

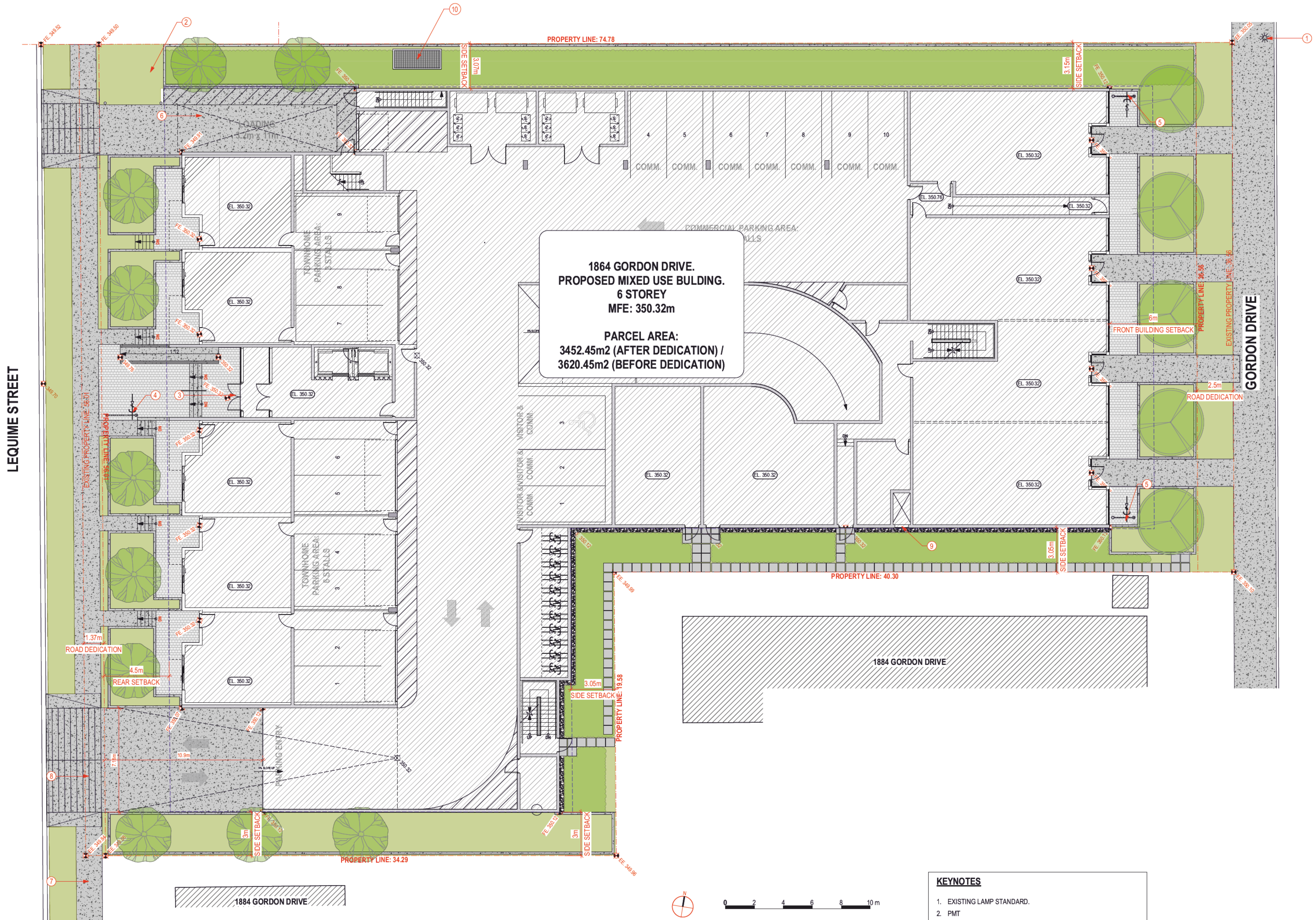
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MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC



1864 GORDON DRIVE.
PROPOSED MIXED USE BUILDING.
6 STOREY
MFE: 350.32m

PARCEL AREA:
3452.45m² (AFTER DEDICATION) /
3620.45m² (BEFORE DEDICATION)



1 SITE PLAN
 Scale: 1:120

- KEYNOTES**
1. EXISTING LAMP STANDARD.
 2. PMT
 3. RESIDENTIAL ENTRY.
 4. RESIDENTIAL SHORT TERM BICYCLE PARKING. 6 SPACES.
 5. COMMERCIAL SHORT TERM BICYCLE PARKING. 4 SPACES.
 6. LOADING SPACE. 3m x 11m.
 7. PERFORATED METAL SCREEN FOR MECHANICAL UNITS.
 8. PROPOSED LETDOWN FOR PARKING ENTRY.
 9. PARKING AIR EXHAUST LOUVER.
 10. PARKING AIR EXHAUST GRATES.

Project Title

Address

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

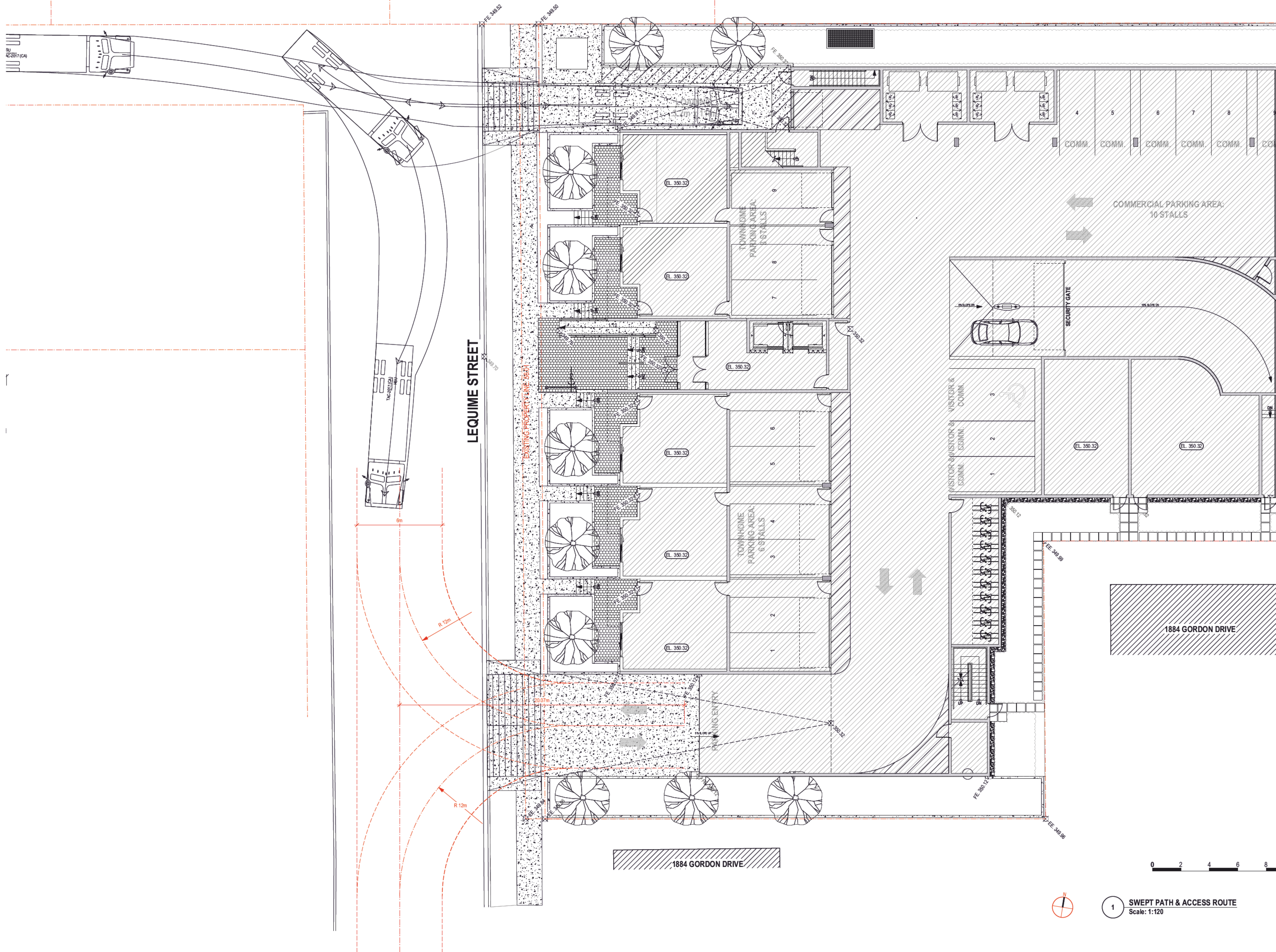
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NO.	DATE	ISSUE NOTE
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Date	2022-11-28	Reviewed By
Project ID	211210	JY
Sheet No.		

SITE PLAN

A102



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MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

Address

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

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Date 2022-11-28 Revised By JY

Project ID 211210

Sheet Title

SWEPT PATH AND ACCESS ROUTE

Sheet No.

A104

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MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Drawn By	Checked By
AS NOTED	

Date	Reviewed By
2022-11-28	JY

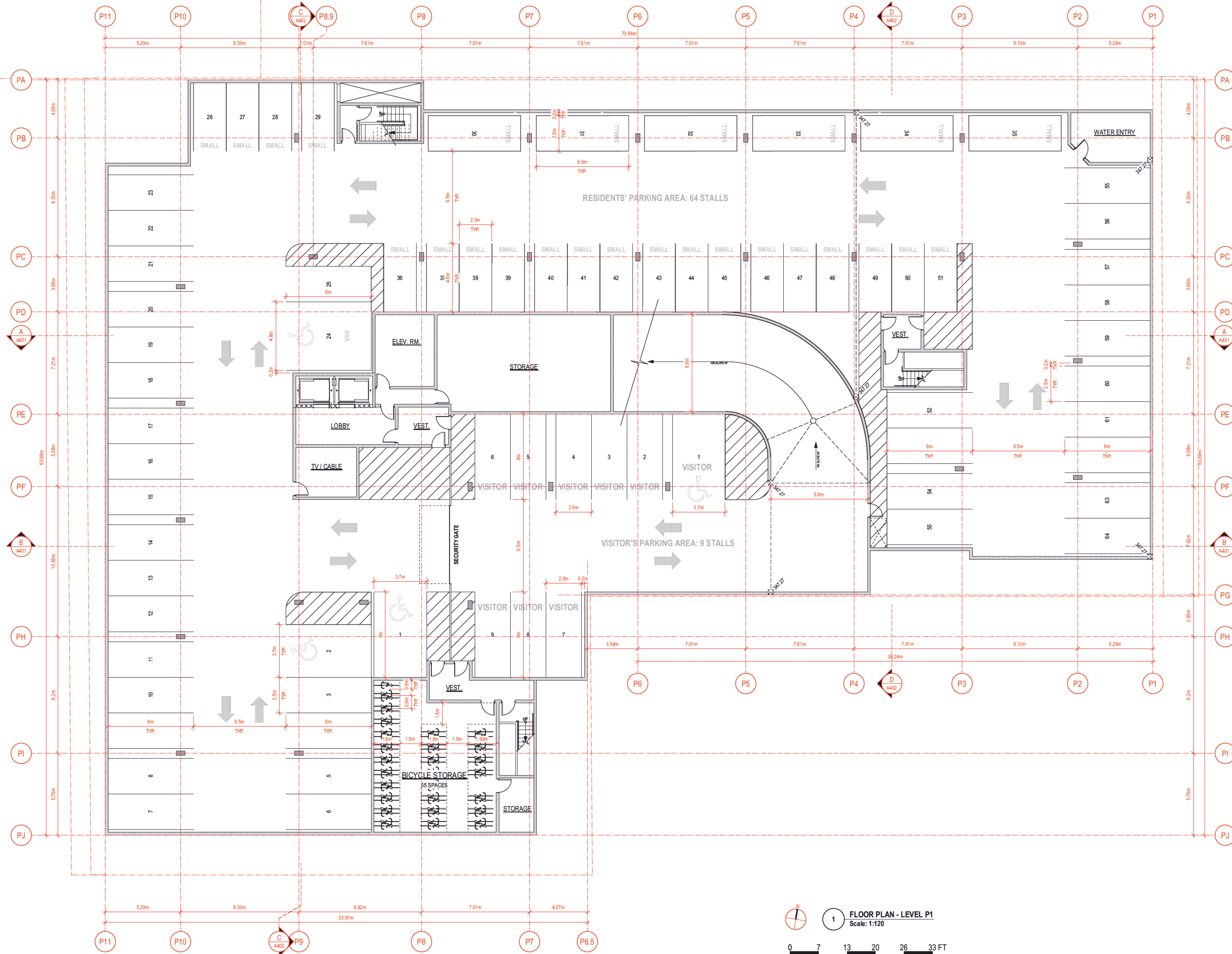
Project ID: 211210

Sheet Title

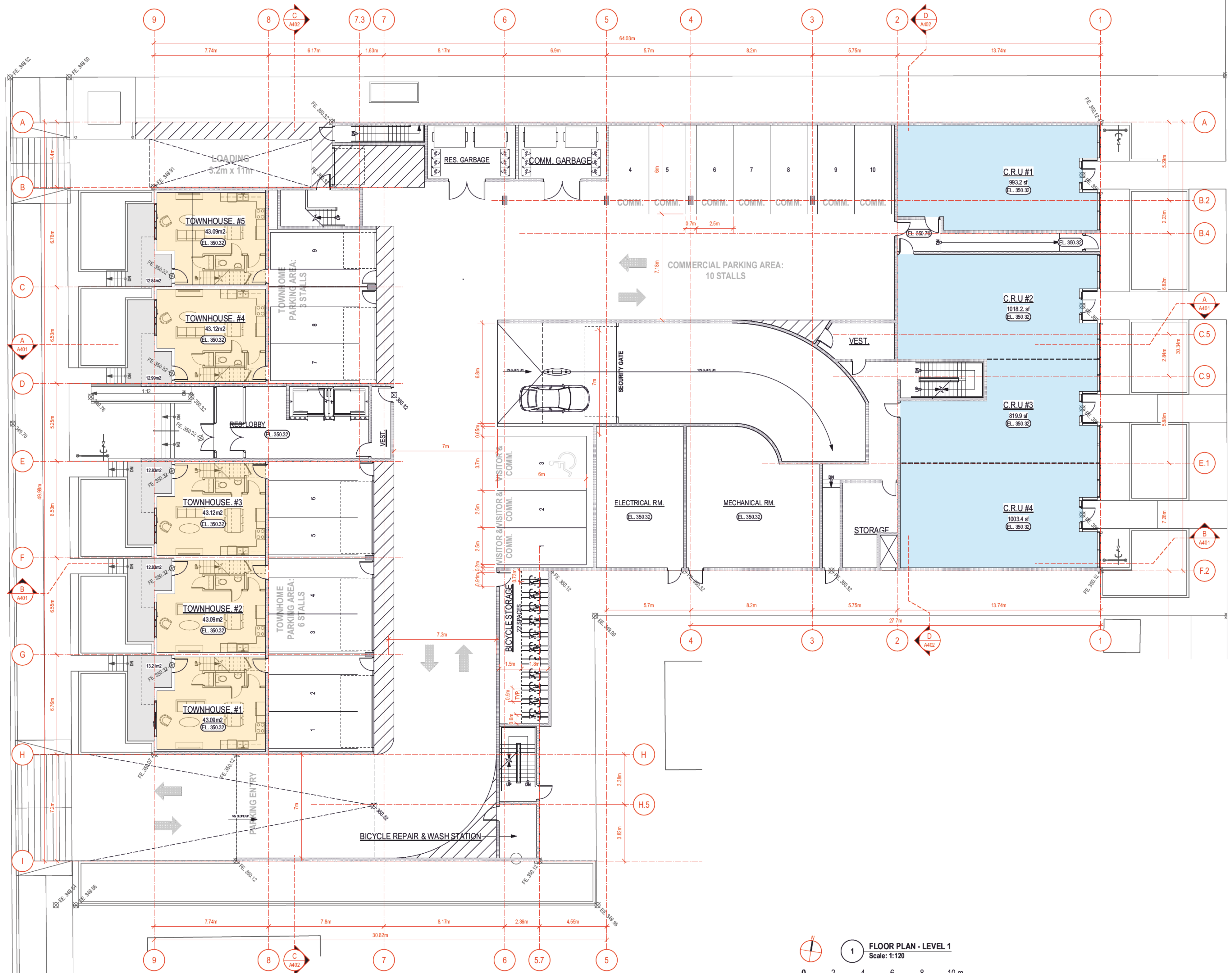
FLOOR PLAN_LEVEL P1

Sheet No.

