

965 MITCHELL RD, KELOWNA, BC

PROPERTY DESCRIPTION

CIVIC: 965 Mitchell Road, Kelowna, BC
LEGAL: LOT 25, KAP19576

ARCHITECTURAL SHEET LIST

- A-000COVER SHEET
- A-001LOCATION CONTEXT
- A-0022040 OCP RESPONSE
- A-003PROJECT INFORMATION
- A-101LEVEL 1 PLAN
- A-102LEVEL 2 PLAN
- A-103LEVEL 3 & ROOF PLAN
- A-200NORTH ELEVATION
- A-201SOUTH ELEVATION
- A-202EAST & WEST ELEVATIONS



VIEW FROM SHARED DRIVE AISLE



VIEW LOOKING EAST FROM MITCHELL ROAD

CONSULTANT TEAM

OWNER/ OPERATOR

OK-Pacific Development
2435 Hwy 97N
Kelowna, BC V1X 4J2
250-864-9818

Contact(s):
Celia Liang

ARCHITECTURAL

LIME Architecture
205-1626 Richter Street
Kelowna, BC V1Y 2M3
250-448-7801

Contact(s):
Adam Wipp

CONTRACTOR

Panohomes
1432 Flemish Street
Kelowna, BC V1Y 3S1
250-859-9016

Contact(s):
Kevin Noel

LANDSCAPE

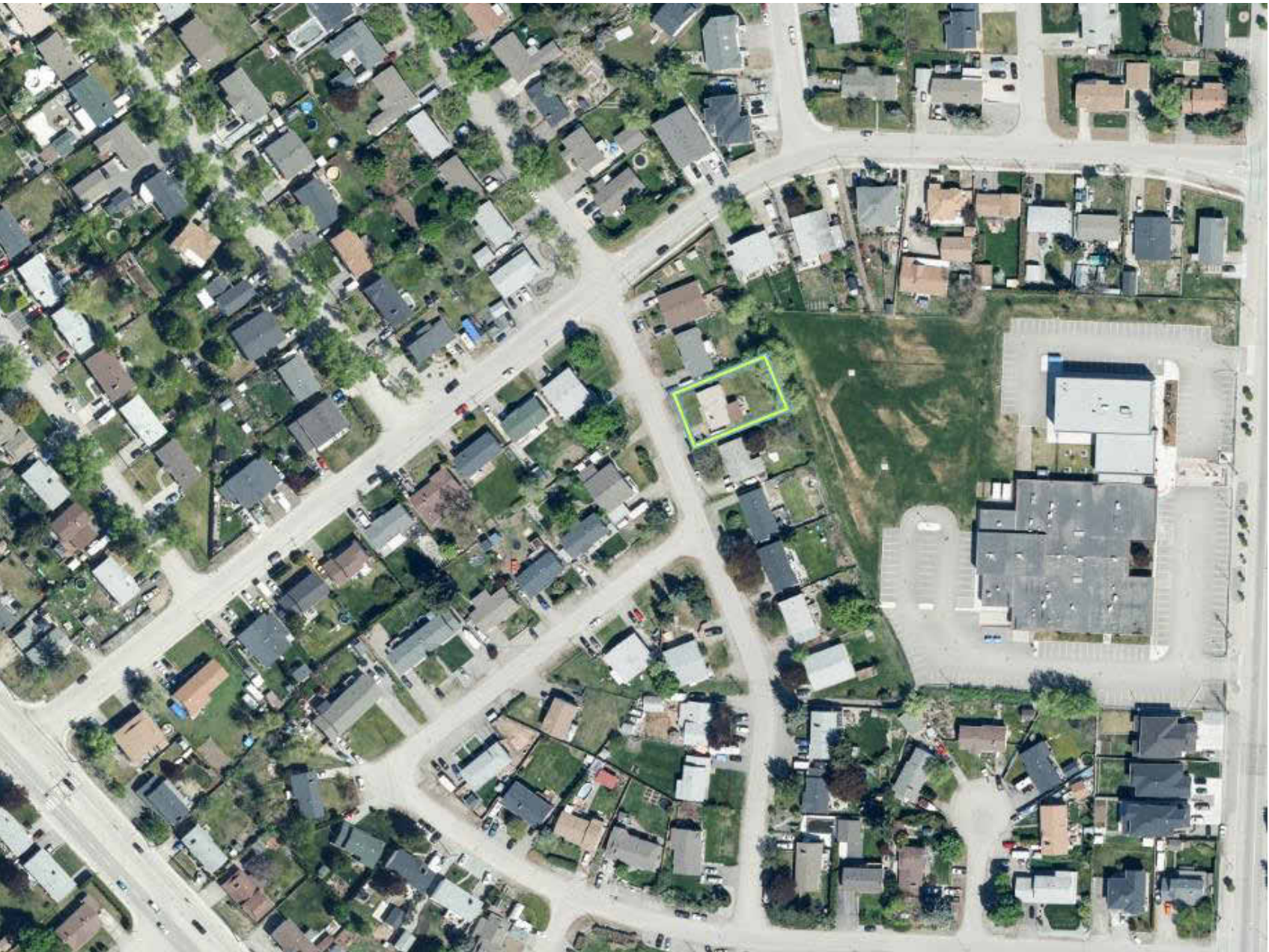
Soil to Sod Landscaping
1635 Lewis Road
Kelowna, BC V1P 1E5
250-215-7645

Contact(s):
Pat Wolczuk

Site Description & Current Conditions

The proposed building is located on one of four single lots to be developed located on Mitchell Road, near the intersection Quigley Road. A shared drive aisle between two properties provides access to private garages attached to each dwelling. Located in a developing neighbourhood, just outside the Rutland Urban Centre, the proposed 6-unit building will fit seamlessly within the neighbourhood.

