



# UNION ROAD - APARTMENT BUILDING

1975 UNION ROAD | KELOWNA | BRITISH COLUMBIA

RE-ISSUED FOR DEVELOPMENT PERMIT - AUGUST 22.2022

**REVISION LIST:**

- 1. 2021.04.16 ISSUED FOR DELVEOPMENT PERMIT
- 2. 2022.05.03 RE-ISSUED FOR DEVELOPMENT PERMIT
- 3. 2022.07.19 RE-ISSUED FOR DEVELOPMENT PERMIT
- 4. 2022.08.22 RE-ISSUED FOR DEVELOPMENT PERMIT

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**DRAWING INDEX:**

- ARCHITECTURAL DRAWINGS**
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**CONTEXT PLAN:**





WEST PERSECTIVE - VIEW FROM INTERSECTION OF GLENMORE AND UNION



NORTH EAST PERSECTIVE - VIEW FROM UNION



EAST PERSECTIVE - VIEW FROM PARKING AREA



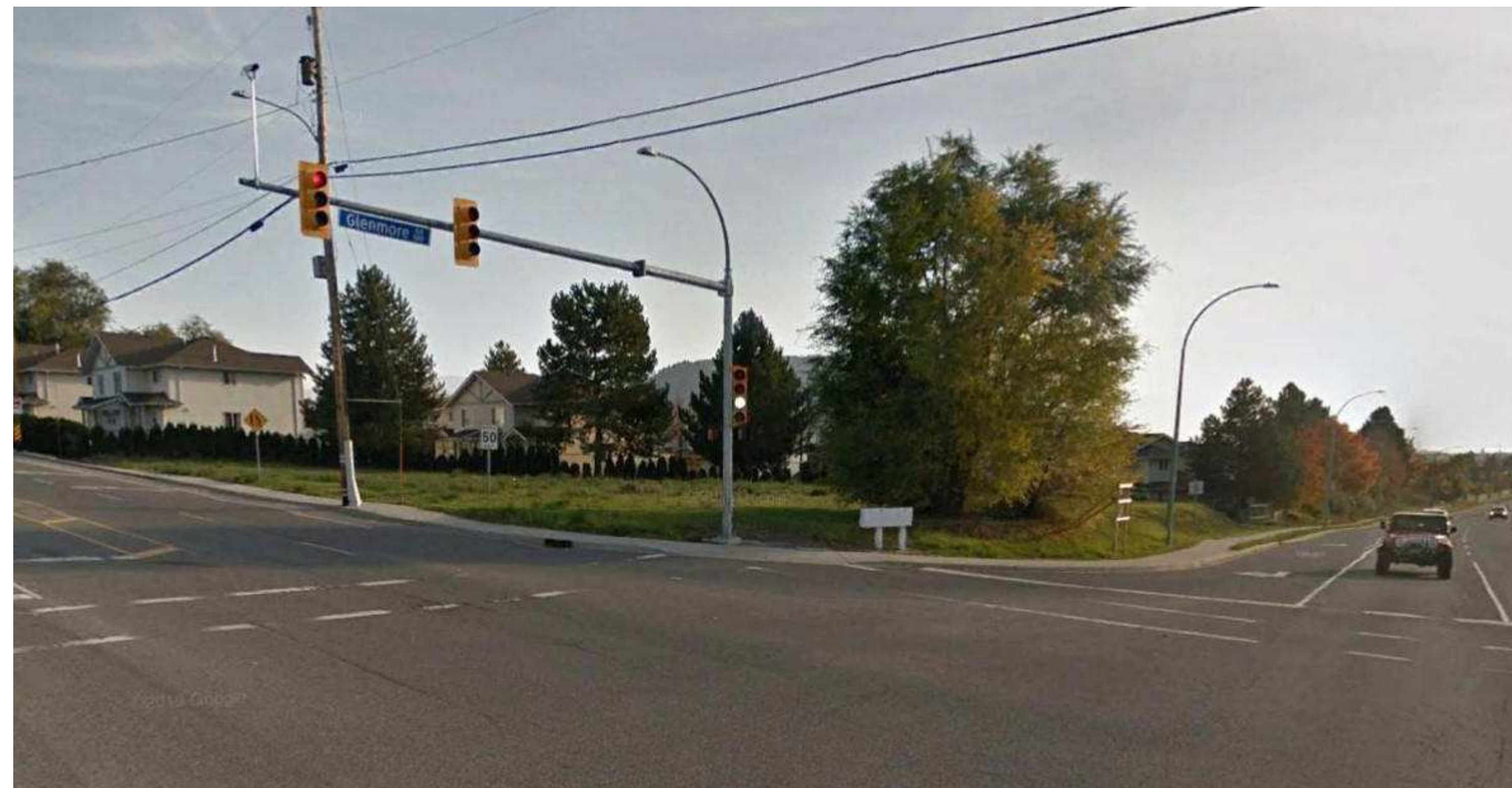
SOUTH PERSECTIVE - VIEW FROM SOUTH WEST CORNER OF PROPERTY ON GLENMORE ROAD



AERIAL G.E. IMAGE OF SITE



STREET VIEW OF SITE FROM GLENMORE ROAD



SITE VIEW FROM INTERSECTION OF UNION ROAD + GLENMORE ROAD

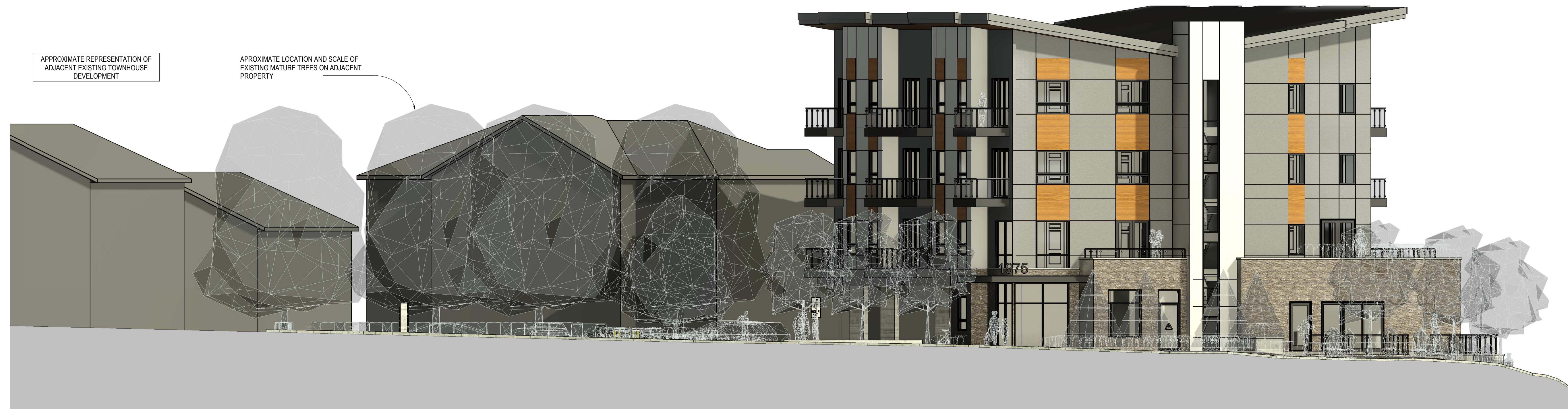


STREET VIEW OF SITE FROM UNION ROAD STREET



APPROXIMATE REPRESENTATION OF  
ADJACENT EXISTING TOWNHOUSE  
DEVELOPMENT

GLENMORE ROAD STREETScape ELEVATION

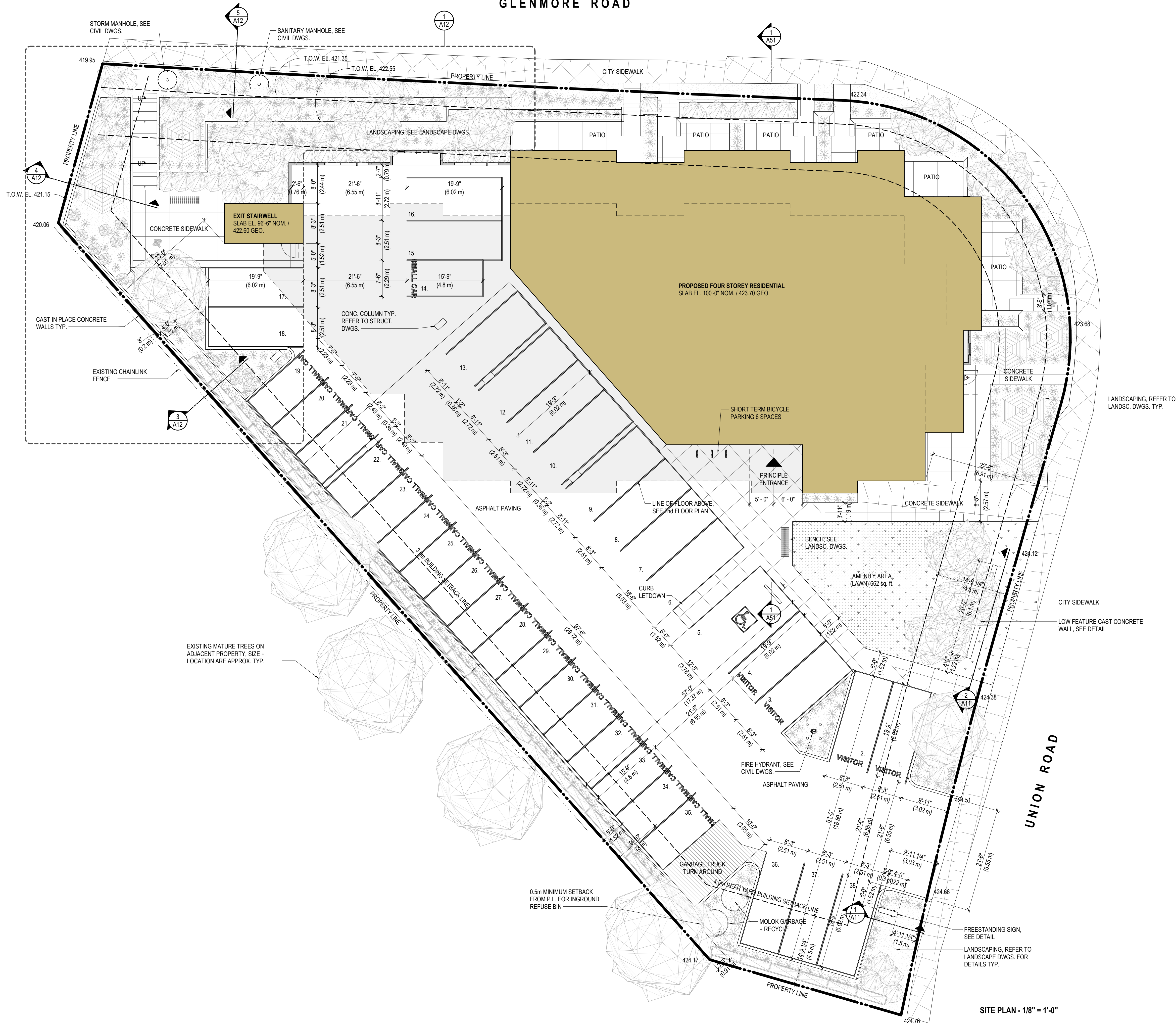


APPROXIMATE REPRESENTATION OF  
ADJACENT EXISTING TOWNHOUSE  
DEVELOPMENT

APPROXIMATE LOCATION AND SCALE OF  
EXISTING MATURE TREES ON ADJACENT  
PROPERTY

UNION ROAD STREETScape ELEVATION

GLENMORE ROAD



SITE PLAN - 1/8" = 1'-0"

PROPERTY INFORMATION:

CIVIC ADDRESS: 1975 UNION ROAD, KELOWNA, BC  
 LEGAL ADDRESS: PLAN KAP51847, LOT 27, SECTION 4, TOWNSHIP 23  
 P.I.D. 018-677-878  
 ZONING (CURRENT): C5 - TRANSITION COMMERCIAL  
 ZONING (PROPOSED): MF-3 APARTMENT HOUSING ZONE  
 SITE AREA: 0.23 HECTARES (2,339.88 sq. m.) / 0.578 ACRES (25,186.27 sq. ft.)  
 BUILDING USE: PROPOSED APARTMENT HOUSING

MF3 ZONING ANALYSIS:

SITE COVERAGE OF ALL BUILDINGS: MAXIMUM 65%  
 PROPOSED 28.18% [ 7,100 sq. ft. ]

SITE COVERAGE OF ALL BUILDINGS, STRUCTURES AND IMPERVIOUS SURFACES:  
 MAXIMUM 85%  
 PROPOSED 82%

SITE SETBACKS: FRONT YARD AND FLANKING SIDE YARD FOR GROUND ORIENTATED UNITS:  
 3.0m BUT CAN BE REDUCED TO 2.0m IF MAXIMUM FLOOR HEIGHT AND NET FLOOR AREA ARE MET

FRONT YARD SETBACK: 4.5m  
 SIDE YARD SETBACK: 3.0m  
 REAR YARD SETBACK: 4.5m

COMMON AND PRIVATE AMENITY SPACE:  
 REQUIRED SPACE: 7.5 sq. m. PER BACHELOR UNIT  
 15.0 sq. m. PER ONE BEDROOM UNIT  
 25.0 sq. m. PER TWO BEDROOM UNIT

CALCULATION OF REQUIRED SPACE:  
 5 Units x 7.5 = 37.5 sq. m.  
 18 Units x 15 = 270 sq. m.  
 6 Units x 25 = 150 sq. m.  
 TOTAL REQUIRED = 457.5 sq. m. OR 4,924 sq. ft.

