URBAN DESIGN GROUP ARCHITECTS LTD. #810 – 675 WEST HASTINGS STREET, VANCOUVER, BC V6B 1N2 (604) 687-2334

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, AANB, SBA, Principal
Crosbby Chiu, MRAIC, SBA, Senior Associate
Niki Sharoodi, Intern Architect AIBC, MRAIC, LEED AP (BD +C), Associate
Hector Valdez, BAID, Associate

Rick Jones, Founding Principal
Aaron Vornbrock, Principal
Eric Ching, CSBA, Principal
Bojan Ilic, Associate

March 21, 2024

City of Kelowna
Development Planning
1435 Water Street Kelowna, BC

ATTN: Development Planning

RE: Design Rationale – Development Permit, Rezoning, OCP Amendment
2040 Joe Riche Road, 1655 Gallagher Rd, 2021 Hwy 33 E, Kelowna, BC **Our Project No.** 5689

We herewith submit the rationale letter, rezoning application, and supporting documents in support of the above referenced property.

Introduction:

The subject property is located in the eastern suburb of Black Mountain in Kelowna, BC (the "Property"). The Property is approximately 5.0 acres in area and is comprised of three legal lots that are currently zoned C2, RR1 and P3:RR1.

1371470 B.C. Ltd. (the "Owner") is applying for an Official Community Plan Amendment ("OCP") a Rezoning application ("RZ") and a Development Permit ("DP") in order to amalgamate and rezone the properties to VC1 – Village Centre zone which would allow mixed-use and 6 storeys with 22.0 m in height on the property. Based on pre-application discussions with the Planning Department and review of the OCP2040, we understand the proposed form of development is supportable. The OCP/RZ and DP submissions reflects these assumptions.

The Properties legally described as Lot 5, KAP1991 and Lot 2, KAP22266 are owned by our clients. Lot 2 is undeveloped, Lot 5 is developed and contains a heritage building known as the old Black Mountain School, which is currently operating as a Liquor Store, and this will be incorporated into the overall development. Lot 1 is owned by the BMID and houses Booster Station No. 1 which serves water for domestic and irrigation purposes to the lands within and adjacent to the City of Kelowna boundaries. The owner proposes to carry out, exchange of land, and provide services to BMID. The owners intend to subdivide off a portion of land on Lot 2, KAP22266, then reconstruct the Booster Station No. 1 on this portion of land and transfer the new booster station and land to the BMID. In exchange, the owners will receive fee-simple ownership of the BMID owned Lot 1, KAP22266.

The consolidated site is bound on three sides by flanking streets, HWY 33 E to the north and Gallagher Road to the west and Joe Riche Road to the south. The topography of the parcel is generally flat and at or very near the same elevation as the surrounding streets with steep slope near the east. Consolidating the three sites will allow for increased streetscape landscaping along HWY 33E.

Development Rationale:

The proposed form of development takes into consideration the current market conditions and responds to a severe lack of market supply of residential and neighborhood commercial space in the area.

A mixed-use development in this area can help manage urban sprawl and provide a well-planned extension of the city. Mixed-use developments are efficient in terms of land utilization. By combining residential, commercial, and recreational spaces, the development can make the most of available land and reduce the need for further outward expansion. A well-designed mixed-use development fosters a sense of community and social interaction. Including public spaces like parks, plazas and pedestrian-friendly walkways will encourage people to come together, engage, and build relationships. This sense of community strengthens the overall fabric of the development and promotes a higher quality of life for its residents. Mixing different types of uses in one development creates a diverse economic ecosystem. Residential spaces can support the businesses, while commercial and retail spaces can serve the needs of residents. Developing mixed-use areas on the outskirts can reduce the need for long commutes for both residents

and workers. By having, workplaces and essential services nearby, people can walk or use shorter commutes, which helps alleviate traffic congestion, reduce carbon emissions, and improve overall air quality.

Through 3 different phases, the project aims to bring 148 new residential units and local commercial retail space to the market, including a 4,720 SF Internationally acclaimed Burger Restaurant with a drive-thru, a 3,500 SF Convenience Store with 8 pump Gas Bar and Car Wash, a 14,400 SF multi-tenant building for other opportunities for small-scale retail, personal service and restaurants. The existing heritage building currently being operated as a Liquor Store is to remain. There are 74 proposed surface parking stalls to serve the commercial, retail and restaurant tenants and 140 proposed underground parking stalls to serve the building residents including visitors.

Site Access:

Vehicular access to the site is proposed from Joe Riche Road with a new all turns driveway access. An existing secondary access is located farther east along Joe Riche Road just before the existing Liquor store and will be shifted easterly by a few meters.

Conclusion:

We are confident the proposed form of development will set a new level of mixed-use standard for the neighborhood; will function well for land use, parking and tenant operations; and provide employment-generating opportunities to the City.

We trust that you will find this submission satisfactory and thank you for your time and consideration. We look forward to advancing this application through the approval process. Please contact the undersigned should you require additional information or would like to meet to discuss the application.

Yours Truly,

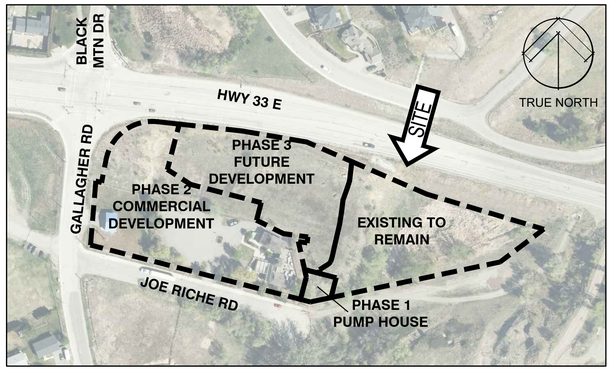
Aaron Vornbrock, Principal
URBAN DESIGN GROUP ARCHITECTS LTD.

COMMERCIAL DEVELOPMENT

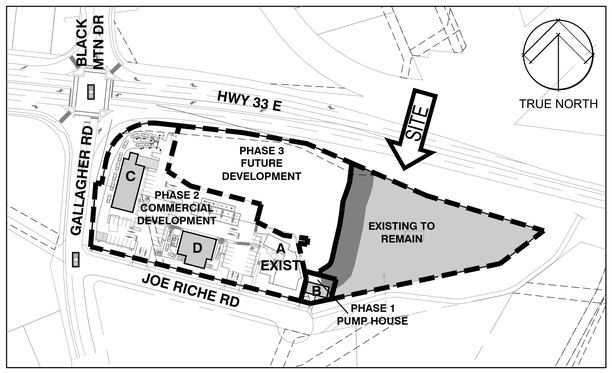
BLACK MOUNTAIN

2040 JOE RICHE ROAD, 1655 GALLAGHER ROAD, 2021 HWY 33 E, KELOWNA, BC

AERIAL KEY PLAN



SITE KEY PLAN



PROJECT DATA

CIVIC ADDRESS

2040 JOE RICHE ROAD, 1655 GALLAGHER ROAD, 2021 HWY33 E, KELOWNA, BC

LEGAL DESCRIPTION

PLAN KAP4079B LOT 5 SECTION 18 TOWNSHIP 27 PT L5 PL 1991 S/O PL 84079;
PLAN KAP22266 LOT 1 SECTION 18 TOWNSHIP 27;
PLAN KAP22266 LOT 2 SECTION 18 TOWNSHIP 27 EXCEPT PLAN KAP89815

ZONING

EXISTING: RR1 - LARGE LOT RURAL RESIDENTIAL, P3 - PARKS AND OPEN SPACE & C2 - VEHICLE ORIENTED COMMERCIAL
PROPOSED: VC1fg,dt - VILLAGE CENTRE; P3 - PARKS AND OPEN SPACE; P4 - UTILITIES FOR PUMP HOUSE

PROJECT DESCRIPTION

RE-ZONING
COMMERCIAL DEVELOPMENT

DEVELOPMENT PERMIT

DP NUMBER: N/A

CONTACTS

OWNER	1371470 BC LTD. Mandeep Dosanjh & Gordy Johal 160 Evergreen Cresent, Penticton, BC V2A7Y5 Phone: 778-215-9900 (Mandeep) 250-486-2156 (Gordy) E-mail: dosanjh@shaw.ca johalgordy@gmail.com
ARCHITECT	Urban Design Group Architects Ltd. Paul Chiu, Architect AIBC Contact: Aaron Vornbrock, Principal #810 - 675 West Hastings Street Vancouver, B.C. V6B 1N2 Phone: 604-687-2334 E-mail: contract_admin@udga.com
LANDSCAPE	McElhanney Steffi Baker, BCSLA Intern, CSLA, SALA Landscape Designer 310 970 McMaster Way, Kelowna, BC V2C 6K2 Phone: 250-374-2200 E-mail: ABaker@mcelhanney.com
CIVIL	McElhanney Jesse Granberg, Civil Eng. 2281 Hunter Road, Kelowna, BC V1X 7C5 Phone: 778-739-3917 E-mail: jgranberg@mcelhanney.com
ENVIRONMENTAL	McElhanney Gina Le Bel R.P. Bio., QEP Biologist 2281 Hunter Road, Kelowna, BC V1X 7C5 Phone: 778-506-2251 Cell: 250-307-8127 E-mail: GLeBel@mcelhanney.com
TRAFFIC	McElhanney Marko Merlo 2281 Hunter Road, Kelowna, BC V1X 7C5 Phone: 236-317-5830 Cell: 604-314-8286 E-mail: mmerlo@mcelhanney.com
GEOTECHNICAL	Interior Testing Services Ltd. Jennifer Anderson, P.Eng. 1 - 1965 Moss Court, Kelowna, BC V1Y 8L3 Phone: 250-860-6540 E-mail: info@interiortesting.com
HERITAGE CONSERVATION	Cummer Heritage Consulting Katie Cummer, PHD CAHP Phone: 778-678-1913 E-mail: kcummer@gmail.com

DRAWING LIST

ARCHITECTURAL

A-0.0	COVER SHEET
A-0.1	CONTEXT PLAN
A-0.2	BASE PLANS
A-1.0	EXISTING SITE PLAN
A-1.1	PROPOSED SITE PLAN
A-3.3	OVERALL RENDERING
A-B2.1	BLDG B FLOOR & ROOF PLANS
A-B3.1	BLDG B ELEVATIONS
A-B3.2	BLDG B RENDERING
A-B3.3	BLDG B MATERIALS & FINISHES
A-C2.1	BLDG C FLOOR PLAN
A-C2.2	BLDG C ROOF PLAN
A-C3.1	BLDG C SOUTH & EAST ELEVATIONS
A-C3.2	BLDG C NORTH & WEST ELEVATIONS
A-C3.3	BLDG C RENDERINGS
A-C3.4	BLDG C RENDERINGS
A-C3.5	BLDG C MATERIALS & FINISHES
A-D2.1	BLDG D FLOOR PLAN
A-D2.2	BLDG D ROOF PLAN
A-D3.1	BLDG D NORTH & WEST ELEVATIONS
A-D3.2	BLDG D SOUTH & EAST ELEVATIONS
A-D3.3	BLDG D RENDERINGS
A-D3.4	BLDG D RENDERINGS
A-D3.5	BLDG D MATERIALS & FINISHES
A-DGB2.1	GAS BAR PLANS
A-DGB3.1	GAS BAR ELEVATIONS

CIVIL

C-100	SITE GRADING PLAN
C-200	SITE SERVICING PLAN
-	FUNCTIONAL SERVICING REPORT

TRAFFIC

-	TRAFFIC IMPACT ASSESSMENT

SURVEY

-	TOPOGRAPHIC SURVEY

GEOTECHNICAL

-	GEOTECH INVESTIGATION REPORT

LANDSCAPE

L100	PLANTING SCHEDULE AND NOTES
L101	LANDSCAPE PLAN

ENVIRONMENTAL

-	ENVIRONMENTAL ASSESSMENT REPORT

HERITAGE

-	HERITAGE CONSERVATION STATEGY

revisions

No	Date	Description
	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

2040 JOE RICHE RD, 1655 GALLAGHER RD, 2021 HWY 33 E, KELOWNA, BC

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

REGISTERED ARCHITECT PAUL Y. CHIU 2024-03-28 BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5689

sheet title

COVER SHEET

date	2023-03-16	sheet number
scale	NTS	A-0.0
drawn	CDC	
checked	AV/BI	

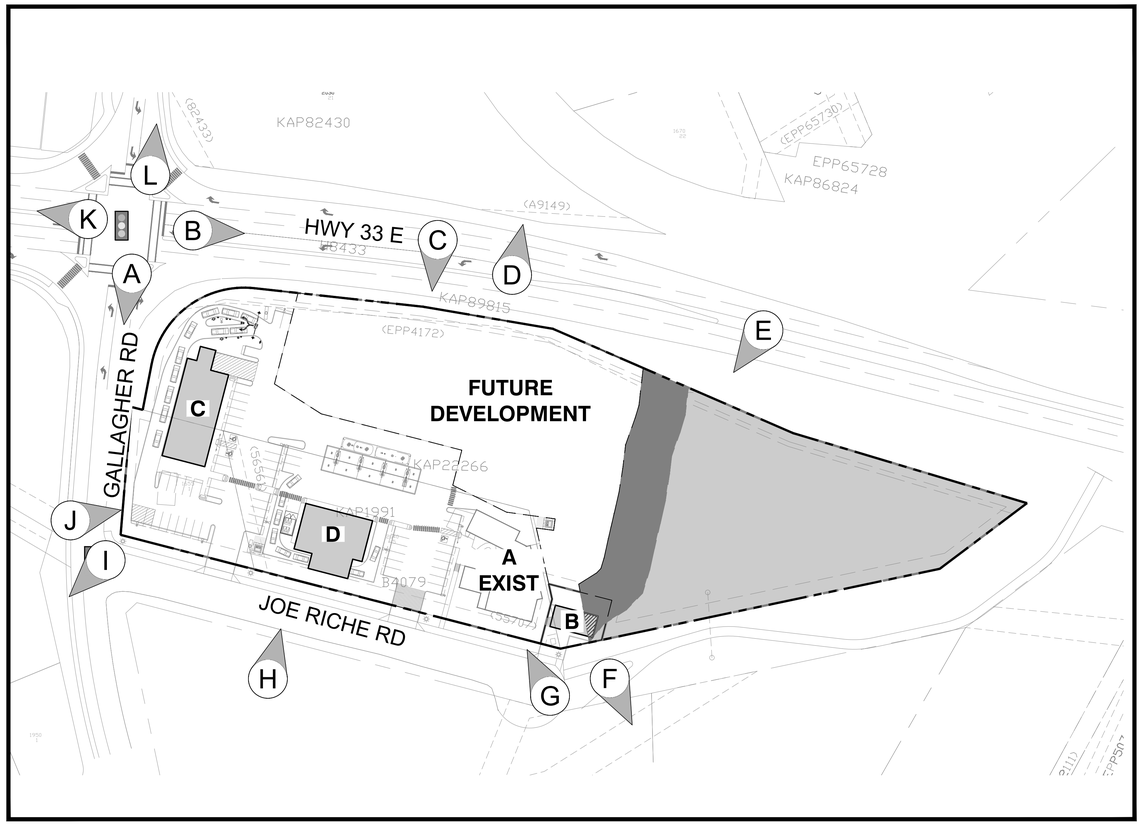
A VIEWING NW FROM EXISTING SITE TOWARDS THE INTERSECTION OF HWY 33 E & GALLAGHER RD

B VIEWING SE FROM THE INTERSECTION OF HWY 33 E & GALLAGHER RD TOWARDS THE EXISTING SITE

C VIEWING SOUTH FROM HWY 33 E TOWARDS THE EXISTING SITE

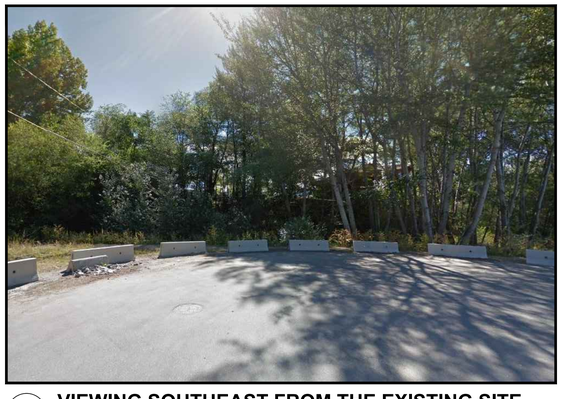
D VIEWING NORTH FROM THE EXISTING SITE TOWARDS HWY 33 E

