ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION - FILE: DP22-0225; DVP22-0226. JULY 25, 2023

*ARTIST IMPRESSION INDICATIVE ONLY

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COVER SHEET

THEO
765 HIGHWAY 33, 135 and 155 BARBER ROAD, KELOWNA, BC
ARLINGTON GROUP
223047

NOT FOR CONSTRUCTION

This drawing supercedes previous issues. Do not scale these drawings.

Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

REVISION		DATE
2	DP RESUBMISSION	25.07.2023

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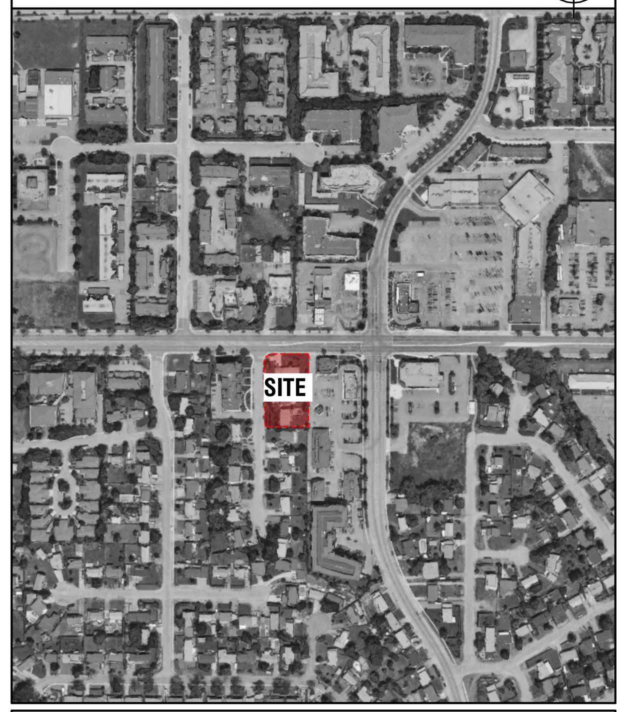
Vicinity Map



Drawing List

ARCHITECTURAL

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DP 0.02	SITE SURVEY
DP 0.03	SHADOW STUDIES
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DP 1.01	FIRE ACCESS PLAN
DP 1.02	SITE DETAILS
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LANDSCAPE

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Municipal Address

765 HIGHWAY 33, 135 and 155 BARBER ROAD
KELOWNA, BC

Legal Address

Rem Lot 1 Except Plan 39372, Lot 2 and Lot 3 All of Section 22 Township 26 Osoyoos Division Yale District Plan 17299

Site Summary

Parcel Area
0.312 ha / 3,129.721 m^2

Maximum Site Coverage of all Buildings, Structures, and Impermeable Surfaces
Permitted: 90%
Proposed:80% (2,470 m^2)

Maximum Site Coverage of all Buildings
Permitted: 85% (2,508.8 m^2)
Proposed: 64% (2,012 m^2)

By-Law Zoning

Existing Zoning: UC - Urban Centre - UC4

Proposed Zoning: UC - Urban Centre - UC4r

By-Law Setback

Required Setbacks:
Minimum Front Yard & Flanking Side Yard Setback for Ground Oriented Units = 3.0m
Minimum Front Yard & Flanking Side Yard Setback = 3.0m
Minimum Side Yard Setback = 0.0m
Minimum Rear Yard Setback = 0.0m
Any portion of the building above 16.0 m in height must be setback a minimum of 3.0m from any lot line abutting the street and 4 m from any lot line abutting another property.

Proposed Building Setbacks:

Front Yard setback for Ground Oriented Units:	8.14m
Flanking Yard Setback for Ground Oriented Units:	3.00m
Front Yard setback Above Main Level:	8.14m
Flanking Yard Setback Above Main Level:	3.00m
Side Yard Setback:	1.00m
Side Yard Setback above 16m :	4.00m
Rear Yard Setback:	6.00m

Building Stepback

Required Stepback:
Stepback for zone UC4 Not applicable

Proposed Stepback:
Front Yard:
- 0.0 from Minimum Front Yard Setback @ Main Level & Level 6
- 0.0 from Minimum Front Yard Setback @ Levels 2-5

Flanking Side Yard:
- 0.0m Flanking Side Yard Stepback Above Main Level Floor

Building Height

Maximum Building Height
22.0m / 6 storeys (Property is fronting onto a Transit Supportive Corridor)

Building Height Proposed
21.50m from Finished Grade

Waste & Recycling Requirements

Waste and Recycling Required:
- 1 Molok Bin = Waste
- 1 Molok Bin = Organics
- 1 Molok bin = Recycling

Waste and Recycling proposed:
- 2 Molok Bin = Waste
- 1 Molok Bin = Organics
- 1 Molok bin = Recycling

Area Summary

NOTE:
- Gross Floor Area and Net Floor Area are measured from the inside faces of the exterior walls.
- Storage (common), service areas, porches and balconies, exit stairways, common/public corridors, parkades terraces, common amenity spaces and building mechanical systems are excluded in Net Floor Area Calculations

GROSS FLOOR AREA SUMMARY:

LEVEL	GROSS FLOOR AREA sq m	GROSS FLOOR AREA sq ft
MAIN LEVEL	1,498.66	16,131.5
LEVEL 2	1,571.93	16,920.18
LEVEL 3	1,839.73	19,802.75
LEVEL 4	1,839.73	19,802.75
LEVEL 5	1,839.73	19,802.75
LEVEL 6	1,754.65	18,886.90
ROOF AMENITY	745	8,024
TOTAL	**11090**	**119,370.83**

NET FLOOR AREA SUMMARY:

LEVEL	NET FLOOR AREA sq m	NET FLOOR AREA sq ft
MAIN LEVEL	1,013.23	10,906.34
LEVEL 2	1,176.83	12,667.36
LEVEL 3	1,502.55	16,173.32
LEVEL 4	1,502.55	16,173.32
LEVEL 5	1,502.55	16,173.32
LEVEL 6	1,417.11	15,253.69
TOTAL	**8,114.83**	**87,347.35**

Floor Area Ratio

FAR= Net Floor Area/ Site Area = **2.6**

Note:
- Total **FAR** based on **UC4** maximum of **1.8** + **0.3** (for Max. Rental) + **0.5** (for Max. Public Amenity and streetscape) = **2.6**
- Proposed 2.60 FAR

Dwelling Unit Summary

UNIT SUMMARY

UNIT NAME	UNIT TYPE	UNIT COUNT LEVEL 1	LEVEL 2	LEVEL 3-5	LEVEL 6	TOTAL	UNIT AREA M²	FT²
A1	STUDIO	1	1	1	3	8	34	366
A2	STUDIO	1	0	0	0	1	38	409
A3	STUDIO	2	2	0	1	5	32	344.5
A3b	STUDIO	0	0	0	1	1	31	333.68
A4	STUDIO	0	1	1	1	5	36	387.50
B1	1-BED	1	1	1	0	5	56	602.77
B2	1-BED	3	4	5	3	25	48	516.66
B3	1-BED	1	1	1	1	6	62	667.362
B4	1-BED	3	3	4	4	22	48	516.668
B4b	1-BED	0	0	1	1	4	47	505.904
B5	1-BED	0	0	1	2	5	52	559.72
B6	1-BED	0	0	1	0	3	53	570.18
C1	2 BED-1 BA	0	1	1	1	5	56	602.779
D1	2 BED	1	1	1	1	6	75	807.29
D2	2 BED	1	1	0	0	2	74	796.529
D3	2 BED	0	1	1	0	4	57	613.543
D4	2 BED	0	0	5	6	21	61	656.599
D5	2 BED	0	0	2	1	7	59	635.071
D6	2 BED	0	0	1	1	4	56	602.779
E1	TH	5	0	0	0	5	56	602.779
TOTAL		19	17	81	27	144		

Common and Private Amenity Space

UNIT TYPE	UNIT COUNT	FACTOR	REQUIRED	PROPOSED PRIVATE AMENITY	REQUIRED COMMON AMENITY
Studio	20	6 m^2	120 m^2		**576 m^2 for 144 units**
1 Bed + 1 Bath	71	10 m^2	710 m^2	335.63 m^2	
2 Bed + 1 Bath	5	15 m^2	75 m^2	17.13 m^2	
2 Bed + 2 Bath	43	15 m^2	645 m^2	265.03 m^2	
3 Bed TH	5	15 m^2	75 m^2	95.16 m^2	
TOTAL	**144**		**1625** m^2	**758.39 m^2**	

PROPOSED COMMON AMENITY	
Common Area in Main and 1st Floor	117.79 m^2
Roof top	750 m^2
TOTAL	**869.40 m^2**

TOTAL AMENITY PROVIDED = 1626 m^2

Note:
- 4.0 m^2 per dwelling unit of the total required Private and Common Amenity is required to be configured as Common amenity.
- Common Amenity spaces are provided at Main Level, Level 1 and Roof Level.

Motor Vehicle Parking Requirements

NOTE:
- Residential Motor vehicle parking calculations are based on Urban Centre bylaw requirements.

MOTOR VEHICLE PARKING - RESIDENTIAL

DESCRIPTION / UNIT TYPE	UNIT COUNT	FACTOR	REQUIRED	PROVIDED
STUDIO	20	0.8 per unit	16	
1 Bed + 1 Bath	71	0.9 per unit	64	
2 Bed + 1 Bath	5	1.0 per unit	5	
2 Bed + 2 Bath	43	1.0 per unit	43	
3Bed TH	5	1.0 per unit	5	
TOTAL	**144**	**N/A**	**121**	**139**

MOTOR VEHICLE PARKING - VISITOR

DESCRIPTION	UNIT COUNT	FACTOR	REQUIRED	PROVIDED
VISITOR	**144**	0.14 per unit	20	**20**

MOTOR VEHICLE PARKING - ACCESSIBLE

DESCRIPTION	UNIT COUNT	FACTOR	REQUIRED	PROVIDED	
ACCESSIBLE STALLS	**144**	4/100-150 units	4	**3 REG.**	**1 VAN**

NOTE:
- 2 Regular Accessible Stalls provided for Residential Parking
- 1 Regular Accessible Stall and 1 Van Accessible Stall provided for Visitor Parking

PROPOSED VEHICLE STALL BREAKDOWN

TYPE OF STALL	LEVEL P2	LEVEL P1	AT GRADE	TOTAL	RATIO
Large Stalls	37	29	1	68	52%
Accessible Stalls	3	1	0	4	
Van Accessible Stalls	0	0	1	1	
Small Stalls	35	32	0	67	48%
TOTAL	**75**	**62**	**2**	**139**	**100.00%**

Bicycle Parking Requirements

LONG TERM BICYCLE PARKING

DESCRIPTION / UNIT TYPE	UNIT COUNT	FACTOR	REQUIRED
Studio	20	0.75 per unit	15
1 Bed + 1 Bath	71	0.75 per unit	64
2 Bed + 1 Bath	5	0.75 per unit	5
2 Bed + 2 Bath	43	0.75 per unit	43
3Bed TH	5	1.0 per unit	5
TOTAL LONG TERM STALLS			**109**

LONG TERM BICYCLE PARKING

LEVEL	STALLS PROVIDED Floor Mounted	Wall Mounted
Grade	**6**	**0**
Parkade Level 1	**68**	**0**
Parkade Level 2	**0**	**36**
Percentage	**67%**	**33%**
Total Stalls Required	**109**	
Total Stalls Provided	**110**	

SHORT TERM BICYCLE PARKING

DESCRIPTION	FACTOR	REQUIRED	PROVIDED
SHORT TERM STALLS	6 stalls per entrance	6	6

NOTE:
- Long Term Bicycle stalls (110 stalls) are provided in enclosed spaces located on P1 and P2
- Long Term Bicycle Stalls consist of 68 Floor Mounted Stalls & 36 Wall Mounted Stalls

1 DP0.01 View looking North from Barber Rd
SCALE: 1 : 10

2 DP0.01 View looking South from Hwy 33 W Kelowna
SCALE: 1 : 10

3 DP0.01 View looking East from Hwy 33 W Kelowna
SCALE: 1 : 10

4 DP0.01 View looking West from Hwy 33 W Kelowna
SCALE: 1 : 10

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PROJECT STATISTICS

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ARLINGTON GROUP
223047

REGISTERED ARCHITECT
DAVID T. SYMONS
2023-07-25
BRITISH COLUMBIA

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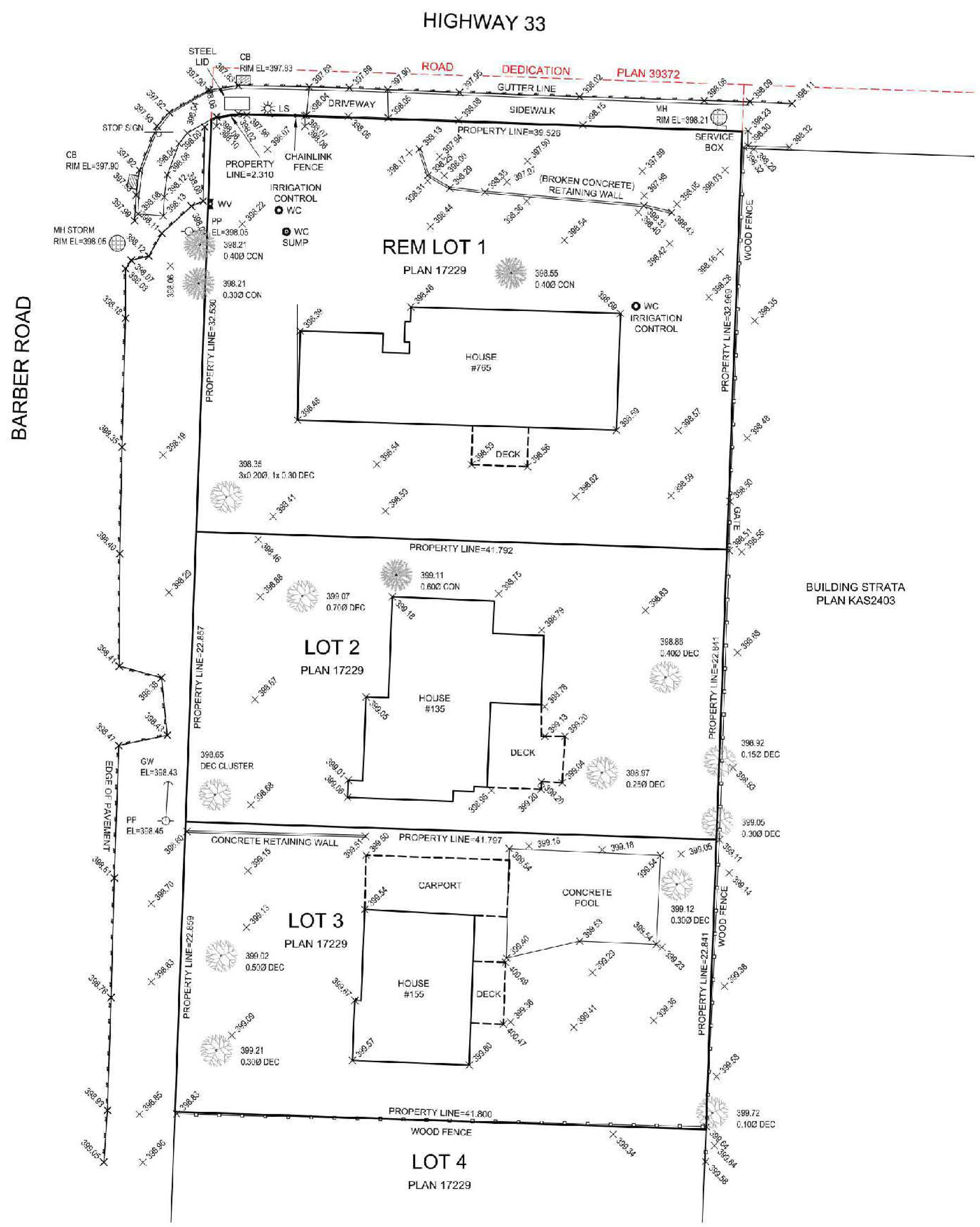

SITE PLAN OF REM LOT 1 EXCEPT PLAN 39372, LOT 2 AND LOT 3 ALL OF SECTION 22 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 17299

CITY OF KELOWNA
CIVIC ADDRESS: 765 HIGHWAY 33 W
PID: 008-433-712
CIVIC ADDRESS: 135 BARBER ROAD
PID: 008-433-721
CIVIC ADDRESS: 155 BARBER ROAD
PID: 002-341-565

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

bennett ©
LAND SURVEYING LTD.
BC LAND SURVEYORS
#201 - 1470 ST. PAUL STREET,
KELOWNA, BC
V1Y 2E6
TEL 250-763-5711
www.bennettsurveys.com

FB709 P92-101 (PB/AB)

DATE:	BY:
MARCH 9, 2022	GH
MAY 12, 2022	GH
REVISION:	1

DATUM:

ELEVATIONS ARE TO CGVD28 GEODETIC DATUM, AND ARE DERIVED FROM DUAL-FREQUENCY GNSS OBSERVATIONS PROCESSED USING THE SMARTNET REAL-TIME NETWORK SERVICE.

PROPERTY:

ZONING: RU1 (ALL LOTS)

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: FIELD SURVEY

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELED.

THIS PLAN HAS BEEN PREPARED FOR CONSTRUCTION PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

FIELD SURVEY COMPLETED ON FEBRUARY 28, 2022.

