

PACIFIC / PASNAK MFR

ISSUED FOR DP, 2022-09-21



ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING
200-1464 ST. PAUL STREET
KELOWNA, BC V1Y 2E6
e: roman@newtownservices.net t: (250) 860-8185

LANDSCAPE

ECORA
200-2045 ENTERPRISE WAY
KELOWNA, BC V1Y 9T5
e: kim.mcnamee@ecora.ca t: (250) 469-9757

- A0.00D COVER PAGE
- A1.01D ZONING & BYLAW
- A2.00D SITE PLAN
- A3.00D PARKADE -2 FLOOR PLAN
- A3.01D PARKADE -1 FLOOR PLAN
- A3.02D LEVEL 1 FLOOR PLAN
- A3.03D LEVEL 2 FLOOR PLAN
- A3.04D LEVEL 3 FLOOR PLAN
- A3.05D LEVEL 4 FLOOR PLAN
- A3.06D LEVEL 5 FLOOR PLAN
- A3.07D LEVEL 6 FLOOR PLAN
- A4.00D MATERIALS
- A4.01D BUILDING 1 ELEVATIONS
- A4.02D BUILDING 2 ELEVATIONS
- A9.01D RENDERINGS

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

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



Seal



Revisions		
No.	DATE	DESCRIPTION
1	2022-09-21	ISSUED FOR DP

FOR PERMIT ONLY

project title
PACIFIC PASNAK

project address
PACIFIC AVE & PASNAK STREET, KELOWNA, BC
project no. 4178

drawing title
COVER PAGE

designed KF/LA scale
drawn LA
checked JA
drawing no.

A0.00D

plotted 21/09/2022 1:15:26 PM

PACIFIC / PASNAK MFR DEVELOPMENT

ADDRESS:
1211, 1223, 1237, 1239 PACIFIC AVENUE AND 1929, 1933 PASNAK STREET, KELOWNA, V1Y 3Y8, BC, CANADA

LEGAL ADDRESS:
LOTS 1,2,3,4, PLAN 5042, DISTRICT LOT 137 AND LOTS A & B, PLAN 23294, DISTRICT LOT 137; ALL IN ODVD

GRADES:
EXISTING: FLAT PROPOSED: FLAT

NUMBER OF BUILDINGS:
2 BUILDINGS (204 UNITS)

ZONING ANALYSIS

EXISTING:
RUB - TWO DWELLING HOUSING

PROPOSED:
UC2 - CAPRI/LANDMARK URBAN CENTRE

UC2 ZONING REQUIREMENTS

REQUIRED:	PROPOSED:
SITE AREA (m²) MIN. 1,200m²	5,685.15m² (NEW PROPERTY AREA: 5,466.27m²)
SITE WIDTH (m) 40.0m	84.4m
SITE DEPTH (m) 30.0m	73.4m
MAXIMUM SITE COVERAGE FOR BUILDINGS (%) 85.0%	55.9%
MAXIMUM SITE COVERAGE BUILDING, STRUCTURAS & IMPERMEABLE SURFACES (%) 90%	76.4%

DEVELOPMENT REQUIREMENTS

REQUIRED:	PROPOSED:
TOTAL NUMBER & TYPES OF UNITS: 2x STUDIO 35x 1BR 87x 1BR+D 58x 2BR 4x 2BR+D 18x 3BR	204 UNITS
FLOOR AREA (GFA/INFA)(m²): 12,845.73m² MAXIMUM (BASED ON 2.35FAR)	12,806.03m² (3,057.13m² GFA FOR SITE COVERAGE)
FLOOR AREA RATIO: 2.35	2.34
BUILDING HEIGHT (m): 6 STOREYS	6 STOREYS / 20.6m
SETBACKS (m): FRONT (WEST) SIDE A (NORTH) SIDE B (SOUTH) BACK (EAST)	2.0m 2.0m 0.0m 0.0m
COMMON AND PRIVATE OPEN SPACE (m²): 7.5m²x 2 studio 15m²x 122 1BR 2800m² TOTAL	142.07m² (common amenity rooms) 1637m² (on grade) 2,084.71m² (decks) 3,863.78m²
PARKING STALLS: REGULAR ACCESSIBLE	108REG + 119SM 8 STALLS 235 STALLS
VISITOR	30 STALLS - PART OF PROVIDED
BIKE STALLS: LONG TERM SHORT TERM	180 18

Area Schedule for FAR	Area Schedule for FAR
LEVEL 1 BLDG 1 15009.82 SF 1394.46 m² BLDG 2 11023.99 SF 1024.16 m²	LEVEL 4 BLDG 1 12169.36 SF 1130.57 m² BLDG 2 9598.21 SF 891.7 m²
LEVEL 2 BLDG 1 15517.38 SF 1441.61 m² BLDG 2 11472.26 SF 1065.81 m²	LEVEL 5 BLDG 1 12169.48 SF 1130.58 m² BLDG 2 9597.88 SF 891.67 m²
LEVEL 3 BLDG 1 12169.77 SF 1130.61 m² BLDG 2 9604.32 SF 892.27 m²	LEVEL 6 BLDG 1 11138.18 SF 1034.77 m² BLDG 2 8372.36 SF 777.82 m² 137842.97 SF 12806.03 m²
OPEN SPACE	
COMMON AMENITY SPACE DECK	142.07 m² 2084.71 m²



UNIT COUNT			
Number	Name	Area	m2

BLDG 1 LEVEL 1			
1-101	1BR+D	756.06 SF	70.24 m²
1-102	1BR+D	759.83 SF	70.59 m²
1-103	1BR+D	759.83 SF	70.59 m²
1-104	1BR+D	759.83 SF	70.59 m²
1-105	2BR	931.79 SF	86.57 m²
1-106	1BR+D	553.2 SF	51.39 m²
1-107	2BR	1028.88 SF	95.59 m²
1-108	1BR+D	756.83 SF	70.31 m²
1-109	1BR+D	759.83 SF	70.59 m²
1-110	1BR+D	759.83 SF	70.59 m²
1-111	1BR+D	756.37 SF	70.27 m²
1-112	1BR+D	758.03 SF	70.42 m²
1-113	1BR	655.31 SF	60.88 m²
1-114	2BR	1027.25 SF	95.43 m²
1-115	1BR+D	758.71 SF	70.49 m²
1-116	3BR	1054.5 SF	97.97 m²
1-117	2BR	1026.74 SF	95.39 m²
1-118	2BR	1027.53 SF	95.46 m²
1-119	STUDIO	373.99 SF	34.74 m²