L VIEWING NORTH ON GALLAGHER RD FROM HWY 33E



E VIEWING SOUTHWEST FROM HWY 33 E TOWARDS THE EXISTING SITE

K VIEWING WEST FROM HWY 33E AT GALLAGHER RD



F VIEWING SOUTHEAST FROM THE EXISTING SITE TOWARDS THE NEIGHBORING PROPERTY

J VIEWING NE FROM THE INTERSECTION OF JOE RICHE RD & GALLAGHER RD TOWARDS THE EXISTING SITE

I VIEWING SW FROM EXISTING SITE TOWARDS THE INTERSECTION OF JOE RICHE RD & GALLAGHER RD

H VIEWING NORTHEAST FROM JOE RICHE RD TOWARDS THE EXISTING SITE

G VIEWING NORTHWEST FROM JOE RICHE RD TOWARDS THE EXISTING SITE

revisions

No	Date	Description
	2024-03-28	ISSUED FOR DP

NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

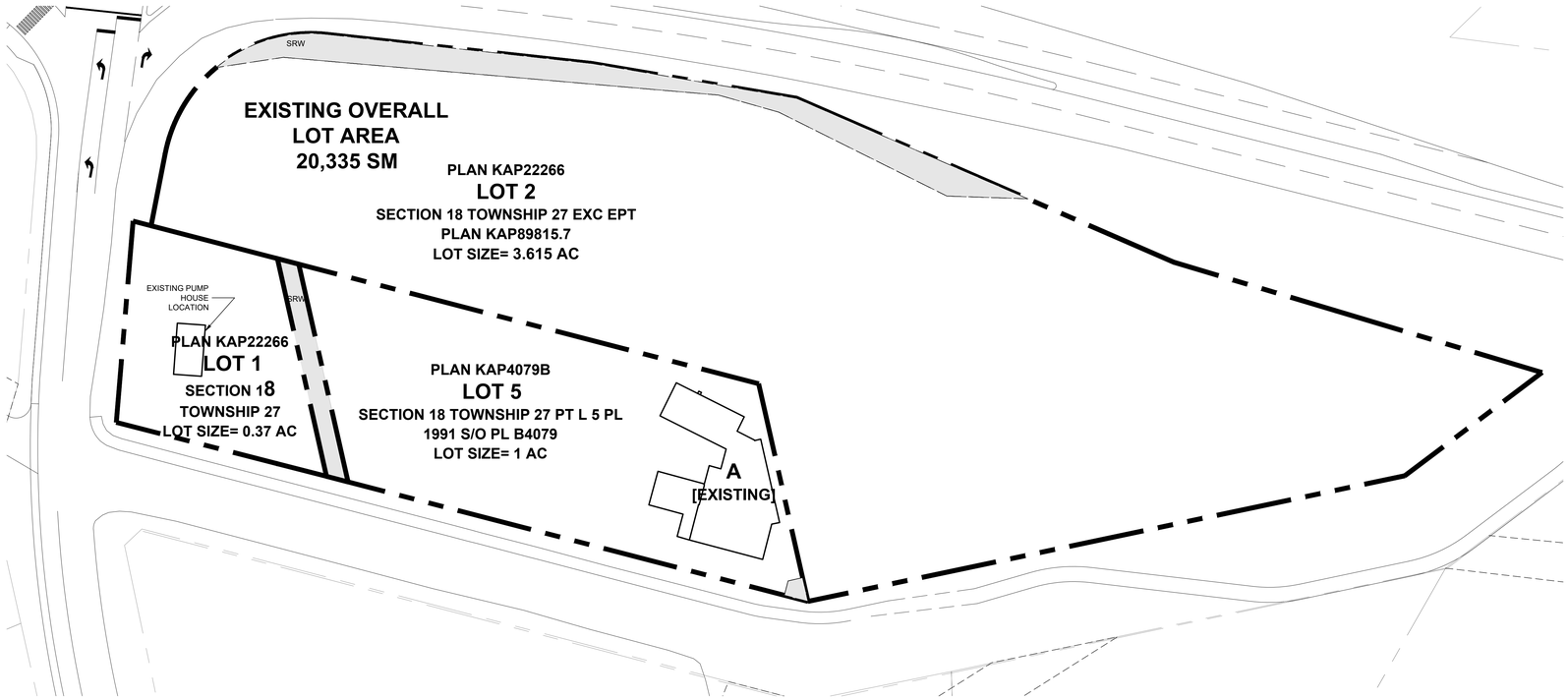
URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604 .687.2334 WWW.UDGA.COM

project number 5689

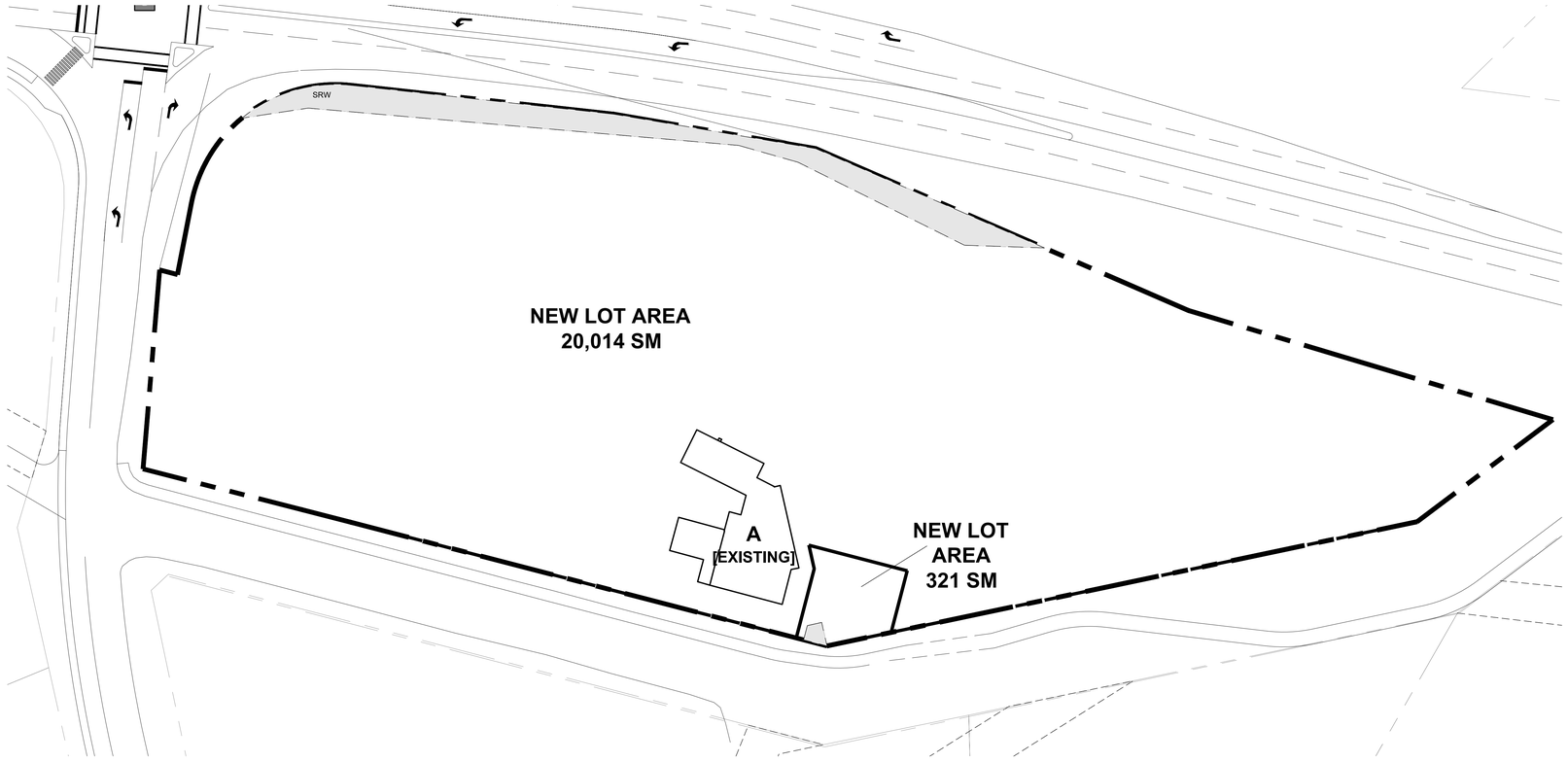
sheet title

CONTEXT PLAN

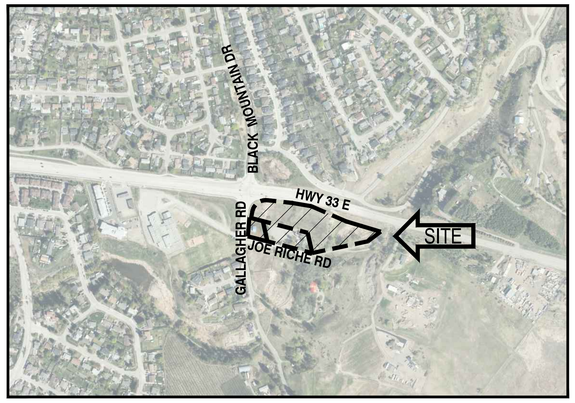
date	2023-03-16	sheet number	
scale	AS NOTED		A-0.1
drawn	AM		
checked	NS / AV		



1 A-0.2 EXISTING BASE PLAN
SCALE: 1"=40'-0"



2 A-0.2 PROPOSED BASE PLAN
SCALE: 1"=40'-0"



3 A-0.2 KEY PLAN
SCALE: NA

NORTH

revisions

No.	Date	Description
	2024-03-28	ISSUED FOR DP

NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

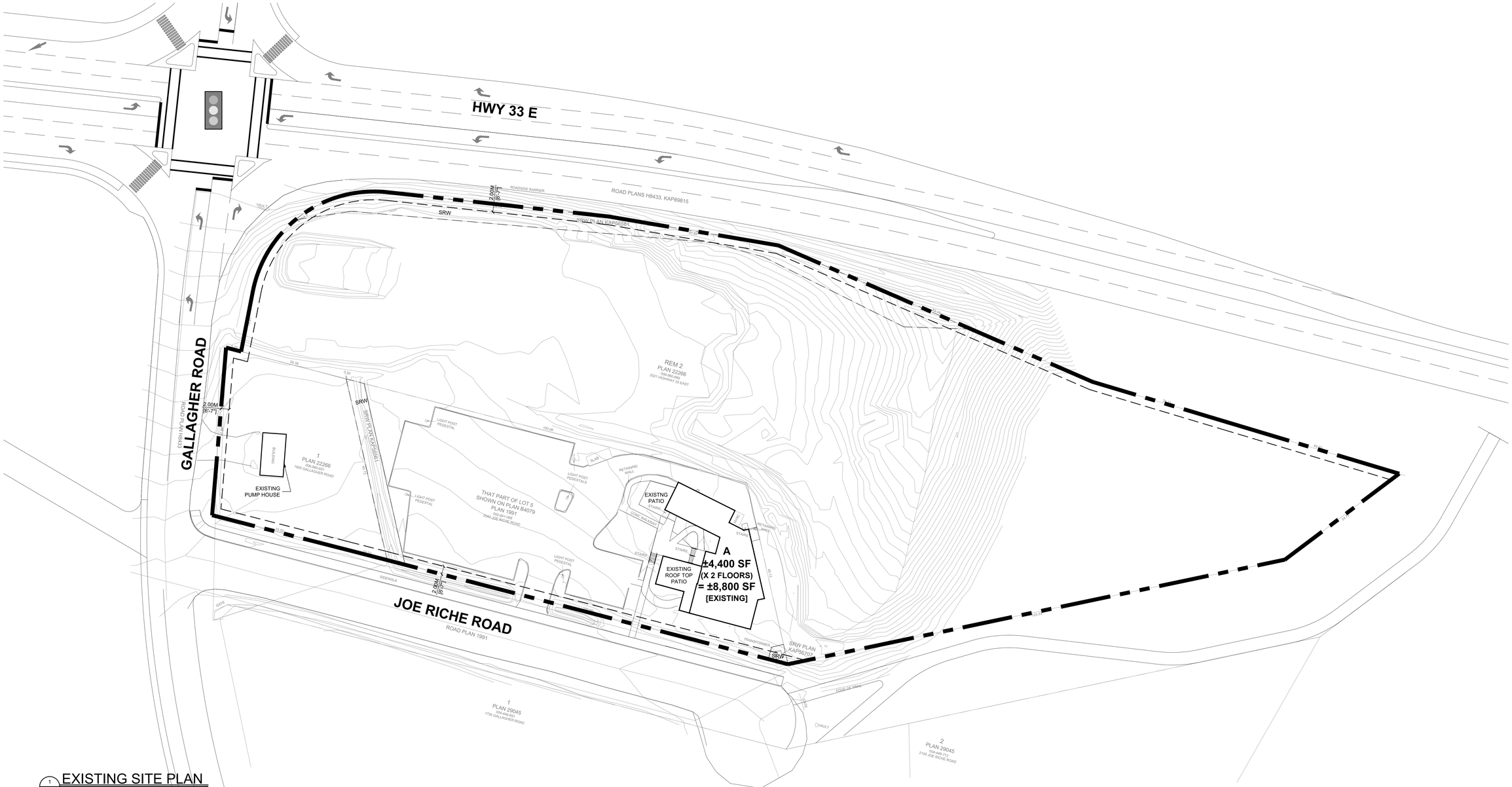
URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5689

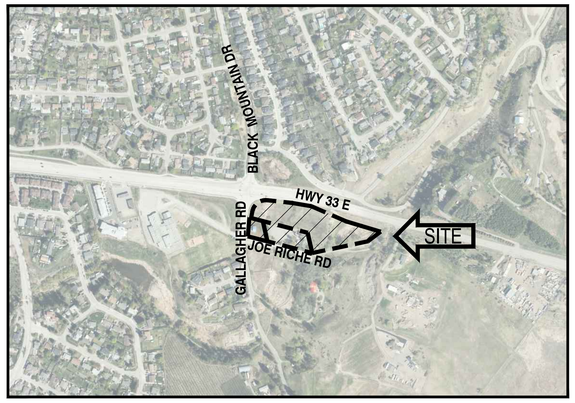
sheet title

BASE PLANS

date	2023-03-16	sheet number
scale	1"=40'-0"	A-0.2
drawn	NS	
checked	AV	



1 A-1.0 EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"



2 A-1.0 KEY PLAN
SCALE: NA

NORTH

revisions

No.	Date	Description
	2024-03-28	ISSUED FOR DP

NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

REGISTERED ARCHITECT
PAUL Y. CHIU
2024-03-28
BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604 .687.2334 WWW.UDGA.COM

project number 5689

sheet title
EXISTING SITE PLAN

date	2024-01-29	sheet number
scale	1/32"=1'-0"	A-1.0
drawn	CDC	
checked	AV	

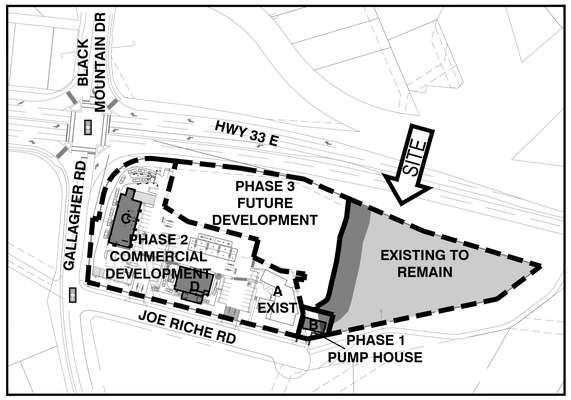
SITE INFORMATION								
LEGAL DESCRIPTION	PLAN KAP4079B LOT 5 SECTION 18 TOWNSHIP 27 PT L5 PL 1991 S/O PL B4079 PLAN KAP22266 LOT 1 SECTION 18 TOWNSHIP 27 PLAN KAP22266 LOT 2 SECTION 18 TOWNSHIP 27 EXCEPT PLAN KAP89815							
EXISTING MUNICIPAL ADDRESS	2040 JOE RICHE ROAD, 1655 GALLAGHER RD, 2021 HWY 33 E, KELOWNA, BC							
EXISTING ZONING	C2 - VEHICLE ORIENTED COMMERCIAL, RR1 - LARGE LOT RURAL RESIDENTIAL, P3 - PARKS & OPEN SPACE							
PROPOSED ZONING	VC1dt,fg - VILLAGE CENTRE, P3 - PARKS AND OPEN SPACE, P4 - UTILITIES FOR PUMP							
SITE AREAS								
EXISTING OVERALL SITE AREA	20,335	SM	218,800	SF	5.0	AC		
LESS SITE AREA PUMPHOUSE	321	SM	3,451	SF	0.1	AC		
NEW SITE AREA	20,014	SM	215,349	SF	4.9	AC		
PHASE 1								
SITE AREA	321	SM	3,451	SF	0.1	AC		
LOT COVERAGE	98	SM /	321	SM	X 100 =	30.57%		
FLOOR AREA RATIO	98	SM /	321	SM		0.31		
	MAIN FLOOR				UPPER LEVEL			
BUILDING B [PUMPHOUSE]	98	SM	1,055	SF	-	SM	-	SF
PHASE 2								
SITE AREA	20,014	SM	215,349	SF	4.9	AC		
LOT COVERAGE	1,258	SM /	20,014	SM	X 100 =	6.28%		
FLOOR AREA RATIO	1,666	SM /	20,014	SM		0.08		
	MAIN FLOOR				UPPER LEVEL			
BUILDING A [EXISTING]	409	SM	4,400	SF	409	SM	4,400	SF
BUILDING C [RESTAURANT]	462	SM	4,970	SF				
BUILDING D1 [C-STORE / RETAIL]	293	SM	3,152	SF				
BUILDING D2 [CAR WASH]	65	SM	697	SF				
BUILDING D [M&E ROOMS]	29	SM	312	SF				
SUBTOTAL	1,258	SM	13,531	SF	409	SM	4,400	SF
TOTAL GROSS FLOOR AREA	1,666	SM	17,931	SF				
PARKING								
MINIMUM PARKING REQUIRED	22	STALLS	1666 SM		/ 100 SM * 1.3 =		21.66	
MAXIMUM PARKING REQUIRED	75	STALLS	1666 SM		/ 100 SM * 4.5 =		74.99	
TOTAL PARKING PROVIDED	57	STALLS						
PARKING RATIO	3.4	/100 SM	3.2	/1,000 SF				