The site is within close proximity to grocery and retail stores, restaurants, schools and parks, and has frequent transit nearby to support the residents.



SITE LOCATION



SITE CONDITION KEY MAP



1. SUBJECT PROPERTY



2. NEIGHBOURING PROPERTY TO THE SOUTHEAST



3. NEIGHBOURING PROPERTY TO THE NORTHWEST



4. OPPOSITE OF PROPERTY LOOKING SOUTH

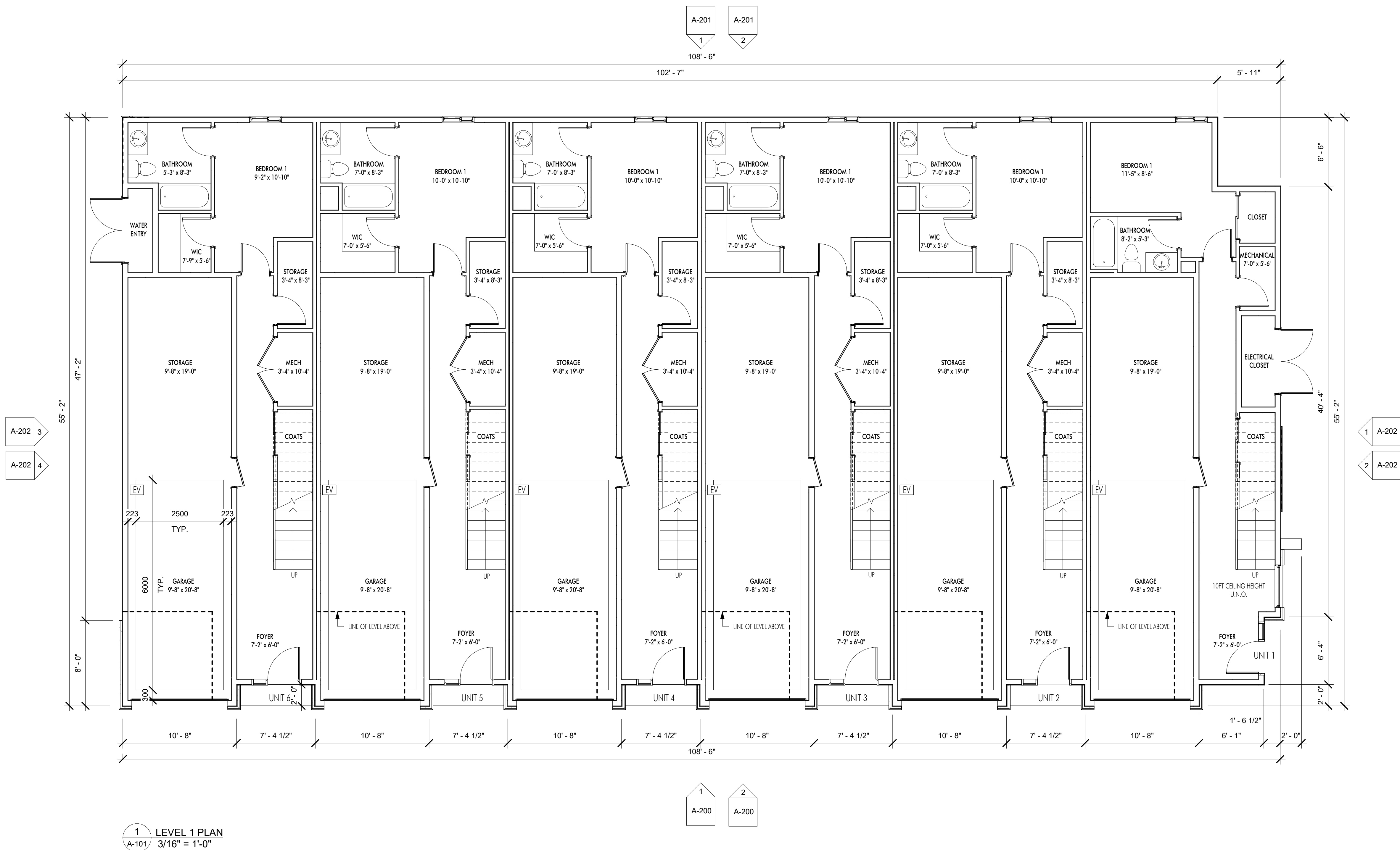


5. OPPOSITE OF PROPERTY LOOKING SOUTHWEST



6. INTERSECTION WITH QUIGLEY ROAD LOOKING NORTH

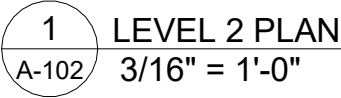
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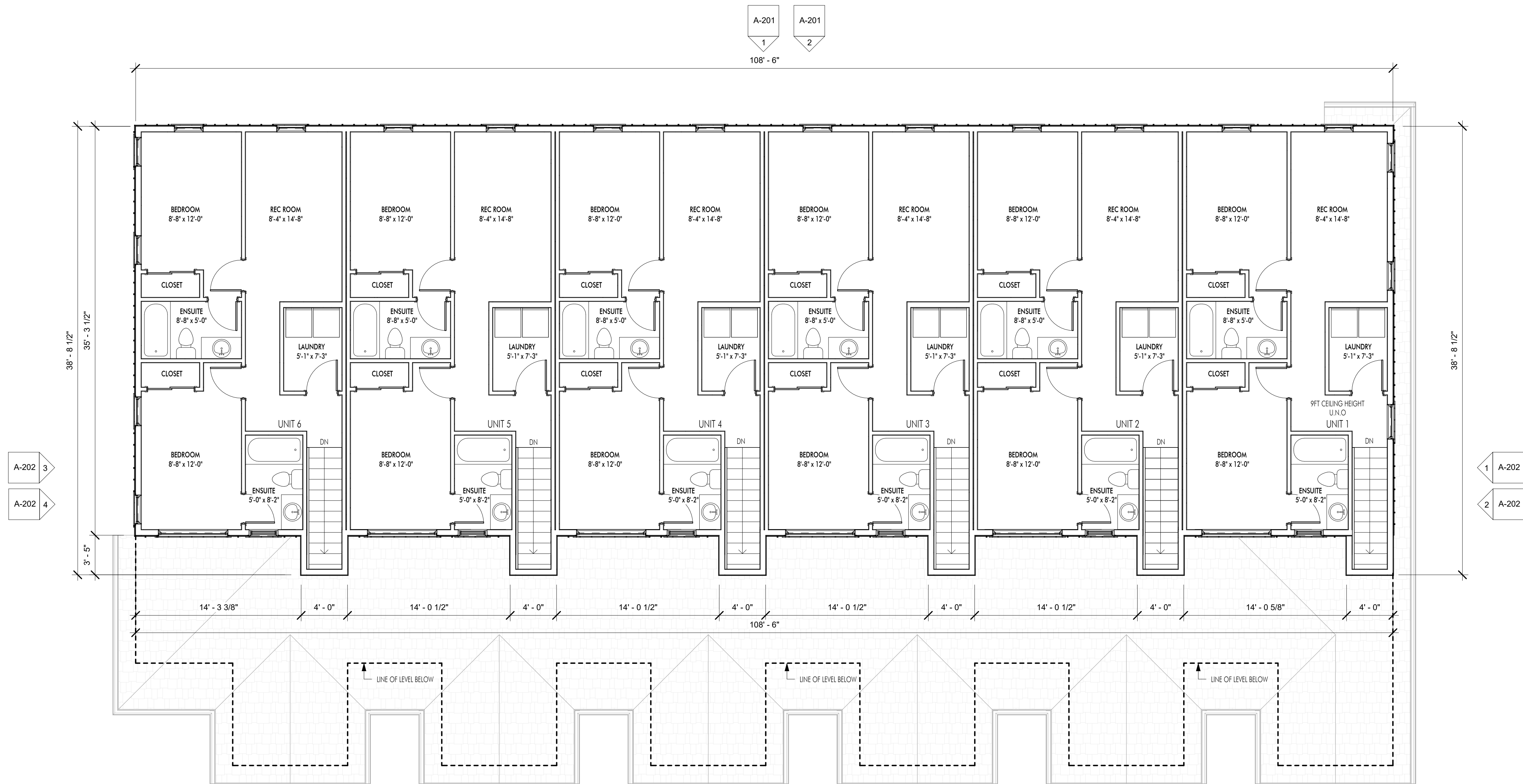
1
A-101
LEVEL 1 PLAN
3/16" = 1'-0"