COMMON AND PRIVATE AMENITY PROVIDED:  
 1,099 sq. ft. OF COMMON OUTDOOR SPACE  
 725 sq. ft. OF COMMON INDOOR SPACE  
 3,306.25 sq. ft. OF PRIVATE AMENITY SPACE (PATIOS + BALCONIES)  
 TOTAL PROVIDED = 476.70 sq. m. OR 5,131.25 sq. ft.

BUILDING HEIGHT: MAXIMUM OF 18.0m AND FOUR STORIES  
 PROPOSED = 15.24m AND FOUR STORIES

OFF-STREET PARKING ANALYSIS:

PARKING DESIGN PARAMETERS: STANDARD STALL 2.5m x 6.0m  
 SMALL CAR STALL 2.3m x 4.8m  
 ACCESSIBLE STALL 3.7m x 6.0m  
 TWO WAY DRIVE AISLE 7.0m

REQUIRED PARKING SPACES: BACHELOR UNIT MIN. 0.9 SPACE  
 ONE BEDROOM MIN. 1.0 SPACES  
 TWO BEDROOM MIN. 1.25 SPACES  
 VISITOR MIN. 0.14 SPACE PER UNIT

PARKING CALCULATIONS: 5 UNITS x 0.9 = 4.5 SPACES  
 18 UNITS x 1.0 = 18 SPACES  
 6 UNITS x 1.25 = 7.5 SPACES  
 VISITOR 29 x 0.14 = 4 SPACES

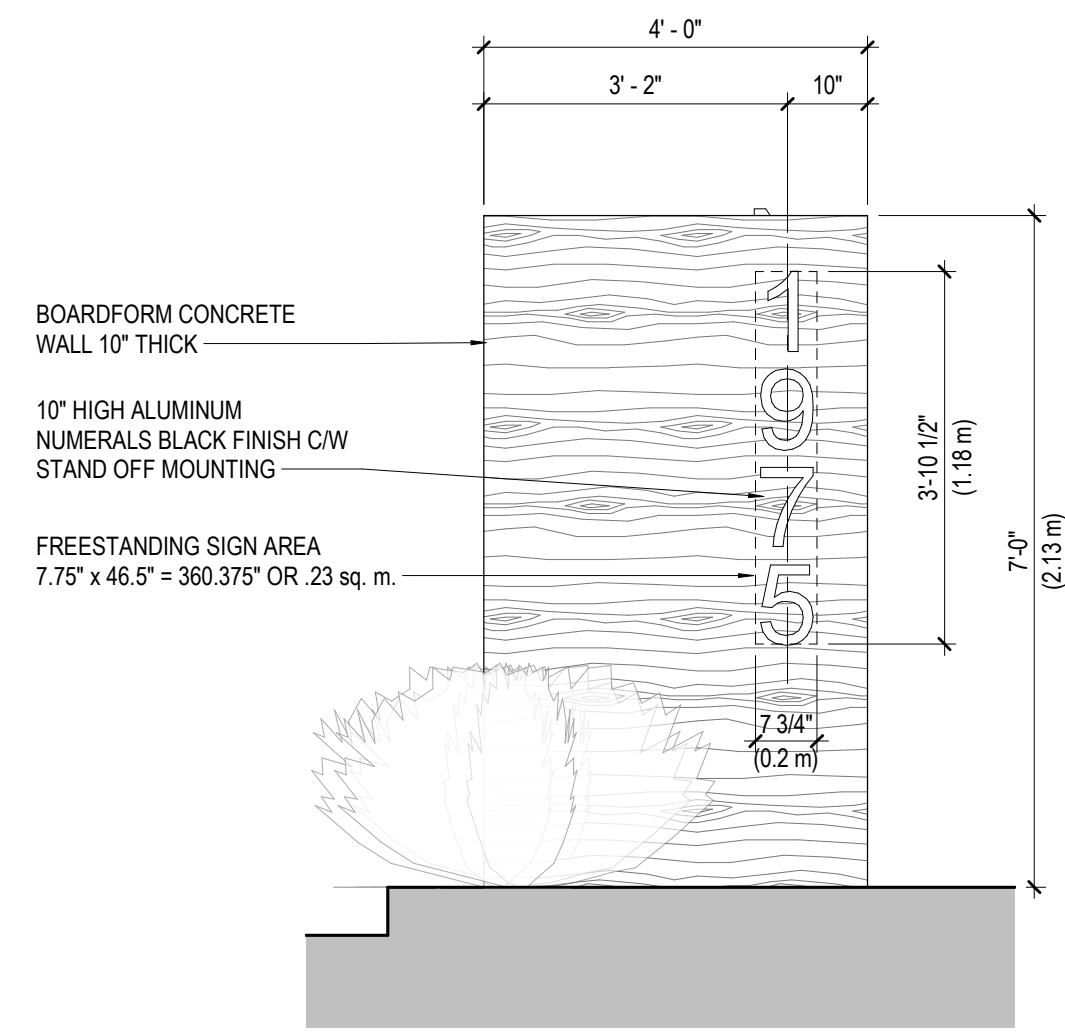
TOTAL PARKING REQUIRED: 34 SPACES  
 TOTAL PARKING PROVIDED: 38 SPACES

BICYCLE PARKING ANALYSIS:

SHORT TERM BICYCLE PARKING REQUIRED - 6.0 PER ENTRANCE  
 TOTAL REQUIRED = 6  
 TOTAL PROVIDED = 6

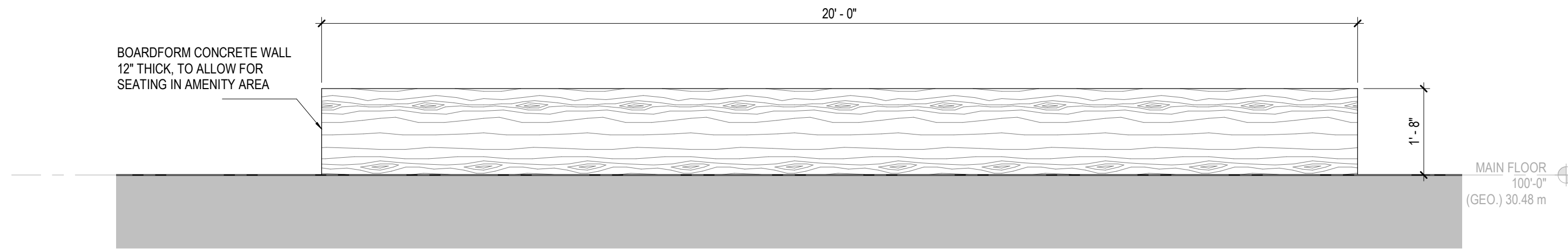
LONG TERM BICYCLE PARKING REQUIRED  
 0.75 SPACES PER BACHELOR, ONE BEDROOM + 2 BEDROOM UNITS  
 TOTAL REQUIRED = 21.75 SPACES [ 29 x .75 ]  
 TOTAL PROVIDED = 22 SPACES

PRELIMINARY - NOT FOR CONSTRUCTION



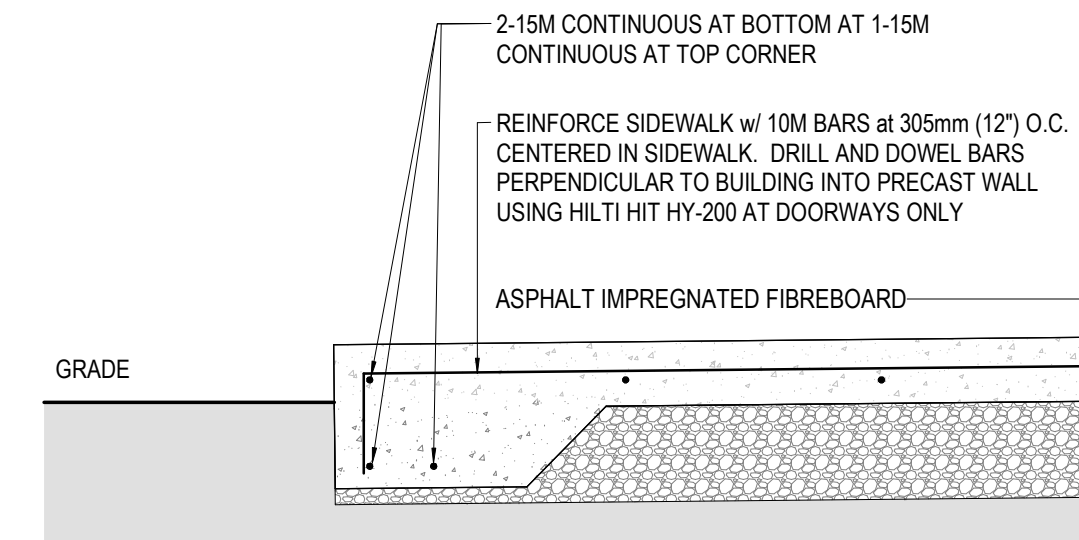
### 1 ENTRY PYLON SIGN

SCALE: 1/2" = 1'-0"



### 2 FEATURE CONCRETE WALL

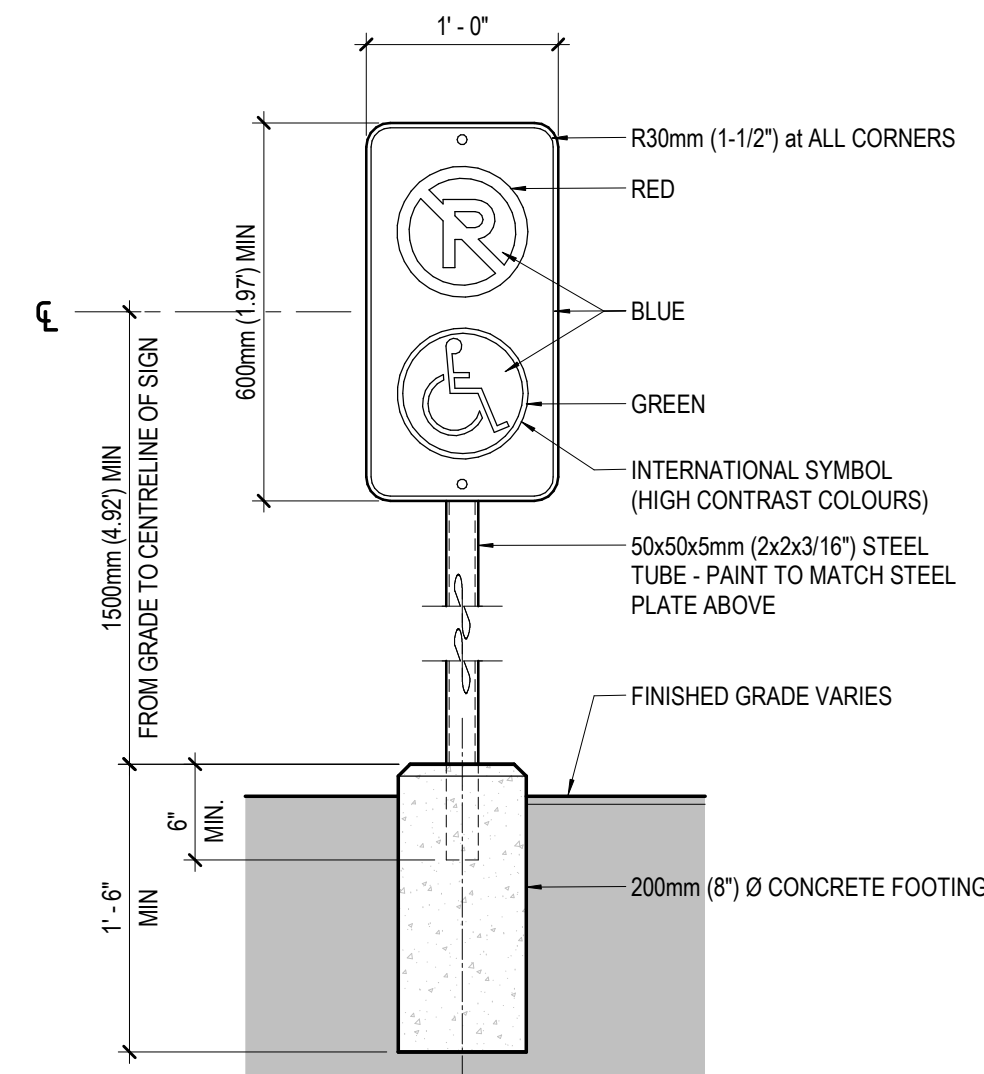
SCALE: 1/2" = 1'-0"



**NOTE**  
125mm (5") THICK SIDEWALK ON 6" COMPACTED CLEAN GRANULAR FILL. PROVIDE CONTROL JOINTS EVERY 1220mm (5'-0") - REFER TO SITE PLAN.  
PROVIDE 50mm (2") RIGID INSULATION BENEATH SIDEWALK AT ALL DOORS, EXTENDING 1220mm (5'-0") BEYOND DOOR at EITHER SIDE

