

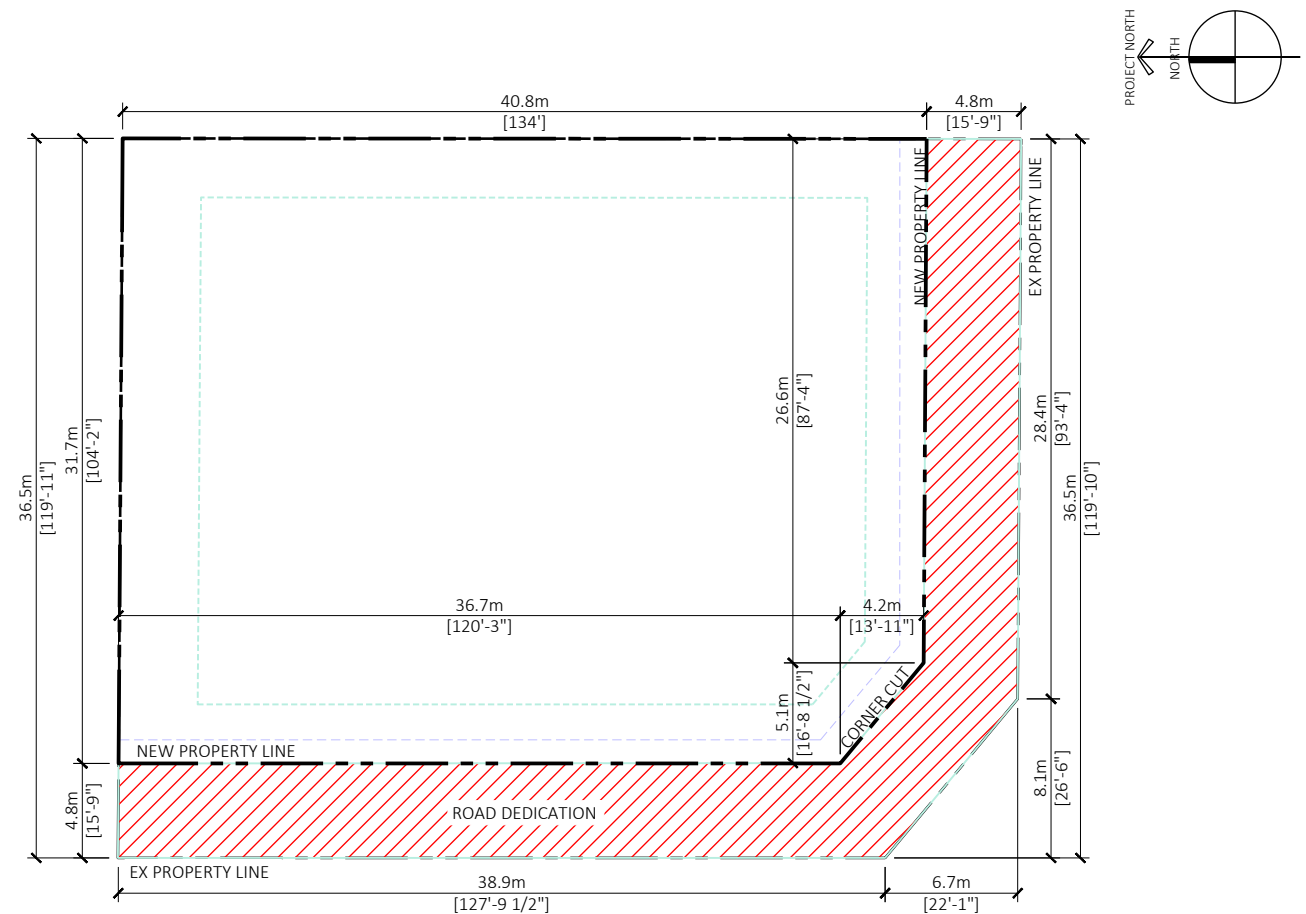
MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT



A - 0.0	COVER PAGE
A - 0.1	SITE STATISTICS
A - 0.2	CONTEXT PLAN
A - 1.1	SITE PLAN
A - 1.2	FIRE PLAN
A - P.1	PARKING -1
A - P.2	PARKING -2
A - 2.1	FLOOR PLAN - LEVEL 1
A - 2.2	FLOOR PLAN - LEVEL 2
A - 2.3	FLOOR PLAN - LEVEL 3,4
A - 2.4	FLOOR PLAN - LEVEL 5
A - 2.5	FLOOR PLAN - LEVEL 6
A - 2.5	ROOF PLAN
A - 3.1	ELEVATIONS - WEST
A - 3.2	ELEVATIONS - SOUTH
A - 3.3	ELEVATIONS - EAST
A - 3.4	ELEVATIONS - NORTH
A - 4.1	SECTIONS - A-A'
A - 5.1	MATERIAL BOARD

SITE STATISTICS		
CIVIC ADDRESS:	375, 395 RUTLAND RD NORTH KELOWNA BC	
LEGAL DISCRIPTION: LOT 1 & LOT 2, PLAN KAP3513, SECTION 26, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT. PID: 010-844-333 & PID: 010-844-376.		
ZONING	UC4	
GROSS SITE AREA:	1640.76 m2	
ROAD DEDICATIONS	355.3 M2	
NET AREA	1285.46 M2	
	BUILDING HEIGHT	ALLOWED 20 M
SETBACKS		
		PROVIDED PROVIDED ABOVE 16M
	NORTH	0.0 M 4.0 M
	SOUTH FROM MUGFORD RD	6.0 FROM EXTG PL 3.0 M
	EAST SIDE LANE	0.0 M 3.0 M
	WEST:RUTLAND RD NORTH	6.0 M FROM EXTG PL 3.0 M
LOT COVERAGE		
	PROPOSED	60.3% NET
DENISTY		
	PROPOSED FAR	2.34 ON GROSS
Floor Level	FAR Area (in m2)	TOTAL FLOOR AREA
1	544.60 M2.	
2	670.70 M2.	850.7 m2
3	732.90 M2.	843.8 m2
4	732.90 M2.	843.8 m2
5	583.90 M2.	696.40 M2.
6	583.90 M2.	696.40 m2
GRAND TOTAL AREA	3848.90 M2.	
COMMON AMENITY		
	REQUIRED	
	67 X 4 M2 PER UNIT = 260 M2	288.9 m2
OFF STREET PARKING		
		REQUIRED PROVIDED
	COMMERCIAL SPACE : 5863 ft2=544.6 m2	1.3 STALLS/100m2= 7.07 STALLS 6 STALLS
	RESIDENTIAL - 65 units	
	STUDIO UNITS = .8 STALLS ER UNIT	8 x .8 = 6.4 STALLS
	ONE BED UNIT = .9 STALLS PER UNIT	50 X .9 = 45 STALLS
	TWO+ BED ROOM = 1.0 STALL PER UNIT	7 X 1 = 7 STALLS
	GRAND TOTAL	58.4 stalls 55 PROVIDED
VISITORS PARKING		
	RESIDENTIAL - 65 UNITS	
	VISITOR = .14 STALL PER UNIT	65 X .14 = 9.1 STALLS 8 STALLS
	GRAND TOTAL REQD	74 STALLS 69 STALLS
H/C PARKING		
	<i>If required Parking spaces are between 50 & 100, then 1 Parking space is required</i>	
	<i>If required Parking spaces are between 100 & 200, then 2 Parking spacs are required</i>	
BICYCLE PARKING		
		PROVIDED
	SECURED BIKE PARKING .75 X 65 = 48.75 STALLS	54 BIKE STALLS
commercial short term parking	2 per entrance 5 x 2 = 10 stalls	10 BIKE STALLS
SHORT TERM BICYCLE PARKING	6 per entrance	6 BIKE STALLS
TOTAL	65 STALLS	70 STALLS

