



HDR Architecture Associates Inc.
210 Hastings Avenue
Penticton, BC
V2A 2V6

December 20, 2019

City of Kelowna Planning and Development Services
1435 Water Street
Kelowna BC, V1Y 1J4

RE: WATER STREET by the Park, 234-278 Leon Ave & 1620-1630 Water Street
Design Rationale: Development Permit Submission

To whom it may concern,

Venue Kings Ticket Brokers, Inc. has commissioned our firm, HDR Architecture Associates, Inc., to provide architectural design services for the development permit application (development variance permit and text amendment) for a new purpose built mixed use development (600 residential units, 216 hotel suites + CRU) at 234-278 Leon Ave & 1620-1630 Water Street in Kelowna.

A new mass timber pedestrian bridge is proposed to connect both sites across Leon Avenue; providing joint access to parking and a new gateway to Kelowna City Park. Parking (748 stalls) is provided for both sites on the north side of Leon Ave with one level underground and the remaining above grade. The parking structure is concealed by a double height CRU space and a gently curving mass timber (glulam) and polycarbonate external screen. The open parking structure will allow light to wash through the mass timber supporting structure and polycarbonate screen; providing a warm glow to the streetscape below (refer to cover sheet).

The CRU space at grade will help rejuvenate and enliven the streetscape; the public realm modifications allow for soft and hard landscaping treatments (refer to L1). Angled parking on the north side of Leon Avenue is replaced with parallel parking (similar to the south side of the street); this allows a more generous pedestrian oriented streetscape with an additional bike lane. Greening of the street will act as a natural gateway to one of Kelowna's most precious resources (City Park and the waterfront). A continuous CLT (cross laminated timber) canopy at street level provides protection from the elements; activities within the building are visible through the glazed façade to activate the street (eyes on the street for security).

There are many good reasons to explore the full potential of wood, as a viable option to steel and concrete, but as architects, our primary interest is in the fact that wood sequesters carbon dioxide at a rate of 1-1.2 tons/m³ of wood. In a world where the construction industry is responsible for 40-

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Registered Architects: Jim Aalders, Arch. AIBC, MRAIC, LEED AP, NCARB Mark Hentze, Arch. AIBC, NLAA, MRAIC, NCARB, IAKS Troy Ransdell, Arch. AIBC, MBA
John Scott, Arch. AIBC, AAA, MRAIC, NCARB, AIA Rod Windjack, Arch. AIBC, MRAIC, LEED AP



50% of CO2 emissions, renewable materials, such as wood, can mitigate the rate of global warming. With massive human migration occurring in developing countries, such as Asia and South America, triggering a massive building boom, new forms of construction for housing must be explored that are viable solutions to the traditional multi storey, concrete, apartment block that are commonly constructed in these areas. This development is proposing to use wood in strategic locations to maximize the benefits.

The current C7 (Central Business Commercial) zoning will accommodate the scheme presented except for the following variances (4) and text amendment:

1 - HEIGHT VARIANCE: THE BUILDING IS 55.9M HIGHER THAN WHAT THE ZONE ALLOWS, HOWEVER THE TOWERS MATCH THE CITY'S VISION FOR THE FUTURE OF THIS ZONE (OCP), THE FAR IS COMPLIANT WITH THE ZONING BYLAW.

2 - PARKING VARIANCE: THE PARKING PROVIDED IS A 239 STALL SHORTFALL, GIVEN THE NATURE OF TOWER C (HOTEL) WE FEEL THAT LESS CARS WILL BE REQUIRED, THE BUILDING IS IN A CENTRAL LOCATION IN THE CITY CORE WITH ACCESS TO PUBLIC TRANSIT AND BIKE ROUTES. Refer to sheet A08

3 - CLASS II BIKE PARKING VARIANCE: THE CALCULATIONS PROVIDED IN THE BYLAW ARE MEANT FOR SMALLER DEVELOPMENTS; THE 107 REQUIRED PER THE CURRENT BYLAW EXCEEDS ANY TEMPORARY USE IN THIS DEVELOPMENT. (70)

4 - ALLOW FOR TWO DIGITAL DISPLAY BOARDS AS SHOWN ON A35 AND A36.

5 - TEXT AMENDMENT; ALLOW FOR SHORT TERM RENTALS.

Tower A (30 storey total / 24 storey market housing)

Tower B (42 storey total / 36 storey market housing)

Tower C (24 storey total / 18 storey hotel)

Towers A and B are oriented East West with a slight v shaped deck articulation to accentuate the slender form as seen from Harvey Avenue. The translucent glass guards on the tower balconies provide a sculptural aesthetic while minimizing the visual impact of ones possessions. This proposal will be a positive contribution to our community by allowing more housing and commercial opportunities and allowing densification in an area which is within the downtown core and its associated amenities. This project is in close proximity to bike and walking trails and a viable alternative to urban sprawl and hope for a reduction in vehicular reliance. The developer would like to work with the City of Kelowna to provide a public contribution for community benefit; to help combat the housing crisis.

Sincerely,
HDR Architecture, Inc.

Robert Cesnik ARCHITECT AIBC, MRAIC, LEED AP BD+C
Associate



WATER STREET BY THE PARK

Client: Anthony Beyrouth

Project No. 10141492

Project Address : 234-278 Leon Ave & 1620-1630 Water st,
Kelowna, BC

DEVELOPMENT PERMIT

Issue Date: 20/12/2019

ARCHITECTURE DRAWINGS LIST

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 A16 PLAN - THIRD FLOOR + PARKING P3
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LANDSCAPE DRAWINGS LIST

L1/2 CONCEPTUAL LANDSCAPE PLAN
 L2/2 WATER CONSERVATION/IRRIGATION PLAN
 L1/2 OFFSITE LANDSCAPE PLAN
 L2/2 OFFSITE IRRIGATION PLAN

PROJECT DATA AND ZONING BYLAW SUMMARY

SITE	LEGAL DESCRIPTION	CIVIC ADDRESS	ZONING
PROJECT LOT	LOTS 1-8, BLOCK 10, PLAN 462 & LOT A, PLAN 22722	234 - 278 LEON AVE & 1620-1630 WATER ST, KELOWNA, BC	C7 - CENTRAL BUSINESS COMMERCIAL
LOT AREA	4,573.9 sm (49,233 SF) / 1,748.9 sm (12,366.4 SF)		

PROJECT DESCRIPTION:

CONSTRUCTION OF A MIXED USE DEVELOPMENT WITH RESIDENTIAL, COMMERCIAL AND PARKING COMPONENTS

SITE AREA:

49233SF + 12366SF
 ≈ 61600SF TOTAL

MAX BUILDING HEIGHT:

PROPOSED: APPROX. 132.4m (434' 6")
 ALLOWABLE: 76.5m (250'-11 3/4")
 DIFFERENCE: 55.9m (183'-6")

PARKING:

PROPOSED: 726 PARKING STALLS
 REQUIRED: RESIDENTIAL: 1.0 PER DWELLING UNIT, 1.0 PER 7 DWELLING UNITS AS VISITOR, COMMERCIAL: 1.3 PER 100 SM GFA

BICYCLE PARKING:

PROPOSED: RESIDENTIAL - CLASS I 409 CLASS II 12
 COMMERCIAL - CLASS I 8 CLASS II 25
 REQUIRED: RESIDENTIAL: CLASS I 0.5 PER DWELLING UNIT, CLASS II 0.1 PER DWELLING UNIT
 COMMERCIAL: CLASS I 0.20 PER 100 SM GFA, CLASS II 0.6 PER 100 SM GFA

SETBACKS:

	ALLOWABLE:	PROPOSED
0 TO 16m:		
MINIMUM FRONT YARD:	0.0m	0.0m
MINIMUM SIDE YARD:	0.0m	0.0m
MINIMUM REAR YARD:	0.0m	0.0m
FIRST STOREY ONLY, TRIANGULAR SETBACK (SEE FIGURE 1):	4.5m	4.5m
MAXIMUM FLOOR PLATE	N/A	0000
16m AND ABOVE:		
MINIMUM FROM ABUTTING STREET:	3.0m	3.0m
MINIMUM FROM ANY PROPERTY LINE ABUTTING ANOTHER PROPERTY:	4.0m	4.0m
MAXIMUM FLOOR PLATE (PER TOWER):	1,221sm	693-693-617sm

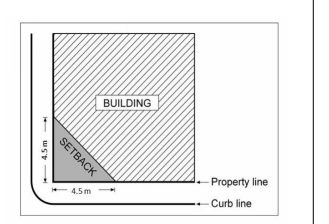
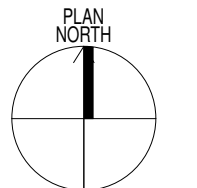
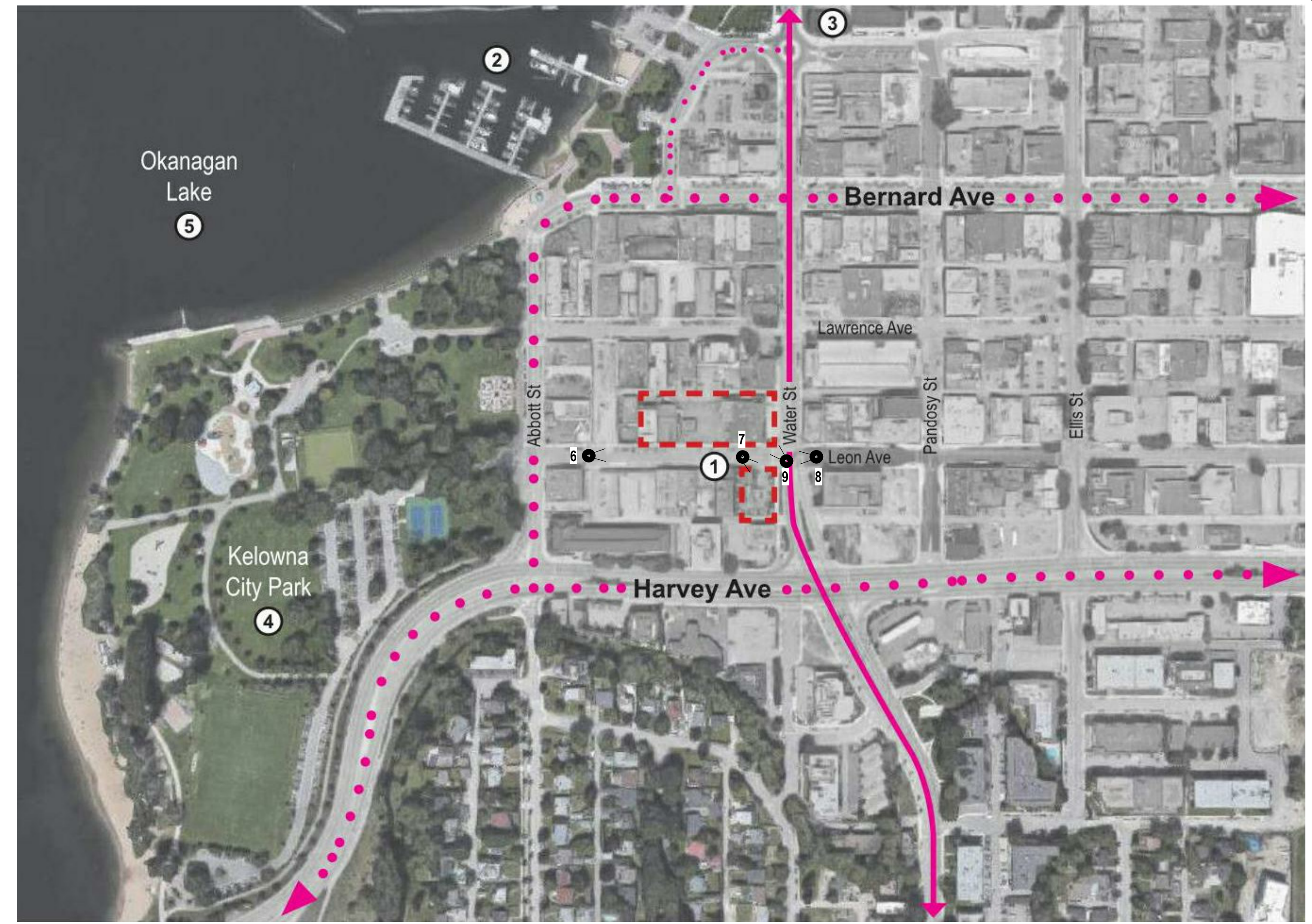


Figure 1

- ① PROPOSED MIXED USE DEVELOPMENT
- ② DOWNTOWN MARINA
- ⑦ LEON AVE & SERVICE ROAD LOOKING EAST

- ③ KELOWNA CITY HALL
- ④ KELOWNA CITY PARK
- ⑧ WATER ST LOOKING NORTH

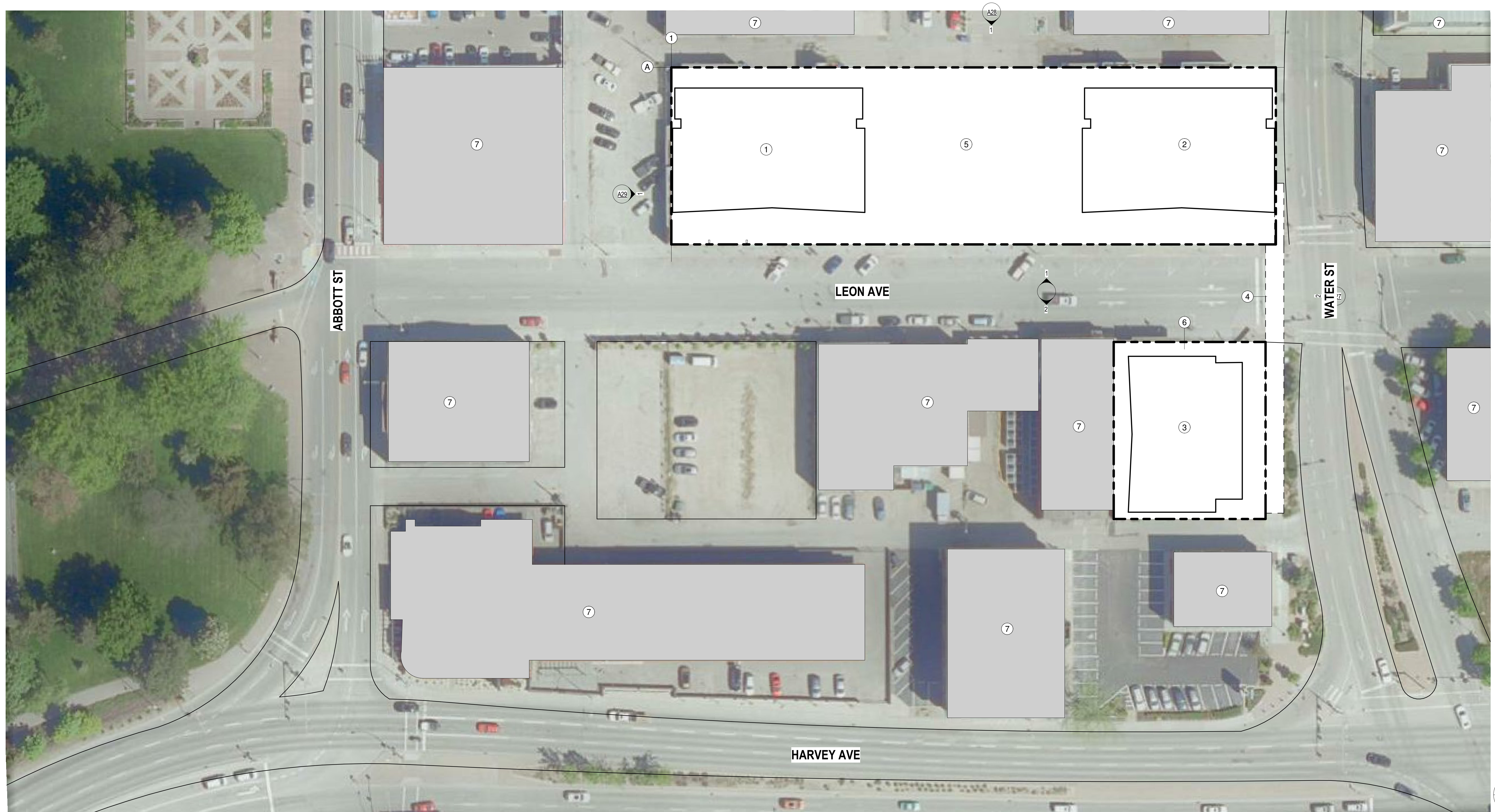
- ⑤ OKANAGAN LAKE
- ⑥ LEON & WATER INTERSECTION
- ⑨ LEON AVE LOOKING SOUTH



ALLOWABLE ZONING



FUTURE ZONING



- ① PROPOSED TOWER A (24 STORIES)
- ② PROPOSED TOWER B (36 STORIES)
- ③ PROPOSED TOWER C (18 STORIES)
- ④ PROPOSED PEDISTRIAN BRIDGE
- ⑤ PROPOSED PODIUM (TOWER A & B)
- ⑥ PROPOSED PODIUM (TOWER C)
- ⑦ EXISTING STRUCTURE



