GRAY WINDOW FRAMES
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- 10 VENTED CEMENT FIBRE SOFFIT - LIGHT WOOD STYLE / COLOUR
- 11 CULTURED STONE - PRO-FIT ALPINE LEDGESTONE COLLECTION
COL: BLACK MOUNTAIN
- 12 MOLOK GARBAGE / RECYCLING BINS

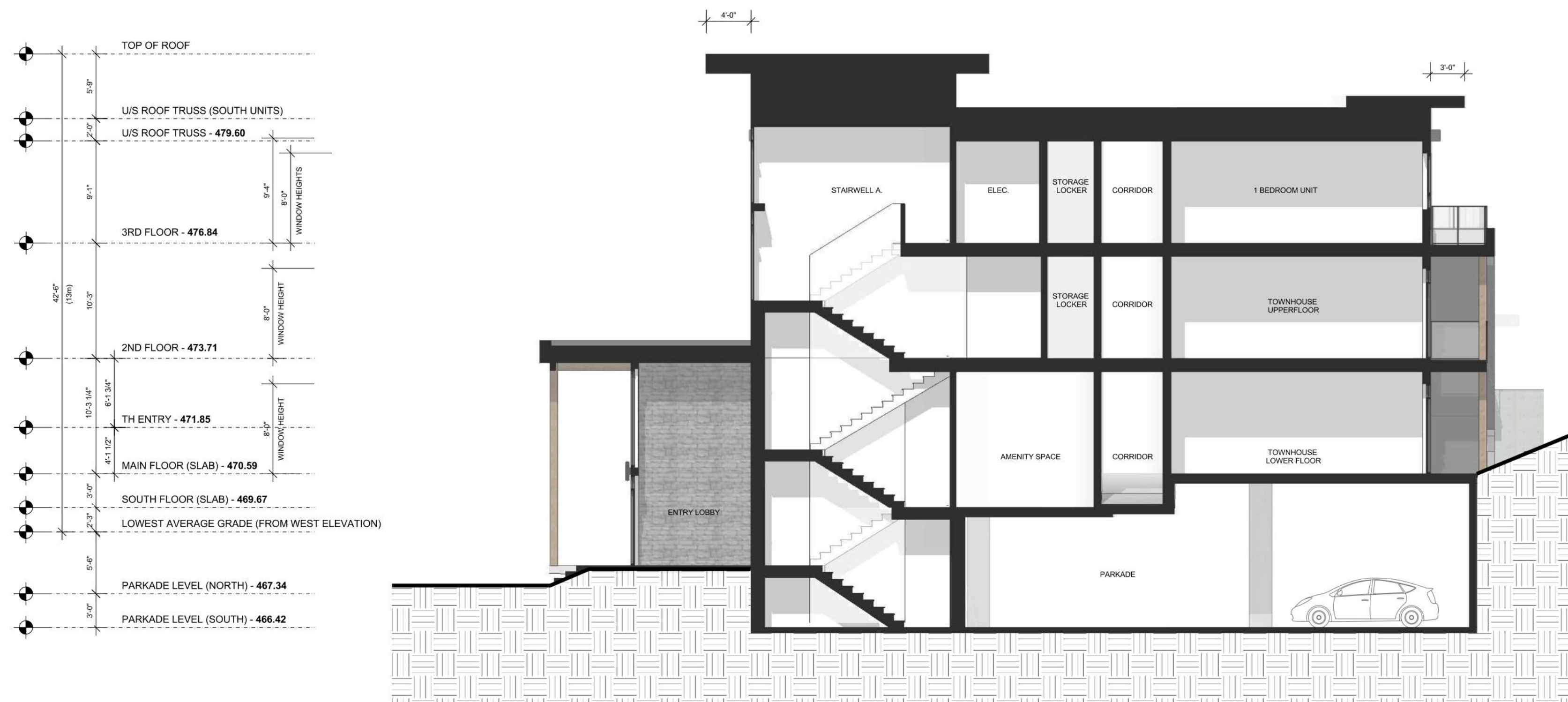
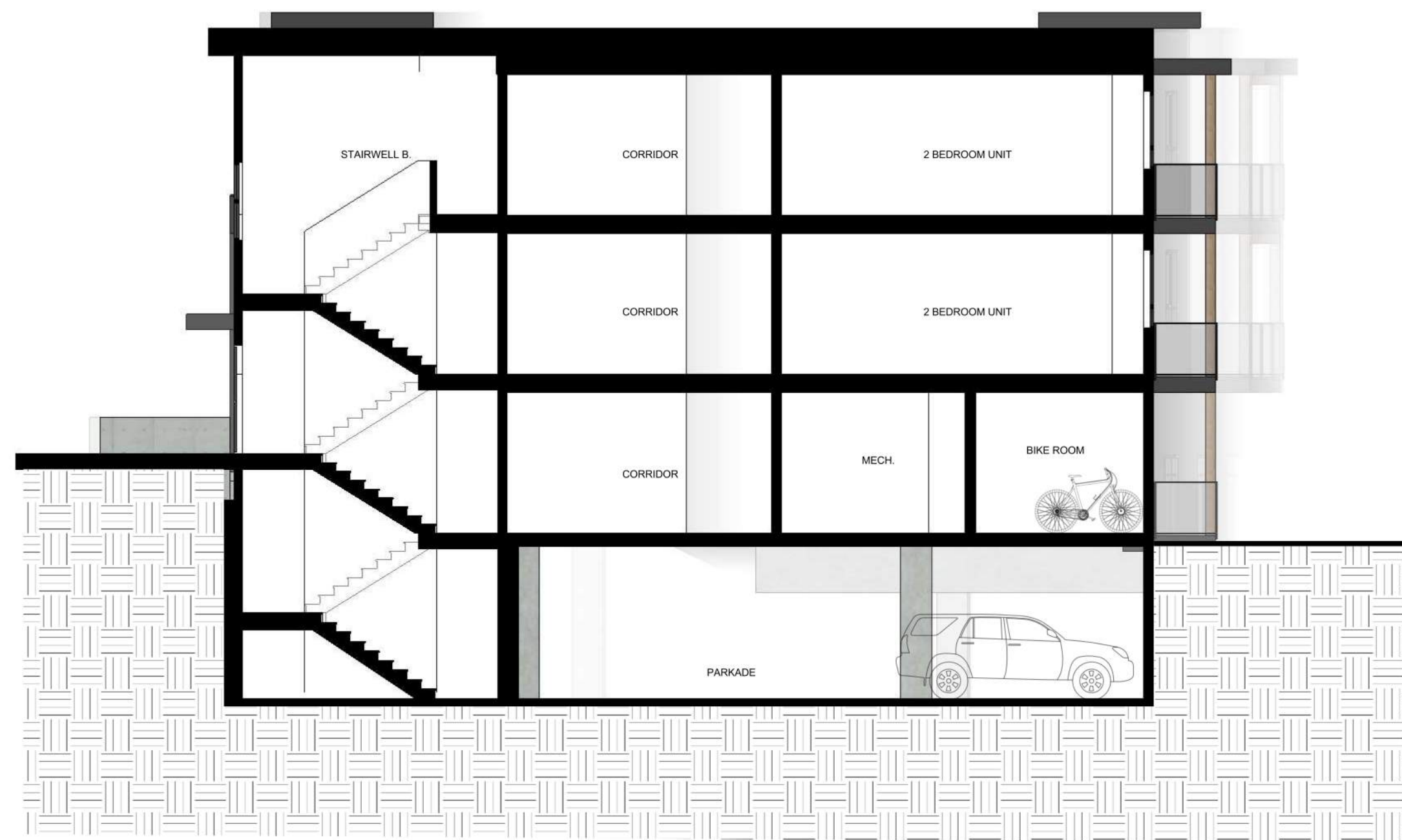
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Client

Consultants

Seal

1A NORTH/ SOUTH SECTION (1)
A4.0 1/8" = 1'-0"1B NORTH/ SOUTH SECTION (2)
A4.0 1/8" = 1'-0"2 Section 2
A4.0 1/8" = 1'-0"3 Section 3
A4.0 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
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Project
CLIFTON
PHASE 2
MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT.
KELOWNA, BC

Sheet Title
BUILDING SECTIONS

Job Number 21.889

Date 08.25.2020

Scale As indicated

Revision Number 0

Drawing Number

NOT FOR CONSTRUCTION

A4.0

2021-06-04 2:13:25 PM

CLIFTON ROAD LOT 1 DEVELOPMENT

Kelowna, B.C.

PROJECT LEGAL DESCRIPTION

Legal Description: Subdivision Plan of Lots 1 & 2. Plan KAP86216 AND OF LOT B PLAN KAP91474, All of Section 31, Township 26, Osoyoos Division Yale District.
Civic Address: 1402 Cara Glen Court, Kelowna BC

Drawing List

Architectural Drawing Index:

A0.00	PROJECT SHEET
A1.00	MASTER SITE PLAN & ZONING
A1.01	SITE SECTIONS
A1.02	STREET ELEVATIONS & MATERIALS
A2.00	BUILDING #2 PLANS
A2.01	BUILDING #2 ELEVATIONS
A2.02	BUILDING #3 PLANS
A2.03	BUILDING #3 ELEVATIONS
A2.04	BUILDING #4 PLANS
A2.05	BUILDING #4 ELEVATIONS
A2.06	BUILDING #5 PLANS
A2.07	BUILDING #5 ELEVATIONS
A2.08	BUILDING #6 PLANS
A2.09	BUILDING #6 ELEVATIONS

Consultants

Architect

BlueGreen Architecture Inc.
#100 - 1353 Ellis Street,
Kelowna BC V1Y 1Z9
236.420.3550 ext 200

Contact: Mark Aquilon
maquilon@bluegreenarch.com

Civil Engineer

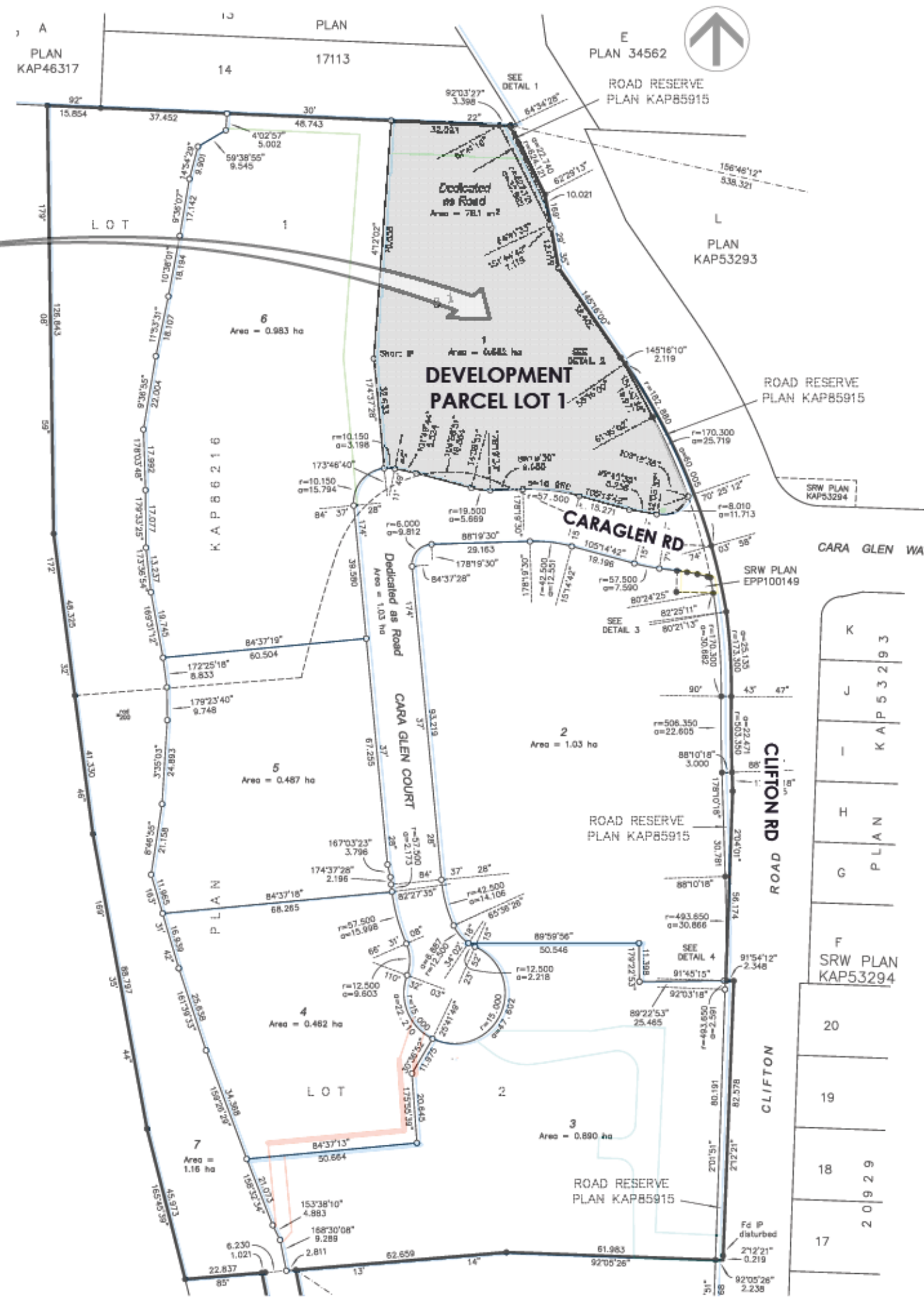
PROTECH CONSULTING
#200 - 1461 St. Paul Street
Kelowna BC
778-436-2387

Contact: Brad Zawislak
bzawislak@protech-consulting.com

LANDSCAPE

BENCH DESIGN
#4 - 1562 WATER STREET
Kelowna, BC,
V1Y 1J7
250-808-5113

Contact: Xenia Semeniuk
xenia@benchsitedesign.com



1 LOT 1 SITE LOCATION MAP
Scale: 1:1500



2 OVERALL SITE DEVELOPMENT
Scale: NTS



3 PROJECT ELEVATION
Scale: NTS



1 LANE ELEVATIONS BLD 2/3/4
SCALE: 3/32" = 1'-0"



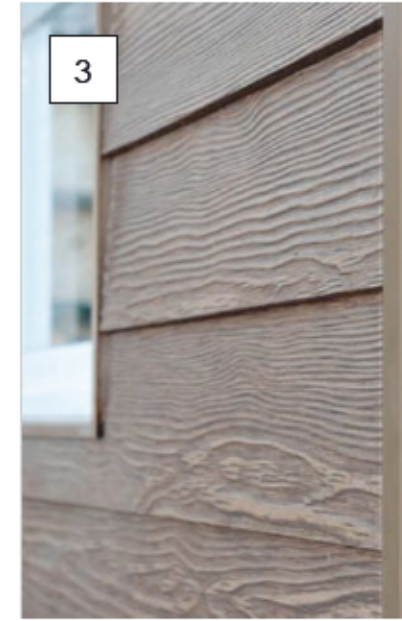
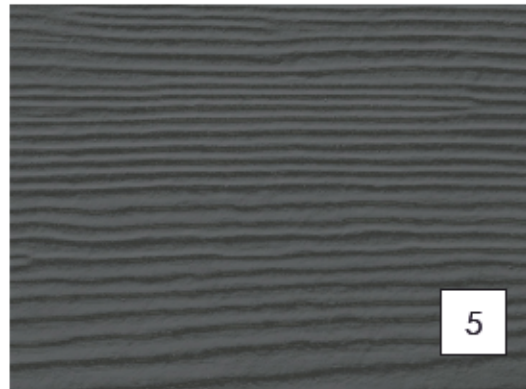
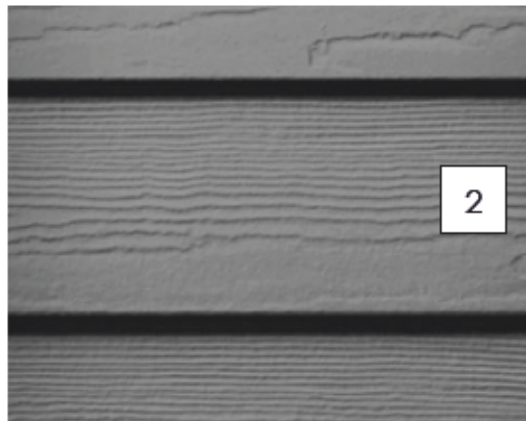
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SCALE: 3/32" = 1'-0"



3 CLIFTON ELEVATIONS BLD 5/6
SCALE: 3/32" = 1'-0"



4 BACK LANE ELEVATIONS BLD 2/3/4
SCALE: 3/32" = 1'-0"



EXTERIOR FINISH LEGEND

- 1 HARDE PANEL SMOOTH FINISH
HARDE DREAM COLLECTION
COL: NANTUCKET #804
TRIM/REVEAL - LIGHT GREY
- 2 HARDE LAP SIDING 8"
SMOOTH FINISH
HARDE DREAM COLLECTION
COL: MOUNTAIN ASH #804P
- 3 ACCENT 1:
WOODTONE RUSTIC SERIES
COL: CARIBOU TRAILS
- 4 HARDE PANEL SMOOTH FINISH
HARDE DREAM COLLECTION
COL: MOUNTAIN ASH #804P
TRIM/REVEAL - MATCH COLOUR
- 5 ACCENT 2:
HARDE LAP SIDING 8"
SMOOTH FINISH
HARDE DREAM COLLECTION
COL: VOLCANO GRAY #8070
- 6 CURVED STONE
PROFIT ALPINE LEDGESTONE
COL: BLACK MOUNTAIN
- 7 ALUMINUM RAILING HORIZONTAL
RAILING W/ GLASS
COL: MATT BLACK
- 8 FASCIA BOARD AND SOFFIT
HARDE DREAM COLLECTION
COL: VOLCANO GRAY #8070
- 9 VINYL RESIDENTIAL WINDOWS
COL: BLACK
WINDOW TRIM: HARDE TRIM
TO MATCH MOUNTAIN ASH
- 10 WOOD ACCENT COLUMN W/
CONCRETE BASE
STAIN GRADE WOOD
COL: MATCH CARIBOU TRAILS
- 11 DECORATIVE SUN CANOPY
ACCENT TRIM
STAIN GRADE WOOD
COL: MATCH CARIBOU TRAILS
- 12 GARAGE DOOR (VARIOUS SIZES)
COL: MATT BLACK
- 13 METAL STANDING SEAM
AT SHED ROOF
COL: SILVER
- 14 FLAT ROOF AT ENTRY



A ELEVATION - MATERIALS
SCALE: 1/8" = 1'-0"



