

LOTS 1, 2, 3, & 4, GORDON DR & MARTIN AVE, KELOWNA, BC

Revision No., Date and Description

| | |
|----------|---------------|
| 11.03.23 | FOR REVIEW |
| 01.10.24 | FOR DP REVIEW |
| 01.17.24 | FOR DP |
| 01.29.24 | FOR DP |
| 02.05.24 | FOR DP |



ARCHITECTURAL SHEET LIST

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PROPERTY DESCRIPTION

CIVIC: 1444 & 1448 GORDON DRIVE, & 1085 MARTIN AVENUE
LEGAL: LOTS 1, 2, 3, & 4, PLAN KAP1472

CONSULTANT TEAM

OWNER/ OPERATOR
(1444 GORDON DR & 1085 MARTIN AVE)

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Contact(s):
Sang Mai

OWNER/ OPERATOR
(1448 GORDON DR)

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ARCHITECTURAL

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Kelowna, BC V1Y 9T5
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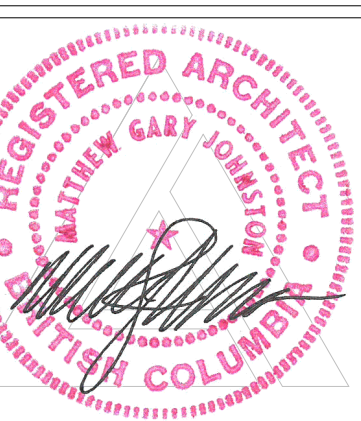
Contact(s):
Natalie Martin

Plot Date
2/5/2024 8:48:54 AM

PROJECT
Gordon Dr & Martin Ave

DRAWING TITLE
COVER SHEET

Drawing No.
A-000

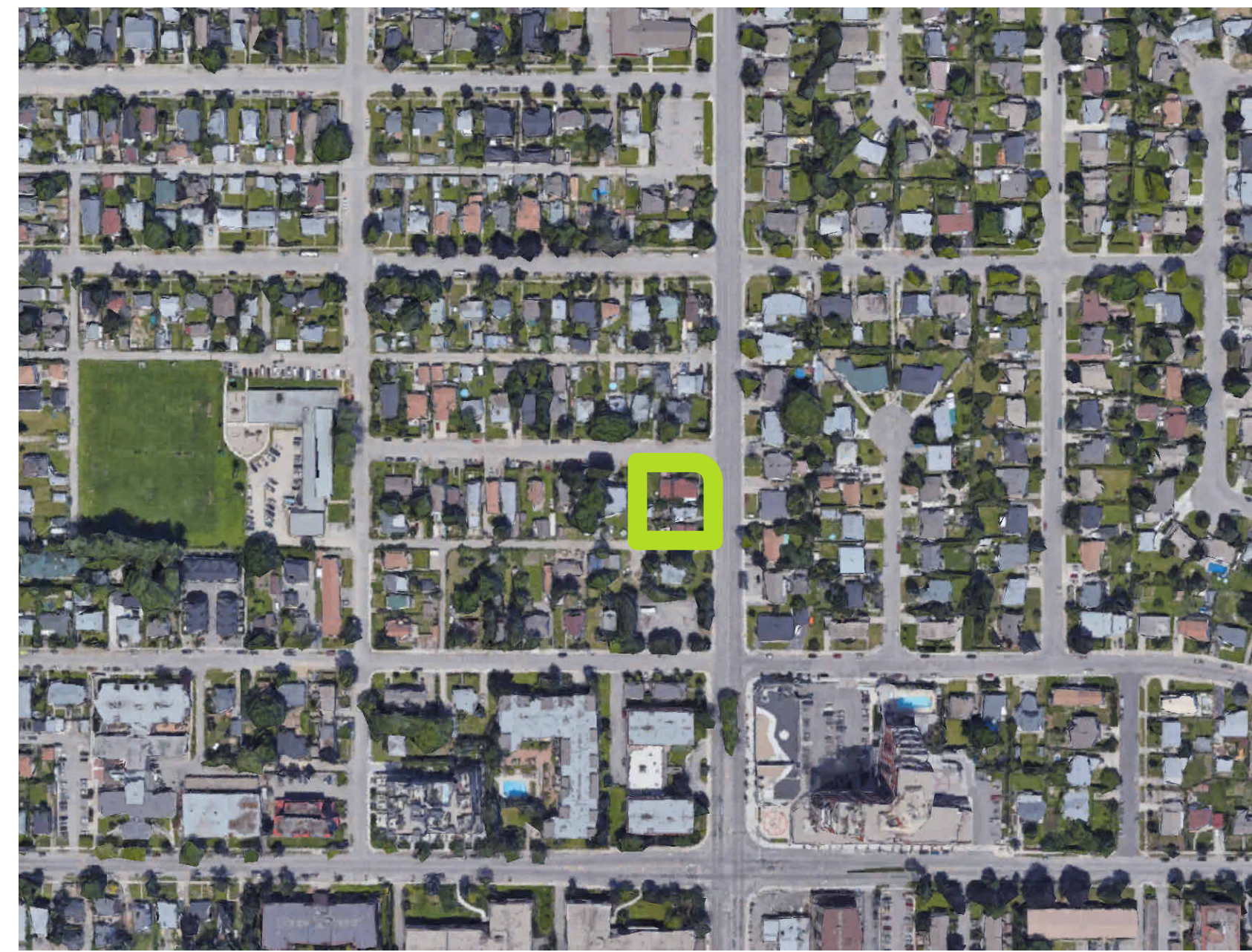


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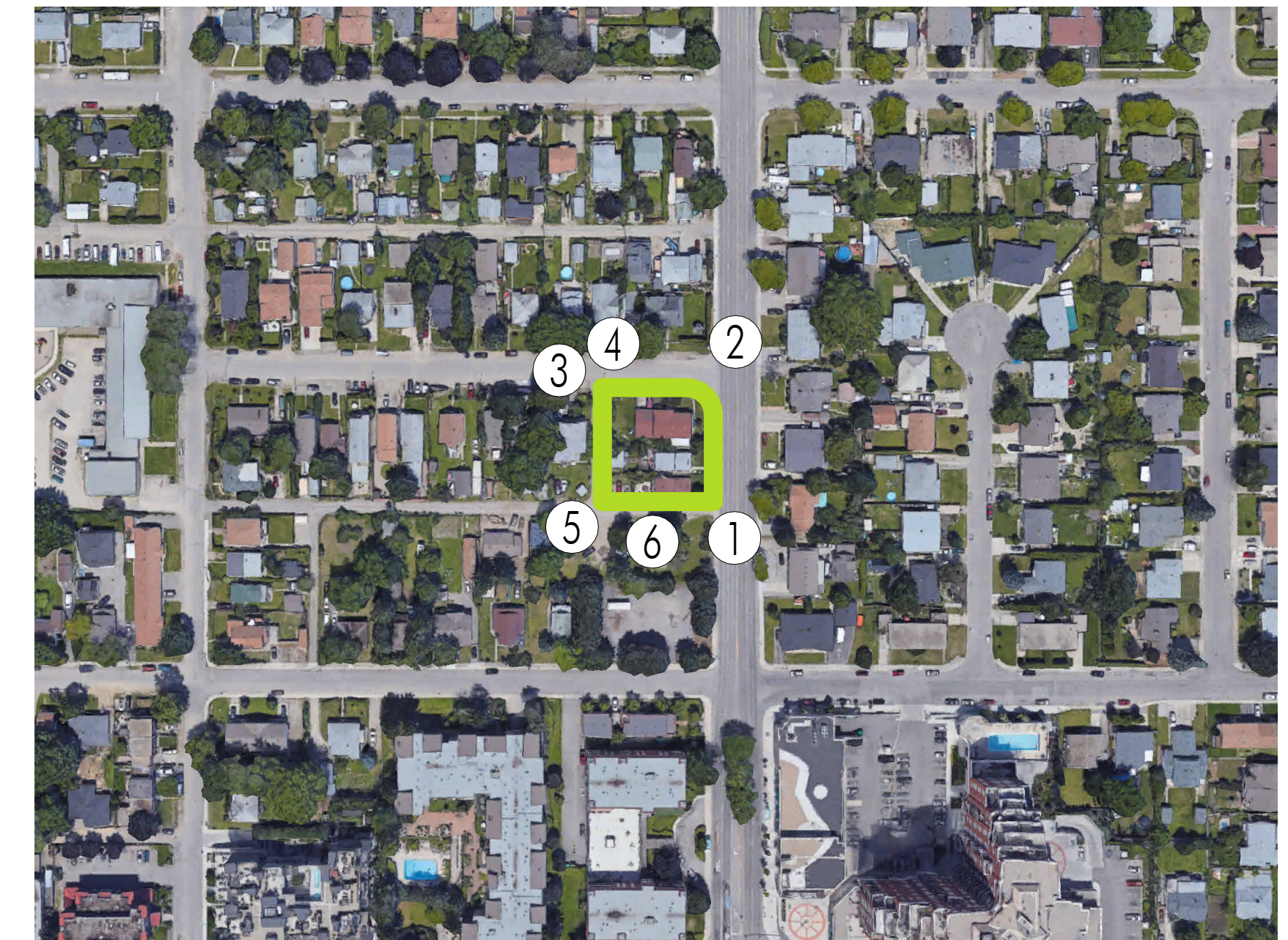
Site Description & Current Conditions

The proposed development consists of a four-lot assembly located at the corner of Gordon Drive and Martin Avenue, with parkade access from a lane. The proposed development is located in the Core Area, east of the Downtown Urban Centre, a vibrant and developing area with many amenities. Located next to a newer 4-storey apartment building, the proposed 6-storey building will fit well within the neighbourhood.

The site is within close proximity to grocery and retail stores, restaurants, schools and parks, and, being located on a transit supportive corridor, has frequent transit nearby to support the rental tenants.



SITE LOCATION



SITE CONDITION KEY MAP



1. VIEW FROM GORDON ROAD FACING THE SITE



2. VIEW FROM GORDON ROAD AND MARTIN AVENUE FACING THE SITE



3. VIEW FROM MARTIN AVENUE FACING THE SITE



4. VIEW FROM MARTIN AVENUE FACING THE LANE



5. VIEW FROM THE CORNER OF THE LANES FACING THE SITE



6. VIEW FROM THE SOUTH LANE FACING THE SITE

Transportation

Located on Gordon Drive, a Transit Supportive Corridor, Kelowna's transportation network is accessible to residents who wish to explore other areas in Kelowna. Not only is the property located on a Transit Supportive Corridor, but it is also located near two other Transit Supportive Corridors. Bernard Avenue is only two blocks away, and Highway 97 is only five blocks away, both of which are Transit Supportive Corridors.

The site is located near multiple bicycle paths as well. Ethel Street, only two blocks over, is a primary bicycle route that runs all the way down to Okanagan College. Two blocks down from the site, Bernard Avenue provides a secondary bicycle route that runs between Richter Street and Burch Road. While these bicycle paths are already in place, there are additional bicycle paths planned to go on Gordon Drive, Stockwell Avenue, and Lawrence Avenue, making this an extremely bicycle friendly neighbourhood.

- Frequent
- Future Frequent
- Local
- Rapid



SURROUNDING TRANSIT

- Primary
- Secondary
- Future Primary
- Future Secondary



SURROUNDING BICYCLE PATHS

Response to Core Area Guidelines

Land Use and Urban Design Guidelines

Provide private and common amenity space to enhance overall development benefit:

- Private balconies have been provided for each apartment
- All ground-oriented units have access from grade, and are provided access to common amenity space on the roof

Encourage nature within Urban Centres with design elements:

- Generously sized decks and rooftop amenity space has been provided

Housing Guidelines

Increase diversity to create inclusive, affordable housing:

- Ground-oriented units have been provided to support family-friendly housing, and 10% of all units are three bedrooms
- The design includes private open space and common rooftop amenity space to encourage social connections and inclusion

Transportation Guidelines

Respond to shifting demand for off-street parking facilities:

- Bonus Long-Term bicycle parking has been provided to encourage use of the City's nearby bicycle routes
- Discourage parking oversupply in Urban Centres to reduce car use and increase pedestrian vibrancy

- UC - Urban Centre
- VC - Village Centre
- C-NHD - Core Area Neighbourhood
- C-HTH - Core Area - Health District
- C-RES - Suburban Residential
- C-MU - Suburban Multiple Unit
- R-RES - Rural Residential
- R-AGR - Rural - Agricultural & Resource
- RCOM - Regional Commercial Corridor
- NCOM - Neighbourhood Commercial
- IND - Industrial
- EDINST - Education/Institutional
- PARK - Park and Open Space
- REC - Private Recreational
- NAT - Natural Area
- TC - Transportation Corridor
- PSU - Public Service Utilities
- FNR - First Nations Reserve



2040 OCP FUTURE LAND USE PLAN

Response to Form & Character

Relationship to Street Guidelines

Avoid blank walls at grade wherever possible:

- Ground-oriented units provided along fronting streets avoid creating dead frontages at the ground level
- The parking garage is not visible from the ground level on the fronting streets

Define ground-oriented units:

- Units are set back 2.0m from the property line
- Individual entrances are provided to units and are accessed from the fronting streets

Ensure connection while maintaining privacy:

- Windows and balconies overlook public streets
- Window heights allow privacy for residents

Scale and Massing Guidelines

Upper storeys of buildings should step back to reduce visual impact and shadows on the public realm:

- Required stepbacks have been provided along the fronting streets to reduce the perceived mass and reduce shading on adjacent properties and walkways
- Additional stepping back of decks is accommodated along Gordon Drive to maximize access to morning sun for the units on the east

Publicly-Accessible & Private Open Space Guidelines

Create mindful rooftop amenity spaces:

- The rooftop amenity space is designed to provide privacy to the occupants of the rooftop, as well as to limit sight lines from the rooftop into adjacent buildings

