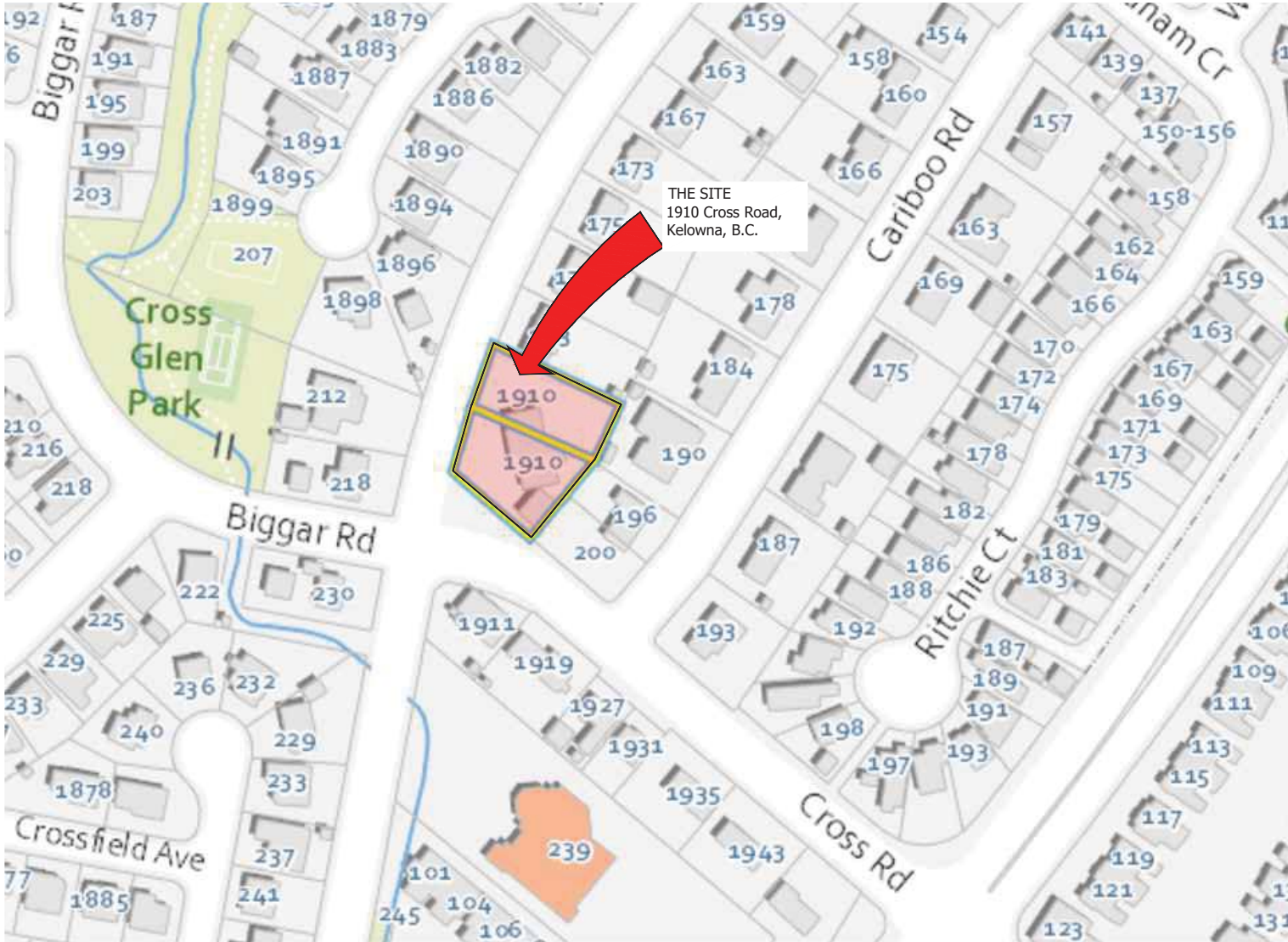
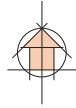


18 UNITS TOWNHOUSE DEVELOPMENT

1910 CROSS ROAD, KELOWNA, B.C.



PROJECT INFO

CIVIC ADDRESS
1910 CROSS ROAD,
KELOWNA, B.C.

APPLICANT:
FLAT ARCHITECTURE INC.
6321 KING GEORGE BLVD.
SURREY, BC. V3X 1G1
CONTACT: RAJINDER WARRAICH
T : 604 503 4484
rajinder@flatarchitecture.ca

DRAWING LIST

A - 0.0	COVER PAGE
A - 0.1	SITE CONTEXT PLAN
A - 1.1	SITE PLAN
A - 1.2	MATERIAL SHEET
A - 1.3	FIRE ACCESS PLAN
A - 2.1	FLOOR PLANS - BUILDING 1
A - 3.1	ELEVATIONS - BUILDING 1
A - 2.2A & 2.2B	FLOOR PLANS - BUILDING 2
A - 3.2	ELEVATIONS - BUILDING 2
A - 2.3A & 2.3B	FLOOR PLANS - BUILDING 3
A - 3.3	ELEVATIONS - BUILDING 3
A - 2.4A & 2.4B	FLOOR PLANS - BUILDING 4
A - 3.4A & 3.4B	ELEVATIONS - BUILDING 4
A - 2.5	FLOOR PLANS - BUILDING 4
A - 3.5	ELEVATIONS - BUILDING 4
A - 4.1	SECTION



Unit 209, 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
TOWNHOUSE DEVELOPMENT AT
1910 CROSS ROAD
KELOWNA BC
CLIENT:
GENARIS PROPERTIES LTD

DATE
13-Jul-22
PROJECT NO:
22-221
SCALE: DRAWN BY:
As Noted R.W

REV	DESCRIPTION	DATE	BY

COVER SHEET

A 0.0



IMAGE A



IMAGE B



IMAGE C



IMAGE D



CONTEXT PLAN



IMAGE E

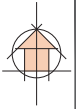
SITE CONTEXT:

The proposed development is on the intersection of Snowsell St and Cross Rd.