A201



1 FLOOR PLAN - LEVEL P1
Scale: 1:120



1 FLOOR PLAN - LEVEL 1
Scale: 1:120

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MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

FLOOR PLAN_LEVEL 1

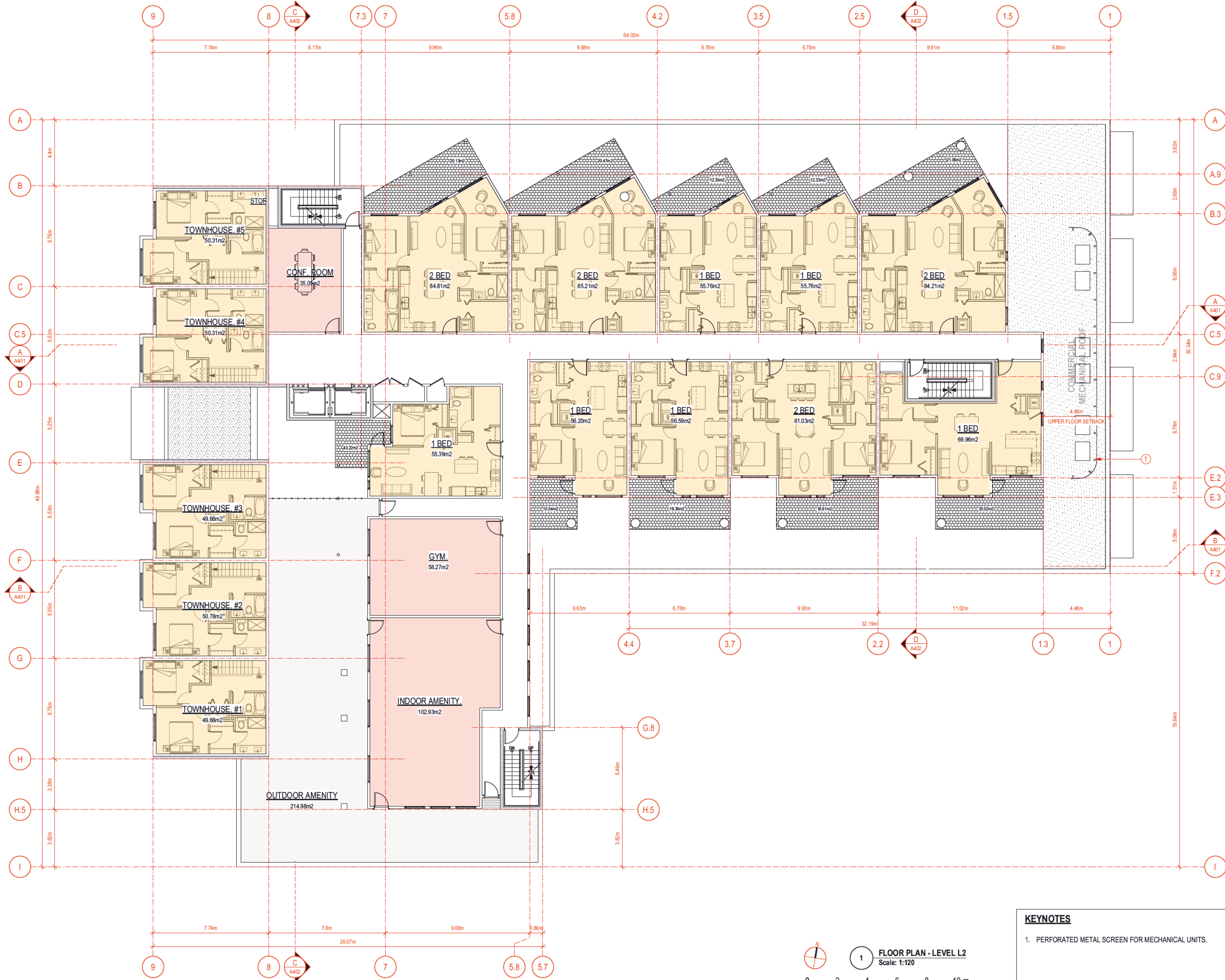
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KEYNOTES

- PERFORATED METAL SCREEN FOR MECHANICAL UNITS.

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

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Project ID: 211210		

FLOOR PLAN_LEVEL L2

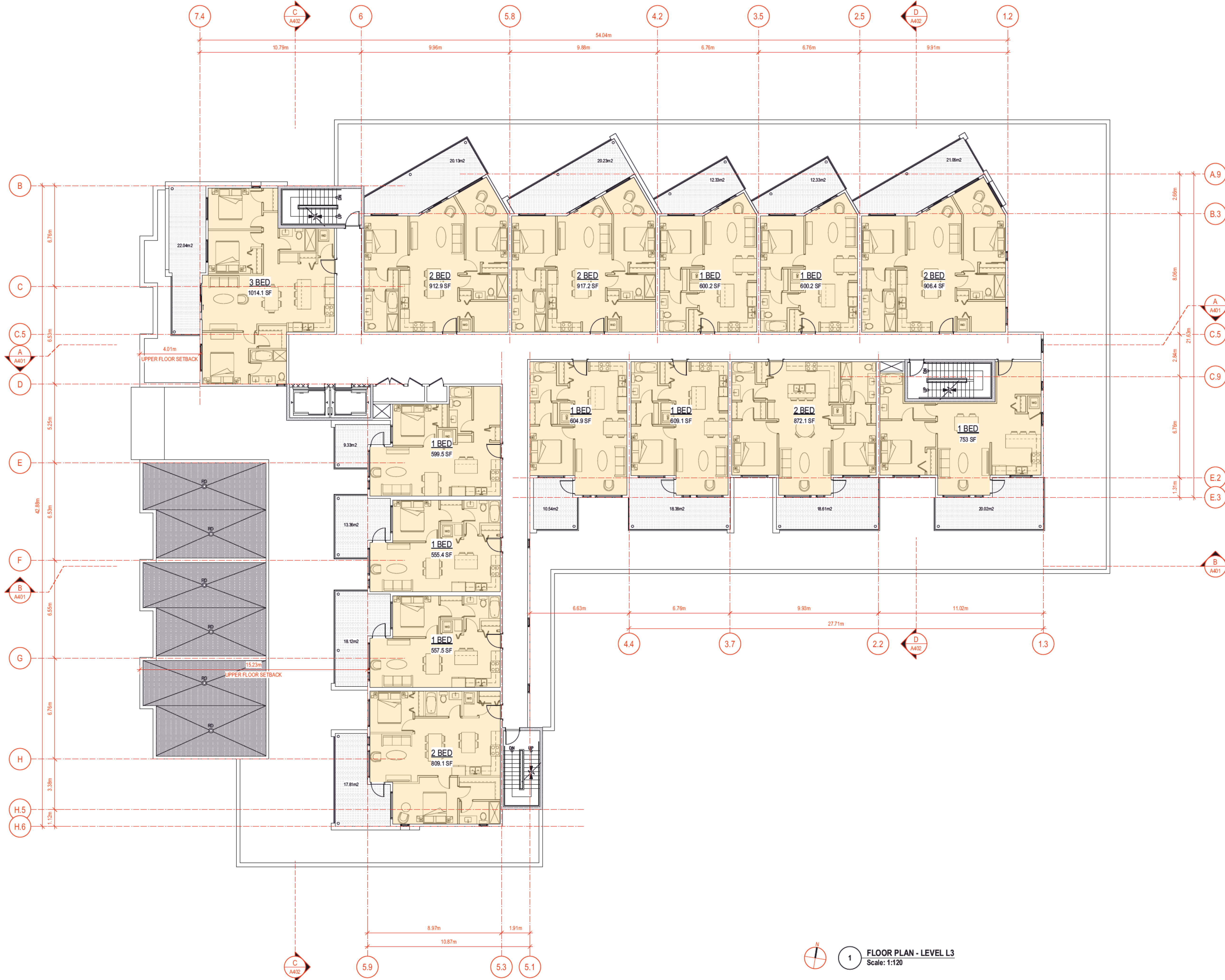
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A203

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1 FLOOR PLAN - LEVEL L3
Scale: 1:120

0 2 4 6 8 10 m

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

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NO.	DATE	ISSUE NOTE

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2022-11-28	JY

Project ID: 211210

Sheet Title

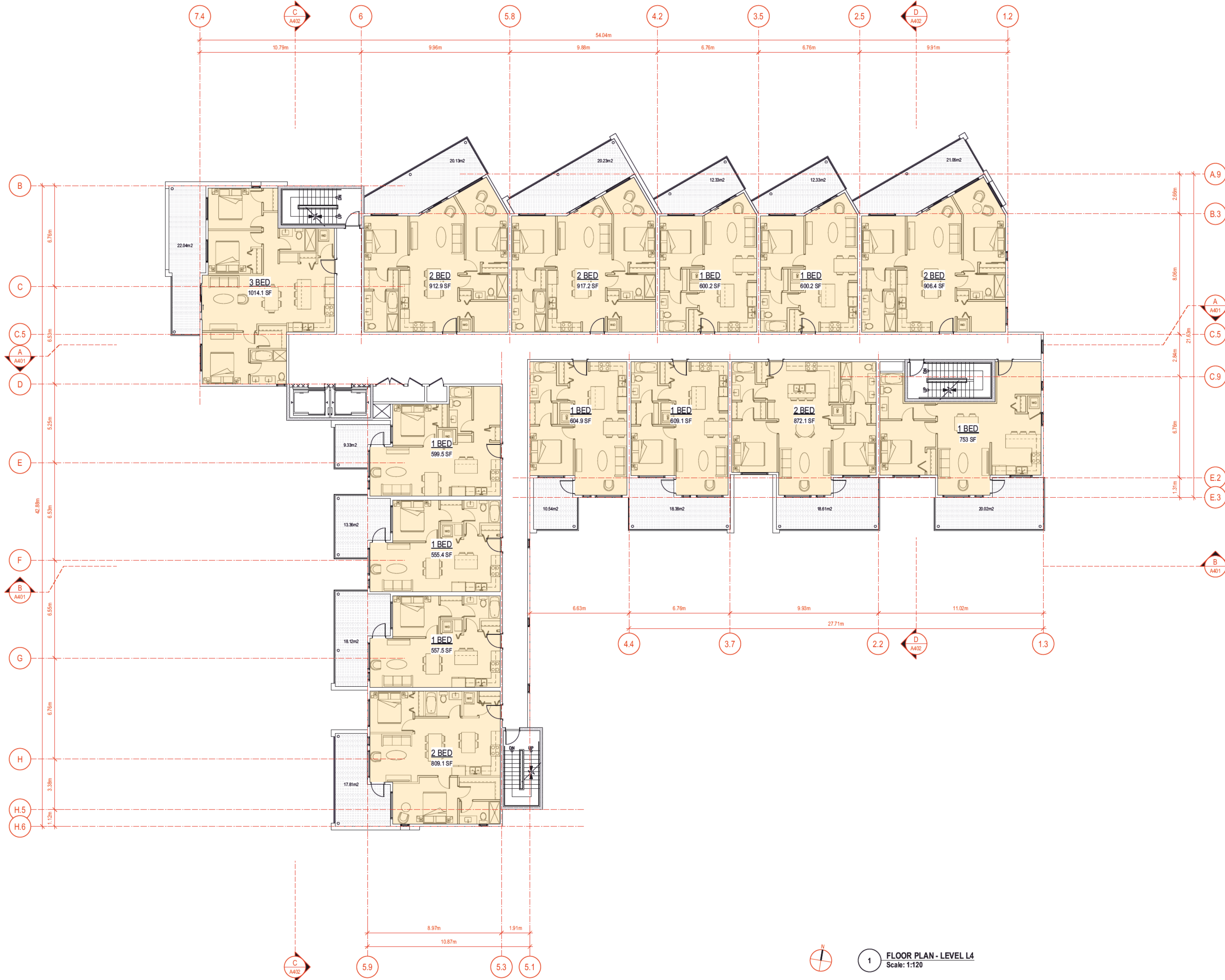
FLOOR PLAN_LEVEL L3

Sheet No. A204

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1 FLOOR PLAN - LEVEL L4
Scale: 1:120

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

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2022-11-28

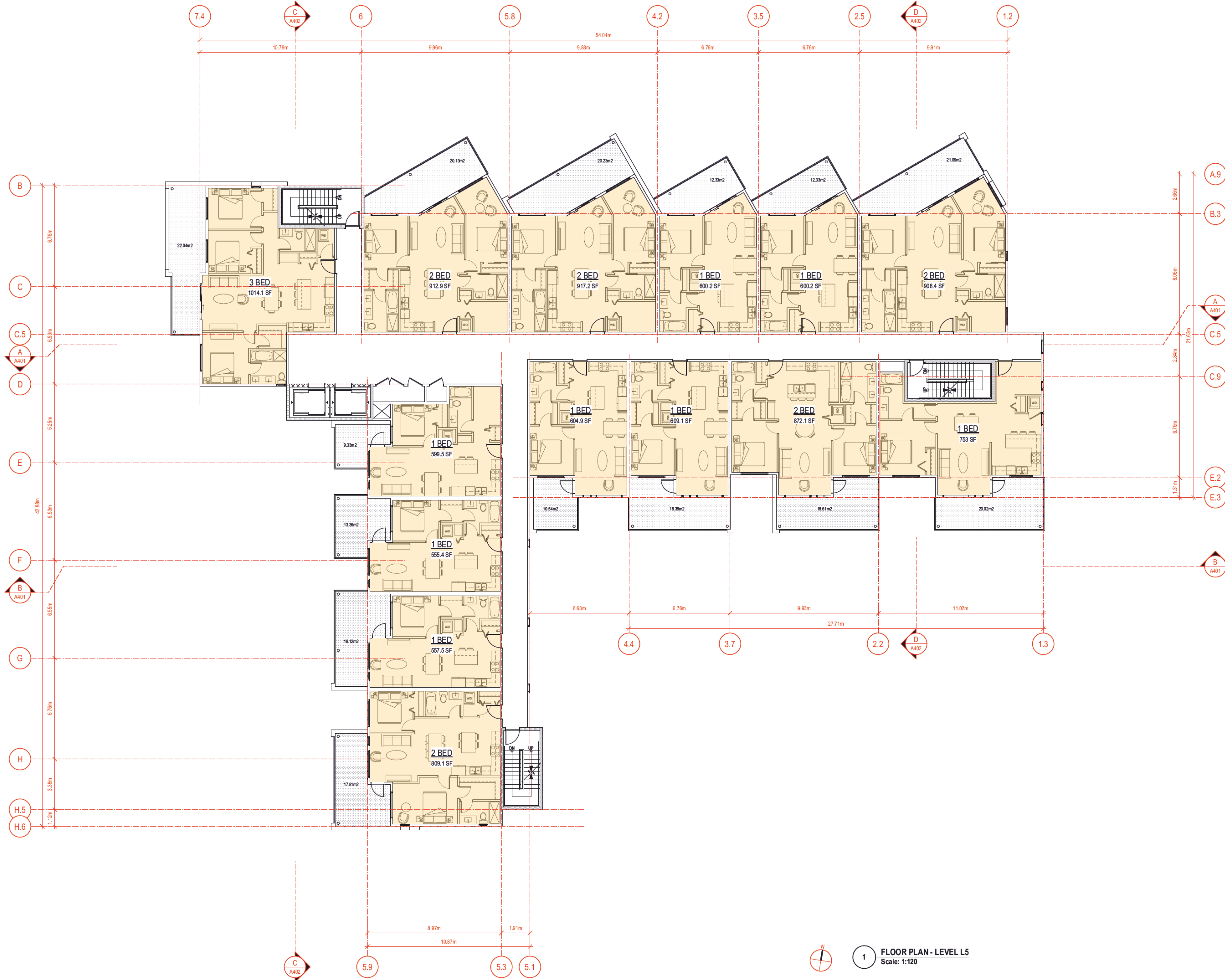
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211210

