

**CONSULTANTS:**

ARCHITECTURAL  
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LANDSCAPE  
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ECORA ENGINEERING & RESOURCE  
GROUP LTD.  
2045 ENTERPRISE WAY  
KELOWNA, BC V1Y 9T5  
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**DRAWING INDEX:**

**ARCHITECTURAL DRAWING LIST**

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A1.02	TYPICAL UNIT PLANS
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A3.00	TYPICAL EXTERIOR ELEVATIONS

**ZONING ANALYSIS:**

Statistics RM3

Address: 394 /396 Moubray Road, Kelowna, B.C.  
Legal: Lot 7 Plan KAP14234 PID 009-047-883  
Section 22, Township 26, CDVD

Zoning (Current): R18 Two Dwelling Housing  
Permitted Use: Two Dwelling Housing  
Zoning (Proposed): RM3, Low Density Multiple Housing  
Permitted Use: Multiple Housing

Site Area:	sq.m
	2,297.9
	23,756
	0.2207
	Ha

	ALLOWED	PROPOSED
Min Lot Width	30.0 m	38.6 m
Min Lot Depth	30.0 m	56.7 m

	ALLOWED	PROPOSED
Setbacks		
Front yard	1.5 m*	2.2 m
Side yard		
(North)	4.0 m	4.0 m
(South)	4.0 m	4.0 m
Rear yard	7.5 m	15.0 m
necessary buildings	N/A	N/A
*Setback Applies to Ground Oriented Housing.		

	LANDSCAPE BUFFER	Level	Width
Front	3.0 m	3.0 m	
Side	3.0 m	3.0 m	
Rear	3.0 m	3.0 m	

Units	# of Units	Gross ft
Building 1	2	4495
Building 2	2	4495
Building 3	2	4495
Building 4	2	4495
<b>TOTAL</b>	<b>8</b>	<b>17980</b>

Site Coverage Maximum 50%  
(40% Building Footprint + 10% for Private Open Space)  
Total Coverage Maximum 65%  
(Building + Driveway + Parking + 5% for Incl Permeable)  
Floor Area Ratio Maximum .80  
(75% + 5% for Parking Under Habitable)  
Principal buildings  
Height 10 m max or 3 stories

Private Open Space Area  
Req'd (Min.) 15 sq.m/1BR unit @ 0 units  
Req'd (Min.) 25 sq.m/2BR unit @ 8 units  
Total (sq.m.)

Parking  
1 stall/home based business @ 0 units  
1.5 stalls/2 bedroom @ 0 units  
2.0 stalls/3 bedroom @ 8 units  
Guest: 0.14 Stalls Per Dwelling units

Full Size Cars  
Small Size Cars (Max. 50%)  
Guest Parking Provided (Incl. 1 Accessible Van)  
Total Spaces Provided  
Total Spaces under Habitable Space - 25/31 (80.1%)

Bicycle  
Long Term Bicycle Parking  
(N/A due to all units having garages)  
Short Term Bicycle Parking  
(Greater of 4 or 1 per 5 units - 16/5 = 3.2)

	ALLOWED	PROPOSED
	1,104 sq.m	813 sq.m
	11,878 sq.ft	8,553 sq.ft
	1,435 sq.m	996 sq.m
	15,441 sq.ft	10,725 sq.ft
	1,766 sq.m	1,670 sq.m
	19,005 sq.ft	17,980 sq.ft
	10.0 m	10.0 m
	32.8 ft	32.8 ft

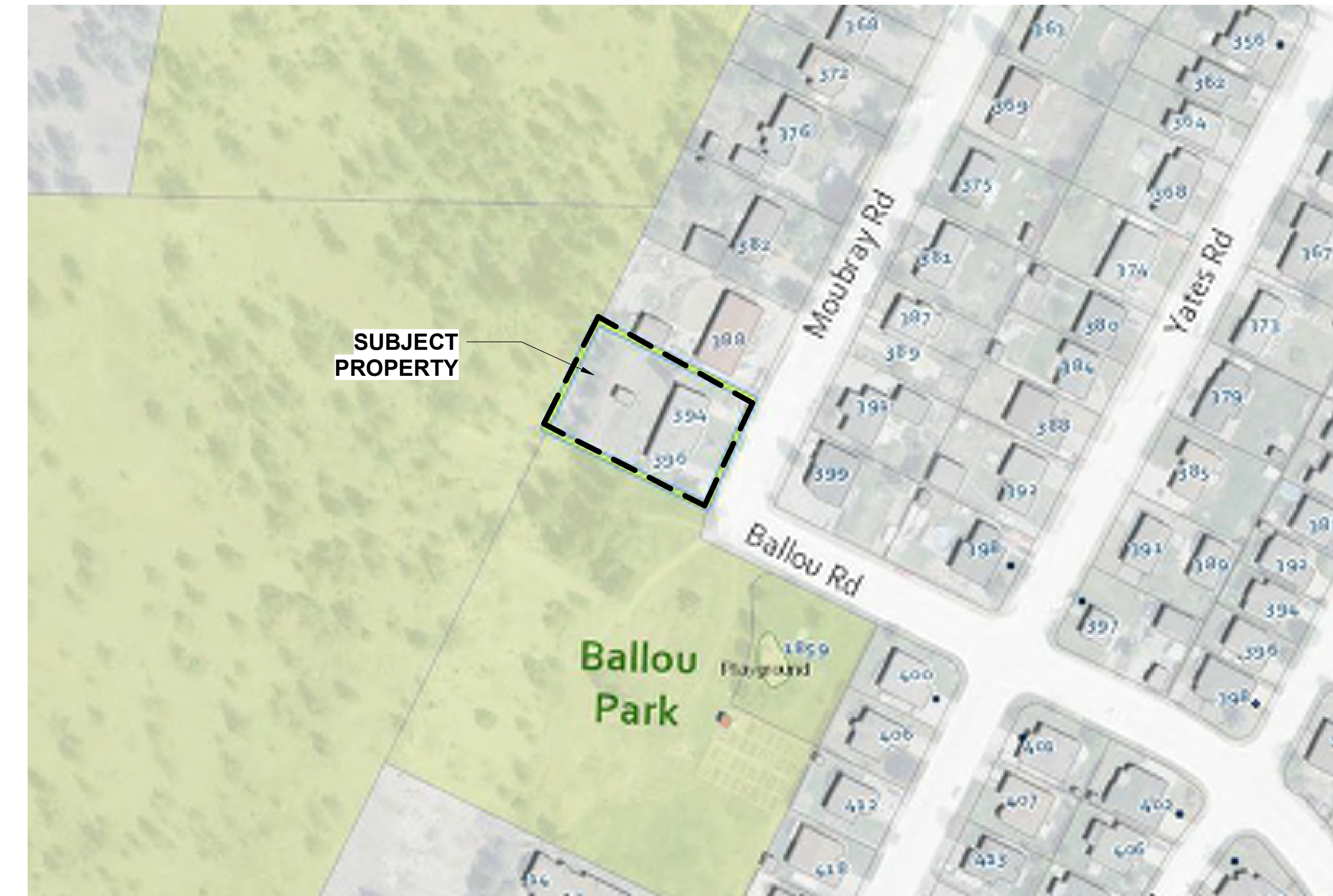
	Required	Provided
	0	0
	400	200
	400	200