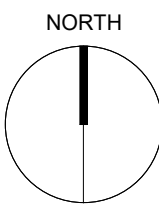
LEVEL 2			
1-201	1BR+D	757.33 SF	70.36 m²
1-202	1BR+D	759.91 SF	70.6 m²
1-203	1BR+D	759.83 SF	70.59 m²
1-204	1BR+D	759.45 SF	70.56 m²
1-205	2BR	930.78 SF	86.47 m²
1-206	1BR+D	553.2 SF	51.39 m²
1-207	2BR	1047.94 SF	97.36 m²
1-208	2BR+D	841.14 SF	78.14 m²
1-209	1BR+D	759.83 SF	70.59 m²
1-210	1BR+D	759.7 SF	70.58 m²
1-211	3BR	1050.93 SF	97.63 m²
1-212	1BR+D	759.83 SF	70.59 m²
1-213	1BR	655.05 SF	60.86 m²
1-214	2BR	1027.25 SF	95.43 m²
1-215	1BR+D	758.71 SF	70.49 m²
1-216	3BR	1054.5 SF	97.97 m²
1-217	2BR	1026.76 SF	95.39 m²
1-218	2BR	1027.53 SF	95.46 m²
1-219	1BR	470.16 SF	43.68 m²

LEVEL 3			
1-301	1BR+D	556.37 SF	51.69 m²
1-302	1BR+D	556.37 SF	51.69 m²
1-303	1BR+D	556.77 SF	51.73 m²
1-304	1BR+D	556.39 SF	51.69 m²
1-305	2BR	815.86 SF	75.8 m²
1-306	1BR+D	553.2 SF	51.39 m²
1-307	2BR	810.45 SF	75.29 m²
1-308	2BR+D	644.83 SF	59.91 m²
1-309	1BR+D	556.36 SF	51.69 m²
1-310	1BR+D	556.37 SF	51.69 m²
1-311	3BR	880.79 SF	81.83 m²
1-312	1BR+D	556.77 SF	51.73 m²
1-313	1BR	468.82 SF	43.56 m²
1-314	2BR	788.71 SF	73.27 m²
1-315	1BR+D	556.15 SF	51.67 m²
1-316	3BR	879.45 SF	81.7 m²
1-317	2BR	789.48 SF	73.35 m²
1-318	2BR	790.24 SF	73.42 m²
1-319	1BR	470.16 SF	43.68 m²

LEVEL 4			
1-401	1BR+D	556.37 SF	51.69 m²
1-402	1BR+D	556.37 SF	51.69 m²
1-403	1BR+D	556.77 SF	51.73 m²
1-404	1BR+D	556.39 SF	51.69 m²
1-405	2BR	815.86 SF	75.8 m²
1-406	1BR+D	553.2 SF	51.39 m²
1-407	2BR	810.45 SF	75.29 m²
1-408	2BR+D	642.71 SF	59.71 m²
1-409	1BR+D	556.36 SF	51.69 m²
1-410	1BR+D	556.37 SF	51.69 m²
1-411	3BR	880.79 SF	81.83 m²
1-412	1BR+D	556.77 SF	51.73 m²
1-413	1BR	468.82 SF	43.56 m²
1-414	2BR	788.71 SF	73.27 m²
1-415	1BR+D	556.15 SF	51.67 m²
1-416	3BR	879.45 SF	81.7 m²
1-417	2BR	789.48 SF	73.35 m²
1-418	2BR	790.24 SF	73.42 m²
1-419	1BR	470.16 SF	43.68 m²

LEVEL 5			
1-501	1BR+D	556.37 SF	51.69 m²
1-502	1BR+D	556.37 SF	51.69 m²
1-503	1BR+D	556.77 SF	51.73 m²
1-504	1BR+D	556.39 SF	51.69 m²
1-505	2BR	815.86 SF	75.8 m²
1-506	1BR+D	553.2 SF	51.39 m²
1-507	2BR	810.45 SF	75.29 m²
1-508	2BR+D	642.16 SF	59.66 m²
1-509	1BR+D	556.36 SF	51.69 m²
1-510	1BR+D	556.37 SF	51.69 m²
1-511	3BR	880.79 SF	81.83 m²
1-512	1BR+D	556.77 SF	51.73 m²
1-513	1BR	468.82 SF	43.56 m²
1-514	2BR	788.71 SF	73.27 m²
1-515	1BR+D	556.15 SF	51.67 m²
1-516	3BR	879.45 SF	81.7 m²
1-517	2BR	789.48 SF	73.35 m²
1-518	2BR	790.24 SF	73.42 m²
1-519	1BR	470.16 SF	43.68 m²

LEVEL 6			
1-601	1BR	481.5 SF	44.73 m²
1-602	1BR	481.85 SF	44.77 m²
1-603	1BR	481.85 SF	44.77 m²
1-604	1BR	481.48 SF	44.73 m²
1-605	2BR	815.86 SF	75.8 m²
1-606	1BR	481.86 SF	44.75 m²
1-607	2BR	810.45 SF	75.29 m²
1-608	2BR	568.45 SF	52.81 m²
1-609	1BR	481.85 SF	44.77 m²
1-610	1BR	481.85 SF	44.77 m²
1-611	2BR	729.23 SF	67.75 m²
1-612	1BR	481.85 SF	44.77 m²
1-613	1BR	468.82 SF	43.56 m²
1-614	2BR	788.71 SF	73.27 m²
1-615	1BR	481.65 SF	44.75 m²
1-616	2BR	729.23 SF	67.75 m²
1-617	2BR	789.36 SF	73.33 m²
1-618	2BR	790.24 SF	73.42 m²
1-619	1BR	470.16 SF	43.68 m²



UNIT COUNT			
Number	Name	Area	m2

BLDG 2 LEVEL 1			
2-101	1BR+D	554.93 SF	51.55 m²
2-102	3BR	1055.44 SF	98.05 m²
2-103	2BR	956.44 SF	88.86 m²
2-104	2BR	997.36 SF	92.66 m²
2-105	1BR+D	741.07 SF	68.85 m²
2-106	1BR+D	739.15 SF	68.67 m²
2-107	1BR+D	739.27 SF	68.68 m²
2-108	2BR	999.32 SF	92.84 m²
2-109	1BR+D	497.13 SF	46.19 m²
2-110	1BR+D	556.77 SF	51.73 m²
2-111	1BR+D	556.84 SF	51.73 m²
2-112	1BR+D	555.03 SF	51.56 m²
2-113	1BR+D	752.13 SF	69.88 m²
2-114	2BR	956.93 SF	88.9 m²
2-115	1BR+D	554.57 SF	51.52 m²

LEVEL 2			
2-201	1BR+D	554.93 SF	51.55 m²
2-202	3BR	1055.44 SF	98.05 m²
2-203	2BR	1018.38 SF	94.61 m²
2-204	2BR	998.07 SF	92.72 m²
2-205	1BR+D	741.07 SF	68.85 m²
2-206	3BR	1037.42 SF	96.38 m²
2-207	1BR+D	741.07 SF	68.85 m²
2-208	2BR	998.47 SF	92.76 m²
2-209	1BR+D	497.13 SF	46.19 m²
2-210	1BR+D	556.77 SF	51.73 m²
2-211	1BR+D	556.84 SF	51.73 m²
2-212	1BR+D	555.64 SF	51.62 m²
2-213	1BR+D	833.89 SF	77.47 m²
2-214	2BR	956.93 SF	88.9 m²
2-215	1BR+D	554.57 SF	51.52 m²

