

PROPOSED:  
**KERR PROPERTIES LEATHEAD MULTI-TENANT**

ADDRESS: 920 LEATHEAD ROAD, KELOWNA, BC  
 LEGAL DESCRIPTION: PLAN KAP40065 LOT E SECTION 27 TOWNSHIP 26 DISTRICT LOT 143



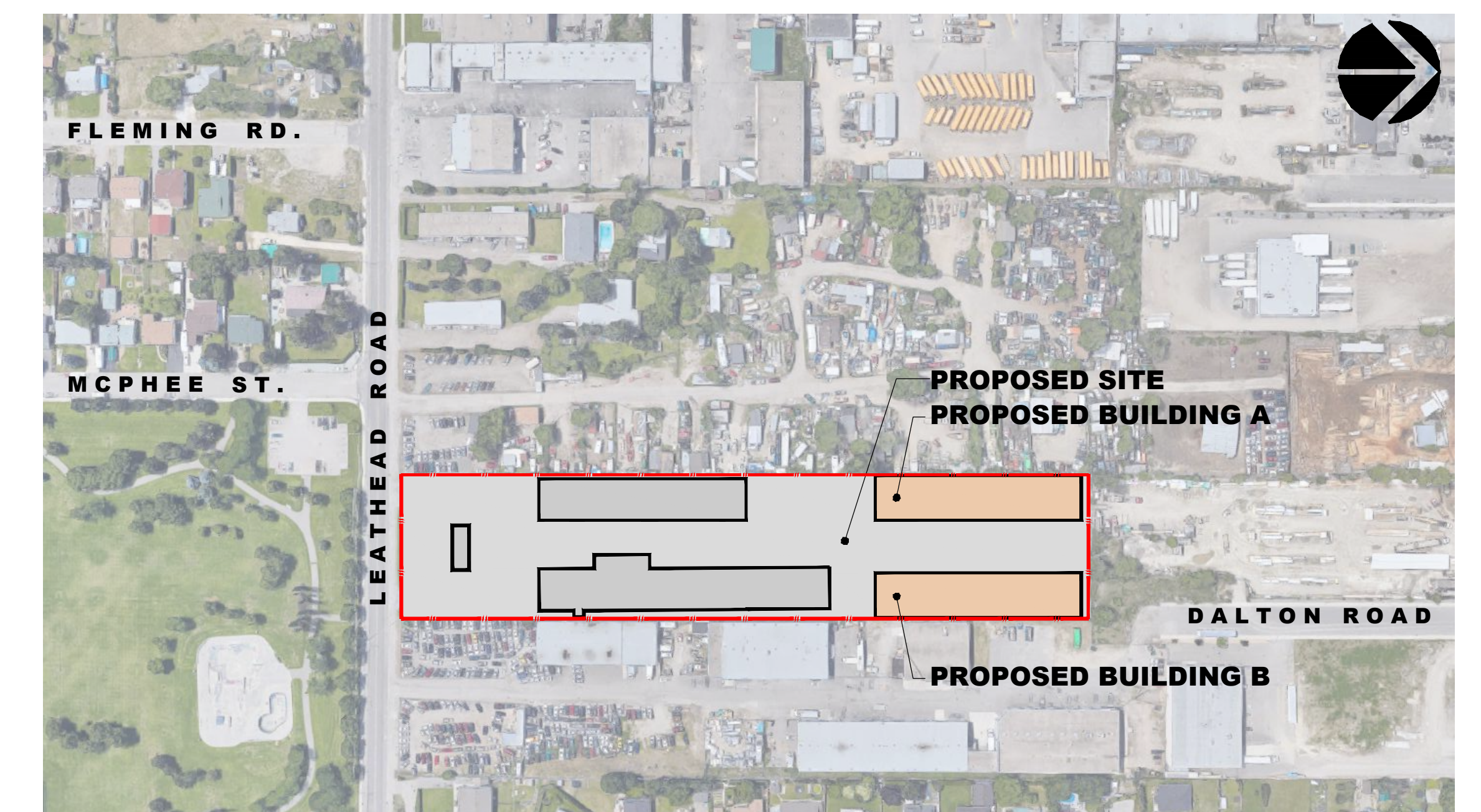
1 RENDERING - VIEW TO THE SOUTH FROM DALTON ROAD  
 SCALE: N/A



2 RENDERING - VIEW OF BUILDING A TO THE NORTHWEST  
 SCALE: N/A

**ARCHITECTURAL DRAWING LIST**

COVER SHEET	A-0.0
SITE PLAN	A-1.0
SITE DETAILS	A-1.1
BLDG. A - FLOOR PLANS	A-2.0
BLDG. A - TYPICAL UNITS GROUND FLOOR PLANS	A-2.1
BLDG. A - TYPICAL UNITS UPPER FLOOR PLANS	A-2.2
BLDG. A - ROOF PLAN	A-5.0
BLDG. A - ELEVATIONS	A-4.0
BLDG. B - FLOOR PLANS	A-2.0
BLDG. B - TYPICAL UNITS GROUND FLOOR PLANS	A-2.1
BLDG. B - TYPICAL UNITS UPPER FLOOR PLANS	A-2.2
BLDG. B - ROOF PLAN	A-5.0
BLDG. B - ELEVATIONS	A-4.0



3 CONTEXT PLAN  
 SCALE: N/A

THESE DRAWINGS AND THE DESIGN AND ALL TITLES HEREON ARE THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS AND OTHER DATA ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT AND CORRECTED BEFORE PROCEEDING. THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DIMENSIONS GOVERN.



IN ASSOCIATION WITH



SEAL

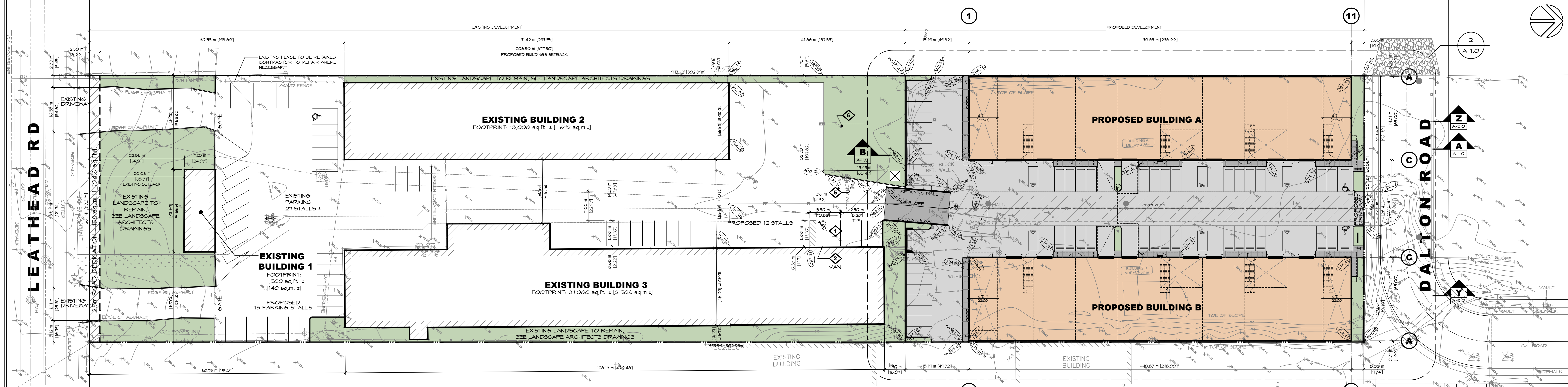
DEVELOPER:  
**KERR PROPERTIES 002 Ltd.**  
 BUILDING A - 5350 272 ST, Langley, B.C.  
 PH: 778-891-5514

PROJECT:  
**PROPOSED KERR PROPERTIES LEATHEAD MULTI-TENANT**  
 ADDRESS: 920 LEATHEAD ROAD, KELOWNA, B.C.

NO.	DATE	REVISION	NO.	DATE	REVISION
1	DEC 08 23	ISSUED FOR DP	13		
2			14		
3			15		
4			16		
5			17		
6			18		
7			19		
8			20		
9			21		
10			22		
11			23		
12			24		

NO.	DATE	REVISION
25		
26		
27		
28		
29		
30		
31		
32		

DRAWN: RP  
 CHECKED: RD  
 JOB NO.: 22-015  
 DATE PLOTTED: DEC.08.23  
 DRAWING NUMBER:  
**COVERSHEET** REV. **1** **A-0.0**



**KEYED SITE PLAN NOTES**

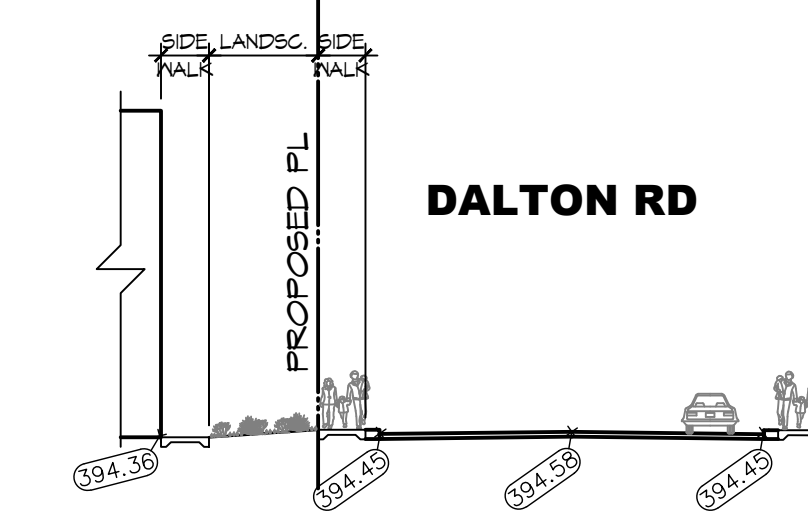
1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT, SEE DETAIL 9/A-1.1	16	NOT APPLICABLE
2	BUILDING MOUNTED ACCESSIBLE PARKING SIGN, SEE DETAIL 2/A-1.1	17	SITE FURNITURE PER LANDSCAPE ARCHITECT'S DRAWINGS
3	5'x8' SIDEWALK LAYOUT, PROVIDE MINIMUM 5'x5' CLEAR AT TOP OF LAYOUT, SEE DETAIL 1/A-1.1	18	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
4	CONCRETE SIDEWALK, 6" ABOVE ADJACENT ASPHALT, LIGHT BROOM FINISH	19	GAS METERS, PER MECHANICAL DRAWINGS WITH PROTECTION AS REQUIRED BY FORTIS BC AND MUNICIPALITY, SEE DETAIL 6/A-1.1
5	6x6 EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, SEE DETAIL 12/A-1.1	20	ELECTRICAL RISK, SEE DETAIL 1/A-1.1, SEE ELECTRICAL DRAWINGS
6	LANDSCAPING PER LANDSCAPE ARCHITECT'S DRAWINGS	21	FREE STANDING SIGNAGE, SEE DETAIL 12/A-1.1
7	PAINT ON ASPHALT	22	TYPICAL ACCESSIBLE ENTRANCE
8	4" PAINT STRIPE, TYPICAL	23	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL DRAWINGS
9	ASPHALT CROSSING TO MUNICIPAL SPECS	24	TRAVEL DISTANCE HYDRANT TO PDC (147' (45M) MAX CONFIRM ON SITE)
10	6"Ø x 1/4" THICK CONCRETE FILLED STEEL BOLLARD PAINTED BRIGHT YELLOW OR EQUIVALENT AT EACH SIDE OF GRADE LEVEL DOOR, TYPICAL AT ALL GRADE DOORS, SEE DETAIL 8/A-1.1	25	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS PER BCOP: -HAVE A CLEAR WIDTH NOT LESS THAN 6M -HAVE A CENTER-LINE RADIUS NOT LESS THAN 12M -HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 3M -HAVE A CHANGE OF GRADIENT NOT MORE THAN 1% 12.5 COVER A MINIMUM DISTANCE OF 15M -ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 74,000 LBS 6/VW -HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 50M LONG -BE CONNECTED WITH A PUBLIC THROUGHFARE.
11	RETAINING WALL, UNPAINTED C 1/4" 42" PIPE GUARDRAIL GUARDRAIL REQUIRED UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600MM), SEE CIVIL DRAWINGS FOR RETAINING WALL HEIGHTS	26	ANNUNCIATOR PANEL, SEE ELECTRICAL DRAWINGS
12	LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION	27	ONSITE FIRE HYDRANT, SEE CIVIL DRAWINGS FOR DETAILS
13	GARBAGE ENCLOSURE, TYPICAL SEE DETAIL 9/A-1.1	28	NOT APPLICABLE
14	WHEELSTOP, SEE DETAIL 11/A-1.1		
15	BICYCLE PARKING, SEE DETAIL 9/A-1.1		

**LEGEND**

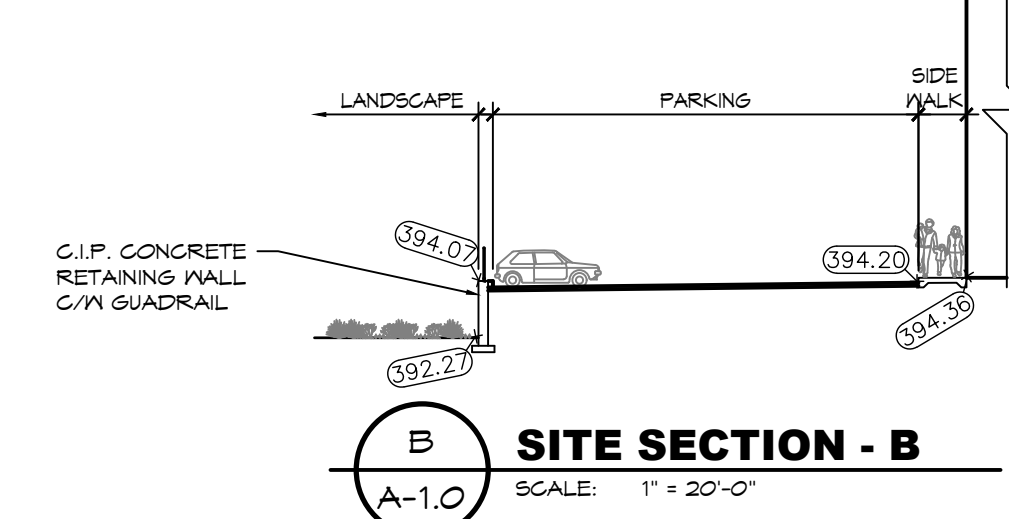
EXISTING GRADE x 0.55  
 PROPOSED GRADE +392.22  
 SELECT GRADES SHOWN, REFER TO CIVIL PLANS AND TOPOGRAPHY PLAN FOR GRADES

**SITE DATA**

CIVIC ADDRESS: 920 LEATHEAD RD, CITY OF KELOWNA, BC  
 LEGAL DESCRIPTION: PLAN KAP40065, LOT E, SEC 27, TWP 26, D.L. 143  
 ZONING: I-2  
 GROSS LOT AREA: 19,141 m<sup>2</sup> / 1.9 ha. [ 206,566 sq.ft. / 4.74 Ac. ]  
 NET LOT AREA: 19,032 m<sup>2</sup> / 1.9 ha. [ 204,861 sq.ft. / 4.7 Ac. ]  
 EXISTING BUILDING AREAS (FOOTPRINT):  
 BUILDING 1: 140 m<sup>2</sup> [ 1,500 sq.ft. ]  
 BUILDING 2: 1,672 m<sup>2</sup> [ 18,000 sq.ft. ]  
 BUILDING 3: 2,500 m<sup>2</sup> [ 27,000 sq.ft. ]  
 TOTAL: 4,320 m<sup>2</sup> [ 46,500 sq.ft. ]  
 PROPOSED BUILDING AREAS (FOOTPRINT):  
 BUILDING A: 1,800 m<sup>2</sup> [ 19,370 sq.ft. ]  
 BUILDING B: 1,800 m<sup>2</sup> [ 19,370 sq.ft. ]  
 TOTAL: 3,600 m<sup>2</sup> [ 38,740 sq.ft. ]  
 SITE TOTAL: 7,920 m<sup>2</sup> [ 85,240 sq.ft. ]  
 SITE COVERAGE: 85,240 / 204,861 = 41.6%  
 F.A.R.: 1.5 MAX. 46,500 + 23,780 + 23,780 / 204,861 = 0.46  
 SETBACKS:  
 FRONT (EXIST. BLDG 1, SOUTH): 2.0m [ 6.56' ] NO CHANGE  
 INT. SIDE (EAST): 0.0m [ 0' ] 0.31m [ 1.00' ]  
 INT. SIDE (WEST): 0.0m [ 0' ] 0.30m [ 1.00' ]  
 REAR (NORTH): 0.0m [ 0' ] 3.00m [ 9.84' ]  
 HEIGHT:  
 BUILDING A: 16.0m [ 52.5' ] MAX.  
 BUILDING B: 10.4m [ 34.0' ]  
 10.4m [ 34.0' ]  
 PARKING REQUIRED:  
 INDUSTRIAL: 1 STALLS PER 1,076 sq.ft. [ 1 PER 100 sq.m. ]  
 OFFICE: 1 STALLS PER 431 sq.ft. [ 1 PER 40 sq.m. ]  
 EXISTING BUILDINGS:  
 BUILDING 1 (OFFICE): 1,500 / 431 = 3.5  
 BUILDING 2 (WAREHOUSE): 18,000 / 1,076 = 16.7  
 BUILDING 3 (WAREHOUSE): 27,000 / 1,076 = 25.1  
 TOTAL: 45.3  
 PROPOSED BUILDINGS:  
 BUILDING A:  
 1ST FLOOR INDUSTRIAL: 14,370 / 1,076 = 13.4  
 1ST FLOOR OFFICE: 5,000 / 431 = 11.6  
 MEZZANINE INDUSTRIAL: 4,410 / 1,076 = 4.1  
 TOTAL: 29.1  
 BUILDING B:  
 1ST FLOOR INDUSTRIAL: 14,370 / 1,076 = 13.4  
 1ST FLOOR OFFICE: 5,000 / 431 = 11.6  
 MEZZANINE INDUSTRIAL: 4,410 / 1,076 = 4.1  
 TOTAL: 29.1  
 TOTAL REQUIRED: 104 (103.5)  
 PARKING PROVIDED: 107  
 SMALL CAR STALLS ALLOWED: 30% OF PROVIDED OR 36 STALLS  
 SMALL CAR PARKING PROVIDED: 6  
 ACCESSIBLE STALLS REQUIRED: 3 ACCESSIBLE & 1 VAN-ACCESS  
 ACCESSIBLE PARKING PROVIDED: 1 EXISTING  
 2 ACCESSIBLE & 1 VAN-ACCESS PROPOSED  
 BICYCLE PARKING: (PROPOSED BUILDINGS)  
 LONG TERM: 1 PER 21,521 sq.ft. [ 2,000 sq.m. ] 47,560 / 21,521 = 2.2  
 4 SPACES PROVIDED  
 LOADING STALLS: (PROPOSED BUILDINGS)  
 1 PER 20,451 sq.ft. [ 1,900 sq.m. ] 47,560 / 20,451 = 2.3  
 2 SPACES PROVIDED  
 LANDSCAPING:  
 AREA REQUIRED: 10% OR 1,903 m<sup>2</sup> sq.ft. [ 20,486 sq.ft. ]  
 AREA PROVIDED: SURFACE LANDSCAPE: 11.4% - 2,164 m<sup>2</sup> [ 23,343 sq.ft. ]



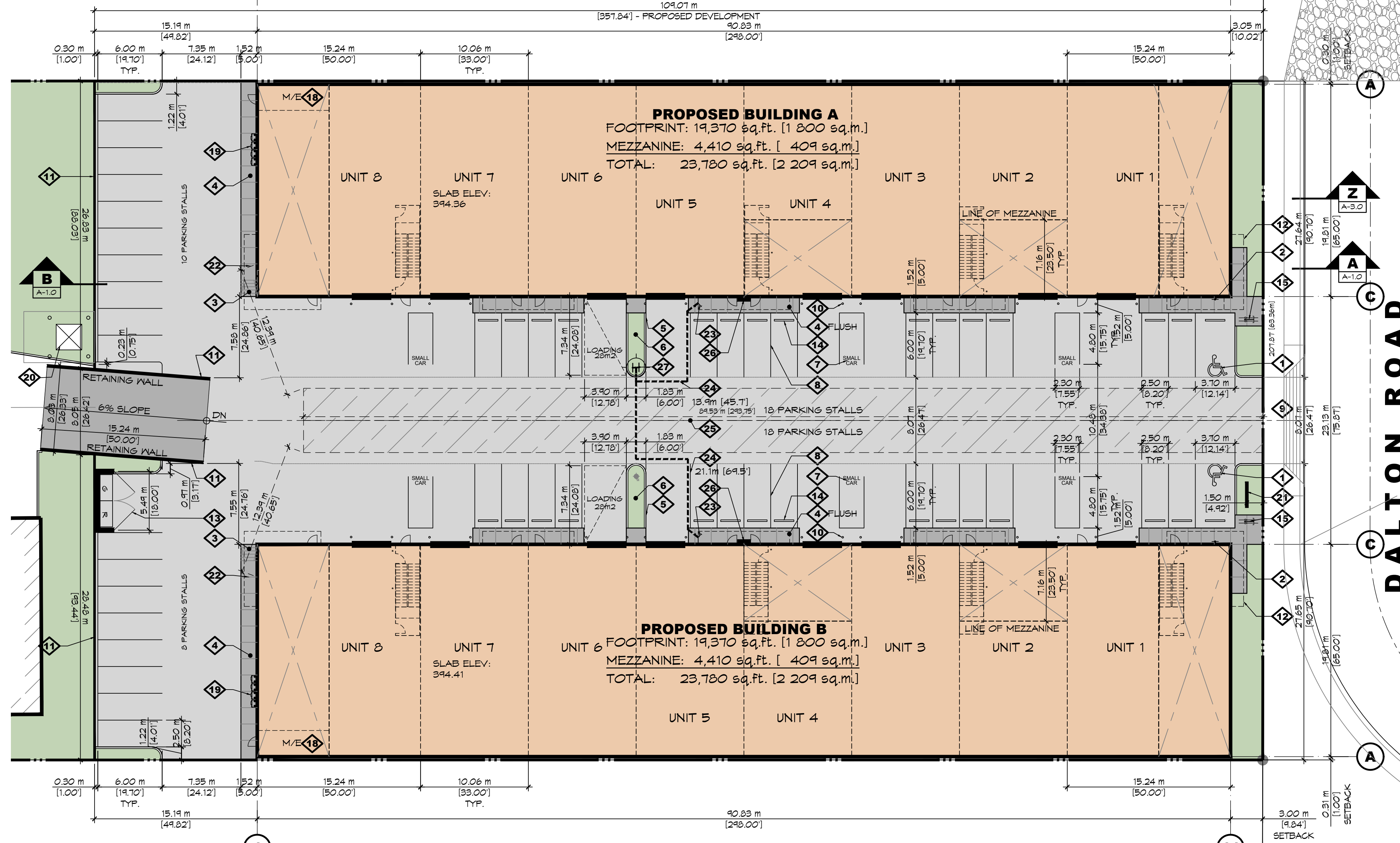
**SITE SECTION - A**  
 SCALE: 1" = 20'-0"



**SITE SECTION - B**  
 SCALE: 1" = 20'-0"

**1 OVERALL SITE PLAN**

SCALE: 1" = 30'-0"  
 SCALE: 1" = 30'-0"



**2 ENLARGED SITE PLAN**

SCALE: 1" = 20'-0"  
 SCALE: 1" = 20'-0"

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**ARCHITECTURE PANEL INC.**  
 ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN  
 504 181 8601 ROXBOROUGH ARCHITECTURE.PANEL.COM

IN ASSOCIATION WITH

**D.FORCE DESIGN INC.**  
 2525 ALLAN STREET, ABERTHAW, B.C. V2S 2J9  
 TEL: 604-401-6655 EMAIL: SALES@DFORCE.COM

DEVELOPER:

**KERR PROPERTIES 002 Ltd.**  
 BUILDING A - 5350 272 ST, Langley, B.C.  
 PH: 778-891-5514

PROJECT:

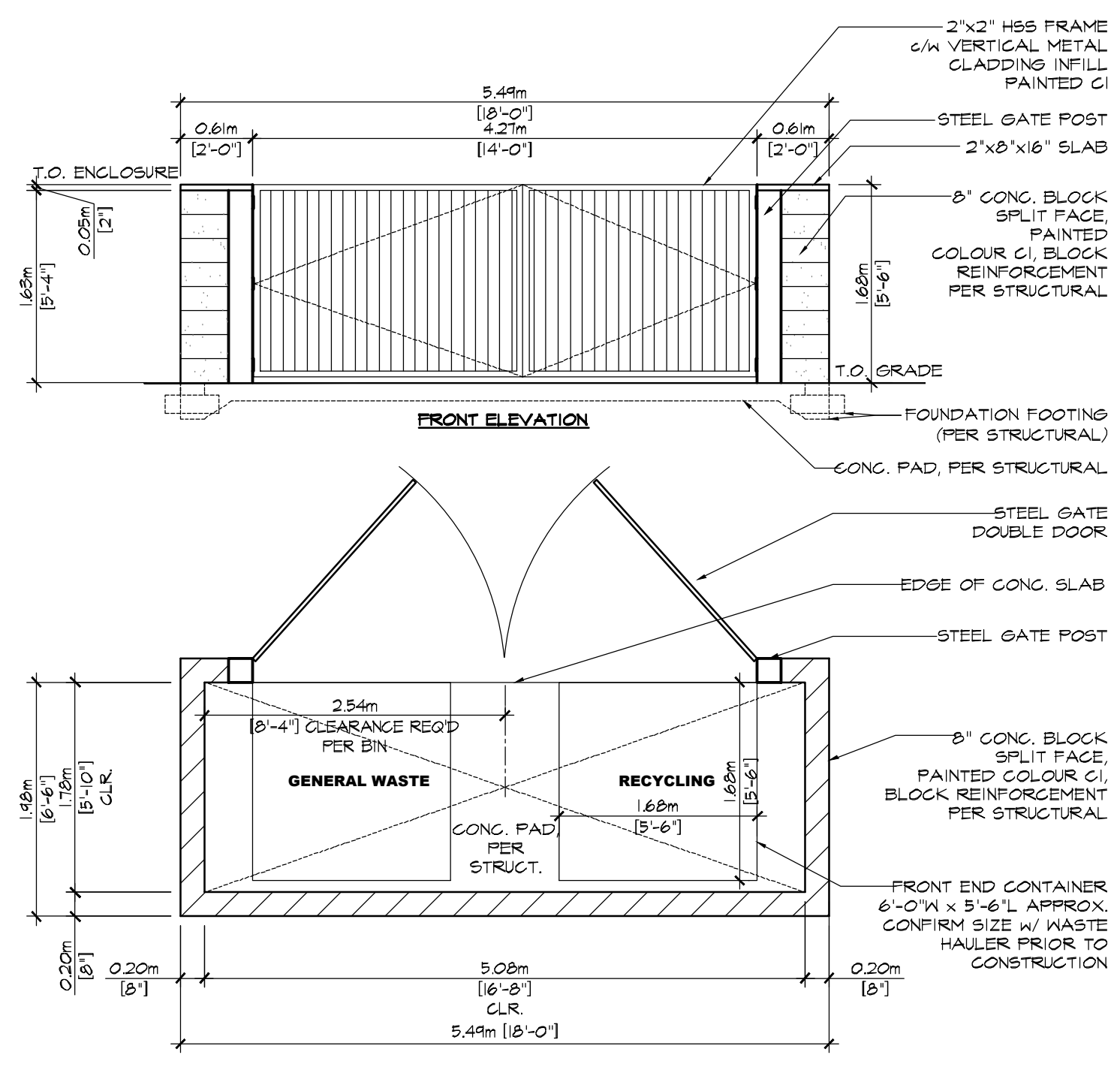
**PROPOSED KERR PROPERTIES LEATHEAD MULTI-TENANT**  
 ADDRESS: 920 LEATHEAD ROAD, KELOWNA, B.C.

