

# THE POINTE AT QUAIL

## 4- & 3-UNIT MULTI-FAMILY ATTACHED DWELLING

### 3179 VIA CENTRALE

### KELOWNA, BRITISH COLUMBIA

### PART OF LOT A, SEC. 14 AND 15, TP 23, ODYD, PLAN KAP56202

## CARLISLE GROUP



NOTE: 3D RENDERERS FOR REFERENCE ONLY. FINAL COLOURS MAY VARY BASED ON SPECIFICATION, MONITOR COLOUR SETTINGS AND/OR PRINT QUALITY. DO NOT SCALE.

SHEET LIST	
SHEET NAME	PAGE #
BUILDING STATISTICS	A0.0
SITE PLAN	A0.1
MAIN FLOOR PLAN	A1.1
UPPER FLOOR PLAN	A1.2
3rd FLOOR PLAN	A1.3
ROOF PLAN	A1.4
ELEVATIONS	A2.0
ELEVATIONS	A2.1
ELEVATIONS	A2.2

GENERAL SITE INFO:	AMENITY SPACE:	UNIT STATISTICS:
LEGAL ADDRESS: PART OF LOT A, PLAN KAP56202 SEC. 14 & 15, TP. 23, ODYD MUNICIPAL ADDRESS: 2139 VIA CENTRALE MUNICIPALITY: CITY OF KELOWNA	UNIT 1 (TOTAL): 35.40 m <sup>2</sup> FRONT DECK: 16.82 m <sup>2</sup> REAR PATIO: 18.58 m <sup>2</sup> UNIT 2 (TOTAL): 33.35 m <sup>2</sup> FRONT DECK: 16.63 m <sup>2</sup> REAR PATIO: 16.72 m <sup>2</sup> UNIT 3 (TOTAL): 33.35 m <sup>2</sup> FRONT DECK: 16.63 m <sup>2</sup> REAR PATIO: 16.72 m <sup>2</sup> UNIT 4 (TOTAL): 35.40 m <sup>2</sup> FRONT DECK: 16.82 m <sup>2</sup> REAR PATIO: 18.58 m <sup>2</sup> UNIT 5 (TOTAL): 30.10 m <sup>2</sup> FRONT DECK: 11.52 m <sup>2</sup> REAR PATIO: 18.58 m <sup>2</sup> UNIT 6 (TOTAL): 27.03 m <sup>2</sup> FRONT DECK: 10.31 m <sup>2</sup> REAR PATIO: 16.72 m <sup>2</sup> UNIT 7 (TOTAL): 41.75 m <sup>2</sup> FRONT DECK: 24.81 m <sup>2</sup> REAR PATIO: 16.94 m <sup>2</sup> TOTAL AMENITY SPACE: 238.38 m <sup>2</sup>	BUILDING 1 (TOTAL DEVELOPED): 6,002 SF UNIT 1 (3-BED): 1,592 SF UNIT 2 (2-BED): 1,409 SF UNIT 3 (2-BED): 1,409 SF UNIT 4 (3-BED): 1,592 SF BUILDING 2 (TOTAL DEVELOPED): 5,137 SF UNIT 5 (3-BED): 1,583 SF UNIT 6 (2-BED): 1,400 SF UNIT 7 (3-BED): 2,154 SF OVERALL FRONT DECKS: 1,232 SF OVERALL REAR DECKS: 1,384 SF OVERALL GARAGES: 4,189 SF GROSS FLOOR AREA (DEVELOPED): 11,139 SF GFA: 1,024.85 m <sup>2</sup>
SITE COVERAGE: SITE AREA: (PROPOSED LOT LINES) 1807.55 m <sup>2</sup> BROVIDED COVERAGE: BUILDING 1 FOOTPRINT: 311.41 m <sup>2</sup> DRIVEWAY PARKING AREA: 35.39 m <sup>2</sup> DECKS & PATIO ABOVE 0.6m: 35.39 m <sup>2</sup> BUILD-OUTS: 0.59 m <sup>2</sup> BUILDING 2 FOOTPRINT: 243.43 m <sup>2</sup> DRIVEWAY PARKING AREA: 62.62 m <sup>2</sup> DECKS & PATIO ABOVE 0.6m: 16.94 m <sup>2</sup> BUILD-OUTS: 0.97 m <sup>2</sup> VISITOR PARKING AREA: 18.04 m <sup>2</sup> TOTAL COVERAGE ON SITE: 804.69 m <sup>2</sup> COVERAGE: 50.06%	BUILDING HEIGHT: BUILDING 1 AVERAGE GRADE (4 CORNERS): 502.12 ROOF PEAK: 512.19 ROOF EAVE: 510.40 ROOF AVERAGE HIGH POINT: 511.30 BUILDING HEIGHT: 8.18m BUILDING 2 AVERAGE GRADE (4 CORNERS): 502.15 ROOF PEAK: 512.19 ROOF EAVE: 510.06 ROOF AVERAGE HIGH POINT: 511.12 BUILDING HEIGHT: 8.97m	FAR: SITE AREA: 1607.55 m <sup>2</sup> GROSS FLOOR AREA (ALL LEVELS): 1034.85 m <sup>2</sup> FAR: 0.644 PARKING: UNITS: 7 TOTAL PARKING STALLS PROVIDED: 14 UNIT 1: 2 2.0 INDOOR TANDEM STALLS UNIT 2: 2 2.0 INDOOR TANDEM STALLS UNIT 3: 2 2.0 INDOOR TANDEM STALLS UNIT 4: 2 2.0 INDOOR TANDEM STALLS UNIT 5: 2 2.0 INDOOR TANDEM STALLS UNIT 6: 2 2.0 INDOOR TANDEM STALLS UNIT 7: 1 1.0 INDOOR TANDEM STALLS 1.0 VISITOR OUTDOOR PARKING STALL
DENSITY: SITE AREA: 0.1807 ha UNITS: 7 DENSITY: 43.56 units / ha		

**DISCLAIMER:**  
ALL SITE INFORMATION IS BASED OFF THIRD PARTY DRAWINGS. ELLERGODT DESIGN TAKES NO RESPONSIBILITY FOR INACCURATE EXISTING SERVICE SIZES OR LOCATIONS. BUILDER TO VERIFY ALL CRITICAL DIMENSIONS ON SITE PRIOR TO STARTING CONSTRUCTION.

BUILDING AREAS	
NAME	SQUARE FOOTAGE
UNIT 1- MAIN	136 SF
UNIT 1- UPPER	720 SF
UNIT 1- 3rd	736 SF
UNIT 1- GARAGE	656 SF
UNIT 1- FRONT DECK	181 SF
UNIT 1- REAR DECK	200 SF
UNIT 2- MAIN	132 SF
UNIT 2- UPPER	648 SF
UNIT 2- 3rd	629 SF
UNIT 2- GARAGE	598 SF
UNIT 2- FRONT DECK	179 SF
UNIT 2- REAR DECK	180 SF
UNIT 3- MAIN	132 SF
UNIT 3- UPPER	648 SF
UNIT 3- 3rd	629 SF
UNIT 3- GARAGE	598 SF
UNIT 3- FRONT DECK	179 SF
UNIT 3- REAR PATIO	180 SF
UNIT 4- MAIN	136 SF
UNIT 4- UPPER	720 SF
UNIT 4- 3rd	736 SF
UNIT 4- GARAGE	657 SF
UNIT 4- FRONT DECK	181 SF
UNIT 4- REAR PATIO	200 SF

BUILDING AREAS	
NAME	SQUARE FOOTAGE
UNIT 5- MAIN	127 SF
UNIT 5- UPPER	720 SF
UNIT 5- 3rd	736 SF
UNIT 5- GARAGE	572 SF
UNIT 5- FRONT DECK	124 SF
UNIT 5- REAR PATIO	200 SF
UNIT 6- MAIN	123 SF
UNIT 6- UPPER	648 SF
UNIT 6- 3rd	629 SF
UNIT 6- GARAGE	524 SF
UNIT 6- FRONT DECK	111 SF
UNIT 6- REAR PATIO	180 SF
UNIT 7- MAIN	436 SF
UNIT 7- UPPER	856 SF
UNIT 7- 3rd	862 SF
UNIT 7- GARAGE	535 SF
UNIT 7- FRONT DECK	267 SF
UNIT 7 - REAR PATIO	182 SF

### CLIENT & PROJECT

CLIENT:	CARLISLE GROUP
PROJECT:	THE POINTE AT QUAIL
ADDRESS:	7139 VIA CENTRALE
LEGAL:	LOT A, PLAN KAP56202
JOB NO.:	-

### DRAWING

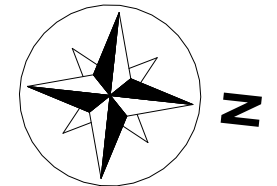
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CHECKED BY:	B. ELLERGODT
DRAWN BY:	R. CAIRNS
SCALE:	As indicated
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### REVISIONS

DATE	COMMENTS	BY
11.10	MINOR REV	RC
12.09	PRELIM GP REVIEW	RC
01.05	DP REVIEW	RC
03.23	UNIT 23 - 1B OPTION	RC
05.06	REV'D DP	SL
06.15	PRELIMINARY PRICING	RC
11.23	REV'D LOT LINES SITE PLAN	RC
03.27	DEVELOPMENT PERMIT	RC
05.05	DP ADJUSTMENTS	RC

### BUILDING STATISTICS

A0.0



PLAN KAS3430

CLIENT & PROJECT

CLIENT: CARLISLE GROUP  
PROJECT: THE PONTE AT QUAL  
ADDRESS: 7139 VIA CENTRALE  
LEGAL: LOT A, PLAN KAS6202  
JOB NO.:

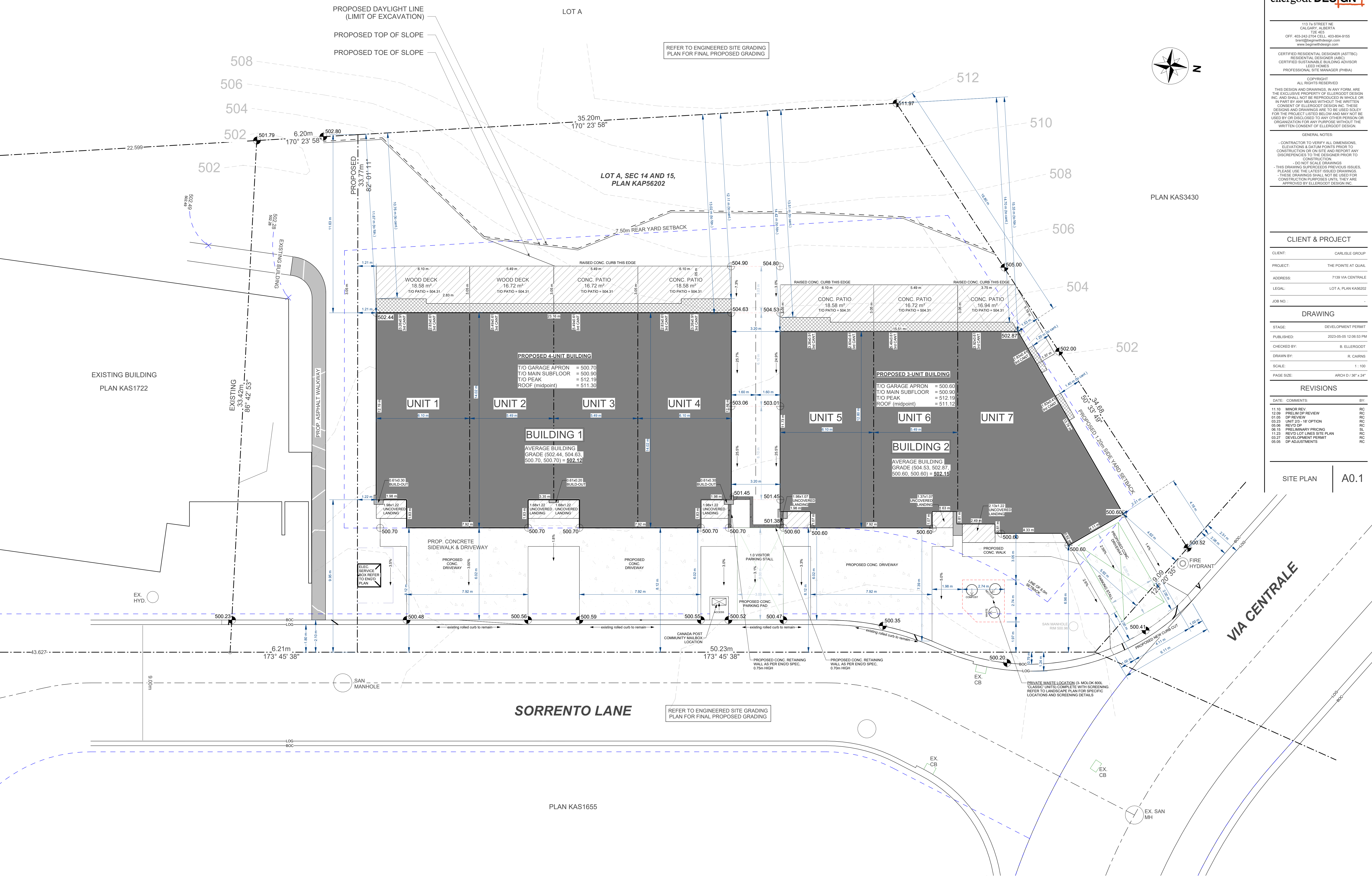
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03.23	UNIT 23 - 1B OPTION	RC
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05.05	DP ADJUSTMENTS	RC

