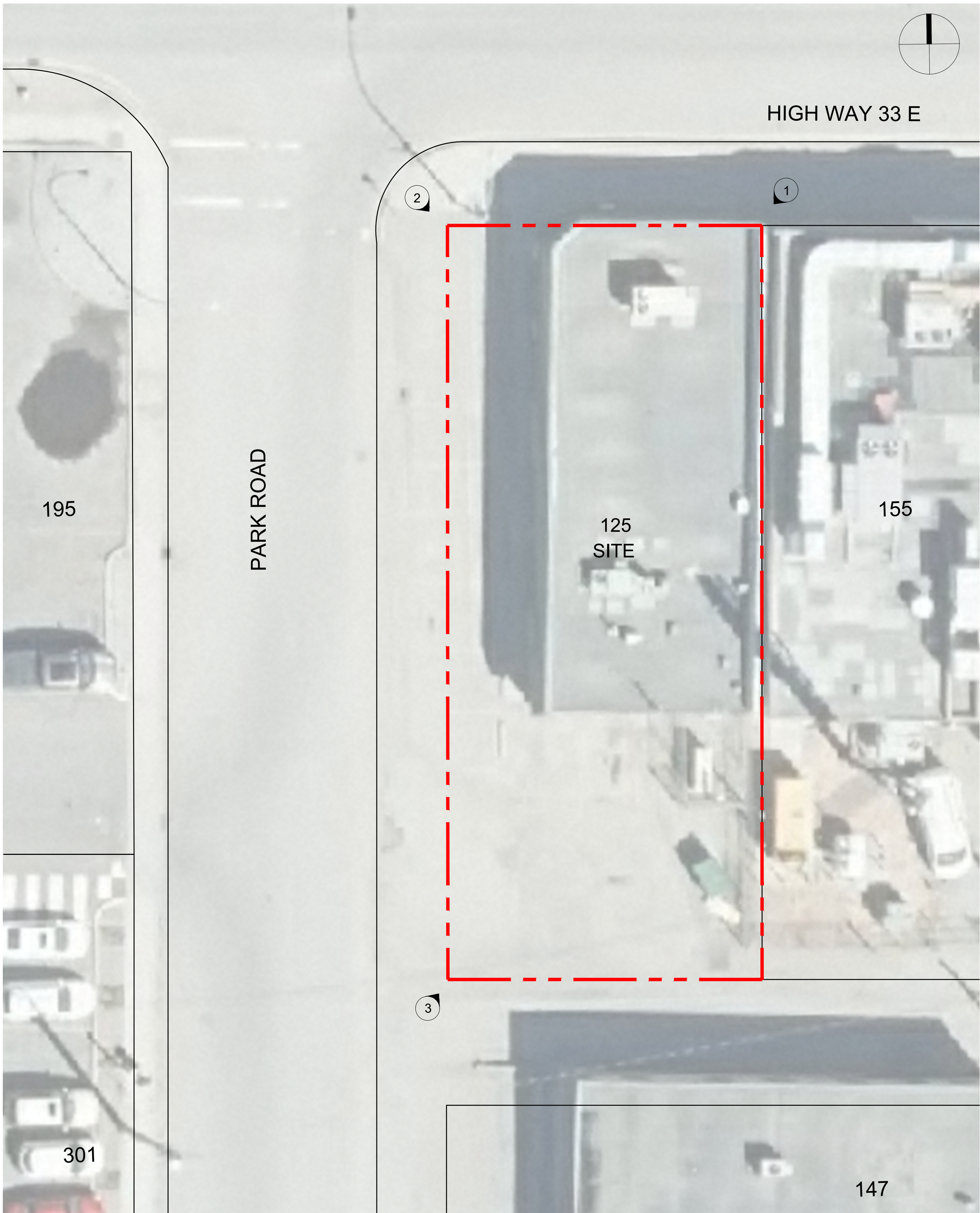
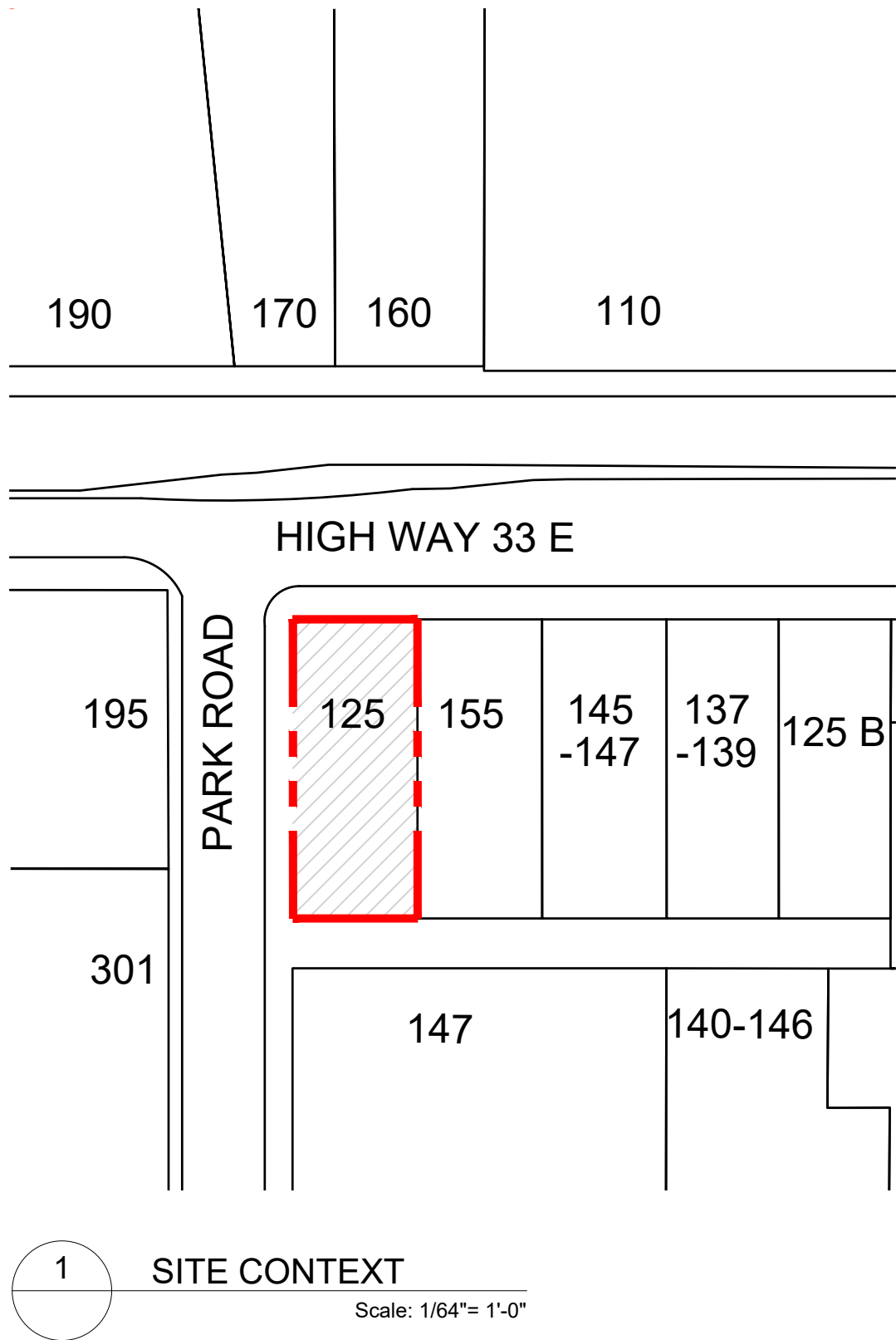






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REVISIONS

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| PROJECT NUMBER | A548 |
| DRAWN BY       | CW   |
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PROJECT

