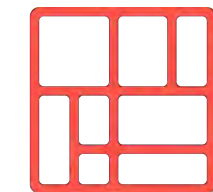




TALLUS RIDGE PHASE 10B MULTIFAMILY



IHS DESIGN



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE



PROTECH
CONSULTANTS LTD.



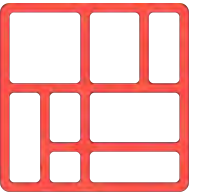
TALLUS RIDGE
AT SHANNON LAKE



EAST ELEVATION



WEST ELEVATION



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TALLUS RIDGE PHASE 10B MULTI

BUILDING C1



TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

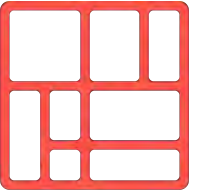
ELEVATIONS

DATE: 6-May-21

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

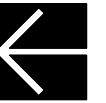
ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A2



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TALLUS RIDGE PHASE 10B MULTI

BUILDING C1



TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

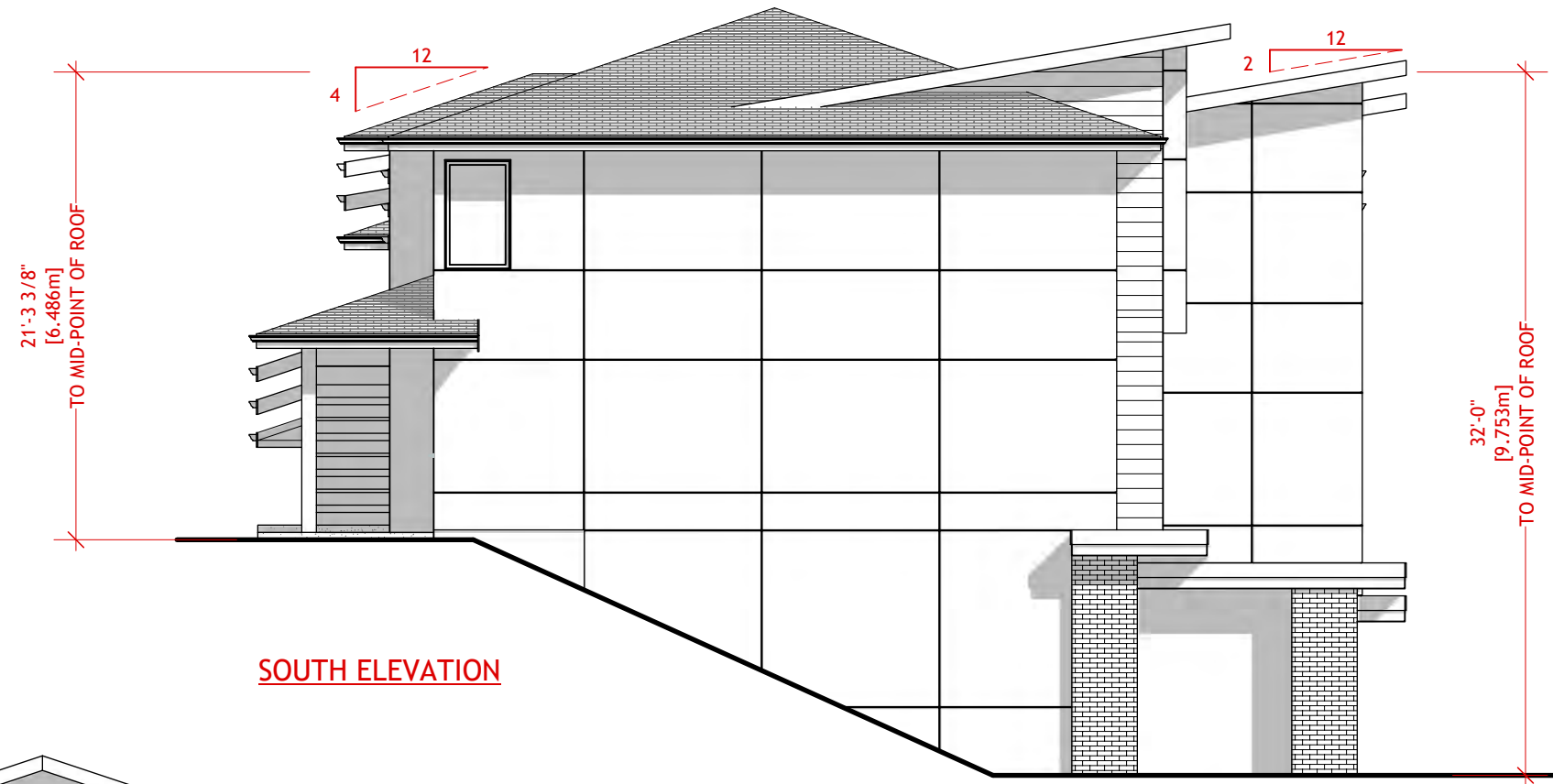
ELEVATIONS

DATE: 5-Jul-21

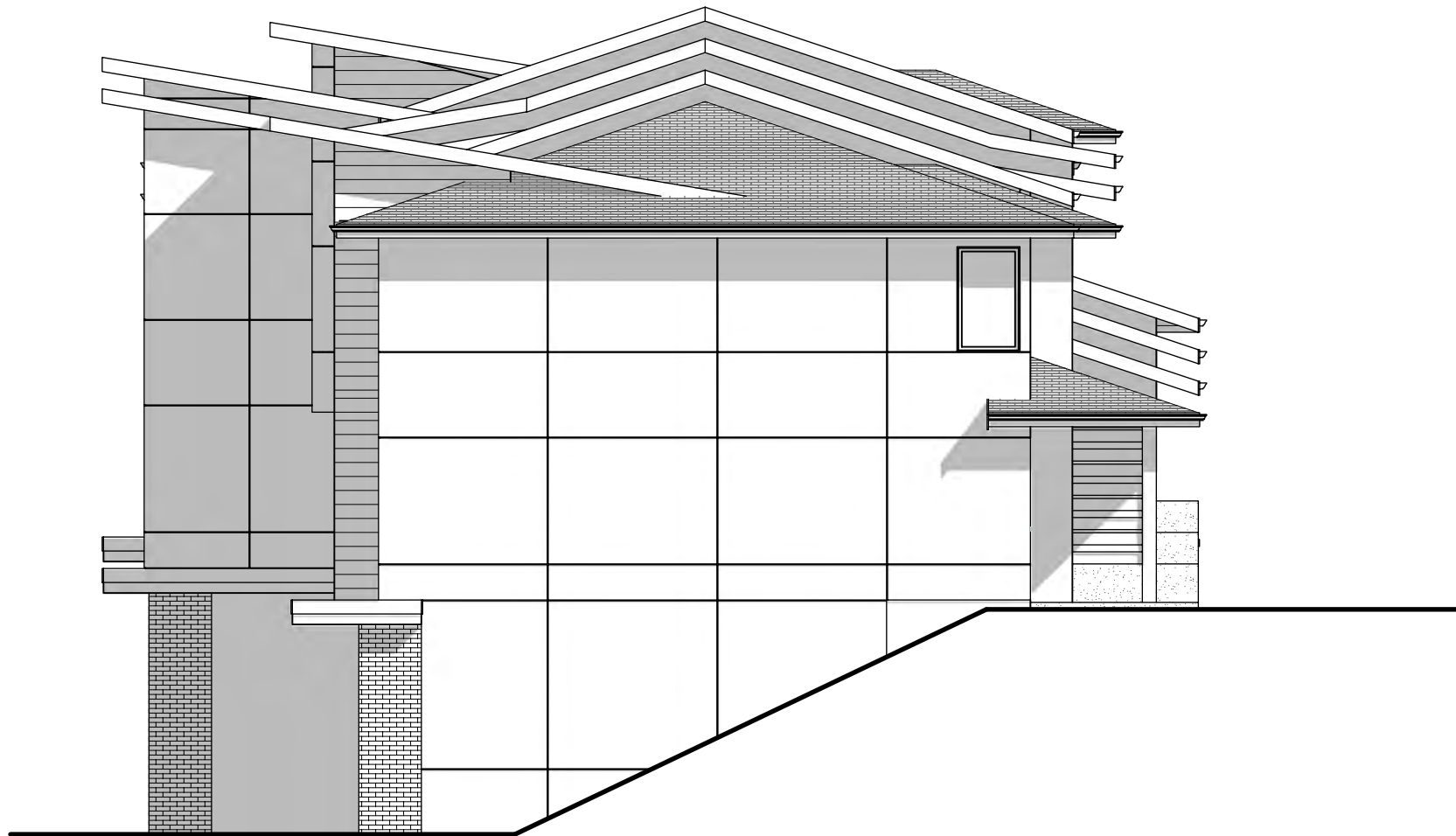
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ISSUED FOR: DEVELOPMENT PERMIT

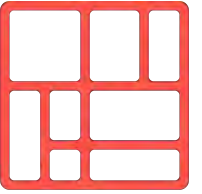
SHEET: A3



SOUTH ELEVATION



NORTH ELEVATION



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TALLUS RIDGE PHASE 10B MULTI

BUILDING C2 & C3



TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

ELEVATIONS

DATE: 5-Jul-21

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

ISSUED FOR: DEVELOPMENT PERMIT

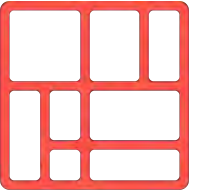
SHEET: A4



EAST ELEVATION



WEST ELEVATION



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TALLUS RIDGE PHASE 10B MULTI