SITE PLAN | A0.1



REFER TO ENGINEERED SITE GRADING PLAN FOR FINAL PROPOSED GRADING

REFER TO ENGINEERED SITE GRADING PLAN FOR FINAL PROPOSED GRADING

EXISTING BUILDING  
PLAN KAS1722

PLAN KAS1655

CLIENT & PROJECT

CLIENT: CARLISLE GROUP  
PROJECT: THE PONTE AT QUAL  
ADDRESS: 7139 VIA CENTRALE  
LEGAL: LOT A, PLAN KAS6202  
JOB NO: -

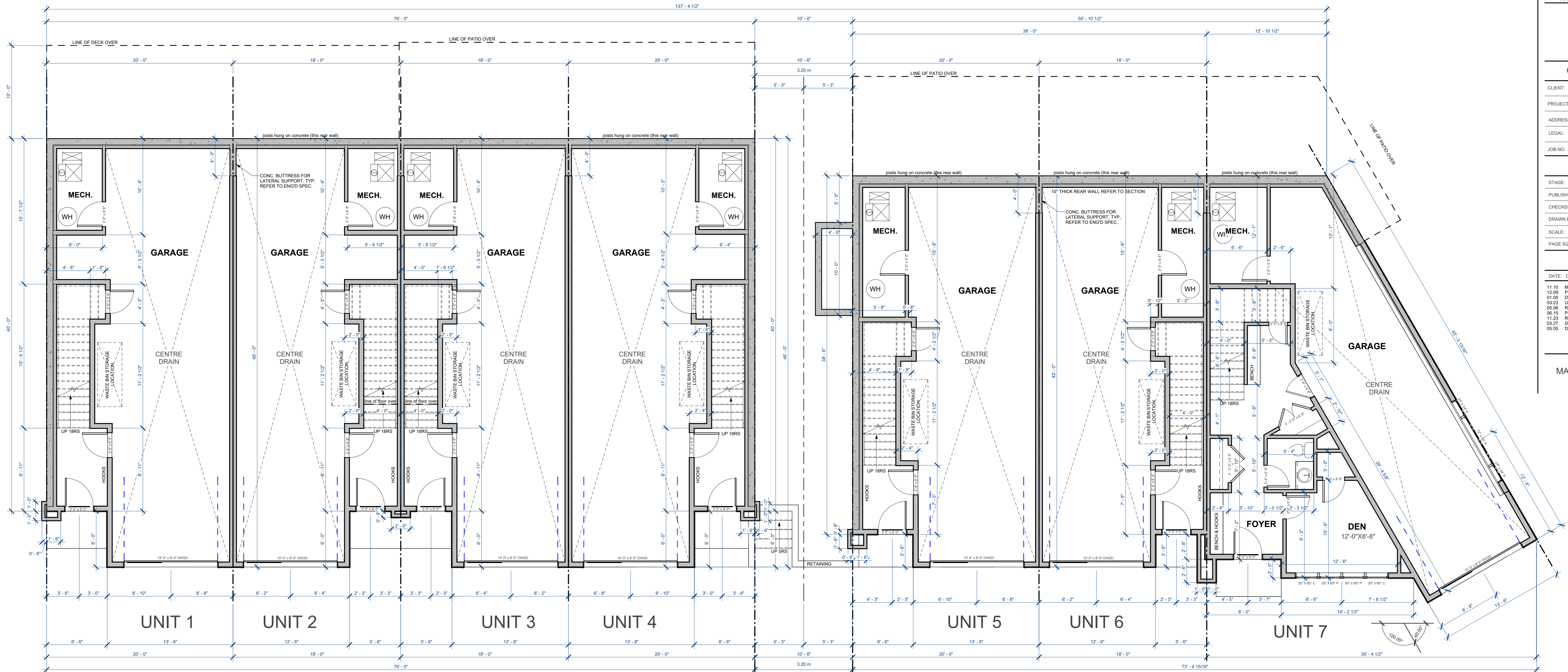
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REVISIONS

DATE	COMMENTS	BY
11.10	MINOR REV	RC
12.09	PRELIM DP REVIEW	RC
01.05	DP REVIEW	RC
03.23	UNIT 23 - 18' OPTION	RC
05.06	REV'D DP	RC
06.15	PRELIMINARY PRICING	SL
11.23	REV'D LOT LINES SITE PLAN	RC
03.27	DEVELOPMENT PERMIT	RC
05.05	DP ADJUSTMENTS	RC

MAIN FLOOR PLAN | A1.1



ALL MECHANICAL EQUIPMENT IS SUBJECT TO SITE INSTALLATION ADJUSTMENTS,

1 PROPOSED MAIN FLOOR PLAN  
3/16" = 1'-0"

- 10'-3 1/4" CLEAR MAIN FLOOR CEILING
- CEILINGS DROPPED FOR STRUCTURE OR MECH WHERE REQUIRED
- TOPS OF WINDOWS @ 8'-0" UNO
- ENG. HEADER FOR OPENINGS WIDER THAN 5'

CLIENT & PROJECT

CLIENT: CARLISLE GROUP  
PROJECT: THE PONTE AT QUAL  
ADDRESS: 7139 VIA CENTRALE  
LEGAL: LOT A, PLAN KAS6202  
JOB NO.:

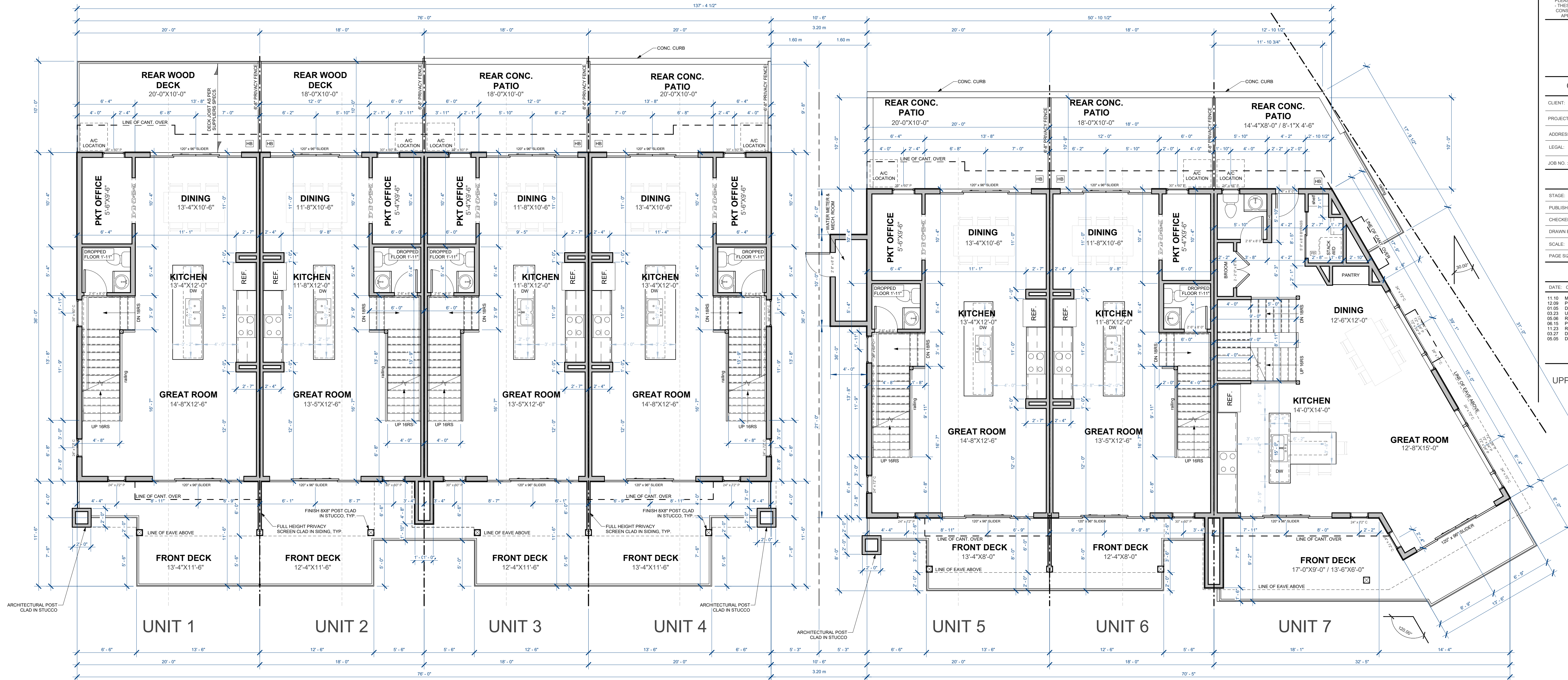
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03.27	DEVELOPMENT PERMIT	RC
05.05	DP ADJUSTMENTS	RC

UPPER FLOOR PLAN | A1.2



- 9'-1" CLEAR UPPER FLOOR CEILING
- CEILING DROPPED FOR STRUCTURE OR MECH WHERE REQUIRED
- TOPS OF WINDOWS @ 8'-0" UNO
- ENG. HEADERS FOR OPENINGS WIDER THAN 5'

1 PROPOSED UPPER FLOOR PLAN  
3/16" = 1'-0"

CLIENT & PROJECT

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ADDRESS: 7139 VIA CENTRALE  
LEGAL: LOT A, PLAN KAS6202  
JOB NO.:

