965 MITCHELL RD, KELOWNA, BC

PROPERTY DESCRIPTION

CIVIC: 965 Mitchell Road, Kelowna, BC

LEGAL: LOT 25, KAP19576

ARCHITECTURAL SHEET LIST

A-000 COVER SHEET

A-001 LOCATION CONTEXT

A-002 2040 OCP RESPONSE

A-003 PROJECT INFORMATION

A-101 LEVEL 1 PLAN

A-102 LEVEL 2 PLAN

A-103 LEVEL 3 & ROOF PLAN

A-200 NORTH ELEVATION
A-201 SOUTH ELEVATION

A-202 EAST & WEST ELEVATIONS



VIEW FROM SHARED DRIVE AISLE



VIEW LOOKING EAST FROM MITCHELL ROAD

CONSULTANT TEAM

 OWNER/ OPERATOR
 ARCHITECTURAL
 CONTRACTOR
 LANDSCAPE

 OK-Pacific Development
 LIME Architecture
 Panohomes
 Soil to Sod Landscaping

2435 Hwy 97N 205-1626 Richter Street Kelowna, BC V1X 4J2 Kelowna, BC V1Y 2M3 250-864-9818 250-448-7801

Contact(s):
Celia Liang

Contact(s):
Adam Wipp

Panohomes
Soil to Sod Landscaping
1432 Flemish Street
Kelowna, BC V1Y 3S1
Kelowna, BC V1P 1E5
250-859-9016
Soil to Sod Landscaping
1635 Lewis Road
Kelowna, BC V1P 1E5
250-215-7645

Contact(s):

Kevin Noel

Contact(s):

Pat Wolczuk

LI ARCHITE

PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT.
ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All 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 and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

02.14.25 FOR DP

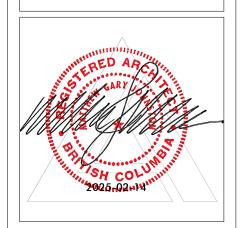
PLOT DATE 02.14.25 PROJECT

965 MITCHELL RD

DRAWING TITLE

COVER SHEET

DRAWING NO.



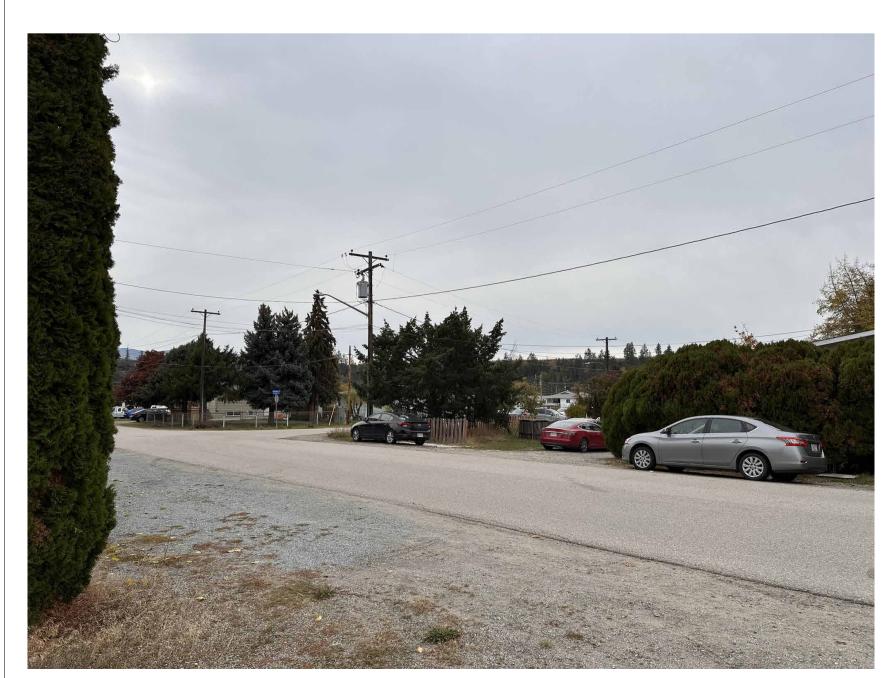
Site Description & Current Conditions

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.



