

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

- A0.000 COVER PAGE
- A1.01D ZONING & BYLAW
- A2.000 SITE PLAN
- A3.000 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
- A4.000 MATERIALS
- A4.01D BUILDING 1 ELEVATIONS
- A4.02D BUILDING 2 ELEVATIONS
- A9.01D RENDERINGS

LANDSCAPE

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

- L1/2 CONCEPTUAL LANDSCAPE PLAN
- I2/2 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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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
COVER PAGE

designed KFI/LA scale
drawn LA
checked JA

drawing no. **A0.00D**
printed 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 OVD

GRADES:
EXISTING: FLAT PROPOSED: FLAT

NUMBER OF BUILDINGS:
2 BUILDINGS (204 UNITS)

ZONING ANALYSIS

EXISTING: RU6 - TWO DWELLING HOUSING
PROPOSED: UC2 - CAPRI-LANDMARK URBAN CENTRE

UC2 ZONING REQUIREMENTS

REQUIRED:	PROPOSED:
SITE AREA (m²) MIN. 1,200m ²	5,885.15m ² (NEW PROPERTY AREA: 5,466.27m ²)
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, STRUCTURAL & IMPERMEABLE SURFACES (%) 90%	76.4%

DEVELOPMENT REQUIREMENTS

REQUIRED:	PROPOSED:
TOTAL NUMBER & TYPES OF UNITS:	204 UNITS
2x STUDIO	
35x 1BR	
87x 1BR+D	
58x 2BR	
4x 2BR+D	
18x 3BR	
FLOOR AREA (GFA/NA/MA): 12,845.73m ² MAXIMUM (BASED ON 2.35FAR)	12,806.03m ² (3,057.13m ² GFA FOR SITE COVERAGE)
FLOOR AREA RATIO: 2.35	2.34
BUILDING HEIGHT (m): 6 STOREYS	6 STOREYS / 20.6m
SETBACKS (m): FRONT (WEST) 2.0m SIDE A (NORTH) 2.0m SIDE B (SOUTH) 0.0m BACK (EAST) 0.0m	2.0m 2.0m 0.0m 0.0m
COMMON AND PRIVATE OPEN SPACE (m²): 7.5m ² x 2 studio 15m ² x 122 1BR 1830m ² 2084.71m ² (decks) TOTAL 3,863.78m²	142.07m ² (common amenity rooms) 1637m ² (on grade) 2,084.71m ² (decks) 3,863.78m²

PARKING STALLS:	REGULAR	ACCESSIBLE	VISITOR
MIN = 2x0.9+122x0.9+90x1.0=191.4 MAX = 2x1.25+122x1.25+80x1.5=275	108REG + 119SM 8 STALLS	235 STALLS	MIN = 0.14x204 = 28.56 MAX = 0.2x204 = 40.8
BIKE STALLS:	LONG TERM 180 SHORT TERM 18		30 STALLS - PART OF PROVIDED

Area Schedule for FAR		Area Schedule for FAR	
LEVEL 1	BLDG 1 15009.82 SF BLDG 2 11023.99 SF	LEVEL 4	BLDG 1 12169.36 SF BLDG 2 9598.21 SF
LEVEL 2	BLDG 1 15517.38 SF BLDG 2 11472.26 SF	LEVEL 5	BLDG 1 12169.48 SF BLDG 2 9597.88 SF
LEVEL 3	BLDG 1 12169.77 SF BLDG 2 9604.32 SF	LEVEL 6	BLDG 1 11138.18 SF BLDG 2 8372.36 SF
OPEN SPACE	142.07 m ² 2084.71 m ²		



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

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

LEVEL 3				
1-301	1BR+D	556.37 SF	51.69 m ²	
1-302	1BR+D	556.37 SF	51.69 m ²	
1-303	1BR+D	556.37 SF	51.69 m ²	
1-304	1BR+D	556.39 SF	51.69 m ²	
1-305	2BR	815.86 SF	75.8 m ²	
1-306	1BR+D	553.2 SF	51.39 m ²	
1-307	2BR	810.45 SF	75.29 m ²	
1-308	2BR+D	644.83 SF	59.66 m ²	
1-309	1BR+D	556.36 SF	51.69 m ²	
1-310	1BR+D	556.37 SF	51.69 m ²	
1-311	3BR	880.79 SF	81.83 m ²	
1-312	1BR+D	556.77 SF	51.73 m ²	
1-313	1BR	468.82 SF	43.55 m ²	
1-314	2BR	788.71 SF	73.27 m ²	
1-315	1BR+D	556.15 SF	51.67 m ²	
1-316	3BR	879.45 SF	81.7 m ²	
1-317	2BR	789.48 SF	73.35 m ²	
1-318	2BR	790.24 SF	73.42 m ²	
1-319	1BR	470.16 SF	43.68 m ²	