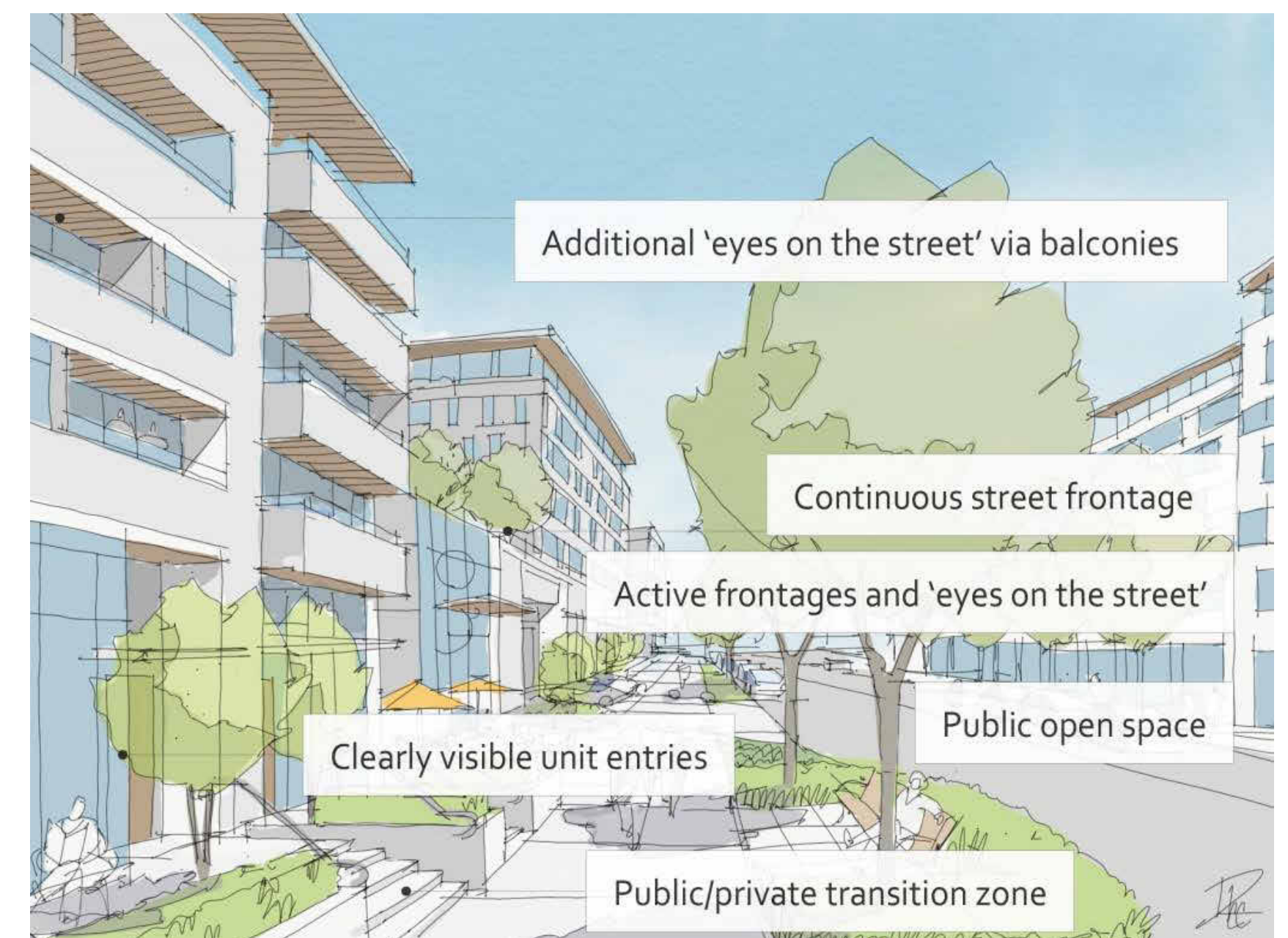
Building Articulation, Features, & Material Guidelines

Articulate building facades into intervals of 20m:

- Building projections, material changes, and balcony massing strategies have been implemented to avoid large lengths of building facade

Incorporate distinct architectural treatments for corner sites:

- Wrap-around decks have been provided at the building corners to help emphasize the design at the streetscape
- Accent materials have been used at the corners to further emphasize the design at the streetscape
- Additional setbacks have been provided at the corners of the building to create openness and improve sight lines from the streetscape



2040 OCP RELATIONSHIP TO STREET GRAPHIC

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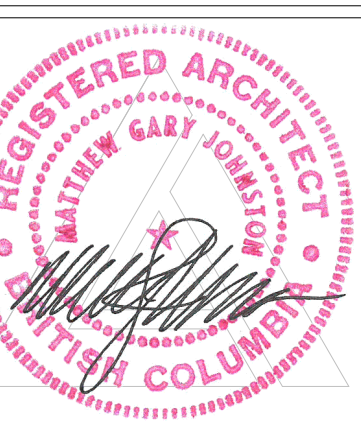
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Plot Date
2/5/2024 8:49:00 AM

PROJECT
Gordon Dr & Martin Ave

DRAWING TITLE
2040 OCP
RESPONSE

Drawing No.
A-002





MARCH 21 AT 9am



MARCH 21 AT 12pm



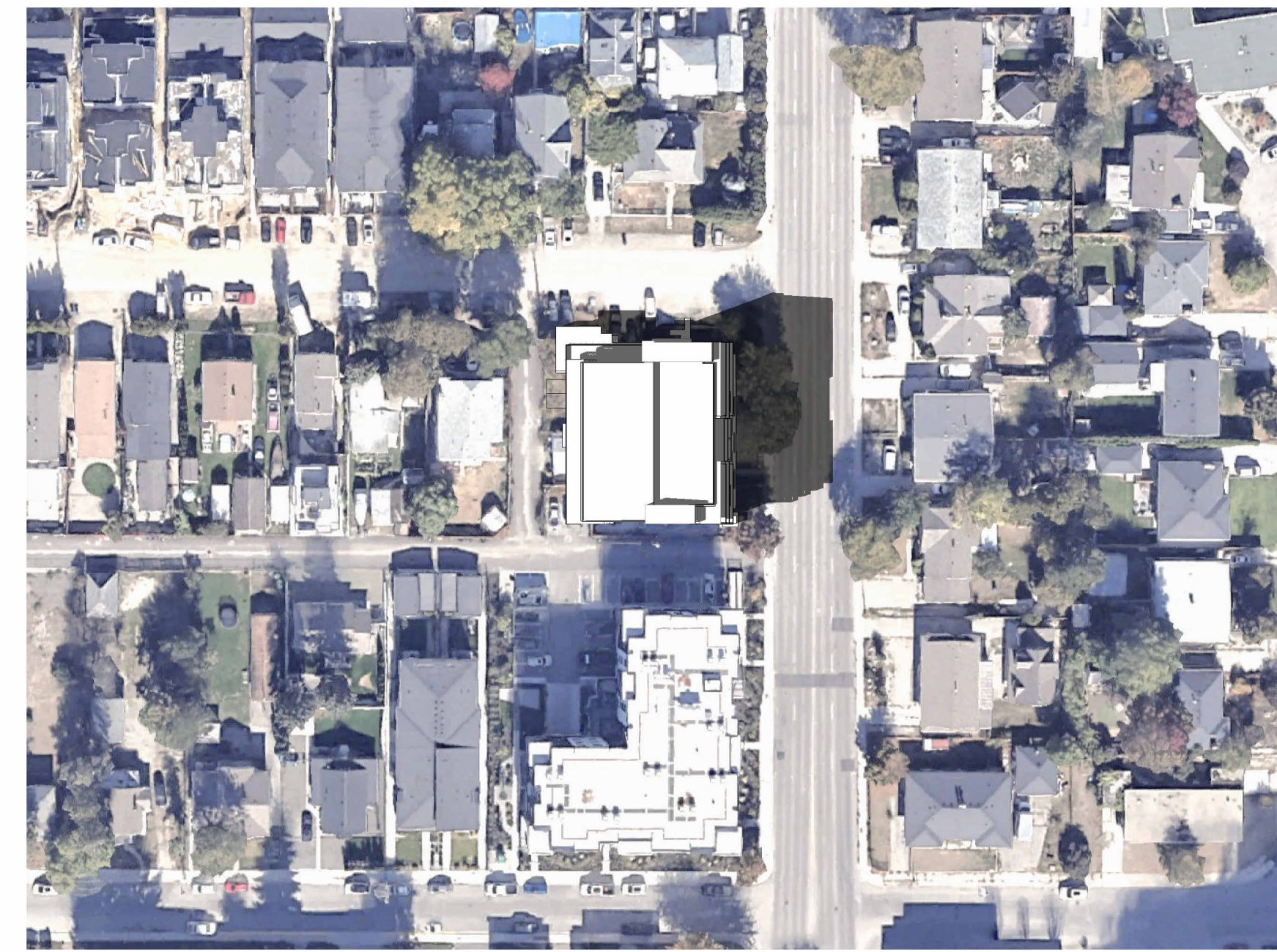
MARCH 21 AT 3pm



JUNE 21 AT 9am



JUNE 21 AT 12pm



JUNE 21 AT 3pm



DECEMBER 21 AT 9am



DECEMBER 21 AT 12pm



DECEMBER 21 AT 3pm

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 LEGAL: LOTS 1, 2, 3, & 4, PLAN KAP1472

CURRENT: CITY OF KELOWNA RU4 ZONING
 CORE NEIGHBOURHOOD AREA
 PROPOSED: CITY OF KELOWNA MF3 ZONING

SITE INFORMATION:

GROSS SITE AREA = 16,061 SF (1,492 m²)

| | ALLOWED/REQUIRED | PROPOSED |
|-------------------------------|--------------------------------|--------------------------------|
| SITE COVERAGE = | 65% (10,440 SF) | 57% (9,086 SF) |
| SITE COVERAGE + HARDSCAPING = | 85% (13,652 SF) | 73% (11,781 SF) |
| FAR = | 1.8 (28,909 SF) | 1.8 (28,900 SF) |
| MIN. DENSITY = | 4.75 UNITS/1,000m ² | 22.0 UNITS/1,000m ² |
| MAX. HEIGHT WITH BONUS FAR = | 22.0m (6 STOREYS) | 22.0m (6 STOREYS) |

PRIVATE & COMMON AMENITY SPACE:

COMMON (33) = 4.0m²/UNIT = 132.0m² (1,421 SF) 241.5m² (3,000 SF)

PRIVATE / COMMON: 1 BEDROOM UNITS (16) = 15.0m²/UNIT (16) = 240.0m² (2,583 SF) 251.5m² (2,707 SF)
 PRIVATE: 2+ BEDROOM UNITS (17) = 25.0m²/UNIT (17) = 425.0m² (4,575 SF) 502.9m² (5,413 SF)

YARD SETBACKS:

| | | |
|--|------|------|
| FRONT YARD = | 4.5m | 6.0m |
| FLANKING SIDE YARD = | 4.5m | 4.5m |
| FRONT YARD (GROUND-ORIENTED) = | 2.0m | 2.0m |
| FLANKING SIDE YARD (GROUND-ORIENTED) = | 2.0m | 2.0m |
| SIDE YARD = | 3.0m | 3.0m |
| REAR YARD (LANE) = | 3.0m | 3.0m |

FRONT & FLANKING SIDE YARD STEPBACK = 3.0m
 CORNER LOT = 4.5m TRIANGULAR (FIRST STOREY)

ZONING CALCULATIONS:

PARKING CALCULATIONS:

| | ALLOWED/REQUIRED | PROPOSED |
|---------------------------------|------------------------|-----------|
| 1 BEDROOM UNITS = | 16 UNITS x 1.0 = 16.0 | |
| 2 BEDROOM UNITS = | 14 UNITS x 1.2 = 15.4 | |
| 3 BEDROOM UNITS = | 3 UNITS x 1.4 = 4.2 | |
| VISITOR = | 33 UNITS x 0.14 = 4.62 | |
| TOTAL = | 41 | 39 |
| TOTAL AFTER BICYCLE INCENTIVE = | 36 | 39 |
| ACCESSIBLE PARKING = | 1 | 1 |

LONG-TERM BICYCLE STORAGE (BONUS):

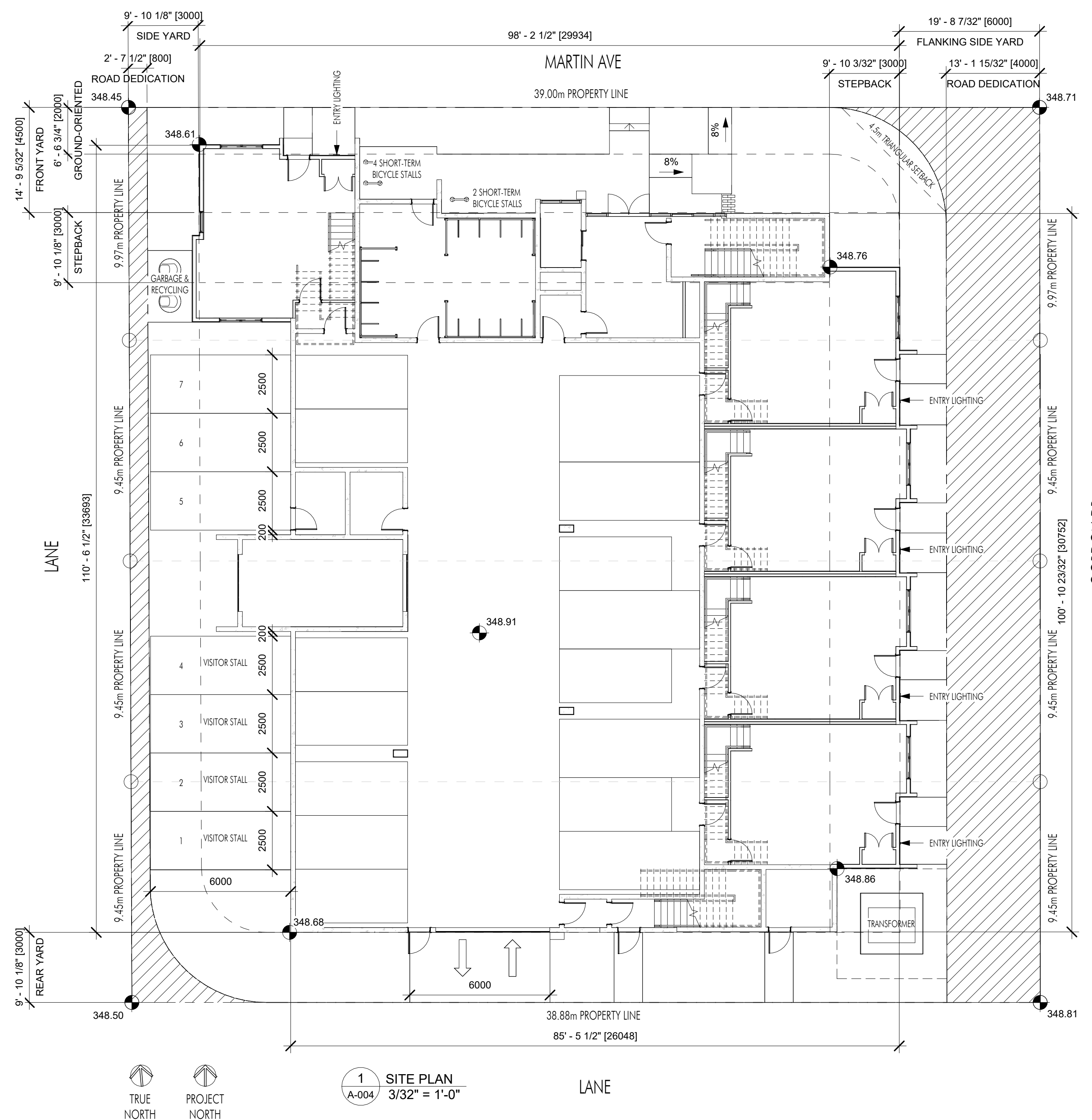
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|----------------|----------------------|-----------|
| 1 BEDROOM = | 16 UNITS x 1.25 = 20 | |
| 2 BEDROOM = | 14 UNITS x 1.5 = 21 | |
| 3 BEDROOM = | 3 UNITS x 2.0 = 6 | |
| TOTAL = | 47 | 48 |

