



January 20, 2016

All information should be verified.



Legend



Notes

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal  
Fariba Gharah, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Associate  
Steven Wagner, Architect AIBC, MRAIC, AIA, LEED AP, Associate  
Rudi Klausner, RID, NCIDQ, LEED AP, Senior Associate  
Crosby Chiu, MRAIC, SBA, Senior Associate

Rick Jones, Principal  
Aaron Vornbrock, Senior Vice President  
Eric Ching, CSBA, Vice President  
Marlin Grube, Associate  
Bojan Ilic, Associate

December 24<sup>th</sup>, 2015

City of Kelowna  
1435 Water Street  
Kelowna, BC  
V1Y 1J4

**Attention:** Planning Department

**RE:** Design Rationale for Commercial Development, Airport Business Park  
1750 Pier Mac Way, Kelowna, BC

**Our Project No. 3752**

This report describes the proposed Design and Rationale for a comprehensive development in the City of Kelowna. The proposal addresses a number of main issues both in site planning and building form that are vital to the vibrancy of this area. They are outlined in the following.

**Site Context:**

The proposed development is in the Comprehensive Development Zone – CD15 Airport Business Park of the City of Kelowna. The project site is bounded on 3 sides by a major highway and 2 arterial streets.

- To the east by Highway 97 serving north/south communities.
- To the south by Airport Way that connects directly to Kelowna International Airport.
- To the west by Pier Mac Way.
- To the north by vacant site, designated for future phase of development.

Currently a "greenfield", the site is approximately 147,079 SF (3.38 acres) and is irregular in shape. The topography of the site is generally flat with gentle embankment at the east property adjacent to the Highway. The site has been zoned to CD15 Airport Business Park.

**The Project:**

This submission is an amendment to the approved Development Permit.

Since the approval of the Development Permit, our client has received formal interest from Tim Horton's to establish a location at Airport Village. The interest from Tim Horton's is specific to Building C/D at the south west corner of the site. Their acceptance would be contingent upon re-orientation of the approved drive-thru to circulate along the south side of the building. The proposal is to split up Building C/D into two separate buildings (Building C & Building D) with an access to the drive-thru in between the two buildings. Building C and Building D will be a single storey building of approx. 6036 SF (560.7 sm) and 6195 SF (575.5 sm) respectively.

This proposal also includes a modification to the grocery anchor store, Nesters Food Market, at Building A. Main floor of Building A has been enlarged by approx. 112 SF (10.4 sm) at the Loading Area to accommodate an in-house compactor room. In addition a mezzanine floor of approx. 1633 SF (151.7 sm) has been added to house offices and mechanical/electrical facilities. The overall building area for Building A (including mezzanine) is 15,109 SF (1403.6 sm). The proposed use is consistent with the Airport Business Park Zone for a neighbourhood commercial area. There is provision for on-site parking for the development.

#### **Site Design:**

Overall, four stand-alone buildings will straddle along the edge of Airport Way; Pier Mac Way and Highway 97 to form a street wall for each respective street and highway. The building occupies approximately 95% and 78% of the property's frontages along Highway 97 and Airport Way, respectively.

Vehicular access to the site will be via Pier Mac Way with driveway access to the parking lot centrally located. A total of 162 parking stalls are provided to service the development. There is provision for pedestrian and bicycle linkages to all 4 buildings. A network of wide sidewalks connects all 4 buildings. Loading and garbage / recycling facilities are strategically located to be concealed from the street.

Site lighting will be integrated in the design including human scale pedestrian lighting treatment along the walkways and sidewalks. Parking lighting fixtures in compliance with dark sky policy will be strategically located to provide general ambiance and safety.

#### **Building Design:**

Built-form and character for Building C and Building D will be designed similar to the other buildings already approved.

The architectural character of the project is grounded in the contemporary modernist vernacular found in the area, with a simple strong rectilinear geometry. Repetitive vertical elements with roof overhang and façade fenestrations are utilized throughout all 4 buildings.

Façades facing the highway and streets are stepped to create visual interest. Simple durable contemporary building materials primarily consist of metal cladding and stucco. Colour scheme is monochromatic tones with accent color to express the regional character.

#### **Landscaping:**

Site landscaping will incorporate both hard and soft elements to compliment the architectural character of the development. A series of wood screen fence is planned along the length of the drive-thru lane behind Building C. These wood fences have been designed to reflect the materials on the building façade. In addition, high and low growing native trees and shrub materials will be utilized to create a visual buffer and enhance the street edge. Outdoor patio areas will be paved.

#### **Sustainability:**

Sustainable principles incorporated in the proposal include:

- Compact design and built form.
- Building materials with recycled content, low VOC and locally sourced energy efficient component integrating.
- Thermally broken, low, double glazed storefront units.
- Shading of storefronts with canopy and sun shading overhangs to reduce cooling loads and provide weather protection.

- Encourage the use of low-flow fixtures to reduce water consumption.
- Encourage the use of high energy efficient lighting to reduce power consumption.
- Provision of bicycle storage/racks on site
- Maximize indigenous drought tolerant plant material to minimize water demand.
- Garbage bins facilities for recyclables.

Yours truly,

A handwritten signature in blue ink, appearing to read 'AVR', with a long horizontal stroke extending to the right.

Aaron Vornbrock, Senior Vice President  
URBAN DESIGN GROUP ARCHITECTS LTD.

AV/mp

# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

☐ Development Permit No.: DP16-0008

EXISTING ZONING DESIGNATION:	CD15 - Airport Business Park
WITHIN DEVELOPMENT PERMIT AREA:	Comprehensive Development Permit Area

ISSUED TO: Mission Group Commercial Ltd.

LOCATION OF SUBJECT SITE: 1750 Pier Mac Way

	LOT	SECTION	D.L.	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	A		32	23	ODYD	EPP47885

### SCOPE OF APPROVAL

- ☐ This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.
- ☐ This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.
- ☐ Applicants for Development and Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

#### 1. TERMS AND CONDITIONS:

- The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- Landscaping to be provided on the land be in general accordance with Schedule "C";
- The Landscape Performance Security deposit from the original Development Permit (DP14-0260) be utilized to ensure the works identified in DP16-0008 are provided;

#### 2. PERFORMANCE SECURITY:

Not Applicable (see DP14-0260).

#### 4. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferable unless specifically permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS Permit IS NOT A BUILDING Permit.**

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- (a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning & Real Estate Department immediately to avoid any unnecessary delay in processing the application.

**I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.**

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

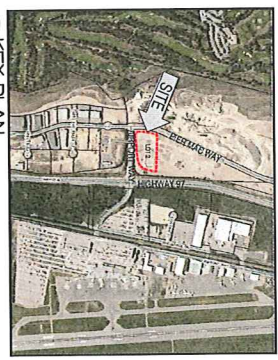
6. APPROVALS:

ISSUED BY THE URBAN PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016 BY THE DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE.