Floor Level	1 Bed Type-A	2 Bed Type-B	Studio Type-C	Total Units per Floor
LVL 1	0	0	0	0
LVL 2	10	1	2	13
LVL 3	10	2	2	14
LVL 4	10	2	2	14
LVL 5	10	1	1	12
LVL 6	10	1	1	12
TOTAL	50 UNITS	7 UNITS	8 UNITS	65 UNITS



FLAT ARCHITECTURE 2

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
6 Storey Mix Use Bldg
375, 395 Rutland N, Kelowna BC
CLIENT:
Sid Malhotra

DATE
15-Aug-23
PROJECT NO:
21-259
SCALE: As noted
DRAWN BY: BS

REV	DESCRIPTION	BY	DATE

KEY PLAN
DATA SHEET

REV	DESCRIPTION	BY	DATE



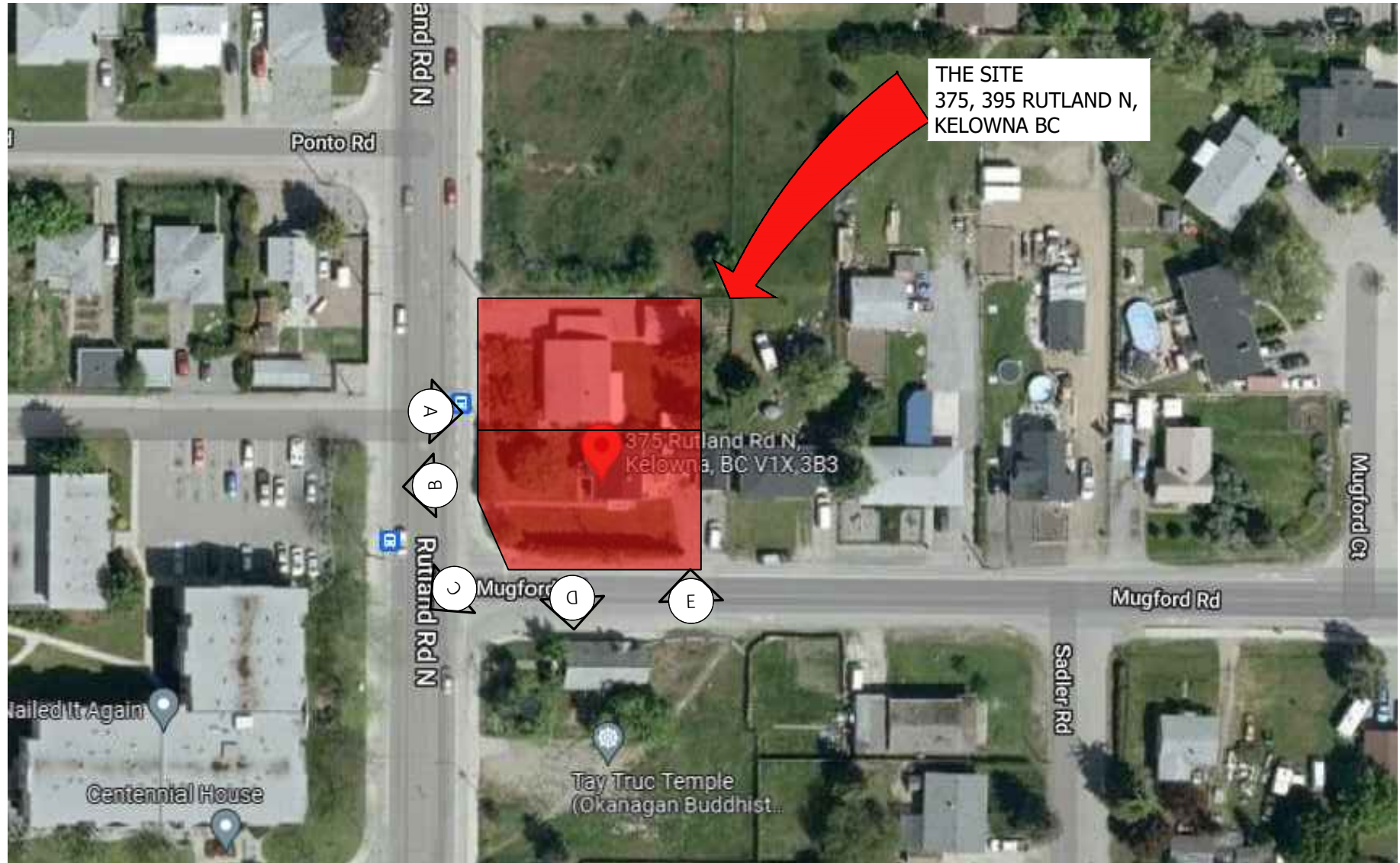
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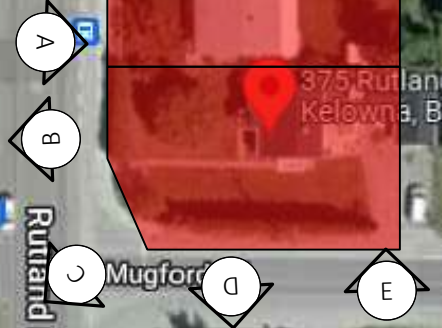
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C



THE SITE
375, 395 RUTLAND N,
KELOWNA BC



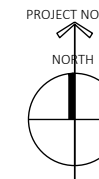
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E



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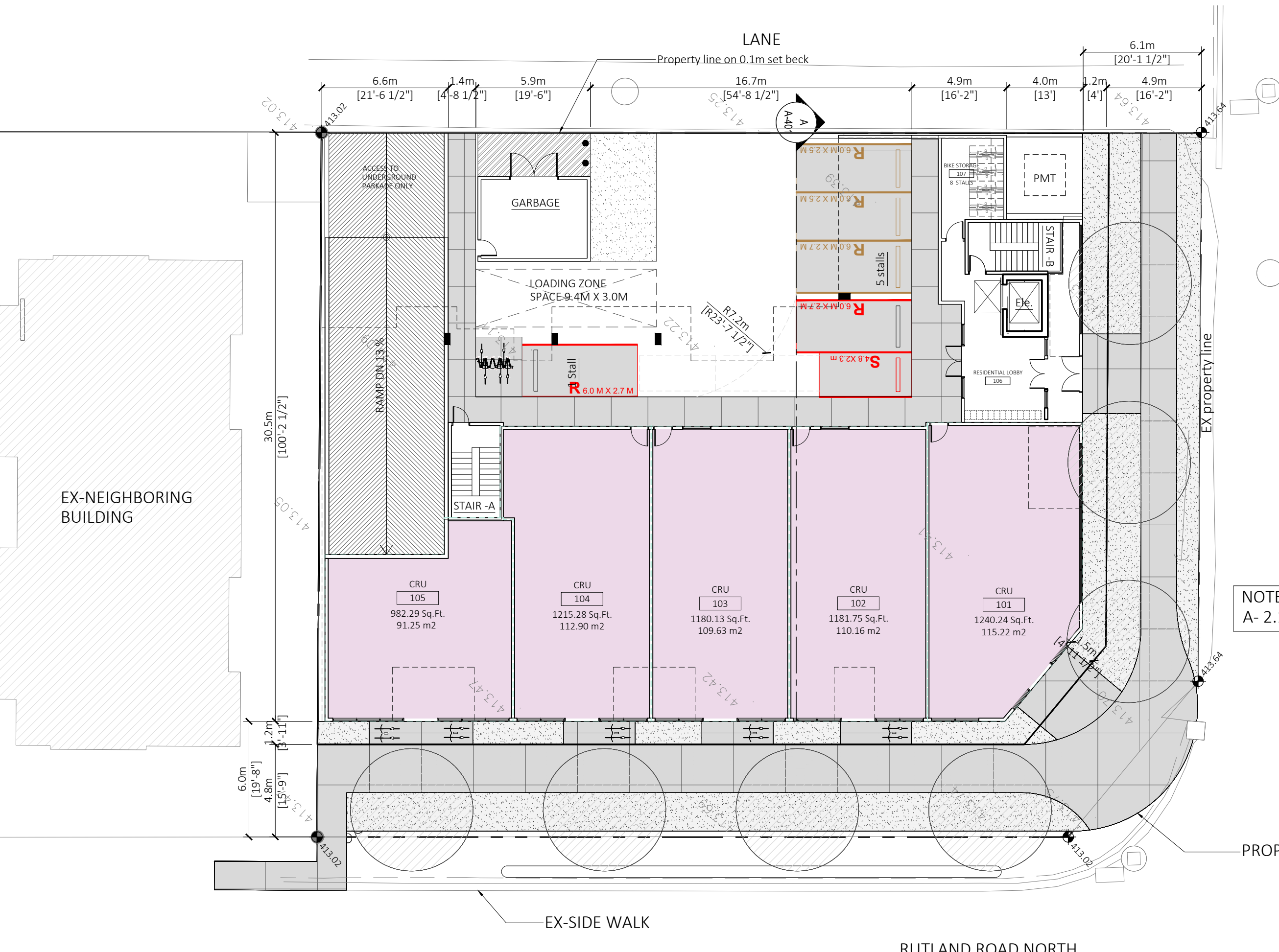