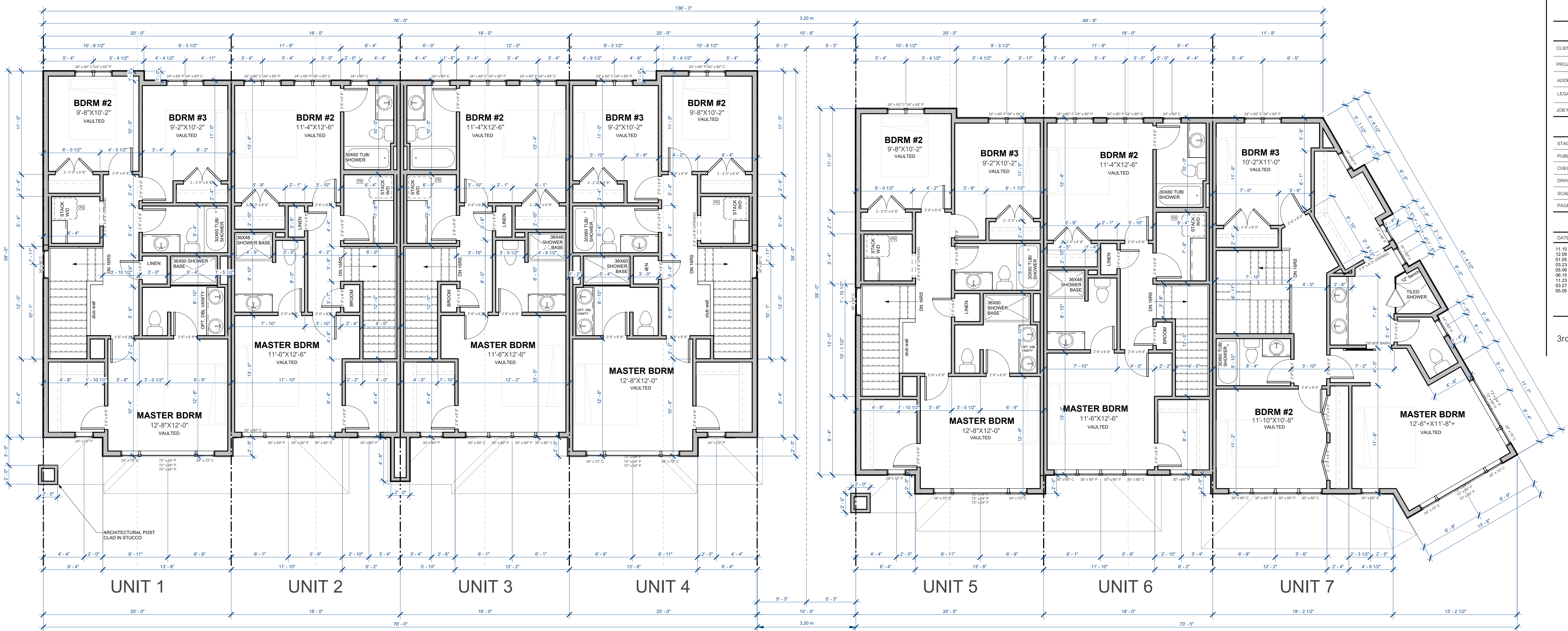
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REVISIONS

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06.15	PRELIMINARY PRICING	RC
11.23	REV'D LOT LINES SITE PLAN	RC
03.27	DEVELOPMENT PERMIT	RC
05.05	DP ADJUSTMENTS	RC

3rd FLOOR PLAN | A1.3



1 PROPOSED THIRD FLOOR PLAN  
3/16" = 1'-0"

8'-1" UPPER WALL HEIGHT  
• TOPS OF WINDOWS ON ELEVATIONS  
• ENG. HEADERS FOR OPENINGS WIDER THAN 5'

CLIENT & PROJECT

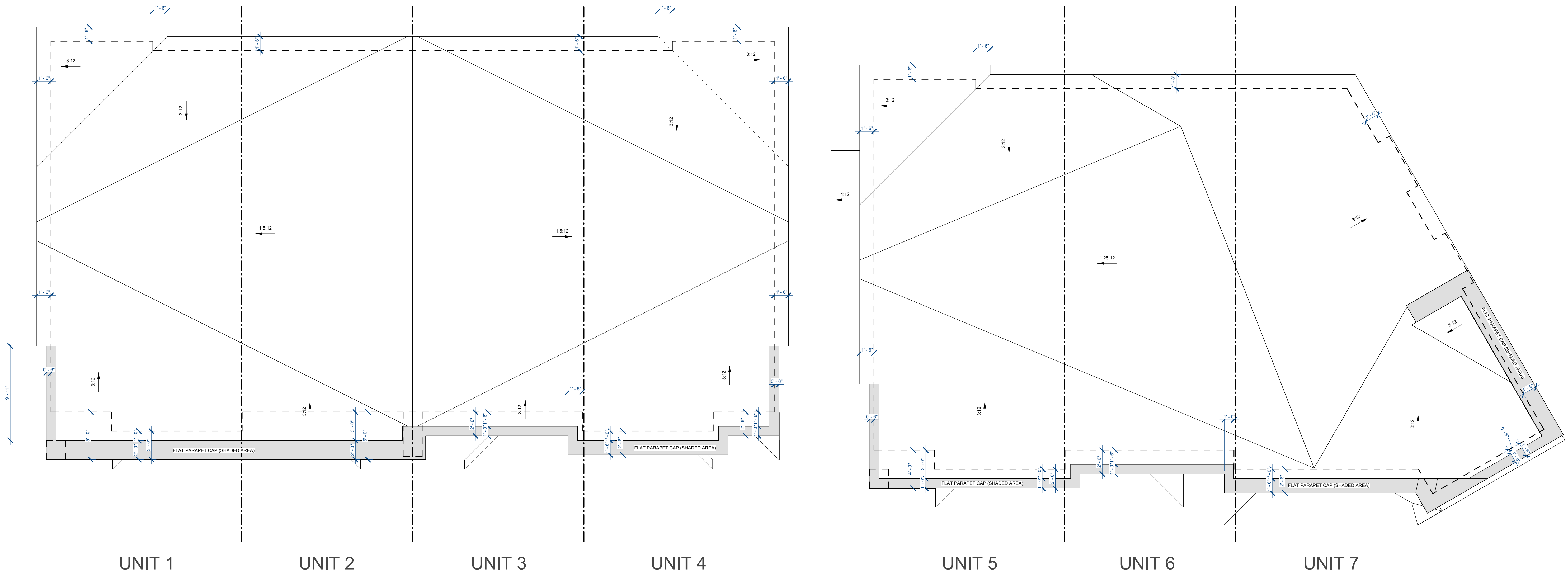
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PROJECT:	THE PONTE AT QUAIL
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LEGAL:	LOT A, PLAN KAS9202
JOB NO.:	-

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CHECKED BY:	B. ELLERGODT
DRAWN BY:	R. CAIRNS
SCALE:	3/16" = 1'-0"
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05.06	REV'D DP	SL
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03.27	DEVELOPMENT PERMIT	RC
05.05	DP ADJUSTMENTS	RC



CLIENT & PROJECT

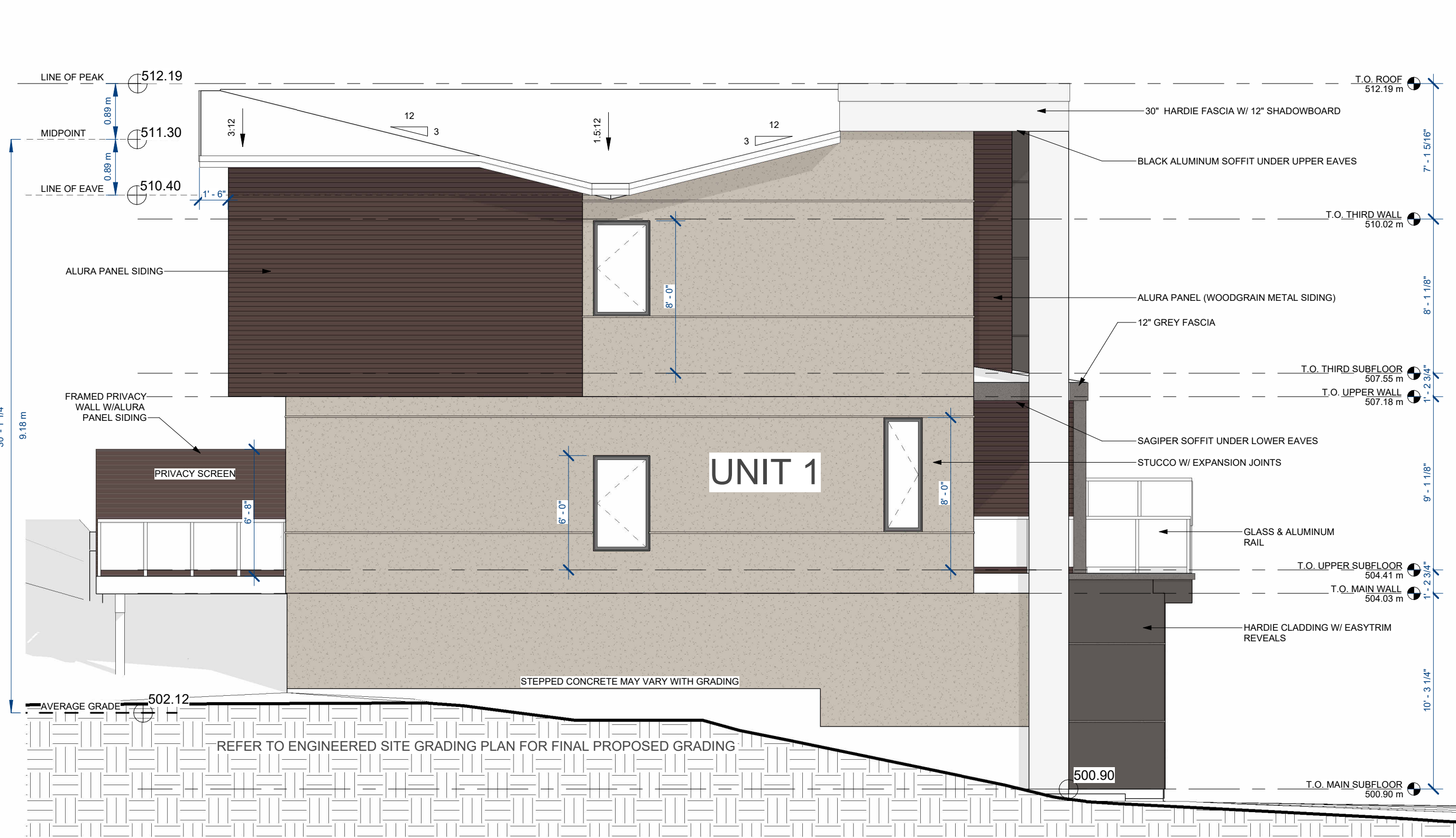
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LEGAL: LOT A, PLAN KAS9202  
JOB NO: -

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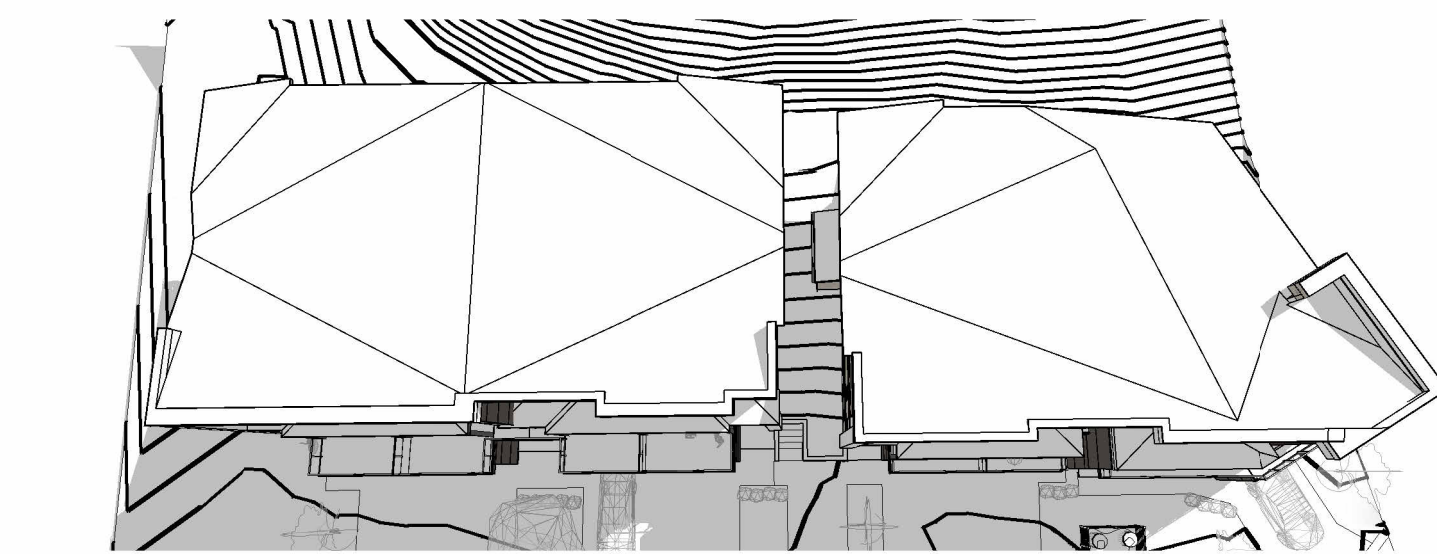
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3/16" = 1'-0"