The overall site dimensions are approx. about 51.65m on Snowsell St. side and 48.23m on Crossroad side. The topography is sloping to the south-east, highest point on site towards north-west corner.

THE PROJECT:

The proposed project consists of 3-storey buildings. All 18 units have double car garage.



REV	DESCRIPTION	DATE	BY



GROSS AREA : 26292 ft² = 2442 m² = .603 Acre

DENSITY :
 FAR APPROVED BASED ON MF2 : 1.0
 FAR PROVIDED : 1.0
 ZONING : MF2

TOTAL NO OF UNITS : 18

DENSITY :
 ALLOWED MAX : 1.0
 PROPOSED : 1.0

LOT COVERAGE :
 MAX SITE COVERAGE APPROVED : 55 %
 SITE COVERAGE PROPOSED : 54 %

IMPERMEABLE ARAE :
 MAX IMPERMEABLE APPROVED : 80 %
 IMPERMEABLE AREA PROPOSED : 77.64 %

SETBACKS :

REQUIRED
 FRONT SETBACK (CROSS RD) : 2.0 m
 (based on MIN 11m2 net area at grade level)
 PROPOSED FRONT SETBACK : 2.0 m

REAR SETBACK REQD : 4.5 m
 PROPOSED : 4.5 M

SIDE SETBACK FROM FLANKING ST : 2.0 M
 (based on MIN 11m2 net area at grade level)
 PROPOSED SIDE SETBACK : 2.0 m

SIDE SETBACK REQD : 3.0 m
 PROPOSED SIDE YARD : 3.0 M

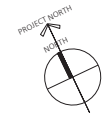
HEIGHT :
 ALLOWED : 3 STOREY
 PROPOSED : 3 STOREY

OUTDOOR COMMON AMENITY :
 REQUIRED : 4M2 PER UNIT = 72 m2
 PROPOSED : 75 m2

PARKING :
 REQUIRED : 18 X 2 = 36 STALLS
 PROVIDED : 36 STALLS

VIS PARKING :
 REQUIRED : 18 X 0.2 = 3.6 STALLS
 PROVIDED : 4 STALLS

UNIT	UNIT AREA (in sq. ft.) (Garage not included)	NO. OF UNITS	TOTAL UNIT AREA (in sq. ft.)	GARAGE AREA (in sq. ft.)	TOTAL GARAGE AREA (in sq. ft.)	TOTAL AREA (with garage)
TYPE A	1,462.20	6	8,773.20	412.22	2,473.32	11,246.52
TYPE A1	1,481.63	1	1,481.63	424.71	424.71	1,906.34
TYPE A2	1,490.08	1	1,490.08	419.10	419.10	1,909.18
TYPE A3	1,491.91	4	5,967.64	421.80	1,699.20	7,666.84
TYPE B	2,214.06	1	2,214.06	399.02	399.02	2,613.08
TYPE C	1,346.69	1	1,346.69	432.60	432.60	1,579.29
TYPE D	1,246.92	1	1,246.92	500.36	500.36	1,747.28
TYPE E	1,876.67	1	1,876.67	439.72	439.72	2,316.39
TYPE F	1,124.73	1	1,130.58	436.03	436.03	1,566.61
TYPE G	1,215.00	1	1,215.00	471.48	471.48	1,686.48
TOTAL	14,749.89	18	26,542.47	4,360.04	7,695.54	34,238.01



Unit 209, 6321 King George Blvd
 Surrey BC, V3X 1G1
 www.flat1architecture.ca
 contact@flat1architecture.ca