\_\_\_\_\_  
Ryan Smith  
Urban Planning Manager

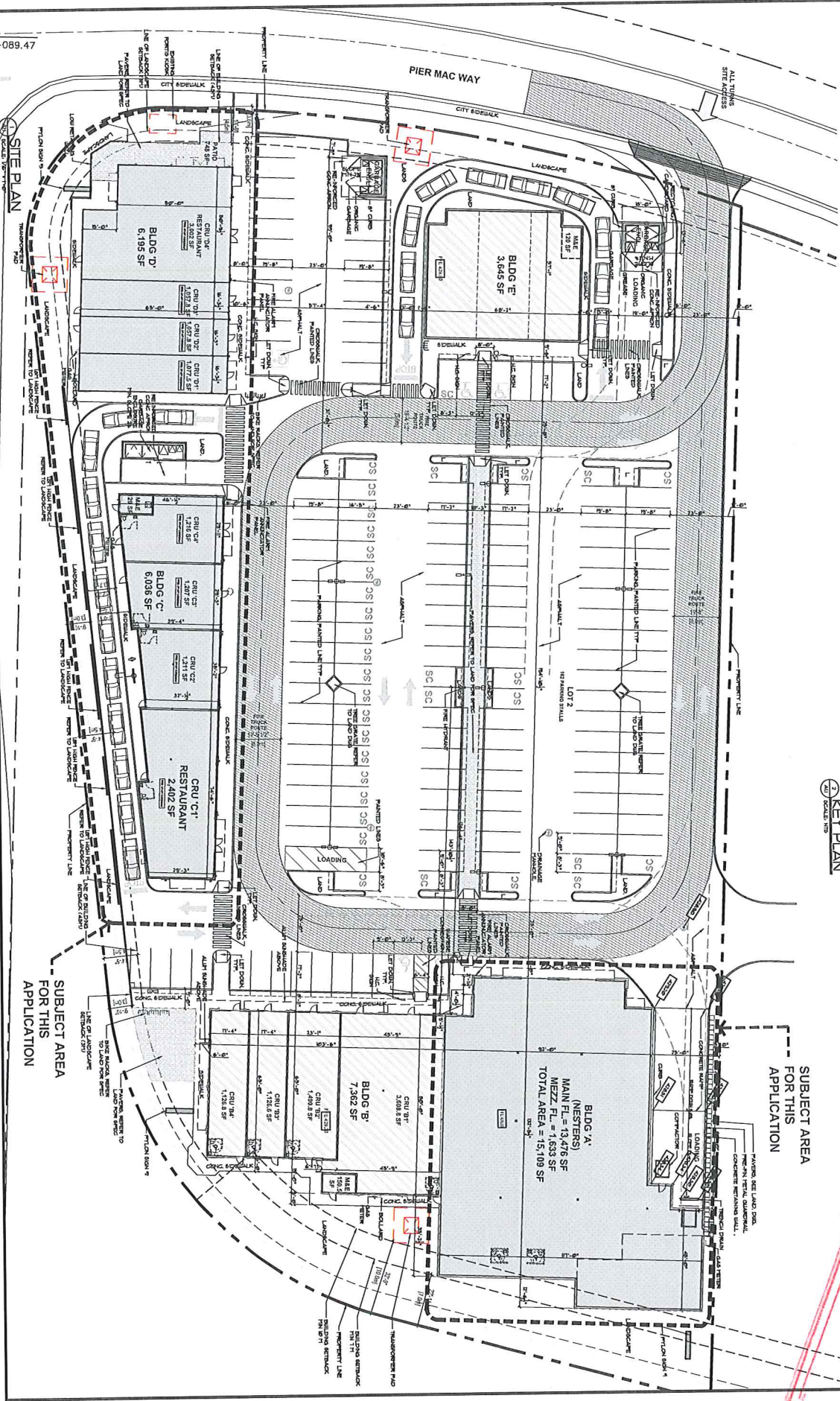


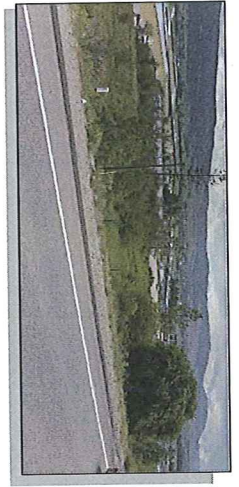
GENERAL INFORMATION		EXISTING CONDITIONS		PROPOSED CONDITIONS	
PROJECT NAME	1750 PIER MAC WAY DEVELOPMENT	EXISTING BUILDING	1750 PIER MAC WAY BUILDING	PROPOSED BUILDING	1750 PIER MAC WAY BUILDING
CLIENT	MISSION GROUP COMMERCIAL LTD.	EXISTING ZONING	COMMERCIAL (C)	PROPOSED ZONING	COMMERCIAL (C)
DESIGNER	ORCA CONSULTANTS INC.	EXISTING LOT AREA	10,000 SQ. FT.	PROPOSED LOT AREA	10,000 SQ. FT.
DATE	2015.11.02	EXISTING PERMITS	2015.11.02	PROPOSED PERMITS	2015.11.02
PROJECT NO.	1750 PIER MAC WAY	EXISTING PARKING	100 SPACES	PROPOSED PARKING	100 SPACES
PROJECT NO.	1750 PIER MAC WAY	EXISTING LANDSCAPE	100% COVERED	PROPOSED LANDSCAPE	100% COVERED
PROJECT NO.	1750 PIER MAC WAY	EXISTING UTILITIES	100% COVERED	PROPOSED UTILITIES	100% COVERED
PROJECT NO.	1750 PIER MAC WAY	EXISTING ACCESS	100% COVERED	PROPOSED ACCESS	100% COVERED
PROJECT NO.	1750 PIER MAC WAY	EXISTING FENCE	100% COVERED	PROPOSED FENCE	100% COVERED
PROJECT NO.	1750 PIER MAC WAY	EXISTING SIGNAGE	100% COVERED	PROPOSED SIGNAGE	100% COVERED
PROJECT NO.	1750 PIER MAC WAY	EXISTING LIGHTING	100% COVERED	PROPOSED LIGHTING	100% COVERED
PROJECT NO.	1750 PIER MAC WAY	EXISTING SECURITY	100% COVERED	PROPOSED SECURITY	100% COVERED
PROJECT NO.	1750 PIER MAC WAY	EXISTING MAINTENANCE	100% COVERED	PROPOSED MAINTENANCE	100% COVERED
PROJECT NO.	1750 PIER MAC WAY	EXISTING INSPECTION	100% COVERED	PROPOSED INSPECTION	100% COVERED
PROJECT NO.	1750 PIER MAC WAY	EXISTING RECORDS	100% COVERED	PROPOSED RECORDS	100% COVERED
PROJECT NO.	1750 PIER MAC WAY	EXISTING ASSESSMENT	100% COVERED	PROPOSED ASSESSMENT	100% COVERED
PROJECT NO.	1750 PIER MAC WAY	EXISTING REPORT	100% COVERED	PROPOSED REPORT	100% COVERED



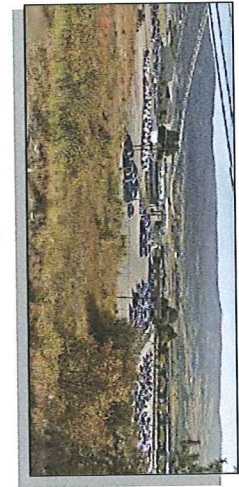
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This forms part of development  
Permit # **DPE-0008**

NO.	DATE	DESCRIPTION
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3	2015.11.02	ISSUED FOR PERMIT
4	2015.11.02	ISSUED FOR PERMIT
5	2015.11.02	ISSUED FOR PERMIT
6	2015.11.02	ISSUED FOR PERMIT
7	2015.11.02	ISSUED FOR PERMIT
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10	2015.11.02	ISSUED FOR PERMIT