BUILDING C2 & C3



TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

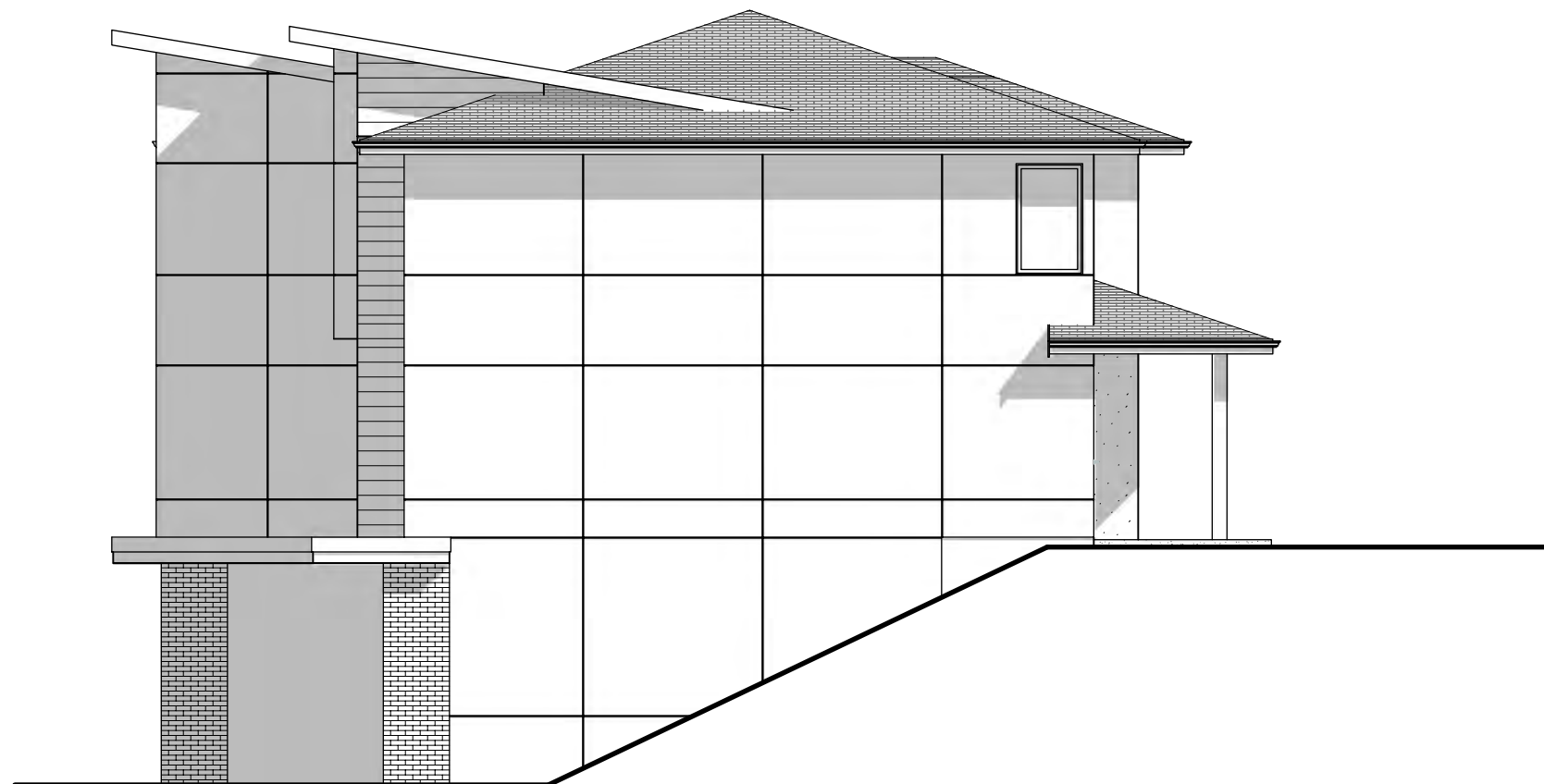
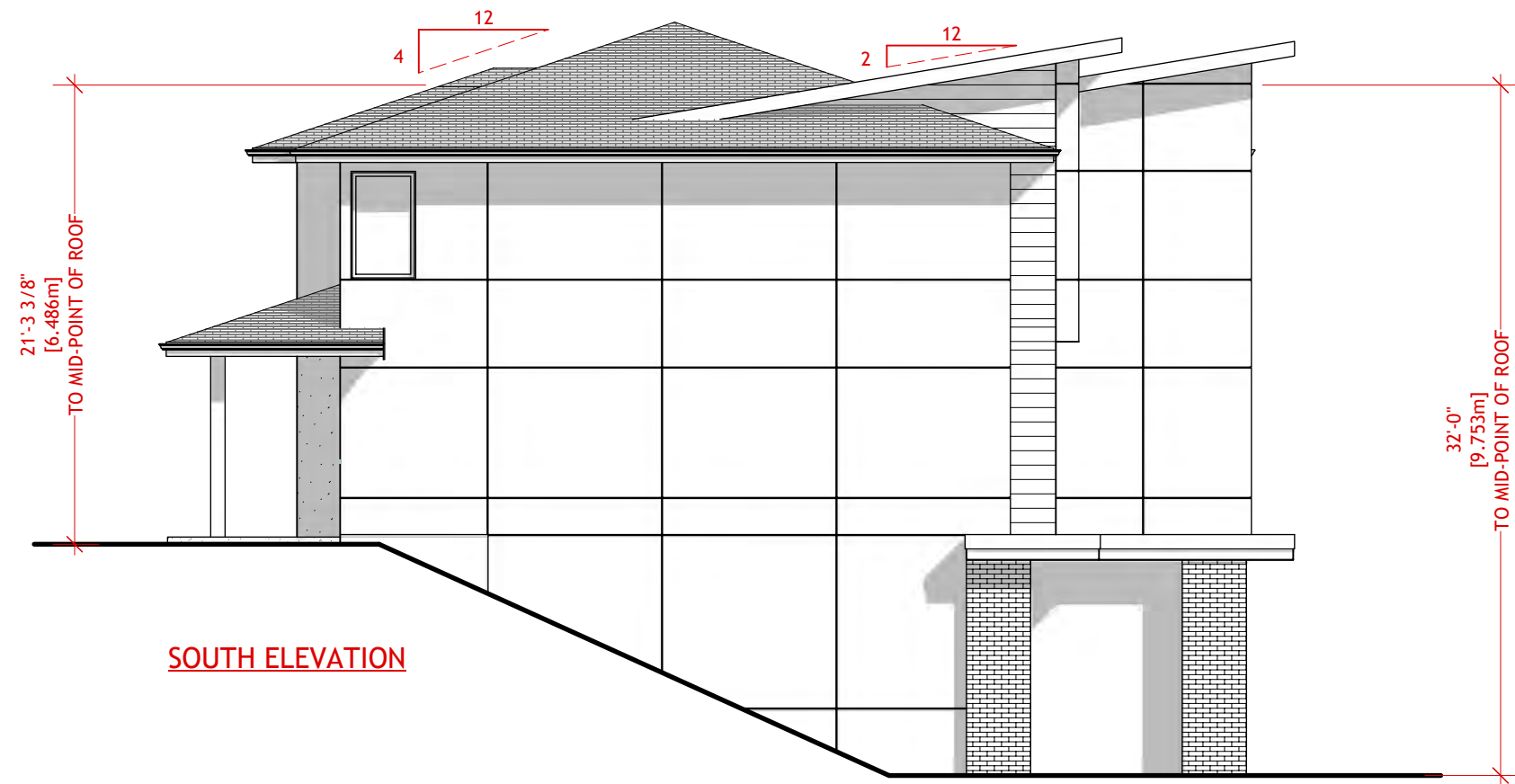
ELEVATIONS

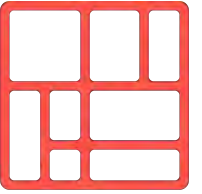
DATE: 5-Jul-21

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

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A5





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TALLUS RIDGE PHASE 10B MULTI
BUILDING C4



TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

ELEVATIONS

DATE: 5-Jul-21

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

ISSUED FOR: DEVELOPMENT PERMIT

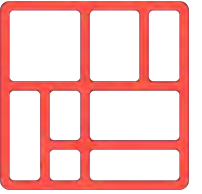
SHEET: A6



EAST ELEVATION



WEST ELEVATION



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TALLUS RIDGE PHASE 10B MULTI

BUILDING C4



TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

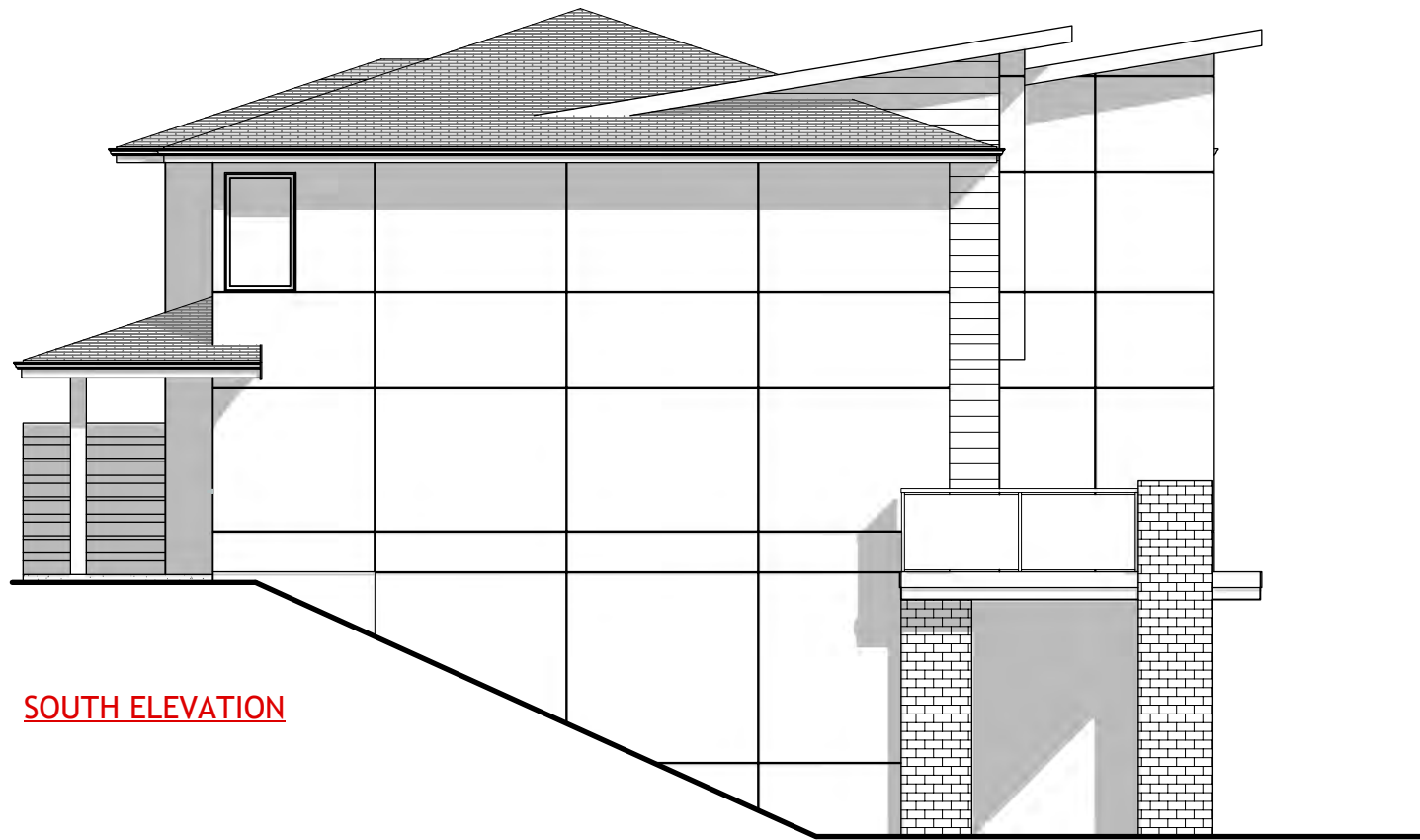
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DATE: 6-May-21

