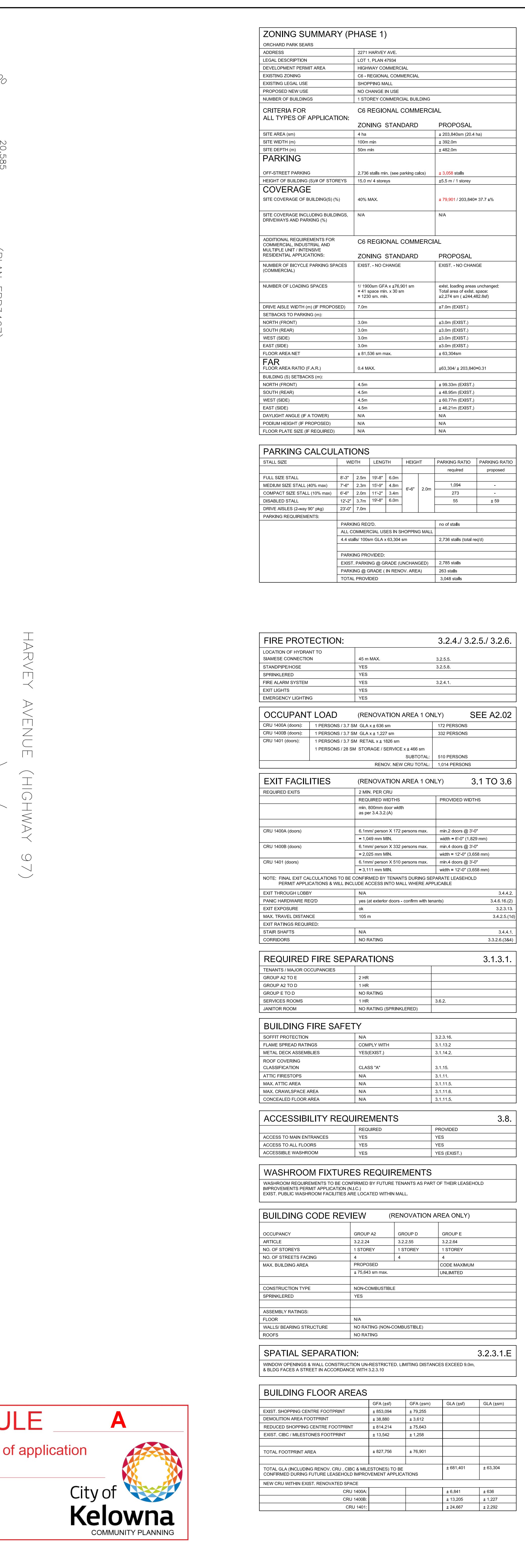
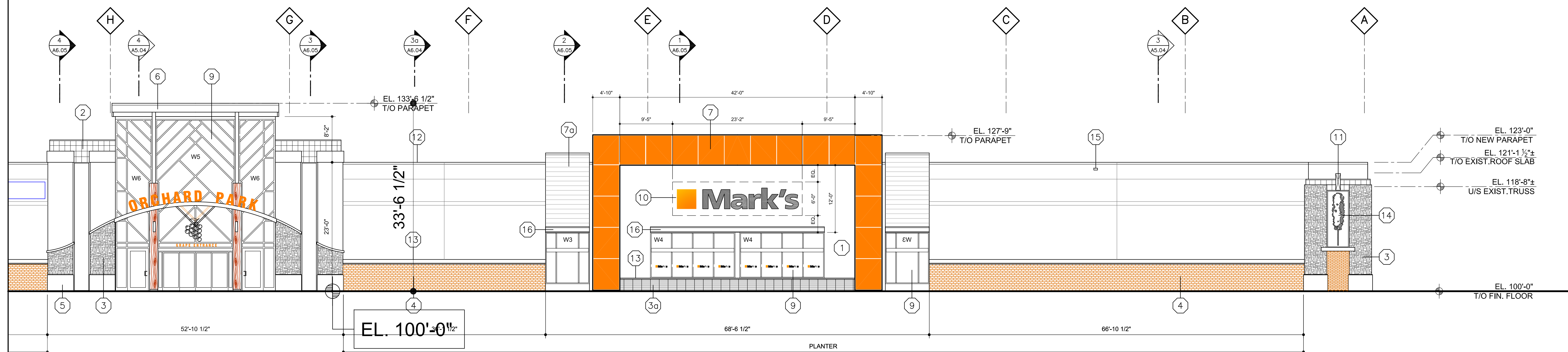
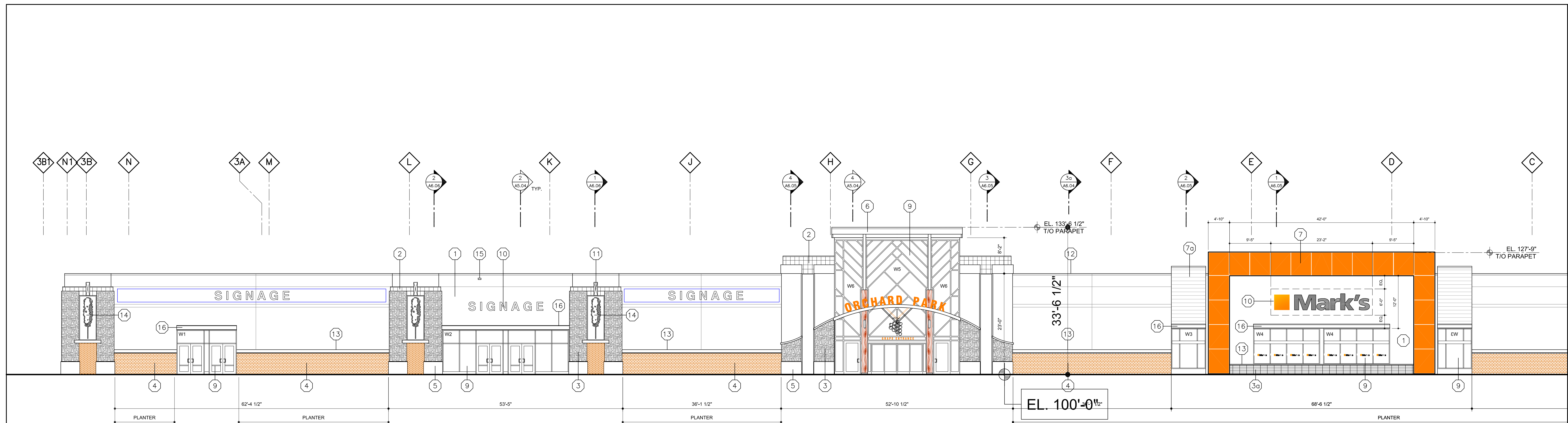


SCHEDULE ▲
This forms part of application
DP19-0001
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING







| ELEVATION KEY NOTES | |
|--|---|
| * ALL COLOURS TO BE CHOSEN BY ARCHITECT AT LATER DATE. FROM APPROVED PRODUCT MANUFACTURER'S STANDARD LINE OF COLOURS. * NEW PRODUCT COLOURS TO BE VERIFIED ON SITE TO MATCH EXIST. BLDG | |
| 1 | ACRYLIC STUCCO FINISH (UP TO 5 COLOURS - SEE 3D IMAGES / COLOURS / MATERIAL SCHEDULE) |
| 1a | STUCCO REVEALS / CONTROL JOINTS |
| 2 | SLATE TILE TO MATCH EXIST. |
| 3 | CULTURED STONE FACING |
| 3a | STACKED BOND BRICK VENEER (CONFIRM WITH TENANT) |
| 4 | NEW BRICK VENEER (SEE 3D IMAGES / MATERIAL SCHEDULE) |
| 5 | C.I.P. ARCHITECTURAL CONCRETE |
| 6 | PAINTED STEEL FRAME |
| 7 | PREFIN. METAL PANELS |
| 7a | PREFIN. METAL FEATURE PANELS |
| 8 | PAINTED METAL DOORS |
| 9 | NEW ALUM. FRAMED DOORS / WINDOWS |
| 10 | NEW ILLUMINATED SIGNAGE |
| 11 | LIGHTING FIXTURES |
| 12 | PREFIN. FLASHING TO MATCH ADJACENT FINISHES (SEE 3D IMAGES / MATERIAL SCHEDULES) |
| 13 | PRECAST CAP / PREFIN. FLASHING (SIM TO 12) |
| 14 | "GREEN SCAPE" TREE FEATURE |
| 15 | EMERGENCY OVERFLOW SCUPPER |
| 16 | PAINTED STEEL CHANNEL TRIM |
| E1 | EXIST. GIANT BRICK VENEER |
| E2 | EXIST. PAINTED STEEL PIPE RAILING |

Front Elevation

| | |
|--|------------------------------------|
| SCHEDULE B | |
| This forms part of application # DP19-0061 | |
| Planner Initials AF | City of Kelowna COMMUNITY PLANNING |

2019-03-21
revised DP

| No. | Date | Revision |
|-----|------------|---------------------|
| 01 | 2018-08-24 | Issued for Review |
| 02 | 2019-01-23 | DP Application |
| 03 | 2019-03-23 | revised DP drawings |

| No. | Date | Revision |
|-----|------|----------|
| | | |
| | | |
| | | |

Project Title:
OPK SEARS

2271 HARVEY AVE. KELOWNA, B.C.

Consultant Seal

210 BARNARD AVENUE
KELOWNA, B.C.
V1Y 9P7
TEL: 250-762-2004
EMAIL: info@meiklejohn.ca

m+m a
MEIKLEJOHN ARCHITECTS INC.

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Date: 2019-03-20
Job No: m+m 17-1791
Scale: AS SHOWN
Drawn: SN/BS
Checked: SN

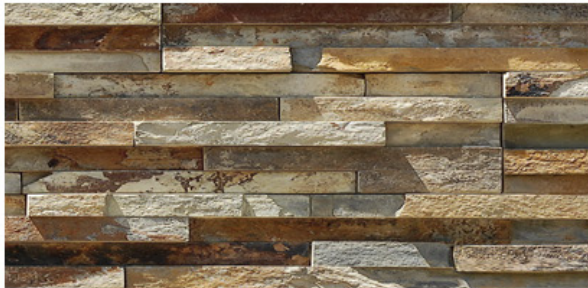
Drawing Title:
**BUILDING
ELEVATION
RENOVATION**
1/8"=1'-0"

Drawing Number:

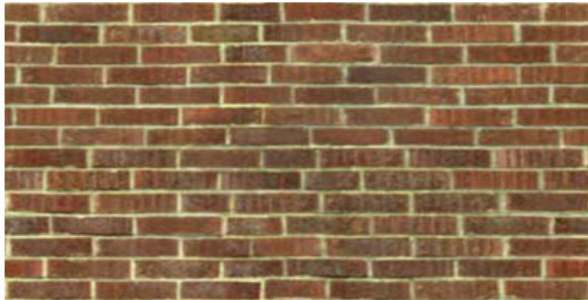
A4.03

ALL DIMENSIONS SHALL BE VERIFIED ON JOB

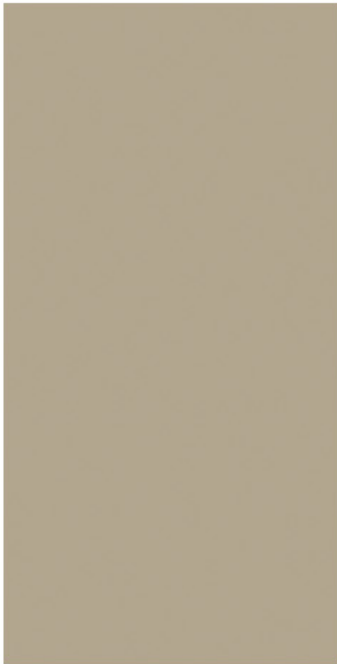
**OPK
SEARS**



steel post + strut + stone pier



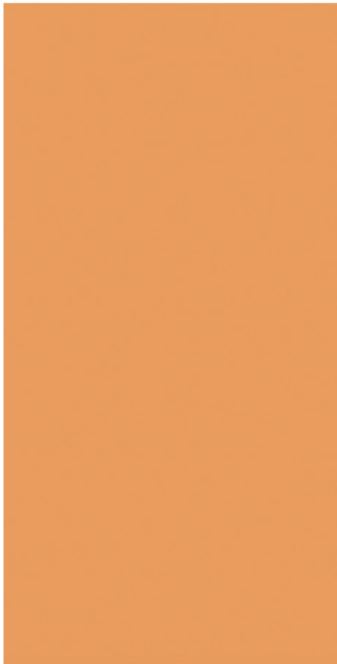
brick base



tan
stucco



dark brown
stucco



orange
metal panel



dark grey
stucco

SCHEDULE B

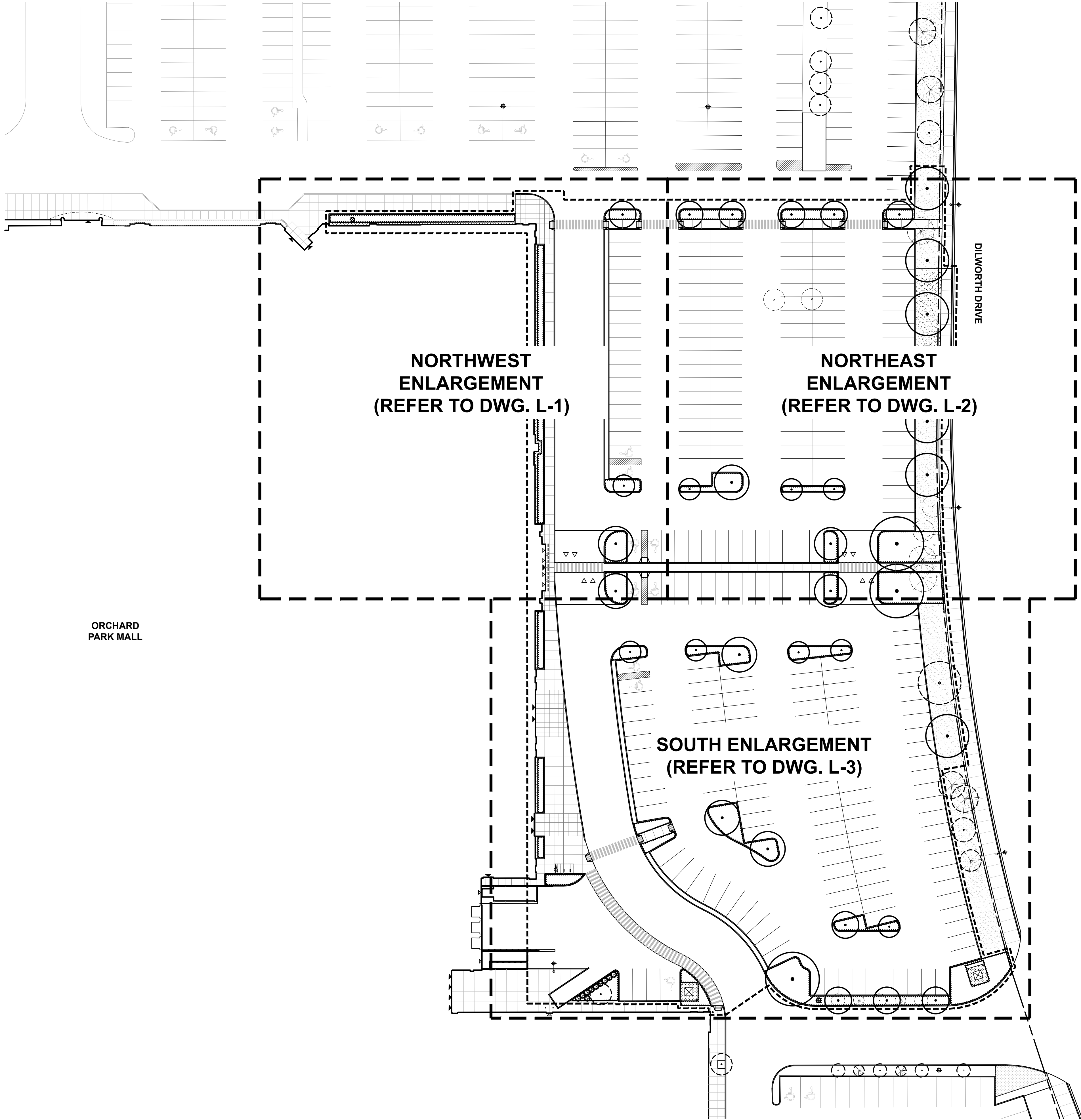
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DP19-0061

Planner Initials **AF**

City of Kelowna
COMMUNITY PLANNING



/VOLUMES/BENCH/400 - PROJECTS/2019/19-001_ORCHARDPARK_PLANTINGDESIGN/440 - PRODUCTION/442 - DRAWINGS/00_CONCEPTUALDESIGN/00-CURRENT/00_19-001_CONCEPT_LAYOUT/5_M.DWG



OPK SEARS
KELOWNA, BC

LANDSCAPE DRAWING LIST:

- L-0 COVER PAGE
- L-1 LANDSCAPE PLAN: NORTHWEST ENLARGEMENT
- L-2 LANDSCAPE PLAN: NORTHEAST ENLARGEMENT
- L-3 LANDSCAPE PLAN: SOUTH ENLARGEMENT
- L-4 HYDROZONE PLAN

DEVELOPMENT PERMIT NOTES:

- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.N.L.A. AND C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ORNAMENTAL SHRUB, GRASS AND PERENNIALS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F ALL HAVE A MIN. OF 75mm (3") OF DECORATIVE CRUSHED ROCK, COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- H A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

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| 3 | MAR 19/19 | REISSUED FOR DP APPLICATION |
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| 2 | JAN 21/19 | ISSUED FOR DP APPLICATION |
| 1 | JAN 18/19 | ISSUED FOR REVIEW |
| NO. | DATE | DESCRIPTION |



| 4-1562 water street kelowna bc v1v1.127 |
| 1 250 860 6278 |

CLIENT:
ORCHARD PARK
KELOWNA, B.C.

PROJECT:
OPK SEARS
KELOWNA, B.C.

SHEET TITLE
COVER
PAGE

| | |
|-------------|--------|
| DESIGN BY | LS |
| DRAWN BY | LS |
| CHECKED BY | XS |
| PROJECT NO. | 19-001 |
| SCALE | 1:400 |

SHEET NO.

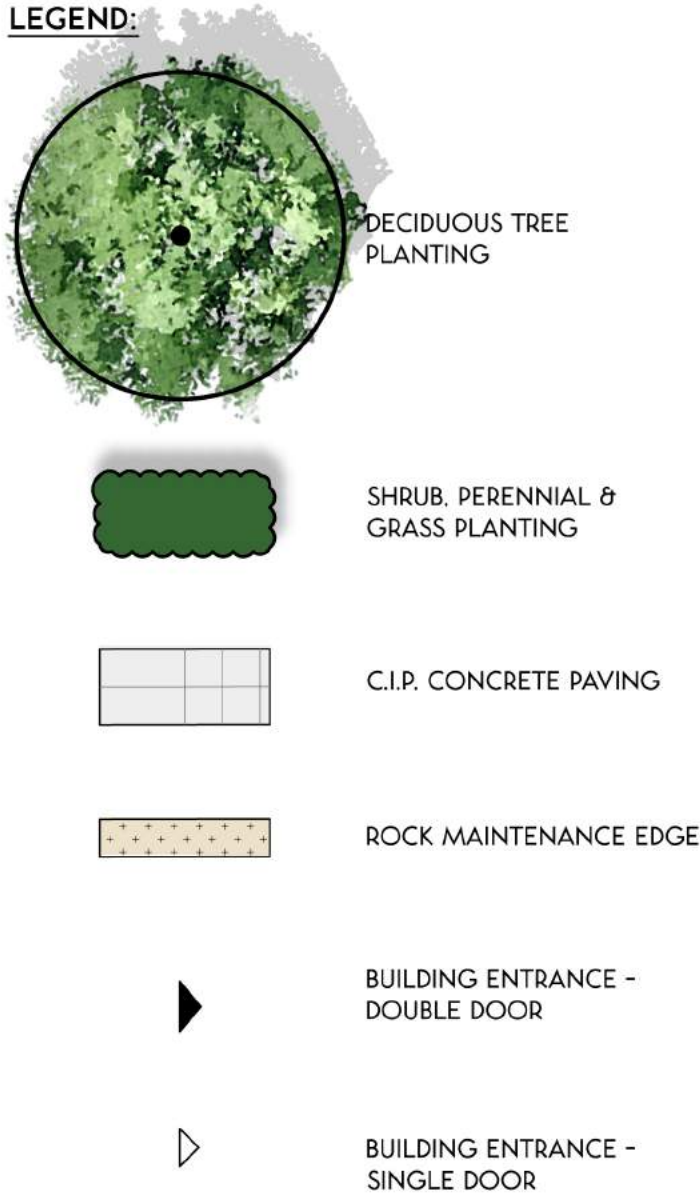
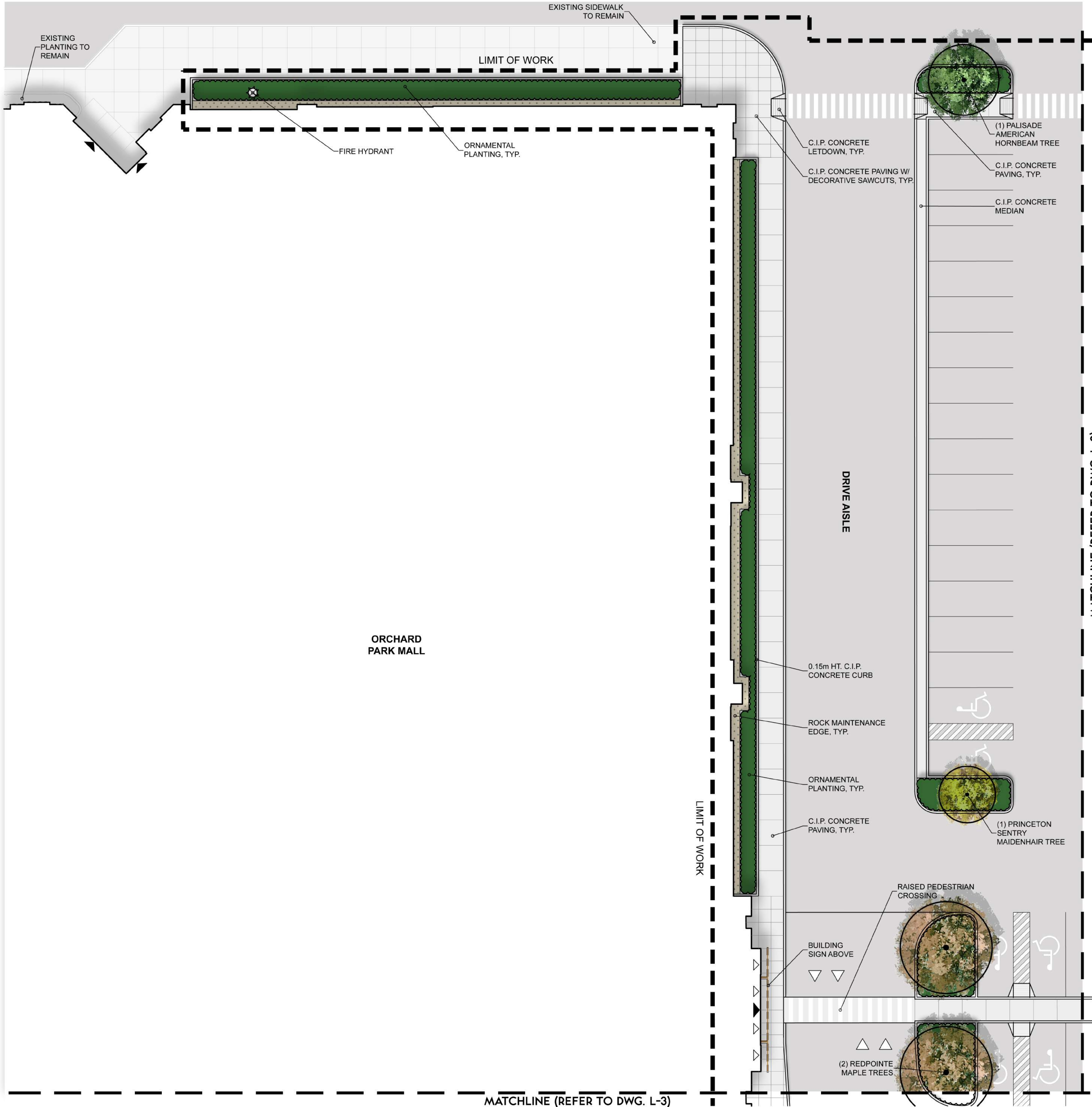
L-0

SCHEDULE C

This forms part of application
DP19-0061

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING



PLANT LIST:

| TREES | | | |
|---|----------------------------------|--------------|------|
| Botanical Name | Common Name | Size/Spacing | Root |
| <i>Acer rubrum</i> 'Frank Jr' | Redpointe maple | 6cm Cal. | B&B |
| <i>Carpinus caroliniana</i> 'Palisade' | Palisade American hornbeam | 6cm Cal. | B&B |
| <i>Ginkgo biloba</i> 'Princeton Sentry' | Princeton Sentry maidenhair tree | 6cm Cal. | B&B |
| <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Christie' | Halka honeylocust | 6cm Cal. | B&B |
| <i>Fraxinus</i> 'Northern Gem' | Northern Gem ash | 6cm Cal. | B&B |

| SHRUBS | | | |
|---|---------------------------|---------------------|--------|
| Botanical Name | Common Name | Size/Spacing | Root |
| <i>Hydrangea quercifolia</i> 'Pee Wee' | Pee Wee oakleaf hydrangea | #05 Cont./0.9m O.C. | Potted |
| <i>Juniperus virginiana</i> 'Skyrocket' | Skyrocket juniper | #05 Cont./1.0m O.C. | Potted |
| <i>Picea abies</i> 'Glaucia Globosa' | Globe blue spruce | #05 Cont./1.2m O.C. | Potted |
| <i>Ribes alpinum</i> | Alpine currant | #02 Cont./1.2m O.C. | Potted |
| <i>Salix brachycarpa</i> 'Blue Fox' | Blue Fox willow | #02 Cont./0.6m O.C. | Potted |
| <i>Spiraea betulifolia</i> 'Tor' | Tor birchleaf spirea | #02 Cont./0.9m O.C. | Potted |

| PERENNIALS | | | |
|--|-------------------------|----------------------|--------|
| Botanical Name | Common Name | Size/Spacing | Root |
| <i>Artemisia frigida</i> | Silky wormweed | #01 Cont./0.5m O.C. | Potted |
| <i>Asclepias tuberosa</i> | Butterfly weed | #01 Cont./0.5m O.C. | Potted |
| <i>Astilbe arendsii</i> 'Bridal Veil' | Bridal Veil astilbe | #01 Cont./0.45m O.C. | Potted |
| <i>Baptisia</i> 'Carolina Moonlight' | Yellow false indigo | #01 Cont./0.9m O.C. | Potted |
| <i>Echinacea purpurea</i> 'Tiki Torch' | Tiki Torch coneflower | #01 Cont./0.6m O.C. | Potted |
| <i>Echinacea purpurea</i> 'White Swan' | White Swan coneflower | #01 Cont./0.6m O.C. | Potted |
| <i>Hemerocallis</i> 'Stella de Oro' | Stella de Oro daylily | #01 Cont./0.45m O.C. | Potted |
| <i>Narcissus</i> 'Galactic Star' | Galactic Star narcissus | Spaced Evenly | Bulb |
| <i>Rudbeckia fulgida</i> 'Goldsturm' | Black eyed Susan | #01 Cont./0.6m O.C. | Potted |
| <i>Sedum spectabile</i> 'Autumn Joy' | Autumn Joy sedum | #01 Cont./0.6m O.C. | Potted |
| <i>Yucca glauca</i> | Soapweed yucca | #01 Cont./0.9m O.C. | Potted |

| GRASSES | | | |
|---|-----------------------------------|----------------------|--------|
| Botanical Name | Common Name | Size/Spacing | Root |
| <i>Bouteloua gracilis</i> 'Blonde Ambition' | Blonde Ambition blue gramma grass | #01 Cont./0.75m O.C. | Potted |
| <i>Calamagrostis brachytricha</i> | Korean feather reed grass | #01 Cont./0.6m O.C. | Potted |
| <i>Hakonechloa macra</i> | Japanese forest grass | #01 Cont./0.6m O.C. | Potted |
| <i>Miscanthus sinensis</i> 'Graziella' | Graziella maiden grass | #01 Cont./1.0m O.C. | Potted |
| <i>Sesleria autumnalis</i> | Autumn moor grass | #01 Cont./0.45m O.C. | Potted |
| <i>Schizachyrium scoparium</i> | Little bluestem | #01 Cont./0.45m O.C. | Potted |



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| 2 | JAN 21/19 | ISSUED FOR DP APPLICATION |
| 1 | JAN 16/19 | ISSUED FOR REVIEW |
| NO. | DATE | DESCRIPTION |



CLIENT:
ORCHARD PARK
KELOWNA, B.C.

PROJECT:
OPK SEARS
KELOWNA, B.C.

SHEET TITLE
**LANDSCAPE PLAN:
NORTHWEST ENLARGEMENT**

| | |
|-------------|--------|
| DESIGN BY | LS |
| DRAWN BY | LS |
| CHECKED BY | XS |
| PROJECT NO. | 19-001 |
| SCALE | 1:150 |

SHEET NO.

L-1

SCHEDULE

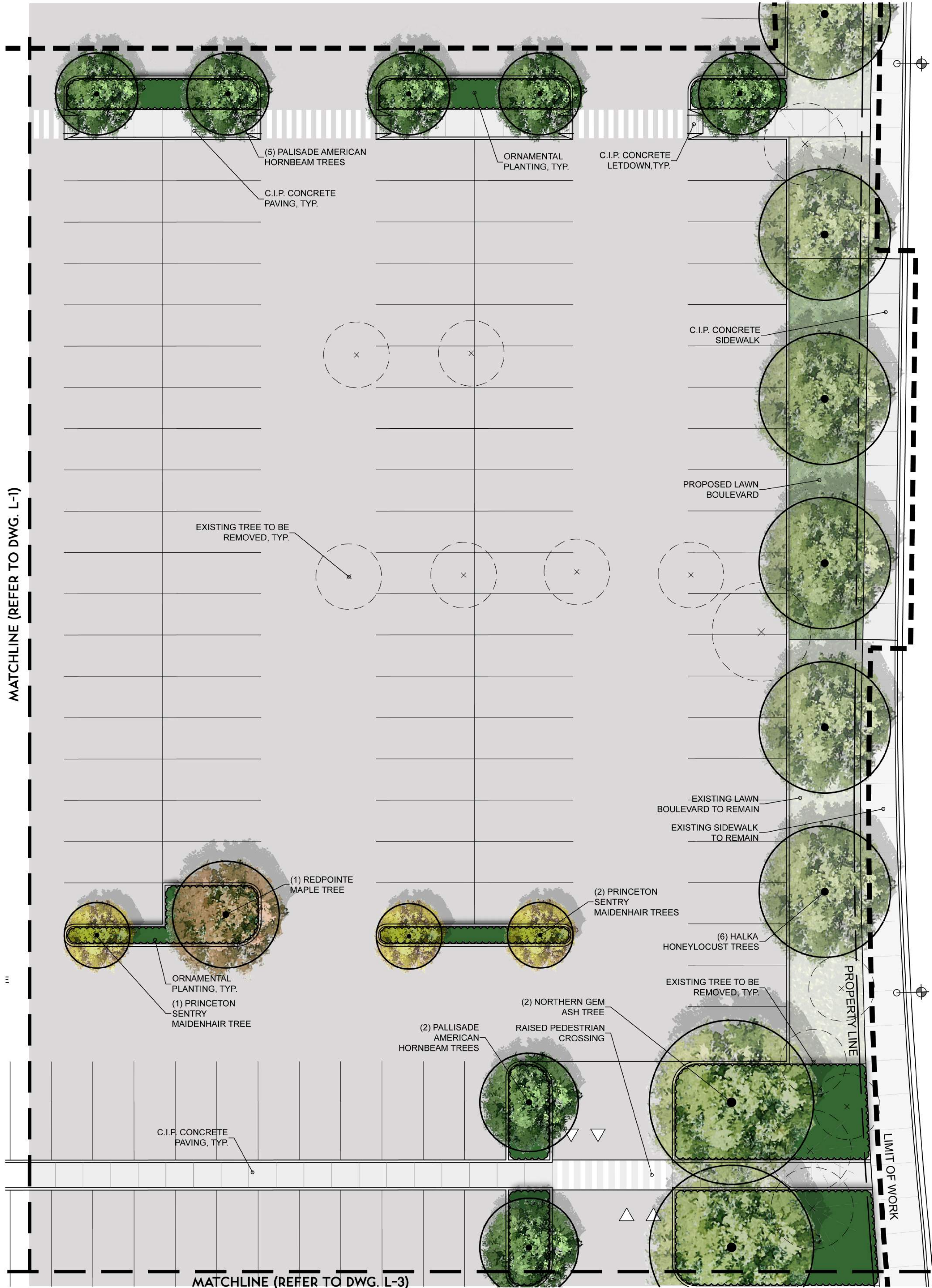
C

This forms part of application
DP19-0061

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING

MATCHLINE (REFER TO DWG. L-1)

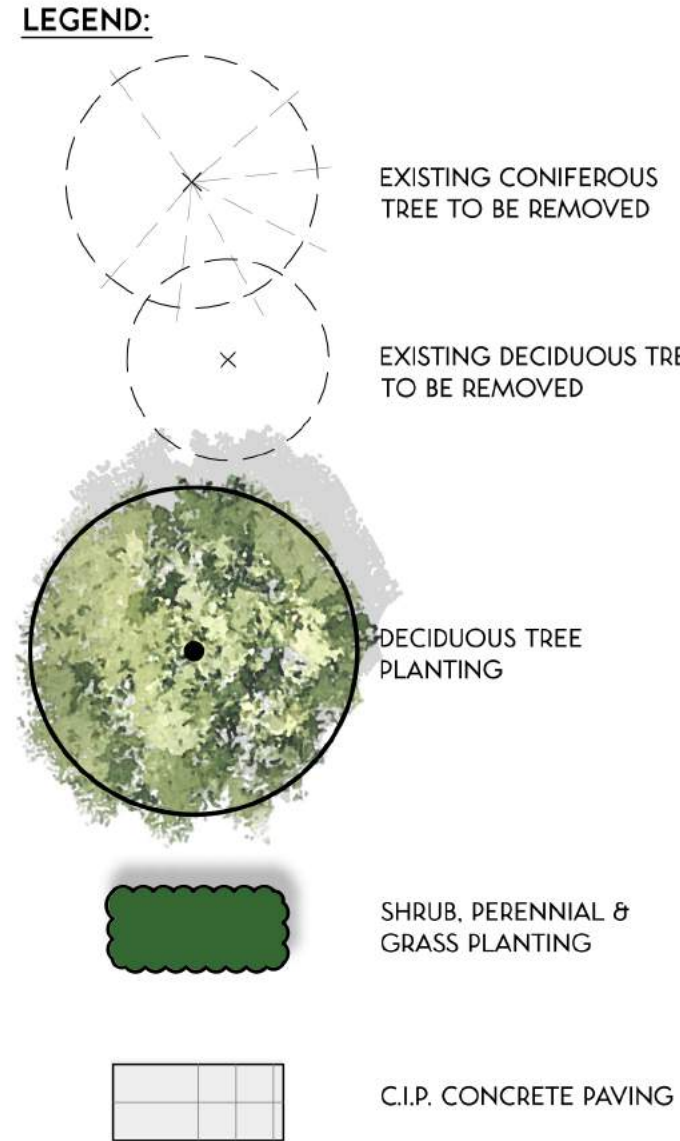


MATCHLINE (REFER TO DWG. L-3)

DILWORTH DRIVE

PROPERTY LINE

LIMIT OF WORK



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| 2 | JAN 21/19 | ISSUED FOR DP APPLICATION |
| 1 | JAN 19/19 | ISSUED FOR REVIEW |
| NO. | DATE | DESCRIPTION |



[4-1562 water street kelowna bc v1v 1j7]
[1-250-860-5278]

CLIENT:
ORCHARD PARK
KELOWNA, B.C.

