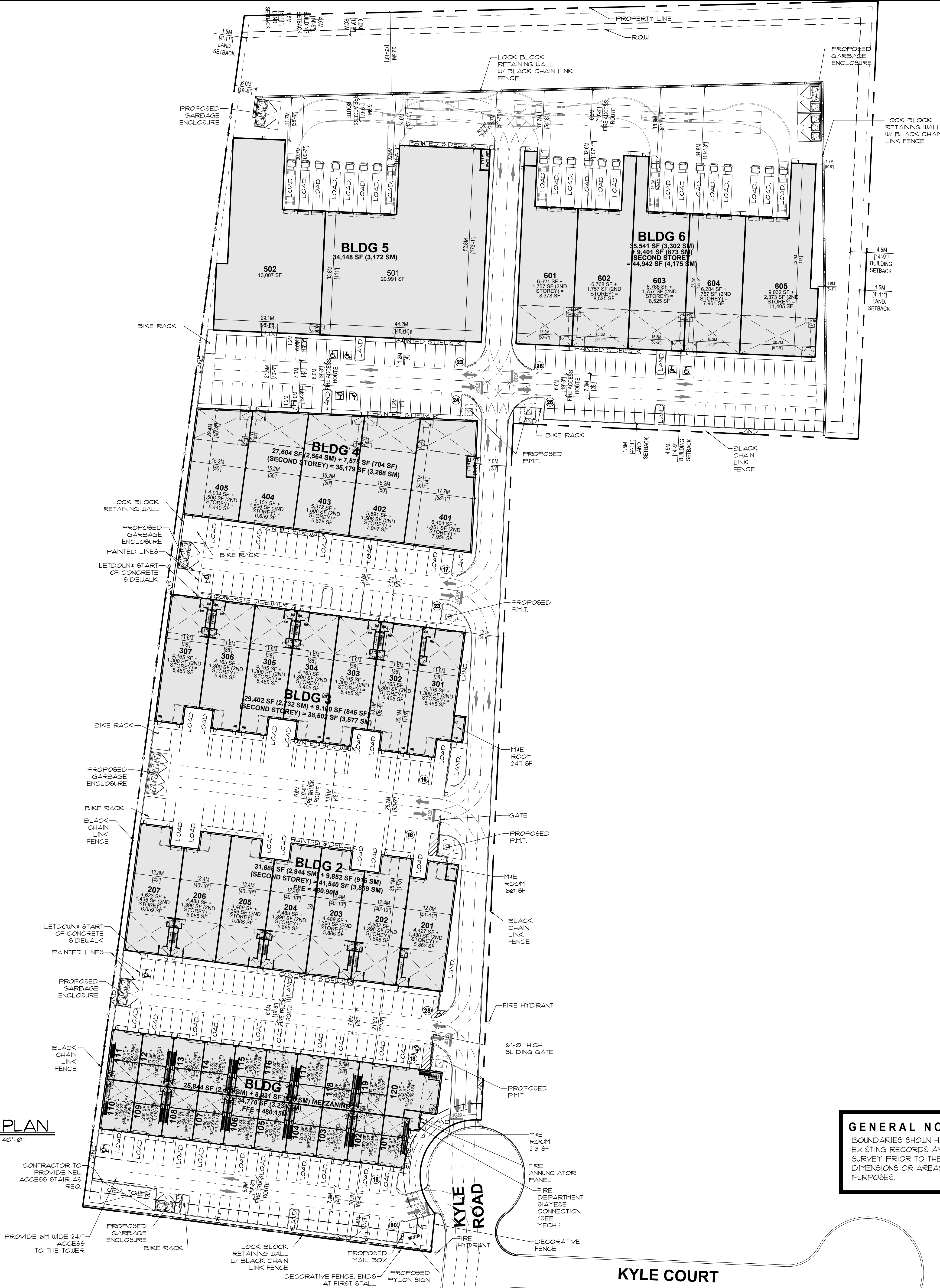




KEY PLAN
SCALE: N/A
NORTH

SITE INFORMATION:	
LEGAL DESCRIPTION:	LOT 1, DL 2601, ODYD, PLAN 7670 EXCEPT PLANS 13775, 14130, 15302, 15847, 16899, 19651 AND 31194.
CIVIC ADDRESS:	2648 KYLE ROAD, WEST KELOWNA, BC
ZONING :	I1 - LIGHT INDUSTRIAL ZONE
TOTAL SITE AREA:	449,400 SF (41,751 SM) (10.32 AC)
BUILDING AREA:	229,086 SF (21,282 SM)
LOT COVERAGE:	17,115 SM/ 41,751 SM X 100% = 41.0%