### 3 SIDEWALK DETAIL

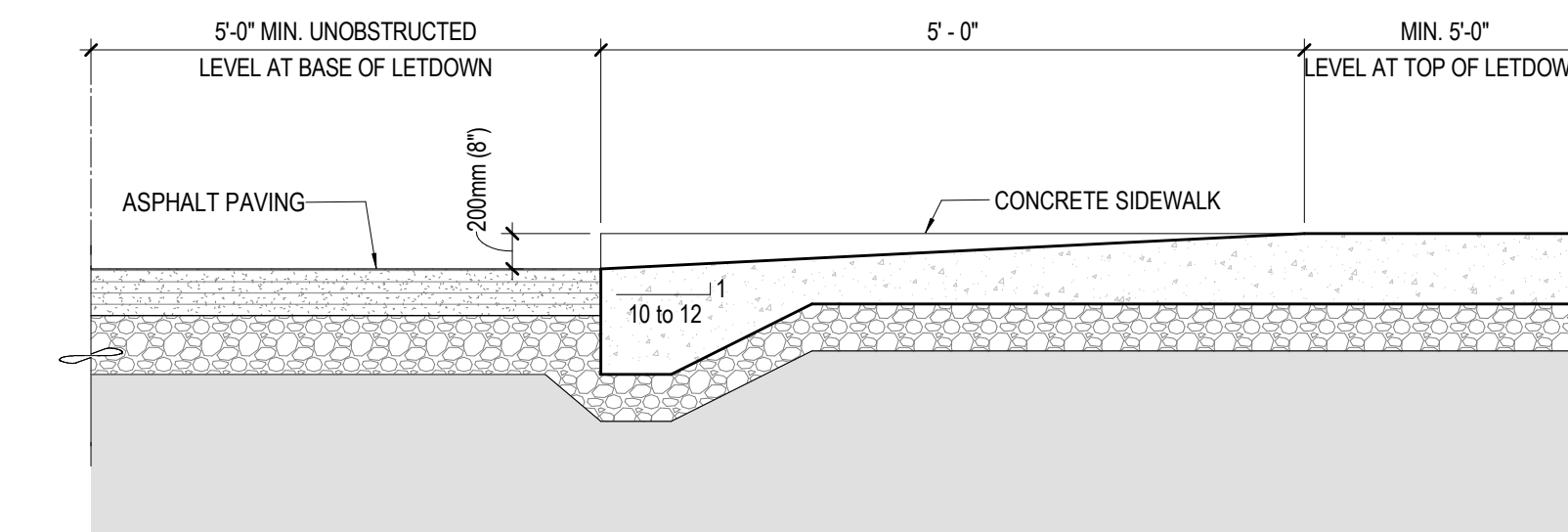
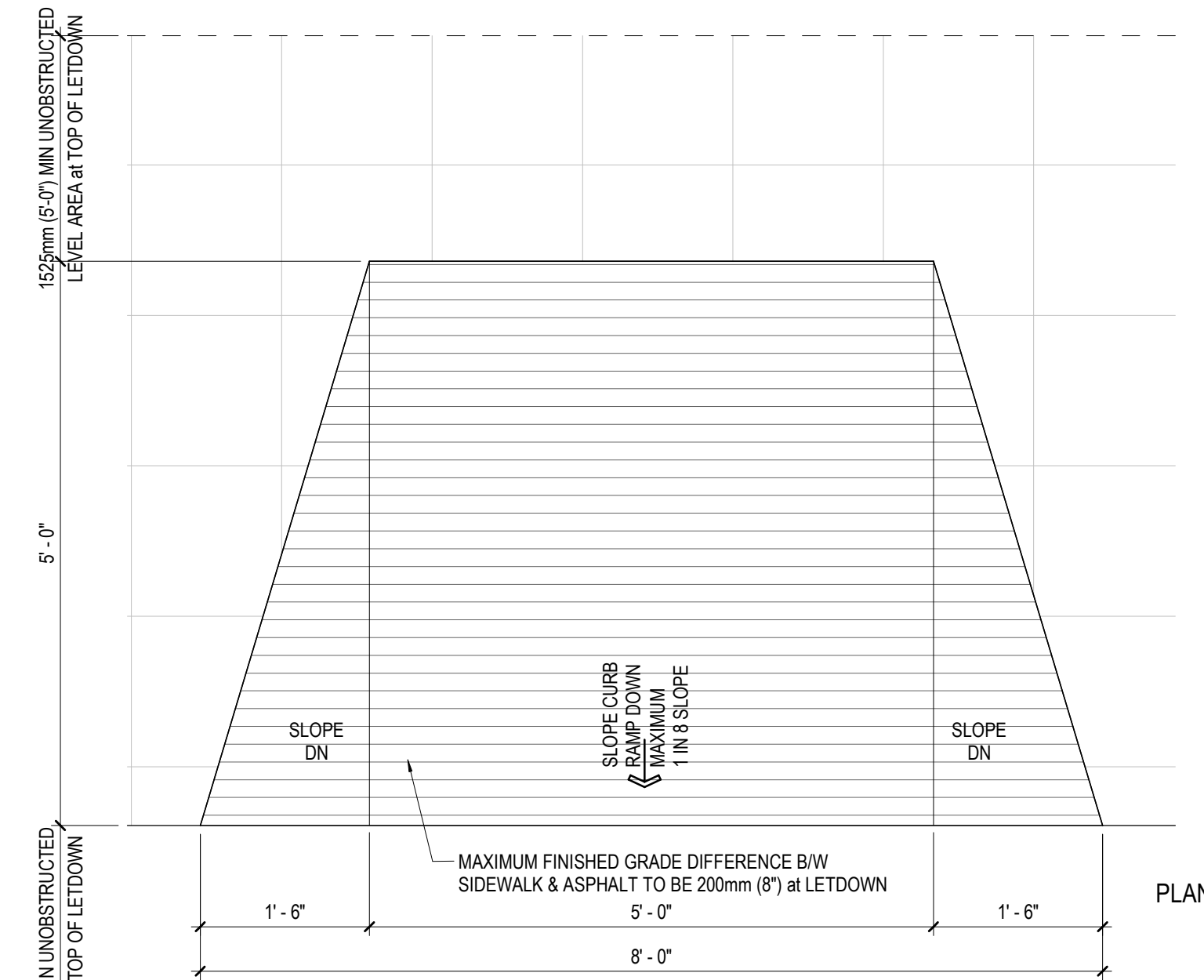
SCALE: 1" = 1'-0"



**NOTE:**  
1. SIGN SHOULD BE PROPERLY CENTERED AT FRONT OF PARKING SPACE.  
2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 150mm (6") FROM THE FRONT OF EACH PARKING SPACE w/ A MINIMUM 915mm (3'-0") CLEAR.  
3. MOUNT SIGN ON COLUMN OR WALL AT SIM. CONDITION  
4. WHERE SIGN IS PLACED IN PAVED AREA AT PARKING STALLS, PROVIDE PRE-CAST BUMPERS

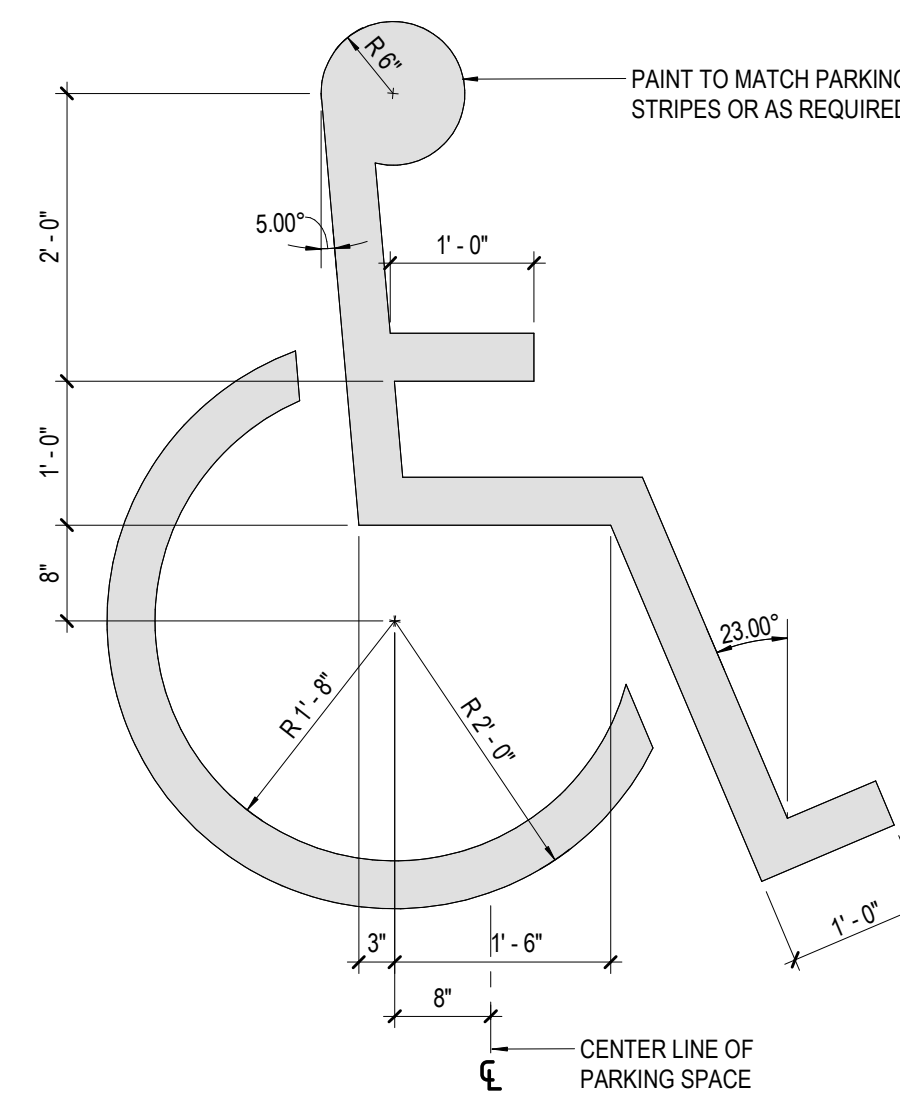
### 4 ACCESSIBLE POST MOUNTED SIGN

SCALE: 1" = 1'-0"



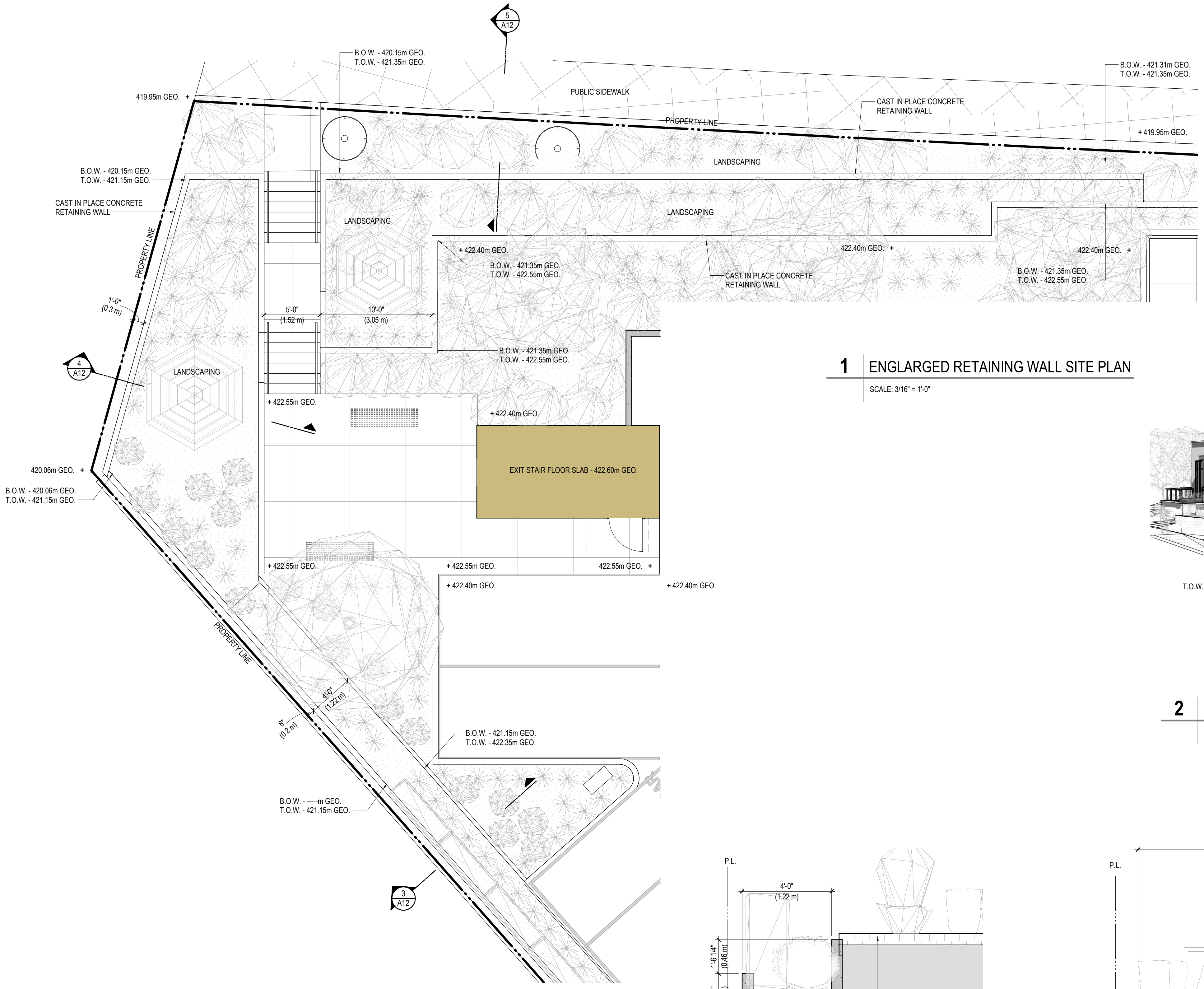
### 5 ACCESSIBLE LETDOWN

SCALE: 3/4" = 1'-0"