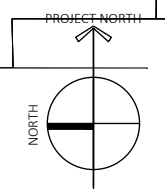
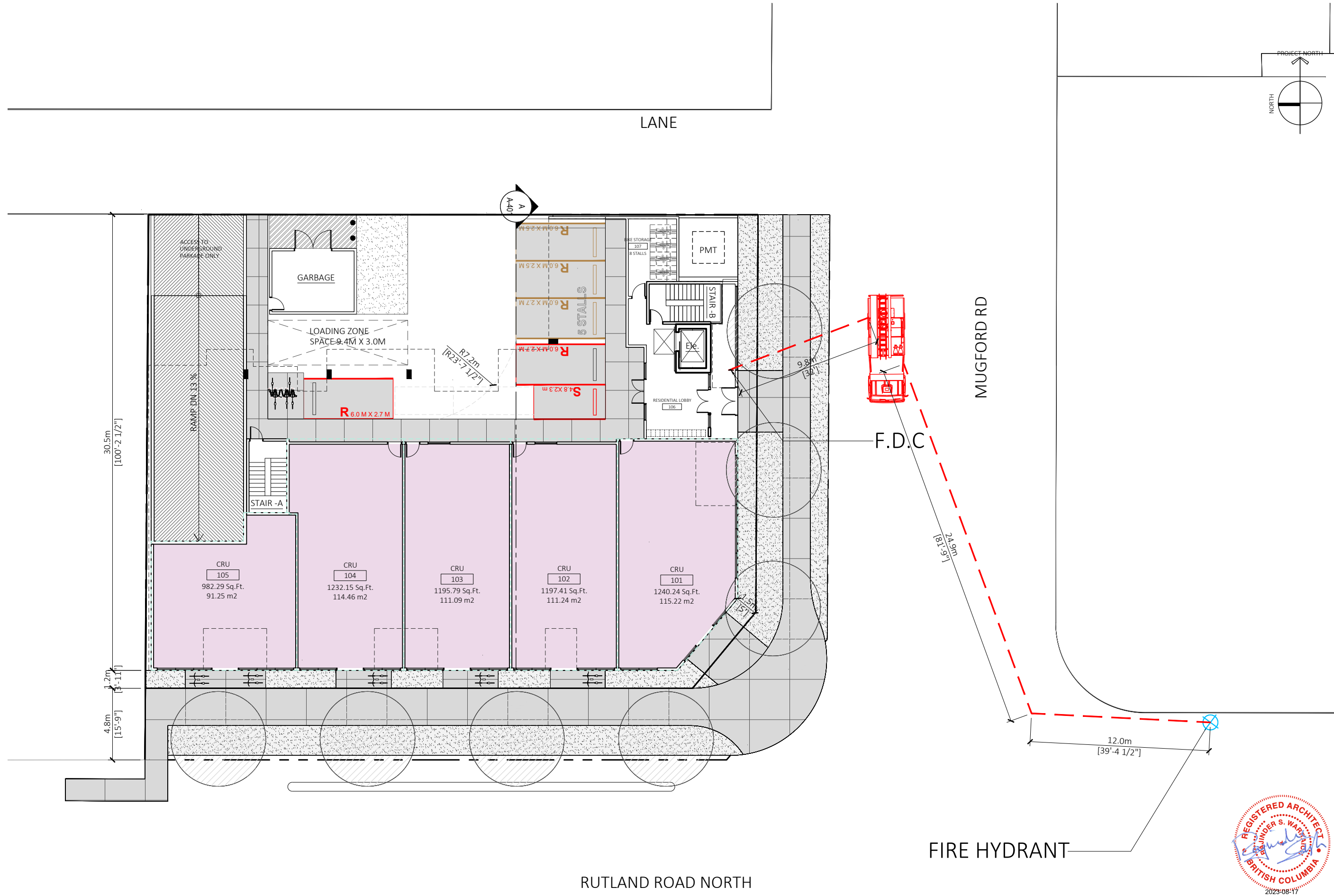
MUGFORD RD