1. SUBJECT PROPERTY



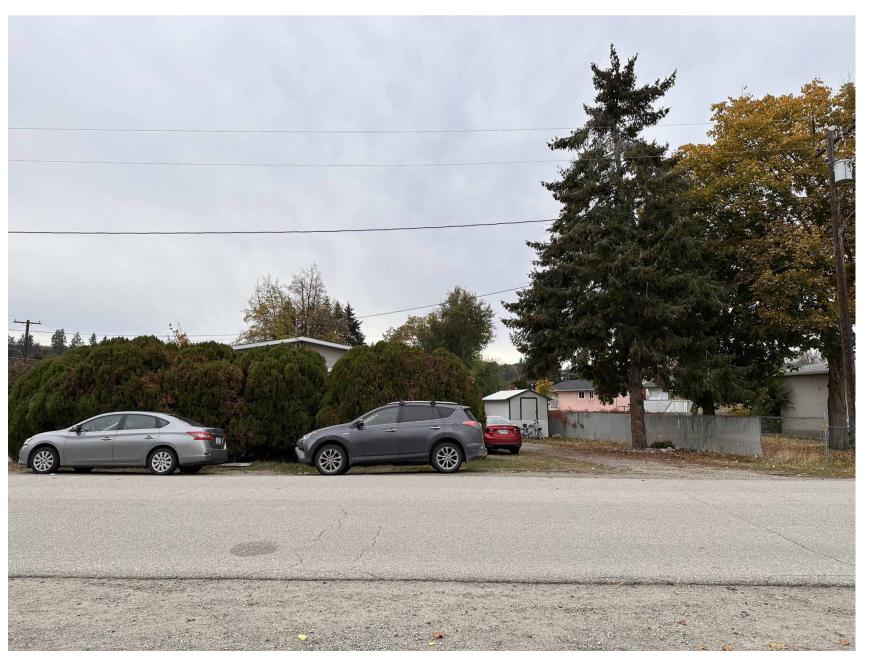
4. OPPOSITE OF PROPERTY LOOKING SOUTH



SITE LOCATION



2. NEIGHBOURING PROPERTY TO THE SOUTHEAST



5. OPPOSITE OF PROPERTY LOOKING SOUTHWEST



SITE CONDITION KEY MAP



3. NEIGHBOURING PROPERTY TO THE NORTHWEST



6. INTERSECTION WITH QUIGLEY ROAD LOOKING NORTH



PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3

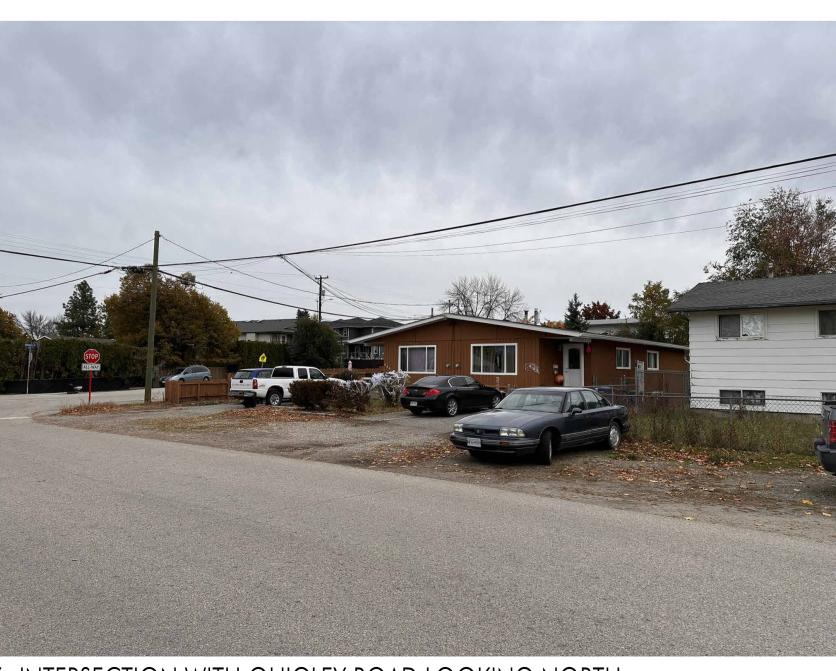
COPYRIGHT. ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions data and conditions on the site prior to commencement of any work. Any immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All 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 responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

02.14.25 FOR DP



A-001

965 MITCHELL RD DRAWING TITLE

LOCATION

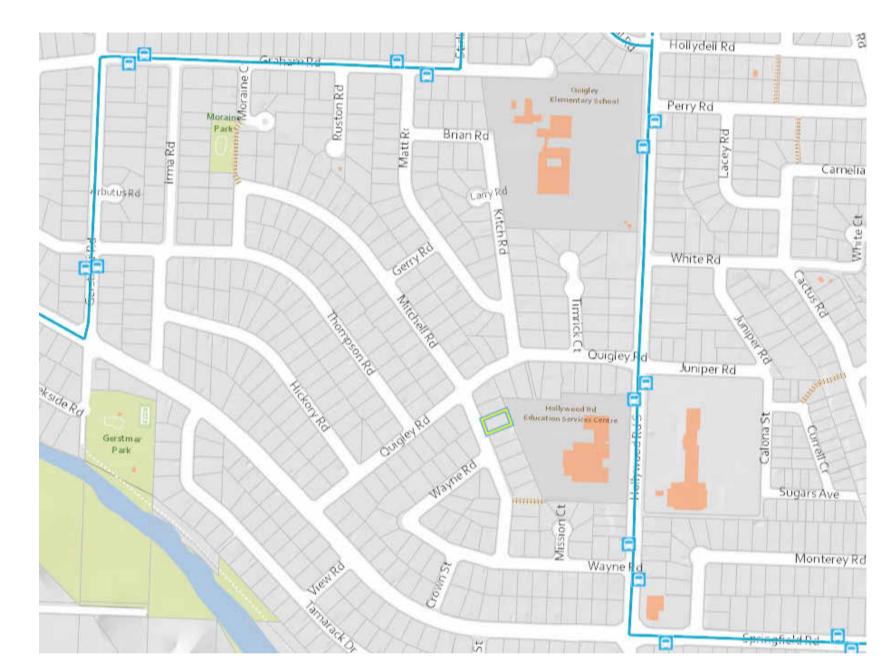
CONTEXT



Transportation

Located near the Springfield corridor, Kelowna's transportation network is accessible to residents who wish to explore other areas of the town. There are bus stops to the east and west of the property within a 10-minute walk.

The development site is well connected to bicycle paths, with existing paths to the east, west, and south of the site.