Ph: 604-503-4484

PROJECT INFO: 11 UNITS
 TOWNHOUSE DEVELOPMENT AT
 1910 CROSS ROAD
 KELOWNA BC
 CLIENT: GENARIS PROPERTIES LTD

DATE: 22-Feb-23

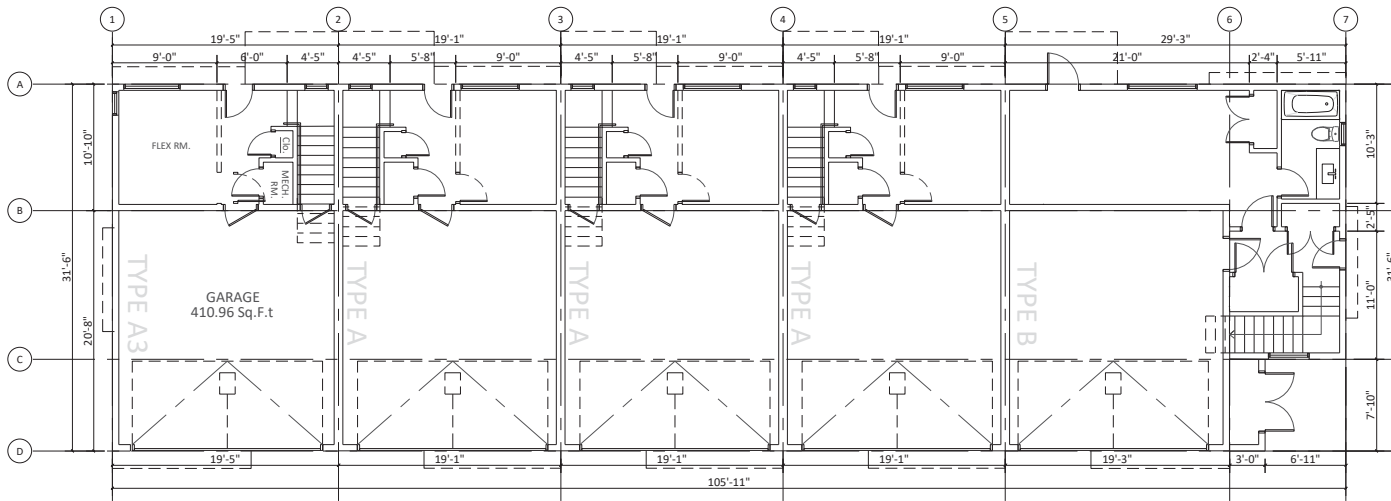
PROJECT NO: 22-221

SCALE: As Noted DRAWN BY: R.W

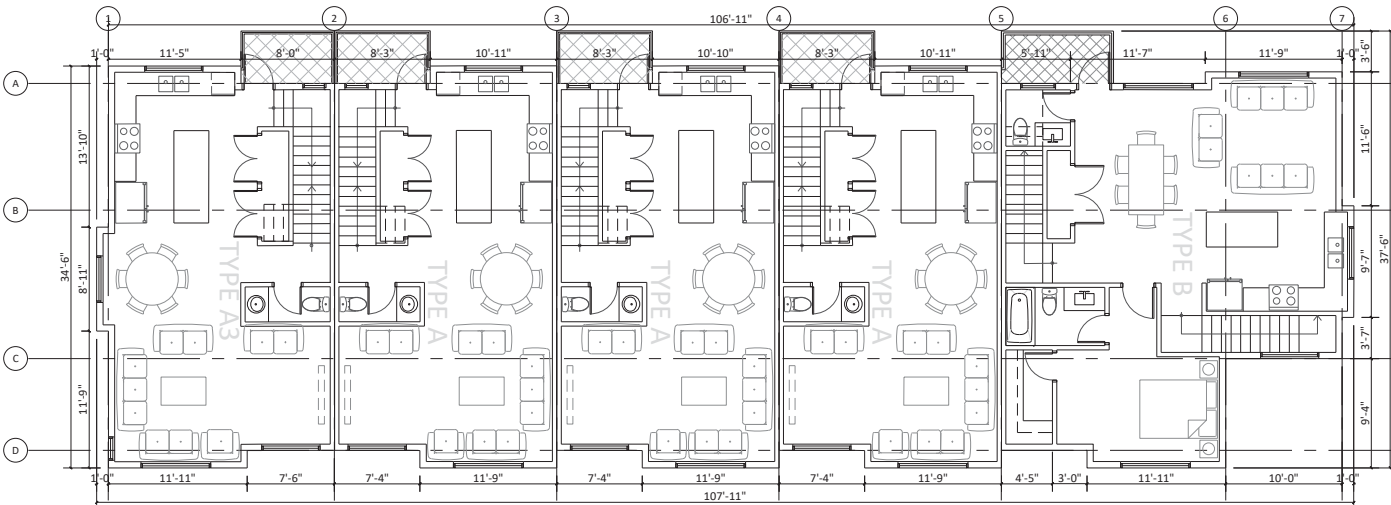
REV	DESCRIPTION	DATE	BY	CHK

SITE PLAN

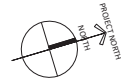
A 1.1



1 LEVEL-1
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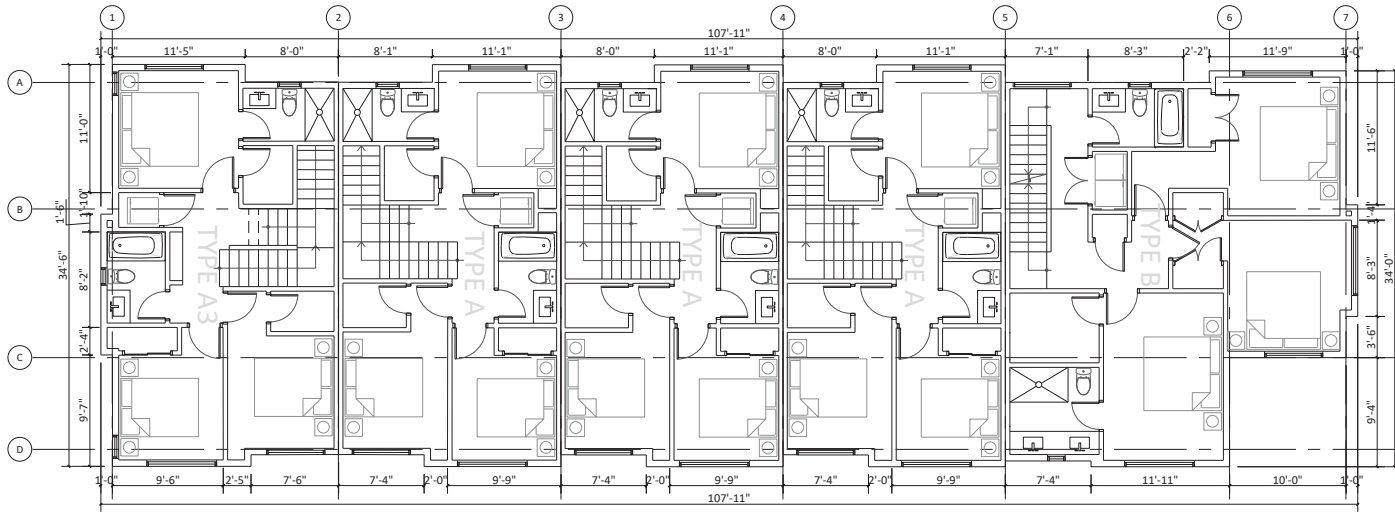