NOTE : PLEASE REFER A- 2.1 FOR FLOOR DETAILS



PROPOSED SIDE WALK





REV	DESCRIPTION	BY	DATE



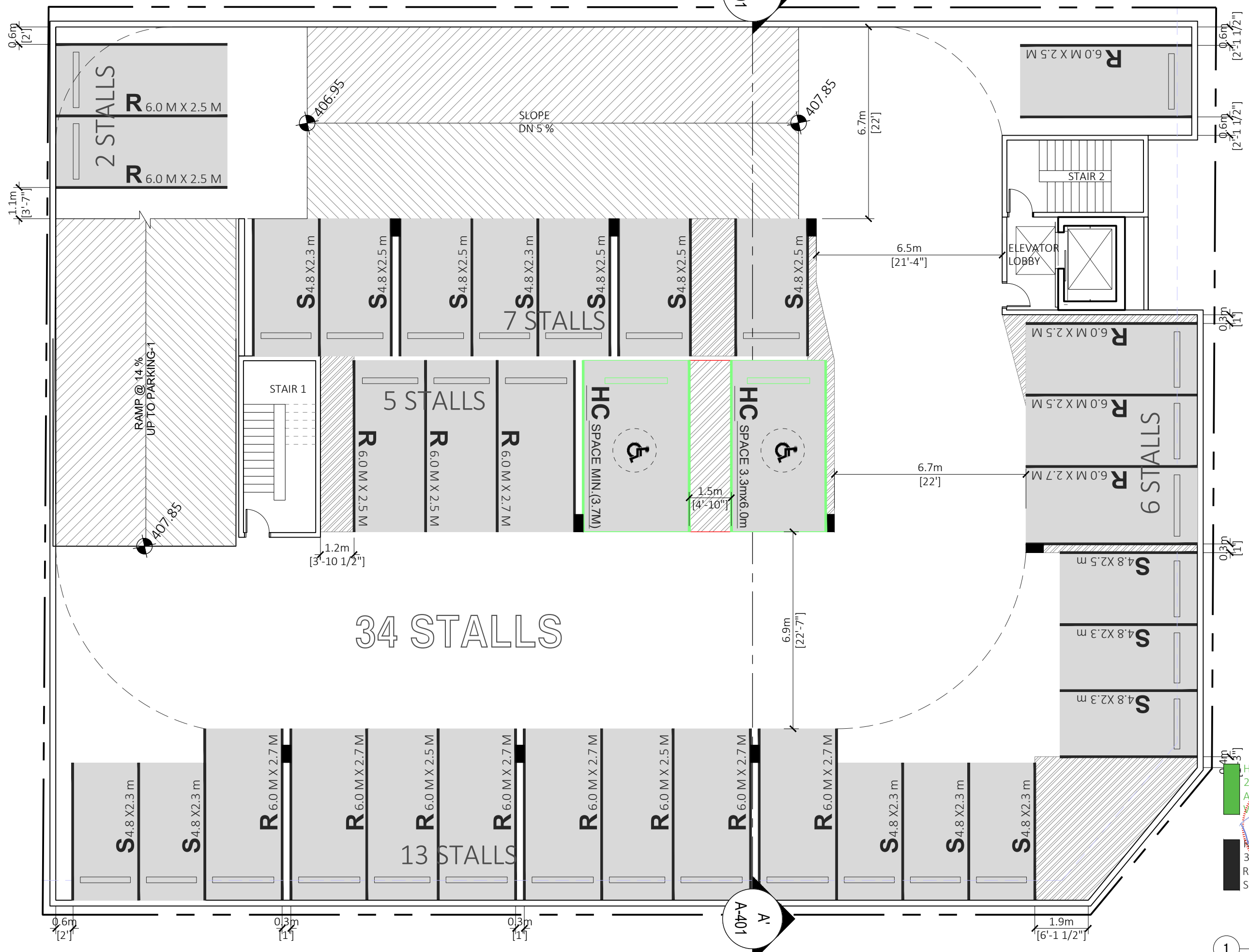


- COMMERCIAL STALLS**
3 Stalls
R - Regular - 2
S - Smalls - 1
- VISITOR PARKING**
5 stalls
R - Regular - 5
S - Smalls - 0
- RESIDENTIAL**
20 stalls
R - Regular - 15
S - Smalls - 5
- ACCESSIBLE-1**
1 stall

1 **PARKING LEVEL-1**
Scale: 3/32"=1'-0"n (1:128)

REV	DESCRIPTION	BY	DATE

LANE



HC
 2 stall
 Accessible
 REGISTERED ARCHITECT
 SIBEL
 3750 RIVER STREET
 VANCOUVER, BC
 V6L 2K6
 TEL: 604-273-8817
 2023-08-17

1 PARKING LEVEL-2
 Scale: 3/32"=1'-0"n (1:128)

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 contact@flatarchitecture.ca
 Ph: 604-503-4484

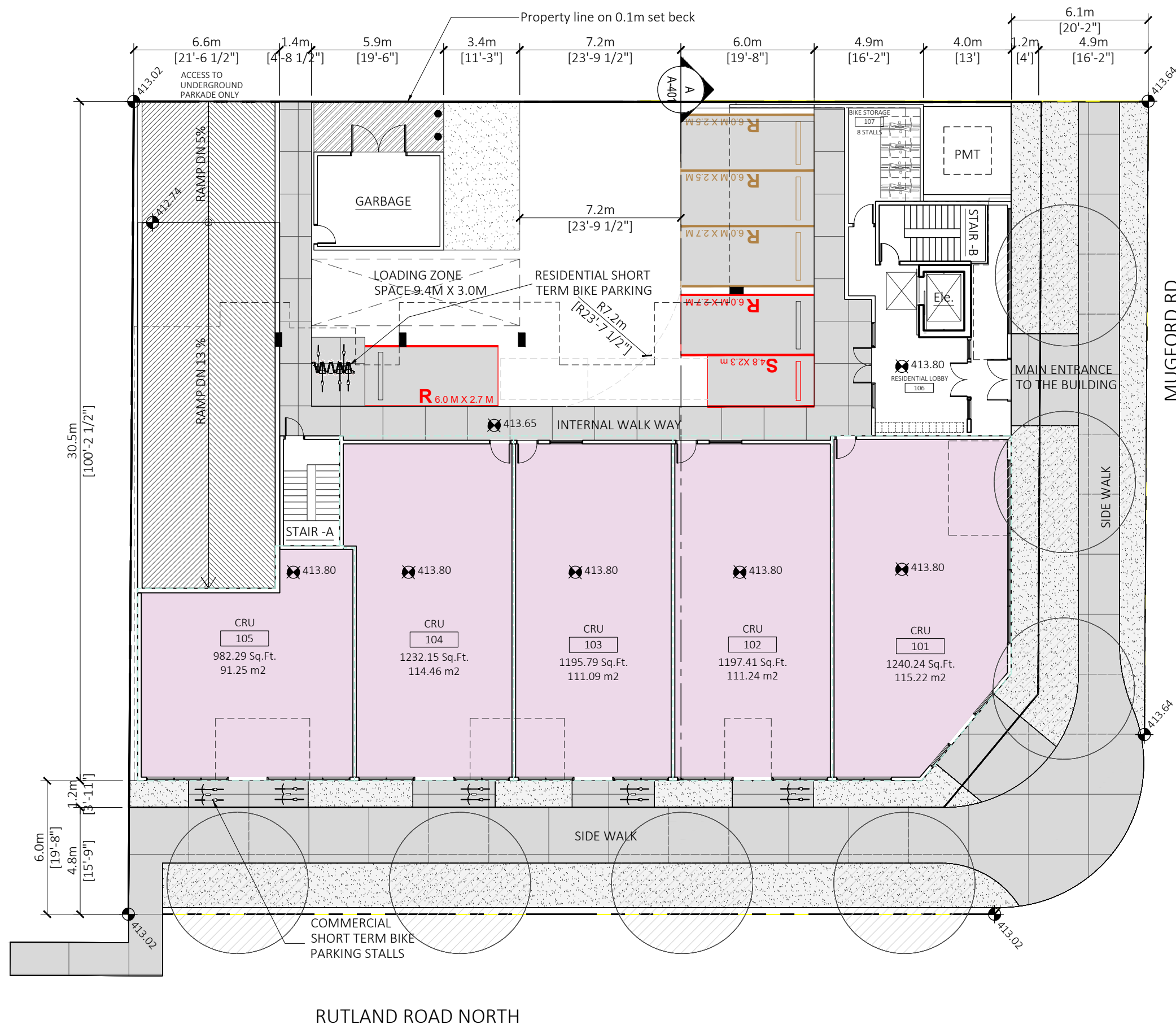
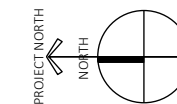
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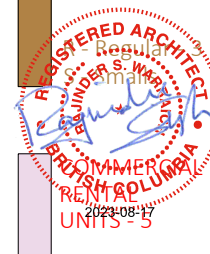
LEVEL P2
 Parking Plan