SURROUNDING TRANSIT

Response to Form & Character

Relationship to Street Guidelines

Provide a front door that is clearly visible from the street:

- A publicly accessible pathway connects the fronting unit to the street
- The front entrance projects forward and is highlighted in an alternative cladding colour
- An awning emphasizes the front door

Limit height to front entryways:

Scale and Massing Guidelines

• Entryways are less than 1.2m above grade

Site Servicing, Access & Parking Guidelines

Provide adequate servicing to the site without compromising comfort, safety and attractiveness of the area:

Future Frequent

Local

- Landscaping frames building entrances and screens parking areas
- Waste and refuse bins have been located at the end of the drive aisle in a screened enclosure
- Internal circulation for vehicles accommodates logical and safe access
- Building interiors will not be impacted by vehicle headlights

Building Articulation, Features, & Material Guidelines

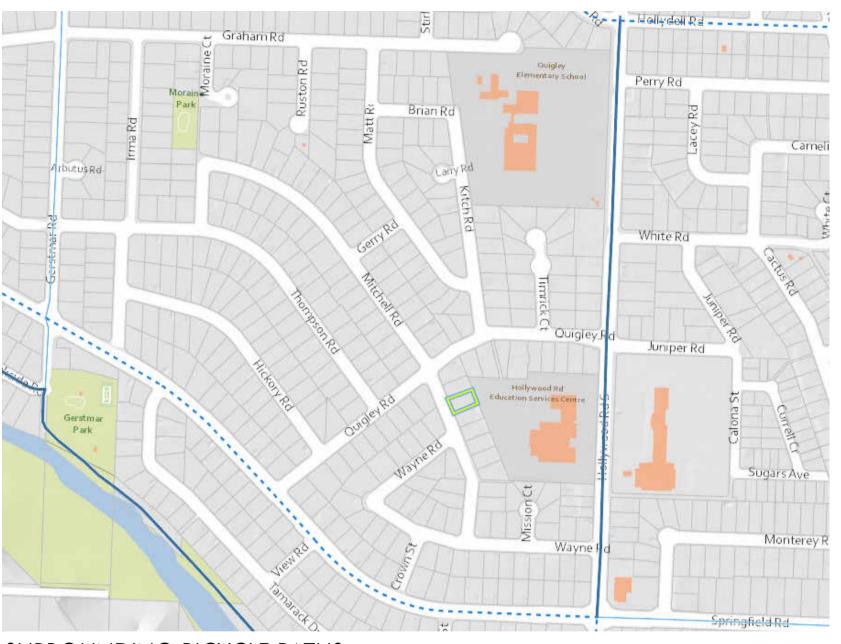
Enhance livability, visual interest, and sense of place through form, architectural composition and materials:

- Facades have been designed to articulate individual units through the use of colour & material, building recesses & projections, rooflines, and architectural accents
- Sloped rooflines, colours & materials, and overall architectural style compliment neighbouring buildings

Open Spaces Guidelines

Design thoughtful landscaped and open spaces:

- All units have private outdoor amenity spaces with access to sunlight
- The rear yard elevation incorporates varying rooflines, windows, and high-end materials

