



Blue Dot Dwellings Inc.
5483 Upper Mission Dr.
Kelowna BC V1W0B1
(250) 864-9576
info@bluedotdwellings.com

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Conceptive Homes

Application Design

920 Rutland Rd N
Kelowna

Title Page

Date: 2020-05-25 9:20:31 AM
Drawn By: Ryan Hosaki
Intellectual Property Rights: Blue Dot Dwellings Inc.

A100

Scale:

GENERAL NOTES

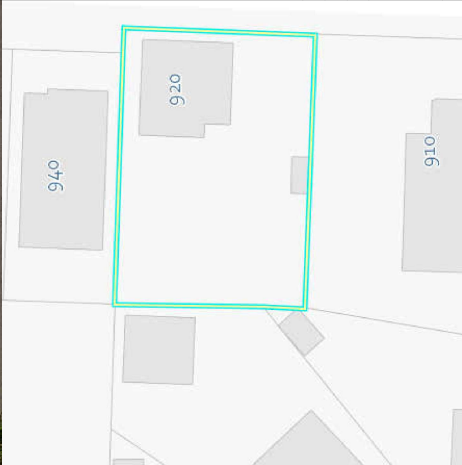
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- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS

DRAWING NOTES

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- ALL DRAWING DIMENSIONS AND ELEVATIONS ARE DISPLAYED IN IMPERIAL (FT / IN)
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- ALL PERIMETER WALL DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
- ALL WALLS TO THE INTERIOR OF PERIMETER ARE DIMENSIONED TO WALL CENTERLINE OF CORE UNLESS OTHERWISE NOTED
- ALL EXTERIOR COLUMNS, DOORS, AND WINDOW DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED
- NO SURVEY / TOPOGRAPHICAL INFORMATION HAS BEEN PROVIDED PRIOR TO DESIGN. IF NECESSARY, INFORM BLUE DOT DWELLINGS OF ANY CHANGES TO DESIGN THAT MAY BE REQUIRED.

PROPERTY / ZONING INFORMATION

- KID: 174520
- ROLL NUMBER: 6224352
- CIVIC ADDRESS: 920 RUTLAND RD N
- ZONING CODE: MFI
- REGIONAL DISTRICT: CITY OF KELOWNA
- PLAN: KAP4228
- MAX SITE COVERAGE: 40%
- PROPOSED SITE COVERAGE: 22.4%
- MAX HEIGHT: 11 M
- PROPOSED HEIGHT: 8.7 M
- MIN FRONT YARD SETBACK: 3 M
- MIN SIDE YARD SETBACK: 1.8 M
- MIN REAR SETBACK: 6 M



Primary Function

This structure will support a primary use of Child Care, Major. Under this classification the services will seek to provide additional support to support the care of 42 children.

- 0-2yrs: 12 children, 3 support staff
- 3-5yrs: 20 children, 3 support staff
- 6+yrs: 10 children, 1 support staff

This will require an occupancy load of approximately 50 individuals

Spatial Requirements

- 0-2yrs: 12 children, 3 support staff
 - a. Indoor: 3.7m² / child = 44.4m² (478ft²)
 - Actual = 534 ft²
 - b. Outdoor: 6m² = 72m² (775ft²)
 - Actual 786ft²
 - c. Toilet x2, Sink x2

- 3-5yrs: 20 children, 3 support staff
 - a. Indoor: 3.7m² / child = 74m² (797ft²)
 - Actual = 873ft²
 - b. Outdoor: 6m² = 120m² (1291ft²)
 - Actual 1661ft²
 - c. Toilet x2, Sink x2

- 6+yrs: 10 children, 1 support staff
 - a. Indoor: 3.7m² / child = 37m² (399ft²)
 - Actual = 455ft²
 - b. Outdoor: 6m² = 60m² (646ft²)
 - Actual: 842ft²
 - c. Toilet x1, Sink x1

- Parking
 - a. Off street vehicle parking, 4 spaces required
 - Actual: 5 spaces (inc.1 accessible)
 - b. ST bicycle: 6 spaces required
 - Actual: 6 spaces
 - c. LT bicycle: 2 spaces required
 - Actual: 2 spaces

*This building will support an occupancy load of approximately 50 individuals

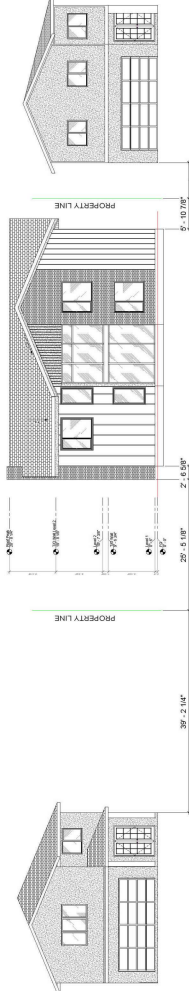
Grading

Grading is expected to remain unchanged from existing site grading.

Contextual Design

In this project we have utilized contextual design to create a building that will harmonize with the surrounding environment. While incorporating similar design styles, roof lines, and footprint we have created a structure that will seamlessly integrate into the area while elevating the neighborhood aesthetic and supporting the community with a high demand service.

Street View



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Conceptive Homes

Application Design

920 Rutland Rd N
Kelowna

Project
Information

Date	2026-09-25 9:20:32 AM
Drawn By:	Ryan Hosaki
Intellectual Property Rights:	Blue Dot Dwellings Inc.

A101

Scale:

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Conceptive Homes

Application Design

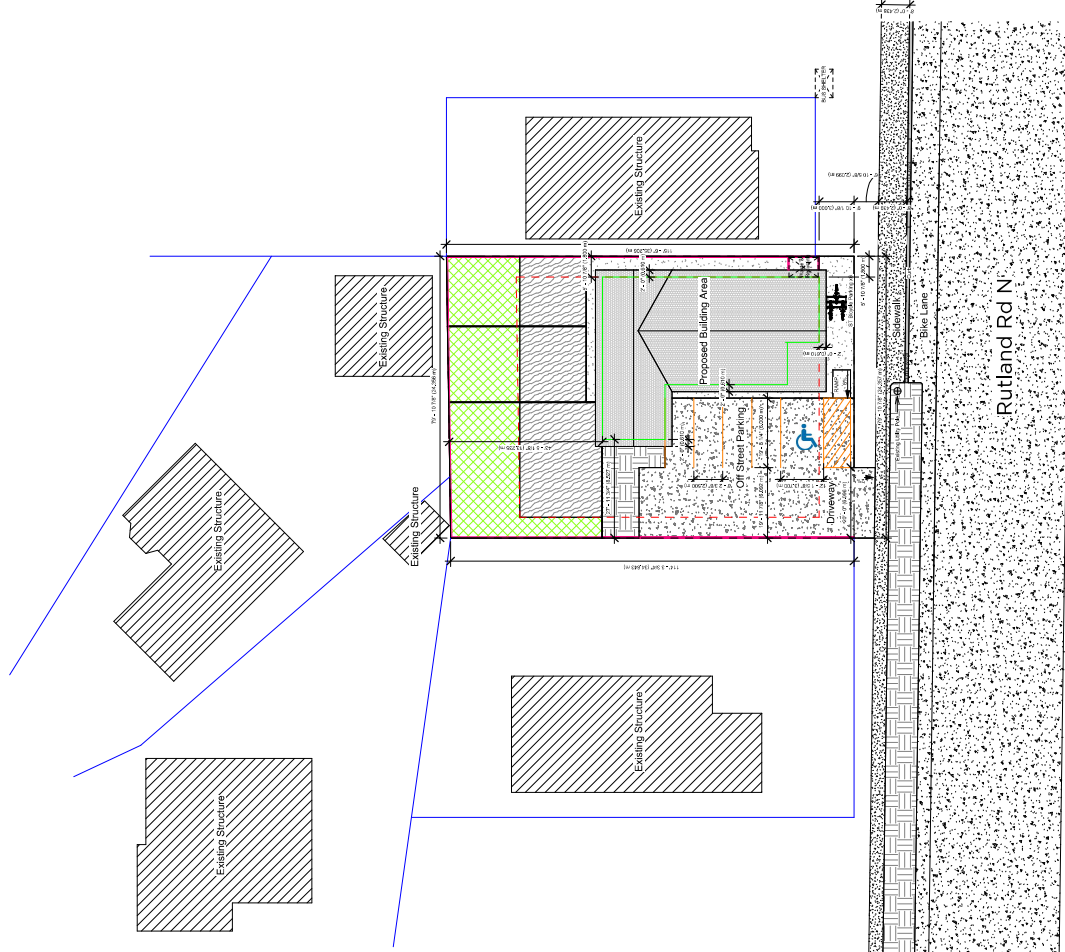
920 Rutland Rd N
Kelowna

Site Plan

Date	2020-05-25 9:20:32 AM
Drawn By:	Ryan Hosaki
Intellectual Property Rights:	Blue Dot Dwellings Inc.

A102

Scale: 1 : 200



LEGEND

- Property Line
- Setback Line
- Adjacent Parcel Lines
- Foundation Line
- 6' Fence
- 4' Fence

FINISHED SPACE / LOT COVERAGE			
LEVEL 1	=	1930	FT ²
LEVEL 2	=	1930	FT ²
COVERED PATIO / ENTRY	=	108	FT ²
TOTAL FOOTPRINT	=	2058	FT ²
TOTAL LOT SQ FT	=	9182	FT ²
TOTAL BUILDING COVERAGE	=	22.4	%
TOTAL LOT SQ FT	=	9182	FT ²
TOTAL IMPERMEABLE	=	5506	FT ²
TOTAL IMPERMEABLE COVERAGE	=	60	%



Site Plan

1:200

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Conceptive Homes

Application Design

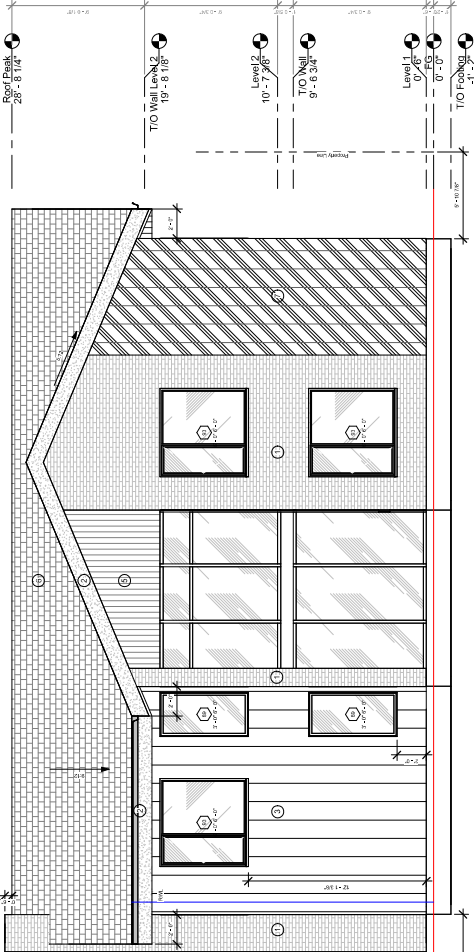
920 Rutland Rd N
Kelowna

Elevations Front /
Left

Date: 2020-05-25 9:20:33 AM
Drawn By: Ryan Hosaki
Intellectual Property Rights: Blue Dot Dwellings Inc.

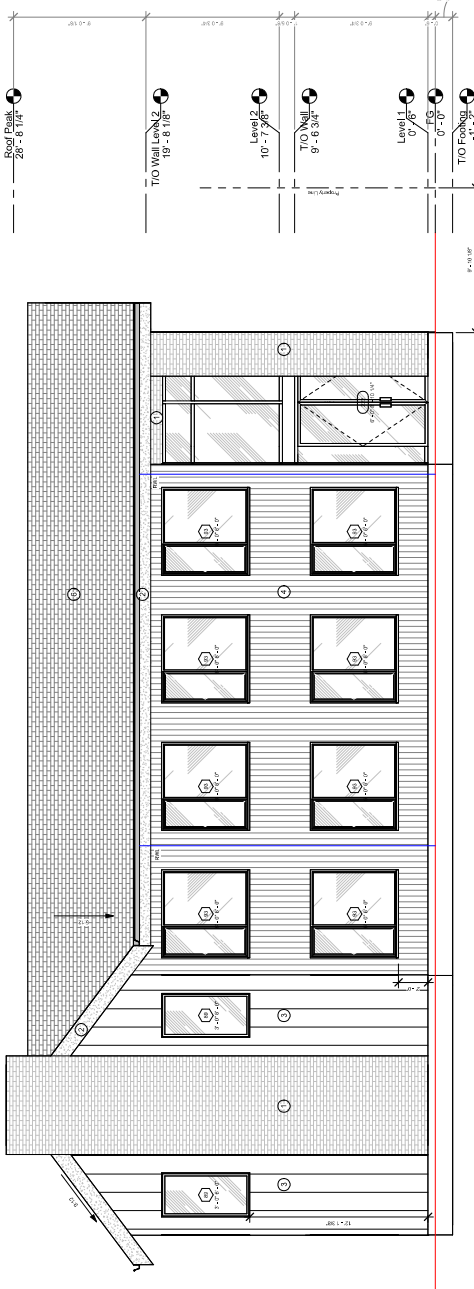
A103

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



Front Elevation (East)

1/4" = 1'-0"



Left Elevation (South)

1/4" = 1'-0"

Exterior Finishes Schedule

*All finishes listed are preliminary, and should be confirmed with client prior to ordering / installing

- 1 Brick Veneer: "Arctic White"
- 2 SmartSide Panel: "Arctic White"
- 3 HardiePanel Vertical Siding w/ HardieTrim Bottom: "Arctic White"
- 4 Lux Steel Soft, Vented: "Hemlock"
- 5 Luxlap V-Groove: "Hemlock"
- 6 Laminate Architectural Shingle: "Charcoal"
- 7 Standing Seam Metal Panel: "Black"

Window Trim: "Black"
Parging Material: "Arctic White"