1 - VIEW FROM BRIDGE / VIEW FROM NORTH OF WATER STREET



2 - VIEW FROM EAST HARVEY AVE



3 - VIEW LOOKING SOUTH ALONG WATER ST



4 - VIEW FROM NORTH OF OKANAGAN LAKE / VIEW FROM SOUTH OF WATER ST

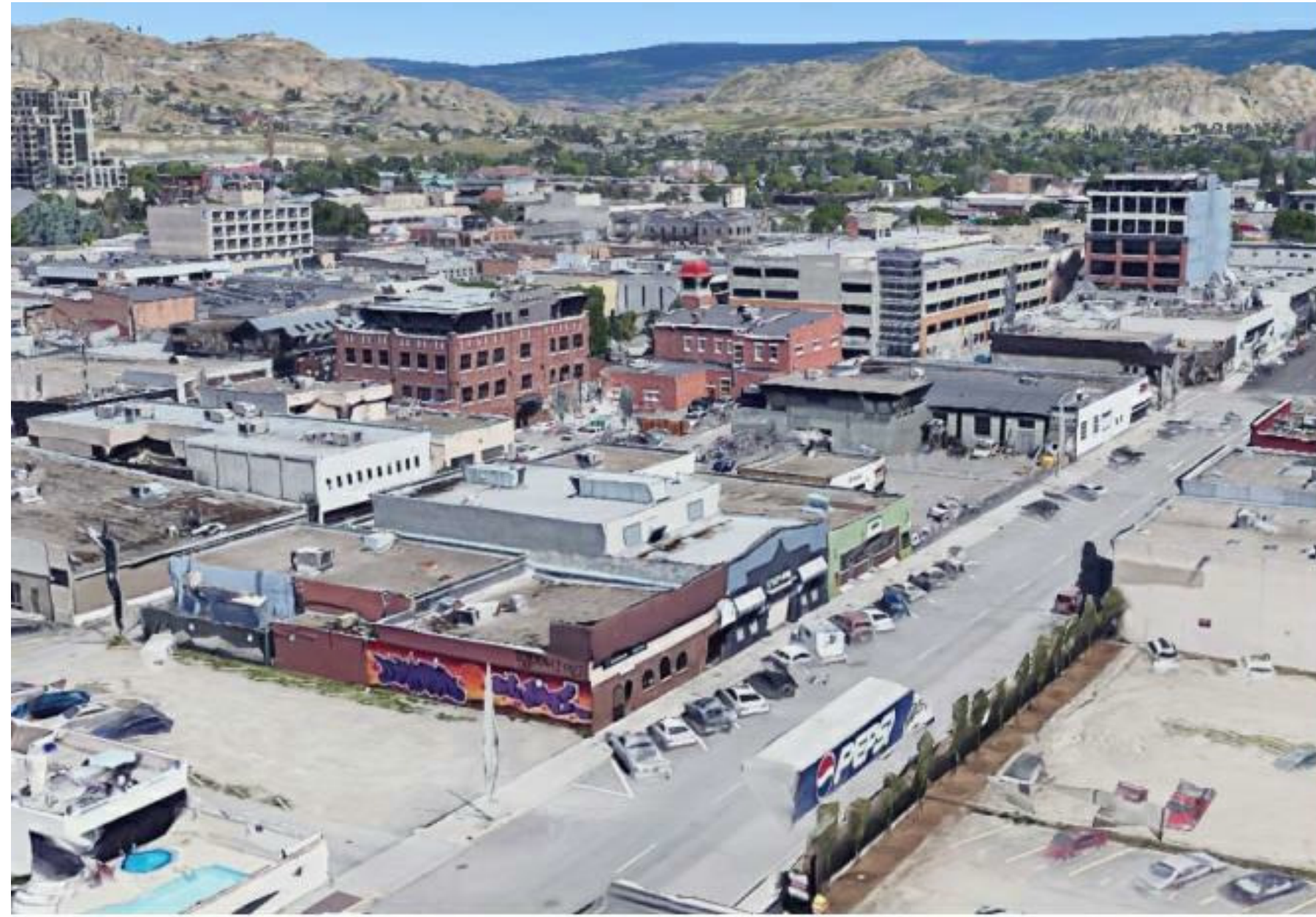


5 - VIEW FROM WEST OF OKANAGAN LAKE

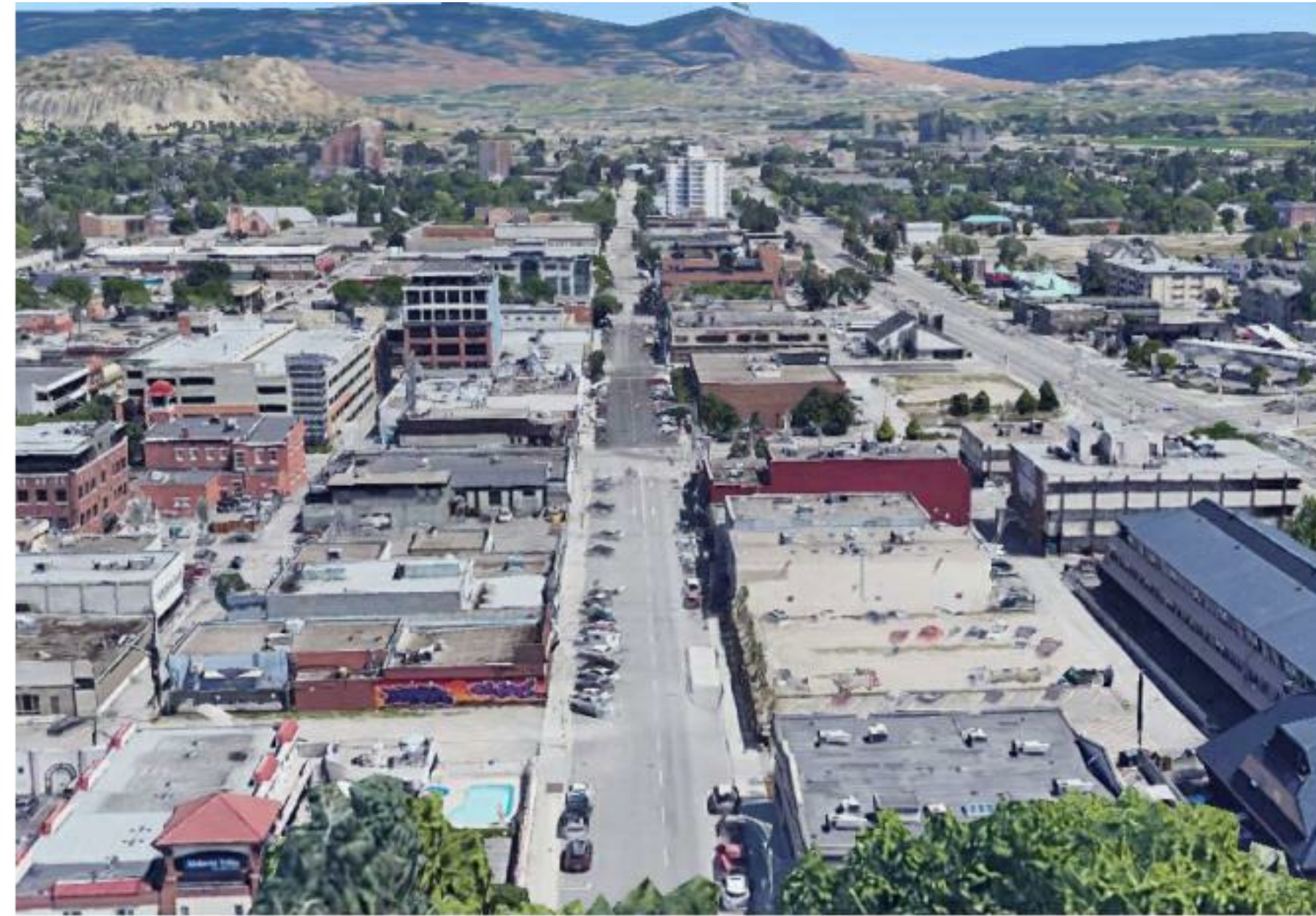


6 - VIEW LOOKING NORTH ALONG PANDOSY ST





1 - VIEW FROM SOUTH WEST LEON AVE / VIEW FROM EAST LEON AVE



2 - VIEW FROM EAST LEON AVE / VIEW FROM CITY PARK TOWARDS LEON AVE



3 - VIEW FROM NORTH WEST WATER ST / VIEW FROM WEST WATER ST

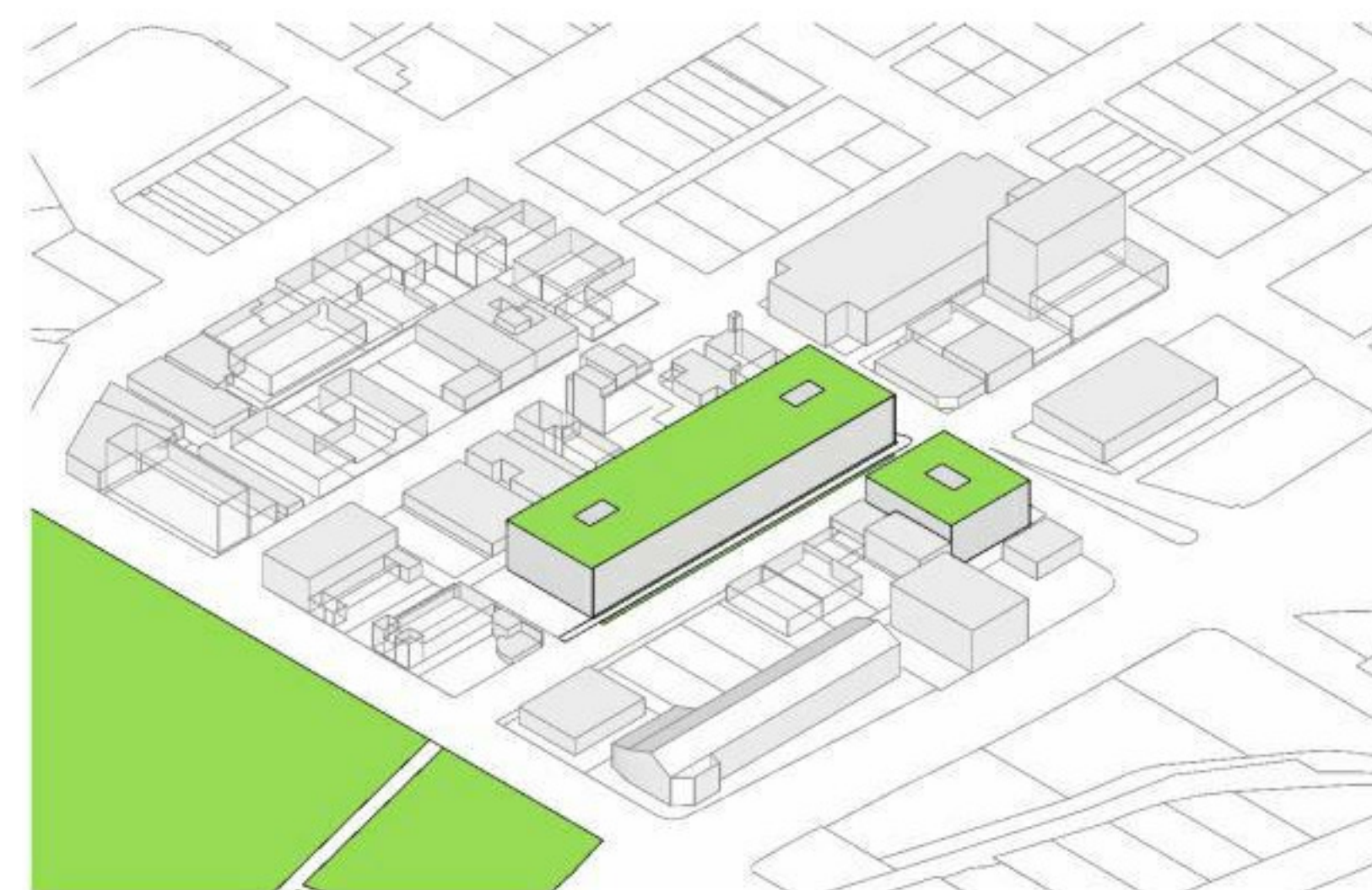
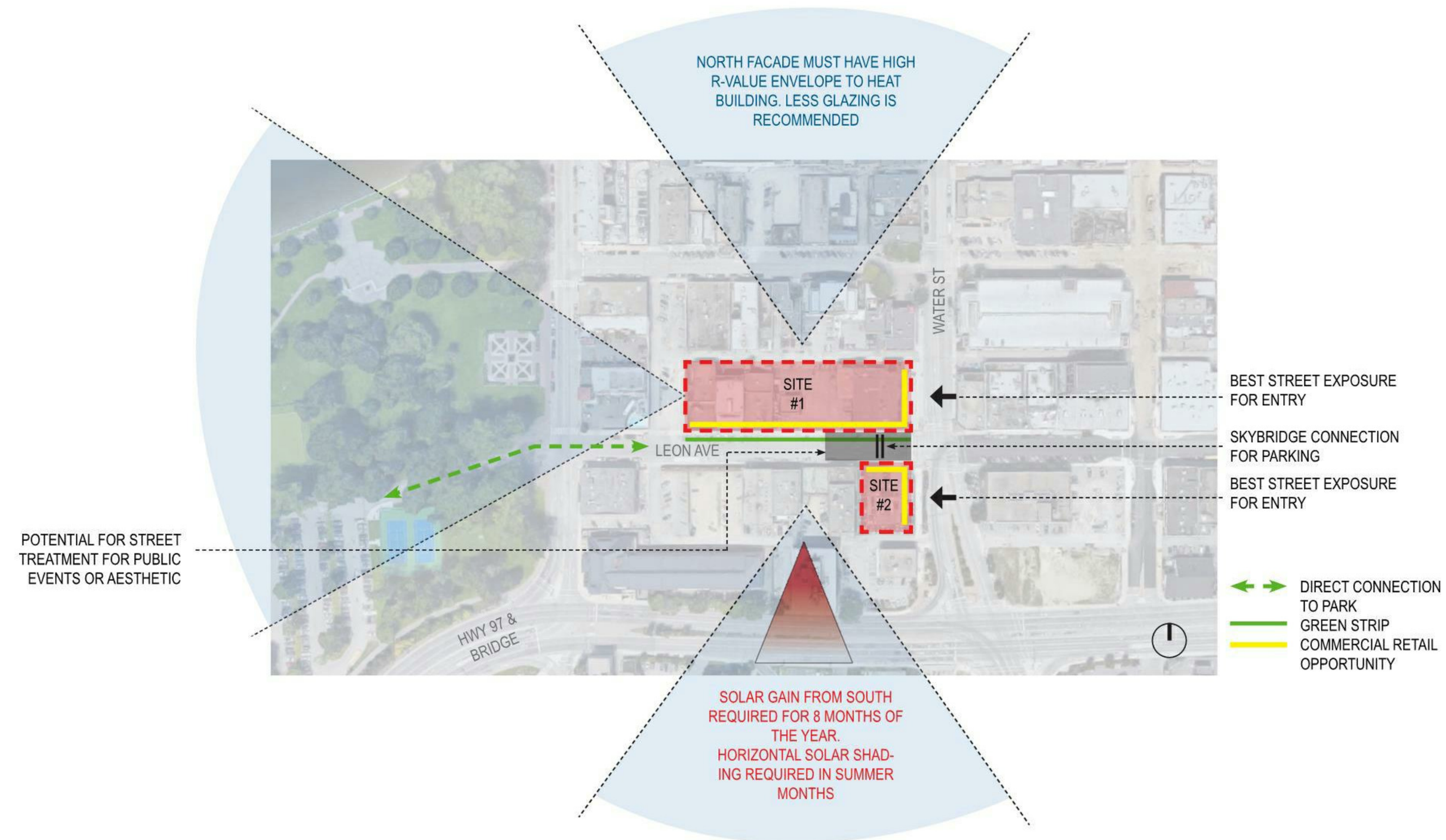


4 - VIEW FROM SOUTH WEST WATER ST / VIEW FROM WATER ST AT SOUTH TOWER

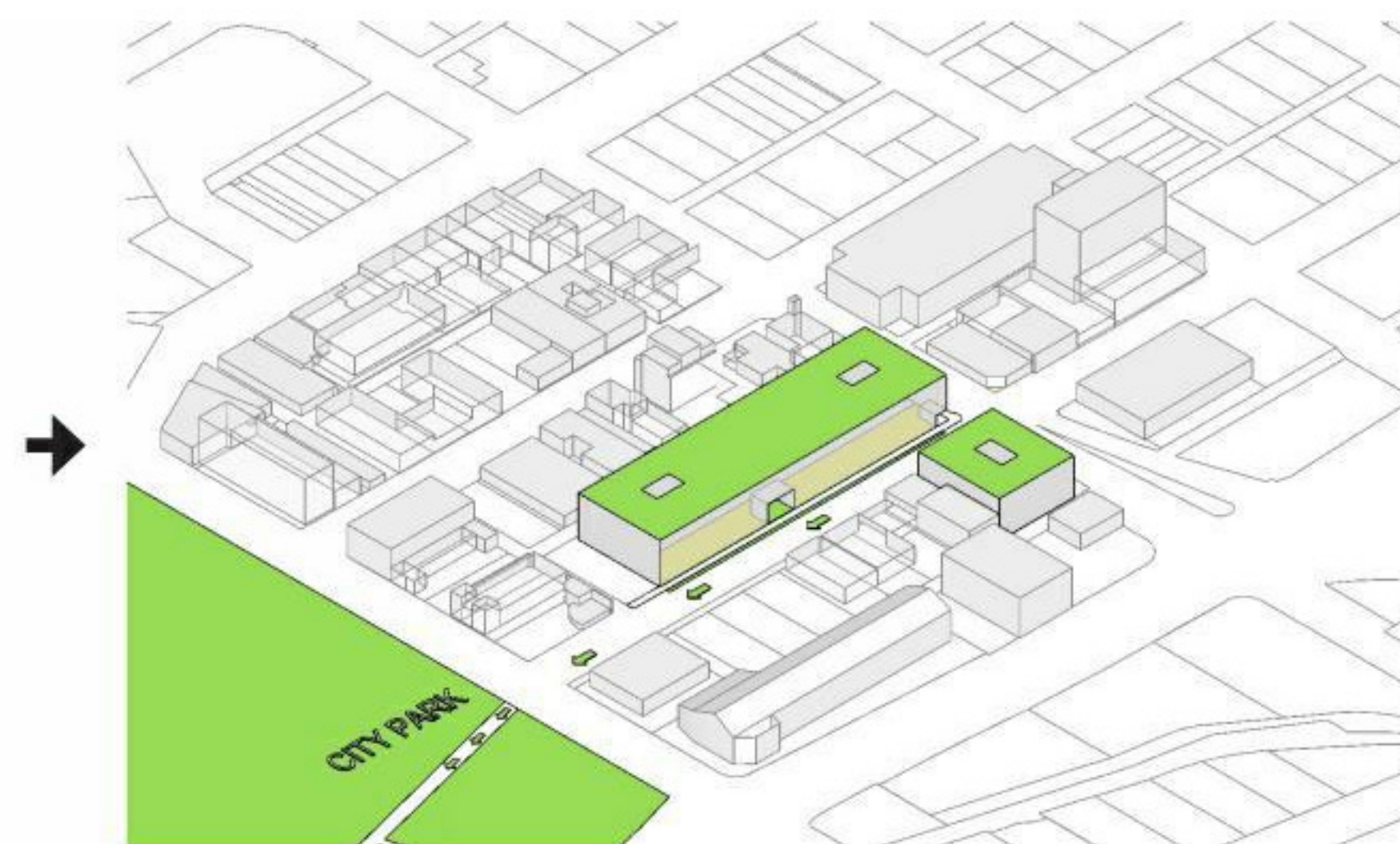


5 - VIEW FROM CITY PARK





PROVIDING **AMENITIES** ON TOP OF THE PODIUM PROVIDES OUTDOOR SPACE FOR USERS OF THE BUILDING. BY BRINGING THE GROUND PLANE UP, IT TAKES ADVANTAGE OF PARK AND MOUNTAIN VIEWS.



PROVIDING **COMMERCIAL RETAIL UNITS** AND A **GREEN STRIP** ALONG SIDEWALK INVITES PUBLIC FROM CITY PARK TO THE SITE.





Landmark VI - 17 Storeys



Skye - 26 Storeys



Discovery Point Resort - 22 Storeys



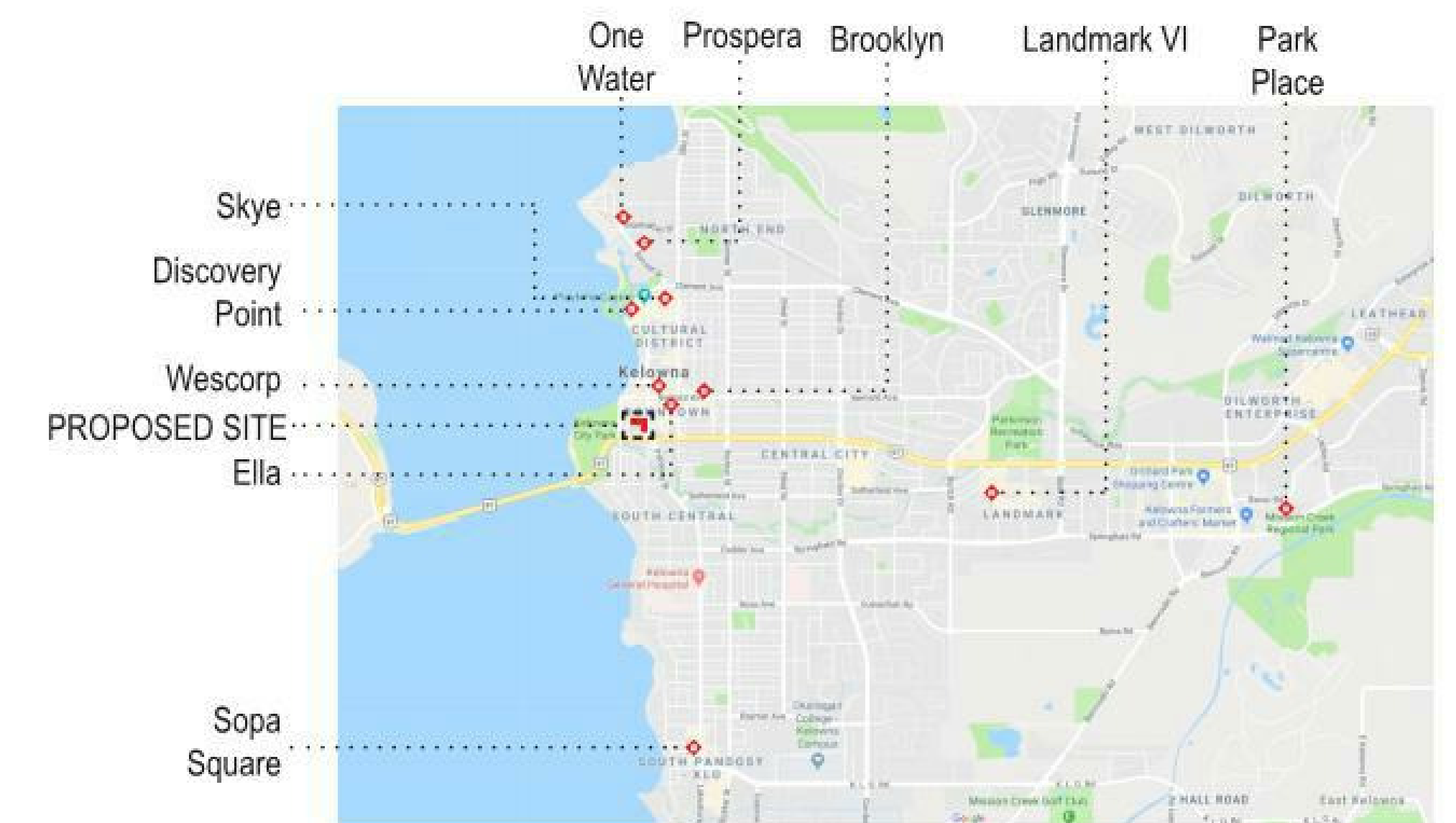
Park Place - 17 Storeys

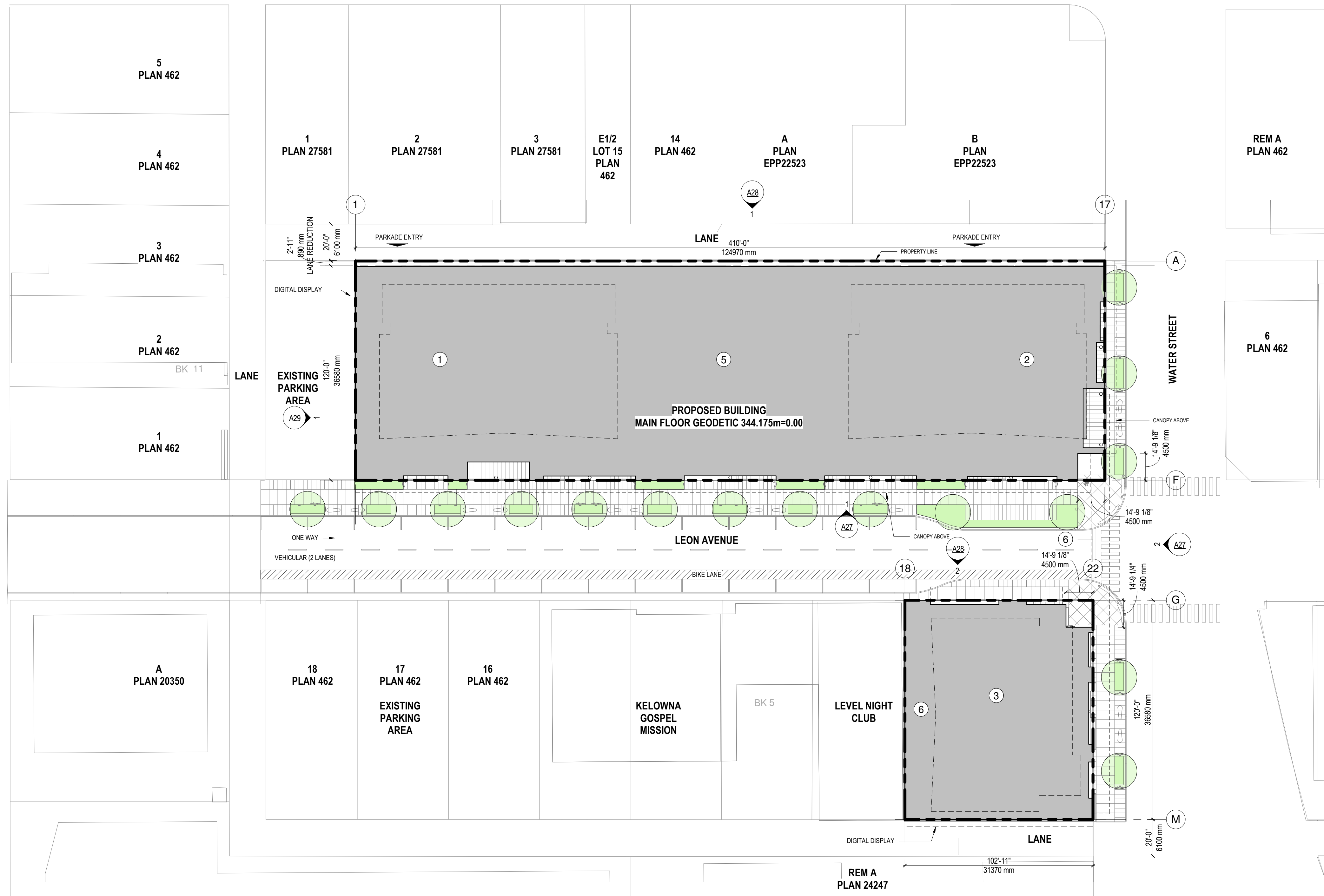


Sopa Square - 14 Storeys



Name:	Landmark VI	Skye	Discovery Pointe Resort	Park Place	The Lagoons	The Dolphins	Landmark II	Kiwanis Tower	Sandman Hotel
Status:	Built 2013	Built 2010	Built 2005	Built 2005	Built 2000	Built 1994	Built 1994	Built 1976	Built 2009
Floors:	17	26	22	17	17	17	11	12	12
Use:	Office	Residential	Mixed-Use	Residential	Residential	Residential	Office	Residential	Hotel
Roof:	81m		70.1m		56.1m	56.1m			



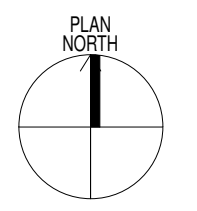


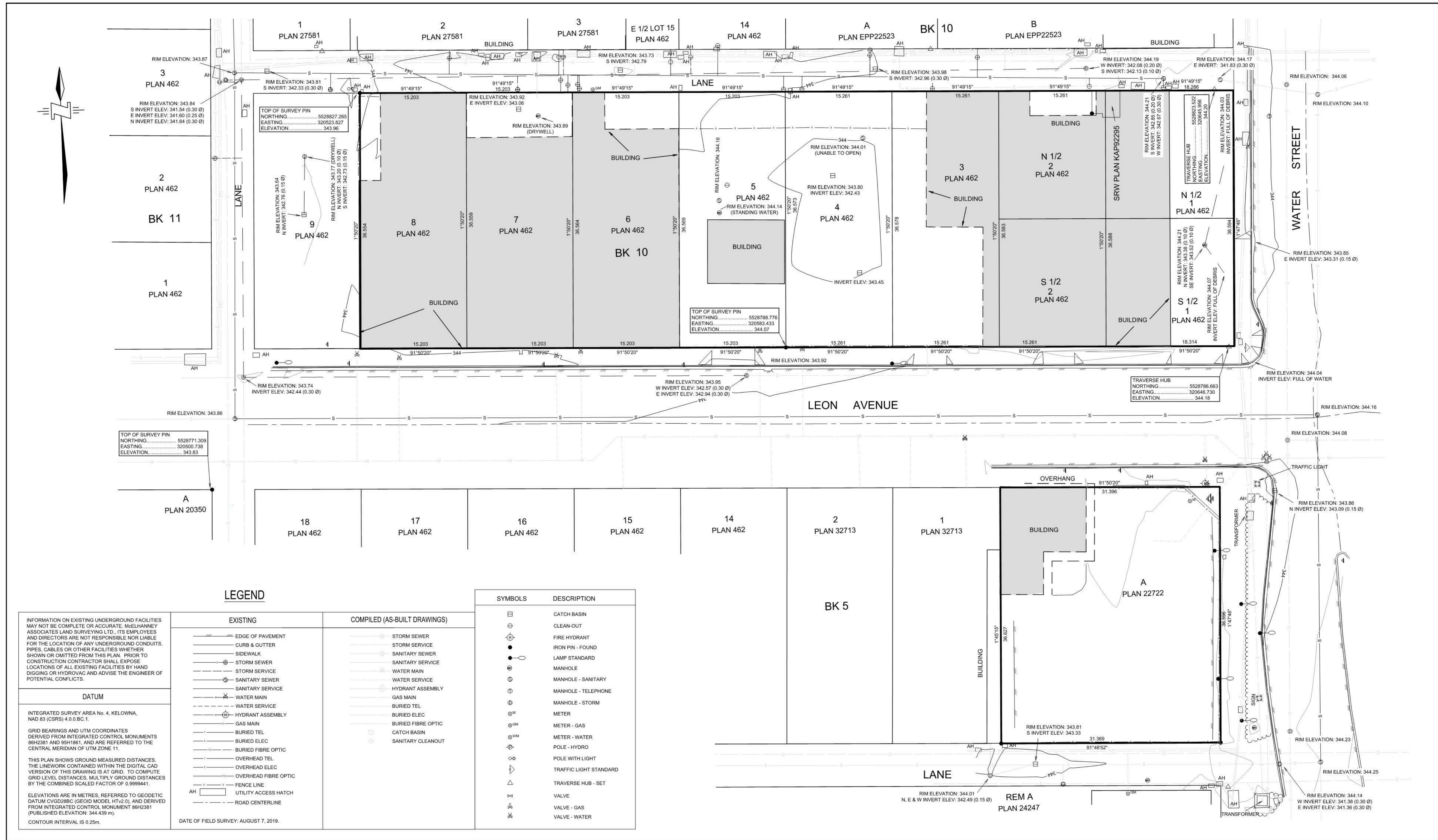
2 01-A-FLOOR PLAN - TOWERS A+B
1:400

- ① PROPOSED TOWER A (30STORIES)
- ③ PROPOSED TOWER C (24 STORIES)
- ⑤ PROPOSED PODIUM (TOWER A & B)
- ② PROPOSED TOWER B (42 STORIES)
- ④ PROPOSED CROSS OVER BRIDGE
- ⑥ PROPOSED PODIUM (TOWER C)

ZONING ANALYSIS TABLE		
CRITERIA	C7 ZONE REQUIREMENTS	PROPOSAL
DEVELOPMENT REGULATIONS		
HEIGHT	PRINCIPLE BLDGS 76.5m (250'-11 3/4")	PRINCIPLE BLDGS 132.4m (434' 6") 55.9m Variance
FRONT YARD	0 m	0 m
FRONT YARD	0 m	0 m
SIDE YARD	0 m	0 m
SETBACKS FOR PORTIONS OF HEIGHT >16 m ABUTTING A STREET	3m	3 m
SETBACK FOR PORTIONS OF HEIGHT >16 m ABUTTING A PROPERTY	4 m	4 m
SITE COVERAGE	N/A	100%
LOT AREA	N/A	5722.8m² (61600sf)
NET AREA	N/A	51953.9m² (559227sf)
FAR	9.0	9.07
OTHER REGULATIONS		
NUMBER OF RESIDENTIAL UNITS	N/A	816 UNIT
CRU AREA	N/A	4165.8m² (44841.1sf)
MINIMUM PARKING REQUIREMENTS	RESIDENTIAL: 1.0 PER DWELLING UNIT, 1.0 PER 7 DWELLING UNITS AS VISITOR, COMMERCIAL: 1.3 PER 100 SM GFA (987 TOTAL)	748 (239 Variance)
PARKING STALL SIZES	FULL SIZE 50% MIN. MEDIUM SIZE 40% MAX SMALL SIZE 10% MAX ACCESSIBLE STALLS 1/100 (8)	434 246 68 8
MINIMUM BICYCLE PARKING REQUIREMENTS	RESIDENTIAL: CLASS I 0.5 PER DWELLING UNIT (408) CLASS II 0.1 PER DWELLING UNIT (82) COMMERCIAL: CLASS I 0.20 PER 100 M² GLA (8) CLASS II 0.60 PER 100 M² GLA (25)	409 12 (70 Variance) 8 25
(PROPOSED BYLAW CHANGES) MINIMUM BICYCLE PARKING REQUIREMENTS	RESIDENTIAL: 0.8 Stall/Bachelor 0.9 Stall/1BR 1Stall/2BR UNIT, 0.14/DWELLING UNIT AS VISITOR, COMMERCIAL: 0.9 PER 100 SM GFA (696 TOTAL)	748
(PROPOSED BYLAW CHANGES) PARKING STALL SIZES	FULL SIZE 50% MIN. SMALL SIZE 50% MAX ACCESSIBLE STALLS 2/100 (17) INCLUDING 2 VANS	434 434 8
(PROPOSED BYLAW CHANGES) MINIMUM BICYCLE PARKING REQUIREMENTS	RESIDENTIAL: 0.75 PER DWELLING UNIT (612) SHORT TERM B/ENTRANCE+1/5 UNITS ABOVE 70 (155) COMMERCIAL: 1 PER 500 M² GLA (8) SHORT TERM B/ENTRANCE (20)	409 17 8 20
PRIVATE OPEN SPACE	6.0 m² / BACHELOR DWELLING, 10.0 m² / 1BR DWELLING, AND 15.0 m² /2BR+ 8784m² TOTAL	16142.83m² (173760sf)
SHARED AMENITY SPACE	N/A	4493.72m² (48370sf)

1- HEIGHT VARIANCE: THE BUILDING IS 55.9M HIGHER THAN WHAT THE ZONE ALLOWS. HOWEVER THE TOWERS MATCH THE CITY'S VISION FOR THE FUTURE OF THIS ZONE. THE FAR IS STILL AT THE ZONE ALLOWABLE LIMIT.
2- PARKING VARIANCE: THE PARKING PROVIDED IS 239 STALLS SHORT. GIVEN THE NATURE OF TOWER C USE AS HOTEL/RENTAL WE PERCEIVE THAT LESS CARS WILL BE REQUIRED. THE BUILDING IS IN A CENTRAL LOCATION IN THE CITY WITH ACCESS TO TRANSIT AND BIKE ROUTES WHICH PROMOTES LESS CAR USAGE.
3- CLASS II BIKE PARKING VARIANCE: THE CALCULATIONS PROVIDED IN THE BYLAW IS MEANT FOR SMALLER DEVELOPMENTS THE 107 REQUIRED PER THE CURRENT BYLAW EXCEEDS ANY TEMPORARY USE IN THIS DEVELOPMENT. THE CURRENT NUMBER PROVIDED (37) WE FEEL IS ADEQUATE FOR THIS TYPE OF DEVELOPMENT

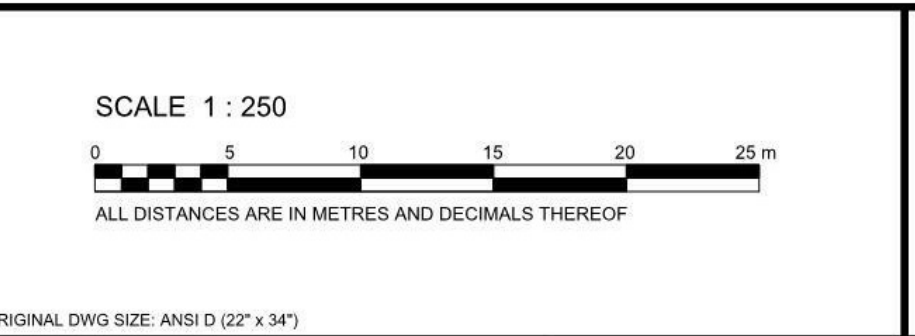




Rev	Date	Description	Drawn	Design	App'd
0	2019-08-16	TOPOGRAPHIC SURVEY - WITHOUT UTILITY LOCATES	DGS	-	DS

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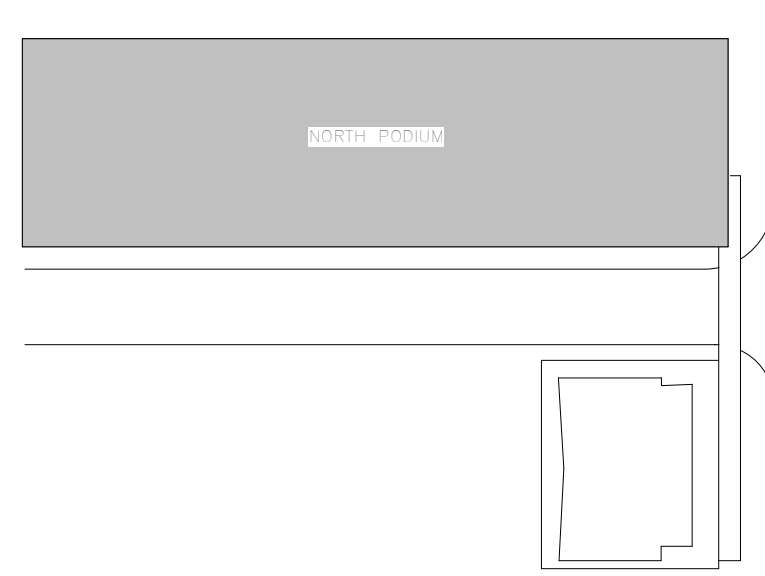
McElhanney
McElhanney Associates Land Surveying Ltd.

