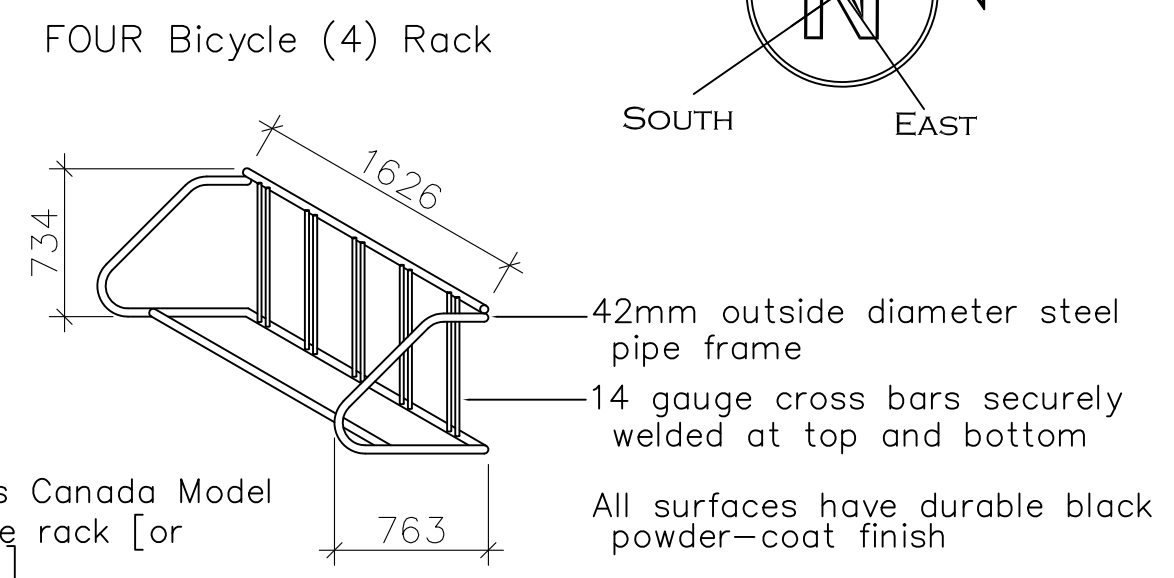
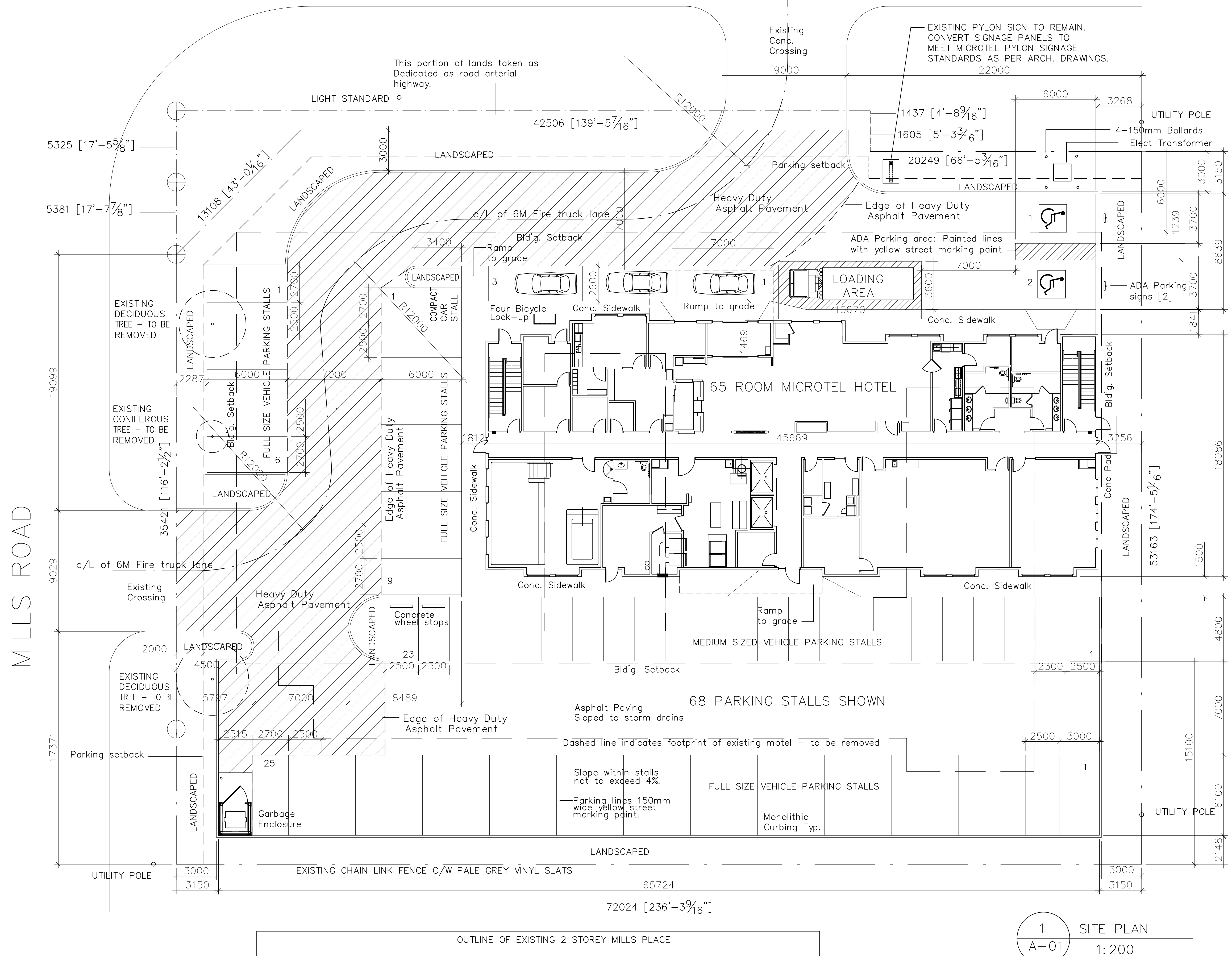
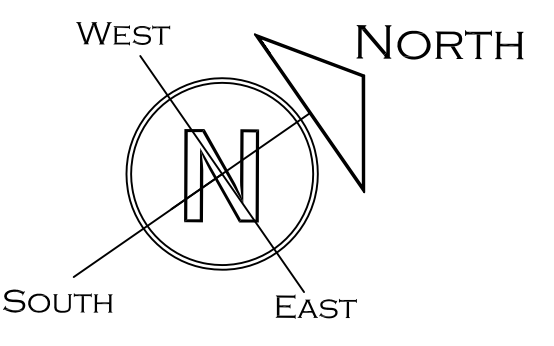


HIGHWAY 97



2 FOUR Bicycle (4) Rack
A-01 1:75

PROPOSED BUILDING DATA:
 New 65 Room Microtel Hotel
 4 stories
 fully sprinklered
 combustible or non combustible
 construction allowed
 Use: BC Building Code: 2012
 Using 3.2.2.50 (Allowed 1,800m2-4 stories)
 Proposed 831 m2 - 4 stories

OUTLINE OF EXISTING 2 STOREY HOWARD JOHNSON HOTEL

Building Footprint Area = 831 m2 (8,944 Sq. Ft.)
 F.A.R.
 Main Flr=831m2
 2nd. Flr=816m2
 3rd. Flr=816m2
 4th. Flr=816m2
 Total Const'n area=3,279m2 (35,296 Sq. Ft.)
 FAR allowed 1.5 (Hotels)
 Proposed FAR: 0.56 (Hotel)
 Site Area (3,869.15) x 1.5 = 5,803.73 m2
 Total const'n. area for F.A.R. = 3,279 m2
 Therefore proposed FAR = 0.56
 Max. O/A Building height proposed = 17.3m (56'-9")
 Allowed Bld'g. Ht (Hotel) = 22m (72.2')

LEGAL DESCRIPTION:
 REM 2
 Plan 3246
 Except plans H8110 & 9504
 DL 125
 Mills Road & Highway 97 Kelowna, BC
 2629 Highway 97 North, Kelowna BC

SITE DATA:
 Site Area = .956 acre
 =3,869.15 m2
 =41,648.6 Sq. Ft.

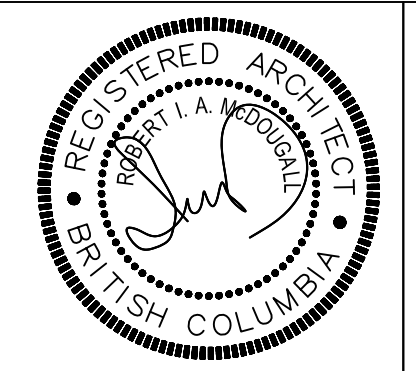
Landscaped Area = .152 acre
 =616.26 m2
 =6,633.4 Sq. Ft.

Landscaped Area = 15.9 % of site

ZONING: C-9
 FAR allowed 1.5 (Hotels)
 Max Height allowed: Hotels
 = 22 m (72.2')
 & up to 6 stories high
 Building Setbacks:
 Front yard 6.0m
 Side 3.0m
 Side (Street) 4.5m
 Rear 15.0m

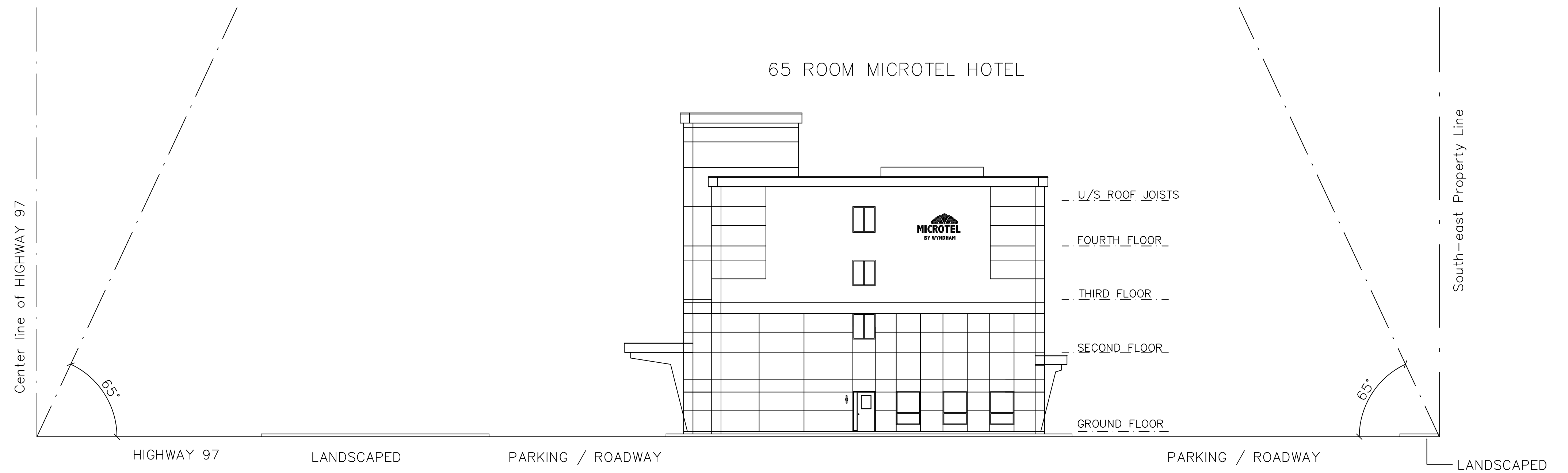
1 SITE PLAN
A-01 1:200

R. W. SCHEIDT DESIGN
 1683 BLONDEAUX CR.
 KELOWNA, B.C. V1Y 4J8
 PHONE: (250) 860-5061
 E MAIL: SCHEIDTDESIGN@SHAW.CA



MCDUGALL ARCHITECT
 SUITE 904, 330 - 26 TH AVENUE S.W.
 CALGARY, ALBERTA T2S 2T3
 PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME				65 ROOM MICROTEL HOTEL
PROJECT ADDRESS				2629 HIGHWAY 97 N. KELOWNA, B.C.
DRAWING TITLE				SITE PLAN
DESIGN	DRAW	SCALE	DATE	A-01
		1:300	JAN 02 2018	

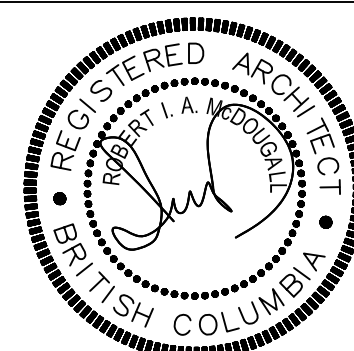


DAYLIGHTING STANDARD FOR HIGHWAY 97
 [VIEW FACING NORTH-EAST]
 1
 A-01a 1:150



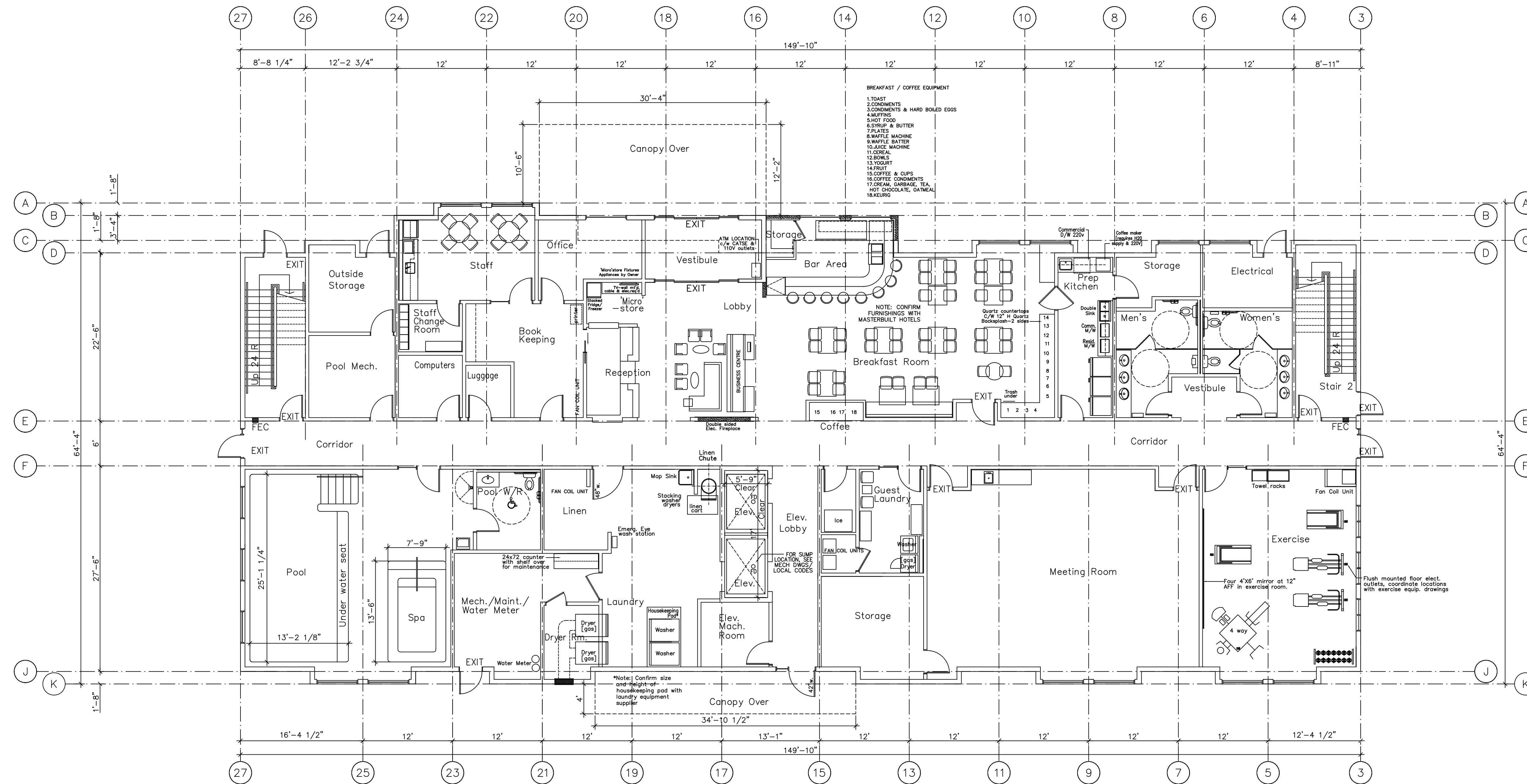
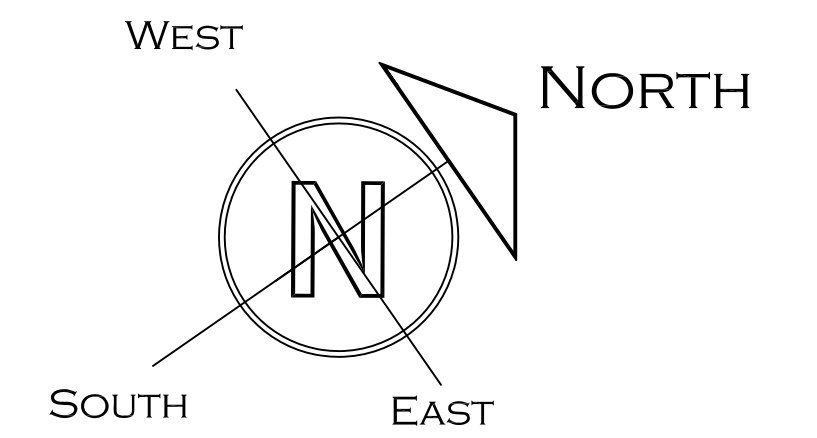
DAYLIGHTING STANDARD FOR HIGHWAY 97
 [VIEW FACING NORTH-WEST]
 2
 A-01a 1:150

R. W. SCHEIDT DESIGN
 1683 BLONDEAUX CR.
 KELOWNA, B.C. V1Y 4J8
 PHONE: (250) 860-5061
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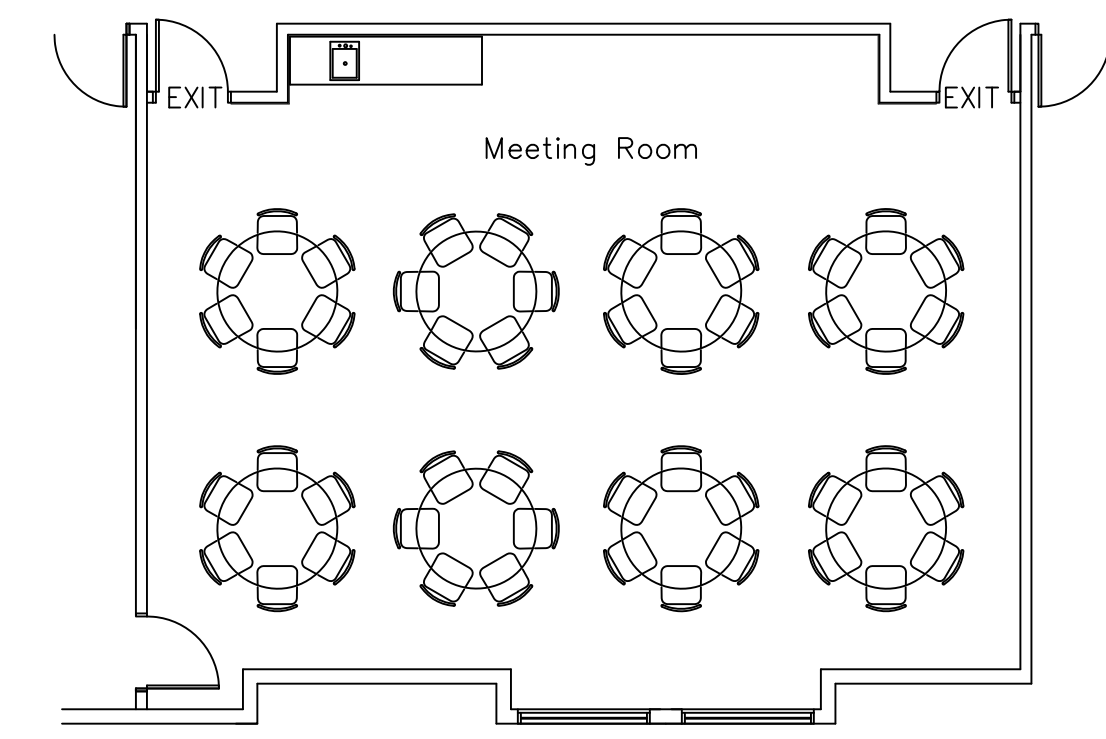
MCDUGALL ARCHITECT
 SUITE 904, 330 - 26 TH AVENUE S.W.
 CALGARY, ALBERTA T2S 2T3
 PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME		65 ROOM MICROTEL HOTEL	
PROJECT ADDRESS		2629 HIGHWAY 97 N. KELOWNA, B.C.	
DRAWING TITLE			SHEET
DAYLIGHTING STANDARDS			A-01a
DESIGN	DRAW	SCALE	DATE
		1:150	NOV 30, 2017