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MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Scale	Drawn By
AS NOTED	

Date	Reviewed By
2022-11-28	JY

Project ID: 211210

Sheet Title

FLOOR PLAN_LEVEL L5

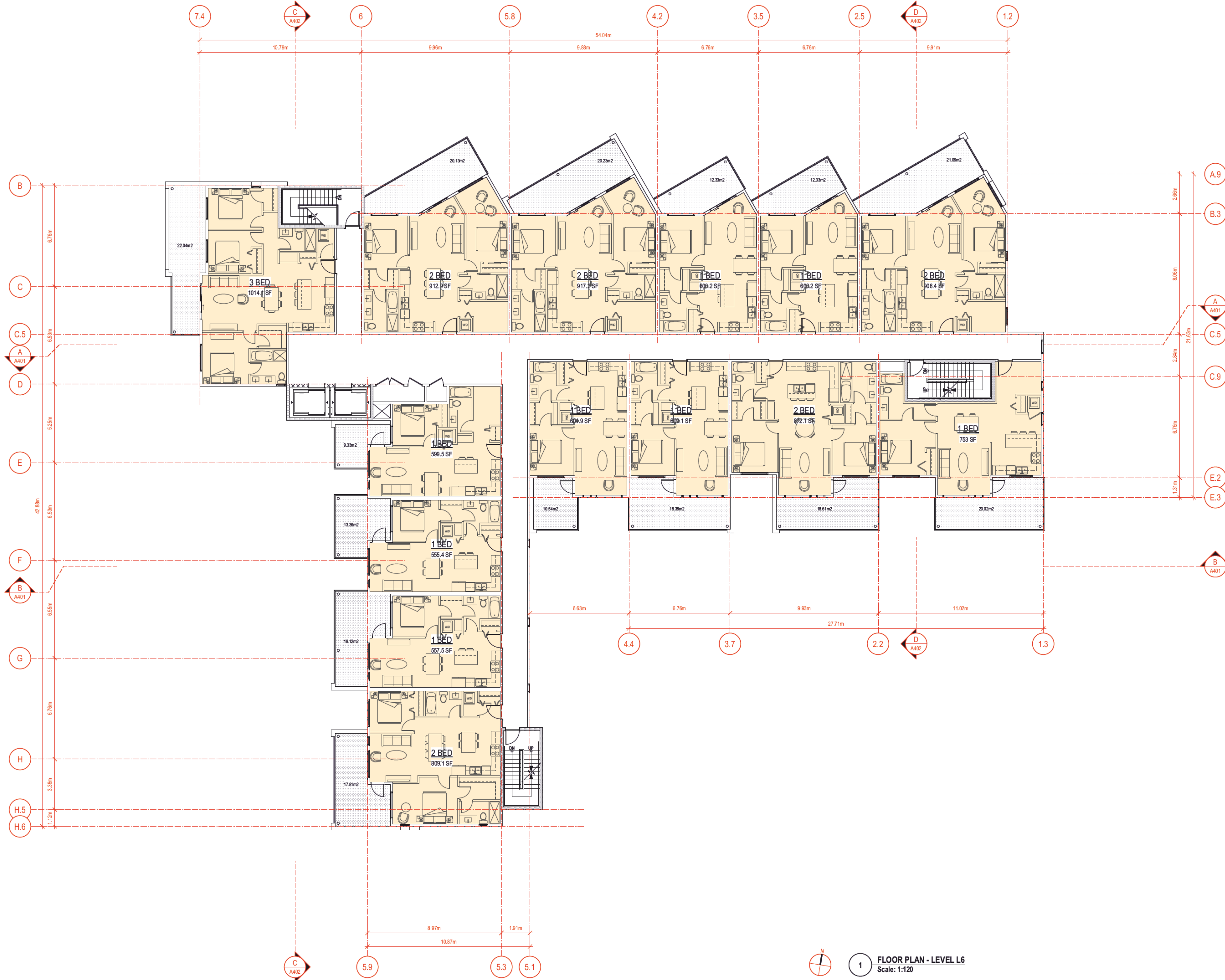
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A206

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1 FLOOR PLAN - LEVEL L6
Scale: 1:120

0 2 4 6 8 10 m

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

AS NOTED

2022-11-28

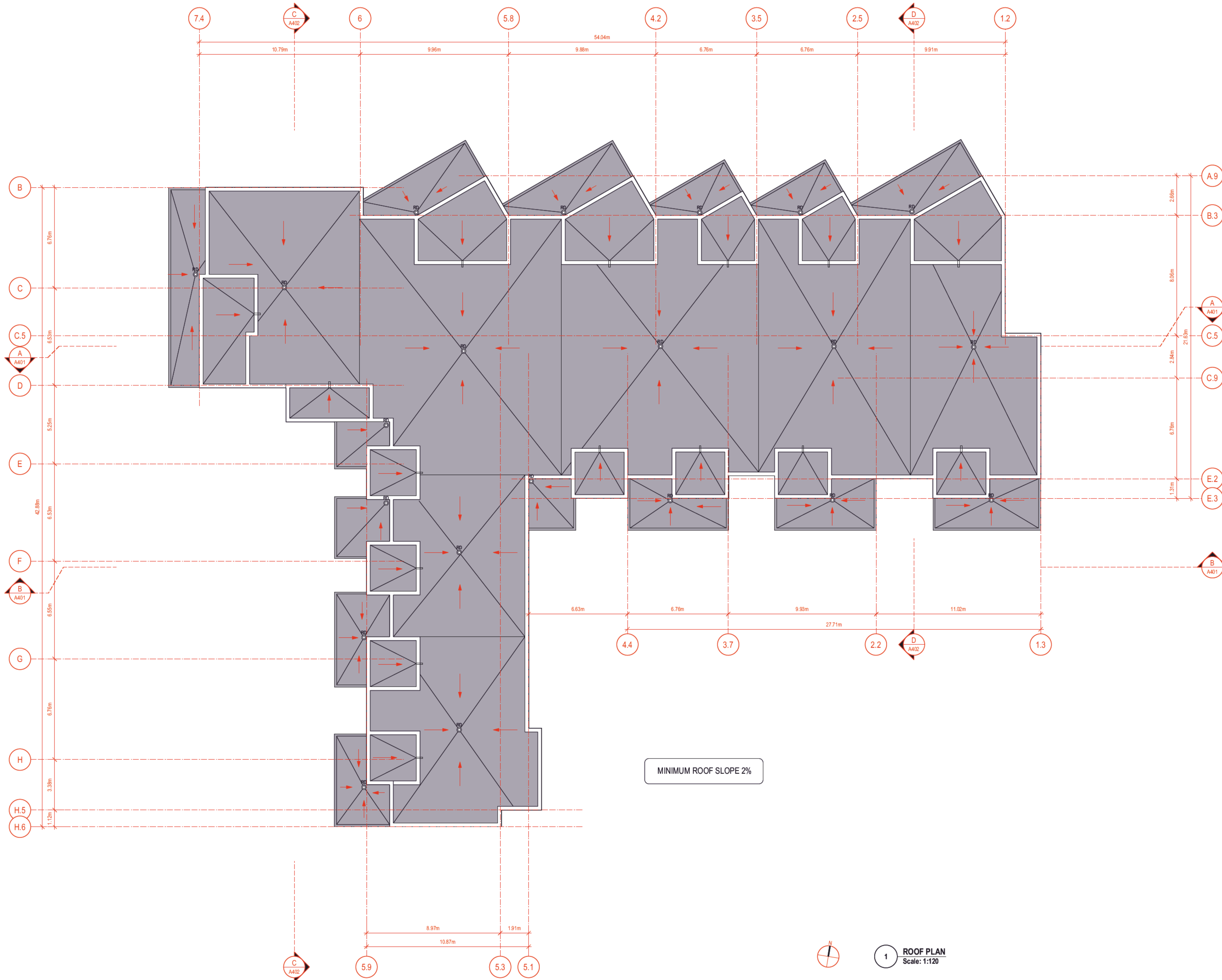
JY

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MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

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2022-11-28	JY

Project ID: 211210

Sheet Title

ROOF PLAN

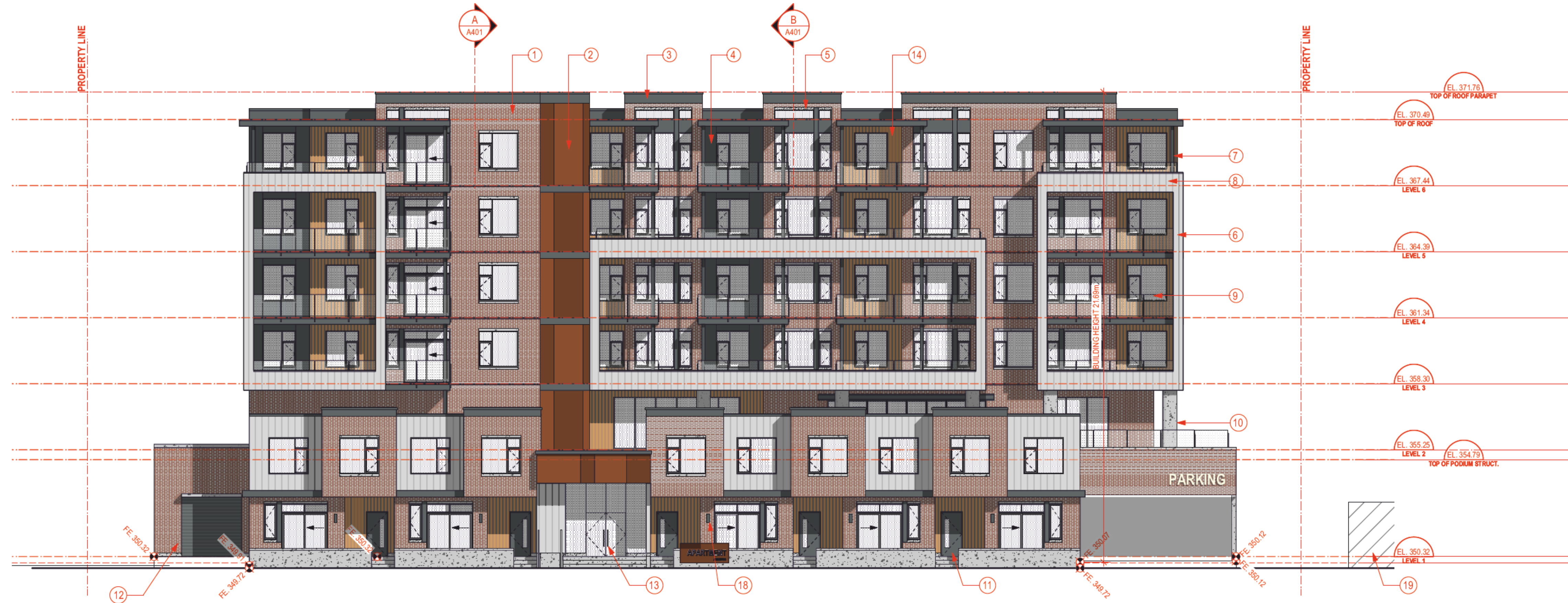
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1 BUILDING ELEVATION - WEST
Scale: 1:120

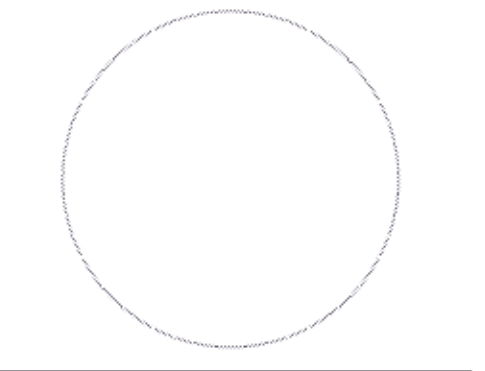
- KEYNOTES**
1. BRICK CLADDING.
 2. WEATHERED METAL PANEL.
 3. CEMENTITIOUS FASCIA BOARD.
 4. CEMENTITIOUS PANEL CLADDING.
 5. PRE-CAST CONCRETE WINDOW SILL.
 6. METAL CLADDING.
 7. 6" DIA. STEEL COLUMN.
 8. GLASS & METAL GUARD.
 9. DOUBLE GLAZED VINYL WINDOW.
 10. CONCRETE COLUMN.
 11. PRE-FINISHED INSULATED ENTRY DOOR WITH GLAZING.
 12. PRE-FINISHED METAL OVERHEAD LOADING DOOR.
 13. GLAZED RESIDENTIAL MAIN ENTRY.
 14. WOOD PATTERNED METAL SIDING.
 15. PRE-CAST CONCRETE CAP.
 16. SINGLE STOREY WORSHIP BUILDING
 17. CAST-IN-PLACE CONCRETE WALL.
 18. WALL SCONE LIGHT FIXTURE.
 19. SINGLE STOREY RESIDENTIAL BUILDING
 20. PERFORATED METAL SCREEN FOR ROOFTOP UNITS, 5FT HIGH.

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC



2 BUILDING ELEVATION - SOUTH
Scale: 1:120



JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

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NO.	DATE	ISSUE NOTE

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Project ID	211210		

Sheet Title

BUILDING ELEVATIONS

Sheet No.

A301

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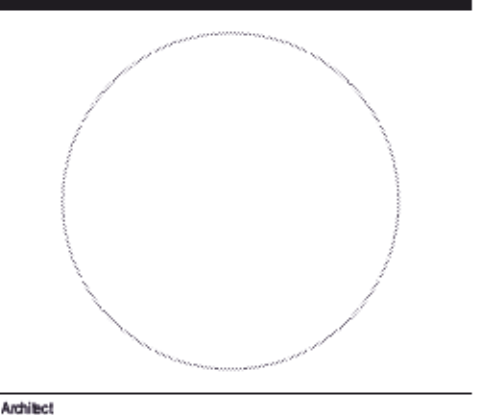
1 BUILDING ELEVATION - EAST
Scale: 1:120

- KEYNOTES**
1. STOREFRONT GLAZING.
 2. WEATHERED METAL PANEL.
 3. 6" DIA. STEEL COLUMN.
 4. METAL CLADDING.
 5. WOOD PATTERNED METAL SIDING.
 6. BRICK CLADDING.
 7. GLASS & METAL GUARD.
 8. ARCHITECTURAL CONCRETE BASE.
 9. GLASS & STEEL CANOPY.
 10. WALL SCONE LIGHT FIXTURE.
 11. SINGLE STOREY WORSHIP BUILDING.
 12. CEMENTITIOUS FASCIA BOARD.
 13. DOUBLE GLAZED VINYL WINDOW.
 14. CEMENTITIOUS PANEL CLADDING.
 15. PRE-CAST CONCRETE CAP.
 16. CAST-IN-PLACE CONCRETE WALL.
 17. DOUBLE STOREY MOTEL BUILDING.



2 BUILDING ELEVATION - NORTH
Scale: 1:120

MIXED USE APARTMENT
 1864 GORDON DRIVE, KELOWNA, BC



JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

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Date	2022-11-28	Reviewed By	JY
Project ID	211210		

Sheet Title

BUILDING ELEVATIONS

Sheet No.

A302

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MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project No.