1 BLDG. 1 - FRONT ELEVATION (EAST)  
3/16" = 1'-0"

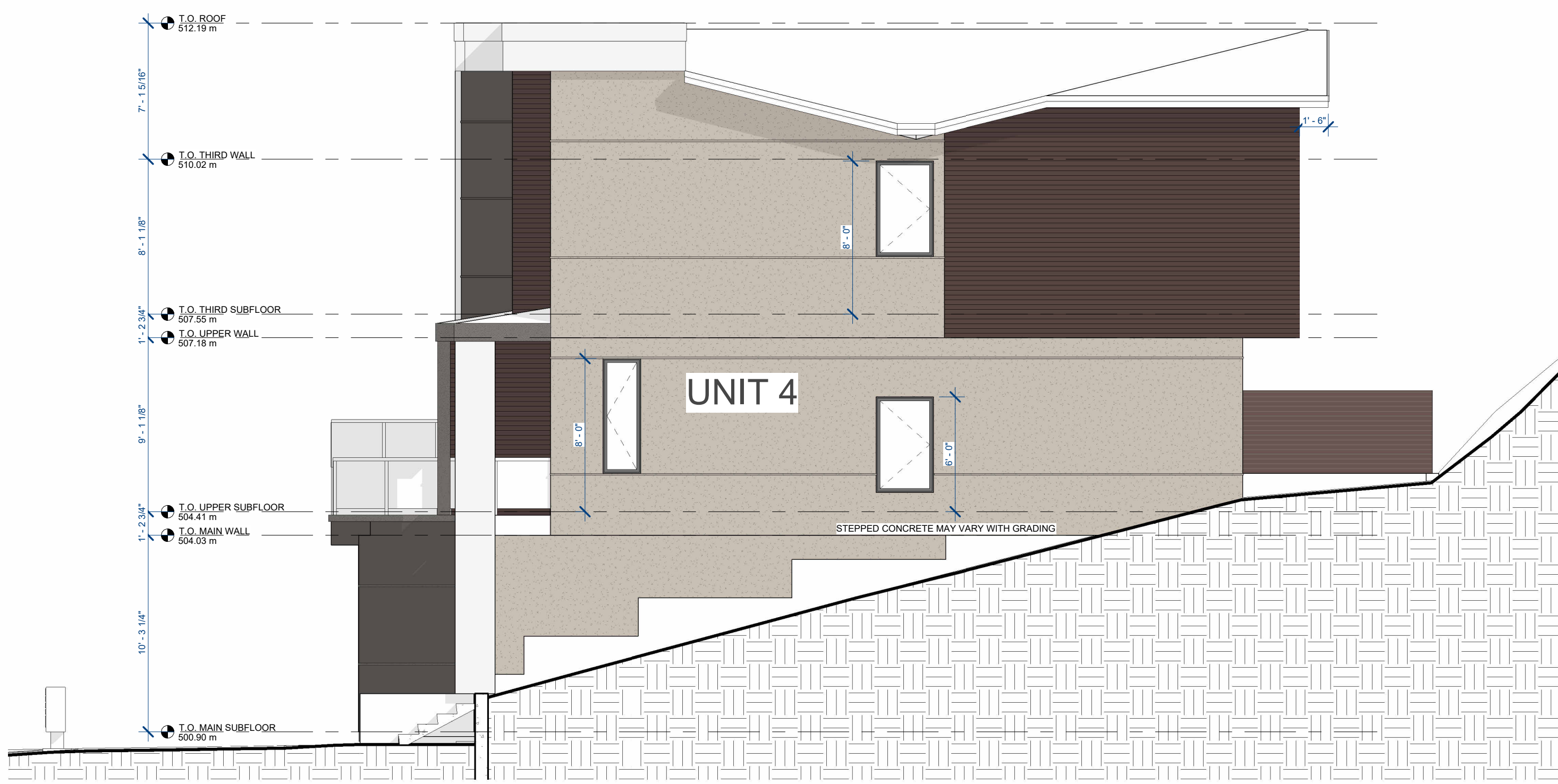
EXTERIOR CLADDING LEGEND

NOTE: REFER TO SPECIFICATION FOR FINAL APPROVED COLOURS AND MATERIALS

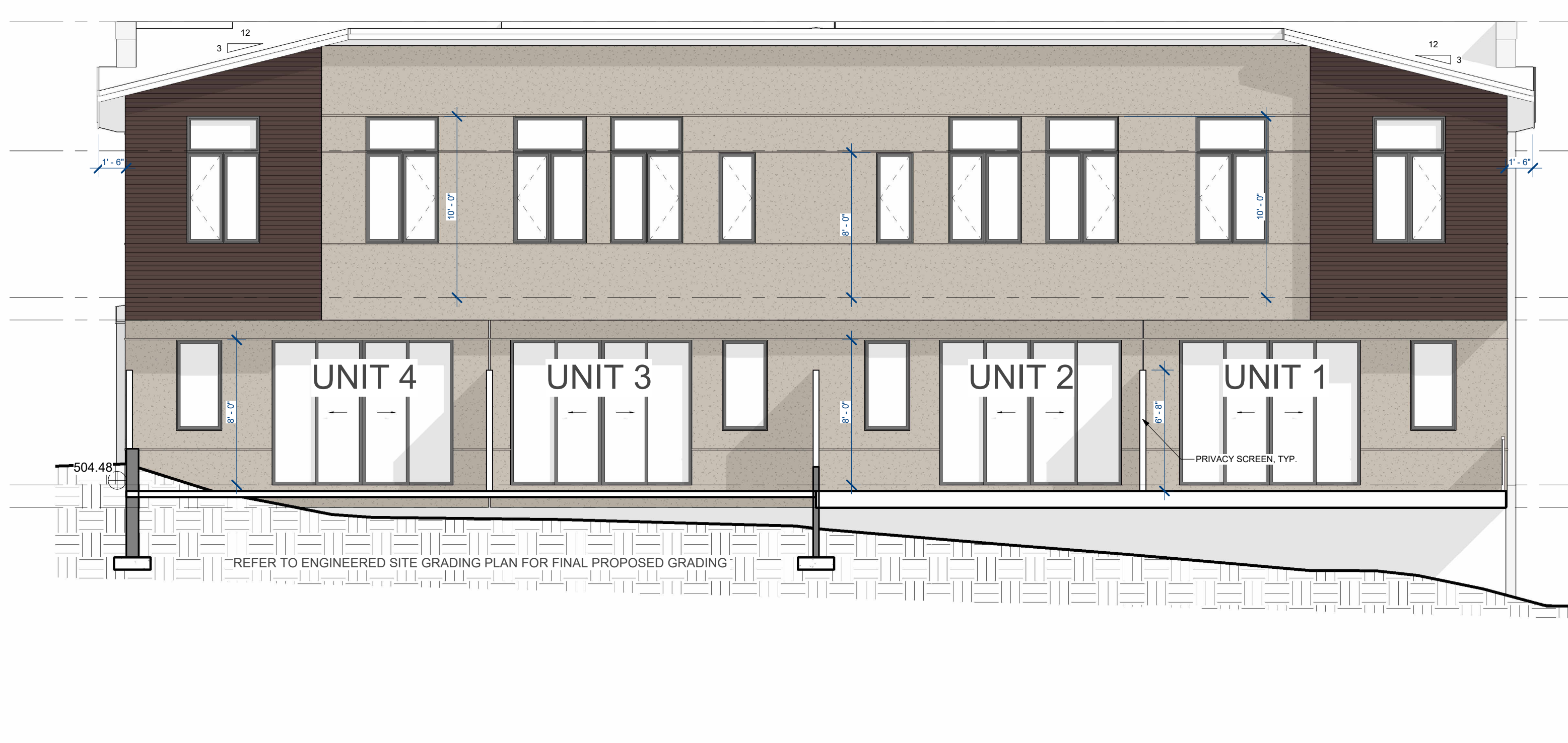
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- ACRYLIC STUCCO - JH40-10 COBBLESTONE
- JAMES HARDIE SIDING - AGED PEWTER WITH EASYTRIM REVEALS
- JAMES HARDIE SIDING - RICH ESPRESSO WITH EASYTRIM REVEALS
- ALLURA SIDING - CARIBOU TRAILS



5 3D ROOF PLAN



4 BLDG. 1 - RIGHT ELEVATION (NORTH)  
3/16" = 1'-0"



3 BLDG. 1 - REAR ELEVATION (WEST)  
3/16" = 1'-0"

CLIENT & PROJECT

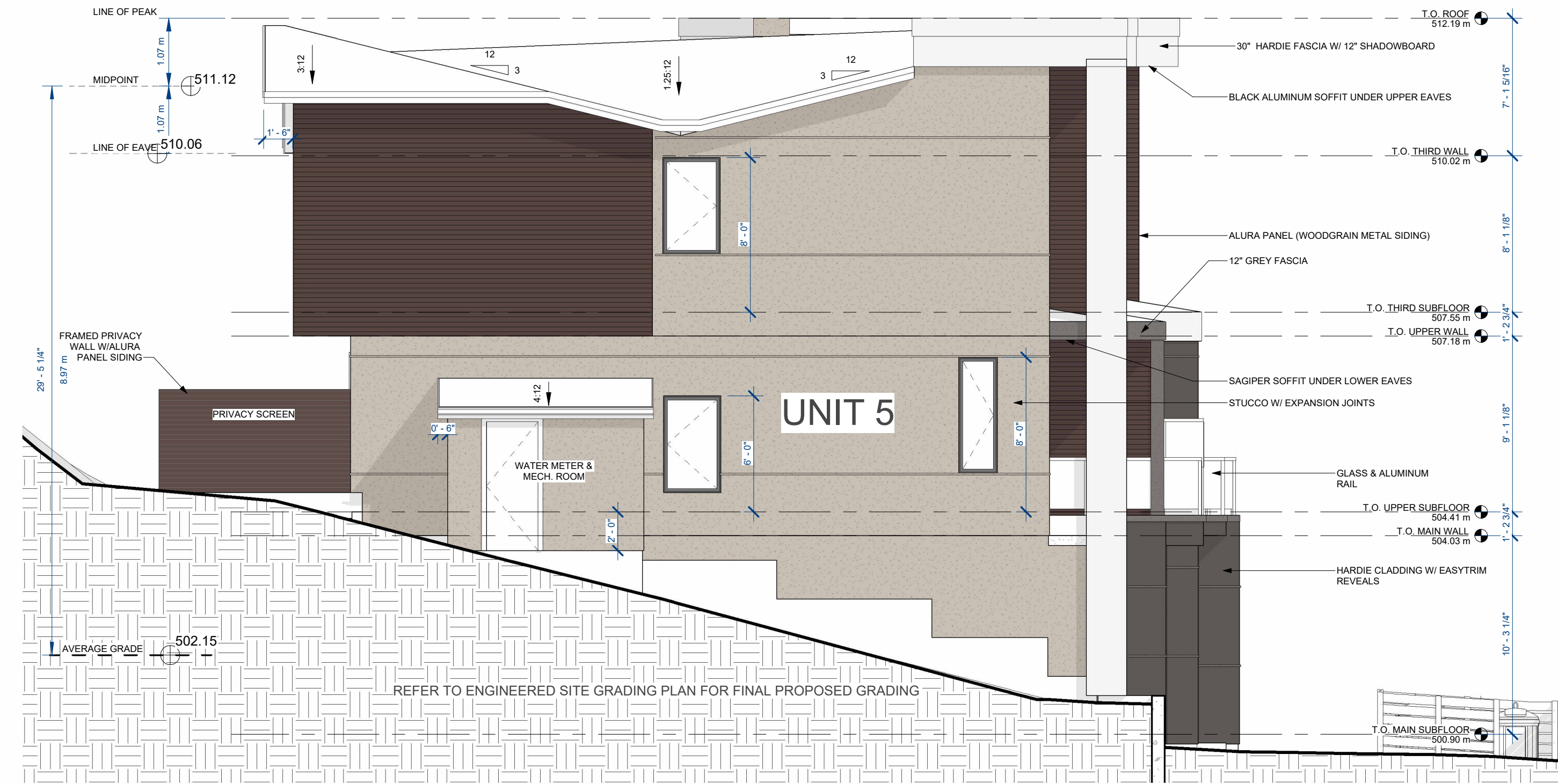
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PROJECT: THE PONTE AT QUAIL  
ADDRESS: 7139 VIA CENTRALE  
LEGAL: LOT A, PLAN KAS6202  
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DRAWING