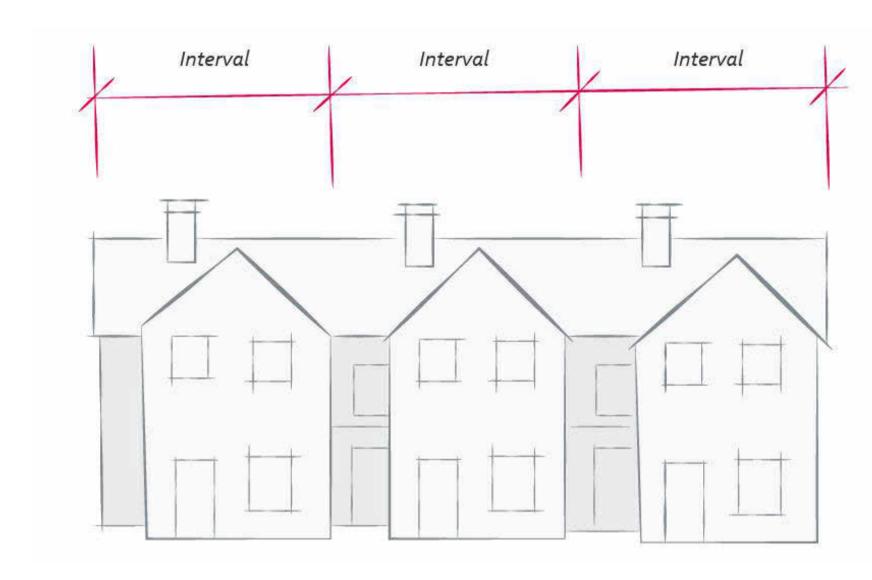


SURROUNDING BICYCLE PATHS

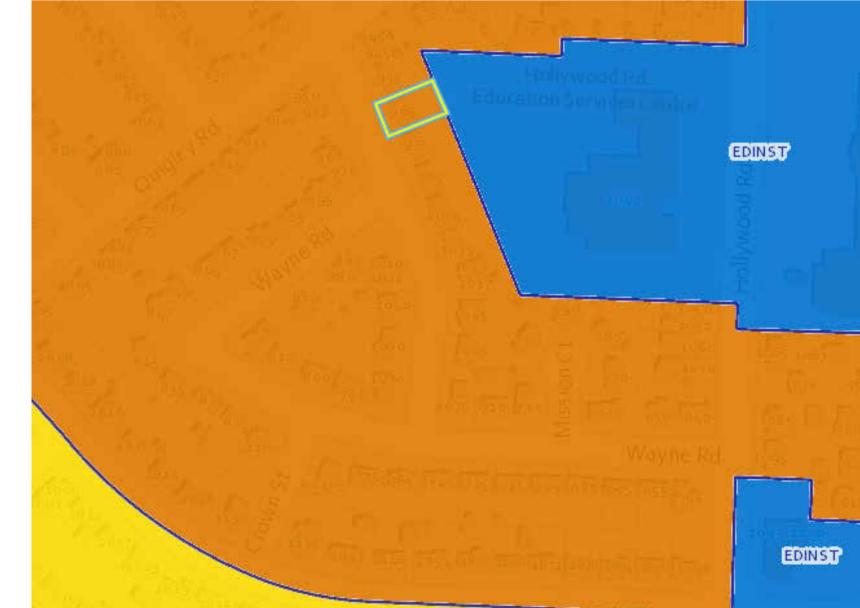
Secondary

Future Primary

Future Secondary



2040 OCP FORM & CHARACTER GRAPHIC



2040 OCP FUTURE LAND USE MAP



LIME ARCHITECTURE INC.

PHONE:250-448-780

205-1626 Richter Street

Kelowna, BC V1Y 2M3

reproduced in any manner without the Architecture Inc. All Contracting Trade shall check and verify all levels, dimensions data and conditions on the site prior to commencement of any work. Any mmediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing

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

REVISION NO., DATE AND DESCRIPTION

02.14.25 FOR DP



Ensure buildings contribute positively to the neighbourhood context and provide a sensitive transition:

- The architectural style compliments the existing homes within the neighbourhood
- Providing 6 units aligns with the higher density forms of housing as envisioned in the OCP

Site Planning Guidelines

Site buildings sensitively and increase connectivity:

- A pedestrian pathway connects each unit to the sidewalk, lane, and bicycle parking
- Entrances and windows frame pedestrian connections
- The building and windows are pulled away from flanking buildings

PLOT DATE 02.14.25 PROJECT 965 MITCHELL RD DRAWING TITLE

2040 OCP **RESPONSE**

965 MITCHELL ROAD, KELOWNA, BC

PROPERTY DESCRIPTION:

CIVIC: 965 MITCHELL ROAD, KELOWNA, BC LEGAL: LOT 25, KAP19576

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA MF1 ZONING CORE AREA

SITE INFORMATION:

GROSS SITE AREA = 8994.28SF (835.56 m²)

| | <u>allowed/required</u> | <u>Proposed</u> |
|-----------------------------------|-------------------------|-----------------|
| SITE COVERAGE = | 55% (4,946.8 SF) | 37% (3,345.3 SF |
| SITE COVERAGE $+$ HARDSCAPING $=$ | 75% (6,745.7 SF) | 75% (6,708.9 SF |
| MAX. DENSITY: | 6 UNITS | 6 UNITS |
| | | |

HEIGHT = 11.0m (3 STOREYS) 10.6m (3 STOREYS)

YARD SETBACKS:

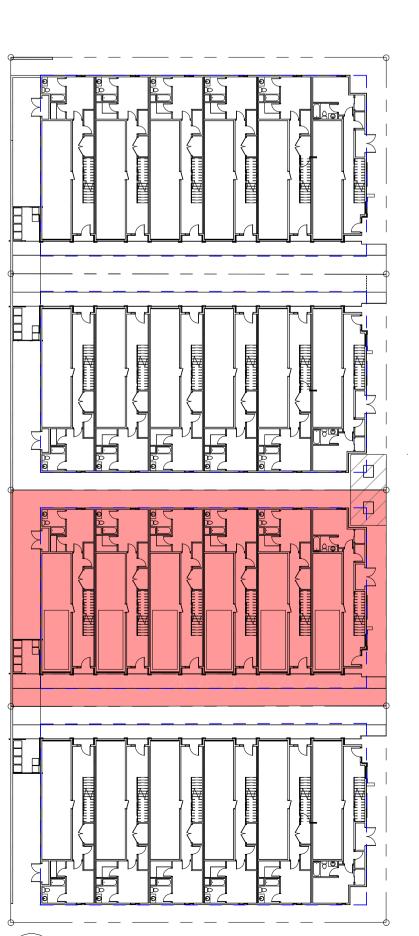
2.0m FRONT YARD (GROUND ORIENTED) =2.0m SIDE YARD = 1.8m 1.8 m / 3.2 mREAR YARD =3.0m 3.0m

PARKING CALCULATIONS:

MIN. 1 PER UNIT = 6 UNITS x 1.0 = 6

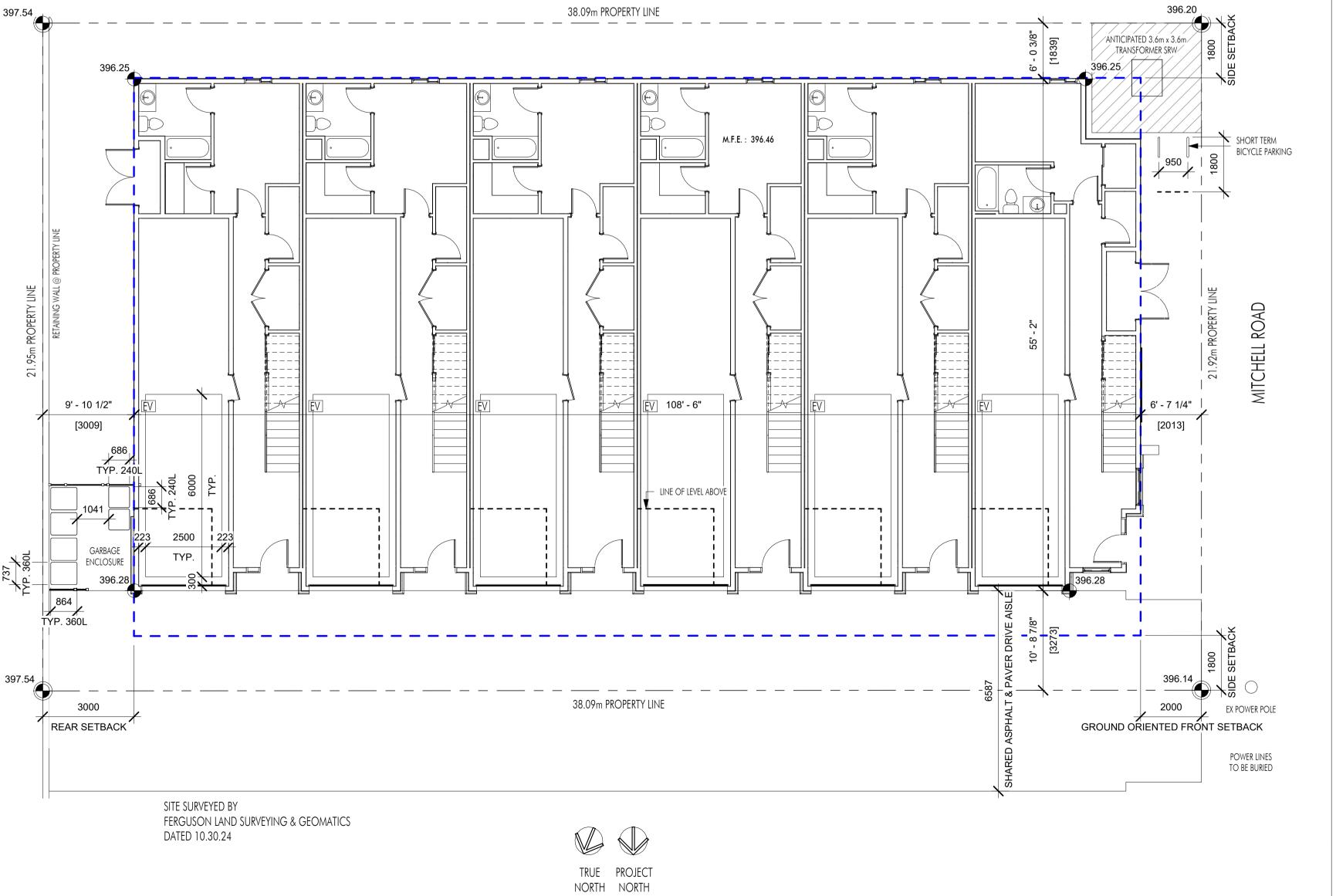
SHORT-TERM BICYCLE STORAGE:

TOWNHOUSES =



1 SITE PLAN - KEYPLAN A-003 1/32" = 1'-0"

| UNIT CALCULATIONS | | | | |
|-------------------|---------------|-------------|--------------------------|--|
| UNIT NAME | # OF BEDROOMS | UNIT AREA | PRIVATE AMENITY SPACE | |
| UNIT 1 | 4 | 1954.46 SF | 70 SF | |
| UNIT 2 | 4 | 1980.35 SF | 70 SF | |
| UNIT 3 | 4 | 1980.35 SF | 70 SF | |
| UNIT 4 | 4 | 1980.35 SF | 70 SF | |
| UNIT 5 | 4 | 1980.35 SF | 70 SF | |
| UNIT 6 | 4 | 1882.34 SF | 70 SF | |
| TOTAL UNIT A | REAS | 11758.22 SF | | |



2 SITE PLAN A-003 1/8" = 1'-0"

PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT. ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

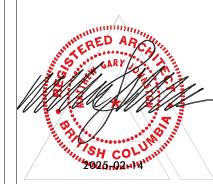
All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code -(most recent edition) including all published revisions and addenda. All trades shall assume full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

