

# West Kelowna SolAqua Townhouses

Schematic Design | March 19, 2021

NORR

# Table of Contents

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Introduction	01
Precedents	02
Renderings: Overall Site	05
Renderings: Internal Site	09

Renderings: Buildings	13
Renderings: Development Comparisons	15
Site Section	17

# Introduction

## Project Overview - Site Plan and Statistics

CONCEPT ONLY



### SolAqua - Approximate Statistics

WEST KELOWNA, BC

### Units

40 - 50 TOTAL UNITS

UPHILL UNITS: 259 SM (2,784 SF) TOTAL UNIT AREA  
 177 SM (1,906 SF) ABOVE GRADE (GFA)  
 130 SM (1,394 SF) FOOTPRINT

DOWNHILL UNITS: 233 SM (2,509 SF) TOTAL UNIT AREA  
 111 SM (1,193 SF) ABOVE GRADE (GFA)  
 152 SM (1,636 SF) FOOTPRINT

GARAGE / UNIT: 41 SM (440 SF)

### Approximate Development Areas (44 Unit Example)

ABOVE GRADE (GFA): 6,336 SM (68,200 SF)  
 BELOW GRADE: 4,488 SM (48,308 SF)  
 GARAGES: 1,804 SM (19,360 SF)  
 TOTAL BUILT FORM: 12,628 SM (135,927SF)  
 TOTAL BUILDING FOOTPRINT: 6,204 SM (66,779 SF)  
 FOOTPRINT INCLUDING PAVING: 13,384 SM (144,064 SF)

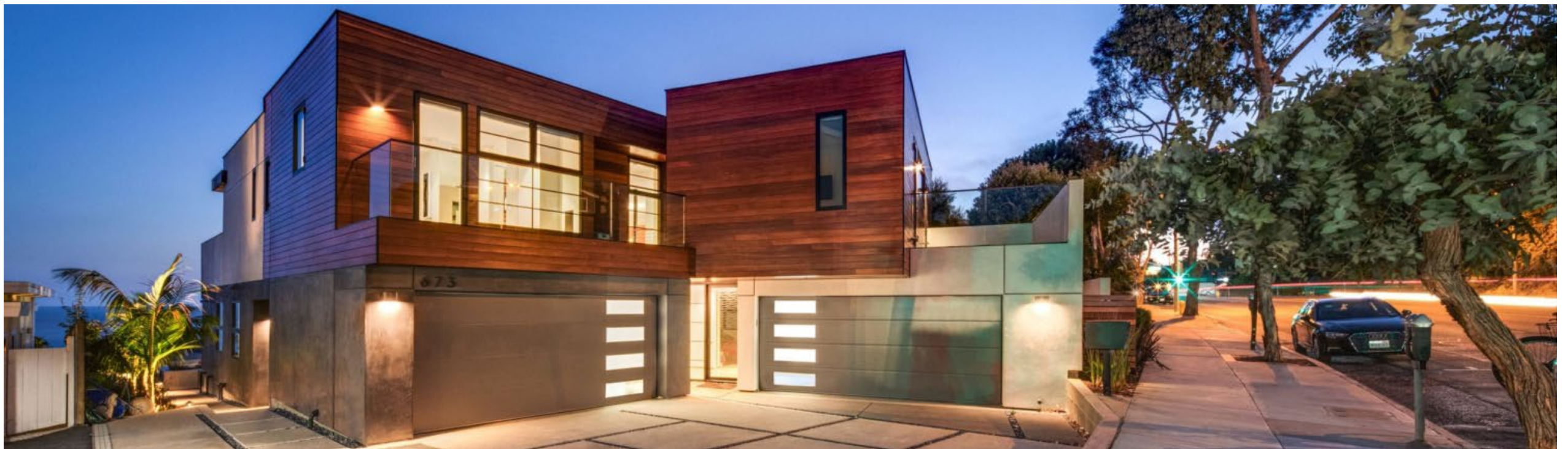
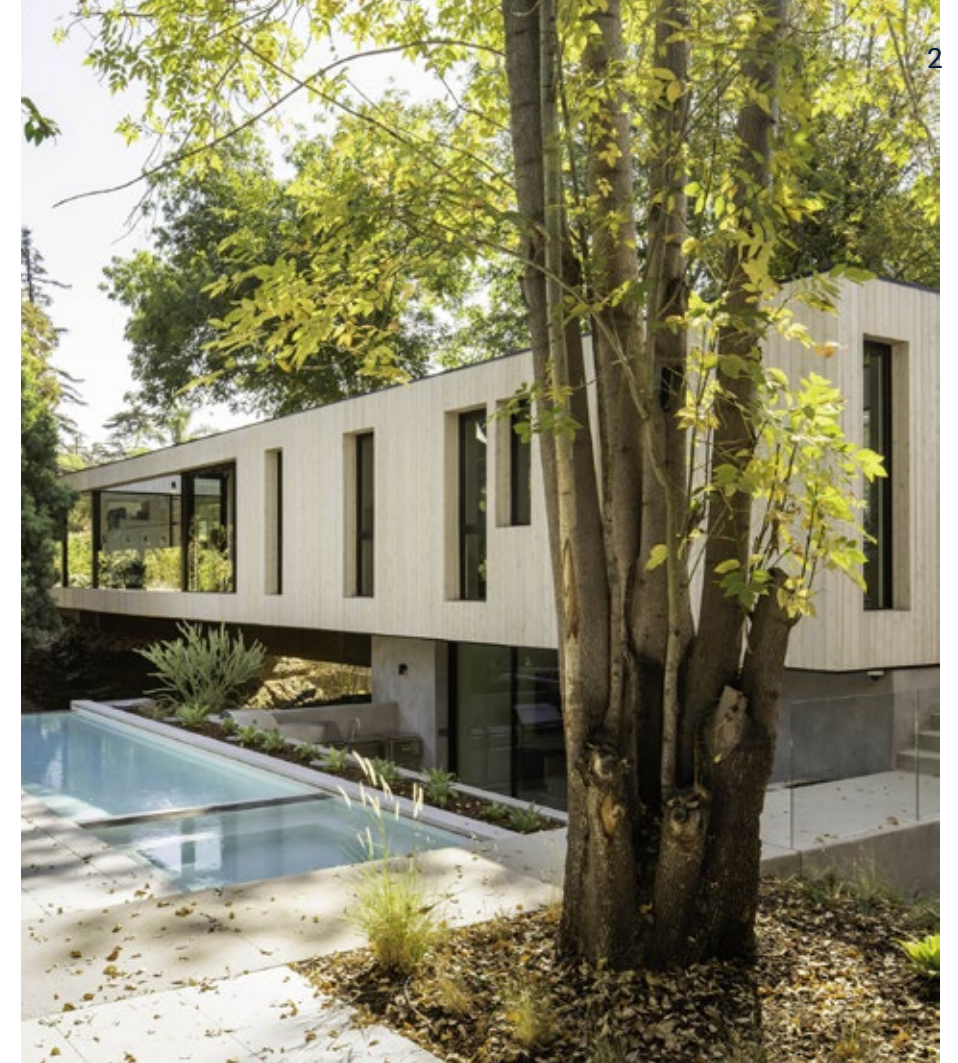