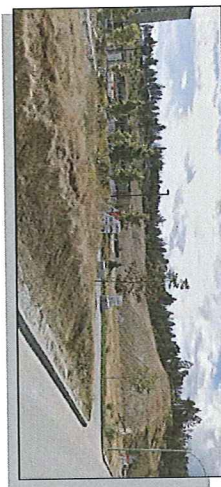
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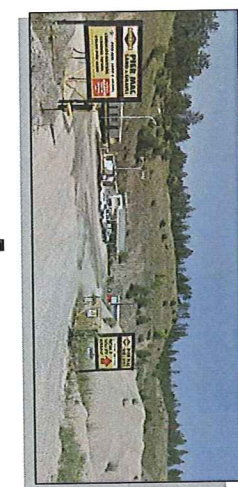
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3



4



5



6



7



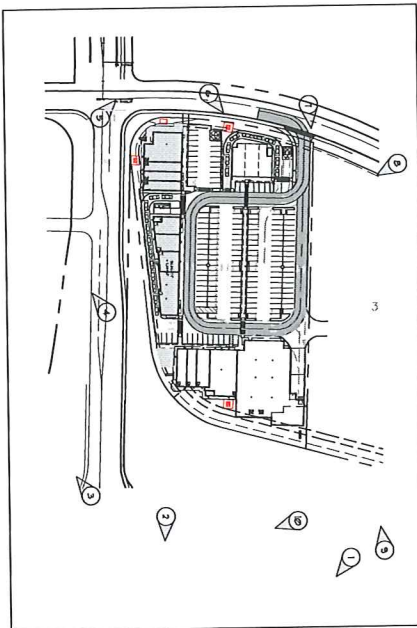
8



9



10



KEY SITE PLAN  
SCALE N/A



NORTH

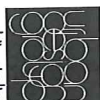
**AIRPORT VILLAGE**  
1750 PIER MAC WAY, KELOWNA, BC  
For MISSION GROUP COMMERCIAL LTD

This drawing is an illustration of the proposed development and is not a guarantee of any specific results. It is intended to provide a visual representation of the project and is not to be used for any other purpose without the written consent of the designer.



NORTH

NO.	DATE	DESCRIPTION
1	2013-03-18	Initial Design
2	2013-03-18	Final Design
3	2013-03-18	Final Design



collects ltd

3762

CONTEXT PLAN

A-12

Permit # DP16-0008

This forms part of development

Permit # DP16-0008

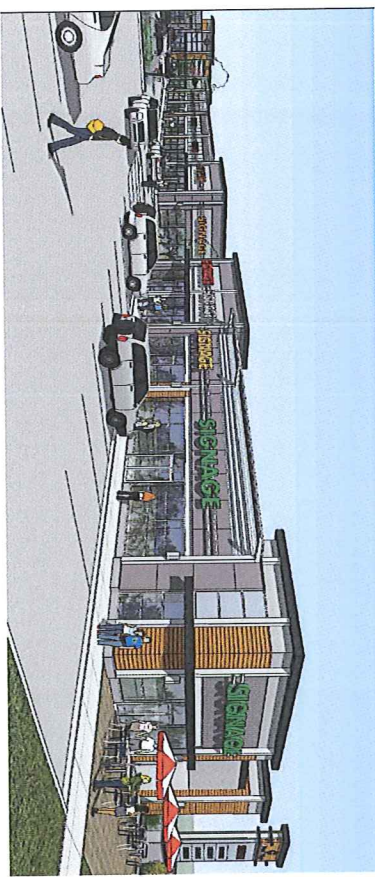
**SCHEDULE B**  
 This forms part of development  
 Permit # DEL-0002



VIEW #1  
 SCALE: 1/8" = 1'-0"



VIEW #4  
 SCALE: 1/8" = 1'-0"



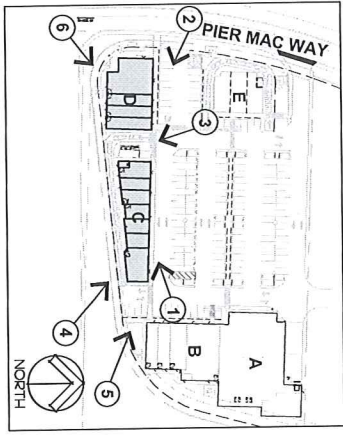
VIEW #2  
 SCALE: 1/8" = 1'-0"



VIEW #5  
 SCALE: 1/8" = 1'-0"



VIEW #3  
 SCALE: 1/8" = 1'-0"



KEY PLAN  
 SCALE: 1/8" = 1'-0"



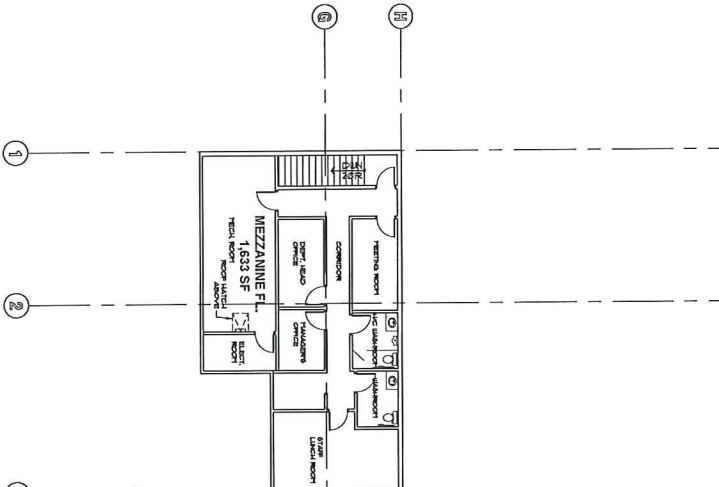
VIEW #6  
 SCALE: 1/8" = 1'-0"

1	2	3	4	5	6	7	8	9	10
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31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

The City of Kelowna is an authorized agent of the City of Kelowna, British Columbia, Canada. The City of Kelowna is not responsible for the design, construction, or performance of the project. The City of Kelowna is not responsible for the design, construction, or performance of the project.

