



PK Developments Construction Corp.
11773 – 156 Street NW
Edmonton, AB T5M 3N4
Phone (780) 485-5555

July 5, 2023

Development Planning
The City of Kelowna
1435 Water Street
Kelowna, BC. V1Y 1J4

Attention: Department Manager

RE: DESIGN RATIONALE STATEMENT FOR DOUGALL APARTMENTS

PROJECT: DOUGALL APARTMENTS
ADDRESS: 465-495 Dougall Road N, Kelowna, BC V1X 3K8

To whom it may concern,

Dougall Apartments is an amenity-rich rental apartment comprised of 105 units located within the Rutland Urban Centre along Dougall Road. It was designed to meet key objectives of the 2040 OCP and to be compliant with the UC4 land use bylaw. The development introduces needed rental accommodation into the market and helps advance the City's goal to transform this area into a vibrant hub of activity with greater concentration of housing.

The proposed 5 ½ storey multi-family development consists of 105 residential suites with a diversity of unit types from one-bedroom to three-bedroom suites. Indoor and outdoor amenity spaces include a full-service gym on the main level and a spacious lounge and roof top terrace that support social activities and enhance residence experience.

Site configuration is such that a new private laneway allows for vehicle access to the rear of the site, which informed an "L" shaped building configuration where the dominate stretch of the structure runs parallel to Dougall Road. The building varies in height with the portion fronting Dougall Road being five storeys and the remainder being six. This pronounced tiered structure contributes to significant vertical and horizontal articulation of the façade; furthered by the intentional colour and material selection, the orientation of balcony projections, site lighting and landscaping, and an architecturally punctuated main entrance. Street-oriented ground level units help maintain a strong pedestrian-street interface.

The combined effect is a visual engaging building that activates the street front and positively contributes to the neighbourhood context. Landscaping features have been kept simple and elegant in keeping with the form and architectural expression of the building.

Sincerely,

A handwritten signature in black ink that reads "Kevin Gordon". The signature is written in a cursive, flowing style.

Kevin Gordon

PK Developments Construction Corp.

MULTI FAMILY RESIDENTIAL DEVELOPMENT

465-495 DOUGALL ROAD N, KELOWNA, BC
 ISSUED FOR DEVELOPMENT APPLICATION
 OCTOBER 27, 2023



Sheet Number	Sheet Name
A0.1	COVER PAGE
A0.2	PROJECT SUMMARY
A0.3	SURVEY PLAN
A0.4	STREETSCAPES
A0.5	STREETSCAPES
A0.6	FIRE ACCESS PLAN
A1.0	SITE PLAN
A1.1	SITE COVERAGE / OUTDOOR AMENITY AREA
A2.0	PARKING PLAN
A2.1	GROUND FLOOR PLAN
A2.2	LEVEL 2-5 FLOOR PLAN
A2.3	LEVEL 6 FLOOR PLAN
A2.4	ROOF PLAN
A2.5	RECYCLE ROOM DETAILS / BIKE RACK LAYOUT
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	SECTIONS
A5.1	RENDERINGS
A5.2	RENDERINGS
A5.3	RENDERINGS
A5.4	RENDERINGS
A6.0	SHADOW STUDY



T: 604 210 9898 601-6379 SILVER AVE. BURNABY BC V5H 0J2
 WWW.JSARCHITECT.CA EMAIL: INFO@JSARCHITECT.CA

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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NO. REVISION	DATE
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Client Review	AUG. 11, 2023
Development Permit	OCT. 15 2023

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PROJECT:
Multi-family Development

465-495 DOUGALL ROAD N,
 KELOWNA, BC

CLIENT:

CONSULTANT:

SCALE:	SEAL:
DATE: 10/27/23	
JOB NO.:	
2322	

SHEET TITLE:
COVER PAGE

DRAWING NO.: **A0.1** REVISION No.:



T: 604.210.9009 604.678.5158 SILVER AVE. BURBARY BC V3H 0J2
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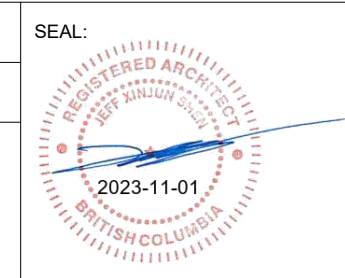
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PROJECT:
Multi-family Development
465-495 DOUGALL ROAD N,
KELOWNA, BC

CLIENT:
CONSULTANT:

SCALE: 1:100
DATE: 10/27/23
JOB NO.: 2322



SHEET TITLE:
PROJECT SUMMARY
DRAWING NO.: A0.2
REVISION NO.:

Project Development Data - Residential Development
Multi Family Residential Development- Dougall Road, Kelowna, BC

- A. Project:**
Mixed-use Development
- B. Legal Description:**
LOT 7/LOT 6/LOT 5/ LOT 4, PLAN KAP4739, SECTION 26, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRIC
Civic Address 465-495 Dougall Road, Kelowna BC
- C. Zoning:**
Original Zoning: UC4
Proposed Zoning: UC4

D. Proposed Setbacks:

	Proposed	Req'd
Front	4.11m	3.0m
South	7.30m	N/A
North	3.17m	N/A
Rear	3.13m	N/A

E. Building Height:

Max. Allowable Building Height	6 storeys	26m
Max. Proposed Building Height	6 Storeys	22.16m

F. Site Coverage Calculations:

Site Area Parcel	34,745 sq ft	3227.91 sq m
Net Site Area	34,745 sq ft	3227.91 sq m
Site Coverage (Allowed)	85.00%	
Site Coverage (Proposed)	45.30%	
Building Coverage + Impermeable surface (Proposed)	84.11%	

G. Floor Space Ratio (F.S.R.) Calculation:

Site Use	Gross Site Area	Proposed Total FSR Area (Excluding wall)		Proposed Gross FSR
Residential	34,745 sq ft	66,916 sq ft	6216.50 sq m	1.93

H. Residential Statistics - Floor Areas

Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Gross Floor Area (Per Floors)	Gross Floor Area (All Floors)	Envelope Excluded from FSR	FSR Area Per Floor (Excluding exterior wall)
GROUND FLOOR LEVEL	1	9,688 sq ft	9,688 sq ft	4,659 sq ft	4,659 sq ft	14,347 sq ft	14,347 sq ft	388 sq ft	9,300 sq ft
LEVEL 2 - LEVEL 5	4	13,939 sq ft	55,756 sq ft	1,801 sq ft	7,204 sq ft	15,740 sq ft	62,960 sq ft	2,200 sq ft	53,556 sq ft
LEVEL 6	1	4,253 sq ft	4,253 sq ft	2,672 sq ft	2,672 sq ft	6,925 sq ft	6,925 sq ft	193 sq ft	4,060 sq ft
ROOF				190 sq ft	190 sq ft	190 sq ft	190 sq ft		
TOTAL	6		69,697 sq ft		14,725 sq ft	37,202 sq ft	84,422 sq ft	2,781 sq ft	66,916 sq ft

Parking area:	31,596 sq ft
Total building area including parking:	116,018 sq ft

I. Residential Statistics - Unit Counts

Size	1 Bed	1 Bed+Den	2 Bed	2 Bed + Den	3Bed	No. of Floors	Total
J2 GROUND FLOOR LEVEL	8	0	6	0	1	1	15
J3 LEVEL 2 - LEVEL 5	11	0	8	1	1	4	84
J4 LEVEL 6	3	0	2	0	1	1	6
J7 Total	55	0	40	4	6	6	105

J. Amenity Space

Level	Outdoor Common Amenity	Indoor Common Amenity	Private Amenity Balconies/Roof Deck/Patio	Subtotal -All levels(sq.ft.)	Subtotal (sq.m.)
GROUND FLOOR LEVEL	6151	629 sq ft	1,318 sq ft	8,098 sq ft	752 sq m
LEVEL 2 - LEVEL 5	0	0	1,504 sq ft	6,016 sq ft	559 sq m
LEVEL 6	1,000 sq ft	1,527 sq ft	1,900 sq ft	4,427 sq ft	411 sq m
Total	7,151 sq ft	2,156 sq ft	4,722 sq ft	18,541 sq ft	1722 sq m

Unit	Number of Unit	Required Area Per Unit (sq.m.)	Total Required Area (sq.m.)
Studio	0	7.5	0 sq m
1 Bed	55	10	550 sq m
2 and more bed	50	15	750 sq m
Total			1300 sq m

L. Parking Statistics NOTE: Service / Circulation Areas are not included in parking space calculations
Residential Vehicular Parking:
1_ Visitor parking: Min 0.14 space per dwelling unit

Vehicle Parking

Required Parking						
	RESIDENTIAL			RES. VISITOR		Total Required
	H/C	1 Bed/1Bed+Den	2Bed +	H/C	Gross	
Total	3	50	50	1	15	115

Proposed Parking

Residential					Total provided
Gross	Small Car	H/C	Visitor		
97	49	4	15	112	
	50%				

Note: request cash-in-lieu for 3 regular size stalls deficiency

Bicycle Parking

Required Bicycle Parking				
	Gross	Short - term	1/2 Bed	3 bed
Total	86	6/ Entrance	74	6

Provided Bicycle Parking

Short - term	Long - term	Total
7	89	96

Req'd size (horizontal)

Req'd size (horizontal)			Req'd access		Provided size (horizontal)			Prov'd access	
width (m)	depth(m)	height(m)	width(m)	height(m)	width (m)	depth(m)	height(m)	width(m)	height(m)
0.45	1.80	2.00	1.50	2.00	0.45	1.80	2.00	1.50	2.00

Req'd size (vertical)

Req'd size (vertical)			Req'd access		Provided size (vertical)			Prov'd access	
width (m)	depth(m)	height(m)	width(m)	height(m)	width (m)	depth(m)	height(m)	width(m)	height(m)
0.45	1.10	2.00	1.50	2.00	0.45	1.20	2.00	1.50	2.00

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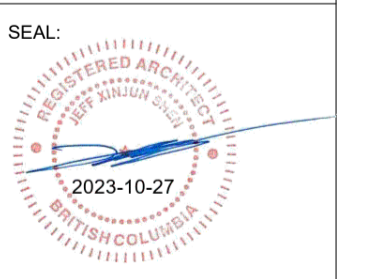
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Multi-family Development
 465-495 DOUGALL ROAD N,
 KELOWNA, BC

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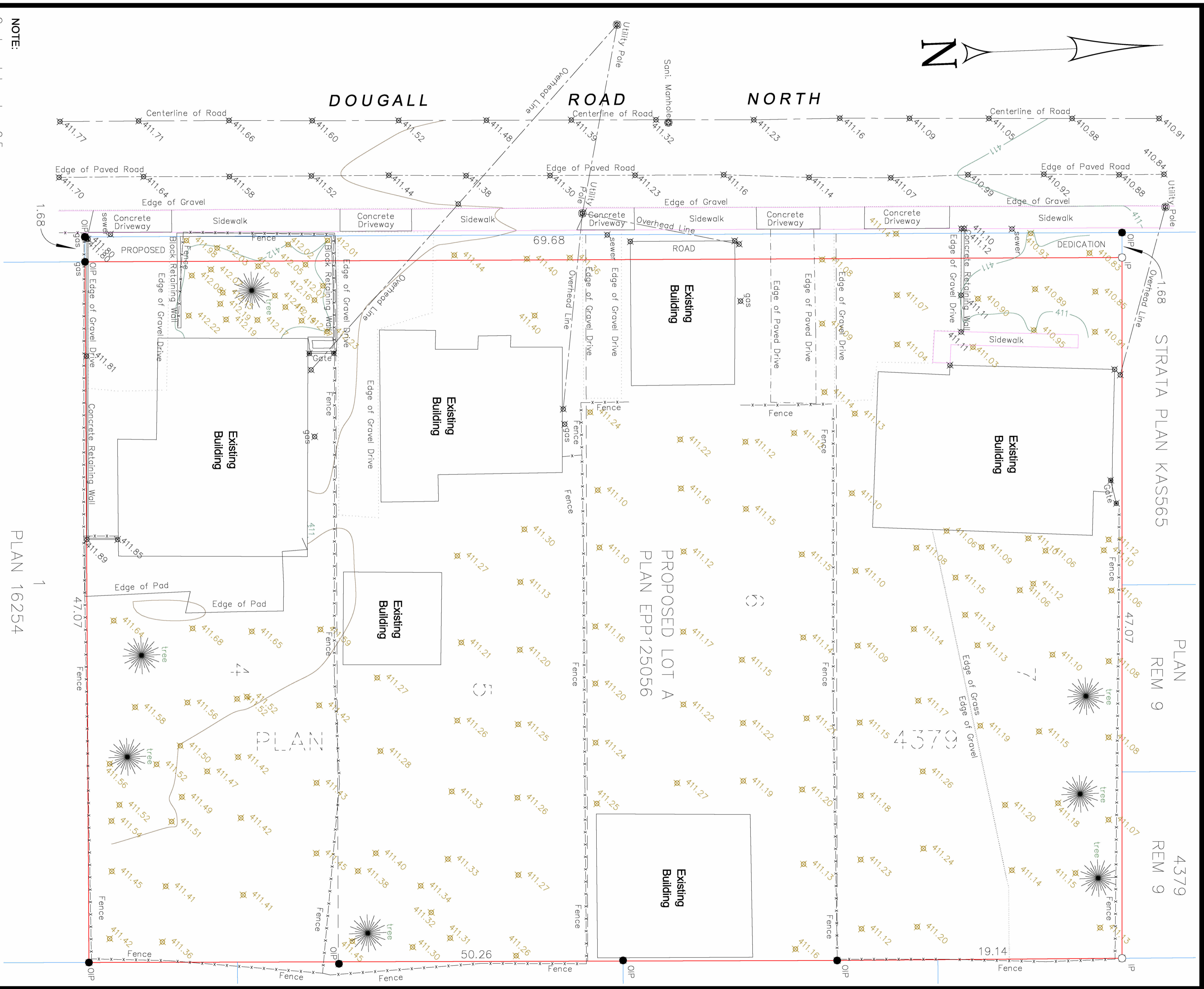
CONSULTANT:

SCALE:
 DATE: 10/27/2023
 JOB NO.:
 2322



SHEET TITLE:
SURVEY PLAN

DRAWING NO.:
A0.3



NOTE:
 Contour Interval = 0.5m
 Survey Date: May 18, 2023
 Elevations are geodetic (CVD 28 HTV2.0) and derived from GPS observations.
 Existing building locations approximate only, derived from roof line, from aerial photo.
 This plan is not to be used to define property line locations.

TITLE:
SITE PLAN OF LOTS 4, 5, 6 & 7, ALL OF SEC. 26, TP. 26, O.D.Y.D. {PROPOSED PLAN EPP125056} (465, 475, 485 & 495 DOUGALL ROAD NORTH, KELOWNA)

DRAWN BY:
 RUNNALLS DENBY
british columbia land surveyors
 259A Lawrence Avenue Kelowna, BC
 Phone: (250)763-7322 Email: rob@runnallsdenby.com

CLIENT:
 BURTON DOUGALL ROAD LP

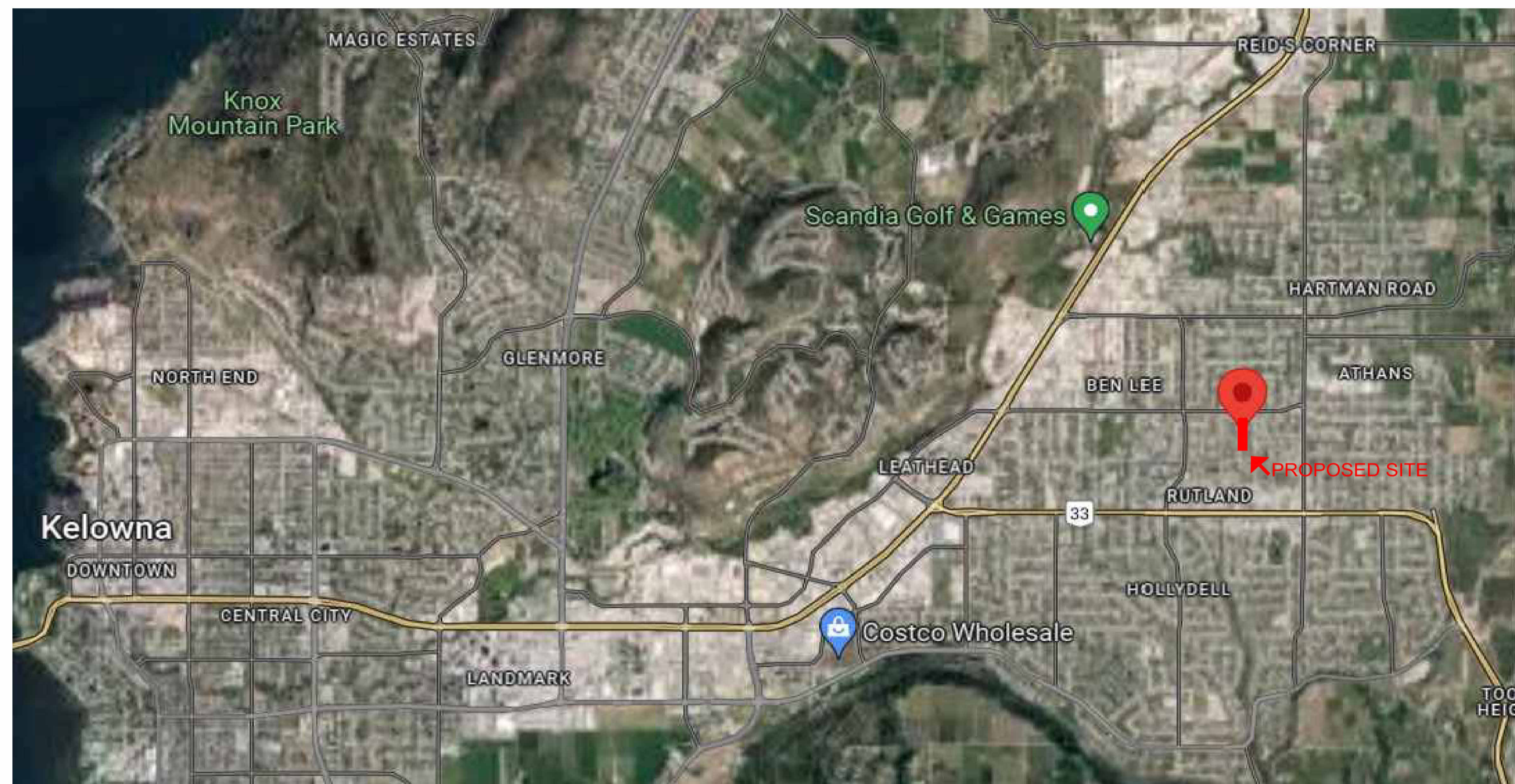
SCALE: 1:250 (1" = 17')