LANE

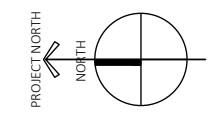
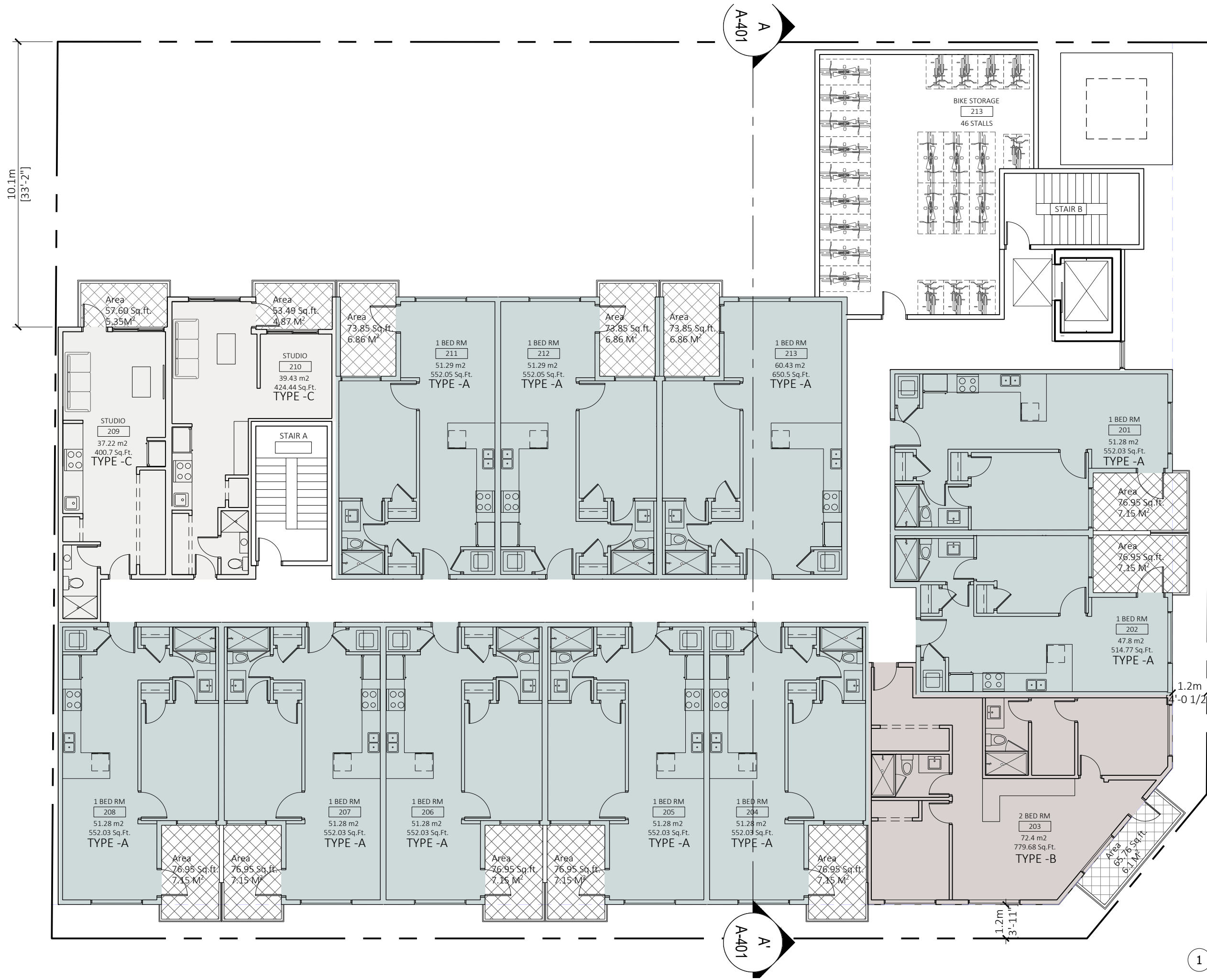


COMMERCIAL PARKING - 3
R - Regular - 2
S - Smalls - 1

VISITOR PARKING



REV	DESCRIPTION	BY	DATE



1 FLOOR PLAN LEVEL -2
Scale: 3/32"=1'-0"n (1:128)



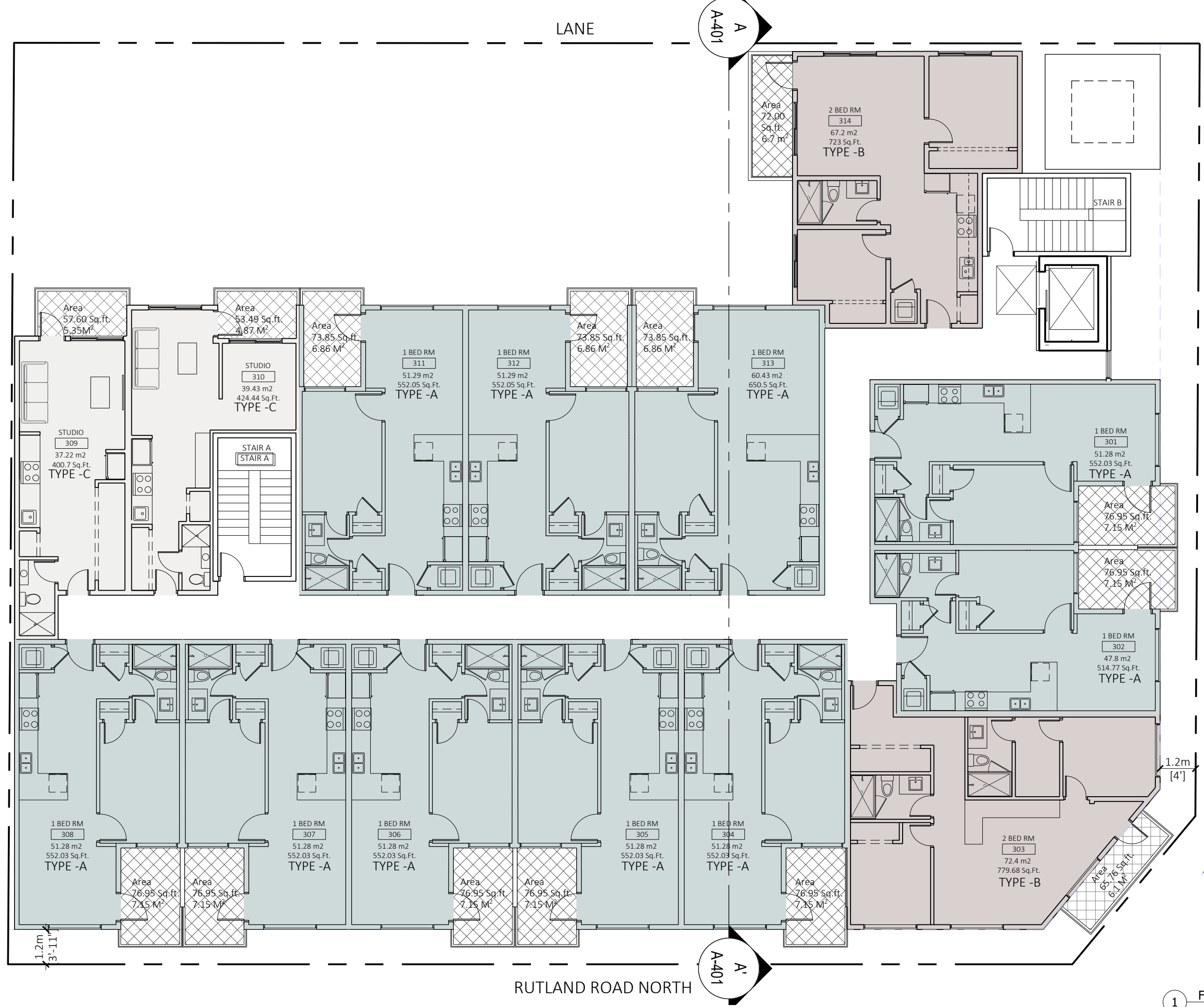
Unit 209- 6321 King George Blvd
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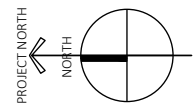
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LEVEL 2
FLOOR PLAN