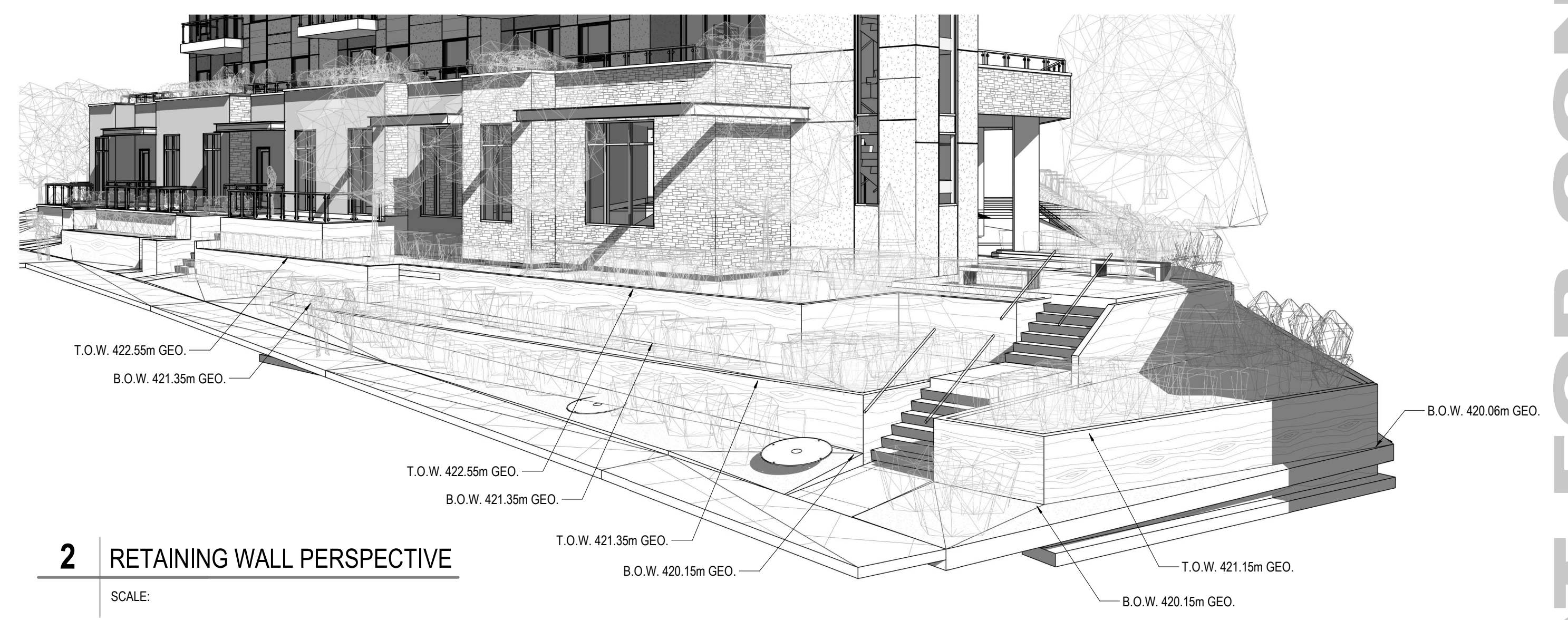


### 6 ACCESSIBLE PAINTED SYMBOL

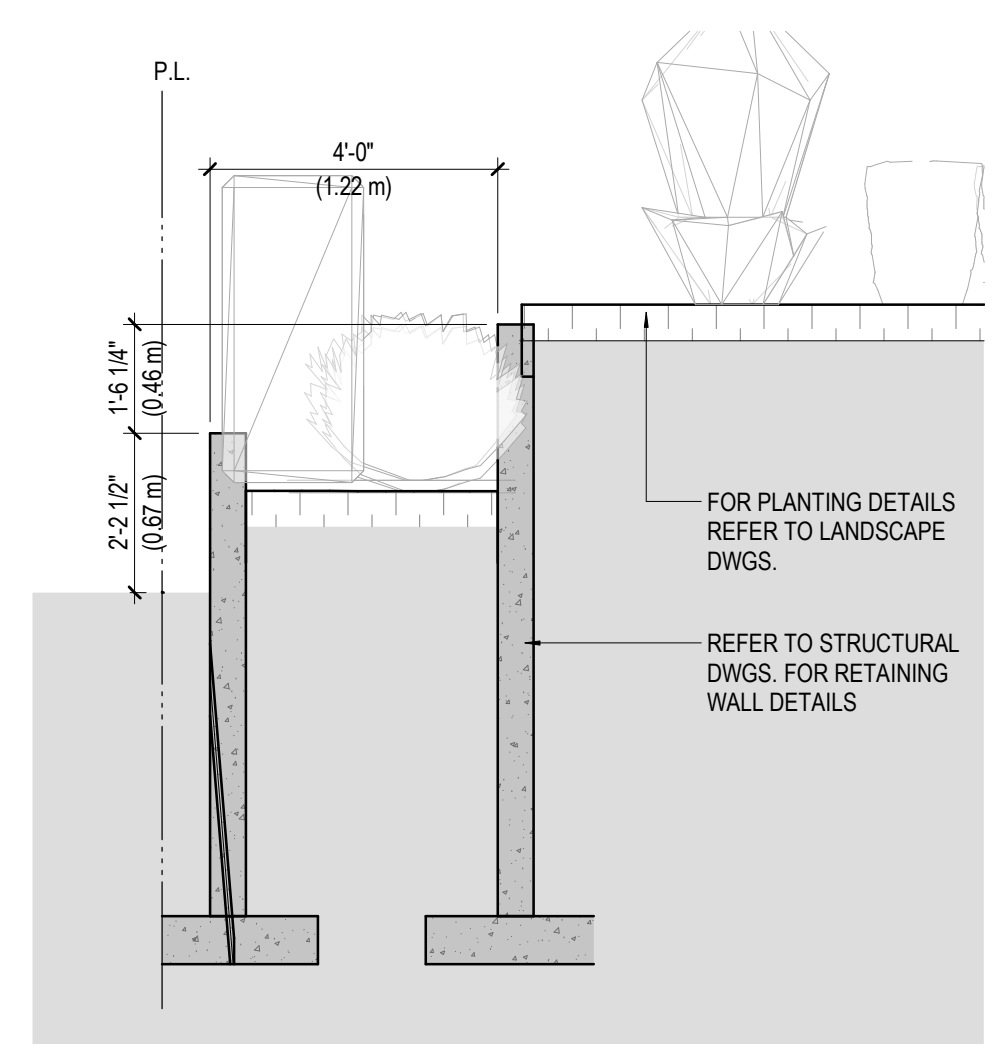
SCALE: 3/4" = 1'-0"



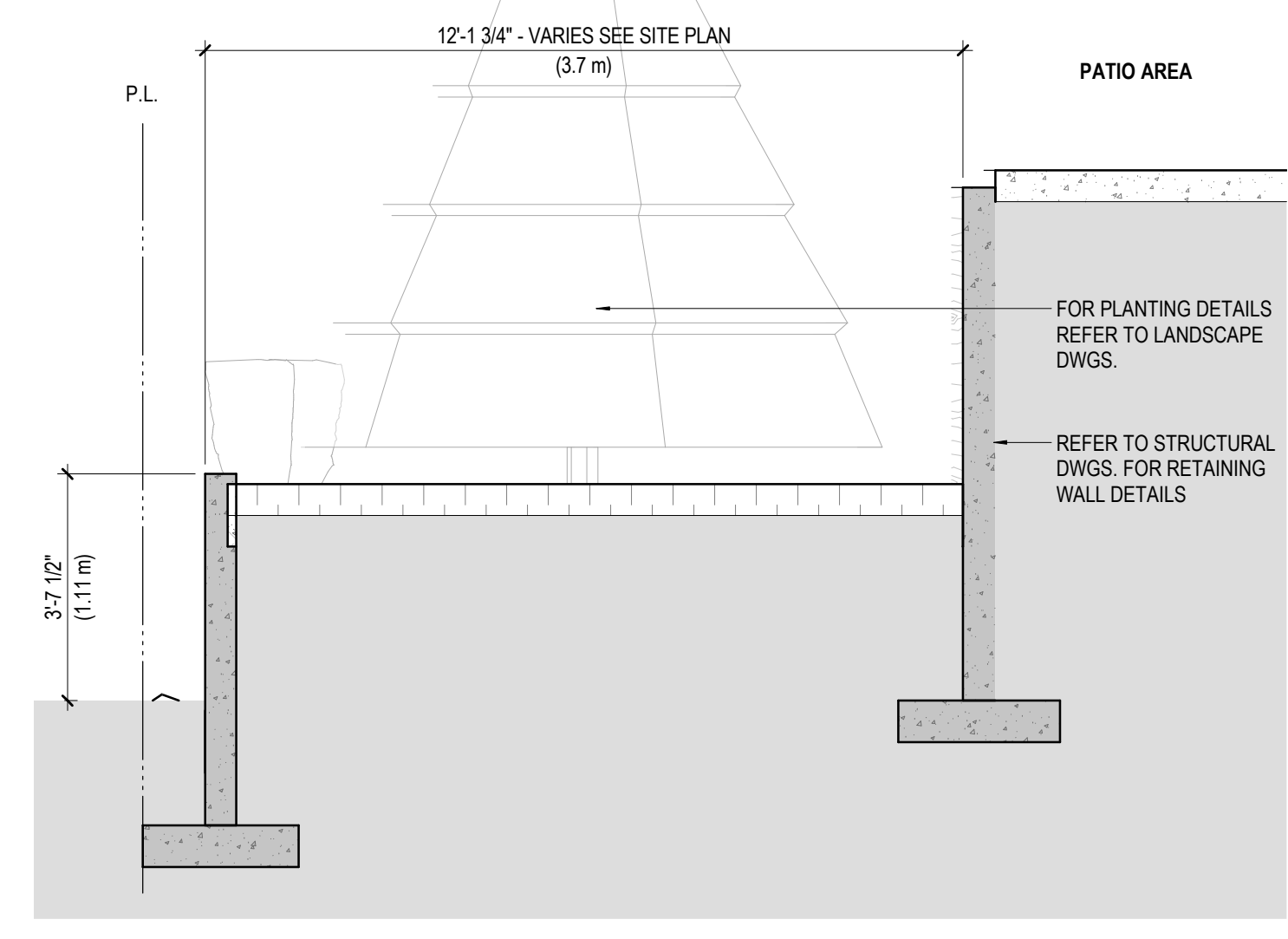
**1 ENLARGED RETAINING WALL SITE PLAN**  
SCALE: 3/16" = 1'-0"



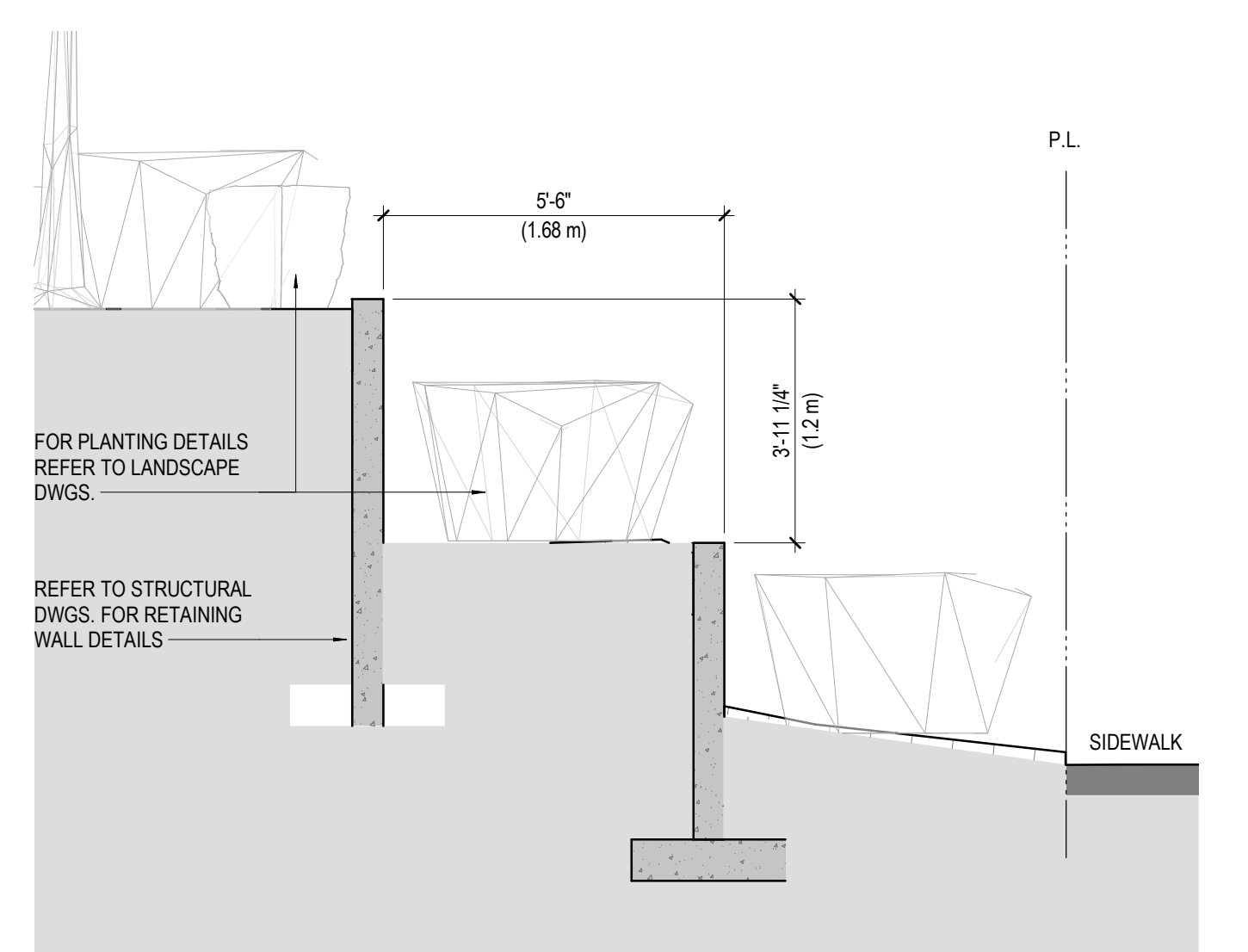
**2 RETAINING WALL PERSPECTIVE**  
SCALE:



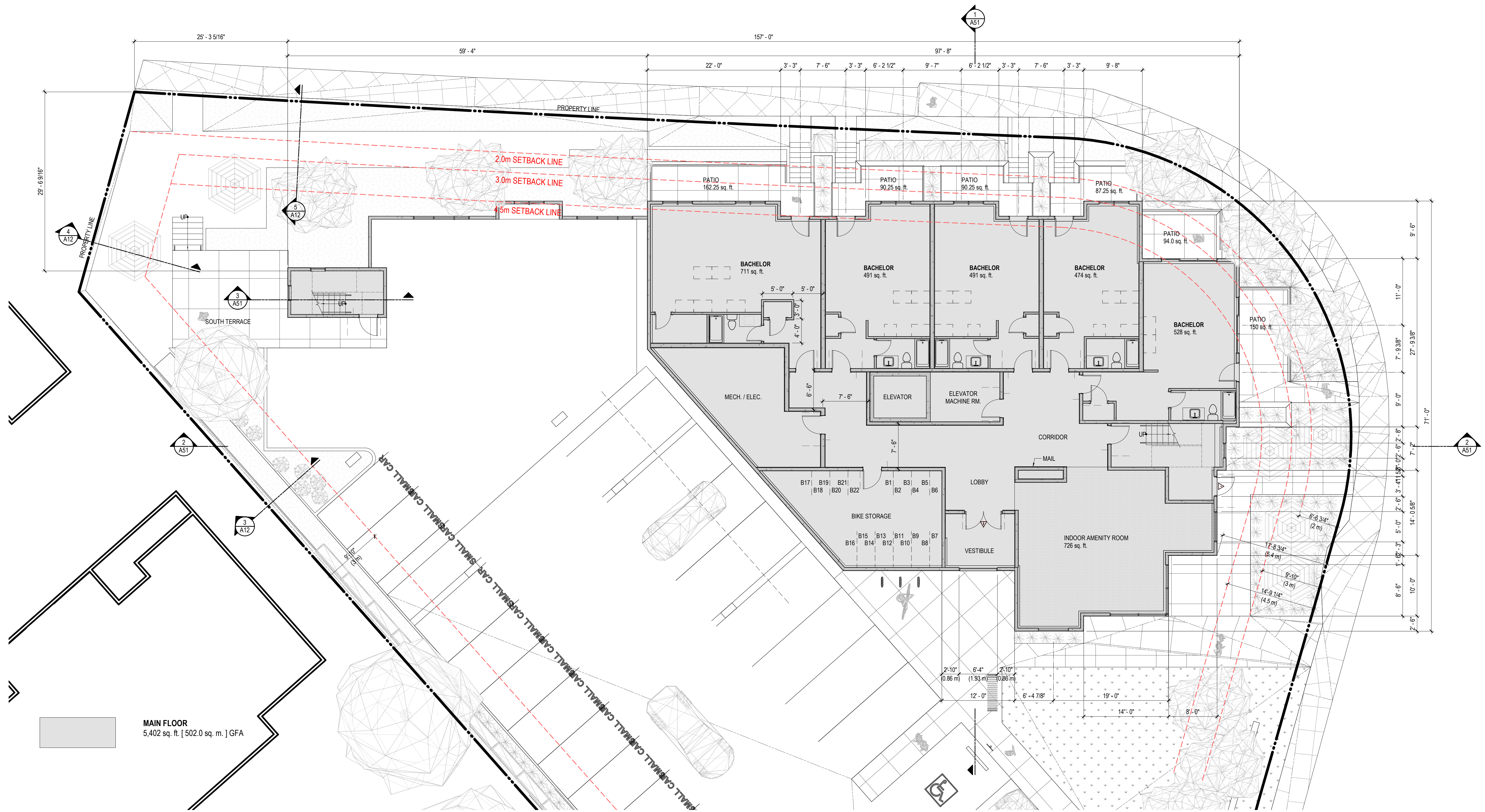
**3 RETAINING WALL SECTION AT SOUTHEAST P.L.**  
SCALE: 3/8" = 1'-0"



**4 RETAINING WALL SECTION SOUTH P.L.**  
SCALE: 3/8" = 1'-0"



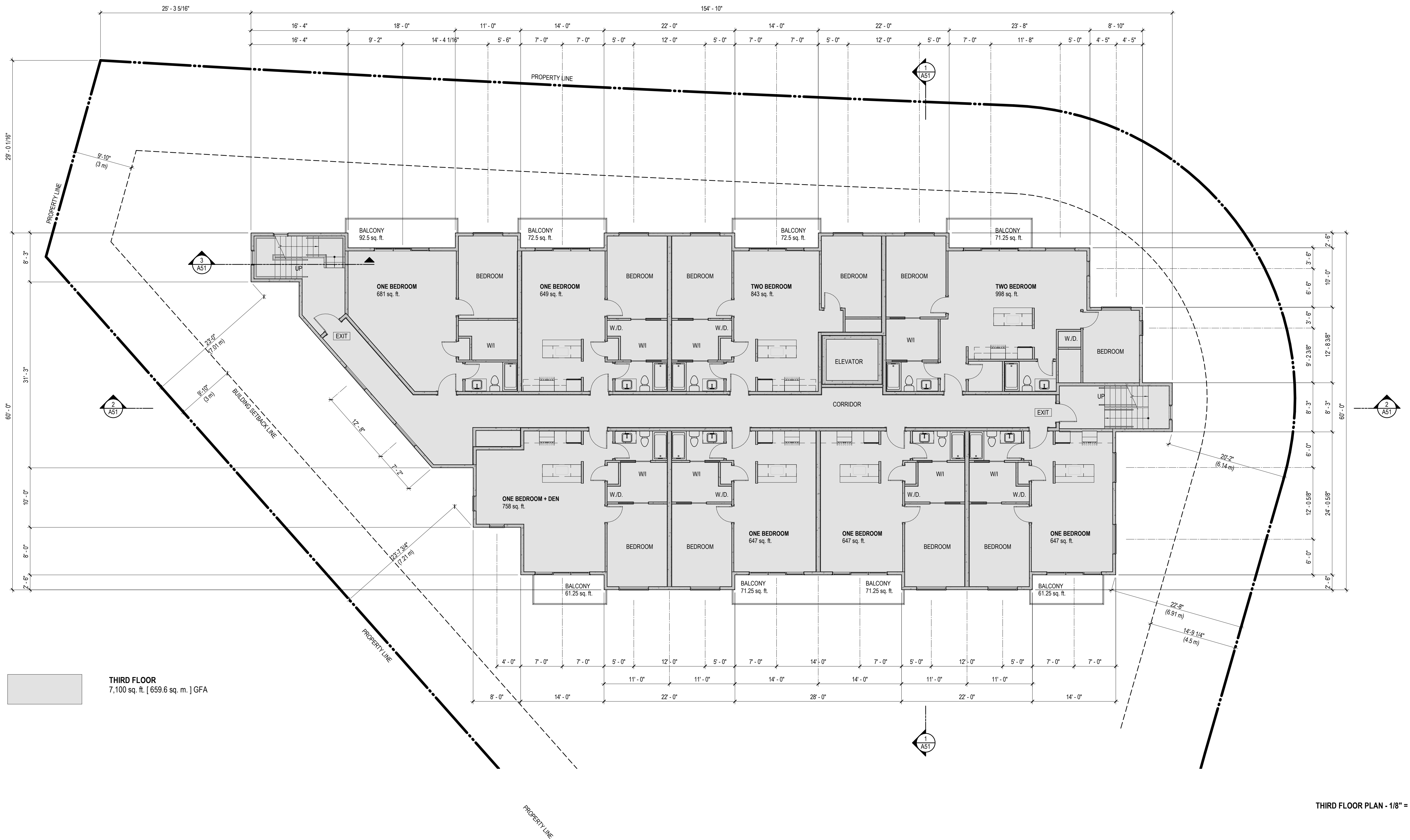
**5 RETAINING WALL SECTION WEST P.L.**  
SCALE: 3/8" = 1'-0"



**MAIN FLOOR**  
5,402 sq. ft. [502.0 sq. m.] GFA

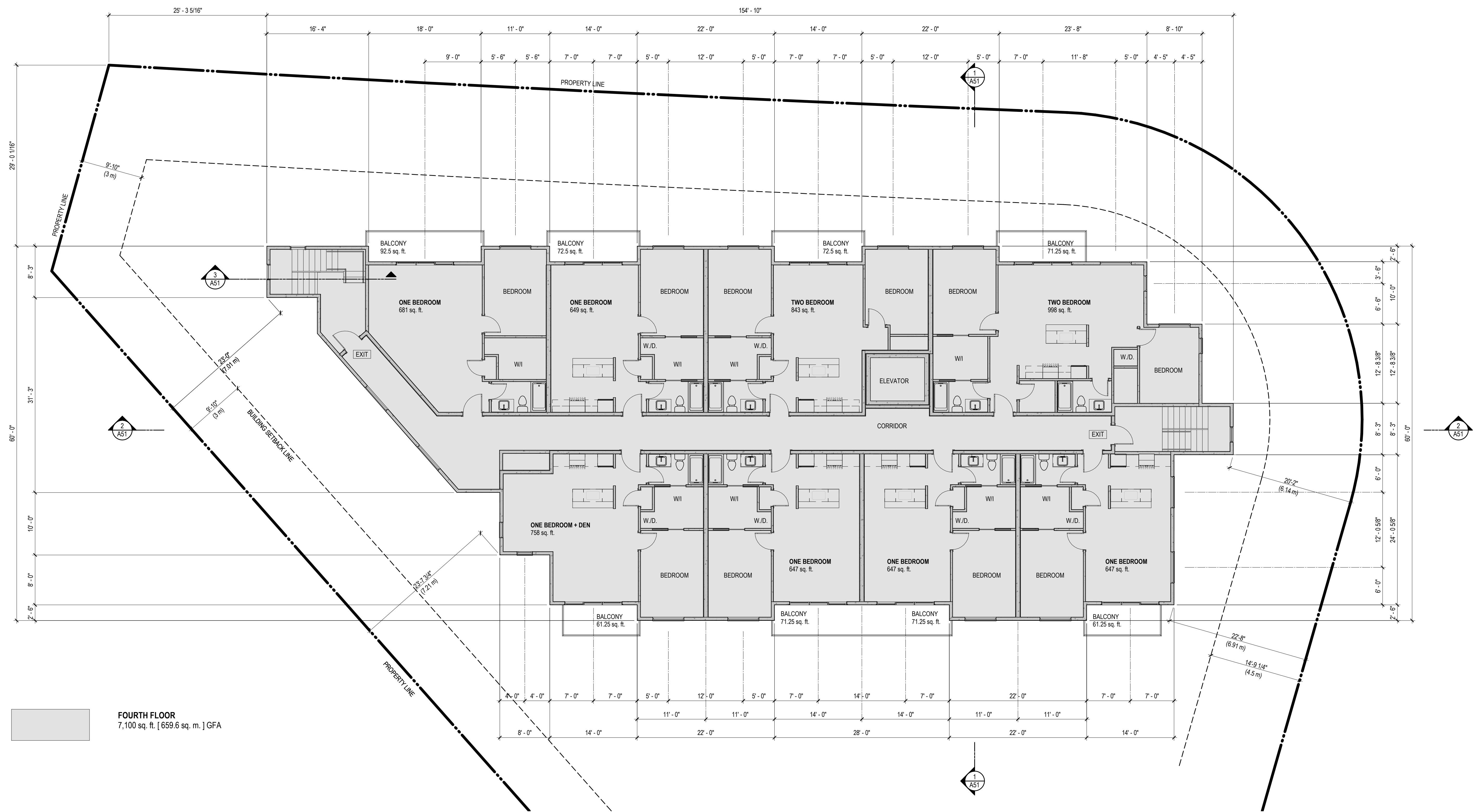
MAIN FLOOR PLAN - 1/8" = 1'-0"