FOR DP

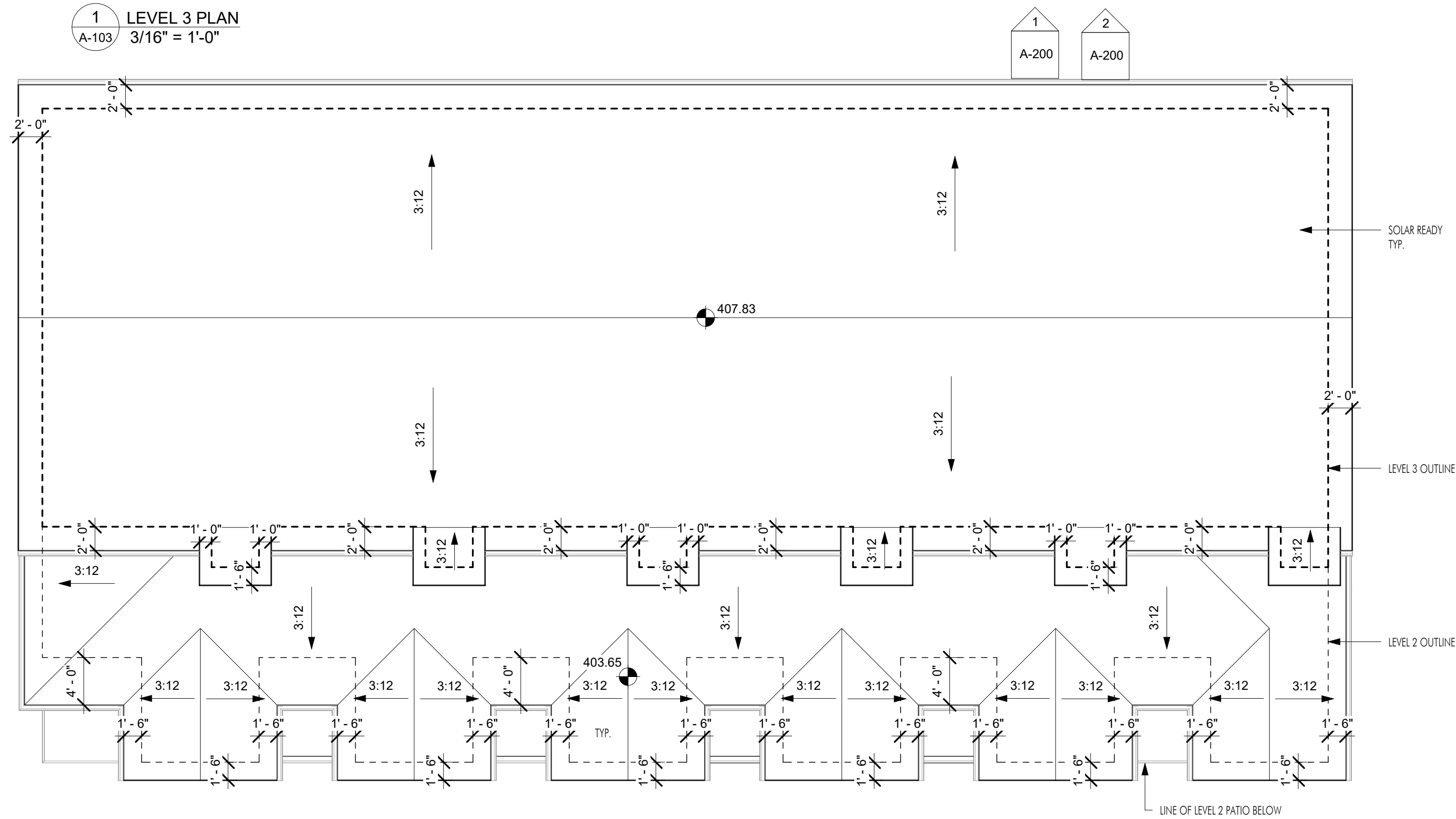
trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations, protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.



FOR DP






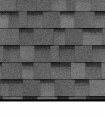
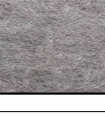



