

**Design Rationale for Form and Character:
RU7 Development Permit for 786 Morrison Ave Triplex.**

When designing the proposed structure, we had four fundamental goals:

- 1-Design a structure compliant within all existing RU7 regulations that would attract family's as long-term occupants. Additionally, we sought to provide them with ownership experience analogous to a single-family dwelling by addressing drawbacks to current common RU7 designs.
- 2-Beautify the street and laneway while having an emphasis on off street parking to alleviate parking congestion.
- 3-Build a structure that will age gracefully by using durable yet inviting materials that are suitable for the Okanagan climate.
- 4-Place a heavy emphasis on responsible landscaping and re-introduce a large number of suitable trees and shrubbery to further beautify the property long term. We have a strong and unwavering belief that urban trees are vital to the long-term appeal urban neighbourhoods

In order to accomplish the above states goals, we decided to forgo the fourth unit in favour of three larger units. We then designed a modern triplex structure that we feel will compliment the other existing/proposed fourplexes on the avenue. We choose to add offset elevations and added overhangs to breakup the front facade and added character by incorporating varying textures and materials.

Our proposed landscape design further advances our goals by adding a large number of trees and shrubs to the property including the laneway. We choose durable ornamental fencing for the front yards to create an inviting feel from the street and each unit will have two bike racks to encourage bicycle commuting. Dividing fences are to be a horizontal wood style to allow for privacy but add the warmth of wood textures.

The rear attached garages with parking pads offer ample off-street parking which we feel is a major drawback to other RU7 developments.

The proposed project represents the results of countless hours of research and design work from our team, and we are extremely proud to present it to the City of Kelowna for consideration.

LOT A MORRISON AVE, KELOWNA BC

PROPERTY DESCRIPTION

CIVIC: 786 MORRISON AVENUE, KELOWNA, BC
LEGAL: LOT A, PLAN KAP7310

BC ENERGY STEP CODE COMPLIANCE: STEP 1

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA RU7 ZONING

SITE INFORMATION:

	ALLOWED	PROPOSED
GROSS SITE AREA=	7,923 SF (736.1 SM)	
ALLOWABLE SITE COVERAGE=	55% (4,358 SF)	48% (3,799 SF)
F.A.R.=	.8 (6,338 SF)	.78 (6,199 SF)

UNIT AREA CALCULATIONS:

UNIT	ENTRY	UPPER	ROOF
UNIT 1	790 SF	1,225 SF	15 SF
UNIT 2	790 SF	1,334 SF	15 SF
UNIT 3	790 SF	1,225 SF	15 SF
TOTAL:	6,199 SF		

	ALLOWED	PROPOSED
HEIGHT=	8.0M (31.2 FT OR 2 STOREYS)	6.5M (2 STOREYS)
YARD SETBACKS:		
FRONT YARD=	4.0M	8.2M
SIDE YARD=	2.0M	2.0M
REAR YARD=	0.9M	6.1M

PARKING CALCULATIONS:

1 PER RESIDENCE=	1X3 = 3	6
BICYCLE STORAGE:		
CLASS I, .5/UNIT	.5X3=1.5 (2) (REQUIRED)	3 (GARAGE STORAGE)
CLASS II, .1/UNIT	.1X3=.3 (1) (REQUIRED)	3

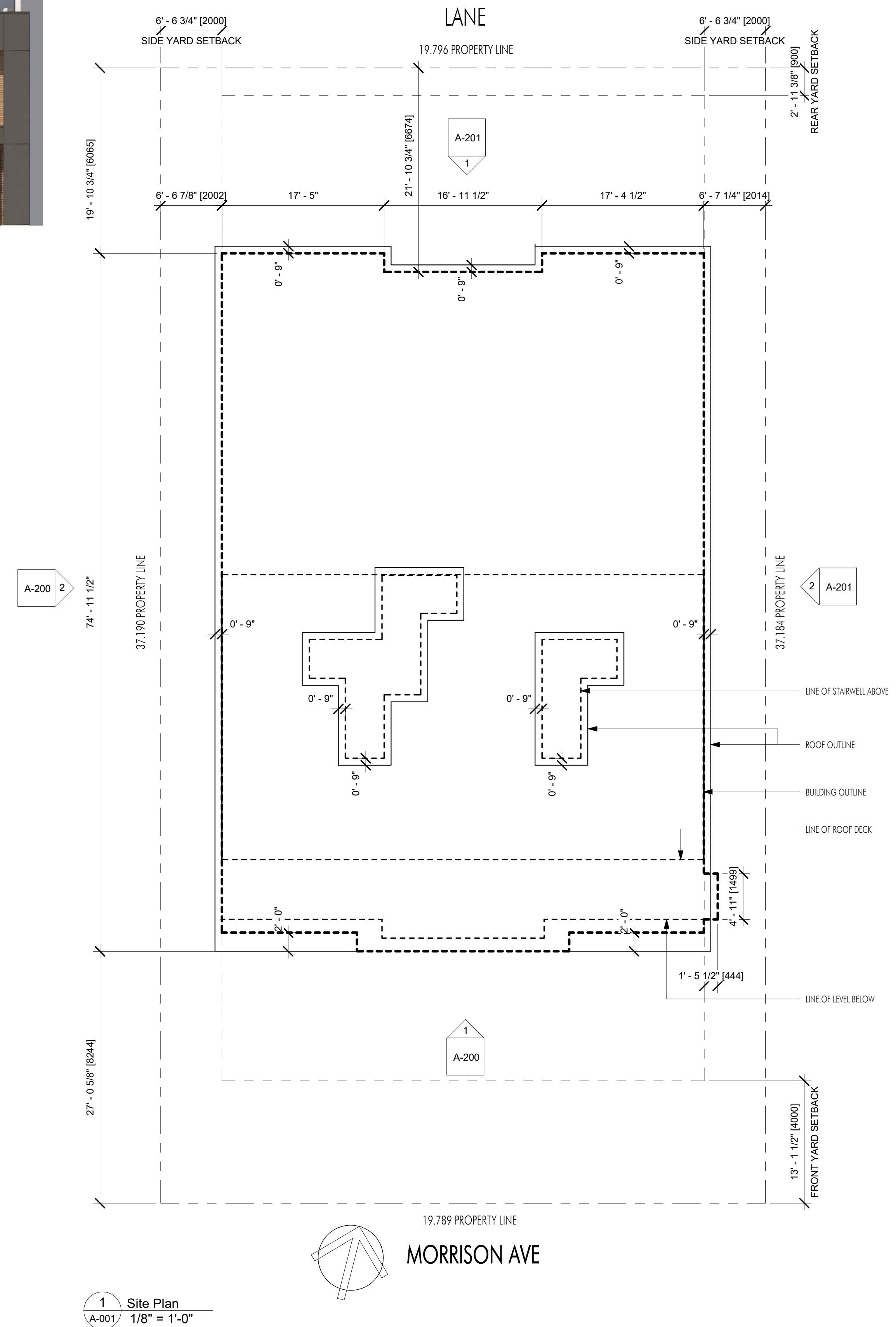
GENERAL NOTES - ARCHITECTURAL:

- ALL WORK SHALL CONFORM TO THE STANDARDS OF THE N.B.C. OF CANADA 2015 (ALL APPLICABLE SECTIONS), THE B.C. BUILDING CODE (BCBC) 2018 AND ALL LOCAL CODES, BYLAWS AND AMENDMENTS.
- DO NOT SCALE DRAWINGS; DIMENSIONS ALWAYS TAKE PRECEDENCE.
- ALL TRADES SHALL VERIFY ALL DATUMS, DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK.
- ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO LIME ARCHITECTURE.
- VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN ON DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE EXPRESS WRITTEN PERMISSION OF LIME ARCHITECTURE.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF LIME ARCHITECTURE AND CANNOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LIME ARCHITECTURE.
- ALL WORK TO BE PERFORMED TO CURRENT GOOD TRADE PRACTICE STANDARDS BY WORKMEN SKILLED IN THEIR TRADES.
- ALL MATERIALS TO BE OF GOOD QUALITY, PROPERLY TRANSPORTED, STORED AND PROTECTED.
- ALL EXTERIOR DIMENSIONS TAKEN FROM OUTSIDE FACE OF WOOD STUDS AND EXTERIOR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS TAKEN FROM CENTER LINE OF STUDS U.N.O.
- ALL LOAD BEARING LUMBER TO BE SPF #2 OR BETTER U.N.O.
- ALL LOAD BEARING WOOD BEAMS TO BE SPF #2 OR BETTER U.N.O.
- ALL EXTERIOR WALLS TO BE 2 X 6 @ 24" O.C., U.N.O.
- INTERIOR WALLS TO BE 2 X 4 @ 24" O.C., U.N.O.; INTERIOR LOAD BEARING WALLS TO BE 2X6 @ 16" O.C., U.N.O. (SHOWN SHADED ON PLAN DRAWINGS)
- USE DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO JOISTS UNLESS NOTED OTHERWISE (U.N.O.).
- ALL LOAD BEARING COLUMNS TO BE AT LEAST EQUAL TO WIDTH OF BEAMS AND OF SOLID LUMBER OR LAMINATED STUDS.
- LINTELS UP TO 6'-0" WIDE TO BE 2-2 X 10 SPF #2 OR BETTER U.N.O. - TO BE BUILT UP TO EQUAL WIDTH OF WALL FRAMING.
- LINTELS OVER 6'-0" TO BE 2-2 X 12 SPF #1 OR BETTER OR ENGINEERED UNLESS NOTED OTHERWISE (U.N.O.).
- FRAMING TRADE TO PROVIDE MIN. 2 X 2 CROSS BRACING OR SOLID BLOCKING BETWEEN JOISTS AND RAFTERS @ 7'-0" O.C. MAXIMUM, MINIMUM ONE ROW UNLESS NOTED OTHERWISE BY FLOORING ENGINEER.
- ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL, APPROVED ENGINEERED FILL OR BEDROCK AND EXTEND A MINIMUM DEPTH 300MM BELOW FROST LINE FROM FINISHED GRADE.
- MINIMUM CONCRETE STRENGTH AT 28 DAYS: FOOTINGS, SLABS, FOUNDATION WALLS: 3000PSI, LIGHTWEIGHT CONCRETE TOPPING: 4000PSI.
- MINIMUM PAD FOOTING SIZES AS PER STRUCTURAL NOTES BELOW AND/OR AS NOTED ON PLAN DRAWINGS (LARGEST PAD AND REINFORCING SIZES TO TAKE PRECEDENCE WHERE CONTRADICTION EXISTS).
- SECURE SILL PLATES TO FOUNDATION WALLS WITH 1/2" DIAM. X 10" ANCHOR BOLT @ 4'-0" O.C. FOR EXTERIOR WALLS AND 6'-0" FOR INTERIOR WALLS.
- ALL WOOD MEMBERS IN CONTACT WITH CONCRETE TO BE PROTECTED WITH SILL PLATE GASKET.
- PROVIDE DAMPROOFING TO ALL EXTERIOR FOUNDATION WALLS (INCLUDING RE-DAMP-PROOFING) IN ACCORDANCE WITH BCBC 2018.
- PROVIDE A MINIMUM OF 6" CLEARANCE BETWEEN SOIL AND ANY WOOD MEMBERS.
- ALLOWABLE SOIL BEARING PRESSURE 2000 PSF ASSUMED FOR DESIGN AND TO BE CONFIRMED AT EXCAVATION BY A QUALIFIED ENGINEER.
- PROVIDE ALUMINUM FLASHINGS OVER ALL EXTERIOR OPENINGS.
- CAULK AND SEAL ALL EXTERIOR OPENINGS IN ACCORDANCE WITH BCBC 2018.
- VENTILATION REQUIREMENTS TO CONFORM TO BCBC 9.32.3 AND TABLE 9.32.3.5.
- UNIFORMLY DISTRIBUTE VENTILATION TO ROOFS AS PER BCBC 9.19.1.2.
- PROVIDE A MINIMUM CLEARANCE BETWEEN TOP OF ROOF INSULATION AND UNDERSIDE OF ROOF SHEATHING AS PER BCBC 9.19.1.3.
- DWELLING GLAZING SECURITY REQUIREMENTS TO CONFORM TO BCBC 9.7.6 AND APPENDIX (A)9.7.5.3.(1).
- ALL EXTERIOR AND REQUIRED GUARDS TO BE 3'-6" (1070MM) HIGH WITH MAX. 3'-9" (100MM) CLEAR OPENINGS.
- ALL HANDRAILS SHALL BE A MINIMUM 2'-8" HIGH ABOVE THE NOSINGS.
- ALL STAIR TREADS TO BE 10 1/2 INCH MINIMUM AND AN 1/2" NOSING.
- ALARMS AND DETECTION SYSTEMS TO BE AS PER 3.2.4.1 OF THE BCBC.



ARCHITECTURAL DRAWINGS

- A-001 PROJECT INFORMATION
- A-002 ASSEMBLIES
- A-101 ENTRY LEVEL PLAN
- A-102 UPPER LEVEL PLAN
- A-103 ROOF DECK PLAN
- A-200 ELEVATIONS
- A-201 ELEVATIONS
- A-300 SECTIONS
- A-500 DETAILS
- A-501 DETAILS
- A-502 DETAILS



1 Site Plan
A-001
1/8" = 1'-0"



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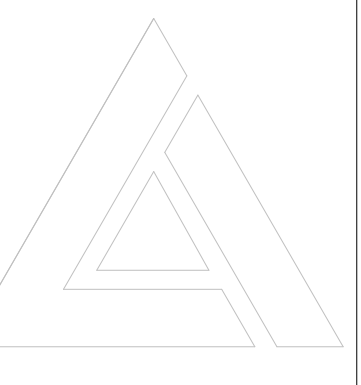
All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No.	Date	Description
04.06.21		- FOR REVIEW
05.31.21		- FOR DP/BP

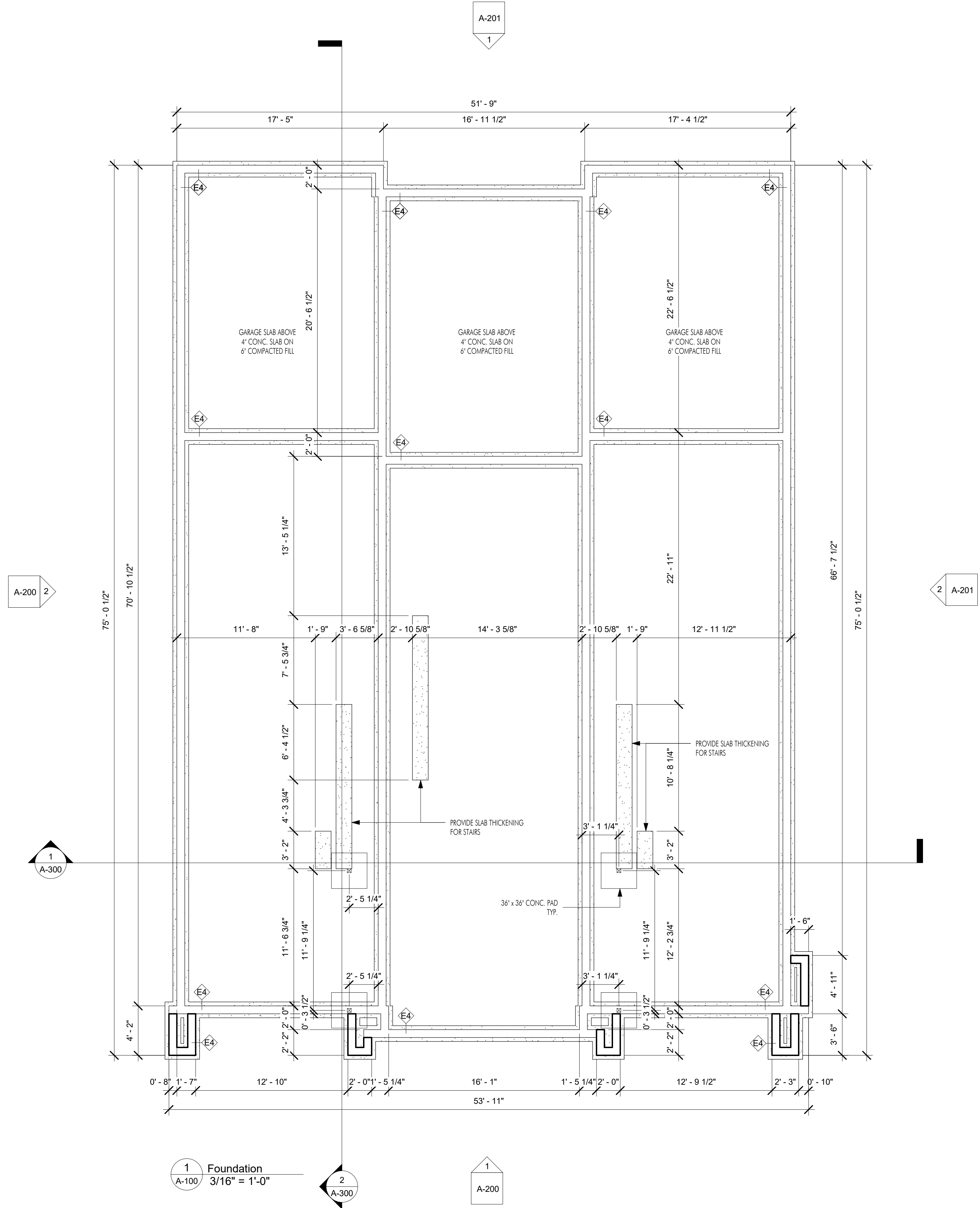
Plot Date	Drawing No.
05/31/21	A-001

PROJECT
786 Morrison Ave.