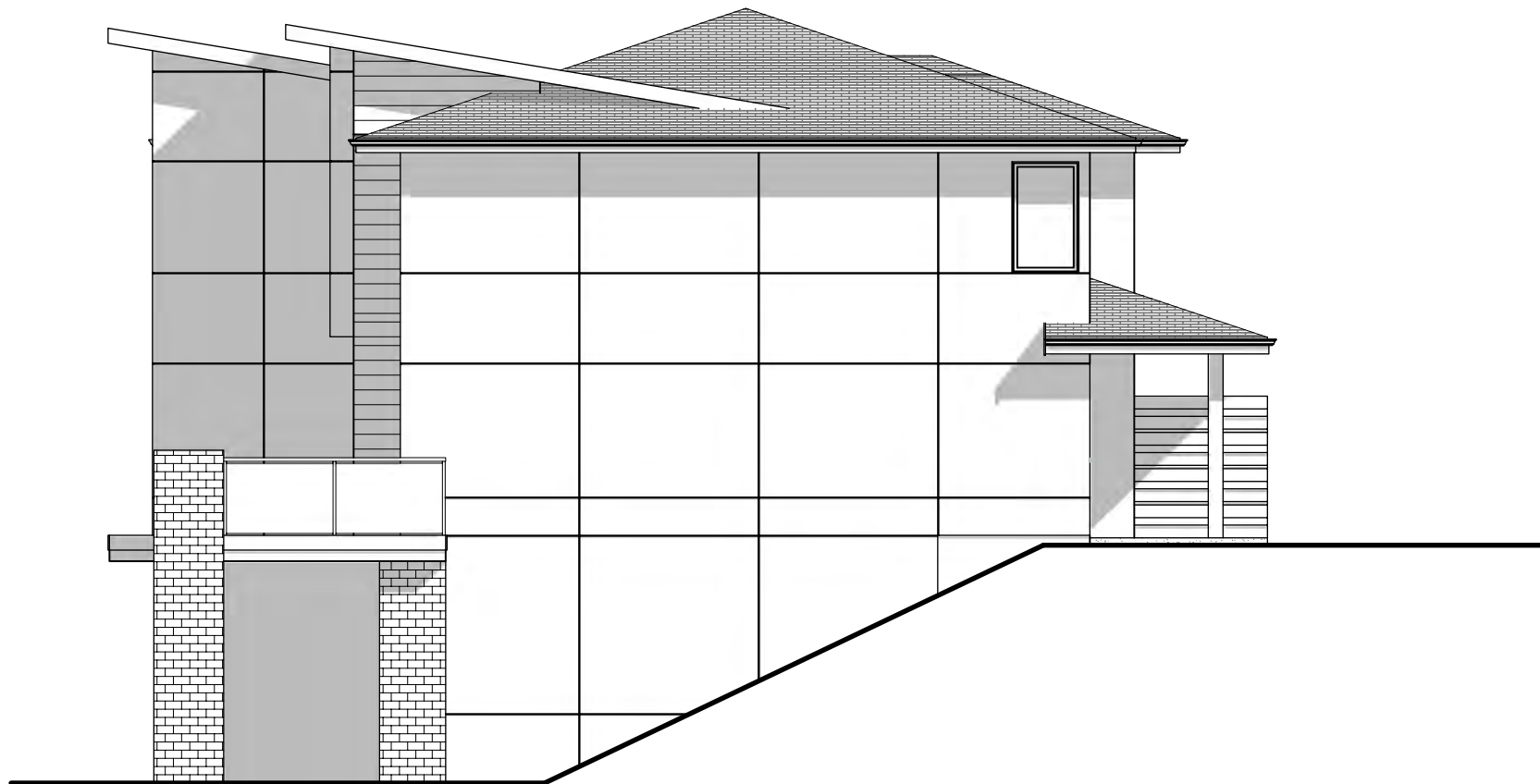
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ISSUED FOR: DEVELOPMENT PERMIT

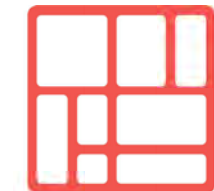
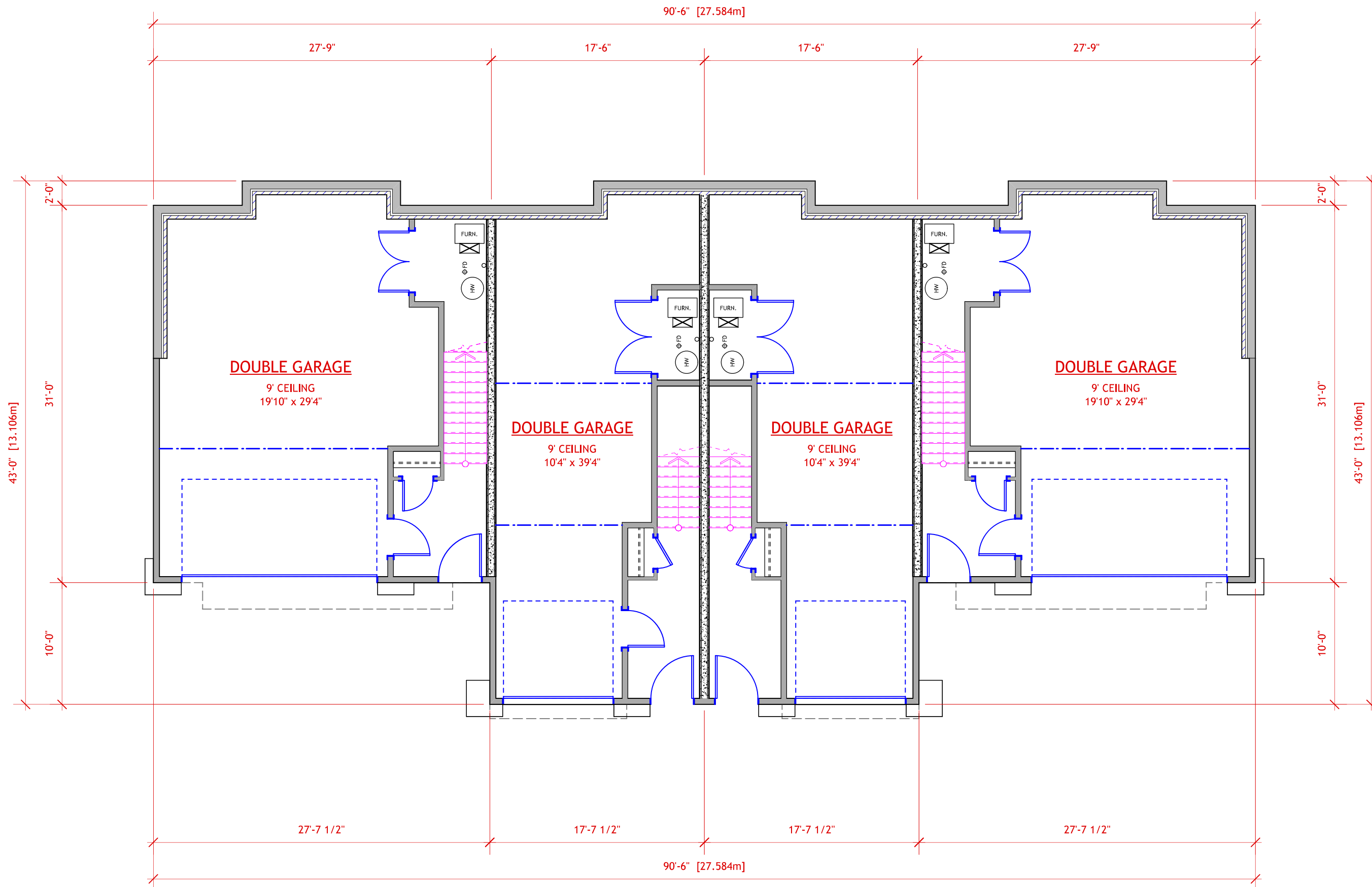
SHEET: A7



SOUTH ELEVATION



NORTH ELEVATION



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TALLUS RIDGE PHASE 10B MULTI

BUILDING C (ALL TYPES)

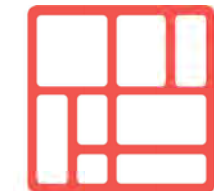
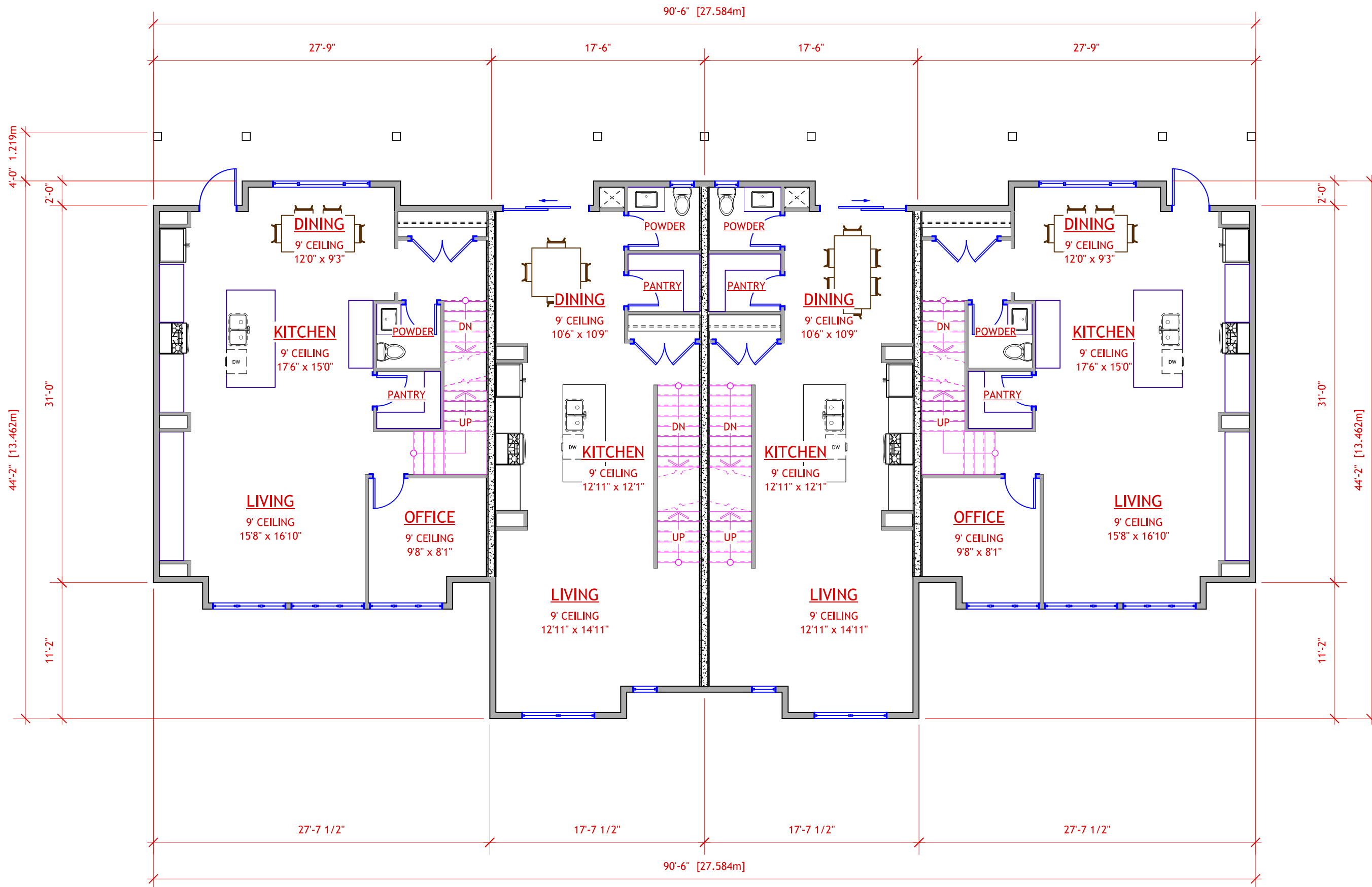


MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

BASEMENT PLAN

DATE: 6-May-21

SCALE: 1/8" = 1'-0"
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: A8



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TALLUS RIDGE PHASE 10B MULTI

BUILDING C (ALL TYPES)



TALLUS RIDGE
 AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
 CANYON CREST DRIVE
 WEST KELOWNA, BC
 LOT PLAN

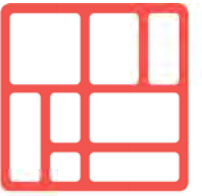
MAIN FLOOR PLAN

DATE: 6-May-21

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

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A9



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TALLUS RIDGE PHASE 10B MULTI

BUILDING C (ALL TYPES)



TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

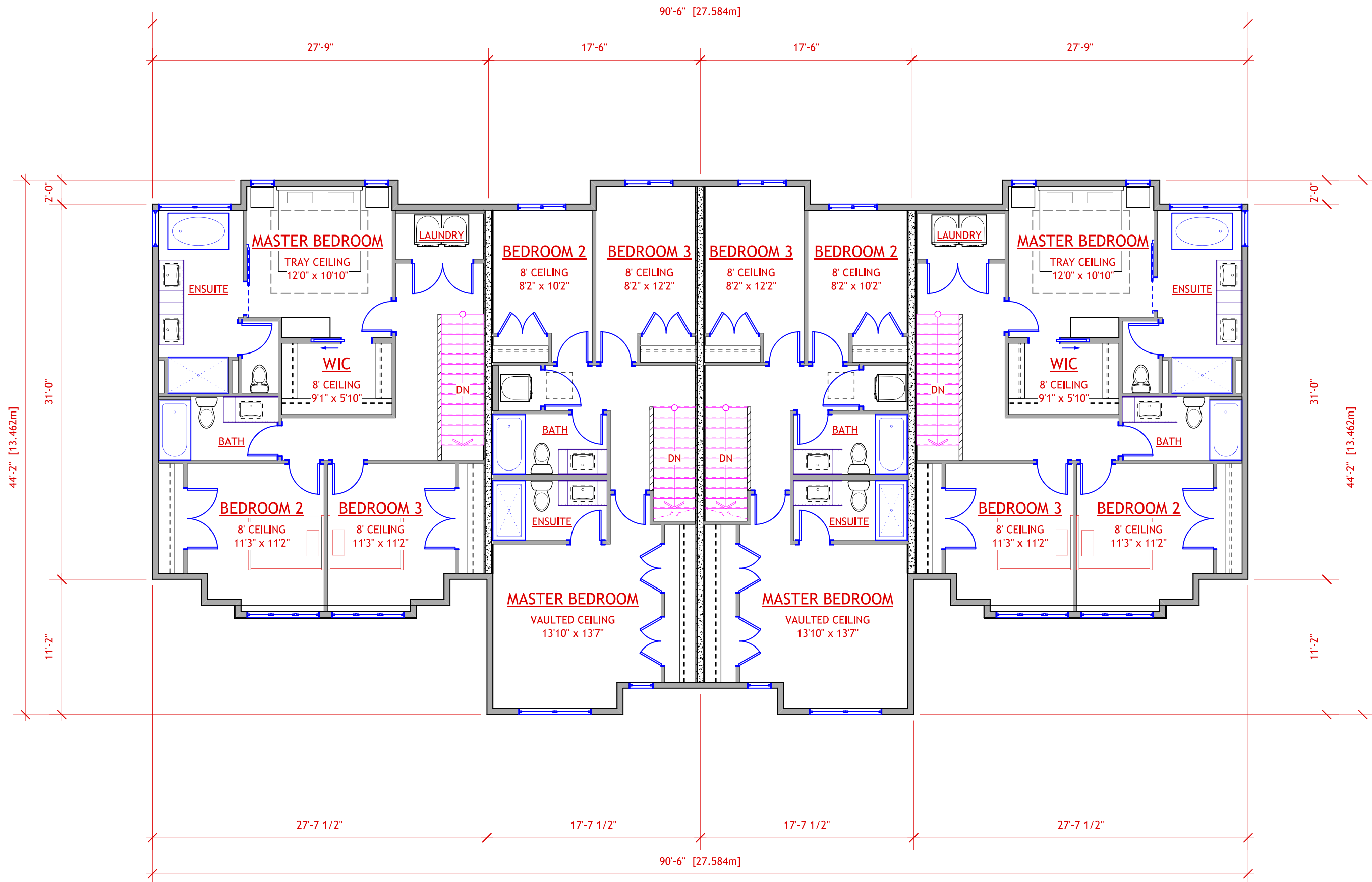
SECOND FLOOR PLAN

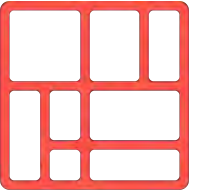
DATE: 6-May-21

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

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A10





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TALLUS RIDGE PHASE 10B MULTI

BUILDING A1



TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

ELEVATIONS

DATE: 6-May-21

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

ISSUED FOR: DEVELOPMENT PERMIT

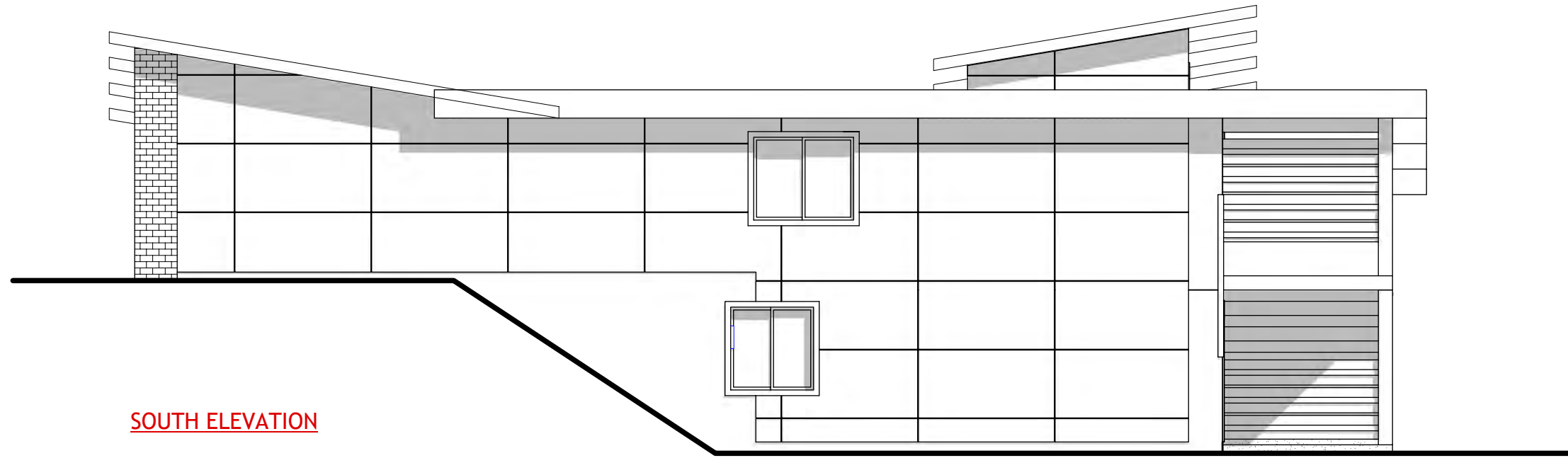
SHEET: A11



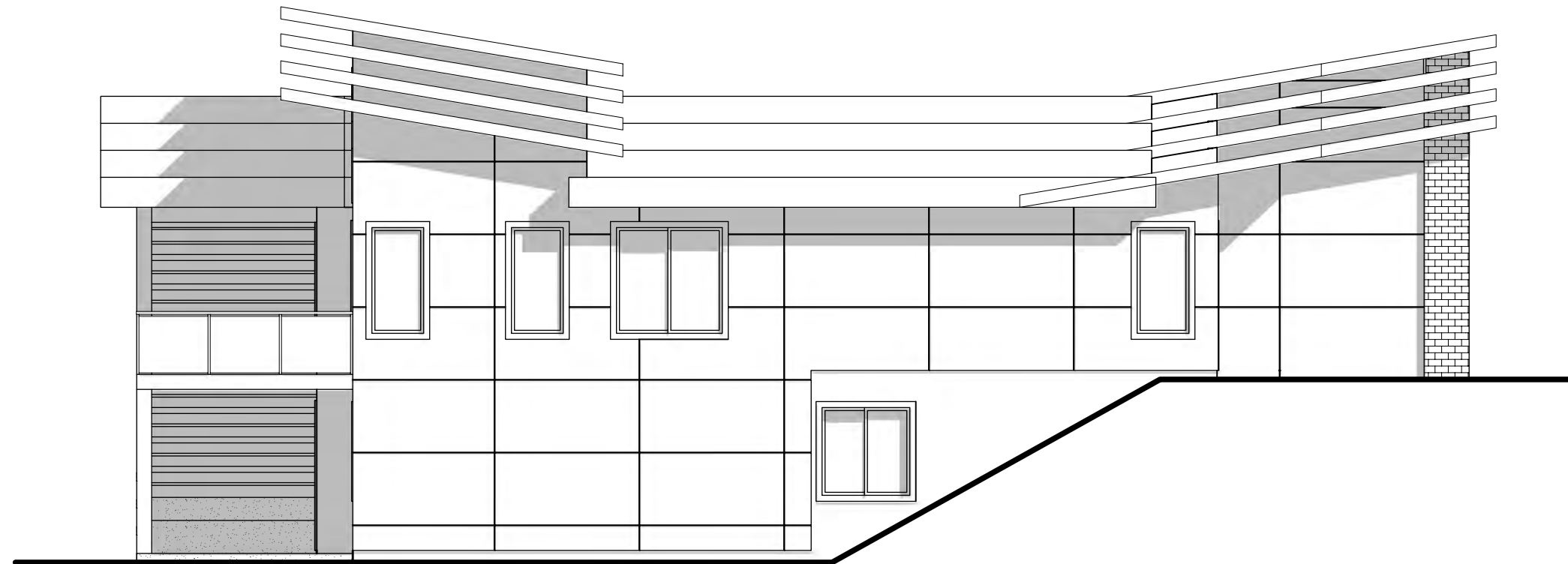
WEST ELEVATION



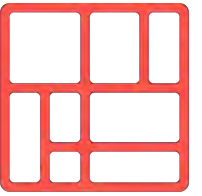
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



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TALLUS RIDGE PHASE 10B MULTI