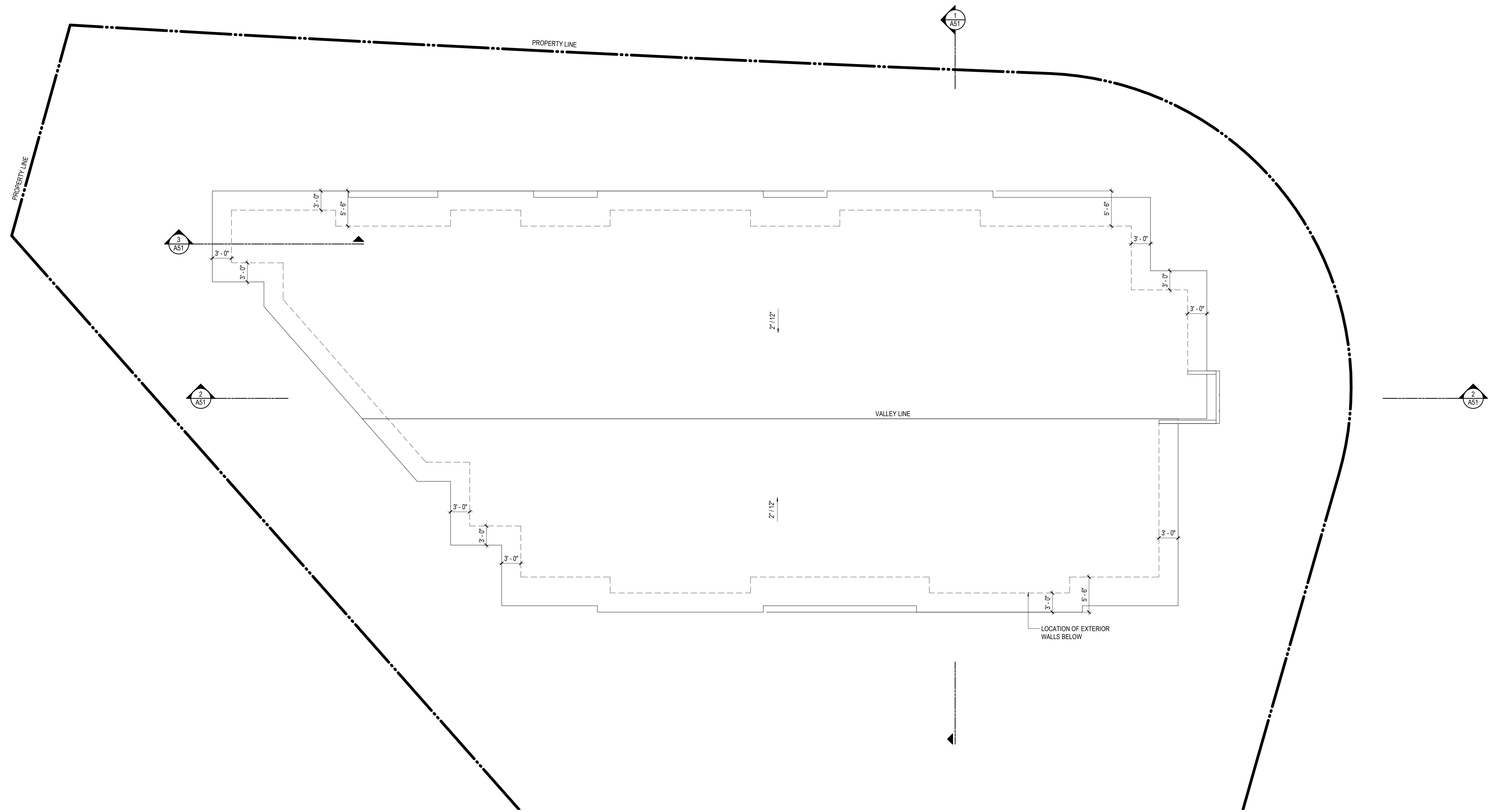
**THIRD FLOOR**  
7,100 sq. ft. [659.6 sq. m.] GFA

THIRD FLOOR PLAN - 1/8" = 1'-0"



**FOURTH FLOOR**  
7,100 sq. ft. [ 659.6 sq. m. ] GFA

FOURTH FLOOR PLAN - 1/8" = 1'-0"



ROOF PLAN - 1/8" = 1'-0"





NORTH ELEVATION - 1" = 1'-0"

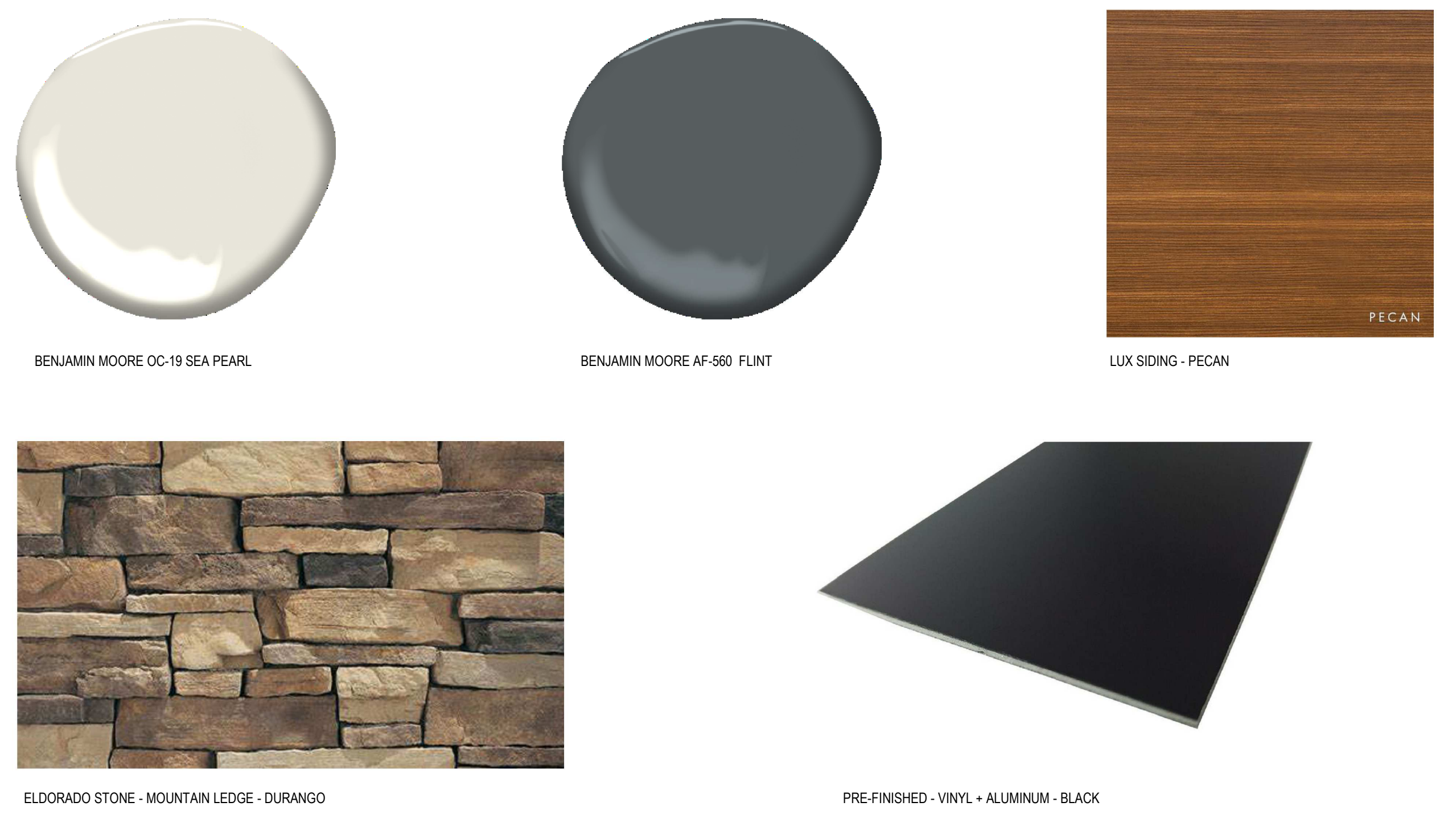


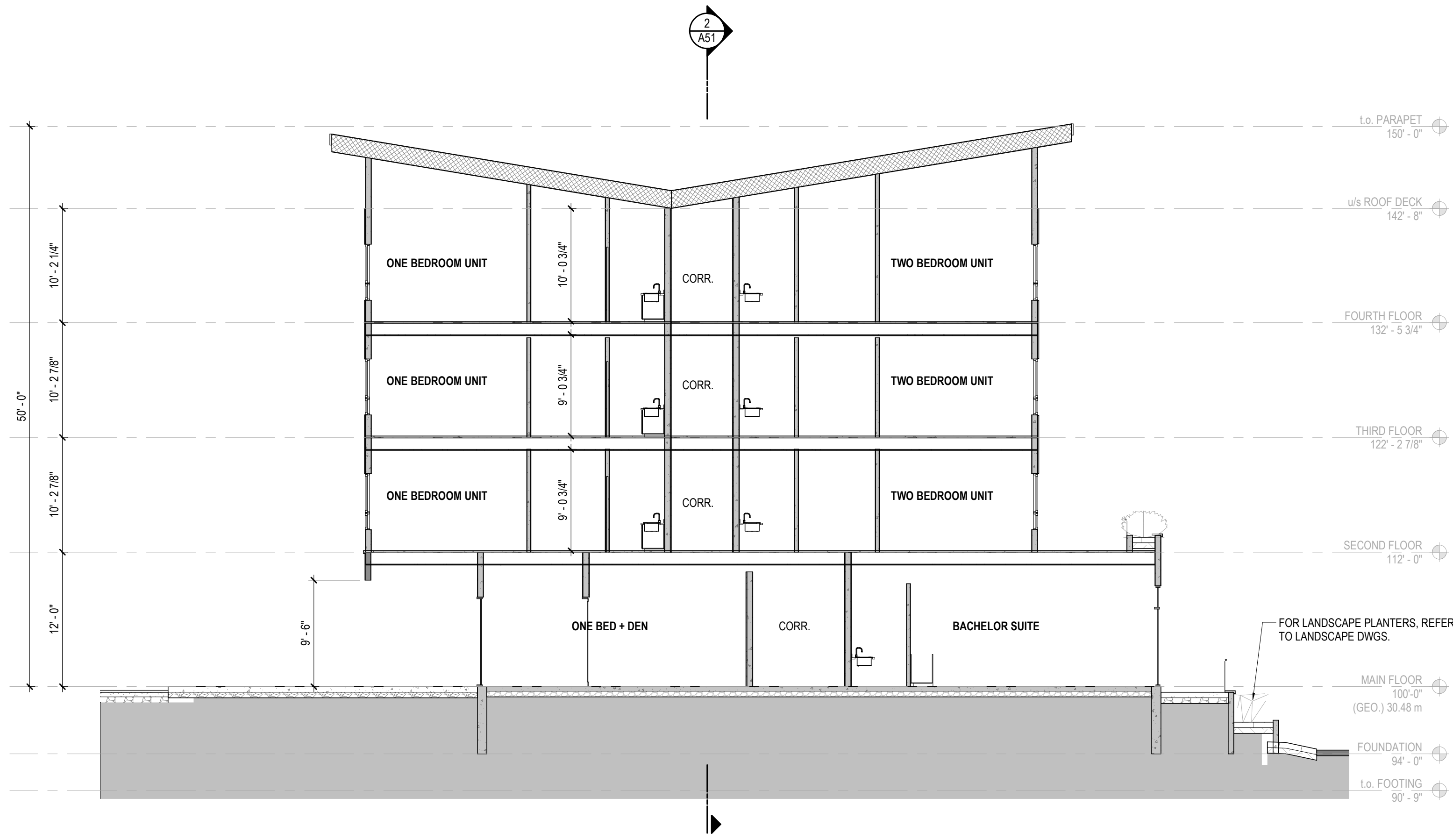
SOUTH ELEVATION - 1" = 1'-0"



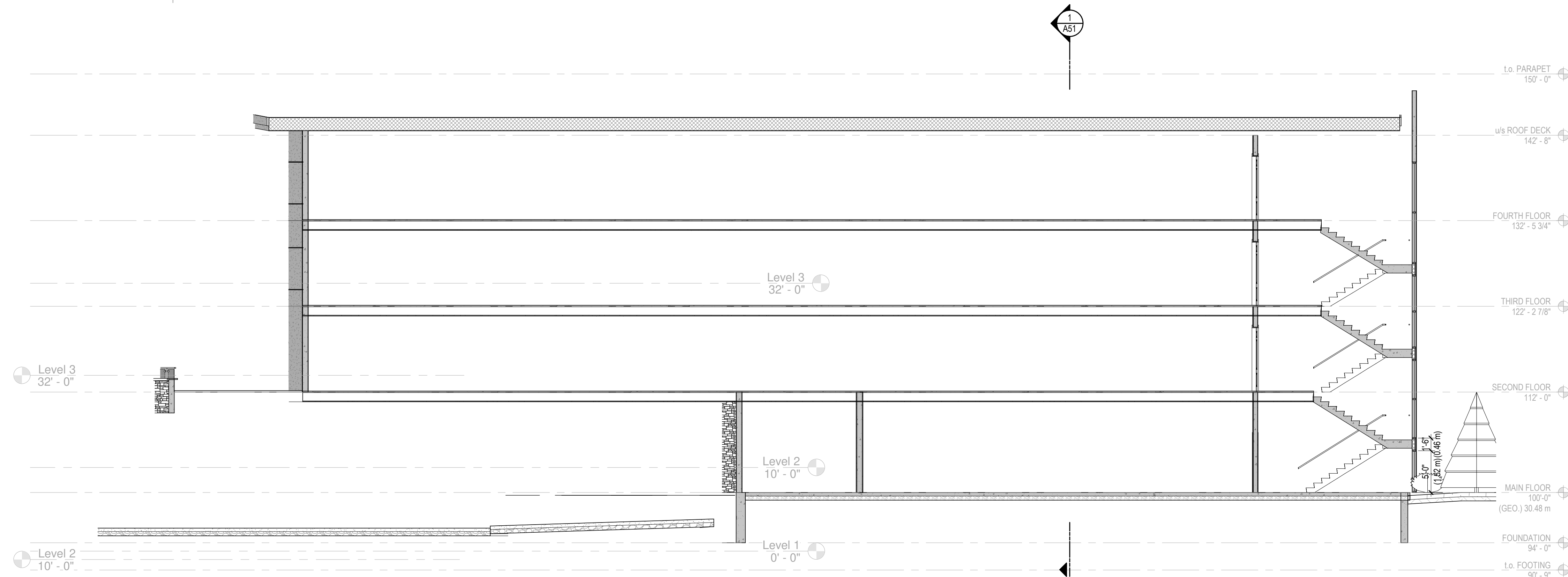
- EXTERIOR FINISH LEGEND:**
1. FIBRE CEMENT PANEL SIDING PAINTED - BENJAMIN MOORE - OC-19 SEA PEARL
  2. FIBRE CEMENT PANEL SIDING PAINTED - BENJAMIN MOORE - AF-560 FLINT
  3. LAP SIDING - LUX ARCHITECTUAL (OR SIMILAR) PRE-FINISHED - PECAN (OR SIMILAR)
  4. STONE VENEER PRE-FINISHED - ELDORADO STONE MOUNTAIN LEDGE - DURANGO' OR SIMILAR
  5. VINYL WINDOW / PATIO DOORS PRE-FINISHED - BLACK
  6. STOREFRONT FRAMING PRE-FINISHED - BLACK
  7. ALUMINUM / GLASS RAILING PRE-FINISHED - BLACK/CLEAR SAFETY GLASS
  8. FASCIA TRIM PAINTED - BENJAMIN MOORE - AF-560 FLINT
  9. METAL FLASHING PRE-FINISHED - COLOR TO MATCH ADJACENT
  10. CAST IN PLACE CONCRETE BOARDFORM FINISH