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Application Design

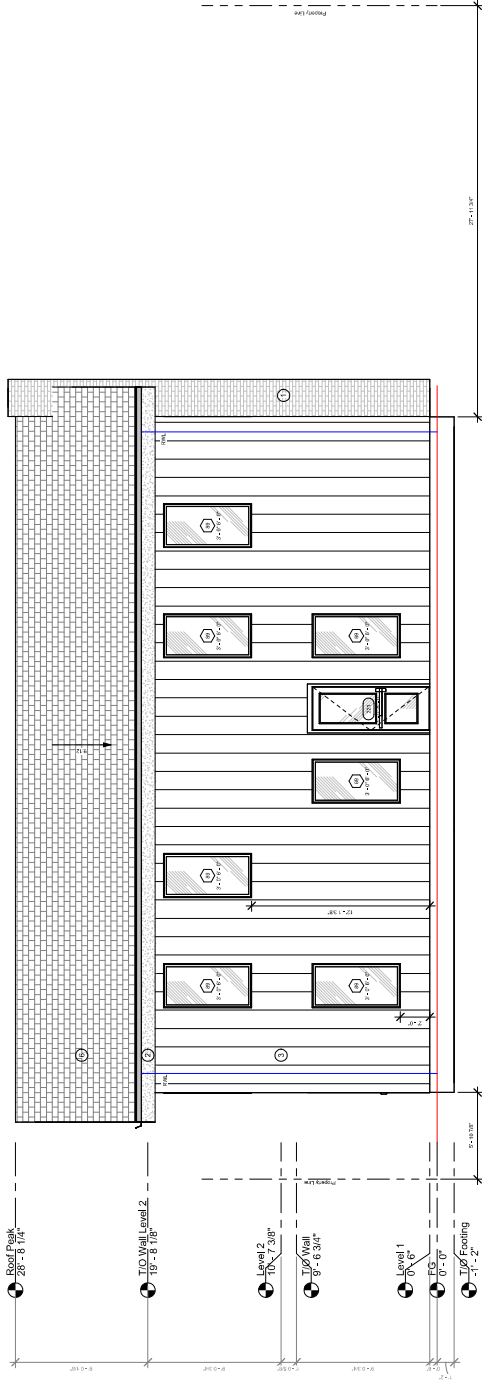
920 Rutland Rd N
Kelowna

Elevations Rear /
Right

Date: 2020-05-25 9:20:34 AM
Drawn By: Ryan Hosaki
Intellectual Property Rights: Blue Dot Dwellings Inc.

A104

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



Rear Elevation (West)

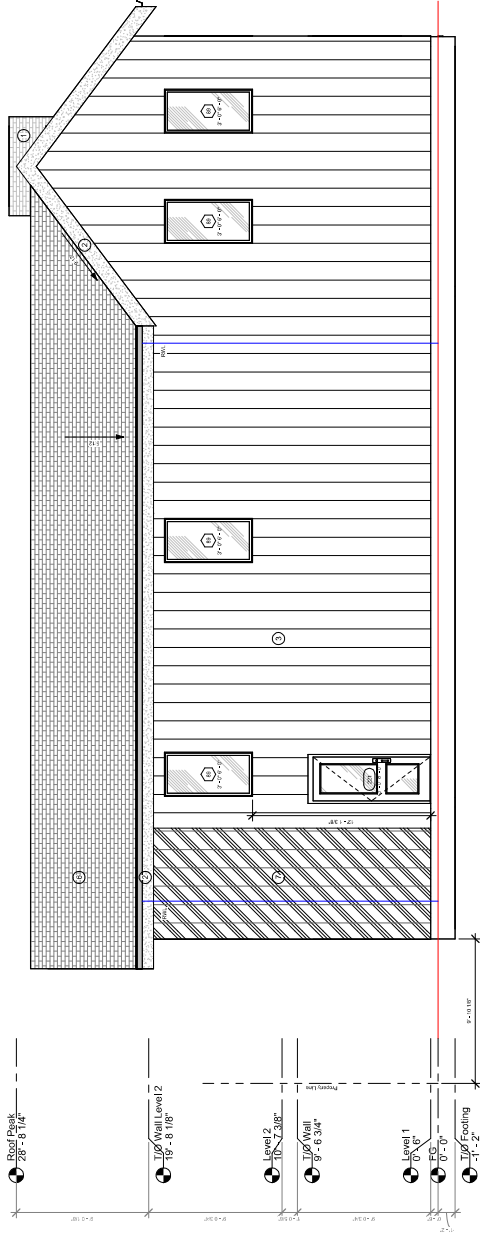
1/4" = 1'-0"

Exterior Finishes Schedule

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- 2 SinterSide Panel: "Arctic White"
- 3 HardiePanel Vertical Siding w/ HardieTrim Bottom: "Arctic White"
- 4 Lux Steel Soft, Vented: "Hemlock"
- 5 Luxlap V-Groove: "Hemlock"
- 6 Laminated Architectural Shingle: "Charcoal"
- 7 Standing Seam Metal Panel: "Black"

Window Trim: "Black"
Parging Material: "Arctic White"



Right Elevation (North)

1/4" = 1'-0"

Total Space: 7930 ft.²
(Mechanical: 60 ft.²)
(Stairs: 7 ft.²)



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Application Design

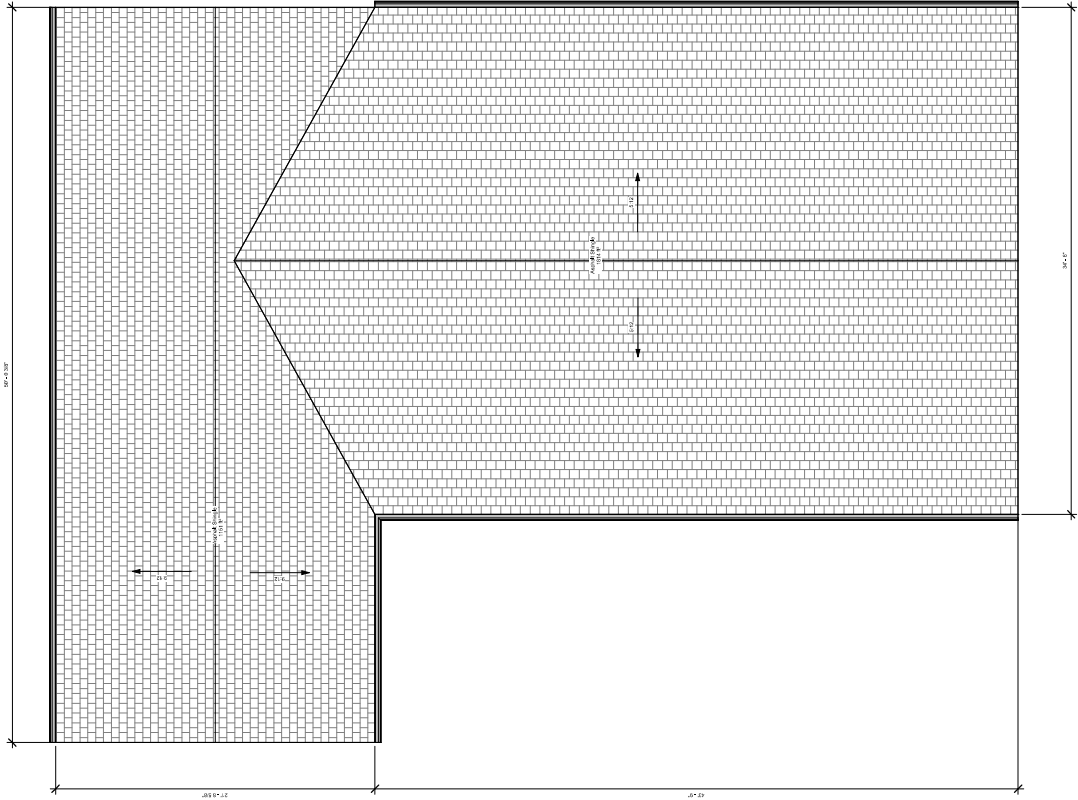
920 Rutland Rd N
Kelowna

Roof Plan

Date	2020-05-25 9:20:35 AM
Drawn By:	Ryan Hosaki
Intellectual Property Rights:	Blue Dot Dwellings Inc.