SHORT-TERM BICYCLE STORAGE:

6 PER ENTRANCE = 6 6

| PARKING | |
|-----------|---------------------|
| COUNT | TYPE |
| 1 | ACCESSIBLE - 90 deg |
| 20 | REGULAR - 90 deg |
| 18 | SMALL - 90 deg |
| 39 | |

| UNIT CALCULATIONS | | | |
|-------------------------|---------------|-----------------|-----------------|
| UNIT | # OF BEDROOMS | FAR | PRIVATE AMENITY |
| 101 | | 1128 SF | |
| 102 | | 1159 SF | |
| 103 | | 1159 SF | |
| 104 | | 1144 SF | |
| 105 | | 1207 SF | |
| 301 | | 684 SF | ~180 SF |
| 302 | | 1093 SF | ~130 SF |
| 303 | | 697 SF | ~180 SF |
| 304 | | 1085 SF | ~130 SF |
| 305 | | 697 SF | ~180 SF |
| 306 | | 1082 SF | ~130 SF |
| 307 | | 685 SF | ~180 SF |
| 401 | | 684 SF | ~180 SF |
| 402 | | 991 SF | ~300 SF |
| 403 | | 697 SF | ~180 SF |
| 404 | | 982 SF | ~150 SF |
| 405 | | 697 SF | ~180 SF |
| 406 | | 974 SF | ~300 SF |
| 407 | | 685 SF | ~180 SF |
| 501 | | 684 SF | ~180 SF |
| 502 | | 991 SF | ~300 SF |
| 503 | | 697 SF | ~180 SF |
| 504 | | 982 SF | ~150 SF |
| 505 | | 697 SF | ~180 SF |
| 506 | | 978 SF | ~300 SF |
| 507 | | 685 SF | ~180 SF |
| 601 | | 684 SF | ~180 SF |
| 602 | | 991 SF | ~300 SF |
| 603 | | 697 SF | ~180 SF |
| 604 | | 979 SF | ~150 SF |
| 605 | | 697 SF | ~180 SF |
| 606 | | 977 SF | ~300 SF |
| 607 | | 683 SF | ~180 SF |
| TOTAL UNIT AREAS | | 28954 SF | |



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Plot Date
 2/5/2024 8:49:21 AM

PROJECT
 Gordon Dr & Martin Ave

DRAWING TITLE
 PROJECT INFORMATION

Drawing No.
 A-004

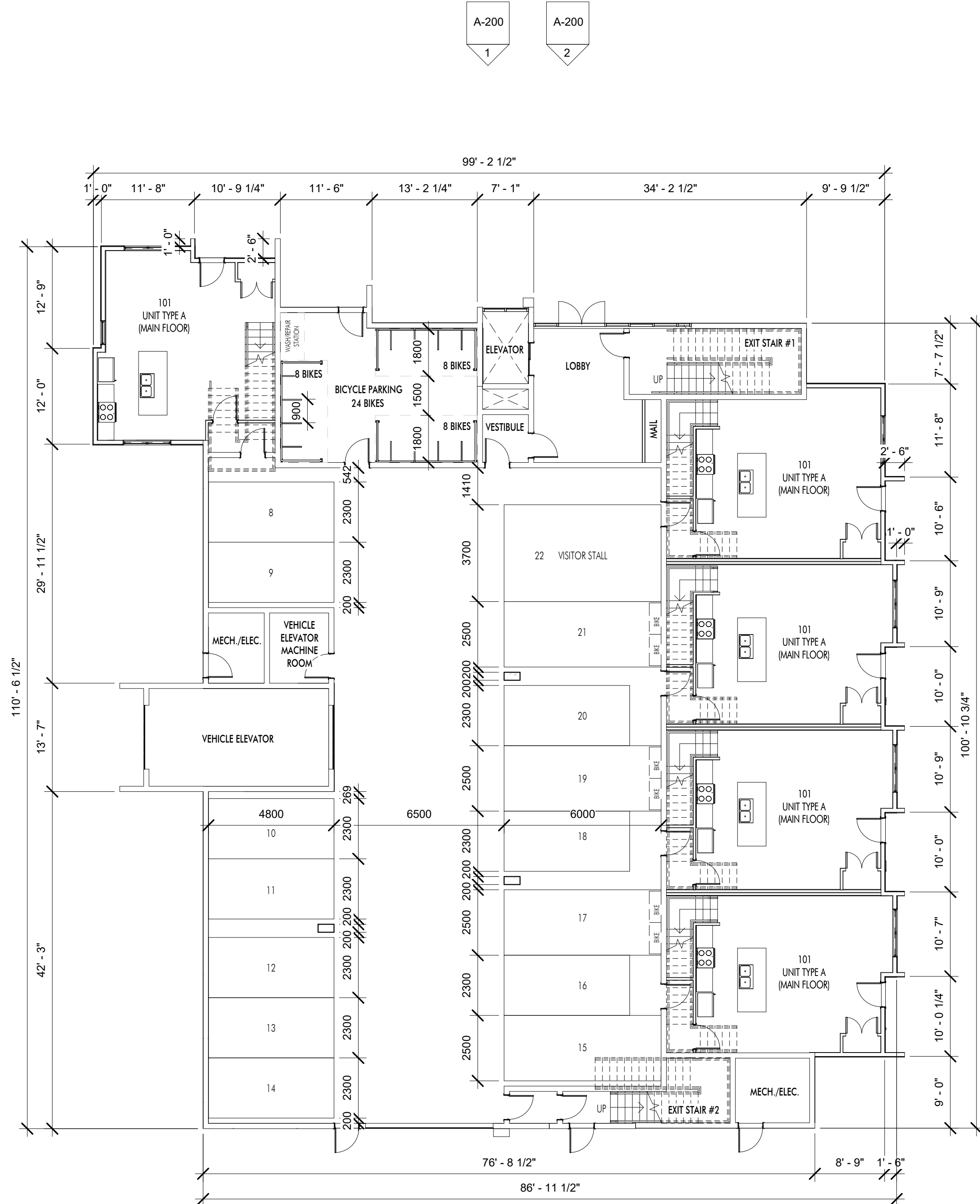
REGISTERED ARCHITECT
 MALIN GARY JORDAN
 BRITISH COLUMBIA

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| 02.05.24 | FOR DP | |



1 LEVEL 1 PLAN
A-101 3/32" = 1'-0"

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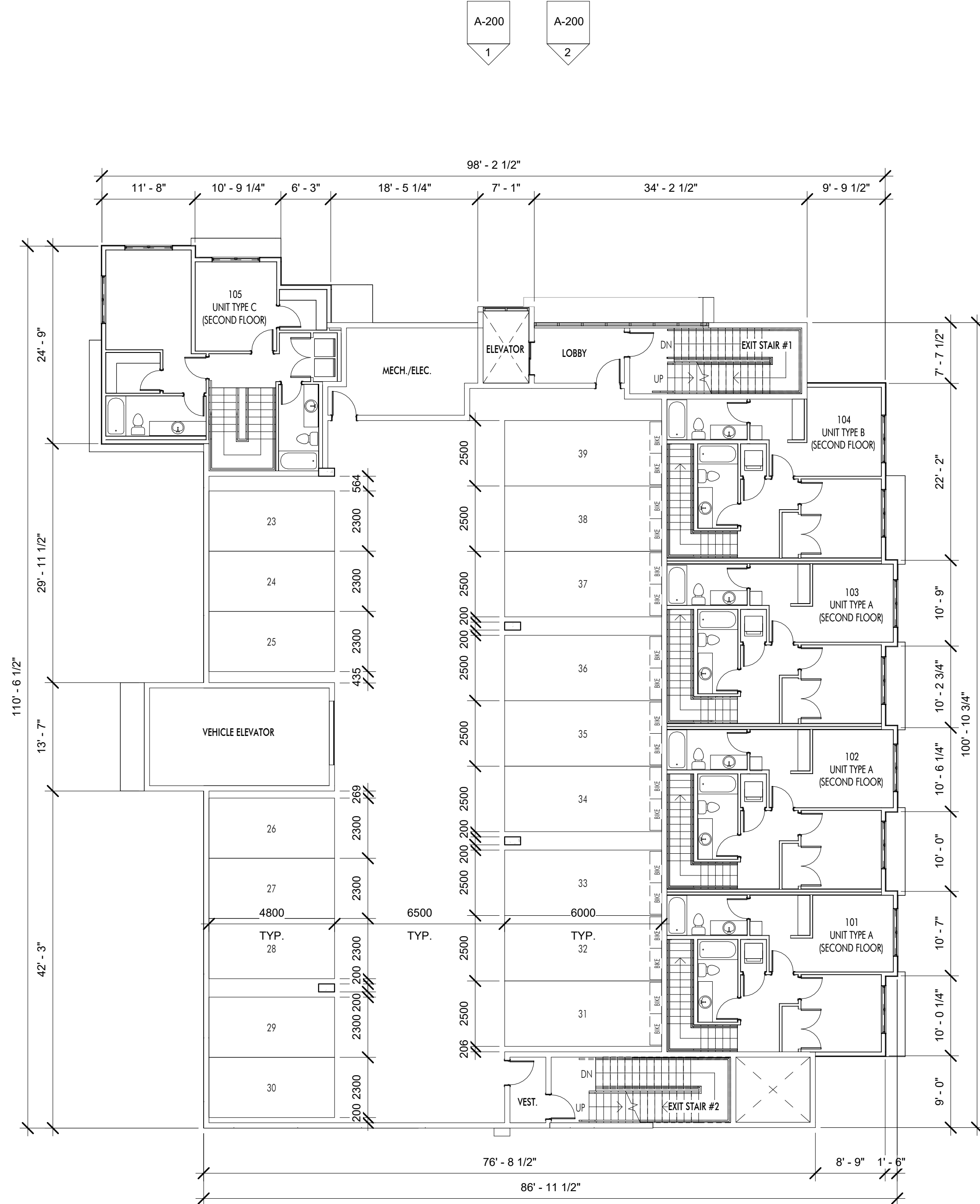
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DRAWING TITLE
LEVEL 1 PLAN
Drawing No.
A-101



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| 01.29.24 | FOR DP | |
| 02.05.24 | FOR DP | |



1 LEVEL 2 PLAN
A-102 3/32" = 1'-0"

A-203 2
A-203 1

2 A-201
1 A-201

2 A-202
1 A-202

Plot Date
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DRAWING TITLE
LEVEL 2 PLAN
Drawing No.
A-102

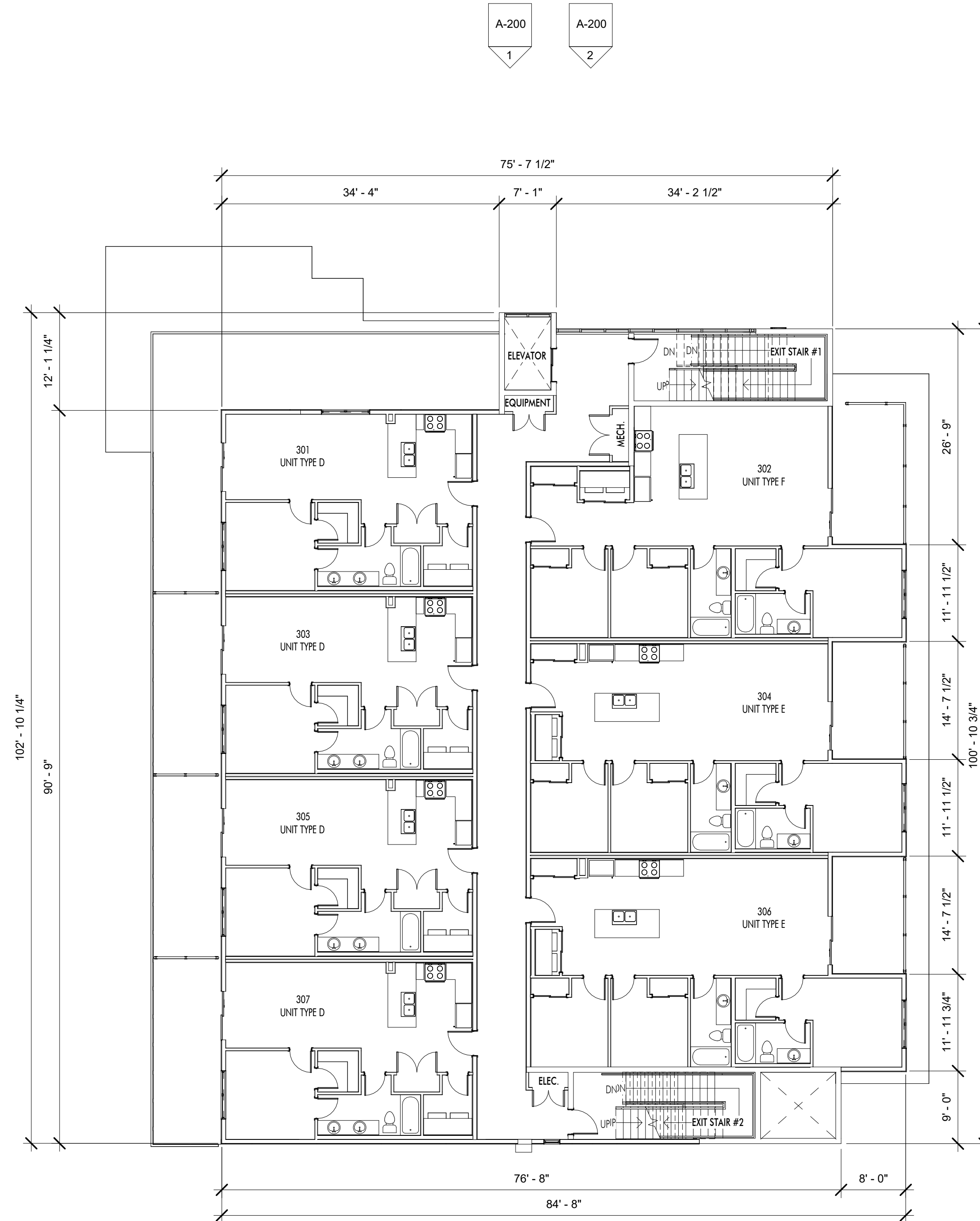


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| 02.05.24 | | FOR DP |



1 LEVEL 3 PLAN
A-103 3/32" = 1'-0"

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PROJECT
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DRAWING TITLE
LEVEL 3 PLAN