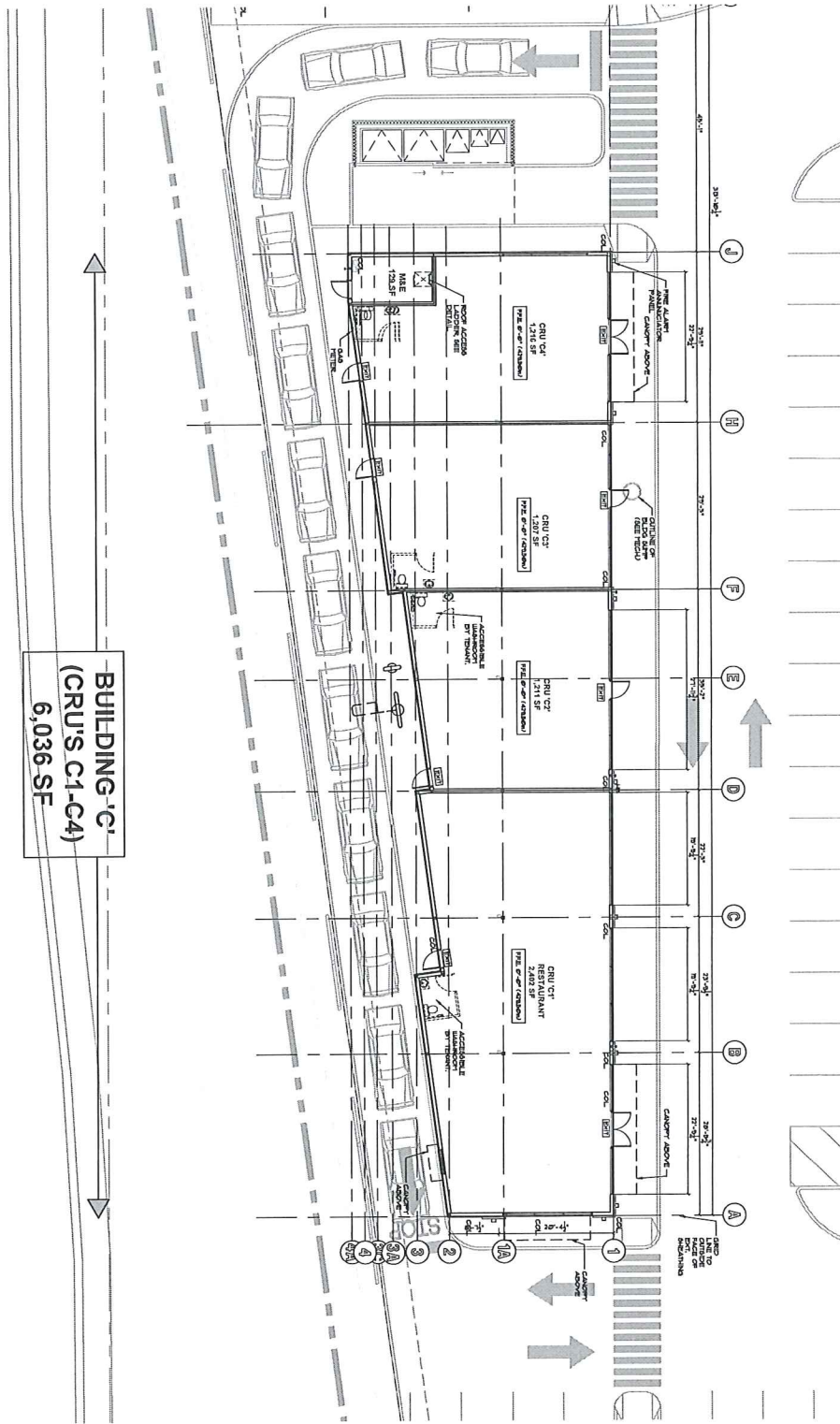
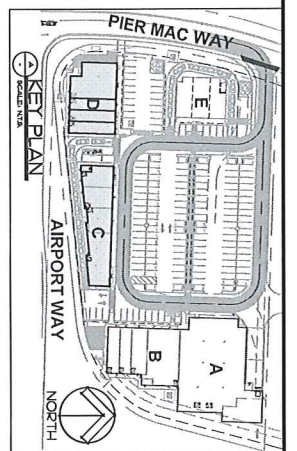
**AIRPORT VILLAGE**  
 1750 PIER MAC WAY, KELOWNA, BC  
 For MISSION GROUP COMMERCIAL LTD

objects by  
 3762  
 BUILDING CAD  
 RENDERING  
 1/8" = 1'-0"



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**SCHEDULE F**  
This forms part of development  
Permit # DP16-0008



**BUILDING 'C'**  
(CRU'S C1-C4)  
6,036 SF

**FLOOR PLAN - BUILDING C**

**AIRPORT VILLAGE**  
1750 PIER MAC WAY, KELOWNA, BC  
For MISSION GROUP COMMERCIAL LTD

The drawings are to be prepared for the use of the owner and are not to be used for any other purpose without the written consent of the architect.



NO.	DATE	DESCRIPTION
1	2016-01-11	ISSUED FOR PERMIT
2	2016-01-11	ISSUED FOR PERMIT
3	2016-01-11	ISSUED FOR PERMIT
4	2016-01-11	ISSUED FOR PERMIT
5	2016-01-11	ISSUED FOR PERMIT
6	2016-01-11	ISSUED FOR PERMIT
7	2016-01-11	ISSUED FOR PERMIT
8	2016-01-11	ISSUED FOR PERMIT
9	2016-01-11	ISSUED FOR PERMIT
10	2016-01-11	ISSUED FOR PERMIT

**objects ltd**  
 1750 PIER MAC WAY, KELOWNA, BC  
 TEL: 250-860-0000  
 FAX: 250-860-0001  
 WWW.OBJECTSLTD.COM

**FLOOR PLAN**  
 BUILDING C  
 3752  
 1/21

100% ELEVATION	
BUILDING W/CLERK AREA	544.9 SF
ACTUAL CLADDING AREA	49.9 SF
OTHER RELIEF AREA	515.9 SF
TOTAL	1060.7 SF
	100 %

KEY PLAN

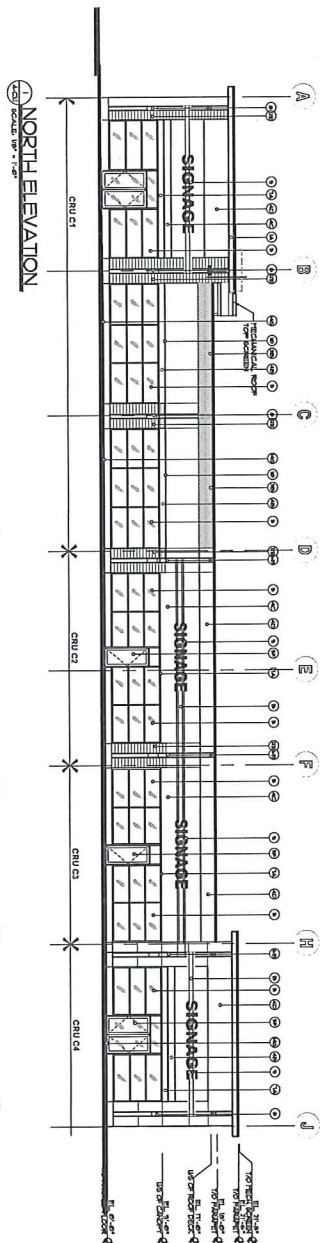
PIER MAG WAY

AIRPORT WAY

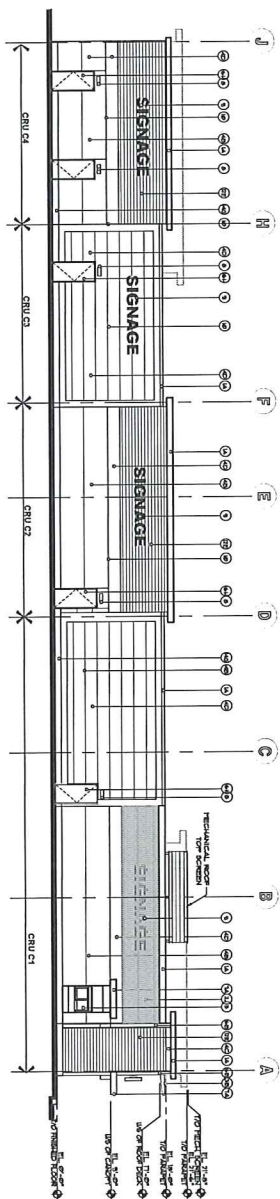
NORTH

SCALE 1" = 100'