290 Nanaimo Ave. W
Penticton BC
Canada V2A 1N5
Tel 250 492 7399

VENUE KINGS
KELOWNA MIXED USE DEVELOPMENT - 234-278 LEON AVE & 1620-1630 WATER ST, KELOWNA

TOPOGRAPHIC SURVEY OVER
Nth 1/2 & Sth 1/2 LOT 1, Nth 1/2 & Sth 1/2 LOT 2, AND LOTS 3-8 BIK 10
DL 139 ODYD PLAN 462, AND
LOT A DL 139 ODYD PLAN 22722

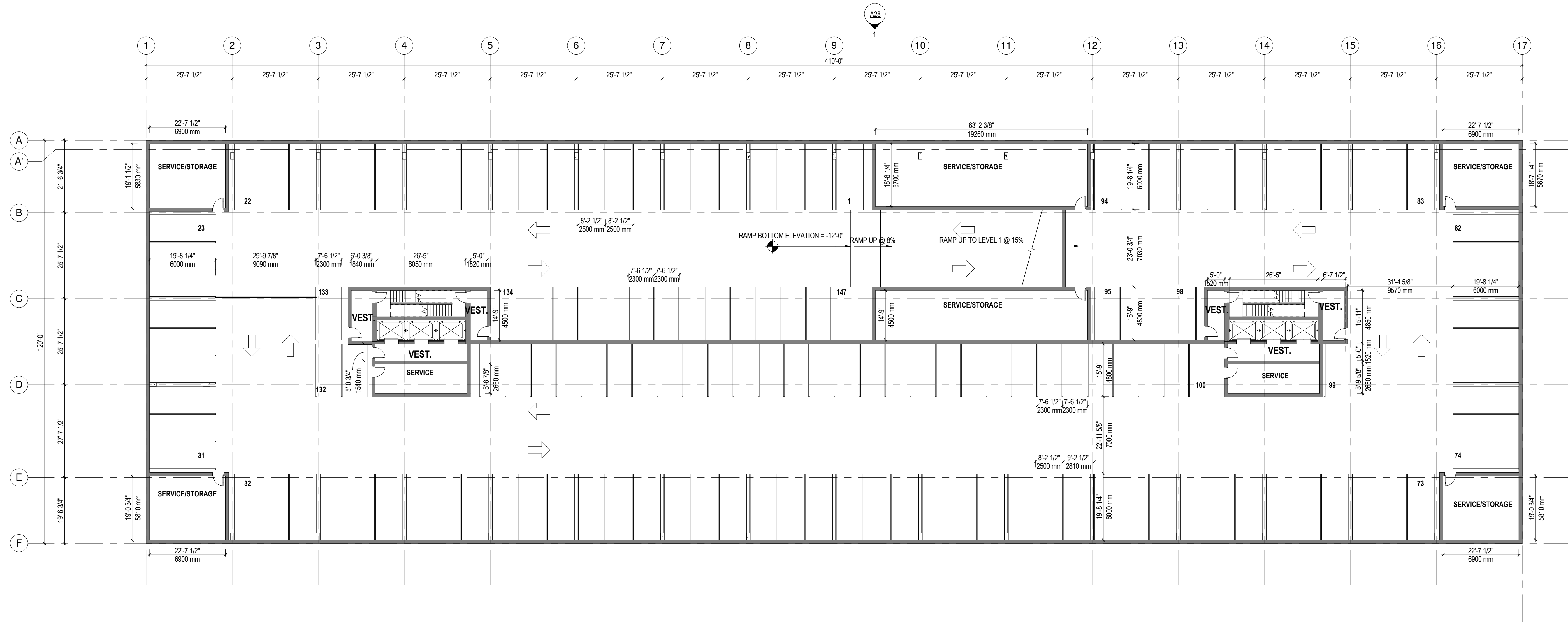
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Project Number	3697-00
Rev.	0



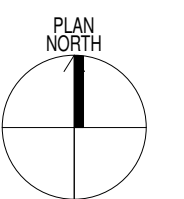
KEY PLAN

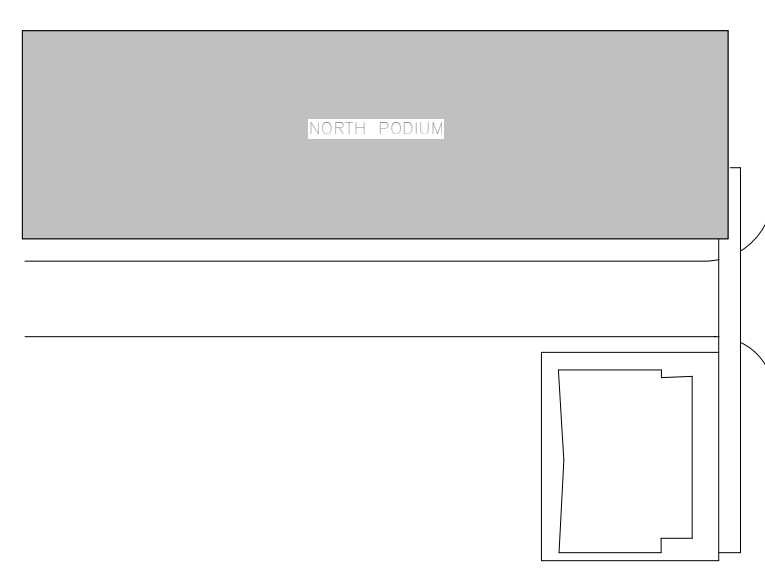
NORTH SITE:	
REGULAR:	398 STALLS @ 6.0m X 2.5m
REGULAR REDUCED:	36 STALLS @ 5.2m X 2.5m
MEDIUM:	246 STALLS @ 4.8m X 2.3m
COMPACT:	68
TOTAL:	748 STALLS

PARKING BREAKDOWN BY SIZE:	
REGULAR STALLS:	398/748 = 53%
REDUCED REGULAR:	36/748 = 4.8%
MEDIUM STALLS:	246/748 = 32.8%
COMPACT STALLS:	68/748 = 9%

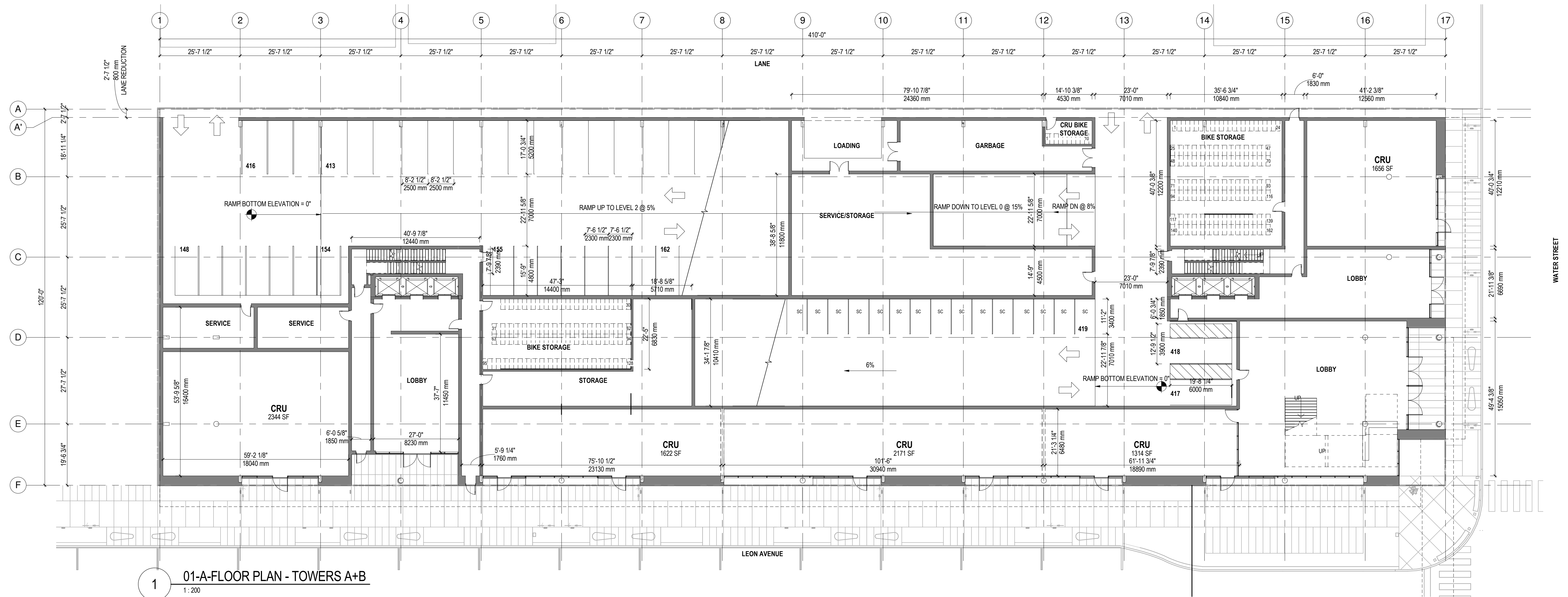


1 00-A-BASEMENT PLAN - TOWERS A+B
1:200





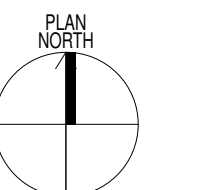
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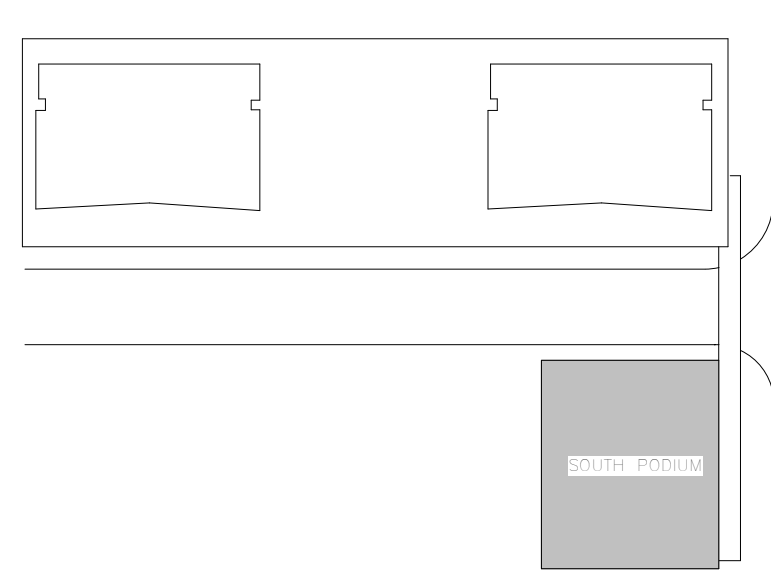


1 01-A-FLOOR PLAN - TOWERS A+B
1:200

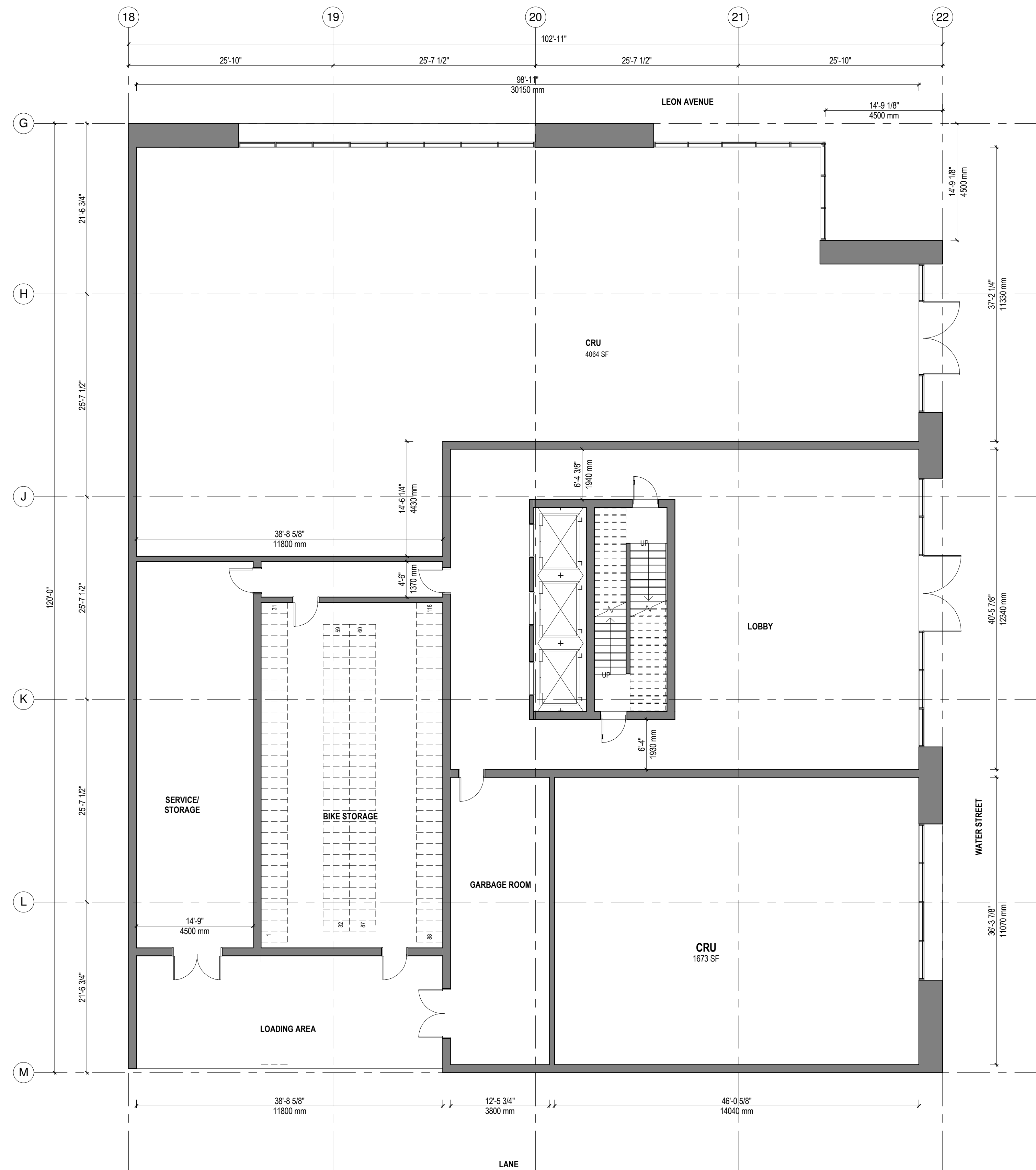
WATER STREET

LEON AVENUE

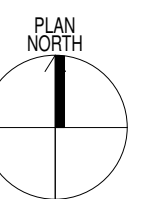


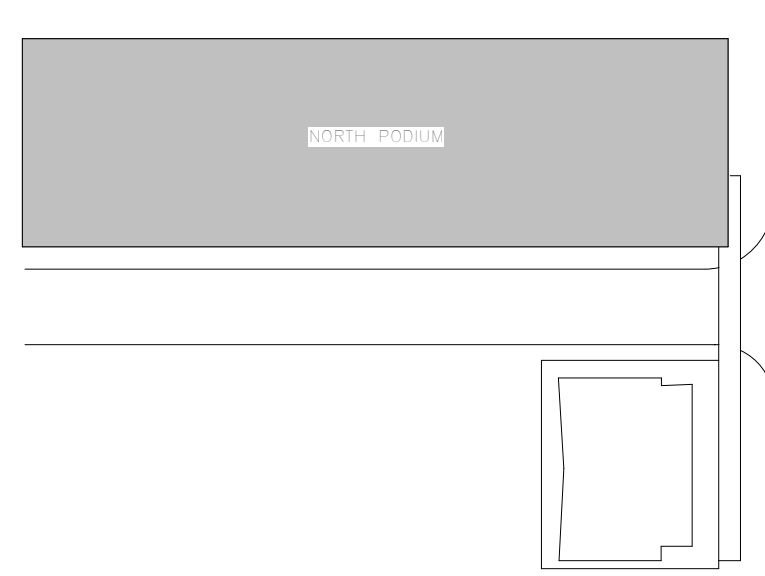


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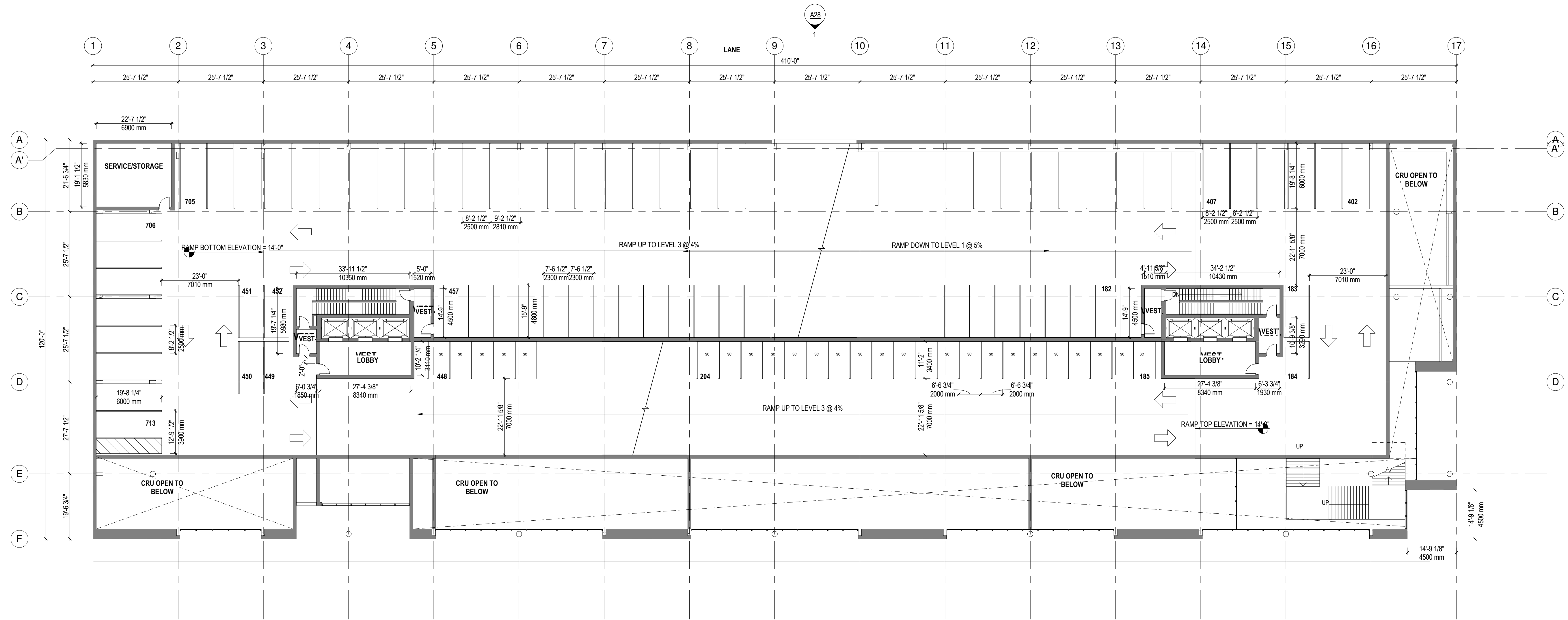


1 01-A-FLOOR PLAN - TOWER C
1:100



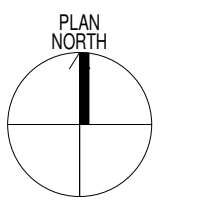


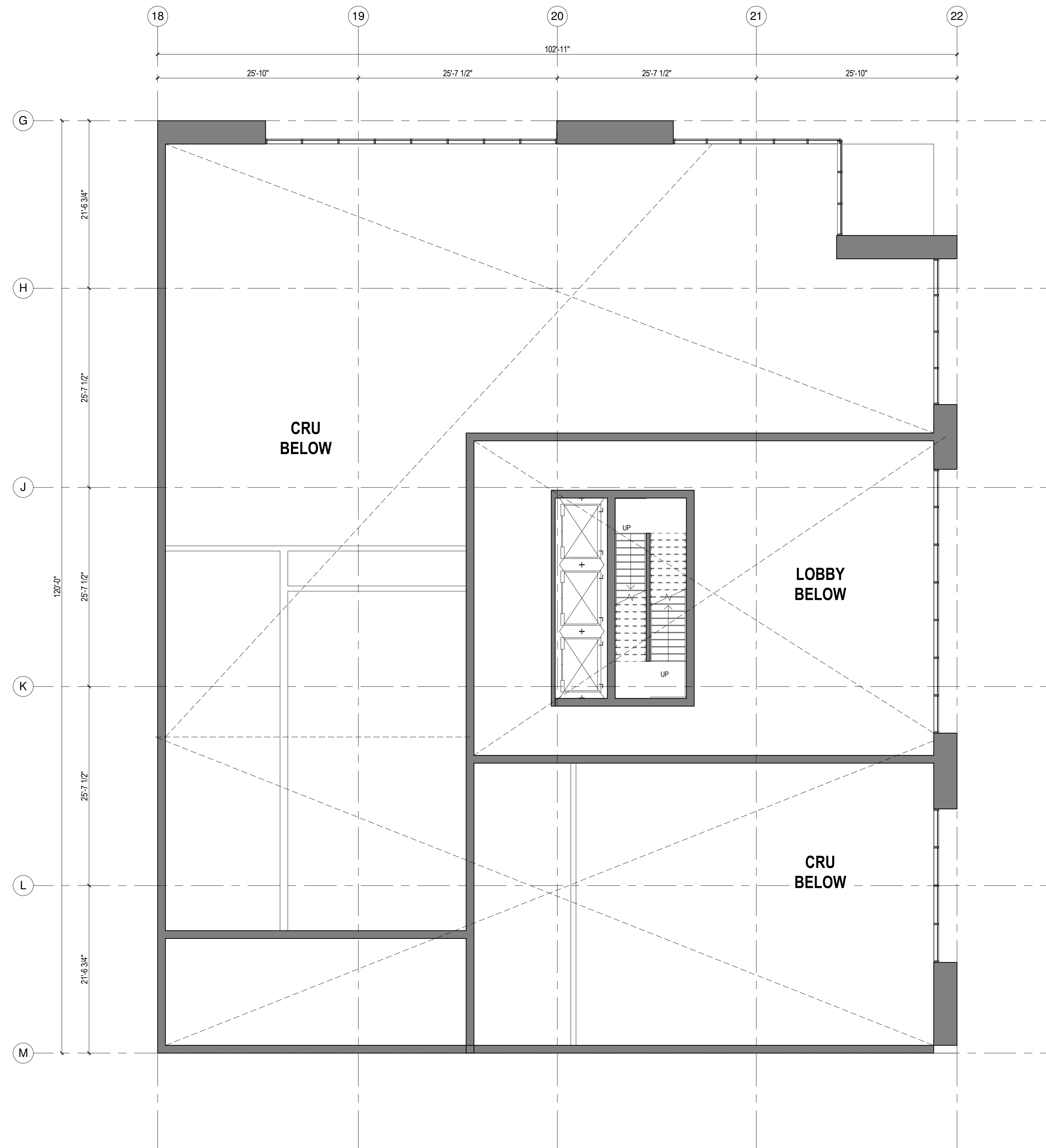
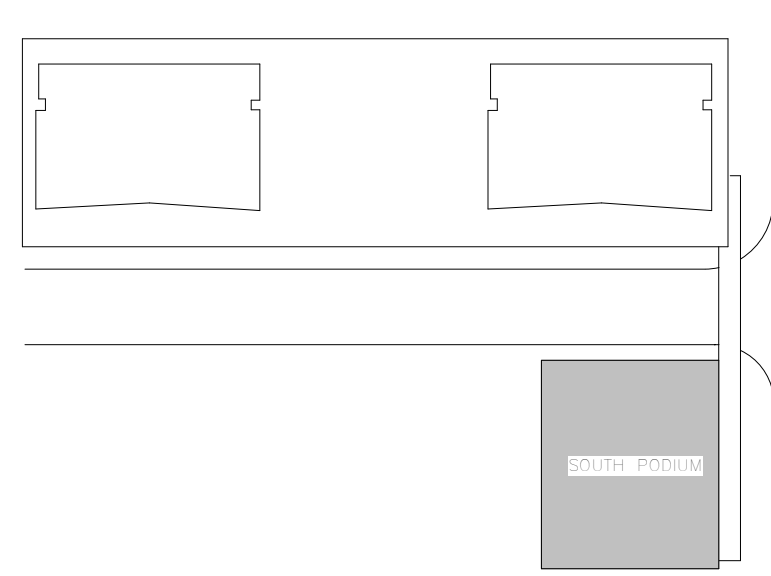
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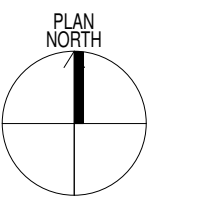
1 02-A-FLOOR PLAN
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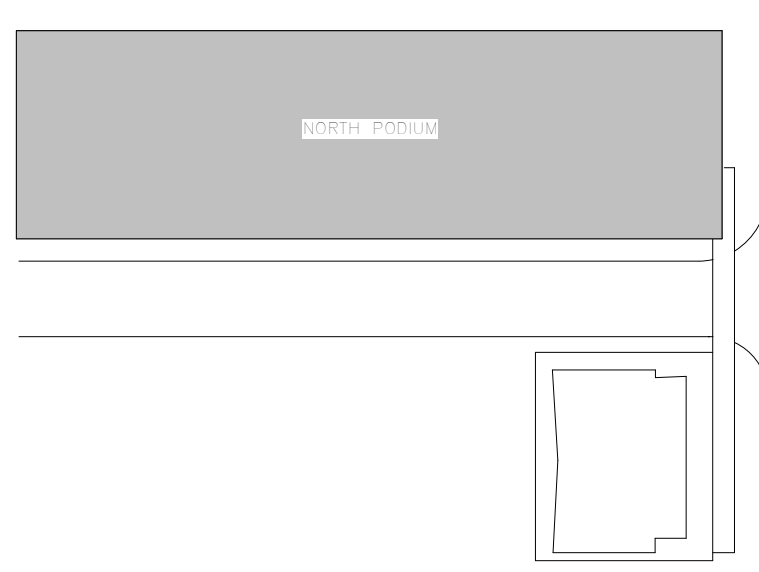
A27