	Required	Provided
	0.0	0.0
	16	16
	1	1
<b>Total Required</b>	<b>17</b>	<b>17</b>

	Required	Provided
	16	16
	0	0
	3	3
<b>Total Provided</b>	<b>17</b>	<b>17</b>

	Required	Provided
	0	0
	4	4
<b>Total Proposed</b>	<b>4</b>	<b>4</b>

**CONTEXT SITE PLAN:**



**ILLUSTRATIONS:**



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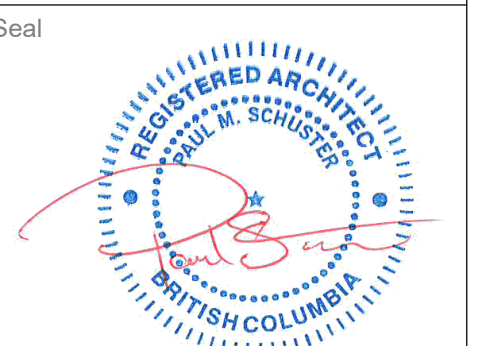
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		Revisions

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ARCHITECTURE LTD.  
302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title  
**MOUBRAY ESTATES**

394 / 396 MOUBRAY ROAD, KELOWNA,  
BRITISH COLUMBIA

project no. 21116

drawing title  
**COVER SHEET**

designed	PS	scale
drawn	KA	
checked	PS	

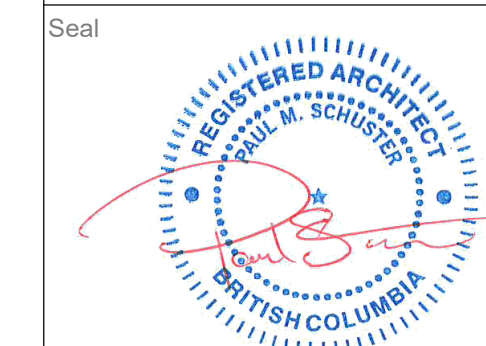
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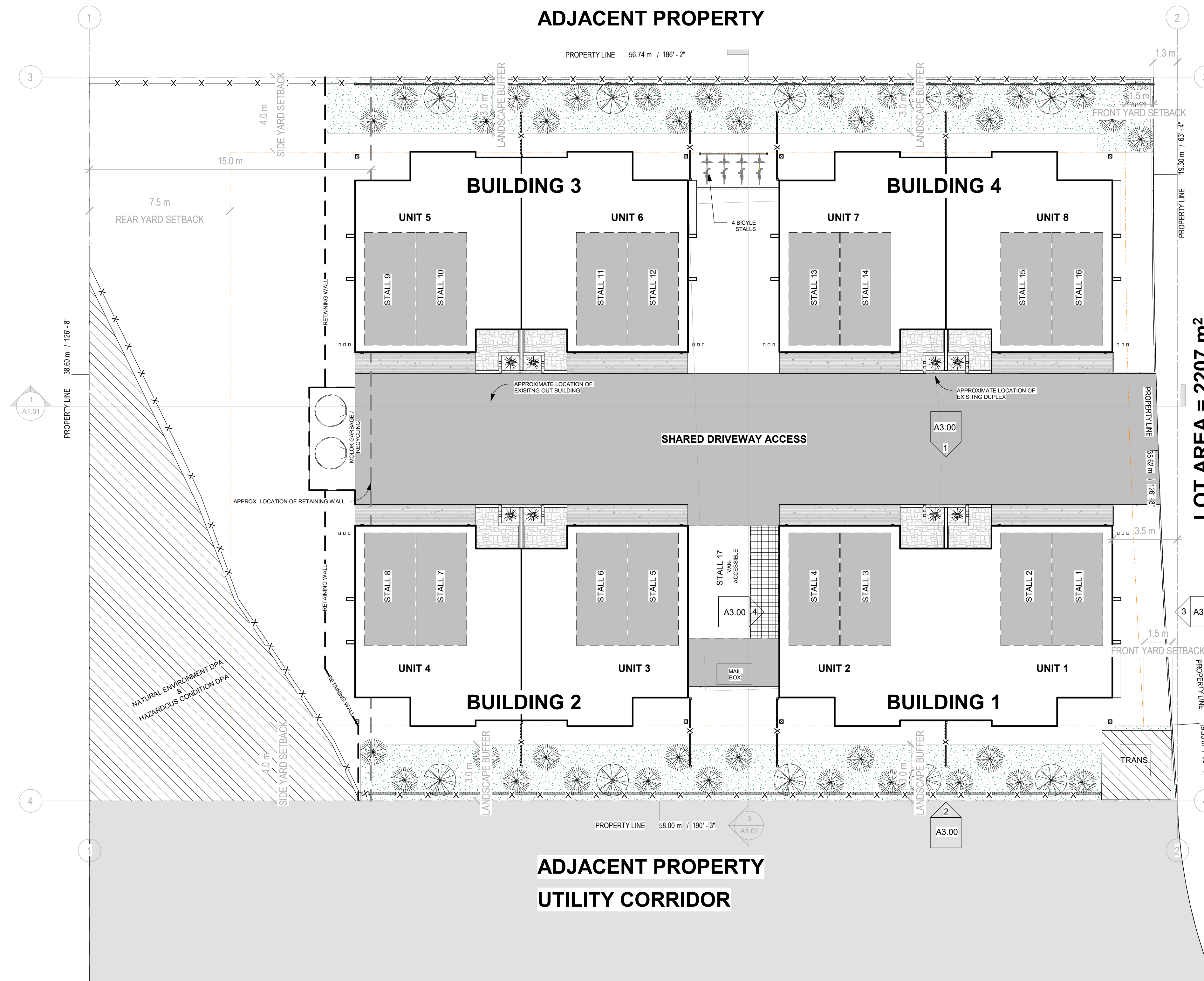
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checked	PS	

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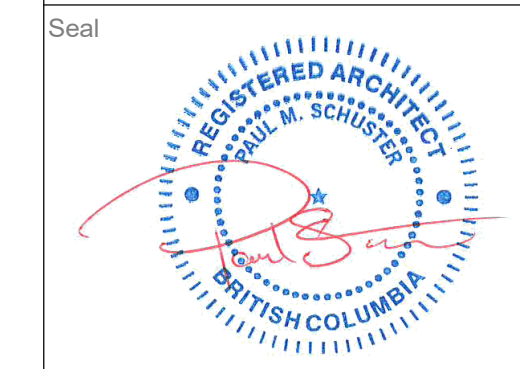
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1 Site - Main Floor  
3/32" = 1'-0"

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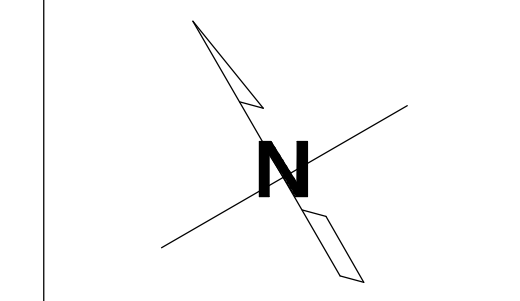


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drawing title  
**SITE PLAN - MAIN FLOOR**