I:\SHARED DRIVES\BLS KELOWNA\BLS KELOWNA JOBS\100517.00-765-HIGHWAY-33-WEST-KELOWNA\100517.00-DRAWINGS\100517.00-TOPOGRAPHIC ASBUILT\SP100517.DWG

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SITE SURVEY

THEO

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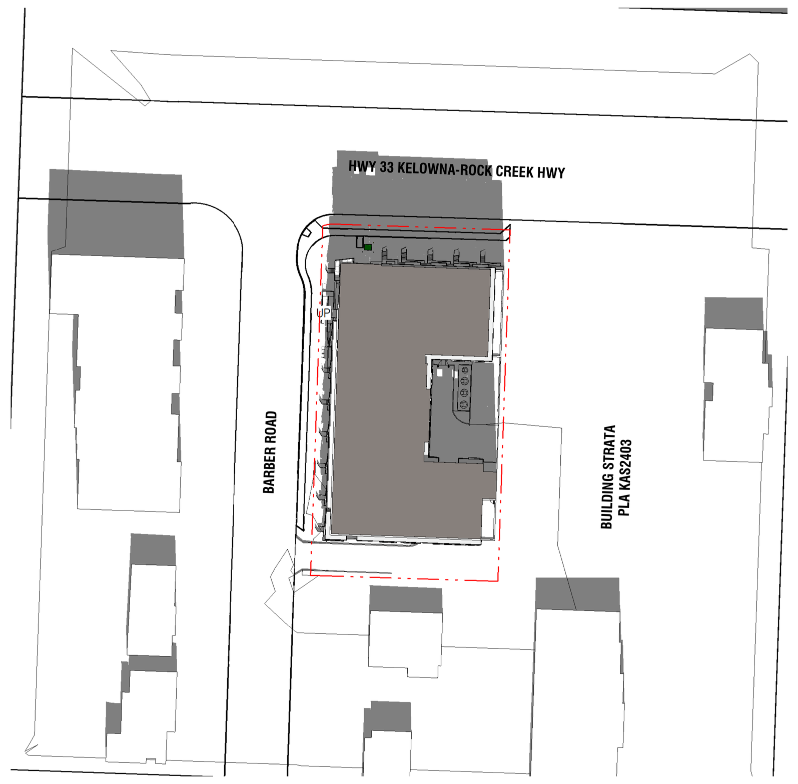

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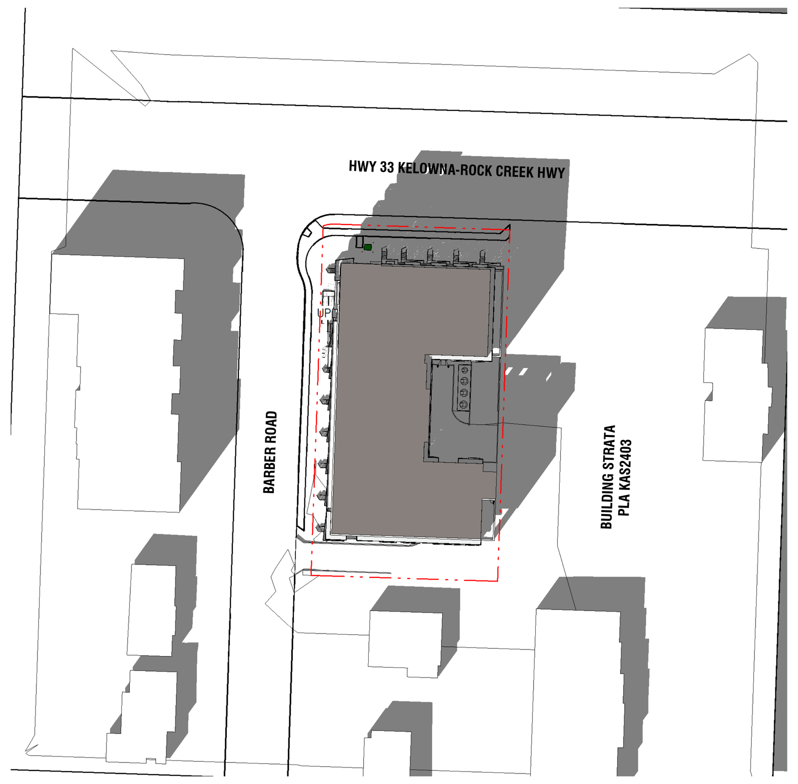

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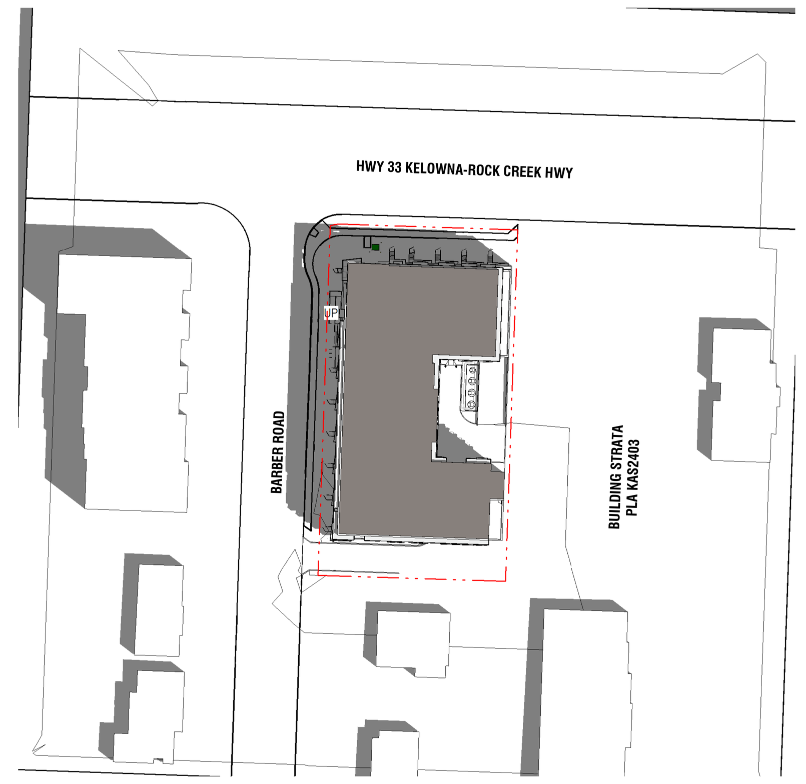

5 June 21 @ 10:00 am
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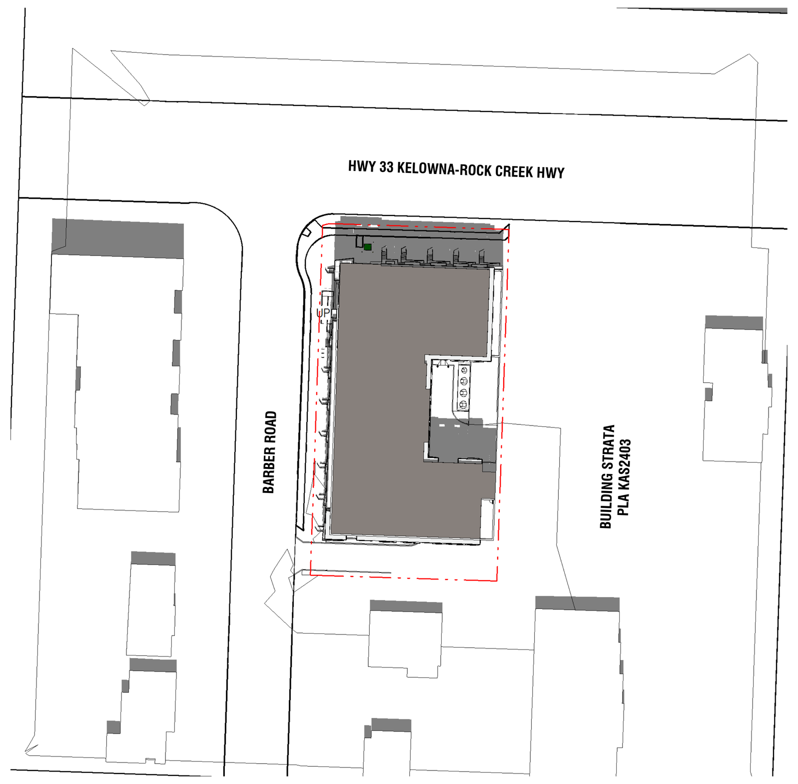

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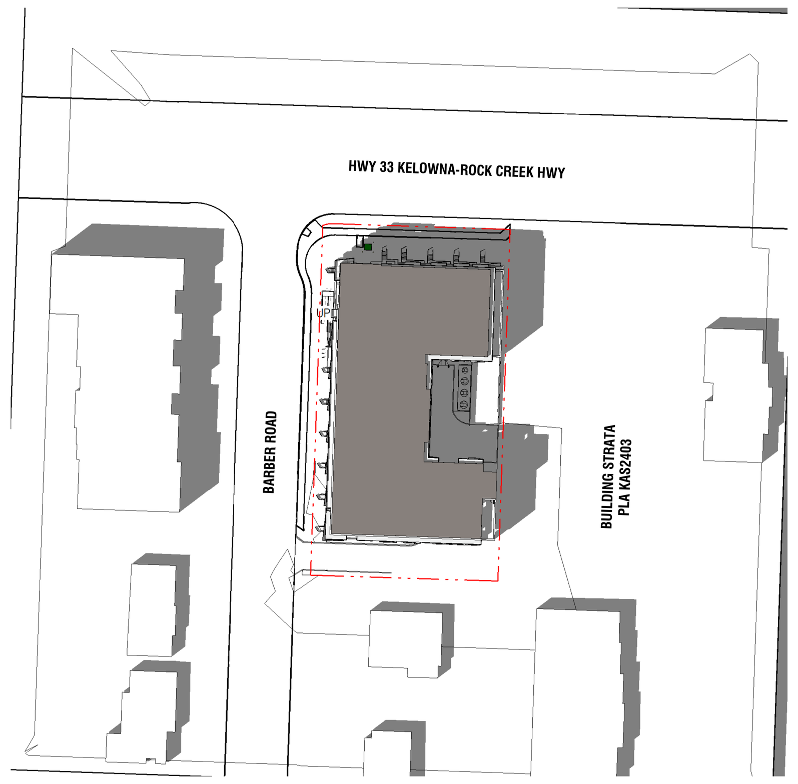

7 June 21 @ 2:00 pm
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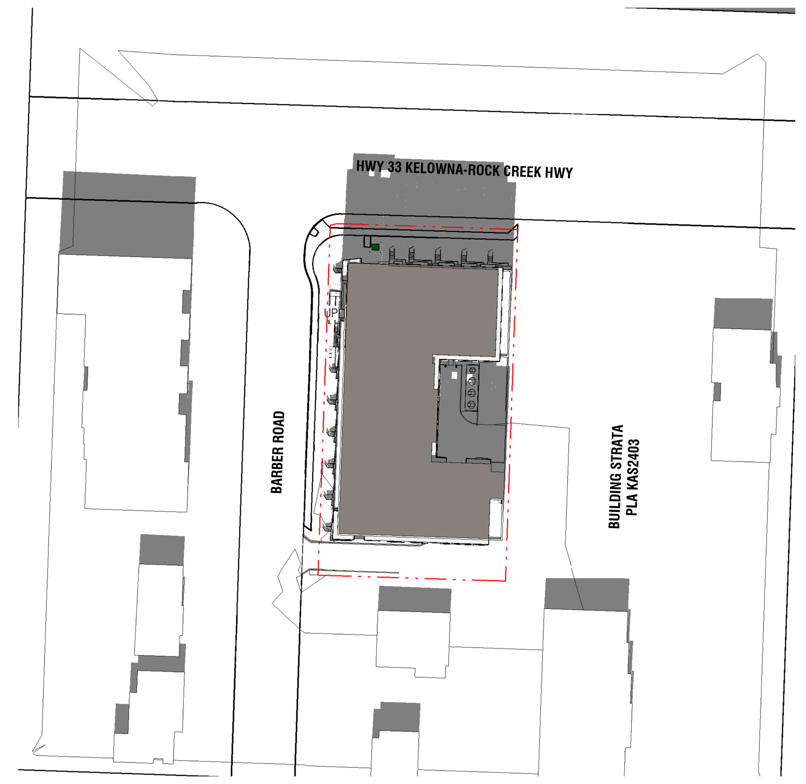
8 June 21 @ 4:00 pm
DP0.03 SCALE : 1 : 1000

9 September 21 @ 10:00 am
DP0.03 SCALE : 1 : 1000



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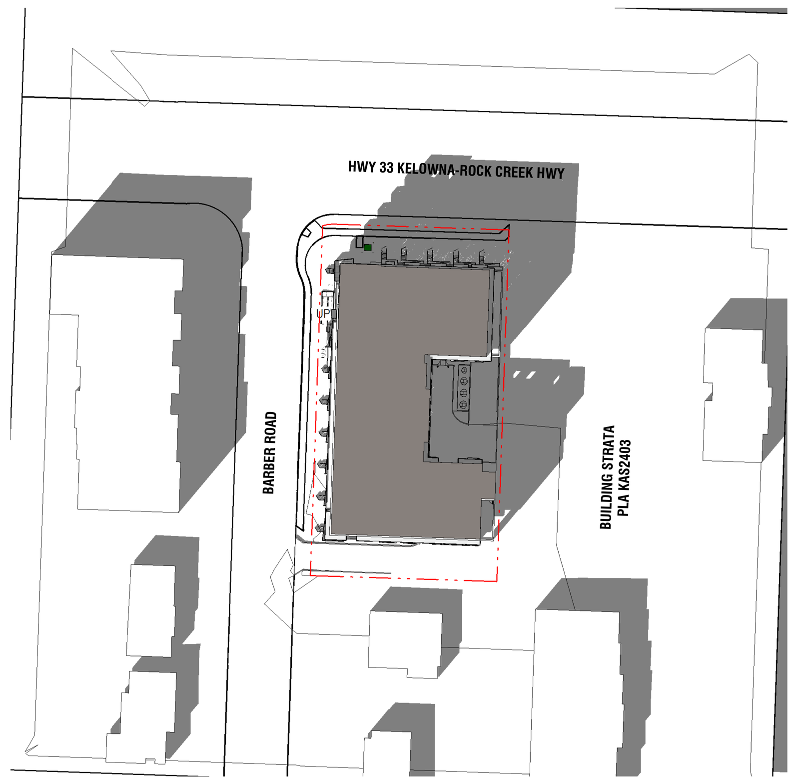

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12 September 21 @ 4:00 pm
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13 December 21 @ 10:00 am
DP0.03 SCALE : 1 : 1000

14 December 21 @ 12:00 pm
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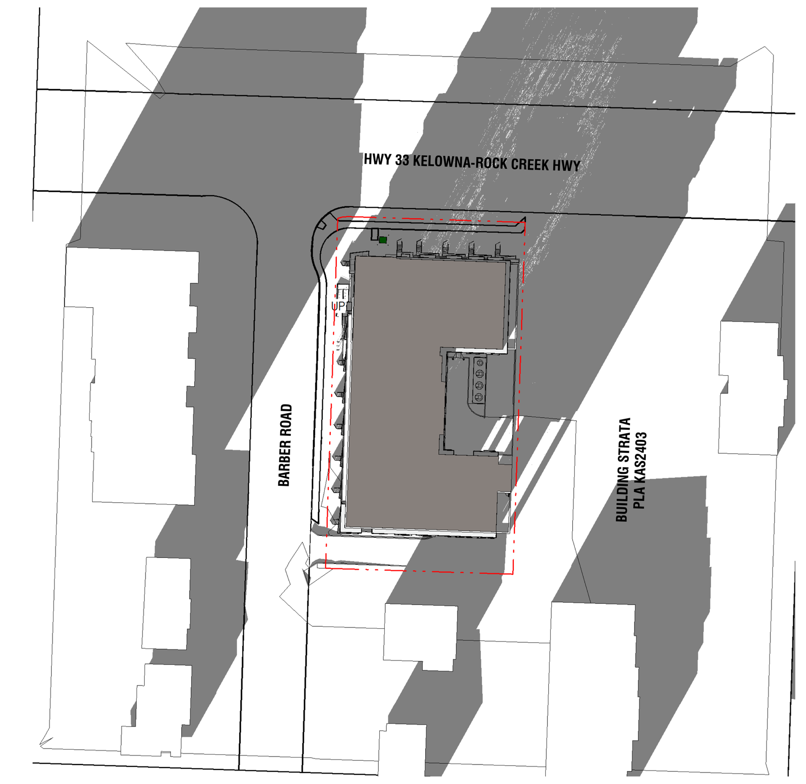

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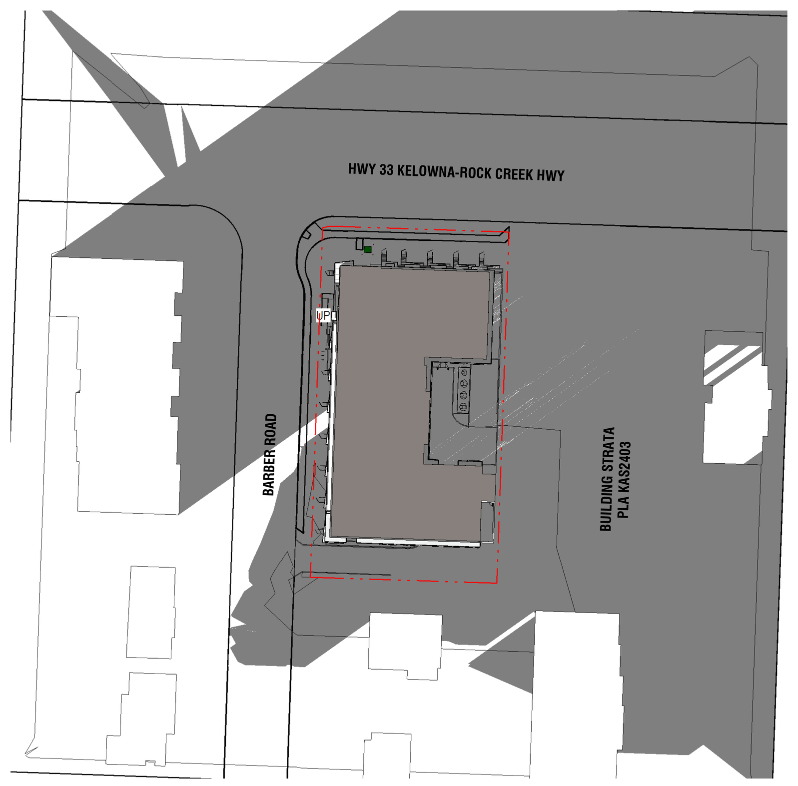

16 December 21 @ 4:00 pm
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SHADOW STUDIES

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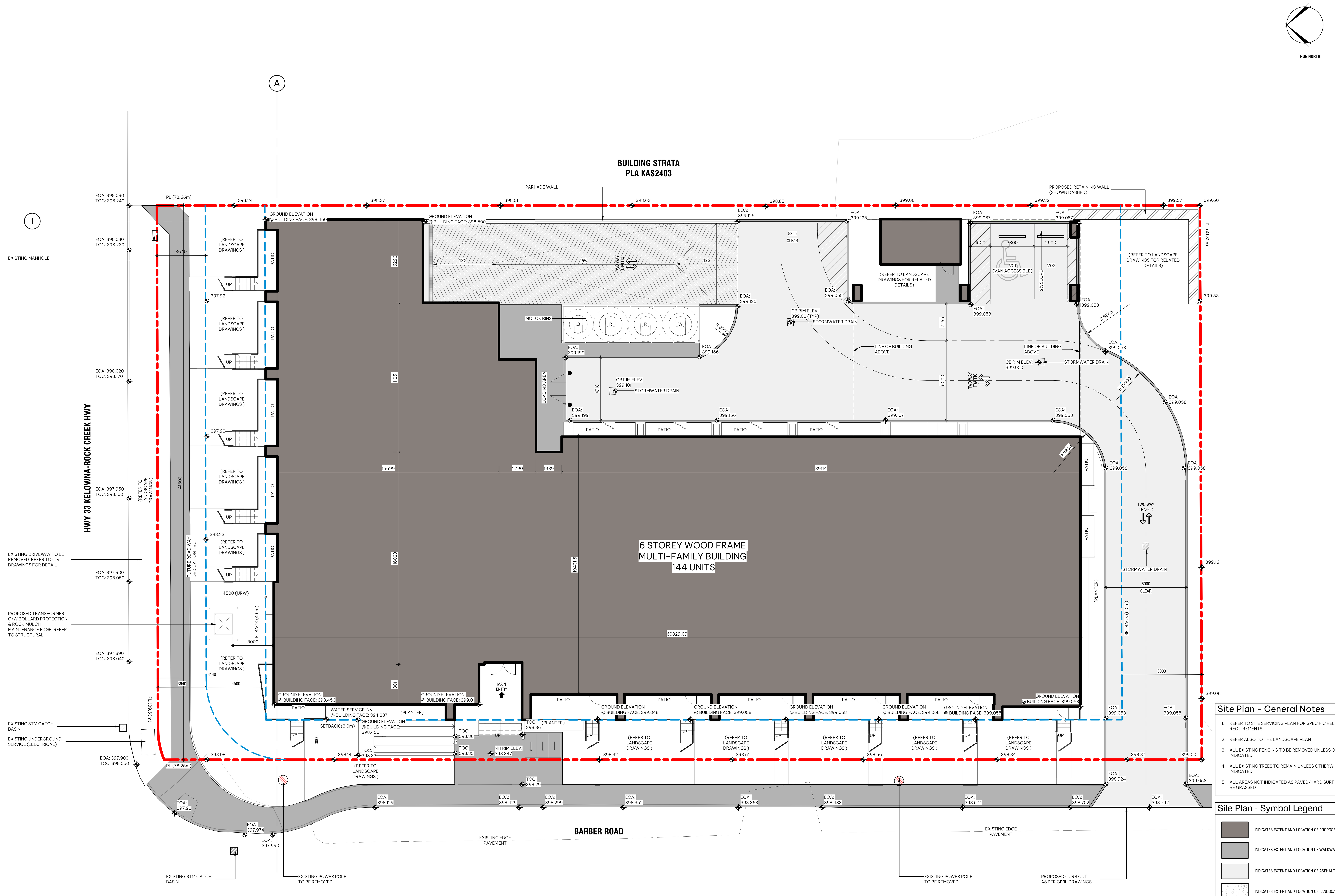

