



SOUTH PROPERTY LINE LOOKING EAST



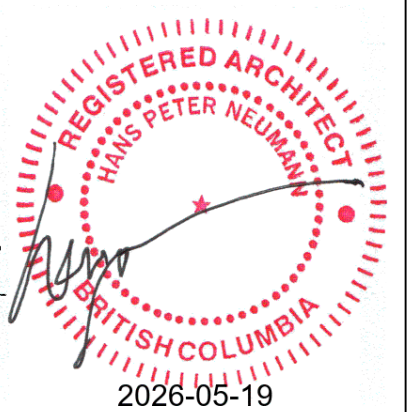
EAST PROPERTY LINE LOOKING SOUTH



WEST PROPERTY LINE LOOKING NORTH



NORTH PROPERTY LINE LOOKING WEST



HANS P. NEUMANN ARCHITECT INC.

56 - 680 OLD MEADOWS ROAD, KELOWNA, B.C. V1W 5L4 PHONE (250) 868-0878 EMAIL: hans@hpna.ca



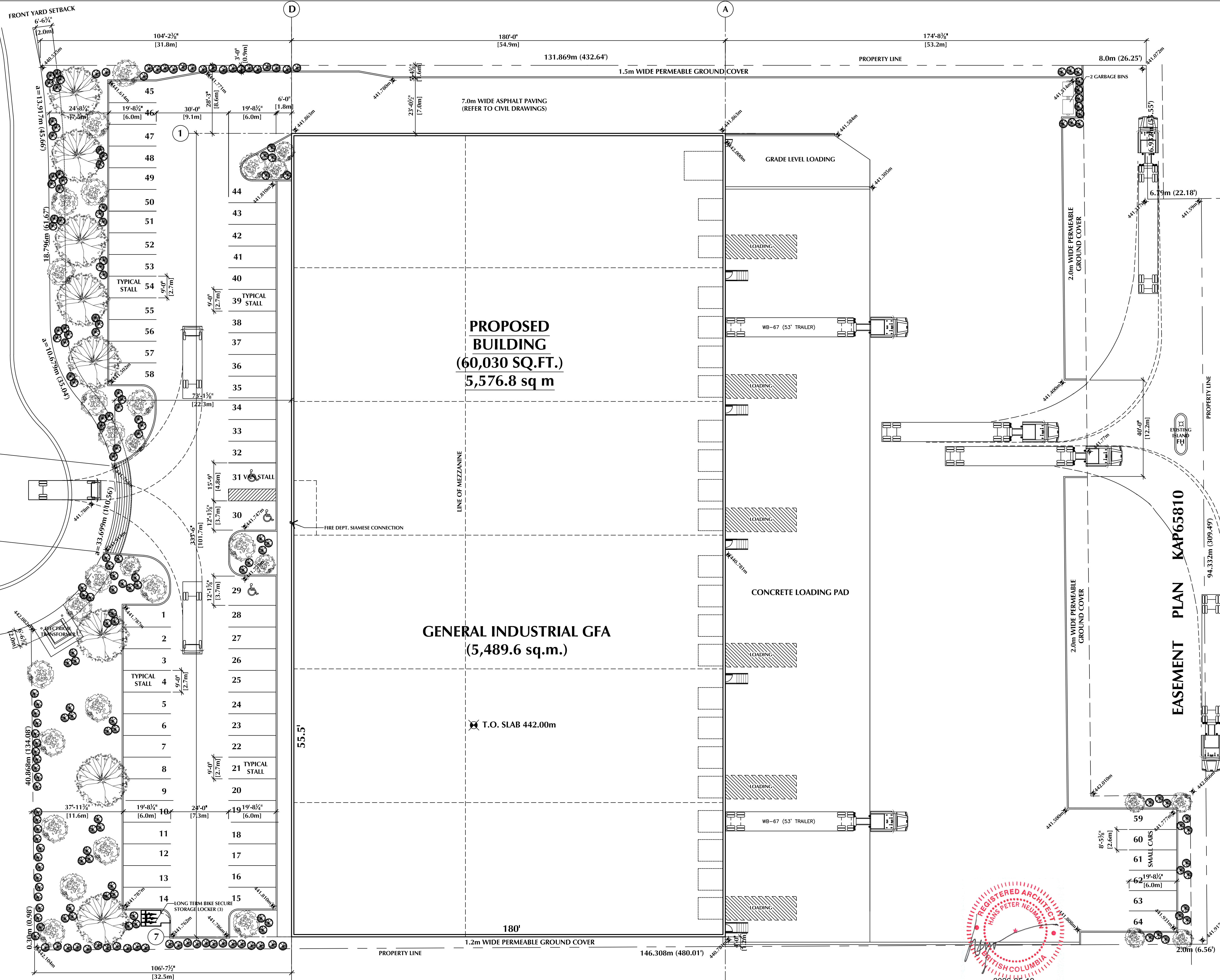
PROPOSED INDUSTRIAL DEVELOPMENT
270 HIRAM WALKER COURT, KELOWNA, BC

DRAWING TITLE

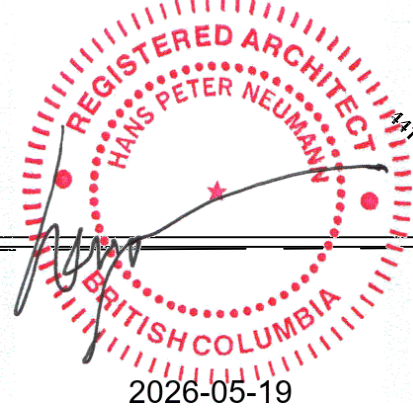
RENDERING/SITE PHOTOS

No.	DATE	DESCRIPTION	SCALE:
	MAY 06/26	ISSUED FOR DEVELOPMENT PERMIT	DATE: APRIL 2026
			DRAWN: HPN
			Drawing No.
			REVISION No.:

Hiram Walker Court



PROJECT DATA		
CIVIC ADDRESS:	270 HIRAM WALKER COURT, KELOWNA, BC	
LEGAL DESCRIPTION:	PLAN EPP98124, LOT 3, SEC 2, TWP 20, O.D.V.D.	
CURRENT ZONING:	I2 - GENERAL INDUSTRIAL	
ZONING BYLAW 12375 REQUIREMENTS		
SITE AREA =	16,029.4 sq.m. (172,545 sq.ft.)	
BUILDING AREA =	5,576.8 sq.m. (60,030 sq.ft.)	
GROUND LEVEL GROSS FLOOR AREA (GFA):	5,489.6 sq.m. (59,091 sq.ft.)	