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05.05	DP ADJUSTMENTS	RC



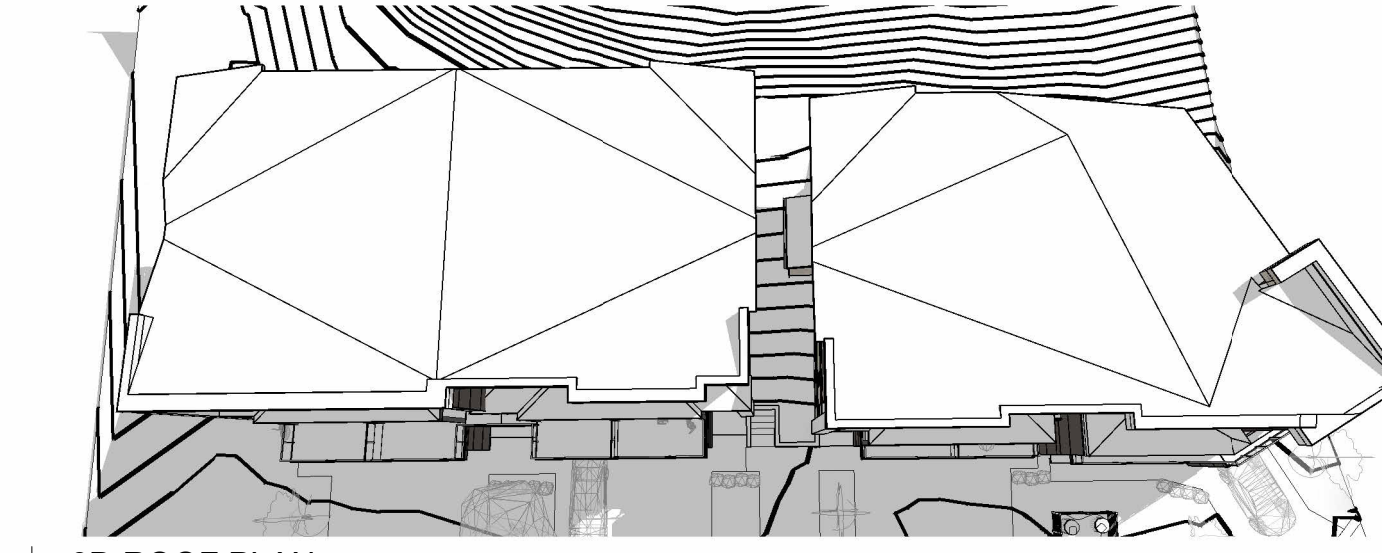
2 BLDG. 2 - LEFT ELEVATION (SOUTH)  
3/16" = 1'-0"

EXTERIOR CLADDING LEGEND

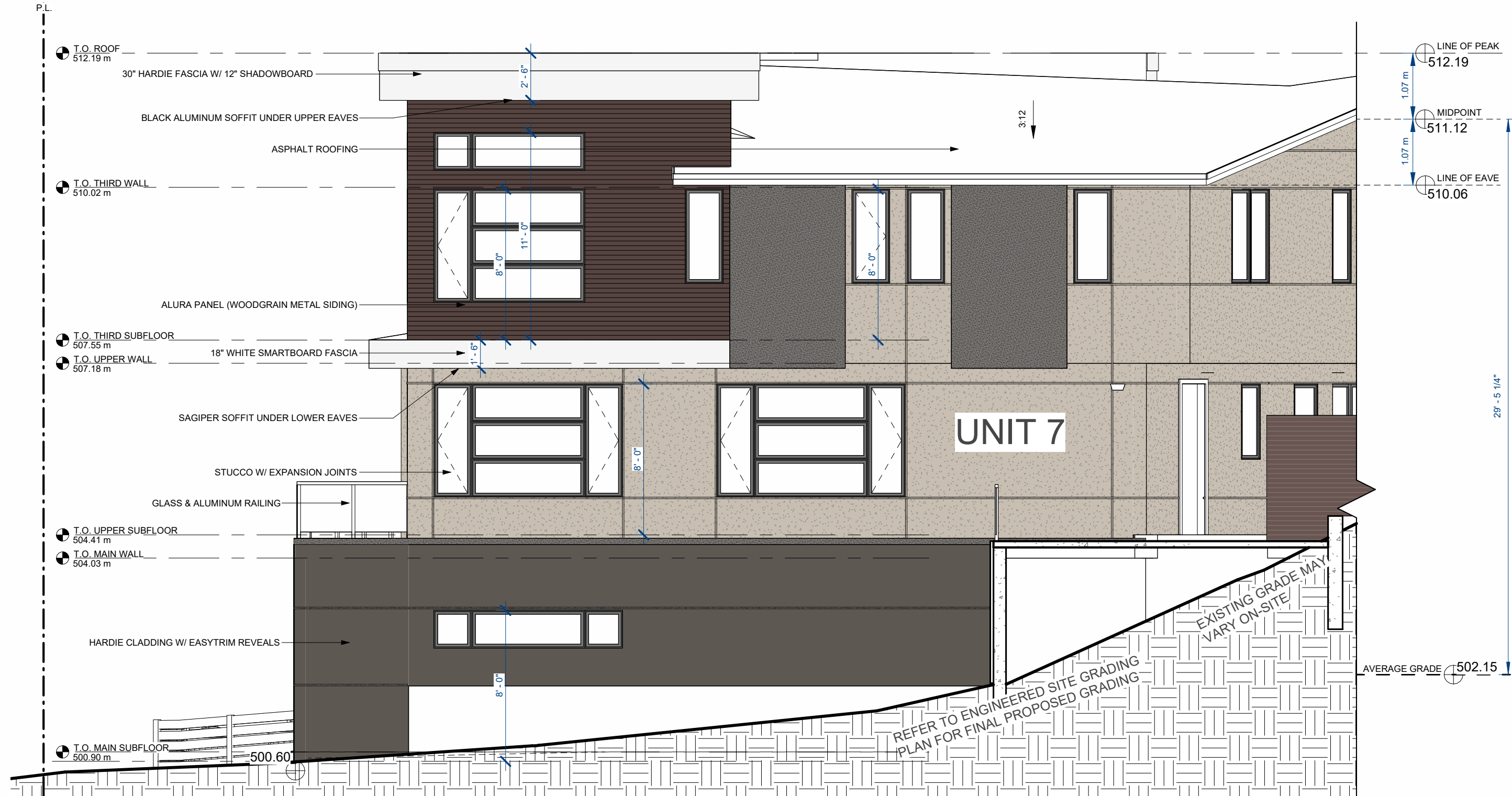
NOTE: REFER TO SPECIFICATION FOR FINAL APPROVED COLOURS AND MATERIALS

- JAMES HARDIE SIDING - ARCTIC WHITE
- ACRYLIC STUCCO - JH40-10 COBBLESTONE
- JAMES HARDIE SIDING - AGED PEWTER WITH EASYTRIM REVEALS
- JAMES HARDIE SIDING - RICH ESPRESSO WITH EASYTRIM REVEALS
- ALLURA SIDING - CARIBOU TRAILS

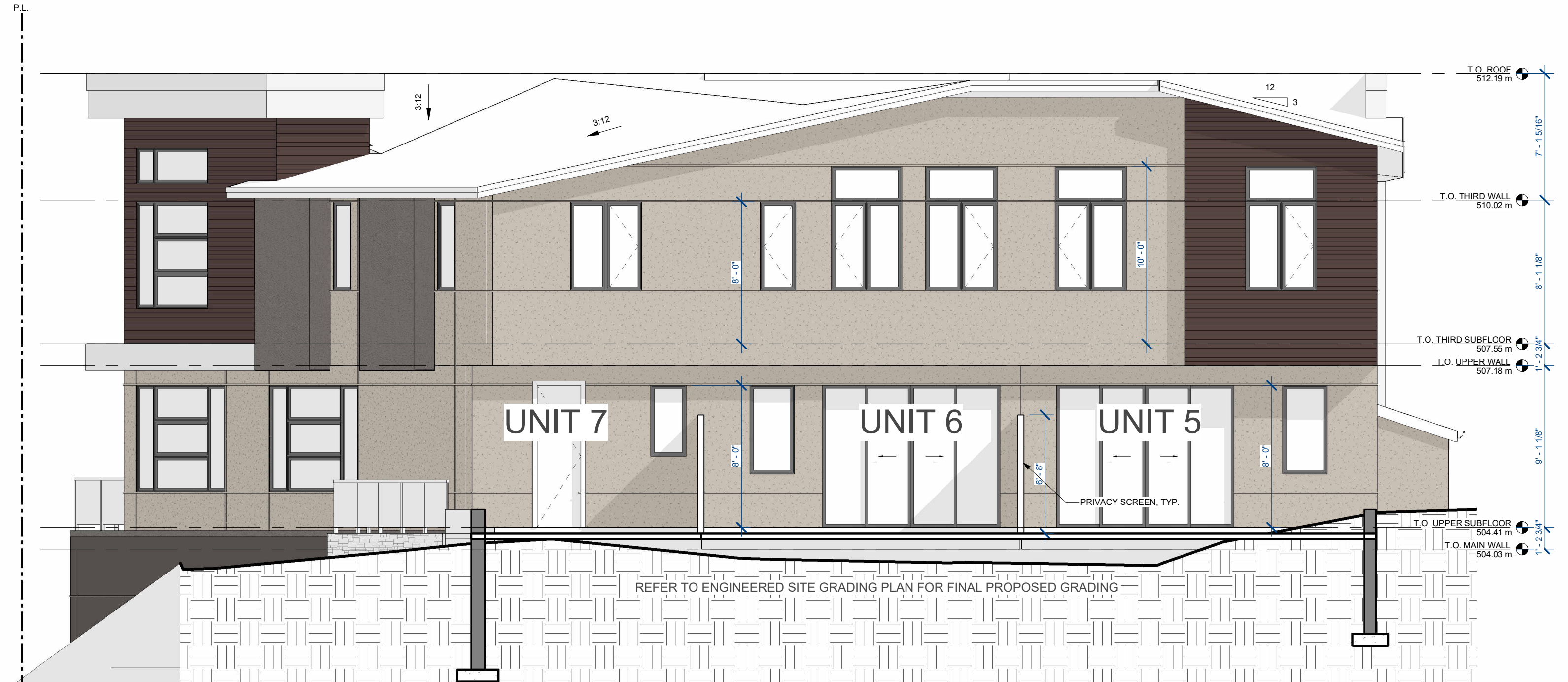
1 BLDG. 2 - FRONT ELEVATION (EAST)  
3/16" = 1'-0"