2 LEVEL-2
3/32"=1"

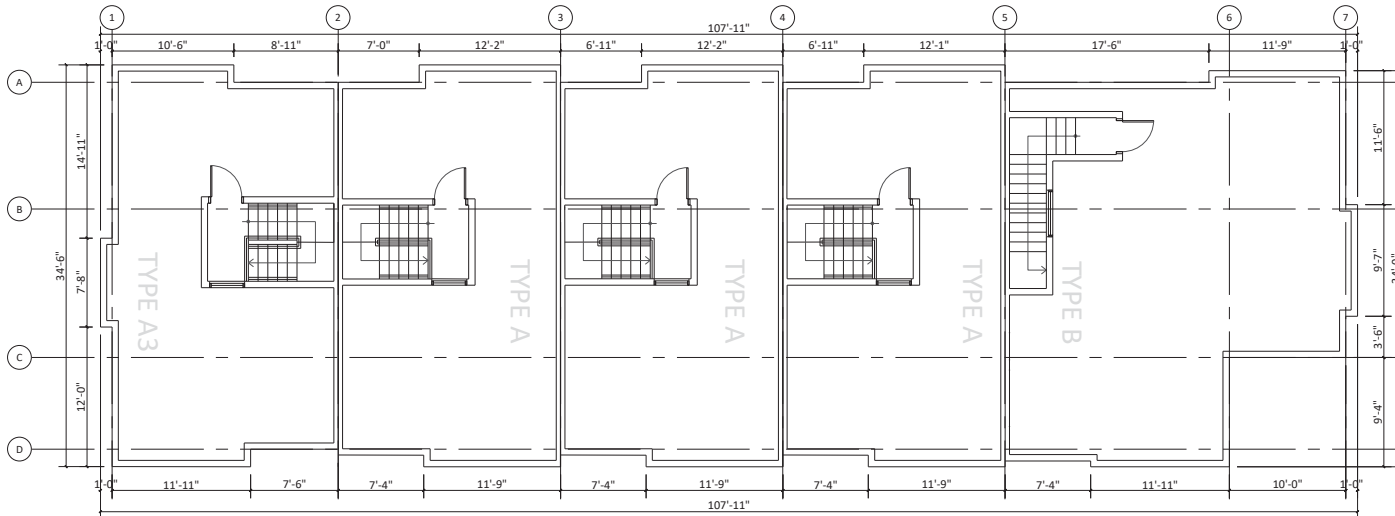


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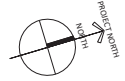
REV	DESCRIPTION	DATE



1 LEVEL-3
3/32"=1'



2 LEVEL-4
3/32"=1'

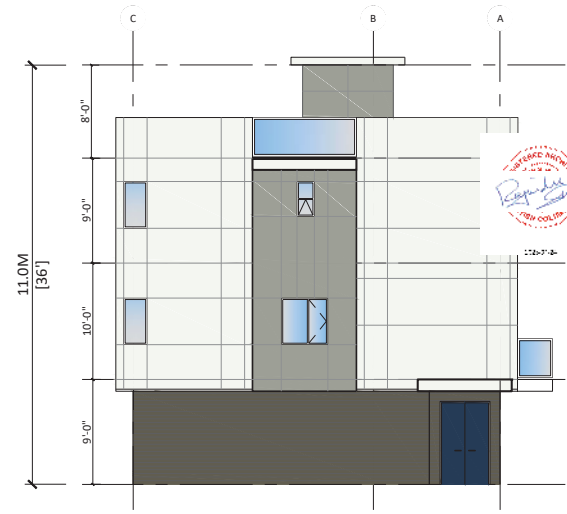


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REV	DESCRIPTION	DATE	BY



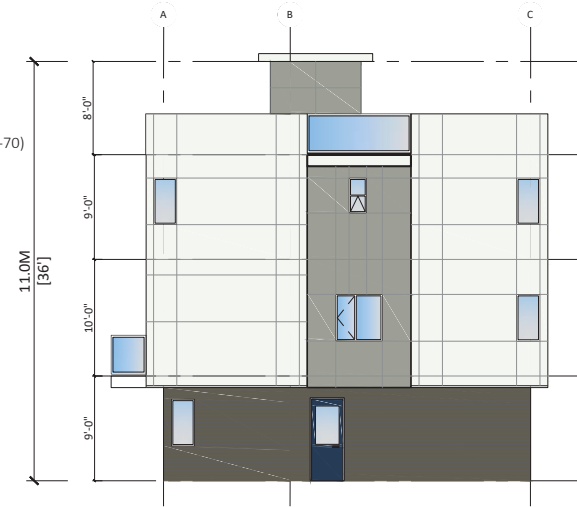
1 SOUTH/FRONT ELEVATION
3/32"=1'