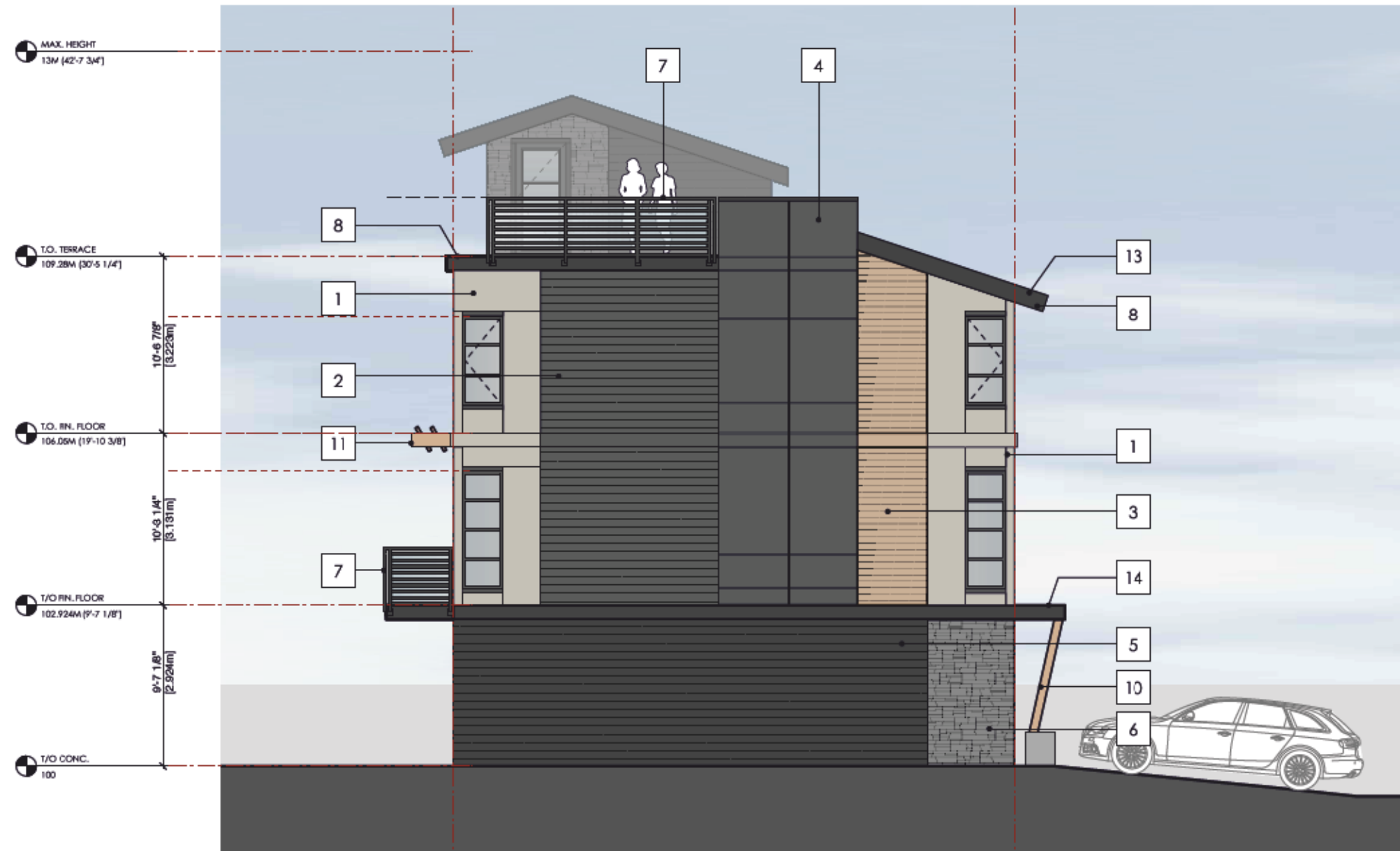
BUILDING 2 LOT 1



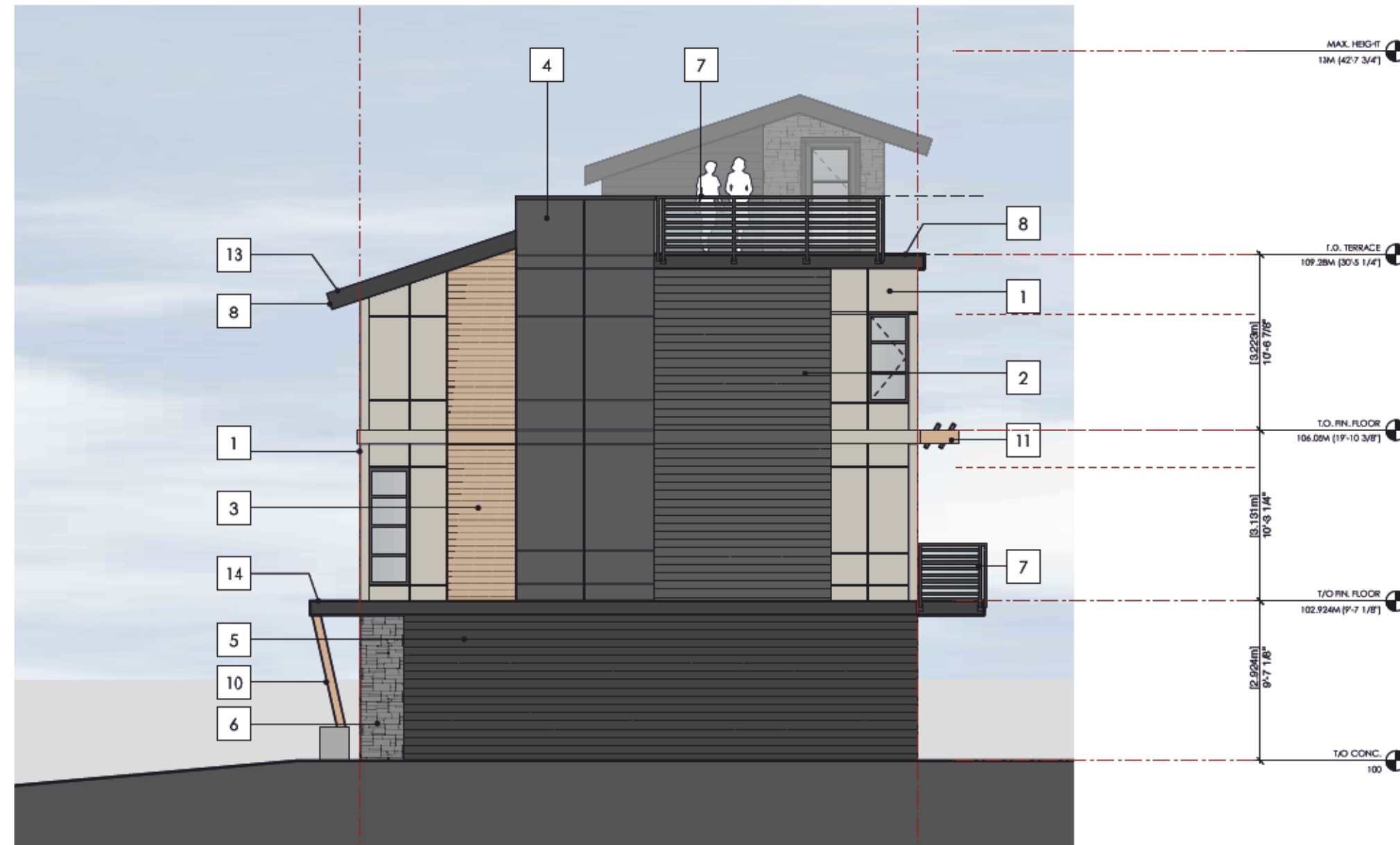
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2 BLD 2 LANE REAR ELEVATION
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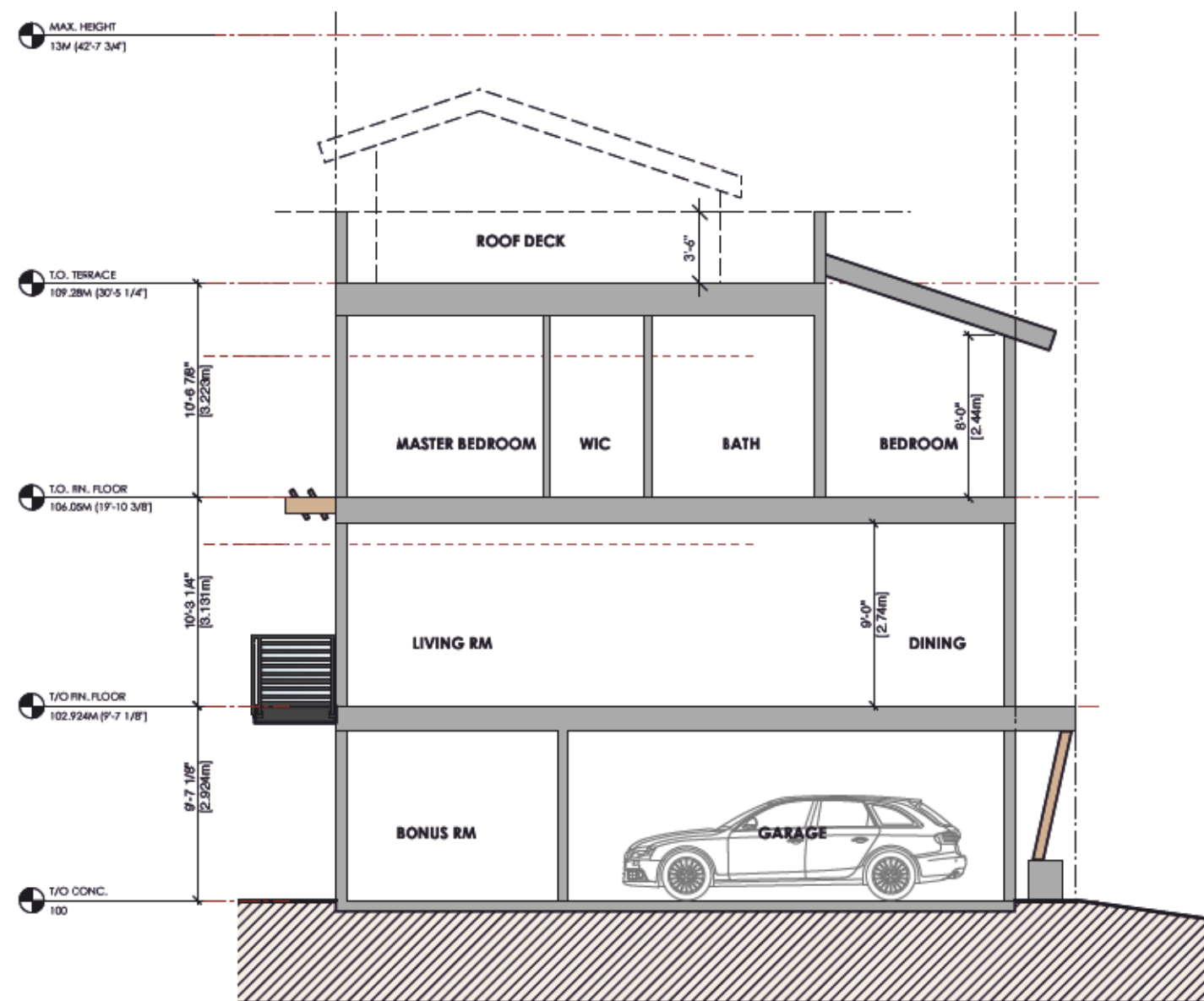


3 BLD 2 SIDE ELEVATION - STREET SIDE
SCALE: 1/8" = 1'-0"

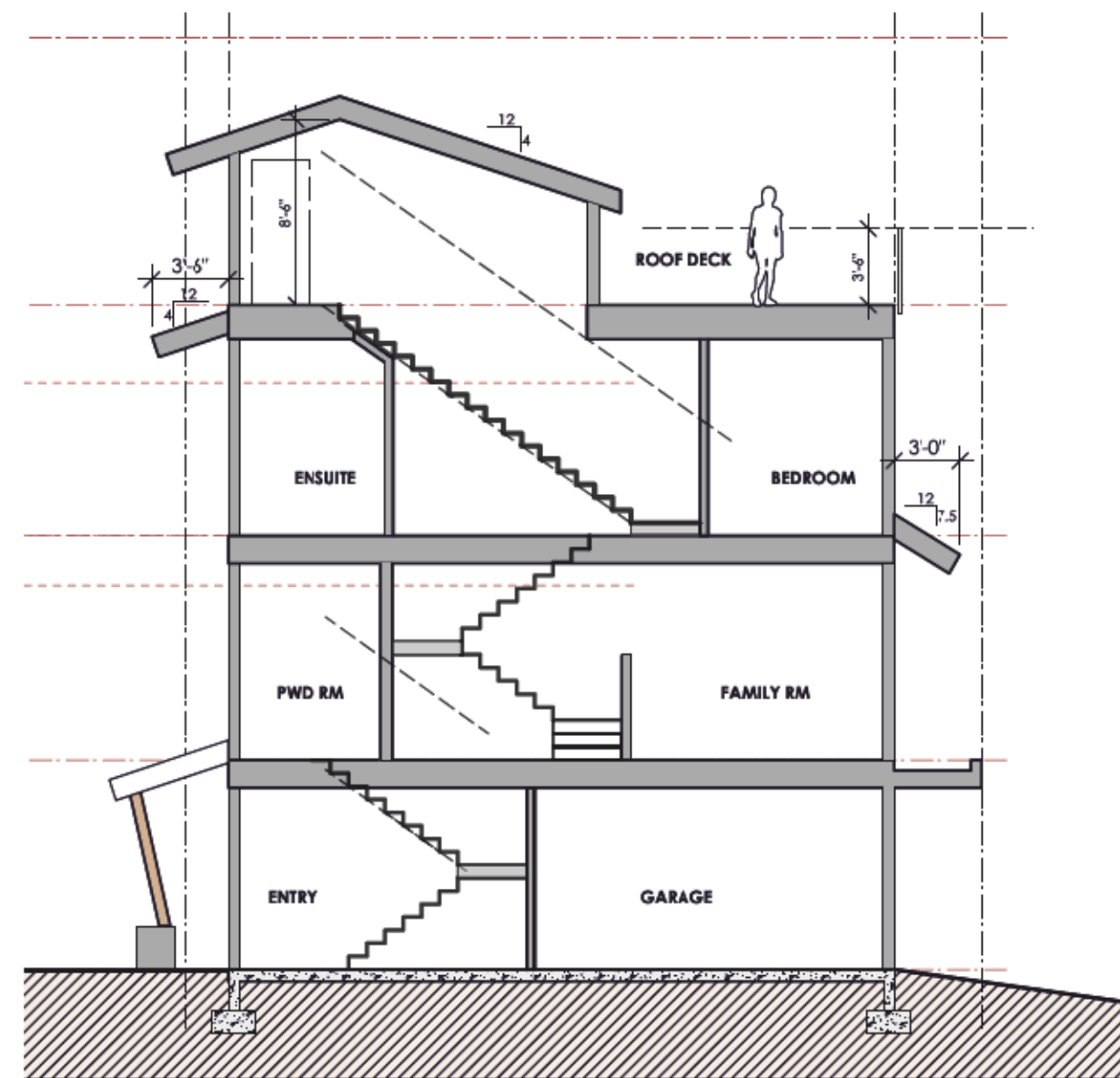


4 BLD 2 SIDE ELEVATION - NON STREET SIDE
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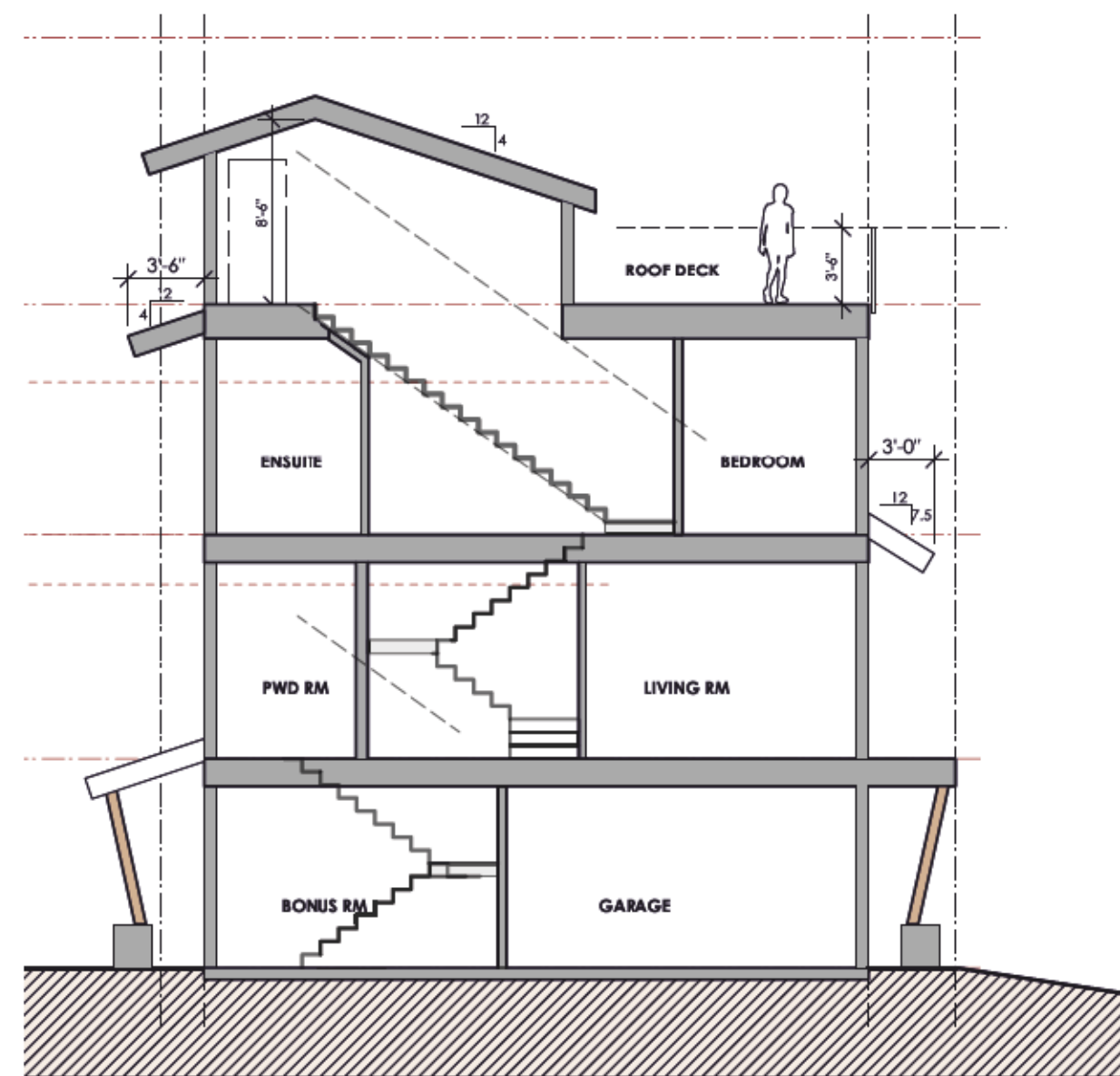
EXTERIOR FINISH LEGEND			
1	HARDIE PANEL SMOOTH FINISH HARDIE DREAM COLLECTION COL. MANTUCKET FORD TRAVELER - LIGHT GREY	8	FASCIA BOARD AND SOFFIT HARDIE DREAM COLLECTION COL. VOLCANO GRAY #0700
2	HARDIE LAP SIDING 3" SMOOTH FINISH HARDIE DREAM COLLECTION COL. MOUNTAIN ASH #54P	9	VINYL RESIDENTIAL WINDOWS COL. BLACK WINDOW TRIM: HARDIE TRIM TO MATCH MOUNTAIN ASH
3	ACCENT 1: WOODSTONE RUSTIC SERIES COL. CARIBOU TRAILS	10	WOOD ACCENT COLUMNS W/ CONCRETE BASE DARK GRADE WOOD COL. MARCH CARIBOU TRAILS
4	HARDIE PANEL SMOOTH FINISH HARDIE DREAM COLLECTION COL. MOUNTAIN ASH #54P TRAVELER - MARCH COLOUR	11	DECORATIVE SUN CANOPY ACCENT TRIM DARK GRADE WOOD COL. MARCH CARIBOU TRAILS
5	ACCENT 2: HARDIE LAP SIDING 3" SMOOTH FINISH HARDIE DREAM COLLECTION COL. VOLCANO GRAY #0700	12	GARAGE DOOR (VARIOUS SIZES) COL. MATT BLACK
6	CULTURE STONE PRO-PIR ALPINE LEDGESTONE COLLECTION COL. BLACK MOUNTAIN	13	METAL STANDING SEAM AT SHED ROOF COL. SILVER
7	ALUMINUM RAISING HORIZONTAL BLINDS W/ GLASS COL. MATT BLACK	14	FLAT ROOF AT ENTRY



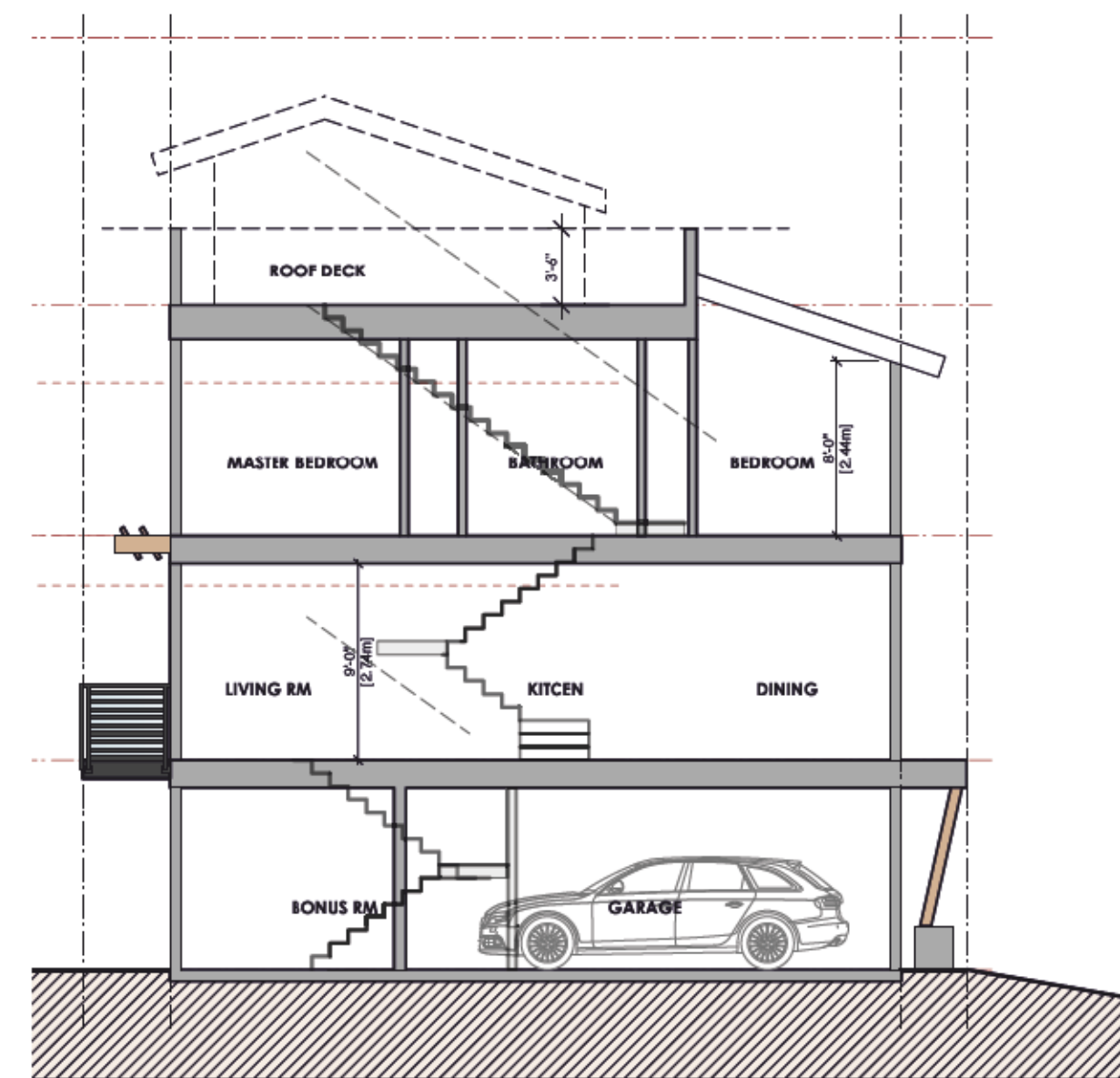
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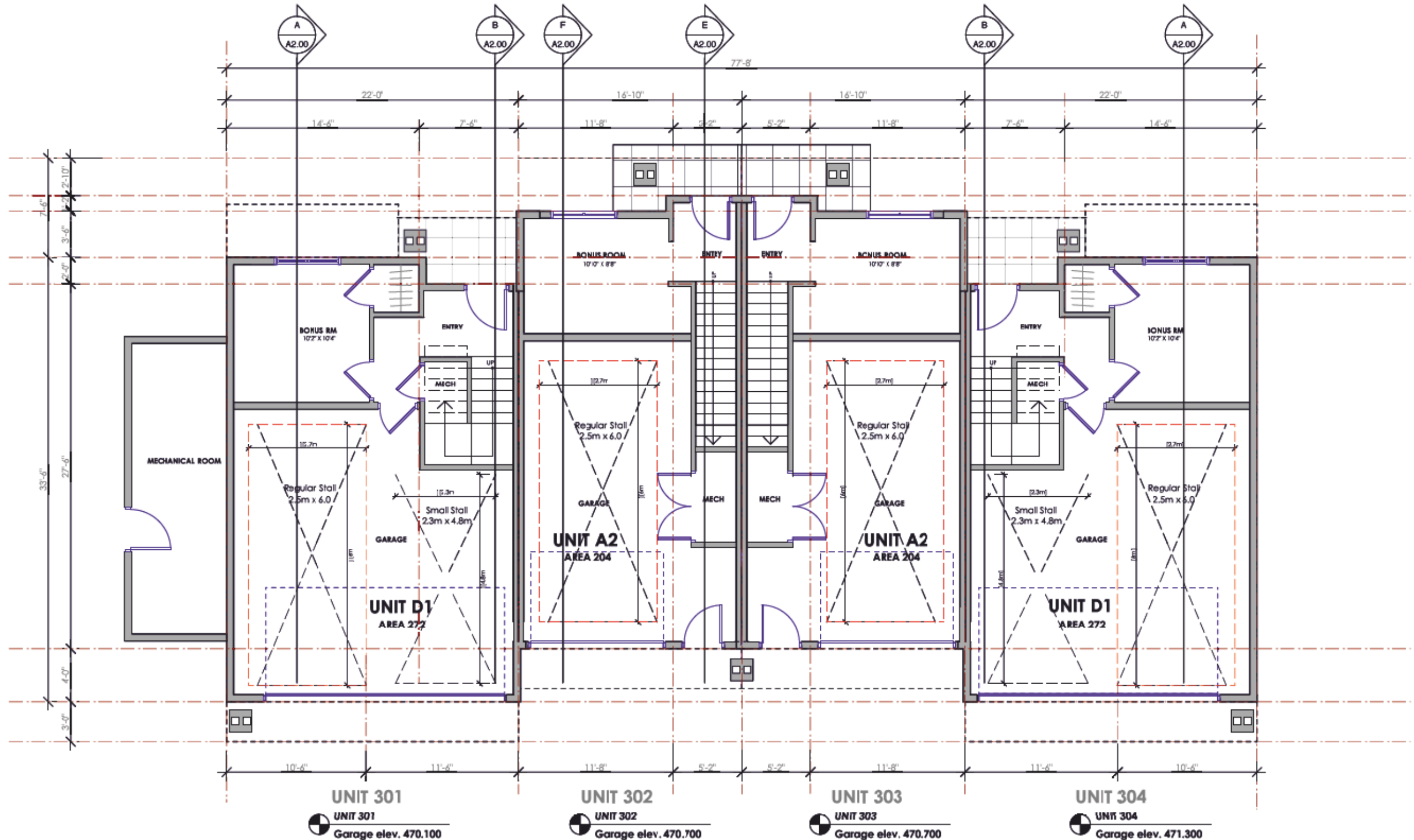
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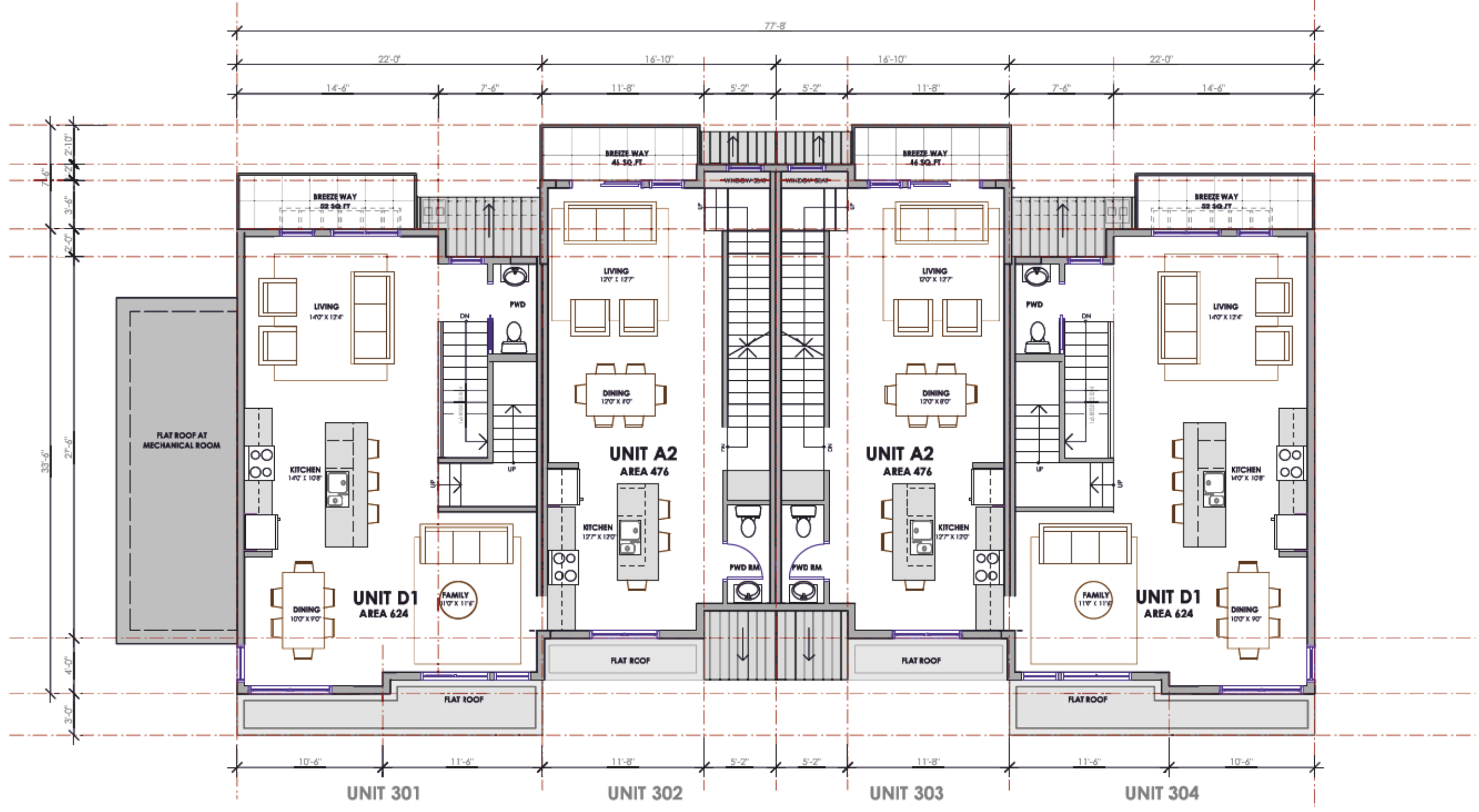
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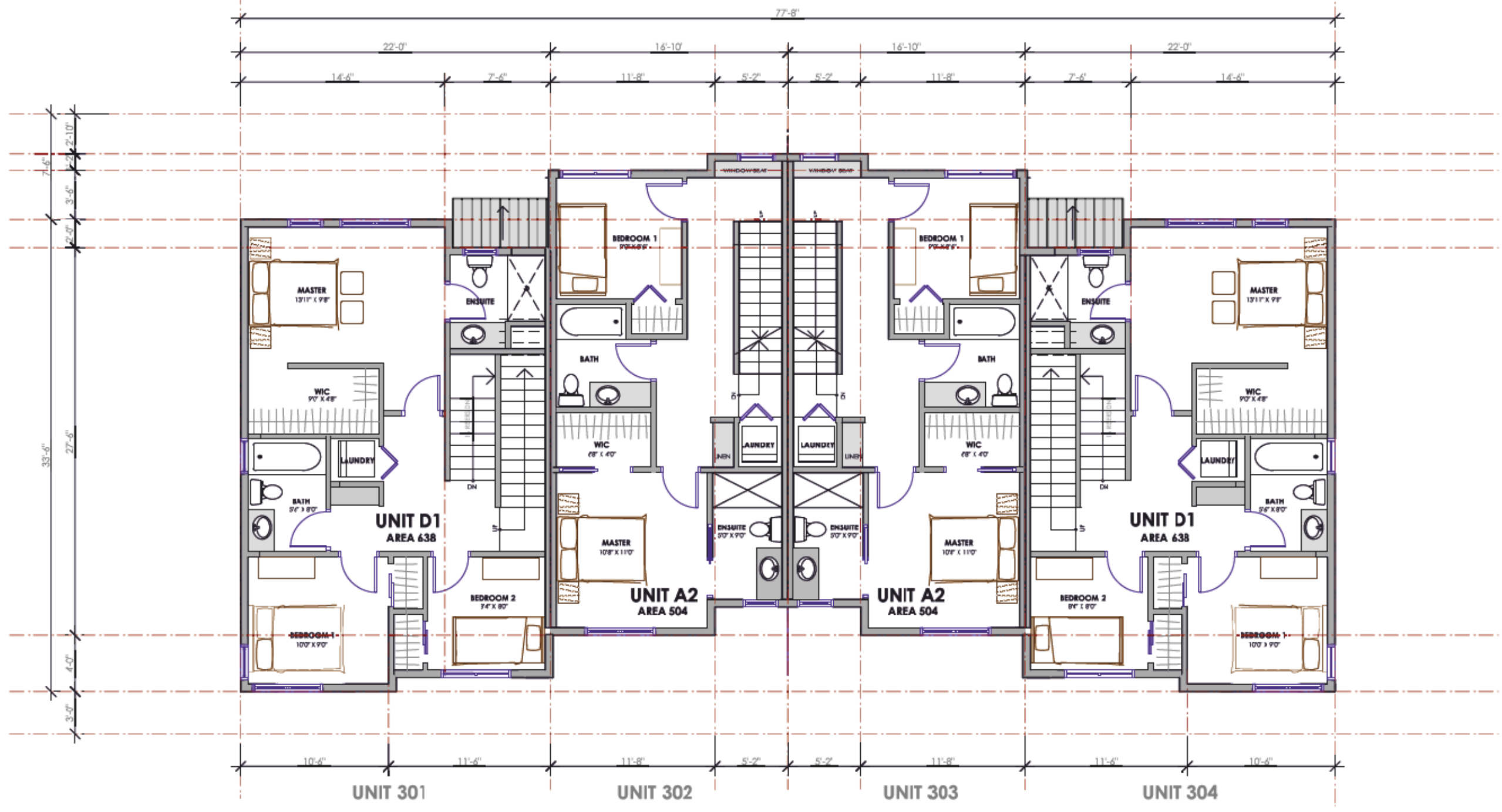
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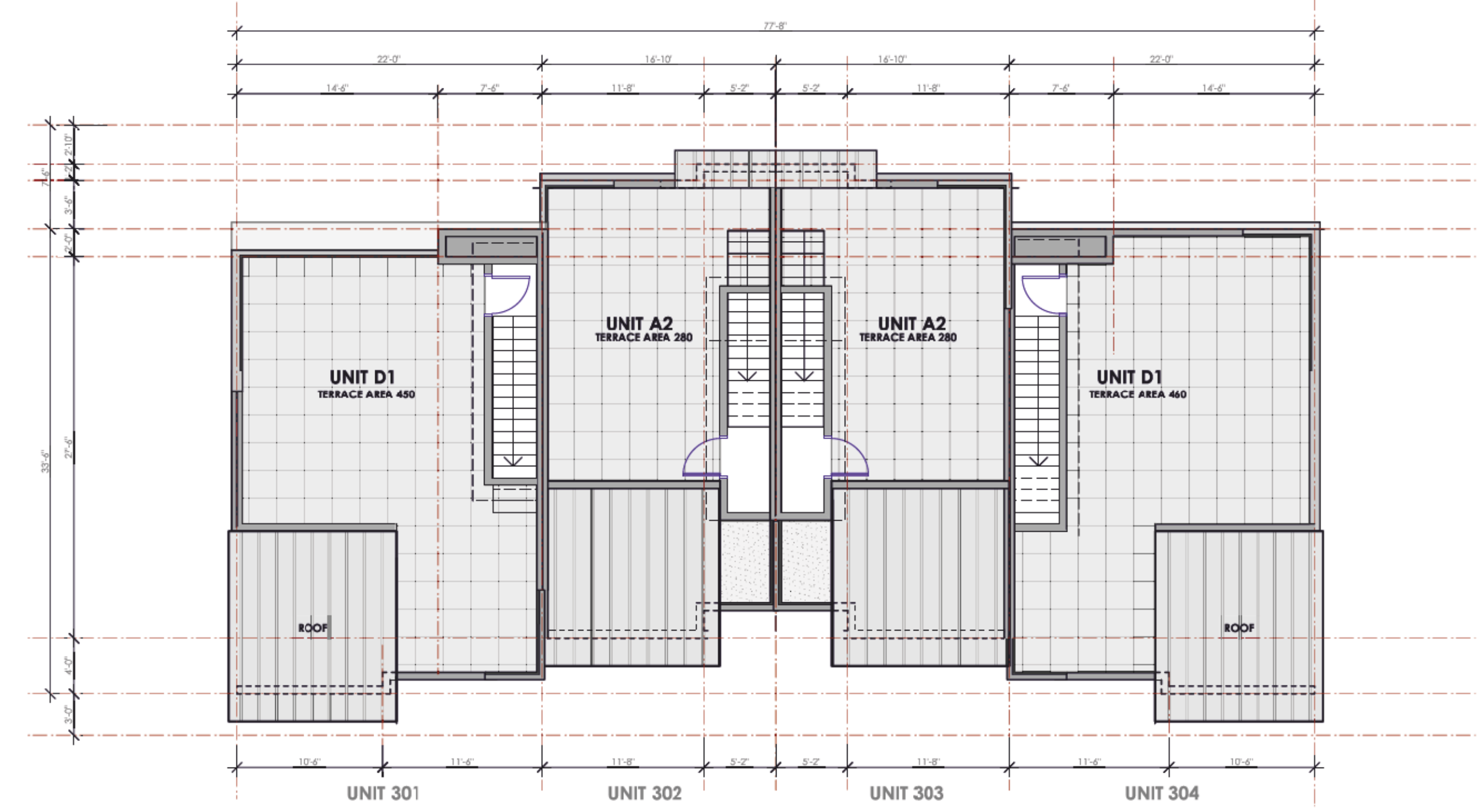
1 BLD 3 LEVEL 01
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2 BLD 3 LEVEL 02
SCALE: 1/8" = 1'-0"