DRAWING TITLE
PROJECT INFORMATION



FOR DP/BP



1 Foundation
A-100 3/16" = 1'-0"

2 A-300

1 A-200

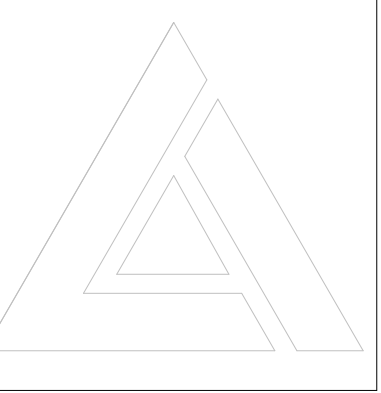
FOR DP/BP

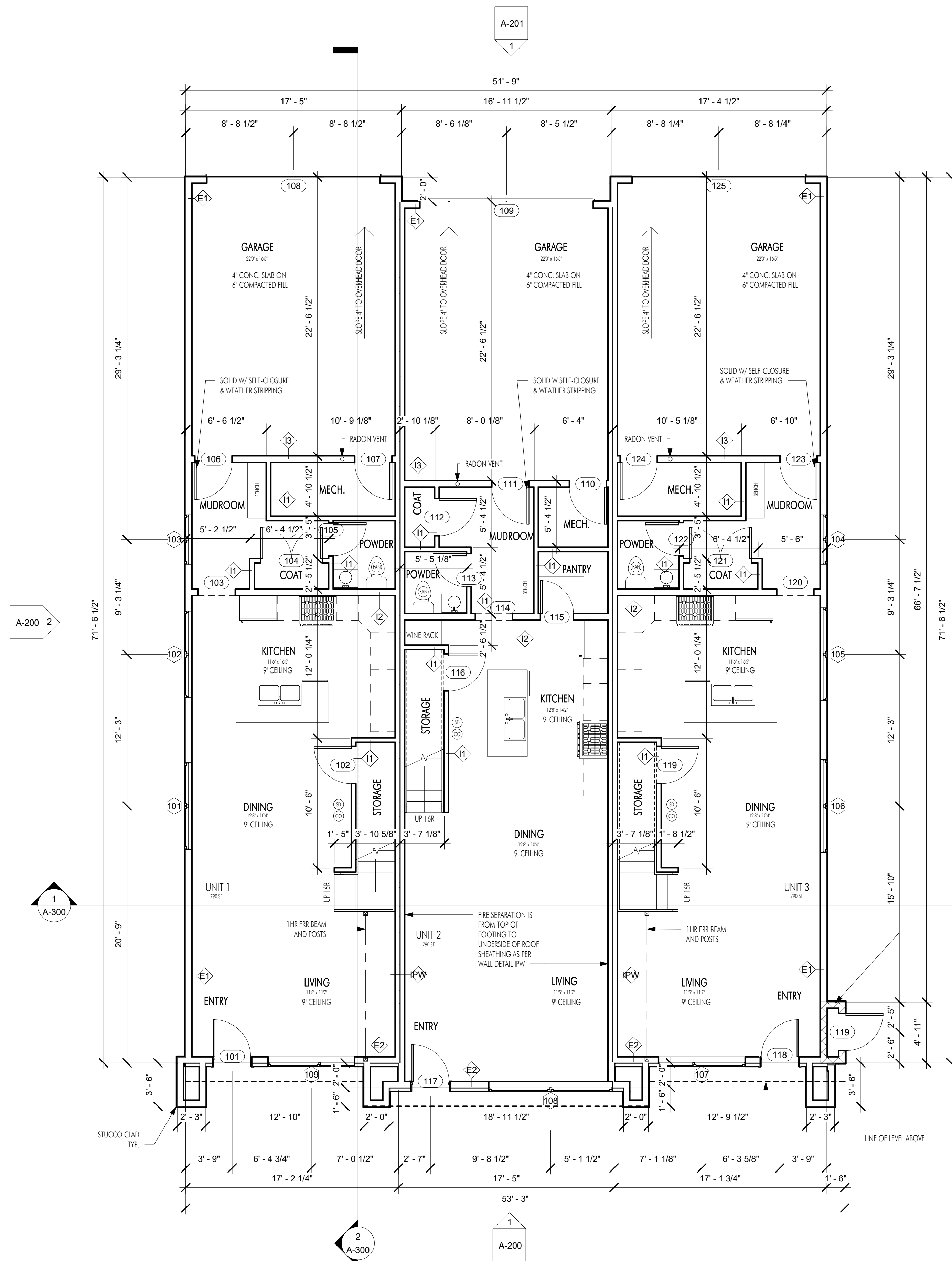
Revision No.	Date	Description
05.31.21		FOR DP/BP

Plot Date	Drawing No.
05/31/21	A-100

PROJECT
786 Morrison Ave.

DRAWING TITLE
FOUNDATION PLAN





1 Entry Level
A-101 3/16" = 1'-0"

Entry Level Door Schedule				
Mark	Width	Height	Description	Comments
101	3'-0"	8'-0"	Single-Full Glass	
102	3'-0"	6'-0"		HEIGHT TBD
103	3'-0"	6'-8"	Opening	
104	5'-0"	6'-8"	Double	
105	2'-8"	6'-8"	Single	
106	3'-0"	6'-8"	Single	
107	3'-0"	6'-8"	Single	
108	14'-0"	8'-0"	Garage	
109	14'-0"	8'-0"	Garage	
110	3'-0"	6'-8"	Single	
111	3'-0"	6'-8"	Single	
112	3'-0"	6'-8"	Single	
113	2'-8"	6'-8"	Single	
114	3'-0"	6'-8"	Opening	
115	2'-8"	6'-8"	Single	
116	3'-0"	6'-0"		HEIGHT TBD
117	3'-0"	8'-0"	Single-Full Glass	
118	3'-0"	8'-0"	Single-Full Glass	
119	3'-0"	6'-0"		HEIGHT TBD
119	3'-0"	6'-8"	Single	20 MIN. FRR
120	3'-0"	6'-8"	Opening	
121	5'-0"	6'-8"	Double	
122	2'-8"	6'-8"	Single	
123	3'-0"	6'-8"	Single	
124	3'-0"	6'-8"	Single	
125	14'-0"	8'-0"	Garage	

Entry Level Window Schedule			
Mark	Head Height	Sill Height	Comments
101	8'-0"	5'-6"	
102	8'-0"	5'-6"	
103	8'-0"	5'-6"	
104	8'-0"	5'-6"	
105	8'-0"	5'-6"	
106	8'-0"	5'-6"	
107	8'-0"	1'-0"	
108	8'-0"	1'-0"	
109	8'-0"	1'-0"	

INTERIOR DOORS:

DOOR ROUGH OPENINGS VERSUS ACTUAL DOOR DIMENSIONS AS FOLLOWS (CONFIRM WITH MANUFACTURER):

DOOR TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD SINGLE SWING:	+2-1/2"	+2"
BI-FOLD:	+1-1/2"	+1-1/4"
BI-PASS (WITH GLASS DOORS):	+1-1/2"	+1-1/4"
BI-PASS (WITHOUT GLASS):	+1-1/2"	+0 (DOOR WIDTH)

WINDOWS/EXTERIOR DOORS:

WINDOW ROUGH OPENINGS VERSUS ACTUAL WINDOW/DOOR DIMENSIONS AS FOLLOWS (CONFIRM WITH MANUFACTURER):

TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD EXTERIOR WINDOW:	+1/2"	+1/2"
SLIDING EXTERIOR DOORS:	+1/2"	+1/2"
STANDARD EXTERIOR DOOR:	+1"	+1"

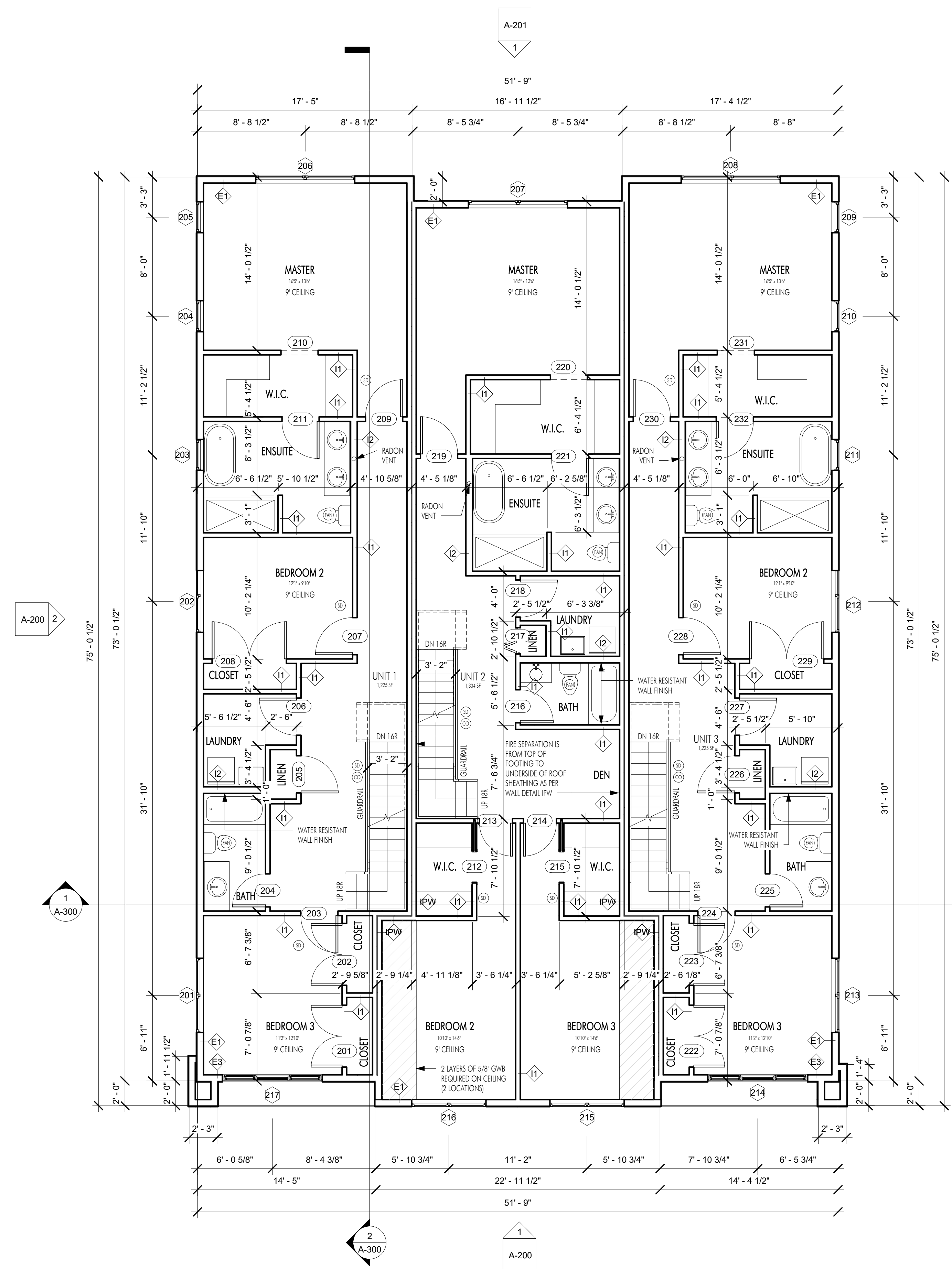
Revision No., Date and Description
03.24.21 - FOR REVIEW
04.06.21 - FOR REVIEW
04.14.21 - FOR REVIEW
05.31.21 - FOR DP/BP

Plot Date	Drawing No.
05/31/21	A-101

PROJECT
786 Morrison Ave.