1 LEVEL 3 PLAN
A-103 3/16" = 1'-0"

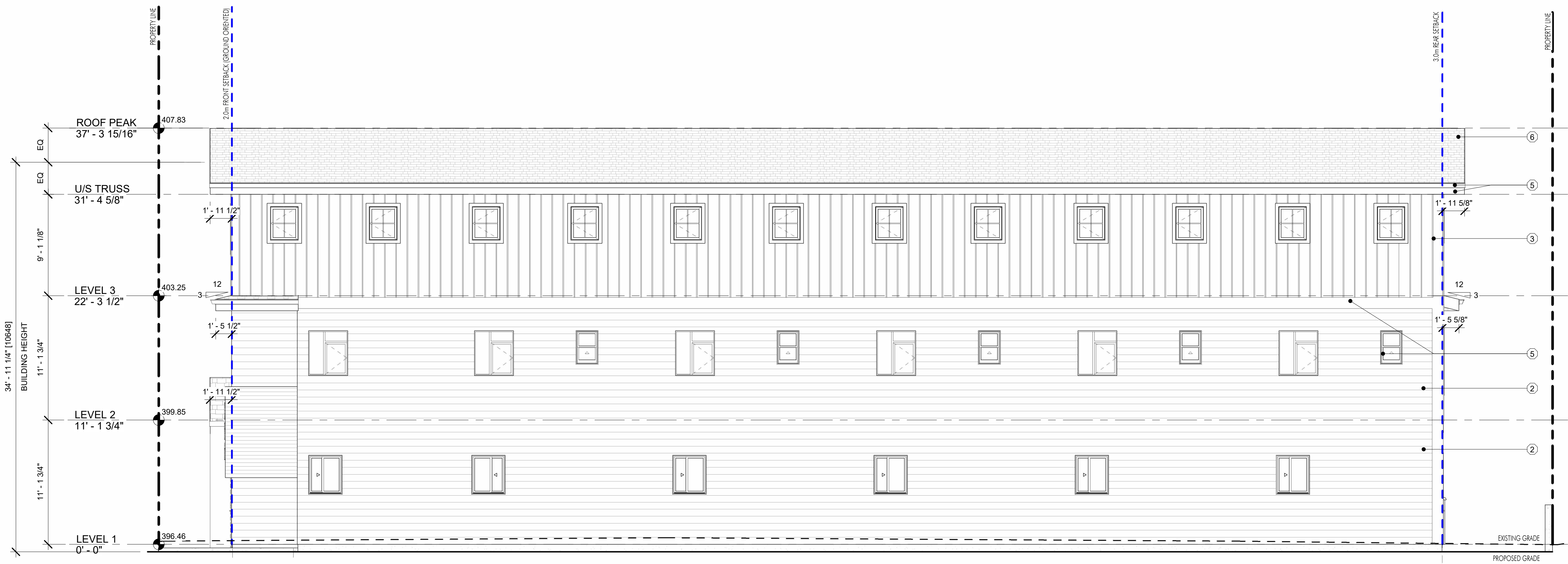




2 ROOF PLAN
A-103 1/8" = 1'-0"



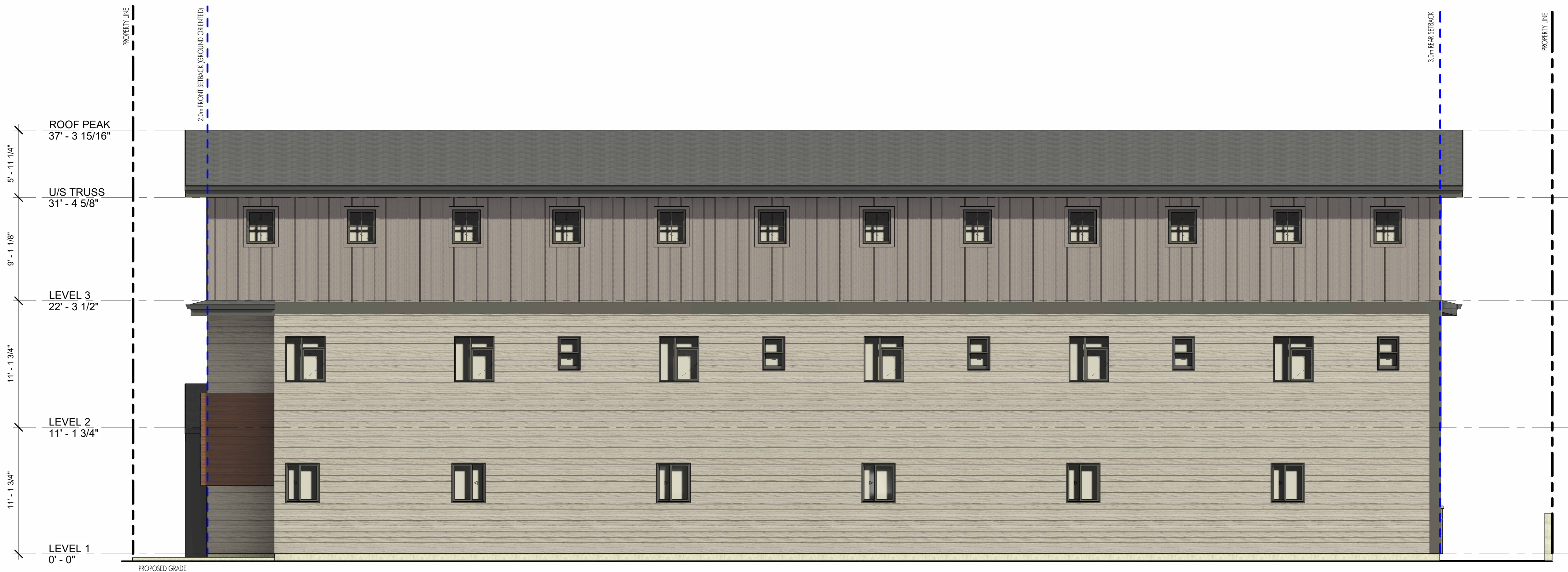
EXTERIOR FINISHES		
	IMAGE	MATERIAL
1		METAL CLADDING: LUX WOODGRAIN, KONA
2		FIBRE CEMENT CLADDING: HARDIE PLANK, COBBLESTONE
3		FIBRE CEMENT CLADDING: HARDIE PANEL C/W VERTICAL BATTENS, BENJAMIN MOORE, METROPOLIS; CC-546
4		THIN STONE VENEER: TIMBERSTONE - PROSTACK LITE BLACK RUNDLE
5		WINDOWS, DOORS, GUTTERS, RAILINGS, FASCIA, BELLY BAND TRIM: BLACK
6		ASPHALT SHINGLE ROOFING: IKO CAMBRIDGE, DUAL GREY
7		CAPSTONE SILL : TO MATCH STONE VENEER
8		WOOD STAIN TO MATCH: LUX WOODGRAIN, KONA