LANE

A
A-401



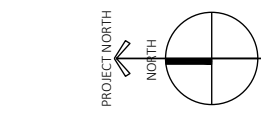
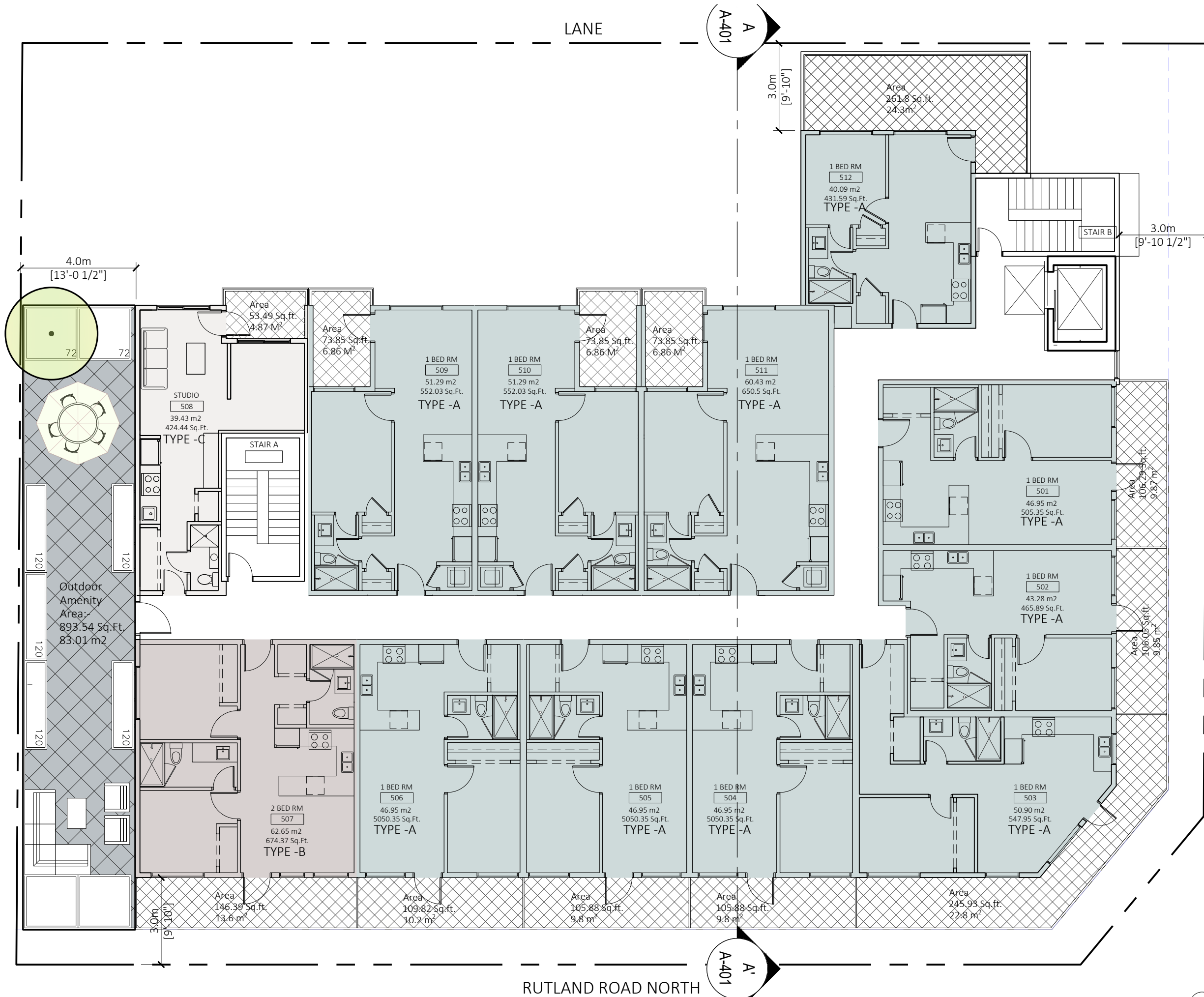
MUGFORD RD