LEVEL 3			
2-301	1BR+D	554.93 SF	51.55 m²
2-302	3BR	880.39 SF	81.79 m²
2-303	2BR	830.19 SF	77.13 m²
2-304	2BR	786.12 SF	73.03 m²
2-305	1BR+D	556.6 SF	51.71 m²
2-306	3BR	878.74 SF	81.64 m²
2-307	1BR+D	556.6 SF	51.71 m²
2-308	2BR	789.8 SF	73.38 m²
2-309	1BR	446.75 SF	41.5 m²
2-310	1BR+D	556.77 SF	51.73 m²
2-311	1BR+D	556.84 SF	51.73 m²
2-312	1BR+D	555.64 SF	51.62 m²
2-313	1BR	468.82 SF	43.56 m²
2-314	2BR	788.67 SF	73.27 m²
2-315	1BR+D	554.57 SF	51.52 m²

LEVEL 4			
2-401	1BR+D	554.93 SF	51.55 m²
2-402	3BR	880.39 SF	81.79 m²
2-403	2BR	826.84 SF	76.82 m²
2-404	2BR	788.72 SF	73.27 m²
2-405	1BR+D	556.6 SF	51.71 m²
2-406	3BR	848.99 SF	78.87 m²
2-407	1BR+D	556.6 SF	51.71 m²
2-408	2BR	789.8 SF	73.38 m²
2-409	1BR	446.75 SF	41.5 m²
2-410	1BR+D	556.77 SF	51.73 m²
2-411	1BR+D	556.84 SF	51.73 m²
2-412	1BR+D	555.64 SF	51.62 m²
2-413	1BR	468.82 SF	43.56 m²
2-414	2BR	788.67 SF	73.27 m²
2-415	1BR+D	554.57 SF	51.52 m²

LEVEL 5			
2-501	1BR+D	554.93 SF	51.55 m²
2-502	3BR	880.39 SF	81.79 m²
2-503	2BR	830.19 SF	77.13 m²
2-504	2BR	788.72 SF	73.27 m²
2-505	1BR+D	556.6 SF	51.71 m²
2-506	3BR	878.74 SF	81.64 m²
2-507	1BR+D	556.6 SF	51.71 m²
2-508	2BR	789.8 SF	73.38 m²
2-509	1BR	446.75 SF	41.5 m²
2-510	1BR+D	556.77 SF	51.73 m²
2-511	1BR+D	556.84 SF	51.73 m²
2-512	1BR+D	555.64 SF	51.62 m²
2-513	1BR	468.82 SF	43.56 m²
2-514	2BR	788.67 SF	73.27 m²
2-515	1BR+D	554.57 SF	51.52 m²

LEVEL 6			
2-601	1BR	480.42 SF	44.63 m²
2-602	2BR	729.23 SF	67.75 m²
2-603	2BR	829.15 SF	77.03 m²
2-604	2BR	787.73 SF	73.18 m²
2-605	1BR	481.48 SF	44.73 m²
2-606	2BR	729.23 SF	67.75 m²
2-607	1BR	481.48 SF	44.73 m²
2-608	2BR	737.9 SF	68.55 m²
2-609	1BR	414.82 SF	38.54 m²
2-610	1BR	481.85 SF	44.77 m²
2-611	1BR	481.93 SF	44.77 m²
2-612	1BR	480.38 SF	44.63 m²
2-613	STUDIO	343.11 SF	31.88 m²
2-614	1BR	582.19 SF	54.09 m²
2-615	1BR	479.82 SF	44.58 m²

204

BUILDING CODE REVIEW

BUILDING CLASSIFICATIONS

MAJOR OCCUPANCIES:
GROUP __ DIVISION __, UP TO __ STOREYS, SPRINKLERED.
SECTION 3.2.2.2 ##

- IS PERMITTED TO CONFORM TO SENTENCE (2) PROVIDED
 - EXCEPT AS PERMITTED BY SENTENCES 3.2.2.7 (1) AND 3.2.2.18 (2), THE BUILDING IS SPRINKLERED THROUGHOUT.
 - IT IS NOT MORE THAN 2 STOREYS IN BUILDING HEIGHT, AND
 - IT HAS A BUILDING AREA NOT MORE THAN
 - 4500m² IF 1 STOREY IN BUILDING HEIGHT, OR
 - 1800m² IF 2 STOREYS IN BUILDING HEIGHT
- IS PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION OR NON-COMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION, AND
 - FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS AND, IF OF COMBUSTIBLE CONSTRUCTION, SHALL HAVE FIRE-RESISTANCE RATING NOT LESS THAN 45min, AND
 - LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL
 - HAVE A FIRE-RESISTANCE RATING



PASNAK STREET

PACIFIC AVENUE

PLAN KAS683

1 PLAN 4386

FOR PERMIT ONLY

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REGISTERED ARCHITECT
BRITISH COLUMBIA

Revisions

No.	DATE	DESCRIPTION
1	2022-09-21	ISSUED FOR DP

project title
PACIFIC PASNAK

project address
PACIFIC AVE & PASNAK STREET, KELOWNA, BC

project no. 4178

drawing title
SITE PLAN

designed Designer scale 1 : 150

drawn Author

checked Checker

drawing no. **A2.00D**

plotted 21/09/2022 1:15:36 PM



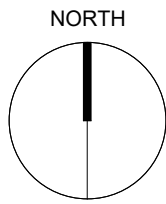
FRONT PROPERTY LINE

SIDE PROPERTY LINE

REAR PROPERTY LINE

SIDE PROPERTY LINE

SIDE PROPERTY LINE



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Revisions

No.	DATE	DESCRIPTION
1	2022-09-21	ISSUED FOR DP

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KEYNOTES - FLOOR PLAN	
I.D.	DESCRIPTION