Labels: A, B, C1, C2, D, E, F

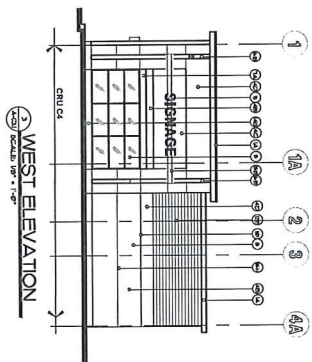


**NORTH ELEVATION**  
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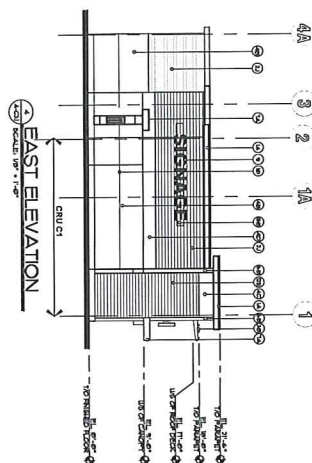


**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**SOUTH ELEVATION**



WEST ELEVATION



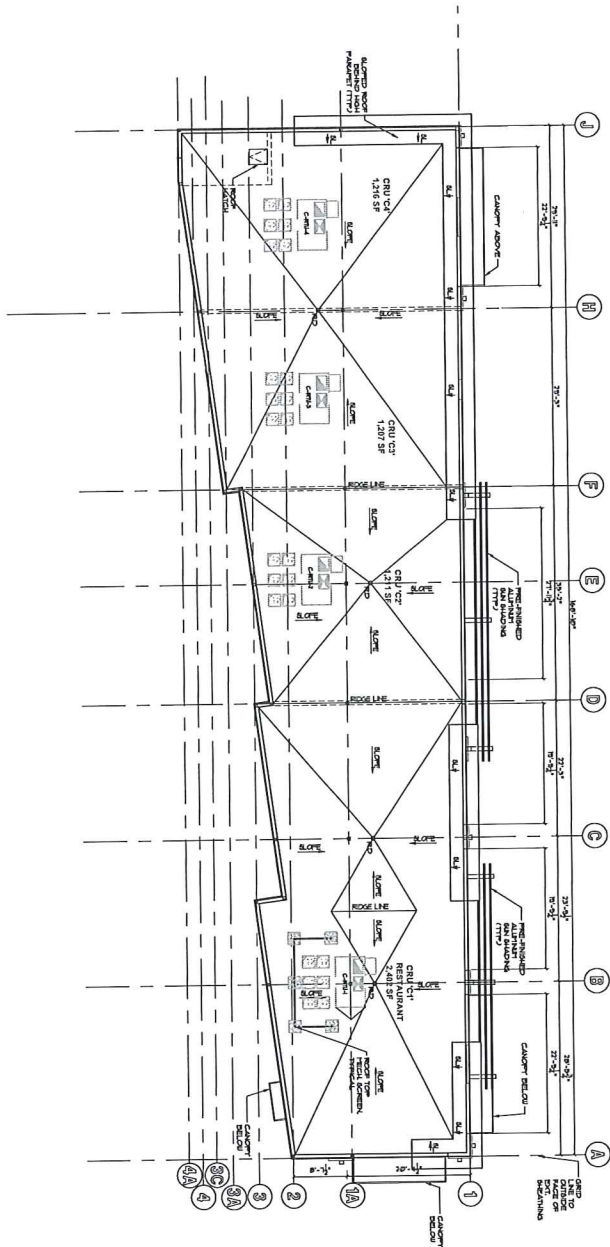
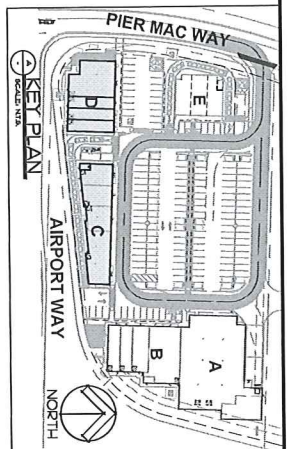
4 EAST ELEVATION  
10/ SCALE: 1/8" = 1'-0"

[illegible]

⑦	BRUSHY HOOKS 17-19 IN BLACK PAINTER
⑧	BRUSHY HOOKS 17-19 AND CENTER ORBIT
⑨	BRUSHY HOOKS 17-19 AND RIGHT TROCHIL
⑩	BRUSHY HOOKS 17-19 AND STOM
⑪	HAIRY COLONY 18-20 AND STOM
⑫	HAIRY COLONY 18-20 AND STOM
⑬	CLAYE ANDRED ALTERNIT
⑭	NATURAL, BROWN FINISH
⑮	COLONY TO HATCH ALL COLONY
⑯	BRUSHY COLONY - PLACENT

**SCHEDULE** 8  
This forms part of development  
Permit # DP16-0008

**SCHEDULE A**  
 This forms part of development  
 Permit # DP16-0002



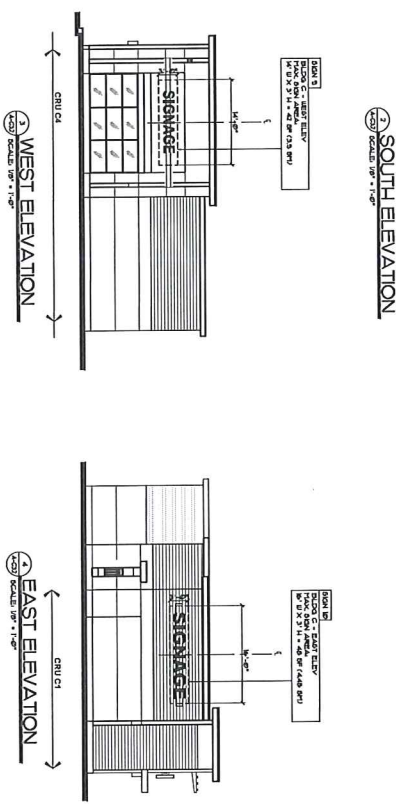
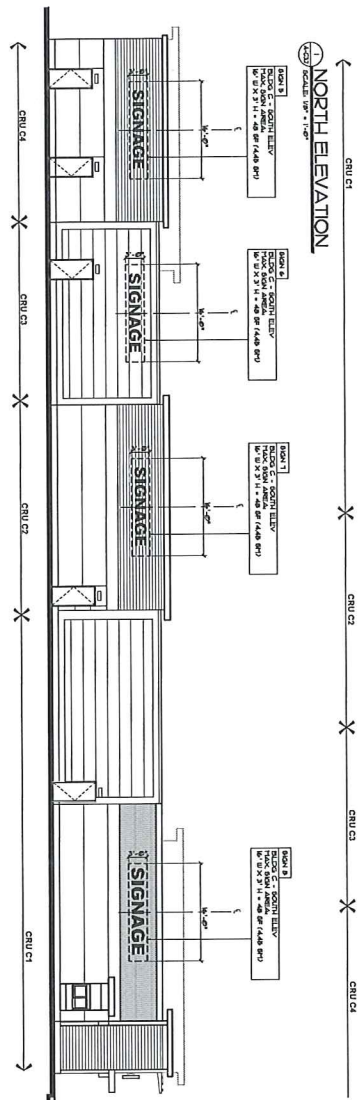
**BUILDING 'C'  
 (CRU'S C1-C4)  
 6,036 SF**

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	2016-01-14	W. J. BROWN	W. J. BROWN
2	ISSUED FOR CONSTRUCTION	2016-01-14	W. J. BROWN	W. J. BROWN
3	ISSUED FOR AS-BUILT	2016-01-14	W. J. BROWN	W. J. BROWN