OFFICE AREA @ 10% OF GROSS FLOOR AREA:	549.0 sq.m. (5,909 sq.ft.)	
	REQUIRED	PROPOSED
LOT WIDTH (min)	40.0m	111.3m
LOT DEPTH (min)	35.0m	131.9m
LOT AREA (min)	4,000 sq.m.	16,029.4 sq.m.
SITE COVERAGE - BUILDINGS (max)	60%	34.8%
SITE COVERAGE - BUILDINGS, STRUCTURES & IMPERMEABLE SURFACES (max)	90%	89.9%
FLOOR AREA RATIO (max)	1.5	.342
BUILDING HEIGHT (max)	16.0m	10.7m
SETBACKS (m)		
FRONT (HIRAM WALKER COURT)	2.0m	22.3m
SIDE (WEST)	0.0m	8.6m
SIDE (EAST)	0.0m	1.2m
REAR (NORTH)	0.0m	53.2m
PARKING	REQUIRED	PROVIDED
GENERAL INDUSTRIAL @ 1.0 - 2.5 STALLS/100 sq.m. x 4,940.6 sq.m. (53,182 sq.ft.)	49 STALLS	50 STALLS
ACCESSORY OFFICES (10%) @ 2.5 - 3.0 STALLS/100 sq.m. x 549.0 sq.m. (5,909 sq.ft.)	14 STALLS	14 STALLS
TOTAL REQUIRED =	63 STALLS	64 STALLS
SMALL SIZE PARKING @ 30% MAX	19 STALLS	6 STALLS
ACCESSIBLE PARKING	3 STALLS	3 STALLS
VAN-ACCESSIBLE PARKING	1 STALL	1 STALL
LOADING @ 1/1,900 sq.m. GFA =	4 STALLS	6 STALLS
BICYCLE (LONG TERM) @ 0.05/100 sq.m. GFA x 6,258.1 sq.m. =	3 SPACES	3 SPACES