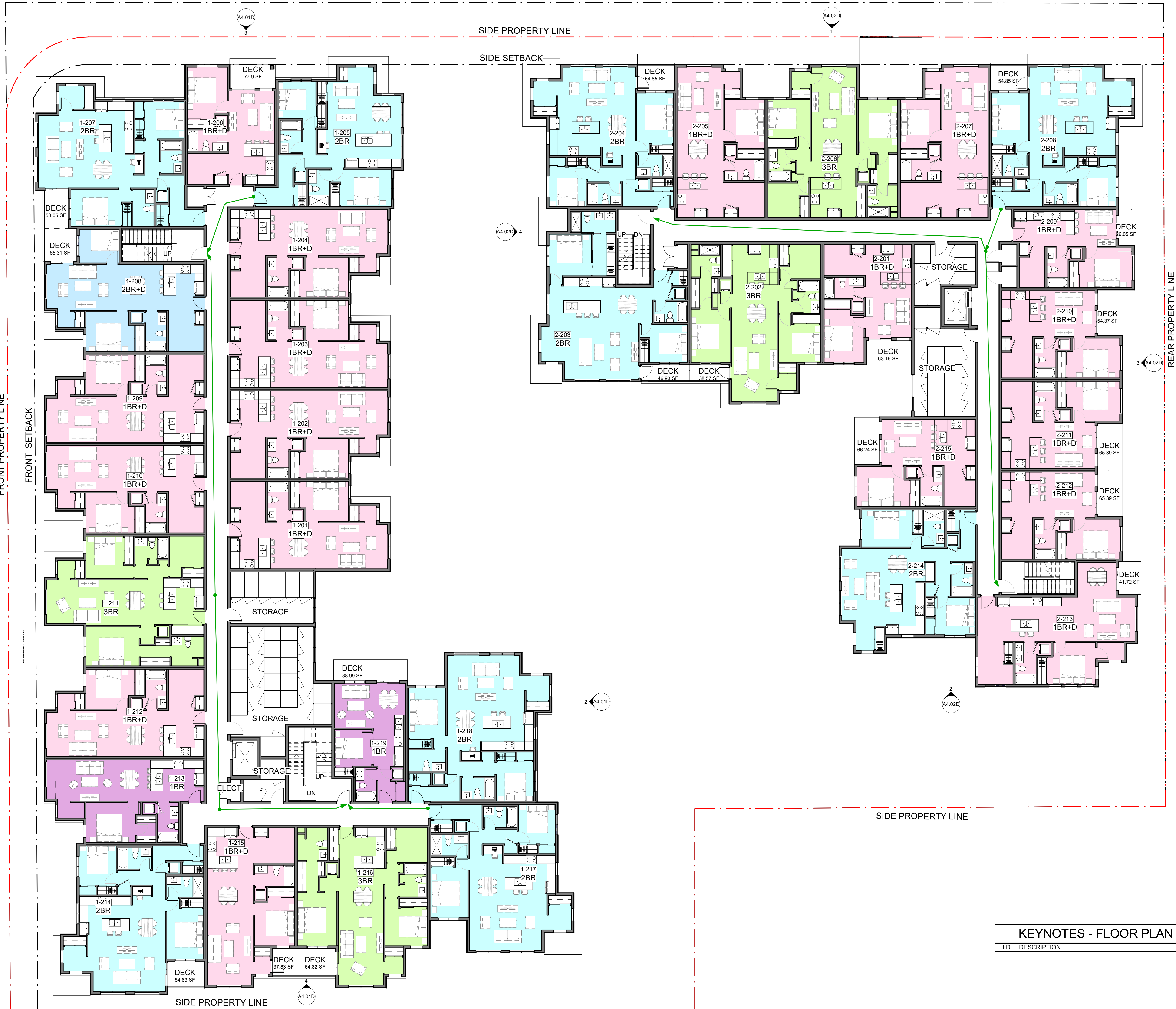
project title
PACIFIC PASNAK

project address
PACIFIC AVE & PASNAK STREET, KELOWNA, BC

project no. 4178

file no. © 11/11/2022 1:16:02 PM
Drawing title
PARKADE -1 FLOOR PLAN

designed	Designer	scale	3/32" = 1'-0"
drawn		Author	
checked		Checker	
drawing no.	A3.01D		
plotted	21/09/2022 1:16:02 PM		



Revisions		
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1	2022-09-21	ISSUED FOR DP

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KEYNOTES - FLOOR PLAN

I.D DESCRIPTION



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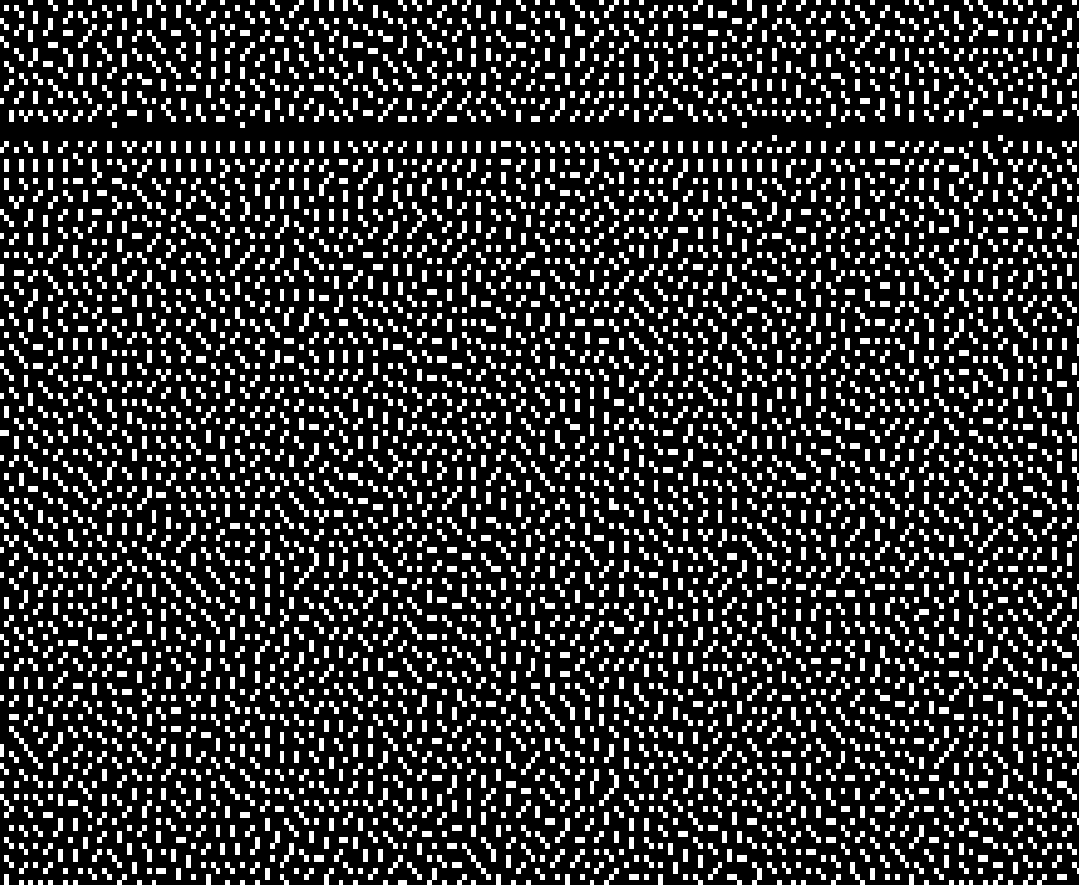
project title
PACIFIC PASNAK