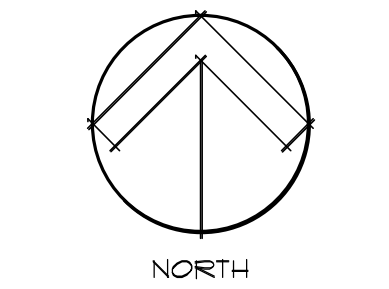
GROSS FLOOR AREAS:			
BUILDING 1:	25,844 SF (2,401 SM) + 8,931 SF (830 SM)	MEZZANINE	
BUILDING 2:	31,688 SF (2,944 SM) + 9,852 SF (915 SM)	2ND STOREY	
BUILDING 3:	29,402 SF (2,732 SM) + 9,100 SF (845 SM)	2ND STOREY	
BUILDING 4:	27,604 SF (2,564 SM) + 7,575 SF (704 SM)	2ND STOREY	
BUILDING 5:	34,148 SF (3,172 SM)		
BUILDING 6:	35,541 SF (3,302 SM) + 9,401 SF (873 SM)	2ND STOREY	
SUBTOTAL G.F.A.:	184,227 SF (17,115 SM) + 44,859 SF (4,167 SM)	UPPER FLRS	
TOTAL G.F.A.:	229,086 SF (21,282 SM)		

PARKING & LOADING STALL REQUIREMENTS & CALCULATIONS:	
INDUSTRIAL PARK PARKING= 1 SPACE PER 100 SM (1076.4 SF) G.F.A.	
TOTAL PARKING REQUIRED = 21,282 SM / 100 SM X 1	= 212.82 SPACES
TOTAL PARKING PROVIDED =	= 255 SPACES
PARKING RATIO =	= 1.11 STALLS/ 1,000 SF (or 1.20 STALLS / 100 SM)
INDUSTRIAL PARK LOADING = 1 SPACE PER 300 SM TO 500 SM (3,229.2 SF TO 5,382.0 SF); 2 SPACES PER 501 SM TO 2,500 SM (5,392.7SF TO 26,909.8 SF); PLUS 1 ADDITIONAL SPACE PER EACH ADDITIONAL 2,500 SM (26,909.8 SF) OR FRACTION THEREOF.	
TOTAL LOADING REQUIRED =	
21,282 SM - 2,500 SM = 18,782 SM / 2,500 SM = 7.51 + 3	= 10.51 STALLS

PARKING & LOADING BREAKDOWN:		
STALL TYPE:	DIMENSIONS:	COUNT:
REGULAR CAR SPACE:	9'-0" (2.75m) x 19'-9" (6.0m)	245
HANDICAP CAR SPACE:	12'-10" (3.9m) x 19'-9" (6.0m)	10
SMALL CAR SPACE (MAX 30%):	8'-3" (2.5m) x 16'-5" (5.0m)	0
SUBTOTAL		255
REGULAR LOADING SPACE:	[9'-6" (2.90m) to 10'-0" (3.05m)] X 23'-9" (7.24m)	25
MEDIUM LOADING SPACE:	12'-8" (3.90m) X 41'-0" (12.5m)	37
LARGE LOADING SPACE:	12'-0" (3.66m) X 70'-0" (21.34m)	0
SUBTOTAL		62
TOTAL PARKING AND LOADING SPACES PROVIDED =		317
BIKE CLASS I (LOCKERS): TO BE LOCATED INTERNALLY, BY TENANTS		
BIKE CLASS II (RACKS):	6 RACKS X 2 BIKES =	12

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

20/02/09	RE-ISSUED FOR DP AMENDMENT
19/11/15	ISSUED FOR DP AMENDMENT
18/07/15	ISSUED FOR DP AMENDMENT
19/03/15	ISSUED FOR TENDER
19/03/09	ISSUED FOR BP
19/03/09	RE-ISSUED FOR SP
19/02/11	ISSUED FOR REVIEW
19/01/21	ISSUED FOR SP
NO W/M/D description	
revisions	



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consultant

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2648 KYLE ROAD, WEST KELOWNA, BC
For DENCITI KYLE RD. HOLDINGS LTD



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project number 4884
sheet title

SITE PLAN

date 2020-01-09 sheet number
scale AS NOTED
draw CJC/BL
checked M