BUILDING A1



TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

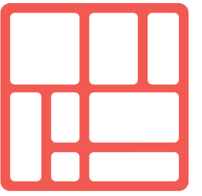
ELEVATIONS

DATE: 6-May-21

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

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A12



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WEST ELEVATION



EAST ELEVATION

TALLUS RIDGE PHASE 10B MULTI

BUILDING A2



TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

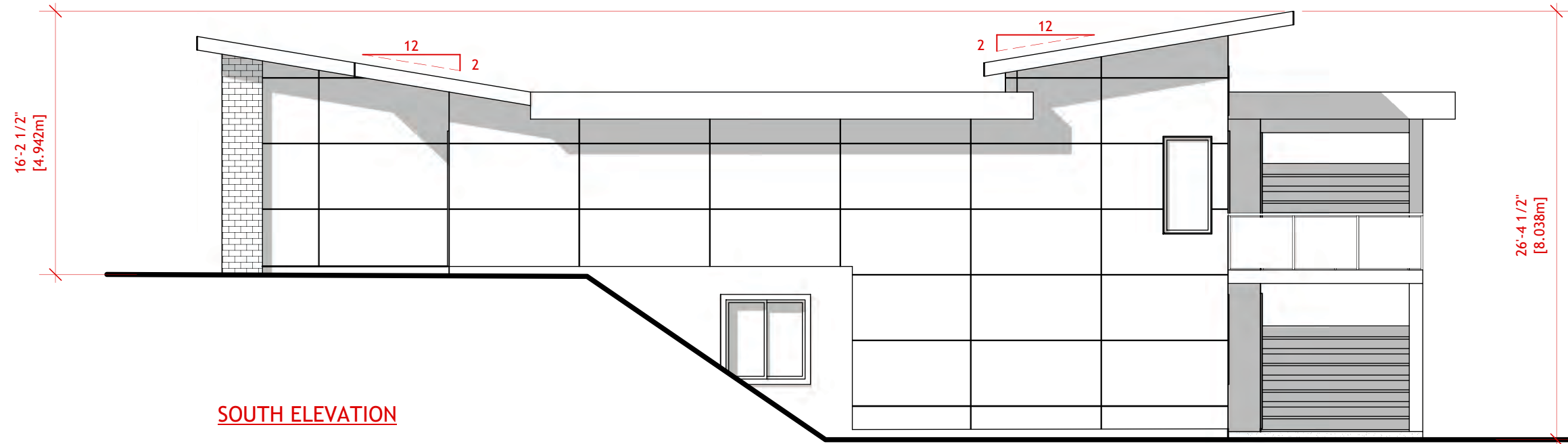
ELEVATIONS

DATE: 5-May-21

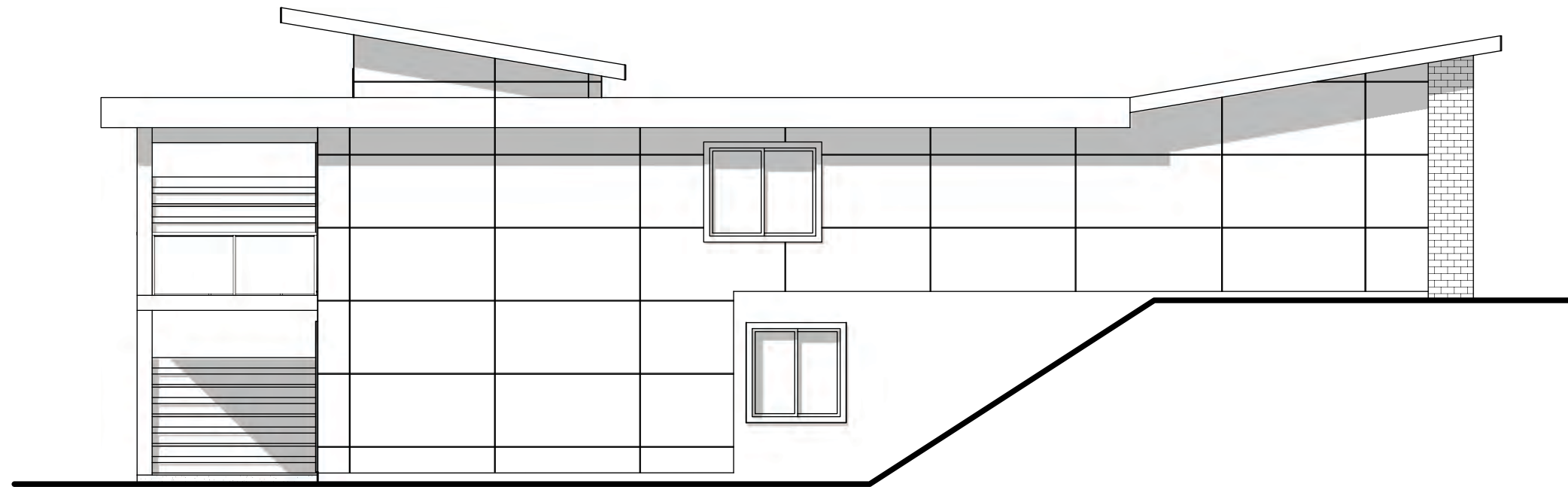
SCALE: 1/8" = 1'-0"

ISSUED FOR: DEVELOPMENT PERMIT

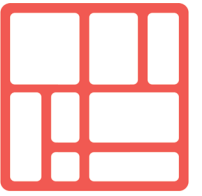
SHEET: A13



SOUTH ELEVATION



NORTH ELEVATION



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TALLUS RIDGE PHASE 10B MULTI
 BUILDING A2



TALLUS RIDGE
 AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
 CANYON CREST DRIVE
 WEST KELOWNA, BC
 LOT PLAN

ELEVATIONS

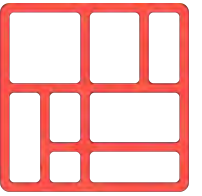
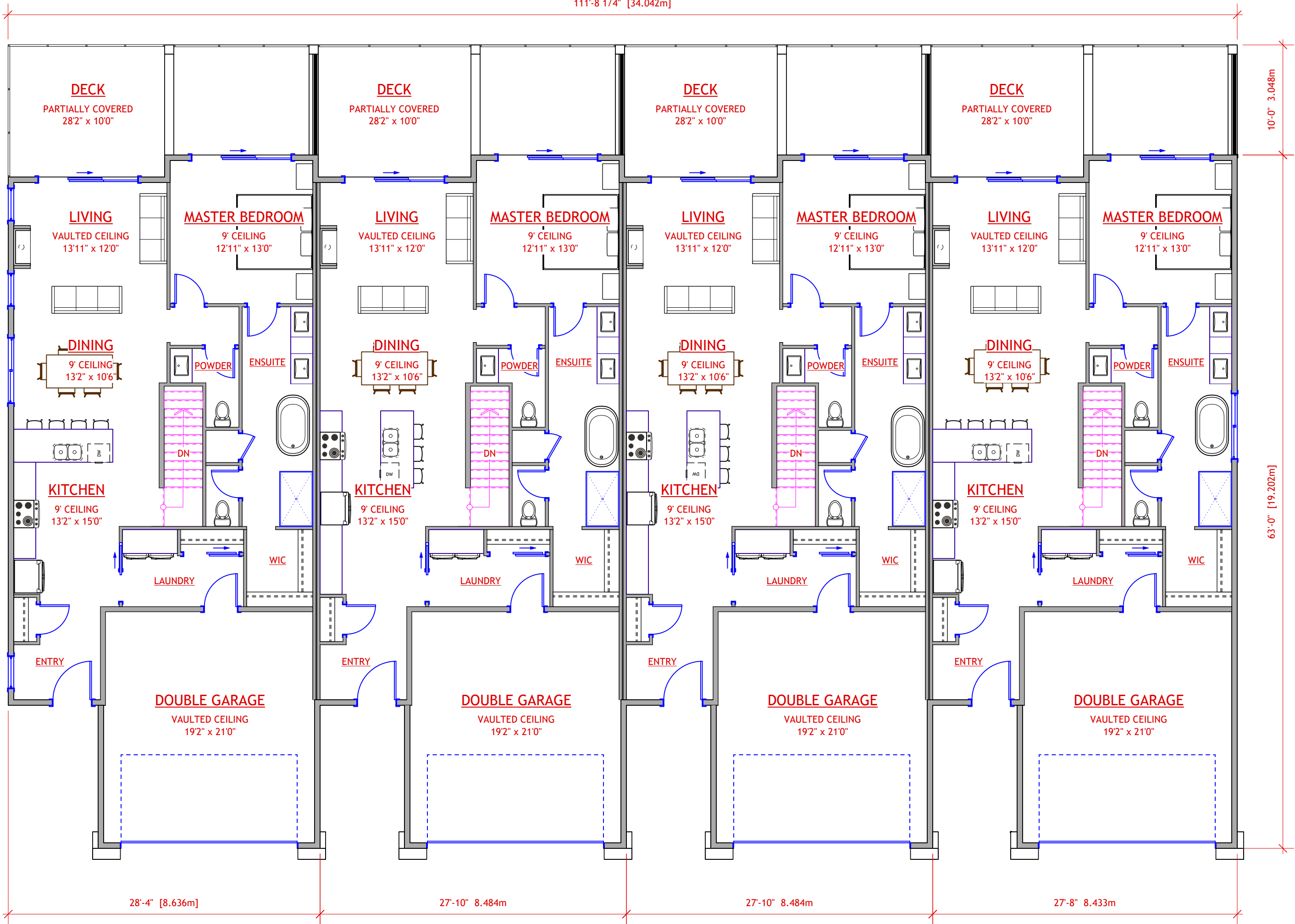
DATE: 5-May-21

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

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A14

111'-8 1/4" [34.042m]



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TALLUS RIDGE PHASE JOB MULTI

BUILDING A (ALL TYPES)



