

# RUTLAND APARTMENTS

KELOWNA, BC

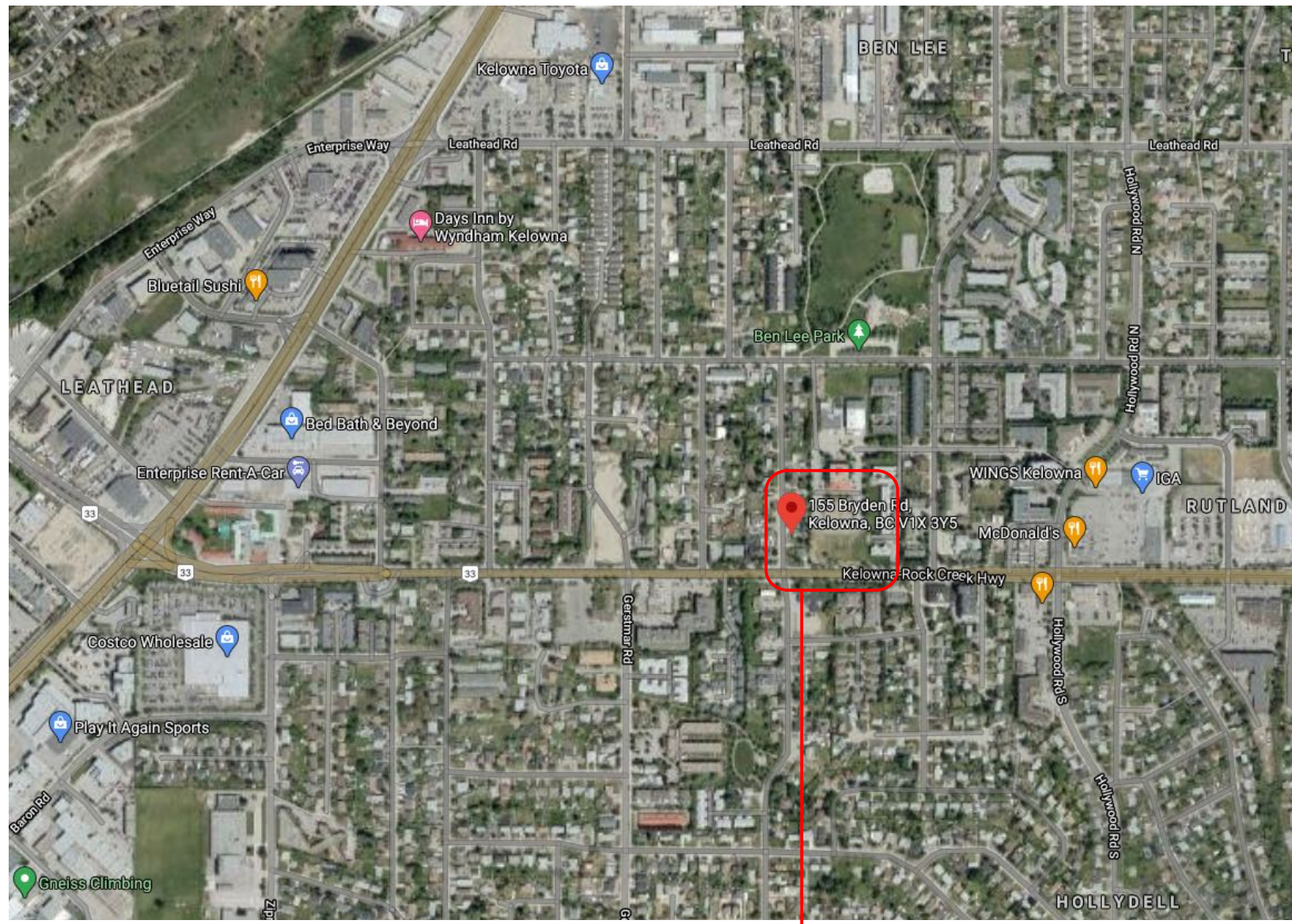
PREPARED BY  
THUJA ARCHITECTURE STUDIO LTD.



**SEPTEMBER 2021**

SET NO.

**ISSUED FOR DEVELOPMENT PERMIT**



**LOCATION PLAN**  
N.T.S.

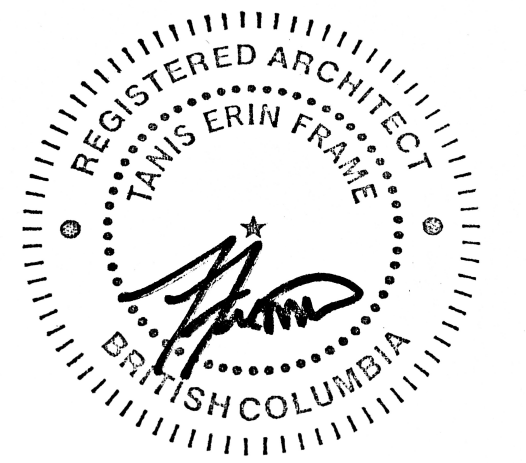
**SITE LOCATION**



**CONTEXT PHOTOS**

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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**SCHEDULE A**

This forms part of application # DP21-0112 DVP21-0113



Tanis Frame Architect AIBC LEED AP  
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T: 250.650.7901 E: info@thujaarchitecture.ca

NO. \_\_\_\_\_ DATE \_\_\_\_\_

ISSUED FOR REVIEW MAR. 2 2021  
ISSUED FOR DP APR. 06 2021  
REVISED FOR DP AUG. 13 2021  
REVISED AUG. 25 2021  
REISSUED FOR DP SEPT. 22 2021

PROJECT  
**RUTLAND APARTMENT**  
155 BRYDEN RD, KELOWNA

DRAWING  
**LOCATION / CONTEXT PHOTOS**

SCALE	AS NOTED	PROJECT NO.	_____
DATE		DRAWN BY	TF/SW
SHEET			

**PR1**

**PROJECT DATA**

**LEGAL ADDRESS:**  
 PLAN EPP85221 LOT A SECTION 27 TOWNSHIP 26

**CIVIC ADDRESS:**  
 155 BRYDEN, RUTLAND, BC

**ZONING:**  
 RM5R - MEDIUM DENSITY MULTIPLE HOUSING (RENTAL)

**LOT SIZE**  
 10,239 SQ.M.

**BUILDING AREA:**  
 PROPOSED FOOTPRINT: 1355.6 SQ.M. (\*2) = 2711.2 SQ.M.

**PARKADE AREA:** 4505.5 SQ.M.

**FLOOR AREAS:**

MAIN	1021.2 SQ.M.
SECOND	1021.2 SQ.M.
THIRD	1021.2 SQ.M.
FOURTH	1021.2 SQ.M.
FIFTH	1021.2 SQ.M.
SIXTH	1021.2 SQ.M.
<b>TOTAL (NET)</b>	<b>6127.2 SQ.M. EXCLUDING PARKADE</b>

COMMON (MAIN)	240.0 SQ.M.
COMMON (SECOND)	240.0 SQ.M.
COMMON (THIRD)	240.0 SQ.M.
COMMON (FOURTH)	240.0 SQ.M.
COMMON (FIFTH)	240.0 SQ.M.
COMMON (SIXTH)	240.0 SQ.M.
<b>TOTAL</b>	<b>1440 SQ.M. EXCLUDING PARKADE</b>
<b>TOTAL (GROSS)</b>	<b>7567.2 SQ.M. EXCLUDING PARKADE</b>

**TOTAL NET FLOOR AREA:** 6127.2 SQ.M. \*2 = 12254.4 SQ.M.

**FLOOR AREA RATIO:**  
 MAXIMUM: 1.3  
 PROPOSED: 1.2

**DENSITY:**  
 PROPOSED: 192 UNITS

**SITE COVERAGE:**  
 ALLOWABLE: 40%  
 PROPOSED: 26.5%

**PARKING AREAS / DRIVE AISLES:** 1553.2 SQ.M.

**SITE COVERAGE INCL. PARKING & DRIVEWAYS:**  
 ALLOWABLE: 65%  
 PROPOSED: 41.6%

**AMENITY SPACE:**  
 7.5 SQ.M. FOR STUDIO (\*12) = 90 SQ.M.  
 15 SQ.M. FOR 1 BEDROOMS (\*84) = 1260 SQ.M.  
 25 SQ.M. FOR 1+ BEDROOM (\*96) = 2400 SQ.M.  
 TOTAL REQ'D AMENITY SPACE: 3750 SQ.M.

**TOTAL PROVIDED:**  
 DECKS / PATIOS: 1134 SQ.M.  
 INDOOR AMENITY SPACE: 225 SQ.M. (\*2) = 450 SQ.M.  
 OUTDOOR AMENITY SPACE: +/- 2780 SQ.M.  
 TOTAL: 4364 SQ.M.