DRAWING TITLE
ENTRY LEVEL PLAN

FOR DP/BP



1 Upper Level
A-102 3/16" = 1'-0"

Upper Level Door Schedule				
Mark	Width	Height	Description	Comments
201	5'-0"	6'-8"	Double	
202	5'-0"	6'-8"	Double	
203	3'-0"	6'-8"	Single	
204	2'-8"	6'-8"	Single	
205	3'-0"	6'-8"	Single	
206	3'-0"	6'-8"	Single	
207	3'-0"	6'-8"	Single	
208	6'-0"	6'-8"	Double	
209	3'-0"	6'-8"	Single	
210	3'-0"	6'-8"	Opening	
211	3'-0"	6'-8"	Single	
212	2'-6"	6'-8"	Pocket	
213	2'-8"	6'-8"	Single	
214	2'-8"	6'-8"	Single	
215	2'-6"	6'-8"	Pocket	
216	2'-8"	6'-8"	Single	
217	2'-0"	6'-8"	Bifold	
218	3'-0"	6'-8"	Single	
219	3'-0"	6'-8"	Single	
220	3'-0"	6'-8"	Opening	
221	3'-0"	6'-8"	Single	
222	5'-0"	6'-8"	Double	
223	5'-0"	6'-8"	Double	
224	3'-0"	6'-8"	Single	
225	2'-8"	6'-8"	Single	
226	3'-0"	6'-8"	Single	
227	3'-0"	6'-8"	Single	
228	3'-0"	6'-8"	Single	
229	6'-0"	6'-8"	Double	
230	3'-0"	6'-8"	Single	
231	3'-0"	6'-8"	Opening	
232	3'-0"	6'-8"	Single	

Upper Level Window Schedule			
Mark	Head Height	Sill Height	Comments
201	8'-0"	5'-6"	
202	8'-0"	3'-0"	
203	8'-0"	3'-0"	
204	8'-0"	3'-0"	
205	8'-0"	3'-0"	
206	8'-0"	5'-6"	
207	8'-0"	5'-6"	
208	8'-0"	5'-6"	
209	8'-0"	3'-0"	
210	8'-0"	3'-0"	
211	8'-0"	3'-0"	
212	8'-0"	3'-0"	
213	8'-0"	5'-6"	
214	8'-0"	1'-0"	
215	8'-0"	1'-0"	
216	8'-0"	1'-0"	
217	8'-0"	1'-0"	

INTERIOR DOORS:
DOOR ROUGH OPENINGS VERSUS ACTUAL DOOR DIMENSIONS AS FOLLOWS (CONFIRM WITH MANUFACTURER):

DOOR TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD SINGLE SWING:	+2-1/2"	+2"
BI-FOLD:	+1-1/2"	+1-1/4"
BI-PASS (WITH GLASS DOORS):	+1-1/2"	+1-1/4"
BI-PASS (WITHOUT GLASS):	+1-1/2"	+0 (DOOR WIDTH)

WINDOWS/EXTERIOR DOORS:
WINDOW ROUGH OPENINGS VERSUS ACTUAL WINDOW/DOOR DIMENSIONS AS FOLLOWS (CONFIRM WITH MANUFACTURER):

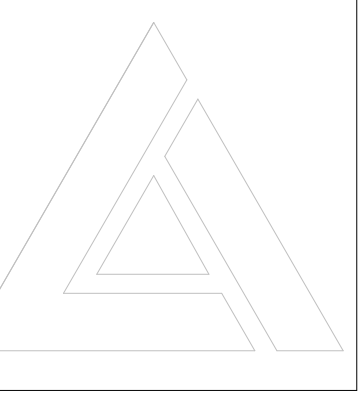
TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD EXTERIOR WINDOW:	+1/2"	+1/2"
SLIDING EXTERIOR DOORS:	+1/2"	+1/2"
STANDARD EXTERIOR DOOR:	+1"	+1"

Revision No., Date and Description
03.24.21 - FOR REVIEW
04.06.21 - FOR REVIEW
04.14.21 - FOR REVIEW
05.31.21 - FOR DP/BP

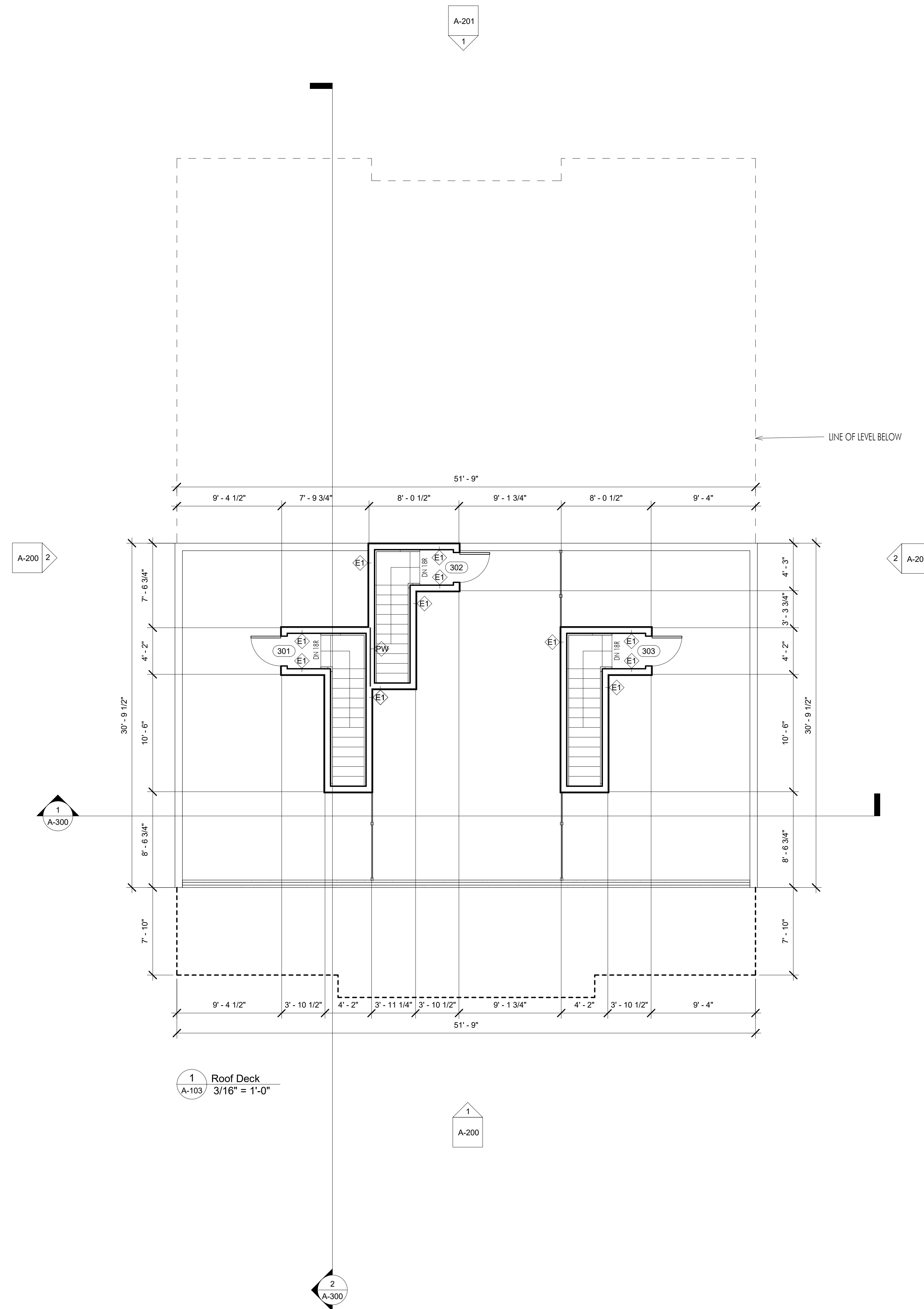
Plot Date	Drawing No.
05/31/21	A-102

PROJECT
786 Morrison Ave.

DRAWING TITLE
UPPER LEVEL PLAN



FOR DP/BP



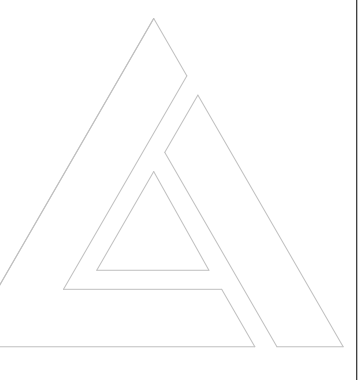
Rooftop Deck Door Schedule				
Mark	Width	Height	Description	Comments
301	2' - 8"	6' - 8"	Single	
302	2' - 8"	6' - 8"	Single	
303	2' - 8"	6' - 8"	Single	

Revision No.	Date	Description
04.06.21		- FOR REVIEW
04.14.21		- FOR REVIEW
05.31.21		- FOR DP/BP

Plot Date	Drawing No.
05/31/21	A-103

PROJECT
786 Morrison Ave.




