

# KIRSCHNER MOUNTAIN PHASE 6

2980 GALLAGHER RD.

## 77 TOWNHOME UNITS REZONING + DEVELOPMENT PERMIT



LOCATION MAP



### CONSULTANTS:

#### ARCHITECTURAL:

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### LIST OF DRAWINGS:

- A0.0 COVER SHEET**
- A0.1 SITE PHOTOS
- A0.2 BUILDING PERSPECTIVES
- A1.0 SITE PLAN
- A1.1 LONGITUDINAL SITE SECTIONS
- A1.2 CROSS SITE SECTIONS
- A1.3 CROSS SITE SECTIONS
- A2.1 BUILDINGS ON LEVELED GRADING FLOOR PLANS (FOURPLEX)
- A2.2 BUILDINGS ON FULL STOREY BENCHED GRADING FLOOR PLANS, WALK-OUT (TRIPLEX)
- A2.3 BUILDINGS ON HALF STOREY BENCHED GRADING FLOOR PLANS, SPLIT (FIVEPLEX)
- A3.1 LEVEL GRAD, MID-LEVEL FLOOR PLAN
- A3.2 LEVEL GRAD, END-UNIT FLOOR PLAN
- A3.3 WALK OUT, MID-UNIT FLOOR PLAN
- A3.4 WALK OUT, END-UNIT FLOOR PLAN
- A3.5 SPLIT LEVEL, MID-UNIT FLOOR PLAN
- A3.6 SPLIT LEVEL, END-UNIT FLOOR PLAN
- A4.1 ELEVATIONS, BUILDINGS ON LEVELED GRADING
- A4.2 ELEVATIONS, BUILDINGS ON FULL STOREY BENCHED GRAD. (WALK-OUT)
- A4.3 ELEVATIONS, BUILDINGS ON HALF STOREY BENCHED GRADING (SPLIT)
- A5.1 SECTIONS TYPICAL - HEIGHT VARIANCE

### SYMBOL LEGEND:

- GRID LINE:
- DRAWING NUMBER
- SHEET NUMBER
- DETAIL REFERENCE
- ASSEMBLY TYPE
- STRUCTURAL MATERIAL
- BUILDING SECTION REFERENCE MARKER
- ASSEMBLY TYPE REFERENCE

### PROJECT INFO:

**CIVIL ADDRESS:** 2980 GALLAGHER RD.  
**LEGAL DESCRIPTION:** KID: 820186; PLAN#: 71697; LOT#: 1

**EXISTING LEGAL USE:** VACANT  
**CURRENT ZONING:** A1 - Agriculture 1  
**PROPOSED ZONING:** RH3 - Hillside Cluster Housing

**GRADES:** VARIES / HILLSIDE  
**LOT AREA:** 4.05 Ha = 40,500 m<sup>2</sup>

**NUMBER OF BUILDINGS:** 19 RESIDENTIAL + 1 AMENITY

### UNIT COUNT:

LEVEL GRADE MID-UNIT: 17  
LEVEL GRADE END-UNIT: 16  
WALK-OUT MID-UNIT: 15  
WALK-OUT END-UNIT: 16  
SPLIT MID-UNIT: 7  
SPLIT END-UNIT: 6  
**UNIT TOTAL :** 77

### FLOOR AREAS PER UNIT TYPE (G.F.A.) SQ.FT.:

LEVEL GRADE MID-UNIT:	17 X 2,036	= 34,612
LEVEL GRADE END-UNIT:	16 X 2,026	= 32,416
WALK-OUT MID-UNIT:	15 X 2,036	= 30,540
WALK-OUT END-UNIT:	16 X 1,857	= 29,712
SPLIT MID-UNIT:	7 X 1,514	= 10,598
SPLIT END-UNIT:	6 X 1,587	= 9,522
<b>TOTAL</b>		<b>147,400</b>

### TOTAL FLOOR AREA (G.F.A.) SQ.FT.:

LEVEL GRADE MID-UNIT: 17 X 2,036 = 34,612  
LEVEL GRADE END-UNIT: 16 X 2,026 = 32,416  
WALK-OUT MID-UNIT: 15 X 2,036 = 30,540  
WALK-OUT END-UNIT: 16 X 1,857 = 29,712  
SPLIT MID-UNIT: 7 X 1,514 = 10,598  
SPLIT END-UNIT: 6 X 1,587 = 9,522  
**TOTAL = 147,400**

### CITY OF KELOWNA ZONING BYLAW NO. 8000 ANALYSIS:

#### SECTION 7 - LANDSCAPING AND SCREENING

**7.2 LANDSCAPING STANDARDS**  
PROJECT TO COMPLY WITH ALL THE LANDSCAPING STANDARDS THAT APPLY TO THE SITE. REFER TO LANDSCAPING CONSULTANT DRAWINGS.

**7.3 REFUSE AND RECYCLING BINS**  
EACH UNIT TO HAVE TOWER TYPE BINS FOR INDIVIDUAL GARAGE & RECYCLING COLLECTION.

**7.5 FENCING AND RETAINING WALLS**  
SCREEN FENCES SHALL BE CONSISTENT WITH THE QUALITY OF BUILDING DESIGN AND MATERIALS. NO FENCE SHALL EXCEED 2.0m IN HEIGHT. FOR RETAINING WALLS AND HEIGHT REFER TO THE CIVIL CONSULTANTS DRAWINGS.

**7.6 MINIMUM LANDSCAPE BUFFERS**  
TABLE 7.1 - NO MINIMUM LANDSCAPE BUFFER TREATMENT LEVELS SCHEDULE ASSIGNED TO RH3.

#### SECTION 8 - PARKING AND LOADING

TABLE 8.3.1.1 RESIDENTIAL PARKING

**MULTIPLE DWELLING:** ALL OTHER NON- SINGLE FAMILY ZONES NOT WITHIN AN URBAN OR VILLAGE CENTRE

REQUIRED: 2.0 SPACES PER 3 BEDROOM OR MORE UNITS.  
PROPOSED: 2 COVERED SPACES PER DWELLING UNIT

**VISITOR:** REQUIRED: 0.14 VISITOR SPACE PER DWELLING UNIT (11 VISIT.)  
PROPOSED: VISITOR SPACE PER 7 DWELLING UNITS = 12 VISIT.

**PARKING SPACES FOR THE DISABLED**  
PER B.C. BUILDING CODE: 1/100

PROP: 1

#### 8.2.7 SIZE AND RATIO

**REGULAR SIZE:** PROP: 2 x 77 UNITS = 154 + 12 VISITOR  
a) MIN WIDTH: 2.5m PROP: 2.5m  
MIN LENGTH: 6m PROP: 6.0m  
MIN HEIGHT: 2.0m PROP: 2.0m

**SMALL SIZE:** MAX NUMBER: 50% PROP: 0

#### TABLE 8.5 MINIMUM BICYCLE PARKING REQUIRED

LONG-TERM: NOT REQUIRED FOR TOWNHOUSE  
SHORT-TERM: 1 PER 5 UNITS = 16 REQUIRED  
PROVIDED: 4 RACKS OF 4 BIKES EACH

#### SECTION 13.16 - RH3 - HILLSIDE CLUSTER HOUSING

##### 13.16.3 PRINCIPLE USES:

- (d) THREE DWELLING HOUSING
- (e) FOUR DWELLING HOUSING
- (f) MULTIPLE DWELLING HOUSING

##### 13.16.5 BUILDINGS AND STRUCTURES PERMITTED:

- (d) TRIPLEX HOUSING
- (e) FOURPLEX HOUSING
- (f) ROW HOUSING
- (h) ACCESSORY BUILDINGS AND STRUCTURES

##### 13.16.6 SUBDIVISION REGULATIONS

(a) FOR STRATA DEVELOPMENT CONTAINING THREE DWELLING HOUSING, FOUR DWELLING HOUSING, OR MULTIPLE DWELLING HOUSING:  
MINIMUM SITE WIDTH: 30.0m 124 m  
MINIMUM SITE DEPTH: 30.0m 280 m  
MINIMUM SITE AREA: 5,000 m<sup>2</sup> 40,500 m<sup>2</sup>

##### 13.16.7 DEVELOPMENT REGULATIONS

(b) LOT CONTAINING THREE OR MORE ATTACHED DWELLING UNITS:

**MAXIMUM DENSITY:** 22 DWELLINGS PER HECTARE PROP: 4.05 Ha / 77 = 19  
**MAXIMUM SITE COVERAGE:** 40% / 50% w/DRIVEWAYS PROP: 35% / 45%

MIN FRONT YARD: 3.0 m / 6.0 m to garage PROP: 4.5 m / 6.0 m to garage  
MIN REAR YARD: 4.5 m PROP: 4.5 m / 3.0 m VARIANCE AT LOSETH  
MIN SIDE YARD: 4.5m to P.L. / 4.5 m between buildings PROP: 4.5m to P.L. / 4.5m side yard

(d) 10% OF PRIVATE OPEN SPACE MAY BE TRANSFERRED TO A MULTI-RESIDENTIAL SHARED GARDEN LOCATED ON THE SAME PARCEL

##### 13.16.8 BUILDING FORM AND MASSING

(a) MAXIMUM HEIGHT IS 9.5 m. PROP: 9.5 m / 10.5 m VARIANCE AT WALK-OUTS  
(b) THIRD STOREY MUST BE STEPPED BACK 2.1 m AT FRONT, REAR AND FRANKLING STREET.  
(c) DECKS SHALL NOT EXCEED 1 STOREY IN HEIGHT

##### 13.16.9 OTHER REGULATIONS

(a) VEHICLE PARKING NOT PERMITTED BETWEEN BUILDINGS - WITHIN THE 4.5 M SIDE YARD SETBACK.

**SCHEDULE A**

This forms part of application  
# DP20-0083

Planner  
Initials

DEVELOPMENT PLANNING

**VARIANCE 1:**  
3.0 m REAR YARD VARIANCE AT LOSETH ROAD.  
MOVING THE BUILDING STRUCTURES TOWARDS LOSETH REDUCES THE MOUNTAIN CUT HEIGHTS.

**VARIANCE 2:**  
10.5 m BUILDING HEIGHT  
INCREASING THE MAIN LEVEL CEILING HEIGHT AT THE WALK-UNITS ALLOWS FOR HIGHER GRADE LEVEL IN THE BACKYARDS, REDUCING THE MOUNTAIN CUT HEIGHT.

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FOR REZONING  
AND DEV.  
PERMIT

3	20.02.2020	CP	FOR RZ + DP
2	08.11.2018	CP	FOR CLIENT REVIEW
1	29.03.2018	CP	CONCEPT DESIGN

NO.	DATE	BY	DESCRIPTION
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DESIGN CONSULTANT

SEAL

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DEVELOPED BY:

KIRSCHNER MOUNTAIN

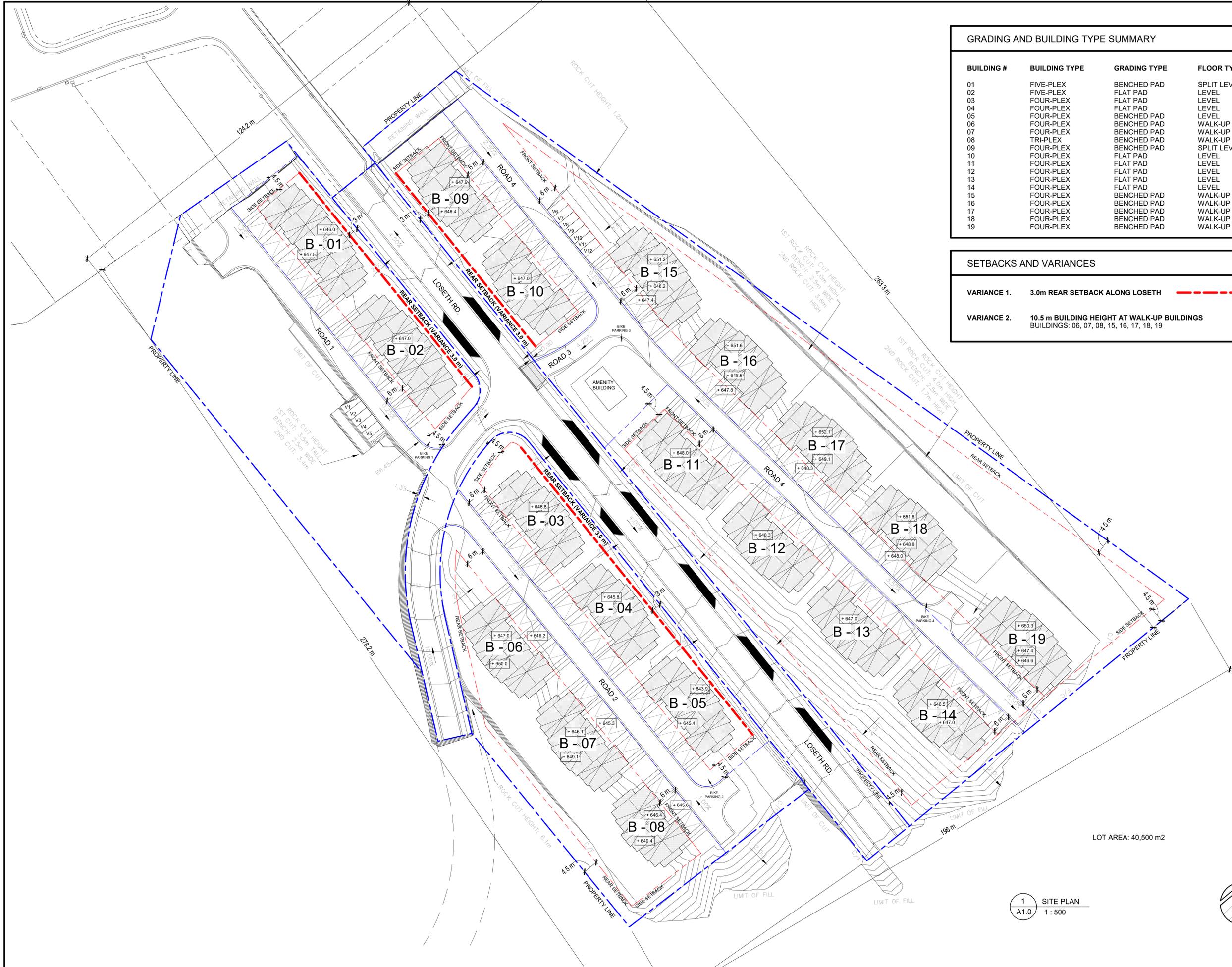
PROJECT

KIRSCHNER  
MOUNTAIN PH. 6

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SHEET TITLE  
COVER SHEET

DRAWN BY: Author	DRAWING NO.
DESIGNED BY: Designer	A0.0
SCALE: 12" = 1'-0"	
DATE: 19/12/2018	FILE: 0001