**AIRPORT VILLAGE**  
 1750 PIER MAC WAY, KELOWNA, BC  
 For MISSION GROUP COMMERCIAL LTD

**W. J. BROWN**  
 ARCHITECTS LTD.  
 4000 WEST BUCHANAN  
 SUITE 100  
 KELOWNA, BC V1Y 1A1  
 PHONE: (250) 860-8881  
 FAX: (250) 860-8882  
 WWW.WJBROWNARCHITECTS.COM

**ROOF PLAN - BUILDING C**  
 37.62  
 2016-01-14  
 W. J. BROWN  
 W. J. BROWN

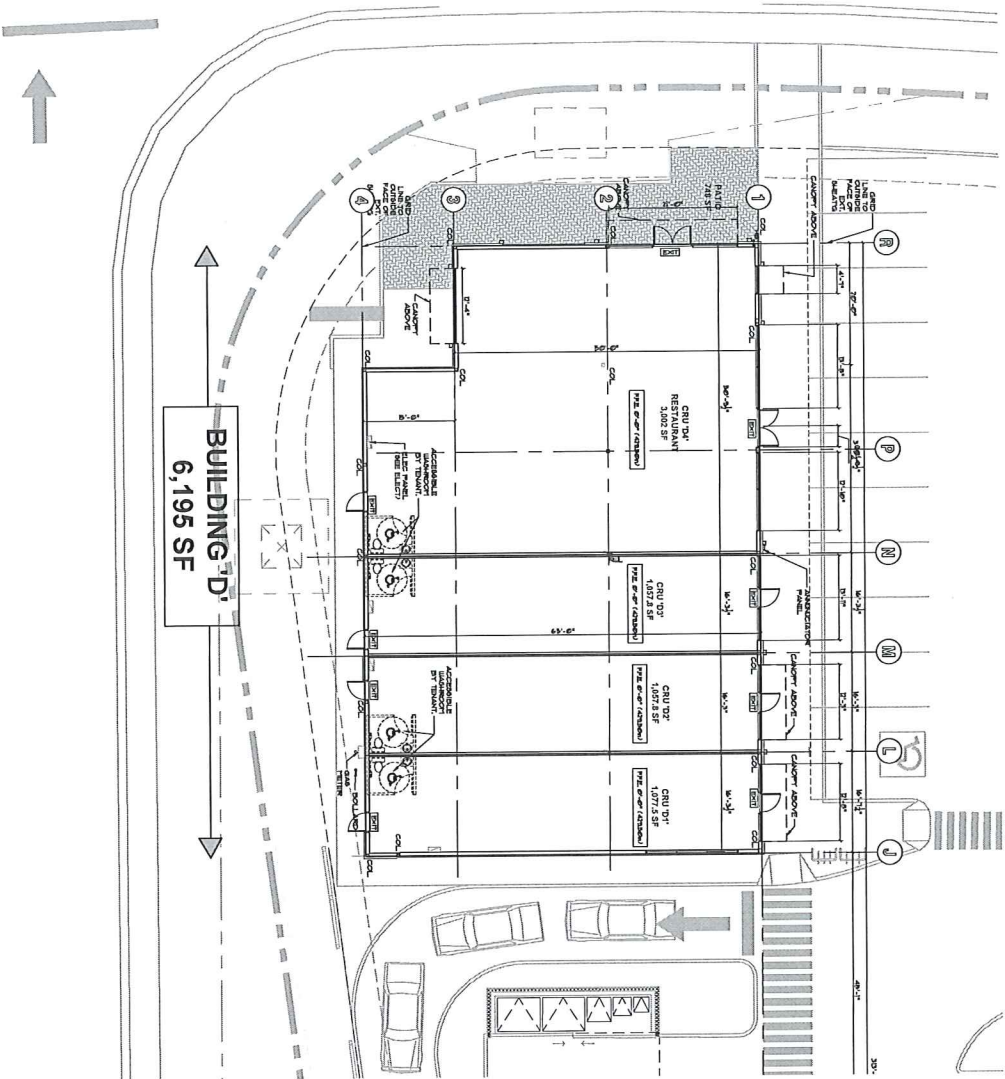
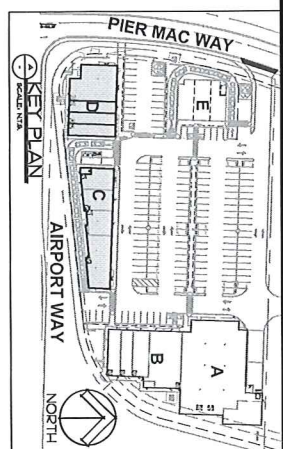


NORTH ELEVATION - PROPOSED HICK HANCOB BOON AREA LOCATION AREA (P) 8804 1 2 8804 1 3 8804 1 4 TOTAL ALLOCATION 42		TOTAL PROPOSED 42 @ 7.63 AC (P) HICK HANCOB AREA ALLOCABLE PER CITY AND 11.87 PER COUNTY TOTAL 53.87 AC (P) HICK HANCOB AREA ALLOCABLE PER CITY AND 11.87 PER COUNTY TOTAL 53.87 AC (P) HICK HANCOB AREA ALLOCABLE PER CITY AND 11.87 PER COUNTY TOTAL 53.87 AC (P) TOTAL ALLOCATION 53.87 AC (P) 53.87 @ 7.63 AC (P)	
WEST ELEVATION - PROPOSED HICK HANCOB BOON AREA LOCATION AREA (P) 8804 1 5 8804 1 6 TOTAL PROPOSED 42 @ 7.63 AC (P) HICK HANCOB AREA ALLOCABLE PER CITY AND 11.87 PER COUNTY TOTAL 53.87 AC (P) HICK HANCOB AREA ALLOCABLE PER CITY AND 11.87 PER COUNTY TOTAL 53.87 AC (P) HICK HANCOB AREA ALLOCABLE PER CITY AND 11.87 PER COUNTY TOTAL 53.87 AC (P) TOTAL ALLOCATION 53.87 AC (P) 53.87 @ 7.63 AC (P)		TOTAL PROPOSED 42 @ 7.63 AC (P) HICK HANCOB AREA ALLOCABLE PER CITY AND 11.87 PER COUNTY TOTAL 53.87 AC (P) HICK HANCOB AREA ALLOCABLE PER CITY AND 11.87 PER COUNTY TOTAL 53.87 AC (P) HICK HANCOB AREA ALLOCABLE PER CITY AND 11.87 PER COUNTY TOTAL 53.87 AC (P) TOTAL ALLOCATION 53.87 AC (P) 53.87 @ 7.63 AC (P)	

[illegible]

D

SCHEDULE \_\_\_\_\_  
This forms part of development  
Permit # DP16-0002



1  
FLOOR PLAN - BUILDING D  
SCALE: 1/8" = 1'-0"

P:\3752\3752A-C0201-REVISED.dmg PRINTED BY WS119 ON Wednesday, December 23, 2015 12:16:58 PM

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

All designs, concepts, and other information shown on the drawing are the property of Utikon Design Group Architects Ltd. and may not be used otherwise without written permission.