2 EAST/RIGHT ELEVATION
3/32"=1'



3 NORTH/REAR ELEVATION
3/32"=1'



4 WEST/LEFT ELEVATION
3/32"=1'

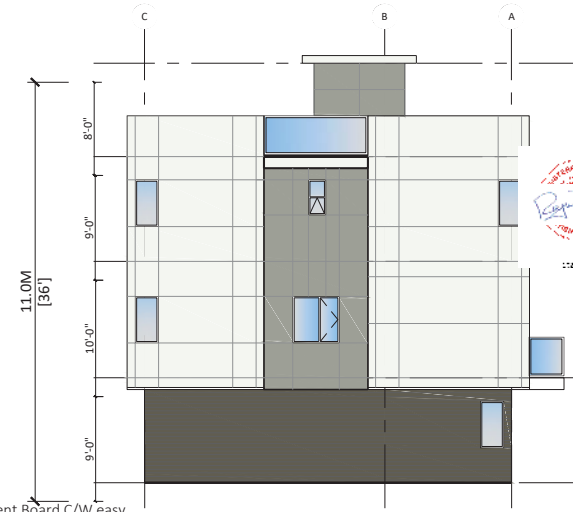
FINISH SCHEDULE

- 1) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chantilly Lace (Benjamin Moore 2121-70)
- 2) Longboard
Color : Dark Bamboo Longboard
- 3) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Heather Gray (Benjamin Moore 2139-40)
- 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Mohegan Sage (Benjamin Moore 2138-30)
- 5) Concrete Finish
- 6) Shingles
Color : Ash Grey or Similar
- 7) Doors
Color : Chantilly Lace (Benjamin Moore 2121-70)

REV	DESCRIPTION	BY	DATE



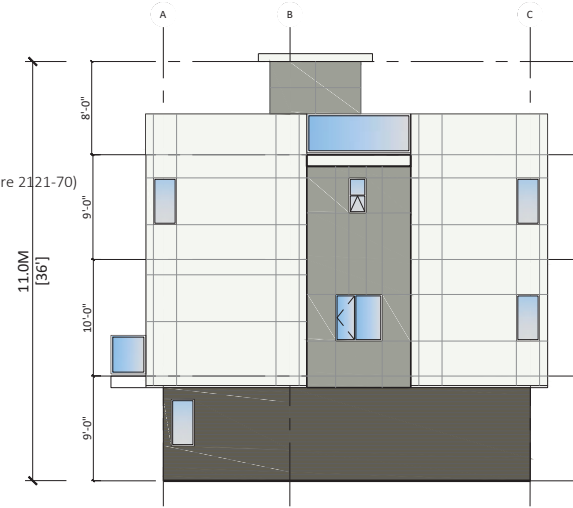
1 SOUTH/FRONT ELEVATION
3/32"=1"