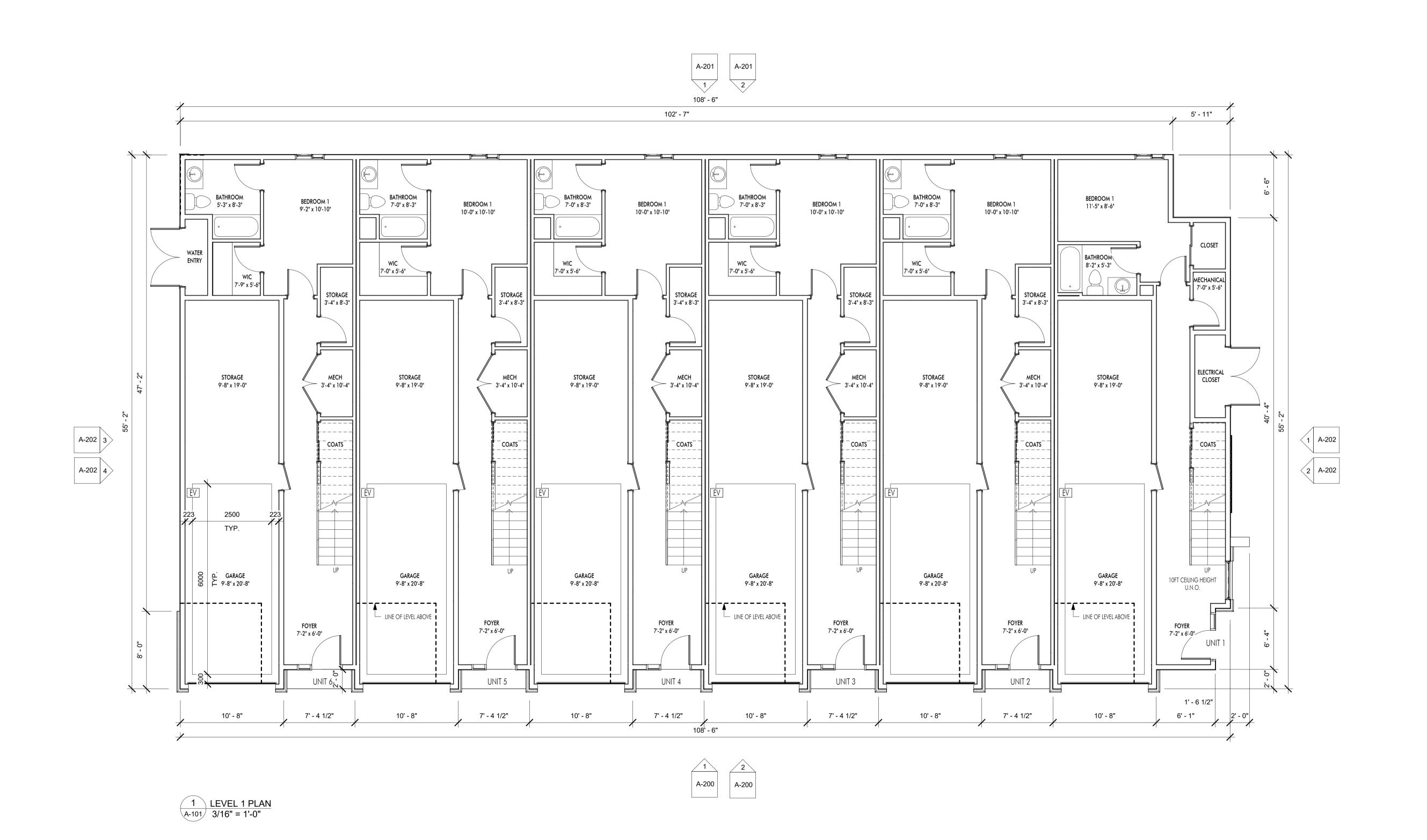
REVISION NO., DATE AND DESCRIPTION

02.14.25 FOR DP

PLOT DATE 02.14.25 PROJECT 965 MITCHELL RD DRAWING TITLE

PROJECT INFORMATION





LIV

PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT.

ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All 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 and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