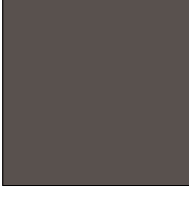

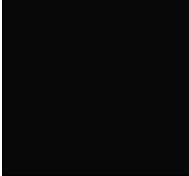
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ROOF DECK PLAN

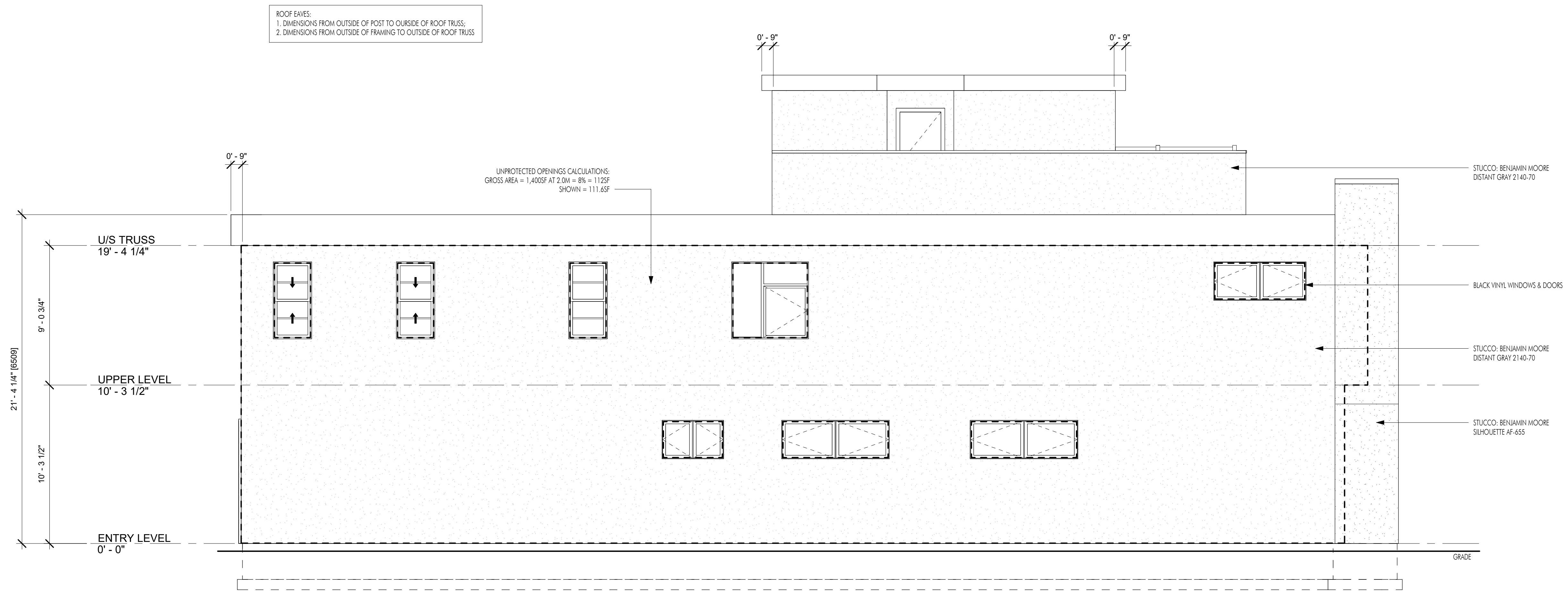


FOR DP/BP



1 FRONT ELEVATION
A-200
1/4" = 1'-0"

- EXTERIOR FINISHES AND COLOURS:
-  LUX PANELS: KNOTTY CHESTNUT
 -  BRICK: HEBRON BRICK, BELL TOWER (OR APPROVED EQUAL)
 -  STUCCO: BENJAMIN MOORE, DISTANT GRAY 2140-70
 -  STUCCO: BENJAMIN MOORE, SILHOUETTE AF-655
 -  TORCH-ON ROOFING: IKO, CHARCOAL GREY
 -  WINDOW & DOOR FRAMES, FASCIA, RAILINGS: BLACK



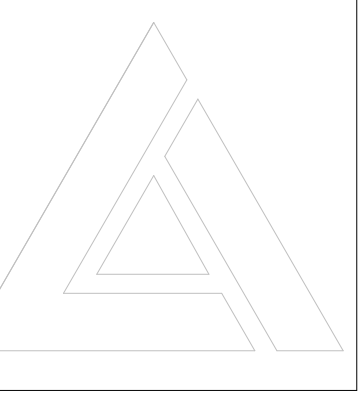
2 LEFT ELEVATION
A-200
1/4" = 1'-0"

Revision No.	Date	Description
04.14.21		FOR REVIEW
05.31.21		FOR DP/BP

Plot Date	Drawing No.
05/31/21	A-200

PROJECT
786 Morrison Ave.

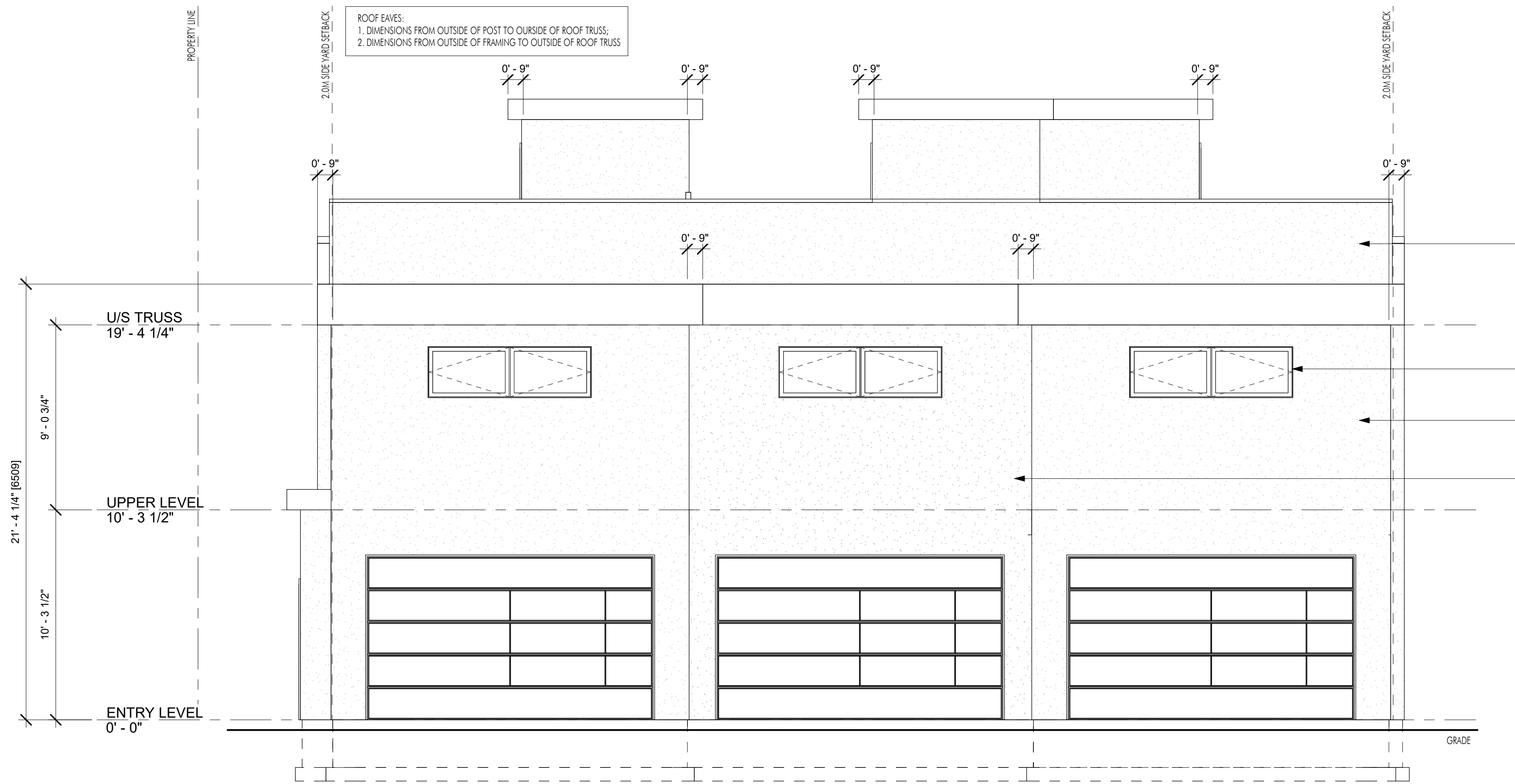
DRAWING TITLE
ELEVATIONS



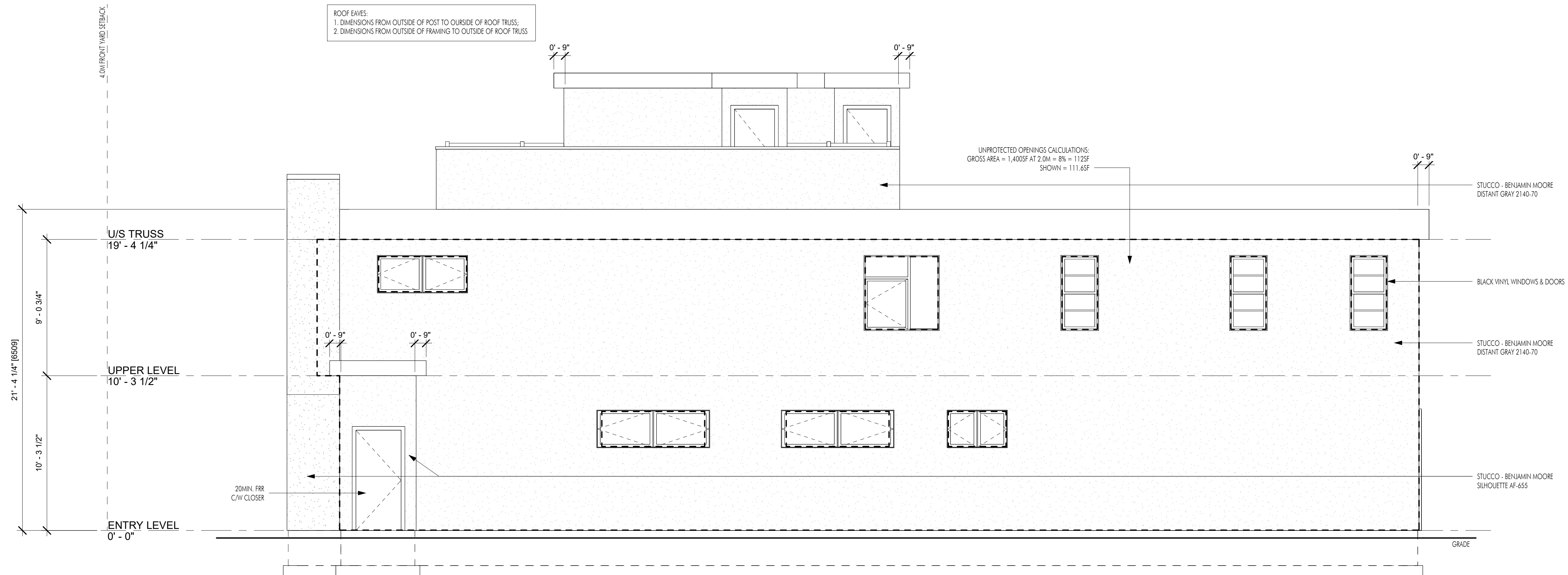
FOR DP/BP

EXTERIOR FINISHES AND COLOURS:

-  LUX PANELS:
KNOTTY CHESTNUT
-  BRICK:
HEBRON BRICK, BELL TOWER (OR APPROVED EQUAL)
-  STUCCO:
BENJAMIN MOORE, DISTANT GRAY 2140-70
-  STUCCO:
BENJAMIN MOORE, SILHOUETTE AF-655
-  TORCH-ON ROOFING:
IKO, CHARCOAL GREY
-  WINDOW & DOOR FRAMES, FASCIA, RAILINGS:
BLACK



1 BACK ELEVATION
A-201
1/4" = 1'-0"



2 RIGHT ELEVATION
A-201
1/4" = 1'-0"

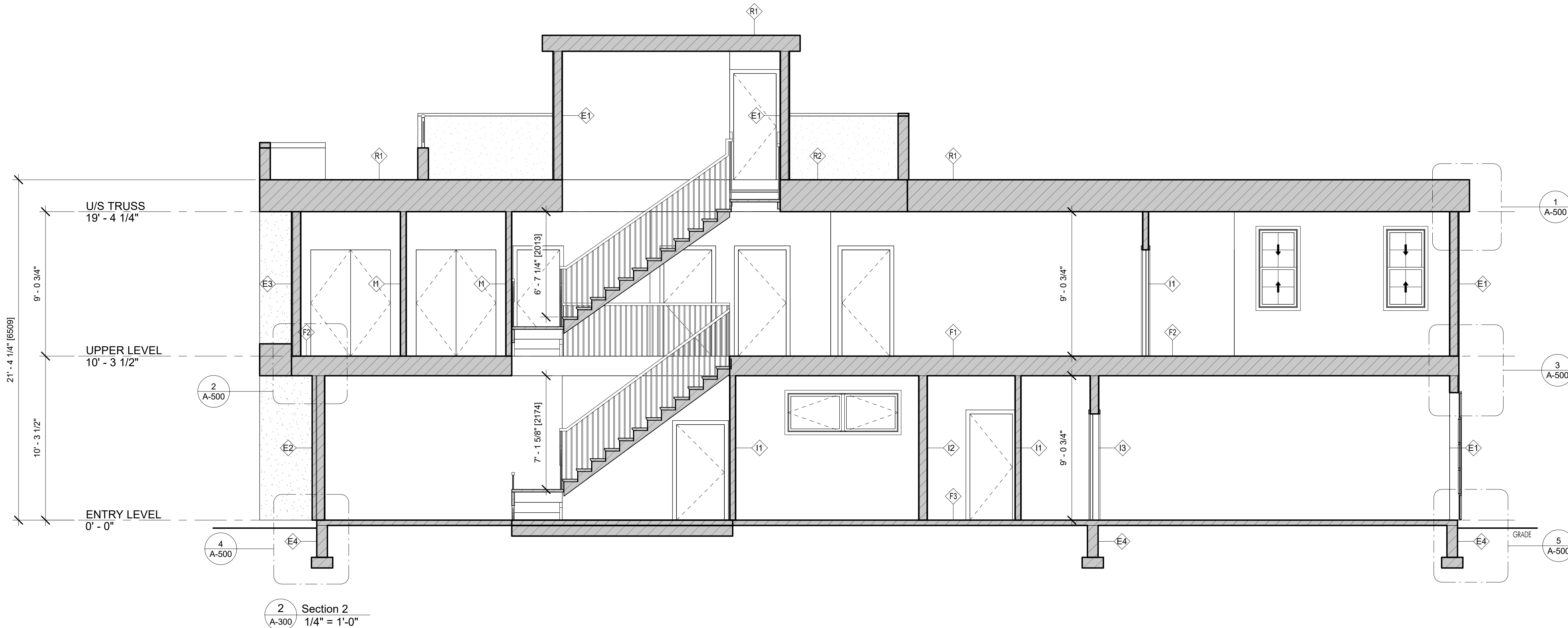
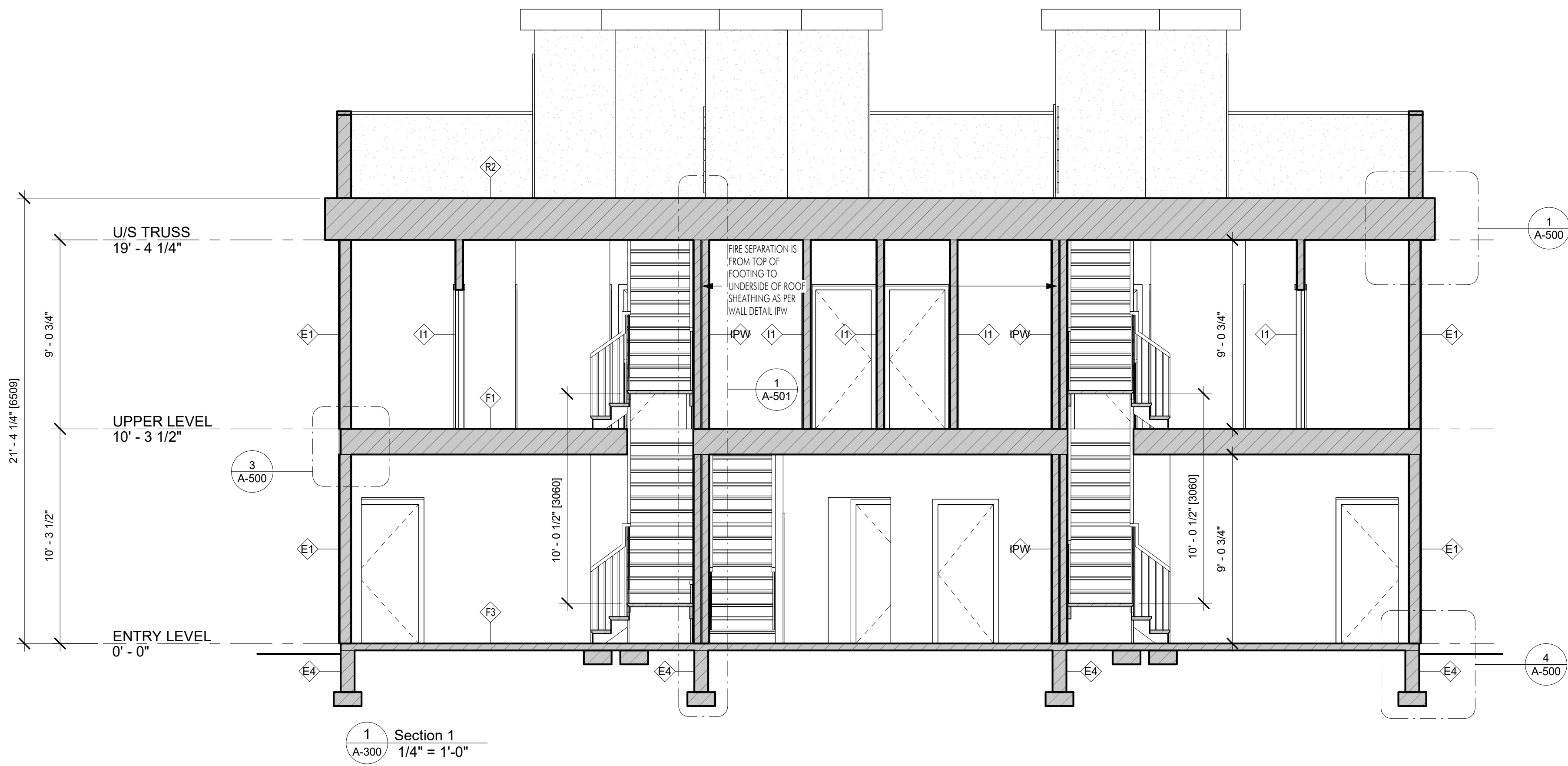
FOR DP/BP