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checked	PS		

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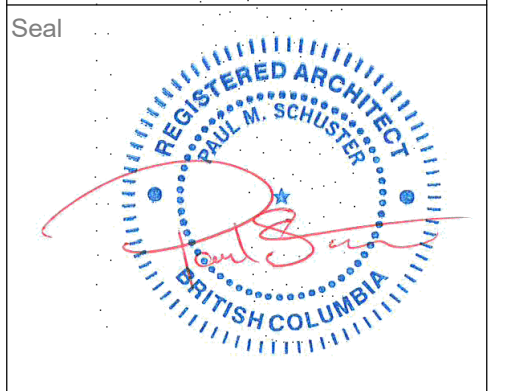


**3** SITE SECTION B  
1 : 100



**1** SITE SECTION A  
1 : 100

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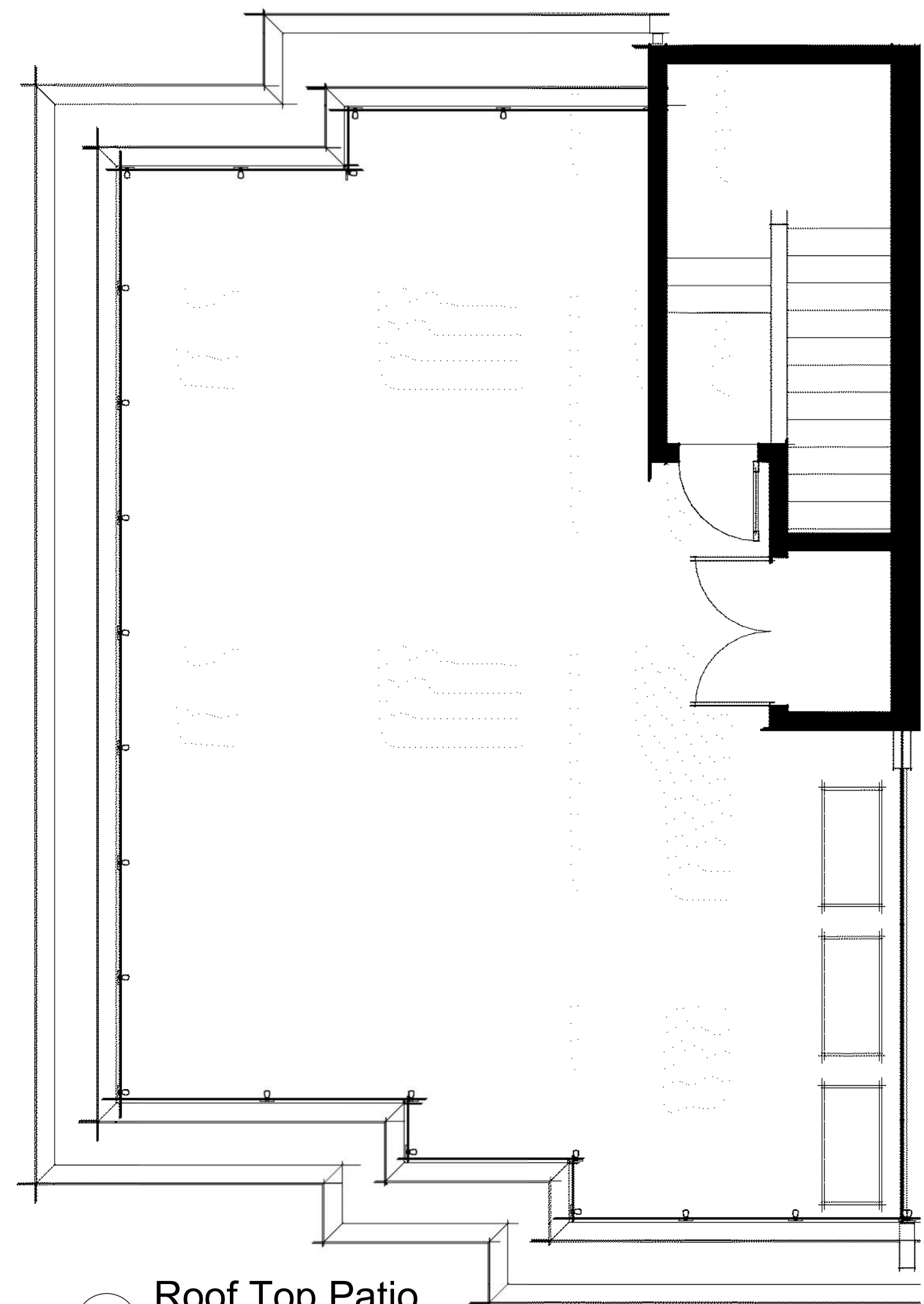
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drawing title  
**SITE SECTIONS**