1 Main Floor Plan
A-02 1/8" = 1'-0"

Main Floor Area = 8,944 Sq. Ft. (831m²)



SUITE LEGEND MICROTEL HOTEL									
SUITE TYPE	A King Suite	B Queen Suite Kitchette	B1 Queen Suite Wet Bar	C Double Queen Suite Kitchette	D Double Queen Room	D1 D'bl Q'n Fridge Micro	D2 D'bl Q'n Fridge Micro	E ADA Single Q'n Room	FLOOR TOTAL
MAIN FLOOR	-	-	-	-	-	-	-	-	0
SECOND FLOOR	1	-	9	2	6	2	1	1	22
THIRD FLOOR	-	9	-	2	6	2	1	1	21
FOURTH FLOOR	1	9	-	2	6	2	1	1	22
TOTAL	2	18	9	6	18	6	3	3	65

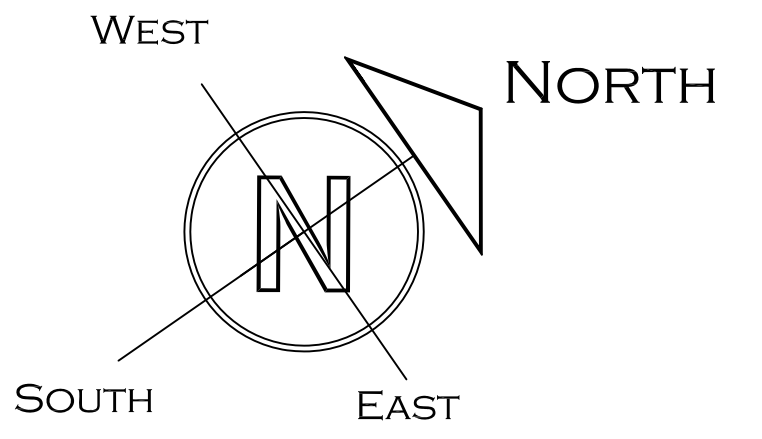
TOTAL NUMBER OF SUITES = 65

R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
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MCDougALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME	65 ROOM MICROTEL HOTEL		
PROJECT ADDRESS	2629 HIGHWAY 97 N. KELOWNA, B.C.		
DRAWING TITLE	Main Floor Plan		
DESIGN	DRAW	SCALE	DATE
		1/8" = 1'-0"	NOV 28 2017
			SHEET: A-02



1 Second Floor Plan
 A-03 1/8" = 1'-0"

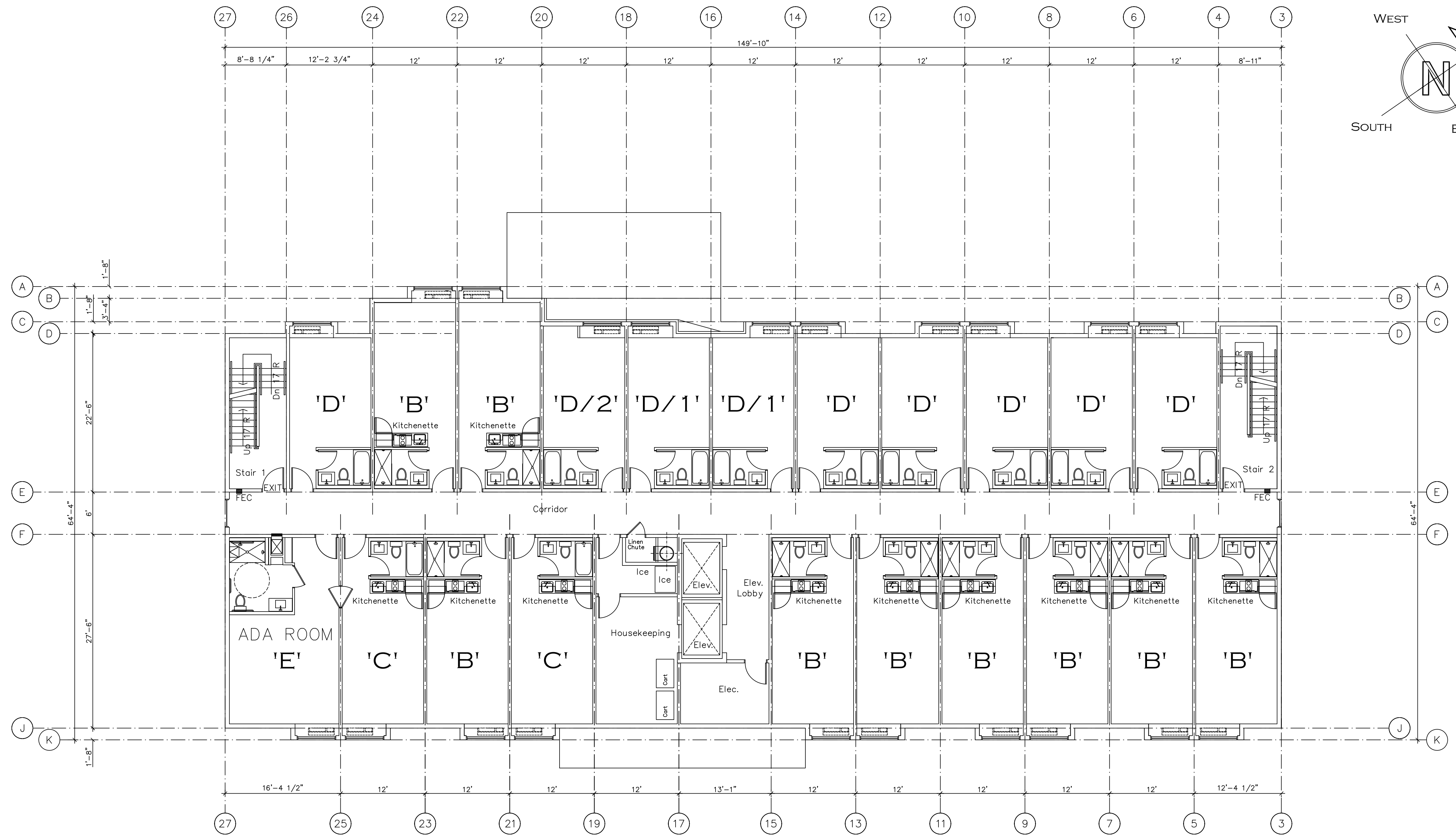
Second Floor Area = 8,785 Sq. Ft. (816m²)

R. W. SCHEIDT DESIGN
 1683 BLONDEAUX CR.
 KELOWNA, B.C. V1Y 4J8
 PHONE: (250) 860-5061
 E MAIL: SCHEIDTDESIGN@SHAW.CA



MCDougALL ARCHITECT
 SUITE 904, 330 - 26 TH AVENUE S.W.
 CALGARY, ALBERTA T2S 2T3
 PHONE: (250) 860-5061 (403) 265-3300

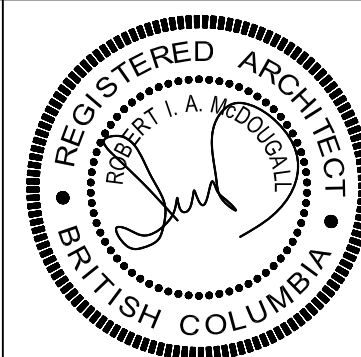
PROJECT NAME		65 ROOM MICROTEL HOTEL	
PROJECT ADDRESS		2629 HIGHWAY 97 N. KELOWNA, B.C.	
DRAWING TITLE		2'ND Floor Plan	
DESIGN	DRAW	SCALE	DATE
		1/8" = 1'-0"	NOV 28 2017
			SHEET: A-03



1 Third Floor Plan
A-04 1/8" = 1'-0"

Third Floor Area = 8,785 Sq. Ft. (816m²)

R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
E MAIL: SCHEIDTDESIGN@SHAW.CA



MCDougALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

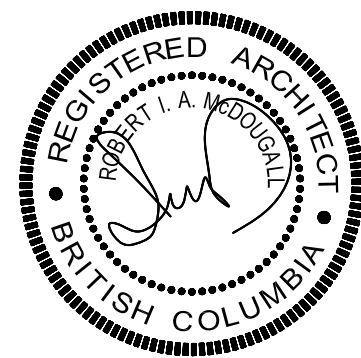
PROJECT NAME		65 ROOM MICROTTEL HOTEL	
PROJECT ADDRESS		2629 HIGHWAY 97 N. KELOWNA, B.C.	
DRAWING TITLE		3'RD. Floor Plan	
DESIGN	DRAW	SCALE	DATE
		1/8" = 1'-0"	NOV 28 2017
			SHEET: A-04



1 Fourth Floor Plan
A-05 1/8" = 1'-0"

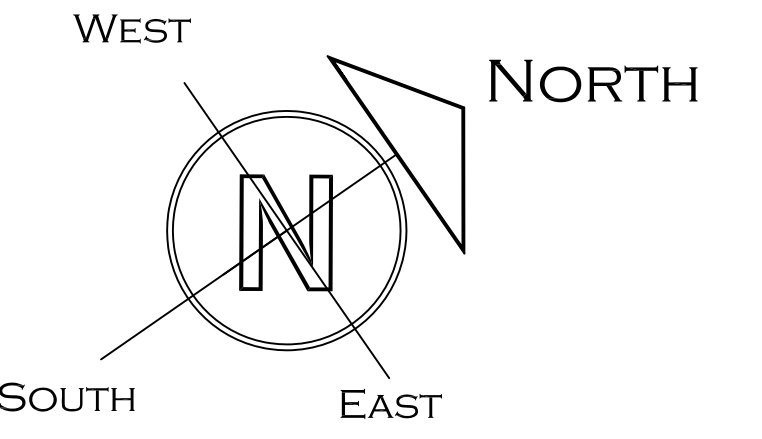
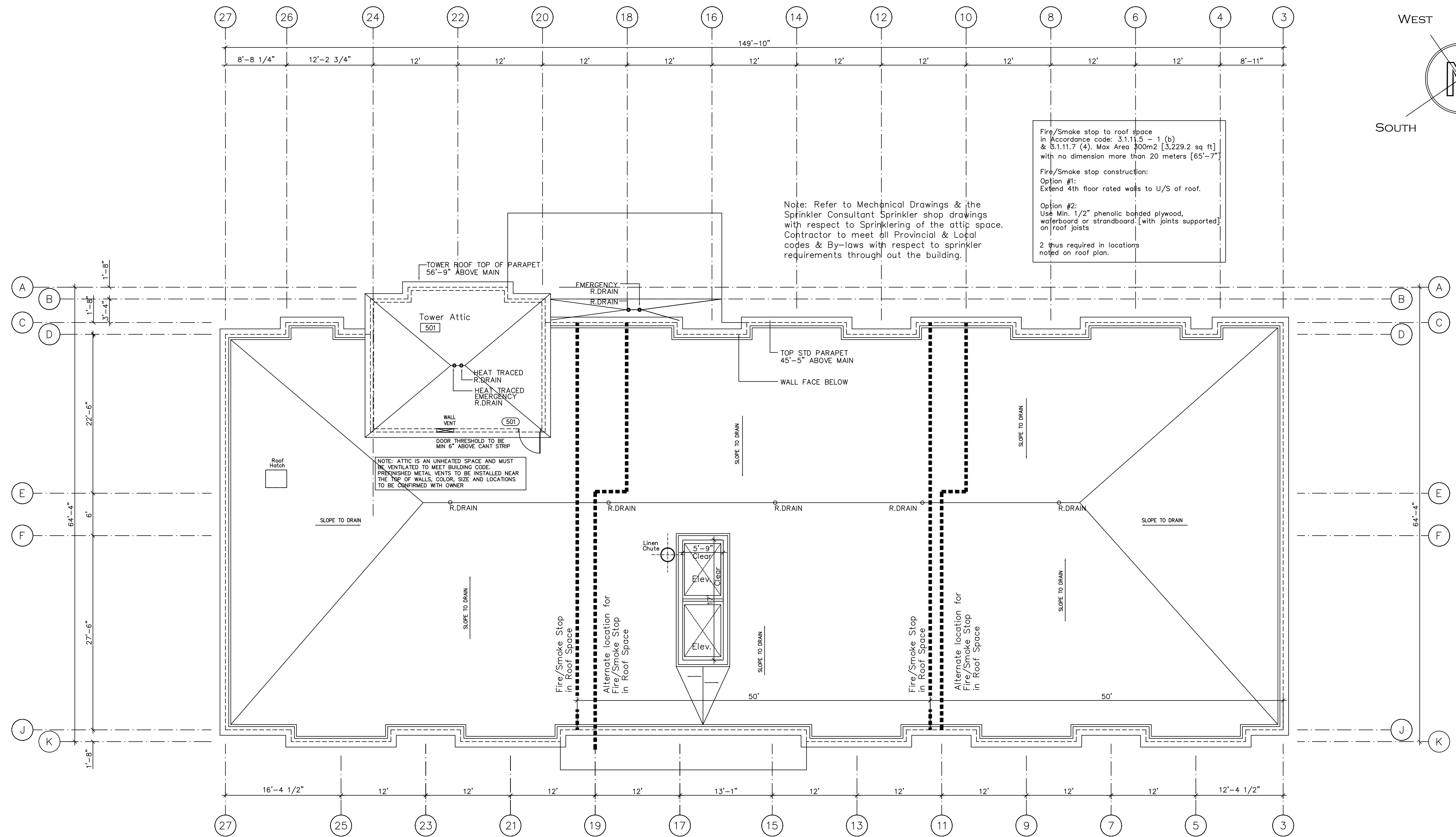
Fourth Floor Area = 8,785 Sq. Ft. (816m²)

R. W. SCHEIDT DESIGN
 1683 BLONDEAUX CR.
 KELOWNA, B.C. V1Y 4J8
 PHONE: (250) 860-5061
 E MAIL: SCHEIDTDESIGN@SHAW.CA



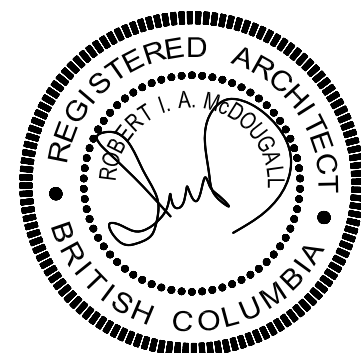
MCDUGALL ARCHITECT
 SUITE 904, 330 - 26 TH AVENUE S.W.
 CALGARY, ALBERTA T2S 2T3
 PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME		65 ROOM MICROTEL HOTEL	
PROJECT ADDRESS		2629 HIGHWAY 97 N. KELOWNA, B.C.	
DRAWING TITLE		4'TH Floor Plan	
DESIGN	DRAW	SCALE	DATE
		1/8" = 1'-0"	NOV 28 2017
			SHEET: A-05



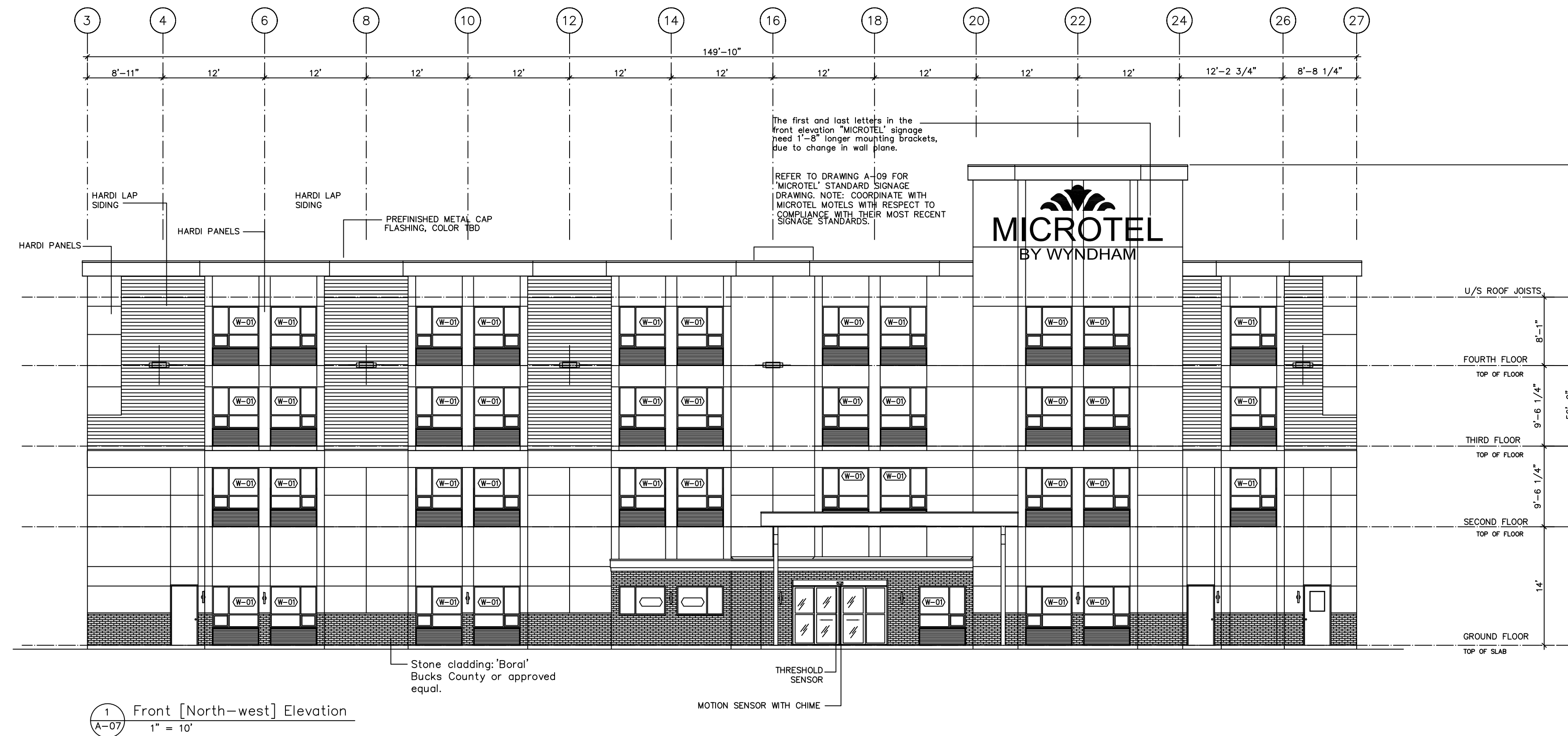
1 Roof Plan
 A-06 1/8" = 1'-0"