TALLUS RIDGE
 AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
 CANYON CREST DRIVE
 WEST KELOWNA, BC
 LOT PLAN

MAIN FLOOR PLAN

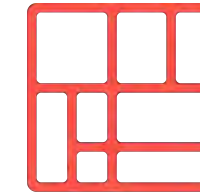
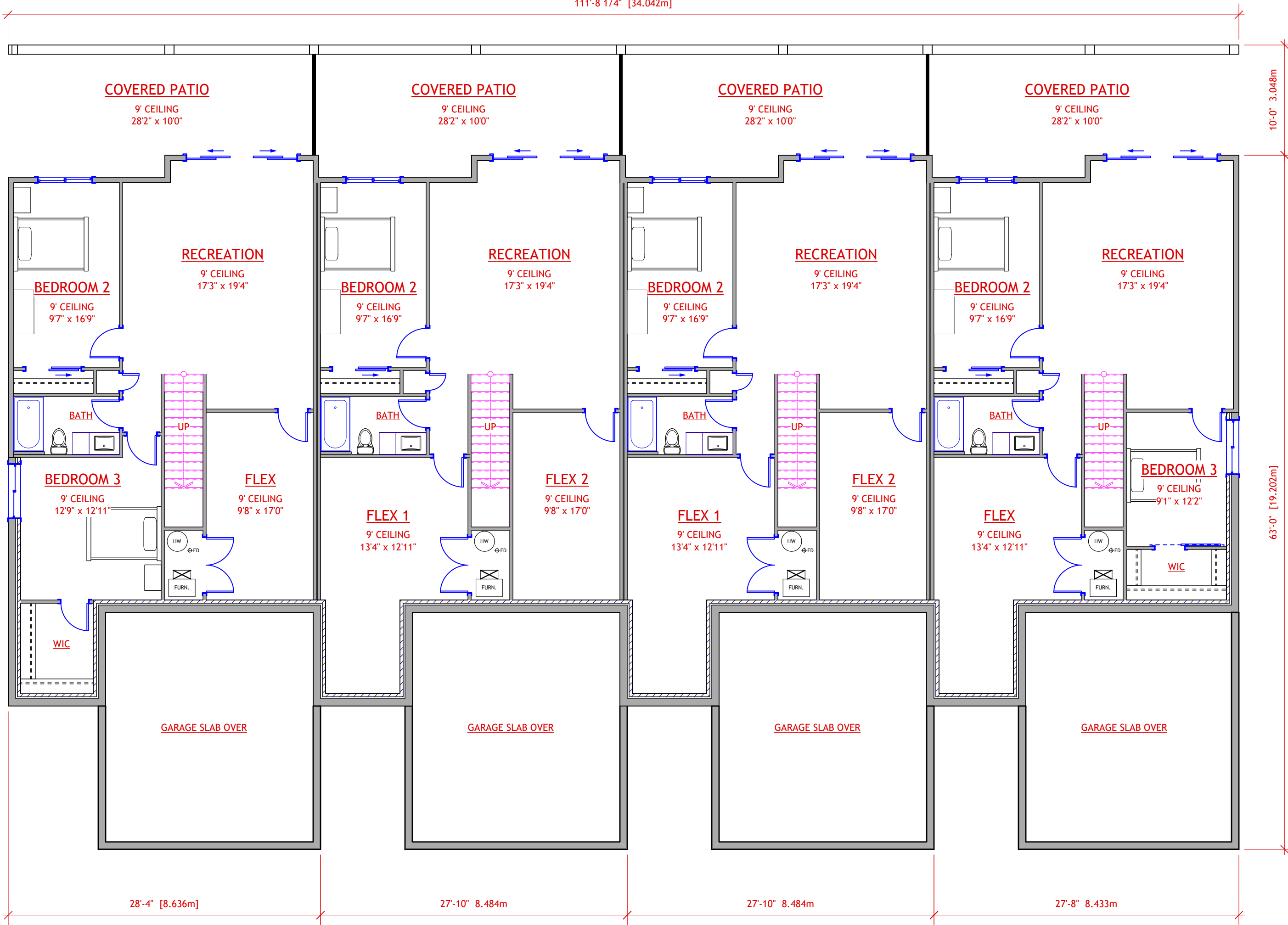
DATE: 6-May-21

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

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A15

111'-8 1/4" [34.042m]



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TALLUS RIDGE PHASE 10B MULTI

BUILDING A (ALL TYPES)



TALLUS RIDGE
 AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
 CANYON CREST DRIVE
 WEST KELOWNA, BC
 LOT PLAN

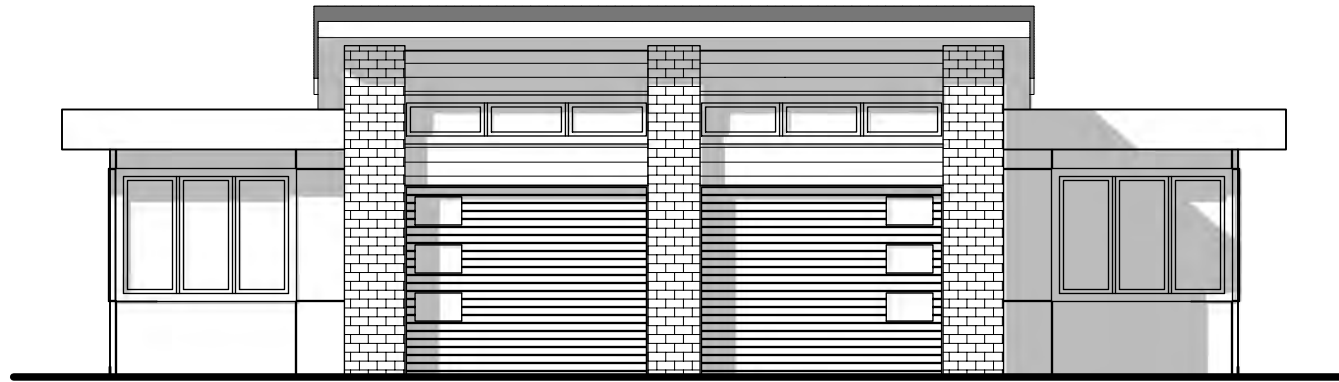
BASEMENT PLAN

DATE: 6-May-21

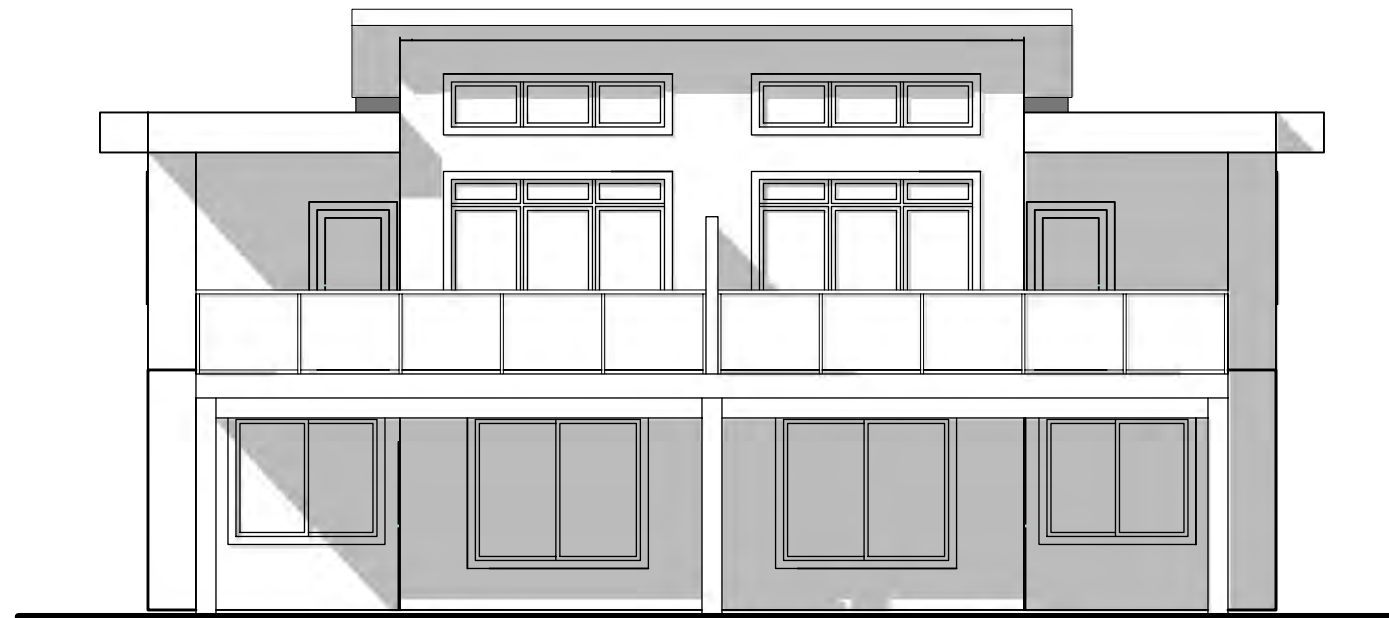
SCALE: 1/8" = 1'-0"

ISSUED FOR: DEVELOPMENT PERMIT

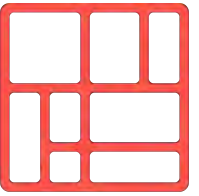
SHEET: A16



WEST ELEVATION



EAST ELEVATION



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TALLUS RIDGE PHASE 10B MULTI