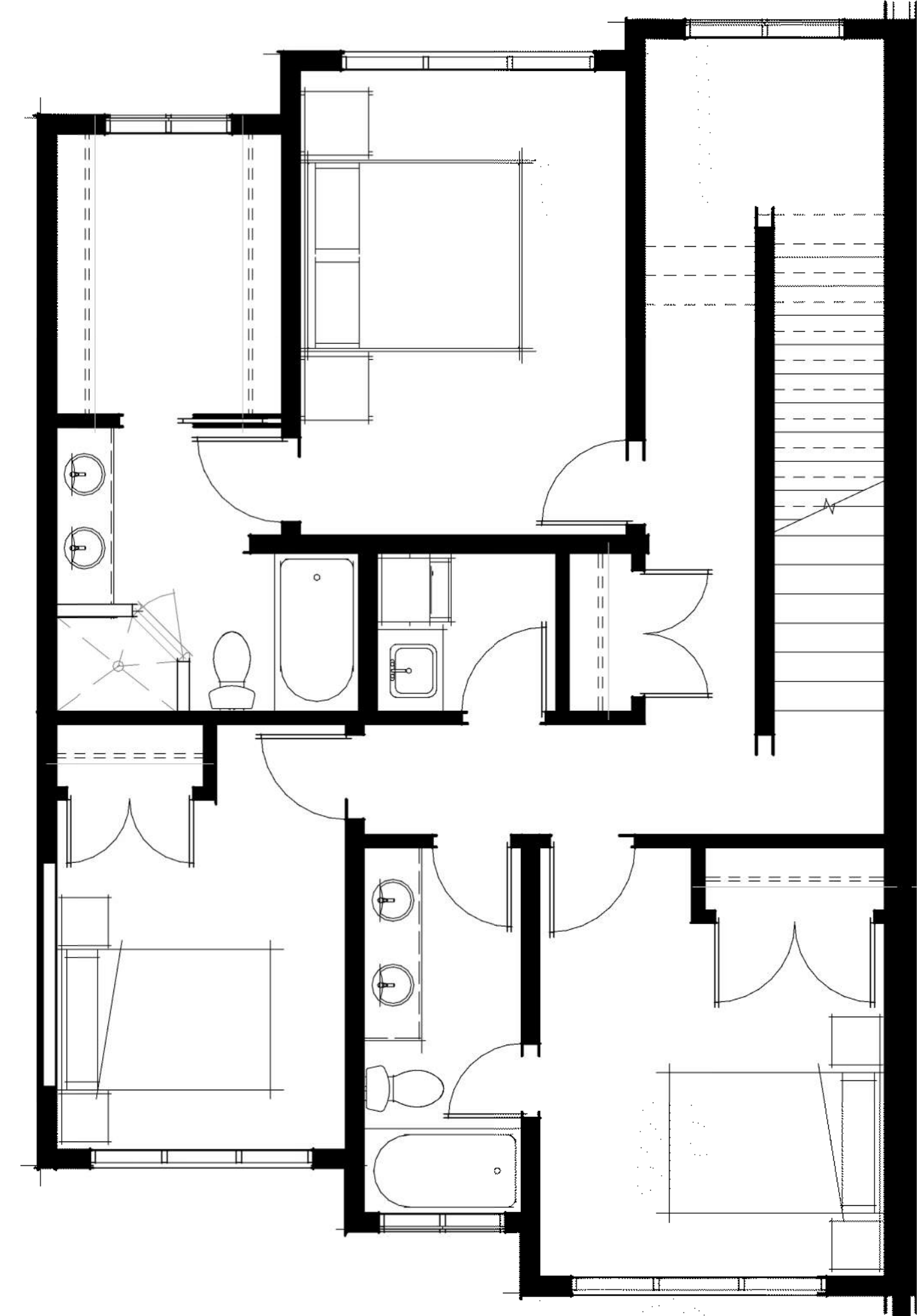
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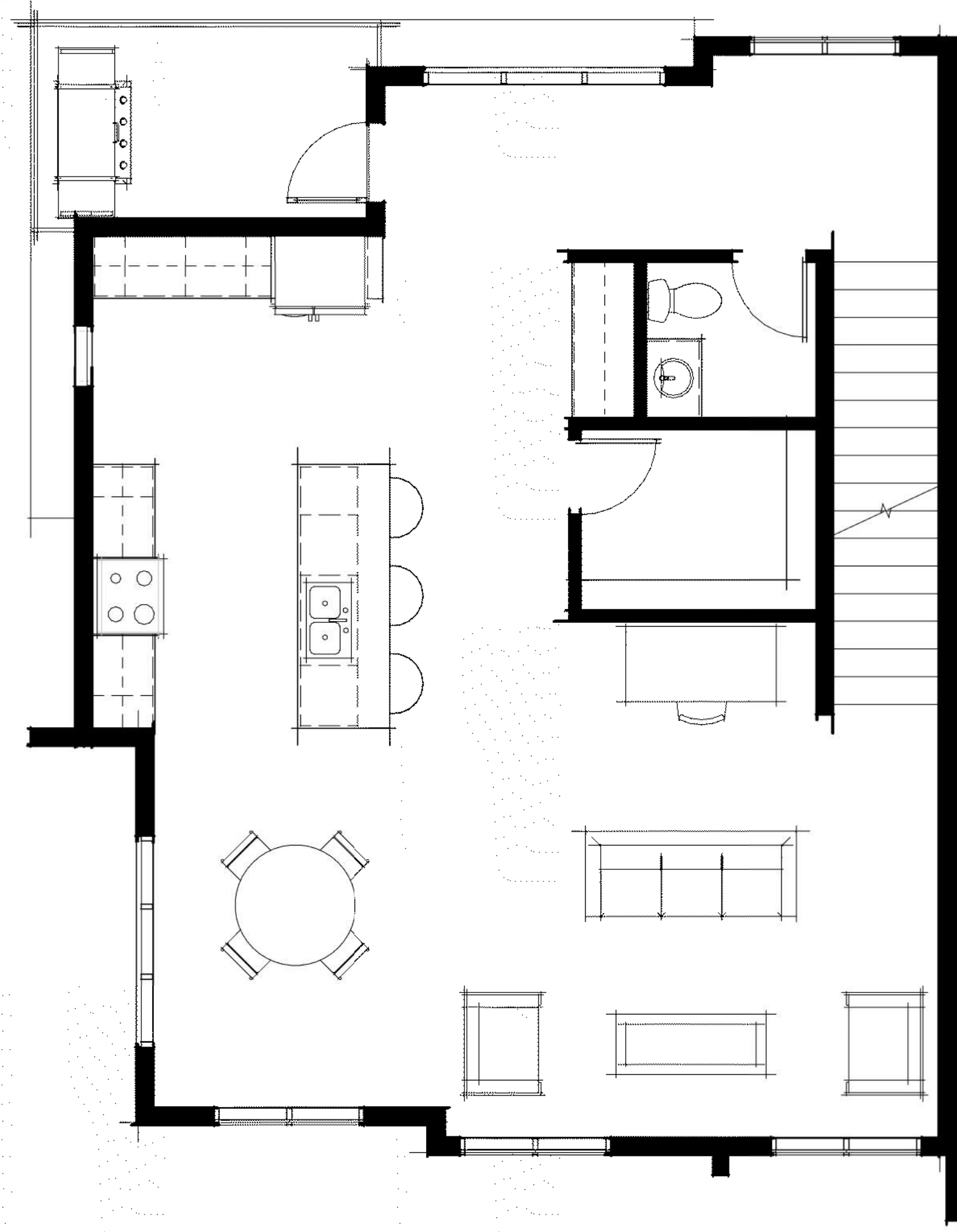
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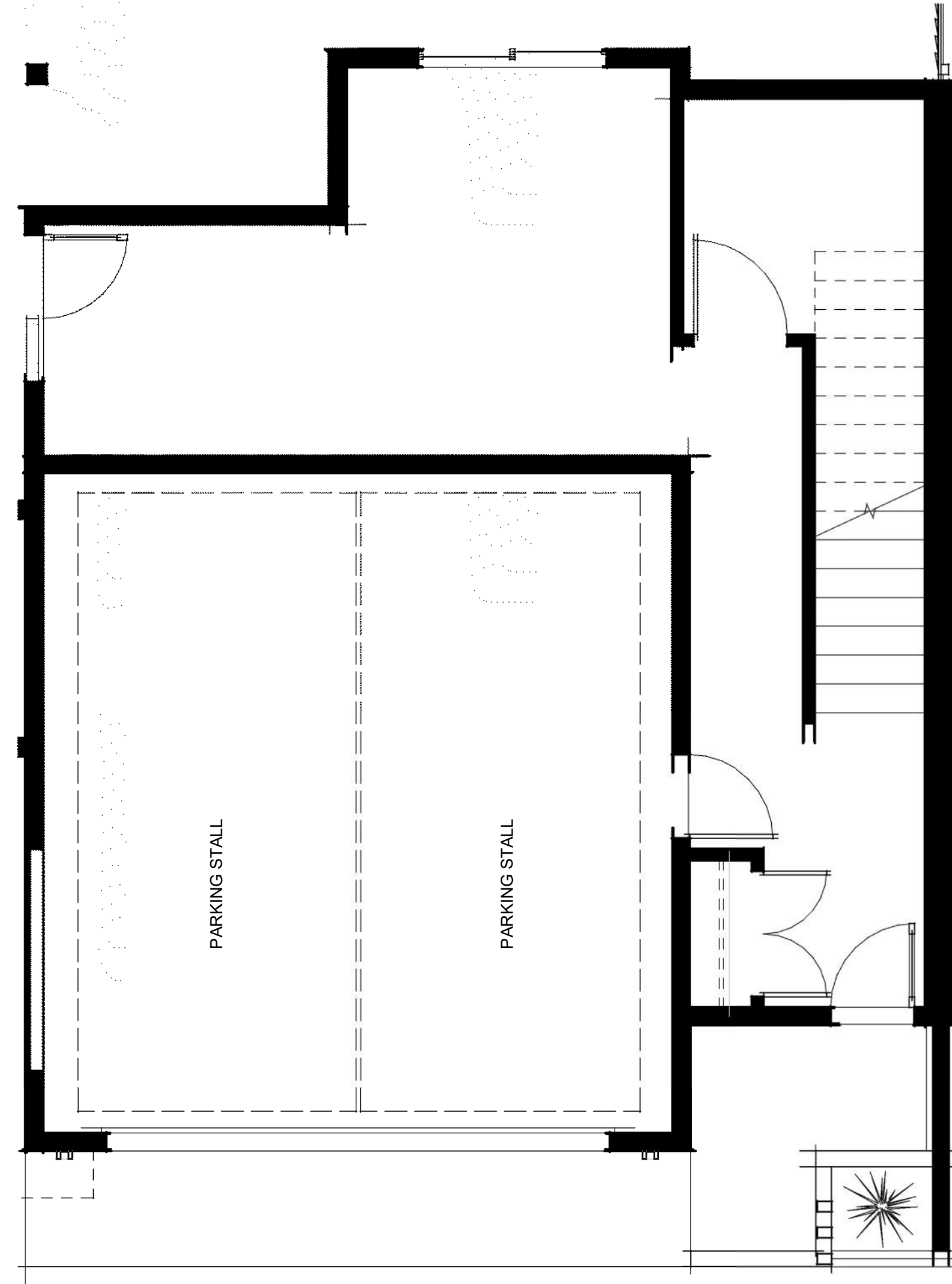
4 Roof Top Patio  
1/4" = 1'-0"