**MIXED-USE  
DEVELOPMENT**

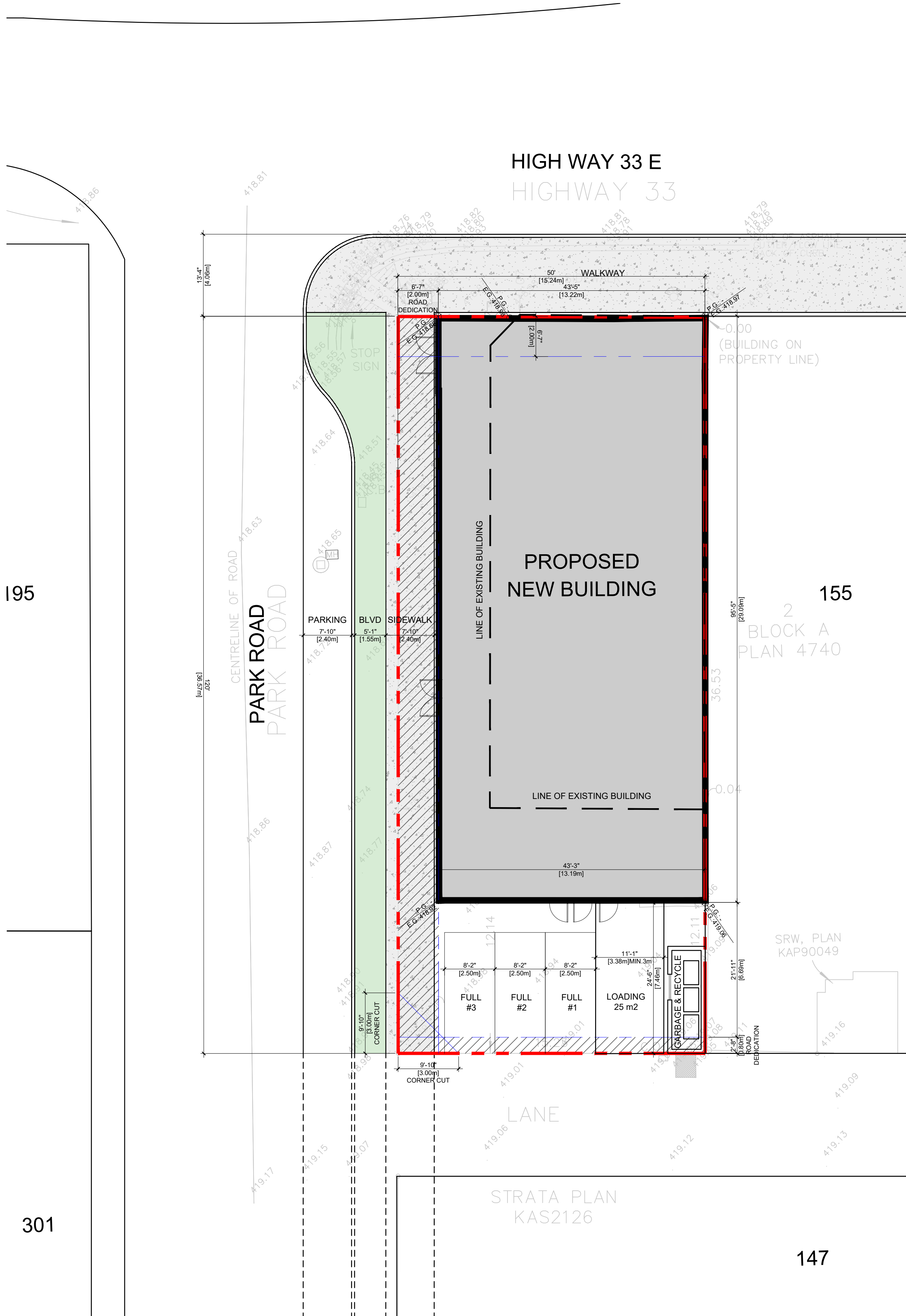
125 PARK ROAD  
KELOWNA, BC

DRAWING TITLE

**SITE CONTEXT**

DRAWING No.

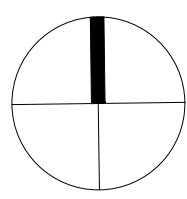
**A 0.02**



1 ENLARGED SITE PLAN  
Scale: 3/32"= 1'-0"

| PROJECT DESCRIPTION          |                                                                                                                                                        |                                                                                          |                                                                                                                                                                                                                 |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Civic Address                | 125 Park Road                                                                                                                                          |                                                                                          |                                                                                                                                                                                                                 |
| Legal Address                | LOT 1, SECTION 23, BLOCK A, PLAN KAP4740, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT                                                               |                                                                                          |                                                                                                                                                                                                                 |
| Existing Zoning              | UC4 (Rutland Urban Centre)                                                                                                                             |                                                                                          |                                                                                                                                                                                                                 |
| Proposed Zoning              | UC4 (Rutland Urban Centre)                                                                                                                             |                                                                                          |                                                                                                                                                                                                                 |
| Proposed Use                 | Mixed-Use(Commercial&Residential)                                                                                                                      |                                                                                          |                                                                                                                                                                                                                 |
| SITE INFORMATION             |                                                                                                                                                        |                                                                                          |                                                                                                                                                                                                                 |
|                              | Square Meters                                                                                                                                          |                                                                                          | Square Feet                                                                                                                                                                                                     |
| Site Area                    | 557.42                                                                                                                                                 |                                                                                          | 6,000.1                                                                                                                                                                                                         |
| DEVELOPMENT REGULATIONS      |                                                                                                                                                        |                                                                                          |                                                                                                                                                                                                                 |
| CRITERIA                     | UC4 Zone Requirement                                                                                                                                   |                                                                                          | Proposed                                                                                                                                                                                                        |
| Building Height              | maximum 6 storeys/18m                                                                                                                                  |                                                                                          | 3 storeys/11.43m                                                                                                                                                                                                |
| Front Yard (North)           | 2m (6.58ft)                                                                                                                                            |                                                                                          | 0m (0ft) variance needed                                                                                                                                                                                        |
| Interior Side Yard (East)    | 0m (0ft)                                                                                                                                               |                                                                                          | 0m (0ft)                                                                                                                                                                                                        |
| Exterior Side Yard (West)    | 2m (6.58ft)                                                                                                                                            |                                                                                          | 2m (6.58ft)                                                                                                                                                                                                     |
| Rear Yard (South)            | 0m (0ft)                                                                                                                                               |                                                                                          | 0m (0ft)                                                                                                                                                                                                        |
| Lot Coverage                 | Maximum 100%<br>Street Type: Retail Street,<br>Mixed Street                                                                                            | 6000.1 sq.ft                                                                             | 58%<br>3495.17 sq.ft                                                                                                                                                                                            |
| FAR                          | For Areas Identified as<br>Transit Oriented Area (Map<br>8.3.d) have the base FAR for<br>the 6-storey category<br>increased from 1.8 FAR to<br>2.5 FAR | 2.5                                                                                      | 2.12<br><br>Gross Floor Are:15307.2 sqft(1,420 m2)<br>Commercial: 3,690.2 sqft (340.8 m2)<br>Residential:9,038 sqft (839.7 m2)<br>Circulation:2,579 sqft (239.5 m2)<br>Net Floor Area:12,728.2 sqft (1180.5 m2) |
| PARKING REGULATIONS          |                                                                                                                                                        |                                                                                          |                                                                                                                                                                                                                 |
|                              | Required                                                                                                                                               |                                                                                          | Provided                                                                                                                                                                                                        |
| Minimum Parking Requirements | Commerical                                                                                                                                             | 335.2m2/100m2x1.3=4.35<br>Min.1.3 spaces per 100m2 GFA,<br>Max. 4.5 spaces per 100m2 GFA | 3                                                                                                                                                                                                               |
|                              | Residential                                                                                                                                            | Location in exemption area<br>(Map 8.3.d)<br>Parking not required                        |                                                                                                                                                                                                                 |
|                              | Accessible Parking                                                                                                                                     | 0 required<br>(0 per 1-4 parking spaces )                                                |                                                                                                                                                                                                                 |
|                              | Total                                                                                                                                                  | 4.35                                                                                     |                                                                                                                                                                                                                 |
| Parking Dimensions           | Regular                                                                                                                                                | 90°: 2.5 x 6 m, min.70%                                                                  | 90°: 2.5 x 6 m,3 provided,75%                                                                                                                                                                                   |
|                              |                                                                                                                                                        | Parallel: 2.5 x 6 m                                                                      | 0                                                                                                                                                                                                               |
|                              | Small Car                                                                                                                                              | 2.3 x 4.8 m, max 30%                                                                     | 0                                                                                                                                                                                                               |
|                              | Accessible Parking                                                                                                                                     | 3.7 x 6m                                                                                 | Not required                                                                                                                                                                                                    |
|                              | Aisle Width                                                                                                                                            | 90°: 6.5m                                                                                | Not required                                                                                                                                                                                                    |
|                              | Total                                                                                                                                                  |                                                                                          | N/A                                                                                                                                                                                                             |
| Loading Requirement          | 1 Per 1,900 m2 GFA<br>No less than 28 m2 for commercial, min.3m in width                                                                               |                                                                                          | 1                                                                                                                                                                                                               |

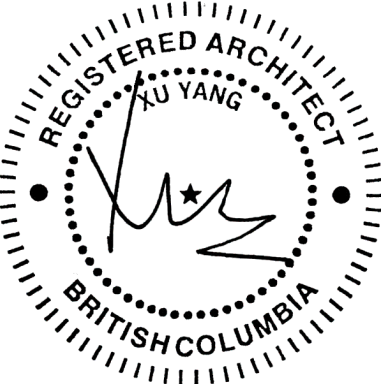
| Unit Type Breakdown |           |             |                    |                 |
|---------------------|-----------|-------------|--------------------|-----------------|
| Unit Type           | # of Unit | # of Bedoom | Floor Area (sq.ft) | Floor Area (m2) |
| Type A1             | 2         | 2           | 741                | 68.8            |
| Type A2             | 2         | 2           | 706                | 65.6            |
| Type B1             | 8         | 1           | 423                | 39.3            |
| Type C1             | 1         | 3           | 2,760              | 256.4           |
| Total               | 13        |             | 9,038              | 839.7           |