Address

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

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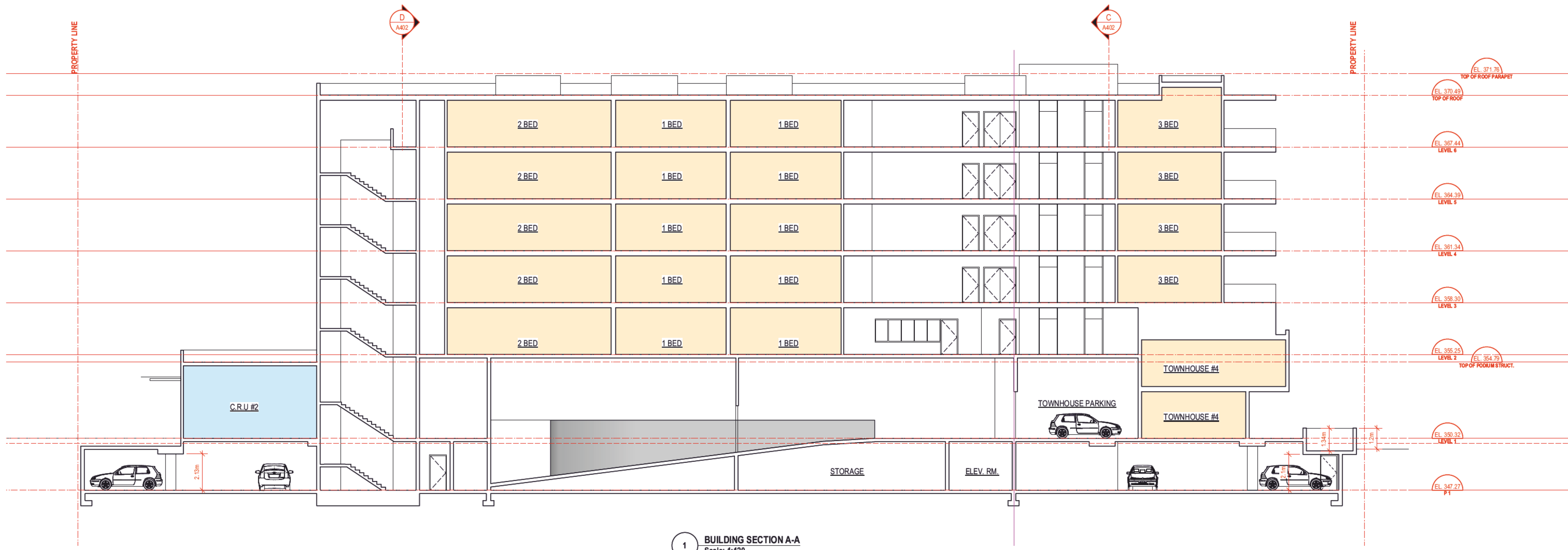
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Sheet Title

BUILDING SECTIONS

Sheet No.

A401



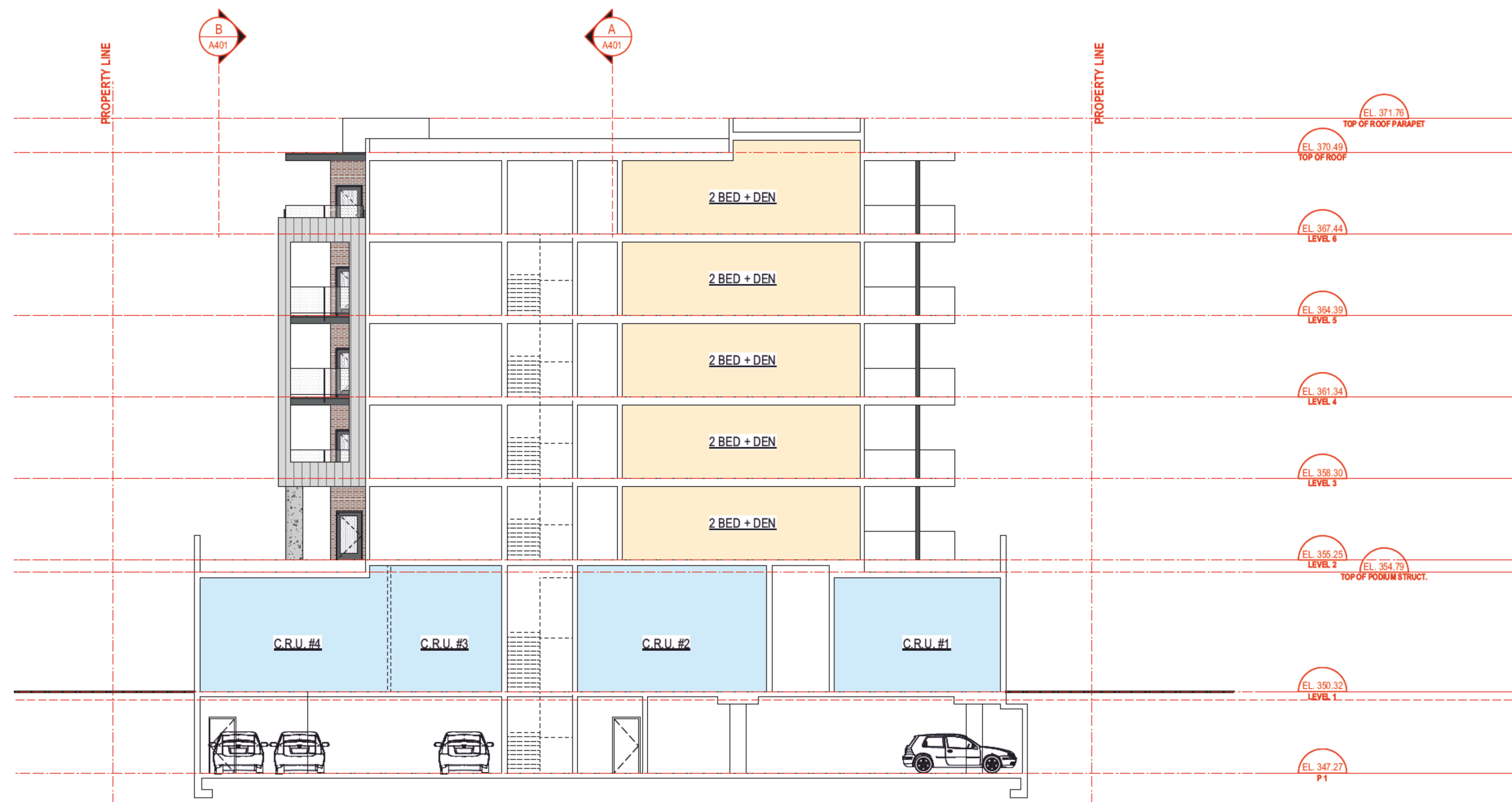
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Scale: 1:120



2 BUILDING SECTION B-B
Scale: 1:120



1 BUILDING SECTION C-C
Scale: 1:120



2 BUILDING SECTION D-D
Scale: 1:120

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MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

Address

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2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

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Date	Reviewed By
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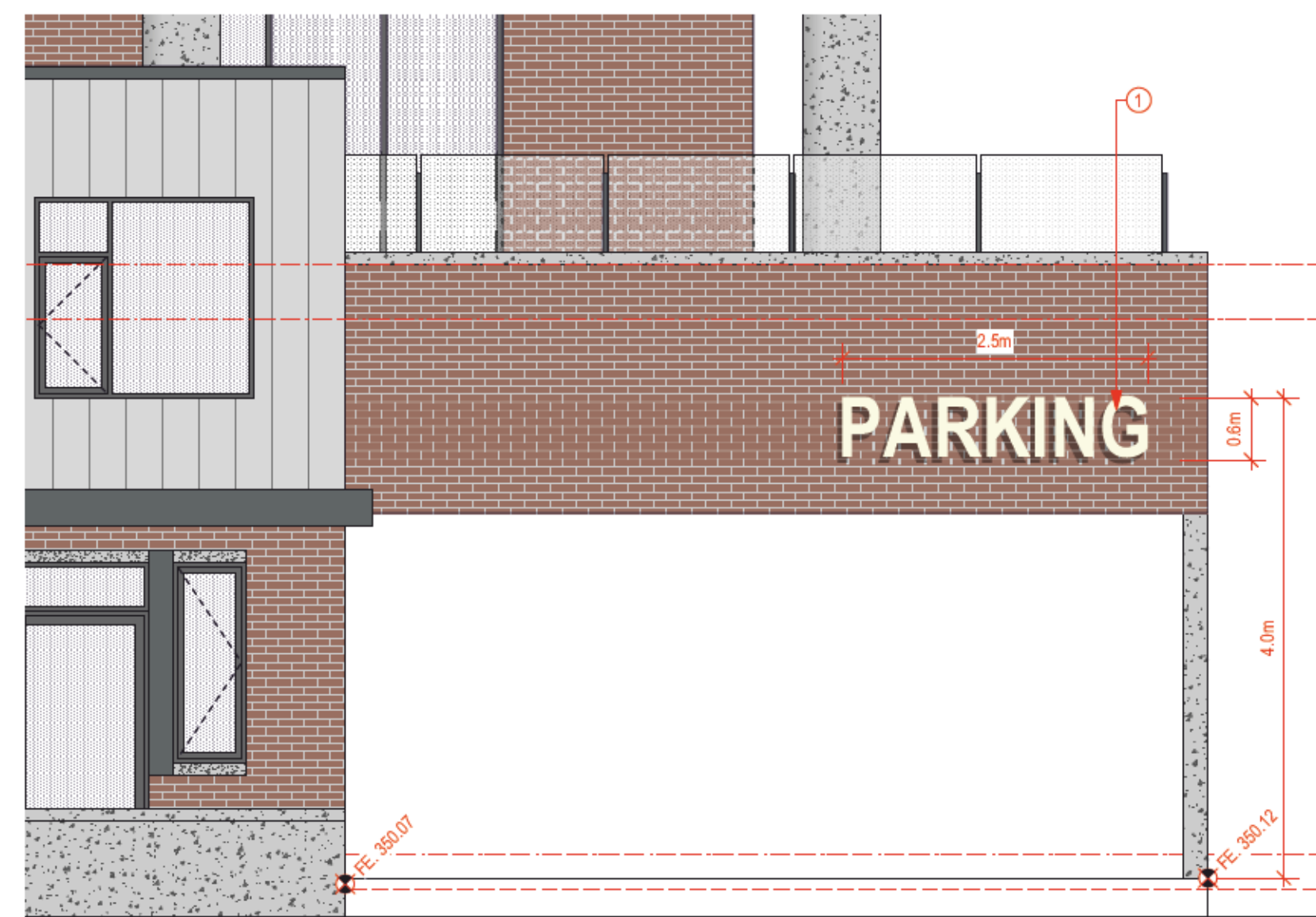
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Sheet Title

BUILDING SECTIONS

Sheet No.

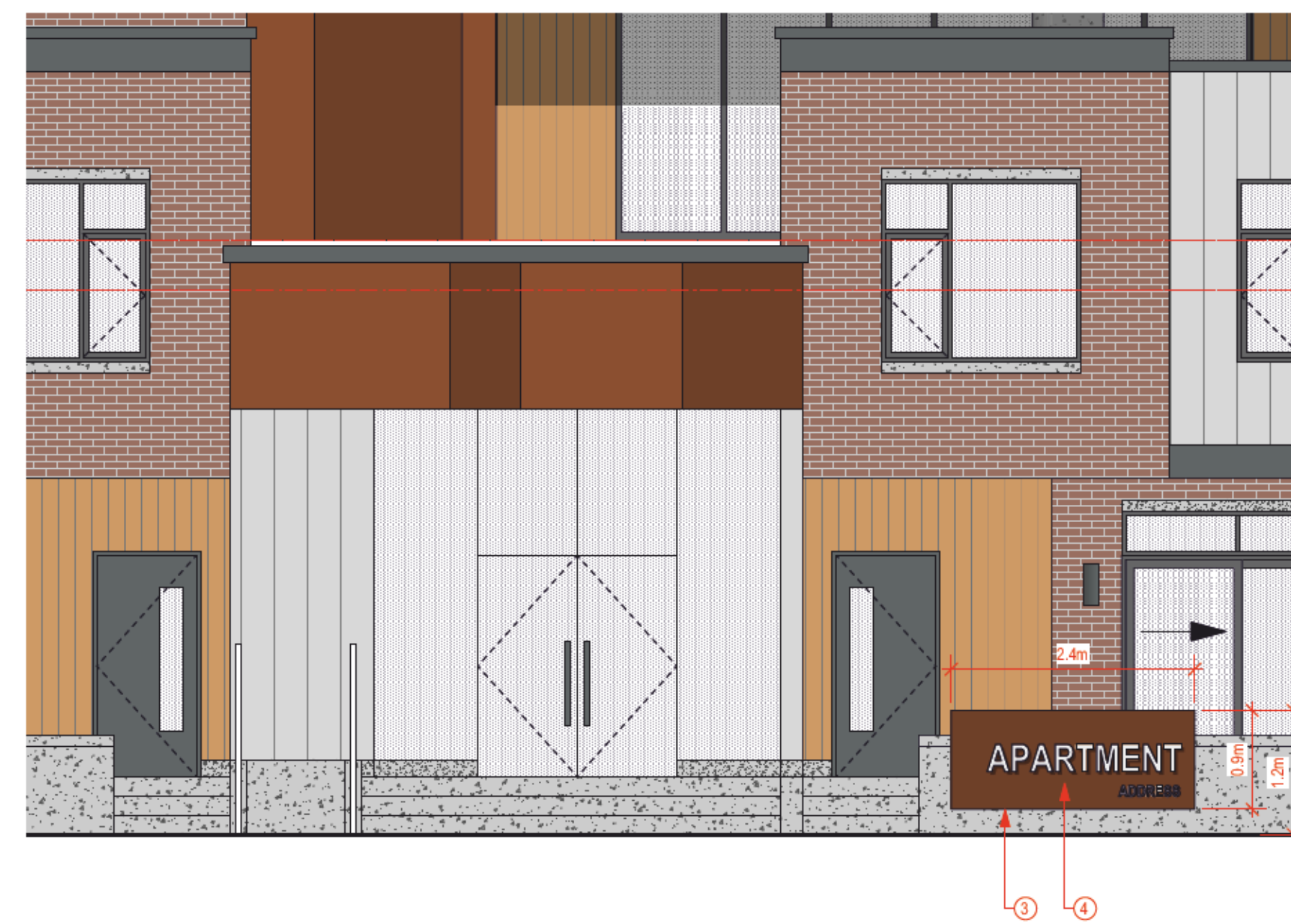
A402



2 PARKING ENTRY SIGNAGE
Scale: 1:50



1 C.M.U. SIGNAGE
Scale: 1:50



3 RESIDENTIAL ENTRY SIGNAGE
Scale: 1:50

KEYNOTES

1. SELF ILLUMINATED FLOATING SIGNAGE LETTERS
2. PAINTED STEEL BRACKETS FOR SIGNAGE INSTALLATION
3. CORTEN STEEL BACK PLANE
4. STEEL FLOATING SIGNAGE LETTERS CW BACKLIGHT
5. C.M.U. UNIT ADDRESS LAMINATED ON STORE FRONT GLAZING

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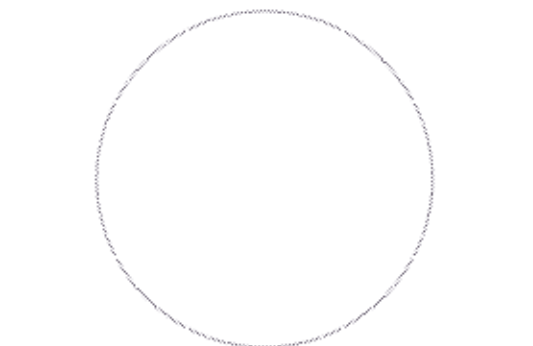
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MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title



Architect
JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant
CONSULTANT NAME