BYLAW REQUIREMENTS (VILLAGE CENTRE 1 ZONE)					
SUBDIVISION MIN. LOT WIDTH	25	M	82.025	FT	
SUBDIVISION MIN. LOT DEPTH	30	M	98.430	FT	
SUBDIVISION MIN. LOT AREA	750	SM	8070	SM	
SUBDIVISION MAX. LOT AREA	N/A				
MAX. SITE COVERAGE (BLDGS)	75%				
MAX. SITE COV. (BLDGS & IMPERM. SURFACES)	85%				
MIN. DENSITY (IF APPLICABLE) & MAX. BASE DENSITY	1.80	FAR*			
MAX. PUBLIC AMENITY & STREETSCAPE BONUS	0.25	FAR			ADDITIONAL FAR BY PAYMENT
MAX. RENTAL AND AFFORDABLE HOUSING BONUS	0.30	FAR*			ADDITIONAL FAR BY PAYMENT
MAX. BASE HEIGHT	22	M	72.182	FT	& 6 STOREYS
MAX. HEIGHT WITH BONUS FAR	0	M	0.000	FT	NO ADDITIONAL HEIGHT
BLDG/LAND SETBACK (FRONT YARD / FLANKING)	3	M	9.843	FT	
BLDG STEPBACK (FRONT YARD / FLANKING)	3	M	9.843	FT	APPLIES TO BLDG >5 STOREYS, ABOVE 2ND FLOOR
BLDG/LAND SETBACK (SIDE YARD)	3	M	9.843	FT	
BLDG/LAND SETBACK (REAR YARD)	4.5	M	14.765	FT	
CORNER LOTS TRIANGULAR SETBACK	4.5	M	14.765	FT	FIRST STOREY ONLY
MIN. PRIVATE AMENITY SPACE	7.5	SM	81	SM	PER BACHELOR DWELLING UNIT
	15	SM	161	SM	PER 1 BEDROOM DWELLING UNIT
	25	SM	269	SM	PER 2 OR MORE BEDROOM DWELLING UNIT
MIN. COMMON AMENITY SPACE	4	SM	43	SM	PER DWELLING UNIT
MAX. HEIGHT FENCING (SMOOTH TOP RAIL REQUIRED)	2	M	6.562	FT	INCLUDES RETAINING WALL, EXCEPT
	1.2	M	3.937	FT	WITHIN FRONT OR FLANKING SETBACKS
MAX. HEIGHT RETAINING WALLS	1.2	M	3.937	FT	MEASURED FROM NATURAL GRADE, EXCEPT
	WHERE THE NATURAL GRADE IS HIGHER OR LOWER THAN THE ADJ. PROPERTY				
LANDSCAPE ISLANDS REQUIRED EVERY 15 STALLS AND END OF EACH PARKING AISLE; IRRIGATION REQUIRED FOR ALL LAND.					
* = BASED ON BLACK MOUNTAIN VILLAGE CENTRE					

GENERAL NOTES:

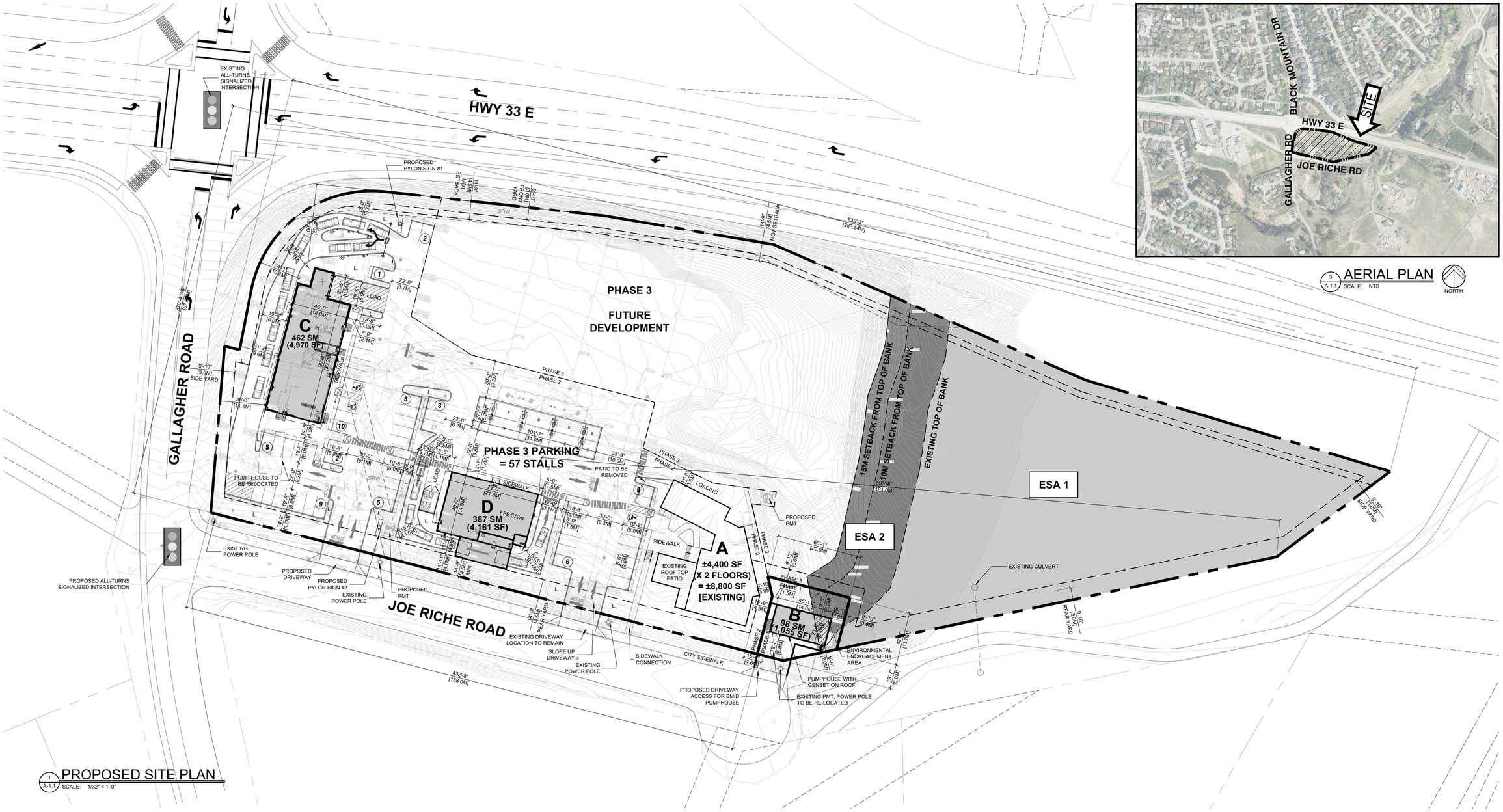
BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.

PARKING DIMENSIONS AND NOTES	WIDTH		LENGTH		AISLE		NOTES:
REGULAR SIZE VEHICLE PARKING SPACE	2.50	M	6.00	M	6.5	M	MIN 70%; 2.6m (8'-6") STALL WIDTH PROVIDED
	8.2	FT	19.7	FT	21.33	FT	
SMALL SIZE VEHICLE PARKING SPACE	2.30	M	4.80	M	6.5	M	MAX 30%; 2.6m (8'-6") STALL WIDTH PROVIDED
	7.5	FT	15.7	FT	21.33	FT	
ACCESSIBLE PARKING SPACE	3.70	M	6.00	M	6.5	M	MIN REQ'D: 5-36=1, 37-68=2, 69-100=3, 101-150=4, 151-200=5
	12.14	FT	19.7	FT	21.33	FT	
VAN-ACCESSIBLE PARKING	4.80	M	6.00	M	6.5	M	MIN. 1 BUT ALL H/C STALLS PROV'D ARE VAN-ACCESSIBLE
	15.7	FT	19.7	FT	21.33	FT	
REGULAR SIZE PARALLEL PARKING SPACE	2.60	M	7.00	M	6.5	M	
	8.53	FT	23.0	FT	21.33	FT	
SMALL SIZE PARALLEL PARKING SPACE	2.50	M	6.50	M	6.5	M	
	8.20	FT	21.33	FT	21.33	FT	
LOADING SPACE	3.00	M	9.33	M	6.5	M	
	9.84	FT	30.61	FT	21.33	FT	
BUS LOADING SPACE	3.60	M	12.20	M	6.5	M	
	11.81	FT	40.03	FT	21.33	FT	
DRIVE THRU QUEUNG SPACE (CAR WASH OR FOOD SERVICES)	3.00	M	6.00	M	6.5	M	MIN 5 IN-BOUND;
	9.84	FT	19.69	FT	21.33	FT	MIN 2 OUT-BOUND
DRIVE THRU QUEUNG SPACE (ALL OTHER USES)	3.00	M	6.00	M	6.5	M	MIN 3 IN-BOUND;
	9.84	FT	19.69	FT	21.33	FT	MIN 2 OUT-BOUND
PARKING STALL WITH OBSTRUCTION ONE SIDE	0.20	M	ADDITIONAL WIDTH REQUIRED				
	0.66	FT					
PARKING STALL WITH OBSTRUCTION TWO SIDES	0.50	M	ADDITIONAL WIDTH REQUIRED				
	1.64	FT					
PARKING STALL WITH AN ABUTTING DOORWAY	0.80	M	ADDITIONAL WIDTH REQUIRED				
	2.62	FT					
PARKING OVERHANG OR WHEELSTOP	0.90	M	CLEAR TO CURB OR WHEELSTOP				
	2.95	FT					
PARKING AND BICYCLE REQUIREMENTS (VILLAGE CENTRE 1 ZONE) *ROUND NEAREST							
ALL COMMERCIAL USES	1.30	MIN	4.50	MAX	PER 100 SM (1076 SF) GFA		
BICYCLE PARKING - COMMERCIAL	0.20	LONG TERM			PER 100 SM (1076 SF) GFA		
	2.00	SHORT TERM			PER ENTRANCE, GFA <1,000 SM TO 2,000 SM		
	4.00	SHORT TERM			PER ENTRANCE, GFA 2,000 SM TO 20,000 SM		



2 A-1.1 KEY PLAN
SCALE: 1/128"=1'-0"
NORTH

3 A-1.1 AERIAL PLAN
SCALE: NTS
NORTH



1 A-1.1 PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

revisions

No	Date	Description
	YYY-MM-DD	ISSUED FOR DP

NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

REGISTERED ARCHITECT
ALEX V. CHU
2024-03-28
BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5689

sheet title
PROPOSED SITE PLAN

date	2023-04-13	sheet number	A-1.1
scale	1/32" = 1'-0"		
drawn	CDC		
checked	AV		

VIEW 1
A-3.3 SCALE: NTS

revisions

No	Date	Description
	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

REGISTERED ARCHITECT PAUL Y. CHIU 2024-03-28 BRITISH COLUMBIA

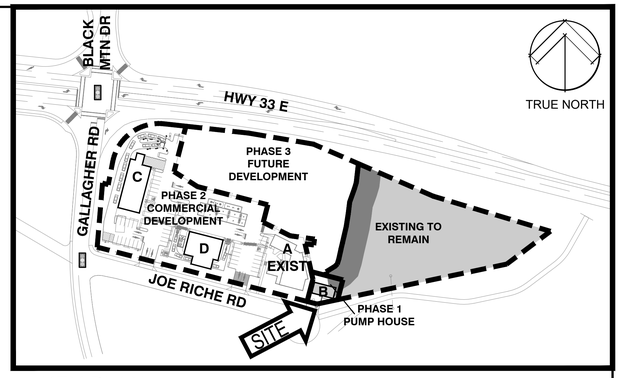
URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5689

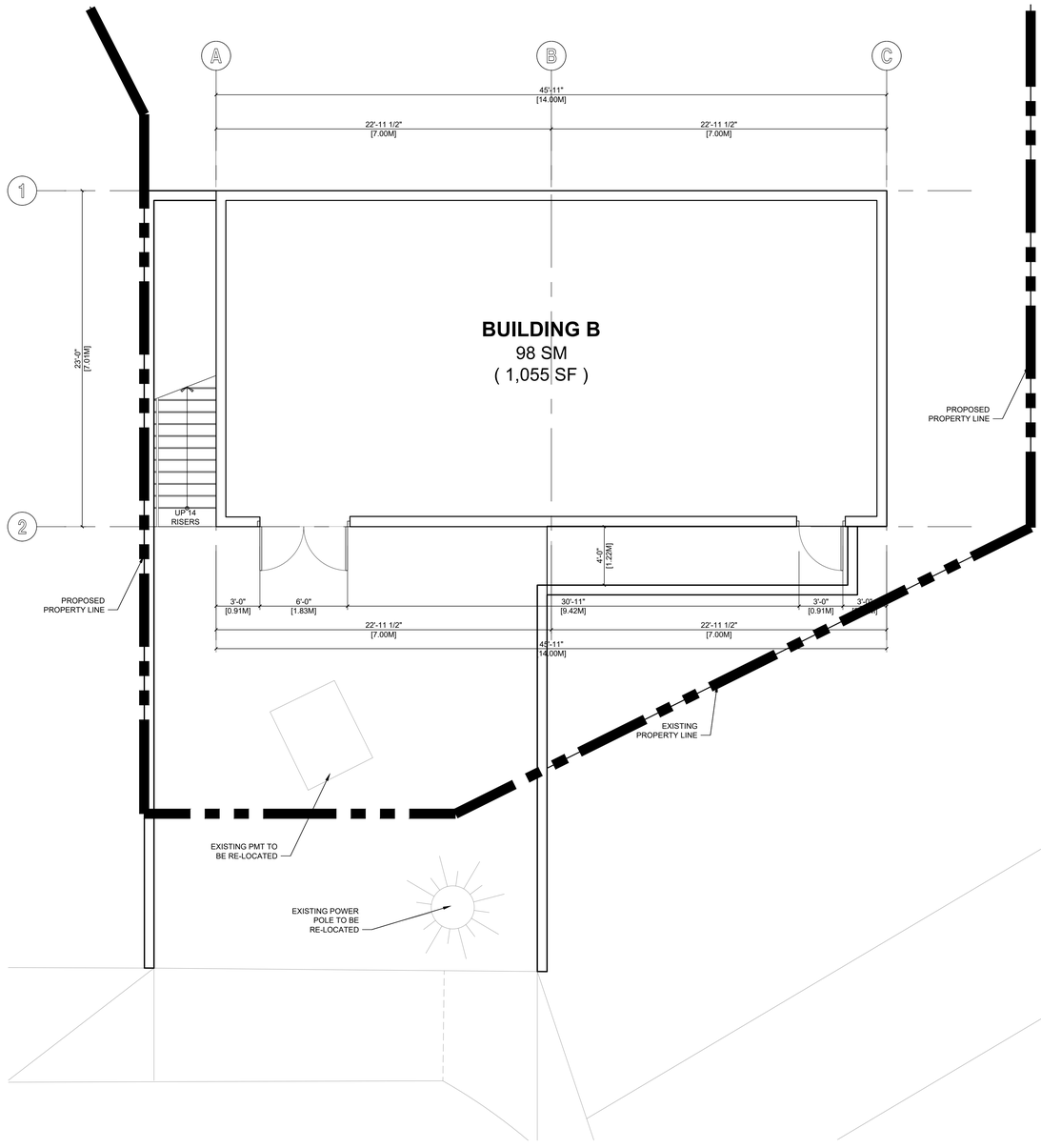
sheet title

OVERALL RENDERING

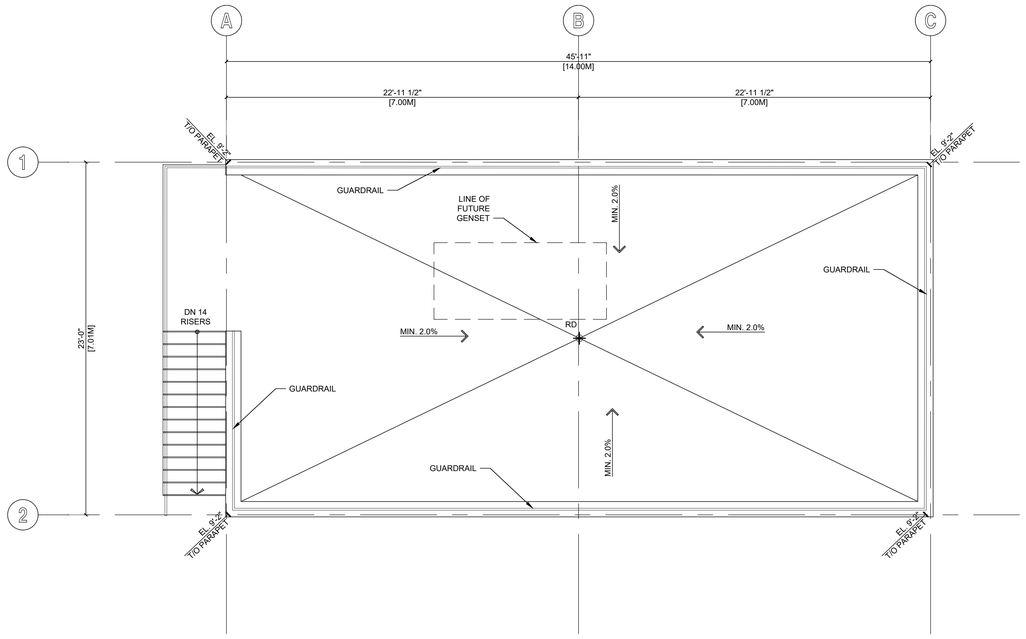
date	2024-02-26	sheet number
scale	AS NOTED	A-3.3
drawn	CDC	
checked	AV/BI	