**GRADING AND BUILDING TYPE SUMMARY**

BUILDING #	BUILDING TYPE	GRADING TYPE	FLOOR TYPE
01	FIVE-PLEX	BENCHED PAD	SPLIT LEVEL
02	FIVE-PLEX	FLAT PAD	LEVEL
03	FOUR-PLEX	FLAT PAD	LEVEL
04	FOUR-PLEX	FLAT PAD	LEVEL
05	FOUR-PLEX	BENCHED PAD	LEVEL
06	FOUR-PLEX	BENCHED PAD	WALK-UP
07	FOUR-PLEX	BENCHED PAD	WALK-UP
08	TRI-PLEX	BENCHED PAD	WALK-UP
09	FOUR-PLEX	BENCHED PAD	SPLIT LEVEL
10	FOUR-PLEX	FLAT PAD	LEVEL
11	FOUR-PLEX	FLAT PAD	LEVEL
12	FOUR-PLEX	FLAT PAD	LEVEL
13	FOUR-PLEX	FLAT PAD	LEVEL
14	FOUR-PLEX	FLAT PAD	LEVEL
15	FOUR-PLEX	BENCHED PAD	WALK-UP
16	FOUR-PLEX	BENCHED PAD	WALK-UP
17	FOUR-PLEX	BENCHED PAD	WALK-UP
18	FOUR-PLEX	BENCHED PAD	WALK-UP
19	FOUR-PLEX	BENCHED PAD	WALK-UP

**SETBACKS AND VARIANCES**

<b>VARIANCE 1.</b>	<b>3.0m REAR SETBACK ALONG LOSETH</b>	
<b>VARIANCE 2.</b>	<b>10.5 m BUILDING HEIGHT AT WALK-UP BUILDINGS</b>	<b>BUILDINGS: 06, 07, 08, 15, 16, 17, 18, 19</b>

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**FOR REZONING & DEV. PERMIT**

3	20.02.2020	CP	FOR RZ + DP
2	08.1.2019	CP	CLIENT REVIEW
1	29.03.2018	CP	CONCEPT DESIGN

NO.	DATE	BY	DESCRIPTION
			DESIGN CONSULTANT

SEAL



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PROJECT  
**KIRSCHNER MOUNTAIN PH. 6**  
 KIRSCHNER MOUNTAIN

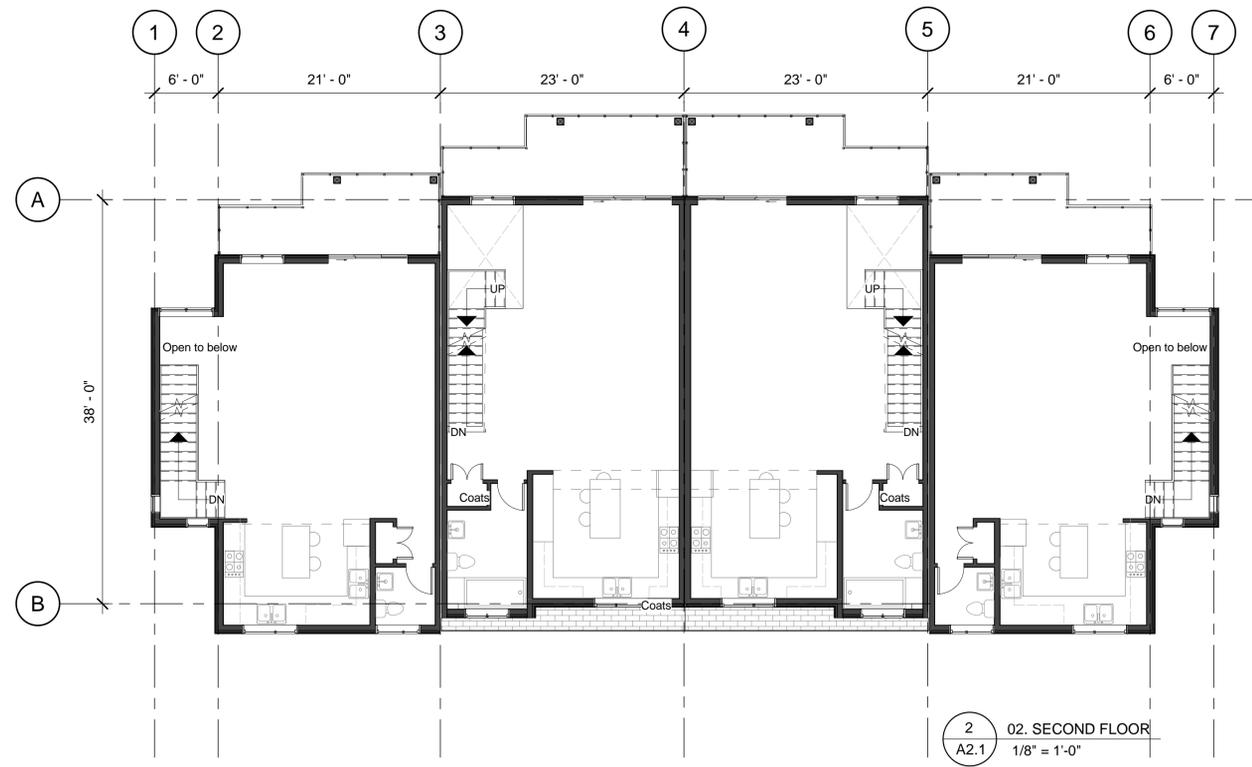
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**SITE PLAN**

DRAWN BY:	CP	DRAWING NO.	
DESIGNED BY:	CP		<b>A1.0</b>
SCALE:	As indicated		
DATE:	2019/11/08	FILE:	A18-08

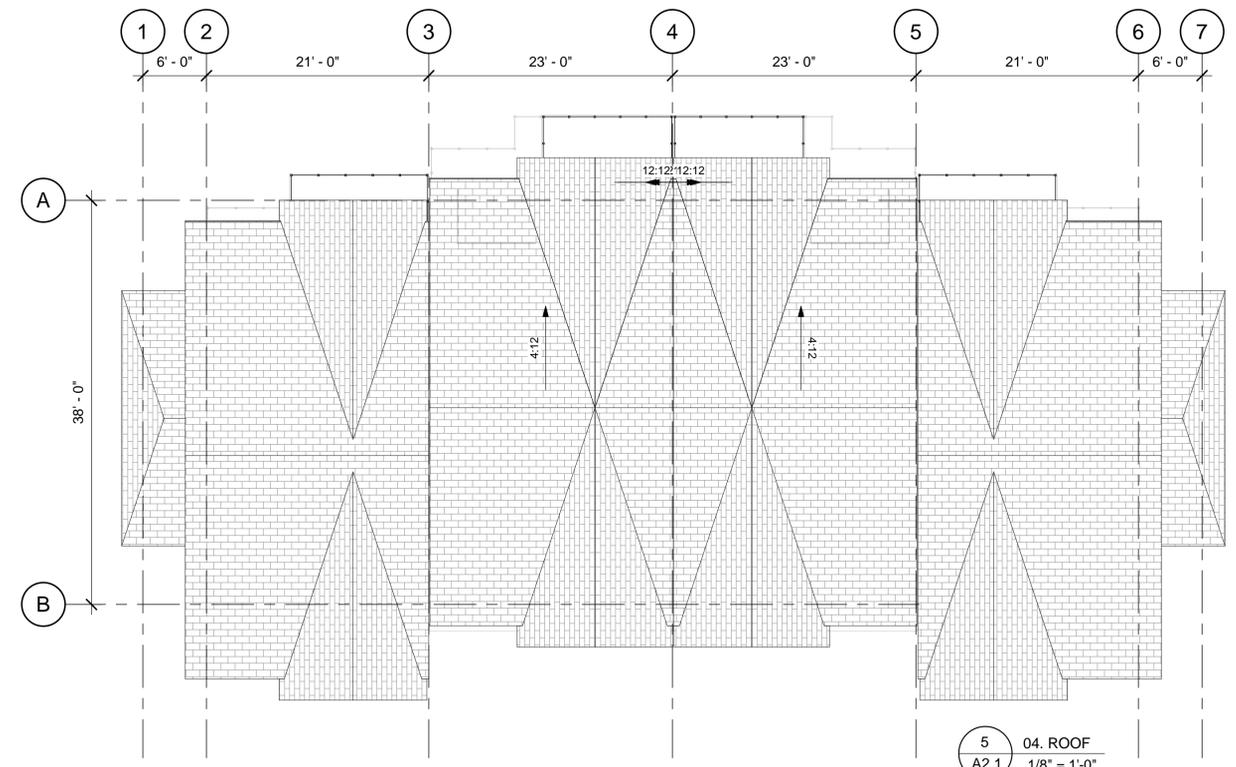
LOT AREA: 40,500 m2

1 SITE PLAN  
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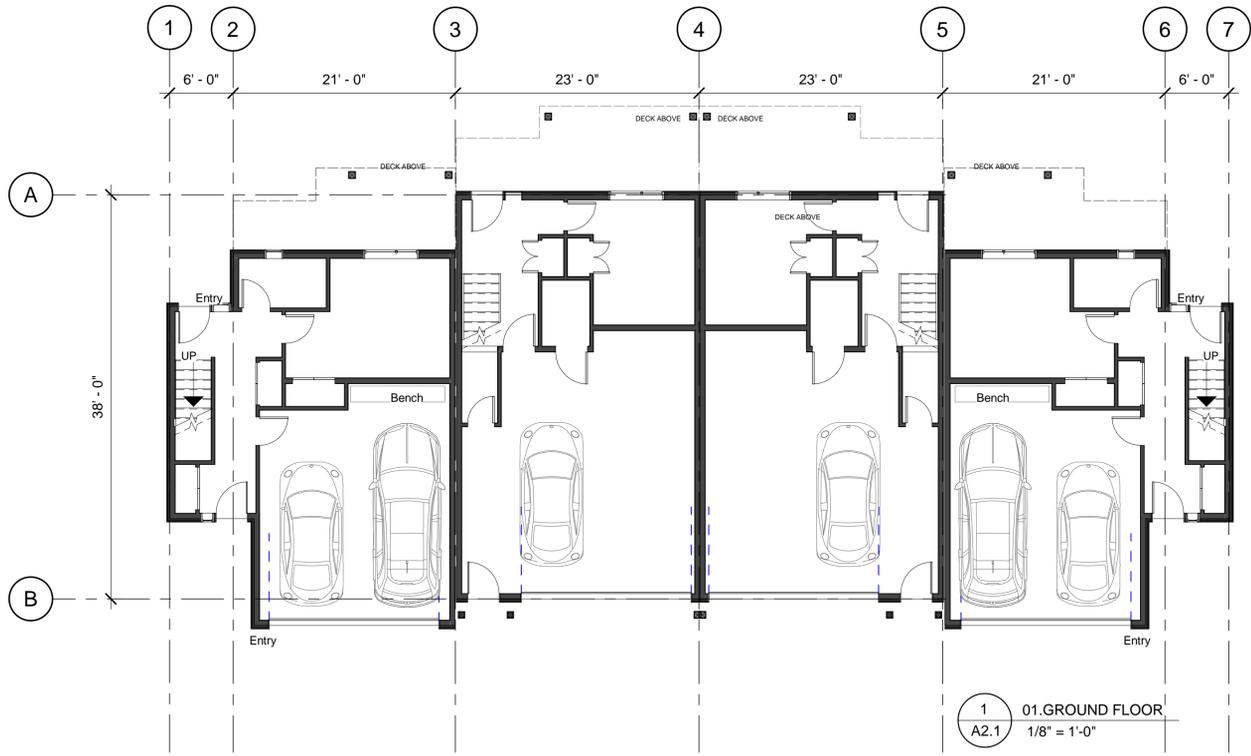




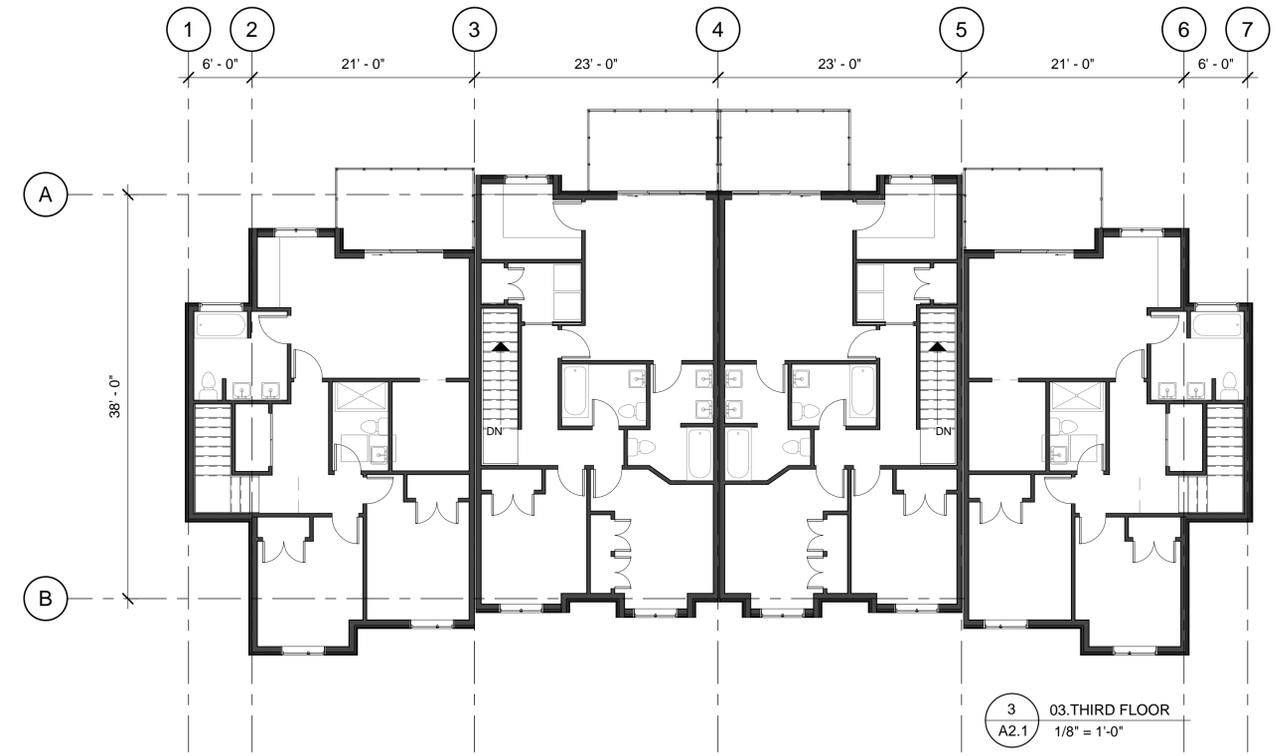
2 02. SECOND FLOOR  
A2.1 1/8" = 1'-0"