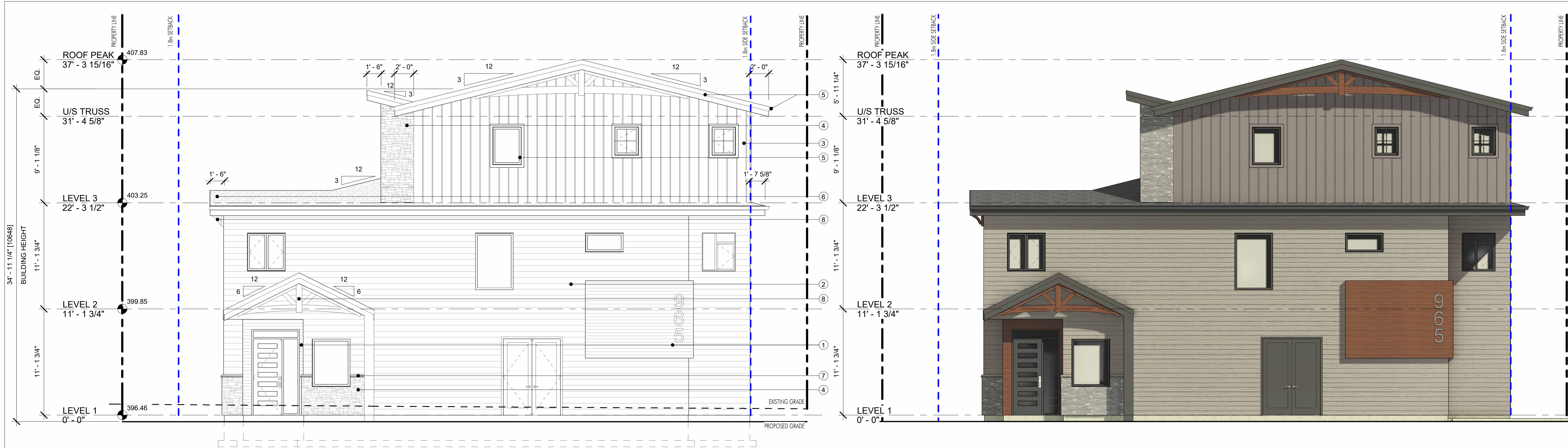


EXTERIOR FINISHES		
	IMAGE	MATERIAL
1		METAL CLADDING: LUX WOODGRAIN, KONA
2		FIBRE CEMENT CLADDING: HARDIE PLANK, COBBLESTONE
3		FIBRE CEMENT CLADDING: HARDIE PANEL C/W VERTICAL BATTENS, BENJAMIN MOORE, METROPOLIS; CC-546
4		THIN STONE VENEER: TIMBERSTONE - PROSTACK LITE BLACK RUNDLE
5		WINDOWS, DOORS, GUTTERS, RAILINGS, FASCIA, BELLY BAND TRIM: BLACK
6		ASPHALT SHINGLE ROOFING: IKO CAMBRIDGE, DUAL GREY
7		CAPSTONE SILL : TO MATCH STONE VENEER
8		WOOD STAIN TO MATCH: LUX WOODGRAIN, KONA

1 SOUTH ELEVATION
A-201 3/16" = 1'-0"

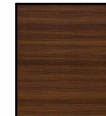
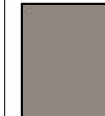




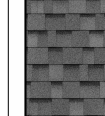



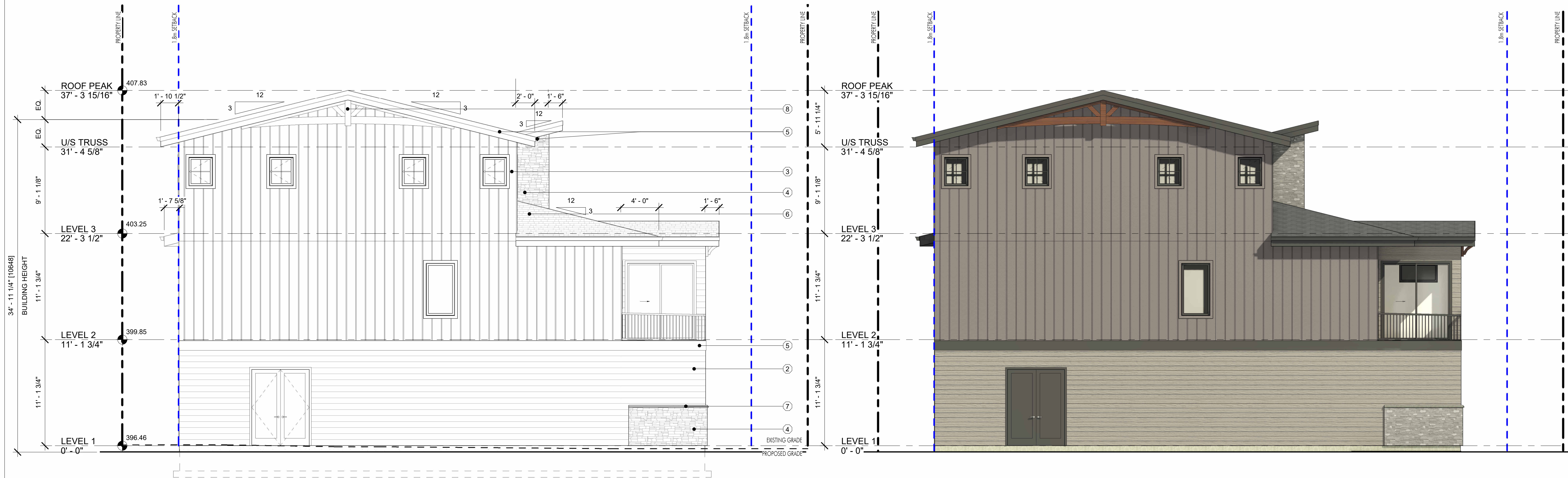
2 SOUTH ELEVATION - COLOUR
A-201 3/16" = 1'-0"