2 A-B2.1 KEY PLAN
SCALE: NTS



1 A-B2.1 BLDG B FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A-B2.1 BLDG B ROOF PLAN
SCALE: 1/4" = 1'-0"

revisions

No.	Date	Description
	2024-03-28	ISSUED FOR DP

PROJECT NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

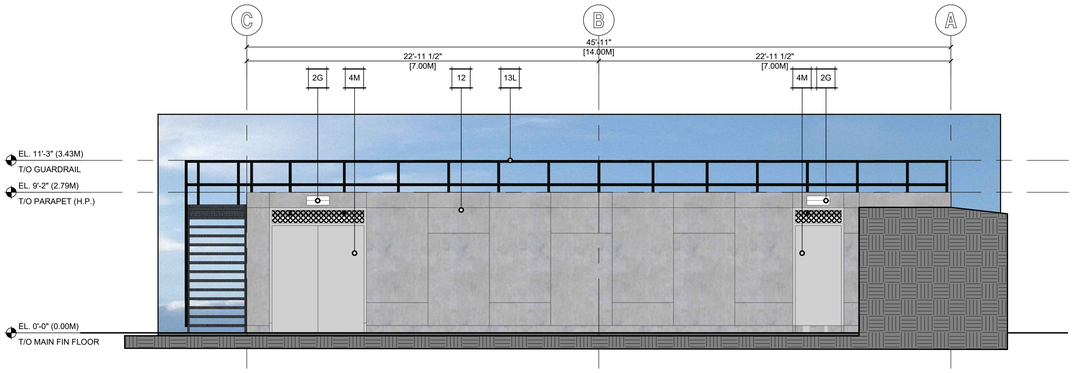
REGISTERED ARCHITECT
PAUL Y. CHU
2024-03-28
BRITISH COLUMBIA

URBAN DESIGN GROUP
ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B 1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

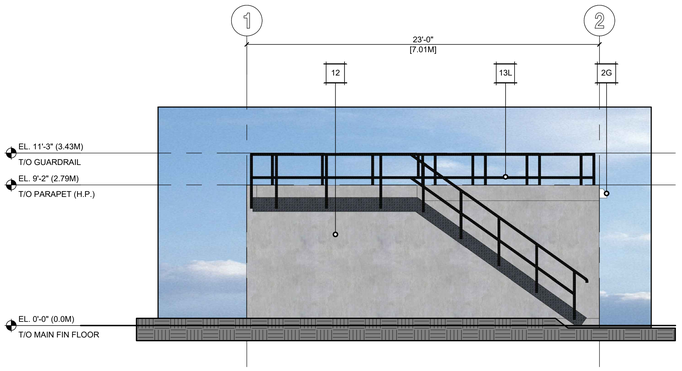
project number 5689

sheet title
BLDG B
FLOOR & ROOF
PLANS

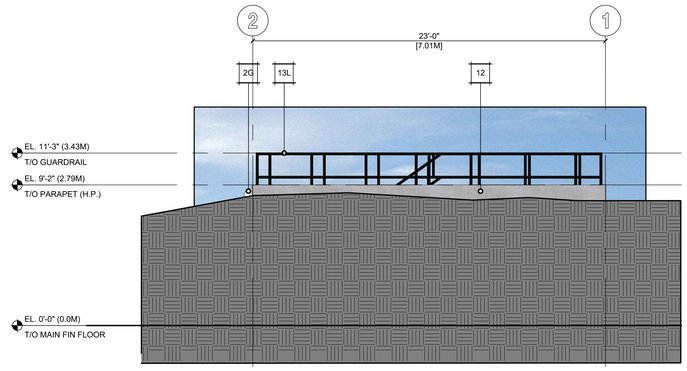
date	2024-02-26	sheet number	A-B2.1
scale	AS NOTED		
drawn	CDC		
checked	AV/BI		



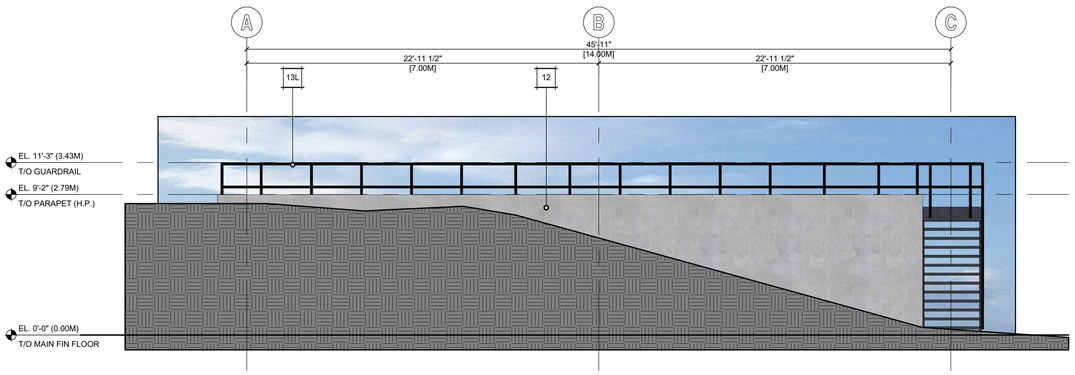
1 A-B3.1 BLDG B NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-B3.1 BLDG B WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 A-B3.1 BLDG B EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-B3.1 BLDG B SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

1	PRE-FINISHED METAL FLASHING	8	HORIZONTAL ALUMINUM LONGBOARD SIDING
2	EXTERIOR SCONCE LIGHTING	9	SPLIT FACE CONCRETE BLOCK
3	CORRUGATED METAL SIDING	10	SIGNAGE
4	METAL DOOR	11	OVERHEAD DOOR
5	ALUMINUM STOREFRONT	12	NATURAL CONCRETE
6	EIFS	13	PAINTED
7	METAL STANDING SEAM CANOPY		

SPECIFICATIONS

A	ONYX	H	BM 2125-30 GRAY SHOWER
B	DARK BRONZE	I	BM 2111-60 BARREN PLAIN
C	RED	J	BM 2111-70 AMERICAN WHITE
D	CHARCOAL	K	BM 2108-60 ALBALONE
E	CL7040 DEEP GREY	L	BLACK
F	LIGHT CHERRY	M	MATCH WITH ADJACENT COLOUR
G	WHITE		

revisions

No	Date	Description
	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604 . 687. 2334 WWW.UDGA.COM

project number 5689

sheet title
BLDG B ELEVATIONS

date	2024-03-13	sheet number	A-B3.1
scale	AS NOTED		
drawn	IF		
checked	AV/BI		

1 A-B3.2 BLDG B VIEW 1
SCALE: NTS

revisions

No.	Date	Description
	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5689

sheet title
BLDG B RENDERINGS

date	2024-02-26	sheet number	A-B3.2
scale	AS NOTED		
drawn	CDC		
checked	AV/BI		

1 A-B3.3 BLDG B VIEW 1
SCALE: NTS

revisions

No	Date	Description
	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

2040 JOE RICHE RD, 1655 GALLAGHER RD, 2021 HWY 33 E, KELOWNA, BC

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

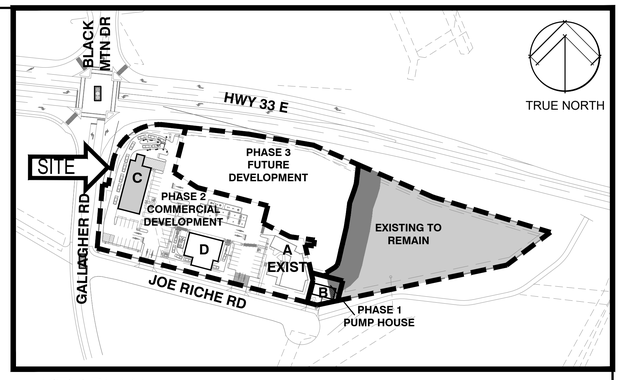
REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

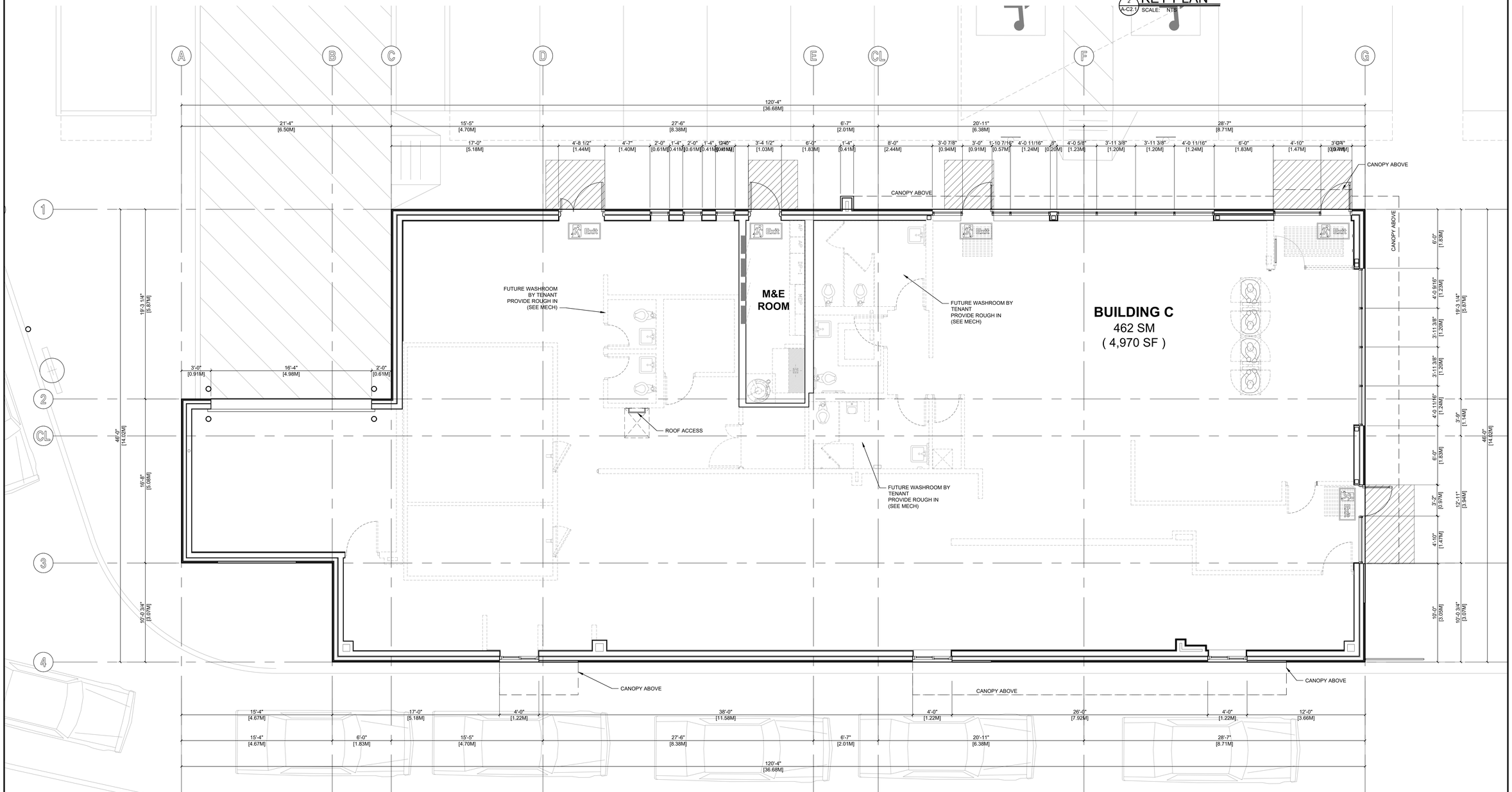
project number 5689

sheet title
BLDG B MATERIALS & FINISHES

date	2024-02-26	sheet number	
scale	AS-NOTED		A-B3.3
drawn	CDC		
checked	AV/BI		



2 A-C2.1 KEY PLAN
SCALE: NTS



1 A-C2.1 BLDG C FLOOR PLAN
SCALE: 1/4" = 1'-0"

revisions

No.	Date	Description
	2024-03-28	ISSUED FOR DP

PROJECT NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

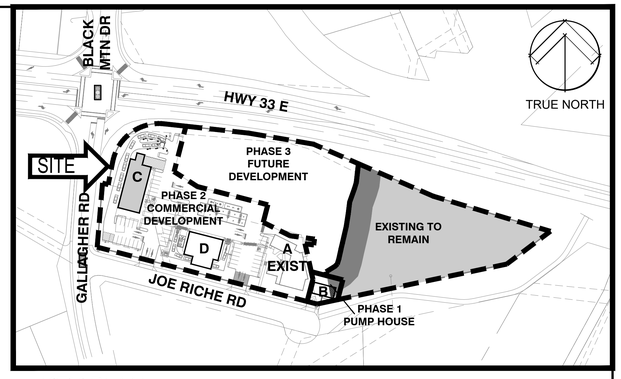
REGISTERED ARCHITECT
PAUL Y. CHU
2024-03-28
BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

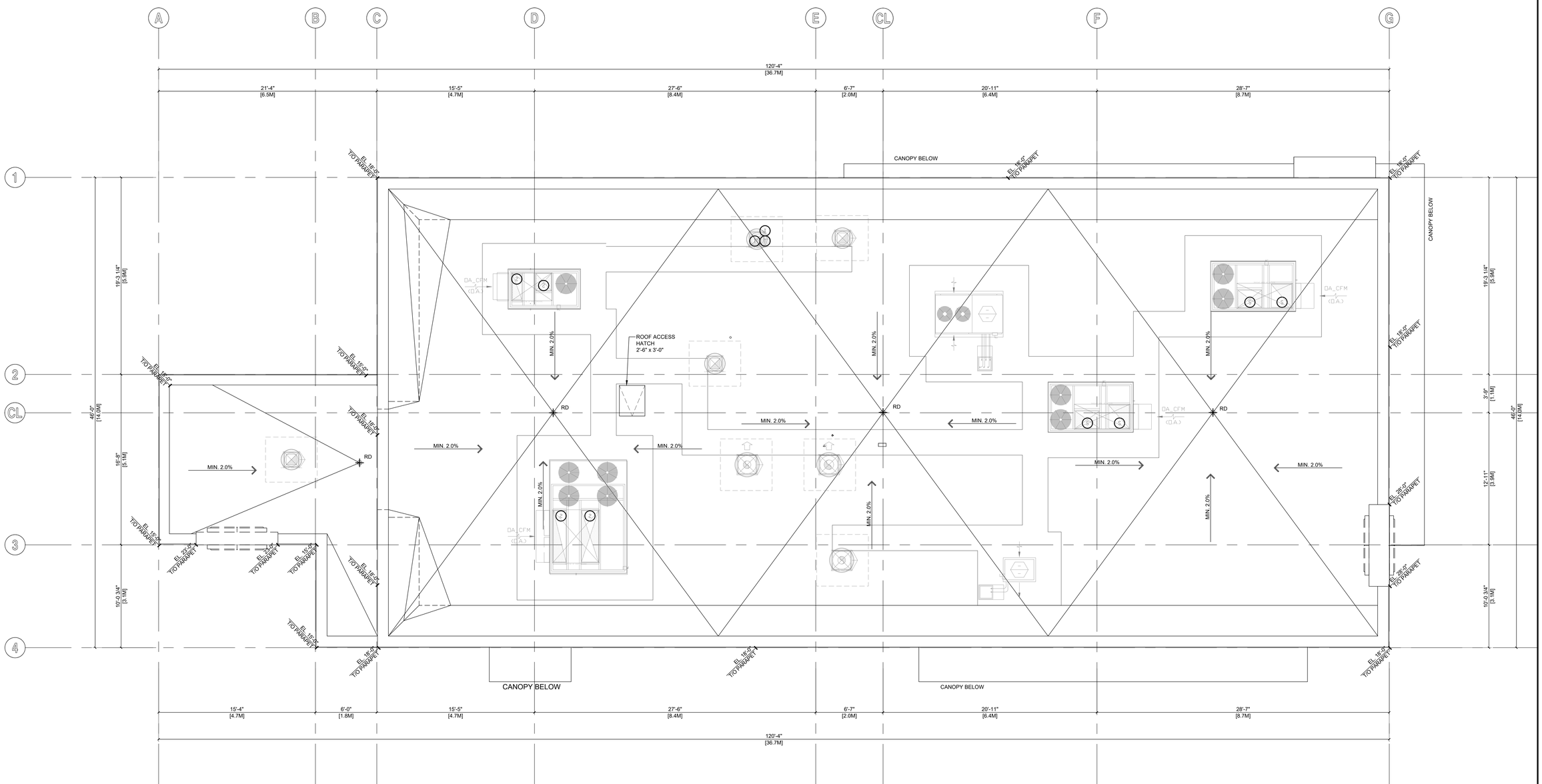
project number 5689

sheet title
BLDG C
FLOOR PLAN

date	2024-01-10	sheet number	
scale	AS NOTED		A-C2.1
drawn	IF		
checked	AV/BI		



2 A-C2.2 KEY PLAN
SCALE: NTS



1 A-C2.2 BLDG C ROOF PLAN
SCALE: 1/4" = 1'-0"

revisions

No	Date	Description
-	2024-03-28	ISSUED FOR DP

PROJECT NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

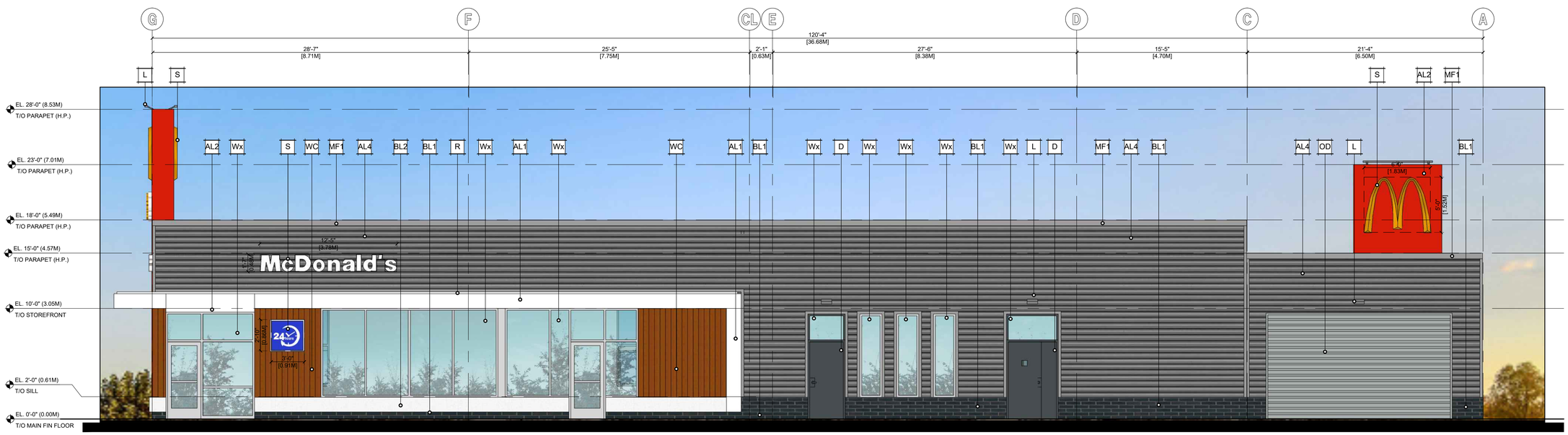
URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5689

sheet title
BLDG C
ROOF PLAN

date	2024-02-26	sheet number	
scale	AS NOTED		A-C2.2
drawn	CDC		
checked	AVBI		

1 A-C3.1 BLDG C SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-C3.1 BLDG C EAST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