R. W. SCHEIDT DESIGN
 1683 BLONDEAUX CR.
 KELOWNA, B.C. V1Y 4J8
 PHONE: (250) 860-5061
 E MAIL: SCHEIDTDESIGN@SHAW.CA

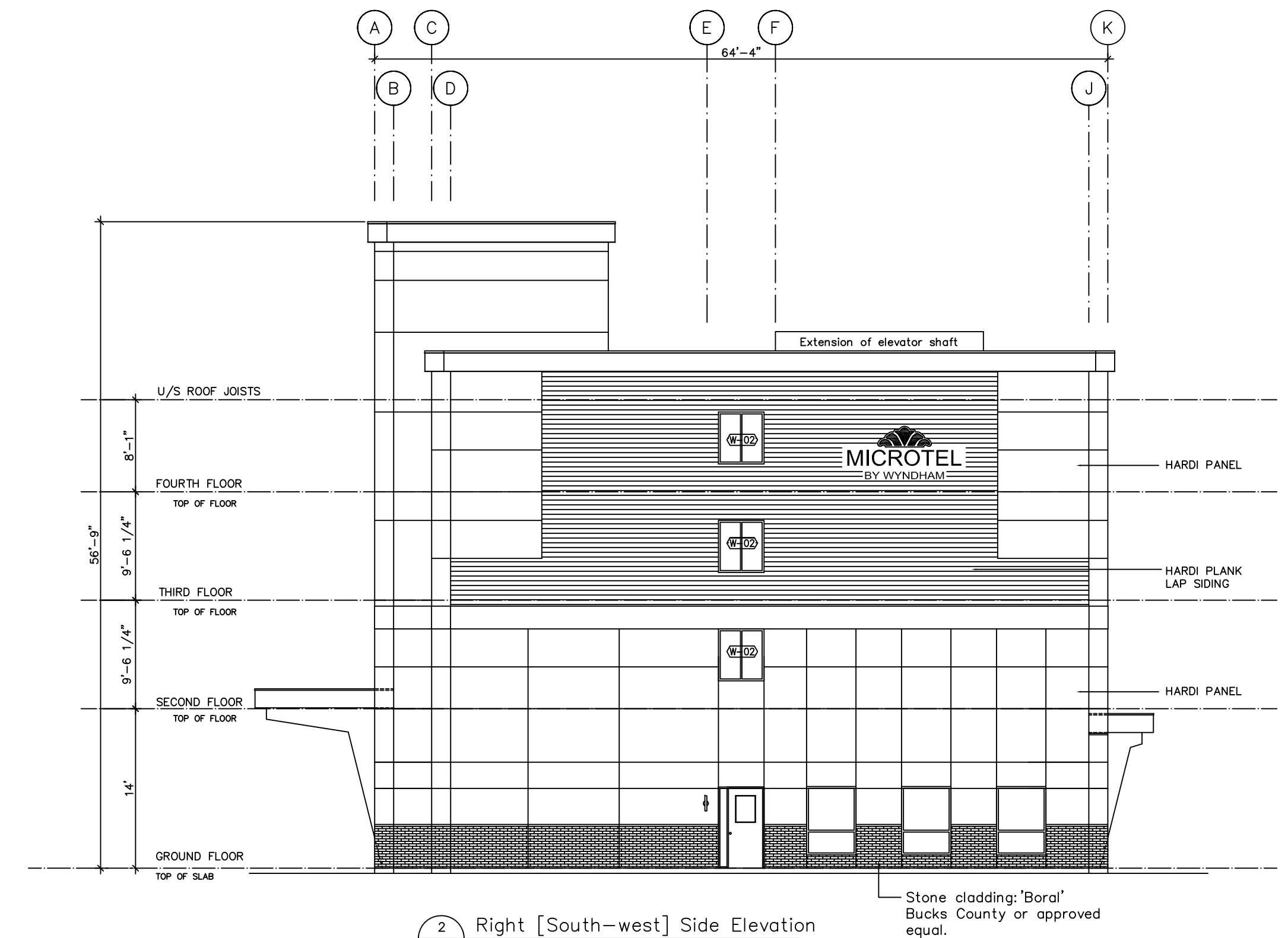


MCDougALL ARCHITECT
 SUITE 904, 330 - 26 TH AVENUE S.W.
 CALGARY, ALBERTA T2S 2T3
 PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME		65 ROOM MICROTTEL HOTEL	
PROJECT ADDRESS		2629 HIGHWAY 97 N. KELOWNA, B.C.	
DRAWING TITLE		Roof Plan	
DESIGN	DRAW	SCALE	DATE
		1/8" = 1'-0"	NOV 28 2017
SHEET:			A-06

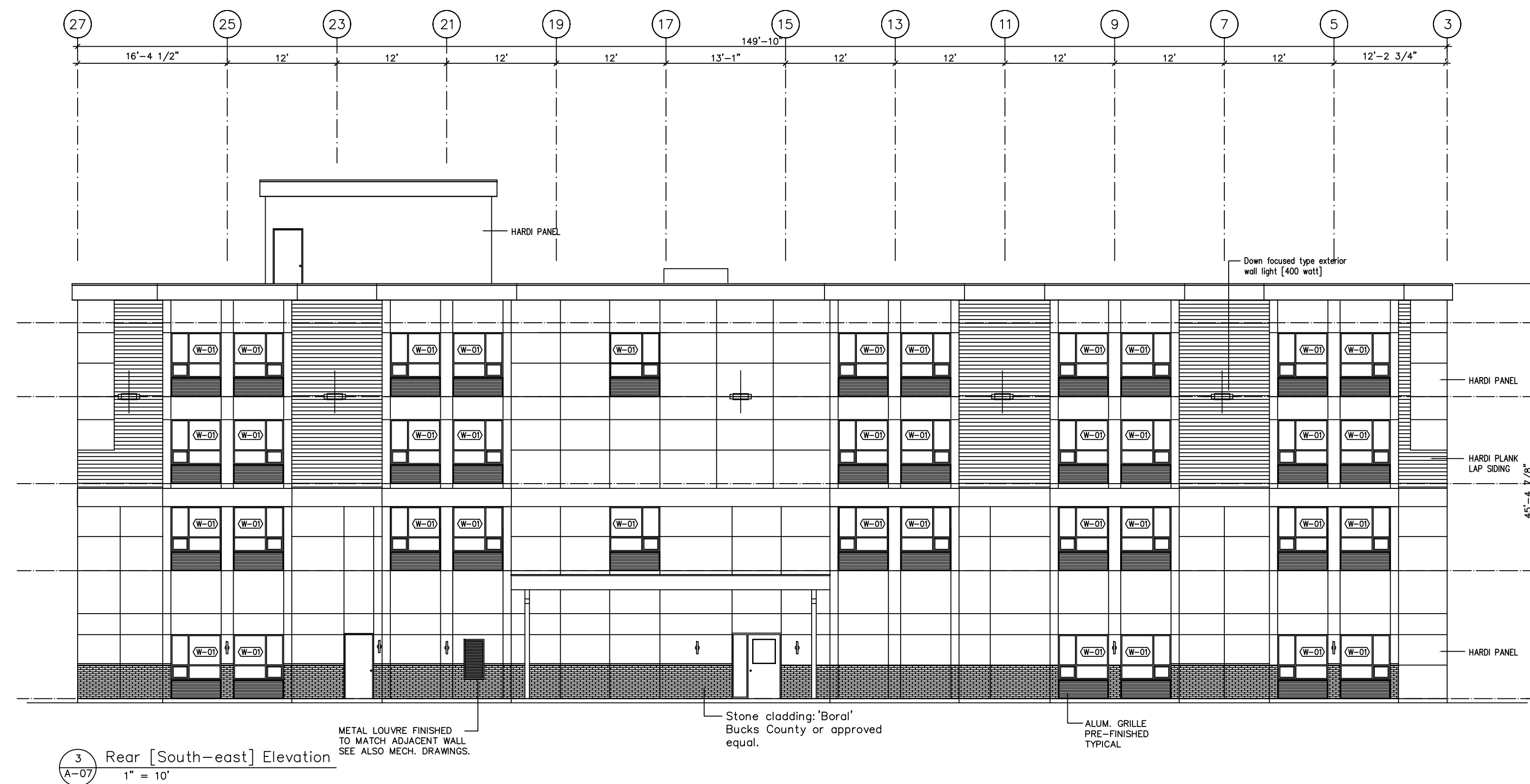


1 Front [North-west] Elevation
A-07
1" = 10'

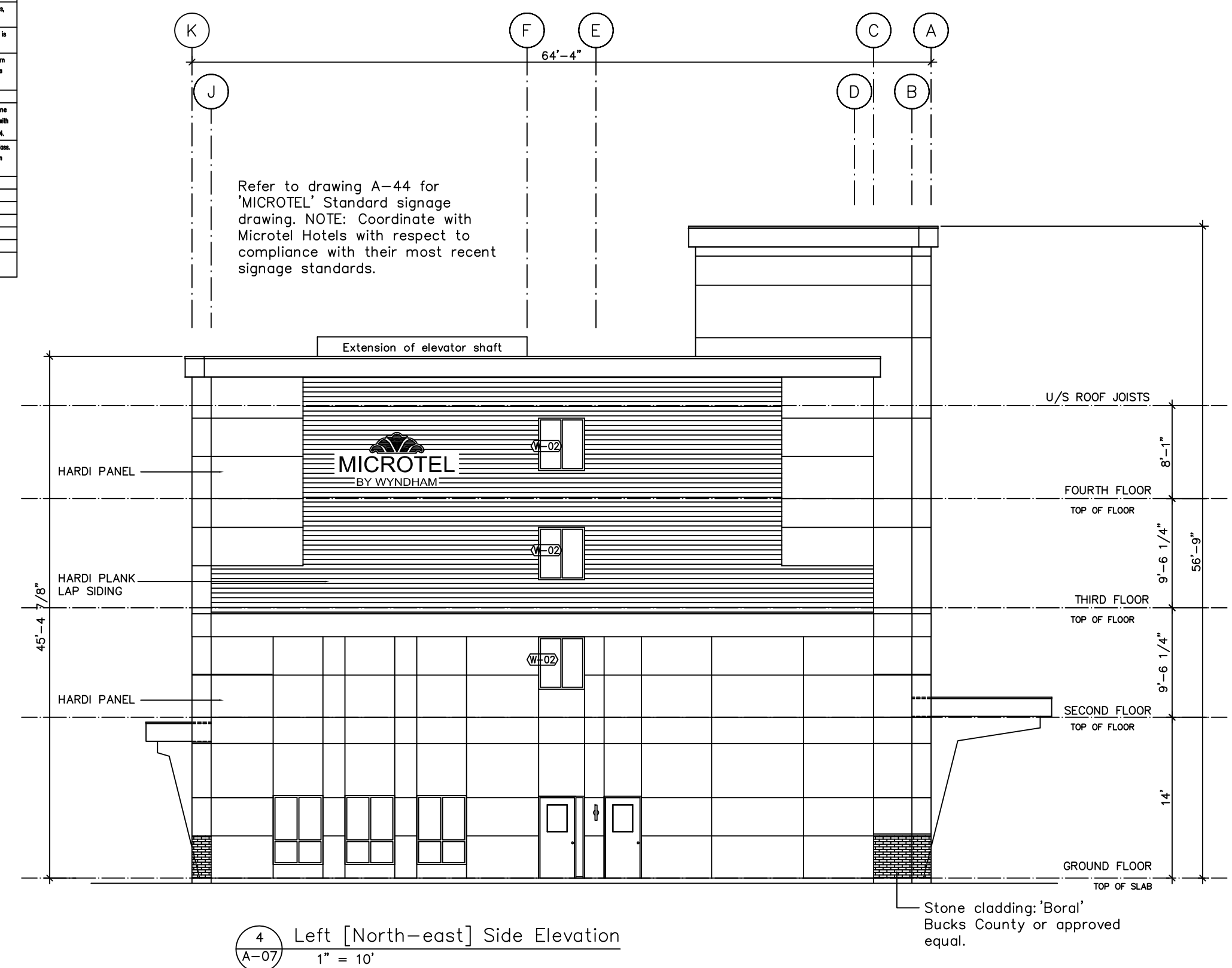


2 Right [South-west] Side Elevation
A-07
1" = 10'

MICROTEL CANADA EXTERIOR FINISH SCHEDULE			
Location	Product Type	Manufacturer	Material, Color & Product Number
Roof Siding	Asph/Flt	SP Canada	SP Harmony Laminate Weather Resistant 9 Gypsum Board
Roof Siding	Colorful Wall Siding	James Hardie	James Hardie ICS Lap Siding in Colonial Finish, Color is Arctic White JSD-20
Roof Siding	Colorful Vinyl	James Hardie	Hardie Vinyl Siding in Colonial Finishes, Color is Arctic White JSD-20
Roof Siding	Expanded Panel Finishes	None	To match new finish for grey framing system to be in place until finish panel installation Complete 2
Front Stone	Colorful Wall Siding	Color Stone	Color Stone Siding
Windows	Colorful Wall Siding	All Weather	Thin white PVC Windows with dual pane glass. One pane to be grey per wall with siding on surface 2 and one to be white on surface 1 and 3 or surface 4.
Windows	Front Area Windows	All Weather	Thin grey Siding with dual pane glass and one to be grey per wall with siding on surface 2 and 3 or surface 4.
Doors	None	None	Pre-finished aluminum finish to black
Skirt at Roof	None	None	Pre-finished aluminum finish to black
Countertops	None	None	Pre-finished aluminum finish to black
Staircases	None	None	Pre-finished aluminum finish to white
Panel Column Finishes	None	None	Pre-finished aluminum finish to white
Panel Column Sills	None	None	Pre-finished aluminum finish to white
FINC Dets	Color Stone	Color Stone	Color Stone