A106

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



Roof Plan

1/4" = 1'-0"

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Conceptive Homes

Application Design

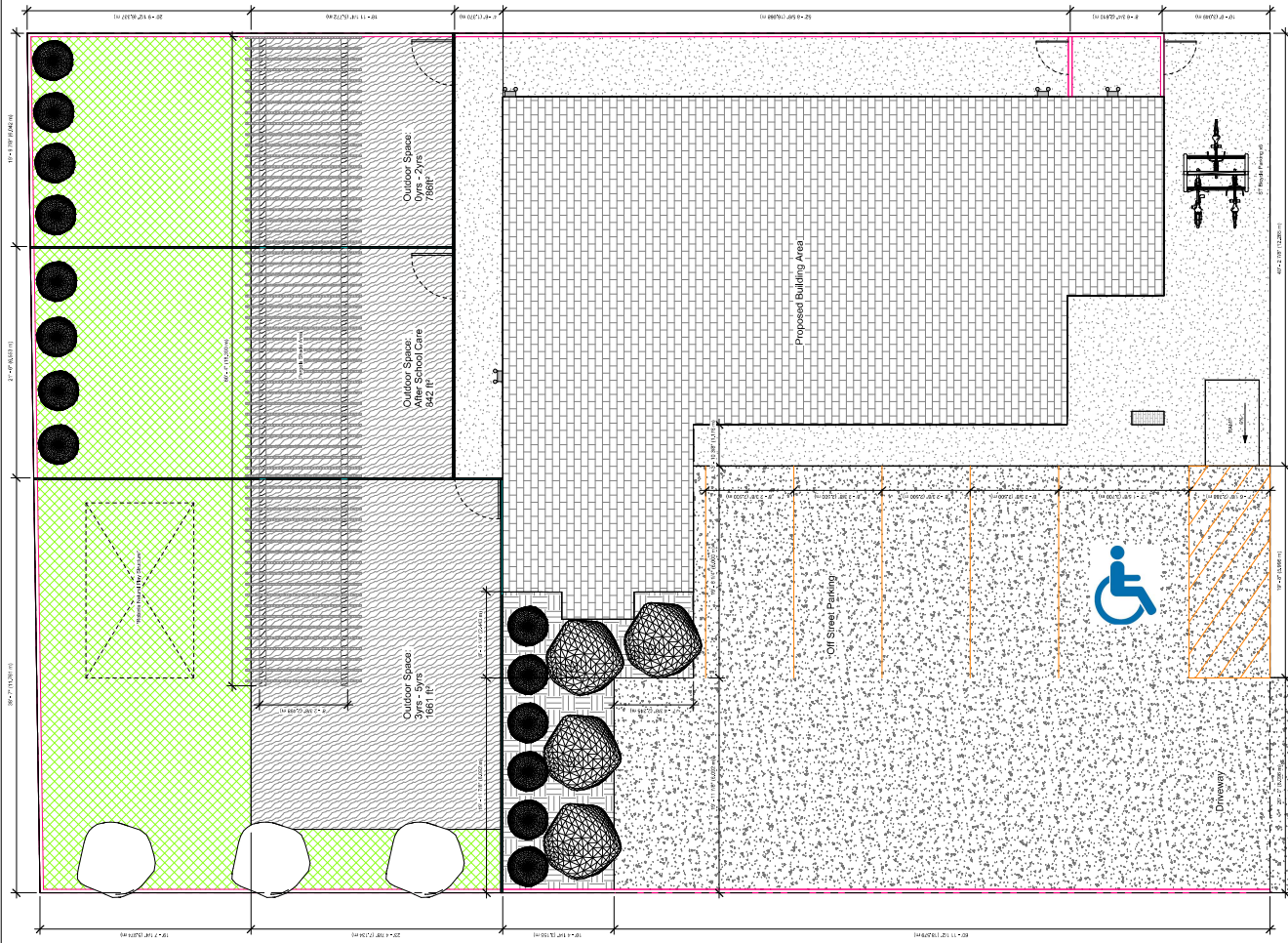
920 Rutland Rd N
Kelowna

Landscape Plan

Date: 2020-05-25 9:20:36 AM
Drawn By: Ryan Hosaki
Intellectual Property Rights: Blue Dot Dwellings Inc.

A107

Scale: 3/16" = 1'-0"



LEGEND

- Bark Mulch (348 ft²)
- Concrete Broom Finish (547 ft²)
- Engineered Wood Fibre (1751 ft²)
- Asphalt (2273 ft²)
- Cork Flooring (1538 ft²)
- Proposed Structure
- 6' Fence - White Vinyl (304' 6")
- 4' Fence - Chain Link, Black Coated (162' 6")

Exterior Lighting

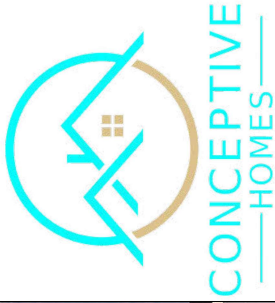
PLANTING

- Curtis Appeal Linum x3 20g
- Russian Sage x4 7g
- Spartan Juniper x14 10g



Landscape Plan

3/16" = 1'-0"



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Conceptive Homes

Application Design

920 Rutland Rd N
Kelowna

Title Page

Date: 2025-05-19 7:57:17 PM

A100

Scale:

GENERAL NOTES

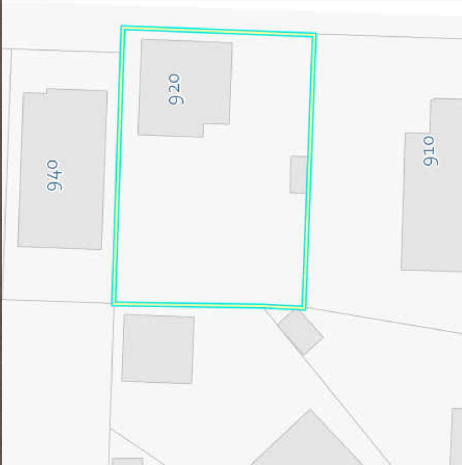
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- ROLL NUMBER: 6224352
- CIVIC ADDRESS: 920 RUTLAND RD N
- ZONING CODE: MFI
- REGIONAL DISTRICT: CITY OF KELOWNA
- PLAN: KAP4228
- MAX SITE COVERAGE: 40%
- PROPOSED SITE COVERAGE: 36.2%
- MAX HEIGHT: 11 M
- PROPOSED HEIGHT: 9.6 M
- MIN FRONT YARD SETBACK: 3 M
- MIN SIDE YARD SETBACK: 1.8 M
- MIN REAR SETBACK: 6 M



Primary Function

This structure will support a primary use of Child Care, Major. Under this classification the structure will require an occupancy load of approximately 80 individuals.