**BUILDING HEIGHT:**  
 ALLOWABLE: LESSER OF 18M OR 4.5 STOREYS  
 PROPOSED: **(TO BE CONFIRMED)**  
 BUILDING A: 18.8M  
 BUILDING B: 18.45M

**UNIT COUNTS PER BLDG :**

	MAIN	2ND-6TH	BUILDING
STUDIO BEDROOM	1	1 (*5)	6
ONE BEDROOM	7	7 (*5)	42
TWO BEDROOM	7	7 (*5)	42
THREE BEDROOM	1	1 (*5)	6
<b>TOTAL</b>	<b>16</b>	<b>16 (*5)</b>	<b>96</b>

<b>TOTAL UNITS BOTH BLDGS:</b>	<b>32</b>	<b>160</b>	<b>192</b>
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**SETBACKS**

	REQUIRED	BLDG A	BLDG B
FRONT (WEST)	6.0M	47.8M	9.0M
REAR (EAST)	9.0M	9.7M	12.74M
SIDE (NORTH)	7.0M	-	7.59M
SIDE (SOUTH)	6.0M	6.62M	-

**PARKING:**

REQUIRED: 0.9 PER BACHELOR UNIT (*12)	10.8
1.0 PER 1 BED UNIT (*84)	84
1.25 PER 2 BED UNIT (*84)	105
1.50 PER 3 BED UNIT (*12)	18
<b>VISITOR:</b>	<b>27</b>
<b>TOTAL</b>	<b>244.8</b>
<b>LESS 20%</b>	<b>195.84</b>

**PROVIDED: STANDARD:**

STANDARD	98
ACCESSIBLE STALLS	5
VAN-ACCESSIBLE STALLS	1
SMALL CAR (50% ALLOWABLE)	98
<b>TOTAL</b>	<b>196</b>

**BICYCLE PARKING:**

REQUIRED: 0.75 PER 2 BED UNIT OR LESS (*180)	135
1.0 PER 3 BED OR MORE (*12)	12
<b>SHORT TERM: 6 PER BLDG + 10</b>	<b>22</b>
<b>TOTAL</b>	<b>169</b>

**PROVIDED:**

LONG TERM (IN BLDG):	
WALL MOUNT @ REG PKG STALL:	73
GROUND ANCHORED:	74
SHORT TERM AT GRADE:	24
<b>TOTAL</b>	<b>171</b>

**CONSULTANT LIST**

**DEVELOPER/OWNER**  
 WESTURBAN DEVELOPMENTS LTD.  
 Sean Roy, CEO  
 111-2036 South Island Hwy, Campbell River, BC V9W 0E8  
 250.914.8485  
 sroy@westurban.ca

**ARCHITECT**  
 THUJA ARCHITECTURE STUDIO LTD.  
 Tanis Frame, Architect AIBC, LEED AP  
 PO Box 1326 Cumberland BC V0R 1S0  
 250.650.7901  
 info@thujaarchitecture.ca

**LANDSCAPE ARCHITECT**  
 LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS  
 Laurelin Svisdahl  
 202- 1300 St Ave, Prince George BC, V2L 2Y3  
 250.563.6158  
 laurelin.la@outlook.com

**DRAWING INDEX**

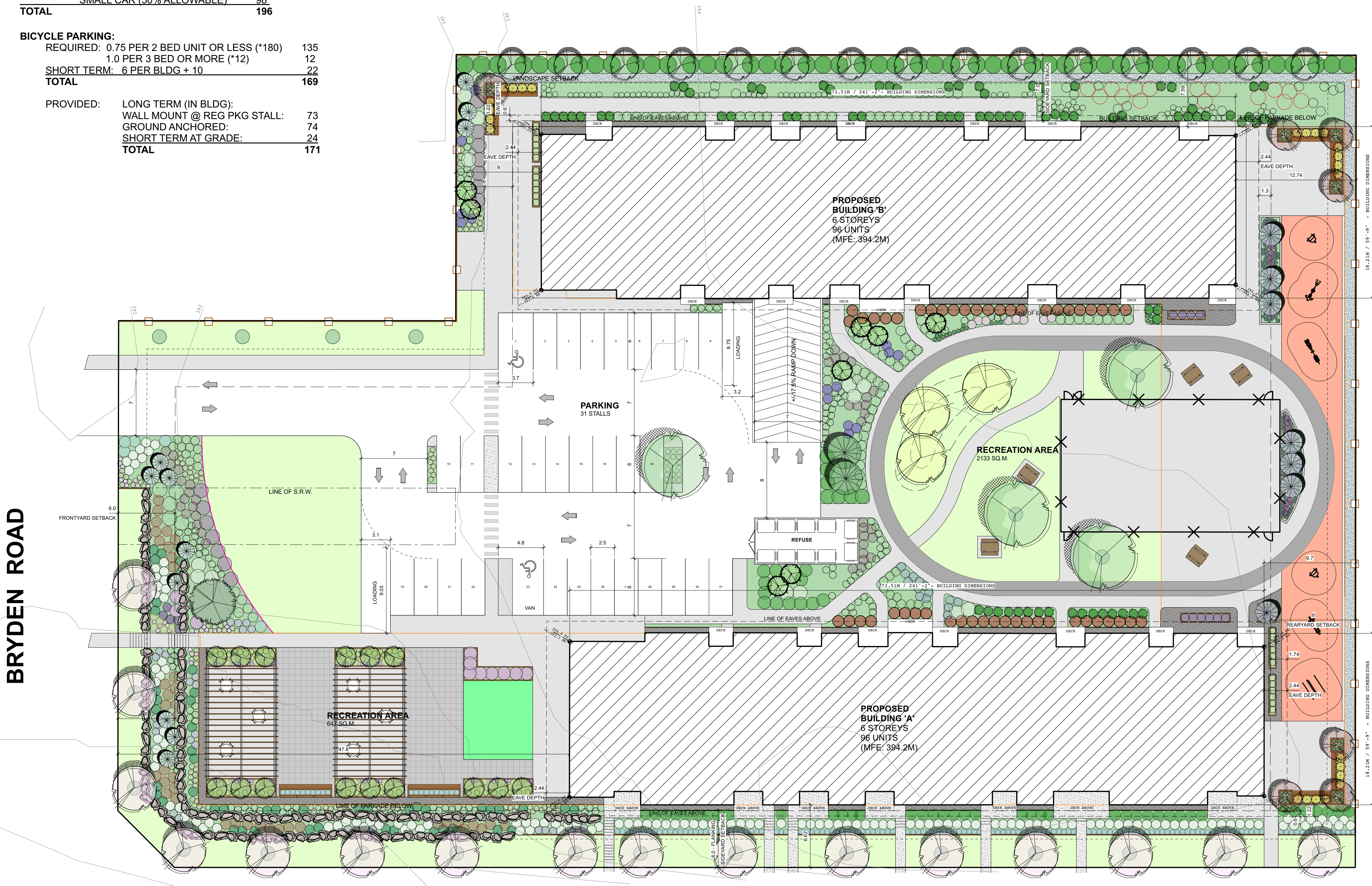
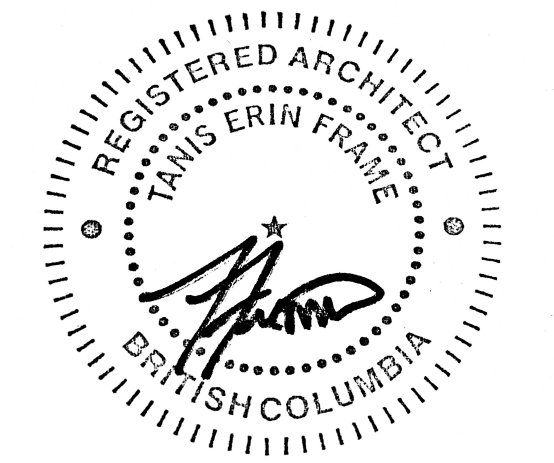
- PR1 LOCATION & CONTEXT PHOTOS
- PR2 SITE PLAN & PROJECT DATA
- PR3 PARKADE PLAN
- PR4 FLOOR PLANS & ROOF PLAN
- PR5 UNIT PLANS
- PR6 BUILDING A ELEVATIONS
- PR7 BUILDING B ELEVATIONS
- PR8 MATERIALS

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DEVELOPED BY:

**WESTURBAN DEVELOPMENTS**  
 111-2036 Island Hwy S Campbell River, BC V9W 0E8



**SITE PLAN**  
 SCALE: 1:250 METRIC

**KELOWNA - ROCK CREEK HWY**



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City of Kelowna DEVELOPMENT PLANNING

Planner Initials **KB**

PROJECT  
**RUTLAND APARTMENT**  
 155 BRYDEN RD, KELOWNA

DRAWING  
**SCHEMATIC SITE PLAN**

SCALE	AS NOTED	PROJECT NO.	
DATE		DRAWN BY	TF/SW
SHEET			

**PR2**

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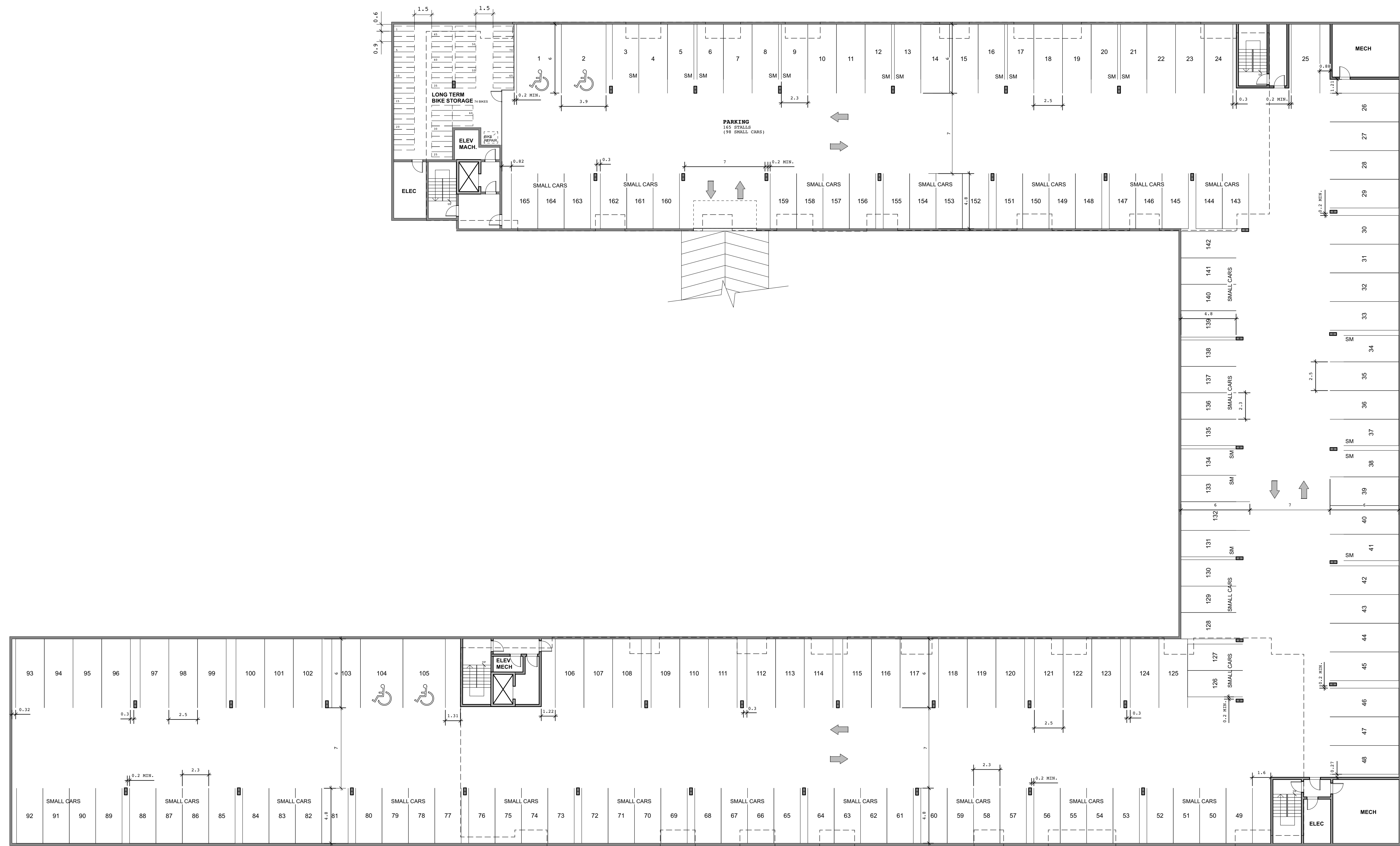
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**SCHEDULE B**  
 This forms part of application  
 # DP21-0112 DVP21-0113  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials **KB**