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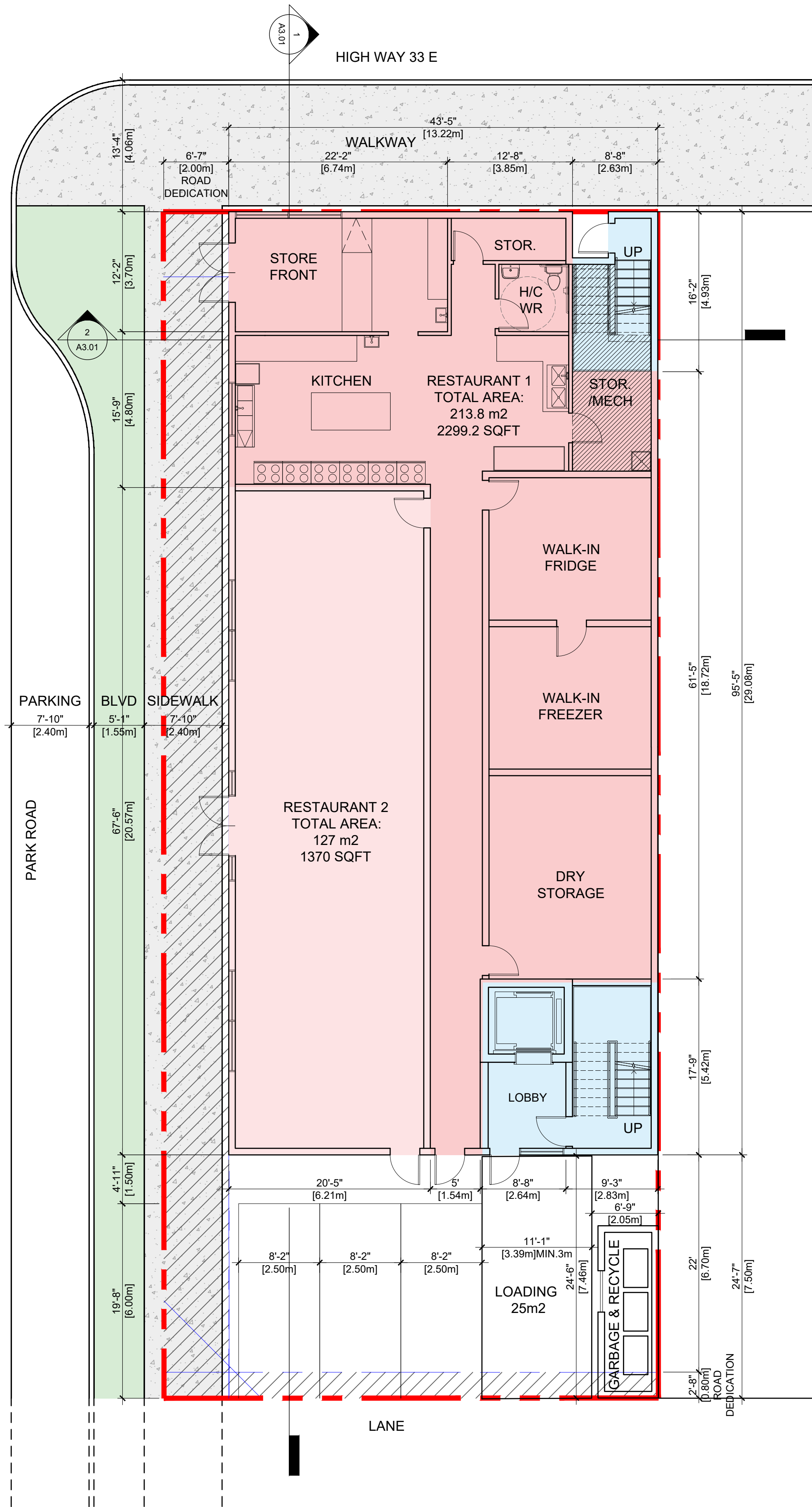
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PROJECT  
**MIXED-USE  
DEVELOPMENT**  
125 PARK ROAD  
KELOWNA, BC

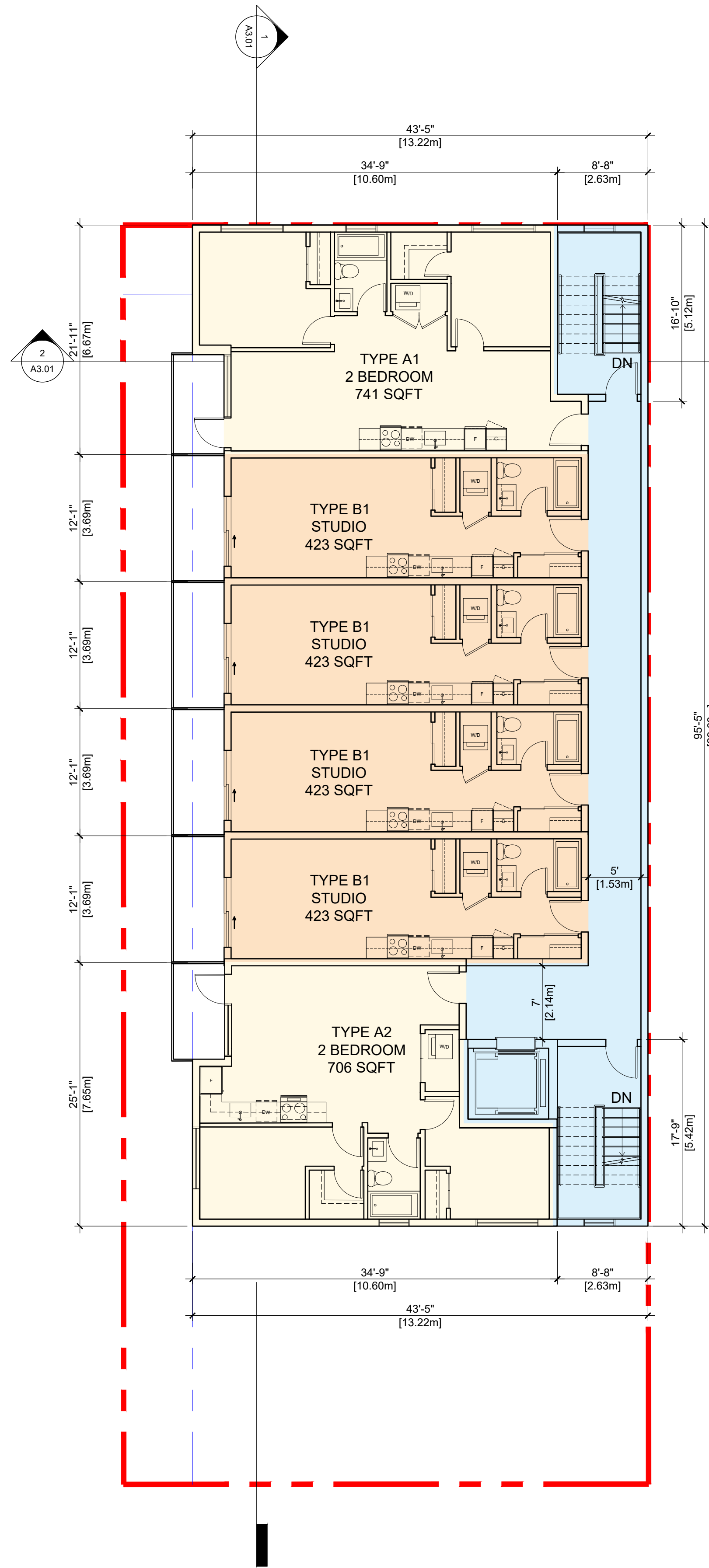
DRAWING TITLE  
**SITE PLAN**

DRAWING No.

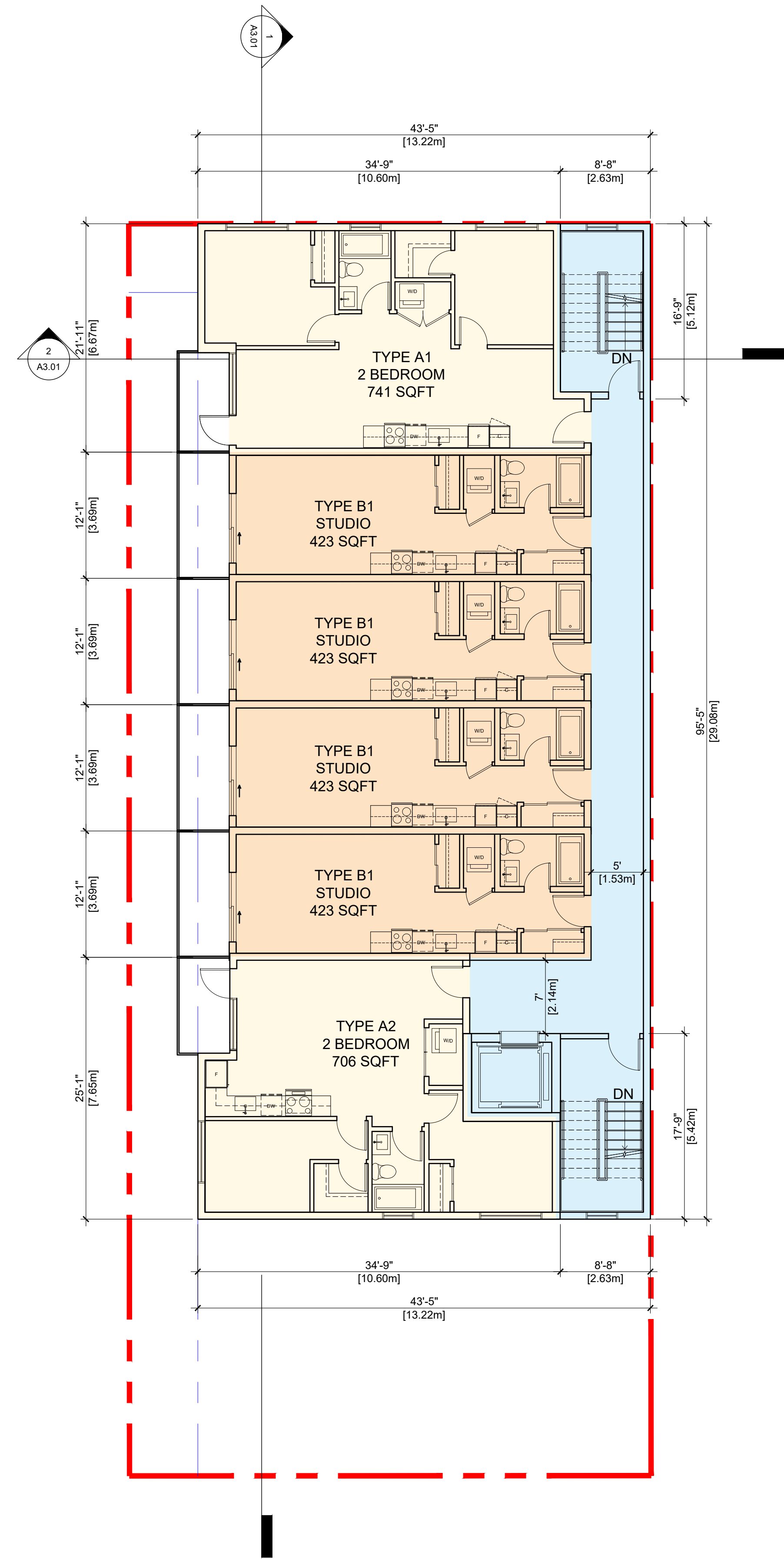
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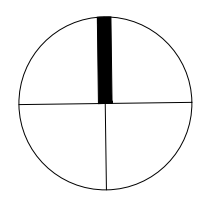
1 GROUND FLOOR PLAN  
Scale: 1/8"= 1'-0"