3 BLD 3 LEVEL 03
SCALE: 1/8" = 1'-0"



4 BLD 3 ROOF
SCALE: 1/8" = 1'-0"

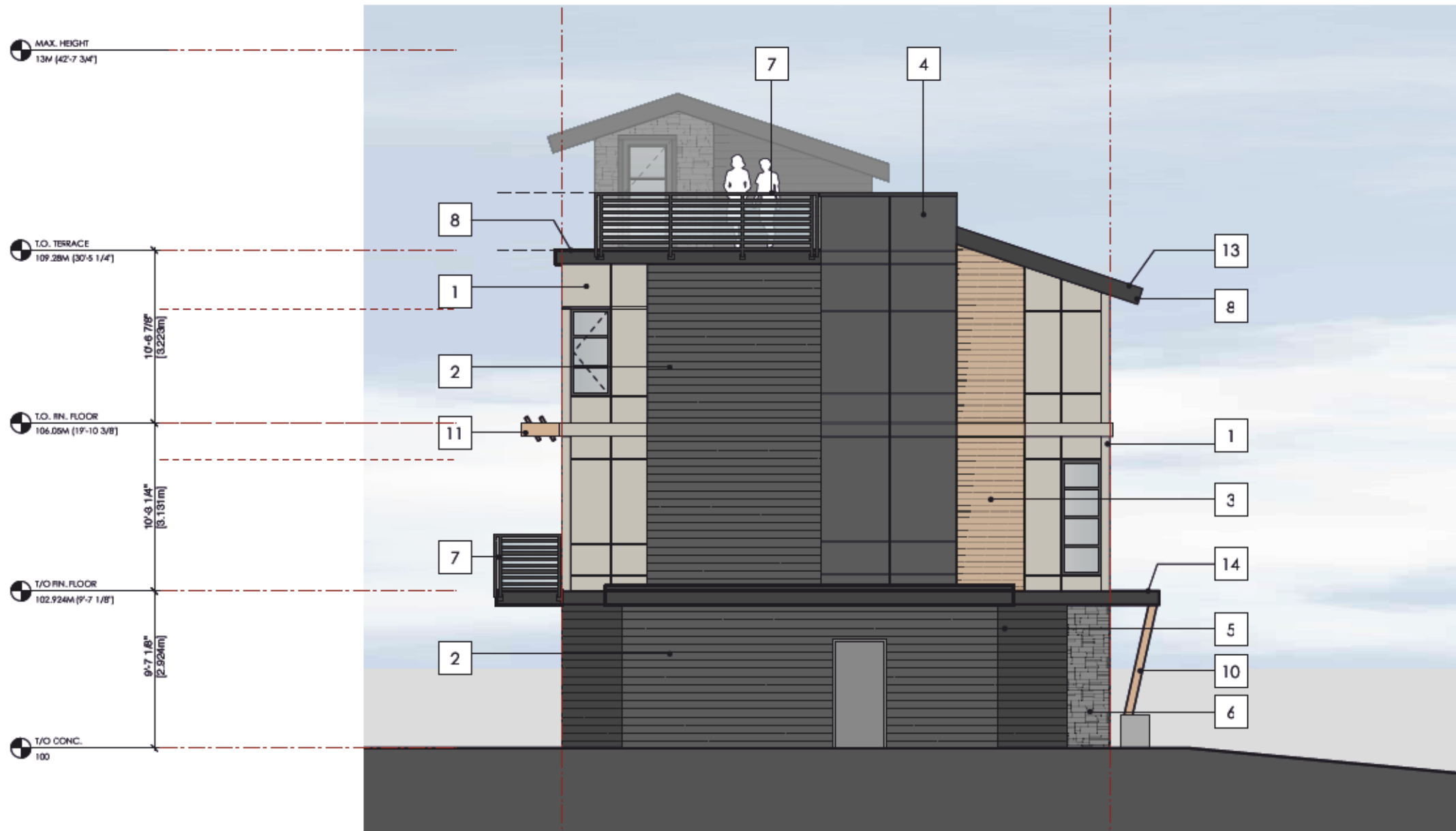
BUILDING STATS					
Bld 3 (4 units)					
Unit 301 3 bedroom	Level 01	272 SF	25.3 m ²	100 SF	9.3 m ²
	Level 02	80 SF	7.4 m ²	80 SF	7.4 m ²
	Level 03	405 SF	37.5 m ²	0 SF	0.0 m ²
	Roof Top Profile	0 SF	0.0 m ²	460 SF	42.7 m ²
	Gross Footprint Level 1	757 SF	70.2 m ²		
Unit 302 2 bedroom	Level 01	204 SF	19.0 m ²	100 SF	9.3 m ²
	Level 02	476 SF	44.2 m ²	40 SF	3.7 m ²
	Level 03	504 SF	46.8 m ²	0 SF	0.0 m ²
	Roof Top Profile	0 SF	0.0 m ²	280 SF	26.0 m ²
	Gross Footprint Level 1	1184 SF	110.0 m ²		
Unit 303 2 bedroom	Level 01	204 SF	19.0 m ²	100 SF	9.3 m ²
	Level 02	476 SF	44.2 m ²	40 SF	3.7 m ²
	Level 03	504 SF	46.8 m ²	0 SF	0.0 m ²
	Roof Top Profile	0 SF	0.0 m ²	280 SF	26.0 m ²
	Gross Footprint Level 1	1184 SF	110.0 m ²		
Unit 304 3 bedroom	Level 01	272 SF	25.3 m ²	100 SF	9.3 m ²
	Level 02	80 SF	7.4 m ²	80 SF	7.4 m ²
	Level 03	405 SF	37.5 m ²	0 SF	0.0 m ²
	Roof Top Profile	0 SF	0.0 m ²	460 SF	42.7 m ²
	Gross Footprint Level 1	757 SF	70.2 m ²		
Mechanical Room		176 SF	16.4 m ²	0 SF	0.0 m ²
Gross Area Subtotal		6454 SF	600.9 m ²	0 SF	0.0 m ²
Private Open Space Subtotal				2864 SF	266.9 m ²
Subtotal Gross Area Level 1		2764 SF	256.9 m ²		
Subtotal Building 1A8 Total		6454 SF	600.9 m ²		



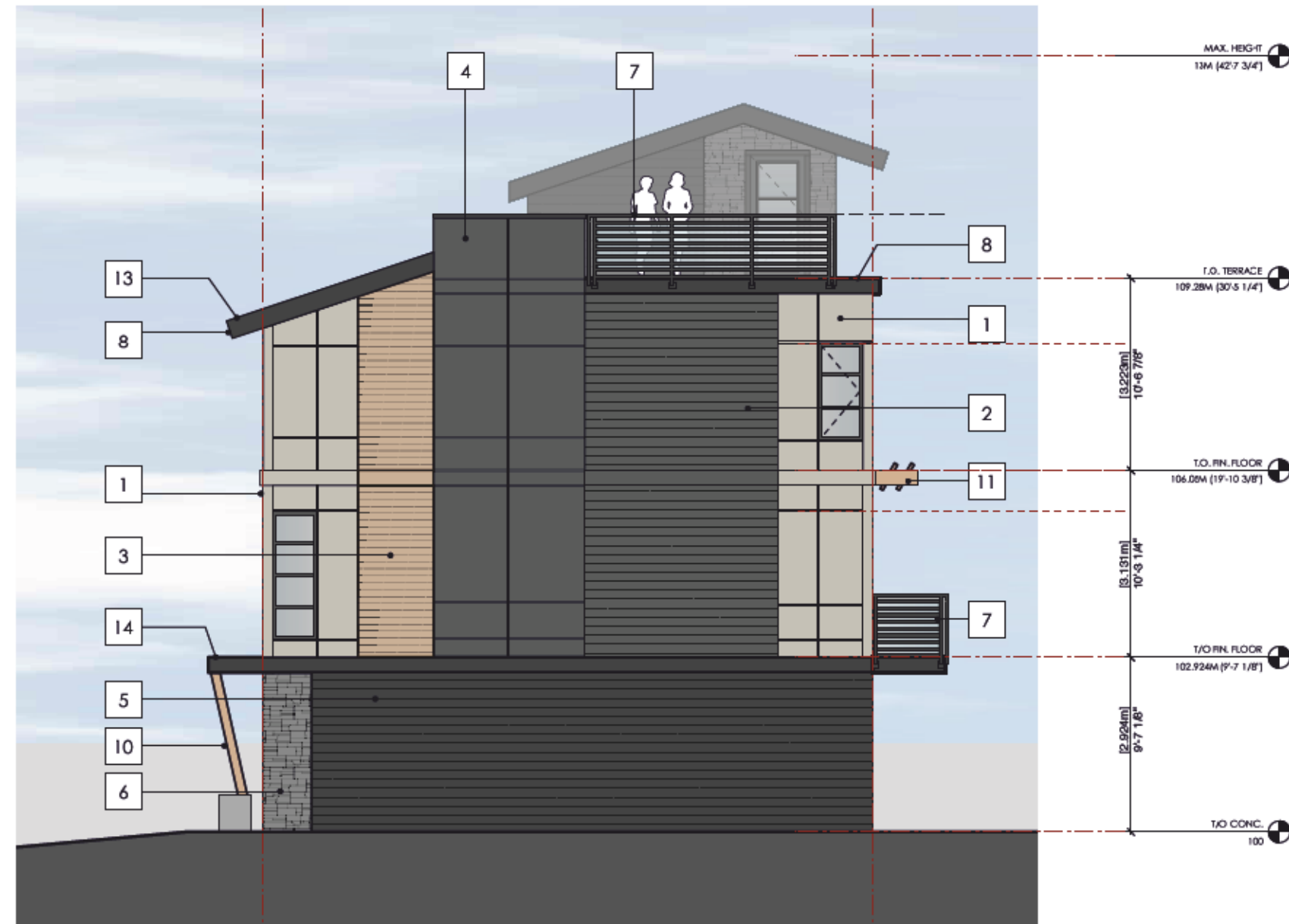
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SCALE: 1/8" = 1'-0"



2 BLD 3 LANE REAR ELEVATION
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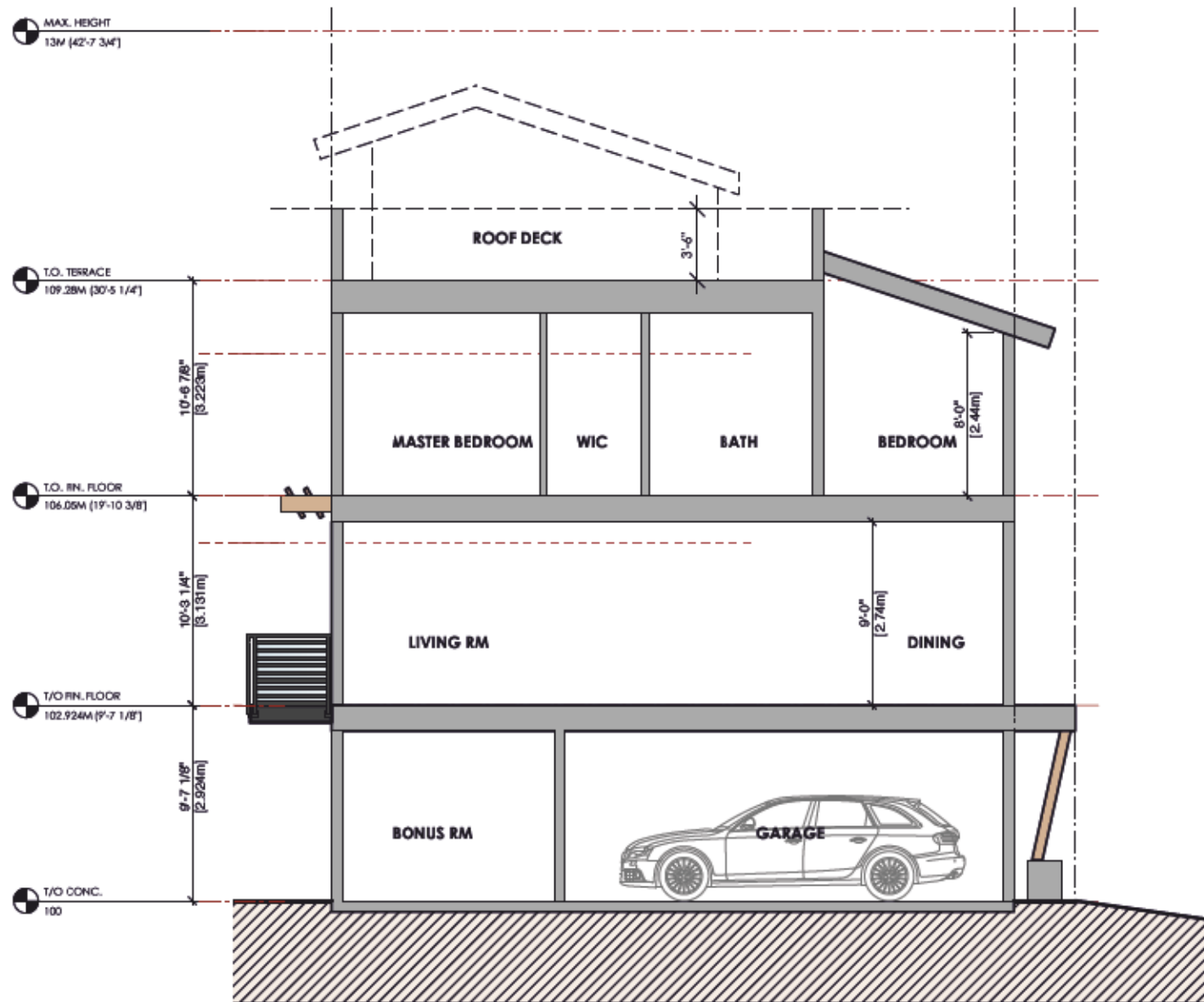


3 BLD 3 SIDE ELEVATION - STREET SIDE
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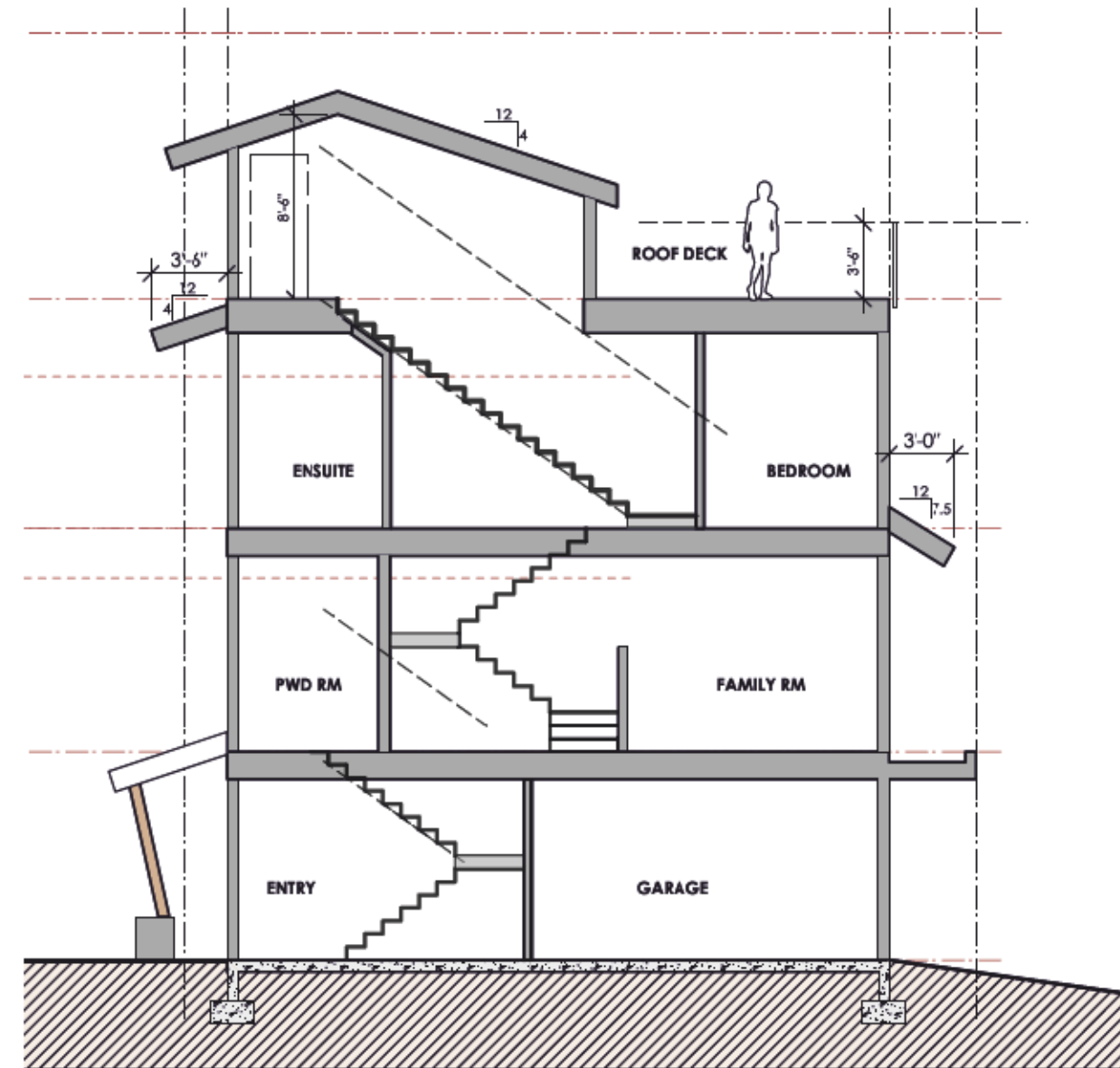