project address
PACIFIC AVE & PASNAK STREET, KELOWNA, BC

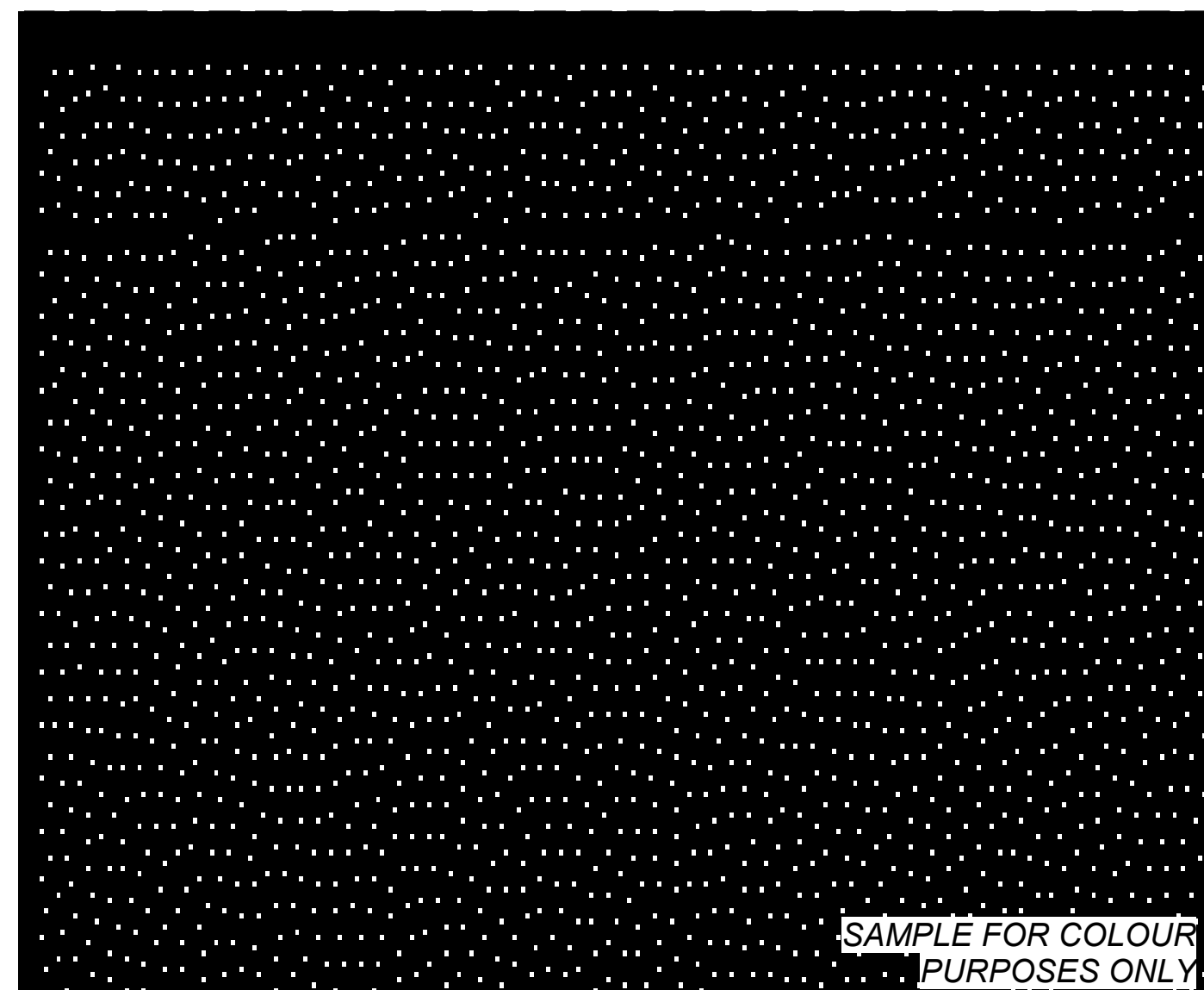
project no. 4178

drawing title
LEVEL 6 FLOOR PLAN

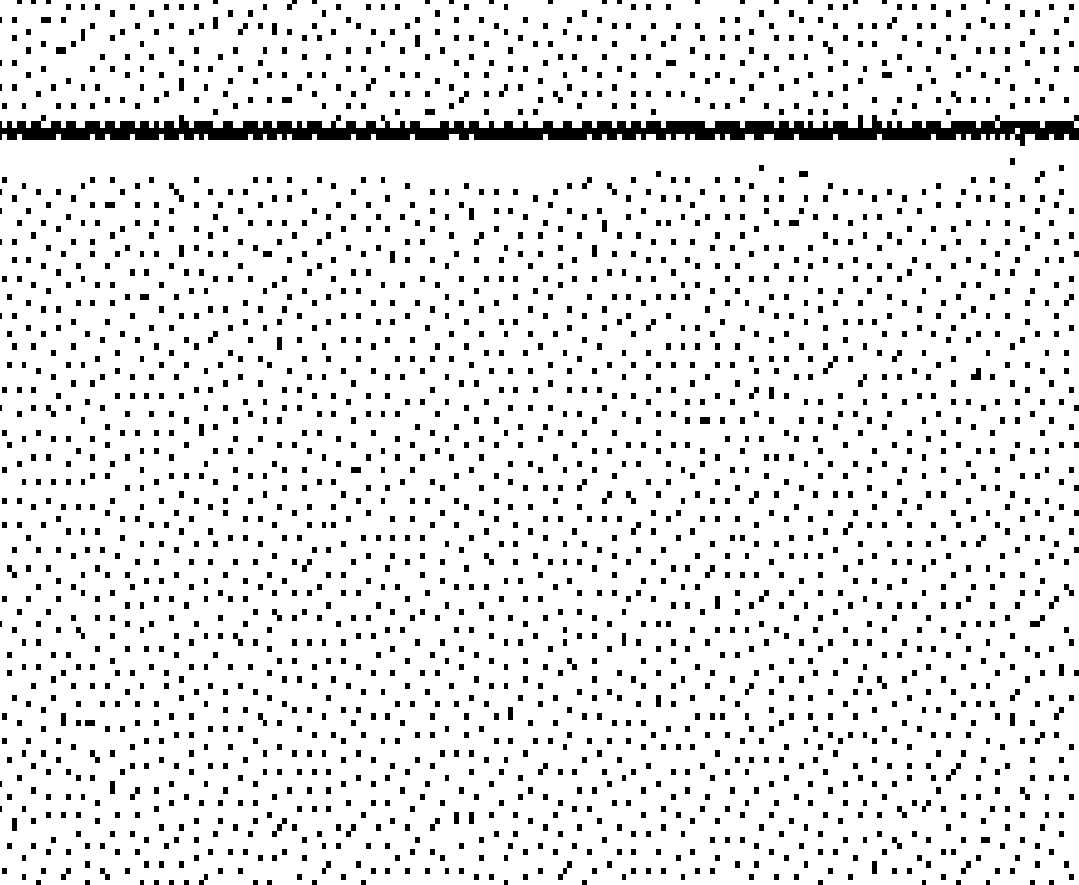
designed	Designer	scale	3/32" = 1'-0"
drawn		Author	
checked		Checker	
drawing no.	A3.07D		
plotted	21/09/2022 1:19:44 PM		



SAMPLE FOR COLOUR
PURPOSES ONLY



**SAMPLE FOR COLOUR
PURPOSES ONLY**



SAMPLE FOR COLOUR
PURPOSES ONLY



SAMPLE FOR COLOUR
PURPOSES ONLY




**SAMPLE FOR COLOUR
PURPOSES ONLY**

SAMPLE FOR COLOUR
PURPOSES ONLY

SAMPLE FOR COLOUR PURPOSES ONLY

*SAMPLE FOR COLOUR
PURPOSES ONLY*



SAMPLE FOR COLOUR
PURPOSES ONLY



*SAMPLE FOR COLOUR
PURPOSES ONLY*

A large, dark blue, cylindrical composting bin with a silver lid and a front panel featuring a logo and text. The bin is situated outdoors on a paved surface, with trees and a building in the background. The front panel has a black square with a white logo of a plant growing from a bag, and text including 'KIDDALESAVALL', 'Domestic waste', '1200L', and 'MILK'. The lid has a silver handle and a small lock. The bin is made of vertical slats. The background shows a residential area with greenery and a house. The text 'SAMPLE FOR COLOUR PURPOSES ONLY' is overlaid at the bottom right.