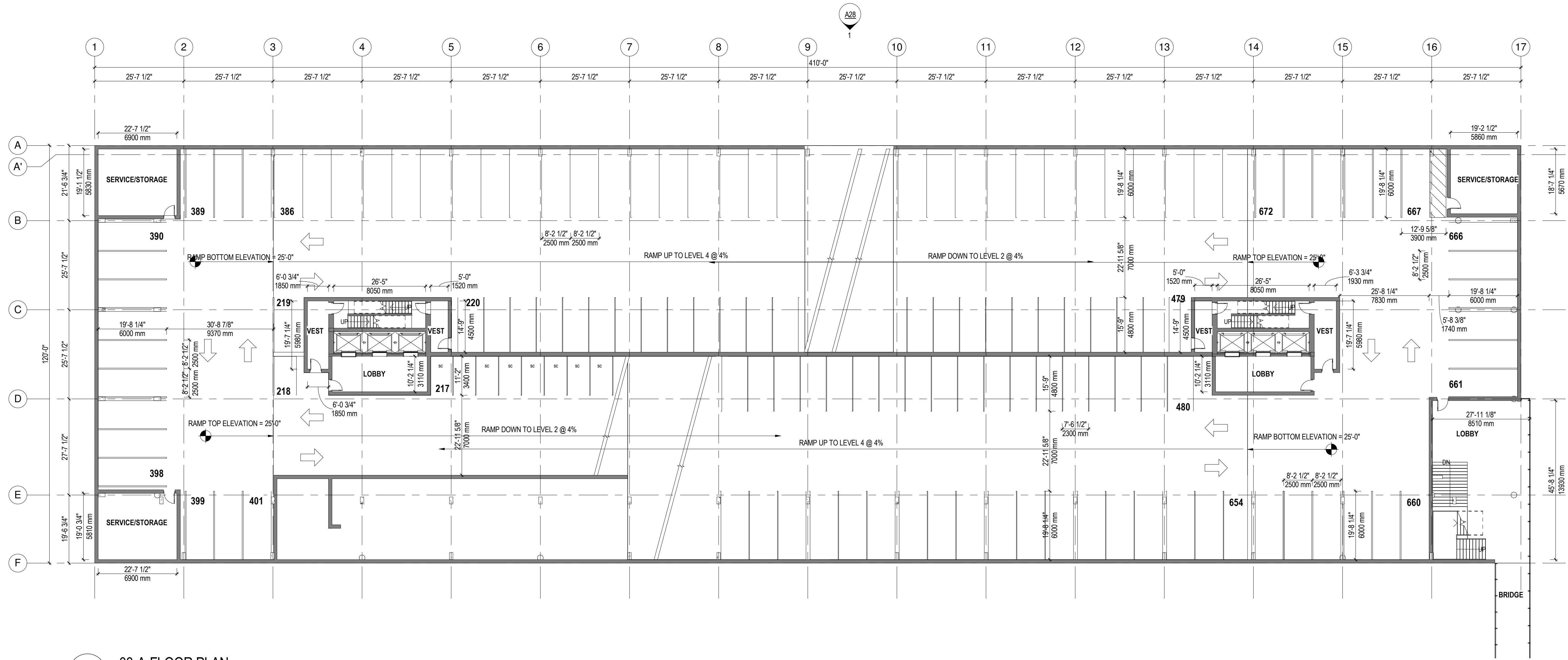


1 02-A-FLOOR PLAN - TOWER C
1:100

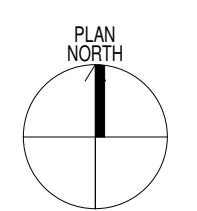


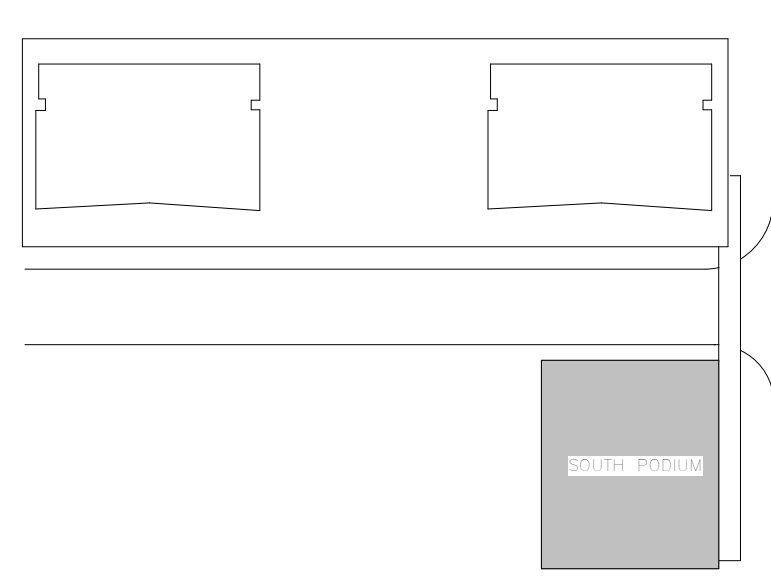


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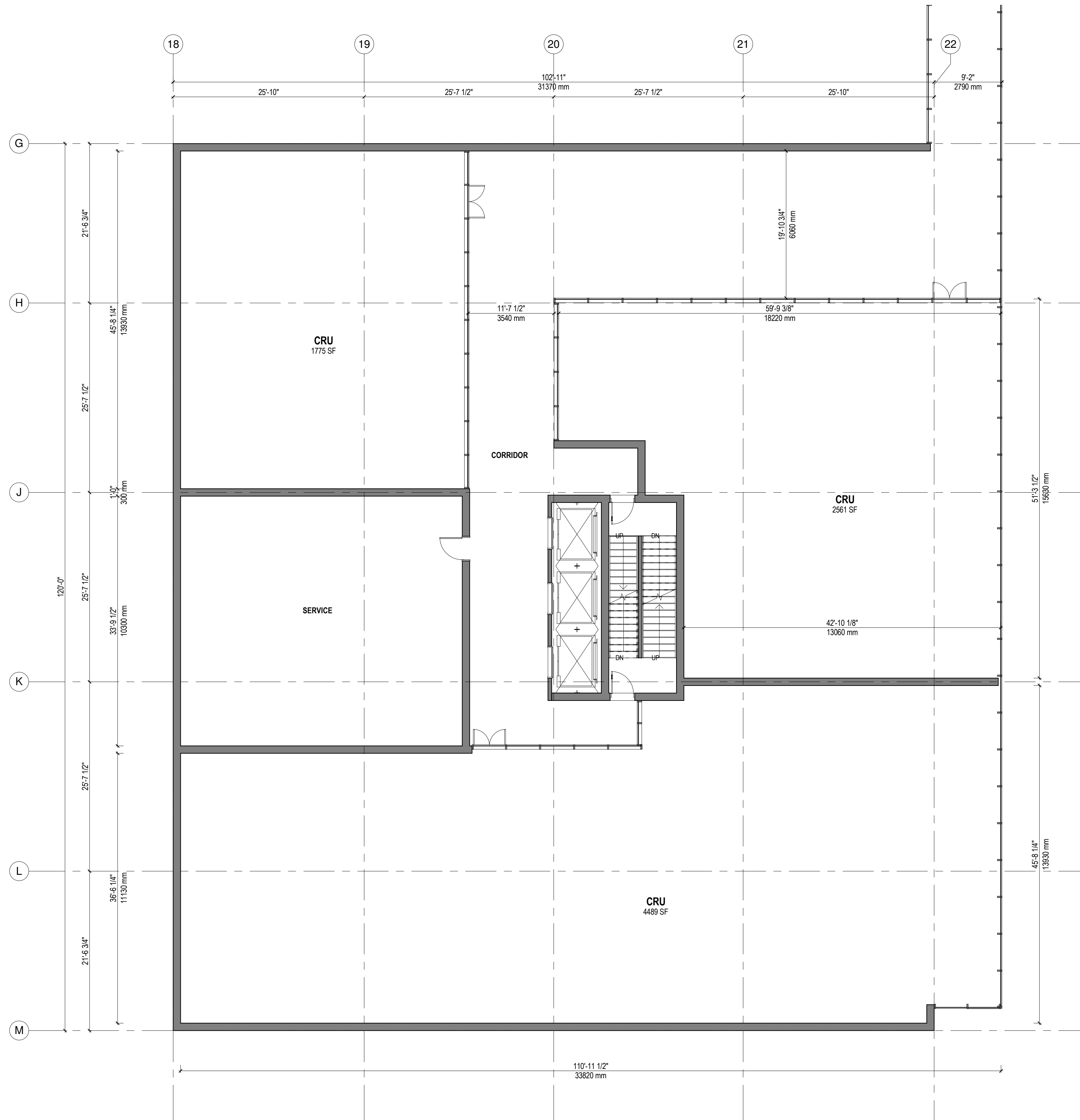


1 03-A-FLOOR PLAN
1:200

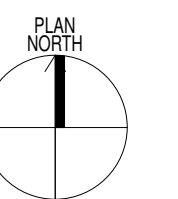


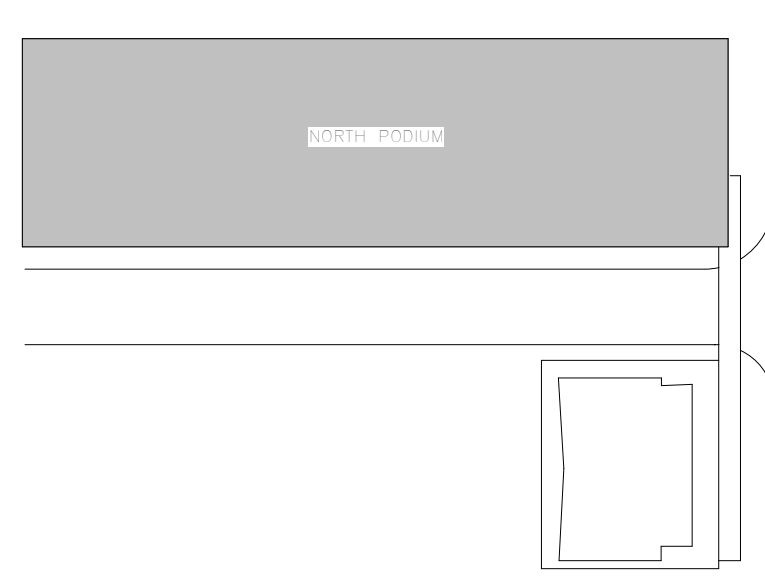


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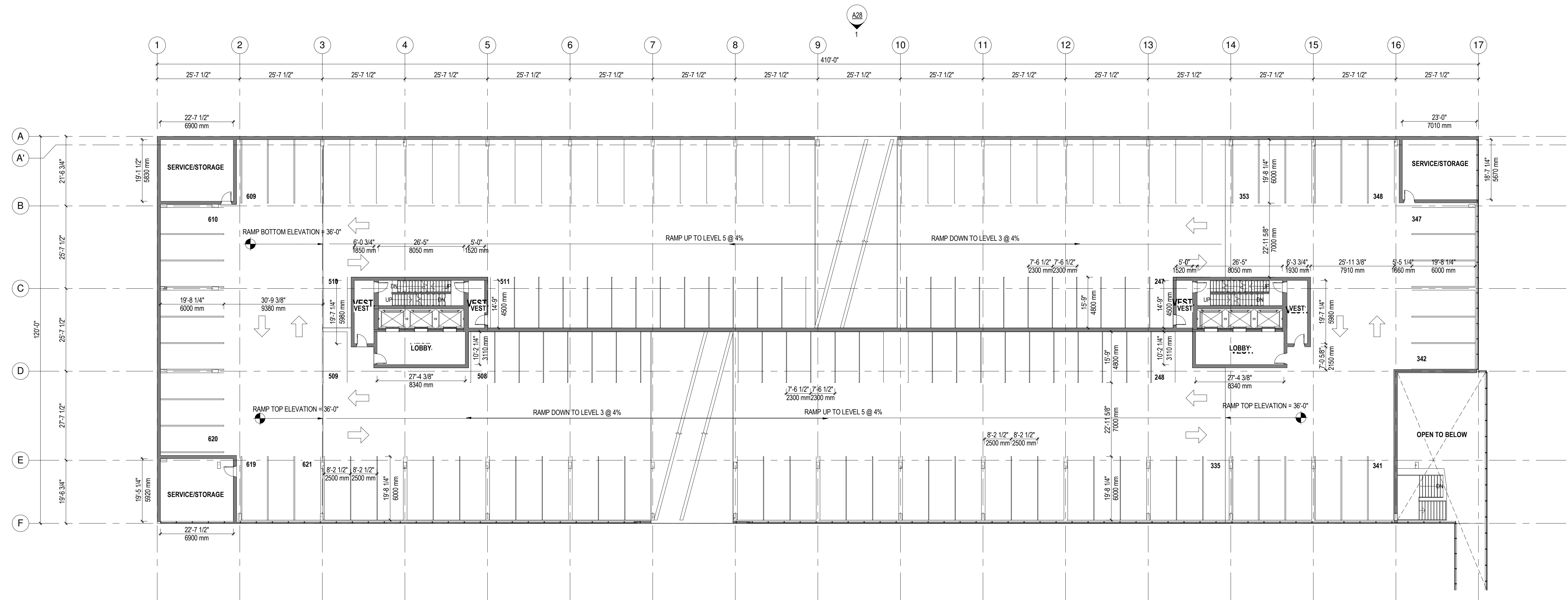


1 03-A-FLOOR PLAN - TOWER C
1:100

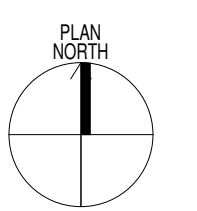


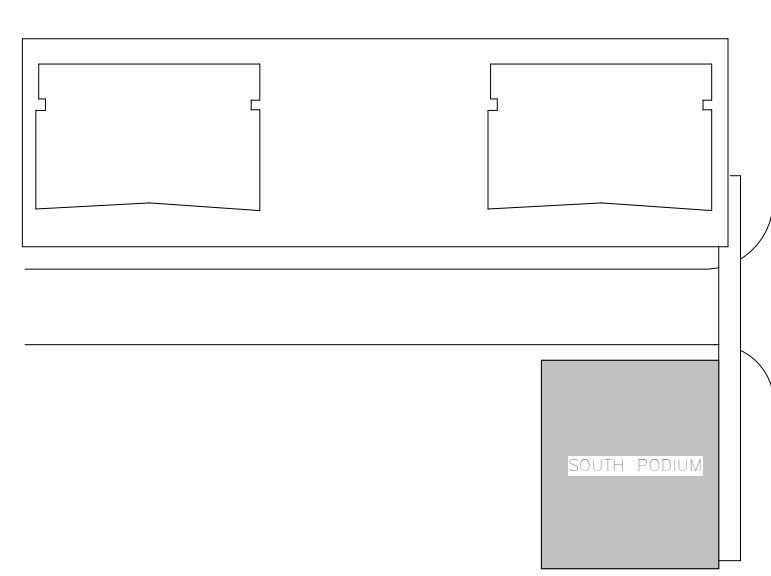


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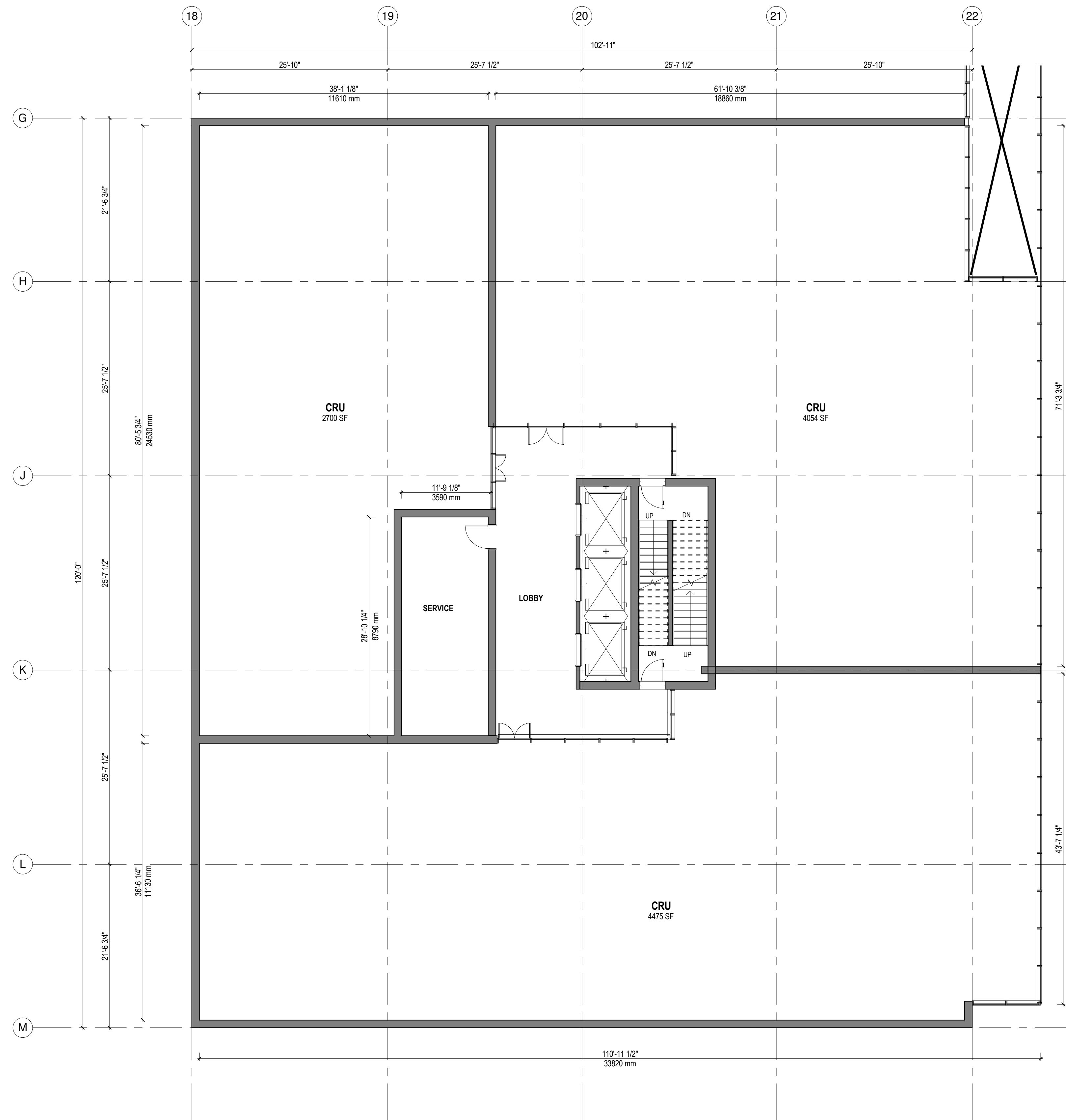


1 04-A-FLOOR PLAN
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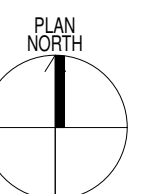


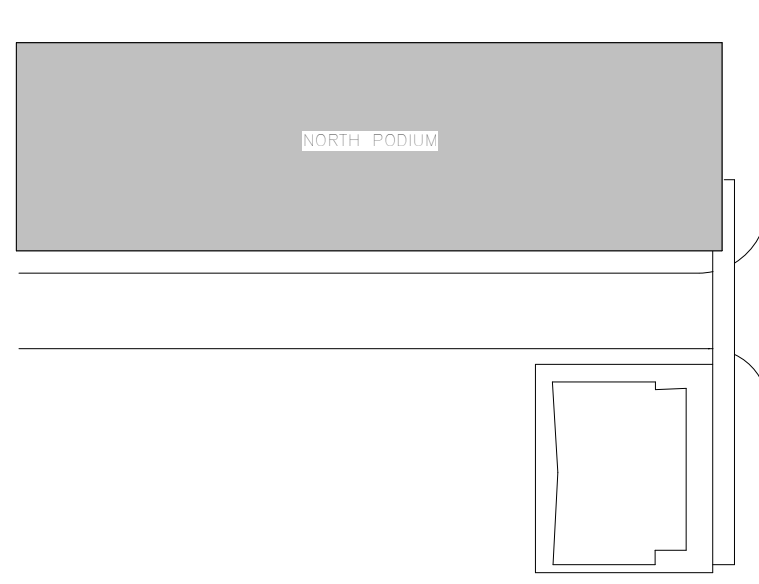


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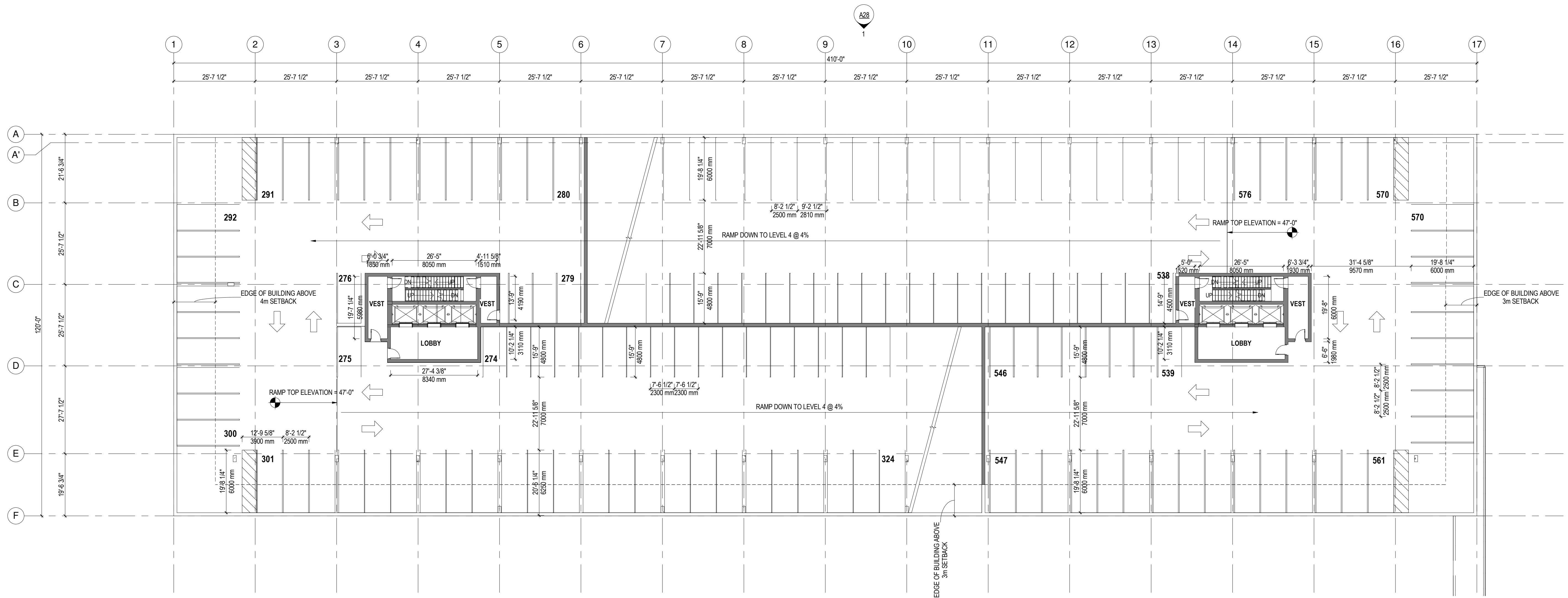


1 04-A-FLOOR PLAN - TOWER C
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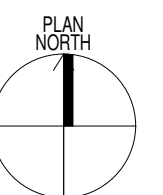


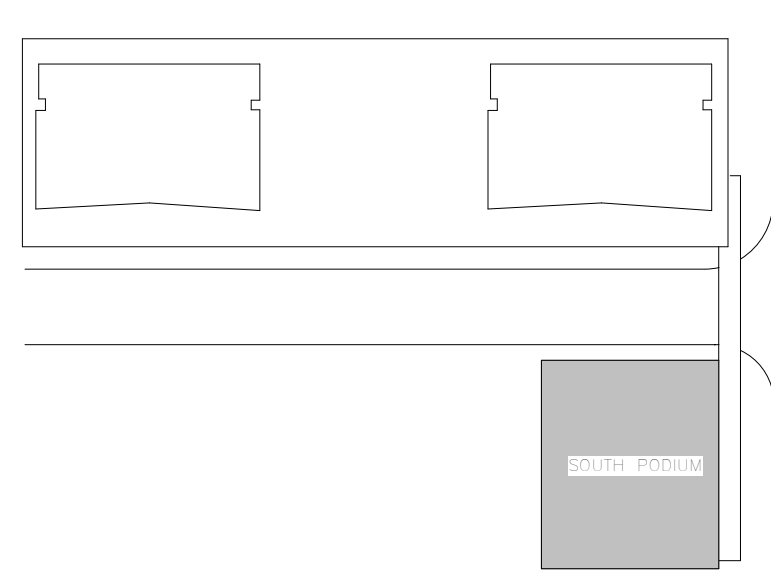


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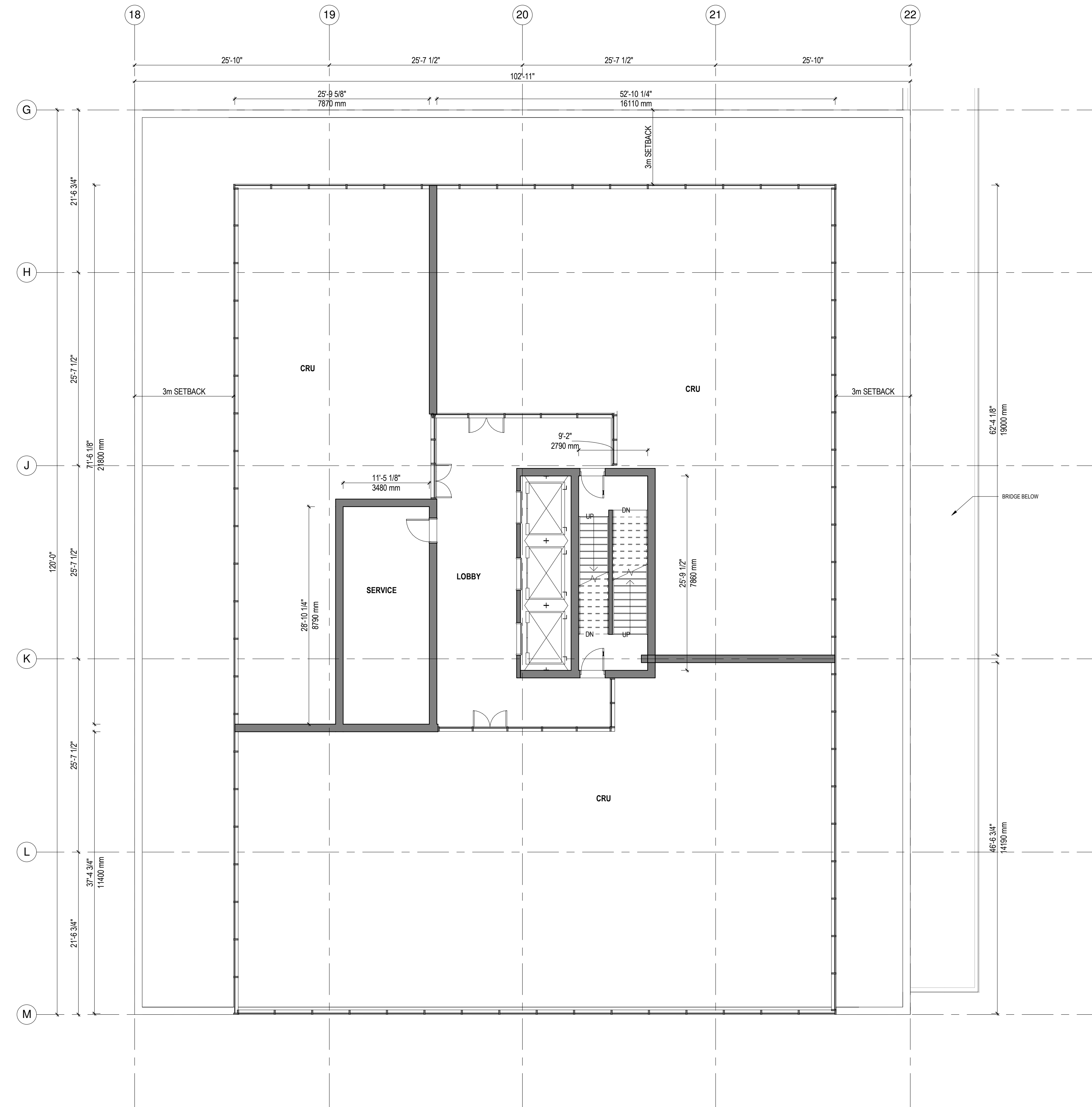