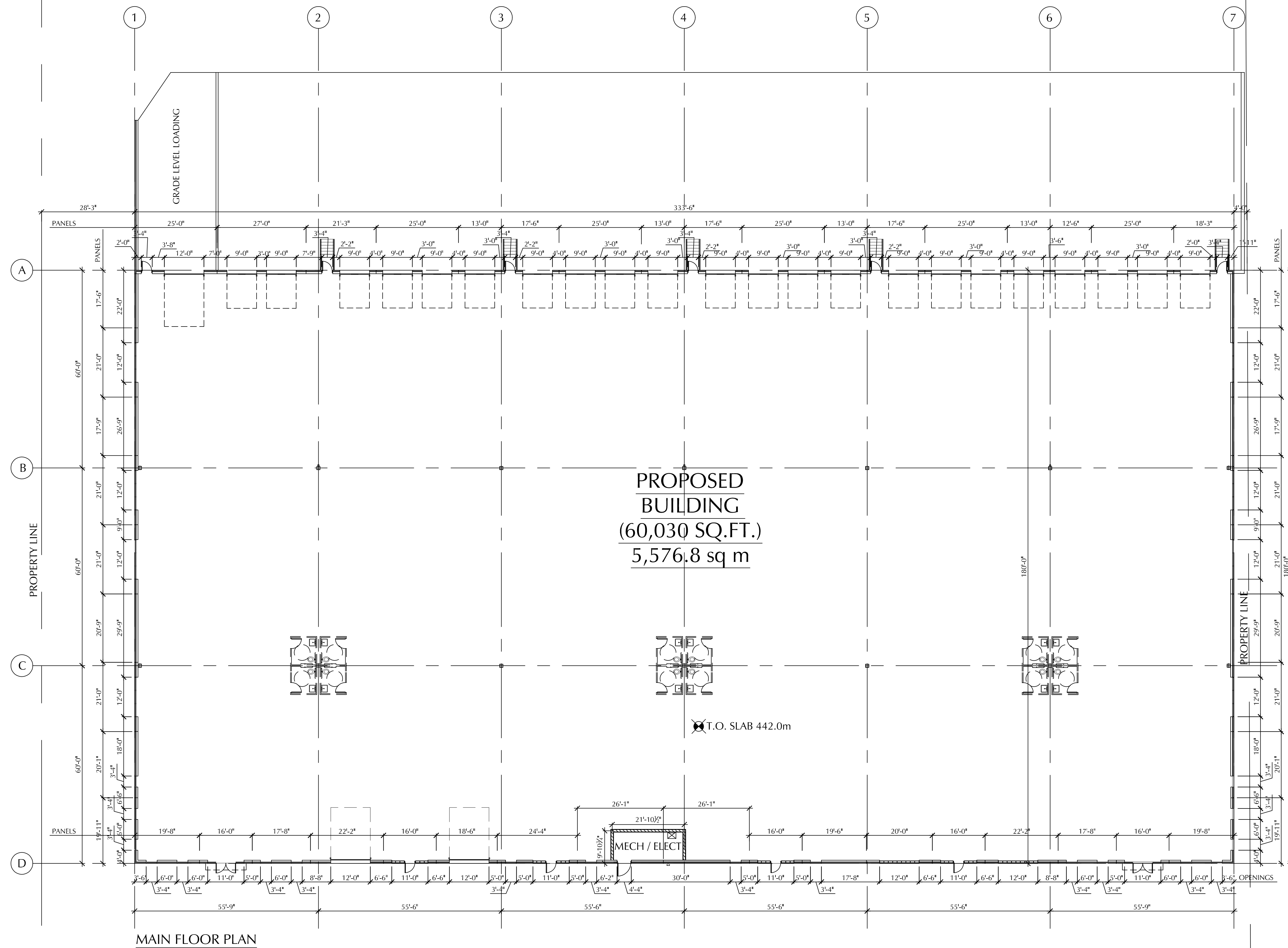
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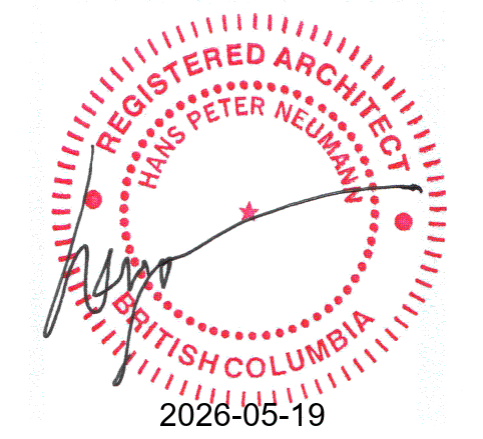
PROPOSED INDUSTRIAL DEVELOPMENT
270 HIRAM WALKER COURT, KELOWNA, BC