2 EAST/RIGHT ELEVATION
3/32"=1"



3 NORTH/REAR ELEVATION
3/32"=1"

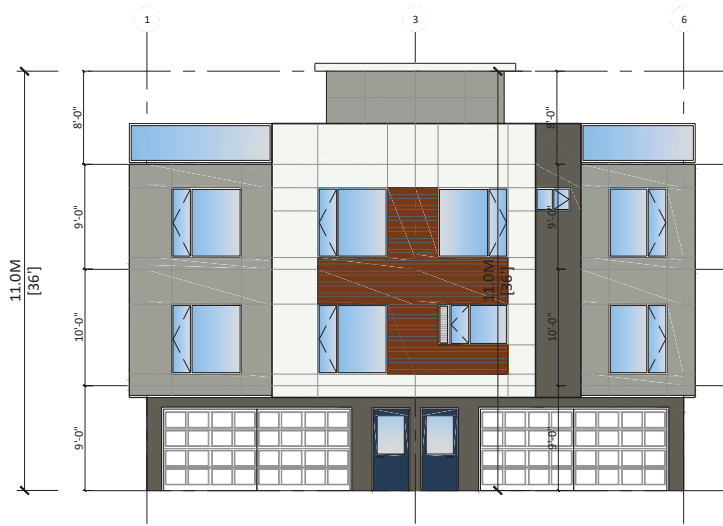


2 WEST/LEFT ELEVATION
3/32"=1"

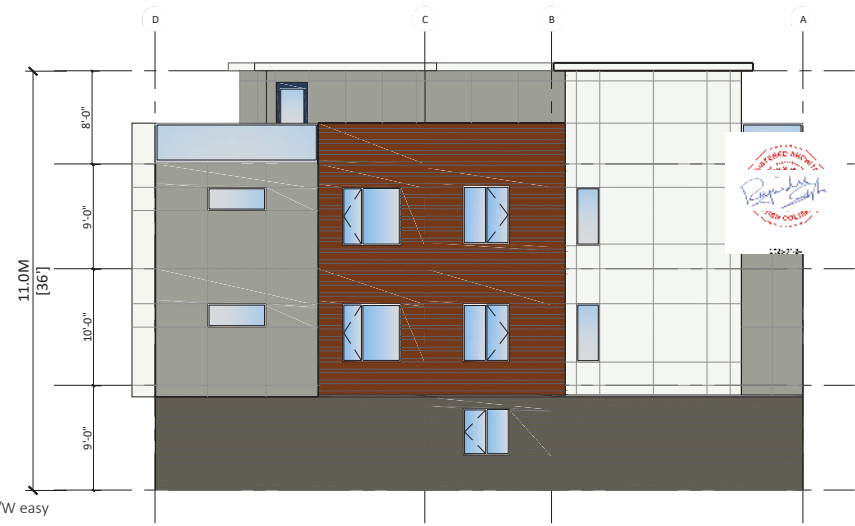
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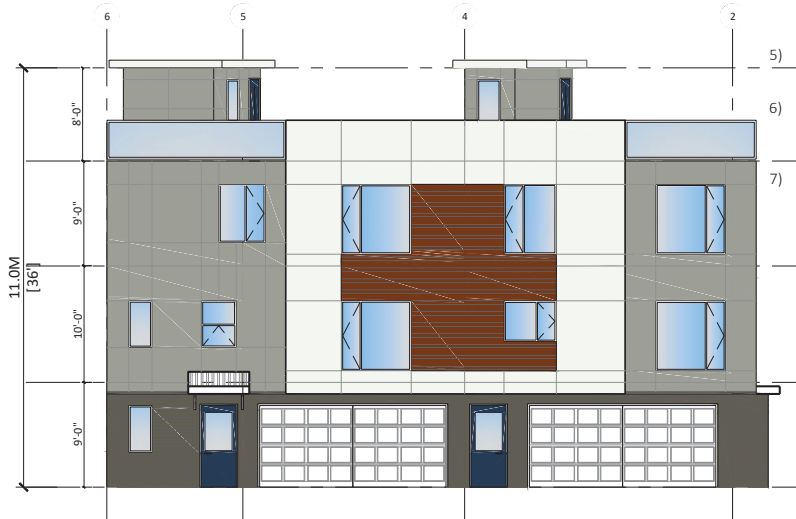
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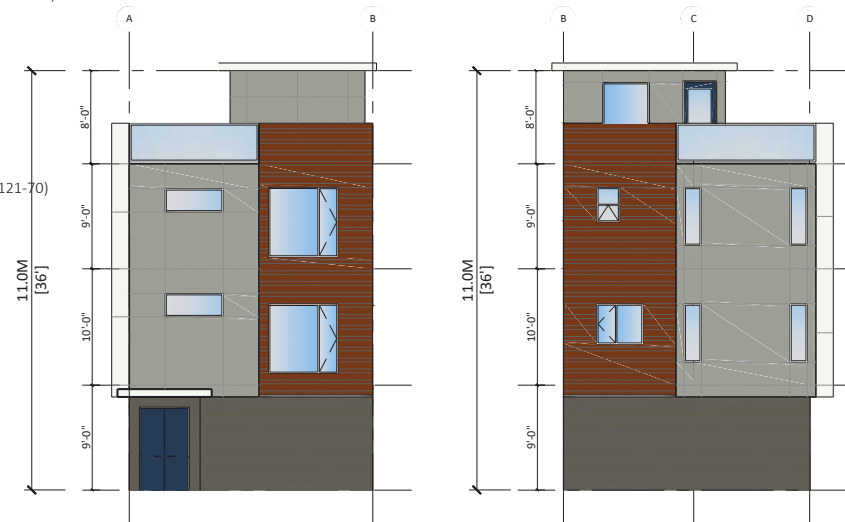
2 EAST/RIGHT ELEVATION
3/32"=1"

FINISH SCHEDULE

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- 6) Shingles
Color : Ash Grey or Similar
- 7) Doors
Color : Chantilly Lace (Benjamin Moore 2121-70)