- 0-36m: 12 children, 3 support staff
- 0-36m: 12 children, 3 support staff
- >36m: 22 children, 3 support staff
- >36m: 22 children, 3 support staff

This will require an occupancy load of approximately 80 individuals

Spatial Requirements

- Program 1: 0-36m: 12 children, 3 support staff
 - a. Indoor: 3.7m² / child = 44.4m² (478ft²)
 - Actual = 514 ft²
 - b. Outdoor: 6m² = 72m² (775ft²)
 - Actual 854 ft²
 - c. Toilet x2, Sink x2

- Program 2: 0-36m: 12 children, 3 support staff
 - a. Indoor: 3.7m² / child = 44.4m² (478ft²)
 - Actual = 514 ft²
 - b. Outdoor: 6m² = 72m² (775ft²)
 - Actual 854 ft²
 - c. Toilet x2, Sink x2

- Program 3: >36m: 22 children, 3 support staff
 - a. Indoor: 3.7m² / child = 81.4m² (876ft²)
 - Actual = 1078 ft²
 - b. Outdoor: 6m² = 132m² (1421ft²)
 - Actual 1445ft²
 - c. Toilet x3, Sink x3

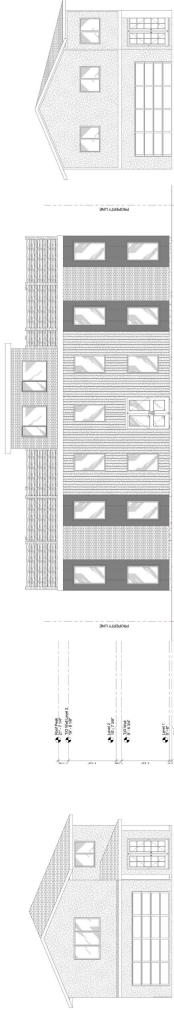
- Program 4: >36m: 22 children, 3 support staff
 - a. Indoor: 3.7m² / child = 81.4m² (876ft²)
 - Actual = 1056ft²
 - b. Outdoor: 6m² = 132m² (1421ft²)
 - Actual 1445ft²
 - c. Toilet x3, Sink x3

- Parking
 - a. Off street vehicle parking, 7 spaces required
 - Actual: 7 spaces (inc. 1 accessible)
 - b. ST bicycle: 6 spaces required
 - Actual: 6 spaces
 - c. LT bicycle: 2 spaces required
 - Actual: 2 spaces

Grading

Grading is expected to remain unchanged from existing site grading.

Street View



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Conceptive Homes

Application Design

920 Rutland Rd N
Kelowna

Project
Information

Date: 2025-05-19 7:57:19 PM

A101

Scale:



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Conceptive Homes

Application Design

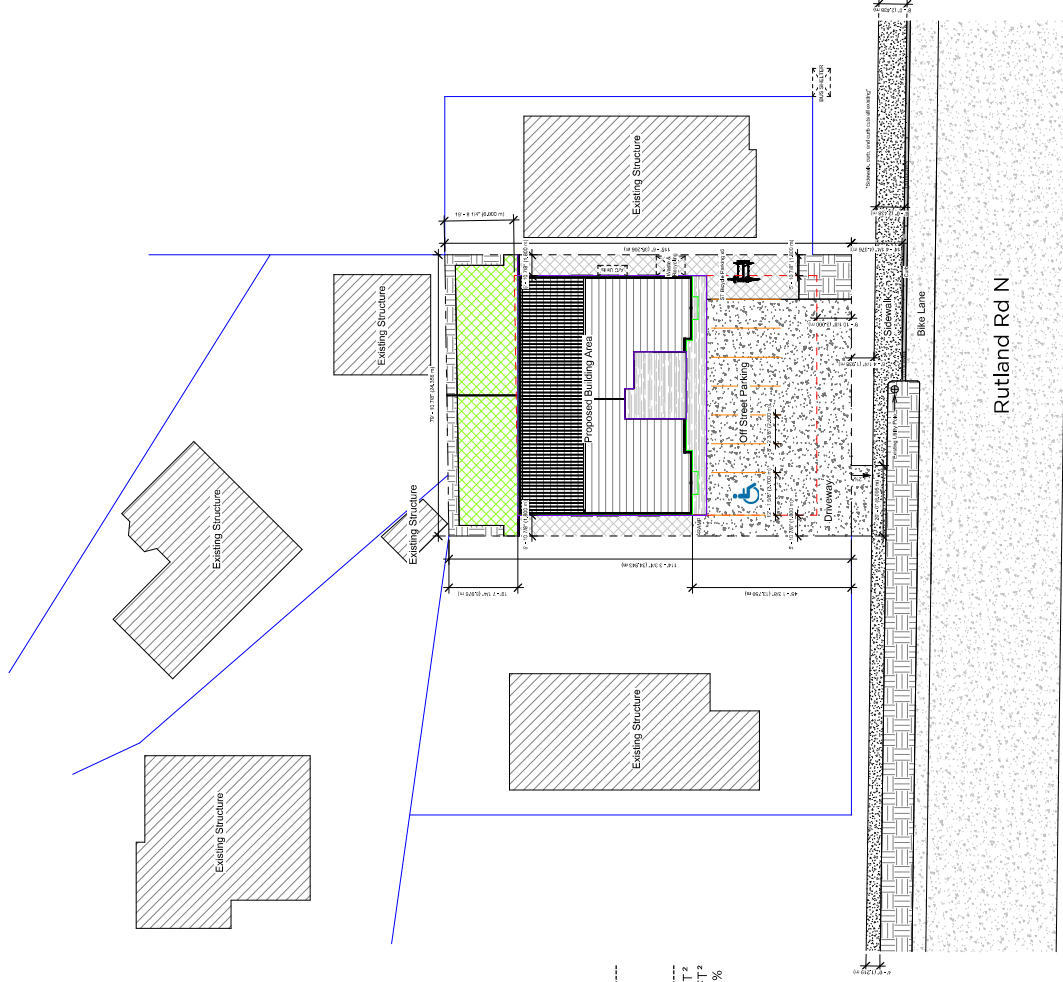
920 Rutland Rd N
Kelowna

Site Plan

Date: 2025-05-19 7:57:20 PM

A102

Scale: 1 : 200



LEGEND

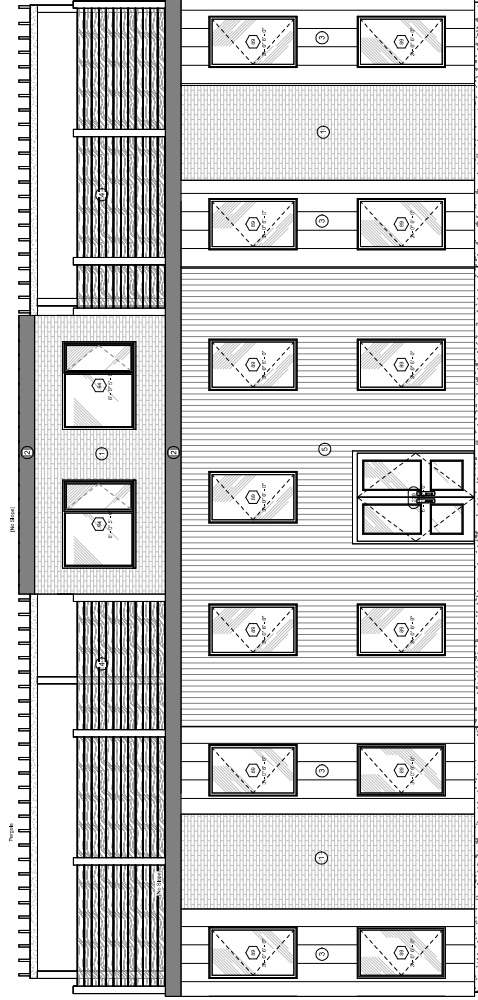
- Property Line
- Setback Line
- Adjacent Parcel Lines
- Foundation Line