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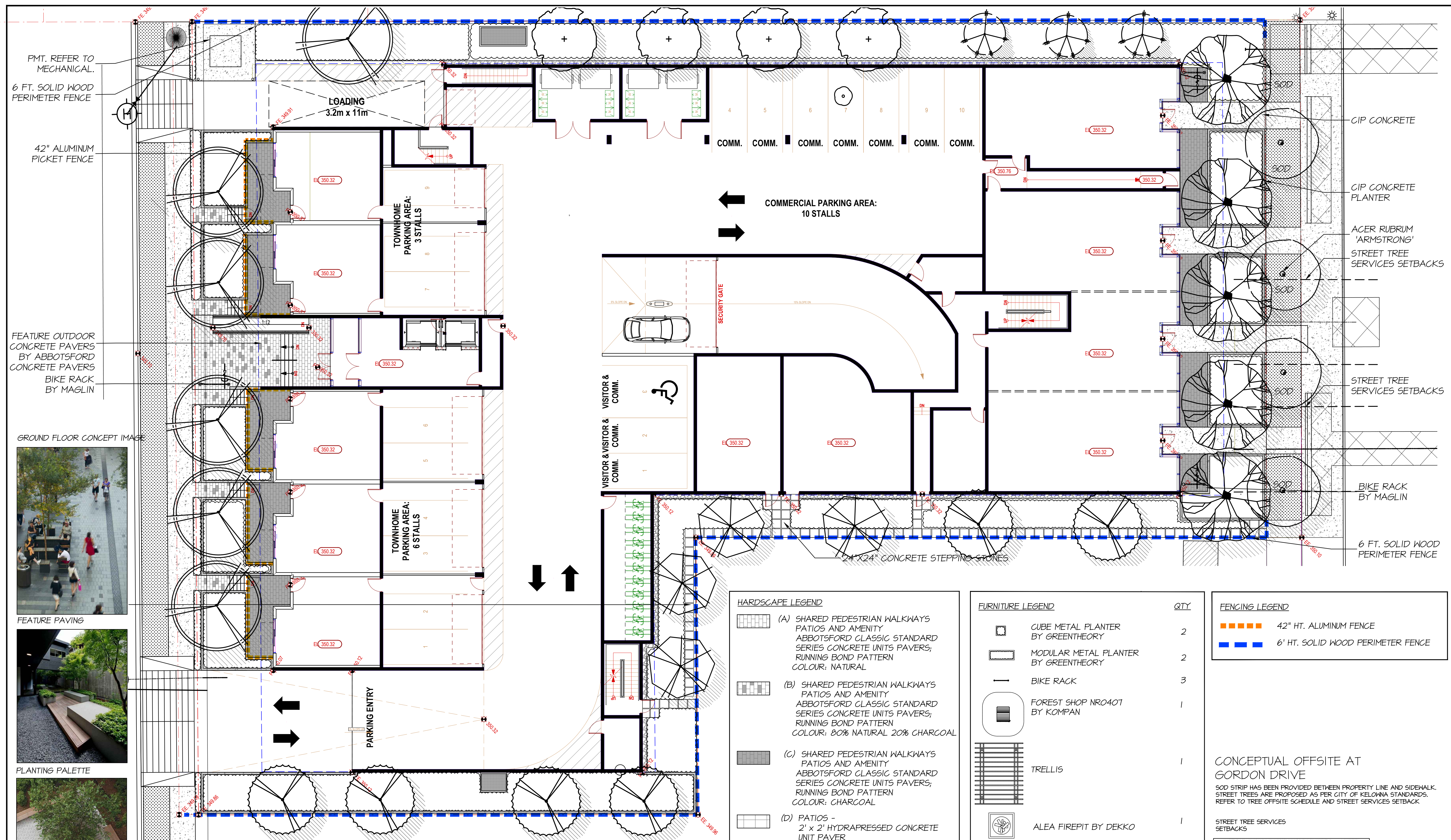
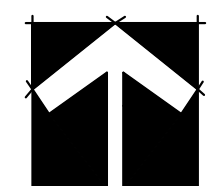
SIGNAGES

Sheet No.

A701



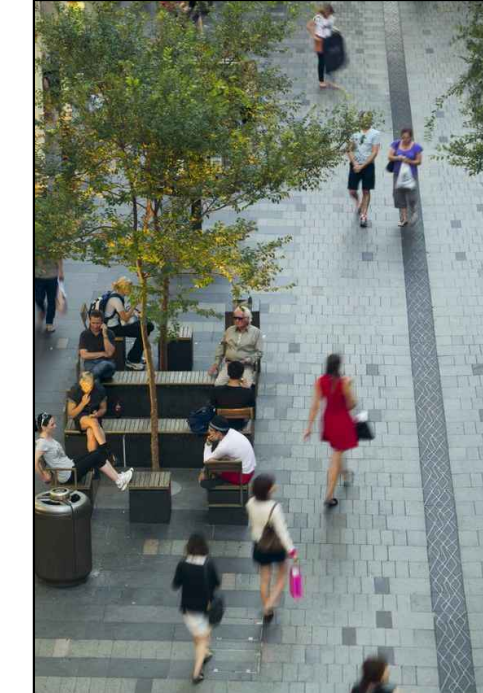
#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



PMT. REFER TO MECHANICAL.
 6 FT. SOLID WOOD PERIMETER FENCE
 42" ALUMINUM PICKET FENCE

FEATURE OUTDOOR CONCRETE PAVERS BY ABBOTSFORD
 CONCRETE PAVERS BIKE RACK BY MAGLIN

GROUND FLOOR CONCEPT IMAGE



FEATURE PAVING



PLANTING PALETTE



CIP CONCRETE BENCHES W/WOOD TOP

PLANT SCHEDULE			
KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 22 010 PLANTED SIZE / REMARKS
5	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	5CM CAL; 1.6M STD; B4B
4	CORNUS NUTALLII	PACIFIC DOGWOOD	5CM CAL; B4B
6	GLEDITSIA T. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	5CM CAL; 1.6M STD; B4B
6	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA	2M HT; B4B
3	PICEA OMORICA	SERBIAN SPRUCE	2.5M HT; B4B
4	STYRAX JAPONICUS	JAPANESE SNOWBELL	SPECIFY HT UP TO 3M; 6M CAL.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

HARDSCAPE LEGEND	
(A)	SHARED PEDESTRIAN WALKWAYS PATIOS AND AMENITY ABBOTSFORD CLASSIC STANDARD SERIES CONCRETE UNITS PAVERS; RUNNING BOND PATTERN COLOUR: NATURAL
(B)	SHARED PEDESTRIAN WALKWAYS PATIOS AND AMENITY ABBOTSFORD CLASSIC STANDARD SERIES CONCRETE UNITS PAVERS; RUNNING BOND PATTERN COLOUR: 80% NATURAL 20% CHARCOAL
(C)	SHARED PEDESTRIAN WALKWAYS PATIOS AND AMENITY ABBOTSFORD CLASSIC STANDARD SERIES CONCRETE UNITS PAVERS; RUNNING BOND PATTERN COLOUR: CHARCOAL
(D)	PATIOS - 2' x 2' HYDRAPRESSED CONCRETE UNIT PAVES TEXADA SERIES ABBOTSFORD COLOUR: NATURAL
	BROOM FINISH CONCRETE
	FIBAR ON SLAB
	DRAIN ROCK
	WOOD DECK

FURNITURE LEGEND		QTY
[Symbol]	CUBE METAL PLANTER BY GREENTHEORY	2
[Symbol]	MODULAR METAL PLANTER BY GREENTHEORY	2
[Symbol]	BIKE RACK	3
[Symbol]	FOREST SHOP NR0407 BY KOMPAN	1
[Symbol]	TRELLIS	1
[Symbol]	ALEA FIREPIT BY DEKKO	1
[Symbol]	OUTDOOR SOFA SET BY CLIENT	1
[Symbol]	OUTDOOR LOUNGE CHAIR BY CLIENT	2

FENCING LEGEND	
[Symbol]	42" HT. ALUMINUM FENCE
[Symbol]	6' HT. SOLID WOOD PERIMETER FENCE

PLANT SCHEDULE-OFFSITE			
KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 22 010 PLANTED SIZE / REMARKS
4	ACER RUBRUM 'ARMSTRONGII'	COLUMNAR RED MAPLE	6CM CAL; 2M STD; B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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NO.	DATE	REVISION DESCRIPTION	DR.
5	MAY 01 2023	ISSUED PER NEW SITE PLAN	BN/UG
4	APR 03 2023	ISSUED PER NEW SITE PLAN	BN/UG
3	MAR 08 2022	ISSUED FOR DP	BN/UG
2	MAR 04 2022	REV. AS PER CLIENT'S COMMENTS	BN/UG
1	FEB 04 2022	PRELIMINARY DRAWING	BN/UG

SEAL:

CONCEPTUAL OFFSITE AT GORDON DRIVE
 SOD STRIP HAS BEEN PROVIDED BETWEEN PROPERTY LINE AND SIDEWALK. STREET TREES ARE PROPOSED AS PER CITY OF KELOWNA STANDARDS. REFER TO TREE OFFSITE SCHEDULE AND STREET SERVICES SETBACK

STREET TREE SERVICES SETBACKS

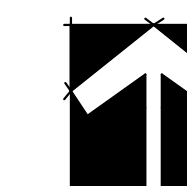
Underground street light conduit or irrigation main	0.6m
Other underground utilities	3.0m
Lamp standards	6.0m
Steel and wooden utility poles	3.0m
Driveways	1.5m
Catch basins	1.5m
Manholes, valve boxes, services	3.0m
Sewer service boxes	3.0m
Fire hydrants	2.0m
Road intersection	7.0m

PROJECT:
1864 GORDON DRIVE, KELOWNA, BC

DRAWING TITLE:	
GROUND FLOOR TREE PLAN	
DATE: 11.FEB.2022	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	L1
DRAWN: BN	DESIGN: BN
CHK'D: MTLM	OF 8
M2LA PROJECT NUMBER:	22-010



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



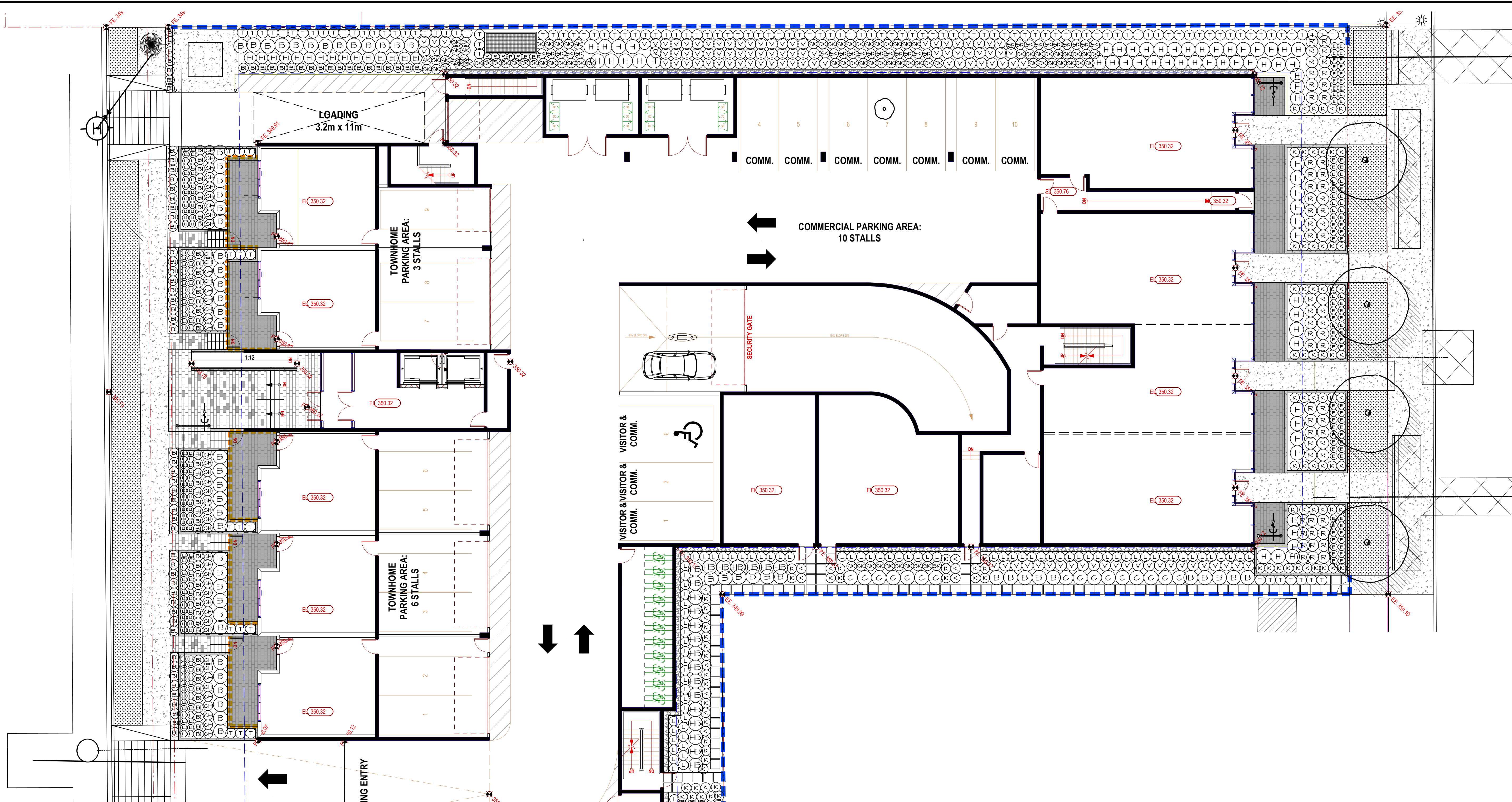
NO.	DATE	REVISION DESCRIPTION	DR.
5	MAY 04 2023	ISSUED PER NEW SITE PLAN	BN/JC
4	APR 18 2023	ISSUED PER NEW SITE PLAN	BN/JC
3	MAR 16 2023	ISSUED FOR DP	BN/JC
2	MAR 16 2023	REV. AS PER CLIENT'S COMMENTS	BN/JC
1	FEB 04 2022	PRELIMINARY DRAWING	BN/JC

SEAL:

PROJECT:
**1864 GORDON DRIVE,
 KELOWNA, BC**

DRAWING TITLE:
**GROUND FLOOR
 SHRUB PLAN**

DATE: 11.FEB.2022	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	L2
DRAWN: BN	
DESIGN: BN	
CHK'D: MTLM	OF 8
M2LA PROJECT NUMBER:	22-00