2 SECOND FLOOR PLAN  
Scale: 1/8"= 1'-0"



3 THIRD FLOOR PLAN  
Scale: 1/8"= 1'-0"



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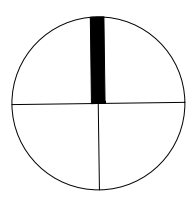
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**FLOOR PLANS**

DRAWING No.

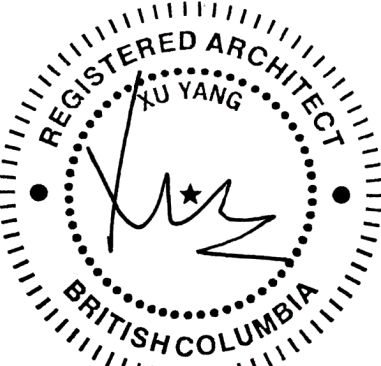
**A 2.01**



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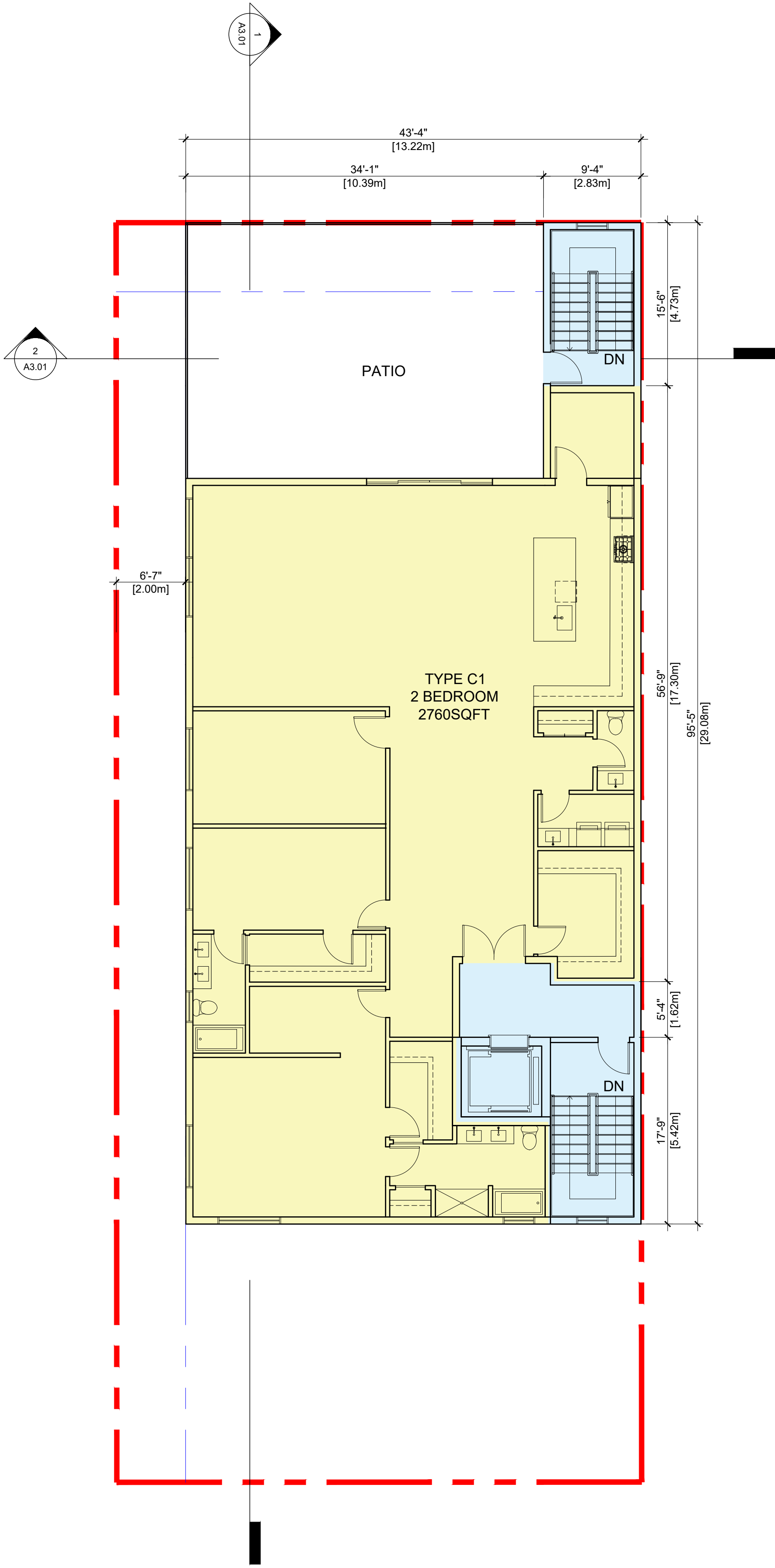
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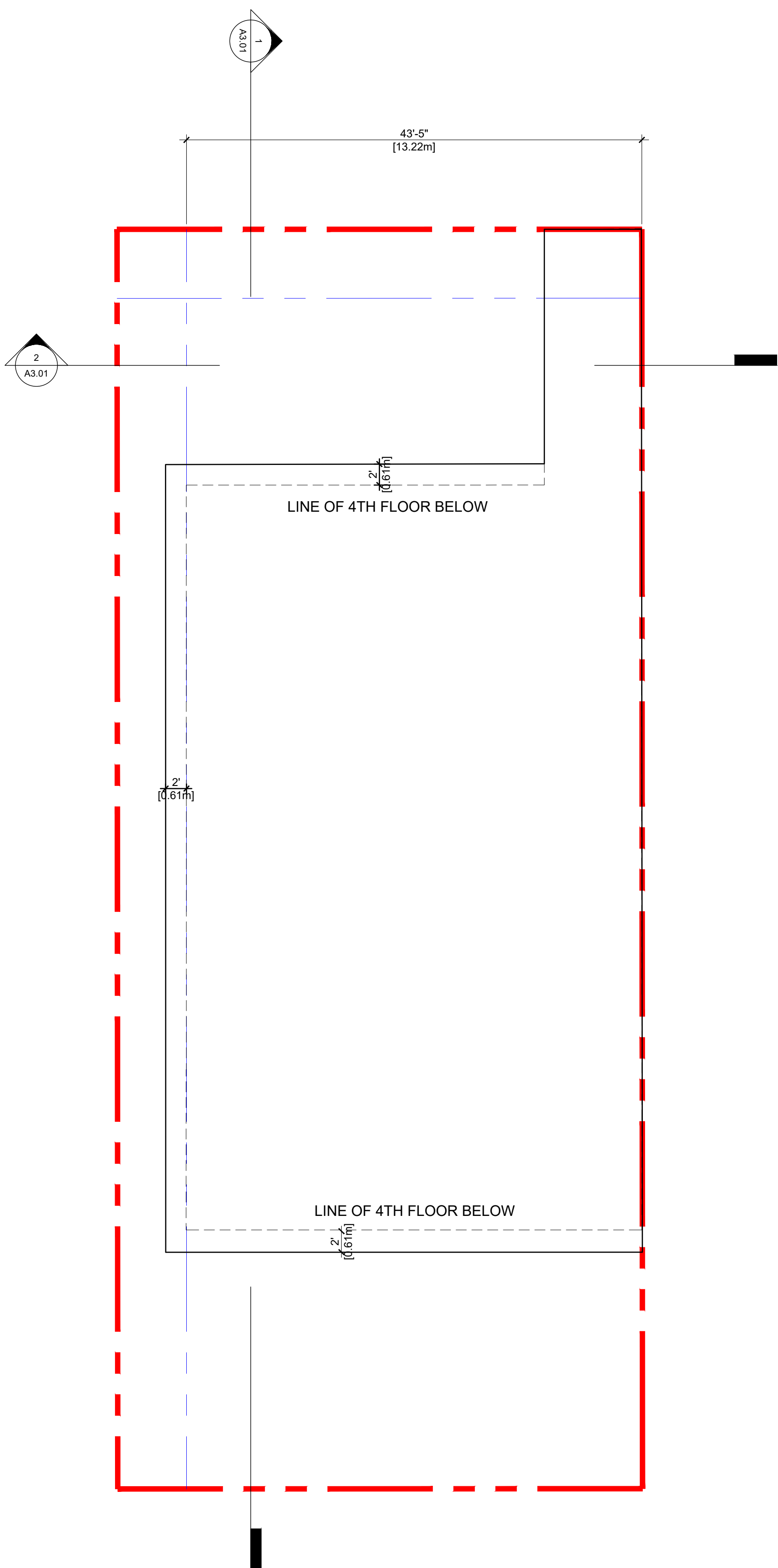
**FLOOR PLANS**

DRAWING No.