FINISHED SPACE / LOT COVERAGE			
LEVEL 1	=	2721	FT ²
LEVEL 2	=	3106	FT ²
COVERED PATIO / ENTRY	=	631	FT ²
TOTAL FOOTPRINT	=	5321	FT ²
TOTAL LOT AREA	=	9162	FT ²
TOTAL BUILDING COVERAGE	=	58.2	%
TOTAL LOT SQ FT	=	9182	FT ²
TOTAL IMPERMEABLE	=	6322	FT ²
TOTAL IMPERMEABLE COVERAGE	=	68.8	%



Site Plan

1 : 200



Front Elevation (East)

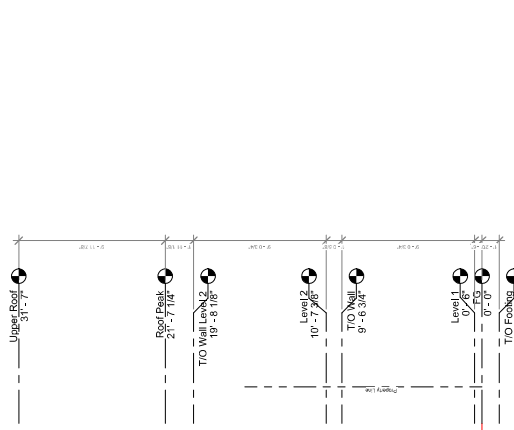
1/4" = 1'-0"

Exterior Finishes Schedule

*All finishes listed are preliminary, and should be confirmed with client prior to ordering / installing

- 1 Pangea Stone Veneer "Kings Point Quarry LedgeStone"
- 2 SmartSide Panel: "Black"
- 3 HardiePanel Vertical Siding w/ HardieTrim Bottom: "Arctic White"
- 4 Fencing: "White"
- 5 Luxlap V-Groove: "Hemlock"

Window Trim: "Black"
Paging Material: "Arctic White"
Steel Soffit: "White"



Left Elevation (South)

1/4" = 1'-0"



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Conceptive Homes

Application Design

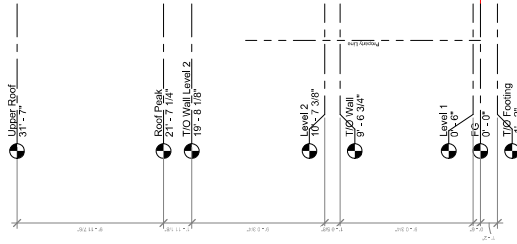
920 Rutland Rd N
Kelowna

Elevations Front /
Left

Date: 2025-05-19 7:57:21 PM

A103

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



Rear Elevation (West)

1/4" = 1'-0"

Exterior Finishes Schedule

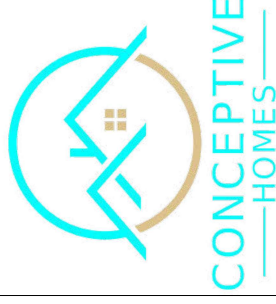
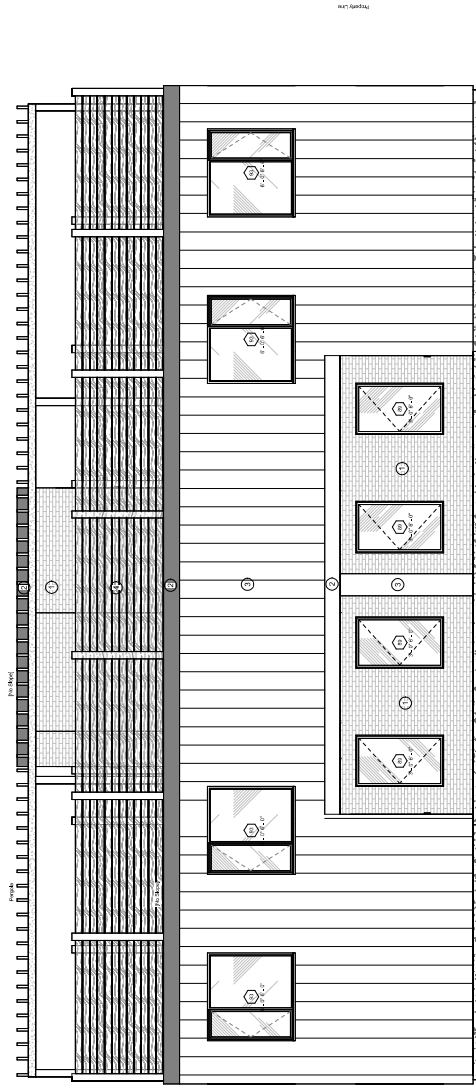
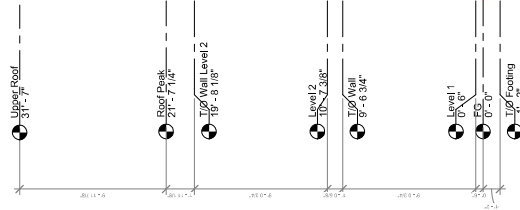
*All finishes listed are preliminary, and should be confirmed with client prior to ordering / installing

- 1 Pangea Stone Veneer: "Kings Point Quarry LedgeStone"
- 2 SmartSide Panel: "Black"
- 3 HardiePanel Vertical Siding w/ HardieTrim Bottom: "Arctic White"
- 4 Fencing: "White"
- 5 Luxlap V-Groove: "Hemlock"

Window Trim: "Black"
Paging Material: "Arctic White"
Steel Soffit: "White"

Right Elevation (North)

1/4" = 1'-0"



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Conceptive Homes

Application Design

920 Rutland Rd N
Kelowna

Elevations Rear /
Right

Date: 2025-05-19 7:57:23 PM

A104

Scale:

1/4" = 1'-0"