# Precedents

- Clean and contemporary volumes.
- Simple material palette.
- Large, strategically placed windows to maximize the view and minimize heat gain in hot summers.

CONCEPT ONLY





# Precedents

- Slope adaptive design.
- Warm interiors.
- Feature entrances.
- High-quality garage door finish:
  - Polycarbonate.

CONCEPT ONLY





# Materiality

## Options

CONCEPT ONLY

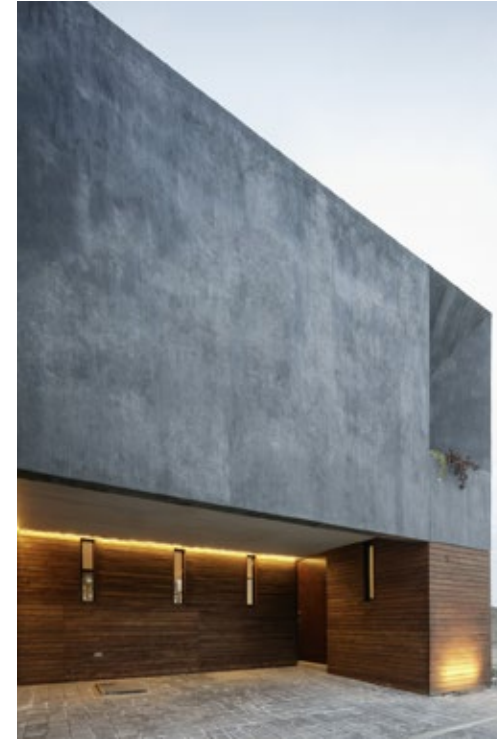
Fibre Cement / Standing Seam  
Horizontal / Vertical



Glass Fibre Reinforced Concrete Panels



Exposed Concrete / EIFS





# Rendering

Campbell Road Travelling South

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5





# Rendering

Campbell Road Travelling North

CONCEPT ONLY





# Rendering

Aerial View Northwest

CONCEPT ONLY





# Rendering

Aerial View West

CONCEPT ONLY





# Rendering

Entering the Site

CONCEPT ONLY





# Rendering

Internal Road View 1

CONCEPT ONLY





# Rendering

Internal Road View 2

CONCEPT ONLY

11





# Rendering

Internal Road View 3

CONCEPT ONLY

12





# Rendering

Uphill Units

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13





# Rendering

Downhill Units

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14





# Renderings

## Development Comparison

CONCEPT ONLY

Blackmun Bay (550 Units)



Sol Aqua Townhouses (44 Units)





# Renderings

## Development Comparison

CONCEPT ONLY

Blackmun Bay (550 Units)



Sol Aqua Townhouses (44 Units)





# Site Section

## Sample Section