PROJECT:
OPK SEARS
KELOWNA, B.C.

SHEET TITLE
**LANDSCAPE PLAN:
NORTHEAST ENLARGEMENT**

| | |
|-------------|--------|
| DESIGN BY | LS |
| DRAWN BY | LS |
| CHECKED BY | XS |
| PROJECT NO. | 19-001 |
| SCALE | 1:150 |

SHEET NO.

L-2

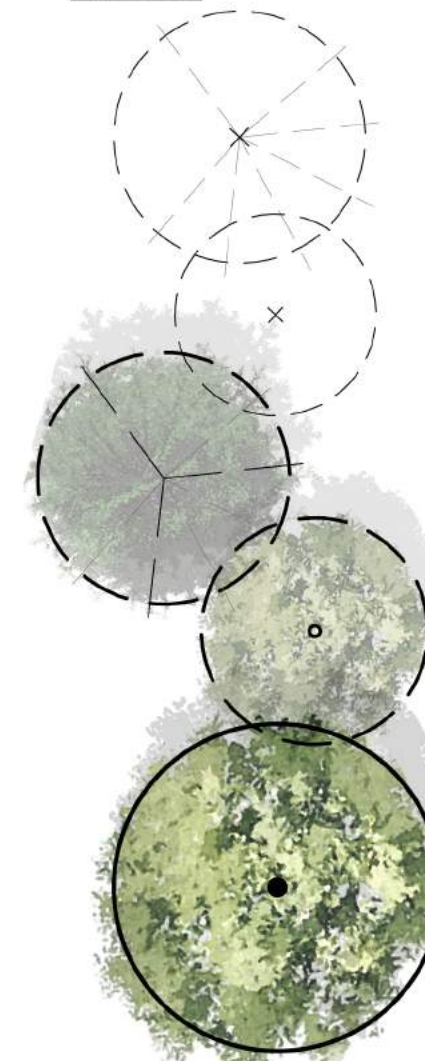
SCHEDULE C
This forms part of application
DP19-0061

Planner Initials **AF**

City of Kelowna
COMMUNITY PLANNING



LEGEND:



EXISTING CONIFEROUS
TREE TO BE REMOVED

EXISTING DECIDUOUS TREE
TO BE REMOVED

EXISTING CONIFEROUS
TREE TO REMAIN

EXISTING DECIDUOUS
TREE TO REMAIN

DECIDUOUS TREE PLANTING

SHRUB, PERENNIAL
GRASS PLANTING

C.I.P. CONCRETE PAVING

ROCK MAINTENANCE EDGE

BUILDING ENTRANCE -

BUILDING ENTRANCE

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[illegible]

2 MAR

2 21/19 ISSUED FOR DP APPLICATION

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|



BENCH
SITE DESIGN

| 4-1562 water street, kelowna bc V1Y 1J7 |
| + 250 860 6778 |

CLIENT:

ORCHARD PARK
KELOWNA, B.C.

PROJECT:

OPK SEARS
KELOWNA, B.C.

SHEET TITLE

LANDSCAPE PLAN:
SOUTH ENLARGEMENT

DESIGN BY LS

DRAWN BY _____ L3

| | |
|-------------|--------|
| PROJECT NO. | 19-001 |
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[illegible]

SCHEDULE

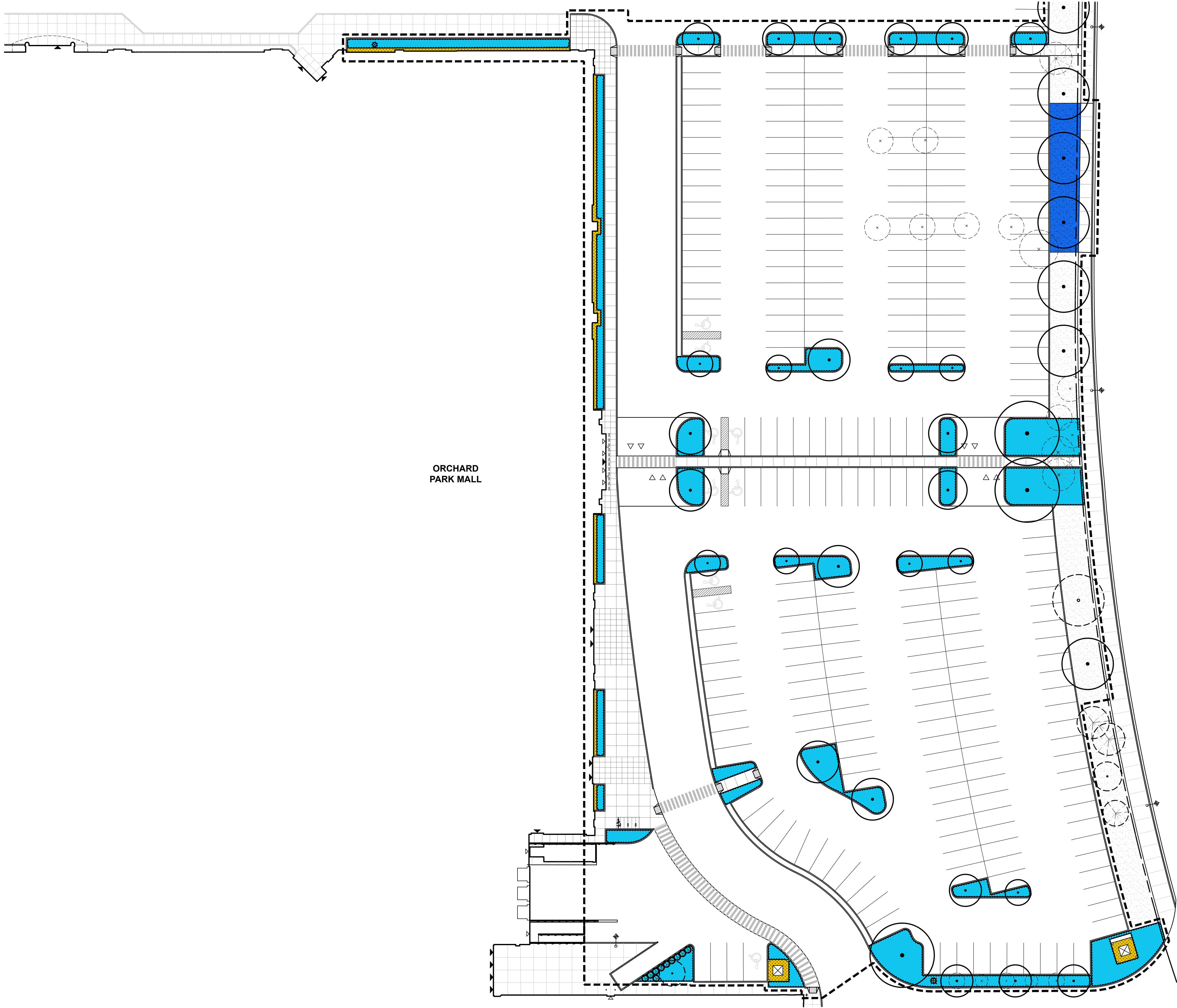
This forms part of application
DP19-0061