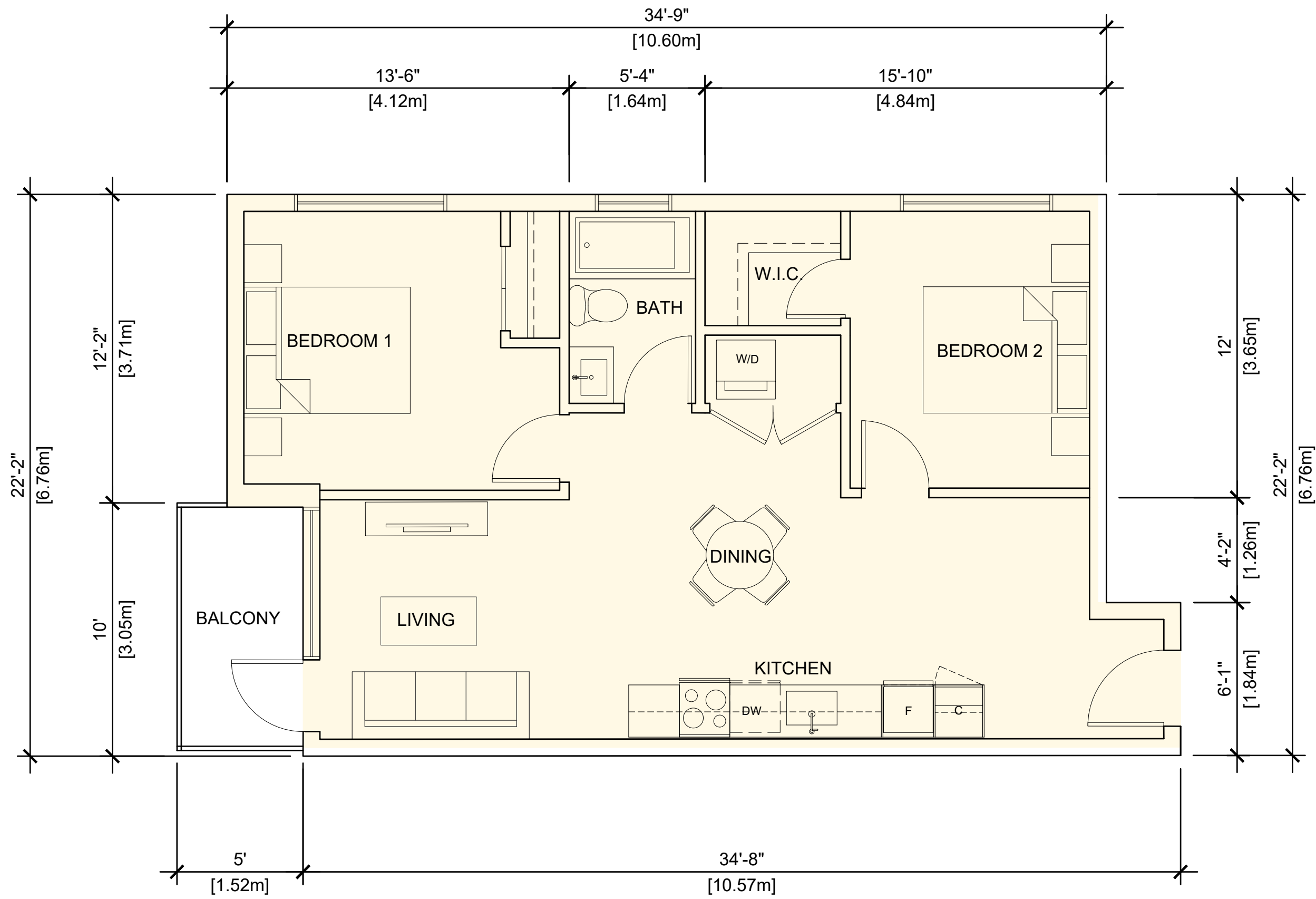
**A 2.02**



1 FORTH FLOOR PLAN  
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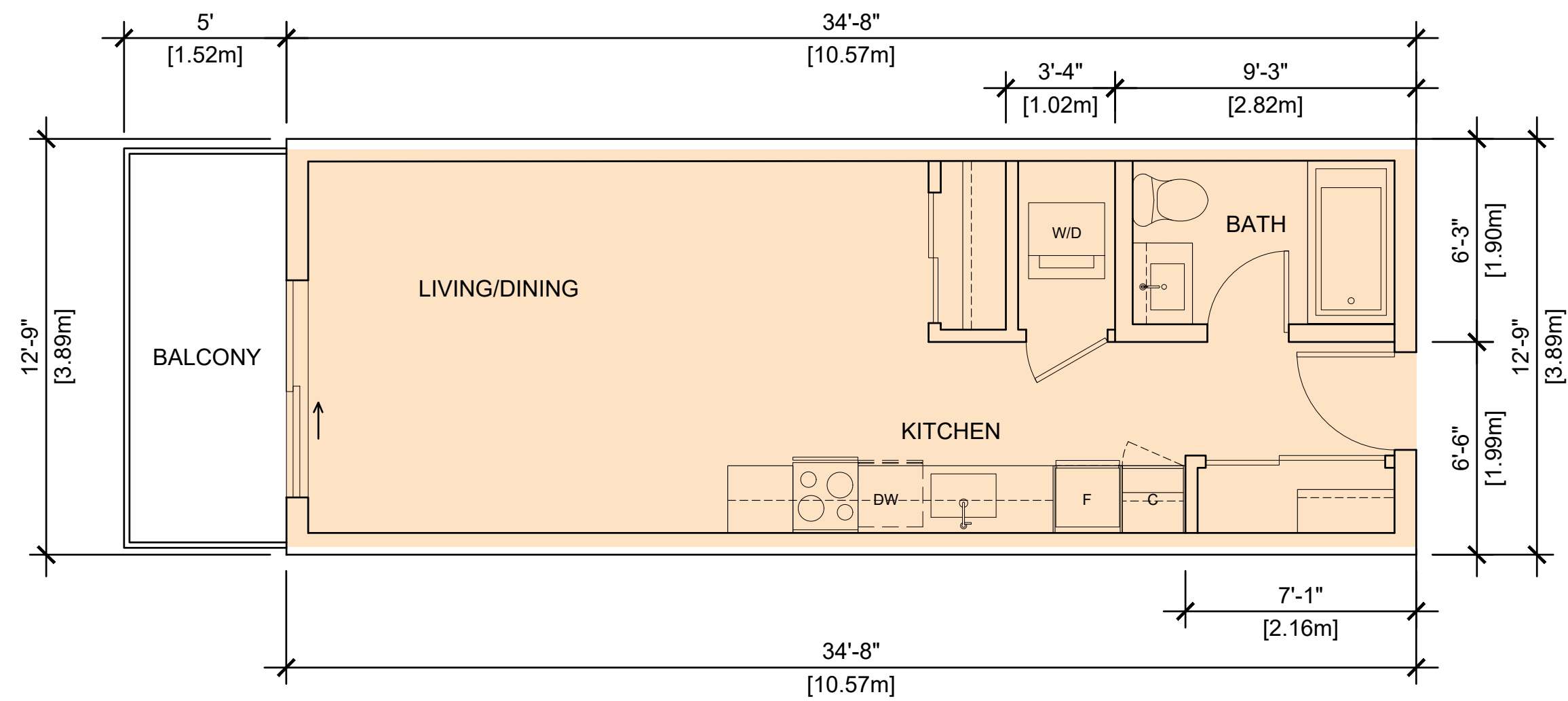


2 ROOF PLAN  
Scale: 1/8"= 1'-0"



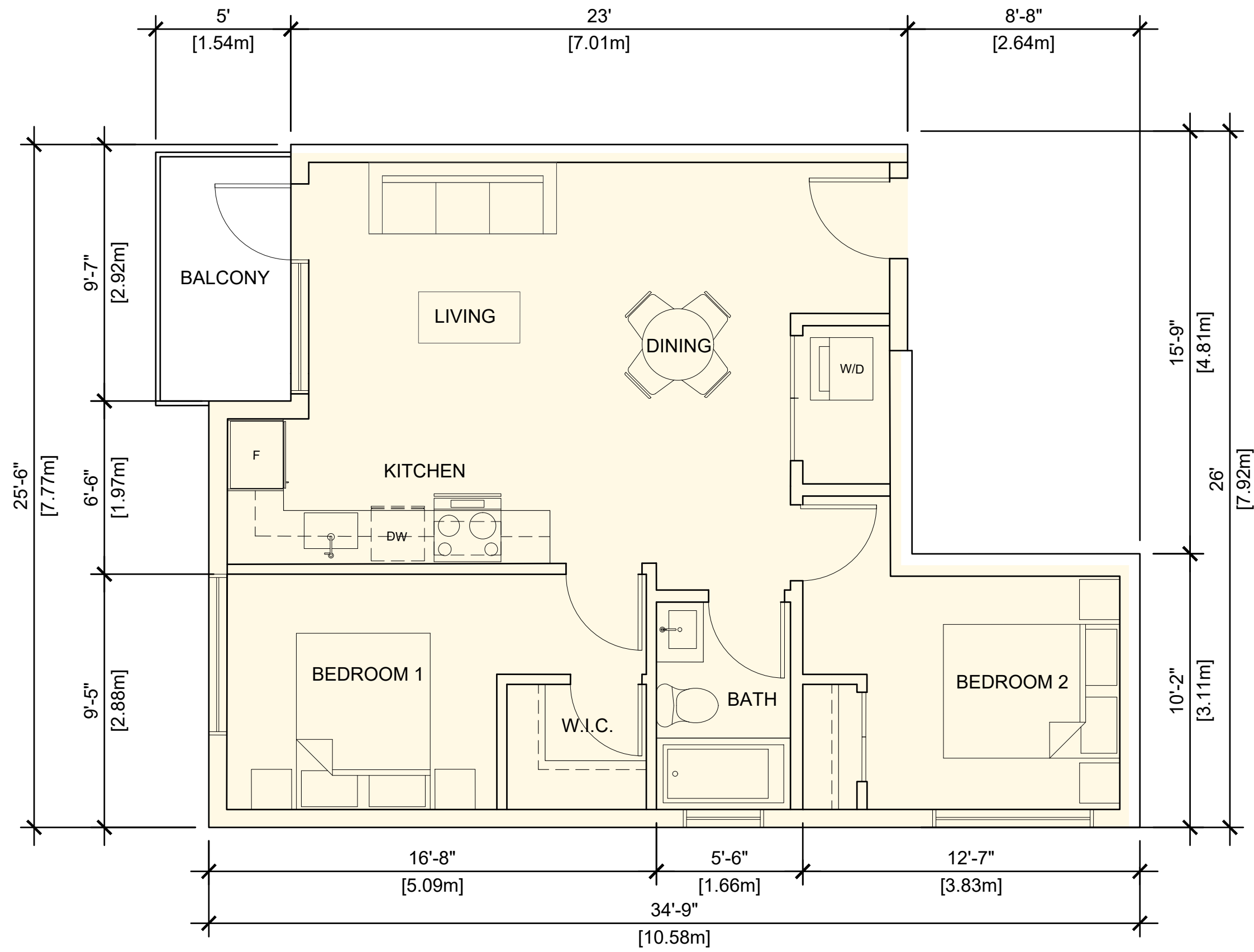
1 TYPE A1 UNIT PLAN  
Scale: 1/4"= 1'-0"

| UNIT TYPE A1 | FLOOR AREA |                     |
|--------------|------------|---------------------|
| 2 BEDROOM    |            |                     |
| TOTAL        | 741 SQ.FT  | 68.8 m <sup>2</sup> |



3 TYPE B1 UNIT PLAN  
Scale: 1/4"= 1'-0"

| UNIT TYPE B1 | FLOOR AREA |                     |
|--------------|------------|---------------------|
| STUDIO       |            |                     |
| TOTAL        | 423 SQ.FT  | 39.3 m <sup>2</sup> |