**PARKADE PLAN**  
 SCALE: 1/16"=1'-0"

PROJECT	RUTLAND APARTMENT 155 BRYDEN RD, KELOWNA
DRAWING	PARKADE PLAN
SCALE	AS NOTED
DATE	PROJECT NO.
SHEET	DRAWN BY TF/SW

**PR3**

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**MAIN FLOOR PLAN**  
SCALE: 3/32"=1'-0"



**2ND-6TH FLOOR PLAN**  
SCALE: 3/32"=1'-0"



**ROOF PLAN**  
SCALE: 3/32"=1'-0"



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City of Kelowna DEVELOPMENT PLANNING

Planner Initials **KB**

PROJECT  
**RUTLAND APARTMENT**  
155 BRYDEN RD, KELOWNA

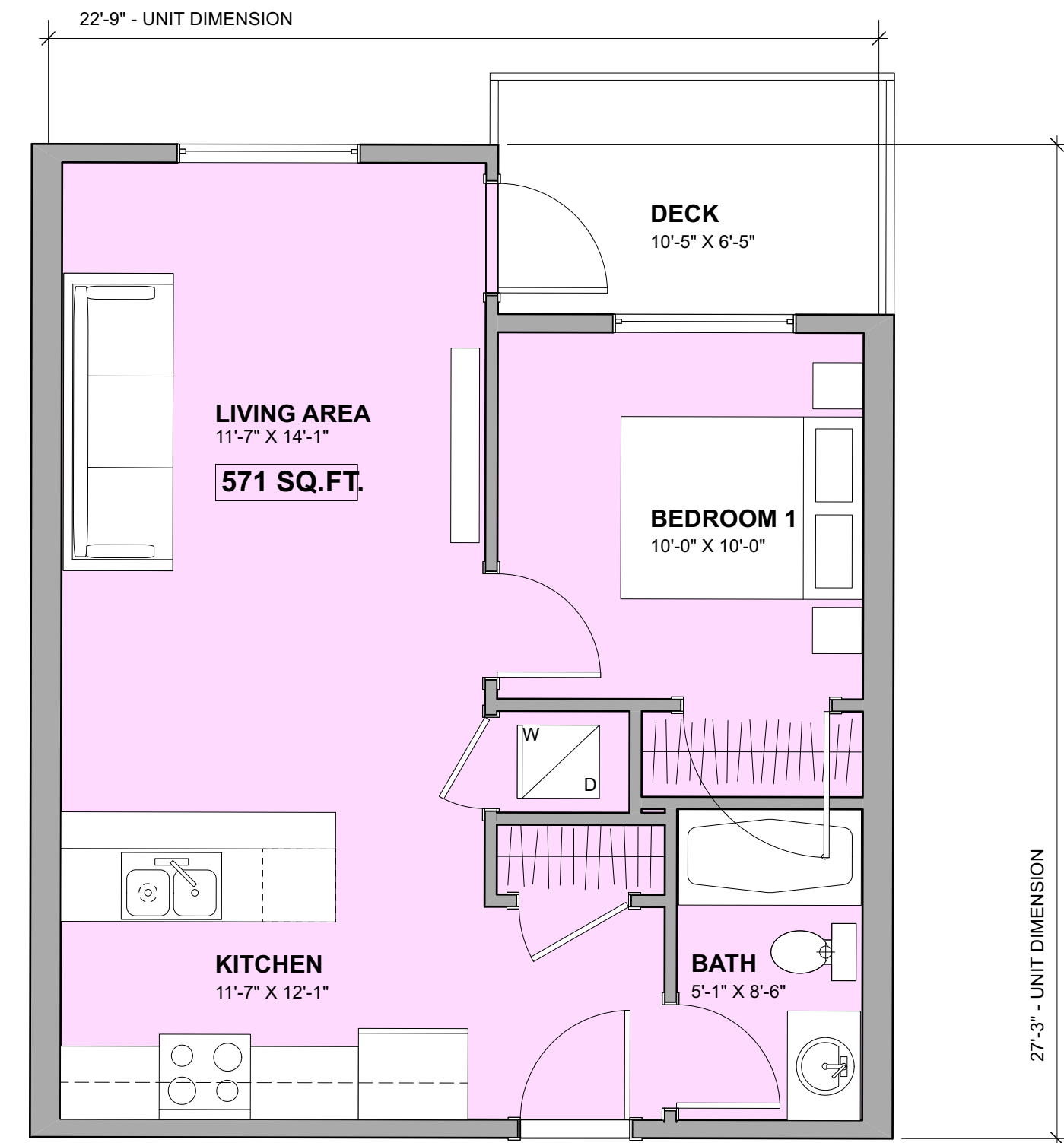
DRAWING  
**FLOOR PLANS**

SCALE AS NOTED	PROJECT NO.
DATE	DRAWN BY TF/SW
SHEET	

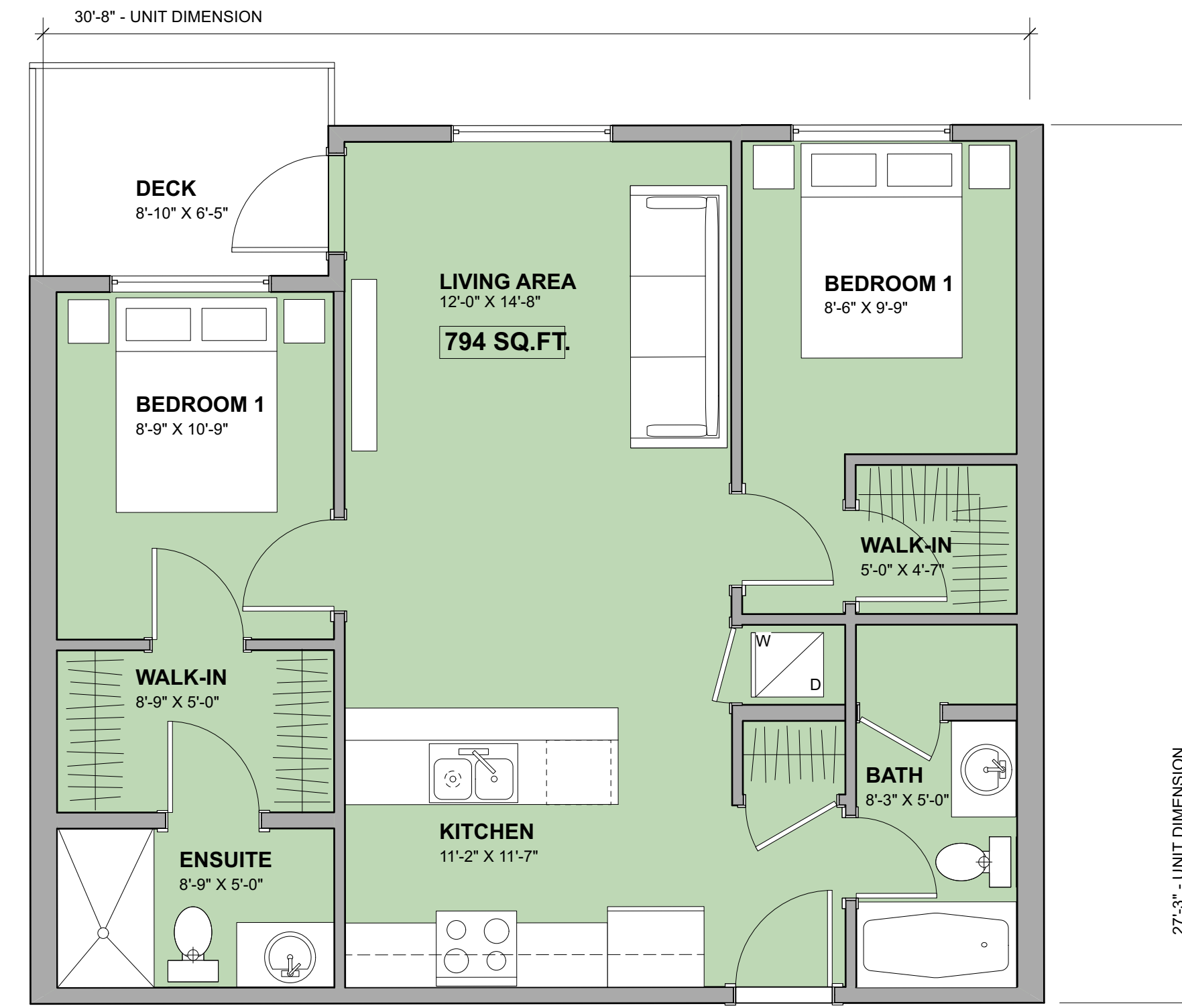
**PR4**

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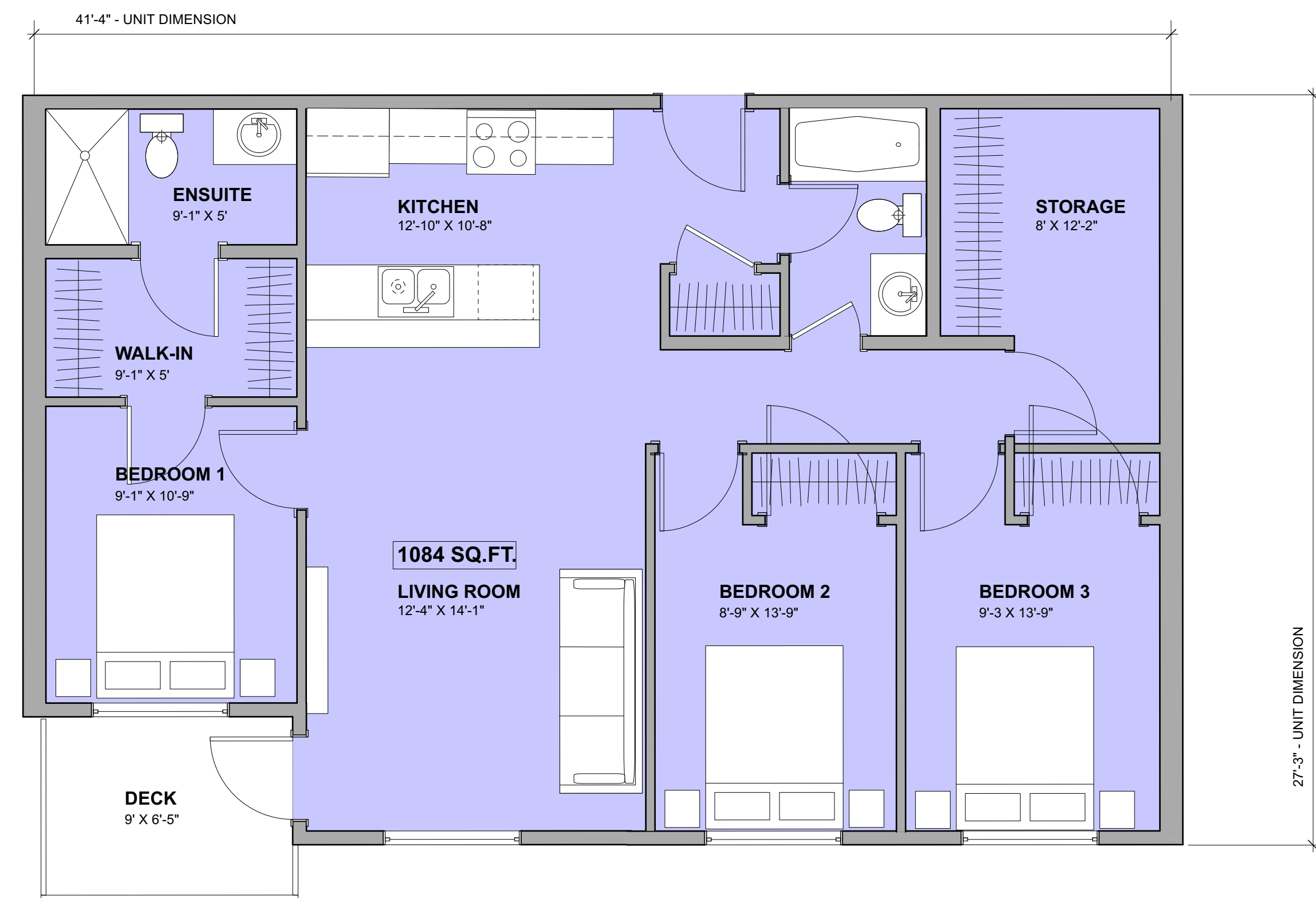
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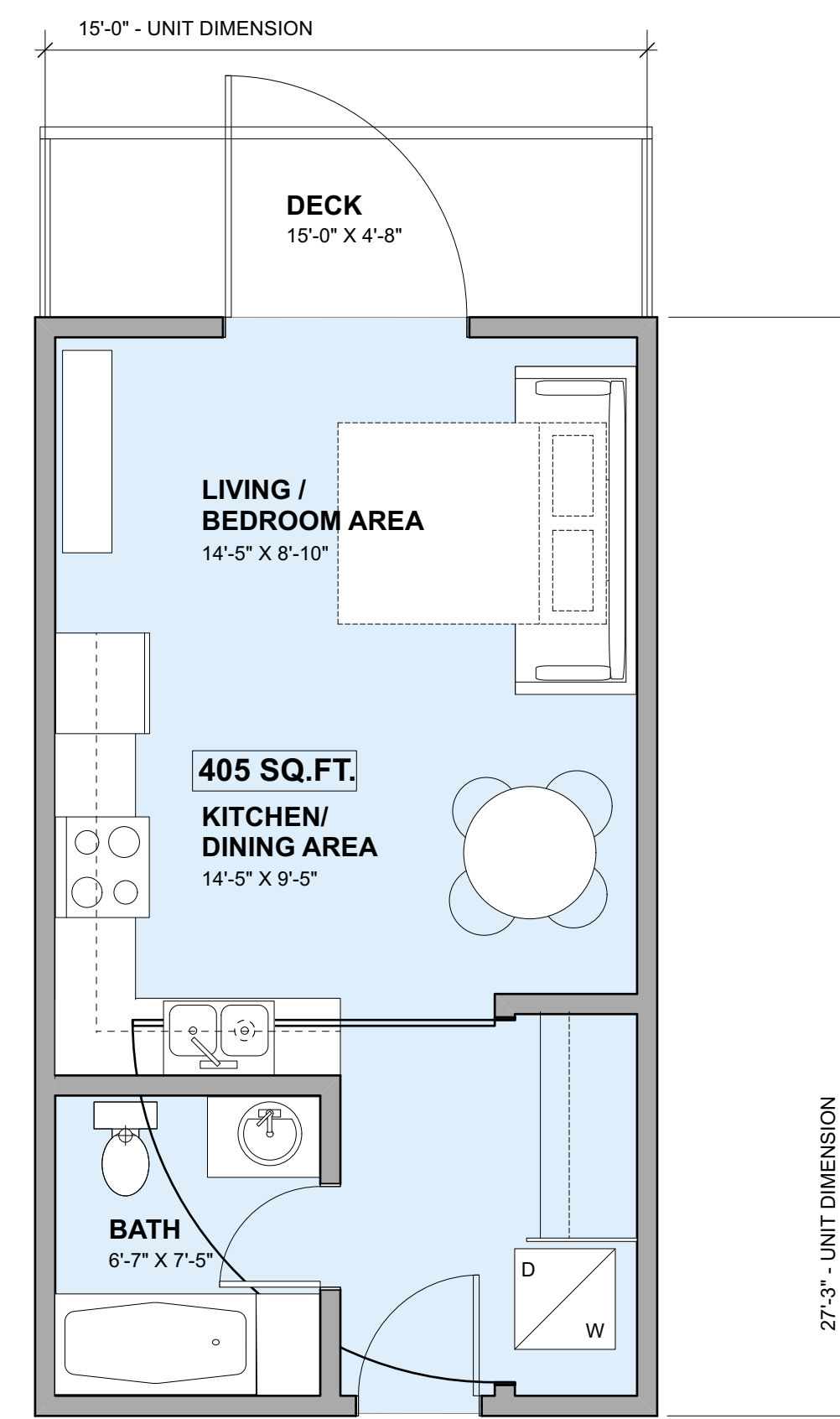
ONE BEDROOM - "A"



TWO BEDROOM - "B"



THREE BEDROOM - "C"



STUDIO - "D"



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City of Kelowna DEVELOPMENT PLANNING