LEVEL 4				
1-401	1BR+D	556.37 SF	51.69 m ²	
1-402	1BR+D	556.37 SF	51.69 m ²	
1-403	1BR+D	556.37 SF	51.69 m ²	
1-404	1BR+D	556.39 SF	51.69 m ²	
1-405	2BR	815.86 SF	75.8 m ²	
1-406	1BR+D	553.2 SF	51.39 m ²	
1-407	2BR	810.45 SF	75.29 m ²	
1-408	2BR+D	642.71 SF	59.7 m ²	
1-409	1BR+D	556.36 SF	51.69 m ²	
1-410	1BR+D	556.37 SF	51.69 m ²	
1-411	3BR	880.79 SF	81.83 m ²	
1-412	1BR+D	556.77 SF	51.73 m ²	
1-413	1BR	468.82 SF	43.55 m ²	
1-414	2BR	788.71 SF	73.27 m ²	
1-415	1BR+D	556.15 SF	51.67 m ²	
1-416	3BR	879.45 SF	81.7 m ²	
1-417	2BR	789.48 SF	73.35 m ²	
1-418	2BR	790.24 SF	73.42 m ²	
1-419	1BR	470.16 SF	43.68 m ²	

LEVEL 5				
1-501	1BR+D	556.37 SF	51.69 m ²	
1-502	1BR+D	556.37 SF	51.69 m ²	
1-503	1BR+D	556.77 SF	51.73 m ²	
1-504	1BR+D	556.39 SF	51.69 m ²	
1-505	2BR	815.86 SF	75.8 m ²	
1-506	1BR+D	553.2 SF	51.39 m ²	
1-507	2BR	810.45 SF	75.29 m ²	
1-508	2BR+D	642.16 SF	59.66 m ²	
1-509	1BR+D	556.36 SF	51.69 m ²	
1-510	1BR+D	556.37 SF	51.69 m ²	
1-511	3BR	880.79 SF	81.83 m ²	
1-512	1BR+D	556.77 SF	51.73 m ²	
1-513	1BR	468.82 SF	43.55 m ²	
1-514	2BR	788.71 SF	73.27 m ²	
1-515	1BR+D	556.15 SF	51.67 m ²	
1-516	3BR	879.45 SF	81.7 m ²	
1-517	2BR	789.48 SF	73.35 m ²	
1-518	2BR	790.24 SF	73.42 m ²	
1-519	1BR	470.16 SF	43.68 m ²	

LEVEL 6				
1-601	1BR	481.5 SF	44.73 m ²	
1-602	1BR	481.85 SF	44.77 m ²	
1-603	1BR	481.85 SF	44.77 m ²	
1-604	1BR	481.48 SF	44.73 m ²	
1-605	2BR	815.86 SF	75.8 m ²	
1-606	1BR	481.85 SF	44.75 m ²	
1-607	2BR	810.45 SF	75.29 m ²	
1-608	2BR	568.45 SF	52.81 m ²	
1-609	1BR	481.85 SF	44.77 m ²	
1-610	1BR	481.85 SF	44.77 m ²	
1-611	2BR	729.23 SF	67.75 m ²	
1-612	1BR	481.85 SF	44.77 m ²	
1-613	1BR	468.82 SF	43.55 m ²	
1-614	2BR	788.71 SF	73.27 m ²	
1-615	1BR	481.65 SF	44.75 m ²	
1-616	2BR	729.23 SF	67.75 m ²	
1-617	2BR	789.38 SF	73.33 m ²	
1-618	2BR	790.24 SF	73.42 m ²	
1-619	1BR	470.16 SF	43.68 m ²	