**EXTERIOR FINISH MATERIAL SAMPLE BOARD:**

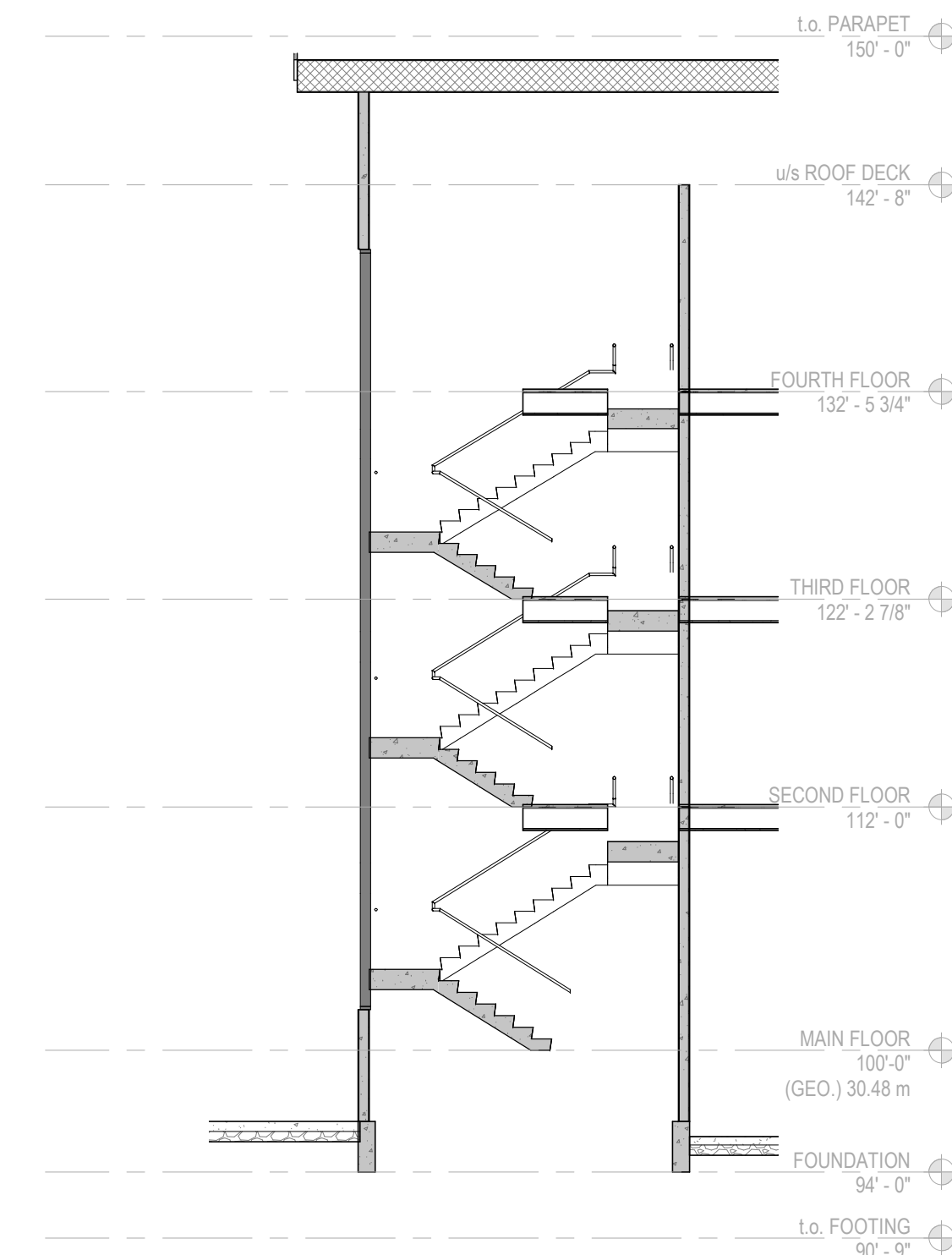




**1** Section 1  
SCALE: 1/8" = 1'-0"



**2** Section 2  
SCALE: 1/8" = 1'-0"



**3** Section 3  
SCALE: 1/8" = 1'-0"

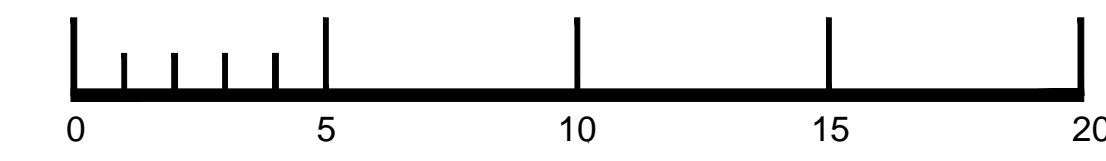
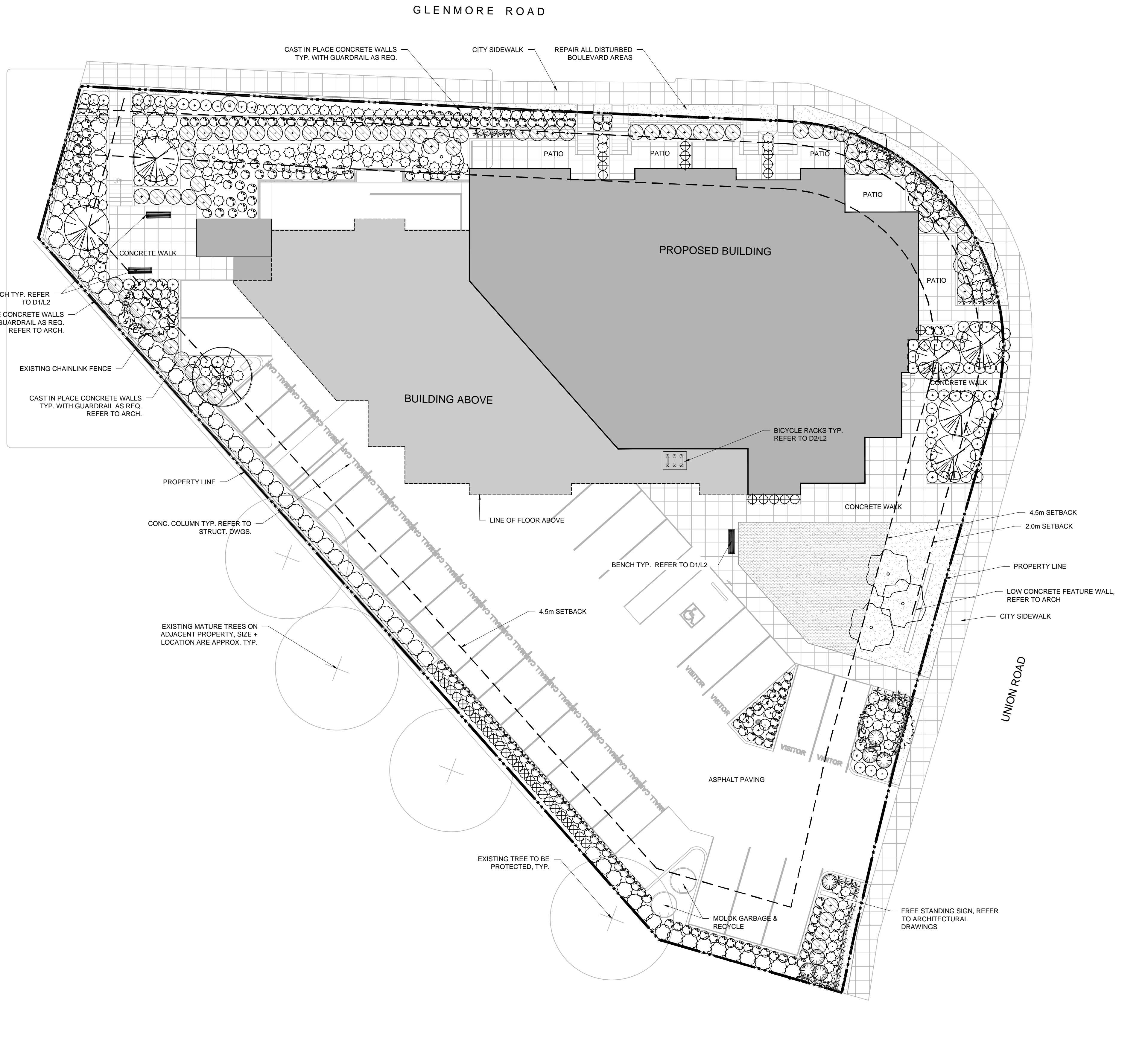
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
	2	Ginkgo biloba	Maidenhair Tree	60mm Cal.	As Shown	W.B.
	9	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	60mm Cal.	As Shown	W.B.
	2	Nyssa sylvatica	Black Gum	60mm Cal.	As Shown	W.B.
<b>CONIFEROUS TREES</b>						
	6	Pinus flexilis 'Vanderwolfe's'	Vanderwolfe's Limber Pine	2.5m Ht.	As Shown	W.B.
<b>SHRUBS</b>						
	67	Juniperus horizontalis	Creeping Juniper	20cm ht.	0.75m	#2 Pot
	96	Euonymus fortunei	Winter creeper	20cm ht.	0.75m	#2 Pot
	68	Berberis thunbergii 'Gentry'	Royal Burgundy Barberry	40cm ht.	1.0m	#3 Pot
	77	Caragana frutex 'Globosa'	Globe Caragana	50cm ht.	1.0m	#3 Pot
	8	Pinus mugo 'slowmound'	Slowmound Mugo Pine	50cm ht.	1.0m	#3 Pot
	40	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	60cm ht.	0.75m	#3 Pot
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
	176	Pennisetum advena 'Rubrum'	Purple Fountain Grass	1 Gal	0.6m	Potted
	149	Perovskia atriplicifolia 'Little Spire'	Dwarf Russian Sage	1 Gal	0.6m	Potted

- PLANTING NOTES**
- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
  - PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
  - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
  - TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
  - ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
  - SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
  - PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
  - REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
  - PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    - Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
    - Maintenance and additional installation of mulch
    - Weed removal
    - Disease control

- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
  - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
  - CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
  - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
  - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
  - PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
  - UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
  - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- IRRIGATION NOTES:**
- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
  - IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
  - THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
  - ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
  - USE POP-UP SPRINKLER HEADS.
  - DO NOT SPRAY WATER ONTO TREE TRUNKS.

- SODDING NOTES:**
- SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
    - 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
    - 40% CREEPING RED FESCUE
    - 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
  - AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
  - LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
  - PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
  - DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
  - LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
  - WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.