4 BLD 3 SIDE ELEVATION - NON STREET SIDE
SCALE: 1/8" = 1'-0"

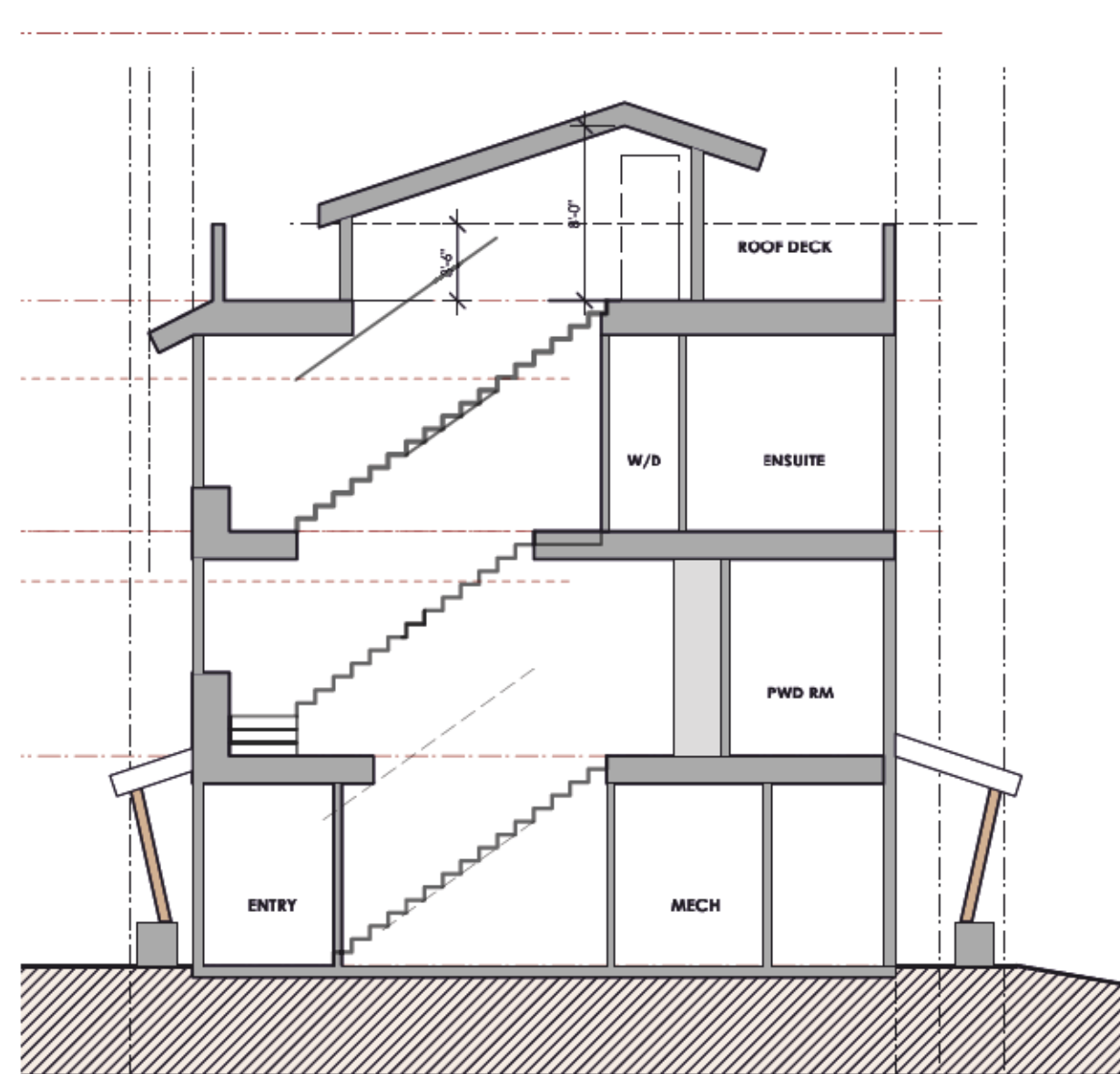
EXTERIOR FINISH LEGEND			
1	HARDE PANEL SMOOTH FINISH HARDE DREAM COLLECTION COL. MANTUCKET FORD TRANSREVEAL - LIGHT GREY	8	FASCIA BOARD AND SOFFIT HARDE DREAM COLLECTION COL. VOLCANO GRAY #030
2	HARDE LAP SIDING 3" SMOOTH FINISH HARDE DREAM COLLECTION COL. MOUNTAIN ASH #04P	9	VINYL RESIDENTIAL WINDOWS COL. BLACK WINDOW TRAIL HARDE TRIM COL. MOUNTAIN ASH
3	ACCENT 1: WOODSTONE RUSTIC SERIES COL. CARIBOU TRAILS	10	WOODACCENT COLUMNS W/ CONCRETE BASE COL. MOUNTAIN ASH COL. MARCH CARIBOU TRAILS
4	HARDE PANEL SMOOTH FINISH HARDE DREAM COLLECTION COL. MOUNTAIN ASH #04P TRANSREVEAL - MARCH COLOUR	11	DECORATIVE SUN CANOPY ACCENT TRIMS COL. MOUNTAIN ASH COL. MARCH CARIBOU TRAILS
5	ACCENT 2: HARDE LAP SIDING 3" SMOOTH FINISH HARDE DREAM COLLECTION COL. VOLCANO GRAY #030	12	GARAGE DOOR (VARIOUS SIZES) COL. MANT FORD
6	CULTURE STONE PRO-HI ALPINE LEDGESTONE COLLECTION COL. BLACK MOUNTAIN	13	METAL STANDING SEAM AT SHED ROOF COL. SILVER
7	ALUMINUM RAILING HORIZONTAL BRAKING W/ GLASS COL. MANT BLACK	14	FLAT ROOF AT ENTRY



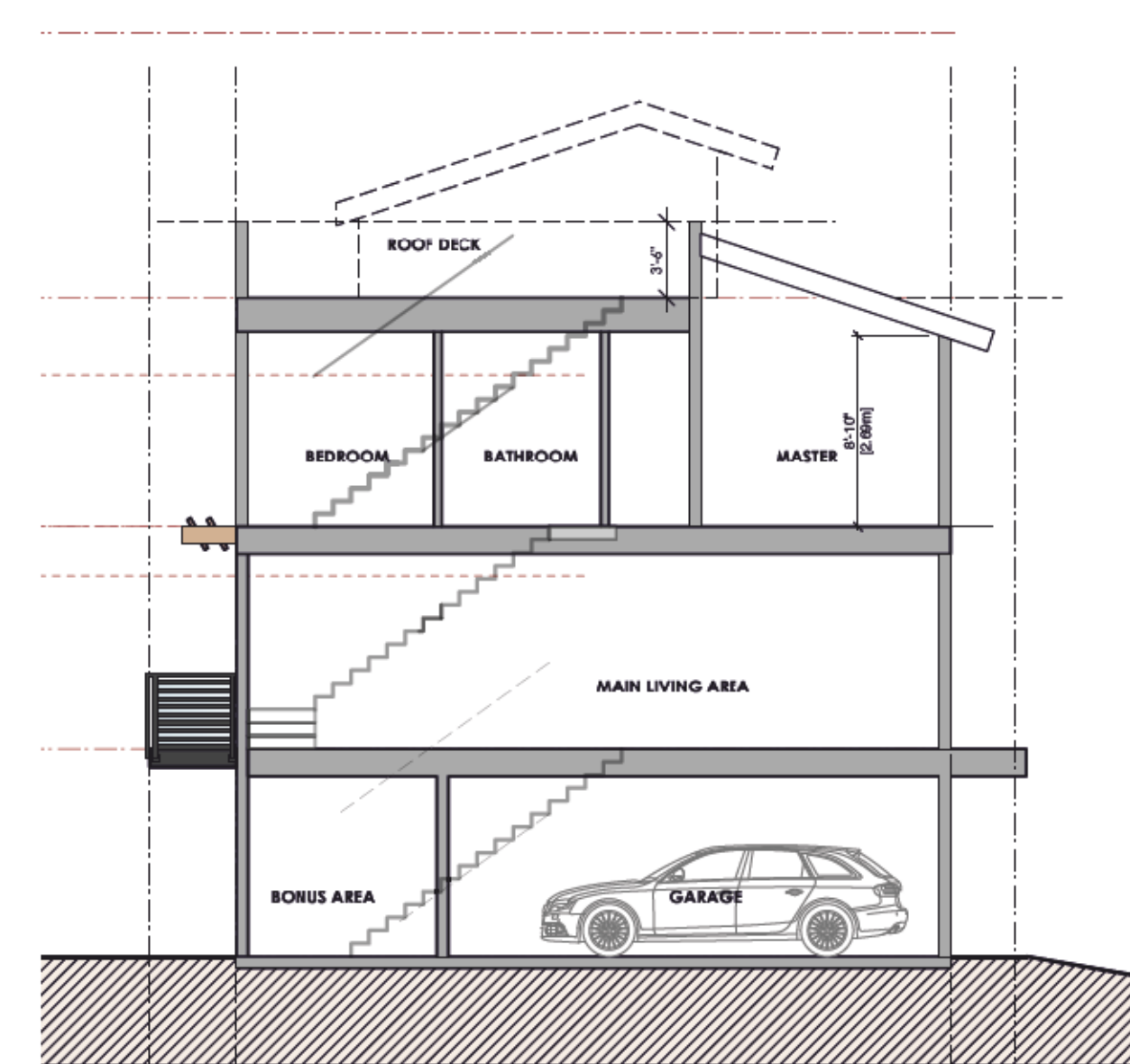
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6 BLD 3 SECTION B
SCALE: 1/8" = 1'-0"



7 BLD 3 SECTION E
SCALE: 1/8" = 1'-0"



8 BLD 3 SECTION F
SCALE: 1/8" = 1'-0"

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This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any errors or omissions are to be reported immediately to the architect.

Consultants

Client

Seal

NO. DATE RECORD OF REVISIONS

5

4

3

2

1 2021.06.04 ISSUED FOR DP

NO. DATE RECORD OF ISSUES

Project

CLIFTON
PHASE 1 LOT 1

MULTI FAMILY
DEVELOPMENT

1402 Cara Glen Court, Kelowna BC

Sheet Title

BUILDING 4
FLOOR PLANS & STATS

Job Number 21-889

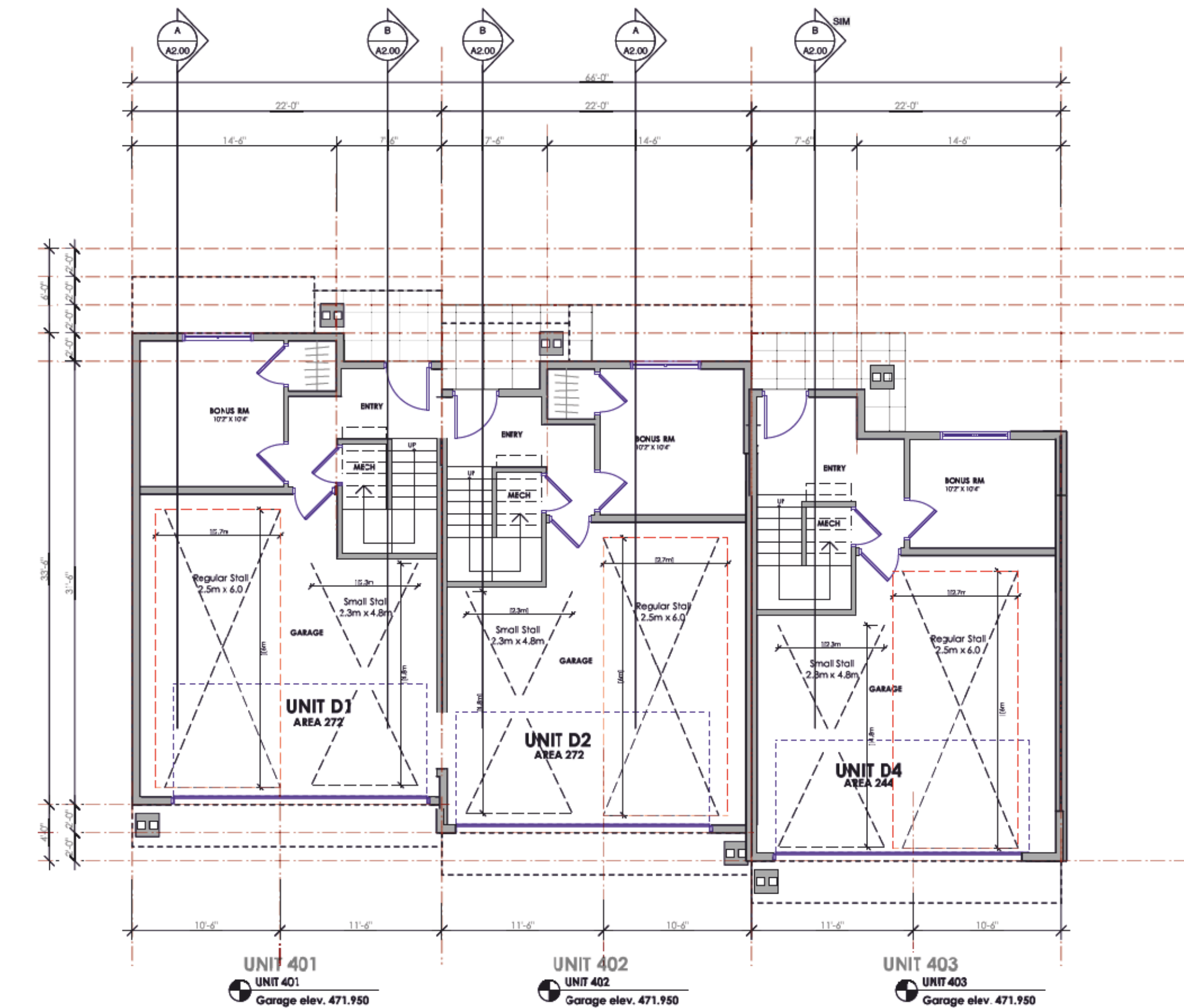
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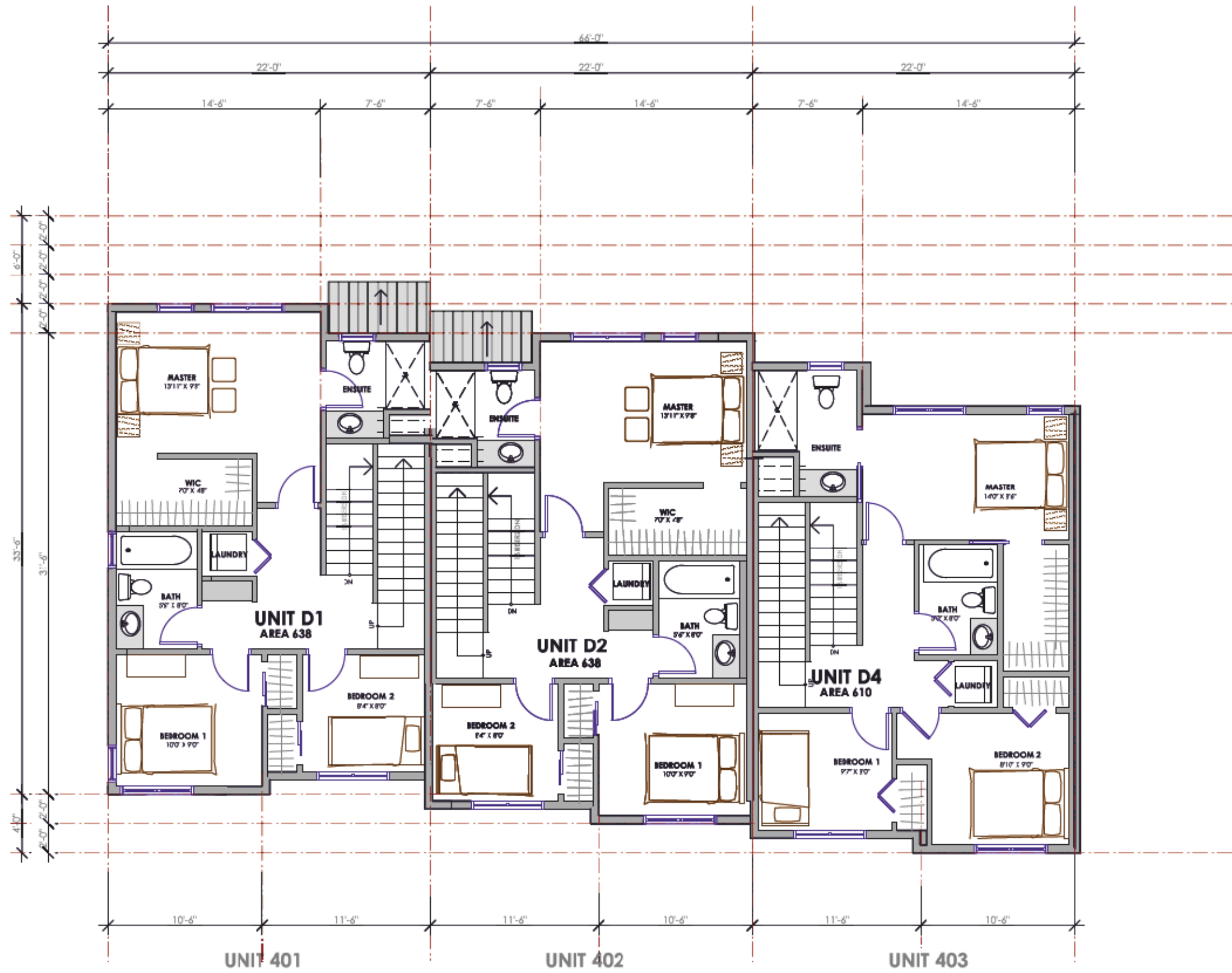
Revision Number 0

Drawing Number

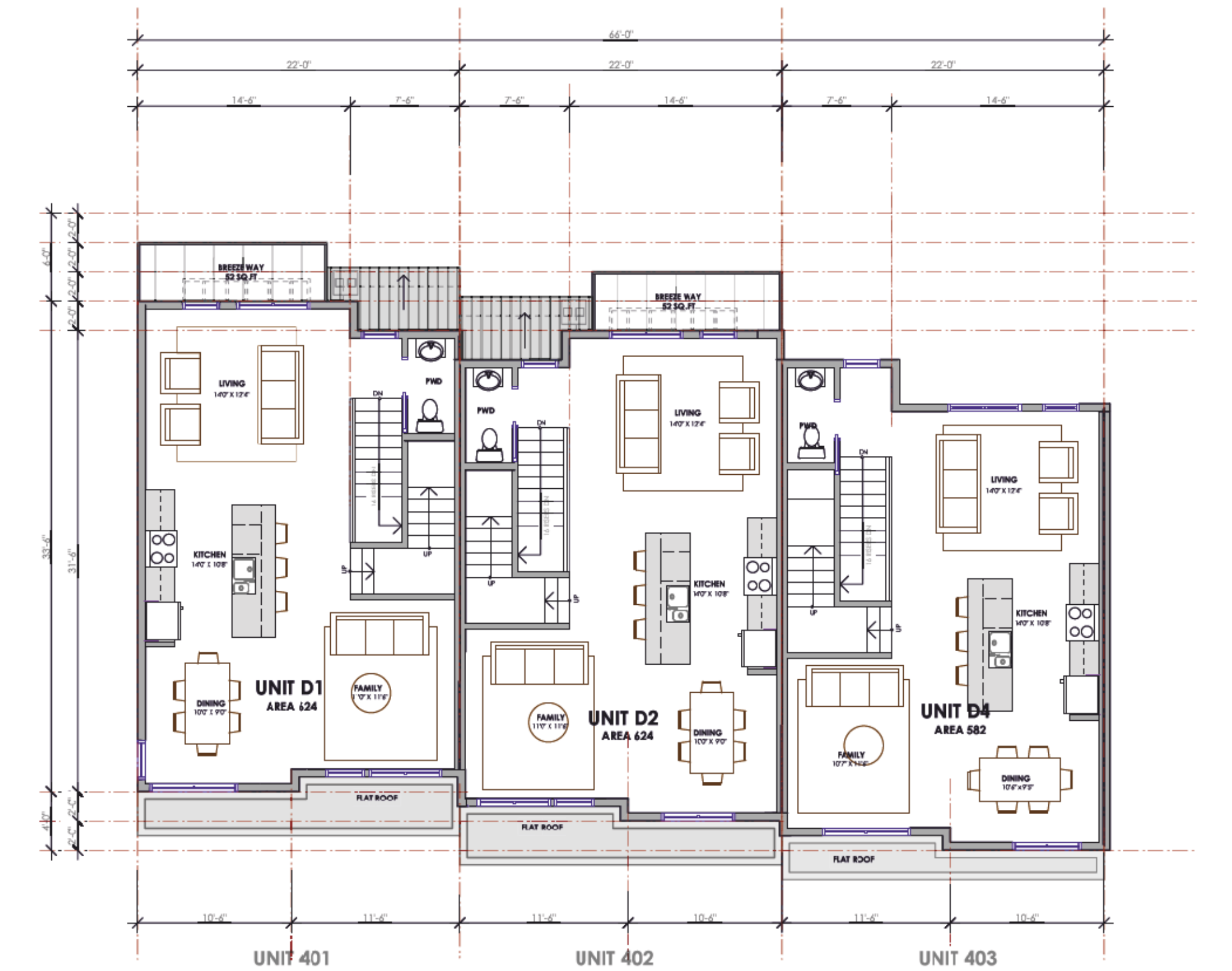
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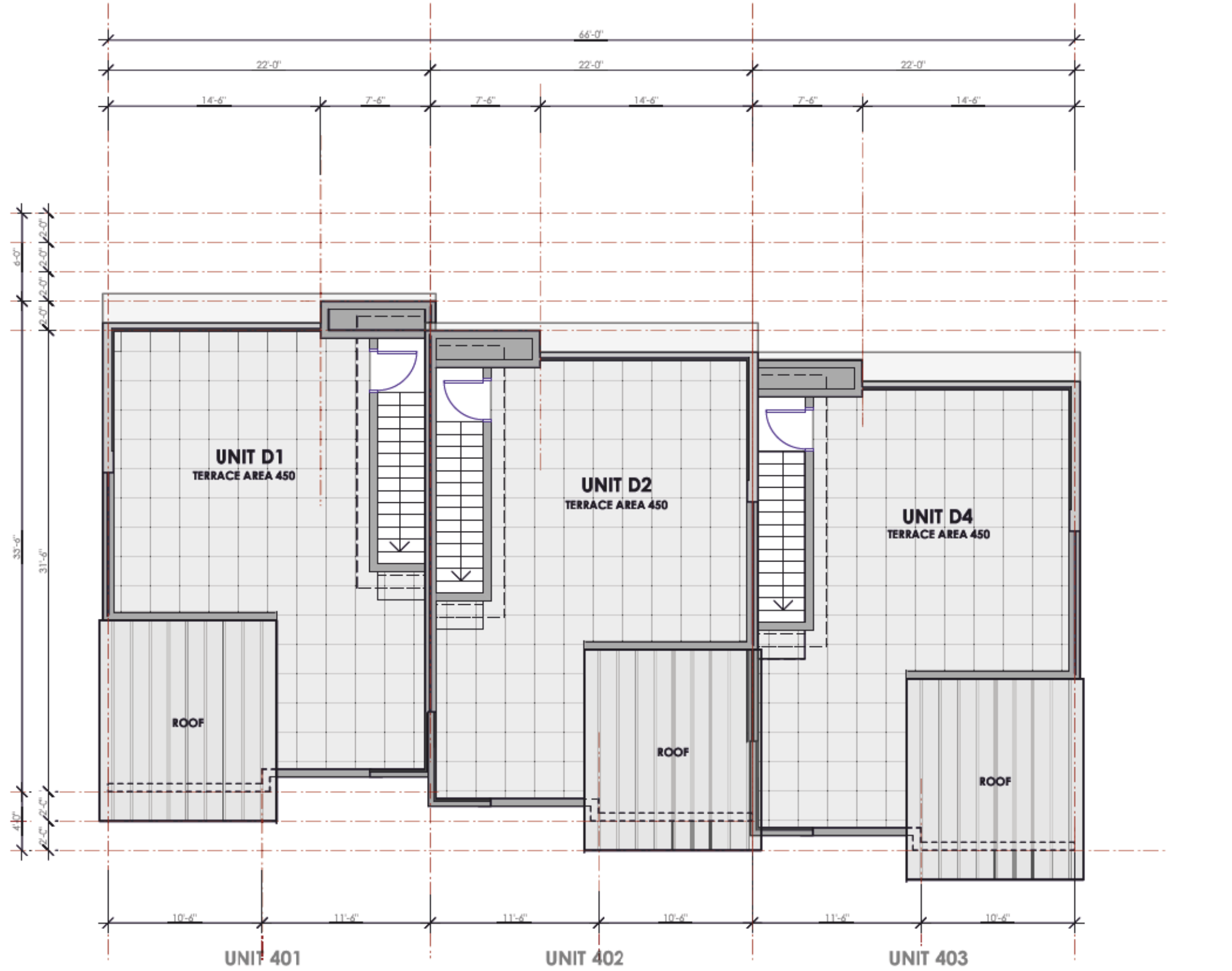
1 BLD 4 LEVEL 01
SCALE: 1/8" = 1'-0"