5 3D ROOF PLAN



4 PROPOSED RIGHT ELEVATION (NORTH)  
3/16" = 1'-0"



3 PROPOSED REAR ELEVATION (WEST)  
3/16" = 1'-0"



**LEGAL DESCRIPTION**

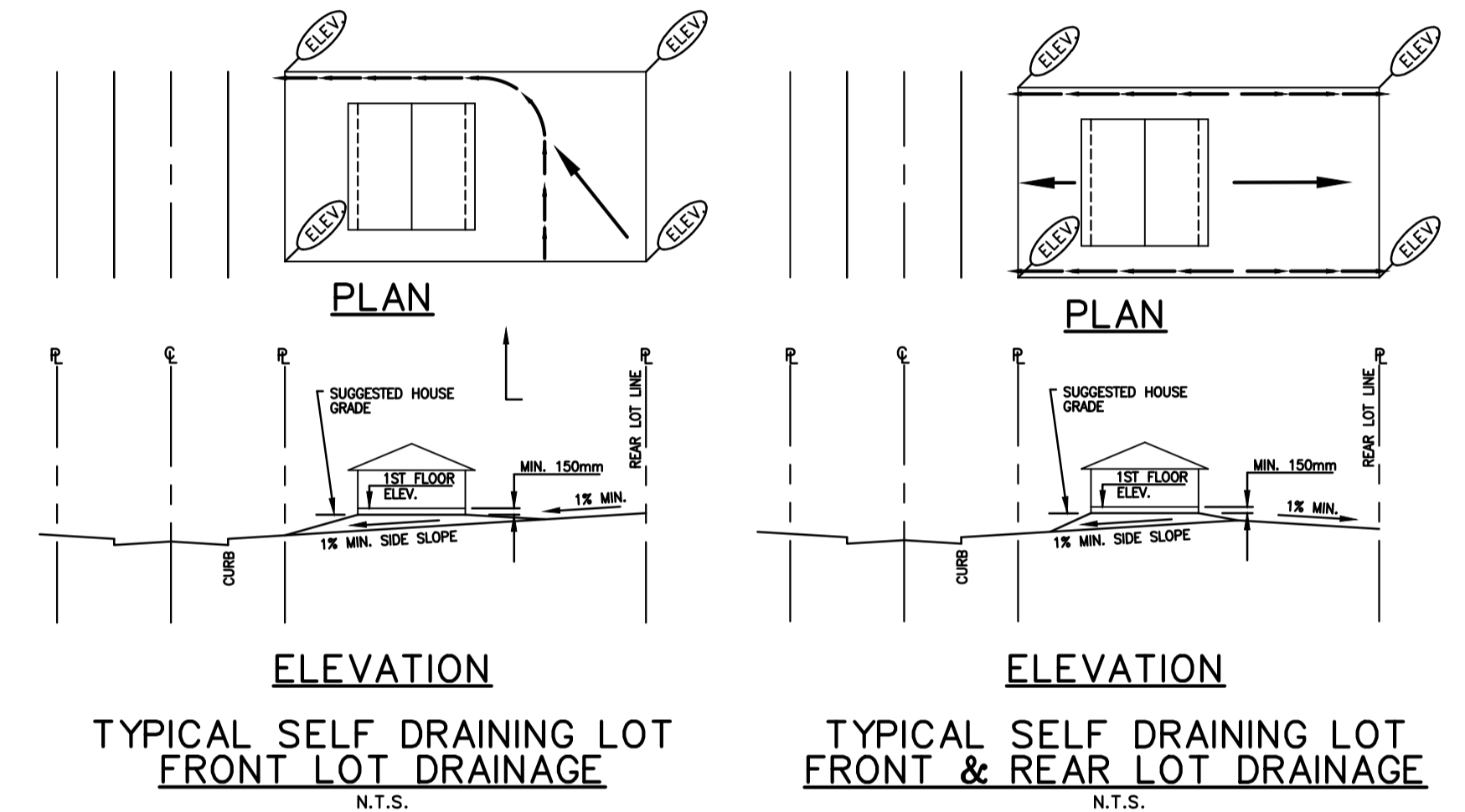
PROPOSED DEVELOPMENT OF PART OF LOT A,  
PLAN KAP56202, SEC. 14 & 15, TP. 23, O.D.Y.D.

CIVIC ADDRESS: 7139 VIA CENTRALE

**LEGEND**

- PROPOSED SWALE OR DITCH BY DEVELOPER
- PRE-DEVELOPMENT CONTOUR (1.0m INTERVAL)
- POST-DEVELOPMENT DRAINAGE VECTOR
- ABSOLUTE MIN. BASEMENT ELEVATION OR CRAWLSPACE TOP OF SLAB
- SPOT ELEVATIONS
- ROCK PIT LOCATION AND ELEVATION OF EX. GROUND
- 100 YR. FLOOD ROUTE ( SURFACE )
- 100 YR. FLOOD ROUTE ( IN PIPE )
- PROPOSED LIMIT OF EXCAVATION (DAYLIGHT LINE)
- PROPOSED SILT FENCE (TEMPORARY)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALKS & PADS

\* CONTRACTOR IS RESPONSIBLE FOR DUST & TRAFFIC CONTROL DURING CONSTRUCTION ACTIVITIES.

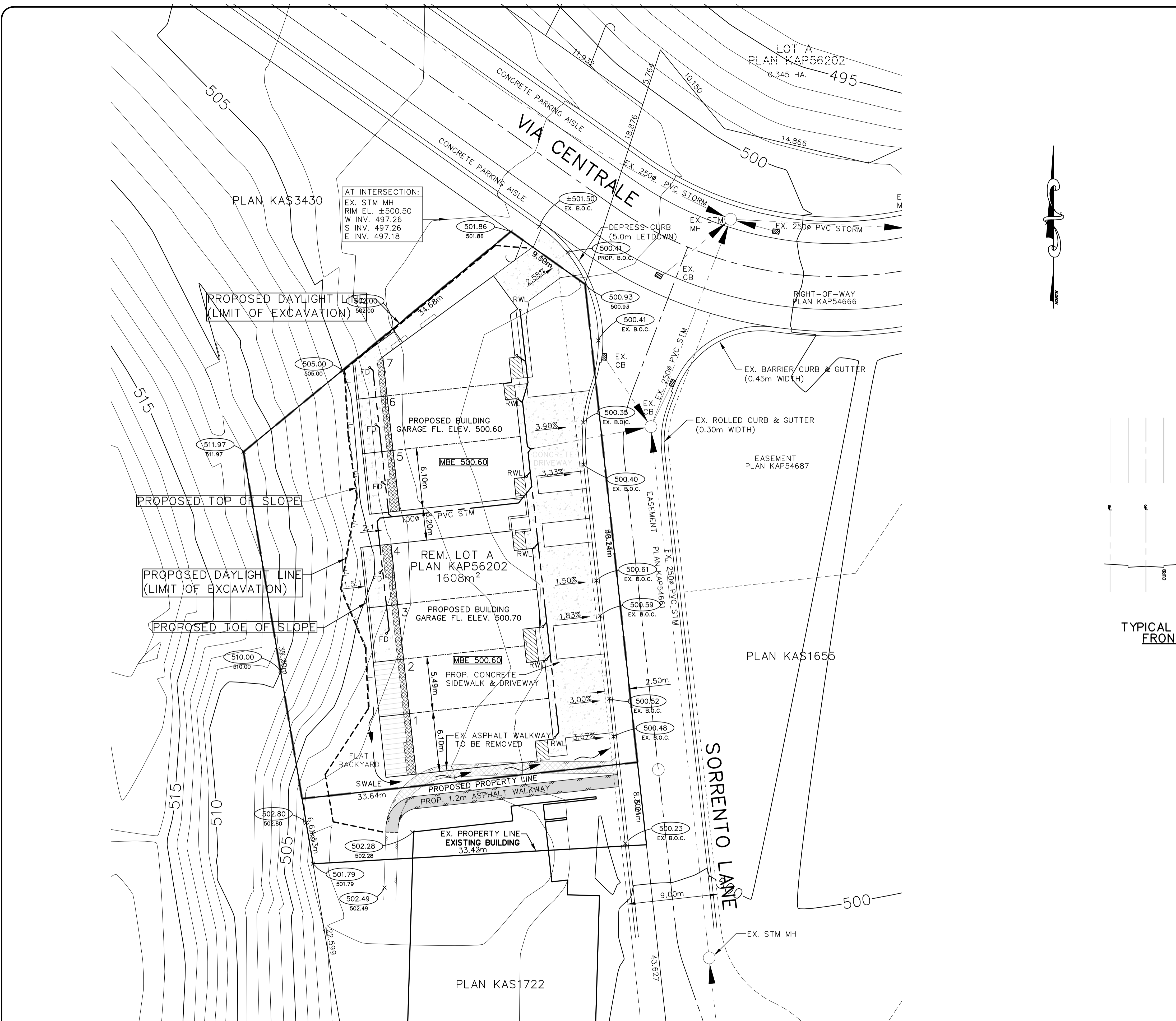


**DRAINAGE NOTES**

1. ROOF LEADERS TO DISCHARGE ON SPLASH PADS OR IN SPECIFIC SITUATIONS, CONNECTED TO STORM SYSTEM AS SHOWN.
2. TOE OF FILL OR CUT TO MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINES OF ADJUTING PROPERTIES.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING OF THE LOTS.
4. HOUSE BUILDER IS RESPONSIBLE FOR FINE LOT GRADING WHICH INCLUDES INDIVIDUAL SWALES ON EACH LOT.
5. MIN/MAX GARAGE ELEVATIONS TO BE PROVIDED BY OTHERS ON INDIVIDUAL LOT GRADING PLANS BASED ON ARCHITECTURAL CONSIDERATIONS AND DRIVEWAY LOCATIONS.
6. FOUNDATION DRAINS BY OTHERS (BASED ON GEOTECHNICAL RECOMMENDATIONS) TO BE CONNECTED TO ROCK PITS INDEPENDENT OF SURFACE DRAIN ROCK PITS.
7. CULVERTS (IF REQ'D) TO BE PLACED IN CONJUNCTION WITH LANDSCAPING TO ENSURE POSITIVE DRAINAGE.

**LOT GRADING NOTES**

1. SURFACE VEGETATION, TOPSOIL, & ANY OLD FILL SHOULD BE COMPLETELY REMOVED TO EXPOSE THE UNDERLYING NATURAL SOILS & SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER.
2. GOOD QUALITY STRUCTURAL FILL MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER SHOULD BE PLACED & COMPACTED IN MAXIMUM 300mm LIFT THICKNESSES TO AT LEAST 98% STANDARD PROCTOR DENSITY (SPD).
3. PROPOSED SOIL CUT & STRUCTURAL FILL SLOPES ARE TO BE CONSTRUCTED AT 2:1 WHEREVER POSSIBLE. MAXIMUM ALLOWABLE GRADE OF CUT & FILL'S SLOPES ARE NOT TO EXCEED 1.5:1 AND ARE TO BE HYDROSEEDED TO PREVENT SURFACE EROSION.
4. TOE OF FILL OR CUT, TO MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINES OF ADJUTING PROPERTIES.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR FINE GRADING OF THE LOT.
6. CONTRACTOR IS RESPONSIBLE FOR DUST & TRAFFIC CONTROL DURING CONSTRUCTION ACTIVITIES.