**Krahn**  
GROUP OF COMPANIES

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**KD Planning**  
DESIGN LTD

- LEGEND**
- TURF
  - CONCRETE SIDEWALK PAVING
  - GRAVEL
  - BENCH
  - BIKE RACK
  - EXISTING TREE TO REMAIN

NO.	DATE (d/m/y)	DESCRIPTION
9	18/08/22	RE-ISSUED FOR DP
8	03/05/22	ISSUED FOR RE-OP
7	26/04/22	ISSUED FOR DP
6	01/03/22	ISSUED FOR DP
5	15/04/21	ISSUED FOR REVIEW
4	06/04/21	ISSUED FOR REVIEW
3	14/01/21	ISSUED FOR DP
2	08/01/21	ISSUED FOR REVIEW
1	18/11/20	ISSUED FOR REVIEW

NO. DATE (d/m/y) DESCRIPTION:  
ISSUES & REVISIONS:

SEAL:

PROJECT NAME:

**UNION ROAD MIXED USE**

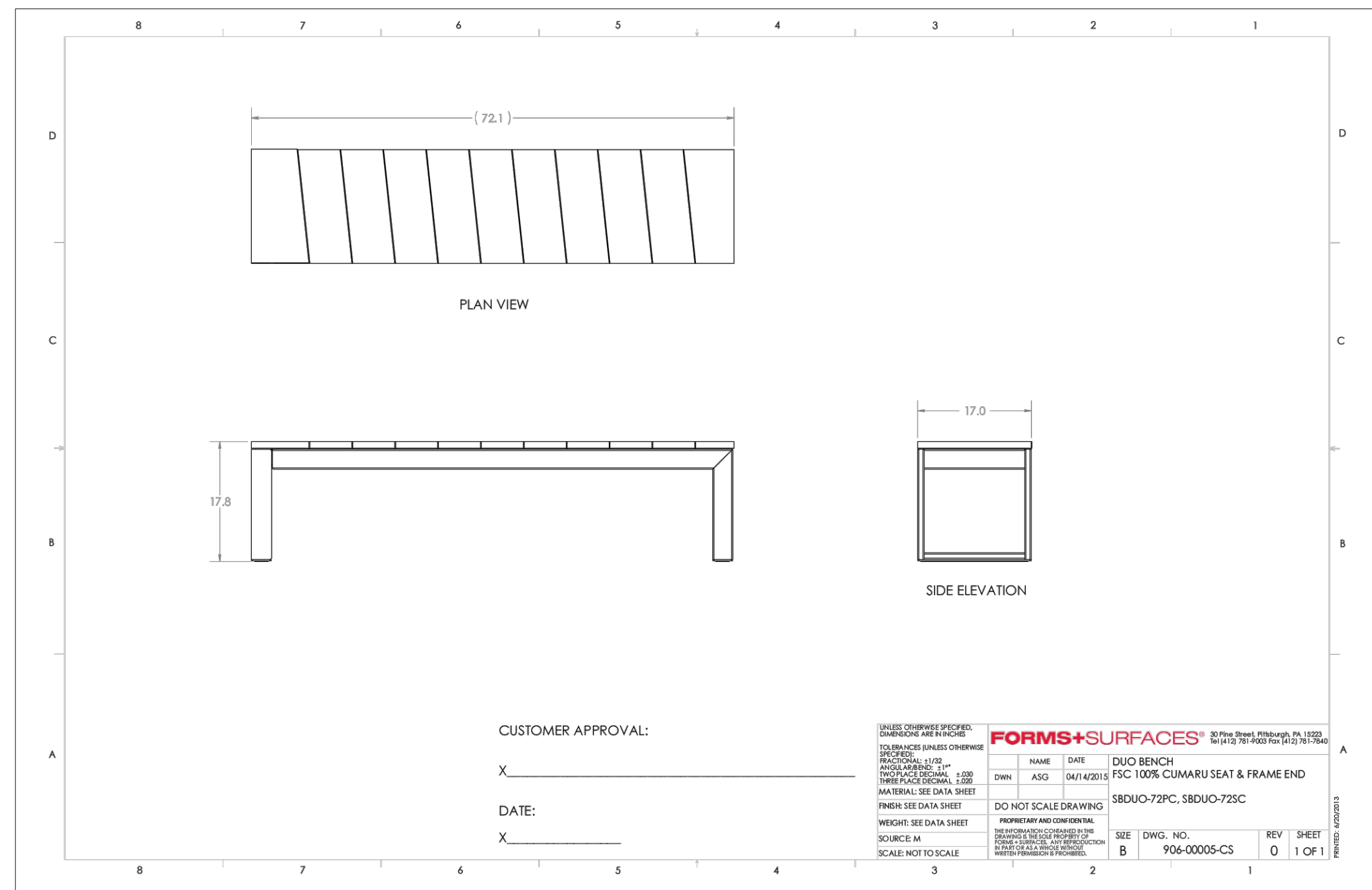
PROJECT ADDRESS:  
**1975 UNION ROAD,  
KELOWNA, BC**

DRAWING TITLE:  
**GROUND FLOOR LANDSCAPE  
PLAN, AND NOTES**

SCALE: 1:150  
DRAWN: RM  
CHECKED: JT  
PROJECT NO: 190756-L

DRAWING NO: **L1**

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**D1 BENCH**  
 FRAME COLOUR TO BE: ALABASTER  
 QUANTITY: 3  
 OR APPROVED EQUAL

N.T.S.



**D2 BIKE RACK**  
 BIKE RACK TO BE: MBR 500  
 SUPPLIER: MAGLIN  
 COLOUR: BLACK  
 QUANTITY: 6  
 OR APPROVED EQUAL

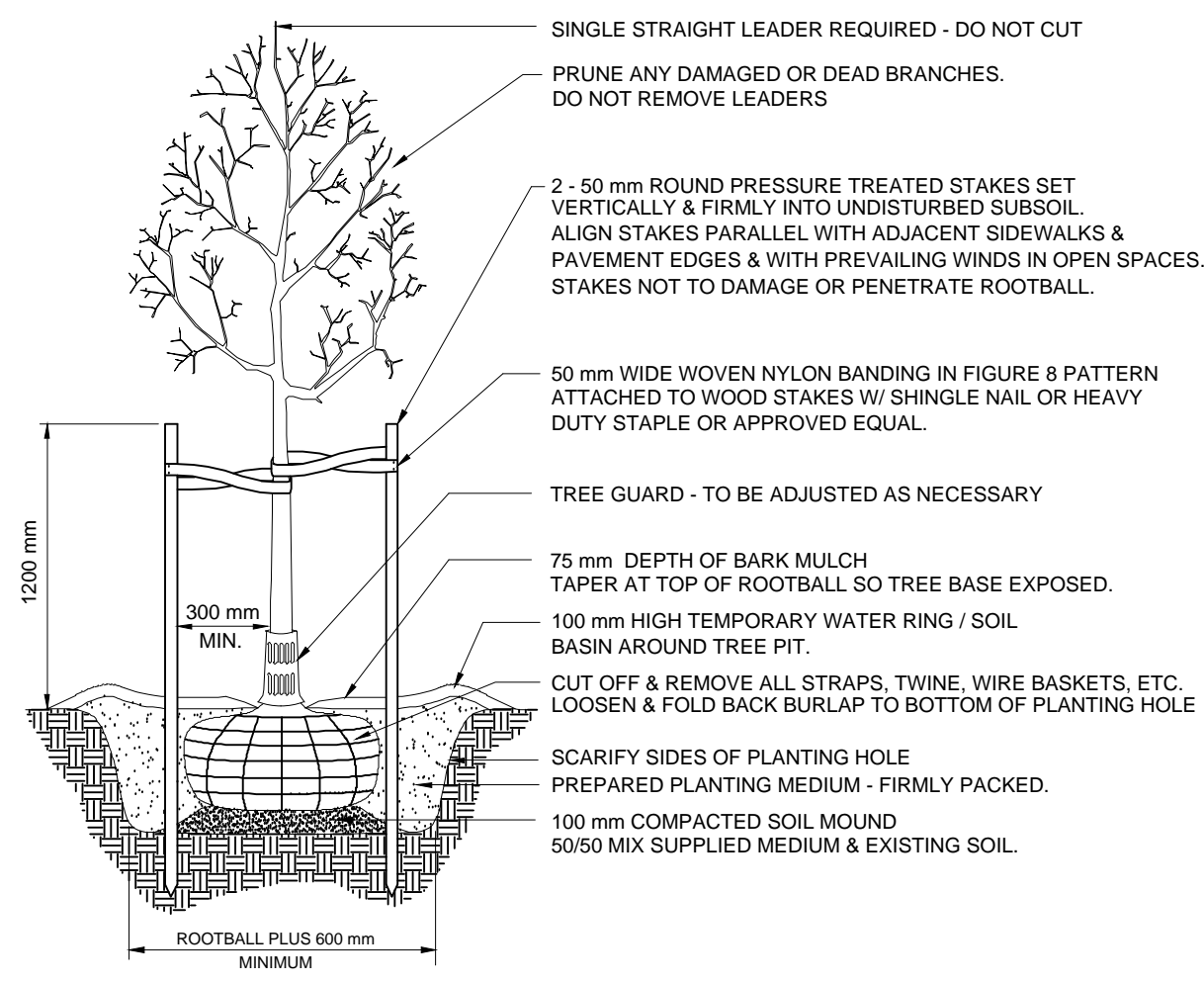
N.T.S.

9	18/08/22	RE-ISSUED FOR DP
8	03/05/22	ISSUED FOR RE-OP
7	26/04/22	ISSUED FOR DP
6	01/03/22	ISSUED FOR DP
5	15/04/21	ISSUED FOR REVIEW
4	06/04/21	ISSUED FOR REVIEW
3	14/01/21	ISSUED FOR DP
2	08/01/21	ISSUED FOR REVIEW
1	18/11/20	ISSUED FOR REVIEW

NO. DATE: (d/m/y) DESCRIPTION:

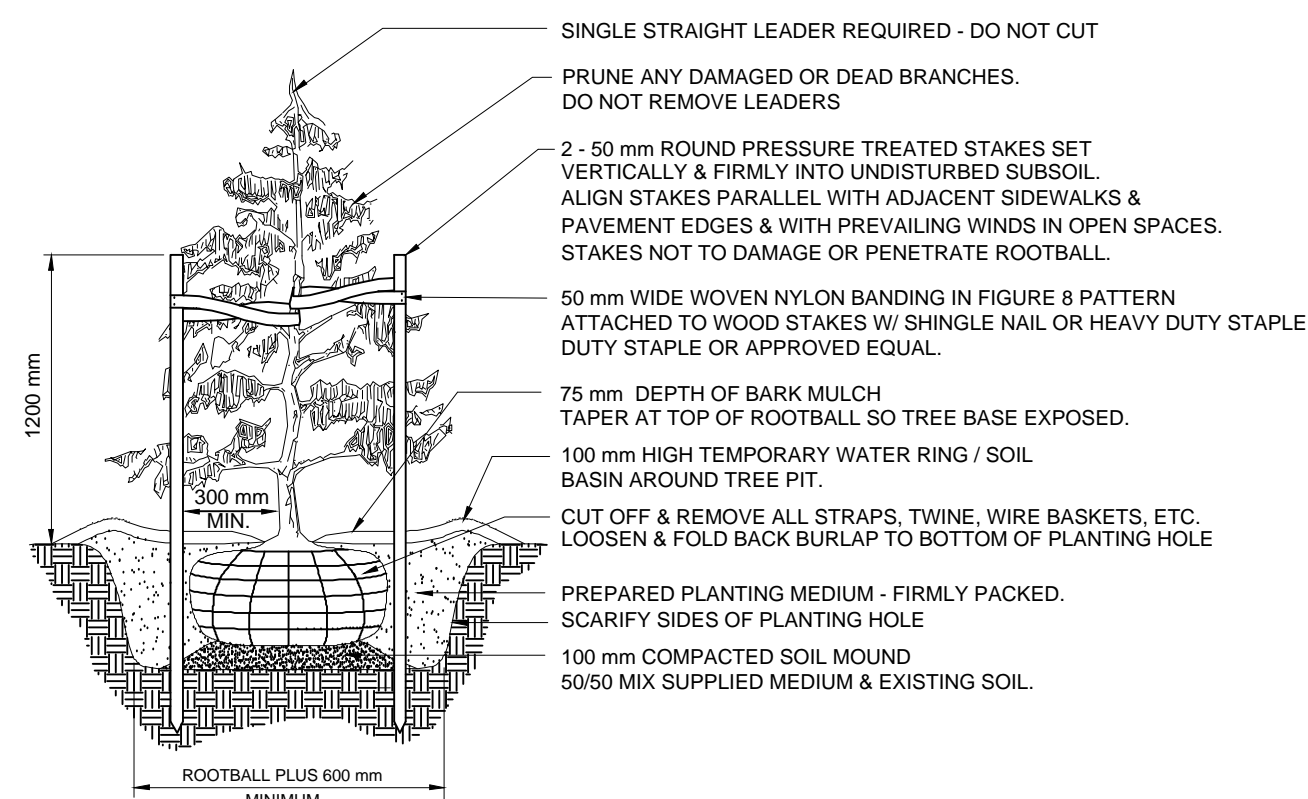
ISSUES & REVISIONS:

SEAL:



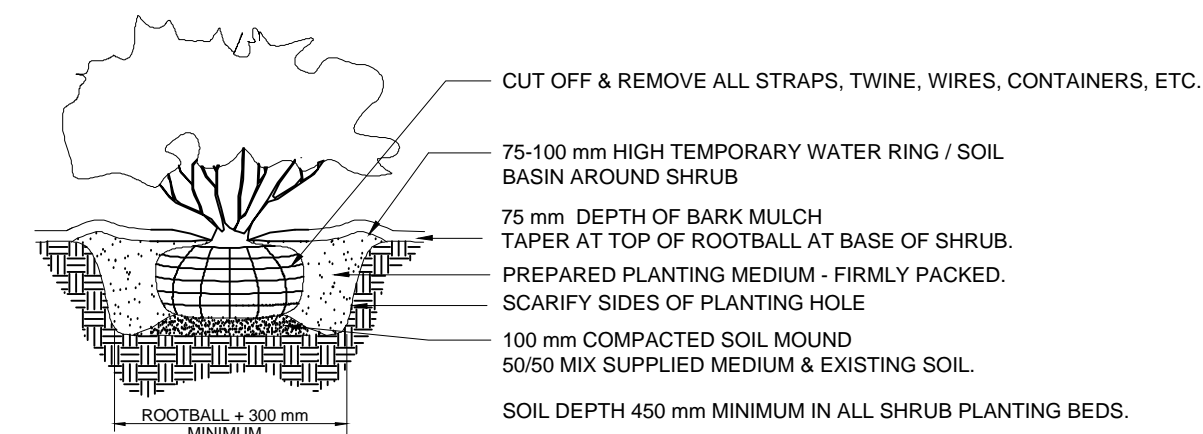
DECIDUOUS TREE

N.T.S.



CONIFEROUS TREE

N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL

N.T.S.

PROJECT NAME:

UNION ROAD MIXED USE

PROJECT ADDRESS:

1975 UNION ROAD,  
 KELOWNA, BC

DRAWING TITLE:

DETAIL & NOTES

SCALE: AS NOTED

DRAWN: RM

CHECKED: JT

PROJECT NO: 190756-L

DRAWING NO:

L2