Drawing No.
A-103

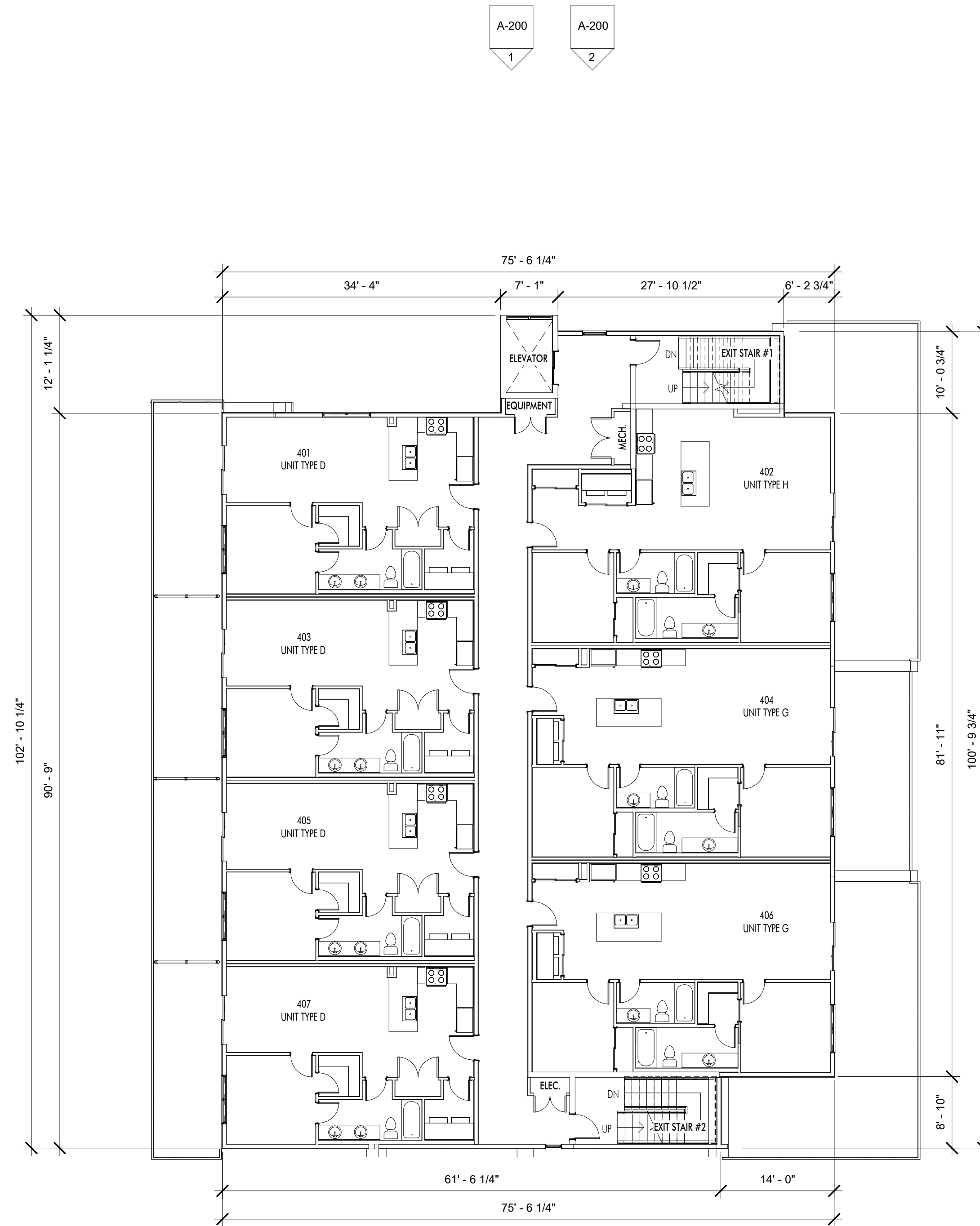


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1 LEVEL 4 PLAN
A-104 / 3/32" = 1'-0"

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2/5/2024 8:49:27 AM
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DRAWING TITLE
LEVEL 4 PLAN

Drawing No.
A-104

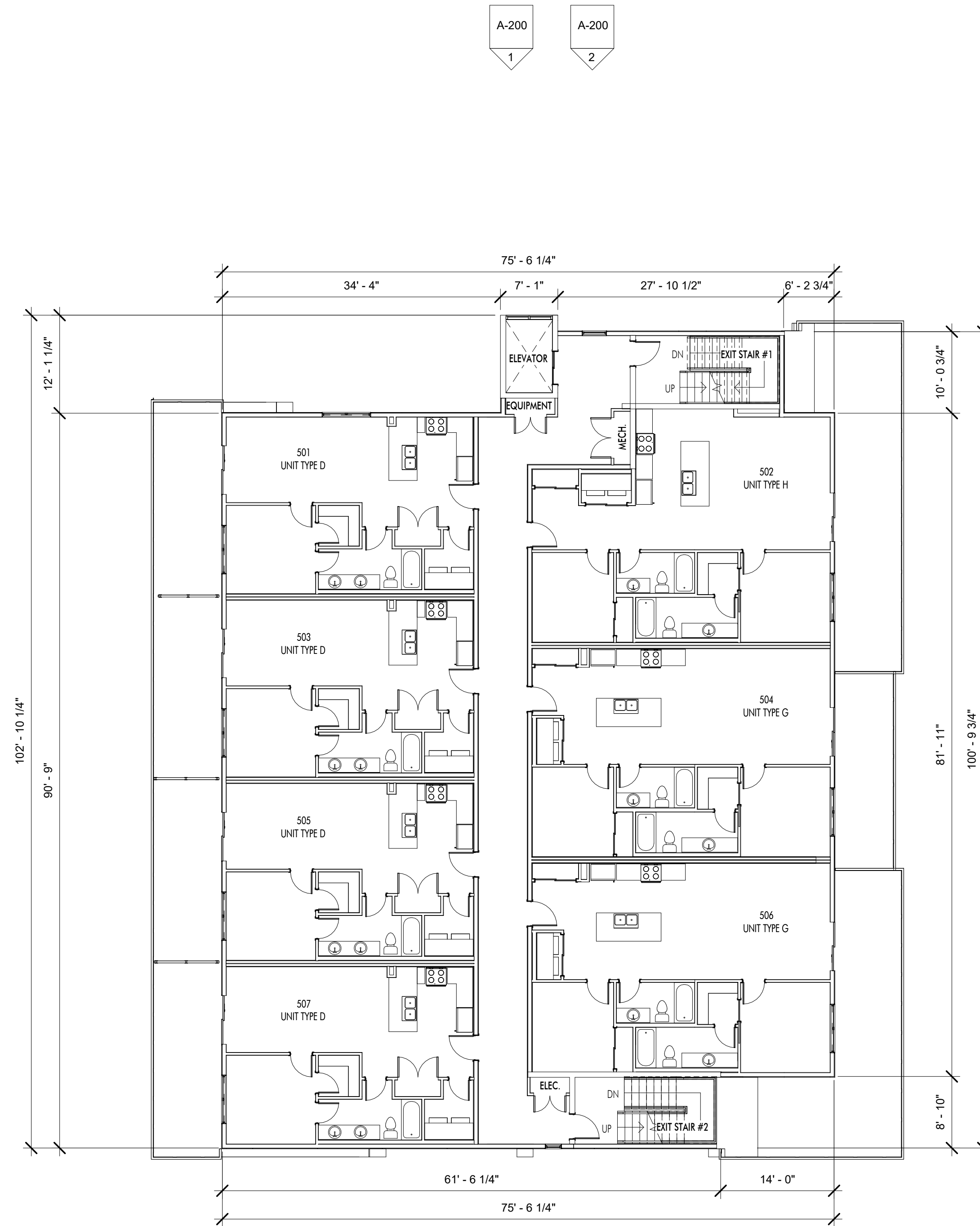


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1 LEVEL 5 PLAN
A-105 3/32" = 1'-0"

A-203 2
A-203 1

2 A-201
1 A-201

A-200 1
A-200 2

2 A-202
1 A-202

Plot Date
2/5/2024 8:49:28 AM
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DRAWING TITLE
LEVEL 5 PLAN

Drawing No.
A-105

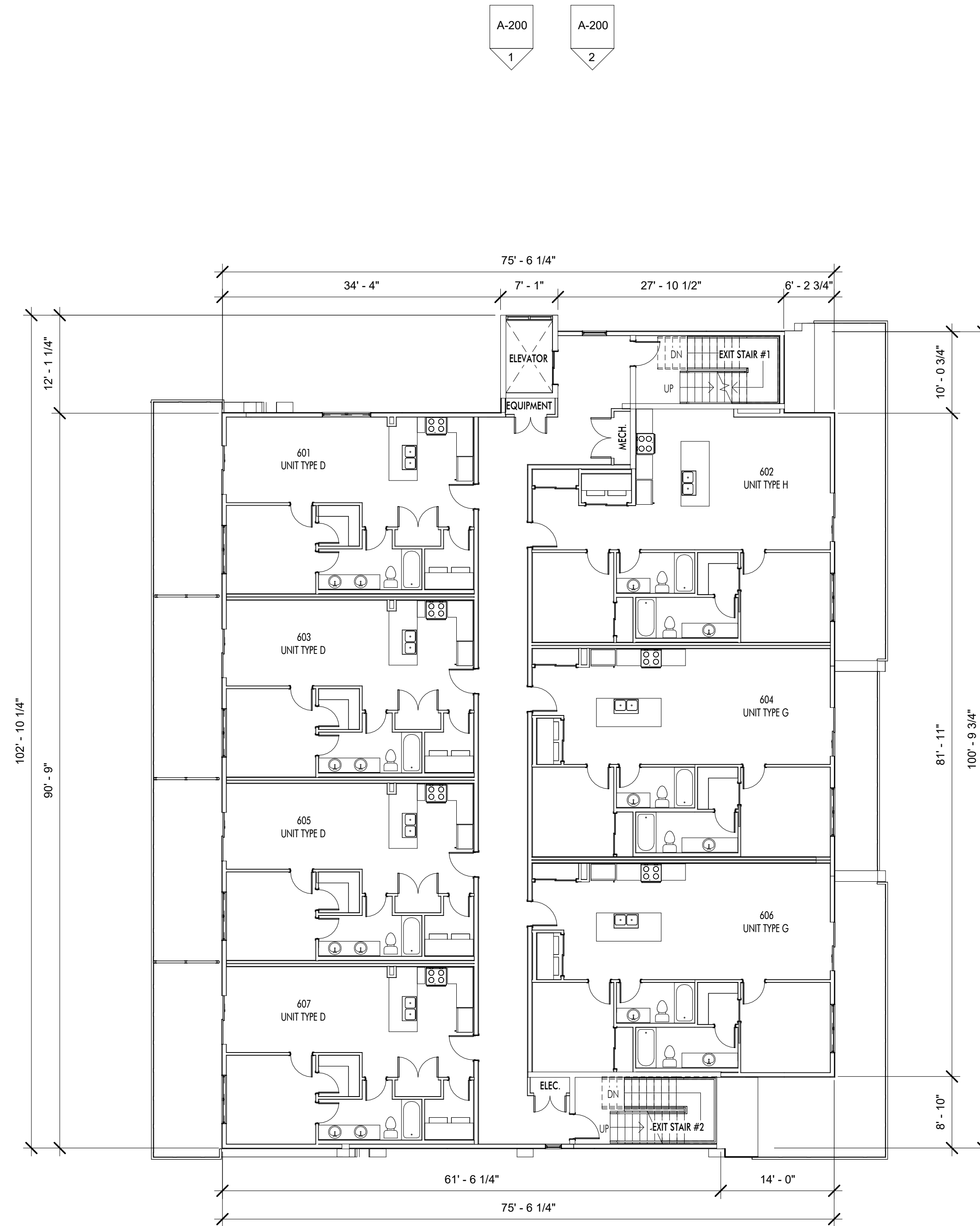


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1 LEVEL 6 PLAN
A-106 3/32" = 1'-0"

A-203 2
A-203 1

2 A-201
1 A-201

A-200 1
A-200 2

2 A-202
1 A-202

| | |
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| Plot Date | 2/5/2024 8:49:29 AM |
| PROJECT | Gordon Dr & Martin Ave |
| DRAWING TITLE | LEVEL 6 PLAN |
| Drawing No. | A-106 |

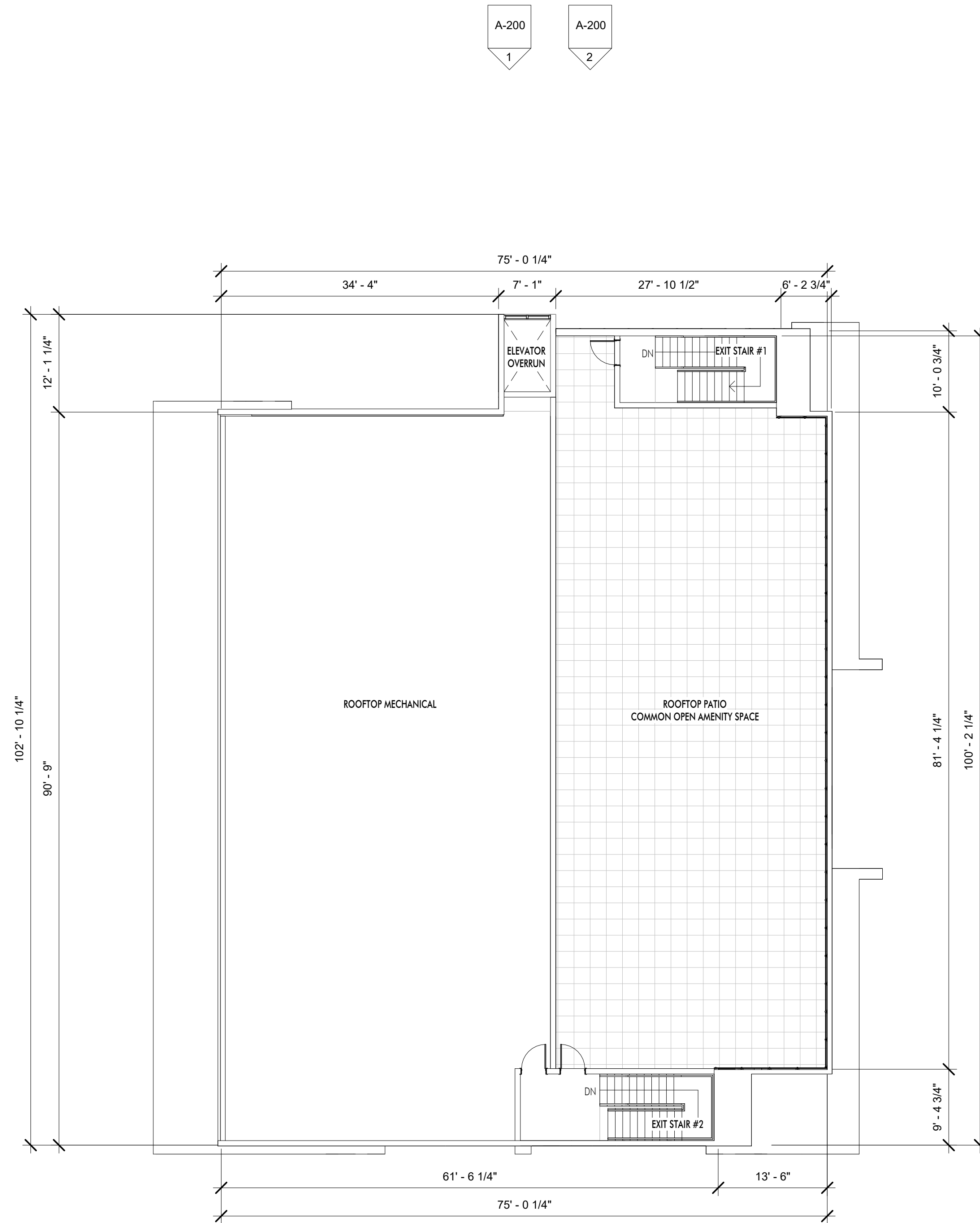


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| 01.29.24 | | FOR DP |
| 02.05.24 | | FOR DP |