1 05-A-FLOOR PLAN
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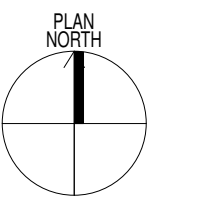


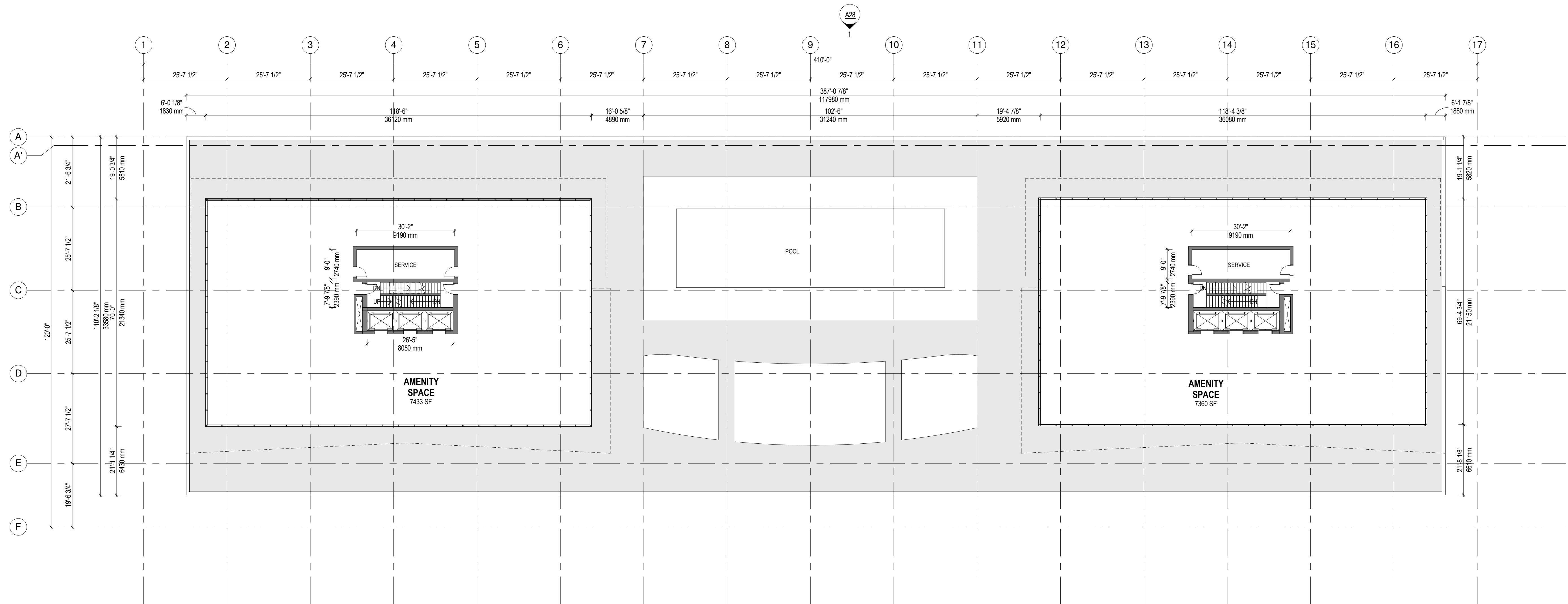
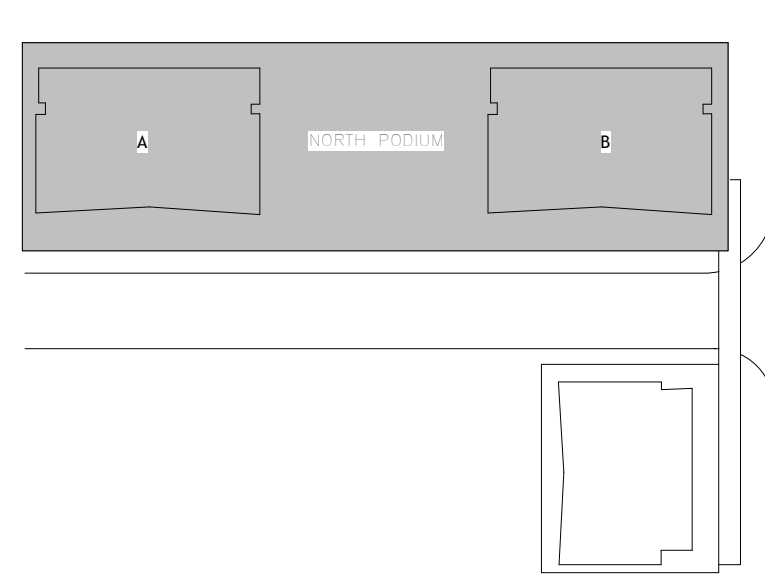


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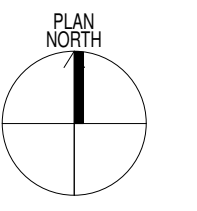


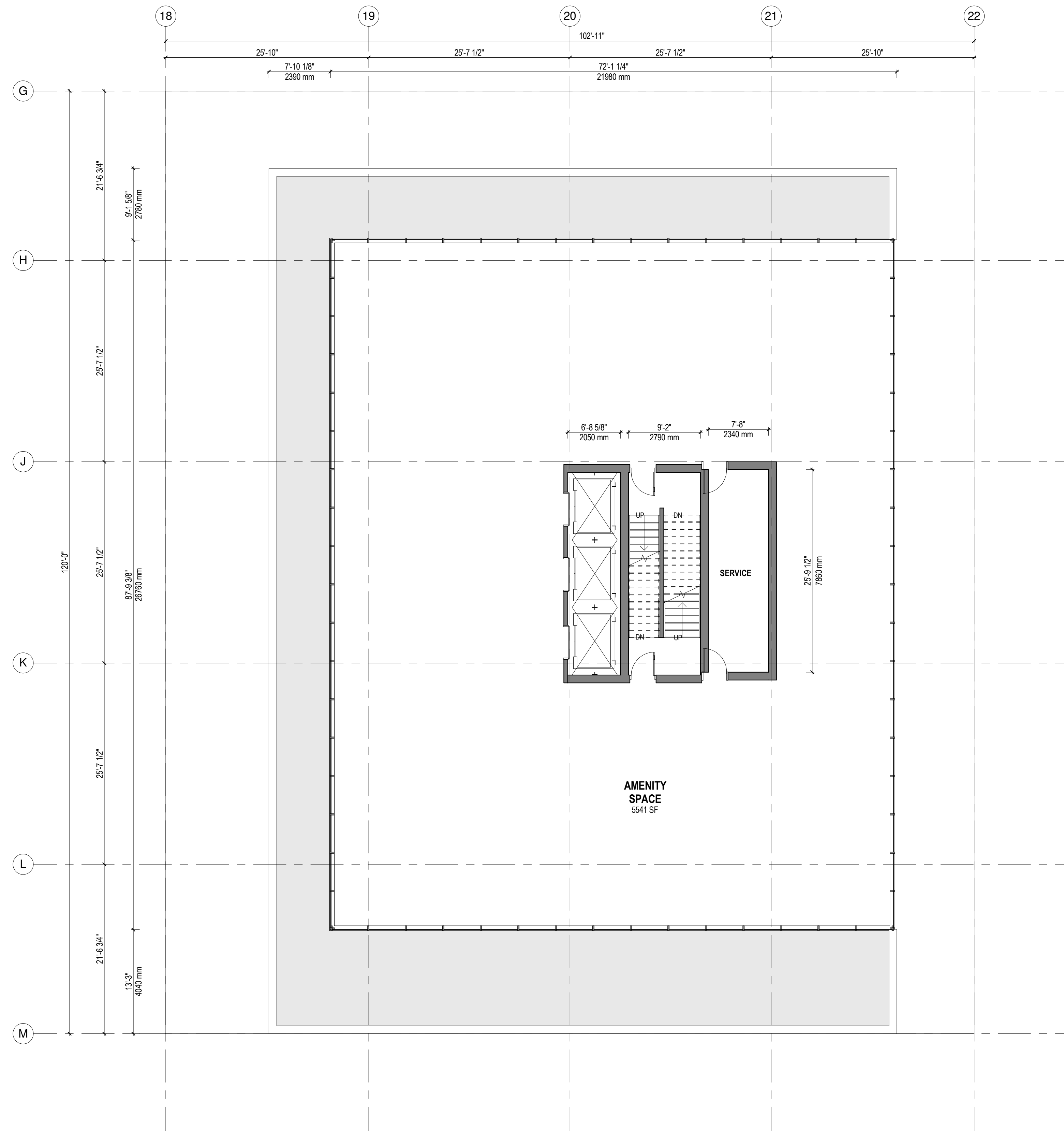
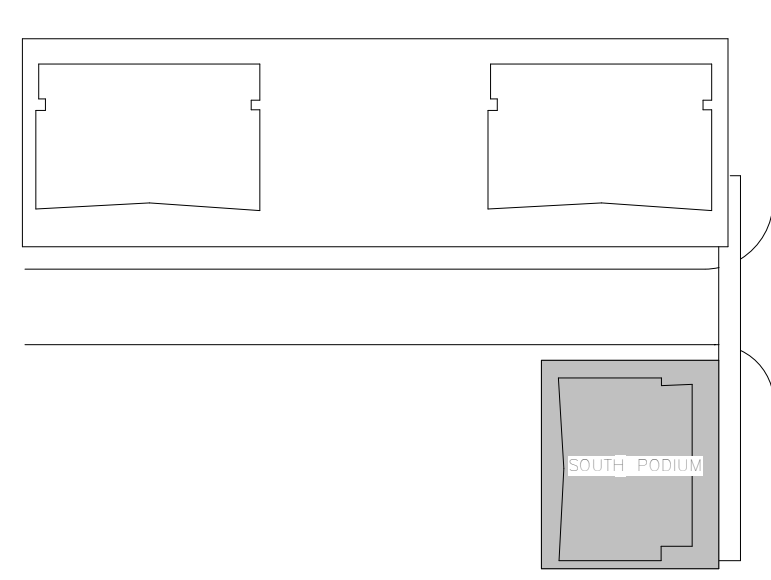
1 05-A-FLOOR PLAN - TOWER C
1:100



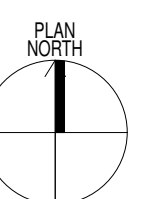


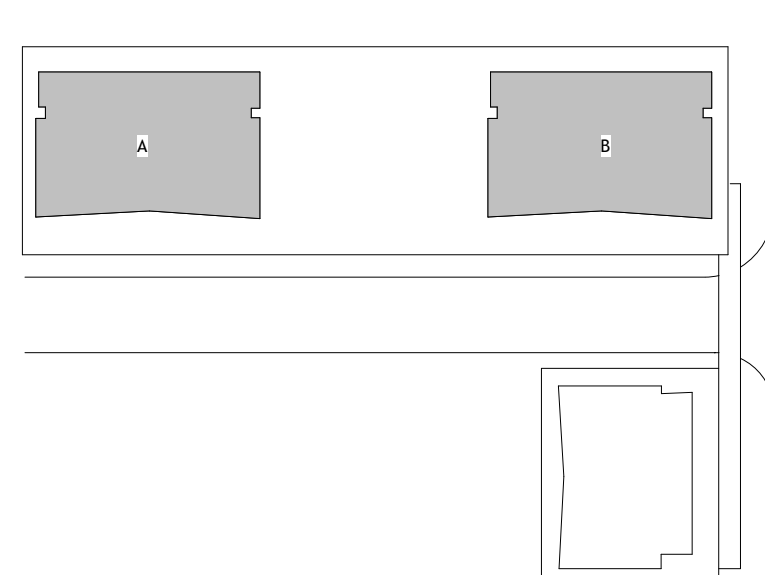
1 06-A-FLOOR PLAN
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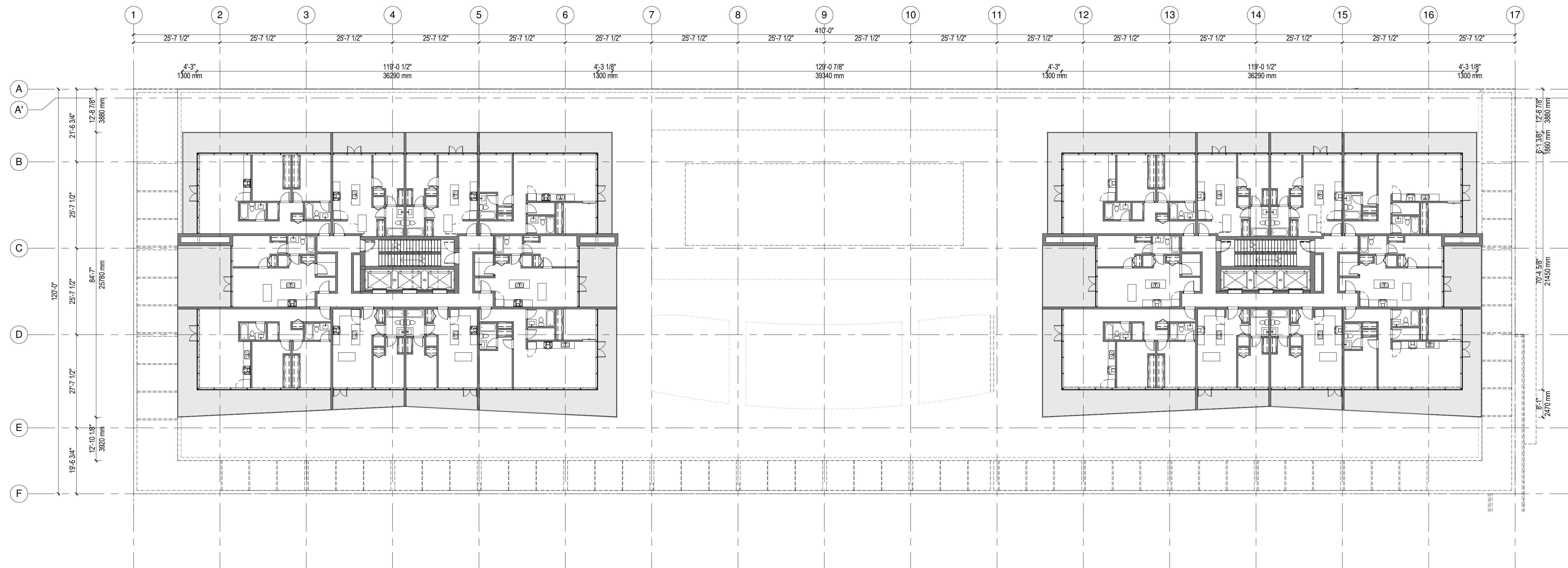


1 06-A-FLOOR PLAN - TOWER C
1 : 100

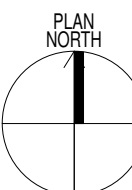
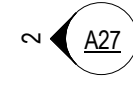




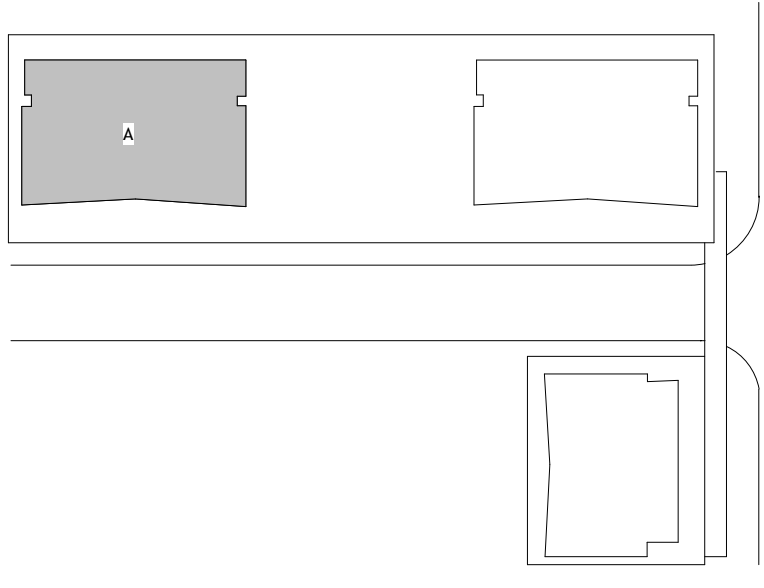
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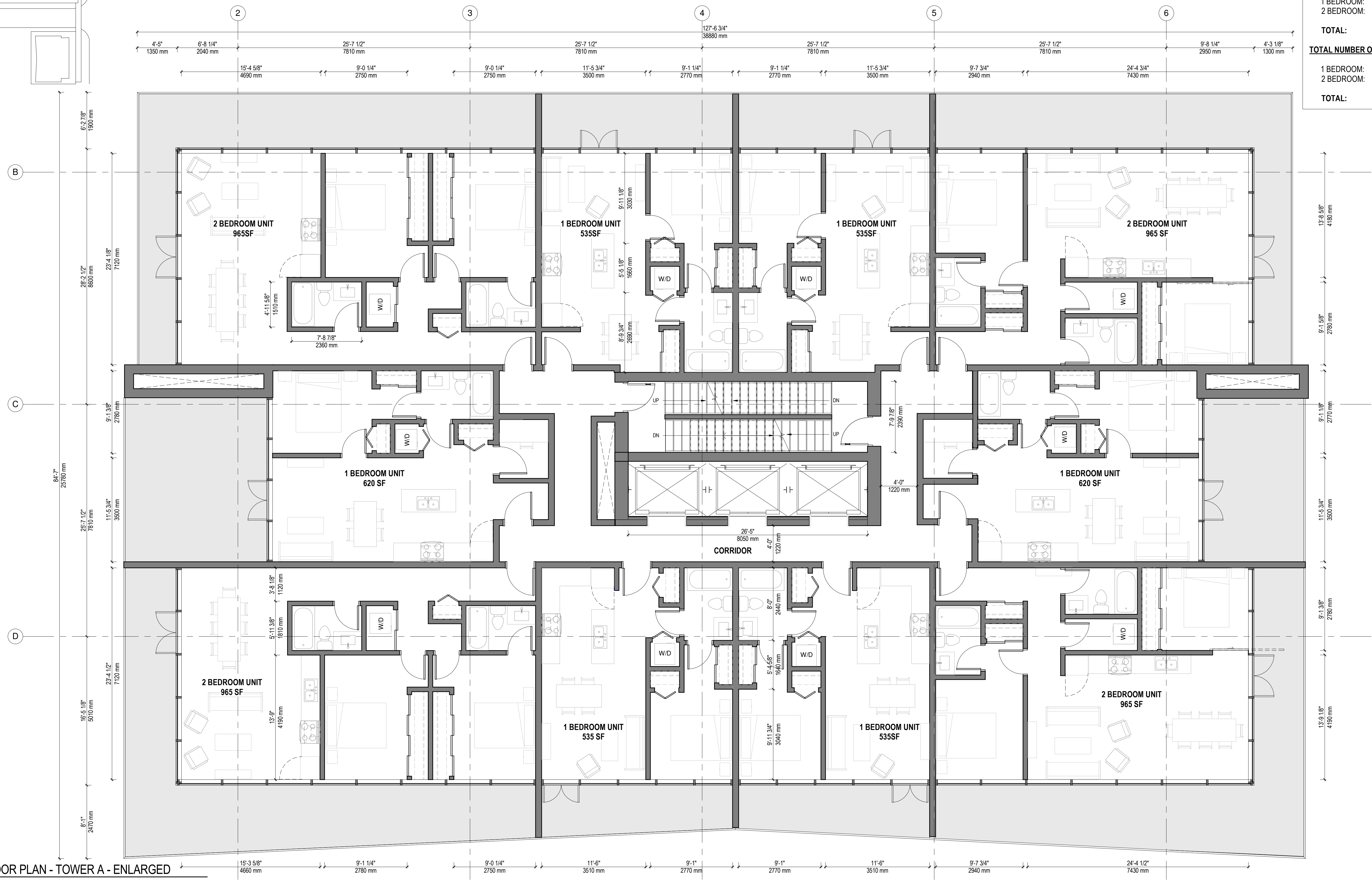
1 **07-A-FLOOR PLAN**
1:200



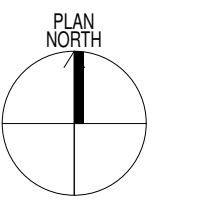
NUMBER OF UNITS/FLOOR	
1 BEDROOM:	6 UNITS
2 BEDROOM:	4 UNITS
TOTAL:	10 UNITS
TOTAL NUMBER OF UNITS (24 FLOORS)	
1 BEDROOM:	144 UNITS
2 BEDROOM:	96 UNITS
TOTAL:	240 UNITS



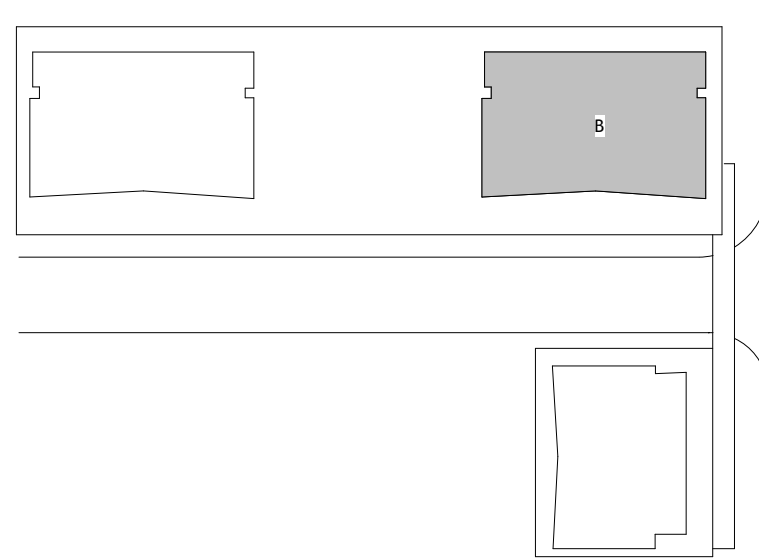
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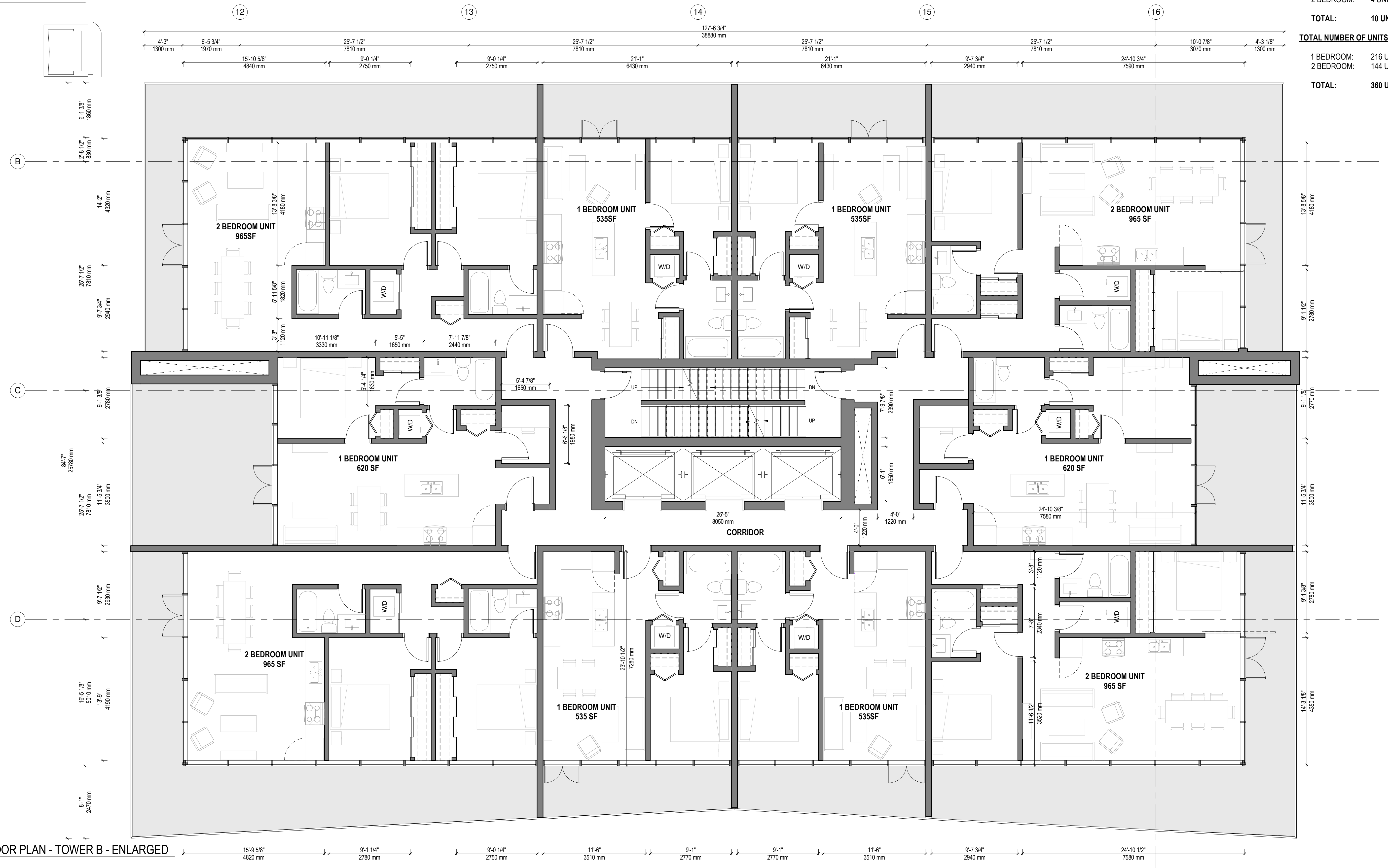
1 07-A-FLOOR PLAN - TOWER A - ENLARGED
3/16" = 1'-0"



NUMBER OF UNITS/FLOOR	
1 BEDROOM:	6 UNITS
2 BEDROOM:	4 UNITS
TOTAL:	10 UNITS
TOTAL NUMBER OF UNITS (36 FLOORS)	
1 BEDROOM:	216 UNITS
2 BEDROOM:	144 UNITS
TOTAL:	360 UNITS