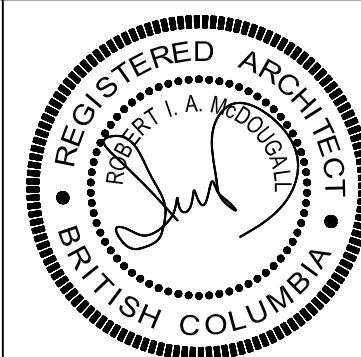


3 Rear [South-east] Elevation
A-07
1" = 10'



4 Left [North-east] Side Elevation
A-07
1" = 10'

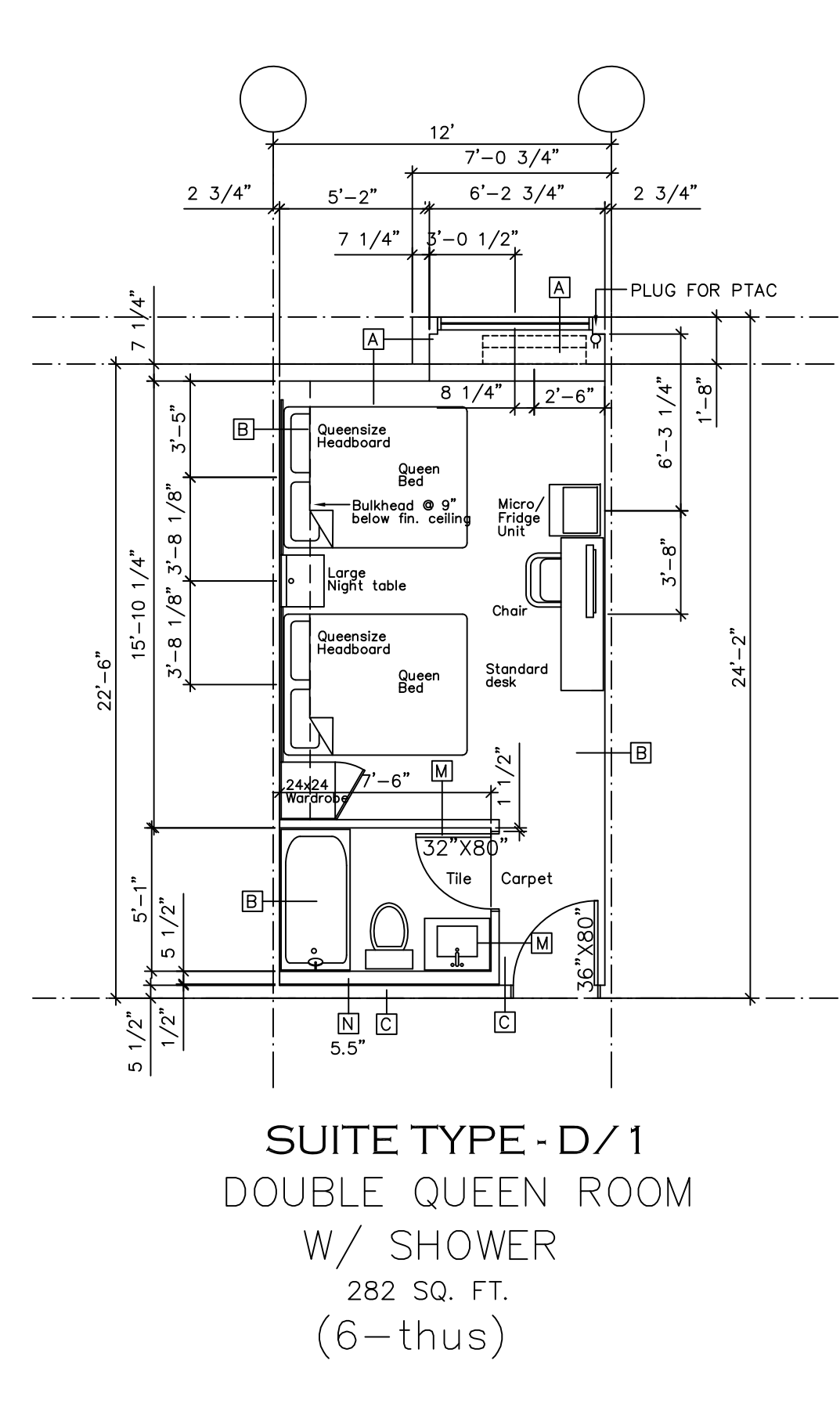
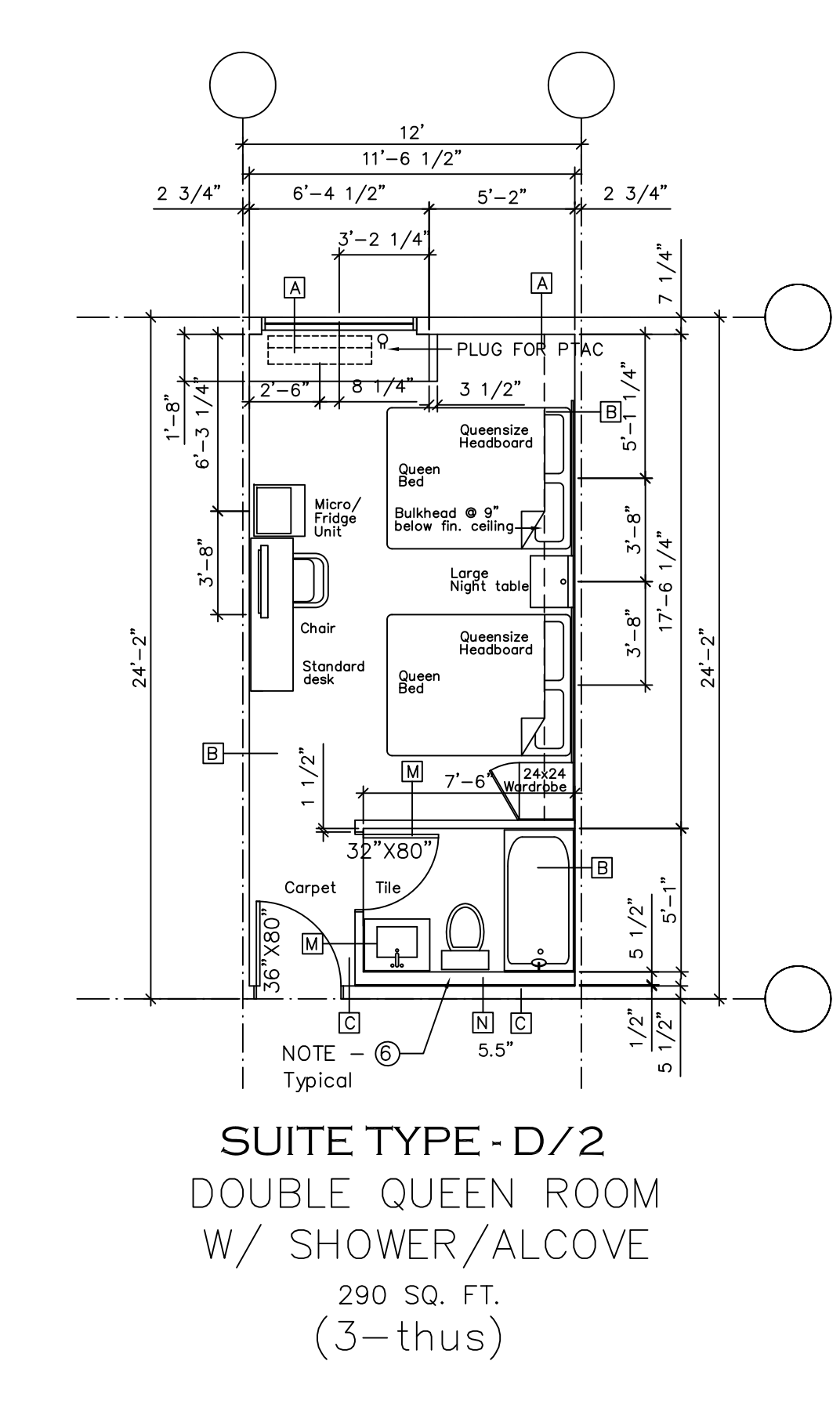
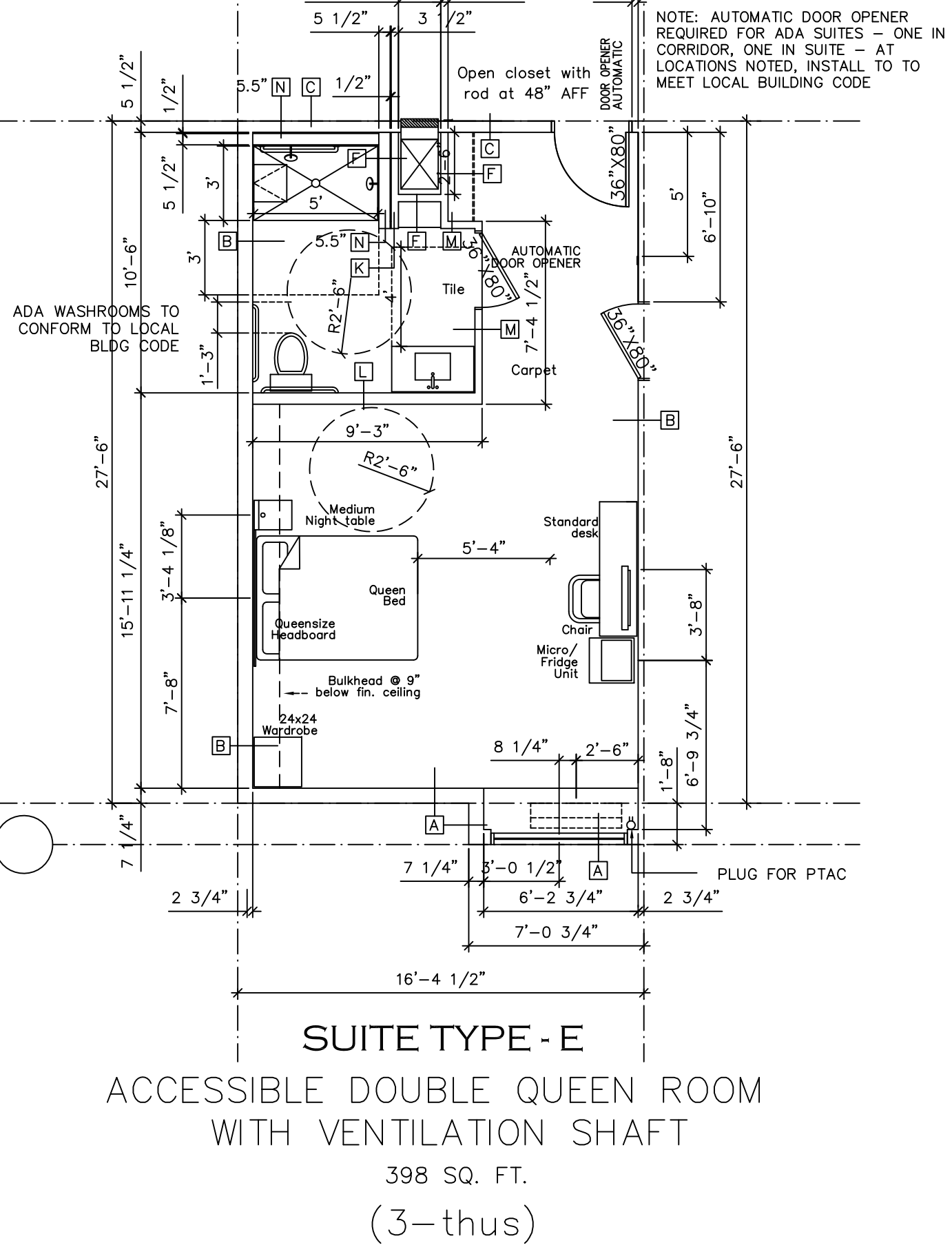
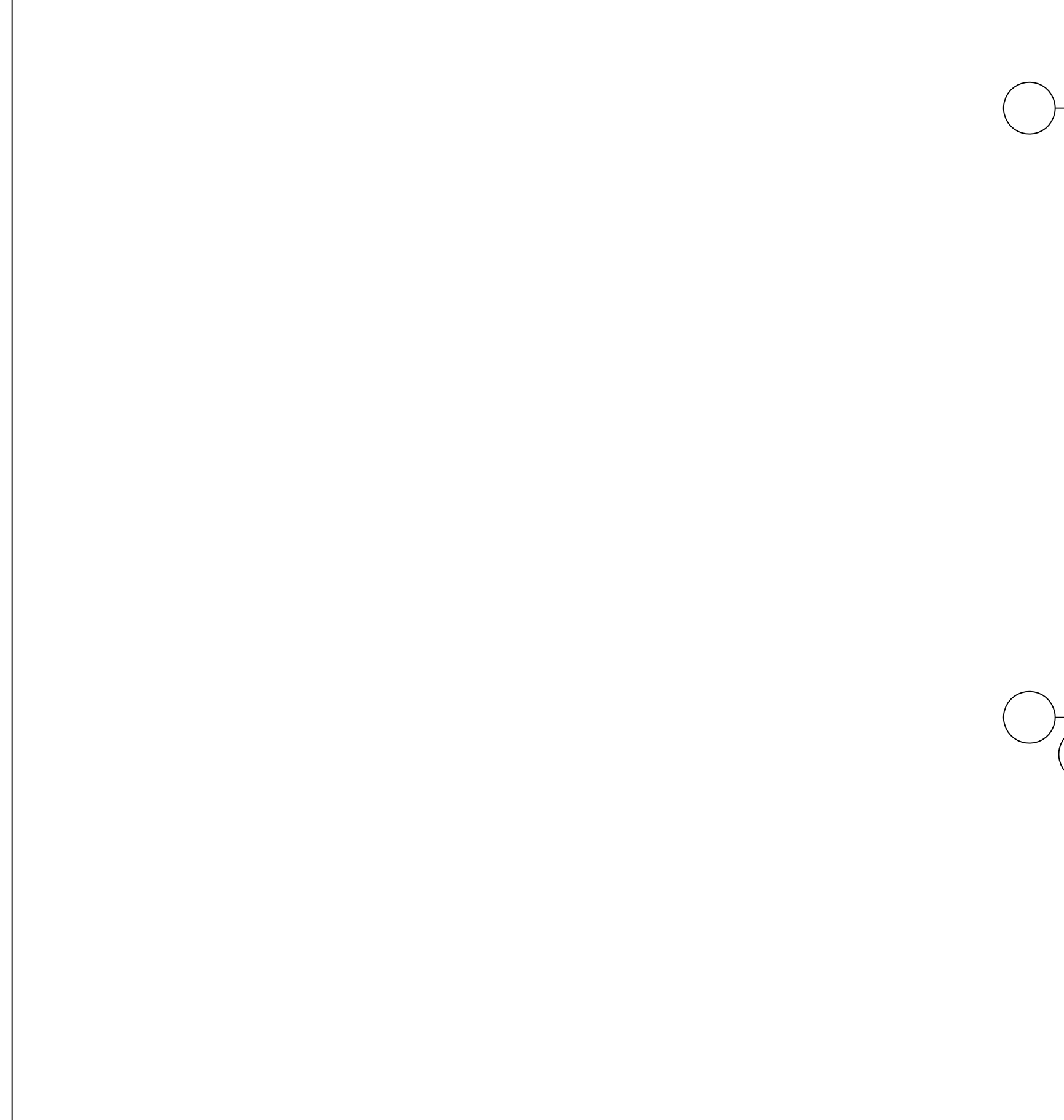
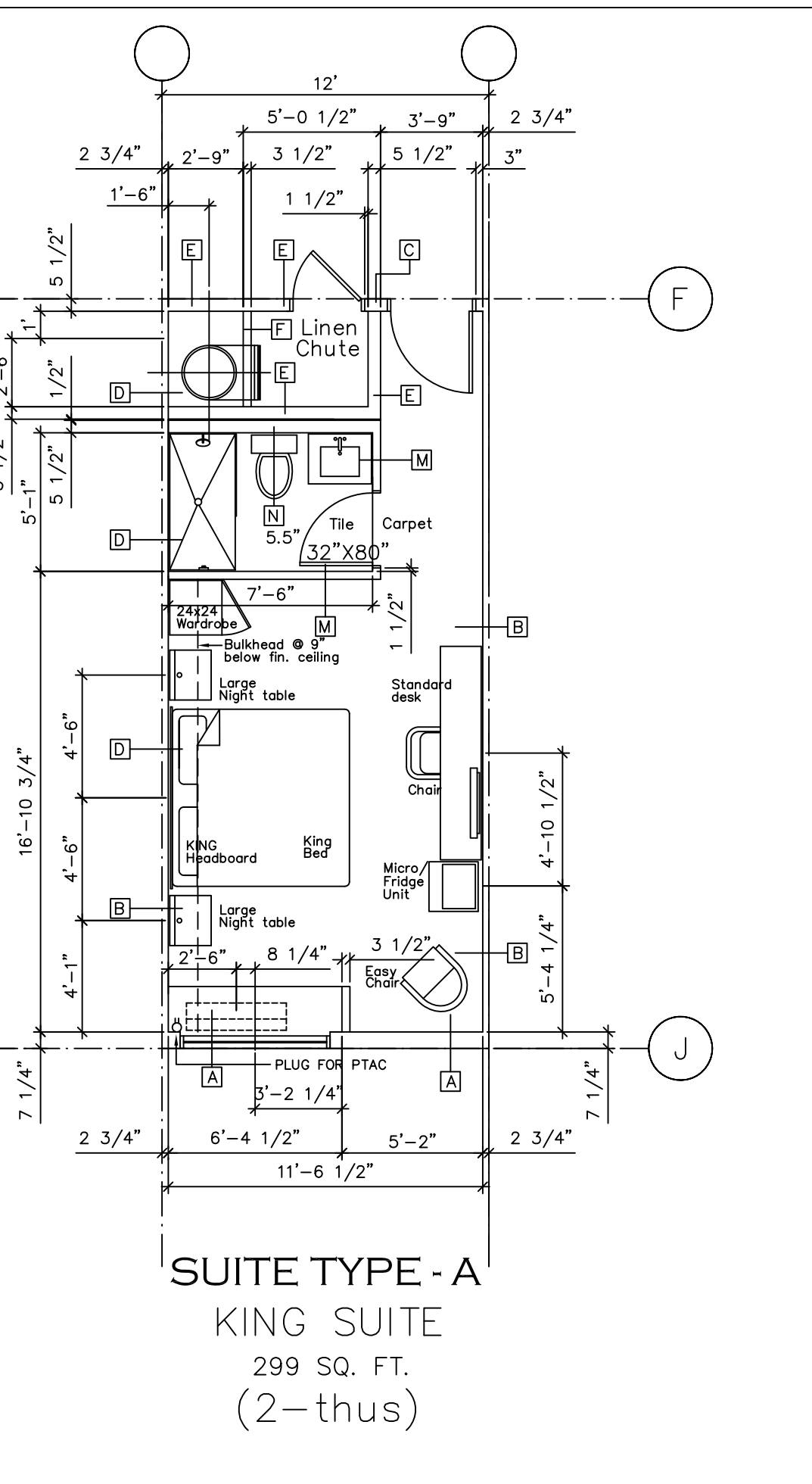
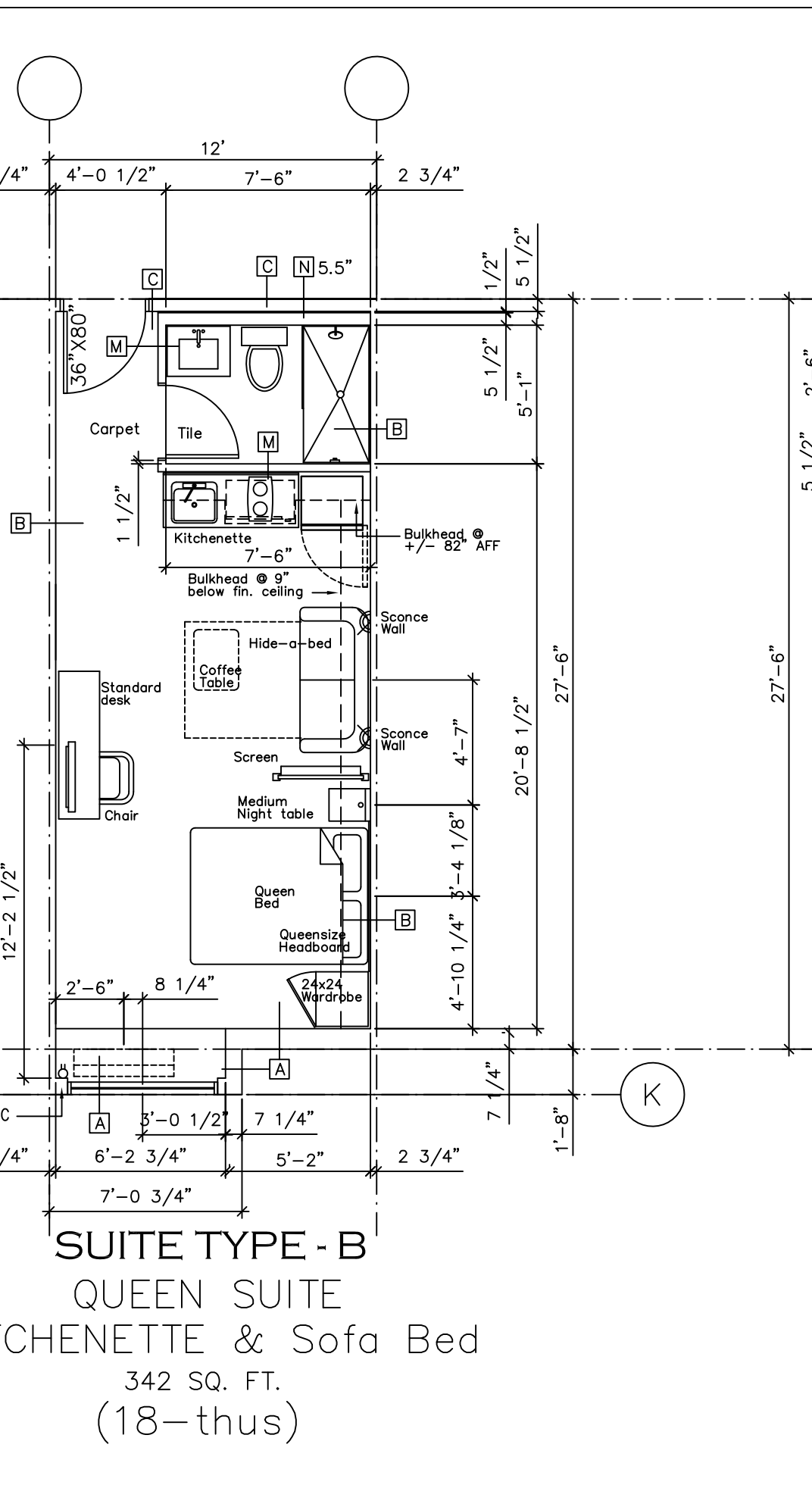
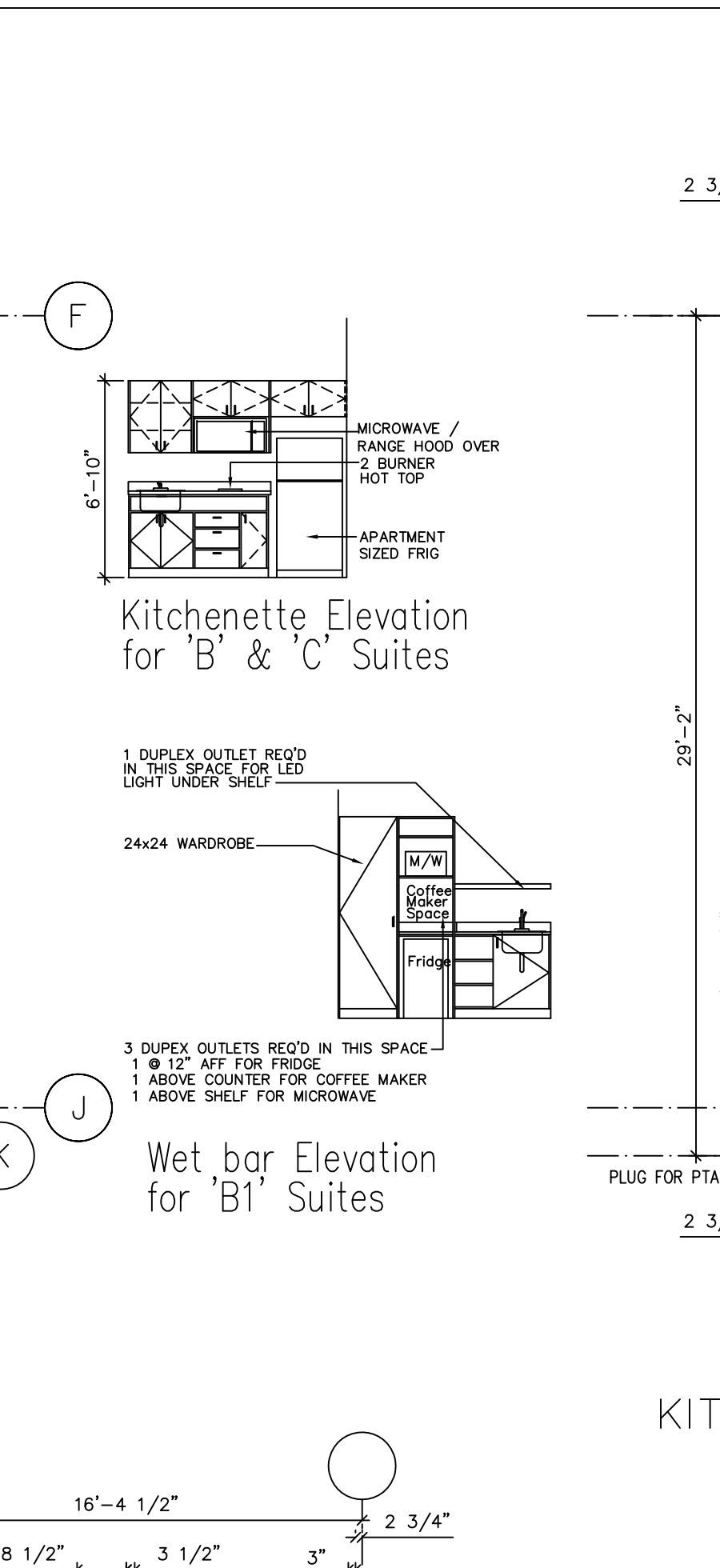
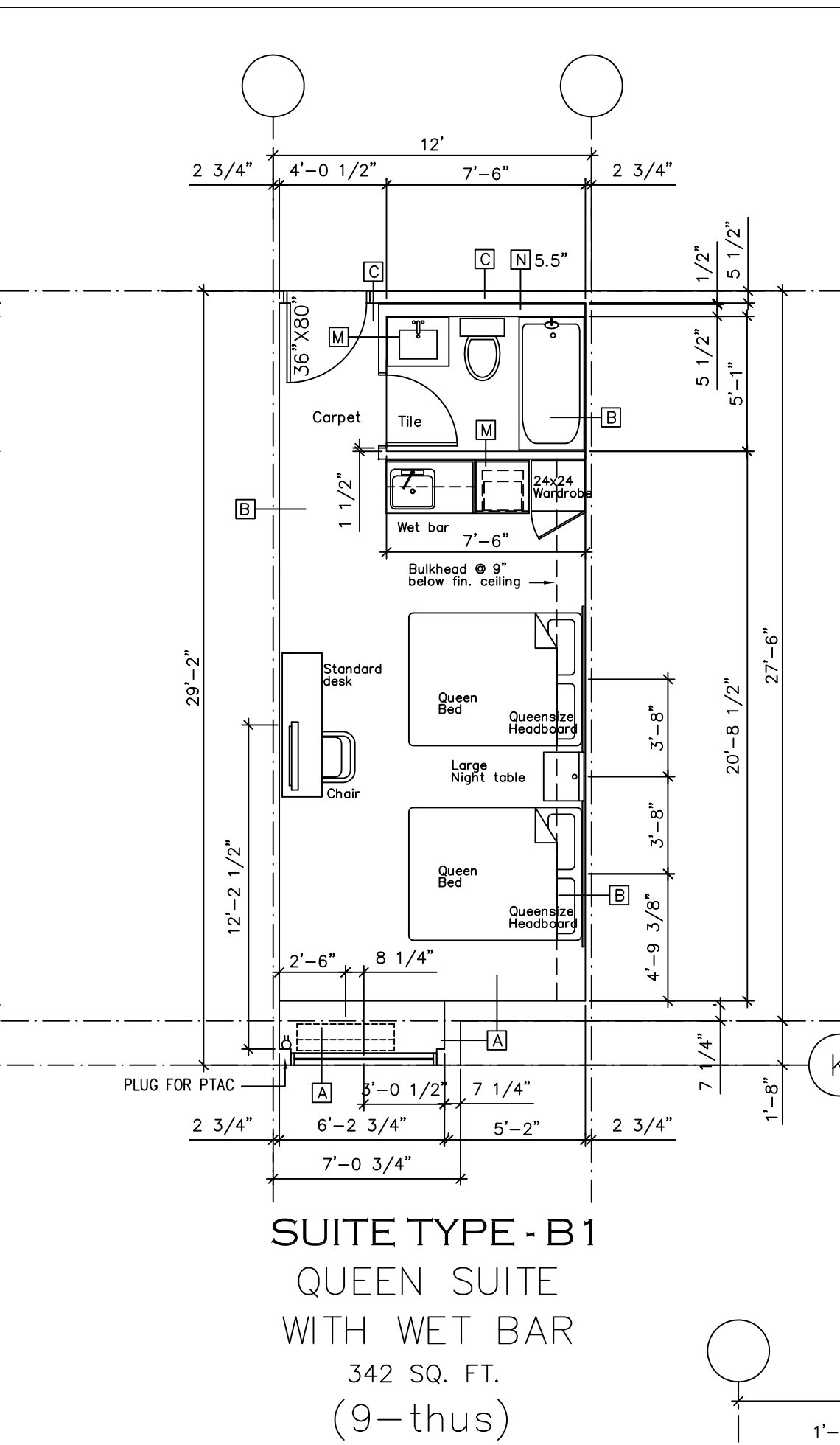
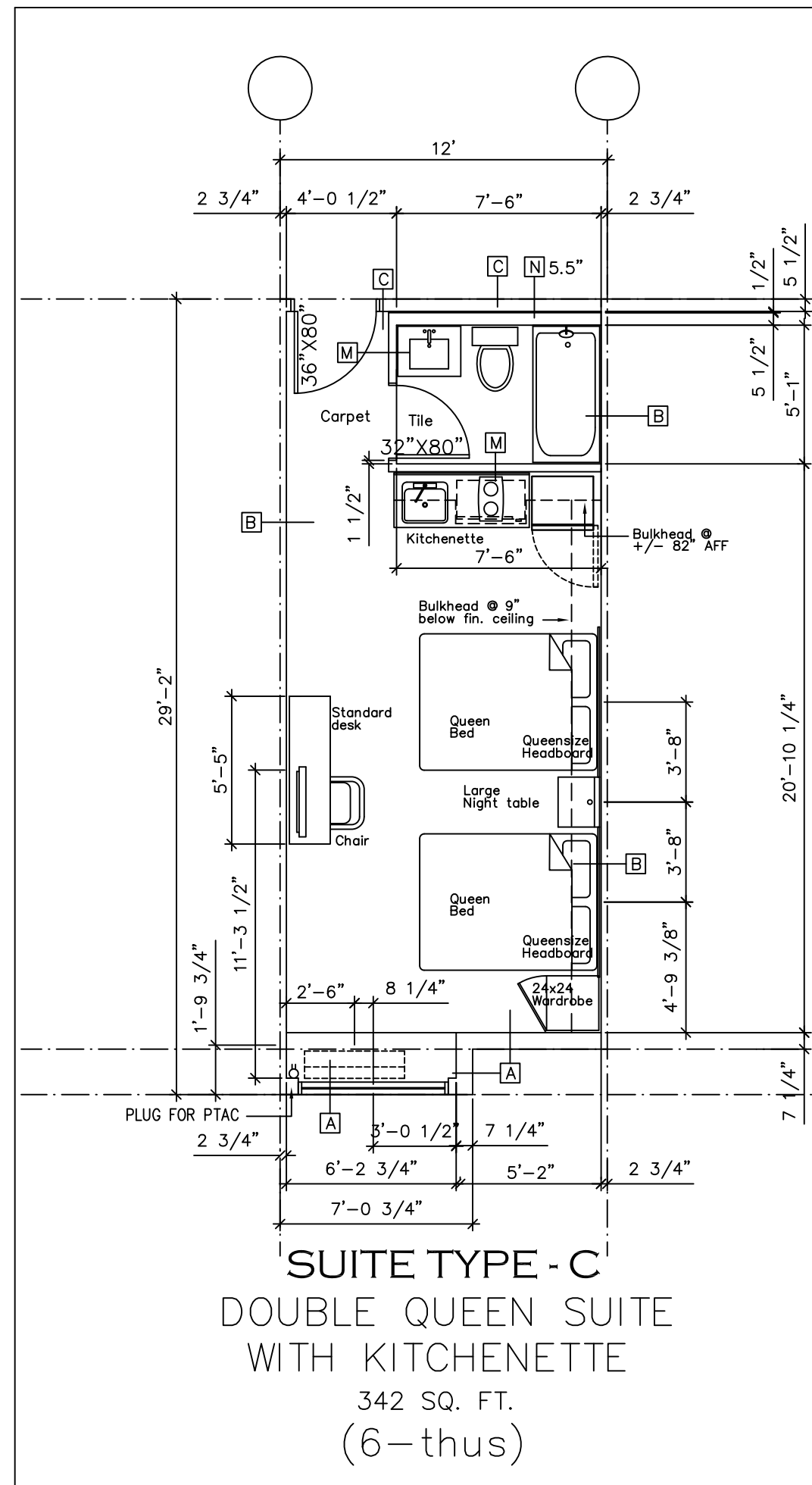
R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
E MAIL: SCHEIDTDESIGN@SHAW.CA



MCDUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME		65 ROOM MICROTEL HOTEL	
PROJECT ADDRESS		2629 HIGHWAY 97 N. KELOWNA, B.C.	
DRAWING TITLE		Exterior Elevations	
DESIGN	DRAW	SCALE	DATE
		1" = 10'-0"	JAN 02 2018

SHEET:
A-07



SUITE LEGEND MICROTEL HOTEL									
SUITE TYPE	A	B	B1	C	D	D1	D2	E	FLOOR TOTAL
MAIN FLOOR	-	-	-	-	-	-	-	-	0
SECOND FLOOR	1	-	9	2	6	2	1	1	22
THIRD FLOOR	-	9	-	2	6	2	1	1	21
FOURTH FLOOR	1	9	-	2	6	2	1	1	22
TOTAL	2	18	9	6	18	6	3	3	65

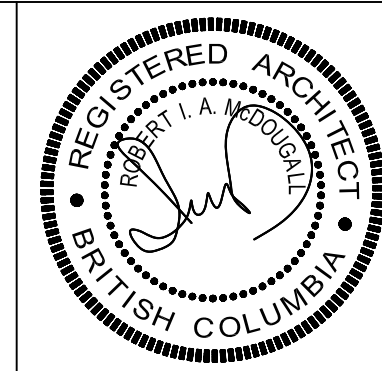
TOTAL NUMBER OF SUITES = 65

NOTE REGARDING GRAB BARS:
ALL GRAB BARS REQUIRED BY BUILDING CODE, IN STANDARD AND ACCESSIBLE WASHROOMS TO BE INSTALLED. CONTRACTOR TO COORDINATE LOCATIONS OF BLOCKING FOR GRAB BARS.

NOTE - ⑥
Suite Bathroom plumbing walls to be 6" steel studs & Drywall & 'Densshield' in wet areas. Coordinate with Owner the locations of millwork blocking/bracing requirements.

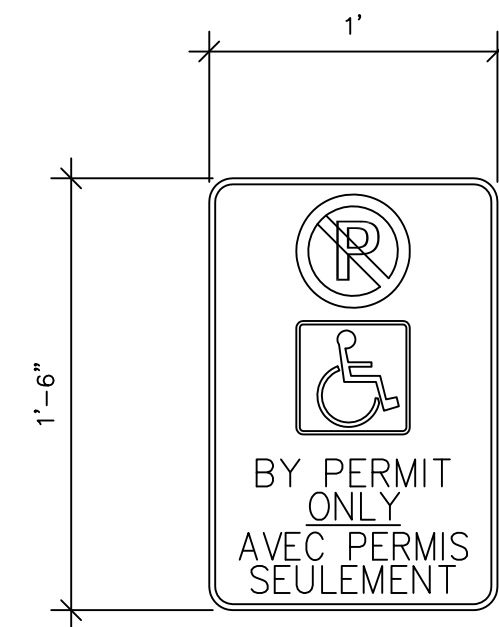
See mechanical drawings for ceiling exhaust fan locations. Fire rated space required in ceilings and fire damper required where duct crosses rated walls.

R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
E MAIL: SCHEIDTDESIGN@SHAW.CA



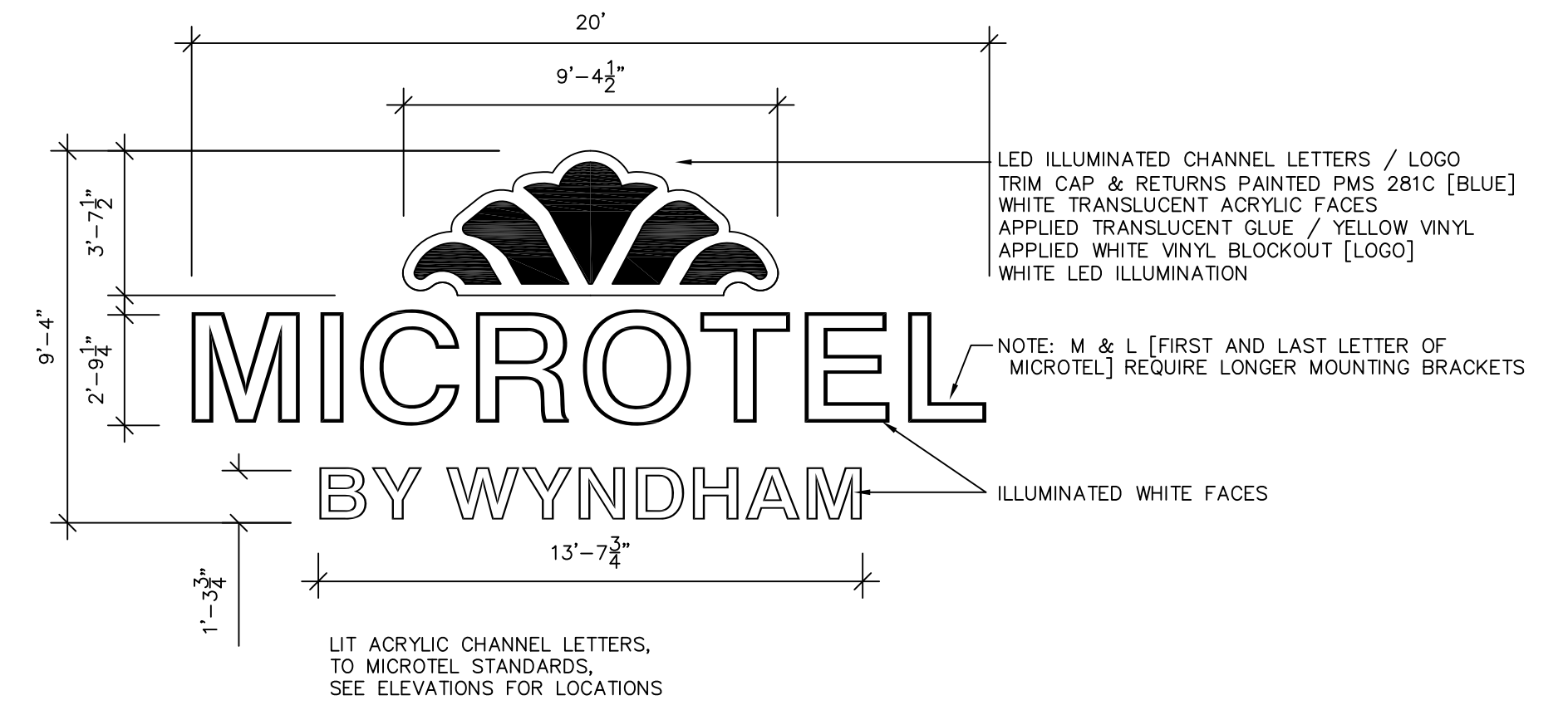
MCDUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME	MICROTEL HOTEL		
PROJECT ADDRESS	KELOWNA, B.C.		
DRAWING TITLE	Typical Suite Layouts		
DESIGN	DRAW	SCALE	DATE
		3/16"=1'-0"	NOV 23, 2017
			SHEET: A-10



Handicap parking signs to be installed at a height that meets local codes fastened to 2" O.D. pipe, with 6"x6" base plate. Attach base plate to concrete with 4 bolts. Quantity of signs as per site plan.

7 Handicap Parking Sign
A-44 1 1/2"=1'-0"

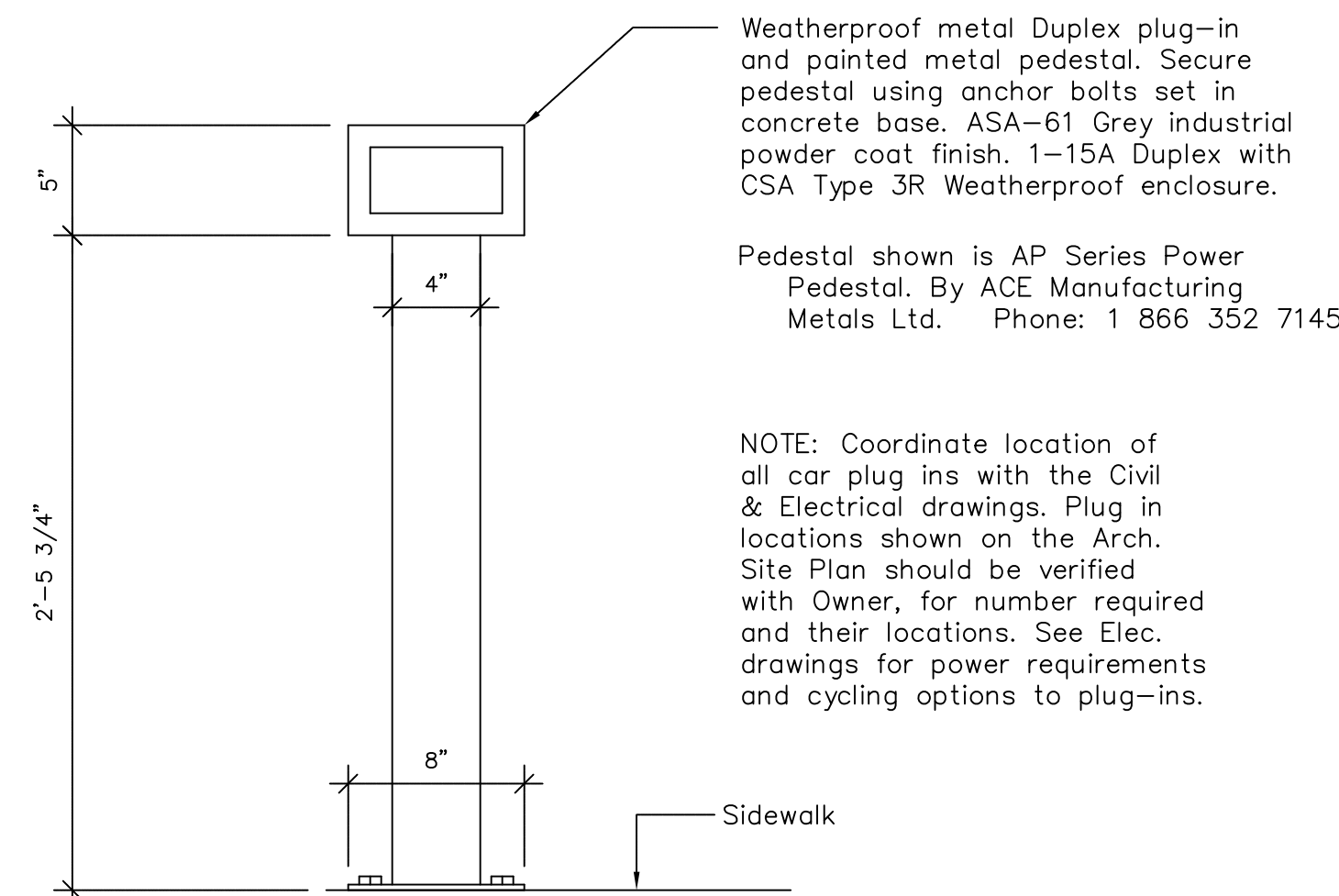


LED ILLUMINATED CHANNEL LETTERS / LOGO
TRIM CAP & RETURNS PAINTED PMS 281C [BLUE]
WHITE TRANSLUCENT ACRYLIC FACES
APPLIED TRANSLUCENT GLUE / YELLOW VINYL
APPLIED WHITE VINYL BLOCKOUT [LOGO]
WHITE LED ILLUMINATION

NOTE: M & L [FIRST AND LAST LETTER OF MICROTEL] REQUIRE LONGER MOUNTING BRACKETS

LIT ACRYLIC CHANNEL LETTERS, TO MICROTEL STANDARDS, SEE ELEVATIONS FOR LOCATIONS

1 Microtel Front Elevation Sign
A-44 1/4"=1'-0"

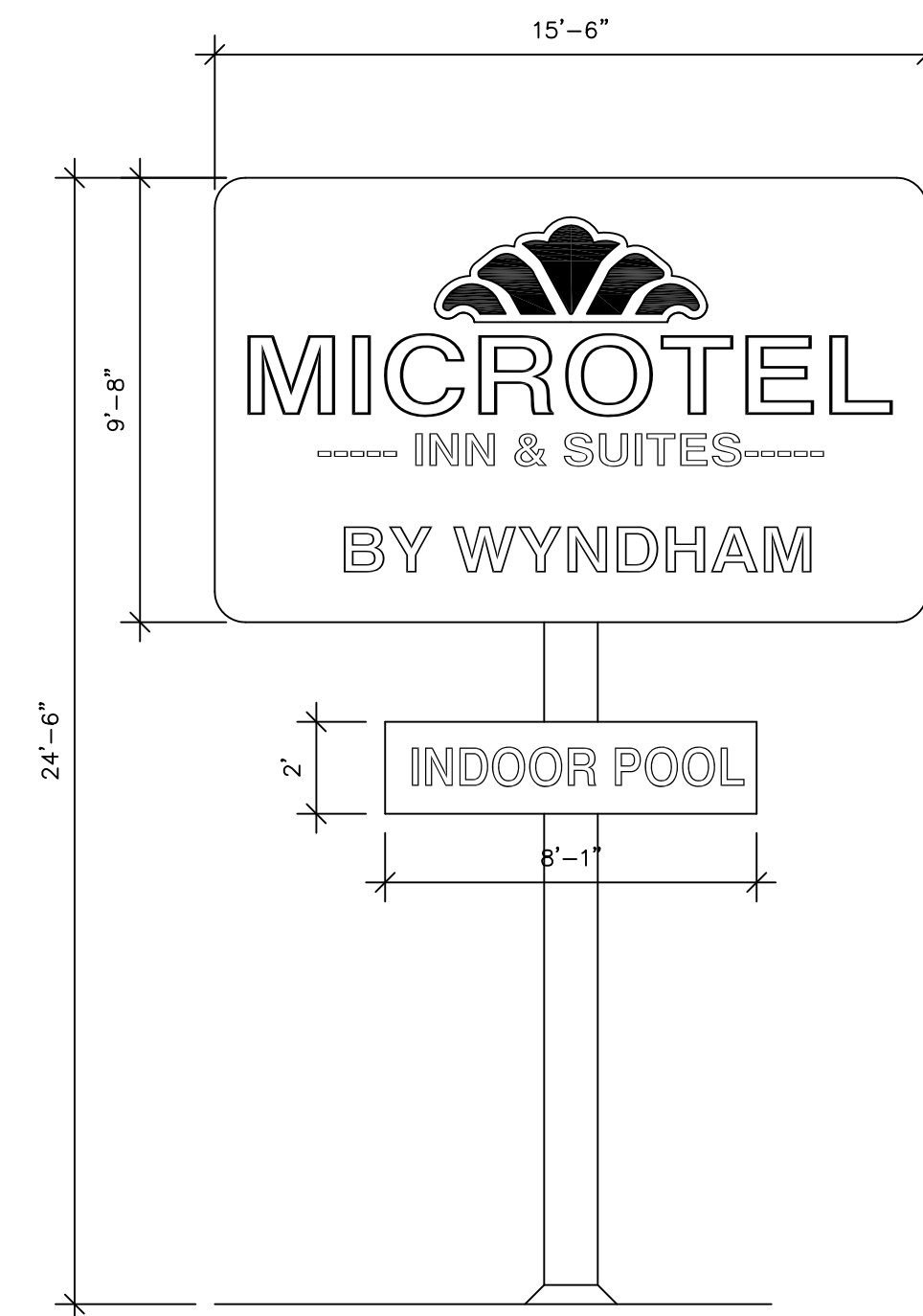


Weatherproof metal Duplex plug-in and painted metal pedestal. Secure pedestal using anchor bolts set in concrete base. ASA-61 Grey industrial powder coat finish. 1-15A Duplex with CSA Type 3R Weatherproof enclosure.