Planner Initials **KB**

PROJECT  
**RUTLAND APARTMENT**  
 155 BRYDEN RD, KELOWNA

DRAWING  
**TYPICAL UNIT PLANS**

SCALE AS NOTED	PROJECT NO. _____
DATE _____	DRAWN BY TF/SW
SHEET _____	

**PR5**

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**NORTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

**MATERIAL LEGEND**

- 1 FIBRE CEMENT LAP SIDING - TRUE GRAIN SERIES 'WEATHERED WOOD'
- 2 FIBRE CEMENT LAP SIDING - TRUE GRAIN SERIES 'NIGHT RIDER'
- 3 FIBRE CEMENT LAP SIDING - TRUE GRAIN SERIES 'SHOU SUGI BAN'
- 4 SOFFIT - BLACK PERFORATED ALUMINUM
- 5 FASCIA - BLACK FIBRE CEMENT
- 6 RAILINGS - BLACK ALUMINUM
- 7 VINYL WINDOWS - BLACK
- 8 WOOD POST & BEAM - BLACK
- 9 FIBRE CEMENT LAP SIDING ACCENT IN 'COUNTRY LANE RED'
- 10 FIBRE CEMENT LAP SIDING ACCENT IN 'DEEP OCEAN'
- 11 FIBRE CEMENT PANELS IN IRON GREY
- 12 ROOFING - SBS 2 PLY MEMBRANE - BLACK



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**SOUTH ELEVATION**

**SCHEDULE B**

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City of Kelowna DEVELOPMENT PLANNING