BUILDING B



TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

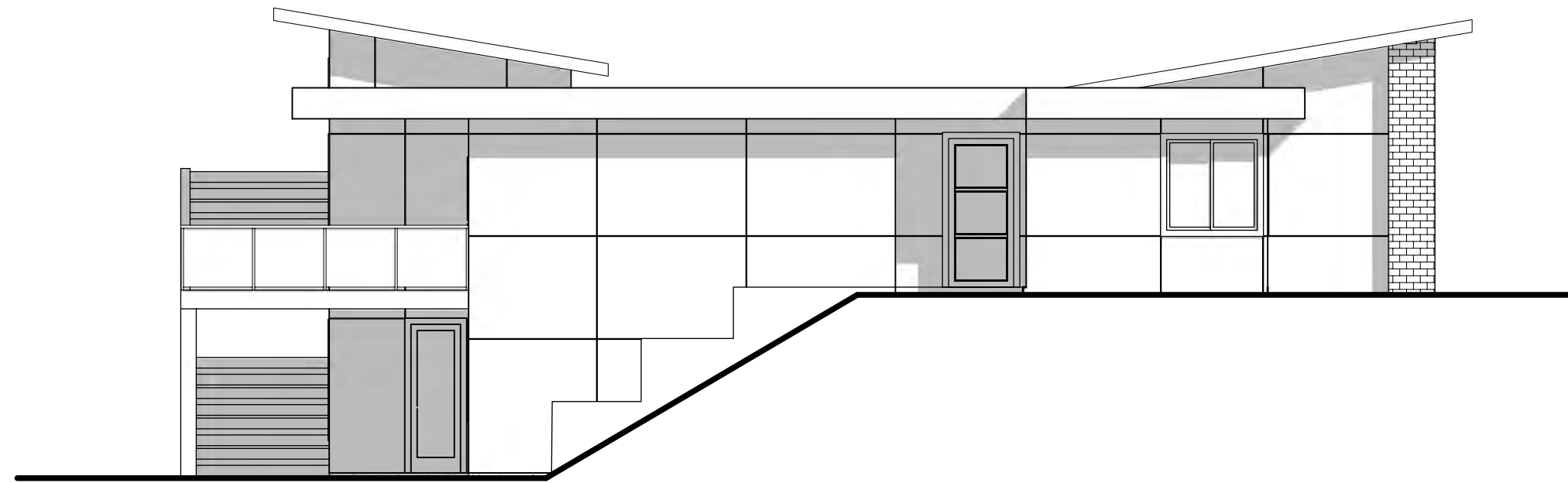
ELEVATIONS

DATE: 6-May-21

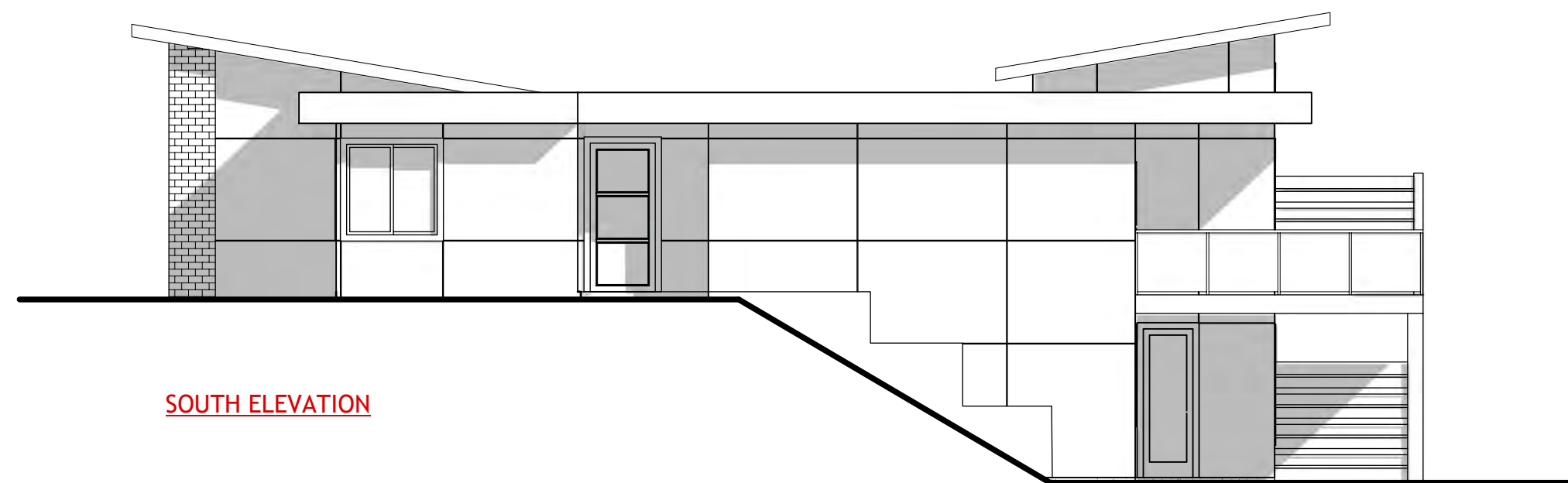
SCALE: 1/8" = 1'-0"

ISSUED FOR: DEVELOPMENT PERMIT

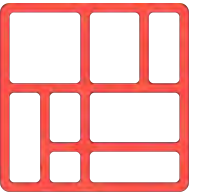
SHEET: A17



NORTH ELEVATION



SOUTH ELEVATION



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TALLUS RIDGE PHASE 10B MULTI

BUILDING B



TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

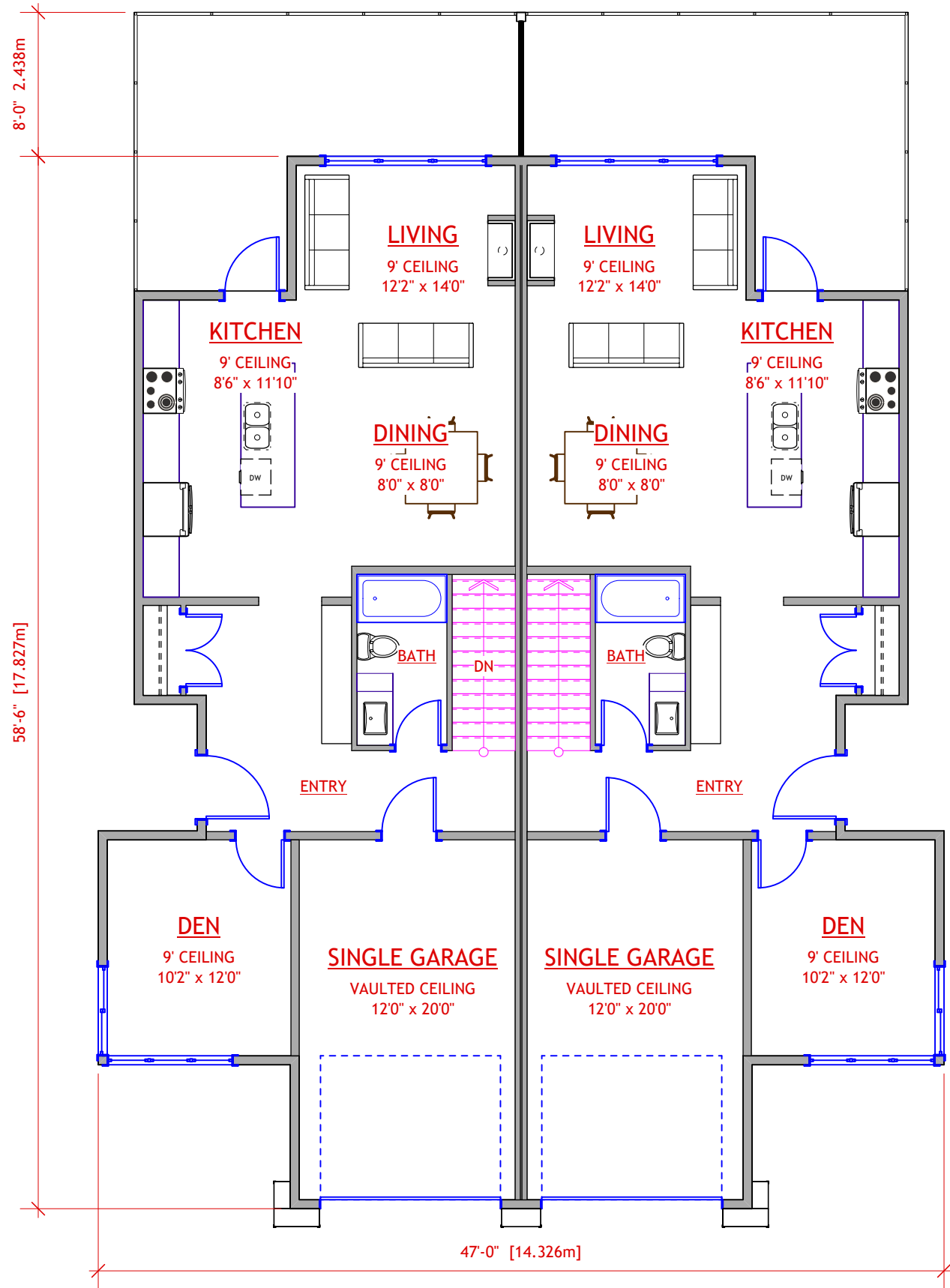
ELEVATIONS

DATE: 6-May-21

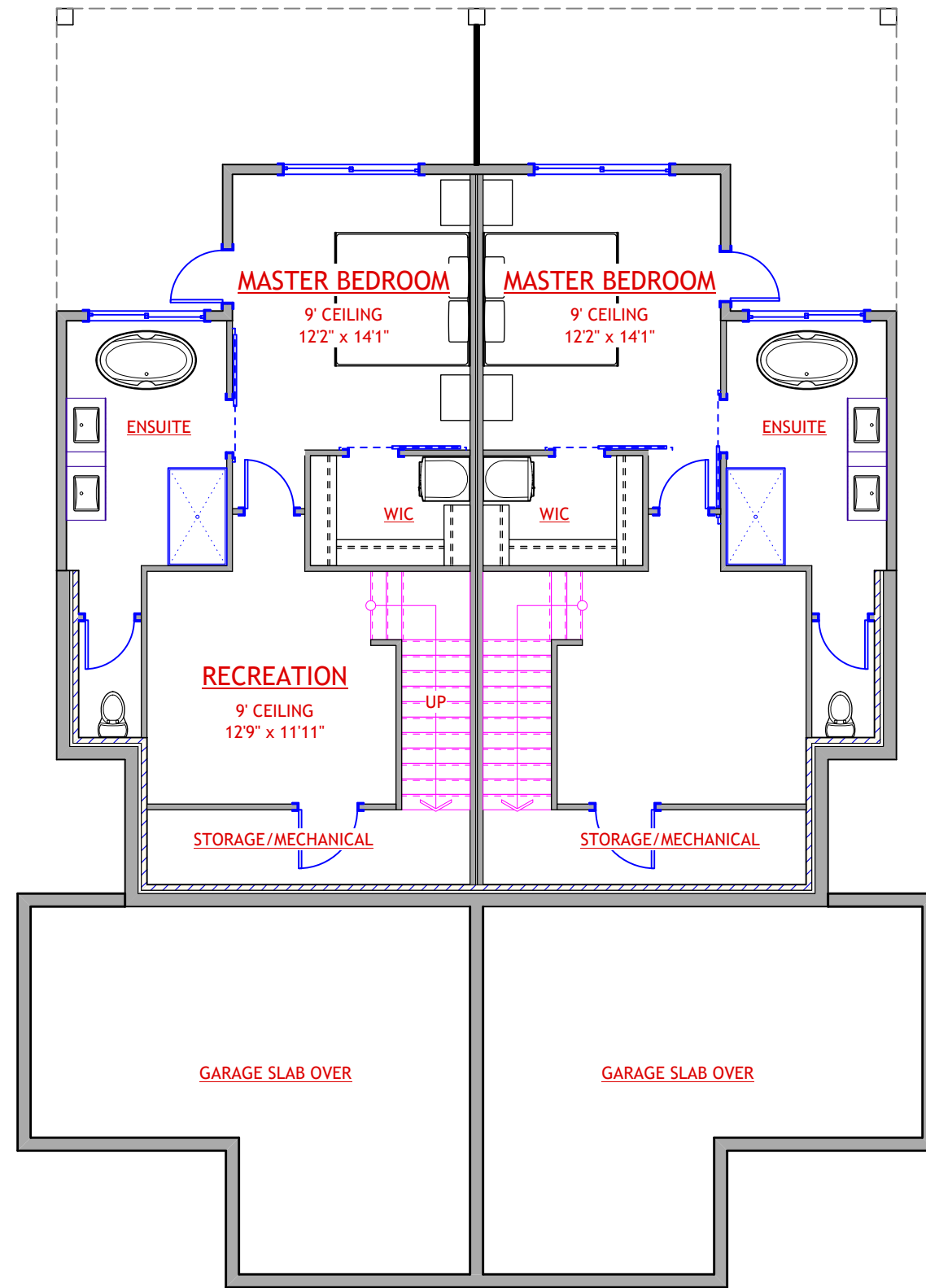
SCALE: 1/8" = 1'-0"

ISSUED FOR: DEVELOPMENT PERMIT

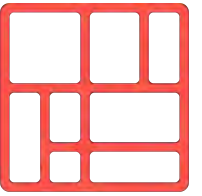
SHEET: A18



UPPER FLOOR PLAN



LOWER FLOOR PLAN



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TALLUS RIDGE PHASE 10B MULTI

BUILDING B



TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

UPPER & LOWER FLOOR PLANS

DATE: 6-May-21

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

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A19

WEST PROPERTY LINE

EAST PROPERTY LINE



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TALLUS RIDGE PHASE 10B MULTI