02.14.25 FOR DP

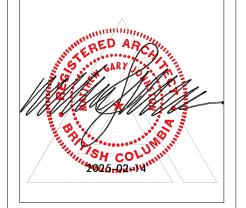
PLOT DATE 02.14.25 PROJECT

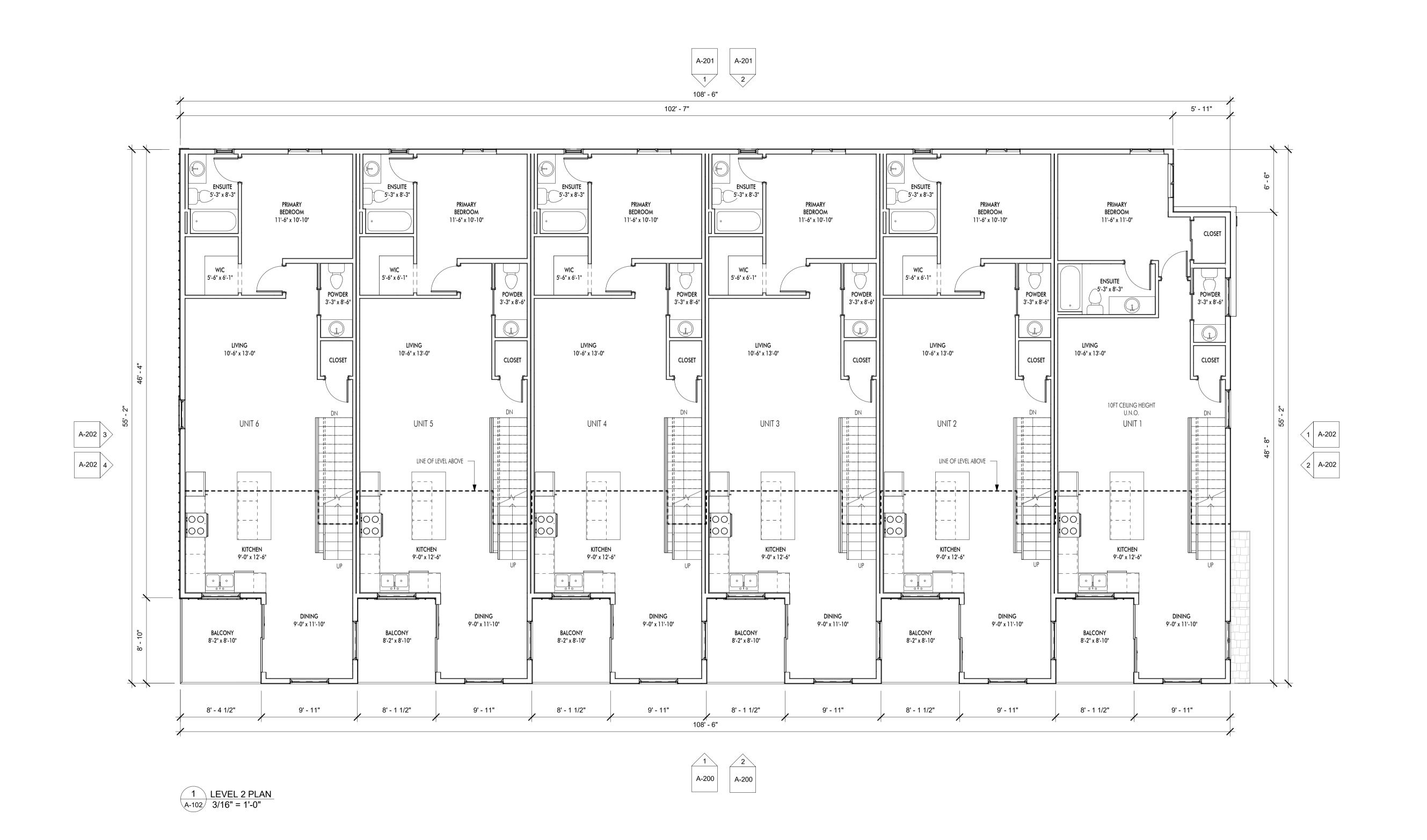
965 MITCHELL RD

DRAWING TITLE

LEVEL 1 PLAN

DRAWING NO





ARCHITE

PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT.

ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All 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 and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

02.14.25 FOR DP

PLOT DATE 02.14.25 PROJECT

965 MITCHELL RD

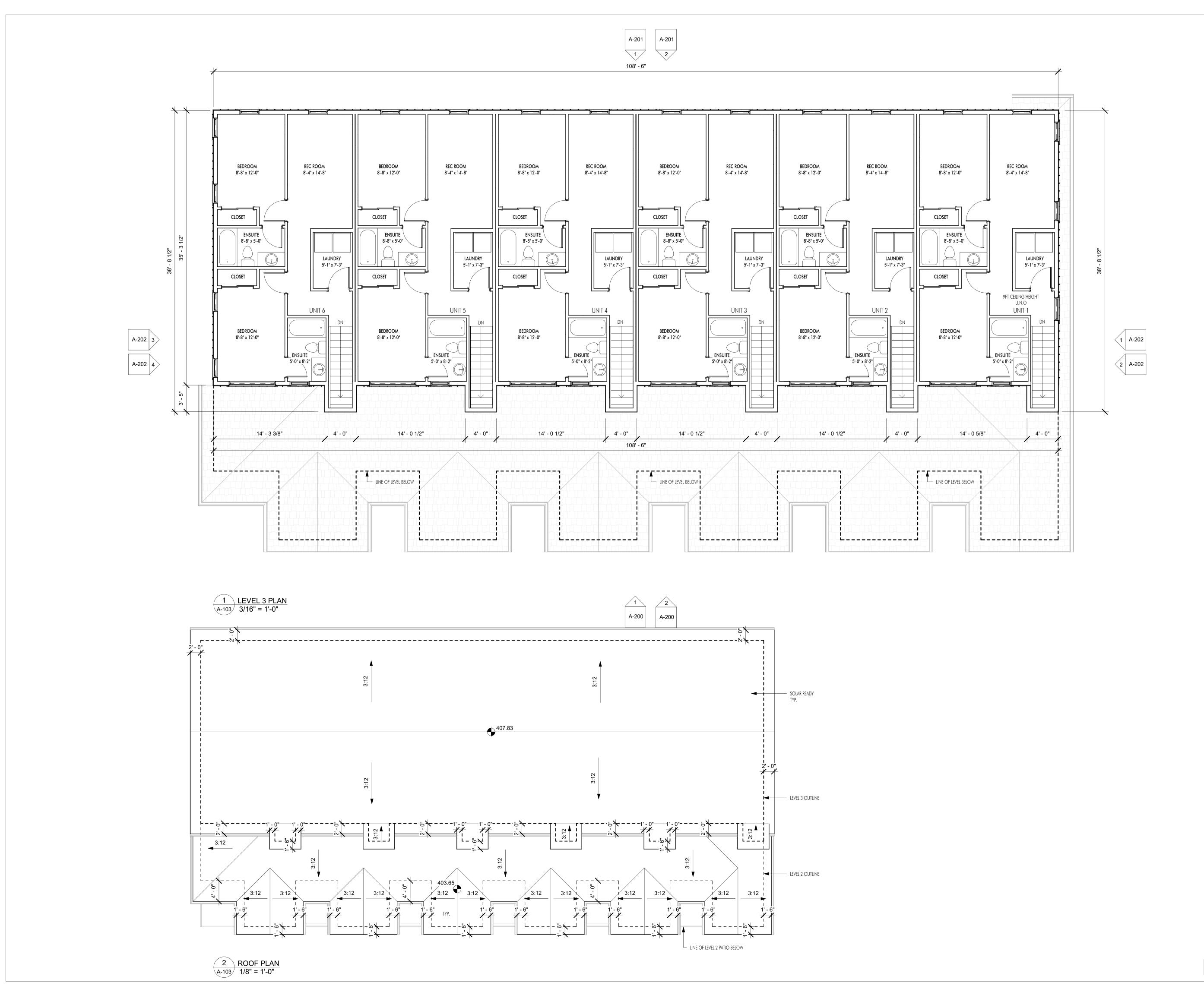
DRAWING TITLE

LEVEL OF

LEVEL 2 PLAN

DRAWING N





LIME ARCHITECTURE IN

PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT.
ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All 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 responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