3 BLD 4 LEVEL 03
SCALE: 1/8" = 1'-0"



2 BLD 4 LEVEL 02
SCALE: 1/8" = 1'-0"



4 BLD 4 ROOF
SCALE: 1/8" = 1'-0"

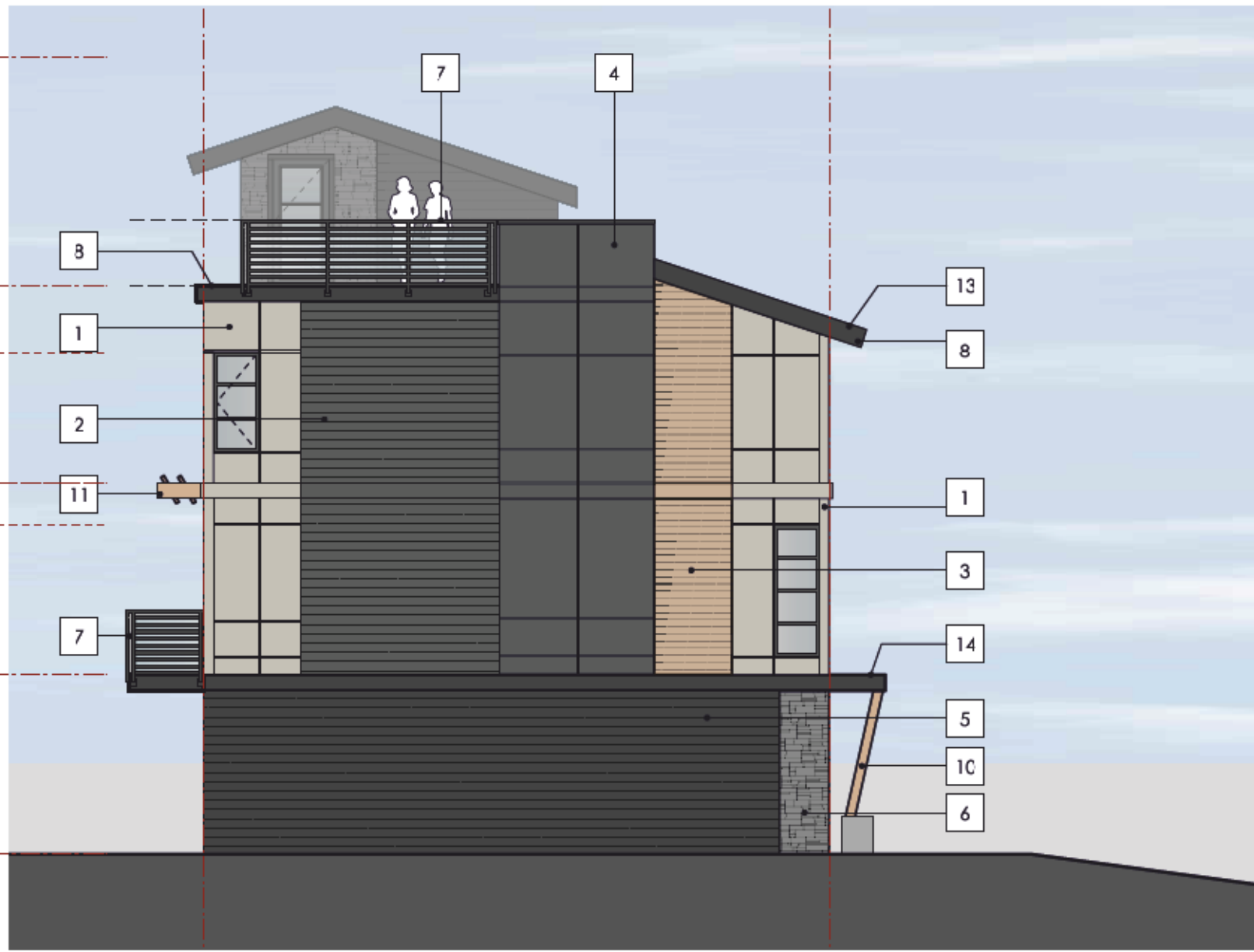
BUILDING STATS					
Bld 4 (3 units)					
Unit 401 3 Bedroom	Level 01	272 SF	25.3 m	100 SF	9.3 m
	Level 02	688 SF	63.8 m	82 SF	7.6 m
	Level 03	605 SF	56.2 m	0 SF	0.0 m
	Roof Top/Floor	0 SF	0.0 m	460 SF	42.7 m
	Gross Footprint/Level 1	723 SF	67.2 m		
Unit 402 3 Bedroom	Level 01	272 SF	25.3 m	100 SF	9.3 m
	Level 02	688 SF	63.8 m	82 SF	7.6 m
	Level 03	605 SF	56.2 m	0 SF	0.0 m
	Roof Top/Floor	0 SF	0.0 m	460 SF	42.7 m
	Gross Footprint/Level 1	723 SF	67.2 m		
Unit 403 3 Bedroom	Level 01	244 SF	22.7 m	100 SF	9.3 m
	Level 02	602 SF	56.1 m	0 SF	0.0 m
	Level 03	410 SF	38.2 m	0 SF	0.0 m
	Roof Top/Floor	0 SF	0.0 m	460 SF	42.7 m
	Gross Footprint/Level 1	460 SF	42.7 m		
UNIT AREA SUBTOTAL		4865 SF	451.7 m	0 SF	0.0 m
PRIVATE OPEN SPACE SUBTOTAL				1764 SF	163.9 m
SUBTOTAL GROSS AREA Level 1		3141 SF	291.8 m		
SUBTOTAL Building 1A8 Total		4865 SF	451.7 m		



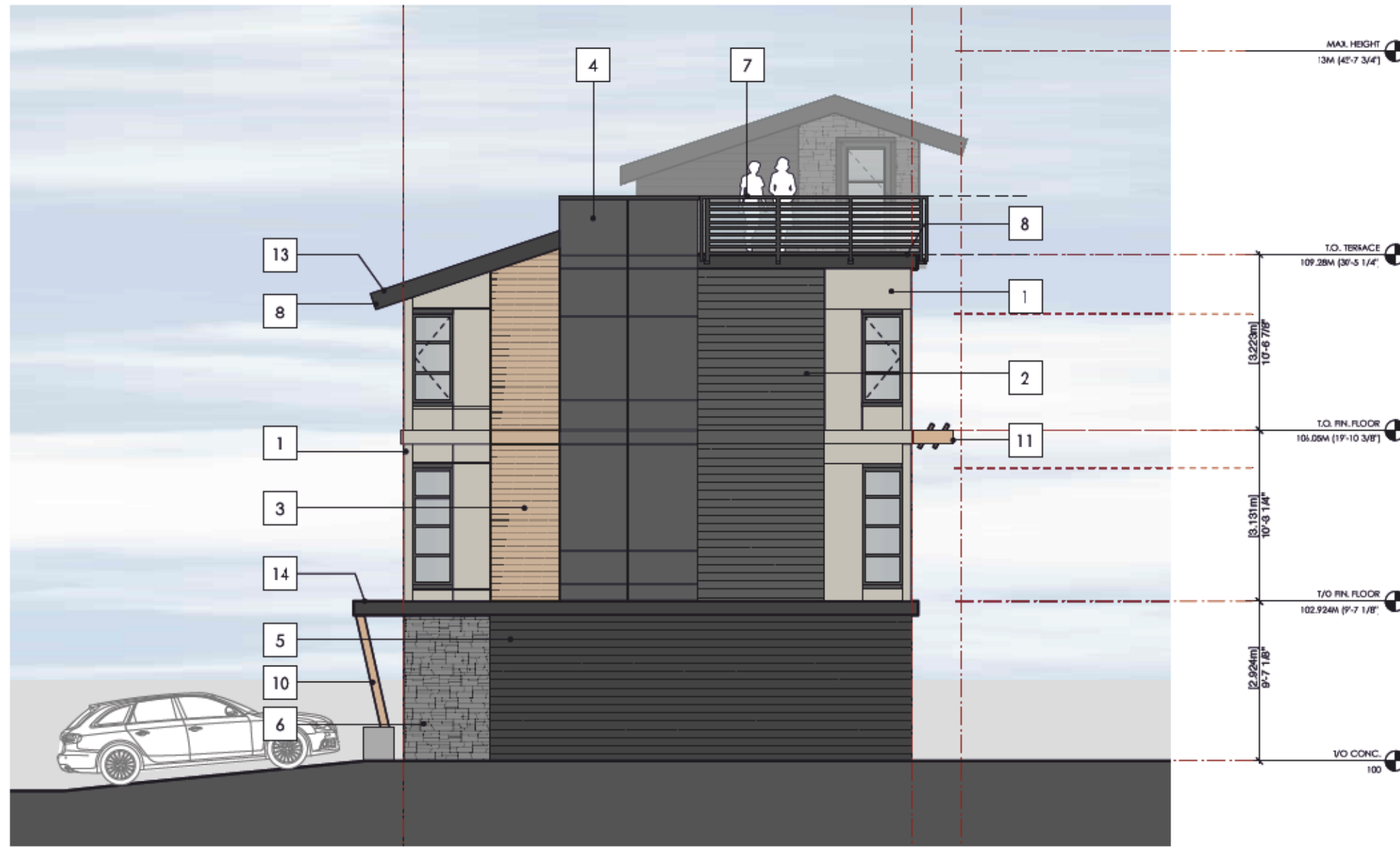
1 BLD 4 LANE ELEVATION
SCALE: 1/8" = 1'-0"



2 BLD 4 LANE REAR ELEVATION
SCALE: 1/8" = 1'-0"

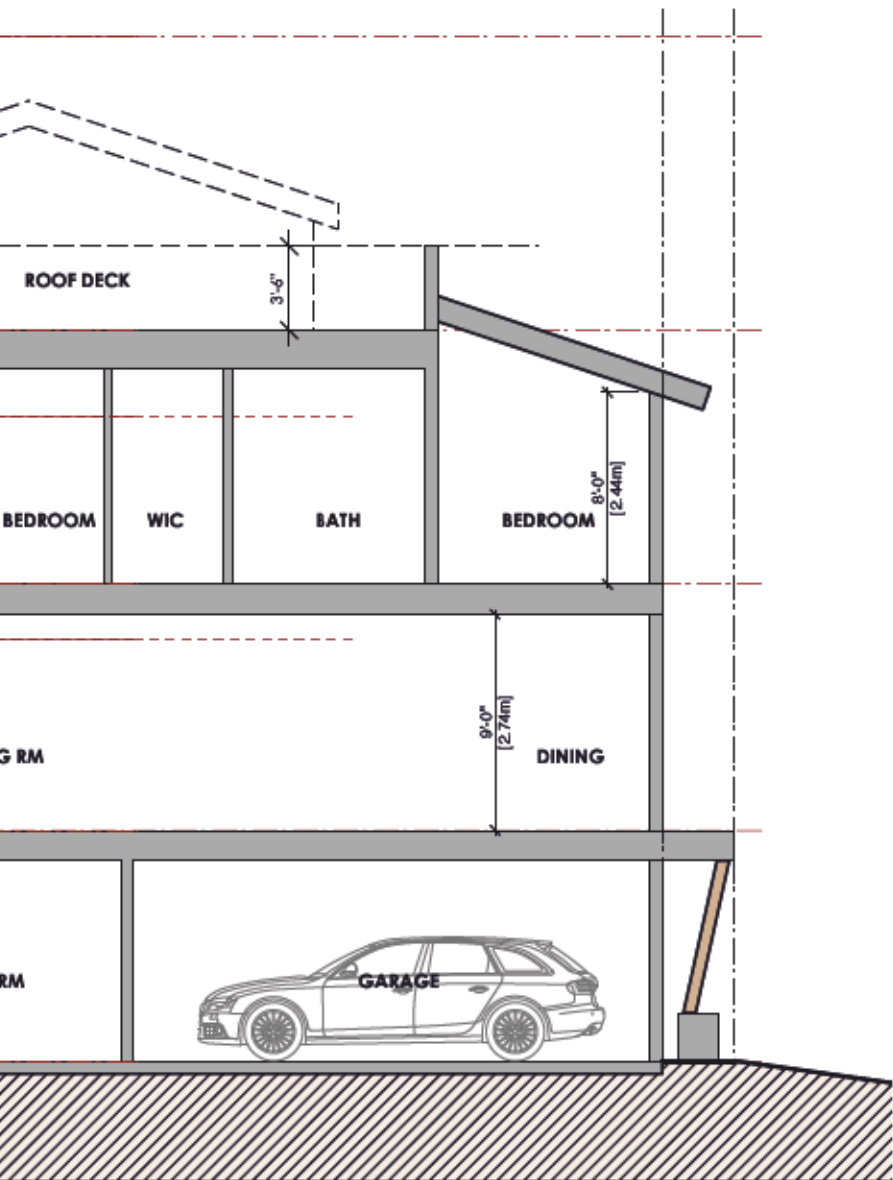


3 BLD 4 SIDE ELEVATION - STREET SIDE
SCALE: 1/8" = 1'-0"

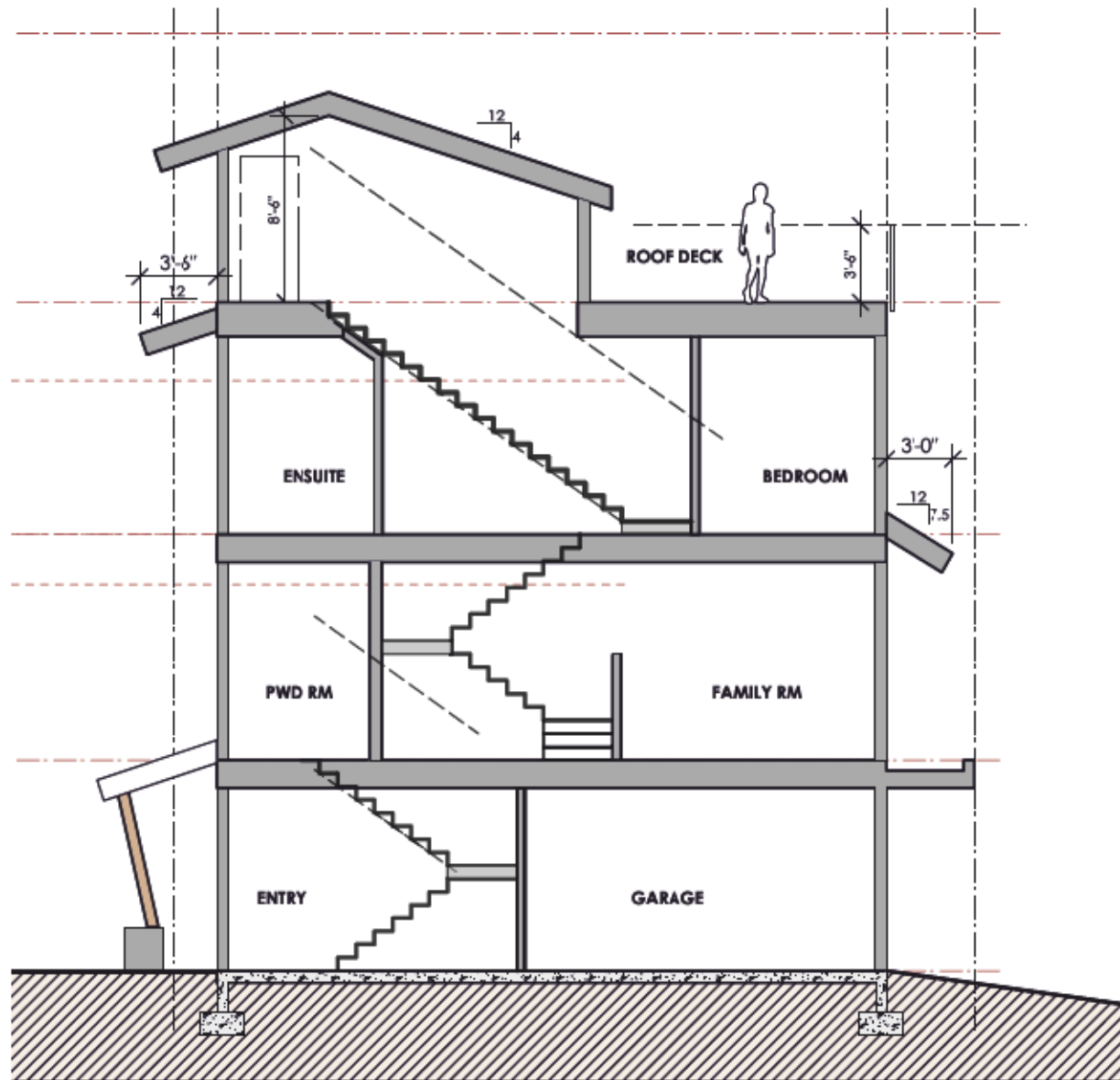


4 BLD 4 SIDE ELEVATION - NON STREET SIDE
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND			
1	HARDEE PANEL SMOOTH FINISH HARDEE DREAM COLLECTION COL. MANTUCKET FORD TRANS REVEAL - LIGHT GREY	8	FASCIA BOARD AND SOFFIT HARDEE DREAM COLLECTION COL. VOLCANO GRAY #0700
2	HARDEE LAP SIDING 3" SMOOTH FINISH HARDEE DREAM COLLECTION COL. MOUNTAIN ASH #549	9	VINYL RESIDENTIAL WINDOWS COL. BLACK WINDOW TRIM: HARDEE TRIM COL. MOUNTAIN ASH
3	ACCENT 1: WOODCORE RUSTIC SERIES COL. CARIBOU TRAILS	10	WOOD ACCENT COLUMNS W/ CONCRETE BASE DARK GRADE WOOD COL. MARCH CARIBOU TRAILS
4	HARDEE PANEL SMOOTH FINISH HARDEE DREAM COLLECTION COL. MOUNTAIN ASH #549 TRANS REVEAL - MARCH COLOUR	11	DECORATIVE SUN CANOPY ACCENT TRIM RANK GRAY WOOD COL. MARCH CARIBOU TRAILS
5	ACCENT 2: HARDEE LAP SIDING 3" SMOOTH FINISH HARDEE DREAM COLLECTION COL. VOLCANO GRAY #0700	12	GARAGE DOOR (VARIOUS SIZES) COL. MANT FORD
6	CULTURE STONE PROCH ALPINE LEDGECORE COLLECTION COL. BLACK MOUNTAIN	13	METAL STANDING SEAM AT SHED ROOF COL. SILVER
7	ALUMINUM RAILING HORIZONTAL RAILING W/ GLASS COL. MANT FORD	14	FLAT ROOF AT ENTRY



5 BLD 4 SECTION A
SCALE: 1/8" = 1'-0"



6 BLD 4 SECTION B
SCALE: 1/8" = 1'-0"



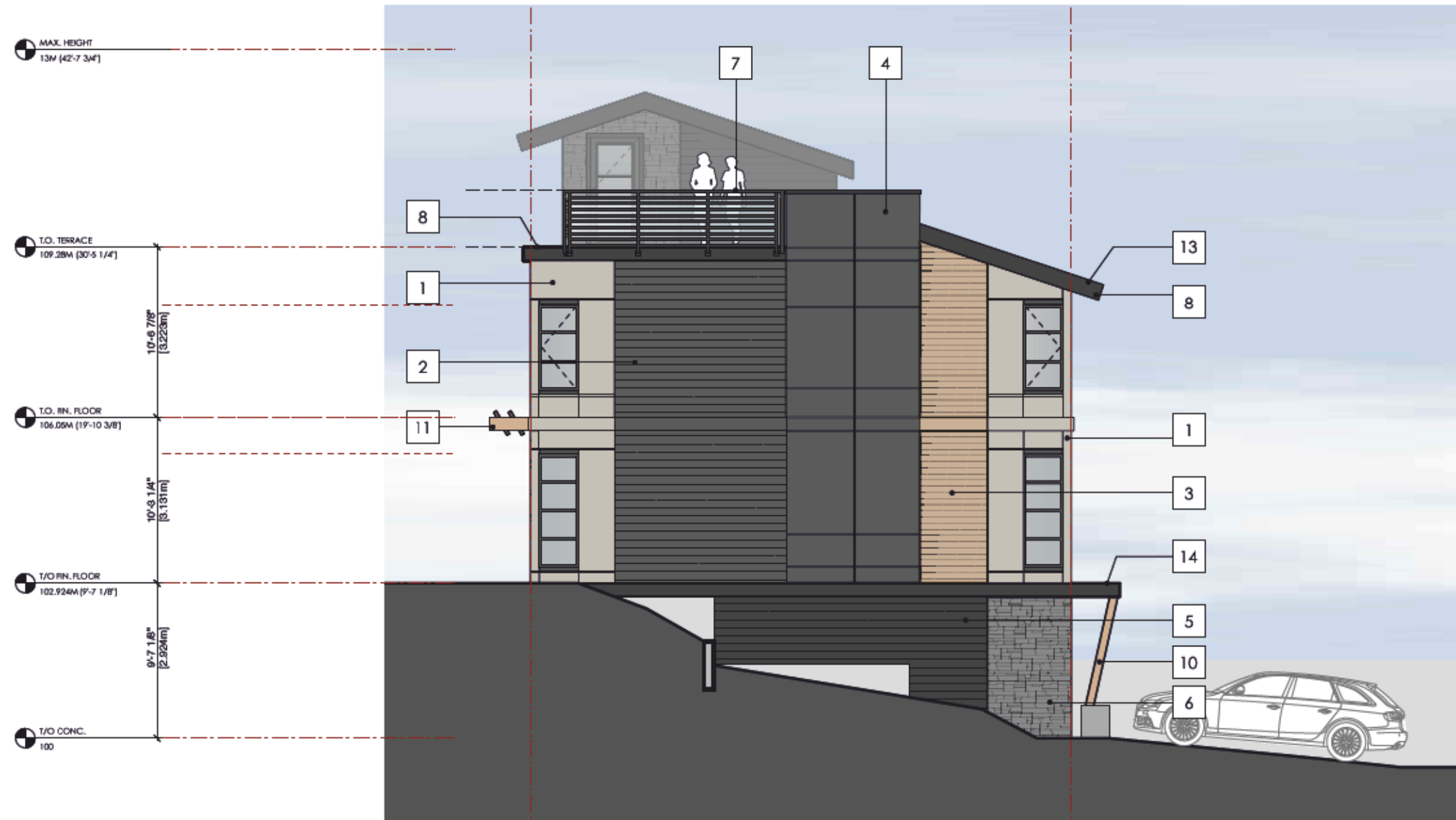
BUILDING 5 LOT 1



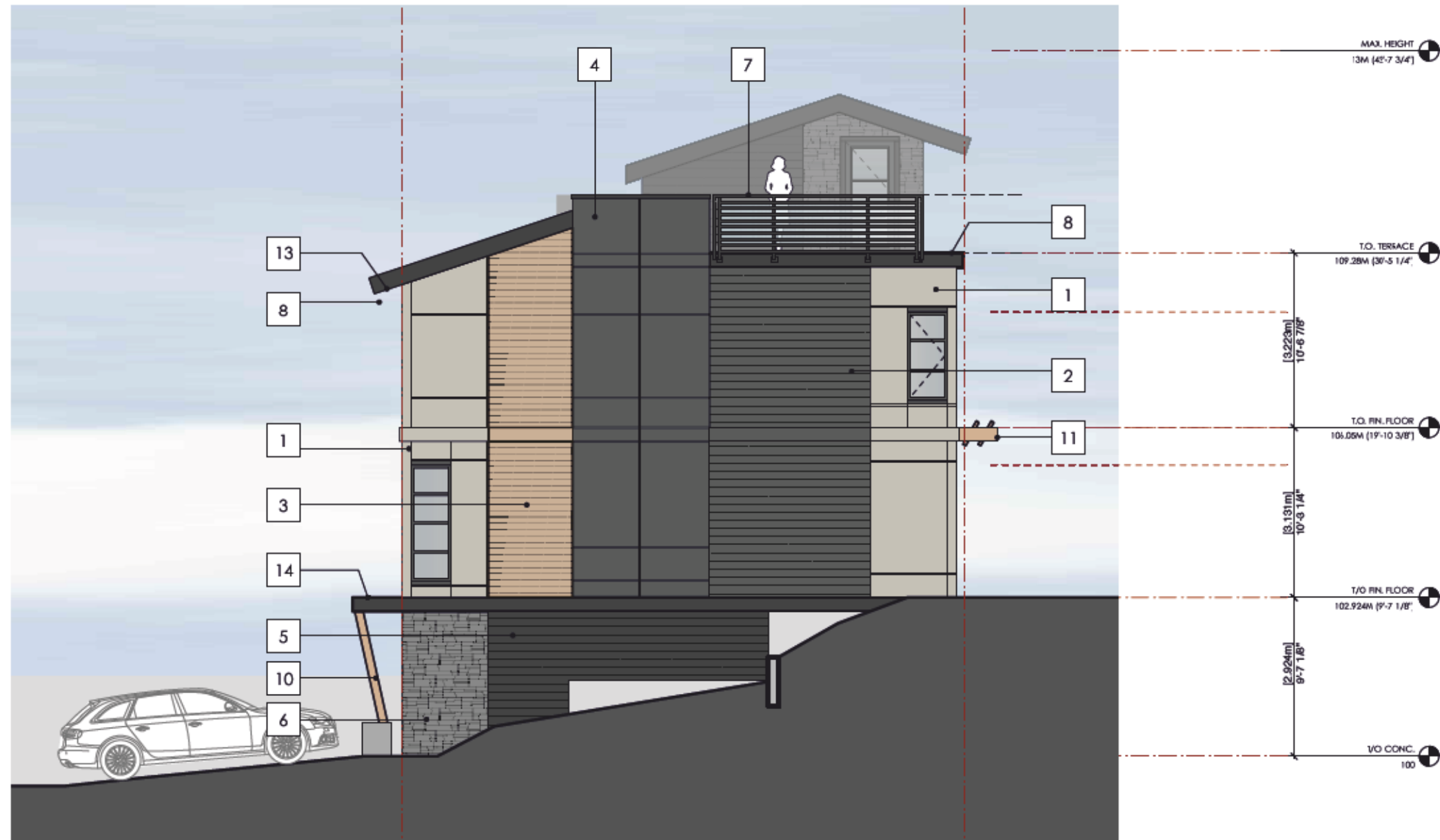
1 BLD 5 LANE ELEVATION
SCALE: 1/8" = 1'-0"