Planner Initials **KB**

PROJECT  
**RUTLAND APARTMENT**  
 155 BRYDEN RD, KELOWNA

DRAWING  
**PROPOSED ELEVATIONS**  
 BUILDING A

SCALE AS NOTED	PROJECT NO.
DATE	DRAWN BY TF/SW
SHEET	

**PR6**



**SOUTH ELEVATION**



**WEST ELEVATION**



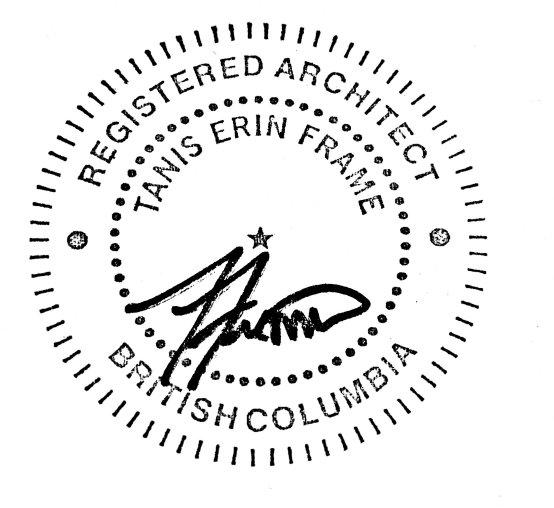
**EAST ELEVATION**

**MATERIAL LEGEND**

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**NORTH ELEVATION**

**SCHEDULE B**

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City of Kelowna  
 DEVELOPMENT PLANNING

Planner Initials **KB**

PROJECT  
**RUTLAND APARTMENT**  
 155 BRYDEN RD, KELOWNA

DRAWING  
**PROPOSED ELEVATIONS**  
 BUILDING B

SCALE AS NOTED	PROJECT NO.
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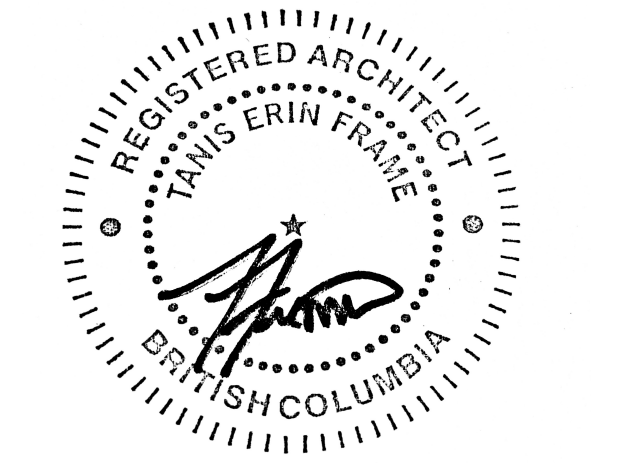
**PR7**



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DEVELOPED BY:  
  
 111-2036 Island Hwy S Campbell River, BC V9W 0E8



 **THUJA**  
 architecture + design

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FIBRE CEMENT  
LAPPED SIDING IN  
NIGHT RIDER



FIBRE CEMENT  
LAPPED SIDING IN  
SHOU SUGI BAN



FIBRE CEMENT  
LAPPED SIDING IN  
WEATHERED WOOD



HANDRAILS +  
SOFFITS  
BLACK ALUMINUM



FIBRE CEMENT PANELS  
"IRON GREY" SMOOTH FINISH



VINYL WINDOWS  
+ MEMBRANE ROOFING  
BLACK



FASCIAS  
FIBRE CEMENT  
BLACK



FIBRE CEMENT  
ENTRANCE ACCENT SIDING  
"DEEP OCEAN"



FIBRE CEMENT  
ENTRANCE ACCENT SIDING  
"COUNTRYLANE RED"

**SCHEDULE B**

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City of  
**Kelowna**  
 DEVELOPMENT PLANNING

Planner Initials **KB**

PROJECT  
 RUTLAND APARTMENT  
 155 BRYDEN RD, KELOWNA

DRAWING  
 MATERIALS

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**PR8**



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City of Kelowna  
 DEVELOPMENT PLANNING

Planner Initials **KB**

PROJECT  
**RUTLAND APARTMENT**  
 155 BRYDEN RD, KELOWNA

DRAWING  
**RENDERINGS**

SCALE	AS NOTED	PROJECT NO.	
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SHEET			

**PR9**

**PROJECT PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
<b>TREES</b>				
Aa	Amelanchier x grandiflora	Autumn Brilliance Serviceberry (multistem)	10	2m Ht WB
Am	Acer ginnala	Amur Maple	7	#5pot
B	Betula jacquemontii	Himalayan Birch (multistem)	3	2m Ht WB
WS	Chamaecyparis lawsoniana	Wissel's Sagaro	7	2m Ht WB
BE	Ulmus americana 'Brandon'	Brandon Elm	4	6cm Cal.
Fs	Fagus sylvatica 'Red Obelisk'	Red Obelisk Beech	15	6cm Cal.
LI	Larix laricina	Tamarack	2	6cm Cal.
PG	Picea glauca	White Spruce	1	2m
Ppc	Picea pungens	Green Colorado Spruce	2	2m
PpH	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	11	2m
PvS	Prunus virginiana schubert	Shubert Chokecherry	4	6cm Cal.
Sr	Syringa reticulata	Japanese Lilac	16	6cm Cal.
<b>SHRUBS</b>				
AaN	Amelanchier alnifolia 'Northline'	Northline Saskatoon	27	#2pot
AbN	Abies balsamea Nana	Dwarf Balsam Fir	78	#2pot
Brg	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	39	#2pot
CaB	Cornus alba 'Bailhalo'	Ivory Halo - Variegated	13	#2pot
CaK	Cornus sericea 'Kelsey'	Dwarf Kelsey Dogwood	11	#2pot
CaS	Cornus sericea 'Farrow'	Artic Fire Dogwood (Dwarf)	40	#2pot
CaF	Caragana arborescens 'Southernland'	Southernland Caragana	15	#2pot
Cs	Cornus stolonifera	Red Twig Dogwood	15	#2pot
C	Cotoneaster lucidus/acutifolia	Cotoneaster Hedge	49	#2pot
HaA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	13	#2pot
HH	Rosa rugosa 'Henry Hudson'	Henry Hudson Rose (White)	136	#2pot
Ja	Juniperus horizontalis 'Andorra'	Andorra Juniper	14	#2pot
Jbp	Juniperus horizontalis 'Blue Prince'	Blue Prince Juniper	5	#2pot
Mr	Mahonia repens	Creeping Oregon Grape	48	#2pot
Jscs	Juniperus sabinna 'Calgary Carpet'	Calgary Carpet Juniper	7	#2pot
Pm	Pinus mugo pumilio	Dwarf Mugo Pine	41	#2pot
Pv	Philadelphus x virginialis	Mock Orange	5	#2pot
pvs	Philadelphus x virginialis 'Dwarf Snowflake'	Miniature Snowflake Mock Orange	48	#2pot
pod	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	15	#2pot
Ra	Ribes alpinum	Alpine Currant	48	#2pot
Rp	Rhododendron PJM	PJM Rhododendron	14	#2pot
sjlp	Spiraea japonica 'Little Princess'	Little Princess Spirea	9	#2pot
Sgf	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	24	#2pot
Sb	Symphoricarpos albus	Snowberry	50	#2pot
SxB	Syringa meyeri 'Boomerang'	Boomerang Lilac	11	#2pot
<b>ORNAMENTAL GRASSES</b>				
Ck	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	154	#1pot
Dc	Deschampsia cespitosa	Tufted Hairgrass	116	#1pot
H	Helictotrichon sempervirens	Blue Oat Grass	153	#1pot
b	Ophiopogon planiscapus	Black mondo grass	206	#1pot
Sh	Sporobolus heterolepis	Prairie Dropseed	50	#1pot

PERENNIALS/GROUNDCOVERS				
Al	Allium	Persian Blue	37	#1pot
DS	Perovskia atriplicifolia 'Little Spire'	Dwarf Russian Sage	28	#1pot
e	Echinacea purpurea	Purple Coneflower	23	#1pot
Hh	Hemimerallis hybrid	Daylily hybrid	11	#1pot
Hfd	Hostia 'Fragrant Dream'	Fragrant Dream Hosta	14	#1pot
k	Arctostaphylos uva-ursi	Kinnickinnick	78	10cm pot
N	Nepeta x faassenii 'Dropmore'	Dropmore Catmint	45	#1pot
sr	Smilacina racemosa	False Solomon's Seal	97	#1pot
O	Matteuccia struthiopteris	Ostrich Fern	48	#1pot
Y	Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	50	#1pot

**LEGEND**

- PROPERTY LINES
- LINE OF UNDERGROUND PARKADE
- BRUSH FINISH CONCRETE SURFACES - REFER TO CIVIL ENG DWGS
- DRAIN ROCK CW 2" x 4" PTW EDGER 150 MM DEPTH MIN TYP. LOCALLY AVAILABLE 1"-3" DIA. WASHED ROUND RIVER ROCK ON APPROVED FILTER FABRIC.
- 1"-3" ROUND WASHED COBBLE ROCK SWALE AT 100mm MIN. DEPTH ON APPROVED FILTER FABRIC
- CRUSH AGGREGATE WALKWAY LIME ROCK OR SIMILAR
- SEEDED GRASS LAWN ON 150 MM DEPTH APPROVED GROWING MEDIUM
- ARTIFICIAL TURF - ON PARADE SLAB
- PLANTING BED CW 60 MM DEPTH FIR BARK MULCH ON FILTER FABRIC ON APPROVED GROWING MEDIUM. 450 MM MIN DEPTH FOR SHRUBS 700 MM MIN DEPTH FOR TREES
- POUR IN PLACE RUBBER SURFACING FOR TRACK, SPORT COURT & OUTDOOR GYM
- P.T. 4x4 PRESSURE TREATED WOOD EDGING (PLANT BED & GRASS SEPERATION)
- 1/8TH x 4" ALUMINUM OR HEAVY DUTY BLACK PLASTIC EDGER
- BEAR PROOF GARBAGE BIN
- BENCH
- 1.8m (6') HT. PRESSURE TREATED WOOD PRIVACY FENCE
- 1.8 METER HT. BLACK VINYL COATED CHAIN LINK FENCE AROUND SPORT COURT