DATE: May 30, 2023

DWG: 16505 SITE

FILE No.: 16505

REV: 0



LOCATION MAP



AERIAL VIEW OF PROJECT SITE



STREETSCAPE 1



STREETSCAPE 2



LOT 6 & LOT 7



LOT 4 & LOT 5

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Multi-family Development

465-495 DOUGALL ROAD N,
KELOWNA, BC

CLIENT:

CONSULTANT:

SCALE:

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JOB NO.:

2322

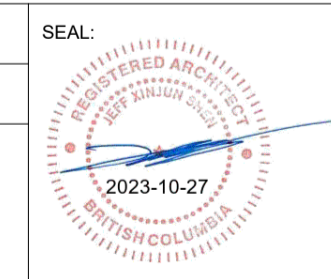
SHEET TITLE:

STREETSCAPES

DRAWING NO.:

A0.4

REVISION No.:





Dougall Road N



Dougall Road N

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Multi-family Development

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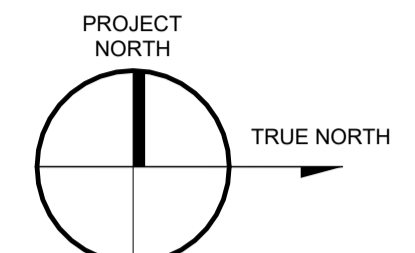
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SCALE:	SEAL:
DATE: 10/27/2023	
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SHEET TITLE:
STREETSCAPES

DRAWING NO.: **A0.5** REVISION No:



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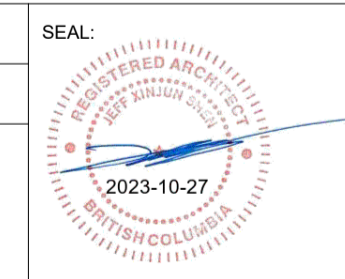
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KELOWNA, BC

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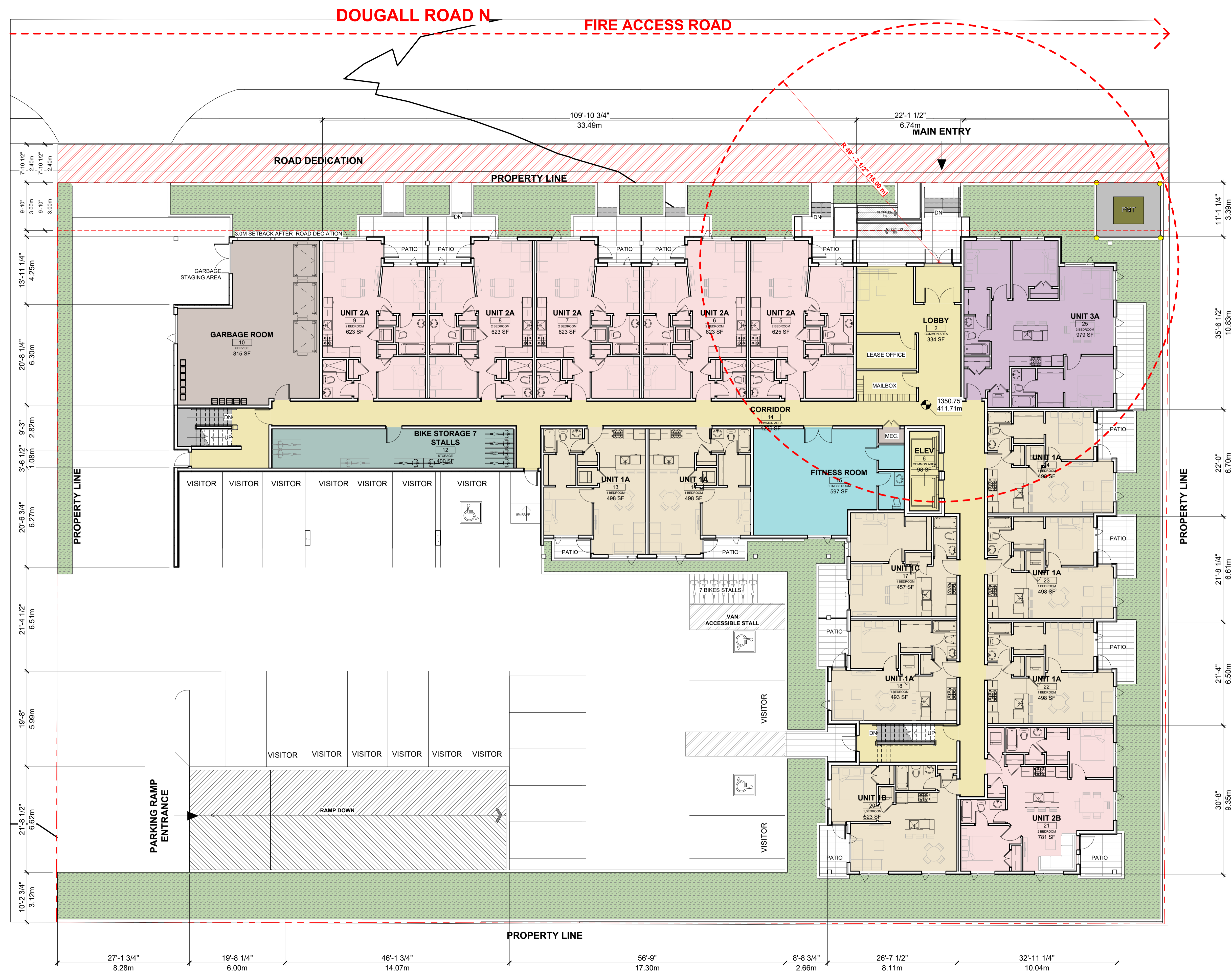
CONSULTANT:

SCALE: 1" = 10'-0"
DATE: 10/27/2023
JOB NO.: 2322

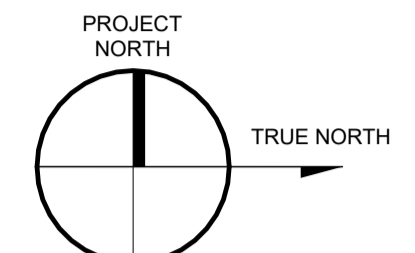


SHEET TITLE:
FIRE ACCESS PLAN

DRAWING NO.:
A0.6



1 FIRE ACCESS PLAN
1" = 10'-0"



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JOB NO.: 2322	

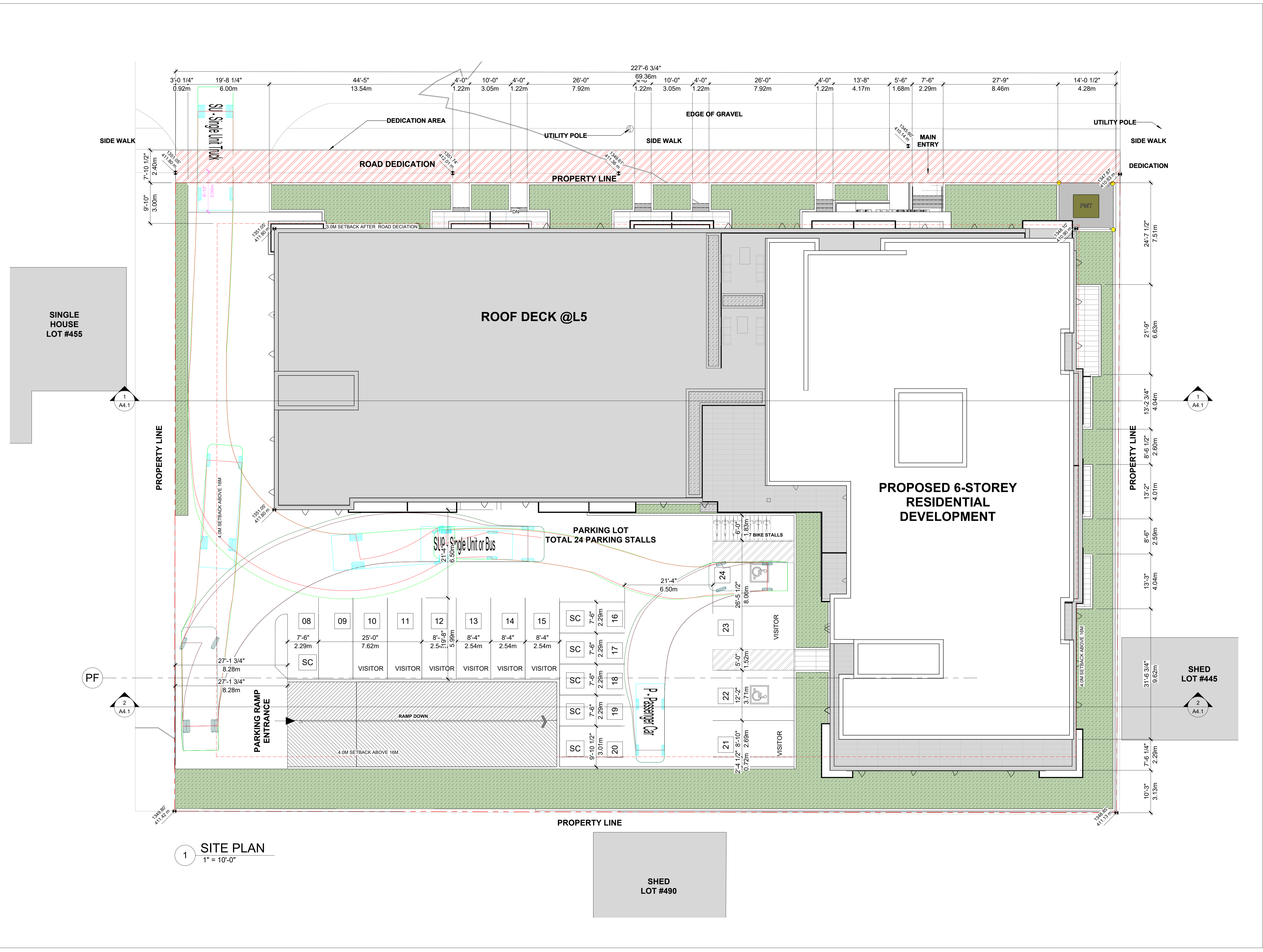
SHEET TITLE:

SITE PLAN

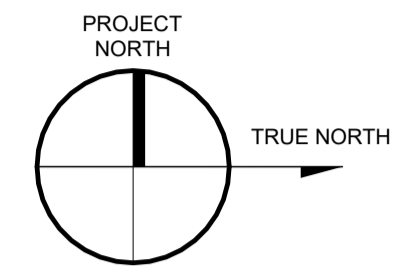
DRAWING NO.: A1.0

REVISION No:

A1.0



1 SITE PLAN
1" = 10'-0"



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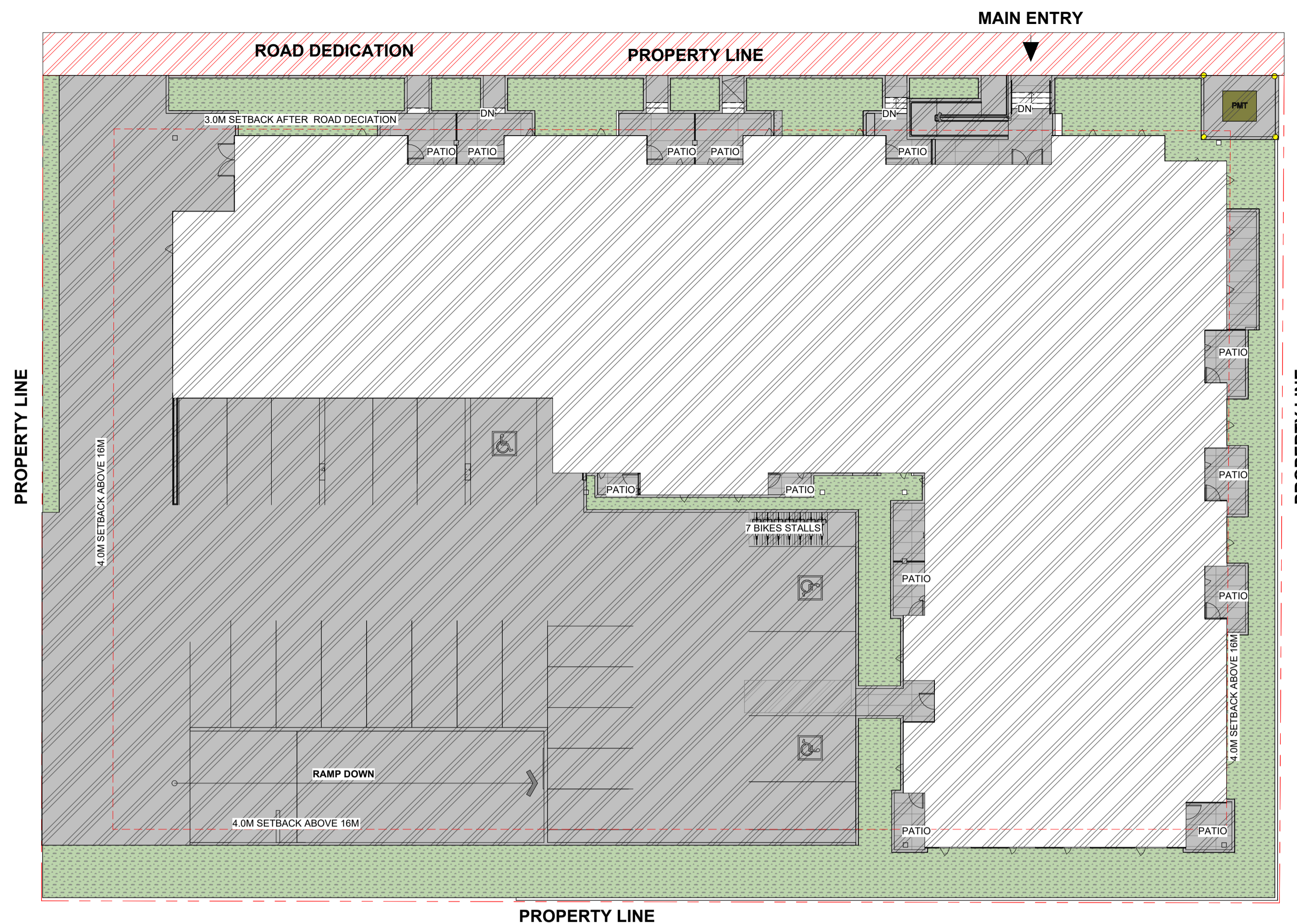
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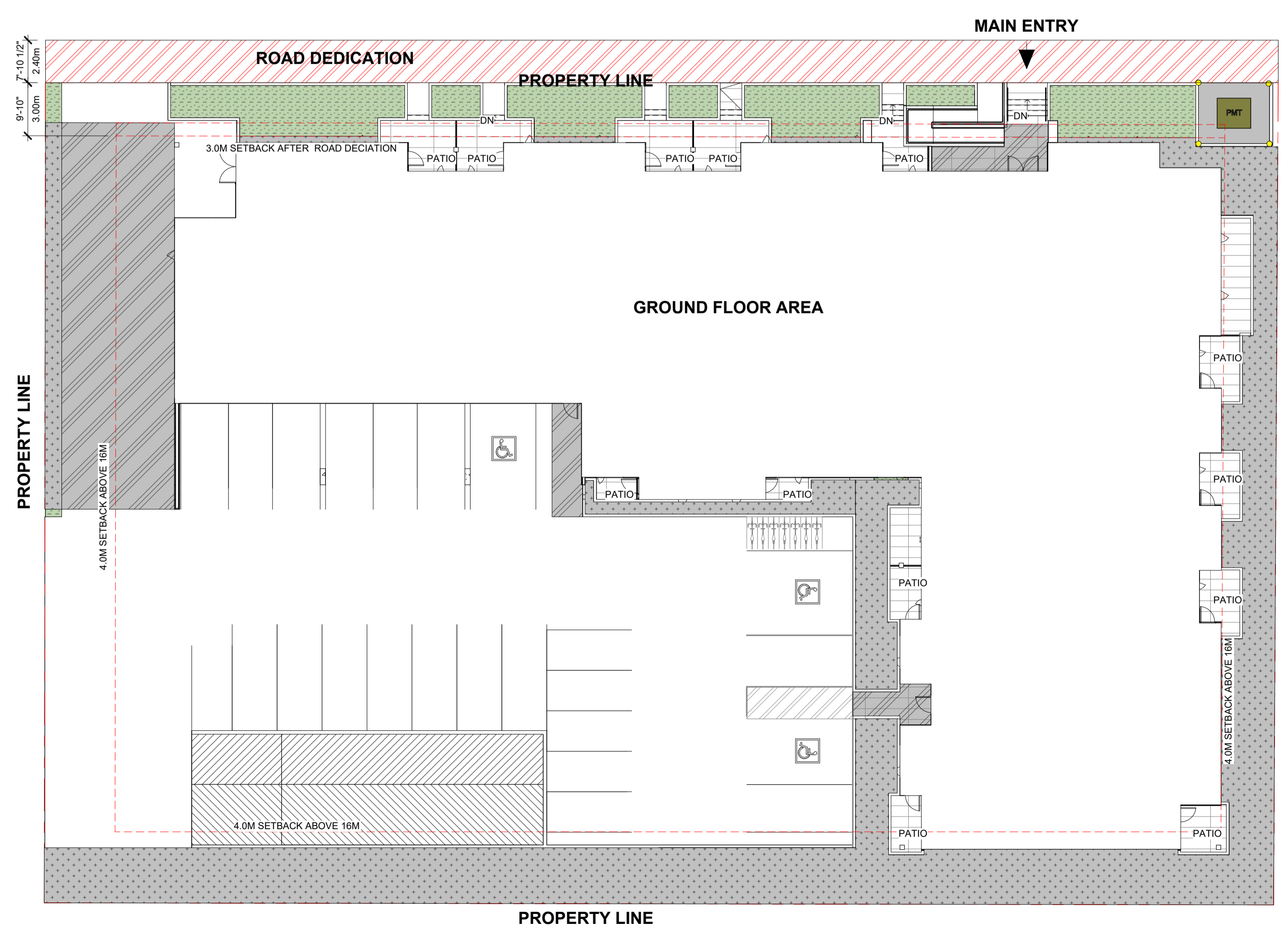
LEGEND

	IMPERMEABLE AREA
	LANDSCAPE AREA

IMPERMEABILITY CALCULATION:

BUILDING AREA + IMPERMEABLE SURFACES : 29225.78 SF
COVERAGE : 29225.78 / 34745 = 0.84

1 BUILDING COVERAGE/IMPERMEABLE SURFACE
1/16" = 1'-0"



LEGEND

	OUTDOOR LANDSCAPE
	OUTDOOR OPEN SPACE
	LANDSCAPE WITHIN REQUIRED SETBACK NOT INCLUDED IN AMENITY CALCULATION

OUTDOOR COMMON AMENITY CALCULATION:

OUTDOOR LANDSCAPE AREA: 4318.29 SF
OTHER OUTDOOR OPEN SPACE AREA: 1832.34 SF
TOTAL: 6150.63 SF

2 COMMON OUTDOOR AMENITY AREA GROUND FLOOR
1/16" = 1'-0"

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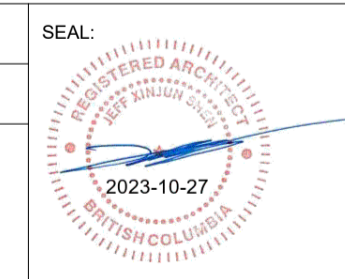
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Multi-family Development

465-495 DOUGALL ROAD N,
KELOWNA, BC

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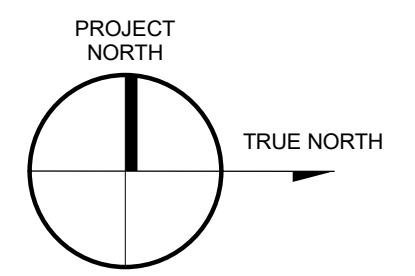


SHEET TITLE:
**SITE COVERAGE /
OUTDOOR
AMENITY AREA**

DRAWING NO.: **A1.1**
REVISION No.:

Unit Type Legend

- COMMON AREA
- PARKING
- SERVICE
- STORAGE



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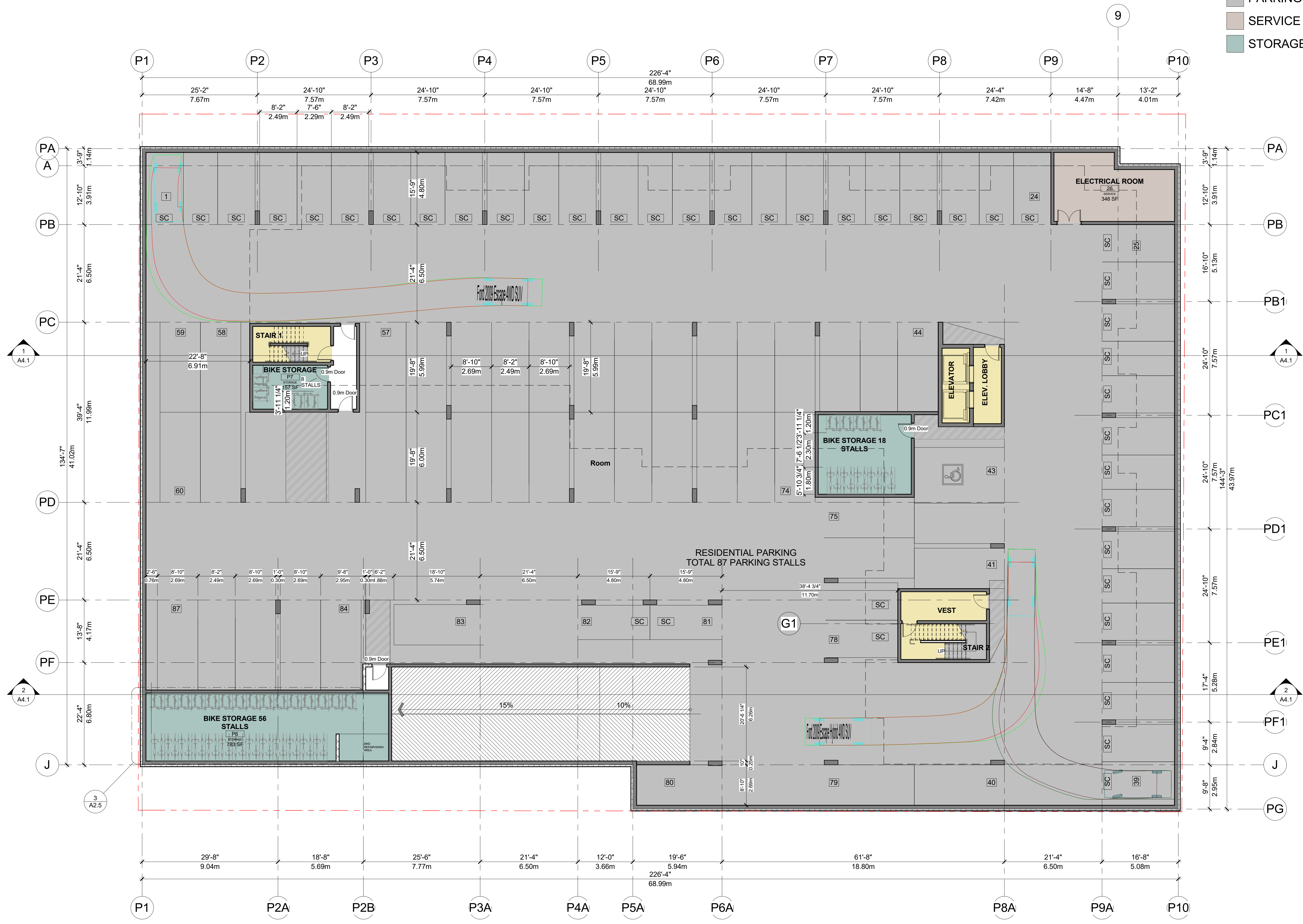
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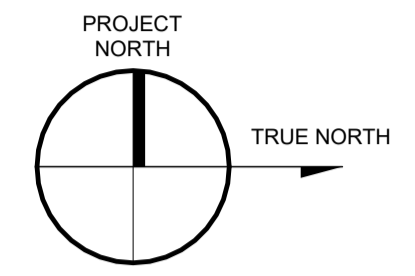
SHEET TITLE: PARKING PLAN

DRAWING NO.: A2.0
REVISION NO.:



Unit Type Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- COMMON AREA
- FITNESS ROOM
- SERVICE
- STORAGE



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PROJECT:
Multi-family Development

465-495 DOUGALL ROAD N,
KELOWNA, BC

CLIENT:

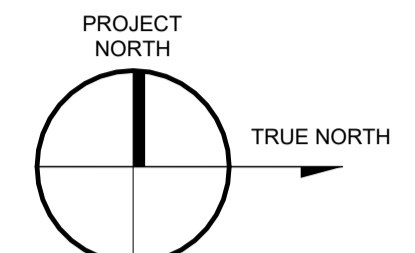
CONSULTANT:

SCALE: 1" = 10'-0"
DATE: 10/27/2023
JOB NO.: 2322
SHEET TITLE: **GROUND FLOOR PLAN**

DRAWING NO.: **A2.1**
REVISION No.:



1 GROUND LEVEL
1" = 10'-0"



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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PROJECT:
Multi-family Development

465-495 DOUGALL ROAD N,
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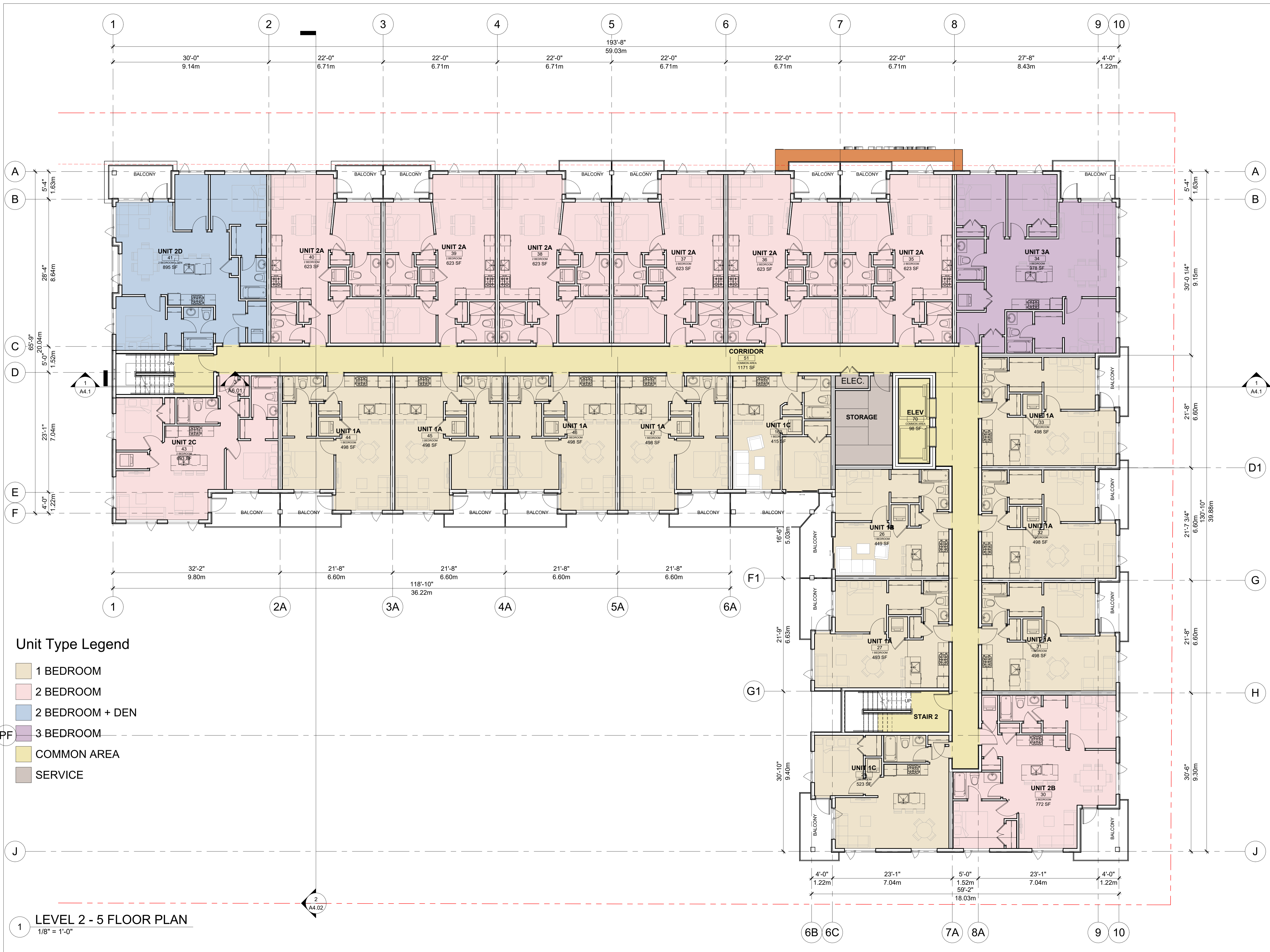
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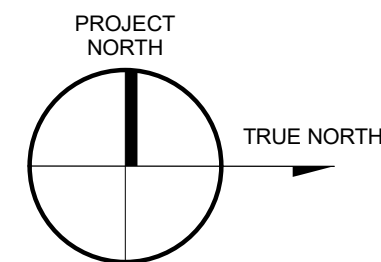
SCALE: 1/8" = 1'-0"
DATE: 10/27/2023
JOB NO.: 2322

SEAL:
REGISTERED ARCHITECT
BRITISH COLUMBIA
2023-10-27

SHEET TITLE:
LEVEL 2-5 FLOOR PLAN

DRAWING NO.: **A2.2**
REVISION NO.:





BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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PROJECT:

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465-495 DOUGALL ROAD N,
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CONSULTANT:

SCALE: 1/8" = 1'-0"

DATE: 10/27/2023

JOB NO.:

2322

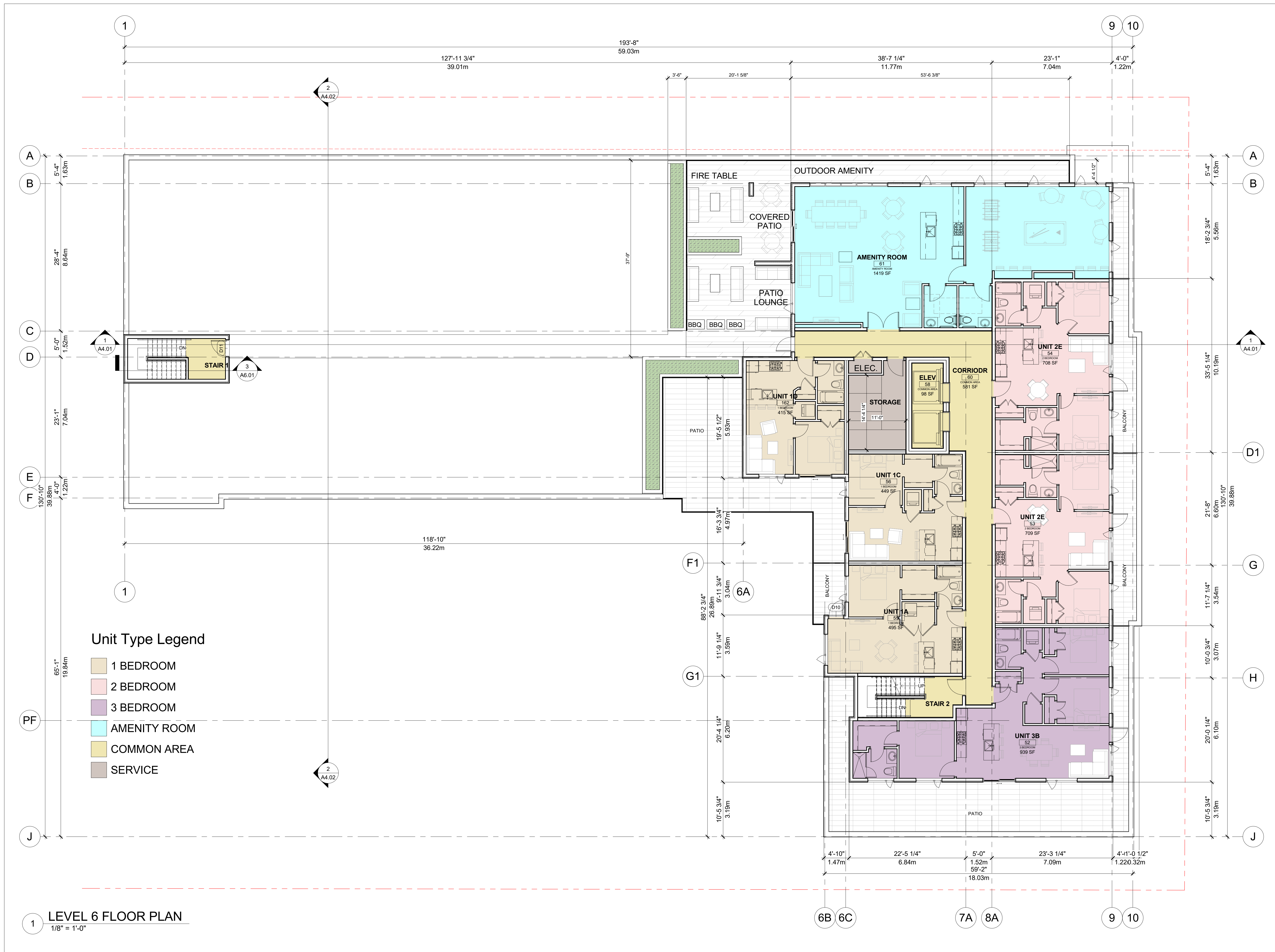
SHEET TITLE:

LEVEL 6 FLOOR PLAN

DRAWING NO.:

A2.3

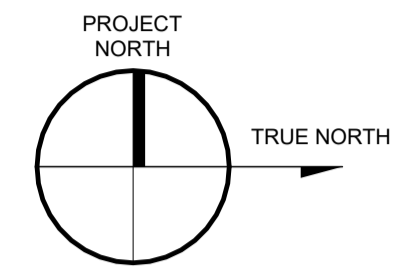
REVISION NO.:



Unit Type Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY ROOM
- COMMON AREA
- SERVICE

1 LEVEL 6 FLOOR PLAN
1/8" = 1'-0"



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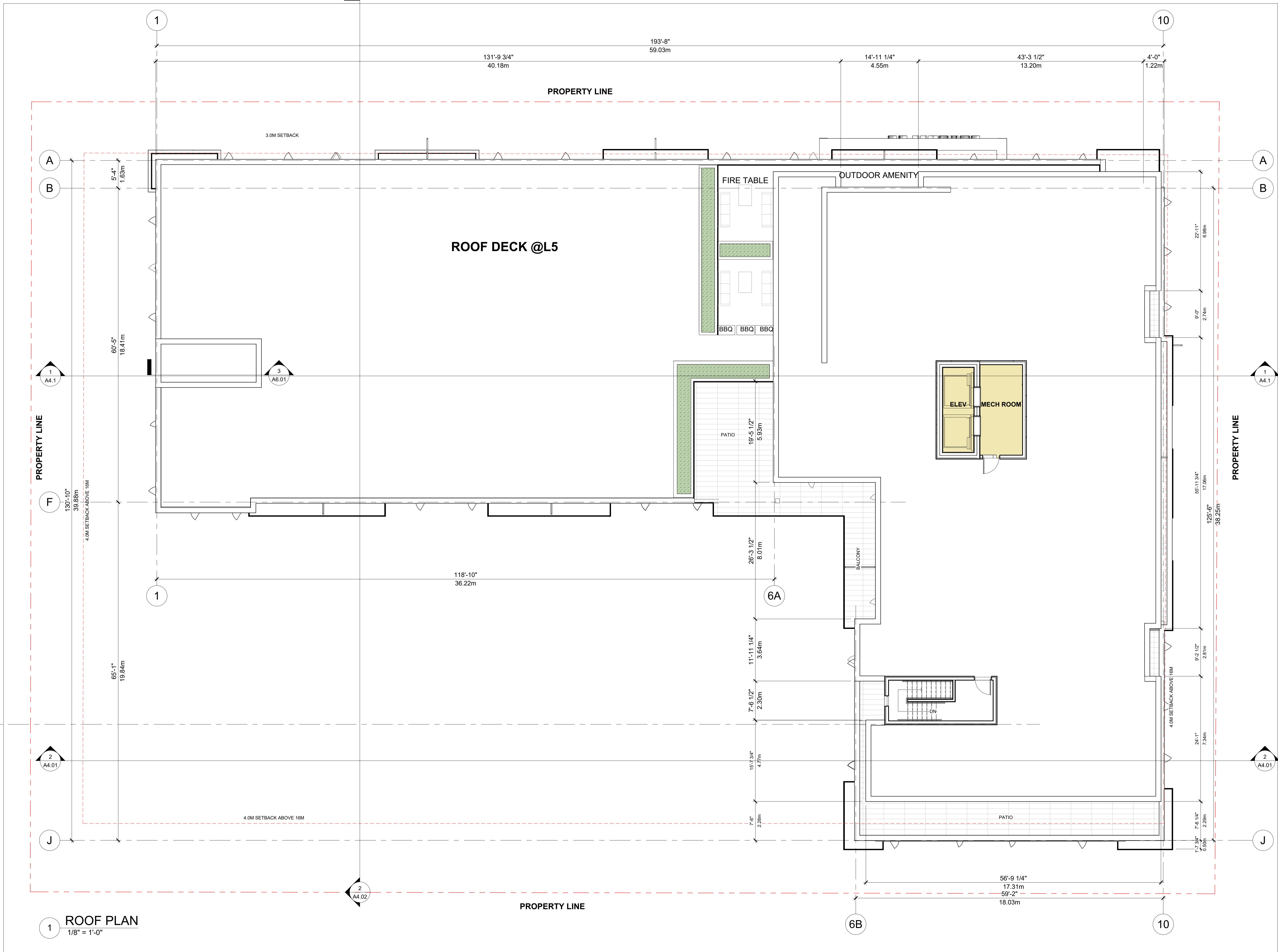
CLIENT:

CONSULTANT:

SCALE: 1/8" = 1'-0" SEAL:
DATE: 10/27/2023
JOB NO.: 2322
2023-10-27

SHEET TITLE:
ROOF PLAN

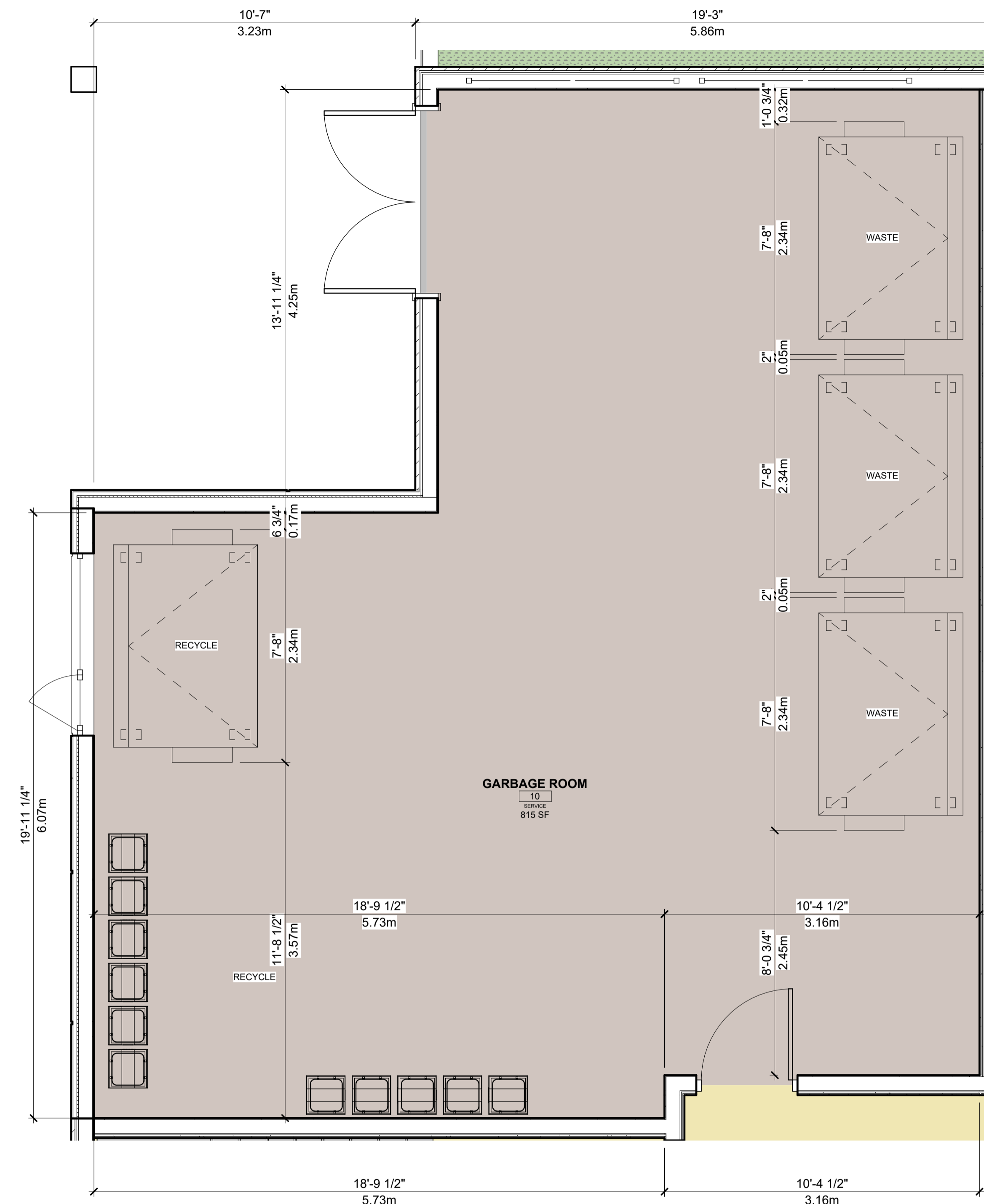
DRAWING NO.: **A2.4** REVISION No.:



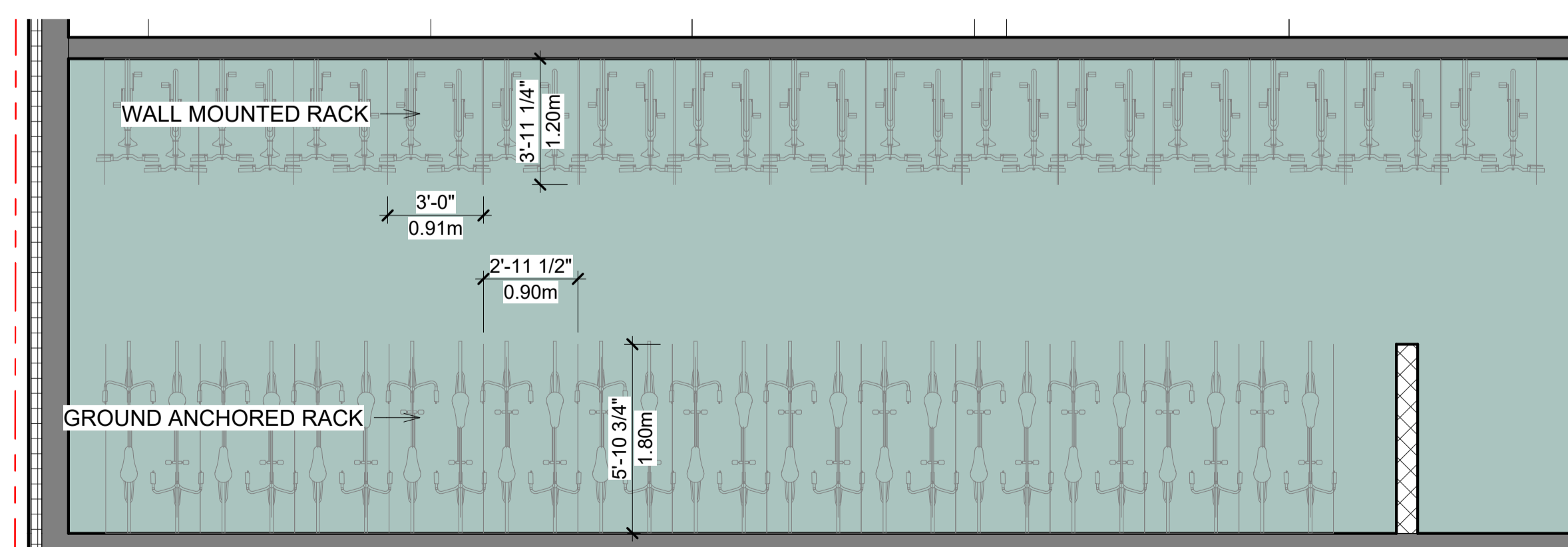
1 ROOF PLAN
1/8" = 1'-0"



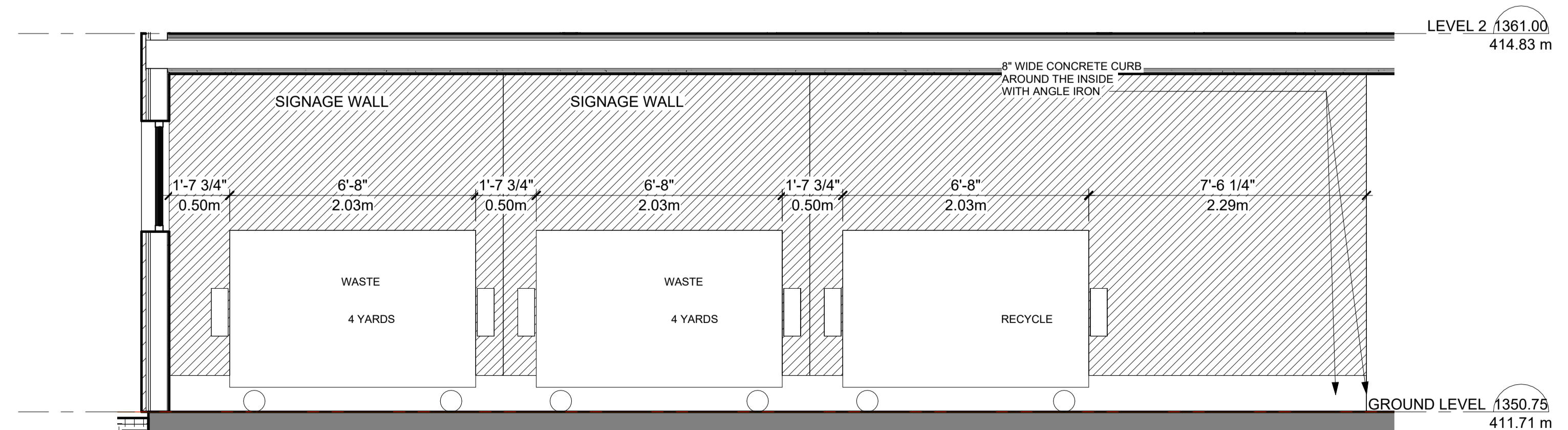
SIGNAGE WALL SAMPLE - FOR ILLUSTRATION ONLY



1 GARBAGE ROOM
3/8" = 1'-0"



3 TYPICAL BIKE STALLS LAYOUT
1/4" = 1'-0"



2 RECYCLE ELEVATION
3/8" = 1'-0"

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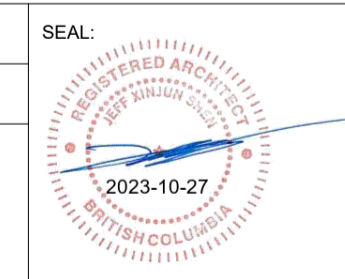
PROJECT:
Multi-family Development

465-495 DOUGALL ROAD N,
KELOWNA, BC

CLIENT:

CONSULTANT:

SCALE: As indicated
DATE: 10/27/2023
JOB NO.: 2322



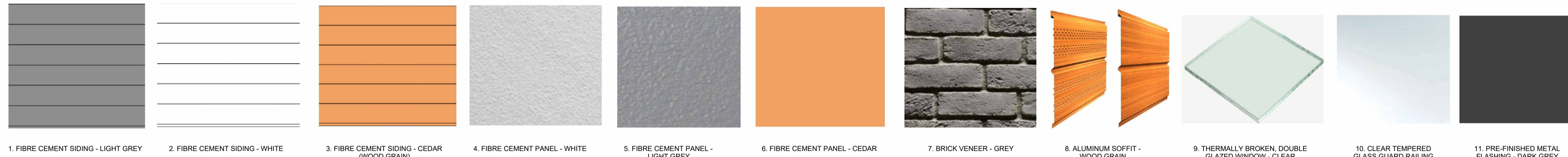
SHEET TITLE:
**RECYCLE ROOM
DETAILS / BIKE
RACK LAYOUT**

DRAWING NO.:
A2.5



STAIR OVERHEAD PARPET 1422.08
433.45 m
ROOF PARAPET 1414.00
430.99 m
U/S CEILING 1411.00
430.07 m
LEVEL 6 1402.00
427.33 m
LEVEL 5 1391.75
424.21 m
LEVEL 4 1381.50
421.08 m
LEVEL 3 1371.25
417.96 m
LEVEL 2 1361.00
414.83 m
GROUND LEVEL 1350.75
411.71 m
AVERAGE GRADE 1349.39
411.29 m

Key Value	Keynote Text
1	FIBRE CEMENT SIDING - LIGHT GREY
2	FIBRE CEMENT SIDING - WHITE
3	FIBRE CEMENT SIDING - CEDAR (WOOD GRAIN)
4	FIBRE CEMENT PANEL - WHITE
5	FIBRE CEMENT PANEL - LIGHT GREY
6	FIBRE CEMENT PANEL - CEDAR
7	BRINK VENEER - GREY
8	ALUMINUM SOFFIT - WOOD GRAIN
9	THERMALLY BROKEN, DOUBLE GLAZED WINDOW - CLEAR
10	CLEAR TEMPERED GLASS GUARD RAILING
11	PRE-FINISHED METAL FLASHING - DARK GREY
12	PRIVACY SCREEN - FROSTED GLASS PARTITION WALL
13	ALUMINUM GUARDRAIL - BLACK
14	VINYL WINDOW/DOOR FRAME - BLACK
15	CONCRETE
16	WOOD - PAINTED WHITE
17	WOOD COLUMN - PAINTED WHITE



1. FIBRE CEMENT SIDING - LIGHT GREY 2. FIBRE CEMENT SIDING - WHITE 3. FIBRE CEMENT SIDING - CEDAR (WOOD GRAIN) 4. FIBRE CEMENT PANEL - WHITE 5. FIBRE CEMENT PANEL - LIGHT GREY 6. FIBRE CEMENT PANEL - CEDAR 7. BRICK VENEER - GREY 8. ALUMINUM SOFFIT - WOOD GRAIN 9. THERMALLY BROKEN, DOUBLE GLAZED WINDOW - CLEAR 10. CLEAR TEMPERED GLASS GUARD RAILING 11. PRE-FINISHED METAL FLASHING - DARK GREY



STAIR OVERHEAD PARPET 1422.08
433.45 m
ROOF PARAPET 1414.00
430.99 m
U/S CEILING 1411.00
430.07 m
LEVEL 6 1402.00
427.33 m
LEVEL 5 1391.75
424.21 m
LEVEL 4 1381.50
421.08 m
LEVEL 3 1371.25
417.96 m
LEVEL 2 1361.00
414.83 m
GROUND LEVEL 1350.75
411.71 m
AVERAGE GRADE 1349.39
411.29 m

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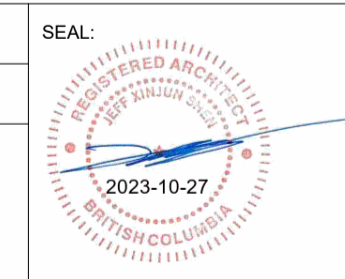
PROJECT:
Multi-family Development

465-495 DOUGALL ROAD N,
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CLIENT:

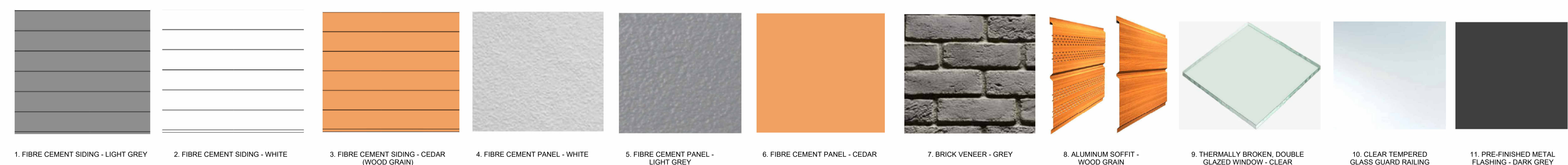
CONSULTANT:

SCALE: 1" = 10'-0"
DATE: 08/11/2023
JOB NO.: 2322



SHEET TITLE:
ELEVATIONS

DRAWING NO.:
A3.1



Key Value	Keynote Text
1	FIBRE CEMENT SIDING - LIGHT GREY
2	FIBRE CEMENT SIDING - WHITE
3	FIBRE CEMENT SIDING - CEDAR (WOOD GRAIN)
4	FIBRE CEMENT PANEL - WHITE
5	FIBRE CEMENT PANEL - LIGHT GREY
6	FIBRE CEMENT PANEL - CEDAR
7	BRICK VENEER - GREY
8	ALUMINUM SOFFIT - WOOD GRAIN
9	THERMALLY BROKEN, DOUBLE GLAZED WINDOW - CLEAR
10	CLEAR TEMPERED GLASS GUARD RAILING
11	PRE-FINISHED METAL FLASHING - DARK GREY
12	PRIVACY SCREEN - FROSTED GLASS PARTITION WALL
13	ALUMINUM GUARDRAIL - BLACK
14	VINYL WINDOW/DOOR FRAME - BLACK
15	CONCRETE
16	WOOD - PAINTED WHITE
17	WOOD COLUMN - PAINTED WHITE



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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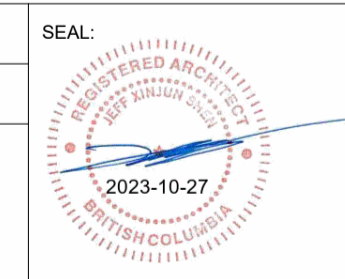
PROJECT:
Multi-family Development

465-495 DOUGALL ROAD N,
KELOWNA, BC

CLIENT:

CONSULTANT:

SCALE: 1" = 10'-0"
DATE: 10/27/2023
JOB NO.: 2322

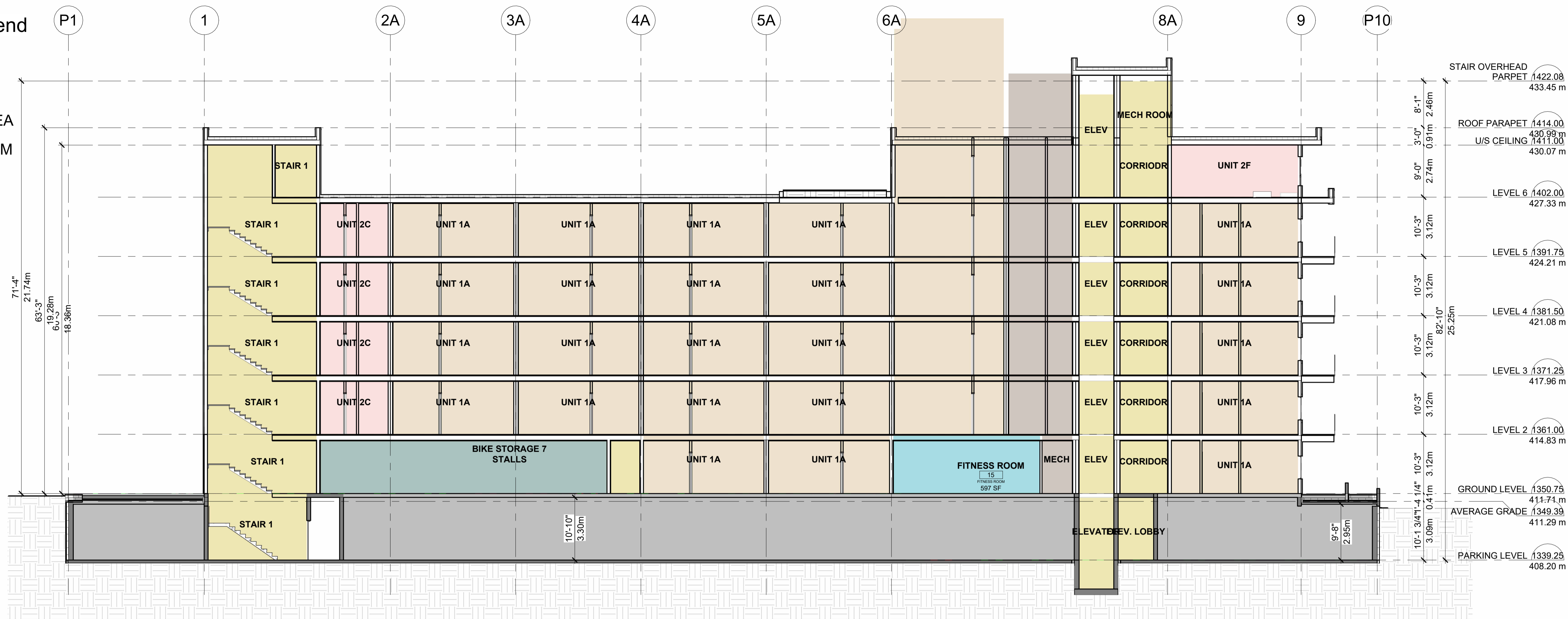


SHEET TITLE:
ELEVATIONS

DRAWING NO.: **A3.2**
REVISION No.:

Unit Type Legend

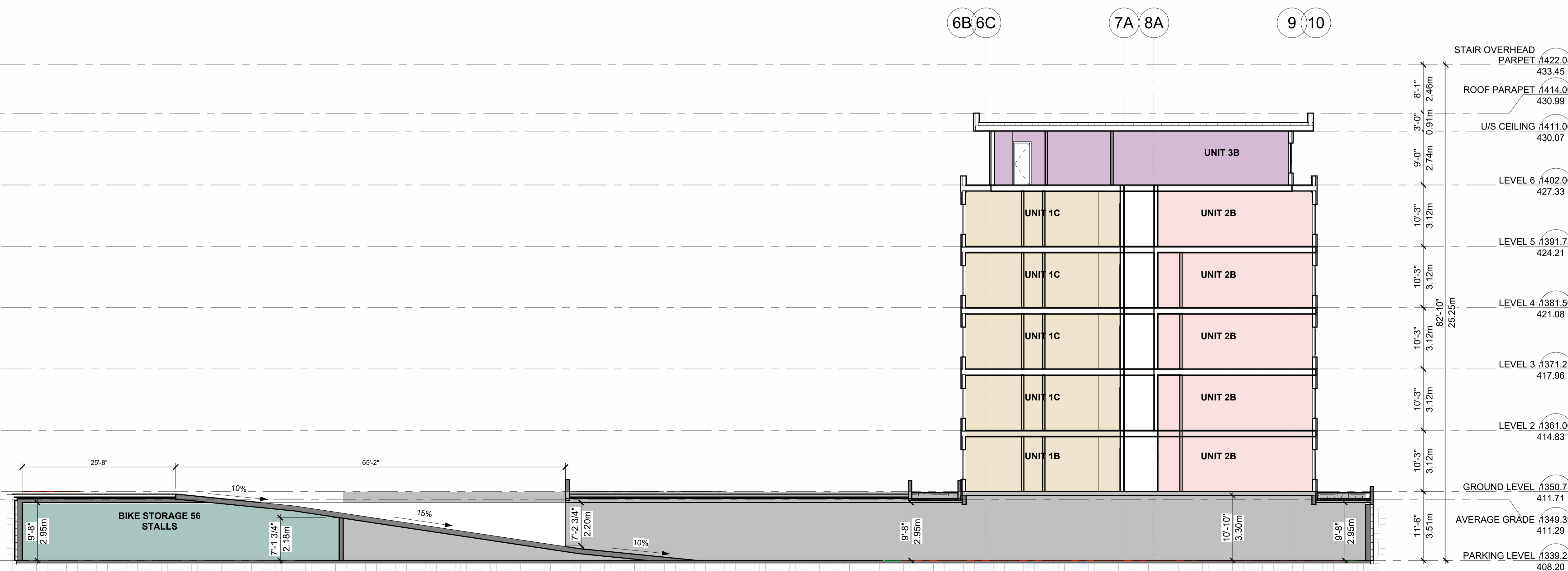
- 1 BEDROOM
- 2 BEDROOM
- COMMON AREA
- FITNESS ROOM
- PARKING
- SERVICE
- STORAGE



1 LONG SECTION
1" = 10'-0"

Unit Type Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- PARKING
- STORAGE



2 RAMP SECTION
1" = 10'-0"

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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465-495 DOUGALL ROAD N,
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CLIENT:

CONSULTANT:

SCALE: 1" = 10'-0"

DATE: 08/11/2023

JOB NO.:

2322

SHEET TITLE:

SECTIONS

DRAWING NO.:

A4.1

REVISION NO.:



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PROJECT:
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CLIENT:

CONSULTANT:

SCALE:	SEAL:
DATE: 08/11/2023	
JOB NO:	
2322	

SHEET TITLE:
RENDERINGS

DRAWING NO.: **A5.1** REVISION No:



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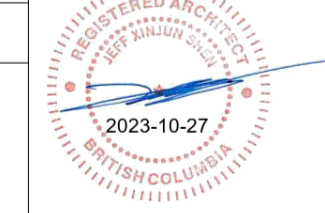
SCALE:

DATE: 08/11/2023

JOB NO.:

2322

SEAL:



SHEET TITLE:

RENDERINGS

DRAWING NO.:

A5.2

REVISION No.:



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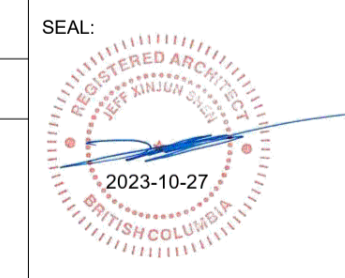
CONSULTANT:

SCALE: SEAL:

DATE: 08/11/2023

JOB NO.:

2322



SHEET TITLE:

RENDERINGS

DRAWING NO.:

A5.3

REVISION No.:



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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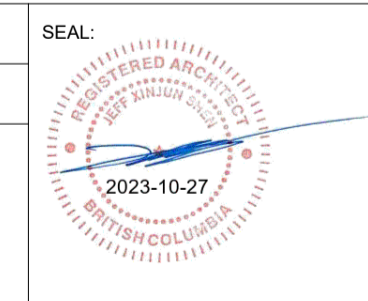
PROJECT:
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CONSULTANT:

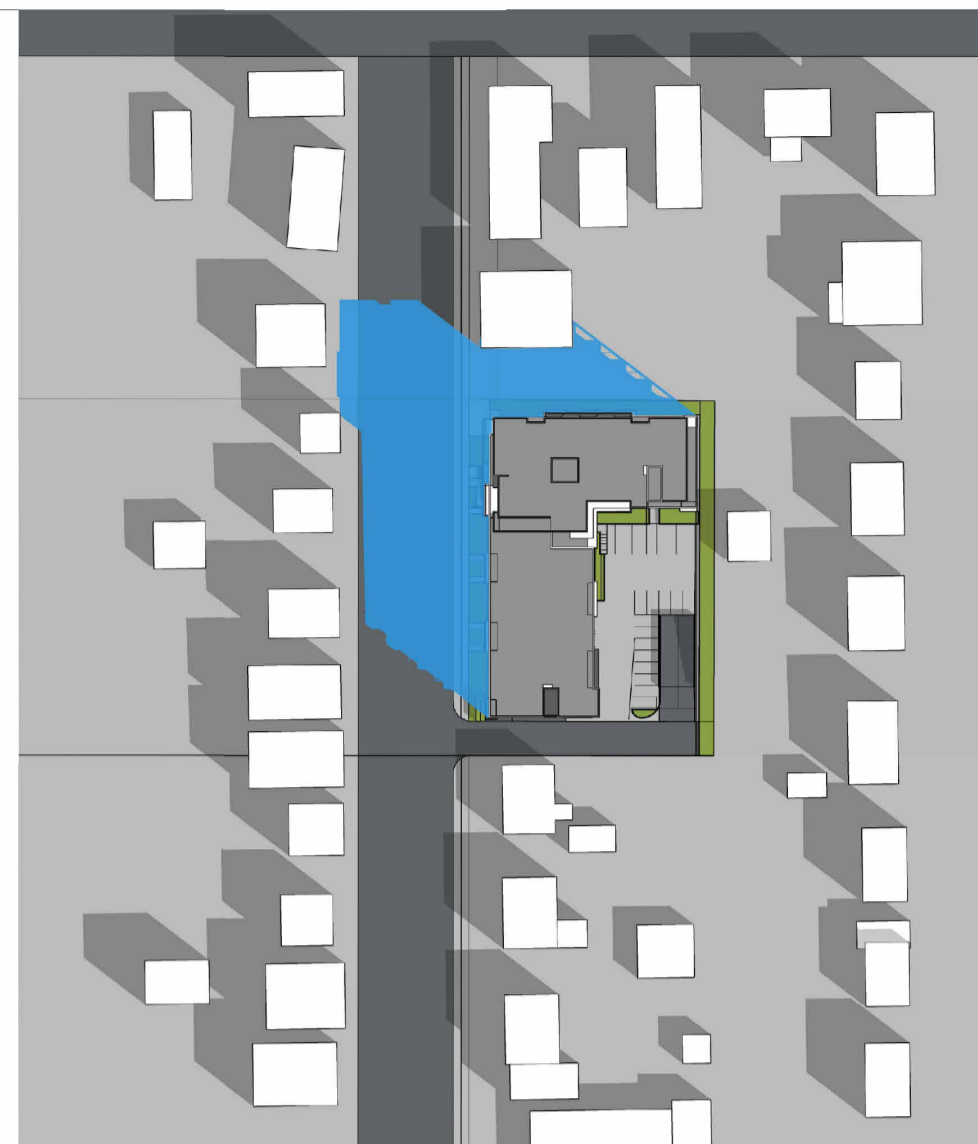
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DATE: 08/11/2023
JOB NO.:
2322