1 DP - Site Plan
DP1.00 SCALE: 1 : 100

Site Plan - General Notes

1. REFER TO SITE SERVICING PLAN FOR SPECIFIC RELATED REQUIREMENTS
2. REFER ALSO TO THE LANDSCAPE PLAN
3. ALL EXISTING FENCING TO BE REMOVED UNLESS OTHERWISE INDICATED
4. ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED
5. ALL AREAS NOT INDICATED AS PAVED/HARD SURFACING TO BE GRASSED

Site Plan - Symbol Legend

- INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING
- INDICATES EXTENT AND LOCATION OF WALKWAY
- INDICATES EXTENT AND LOCATION OF ASPHALT PAVING
- INDICATES EXTENT AND LOCATION OF LANDSCAPING
- INDICATES EXTENT AND LOCATION OF PAINTED LINEWORK
- INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
- INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)
- INDICATES ACCESSIBLE PARKING SYMBOL
- INDICATES PARKING LINE
- INDICATES LOCATION OF BIKE RACK
- INDICATES EXISTING GEODETIC SPOT ELEVATION
- INDICATES PROPOSED GEODETIC SPOT ELEVATION

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SITE PLAN

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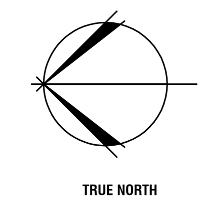
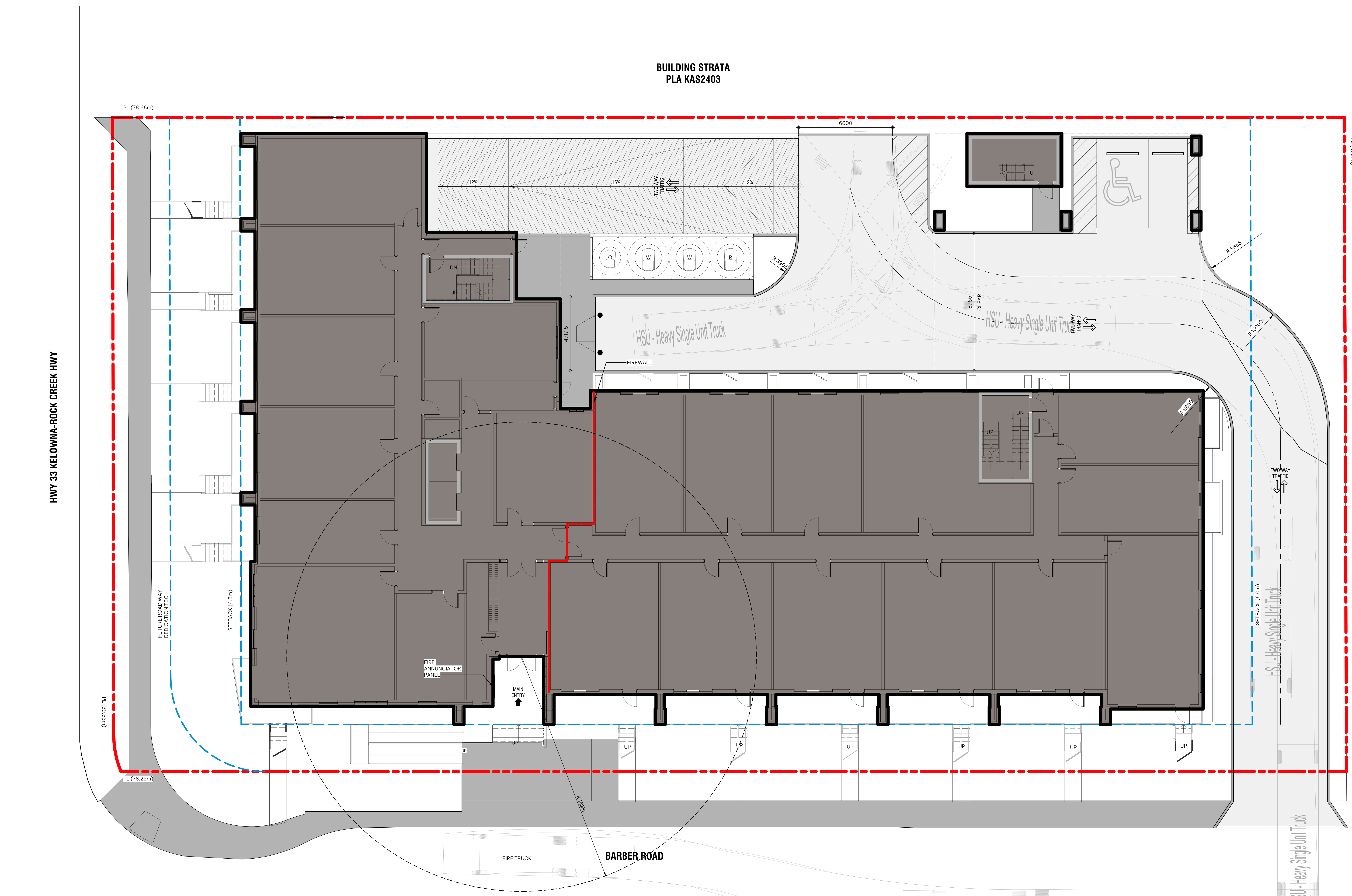
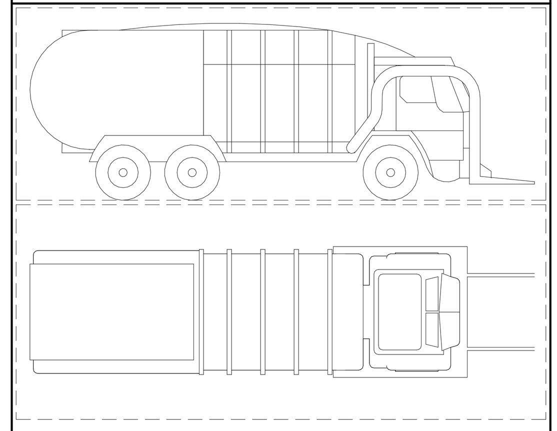




1 DP - Molok Truck and Fire Access Plan
DP1.01 SCALE: 1 : 100

- ALL PORTIONS OF WASTE AND RECYCLING COLLECTION ROUTE TO BE HEAVY DUTY ASPHALT OR CONCRETE STRUCTURALLY CAPABLE OF SUPPORTING A MINIMUM OF 25,000kg
- 4.6m VERTICAL CLEARANCE IS PROVIDED AT STAGING COLLECTION AREA
- 5 X 4YD³ BINS RECOMMENDED BY LOCAL WASTE & RECYCLING COMPANY
- 3 x 6.5YD³ + 1 x 3.9YD³ BIN PROVIDED FOR EQUIVALENT VOLUME OF WASTE & RECYCLING

HSU - General Information



HSU - HEAVY SINGLE UNIT TRUCK	
OVERALL LENGTH	11.500m
OVERALL WIDTH	2.600m
OVERALL BODY HEIGHT	3.650m
MIN. BODY GROUND CLEARANCE	0.445m
TRACK WIDTH	2.600m
LOCK-TO-LOCK TIME	4.00s
CURB TO CURB TURNING RADIUS	14.100m

Molok - General Information

MOLOK® North America Ltd.
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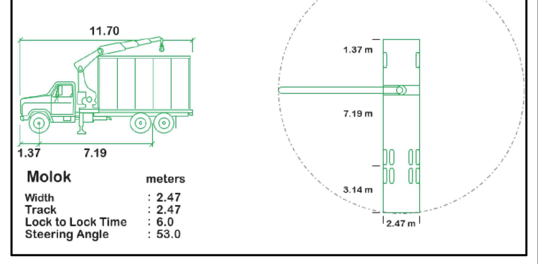

Molok	meters
Width	: 2.47
Track	: 2.47
Lock to Lock Time	: 6.0
Steering Angle	: 53.0

Site Plan - General Notes

1. REFER TO SITE SERVICING PLAN FOR SPECIFIC RELATED REQUIREMENTS
2. REFER ALSO TO THE LANDSCAPE PLAN
3. ALL EXISTING FENCING TO BE REMOVED UNLESS OTHERWISE INDICATED
4. ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED
5. ALL AREAS NOT INDICATED AS PAVED/HARD SURFACING TO BE GRASSED

Site Plan - Symbol Legend

- INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING
- INDICATES EXTENT AND LOCATION OF WALKWAY
- INDICATES EXTENT AND LOCATION OF ASPHALT PAVING
- INDICATES EXTENT AND LOCATION OF LANDSCAPING
- INDICATES EXTENT AND LOCATION OF PAINTED LINEWORK
- INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
- INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)
- INDICATES ACCESSIBLE PARKING SYMBOL
- INDICATES PARKING LINE
- INDICATES LOCATION OF BIKE RACK
- INDICATES EXISTING GEODETIC SPOT ELEVATION
- INDICATES PROPOSED GEODETIC SPOT ELEVATION

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FIRE ACCESS PLANS

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2	DP RESUBMISSION	25.07.2023

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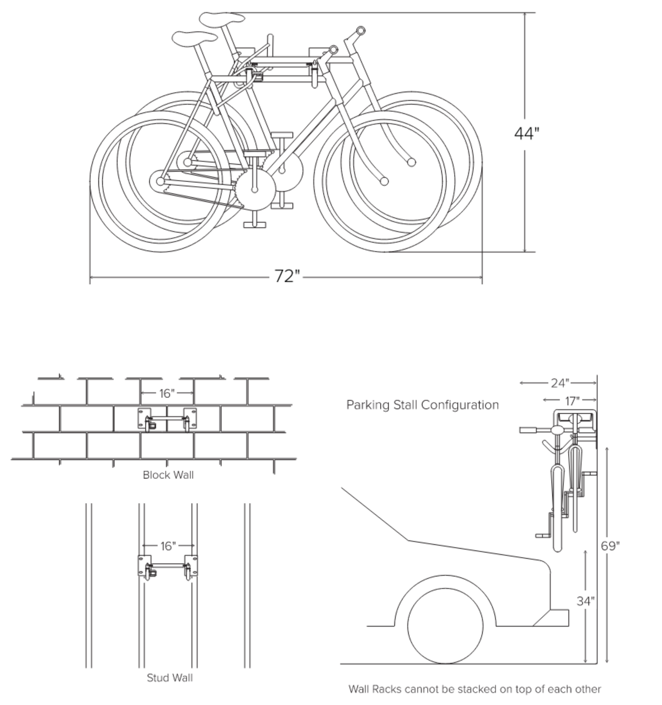
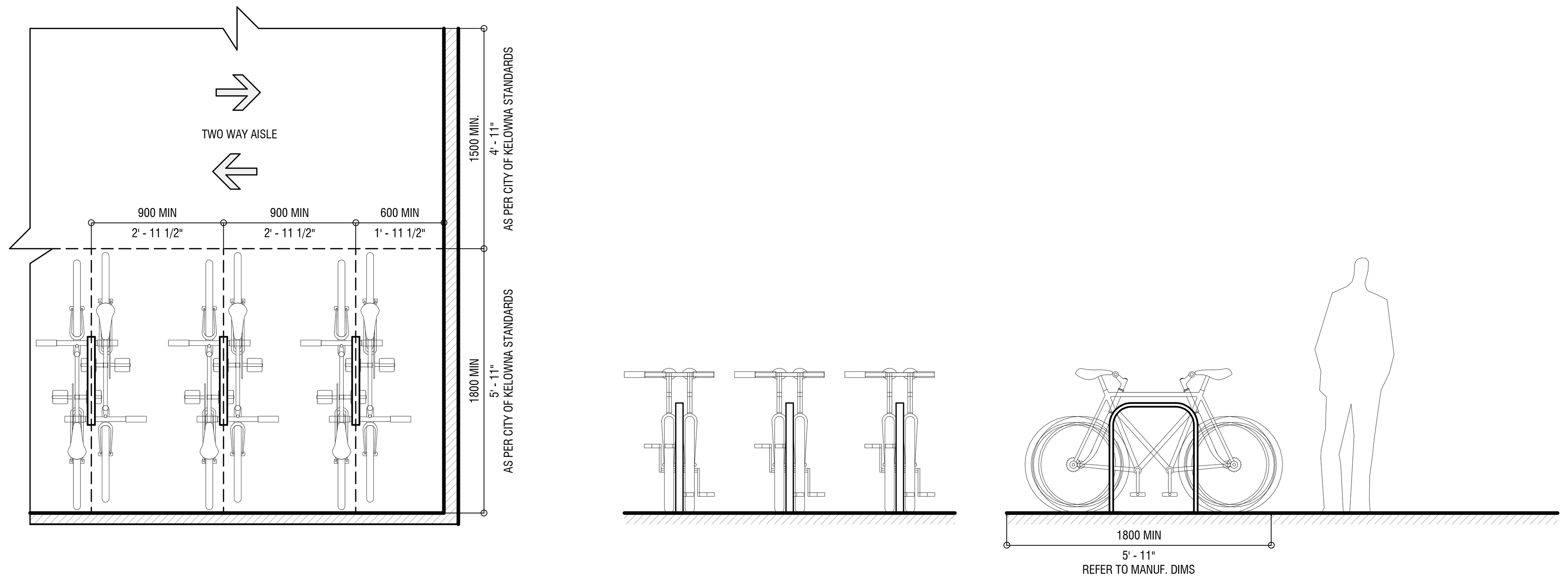
DP1.01



1 DP1.02 **Long Term Bicycle Parking Stalls - Wall Mounted**
SCALE: 1 : 25

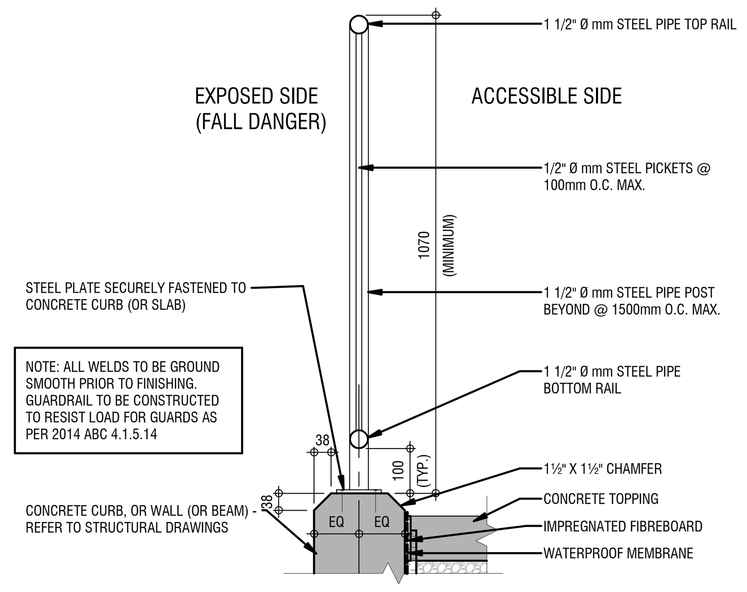


PLAN

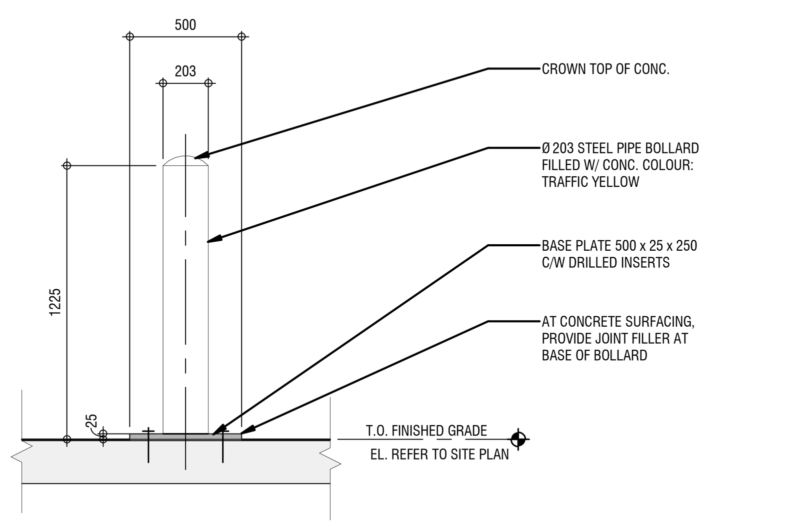
FRONT ELEVATION

SIDE ELEVATION

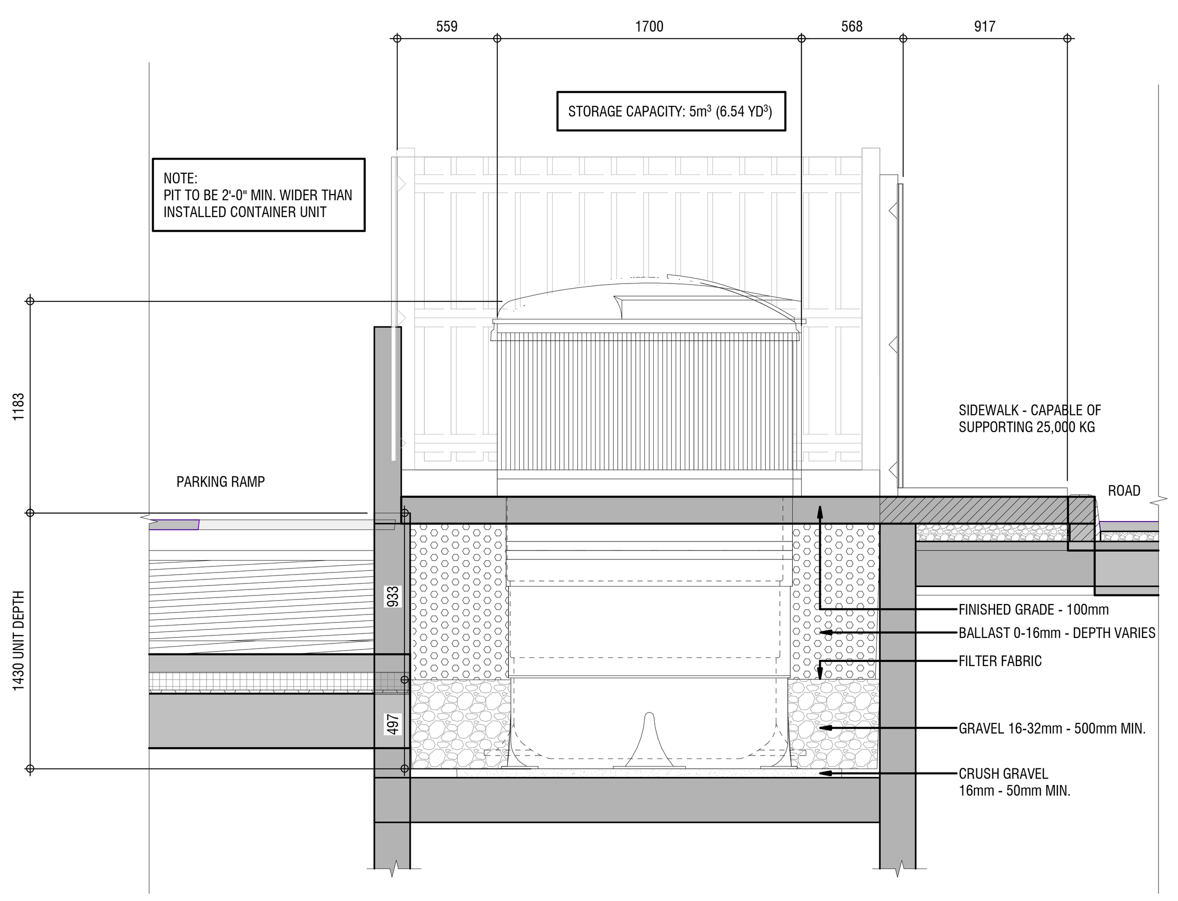
2 DP1.02 **Long Term Bicycle Parking Stalls - Floor Mounted**
SCALE: 1 : 25