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

LEVEL 2				
2-201	1BR+D	554.93 SF	51.55 m ²	
2-202	3BR	1055.44 SF	98.05 m ²	
2-203	2BR	1018.38 SF	94.81 m ²	
2-204	2BR	998.07 SF	92.72 m ²	
2-205	1BR+D	741.07 SF	68.85 m ²	
2-206	3BR	1037.42 SF	96.38 m ²	
2-207	1BR+D	741.07 SF	68.85 m ²	
2-208	2BR	998.47 SF	92.76 m ²	
2-209	1BR+D	497.13 SF	46.19 m ²	
2-210	1BR+D	556.77 SF	51.73 m ²	
2-211	1BR+D	556.84 SF	51.73 m ²	
2-212	1BR+D	555.84 SF	51.62 m ²	
2-213	1BR+D	833.89 SF	77.47 m ²	
2-214	2BR	956.93 SF	88.9 m ²	
2-215	1BR+D	554.57 SF	51.52 m ²	

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

LEVEL 4				
2-401	1BR+D	554.93 SF	51.55 m ²	

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project title
PACIFIC PASNAK

project address
PACIFIC AVE & PASNAK STREET, KELOWNA, BC

project no. **4178**

file no. © 11/20/2022 11:50:00 AM

drawing title
PARKADE -2 FLOOR PLAN

designed Designer scale 3/32" = 1'-0"
drawn Author
checked Checker
drawing no.

A3.00D

plotted 21/09/2022 1:15:50 PM

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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 11:16:02 AM

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

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drawing title
LEVEL 2 FLOOR PLAN

designed Designer scale 3/32" = 1'-0"
drawn Author
checked Checker
drawing no.

A3.03D
printed 21/09/2022 1:17:21 PM

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drawing title
LEVEL 4 FLOOR PLAN

designed Designer scale 3/32" = 1'-0"
drawn Author
checked Checker
drawing no.

A3.05D
printed 21/09/2022 1:18:31 PM



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project no. **4178**

drawing title
LEVEL 6 FLOOR PLAN

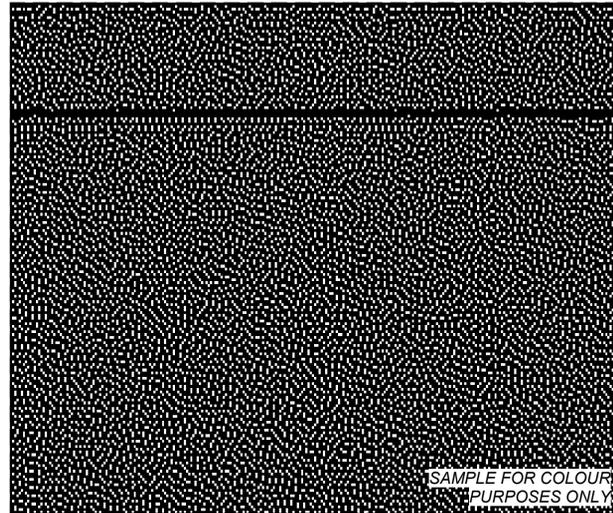
designed Designer scale 3/32" = 1'-0"
drawn Author
checked Checker
drawing no.