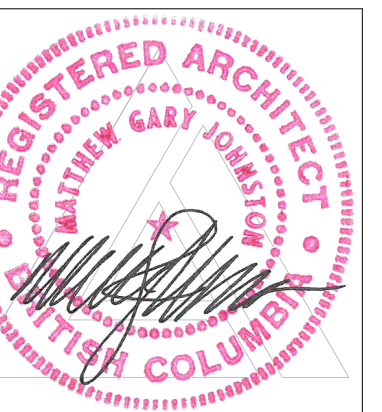
1 ROOFTOP AMENITY
A-107 3/32" = 1'-0"

Plot Date
2/5/2024 8:49:30 AM

PROJECT
Gordon Dr & Martin Ave

DRAWING TITLE
ROOFTOP AMENITY PLAN

Drawing No.
A-107



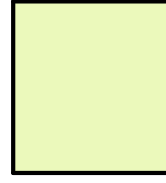
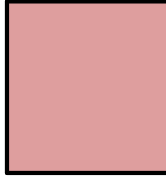
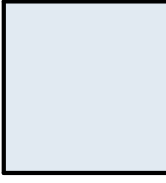
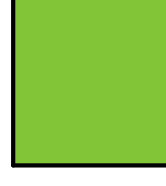
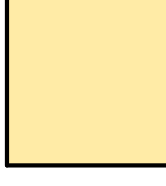
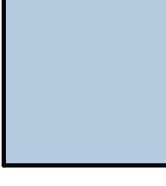
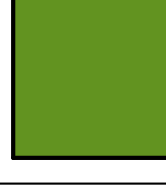
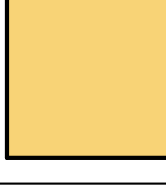
FOR DP



1 COLOUR PLAN - LEVEL 1
A-109 3/32" = 1'-0"



2 COLOUR PLAN - LEVEL 2
A-109 3/32" = 1'-0"

| COLOUR KEY PLAN LEGEND & UNIT INFORMATION | | |
|---|--|---|
|  UNIT TYPE A (GROUND-ORIENTED) x3 FAR: ~1,128 SF 2 BEDROOM, 2 BATH |  UNIT TYPE D x16 FAR: ~684 SF 1 BEDROOM, 1 BATH |  UNIT TYPE G x6 FAR: ~977 SF 2 BEDROOM, 2 BATH |
|  UNIT TYPE B (GROUND-ORIENTED) x1 FAR: ~1,444 SF 2 BEDROOM, 2 BATH |  UNIT TYPE E x2 FAR: 974 SF 3 BEDROOMS, 2 BATH |  UNIT TYPE H x3 FAR: ~991 SF 2 BEDROOM, 2 BATH |
|  UNIT TYPE C (GROUND-ORIENTED) x1 FAR: ~1,207 SF 2 BEDROOM, 2 BATH |  UNIT TYPE F x1 FAR: ~1,093 SF 3 BEDROOMS, 2 BATH | |

Revision No., Date and Description

01.17.24 FOR DP

01.29.24 FOR DP

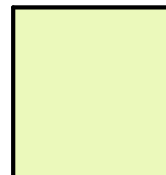
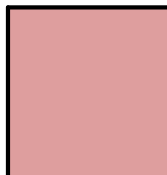

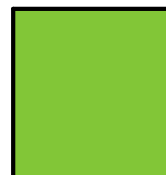
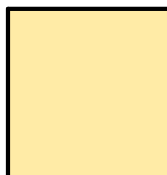



02.05.24 FOR DP



1 COLOUR PLAN - LEVEL 3
A-110 3/32" = 1'-0"



2 COLOUR PLAN - LEVEL 4
A-110 3/32" = 1'-0"

| COLOUR KEY PLAN LEGEND & UNIT INFORMATION | | |
|---|--|---|
|  UNIT TYPE A (GROUND-ORIENTED) x3 FAR: ~1,128 SF 2 BEDROOM, 2 BATH |  UNIT TYPE D x16 FAR: ~684 SF 1 BEDROOM, 1 BATH |  UNIT TYPE G x6 FAR: ~977 SF 2 BEDROOM, 2 BATH |
|  UNIT TYPE B (GROUND-ORIENTED) x1 FAR: ~1,444 SF 2 BEDROOM, 2 BATH |  UNIT TYPE E x2 FAR: 974 SF 3 BEDROOMS, 2 BATH |  UNIT TYPE H x3 FAR: ~991 SF 2 BEDROOM, 2 BATH |
|  UNIT TYPE C (GROUND-ORIENTED) x1 FAR: ~1,207 SF 2 BEDROOM, 2 BATH |  UNIT TYPE F x1 FAR: ~1,093 SF 3 BEDROOMS, 2 BATH | |

Plot Date

2/5/2024 8:49:35 AM

PROJECT

Gordon Dr & Martin Ave

DRAWING TITLE

COLOUR KEY PLANS

Drawing No.

A-110



FOR DP

Revision No., Date and Description

01.17.24 FOR DP

01.29.24 FOR DP

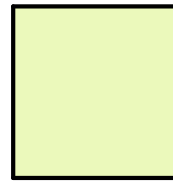
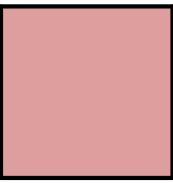

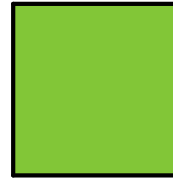
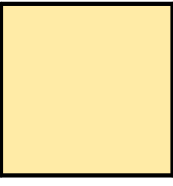
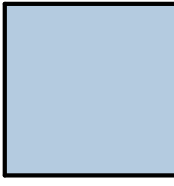

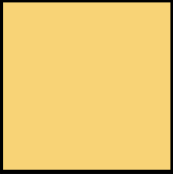
02.05.24 FOR DP



1 COLOUR PLAN - LEVEL 5
A-111 3/32" = 1'-0"



2 COLOUR PLAN - LEVEL 6
A-111 3/32" = 1'-0"

| COLOUR KEY PLAN LEGEND & UNIT INFORMATION | | |
|---|--|---|
|  UNIT TYPE A (GROUND-ORIENTED) x3 FAR: ~1,128 SF 2 BEDROOM, 2 BATH |  UNIT TYPE D x16 FAR: ~684 SF 1 BEDROOM, 1 BATH |  UNIT TYPE G x6 FAR: ~977 SF 2 BEDROOM, 2 BATH |
|  UNIT TYPE B (GROUND-ORIENTED) x1 FAR: ~1,444 SF 2 BEDROOM, 2 BATH |  UNIT TYPE E x2 FAR: 974 SF 3 BEDROOMS, 2 BATH |  UNIT TYPE H x3 FAR: ~991 SF 2 BEDROOM, 2 BATH |
|  UNIT TYPE C (GROUND-ORIENTED) x1 FAR: ~1,207 SF 2 BEDROOM, 2 BATH |  UNIT TYPE F x1 FAR: ~1,093 SF 3 BEDROOMS, 2 BATH | |

Plot Date

2/5/2024 8:49:37 AM

PROJECT

Gordon Dr & Martin Ave

DRAWING TITLE

COLOUR KEY PLANS

Drawing No.