**WESTURBAN DEVELOPMENTS**  
111-2036 Island Hwy S Campbell River, BC V9W 0E8

Date	Revisions	By
Apr 22, 2021	ISSUE FOR DP	LS
SEP 21, 2021	REVISED FOR REVIEW	ES/LS
SEP 22, 2021	REISSUE FOR DP	ES/LS

**LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS**  
203-1300 1st Avenue, Prince George B.C. V2L 2Y3  
250-563-6158 www.lsla-landarch.com

**SCHEDULE C**  
This forms part of application # DP21-0112 DVP21-0113

Planner Initials: **KB**

**City of Kelowna DEVELOPMENT PLANNING**

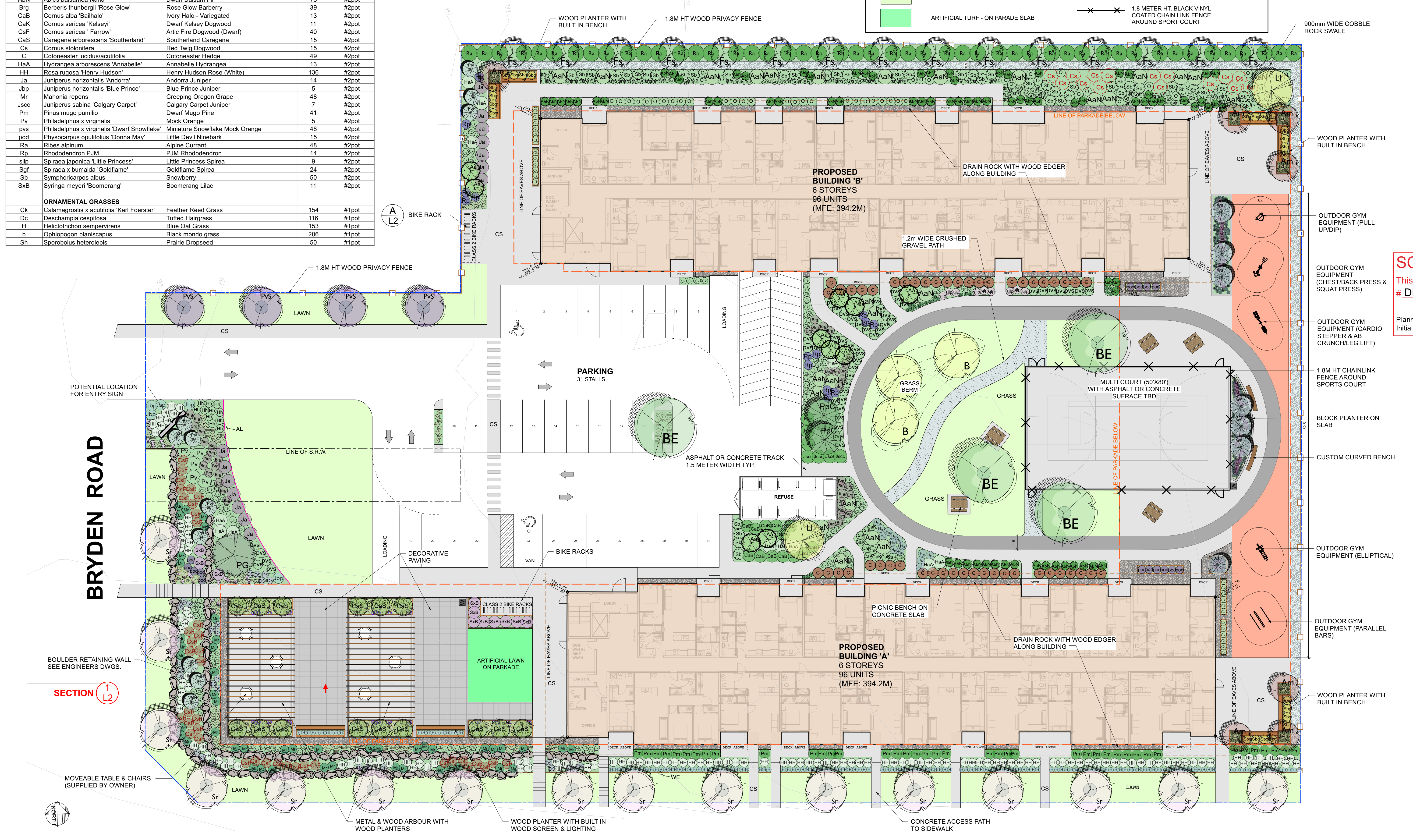
Project: **RUTLAND APARTMENT**  
155 BRYDEN ROAD KELOWNA, BC

Sheet Title: **Landscape Plan**

Date: March 31, 2021  
Scale: 1:200 METERS  
Drawn By: LS/SD  
Project No.:

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Drawing No. **L 1**



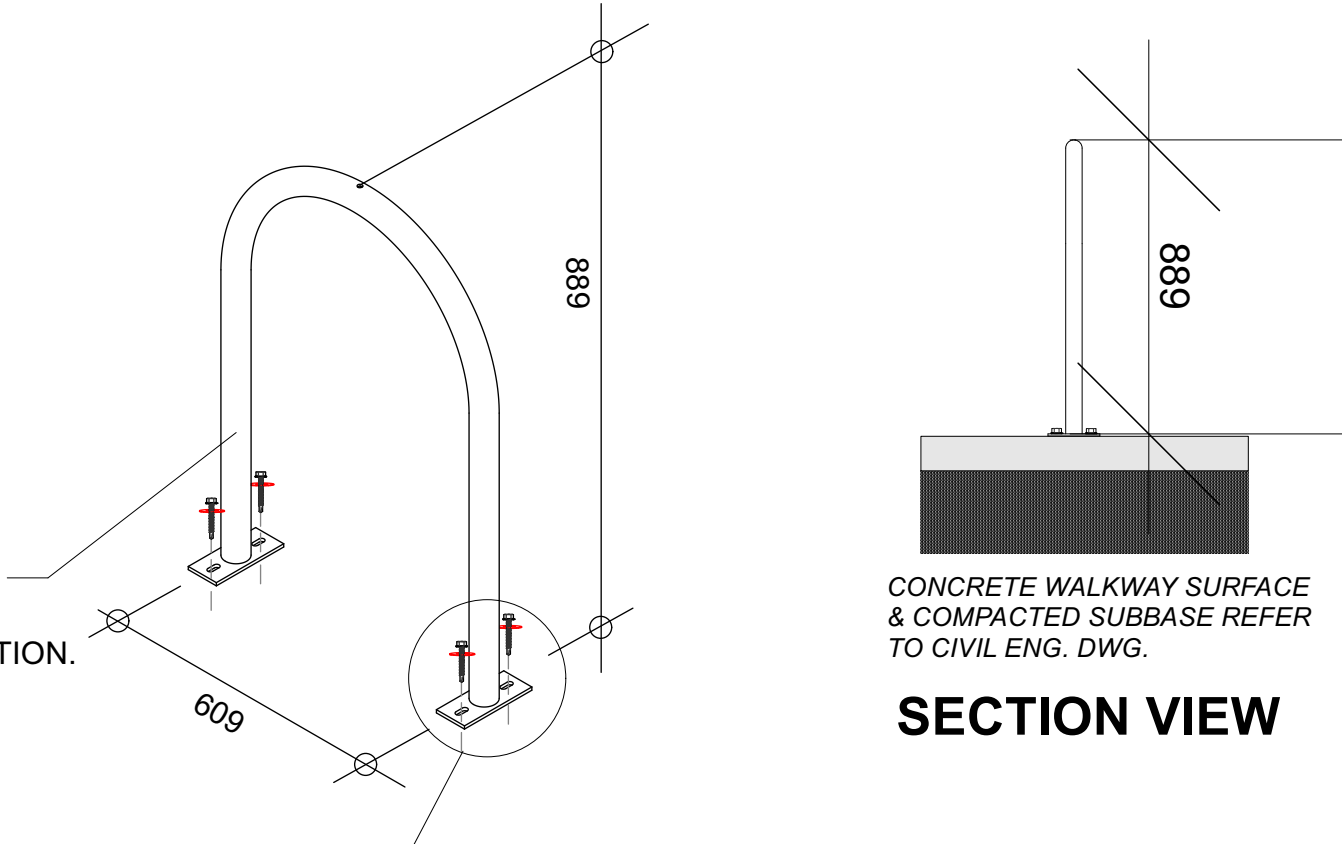
**KELOWNA - ROCK CREEK HWY**

NOTE: ALL WORK AND MATERIALS SHALL BE TO CANADIAN LANDSCAPE STANDARDS



**'DERO HOOP' BIKE RACK**  
(CAPACITY 2 BIKES EACH).  
REFER TO L100 & L102 FOR LOCATION.

COLOUR:  
STANDARD BLACK  
POWDER COATED



CONCRETE WALKWAY SURFACE  
& COMPACTED SUBBASE REFER  
TO CIVIL ENG. DWG.