3 NORTH/REAR ELEVATION
3/32"=1"

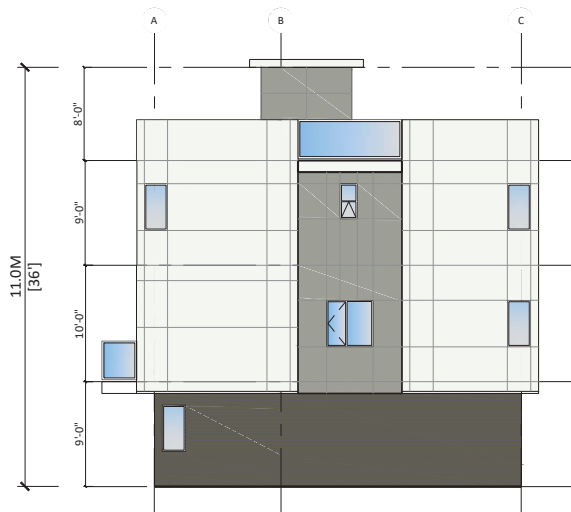


4 WEST/LEFT ELEVATION
3/32"=1"

REV	DESCRIPTION	BY	DATE



1 NORTH/FRONT ELEVATION
3/32"=1'



2 EAST/LEFT ELEVATION
3/32"=1'

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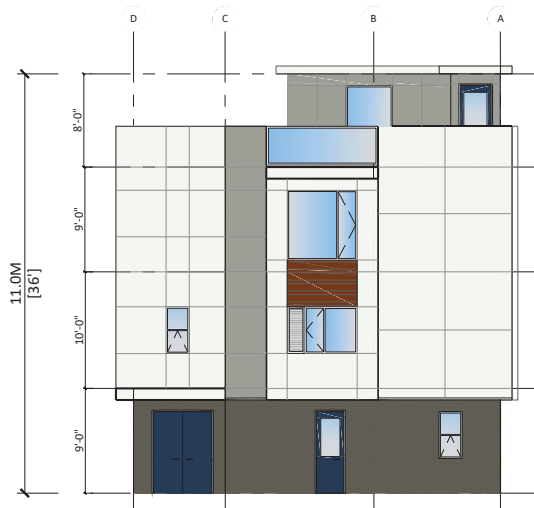
REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	DATE



1 SOUTH/REAR ELEVATION
3/32"=1'



4 WEST/RIGHT ELEVATION
3/32"=1'

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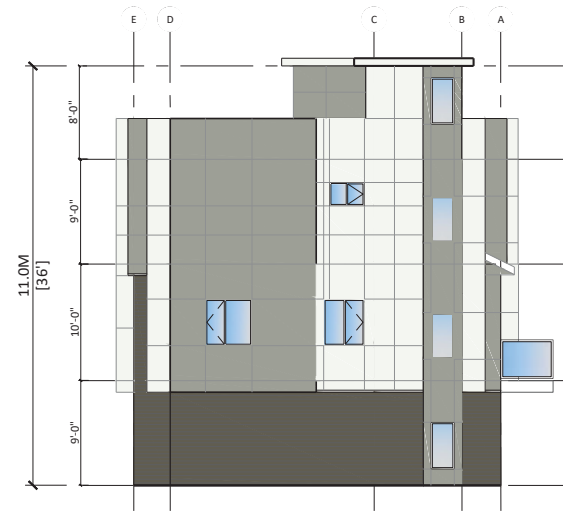
1 EAST/FRONT ELEVATION
3/32"=1"



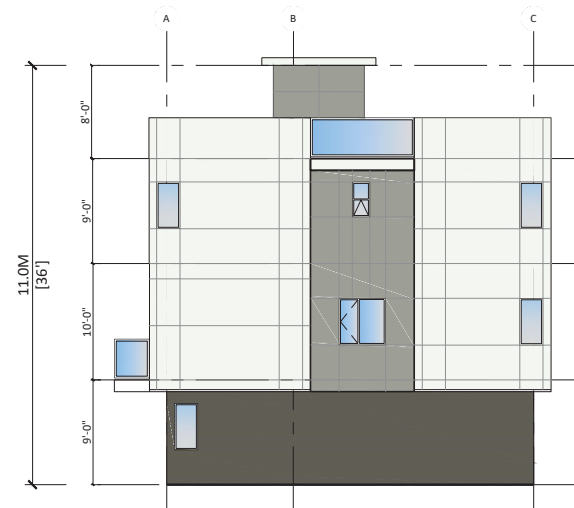
3 WEST/REAR ELEVATION
3/32"=1"

FINISH SCHEDULE

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- 5) Concrete Finish
- 6) Shingles
Color : Ash Grey or Similar
- 7) Doors
Color : Chantilly Lace (Benjamin Moore 2121-70)



2 NORTH/RIGHT ELEVATION
3/32"=1"



4 SOUTH/LEFT ELEVATION
3/32"=1"



REV	DESCRIPTION	DATE	BY



SNOWSELL ST

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 TIED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm BLACK WOOD 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 OR 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

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
AMELANCHIER LAEVIS 'JFS-ARB'	SPRING FLURRY SERVICEBERRY	7	3m CAL
FRAXINUS PENNSYLVANICA 'RUGBY'	PAINE'S SPIRE GREEN ASH	7	5m CAL
POPULUS TREHEDICATA 'ESCTA'	COLUMBIAN SWEDISH ASPEN	8	5m CAL
QUERCUS ROBUR X BICOLOUR LONG	REGAL PINE OAK	4	4m CAL
SRINGIA REICULATA 'IVORY SILK'	IVORY SILK LILAC	3	4m CAL
SHRUBS			
Berberis thunbergii 'MONDOP'	CHERRY BOMB BARBERRY	16	#02 CONT. / 1.5M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	16	#02 CONT. / 1.5M O.C. SPACING
EUCHYMIUM ALATUS 'SELECT'	FIRE BALL BURNING BUSH	16	#02 CONT. / 1.5M O.C. SPACING
JUNIBERIS CHINENSIS 'SPARTAN'	SPARTAN JUNIBER	16	#02 CONT. / 1.5M O.C. SPACING
SPIREA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	11	#02 CONT. / 1.8M O.C. SPACING
SRINGIA MEYER 'FAIBIN'	DWARF KORGAN LILAC	11	#02 CONT. / 1.8M O.C. SPACING
VERBONUM ORILLIS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	11	#02 CONT. / 1.8M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA FURCENSA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	17	#01 CONT. / 0.9M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUTTED HAIR GRASS	17	#01 CONT. / 0.9M O.C. SPACING
ECHINACEA 'MAGNUS SUPERIOR'	MAGNUS SUPERIOR CONEFLOWER	17	#01 CONT. / 0.9M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE PEE WEEED	25	#01 CONT. / 0.75M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	17	#01 CONT. / 0.9M O.C. SPACING
HELIOTRICHON 'SEMPERVIRENS'	BLUE OAT GRASS	25	#01 CONT. / 0.75M O.C. SPACING
NEPETA X FAASSENII 'WALKERS LOW'	WALKER'S LOW CATMINT	17	#01 CONT. / 0.9M O.C. SPACING
PANICUM VIRGATUM 'ROSTRABUSCH'	RED SWITCH GRASS	10	#01 CONT. / 1.2M O.C. SPACING
PENNISETUM ALDOBRUCIENSIS	FOUR STAR GRASS	6	#01 CONT. / 1.5M O.C. SPACING
PEROVSKIA ATRIPUICEOLA	RUSSIAN SAGE	14	#01 CONT. / 1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	10	#01 CONT. / 1.2M O.C. SPACING
SALVIA NIGROSCA 'WAYNIGHT'	WAYNIGHT SALVIA	17	#01 CONT. / 0.9M O.C. SPACING