A-111

REGISTERED ARCHITECT

MARTIN GARY JORDAN

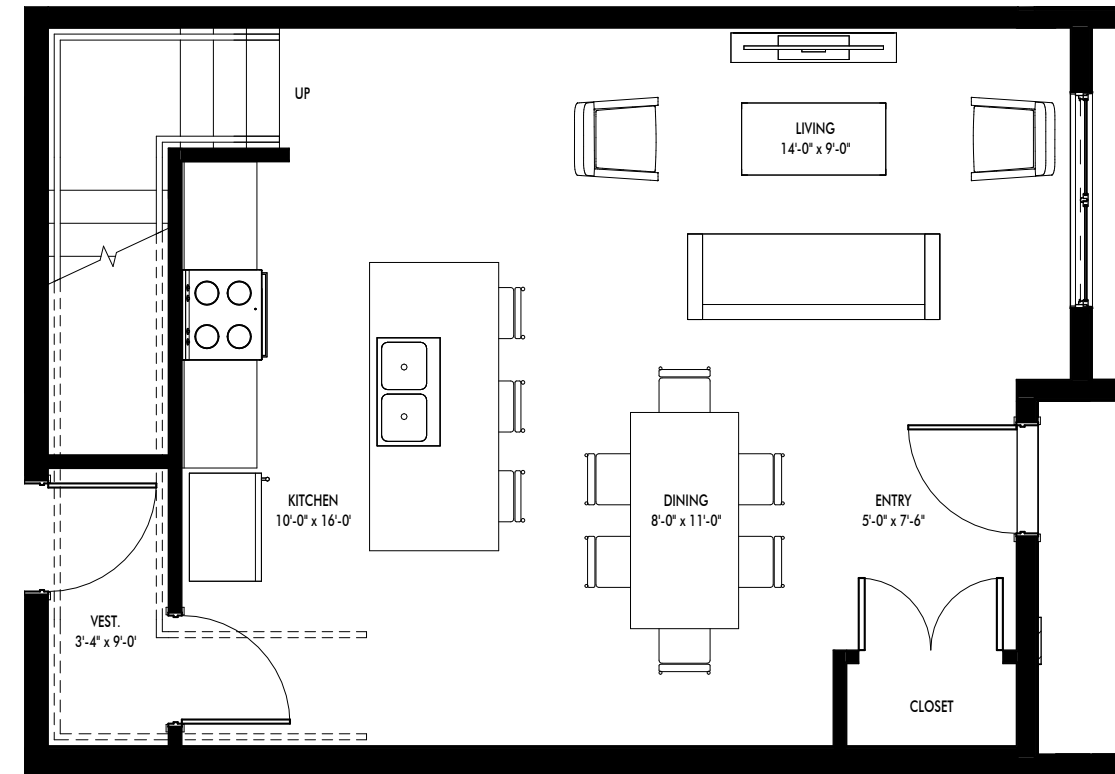
BRITISH COLUMBIA

Revision No., Date and Description

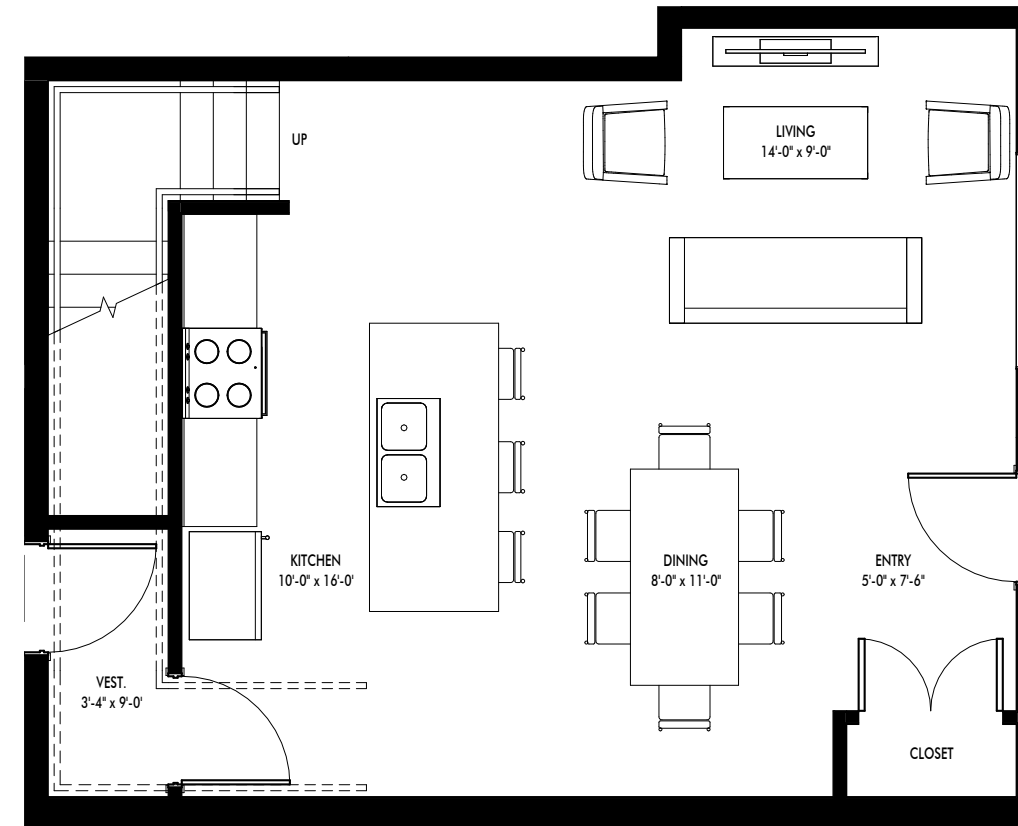
01.17.24 FOR DP

01.29.24 FOR DP

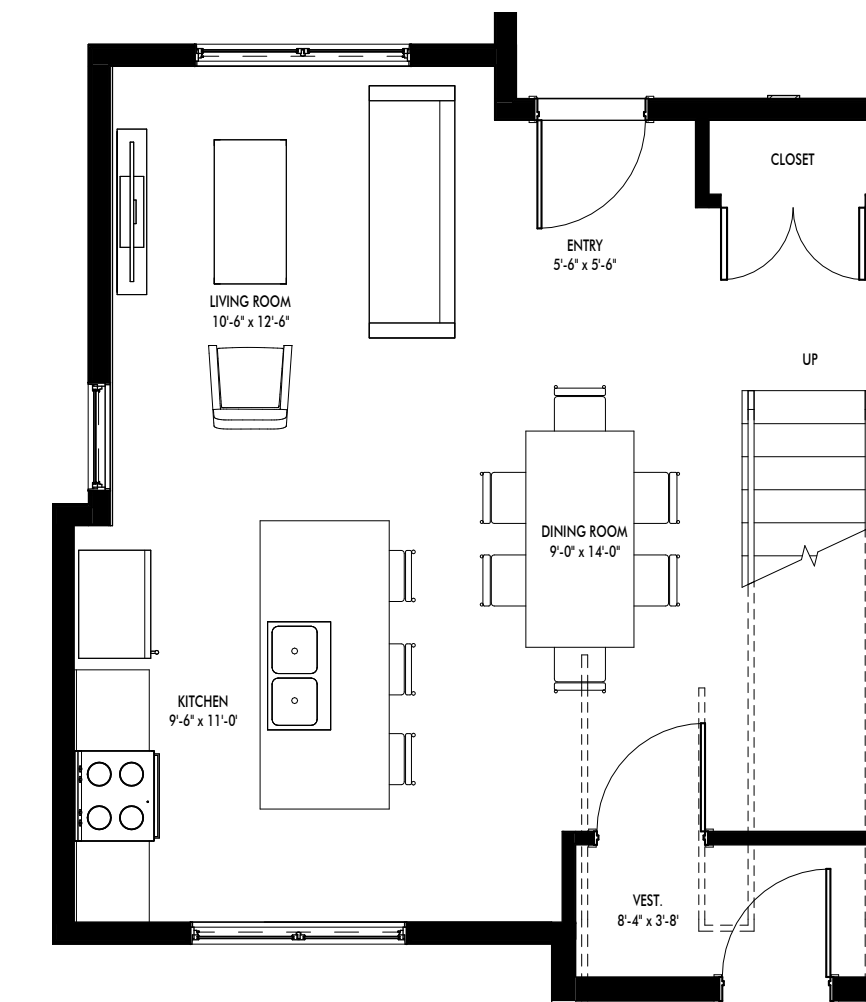
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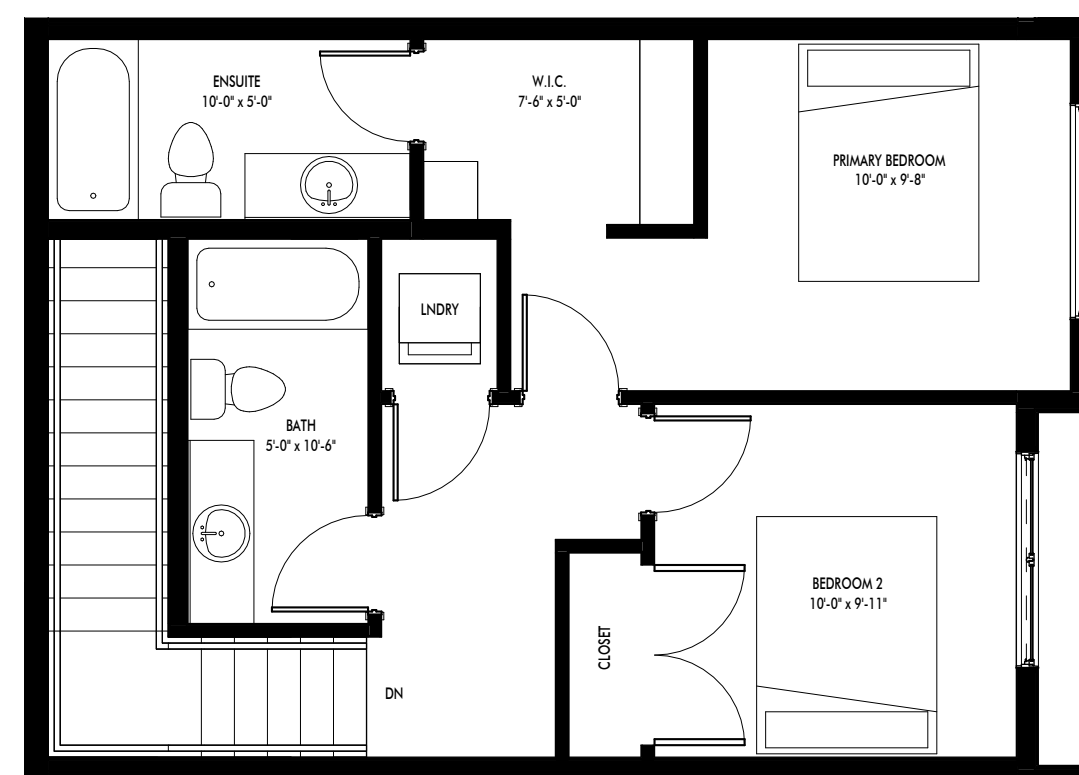
1 UNIT TYPE A (LEVEL 1)
A-112 3/16" = 1'-0"



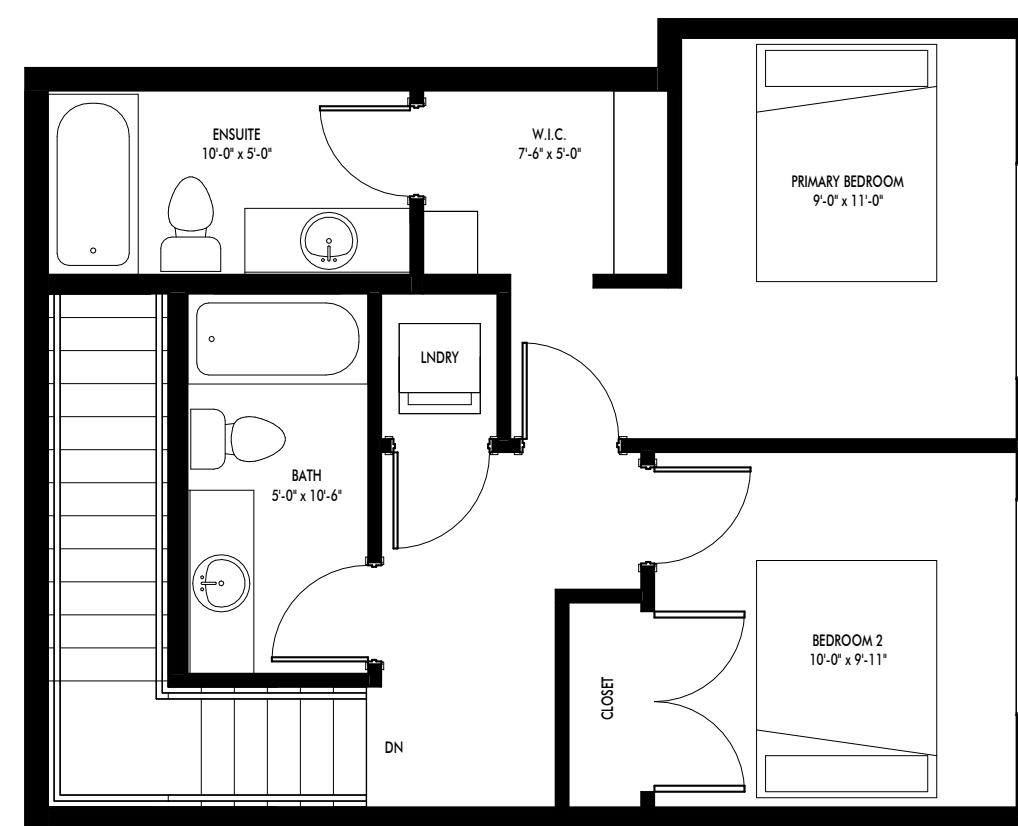
2 UNIT TYPE B (LEVEL 1)
A-112 3/16" = 1'-0"



3 UNIT TYPE C (LEVEL 1)
A-112 3/16" = 1'-0"



4 UNIT TYPE A (LEVEL 2)
A-112 3/16" = 1'-0"



5 UNIT TYPE B (LEVEL 2)
A-112 3/16" = 1'-0"



6 UNIT TYPE C (LEVEL 3)
A-112 3/16" = 1'-0"

Plot Date

2/5/2024 8:49:39 AM

PROJECT

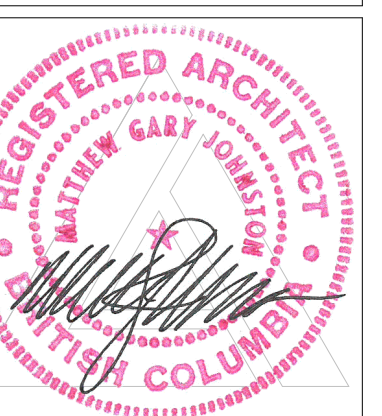
Gordon Dr & Martin Ave

DRAWING TITLE

TYPICAL UNIT LAYOUTS

Drawing No.

A-112



FOR DP

Revision No., Date and Description

01.17.24 FOR DP

01.29.24 FOR DP

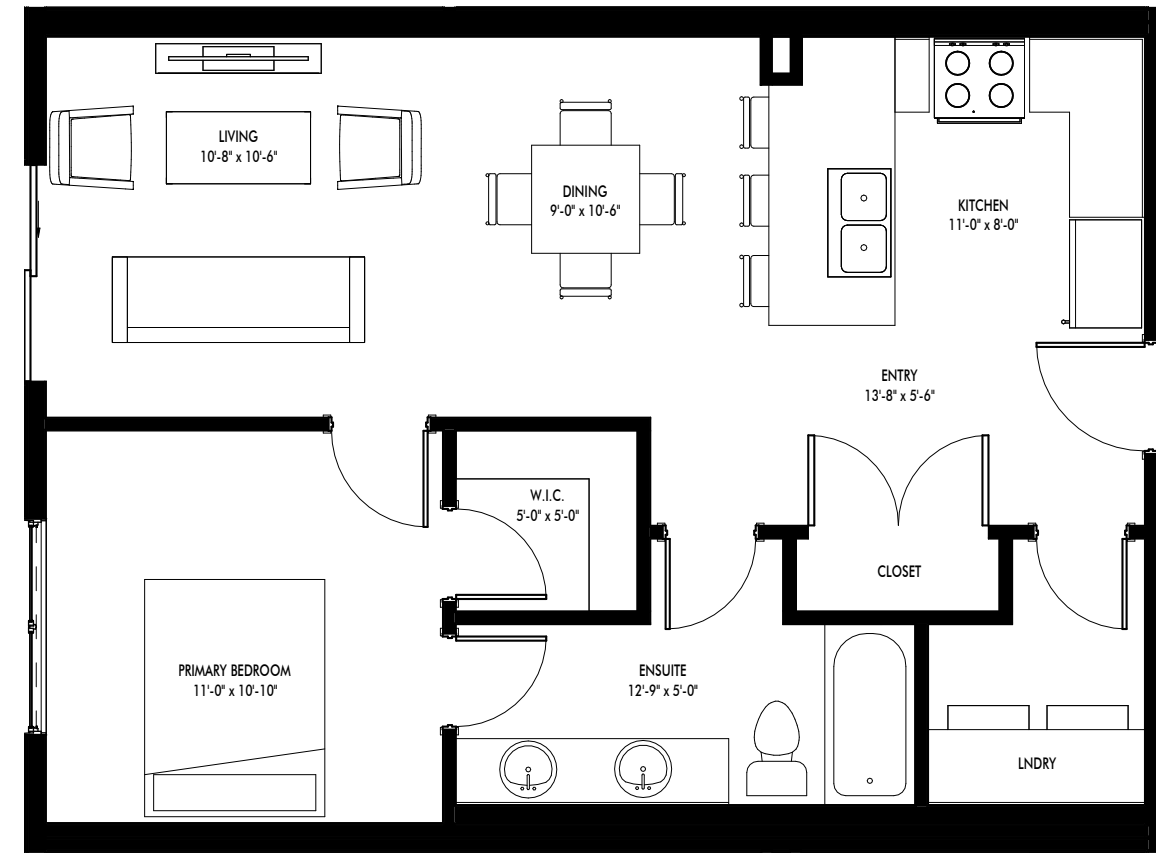
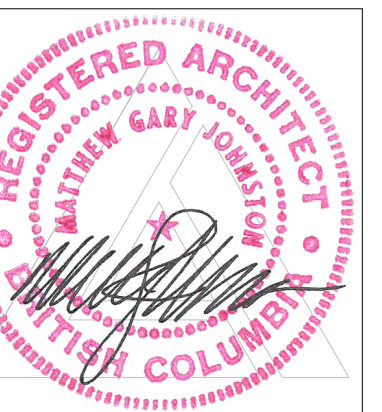
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Plot Date
2/5/2024 8:49:41 AM