5 04. ROOF  
A2.1 1/8" = 1'-0"



1 01. GROUND FLOOR  
A2.1 1/8" = 1'-0"



3 03. THIRD FLOOR  
A2.1 1/8" = 1'-0"

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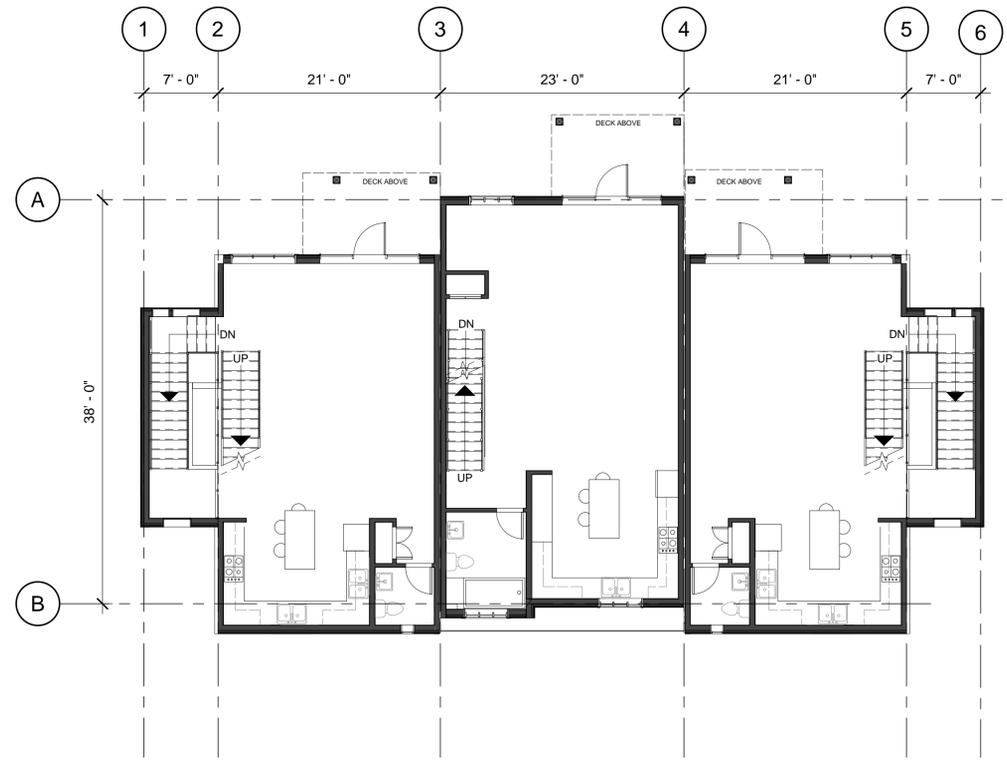
PROJECT

KIRSCHNER MOUNTAIN PH. 6  
2980 GALLAGHER RD.

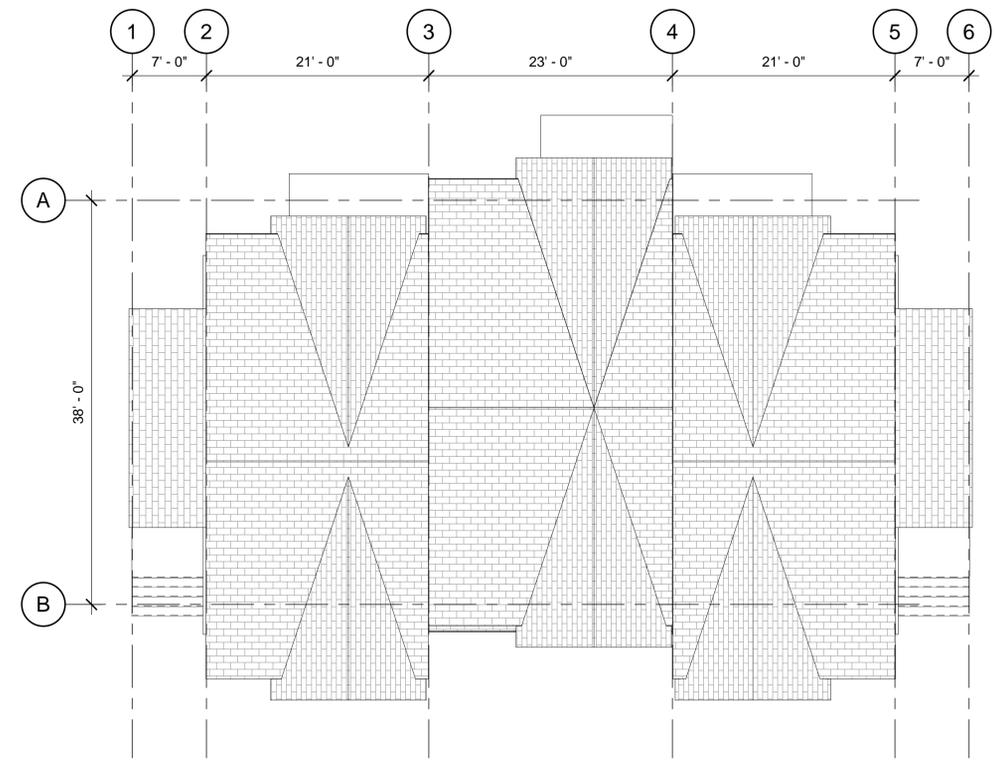
SHEET TITLE

BUILDING PLANS ON  
LEVELED GRADING  
(FOURPLEX)

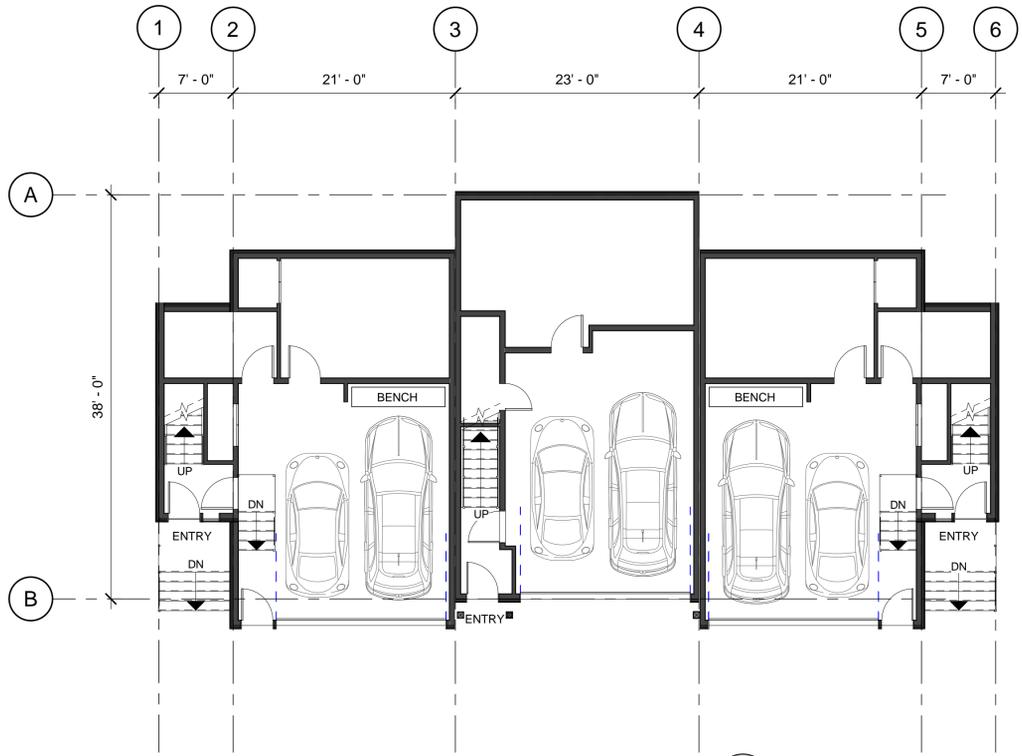
DRAWN BY:	CP	DRAWING NO.	A2.1
DESIGNED BY:	CP		
SCALE:	1/8" = 1'-0"		
DATE:	08/11/2019	FILE:	A18-08



2 02. SECOND FLOOR  
A2.2 1/8" = 1'-0"



5 04. ROOF  
A2.2 1/8" = 1'-0"



1 01. GROUND FLOOR  
A2.2 1/8" = 1'-0"



3 03. THIRD FLOOR  
A2.2 1/8" = 1'-0"

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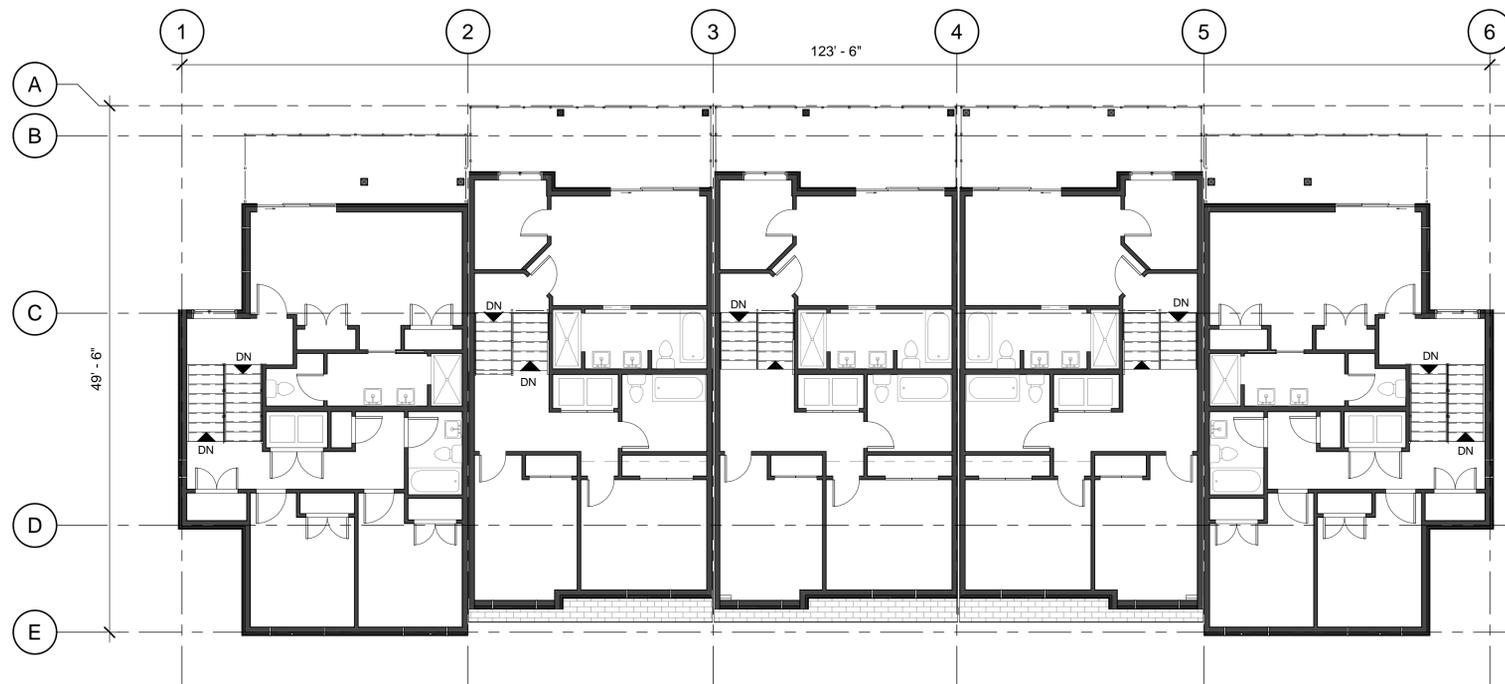
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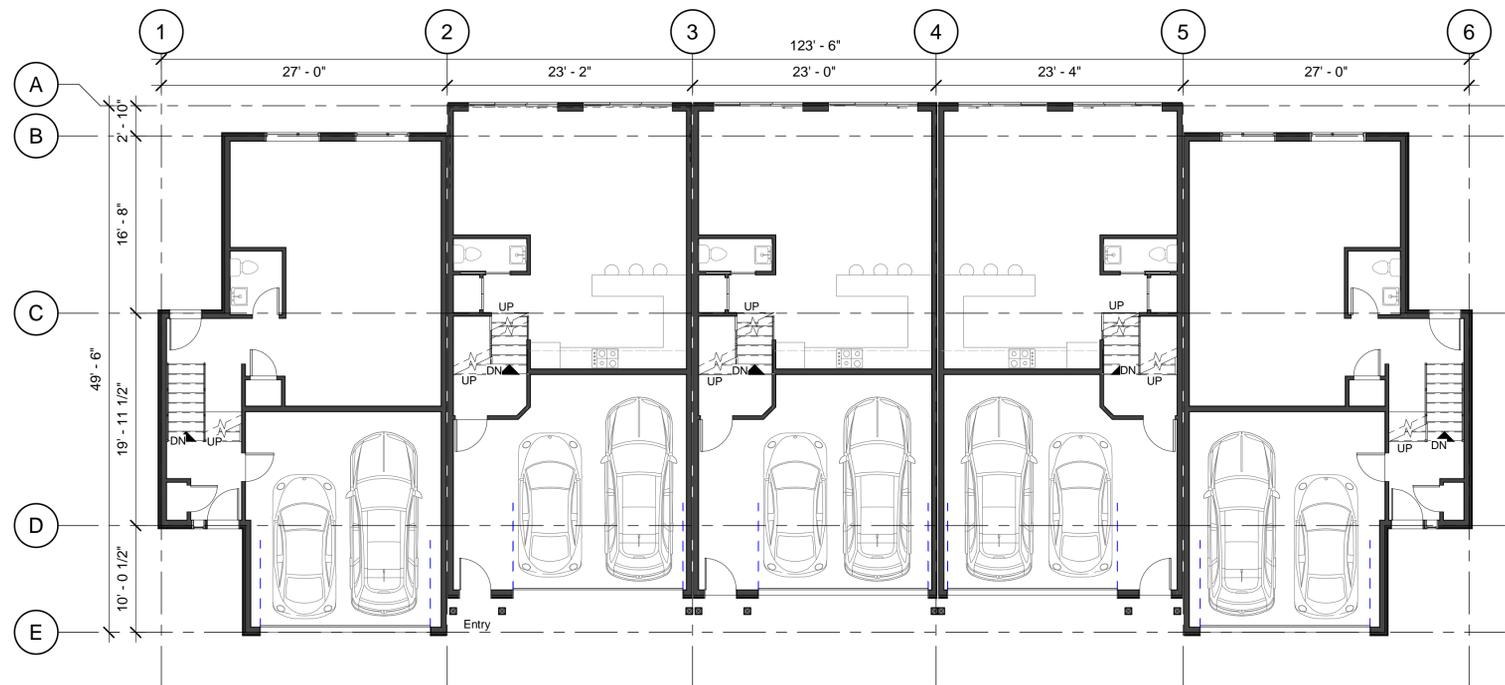
PROJECT  
KIRSCHNER MOUNTAIN PH. 6  
2980 GALLAGHER RD.

SHEET TITLE  
BUILDING PLANS ON FULL STOREY BENCHED GRADING (TRIPLEX)

DRAWN BY:	CP	DRAWING NO.	A2.2
DESIGNED BY:	CP		
SCALE:	1/8" = 1'-0"		
DATE:	08/11/2019	FILE:	A18-08



2 02. SECOND + SECOND SPLIT  
A2.3 1/8" = 1'-0"



1 01 GROUND + GROUND SPLIT  
A2.3 1/8" = 1'-0"

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KIRSCHNER MOUNTAIN

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**KIRSCHNER MOUNTAIN PH. 6**  
2980 GALLAGHER RD.

SHEET TITLE

**BUILDING PLANS ON HALF STOREY BENCHED GRADING (FIVEPLEX)**

DRAWN BY: AW DRAWING NO.

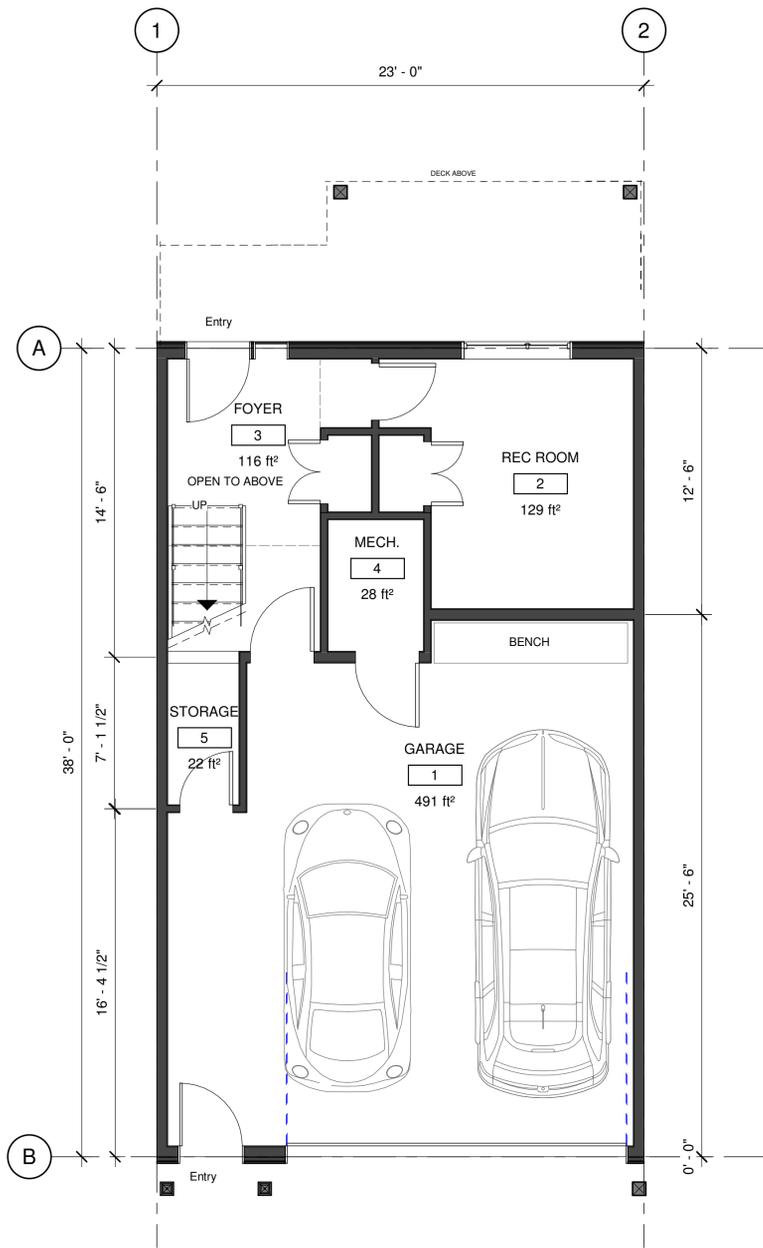
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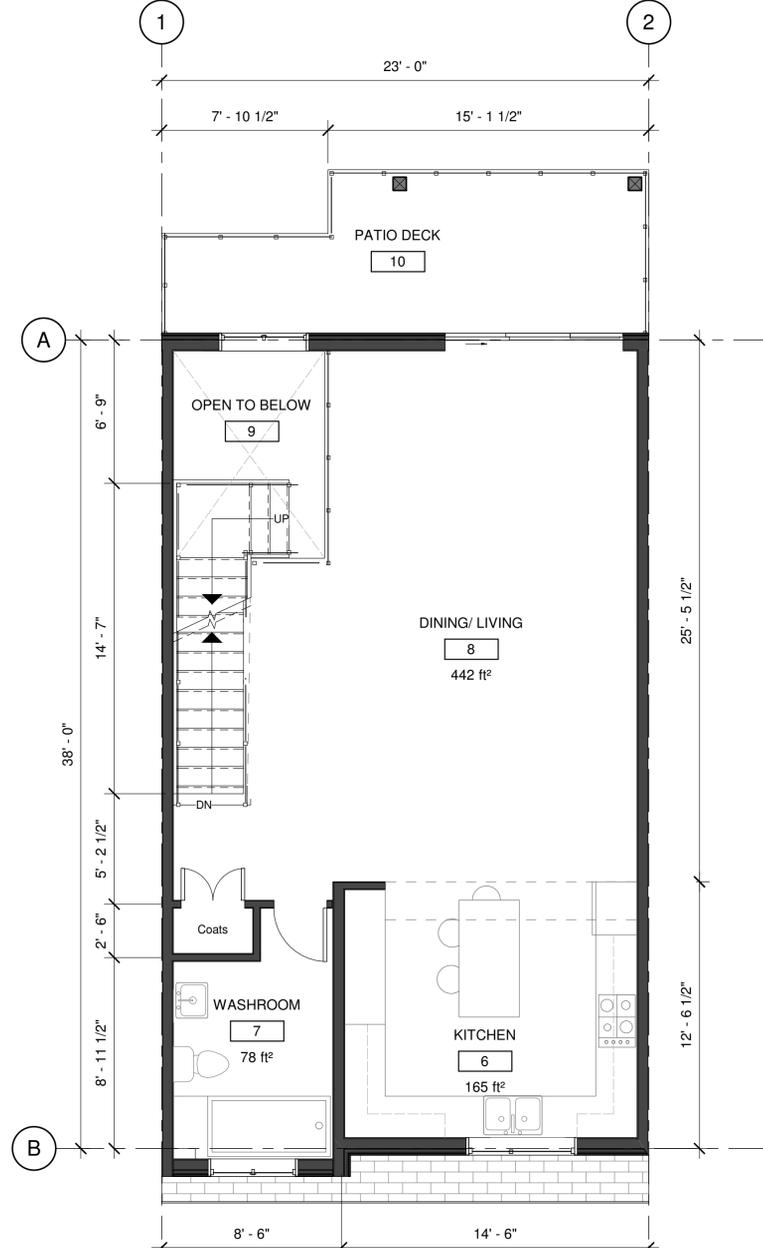
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**A2.3**

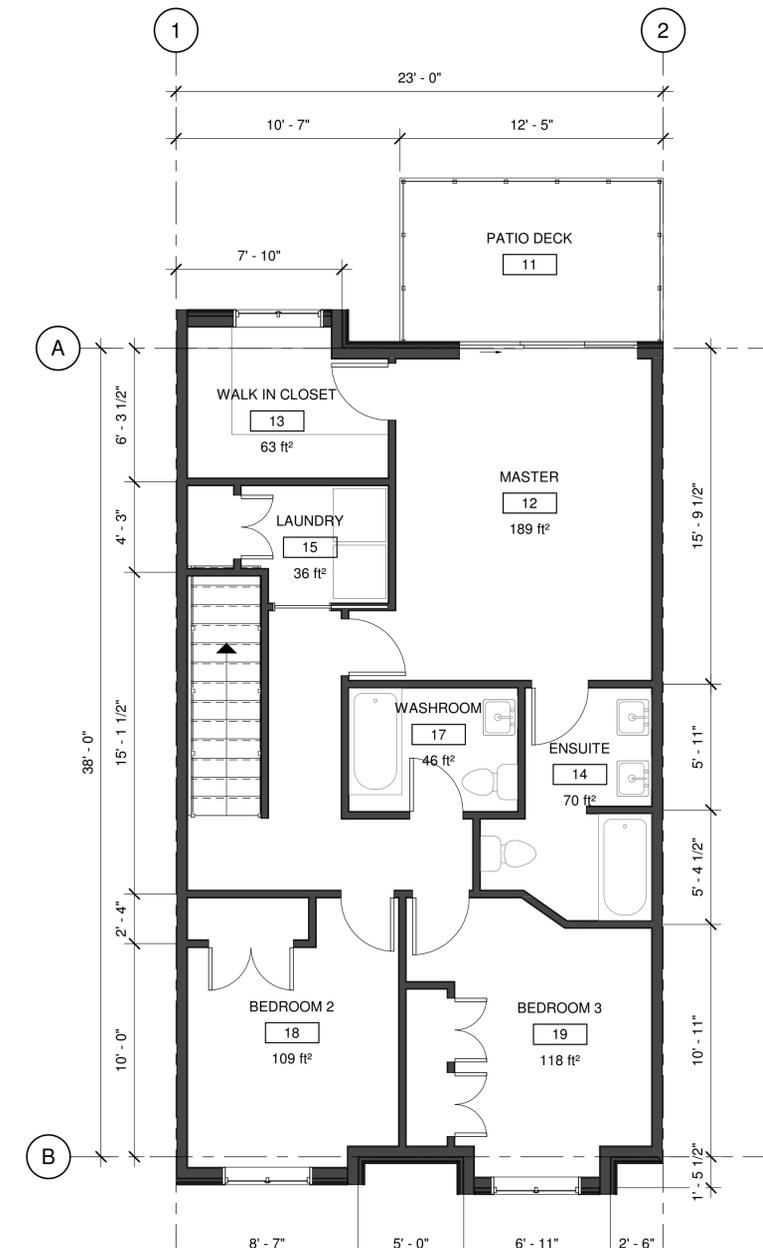
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1 01. GROUND FLOOR  
 A3.1 1/4" = 1'-0"



2 02. SECOND FLOOR  
 A3.1 1/4" = 1'-0"



3 03. THIRD FLOOR  
 A3.1 1/4" = 1'-0"

GROSS BUILDING AREA	
Level	Area
FINISHED	
GROUND FLOOR	288 ft²
SECOND FLOOR	894 ft²
THIRD FLOOR	854 ft²
	2,036 ft²
UNFINISHED	
GROUND FLOOR	600 ft²
	600 ft²

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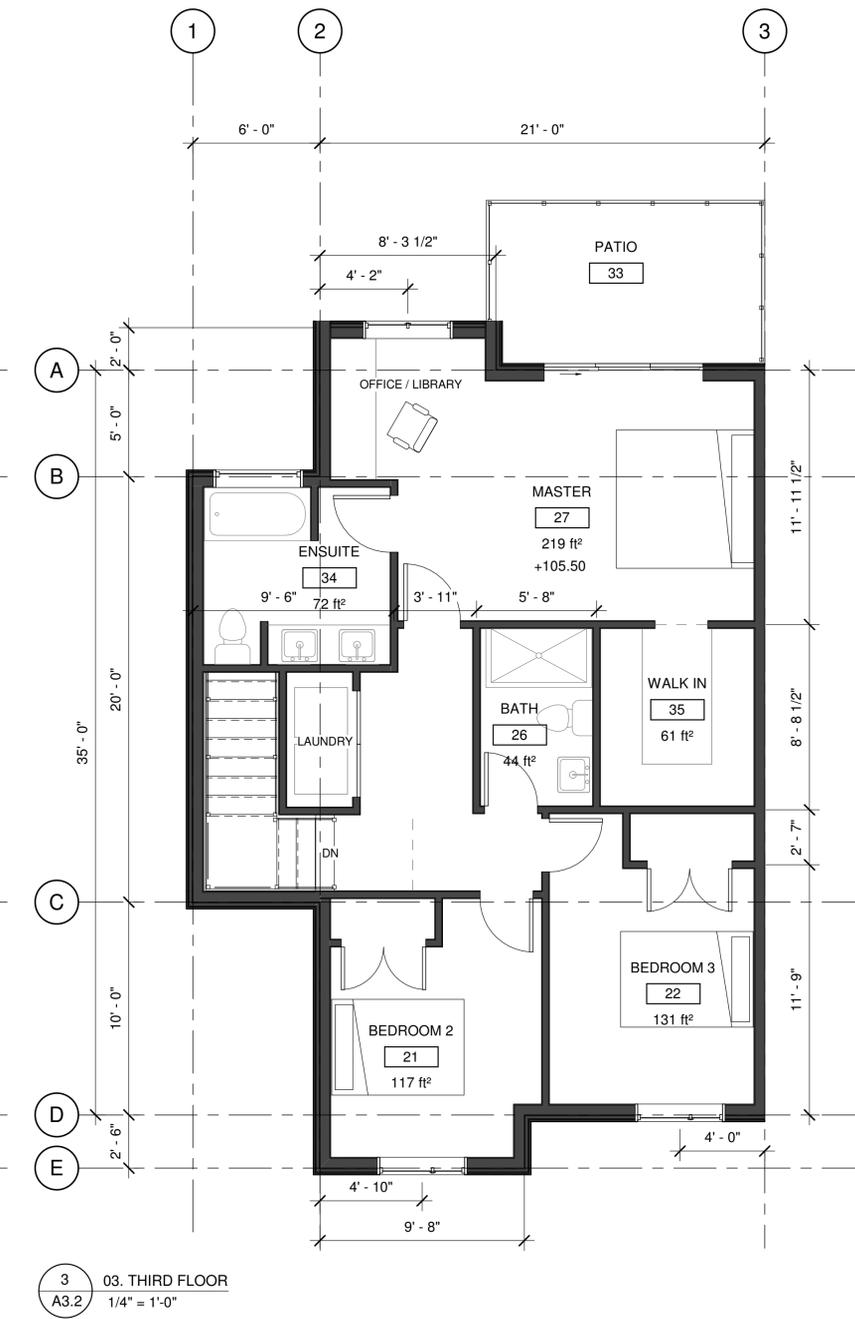
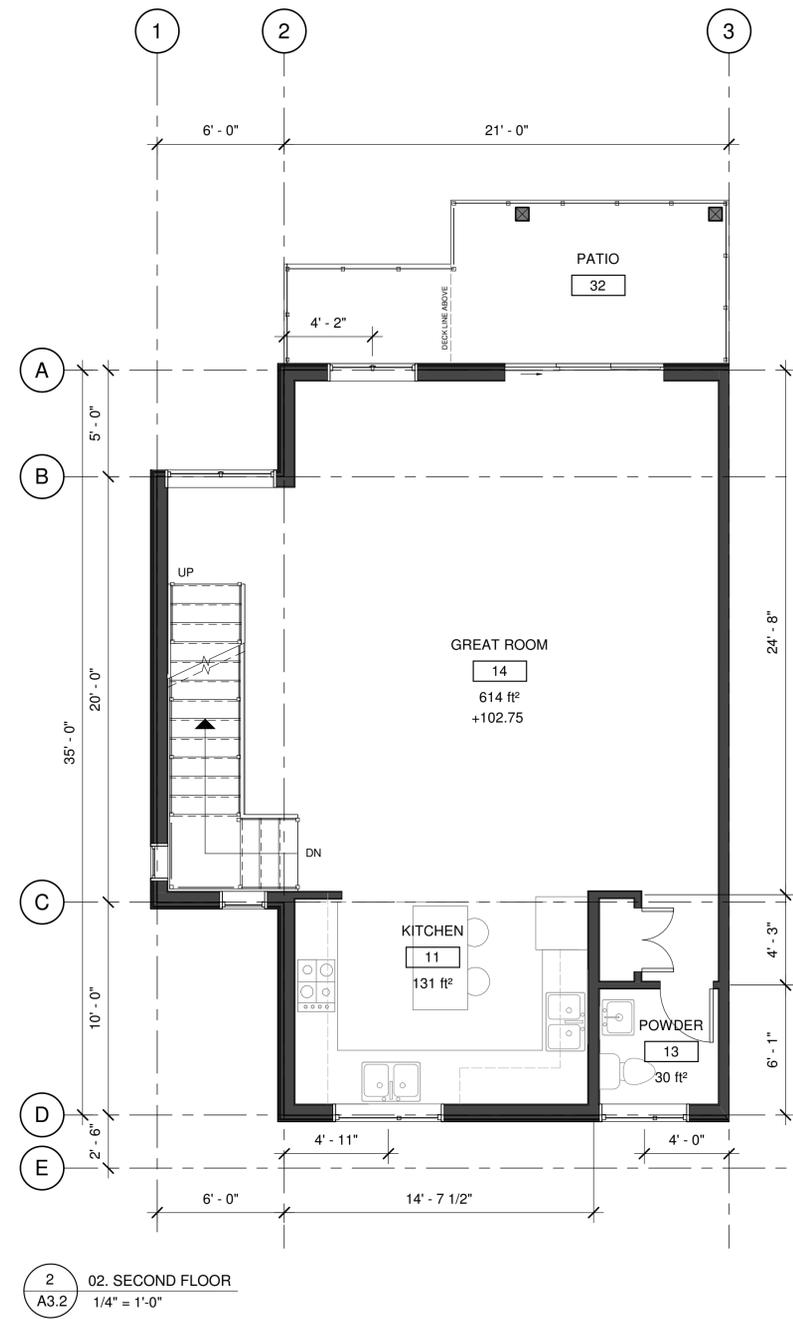
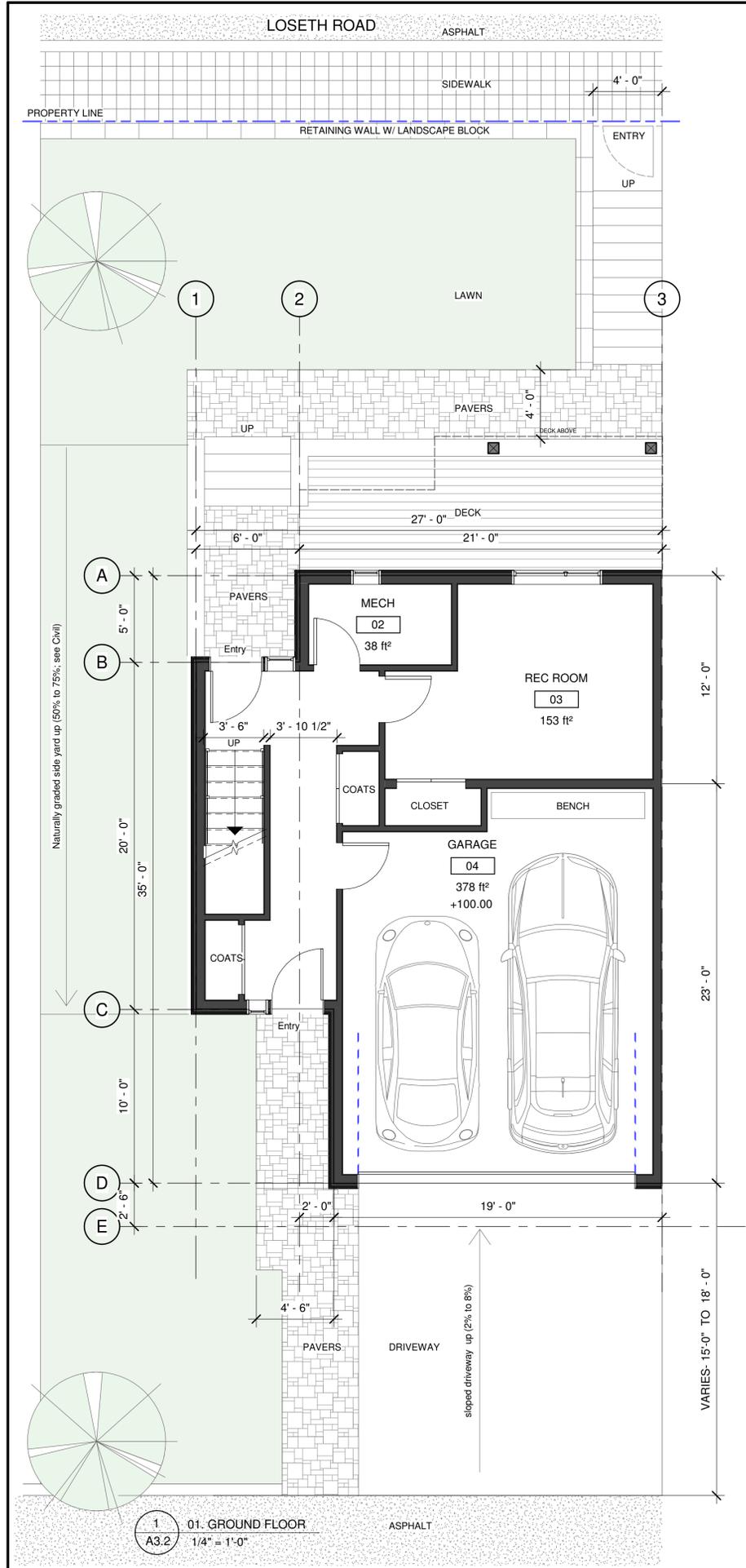
DEVELOPED BY:



PROJECT  
**KIRSCHNER MOUNTAIN PH. 6**  
 2980 GALLAGHER RD.

SHEET TITLE  
**LEVEL GRADING MID LEVEL FLOOR PLAN**

DRAWN BY:	CP	DRAWING NO.	<b>A3.1</b>	
DESIGNED BY:	CP	SCALE:		1/4" = 1'-0"
DATE:	08/11/2019	FILE:		A18-08



GROSS BUILDING AREA	
Level	Area
FINISHED	
GROUND FLOOR	367 ft <sup>2</sup>
SECOND FLOOR	791 ft <sup>2</sup>
THIRD FLOOR	868 ft <sup>2</sup>
	2,025 ft <sup>2</sup>
UNFINISHED	
GROUND FLOOR	442 ft <sup>2</sup>
GROUND FLOOR	52 ft <sup>2</sup>
	494 ft <sup>2</sup>

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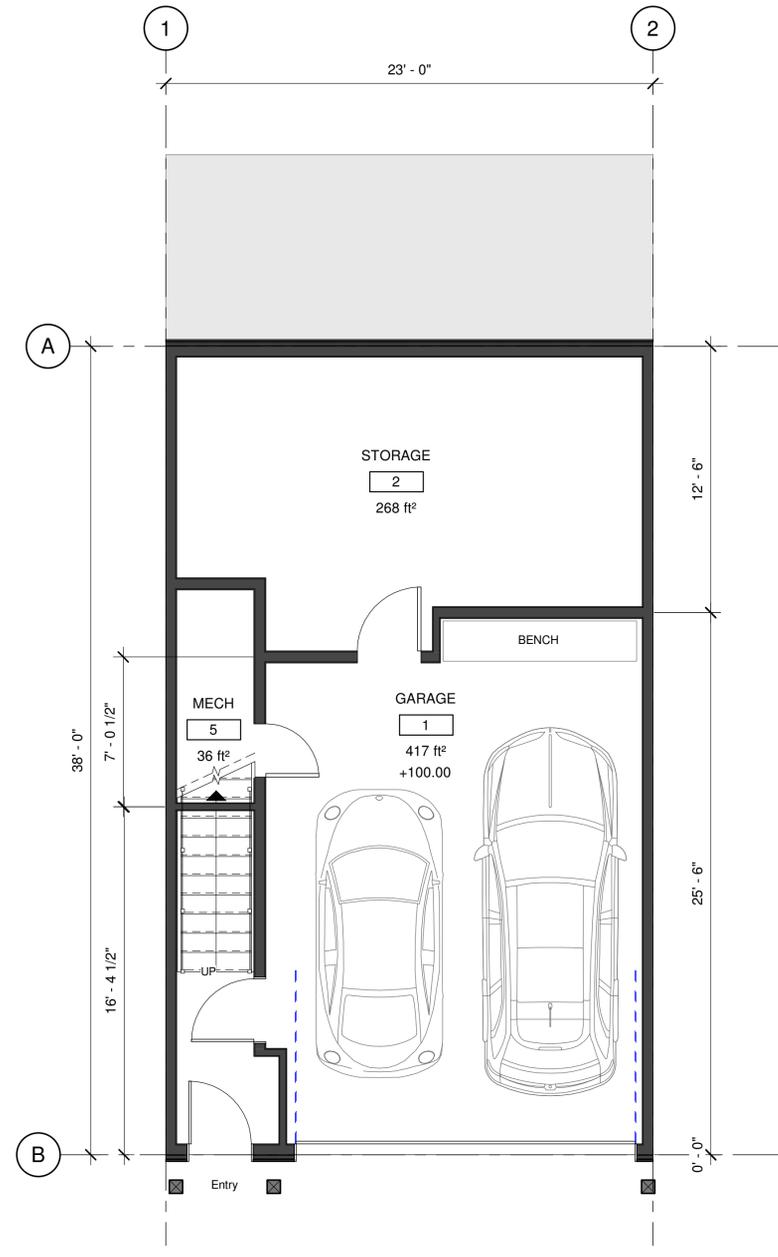


PROJECT  
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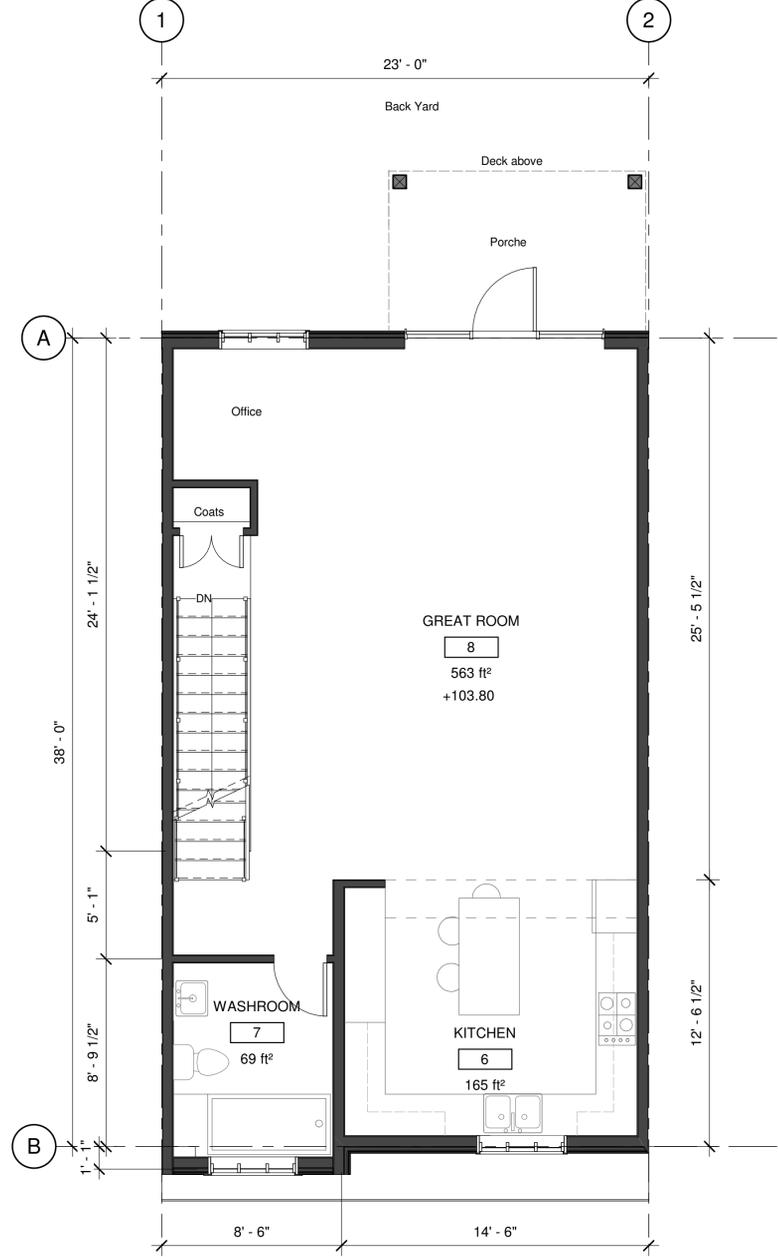
SHEET TITLE  
**LEVEL GRADING END UNIT FLOOR PLAN**

DRAWN BY: CP DRAWING NO.  
 DESIGNED BY: CP **A3.2**  
 SCALE: 1/4" = 1'-0"  
 DATE: 08/11/2019 FILE: A18-08

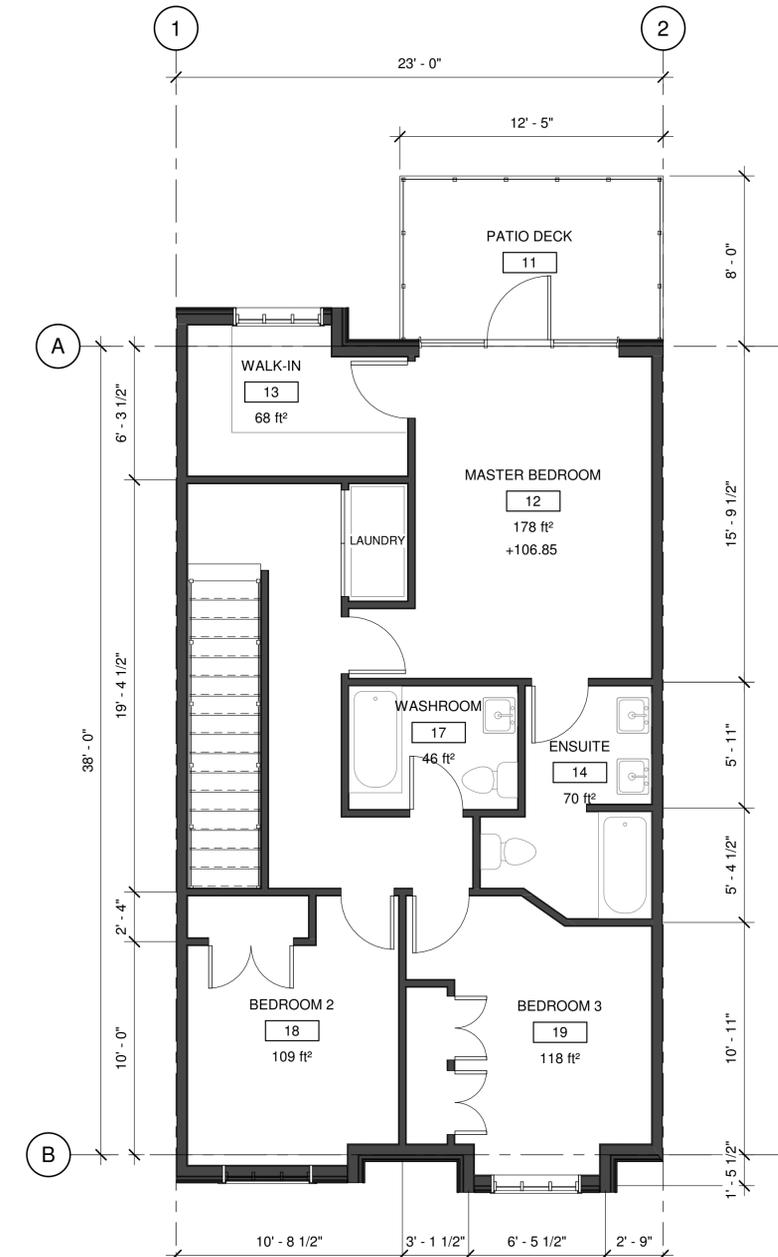
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1 01.GROUND FLOOR  
 A3.3 1/4" = 1'-0"



2 02. SECOND FLOOR  
 A3.3 1/4" = 1'-0"



3 03. THIRD FLOOR  
 A3.3 1/4" = 1'-0"

GROSS BUILDING AREA	
Level	Area
<b>FINISHED</b>	
GROUND FLOOR 2	289 ft²
SECOND FLOOR	894 ft²
THIRD FLOOR	854 ft²
	2,037 ft²
<b>UNFINISHED</b>	
GROUND FLOOR 2	599 ft²
	599 ft²

NO.	DATE	BY	DESCRIPTION
			DESIGN CONSULTANT

SEAL



GTA ARCHITECTURE LTD.  
 243 1889 SPRINGFIELD ROAD  
 Kelowna, British Columbia  
 V1Y 5K5  
 TELEPHONE: (250) 879-1668  
 www.gtarch.ca

DEVELOPED BY:

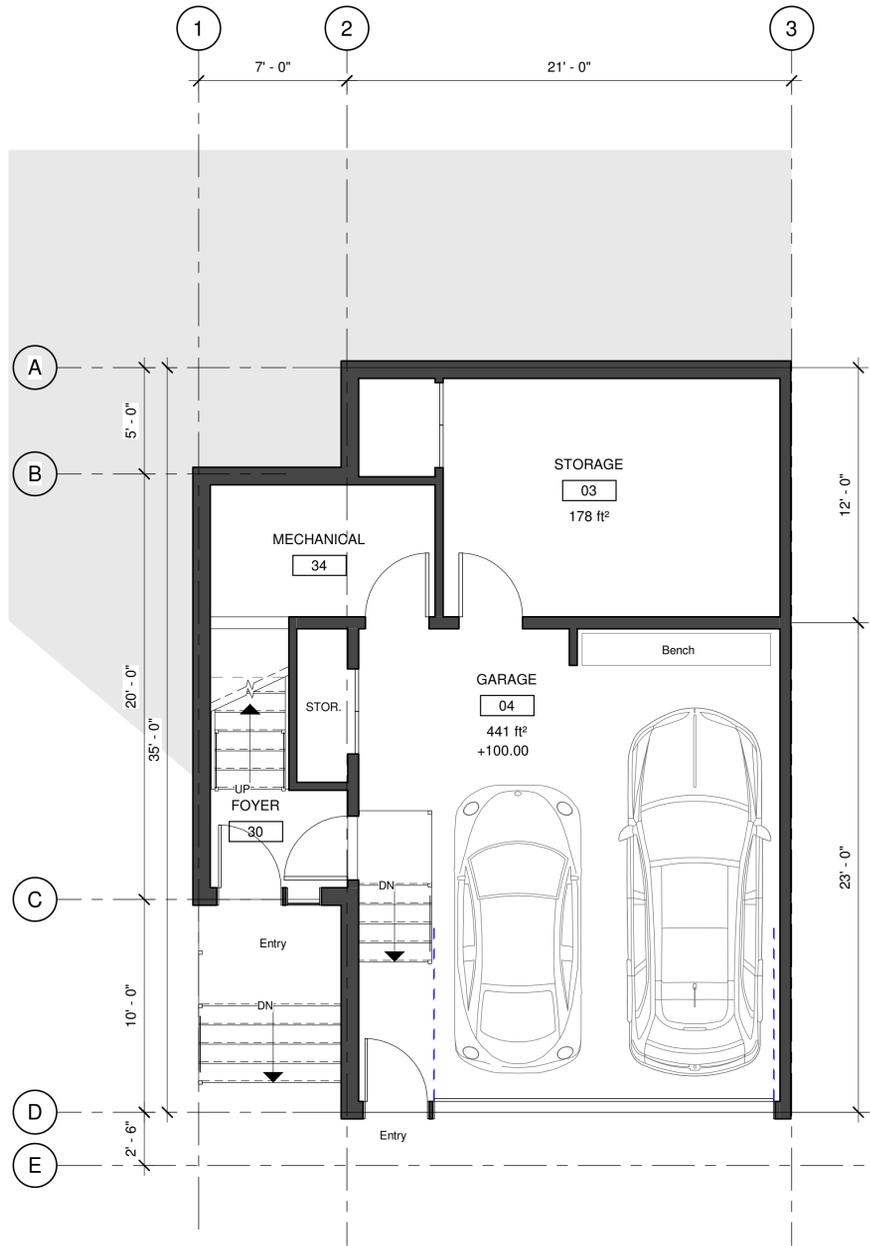


PROJECT  
**KIRSCHNER MOUNTAIN PH. 6**  
 2980 GALLAGHER RD.

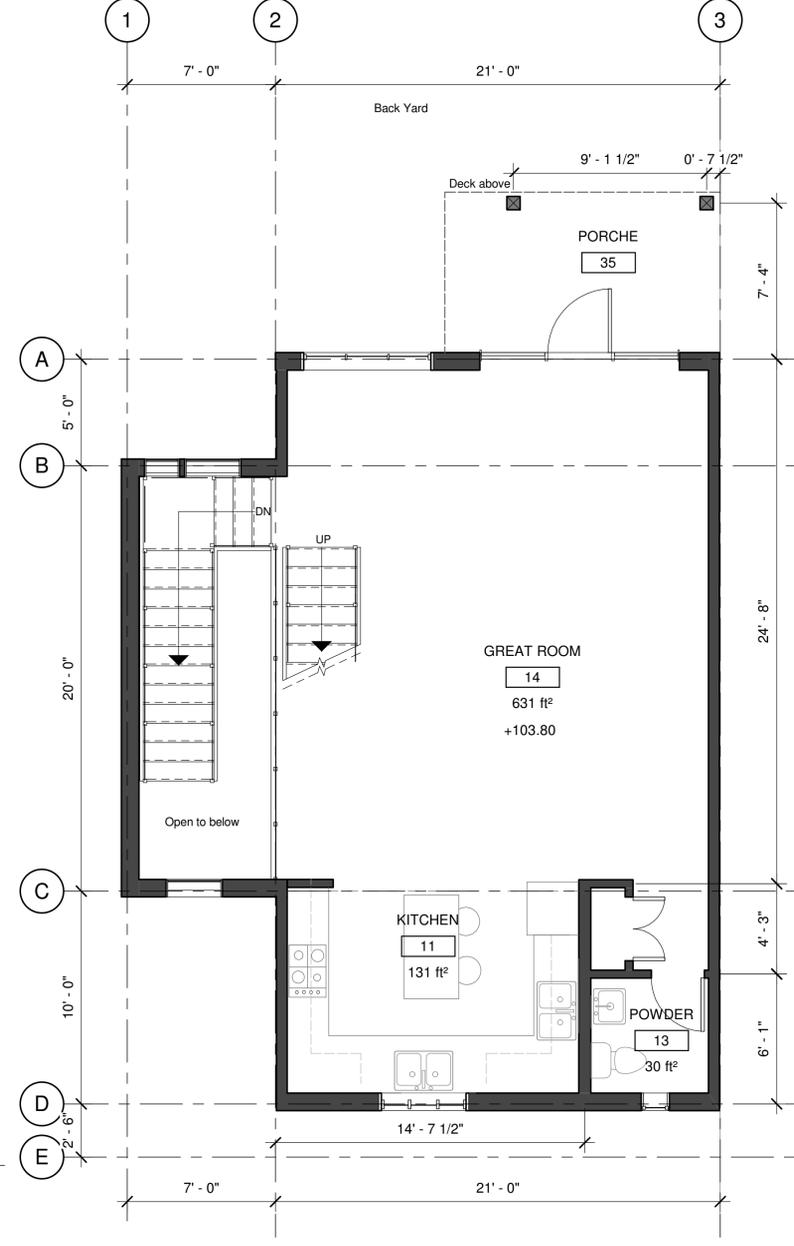
SHEET TITLE  
**FULL STOREY  
 BENCHED GRADING  
 (WALKOUT) MID-UNIT  
 FLOOR PLAN**

DRAWN BY:	AW	DRAWING NO.	<b>A3.3</b>
DESIGNED BY:	CP		
SCALE:	1/4" = 1'-0"		
DATE:	08/11/2019	FILE:	A18-08

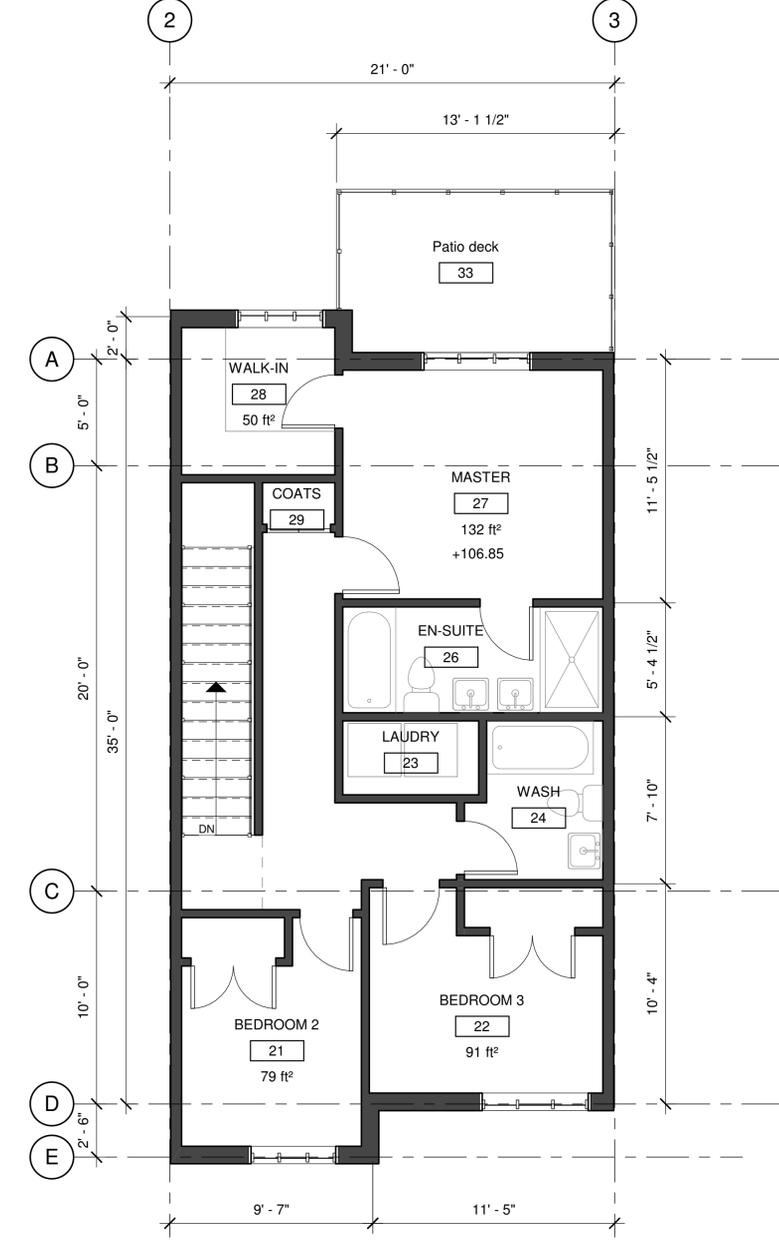
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1 01. GROUND FLOOR  
 A3.4 1/4" = 1'-0"



2 SECOND FLOOR  
 A3.4 1/4" = 1'-0"



3 03. THIRD FLOOR  
 A3.4 1/4" = 1'-0"

GROSS BUILDING AREA	
Level	Area
FINISHED	
GROUND FLOOR	361 ft <sup>2</sup>
SECOND FLOOR	776 ft <sup>2</sup>
THIRD FLOOR	720 ft <sup>2</sup>
	1,857 ft <sup>2</sup>
UNFINISHED	
GROUND FLOOR	488 ft <sup>2</sup>
GROUND FLOOR	52 ft <sup>2</sup>
GROUND FLOOR	540 ft <sup>2</sup>