NO.	DATE	REVISION
1	JUL 26 23	CLIENT REVIEW
2	JUL 27 23	CLIENT REVIEW
3	JUL 28 23	CLIENT REVIEW
4	AUG 22 23	CONSULTANT USE
5	SEP 08 23	CLIENT USE
6	DEC 08 23	ISSUED FOR DP
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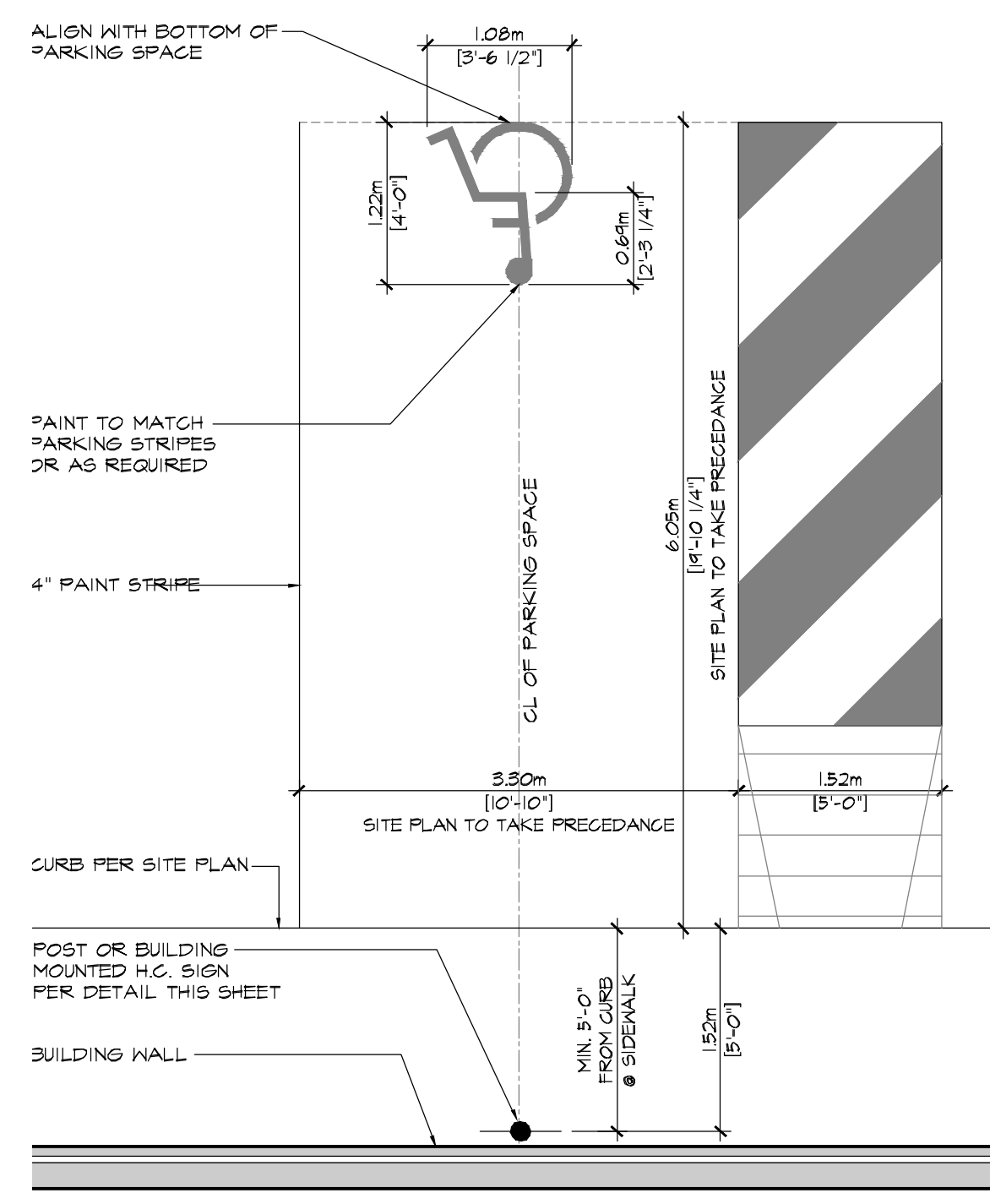
NO.	DATE	REVISION
13		
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DRAWN: DC/VCF  
 CHECKED: RD  
 JOB NO.: 22-015  
 DATE PLOTTED: DEC 08 23  
 DRAWING NUMBER: **A-1.0**

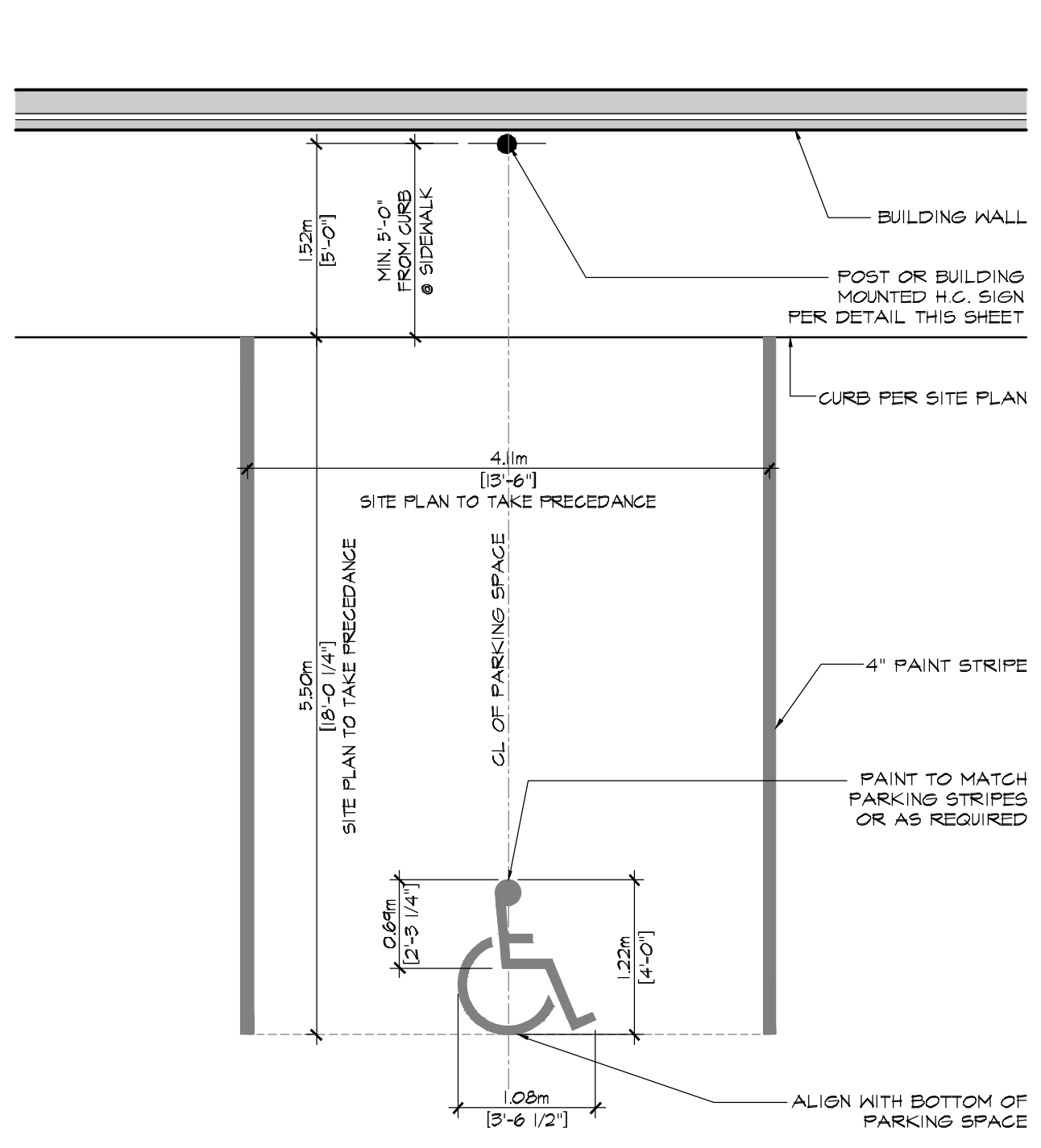
DRAWING: **SITE PLAN** REV. **6**



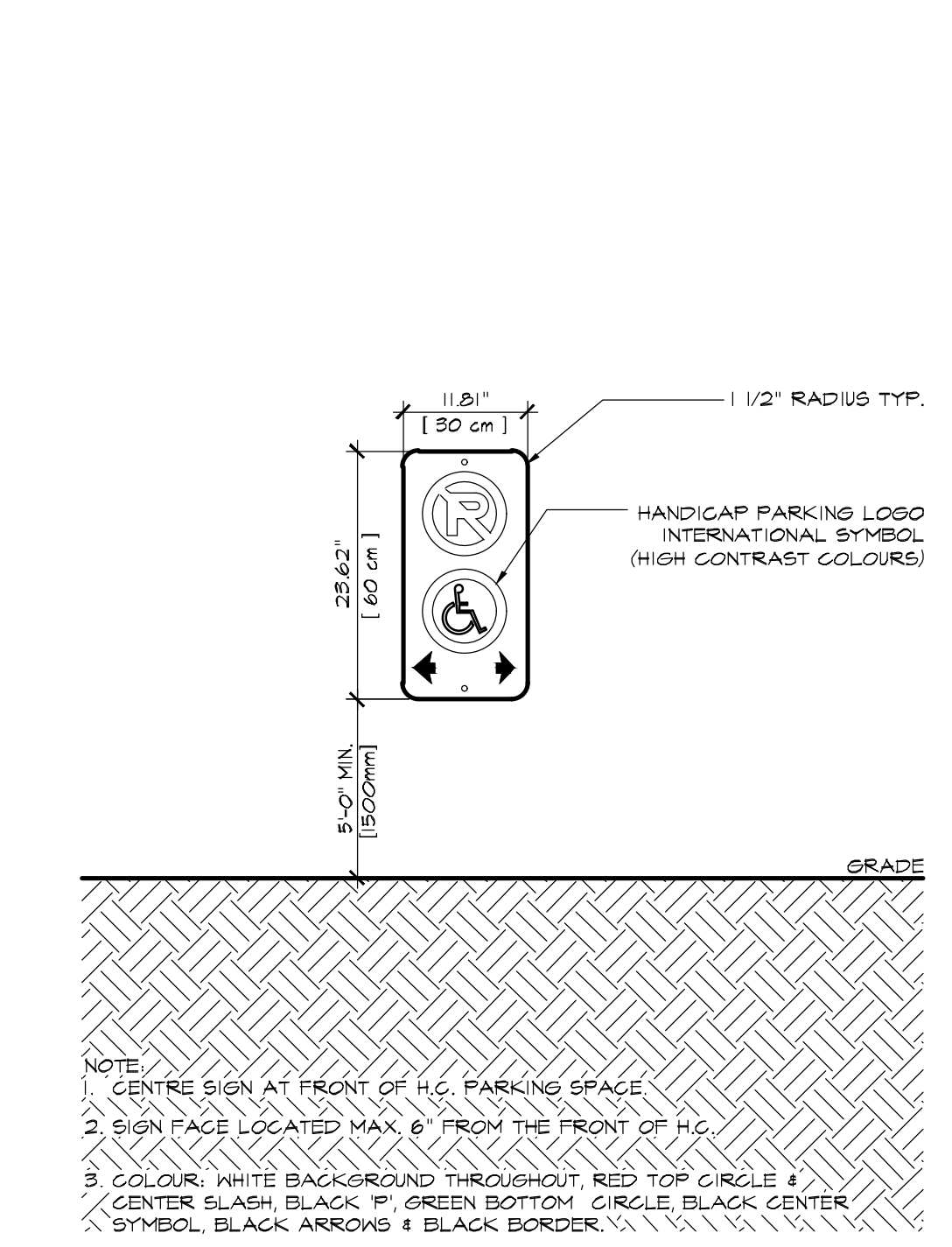
**5 GARBAGE ENCLOSURE DETAIL**  
A-1-1 SCALE: 1/4" = 1'-0"



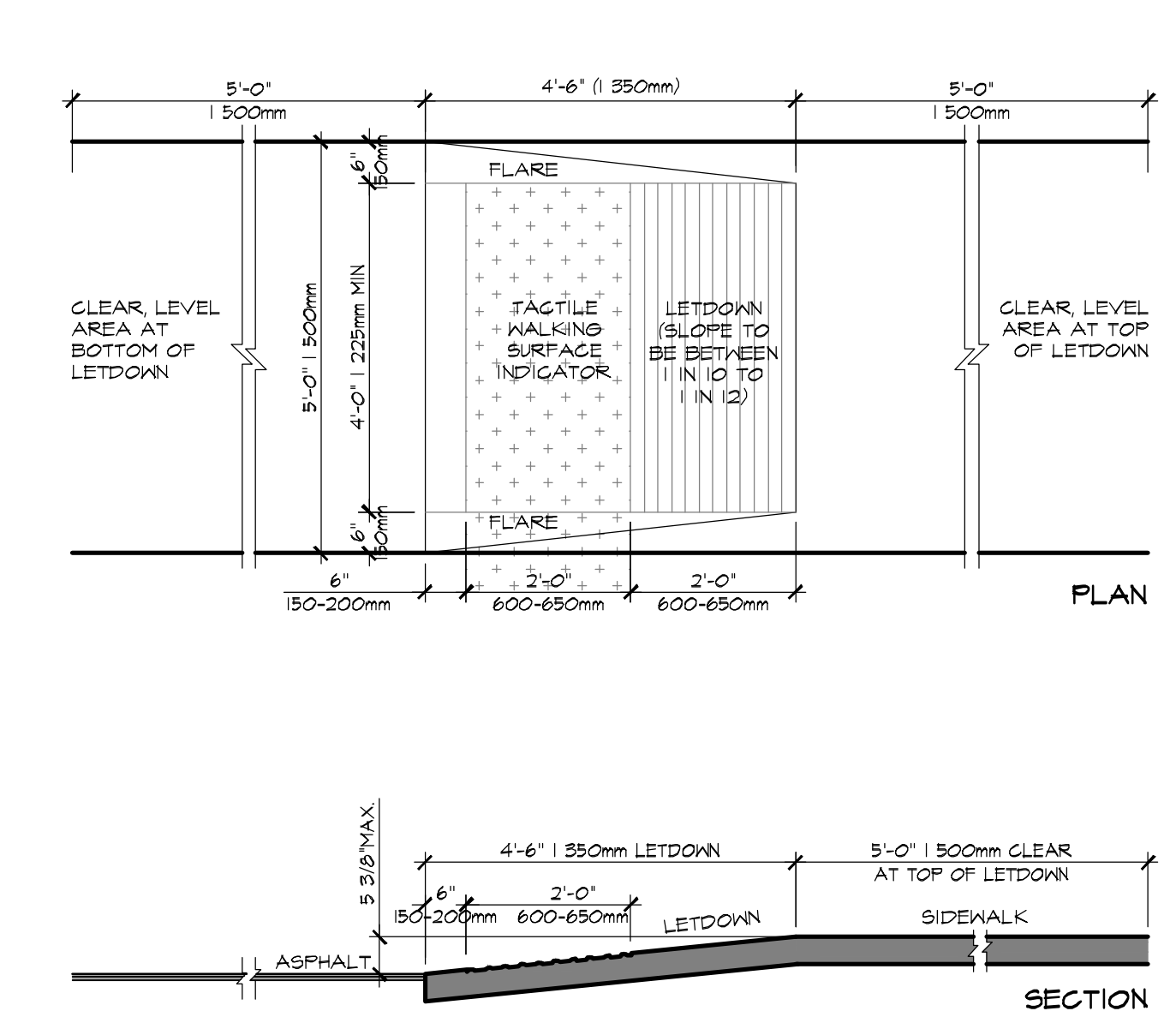
**4 VAN-ACCESSIBLE PARKING STALL DETAIL**  
A-1-1 SCALE: 1/4" = 1'-0"



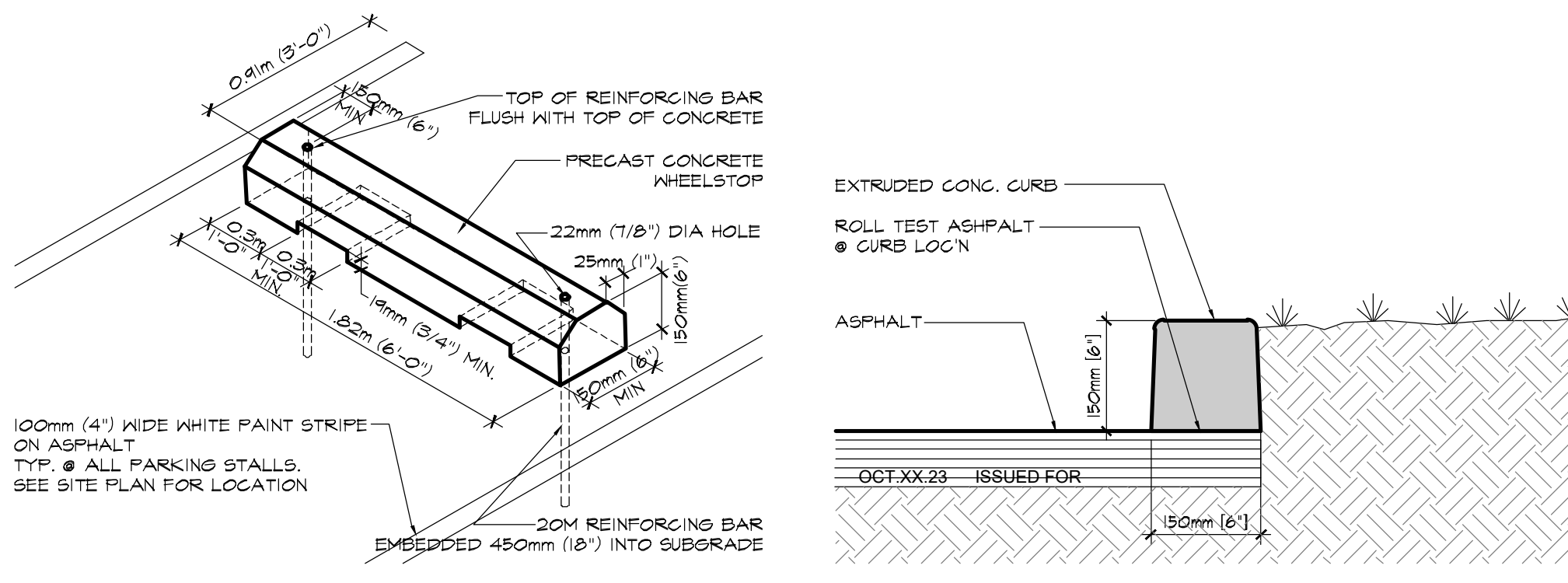
**3 ACCESSIBLE PARKING STALL DETAIL**  
A-1-1 SCALE: 1/4" = 1'-0"



**2 BUILDING MOUNTED ACCESSIBLE PARKING SIGN DETAIL**  
A-1-1 SCALE: 1/2" = 1'-0"

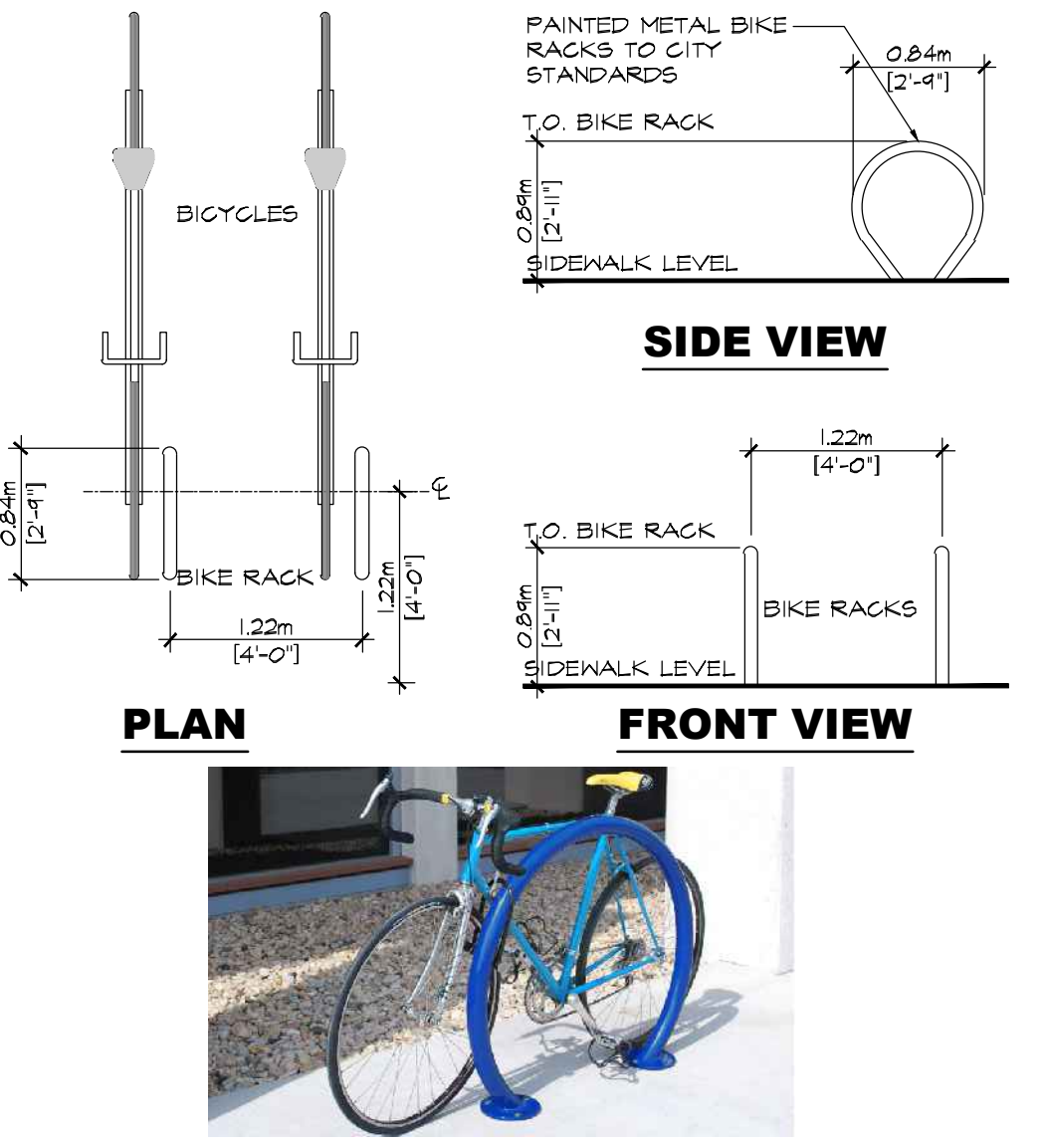


**1 LETDOWN DETAIL**  
A-1-1 SCALE: 1/2" = 1'-0"

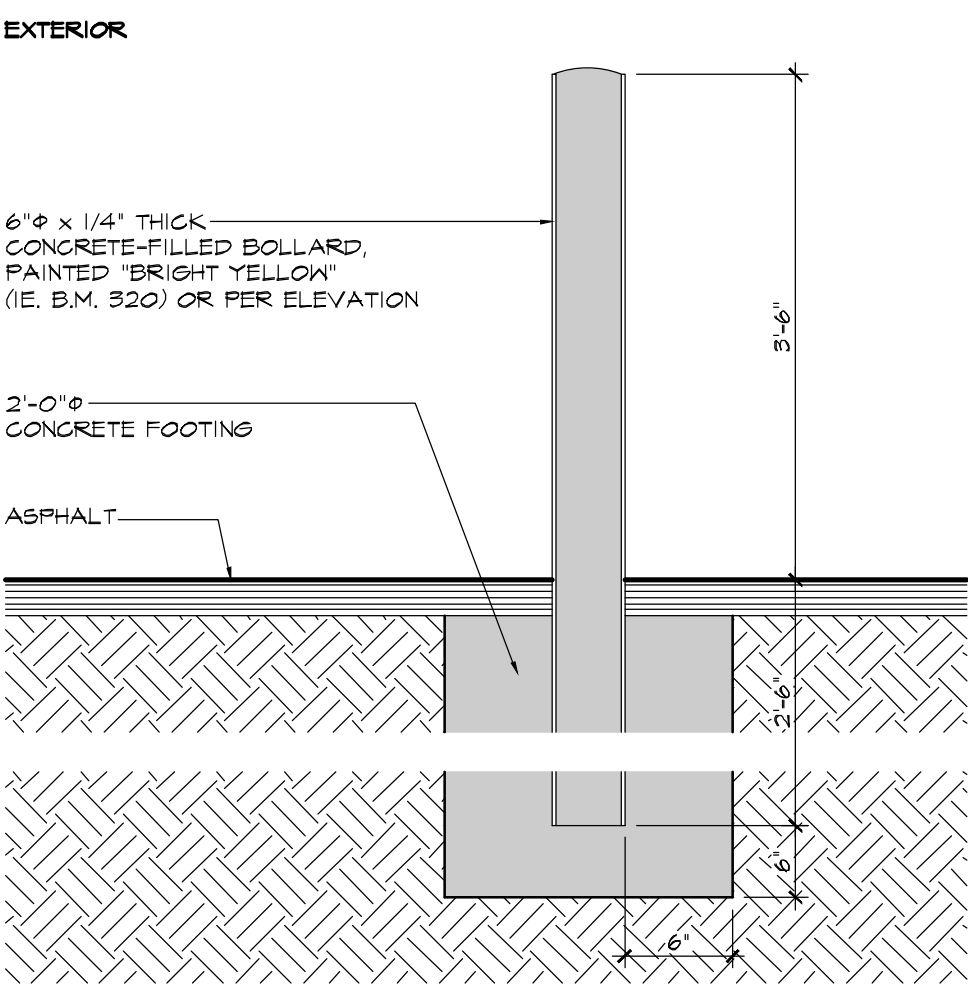


**11 WHEELSTOP DETAIL**  
A-1-1 SCALE: 1/4" = 1'-0"

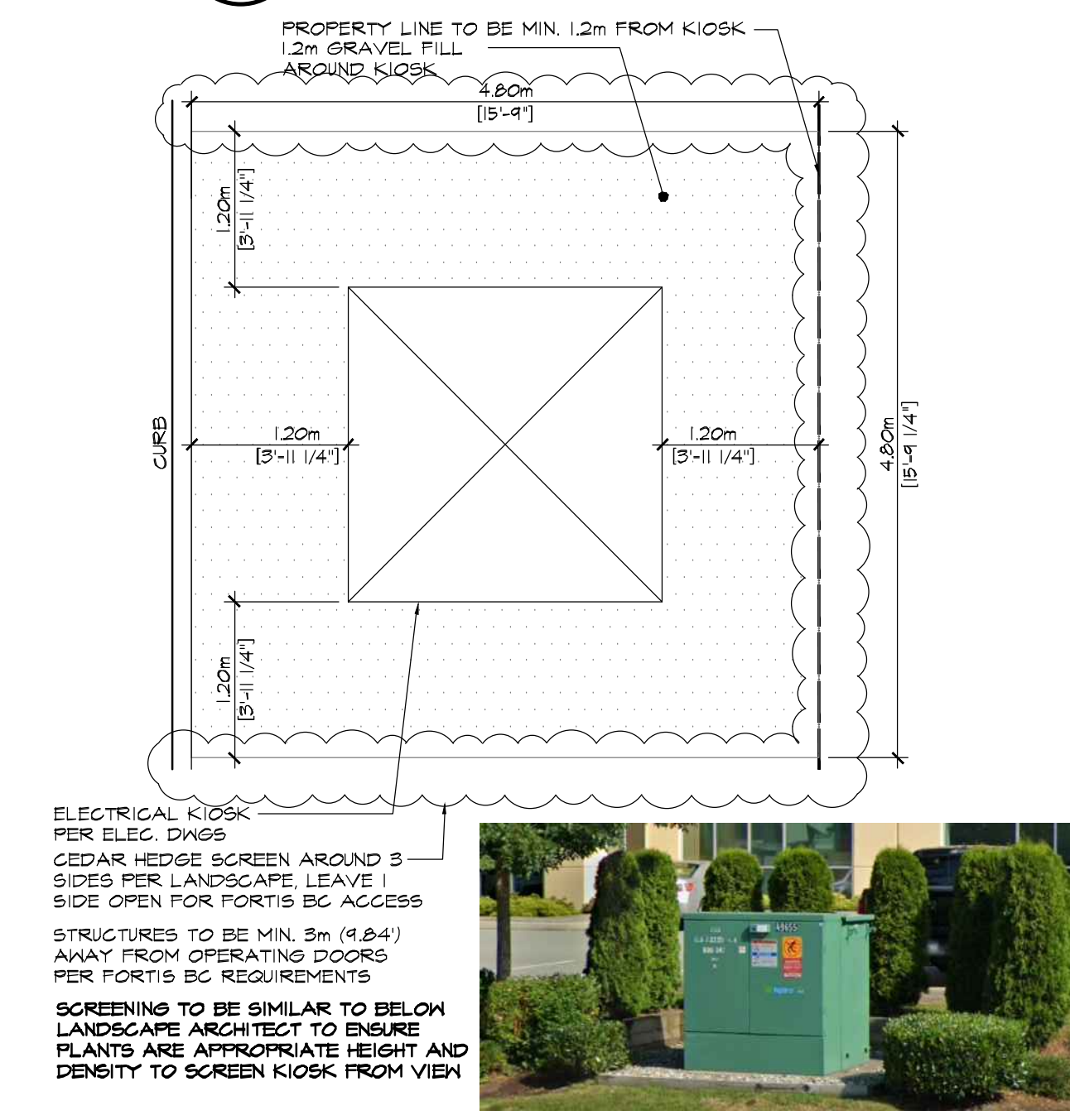
**10 CURB DETAIL**  
A-1-1 SCALE: 1/2" = 1'-0"