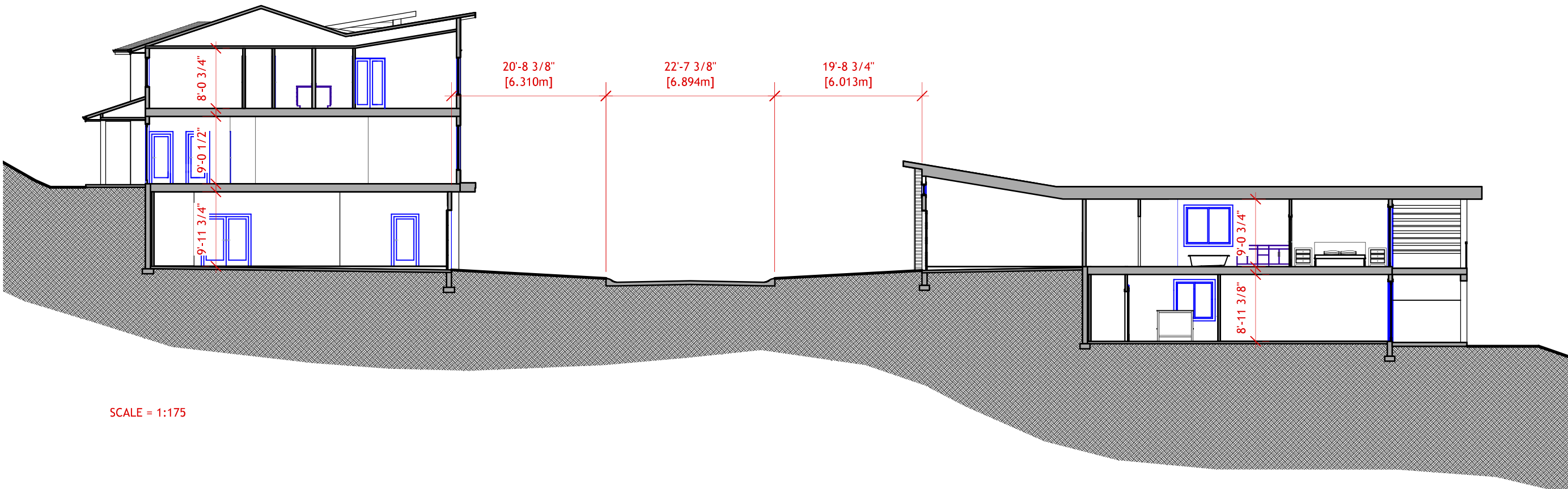
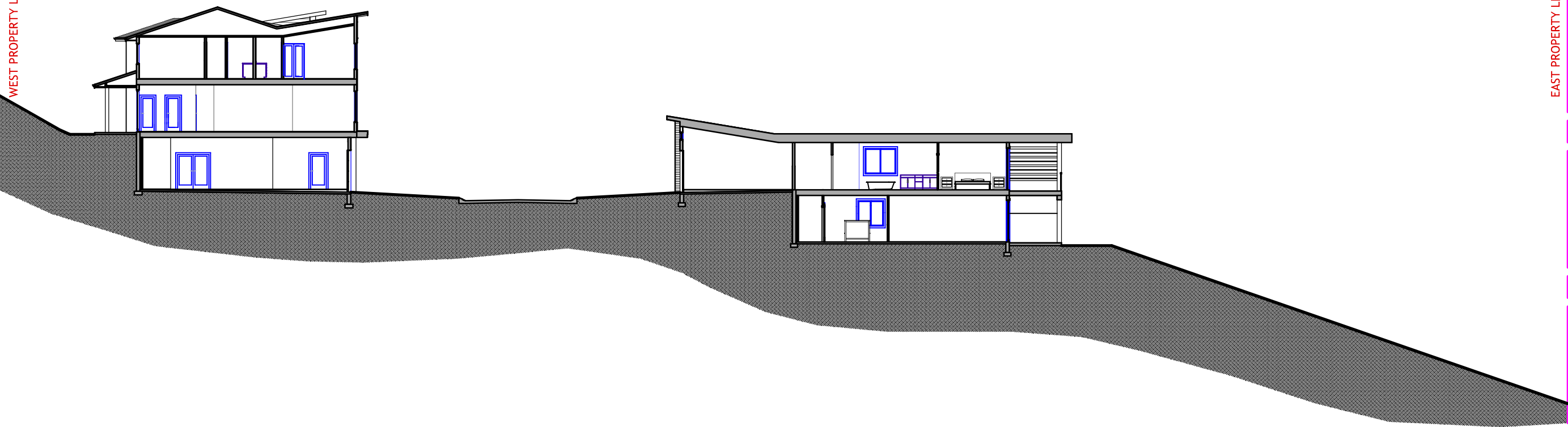
TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

SITE SECTION

DATE: 6-May-21

SCALE:
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: A20



SCALE = 1:175

R3 LOW DENSITY MULTIPLE RESIDENTIAL ZONE	PERMITTED	PROPOSED
NET SITE AREA (R3 PORTION ONLY)	1000m2	10179.75m2
BUILDING A FOOTPRINT AT GRADE		605.54m2
BUILDING B FOOTPRINT AT GRADE		207.01m2
BUILDING C FOOTPRINT AT GRADE		301.59m2
PROPOSED DECK AREA BLDGS A (PER UNIT)		16.88m2
PROPOSED DECK AREA BLDGS B (PER UNIT)		16.88m2
PROPOSED DECK AREA BLDGS C (PER UNIT)		16.88m2
BUILDING A		
BUILDING A BASEMENT FFA (PER UNIT)		112.32m2
BUILDING A MAIN FLOOR FFA (PER UNIT)		112.32m2
BUILDING A TOTAL FFA (PER UNIT)		224.64m2
TOTAL BUILDINGS		2
TOTAL UNITS		8
BUILDING B		
BUILDING B BASEMENT FFA (PER UNIT)		82.13m2
BUILDING B MAIN FLOOR FFA (PER UNIT)		82.13m2
BUILDING B TOTAL FFA (PER UNIT)		164.26m2
TOTAL BUILDINGS		1
TOTAL UNITS		2
BUILDING C		
BUILDING C BASEMENT FFA (PER UNIT)		10.63m2
BUILDING C MAIN FLOOR FFA (PER UNIT)		86.47m2
BUILDING C SECOND FLOOR FFA (PER UNIT)		87.86m2
BUILDING C INTERIOR BASEMENT FFA (PER UNIT)		11.21m2
BUILDING C INTERIOR MAIN FLOOR FFA (PER UNIT)		69.09m2
BUILDING C INTERIOR SECOND FLOOR FFA (PER UNIT)		69.09m2
BUILDING B TOTAL FFA (PER UNIT)		184.96m2
BUILDING B INTERIOR TOTAL FFA (PER UNIT)		149.39m2
TOTAL BUILDINGS		4
TOTAL UNITS		16
FAR	0.8	0.47
SITE COVERAGE	40.0%	27.8%
BUILDING HEIGHT *VARIANCE REQUESTED*	9m/3 STOREYS	9.75m/3 STOREYS

	R3 ZONE PERMITTED	REQUESTED
FRONT (NORTH) YARD SETBACK	4.500m	4.521m
REAR (SOUTH) YARD SETBACK	7.500m	31.657m
EXTERIOR (EAST) YARD SETBACK	4.500m	21.113m
INTERIOR (WEST) YARD SETBACK	3.000m	7.765m

PARKING CALCULATIONS

REQUIRED PARKING	26 DWELLING UNITS	52 STALLS
VISITOR PARKING	10% OF REQUIRED	6 STALLS
SMALL CAR PARKING	30% OF REQUIRED	15 STALLS
TOTAL REQUIRED PARKING		58 STALLS

PROPOSED PARKING

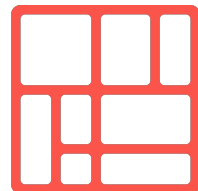
FULL SIZED STALLS BUILDINGS A&C	2 PER DWELLING UNIT	48 STALLS
FULL SIZED STALLS BUILDING B	1 PER DWELLING UNIT	2 STALLS
FULL SIZED VISITOR PARKING (DRIVEWAY)	A/C DWELLING UNIT WHERE AVAILABLE	30 STALLS
FULL SIZED VISITOR PARKING (DRIVEWAY)	1 PER B DWELLING UNIT	2 STALLS
FULL SIZED VISITOR PARKING (ON-SITE)		6 STALLS
TOTAL PROPOSED PARKING		88 STALLS

BUILDING CODE REVIEW

THE FOLLOWING NOTES PROVIDE INFORMATION HIGHLIGHTING BUILDING DESIGN CRITERIA. IT IS NOT INTENDED TO DESCRIBE ALL DESIGN AND CONSTRUCTION REQUIREMENTS.

ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE BUILDING CODE.

- TOWNHOUSE BUILDING CONSTRUCTED UNDER PART 9 OF THE BRITISH COLUMBIA BUILDING CODE 2012. 1.3.3.3 MAX 3 STOREYS, BUILDING AREA NOT EXCEEDING 600m², MAJOR OCCUPANCY GROUP C
- MAJOR OCCUPANCIES:**
TOWNHOUSE BUILDING: GROUP C - RESIDENTIAL (TABLE 3.1.2.1.)
- BUILDING HEIGHT:**
3 STOREYS ABOVE GRADE
- OCCUPANCY LOAD:**
2 PER SLEEPING ROOM
2 X 3 = 6 PER DWELLING UNIT
- FIRE SEPARATIONS:**
9.10.9.14 (1) 45 min.
- HEADROOM CLEARANCES:**
STAIRS & LANDINGS: 1950mm
ROOM CEILING HEIGHTS: 2100mm
UNFINISHED BASEMENTS: 2000mm
MINIMUM AREAS OF MINIMUM CEILING HEIGHTS TO CONFORM TO TABLE 9.5.3.1.
- MINIMUM SOUND TRANSMISSION CLASS RATING**
9.11.2.1 (1) STC 50



IHS DESIGN

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TALLUS RIDGE PHASE 10B MULTI



TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

ZONING ANALYSIS

DATE: 15-Sep-21

SCALE:
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: A21



SMARTBOARD FASCIA - BLACK

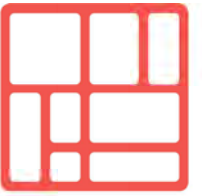
SAGIWALL SIDING - CARAMEL ZEBRAWOOD

HARDIEPANEL - STONE GRAY

LAMINATE SHINGLES - DUAL BLACK

HARDIEPANEL - ROBO GRAY

TIMBERSTONE CLEAN BRICK - PEWTER



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TALLUS RIDGE
AT SHANNON LAKE

MULTIFAMILY DEVELOPMENT
CANYON CREST DRIVE
WEST KELOWNA, BC
LOT PLAN

EXTERIOR MATERIALS

DATE: 6-May-21

SCALE:
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: A22



SMARTBOARD FASCIA - BLACK

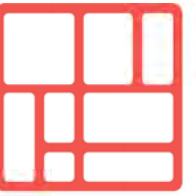
LAMINATE SHINGLES - DUAL BLACK

HARDIEPANEL - ROBO GRAY

SAGIWALL SIDING - CARAMEL ZEBRAWOOD

HARDIEPANEL - STONE GRAY

TIMBERSTONE CLEAN BRICK - PEWTER



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EXTERIOR MATERIALS

DATE: 6-May-21

SCALE:
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: A23