Revision No.	Date	Description
04.14.21		FOR REVIEW
05.31.21		FOR DP/BP

Plot Date	Drawing No.
05/31/21	A-201

PROJECT
786 Morrison Ave.
DRAWING TITLE
ELEVATIONS





FOR DP/BP

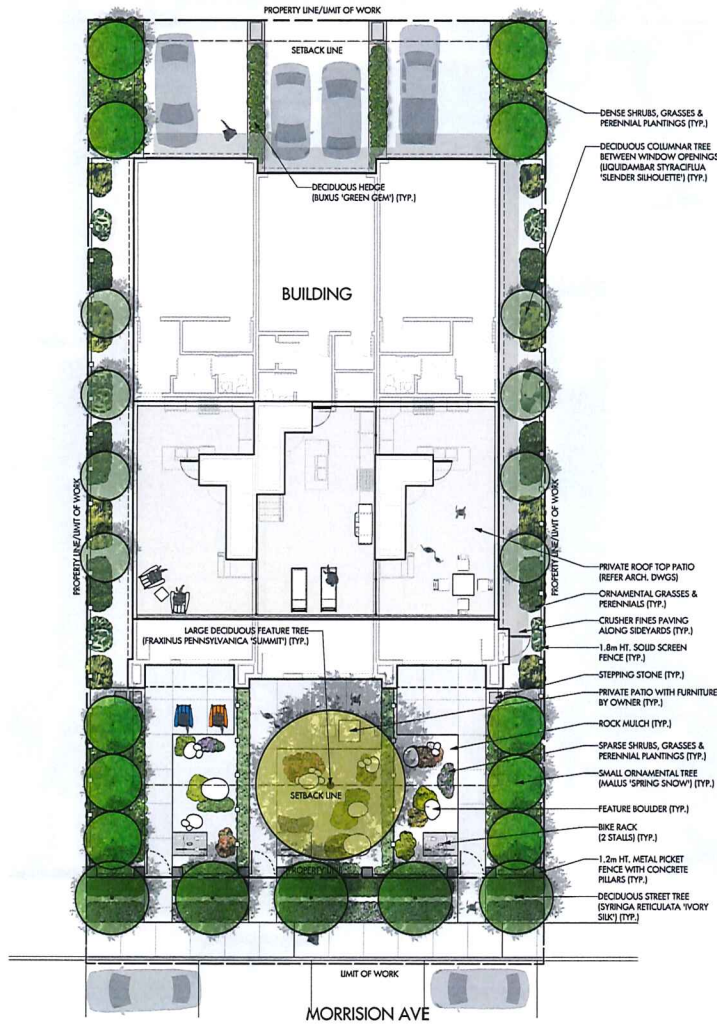


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8
6
2





LANE



NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA, BYLAW 7900 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE PITS TO RECEIVE A MINIMUM OF 1000mm DEPTH TOPSOIL. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE WEDGMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT GREEN ASH	1	6cm CAL.
LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	8	6cm CAL.
MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	10	6cm CAL.
STRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE ELIAC	5	6cm CAL.
SHRUBS			
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	49	#02 CONT. /0.6M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	18	#02 CONT. /1.0M O.C. SPACING
CORNUS STOLONIFERA 'FARBOW'	ARCTIC FIRE DOGWOOD	18	#02 CONT. /1.0M O.C. SPACING
DIONNYLIS ALATIS 'SELECT'	FIRE BALL BURNING BUSH	12	#02 CONT. /1.25M O.C. SPACING
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	8	#01 CONT. /1.5M O.C. SPACING
PERENNIALS & GRASSES			
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	8	#01 CONT. /1.0M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	10	#01 CONT. /0.9M O.C. SPACING
PANICUM DIOYAMA 'PANORAMA HIK'	PANORAMA BEEBALM	15	#01 CONT. /0.75M O.C. SPACING
PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	8	#01 CONT. /1.0M O.C. SPACING
SALVIA INCAEOLIZA 'MAY NIGHT'	MAY NIGHT SALVIA	24	#01 CONT. /0.6M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	24	#01 CONT. /0.5M O.C. SPACING
SEDUM PACHYCLADOS	SILVER GEM STONECROP	24	#01 CONT. /0.5M O.C. SPACING



PROJECT TITLE

786 MORRISON AVE

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	21.07.19	Issue
2		
3		
4		
5		

PROJECT NO. 21-135

DESIGN BY SP

DRAWN BY WJC

CHECKED BY FB

DATE 21.10.2021

SCALE 1:100

PAGE SIZE 24x36"

SCALE



DRAWING NUMBER

L1/2

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PROJECT TITLE

786 MORRISON AVE

Kelowna, BC

DRAWING TITLE

OFFSITE LANDSCAPE PLAN

ISSUED FOR / REVISION

NO.	DATE	DESCRIPTION
1	21.07.19	Final
2		
3		
4		
5		

PROJECT NO. 21-135

DESIGN BY SP

DRAWN BY WC

CHECKED BY TB

DATE JUN. 10, 2021

SCALE 1:100

PAGE SIZE 24x36"

SCALE



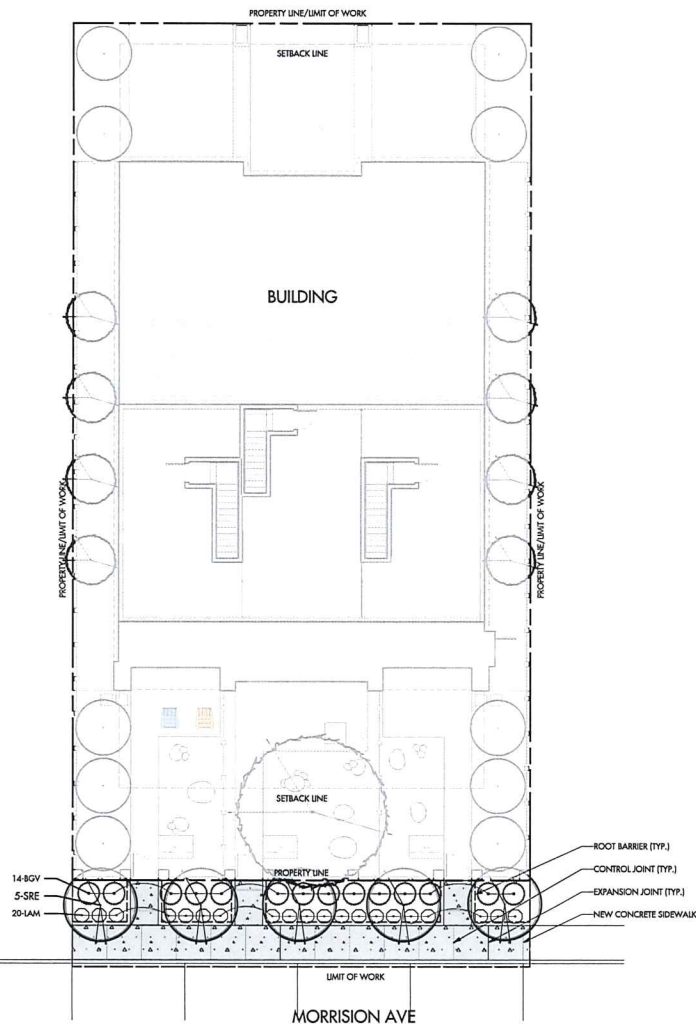
DRAWING NUMBER

L1/2

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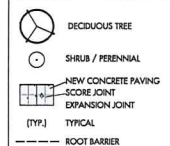