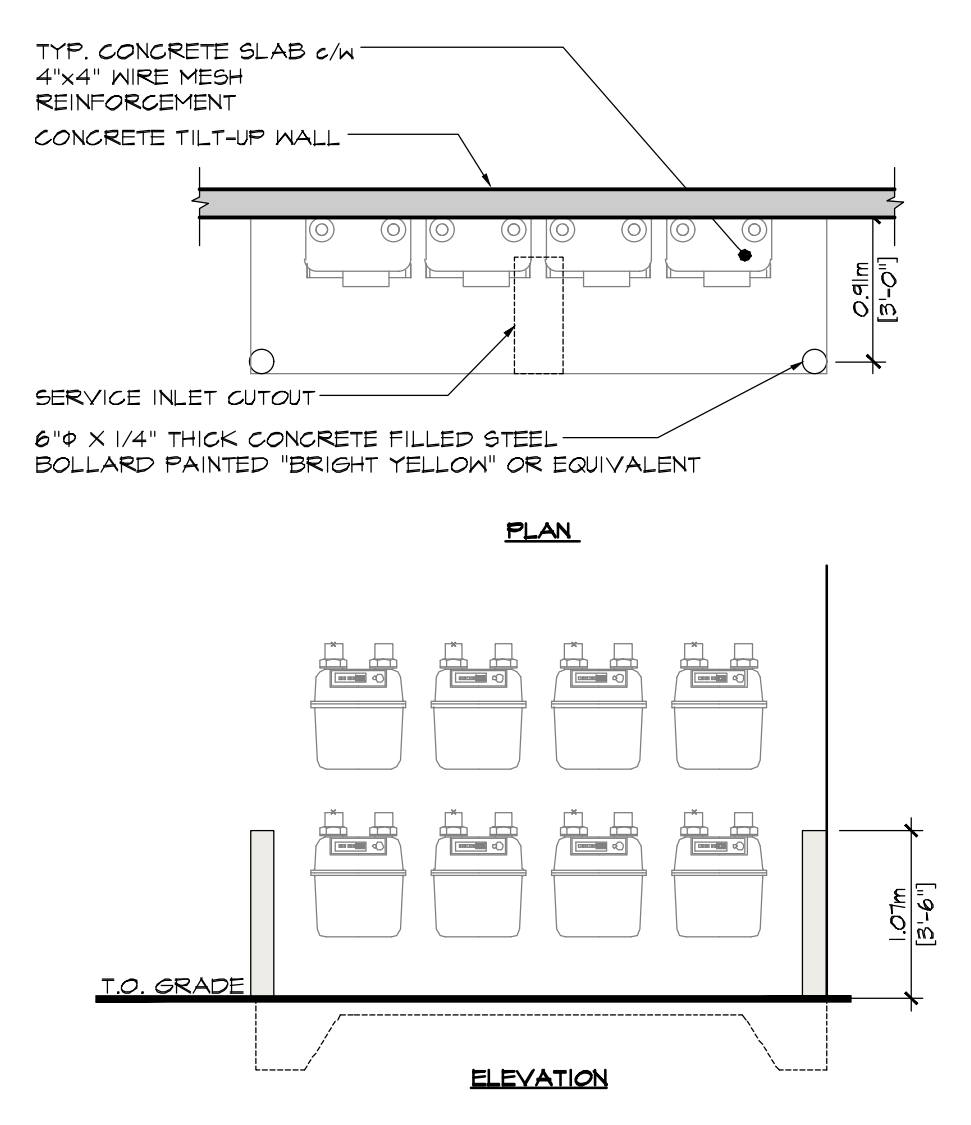
**9 BIKE RACK DETAIL**  
A-1-1 SCALE: 1/4" = 1'-0"



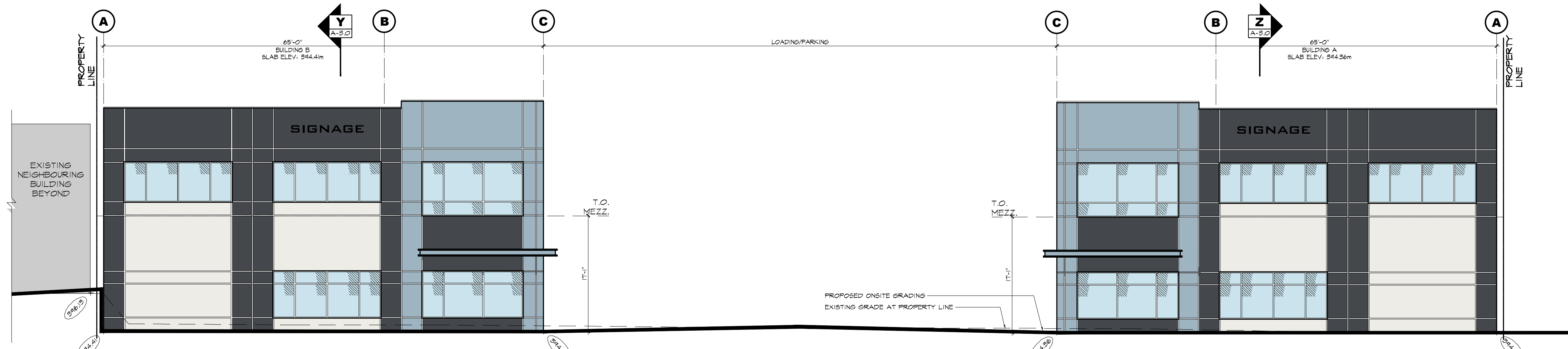
**8 BOLLARD DETAIL**  
A-1-1 SCALE: 1/2" = 1'-0"



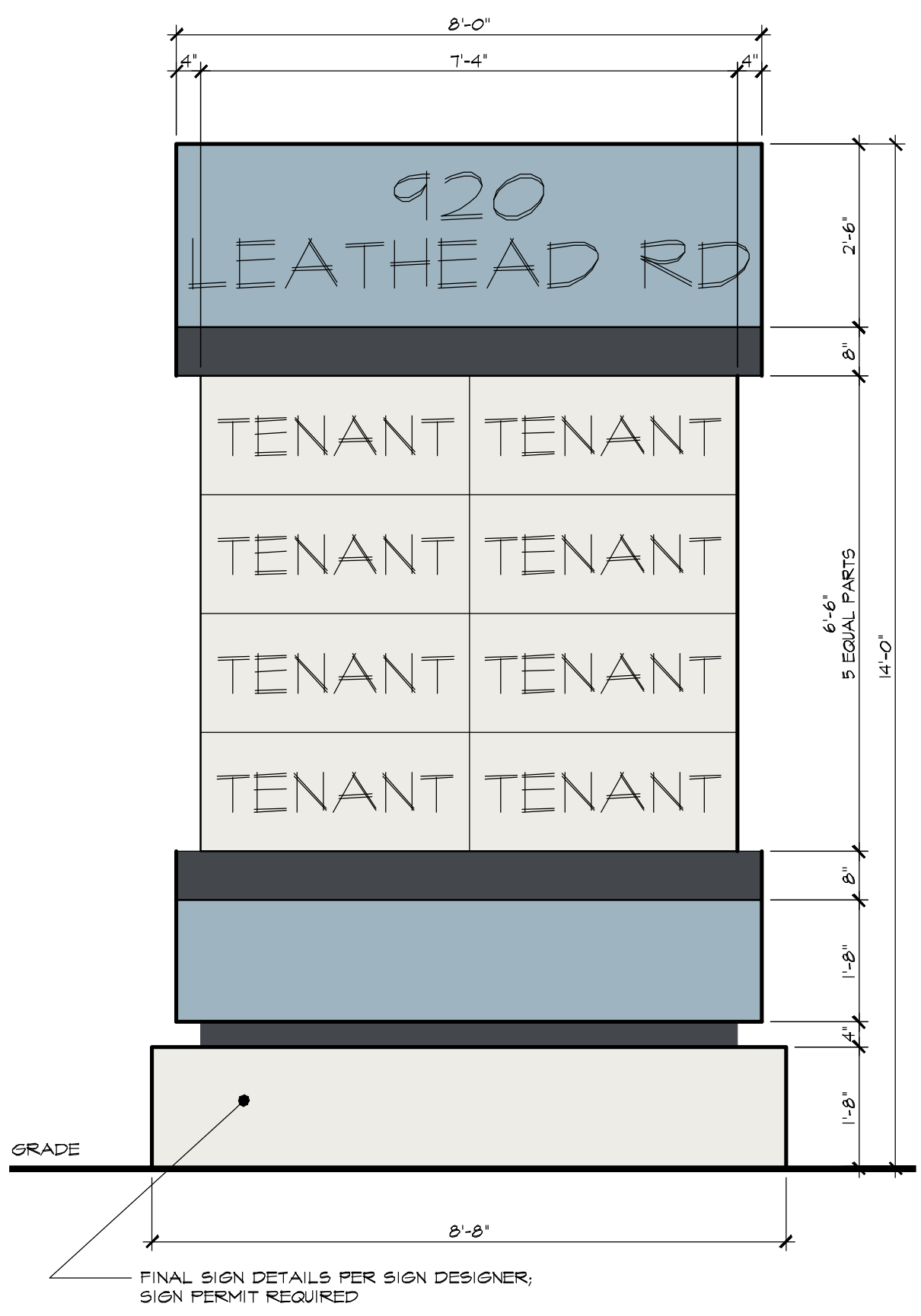
**7 ELECTRICAL KIOSK DETAIL**  
A-1-1 SCALE: 1/4" = 1'-0"



**6 GAS METER DETAIL**  
A-1-1 SCALE: 1/4" = 1'-0"

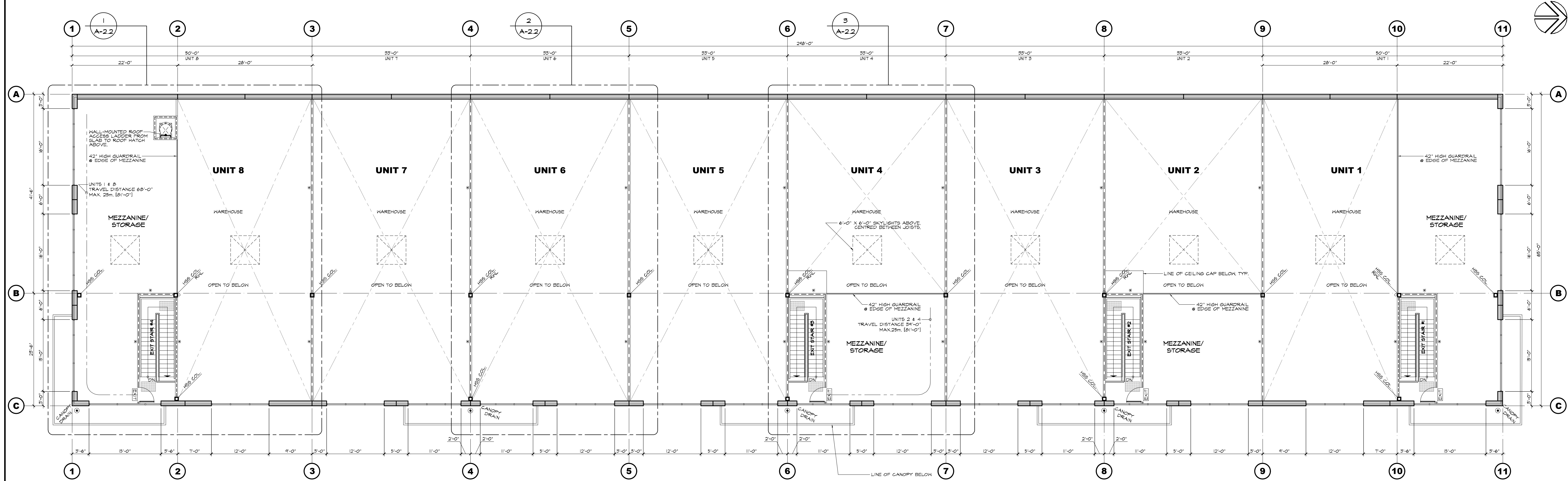


**13 STREET ELEVATION ALONG DALTON ROAD**  
A-1-1 SCALE: 1/8" = 1'-0"

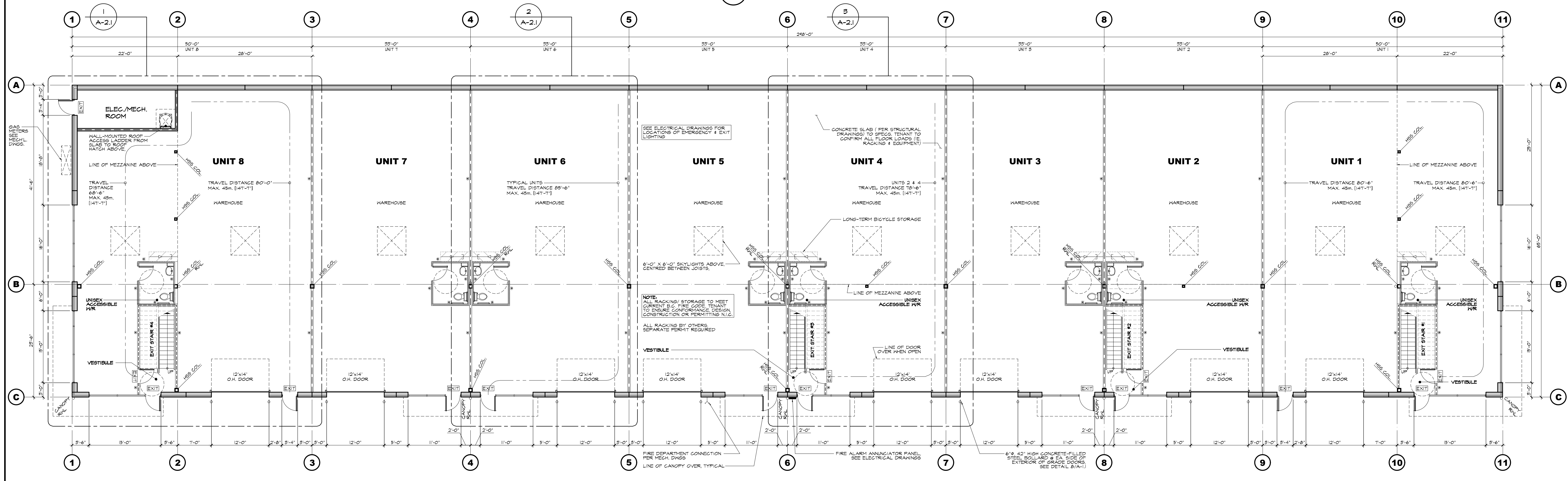


**12 FREE STANDING SIGN**  
A-1-1 SCALE: 1/4" = 1'-0"

<p>ARCHITECTURE PANEL INC. REGISTERED ARCHITECTS 100-1000 1000 STREET, WILLOW B.C. V2Y 1K1 TEL: 604-363-3631</p>	<p>IN ASSOCIATION WITH</p> <p><b>D.FORCE</b> DESIGN INC. 2225 ALLEN STREET, ABERTON, B.C. V2J 2V9 TEL: 604-407-8855 EMAIL: SARAH@DFORCE.COM</p>	<p>DEVELOPER:</p> <p><b>KERR PROPERTIES 002 Ltd.</b> BUILDING A - 5350 272 ST., Langley, B.C. PH: 778-891-5514</p>	<p>PROJECT:</p> <p>PROPOSED <b>KERR PROPERTIES LEATHEAD MULTI-TENANT</b> ADDRESS: 920 LEATHEAD ROAD, KELOWNA, B.C.</p>	<p>NO. DATE REVISION</p> <p>1 DEC 08 23 ISSUED FOR DP</p>	<p>NO. DATE REVISION</p> <p>2 14</p> <p>3 15</p> <p>4 16</p> <p>5 17</p> <p>6 18</p> <p>7 19</p> <p>8 20</p> <p>9 21</p> <p>10 22</p> <p>11 23</p> <p>12 24</p>	<p>DRAWN: RP</p> <p>CHECKED: RD</p> <p>JOB NO.: 22-015</p> <p>DATE PLOTTED: DEC 08 23</p> <p>DRAWING NUMBER:</p>
				<p>DRAWING: <b>SITE DETAILS &amp; STREET ELEVATION</b></p> <p>REV. <b>1</b></p> <p><b>A-1.1</b></p>		



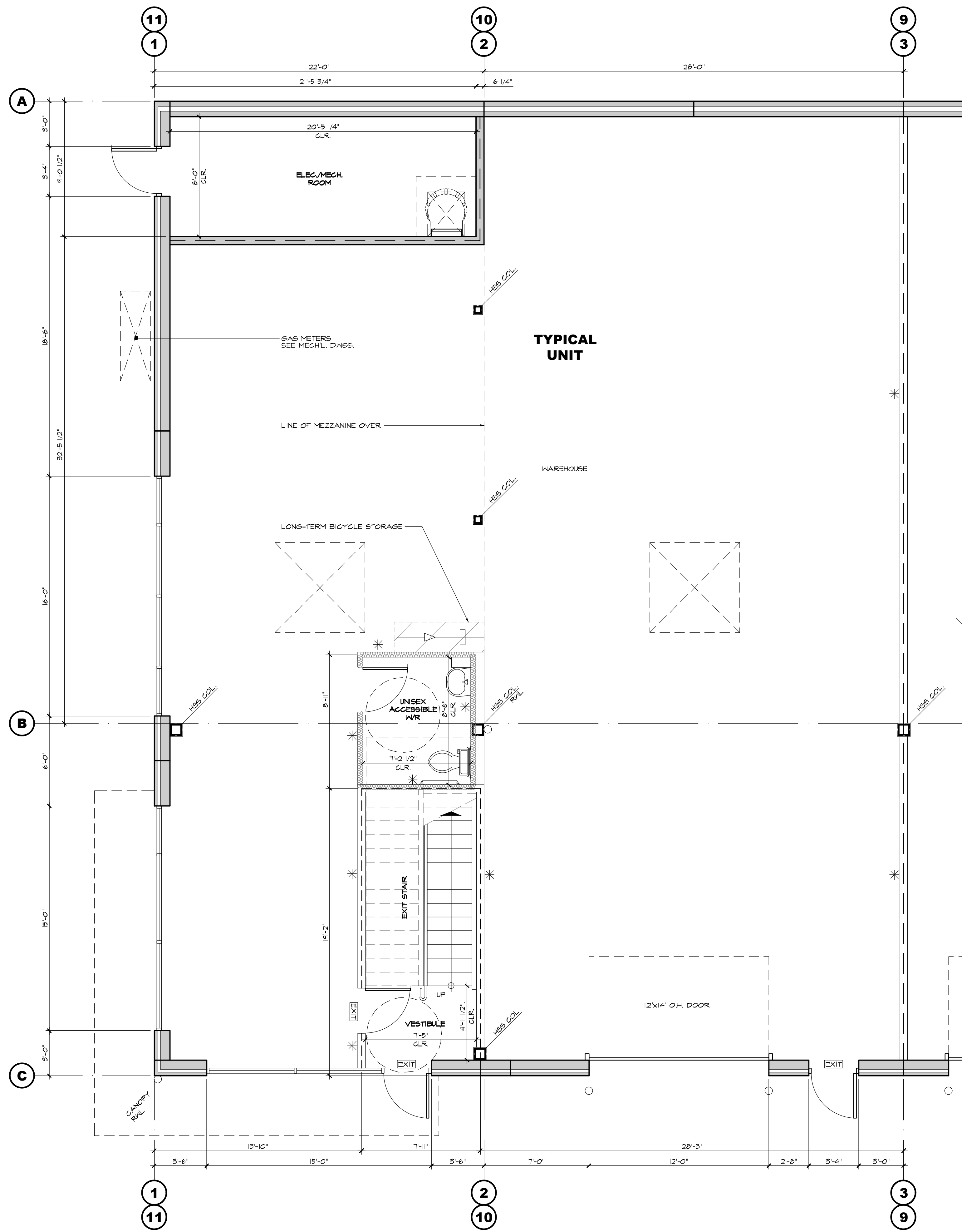
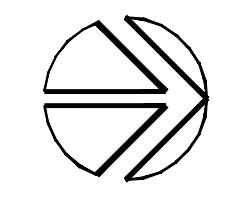
2 MEZZANINE FLOOR PLAN - BLDG. A  
SCALE: 1/8"=1'-0"



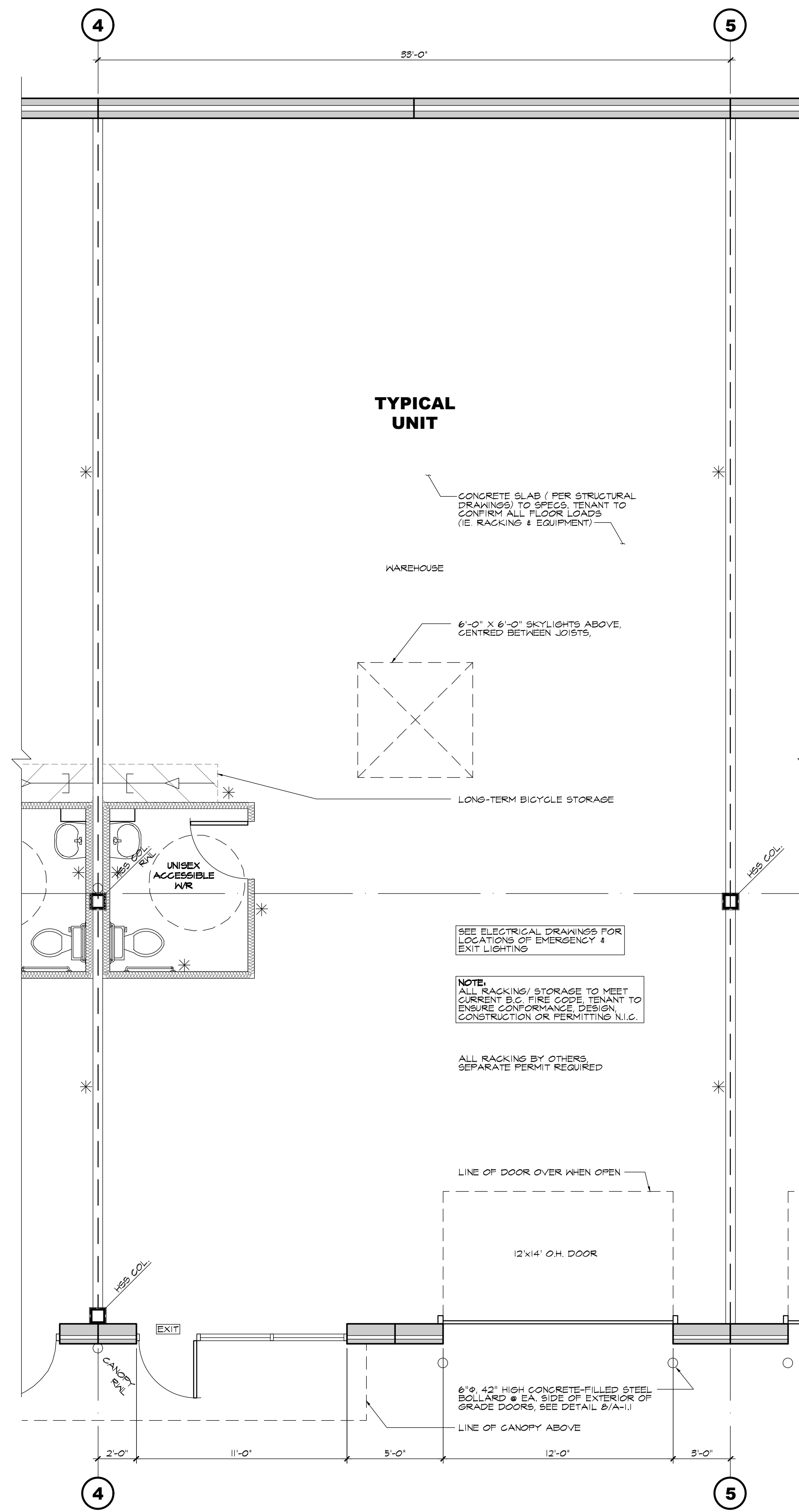
1 GROUND FLOOR PLAN - BLDG. A  
SCALE: 1/8"=1'-0"