RUTLAND ROAD NORTH

A
A-401



REV	DESCRIPTION	BY	DATE

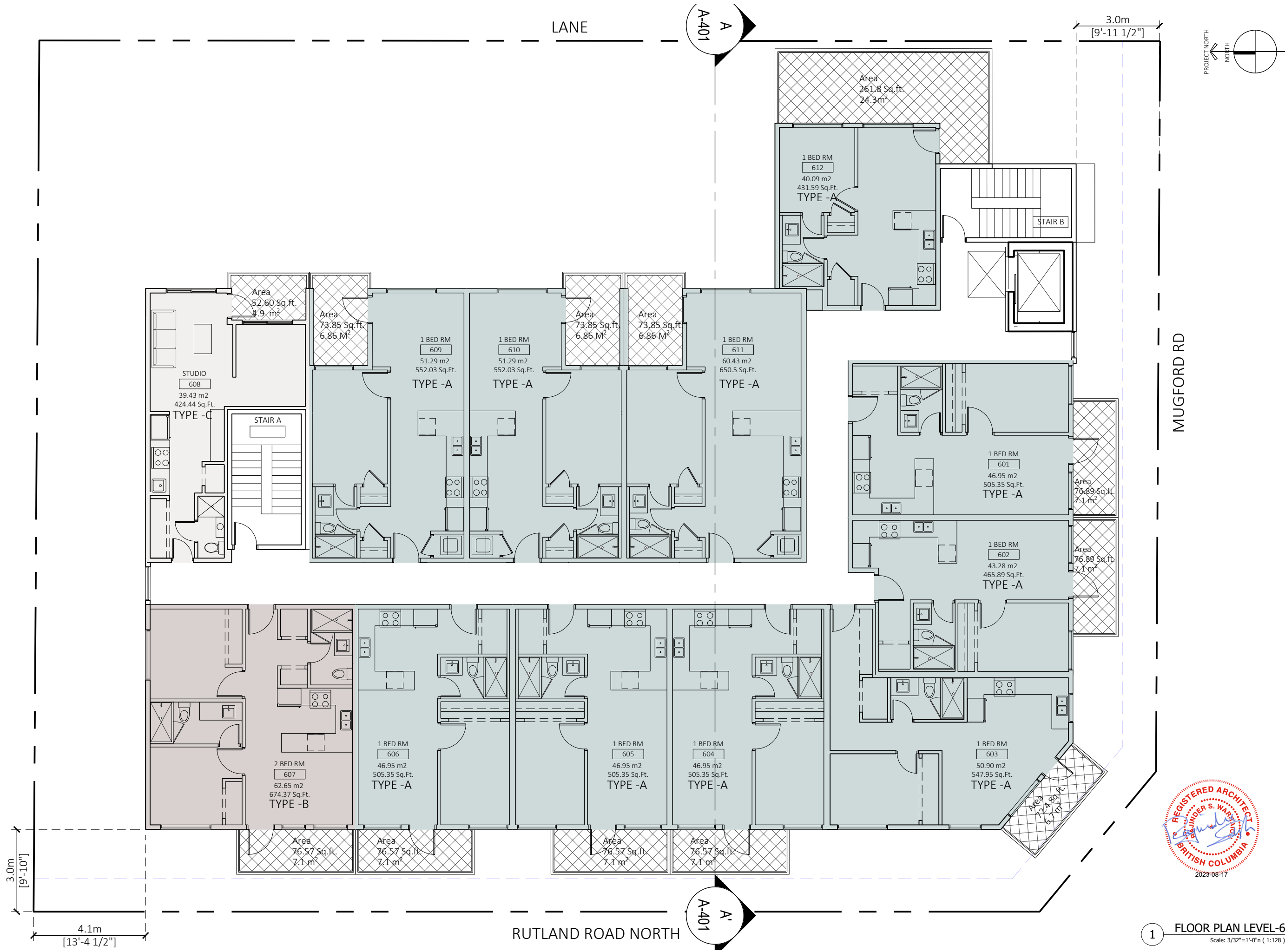


MUGFORD RD

RUTLAND ROAD NORTH



REV	DESCRIPTION	BY	DATE



MUGFORD RD

RUTLAND ROAD NORTH



1 FLOOR PLAN LEVEL-6
Scale: 3/32"=1'-0"n (1:128)

FLAT!
ARCHITECTURE 2

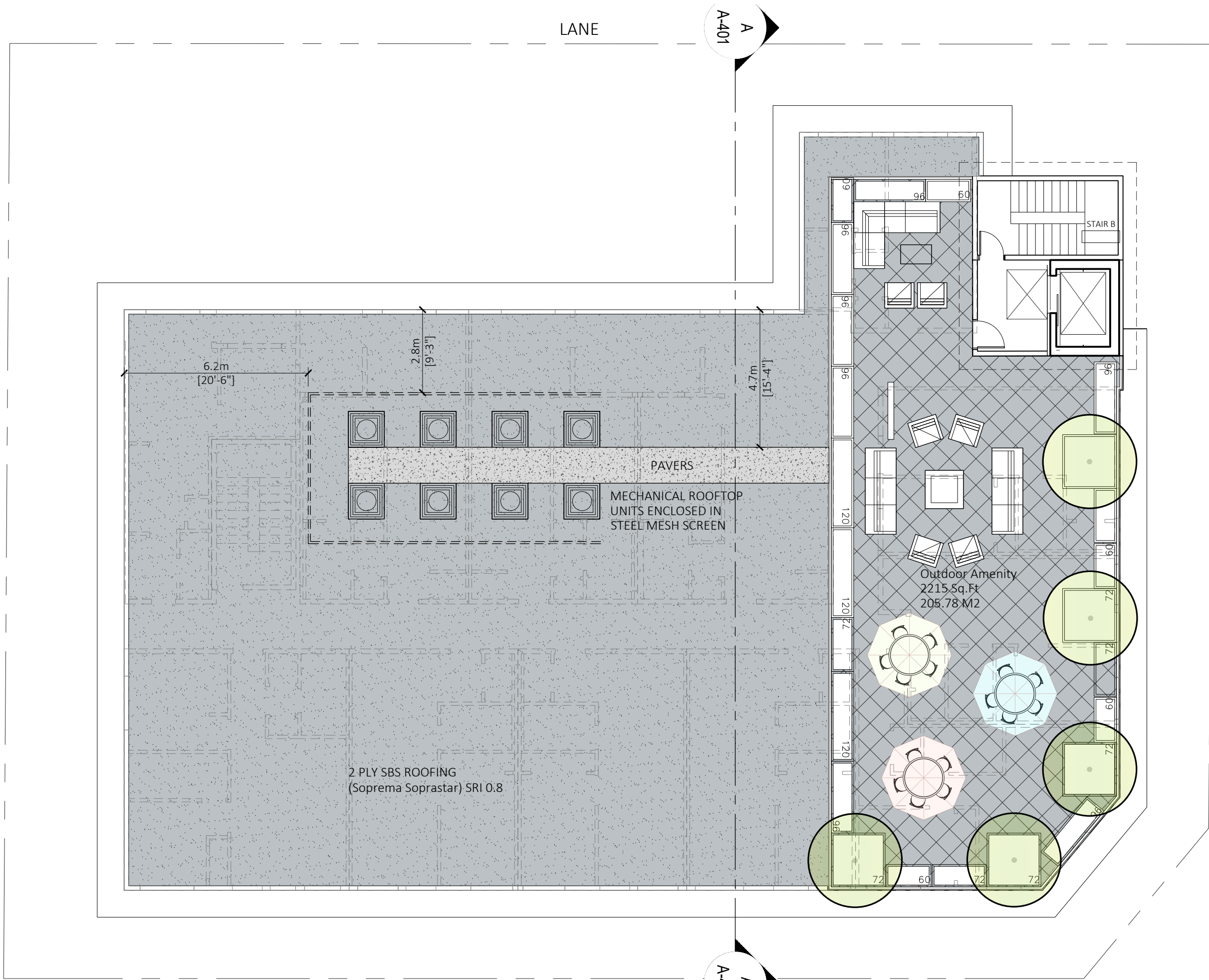
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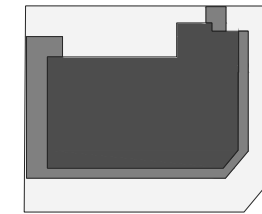
DATE
15-Aug-23
PROJECT NO:
21-259
SCALE: As noted
DRAWN BY:
BS

REV	DESCRIPTION	BY	DATE

LEVEL 6
FLOOR PLAN



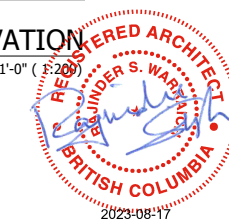
REV	DESCRIPTION	BY	DATE



1
A-3.1



1 WEST ELEVATION
Scale: 1/16"=1'-0" (1:20)



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DATE
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SCALE: As noted
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REV	DESCRIPTION	BY	DATE

WEST
ELEVATION

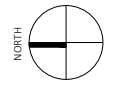
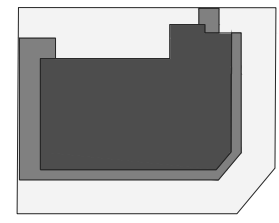


1 SOUTH ELEVATION
Scale: 1/16"=1'-0" (1:200)



REV	DESCRIPTION	BY	DATE

1
A-3.3



PROJECT INFO:
6 Storey Mix Use Bldg
375, 395 Rutland N, Kelowna BC
CLIENT:
Sid Malhotra

DATE
15-Aug-23
PROJECT NO:
21-259
SCALE: As noted
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REV	DESCRIPTION	BY	DATE

EAST
ELEVATION

A-3.3





1 Section A-A'
Scale: 1/16"=1'-0" (1:192)

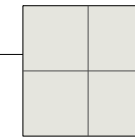


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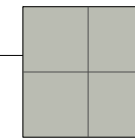


NEW P/L

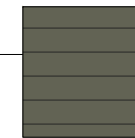
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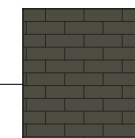
Exterior High Density Fibre
Cement Board C/W easy trims
to match (Hardie or similar)
Color : Winter white (2140-70)



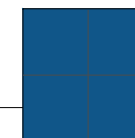
Exterior High Density Fibre
Cement Board C/W easy trims
to match (Hardie or similar)
Color : Gray Horse (2140-50)



Exterior High Density Fibre
Cement Board C/W easy trims
to match (Hardie or similar)
Color : Dark Olive (2140-30)



Brick cladding (Mora Brick)
color: midnight black
c/w Gray mortar



Exterior High Density Fibre
Cement Board C/W easy trims
to match (Hardie or similar)
Color : seaport Blue (2160-30)



REV	DESCRIPTION	BY	DATE

Material

Board

0 5 10 15 20 25 M



LANE

TRANSFORMER W/
CRUSHER FINES SURFACING

LARGE TREE-FORM SHRUB PLANTING
(AMELANCHIER LAEVIS 'SNOWLAND') (TYP.)