PLANT SCHEDULE- GROUND FLOOR M2 JOB NUMBER: 22 010

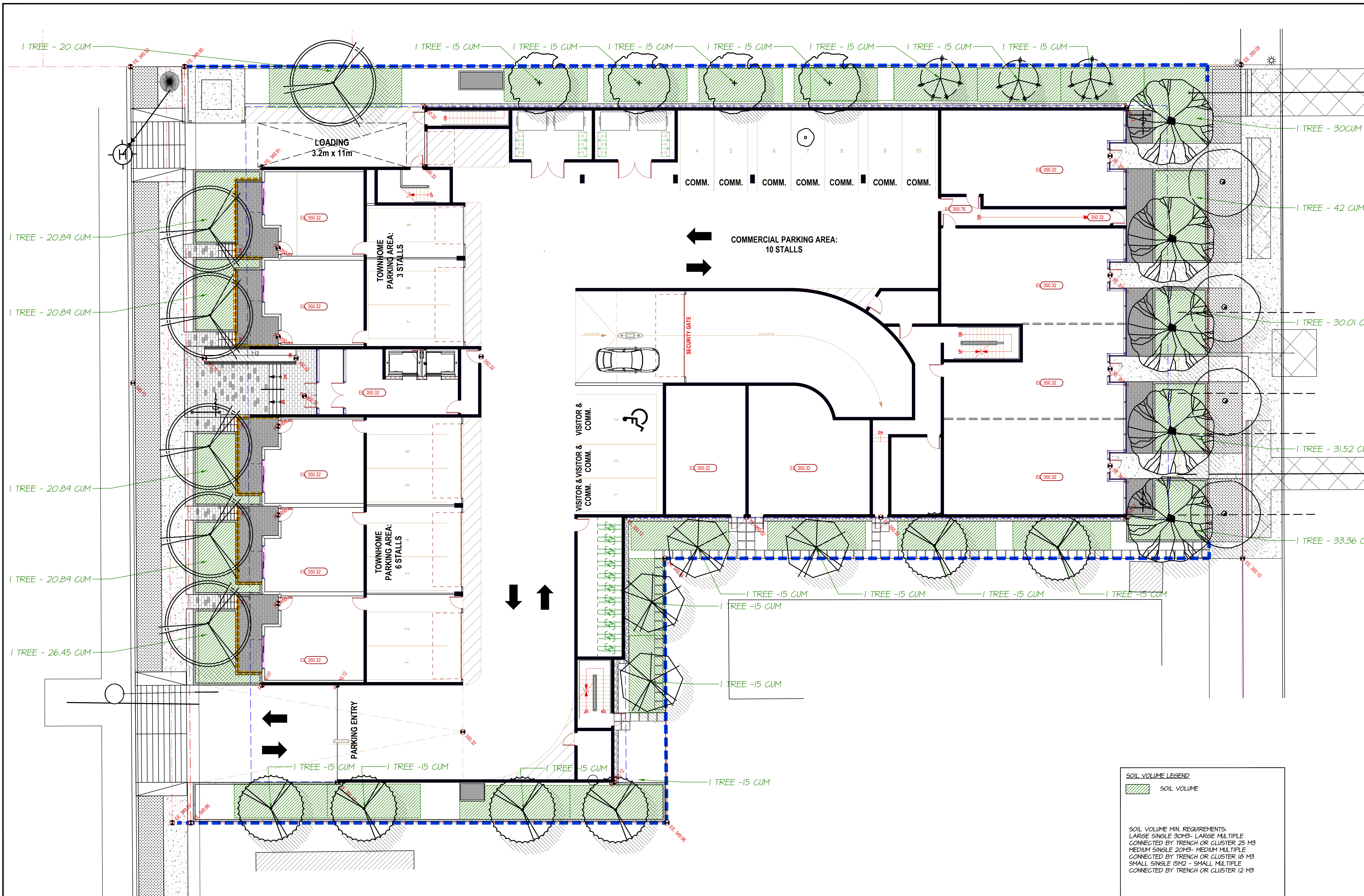
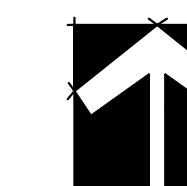
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(A)	26	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	#2POT
(B)	54	BERBERIS THUNBERGII 'MONOMB'	CHERRY BOMB JAPANESE BARBERRY	#2 POT; 50CM
(C)	121	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
(D)	16	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#2 POT; 50CM
(E)	62	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#3POT; 40CM
(F)	43	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	#2 POT; 25CM
(G)	111	RHODODENDRON 'RAMAPO'	RHODODENDRON; PINK/VIOLET	#2 POT; 30CM
(H)	15	RHODODENDRON X 'RAMAPO'	RAMAPO RHODODENDRON	#2 POT; 35CM
(I)	58	ROSA NUTKANA	NOOTKA ROSE	#2 POT; 40CM
(J)	104	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 36" O.C.
(K)	27	SPIRAEA X BIMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3 POT; 60CM
(L)	174	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	15M B&B
(M)	102	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
(N)	45	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
PERENNIAL				
(O)	88	ECHINACEA PURPUREA 'MAGNIS'	MAGNIS CONEFLOWER	#1POT; 30CM
(P)	130	LAVENDULA ANGSTIFOLIA	ENGLISH LAVENDER	#1 POT
(Q)	45	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
(R)	7	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM

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 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
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2	MAR 14 2023	REV. AS PER CLIENT'S COMMENTS	BN/JC
1	FEB 14 2022	PRELIMINARY DRAWING	BN/JC

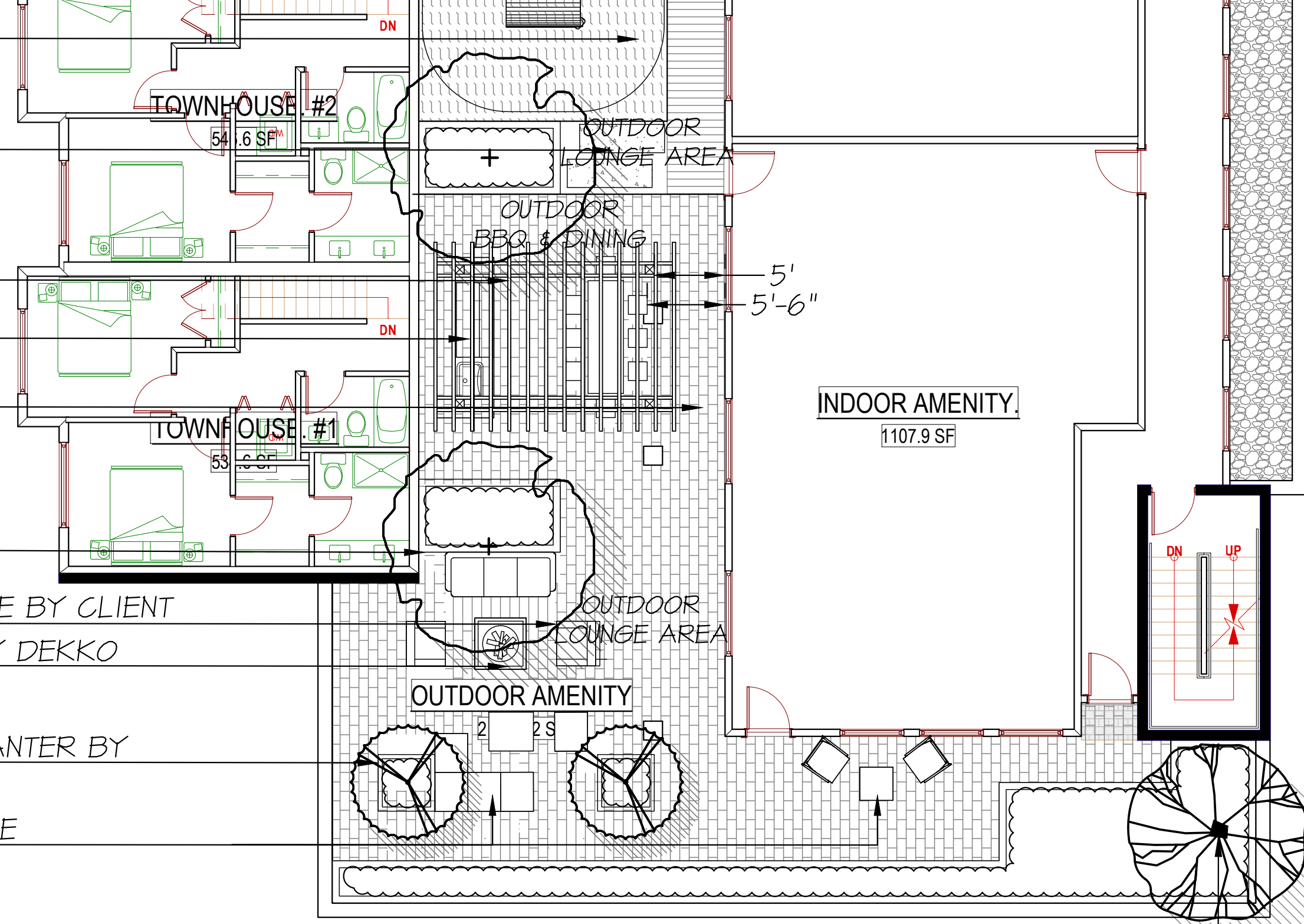
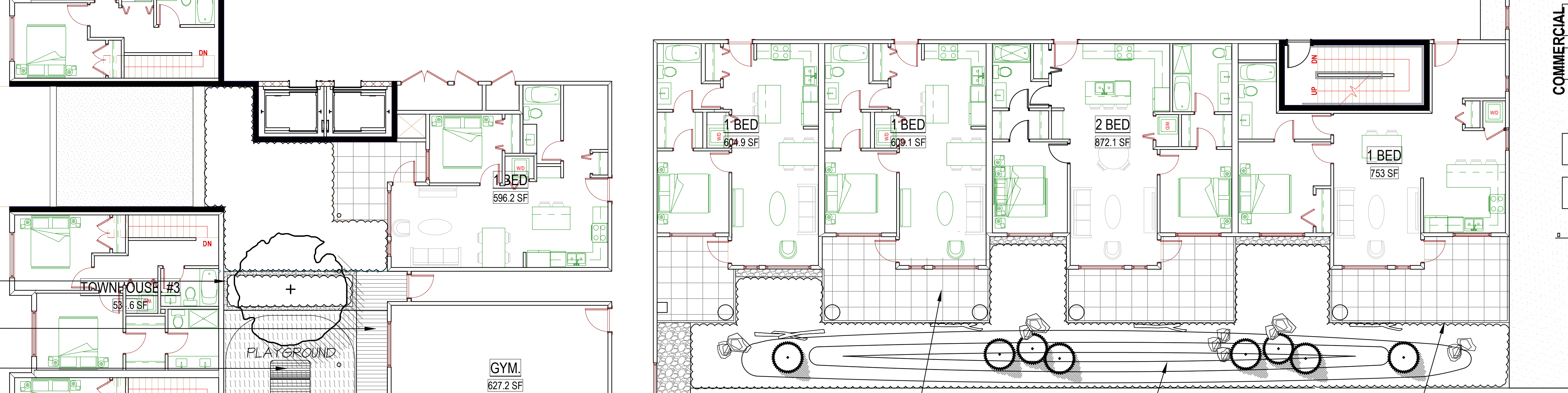
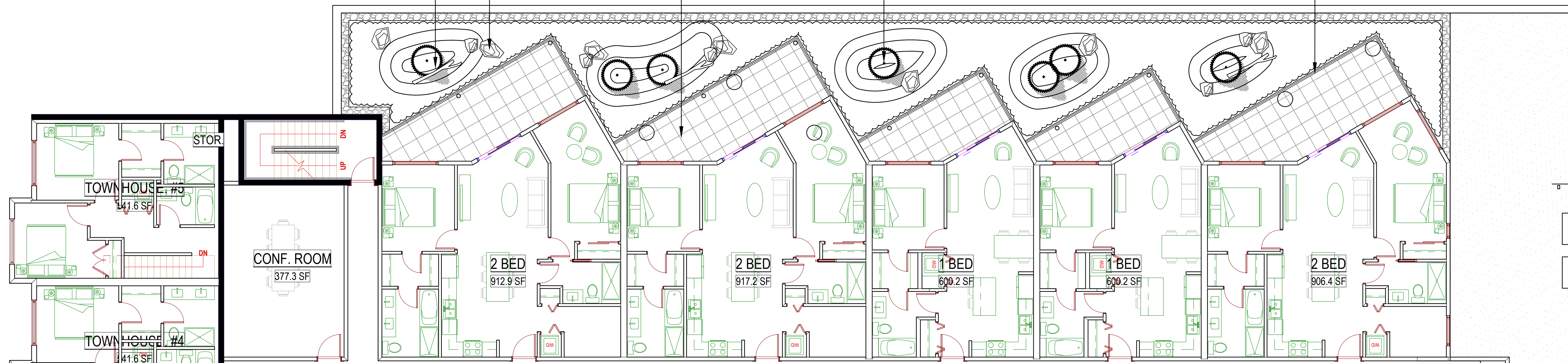
SEAL:

PROJECT:
**1864 GORDON DRIVE,
 KELOWNA, BC**

DRAWING TITLE:
**GROUND FLOOR
 SOIL VOLUME PLAN**

DATE: 11.FEB.2022	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	L3
DRAWN: BN	
DESIGN: BN	
CHK'D: MTLM	

LOGS & BOULDERS PLANTED MOUNDS
 2' x 2' TEXADA PAVERS BY ABBOTSFORD CONCRETE PAVERS
 PYRUS CALLERYANA 'CHANTICLEER'
 42" H GUARDRAIL



3' TALL CONCRETE PLANTER
 OUTDOOR DECK
 FOREST SHOP NRO407 BY KOMPAN
 PLAYGROUND SURFACE FIBAR
 CIP CONCRETE SLAB
 TRELIS
 OUTDOOR KITCHEN W/ BBQ
 CONCRETE UNIT PAVERS BY ABBOTSFORD CONCRETE PAVERS
 MODULAR METAL PLANTER BY GREENTHEORY
 OUTDOOR LOUNGE BY CLIENT
 ALEA FIREPIT BY DEKKO
 CUBE METAL PLANTER BY GREENTHEORY
 OUTDOOR LOUNGE BY CLIENT

2' x 2' TEXADA PAVERS BY ABBOTSFORD CONCRETE PAVERS
 PLANTED MOUNDS
 42" H GUARDRAIL

PLANT SCHEDULE- TREES LEVEL 2

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 22 010	PLANTED SIZE / REMARKS
TREE	1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE		5CM CAL; 1.2M STD; B4B
	2	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA		2M HT; B4B
	15	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR		6CM CAL; 1.5M STD; B4B
	3	STYRAX JAPONICUS	JAPANESE SNOWBELL		SPECIFY HT UP TO 3M; 6M CAL.

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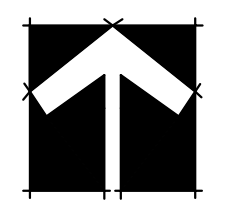


OUTDOOR LOUNGE W/ METAL PLANTERS
 OUTDOOR DINING
 SOFAS WITH PLANTERS
 METAL PLANTERS

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#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



COMMERCIAL
 1864 GORDON DRIVE

NO.	DATE	REVISION DESCRIPTION	DR.
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4	APR 03 2023	ISSUED PER NEW SITE PLAN	BN/JC
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1	FEB 04 2022	PRELIMINARY DRAWING	BN/JC

SEAL:

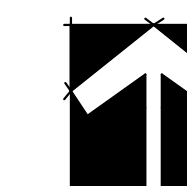
PROJECT:
**1864 GORDON DRIVE,
 KELOWNA, BC**

DRAWING TITLE:
**LEVEL 2
 TREE PLAN**

DATE: 11.FEB.2022	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L4
DRAWN: BN	
DESIGN: BN	
CHK'D: MTLM	
M2LA PROJECT NUMBER:	22-010



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PLANT SCHEDULE- SHRUBS LVL 2 M2 JOB NUMBER: 22 010

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AR	21	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA; BLUSH-VIOLET	#2 POT
AL	54	CAREX ELATA 'AUREA'	BOWLES GOLDEN SEDGE	#1 POT
C	23	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#2 POT; 50CM
H	7	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#3POT; 40CM
CS	154	NEPETA X FAASSENII	NEPETA	#2 POT; 40CM
AZ	125	POTENTILLA FRUTICOSA 'GOLDFINGER'	SHRUBBY CINQUEFOIL; GOLD	#2 POT; 30CM
BI	74	RHODODENDRON X 'RAMAPO'	RAMAPO RHODODENDRON	#2 POT; 35CM
R	11	ROSA NUTKANA	NOOTKA ROSE	#2 POT; 40CM
GRASS				
CH	30	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
F	4	CAREX MORROWII 'GOLD BAND'	GOLDEN BAND JAPANESE SEDGE	#1 POT
CC	63	FESTUCA IDAHOENSIS	IDAHO FESCUE	#1 POT
PERENNIAL				
LI	134	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
RI	121	RUDEBECKIA FULGIDA GOLDSTURM'	BLACK-EYED SUSAN	#1 POT
GC	123	LONIGERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM

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SEAL:

PROJECT:

**1864 GORDON DRIVE,
 KELOWNA, BC**



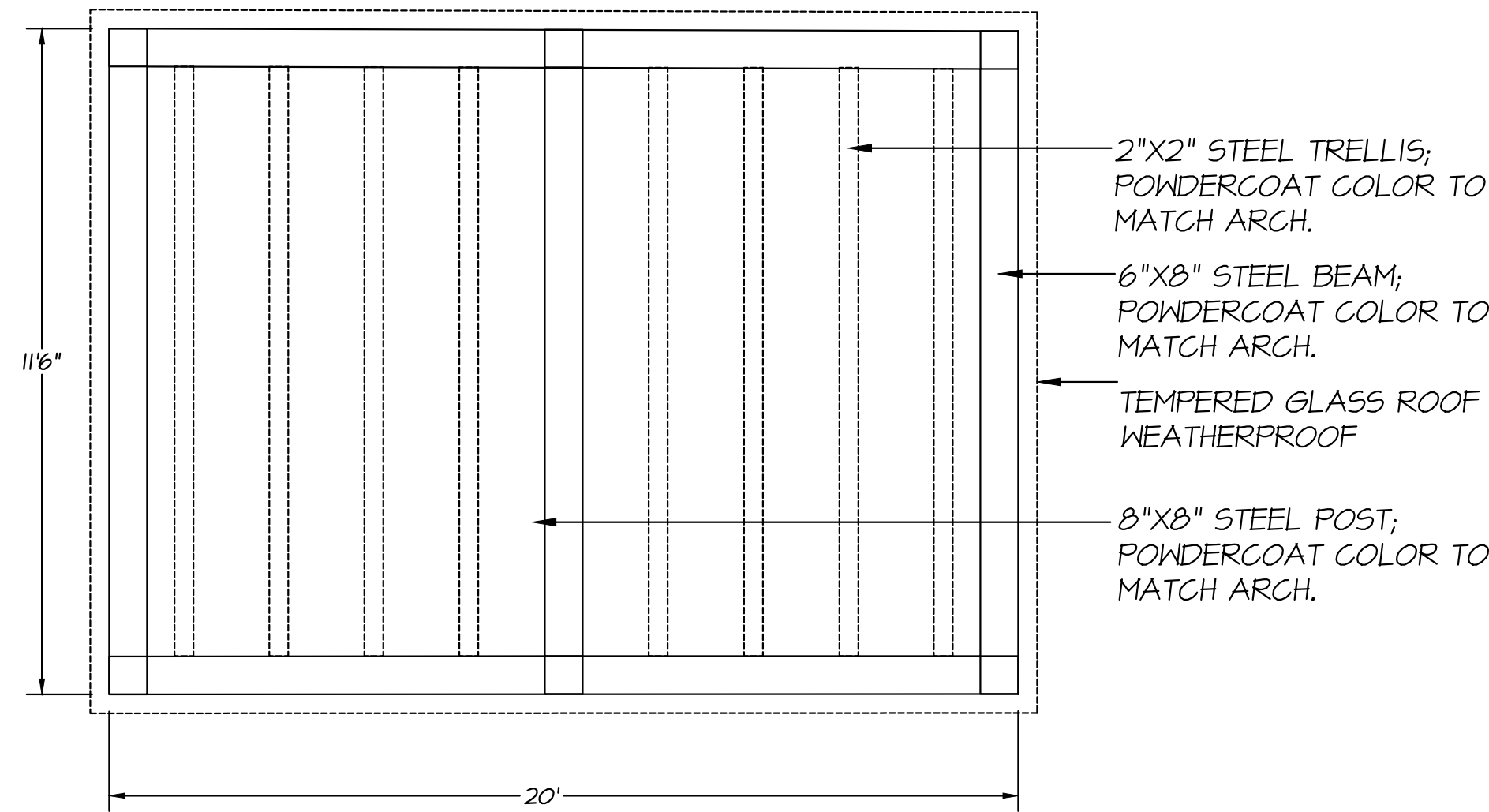
OUTDOOR LOUNGE SUN DECK TRELLIS DETAIL

DRAWING TITLE:

**LEVEL 2
 SHRUB PLAN**

DATE: 11.FEB.2022	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L5
DRAWN: BN	
DESIGN: BN	
CHK'D: MTLM	

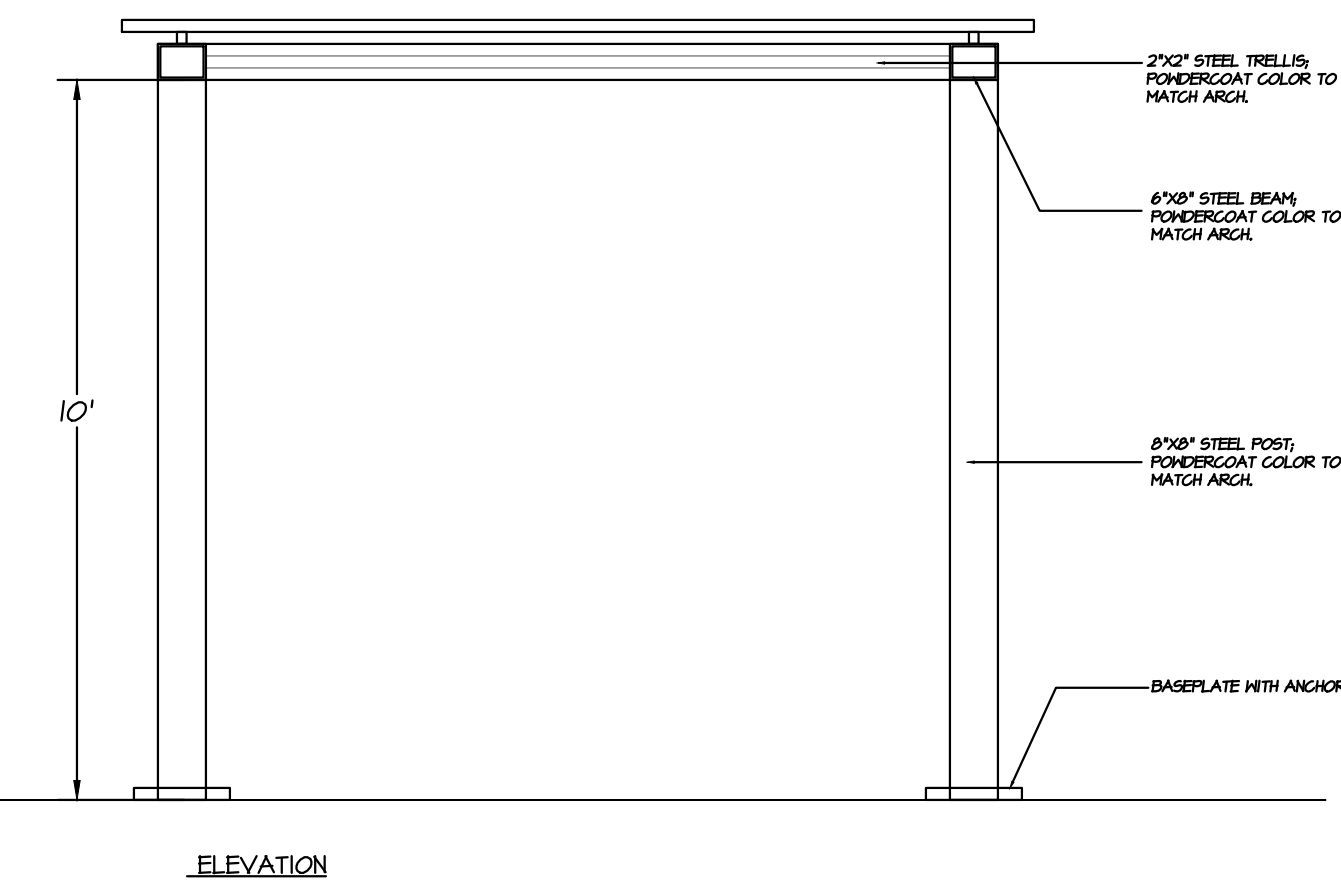
M2LA PROJECT NUMBER: **22-00**



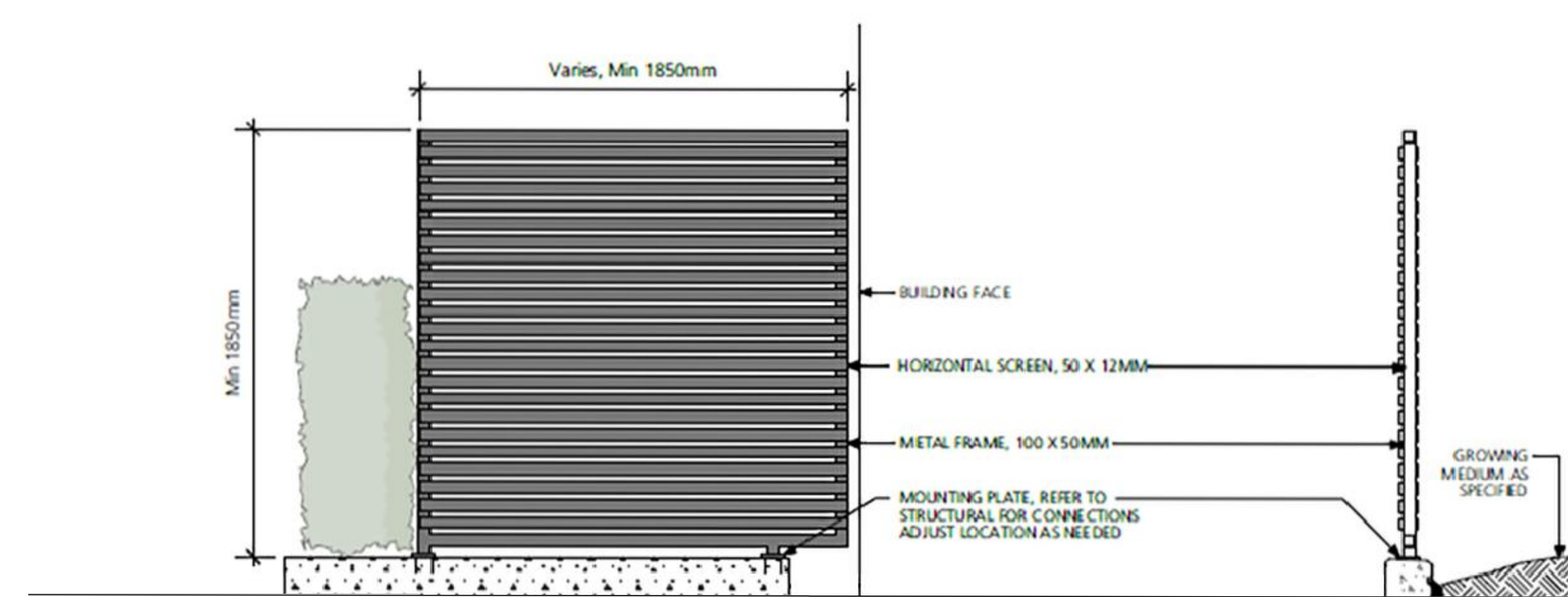
2 42" H. ALUMINUM PICKET FENCE
SCALE : 1/2" = 1'-0"

NOTE:

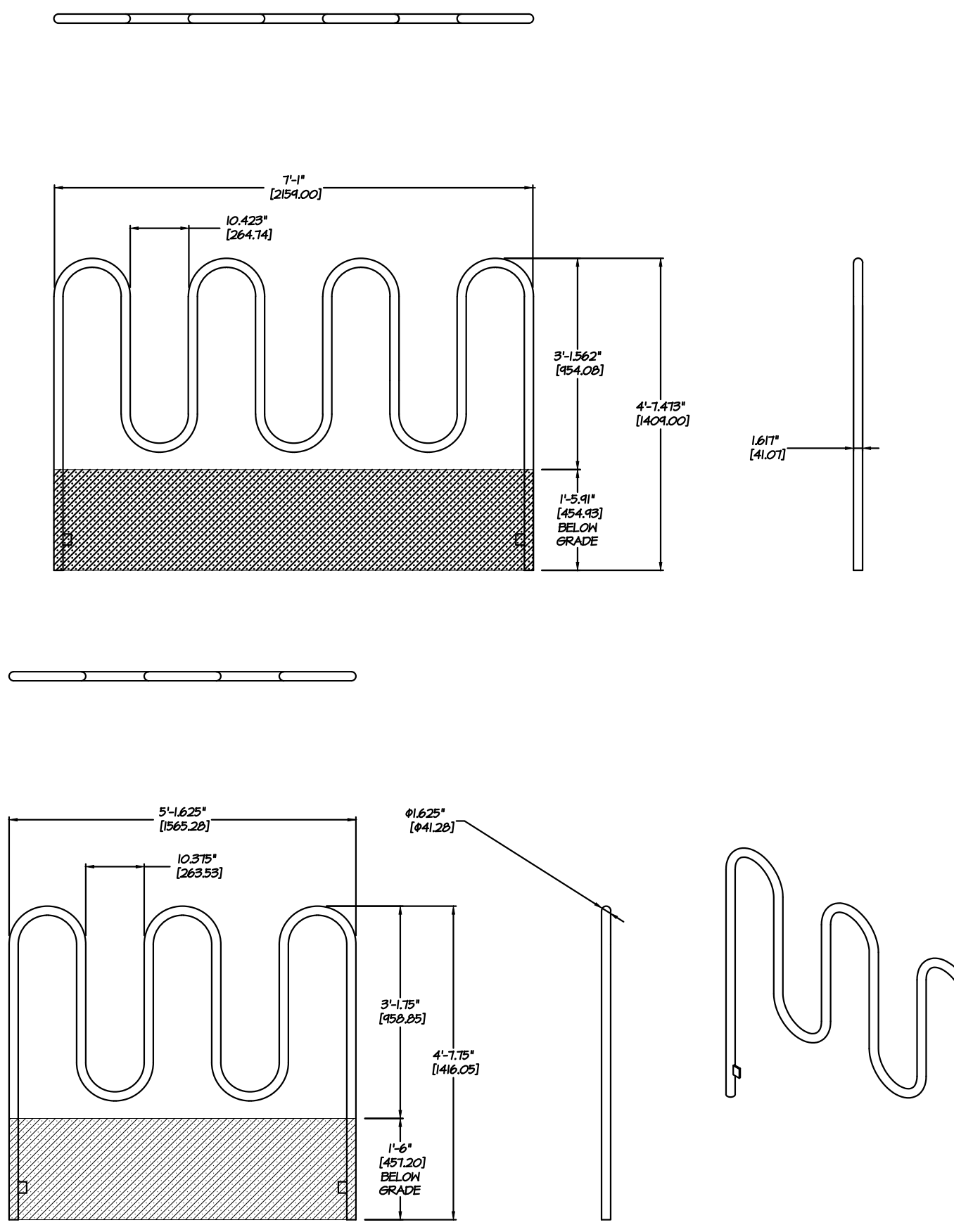
- Length of privacy screens vary with location, refer to plans.
- All welds to be continuous along joints and ground smooth prior to shop priming and powder coating.
- Provide shop drawings to be provided for approval.
- Shop drawings required for all metal components, including but not limited to, gates, handrails and fences. shop drawings to show all connection details.
- All metal components to have powder coat finish to match metal work by architecture.