[illegible]

**AIRPORT VILLAGE**  
1750 PIER MAC WAY, KELOWNA, BC  
For MISSION GROUP COMMERCIAL LTD

**architects ltd**  
60140 WEST PENDER  
VANCOUVER, BC V6E 4K3  
TELEPHONE (604) 687-2323  
FACSIMILE (604) 687-2982  
FSC# 9616

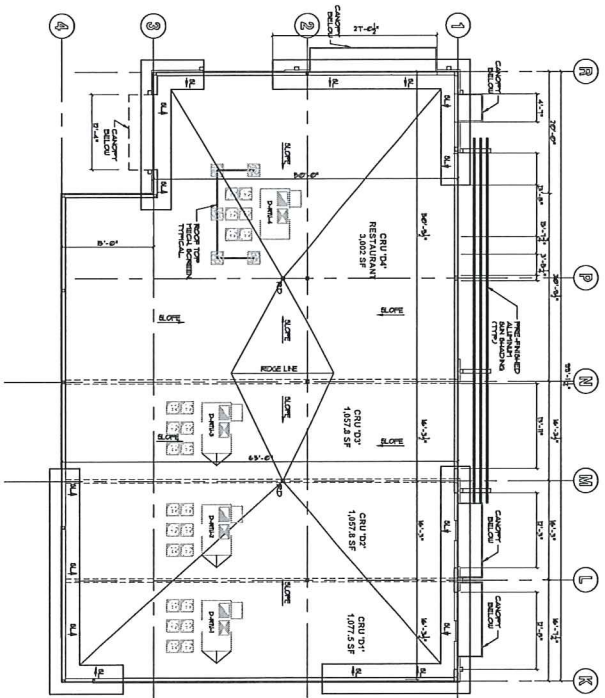
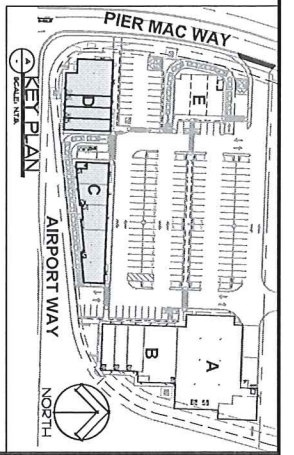
project number **3765**

print title  
**FLOOR PLAN  
BUILDING C**

date 2014-03-07 sheet number  
size A3 notes  
drawing  
revision  
#

**A-02-01**

**SCHEDULE A**  
 This forms part of development  
 Permit # **DR16-0008**



**BUILDING 'D'**  
 6,195 SF

**ROOF PLAN - BUILDING D**  
 SCALE 1/8" = 1'-0"

NO. OF SHEETS	1
SHEET NO.	1
DATE	12/21/17
PROJECT	AIRPORT VILLAGE
CLIENT	MISSION GROUP COMMERCIAL LTD.
DESIGNER	ORFECTS LTD.
CHECKED BY	WS119
APPROVED BY	WS119

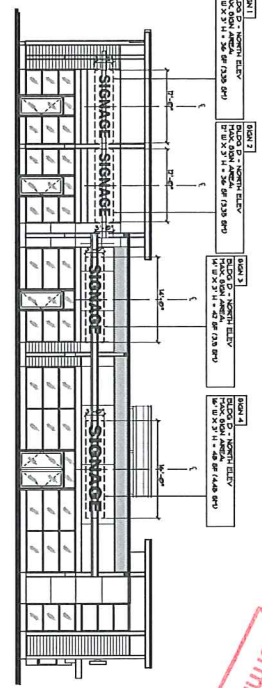
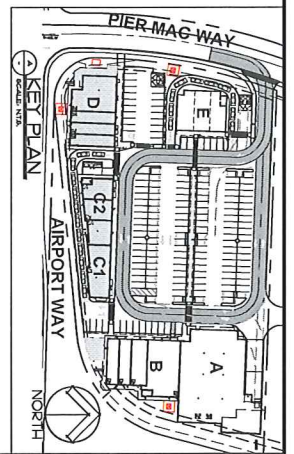
North Arrow

**AIRPORT VILLAGE**  
 1750 PIER MAC WAY, KELOWNA, BC  
 For MISSION GROUP COMMERCIAL LTD

**ORFECTS LTD.**  
 6004 WEST RIVER  
 TEL: 250-867-0000  
 FAX: 250-867-0000  
 3762  
**ROOF PLAN**  
**BUILDING D**  
**12/21/17**



**SCHEDULE**  
This forms part of development  
Permit # 016-0008 A/B

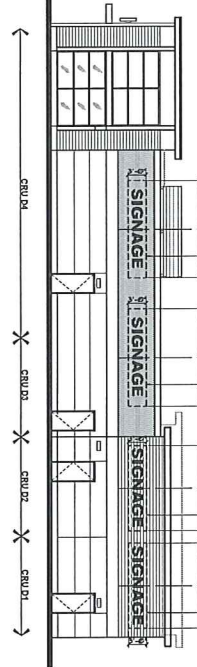


**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"

LOCATION	AREA (SQ)
Sign 1	36
Sign 2	36
Sign 3	42
Sign 4	42
<b>TOTAL PROPOSED</b>	<b>156</b>

LOCATION	AREA (SQ)
Sign 1	36
Sign 2	36
Sign 3	42
Sign 4	42
<b>TOTAL PROPOSED</b>	<b>156</b>

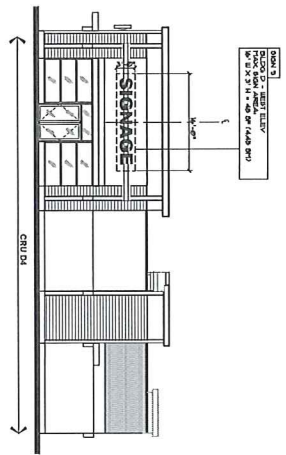
LOCATION	AREA (SQ)
Sign 1	36
Sign 2	36
Sign 3	42
Sign 4	42
<b>TOTAL PROPOSED</b>	<b>156</b>



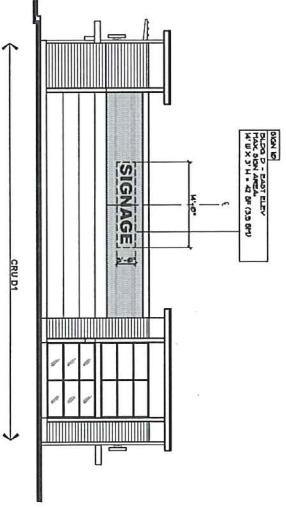
**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"

LOCATION	AREA (SQ)
Sign 1	48
Sign 2	48
Sign 3	48
Sign 4	48
<b>TOTAL PROPOSED</b>	<b>192</b>

LOCATION	AREA (SQ)
Sign 1	48
Sign 2	48
Sign 3	48
Sign 4	48
<b>TOTAL PROPOSED</b>	<b>192</b>



**WEST ELEVATION**  
SCALE 1/8" = 1'-0"

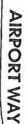


**EAST ELEVATION**  
SCALE 1/8" = 1'-0"

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	Signage	156	SQ	
2	Signage	192	SQ	
3	Signage	156	SQ	
4	Signage	192	SQ	
5	Signage	156	SQ	
6	Signage	192	SQ	
7	Signage	156	SQ	
8	Signage	192	SQ	
9	Signage	156	SQ	
10	Signage	192	SQ	
11	Signage	156	SQ	
12	Signage	192	SQ	
13	Signage	156	SQ	
14	Signage	192	SQ	
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17	Signage	156	SQ	
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37	Signage	156	SQ	
38	Signage	192	SQ	
39	Signage	156	SQ	
40	Signage	192	SQ	
41	Signage	156	SQ	
42	Signage	192	SQ	
43	Signage	156	SQ	
44	Signage	192	SQ	
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92	Signage	192	SQ	
93	Signage	156	SQ	
94	Signage	192	SQ	
95	Signage	156	SQ	
96	Signage	192	SQ	
97	Signage	156	SQ	
98	Signage	192	SQ	
99	Signage	156	SQ	
100	Signage	192	SQ	