2 BLD 5 LANE REAR ELEVATION
SCALE: 1/8" = 1'-0"

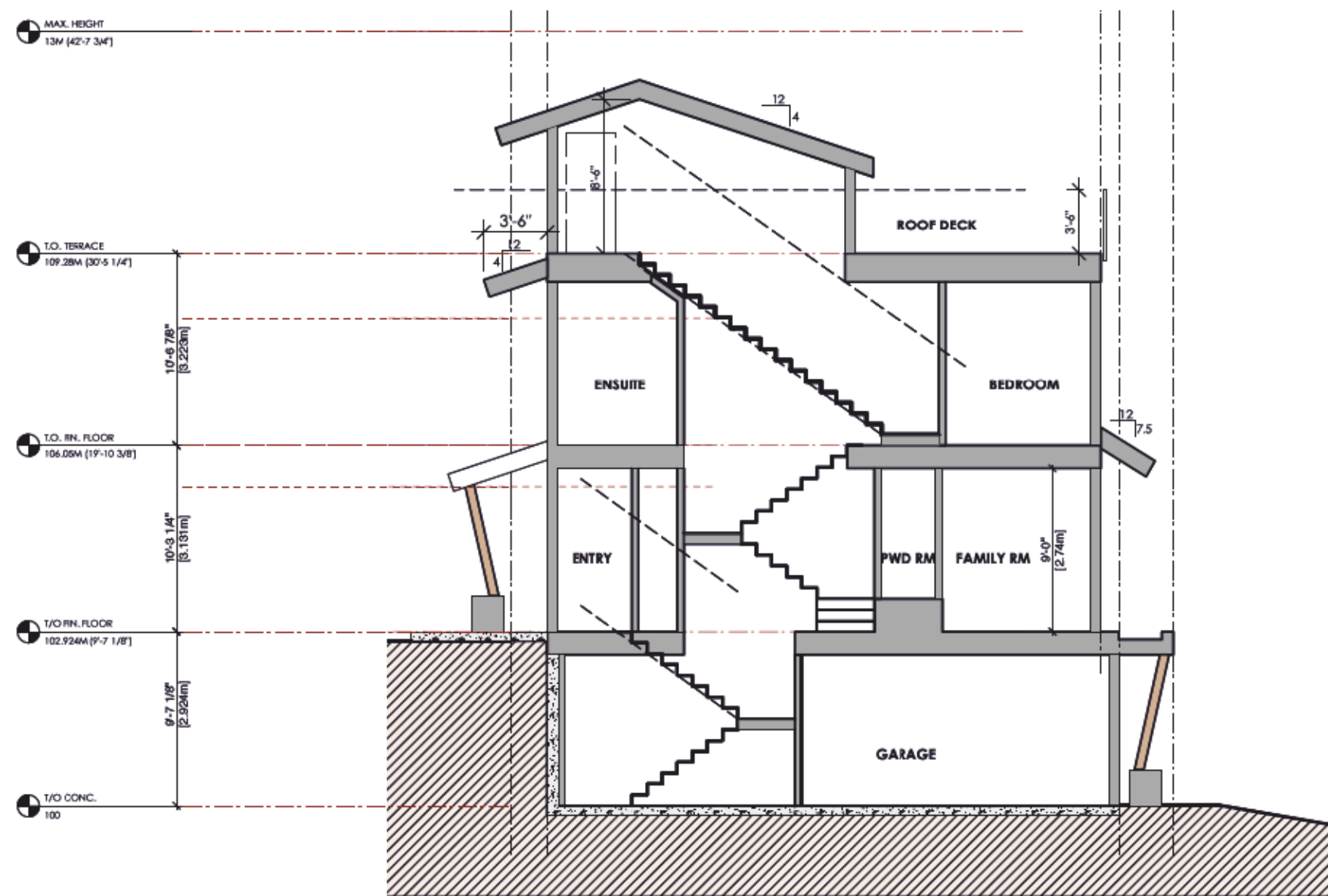


3 BLD 5 SIDE ELEVATION - STREET SIDE
SCALE: 1/8" = 1'-0"

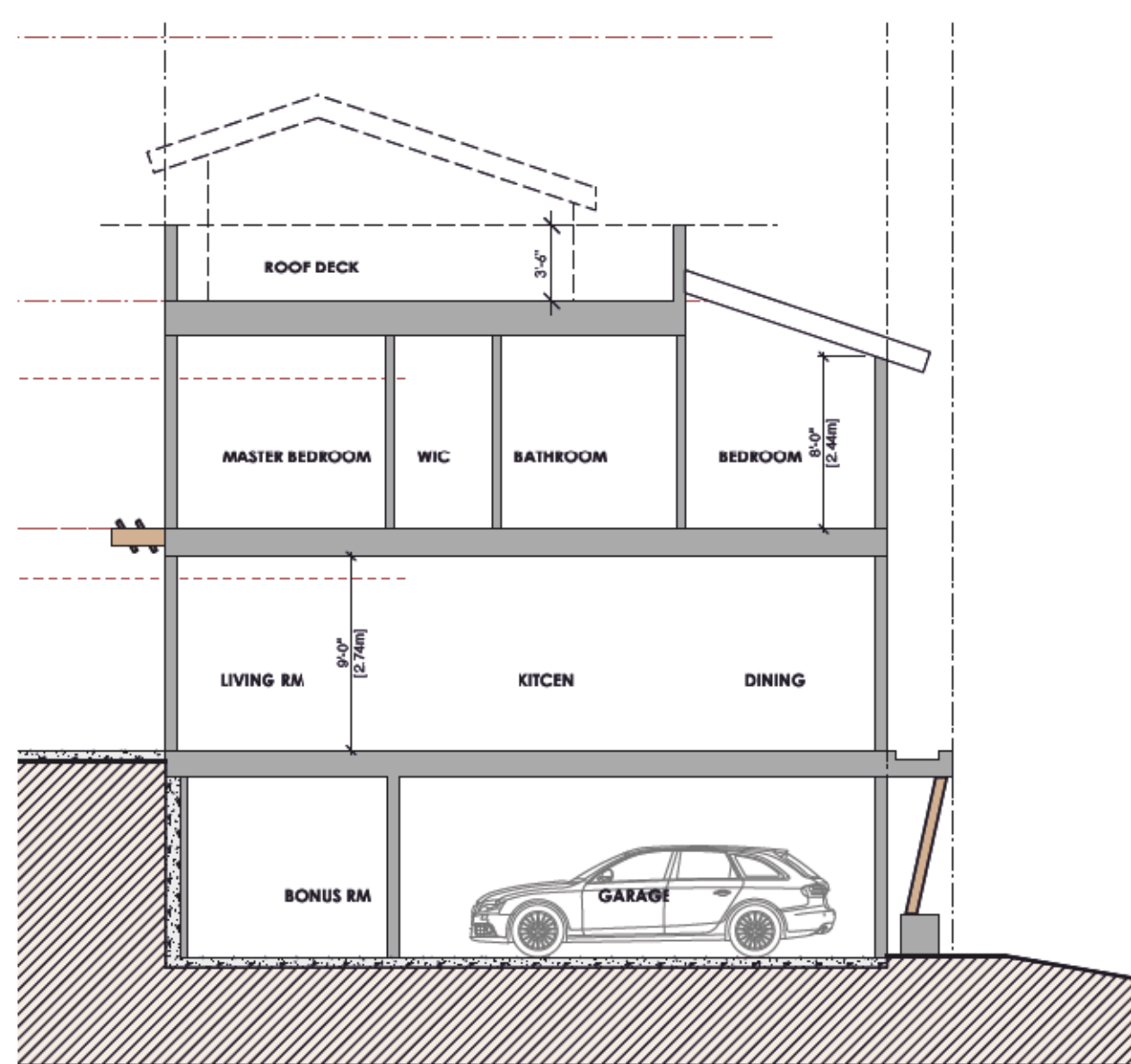


4 BLD 5 SIDE ELEVATION - NON STREET SIDE
SCALE: 1/8" = 1'-0"

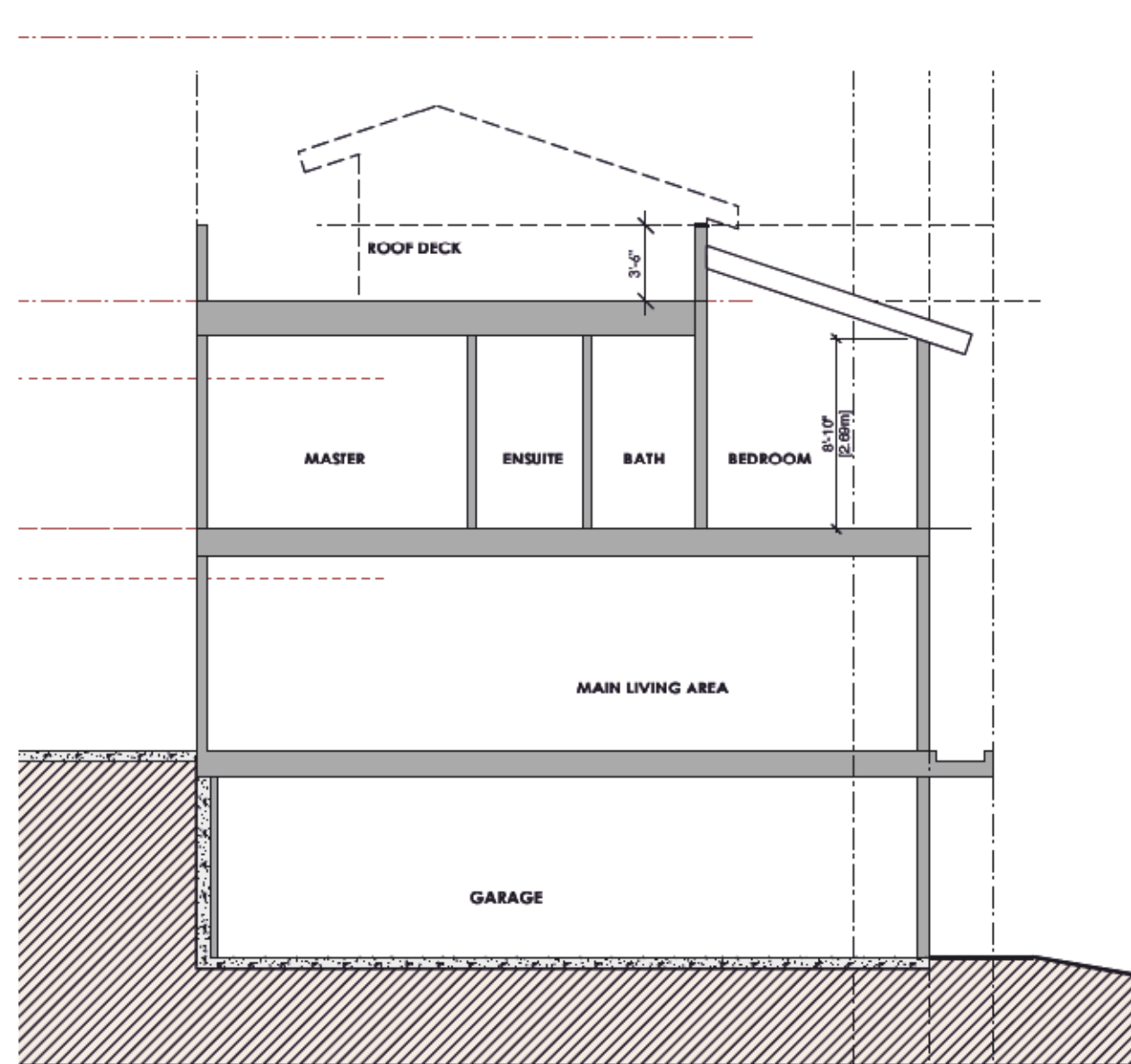
EXTERIOR FINISH LEGEND			
1	HARDBOARD PANEL SMOOTH FINISH HARDBOARD DREAM COLLECTION COL. HANTUCKET FORD TRANSPIRENT - LIGHT GREY	8	FASCIA BOARD AND SOFFIT HARDBOARD DREAM COLLECTION COL. VOLCANO GRAY #0503
2	HARDBOARD LAP SIDING 3" HARDBOARD DREAM COLLECTION COL. MOUNTAIN ASH #0549	9	VINYL RESIDENTIAL WINDOWS COL. BLACK WINDOW TRIM: HARDBOARD TRIM TO MATCH MOUNTAIN ASH
3	ACCENT 1: WOODCORE RUSTIC SERIES COL. CARIBOU TRAILS	10	WOODCORE ACCENT COLUMN W/ CONCRETE BASE COL. MARCH CARIBOU TRAILS
4	HARDBOARD PANEL SMOOTH FINISH HARDBOARD DREAM COLLECTION COL. MOUNTAIN ASH #0549 TRANSPIRENT - MATCH COLOUR	11	DECORATIVE SUN CANOPY ACCENT TRIM COL. MARCH CARIBOU TRAILS
5	ACCENT 2: HARDBOARD LAP SIDING 3" HARDBOARD DREAM COLLECTION COL. VOLCANO GRAY #0503	12	GARAGE DOOR (VARIOUS SIZES) COL. MATT BLACK
6	CULTURE STONE PRO-PIR ALPINE LEDGESTONE COLLECTION COL. BLACK MOUNTAIN	13	METAL STANDING SEAM AT SHED ROOF COL. SILVER
7	ALUMINUM RAILING HORIZONTAL BRASS W/ GLASS COL. MATT BLACK	14	FLAT ROOF AT ENTRY



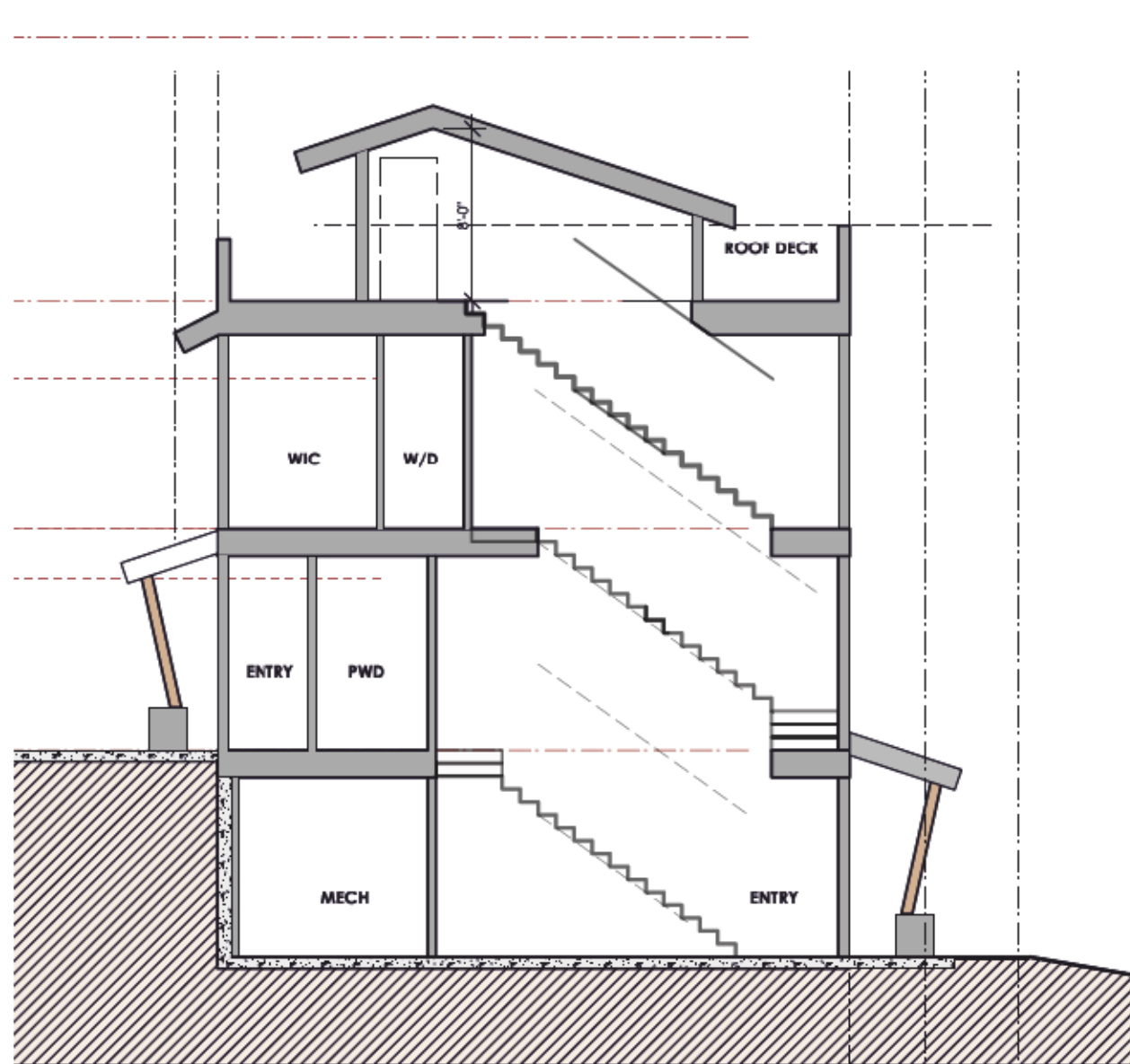
5 BLD 5 SECTION H
SCALE: 1/8" = 1'-0"



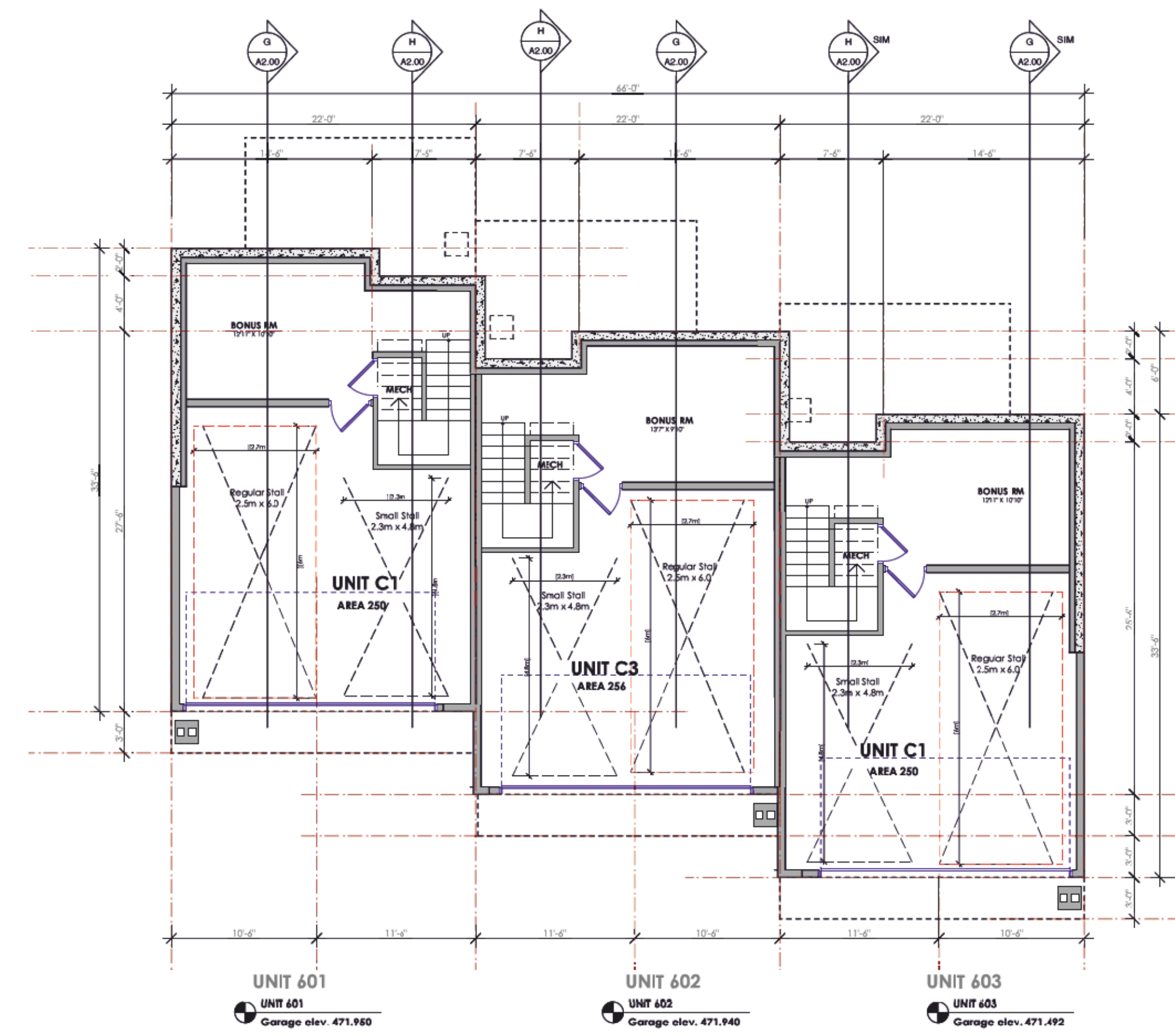
6 BLD 5 SECTION G
SCALE: 1/8" = 1'-0"