1 EAST ELEVATION
A-202 3/16" = 1'-0"

2 EAST ELEVATION - COLOUR
A-202 3/16" = 1'-0"

EXTERIOR FINISHES							
IMAGE	MATERIAL	IMAGE	MATERIAL	IMAGE	MATERIAL	IMAGE	MATERIAL
	METAL CLADDING: LUX WOODGRAIN, KONA		FIBRE CEMENT CLADDING: HARDIE PANEL C/W VERTICAL BATTENS, BENJAMIN MOORE, METROPOLIS; CC-546		WINDOWS, DOORS, GUTTERS, RAILINGS, FASCIA, BELLY BAND TRIM: BLACK		CAPSTONE SILL : TO MATCH STONE VENEER
	FIBRE CEMENT CLADDING: HARDIE PLANK, COBBLESTONE		THIN STONE VENEER: TIMBERSTONE - PROSTACK LITE BLACK RUNDLE		ASPHALT SHINGLE ROOFING: IKO CAMBRIDGE, DUAL GREY		WOOD STAIN TO MATCH: LUX WOODGRAIN, KONA



3 WEST ELEVATION
A-202 3/16" = 1'-0"

4 WEST ELEVATION - COLOUR
A-202 3/16" = 1'-0"

FOR DP

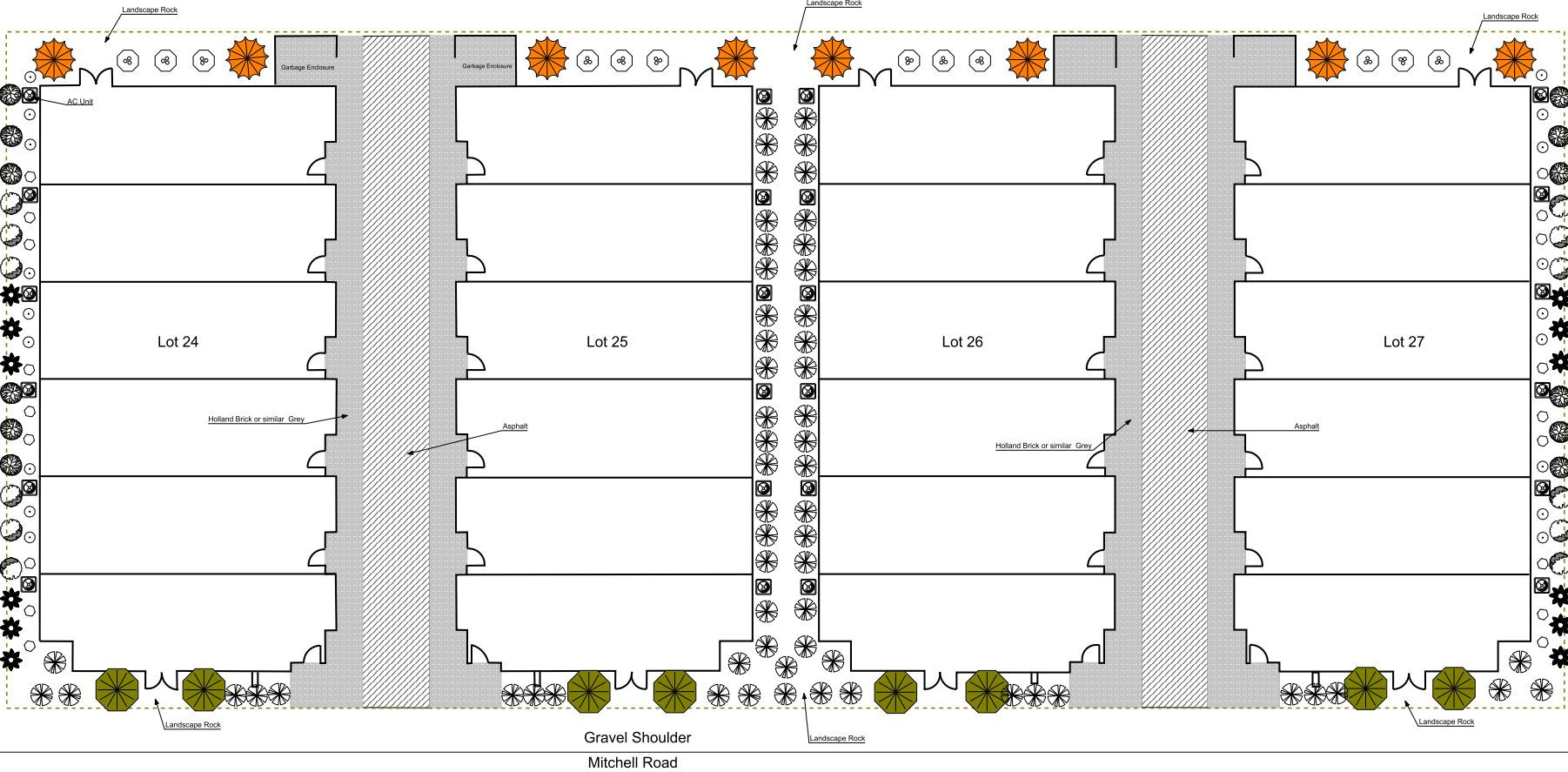
Landscape

Quantity	Symbol	Description	Part Number
Annuals-Perennials			
18	○	Heuchera 1 gal	
18	○	Hosta 1 gal	
Grasses			
60	✱	Karl Foerster Reed Grass 1 gal	
Shrubs Over 4 Feet			
12	⊙	Incredibal Hydrangea 2 gal	