PROJECT TITLE
1910 CROSS ROAD

LOCATION
 Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

REVISIONS

NO.	DATE	REVISION
1	22.05.17	Issue
2	22.05.22	Issue
3	22.07.28	Issue
4	22.12.12	Issue
5	23.01.17	Issue

PROJECT NO. 220605

DESIGN BY TB

DRAWN BY NGZ/BN

CHECKED BY TB

DATE 06.17.2022

SCALE 1:150

PAGE SIZE A4(3P)

SHEET

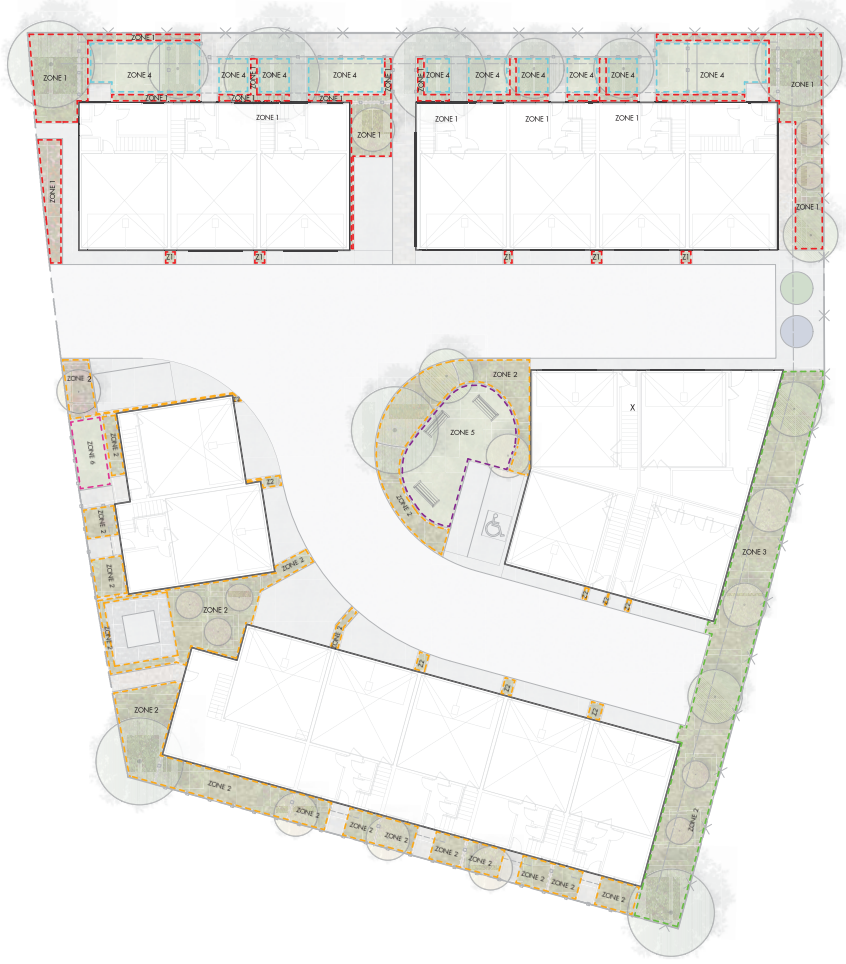


DRAWING NUMBER

L1/2

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0 5 10 15 20 25M



WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 343 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 262 cu.m. / year
 WATER BALANCE = 81 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

- 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).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- 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.
- 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.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
- 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: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS**
 TOTAL AREA: 119 sq.m.
 MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 40 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS**
 TOTAL AREA: 187 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 62 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS**
 TOTAL AREA: 111 sq.m.
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 37 cu.m.
- ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS**
 TOTAL AREA: 73 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY BUILDING
 ESTIMATED ANNUAL WATER USE: 82 cu.m.
- ZONE #5: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS**
 TOTAL AREA: 42 sq.m.
 MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 36 cu.m.
- ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS**
 TOTAL AREA: 10 sq.m.
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 9 cu.m.



PROJECT TITLE
1910 CROSS ROAD

LOCATION
 Kelowna, BC

DRAWING TITLE
WATER CONSERVATION / IRRIGATION PLAN

NO.	DATE	REVISION
1	22.09.17	Review
2	12.08.22	Review
3	20.10.28	Review
4	22.12.12	Review
5	20.11.17	Review

PROJECT NO: 220055
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