**SECTION VIEW**

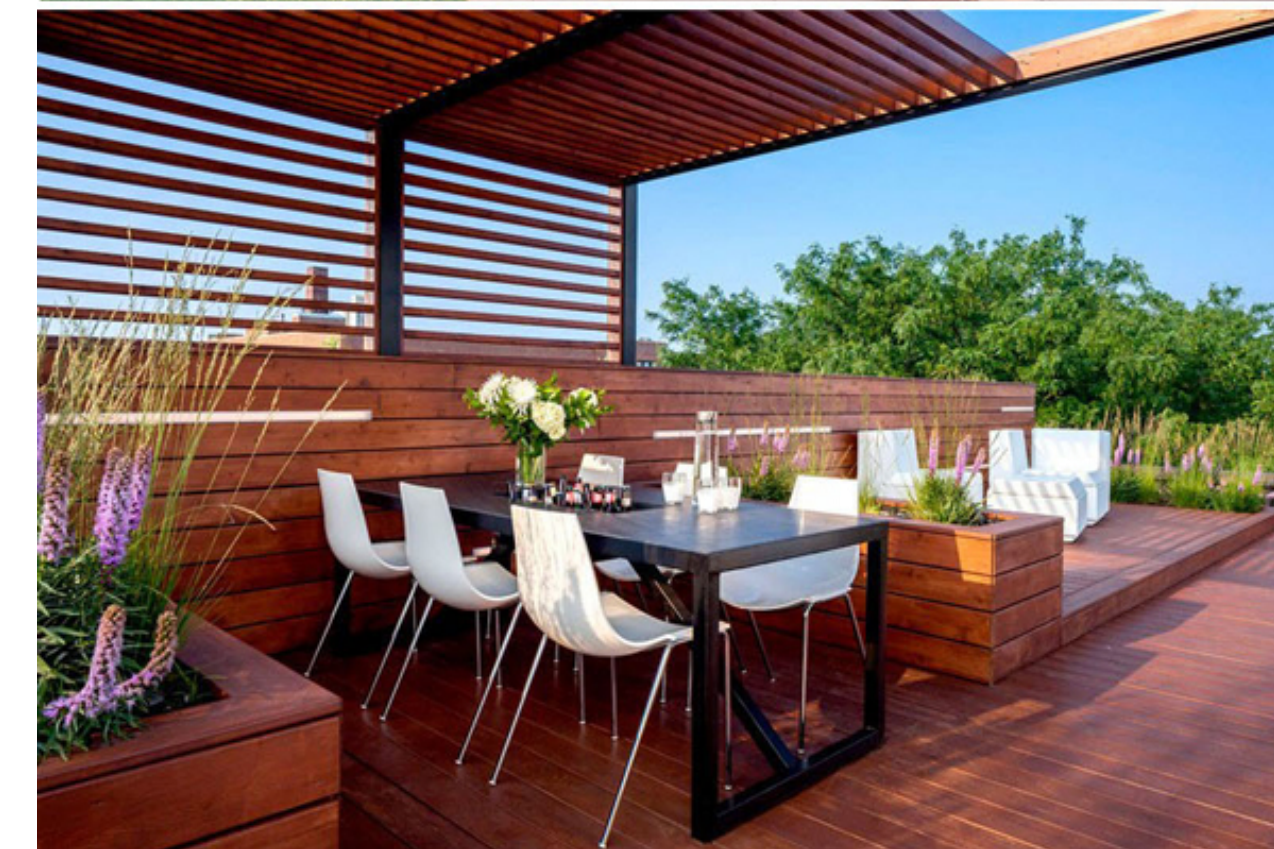
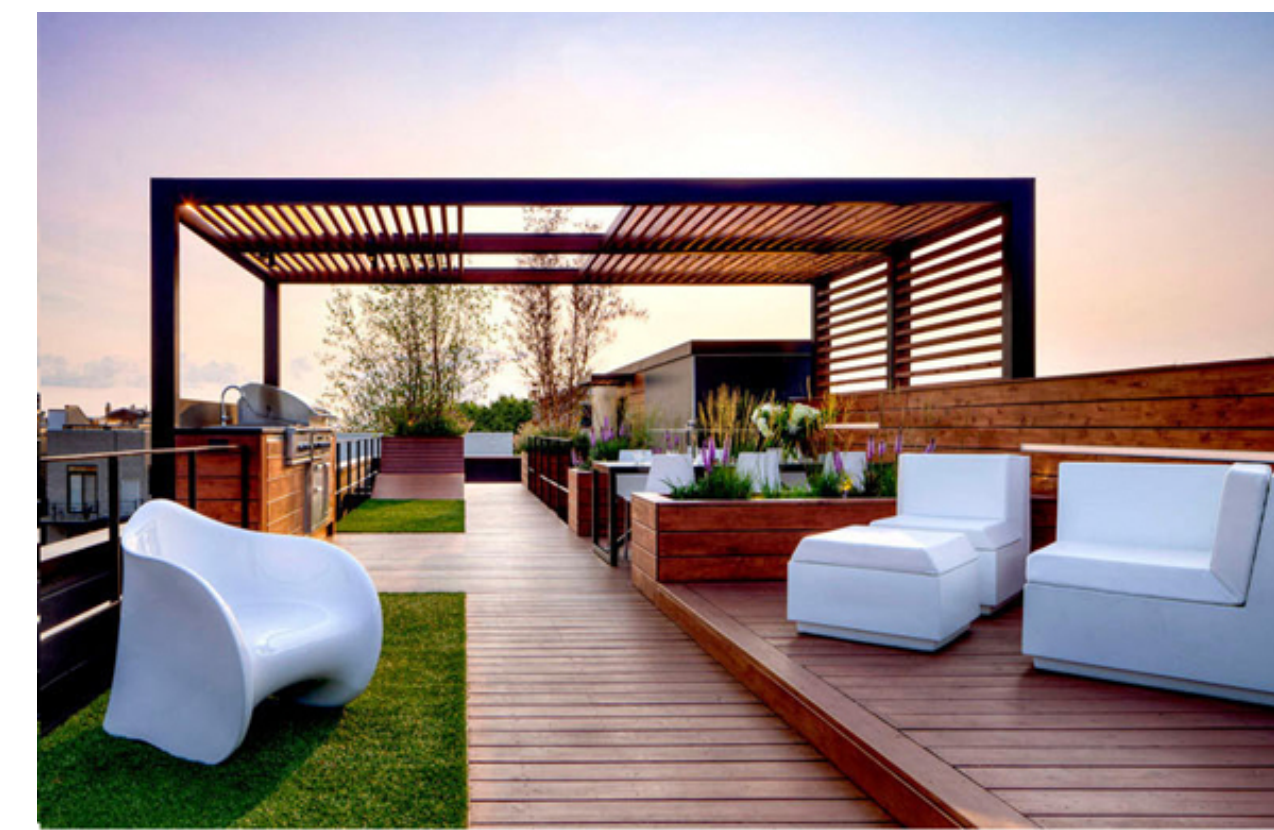
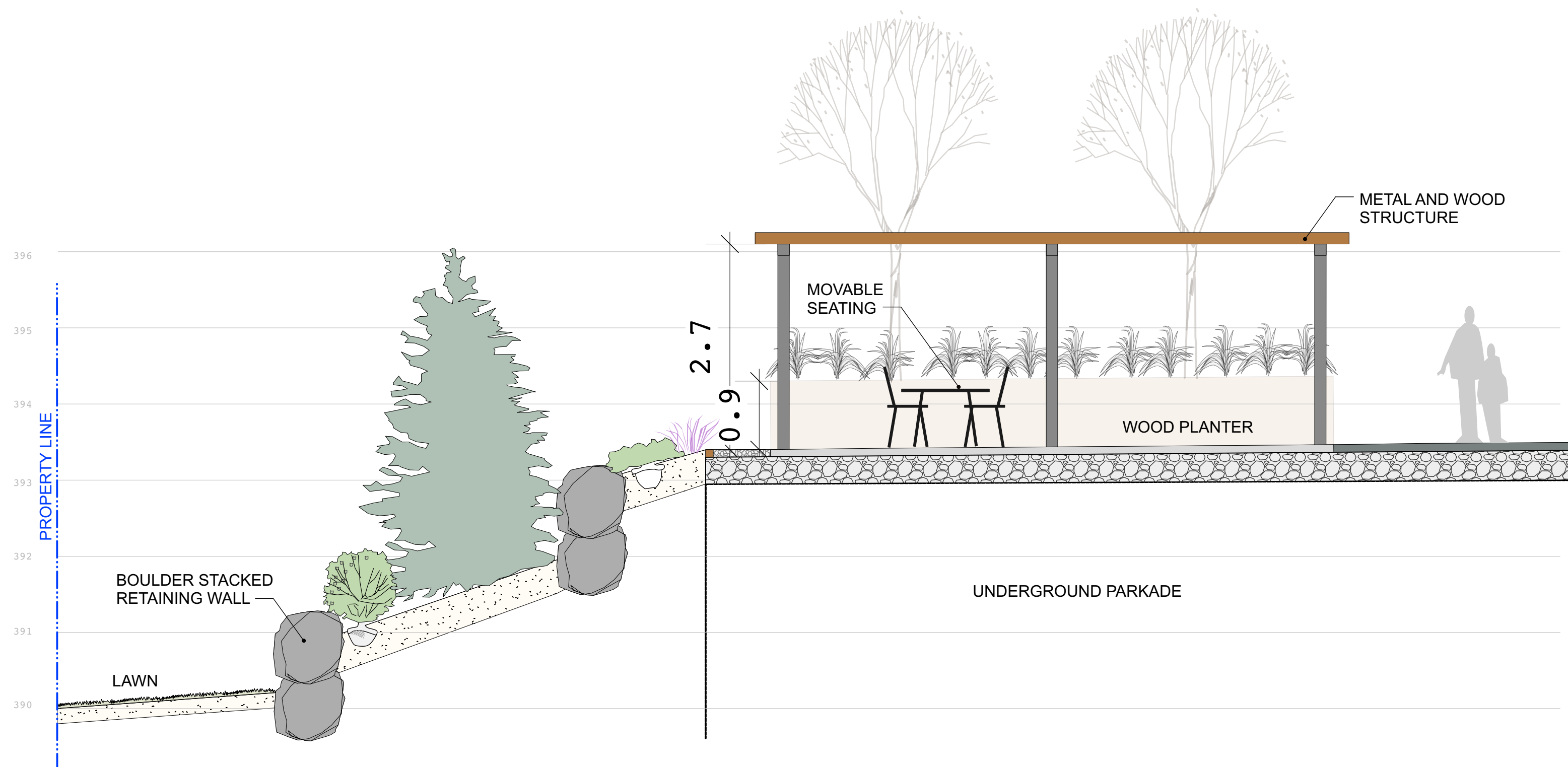
MANUFACTURER SUPPLIED 3/8" DIA. KWIK ANCHOR BOLTS  
TO SECURE BIKE RACK TO CONCRETE BASE.  
DRILL HOLES IN CONCRETE TO 3" DEPTH.  
USE WASHER(S) IF NECESSARY TO LEVEL RACK.