A3.07D

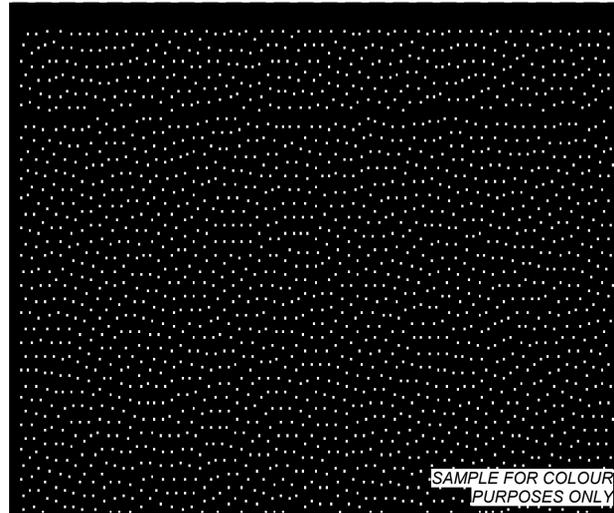
plotted 21/09/2022 1:19:44 PM



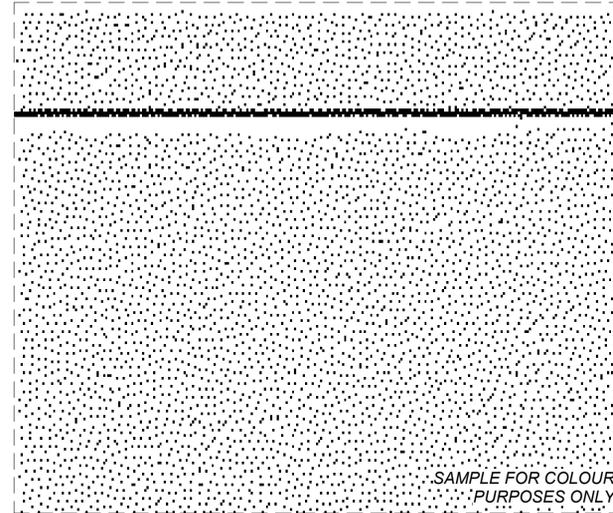
MANUFACTURER: JAMES HARDIE
 PRODUCT: HARDIE PANEL SIDING C/W REVEAL
 COLOUR & CODE: IRON GREY
 I.D NUMBER: 1.



MANUFACTURER: JAMES HARDIE
 PRODUCT: HARDIE PANEL - INFILL
 COLOUR & CODE: BLACK
 I.D NUMBER: 2.



MANUFACTURER: JAMES HARDIE
 PRODUCT: HARDIE PANEL SIDING C/W REVEAL
 COLOUR & CODE: ARCTIC WHITE
 I.D NUMBER: 3.



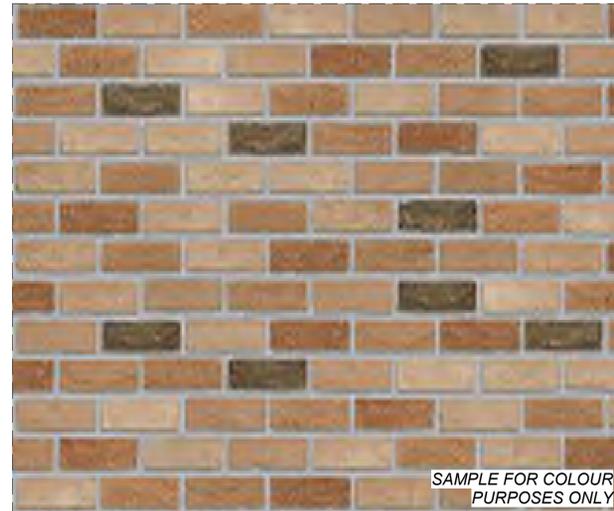
MANUFACTURER: JAMES HARDIE
 PRODUCT: HARDIE PLANK VERTICAL SIDING
 COLOUR & CODE: ARCTIC WHITE
 I.D NUMBER: 4.



MANUFACTURER: LUX
 PRODUCT: V-GROOVE HORIZONTAL ARCHITECTURAL PANEL
 COLOUR & CODE: KNOTTY TEAK
 I.D NUMBER: 5.



MANUFACTURER: THIN BRICK VENEER
 PRODUCT: THIN BRICK VENEER
 COLOUR & CODE:
 I.D NUMBER: 6.



MANUFACTURER: URBAN RACKS
 PRODUCT: URBAN DOUBLE STACKER
 COLOUR & CODE: POWDER COATED (RAL 7016 - ANTHRACITE GREY)
 I.D NUMBER: 7.



MANUFACTURER: EXTERIOR PRIVACY SCREEN
 PRODUCT: EXTERIOR PRIVACY SCREEN
 COLOUR & CODE: ALUMINUM W/ FROSTED GLASS
 I.D NUMBER: 8.



MANUFACTURER: N/A
 PRODUCT: HORIZONTAL CABLE RAILING
 COLOUR & CODE: BLACK
 I.D NUMBER: 9.



MANUFACTURER: N/A
 PRODUCT: VINYL WINDOW
 COLOUR & CODE: CLEAR GLASS; BLACK
 I.D NUMBER: 10.



MANUFACTURER: N/A
 PRODUCT: EXTERIOR BIKE RACK
 COLOUR & CODE: N/A
 I.D NUMBER: 11.



MANUFACTURER: MOLOK
 PRODUCT: MODERN CLASSIC - 5 m³
 COLOUR & CODE: COMPOSITE CHESTNUT BROWN
 I.D NUMBER: 12.



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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
 MATERIALS

designed Designer scale 1:10
 drawn Author
 checked Checker
 drawing no.