2 TYPE A2 UNIT PLAN  
Scale: 1/4"= 1'-0"

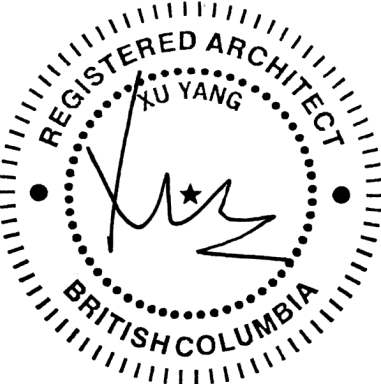
| UNIT TYPE A2 | FLOOR AREA |                     |
|--------------|------------|---------------------|
| 2 BEDROOM    |            |                     |
| TOTAL        | 706 SQ.FT  | 65.6 m <sup>2</sup> |



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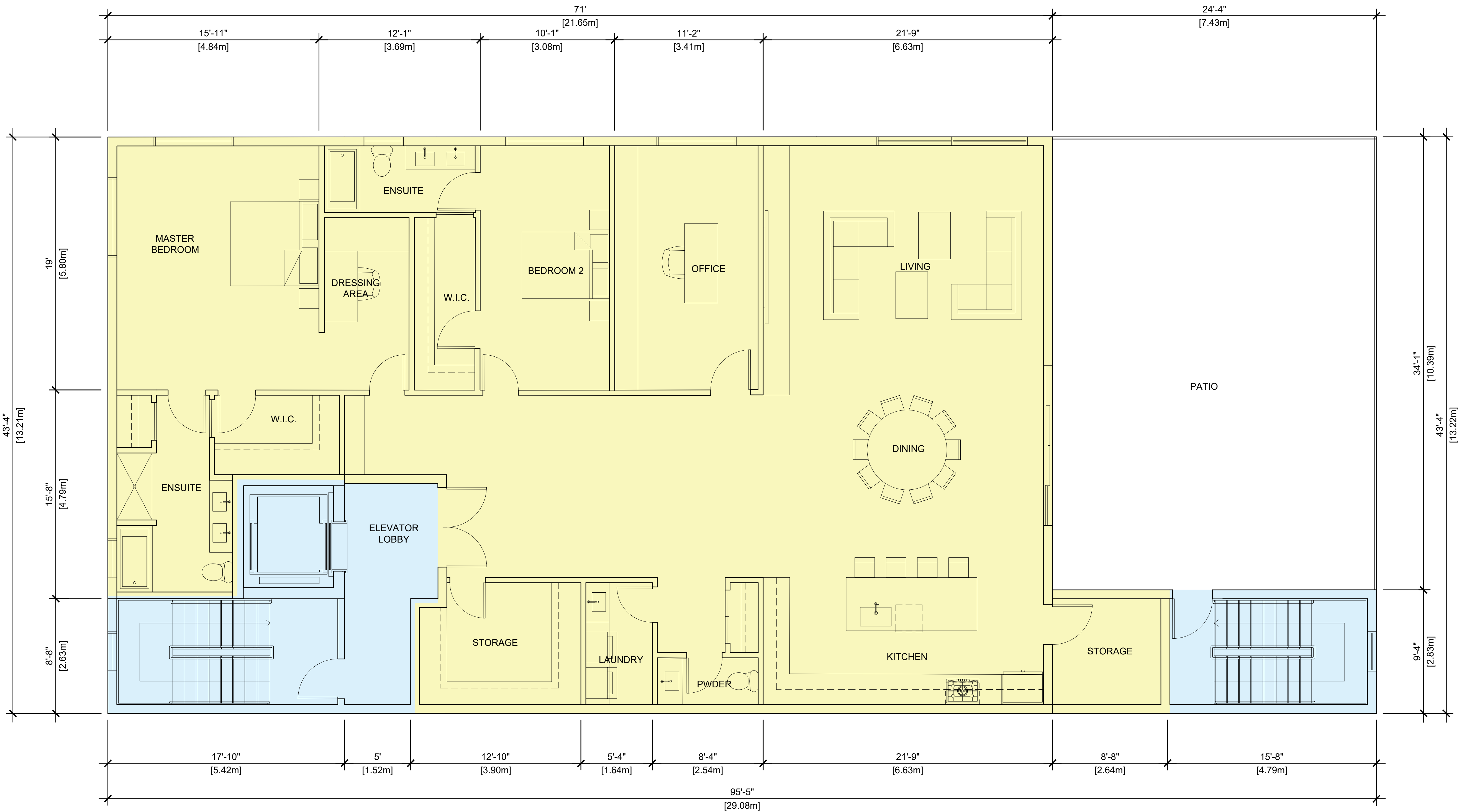
125 PARK ROAD  
KELOWNA, BC

DRAWING TITLE

**UNIT PLANS**

DRAWING No.

**A 3.01**



1

TYPE C1 UNIT PLAN

Scale: 1/4" = 1'-0"

UNIT TYPE C1  
2 BEDROOM  
TOTAL

2760 SQ.FT

FLOOR AREA  
256.4 m<sup>2</sup>



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125 PARK ROAD  
KELOWNA, BC

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**UNIT PLANS**

DRAWING No.