MULTI-STALL BIKE RACK (TYP.)

SITE FURNISHINGS (BY OTHERS) (TYP.)

RAISED PLANTER W/ DECORATIVE PERENNIAL
& ORNAMENTAL GRASS PLANTINGS (TYP.)

DECORATIVE PAVING (TYP.)

BUILDING

NEIGHBOURING FENCE, TO REMAIN (TYP.)

DECORATIVE SHRUB, PERENNIAL, &
ORNAMENTAL GRASS PLANTINGS (TYP.)

DECORATIVE PAVING AT SITE ENTRIES (TYP.)

CONCRETE SIDEWALK (TYP.)

TURF BOULEVARD (TYP.)

COMMERCIAL SHORT TERM BIKE PARKING (2
STALLS PER RACK, 10 STALLS TOTAL) (TYP.)

DECIDUOUS BOULEVARD TREE PLANTING
(PLATANUS ACERIFOLIA) (TYP.)

MUGGFORD ROAD

RUTLAND ROAD

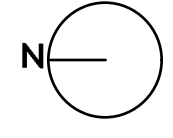
NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREA FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST

PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING

BOTANICAL NAME	COMMON NAME	QTY*	SIZE/SPACING & REMARKS
TREES			
AMELANCHIER LAEVIS 'SNOWLAND'	SNOWLAND SASKATOON	7	3m CAL
PLATANUS ACERIFOLIA	LONDON PLANETREE	7	6m CAL
SHRUBS			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	14	#02 CONT. /1.2M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	24	#02 CONT. /0.9M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	24	#02 CONT. /1.0M O.C. SPACING
SPRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	35	#02 CONT. /0.75M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	24	#02 CONT. /0.9M O.C. SPACING
PERENNIALS & GRASSES			
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	12	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	9	#01 CONT. /1.0M O.C. SPACING
HOSTIA 'STRIPTEASE'	STRIPTEASE HOSTIA	12	#01 CONT. /0.9M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	17	#01 CONT. /0.75M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	6	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	17	#01 CONT. /0.75M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	17	#01 CONT. /0.75M O.C. SPACING



PROJECT TITLE
375 & 395 RUTLAND ROAD

Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	23.04.14	Review
2	23.04.20	Development Permit
3	23.05.12	Development Permit
4		
5		

PROJECT NO: 22-1019
DESIGN BY: DF
DRAWN BY: NVM
CHECKED BY: FB
DATE: MAY 12, 2023
SCALE: 1:100
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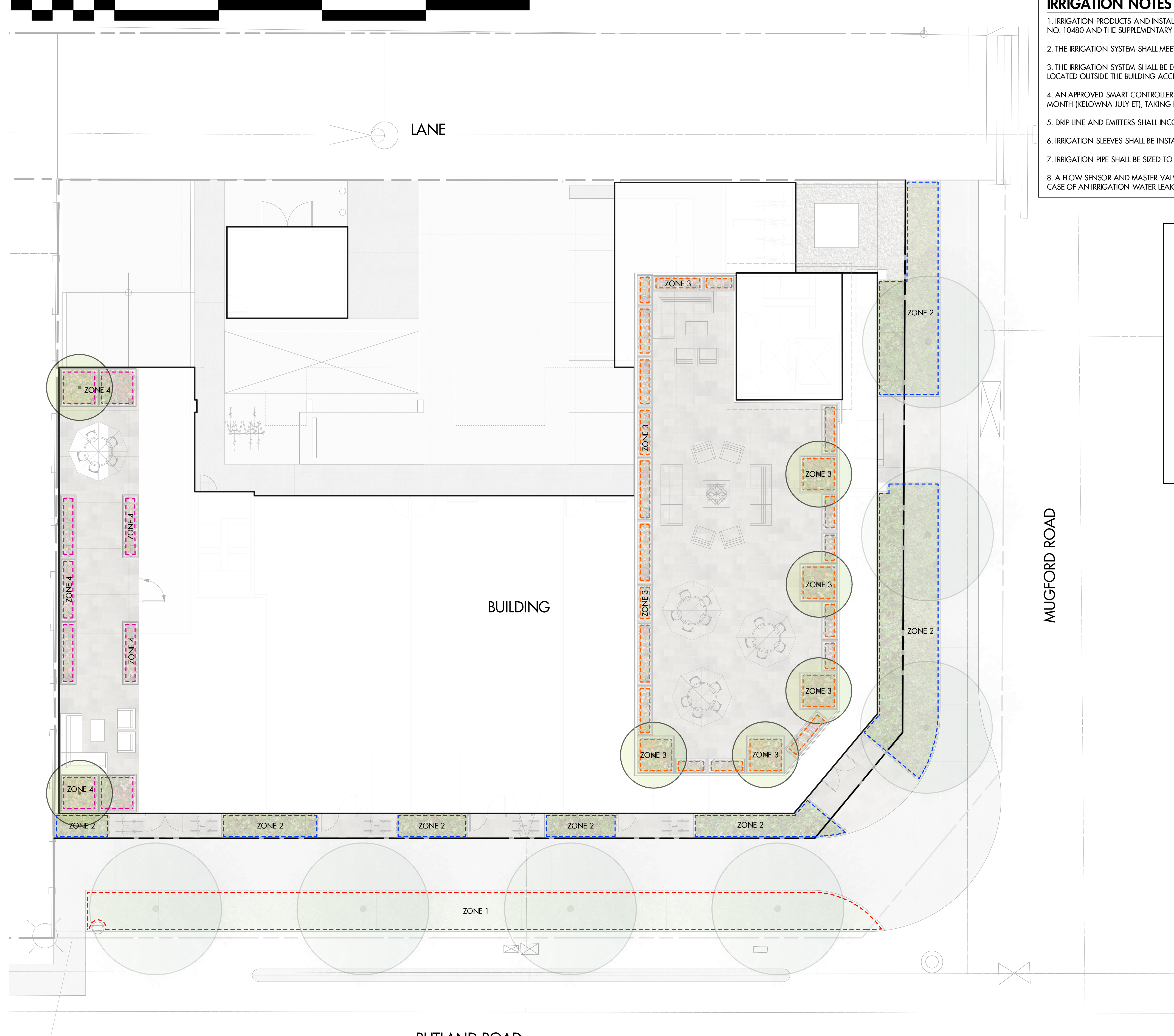
DRAWING NUMBER

L1/2

NOT FOR CONSTRUCTION

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0 5 10 15 20 25 M



IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

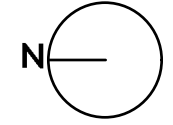
- ZONE #1:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 75 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 64 cu.m.
- ZONE #2:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 93 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 31 cu.m.
- ZONE #3:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 39 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 13 cu.m.
- ZONE #4:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 21 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 7 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 137 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 115 cu.m. / year
 WATER BALANCE = 22 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



200-2045 Enterprise Way
 Kelowna, BC V1Y 9T5
 T (250) 469-9757
 www.ecora.ca



PROJECT TITLE

375 & 395 RUTLAND ROAD

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/
 IRRIGATION PLAN**

ISSUED FOR / REVISION

1	23.04.14	Review
2	23.04.20	Development Permit
3	23.05.12	Development Permit
4		
5		

PROJECT NO: 22-1019

DESIGN BY: DF

DRAWN BY: NM

CHECKED BY: FB

DATE: MAY 12, 2023

SCALE: 1:100

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DRAWING NUMBER

L2/2

NOT FOR CONSTRUCTION

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