3 Third Floor  
1/4" = 1'-0"

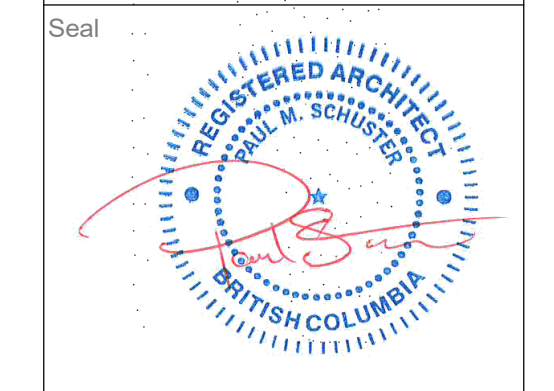


2 Second Floor  
1/4" = 1'-0"



1 Main Floor  
1/4" = 1'-0"

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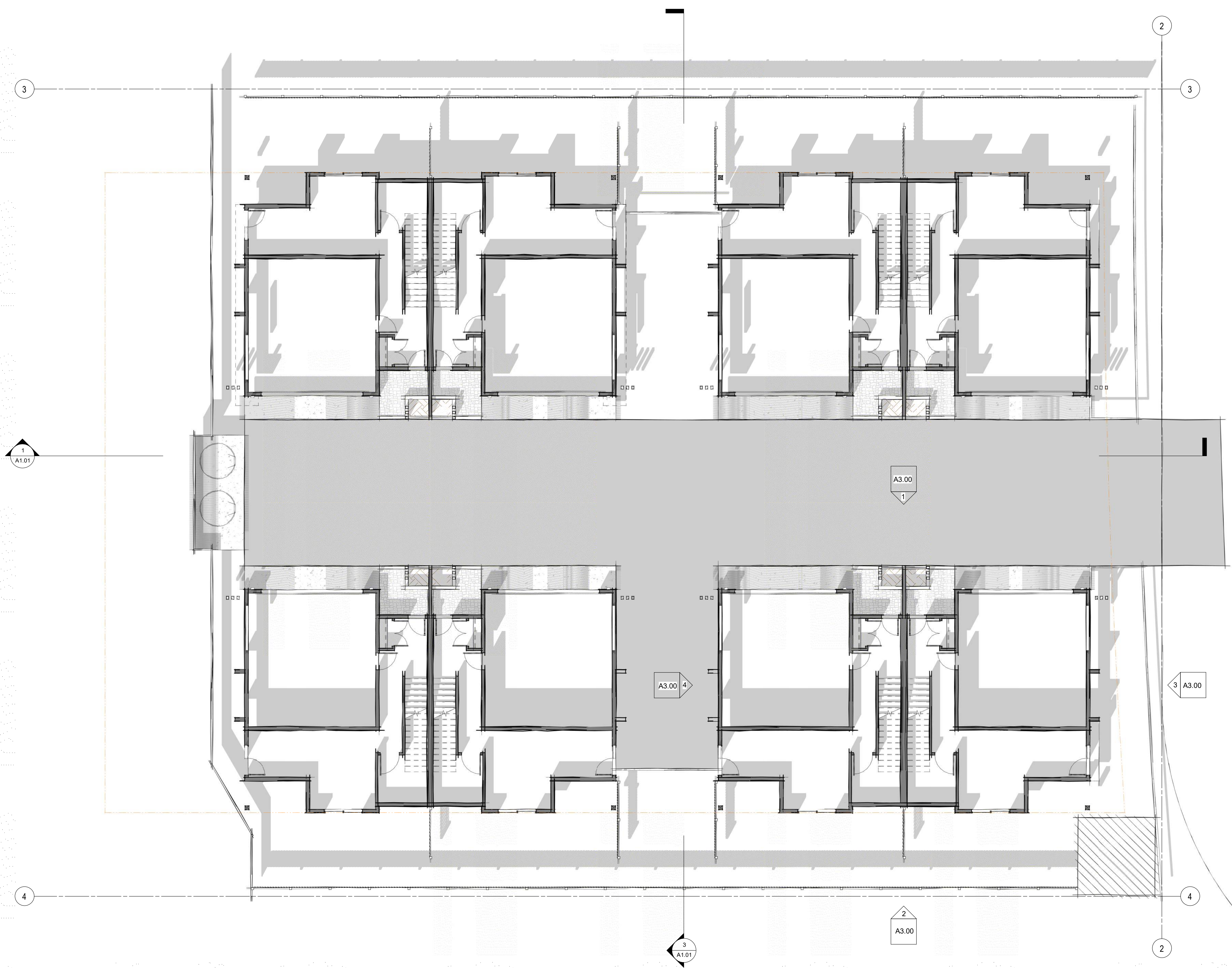
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 BRITISH COLUMBIA  
 project no. 21116

drawing title  
**TYPICAL UNIT PLANS**

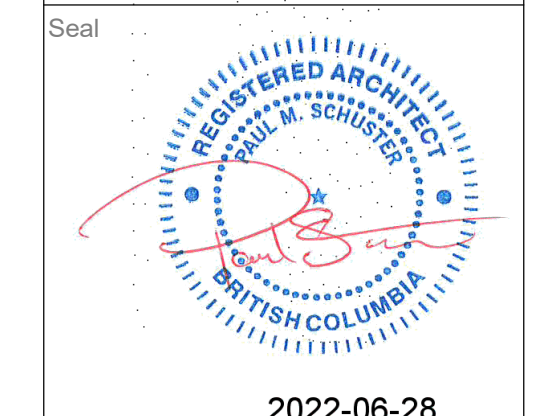
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checked	PS		