NOTE: FUTURE STAIR & OFFICE LAYOUTS TO BE FINALIZED DURING TENANT IMPROVEMENTS

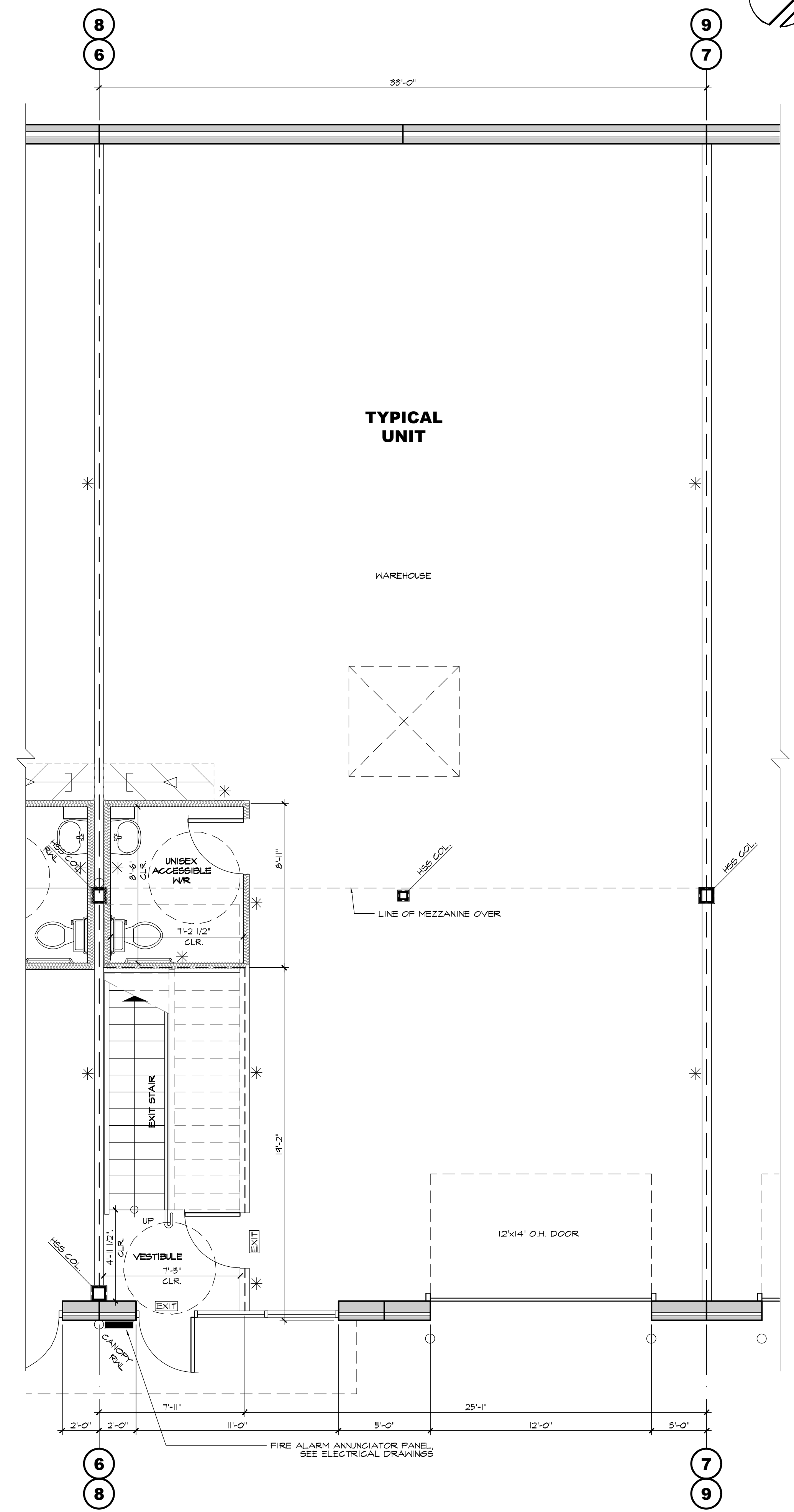
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				<p>IN ASSOCIATION WITH</p> <p><b>D.FORCE</b> DESIGNER/TECHNICAL 2225 ALAN STREET, ABERFORD, B.C. V2S 2A9 TEL: 604-407-8855 EMAIL: SAUNDY@DFORCE.COM</p>			



1 ENLARGED UNITS #1 (SIM'L) & 8 GROUND FLOOR PLAN  
A-21 SCALE: 1/4"=1'-0"

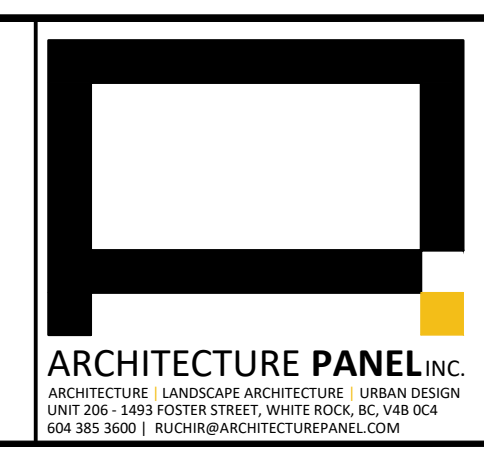


2 ENLARGED TYPICAL UNITS GROUND FLOOR PLAN  
A-21 SCALE: 1/4"=1'-0"



3 ENLARGED UNITS #2 & 4 GROUND FLOOR PLAN  
A-21 SCALE: 1/4"=1'-0"

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IN ASSOCIATION WITH  
**D.FORCE** DESIGNER  
2254 ALLAN STREET, ABBOTSFORD, B.C. V2S 2J9  
TEL: 604-851-3651 EMAIL: SAUNDY@DFORCE.COM

DEVELOPER:  
**KERR PROPERTIES 002 Ltd.**  
BUILDING A - 5350 272 ST., Langley, B.C.  
PH: 778-891-5514

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**KERR PROPERTIES LEATHEAD MULTI-TENANT**  
ADDRESS: 920 LEATHEAD ROAD, KELOWNA, B.C.

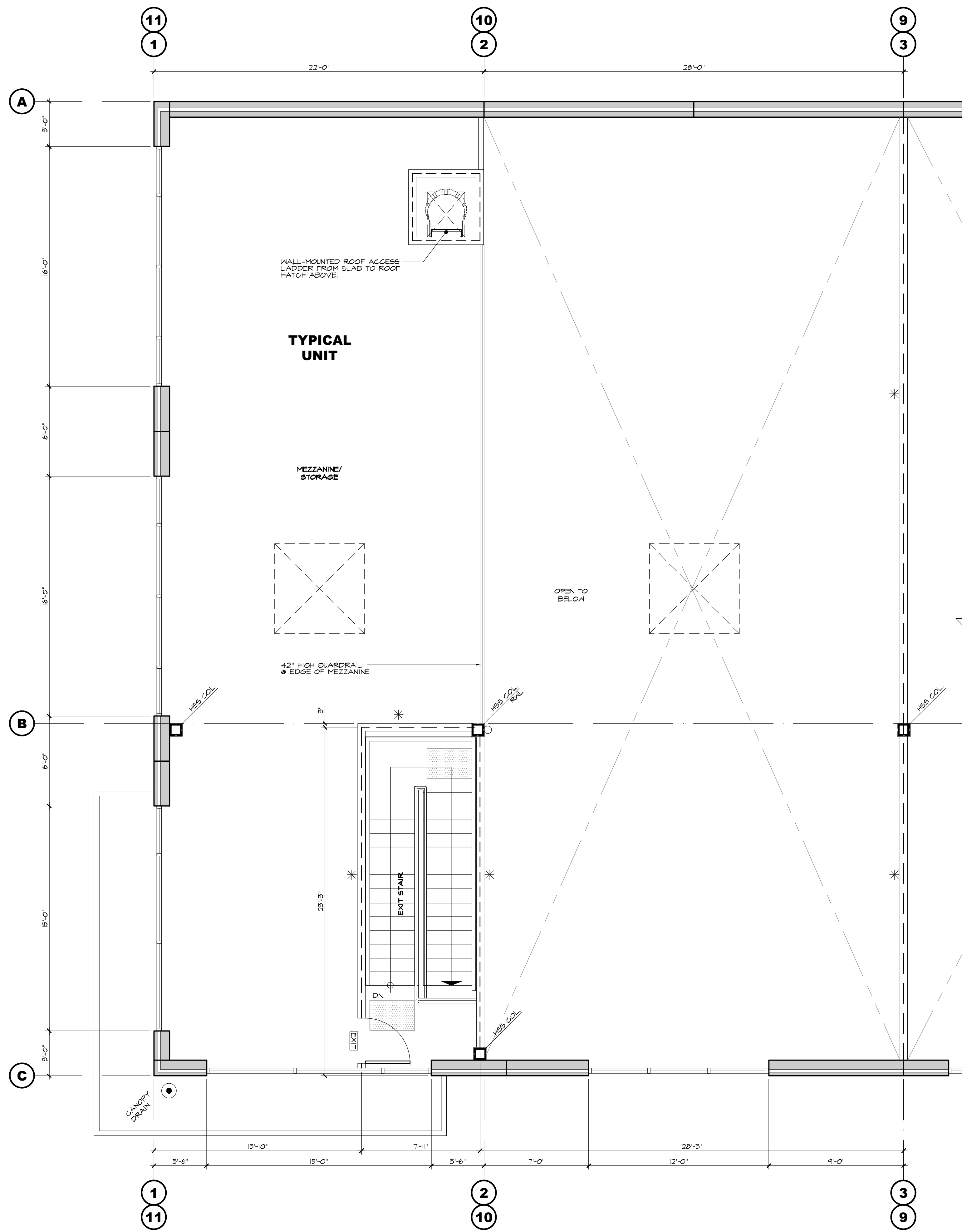
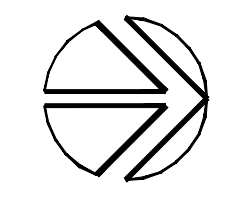
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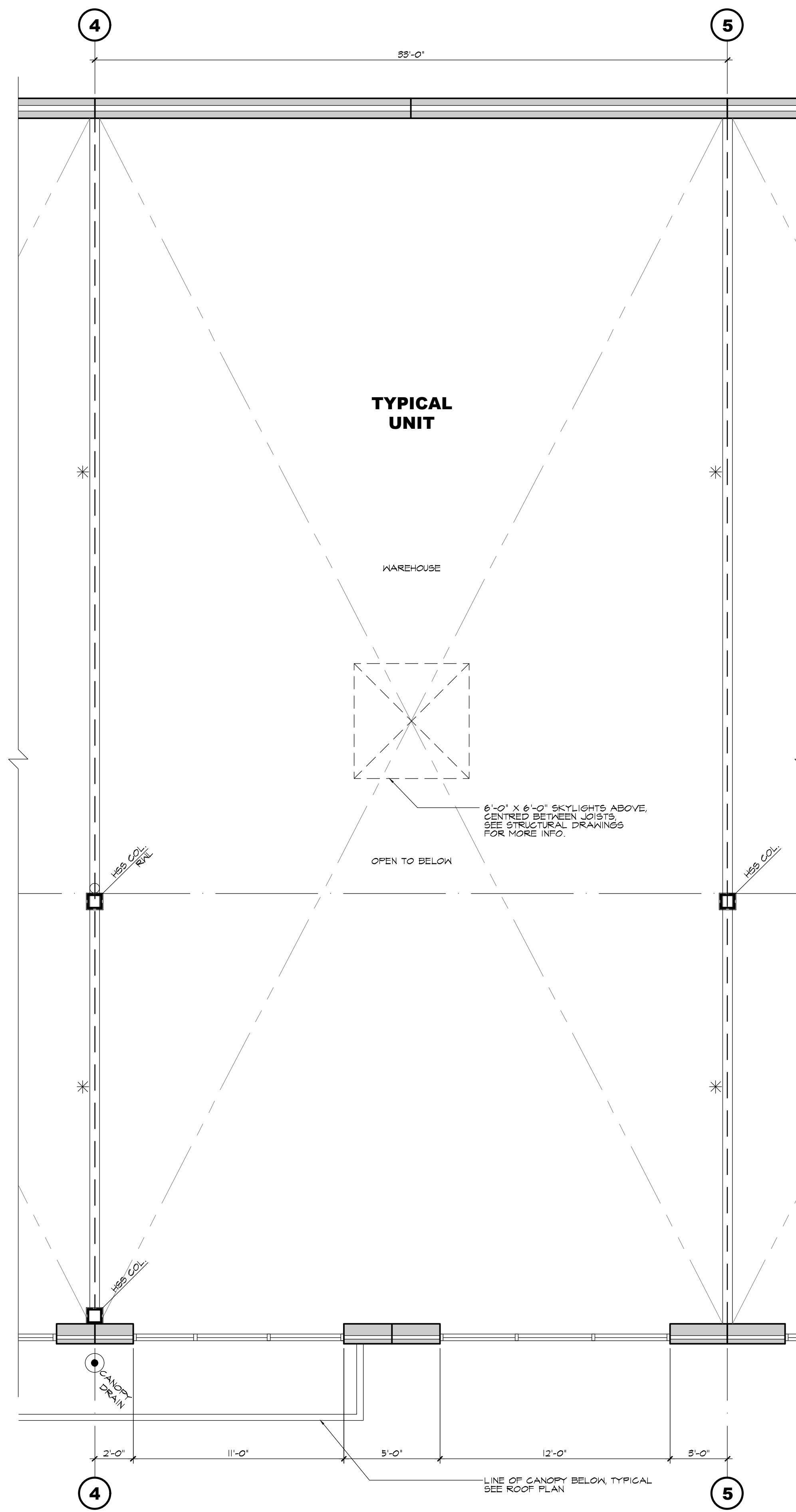
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JOB NO.: 22-015  
DATE PLOTTED: DEC.08.23  
DRAWING NUMBER: A-2.1

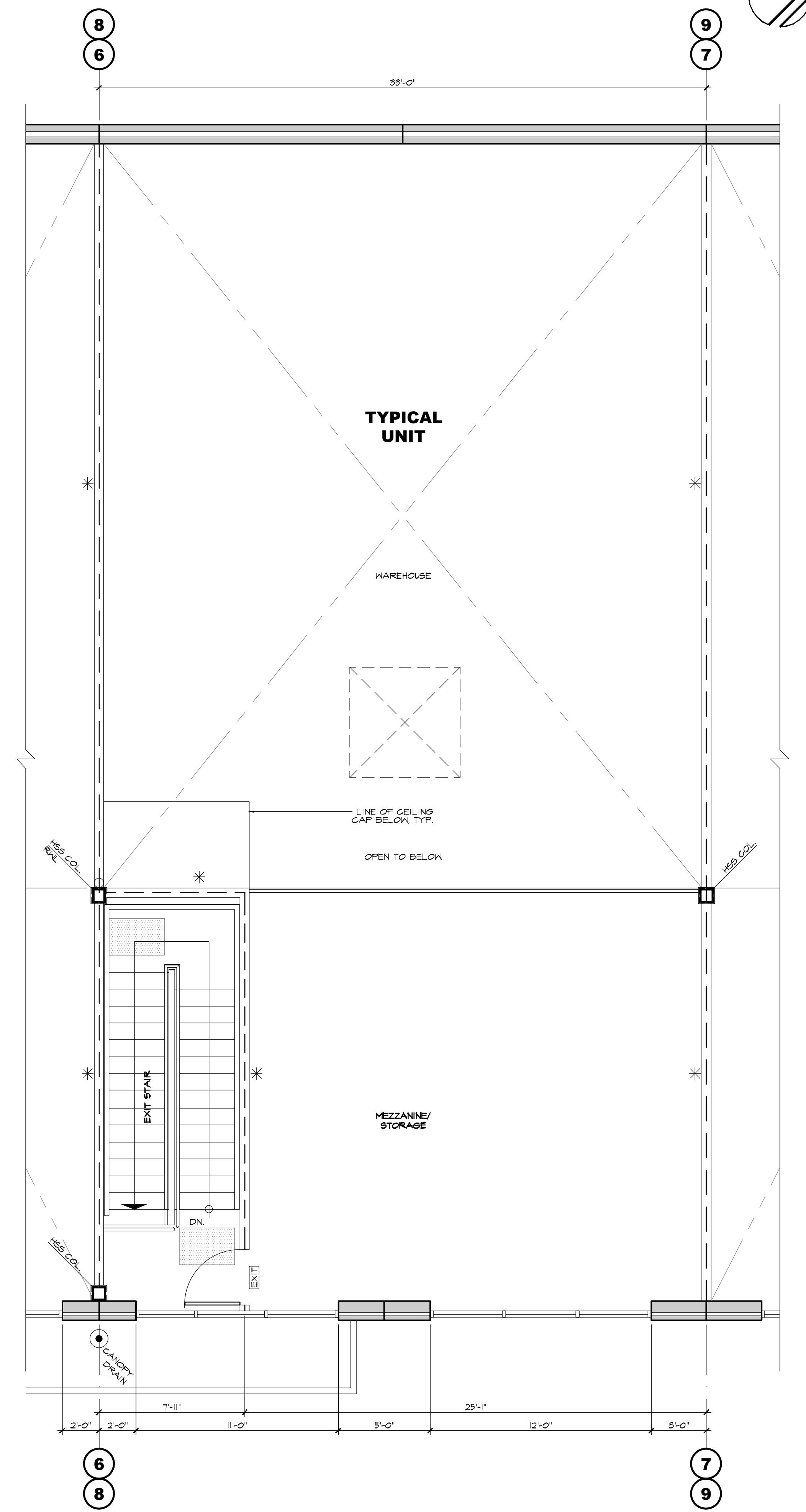
DRAWING: **BLDG. A - TYPICAL UNITS GROUND FLOOR PLANS** REV. 1



**1 ENLARGED UNITS #1 (SIM'L) & 8 UPPER FLOOR PLAN**  
SCALE: 1/4"=1'-0"

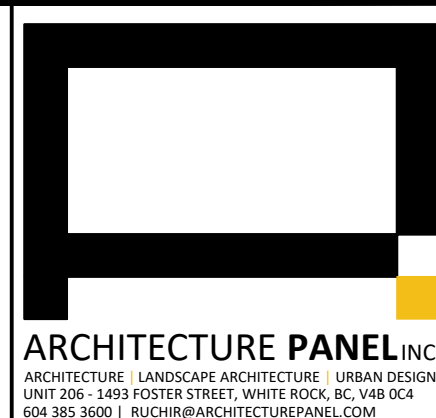


**2 ENLARGED TYPICAL UNITS UPPER FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**3 ENLARGED UNITS #2 & 4 UPPER FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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**ARCHITECTURE PANEL INC.**  
REGISTERED ARCHITECTS  
104 225 30511 RICHMOND AVENUE, SUITE 100, RICHMOND, B.C. V6X 3E9  
TEL: 604-273-8888 FAX: 604-273-8889

SEAL

**D.FORCE**  
REGISTERED ARCHITECT  
2224 ALAN STREET, ABERTON, B.C. V2B 2J9  
TEL: 604-407-8855 EMAIL: DAN@DFORCE.COM

DEVELOPER:  
**KERR PROPERTIES 002 Ltd.**  
BUILDING A - 5350 272 ST., Langley, B.C.  
PH: 778-891-5514

PROJECT:  
PROPOSED  
**KERR PROPERTIES LEATHEAD MULTI-TENANT**  
ADDRESS: 920 LEATHEAD ROAD, KELOWNA, B.C.

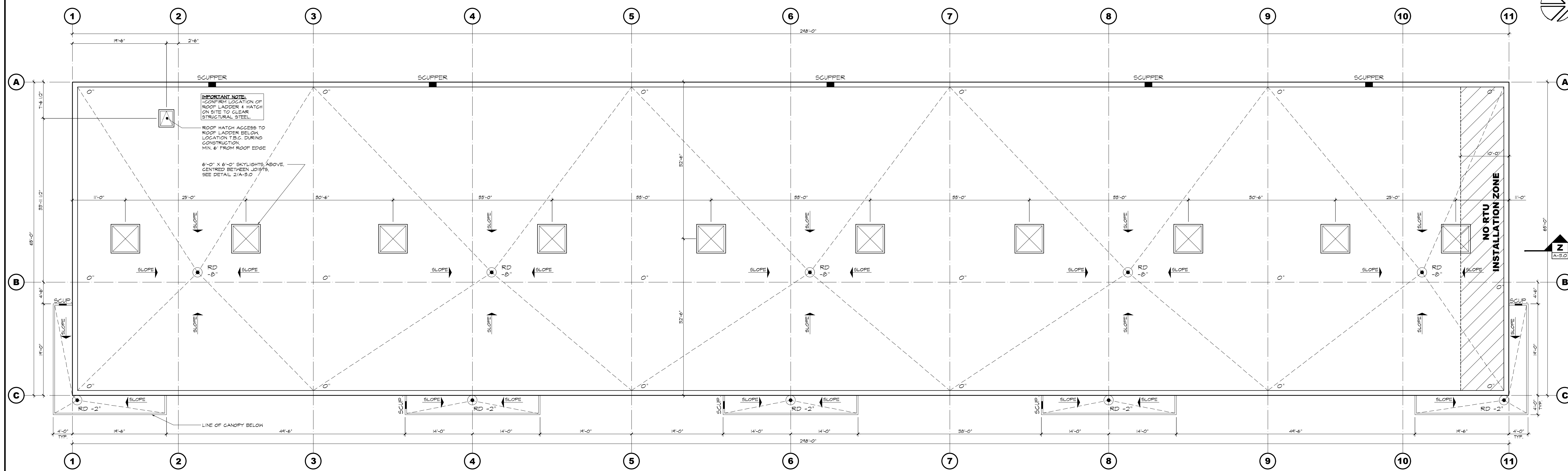
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DRAWN: RP CHECKED: RD  
JOB NO.: 22-015  
DATE PLOTTED: DEC.08.23  
DRAWING NUMBER: **A-2.2**