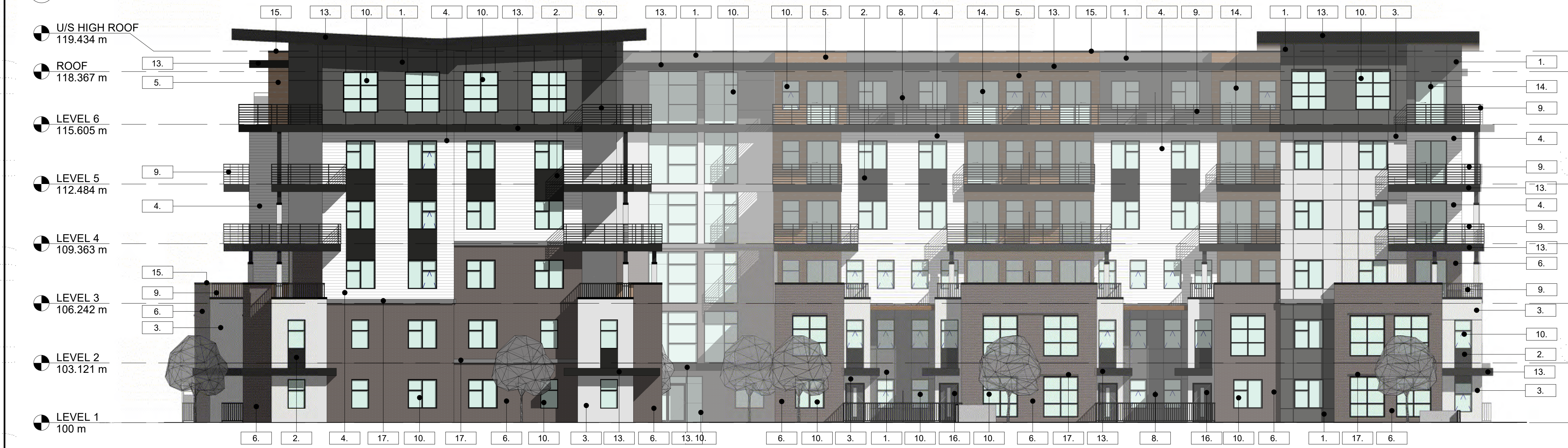
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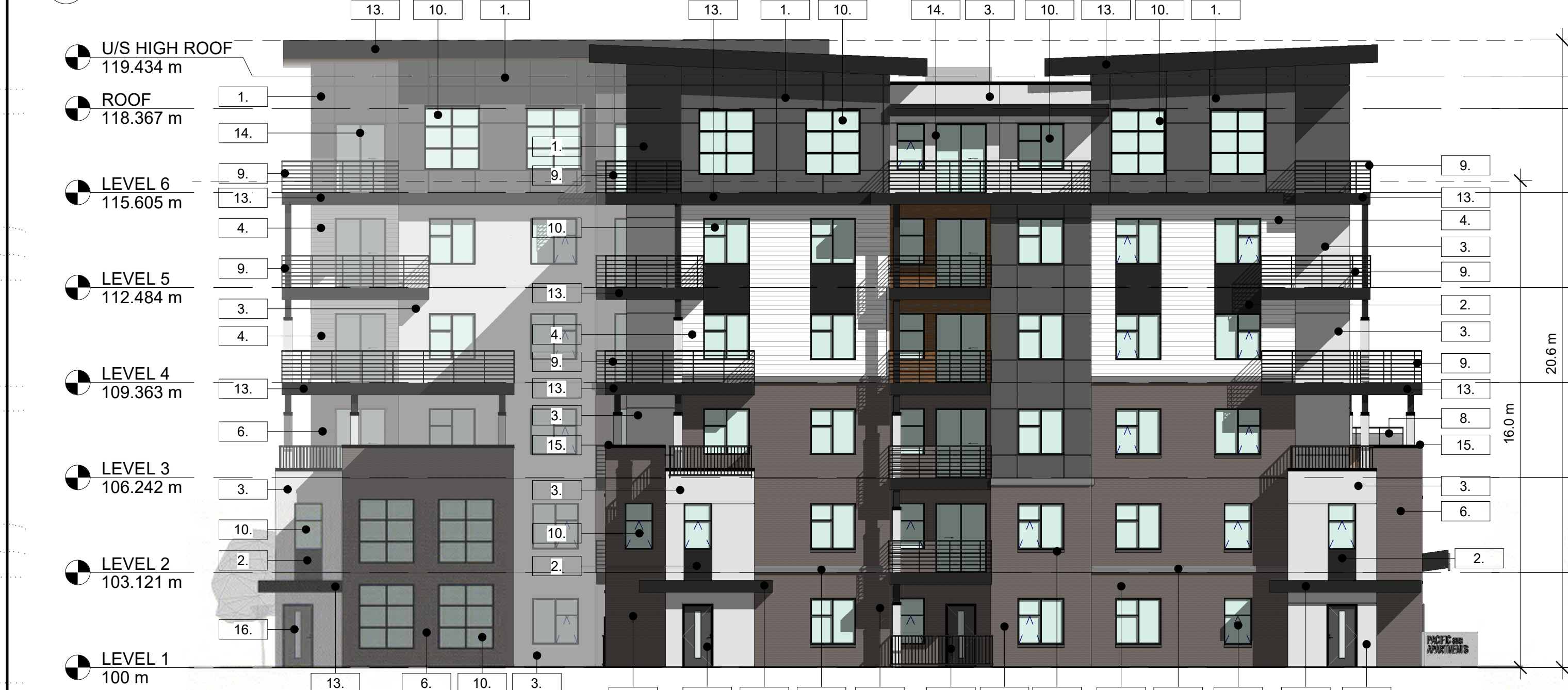
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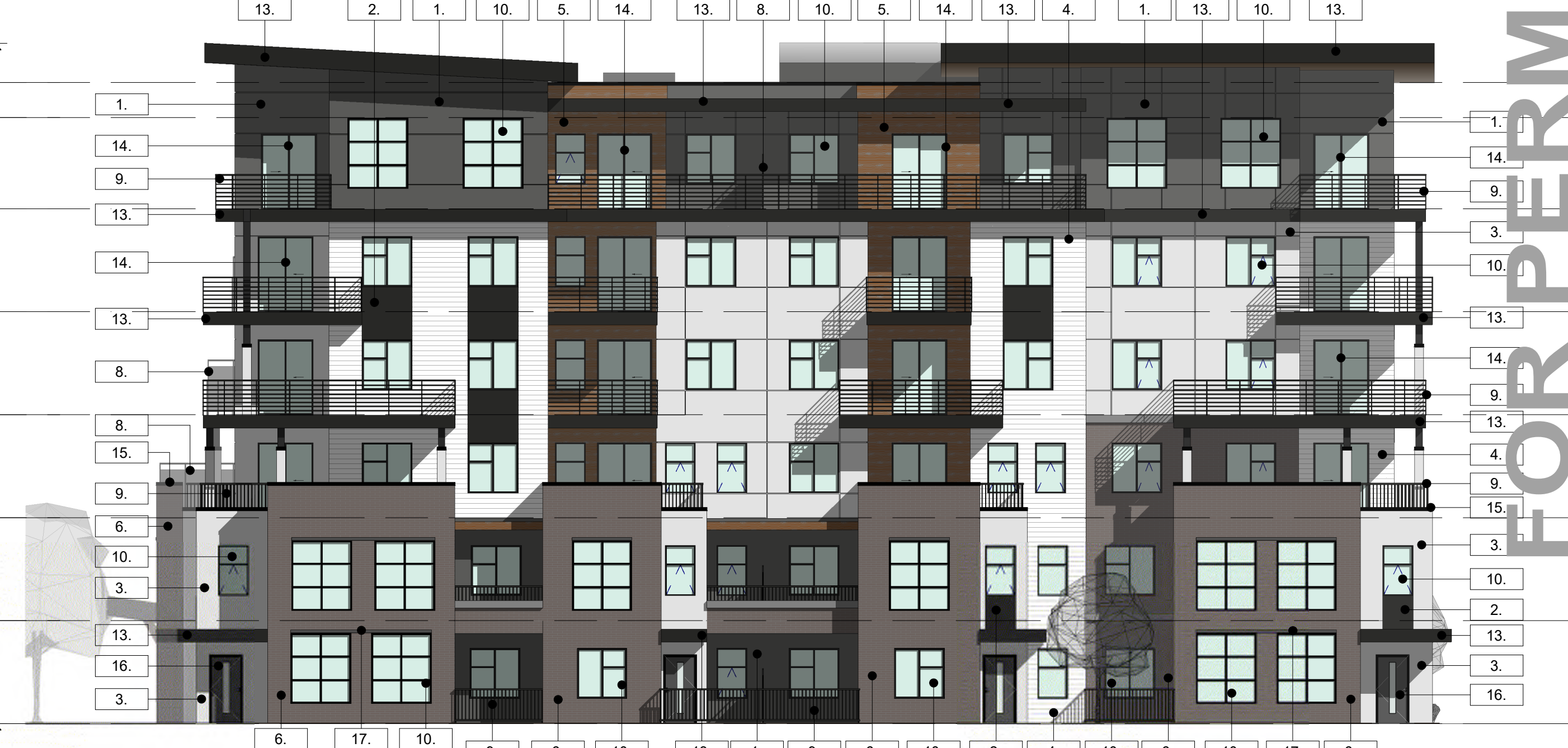
1 BUILDING 1 - WEST ELEVATION
3/32" = 1'-0"