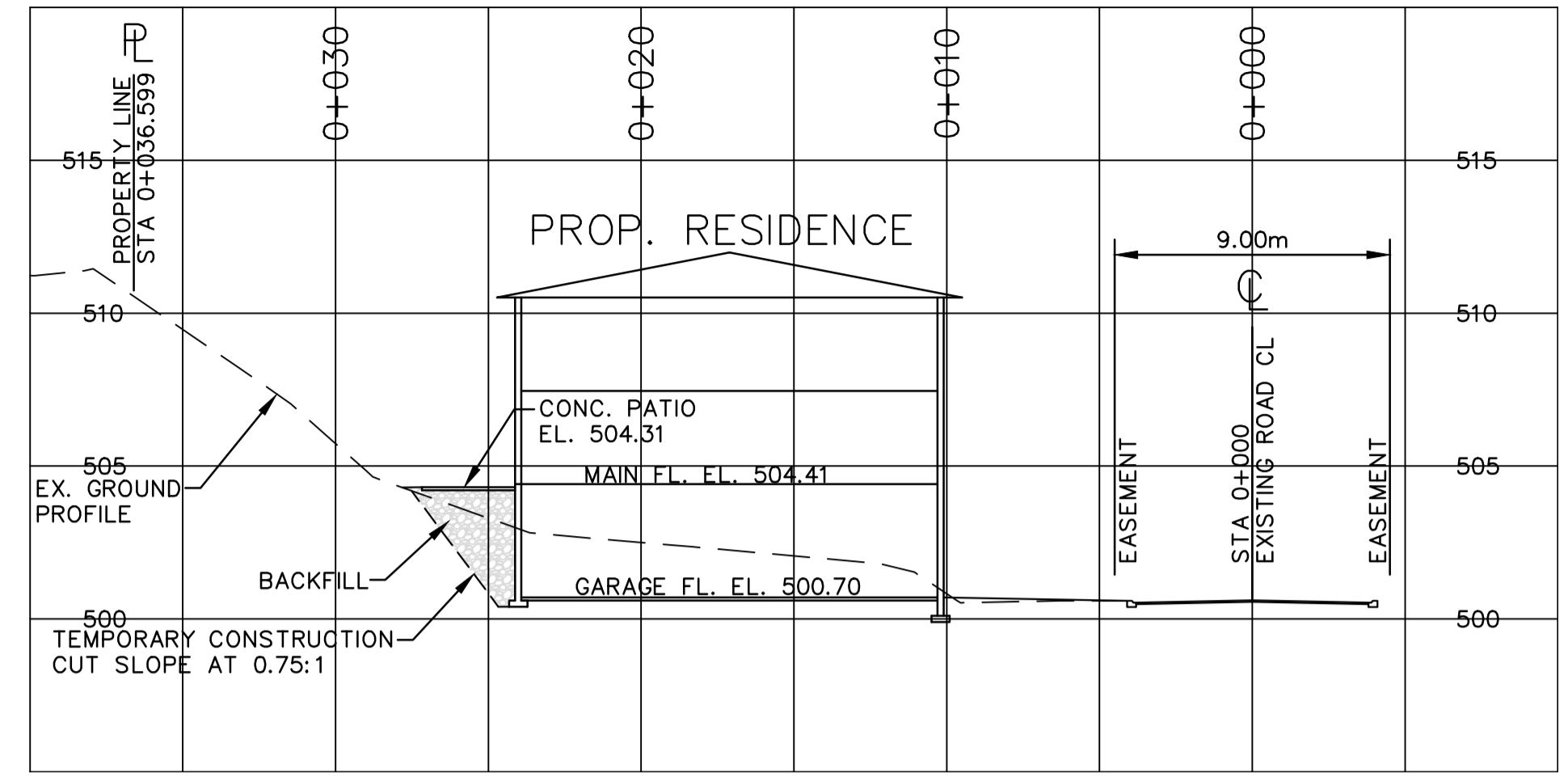
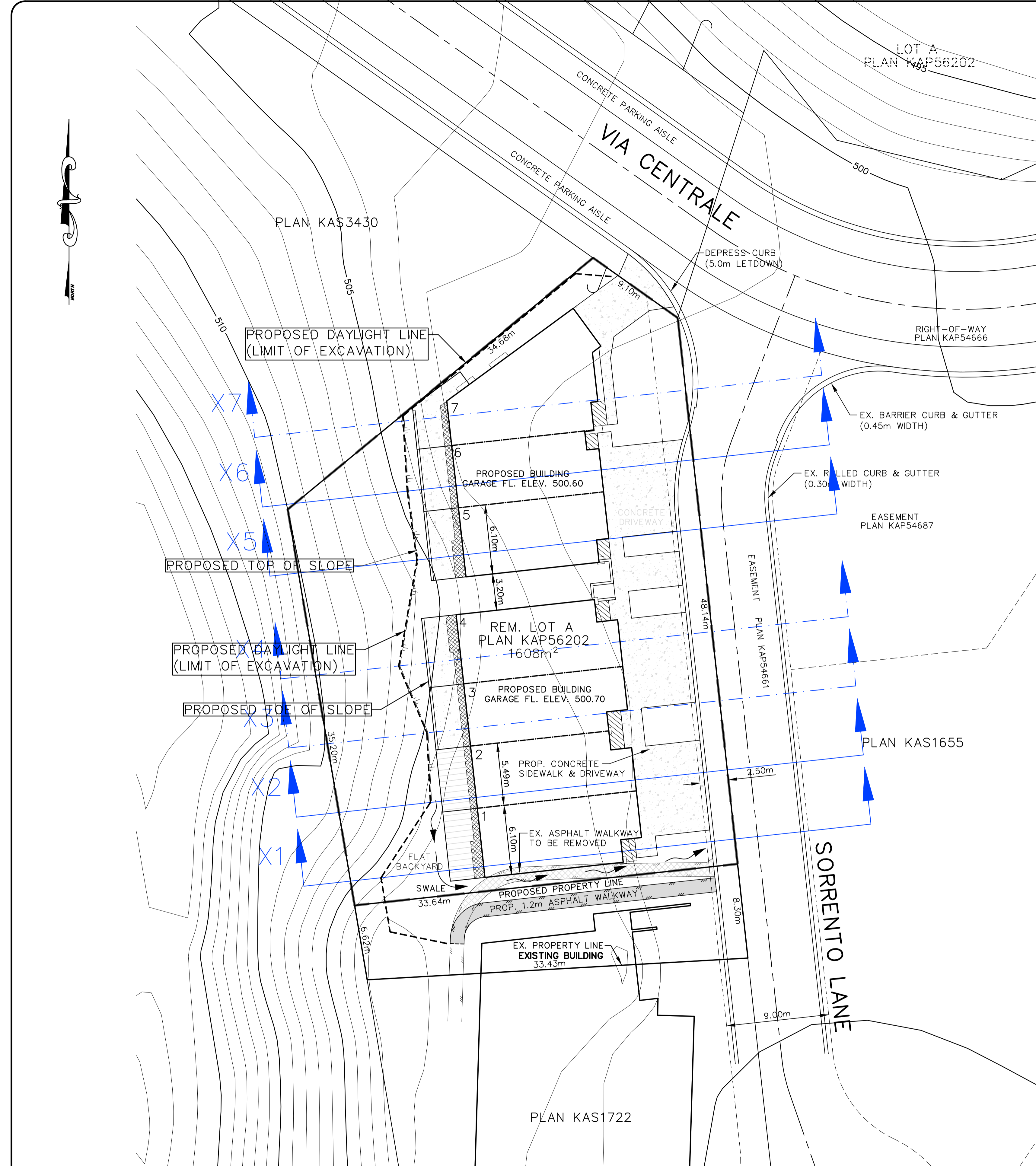
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STORM SEWER		STORM SEWER
U.G. ELECTRICAL		U.G. ELECTRICAL
U.G. TELEPHONE		U.G. TELEPHONE
WATER		WATER
CAP		CAP
CATCH BASIN		CATCH BASIN
ELECTRICAL BOX		ELECTRICAL BOX
HYDRANT		HYDRANT
VALVE		VALVE
LAMP STANDARD		LAMP STANDARD
SAN. MH (EXISTING)		SANITARY MH (EXISTING)
SAN. MH (PROPOSED)		SANITARY MH (PROPOSED)
STM. MH (EXISTING)		STORM MH (EXISTING)
STM. MH (PROPOSED)		STORM MH (PROPOSED)
TRANSFORMER		TRANSFORMER
UTILITY JUNCTION BOX		UTILITY JUNCTION BOX

No.	MM/DD/YY	DATE	BY	REVISION
6	06/14/23		G.E.R.	GENERAL REVISIONS
5	05/08/23		G.E.R.	GENERAL REVISIONS
4	11/17/21		G.E.R.	FOR DP SUBMISSION
3	08/21/21		G.E.R.	GENERAL REVISIONS
2	06/09/21		G.E.R.	GENERAL REVISIONS
1	04/23/21		G.E.R.	GENERAL REVISIONS