DRAWING TITLE
SITE PLAN/ZONING ANALYSIS

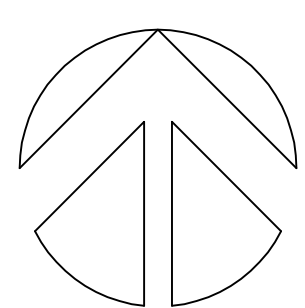
No.	DATE	DESCRIPTION	SCALE: 1" = 20'-0"
	MAY 06/26	ISSUED FOR DEVELOPMENT PERMIT	DATE: APRIL 2026
1	MAY 08/26	GENERAL REVISIONS	DRAWN: HPN
	MAY 15/26	RE-ISSUED FOR DEVELOPMENT PERMIT	Drawing No.
			DP1
			REVISION No.: 1



MAIN FLOOR PLAN



2026-05-19



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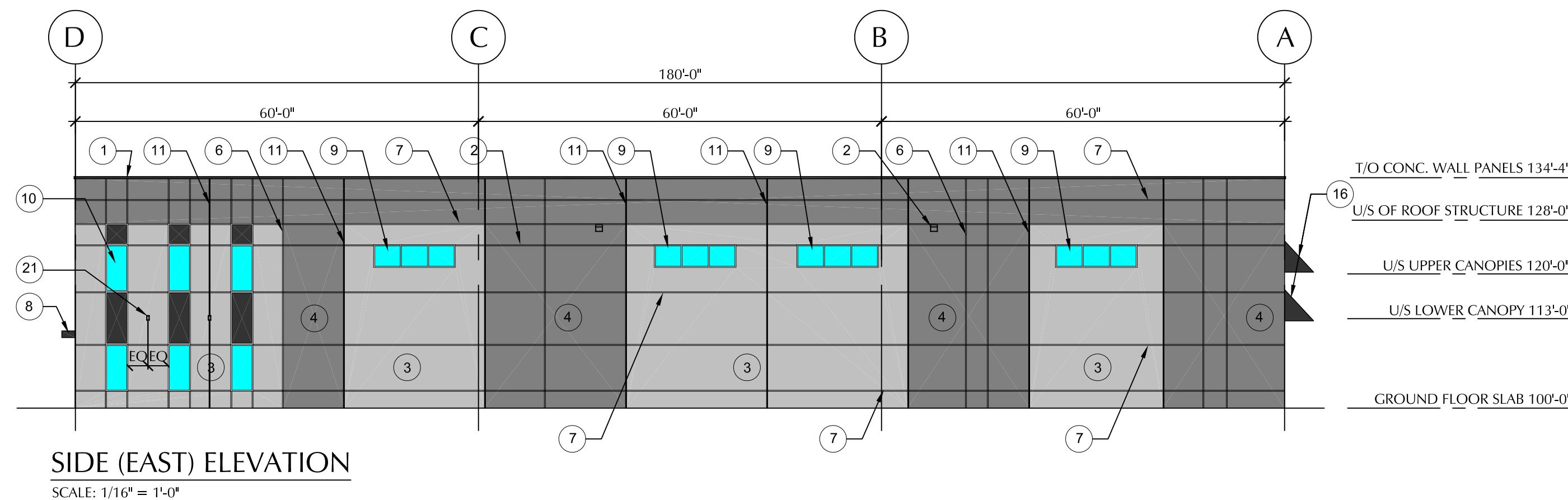
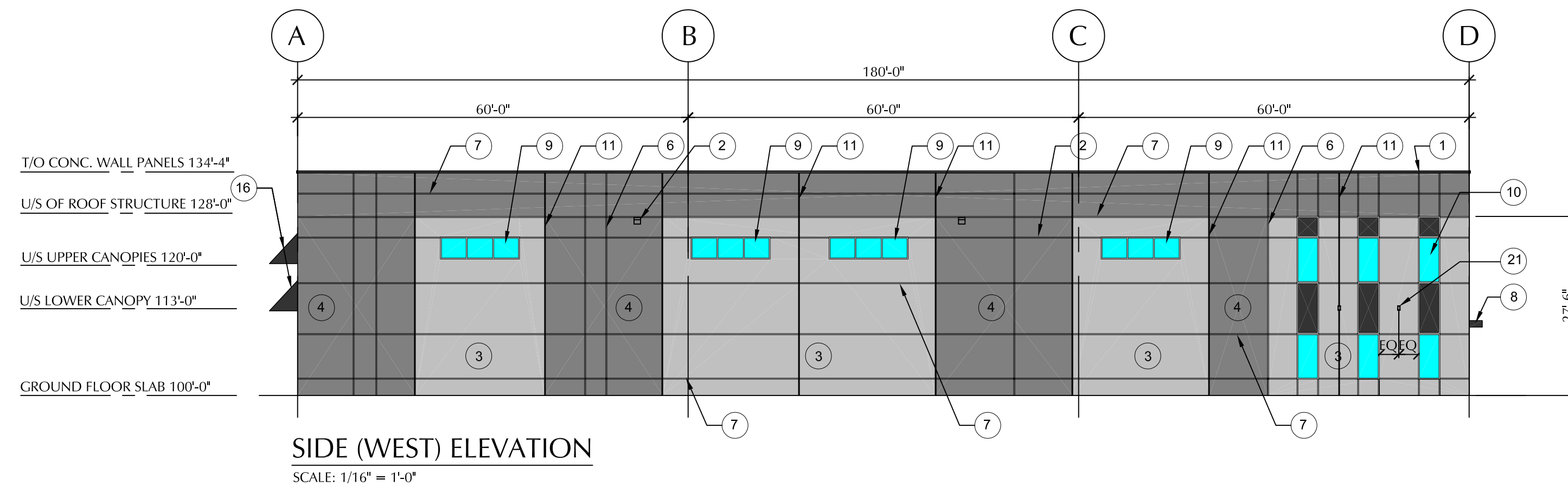
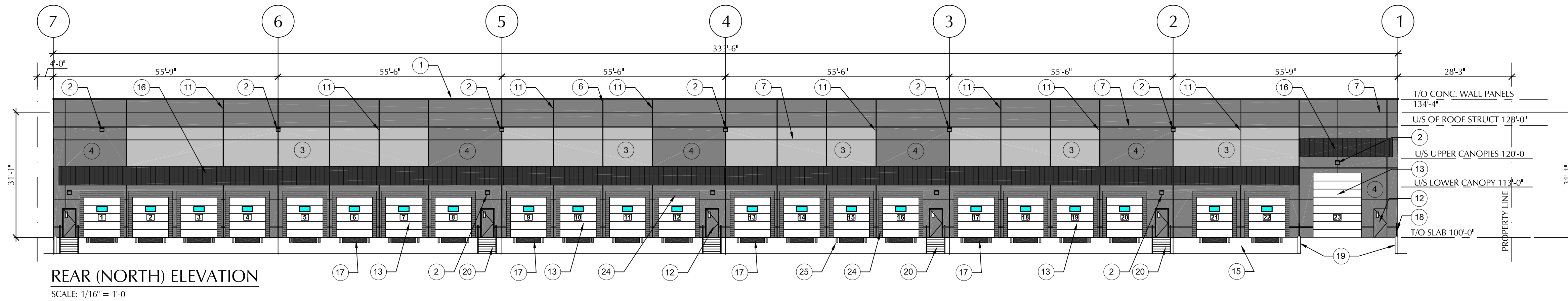
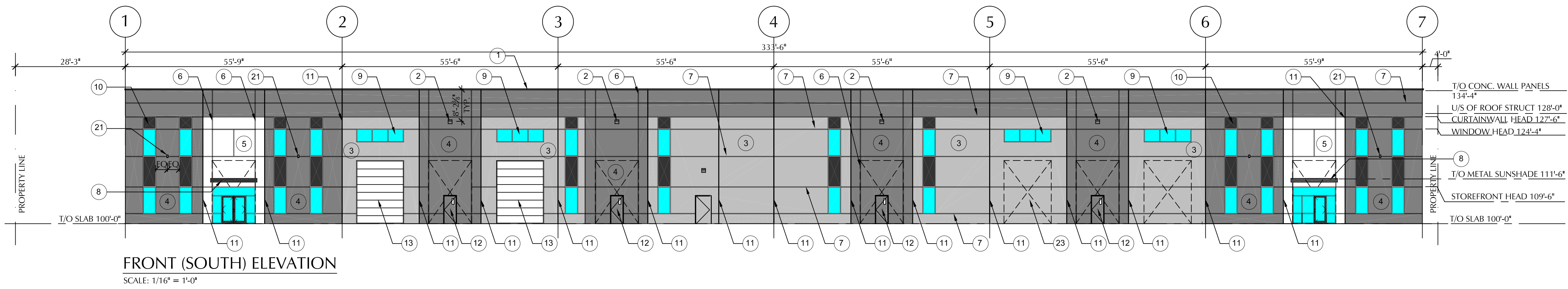
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270 HIRAM WALKER COURT, KELOWNA, BC