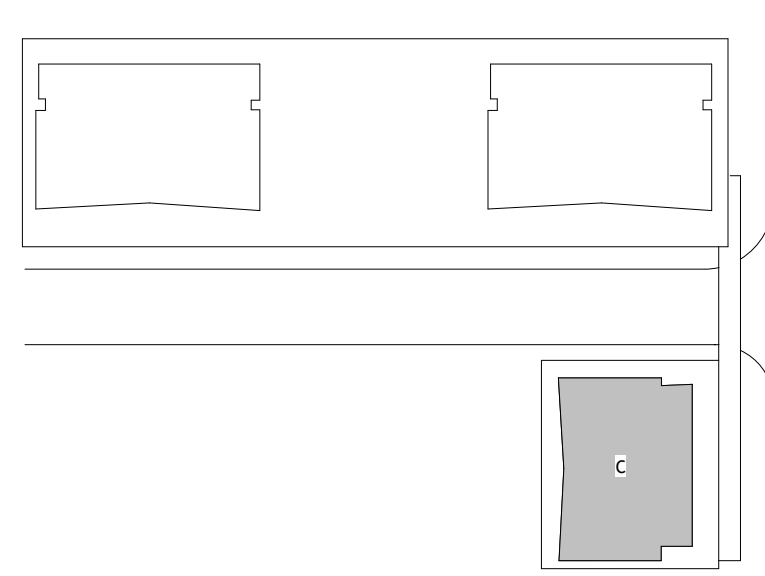


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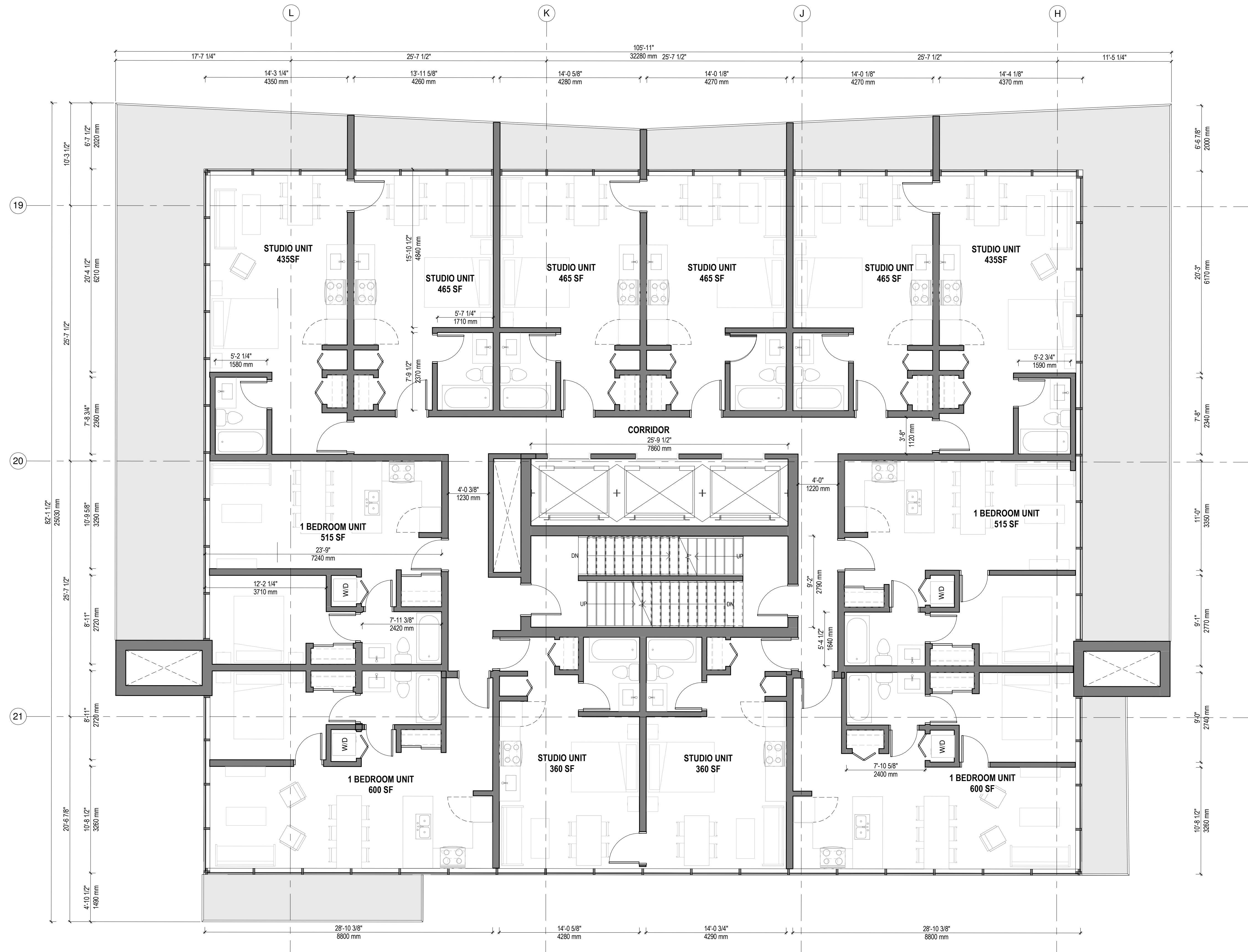


1 07-A-FLOOR PLAN - TOWER B - ENLARGED
3/16" = 1'-0"



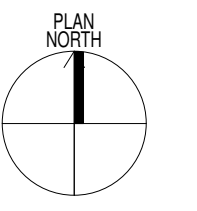


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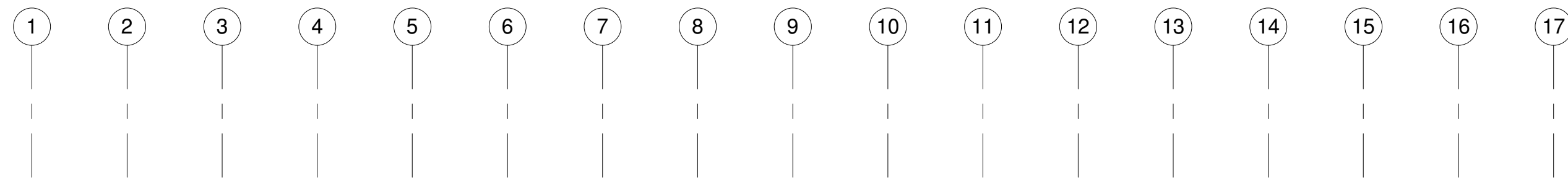


NUMBER OF UNITS/FLOOR	
STUDIO:	8 UNITS
1 BEDROOM:	4 UNITS
TOTAL:	12 UNITS
TOTAL NUMBER OF UNITS (18 FLOORS)	
1 BEDROOM:	144 UNITS
2 BEDROOM:	72 UNITS
TOTAL:	216 UNITS

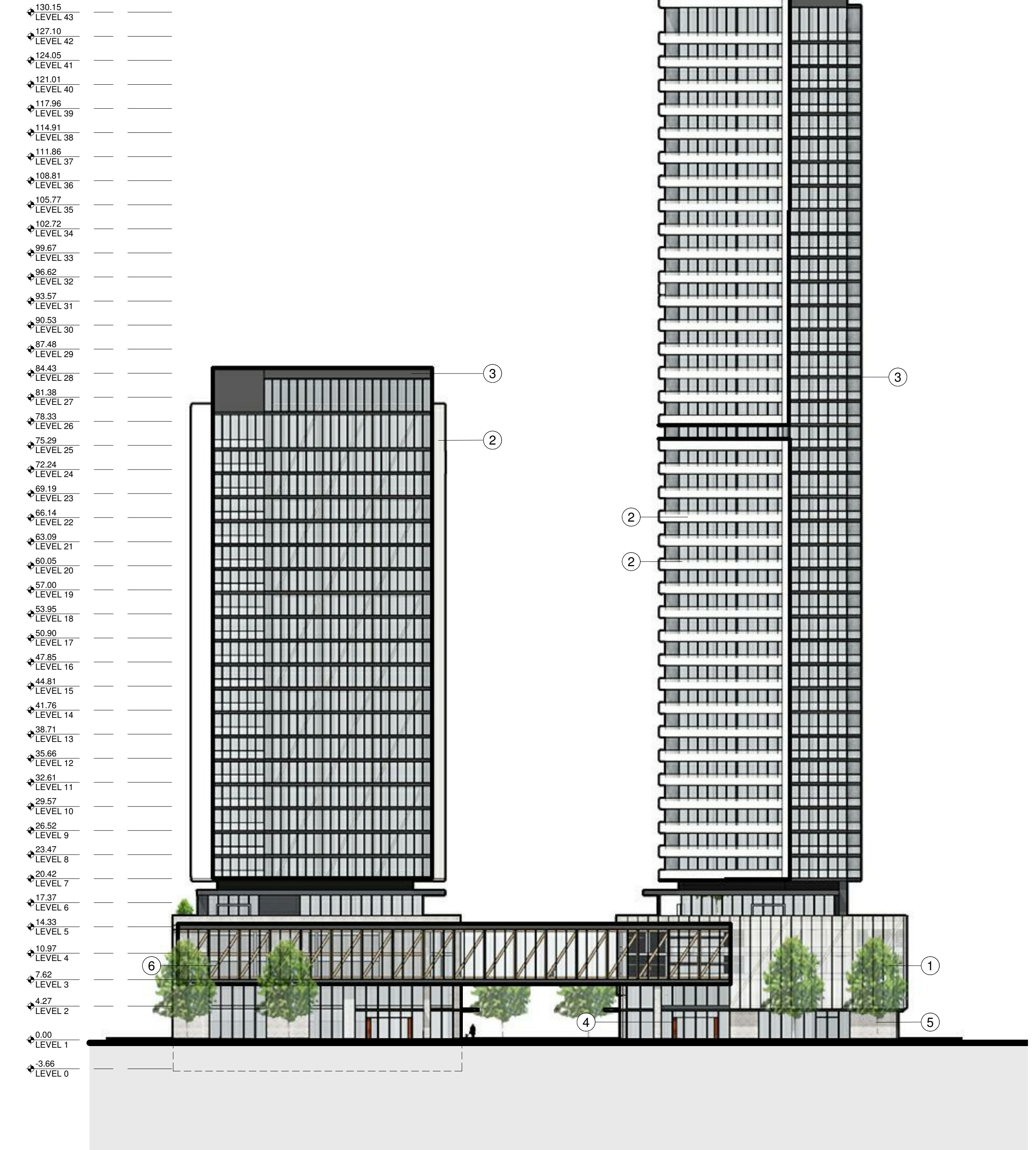
1 07-A-FLOOR PLAN - TOWER C - ENLARGED
3/16" = 1'-0"



- ① POLYCARBONATE TRANSLUCENT PANELS
- ② PREFINISHED WHITE METAL CLADDING
- ③ PREFINISHED GREY METAL CLADDING
- ④ CORTEN
- ⑤ GREY BRICK VENEER
- ⑥ WOOD / CLT
- ⑦ FROSTED GLASS
- ⑧ NATURAL CONCRETE

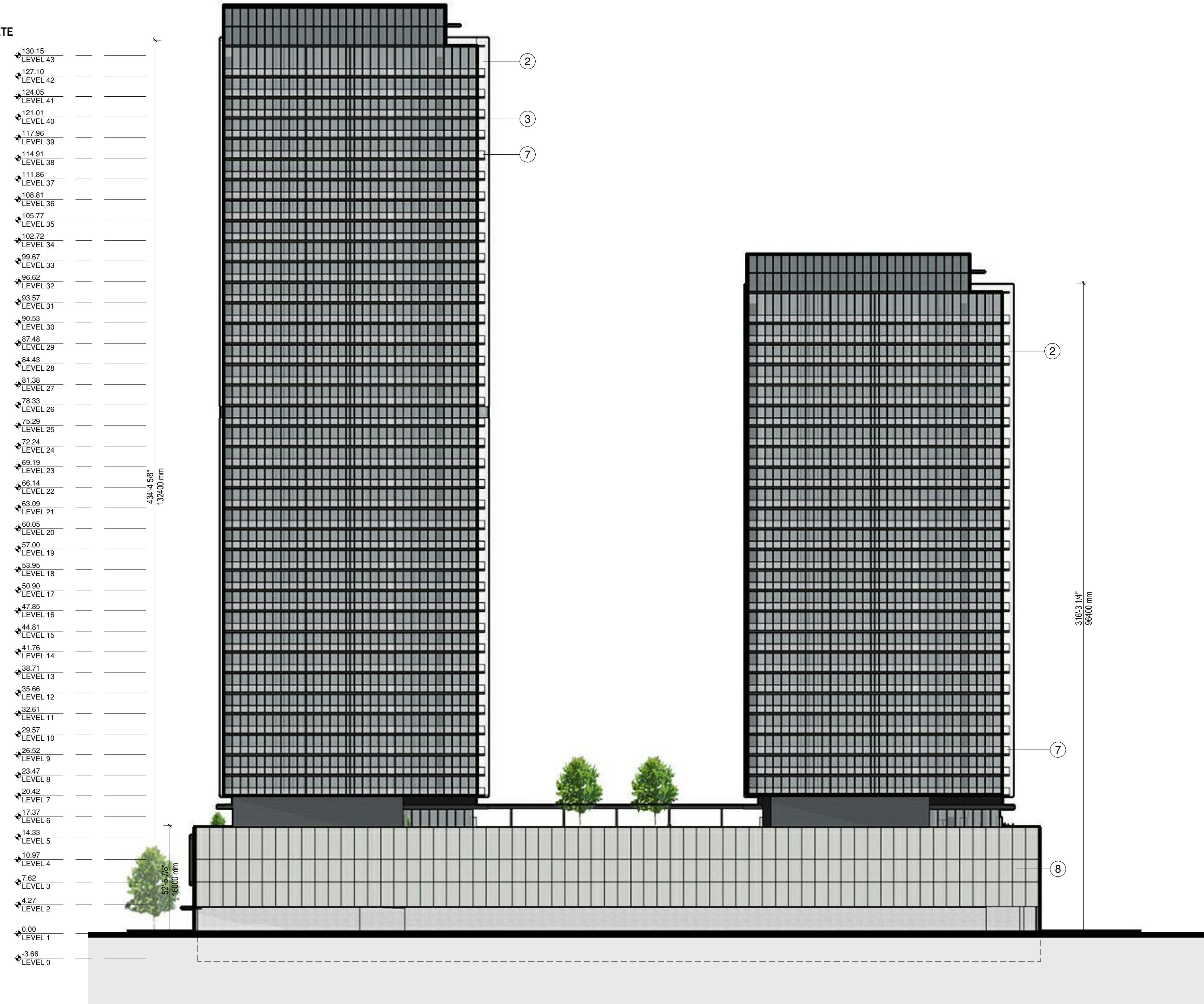


① LEON AVE SOUTH ELEVATION
1/32" = 1'-0"

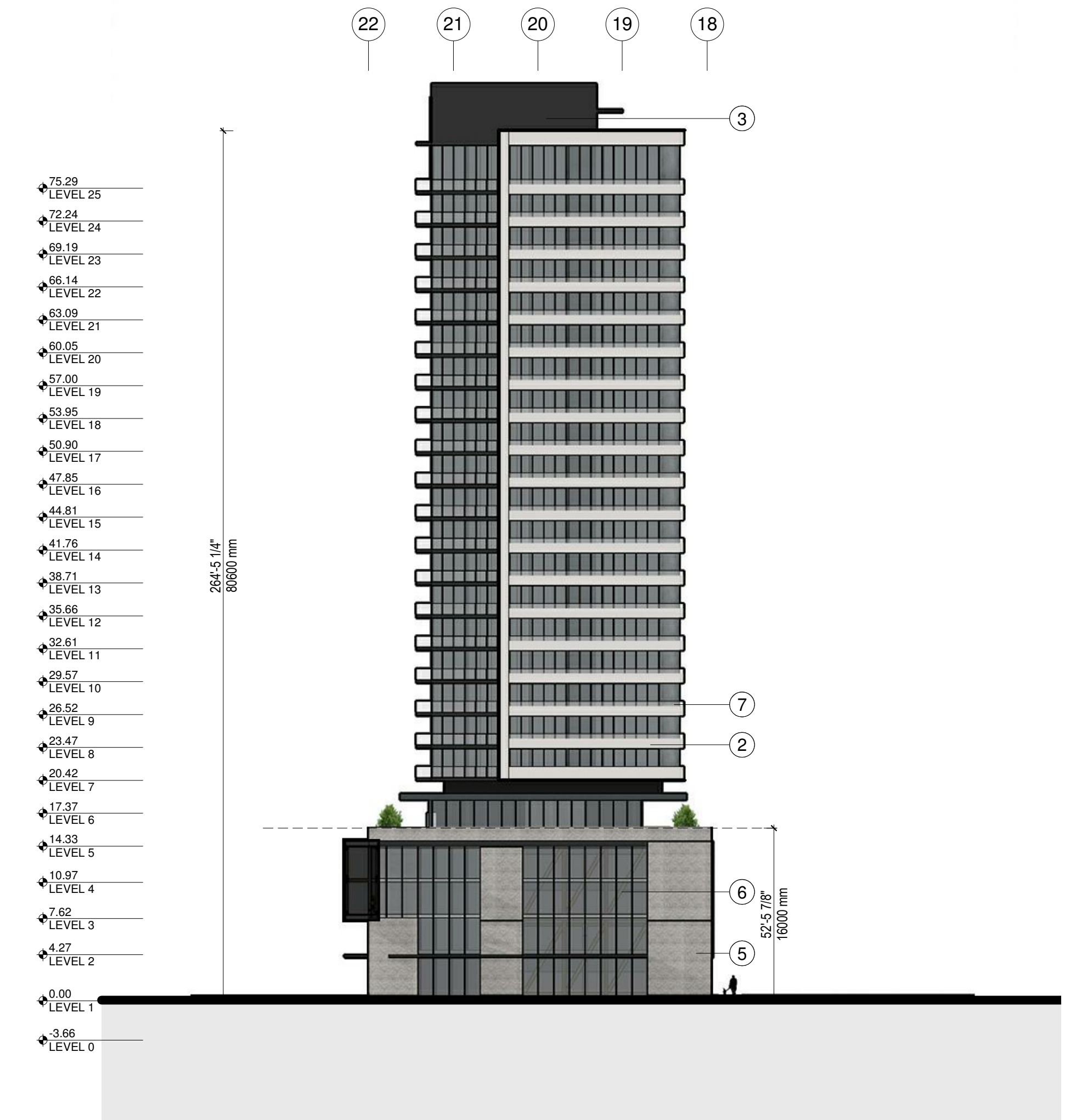


② WATER STREET EAST ELEVATION
1/32" = 1'-0"

- ① POLYCARBONATE TRANSLUCENT PANELS
- ② PREFINISHED WHITE METAL CLADDING
- ③ PREFINISHED GREY METAL CLADDING
- ④ CORTEN
- ⑤ GREY BRICK VENEER
- ⑥ WOOD / CLT
- ⑦ FROSTED GLASS
- ⑧ NATURAL CONCRETE

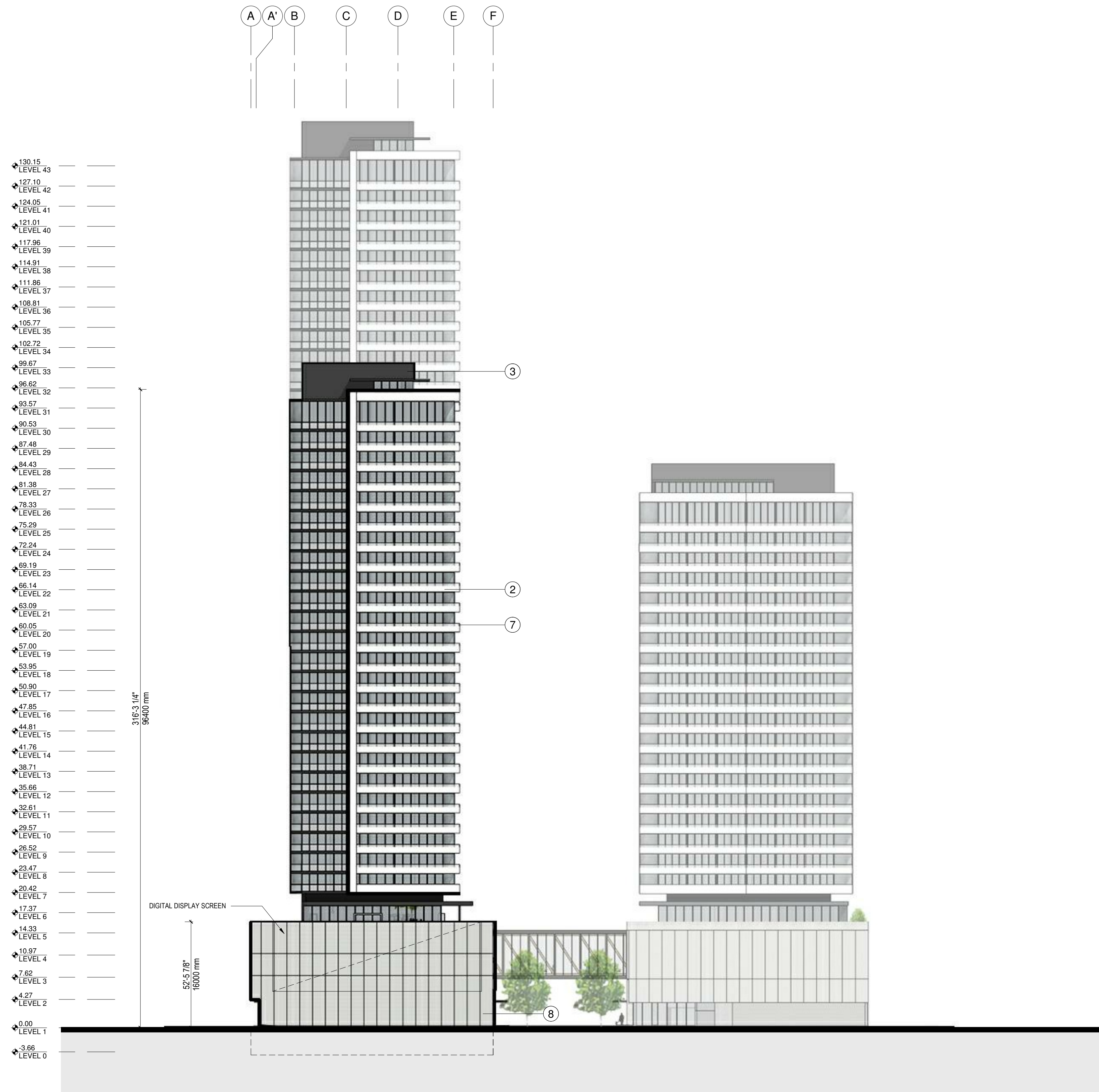


① NORTH ELEVATION
1/32" = 1'-0"

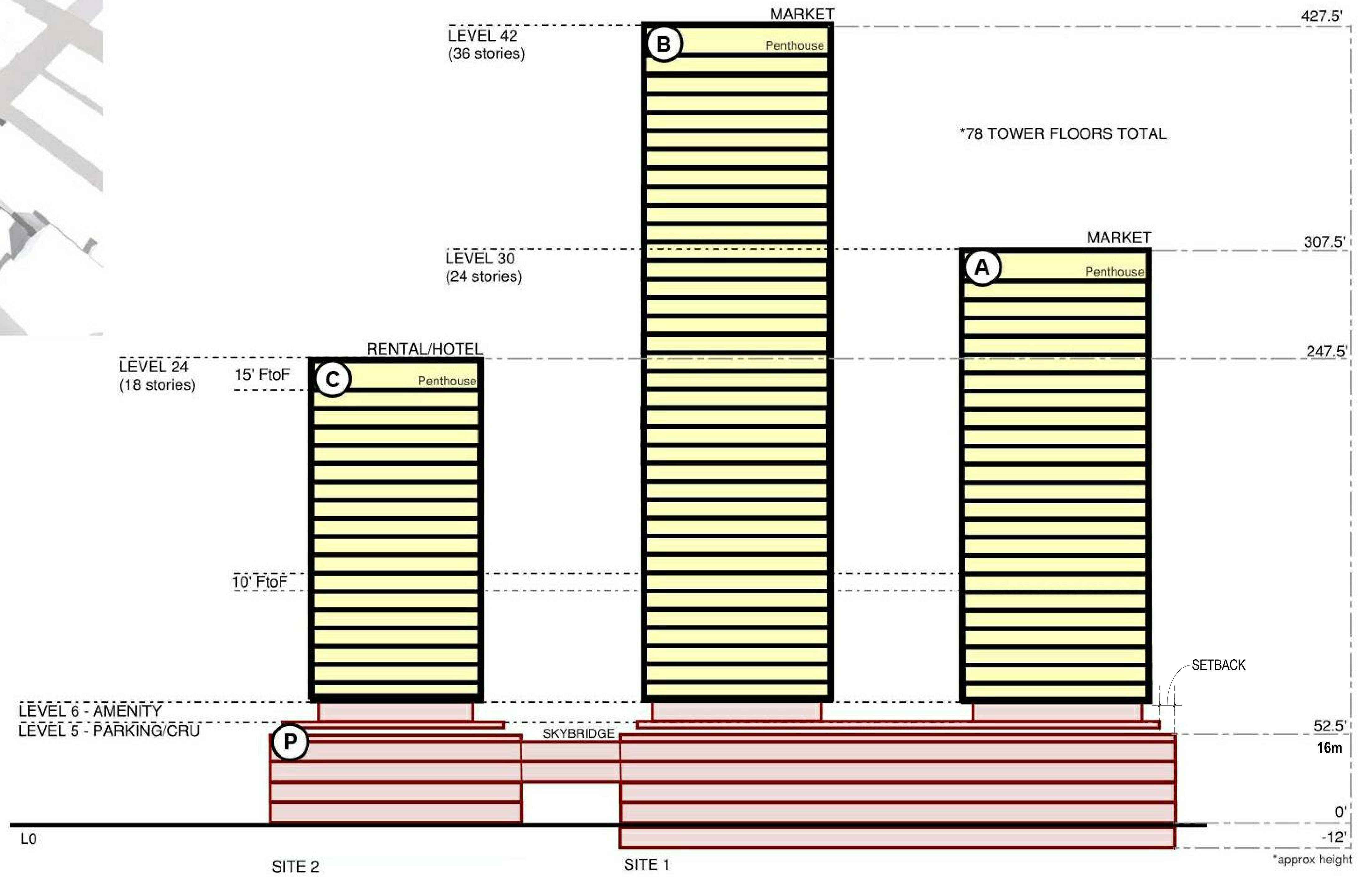
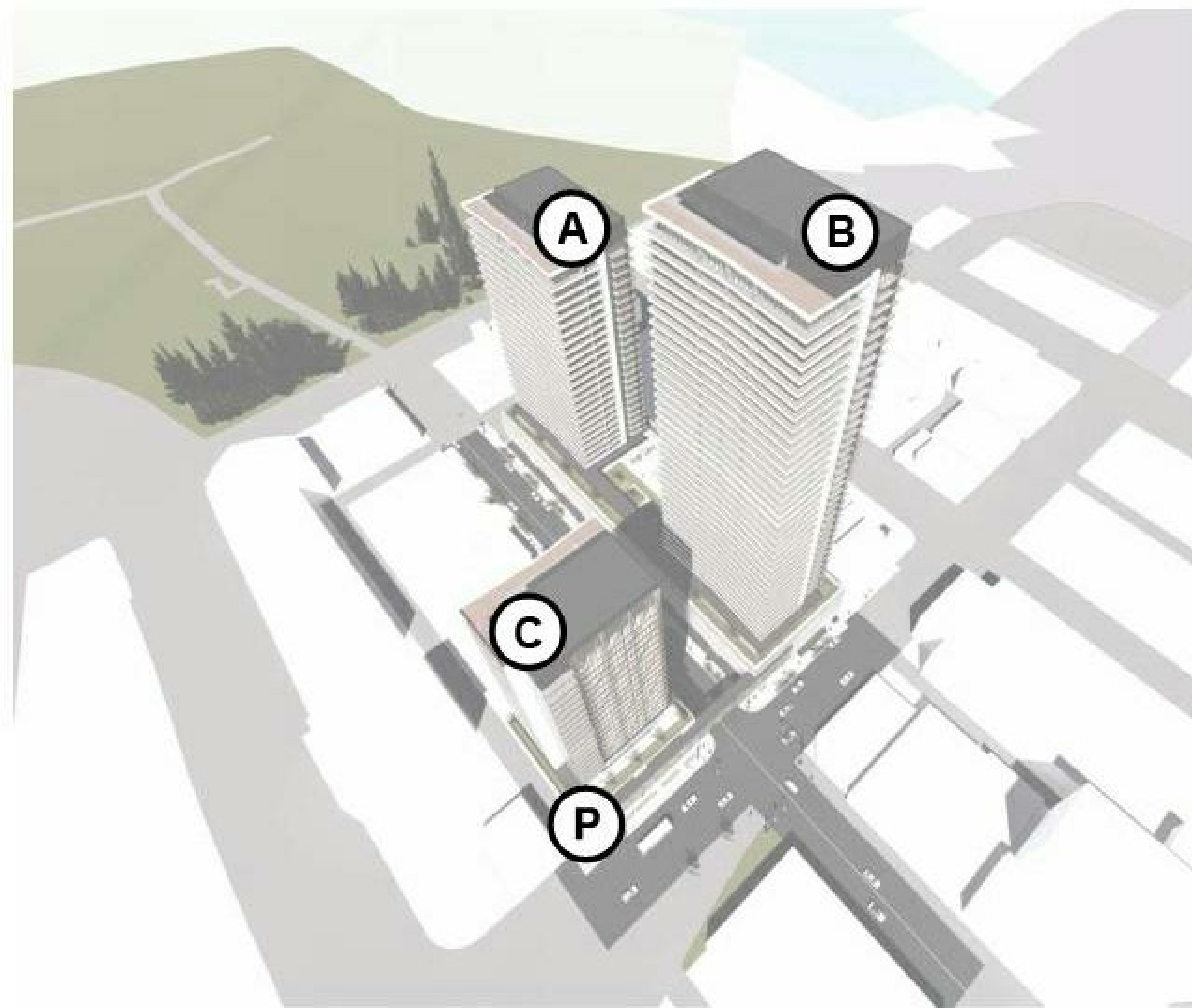


② LEON AVE NORTH ELEVATION
1/32" = 1'-0"

- ① POLYCARBONATE TRANSLUCENT PANELS
- ② PREFINISHED WHITE METAL CLADDING
- ③ PREFINISHED GREY METAL CLADDING
- ④ CORTEN
- ⑤ GREY BRICK VENEER
- ⑥ WOOD / CLT
- ⑦ FROSTED GLASS
- ⑧ NATURAL CONCRETE



1 WEST ELEVATION
1/32" = 1'-0"





NORTH EAST VIEW (CURRENT)



NORTH VIEW (CURRENT)



NORTH VIEW (CURRENT)



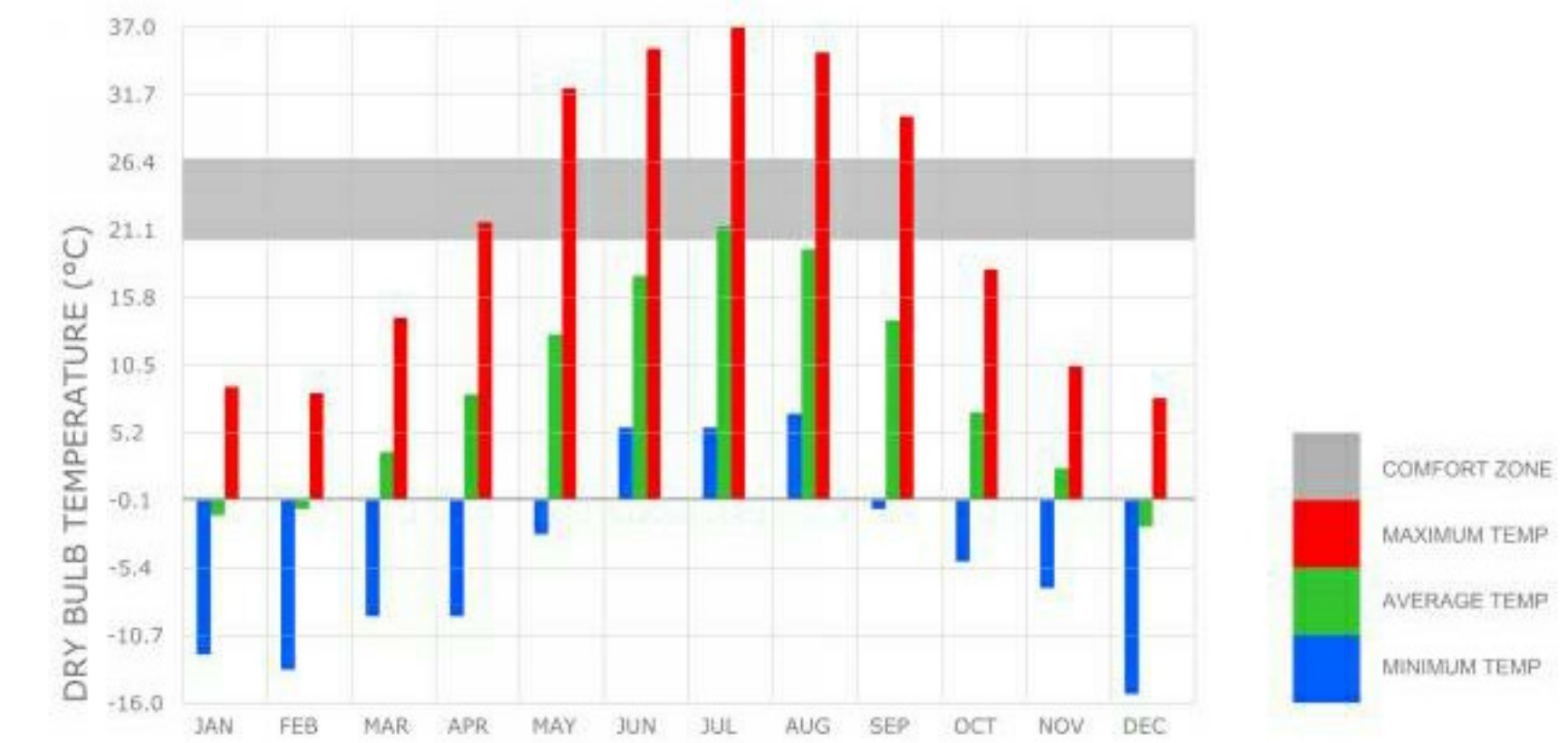
NORTH EAST VIEW (FUTURE)



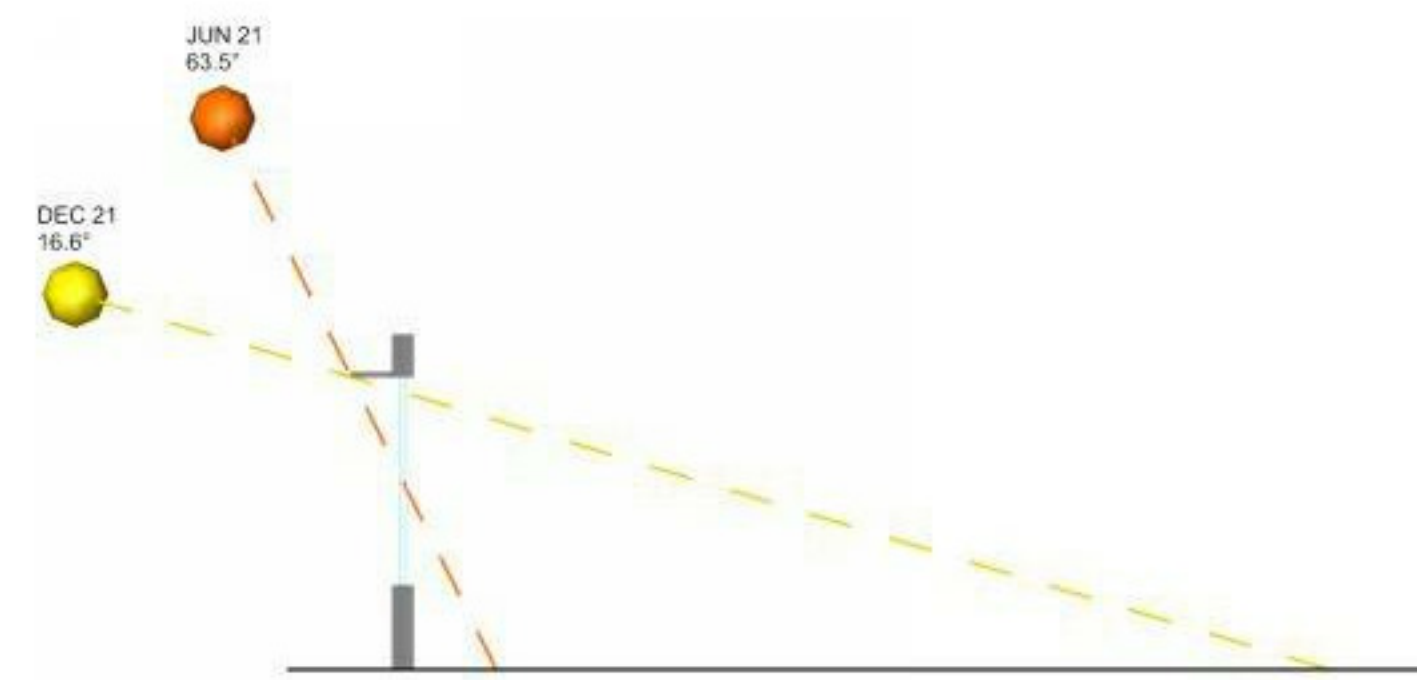
NORTH VIEW (FUTURE)



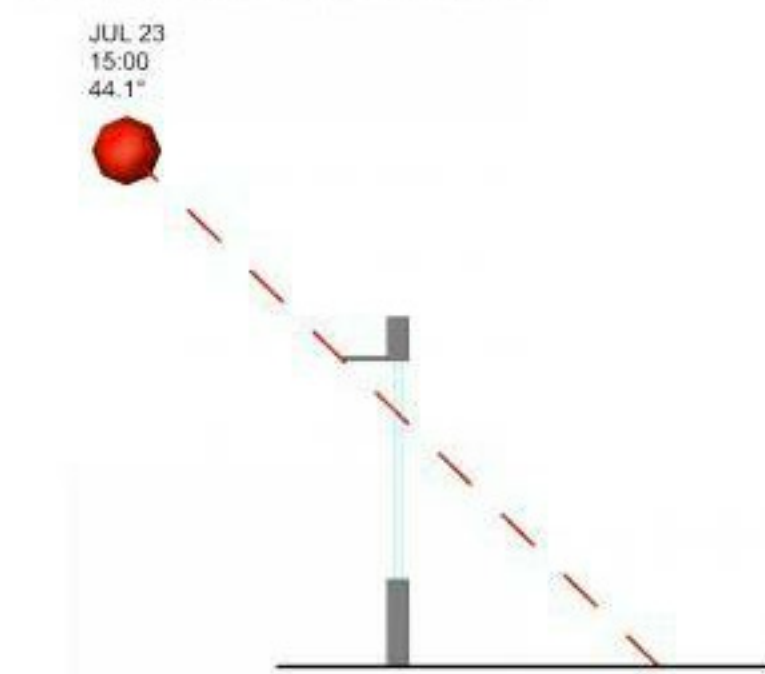
NORTH VIEW (FUTURE)



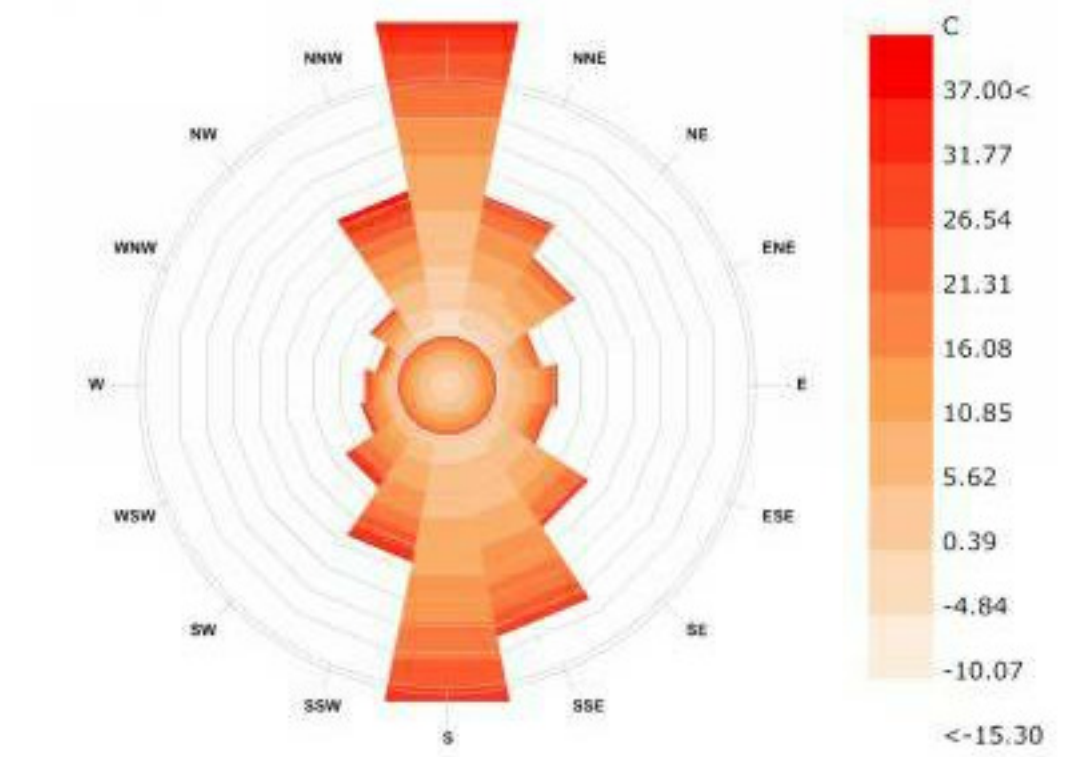
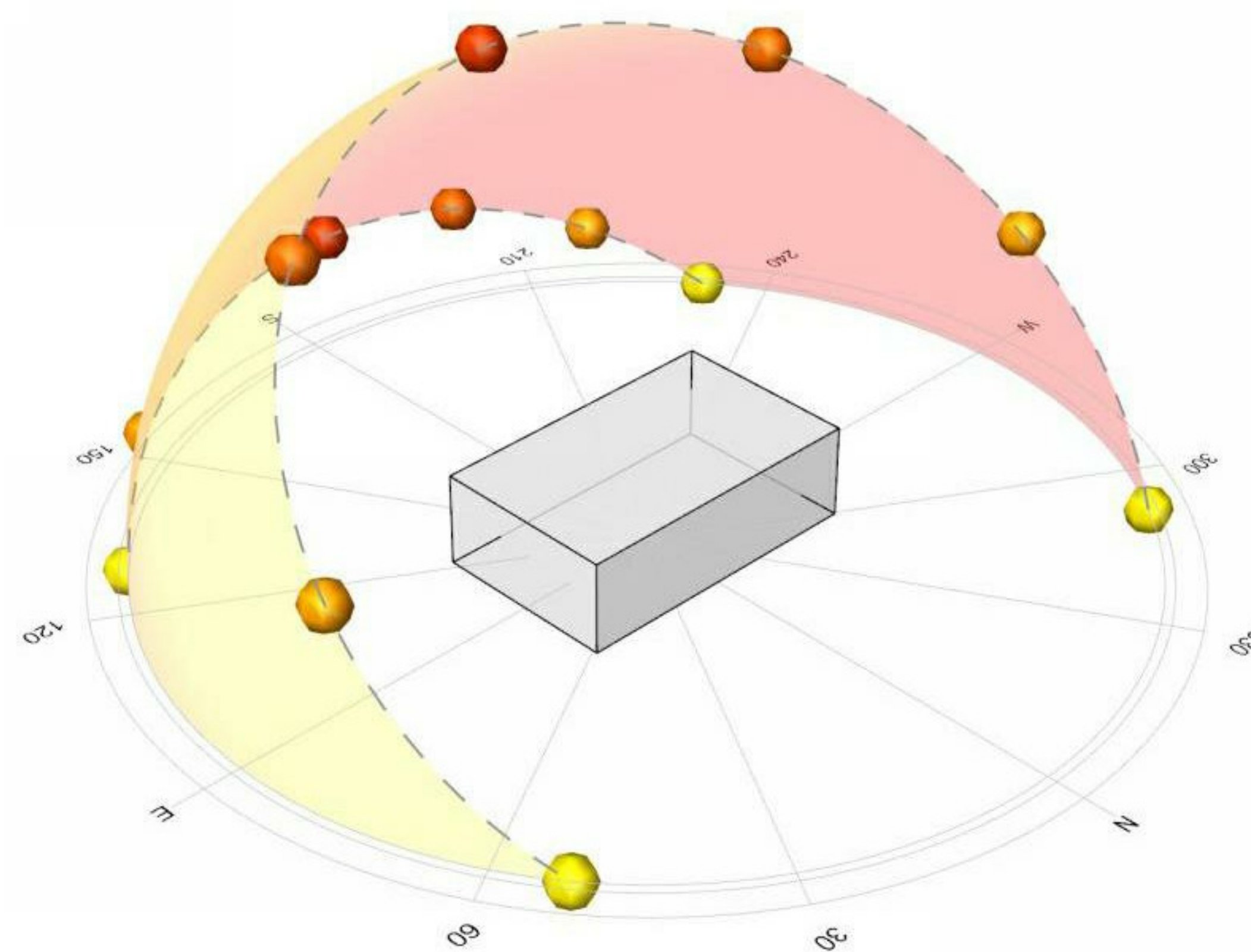
TEMPERATURE + COMFORT



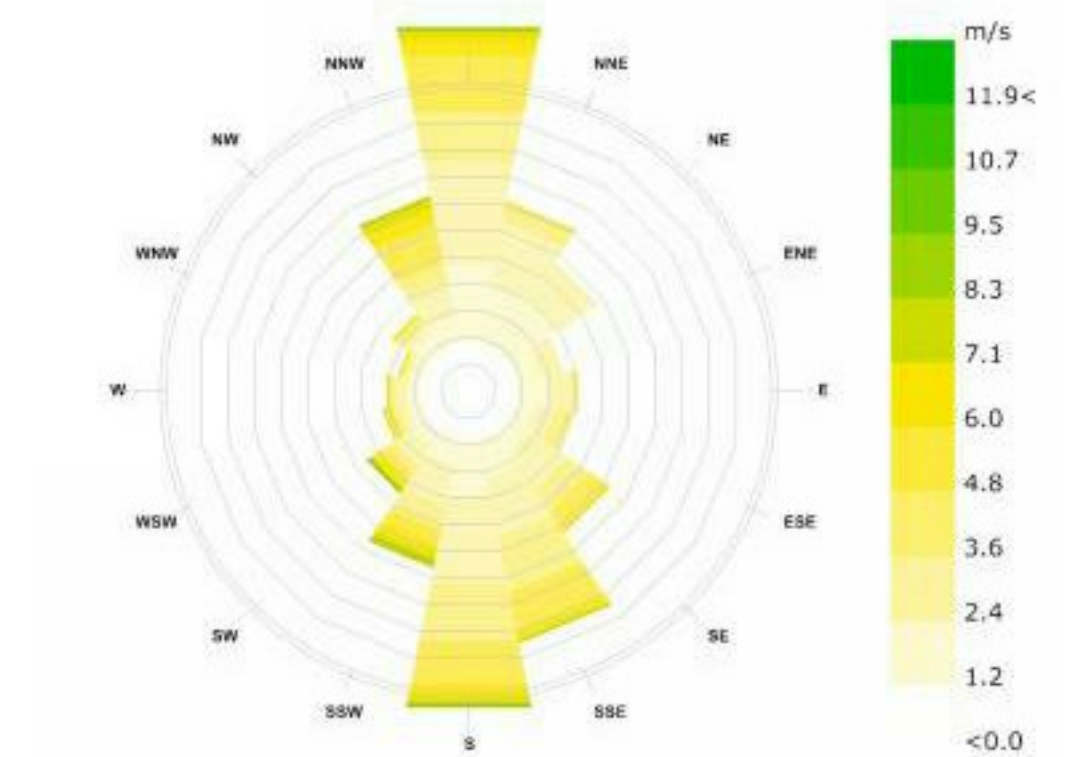
SUN ANGLES AT NOON ON WINTER AND SUMMER SOLSTICES (2' OVERHANG SHOWN)



SUNG ANGLE DURING HOTTEST TIME OF YEAR (2' OVERHANG SHOWN)



ANNUAL WIND ROSE - DRY BULB TEMPERATURE



ANNUAL WIND ROSE - WIND SPEED
(Most Frequent Wind from the South for 10.37% of the Year)