**AIRPORT VILLAGE**  
1750 PIER MAC WAY, KELOWNA, BC  
For MISSION GROUP COMMERCIAL LTD

**odirects ltd**  
400 W. 10th Ave.  
Kelowna, BC V1Y 9V6  
Tel: 250-860-1111  
Fax: 250-860-1112  
Email: info@odirects.com  
Website: www.odirects.com



- [illegible]

**SCHEDULE** C  
This forms part of development  
Permit # DP16-0008

PROJECT TITLE  
AIRPORT BUSINESS  
PARK COMMERCIAL  
DEVELOPMENT

## CONCEPTUAL LANDSCAPE PLAN

EQUATED FORM 11/12/13/14	
1	15.02.3 Development Partner
2	15.05.7 Invested for Developer and for net
3	15.12.26 Development Partner Investment
4	
5	

POURCE RD	1406
DELTON BY	BD
BRUNN BY	PO
CHICOLD BY	FB
DATE	DIC 24 2015
SCALE	1:200



L7/2

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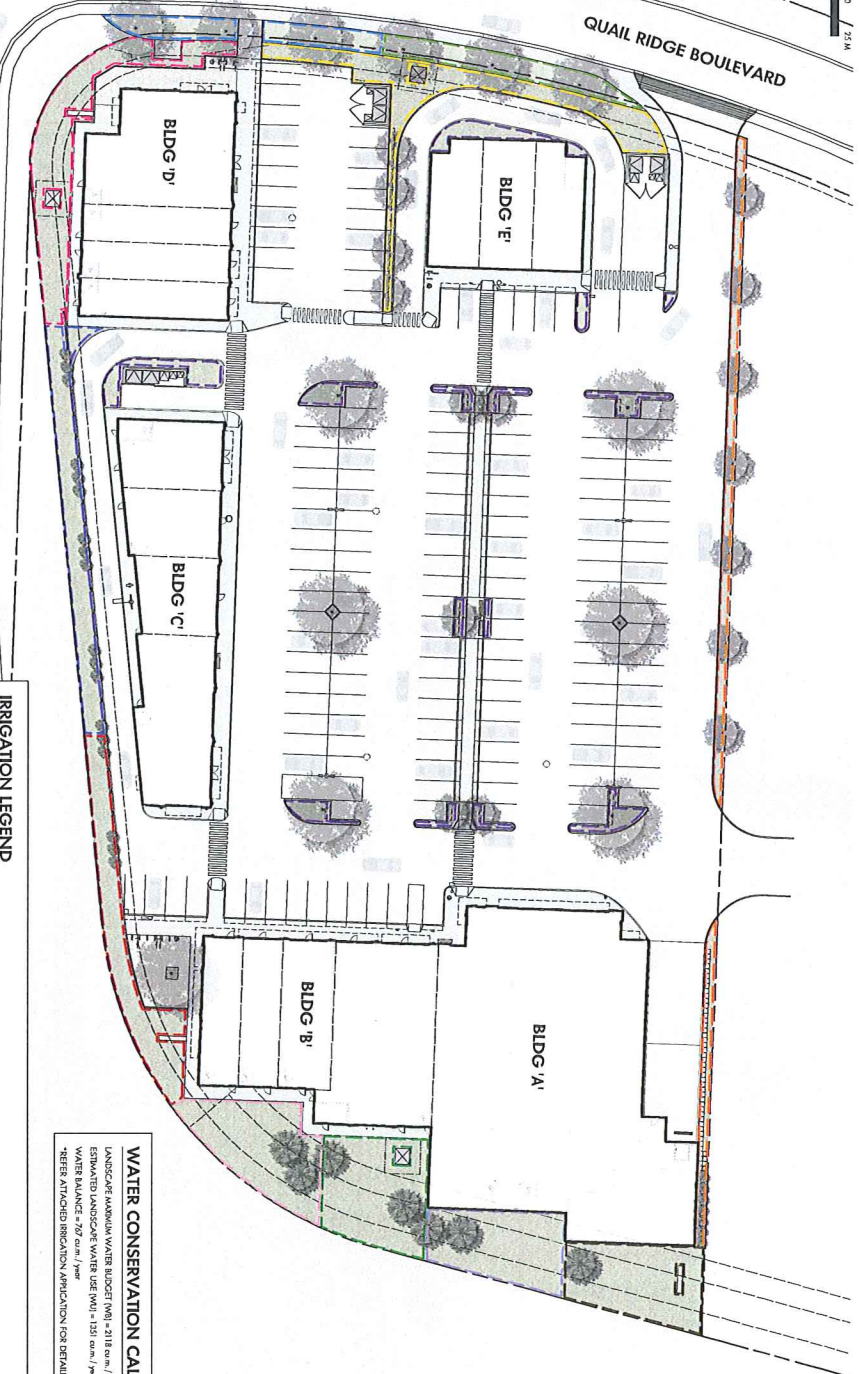
OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

206 - 839 Spall Road  
Kelowna, BC V1Y 4R2  
T 250/858-9270  
[www.craftanddesign.ca](http://www.craftanddesign.ca)



QUAIL RIDGE BOULEVARD

AIRPORT WAY



IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATIONS BY THE CITY OF ALBUQUERQUE AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF ALBUQUERQUE.
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND STANDARDS OF THE WATER FURNISHING AGENCY.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN ARMORED LOW-VOLTAGE IRRIGATION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN ARMORED SHUT OFF VALVE OF 7" NOMINAL DIAMETER, LISTED, AND CONSIDERING SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND BATTERIES SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR MAXIMUM FLOW OF 1.5" / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

- ZONE #1 LOW VOLUME (10" SP) SUB-IRRIGATION FOR TURF AREA. MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 14.0 cu.m.
- ZONE #2 LOW VOLUME (10" SP) SUB-IRRIGATION FOR TURF AREA. MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 14.0 cu.m.
- ZONE #3 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #4 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #5 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #6 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #7 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #8 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #9 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #10 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #11 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #12 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #13 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #14 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #15 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #16 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #17 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #18 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #19 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.
- ZONE #20 HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER EXPOSURE. PARTIALLY SHADED BY TREES. ESTIMATED ANNUAL WATER USE: 11.0 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (MWB) = 2118 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (EWB) = 1331 cu.m. / year  
WATER BALANCE = 787 cu.m. / year  
WATER AMOUNT IRRIGATION APPLICATION FOR DETAILED CALCULATIONS:

WATER CONSERVATION & IRRIGATION PLAN

ITEM	DATE
DESIGNED BY	10/1/2011
DRAWN BY	10/1/2011
CHECKED BY	10/1/2011
SCALE	1"=30'

PROJECT TITLE  
AIRPORT BUSINESS PARK COMMERCIAL DEVELOPMENT  
KALAMAZOO, MI

DESIGNED BY  
DATE: 10/1/2011

DRAWN BY  
DATE: 10/1/2011

CHECKED BY  
DATE: 10/1/2011

SCALE  
1"=30'

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L2/2

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LANDSCAPE ARCHITECTURE  
204 S. 10th Street  
Kalamazoo, MI 49001  
T 269.344.4477  
www.outlanddesign.com

SCHEDULE C  
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Permit # DP16-0008