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**1** Main Floor - Overall  
1/8" = 1'-0"

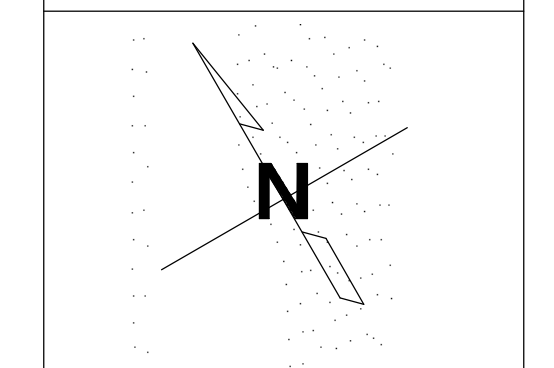
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drawing title  
**MAIN FLOOR PLAN**

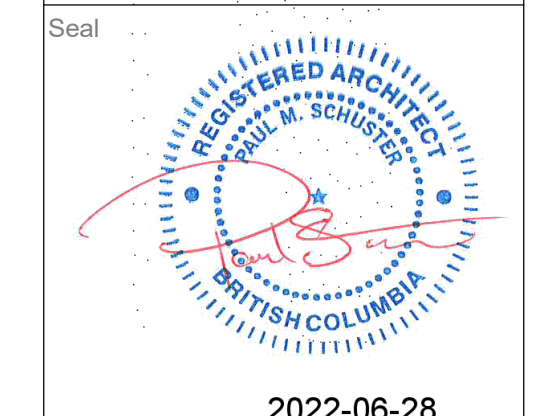
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drawn	KA		
checked	PS		

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1 Second Floor - Overall  
1/8" = 1'-0"

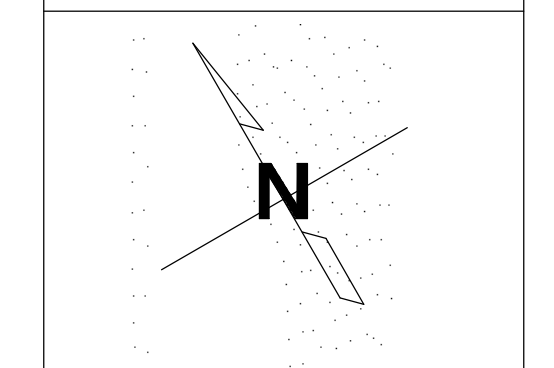
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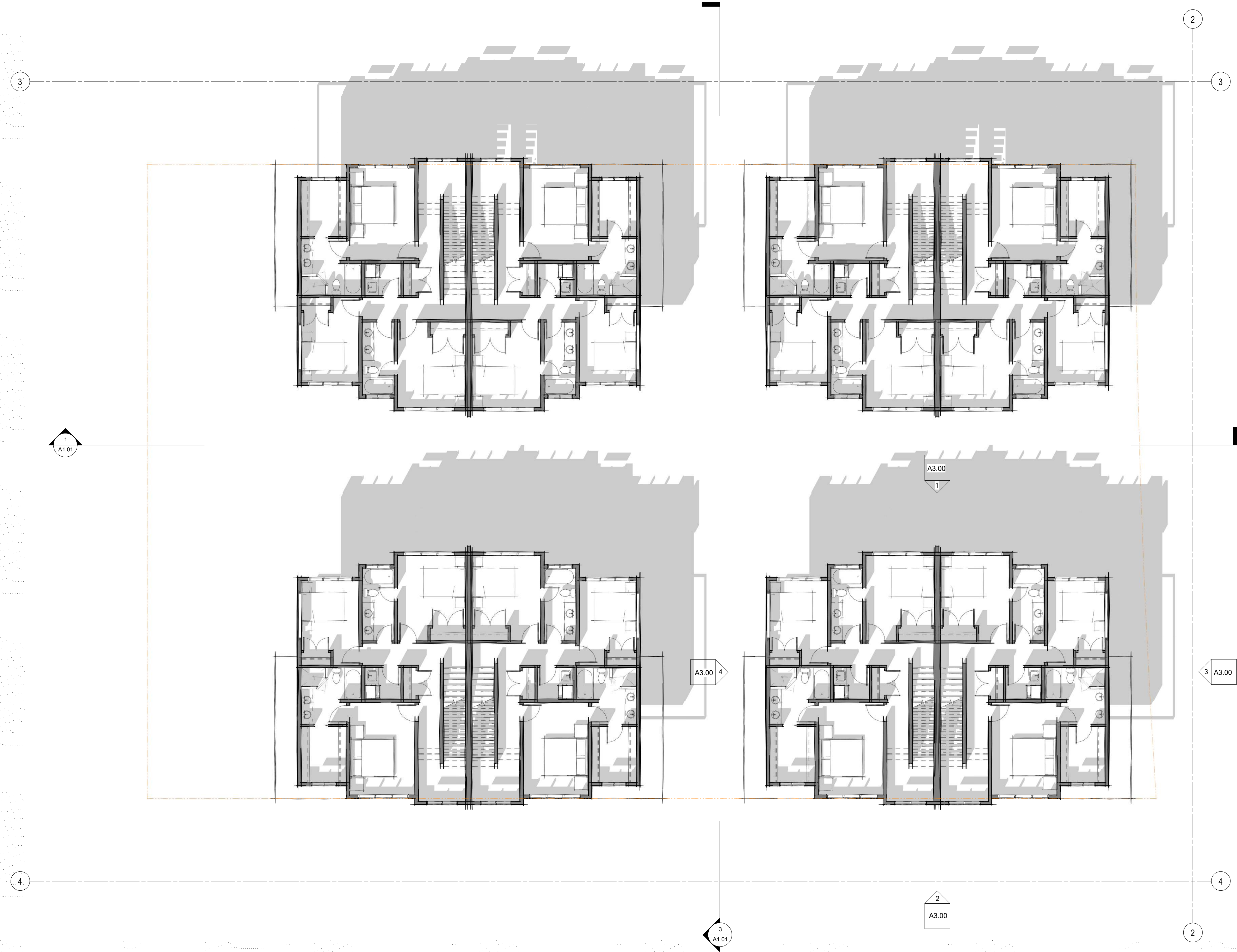
project title  
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project no. 21116

drawing title  
**SECOND FLOOR PLAN**

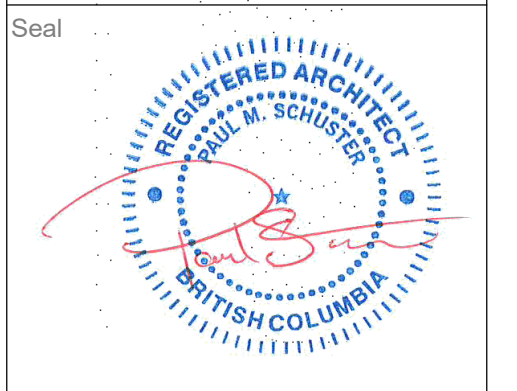
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drawn	KA		
checked	PS		

drawing no.  
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1 Third Floor - Overall  
1/8" = 1'-0"

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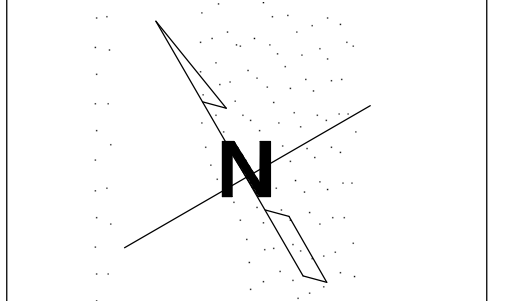


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drawing title  
**THIRD FLOOR PLAN**

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drawn	KA		
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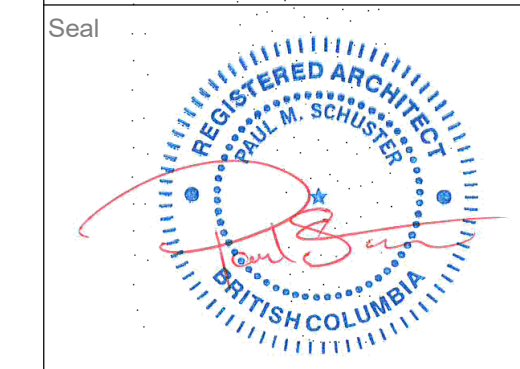
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1 Roof Top Patio - Overall  
1/8" = 1'-0"

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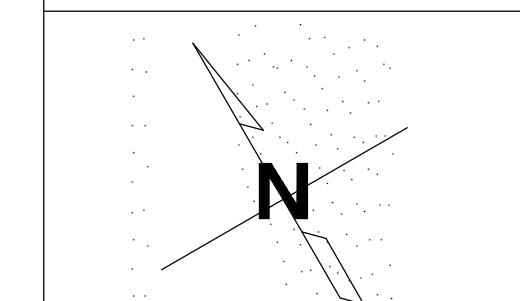


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394 / 396 MOUBRAY ROAD, KELOWNA,  
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project no. 21116

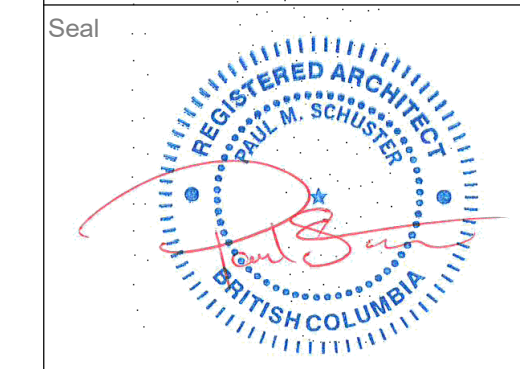
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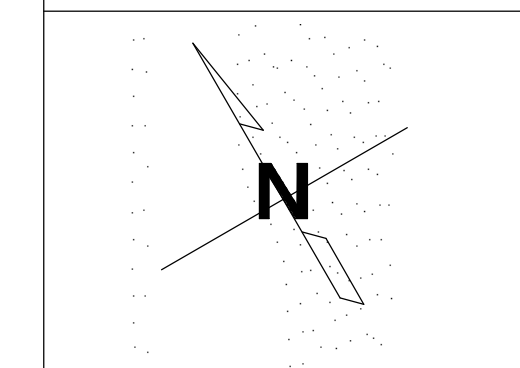
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drawing title  
**ROOF PLAN**

designed	PS	scale	1/8" = 1'-0"
drawn	KA		
checked	PS		

drawing no.  
**A2.05**

plotted 6/28/2022 2:52:15 PM



**1** Roof  
 1/8" = 1'-0"

MATERIAL KEYNOTE LEGEND	
Key Value	Keynote Text
01	LUX RANDOM PLANK HORIZONTAL SIDING (WHITE OAK)
02	7.2 RIBBED PANEL HORIZONTAL SIDING (BURNISHED SLATE)
03	STUCCO SIDING (AESTHETIC WHITE)
04	IKO DYNASTY ASPHALT SHINGLE (GRANITE BLACK)
05	PRE-FINISHED METAL CAP FLASHING - BLACK
06	LUX NEO LUMBER (PECAN)
07	EXPOSED CONCRETE
08	LUX DOUBLE T SOFFIT PANEL (PECAN)
09	BLACK ALUMINIUM
10	WOOD PRIVACY SCREEN
11	SMOOTH FINISH LP FASCIA - BLACK

Notes:  
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 All drawings shall be read in conjunction with specifications and consultant details.  
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.  
 Tabulated scales refer to Arch D size drawings sheet.  
 This drawing must not be scaled.  
 Contractors shall verify all dimensions prior to commencement of work.  
 Any omissions or discrepancies shall be reported to the architect.



4 B1 - WEST ELEVATION  
 1/8" = 1'-0"



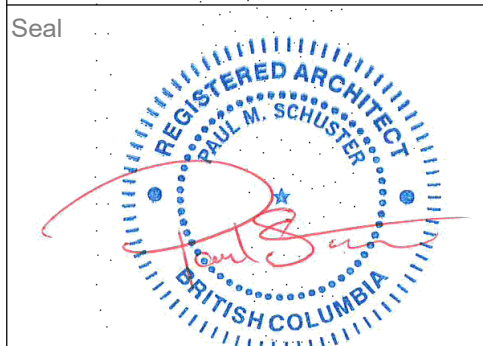
2 B1 - SOUTH ELEVATION  
 1/8" = 1'-0"



3 B1 - EAST ELEVATION  
 1/8" = 1'-0"



1 B1 - NORTH ELEVATION  
 1/8" = 1'-0"



2022-06-28

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No.	Date	Description
1	20220628	IFDP



302 - 2237 LECKIE ROAD  
 KELOWNA, B.C. V1X 6Y5

project title  
 MOUBRAY ESTATES

394 / 396 MOUBRAY ROAD, KELOWNA,  
 BRITISH COLUMBIA

project no. 21116

drawing title  
 TYPICAL EXTERIOR  
 ELEVATIONS

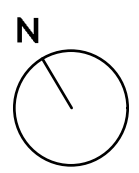
designed	PS	scale	1/8" = 1'-0"
drawn	KA		
checked	PS		

drawing no.

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plotted 6/28/2022 2:52:43 PM

0 5 10 15 20 25 M



PROJECT TITLE

**MOUBRAY RU6 SUBDIVISION  
394 & 396 MOUBRAY ROAD**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	22.06.03	Review
2		
3		
4		
5		

PROJECT NO. 22-0558

DESIGN BY FB

DRAWN BY NG

CHECKED BY FB

DATE JUNE 3, 2022

SCALE 1:100

PAGE SIZE 24x36"