AL1	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR "BONE WHITE"	GP	GREASE INTERCEPTOR PORT - SEE 1/P500
AL2	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR "RON-RED"	L	LIGHT FIXTURE - SEE ELECTRICAL
AL3	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR "DEEP GREY" - NOT USED	MF1	METAL FASCIA COLOUR TO MATCH VICWEST "DEEP GREY"
AL4	VICWEST CORRUGATED METAL SIDING CL7040 COLOUR "DEEP GREY"	ML	PREFINISHED MECHANICAL LOUVER - COLOUR TO MATCH ADJACENT METAL PANEL - "DEEP GREY"
AD	PREFINISHED ANODIZED ALUMINUM METAL DOWNSPOUT AND SCUPPER W/ DE-ICING HEAT CABLE - SEE ELECTRICAL	OD	INSULATED OVERHEAD DOOR - RAL 7042 FINISH
BL1	RICHVALE YORK CAMBRIDGE SERIES CONCRETE BLOCK COLOUR "ONYX" WITH MORTAR COLOUR CMD15 "RAVEN" BY INTERSTAR	PB	STEEL PIPE BOLLARD W/ SUREGUARD BOLLARD SHIELD - SEE SITE DETAILS
BL1A	RICHVALE YORK CAMBRIDGE SERIES CONCRETE BLOCK (THIN BRICK) - COLOUR "ONYX" WITH MORTAR COLOUR CMD15 "RAVEN" BY INTERSTAR	PT	(RMHC) COIN COLLECTOR
BL2	RICHVALE YORK CAMBRIDGE SERIES CONCRETE BLOCK COLOUR "ARCTIC WHITE"	R	RAIN DIVERTER
D	INSULATED HOLLOW METAL DOOR - PAINT COLOUR "PPG" McD 44 -CHARCOAL GREY	S	McDONALD'S SIGNAGE BY OTHERS
DO	AUTOMATIC DOOR OPERATOR - MOUNTING HEIGHTS & LOCATION PER LOCAL CODES	WC	LONGBOARD - TONGUE & GROOVE 6" V-GROOVE PLANKS - "LIGHT NATIONAL WALNUT"
FB	CO2 FILL BOX	Wx	EXTERIOR WINDOW ASSEMBLY

SIGN BYLAW NO. 11530 - KELOWNA
SECTION 8 - LOCAL COMMERCIAL ZONES - ZONE: VC1
8.3(a) a. MAXIMUM SIGN AREA OF 0.3 M^2 PER LINEAL METRE OF BUSINESS FRONTAGE TO A MAXIMUM OF 4.0 M^2

8.3(b) a. MAXIMUM NUMBER OF PERMANENT SIGNS: UP TO (2) SIGNS PER BUSINESS

	MAX PERMITTED SIGN AREA	PROPOSED SIGN AREA
SOUTH ELEVATION	= 4.0 SM (43.05 SF)	= 5.38 SM (57.97 SF)
WEST ELEVATION	= 4.0 SM (43.05 SF)	= 4.94 SM (53.19 SF)

revisions

No.	Date	Description
	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

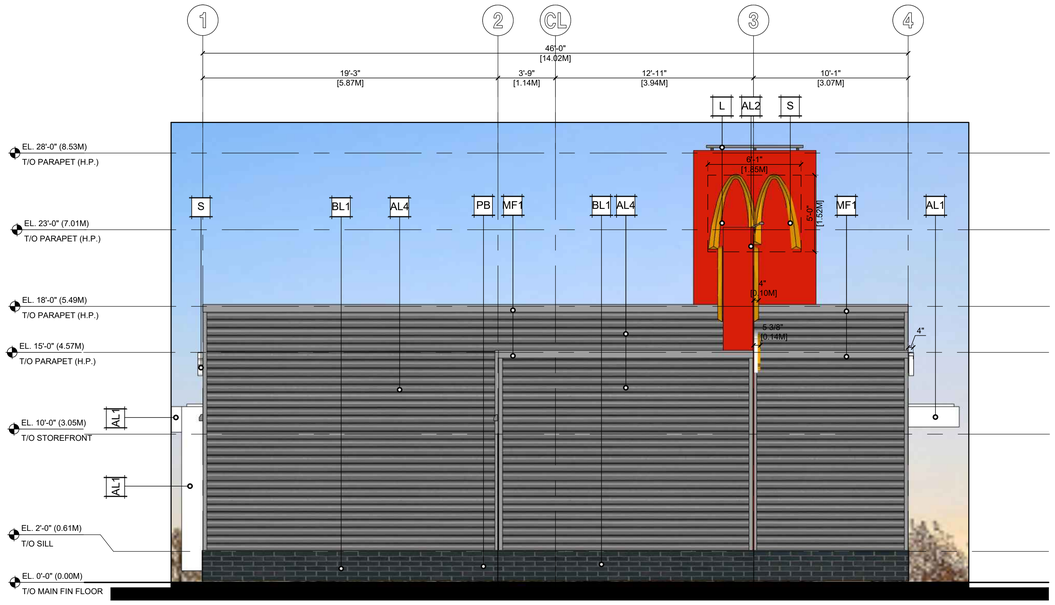
REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604 .687.2334 WWW.UDGA.COM

project number 5689

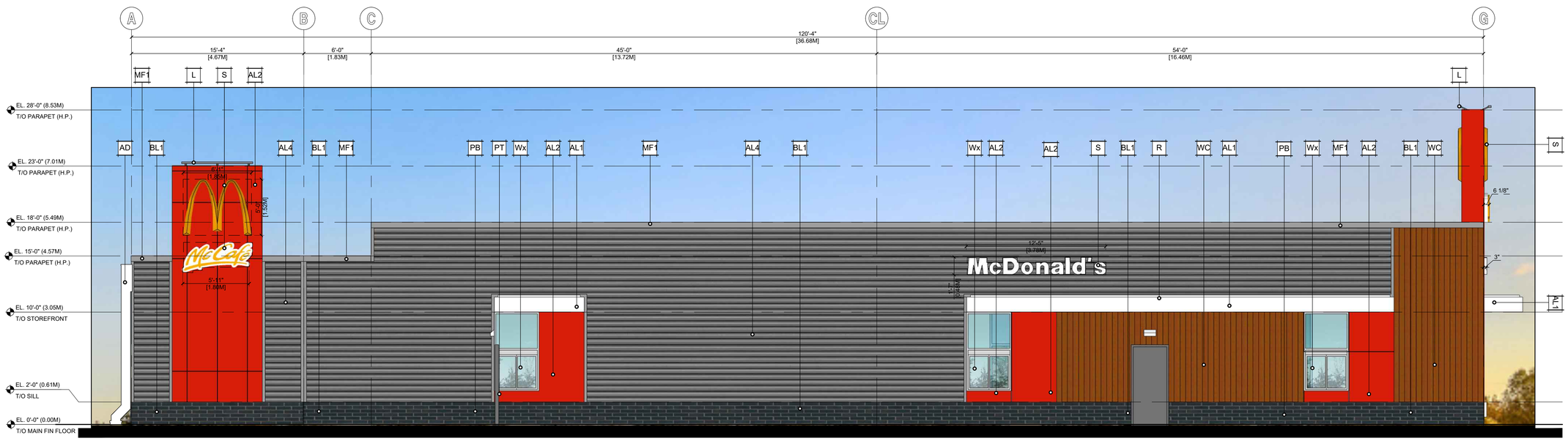
sheet title
BLDG C
SOUTH & EAST
ELEVATIONS

date	2024-02-26	sheet number	A-C3.1
scale	AS NOTED		
drawn	CDC		
checked	AV/BI		



1 / A-C3.2 BLDG C NORTH ELEVATION

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



2 / A-C3.2 BLDG C WEST ELEVATION

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

MATERIAL LEGEND

AL1	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR "BONE WHITE"	GP	GREASE INTERCEPTOR PORT - SEE 1/P500
AL2	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR "RON-RED"	L	LIGHT FIXTURE - SEE ELECTRICAL
AL3	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR "DEEP GREY" - NOT USED	MF1	METAL FASCIA COLOUR TO MATCH VICWEST "DEEP GREY"
AL4	VICWEST CORRUGATED METAL SIDING CL7040 COLOUR "DEEP GREY"	ML	PREFINISHED MECHANICAL LOUVER - COLOUR TO MATCH ADJACENT METAL PANEL - "DEEP GREY"
AD	PREFINISHED ANODIZED ALUMINUM METAL DOWNSPOUT AND SCUPPER W/ DE-ICING HEAT CABLE - SEE ELECTRICAL	OD	INSULATED OVERHEAD DOOR - RAL 7042 FINISH
BL1	RICHVALE YORK CAMBRIDGE SERIES CONCRETE BLOCK COLOUR "ONYX" WITH MORTAR COLOUR CMD15 "RAVEN" BY INTERSTAR	PB	STEEL PIPE BOLLARD W/ SUREGUARD BOLLARD SHIELD - SEE SITE DETAILS
BL1A	RICHVALE YORK CAMBRIDGE SERIES CONCRETE BLOCK (THIN BRICK) - COLOUR "ONYX" WITH MORTAR COLOUR CMD15 "RAVEN" BY INTERSTAR	PT	(RMHC) COIN COLLECTOR
BL2	RICHVALE YORK CAMBRIDGE SERIES CONCRETE BLOCK COLOUR "ARCTIC WHITE"	R	RAIN DIVERTER
D	INSULATED HOLLOW METAL DOOR - PAINT COLOUR "PPG" McD 44 -CHARCOAL GREY	S	McDONALD'S SIGNAGE BY OTHERS
DO	AUTOMATIC DOOR OPERATOR - MOUNTING HEIGHTS & LOCATION PER LOCAL CODES	WC	LONGBOARD - TONGUE & GROOVE 6" V-GROOVE PLANKS - "LIGHT NATIONAL WALNUT"
FB	CO2 FILL BOX	Wx	EXTERIOR WINDOW ASSEMBLY

SIGN BYLAW NO. 11530 - KELOWNA
SECTION 8 - LOCAL COMMERCIAL ZONES - ZONE: VC1
8.3(A) A. MAXIMUM SIGN AREA OF 0.3 M^2 PER LINEAL METRE OF BUSINESS FRONTAGE TO A MAXIMUM OF 4.0 M^2

8.3(B) A. MAXIMUM NUMBER OF PERMANENT SIGNS: UP TO (2) SIGNS PER BUSINESS

	MAX PERMITTED SIGN AREA	PROPOSED SIGN AREA
NORTH ELEVATION	= 14 SM (150.69 SF)	= 2.82 SM (30.41 SF)
WEST ELEVATION	=14 SM (150.69 SF)	= 5.47 SM (58.98 SF)

revisions

No	Date	Description
	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

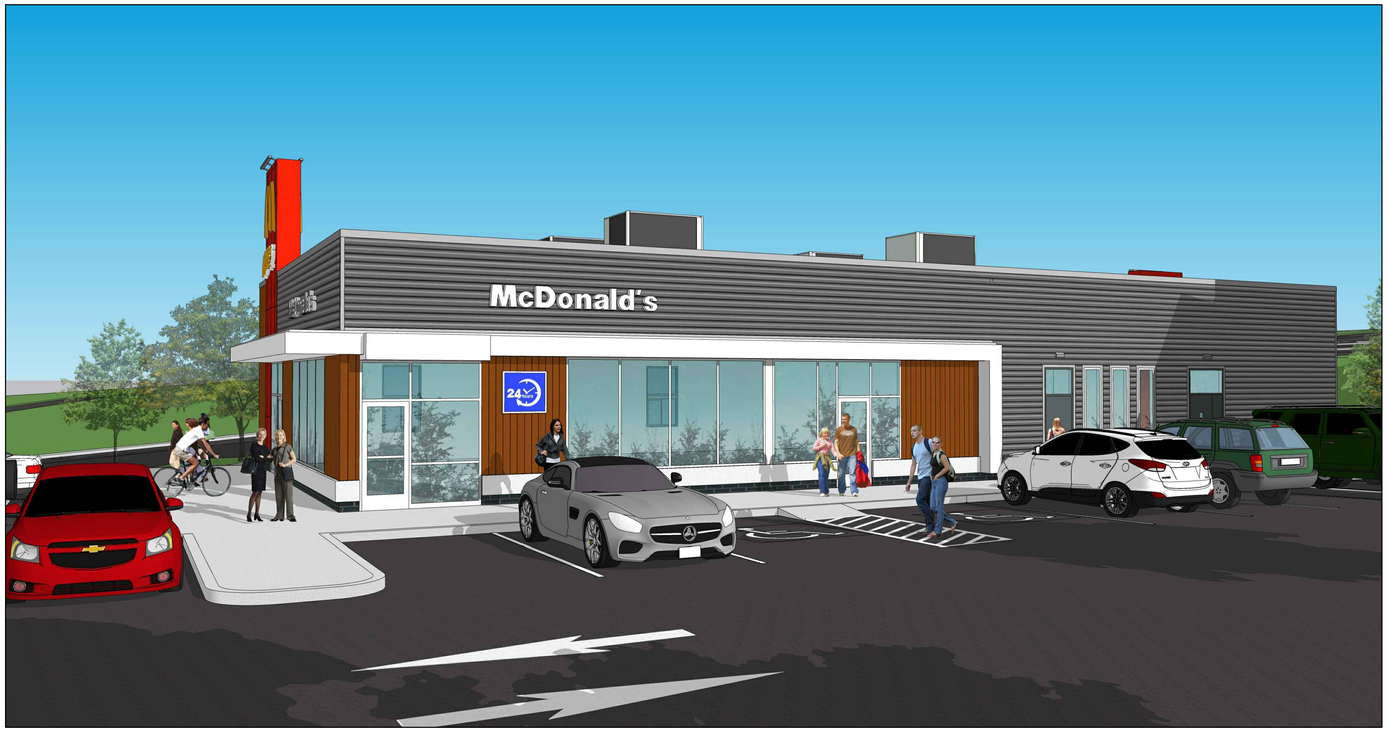
URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5689

sheet title
BLDG C
NORTH & WEST
ELEVATIONS

date	2024-02-26	sheet number	A-C3.2
scale	AS NOTED		
drawn	CDC		
checked	AV/BI		

1 A-C3.3 BLDG C VIEW 1
SCALE: NTS



2 A-C3.3 BLDG C VIEW 2
SCALE: NTS

revisions

No	Date	Description
	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

REGISTERED ARCHITECT PAUL Y. CHIU 2024-03-28 BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5689