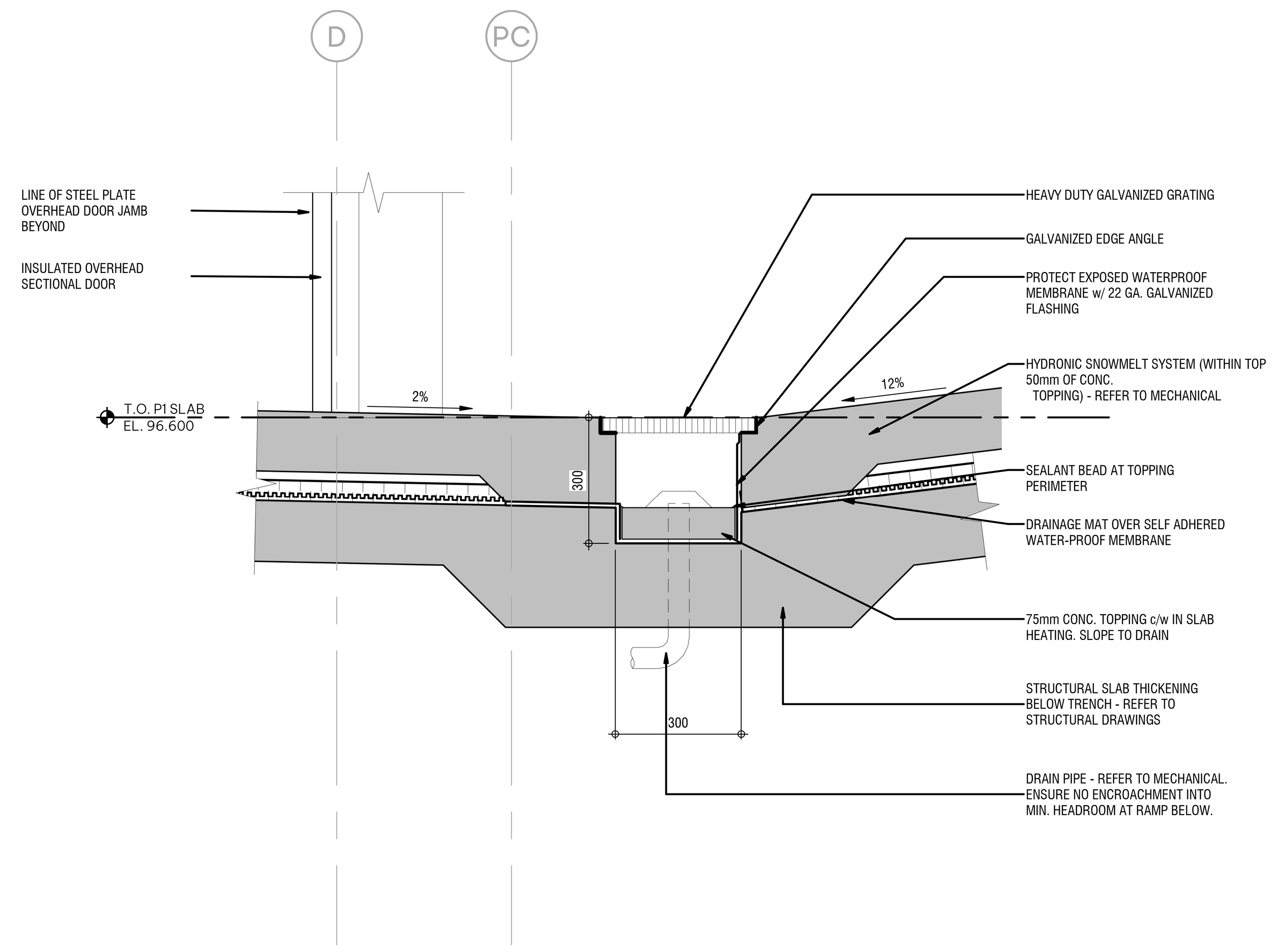
3 DP1.02 **Typical Site Guardrail Detail**
SCALE: 1 : 10



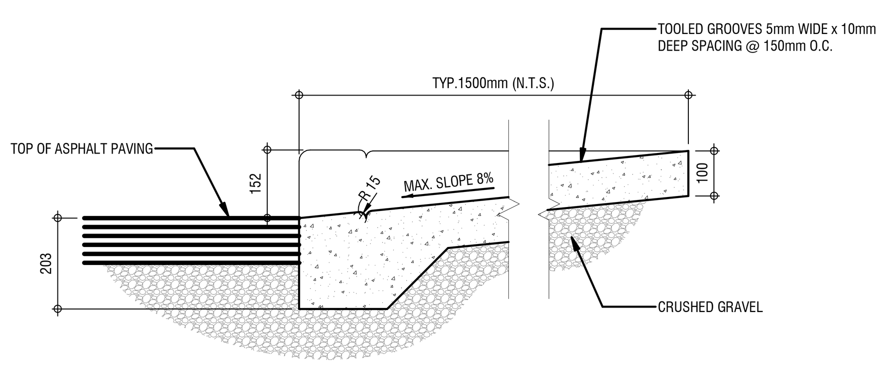
4 DP1.02 **Typical Bollard Detail**
SCALE: 1 : 20
DP2.02



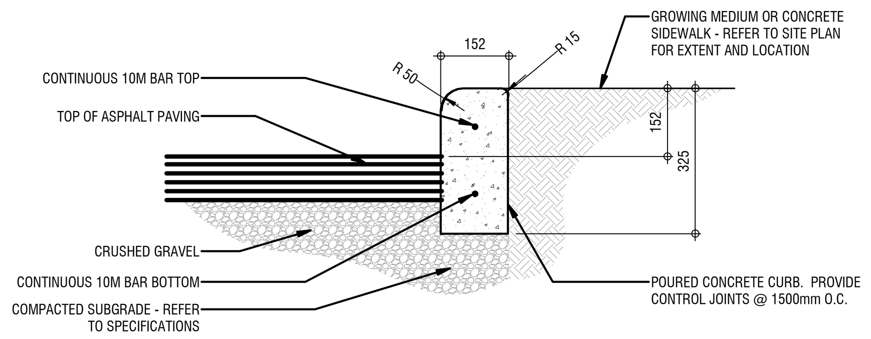
5 DP1.02 **Mollok Detail**
SCALE: 1 : 25



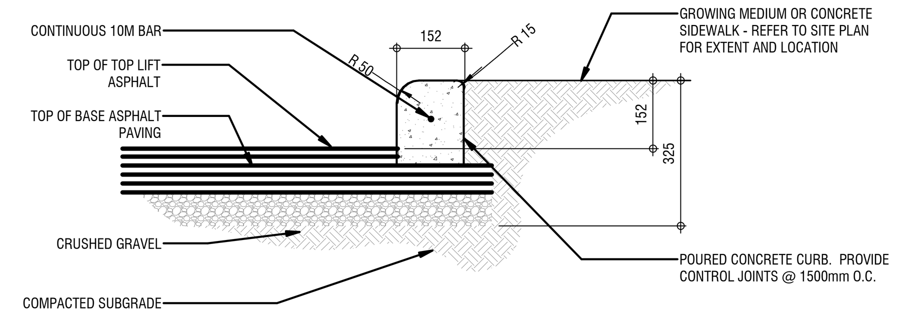
6 DP1.02 **Section Detail - Trench Detail**
SCALE: 1 : 10



7 DP1.02 **Typical Curb Cut Details**
SCALE: 1 : 10



8 DP1.02 **Typical Barrier Curb Details**
SCALE: 1 : 10



9 DP1.02 **Typical Pin Curb Detail**
SCALE: 1 : 10

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SITE DETAILS

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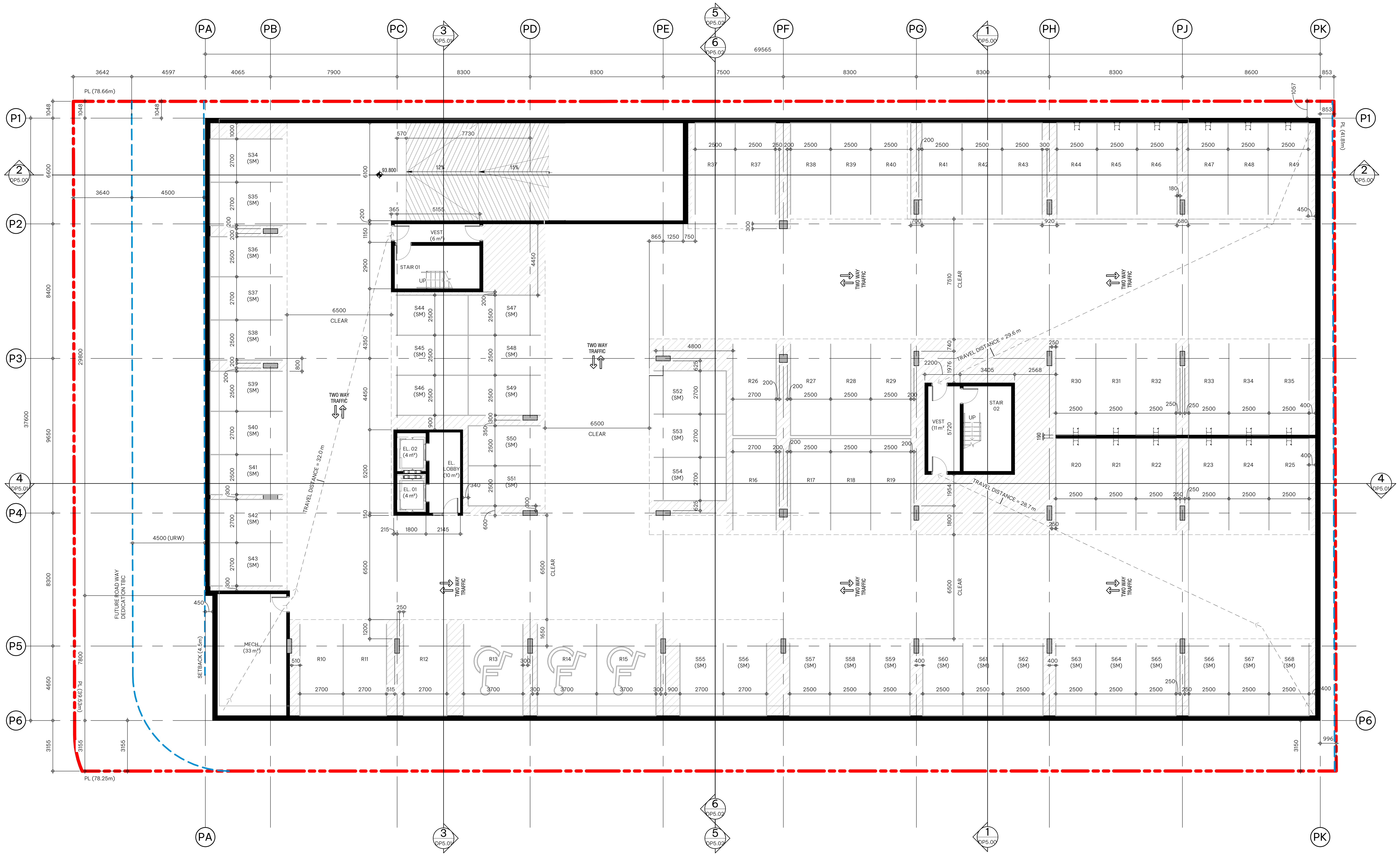


1 DP2.00 **Level P2 - Floor Plan**
SCALE: 1 : 100

PARKING PROVIDED

Level 1	
REGULAR SIZE PARKING SPACE	1
VAN ACCESSIBLE PARKING SPACE	1
	2
Level P1	
ACCESSIBLE PARKING SPACE	1
REGULAR SIZE PARKING SPACE	29
SMALL SIZE PARKING SPACE	32
	62
Level P2	
ACCESSIBLE PARKING SPACE	3
REGULAR SIZE PARKING SPACE	37
SMALL SIZE PARKING SPACE	35
	75
TOTAL PARKING PROVIDED	139

WALL MOUNT BIKE STORAGE

LONG TERM BICYCLE PARKING PROVIDED AT THE END OF REGULAR STALLS AS PER 8.5.6.(c) ii.

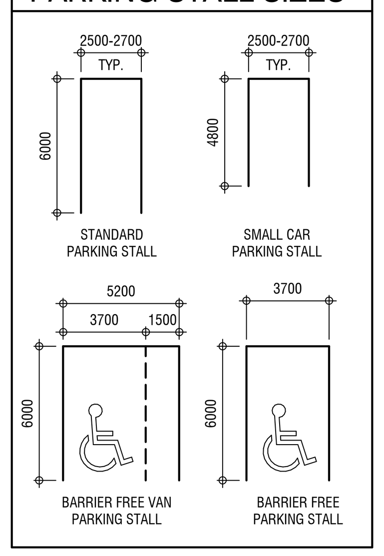
Level P2	
WALL MOUNT BIKE STORAGE	36

GROUND ANCHORED BIKE STORAGE

LONG TERM BICYCLE PARKING PROVIDED IN STORAGE ROOM AS PER TABLE 8.5.1.

Level 1	
GROUND ANCHORED BIKE STORAGE	6
Level P1	
GROUND ANCHORED BIKE STORAGE	68

PARKING STALL SIZES



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LEVEL P2 FLOOR PLAN

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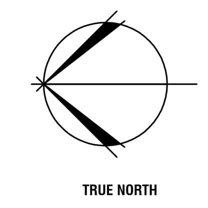
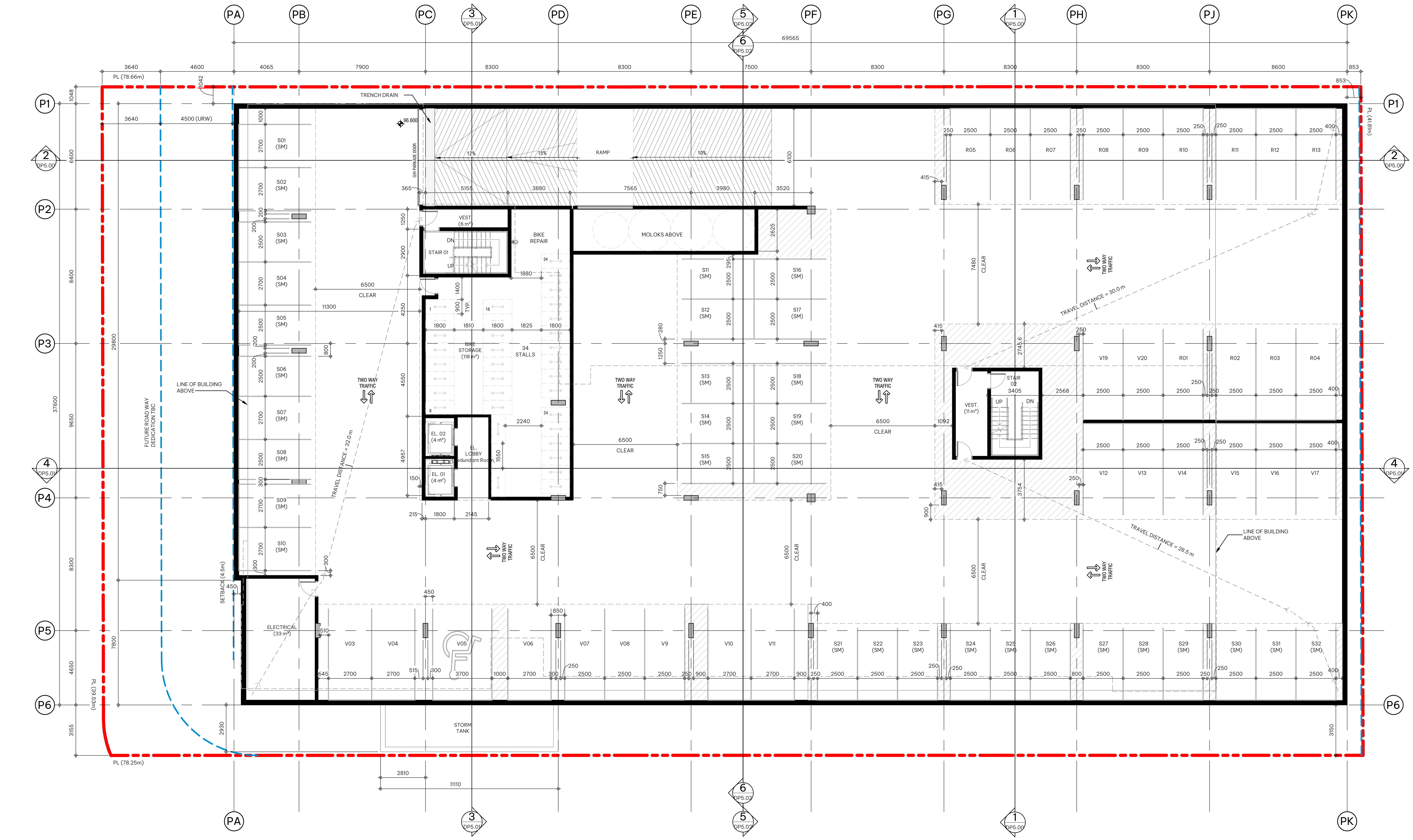
DP2.00





1 Level P1 - Floor Plan
DP2.01 SCALE: 1 : 100

PARKING PROVIDED

Level 1	
REGULAR SIZE PARKING SPACE	1
VAN ACCESSIBLE PARKING SPACE	1
	2
Level P1	
ACCESSIBLE PARKING SPACE	1
REGULAR SIZE PARKING SPACE	29
SMALL SIZE PARKING SPACE	32
	62
Level P2	
ACCESSIBLE PARKING SPACE	3
REGULAR SIZE PARKING SPACE	37
SMALL SIZE PARKING SPACE	35
	75
TOTAL PARKING PROVIDED	139

WALL MOUNT BIKE STORAGE

LONG TERM BICYCLE PARKING PROVIDED AT THE END OF REGULAR STALLS AS PER 8.5.6.(c) ii.