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			DESIGN CONSULTANT

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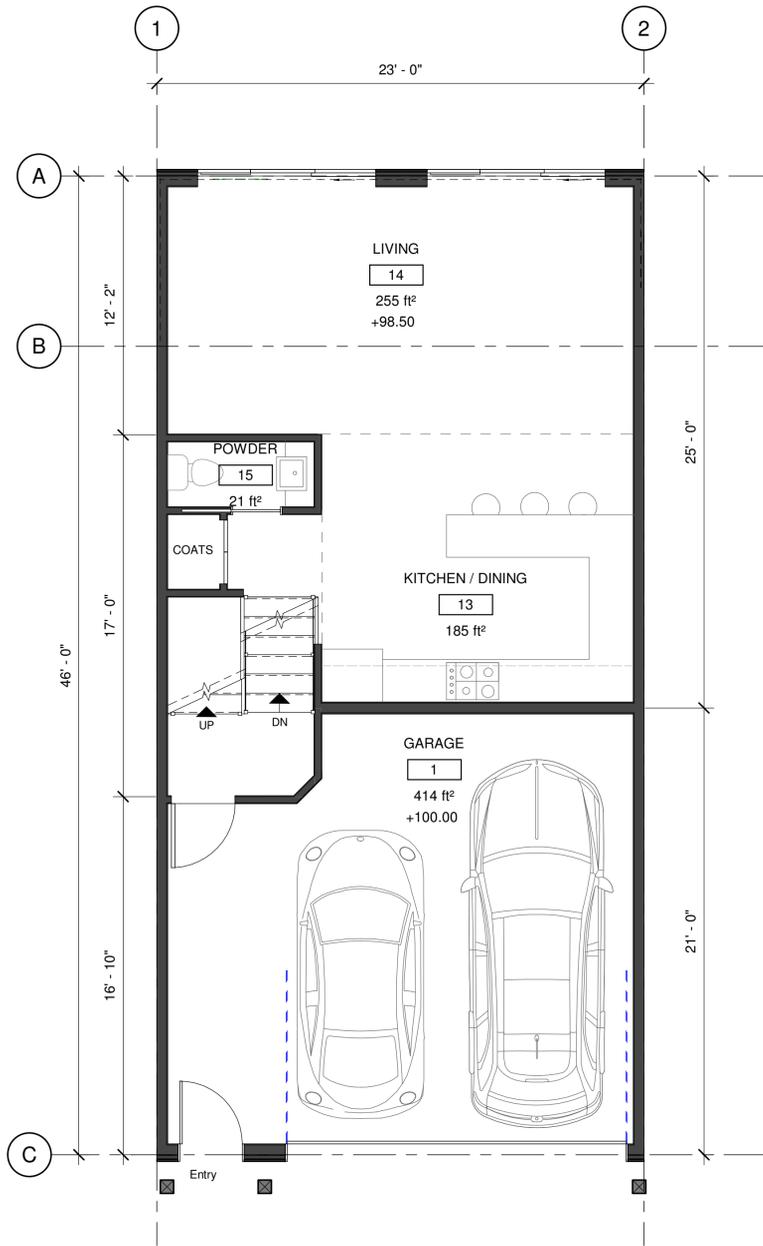


PROJECT  
**KIRSCHNER MOUNTAIN PH. 6**  
 2980 GALLAGHER RD.

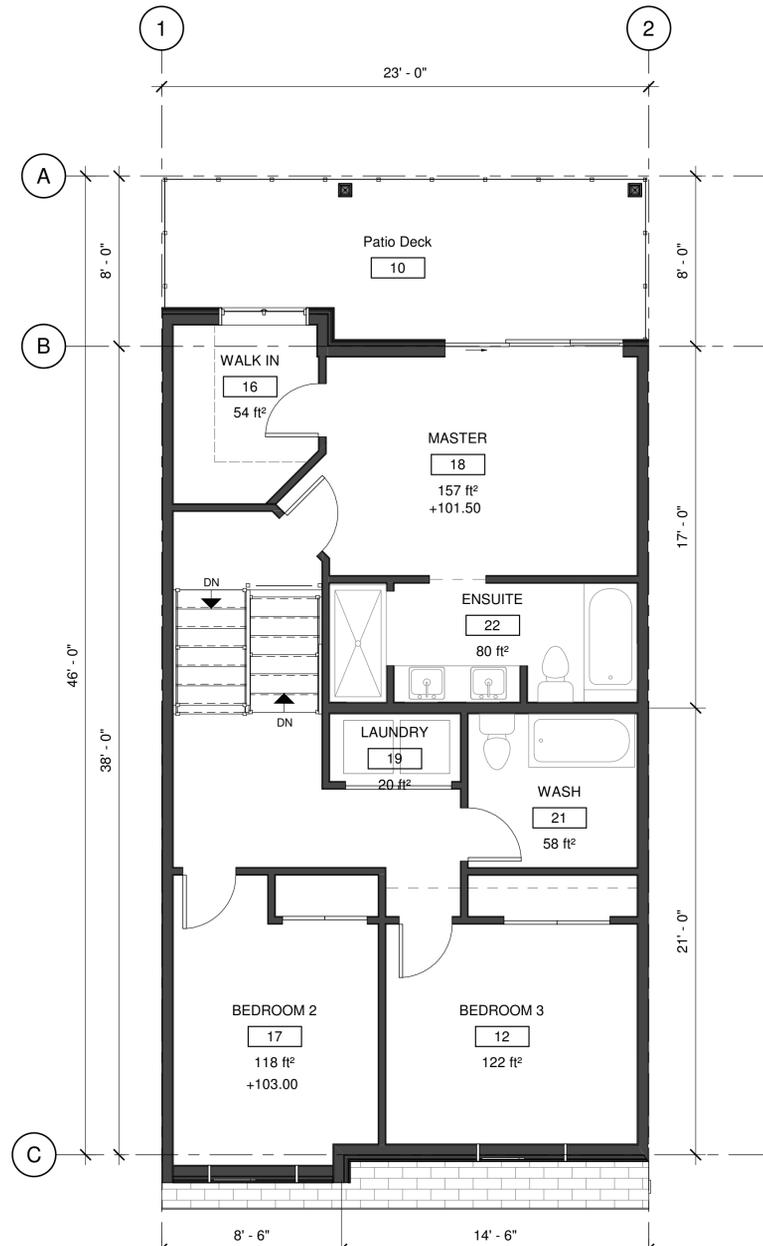
SHEET TITLE  
**FULL STOREY  
 BENCHED GRADING  
 (WALKOUT) END UNIT  
 FLOOR PLAN**

DRAWN BY: CP DRAWING NO.  
 DESIGNED BY: CP **A3.4**  
 SCALE: 1/4" = 1'-0"  
 DATE: 08/11/2019 FILE: A18-08

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1 01 GROUND + GROUND SPLIT  
 A3.5 1/4" = 1'-0"



2 02. SECOND + SECOND SPLIT  
 A3.5 1/4" = 1'-0"

GROSS BUILDING AREA	
Level	Area
<b>FINISHED</b>	
GROUND FLOOR	608 ft²
SECOND FLOOR	906 ft²
	1,514 ft²
<b>UNFINISHED</b>	
GROUND FLOOR	453 ft²
	453 ft²

NO.	DATE	BY	DESCRIPTION
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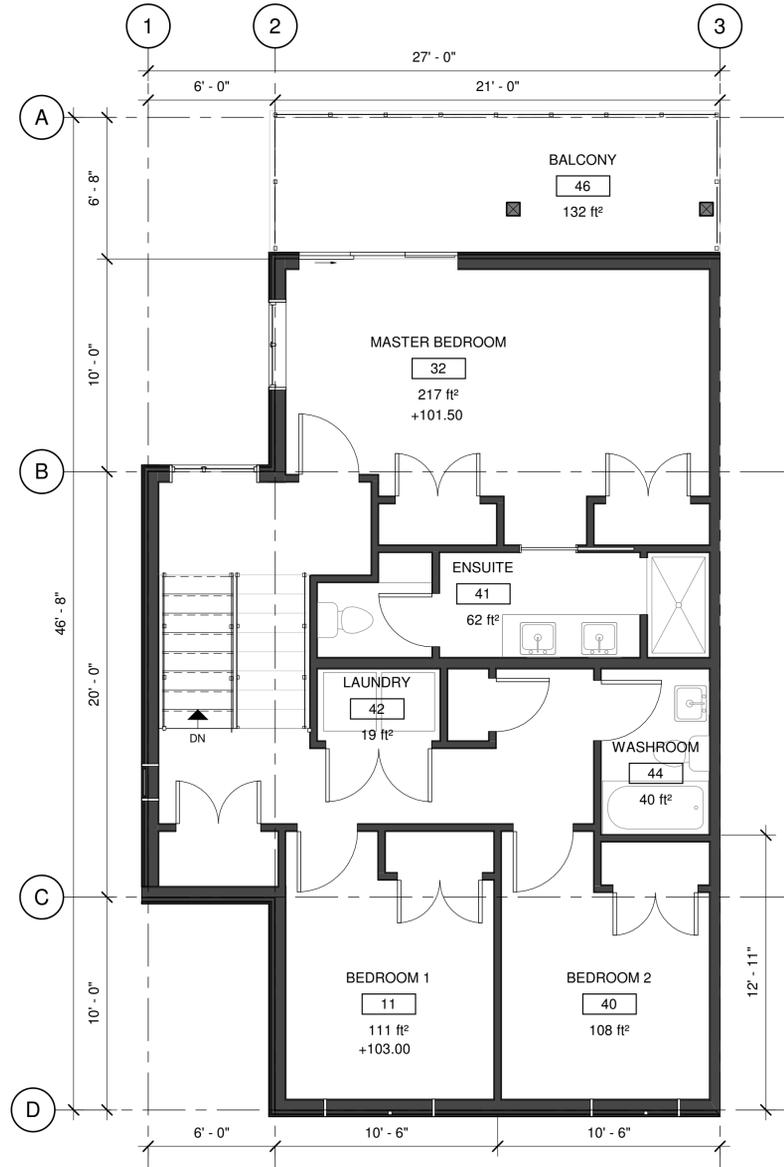
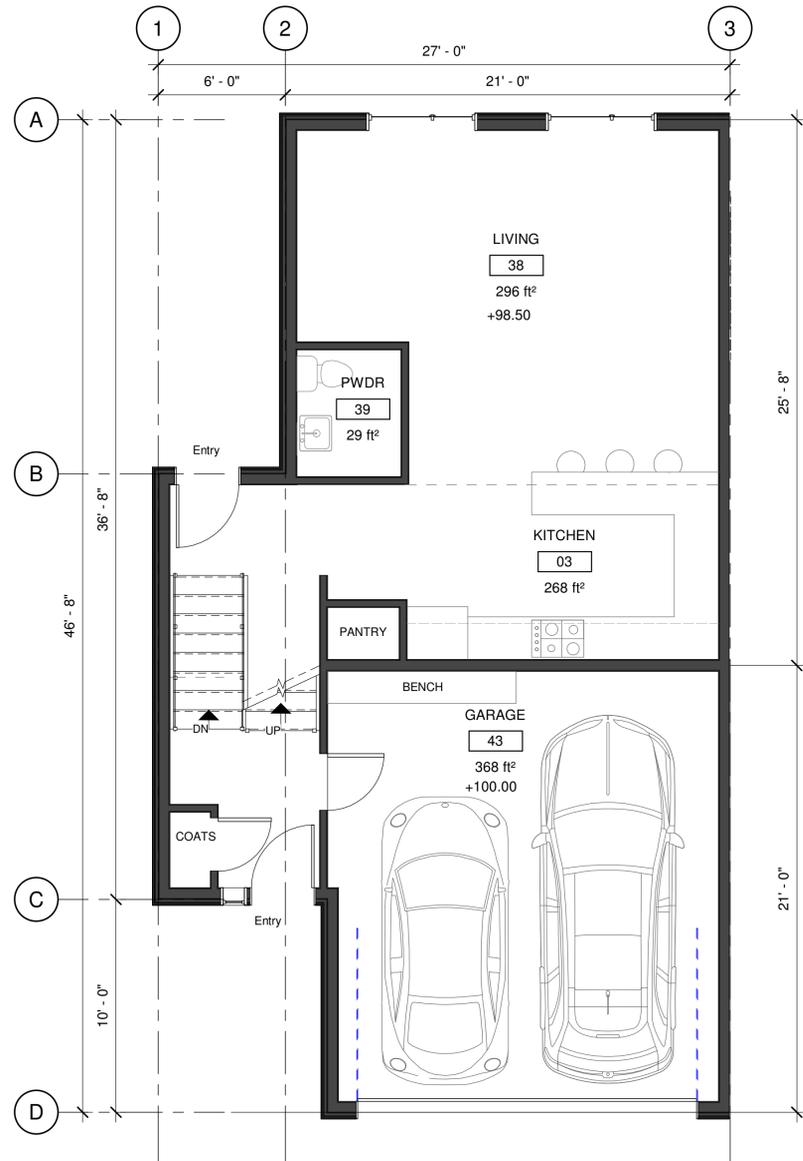


PROJECT  
**KIRSCHNER MOUNTAIN PH. 6**  
 2980 GALLAGHER RD.

SHEET TITLE  
**HALF STOREY  
 BENCHED GRADING  
 (SPLIT) MID UNIT FLOOR  
 PLAN**

DRAWN BY:	AW	DRAWING NO.	<b>A3.5</b>
DESIGNED BY:	CP		
SCALE:	1/4" = 1'-0"		
DATE:	08/11/2019	FILE:	A18-08

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GROSS BUILDING AREA	
Level	Area
FINISHED	
GROUND FLOOR	690 ft²
SECOND FLOOR	897 ft²
	1,588 ft²
UNFINISHED	
GROUND FLOOR	411 ft²
	411 ft²

NO.	DATE	BY	DESCRIPTION
			DESIGN CONSULTANT

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 Kelowna, British Columbia  
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DEVELOPED BY:



PROJECT  
**KIRSCHNER MOUNTAIN PH. 6**  
 2980 GALLAGHER RD.