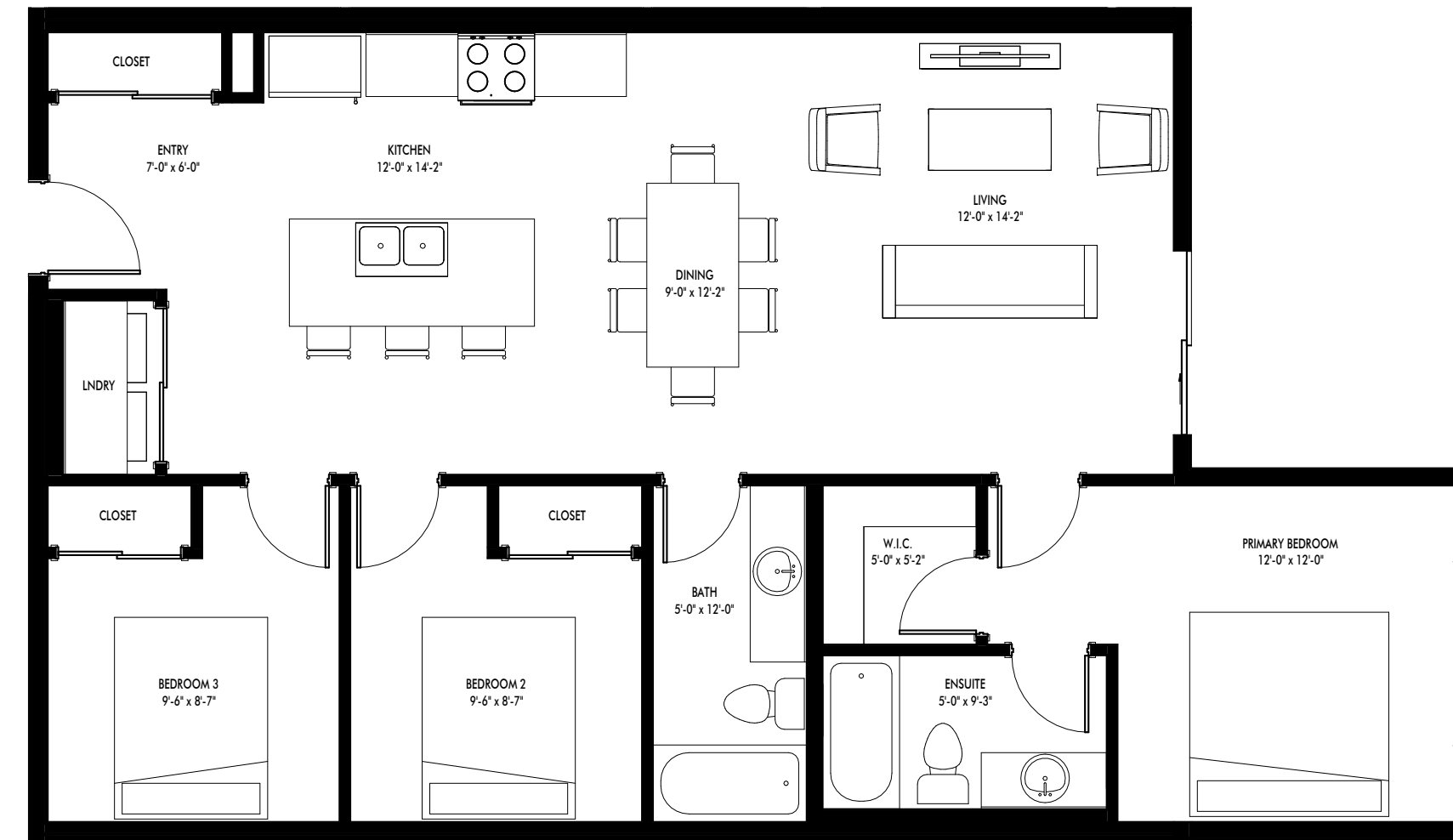
PROJECT
Gordon Dr & Martin Ave

DRAWING TITLE
TYPICAL UNIT LAYOUTS

Drawing No.
A-113



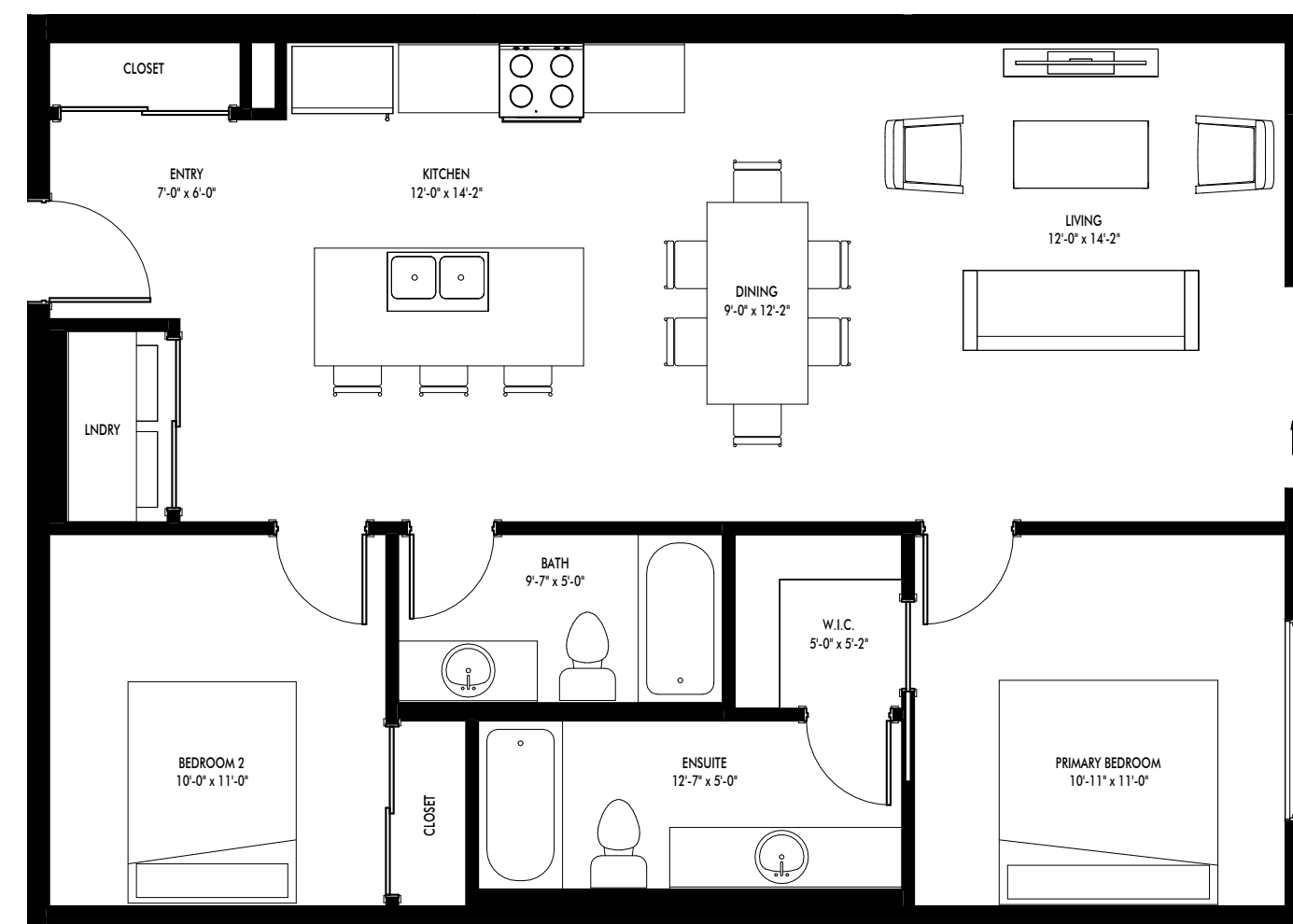
1 UNIT TYPE D
A-113 3/16" = 1'-0"



2 UNIT TYPE E
A-113 3/16" = 1'-0"



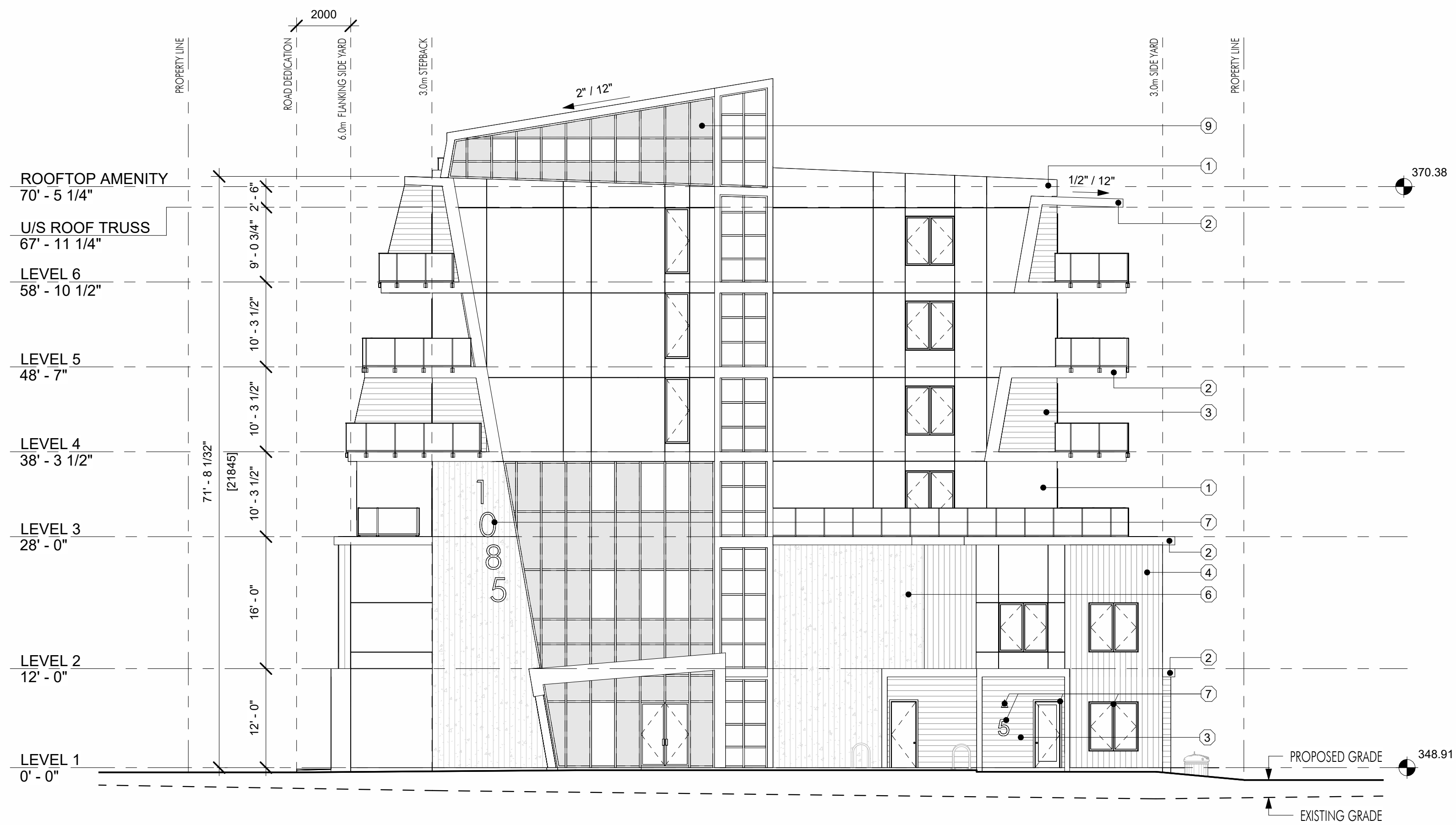
3 UNIT TYPE F
A-113 3/16" = 1'-0"



4 UNIT TYPE G
A-113 3/16" = 1'-0"



5 UNIT TYPE H
A-113 3/16" = 1'-0"



2 NORTH ELEVATION
A-200 3/32" = 1'-0"



1 NORTH ELEVATION (COLORED)
A-200 3/32" = 1'-0"

| EXTERIOR FINISHES | | |
|-------------------|-------|---|
| # | IMAGE | MATERIAL |
| 1 | | STUCCO CLADDING: SW 7005, PURE WHITE |
| 2 | | STUCCO CLADDING: SW 6258, TRICORN BLACK |
| 3 | | HORIZONTAL SIDING & SOFFIT: MAC, SMOKED BIRCH |
| 4 | | VERTICAL SIDING & SOFFIT: MAC, SMOKED BIRCH |
| 5 | | FEATURE COLUMNS: STAINED TO MATCH 'SMOKED BIRCH' |
| 6 | | CONCRETE WALL: VERTICAL BOARD-FORM FINISH |
| 7 | | DOORS, RAILING, GUTTERS, RWLS, LIGHTS, & UNIT #s: BLACK ALUMINIUM |
| 8 | | TORCH-ON ROOFING: IKO, ARMOURCOOL WHITE |
| 9 | | GLASS SPANDREL PANEL |