LANE



- 14-BGV
- 5-SRE
- 20-IAM
- ROOT BARRIER (TYP.)
- CONTROL JOINT (TYP.)
- EXPANSION JOINT (TYP.)
- NEW CONCRETE SIDEWALK

LANDSCAPE LEGEND



LANDSCAPE NOTES

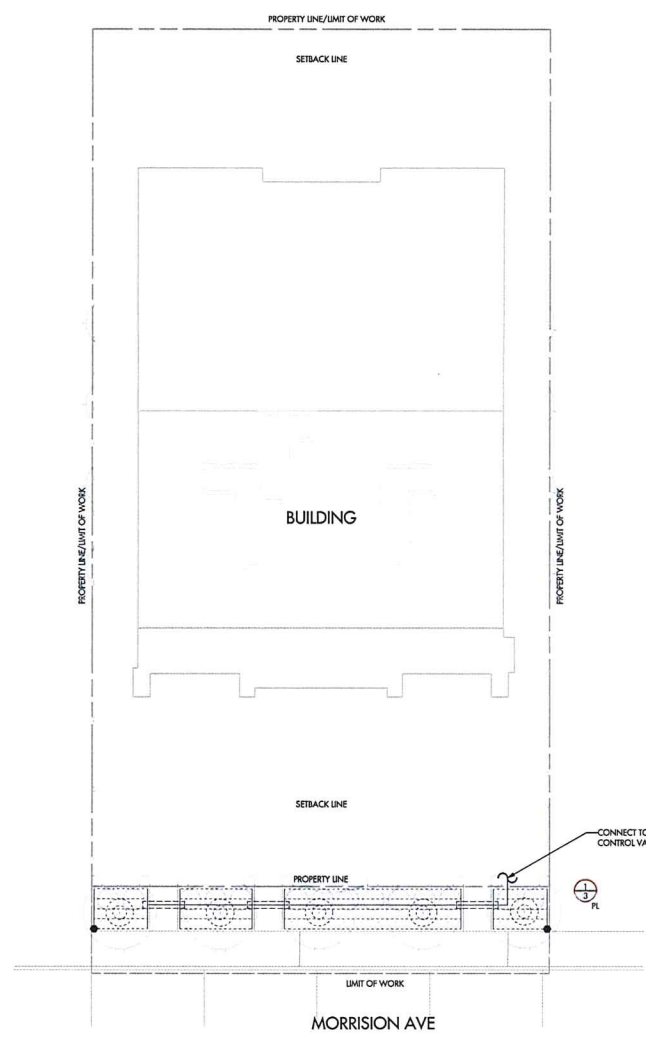
1. SPECIFICATIONS
ALL WORK TO MEET PROJECT SPECIFICATIONS & CITY OF KELOWNA BYLAW 7900, SUBDIVISION BYLAW, SCHEDULE 5, AND ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA).
2. DIMENSIONS
ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
3. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE TO GIVE THE SITE INSPECTOR 48 HOURS NOTICE BEFORE ALL REQUIRED INSPECTIONS.
4. LIMIT OF WORK
ALL WORK OF THE CONTRACTOR SHALL BE WITHIN THE LIMIT OF WORK/ PROPERTY LINE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL VERIFY THE LIMIT OF WORK ON SITE WITH THE SITE INSPECTOR PRIOR TO CONSTRUCTION.
5. DESIGN INTENT
THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.
6. CONTRACTOR'S JOB SITE CONDITIONS
CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
7. COMPOSITE BASE SHEET
THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME. ARCHITECT.
8. UTILITIES
PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. MOST UTILITY COMPANIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT (CALL BEFORE YOU DIG) PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800) 474-6886. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE.
THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATION, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE CONSULTANT CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
9. SLEEVING
REFER TO IRRIGATION PLAN FOR REQUIREMENTS OF SLEEVING UNDER PAVING.
10. PROJECT STAKING
ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS. ALL PROPOSED TREE LOCATIONS SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR PRIOR TO INSTALLATION.
11. GRADING AND DRAINAGE
ALL PROPOSED PAVING AND TURF AREAS SHALL SMOOTHLY CONFORM TO EXISTING ADJACENT FEATURES. PROVIDE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL TURF & PLANTING AREAS.
12. CONTROL JOINTS
CONTROL JOINTS WITHIN CONCRETE PAVING ARE TO BE SPACED AS FOLLOWS. SCORE JOINTS ARE TO BE A MAXIMUM OF 3.0m APART & EXPANSION JOINTS ARE TO BE A MAXIMUM OF 9.0M APART.
13. GROWING MEDIUM PLACEMENT
WPOFT GROWING MEDIUM SHALL BE PLACED AT 200mm MIN. DEPTH IN ALL PLANTING AREAS AND 4.0mm IN ALL TREE PITS AT GRADE AS SHOWN IN THE DRAWINGS. GROWING MEDIUM FOR LANDSCAPE WORKS IS TO MEET PROPERTIES OF TYPE 2L FOR TURF AREAS & TYPE 2P FOR PLANTING AREAS, AS PER TABLE T-6.3.3.3 IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
14. BACKFILL
EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OFF-SITE.
15. WOOD MULCH
THE CONTRACTOR SHALL SUPPLY AND PLACE OGO-GROW WOOD MULCH AT 75mm MIN. DEPTH TO THE PLANTING AREAS, AS SHOWN ON THE DRAWINGS. NO PLASTIC FILM OR WEED BARRIER FABRIC IS PERMITTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS. THE WOOD MULCH PROJECT SHALL BE NON WAXING, FREE OF CHUNKS, STICKS, SOULS, STONES, CHEMICALS, ROOTS AND SALT.
16. PLANT MATERIAL
ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF SUDDEN OAK DEATH (PHYTOPHTHORA RAMORUM), ACCORDING TO THE THE CANADIAN FOOD INSPECTION AGENCY (CFIA), OR BCMA STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO THE OWNER FOR THE SUPPLY AND PLACEMENT OF DISEASED PLANTS RESULTING FROM HIS NEGLIGENCE.
PLANT MATERIAL AND PRODUCTS SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY THE LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. THE CONTRACTOR SHALL PROVIDE A (1) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL TO THE OWNER FROM THE DATE OF SUBSTANTIAL PERFORMANCE.
17. SUBSTITUTIONS
THE CONTRACTOR SHALL NOT SUBSTITUTE PLANT MATERIAL OR PRODUCTS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNAPPROVED SUBSTITUTIONS.
18. QUANTITIES
THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING & REMARKS
TREES				
SRE	5	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	6cm CAL.
SHRUBS & PERENNIALS				
BGV	14	BUXUS 'GREEN VEVEIT'	GREEN VEVEIT BOXWOOD	#01 CONT. / 1.0M O.C. SPACING
IAM	20	LAVANDELLA ANGLUSTEIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	#01 CONT. / 0.4M O.C. SPACING



LANE



IRRIGATION LEGEND

- SUBSURFACE DRIP SYSTEM FOR PLANTING AREAS; HUNTER HDI-CV, 0.4 GPM, 0.45m EMITTER SPACING & 0.45m +/- LATERAL SPACING, SUPPLY & FLUSH MANIFOLDS TO BE 1" CLASS 200 PVC.
- DRIP RING FOR TREES IN PLANTING AREAS; HUNTER HDI-CV, 0.9 GPM, 0.3m EMITTER SPACING, 0.5m DIA, CONNECT TO PLANTING ZONE
- VALVE NUMBER
GALLONS PER MINUTE (GPM)
LANDSCAPE TYPE (TU-TURF AREA, PL-PLANTING AREA)
- LATERAL LINE; CLASS 200 PVC PIPE, 1" UNLESS NOTED
- IRRIGATION SLEEVE; SCHEDULE 40 PVC, 3" MIN. OR TWICE THE DIA. OF PIPE CONTAINED. INSTALL IRRIGATION WIRING IN SEPARATE 2" ELECTRICAL CONDUIT. EXTEND SLEEVE 0.3m PAST EDGE OF HARD SURFACE.
- FLUSH VALVE; 3/4" SCHEDULE 40 PVC BALL VALVE

IRRIGATION NOTES

1. SPECIFICATIONS
ALL WORK TO MEET STANDARDS AND SPECIFICATIONS PER CITY OF KELOWNA BYLAW 7900, SUBDIVISION BYLAW, SCHEDULE 5.
2. VERIFICATION
SYSTEM DESIGN IS BASED ON (10) G.P.M. & (60) P.S.I. AVAILABLE AT THE POINT OF CONNECTION. VERIFY SAME AND NOTIFY THE OWNER'S REPRESENTATIVE IF SUCH DATA ADVERSELY AFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING AND PRIOR TO COMMENCING IRRIGATION WORK.
3. UTILITIES
VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. SCHEMATIC
SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS WHENEVER POSSIBLE.
5. WATER SERVICE LINE
EXISTING.
6. ELECTRICAL SERVICE
BY OTHERS, REFER ELECTRICAL DWGS
7. SLEEVING
ADEQUATELY SIZE ALL SLEEVES SHOWN ON PLAN. SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVING SHALL EXTEND 300MM FROM EDGE OF PAVING INTO LAWN OR PLANTING AREA, AND SHALL HAVE ENDS CLEARLY MARKED ABOVE GRADE UNLESS OTHERWISE SHOWN.
8. GRAPHIC CLARITY
MAIN LINE & IRRIGATION COMPONENTS SHOW ON PLAN FOR GRAPHIC CLARITY. CONTRACTOR TO VERIFY ALL MATERIALS IN THE FIELD. VALVE BOXES TO BE LOCATED IN PLANTING AREAS.
9. TESTS AND INSPECTIONS
AT VARIOUS MILESTONES DURING CONSTRUCTION, INSPECTION AND TESTING OF COMPONENTS WILL BE REQUIRED TO ENSURE PERFORMANCE OF IRRIGATION SYSTEM MEETS EXPECTED STANDARDS. PROVIDE EQUIPMENT AND PERSONNEL NECESSARY FOR PERFORMANCE OF INSPECTIONS AND TESTS. CONDUCT ALL INSPECTIONS AND TESTS IN THE PRESENCE OF THE CONTRACT ADMINISTRATOR. KEEP WORK UNCOVERED AND ACCESSIBLE UNTIL SUCCESSFUL COMPLETION OF INSPECTION OR TEST.

IRRIGATION ZONE CHART

ZONE #	VALVE SIZE	LANDSCAPE TYPE	PRODUCT TYPE	APPLICATION RATE	OPERATING PRESSURE	ZONE FLOW	OPERATING TIME
1	1"	PLANTING AREA	DRIP	7.4mm/hr	40 PSI	3 GPM	45 MINS / ZX PER WEEK
						TOTAL RUNTIME PER WEEK = 90 MINS / WEEK (1.5 HRS)	

** OPERATING TIMES ARE SHOWN AS A BASE THEORETICAL SCHEDULE ONLY, BASED ON EVERY DAY WATERING IN JULY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SETTING THE IRRIGATION SCHEDULE TO INSURE THAT PLANT MATERIAL RECEIVES ADEQUATE WATERING.



PROJECT TITLE
786 MORRISON AVE

Kelowna, BC

DRAWING TITLE
OFFSITE IRRIGATION PLAN

ISSUED FOR / REVISION

1	21.07.19	Review
2		
3		
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PROJECT NO: 21-135

DESIGN BY: SP

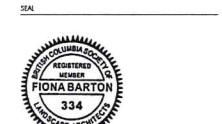
DRAWN BY: WC

CHECKED BY: JB

DATE: JUL 19, 2021

SCALE: 1:100

PAGE SIZE: 24-30"



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