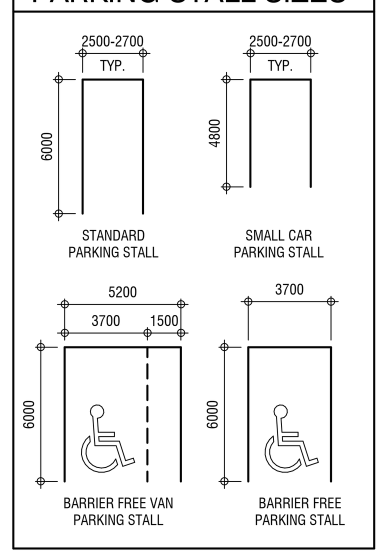
Level P2	
WALL MOUNT BIKE STORAGE	36

GROUND ANCHORED BIKE STORAGE

LONG TERM BICYCLE PARKING PROVIDED IN STORAGE ROOM AS PER TABLE 8.5.1.

Level 1	
GROUND ANCHORED BIKE STORAGE	6
Level P1	
GROUND ANCHORED BIKE STORAGE	68

PARKING STALL SIZES



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LEVEL P1 FLOOR PLAN

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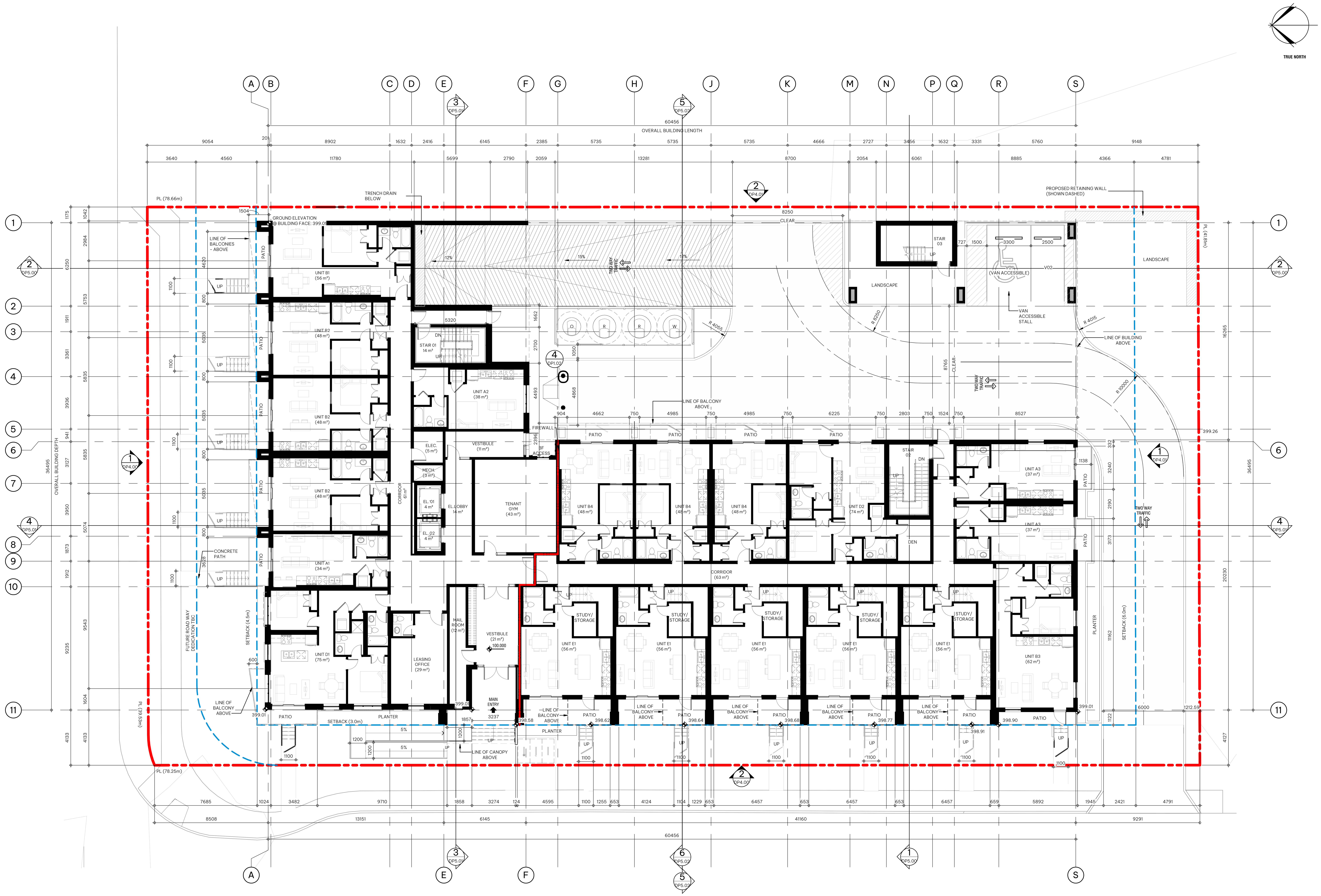

1 Main Level - Floor Plan
DP2.02 SCALE: 1 : 100

PARKING PROVIDED

Level 1	
REGULAR SIZE PARKING SPACE	1
VAN ACCESSIBLE PARKING SPACE	1
	2
Level P1	
ACCESSIBLE PARKING SPACE	1
REGULAR SIZE PARKING SPACE	29
SMALL SIZE PARKING SPACE	32
	62
Level P2	
ACCESSIBLE PARKING SPACE	3
REGULAR SIZE PARKING SPACE	37
SMALL SIZE PARKING SPACE	35
	75
TOTAL PARKING PROVIDED	139

WALL MOUNT BIKE STORAGE

LONG TERM BICYCLE PARKING PROVIDED AT THE END OF REGULAR STALLS AS PER 8.5.6.(c) ii.

Level P2	
WALL MOUNT BIKE STORAGE	36

GROUND ANCHORED BIKE STORAGE

LONG TERM BICYCLE PARKING PROVIDED IN STORAGE ROOM AS PER TABLE 8.5.1.

Level 1	
GROUND ANCHORED BIKE STORAGE	6
Level P1	
GROUND ANCHORED BIKE STORAGE	68

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MAIN LEVEL FLOOR PLAN

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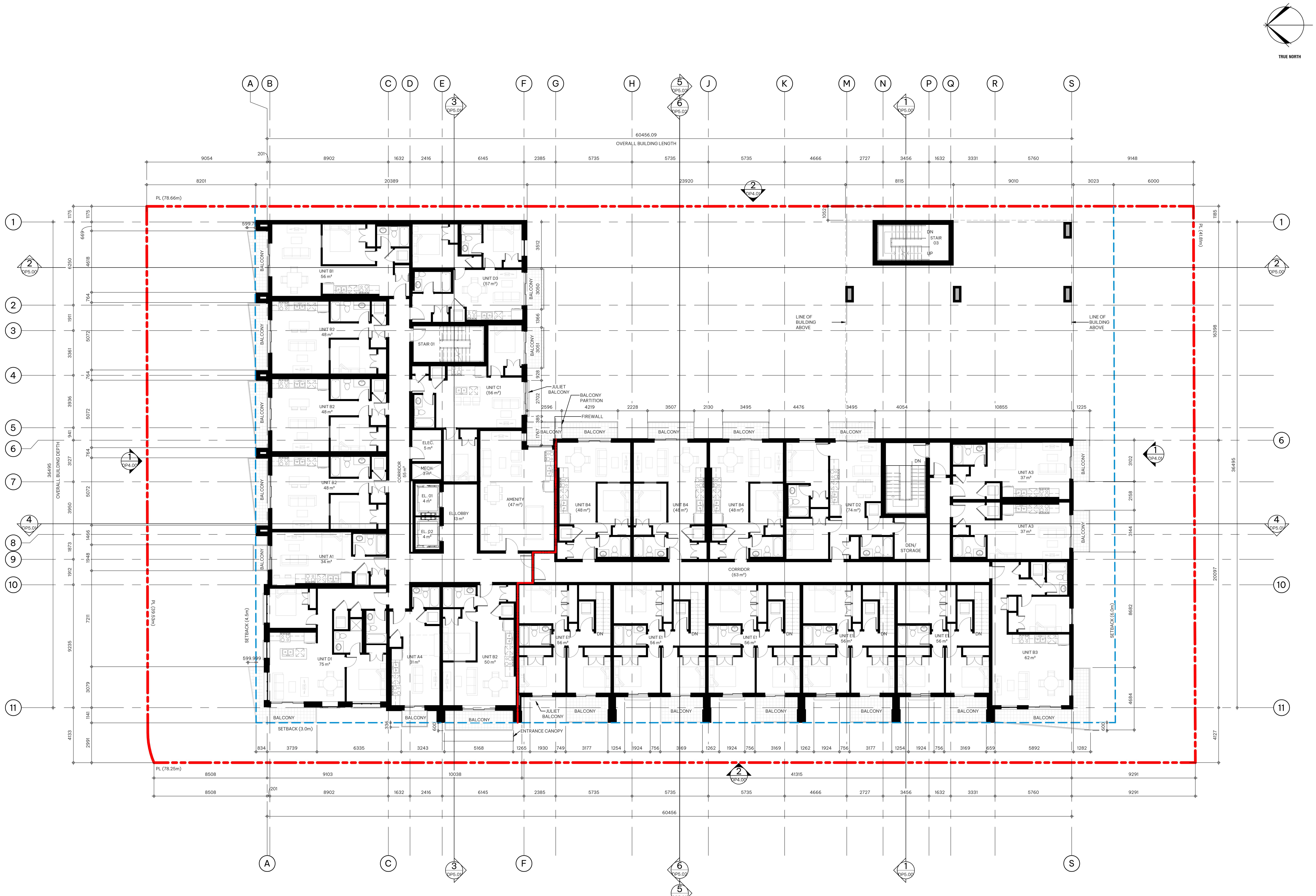

1 Level 2 - Floor Plan
DP2.03
SCALE: 1 : 100

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LEVEL 2 FLOOR PLAN

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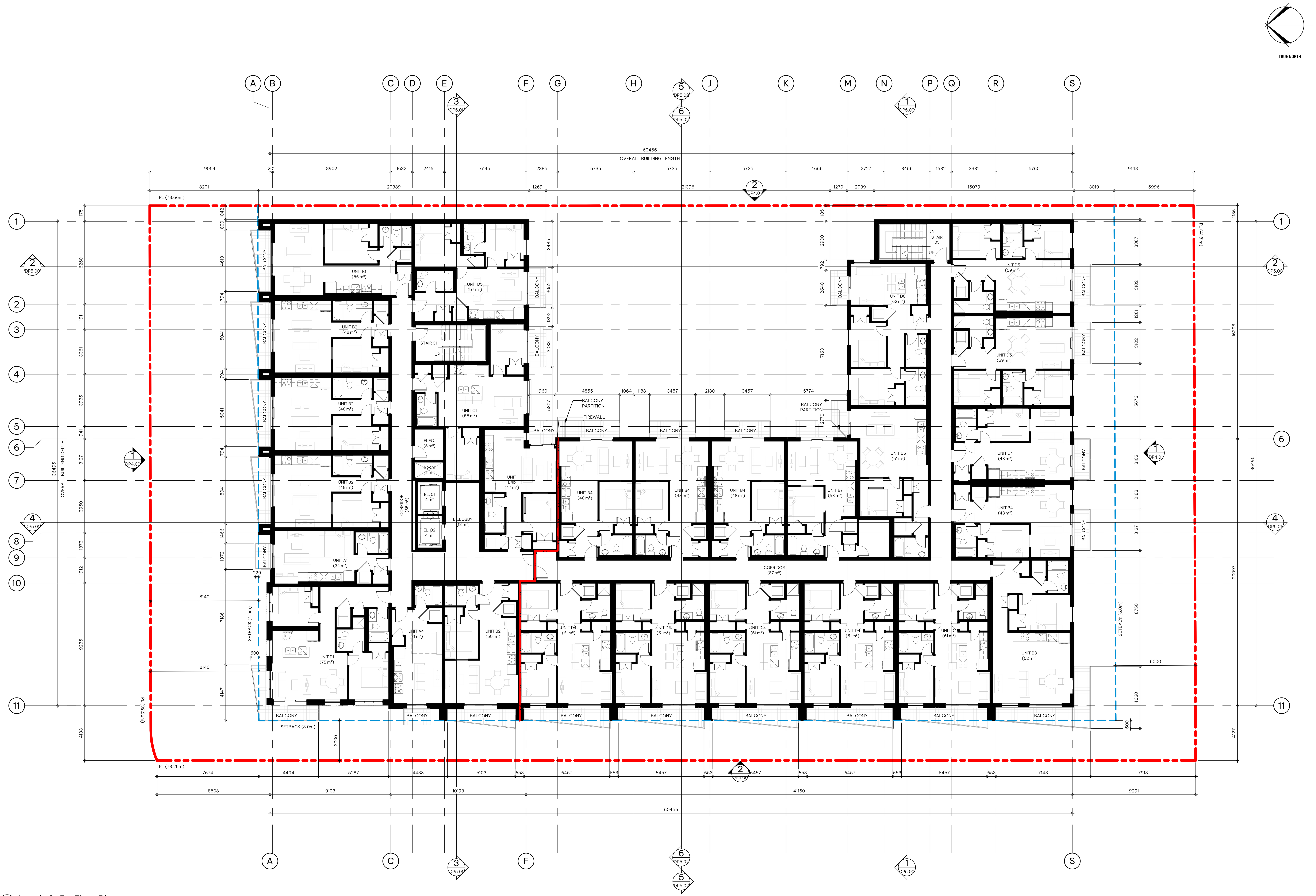

1 Levels 3-5 - Floor Plans
DP2.04 SCALE: 1:100

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LEVELS 3-5 FLOOR PLANS

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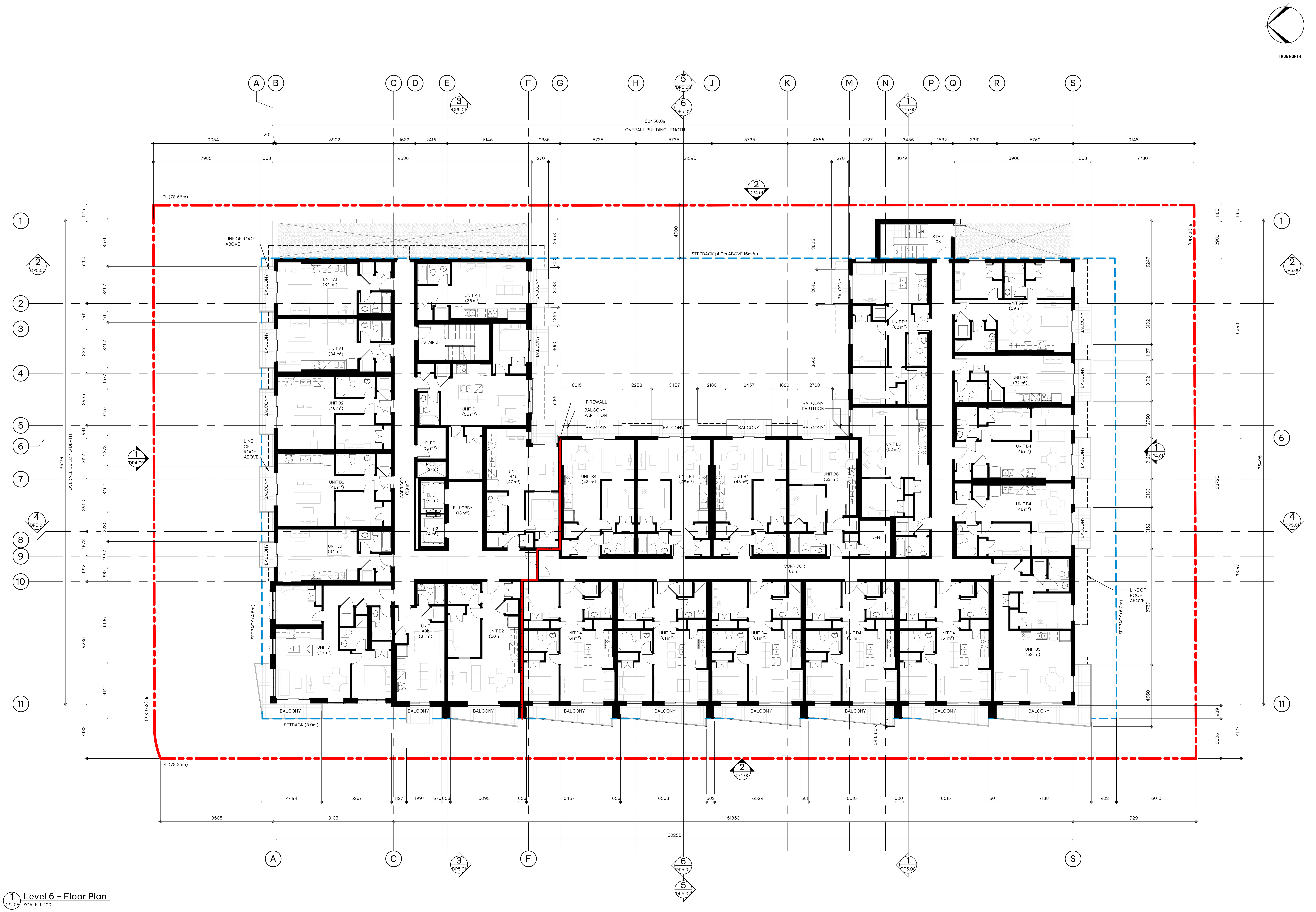

1 Level 6 - Floor Plan
DP2.05 SCALE: 1 : 100

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LEVEL 6 FLOOR PLAN

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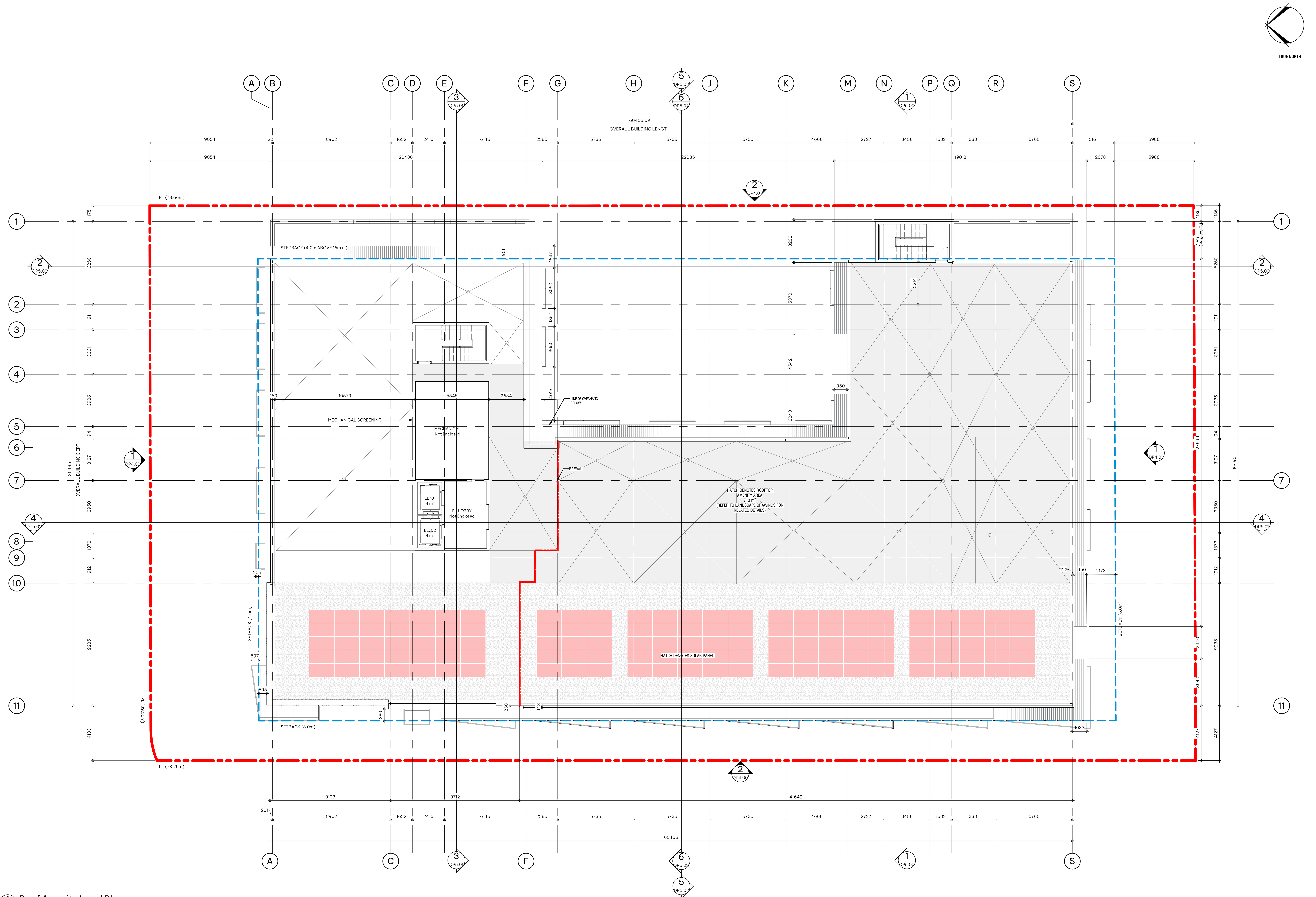

1 Roof Amenity Level Plan
DP2.06 SCALE: 1 : 100

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ROOF AMENITY LEVEL PLAN

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SCALE 1 : 100
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DRAWING NO.
DP2.06

1 North Elevation
DP4.00 SCALE : 1 : 100

2 West Elevation
DP4.00 SCALE : 1 : 100

Elevation - Code Legend

1	QUICK PANEL - BONE WHITE
2	QUICK PANEL - CADET GREY
3	FAST PLANK - BONE WHITE
4	FAST PLANK - CADET GREY
5	FAST PLANK - CLASSIC BLACK
6	FAST PLANK - WOOD GRAIN
7	BRICK
8	PREFINISHED METAL PLATE FASCIA - ARCTIC WHITE
9	GLAZED GUARD (CLEAR) - SIDE MOUNTED
10	ALUMINIUM RAILING PICKET (CHARCOAL) - SIDE MOUNTED
11	SLIDING DOOR C/W SIDELIGHT - VISION GLASS
12	SEALED GLAZING UNIT C/W CHARCOAL MULLIONS - VISION GLASS
13	SWING DOOR(S) C/W SIDELIGHT - VISION GLASS
14	SANDSTONE

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BUILDING ELEVATIONS

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DRAWING NO.

DP4.00

1 South Elevation
DP4.01 SCALE: 1 : 100

2 East Elevation
DP4.01 SCALE: 1 : 100

Elevation - Code Legend

1	QUICK PANEL - BONE WHITE
2	QUICK PANEL - CADET GREY
3	FAST PLANK - BONE WHITE
4	FAST PLANK - CADET GREY
5	FAST PLANK - CLASSIC BLACK
6	FAST PLANK - WOOD GRAIN
7	BRICK
8	PREFINISHED METAL PLATE FASCIA - ARCTIC WHITE
9	GLAZED GUARD (CLEAR) - SIDE MOUNTED
10	ALUMINIUM RAILING PICKET (CHARCOAL) - SIDE MOUNTED
11	SLIDING DOOR C/W SIDELIGHT - VISION GLASS
12	SEALED GLAZING UNIT C/W CHARCOAL MULLIONS - VISION GLASS
13	SWING DOOR(S) C/W SIDELIGHT - VISION GLASS
14	SANDSTONE

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BUILDING ELEVATIONS

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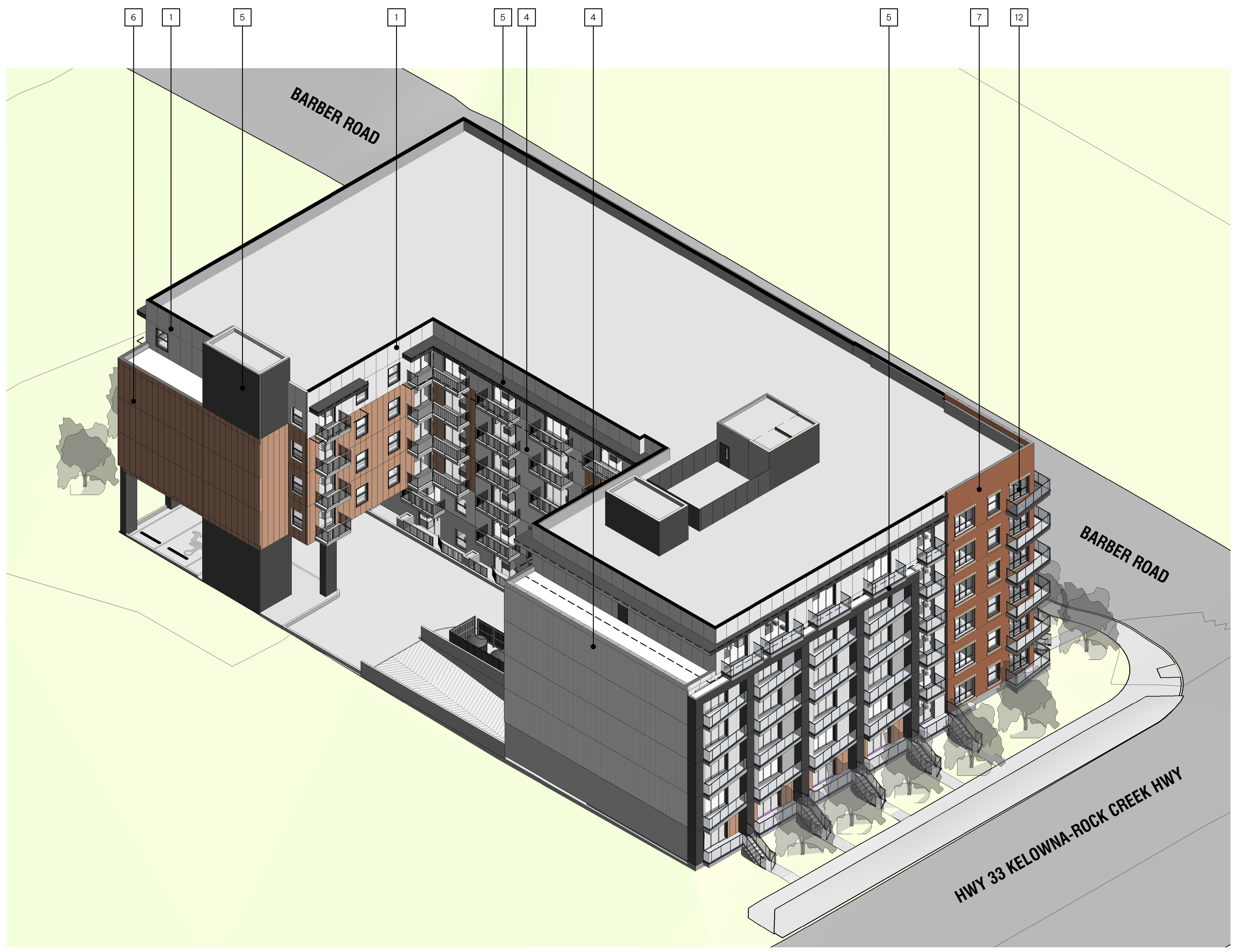
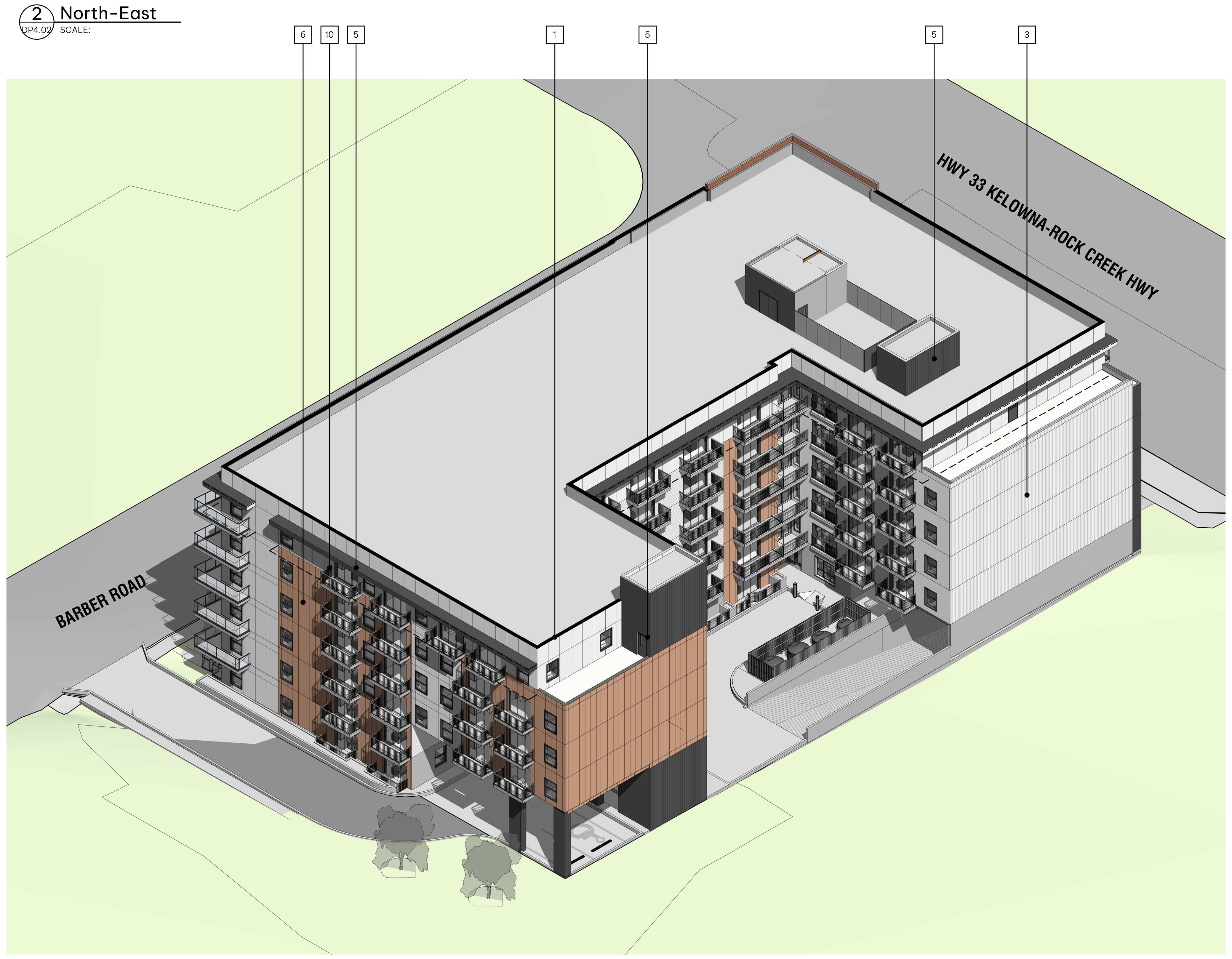
DP4.01

1 North-West
DP4.02 SCALE:



2 North-East
DP4.02 SCALE:

3 South-West
DP4.02 SCALE:



4 South-East
DP4.02 SCALE:

Elevation - Code Legend

1	QUICK PANEL - BONE WHITE
2	QUICK PANEL - CADET GREY
3	FAST PLANK - BONE WHITE
4	FAST PLANK - CADET GREY
5	FAST PLANK - CLASSIC BLACK
6	FAST PLANK - WOOD GRAIN
7	BRICK
8	PREFINISHED METAL PLATE FASCIA - ARCTIC WHITE
9	GLAZED GUARD (CLEAR) - SIDE MOUNTED
10	ALUMINIUM RAILING PICKET (CHARCOAL) - SIDE MOUNTED
11	SLIDING DOOR C/W SIDELIGHT - VISION GLASS
12	SEALED GLAZING UNIT C/W CHARCOAL MULLIONS - VISION GLASS
13	SWING DOOR(S) C/W SIDELIGHT - VISION GLASS
14	SANDSTONE

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ORTHOGRAPHIC ELEVATIONS

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DRAWING NO.
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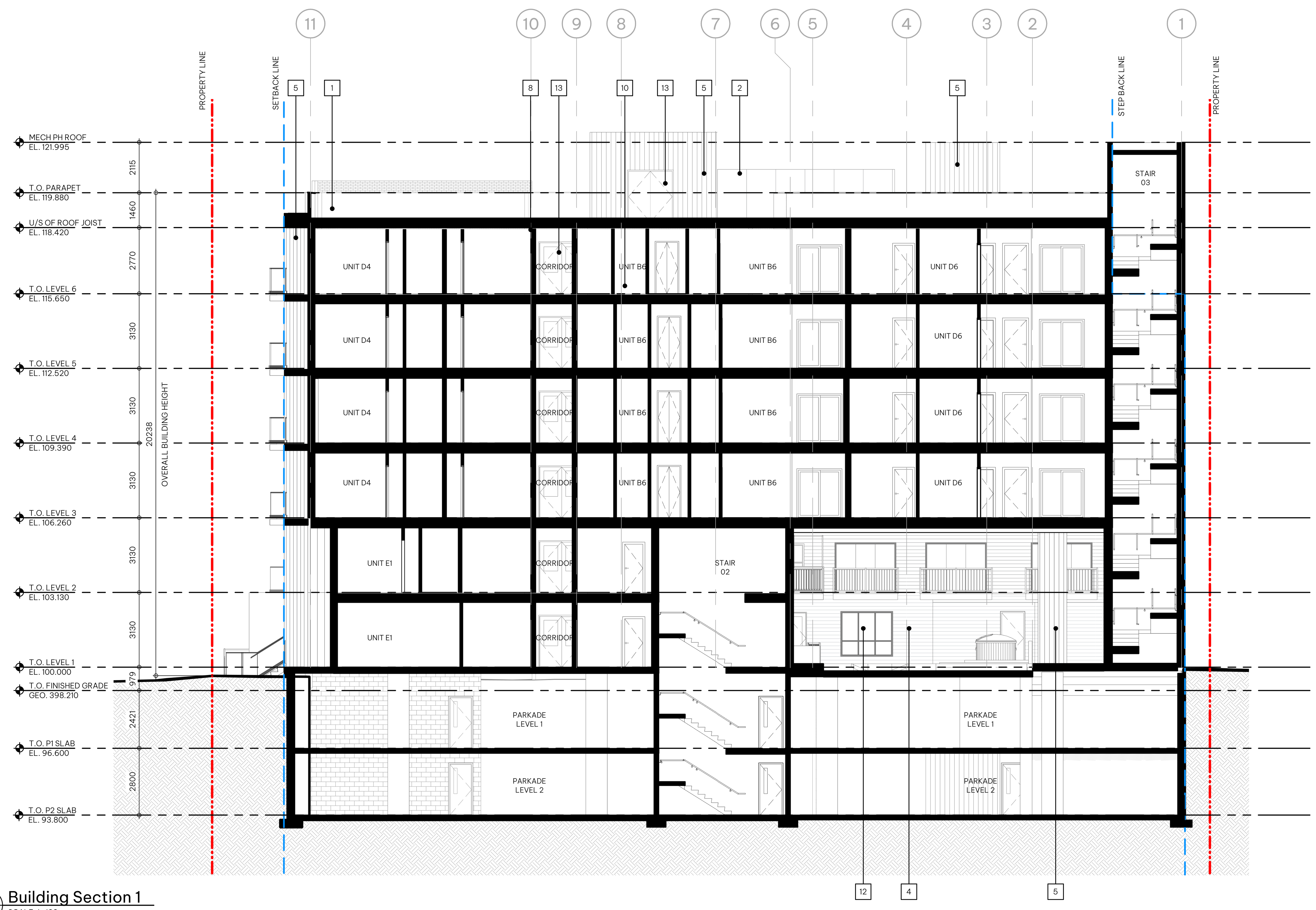
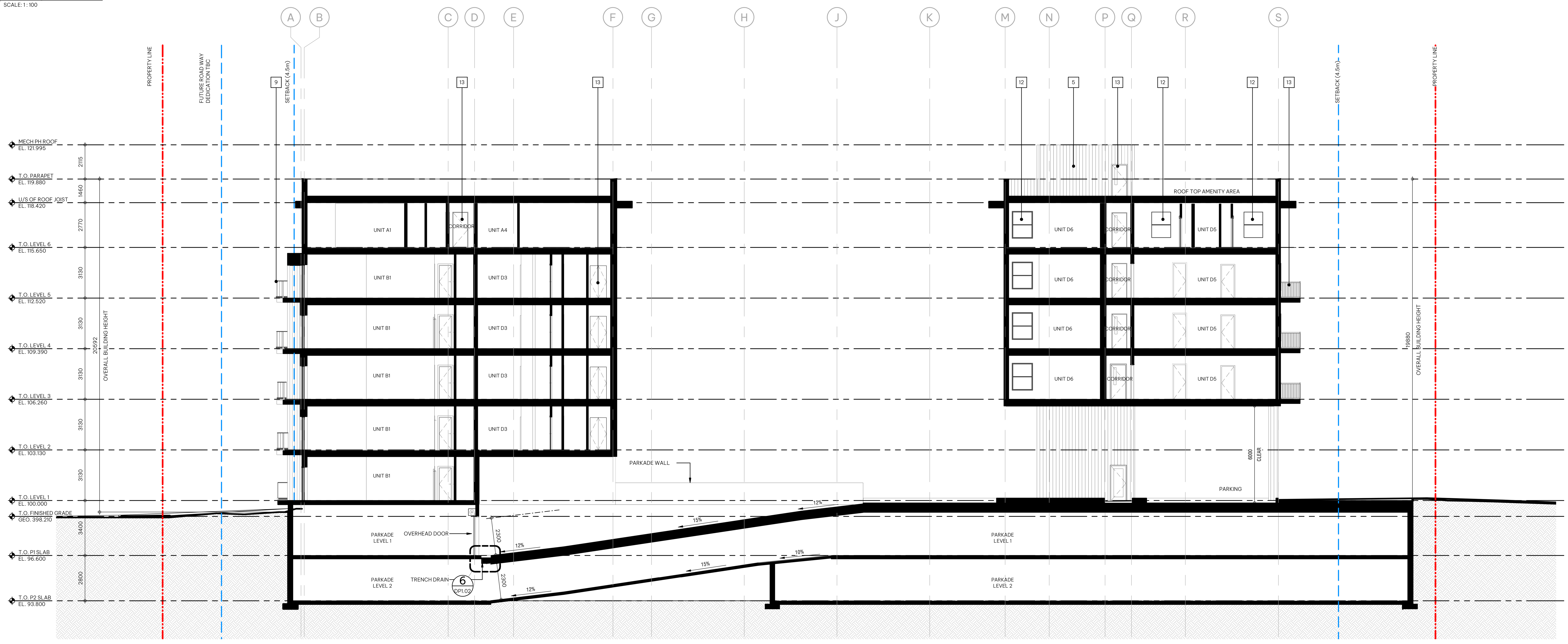


1 Building Section 1
DP5.00 SCALE: 1 : 100



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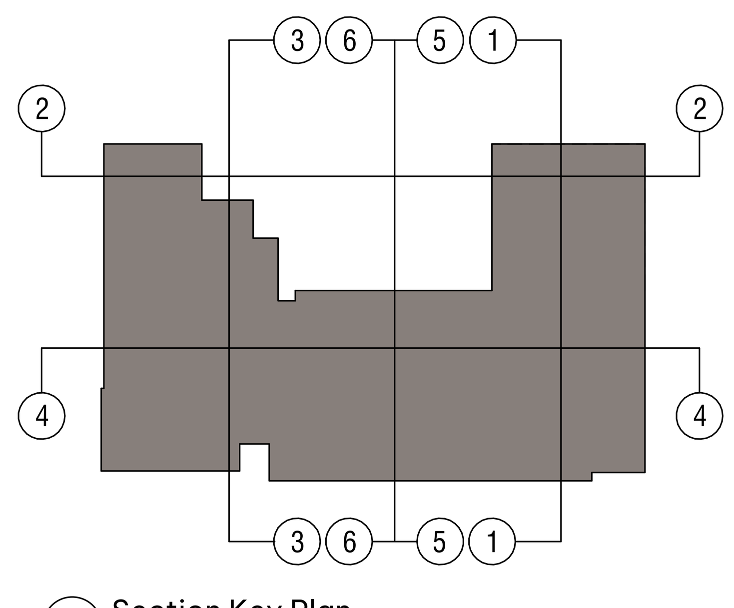

Section Key Plan
SCALE: 1 : 500

Elevation - Code Legend

1	QUICK PANEL - BONE WHITE	
2	QUICK PANEL - CADET GREY	
3	FAST PLANK - BONE WHITE	
4	FAST PLANK - CADET GREY	
5	FAST PLANK - CLASSIC BLACK	
6	FAST PLANK - WOOD GRAIN	
7	BRICK	
8	PREFINISHED METAL PLATE FASCIA - ARCTIC WHITE	
9	GLAZED GUARD (CLEAR) - SIDE MOUNTED	
10	ALUMINIUM RAILING PICKET (CHARCOAL) - SIDE MOUNTED	
11	SLIDING DOOR C/W SIDELIGHT - VISION GLASS	
12	SEALED GLAZING UNIT C/W CHARCOAL MULLIONS - VISION GLASS	
13	SWING DOOR(S) C/W SIDELIGHT - VISION GLASS	
14	SANDSTONE	

S2 architecture

BUILDING SECTIONS

THEO
765 HIGHWAY 33, 135 and 155 BARBER ROAD, KELOWNA, BC
ARLINGTON GROUP
223047

NOT FOR CONSTRUCTION

This drawing supercedes previous issues. Do not scale these drawings.

Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

REVISION		DATE
2	DP RESUBMISSION	25.07.2023

SCALE As indicated
DATE 7/25/2023 4:38:08 PM
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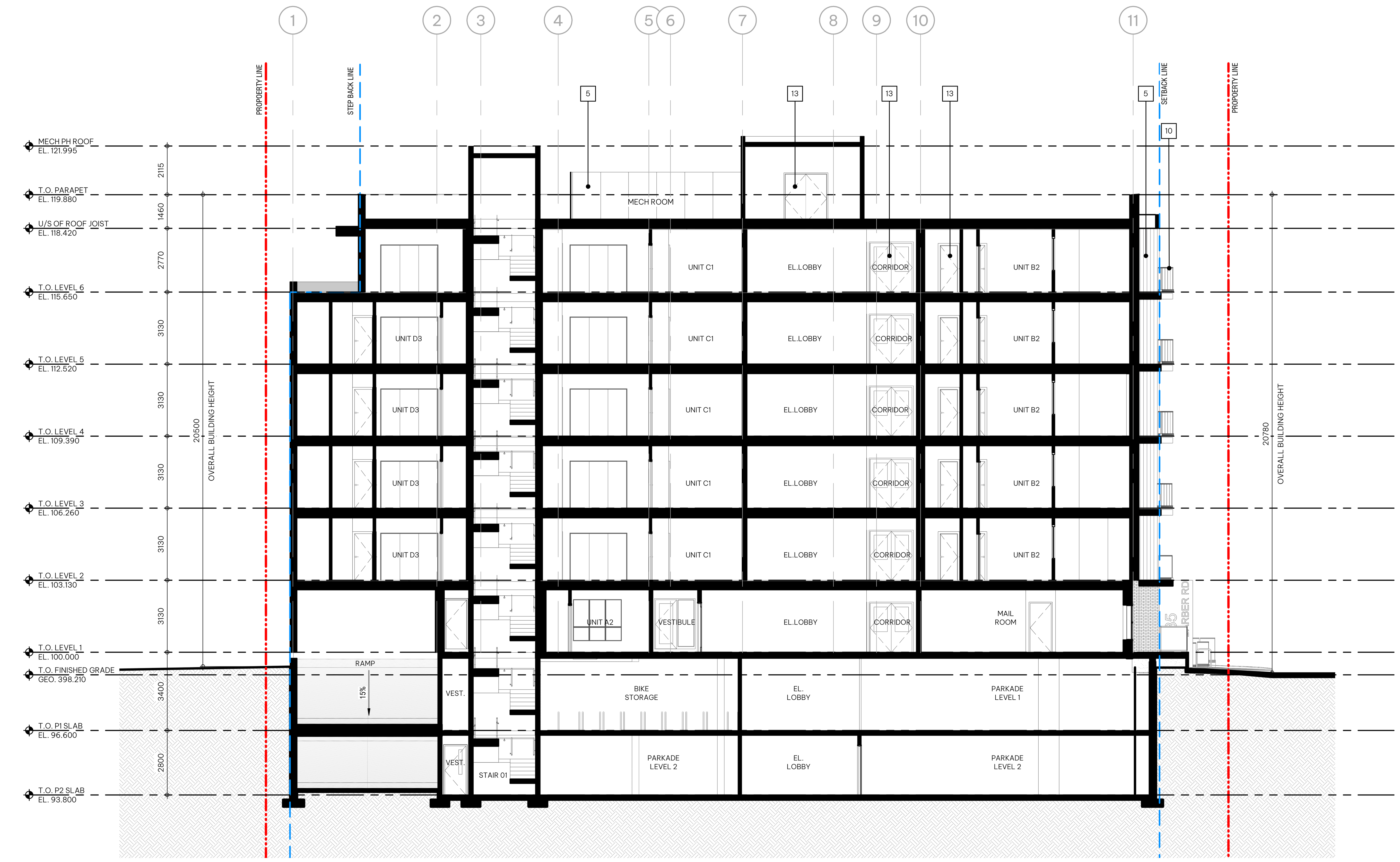
CHECKED BY Checker

DRAWING NO.
DP5.00



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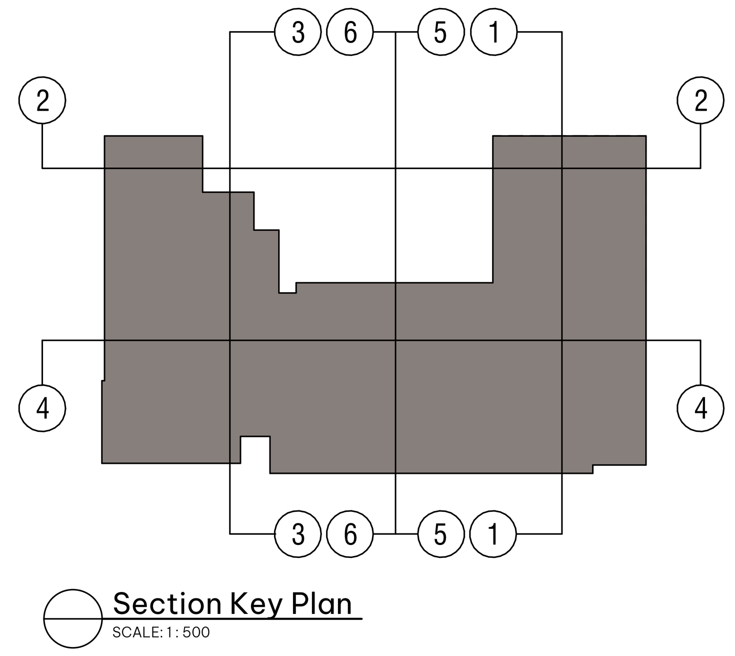

Section Key Plan
SCALE: 1 : 500

Elevation - Code Legend

1	QUICK PANEL - BONE WHITE
2	QUICK PANEL - CADET GREY
3	FAST PLANK - BONE WHITE
4	FAST PLANK - CADET GREY
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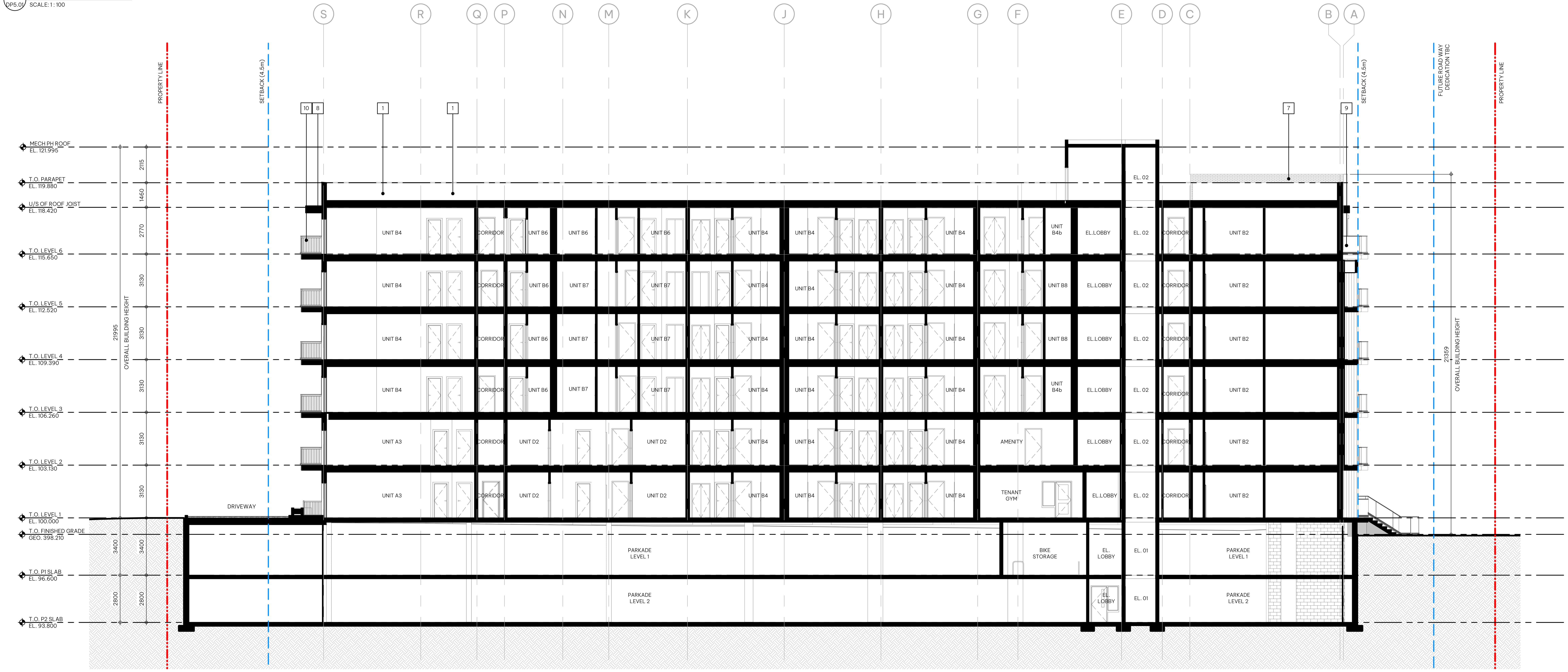
14	SANDSTONE



4 Building Section 4
SCALE: 1 : 100

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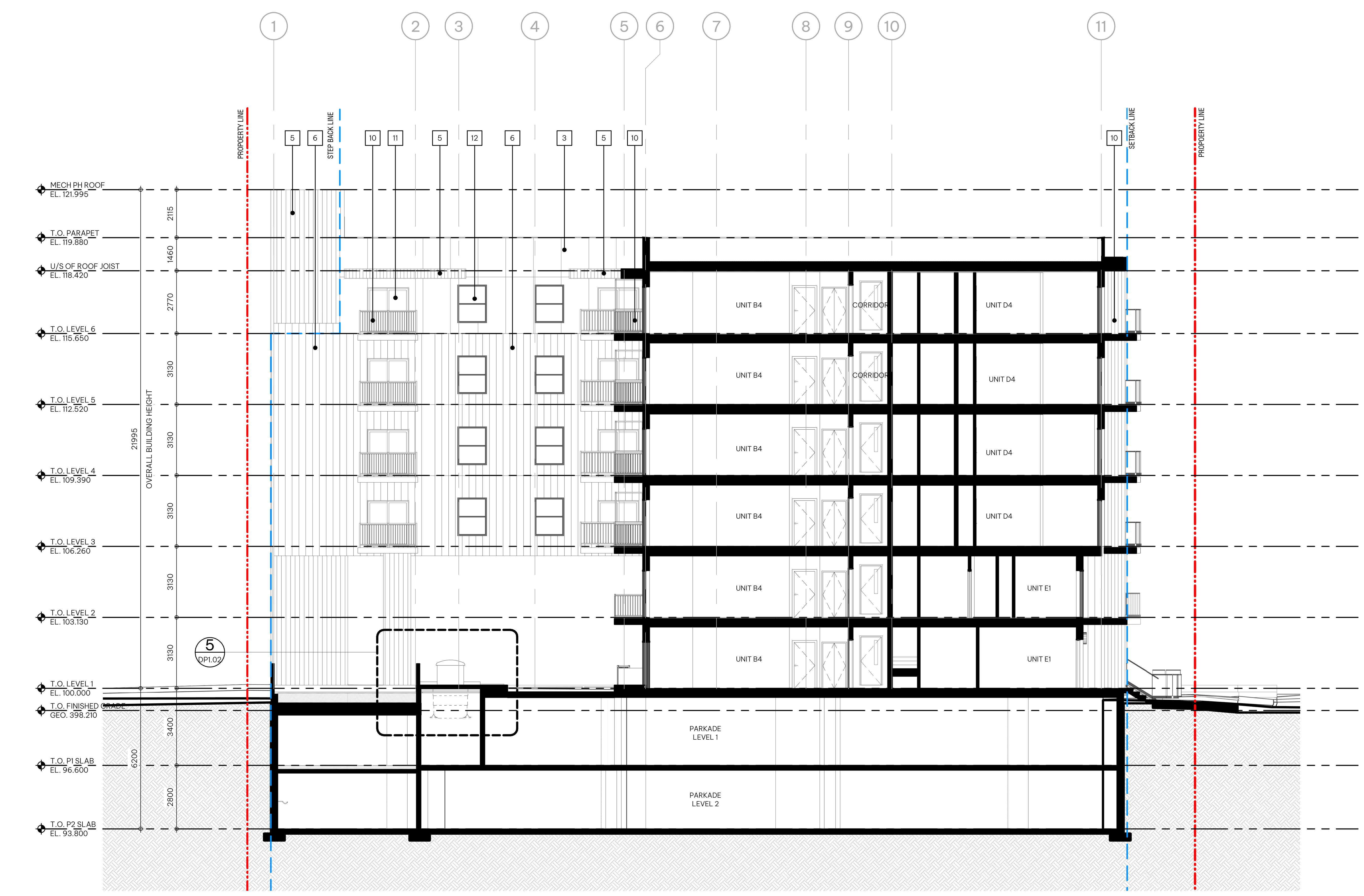
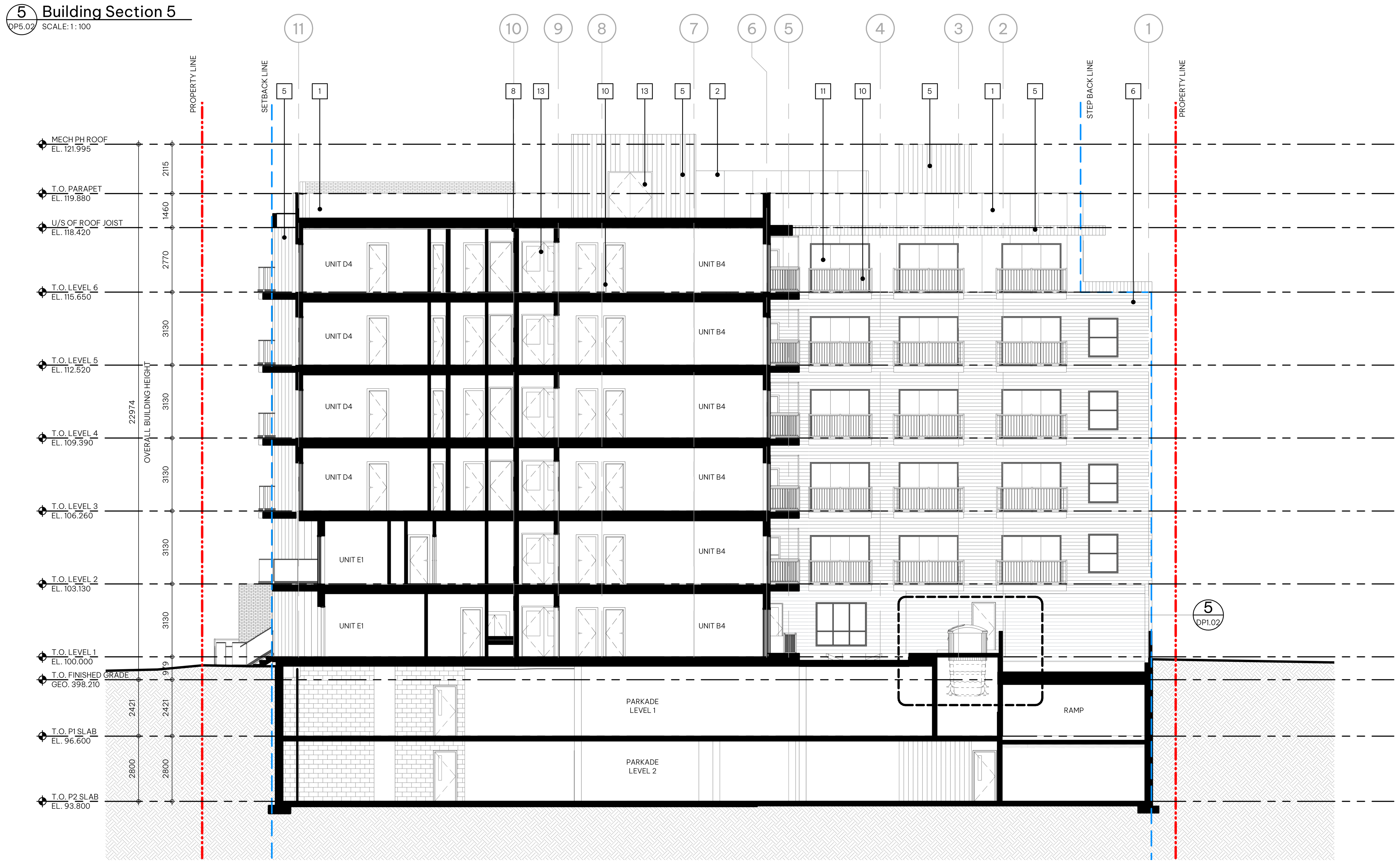
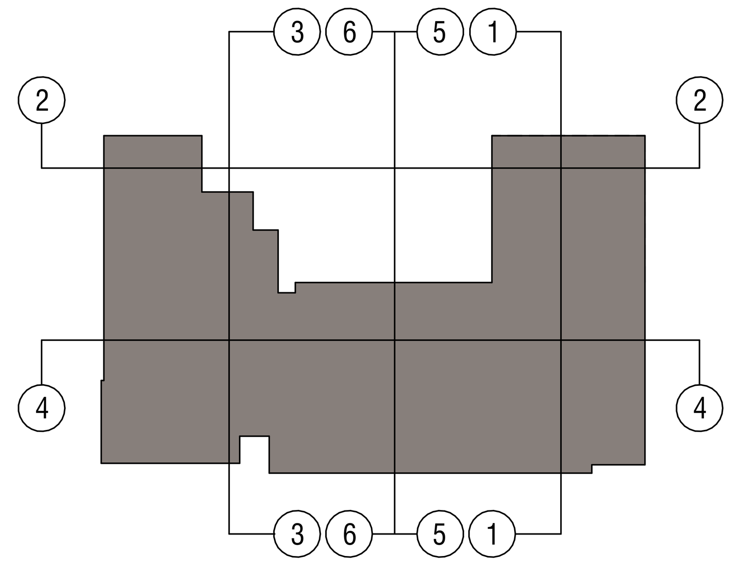
DRAWING NO.
DP5.01



5 **Building Section 5**
DP5.02 SCALE: 1 : 100



6 **Building Section 6**
DP5.02 SCALE: 1 : 100



Section Key Plan
SCALE: 1 : 500

Elevation - Code Legend

1	QUICK PANEL - BONE WHITE
2	QUICK PANEL - CADET GREY
3	FAST PLANK - BONE WHITE
4	FAST PLANK - CADET GREY
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14	SANDSTONE

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BUILDING SECTIONS

THEO

765 HIGHWAY 33, 135 and 155 BARBER ROAD, KELOWNA, BC
ARLINGTON GROUP
223047

REGISTERED ARCHITECT DAVID T. SYMONS BRITISH COLUMBIA 2023-07-25

NOT FOR CONSTRUCTION

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Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

REVISION		DATE
2	DP RESUBMISSION	25.07.2023

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DATE	7/25/2023 4:38:19 PM
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DRAWING NO.
DP5.02

HIGHWAY 33 + BARBER ROAD

MUNICIPAL ADDRESS: LOT 1 - 765 HIGHWAY 33 W, LOT 2 - 135 BARBER ROAD, LOT 3 - 155 BARBER ROAD KELOWNA, B.C.

LANDSCAPE DRAWINGS: ISSUED FOR DEVELOPMENT PERMIT APPLICATION

DEVELOPMENT PERMIT NOTES:

A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.N.T.A. AND C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
F DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE FRACTURED ROCK. LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS. LANDSCAPE FABRIC SHALL BE NILEX 4545 OR APPROVED EQUAL.
G A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

NOT FOR CONSTRUCTION

REVISIONS / ISSUED:

NO.	DATE	DESCRIPTION
9	JUL 19/23	ISSUED FOR DP
8	JUL 14/23	ISSUED FOR REVIEW
7	MAR 24/23	ISSUED FOR TECHNICAL REVIEW #1
6	NOV 14/22	REISSUED FOR DP
5	NOV 03/22	ISSUED FOR REVIEW
4	SEP 08/22	ISSUED FOR DP
3	SEP 01/22	ISSUED FOR REVIEW
2	AUG 15/22	ISSUED FOR DP
1	AUG 11/22	ISSUED FOR REVIEW

BENCH

| 4-1562 Water Street, Kelowna BC V1Y 1J7 |
| t 250 860 6778 |

CLIENT:

ARLINGTON GROUP
CALGARY, AB.

PROJECT:

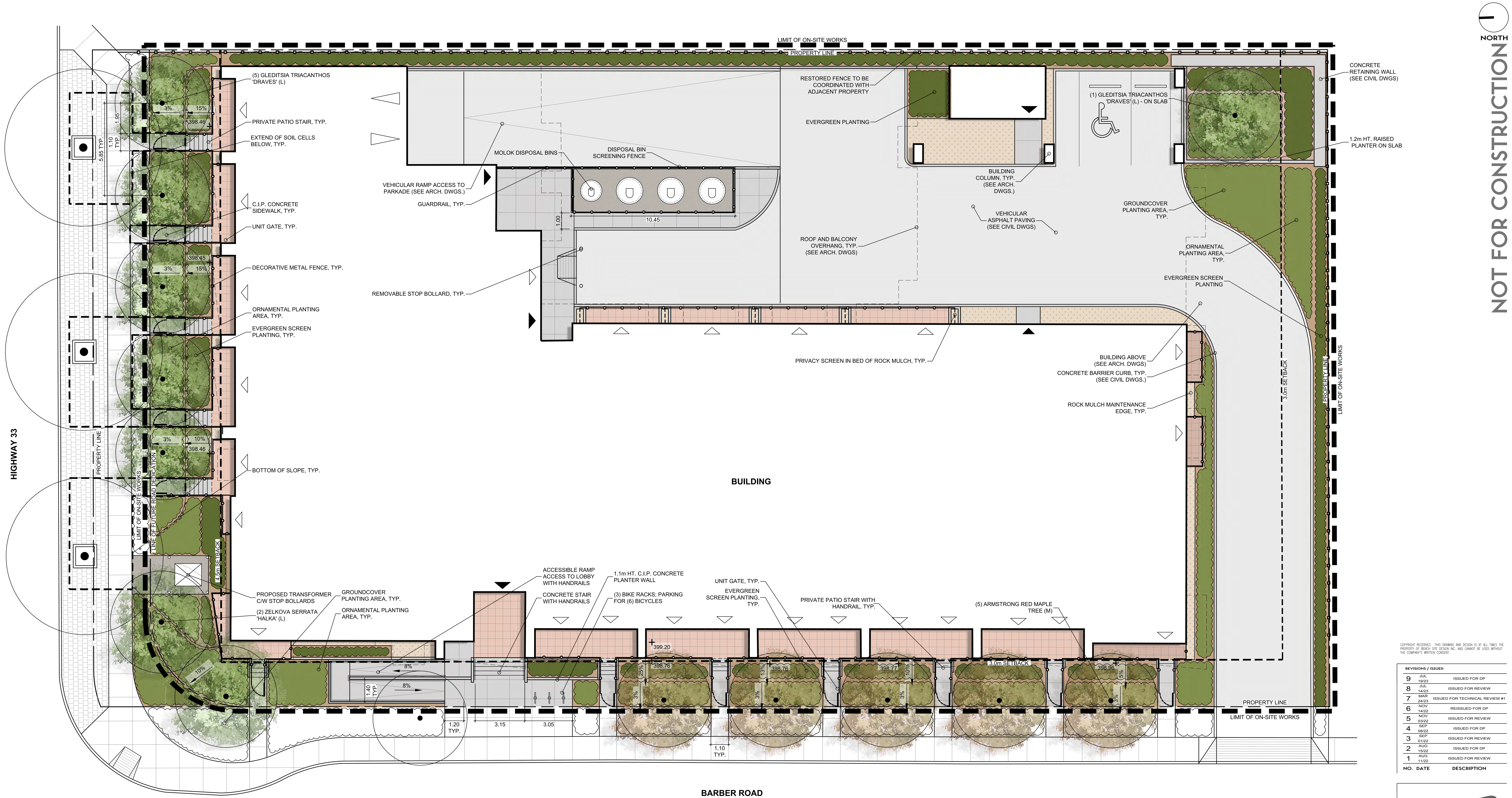
HIGHWAY 33 + BARBER ROAD
KELOWNA, B.C.

SHEET TITLE
COVER PAGE

DESIGN BY	VM
DRAWN BY	JF
CHECKED BY	XS
PROJECT NO.	22-014
SCALE	N/A

SHEET NO.

L-0



LEGEND:

- DECIDUOUS TREE PLANTING (L)=LARGE (M)=MEDIUM (S)=SMALL
- ORNAMENTAL SHRUB, PERENNIAL AND GRASS PLANTING
- PARKADE ENTRY / EXIT
- PUBLIC ENTRY / EXIT
- PRIVATE ENTRY / EXIT
- VEHICULAR ASPHALT PAVING
- C.I.P. CONCRETE PAVING
- CONCRETE UNIT PAVERS - TYPE 1
- ROCK MULCH MAINTENANCE EDGE
- COMPACTED GRAVEL SURFACING
- BIKE RACK

ON-SITE WORKS PLANT LIST:

TREES

Botanical Name	Common Name	Size	Root
Acer rubrum 'Armstrong'	Armstrong red maple	5cm Cal.	B&B
Gleditsia triacanthos 'Draves'	Street Keeper honeylocust	5cm Cal.	B&B
Zelkova serrata 'Halka'	Halka Japanese zelkova	5cm Cal.	B&B

SHRUBS

Botanical Name	Common Name	Size	Root
Arctostayphlos uva ursi	Kinnikinnick	#02 Cont./1.2m O.C.	Potted
Cornus sericea 'Farrow'	Arctic Fire dogwood	#02 Cont./1.2m O.C.	Potted
Hydrangea quercifolia 'Pee Wee'	Pee Wee oakleaf hydrangea	#02 Cont./1.2m O.C.	Potted
Ilex glabra 'Strongbox'	Strongbox inkberry	#02 Cont./0.9m O.C.	Potted
Juniperus scopulorum 'Skyrocket'	Skyrocket juniper	#02 Cont./0.9m O.C.	Potted
Juniperus squamata 'Blue Star'	Blue Star flaky juniper	#02 Cont./1.2m O.C.	Potted
Pinus mugo var. pumilio	Dwarf mugo pine	#02 Cont./1.5m O.C.	Potted
Ribes alpinum 'Green Mound'	Green Mound alpine currant	#02 Cont./1.8m O.C.	Potted
Spiraea betulifolia 'Glow Girl'	Glow Girl birchleaf spirea	#02 Cont./0.9m O.C.	Potted

PERENNIALS

Botanical Name	Common Name	Size	Root
Anemone x hybrida 'Honorine Jobert'	Honerine Jobert Japanese anemone	#01 Cont./0.6m O.C.	Potted
Bergenia cordifolia	Heartleaf bergenia	#01 Cont./0.6m O.C.	Potted
Helleborus 'Ivory Prince'	Ivory Prince daylily	#01 Cont./0.6m O.C.	Potted
Geum 'Totally Tangerine'	Totally tangerine avens	#01 Cont./0.6m O.C.	Potted
Rudbeckia fulgida 'Goldsturm'	Goldsturm coneflower	#01 Cont./0.9m O.C.	Potted
Sedum spectabile 'Autumn Joy'	Autumn Joy sedum	#01 Cont./0.9m O.C.	Potted

GRASSES

Botanical Name	Common Name	Size	Root
Calamagrostis brachytricha	Korean feather reed grass	#01 Cont./0.9m O.C.	Potted
Helicotrichon semerpervirens	Blue oat grass	#01 Cont./0.0.6m O.C.	Potted
Sesleria autumnalis	Autumn moor grass	#01 Cont./0.6m O.C.	Potted

LANDSCAPE ZOING ANALYSIS TABLE:

Landscape Bylaw 12375 (Table 7.2)	UC4 Zone (1 Tree/30m2) Required	Proposed
Min. Tree amount	Landscape area on-site = 330m2/30 = 12 Trees (Min)	12 trees in landscape area (100%) 1 additional on-site
Min. deciduous tree caliper	Large: 5cm Medium: 4cm Small: 3cm	All M & L deciduous trees = 5cm
Min. ratio between tree size	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	(L) 7 trees = 58% (M) 5 trees = 42%
Min. growing medium area (irrigated)	330m2 x 75% = 248m^2 (irrigated) 330m2 x 25% = 82m2 (non-irrigated)	Irrigated/planted area = 275m2
Min. growing medium volumes per tree	(L) Tree Soil Vol. : Single: 30cu.m Interconnected/trench: 25cu.m (M) Tree Soil Vol. Single: 20cu.m Interconnected/trench: 18cu.m (S) Tree Soil Vol. Single: 15cu.m Interconnected/tench: 12cu.m	(L) Tree Soil Vol. : 30cu.m (M) Tree Soil Vol. : 29.5cu.m
Landscape graded areas (7.2.7)	Max. 1:2 slope (50%) for shrub or ground cover area	30%
Max. fence height	2.0m	1.8m
Riparian management area	N/A	
Retention of existing trees	N/A	
Surface parking lot (7.2.10)	N/A	
Refuse & recycle bins screened	N/A	
Comments:	One large tree is provided in addition to the minimum number required under the bylaw and not intended to be part of the base landscape calculations. This tree is provided to enhance the parking and loading areas with vertical planting that would otherwise be lower shrub and perennial planting.	

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CLIENT:
ARLINGTON GROUP
CALGARY, AB.

PROJECT:
HIGHWAY 33 + BARBER ROAD
KELOWNA, B.C.

SHEET TITLE
LANDSCAPE CONCEPT PLAN: ON-SITE WORKS

DESIGN BY	VM
DRAWN BY	JF
CHECKED BY	XS
PROJECT NO.	22-014
SCALE	1:100

SHEET NO.
L-1

LEGEND:

- DECIDUOUS TREE PLANTING
- ORNAMENTAL SHRUB, PERENNIAL AND GRASS PLANTING
- VEHICULAR C.I.P. CONCRETE PAVING
- C.I.P. CONCRETE PAVING
- CONCRETE UNIT PAVERS - TO MATCH ADJACENT STREETSCAPE TREATMENT
- COMPACTED GRAVEL SURFACING

OFF-SITE WORKS PLANT LIST:

TREES

Botanical Name	Common Name	Size	Root
Acer rubrum 'JFS-KW78'	Armstrong Gold maple	5cm Cal.	B&B
Gleditsia triacanthos 'Draves'	Street Keeper honeylocust	5cm Cal.	B&B

SHRUBS

Botanical Name	Common Name	Size	Root
Arctostayphlos uva ursi	Kinnikinnick	#02 Cont./1.2m O.C.	Potted
Cornus sericea 'Farrow'	Arctic Fire dogwood	#02 Cont./1.2m O.C.	Potted
Ilex glabra 'Strongbox'	Strongbox inkberry	#02 Cont./0.9m O.C.	Potted
Spiraea betulifolia 'Glow Girl'	Glow Girl birchleaf spirea	#02 Cont./0.9m O.C.	Potted

PERENNIALS

Botanical Name	Common Name	Size	Root
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Geum 'Totally Tangerine'	Totally Tangerine avens	#01 Cont./0.6m O.C.	Potted
Rudbeckia fulgida 'Goldsturm'	Goldsturm coneflower	#01 Cont./0.9m O.C.	Potted

GRASSES

Botanical Name	Common Name	Size	Root
Sesleria autumalis	Autumn moor grass	#01 Cont./0.6m O.C.	Potted

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CALGARY, AB.

PROJECT:
HIGHWAY 33 +
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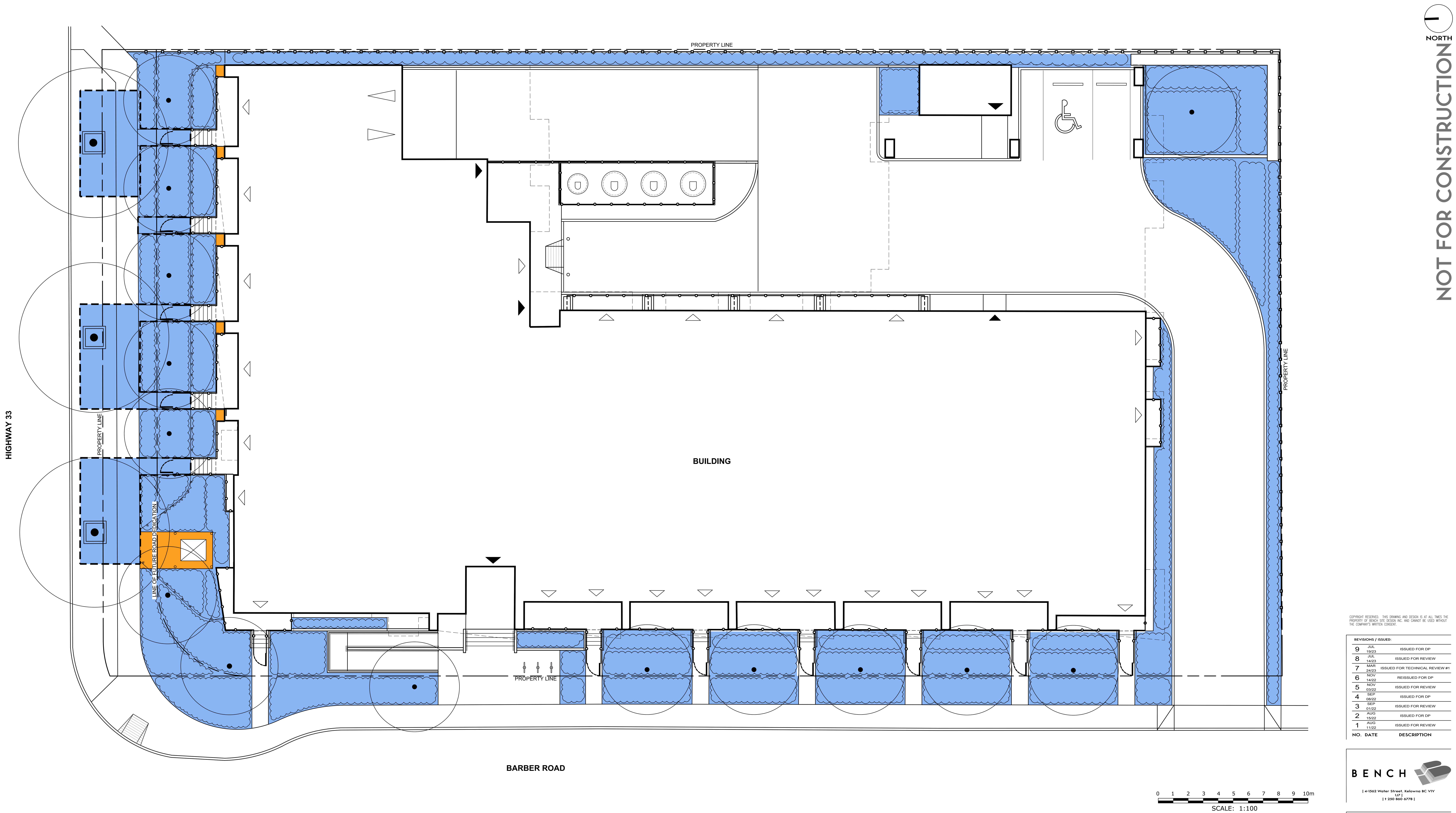
KELOWNA, B.C.

SHEET TITLE
LANDSCAPE CONCEPT PLAN: OFF-SITE WORKS

DESIGN BY	VM
DRAWN BY	JF
CHECKED BY	XS
PROJECT NO.	22-014
SCALE	1:100

SHEET NO.
L-2



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WATER BUDGET LEGEND:

- MODERATE WATER USE - WATERED PLANTING BEDS
- UNWATERED PERVIOUS AREAS - MULCH

REVISIONS / ISSUED:

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PROJECT:

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BARBER ROAD
KELOWNA, B.C.

SHEET TITLE

HYDROZONE PLAN

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CHECKED BY	XS
PROJECT NO.	22-014
SCALE	1:100

SHEET NO.

L-3