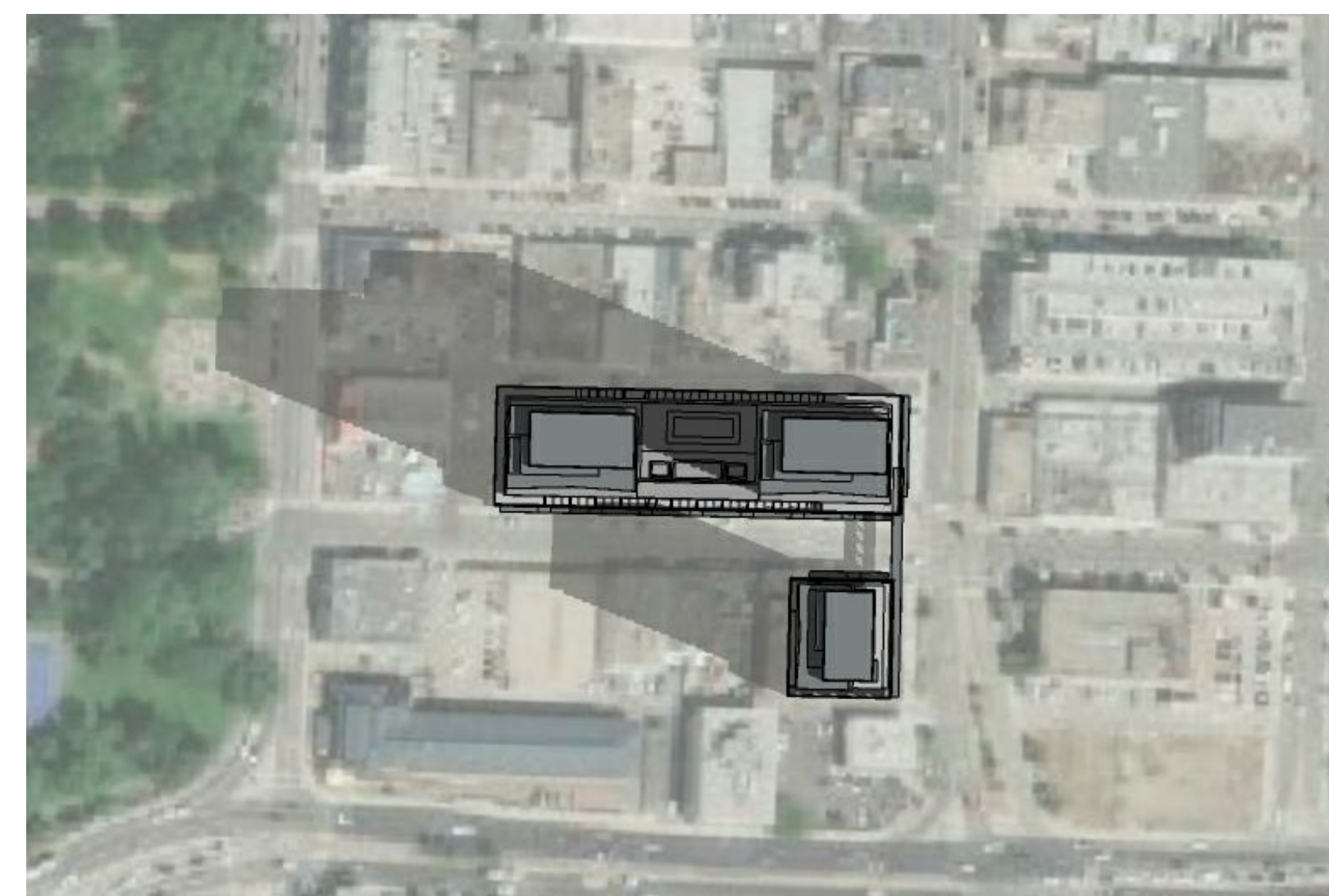
MARCH 21 - 9:00PM



MARCH 21 - 12:00PM



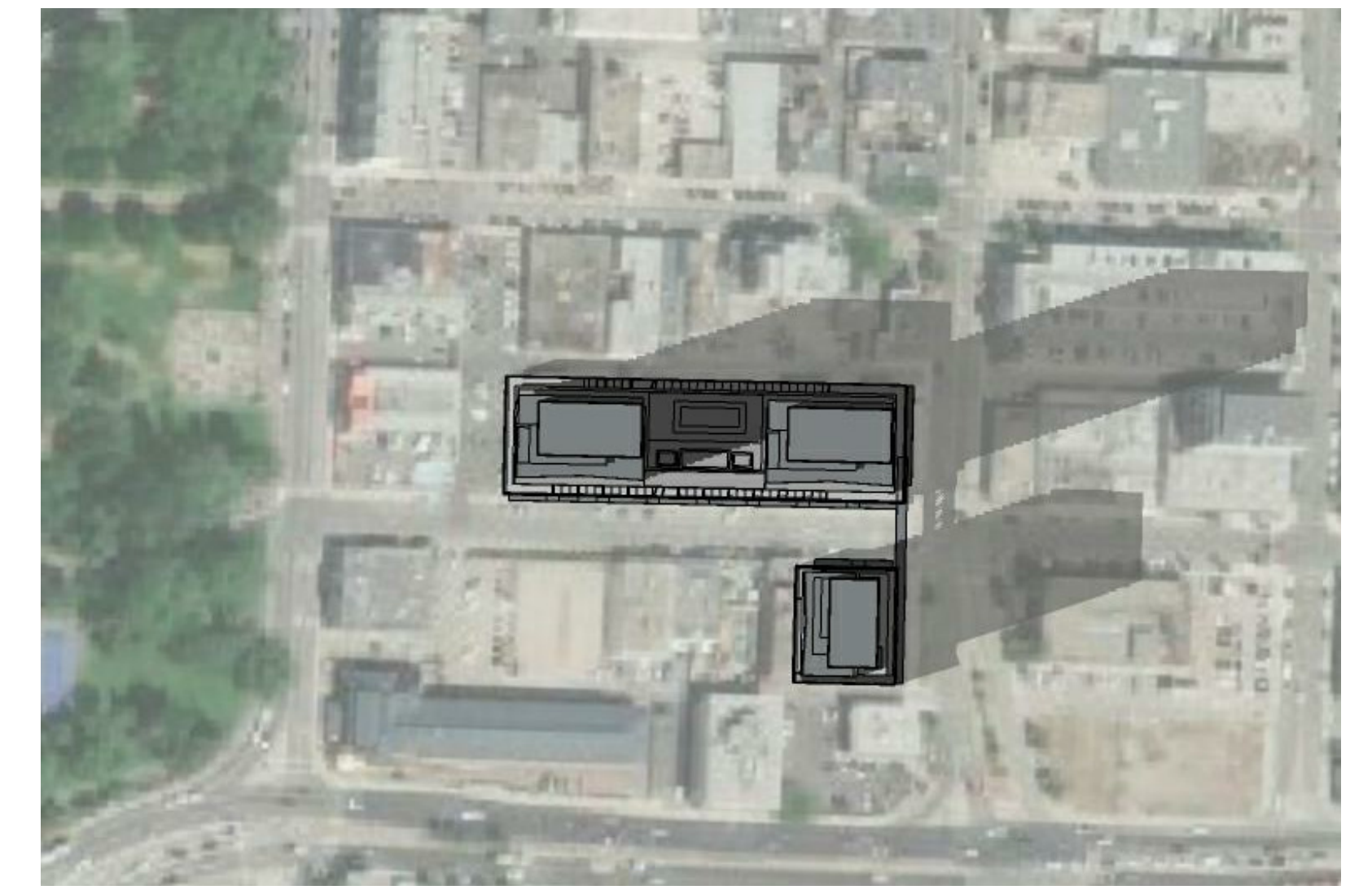
MARCH 21 - 3:00PM



JUNE 21 - 9:00PM



JUNE 21 - 12:00PM



JUNE 21 - 3:00PM



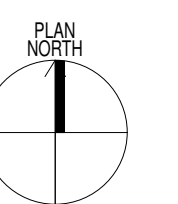
DECEMBER 21 - 9:00PM

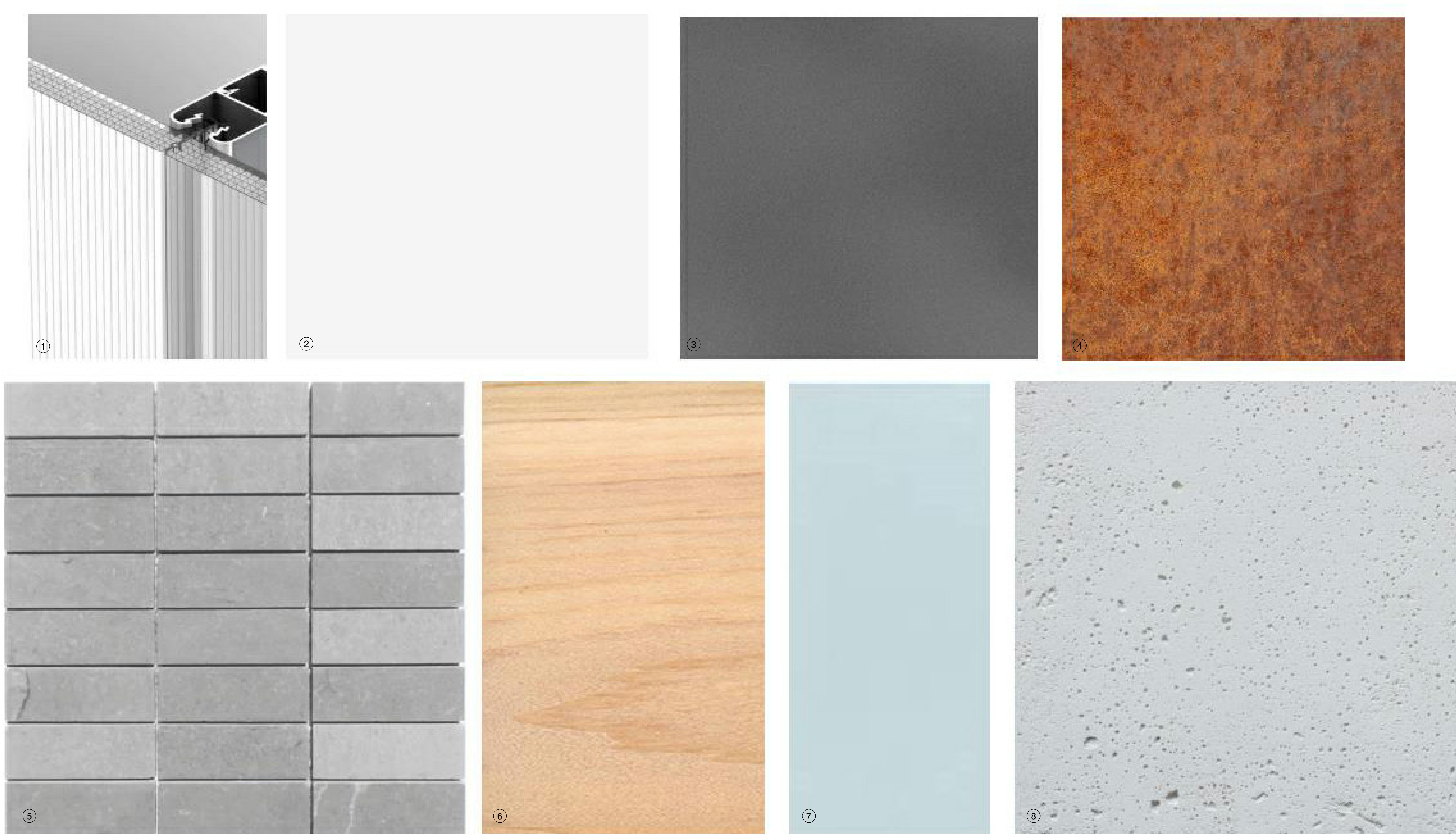


DECEMBER 21 - 12:00PM



DECEMBER 21 - 3:00PM





- ① POLYCARBONATE TRANSLUCENT PANELS
- ② PREFINISHED WHITE METAL CLADDING
- ③ PREFINISHED GREY METAL CLADDING
- ④ CORTEN
- ⑤ GREY BRICK VENEER
- ⑥ WOOD / CLT
- ⑦ FROSTED GLASS
- ⑧ NATURAL CONCRETE



BIRDS' EYE VIEW LOOKING NORTH WEST



BIRDS' EYE VIEW LOOKING SOUTH WEST



BIRDS' EYE VIEW LOOKING SOUTH EAST



BIRDS' EYE VIEW LOOKING NORTH



LEON AVE VIEW LOOKING WEST



WATER STREET VIEW LOOKING NORTH WEST



KELOWNA PARK VIEW LOOKING EAST



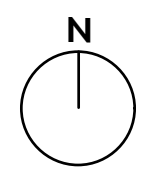
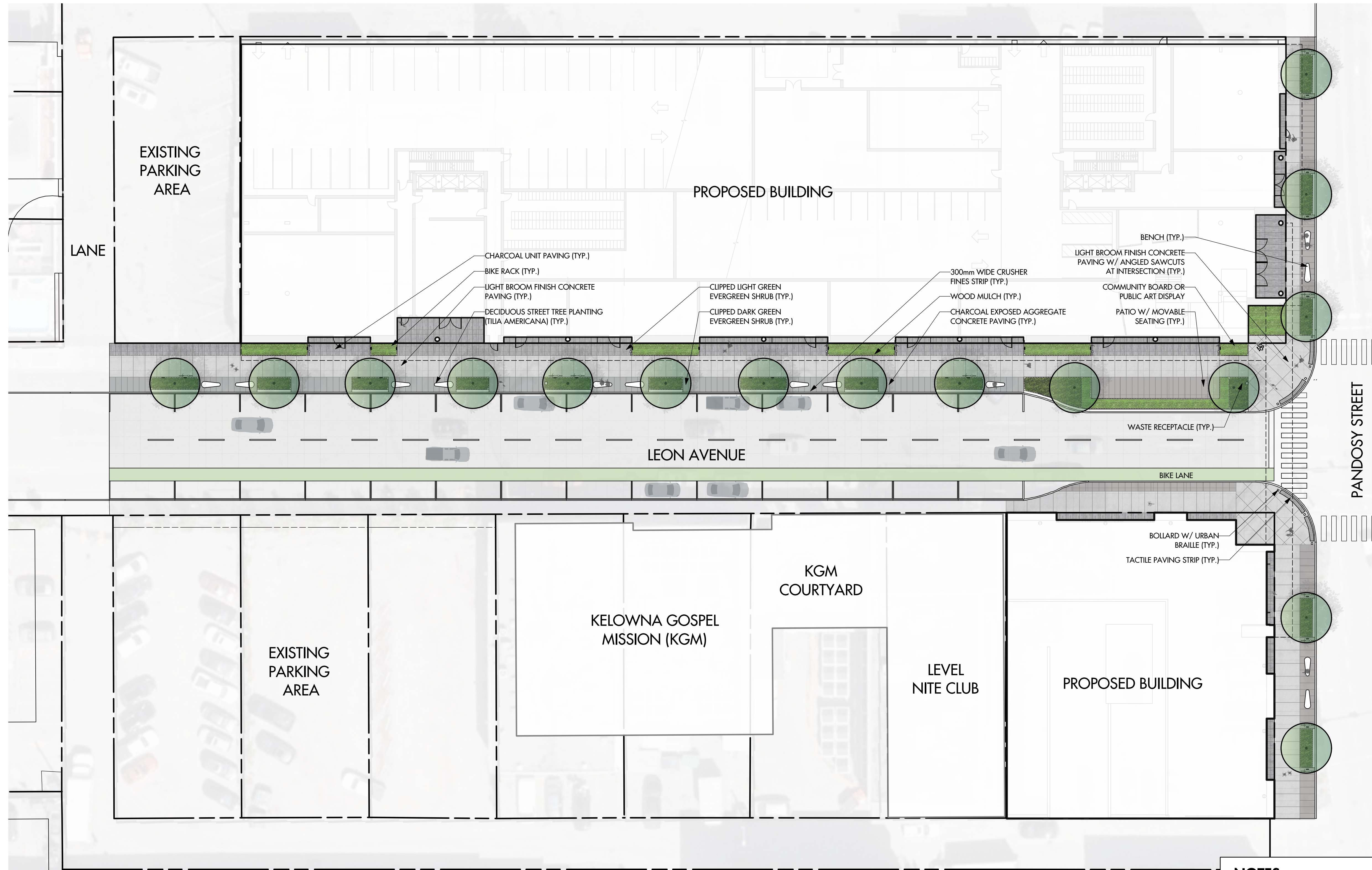
BIRDS' EYE VIEW LOOKING NORTH EAST

0 5 10 15 20 25 M



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303 - 590 KLO Road
Kelowna, BC V1Y 7S2
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www.outlanddesign.ca



PROJECT TITLE

WATER STREET BY THE PARK

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	19.12.18	Development Permit
2		
3		
4		
5		

PROJECT NO. 19-077

DESIGN BY FB

DRAWN BY KM

CHECKED BY FB

DATE DEC. 18, 2019

SCALE 1:100

PAGE SIZE 24"x36"

SEAL



DRAWING NUMBER

L1/4

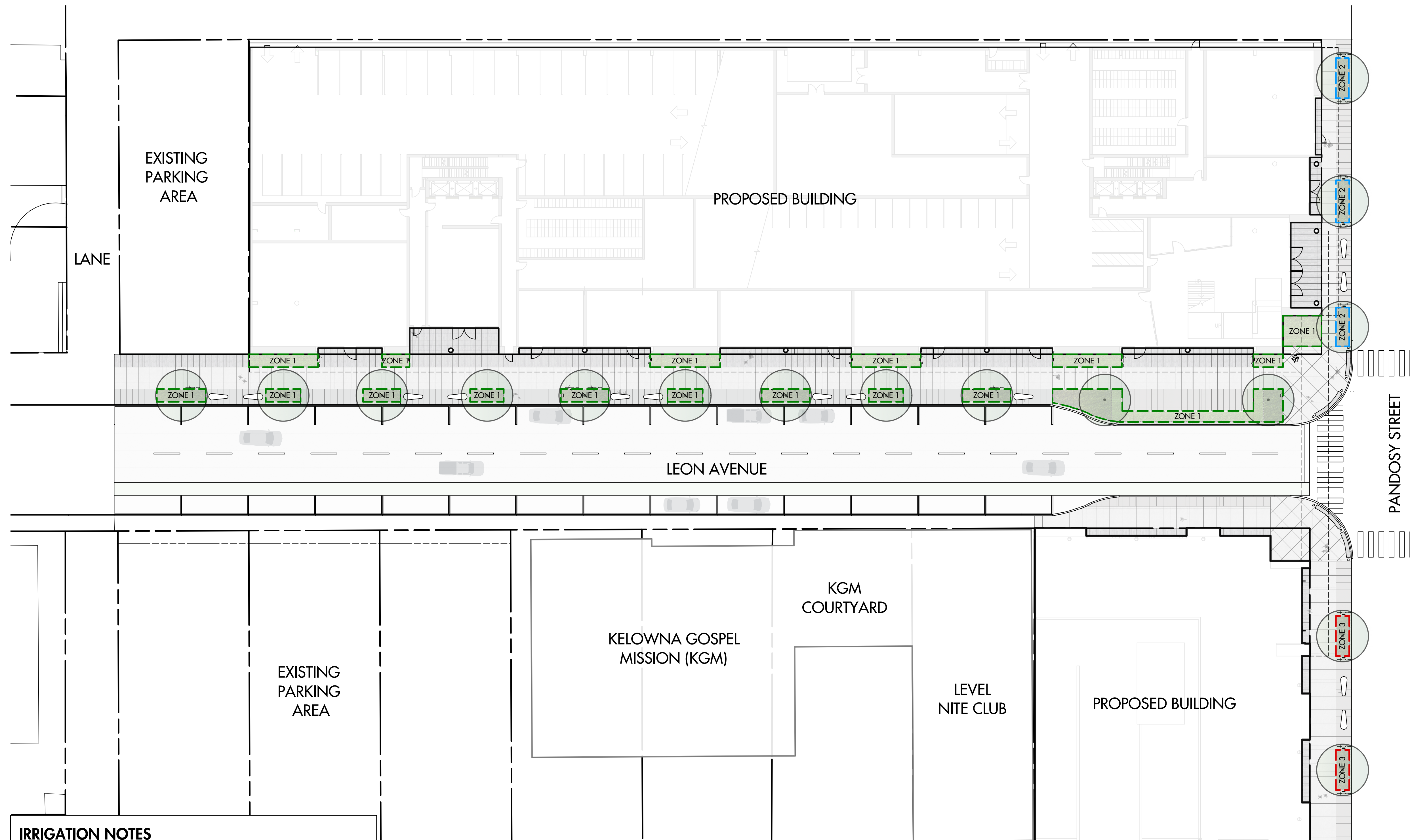
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PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
TILIA AMERICANA	AMERICAN LINDEN	16	6cm CAL.
SHRUBS			
BUXUS 'NORTH STAR'	NORTH STAR BOXWOOD	214	#02 CONT. /0.75M O.C. SPACING
LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	61	#02 CONT. /1.2M O.C. SPACING

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN NURSERY LANDSCAPE ASSOCIATION 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 DOUGLAS RED FIR MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS IN WOOD MULCH AREAS.
 4. TREE AND 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 IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

0 5 10 15 20 25 M



IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 195 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 108 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 21 sq.m.
MICROCLIMATE: EAST EXPOSURE, HEAVILY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 12 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 14 sq.m.
MICROCLIMATE: EAST EXPOSURE, HEAVILY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 8 cu.m.

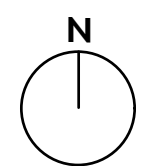
WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 258 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 128 cu.m. / year
 WATER BALANCE = 130 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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PROJECT TITLE

WATER STREET BY THE PARK

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/
IRRIGATION PLAN**

ISSUED FOR / REVISION

1	19.12.18	Development Permit
2		
3		
4		
5		

PROJECT NO: 19-077

DESIGN BY: FB

DRAWN BY: KM

CHECKED BY: FB

DATE: DEC. 18, 2019

SCALE: 1:100

PAGE SIZE: 24"x36"

SEAL



DRAWING NUMBER

L2/4

ISSUED FOR REVIEW ONLY

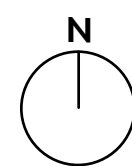
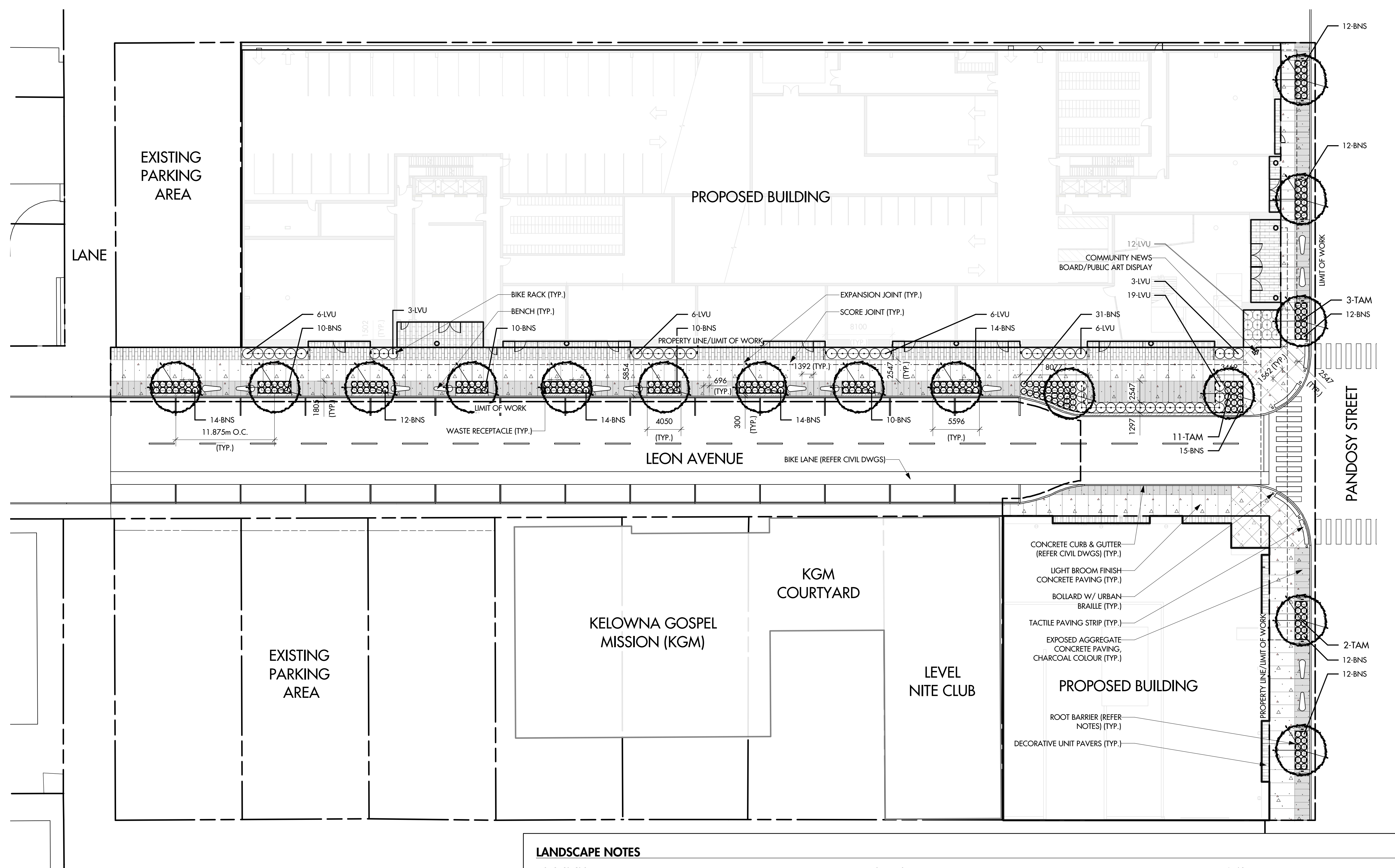
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0 5 10 15 20 25 M



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Kelowna, BC

DRAWING TITLE

OFFSITE LANDSCAPE PLAN

ISSUED FOR / REVISION

NO.	DATE	DESCRIPTION
1	19.12.18	Development Permit
2		
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PROJECT NO: 19-077

DESIGN BY: FB

DRAWN BY: KM

CHECKED BY: FB

DATE: DEC. 18, 2019

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SEAL



DRAWING NUMBER

L3/4

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING & REMARKS
TREES				
TAM	16	TILIA AMERICANA	AMERICAN LINDEN	6cm CAL. / 8cu.m OF GROWING MEDIUM PER TREE
SHRUBS				
BNS	214	BUXUS 'NORTH STAR'	NORTH STAR BOXWOOD	#02 CONT. / 0.75M O.C. SPACING
LVU	49	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	#02 CONT. / 1.2M O.C. SPACING

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. CONTRACTORS' 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 STAKE LOCATIONS 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.

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
GROWING MEDIUM SHALL BE PLACED AT 300mm MIN. DEPTH IN ALL PLANTING AREAS & 1000mm MIN. DEPTH IN ALL TREE PITS, AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED. EXTEND LENGTH OF TREE TO FIT TO ACHIEVE REQUIRED GROWING MEDIUM VOLUME. CONTRACTOR TO IMPORT GROWING MEDIUM OR SCREEN, AMEND & PLACE STOCKPILED ON SITE TOPSOIL. GROWING MEDIUM TO MEET PROPERTIES FOR TREE PITS & LOW TRAFFIC LAWN AREAS, AS PER TABLE 2 IN THE CITY OF KELOWNA'S SUPPLEMENTAL TOPSOIL & FINISH GRADING SPECIFICATIONS.

14. BACKFILL
EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF 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 PRODUCT SHALL BE NON-HAZARDOUS, FREE OF CHUNKS, STICKS, STONES, CHEMICALS, ROOTS AND SALT.

16. ROOT BARRIER
SHALL BE 450mm DEEP, AVAILABLE FROM DEEP ROOT OR APPROVED EQUAL. INSTALL IN 6.0m TYP. LENGTHS, AS SHOWN ON THE DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

17. 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 BCNA 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.

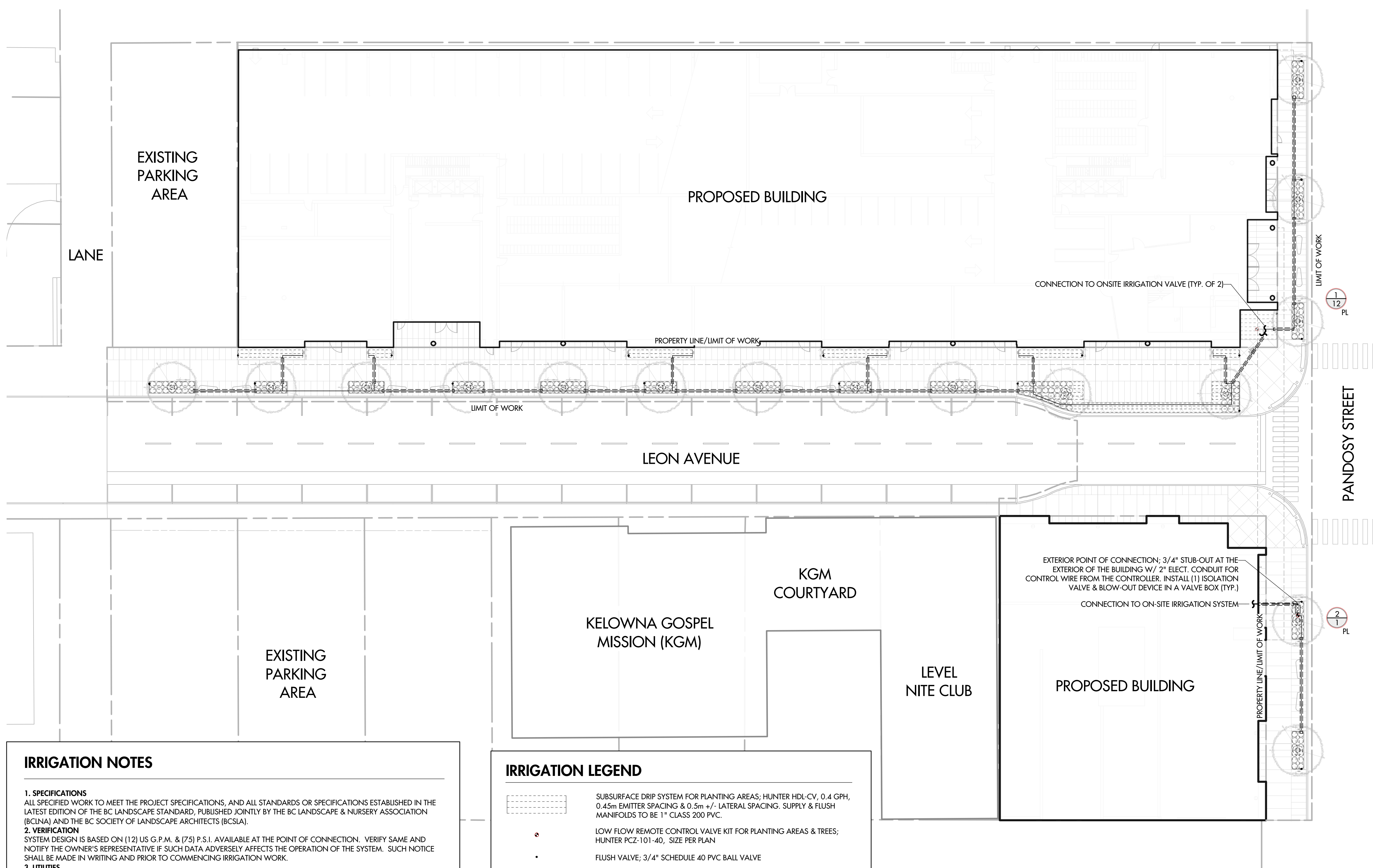
18. SUBSTITUTION
THE CONTRACTOR SHALL NOT SUBSTITUTE PLANT MATERIAL OR PRODUCTS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNAPPROVED SUBSTITUTIONS.

19. 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.

20. TREE LOCATIONS
ALL PROPOSED TREE LOCATIONS SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR PRIOR TO INSTALLATION.

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IRRIGATION NOTES

- 1. SPECIFICATIONS**
ALL SPECIFIED WORK TO MEET THE PROJECT SPECIFICATIONS, AND ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE BC LANDSCAPE & NURSERY ASSOCIATION (BCINA) AND THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA).
- 2. VERIFICATION**
SYSTEM DESIGN IS BASED ON (12) US G.P.M. & (75) 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 LEGEND

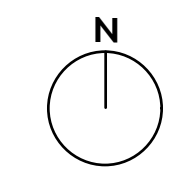
- SUBSURFACE DRIP SYSTEM FOR PLANTING AREAS; HUNTER HDL-CV, 0.4 GPH, 0.45m EMITTER SPACING & 0.5m +/- LATERAL SPACING. SUPPLY & FLUSH MANIFOLDS TO BE 1" CLASS 200 PVC.
- LOW FLOW REMOTE CONTROL VALVE KIT FOR PLANTING AREAS & TREES; HUNTER PCZ-101-40, SIZE PER PLAN
- FLUSH VALVE; 3/4" SCHEDULE 40 PVC BALL VALVE
- VALVE NUMBER
GALLONS PER MINUTE (GPM)
LANDSCAPE TYPE (PL-PLANTING AREA)
- ISOLATION VALVE; RED-WHITE #206
- MAIN LINE; 1" SDR-11 HDPE
- LATERAL LINE; 1" PRIME 100 LDPE
- 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.
- CONNECTION TO ON-SITE IRRIGATION VALVE/SYSTEM
- EXTERIOR IRRIGATION POINT OF CONNECTION (POC)
- ISOLATION VALVE; 1" RED-WHITE #206
- BLOW-OUT DEVICE; 1" SCHEDULE 40 TEE W/ RED WHITE BALL VALVE, 3/4" 600 #WOG W/ PLUG, ANGLE STRAIGHT UP

IRRIGATION ZONE CHART

ZONE #	VALVE SIZE	LANDSCAPE TYPE	PRODUCT TYPE	APPLICATION RATE	OPERATING PRESSURE	ZONE FLOW	OPERATING TIME
1	1"	PLANTING AREAS	DRIP	7.4mm/hr	40 PSI	12 GPM	45 MINS / 2X PER WEEK
2	1"	PLANTING AREAS	DRIP	7.4mm/hr	40 PSI	1 GPM	45 MINS / 2X PER WEEK

* 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 ENSURE THAT PLANT MATERIAL RECEIVES ADEQUATE WATERING.

TOTAL RUNTIME PER WEEK = 180 MINS / WEEK (3 HRS)



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WATER STREET BY THE PARK

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