sheet title
BLDG C RENDERINGS

date	2024-02-26	sheet number
scale	AS NOTED	A-C3.3
drawn	CDC	
checked	AV/BI	

1 A-C3.4 BLDG C VIEW 3
SCALE: NTS

2 A-C3.4 BLDG C VIEW 4
SCALE: NTS

revisions

No.	Date	Description
	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

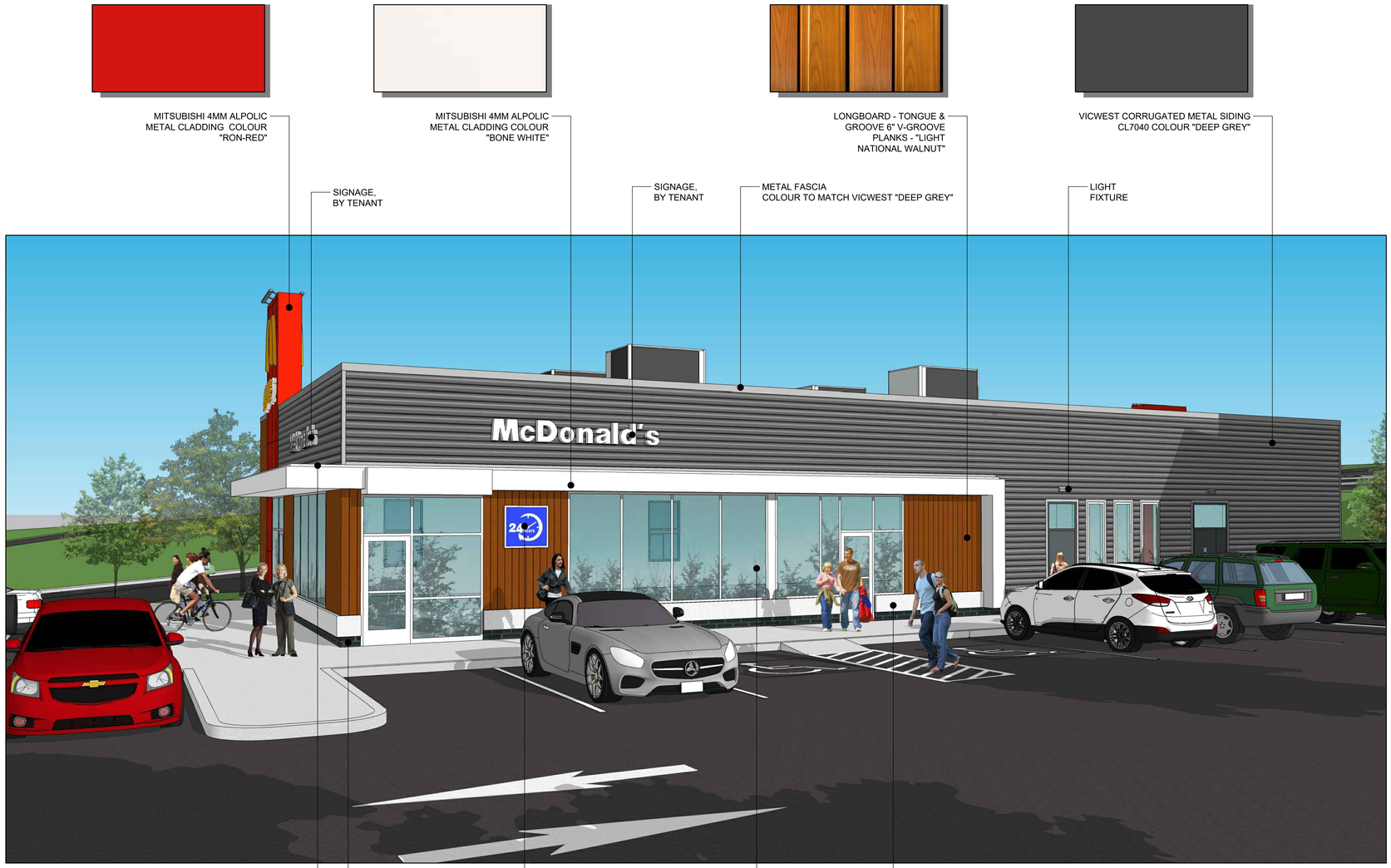
REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5689

sheet title
BLDG C RENDERINGS

date	2024-02-26	sheet number	A-C3.4
scale	AS NOTED		
drawn	CDC		
checked	AV/BI		



1 A-C3.5 BLDG C VIEW 1
SCALE: NTS

revisions

No	Date	Description
	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

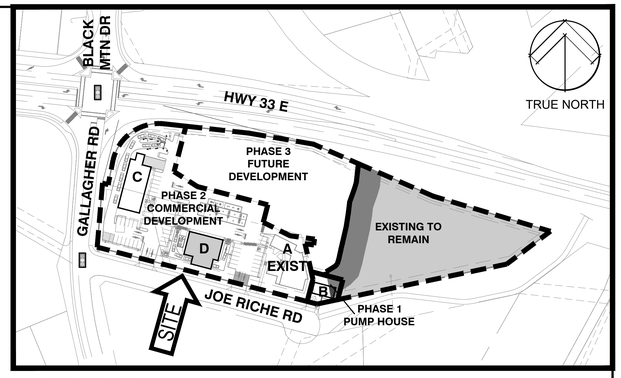
REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

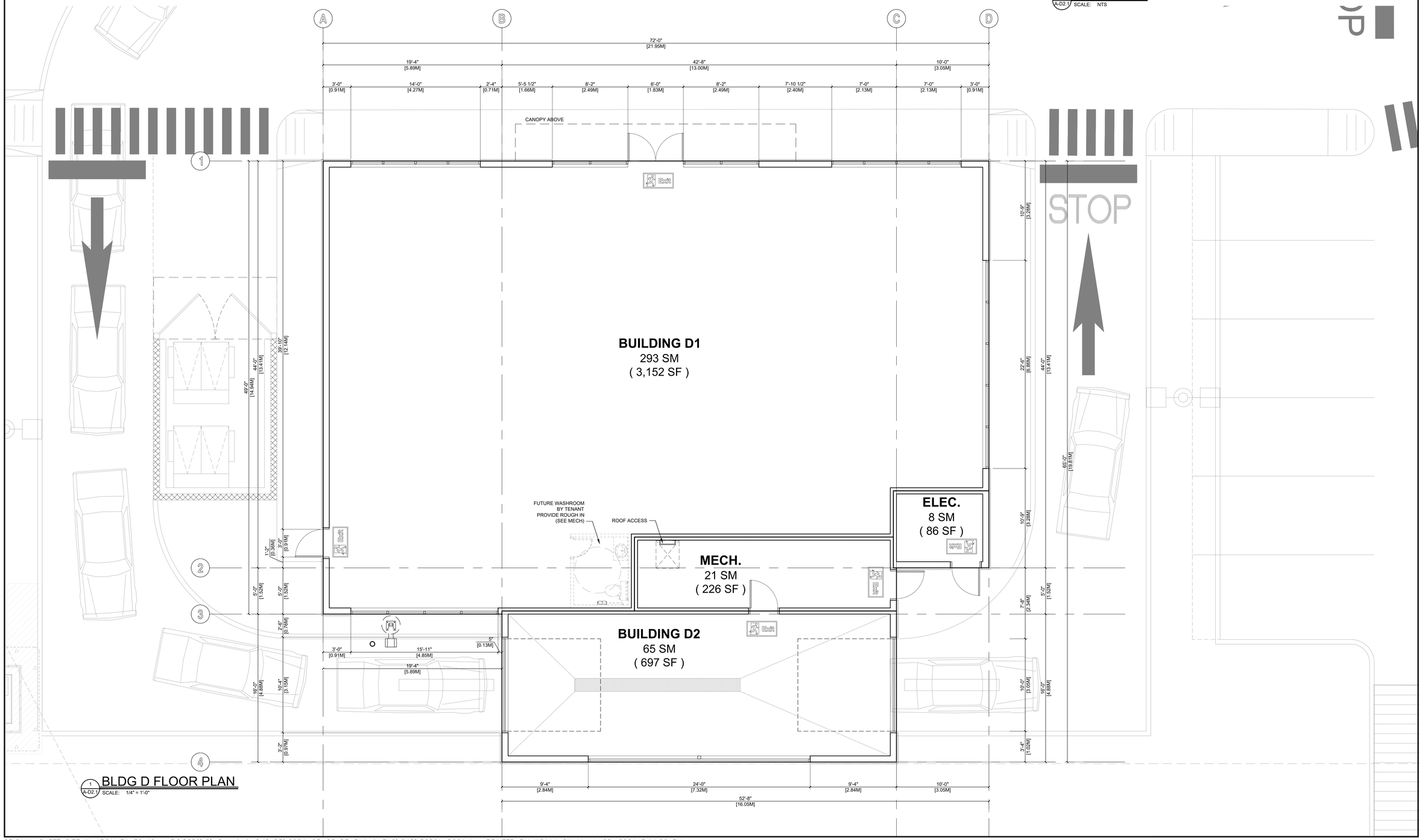
project number 5689

sheet title
BLDG C MATERIALS & FINISHES

date	2024-02-26	sheet number
scale	AS NOTED	A-C3.5
drawn	IP	
checked	AV/BI	



2 A-D2.1 KEY PLAN
SCALE: NTS



1 A-D2.1 BLDG D FLOOR PLAN
SCALE: 1/4" = 1'-0"

revisions

No.	Date	Description
	2024-03-28	ISSUED FOR DP

PROJECT NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

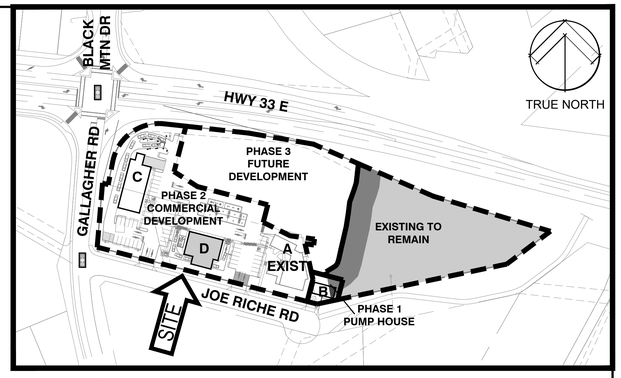
REGISTERED ARCHITECT
PAUL Y. CHU
2024-03-28
BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

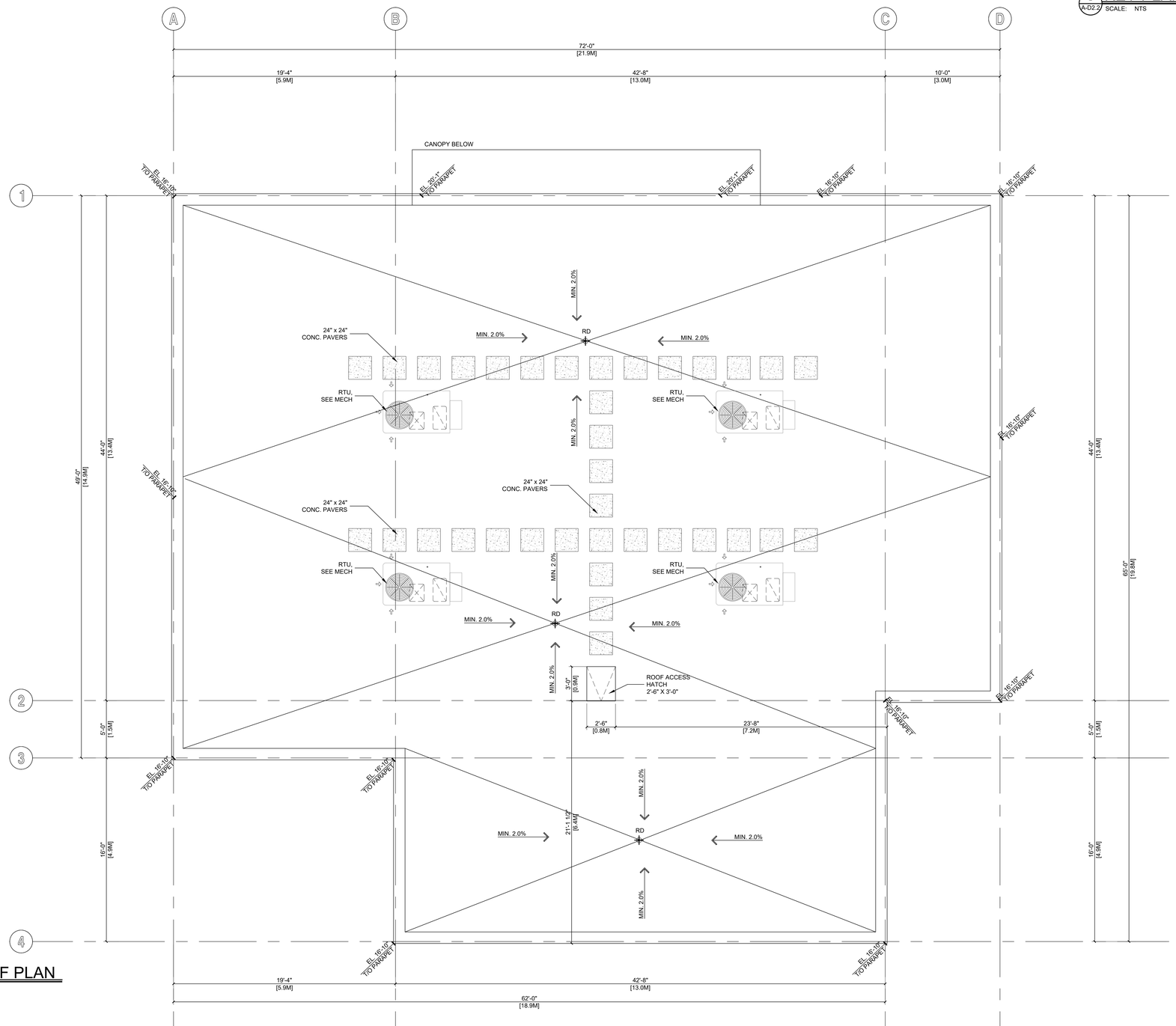
project number 5689

sheet title
BLDG D
FLOOR PLAN

date	2024-02-26	sheet number	
scale	AS NOTED		A-D2.1
drawn	CDC		
checked	AVIBI		



2 A-D2.2 KEY PLAN
SCALE: NTS



1 A-D2.2 BLDG D ROOF PLAN
SCALE: 1/4" = 1'-0"

revisions

No.	Date	Description
	2024-03-28	ISSUED FOR DP

PROJECT NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

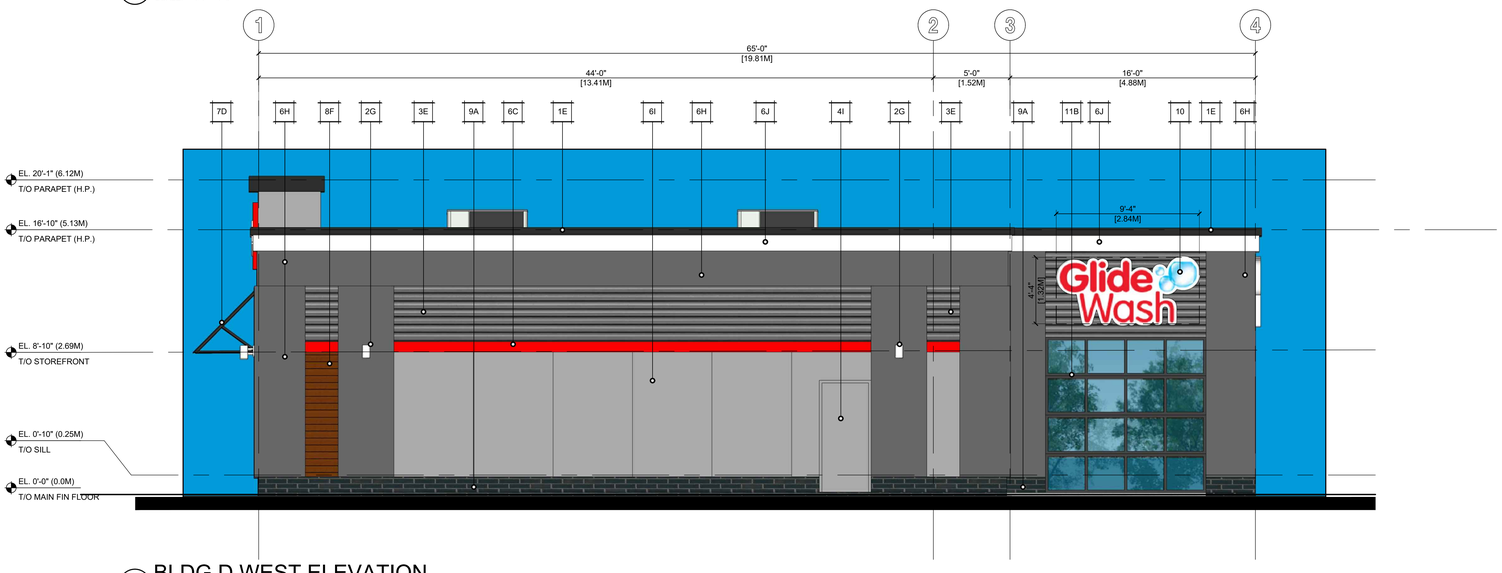
URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5689

sheet title
BLDG D
ROOF PLAN

date	2024-02-26	sheet number
scale	AS NOTED	A-D2.2
drawn	CDC	
checked	AV/BI	

1 A-D3.1 BLDG D NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-D3.1 BLDG D WEST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

1	PRE-FINISHED METAL FLASHING	7	METAL STANDING SEAM CANOPY
2	EXTERIOR SCONCE LIGHTING	8	HORIZONTAL ALUMINUM LONGBOARD SIDING
3	CORRUGATED METAL SIDING	9	SPLIT FACE CONCRETE BLOCK
4	METAL DOOR	10	SIGNAGE
5	ALUMINUM STOREFRONT	11	OVERHEAD DOOR
6	EIFS		

SPECIFICATIONS

A	ONYX	F	LIGHT CHERRY
B	DARK BRONZE	G	WHITE
C	RED	H	BM 2125-30 GRAY SHOWER
D	CHARCOAL	I	BM 2111-60 BARREN PLAIN
E	CL7040 DEEP GREY	J	BM 2111-70 AMERICAN WHITE

SIGN BYLAW NO. 11530 - KELOWNA
SECTION 8 - LOCAL COMMERCIAL ZONES - ZONE: VC1
8.3(A) A. MAXIMUM SIGN AREA OF 0.3 M^2 PER LINEAL METRE OF BUSINESS FRONTAGE TO A MAXIMUM OF 4.0 M^2