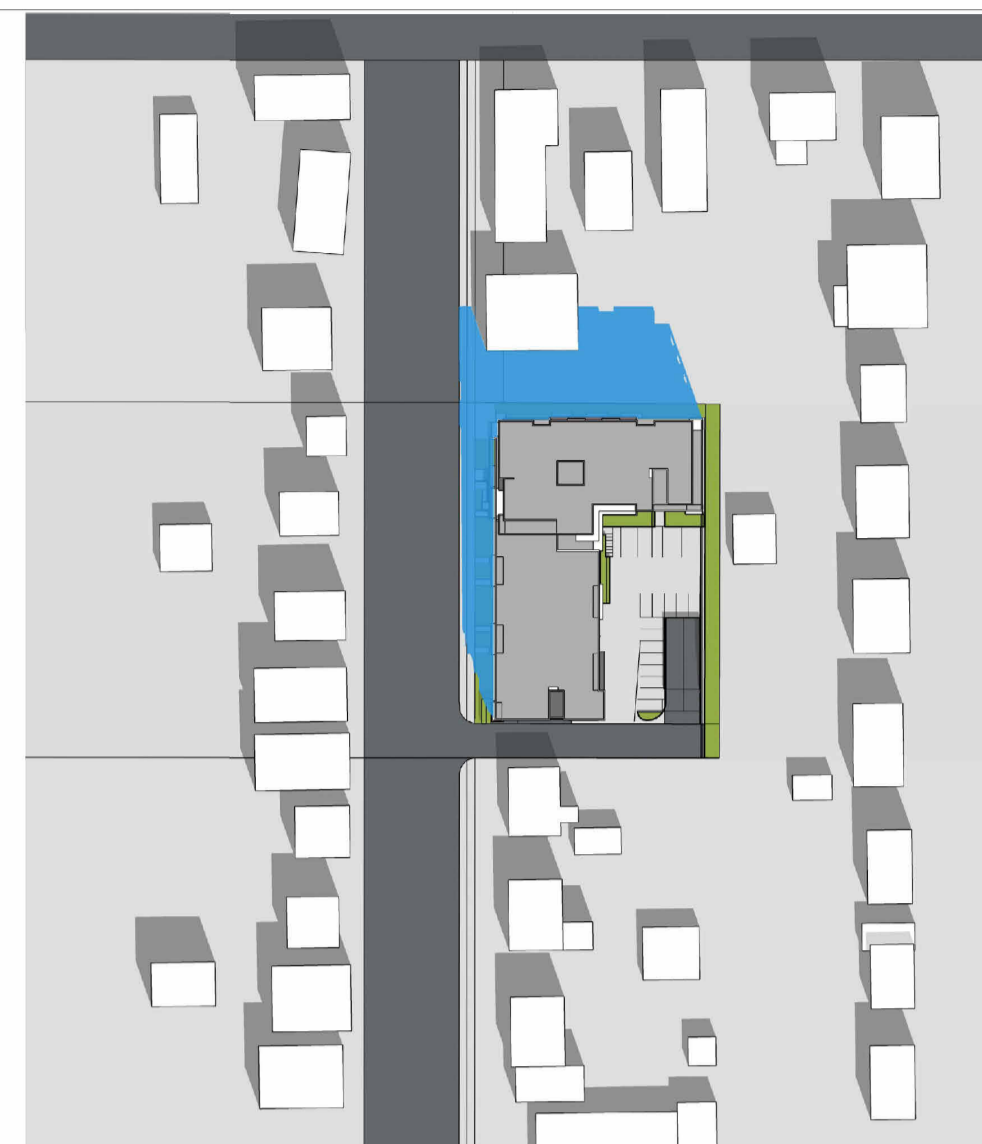
SHEET TITLE:
RENDERINGS

DRAWING NO.:
A5.4

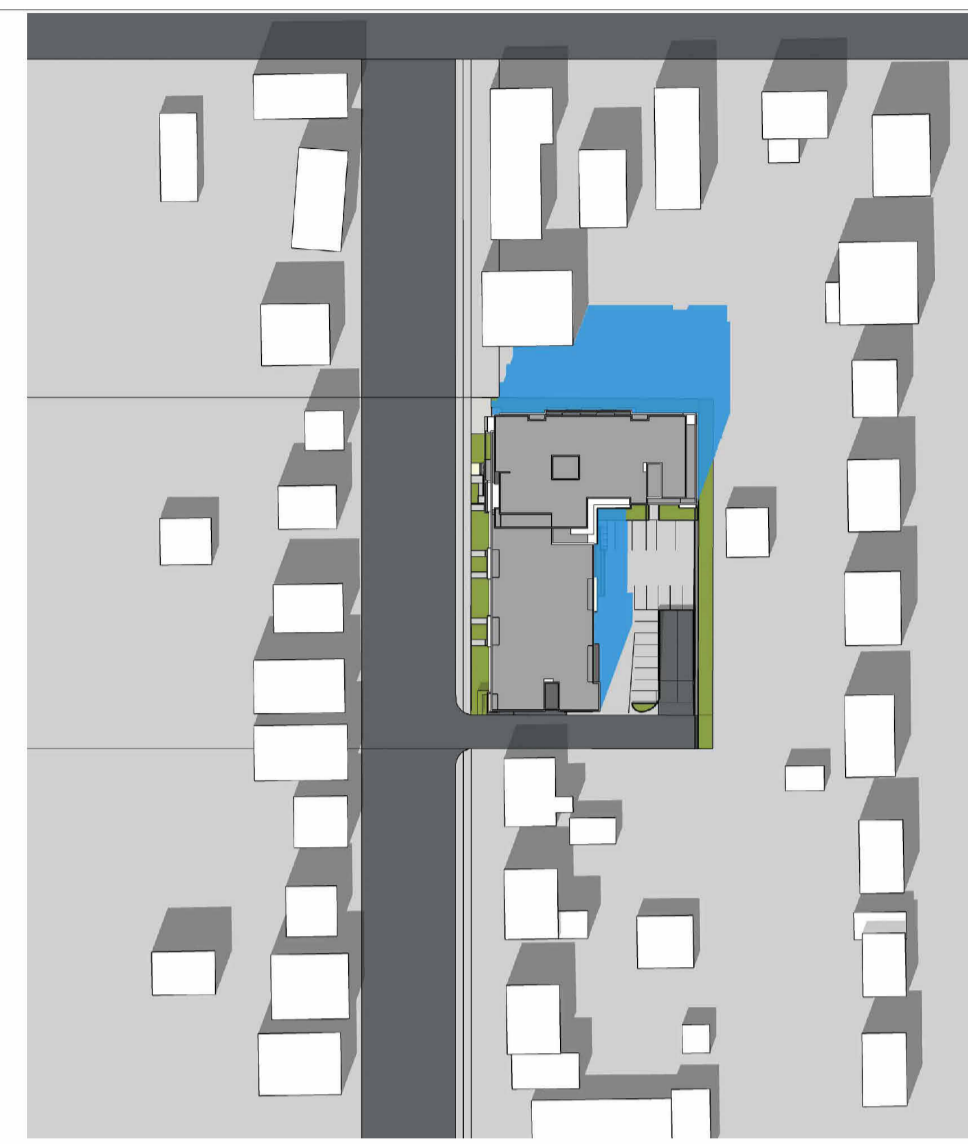
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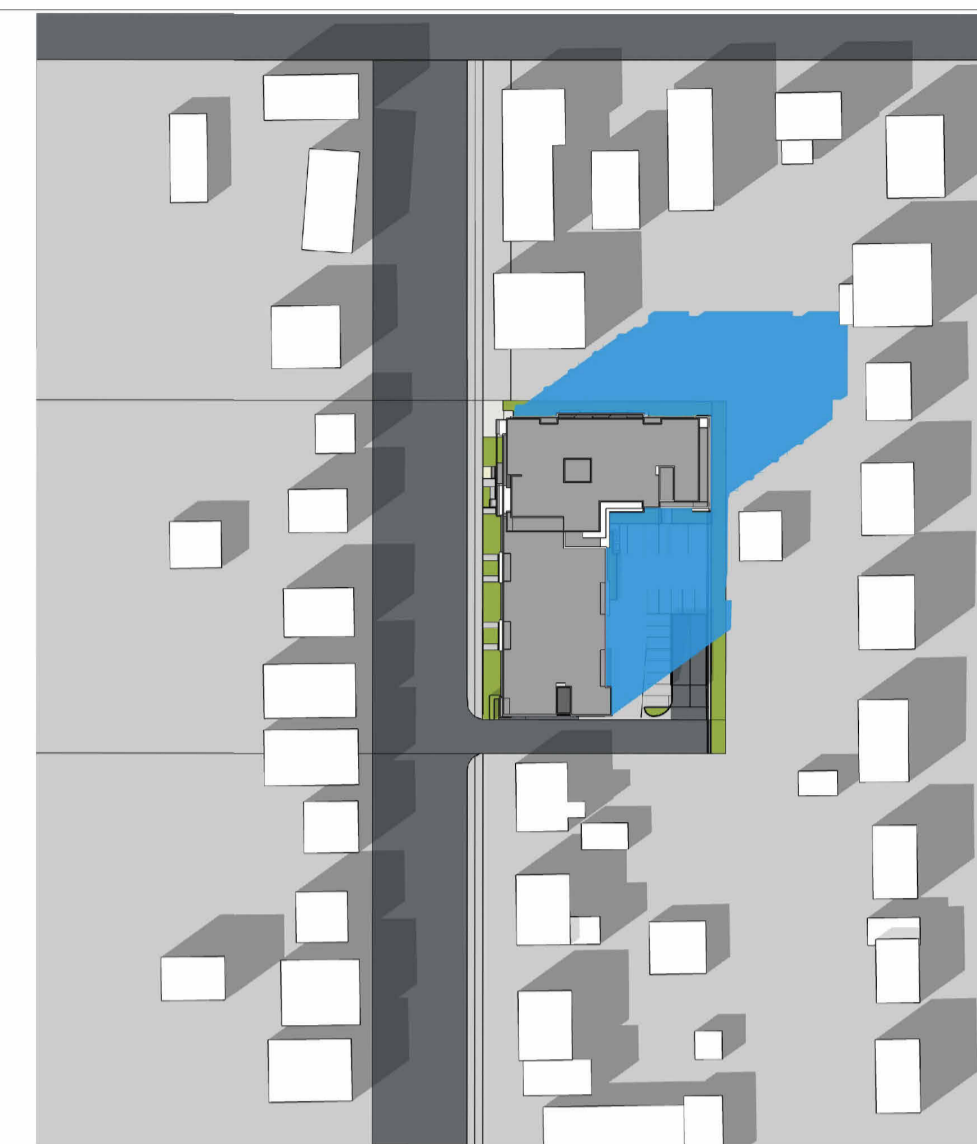
MARCH/SEPTEMBER 21ST 10AM



MARCH/SEPTEMBER 21ST 12PM



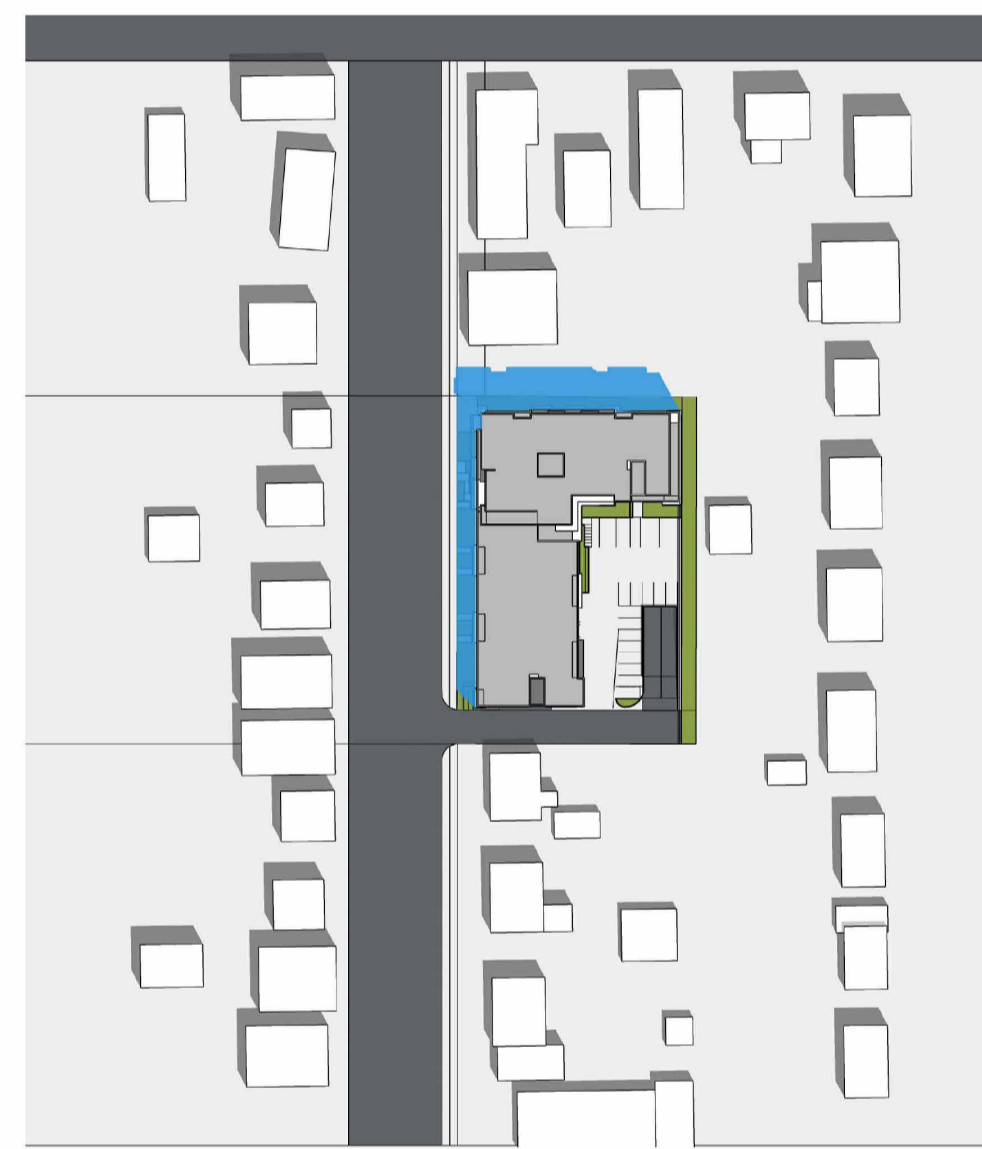
MARCH/SEPTEMBER 21ST 2PM



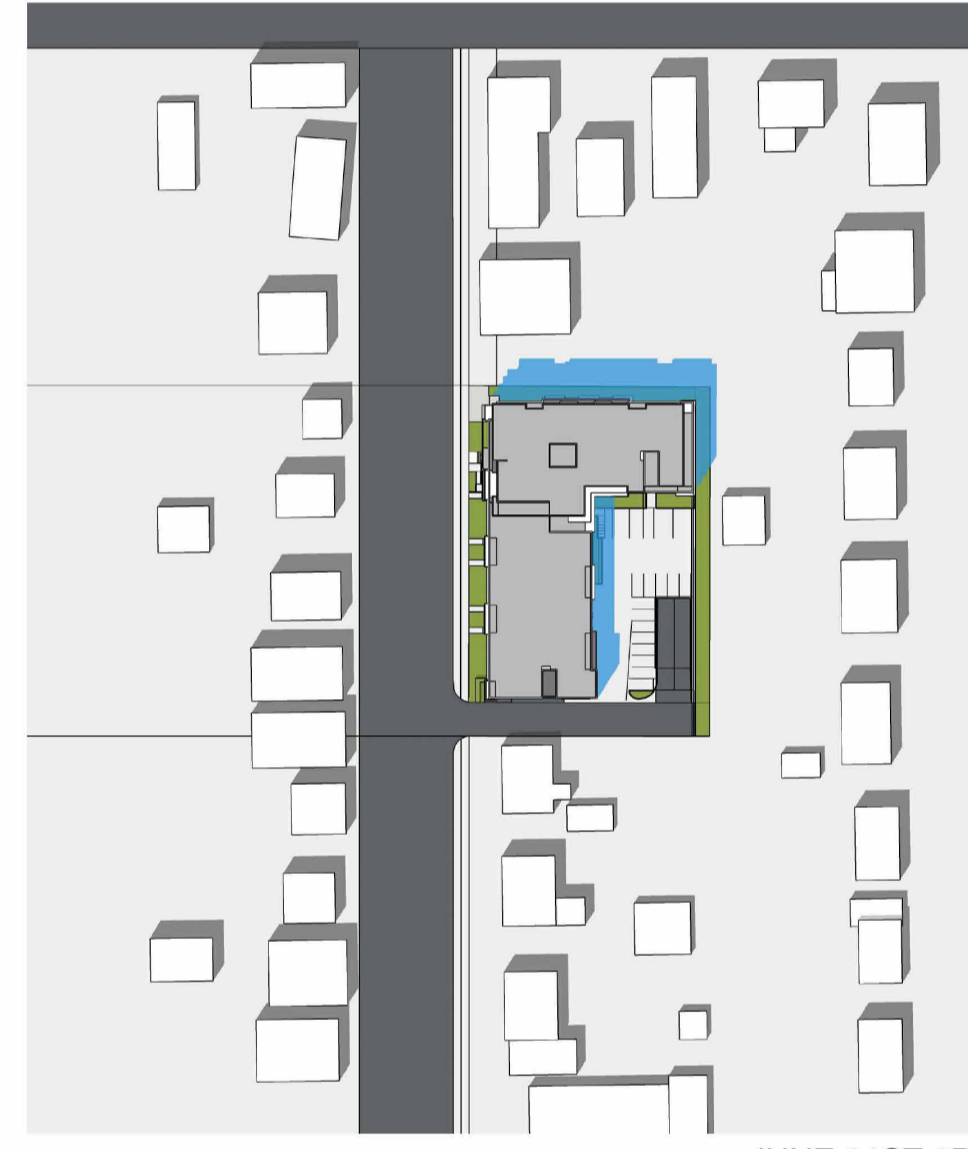
MARCH/SEPTEMBER 21ST 4PM



JUNE 21ST 10AM



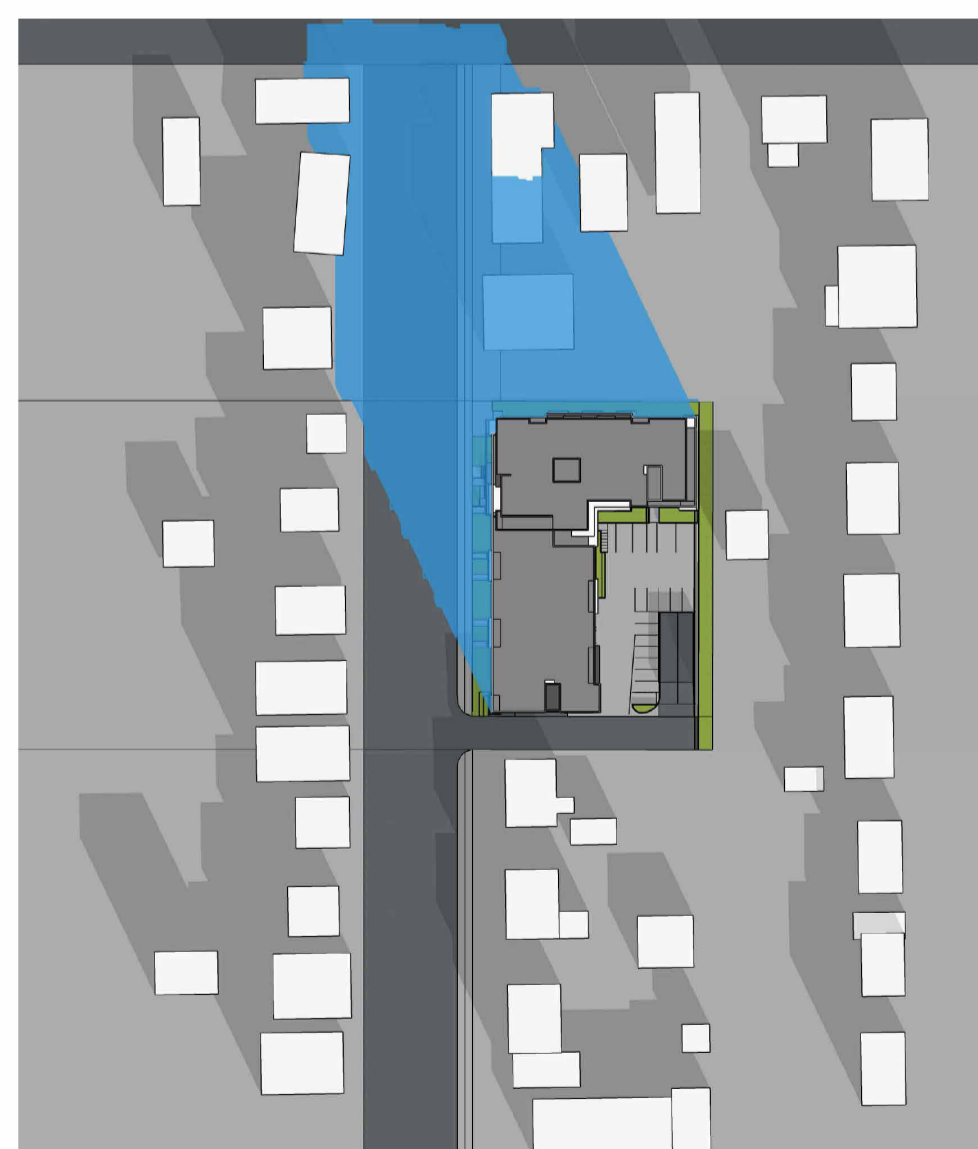
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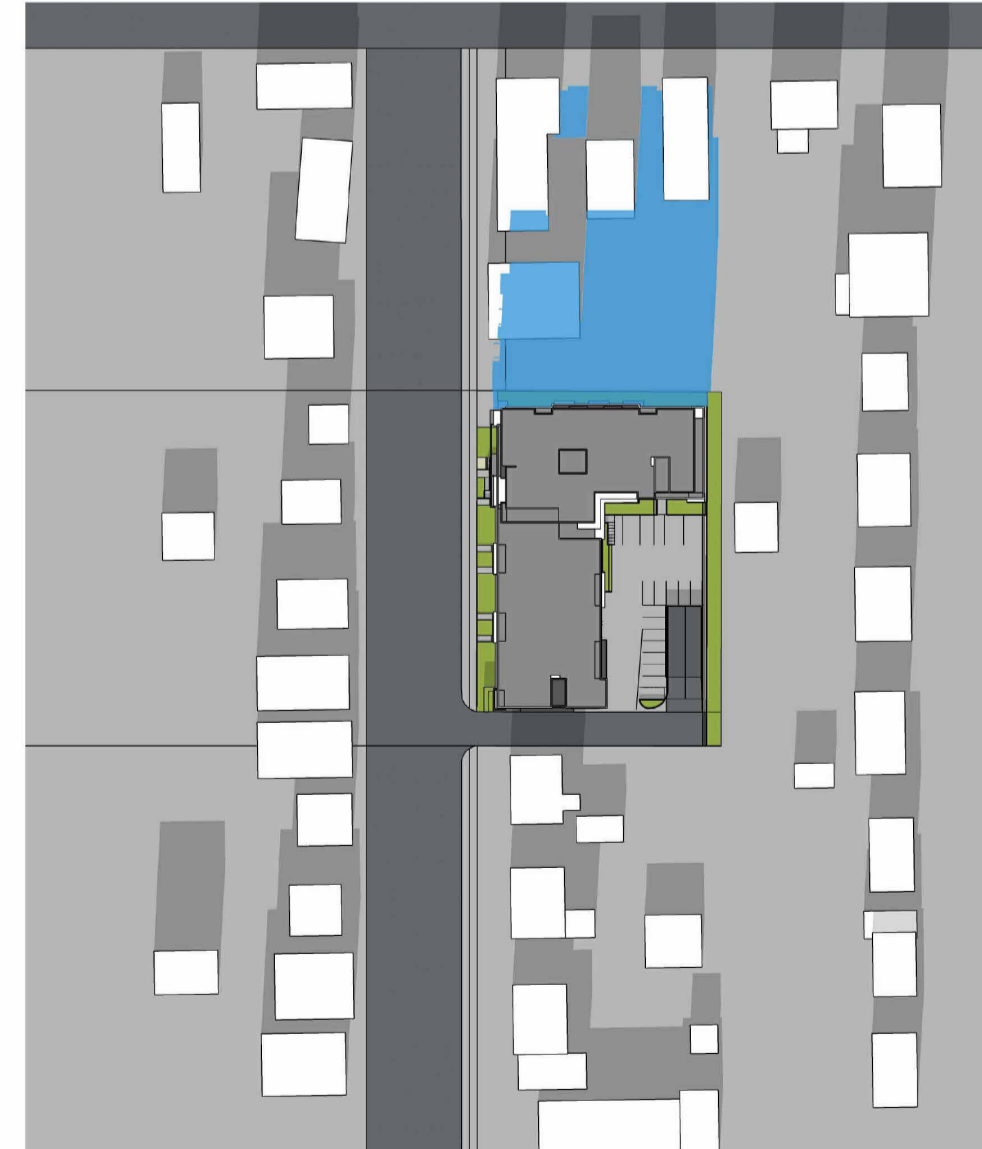
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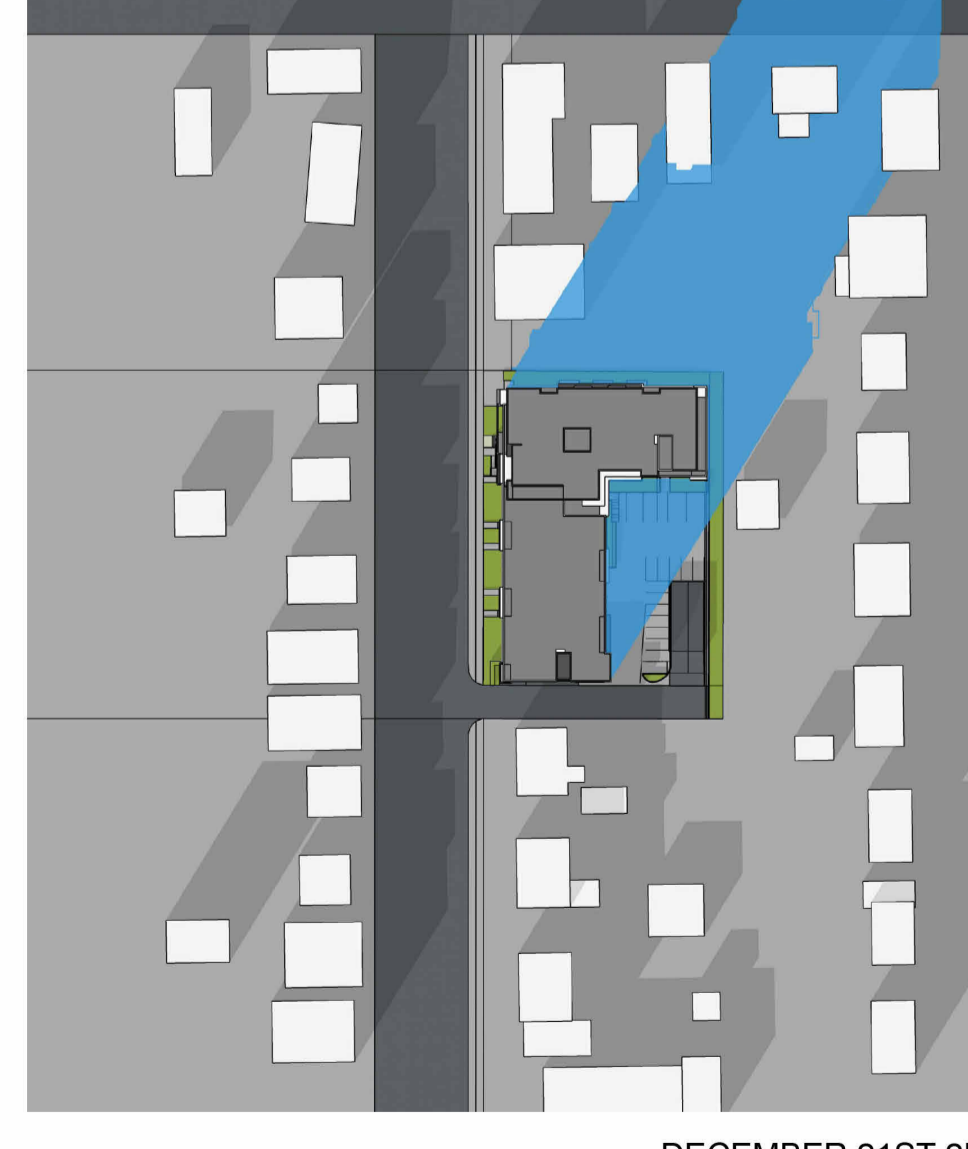
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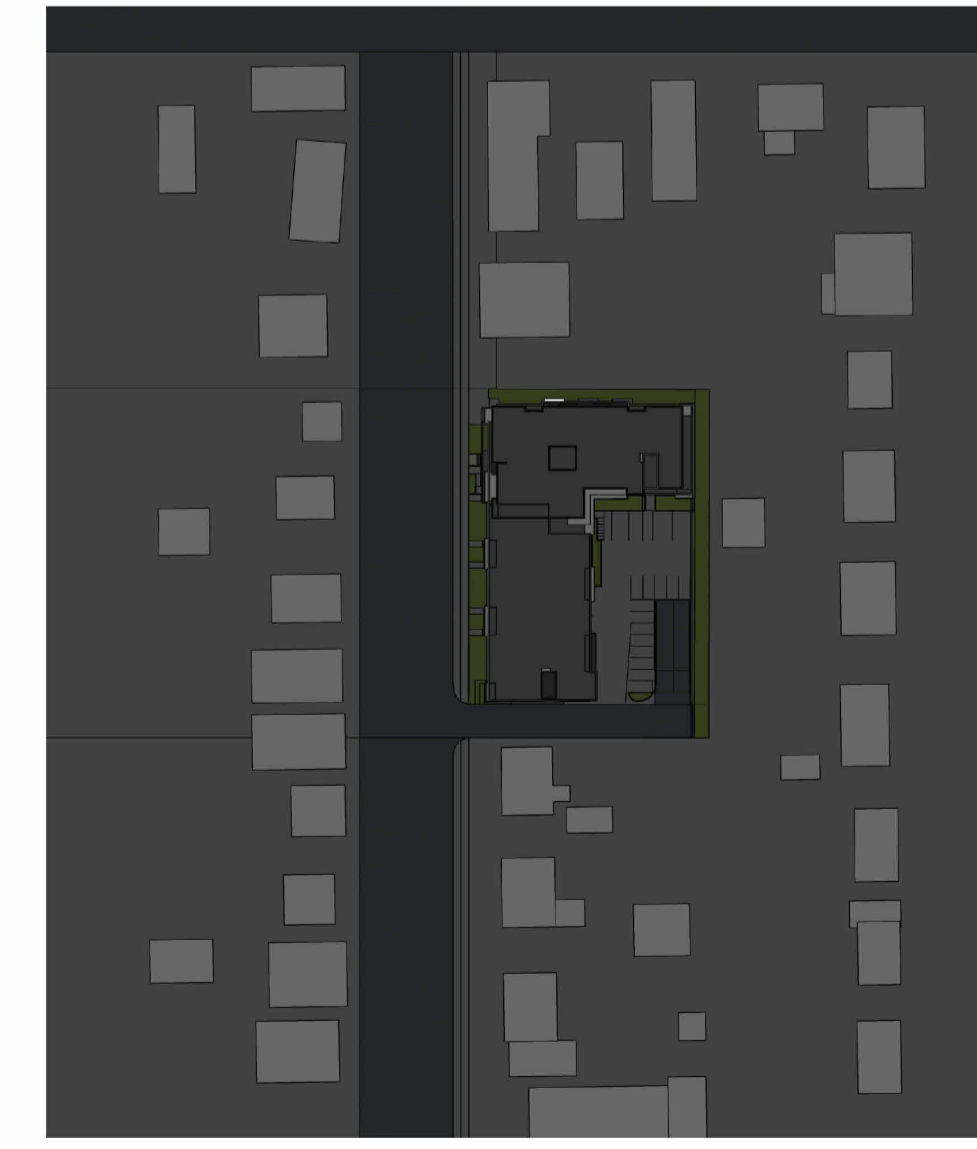
DECEMBER 21ST 10AM