2 BUILDING 1 - EAST ELEVATION
3/32" = 1'-0"



3 BUILDING 1 - NORTH ELEVATION (Pacific)
3/32" = 1'-0"



4 BUILDING 1 - SOUTH ELEVATION
3/32" = 1'-0"

KEYNOTES - ELEVATION

ID DESCRIPTION

MATERIAL LEGEND

1. FIBRE CEMENT PANELS WITH REVEALS OR BOARD AND BATTEN - IRON GREY
2. FIBRE CEMENT PANELS - BLACK
3. FIBRE CEMENT PANELS WITH REVEALS OR BOARD AND BATTEN - ARCTIC WHITE
4. FIBRE CEMENT PANELS WITH REVEALS OR BOARD AND BATTEN - IRON GREY
5. V-GROOVE ARCHITECTURAL PANEL - KNOTTY TEAK
6. THIN BRICK VENEER
7. DOUBLE STACK BIKE RACK
8. PRIVACY SCREEN - FROSTED GLASS W BLACK ALUMINUM FRAME
9. PRE-MANUFACTURED ALUMINUM RAILING - BLACK
10. VINYL FRAMED WINDOW - BLACK
11. BIKE RACK
12. GARBAGE & RECYCLING BINS - COMPOSITE CHESTNUT BROWN
13. FIBRE CEMENT FASCIA BOARD - BLACK
14. PRE-MANUFACTURED SLIDING DOOR - BLACK FRAME
15. ALUMINUM CAP FLASHING - BLACK
16. PRE-MANUFACTURED DOOR - BLACK FRAME
17. FIBRE CEMENT TRIM - IRON GREY

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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Revisions

No.	DATE	DESCRIPTION
1	2022-09-21	ISSUED FOR DP

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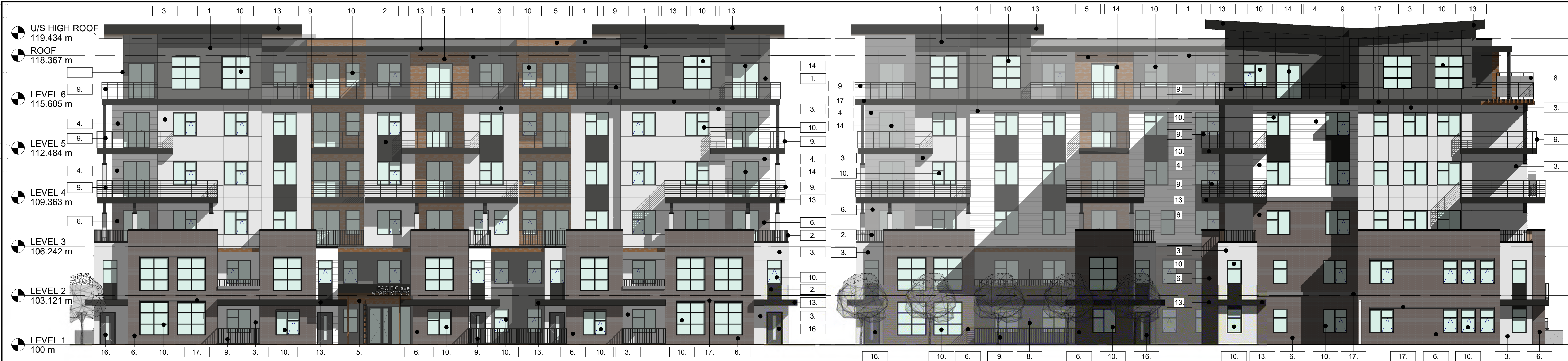
project title
PACIFIC PASNAK

project address
PACIFIC AVE & PASNAK STREET, KELOWNA, BC
project no. 4178

drawing title
BUILDING 1 ELEVATIONS

designed Designer scale As indicated
drawn Author
checked Checker
drawing no.