Planner Initials AF

City of
Belmont
COMMUNITY PLANNING

L-3

/VOLUMES/BENCH/400 - PROJECTS/2019/19-001_ORCHARDPARK_PLANTINGDESIGN/440 - PRODUCTION/442 - DRAWINGS/00_CONCEPTUALDESIGN/00-CURRENT/00_19-001_CONCEPT_LAYOUTS_M.DWG



HYDROZONE LEGEND:

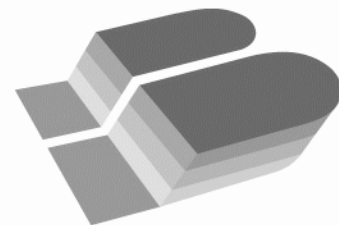
- HIGH WATER USE
- MEDIUM WATER USE
- UNIRRIGATED PERVIOUS AREAS



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| 1 | JAN 18/19 | ISSUED FOR REVIEW |
| NO. | DATE | DESCRIPTION |



BENCH
SITE DESIGN

| 4-1562 water street kelowna bc v1v 1/27 |
| 1 250 860 6278 |

CLIENT:

ORCHARD PARK
KELOWNA, B.C.

PROJECT:

OPK SEARS
KELOWNA, B.C.

SHEET TITLE

HYDROZONE
PLAN

DESIGN BY

LS

DRAWN BY

LS

CHECKED BY

XS

PROJECT NO.

19-001

SCALE

1:300

SHEET NO.

L-4

SCHEDULE

C

This forms part of application
DP19-0061

Planner
Initials

AF



Revitalization Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.B. of the City of Kelowna Official Community Plan relating to Revitalization Development Permit Areas:

| REVITALIZATION DEVELOPMENT PERMIT AREA | YES | NO | N/A |
|---|-----|----|-----|
| Relationship to the Neighbourhood and Street | | | |
| Does the proposal maintain the established or envisioned architectural character of the neighbourhood? | ✓ | | |
| Do developments adjacent to non-revitalization areas create an appropriate transition? | | | ✓ |
| Are spaces for pedestrian friendly amenities, such as street furniture, included on site? | ✓ | | |
| Is the ratio of streetwall height to street width less than 0.75:1? | | | ✓ |
| Does the building frontage occupy the entire length of the street, without drive aisles or other dead zones? | | | ✓ |
| Building Design | | | |
| Are architectural elements aligned from one building to the next? | ✓ | | |
| Are the effects of shadowing on public areas mitigated? | | | ✓ |
| Are doors or windows incorporated into at least 75% of street frontage? | | | ✓ |
| Do proposed buildings have an identifiable base, middle and top? | ✓ | | |
| Are windows, entrances, balconies and other building elements oriented towards surrounding points of interest and activity? | | | ✓ |
| Are architectural elements such as atriums, grand entries and large ground-level windows used to reveal active interior spaces? | ✓ | | |
| Are buildings designed with individual entrances leading to streets and pathways rather than with mall style entrances and internal connections? | | ✓ | |
| For multiple unit residential projects, is ground level access for first storey units provided? | | | ✓ |
| Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development? | ✓ | | |
| Are prohibited materials such as vinyl siding, reflective or non-vision glass, plastic, unpainted or unstained wood, and concrete block not used in the design? | ✓ | | |
| Are stucco and stucco-like finishes omitted as a principal exterior wall material? | ✓ | | |
| Are vents, mechanical rooms/equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design? | ✓ | | |
| View Corridors | | | |
| Are existing views preserved and enhanced? | | | ✓ |
| Vehicular Access and Parking | | | |
| Are at-grade and above-grade parking levels concealed with façade treatments? | | ✓ | |
| Are garage doors integrated into the overall building design? | | | ✓ |

| REVITALIZATION DEVELOPMENT PERMIT AREA | YES | NO | N/A |
|--|------------|-----------|------------|
| Are pedestrian entrances more prominent features than garage doors and vehicle entrances? | ✓ | | |
| Is surface parking located to the rear of the building or interior of the block? | | ✓ | |
| Are truck loading zones and waste storage areas screened from public view? | | ✓ | |
| Do parking lots have one shade tree per four parking stalls? | | ✓ | |
| Are pedestrian connections provided within and between parking lots? | ✓ | | |
| Are driving, parking, pedestrian and cycling areas distinguished through changes in colour or pattern of paving materials? | ✓ | | |
| Signage | | | |
| Is signage design consistent with the appearance and scale of the building? | | | ✓ |
| Are corporate logos on signs complimentary to the overall building character? | | | ✓ |
| Is signage lighting minimized? | | | ✓ |
| Public Art | | | |
| Is public art incorporated into the project? | | ✓ | |