8.3(B) A. MAXIMUM NUMBER OF PERMANENT SIGNS: UP TO (2) SIGNS PER BUSINESS

	MAX PERMITTED SIGN AREA	PROPOSED SIGN AREA
NORTH ELEVATION	= 4.0 SM (43.05 SF)	= 3.92 SM (42.28 SF)
WEST ELEVATION	= 4.0 SM (43.05 SF)	= 3.75 SM (40.44 SF)

revisions

No	Date	Description
	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

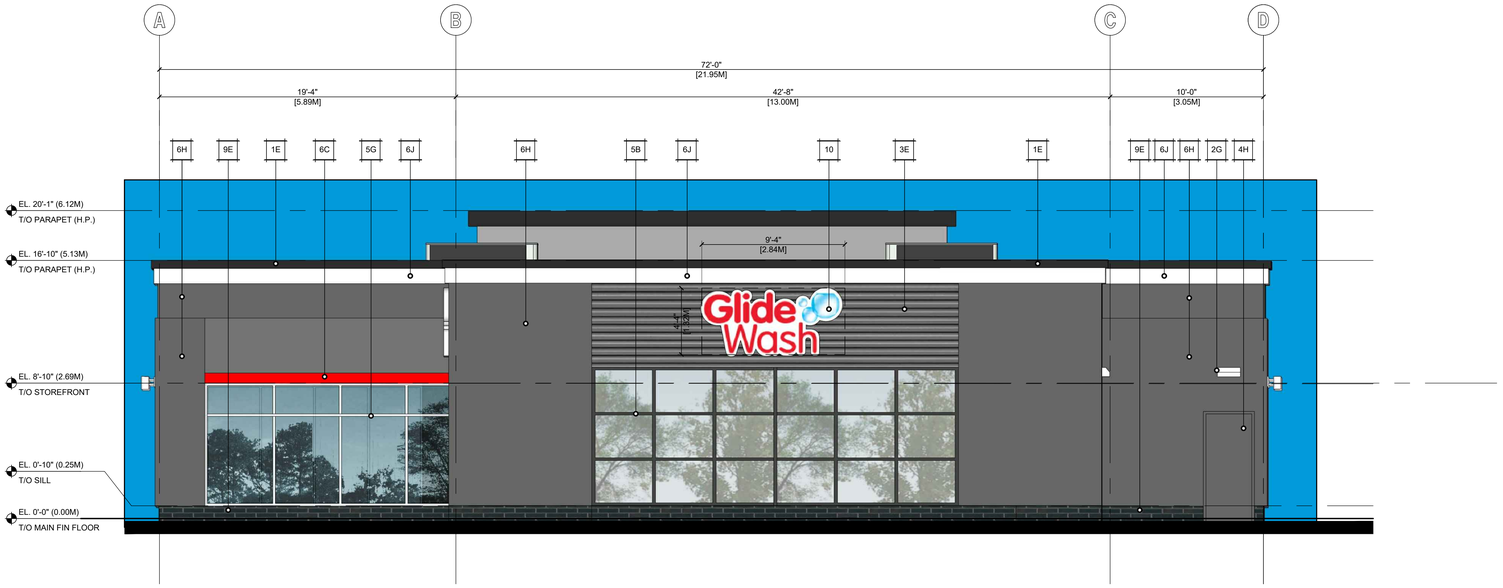
REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5689

sheet title
BLDG D
NORTH & WEST
ELEVATIONS

date	2024-02-26	sheet number	
scale	AS NOTED		A-D3.1
drawn	CDC		
checked	AV/BI		



1 A-D3.2 BLDG D SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2 A-D3.2 BLDG D EAST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

1	PRE-FINISHED METAL FLASHING	7	METAL STANDING SEAM CANOPY
2	EXTERIOR SCONCE LIGHTING	8	HORIZONTAL ALUMINUM LONGBOARD SIDING
3	CORRUGATED METAL SIDING	9	SPLIT FACE CONCRETE BLOCK
4	METAL DOOR	10	SIGNAGE
5	ALUMINUM STOREFRONT	11	OVERHEAD DOOR
6	EIFS		

SPECIFICATIONS

A	ONYX	F	LIGHT CHERRY
B	DARK BRONZE	G	WHITE
C	RED	H	BM 2125-30 GRAY SHOWER
D	CHARCOAL	I	BM 2111-60 BARREN PLAIN
E	BLACK	J	BM 2111-70 AMERICAN WHITE

SIGN BYLAW NO. 11530 - KELOWNA
SECTION 8 - LOCAL COMMERCIAL ZONES - ZONE: VC1
8.3(A) A. MAXIMUM SIGN AREA OF 0.3 M^2 PER LINEAL METRE OF BUSINESS FRONTAGE TO A MAXIMUM OF 4.0 M^2

8.3(B) A. MAXIMUM NUMBER OF PERMANENT SIGNS: UP TO (2) SIGNS PER BUSINESS

	MAX PERMITTED SIGN AREA	PROPOSED SIGN AREA
SOUTH ELEVATION	= 4.0 SM (43.05 SF)	= 3.75 SM (40.44 SF)

revisions

No	Date	Description
	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5689

sheet title
BLDG D
SOUTH & EAST
ELEVATIONS

date	2024-02-26	sheet number	
scale	AS NOTED	A-D3.2	
drawn	CDC		
checked	AV/BI		

1 A-D3.3 BLDG D VIEW 1
SCALE: NTS

2 A-D3.3 BLDG D VIEW 2
SCALE: NTS

revisions

No.	Date	Description
	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

REGISTERED ARCHITECT
PAUL Y. CHIU
2024-03-28
BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5689

sheet title

BLDG D RENDERINGS

date	2024-02-26	sheet number
scale	AS NOTED	A-D3.3
drawn	CDC	
checked	AV/BI	

1 A-D3.4 BLDG D VIEW 3
SCALE: NTS

2 A-D3.4 BLDG D VIEW 4
SCALE: NTS

revisions

No	Date	Description
1	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

REGISTERED ARCHITECT PAUL Y. CHIU 2024-03-28 BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5689

sheet title

BLDG D RENDERINGS

date	2024-02-26	sheet number	
scale	AS NOTED		A-D3.4
drawn	CDC		
checked	AV/BI		

1 A-D3.5 BLDG D VIEW 1
SCALE: NTS

revisions

No.	Date	Description
1	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

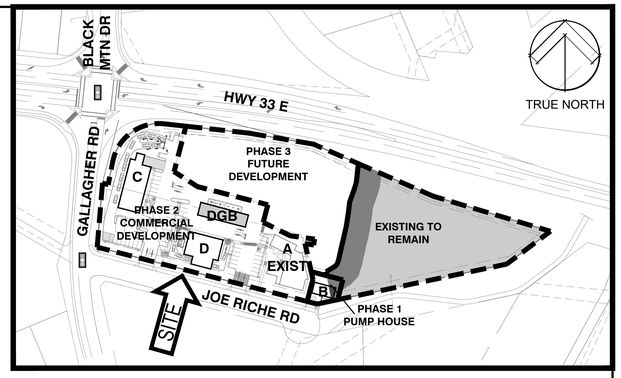
REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604.687.2334 WWW.UDGA.COM

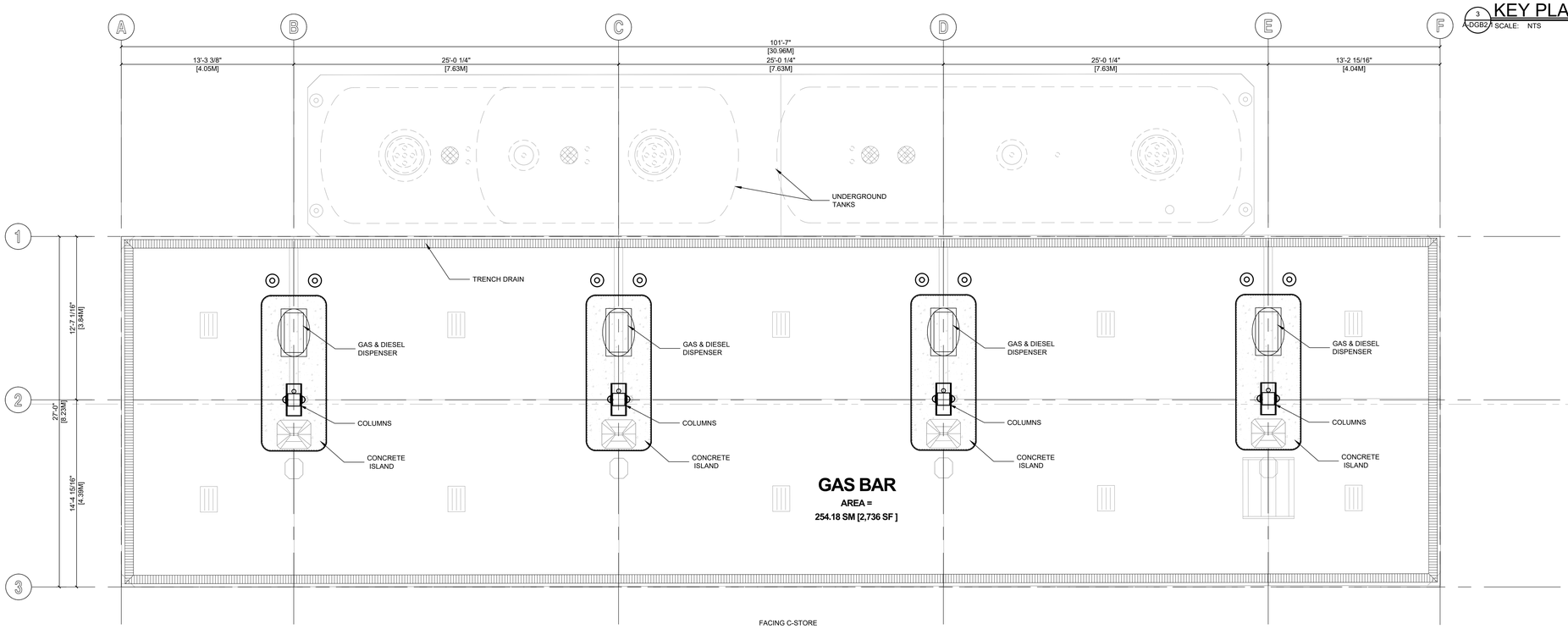
project number 5689

sheet title
BLDG D
MATERIALS
& FINISHES

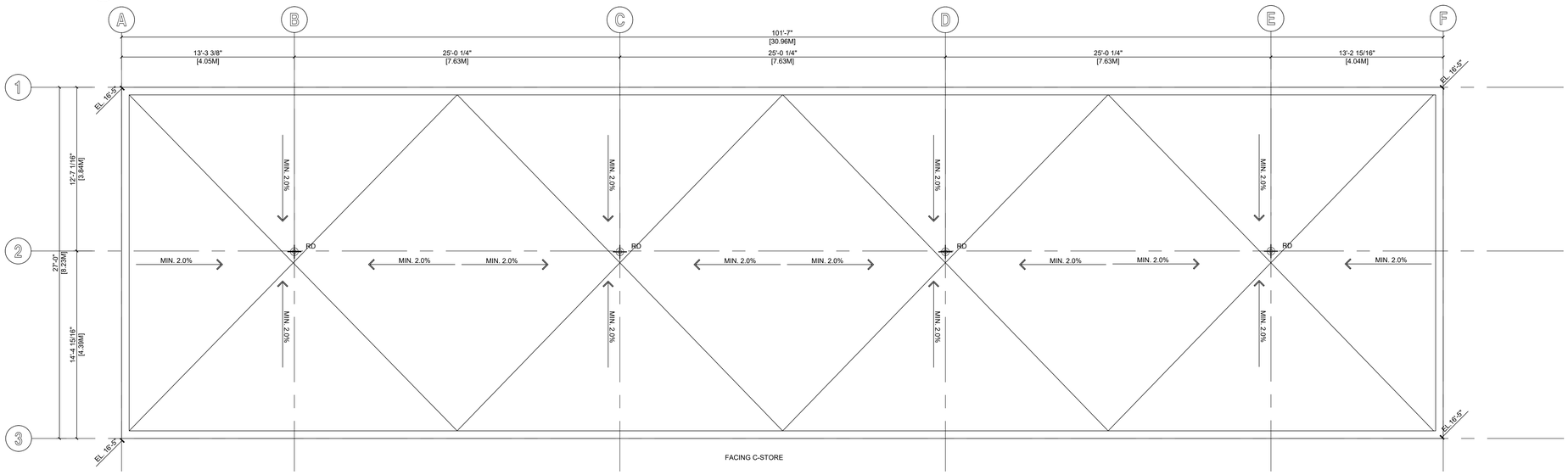
date	2024-02-26	sheet number	A-D3.5
scale	AS NOTED		
drawn	CDC		
checked	AVIBI		



3 A-DGB2.1 KEY PLAN
SCALE: NTS



1 A-DGB2.1 GAS BAR FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A-DGB2.1 GAS BAR ROOF PLAN
SCALE: 1/4" = 1'-0"

revisions

No.	Date	Description
	2024-03-28	ISSUED FOR DP

PROJECT NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

2040 JOE RICHE RD, 1655 GALLAGHER RD,
2021 HWY 33 E, KELOWNA, BC

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

REGISTERED ARCHITECT
SAUL Y. CHU
2024-03-28
BRITISH COLUMBIA

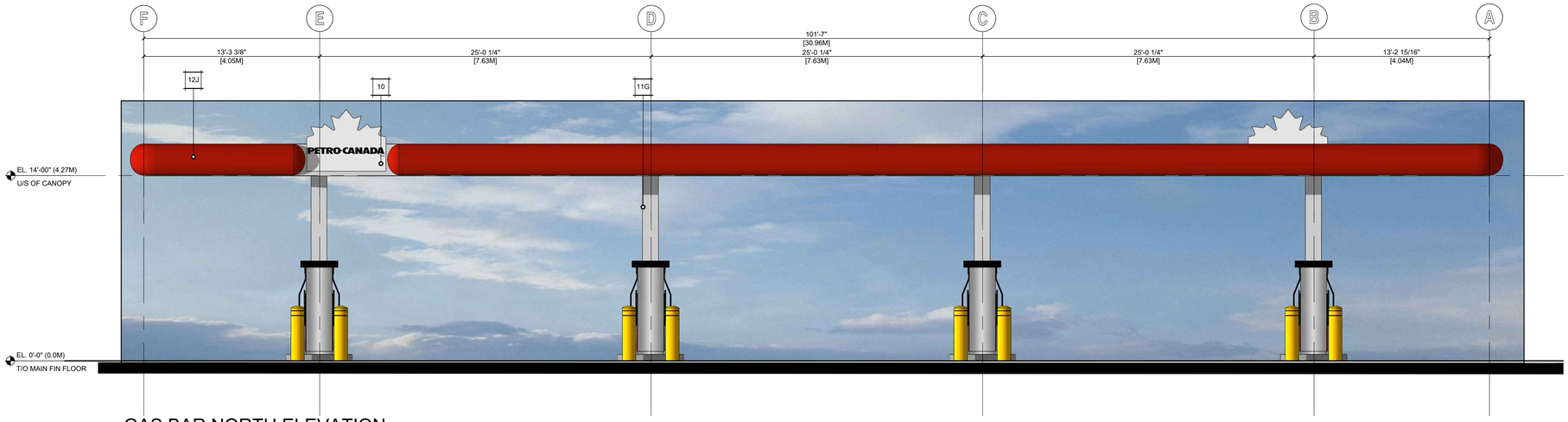
URBAN DESIGN GROUP
ARCHITECTS LTD.