**A BIKE RACK**

NOT TO SCALE



**PRECEDENT EXAMPLE OF WOOD  
PLANTER & BUILT-IN BENCH**



**PRECEDENT IMAGES OF WOOD  
& METAL ARBOUR STRUCTURE**



**LAWN BERM BY ATHLETIC COURT**



Ab Crunch/ Leg Lift



Cardio Stepper



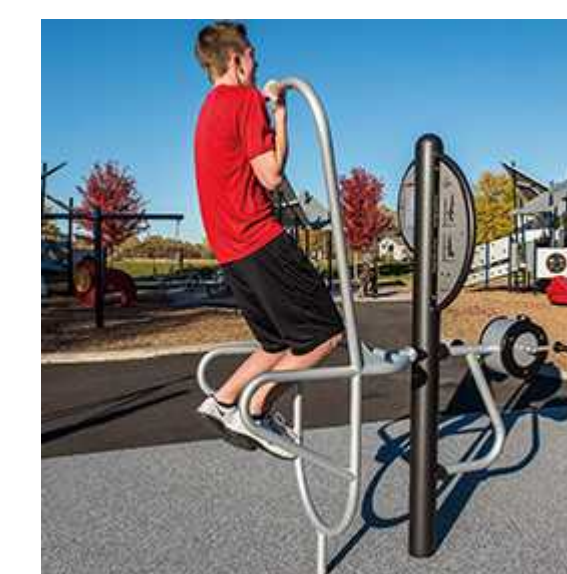
Chest/ Back Press



Elliptical



Parallel Bars



Pull Up/ Dip



Squat Press

**HEALTH BEAT FITNESS EQUIPMENT  
BY HABITAT SYSTEMS**

**WESTURBAN DEVELOPMENTS**  
111-2036 Island Hwy S Campbell River, BC V9W 0E8

Date	Revisions	By
Apr 22, 2021	ISSUE FOR DP.	LS
Sep 22, 2021	REISSUE FOR DP.	LS

**LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS**  
203-1300 1st Avenue, Prince George B.C. V2L 2Y3  
250-563-6158 www.isla-landarch.com

**SCHEDULE C**

This forms part of application  
# DP21-0112 DVP21-0113

Planner Initials **KB**

City of **Kelowna**  
DEVELOPMENT PLANNING

Project  
**RUTLAND APARTMENT**  
155 BRYDEN ROAD  
KELOWNA, BC

Sheet Title  
**Landscape Details & Section**

Date  
March 31, 2021

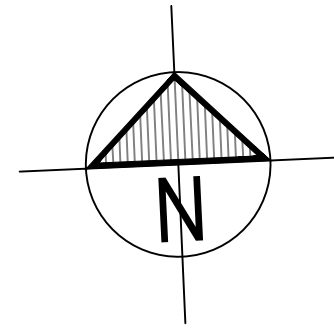
Scale  
as shown

Drawn By  
LS/SD

Project No.

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Drawing No.  
**L 2**



**SCHEDULE C**

This forms part of application  
# DP21-0112 DVP21-0113

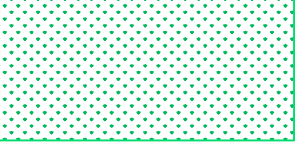

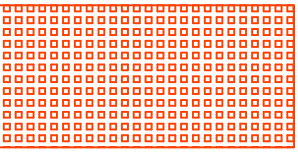
Planner Initials **KB**

City of **Kelowna**  
DEVELOPMENT PLANNING

### HYDROZONE AREAS

1. PROPERTY AREA = 10,241 square meters
2. BUILDING AREA = 2,840 square meters
3. PAVEMENT/CONCRETE AREA = 4,360 square meters
4. SHRUB/PLANTING AREA = 1,562 square meters
5. MOWN LAWN/TURF AREA = 1,417 square meters
6. ARTIFICIAL TURF - Non-Irrigated AREA = 62 square meters

### HYDROZONE LEGEND

-  WATERED MOWN LAWN - Fixed Pop-Up Spray Heads with Precision Nozzles or MP Rotators
-  MODERATE WATER USE - SHRUB/TREE PLANTING - High Efficiency Sub-Surface Drip Emitters
-  ARTIFICIAL TURF - Non-Irrigated

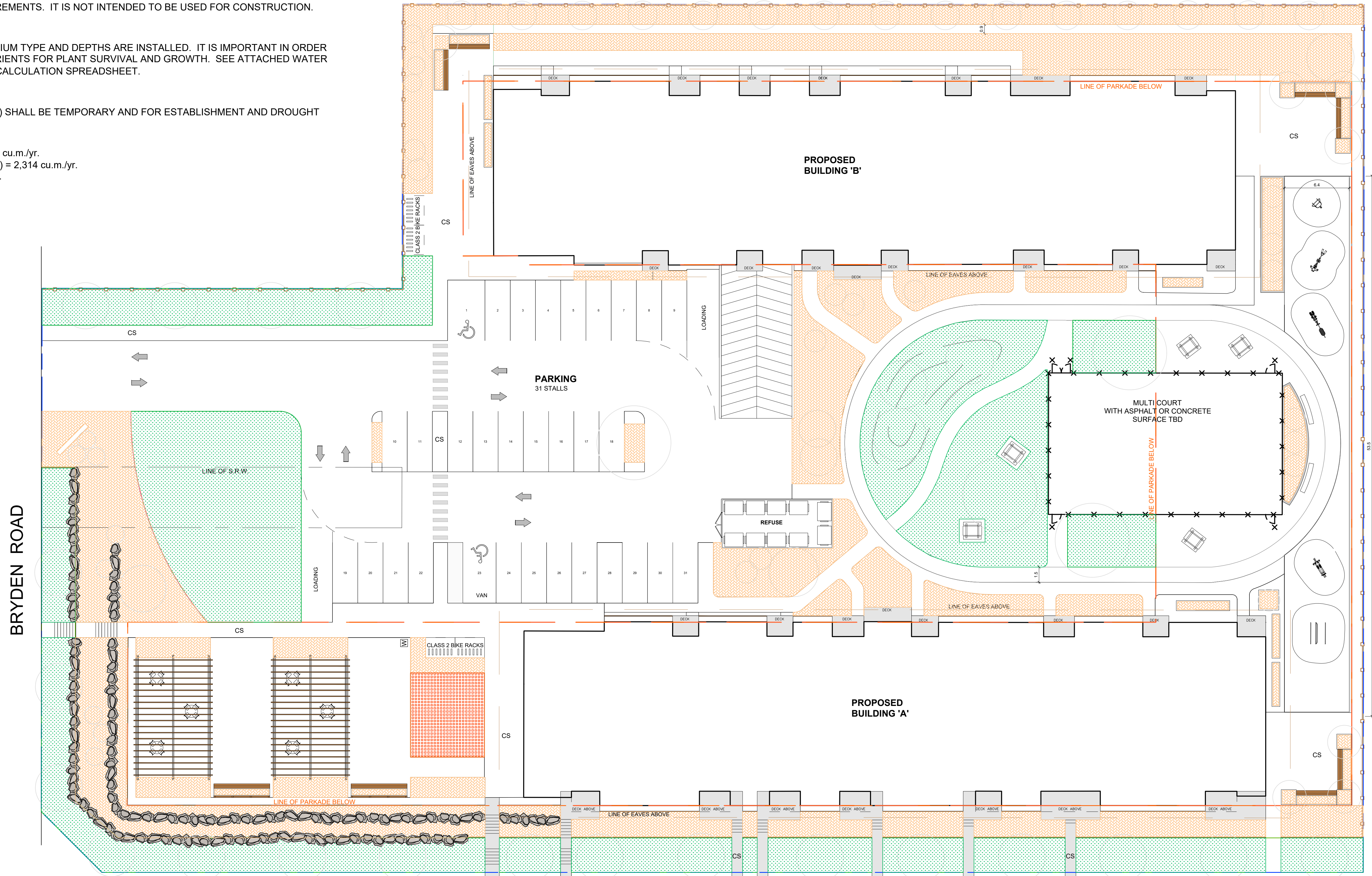
### HYDROZONE NOTES

**DESIGN INTENT:**  
THIS DRAWING ILLUSTRATES THE APPROXIMATE DESIGNED DIVISION OF THE LANDSCAPE INTO AREAS OF DIFFERENT WATERING REQUIREMENTS. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION.

**GROWING MEDIUM:**  
ENSURE THAT ADEQUATE GROWING MEDIUM TYPE AND DEPTHS ARE INSTALLED. IT IS IMPORTANT IN ORDER TO STORE AND RETAIN WATER AND NUTRIENTS FOR PLANT SURVIVAL AND GROWTH. SEE ATTACHED WATER SEE ATTACHED WATER CONSERVATION CALCULATION SPREADSHEET.

**ESTABLISHMENT WATER USE:**  
ALL IRRIGATION ESTABLISHMENT AREA(S) SHALL BE TEMPORARY AND FOR ESTABLISHMENT AND DROUGHT CONDITIONS ONLY.

**LANDSCAPE WATER BUDGET (WB) = 2,433 cu.m./yr.**  
**ESTIMATED LANDSCAPE WATER USE (WU) = 2,314 cu.m./yr.**  
WATER BUDGET IS UNDER BY 119 cu.m./yr.



OWNER



CONSULTANT



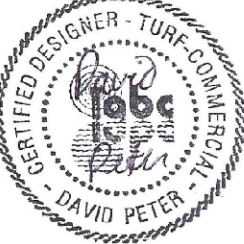
DATE  
SEPT. 27, 2021

ISSUE  
ISSUED FOR DP

DESIGN



STAMP



**RUTLAND APARTMENTS**  
**155 BRYDEN ROAD**  
**KELOWNA, B.C.**  
**IRRIGATION HYDROZONE PLAN**

PROJECT: 2021-033  
SCALE: 1:200  
DRAWN BY: DEP  
DRAWING:

**IR-01**