

DESIGN RATIONALE – 1805 PIER MAC WAY, KELOWNA

The proposed self-storage facility at 1805 Pier Mac Way occupies approximately 2.1 hectares of unencumbered land. The site is bounded by Highway 97 to the east, an existing commercial, multi-building development to the south, Pier Mac Way to the east and an access cul-de-sac at the north. The site access/egress is via the Kel Mac Court cul-de-sac and there is an egress only facility at Pier Mac Way. The development consists of ten buildings to be constructed in two phases. The site will be fully secured and access to the storage buildings (with the exception of the office use) will be controlled.

The intended use is compliant with the current CD15 zone designation in all requirements except parking which is proposed to be reduced from the required 55 to 20 due to the specific purpose of the development. Self-storage facilities do not require any parking at the units other than sufficient maneuvering isle for access. Essentially, the entire site is a loading/parking facility without designation. The 20 parking spaces required serve the small sales office immediately adjacent to the access frontage. There is virtually no shadow-casting onto neighbouring properties due to the reduced massing of the structures and their orientation on site.

Although the mainly one-storey buildings are relatively small and well within the massing height envelope of the applicable zone, they are nonetheless substantial and work well with the sloping topography. The construction material is intended to be site cast tilt panel construction which results in a durable and substantial appearance and function. The massing of the buildings follows an efficient circulation network within the site and optimal storage unit sizing while presenting a public image of permanence, durability, security and visual variety. The modern design idiom results in buildings with flat roofs concealed by parapets. These simple massing elements are modified and relieved by stepping of units along sloping grades, parapet projections and corner modulations colour, graphics and cast texture also provide visual interest and some architectural 'play' along the principal elevations.

larry podhora / architecture inc

The colours and materials of the development reference the architecture of the immediate context – specifically the retail commercial development south of the site. The painted concrete surfaces will feature 3-tone warm taupe palette with a counterpoint in a wood-grain metal panel (longboard) material. This provides a strong visual contrast to the background palette as well as the warmth of wood and the permanence of metal panelling. Although derived to be very contextual with its southern neighbour, the colour selection also reinforces a simpler, more austere architecture that is appropriate to the building typology of the self-storage facility.

The main access orientation from Kel Mac Court at the north of the site presents an image of quality and modern simplicity through its use of two storey curtainwall glazing, concrete panels, steel/glass canopies and significant landscaping. This access elevation is set back along the required landscape strips at the street corner and marked as the access point with a corporate monument sign near that corner. The north orientation of the glazing allows for insolation and glare control.

The Pier Mac Way street frontage seizes on the architectural opportunity provided by the sloping property line frontage meeting the orthogonal unit layout by providing a consistent 'rhythm' of projecting corners that have the visual effect of modulating the entire elevation of the storage buildings terminating in the two storey office component at the north side. Since the south half of the street elevation (B2) is designated for phase 2 of the development, the project will provide an enhanced graphic fencing until the entire elevation is unified at the conclusion of phase 2. (see architectural elevations).

The south elevation is in very close proximity to the south property and for this, and internal functional reasons, must be simple in form and rendering yet still consistent with the entire development. As well, this elevation provides the 'back-drop' to the parking area of the neighbouring retail commercial centre and as such must be appropriate to that environment. As a result, the south elevation (when complete at the conclusion of phase 2) relies on colour, graphic treatment and complementary materials to provide an architectural response and consistency to both: the neighbour to the south as well as the self-storage development.

Finally, the elevation frontage to Highway 97 recognizes the importance of its exposure and treats the orientation with large panels containing information graphics that break up the parapet line and result in a rhythmical massing that is fun, memorable and yet composed showing a sense of permanence and substance. The elevation will be viewed at high velocity by the passing traffic so its impact must be simple – nearly iconic. Naturally, this elevation is an ideal opportunity for signage and rather than providing free-standing pylon signs, the approach here is to integrate the signage with the architecture of the project by locating it at the exposed corners of B9 (highway elevation).

The nighttime imaging of the project will include subtle architectural lighting on all public elevations ensuring that glare and strong up-lighting is avoided to assist in 'dark sky' measures conformance as well

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as the recognition of ensuring that the project does not impede the guide-way lighting of the near-by airport. As much as possible, lighting will be achieved by low intensity wall-washers and soffit pots and in-ground lighting bollards.

Landscape design is treated so that it allows the full expression of the massing and graphic details of the architectural elevations on the public elevations. The rhythm of those surfaces will be complemented by similarly spaced columnar trees and ground cover. The landscaping variety will be increased at the corner of Pier Mac and Kel Mac near the office building and the main public entry.

Yours truly,

Larry Podhora, Architect AIBC, MRAIC
Principal

CITY OF KELOWNA

MEMORANDUM

Date: January 12, 2018
File No.: DP18-0009_*REVISED*
To: Urban Planning Management (AC)
From: Development Engineer Manager (JK)
Subject: 1805 Pier Mac Way

ATTACHMENT A

This forms part of application

DP18-0009 / DVP18-0010

Planner
Initials

AC



The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. Road Dedication and Subdivision Requirements

- (a) Provide Right of Way and Easement as may be required for utility services.
- (b) *The developer must consolidate the following properties: 3525 Kel Mac Ct., 3515 Kel Mac Ct., and 1805 Pier Mac Way.*

2. Geotechnical Study.

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc

3. Domestic water and fire protection.

This development is within the service area of the Glenmore Ellison Improvement District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements for the proposed development.

4. Sanitary Sewer.

The existing lot is serviced with sanitary service. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service if needed. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing service and the installation of a new larger service.

5. Stormwater Management plan.

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. The existing lot is serviced with a 150mm diameter storm service. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

6. Power and Telecommunication Services.

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

7. Development Permit and Site Related Issues

Access and Manoeuvrability

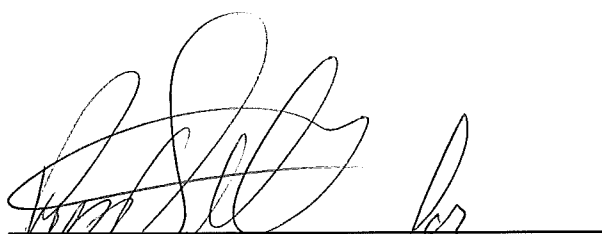
- (a) A MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.
- (b) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.

8. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. Road Improvements

- (a) 3525 Kel Mac Court existing driveway letdown in the cul-de-sac must be removed during phase 1 construction. Sidewalk, curb and gutter, and boulevard to match the existing adjacent design must be installed.
- (b) 1805 Pier Mac Way existing driveway letdown must be removed during phase 2 construction. Sidewalk, curb and gutter, and boulevard to match the existing adjacent design must be installed.


James Kay, P.Eng.
Development Engineering Manager

AS

ATTACHMENT		A
This forms part of application # DP18-0009 / DVP18-0010		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING

Development Permit & Development Variance Permit DP18-0009 & DVP18-0010



This permit relates to land in the City of Kelowna municipally known as

1805 Pier Mac Way, 3515 Kel Mac Ct, & 3525 Kel Mac Ct

and legally known respectively as

Lot 1, Section 14, Township 23, ODYD, Plan EPP56391

Lot 2, Section 14, Township 23, ODYD, Plan EPP56391

Lot 3, Section 14, Township 23, ODYD, Plan EPP56391

and permits the land to be used for the development with variances to the following sections of the Zoning Bylaw 8000:

S.8 Table 8.1 Parking Schedule

To vary the minimum number of parking stalls provided from 55 stalls to 20 stalls.

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: _____, 2018

Decision By: CITY COUNCIL

Issued Date: **DATE**

Development Permit Area: Comprehensive Development Permit Area

File Manager: AC

This permit will not be valid if development has not commenced within 2 years of the council approved Date of Decision.

Existing Zone: CD15 – Airport Business Park (IND)

Future Land Use Designation: IND – Industrial

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: The Armstrong Land Corp. Inc. No. BC 1113050

Address: 1145 Industrial Drive

City: Armstrong, BC

Phone: n/a

Ryan Smith, Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development 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 Development 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.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the Council Date of Decision if applicable, or Community Planning Department Manager approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of **\$132,522.50 [Phase 1 (\$78,311) + Phase 2 (\$27,707.00) x 1.25]** **OR**
- b) An Irrevocable Letter of Credit in the amount of **\$\$132,522.50 [Phase 1 (\$78,311) + Phase 2 (\$27,707.00) x 1.25]**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees 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 said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, 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.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**



KELOWNA SELF-STORAGE

1805 PIER MAC WAY, 3515 KEL MAC CT, 3525 KEL MAC CT, KELOWNA, BC

SHEET LIST

ARCHITECTURAL

- A0.1 COVER PAGE
- A0.2 PERSPECTIVES
- A0.3 PERSPECTIVES
- A2.1 SITE PLAN, ZONING ANALYSIS
- A2.2 PHASE 1 SITE PLAN
- A2.3 CONTEXT PLAN, PHOTOS
- A2.4 STREETS CAPES
- A2.5 SITE DETAILS
- A3.1 MAIN FLOOR PLAN - B1
- A3.2 MEZZANINE PLAN - B1
- A3.3 ROOF PLAN - B1
- A3.4 FLOOR PLAN + ROOF PLAN - B2
- A3.5 FLOOR PLANS - B3-B6
- A3.6 FLOOR PLANS - B7
- A3.7 FLOOR PLAN - B7
- A3.8 ROOF PLAN - B7
- A3.9 ROOF PLAN - B7
- A3.10 FLOOR PLAN - B8
- A3.11 ROOF PLAN - B8
- A3.12 FLOOR PLAN - B9
- A3.13 ROOF PLAN - B9
- A3.14 FLOOR PLAN - B10
- A3.15 ROOF PLAN - B10
- A4.1 ELEVATIONS - B1
- A4.2 ELEVATIONS - B2
- A4.3 ELEVATIONS - B3-B6
- A4.4 ELEVATIONS - B7
- A4.5 ELEVATIONS - B7
- A4.6 ELEVATIONS - B8
- A4.7 ELEVATIONS - B8
- A4.8 ELEVATIONS - B9
- A4.9 ELEVATIONS - B9
- A4.10 ELEVATIONS - B10
- A4.11 ELEVATIONS - B10

LANDSCAPE

- L1.0 OVERALL LANDSCAPE PLAN, AND NOTES
- L1.1 ENLARGEMENT PLANS AND NOTES
- L1.2 ENLARGEMENT PLAN AND DETAILS

CIVIL

PROJECT TEAM

ARCHITECT OF RECORD

LARRY PODHORA ARCHITECT
1952 BRACKMAN WAY
SAANICH B.C. V8L 0C2

CONTACT: LARRY PODHORA

BUILDING DESIGN

KRAHN ENGINEERING LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD B.C. V2S 2E8
P. 604.853.8831 F. 604.853.1580

CONTACT: DARREN CRUICKSHANKS

STRUCTURAL

KRAHN ENGINEERING LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD B.C. V2S 2E8
P. 604.294.6662 F. 604.294.6665

CONTACT: PETER KIDDIE

CIVIL

KM CIVIL CONSULTANTS LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD B.C. V2S 2E8
P. 604.853.8831 F. 604.853.1580

CONTACT: STUART MACGREGOR

MECHANICAL

KD MECHANICAL CONSULTANTS LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD B.C. V2S 2E8
P. 604.853.8831 F. 604.853.1580

CONTACT: CHAD NIWRANSKI

LANDSCAPE

KM CIVIL CONSULTANTS LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD B.C. V2S 2E8
P. 604.853.8831 F. 604.853.1580

CONTACT: SHAN TENNYSON

ELECTRICAL

KD ELECTRICAL CONSULTANTS LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD B.C. V2S 2E8
P. 604.853.8831 F. 604.853.1580

CONTACT: RODRIGUE ROUHANNA

INTERIOR DESIGNER

KG INTERIOR DESIGN LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD B.C. V2S 2E8
P. 604.853.8831 F. 604.853.1580

CONTACT: SUZANNE GRATHAM

SCHEDULE A & B

This forms part of application

DP18-0009 / DVP18-0010

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



ABBOTSFORD OFFICE
400 - 34077 GLADYS AVENUE, ABBOTSFORD B.C. V2S 2E8
T. 604.853.1580 WWW.KRAHN.COM

EDMONTON OFFICE
1055, 7511 17TH AVENUE, EDMONTON AB T6L 1K9
T. 780.765.0000 WWW.KRAHN.COM

VANCOUVER OFFICE
131, 2025 VICTORIA WAY, VANCOUVER B.C. V6C 2G4
T. 604.294.6662 F. 604.294.6665 WWW.KRAHN.COM

NO.	DATE	ISSUED FOR	DESCRIPTION
1	19.12.17	ISSUED FOR DP	
ISSUES AND REVISIONS			
SCALE			

larry podhora / **architect**
1952 BRACKMAN WAY, NORTH SAANICH B.C. V8L 0C2

PROJECT NAME
**KELOWNA
SELF-STORAGE**

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

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COVER PAGE

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AC

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larry podhora / architect
1952 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 0C2

PROJECT NAME

KELOWNA
SELF-STORAGE

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

PERSPECTIVES

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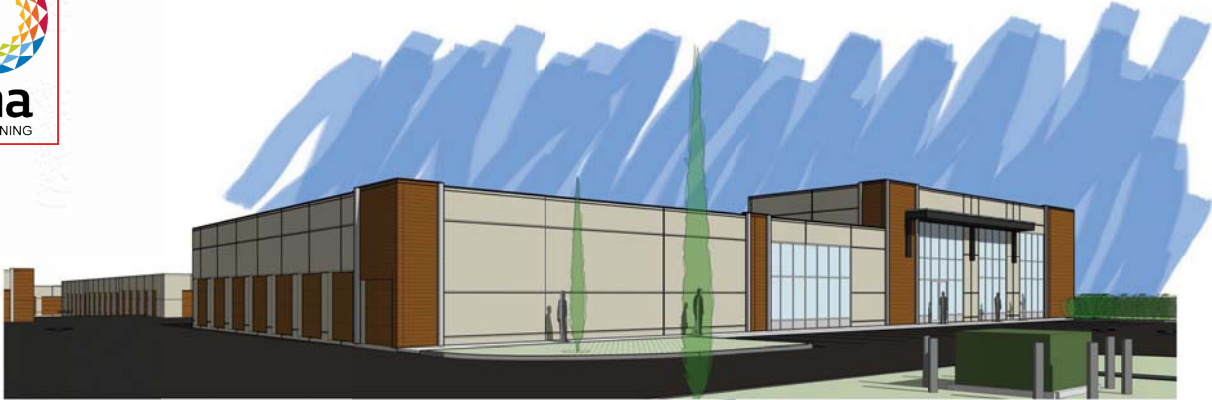
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SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner
Initials AC



1 NORTH-EAST PERSPECTIVE - B1
SCALE:



2 NORTH-WEST PERSPECTIVE - B1
SCALE:



3 NORTH-WEST PERSPECTIVE (PIER MAC WAY) - B1
SCALE:



ABBOTSFORD OFFICE
400-2407 ELGIN AVENUE, ABBOTSFORD B.C. V2S 2B9
T: 250-855-1711 F: 250-855-1700 WWW.KRAHN.COM

EDMONTON OFFICE
1000, 7511-17 AVENUE, EDMONTON AB T6L 1K9
T: 780-766-0000 WWW.KRAHN.COM

VANCOUVER OFFICE
110, 2000 VICTORIA AVENUE, VANCOUVER B.C. V6B 5G4
T: 604-264-0001 F: 604-264-0000 WWW.KRAHN.COM

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larry podhora / architect
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PROJECT NAME
KELOWNA
SELF-STORAGE

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

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PERSPECTIVES

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SCHEDULE A & B

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DP18-0009 / DVP18-0010

Planner Initials AC



PROJECT DATA

CIVIC ADDRESS:	1805 PIER MAC WAY, 3515 KEL MAC CT, KELOWNA, BC
LEGAL ADDRESS:	LOT D SECTION 28 TOWNSHIP 7 PLAN EPP5725 NWD
ZONING:	CD15 (AIRPORT BUSINESS PARK)
BUILDING USE:	MINI-STORAGE (COMMERCIAL STORAGE)

ZONING BYLAW ANALYSIS (CITY OF KELOWNA)

1. ZONING:	CD15 (AIRPORT BUSINESS PARK)
2. SITE AREA:	225,705.50 SF [5.18 acres] [20,968.73 m ²] [2.10 hectare]

3. SITE COVERAGE + BUILDING AREAS

BUILDING FOOTPRINT AREA CALCULATIONS					
	PROG	SITE	BLDG AREA (SM)	MAX. SITE COVERAGE (%)	MAX. SITE COVERAGE (SF)
B1	9.91%	22,374.38	2,078.65	100.00%	225,705.50
B2	3.26%	7,350.00	682.84	100.00%	225,705.50
B3	2.39%	5,400.00	501.68	100.00%	225,705.50
B4	2.39%	5,400.00	501.68	100.00%	225,705.50
B5	2.39%	5,400.00	501.68	100.00%	225,705.50
B6	2.39%	5,400.00	501.68	100.00%	225,705.50
B7	4.69%	10,500.00	1,402.84	100.00%	225,705.50
B8	5.12%	11,550.00	1,073.03	100.00%	225,705.50
B9	5.90%	13,309.37	1,236.48	100.00%	225,705.50
B10	3.88%	8,750.00	812.90	100.00%	225,705.50
TOTAL 10	44.32%	100,033.75	9,293.44		

GROSS FLOOR AREA CALCULATIONS

OCCUPANCY	LEVEL	AREA (SF)	AREA (SM)
MINI-STORAGE	MAIN FLOOR	97,633.75	9,070.47
OFFICE	MEZZANINE	2,400.00	222.97
GROSS FLOOR AREA		1,000.35	94.42

PROPOSED FAR ALLOWABLE FAR

PROPOSED FAR	1.50
4. BUILDING HEIGHT:	MAXIMUM HEIGHT: 60.00' (18.00m) OR 4 STOREYS
5. REQUIRED SETBACKS:	FRONT YARD SETBACK: 25.00' (7.62m) BLDG 1.
	REAR YARD SETBACK: 19.68' (6.00m)
	SIDE YARD SETBACK: 0.00' (0.00m) ADJACENT TO COMM. OR IND. ZONES
	14.70' (4.50m) ADJACENT TO PLANNING STREET
	19.68' (6.00m) ADJACENT TO OTHER ZONES
	14.70' (4.50m) ADJACENT TO PLANNING STREET
	22.99' (7.00m) MIN. / 32.80' (10.00m) MAX.

6. LANDSCAPING REQUIREMENTS

THE FIRST 9.84' (3.00m) OF THE HIGHWAY 97 SETBACK, SHALL BE INTENSIVELY LANDSCAPED WITH SHRUBS, TREES AND ANNUITY AREAS

9.84' (3.00m) LANDSCAPE BUFFER REQUIRED ALONG FRONT AND SIDE YARDS

7. PARKING AND LOADING

1.00 SPACES PER 2,152.78 SF (200.00 SM) GFA	
OCCUPANCY	LEVEL
MINI-STORAGE	MAIN FLOOR
TOTAL STALLS	97,633.75

OFFICE

1 SPACE PER 430.00 SF (39.94 SM) GFA	
OCCUPANCY	LEVEL
OFFICE	MAIN FLOOR
OFFICE	MEZZANINE
TOTAL STALLS	4,005.00 SF

PARKING DIMENSIONS:

STANDARD STALL:	8.20' (2.50m) W x 19.68' (6.00m) L
SMALL CAR STALL:	6.50' (2.00m) W x 11.15' (3.40m) L
ACCESSIBLE STALL:	12.10' (3.70m) W x 19.68' (6.00m) L
PARALLEL STALL:	8.50' (2.60m) W x 22.99' (7.00m) L
DRIVE AISLE @ 90 DEG:	22.99' (7.00m) W

TOTAL LOADING STALLS PROVIDED:

2.00

LOADING DIMENSIONS:

9.84' (3.00m) W x 30.00' (9.14m) L

SITE LEGEND

PHASE 1 BUILDINGS	PHASE 2 BUILDINGS
-------------------	-------------------

1 SITE PLAN

SCALE: 1" = 30'-0"



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TEL: 778.777-2222 FAX: 778.777-1380
VANCOUVER OFFICE
1184 254 001 7 604 254 0005 WWW.KRAHN.COM

1. 19.12.17 ISSUED FOR DP

NO. DATE YMD DESCRIPTION

ISSUES AND REVISIONS

SEAL

larry podhora / architect
1805 PIER MAC WAY, 3515 KEL MAC CT, KELOWNA, BC

PROJECT NAME
KELOWNA MINI-STORAGE

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL MAC CT, 3525 KEL MAC CT, KELOWNA, BC

DRAWING TITLE
SITE PLAN, ZONING ANALYSIS

SCALE

AS INDICATED

DRAWN LS

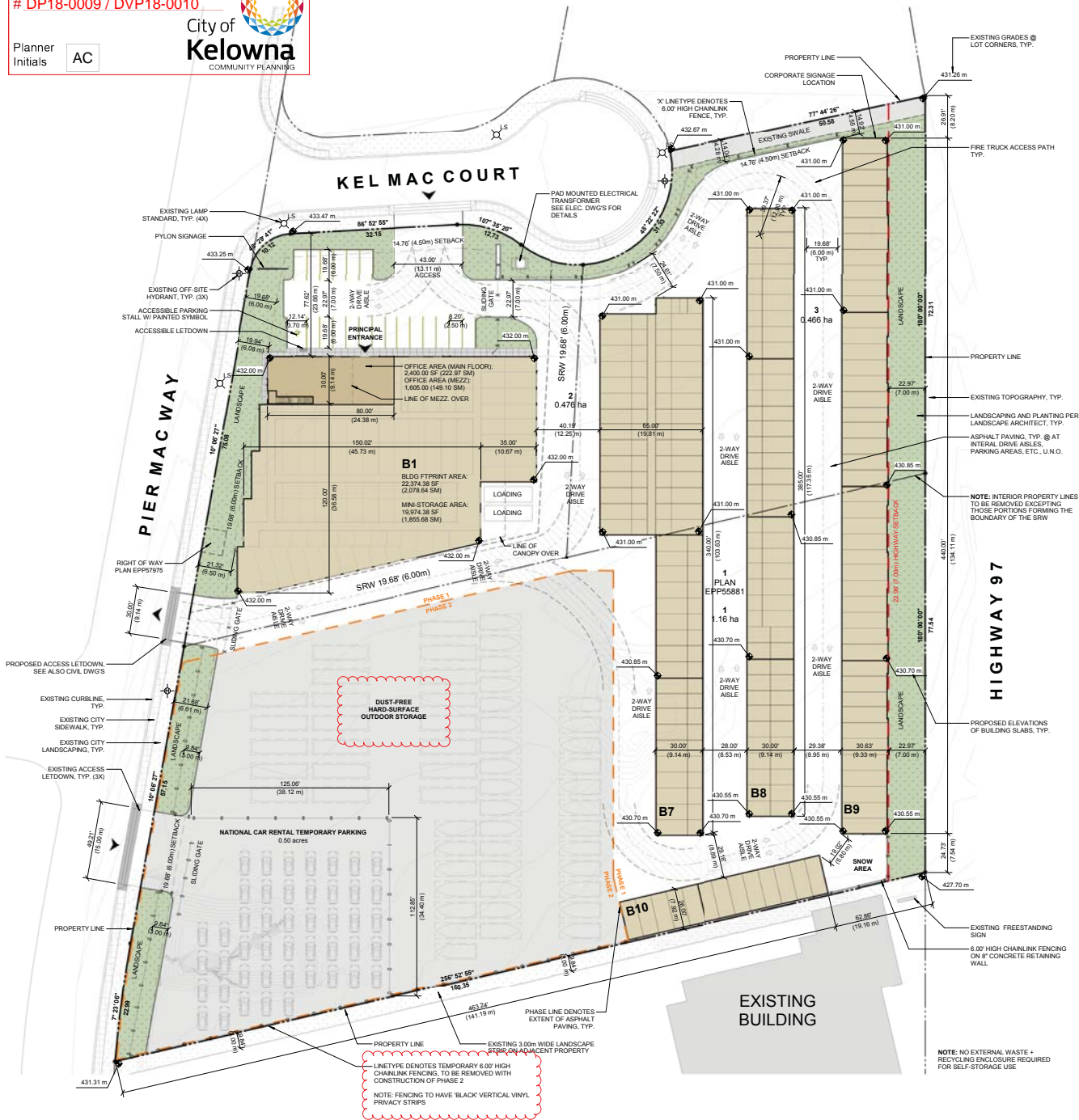
CHECKED LPD/C

PROJECT NO. 176522-A

DRAWING NO.

A2.1

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NO.	DATE	YMD	DESCRIPTION
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2	12.01.18		REISSUED FOR DP
3	18.12.17		ISSUED FOR DP
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99	18.12.17		ISSUED FOR DP
100	18.12.17		ISSUED FOR DP

larry podhora / architect

PROJECT NAME
KELOWNA SELF-STORAGE

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

DRAWING TITLE
SITE PLAN - PHASE 1

SCALE: 1" = 30' 0"

DRAWN: Author

CHECKED: Checker

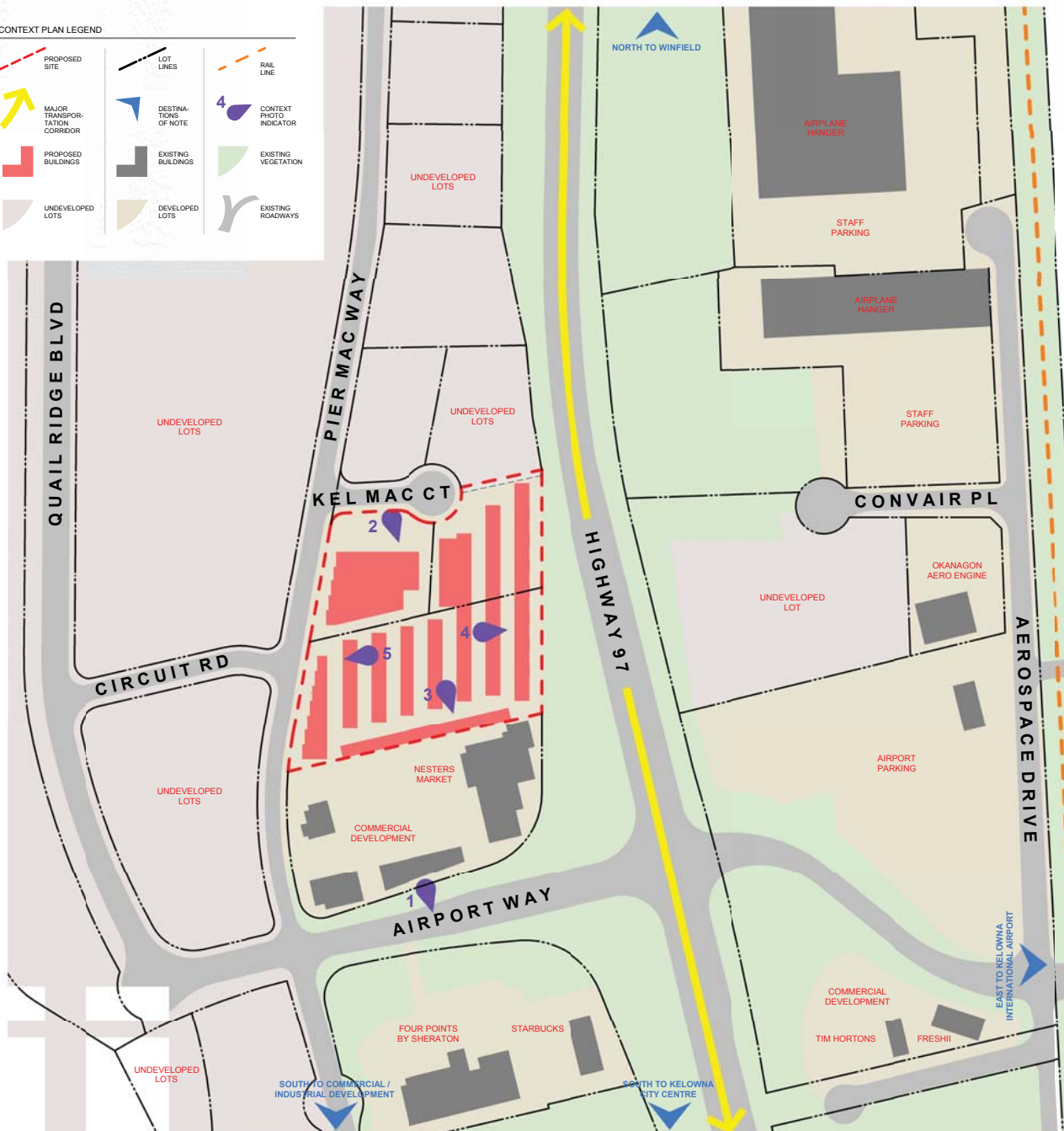
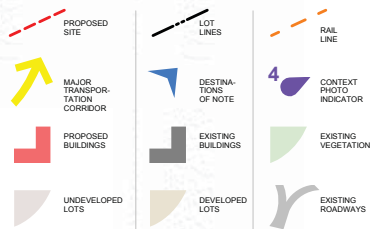
PROJECT NO: 17522-A

DRAWING NO:

A2.2

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CONTEXT PLAN LEGEND



CONTEXT PHOTOS

CONTEXT PHOTO 1

PHOTO TAKEN ON AIRPORT WAY
LOOKING SOUTH TOWARDS EXISTING
HOTEL DEVELOPMENT



CONTEXT PHOTO 2

PHOTO TAKEN ON KEL MAC COURT
LOOKING SOUTH OVER PROPOSED
SITE AND EXISTING ADJACENT
DEVELOPMENT



CONTEXT PHOTO 3

PHOTO TAKEN ON-SITE LOOKING
SOUTH TOWARDS EXISTING
ADJACENT DEVELOPMENT



CONTEXT PHOTO 4

PHOTO TAKEN ON-SITE LOOKING EAST
ACROSS HWY 97 AND TOWARDS
KELOWNA INTERNATIONAL AIRPORT



CONTEXT PHOTO 5

PHOTO TAKEN ON-SITE LOOKING
WEST ACROSS PIER MAC WAY



1 | CONTEXT PLAN
SCALE: 1" = 100'-0"



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1	19.12.17	ISSUED FOR DP
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ISSUES AND REVISIONS		
SEAL		

larry podhora / architect
1805 BROADMAN HWY. NORTH VANCOUVER B.C. V6L 5C2

PROJECT NAME
**KELOWNA
SELF-STORAGE**

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

DRAWING TITLE
**CONTEXT PLAN,
PHOTOS**

SCALE	As indicated
DRAWN	LS
CHECKED	LPDC
PROJECT NO.	176522-A
DRAWING NO.	

A2.3

SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner
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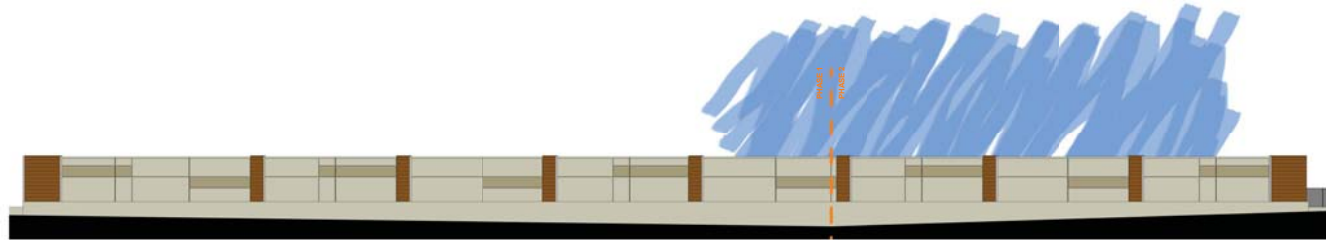
SCHEDULE A & B

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DP18-0009 / DVP18-0010

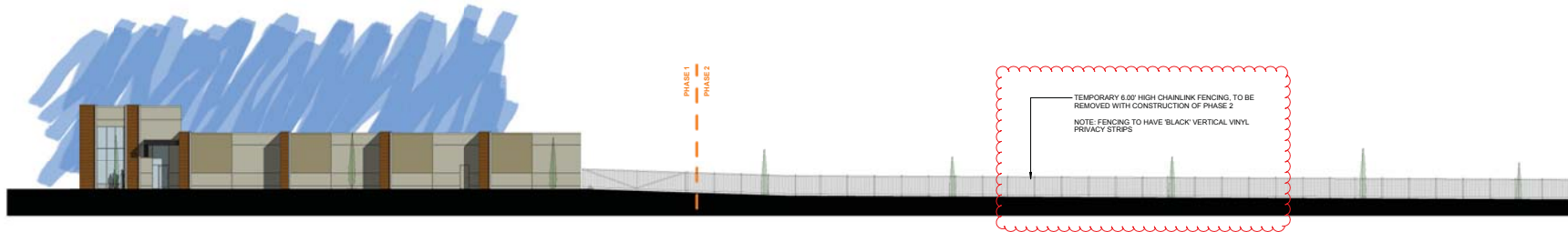
Planner
Initials AC



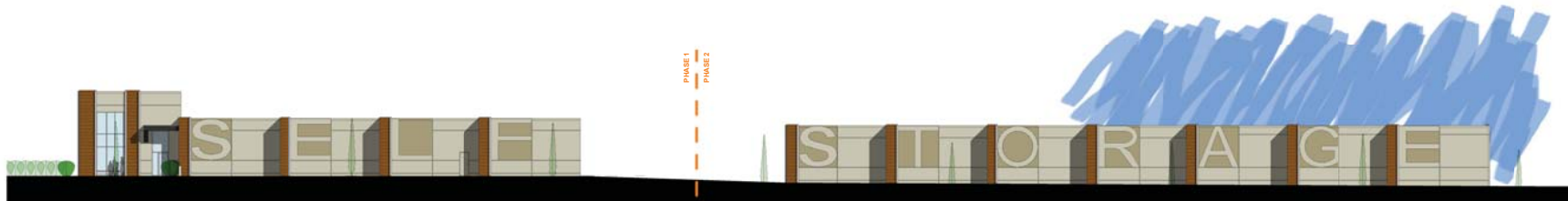
1 STREET ELEVATION - HIGHWAY 97 - BLDG 9 - ALL PHASES
SCALE: 1/16" = 1'-0"



2 ADJACENT SITE ELEVATION - BLDG 10 - PHASE 2
SCALE: 1/16" = 1'-0"



5 STREET ELEVATION - PIER MAC WAY - PHASE 1
SCALE: 1/16" = 1'-0"



6 STREET ELEVATION - PIER MAC WAY - PHASE 2
SCALE: 1/16" = 1'-0"

NO.	DATE	BY	DESCRIPTION
1	12/12/17	ISSUED FOR DP	
2	12/01/18	REISSUED FOR DP	

ISSUES AND REVISIONS

SEAL

larry podhora / architect
1805 BRAGGMAN HWY. NORTH BURNABY, B.C. V5C 2G2

PROJECT NAME
KELOWNA
SELF-STORAGE

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

DRAWING TITLE
STREETSCAPES

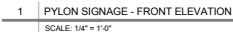
SCALE	1/16" = 1'-0"
DRAWN	LWLS
CHECKED	LPDC
PROJECT NO.	176522-A
DRAWING NO.	

A2.4

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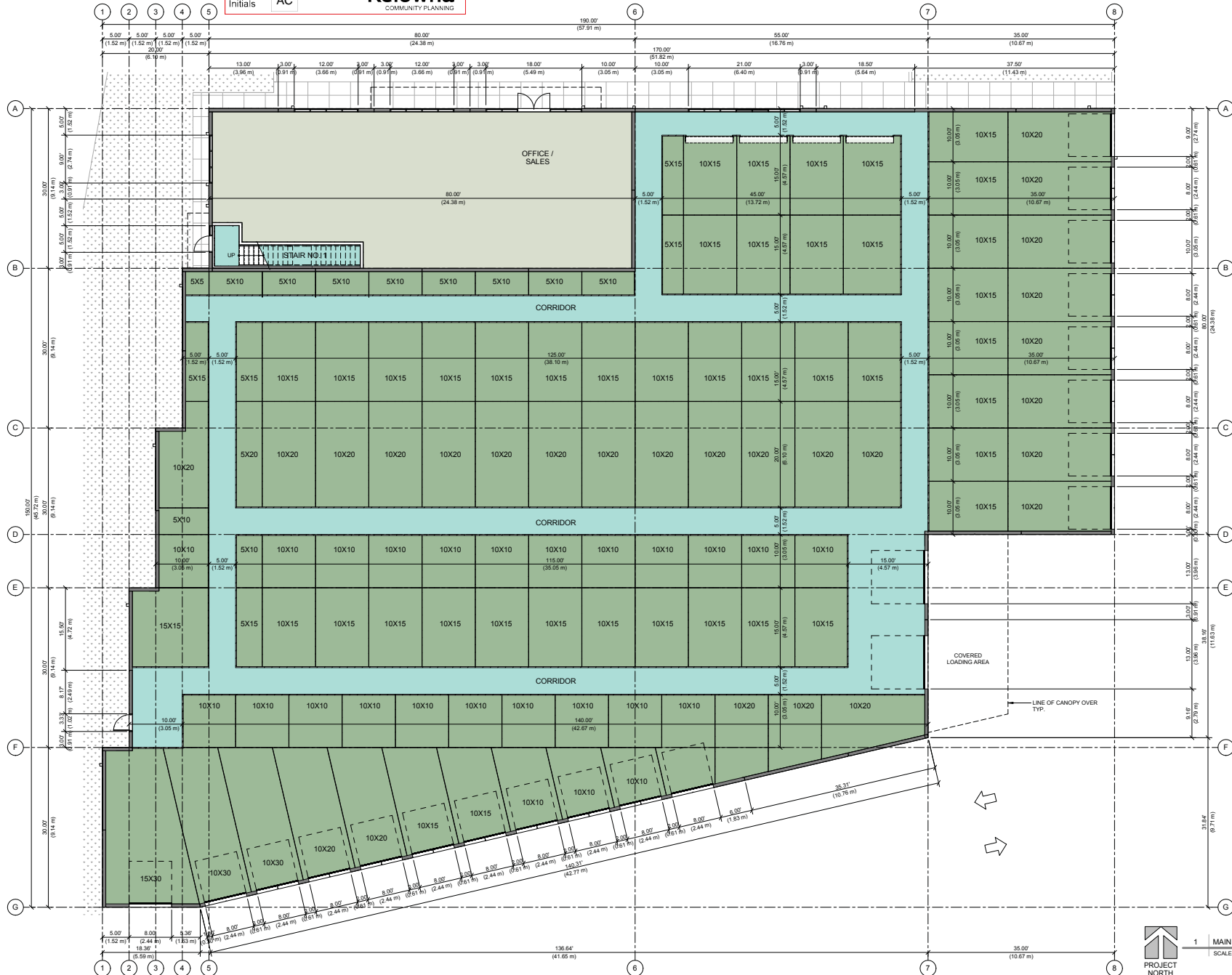
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SCALE	As indicated
DRAWN	LS
CHECKED	LP/DC
PROJECT NO.	170522-A
DRAWING NO.	

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 T: 604-244-0001 F: 604-244-0005 WWW.KRAHN.CO

FLOOR USE LEGEND

- CIRCULATION
- LOCKERS
- OFFICE

1. 19.12.17 ISSUED FOR DP
 NO. DATE YMD DESCRIPTION
 ISSUES AND REVISIONS
 SEAL

larry podhora / architect

1805 BRACEMAN WAY, NORTH BARNES, B.C. V6L 6C2

PROJECT NAME

**KELOWNA
 SELF-STORAGE**

PROJECT ADDRESS

1805 PIER MAC WAY, 3515 KEL
 MAC CT, 3525 KEL MAC CT,
 KELOWNA, BC

DRAWING TITLE

**MAIN FLOOR PLAN -
 B1**

SCALE: 1/8" = 1'-0"
 DRAWN: LS
 CHECKED: LPDCA
 PROJECT NO.: 176522A
 DRAWING NO.

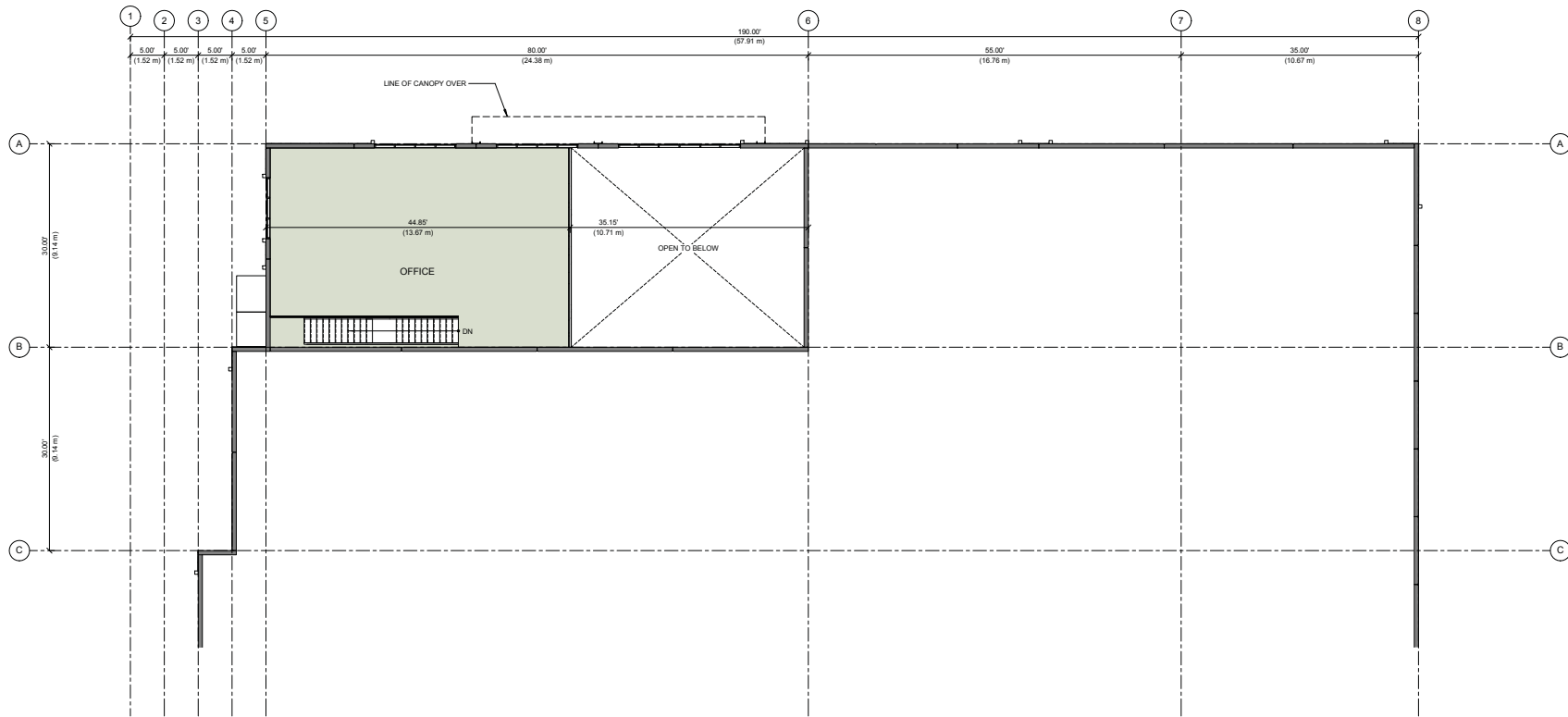


1 MAIN FLOOR - B1

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

A3.1

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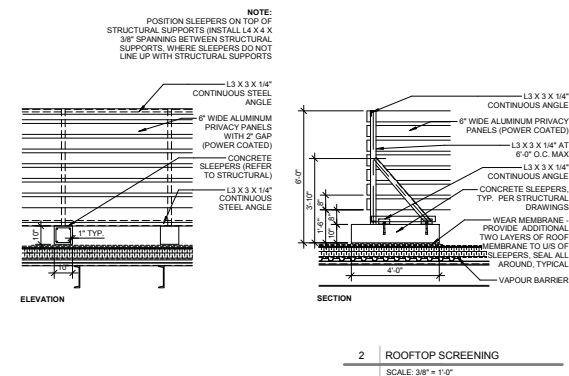


1 MEZZANINE
SCALE: 1/8" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner
Initials AC



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2	12.01.18		REISSUED FOR DP
1	10.12.17		ISSUED FOR DP
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SEAL			

larry podhora / architect
1805 BROADMAN BLVD., NORTH BARNES, B.C. V6L 3C2

PROJECT NAME
KELOWNA SELF-STORAGE

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

DRAWING TITLE
MEZZANINE PLAN - B1

SCALE: As indicated
DRAWN: LS
CHECKED: LPDC
PROJECT NO.: 17622-A
DRAWING NO.

A3.2

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SCHEDULE A & B

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DP18-0009 / DVP18-0010



City of
Kelowna
COMMUNITY PLANNING

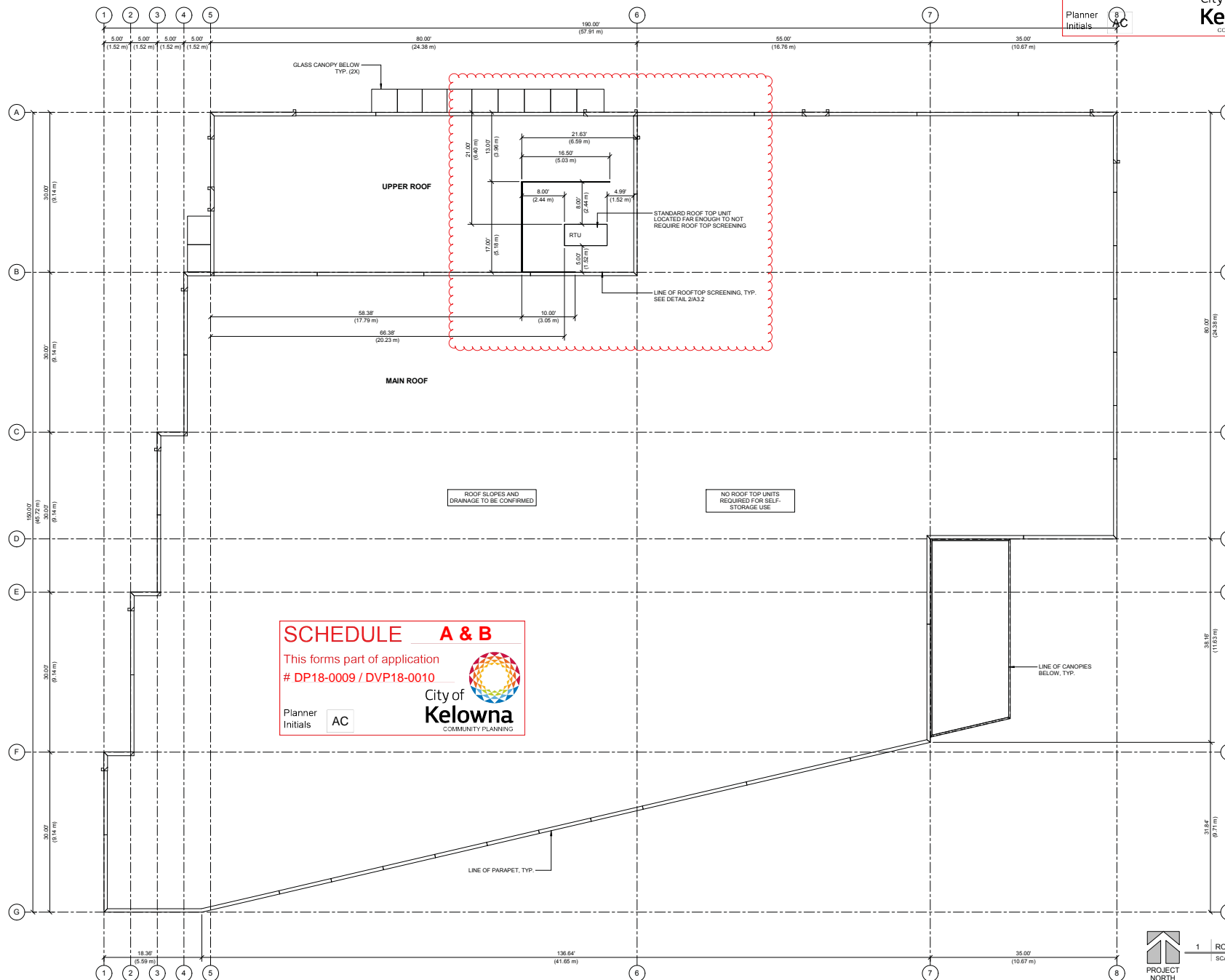
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Initials **AC**



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10501-7511-17 AVENUE AVE. EDMONTON AB T6A 1A9
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SCHEDULE A & B
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DP18-0009 / DVP18-0010

Planner
Initials **AC**

City of
Kelowna
COMMUNITY PLANNING

NO.	DATE	ISSUED FOR	DESCRIPTION
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99	12-01-18	ISSUED FOR DP	
100	12-01-18	ISSUED FOR DP	

larry podhora / architect
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

PROJECT NAME
**KELOWNA
SELF-STORAGE**

PROJECT ADDRESS
**1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC**

DRAWING TITLE
ROOF PLAN - B1

SCALE: 1/8" = 1'-0"
DRAWN: LS
CHECKED: LPDC
PROJECT NO: 176522-A
DRAWING NO:

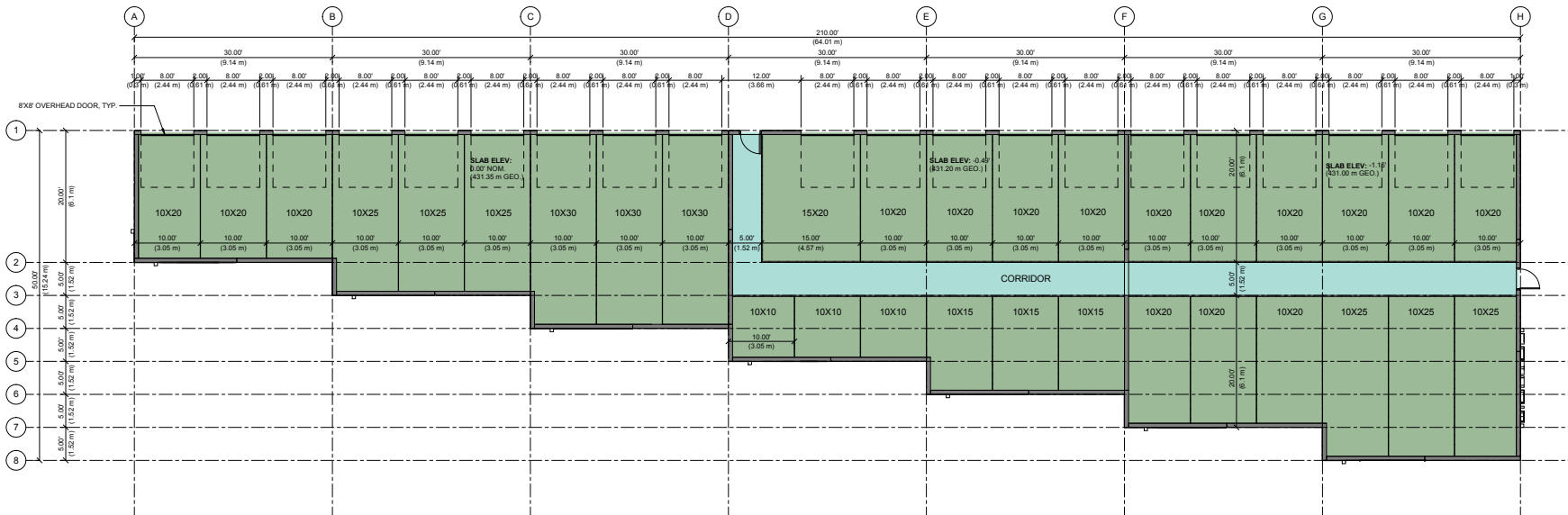


1 ROOF PLAN - B1
SCALE: 1/8" = 1'-0"

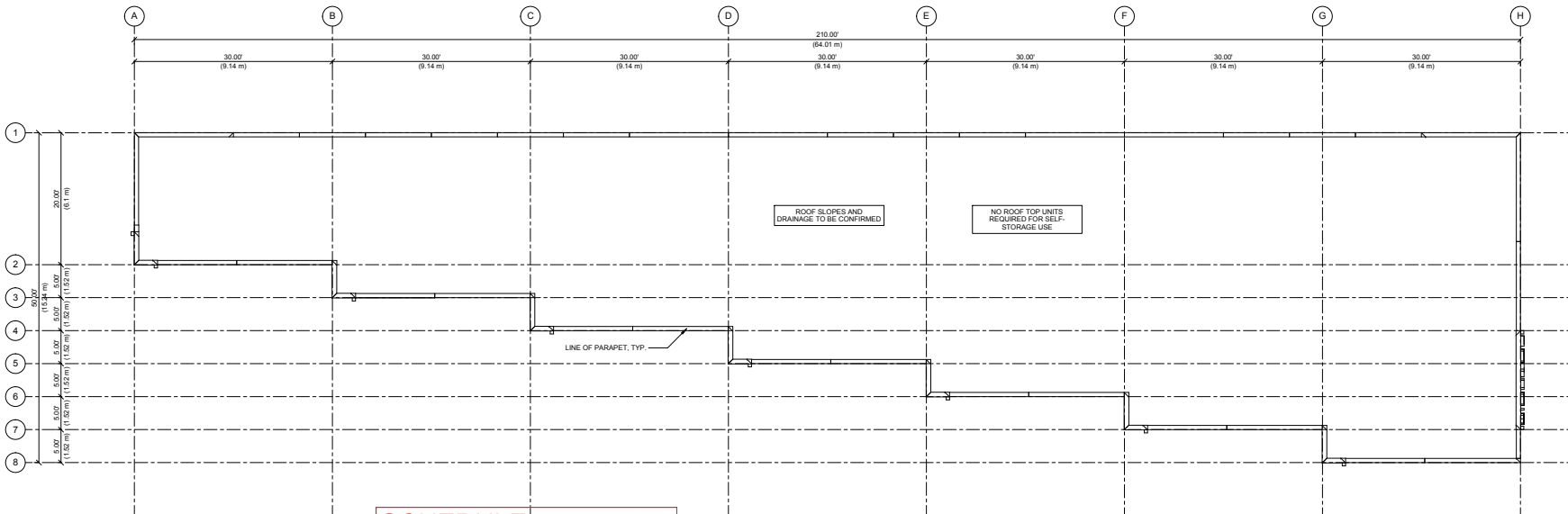
A3.3

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FLOOR USE LEGEND



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



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

larry podhora / architect
1805 BRIDGMAN WAY, NORTH BARNES, B.C. V6L 3C2

PROJECT NAME

KELOWNA SELF-STORAGE - BLDG 2

PROJECT ADDRESS

1805 PIER MAC WAY, 3515 KEL MAC CT, 3525 KEL MAC CT, KELOWNA, BC

DRAWING TITLE

FLOOR PLAN + ROOF PLAN

SCALE: 1/8" = 1'-0"
DRAWN: LS
CHECKED: LPDC
PROJECT NO.: 176522-A
DRAWING NO.:

A3.4

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1	MAIN FLOOR
SCALE: 1/8" = 1'-0"	



2	ROOF PLAN
	SCALE: $1/8" = 1'-0"$

City of Kelowna
COMMUNITY PLANNING



PROJECT NAME
KELOWNA
SELF-STORAGE -
BLDG 3-6

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

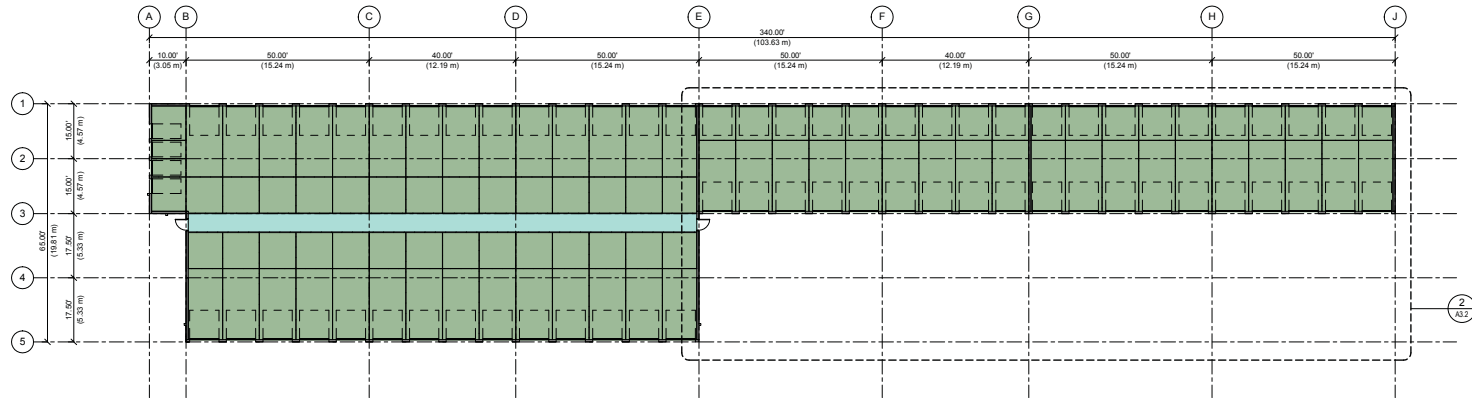
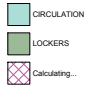
FLOOR PLANS

SCALE	1/8" = 1'-0"
DRAWN	LS
CHECKED	LP/DC
PROJECT NO.	170522-A
DRAWING NO.	

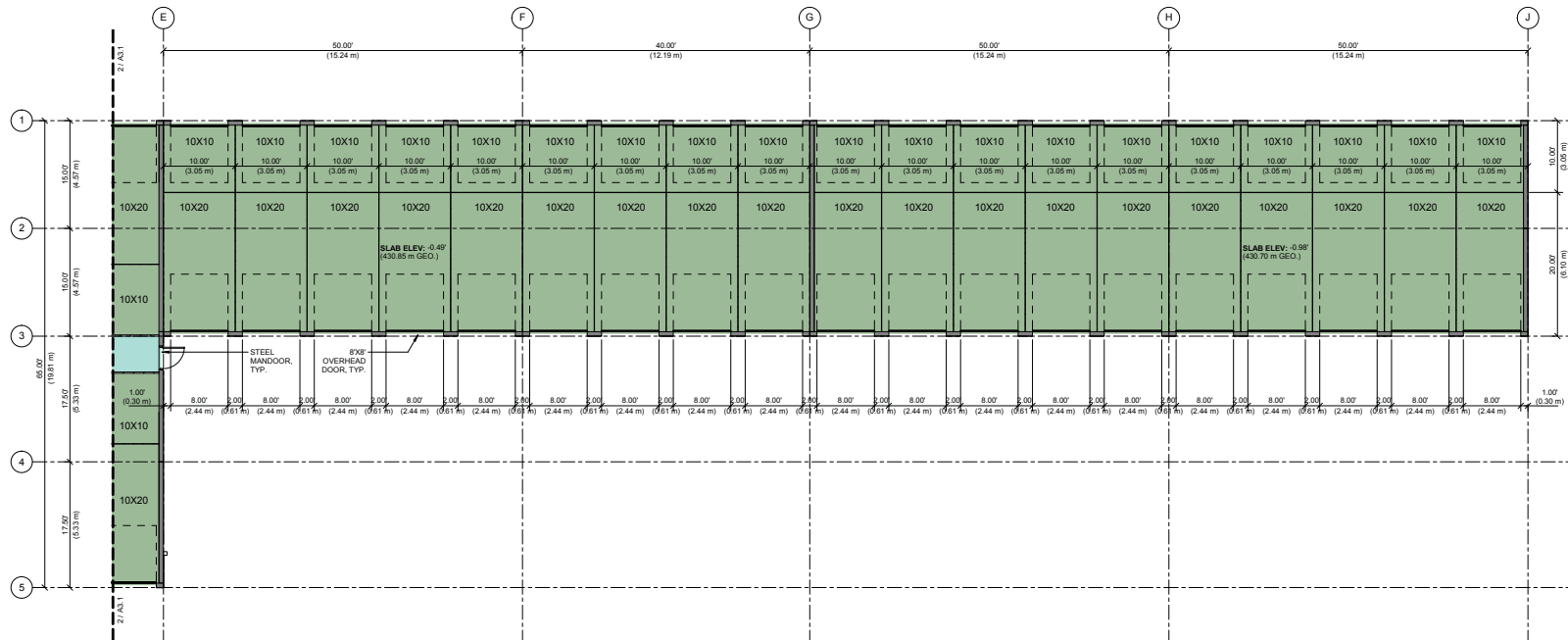
A3.5

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FLOOR USE LEGEND



1 MAIN FLOOR PLAN - OVERALL
SCALE: 1/16" = 1'-0"



2 MAIN FLOOR PLAN - SOUTH
SCALE: 1/8" = 1'-0"

1	19.12.17	ISSUED FOR DP
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		

larry podhora / architect
1805 BRAGMAN WAY, NORTH VANCOUVER, B.C. V6L 5C2

PROJECT NAME

**KELOWNA SELF
STORAGE - BLDG 7**

PROJECT ADDRESS

1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

DRAWING TITLE

FLOOR PLANS

SCALE

As indicated

DRAWN

LSK/W

CHECKED

LPDC

PROJECT NO.

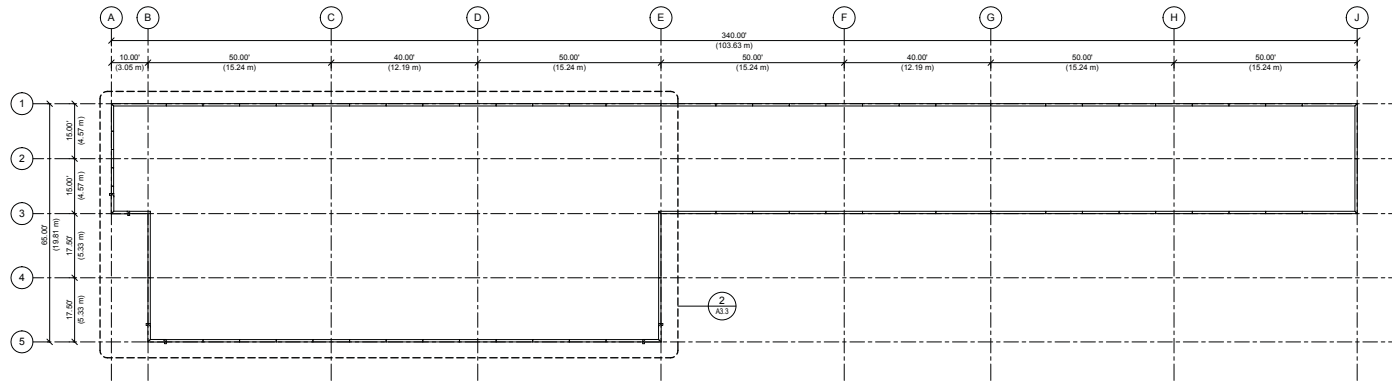
17522-A

DRAWING NO.

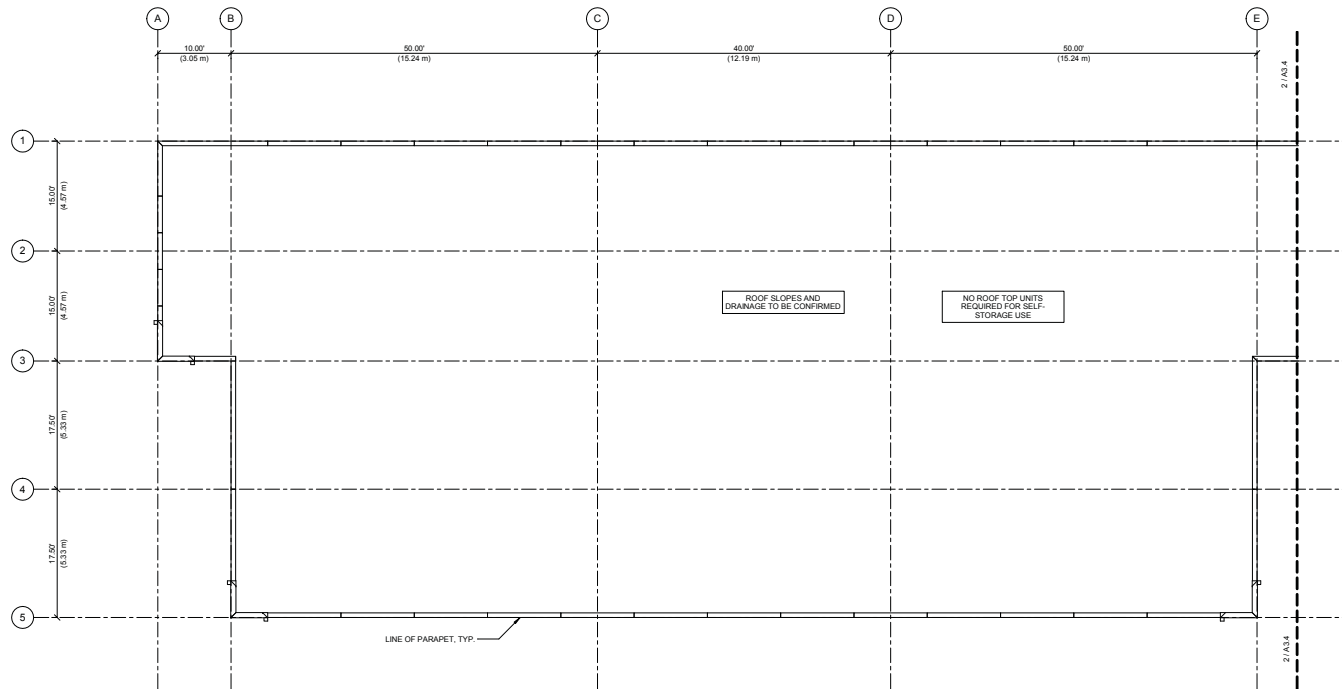
17522-A

A3.7

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1 ROOF PLAN - OVERALL
SCALE: 1/16" = 1'-0"



SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner
Initials AC



2 ROOF PLAN - NORTH
SCALE: 1/16" = 1'-0"

NO.	DATE	BY	DESCRIPTION
1	19.12.17	ISSUED FOR DP	
2	19.12.17	ISSUED FOR DP	
3	19.12.17	ISSUED FOR DP	
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larry podhora / architect
1805 PIER MAC WAY, NORTH VANCOUVER B.C. V8L 5C2

PROJECT NAME
KELOWNA SELF STORAGE - BLDG 7


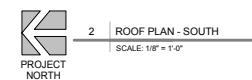
PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

DRAWING TITLE
ROOF PLAN

SCALE: As indicated
DRAWN: LSKW
CHECKED: LPDC
PROJECT NO.: 176522-A
DRAWING NO.:

A3.8

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2

ROOF PLAN - SOUTH
 SCALE: 1/8" = 1'-0"

FLOOR USE LEGEND



1 MAIN FLOOR PLAN - OVERALL
SCALE: 1/16" = 1'-0"



2 MAIN FLOOR PLAN - NORTH
SCALE: 1/8" = 1'-0"



3 MAIN FLOOR PLAN - SOUTH
SCALE: 1/8" = 1'-0"

1	19.12.17	ISSUED FOR DP
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		
SEA		

larry podhora / architect
1805 BROADMAN WAY, NORTH BARNABY B.C. V6L 3C2

PROJECT NAME

KELOWNA SELF STORAGE - BLDG 8

PROJECT ADDRESS

1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

DRAWING TITLE

FLOOR PLANS

SCALE	As indicated
DRAWN	LSLW
CHECKED	LPDC
PROJECT NO.	176522A
DRAWING NO.	

A3.10

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SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner
Initials **AC**





1	ROOF PLAN - OVERALL
	SCALE: 1/16" = 1'-0"



2	ROOF PLAN - NORTH
	SCALE: 1/8" = 1'-0"



3	ROOF PLAN - SOUTH
	SCALE: 1/8" = 1'-0"

NO.	DATE Y/M/D	DESCRIPTION
1	19.12.17	ISSUED FOR DP
ISSUES AND REVISIONS		

larry podhora/ architect
1952 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 0C2

PROJECT NAME

KELOWNA SELF
STORAGE - BLDG 8

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

DRAWING TITLE

ROOF PLAN

SCALE	As indicated
DRAWN	LS/LW
CHECKED	LP/DC
PROJECT NO.	170522-A
DRAWING NO.	

A3.11

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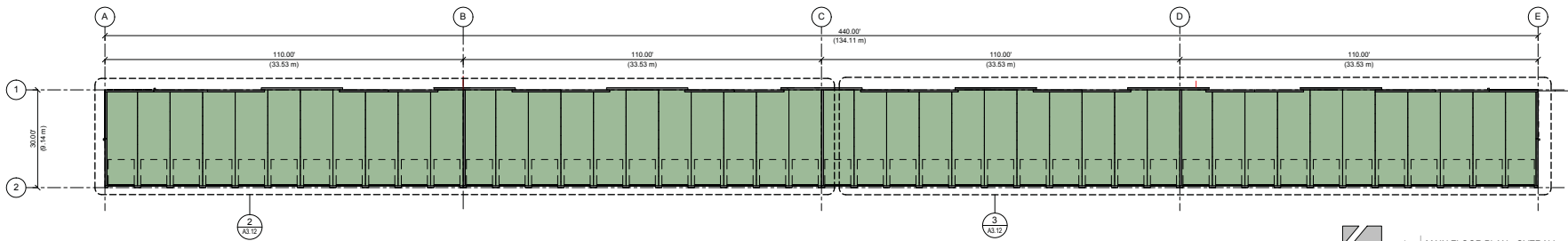
ABBOTSFORD OFFICE
400-2407 CLAYTON AVENUE, ABBOTSFORD B.C. V2S 2B8
WWW.KRAHN.COM

EDMONTON OFFICE
1000, 7017 JONES AVENUE, EDMONTON AB T6J 1W9
1-800-765-0000 WWW.KRAHN.COM

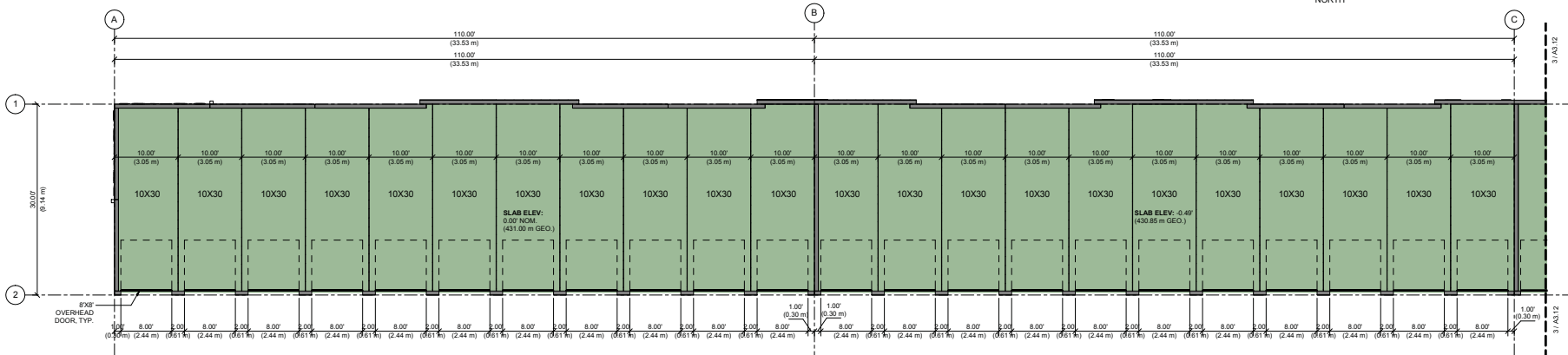
VANCOUVER OFFICE
170-2025 VICTORIA WAY, VANCOUVER B.C. V6C 2G4
1-800-254-0001 7-604-254-0000 WWW.KRAHN.COM

FLOOR USE LEGEND

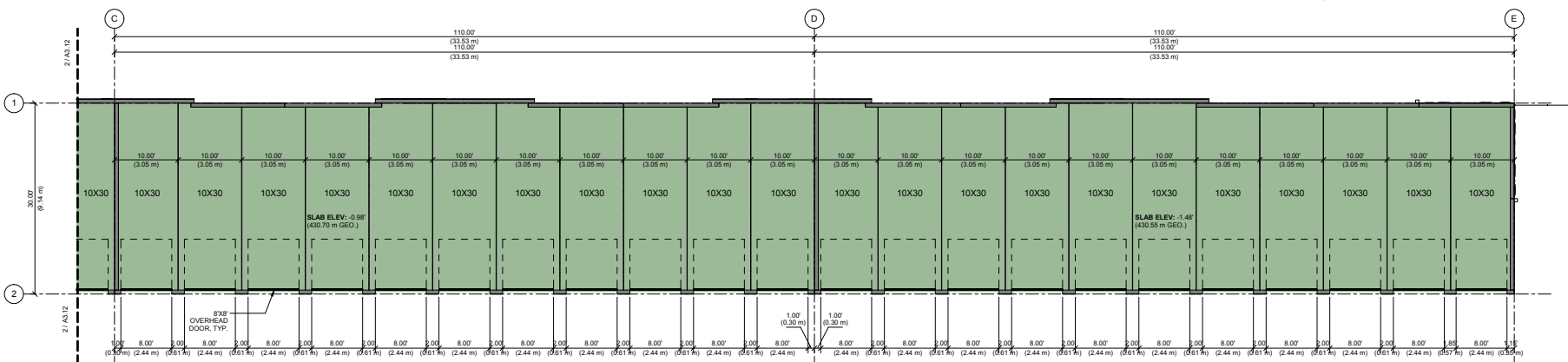
LOCKERS



1 MAIN FLOOR PLAN - OVERALL
SCALE: 1/16" = 1'-0"



2 MAIN FLOOR PLAN - NORTH
SCALE: 1/8" = 1'-0"



3 MAIN FLOOR PLAN - SOUTH
SCALE: 1/8" = 1'-0"

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larry podhora / architect

1805 BROADMAN WAY, NORTH BARNABY, B.C. V6L 5C2

PROJECT NAME

KELOWNA SELF STORAGE - BLDG 9

PROJECT ADDRESS

1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

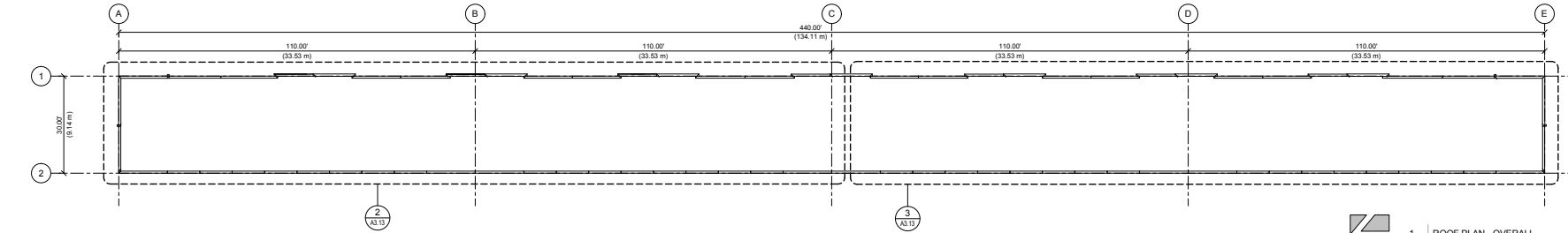
DRAWING TITLE

FLOOR PLANS

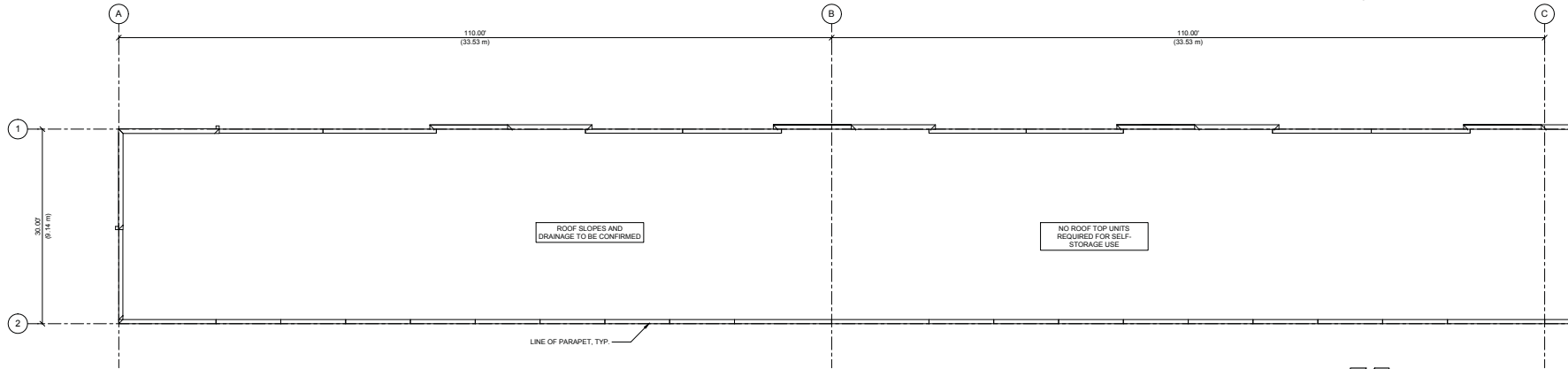
SCALE	As indicated
DRAWN	LSLW
CHECKED	LPDC
PROJECT NO.	17522A
DRAWING NO.	

A3.12

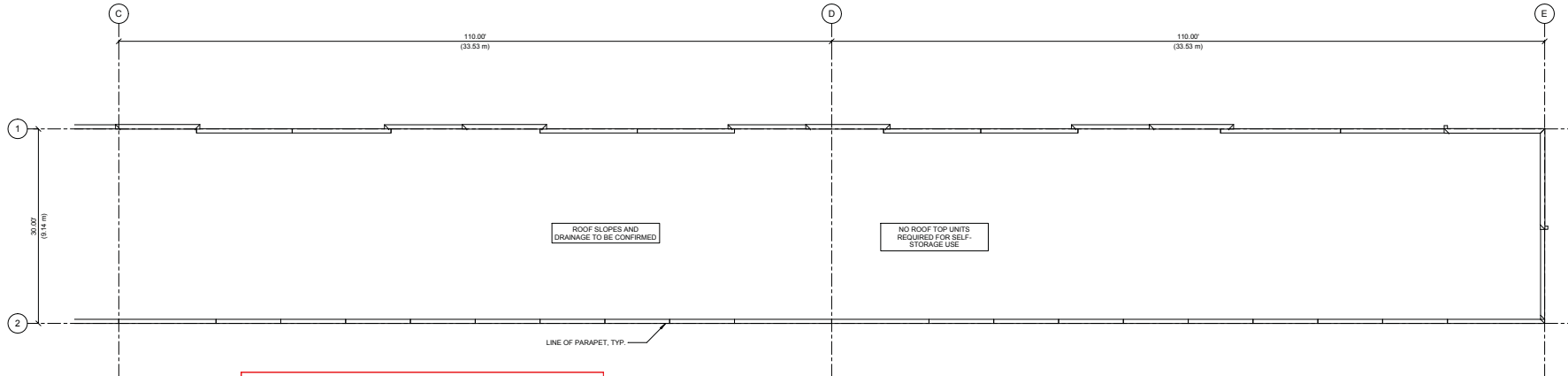
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1 ROOF PLAN - OVERALL
SCALE: 1/8" = 1'-0"



2 ROOF PLAN - NORTH
SCALE: 1/8" = 1'-0"



3 ROOF PLAN SOUTH SIDE
SCALE: 1/8" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

NO.	DATE	BY	DESCRIPTION
1	19.12.17	ISSUED FOR DP	
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larry podhora / architect
1805 BRAGGMAN HWY. NORTH BARNES, B.C. V6L 5C2

PROJECT NAME

KELOWNA SELF STORAGE - BLDG 9

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

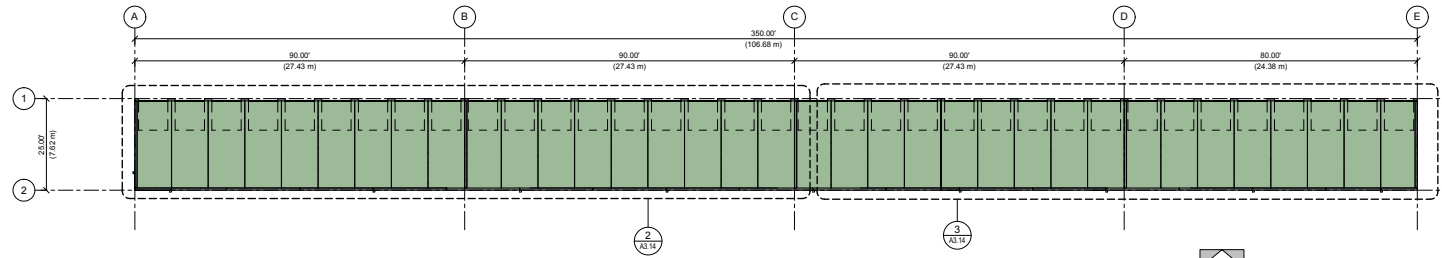
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ROOF PLAN

SCALE	As indicated
DRAWN	LSW
CHECKED	LPDC
PROJECT NO.	17622A
DRAWING NO.	

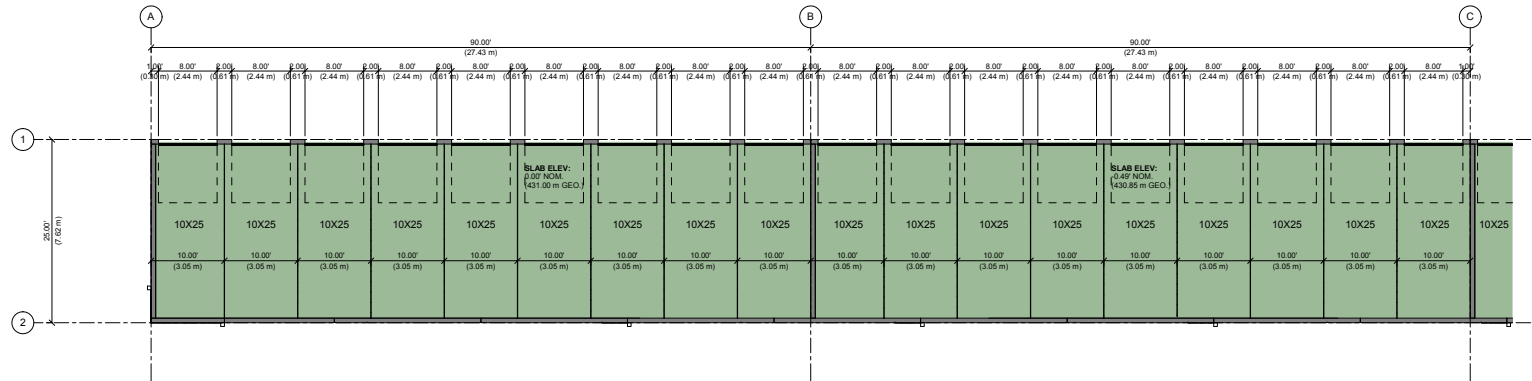
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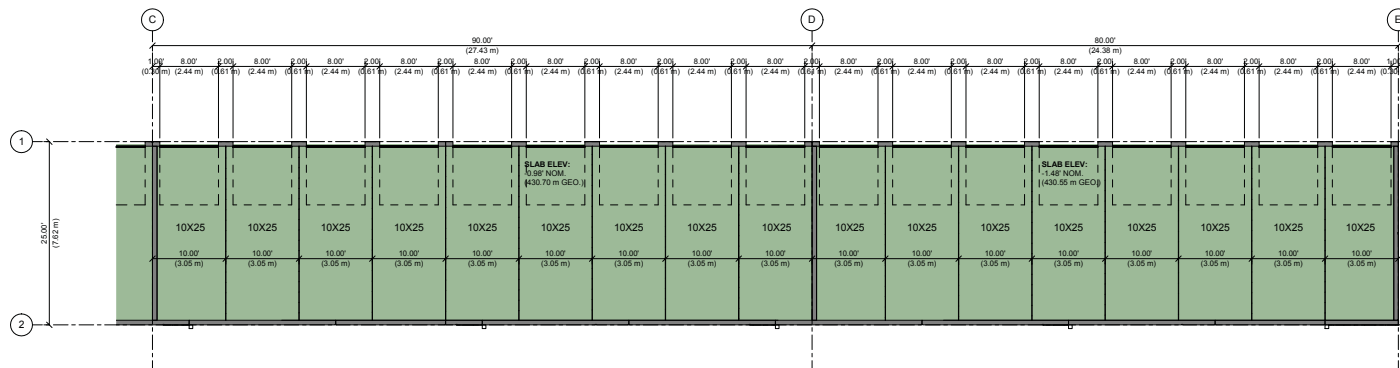
FLOOR USE LEGEND



1 MAIN FLOOR PLAN - OVERALL
SCALE: 1/16" = 1'-0"



2 MAIN FLOOR PLAN - WEST
SCALE: 1/8" = 1'-0"



3 MAIN FLOOR PLAN - EAST
SCALE: 1/8" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

larry podhora / architect
1805 BRIDGMAN BLVD, NORTH BURNABY, B.C. V5L 5C2

PROJECT NAME

KELOWNA SELF STORAGE - BLDG 10

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

DRAWING TITLE
FLOOR PLANS

SCALE: As indicated

DRAWN: LS

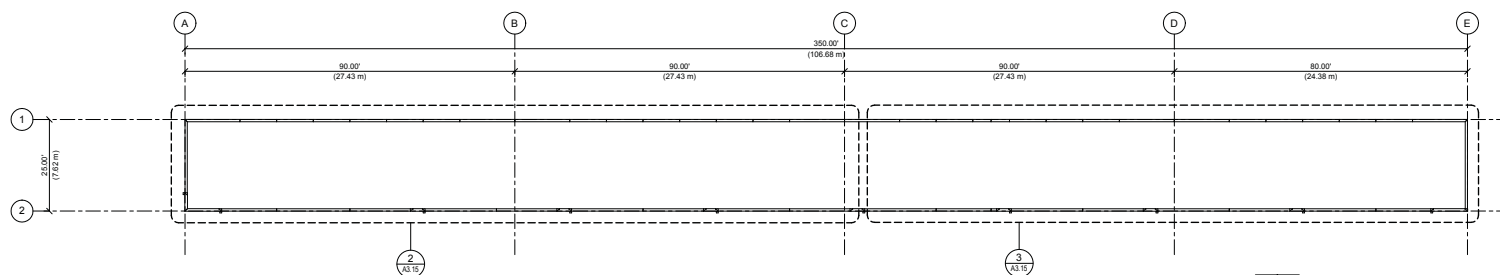
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PROJECT NO.: 176522-A

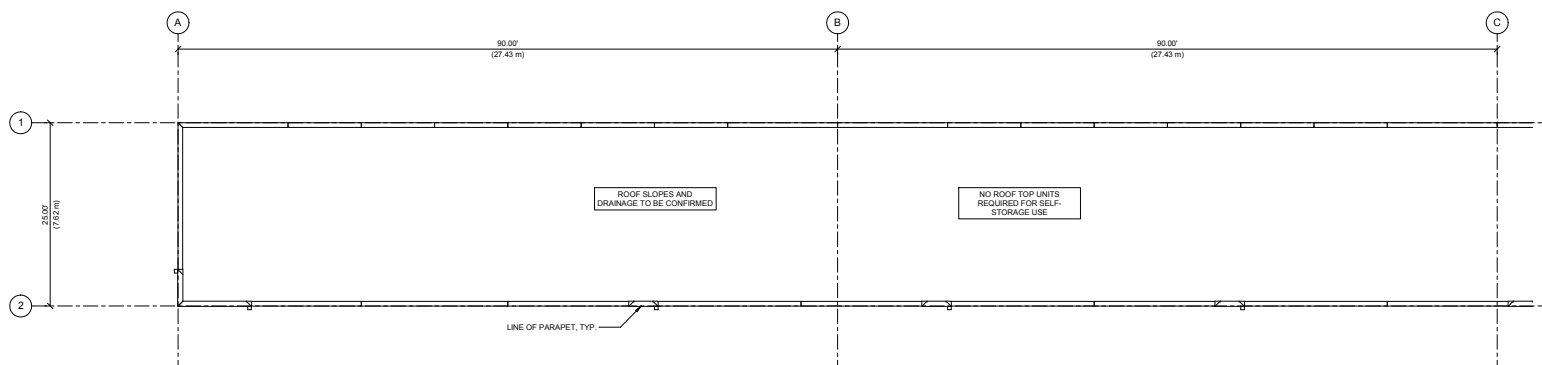
DRAWING NO.

A3.14

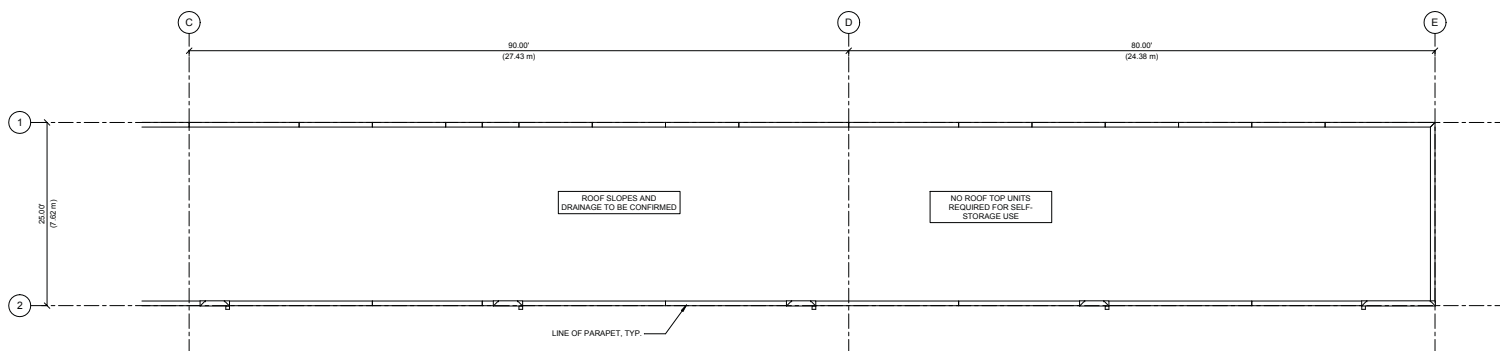
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1 ROOF PLAN - OVERALL
SCALE: 1/16" = 1'-0"



2 ROOF PLAN - WEST
SCALE: 1/8" = 1'-0"



3 ROOF PLAN - EAST
SCALE: 1/8" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

NO.	DATE	BY	DESCRIPTION
1	19.12.17	ISSUED FOR DP	
2	19.12.17	ISSUED FOR DP	
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20	19.12.17	ISSUED FOR DP	

larry podhora / architect
1805 BROADWAY, NORTH VANCOUVER, B.C. V6L 3C2

PROJECT NAME
KELOWNA SELF STORAGE - BLDG 10

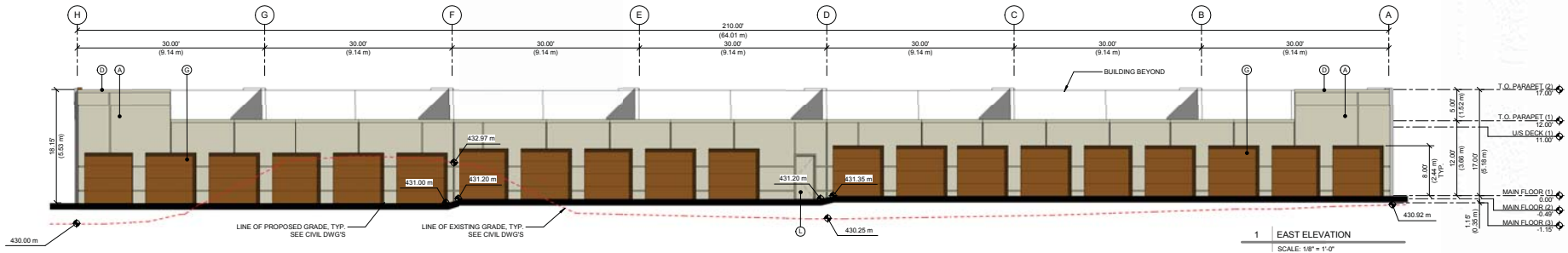
PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL MAC CT, 3525 KEL MAC CT, KELOWNA, BC

DRAWING TITLE
ROOF PLAN

SCALE	As indicated
DRAWN	LS
CHECKED	LPDC
PROJECT NO.	176522-A
DRAWING NO.	

A3.15

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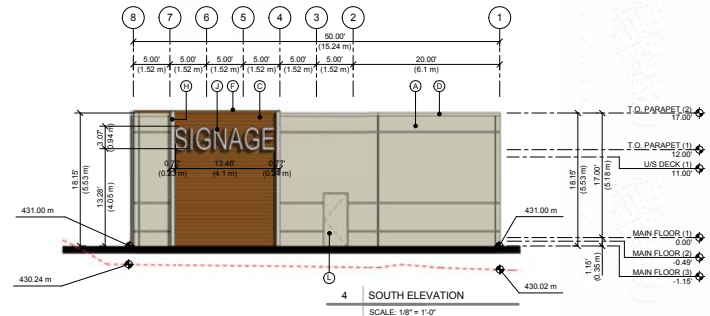
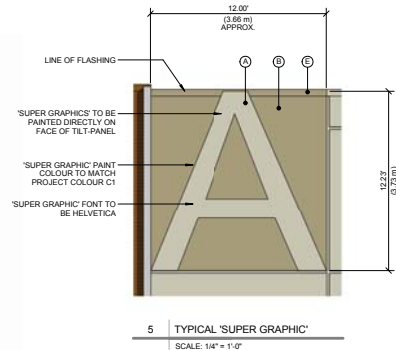
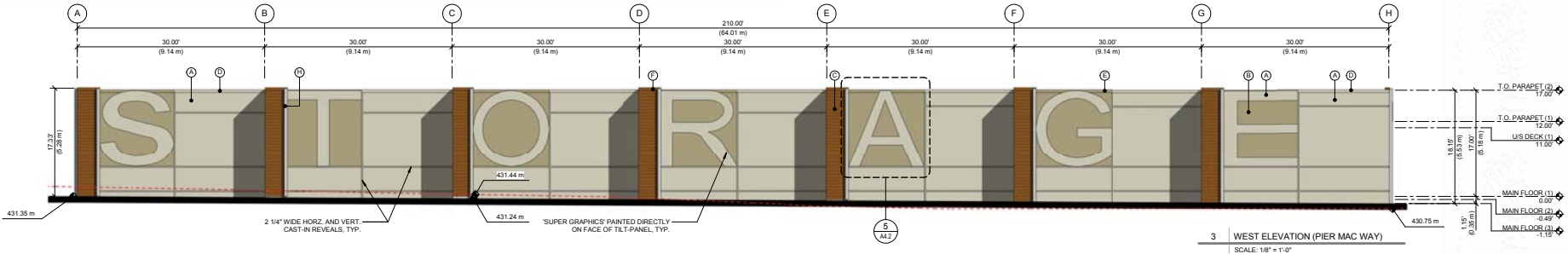
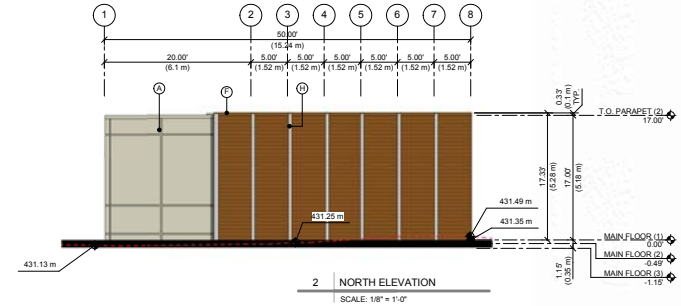


EXTERIOR FINISH LEGEND

A CONCRETE TILT-UP PANEL	PAINTED: C1
B CONCRETE TILT-UP PANEL	PAINTED: C2
C LONGBOARD METAL CLADDING	PRE-FINISHED: C3
D PRE-FORMED ALUMINUM FLASHING	PAINTED: C1
E PRE-FORMED ALUMINUM FLASHING	PAINTED: C2
F PRE-FORMED ALUMINUM FLASHING	PAINTED: C3
G METAL OVERHEAD DOOR	PAINTED: C3
H PRE-FORMED ALUMINUM BREAK-SHAPE CLADDING	PRE-FINISHED: ANODIZED 'CLEAR'
J SURFACE MOUNTED, INTERNALLY ILLUMINATED, CHANNEL LETTER SIGNAGE	SIGNAGE TO FOLLOW CORPORATE BRANDING
L METAL MAN DOOR	PAINTED: C1

PROJECT COLOURS

C1 BENJAMIN MOORE	GRAY MIRAGE 2142-50
C2 BENJAMIN MOORE	OLIVE BRANCH 2143-30
C3 MAYNE COATINGS	CORDOBA CHERRY



SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner Initials
AC

City of
Kelowna
COMMUNITY PLANNING

larry podhora / architect

1805 BRAGMAN WAY, NORTH SAHARA, B.C. V8L 5C2

PROJECT NAME

**KELOWNA
SELF-STORAGE -
BLDG 2**

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

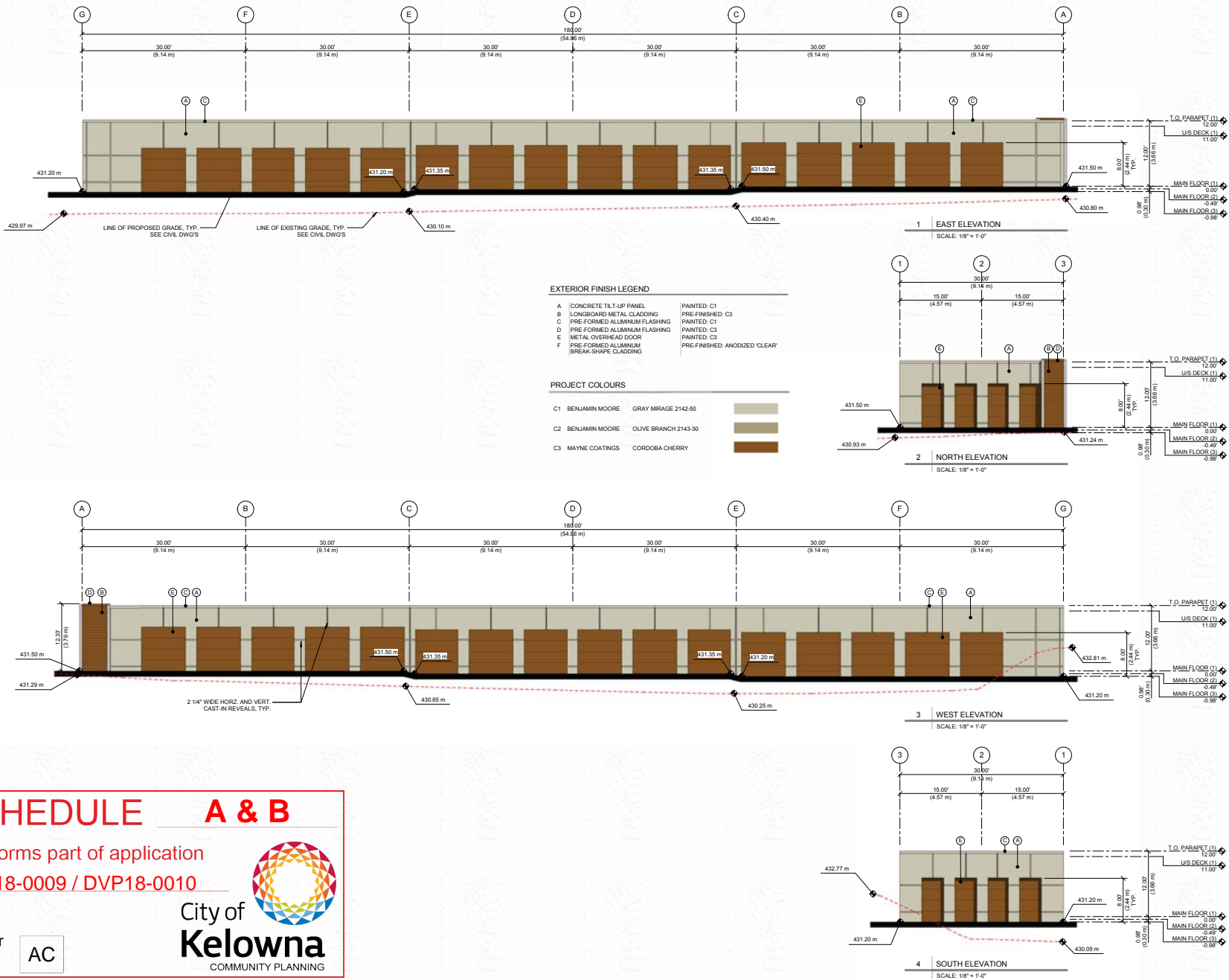
BUILDING TITLE

ELEVATIONS

SCALE	As indicated
DRAWN	LS
CHECKED	LPDC
PROJECT NO.	176522-A
DRAWING NO.	

A4.2

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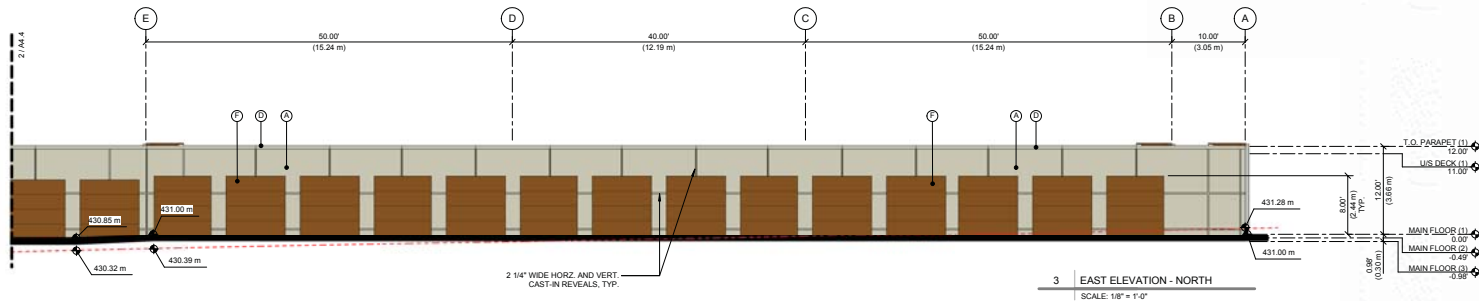
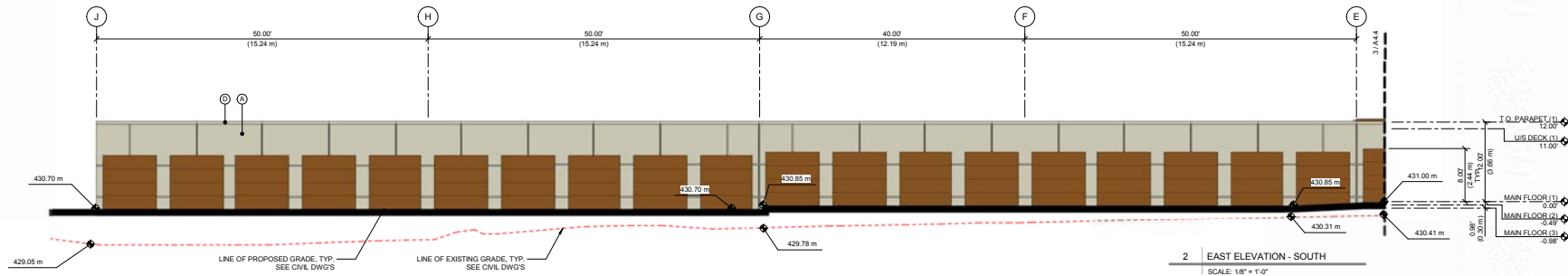
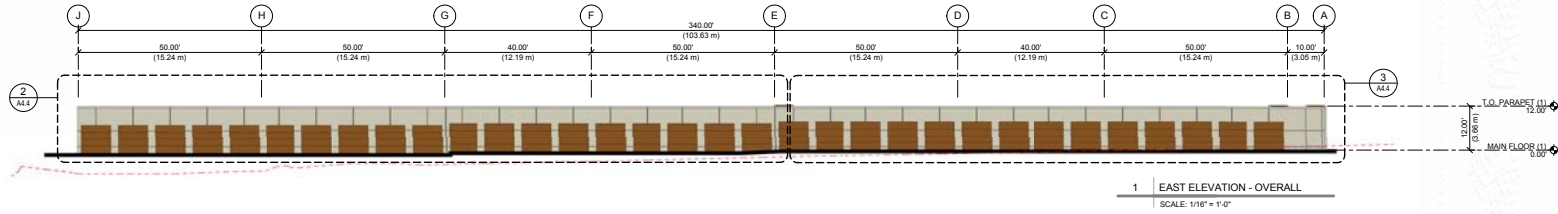


SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

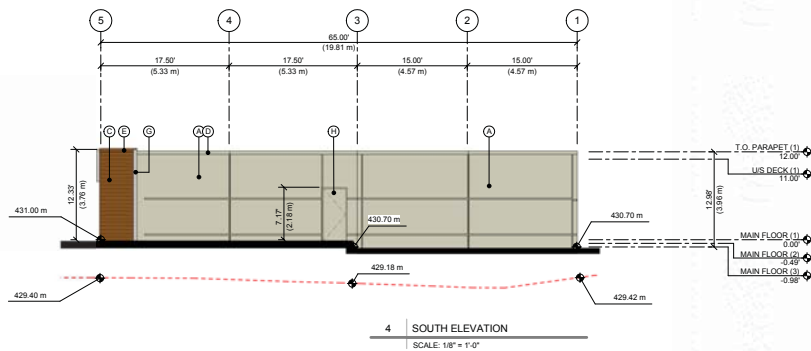


EXTERIOR FINISH LEGEND

A	CONCRETE TILT-UP PANEL	PAINTED: C1
C	LONGBOARD METAL CLADDING	PRE-FINISHED: C3
D	PRE-FORMED ALUMINUM FLASHING	PAINTED: C1
E	PRE-FORMED ALUMINUM FLASHING	PAINTED: C3
F	METAL OVERHEAD DOOR	PAINTED: C3
G	PRE-FORMED ALUMINUM BREAK-SHAPE CLADDING	PRE-FINISHED: ANODIZED 'CLEAR'
H	METAL MANDOCOR	PAINTED: C1

PROJECT COLOURS

C1	BENJAMIN MOORE	GRAY MIRAGE 2142-50
C2	BENJAMIN MOORE	OLIVE BRANCH 2143-30
C3	MAYNE COATINGS	CORDOBA CHERRY



SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

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larry dphora / architect
1805 PIER MAC WAY, NORTH VANCOUVER B.C. V8L 5C2

PROJECT NAME
KELOWNA SELF STORAGE - BLDG 7

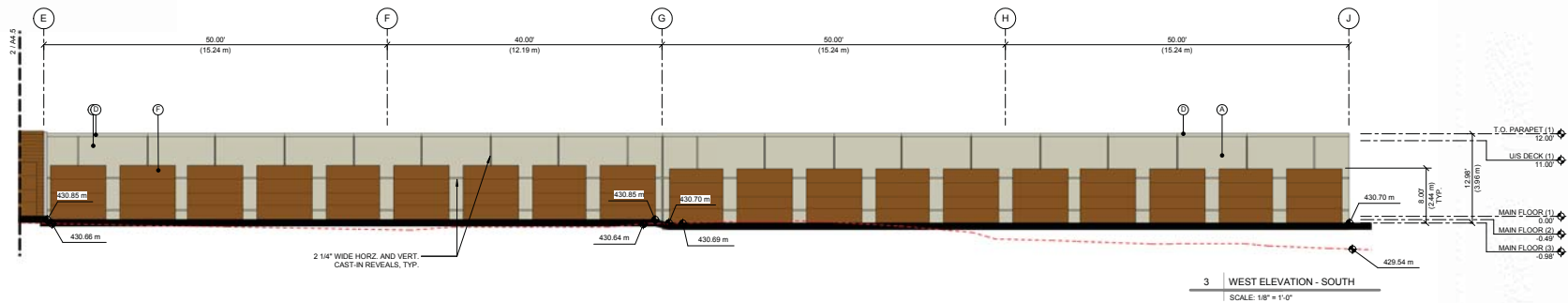
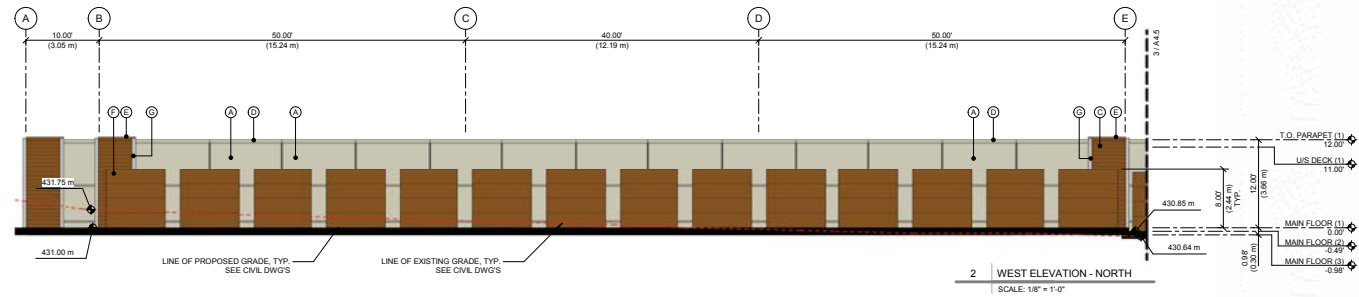
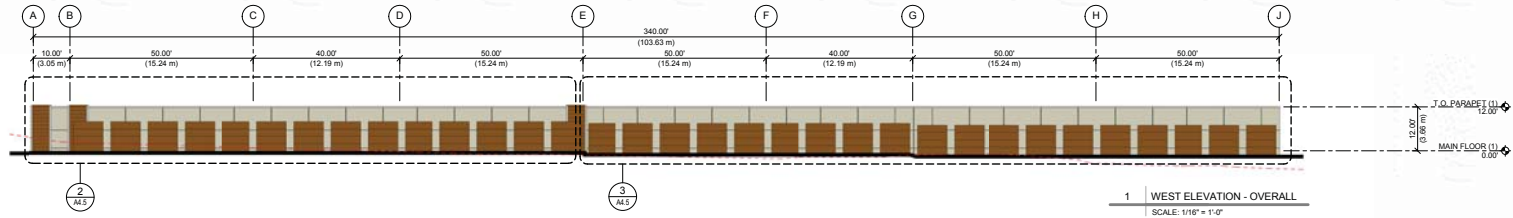
PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL MAC CT, KELOWNA, BC

DRAWING TITLE
ELEVATIONS

SCALE	As indicated
DRAWN	LSLW
CHECKED	LPDC
PROJECT NO.	17622A
DRAWING NO.	

A4.4

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SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner Initials **AC**

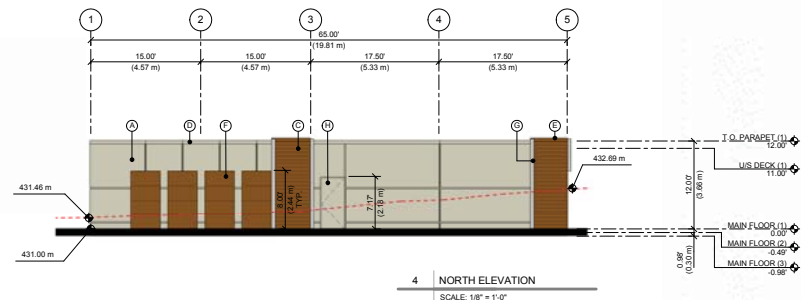
City of Kelowna
COMMUNITY PLANNING

EXTERIOR FINISH LEGEND

A CONCRETE TILT-UP PANEL	PAINTED: C1
C LONGBOARD METAL CLADDING	PRE-FINISHED: C3
D PRE-FORMED ALUMINUM FLASHING	PAINTED: C1
E PRE-FORMED ALUMINUM FLASHING	PAINTED: C3
F METAL OVERHEAD DOOR	PAINTED: C3
G PRE-FORMED ALUMINUM BREAK-SHAPE CLADDING	PRE-FINISHED: ANODIZED 'CLEAR'
H METAL MANDOOK	PAINTED: C1

PROJECT COLOURS

C1 BENJAMIN MOORE	GRAY MIRAGE 2142-50	
C2 BENJAMIN MOORE	OLIVE BRANCH 2143-30	
C3 MAYNE COATINGS	CORDOBA CHERRY	



NO.	DATE	BY	DESCRIPTION
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larry dhordra / architect

1805 BROADMAN WAY, NORTH BAYVIEW, B.C. V6L 5C2

PROJECT NAME

KELOWNA SELF STORAGE - BLDG 7

PROJECT ADDRESS

1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

DRAWING TITLE

ELEVATIONS

SCALE: As indicated

DRAWN: LS

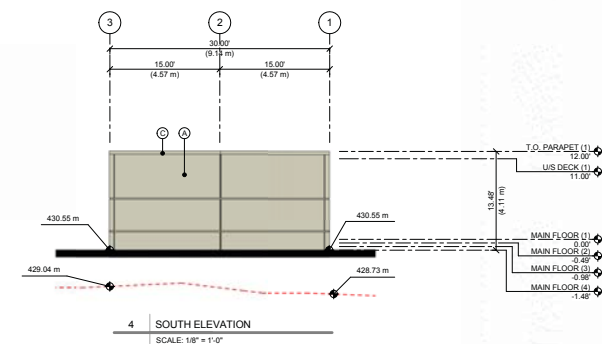
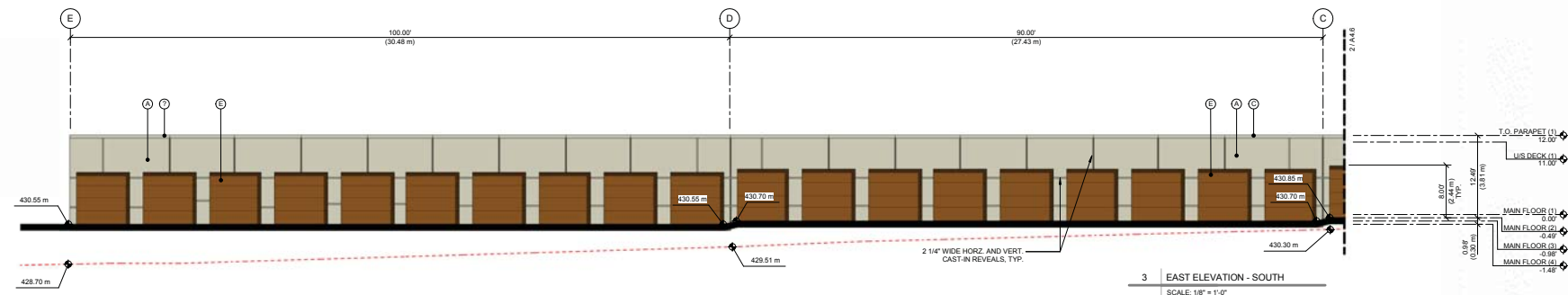
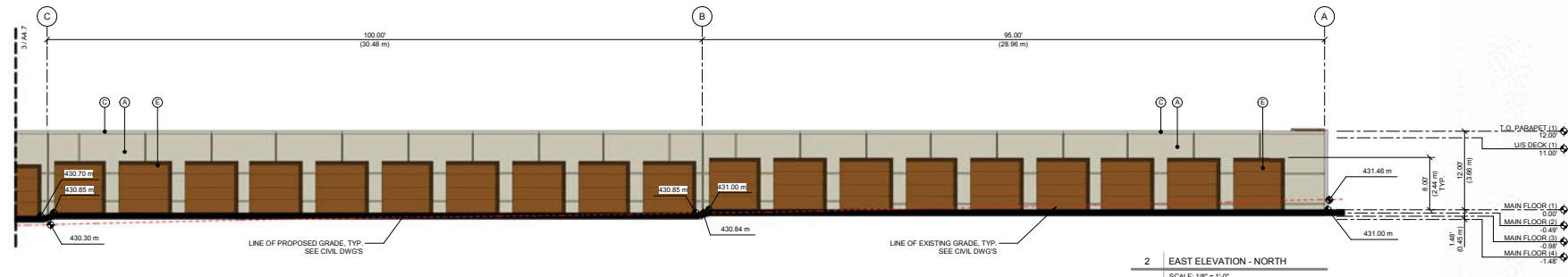
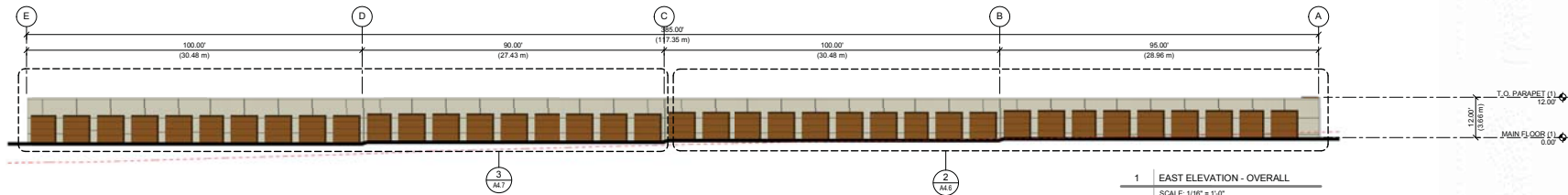
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PROJECT NO: 176522-A

DRAWING NO:

A4.5

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EXTERIOR FINISH LEGEND

A CONCRETE TILT-UP PANEL	PAINTED: C1
B LONGBOARD METAL CLADDING	PRE-FINISHED: C3
C PRE-FORMED ALUMINUM FLASHING	PAINTED: C1
D PRE-FORMED ALUMINUM FLASHING	PAINTED: C3
E METAL OVERHEAD DOOR	PAINTED: C3
F PRE-FORMED ALUMINUM BREAK-SHAPE CLADDING	PRE-FINISHED: ANODIZED 'CLEAR'

PROJECT COLOURS

C1 BENJAMIN MOORE	GRAY MIRAGE 2142-50	
C2 BENJAMIN MOORE	OLIVE BRANCH 2143-30	
C3 MAYNE COATINGS	CORDOBA CHERRY	

SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

1	19.12.17	ISSUED FOR DP
NO.	DATE	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		

larry podhora / architect
1805 BROADMAN BLVD, NORTH BAYVIEW, B.C. V6L 5C2

PROJECT NAME
KELOWNA SELF STORAGE - BLDG 8

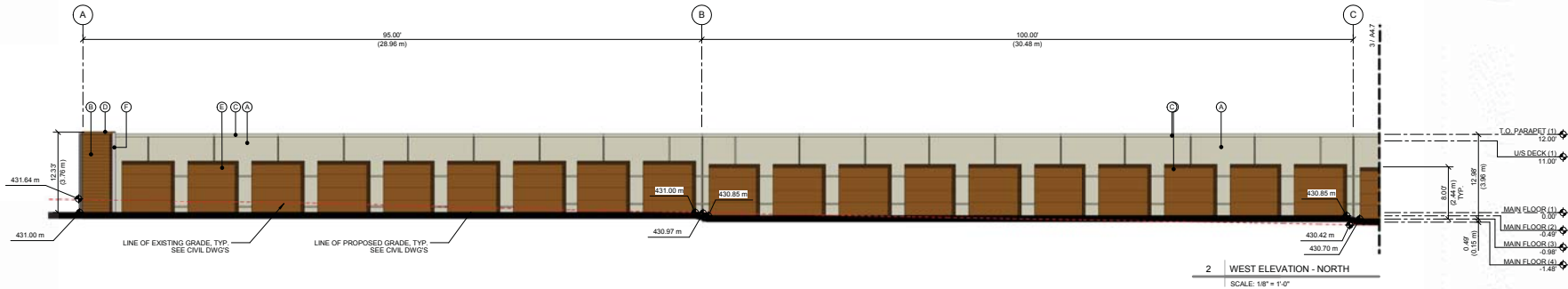
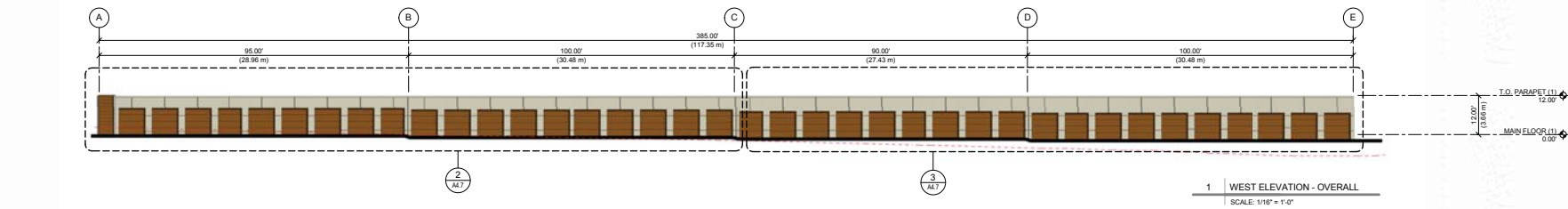
PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL MAC CT, 3525 KEL MAC CT, KELOWNA, BC

DRAWING TITLE
ELEVATIONS

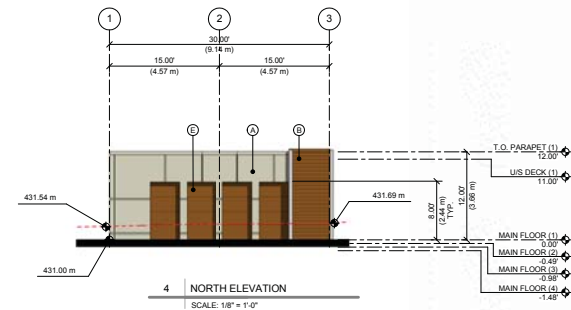
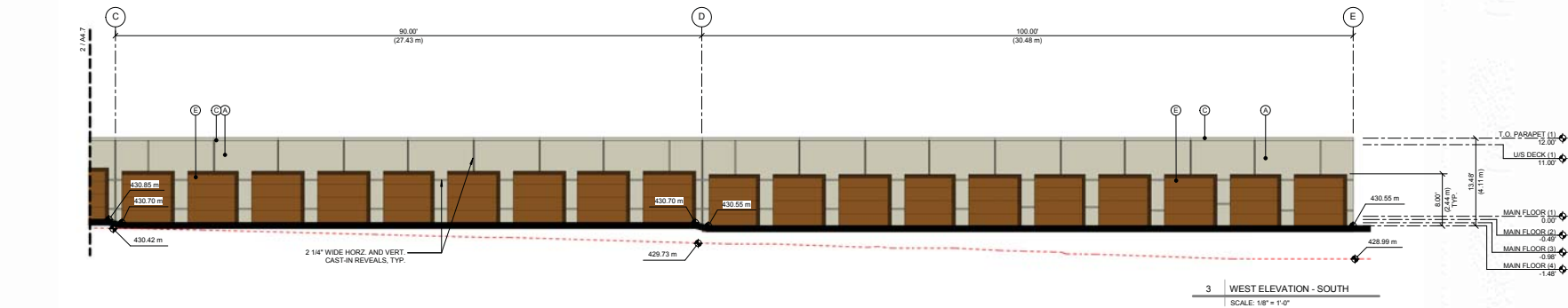
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CHECKED	LPDC
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DRAWING NO.	

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EXTERIOR FINISH LEGEND	
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B LONGBOARD METAL CLADDING	PRE-FINISHED: C3
C PRE-FORMED ALUMINUM FLASHING	PAINTED: C1
D PRE-FORMED ALUMINUM FLASHING	PAINTED: C3
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F PRE-FORMED ALUMINUM BREAK-SHAPE CLADDING	PRE-FINISHED: ANODIZED 'CLEAR'

PROJECT COLOURS	
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C2 BENJAMIN MOORE	OLIVE BRANCH 2143-30
C3 MAYNE COATINGS	CORDOBA CHERRY

SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

larry podhora / architect

1805 BROADWAY, NORTH VANCOUVER, B.C. V6L 3C2

PROJECT NAME

KELOWNA SELF STORAGE - BLDG 8

PROJECT ADDRESS

1805 PIER MAC WAY, 3515 KEL MAC CT, 3525 KEL MAC CT, KELOWNA, BC

DRAWING TITLE

ELEVATIONS

SCALE: As indicated

DRAWN: LSLW

CHECKED: LPDC

PROJECT NO: 176522-A

DRAWING NO.

A4.7

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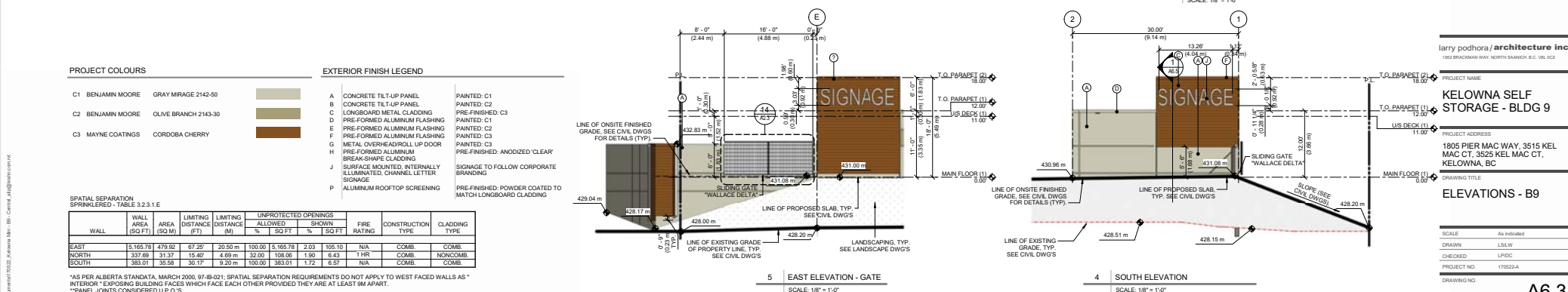
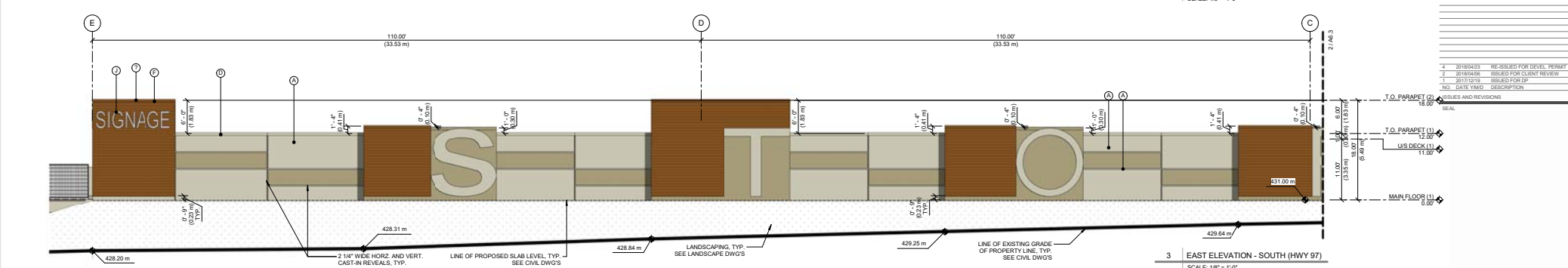
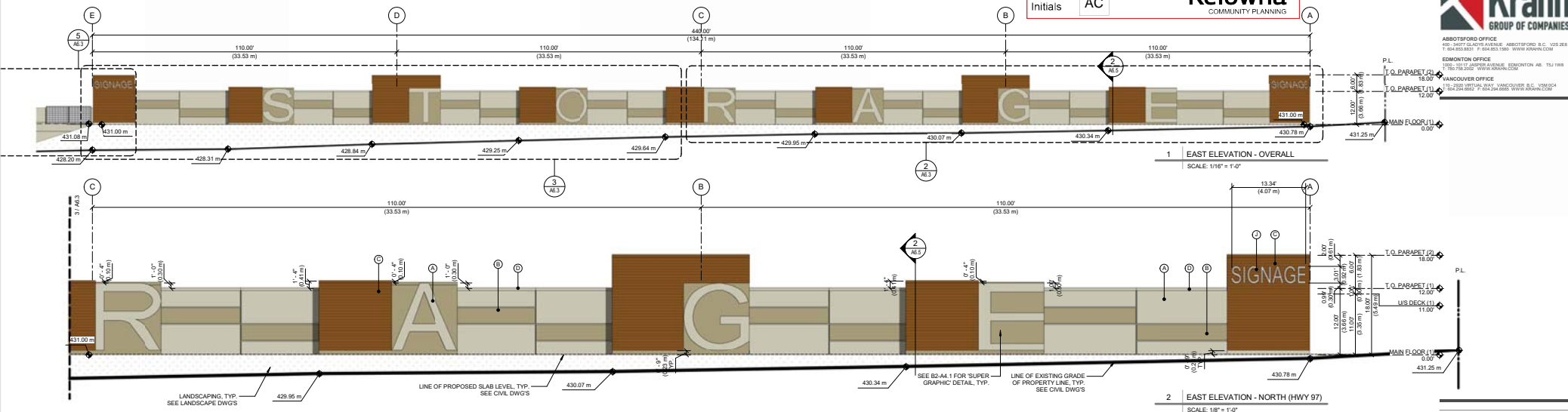
SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner
Initials AC



ABBOTSFORD OFFICE
100-10450 GLENVIEW AVENUE, ABBOTSFORD, B.C. V2S 2B8
TEL: 250-862-1111 FAX: 250-862-1300 WWW.KRAHN.COM
EDMONTON OFFICE
100-10450 GLENVIEW AVENUE, EDMONTON, AB, T5L 1A9
TEL: 780-443-1111 FAX: 780-443-1300
VANCOUVER OFFICE
100-10450 GLENVIEW AVENUE, VANCOUVER, B.C. V6E 2B8
TEL: 604-261-1111 FAX: 604-261-1300 WWW.KRAHN.COM



PROJECT COLOURS

- C1 BENJAMIN MOORE GRAY MIRAGE 2142-50
- C2 BENJAMIN MOORE OLIVE BRANCH 2143-30
- C3 MAYNE COATINGS CORDOBA CHERRY

EXTERIOR FINISH LEGEND

- A CONCRETE TILT-UP PANEL
- B CONCRETE TILT-UP PANEL
- C LONGBOARD METAL CLADDING
- D PRE-FORMED ALUMINUM FLASHING
- E PRE-FORMED ALUMINUM FLASHING
- F PRE-FORMED ALUMINUM FLASHING
- G METAL OVERHEADROLL UP DOOR
- H PRE-FORMED ALUMINUM BREAK-SHAPE CLADDING
- J SURFACE MOUNTED, INTERNALLY ILLUMINATED, CHANNEL LETTER SIGNAGE
- P ALUMINUM ROOFTOP SCREENING

UNPROTECTED OPENINGS		FIRE RATING		CONSTRUCTION TYPE		CLADDING TYPE	
ALLOWED	SHOWN						
100.00	100.00	2.03	105.10	N/A	COMB.	COMB.	COMB.
32.00	108.06	1.90	6.43	1 HR	COMB.	NONCOMB.	COMB.
100.00	383.01	1.72	6.57	N/A	COMB.	COMB.	COMB.

Spatial Separation

SPRINKLER - TABLE 3.2.3.1.E

WALL	WALL AREA (SQ FT)	AREA (SQ M)	LIMITING DISTANCE (FT)	LIMITING DISTANCE (M)	ALLOWED		SHOWN		FIRE RATING	CONSTRUCTION TYPE	CLADDING TYPE
					%	SQ FT	%	SQ FT			
EAST	5,165.78	479.92	67.25	20.50	100.00	5,165.78	2.03	105.10	N/A	COMB.	COMB.
NORTH	337.69	31.37	15.47	4.69	32.00	108.06	1.90	6.43	1 HR	COMB.	NONCOMB.
SOUTH	383.01	35.58	30.17	9.20	100.00	383.01	1.72	6.57	N/A	COMB.	COMB.

*AS PER ALBERTA STANDATA, MARCH 2000, 97-18-021: SPATIAL SEPARATION REQUIREMENTS DO NOT APPLY TO WEST FACED WALLS AS *
INTERIOR EXPOSING BUILDING FACES WHICH FACE EACH OTHER PROVIDED THEY ARE AT LEAST 30' APART
**PANEL JOINTS CONSIDERED U.P.O.'S
***SOUTH L.D. DIMENSION TO PROPERTY LINE AND EAST L.D. DIMENSION TO CENTERLINE OF ROAD
****WALL AREA TO THE U.S. OF DECK TYP.

larry podhora / architecture inc.
1805 BROADWAY, NORTH VANCOUVER, B.C. V6L 3C2

PROJECT NAME
KELOWNA SELF STORAGE - BLDG 9

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL MAC CT, 3525 KEL MAC CT, KELOWNA, BC

DRAWING TITLE
ELEVATIONS - B9

SCALE: As indicated
DRAWN: LSKW
CHECKED: LPDC
PROJECT NO.: 176522A
DRAWING NO.

A6.3

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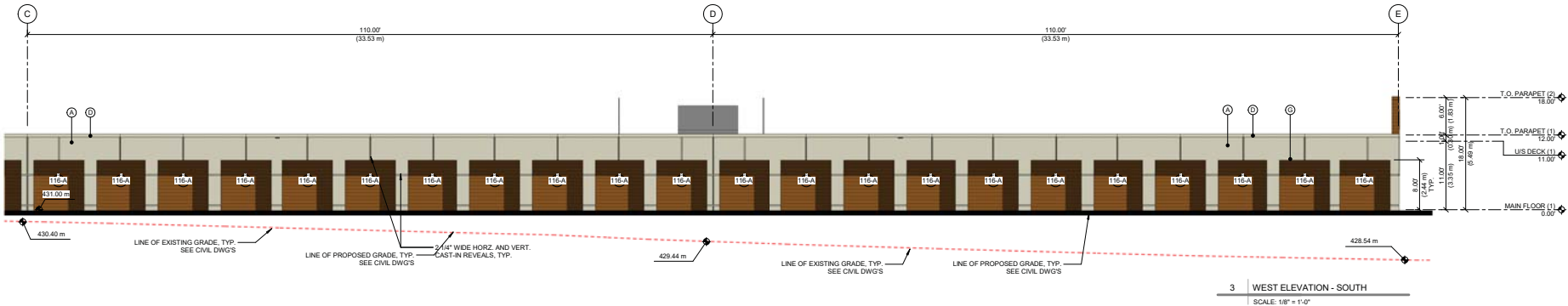
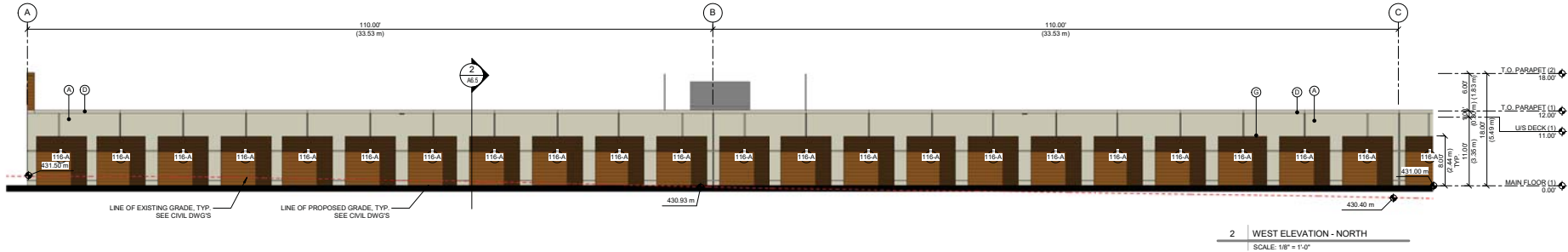
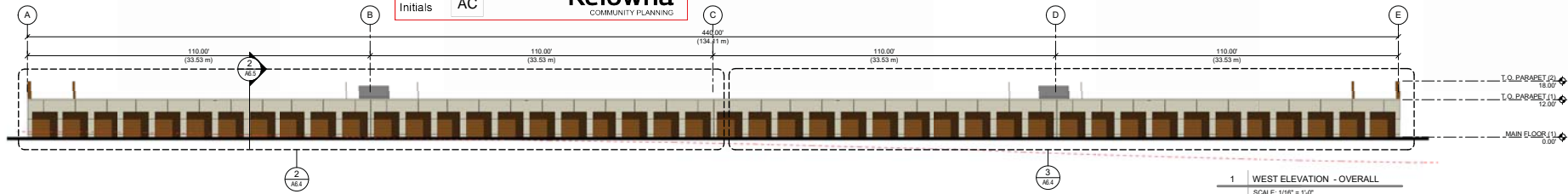
SCHEDULE A & B

This forms part of application

DP18-0009 / DVP18-0010



Planner Initials AC



SPATIAL SEPARATION SPRINKLERED - TABLE 3.2.3.1.E

WALL	WALL AREA (SQ FT)	AREA (SQ M)	LIMITING DISTANCE (FT)	LIMITING DISTANCE (M)	UNPROTECTED OPENINGS				FIRE RATING	CONSTRUCTION TYPE	CLADDING TYPE
					ALLOWED	SHOWN	%	SQ FT			
EAST	5,165.78	479.92	67.25	20.50	100.00	5,165.78	2.03	105.10	N/A	COMB.	COMB.
NORTH	337.69	31.37	15.40	4.69	32.00	108.06	1.90	6.43	11R	COMB.	NONCOMB.
SOUTH	383.01	35.58	30.17	9.20	100.00	383.01	1.72	6.57	N/A	COMB.	COMB.

*AS PER ALBERTA STANDATA, MARCH 2000, 97-8-021. SPATIAL SEPARATION REQUIREMENTS DO NOT APPLY TO WEST FACED WALLS AS *
 INTERIOR * EXPOSING BUILDING FACES WHICH FACE EACH OTHER PROVIDED THEY ARE AT LEAST 9M APART.
 **PANEL JOINTS CONSIDERED U.P.O.'S
 ***SOUTH L.D. DIMENSION TO PROPERTY LINE AND EAST L.D. DIMENSION TO CENTERLINE OF ROAD
 ****WALL AREA TO THE L.O.S. OF DECK TYP.

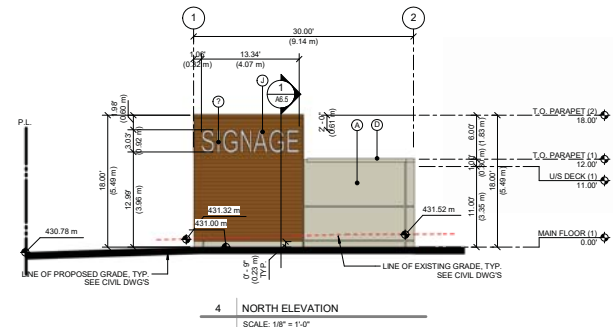
EXTERIOR FINISH LEGEND

- A CONCRETE TILT-UP PANEL
- B CONCRETE TILT-UP PANEL
- C LONGBOARD METAL CLADDING
- D PRE-FORMED ALUMINUM FLASHING
- E PRE-FORMED ALUMINUM FLASHING
- F PRE-FORMED ALUMINUM FLASHING
- G METAL OVERHEAD ROLL UP DOOR
- H PRE-FORMED ALUMINUM BREAK-SHAPE CLADDING
- J SURFACE MOUNTED, INTERNALLY ILLUMINATED, CHANNEL LETTER SIGNAGE
- P ALUMINUM ROOFTOP SCREENING

PAINTED: C1
 PAINTED: C2
 PRE-FINISHED: C3
 PAINTED: C1
 PAINTED: C2
 PAINTED: C3
 PAINTED: C3
 PRE-FINISHED: ANODIZED CLEAR
 SIGNAGE TO FOLLOW CORPORATE BRANDING
 PRE-FINISHED: POWDER COATED TO MATCH LONGBOARD CLADDING

PROJECT COLOURS

- C1 BENJAMIN MOORE GRAY MIRAGE 2142-50
- C2 BENJAMIN MOORE OLIVE BRANCH 2143-30
- C3 MAYNE COATINGS COROIBA CHERRY



ABBOTSFORD OFFICE
 400-2407 ELGIN AVENUE, ABBOTSFORD, B.C. V2S 2B8
 T: 604-853-1300 WWW.KRAHN.COM
 EDMONTON OFFICE
 1000, 101 ST. JAMES AVENUE, EDMONTON, AB, T5J 1A9
 T: 780-460-1100 WWW.KRAHN.COM
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 130-200 WILLOW WAY, VANCOUVER, B.C. V6B 5G4
 T: 604-264-0885 WWW.KRAHN.COM

NO.	DATE	BY	DESCRIPTION
1	2017/12/19	ISSUED FOR SP	
2	2018/04/08	ISSUED FOR CLIENT REVIEW	
3	2018/04/23	RE-ISSUED FOR DEVELOPER PERMIT	
4	2018/04/23	RE-ISSUED FOR DEVELOPER PERMIT	

ISSUES AND REVISIONS

SEAL

larry podhora / architecture inc.

1805 BROADMAN WAY, NORTH BURNABY, B.C. V5L 3C2

PROJECT NAME

KELOWNA SELF STORAGE - BLDG 9

PROJECT ADDRESS

1805 PIER MAC WAY, 3515 KEL MAC CT, 3525 KEL MAC CT, KELOWNA, BC

DRAWING TITLE

ELEVATIONS - B9

SCALE

As indicated

DRAWN LS

CHECKED LP

PROJECT NO. 176522A

DRAWING NO.

A6.4

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A wide-angle architectural rendering of a long, modern building facade. The building features large, stylized letters spelling out 'SIGNAGE' in white on a dark red background. The facade is composed of various colored panels in shades of red, beige, and grey. The building is surrounded by landscaping, including tall, thin evergreen trees and low-lying green shrubs. The foreground is a grassy field, and the sky is blue with scattered white clouds.

An architectural rendering of a proposed retail building. The building features large, stylized letters spelling out 'SALES' on its facade. To the right of the main building, there is a separate structure with the word 'SIGNAGE' on it. The building is surrounded by landscaping, including trees and shrubs. In the foreground, there is a parking lot with three cars: a white sedan, a silver coupe, and a blue sedan.

<h1>SCHEDULE A & B</h1>	
<p>This forms part of application</p> <p># DP18-0009 / DVP18-0010</p>	
<p>Planner Initials</p>	<p>AC</p>
<div style="text-align: right;">  <p>City of Kelowna COMMUNITY PLANNING</p> </div>	

larry podhora / architecture inc.
1052 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 0C2

PROJECT NAME

KELOWNA
SELF-STORAGE

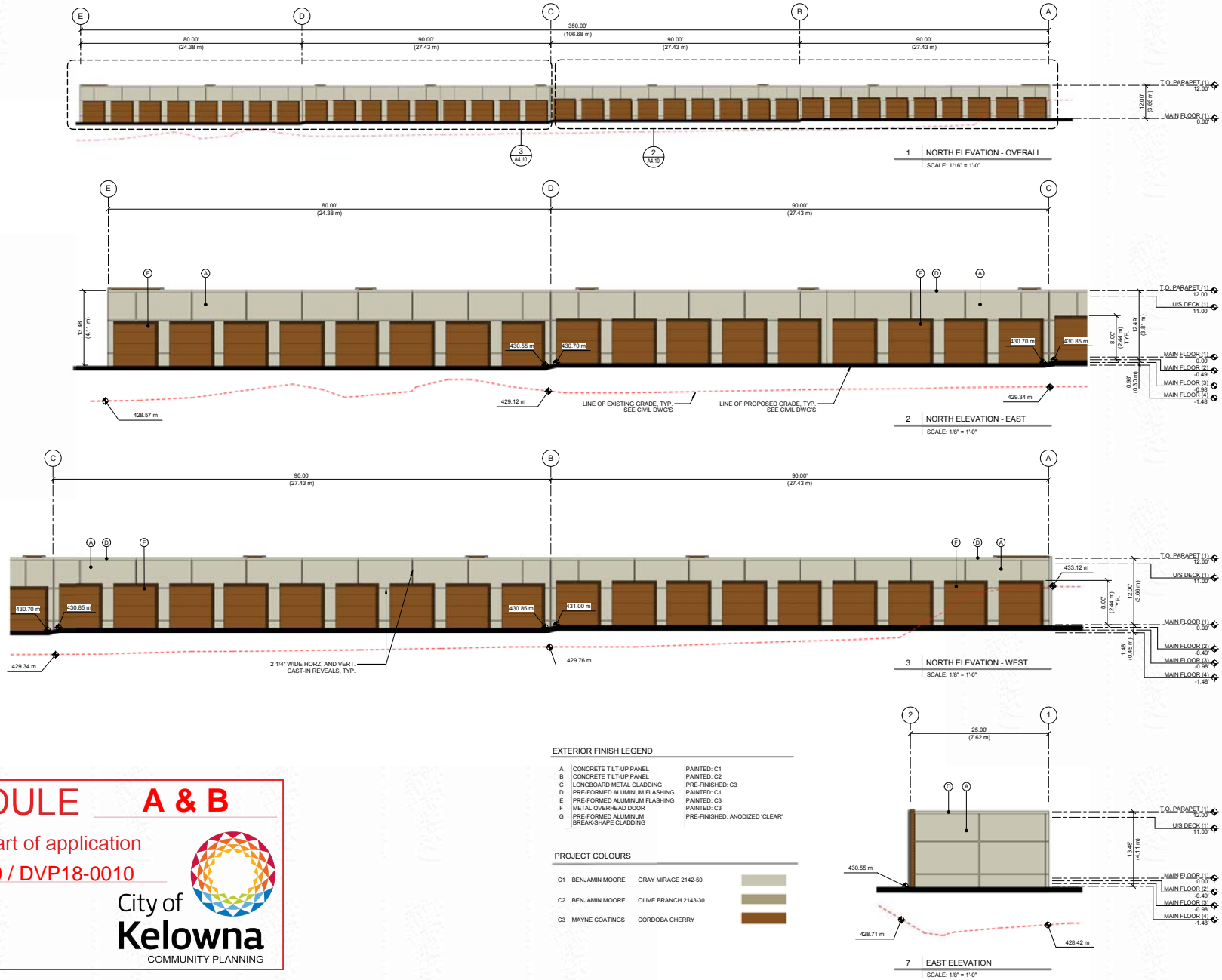
PROJECT ADDRESS
1805 PIER MAC WAY 3515 KEI

STREET VIEWS

SCALE	
DRAWN	Author
CHECKED	Checker
PROJECT NO.	170522-A
DRAWING NO.	

A0.4

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1	19.12.17	ISSUED FOR DP
2	DATE YMD	DESCRIPTION
3	DATE YMD	DESCRIPTION
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98	DATE YMD	DESCRIPTION
99	DATE YMD	DESCRIPTION
100	DATE YMD	DESCRIPTION

larry podhora / architect

1805 BROADMAN WAY, NORTH SAHARA, B.C. V6L 5C2

PROJECT NAME

KELOWNA SELF STORAGE - BLDG 10

PROJECT ADDRESS

1805 PIER MAC WAY, 3515 KEL MAC CT, 3525 KEL MAC CT, KELOWNA, BC

DRAWING TITLE

ELEVATIONS

SCALE

As indicated

DRAWN

LS

CHECKED

LPD

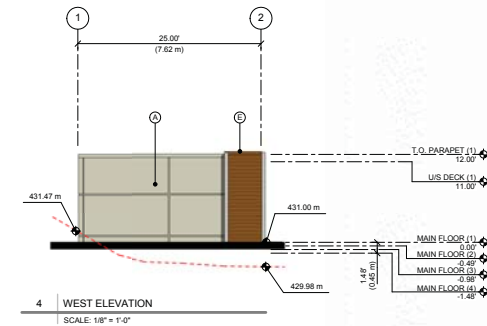
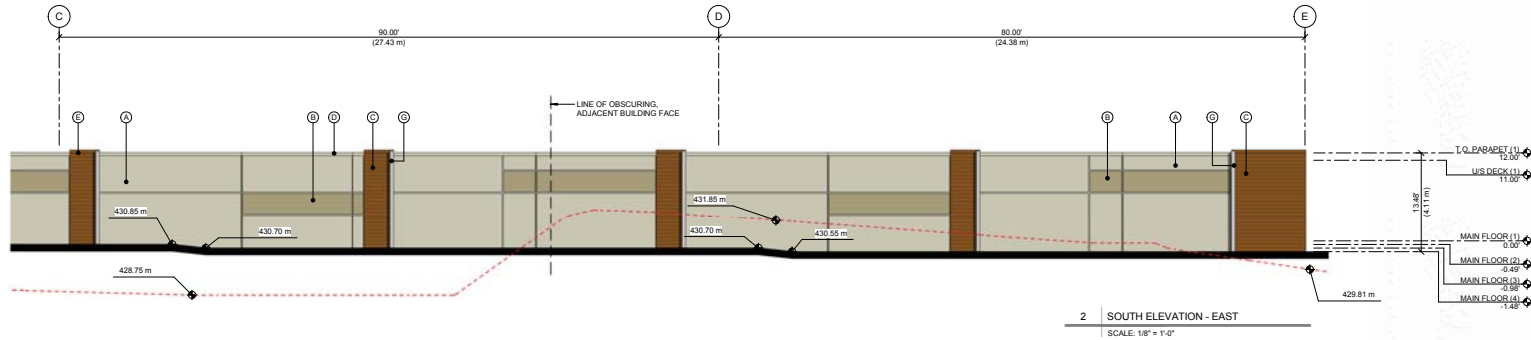
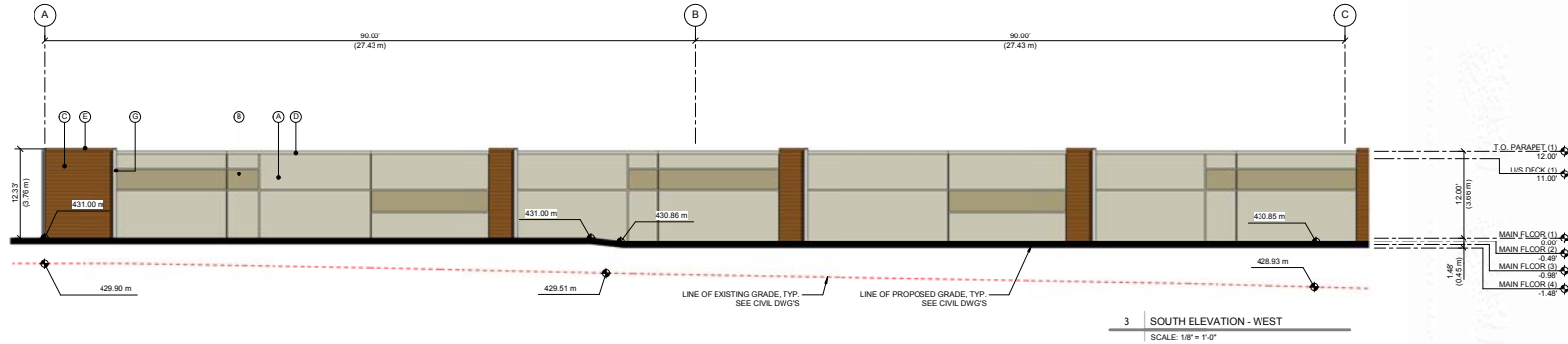
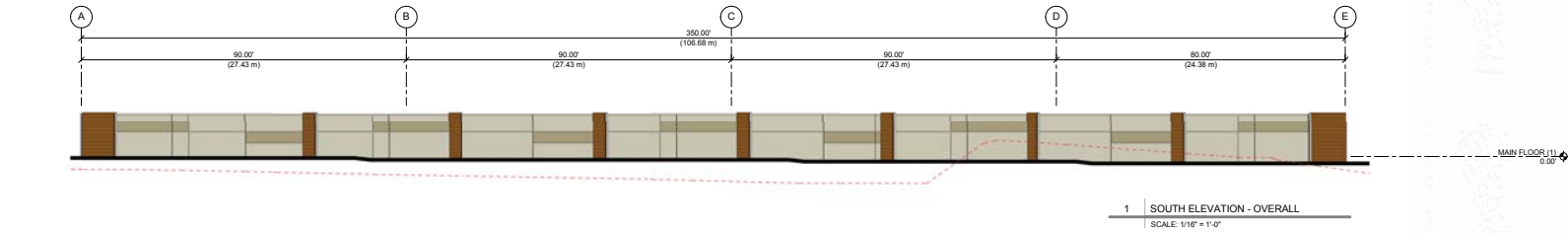
PROJECT NO.

176522-A

DRAWING NO.

A4.10

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EXTERIOR FINISH LEGEND

A	CONCRETE TILT-UP PANEL	PAINTED: C1
B	CONCRETE TILT-UP PANEL	PAINTED: C2
C	LONGBOARD METAL CLADDING	PRE-FINISHED: C3
D	PRE-FORMED ALUMINUM FLASHING	PAINTED: C1
E	PRE-FORMED ALUMINUM FLASHING	PAINTED: C3
F	METAL OVERHEAD DOOR	PAINTED: C3
G	PRE-FORMED ALUMINUM BREAK-SHAPE CLADDING	PRE-FINISHED: ANODIZED CLEAR

PROJECT COLOURS

C1	BENJAMIN MOORE	GRAY MIRAGE 2142-50
C2	BENJAMIN MOORE	OLIVE BRANCH 2143-30
C3	MAYNE COATINGS	CORDOBA CHERRY

SCHEDULE A & B

This forms part of application
DP18-0009 / DVP18-0010

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

larry podhora / **architect**
1805 BRAGGMAN BLVD., NORTH BARRACLOUGH, B.C. V6L 5C2

PROJECT NAME
KELOWNA SELF STORAGE - BLDG 10

PROJECT ADDRESS
1805 PIER MAC WAY, 3515 KEL MAC CT, 3525 KEL MAC CT, KELOWNA, BC

DRAWING TITLE
ELEVATIONS

SCALE: As indicated
DRAWN: LS
CHECKED: LPDC
PROJECT NO: 176522-A
DRAWING NO:

A4.11

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BUILDING COLOUR 1

BENJAMIN MOORE
GRAY MIRAGE
2142-50

Gray Mirage
2142-50

BUILDING COLOUR 2

BENJAMIN MOORE
OLIVE BRANCH
2143-30

Olive Branch
2143-30

BUILDING COLOUR ACCENT

BENJAMIN MOORE
JET BLACK
2120-10

Jet Black
2120-10

Cordoba Cherry
ID # 140402-716
Colors are reproduced as accurately as printer technology allows

BUILDING ACCENT MATERIAL

MAYNE COATINGS LONGBOARD METAL CLADDING
PRE-FINISHED 'CORDOBA CHERRY'

BUILDING ACCENT MATERIAL

ANODIZED ALUMINUM 'CLEAR'
USED FOR VERTICAL ACCENTS +
CURTAIN WALL MULLIONS

BUILDING GLASS COLOUR

VISION GLAZING TINTED 'LIGHT BLUE'
GLASS MANUFACTURER TBC

LANDSCAPE PROPOSAL OF COSTS

FOR KELOWNA MINI STORAGE - PHASE 1

1805 PIER MAC WAY, 3515 & 3525 KEL MAC CT.

Kelowna, British Columbia

NO.	ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Supplied and Installed with 1 year warranty					
Softscape					
1.0	Deciduous trees 50mm cal.		each	\$325.00	\$0.00
2.0	Deciduous trees 60mm cal.	16	each	\$350.00	\$5,600.00
3.0	Deciduous trees 75mm cal.		each	\$375.00	\$0.00
4.0	Coniferous trees 3m ht.	25	each	\$375.00	\$9,375.00
5.0	Coniferous trees 3.5m ht.		each	\$400.00	\$0.00
6.0	Shrubs 30cm ht. #1 pot		each	\$20.00	\$0.00
7.0	Shrubs 40-50cm ht. #2 pot	149	each	\$25.00	\$3,725.00
8.0	Shrubs 60cm ht. #3 pot	350	each	\$30.00	\$10,500.00
9.0	Shrubs 150cm ht. #5 pot		each	\$70.00	\$0.00
10.0	Hedge Cedar 150cm ht. #5 pot		each	\$50.00	\$0.00
11.0	Perennials, Grasses, Groundcovers #1 pot	914	each	\$15.00	\$13,710.00
12.0	Vines #2 pot		each	\$15.00	\$0.00
				Plant Sub-total	\$42,910.00
13.0	Garden soil	584	cub.m.	\$30.00	\$17,520.00
14.0	Hydroseed	478	sq.m.	\$7.00	\$3,346.00
15.0	Turf Grass over 150mm topsoil - On Site	440	sq.m.	\$18.00	\$7,920.00
16.0	Turf Grass over 150mm topsoil - Off Site	247	sq.m.	\$18.00	\$4,446.00
Site Furniture					
17.0	Bike Rack		each	\$800.00	\$0.00
18.0	Bench		each	\$1,200.00	\$0.00

LANDSCAPE PROPOSED TOTAL **\$76,142.00** Plus applicable taxes

SCHEDULE

C

This forms part of application
DP18-0009 / DVP18-0010

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING


LANDSCAPE PROPOSAL OF COSTS

FOR KELOWNA MINI STORAGE - PHASE 2

1805 PIER MAC WAY, 3515 & 3525 KEL MAC CT.

Kelowna, British Columbia

NO.	ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Supplied and Installed with 1 year warranty					
Softscape					
1.0	Deciduous trees 50mm cal.	8	each	\$325.00	\$0.00
2.0	Deciduous trees 60mm cal.		each	\$350.00	\$2,800.00
3.0	Deciduous trees 75mm cal.		each	\$375.00	\$0.00
4.0	Coniferous trees 2.5m ht.	97	each	\$350.00	\$0.00
5.0	Coniferous trees 3.5m ht.		each	\$400.00	\$0.00
6.0	Shrubs 30cm ht. #1 pot		each	\$20.00	\$0.00
7.0	Shrubs 40-50cm ht. #2 pot	504	each	\$25.00	\$2,425.00
8.0	Shrubs 60cm ht. #3 pot		each	\$30.00	\$0.00
9.0	Shrubs 150cm ht. #5 pot		each	\$70.00	\$0.00
10.0	Hedge Cedar 150cm ht. #5 pot	504	each	\$50.00	\$0.00
11.0	Perennials, Grasses, Groundcovers #1 pot		each	\$15.00	\$7,560.00
12.0	Vines #2 pot		each	\$15.00	\$0.00
				Plant Sub-total	\$12,785.00
13.0	Garden soil	154	cub.m.	\$30.00	\$4,620.00
14.0	Hydroseed		sq.m.	\$7.00	\$0.00
15.0	Turf Grass over 150mm topsoil - On Site	325	sq.m.	\$18.00	\$5,850.00
16.0	Turf Grass over 150mm topsoil - Off Site	204	sq.m.	\$18.00	\$3,672.00
Site Furniture					
17.0	Bike Rack		each	\$800.00	\$0.00
18.0	Bench		each	\$1,200.00	\$0.00

LANDSCAPE PROPOSED TOTAL **\$26,927.00** Plus applicable taxes

SCHEDULE

C

This forms part of application
DP18-0009 / DVP18-0010

Planner Initials

AC

City of Kelowna
COMMUNITY PLANNING


SCHEDULE C

This forms part of application
DP18-0009 / DVP18-0010

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



Krahn
GROUP OF COMPANIES
ABOYTSFORD OFFICE
405-1407 GLADYS AVE. ABOYTSFORD, BC V2S 2B1
T: 804.863.8631 F: 804.863.1565 www.krahn.com
VANCOUVER OFFICE
1215-1511 KOOTENAY ST. VANCOUVER, BC V6K 4Y3
T: 804.294.6962 F: 804.294.6965 www.krahn.com

KD Planning
SINCE 1978

- LEGEND**
- TURF GRASS
 - CONCRETE SIDEWALK PAVING
 - HYDROSEED
 - PLANT KEY
 - FENCING
 - TEMPORARY FENCING

- SHEET LIST:**
- L1 LANDSCAPE PLAN FOR ENTIRE SITE
 - L2 LANDSCAPE PLAN FOR PHASE 1
 - L2.1 PHASE 1 PART 1
 - L2.2 PHASE 1 PART 2
 - L3 LANDSCAPE PLAN PHASE 2
 - L3.1 PHASE 2 ENLARGEMENT PLAN, AND DETAILS

- SEEDING NOTES:**
- AREAS DESIGNATED FOR SEED WILL FOLLOW THESE GUIDELINES.
 - REMOVE ALL DEBRIS INCLUDING BUT NOT LIMITED TO ALL GRANULAR STONE, CONCRETE, WOOD AND METAL. SCARIFY ALL DISTURBED AREAS TO ELIMINATE COMPACTION OF TOPSOIL.
 - TO PREPARE AREAS FOR SEEDING, SPREAD, LOOSEN AND FINE GRADE TOPSOIL. GRADE FOR POSITIVE DRAINAGE. DEPTH OF TOPSOIL TO BE MIN. 150MM.
 - TO ENSURE ACCEPTANCE OF THE COMPLETED WORK, THE CONTRACTOR SHALL NOT COMMENCE SEEDING UNTIL THE PROJECT MANAGER HAS APPROVED FINE GRADERS.
 - SEEDING OPERATIONS SHALL BE COMPLETED BETWEEN SPRING THAW AND JUNE 15TH FOR SPRING WORK, OR BETWEEN AUGUST 15TH AND OCTOBER 15TH FOR FALL WORK.
 - SEED APPLICATION METHOD: HYDROSEEDING BY APPROVED CONTRACTOR.
 - CONTRACTOR TO ENSURE ADEQUATE SEED MIX CATCH. SEEDED AREAS WILL BE ACCEPTED PROVIDED THAT A SUFFICIENT AMOUNT OF THE SEED HAS GERMINATED AND BECOME ESTABLISHED IN THE OPINION OF THE PROJECT MANAGER.
 - MAINTENANCE FOR SEEDED AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE PROJECT MANAGER.
- SEED MIX TO BE AS FOLLOWS:
PRIME PACIFIC SEEDS INTERIOR DRYLAND MIX AT SEEDING RATE OF 75 KG/HECTARE OR APPROVED EQUAL AT SEEDING RATE OF 750G/SQ.METRE.

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

- IRRIGATION NOTES:**
- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
 - IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
 - THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BEST PRACTICES AND GUIDELINES.
 - ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.

1	12/04/18	ISSUED FOR BP
2	08/04/18	ISSUED FOR REVIEW
3	10/11/17	REVISIONS FOR BP
4	10/11/17	ISSUED FOR DP
5	04/07/17	ISSUED FOR OWNER REVIEW

ND, DATE, (DATE), DESCRIPTION
ISSUES & REVISIONS

SEAL
B.C.S.L.A. #565



PROJECT NAME:

**KELOWNA
MINI-STORAGE**

PROJECT ADDRESS:

1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

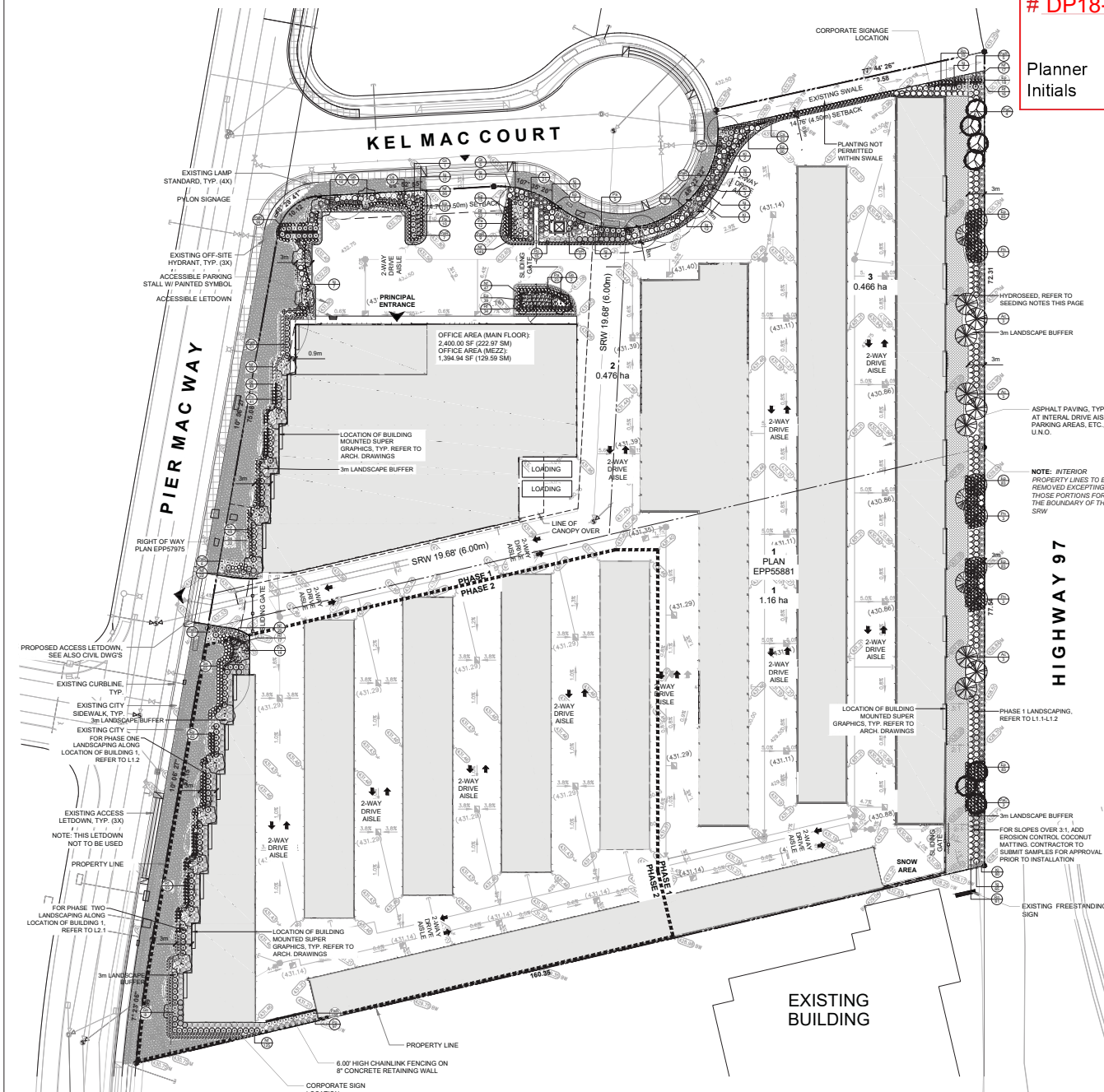
**LANDSCAPE PLAN FOR
ENTIRE SITE, NOTES**

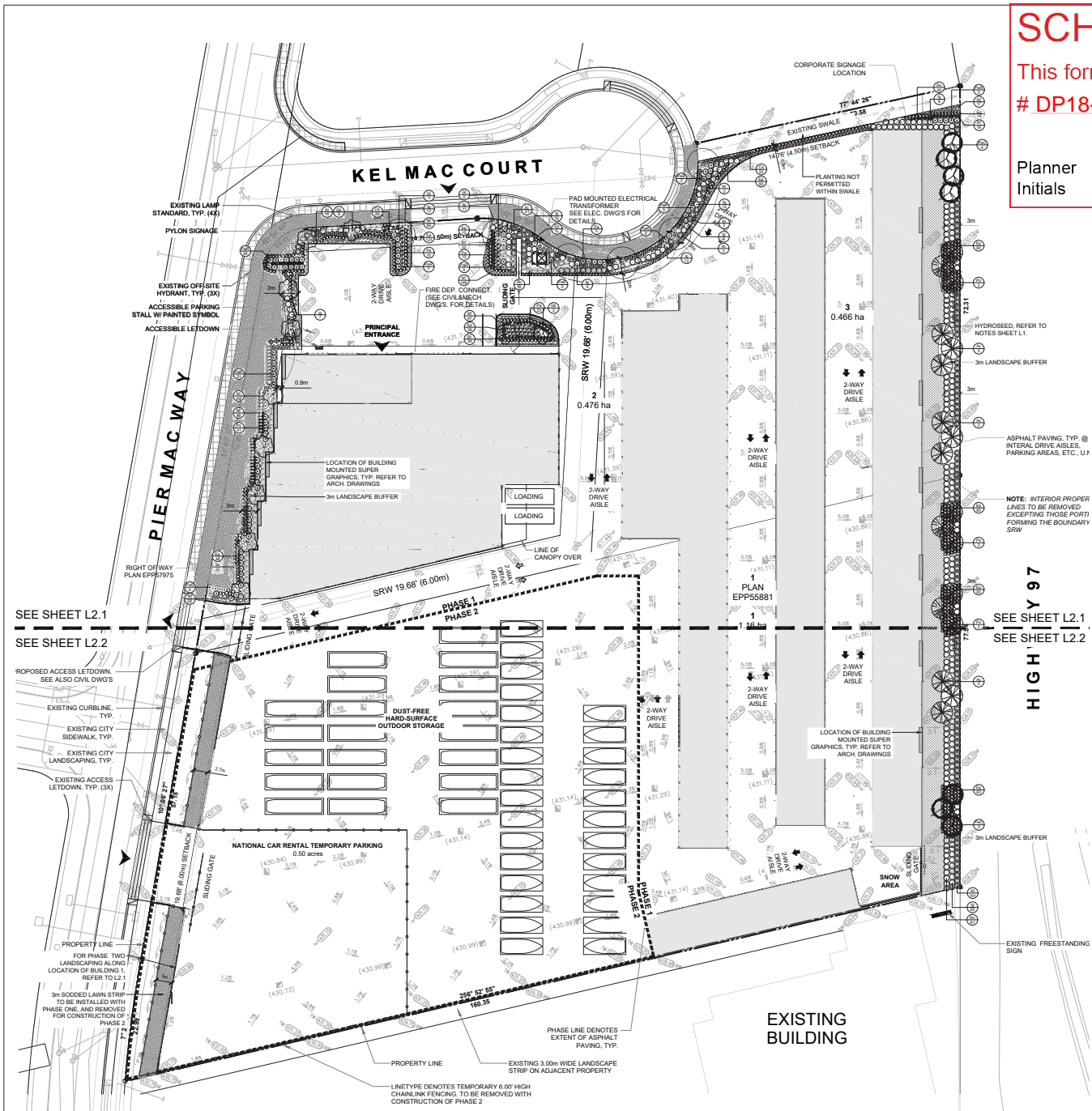
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DRAWN	RM
CHECKED	ST
PROJECT NO.	1705224

DRAWING NO.

L1

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SCHEDULE

C

This forms part of application
DP18-0009 / DVP18-0010

Planner Initials

AC

City of Kelowna
COMMUNITY PLANNING



LEGEND

	TURF GRASS
	CONCRETE SIDEWALK PAVING
	HYDROSEED
	PLANT KEY
	FENCING
	TEMPORARY FENCING

1	12/04/18	ISSUED FOR BP
2	08/04/18	ISSUED FOR REVIEW
3	10/01/17	REMOVED FOR DP
4	10/11/17	ISSUED FOR DP
5	04/10/17	ISSUED FOR OWNER REVIEW
NO.	DATE (MM/DD)	DESCRIPTION
ISSUES & REVISIONS		
SEAL		
B.C.S.L.A. #565		



PROJECT NAME:
KELOWNA MINI-STORAGE

PROJECT ADDRESS:
1805 PIER MAC WAY, 3515 KEL MAC CT, 3525 KEL MAC CT, KELOWNA, BC

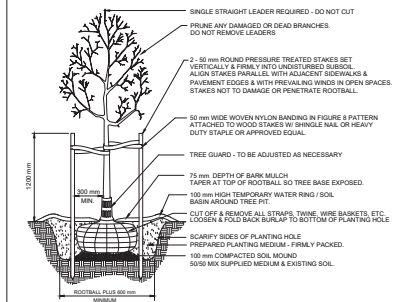
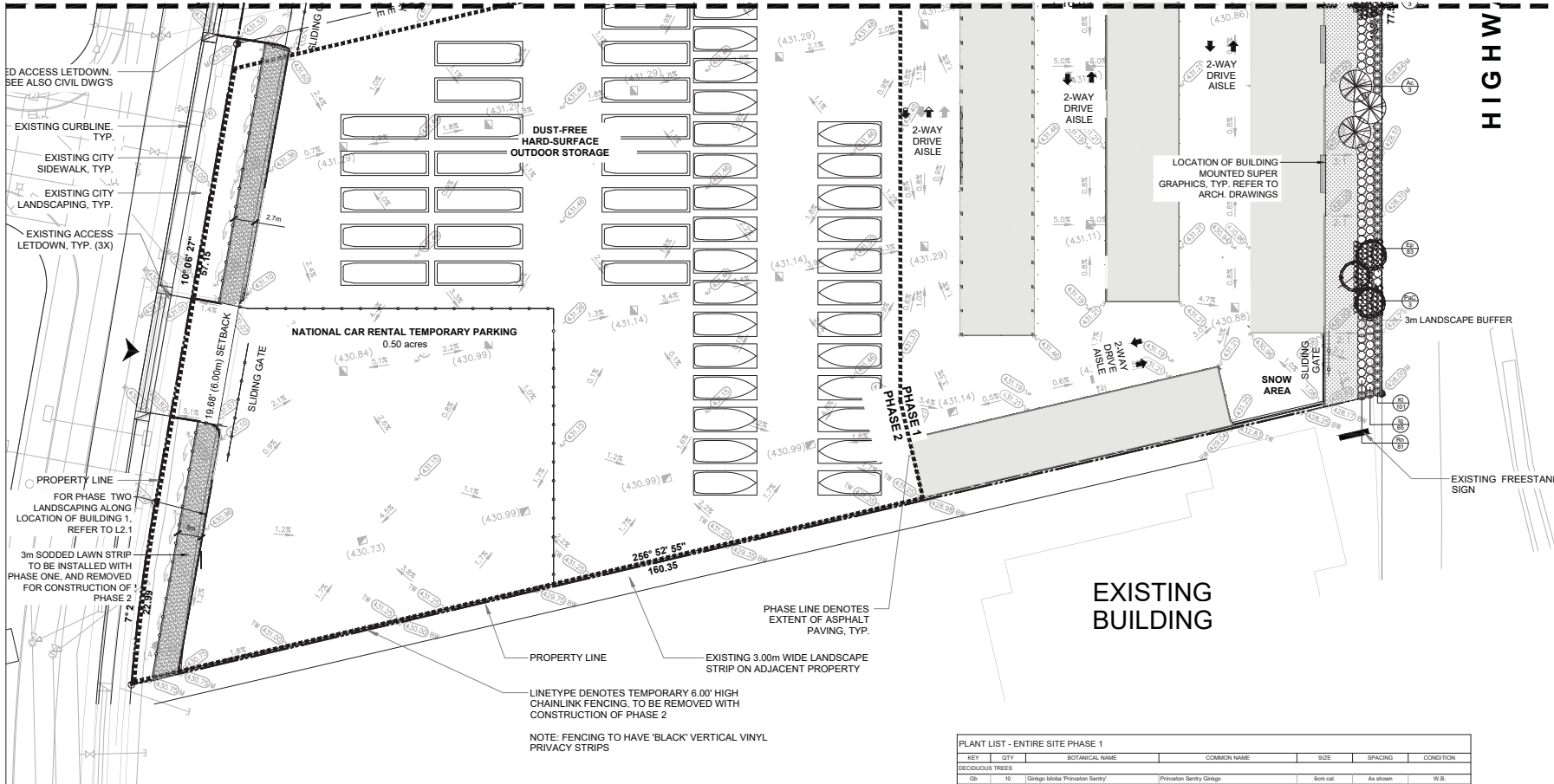
PROJECT TITLE:
LANDSCAPE PLAN PHASE 1

SCALE	1:30
DRAWN	RM
CHECKED	ST
PROJECT NO.	1706224
DRAWING NO.	L2

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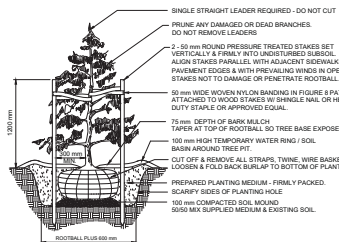
SEE SHEET L2.1

SEE SHEET L2.1



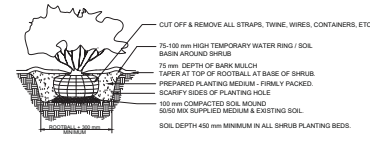
DECIDUOUS TREE

N.T.S.



CONIFEROUS TREE

N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL

N.T.S.

PLANT LIST - ENTIRE SITE PHASE 1						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
Gb	10	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	6cm cal.	As shown	W.B.
Gl	6	Gleditsia triacanthos	Honey Locust	6cm cal.	As shown	W.B.
CONIFEROUS TREES						
Al	9	Abies concolor	White Fir	3m Ht.	As shown	W.B.
Pr	9	Pinus nigra	Austrian Pine	3m Ht.	As shown	W.B.
Pl	7	Platanus alata 'Crescental'	Columbian Norway Spruce	3m Ht.	As shown	W.B.
SHRUBS						
Cs	93	Cornus sericea	Red Osier Dogwood	50cm Ht.	0.8m	#2 Pot
Ig	152	Ilex glabra	Holly	60cm Ht.	1m	#3 Pot
Mo	117	Malus baccata 'Carmel'	Carroll Mountain Laurel	60cm Ht.	1m	#3 Pot
Ph	56	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	50cm Ht.	0.8m	#2 Pot
Rv	81	Rosa nutkana	Nootka Rose	60cm Ht.	1m	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
Es	541	Echinacea purpurea 'Prairie Splendor'	Prairie Splendor Coneflower			#1 Pot
Nf	390	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint			#1 Pot
Pr	112	Pennstemon alpinocoloratus 'Red Head'	Red Head Fourteen Grass			#1 Pot
Ps	46	Penstemon alpinocoloratus	Russian Sage			#1 Pot
Rt	120	Rudbeckia hirta 'Goldstrum'	Goldstrum Coneflower			#1 Pot
Ss	22	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop			#1 Pot

SCHEDULE

This forms part of application
DP18-0009 / DVP18-0010

City of
Kelowna
COMMUNITY PLANNING

Planner Initials AC

L2.2



ABOYTSFORD OFFICE
405-1407 GLADYS AVE. ABOYTSFORD, BC V2S 2B1
T: 604.863.8631 F: 604.863.1565 www.krahn.com
VANCOUVER OFFICE
275-1311 KOOTENAY ST. VANCOUVER, BC V6K 4Y3
T: 604.294.8982 F: 604.294.8985 www.krahn.com



- LEGEND**
- TURF GRASS
 - CONCRETE SIDEWALK PAVING
 - HYDROSEED
 - PLANT KEY
 - FENCING
 - TEMPORARY FENCING

1	12/04/18	ISSUED FOR BP
2	08/04/18	ISSUED FOR REVIEW
3	10/12/17	REVISION FOR BP
4	10/11/17	ISSUED FOR BP
5	04/10/17	ISSUED FOR OWNER REVIEW
NO. DATE (MM/YY) DESCRIPTION		
ISSUES & REVISIONS		
SEAL		
B.C.S.L.A. #565		



PROJECT NAME:
**KELOWNA
MINI-STORAGE**

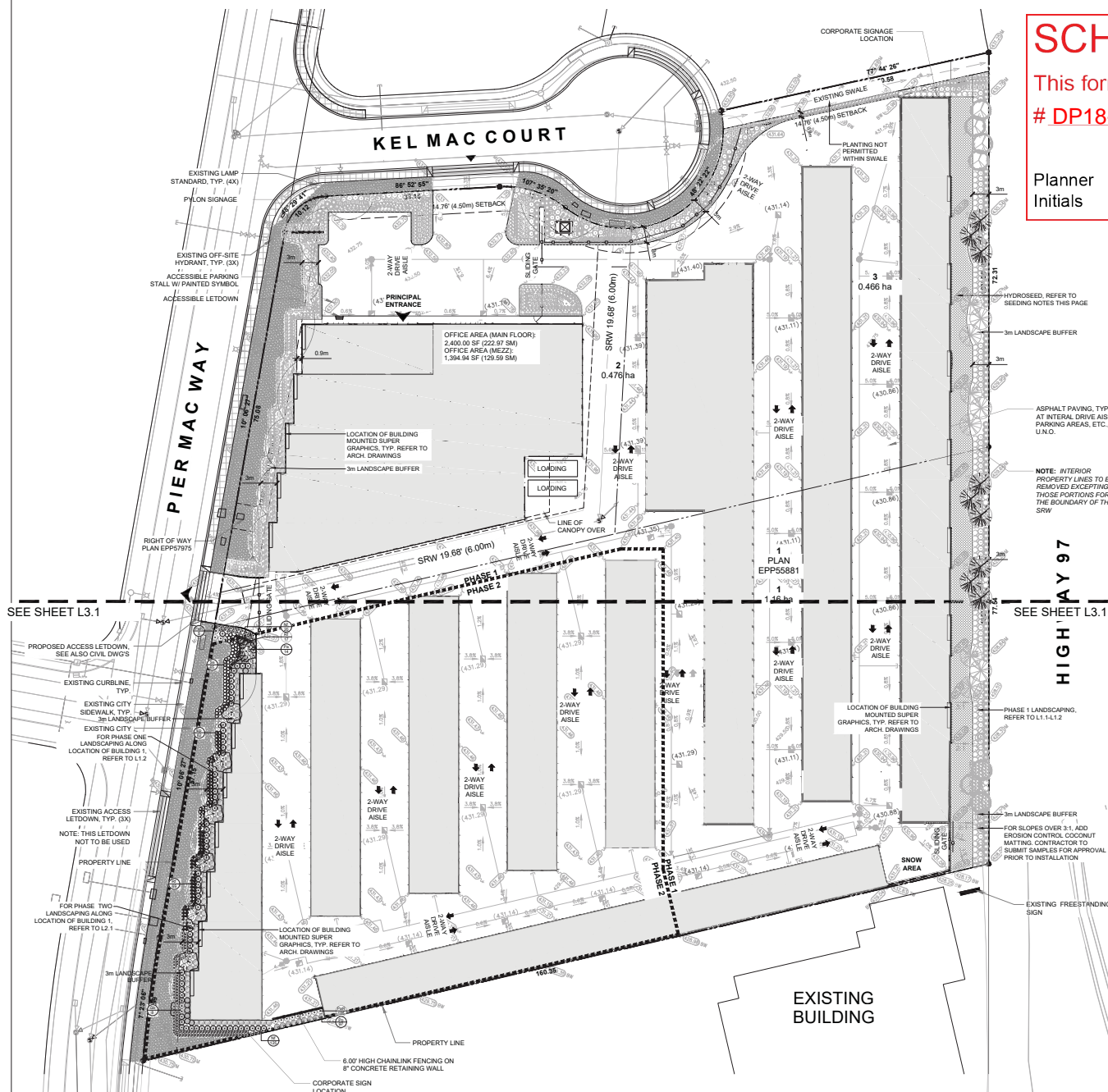
PROJECT ADDRESS:
**1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC**

DRAWING TITLE:
PHASE 1 PART 2

SCALE	1:250
DRAWN	RM
CHECKED	ST
PROJECT NO.	1705224
DRAWING NO.	

L2.2

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SCHEDULE

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City of Kelowna
COMMUNITY PLANNING



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VANCOUVER OFFICE
225-1313 KOOTENAY ST. VANCOUVER, BC V6K 4Y3
T: 804.294.6982 F: 804.294.6985 www.krahn.com



- LEGEND
- TURF GRASS
 - CONCRETE SIDEWALK PAVING
 - HYDROSEED
 - PLANT KEY
 - FENCING
 - TEMPORARY FENCING

1	12/04/18	ISSUED FOR BP
2	08/04/18	ISSUED FOR REVIEW
3	10/10/17	REVISIONS FOR DP
4	10/11/17	ISSUED FOR DP
5	04/10/17	ISSUED FOR OWNER REVIEW
ND. DATE / YEAR / DESCRIPTION		
ISSUES & REVISIONS		
SEAL		
B.C.S.L.A. #565		



PROJECT NAME:
**KELOWNA
MINI-STORAGE**

PROJECT ADDRESS:
**1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC**

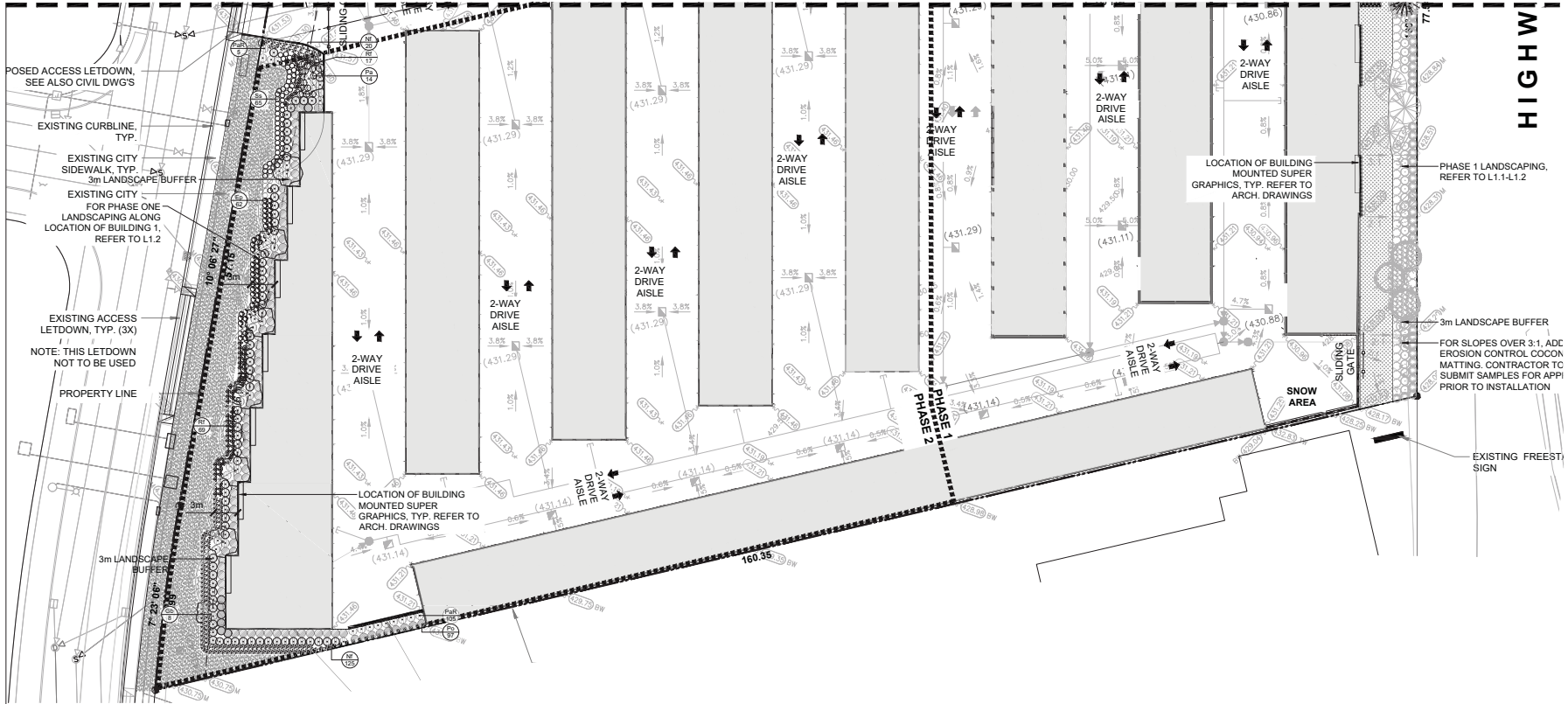
PROJECT DESCRIPTION:
LANDSCAPE PLAN PHASE 2

SCALE	1:350
DRAWN	RM
CHECKED	ST
PROJECT NO.	1706224
DRAWING NO.	L3

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SEE SHEET L2

SEE SHEET L2



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275-1311 KOOTENAY ST. VANCOUVER, BC V6K 4Y3
T: 604.264.6962 F: 604.264.6965 www.krahn.com

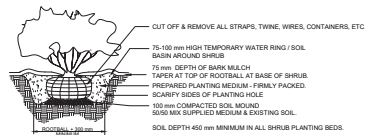
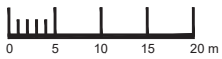


- LEGEND**
- TURF GRASS
 - CONCRETE SIDEWALK PAVING
 - HYDROSEED
 - PLANT KEY
 - FENCING
 - TEMPORARY FENCING

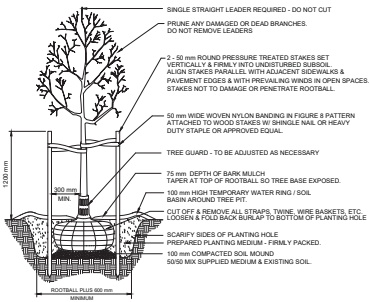
3m LANDSCAPE BUFFER
FOR SLOPES OVER 3:1, ADD EROSION CONTROL COCON MATTING. CONTRACTOR TO SUBMIT SAMPLES FOR APPI PRIOR TO INSTALLATION

1	12/04/18	ISSUED FOR BP
2	08/04/18	ISSUED FOR REVIEW
3	10/12/17	REVISION FOR BP
4	10/11/17	ISSUED FOR BP
5	04/10/17	ISSUED FOR OWNER REVIEW
ND: DATE: (MM/YY) DESCRIPTION		
ISSUES & REVISIONS		

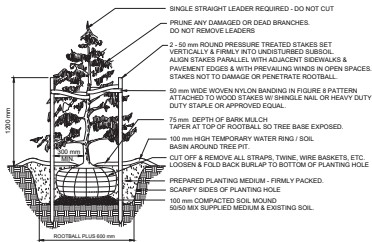
SEAL
B.C.S.L.A. #565



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.



DECIDUOUS TREE N.T.S.



CONIFEROUS TREE N.T.S.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
Gb	8	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	6cm cal.	As shown	W.B.
SHRUBS						
Pa	57	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	50cm H.	0.8m	#2 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
Ep	62	Echinacea purpurea 'Prairie Splendor'	Prairie Splendor Coneflower			#1 Pot
Nr	145	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint			#1 Pot
PaB	110	Pennisetum alopecuroides 'Red Heat'	Red Heat Fountain Grass			#1 Pot
Pa	14	Perovskia atriplicata	Russian Sage			#1 Pot
Rz	86	Rudbeckia fulgida 'Goldsturm'	Goldsturm Coneflower			#1 Pot
Sa	65	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop			#1 Pot

SCHEDULE

C

This forms part of application

DP18-0009 / DVP18-0010

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



PROJECT NAME:
**KELOWNA
MINI-STORAGE**

PROJECT ADDRESS:
1805 PIER MAC WAY, 3515 KEL
MAC CT, 3525 KEL MAC CT,
KELOWNA, BC

DRAWING TITLE:
**PHASE 2 ENLARGEMENT
PLAN, AND DETAILS**

SCALE: 1:250
DRAWN: RM
CHECKED: ST
PROJECT NO.: 1706224

DRAWING NO.: **L3.1**

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