02.14.25 FOR DP

PLOT DATE 02.14.25

PROJECT 965 MITCHELL RD

DRAWING TITLE

LEVEL 3 & ROOF PLAN

DRAWING NO.







LIV

PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 vw.limearchitecture.com

COPYRIGHT.
ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All 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 responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

02.14.25 FOR DP

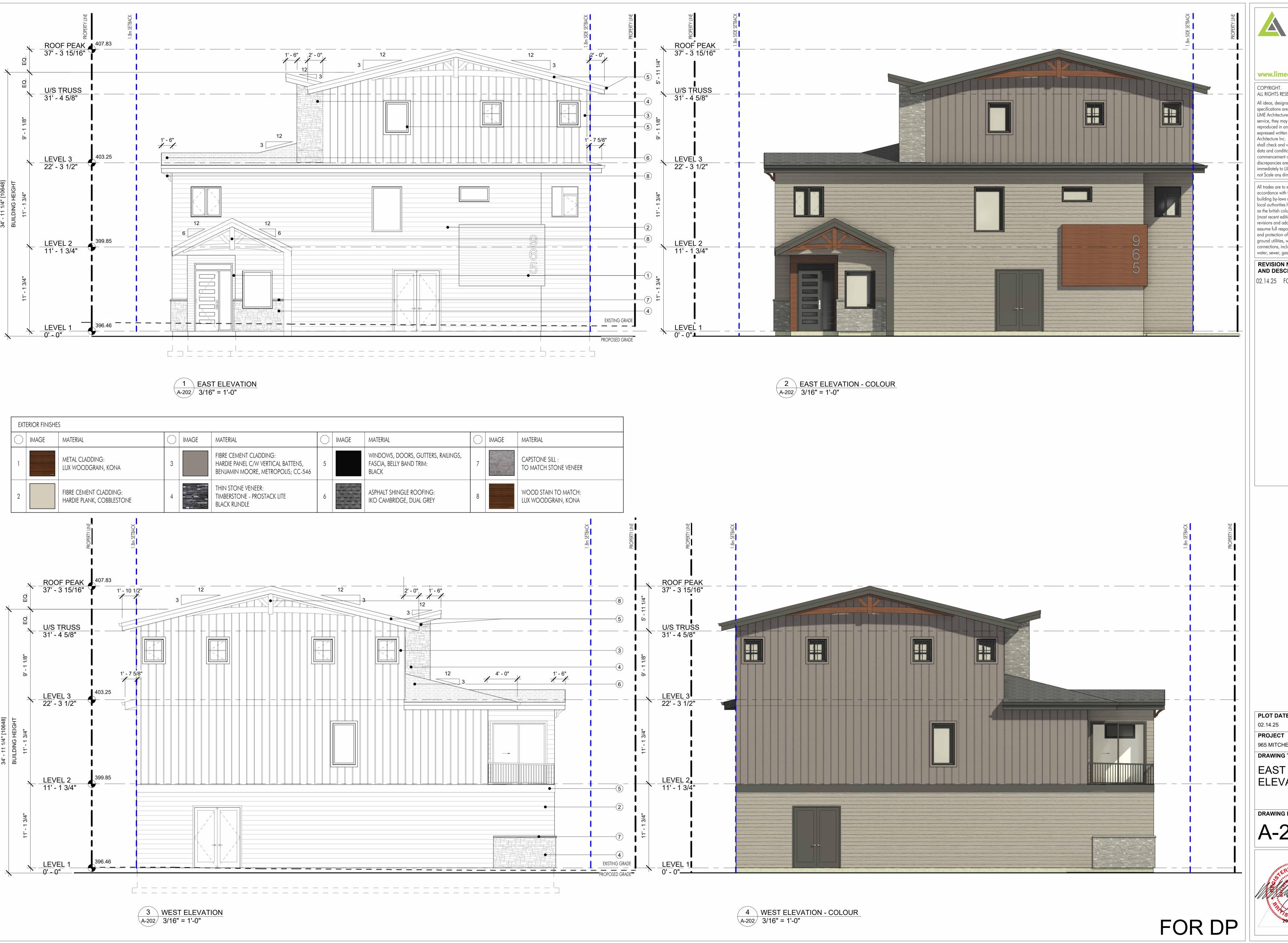
PLOT DATE 02.14.25

PROJECT
965 MITCHELL RD
DRAWING TITLE

SOUTH ELEVATION

DRAWING NO.





PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT. ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All 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 responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

02.14.25 FOR DP

PLOT DATE 02.14.25

965 MITCHELL RD DRAWING TITLE

EAST & WEST ELEVATIONS