Pedestal shown is AP Series Power Pedestal. By ACE Manufacturing Metals Ltd. Phone: 1 866 352 7145

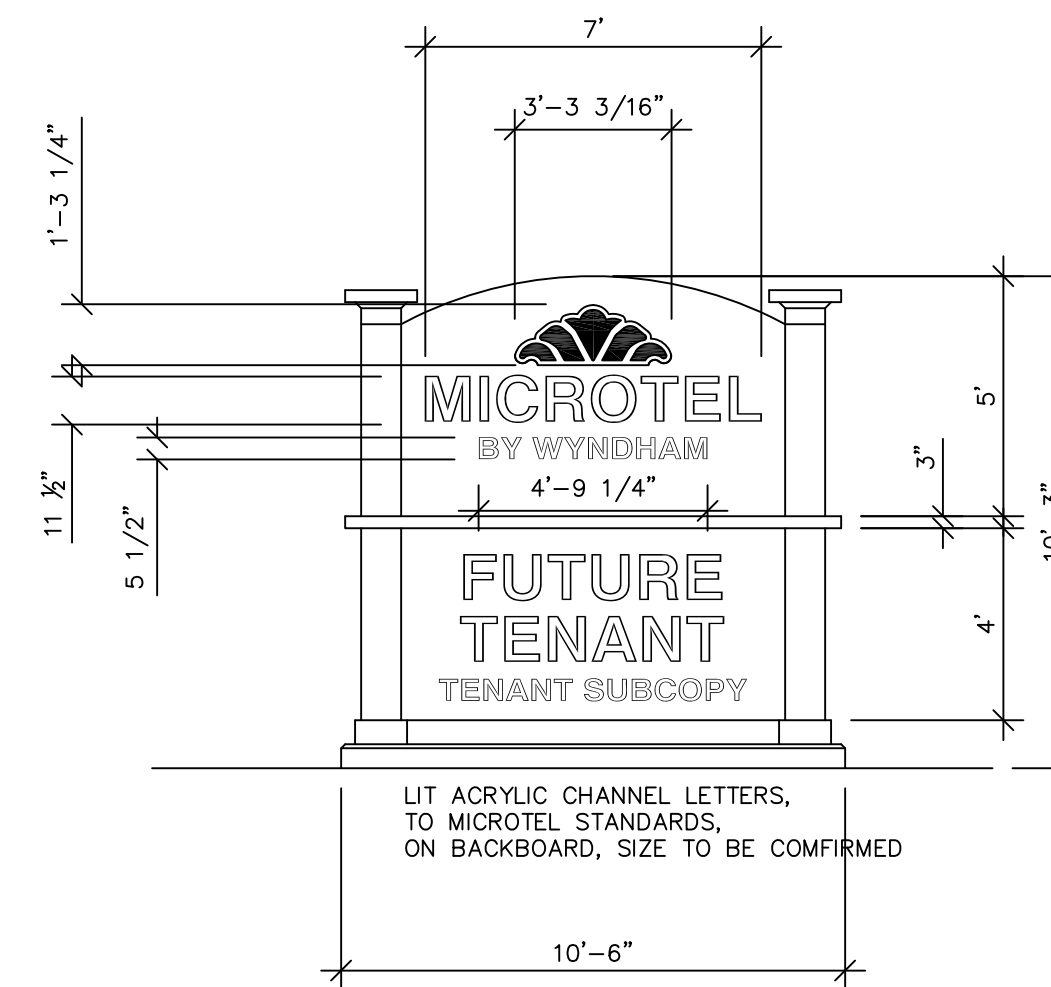
NOTE: Coordinate location of all car plug ins with the Civil & Electrical drawings. Plug in locations shown on the Arch. Site Plan should be verified with Owner, for number required and their locations. See Elec. drawings for power requirements and cycling options to plug-ins.

6 Power Plug Pedestal
A-44 1 1/2"=1'-0"



D/F SHEET METAL CABINET
PAINTED PMS 281C [BLUE]
MPSB RETAINER
PANAFLEX FACES
FLUORESCENT ILLUMINATION
14" Ø HSS POLE PAINTED PMS 281C [BLUE]

5 Microtel Pylon Sign
[With pool / waterslide]
A-44 1/4"=1'-0"



LIT ACRYLIC CHANNEL LETTERS, TO MICROTEL STANDARDS, ON BACKBOARD, SIZE TO BE CONFIRMED

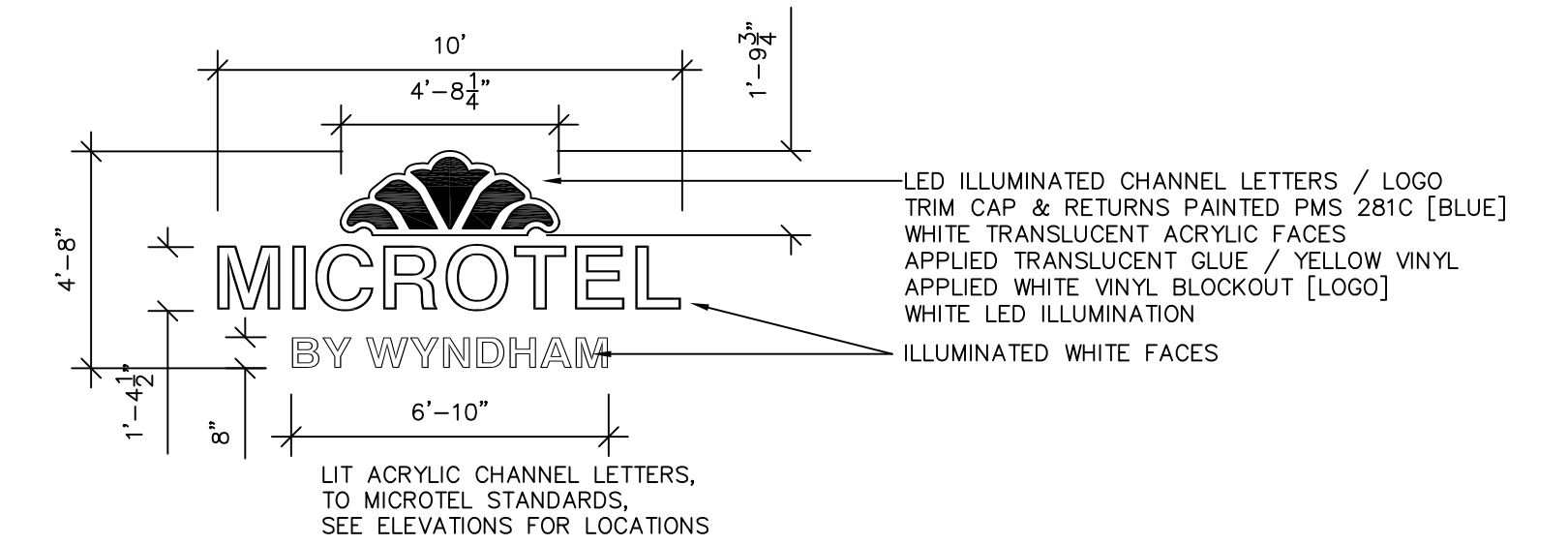
D/F NON ILLUMINATED SHEET METAL CABINET
DECORATIVE SHEET METAL POLE COVERS
[2] STEEL SQUARE TUBE COLUMN SUPPORTS
PAINTED GREY [SATIN FINISH]

MICROTEL & LOGO:
LED ILLUMINATED CHANNEL LETTERS / LOGO
TRIM CAP & RETURNS PAINTED PMS 281C [BLUE]
WHITE TRANSLUCENT ACRYLIC FACES
APPLIED TRANSLUCENT GLUE / YELLOW VINYL
APPLIED WHITE VINYL BLOCKOUT [LOGO]
WHITE LED ILLUMINATION

BY WYNDHAM:
3/16" ALUMINUM ROUTER CUT LETTERS
PAINTED WHITE
PIN MOUNTED WITH 1" SPACERS

FUTURE TENANT [GRAPHICS TBD]
CHANNEL LETTERS - MAIN COPY
ALUMINUM PIN MOUNTS - SUBCOPY

4 Microtel Monument Sign
A-44 1/4"=1'-0"



LED ILLUMINATED CHANNEL LETTERS / LOGO
TRIM CAP & RETURNS PAINTED PMS 281C [BLUE]
WHITE TRANSLUCENT ACRYLIC FACES
APPLIED TRANSLUCENT GLUE / YELLOW VINYL
APPLIED WHITE VINYL BLOCKOUT [LOGO]
WHITE LED ILLUMINATION

ILLUMINATED WHITE FACES

LIT ACRYLIC CHANNEL LETTERS, TO MICROTEL STANDARDS, SEE ELEVATIONS FOR LOCATIONS

2 Microtel END Wall Sign
A-44 1/4"=1'-0"



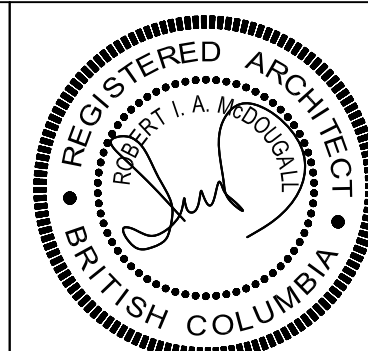
LIT ACRYLIC CHANNEL LETTERS, TO MICROTEL STANDARDS, SEE ELEVATIONS FOR LOCATIONS

3 Waterslide Wall Sign
A-09 1/4"=1'-0"

Note: Electrical shall provide 'Celestial switch' for all building and site signage. Coordinate switch location[s] with owner.

Note: Refer to Structural Drawings for all Signage Footings/Foundation Details

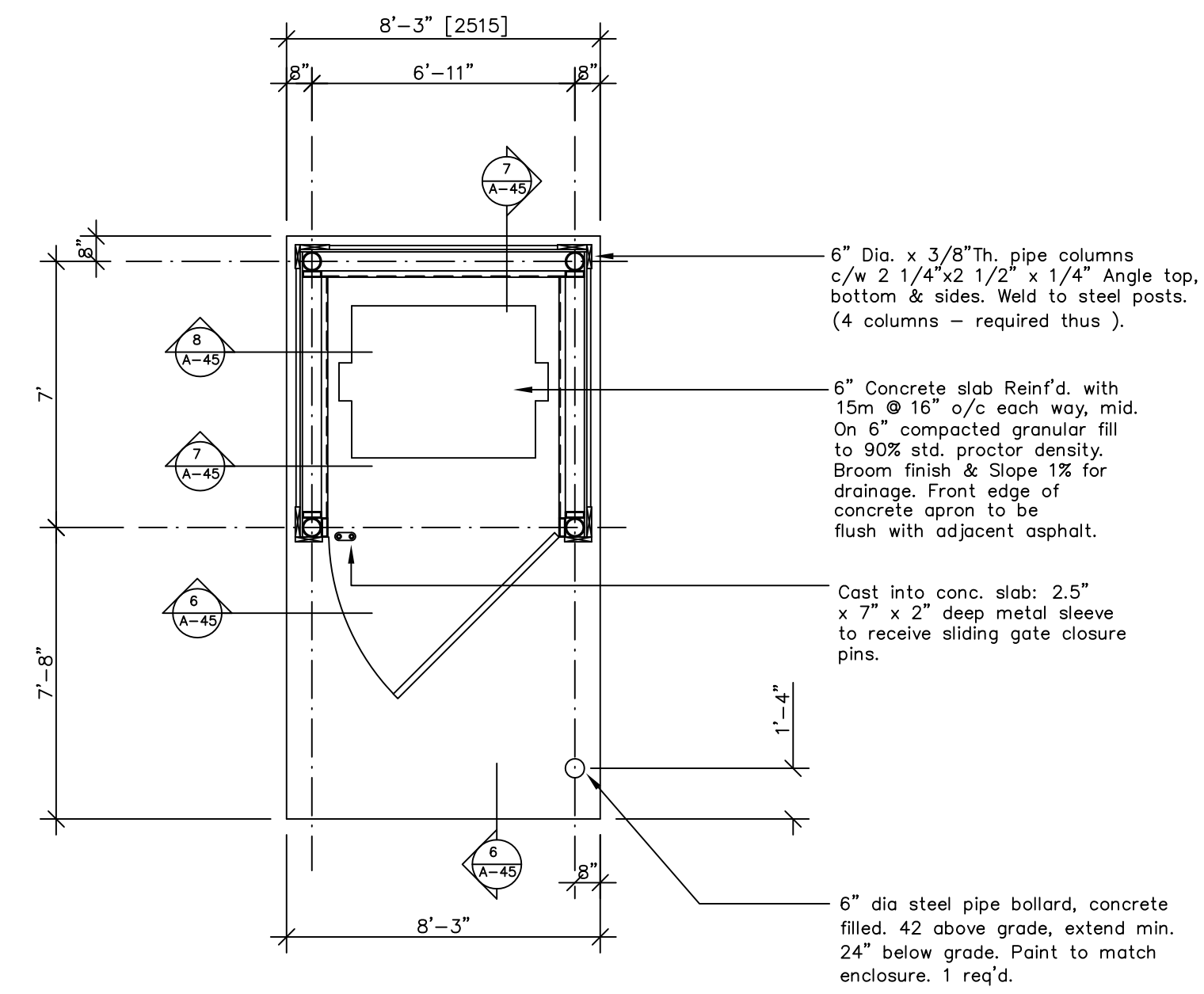
R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
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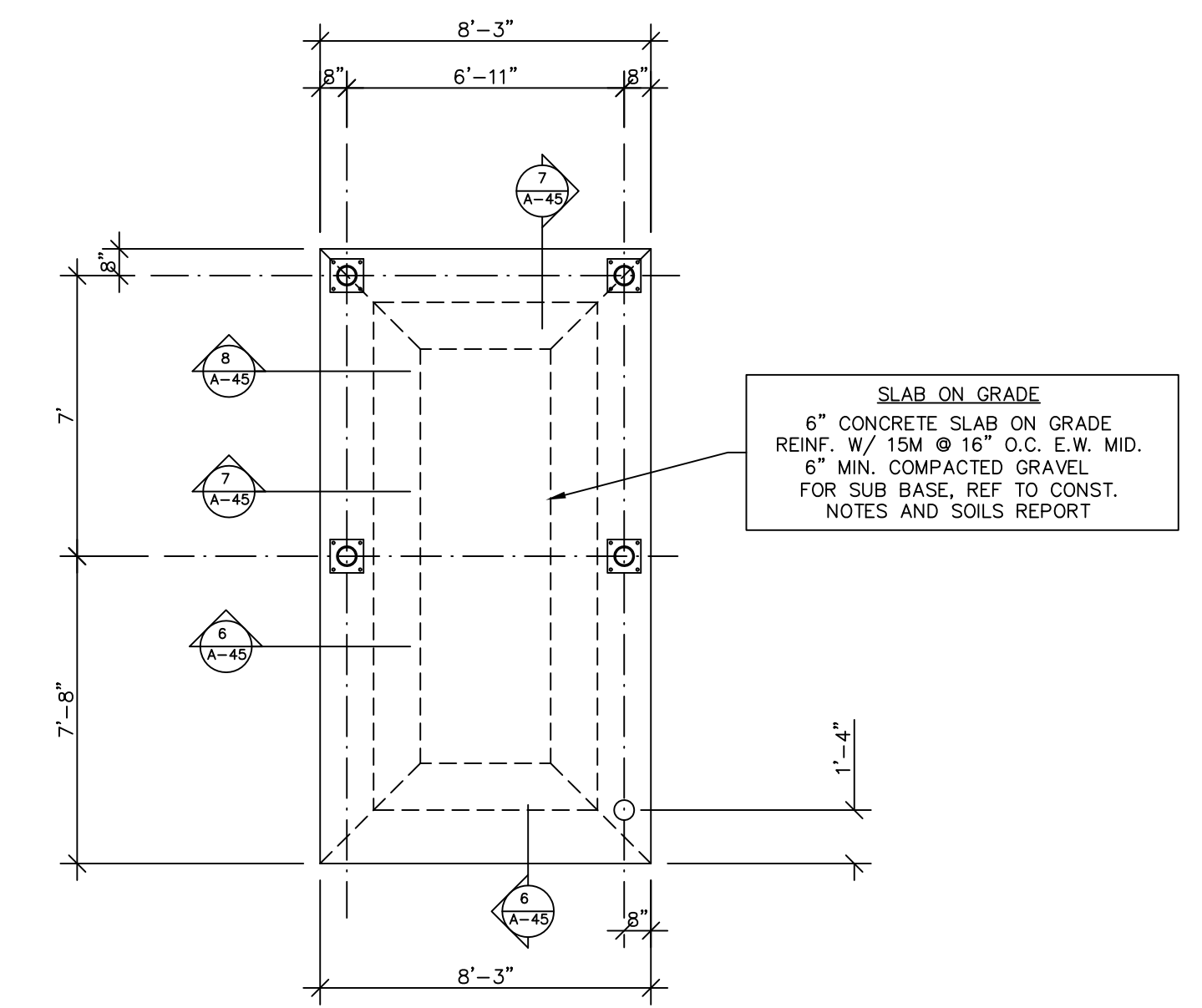
McDOUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME		65 ROOM MICROTEL HOTEL	
PROJECT ADDRESS		2629 HIGHWAY 97 N. KELOWNA, B.C.	
DRAWING TITLE			
Microtel Signage & Plug-In Posts			
DESIGN	DRAW	SCALE	DATE
		1/4"=1'-0"	Nov 23, 2017

A-44

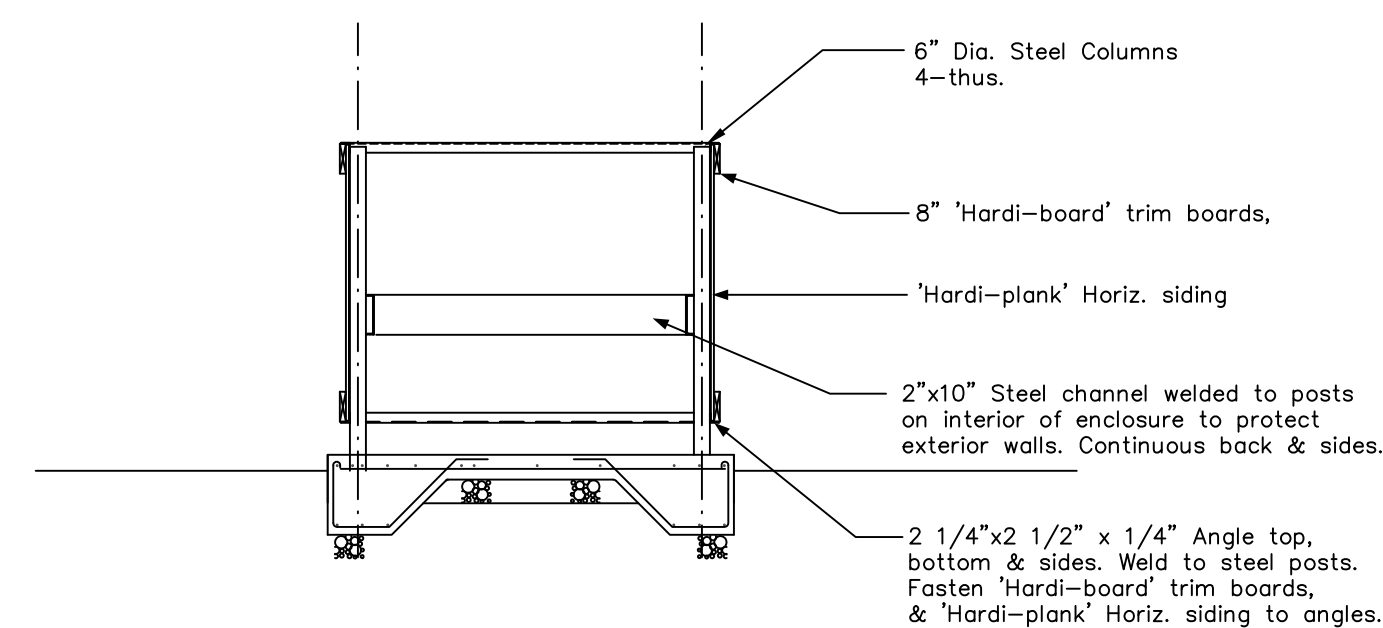


Waste Enclosure
1 - Plan View
A-45 1/4" = 1'-0"