Shrubs Under 4 Feet			
12	⊙	Hydrangea FireLight Tidbit 2gal	
12	⊙	Hydrangea pan. 'Bobo' 2 gal	
12	⊙	Invincible Ruby Hydrangea 2 gal	

Trees			
8	⊙	Armstrong Maple 5 cm	
8	⊙	Autumn Blaze 5 cm	

Full underground irrigation
All shrub areas to have 1" landscape rock
Fabric under all rock







SHEET:	SCALE:	CHECKED BY:	DRAWN BY:	JOB NUMBER:	DATE:	REVISIONS:
	1-20					None

PROJECT:
955 Mitchell Road

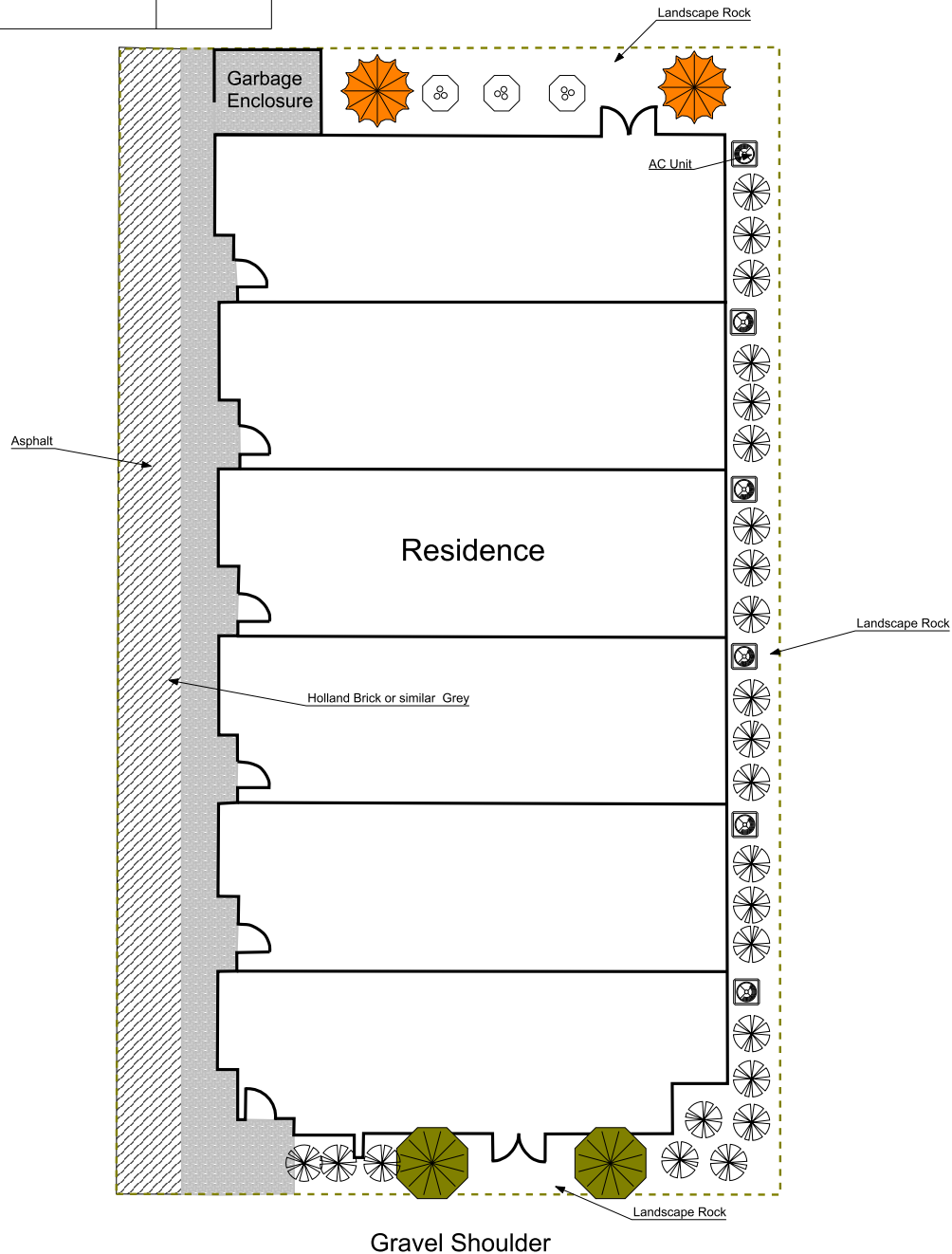
SHEET DESCRIPTION:
Soil to Sod Landscaping
1635 Lewis Road
2502157645
soiltosod@shaw.ca



Landscape

Quantity	Symbol	Description	Part Number
Grasses			
24		Karl Foerster Reed Grass 1 gal	
Shrubs Over 4 Feet			
3		Incredibal Hydrangea 2 gal	
Trees			
2		Armstrong Maple 5 cm	
2		Autumn Blaze 5 cm	

Full underground irrigation
All landscape rock 1"
Fabric under all rock



Mitchell Road

PROJECT:

Lot 25 Mitchell Road

SHEET DESCRIPTION:

Soil to Sod Landscaping
1635 Lewis Road
2502157645
soiltosod@shaw.ca