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Conceptive Homes

Application Design

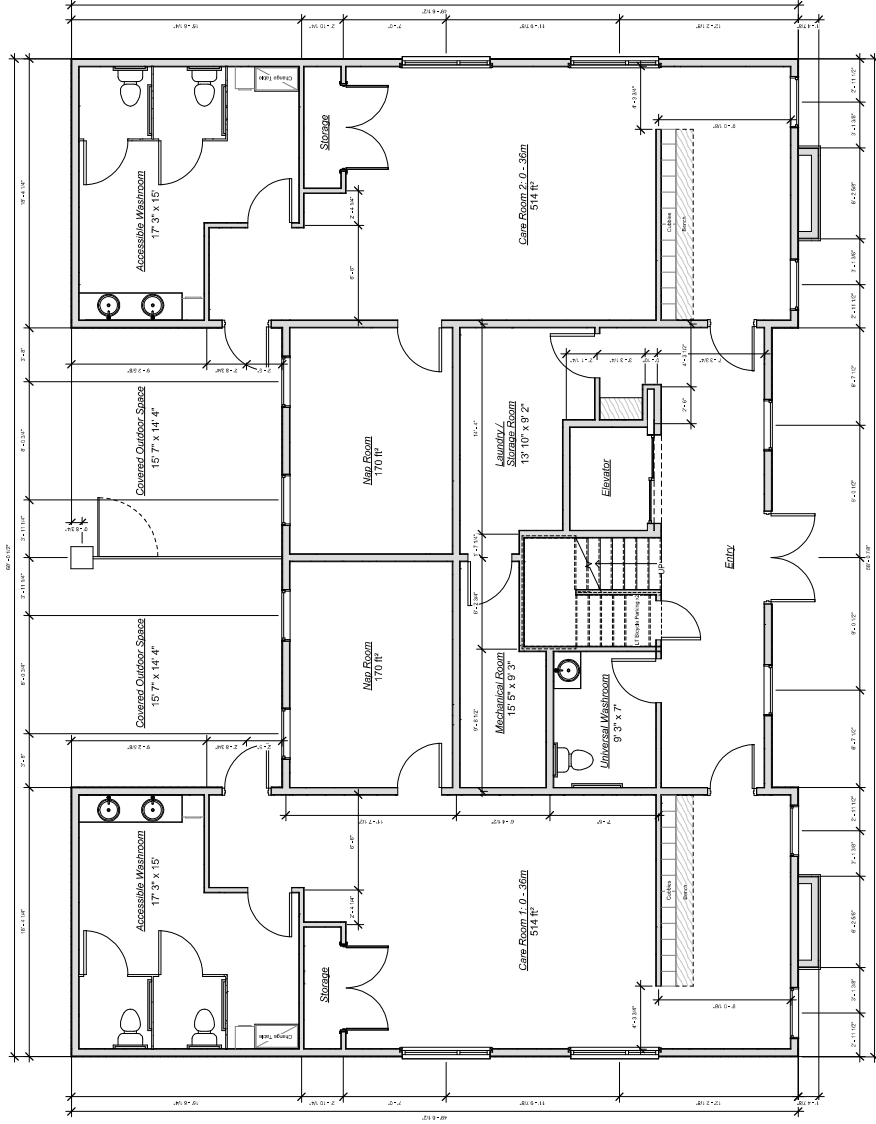
920 Rutland Rd N
Kelowna

Level 1

Date: 2026-06-19 7:57:23 PM

A105

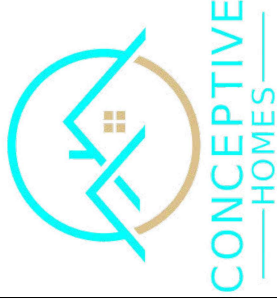
Scale: 1/4" = 1'-0"



First Story



Level 1
1/4" = 1'-0"



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Conceptive Homes

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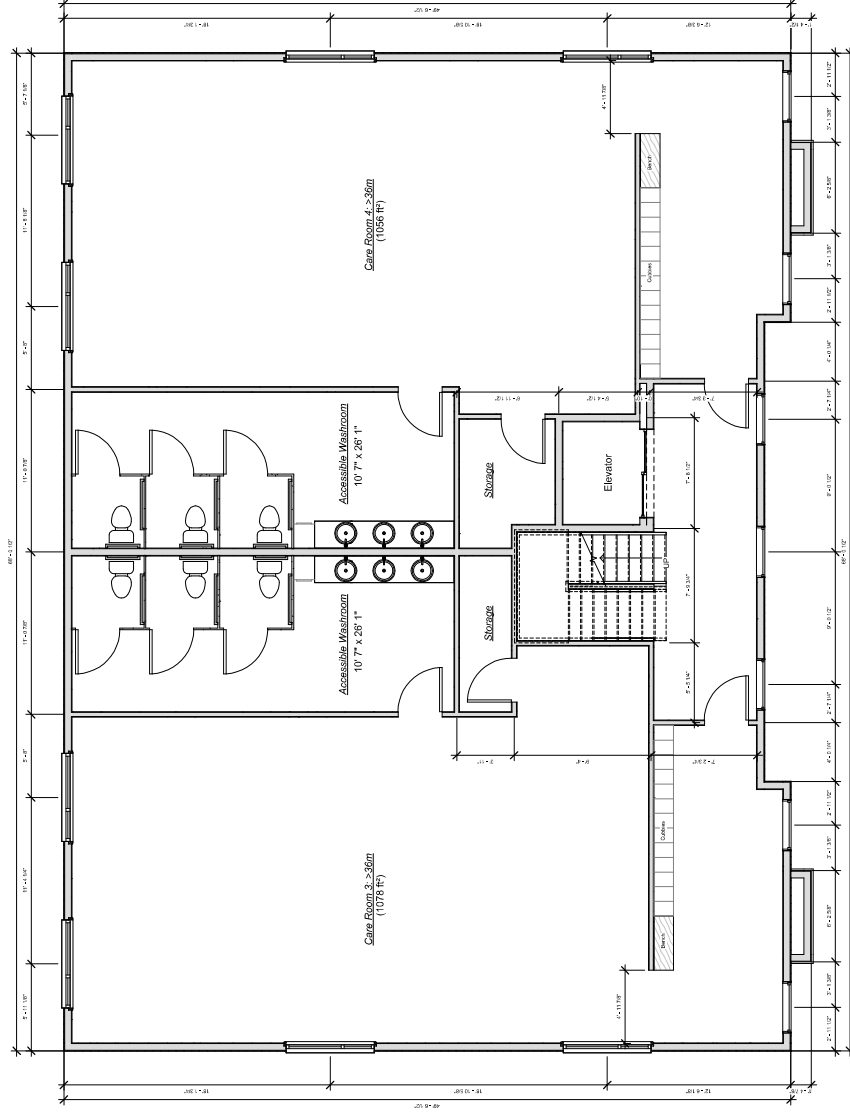
920 Rutland Rd N
Kelowna

Level 2

Date: 2026-06-19 7:57:24 PM

A106

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



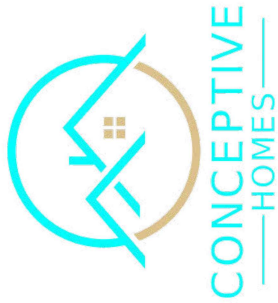
Second Story

Total Area: 606 sq ft
(Excluding 20 sq ft)



Level 2

1/4" = 1'-0"