DECEMBER 21ST 12PM



DECEMBER 21ST 2PM



DECEMBER 21ST 4PM

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NO. REVISION	DATE
REVISIONS:	
Client Review	AUG. 11, 2023
Development Permit	OCT. 15 2023

ISSUED FOR:	DATE
Client Review	AUG. 11, 2023
Development Permit	OCT. 15 2023

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PROJECT:

Multi-family Development

465-495 DOUGALL ROAD N,
KELOWNA, BC

CLIENT:

CONSULTANT:

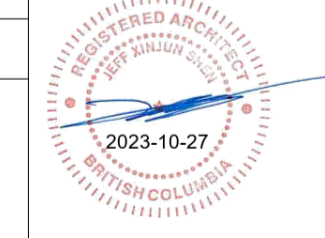
SCALE:

DATE: 07/05/23

JOB NO.:

2322

SEAL:



SHEET TITLE:

SHADOW STUDY

DRAWING NO.:

A6.0

REVISION No.:



July 6th, 2023

465 Dougall Road North

PK Developments

Client Address 11773 156 ST NW | Edmonton, AB T5M 3N4

Attn: Kevin Gordon

Via email to: kgordon@pkdevelopments.ca

Re: 465 Dougall Road North – Preliminary Cost Estimate for Bonding

Dear Kevin:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 465 Dougall Road North conceptual landscape plan dated 07.06.23;

- On-site Improvements: 531 square metres (5716 square feet) = \$27,940.50
- Off-site Improvements: 94 square metres (1012 square feet) of = \$7,185.00

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

A handwritten signature in black ink, appearing to read "Fiona".

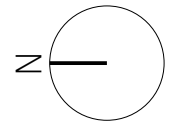
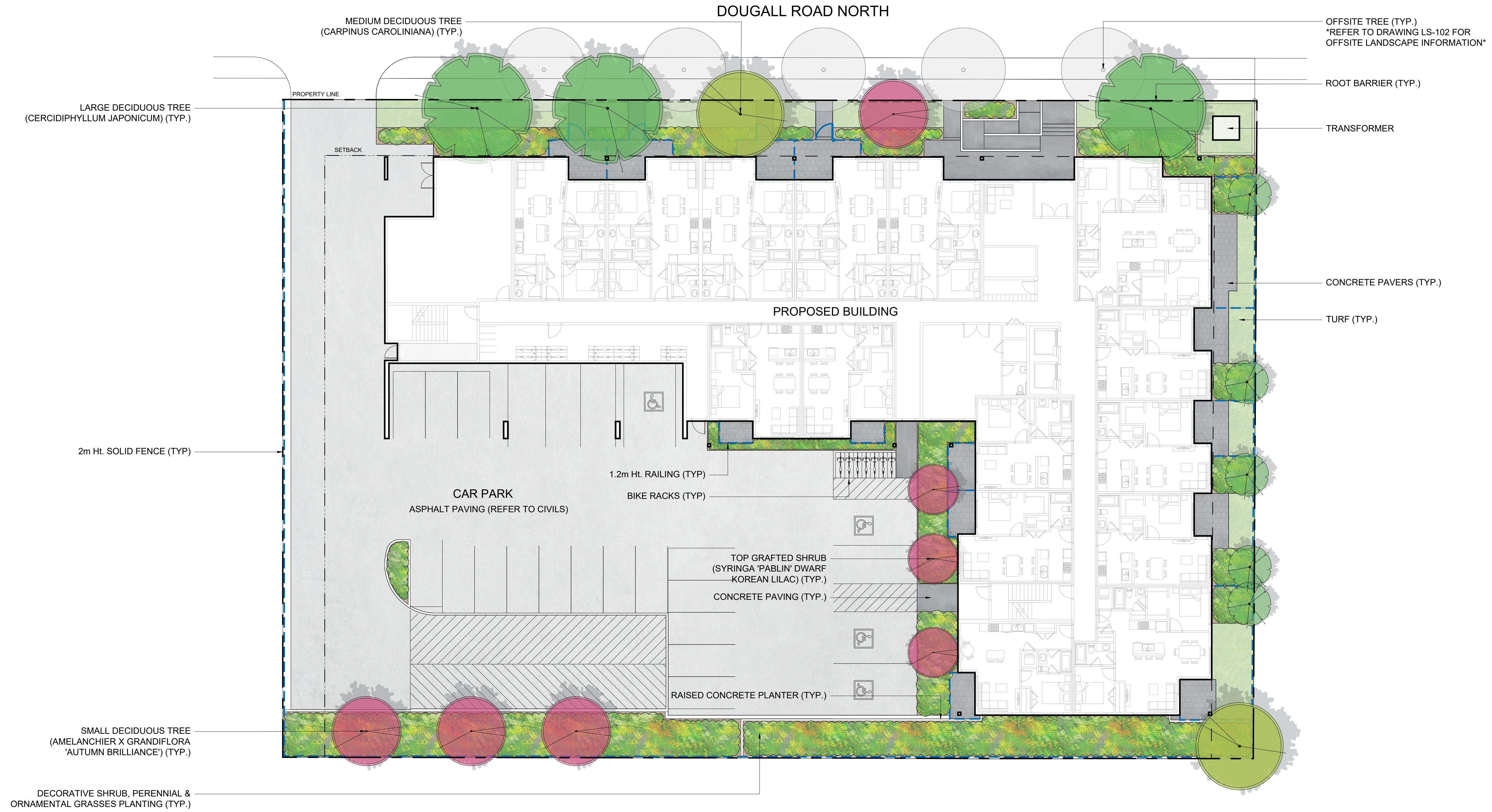
Fiona Barton, MBCSLA, CSLA

as per

Ecora Engineering & Resource Group Ltd.

200-2045 Enterprise Way, Kelowna, BC, V1Y 9T5 P 250.469.9757

ecora.ca



PROJECT TITLE
465 DOUGALL ROAD NORTH
 Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	23.06.27	Review
2	23.07.06	Issue for DP
3		
4		
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PROJECT NO 22-0343
 DESIGN BY AM
 DRAWN BY GS
 CHECKED BY FB
 DATE June 27th, 2023
 SCALE 1:150
 PAGE SIZE 24" x 36"

SEAL



DRAWING NUMBER

LS-101
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LANDSCAPE NOTES

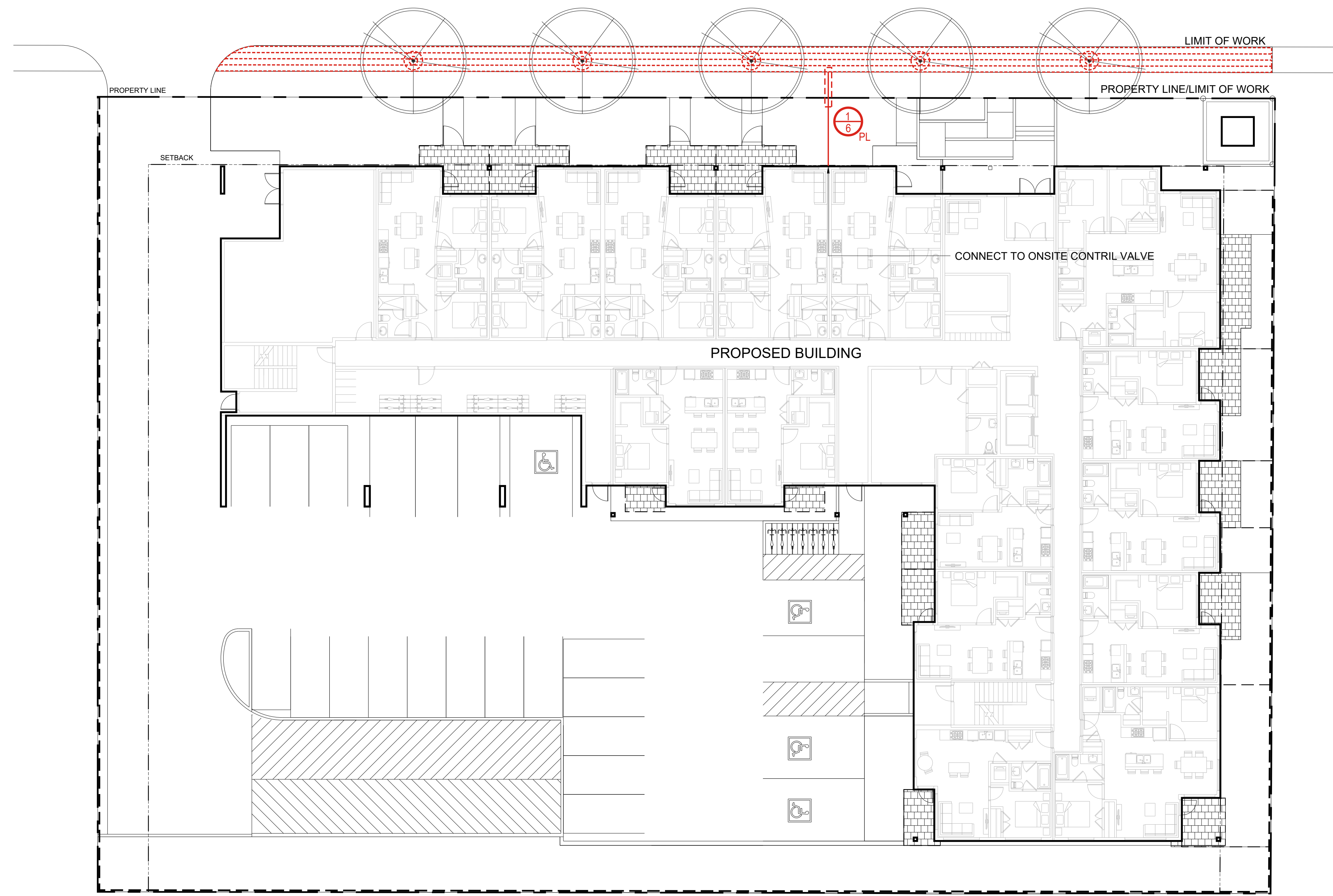
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT. SMALL TREE BEDS TO RECEIVE 1500mm DEPTH TOPSOIL PLACEMENT TO ACHIEVE SOIL VOLUME PER TREE REQUIREMENTS.
5. TURF AREA 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.
7. SOIL CELLS WITH FULL DEPTH GROWING MEDIUM UNDER ALL HARDSCAPE AND CRUSHER FINES PAVING IN SETBACK.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3	5cm CAL.
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	4	3cm CAL.
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	4	4cm CAL.
SHRUBS			
ARCTOSTAPHYLOS UVA-URSI	KINKINNICK	50	#02 CONT. /0.6M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	38	#02 CONT. /1.2M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	15	#01 CONT. /1.3M O.C. SPACING
ROSA 'RADCON'	RAINBOW KNOCKOUT ROSE	20	#02 CONT. /1.0M O.C. SPACING
SYRINGA 'PABLIN' DWARF KOREAN LILAC (TG)	TOP GRAFTED KOREAN LILAC	3	#02 CONT. /1.0M O.C. SPACING
TAXUS MEDIA 'AUTONI'	TAUTON YEW	33	#02 CONT. /1.0M O.C. SPACING
VIBURNUM TRELOBUM 'COMPACTUM'	COMPACT CRANBERRY	19	#02 CONT. /1.5M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA MILLEFOLIUM 'TERRACOTTA'	TERRACOTTA YARROW	29	#01 CONT. /0.6M O.C. SPACING
ATHYRIUM FILIX-FEMINA 'LADY IN RED'	LADY IN RED FERN	31	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOESTER FEATHER REED GRASS	12	#01 CONT. /1.0M O.C. SPACING
ECHINACEA PURPUREA 'SOLAR FLARE'	SOLAR FLARE CONEFLOWER	35	#01 CONT. /0.6M O.C. SPACING
RUBECCKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	35	#01 CONT. /0.6M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	35	#01 CONT. /0.6M O.C. SPACING
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED	12	#01 CONT. /1.0M O.C. SPACING
TARELLA CORDIFOLIA	FOAMFLOWER	35	#01 CONT. /0.6M O.C. SPACING



DOUGALL ROAD NORTH



IRRIGATION LEGEND

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

IRRIGATION ZONE CHART

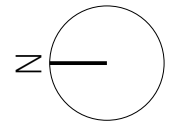
ZONE #	VALVE SIZE	LANDSCAPE TYPE	PRODUCT TYPE	APPLICATION RATE	OPERATING PRESSURE	ZONE FLOW	OPERATING TIME
1	1"	PLANTING AREA	DRIP	7.4mm/hr	40 PSI	6 GPM	45 MINS / 2X PER WEEK

*CALCULATED FOR OFFSITE PRORION ONLY
 **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 = 45 MINS / WEEK (3.5 HRS)

IRRIGATION NOTES

1. SPECIFICATIONS: ALL SPECIFIED WORK TO MEET THE PROJECT SPECIFICATIONS, 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. VERIFICATION: SYSTEM DESIGN IS BASED ON (10) 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: ABSOLUTELY 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.
10. COMPONENTS: ALL INTERIOR POINT OF CONNECTION COMPONENTS TO BE BRASS.