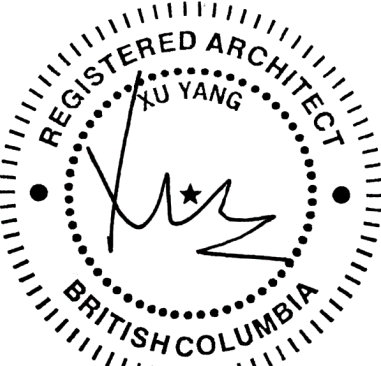
**A 3.01**



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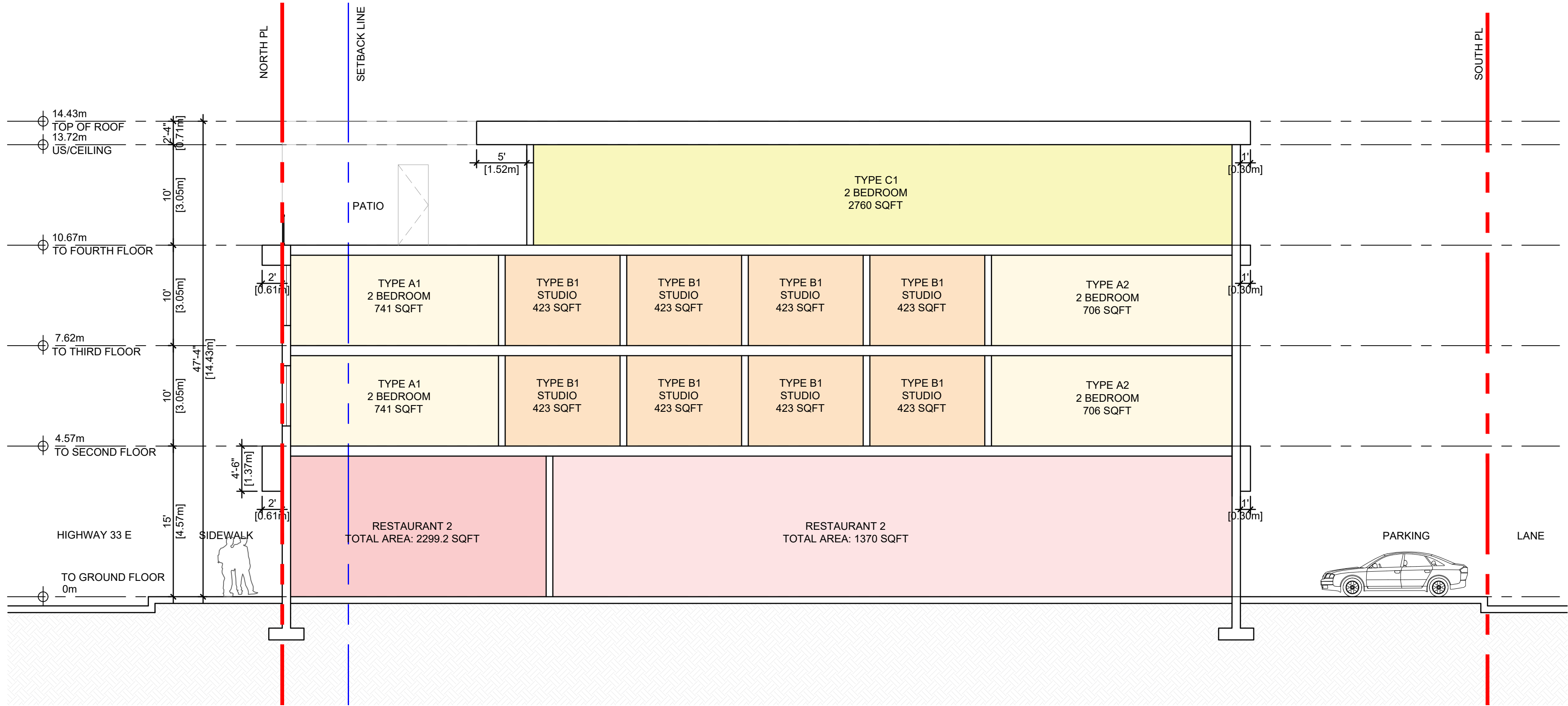
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KELOWNA, BC

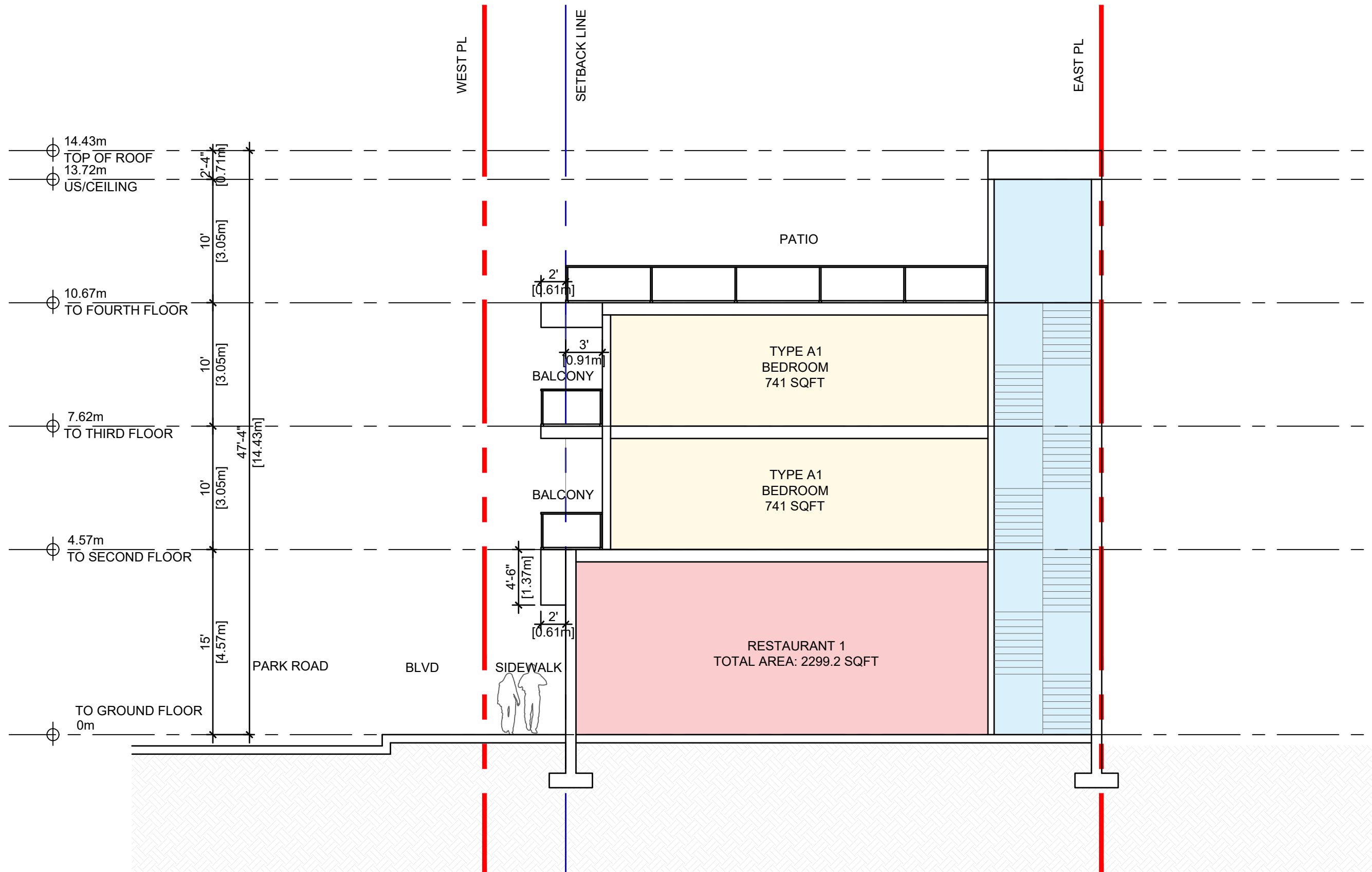
DRAWING TITLE  
  
**BUILDING SECTIONS**

DRAWING No.

**A 4.01**



1 SECTION1  
Scale: 1/8"= 1'-0"



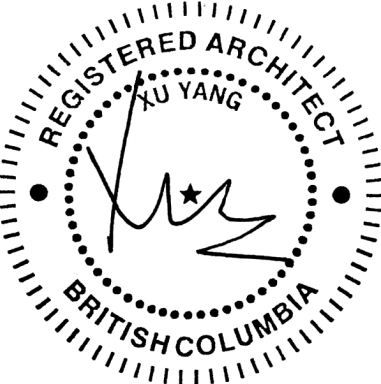
2 SECTION2  
Scale: 1/8"= 1'-0"