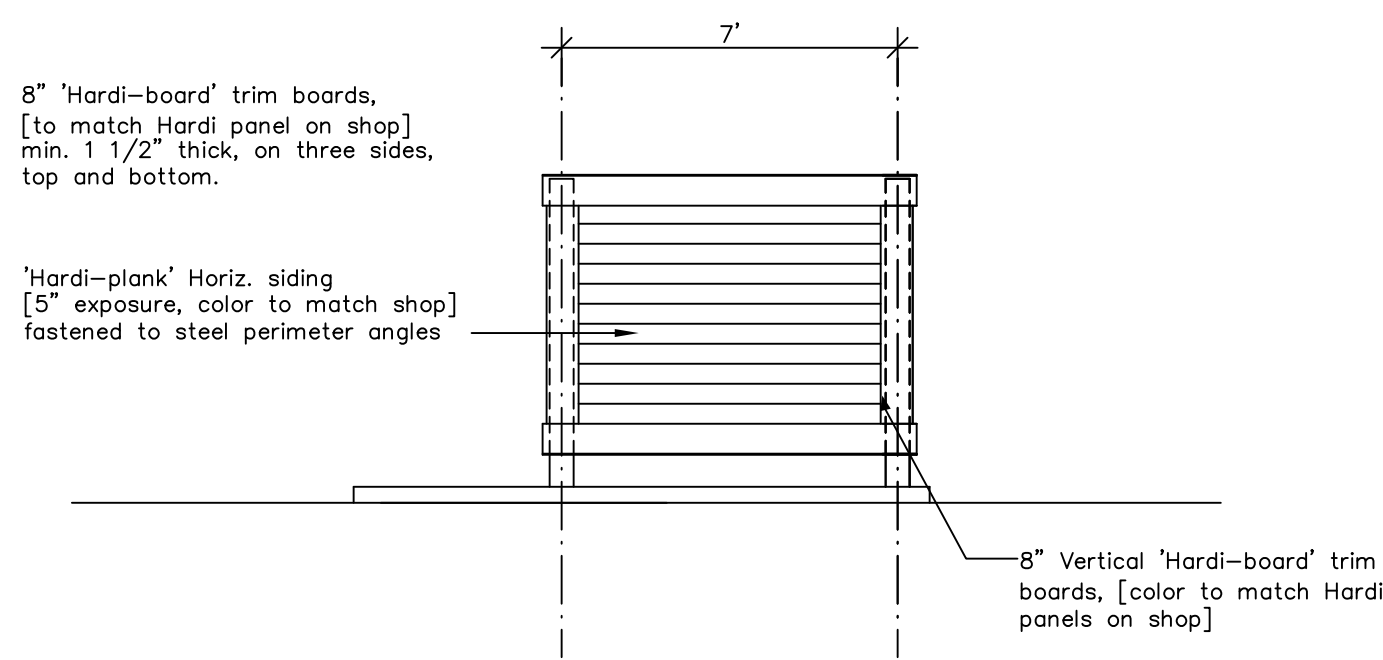


Waste Enclosure
2 - Foundation Plan
A-45 1/4" = 1'-0"

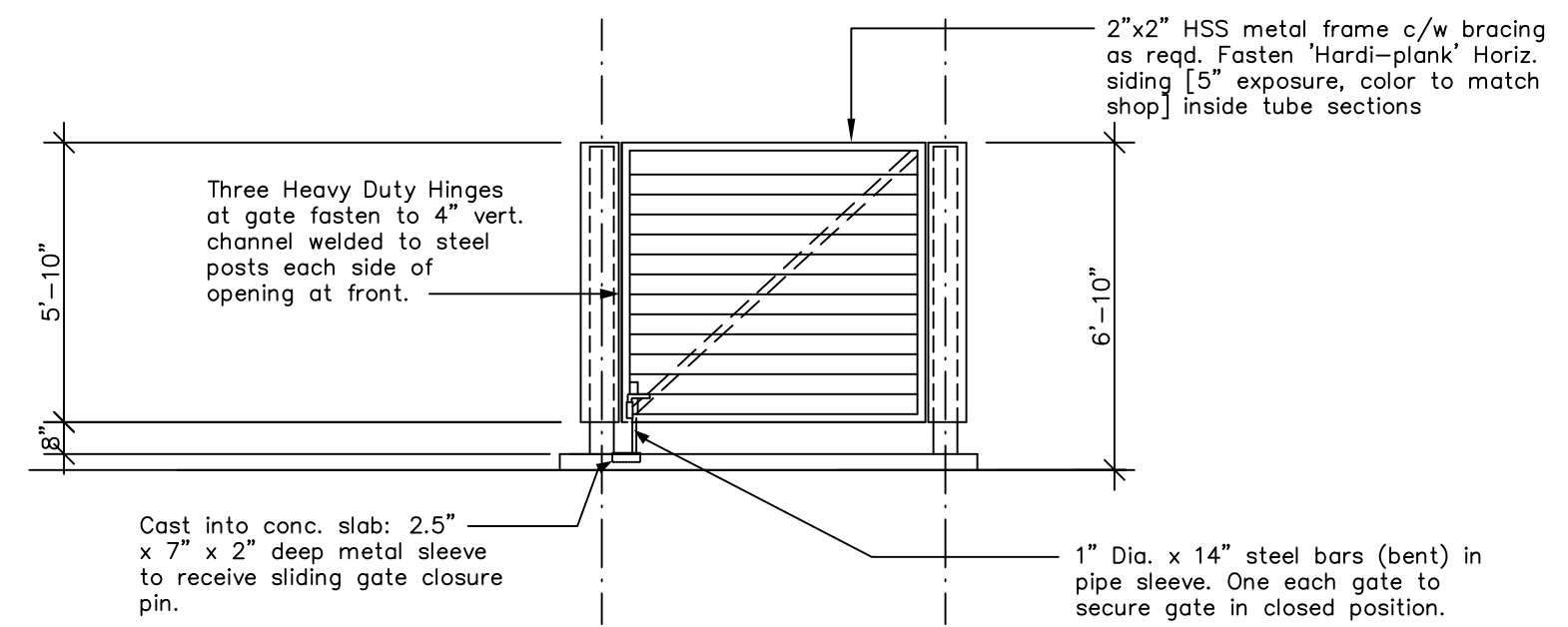
NOTES:
-T.O. Slab 10 000 SEE ALSO ARCH
-CONCRETE TO BE C-2, F-2 32 MPa 28 DAYS
-FY = 400 MPa



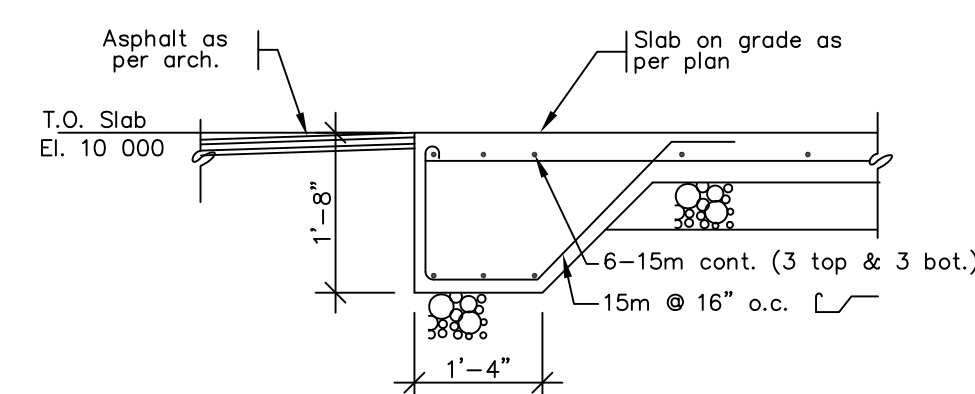
Waste Enclosure
3 - Section
A-45 1/4" = 1'-0"



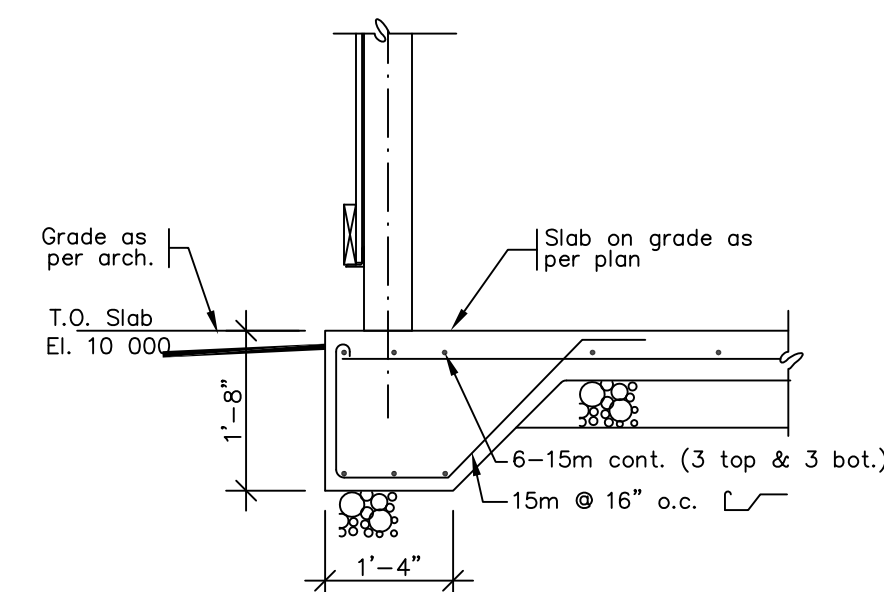
Waste Enclosure
4 - Side Elevation
A-45 1/4" = 1'-0"



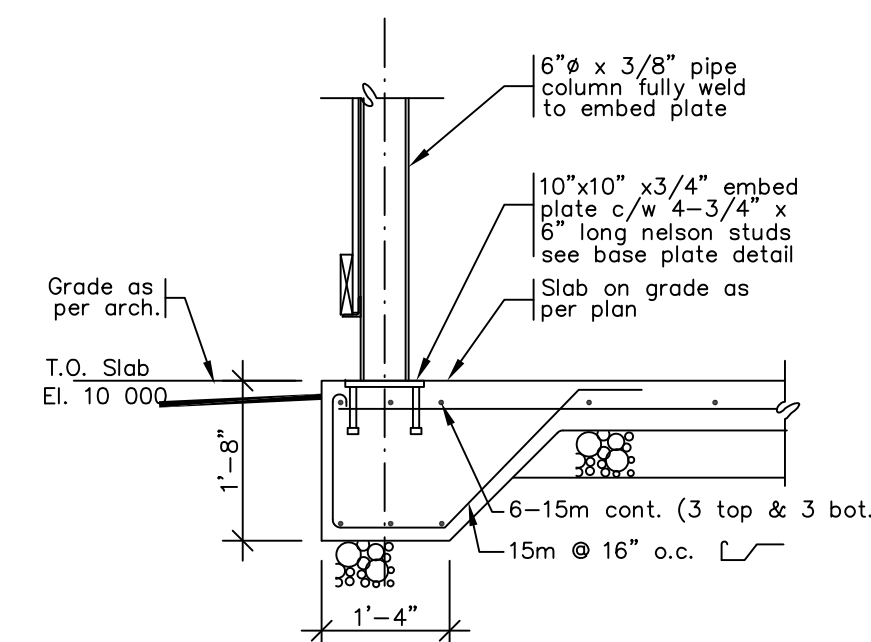
Waste Enclosure
5 - Front Elevation
A-45 1/4" = 1'-0"



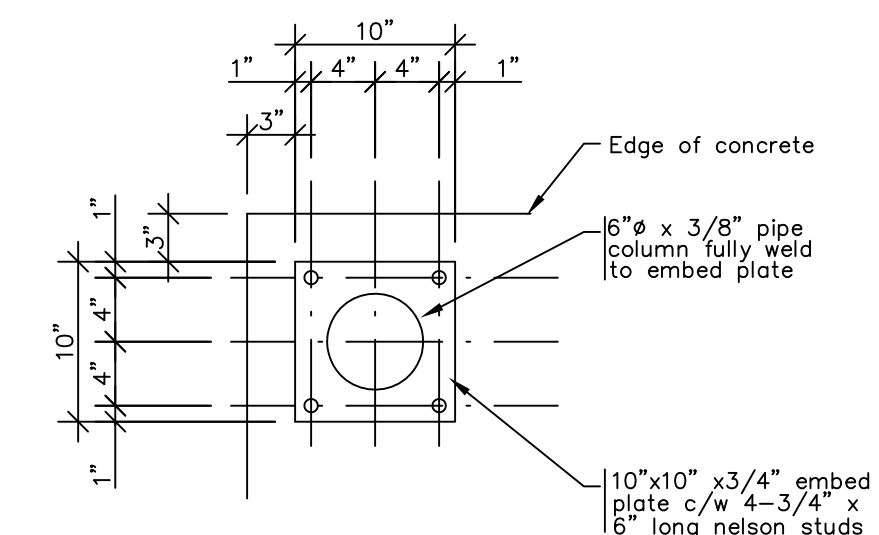
Concrete /
6 Reinforcing Section
A-45 1/2" = 1'-0"



Concrete /
7 Reinforcing Section
A-45 1/2" = 1'-0"

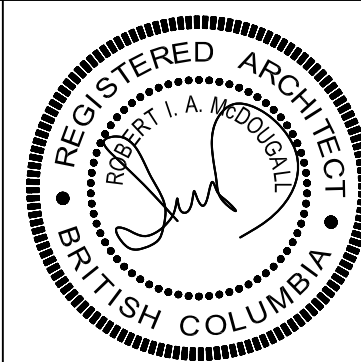


Concrete /
8 Reinforcing Section
A-45 1/2" = 1'-0"



Base Plate
9 Detail
A-45 1" = 1'-0"

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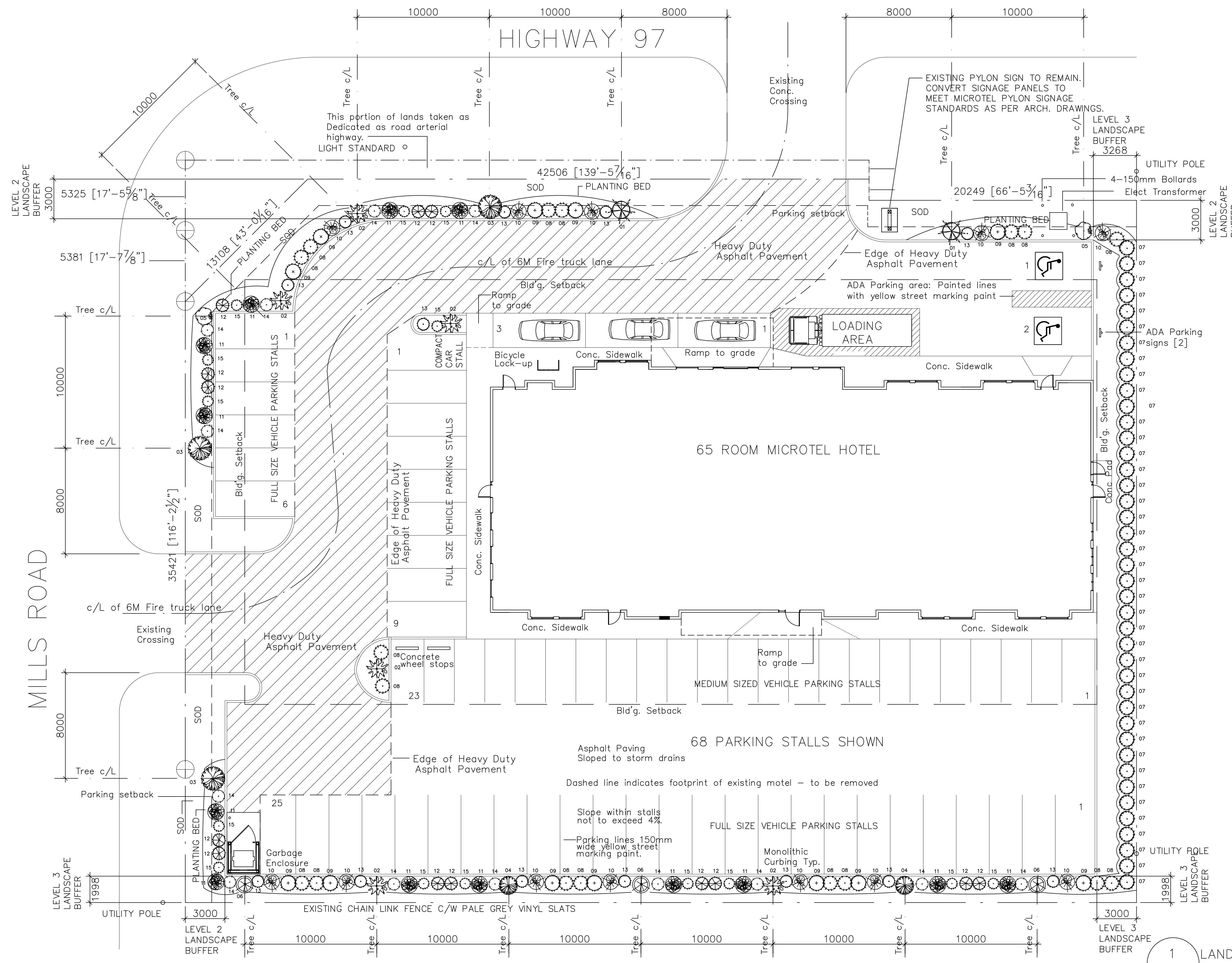
McDOUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME 65 ROOM MICROTTEL HOTEL
PROJECT ADDRESS 2629 HIGHWAY 97 N.
KELOWNA, B.C.

DRAWING TITLE Waste Enclosure Details

DESIGN DRAW SCALE 1/4" = 1'-0" DATE NOV 23, 2017

SHEET: A-45



Planting List			
Trees			
Item Number	Symbol	Plant Name	QUANTITY
01	(Symbol)	Pink Flowering Dogwood [Cornus Florida Rubra] min. caliper of 60mm, clear stem height 1.5M	2
02	(Symbol)	White Spruce [Picea Glauca] min. 2.5 M high at time of planting	6
03	(Symbol)	Norway Maple [Acer Platanoides] min. caliper of 60mm, clear stem height 1.5M	3
04	(Symbol)	Golden Threadbranch Cypress [Chamaecyparis pls. Filifera Aurea] min 2.5 M high at time of planting	2
05	(Symbol)	Northern Gold Forsythia [Forsythia Ovata] min. caliper of 60mm, clear stem height 1.5M	2
06	(Symbol)	Brandon Cedar [Thuja occidentalis] min 2.5 M high at time of planting	3
07	(Symbol)	Emerald Cedar [Thuja Occidentalis 'Smaragd'] min 2.5 M high at time of planting	41
Trees Total			59
Shrubs			
08	(Symbol)	Dwarf Korean Lilac [Syringa meyeri 'palibini'] min #2 container class @ max 1.0 M O/C	17
09	(Symbol)	Magnolia [soulangiana] min #2 container class @ max 1.0 M O/C	12
10	(Symbol)	Blue Star Juniper [Juniperus squamata] min #2 container class @ max 1.0 M O/C	12
11	(Symbol)	Darts Red Spirea [Spiroea Bumalda] min #2 container class @ max 1.0 M O/C	13
12	(Symbol)	Pygmy Caragana [Caragana pygmaea] min #2 container class @ max 1.0 M O/C	13
13	(Symbol)	Red Oster Dogwood [Cornus sericea] min #2 container class @ max 1.0 M O/C	13
14	(Symbol)	Dwarf Mugo Pine [Pinus mugo pumilio] min #2 container class @ max 1.0 M O/C	13
15	(Symbol)	Dwarf Juniper [Juniperus sabinia 'arcadia'] min #2 container class @ max 1.0 M O/C	14
Shrubs Total			107
Landscaping Notes:			
1. Living Plant material shall meet or exceed The British Columbia Nursery Trades Association Standards and Specifications.			
2. All trees and shrubs to be guaranteed insect free at delivery to site.			
3. All landscaped and grass areas to have automatic underground irrigation system with min. 7-day clock with manual override capabilities.			
4. Confirm with local municipality on shut-off valve location.			
5. Planting beds, adjacent to grassed areas, will be bound with black diamond edging.			
6. Planting beds to be covered 50 mm deep with 25 to 50mm diameter river rock [to City standards] on approved filter cloth.			
7. Contractor to include bracing for all trees. Using cedar stakes & flex. straps.			
8. Excavation for all plantings shall be 50% larger volume than the soil ball, and filled with acceptable topsoil. The minimum planting excavation will be 600mm x 600mm.			
9. Contractor to include screened approved Topsoil to all 'Soft' landscaped areas: Topsoil Requirements: Min. 450mm for shrub areas Min. 100mm for sodded areas.			
10. Prior to placement of trees & shrubs review with owner size and location of all plantings. Note substitutions may be allowed due to local micro-climates, but all substitutions must be approved.			
11. Landscaping contractor to completely clean landscaped areas & adjacent areas of all debris upon completion of landscaping contract			
12. One year guarantee on all but seasonal plantings to be provided to owner.			
This plan prepared for Development Permit application only. For pricing refer to Construction drawings.			