**BLDG. A - TYPICAL UNITS UPPER FLOOR PLANS** REV. **1**

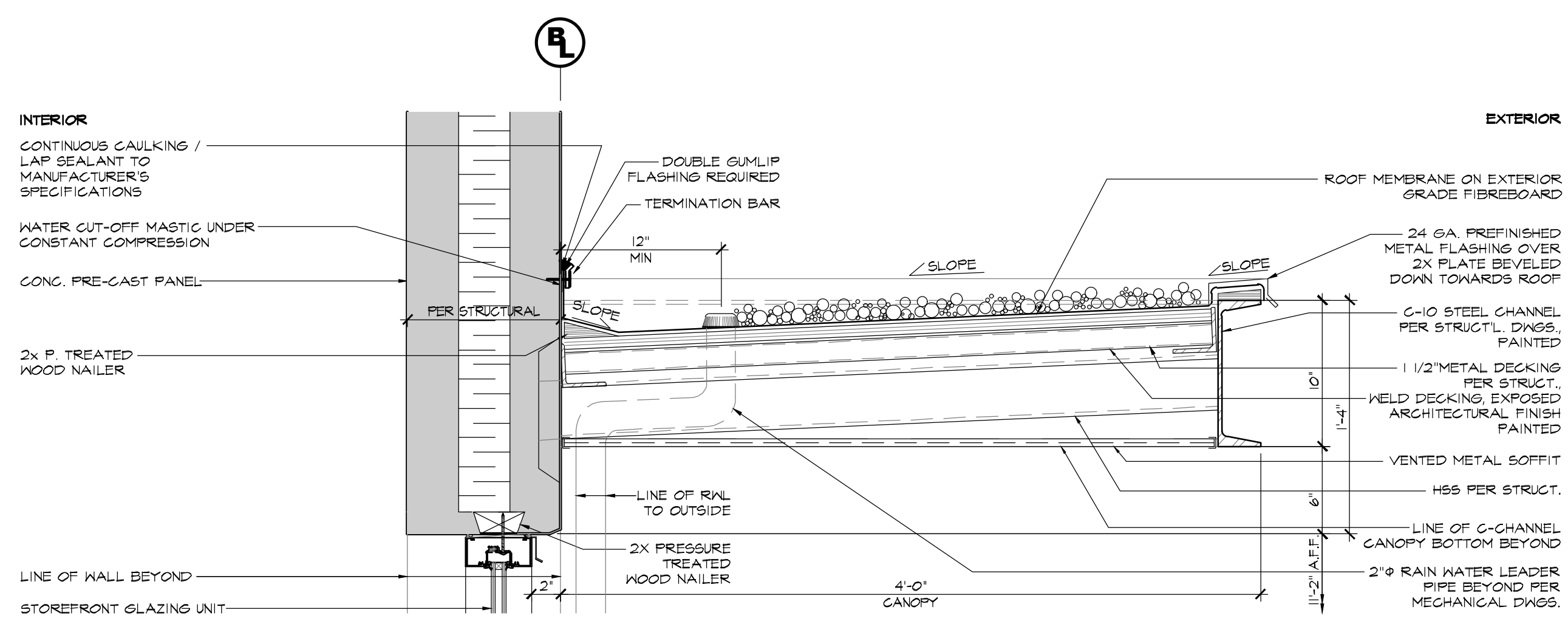


**1 ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

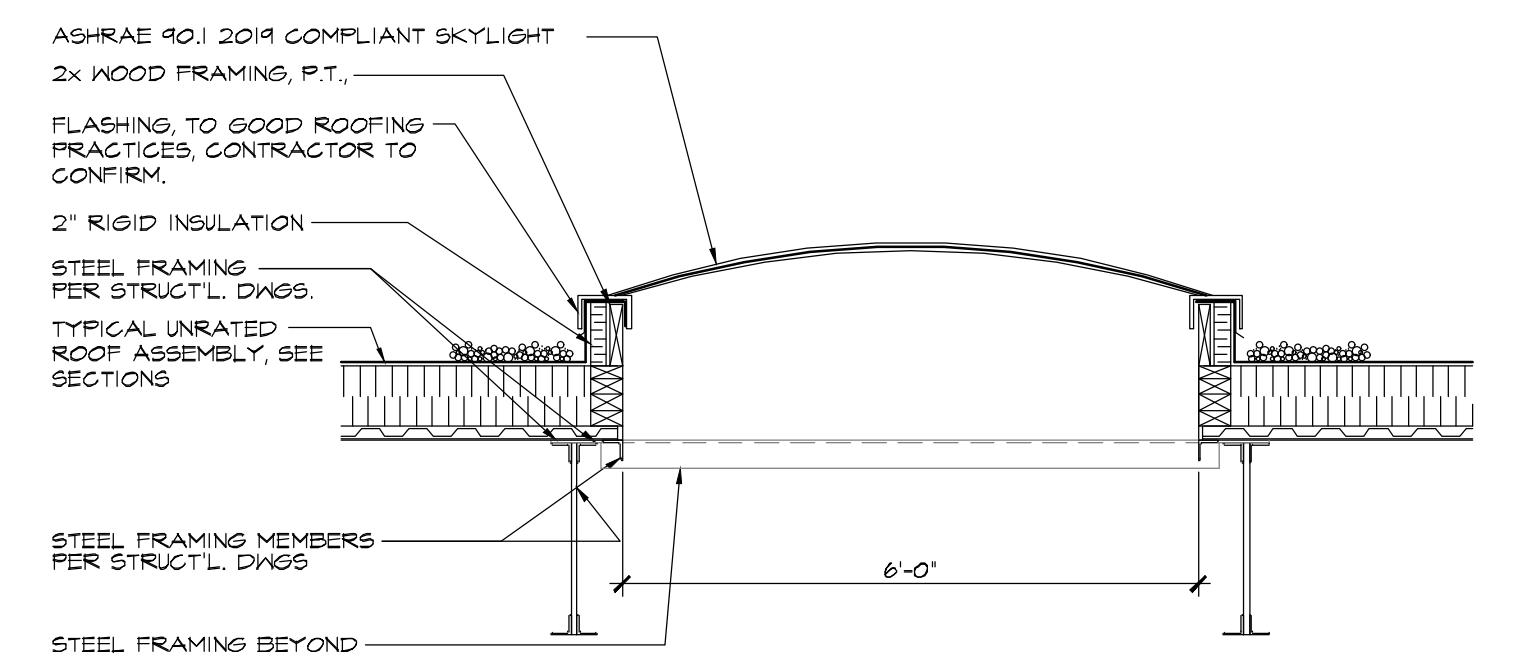
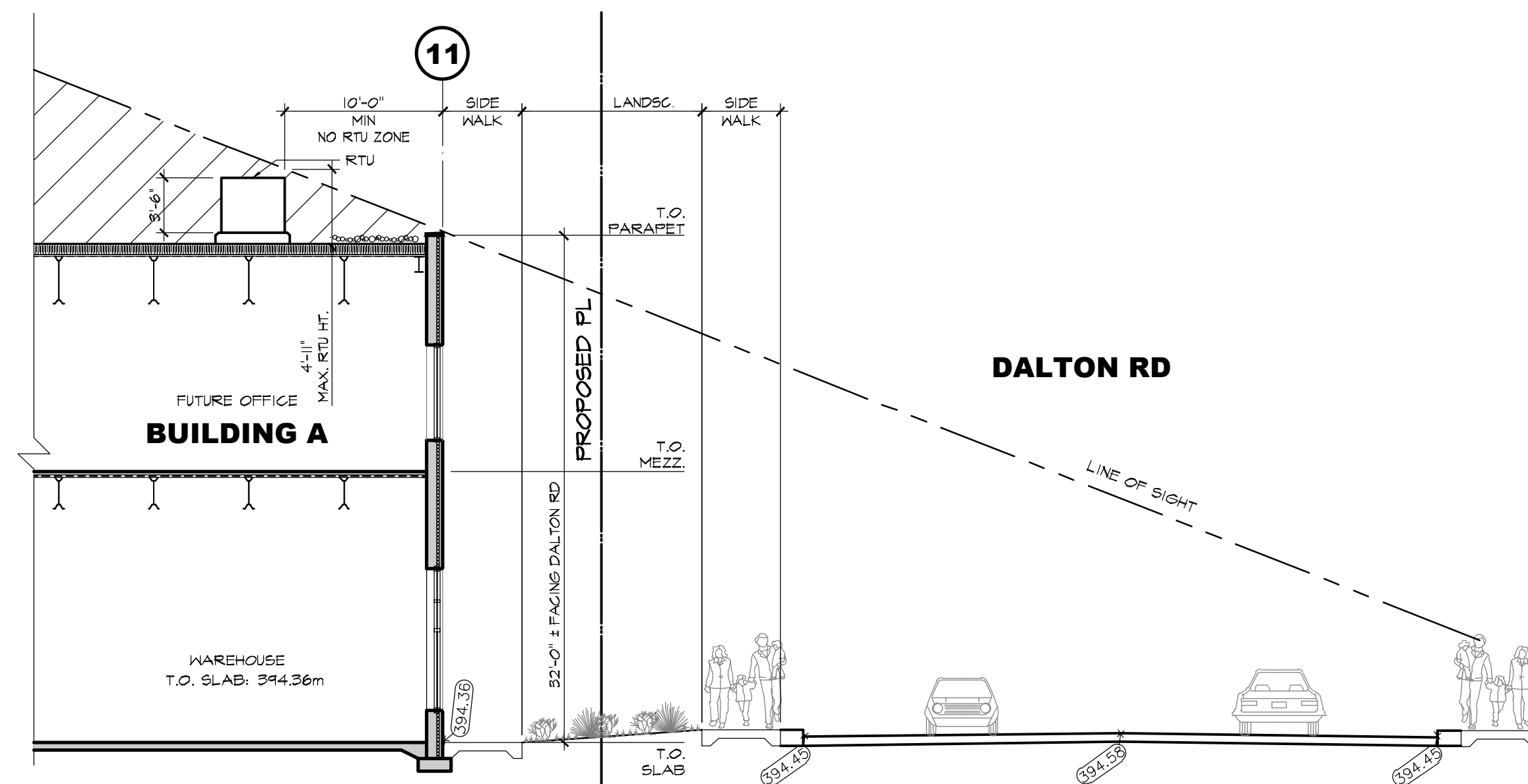
**ROOF NOTES**

- SEE STRUCTURAL DWG'S FOR FINAL STEEL ELEVATIONS
- ALL ASPECTS OF ROOF DESIGN INCLUDING DETAILS TO BE REVIEWED BY QUALIFIED ROOFING INSPECTOR TO ENSURE COMPLIANCE W/ MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.
- PROVIDE 20 YEAR MEMBRANE GUARANTEE & 5 YEAR SYSTEMS GUARANTEE
- T5' TYPE I EPS RIGID INSULATION (RSO)

**IMPORTANT NOTE:**  
 - ROOF INSULATION TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ASHRAE 90.1 2019 PRESCRIPTIVE METHOD, COMPLIANT FOR CONDITION SPACE.  
 - ROOF TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-COMBUSTIBLE CONSTRUCTION PER B.C.B.C. 2018

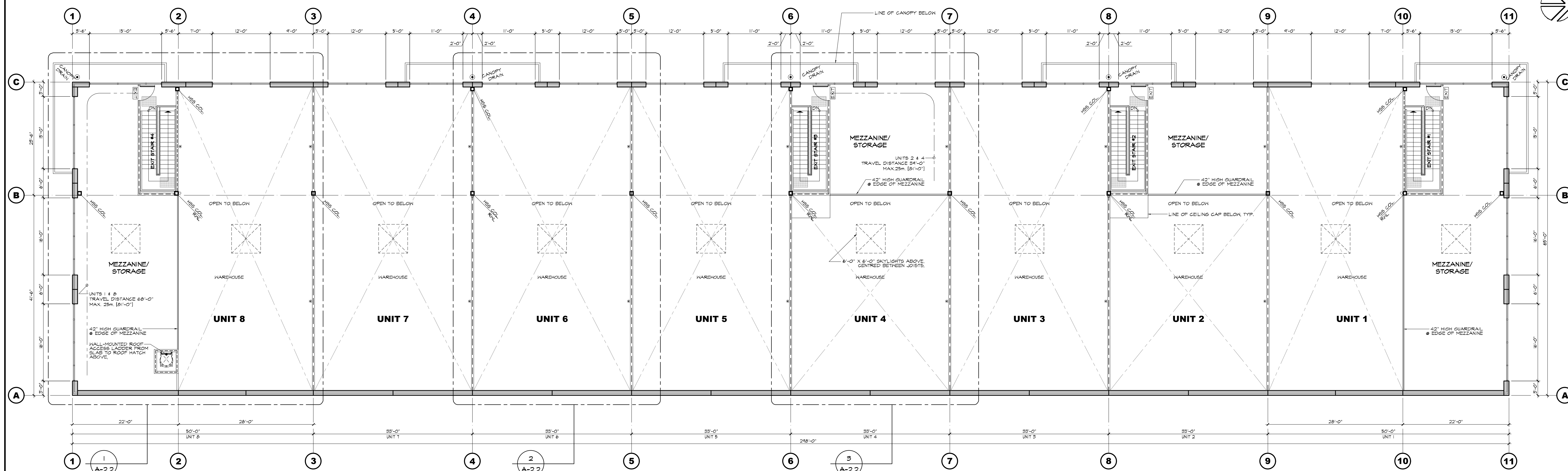


**3 STEEL C CHANNEL CANOPY DETAIL**  
 SCALE: 1/2" = 1'-0"

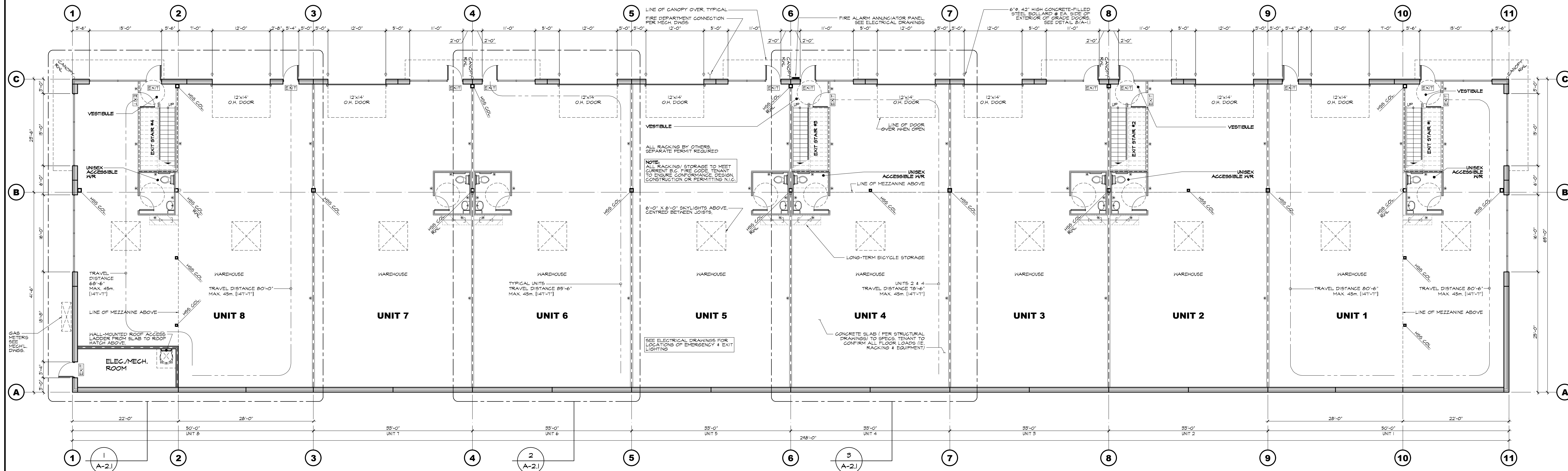


**NOTE:** SKYLIGHT TO COMPLY FULLY WITH B.C.B.C. 2018 SUB.4 FOR COMBUSTIBLE SKYLIGHTS IN NON-COMBUSTIBLE BUILDINGS  
 - SUPPLIER TO PROVIDE DOCUMENTATION WITH TENDER PACKAGE (NO EXCEPTIONS)





2 MEZZANINE FLOOR PLAN - BLDG. B  
SCALE: 1/8"=1'-0"



1 GROUND FLOOR PLAN - BLDG. B  
SCALE: 1/8"=1'-0"

NOTE: FUTURE STAIR & OFFICE LAYOUTS TO BE FINALIZED DURING TENANT IMPROVEMENTS

THESE DRAWINGS AND THE DESIGN ARE MADE BY ARCHITECTS REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA. THE ARCHITECTS ACCEPT RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECTS' LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. ANY CHANGES MADE WITHOUT THE ARCHITECTS' WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS DIMENSIONS GOVERN.

**ARCHITECTURE PANEL INC.**  
1100 WEST 10TH AVENUE, SUITE 1000  
VANCOUVER, BC V6H 2G6  
TEL: 604-681-1111

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**D.FORCE**  
REGISTERED PROFESSIONAL ENGINEER  
1100 WEST 10TH AVENUE, SUITE 1000  
VANCOUVER, BC V6H 2G6  
TEL: 604-681-1111

DEVELOPER:

**KERR PROPERTIES 002 Ltd.**  
BUILDING A - 5350 272 ST., Langley, B.C.  
PH: 778-891-5514

PROJECT:

PROPOSED  
**KERR PROPERTIES LEATHEAD MULTI-TENANT**  
ADDRESS: 920 LEATHEAD ROAD, KELOWNA, B.C.

NO.	DATE	REVISION
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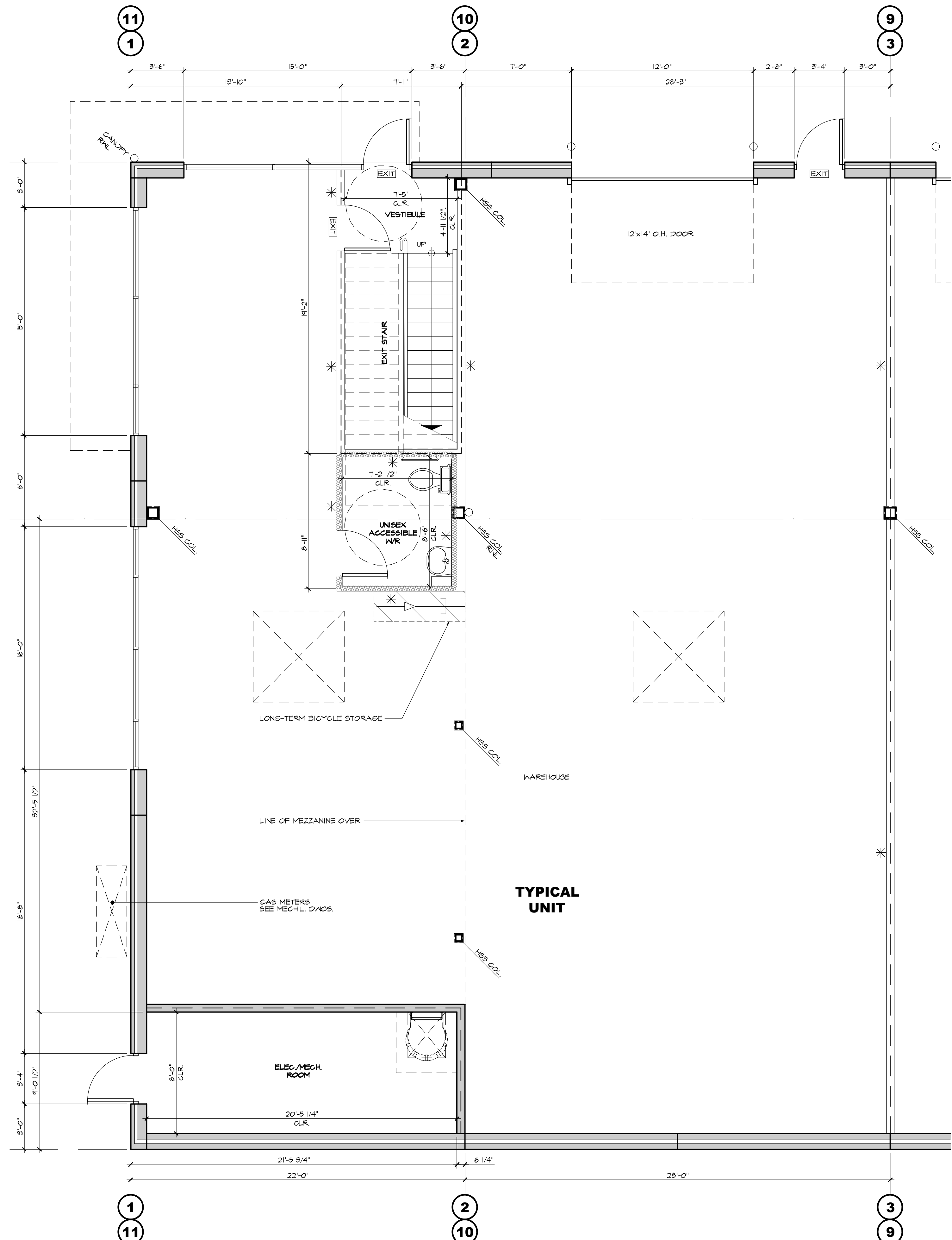
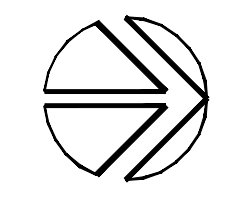
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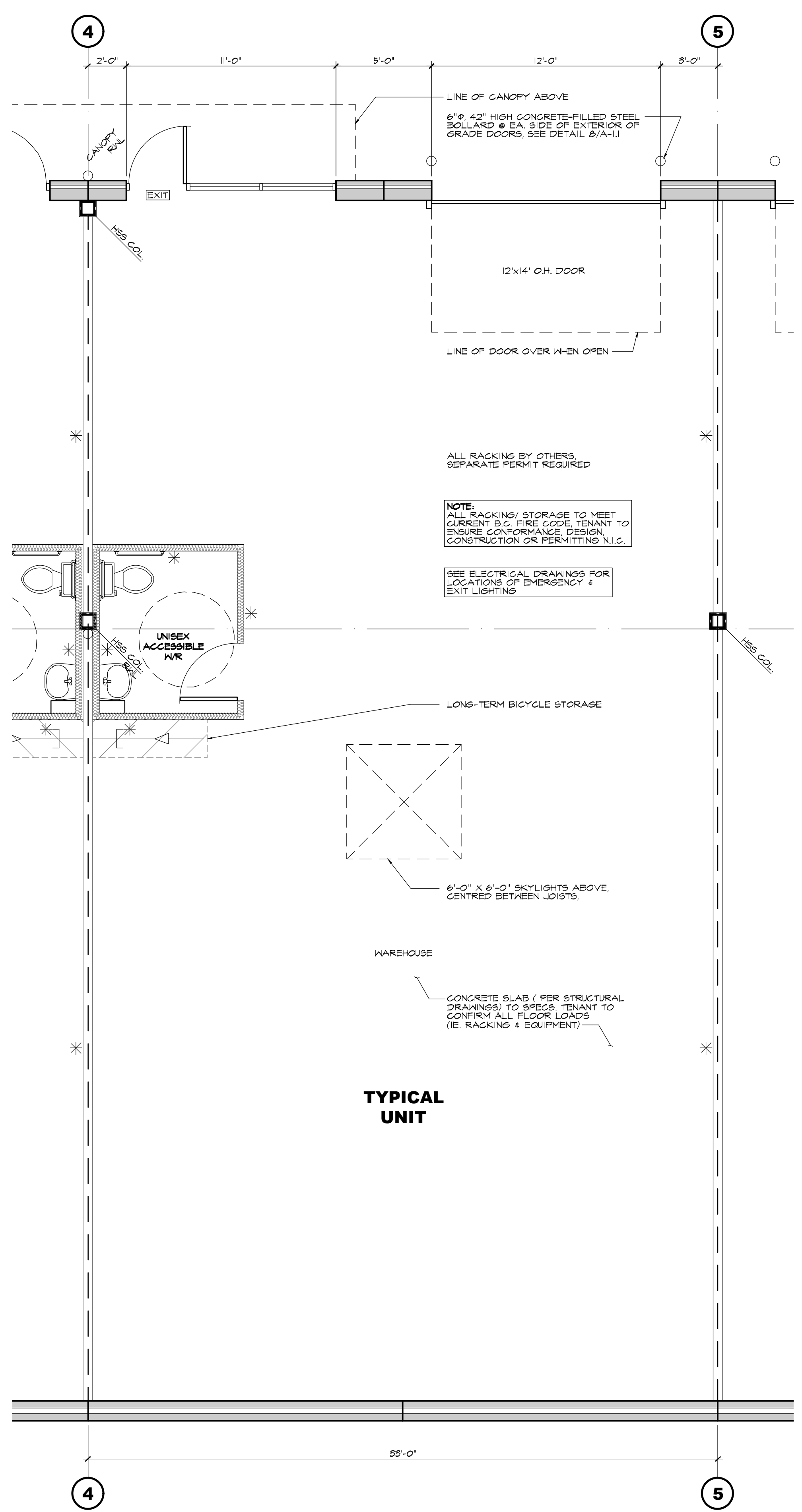
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DATE PLOTTED: DEC 08 23

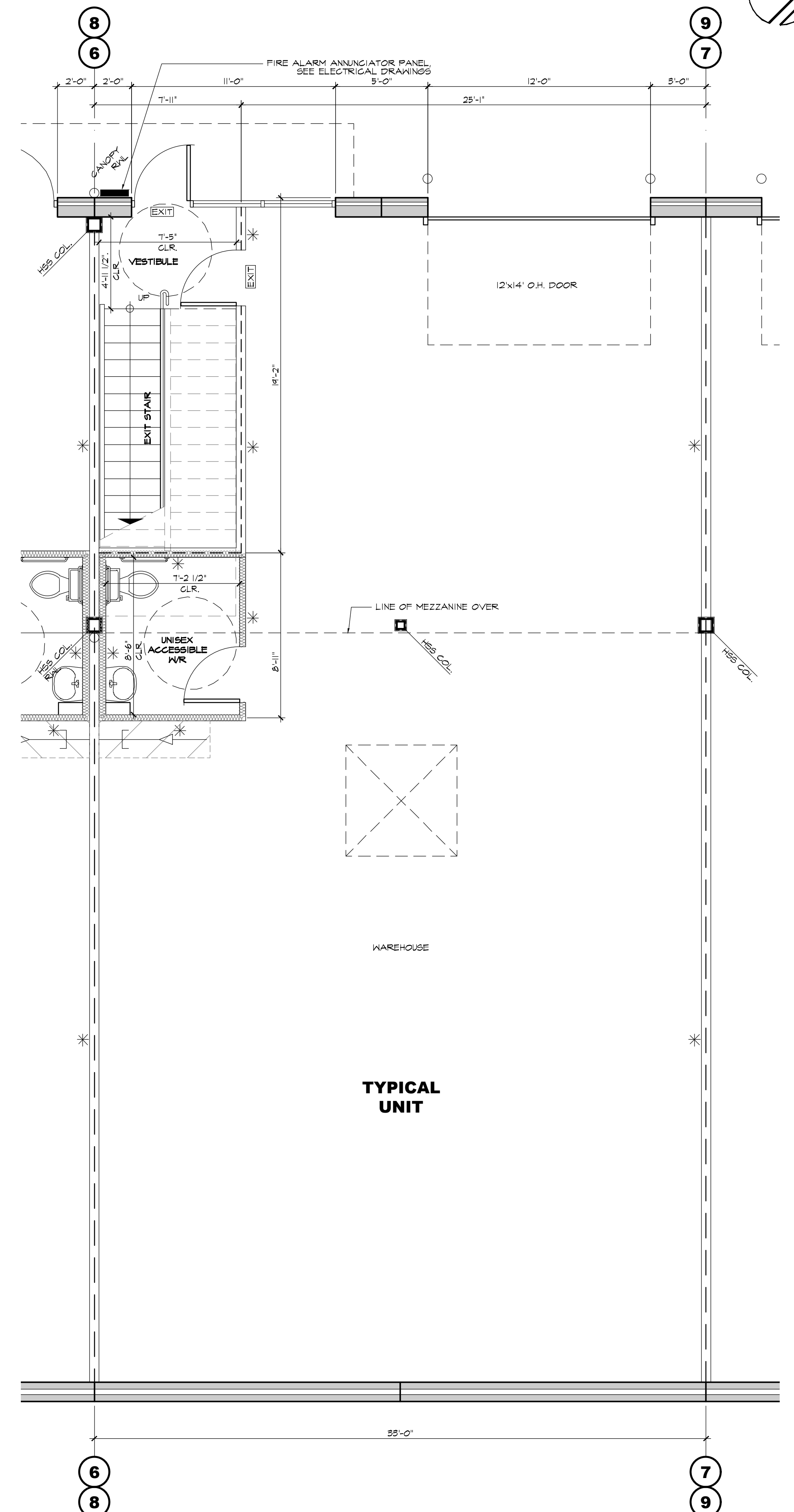
DRAWING NUMBER: **A-2.0**



**1 ENLARGED UNITS #1 & 8 GROUND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**2 ENLARGED TYPICAL UNITS GROUND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**3 ENLARGED UNITS #2 & 4 GROUND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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**ARCHITECTURE PANEL INC.**  
ARCHITECTS: LANDSCAPE ARCHITECTURE, INTERIOR DESIGN  
1001-1003 1001 STREET, WILLOW BUCK, B.C. V6B 6K4  
604 283 3631 | P:604 283 3632

**D. FORCE**  
REGISTERED PROFESSIONAL ENGINEER  
2225 ALANUS STREET, ABERTON, B.C. V2B 3J9  
TEL: 604 407 8655 | EMAIL: SARAH@DFORCE.COM