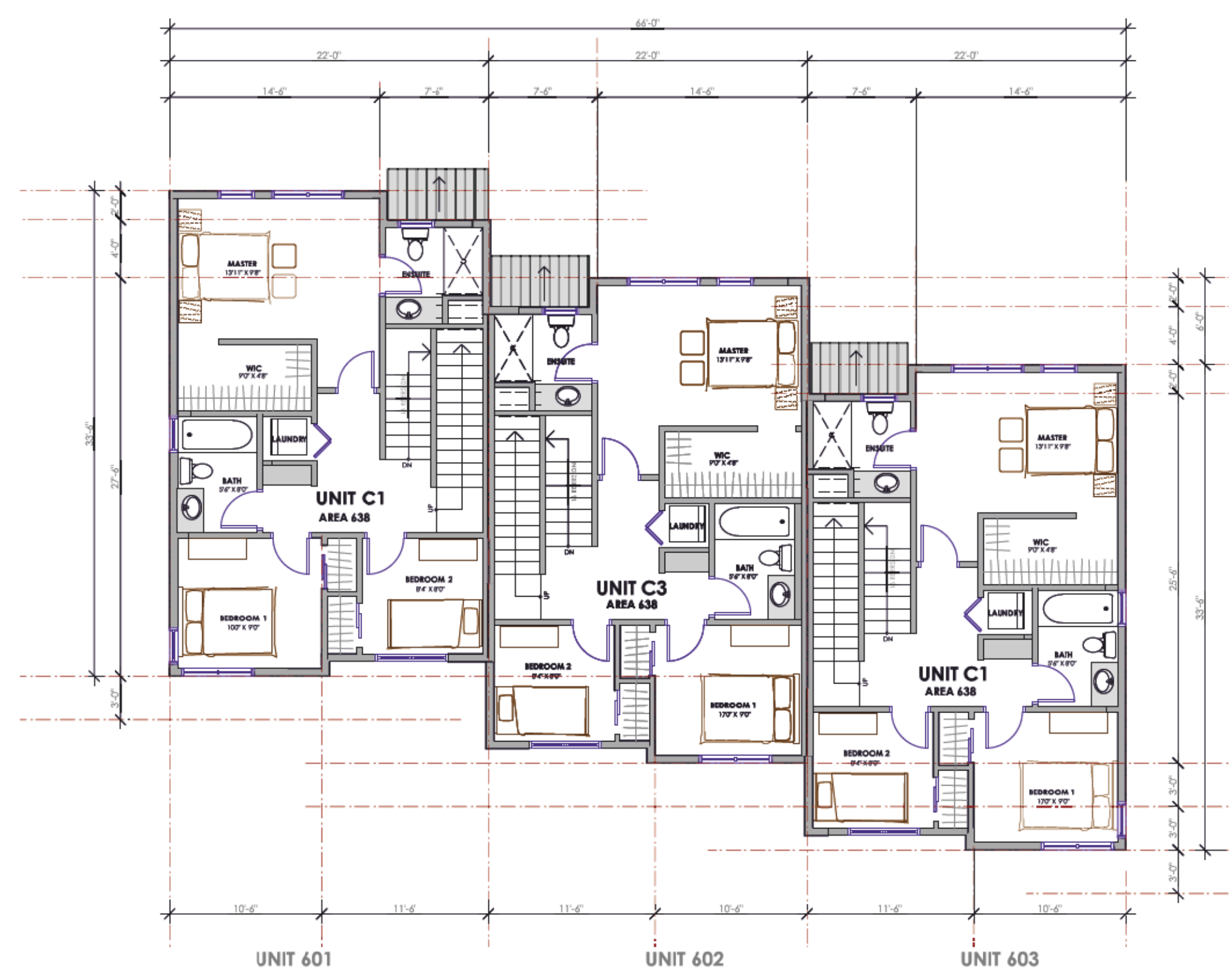
7 BLD 5 SECTION J
SCALE: 1/8" = 1'-0"



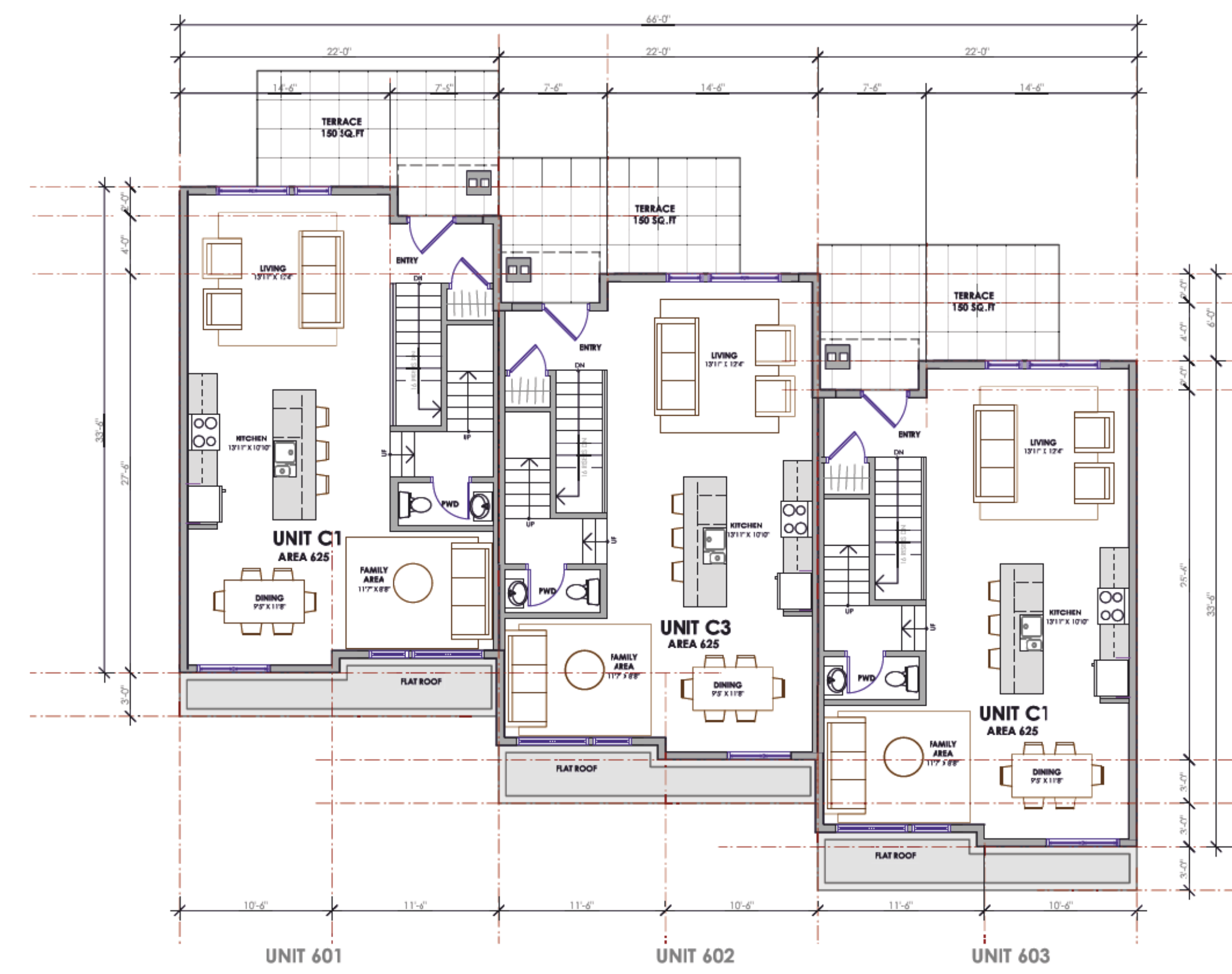
8 BLD 5 SECTION K
SCALE: 1/8" = 1'-0"



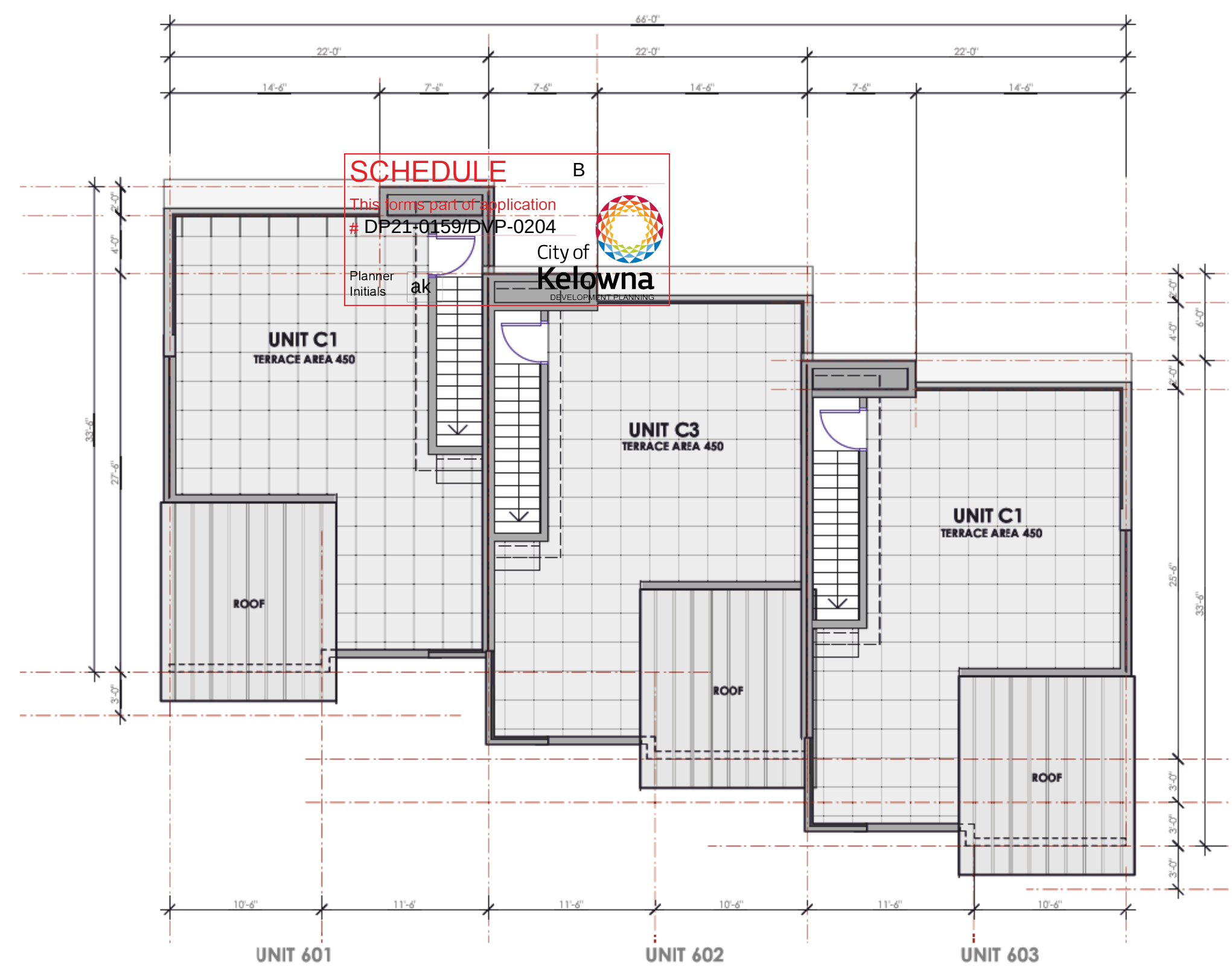
1 BLD 6 LEVEL 01
SCALE: 1/8" = 1'-0"



3 BLD 6 LEVEL 03
SCALE: 1/8" = 1'-0"



2 BLD 6 LEVEL 02
SCALE: 1/8" = 1'-0"



4 BLD 6 ROOF
SCALE: 1/8" = 1'-0"

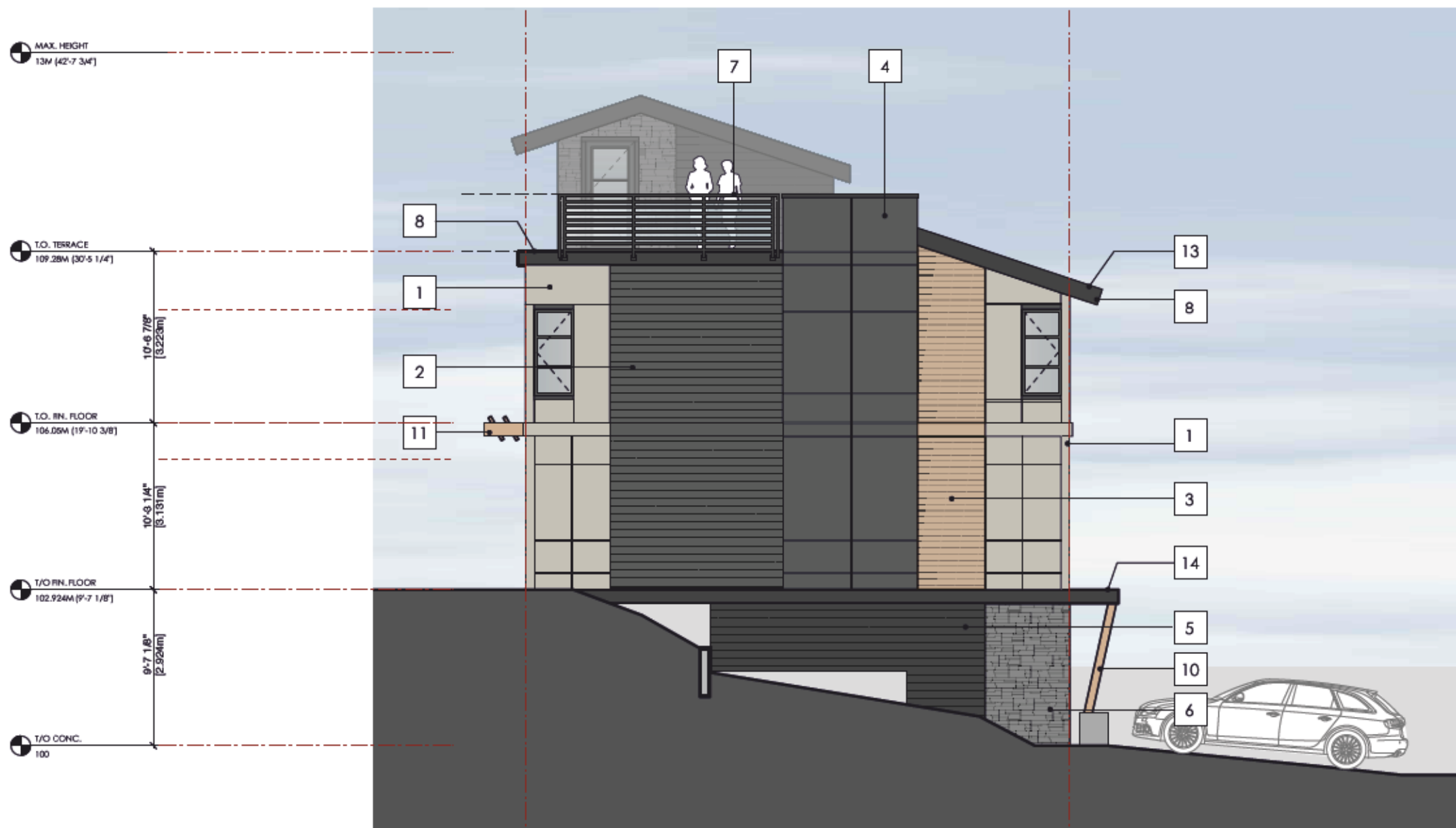
BUILDING STATS					
Bld 6 (3 units)					
UNIT 601 3 Bedroom	Level 01	250 SF	23.2 m	0 SF	0.0 m
	Level 02	435 SF	58.1 m	180 SF	19.9 m
	Level 03	485 SF	52.2 m	0 SF	0.0 m
	Roof Top Porch	0 SF	0.0 m	450 SF	47.7 m
	Open Footprint Level 1	225 SF	42.2 m		
UNIT AREA (1/2/2)		1115 SF	143.4 m		
UNIT 602 3 Bedroom	Level 01	254 SF	23.8 m	0 SF	0.0 m
	Level 02	435 SF	58.1 m	180 SF	19.9 m
	Level 03	485 SF	52.2 m	0 SF	0.0 m
	Roof Top Porch	0 SF	0.0 m	450 SF	47.7 m
	Open Footprint Level 1	225 SF	42.2 m		
UNIT AREA (1/2/2)		1119 SF	144.1 m		
UNIT 603 3 Bedroom	Level 01	250 SF	23.2 m	0 SF	0.0 m
	Level 02	435 SF	58.1 m	180 SF	19.9 m
	Level 03	485 SF	52.2 m	0 SF	0.0 m
	Roof Top Porch	0 SF	0.0 m	450 SF	47.7 m
	Open Footprint Level 1	225 SF	42.2 m		
UNIT AREA (1/2/2)		1115 SF	143.4 m		
UNIT AREA SUBTOTAL		4545 SF	423.2 m	0 SF	0.0 m
PRIVATE OPEN SPACE SUBTOTAL				1800 SF	147.2 m
SERVICIAL GROSS AREA Level 1		2147 SF	179.8 m		
SERVICIAL Building TAB Total		4545 SF	400.0 m		



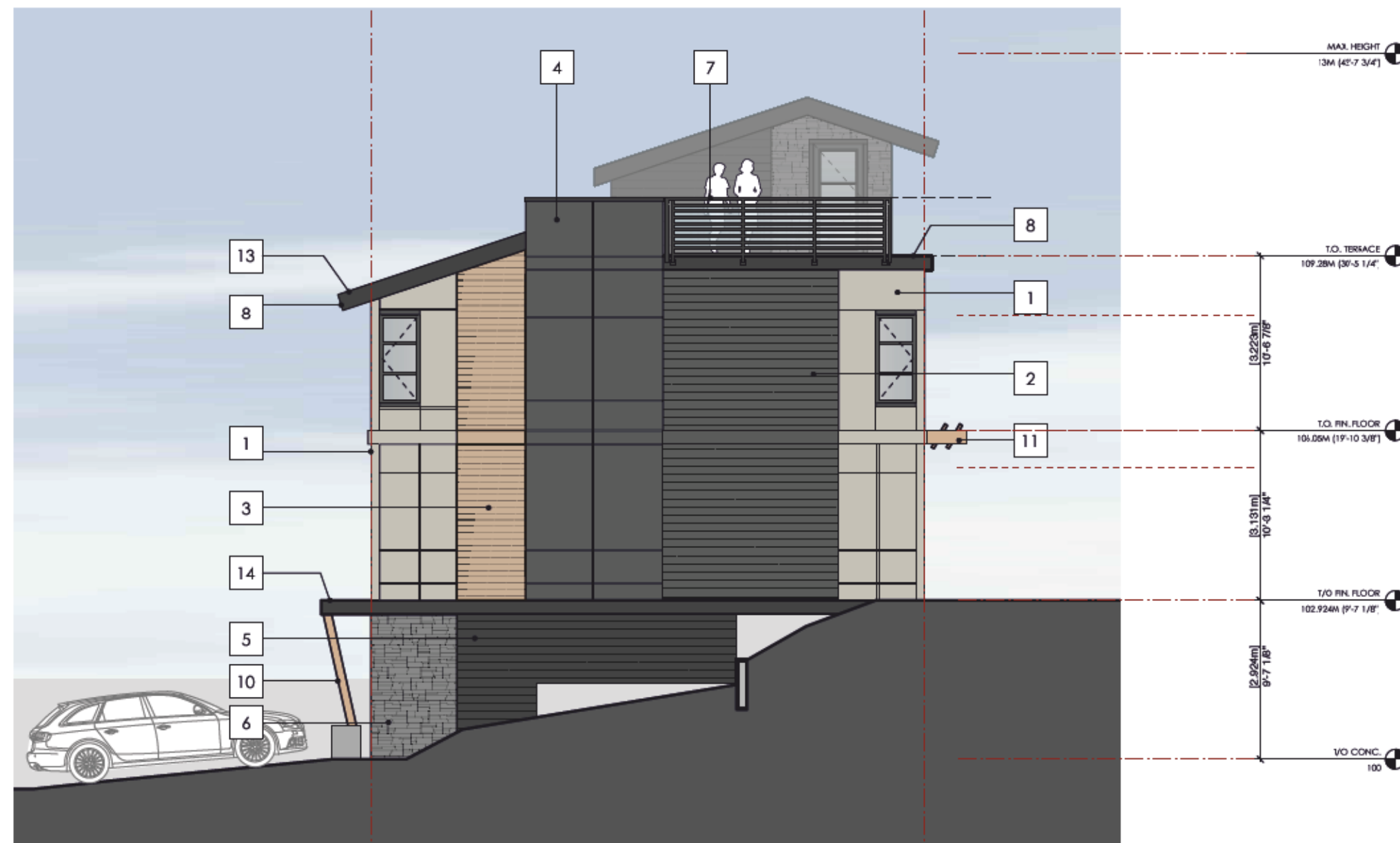
1 BLD 6 LANE ELEVATION
SCALE: 1/8" = 1'-0"