A4.00D

plotted 21/09/2022 1:19:45 PM



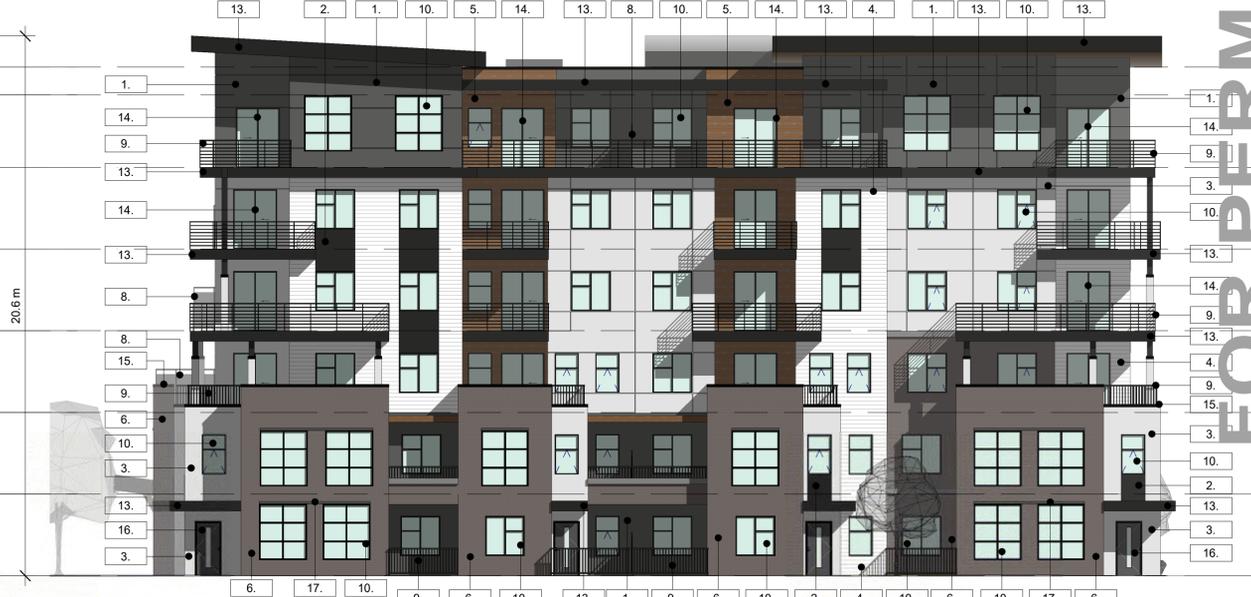
1 BUILDING 1 - WEST ELEVATION
3/32" = 1'-0"



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

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



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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

printed 21/09/2022 1:20:19 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
PACIFIC PASNAK

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

drawing title
RENDERINGS

designed Designer scale 1:10
drawn Author
checked Checker
drawing no.

A9.01D

plotted 21/09/2022 1:20:42 PM



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	6m CAL
ACER PALMATUM DISSECTUM 'GARNET'	LACELEAF JAPANESE MAPLE	2	6m CAL
ACER TATARICUM 'GARANN'	TATARIAN MAPLE	6	6m CAL
CELTIS OCCIDENTALIS 'JFS-KSU1'	PRAIRIE SPIRE HACKBERRY	7	6m CAL
HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	5	#15 CONT./TREE FORM
QUERCUS ROBUR X ALBA 'JFS-KW2QX'	SKINNY JEANS OAK	5	6m CAL
SYRINGA MEYERI 'PALIBIN'	D'WARF KOREAN LILAC	10	#15 CONT./TREE FORM
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	3	6m 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
EJONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	6	#02 CONT. /2.5M O.C. SPACING
EJONYMUS FORTUNEI 'EMERALD GAIEY'	EMERALD GAIEY WINTERCREEPER	16	#02 CONT. /1.5M O.C. SPACING
HYDRANGEA MACROPHYLLA 'BAIUMER'	ENDLESS SUMMER HYDRANGEA	11	#02 CONT. /1.8M O.C. SPACING
HYDRANGEA PANICULATA 'JIAN'	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
SALIX PUPUREA 'NANA'	DWARF ARCTIC WILLOW	9	#02 CONT. /2.0M O.C. SPACING
SPIRAEA BULMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	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 LIVA-LURSI	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 'RUSSELL'S MIX'	RUSSELL'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

PAGE SIZE: 24x36"

SEAL



DRAWING NUMBER

L1/2

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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

ISSUED FOR / REVISION

1	22.08.18	Review
2		
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