1 LANDSCAPE PLAN
L-01 1:200

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CALGARY, ALBERTA T2S 2T3
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PROJECT NAME		65 ROOM MICROTTEL HOTEL	
PROJECT ADDRESS		2629 HIGHWAY 97 N. KELOWNA, B.C.	
DRAWING TITLE		LANDSCAPE PLAN	
DESIGN	DRAW	SCALE	DATE
		1:300	JAN 02 2017
			SHEET L-01

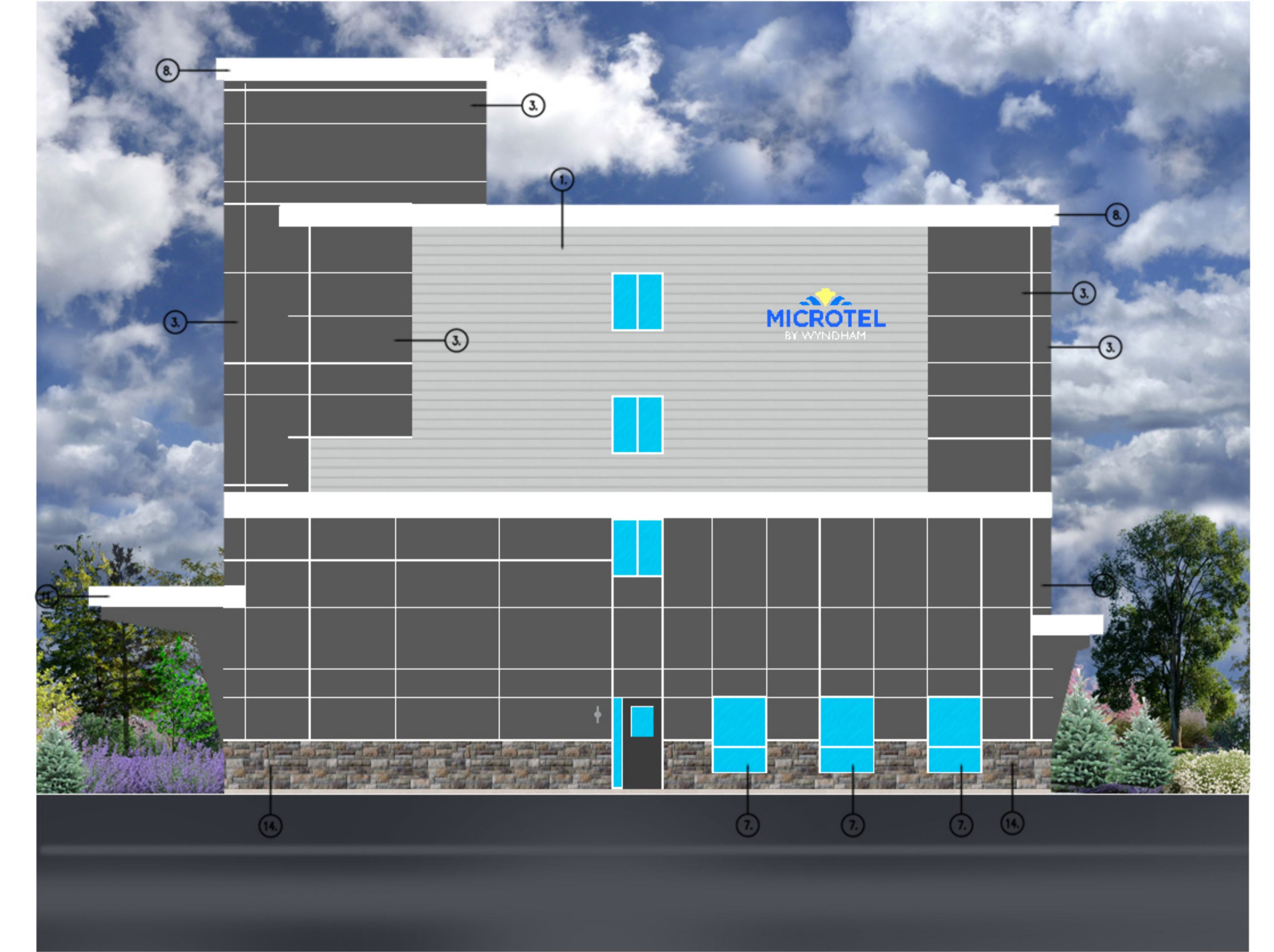
Front



Back



Right



Left



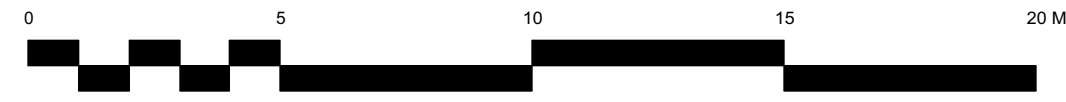
MICROTEL CANADA EXTERIOR FINISH SCHEDULE

1. Exterior Wall Siding Plank Siding James Hardie James Hardie H2S Lap Siding
Colour is Arctic White JH0-20
2. Exterior Trims James Hardie Hardie Trim NT3, fastened with Concealed Fasteners,
colour is Arctic White JH0-20
3. Exterior Wall Panel Fibre Cement Panels James Hardie HardiePanel 5/16" thick, Smooth finish, color is
Iron Grey JH90-30
4. Exposed Panel Fasteners Fibre Cement Panels To match James Hardie Iron grey. Fastening pattern
to be as per James Hardie Reveol Panel guidelines
Configuration 2
5. Panel Trims (Reveals) Exterior Wall Panel Channels Easy Trim Clear anodized aluminum
6. Windows Guest Room Windows All Weather Titan series 6500 PVC Windows with dual pane
System V glass. Dual pane to be argon gas filled with
Sunstop on surface 2 and Eps on surface 4.
7. Windows Pool Area Windows All Weather Apex Alloy Series 9900 with dual pane system V glass.
Dual pane to be argon gas filled with Sunstop on
surface 2 and EPS on surface 4.
8. Fascia Prefinished aluminum fascia in White
9. Eavestrough Prefinished aluminum eavestrough in White
10. Downspouts Prefinished aluminum downspouts in White
11. Porte Cochere Fascia Prefinished aluminum fascia in white
12. Porte Cochere Soffit T. & G Cedar C/W Clear Poly High Glass coating.
13. PTAC Grills Gordon Williams Custom Architectural aluminum grill powder
coat in white
14. Stone Cladding 'Boral Stone' Bucks County stone cladding or approved equal
depending on local availability.

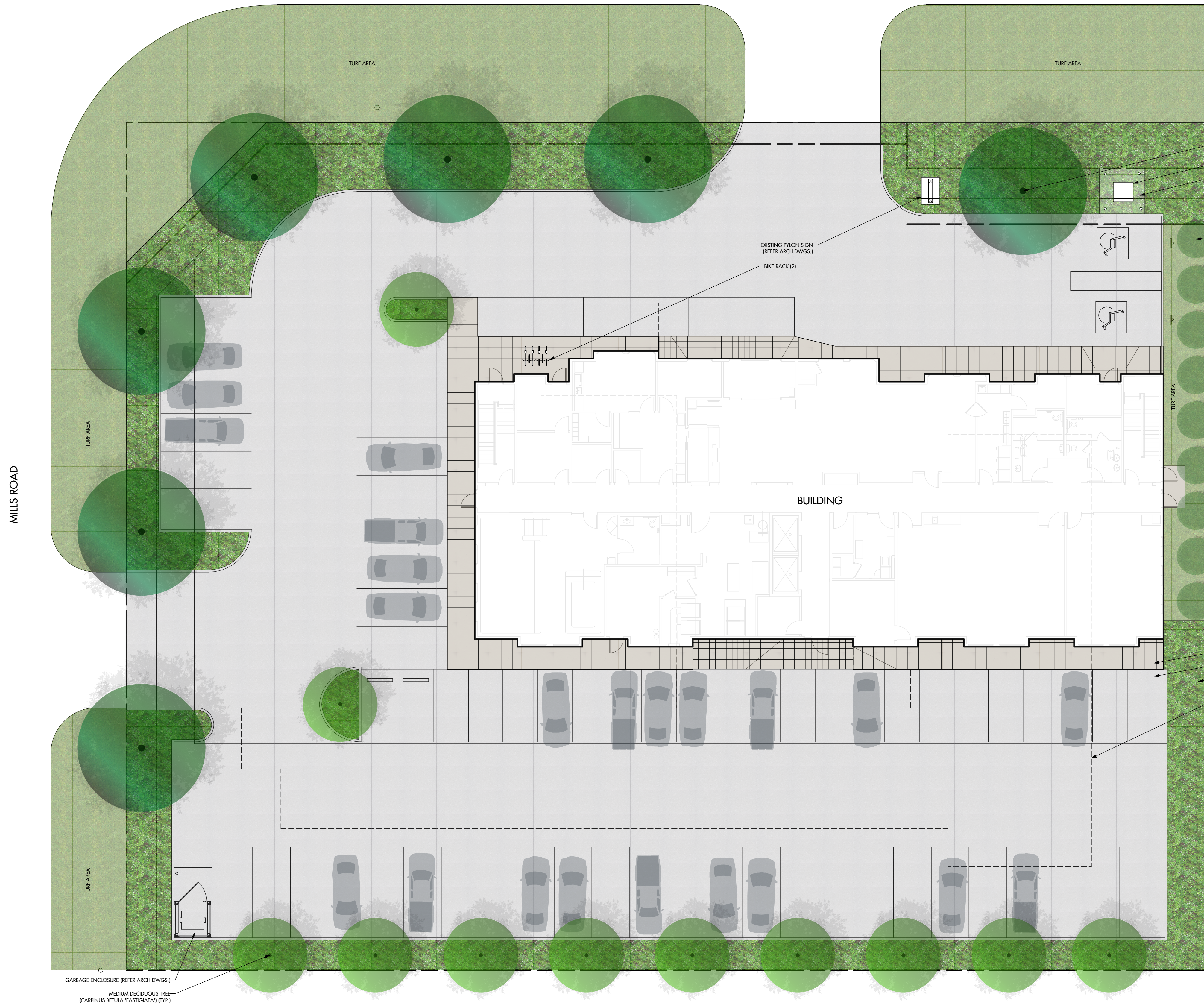


MICROTEL
BY WYNDHAM

MICROTEL
BY WYNDHAM



HWY 97



LARGE DECIDUOUS STREET TREE
(PLATANUS ACERIFOLIA 'BLOODGOOD') (TYP.)
EXISTING PMT
GROUNDCOVER
MEDIUM CONIFEROUS TREE
(PICEA PUNGENS 'FASTIGIATA') (TYP.)

EXISTING PYLON SIGN
(REFER ARCH DWGS.)
BIKE RACK (2)

BUILDING

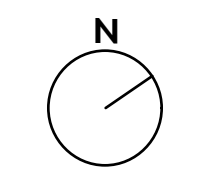
CONCRETE SIDEWALK (TYP.)
ASPHALT (TYP.)
SHRUBS, PERENNIALS AND GRASSES (TYP.)
EXISTING BUILDING, TO BE REMOVED

GARAGE ENCLOSURE (REFER ARCH DWGS.)
MEDIUM DECIDUOUS TREE
(CAMPANIS BETULA 'FASTIGIATA') (TYP.)



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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PROJECT TITLE
HWY 97 MICROTEL

Kelowna, BC

DRAWING TITLE
**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	18.01.16	Review
2		
3		
4		
5		

PROJECT NO. 18-003
DESIGN BY FB
DRAWN BY MC
CHECKED BY FB
DATE JAN. 16, 2018
SCALE 1:150

SEAL



DRAWING NUMBER

L1/2

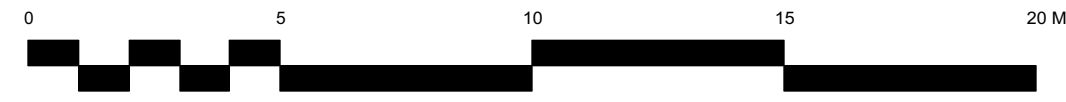
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NOTES

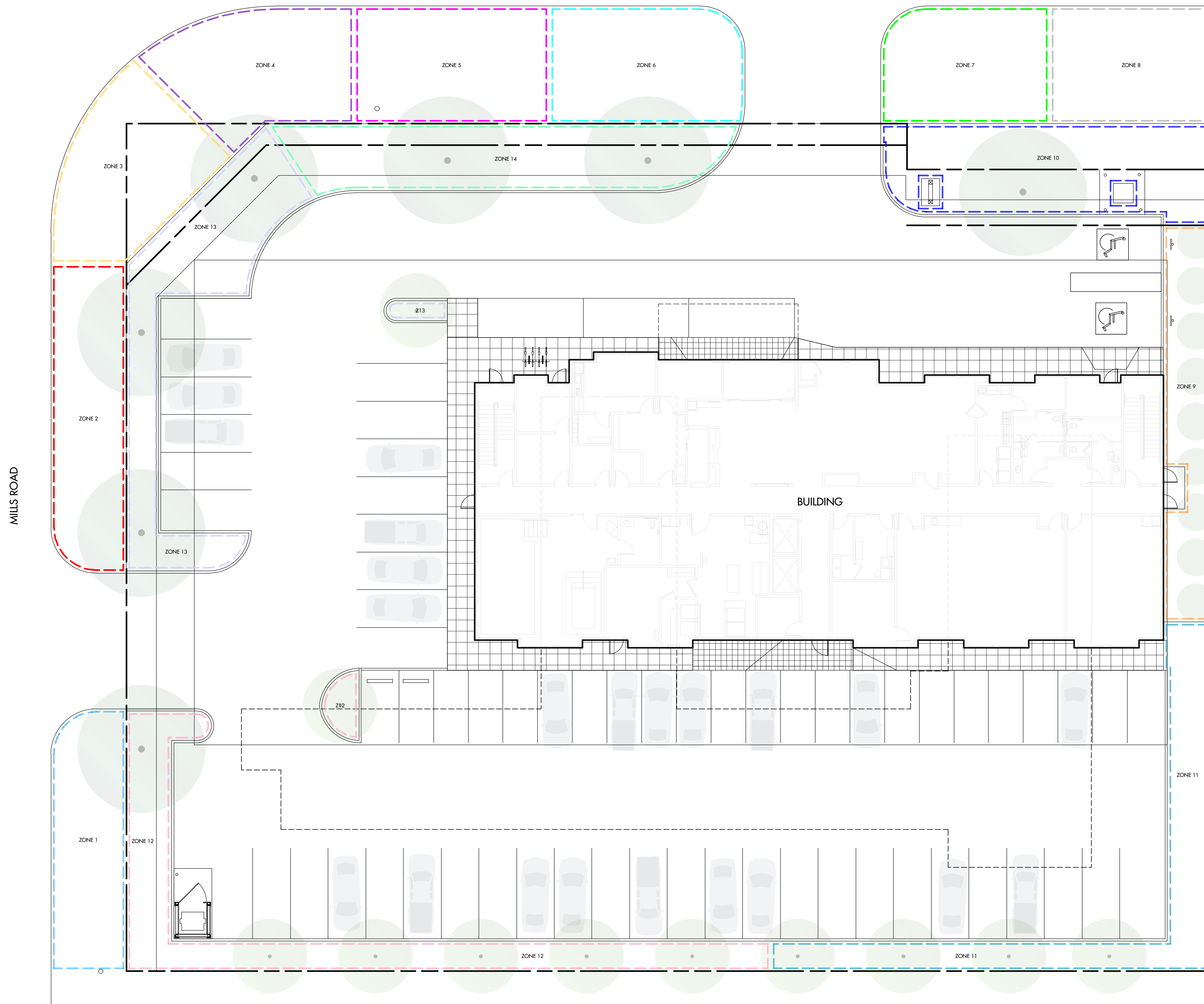
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
CAMPANIS BETULA 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	11	6m CAL
PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDONPLANE TREE	7	6m CAL
PICEA PUNGENS 'FASTIGIATA'	COLUMNAR BLUE SPRUCE	9	10 ft tall
SHRUBS, PERENNIALS & GRASSES			
BERGENIA CORDIFOLIA	ELEPHANT EAR	141	#02 CONT. / 0.4 O.C. SPACING
CAULOMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	139	#02 CONT. / 0.75 O.C. SPACING
DECHAMPsia CAESPITOSA 'BRONZESCHLEIER'	BRONZE TUFTED HAIR GRASS	121	#01 CONT. / 0.5 O.C. SPACING
ELIONIMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	127	#02 CONT. / 0.75 O.C. SPACING
ARCTOSTAPHYLOS LYVA URIS	KINKIN-NICK	149	#01 CONT. / 0.5 O.C. SPACING
ROSA RUCCOSA 'HANSA'	HANSA ROSE	64	#02 CONT. / 1.5 O.C. SPACING



HWY 97



WATER CONSERVATION CALCULATIONS
 LANDSCAPE MAXIMUM WATER BUDGET (MW) = 1 488 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (MWU) = 1 484 cu.m. / year
 WATER BALANCE = 4 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

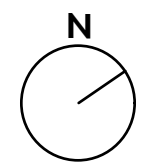
	ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR TURF AREAS TOTAL AREA: 85 sq.m. MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 121 cu.m.
	ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR TURF AREAS TOTAL AREA: 101 sq.m. MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 144 cu.m.
	ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR TURF AREAS TOTAL AREA: 100 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 143 cu.m.
	ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR TURF AREAS TOTAL AREA: 98 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 140 cu.m.
	ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR TURF AREAS TOTAL AREA: 101 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 144 cu.m.
	ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR TURF AREAS TOTAL AREA: 99 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 141 cu.m.
	ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR TURF AREAS TOTAL AREA: 85 sq.m. MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 121 cu.m.
	ZONE #8: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR TURF AREAS TOTAL AREA: 84 sq.m. MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 120 cu.m.
	ZONE #9: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR TURF AREAS TOTAL AREA: 82 sq.m. MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING ESTIMATED ANNUAL WATER USE: 117 cu.m.
	ZONE #10: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 129 sq.m. MICROCLIMATE: NORTH WEST, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 72 cu.m.
	ZONE #11: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 123 sq.m. MICROCLIMATE: EAST, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 68 cu.m.
	ZONE #12: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 145 sq.m. MICROCLIMATE: SOUTH EAST, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 81 cu.m.
	ZONE #13: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 130 sq.m. MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 72 cu.m.
	ZONE #14: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 127 sq.m. MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 71 cu.m.

- IRRIGATION NOTES**
- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELLOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
 - THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
 - THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
 - AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELLOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
 - DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 - IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 - IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
 - A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



OUTLAND DESIGN
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PROJECT TITLE

HWY 97 MICROTEL

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/
 IRRIGATION PLAN**

ISSUED FOR / REVISION

1	18.01.15	Review
2		
3		
4		
5		

PROJECT NO: 18-003
 DESIGN BY: FB
 DRAWN BY: MC
 CHECKED BY: FB
 DATE: JAN. 15, 2018
 SCALE: 1:150

SEAL



DRAWING NUMBER

L2/2

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