2 BLD 6 LANE REAR ELEVATION
SCALE: 1/8" = 1'-0"

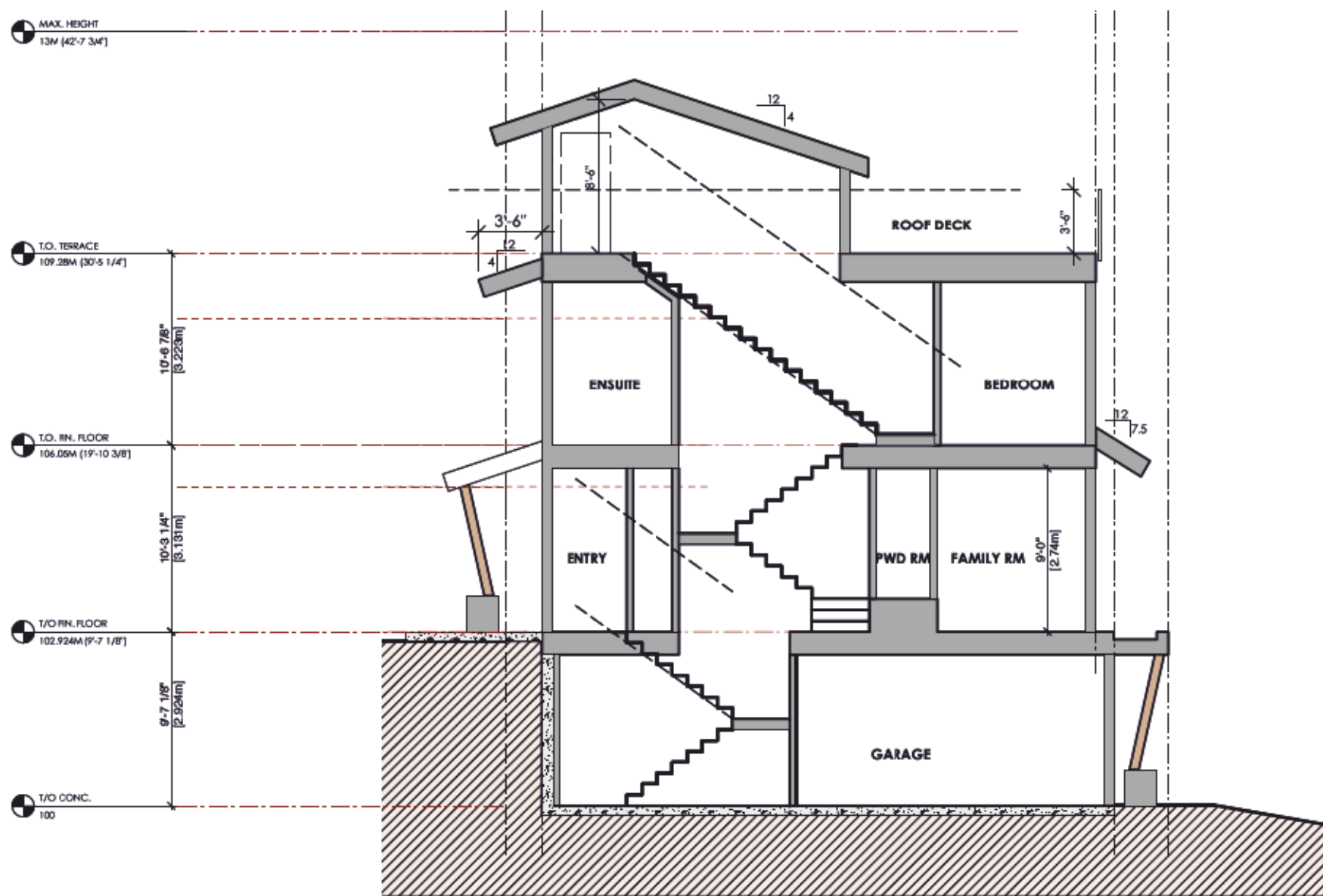


3 BLD 6 SIDE ELEVATION - STREET SIDE
SCALE: 1/8" = 1'-0"

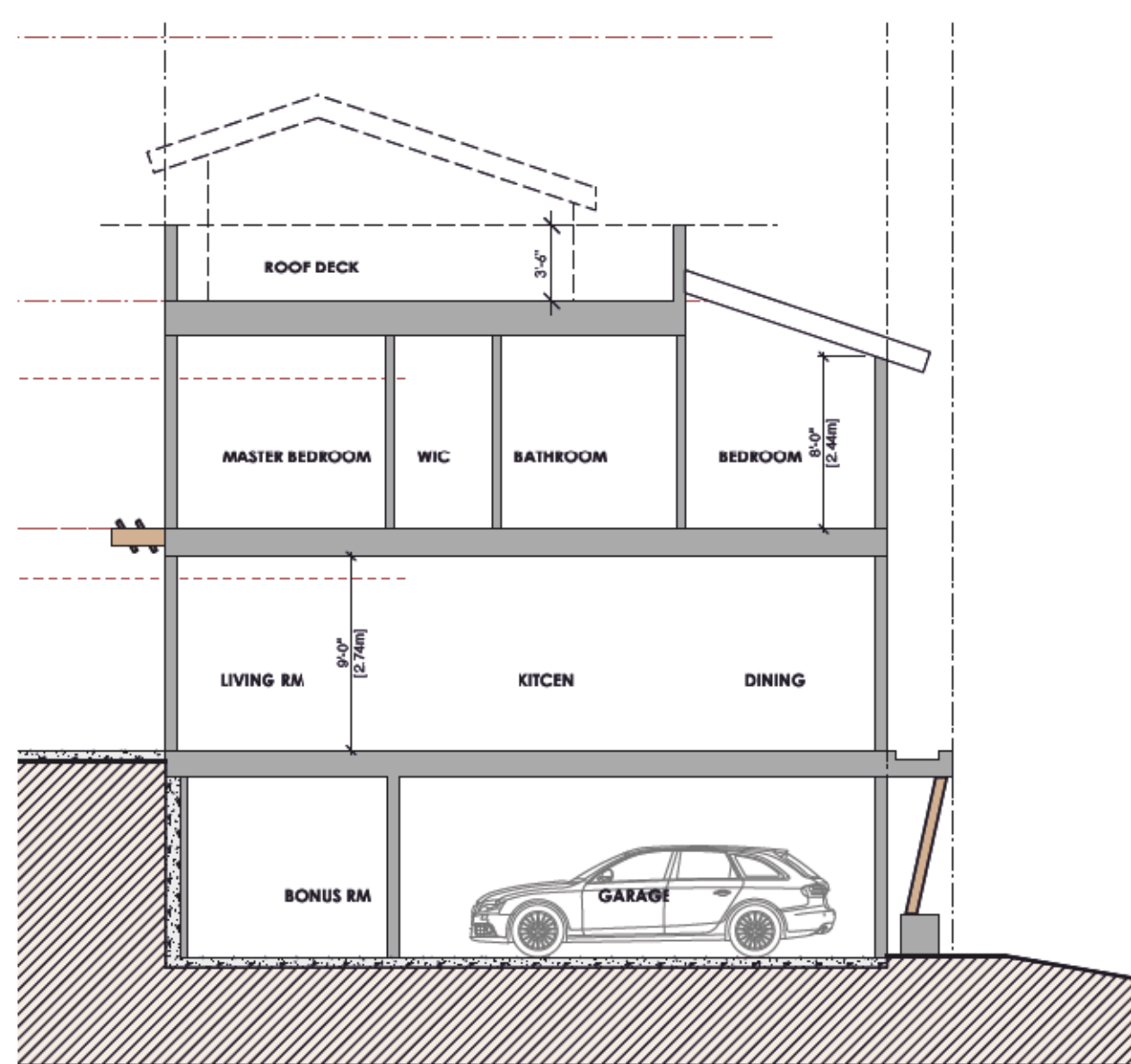


4 BLD 6 SIDE ELEVATION - NON STREET SIDE
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND			
1	HARDEE PANEL SMOOTH FINISH HARDEE DREAM COLLECTION COL. MANTUCKET FORD TRANS REVEAL - LIGHT GREY	8	FASCIA BOARD AND SOFFIT HARDEE DREAM COLLECTION COL. VOLCANO GRAY #0030
2	HARDEE LAP SIDING 3" SMOOTH FINISH HARDEE DREAM COLLECTION COL. MOUNTAIN ASH #0449	9	VINYL RESIDENTIAL WINDOWS COL. BLACK WINDOW TRIM: HARDEE TRIM COL. MOUNTAIN ASH
3	ACCENT 1: WOODACCENT RUSTIC SERIES COL. CARIBOU TRAILS	10	WOODACCENT COLUMN W/ CONCRETE BASE STAIN GRADE WOOD COL. MARCH CARIBOU TRAILS
4	HARDEE PANEL SMOOTH FINISH HARDEE DREAM COLLECTION COL. MOUNTAIN ASH #0449 TRANS REVEAL - MARCH COLOUR	11	DECORATIVE SUN CANOPY ACCENT TRIM STAIN GRADE WOOD COL. MARCH CARIBOU TRAILS
5	ACCENT 2: HARDEE LAP SIDING 3" SMOOTH FINISH HARDEE DREAM COLLECTION COL. VOLCANO GRAY #0030	12	GARAGE DOOR (VARIOUS SIZES) COL. MANT BLACK
6	CULTURE STONE PROCH ALPINE LEDGESTONE COLLECTION COL. BLACK MOUNTAIN	13	METAL STANDING SEAM AT SHED ROOF COL. SILVER
7	ALUMINUM RAILING HORIZONTAL RAILING W/ GLASS COL. MANT BLACK	14	FLAT ROOF AT ENTRY



5 BLD 6 SECTION H
SCALE: 1/8" = 1'-0"



6 BLD 6 SECTION G
SCALE: 1/8" = 1'-0"

/VOLUMES/BENCH/400 - PROJECTS/2021/71-002_CARAGLEWAY_TOWNHOMES/440 - PRODUCTION/442 - DRAWINGS/00-CONCEPTUALDESIGN/00-CURRENT/00_21-002_CARAGLEWAY_CONCEPT_LOT1.DWG

CLIFTON ROAD LOT 1

KELOWNA, BC

LANDSCAPE DRAWING LIST:

- L-0 COVER PAGE
- L-1 LANDSCAPE PLAN
- L-2 PLAYGROUND ENLARGEMENT
- L-3 HYDROZONE PLAN

DEVELOPMENT PERMIT NOTES:

- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.L.N.A. AND C.S.L.A., AS WELL AS THE CITY OF KELOWNA'S LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 100mm (4") CRUSHED ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- H NATIVE SHRUBS, GRASSES AND PERENNIALS ARE TO BE POCKET PLANTED AND INSTALLED DURING THE SPRING OR FALL WEATHER WINDOWS (SPRING: MARCH TO MAY, FALL: OCTOBER TO NOVEMBER) TO ALLOW FOR ESTABLISHMENT AND LIMIT THE REQUIREMENT OF CONTINUOUS IRRIGATION. ALL POCKETS SHALL BE DUG TO TWICE THE ROOTBALL SIZE TO ALLOW FOR ADDITIONAL GROWING MEDIUM.
- I HYDRAULIC SEEDING (RESTORATION AREA):
HYDRAULIC SEEDING IN RESTORATION AREA SHALL BE GRADE 'A' PREMIUM SEED AND AT THE FOLLOWING SPECIFICATION. SEED SHALL BE INSTALLED DURING THE SPRING OR FALL WEATHER WINDOWS (SPRING: MARCH TO MAY, FALL: OCTOBER TO NOVEMBER) TO ALLOW FOR ESTABLISHMENT AND LIMIT THE REQUIREMENT FOR CONTINUOUS IRRIGATION. SEED MIX: PICKSEED INTERIOR NATIVE DRYLAND
- | BOTANICAL NAME | COMMON NAME | SEED WEIGHT (%) | SEED COUNT(%) |
|--|-----------------------------|-----------------|---------------|
| ELYMUS TRACHYCAULUS | SLENDER WHEATGRASS | 50% | 30% |
| FESTUCA OVINA | SHEEP FESCUE | 20% | 51.5 |
| LOLIUM PERENNE VAR. FIESTA 4 | FIESTA 4 PERENNIAL RYEGRASS | 10% | 9.5% |
| PSEUDOROEGNERIA SPICATA | BLUEBUNCH WHEATGRASS | 20% | 9% |
| BROADCAST RATE: | | 35 KG/HA | |
| 30 KG/HA OF COVER/NURSE CROP: LOLIUM MULTIFLORUM (ANNUAL RYEGRASS) | | | |
- J A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.
- K AN ESTABLISHMENT IRRIGATION SYSTEM WILL BE REQUIRED IF NATIVE PLANTING AND/OR HYDRAULIC SEEDING INSTALLATION IS NOT COMPLETED WITHIN THE SPECIFIED WEATHER WINDOWS. THE SYSTEM SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

ADDRESS SIGN CHARACTER IMAGE:



DEVELOPMENT SIGN WITH ARCHITECTURAL CONCRETE AND STONE TO MATCH ARCHITECTURE



RECESSED LETTERING IN ARCHITECTURAL CONCRETE

ORNAMENTAL PLANT LIST:

TREES			
Botanical Name	Common Name	Size	Root
<i>Acer rubrum</i> 'JFS-KW78'	Armstrong Gold maple tree	6cm Cal.	B&B
<i>Acer rubrum</i> 'Karpick'	Karpick maple	6cm Cal.	B&B
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance serviceberry	1.5m Ht. Standard	B&B
<i>Gleditsia triacanthos f. inermis</i> 'Skycole'	Skycole honeylocust	6cm Cal.	B&B
<i>Maackia amurensis</i>	Amur maackia	6cm Cal.	B&B
<i>Platanus x acerfolia</i>	London planetree	6cm Cal.	B&B
<i>Quercus robur</i> 'Fastigiata'	Skyrocket English oak	6cm Cal.	B&B
<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese tree lilac	6cm Cal.	B&B

SHRUBS			
Botanical Name	Common Name	Size	Root
<i>Buxus</i> 'Green Velvet'	Green Velvet boxwood	#02 Cont./1.2m O.C.	Potted
<i>Ceanothus velutinus</i>	Snowbrush	#02 Cont./2.5m O.C.	Potted
<i>Cornus sanguinea</i> 'Midwinter Fire'	Bloodtwig dogwood	#02 Cont./2.0m O.C.	Potted
<i>Euonymus alatus</i> 'Compactus'	Compact burning bush	#02 Cont./2.5m O.C.	Potted
<i>Mahonia aquifolium</i>	Oregon grape	#02 Cont./1.5m O.C.	Potted
<i>Symphoricarpos albus</i>	White snowberry	#02 Cont./1.5m O.C.	Potted
<i>Spiraea betulifolia</i> 'Tor'	Tor Birchleaf spirea	#01 Cont./0.9m O.C.	Potted

PERENNIALS			
Botanical Name	Common Name	Size	Root
<i>Achillea millefolium</i> 'Terracotta'	Terracotta yarrow	#01 Cont./0.75m O.C.	Potted
<i>Anemone x hybrida</i> 'Honorine Jobert'	Japanese anemone	#01 Cont./0.6m O.C.	Potted
<i>Nepeta racemosa</i> 'Walker's Low'	Walker's Low catmint	#01 Cont./0.75m O.C.	Potted
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm coneflower	#01 Cont./0.75m O.C.	Potted

GRASSES			
Botanical Name	Common Name	Size	Root
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather reed grass	#01 Cont./0.75m O.C.	Potted
<i>Deschampsia cespitosa</i>	Tufted hair grass	#01 Cont./0.9m O.C.	Potted
<i>Miscanthus sinensis</i> 'Graziella'	Maiden grass	#01 Cont./0.9m O.C.	Potted
<i>Schizachyrium scoparium</i>	Little bluestem	#01 Cont./0.6m O.C.	Potted

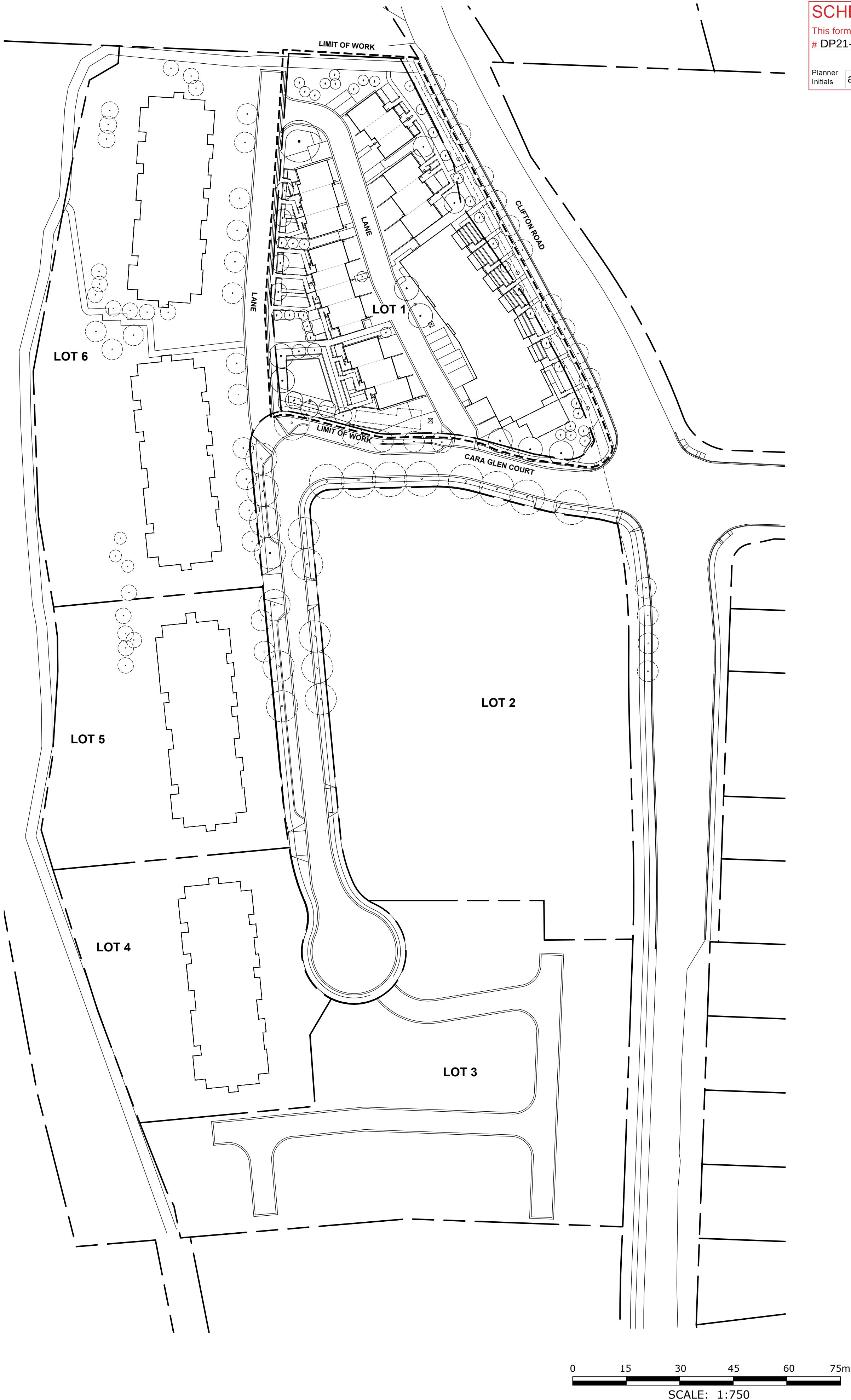
RESTORATION PLANT LIST:

TREES			
Botanical Name	Common Name	Size	Root
<i>Amelanchier alnifolia</i>	Serviceberry	1.2m Ht. Multi-Stem	Potted

SHRUBS			
Botanical Name	Common Name	Size	Root
<i>Amelanchier alnifolia</i>	Serviceberry	#01 Cont./1.0m O.C.	Potted
<i>Artemisia tridentata</i>	Big sagebrush	#01 Cont./1.0m O.C.	Potted
<i>Philadelphus lewisii</i>	Mockorange	#01 Cont./1.0m O.C.	Potted
<i>Symphoricarpos albus</i>	Snowberry	#01 Cont./1.0m O.C.	Potted

PERENNIALS			
Botanical Name	Common Name	Size	Root
<i>Achillea millefolium</i>	Yarrow	24 Tray	Plugs
<i>Eriogonum niveum</i>	Snow buckwheat	24 Tray	Plugs
<i>Gallardia aristata</i>	Blanketflower	24 Tray	Plugs
<i>Plantago patagonica</i>	Indian-wheat	24 Tray	Plugs

GRASSES			
Botanical Name	Common Name	Size	Root
<i>Festuca idahoensis</i>	Idaho fescue	24 Tray	Plugs
<i>Festuca scabrella</i>	Rough fescue	24 Tray	Plugs
<i>Koeleria macrantha</i>	Junegrass	24 Tray	Plugs
<i>Poa secunda</i>	Sandberg's bluegrass	24 Tray	Plugs
<i>Pseudoergegneria spicata</i>	Bluebunch wheatgrass	24 Tray	Plugs



SCHEDULE

C

This forms part of application

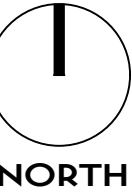
DP21-0159/DVP21-0204

Planner Initials ak

City of Kelowna

DEVELOPMENT PLANNING

NOT FOR CONSTRUCTION



NORTH

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REVISIONS / ISSUED:		
6	OCT 08/21	RE-ISSUED FOR DP
5	SEPT 30/21	ISSUED FOR COORDINATION
4	SEPT 23/21	RE-ISSUED FOR DP
3	JUNE 18/21	ISSUED FOR DP
2	JUNE 17/21	RE-ISSUED FOR REVIEW
1	APR 29/21	ISSUED FOR COORDINATION
NO.	DATE	DESCRIPTION

BENCH

[4-1562 Water Street, Kelowna BC V1Y 1J7]
[1 250 800 5778]

CLIENT:

KERKHOFF
KELOWNA, B.C.

PROJECT:

CLIFTON ROAD
LOT 1
KELOWNA, B.C.

SHEET TITLE

COVER PAGE

DESIGN BY	L.S.
DRAWN BY	L.S.
CHECKED BY	X.S.
PROJECT NO.	21-002
SCALE	1:600

SHEET NO.

L-0

/VOLUMES/BENCH/400 - PROJECTS/2021/21-002_CARLEWAY_TOWNHOMES/440 - PRODUCTION/442 - DRAWINGS/00-CONCEPTUALDESIGN/00-CURRENT/00_21-002_CARLEWAY_CONCEPT_LOT1.DWG



SCHEDULE C

This forms part of application # DP21-0159/DVP21-0204

City of Kelowna DEVELOPMENT PLANNING

Planner Initials ak

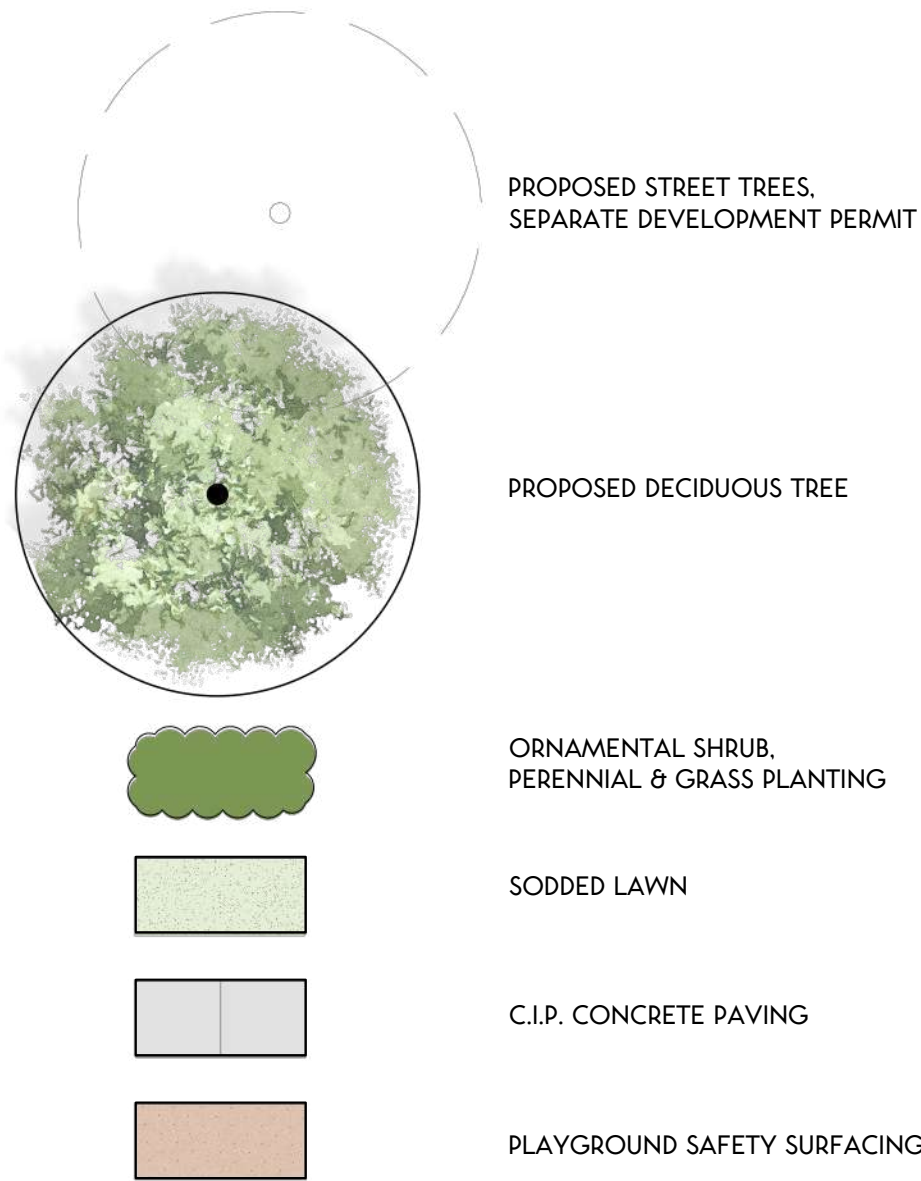
NOT FOR CONSTRUCTION



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/VOLUMES/BENCH/400 - PROJECTS/2021/21-002_CARAGLEWAY_TOWNHOMES/440 - PRODUCTION/442 - DRAWINGS/00-CONCEPTUALDESIGN/00-CURRENT/00_21-002_CARAGLEWAY_CONCEPT_LOT1.DWG

GENERAL LEGEND:



PLAYGROUND CHARACTER IMAGES:



CLIMBING STRUCTURE



SPINNER



SEESAW



PLAYGROUND FENCING TO CONTAIN PLAY AREA, WHILE PROVIDING
CLEAR SIGHTLINES IN & OUT



FREESTANDING SLIDE



0 1 2 3 4 5m
SCALE: 1:75

SCHEDULE C

This forms part of application
DP21-0159/DVP21-0204

Planner
Initials ak

City of
Kelowna
DEVELOPMENT PLANNING



FOR CONSTRUCTION



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REVISIONS / ISSUED:		
6	OCT 08/21	RE-ISSUED FOR DP
5	SEPT 30/21	ISSUED FOR COORDINATION
4	SEPT 23/21	RE-ISSUED FOR DP
3	JUNE 18/21	ISSUED FOR DP
2	JUNE 17/21	RE-ISSUED FOR REVIEW
1	APR 29/21	ISSUED FOR COORDINATION
NO.	DATE	DESCRIPTION

BENCH

| 4-1562 Water Street, Kelowna BC V1Y 1J7 |
| 1 250 860 5778 |

CLIENT:

KERKHOFF
KELOWNA, B.C.

PROJECT:

**CLIFTON ROAD
LOT 1**
KELOWNA, B.C.

SHEET TITLE

**PLAYGROUND
ENLARGEMENT**

DESIGN BY	L.S.
DRAWN BY	L.S.
CHECKED BY	X.S.
PROJECT NO.	21-002
SCALE	1:75

SHEET NO.

L-2

/VOLUMES/BENCH/400 - PROJECTS/2021/21-002_CARAGLEWAY_TOWNHOMES/440 - PRODUCTION/442 - DRAWINGS/00-CONCEPTUALDESIGN/00-CURRENT/00_21-002_CARAGLEWAY_CONCEPT_LOTT1.DWG

SCHEDULE

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C



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Kelowna
DEVELOPMENT PLANNING

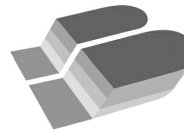
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BENCH



| 4-1562 Water Street, Kelowna BC V1Y 1J7 |
| 1 250 860 5778 |

CLIENT:

KERKHOFF
KELOWNA, B.C.

PROJECT:

CLIFTON ROAD
LOT 1
KELOWNA, B.C.

SHEET TITLE

HYDROZONE PLAN:
LOT 1

DESIGN BY	L.S.
DRAWN BY	L.S.
CHECKED BY	X.S.
PROJECT NO.	21-002
SCALE	1:200

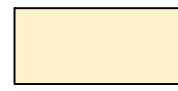
SHEET NO.

L-3

LEGEND:

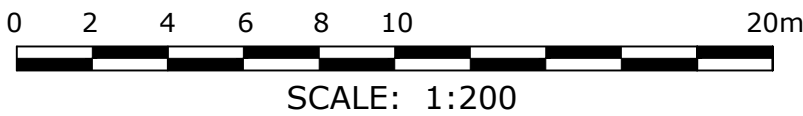
- 

HIGH WATER USE
(LAWN)
- 

MEDIUM WATER USE
(ORNAMENTAL PLANTING AREA)
- 

ESTABLISHMENT IRRIGATION ONLY
(RESTORATION AREA)
- 

UNWATERED PERVIOUS AREA
(STONE MULCH)





ATTACHMENT "A": 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		Planner Initials	AK	✓		
Are top, middle and bottom building elements distinguished?				✓		
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?				✓		
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?				✓		

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City of

Kelowna

DEVELOPMENT PLANNING

COMPREHENSIVE DEVELOPMENT PERMIT AREA

Do parking lots have one shade tree per four parking stalls?

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YES

NO

N/A

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?

✓

For culturally significant buildings, is the signage inspired by historical influences?

✓