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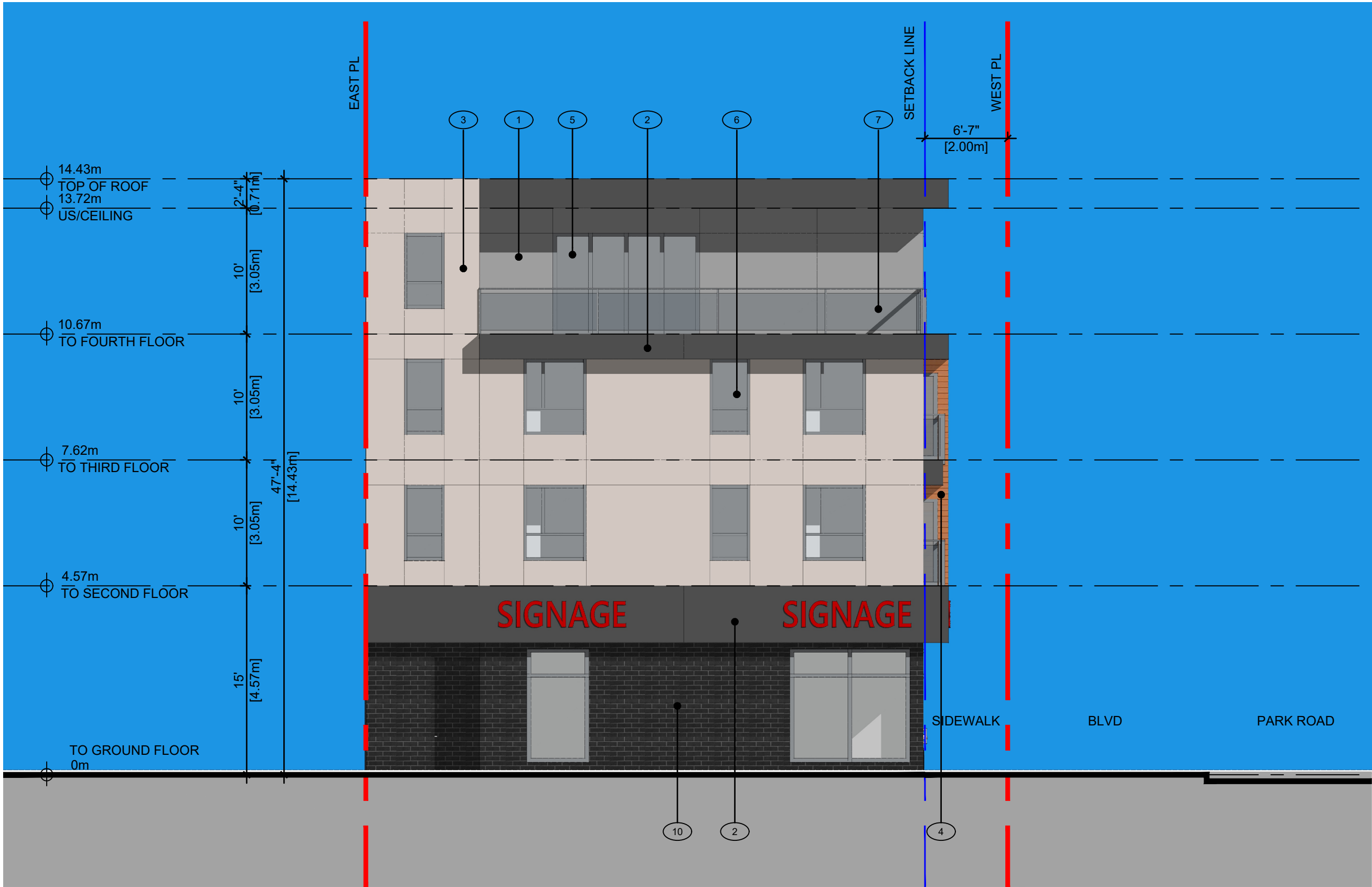
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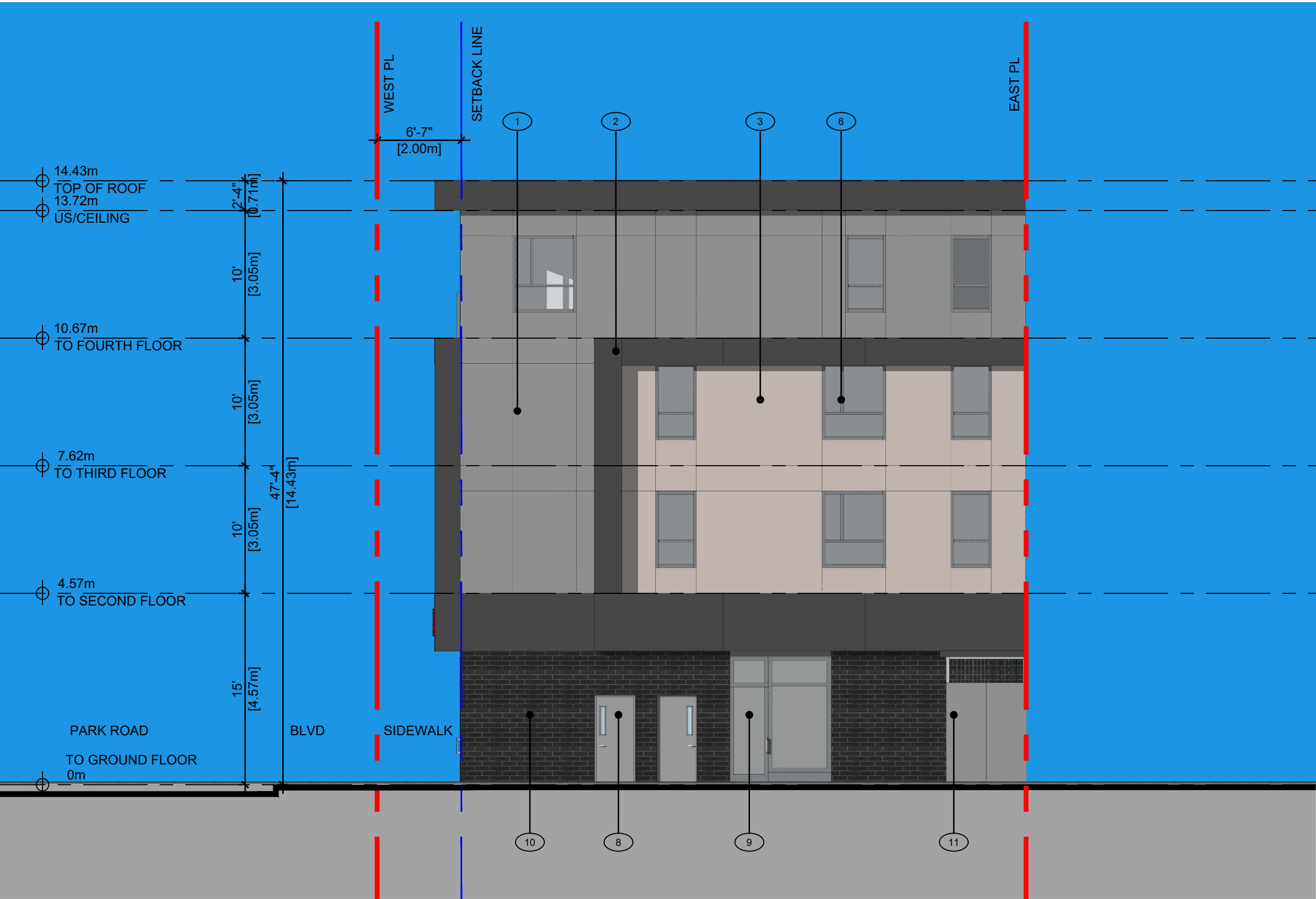
**BUILDING ELEVATIONS**

DRAWING No.

**A 5.01**



1 BUILDING ELEVATION-NORTH  
Scale: 1/8"= 1'-0"



2 BUILDING ELEVATION-SOUTH  
Scale: 1/8"= 1'-0"



3 BUILDING ELEVATION-WEST  
Scale: 1/8"= 1'-0"

EXTERIOR MATERIAL LEGEND

- 1 HARDIE PANEL SMOOTH - COLOR: LIGHT GREY
- 2 HARDIE PANEL SMOOTH - COLOR: DARK GREY
- 3 HARDIE PANEL SMOOTH - COLOR: LIGHT BEIGE
- 4 HARDIE SOFFIT PANEL / SIDING - COLOR: CEDAR
- 5 DOUBLE GLAZED DOOR
- 6 SEALED DOUBLE GLAZED P.V.C. WINDOW
- 7 GLASS RAILING
- 8 EXIT DOOR
- 9 EXTERIOR ENTRY DOOR
- 10 BRICK - COLOR: DARK GREY
- 11 GARBAGE ROOM



1 3D PERSPECTIVE  
NTS



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**MIXED-USE  
DEVELOPMENT**

125 PARK ROAD  
KELOWNA, BC

DRAWING TITLE

**3D PERSPECTIVE**

DRAWING No.

**A 6.01**



1 3D PERSPECTIVE  
NTS



BRICK VENEER -  
COLOR: DARK GREY



HARDIE PANEL -  
COLOR: DARK GREY



HARDIE PANEL -  
COLOR: LIGHT GREY



HARDIE PANEL -  
COLOR: LIGHT BEIGE



HARDIE SIDING/SOFFIT -  
COLOR: CEDAR

| EXTERIOR MATERIAL LEGEND |                                             |
|--------------------------|---------------------------------------------|
| 1                        | HARDIE PANEL SMOOTH - COLOR: LIGHT GREY     |
| 2                        | HARDIE PANEL SMOOTH - COLOR: DARK GREY      |
| 3                        | HARDIE PANEL SMOOTH - COLOR: LIGHT BEIGE    |
| 4                        | HARDIE SOFFIT PANEL / SIDING - COLOR: CEDAR |
| 5                        | DOUBLE GLAZED DOOR                          |
| 6                        | SEALED DOUBLE GLAZED P.V.C. WINDOW          |
| 7                        | GLASS RAILING                               |
| 8                        | EXIT DOOR                                   |
| 9                        | EXTERIOR ENTRY DOOR                         |
| 10                       | BRICK - COLOR: DARK GREY                    |
| 11                       | GARBAGE ROOM                                |



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| 8         |                             |
| 7         |                             |
| 6         |                             |
| 5         | REISSUED FOR DP APPLICATION |
| 4         | ISSUED FOR REVIEW           |
| 3         | ISSUED FOR REVIEW           |
| 2         | ISSUED FOR REVIEW           |
| 1         | ISSUED FOR DP APPLICATION   |
| DATE      |                             |
|           | MAR 05 2025                 |
|           | FEB 06 2025                 |
|           | FEB 05 2025                 |
|           | JAN 28 2025                 |
|           | OCT 11 2024                 |

|                |      |
|----------------|------|
| PROJECT NUMBER | A548 |
| DRAWN BY       | CW   |
| CHECKED BY     | PY   |
| DATE CHECKED   |      |
| CONSULTANT     |      |

PROJECT  
**MIXED-USE  
DEVELOPMENT**  
125 PARK ROAD  
KELOWNA, BC

DRAWING TITLE  
**MATERIAL BOARD**

DRAWING No.  
**A 6.02**