PROJECT TITLE
465 DOUGAL ROAD NORTH
 Kelowna, BC

DRAWING TITLE
OFFSITE IRRIGATION PLAN

ISSUED FOR / REVISION

1	23.06.27	Review
2	23.07.06	Issue for DP
3		
4		
5		

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 CHECKED BY: FB
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SEAL



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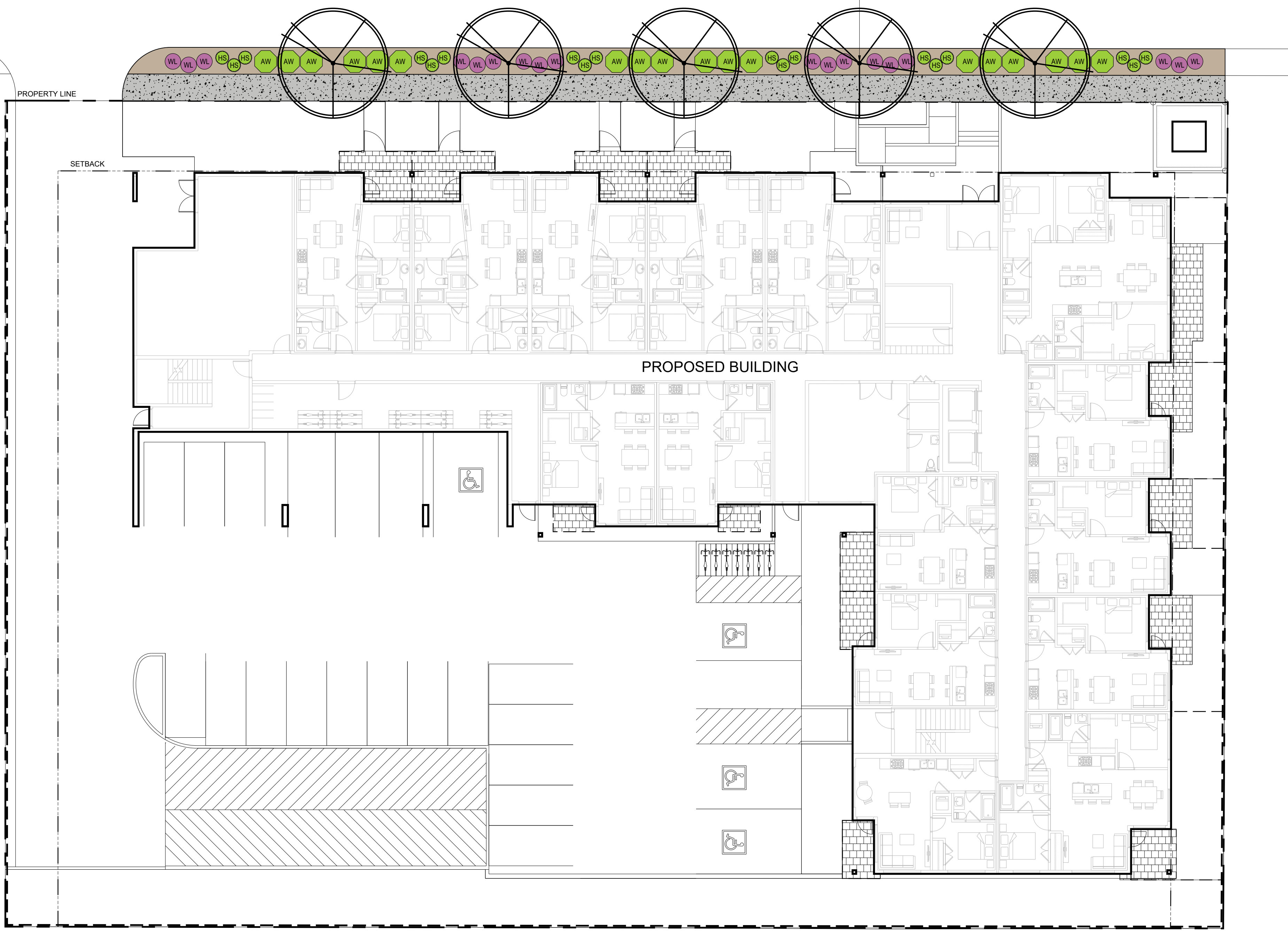
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DOUGALL ROAD NORTH

5 - ATR

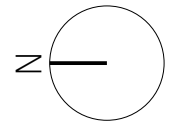


PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES				
ATR	ACER TRUNCATUM X A PLAT. 'JFS-KW187'	URBAN SUNSET MAPLE	5	5cm CAL.
SHRUBS				
AW	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18	#02 CONT. @ 0.6M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS				
WL	NEPETA RACEMOSA 'WALKERS LOW'	CATMINT WALKERS LOW	18	#01 CONT. @ 0.6M O.C. SPACING
HS	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	18	#01 CONT. @ 0.6M O.C. SPACING

LANDSCAPE NOTES

- 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).
- DIMENSIONS**
ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- INSPECTIONS**
THE CONTRACTOR IS RESPONSIBLE TO GIVE THE SITE INSPECTOR 48 HOURS NOTICE BEFORE ALL REQUIRED INSPECTIONS.
- 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.
- 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.
- CONTRACTOR'S JOB SITE CONDITIONS**
CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- 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.
- 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.
- SLEEVING**
REFER TO IRRIGATION PLAN FOR REQUIREMENTS OF SLEEVING UNDER PAVING.
- PROJECT STAKING**
ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
- 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.
- 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 8.0m APART.
- GROWING MEDIUM PLACEMENT**
GROWING MEDIUM SHALL BE PLACED AT 150mm MIN. DEPTH IN ALL TURF AREAS, AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED. CONTRACTOR TO IMPORT GROWING MEDIUM OR SCORES, 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.
- BACKFILL**
EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.
- ROOT BARRIER**
SHALL BE 40mm DEEP, AVAILABLE FROM DEEP ROOT OR APPROVED EQUAL. INSTALL IN 6.0m TYP. LENGTHS, AS SHOWN ON THE DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



PROJECT TITLE
465 DOUGAL ROAD NORTH
 Kelowna, BC

DRAWING TITLE
OFFSITE LANDSCAPE PLAN

ISSUED FOR / REVISION

1	23.06.27	Review
2	23.07.06	Issue for DP
3		
4		
5		

PROJECT NO: 22-0343
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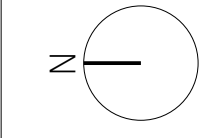
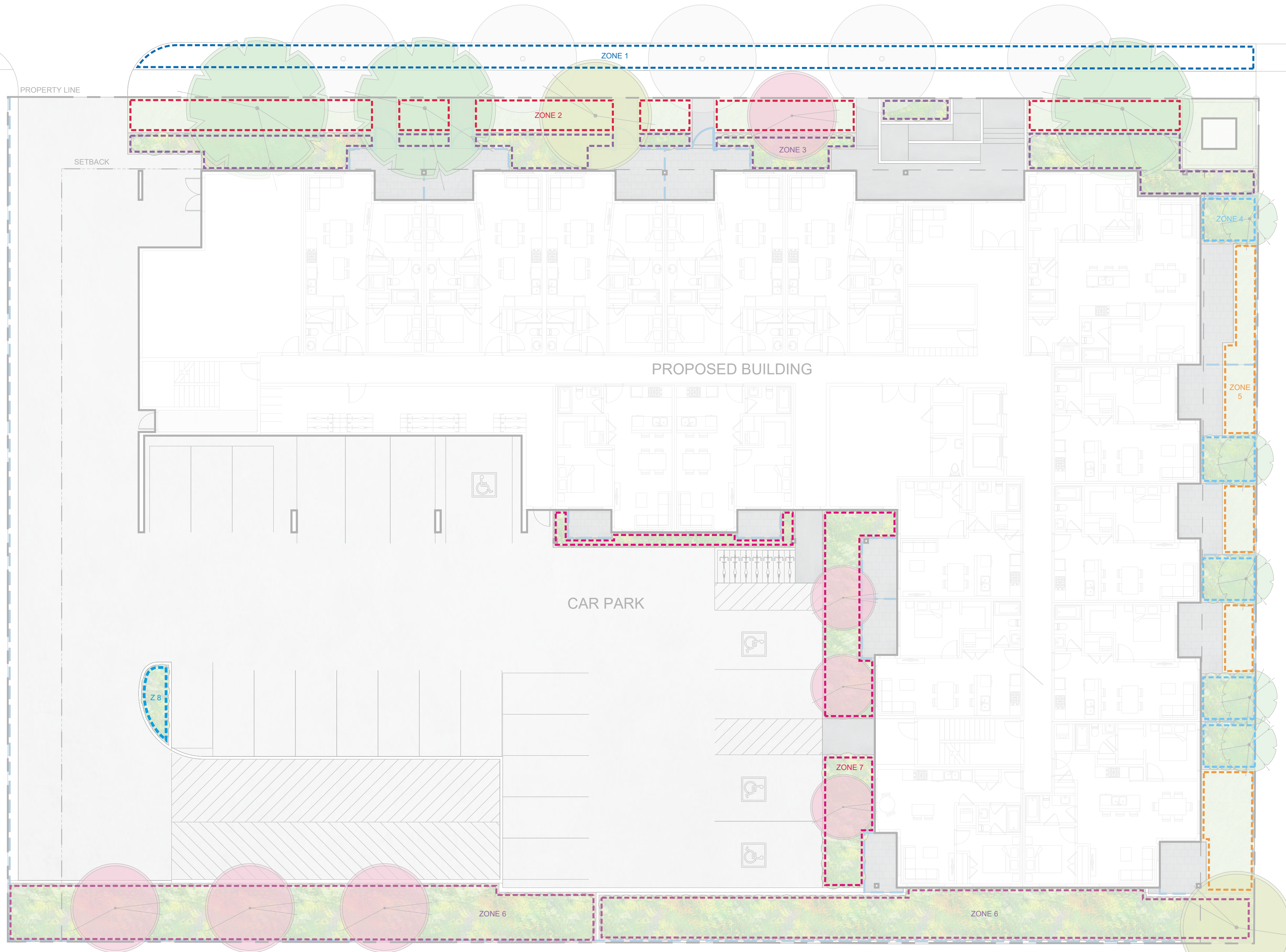
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DOUGALL ROAD NORTH



PROJECT TITLE
465 DOUGAL ROAD NORTH
 Kelowna, BC

DRAWING TITLE
WATER CONSERVATION PLAN

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 253 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 213 cu.m. / year
 WATER BALANCE = 40 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

	ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 84sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 31 cu.m.
	ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 86 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES ESTIMATED ANNUAL WATER USE: 24 cu.m.
	ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 87 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 42 cu.m.
	ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 34 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDINGS ESTIMATED ANNUAL WATER USE: 29 cu.m.
	ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 52 sq.m. MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES ESTIMATED ANNUAL WATER USE: 45 cu.m.
	ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 202 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 115 cu.m.
	ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 63 sq.m. MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES ESTIMATED ANNUAL WATER USE: 36 cu.m.
	ZONE #8: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 66sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 6 cu.m.

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	23.06.27	Review
2	23.07.06	Issue for DP
3		
4		
5		

PROJECT NO: 22-0343
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- IRRIGATION NOTES**
- 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).
 - THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
 - 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.
 - 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.
 - DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 - IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 - IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
 - 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.

APPLICANT INFORMATION

Owner	PK Developments		Contractor co. name	Ecora Engineering & Resource Group Ltd.	
Project address	465 Dougall Road North		Contractor contact name	Fiona Barton	
City	Kelowna		Contractor phone #	250-469-9757	
Owner phone #	780-909-0207		Contractor email	fiona.barton@ecora.ca	
Owner email	kgordon@pkdevelopments.ca				
Province	BC	Postal Code:	Preferred contact Owner <input type="checkbox"/> Contractor <input type="checkbox"/>		

NOTE: ALL 3 PAGES OF THE APPLICATION MUST BE COMPLETED AND SUBMITTED

LANDSCAPE AND IRRIGATION CHECKLIST

The Applicant in submitting this application, has adhered to:

- Applicable electrical standards, plumbing standards, and backflow prevention standards
- Bylaw 7900 Schedule 4 and 5
- Requirements of Water Regulation Bylaw

Where an exemption is required (e.g. golf course or large school field), contact the Water Smart program directly.

Note that checklists for selecting an irrigation contractor are available through the IIABC or the IA. Below is the link to the IIABC checklist.

<https://www.irrigationbc.com/page/selecting-a-contractor>

Applicant notes pertaining to the application:

LANDSCAPE WATER USE AREA

Applicant: **PK DEVELOPMENTS** Address: **465 Dougall Road North**

Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water:

421

sq.m.

(over 100 square meters)

Note: Include boulevard, and proposed lawn, plants, mulch, pervious decks or paving stones. Do not include areas that are not pervious such as buildings, paved driveways, concrete patios etc.

Step 2: Divide Into Landscape Treatments*		Plant Factor	Irrig Efficiency	Hydrozone Area	% of Total LA	Estimated Water
Note: each of the areas below are a 'HYDROZONE'		(PF)	(IE)	(HA)		(WU)
Unwatered Pervious Areas (not impervious paving)						
Mulch (Stone, bark or sand)		N/A	N/A		0%	N/A
Pervious deck (Spaced wood deck)		N/A	N/A		0%	N/A
Pervious paving (ie: AquaPave, Rima Pave)		N/A	N/A		0%	N/A
Naturalized meadow (wildflowers)		N/A	N/A		0%	N/A
Naturalized area (Existing natural area)		N/A	N/A		0%	N/A
Other:		N/A	N/A		0%	N/A
Swimming or ornamental pool		1	1		0%	0
Watered Planting Beds (shrubs or groundcover)						
<i>Planting Type</i>	<i>Irrig Efficiency</i>					
Low water use plants	High (Drip or Bubbler)	0.3	0.9		0%	0
Low water use plants	Moderate (Spray or Rotor)	0.3	0.7		0%	0
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	283	67%	94
Moderate water use plants	Moderate (Spray or Rotor)	0.5	0.7		0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9		0%	0
High water use plants	Moderate (Spray or Rotor)	0.7	0.7		0%	0
Watered Mown Lawn Areas	Moderate (Spray or Rotor)	1	0.7	138	33%	118
Special Landscape Areas (SLA)						
Vegetable Garden	High (Drip or Bubbler)	1	0.9		0%	0
Vegetable Garden	Moderate (Spray or Rotor)	1	0.7		0%	0
Commercial sportsfield turf	Moderate (Spray or Rotor)	1	0.7		0%	0
Rainwater or Recycled Water Use		0.3	1		0%	0
Totals				421	100%	213
Special Landscape Area (SLA) Sub total				0		

*If proposed design conditions are not shown on the form please contact Water Smart 250-469-8502



1435 Water Street
Kelowna, BC V1Y 1J4
250 469-8500
kelowna.ca

Landscape Water Conservation Report

Applicant:

PK DEVELOPMENTS

Address:

465 DUGALL ROAD NORTH

CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

Total Landscape Area	421	sq.m.
Landscape Water Budget (WB)	253	cu.m./yr.
Estimated Landscape Water Use (WU)	213	cu.m./yr.
Under (-OVER) Budget (Must be under Water Budget WB)	40	cu.m./yr.
	OK	

I confirm by completing the attached Landscape Water Conservation Report, that the project will conform to industry best practices for landscape and irrigation installation in Kelowna. I also acknowledge that the landscape treatments of the project will conform to the Hydrozone areas as identified in the Landscape Area Water Use Area table.

Name of Applicant (person submitting the form)

Date: _____

FOR CITY OF KELOWNA OFFICE USE ONLY

The calculations above satisfy the requirements of the Water Regulation Bylaw 10480 Section 4.4.2 and 4.4.3. and the application is hereby APPROVED with the signature of the Water Manager or designate.

Name of Kelowna Water Smart designate
For Water Manager

Date: _____



465 DOUGAL ROAD NORTH - Zoning Bylaw 12375 Landscape Summary

cuLandscape Standards (7.2)	Zone (UC4)		Proposed
Min. tree amount	6		6
Min. deciduous tree caliper	L: 5cm M: 4cm S: 3cm		L: 5cm M: 4cm S: 3cm
Min. coniferous tree height	250cm		N/A
Min. ratio between tree size	L: 50% minimum (min.) M: no min. or max. S: 25% maximum (max.)		L: 50% M: 33% S: 17%
Min. growing medium area	75% soil based landscaping		75% soil based landscaping
Min. growing medium volumes per tree	L: 30 cu.m or 25 cu.m if connected trench/cluster M: 20 cu.m or 18 cu.m if connected trench/cluster S: 15 cu.m or 12 cu.m if connected trench/cluster		L: 30 cu.m & 25 cu.m where connected trench/cluster ² M: 18 cu.m where connected trench/cluster ² S: 15 cu.m & 12 cu.m where connected trench/cluster ²
Landscape graded area (7.2.7)	Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes		Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes
Fence Height	2.0m		2.0m
Riparian management area?	N	y/n	N
Retention of existing trees on site?	N	y/n	N
Surface parking lot (7.2.10)?	Y	y/n	Y
Refuse & recycle bins screened?	Y	y/n	Bins are located within interior room in parkade
Other:			