810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604 .687.2334 WWW.UDGA.COM

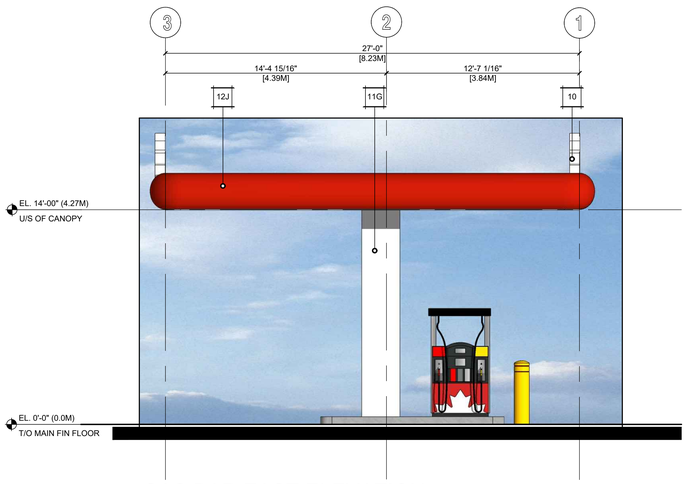
project number 5689

sheet title
GAS BAR
PLANS

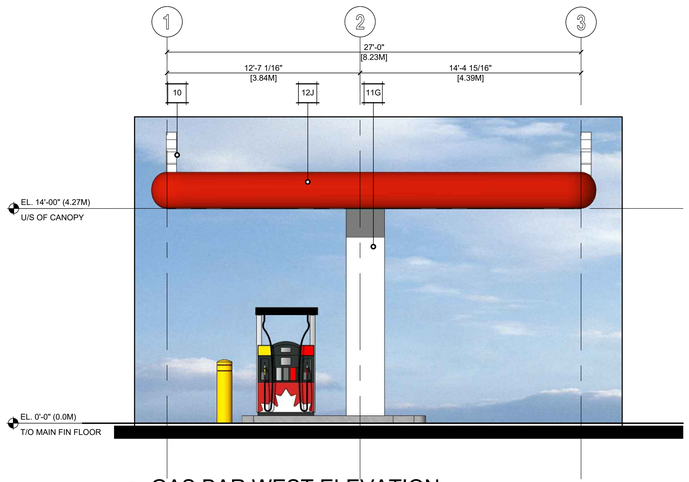
date	2024-03-04	sheet number
scale	AS NOTED	A-DGB2.1
drawn	IF	
checked	AVIBI	



1 A-DGB3.1 GAS BAR NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-DGB3.1 GAS BAR EAST ELEVATION
SCALE: 1/4" = 1'-0"



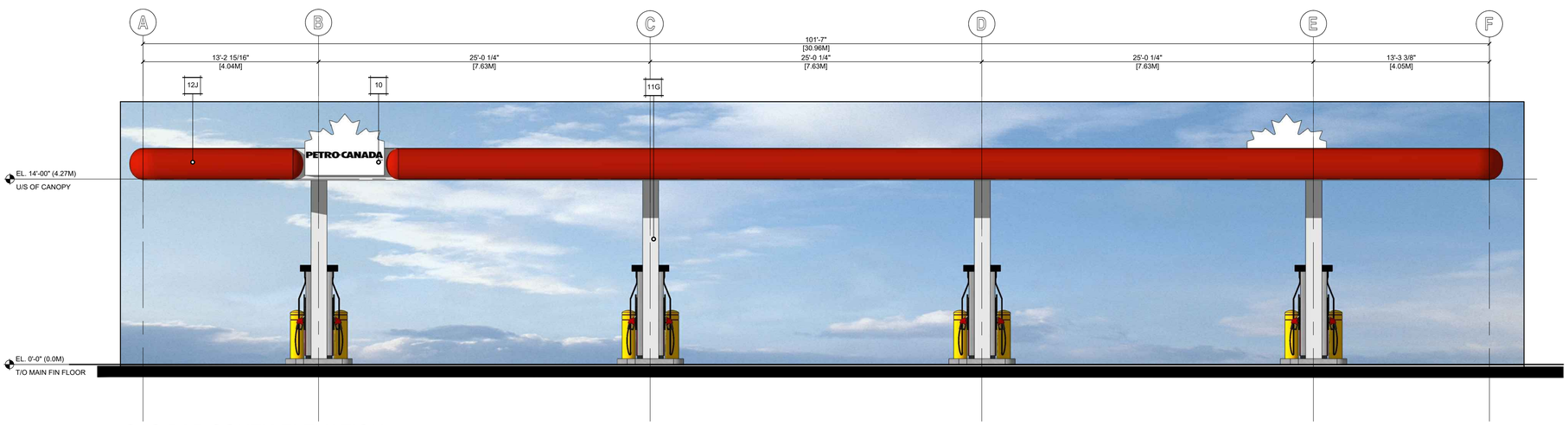
3 A-DGB3.1 GAS BAR WEST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

1	PRE-FINISHED METAL FLASHING	7	METAL STANDING SEAM CANOPY
2	EXTERIOR SCONCE LIGHTING	8	HORIZONTAL ALUMINUM LONGBOARD SIDING
3	CORRUGATED METAL SIDING	9	SPLIT FACE CONCRETE BLOCK
4	METAL DOOR	10	SIGNAGE
5	ALUMINUM STOREFRONT	11	PAINT
6	EIFS	12	METAL CANOPY

SPECIFICATIONS

A	ONYX	F	LIGHT CHERRY
B	DARK BRONZE	G	WHITE
C	RED	H	BM 2125-30 GRAY SHOWER
D	CHARCOAL	I	BM 2111-60 BARREN PLAIN
E	CL7040 DEEP GREY	J	PETRO-CANADA RED



4 A-DGB3.1 GAS BAR SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

revisions

No	Date	Description
	2024-03-28	ISSUED FOR DP

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

COMMERCIAL DEVELOPMENT

2040 JOE RICHE RD, 1655 GALLAGHER RD, 2021 HWY 33 E, KELOWNA, BC

1371470 B.C. LTD.
ATT: MANDEEP DOSANJH & GORDY JOHAL

REGISTERED ARCHITECT PAUL Y. CHU 2024-03-28 BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
810 - 675 WEST HASTINGS STREET
VANCOUVER, BC V6B1N2 CANADA
TEL 604 .687.2334 WWW.UDGA.COM

project number 5689

sheet title
GAS BAR ELEVATIONS

date	2024-03-05	sheet number	A-DGB3.1
scale	AS NOTED		
drawn	IP		
checked	AV/BI		

UTILITY LOCATES

NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.

PLANT IMAGE

TREES

DOUGLAS MAPLE

THORNLESS HONEYLOCUST

AMERICAN LINDEN

ISELI FASTIGIATE SPRUCE

ROCKY MOUTAIN JUNIPER

SHRUBS

IVORY HALO DOGWOOD

DAIBOLO NINEBARK

SLOWMOUND MUGO PINE

MAGIC CARPET SPIREA

OREGON GRAPE HOLLY

PLANT SCHEDULE

Total Qty.	Key	Botanical Name	Common Name	Size	Spacing O.C.	Mature Spread	Mature ht.
Trees							
11	AG	*Acer glabrum var. douglasii*	Douglas Maple	60mm cal. W.B. single leader	as specified	7m	7m
10	GT	*Gleditsia triacanthos*	Thornless Honeylocust	60mm cal. W.B. single leader	as specified	10m	15m
12	TA	*Tilia americana*	American Linden	605mm cal., W.B. single leader	as specified	7.5-12m	9-12m
11	PP	*Picea pungens 'Iseli Fastigiata'*	Iseli Fastigiate Spruce	3500mm ht, W.B. single leader	as specified	4.5m	12m
15	JS	*Juniperus scopulorum*	Rocky Moutain Juniper	2500mm ht, W.B. single leader	as specified	3m	9m
Shrubs							
89	ca	*Cornus alba 'Ivory Halo'*	Ivory Halo Dogwood	#2 cont.	1.2m	1.2m	1.2m
18	po	*Physocarpus opulifolius 'Monlo'*	Daibolo Ninebark	#2 cont.	2.4m	2.4m	2.4m
103	pm	*Pinus mugo 'Slowmound'*	Slowmound Mugo Pine	#2 cont.	0.9m	0.9m	0.6m
115	sb	*Spiraea x bumalda 'Magic Carpet'*	Magic Carpet Spirea	#2 cont.	0.6m	0.6m	0.6m
44	ma	*Mahonia aquifolium*	Oregon Grape Holly	#2 cont.	1.2m	1.2m	1.2m

PLANTING NOTES

1. ALL LANDSCAPING WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND BE IN ACCORDANCE WITH CITY OF KELOWNA STANDARDS/GUIDELINES.
2. ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
3. ALL PLANTING BED TO HAVE A MINIMUM OF 75mm DEEP BARK MULCH. ENSURE CLEAR RADIUS OF 100mm AROUND PLANT STEM.
4. SOD TO BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE DROUGHT TOLERANT.
5. STAKE TREE LOCATIONS AND BED EDGES FOR APPROVAL BY LANDSCAPE ARCHITECT.
2. PROVIDE GROWING MEDIUM DEPTHS/VOLUMES AS FOLLOWS:

   TREES - 25m³ GROWING MEDIUM VOLUMES PER TREE
   PLANTING BEDS (SHRUBS | PERENNIALS) - 900mm CONTINUOUS DEPTH
   SOD - 150mm CONTINUOUS DEPTH

GENERAL NOTES

1. THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
2. LANDSCAPE AND CIVIL DRAWINGS SHALL BE COORDINATED. LANDSCAPE GRADING SHALL CONFORM TO THE SITE GRADING AND DRAINAGE CIVIL DRAWINGS. ENSURE POSITIVE DRAINAGE ON WALKWAY AND SURROUNDING LANDSCAPE.
3. LOCATION OF UNDERGROUND UTILITIES TO BE CONFIRMED PRIOR TO COMMENCEMENT OF LANDSCAPE WORKS.
4. ALL LANDSCAPE AREAS SHALL BE AUTOMATICALLY IRRIGATED.
5. VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE OWNER PRIOR TO CONSTRUCTION.
6. DO NOT SCALE DRAWINGS.
7. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.

ZONING ANALYSIS TABLE

LANDSCAPING STANDARDS (7.2)	ZONE	PROPOSED
MIN. TREE AMOUNT	ONE TREE PER 30 m² OF LANDSCAPE AREA OR 1 TREE PER 10 LINEAR METRES OF LANDSCAPE AREA (WHICHEVER IS MORE)	ONE TREE PER 30 m² OF LANDSCAPE
MIN. DECIDUOUS TREE CALIPER	LARGE: 50mm MEDIUM: 40mm SMALL: 30mm	60mm CAL.
MIN. CONIFEROUS TREE CALIPER	2500mm HT.	2500mm HT.
MIN. RATIO BETWEEN TREE SIZE	LARGE: MIN 50% MEDIUM: NO MIN OR MAX SMALL: MAX 25%	LARGE: MIN 76% MEDIUM: 0% SMALL: 24%
MIN. GROWING MEDIUM AREA	75% SOIL-BASED LANDSCAPING GROUNDCOVER IN LANDSCAPE AREAS	100%
MIN. GROWING MEDIUM VOLUMES PER TREE	LARGE SINGLE: 30 m³ - LARGE MULTIPLE CONNECTED BY TRENCH OR CLUSTER: 25 m³ MEDIUM SINGLE: 20 m³ - MEDIUM MULTIPLE CONNECTED BY TRENCH OR CLUSTER: 18 m³ SMALL SINGLE: 15 m³ - SMALL MULTIPLE CONNECTED BY TRENCH OR CLUSTER: 12 m³	LARGE MULTIPLE CONNECTED: 25 m³ SMALL MULTIPLE CONNECTED: 12 m³
LANDSCAPE GRADED AREAS	100%	100%
FENCE HEIGHT	N/A	N/A
RIPARIAN MANAGEMENT AREA	N/A	N/A
RETENTION OF EXISTING TREES ON SITE?	N/A	

LOCATION PLAN

SCALE N.T.S.

Rev	Date	Description	Drawn	Design	App'd
PA	2024-03-28	ISSUED FOR DP	LJ	KU	KU

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
Unit 201
13455 114 Avenue
Edmonton AB
Canada T5M 2E2
Tel 780 809 3200

Permit

PRELIMINARY NOT FOR CONSTRUCTION

THIS DRAWING HAS NOT BEEN APPROVED AND MAY CONTAIN ERRORS AND OMISSIONS

URBAN DESIGN GROUP
2040 JOE RICHE RD

BLACK MOUNTAIN
PLANTING SCHEDULE AND NOTES

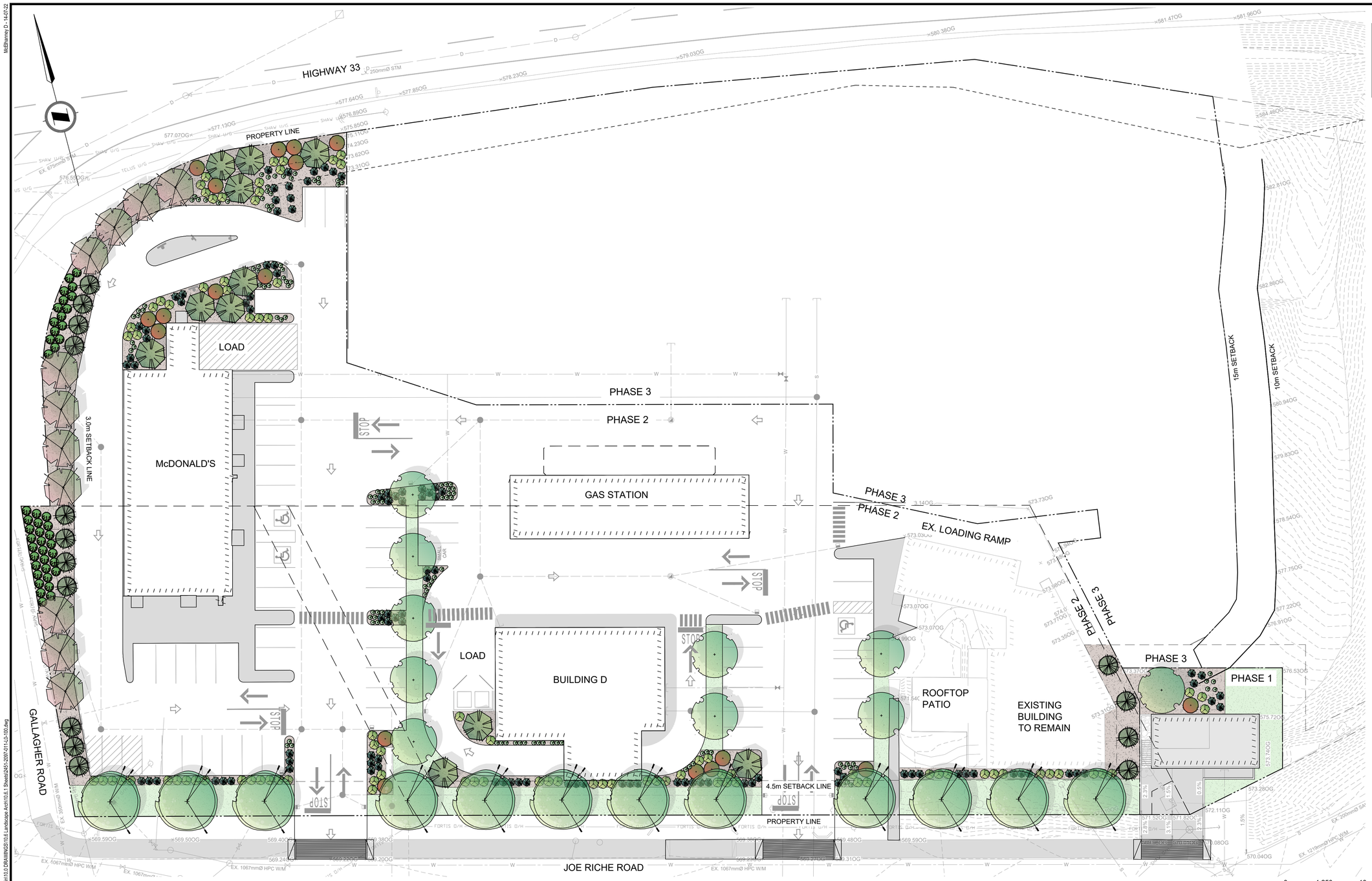
Drawing No. L100

Project Number 2451-2097-011

Rev. PA

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

DATE: 2024-03-28, 10:40 FILE: X:\2451\Proj\2451-2097-011 Black Mountain\10.0 DRAWINGS\10.6 Landscape Arch\10.6.1 Sheets\2451-2097-011-L0-100.dwg
McElhanney D - 14-07-22



LANDSCAPE PLAN

UTILITY LOCATES

NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.

LEGEND

- PROPOSED DROUGHT TOLERANT SOD ON 150mm DEPTH TOPSOIL.
- PROPOSED PLANTING BED WITH 75mm DEPTH BARK MULCH TO BE PLACED LEVEL WITH ADJACENT SURFACES. CROWN IN CENTRE OF ALL SHRUB BEDS AND TREE WELLS.
- CONCRETE SIDEWALK, SEE CIVIL DWGS.

PLANT MATERIALS

(PLANT HARDINESS ZONE 6A)

TREE PLANTING

- DOUGLAS MAPLE *Acer glabrum var. douglasii*
- AMERICAN LINDEN *Tilia americana*
- THORNLESS HONEYLOCUST *Gleditsia triacanthos*
- ISELI FASTIGIATE SPRUCE *Picea pungens 'Iseli Fastigiata'*
- ROCKY MOUNTAIN JUNIPER *Juniperus scopulorum*

SHRUB PLANTING

- SLOWMOUND MUGO *Pinus mugo 'Slowmound'*
- DIABOLO NINEBARK *Physocarpus opulifolius 'Monlo'*
- MAGIC CARPET SPIREA *Spiraea x bumalda 'Magic Carpet'*
- IVORY HALO DOGWOOD *Cornus alba 'Ivory Halo'*
- OREGON GRAPE HOLLY *Mahonia aquifolium*

LANDSCAPE PLANTING REQUIREMENTS

LANDSCAPE SETBACK AREA: 1005 m²
MINIMUM TREE REQUIRED: 34
(ONE TREE PER 30 m² OF LANDSCAPE AREA)
TOTAL TREE PROVIDED ON SETBACK AREA: 34
TOTAL TREE PROVIDED ON SITE: 59
TOTAL SHRUB PROVIDED ON SITE: 369

Rev	Date	Description	Drawn	Design	App'd
PA	2024-03-28	ISSUED FOR DP	LJ	KU	KU

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
Unit 201
13455 114 Avenue
Edmonton AB
Canada T5M 2E2
Tel 780 809 3200

Permit

PRELIMINARY NOT FOR CONSTRUCTION

THIS DRAWING HAS NOT BEEN APPROVED AND MAY CONTAIN ERRORS AND OMISSIONS

URBAN DESIGN GROUP
2040 JOE RICHE RD

BLACK MOUNTAIN LANDSCAPE PLAN

Drawing No. L101

Project Number 2451-2097-011

Rev. PA

DATE: 2024-03-28, 10:45 FILE: X:\3451\Proj\2451-2097-011 Black Mountain\10.0 DRAWINGS\10.6 Landscape Arch\10.6.1 Sheets\2451-2097-011-L0-100.dwg

McElhanney D - 14-07-22

DESTROY ALL PRINTS BEARING PREVIOUS REVISION