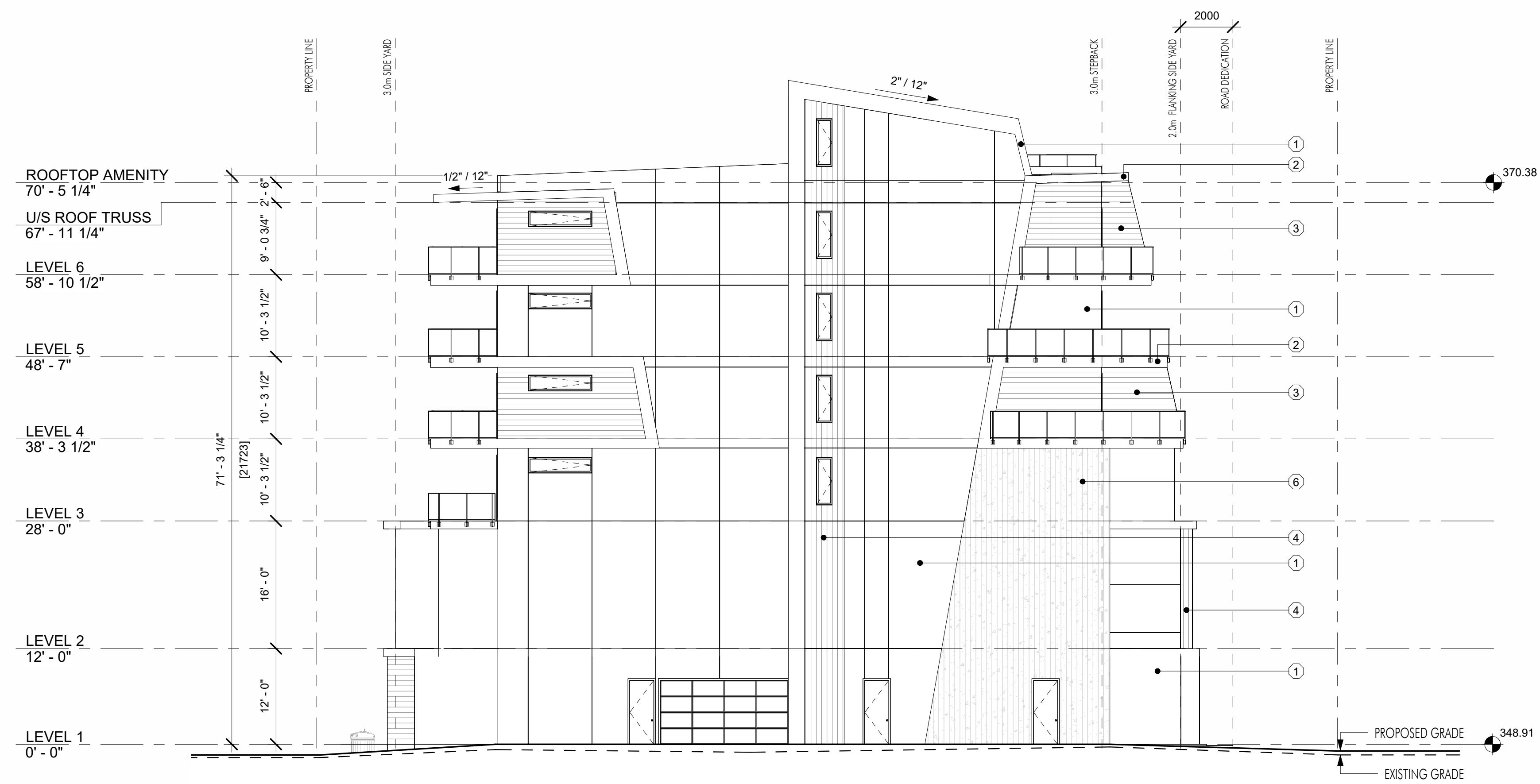


1 EAST ELEVATION
A-201 3/32" = 1'-0"

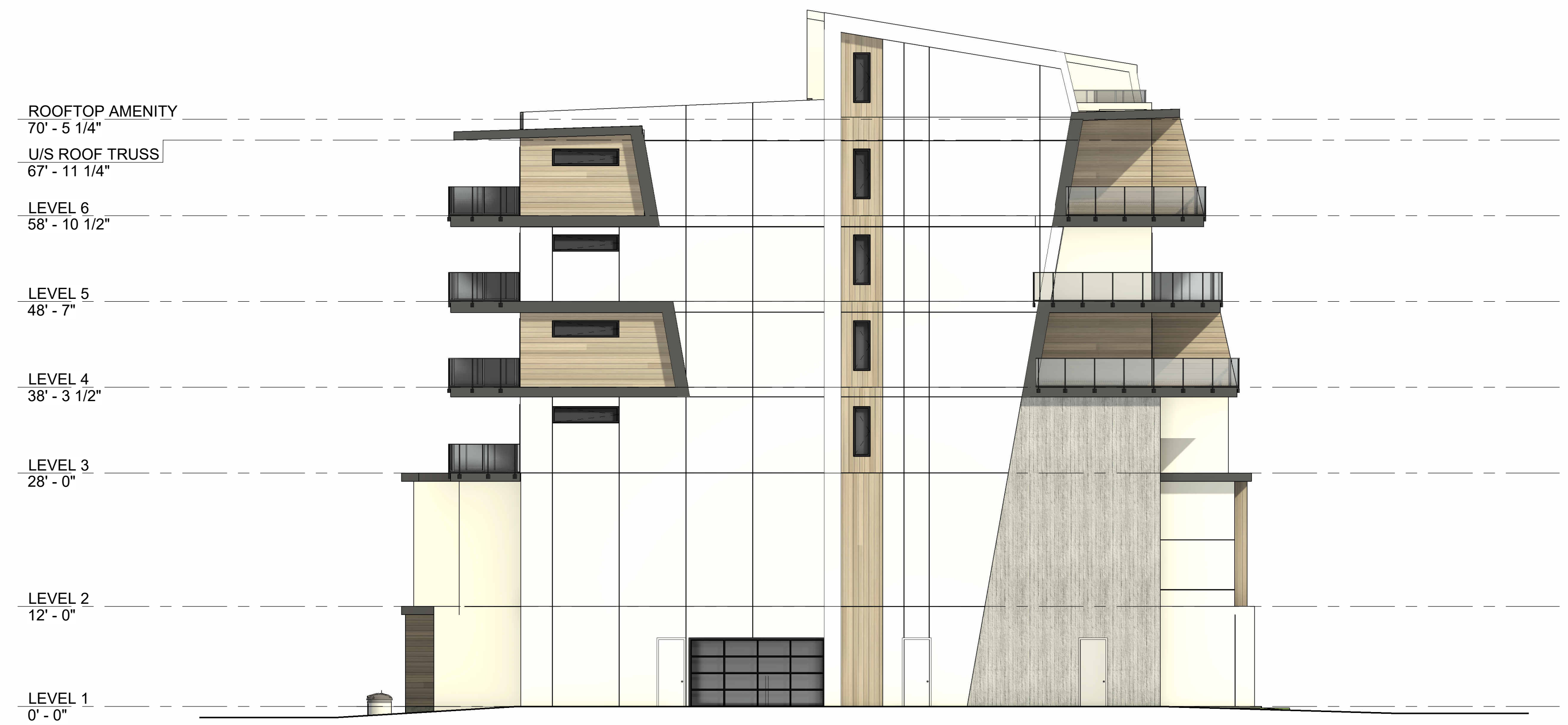


2 EAST ELEVATION (COLORED)
A-201 3/32" = 1'-0"

| EXTERIOR FINISHES | | |
|-------------------|-------|---|
| # | IMAGE | MATERIAL |
| 1 | | STUCCO CLADDING: SW 7005, PURE WHITE |
| 2 | | STUCCO CLADDING: SW 6258, TRICORN BLACK |
| 3 | | HORIZONTAL SIDING & SOFFIT: MAC, SMOKED BIRCH |
| 4 | | VERTICAL SIDING & SOFFIT: MAC, SMOKED BIRCH |
| 5 | | FEATURE COLUMNS: STAINED TO MATCH 'SMOKED BIRCH' |
| 6 | | CONCRETE WALL: VERTICAL BOARD-FORM FINISH |
| 7 | | DOORS, RAILING, GUTTERS, RWLS, LIGHTS, & UNIT #s: BLACK ALUMINIUM |
| 8 | | TORCH-ON ROOFING: IKO, ARMOURCOOL WHITE |
| 9 | | GLASS SPANDEL PANEL |



1 SOUTH ELEVATION
A-202 3/32" = 1'-0"



2 SOUTH ELEVATION (COLORED)
A-202 3/32" = 1'-0"

| EXTERIOR FINISHES | | |
|-------------------|-------|---|
| # | IMAGE | MATERIAL |
| 1 | | STUCCO CLADDING: SW 7005, PURE WHITE |
| 2 | | STUCCO CLADDING: SW 6258, TRICORN BLACK |
| 3 | | HORIZONTAL SIDING & SOFFIT: MAC, SMOKED BIRCH |
| 4 | | VERTICAL SIDING & SOFFIT: MAC, SMOKED BIRCH |
| 5 | | FEATURE COLUMNS: STAINED TO MATCH 'SMOKED BIRCH' |
| 6 | | CONCRETE WALL: VERTICAL BOARD-FORM FINISH |
| 7 | | DOORS, RAILING, GUTTERS, RWLS, LIGHTS, & UNIT #s: BLACK ALUMINIUM |
| 8 | | TORCH-ON ROOFING: IKO, ARMOURCOOL WHITE |
| 9 | | GLASS SPANDREL PANEL |



1 WEST ELEVATION
A-203 3/32" = 1'-0"



2 WEST ELEVATION (COLORED)
A-203 3/32" = 1'-0"

| EXTERIOR FINISHES | | |
|-------------------|-------|---|
| # | IMAGE | MATERIAL |
| 1 | | STUCCO CLADDING: SW 7005, PURE WHITE |
| 2 | | STUCCO CLADDING: SW 6258, TRICORN BLACK |
| 3 | | HORIZONTAL SIDING & SOFFIT: MAC, SMOKED BIRCH |
| 4 | | VERTICAL SIDING & SOFFIT: MAC, SMOKED BIRCH |
| 5 | | FEATURE COLUMNS: STAINED TO MATCH 'SMOKED BIRCH' |
| 6 | | CONCRETE WALL: VERTICAL BOARD-FORM FINISH |
| 7 | | DOORS, RAILING, GUTTERS, RWLS, LIGHTS, & UNIT #s: BLACK ALUMINIUM |
| 8 | | TORCH-ON ROOFING: IKO, ARMOURCOOL WHITE |
| 9 | | GLASS SPANDREL PANEL |



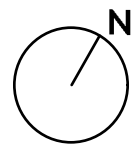
PLANT LIST

PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING

| BOTANICAL NAME | COMMON NAME | QTY* | SIZE/SPACING & REMARKS |
|--|-----------------------------|------|-------------------------------|
| TREES | | | |
| ACER NIGRUM 'GREENCOLUMN' | GREEN COLUMN MAPLE | 5 | 5cm CAL |
| ACER PLATANOIDES 'PRINCETON GOLD' | PRINCETON GOLD NORWAY MAPLE | 3 | 4cm CAL |
| LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' | SLENDER SILHOUETTE SWEETGUM | 2 | 3cm CAL |
| SHRUBS | | | |
| PHYSOCARPUS OPULIFOLIUS 'JEFAM' | AMBER JUBILEE NINEBARK | 10 | #02 CONT. /1.2M O.C. SPACING |
| RIBES RUBRUM | RED CURRANT | 10 | #02 CONT. /1.2M O.C. SPACING |
| ROSA RUGOSA 'HANSA' | HANSA RUGOSA ROSE | 10 | #02 CONT. /1.2M O.C. SPACING |
| SYMPHORICARPOS ALBUS | SNOWBERRY | 15 | #02 CONT. /0.9M O.C. SPACING |
| SYRINGA MEYERI 'PALIBIN' | DWARF KOREAN LILAC | 5 | #02 CONT. /1.8M O.C. SPACING |
| PERENNIALS & GRASSES | | | |
| ACHILLEA MILLEFOLIUM | WHITE YARROW | 15 | #01 CONT. /0.75M O.C. SPACING |
| EUPATORIUM DUBIUM 'LITTLE JOE' | LITTLE JOE DWARF JOE PYE | 10 | #01 CONT. /1.0M O.C. SPACING |
| HEMEROCALLIS 'RUBY STELLA' | RUBY STELLA DAYLILY | 20 | #01 CONT. /0.6M O.C. SPACING |
| PANICUM VIRGATUM 'NORTHWIND' | SWITCHGRASS 'NORTHWIND' | 10 | #01 CONT. /1.0M O.C. SPACING |
| PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' | DWARF RUSSIAN SAGE | 20 | #01 CONT. /0.6M O.C. SPACING |
| SEDUM ALBOROSEUM 'AUTUMN JOY' | AUTUMN JOY STONECROP | 20 | #01 CONT. /0.6M O.C. SPACING |

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.
7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.



PROJECT TITLE

1444 & 1448 GORDON DRIVE AND 1085 MARTIN AVENUE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

| | | |
|---|----------|--------|
| 1 | 23.12.12 | Review |
| 2 | 24.01.26 | Review |
| 3 | 24.01.31 | Review |
| 4 | | |
| 5 | | |

PROJECT NO. 23-0917
 DESIGN BY FB/PH
 DRAWN BY MC
 CHECKED BY GH
 DATE JAN. 31, 2024
 SCALE 1:100
 PAGE SIZE 24x36"

SEAL



DRAWING NUMBER

L 1/3

NOT FOR CONSTRUCTION

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MARTIN AVENUE



GORDON DRIVE

BUILDING

LANE

PROPERTY LINE

LANE

WATER CONSERVATION CALCULATIONS

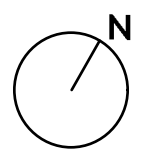
LANDSCAPE MAXIMUM WATER BUDGET (WB) = 140 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 73 cu.m. / year
 WATER BALANCE = 67 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 112 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 37 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 106 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 35 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.



PROJECT TITLE

1444 & 1448 GORDON DRIVE AND 1085 MARTIN AVENUE

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION

| | | |
|---|----------|--------|
| 1 | 23.12.12 | Review |
| 2 | 24.01.31 | Review |
| 3 | | |
| 4 | | |
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PROJECT NO: 23-0917

DESIGN BY: FB/PH

DRAWN BY: MC

CHECKED BY: GH

DATE: JAN. 31, 2024

SCALE: 1:100

PAGE SIZE: 24x36"

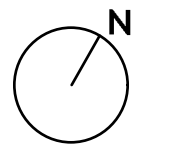
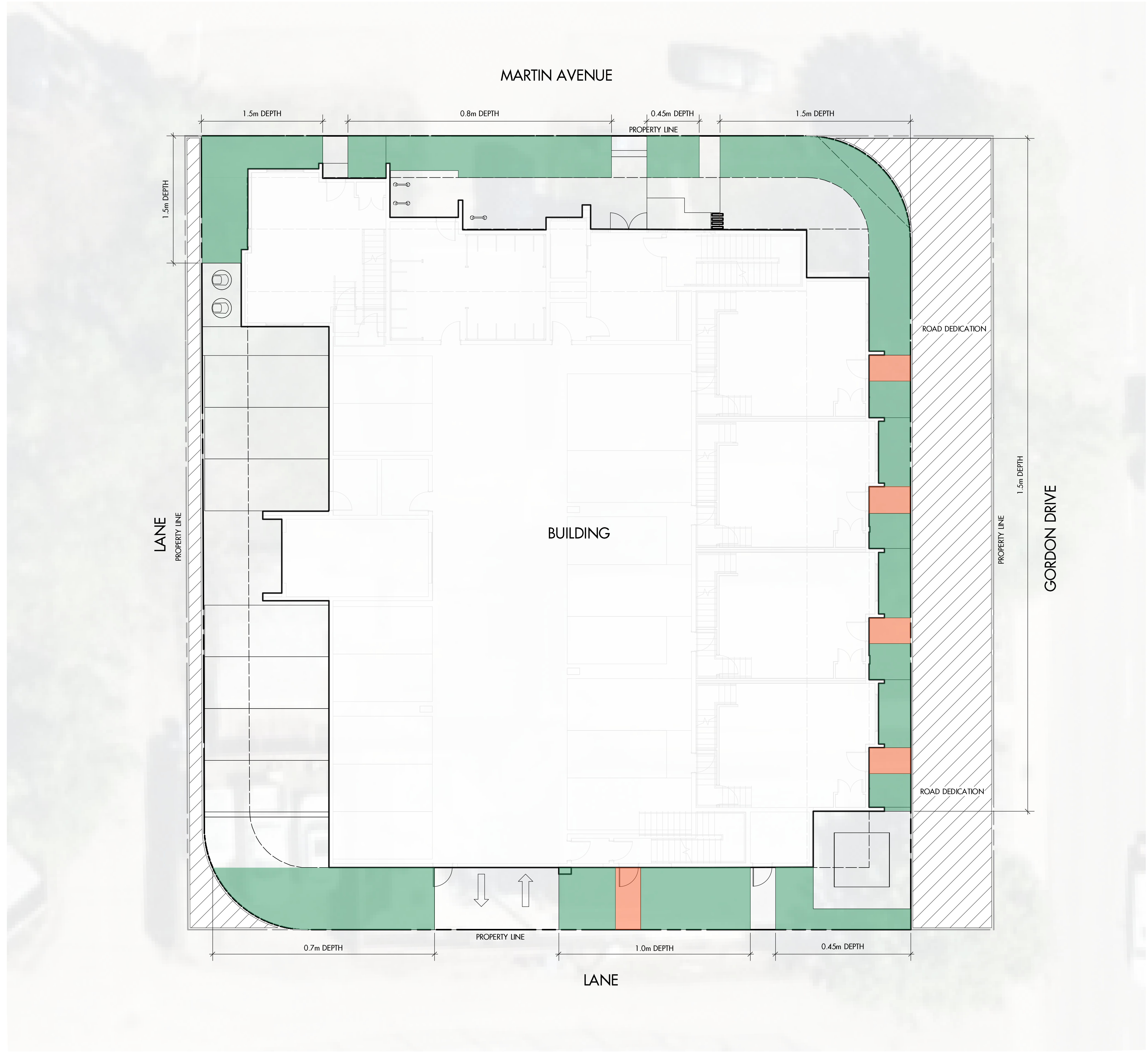
SEAL



DRAWING NUMBER

L2/3

NOT FOR CONSTRUCTION



PROJECT TITLE
**1444 & 1448 GORDON DRIVE
 AND 1085 MARTIN AVENUE**
 Kelowna, BC

DRAWING TITLE
**GROWING MEDIUM
 DISTRIBUTION PLAN**

| ISSUED FOR / REVISION | | |
|-----------------------|----------|--------|
| 1 | 23.12.12 | Review |
| 2 | 24.01.26 | Review |
| 3 | 24.01.31 | Review |
| 4 | | |
| 5 | | |

| | |
|-------------|---------------|
| PROJECT NO. | 23-0917 |
| DESIGN BY | FB/AM |
| DRAWN BY | MC |
| CHECKED BY | GH |
| DATE | JAN. 31, 2024 |
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| PAGE SIZE | 24x36" |

SEAL



DRAWING NUMBER

L3/3

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LEGEND

- OPEN GRADE GROWING MEDIUM. EXPRESSED AT FINISHED GRADE. (DEPTH AS SHOWN ON DRAWING)
- GROWING MEDIUM CONTAINED IN SOIL CELLS BELOW PAVING EXPRESSED AT GRADE. (DEPTH AS SHOWN ON DRAWING)