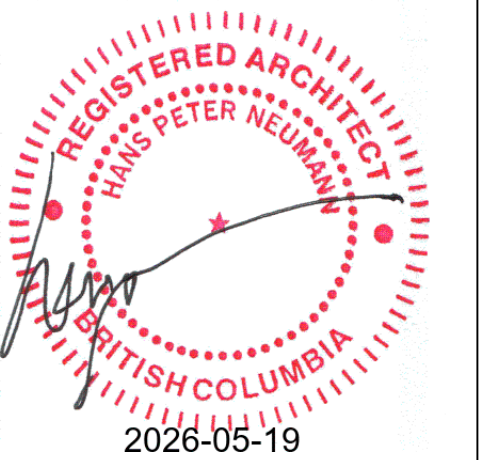
BUILDING 'A' FLOOR PLANS

No.	DATE	DESCRIPTION	SCALE: 1/16" = 1'-0"
	MAY 06/26	ISSUED FOR DEVELOPMENT PERMIT	DATE: APRIL 2026
			DRAWN: HPN
			Drawing No.
			DP2
			REVISION No.:



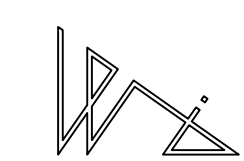
EXTERIOR FINISH LEGEND

- 1 METAL FLASHING (BLACK)
- 2 DECORATIVE WALL PACK LIGHT FIXTURE (TYPICAL)
- 3 PAINTED ARCHITECTURAL CONCRETE WALL (MAIN BODY) TO MATCH SHERWYN-WILLIAMS SW 7658 'GRAY CLOUDS'
- 4 PAINTED ARCHITECTURAL CONCRETE WALL (ACCENT AREAS) TO MATCH BENJAMIN MOORE HC-166 'KENDALL CHARCOAL'
- 5 PAINTED ARCHITECTURAL CONCRETE WALL (STOREFRONT ENTRANCES) TO MATCH BENJAMIN MOORE 2126-70 'CHALK WHITE'
- 6 VERTICAL REVEALS (TYPICAL)
- 7 HORIZONTAL REVEALS (TYPICAL)
- 8 POWER COATED STEEL CANOPY FRAME COLOUR - BLACK
- 9 ALUMINUM WINDOW FRAME WITH CLEAR GLAZING (CLEAR ANODIZED)
- 10 ALUMINUM CURTAINWALL FRAME WITH SPANDREL GLAZING (CLEAR ANODIZED)
- 11 CONCRETE PANEL SEAM (TYPICAL)
- 12 PRESSED STEEL INSULATED MAN DOOR PAINT TO MATCH ADJACENT WALL COLOUR
- 13 OVERHEAD SECTIONAL DOOR COLOUR - WHITE
- 14 EXPOSED CONCRETE RETAINING WALL (EXT'G)
- 15 EXPOSED CONCRETE BELOW SLAB
- 16 PAINTED METAL AWNING (BLACK)
- 17 DOCK LEVELER
- 18 METAL GUARD/HAND RAILINGS (BLACK)
- 19 CAST-IN-PLACE CONCRETE RETAINING WALL
- 20 PRE-FABRICATED STEEL STAIRS (BLACK)
- 21 DECORATIVE LED WALL LIGHT (DS-WD05)
- 22 SIGNAGE BY OTHERS
- 23 FUTURE OPENING TO BE PAINTED TO MATCH ADJACENT WALL COLOURS
- 24 LOADING DOCK SEAL
- 25 DOCK BUMPERS
- 26 PRECAST CONCRETE LOCK BLOCK WALL
- 27 CAST-IN-PLACE CONCRETE STAIRS



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270 HIRAM WALKER COURT, KELOWNA, BC

BUILDING ELEVATIONS

No.	DATE	DESCRIPTION	SCALE: 1/16" = 1'-0"
	APR 30/26	ISSUED FOR DEVELOPMENT PERMIT	DATE: APRIL 2026
			DRAWN: HPN
			Drawing No.
			DP3
			REVISION No.: