



City of Kelowna Planning Department

1435 Water Street
Kelowna BC, V1Y 1J4

Dear Sir/Madam:

Re: Design Rationale 165 Leathead Road

Stretch Construction is pleased to submit our Development and Development Variance permit application for the Peak Living development project. Sherri Turpin Architect has been retained for architectural consulting services on the project. The project is a purpose-built residential apartment building at 165 Leathead Road

We are grateful to the City of Kelowna for the opportunity to add a thoughtfully designed and well-constructed residential development in the Rutland urban center. It is our opinion that the proposed development has variances that are appropriate for the site, and we look forward to working with the City. Thank you for your time and consideration of this development. The development proposal is described as follows:

Kelowna designates the property in the Official Community Plan (OCP) as an Urban Centre – Residential (Residential) and UC4 (Rutland Urban Centre) in the Zoning Bylaw 12375. The property is expected to be rezoned to UC4r to achieve the necessary rental subzone. The proposed design is a 6-storey wood mid-rise building that has street accessible residential units. Under the Land Use Bylaw the height is permitted to be 4-storeys with an additional 2 storeys permitted for rental-only developments.

The apartment will have a range of unit types ranging from (29)-Bachelor, (22)-One Bedroom, (5)-Two Bedroom and (1)-Three bedroom for a total of 57 units. Over 80% of the roof will be dedicated to the enjoyment of occupants. The remaining roof will be constructed with a cool roof to reduce the heat island effect. The current houses and two existing trees have been removed from the site and the trees will be replaced with 3 new trees facing Montgomery Road.

The massing is articulated with simple and effective uses of various cladding materials with neutral, earth-toned colors. The architectural style that was chosen for the building is, a façade that ties it to other heritage elements found in the neighborhood. The exterior façade will have numerous windows on all sides to allow for natural lighting and incredible views of Rutland area. Windows facing the neighbouring property will be frosted to protect privacy from residents within the building and surrounding neighbours. The parkade entrance is located at the rear of the building and accessed from the lane. The parkade entrance wall next to the neighbours will be pre-finished pre-cast wall.

The following sections highlight our responses to key requirements of the Land Use Bylaw.

Location

STRETCHCONSTRUCTION.CA

RITCH BOERGER SENIOR PROJECT DESIGNER

Phone 403-357-0259 **Email**

richard.boerger@stretchconstruction.ca

Lacombe 208, 27211 Hwy 12, Lacombe AB T4L 0E3
Kelowna 310-550 West Ave, Kelowna BC V1Y 4Z5

The property is located on the Northwest side of Montgomery Road and one lot South of Leathead Road. It is located within a residential street and is well served by existing municipal facilities and public transportation. The development is on a single lot located at 165 Leathead Road. The square shaped parcel has an overall area of 0.10-hectare (0.25 acre), a frontage of 29.709m (97.47ft) along Montgomery Road.

The Leathead corridor has seen extensive densification in the past 2 years. The residential use proposed for the subject site will fit well with the growth plans for the neighborhood. The building will be owner-occupied and is being purpose-built as a rental only building for a minimum of ten years. The densification of this area of the city has already proven the demand for developments that cater to the demographic that does not require daily use of a vehicle and rely on public transportation or alternative transportation.

The adjoining property to the North is currently zoned UC4 – Rutland Urban Centre and is currently owned by the city and is undevelopable as the city has main infrastructure in the lot. The lot would also not meet any of the LUB requirements and would be left as a green space from many years to come. The properties to the South, West and East are all zoned UC4 – Rutland Urban Zone.

Cash in lieu will be paid for the 7 stalls the current design is short. As per June 19th, 2023 bulletin a payment of \$75,348.00 will be made to the city of Kelowna as per bylaw 8125.

Design Foundations

The ‘Design Foundations’ laid out in the 2040 OCP were used in developing 165 Leathead Road, including:

- Prioritize sustainable transportation,
- Target growth along transit corridors,
- Take action of climate,
- Promote more housing diversity,
- Increase the diversity of housing types and tenures to create an inclusive, affordable and complete Urban Centre, and
- Strive for Design Excellence,

Also, the 2040 OCP ‘Design Guidelines for Low & Mid-Rise Residential & Mixed Use’ have been incorporated into the design 165 Leathead Road, and including:

- Provide attractive and active human-scale amenities oriented towards public spaces at

Grade,

- Break up building mass by providing simple vertical and horizontal articulation of facades, e.g., stepbacks, insets, projections, colour and texture,
- Ensure buildings have a front-to-back orientation to streets and open spaces with back-of-house uses located to the rear of buildings to minimize impacts on public open spaces,
- Ensure primary building entries are architecturally emphasized and directly accessible from the fronting.

public sidewalk,

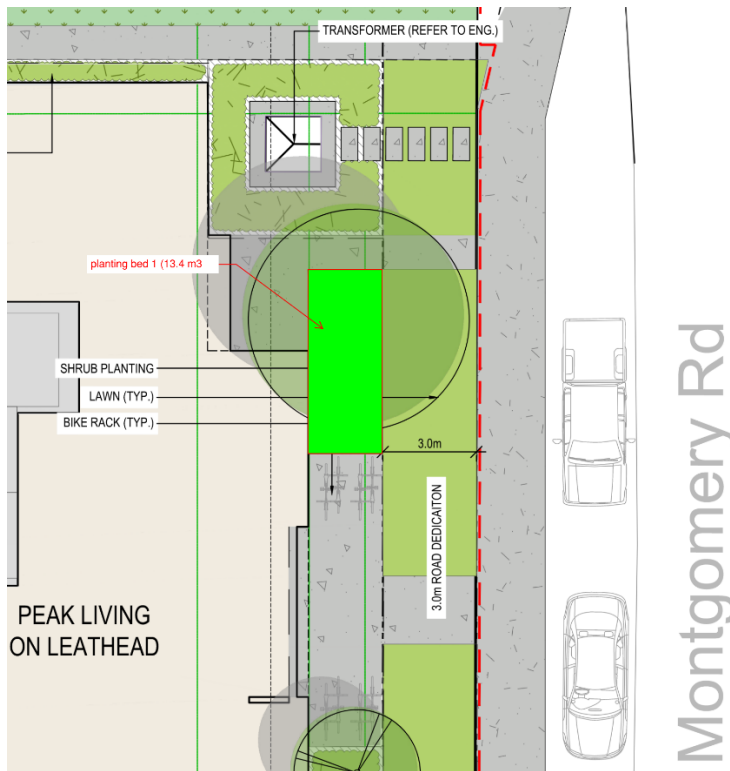
- Maximize 'eyes on the street' by avoiding blank walls and providing direct lines of sight from windows and balconies to the sidewalk and adjacent public spaces, and
- Provide access to underground or above ground on-site parking from secondary streets or lanes.

Design Permit Variance – Soil Volumes

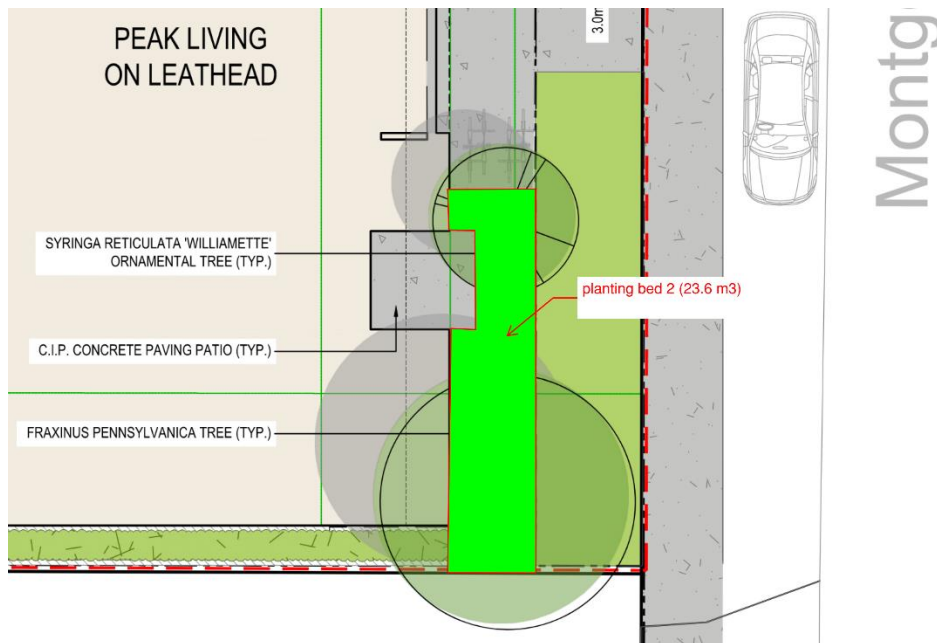
- Table 7.2 requires soils volumes of 30m³ for large trees and 15m³ for small trees, for clusters or a trench the requirement drops to 25m³ for large trees and 12m³ for small trees. With 50% of the required trees to be large and 25% to be small. The proposed development is required to have 3 trees within the front yard. Minimum of 2 large trees required. For landscape bed 1 we have an area of 2.0m wide x 6.7m long at a depth of 1.0m = 13.4m³. We are required to have a soil volume of 30m³ for one large tree and can only provide 13.4m³ of soil volume for a variance of 16.6m³. For planting bed two we have an area of 2.0m x 11.8m = 23.6m³. One large tree and one small tree, this bed would be considered a cluster and would require a soil volume of (1)- large @ 25m³ and (1)- small @ 12m³ for a total of 37m³ and would require a variance of 13.4m³. We also require a variance to allow for one small tree as the min ratio would be over 25% max.

The zoning bylaw requires 1 tree per 10 linear metres. Standard city boulevards are minimum 1.2m wide and street trees are typically planted at 10m on centre. With a soil depth of 0.9m and a landscape area of 12m², trees in city boulevards only have 10.8m³ of soil each, 14.2m³ shy of meeting the minimum required by private developers for large trees.

Planting bed -1



Planting bed 2



- To complicate matters, there is a 2.5m wide road dedication that we are currently shown as landscaped, similar to a city boulevard, but this area cannot be used in soil volume calculations. With the road dedication, we are not able to meet any of the soil volume requirements.
- We are limited on the north edge of the property by a utility easement in which we cannot plant trees.

We propose to add soil vaults under the sidewalks and hard surfaces to create a connected trench within the front yard. A structural soil vault system otherwise known as soil cells are an underground matrix that is designed to provide space for soil and vegetation in urban areas where there is limited space for traditional landscaping and trees. Soil vaults in urban environments are typically made up of modular units that can be stacked on top of each other to create a multi-level structure. These structures are designed to provide adequate growing medium for plants and trees, while also providing stormwater management and infrastructure safety against tree roots, and other environmental benefits. We have added the city green case study to this letter for your consideration.

Using the soil vaults along the entire frontage of the property we can now consider the frontage to be a connected trench and would only require 25m³ for large trees and 12m³ for a small tree for a total soil volume of 62m³. Total soil volume that can be provided utilizing soil vaults would be 60m³ and a would require a variance of 2m³ instead of a variance of 30.0m³ without using soil vaults.

Thank you for considering this project. We look forward to receiving your comments.

Sincerely,



Richard Boerger, Senior Project Manager

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LANDSCAPE

DRAWING LIST

DWG #	DRAWING DESCRIPTION	OVERALL REV R
ARCHITECTURAL		
A000	INFORMATION PAGE	N
A001	SITE IMAGES	N
A100	SITE PLAN AND DETAILS	N
A200	SITE / MAIN FLOOR PLAN	R
A201	PARKING LEVEL 1 PLAN	R
A202	SECOND FLOOR PLAN	R
A203	THIRD FLOOR PLAN	R
A204	FOURTH FLOOR PLAN	R
A205	FIFTH FLOOR PLAN	R
A206	SIXTH FLOOR PLAN	R
A207	ROOF / PATIO PLAN	R
A300	UNIT TYPES	R
A301	UNIT TYPES	R
A400	ELEVATIONS	R
A401	ELEVATIONS	R
A402	MASS MODEL	R
A403	COLOUR BOARD	R
A404	SHADOW STUDY - DECEMBER	R
A405	SHADOW STUDY - JUNE	R
A500	SECTION	R
A501	SECTION	R
CIVIL		
23-3012-C10	COVER	0
23-3012-C20	STANDARD NOTES	0
23-3012-C30	SERVICING PLAN	0
23-3012-C40	GRADING PLAN	0
23-3012-C50	STOM WATER MANAGEMENT CONTROL PLAN	0
23-3012-C60	EROSION AND SEDIMENT CONTROL PLAN	0
23-3012-C70	OFFSITE ROADWORKS PLAN & PROFILE	0
LANDSCAPE		
L01	GROUND LEVEL LANDSCAPE PLAN	A
L02	ROOFTOP PATIO LANDSCAPE PLAN	A
L03	GROUND LEVEL HYDROZONE PLAN	A
L04	ROOFTOP PATIO HYDROZONE PLAN	A

DWG #	DATE	NO.	REVISION

KELOWNA



PEAK LIVING APARTMENT ON LEATHEAD

165 LEATHEAD ROAD

CONTRACTOR'S / PROJECT MANAGER'S NOTES

ABBREVIATIONS LEGEND

ABC	ALBERTA BUILDING CODE	EQUIV	EQUIVALENT	REQD	REQUIRED
ARCA	ALBERTA ROOFING CONTRACTORS ASSOC. ARCHITECTURAL	EXT	EXTERIOR	SCH	SCHEDULE
ARCH	BUILT-UP	FAH	FULL HEIGHT	SECT	SECTION
B.U.L.L.	BOT LOWER LAYER	FD	FLOOR DRAIN	SHTG	SHEATHING
B.U.L.L.	BOT UPPER LAYER	FDN	FOUNDATION	SM	SIMILAR
BO	BOARD	FUR	FLOOR	S.P.M.D.D.	STD PROCTOR MAX DRY DENSITY
BLOG	BUILDING BLOCKING	FTG	FOOTING	SqFt	SQUARE FOOT
BOT	BOTTOM	GALV	GALVANIZED	Sqm	SQUARE METRE
BRG	BEARING	GL	GRID LINE	STD	STANDARD
-C	CENTRELINE	H/C	HANDICAPPED	STOR	STORAGE
C/W	COMPLETE WITH	HORIZ	HORIZONTAL	STRUCT	STRUCTURAL
CANT	CANTILEVER	HR	HOUR	T.L.L.	TOP LOWER LAYER
CJ	CONTROL JOINT	HT	HEIGHT	T.U.L.L.	TOP UPPER LAYER
COL	COLUMN	INSUL	INSULATION	T&G	TONGUE & GROOVE
COMP	COMPACTED	INT	INTERIOR	T&B	TOP & BOTTOM THICKENING
CONC	CONCRETE	LG	LONG	THRU	THROUGH
CONST	CONSTRUCTION	LOC	LOCATION	TJ	TIE JOIST
CONT	CONTINUOUS	MACH	MACHINE ROOM	T.O.	TOP OF
CORR	CORRIDOR	MAX	MAXIMUM	TYP	TYPICAL
DI	DIAMETER	MFR	MANUFACTURER	US	UNDERSIDE
DIAG	DIAGONAL	MD	MIDDLE	UNO	UNLESS NOTED OTHERWISE
DS	DOWNSPOUT	MIN	MINIMUM	VERT	VERTICAL
DTL	DETAIL	NI	NOT IN CONTRACT	W/	WITH
DP	DEEP	No.	NUMBER	WP	WORK POINT
DWG	DRAWING	OD	ON CENTRE OUTSIDE DIA	WIR	WASHROOM
EF	EACH FACE	PRE-ENG	PRE-ENGINEERED		
ES	EACH SIDE	PREFIN	PREFINISHED		
EW	EACH WAY	PROJ	PROJECTION		
ELECT	ELECTRICAL	PTD	PAINTED		
EL	ELEVATION	-P	PROPERTY LINE		
ELEV	ELEVATION	-R	REINFORCED WITH		
EQ	EQUAL	REIN	REINFORCING		

SYMBOL LEGEND

	- DOOR
	- WINDOW
	- WALL CONSTRUCTION
	- ROOM NUMBER
	- MILLWORK CALLOUT
	- REVISION MARK (ALSO IDENTIFIED WITH 'OLD') DRAWING No.
	- FINISH MATERIAL / SPEC.
	- HEIGHT ELEVATION (BASED ON REFERENCE 100'0" AS SHOWN)

REFERENCE LEGEND

	A - DETAIL NUMBER
	1.0 - REFERENCE DRAWING NO.
	2.0 - DETAIL DRAWING NO.

CONSTRUCTION LEGEND

	NEW MASONRY CONSTRUCTION
	NEW FRAMED WALL CONSTRUCTION
	NEW DOOR

PROJECT NAME

PROJECT NUMBER

DRAWN LEADER

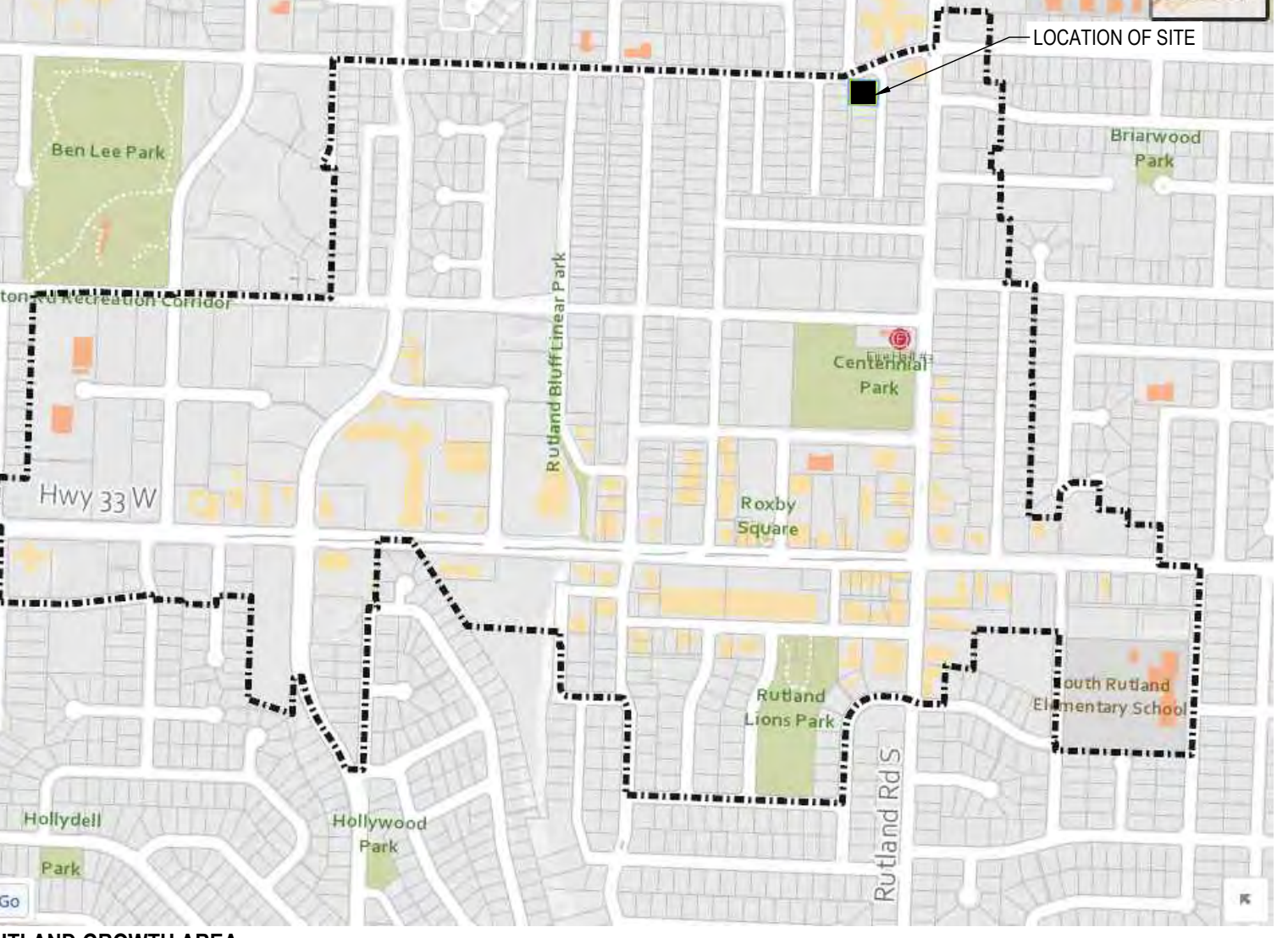
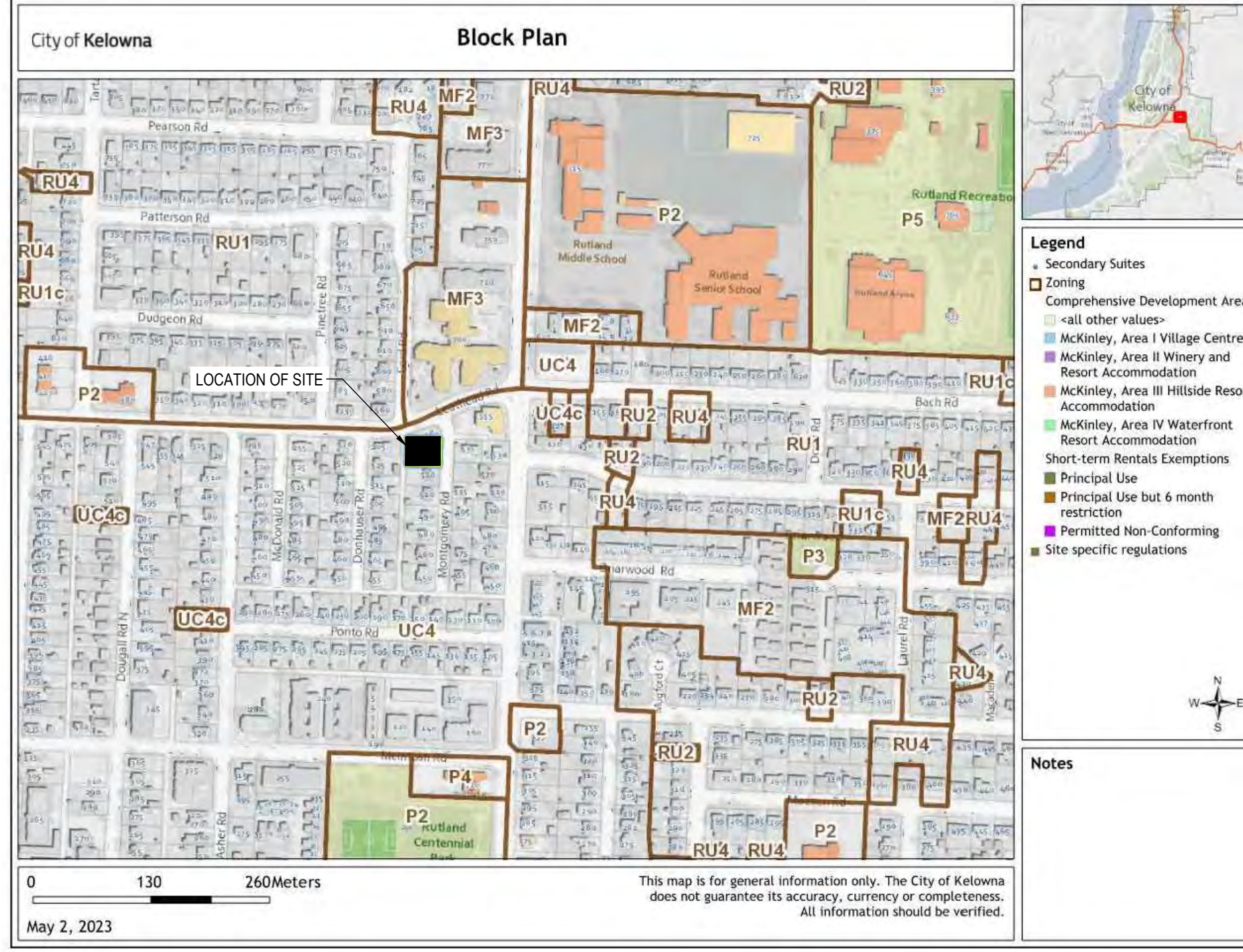
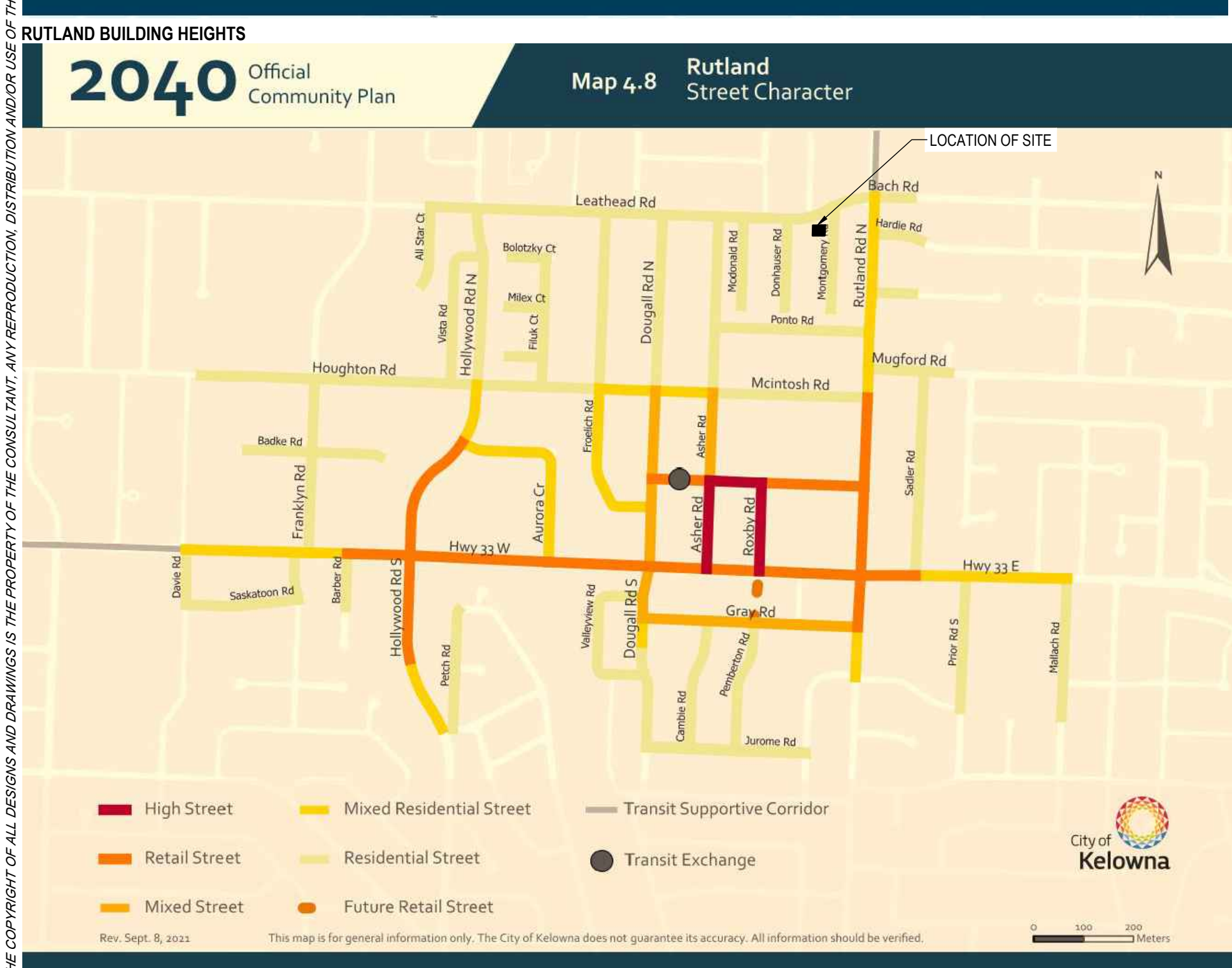
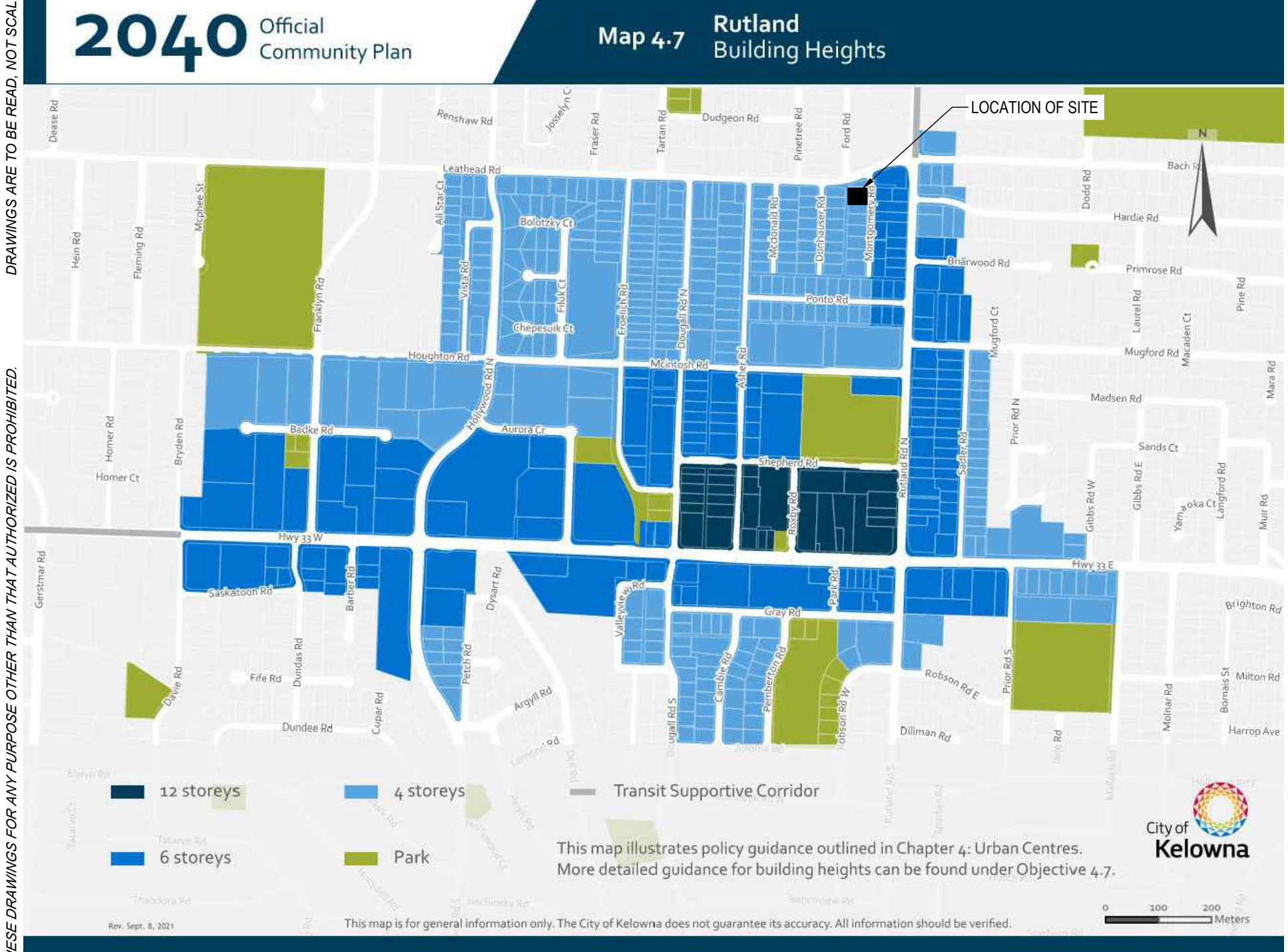
PLOT DATE Nov. 13, 23 2:02:46 PM

SET No.

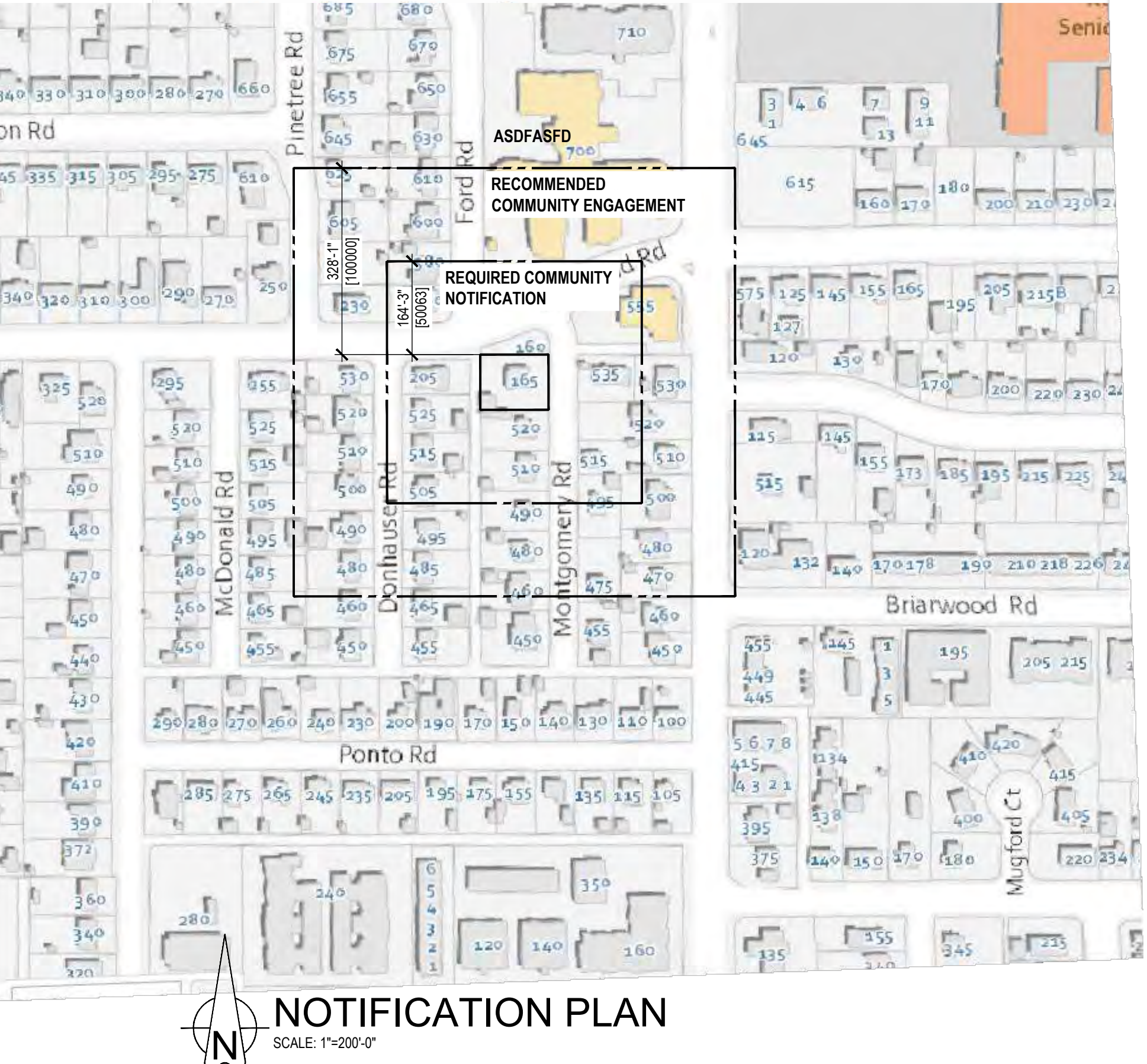
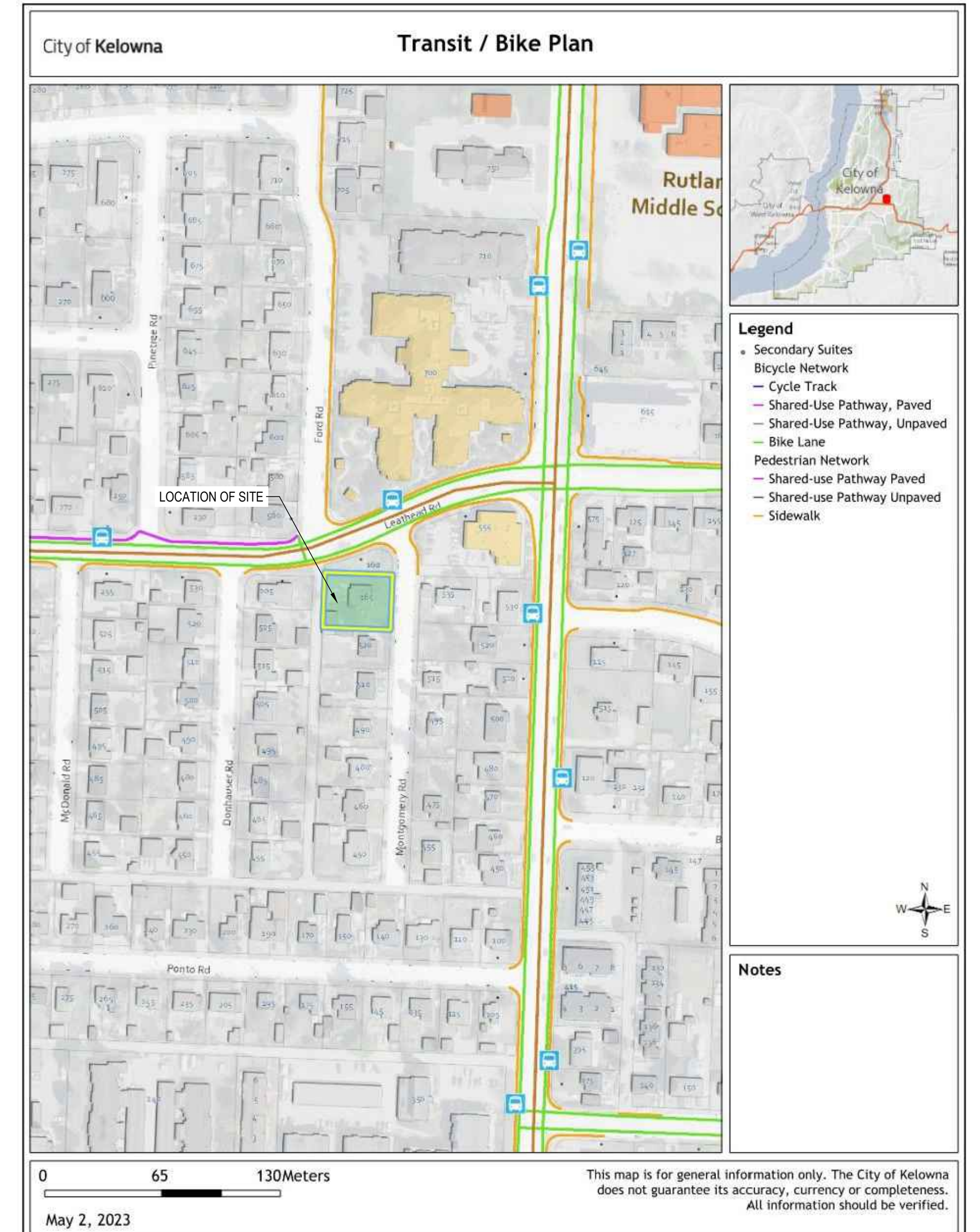
ROOM ANALYSIS

TYPE	ROOM STYLE	LEVEL ONE	LEVEL TWO	LEVEL THREE	LEVEL FOUR	LEVEL FIVE	LEVEL SIX	TOTAL	PERCENTAGE	TOTAL AREA	TOTAL PRIVATE PATIO	PARKING REQ
A	THREE BEDROOM - UNIT AREA = 1,203sqft, PATIO = 54sqft	-	-	-	-	-	1	1	2%	1,203sqft	54sqft	1.0 PER UNIT * 1 = 1.0
B	TWO BEDROOM - UNIT AREA = 801sqft, PATIO = 102sqft	-	-	-	-	-	1	1	2%	801sqft	102sqft	1.0 PER UNIT * 1 = 1.0
C	TWO BEDROOM - UNIT AREA = 863sqft, PATIO = 88sqft	-	1	1	1	1	-	4	7%	3,452sqft	355sqft	1.0 PER UNIT * 4 = 4.0
D	ONE BED - UNIT AREA = 572sqft, PATIO = 53sqft	-	2	2	5	5	-	14	24%	8,008sqft	742sqft	0.9 PER UNIT * 14 = 12.6
E	ONE BED - UNIT AREA = 424sqft, PATIO = 206sqft	-	1	-	-	-	-	1	2%	424sqft	206sqft	0.9 PER UNIT * 1 = 0.9
F	ONE BED - UNIT AREA = 566sqft, PATIO = 55sqft	-	-	-	-	-	1	1	2%	566sqft	55sqft	0.9 PER UNIT * 1 = 0.9
G	ONE BED - UNIT AREA = 566sqft, PATIO = 252sqft	-	-	-	-	-	1	1	2%	566sqft	252sqft	0.9 PER UNIT * 1 = 0.9
H	ONE BED - UNIT AREA = 447sqft, PATIO = 298sqft	-	-	-	-	-	1	1	2%	447sqft	298sqft	0.9 PER UNIT * 1 = 0.9
I	ONE BED - UNIT AREA = 527sqft, PATIO = 59sqft	-	-	1	1	1	-	3	5%	1,581sqft	177sqft	0.9 PER UNIT * 3 = 2.7
J	ONE BED - UNIT AREA = 527sqft, PATIO = 169sqft	-	1	-	-	-	-	1	2%	527sqft	169sqft	0.9 PER UNIT * 1 = 0.9
K	MICRO - UNIT AREA = 307sqft, PATIO = 133sqft	-	3	-	-	-	-	3	5%	921sqft	396sqft	0.8 PER UNIT * 3 = 2.4
K1	MICRO - UNIT AREA = 307sqft, PATIO = 0sqft	-	1	2	-	-	-	3	5%	921sqft	0sqft	0.8 PER UNIT * 3 = 2.4
L	MICRO - UNIT AREA = 307sqft, PATIO = 138sqft	-	-	1	-	-	-	1	2%	307sqft	138sqft	0.8 PER UNIT * 1 = 0.8
L1	MICRO - UNIT AREA = 291sqft, PATIO = 0sqft	-	1	1	1	1	1	5	8%	1,455sqft	0sqft	0.8 PER UNIT * 5 = 4.0
M	MICRO - UNIT AREA = 265sqft, PATIO = 55sqft	-	1	3	-	-	-	5	8%	1,325sqft	275sqft	0.8 PER UNIT * 5 = 4.0
P	BACHELOR - UNIT AREA = 333sqft, PATIO = 0sqft	1	-	-	-	-	-	1	2%	333sqft	0sqft	0.8 PER UNIT * 1 = 0.8
P1	BACHELOR - UNIT AREA = 323sqft, PATIO = 65sqft	1	-	-	-	-	-	1	2%	323sqft	65sqft	0.8 PER UNIT * 1 = 0.8
Q	MICRO - UNIT AREA = 306sqft, PATIO = 0sqft	1	-	-	-	-	-	1	2%	306sqft	0sqft	0.8 PER UNIT * 1 = 0.8
N	BACHELOR - UNIT AREA = 323sqft, PATIO = 59sqft	1	2	2	2	2	-	9	16%	2,754sqft	531sqft	0.8 PER UNIT * 9 = 7.2
TOTAL		4	13	13	10	10	7	57	100%	25,940sqft	3,750sqft	56.98 STALLS

TOTAL OF PROJECT
 THREE BEDROOM = 2% (1), TWO BEDROOM = 9% (5), ONE BEDROOM = 39% (22), BACHELOR / MICRO = 50% (29)
 PARKING REDUCTION (-20%: 56.98/0.2 = 114) RENTAL ONLY, LONG TERM BIKE PARKING (-5) TOTAL PARKING WITH REDUCTIONS = 40.58 (41) STALLS REQUIRED. 7 STALLS CASH IN LIEU UNIT AREA MEASURED FROM THE INSIDE OF EXTERIOR WALL, 17.5% OF UNITS DO NOT HAVE PRIVATE AMENITY SPACE, ALLOWED UP TO 20% OF UNITS



2021 SITE IMAGE



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PROJECT INFORMATION:
PEAK LIVING APARTMENT ON LEATHEAD

LOT: 5
 BLOCK:
 PLAN: KAP7783
 CIVIC ADDRESS: 165 LEATHEAD ROAD
 KELOWNA, BC

STAMPS:

REVISIONS:

NO.	DATE	DESCRIPTION
N	2023-11-01	REVISED FOR DP
M	2023-07-14	ISSUED FOR DP
L	2023-06-09	COST SAVING CHANGES
K	2023-06-06	OWNER CHANGES
J	2023-05-19	OWNER CHANGES
H	2023-05-16	SENT TO CONSULTANTS
G	2023-05-10	ISSUED FOR REVIEW
F	2023-03-01	ISSUED FOR REVIEW
E	2023-02-24	ISSUED FOR REVIEW
D	2023-01-11	ISSUED FOR REVIEW
C	2023-01-08	ISSUED FOR REVIEW
B	2022-11-22	ISSUED FOR REVIEW
A	2022-11-15	ISSUED FOR REVIEW

DRAWING TITLE:
INFORMATION PAGE

JOB NUMBER:
 DATE: Nov. 13, 23
 DRAWN BY: STC

A000

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IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7



IMAGE 8



IMAGE 9

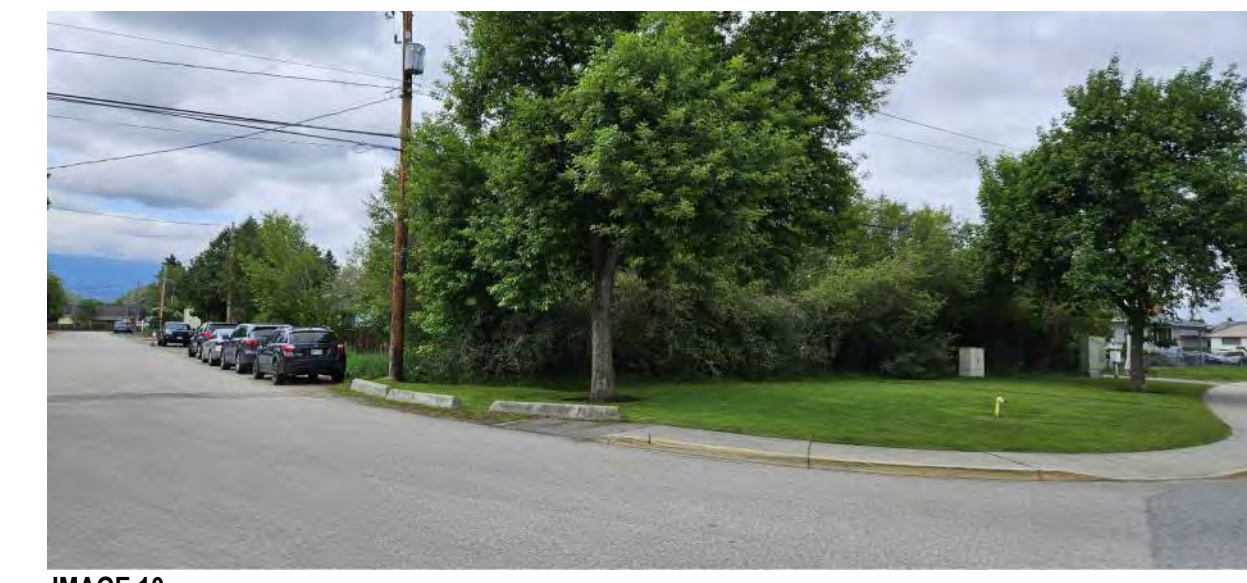


IMAGE 10



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PROJECT INFORMATION:

**PEAK LIVING
APARTMENT ON
LEATHEAD**

LOT: 5
BLOCK:
PLAN: KAP7783
CIVIC ADDRESS: 165 LEATHEAD ROAD
KELOWNA, BC

STAMPS:

REVISIONS:

ISSUE	DATE YYYY-MM-DD	DESCRIPTION
N	2023-11-01	REVISED FOR DP
M	2023-07-14	ISSUED FOR DP
L	2023-06-09	COST SAVING CHANGES
K	2023-06-06	OWNER CHANGES
J	2023-05-19	OWNER CHANGES
H	2023-05-16	SENT TO CONSULTANTS
G	2023-05-10	ISSUED FOR REVIEW
F	2023-03-01	ISSUED FOR REVIEW
E	2023-02-24	ISSUED FOR REVIEW
D	2023-01-11	ISSUED FOR REVIEW
C	2023-01-08	ISSUED FOR REVIEW
B	2022-11-22	ISSUED FOR REVIEW
A	2022-11-15	ISSUED FOR REVIEW

DRAWING TITLE:

SITE IMAGES

JOB NUMBER:

DATE: Nov. 13, 23

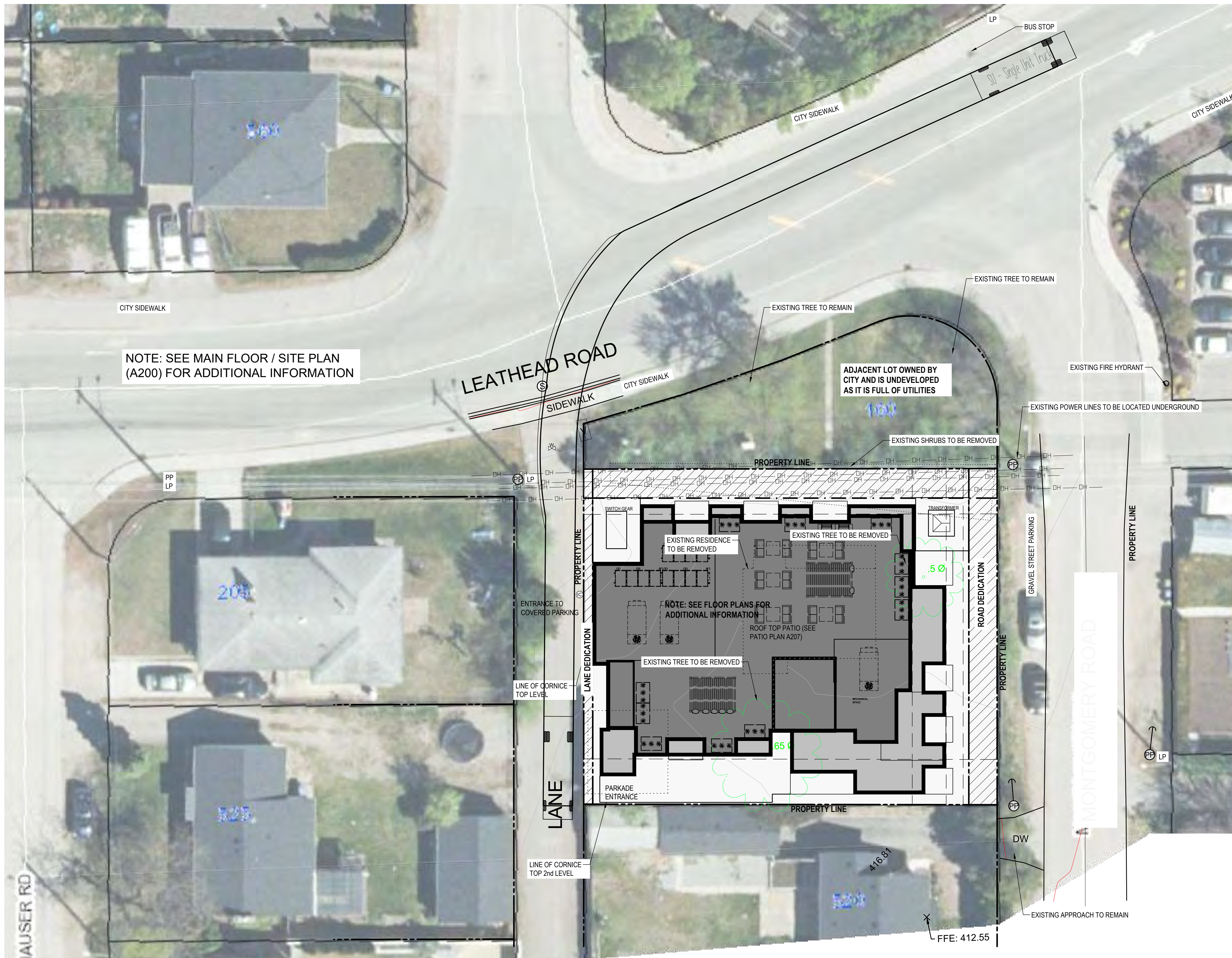
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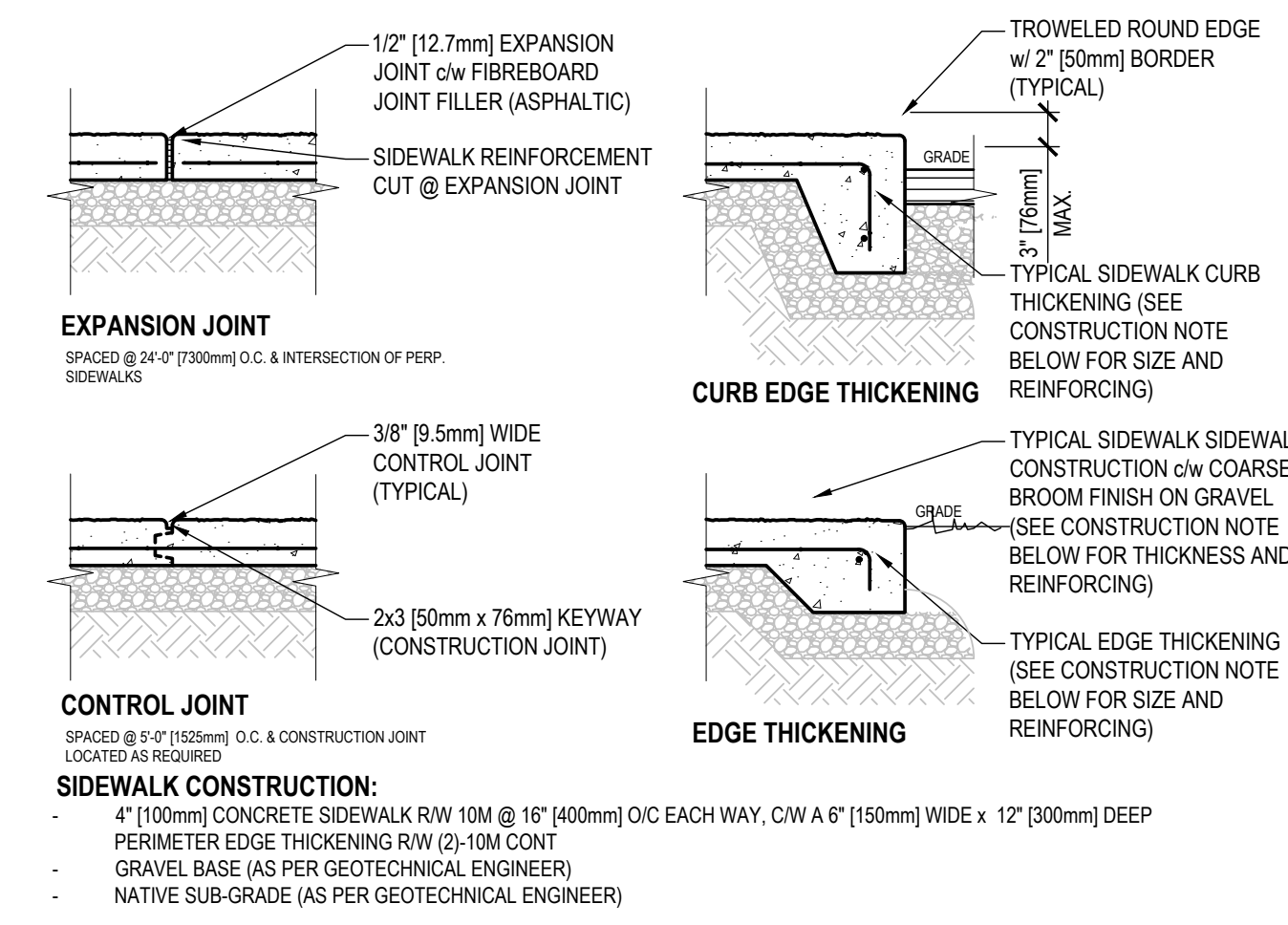
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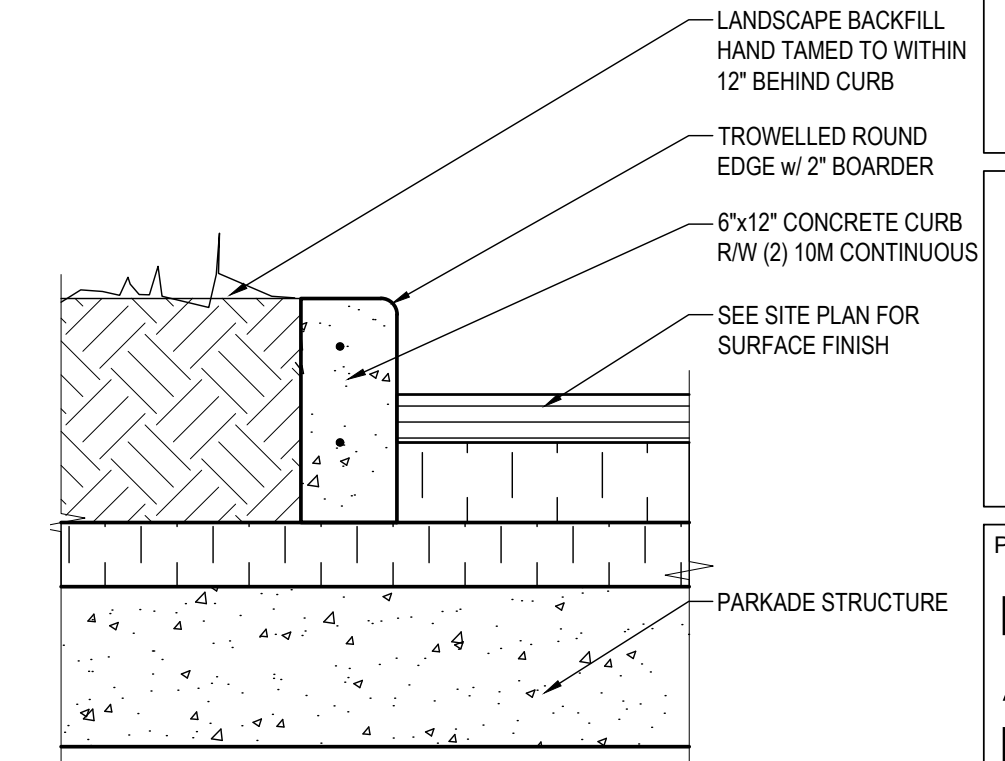
NOTE: SEE MAIN FLOOR / SITE PLAN (A200) FOR ADDITIONAL INFORMATION

NOTE: SEE FLOOR PLANS FOR ADDITIONAL INFORMATION

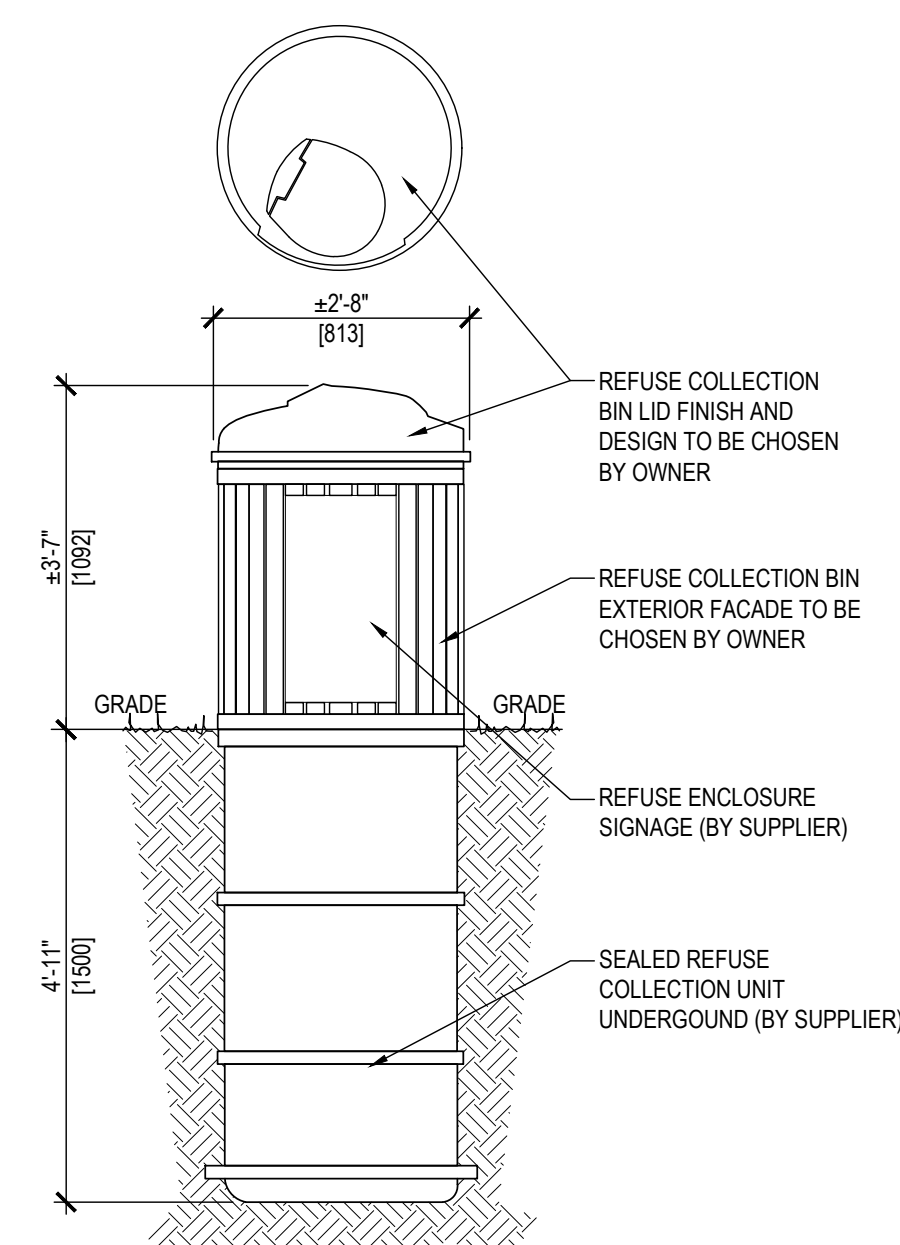


NOTE: WHERE NON-FROST SUSCEPTIBLE SUB-GRADE IS ENCOUNTERED, INSULATION DIRECTLY UNDER APRONS AND SIDEWALKS MAY BE OMITTED. INSULATION PROVIDING FROST COVER TO FOOTINGS IS STILL REQUIRED. (SEE STRUCTURAL)

A TYPICAL CONCRETE SIDEWALK CONSTRUCTION SCALE: 3/4"=1'-0"



B CONCRETE CURB SCALE: 1"=1'-0"



D SEMI-UNDERGROUND GARBAGE UNIT SCALE: 1/2"=1'-0"

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PROJECT INFORMATION:
PEAK LIVING APARTMENT ON LEATHEAD
LOT: 5
BLOCK:
PLAN: KAP7783
CIVIC ADDRESS: 165 LEATHEAD ROAD
KELOWNA, BC

STAMPS:

REVISIONS:

N	DATE	DESCRIPTION
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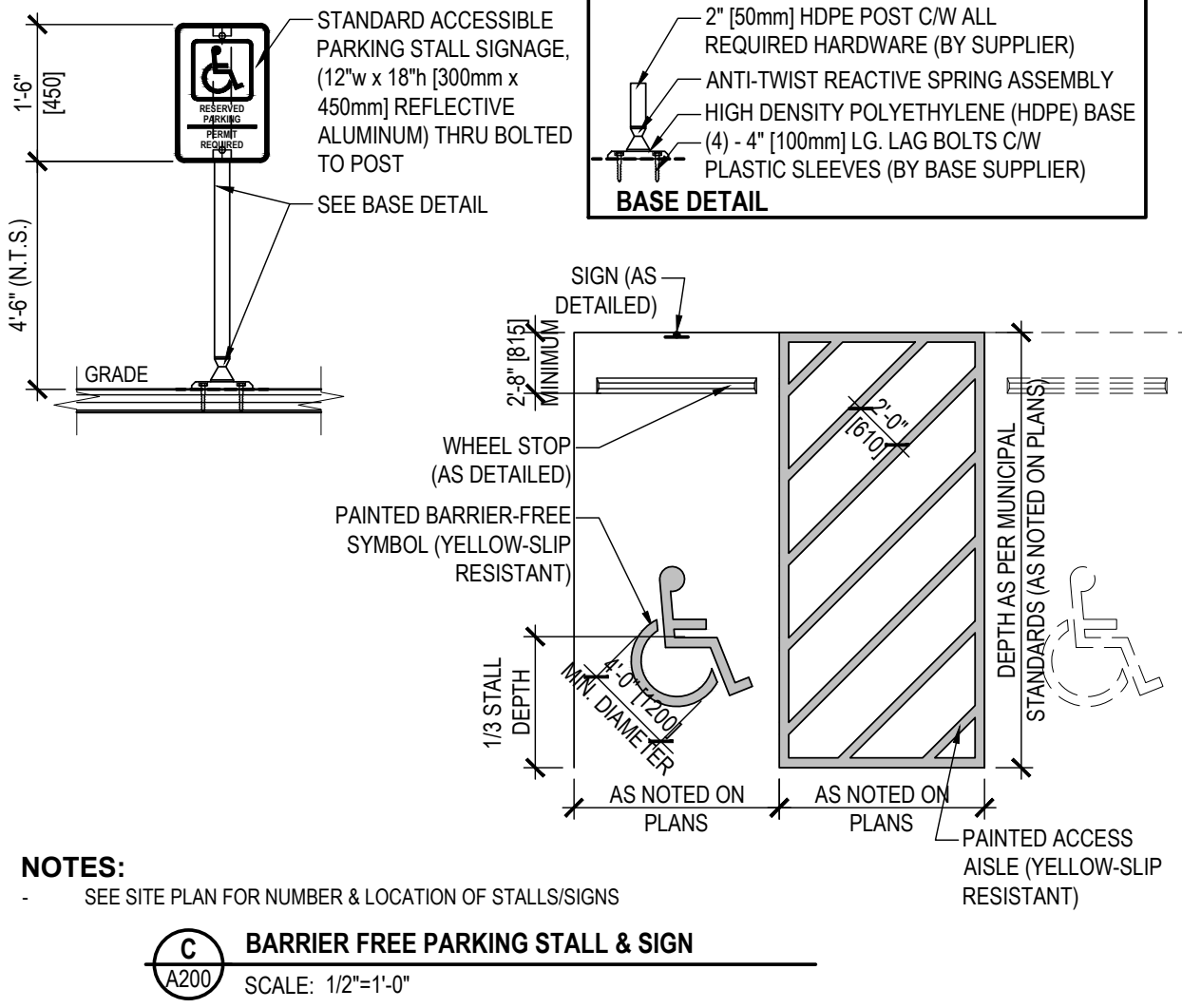
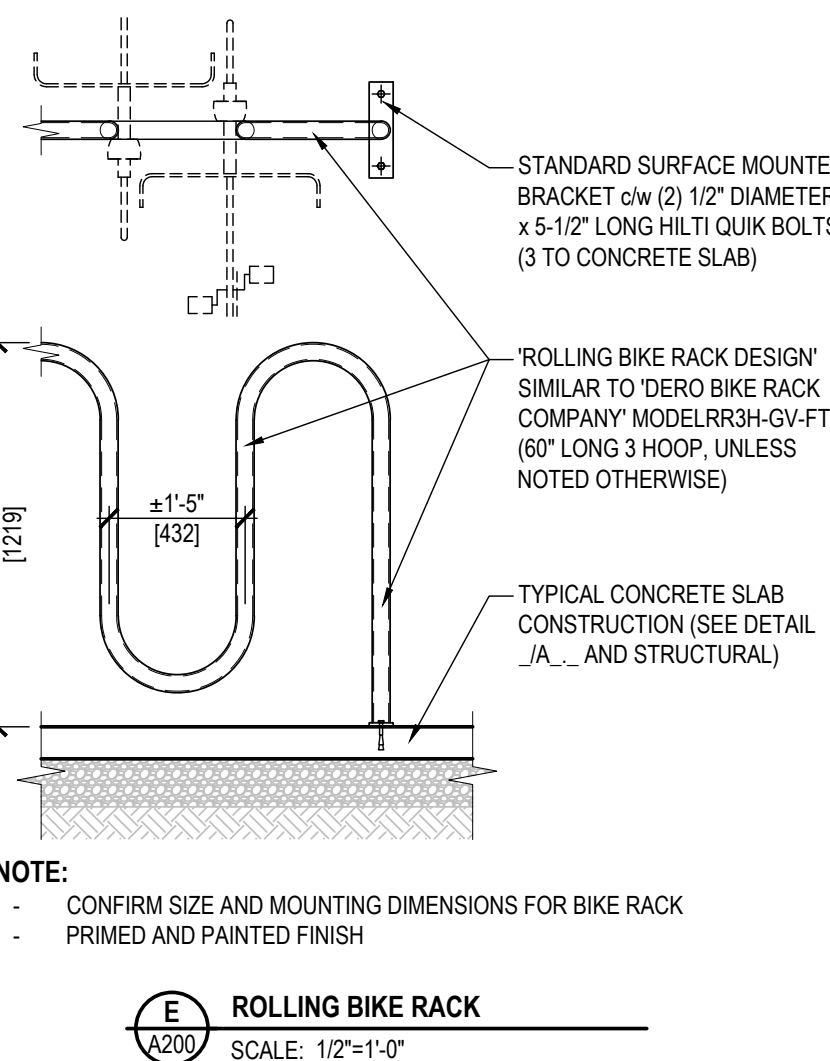
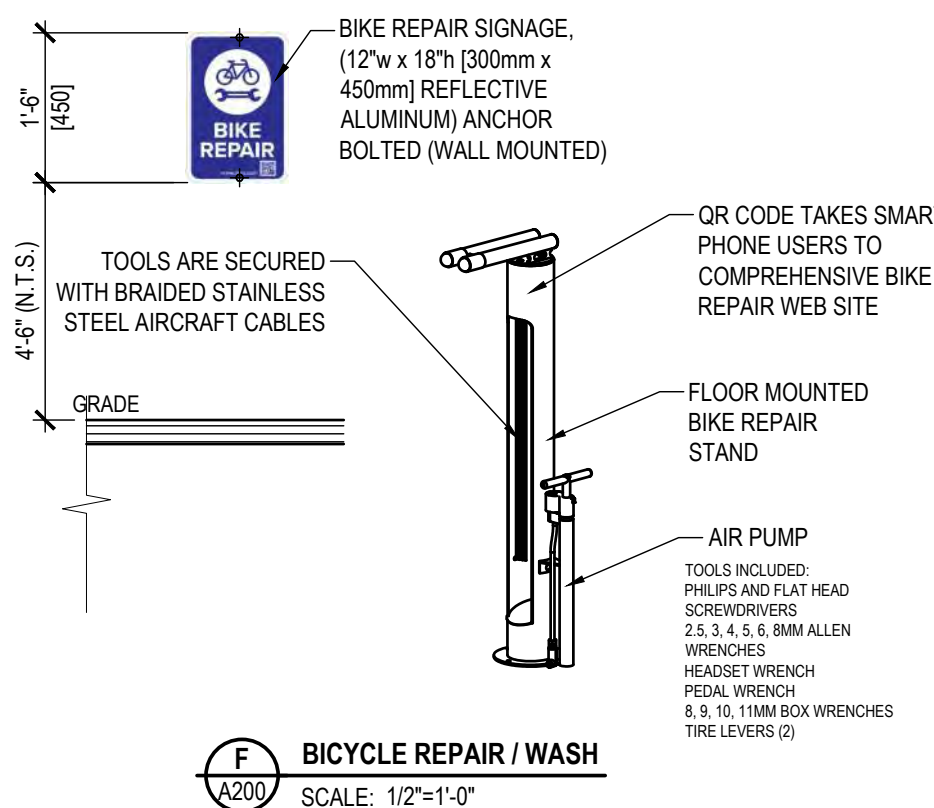
ISSUE: _____ DATE: _____ DESCRIPTION: _____

DRAWING TITLE:
OVERALL SITE PLAN

JOB NUMBER:
DATE: Nov. 13, 23
DRAWN BY: STC

A100

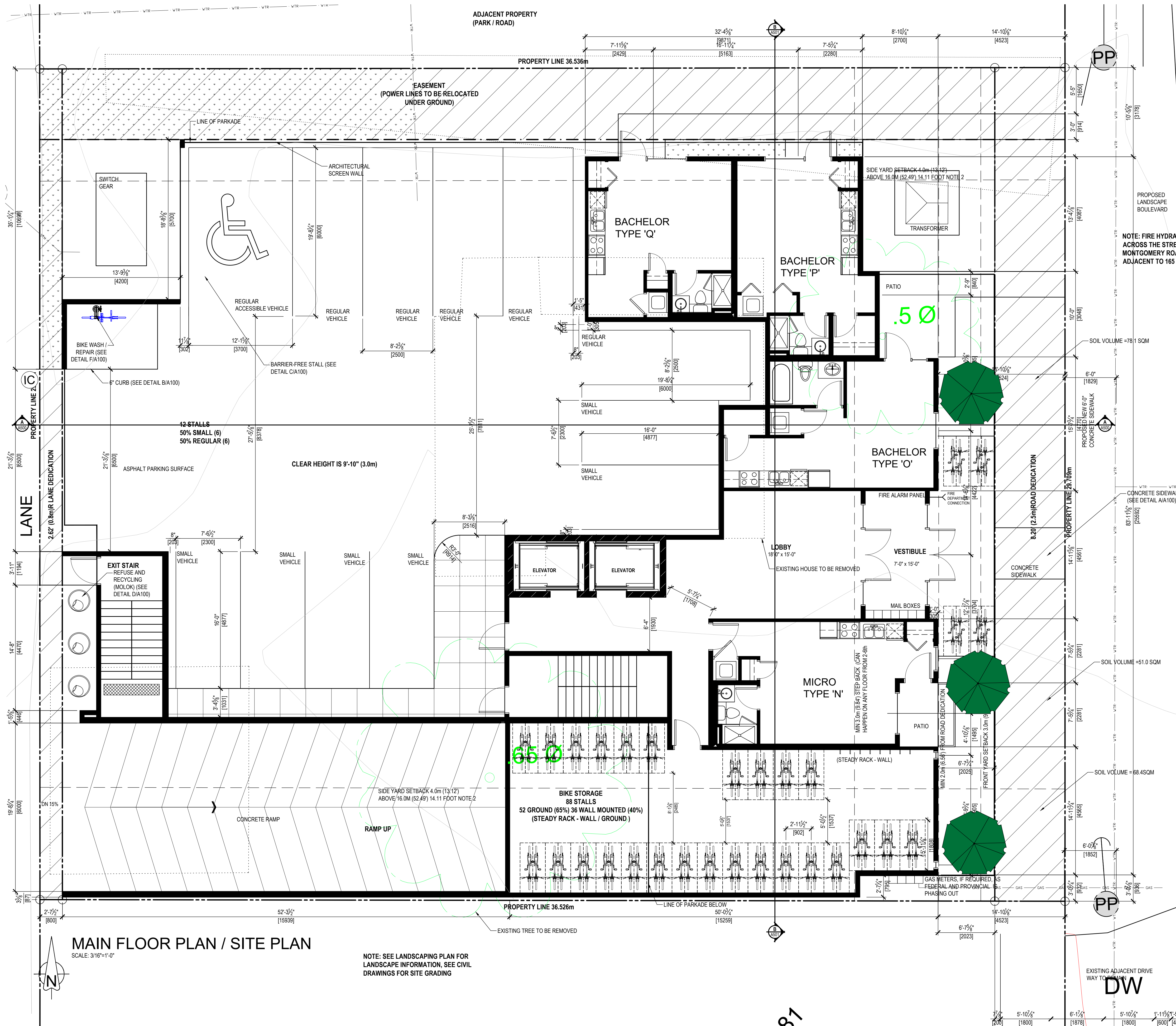
OVERALL SITE PLAN
SCALE: 1/16"=1'-0"
NOTE: SEE CIVIL DRAWINGS FOR SITE SERVING AND GRADING



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BYLAW INFORMATION		LAND USE BYLAW # 12375
ZONING:		
UC4 - RUTLAND URBAN CENTRE		
SITE SIZE:		
1.083 acm (11,658 sqft) (0.26Acres) (BEFORE ROAD DEDICATIONS)		
SITE COVERAGE:		
REQUIRED:	BUILDINGS: 85% MAX SITE COVERAGE (STRUCTURES/ IMPERMEABLE SERVICE): 90%	
PROVIDED:	BUILDINGS (MAIN FLOOR): 31.3% MAX SITE COVERAGE (STRUCTURES/ IMPERMEABLE SERVICE): 83.8%	
BUILDING FLOOR AREAS: AS PER BUILDING CODE		
PARKADE LEVEL 1	7,592SQFT (705SQM)	
MAIN FLOOR / FOOTPRINT	3,143SQFT (291SQM)	
SECOND FLOOR	7,066SQFT (658SQM)	
THIRD FLOOR	6,876SQFT (638SQM)	
FOURTH FLOOR	6,876SQFT (638SQM)	
FIFTH FLOOR	6,876SQFT (638SQM)	
SIXTH FLOOR	5,618SQFT (521SQM)	
TOTAL FLOOR AREA (ALL LEVELS)	44,067SQFT (4,093SQM)	
BUILDING UNIT AREAS: NET FLOOR AREA AS PER BYLAW		
MAIN FLOOR	1,285SQFT (119SQM)	
SECOND FLOOR	5,388SQFT (500SQM)	
THIRD FLOOR	5,187SQFT (481SQM)	
FOURTH FLOOR	5,187SQFT (481SQM)	
FIFTH FLOOR	5,187SQFT (481SQM)	
SIXTH FLOOR	4,139SQFT (384SQM)	
F.A.R. (MAX: 1.6+0.5+0.3 = 2.4)	2.26 (26,373SQFT (2,450SQM))	
27,979SQFT (2,599SQM)		
BUILDING HEIGHT:		
REQUIRED:	4 STOREYS (99.07/18.0M) + 2 STOREYS (26.24/8.0M) WITH BONUSES = 6 STOREYS (85.30/26.0M)	
PROVIDED:	6 STOREYS (73.75/22.479m)	
PARKING SPACES:		
REQUIRED:	BACHELOR: 29 x 0.8 = 23.2 1-BED: 22 x 0.9 = 19.8 2/3-BED: 6 x 1.0 = 6 VISITOR: 57 x 0.14 = 8 TOTAL: 58.88 (57 STALLS) RENT BASED REDUCTION -11.4 (20%) BONUS BIKE PARKING - 5 TOTAL REQUIRED: 40.58 (41) STALLS REQUIRED	
PROVIDED:	34 STALLS (16 SMALL (47%), 18 REGULAR (53%)) (INCLUDES 1 ACCESSIBLE) CASH IN LIEU OF 7 STALLS	
BICYCLE PARKING SPACES: BONUS LONG-TERM		
REQUIRED:	BACHELOR: 29 x 1.25 = 36.25 1-BED: 22 x 1.25 = 27.5 2-BED: 5 x 1.5 = 7.5 3-BED: 1 x 2.0 = 2 6.0 PER ENTRANCE TOTAL: 78.25 (78 STALLS)	
PROVIDED:	88 STALLS + 8 AT ENTRANCE = 96 STALLS	
AMENITY SPACE:		
REQUIRED:	BACHELOR 64.58SQFT (6.0SQM) x 29 = 1,872SQFT (174SQM) 1-BED 107SQFT (10SQM) x 22 = 2,354SQFT (220SQM) 2-BED 161SQFT (15SQM) x 5 = 807SQFT (75SQM) 3-BED 161SQFT (15SQM) x 1 = 161SQFT (15SQM) TOTAL: 5,209SQFT (484SQM)	
PROVIDED:	3,750sqft (348sqm) - PRIVATE 3,142sqft (291sqm) - COMMON TOTAL = 6,892sqft (640sqm)	
FRONT YARD SETBACK: (BELOW 52.4' (16.0M))		
REQUIRED:	6.56' / 2.0m FROM ROAD DEDICATION	
PROVIDED: (EAST)	14.8' / 4.52m FROM PROPERTY LINE AND 6.56' / 2.0m FROM ROAD DEDICATION	
FRONT YARD SETBACK / STEP-BACK: (ABOVE 52.4' (16.0M))		
REQUIRED:	9.84' / 3.0m FROM A ROAD	
REQUIRED STEP-BACK:	STEP-BACK ON FLOOR 2nd TO 6th 9.84' / 3.0m FROM LOWER BUILDING FACE	
PROVIDED: (EAST)	24.6' / 7.5m ON LEVEL 6, LEVEL 5 IS BELOW 52.4' (16.0m)	
REAR YARD SETBACK: (BELOW 52.4' (16.0M))		
REQUIRED:	0.0' / 0.0m	
PROVIDED: (WEST)	0.0' / 0.0m FROM ROAD DEDICATION, 2.62' / 0.8m FROM PROPERTY LINE	
REAR YARD SETBACK: (ABOVE 52.4' (16.0M))		
REQUIRED: (LANE)	0.0' / 0.0m	
PROVIDED: (WEST)	0.0' / 0.0m FROM ROAD DEDICATION, 2.62' / 0.8m FROM PROPERTY LINE	
SIDE YARD SETBACK: (BELOW 52.4' (16.0M))		
REQUIRED:	0.0' / 0.0m	
PROVIDED: (SOUTH)	0.5' / 0.152m	
PROVIDED: (NORTH)	10.38' / 3.165m	
SIDE YARD SETBACK: (ABOVE 52.4' (16.0M)) ABUTTING ANOTHER PROPERTY SOUTH / ABUTTING UN-DEVELOPABLE LOT NORTH		
REQUIRED:	13.12' / 4.0m (PROPERTY)	
PROVIDED: (SOUTH)	13.12' / 4.0m	
PROVIDED: (NORTH)	13.12' / 4.05m	



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PROJECT INFORMATION:
PEAK LIVING APARTMENT ON LEATHEAD

LOT: 5
BLOCK:
PLAN: KAP7783
CIVIC ADDRESS: 165 LEATHEAD ROAD
KELOWNA, BC

STAMPS:

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DRAWING TITLE:
MAIN FLOOR / SITE PLAN

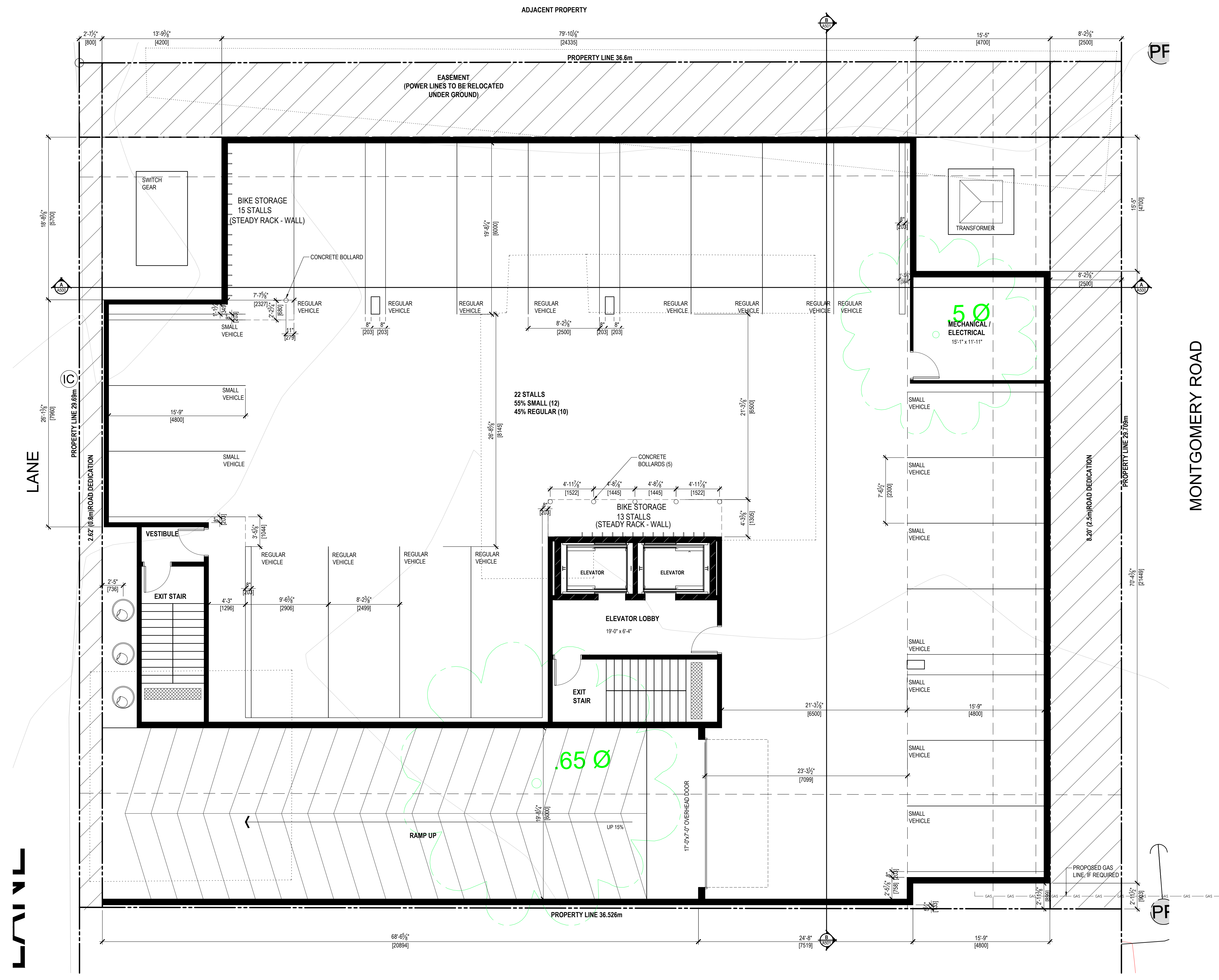
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DATE: Dec. 4, 23
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PARKING LEVEL 1
SCALE: 3/16"=1'-0"

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PROJECT INFORMATION:
PEAK LIVING APARTMENT ON LEATHEAD

LOT: 5
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PLAN: KAP7783
CIVIC ADDRESS: 165 LEATHEAD ROAD
KELOWNA, BC

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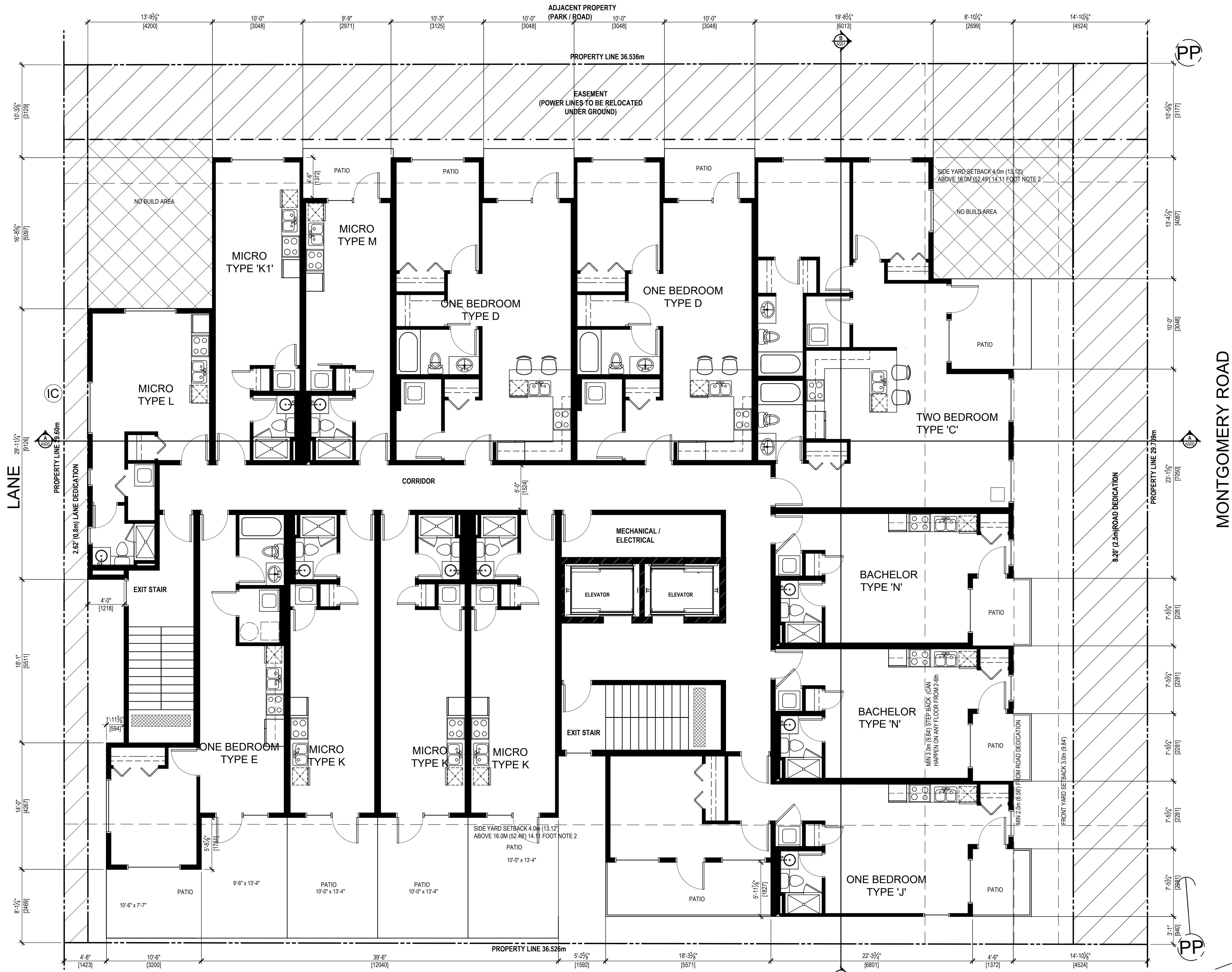
DRAWING TITLE:
PARKADE LEVEL 1

JOB NUMBER:
DATE: Dec. 4, 23
DRAWN BY: STC

A201

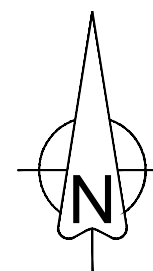
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SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"



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PROJECT INFORMATION:

**PEAK LIVING
 APARTMENT ON
 LEATHEAD**

LOT: 5
 BLOCK:
 PLAN: KAP7783
 CIVIC ADDRESS: 165 LEATHEAD ROAD
 KELOWNA, BC

STAMPS:



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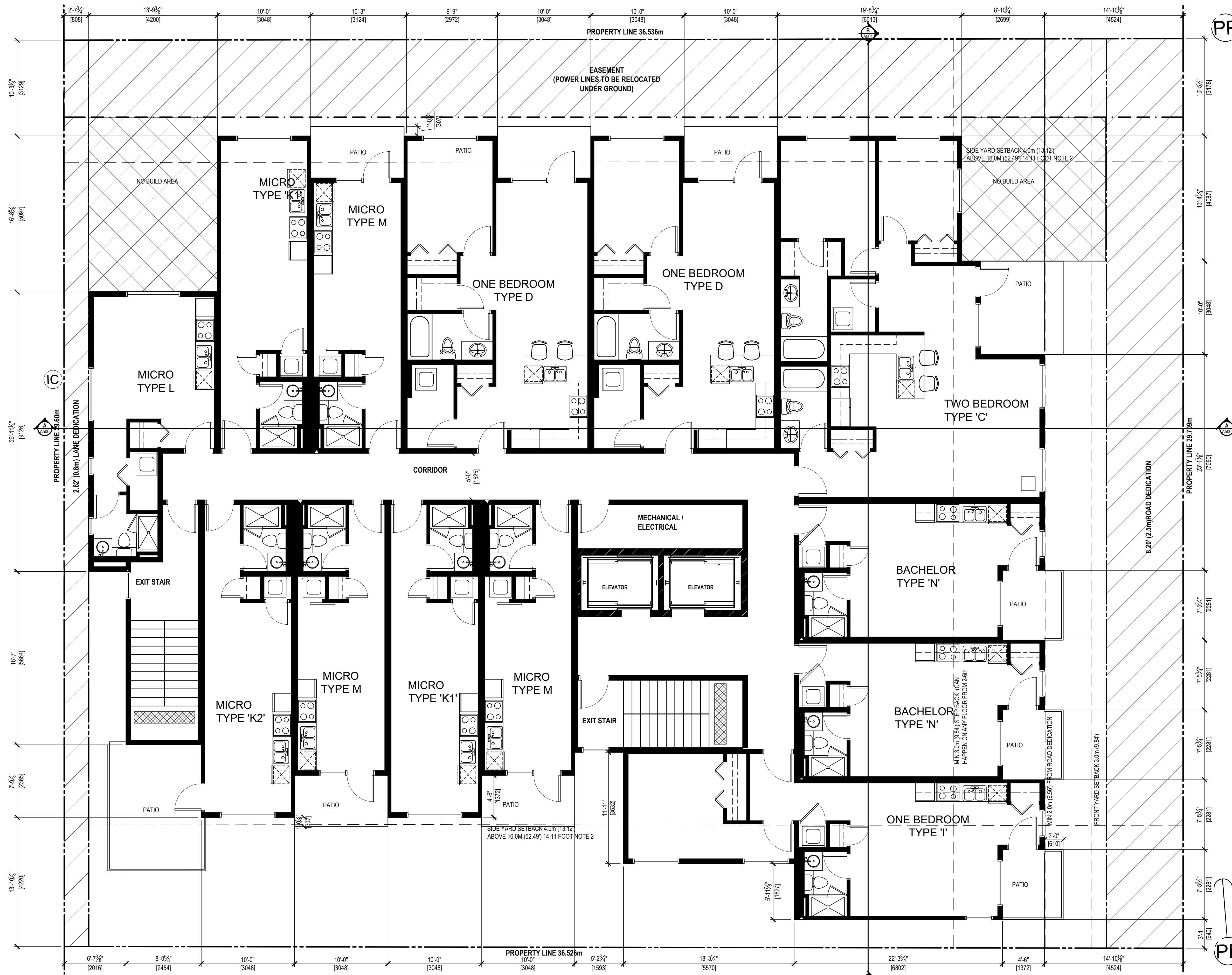
SECOND FLOOR PLAN

JOB NUMBER:
 DATE: Nov. 13, 23
 DRAWN BY: STC

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THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"

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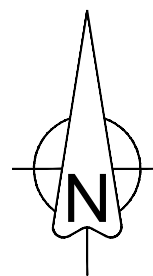
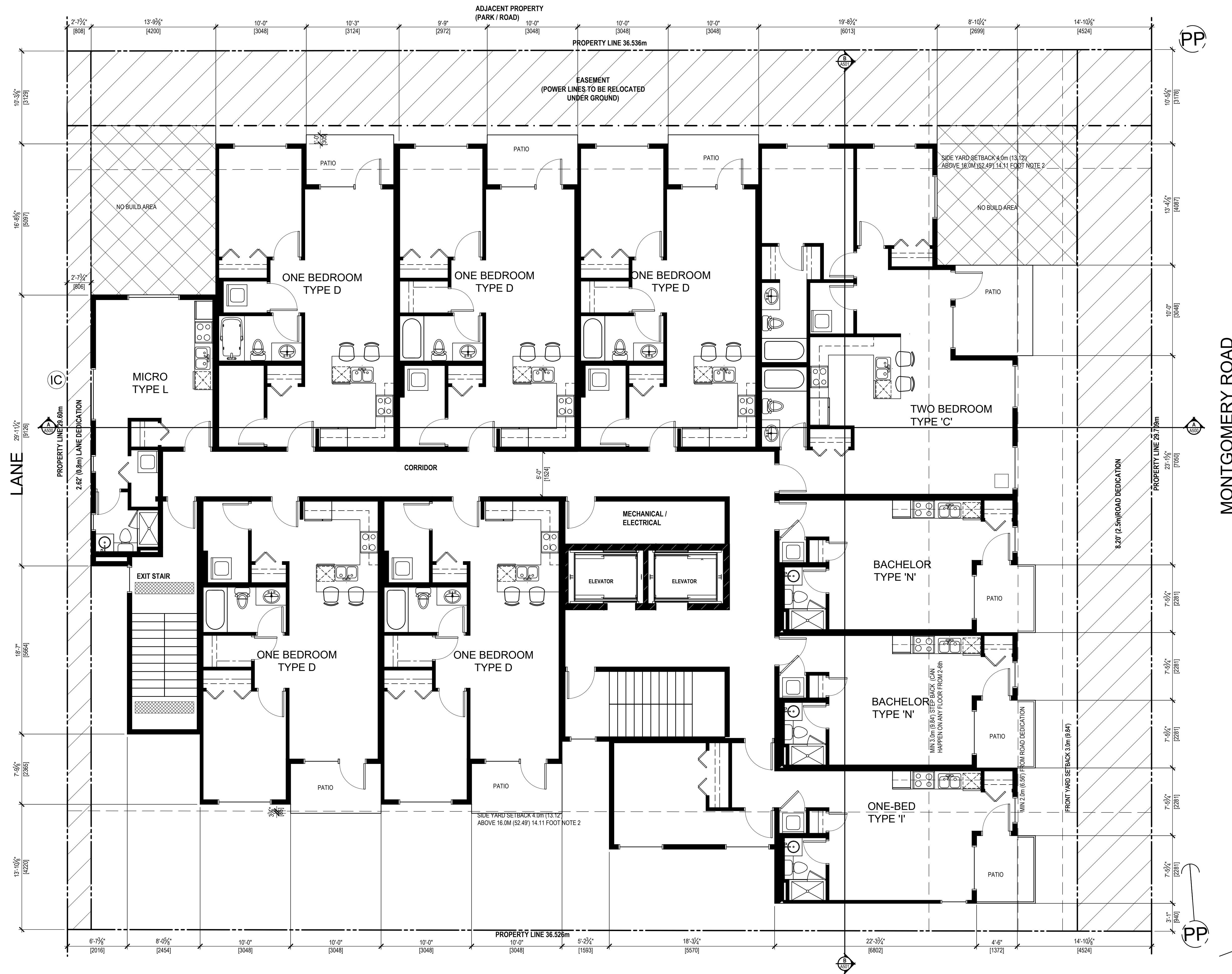
DRAWING TITLE:
THIRD FLOOR PLAN

JOB NUMBER:
DATE: Nov. 13, 23
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FOURTH FLOOR PLAN

SCALE: 3/16"=1'-0"



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PROJECT INFORMATION:

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 KELOWNA, BC

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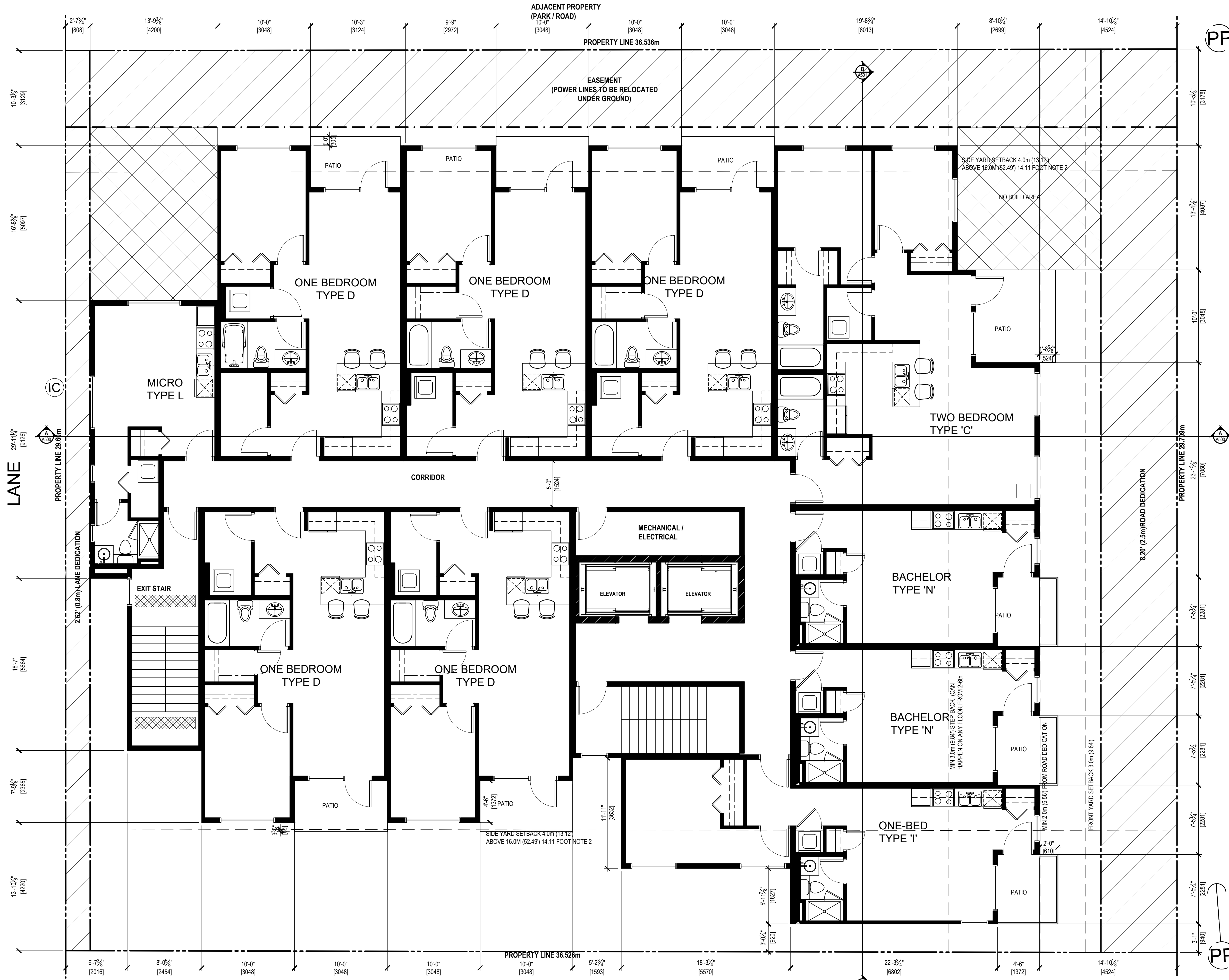
FOURTH FLOOR PLAN

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FIFTH FLOOR PLAN
SCALE: 3/16"=1'-0"

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M	2023-07-14	ISSUED FOR DP
L	2023-06-09	COST SAVING CHANGES
K	2023-06-06	OWNER CHANGES
J	2023-05-19	OWNER CHANGES
H	2023-05-16	SENT TO CONSULTANTS
G	2023-05-10	ISSUED FOR REVIEW
F	2023-03-01	ISSUED FOR REVIEW
E	2023-02-24	ISSUED FOR REVIEW
C	2023-01-08	ISSUED FOR REVIEW
B	2022-11-22	ISSUED FOR REVIEW
A	2022-11-15	ISSUED FOR REVIEW

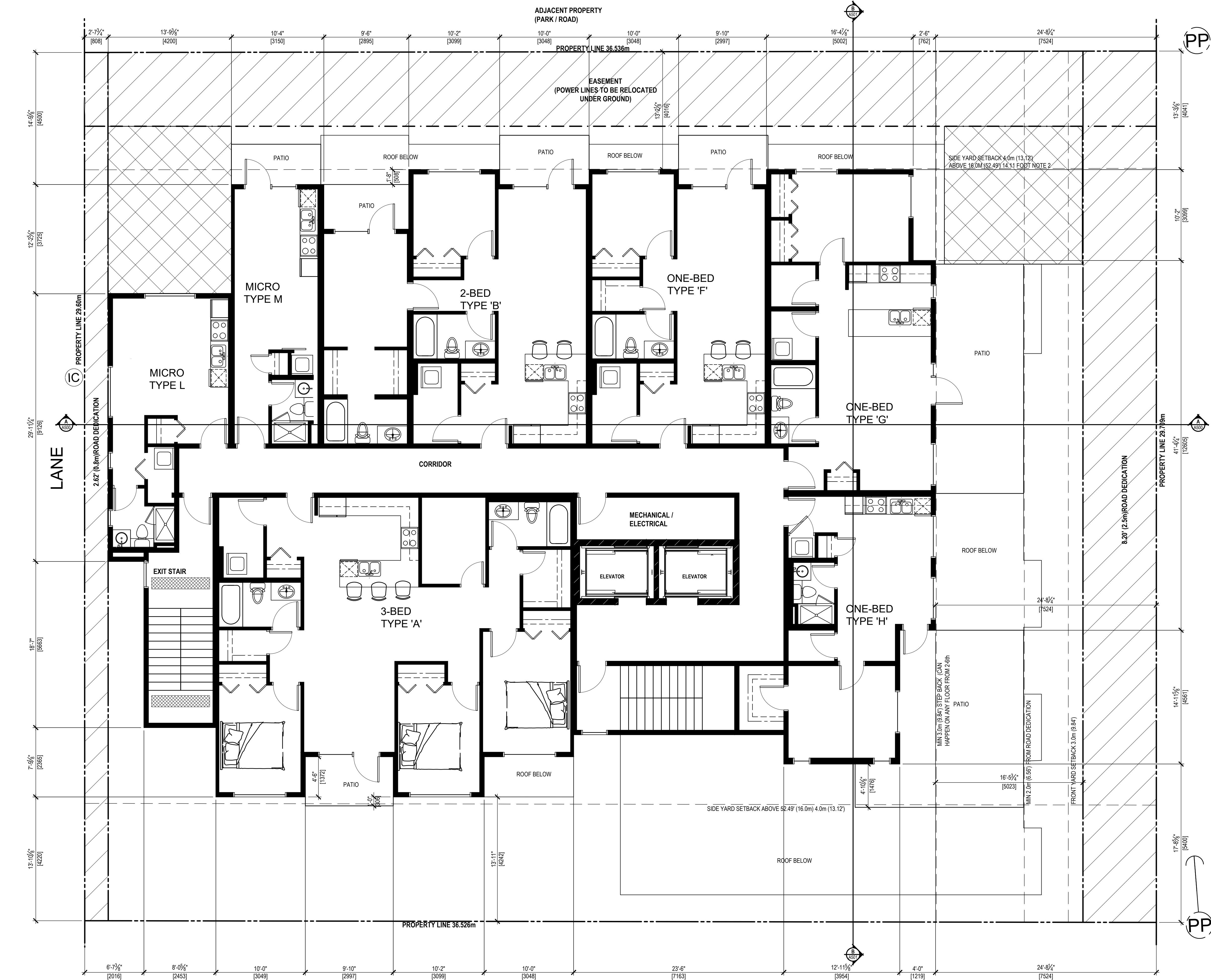
DRAWING TITLE:
FIFTH FLOOR PLAN

JOB NUMBER:
DATE: Nov. 13, 23
DRAWN BY: STC

A205

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SIXTH FLOOR PLAN
SCALE: 3/16"=1'-0"

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Aplin & Martin Consultants Ltd.
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Suite 700, 1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5
T 250-980-5500 | www.wsp.com

PROJECT INFORMATION:
PEAK LIVING APARTMENT ON LEATHEAD

LOT: 5
BLOCK:
PLAN: KAP7783
CIVIC ADDRESS: 165 LEATHEAD ROAD
KELOWNA, BC

STAMPS:

REVISIONS:

ISSUE	DATE	DESCRIPTION
R	2023-11-01	REVISED FOR DP
P	2023-10-12	FLOOR PLAN REVISIONS
Q	2023-09-07	FLOOR PLAN REVISIONS
M	2023-07-14	ISSUED FOR DP
L	2023-06-09	COST SAVING CHANGES
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E	2023-02-24	ISSUED FOR REVIEW
C	2023-01-08	ISSUED FOR REVIEW
B	2022-11-22	ISSUED FOR REVIEW
A	2022-11-15	ISSUED FOR REVIEW

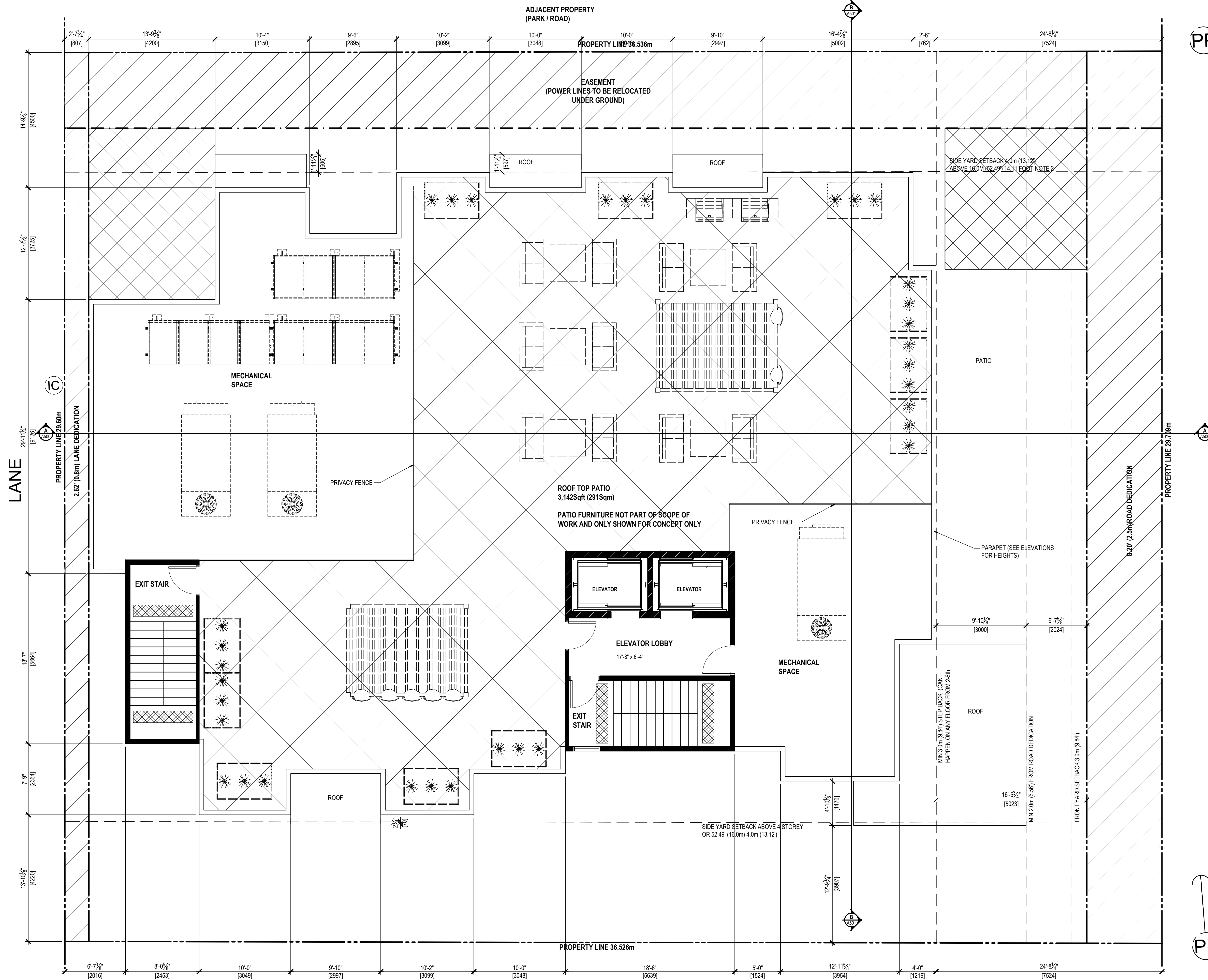
DRAWING TITLE:
SIXTH FLOOR PLAN

JOB NUMBER:
DATE: Nov. 13, 23
DRAWN BY: STC

A206

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ROOF TOP PATIO
SCALE: 3/16"=1'-0"

PP

A

PP

MONTGOMERY ROAD

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PROJECT INFORMATION:
PEAK LIVING APARTMENT ON LEATHEAD
LOT: 5
BLOCK:
PLAN: KAP7783
CIVIC ADDRESS: 165 LEATHEAD ROAD
KELOWNA, BC

STAMPS:

REVISIONS:

ISSUE	DATE	DESCRIPTION
R	2023-11-01	REVISED FOR DP
Q	2023-09-07	FLOOR PLAN REVISIONS
M	2023-07-14	ISSUED FOR DP
L	2023-06-09	COST SAVING CHANGES
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E	2023-02-24	ISSUED FOR REVIEW
C	2023-01-08	ISSUED FOR REVIEW
B	2022-11-22	ISSUED FOR REVIEW
A	2022-11-15	ISSUED FOR REVIEW

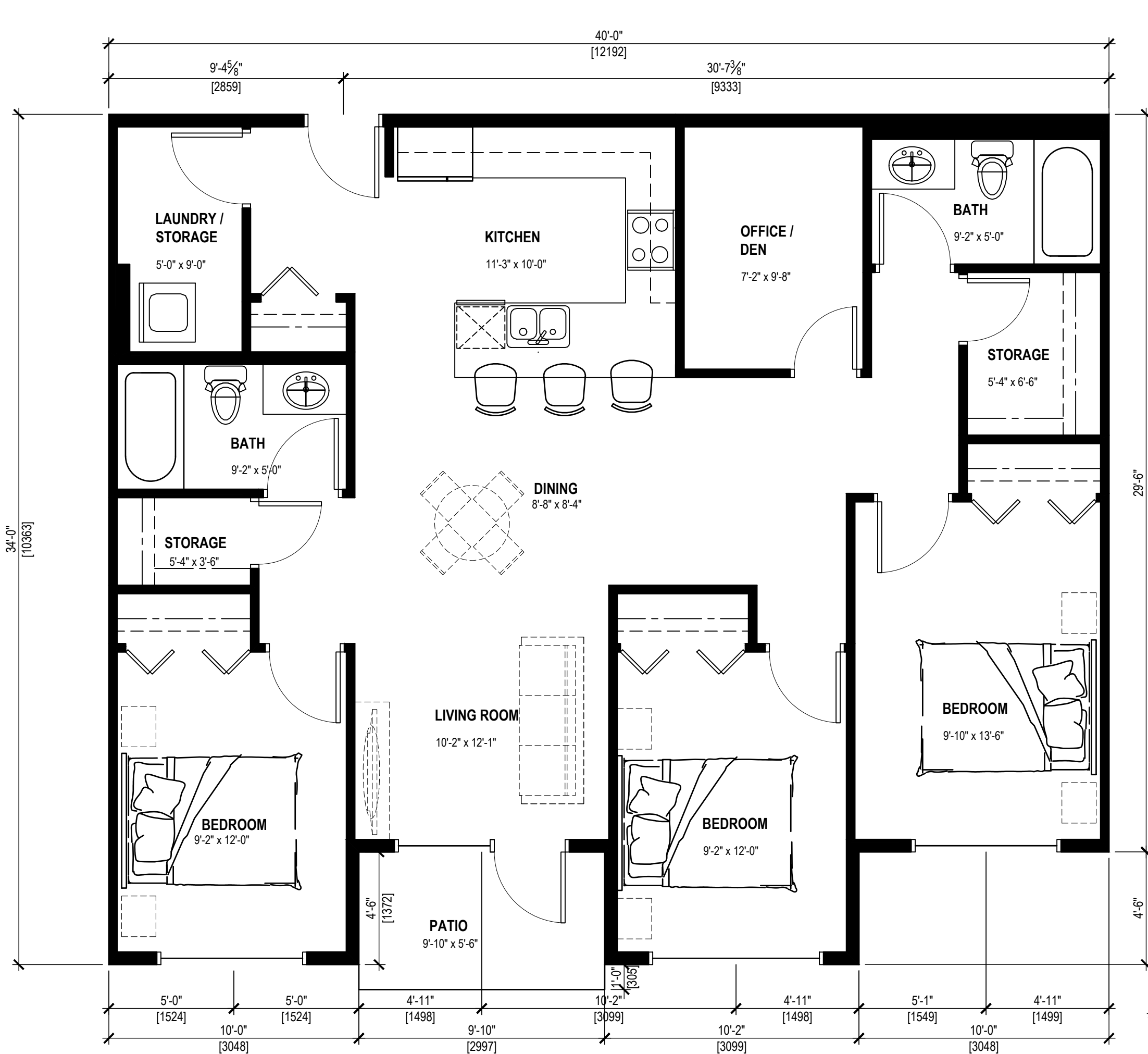
DRAWING TITLE:
ROOF TOP PATIO PLAN

JOB NUMBER:
DATE: Nov. 13, 23
DRAWN BY: STC

A207

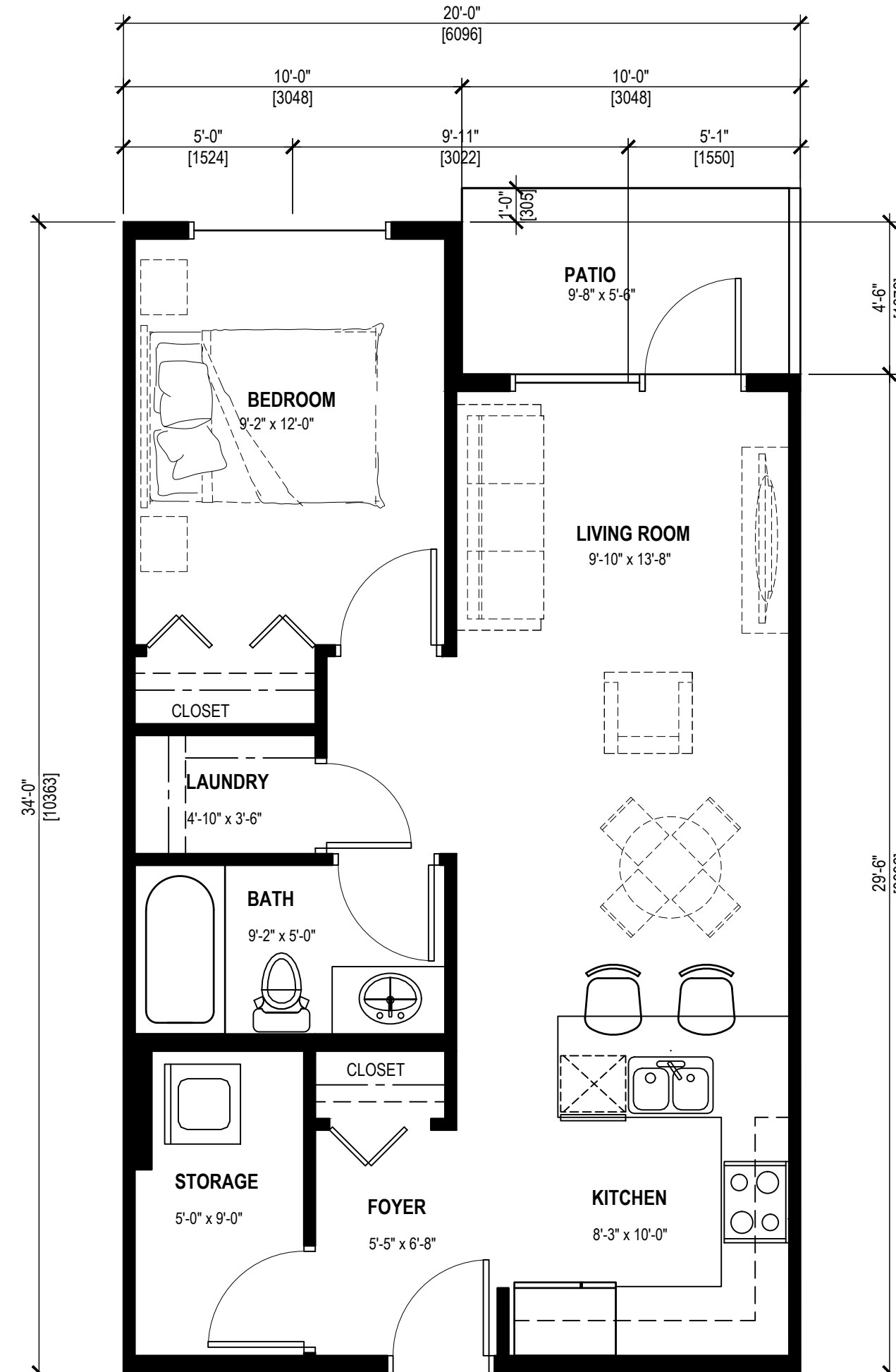
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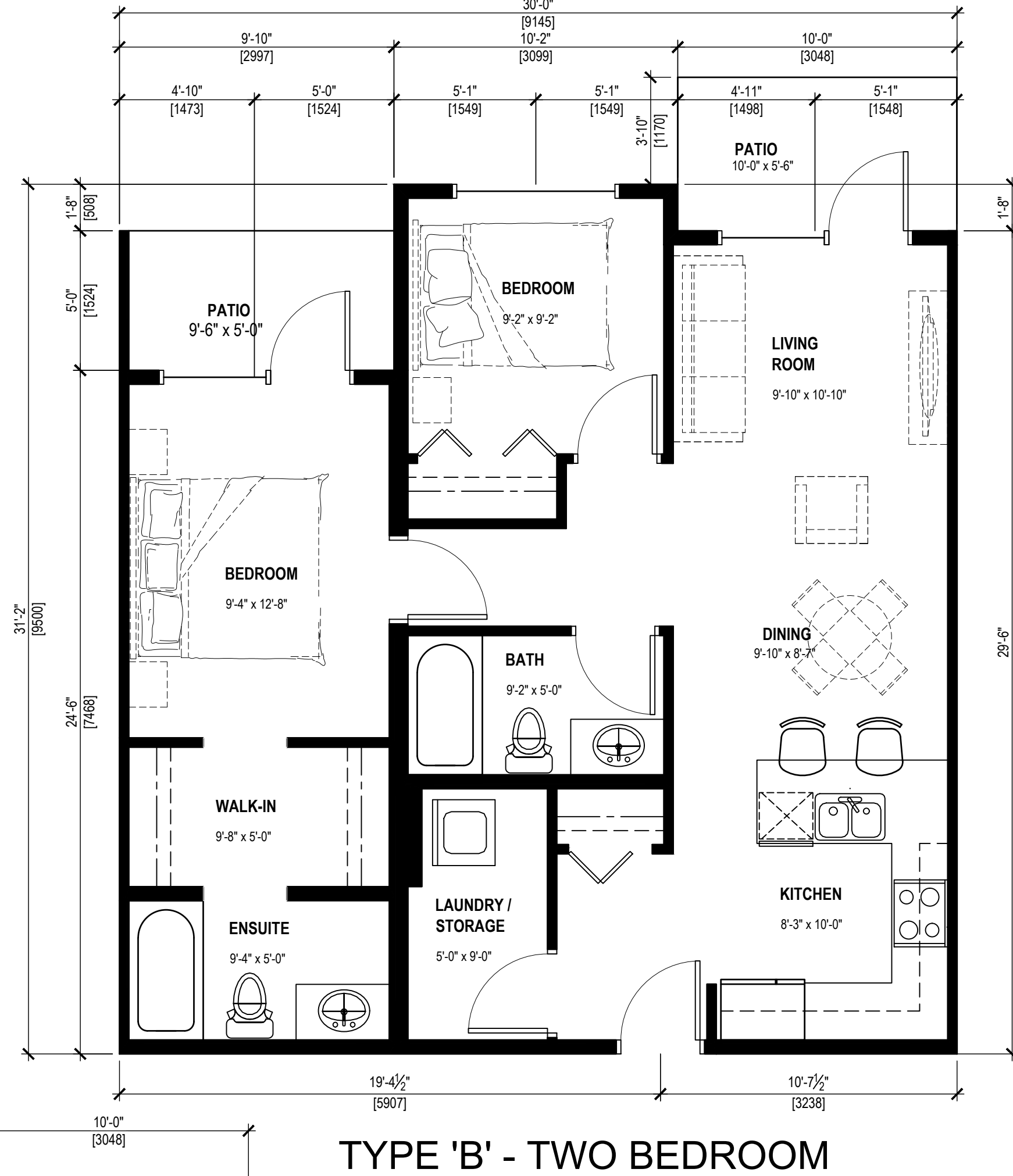
TYPE 'A' - THREE BEDROOM

SCALE: 1/4"=1'-0"
AREA = 1,203 SQFT



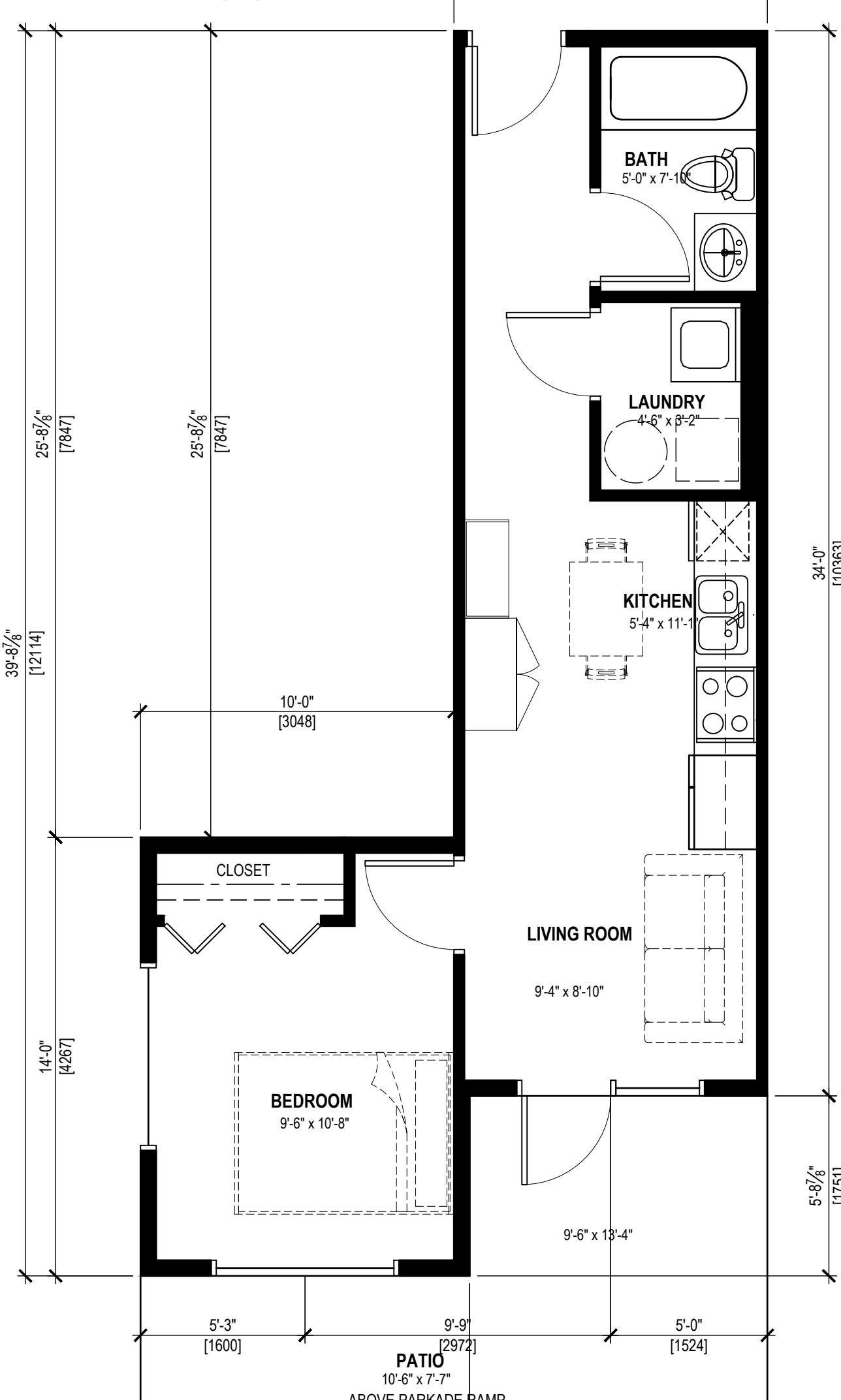
TYPE 'D' - ONE BEDROOM

SCALE: 1/4"=1'-0"
AREA = 572 SQFT



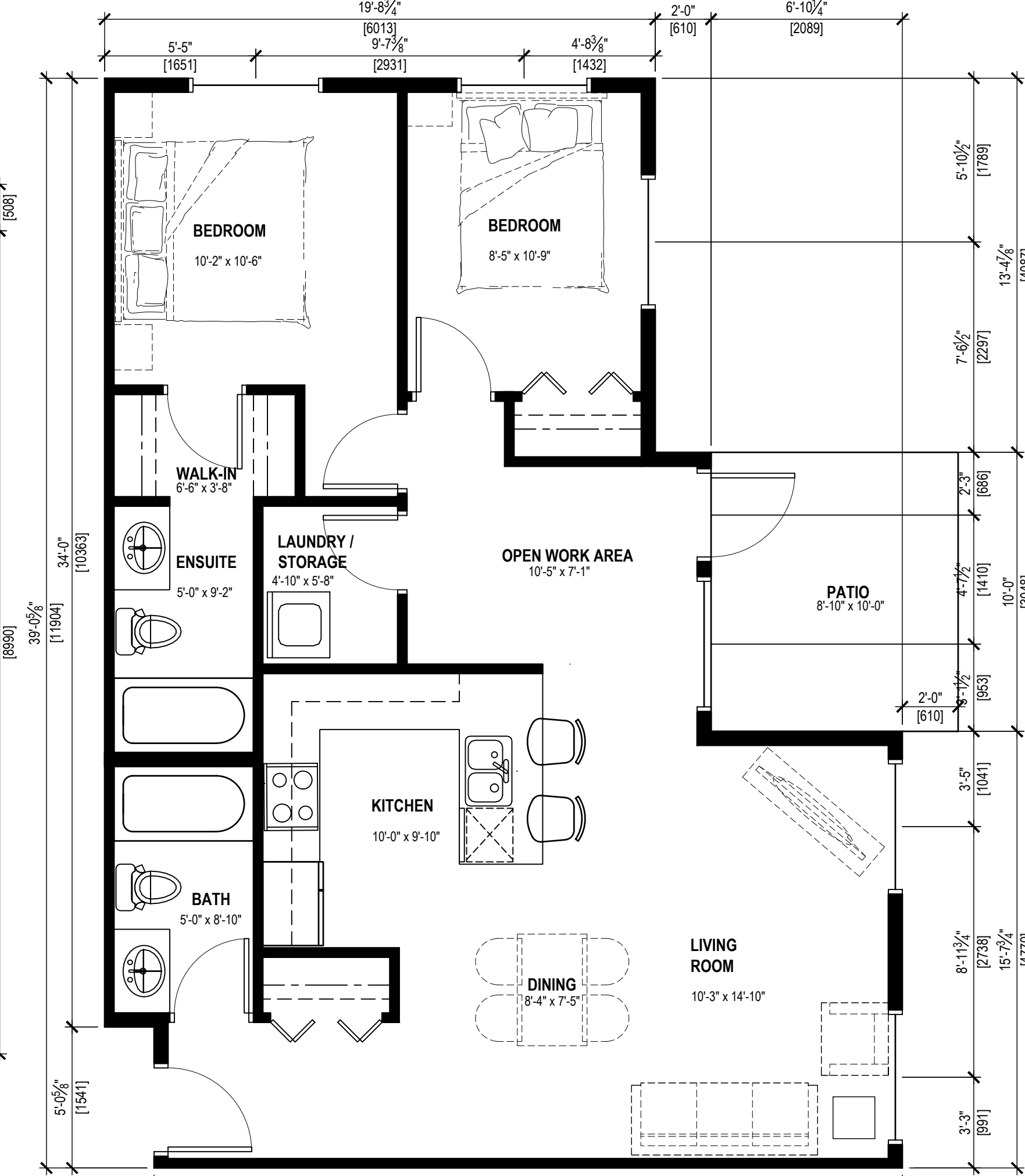
TYPE 'B' - TWO BEDROOM

SCALE: 1/4"=1'-0"
AREA = 801 SQFT



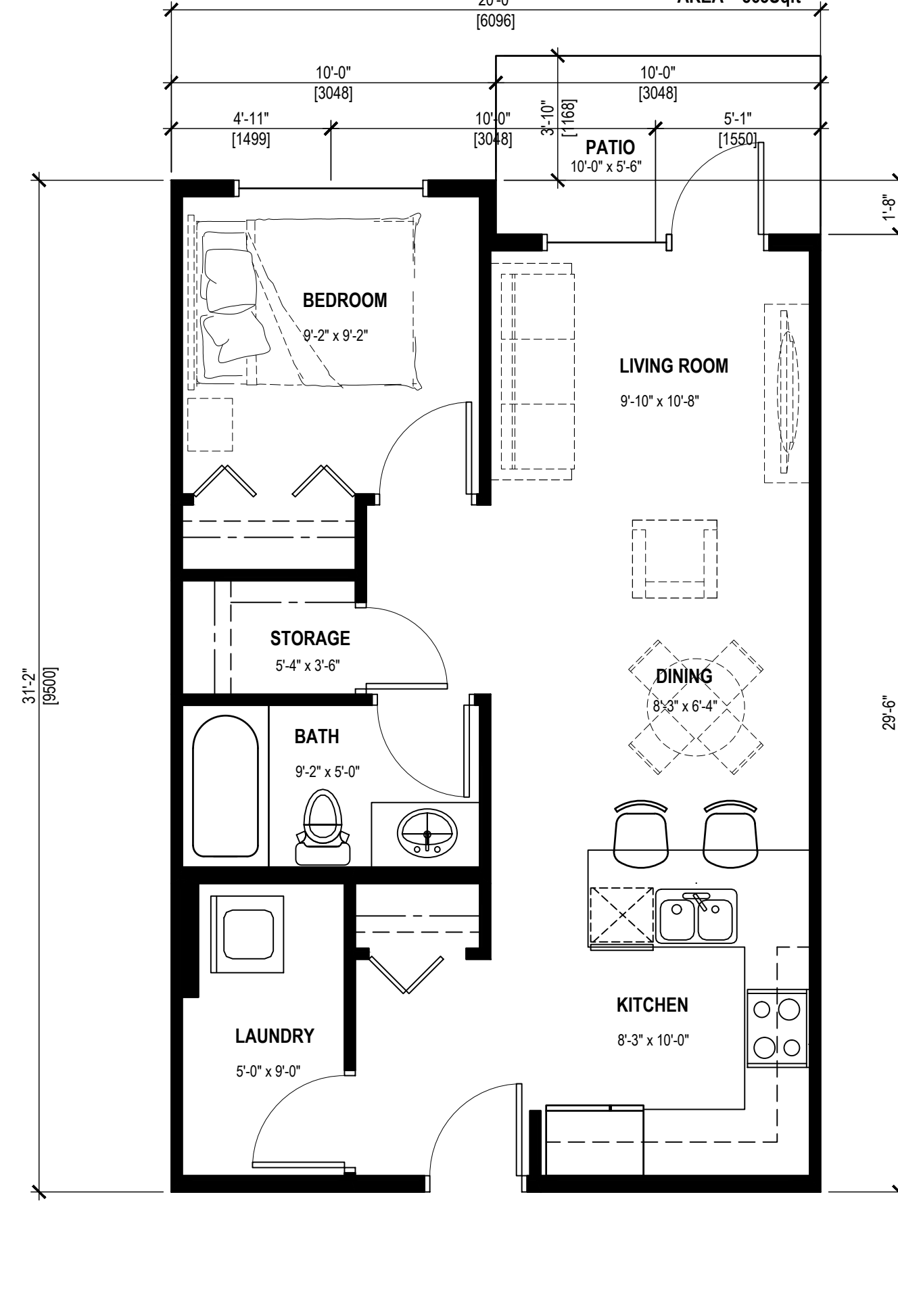
TYPE 'E' - ONE BEDROOM

SCALE: 1/4"=1'-0"
AREA = 424 SQFT



TYPE 'C' - TWO BEDROOM

SCALE: 1/4"=1'-0"
AREA = 863 SQFT



TYPE 'F' - ONE BEDROOM

SCALE: 1/4"=1'-0"
AREA = 566 SQFT



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PROJECT INFORMATION:

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LEATHEAD**

LOT: 5
BLOCK:
PLAN: KAP7783
CIVIC ADDRESS: 165 LEATHEAD ROAD
KELOWNA, BC

STAMPS:



REVISIONS:

ISSUE	DATE	DESCRIPTION
R	2023-11-01	REVISED FOR DP
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C	2023-01-08	ISSUED FOR REVIEW
B	2022-11-22	ISSUED FOR REVIEW
A	2022-11-15	ISSUED FOR REVIEW

DRAWING TITLE:

UNIT PLANS

JOB NUMBER:

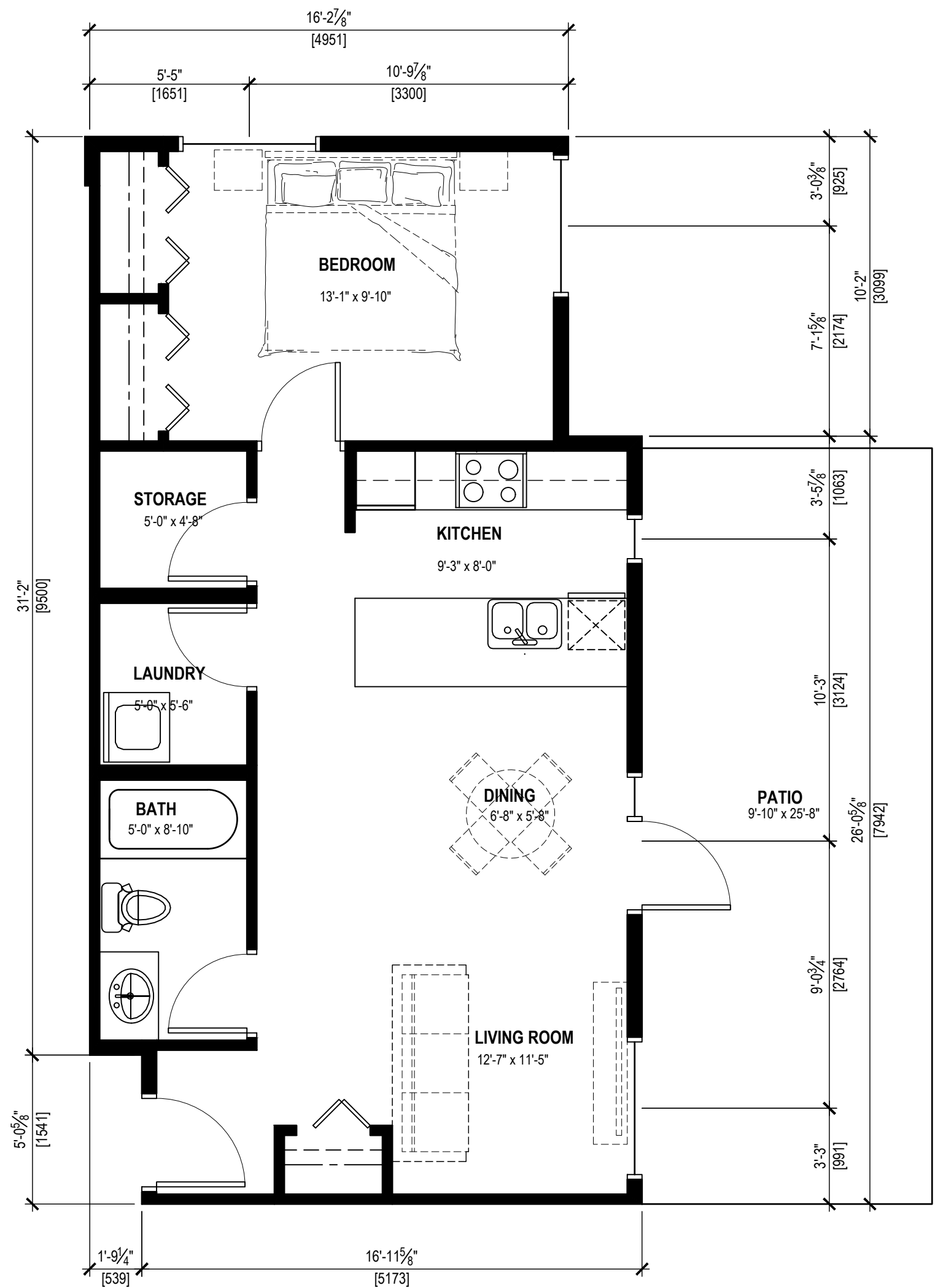
DATE: Nov. 13, 23

DRAWN BY: STC

A300

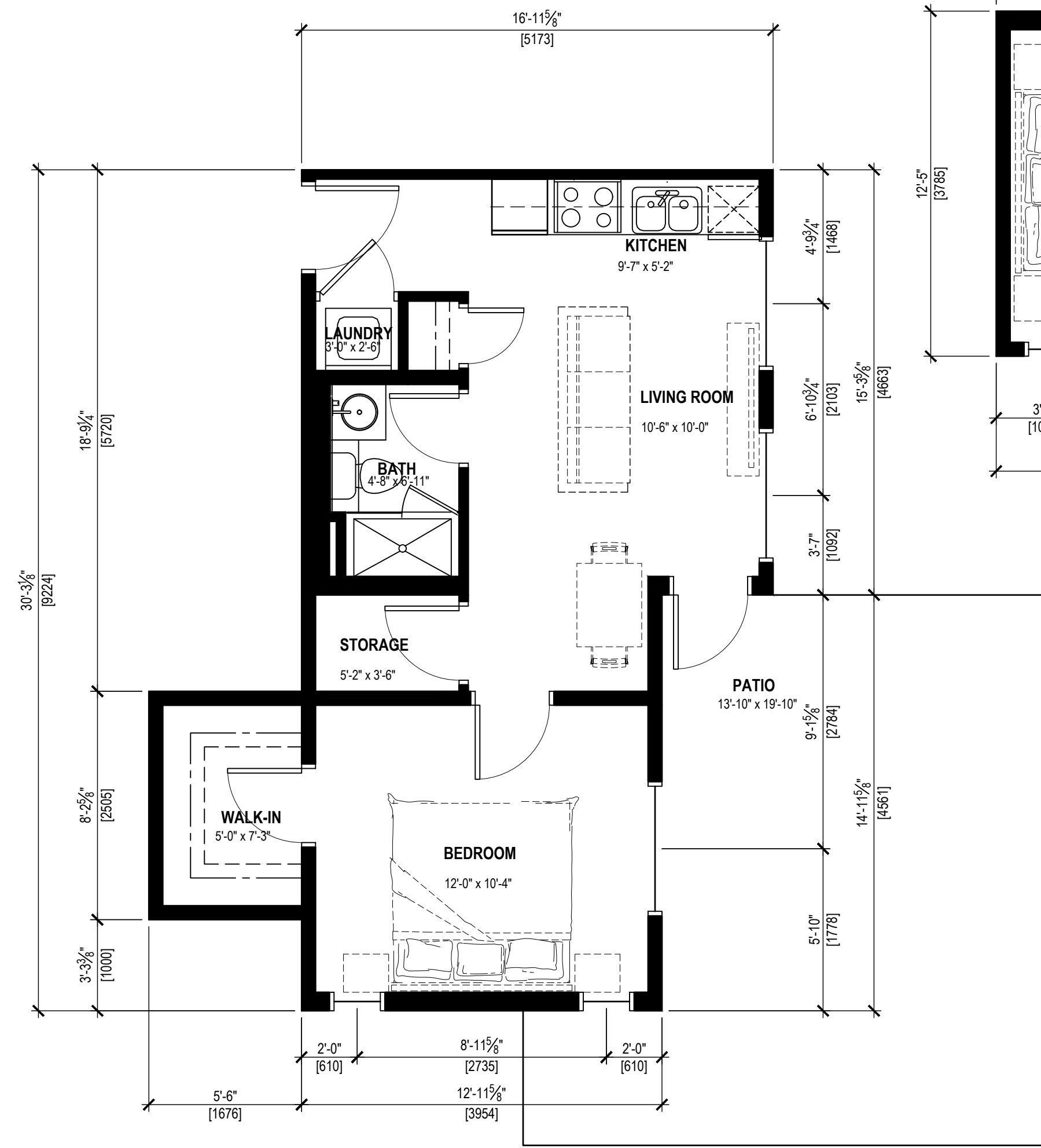
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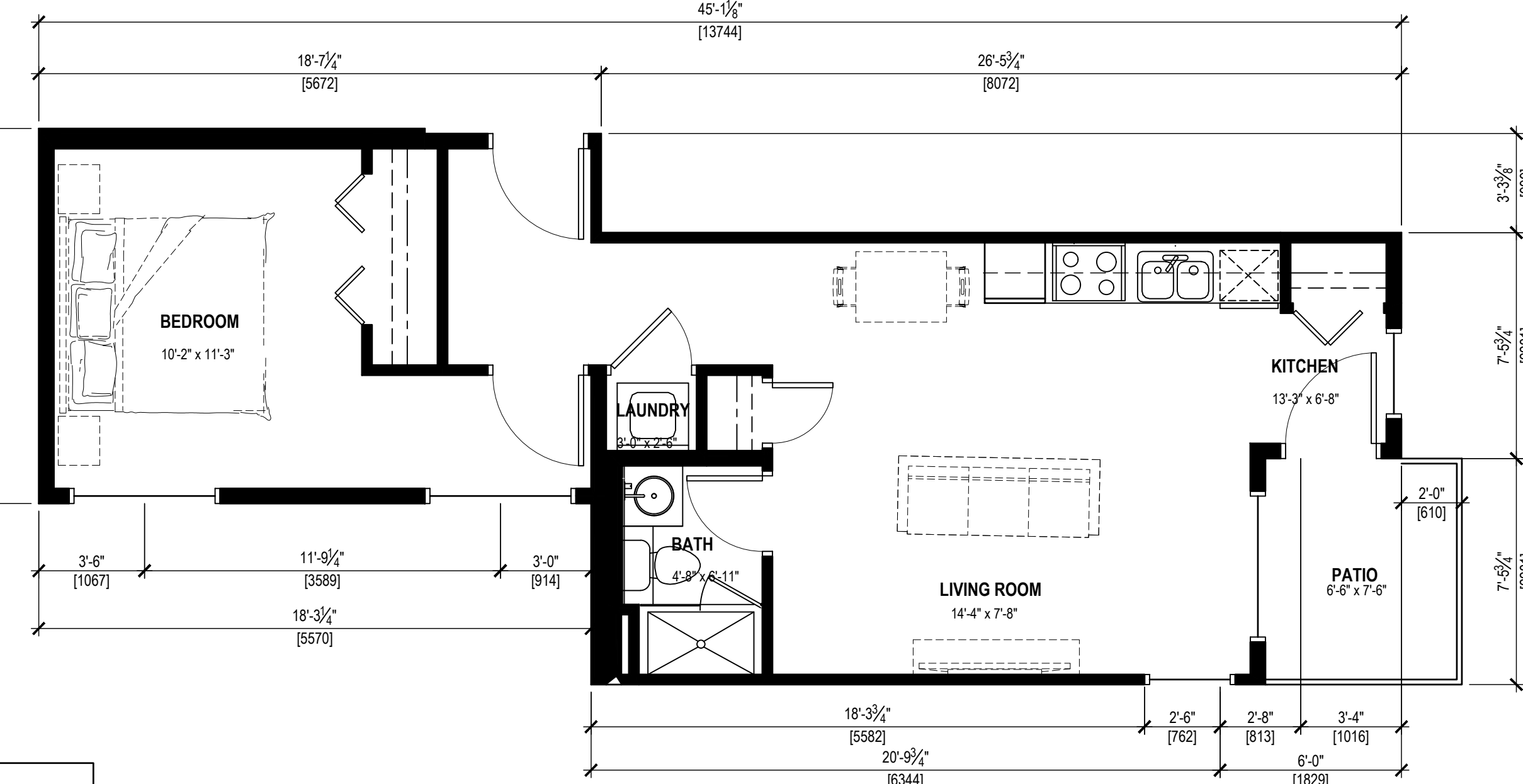
TYPE 'G' - ONE BEDROOM

SCALE: 1/4"=1'-0"
AREA = 598Sqft



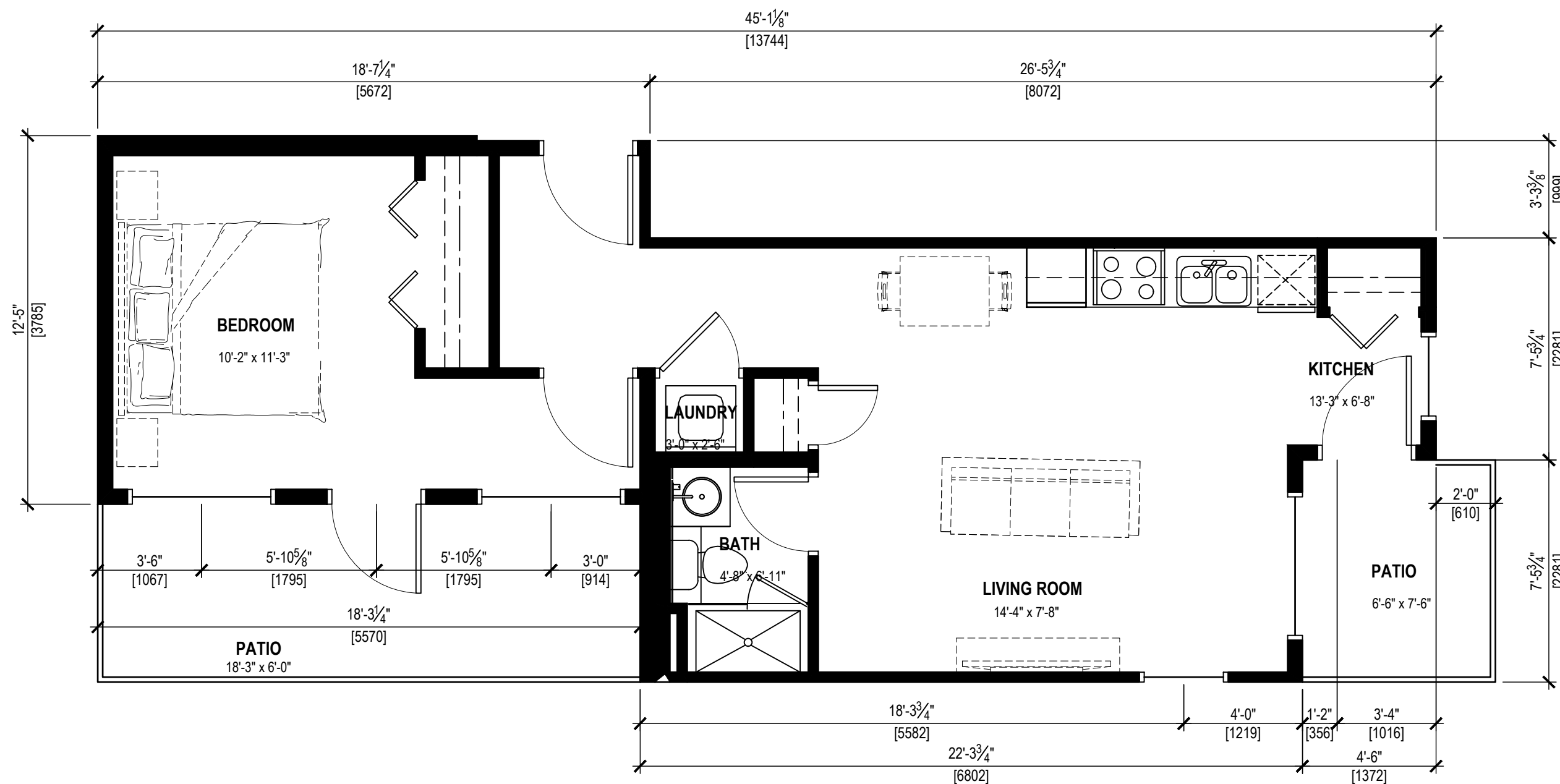
TYPE 'H' - ONE BEDROOM

SCALE: 1/4"=1'-0"
AREA = 447Sqft



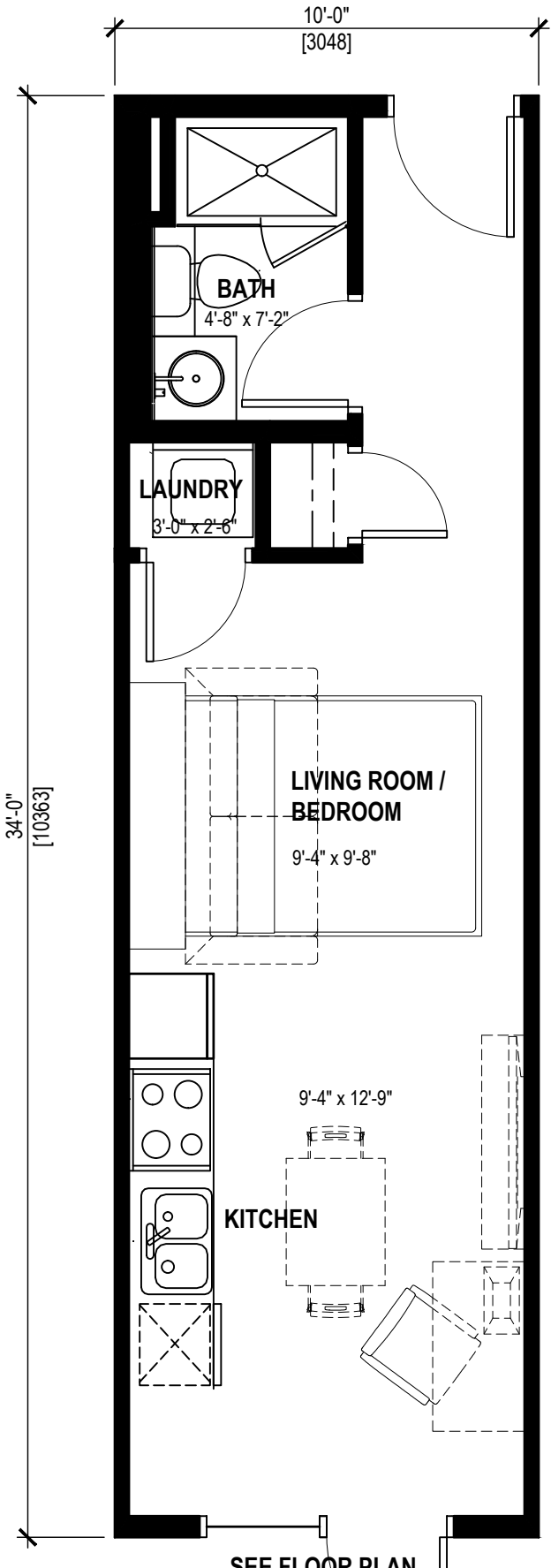
TYPE 'I' - ONE BEDROOM

SCALE: 1/4"=1'-0"
AREA = 527Sqft



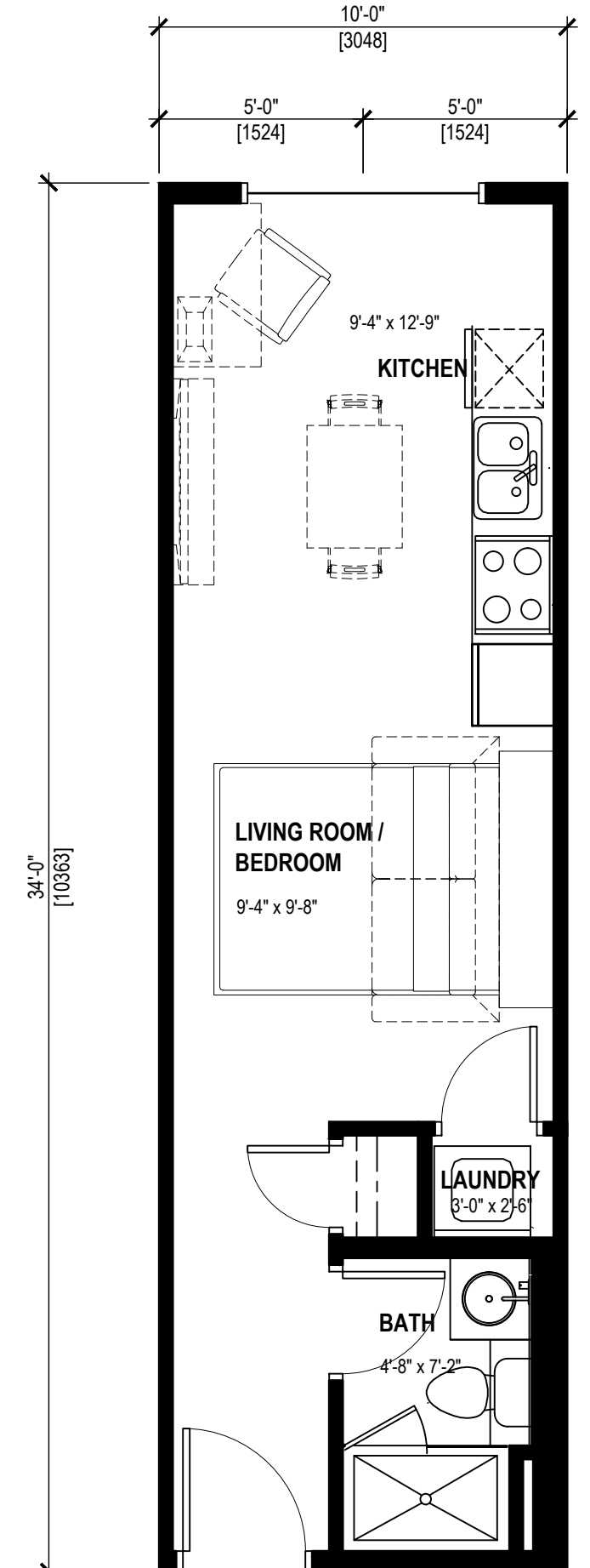
TYPE 'J' - ONE BEDROOM

SCALE: 1/4"=1'-0"
AREA = 527Sqft



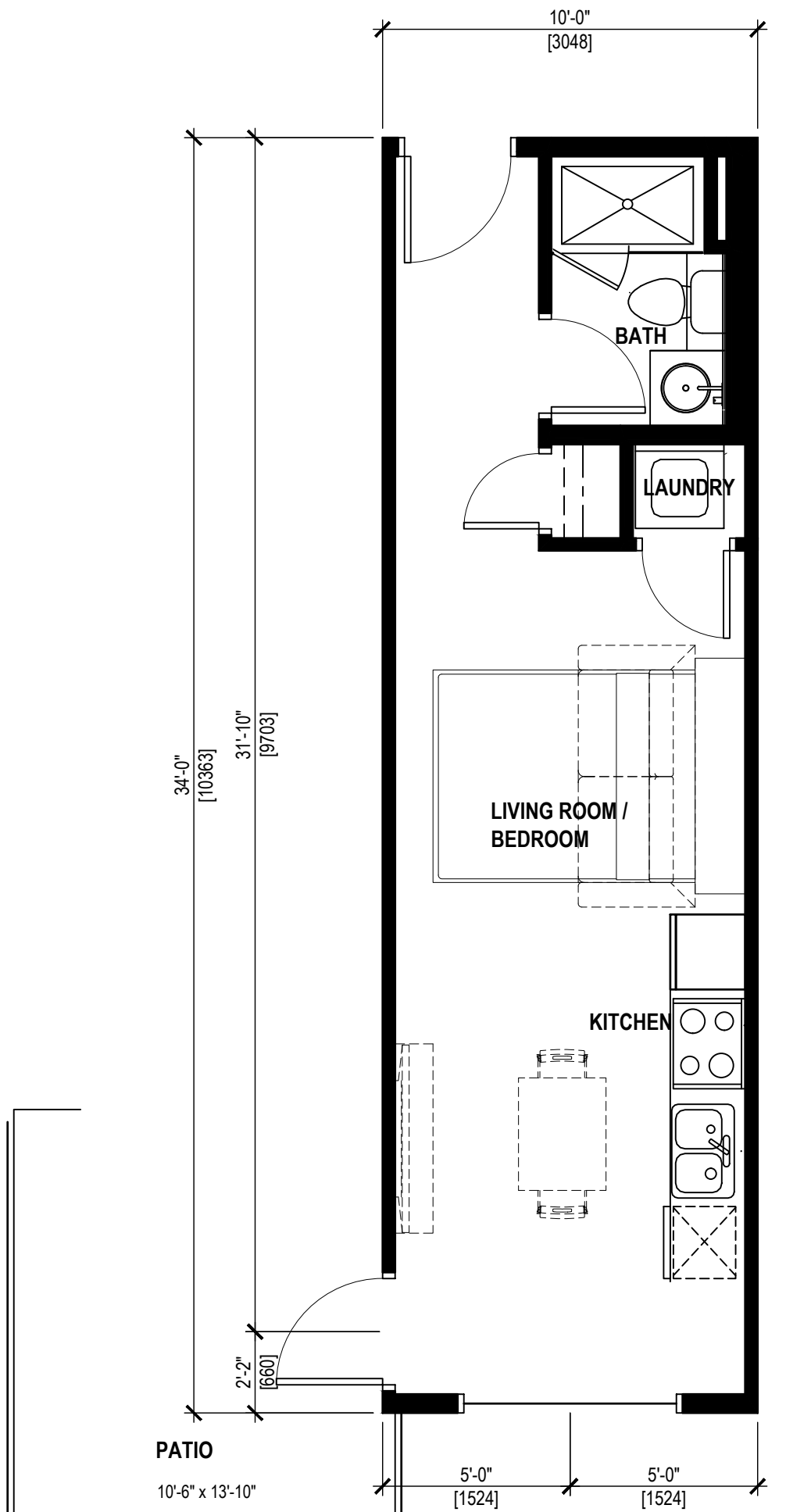
TYPE 'K' - MICRO

SCALE: 1/4"=1'-0"
AREA = 307Sqft



TYPE 'K1' - MICRO

SCALE: 1/4"=1'-0"
AREA = 307Sqft



TYPE 'K2' - MICRO

SCALE: 1/4"=1'-0"
AREA = 307Sqft



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PROJECT INFORMATION:

**PEAK LIVING
APARTMENT ON
LEATHEAD**

LOT: 5
BLOCK:
PLAN: KAP7783
CIVIC ADDRESS: 165 LEATHEAD ROAD
KELOWNA, BC

STAMPS:



REVISIONS:

ISSUE	DATE	DESCRIPTION
R	2023-11-01	REVISED FOR DP
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E	2023-02-24	ISSUED FOR REVIEW
C	2023-01-08	ISSUED FOR REVIEW
B	2022-11-22	ISSUED FOR REVIEW
A	2022-11-15	ISSUED FOR REVIEW

DRAWING TITLE:

UNIT PLANS

JOB NUMBER:

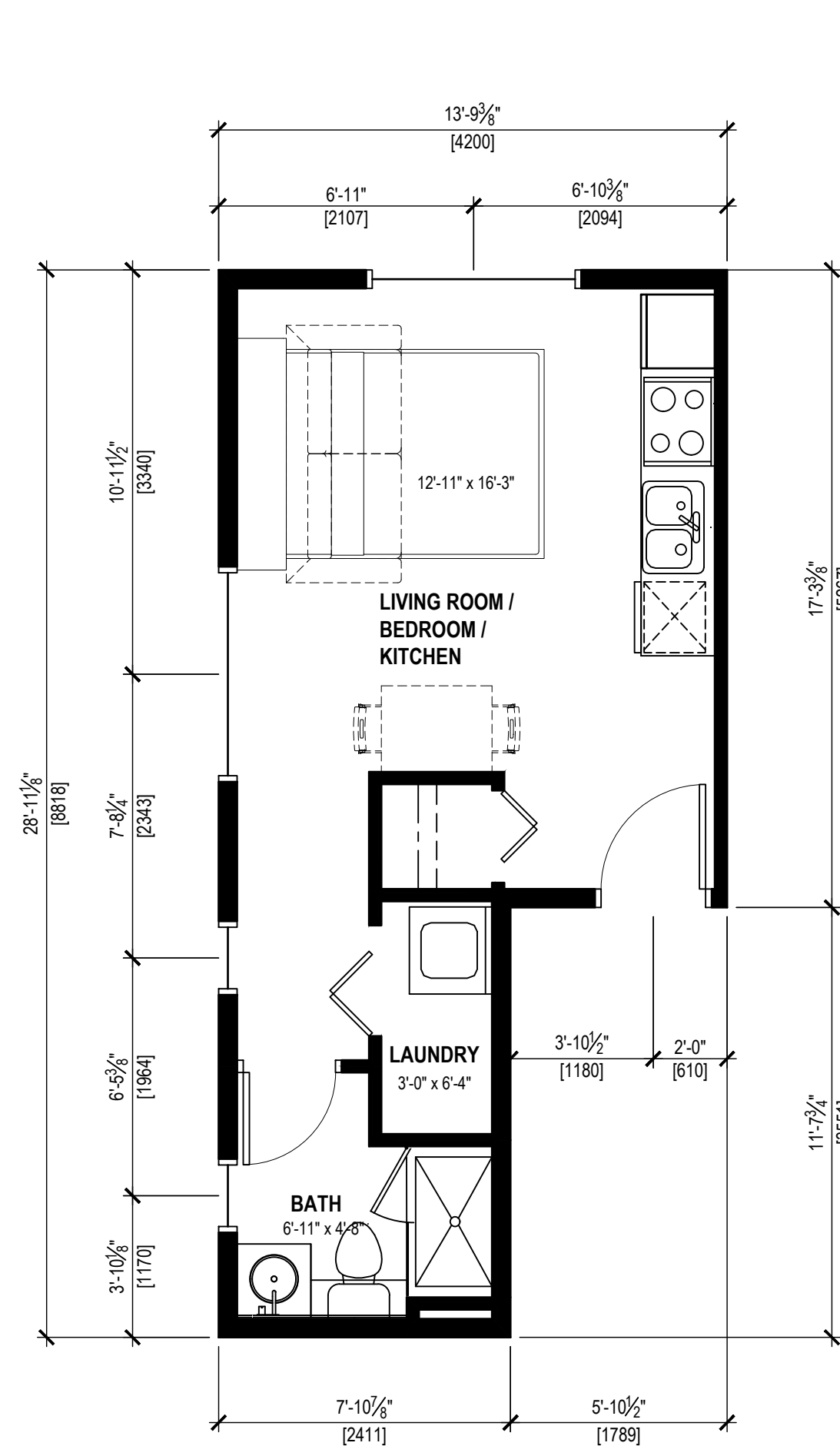
DATE: Nov. 13, 23

DRAWN BY: STC

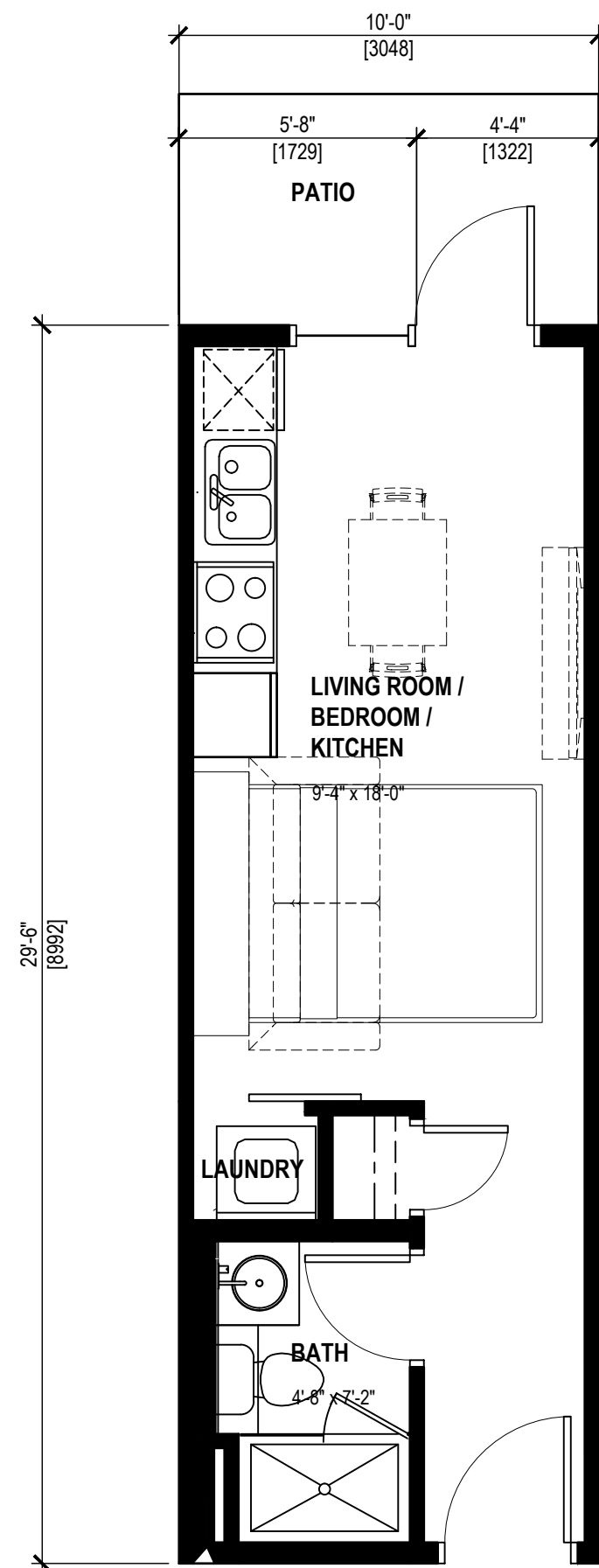
A301

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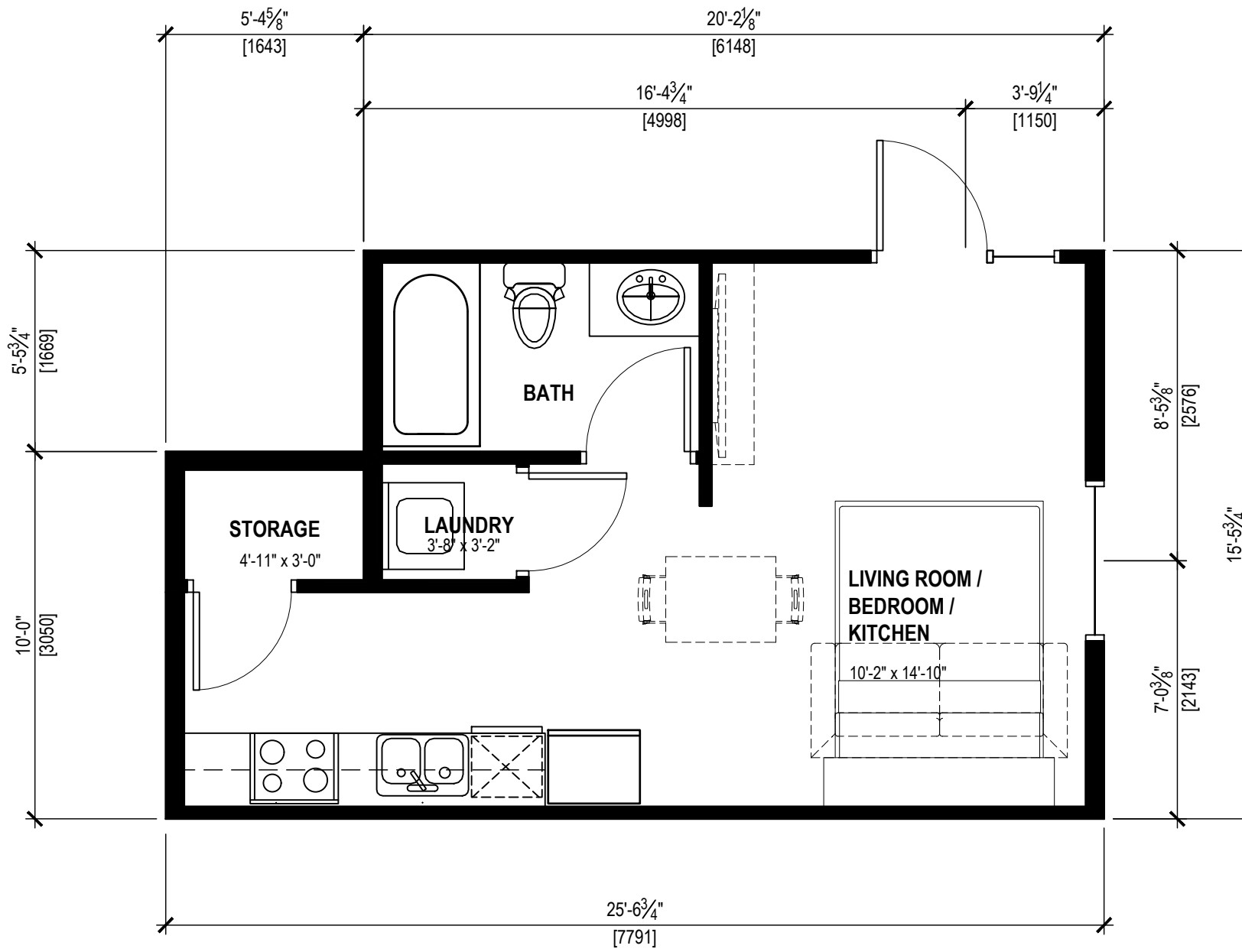
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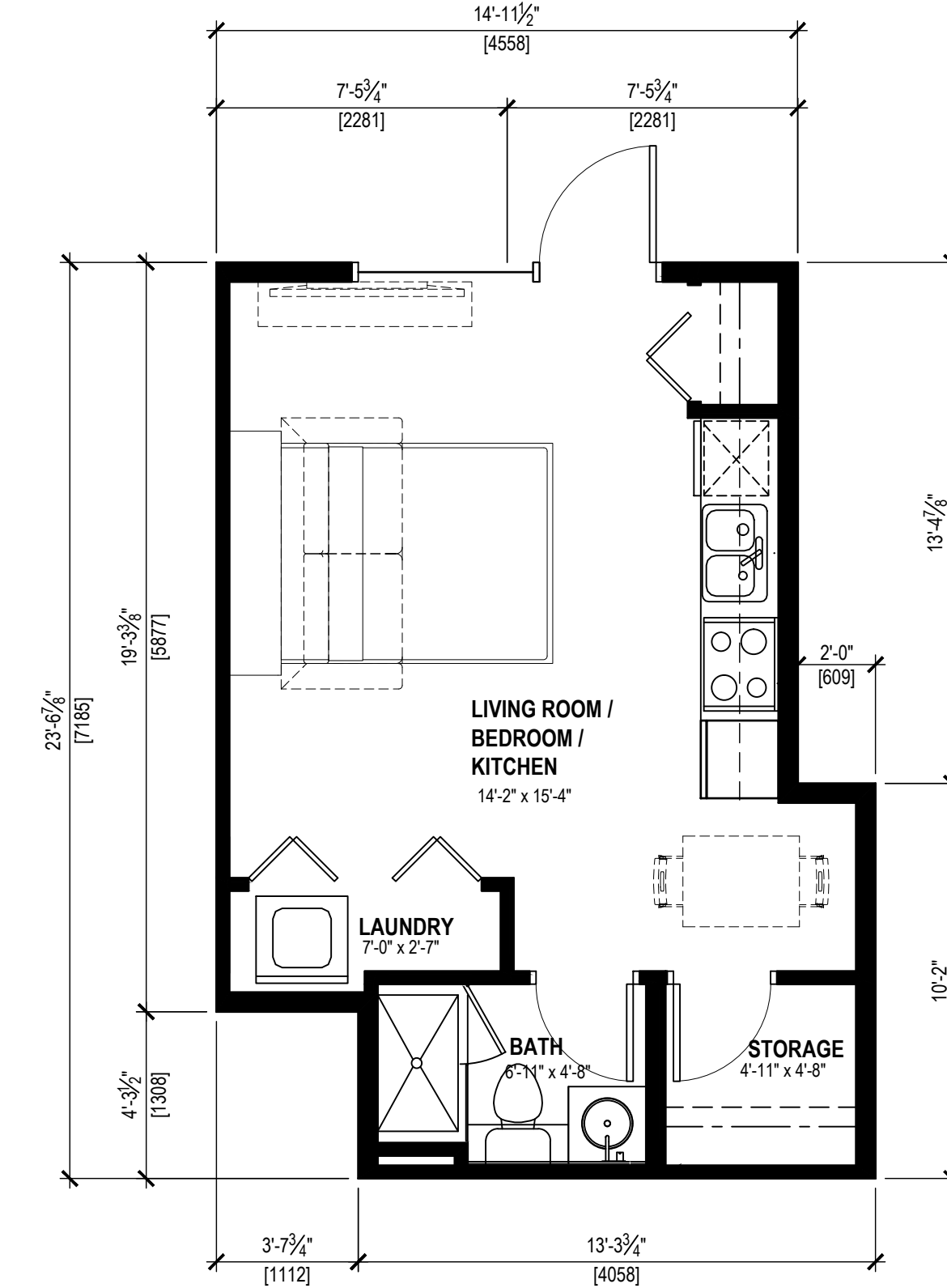
TYPE 'L' - MICRO
SCALE: 1/4"=1'-0"
AREA = 291Sqft



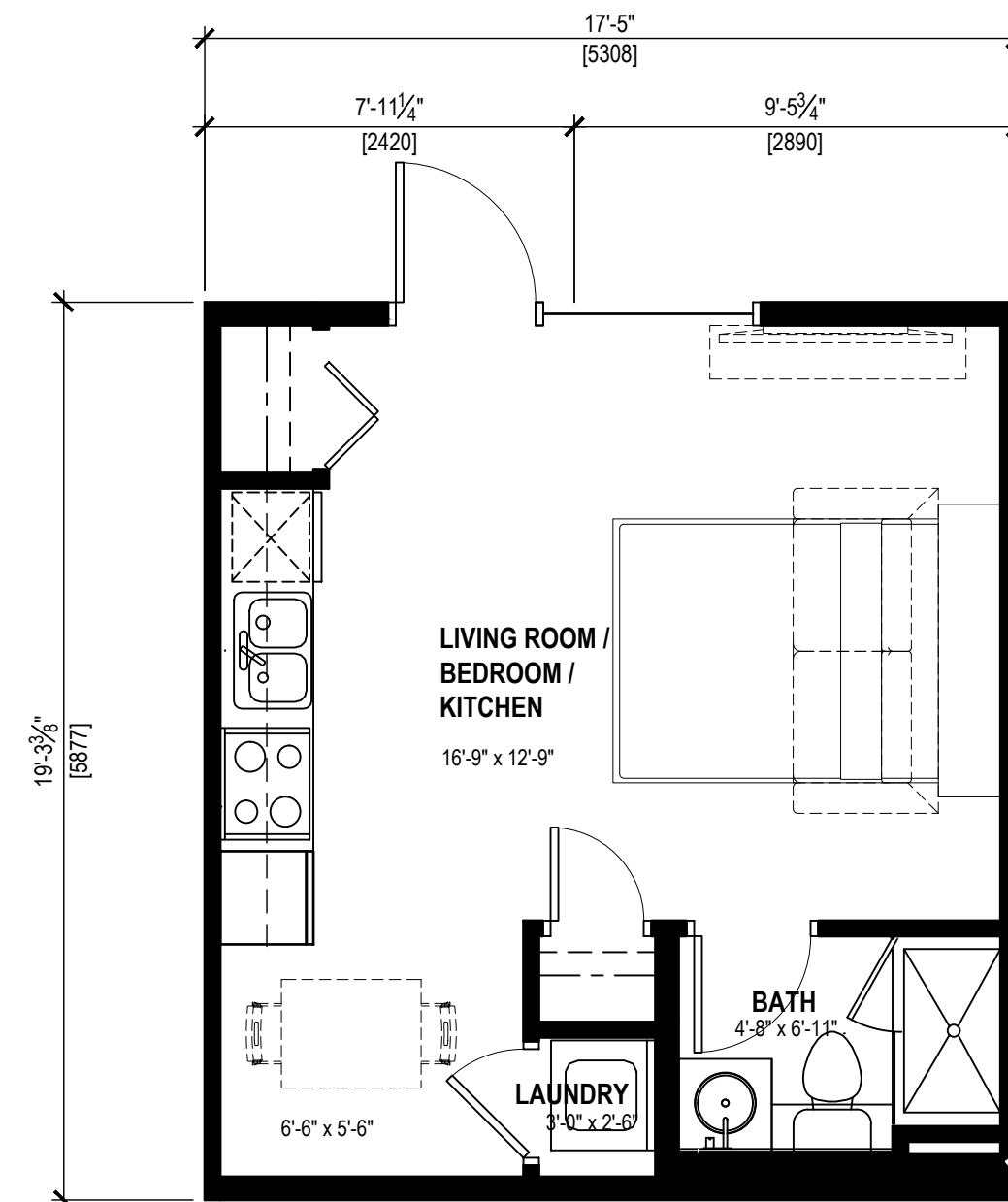
TYPE 'M' - MICRO
SCALE: 1/4"=1'-0"
AREA = 265Sqft



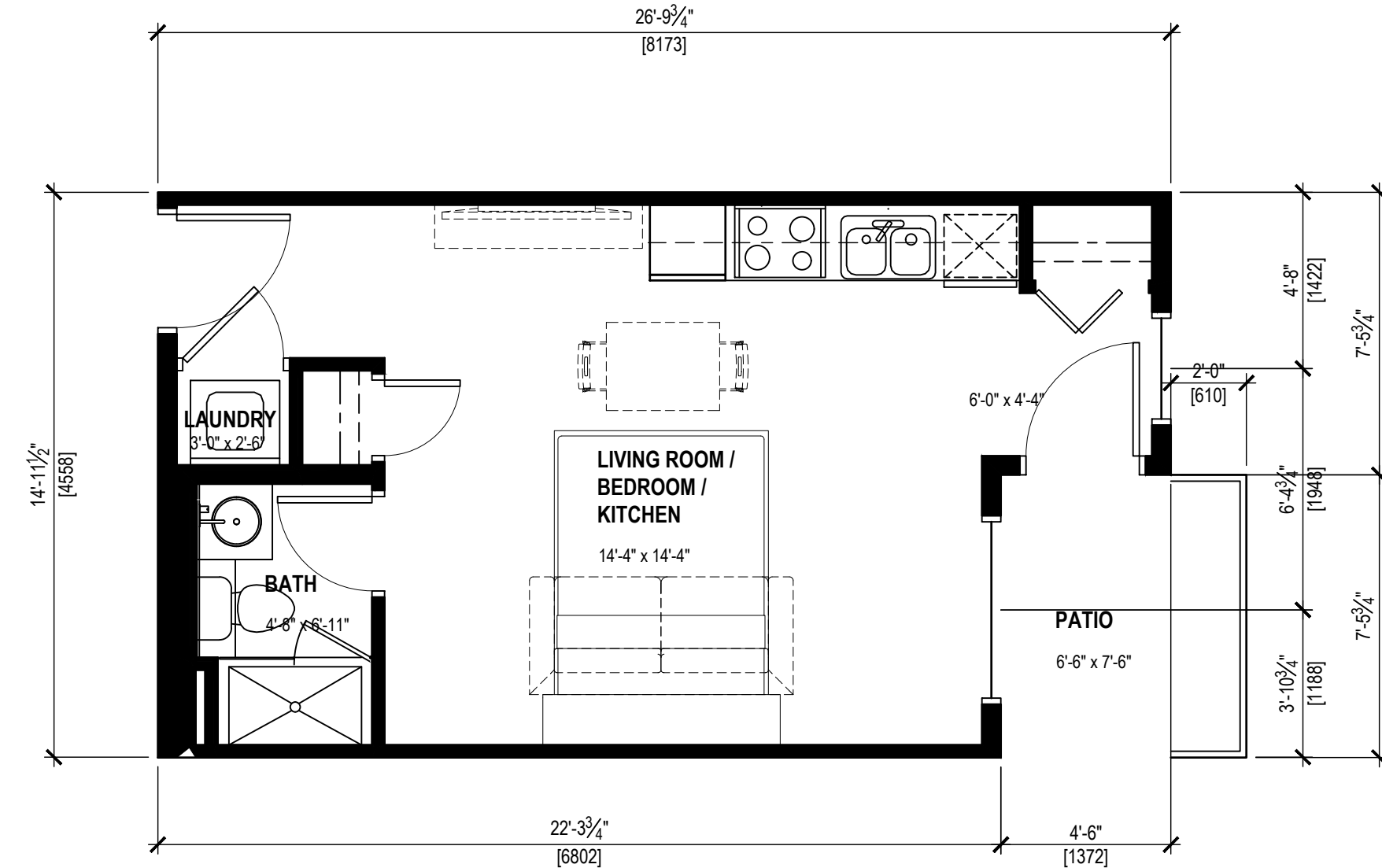
TYPE 'O' - BACHELOR
SCALE: 1/4"=1'-0"
AREA = 333Sqft



TYPE 'P' - BACHELOR
SCALE: 1/4"=1'-0"
AREA = 323Sqft



TYPE 'Q' - MICRO
SCALE: 1/4"=1'-0"
AREA = 306Sqft



TYPE 'N' - MICRO
SCALE: 1/4"=1'-0"
AREA = 323Sqft



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PROJECT INFORMATION:

PEAK LIVING APARTMENT ON LEATHEAD

LOT: 5
BLOCK:
PLAN: KAP7783
CIVIC ADDRESS: 165 LEATHEAD ROAD
KELOWNA, BC

STAMPS:



REVISIONS:

ISSUE	DATE	DESCRIPTION
R	2023-11-01	REVISED FOR DP
Q	2023-09-07	FLOOR PLAN REVISIONS
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E	2023-02-24	ISSUED FOR REVIEW
C	2023-01-08	ISSUED FOR REVIEW
B	2022-11-22	ISSUED FOR REVIEW
A	2022-11-15	ISSUED FOR REVIEW

DRAWING TITLE:

UNIT PLANS

JOB NUMBER:

DATE: Nov. 13, 23

DRAWN BY: STC

A302

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PROJECT INFORMATION
PEAK LIVING APARTMENT ON LEATHEAD
 LOT: 5
 BLOCK: KAP7783
 CIVIC ADDRESS: 165 LEATHEAD ROAD
 KELOWNA, BC

STAMPS:



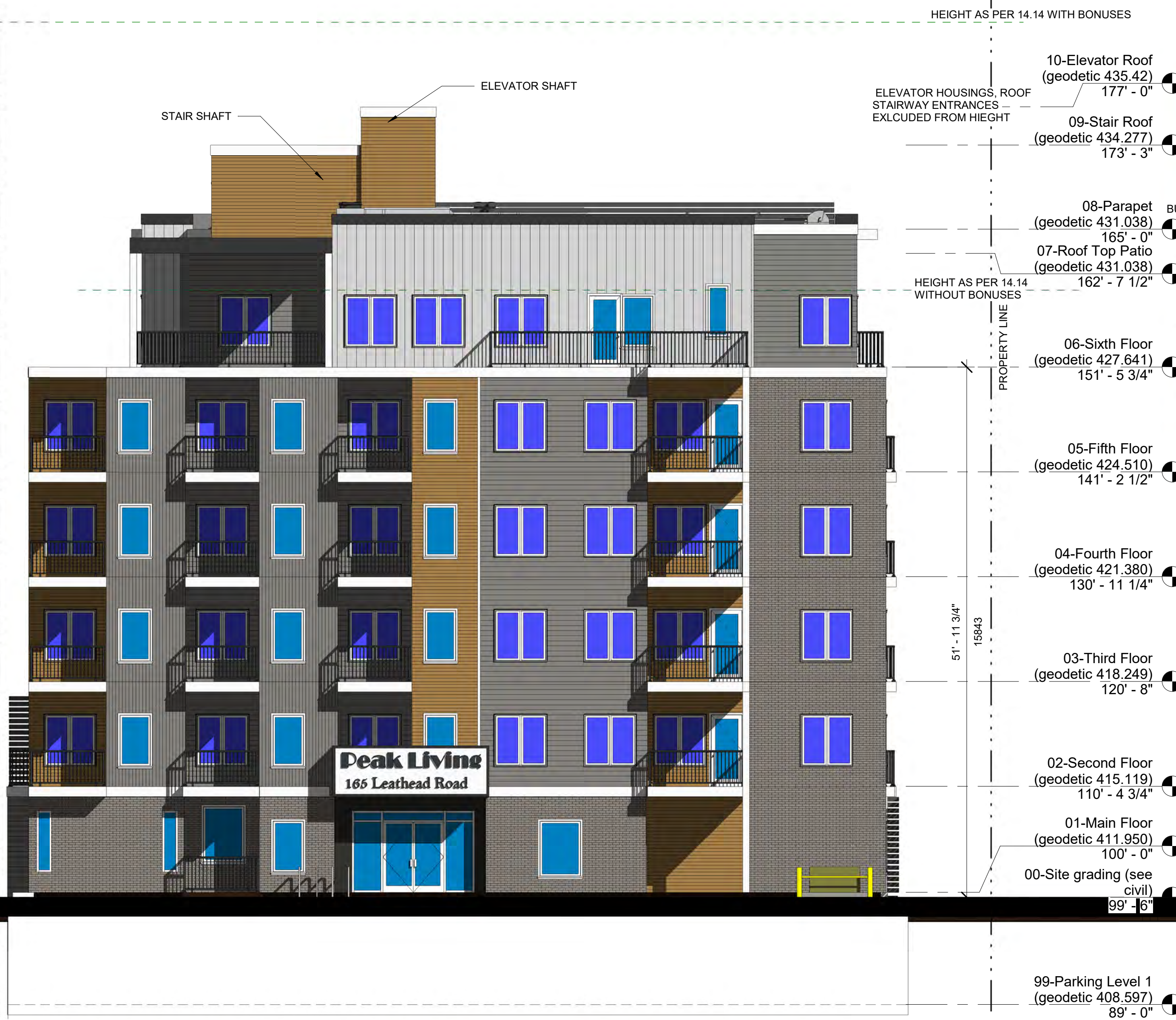
REVISIONS:

ISSUE	DATE	DESCRIPTION
R	2023-11-01	REVISED PLANS
P	2023-10-31	REVISED PLANS
M	2023-10-13	REVISED PLANS
N	2023-09-07	REVISED ELEVATIONS
M	2023-07-14	ISSUED FOR DP
F	2023-05-17	SENT TO CONSULTANTS
B	2023-05-11	ISSUED FOR REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:
ELEVATIONS

JOB No. ---
 DATE: Issue Date
 DRAWN: RSB

A400



MONTGOMERY & LEATHEAD ROAD



FRONT ENTRANCE AT MONTGOMERY



North (SIDE) ELEVATION

SCALE: 3/32" = 1'-0"



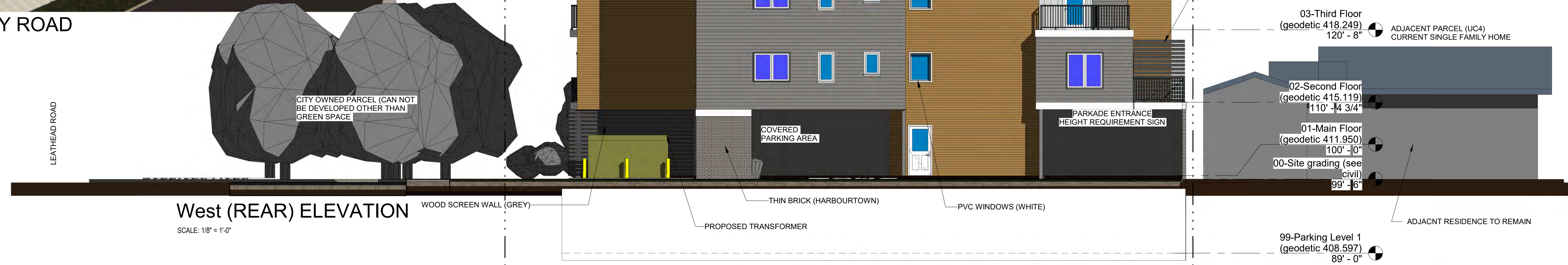
LEATHEAD ROAD & LANE

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MONTGOMERY ROAD



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LOT: 5
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PLAN: KAP7783
CIVIC ADDRESS: 165 LEATHEAD ROAD
KELOWNA, BC

STAMPS:

REVISIONS:

ISSUE	DATE	DESCRIPTION
S	2023-12-04	REVISED PLANS
R	2023-11-01	REVISED PLANS
P	2023-10-31	REVISED PLANS
M	2023-10-13	REVISED PLANS
N	2023-09-07	REVISED ELEVATIONS
M	2023-07-14	ISSUED FOR DP
F	2023-05-17	SENT TO CONSULTANTS
B	2023-05-11	ISSUED FOR REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:
ELEVATIONS

JOB No.	---
DATE:	Issue Date
DRAWN	RSB

A401

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LEATHEAD & MONTGOMERY ROAD



LEATHEAD & MONTGOMERY ROAD



LANE



LANE - PATIO VIEW



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 ROAD
 KELOWNA, BC

STAMPS:



REVISIONS:

ISSUE	DATE	DESCRIPTION
R	2023-11-01	REVISED PLANS
P	2023-10-31	REVISED PLANS
M	2023-10-13	REVISED PLANS
N	2023-09-07	REVISED ELEVATIONS
M	2023-07-14	ISSUED FOR DP
F	2023-05-17	SENT TO CONSULTANTS
B	2023-05-11	ISSUED FOR REVIEW
A	2023-04-26	ISSUED FOR REVIEW

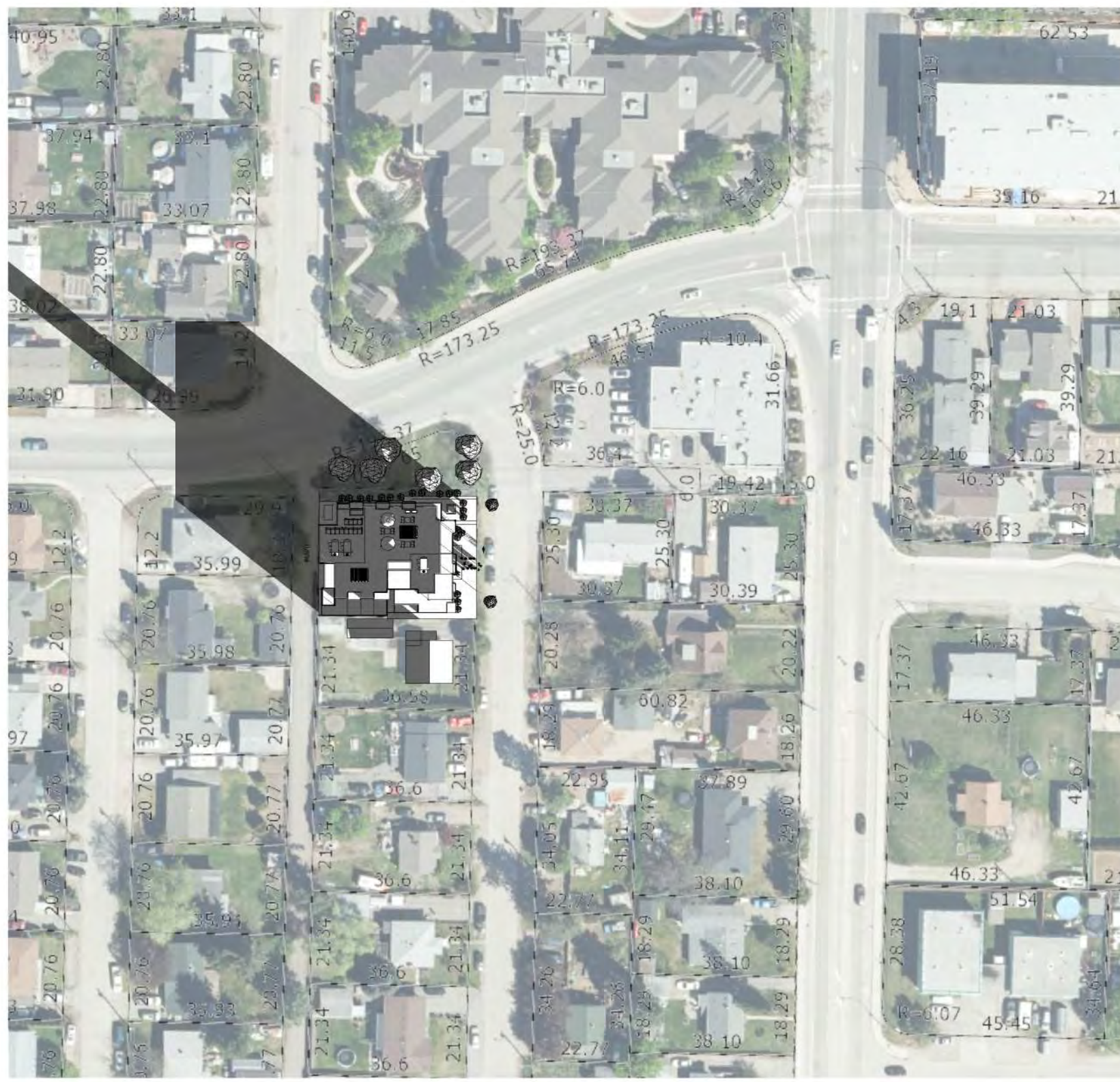
Drawing Title:

MASS MODEL

JOB No. ---
 DATE: Issue Date
 DRAWN: RSB

A402

DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.



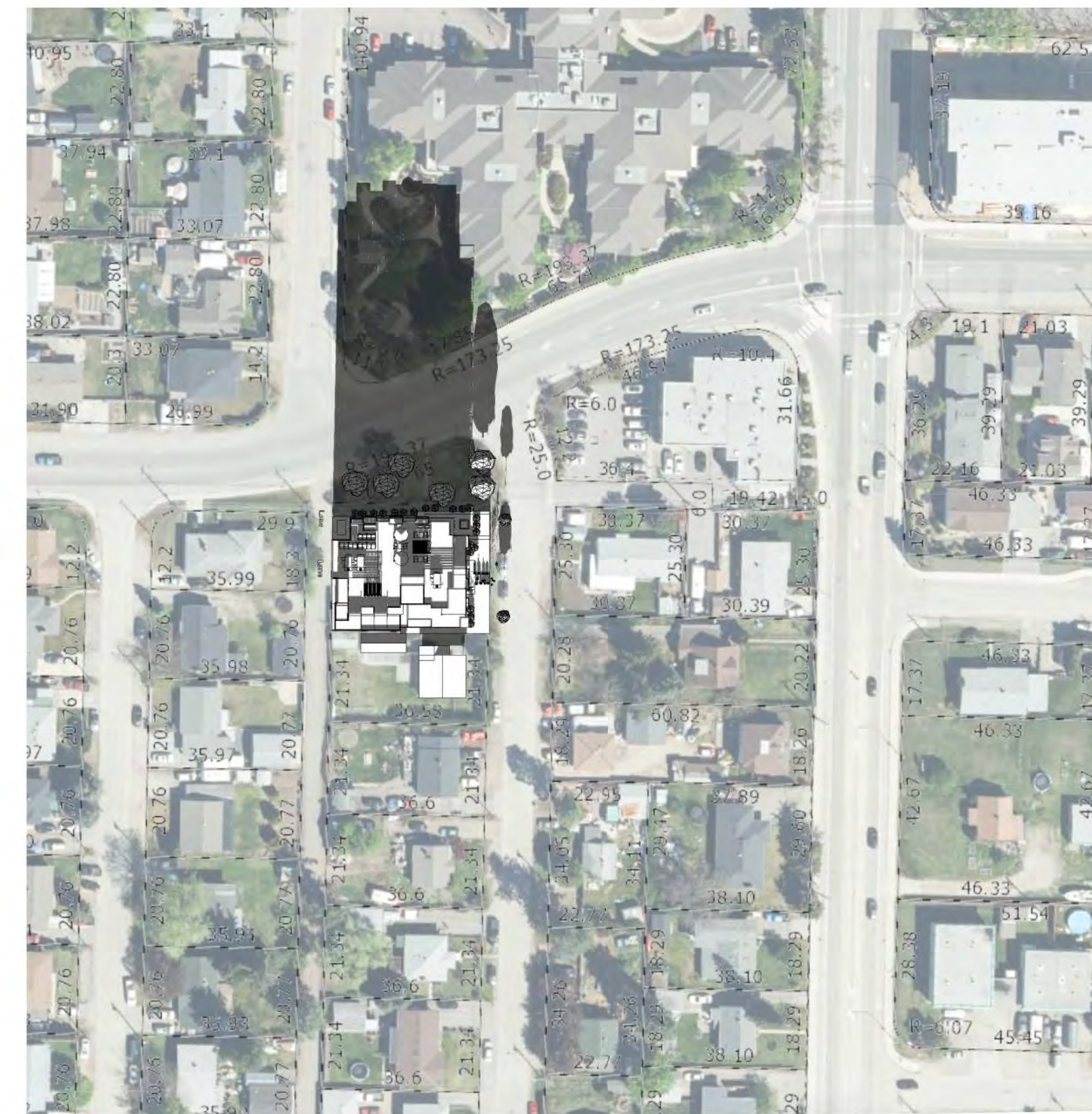
Site Dec 21 8am

SCALE: 1" = 100'-0"



Site Dec 21 10am

SCALE: 1" = 100'-0"



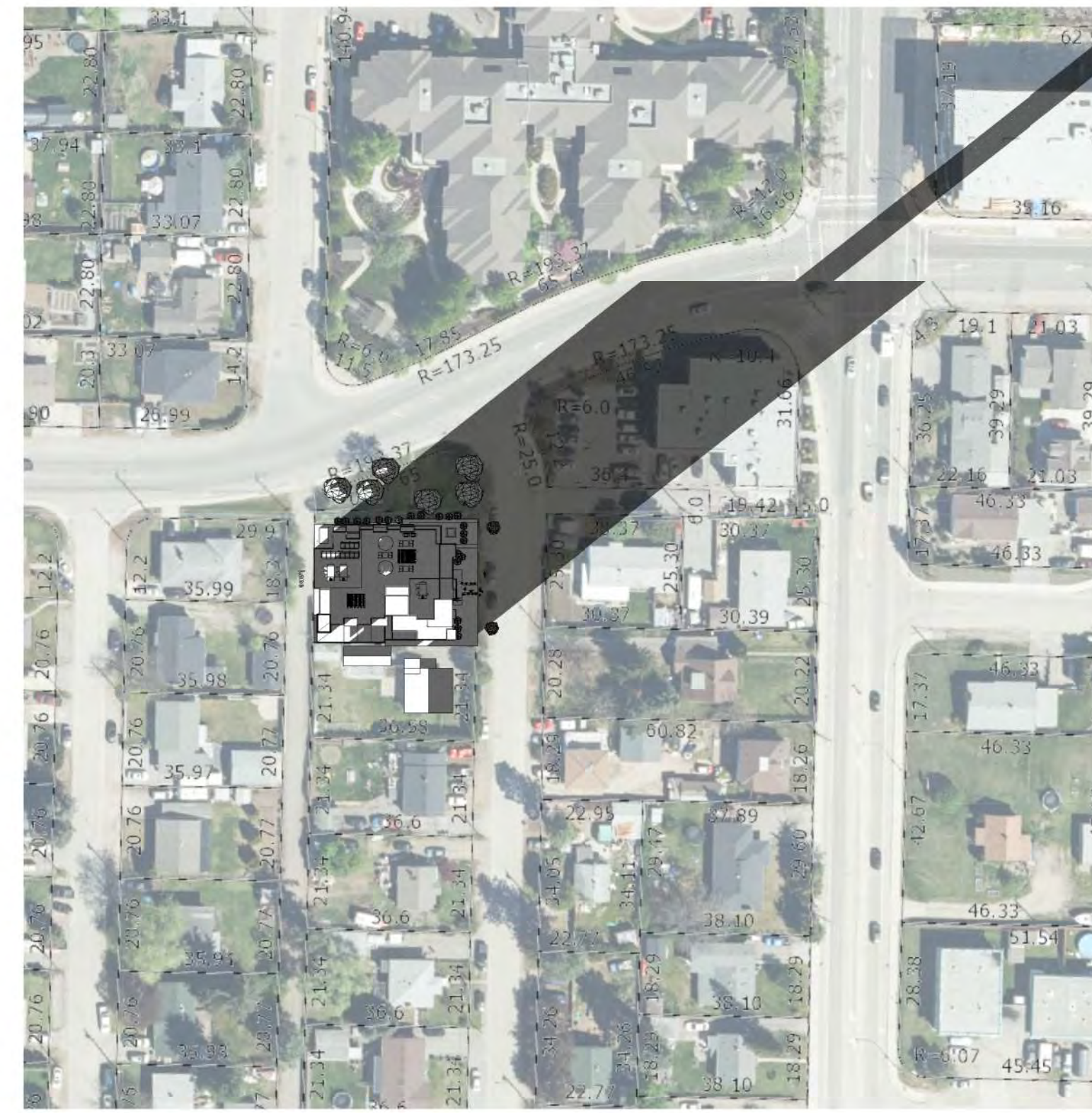
Site Dec 21 noon

SCALE: 1" = 100'-0"



Site Dec 21 2pm

SCALE: 1" = 100'-0"



Site Dec 21 4pm

SCALE: 1" = 100'-0"

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Sherri Turpin Architect

26 - 45 Green Avenue West
Penticton BC V2A 7E5
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turpinarchitect@outlook.com



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WSP Canada Inc.
Suite 700, 1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5
T 250-860-5500 | www.wsp.com

PROJECT INFORMATION

**PEAK LIVING
APARTMENT ON
LEATHEAD**

LOT: 5
BLOCK:
PLAN: KAP7783
CIVIC ADDRESS: 165 LEATHEAD
ROAD
KELOWNA, BC

STAMPS:



REVISIONS:

ISSUE	DATE	DESCRIPTION
R	2023-11-01	REVISED PLANS
P	2023-10-31	REVISED PLANS
M	2023-10-13	REVISED PLANS
N	2023-09-07	REVISED ELEVATIONS
M	2023-07-14	ISSUED FOR DP
F	2023-05-17	SENT TO CONSULTANTS
B	2023-05-11	ISSUED FOR REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:

**SHADOW STUDY -
DECEMBER**

JOB No. ---
DATE: Issue Date
DRAWN: RSB

A403

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Site June 21 8am
SCALE: 1" = 100'-0"



Site June 21 10am
SCALE: 1" = 100'-0"



Site June 21 noon
SCALE: 1" = 100'-0"



Site June 21 2pm
SCALE: 1" = 100'-0"



Site June 21 4pm
SCALE: 1" = 100'-0"



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PROJECT INFORMATION

**PEAK LIVING
APARTMENT ON
LEATHEAD**

LOT: 5
BLOCK:
PLAN: KAP7783
CIVIC ADDRESS: 165 LEATHEAD
ROAD
KELOWNA, BC

STAMPS:



REVISIONS:

ISSUE	DATE	DESCRIPTION
R	2023-11-01	REVISED PLANS
P	2023-10-31	REVISED PLANS
M	2023-10-13	REVISED PLANS
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F	2023-05-17	SENT TO CONSULTANTS
B	2023-05-11	ISSUED FOR REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:

SHADOW STUDY - JUNE

JOB No.	---
DATE:	Issue Date
DRAWN	RSB

A404

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T 250-860-5500 | www.wsp.com

PROJECT INFORMATION:

PEAK LIVING APARTMENT ON LEATHEAD

LOT: 5
BLOCK:
PLAN: KAP7783
CIVIC ADDRESS: 165 LEATHEAD ROAD
KELOWNA, BC

STAMPS:



REVISIONS:

ISSUE	DATE	DESCRIPTION
R	2023-11-01	REVISED FOR DP
M	2023-07-14	ISSUED FOR DP
L	2023-06-09	COST SAVING CHANGES
K	2023-06-06	OWNER CHANGES
J	2023-05-19	OWNER CHANGES
H	2023-05-16	SENT TO CONSULTANTS
G	2023-05-10	ISSUED FOR REVIEW
F	2023-03-01	ISSUED FOR REVIEW
E	2023-02-24	ISSUED FOR REVIEW
C	2023-01-08	ISSUED FOR REVIEW
B	2022-11-22	ISSUED FOR REVIEW
A	2022-11-15	ISSUED FOR REVIEW

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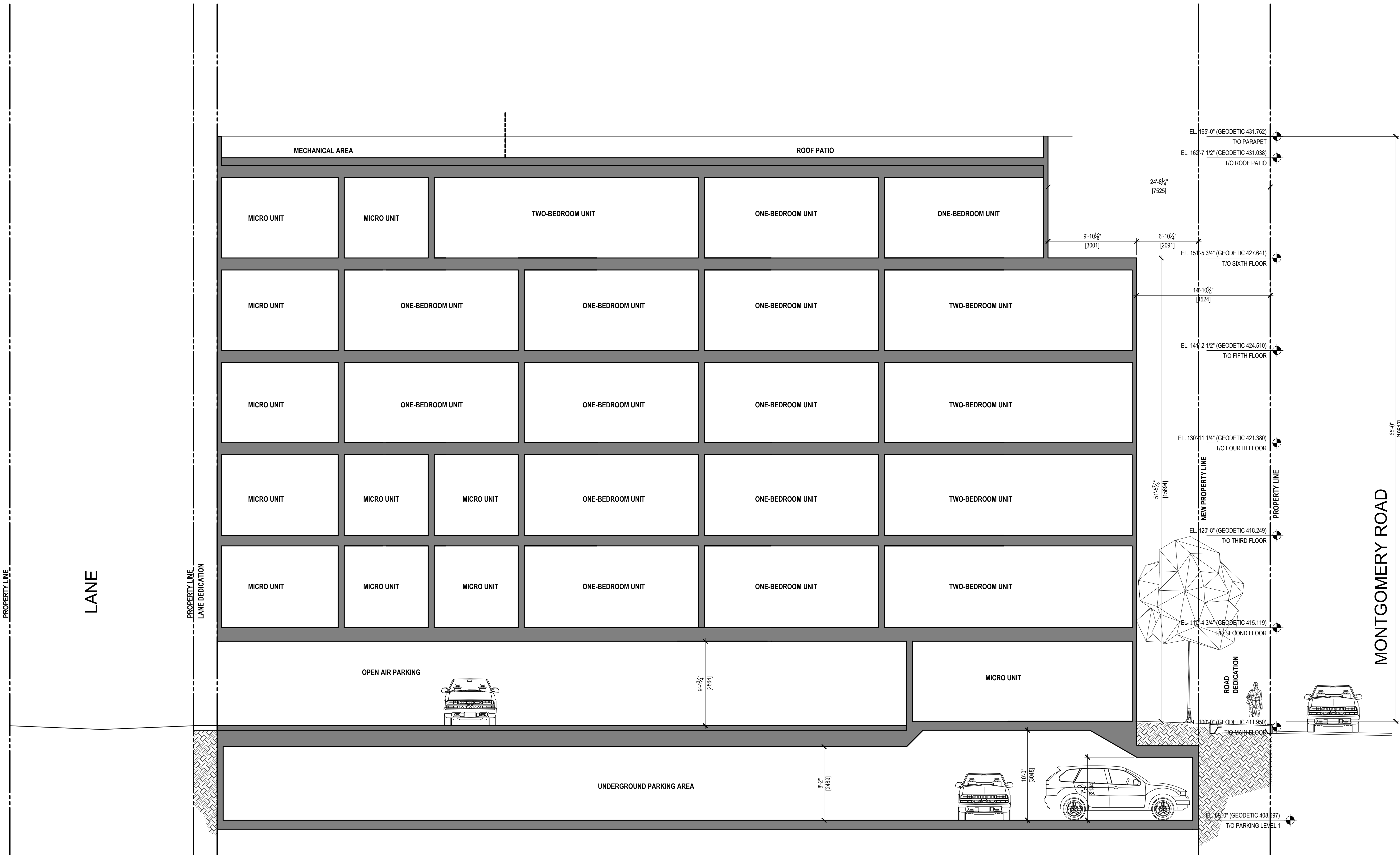
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JOB NUMBER:

DATE: Nov. 13, 23

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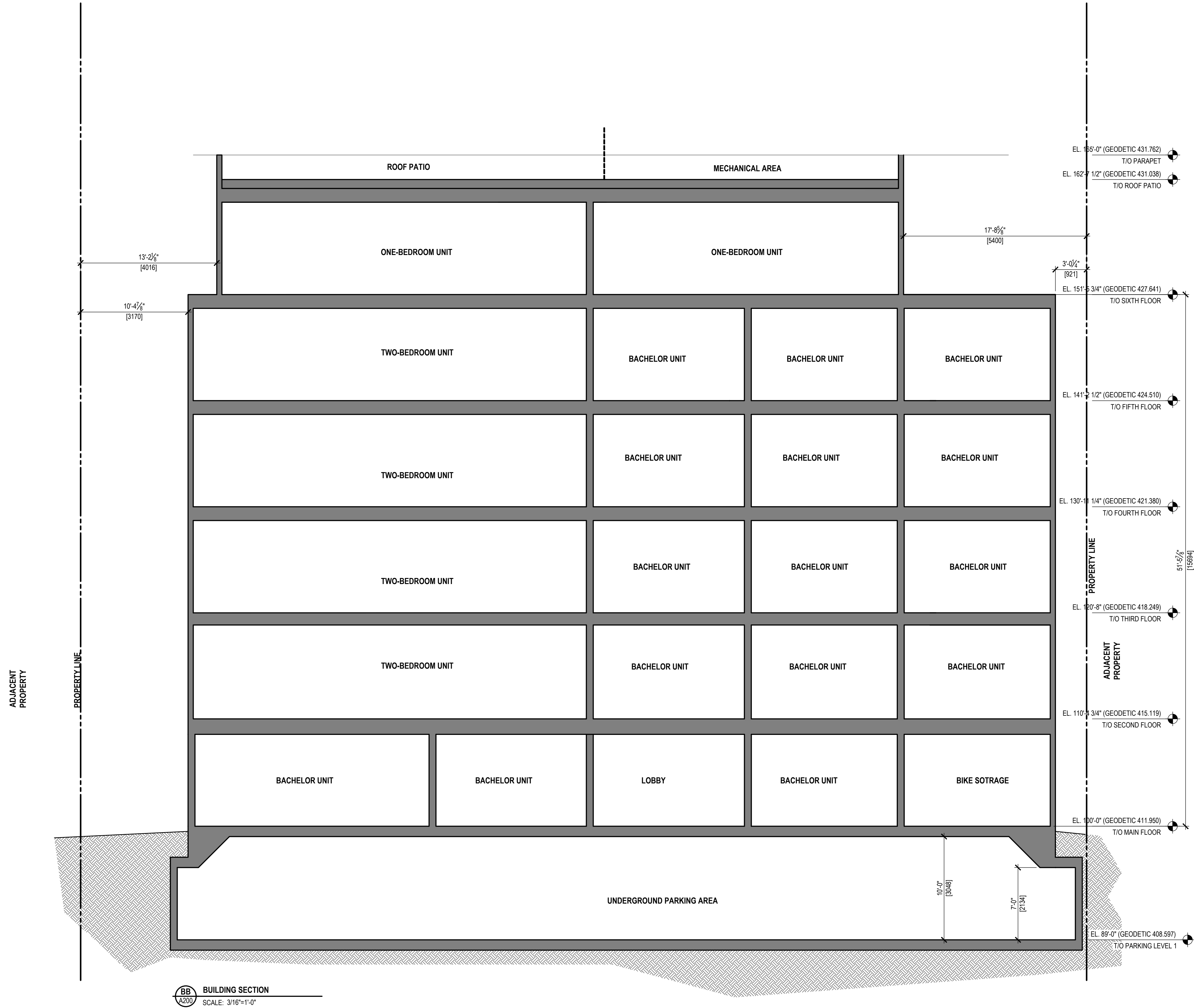
A500



AA
A200 BUILDING SECTION
SCALE: 3/16"=1'-0"

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APLIN MARTIN

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PROJECT INFORMATION:

PEAK LIVING APARTMENT ON LEATHEAD

LOT: 5
BLOCK:
PLAN: KAP7783
CIVIC ADDRESS: 165 LEATHEAD ROAD
KELOWNA, BC

STAMPS:

REVISIONS:

ISSUE	DATE	DESCRIPTION
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C	2023-01-08	ISSUED FOR REVIEW
B	2022-11-22	ISSUED FOR REVIEW
A	2022-11-15	ISSUED FOR REVIEW

DRAWING TITLE:

BUILDING SECTION

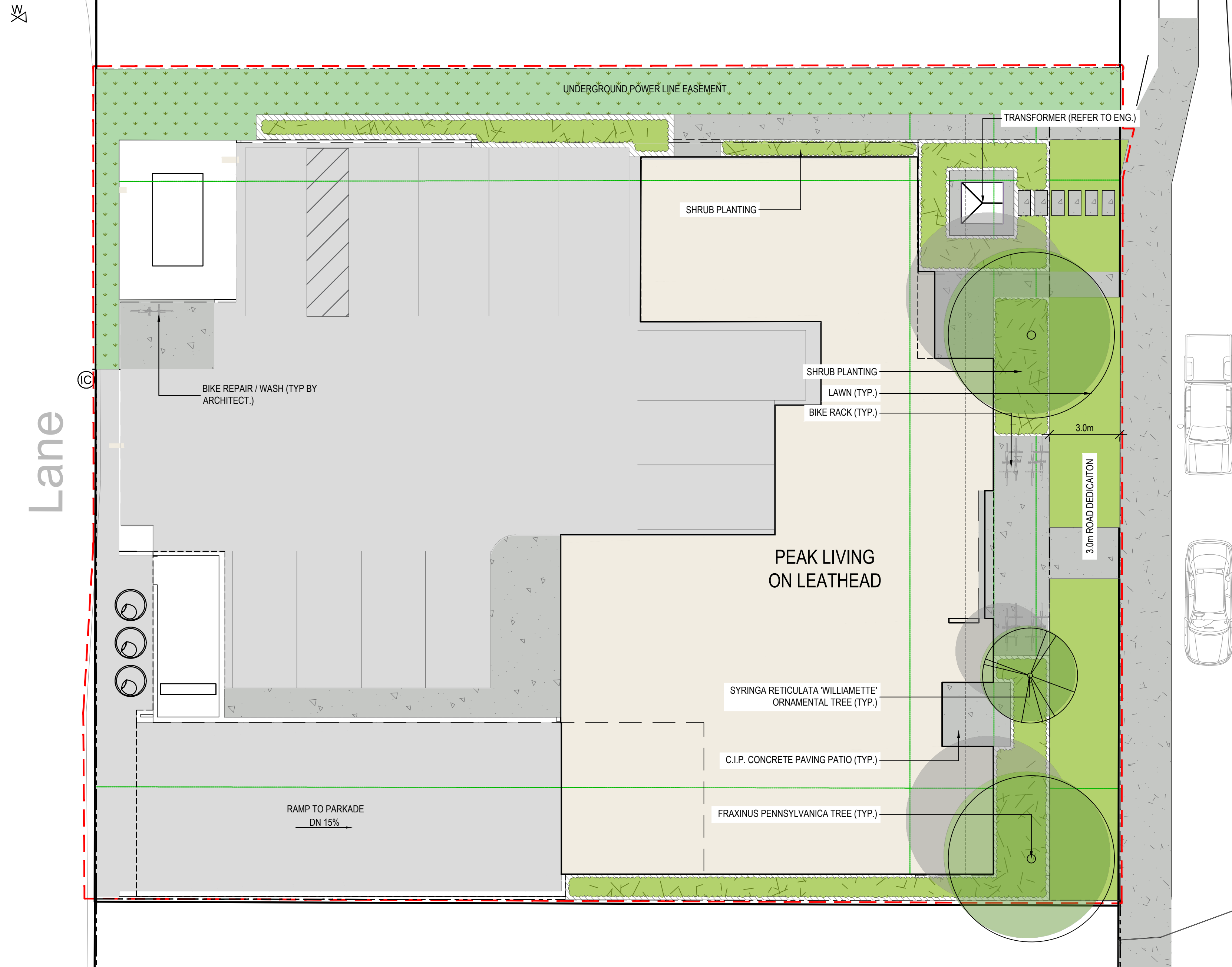
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DATE: Nov. 13, 23

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A501

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PROJECT: 06651_4956-0001
DRAWN BY: JORDAN
CHECKED BY: JORDAN
DATE: 2023-12-01 1:29 PM



Montgomery Rd

GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- SETBACK LINE

LANDSCAPE LEGEND

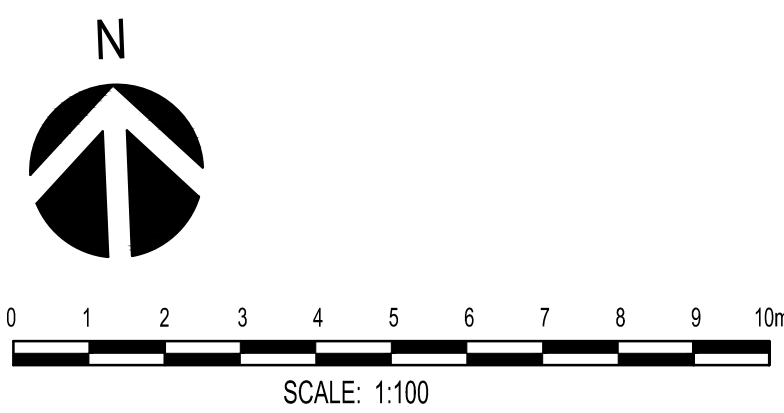
- C.I.P. CONCRETE PAVING
COLOUR: NATURAL
FINISH: BROOM
- RIVER ROCK MULCH
- SHRUB PLANTING
- LAWN
- NATIVE HYDROSEED MIX
- BIKE RACK

DEVELOPMENT PERMIT NOTES:

- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
- THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
- PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
- ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
- ELECTRICAL SERVICES AND ASSOCIATED JUNCTIONS BOXES TO BE PROVIDED AS PER CITY OF KELOWNA REQUIREMENTS.
- SAWCUT PATTERN AS PER DRAWING.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
TREES				
<i>Carpinus caroliniana</i>	AMERICAN HORNBEAM	60mm CAL.	B&B	9.00m x 7.00m
<i>Fraxinus pennsylvanica</i>	GREEN ASH	60mm CAL.	B&B	15.00m x 10.00m
<i>Syringa reticulata 'Willamette'</i>	IVORY PILLAR JAPANESE TREE LILAC	60mm CAL.	B&B	9.00m x 3.50mm
GRASSES / PERENNIALS / SHRUBS				
<i>Allium 'gladiator'</i>	GLADIATOR ALLIUM	BULB	n/a	0.90m x 0.60m
<i>Buxus 'Green Velvet'</i>	GREEN VELVET BOXWOOD	#02	POTTED	0.90m x 1.20m
<i>Cornus sericea 'Kelsey'</i>	KELSEY DOGWOOD	#03	POTTED	0.90m x 0.90m
<i>Echinacea purpurea 'Magnus'</i>	MAGNUS CONEFLOWER	#02	POTTED	0.60m x 0.60m
<i>Nepeta racemosa 'Walkers Low'</i>	WALKERS LOW CATMINT	#02	POTTED	0.60m x 0.60m
<i>Pennisetum alopecuroides</i>	FEATHERGRASS	#02	POTTED	0.60m x 0.60m



ISSUE:	REVISION:						
C 2023-11-24 ISSUED FOR DEVELOPMENT PERMIT							
B 2023-07-26 ISSUED FOR DEVELOPMENT PERMIT							
A 2023-07-07 ISSUED FOR DEVELOPMENT PERMIT	KF						
REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY

SEAL:

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DATE: 2023-06-27

APPROVED BY: RF

CHECKED BY: TC

DRAWN BY (OPTIONAL): KF

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

SCALE: 25mm

DISCIPLINE: LANDSCAPE

wsp

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PROJECT NUMBER: CA0006651.4956

CLIENT: STRETCH CONSTRUCTION LTD.

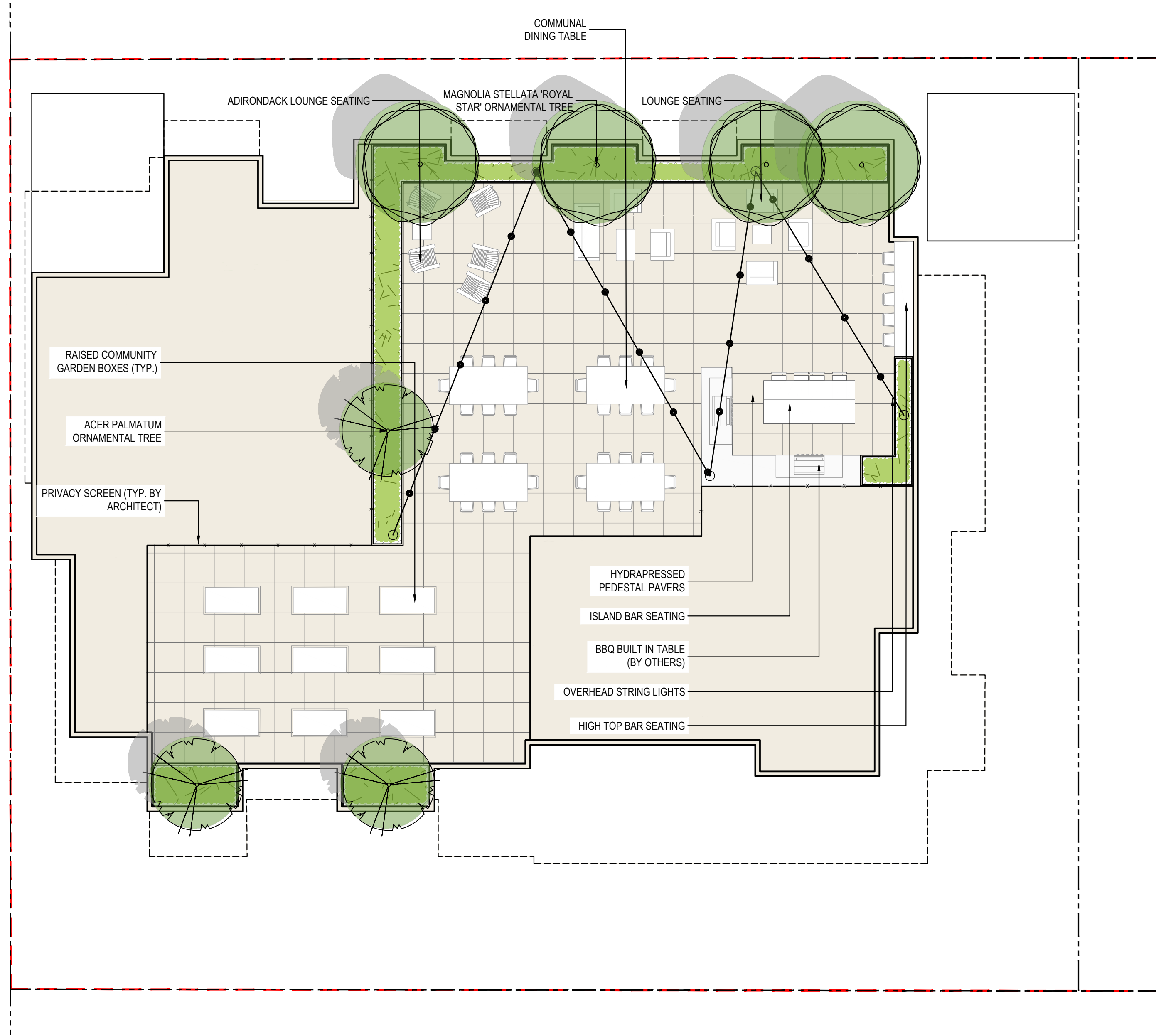
CLIENT REF. #: --

TITLE: GROUND LEVEL LANDSCAPE PLAN

PROJECT: PEAK LIVING ON LEATHEAD

DRAWING NUMBER: L01

REV: A



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY LINE

LANDSCAPE LEGEND

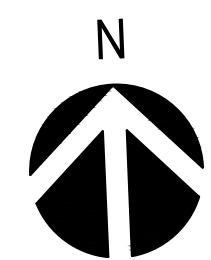
- HYDRAPRESSED PEDESTAL PAVERS
- FREESTANDING RAISED PLANTER
- RAISED COMMUNITY GARDEN BOXES
- PRIVACY SCREEN (BY ARCHITECT)
- STRING LIGHTS
- STRING LIGHTS POLE

DEVELOPMENT PERMIT NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
7. ELECTRICAL SERVICES AND ASSOCIATED JUNCTIONS BOXES TO BE PROVIDED AS PER CITY OF KELOWNA REQUIREMENTS.
8. SAWCUT PATTERN AS PER DRAWING.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
TREES				
<i>Acer palmatum 'Sango-Kaku'</i>	CORAL BARK MAPLE	60mm CAL.	B&B	5.00m x 3.00m
<i>Magnolia stellata 'Royal Star'</i>	ROYAL STAR MAGNOLIA	60mm CAL.	B&B	5.00m x 4.00m
GRASSES / PERENNIALS / SHRUBS				
<i>Allium sphaerocephalon</i>	DRUMSTICK ALLIUM	BULB	n/a	0.60m x 0.10m
<i>Buxus 'Green Gem'</i>	GREEN GEM BOXWOOD	#02	POTTED	0.60m x 0.60m
<i>Echinacea purpurea 'PowWow Wild Berry'</i>	POWWOW WILD BERRY CONEFLOWER	#01	POTTED	0.60m x 0.60m
<i>Deschampsia cespitosa 'Bronzeschleier'</i>	BRONZE VEIL TUFTED HAIR GRASS	#01	POTTED	0.90m x 0.60m
<i>Miscanthus sinensis 'Gracillimus'</i>	MAIDEN GRASS	#01	POTTED	1.75m x 1.00m
<i>Perovskia atriplicifolia 'Little Spire'</i>	LITTLE SPIRE RUSSIAN SAGE	#01	POTTED	0.60m x 0.40m



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REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
C	2023-11-24	ISSUED FOR DEVELOPMENT PERMIT					
B	2023-07-26	ISSUED FOR DEVELOPMENT PERMIT					
A	2023-07-07	ISSUED FOR DEVELOPMENT PERMIT	KF				

SEAL:

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ORIGINAL SCALE: 1:100

DATE: 2023-06-27

APPROVED BY: RF

CHECKED BY: TC

DRAWN BY (OPTIONAL): KF

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25mm

DISCIPLINE: LANDSCAPE

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PROJECT NUMBER: CA00066514956

CLIENT: STRETCH CONSTRUCTION LTD.

CLIENT REF. #: --

TITLE: ROOFTOP PATIO LANDSCAPE PLAN

PROJECT: PEAK LIVING ON LEATHEAD

DRAWING NUMBER: L02

REV: A



160

165

MONTGOMERY RD

535

520

515

5

4

3

2

1



Pre-Development Tree Inventory & Assessment

Client Name: WSP - Julianna

Site Address: 165 Leathead Rd, Kelowna BC

Tree List

Trees	Common Name	Scientific Name	DBH	Comments
1	Western Red Cedar	Thuja plicata	n/a	Location: Multi stem tree located on the neighbours property at the back left corner of the lot. Root system may be effected by development activities.
2	Norway Maple	Acer platanoides	10.19cm	Location: Small volunteer tree located beside neighbours shed at the back right corner of lot.
3	Green Ash	Fraxinus pennsylvanica	11.78cm	Location: Small volunteer tree located beside neighbours shed at the back right corner of lot.
4	Green Ash	Fraxinus pennsylvanica	6.36cm	Location: Small volunteer tree located beside neighbours shed at the back right corner of lot.
5	Green Ash	Fraxinus pennsylvanica	8.59cm	Location: Small volunteer tree located beside neighbours shed at the back right corner of lot.