SEAL

DEVELOPER:  
**KERR PROPERTIES 002 Ltd.**  
BUILDING A - 5350 272 ST., Langley, B.C.  
PH: 778-891-5514

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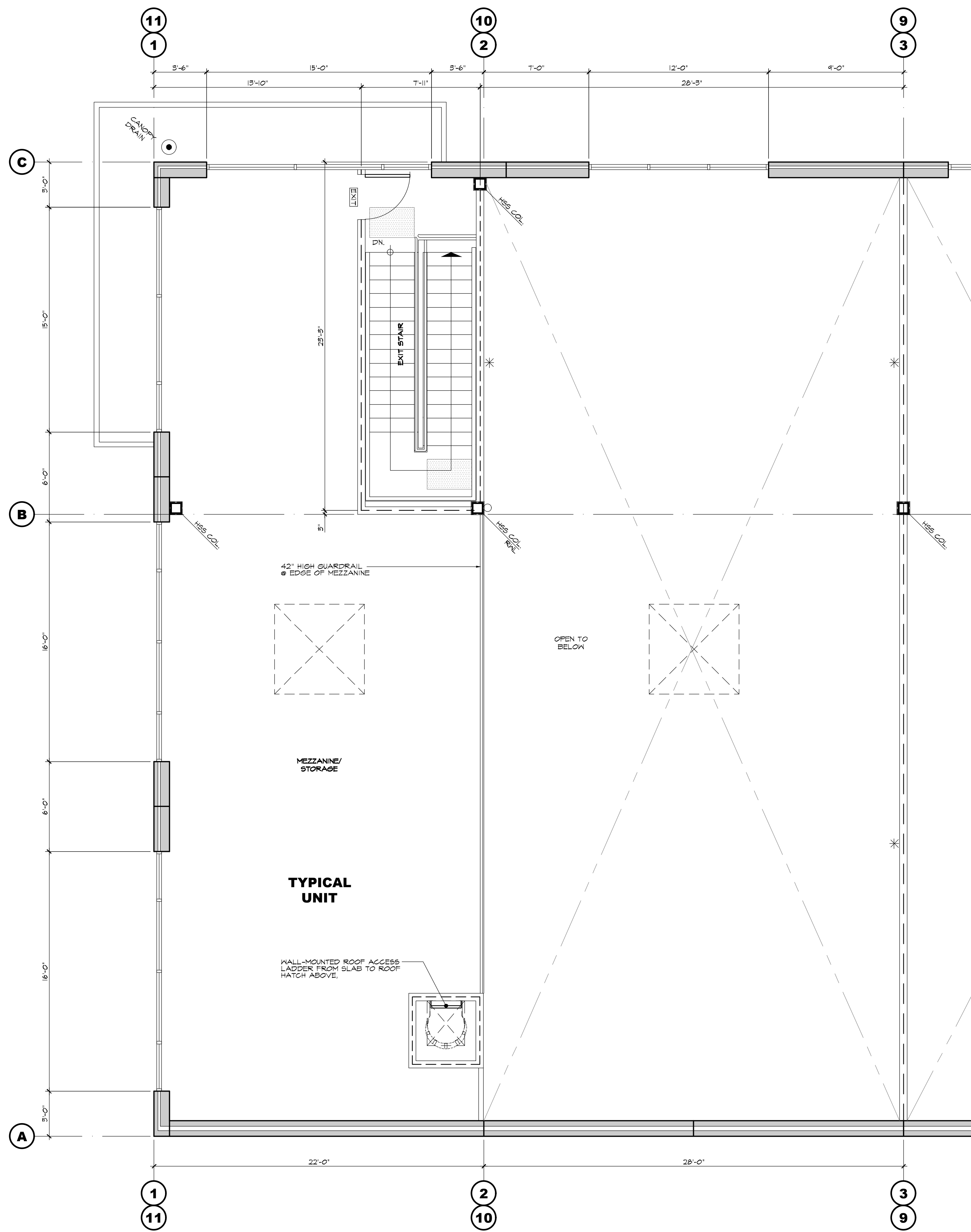
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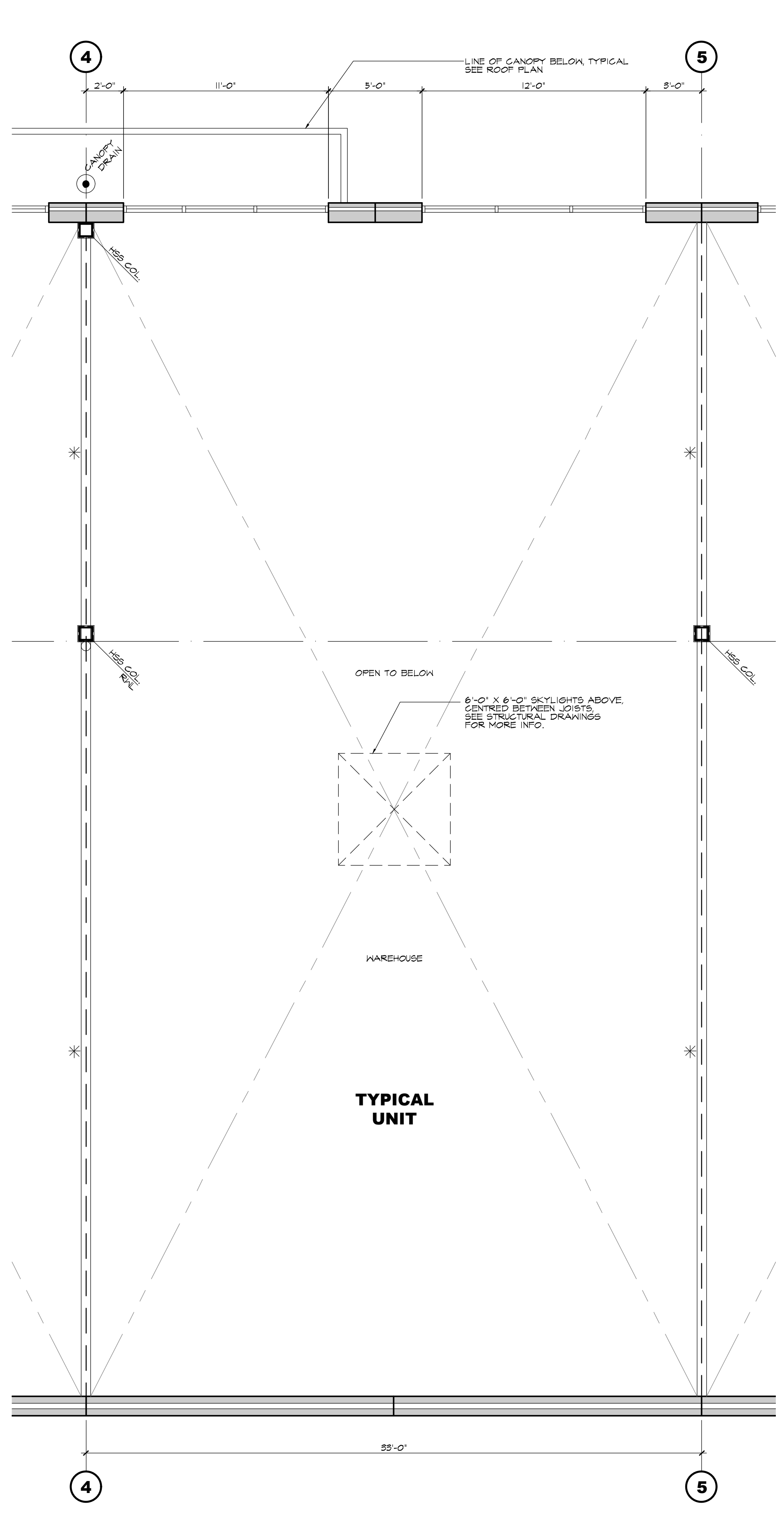
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DRAWING: **BLDG. B - TYPICAL UNITS GROUND FLOOR PLANS** REV. 1

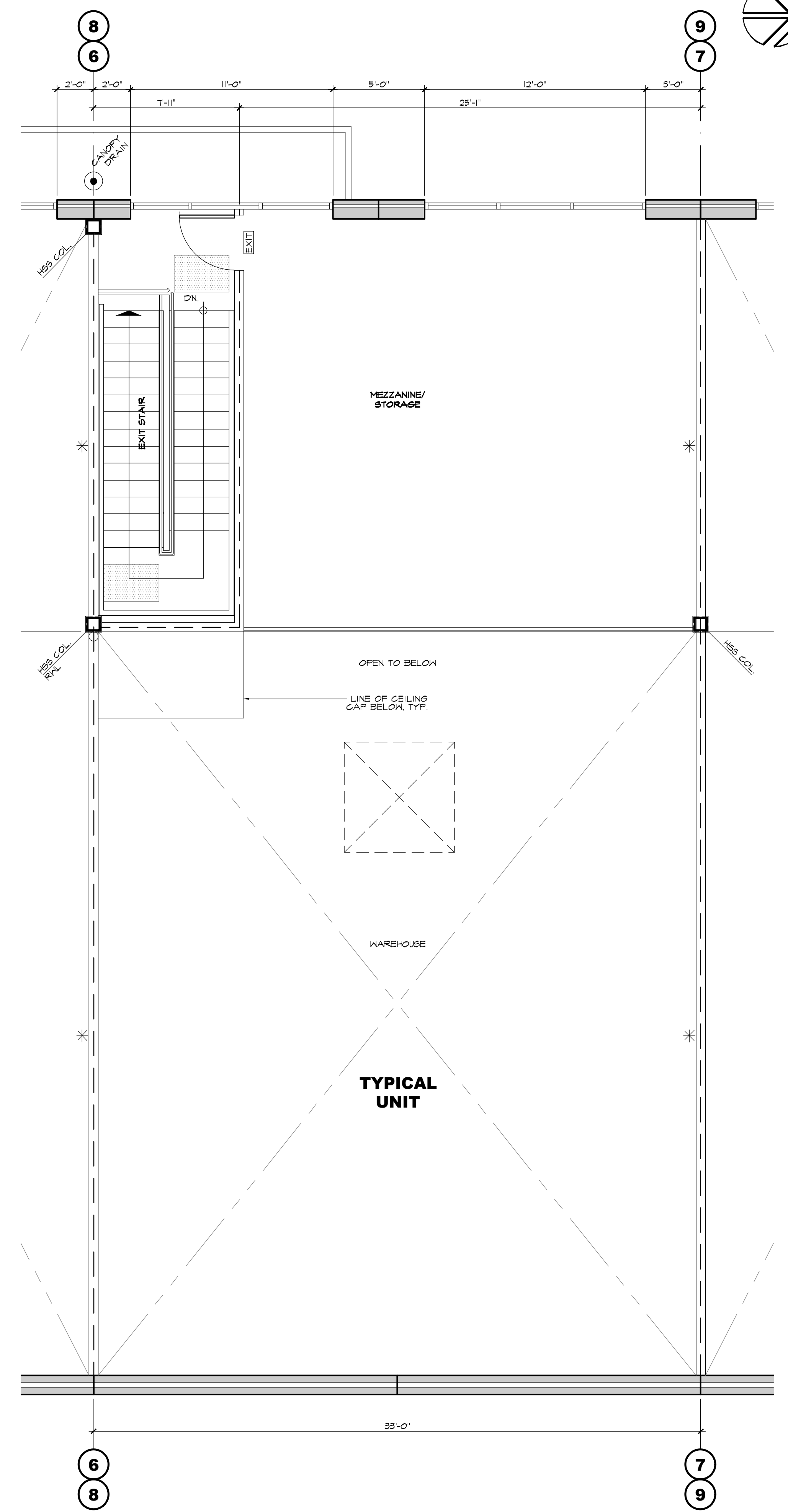
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JOB NO.: 22-015  
DATE PLOTTED: DEC 08 23  
DRAWING NUMBER: **A-2.1**



**1 ENLARGED UNITS #1 & 8 UPPER FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**2 ENLARGED TYPICAL UNITS UPPER FLOOR PLAN**  
SCALE: 1/4"=1'-0"

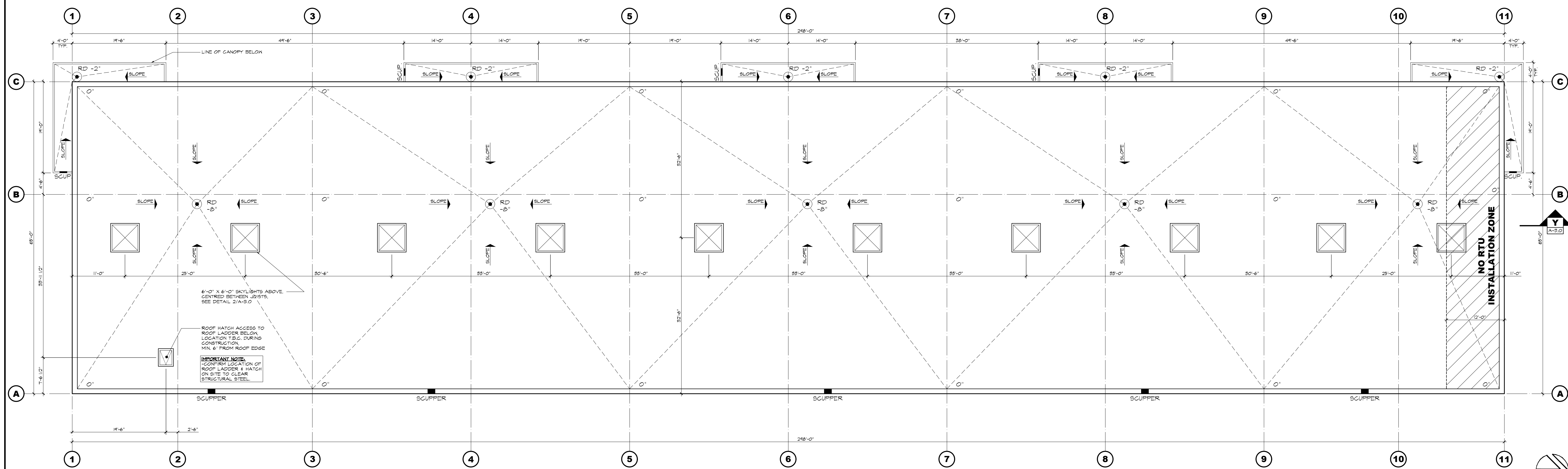


**3 ENLARGED UNITS #2 & 4 UPPER FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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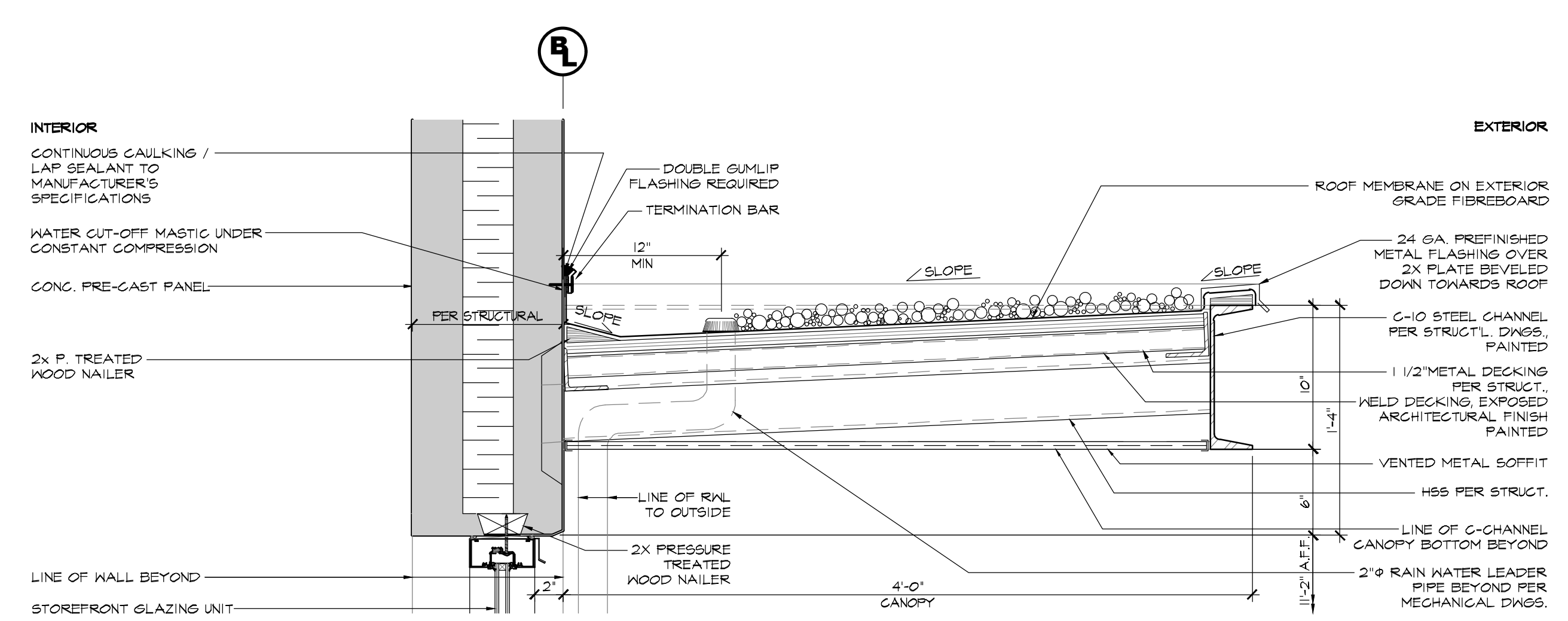
**1 ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

**ROOF NOTES**

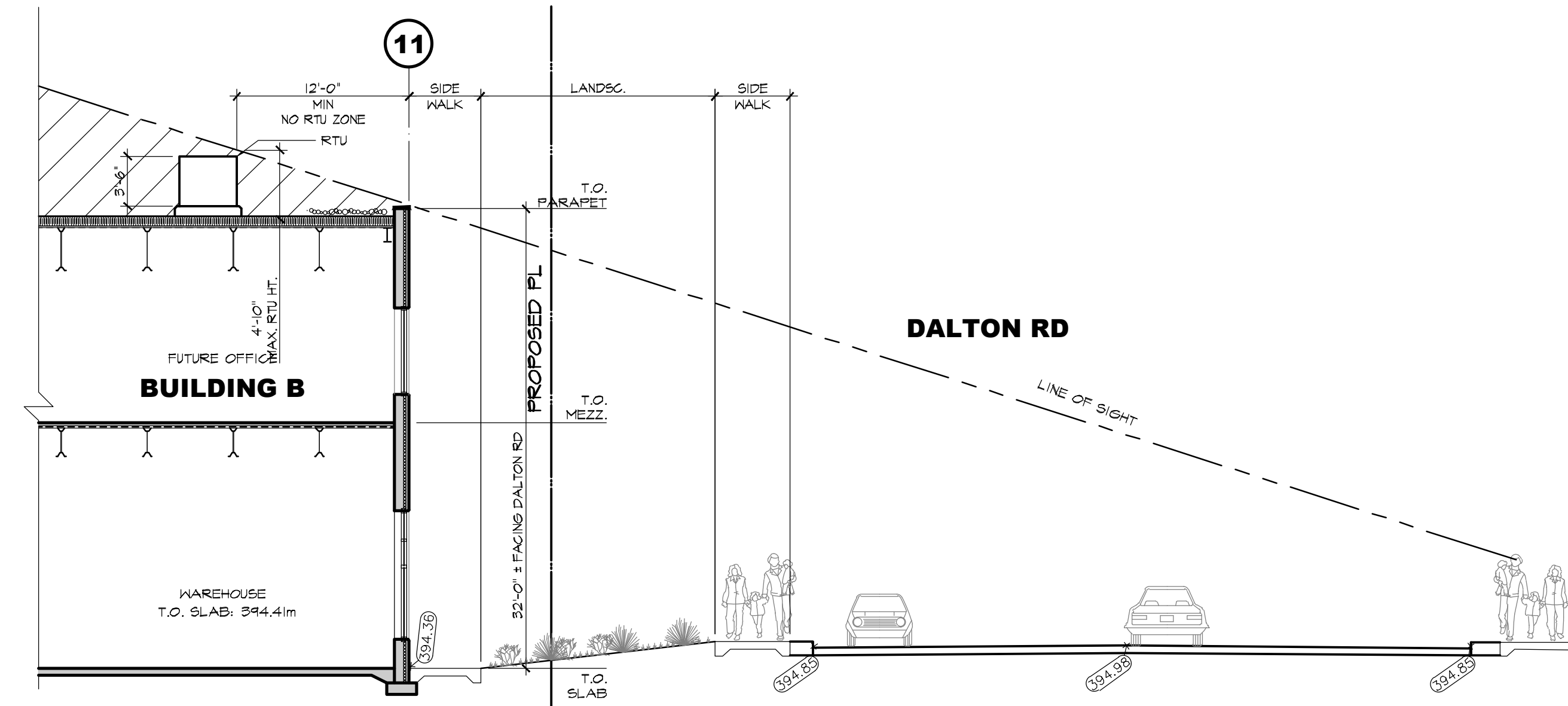
- SEE STRUCTURAL DWG'S FOR FINAL STEEL ELEVATIONS
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- PROVIDE 20 YEAR MEMBRANE GUARANTEE & 5 YEAR SYSTEMS GUARANTEE
- T5 TYPE I EPS RIGID INSULATION (R30)

**IMPORTANT NOTE:**

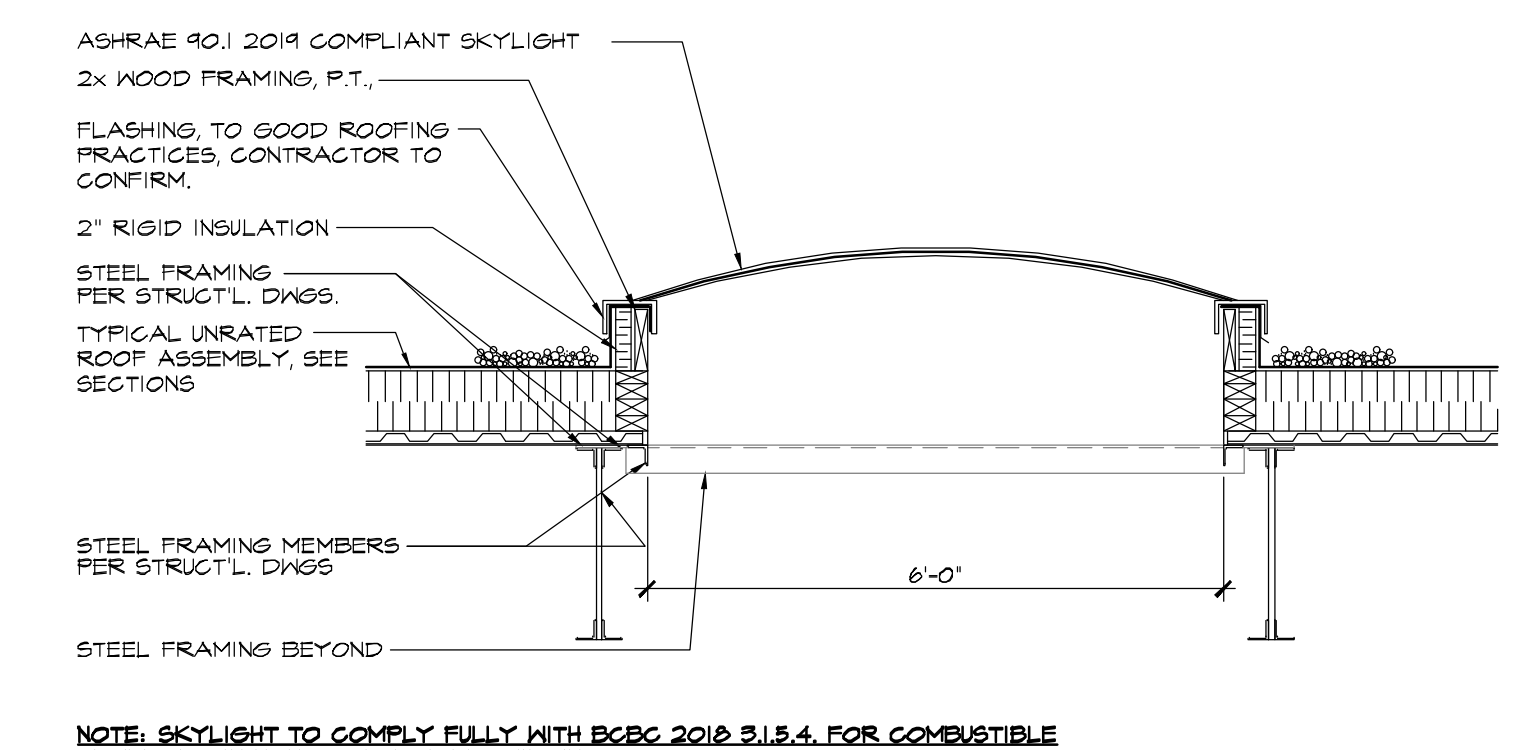
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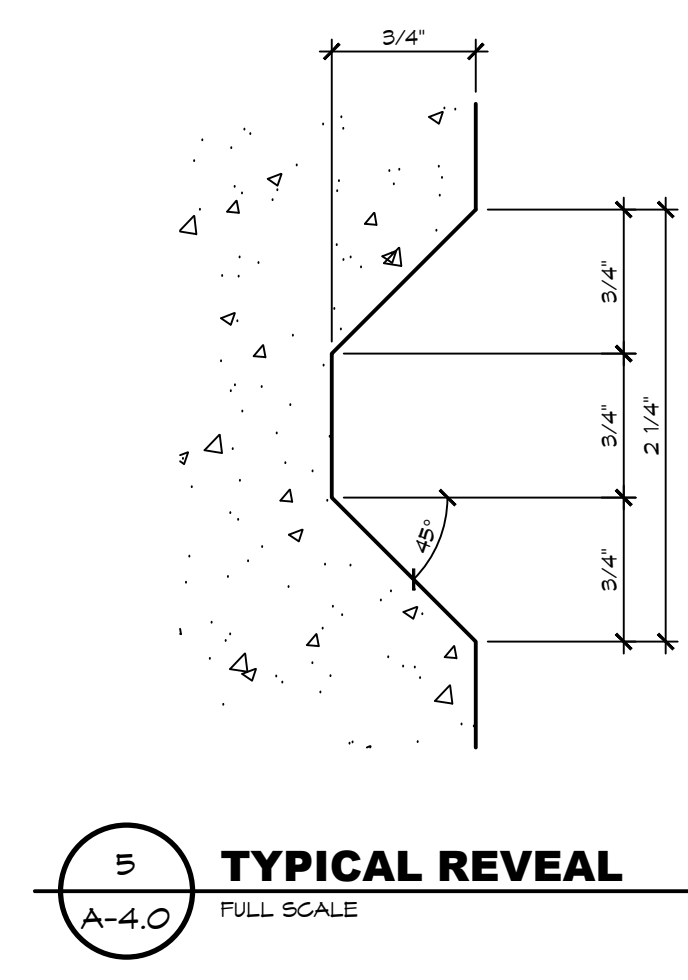
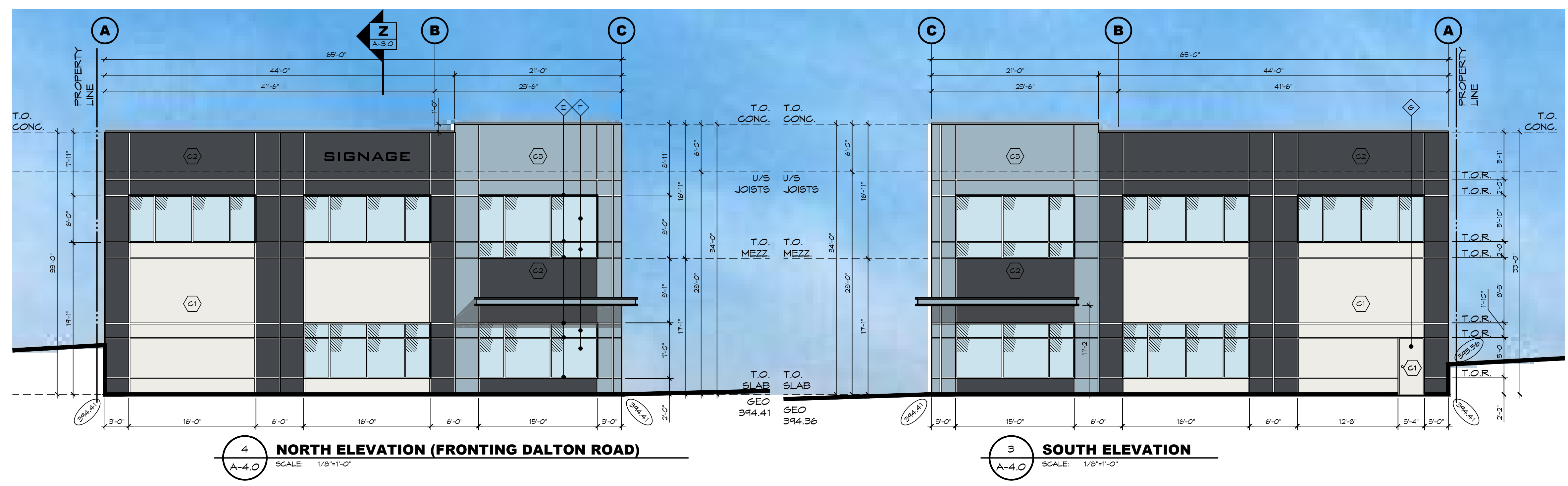
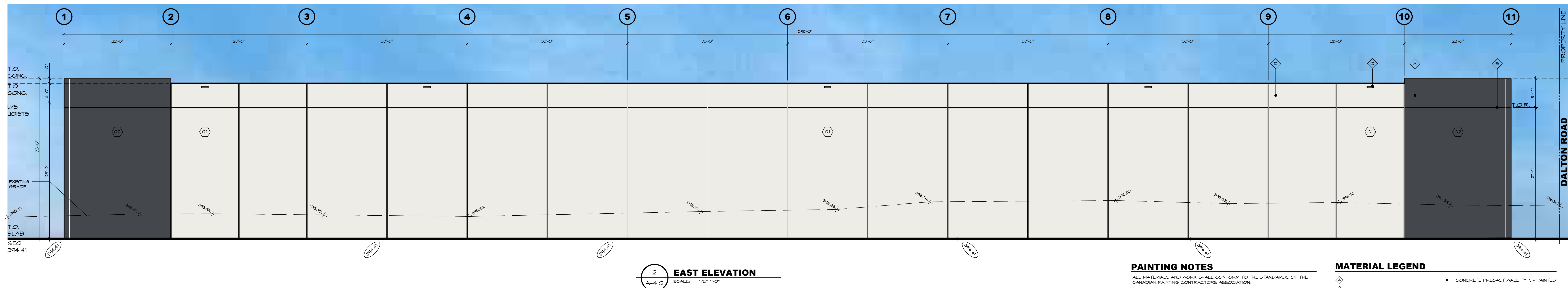
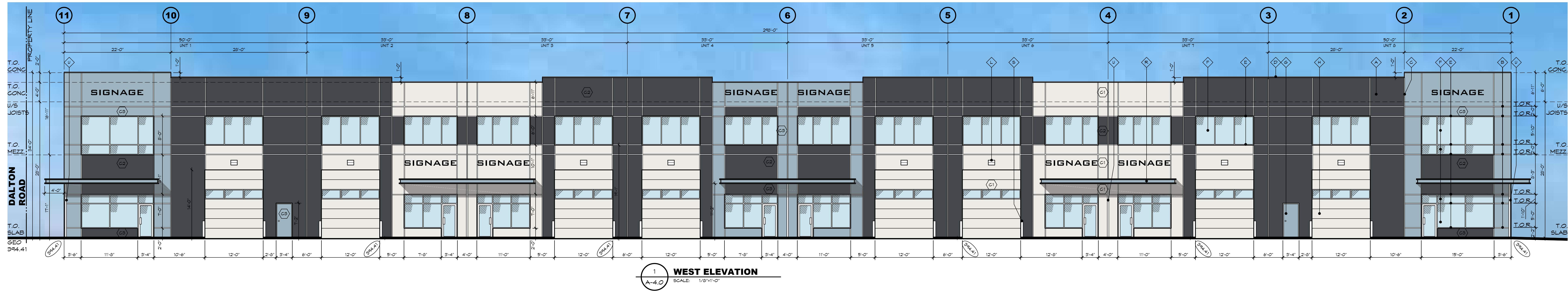
**3 STEEL C CHANNEL CANOPY DETAIL**  
 SCALE: 1/2" = 1'-0"



**Z SECTION Z**  
 SCALE: 1/8" = 1'-0"



**2 SKYLIGHT DETAIL**  
 SCALE: 1/2" = 1'-0"



**PAINTING NOTES**

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT. IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE BOND BREAKERS AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATION & PREPARE PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.

PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20X20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:

- 1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- 2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
- 3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYL PRIMER, 2 COATS OF ALKYL ENAMEL.
- 4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED, CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.

\* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING.

**MATERIAL LEGEND**

- ◊ CONCRETE PRECAST WALL TYP. - PAINTED
- ◊ REVEAL IN CONCRETE - PAINTED
- ◊ PANEL JOINT
- ◊ PRE-FINISHED METAL CAP FLASHING
- ◊ STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- ◊ STOREFRONT GLASS - CLEAR
- ◊ STEEL MANDOORS - PAINTED
- ◊ STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- ◊ STEEL GUARDRAILS - PAINTED
- ◊ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- ◊ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ◊ NOT USED
- ◊ 3/4" RECESS IN CONCRETE
- ◊ SPANDREL GLAZING (OBSCURE TO MATCH VISION GLASS)
- ◊ SCUPPER
- ◊ STEEL MATCH CANOPY - PAINTED
- ◊ STEEL BOLLARD - PAINTED
- ◊ NOT USED
- ◊ EXPOSED CANOPY RAINWATER LEADERS, PAINTED
- ◊ NOT USED
- ◊ CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- ◊ CURTAIN WALL GLASS - CLEAR

**NOTE:**

- NOT ALL MATERIALS ARE APPLICABLE
- ◊ SPANDREL GLAZING

**PROJECT COLOURS**

ALL COLOURS TO BE SHERWIN WILLIAMS:

◊	MAIN FIELD COLOUR 1:	SW 1005 - PURE WHITE
◊	FIELD ACCENT COLOUR 1:	SW 1016 - CYBERSPACE
◊	FIELD ACCENT COLOUR 2:	SW 9146 - FADED FLAXFLOWER

**IMPORTANT NOTE:**

COLOURS MAY APPEAR LIGHTER ON DRAWINGS THAN IN THE FIELD. COLOURS TO BE VERIFIED THROUGH SAMPLES PROVIDED BY PAINT COMPANY.

ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED ALUMINUM

TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT)

TYPICAL METAL CAP FLASHING: KESTFORM METALS CHARCOAL GREY OR EQUAL

**LEGEND**

- ◊ PROPOSED GRADE
- ◊ EXISTING GRADE

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**ARCHITECTURE PANEL INC.**  
 ARCHITECTS | 1005 WEST 10TH STREET, VANCOUVER, BC V6H 3K4  
 TEL: 604 681 8800 | INFO@ARCHITECTUREPANEL.COM

**D.FORCE DESIGN INC.**  
 ARCHITECTS | 2634 ALVING STREET, ABERTHORN, BC V2R 2A8  
 TEL: (604) 607-5855 | EMAIL: DANY@DFORCE.COM

IN ASSOCIATION WITH

SEAL

DEVELOPER:

**KERR PROPERTIES 002 Ltd.**

BUILDING A - 5350 272 ST, Langley, B.C.  
 PH: 778-891-5514

PROJECT:

PROPOSED **KERR PROPERTIES LEATHEAD MULTI-TENANT**

ADDRESS: 920 LEATHEAD ROAD, KELOWNA, B.C.

NO.	DATE	REVISION	NO.	DATE	REVISION
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DRAWING: **BLDG. B - ELEVATIONS** REV: **1**

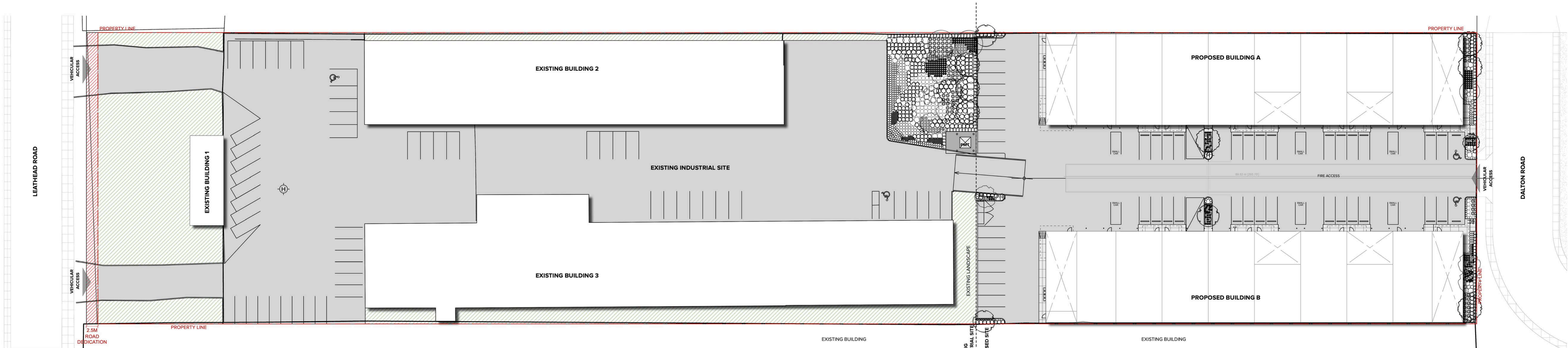
CHECKED: **RD**

DRAWN: **RD**

JOB NO.: 22-015

DATE PLOTTED: DEC.08.23

DRAWING NUMBER: **A-4.0**



2 KEY PLAN  
Scale: 1/32" = 1'-0"

**DESIGN RATIONALE AND SUMMARY**

This industrial site has primary access from Leathead Road, which is in close proximity to Highway 97. Towards the South, the site has some recreational spaces- Ben Lee Park with the Skate Park and Water Park in its premises. The site has three existing buildings while the new proposal towards the North includes 2 buildings- Building A and Building B.

For the new proposal, Dalton Road would be the point of access, with a landscaped frontage. The pedestrian network and landscaped islands balance the site landscape which is predominantly vehicle parking. Along Dalton Road, the access point is defined by means of site signage placed amidst low height flowering shrubs, that enhance the appeal of the site entrance. The site offers adequate bike parking on the either end of the driveway, which is buffered from the main driveway by landscaping and shrubs. The site predominantly consists of the asphalt parking lot, but concrete pedestrian ways are proposed as required. Landscape islands are proposed between the parking lots, to break the rigidity of hardscaped area, and add visual interest along the site. Majority of the existing site is proposed to retain existing landscape, however towards the West, landscaped is extensive, with more native trees and shrub species for reduced maintenance.

The landscape is designed such that it complies with city's minimum landscape requirements- adequate ratio of medium and large trees are proposed with adequate soil depth for better growth. Site surrounding were made interesting and vibrant by proposing ornamental varieties like Skimmia Japonica, Rhododendrons, and Liriope Muscari, along with native species like Mahonia Aquifolium, Mahonia Nervosa and Vaccinium Ovatum.

**GENERAL NOTES**

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the CLS Standard's latest edition. Container sizes are specified as per 'CNTA Standards'. Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the Canadian Landscape Standard. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	600mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground' areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect.

All wood fences to be cedar, with one coat of clear penetrating preservative. All engineering drawings (Civil, Mechanical and Electrical) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered overriding only in case of soft landscape (planting). **All soft landscape areas to be serviced by High Efficiency Irrigation System.**

AREA CALCULATION			
TOTAL GROSS SITE AREA	19190.583 SQM	OR	206565.71 SQ FT
NET SITE AREA	19032.199 SQM	OR	204860.88 SQ FT
LANDSCAPED AREA: (Existing + Proposed)	<b>MIN. REQUIRED (10%)</b> 1903.21 SQM OR 20486.0 SQFT	<b>PROPOSED (13.35%)</b> 2541.97 SQM OR 27361.53 SQ FT	
HARDSCAPED AREA: (Existing + Proposed)		8301.41 (43.61%)	
TOTAL PERMEABLE AREA: (Existing + Proposed)		2565.3 (13.47%)	



3 SOME PROPOSED SHRUBS  
Scale: Actual Size



4 SOME PROPOSED TREES  
Scale: Actual Size

REFER L3 & L4 FOR SHRUBS AND TREE SPECIES

REFER L5 FOR HARDSCAPE SPECIFICATIONS

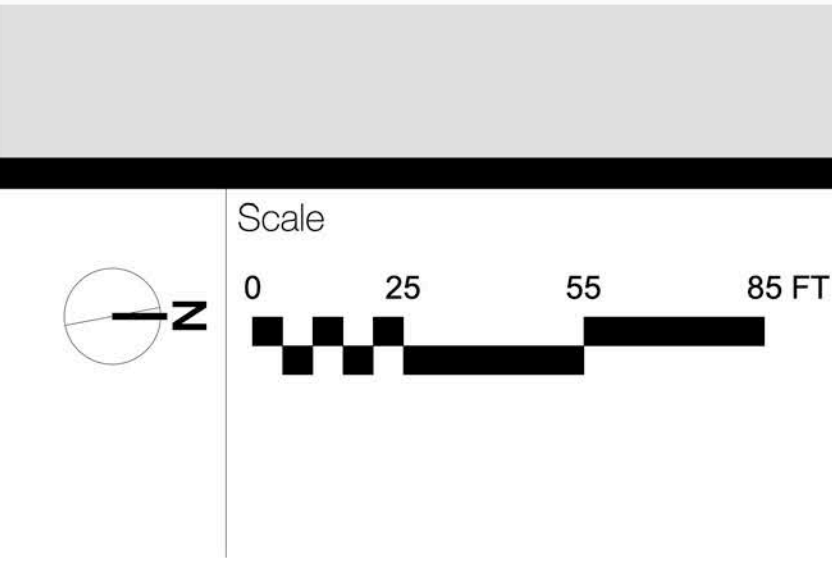


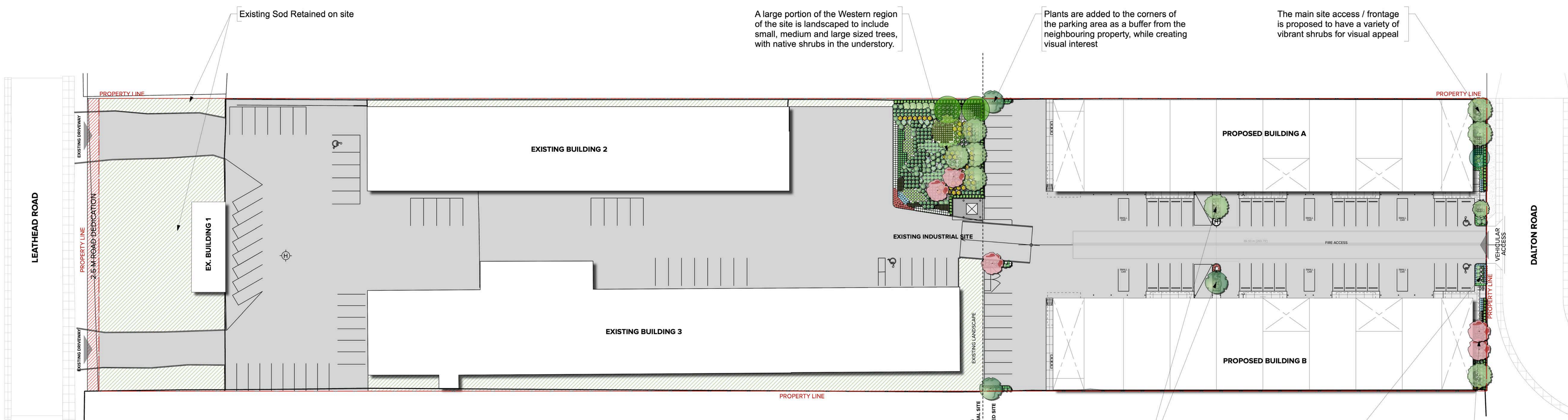
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Project  
**KHH Leathead Multi Tenant**  
Owner  
**King Hoe Holdings Ltd**  
Sheet Title  
**Key Plan**

Total Sheets 7	Sheet No. L1	Contractors	Consultants Architecture Panel Inc.
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Reviewed By RD	Status DP Application		

No	Date	Issue Notes
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1 CONCEPT PLAN  
Scale: 1/32" = 1'-0"

**LEGEND**

EXISTING LANDSCAPE

Parking islands are proposed to have a tree each, and is well complimented with grass and flowering shrubs at the curbs

The Site Signage is adorned with small flowering shrubs to create a welcoming experience

Multiple deciduous trees line the Eastern front of the building



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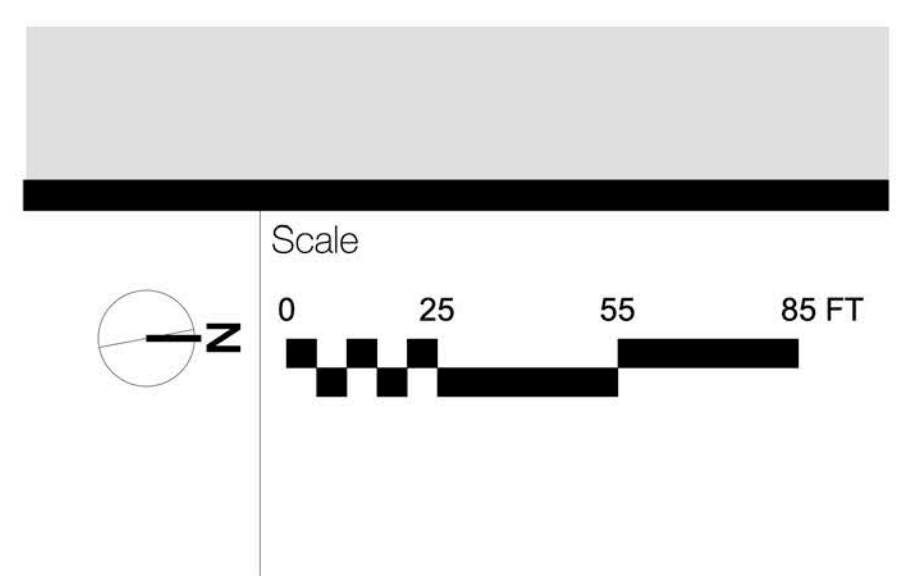
Project  
**KHH Leathead Multi Tenant**

Owner  
**King Hoe Holdings Ltd**

Sheet Title  
**Concept Plan**

Total Sheets 7	Sheet No. L2	Contractors	Consultants Architecture Panel Inc.
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**Recommended Trees**

Image	ID	Quantity	Latin Name	Common Name	Scheduled	Notes
	A.Rub	3	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.	
	Agri	3	Acer griseum	Paperbark Maple	7 cm. cal.	
	Lq.SG	4	Liquidambar styraciflua	American Sweetgum	7 cm. cal.	
	Pomo	1	Picea omorika	Serbian Spruce	250cm ht	
	St.psd	1	Stewartia pseudocamellia	Japanese Stewartia	6 cm. cal	

**Recommended Shrubs**

Image	ID	Quantity	Latin Name	Common Name	Scheduled	Notes
	AU1	7	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot	
	H1	6	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	
	HL	28	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#1 pot	
	HP	46	Hosta x 'Patriot'	Patriot Plantain Lily	#3 pot	
	LD	7	Ligularia dentata 'Brit Marie Crawford'	Brit Marie Crawford Ligularia	#1 pot	
	Li	46	Liriope muscari	Big Blue Lily Turf	#1 pot	
	M	35	Mahonia nervosa	Dull Oregon grape	#1 pot	
	MA	4	Mahonia aquafolium	Oregon grapw	#3 pot	
	P	140	Polystichum polyblepharum	Tassel Fern	#2 pot	
	PM	34	Polystichum munitum	swordfern	#3 pot	
	Rh.Gp	7	Rhododendron 'Gumpo Pink'	Pink Gumpo Azalea	#7 pot	
	SJ	8	Skimmia japonica	Japanese Skimmia	#2 pot	
	SJ1	6	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot	
	SR	15	Sarcococca ruscifolia	Fragrant Sarcococca	#3 pot	
	T	60	Taxus sp	Yew, hedge variety	1.5 m. ht.	
	VO	36	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	

1 PLANTING PLAN  
Scale: 1/16" = 1'-0"

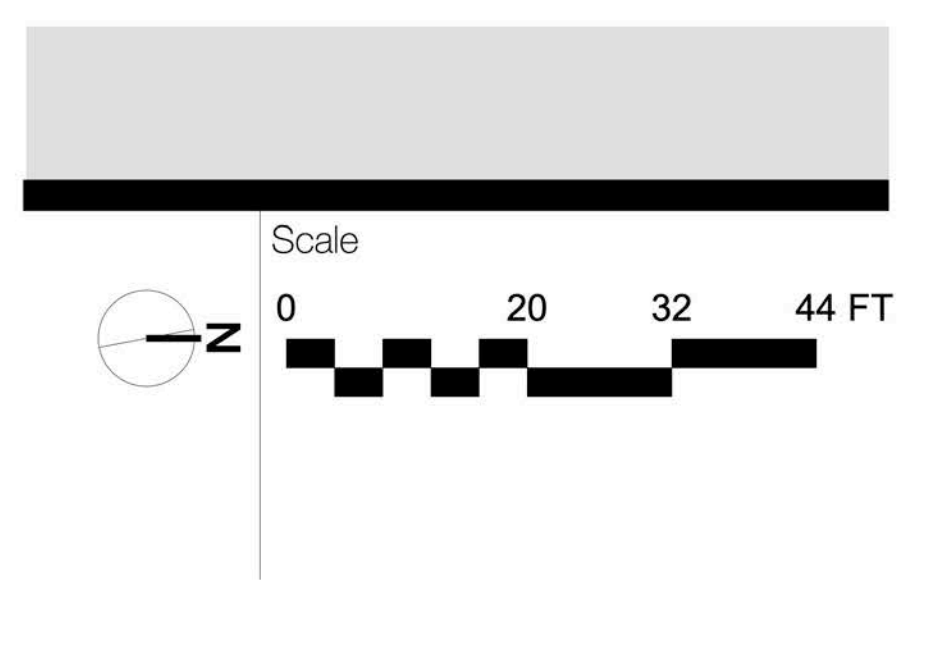


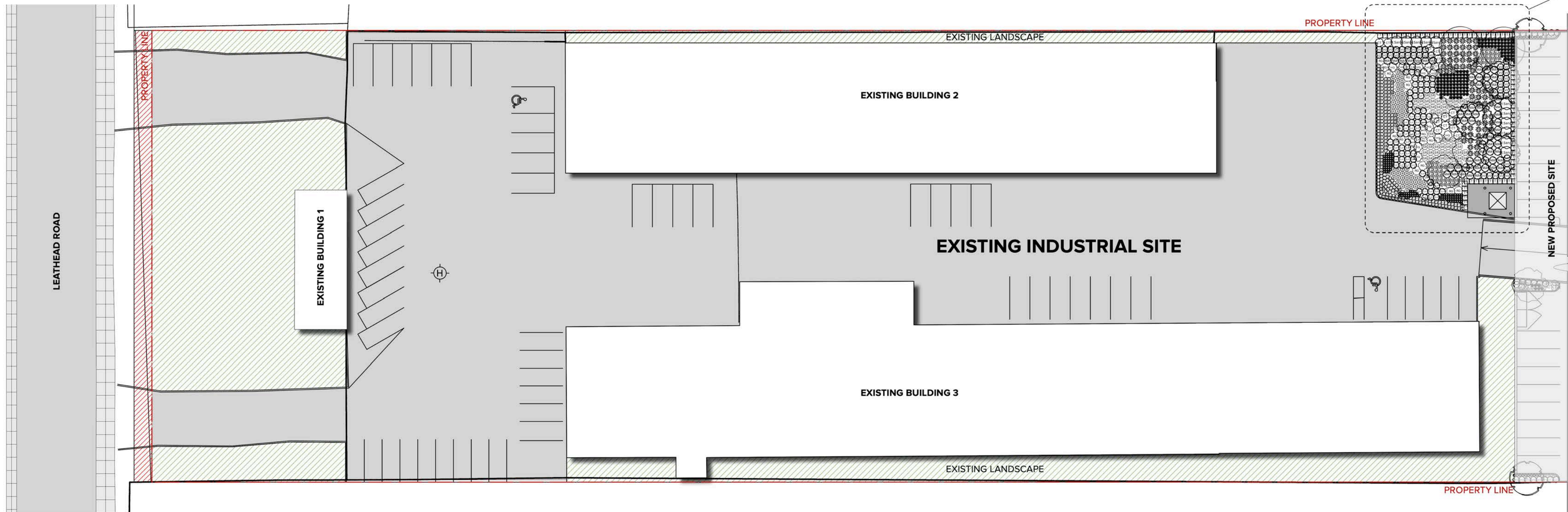
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Project  
**KHH Leathead Multi Tenant**  
 Owner  
**King Hoe Holdings Ltd**  
 Sheet Title  
**Planting Plan- New Proposal**

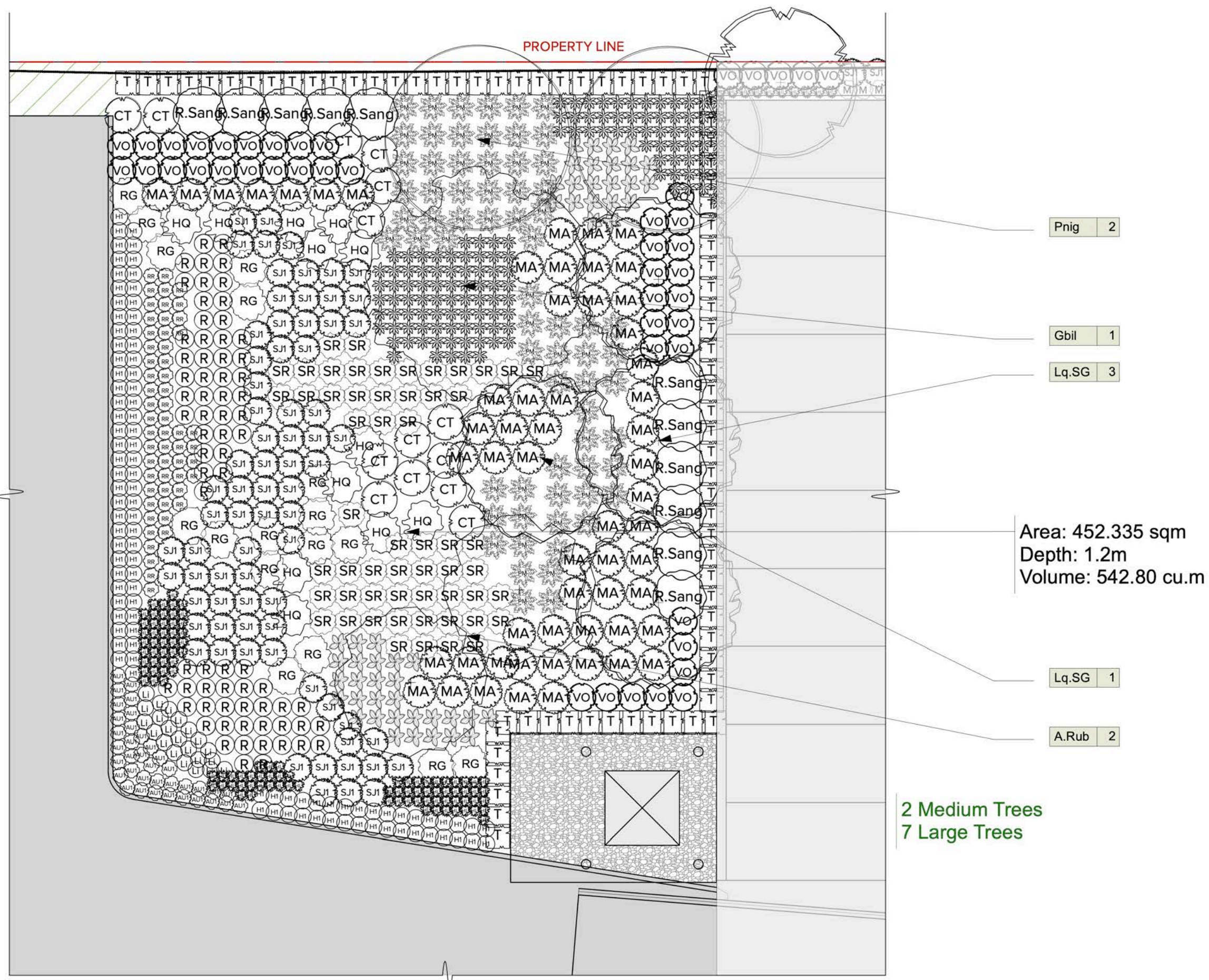
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No	Date	Issue Notes
A	11-01-2024	DP Application





1 PLANTING PLAN  
Scale: 1/32" = 1'-0"



2 PLANTING PLAN  
Scale: 3/32" = 1'-0"

Recommended Shrubs - Existing Site

Image	ID	Quantity	Latin Name	Common Name	Scheduled SI Notes
	AU1	37	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinick	#1 pot
	CT	14	Choisya ternata	Mexican Orange Blossom	#3 pot
	H1	98	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	HL	105	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#1 pot
	HP	51	Hosta x 'Patriot'	Patriot Plantain Lily	#3 pot
	HQ	12	Hydrangea quercifolia	Oakleaf Hydrangea	#3 pot
	Li	22	Liriope muscari	Big Blue Lily Turf	#1 pot
	MA	58	Mahonia aquafolium	Oregon grapw	#3 pot
	P	134	Polystichum polyblepharum	Tassel Fern	#2 pot
	PM	68	Polystichum munitum	swordfern	#3 pot
	R	72	Rosa Nutkana	Nootka Rose	#2 pot
	R.Sang	11	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot
	Rh.Gp	17	Rhododendron 'Gumpo Pink'	Pink Gumpo Azalea	#7 pot
	RR	56	Rosa rugosa 'Champlain'	Champlain Hardy Shrub Rose	#2 pot
	SJ1	74	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot
	SR	56	Sarcococca ruscifolia	Fragrant Sarcococca	#3 pot
	T	76	Taxus sp	Yew, hedge variety	1.5 m. ht.
	VO	40	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot

Recommended Trees - Existing Site

Image	ID	Quantity	Latin Name	Common Name	Scheduled	Notes
	A.Rub	2	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.	
	Gbil	1	Ginkgo biloba	Maidenhair Tree	7cm. cal.	
	Lq.SG	4	Liquidambar styraciflua	American Sweetgum	7 cm. cal.	
	Pnig	2	Pinus nigra	Austrian Pine	6 cm. cal.	