SHEET TITLE  
**HALF STOREY  
 BENCHED GRADING  
 (SPLIT) END UNIT  
 FLOOR PLAN**

DRAWN BY:	CP	DRAWING NO.	<b>A3.6</b>
DESIGNED BY:	CP		
SCALE:	1/4" = 1'-0"		
DATE:	08/11/2019	FILE:	A18-08



B-02

LEVELED GRADING / FIVEPLEX - REAR FACADE



B-02

LEVELED GRADING / FIVEPLEX - FRONT FACADE



B-02

LEVELED GRADING / FIVEPLEX - SIDE FACADE

MATERIALS & COLOUR BOARD

	CLADDING - FIBERCEMENT PLANK DARK GREY		CLADDING - FIBERCEMENT PLANK ACCENT COLOUR
	STUCCO - SMOOTH FINISH DARK GREY		DOOR & WINDOW FRAMES ANODIZE ALUMINUM BLACK OR CHARCOAL VYNIL
	STUCCO - SMOOTH FINISH LIGHT GREY		GLASS - TRANSPARENT > 75% GTV



B-03, B-04, B-10, B-11, B12, B13, B14

NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

LEVELED GRADING / FOURPLEX - SIDE FACADE

SCHEDULE B

This forms part of application  
# DP20-0083

Planner Initials **WM**



City of Kelowna  
DEVELOPMENT PLANNING

gta

GTA ARCHITECTURE LTD.  
243 1889 SPRINGFIELD ROAD  
Kelowna, British Columbia  
V1Y 6X5  
TELEPHONE: (250)979-1668  
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DEVELOPED BY:



PROJECT

KIRSCHNER MOUNTAIN PH. 6  
Enter address here

SHEET TITLE  
ELEVATIONS.  
BUILDINGS ON LEVELED GRADING

DRAWN BY: CP/AW	DRAWING NO.
DESIGNED BY: CP	A4.1
SCALE: 12" = 1'-0"	
DATE: 09/11/19	FILE: 0001



B-03, B-04, B-10, B-11, B12, B13, B14

NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

LEVELED GRADING / FOURPLEX - FRONT FACADE



B-03, B-04, B-10, B-11, B12, B13, B14

NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

LEVELED GRADING / FOURPLEX - REAR FACADE

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2	08.11.2018	CP	FOR CLIENT REVIEW
1	29.03.2018	CP	CONCEPT DESIGN

NO.	DATE	BY	DESCRIPTION
-----	------	----	-------------

DESIGN CONSULTANT

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 Kelowna, British Columbia  
 V1Y 5X5  
 TELEPHONE: (250)979-1668  
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DEVELOPED BY:



KIRSCHNER MOUNTAIN

PROJECT

KIRSCHNER MOUNTAIN PH. 6  
 Enter address here

SHEET TITLE

ELEVATIONS.  
 BUILDINGS ON FULL STOREY BENCHED GRADING (WALK-OUT)

DRAWN BY: Author DRAWING NO.

DESIGNED BY: Designer A4.2

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

DATE: 10/11/18 FILE: 0001



B-08 FULL STOREY BENCHED GRADING (WALK-OUT) / TRIPLEX - REAR FACADE



B-08 FULL STOREY BENCHED GRADING (WALK-OUT) / TRIPLEX - FRONT FACADE



B-08 FULL STOREY BENCHED GRADING (WALK-OUT) / TRIPLEX SIDE FACADE

**MATERIALS & COLOUR BOARD**

	CLADDING - FIBERCEMENT PLANK DARK GREY		CLADDING - FIBERCEMENT PLANK ACCENT COLOUR
	STUCCO - SMOOTH FINISH DARK GREY		DOOR & WINDOW FRAMES ANODIZE ALUMINUM BLACK OR CHARCOAL VYNIL
	STUCCO - SMOOTH FINISH LIGHT GREY		GLASS - TRANSPARENT > 75% GTV



B-06, B-07, B-15, B-16, B-17, B-18, B-19 FULL STOREY BENCHED GRADING (WALK-OUT) / FOURPLEX SIDE FACADE

B-06, B-07, B-15, B-16, B-17, B-18, B-19  
 NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING



B-06, B-07, B-15, B-16, B-17, B-18, B-19 FULL STOREY BENCHED GRADING (WALK-OUT) / FOURPLEX - REAR FACADE  
 NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING



B-06, B-07, B-15, B-16, B-17, B-18, B-19 FULL STOREY BENCHED GRADING (WALK-OUT) / FOURPLEX - FRONT FACADE  
 NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING



B-01

HALF STOREY BENCHED GRADING (SPLIT) / FIVEPLEX- REAR FACADE



B-01

HALF STOREY BENCHED GRADING (SPLIT) / FIVEPLEX - FRONT FACADE



B-05, B-09

NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

HALF STOREY BENCHED GRADING (SPLIT) / FOURPLEX SIDE FACADE

MATERIALS & COLOUR BOARD

	CLADDING - FIBERCEMENT PLANK DARK GREY		CLADDING - FIBERCEMENT PLANK ACCENT COLOUR
	STUCCO - SMOOTH FINISH DARK GREY		DOOR & WINDOW FRAMES ANODIZE ALUMINUM BLACK OR CHARCOAL VYNIL
	STUCCO - SMOOTH FINISH LIGHT GREY		GLASS - TRANSPARENT > 75% GTV



B-01

HALF STOREY BENCHED GRADING (SPLIT) / FIVEPLEX SIDE FACADE



B-05, B-09

NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

HALF STOREY BENCHED GRADING (SPLIT) / FOURPLEX - REAR FACADE



B-05, B-09

NOTE: CLADDING ACCENT COLOUR VARIES FROM BUILDING TO BUILDING

HALF STOREY BENCHED GRADING (SPLIT) / FOURPLEX - FRONT FACADE

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2	08.11.2018	CP	FOR CLIENT REVIEW
1	29.03.2018	CP	CONCEPT DESIGN

NO.	DATE	BY	DESCRIPTION
-----	------	----	-------------

DESIGN CONSULTANT

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DEVELOPED BY:



PROJECT  
**KIRSCHNER MOUNTAIN PH. 6**  
 Enter address here

SHEET TITLE  
**ELEVATIONS.**  
 BUILDINGS ON HALF STOREY BENCHED GRADING (SPLIT)

DRAWN BY: Author	DRAWING NO.
DESIGNED BY: Designer	<b>A4.3</b>
SCALE: 12" = 1'-0"	
DATE: 10/10/18	FILE: 0001

# Notes

- The illustrated landscape plan is conceptual only...not for construction.
- All plants, material and planting practices to conform to the Canadian Landscape Standard - Current Edition
- Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. Plants and materials that fail before end of the warranty period shall be replaced by the contractor.
- All planting areas to receive 450mm of topsoil. Lawn 150mm depth topsoil and dryland grass areas 100mm topsoil.
- Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
- Plant material selections are conceptual only. Final planting selections may vary depending on availability. No plant species substitution will be accepted without the written consent of the consultant.
- All planting beds to receive 50 mm depth of Ogo-Grow mulch or approved equivalent..
- All planting beds and lawn areas to be irrigated.

- Sodded lawn area
- Dryland Grass Mix
- Dryland Grass Mix Seed Blend  
(% by weight)
  - Crested Wheat Grass 20
  - Perennial Rye 15
  - Slender Wheat Grass 10
  - Tall Wheat Grass 10
  - Hard Fescue 10
  - Creeping Red Fescue 10
  - Annual Rye 10
  - Fall Rye 15
- Application Rate - 150 kg/ha  
Seed Mix to be certified #1 Grade
- Undisturbed Areas  
Retain Natural conditions
- Rock Mulch  
between buildings

- Large Scale Boulevard Street Trees
- Large Scale Deciduous Trees
- Medium Scale Ornamental Trees
- Coniferous Trees
- Massed planting shrubs, perennials, ornamental grasses

See Plant List

## SCHEDULE C

This forms part of application

# DP20-0083

Planner Initials WM

City of Kelowna  
DEVELOPMENT PLANNING



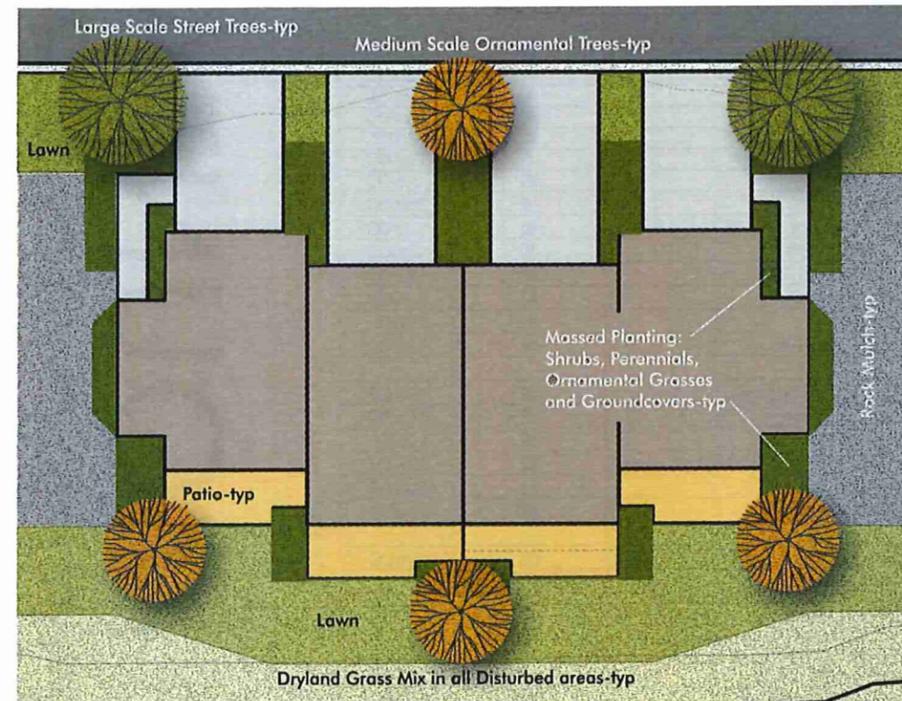
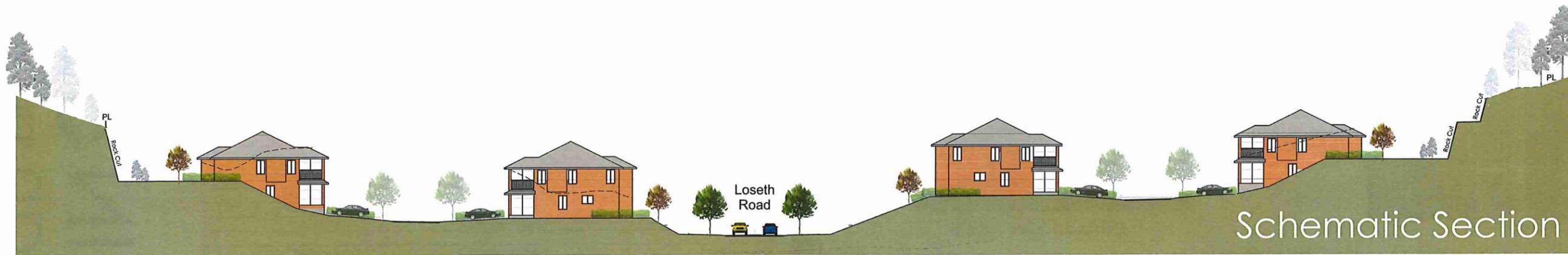
PHASE

# 6

# KIRSCHNER MOUNTAIN

## Conceptual Landscape Plan

CTO  
ENGINEERING PLANNING URBAN DESIGN



Townhomes represented as simple blocks see Architectural Drawings

PHASE  
**KIRSCHNER MOUNTAIN**  
 Conceptual Landscape Plan  
 CIO  
 ENGINEERING PLANNING DESIGN



Large Scale  
Deciduous Trees  
75/60MM CAL



Coniferous Trees 1.8m ht



Medium Scale  
Ornamental Trees  
60MM CAL

SHRUBS, GRASSES, PERENNIALS MIN # 2 POT



Proposed Plant List -Kirschner Mountain Phase 6

Symbol.	Botanical Name	Common Name	Size	Spacing
	Acer rubrum 'Red Sunset'	Red Sunset Maple	75mm cal	
	Gleditsia triacanthos inermis "Skyline"	Skyline Honeylocust	75mm cal	
	Populus tremuloides	Trembling Aspen	60mm cal	
	Cercis canadensis	Eastern Redbud	60mm cal	
	Magnolia stellata	Star Magnolia	tree form 60 mm cal	
	Pyrus calleryana "Chanticlear"	Chanticlear Pear	60mm cal	
	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	60 mm cal	
	Pinus ponderosa	Ponderosa Pine	1.8 m ht, B&B	
	Pseudotsuga menziesii	Douglas Fir	1.8 m ht, B&B	
	Cornus sericea	Red Twig Dogwood	#2	1.2m OC
	Euonymus alata compacta	Dwarf Burning Bush	#2	1.2m OC
	Forsythia x courtasol 'Gold Tide' (yellow)	Gold Tide Forsythia	#2	1.2m OC
	Hosta 'El Nino'	El Nino Hosta	#2	1.0m OC
	Kerria japonica	Japanese Kerria	#2	1.2m OC
	Mahonia aquifolium	Oregon Grape	#2	1.0m OC
	Paxistima canbyi	Cliff Green	#2	1.2m OC
	Philadelphus lewisii 'Blizzard'	Blizzard Mockorange	#2	2.0m OC
	Pinus mugo pumilio	Dwarf Mugo Pine	#2	1.2m OC
	Potentilla fruticosa 'Red Ace'	Red Ace Potentilla	#2	1.2m OC
	Rosa 'meicoublan	White Meidiland Rose	#2	1.2m OC
	Rhus aromatica 'Gro-low'	Gro Low Sumac	#2	1.5m OC
	Symphoricarpos alba	Snowberry	#2	2.0m OC
	Syringa vulgaris 'Belle de Nancy'	Belle de Nancy Lilac	#2	1.5m OC
	Calamagrostis ' Karl Foerster'	Karl Foerster Reed grass	#2	1.0m OC
	Festuca ovina Elijah Blue	Elijah Blue Fescue	#2	0.6m OC
	Helictotrichon sempervirens	Blue Oat Grass	#2	1.0m OC
	Mscanthus sinensis purpurascens	Orange Flame grass	#2	1.2m OC
	Pennisetum alopecuroides	Fountain Grass	#2	1.0m OC
	Pennisetum orientale' Tall Tails'	Oriental fountain grass	#2	1.0m OC
	Artemisia ludoviciana 'Valerie Finnis'	White Sage	#2	1.2m OC
	Aster woods purple	Woods Purple Aster	#2	
	Hemocallis ' Gentle Sheperd' (white)	Gentle Sheperd Daylily	#2	0.6m OC
	Hemocallis ' Stella d'Oro' (yellow)	Stella D'Oro Daylily	#2	0.6m OC
	Lavendula ' Munstead' (purple)	Munstead lavender	#2	1.0m OC
	Perovskia atriplicifolia	Russian sage	#2	1.2m OC
	Rudbeckia hirta 'Goldsturm' (yellow)	Goldsturm Gloriosa Daisy	#2	0.6m OC
	Leucanthemum x superbum 'Snow Lady' (white)	Snow Lady Shasta Daisy	#2	0.6m OC
	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#2	0.6m OC

Dryland Grass Mix Seed Blend

- (% by weight)
- Crested Wheat Grass 20
  - Perennial Rye 15
  - Slender Wheat Grass 10
  - Tall Wheat Grass 10
  - Hard Fescue 10
  - Creeping Red Fescue 10
  - Annual Rye 10
  - Fall Rye 15

Application Rate - 150 kg/ha  
Seed Mix to be certified #1 Grade