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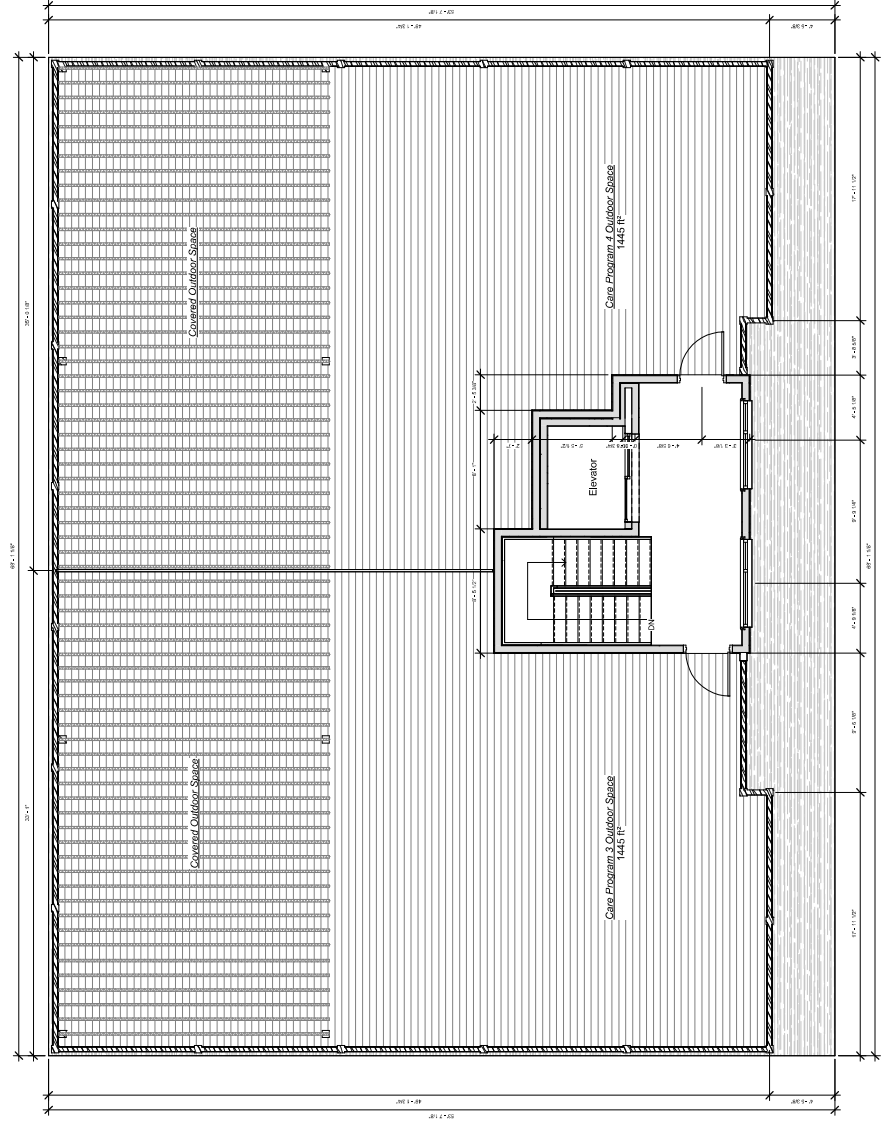
920 Rutland Rd N
Kelowna

Roof Plan

Date: 2025-05-19 7:57:24 PM

A107

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



Roof Plan
1/4" = 1'-0"

LEGEND

- Bark Mulch (571 ft)
- Synthetic Turf (1294 ft)
- Asphalt (3207 ft)
- Permeable Pavers (676 ft)
- Proposed Structure
- 6' Fence - White Vinyl (309' 8")
- 4' Fence - Chain Link, Black Coated (43' 8")
- Exterior Lighting

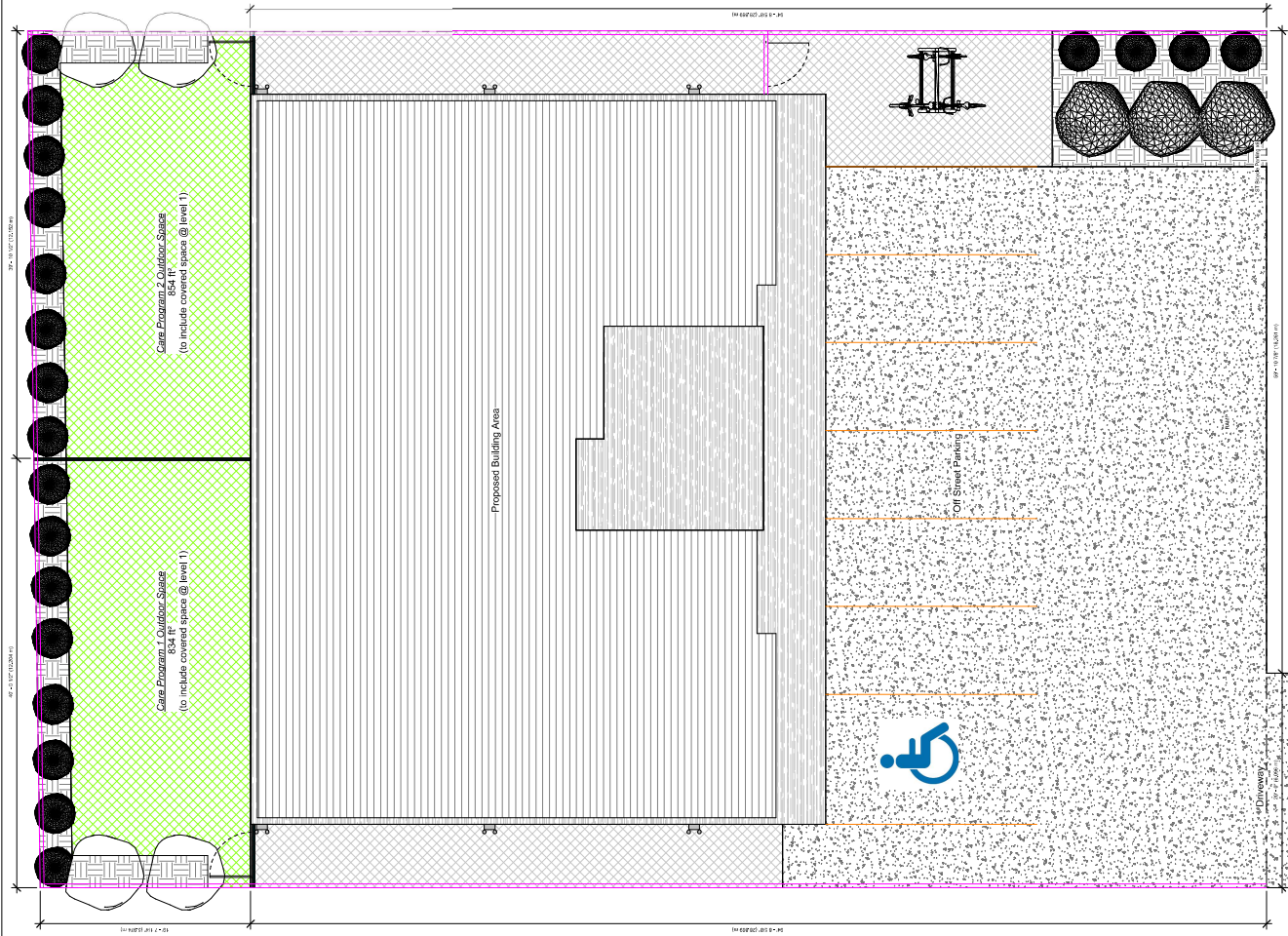
PLANTING

- Curb Appeal Linden x3 20g
- Russian Sage x4 7g
- Spartan Juniper x14 10g



Landscape Plan

3/16" = 1'-0"



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Conceptive Homes

Application Design

920 Rutland Rd N
Kelowna

Landscape Plan

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Scale: 3/16" = 1'-0"