A4.01D
plotted 21/09/2022 1:20:19 PM



1 BUILDING 2 - NORTH ELEVATION (Pacific)

2 SOUTH ELEVATION



3 EAST ELEVATION



4 BUILDING 2 - WEST ELEVATION

KEYNOTES - ELEVATION

I.D. DESCRIPTION

MATERIAL LEGEND

- FIBRE CEMENT PANELS WITH REVEALS OR BOARD AND BATTEN - IRON GREY
- FIBRE CEMENT PANELS - BLACK
- FIBRE CEMENT PANELS WITH REVEALS OR BOARD AND BATTEN - ARCTIC WHITE
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- PRE-MANUFACTURED SLIDING DOOR - BLACK FRAME
- ALUMINUM CAP FLASHING - BLACK
- PRE-MANUFACTURED DOOR - BLACK FRAME
- FIBRE CEMENT TRIM - IRON GREY

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Revisions

No.	DATE	DESCRIPTION
1	2022-09-21	ISSUED FOR DP

project title

PACIFIC PASNAK

project address

PACIFIC AVE & PASNAK
STREET, KELOWNA, BC

project no. 4178

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drawing title

**BUILDING 2
ELEVATIONS**

designed Designer scale As indicated

drawn Author

checked Checker

drawing no.

A4.02D

plotted 21/09/2022 1:20:41 PM



#1_VIEW FROM THE PARK



#2_VIEW FROM PACIFIC AVE INTO COURTYARD



#3_PACIFIC AVE AND PASNAK STREET INTERSECTION



#4_VIEW INTO THE COURTYARD

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project title

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project address

PACIFIC AVE & PASNAK
STREET, KELOWNA, BC

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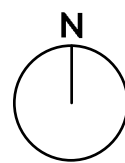


NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS. ALL OFFSITE WORKS TO MEET CITY OF KELOWNA BYLAW 7900.
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 AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. 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.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER GRISEUM	PAPERBARK MAPLE	1	6cm CAL
ACER PALMATUM DISSECTUM 'GARNET'	LACELEAF JAPANESE MAPLE	2	6cm CAL
ACER TATARICUM 'GARANN'	TATARIAN MAPLE	6	6cm CAL
CELTIS OCCIDENTALIS 'JFS-KSU1'	PRAIRIE SPIRE HACKBERRY	7	6cm CAL
HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	5	#15 CONT./TREE FORM
QUERCUS ROBUR X ALBA 'JFS-KW2QX'	SKINNY JEANS OAK	5	6cm CAL
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	10	#15 CONT./TREE FORM
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	3	6cm CAL
SHRUBS			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	16	#02 CONT. /1.5M O.C. SPACING
BERBERIS THUNBERGII 'MONRY'	SUNSHATION BARBERRY	16	#02 CONT. /1.5M O.C. SPACING
CORNUS SANGUINEA 'WINTER BEAUTY'	WINTER BEAUTY DOGWOOD	6	#02 CONT. /2.5M O.C. SPACING
CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	11	#02 CONT. /1.8M O.C. SPACING
EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	6	#02 CONT. /2.5M O.C. SPACING
EUONYMUS FORTUNEI 'EMERALD GAIEY'	EMERALD GAIEY WINTERCREEPER	16	#02 CONT. /1.5M O.C. SPACING
HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER HYDRANGEA	11	#02 CONT. /1.8M O.C. SPACING
HYDRANGEA PANICULATA 'JAN'	LITTLE LIME HYDRANGEA	16	#02 CONT. /1.5M O.C. SPACING
JUNIPERUS SABINA 'CALGARY CARPET'	CALAGARY CARPET JUNIPER	9	#02 CONT. /2.0M O.C. SPACING
JUNIPERUS VIRGINIANA 'IDYLLWILD'	IDYLLWILD JUNIPER	6	#15 CONT. /2.5M O.C. SPACING
PHILADELPHUS LEWISII 'BUZZARD'	BUZZARD MOCKORANGE	11	#02 CONT. /1.8M O.C. SPACING
PINUS ABIES 'NIDIFORMIS'	NEST SPRUCE	11	#02 CONT. /1.8M O.C. SPACING
SAUX PUPUREA 'NANA'	DWARF ARCTIC WILLOW	9	#02 CONT. /2.0M O.C. SPACING
SPIRAEA BULMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	16	#02 CONT. /1.5M O.C. SPACING
TAXUS X MEDIA 'HICKSI'	HICK'S YEW	11	#02 CONT. /1.8M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	19	#01 CONT. /1.2M O.C. SPACING
ARCTOSTAPHYLOS UVA-URS	KINNICKINNICK	19	#01 CONT. /1.2M O.C. SPACING
ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	SILVER MOUND ARTEMISIA	19	#01 CONT. /1.2M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	19	#01 CONT. /1.2M O.C. SPACING
ECHINACEA 'CHEYENNE SPIRIT'	CHEYENNE SPIRIT CONEFLOWER	28	#01 CONT. /1.0M O.C. SPACING
HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	19	#01 CONT. /1.2M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	12	#01 CONT. /1.5M O.C. SPACING
KNIPHOFIA HIRSUTA 'FIRE DANCE'	FIRE DANCE RED HOT POKER	28	#01 CONT. /1.0M O.C. SPACING
LUPINE 'RUSSEL'S MIX'	RUSSEL'S MIX LUPINES	28	#01 CONT. /1.0M O.C. SPACING
MATTEUCCIA STRUTHIPTERIS	OSTRICH FERN	19	#01 CONT. /1.2M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	19	#01 CONT. /1.2M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	19	#01 CONT. /1.2M O.C. SPACING
SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	28	#01 CONT. /1.0M O.C. SPACING



PROJECT TITLE

PACIFIC PASNAK MULTIFAMILY

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	22.08.18	Review
2		
3		
4		
5		

PROJECT NO. 22-0765

DESIGN BY KM

DRAWN BY LA

CHECKED BY FB

DATE AUG. 18, 2022

SCALE 1:200

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SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

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WATER CONSERVATION CALCULATIONS

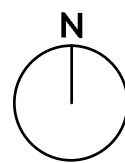
LANDSCAPE MAXIMUM WATER BUDGET (WB) = 663 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 478 cu.m. / year
WATER BALANCE = 185 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

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: 208 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDINGS
ESTIMATED ANNUAL WATER USE: 69 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS**
TOTAL AREA: 83 sq.m.
MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 28 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS**
TOTAL AREA: 158 sq.m.
MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 53 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS**
TOTAL AREA: 88 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 29 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS**
TOTAL AREA: 199 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 66 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS**
TOTAL AREA: 201 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 67 cu.m.
- ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS**
TOTAL AREA: 83sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 71 cu.m.
- ZONE #8: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS**
TOTAL AREA: 61sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 52 cu.m.
- ZONE #9: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS**
TOTAL AREA: 66 sq.m.
MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 57 cu.m.



PROJECT TITLE

**PACIFIC PASNAK
MULTIFAMILY**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/
IRRIGATION PLAN**

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