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Project  
**KHH Leathead Multi Tenant**

Owner  
**King Hoe Holdings Ltd**

Sheet Title  
**Planting Plan- Existing Site**

Total Sheets  
7

Sheet No.  
L4

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**BB**

Checked By  
**RD**

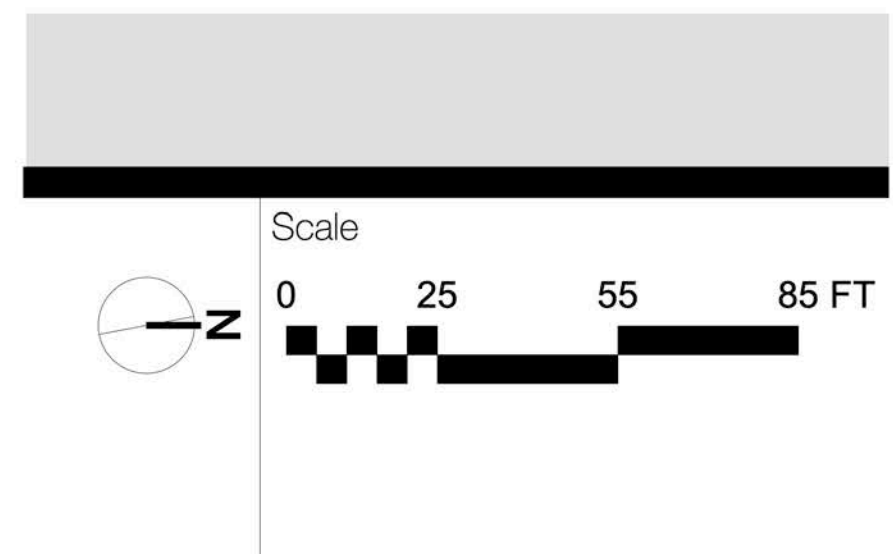
AHJ  
**City of Kelowna**

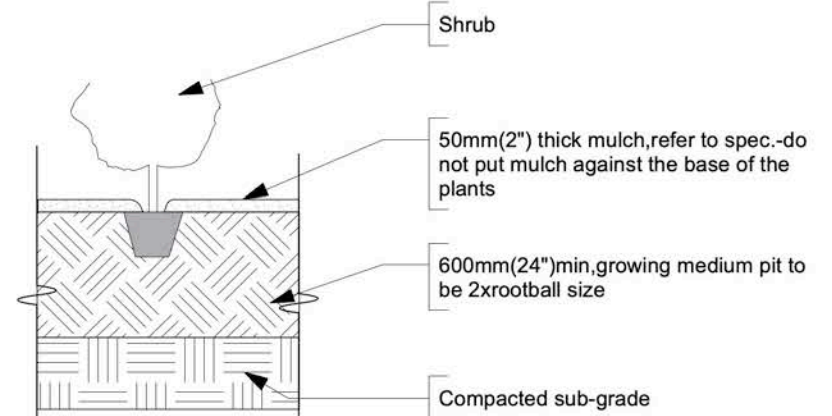
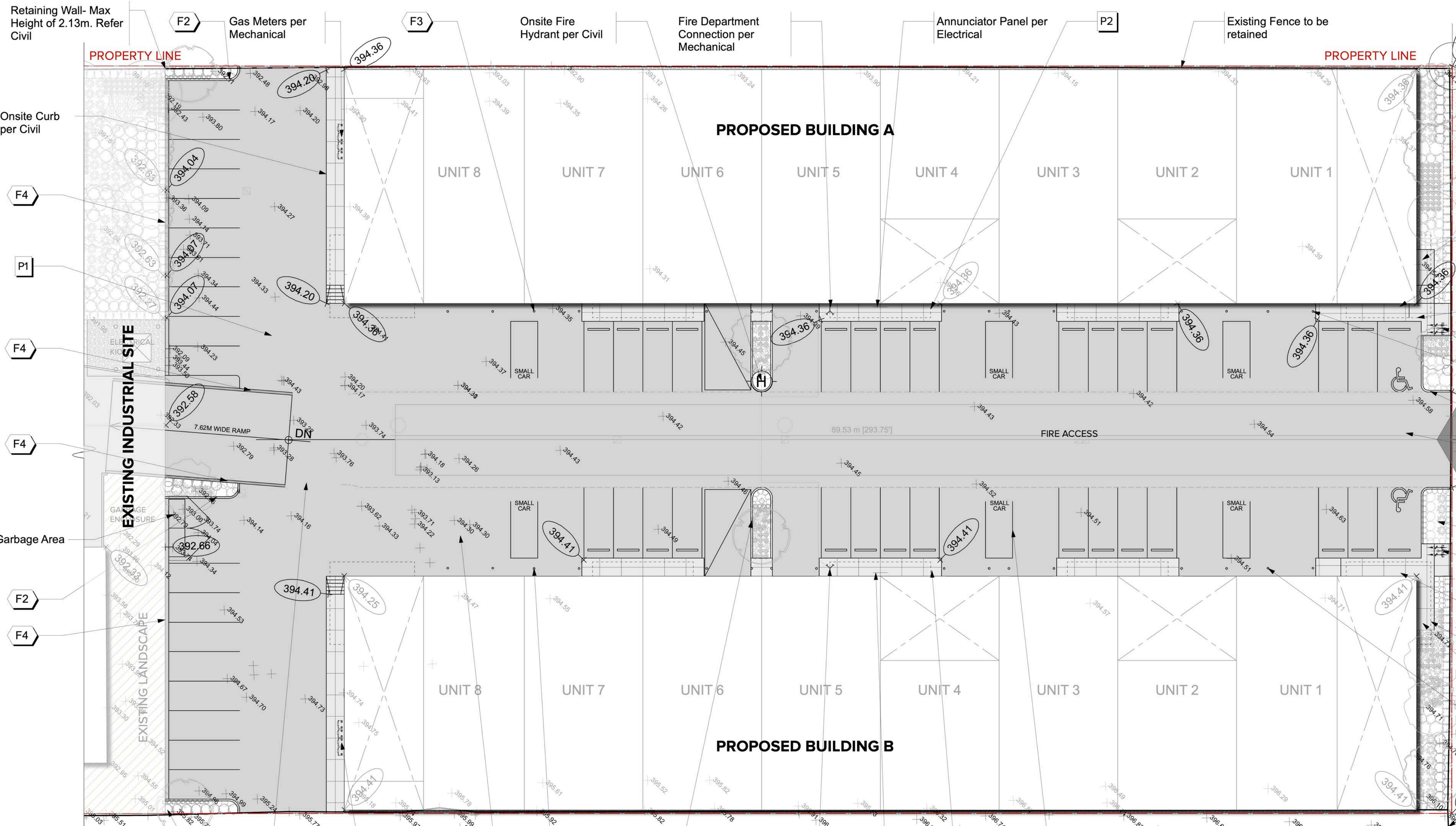
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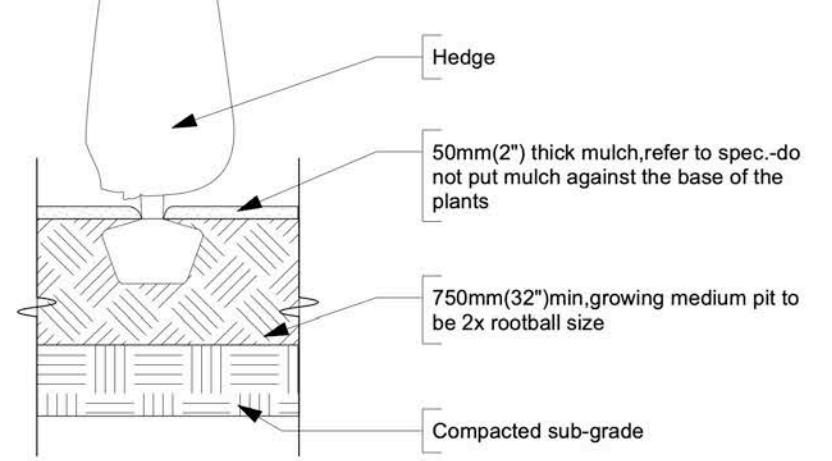
Status  
**DP Application**

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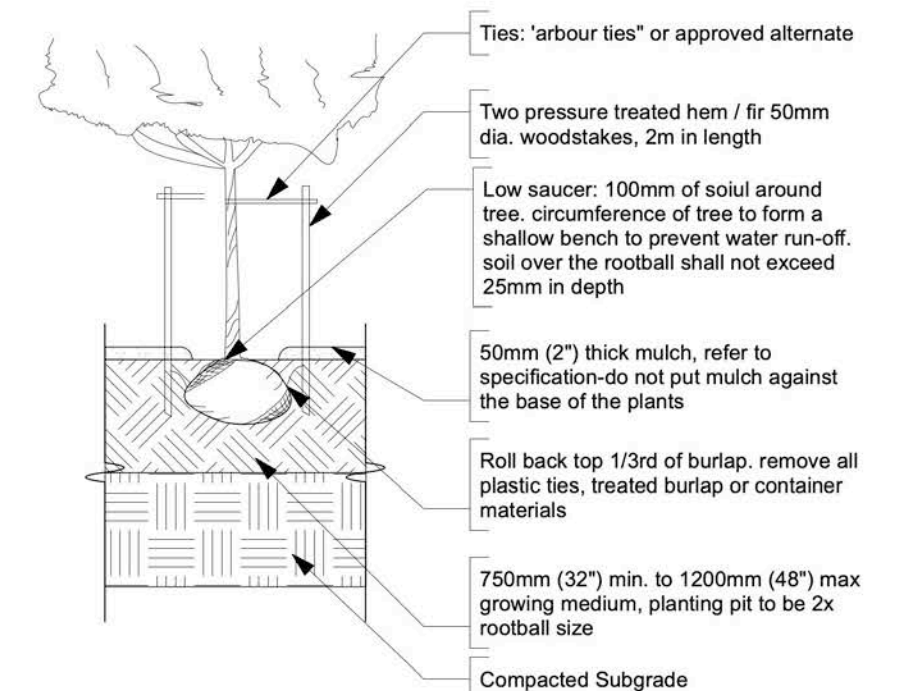




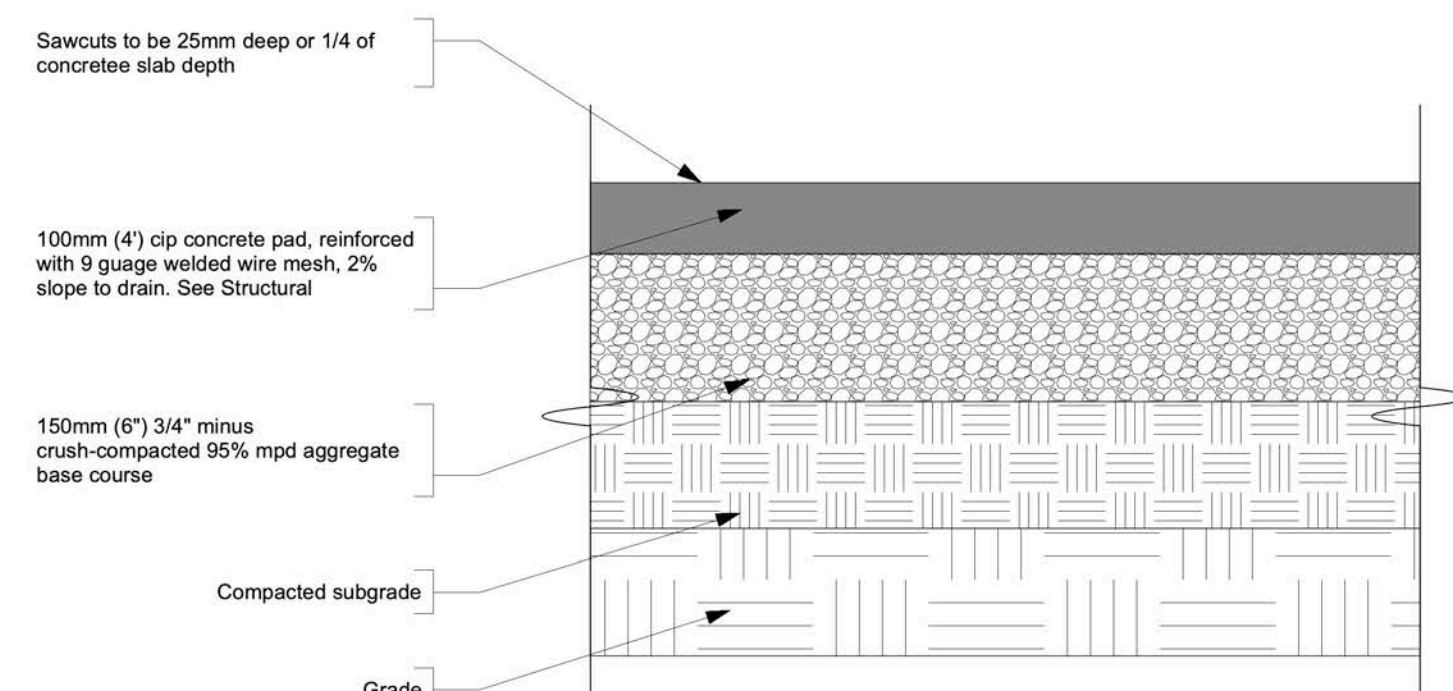
3 DETAILS: SHRUB ON GRADE  
Scale: NTS



4 DETAILS: HEDGE ON GRADE  
Scale: NTS



5 DETAILS: TREE ON GRADE  
Scale: NTS



6 DETAILS: CONCRETE ON GRADE  
Scale: NTS

1 HARDSCAPE PLAN  
Scale: 1/16" = 1'-0"

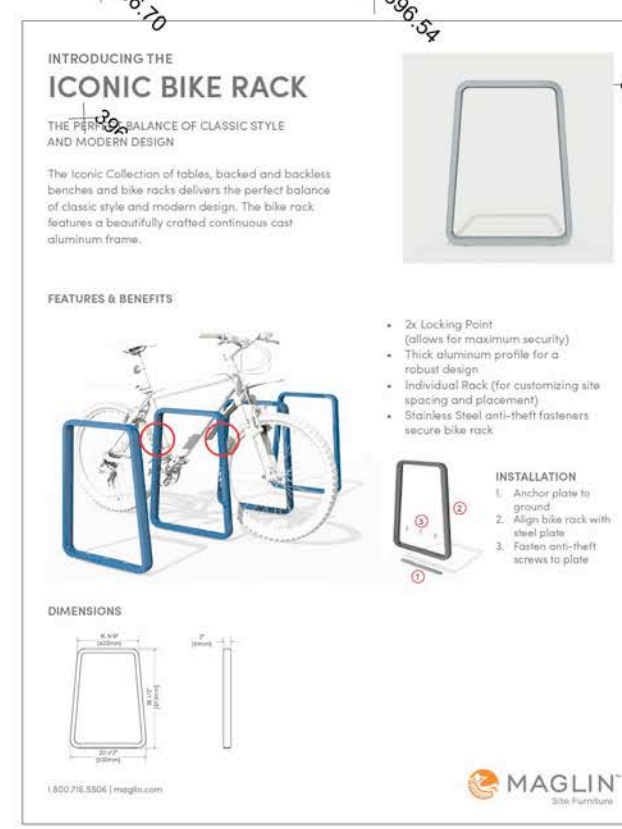
Non-Engineered Retaining Wall- Max Height of 1.20m. Refer Civil

**Paving Legend**

- P1 Asphalt
- P2 CIP Concrete, Sawcut  
Colour: Natural  
Light Broom Finish

**Site Furnishing Legend**

- F1 Maglin Bike Rack (See L5/2)
- F2 6"X 6" Extruded Concrete Curb typical at edge of landscaping per Architectural
- F3 6" dia. concrete filled steel bollard at each side of grade level door. Typical, per Architectural
- F4 Retaining Wall c/w 42" Pipe GuardRail if the grade difference is less than 2'. Refer Civil



2 MAGLIN BIKE RACK (F2)  
Scale: NTS



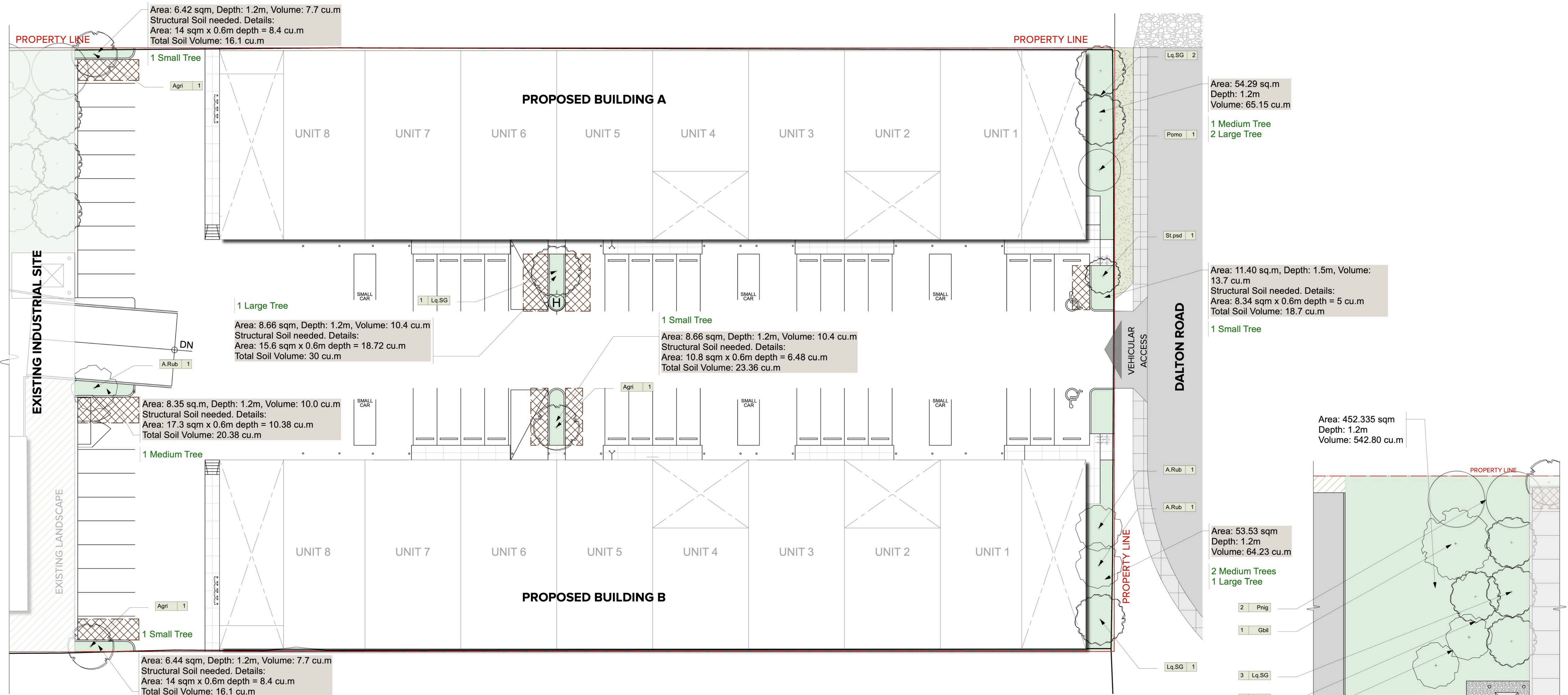
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Project  
**KHH Leathead Multi Tenant**  
Owner  
**King Hoe Holdings Ltd**  
Sheet Title  
**Hardscape Plan**

Total Sheets 7	Sheet No. L5	Contractors AHJ City of Kelowna	Consultants Architecture Panel Inc.
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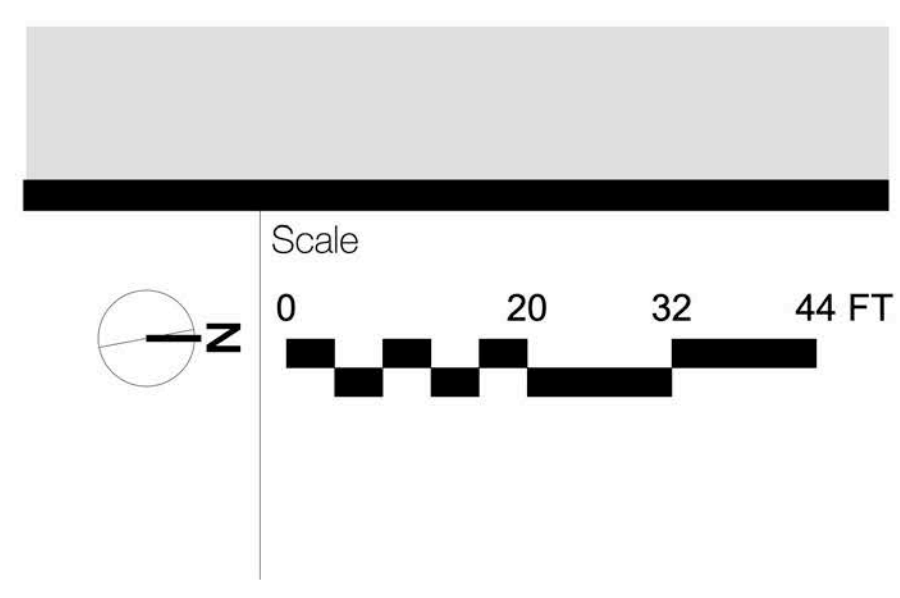
Project  
**KHH Leathead Multi Tenant**

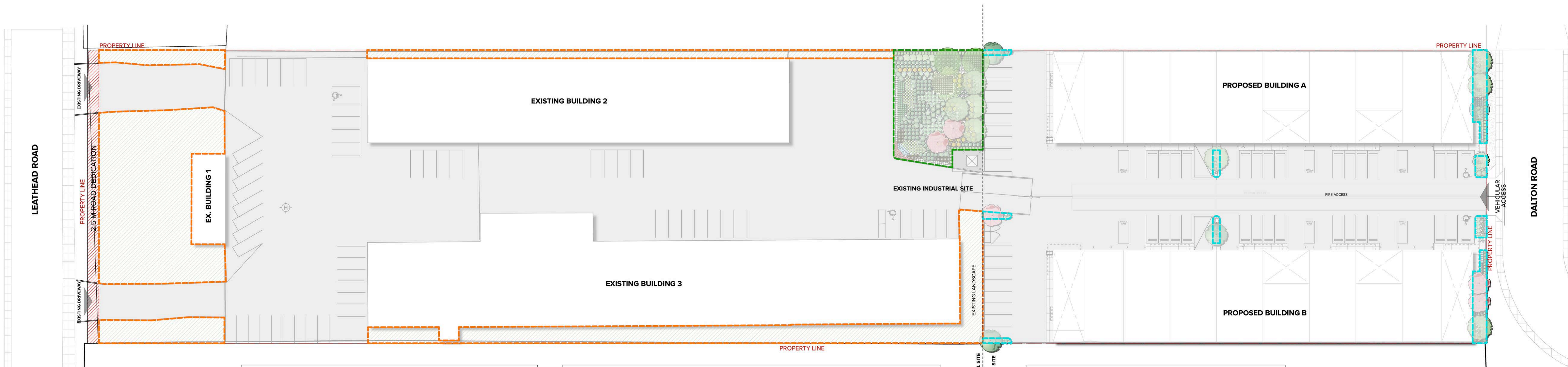
Owner  
**King Hoe Holdings Ltd**

Sheet Title  
**Soil Volume Calculations**

Total Sheets 7	Sheet No. L6	Contractors	Consultants Architecture Panel Inc.
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2 CONCEPT PLAN  
Scale: 1/32" = 1'-0"

**IRRIGATION LEGEND**

	IRRIGATION NOT PROPOSED FOR EXISTING LANDSCAPE
	ZONE #1 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 452,335 sq.m MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 201 cu.m
	ZONE #2 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 169,139 sq.m PARTIALLY SHADED BY BUILDINGS ESTIMATED ANNUAL WATER USE: 75 cu.m

- IRRIGATION NOTES**
- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA 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 (KELOWNA 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 TANK.

**WATER CONSERVATION CALCULATIONS**

TOTAL LANDSCAPE AREA	2565 sq.m.
LANDSCAPE WATER BUDGET (WB)	2058 cu.m/yr.
ESTIMATED LANDSCAPE WATER USE (WU)	282 cu.m/yr.
UNDER WATER BUDGET (WB) BY	1776 cu.m/yr.



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Project  
**KHH Leathead Multi Tenant**

Owner  
**King Hoe Holdings Ltd**

Sheet Title  
**Irrigation Plan**

Total Sheets 7	Sheet No. L7	Contractors	Consultants Architecture Panel Inc.
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