SEAL



DRAWING NUMBER

**L1/2**

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**NOTES**

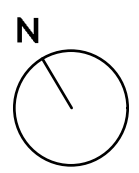
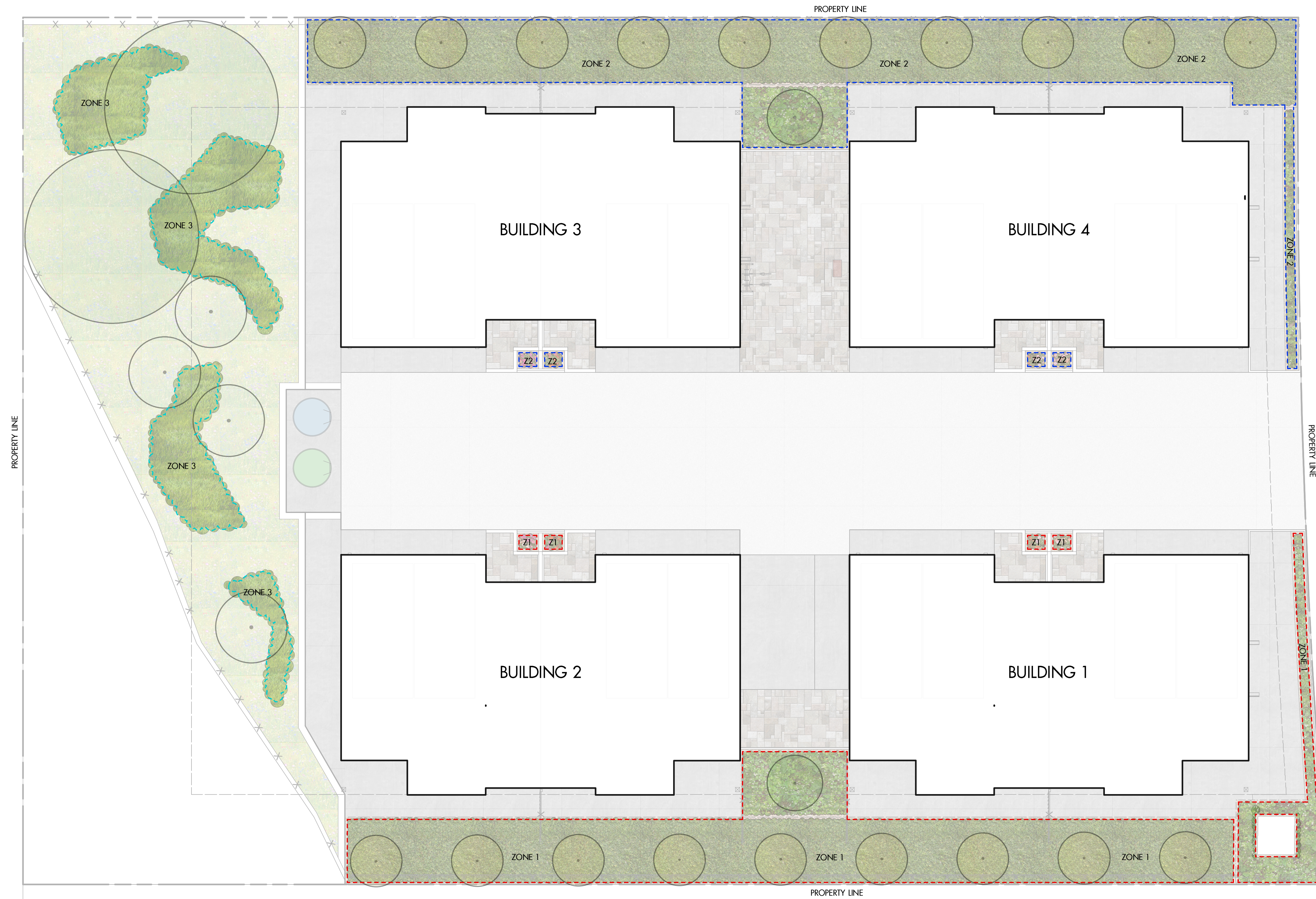
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm DOUGLAS RED FIR MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS 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 - NATIVE PLANTINGS**

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
AMELANCHIER ALNIFOLIA	SASKATOON	4	4m CAL.
PINUS PONDEROSA	PONDEROSA PINE	2	2.5m HT. MIN
<b>SHRUBS</b>			
CORNUS SERICEA	RED OSER DOGWOOD	3	#02 CONT. / 2.0M O.C. SPACING
MANONIA AQUIFOOLIUM	CRECION GRAPE HOLLY	10	#02 CONT. / 1.2M O.C. SPACING
ROSA NUTKANANA	NOOTKA ROSE	6	#02 CONT. / 1.5M O.C. SPACING
<b>PERENNIALS, GRASSES &amp; GROUNDCOVERS</b>			
ARCTOSTAPHYLOS LIVA-URS	KINKIKINNICK	7	#01 CONT. / 0.9M O.C. SPACING
ERICACERIA NAUSEOSA	RABBITRUSH	4	#01 CONT. / 1.2M O.C. SPACING
LUPINUS ARGENTUS	SILVERY LUPINE	10	#01 CONT. / 0.75M O.C. SPACING
PEUDOROEDNERIA SPICATA	BLUE BUNCH WHEAT GRASS	6	#01 CONT. / 1.0M O.C. SPACING

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2	6m CAL.
POPULUS TREMULA 'ERECTA'	COLUMNAR SWEDISH ASPEN	19	6m CAL.
<b>SHRUBS</b>			
CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	23	#02 CONT. / 1.5M O.C. SPACING
HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	23	#02 CONT. / 1.5M O.C. SPACING
SPIRAEA BUNALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	35	#02 CONT. / 1.2M O.C. SPACING
WEIGELA FLORIDA 'SONIC BOOM RED'	SONIC BLOOM RED WEIGELA	35	#02 CONT. / 1.2M O.C. SPACING
<b>PERENNIALS, GRASSES &amp; GROUNDCOVERS</b>			
ARCTOSTAPHYLOS LIVA-URS	KINKIKINNICK	22	#01 CONT. / 0.75M O.C. SPACING
ECHINACEA PURPUREA 'SOLAR FLARE'	KARL FOERSTER FEATHER REED GRASS	12	#01 CONT. / 1.0M O.C. SPACING
HAKONECHLOA MACRA	GREEN JEWEL CONEFLOWER	22	#01 CONT. / 0.75M O.C. SPACING
HEBERCALLIS 'RUBY STELLA'	JAPANESE FOREST GRASS	34	#01 CONT. / 0.6M O.C. SPACING
HOSTA 'FRANCE'	RUBY STELLA DANIEL	22	#01 CONT. / 0.6M O.C. SPACING
HOSTA 'GOLD STANDARD'	FRANCEE HOSTA	22	#01 CONT. / 0.75M O.C. SPACING
LAVANDULA ANGLUSTIFOLIA 'HIDCOTE'	GOLD STANDARD HOSTA	12	#01 CONT. / 1.0M O.C. SPACING
SEDUM 'DESERT RED'	HIDCOTE ENGLISH LAVENDER	22	#01 CONT. / 0.75M O.C. SPACING
	DESERT RED STONECROP	22	#01 CONT. / 0.75M O.C. SPACING



PROJECT TITLE

**MOUBRAY RU6 SUBDIVISION  
394 & 396 MOUBRAY ROAD**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/  
IRRIGATION PLAN**

ISSUED FOR / REVISION

1	22.06.03	Review
2		
3		
4		
5		

PROJECT NO. 22-0558

DESIGN BY FB

DRAWN BY NG

CHECKED BY FB

DATE JUNE 3, 2022

SCALE 1:100

PAGE SIZE 24x36"

SEAL



DRAWING NUMBER

**L2/2**

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**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 3,393 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 1,26 cu.m. / year  
WATER BALANCE = 2,67 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

**IRRIGATION LEGEND**

- - - ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 156 sq.m.  
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 52 cu.m.
- - - ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 140 sq.m.  
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 53 cu.m.
- - - ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 63 sq.m.  
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 21 cu.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.