1 TRELLIS DETAIL
SCALE : 3/8" = 1'-0"



3 6' H. WOOD PERIMETER FENCE
SCALE : 1/2" = 1'-0"

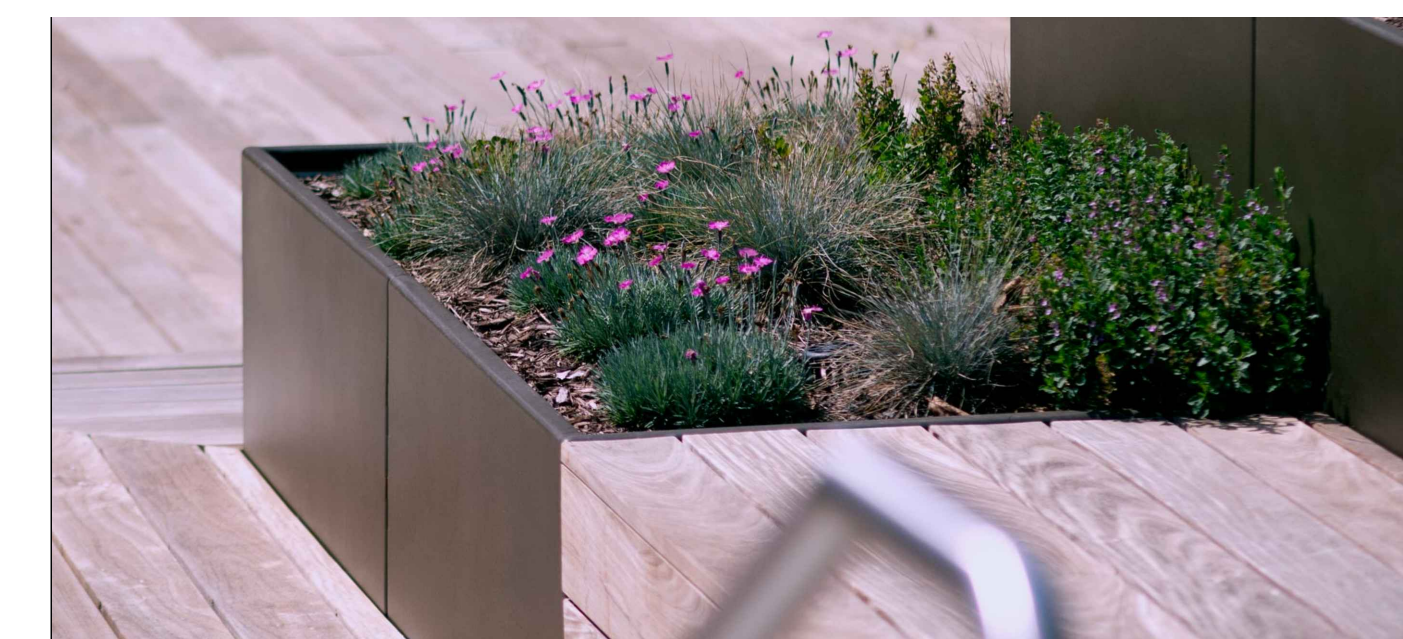


4 BIKE RACK
SCALE : 1/2" = 1'-0"



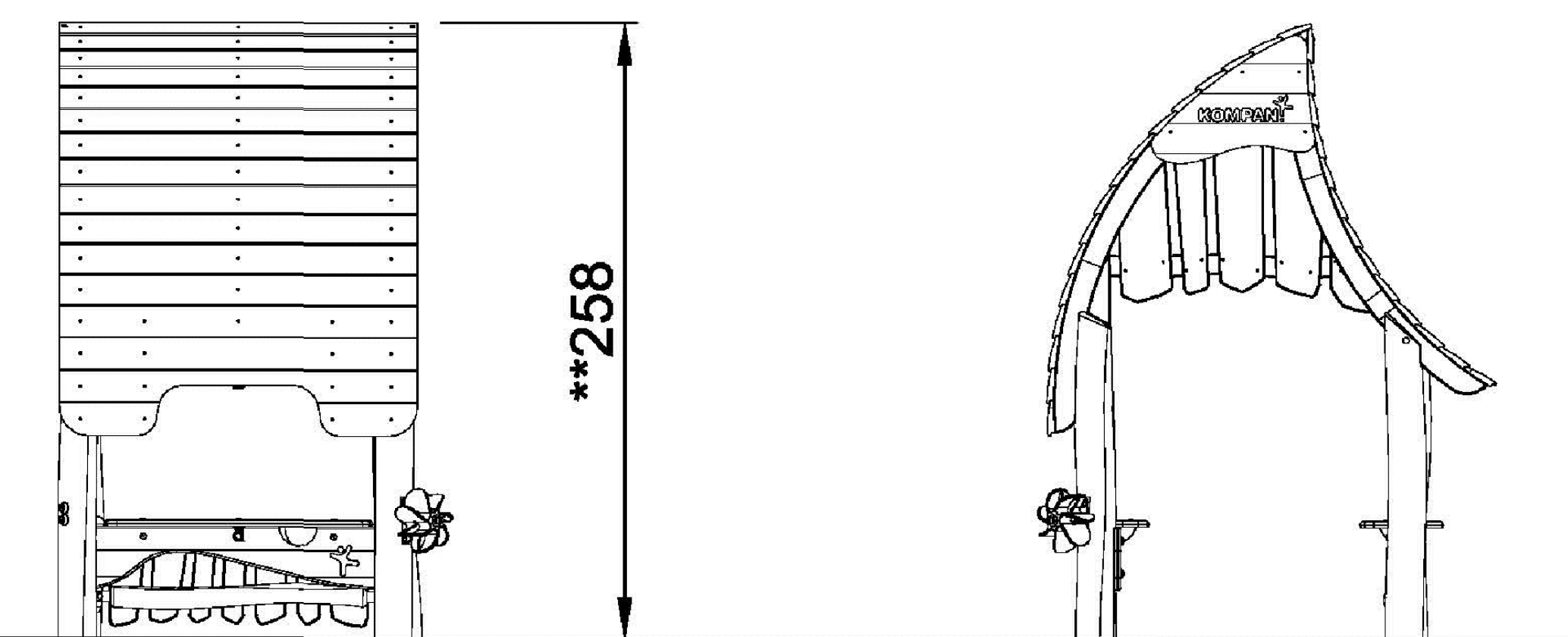
SQUARE METAL PLANTER BY GREENTHEORY
<https://greentheorydesign.com/join/>

5 SQUARE METAL PLANTER BY GREENTHEORY
SCALE : N.T.S.



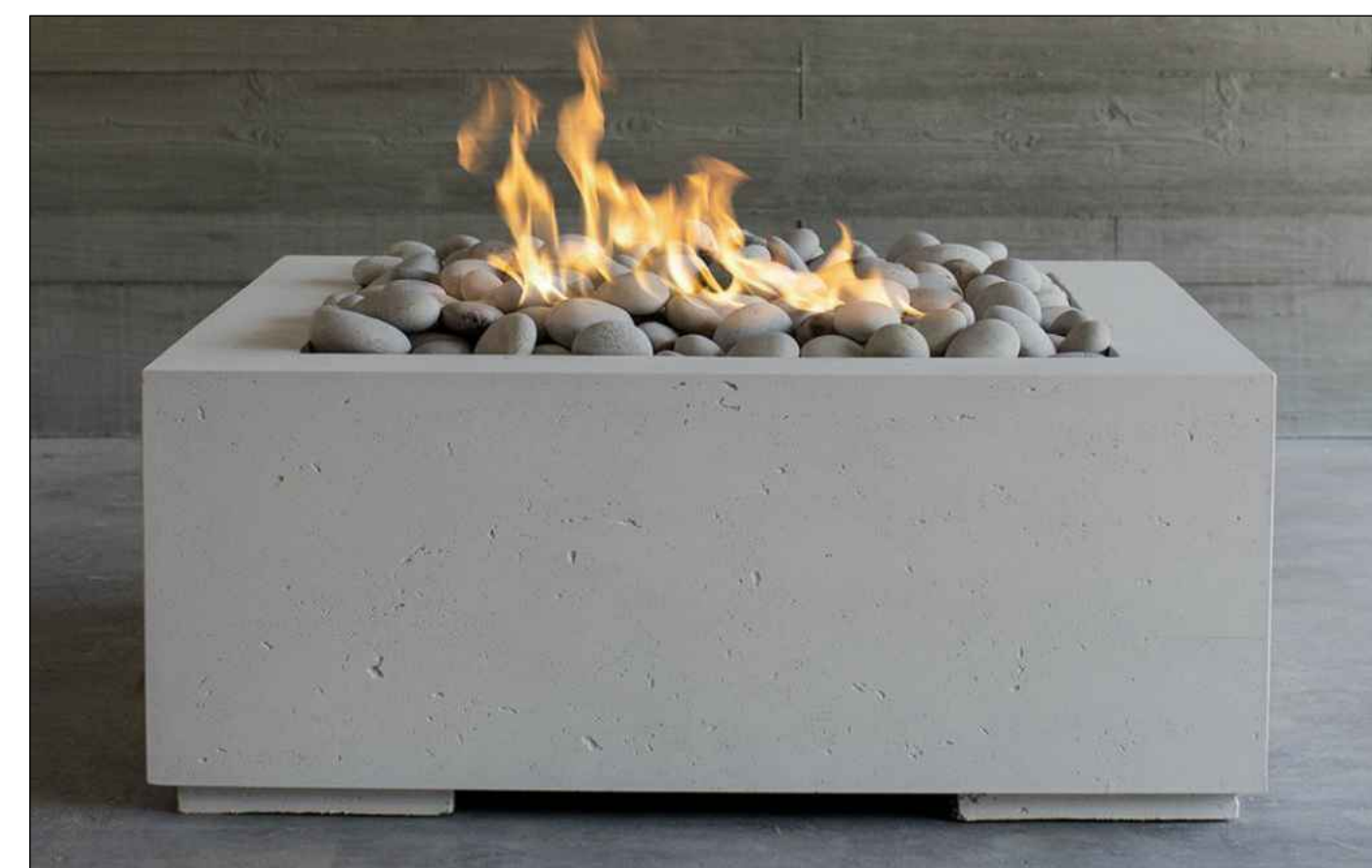
MODULAR METAL PLANTER BY GREENTHEORY
<https://greentheorydesign.com/join/>

8 MODULAR METAL PLANTER BY
GREENTHEORY
SCALE : N.T.S.



FOREST SHOP NRO407 BY KOMPAN
<https://www.kompan.com/play/nature-play/robinia-village/forest-shop>

6 FOREST SHOP BY KOMPAN
SCALE : 1/2" = 1'-0"



ALEA FIREPIT BY DEKKO
<https://www.dekko.ca/portfollio-item/alea/>

7 ALEA FIREPIT BY DEKKO
SCALE : N.T.S.

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1	FEB 14 2022	PRELIMINARY DRAWING	BN/JC

SEAL:

PROJECT:
**1864 GORDON DRIVE,
KELOWNA, BC**

DRAWING TITLE:
**LANDSCAPE
DETAILS (1)**

DATE: 11.FEB.2022	DRAWING NUMBER:
SCALE:	L6
DRAWN: BN	
DESIGN: BN	
CHK'D: MTLM	
M2LA PROJECT NUMBER:	22-00

Zoning Analysis Table

Proposed Zone: CA1

ALL MEASUREMENTS TO BE PROVIDED IN METRIC.

Site Context		
Future Land Use (2040 OCP)	C-NHD	
Transit Supported Corridor?	YES	(y/n)
Subdivision/Consolidation required?	NO	(y/n)
Adjacent Land Uses:	Adjacent Zone	Adjacent Use
North	P2, MF1	INSTITUTION (CHURCH)
South	CA1	MOTEL
East	CD26	COMMERCIAL
West	MF1	SINGLE RESIDENTAIL
Site Details	Zone Requirement	Proposal
Site Area	1200 m ²	3452.45 m ² (BEFORE DEDICATION)
Site Width	40 m	36.56 / 56.01 m
Site Depth	30 m	74.78 m
Site Coverage of building(s)	75 %	64.3 %
Site Coverage of buildings & impermeable surfaces	85 %	84.8 %
Vehicular Access from lane or lower classed road?	(y/n)	NO (y/n)
Principal Uses	Secondary Uses	
APARTMENT HOUSING	RETAIL STORES, PERSONAL SERVICE & FOOD PRIMARY ESTABLISHMENT	
TOWNHOUSES		
Development Regulations	Zone Requirement	Proposal
Total Number of Units	MIN. 11.22	71
Floor Area (gross/net)	6214.41m2 (MAX. FAR 1.8)	10,218.57m2 (GROSS) / 5339.33m2 (NET)
Building(s) Setbacks (east/west/north/south):		
Front __East__	3 m	6 m
Side __North__	3 m	3.07 m
Side __South__	3 m	3 m
Rear __West__	4.5 m	4.5 m
Rear setback to accessory buildings	m	m
Building step back	3 m	4.48m(Front) / 4.1m & 15.2m (Rear)
Min. Separation Distance between buildings	N/A	m
Maximum Continuous Building Frontage	N/A	m

Notes:

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Density and Height Regulations (13.6, 14.4 ...)	Zone Requirement	Proposal
Minimum Density (Transit Corridor Only)	MIN. 11.22 UNITS	71 UNITS
Floor Area Ratio (FAR):		
Base FAR	1.8 FAR	1.47
Streetscape Bonus		
Rental/Affordable Bonus		
Building Height (storeys/metres):	N/A	
OCP Map ____ Designated Height	m / storeys	m / storeys
Maximum Streetscape Bonus Height	m / storeys	m / storeys
Amenity Space (13.5, 14.11, 14.13 ...)	Zone Requirement	Proposal
Total Common Amenity Area	284 m ²	411.23 m ²
Total Private Amenity Area	1111 m ²	1198.92 m ²
Breakdown by Unit Bachelor: 1-Bed: 38 units 2-Bed: 29 units 3-Bed: 4 units	38 x 15m ² = 570m ² 33 x 25m ² = 825m ²	Total common & private amenity = 1610.15m ²
Landscaping Standards (7.2)	Zone	Proposed
Min. tree amount	9 per 92.56 linear m	28 per 92.56 linear m
Min. deciduous tree caliper	5 cm	5 cm
Min. coniferous tree height	2.5 cm	2.5 cm
Min. ratio between tree size	large tree min 50 % from 9 req. trees	large tree min 50 % from 9 req. trees
Min. growing medium area	75 %	100 %
Min. growing medium volumes per tree	Large 30 m ³ medium 20 m ³ small 15 m ³	Large 30 m ³ medium 20 m ³ small 15 m ³
Landscape graded areas (7.2.7)	max 33% sod max 20% shrub /trees and min 2% slope	max 33% sod max 20% shrub /trees and min 2% slope
Fence Height	1.82 m h. perim. fence and 1.06m high picket fence	1.82 m h. perim. fence and 1.06m high picket fence
Riparian management area?	NO (y/n)	
Retention of existing trees on site?	NO (y/n)	
Surface parking lot (7.2.10)?	NO (y/n)	
Refuse & recycle bins screened?	YES (y/n)	
Other:		

Notes:

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Parking Regulations (Section 8.3)

Parking Regulations 8.3:	Zone Requirement	Proposal
Total Stalls Required:		95
Bachelor		
1-Bed 38units x 1 space	38	
2-Bed 29units x 1.1 space	31.9	
3-Bed 4 units x 1.4 space	5.6	
Visitor Stalls 71 units x 0.14 space	9.9	
Rental Reduction		
Car Share Reduction		
Bonus Bike Parking Reduction		
Accessible Stalls	3 (Including van space)	5 (Including van space)
Van Accessible Stalls	1	1
Other Uses:		
Ratio of Parking Stalls	50 % Regular 50 % Small	74 % Regular 26 % Small
Drive Aisle Width	6.5 m	6.5 m
Drive Aisle Grade	%	0 to 2 %
Loading Stalls (Section 8.4)	1	1
Bicycle Parking Regulations 8.5:	Zone Requirement	Proposal
Total Stalls Required (Required or Bonus):		77
Bachelor		
1-Bed	28.5	
2-Bed	21.75	
3-Bed	4	
Short Term (within 15m of entrance)	Residential: 6 (6 per entrance) Commercial: 8 (2 per entrance)	Residential: 6 Commercial: 8
Other Uses:		
End of Trip Facility?	NO (y/n)	NO (y/n)
Bike Wash and Repair Station?	YES (y/n)	YES (y/n)

Notes:

Specific Built Form Regulations

Ground Oriented Regulations (footnotes)	Zone Requirement	Proposal
Reduced setback	m	m
Maximum first floor height	m	m
Minimum Floor Area on First Floor	m ²	m ²
Urban & Village Centre Regulations (14.11)	Zone Requirement	Proposal
Upper Floor Setbacks abutting street	3 m	4.48m(Front) / 4.1m & 15.2m (Rear)
Corner Lot Triangular Setback	m	m
Urban Plaza	(y/n) m ²	(y/n) m ²
Street Type:		
Max/Min Commercial	Min. 90%	96%
Max/Min Residential		
Max Site Coverage based on Street Type	%	%
Max Parkade Exposure	Max. 0% for Primary / 25% for Secondary	0% on Primary / 5.6% on Secondary
Tall Building Regulations (9.11)	Regulation	Proposed
Min. amount of transparency on 1 st floor	75% Commercial Frontage	%
Min. depth of commercial unit fronting street	6 m	m
Triangular Setback	4.5 m	m
Max. Podium Height	16.0 m / 4 storeys	m / storeys
Podium Rooftop	No open parking	
Building Separation	60 m	m
Maximum Floor Plate GFA:		
Residential	750 m ²	m ²
Hotel	850 m ²	m ²
Office/Commercial	930 m ²	m ²
Tower Stepback	3 m	m
Barrier free accessibility	Main Residential entrance and all commercial entrances	(y/n)
Other		

Notes:

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