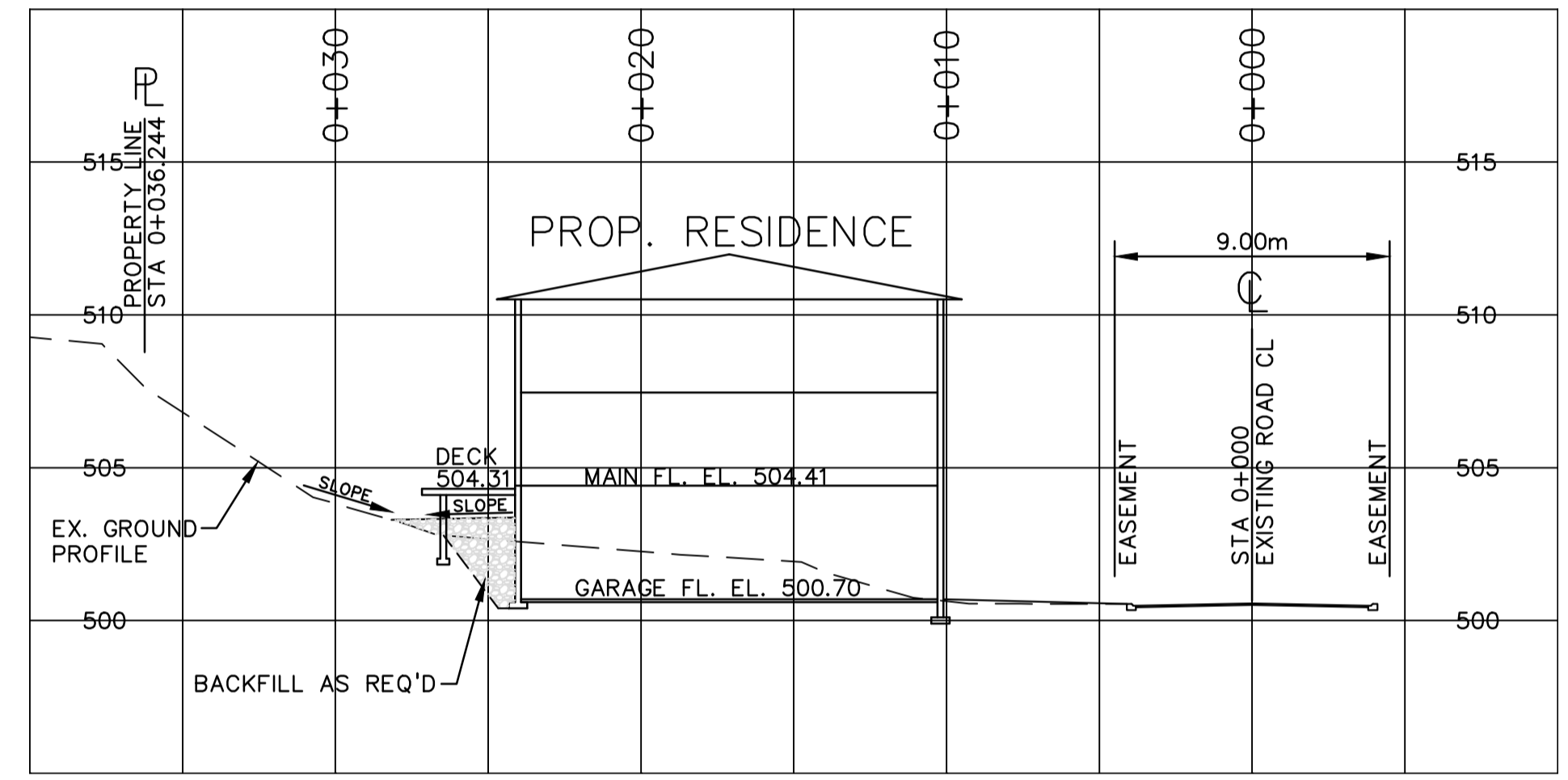


DAVID R. PAULS, P. ENG.	DRAWN	G.E.R.
	DESIGN	G.E.R.
	APPROVED	
	DATE	APR., 2021
	SCALE	1:200

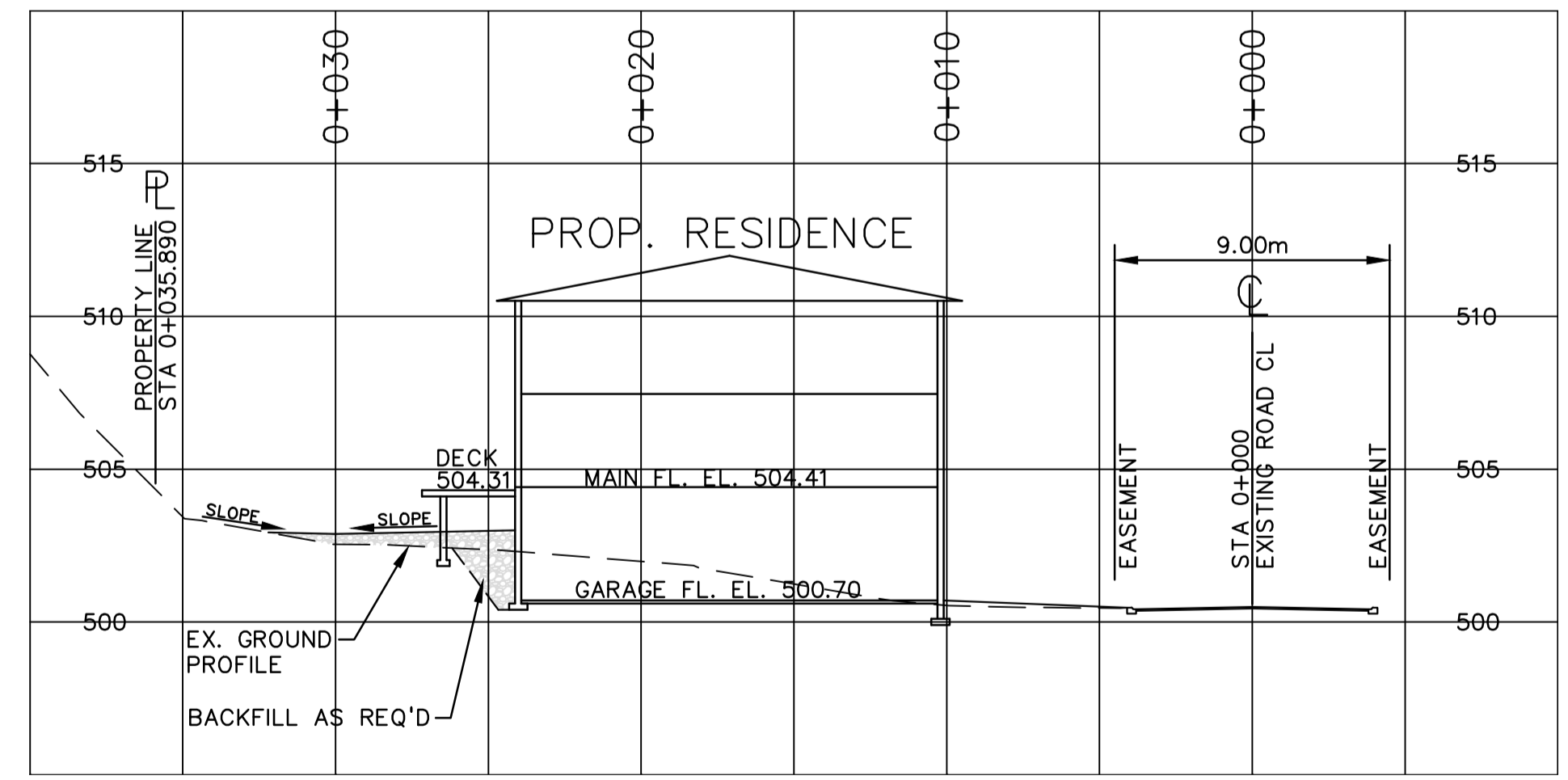
Arda Consultants Ltd. 275 NEAVE ROAD, KELOWNA BC, V1V 2L9		TEL: 250.807.7903 EMAIL: info@ardaconsultants.com	DRAWING NO. <b>1314.D1</b>
<b>THE CITY OF KELOWNA</b> ENGINEERING DEPARTMENT		CITY FILE No. -	
<b>CARLISLE GROUP LTD.</b> 3179 VIA CENTRALE LOT GRADING PLAN		DIVISION	REV. NO. <b>6</b>
		PLOT DATE:	



CROSS SECTION X3



CROSS SECTION X2



CROSS SECTION X1

LEGEND	
—○—	CABLE TV
—●—	GAS
—■—	SAN. SEWER
—□—	STORM SEWER
—◇—	U.G. ELECTRICAL
—△—	U.G. TELEPHONE
—○—	WATER
○	CAP
□	CATCH BASIN
⊞	ELECTRICAL BOX
⊕	HYDRANT
⊗	VALVE
⊗ <sup>LS</sup>	LAMP STANDARD
○	SANITARY MH (EXISTING)
●	SANITARY MH (PROPOSED)
○	STM (EXISTING)
●	STM (PROPOSED)
⊞	TRANSFORMER
⊞	UTILITY JUNCTION BOX

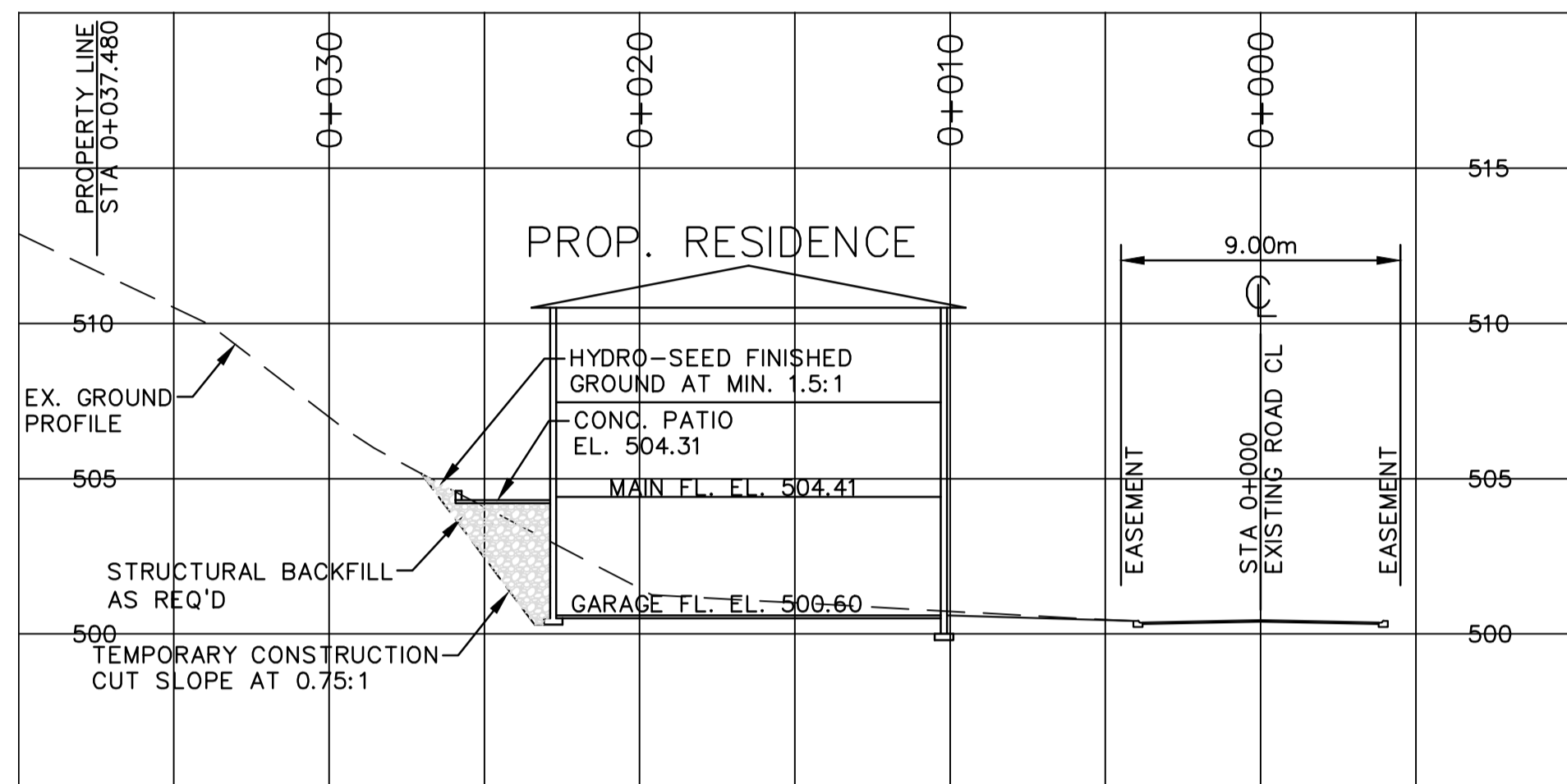
No.	MM/DD/YY	DATE	BY	REVISION
5	06/14/23		G.E.R.	GENERAL REVISIONS
4	05/09/23		G.E.R.	GENERAL REVISIONS
3	11/17/21		G.E.R.	FOR DP SUBMISSION
2	08/21/21		G.E.R.	GENERAL REVISIONS
1	06/09/21		G.E.R.	GENERAL REVISIONS



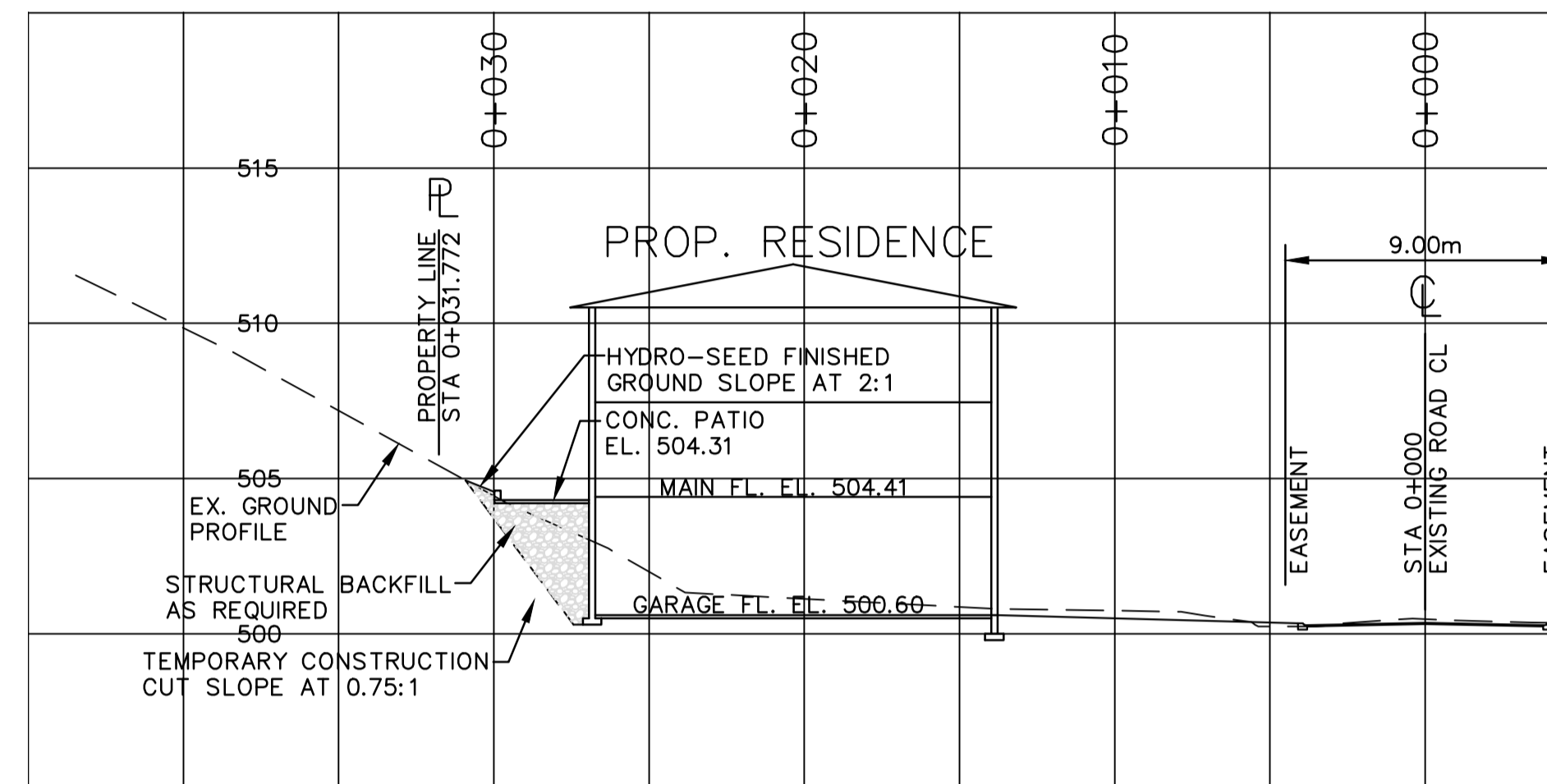
DAVID R. PAULS, P. ENG.

DRAWN	G.E.R.
DESIGN	G.E.R.
APPROVED	
DATE	APR., 2021
SCALE	H=1:200 V=1:200

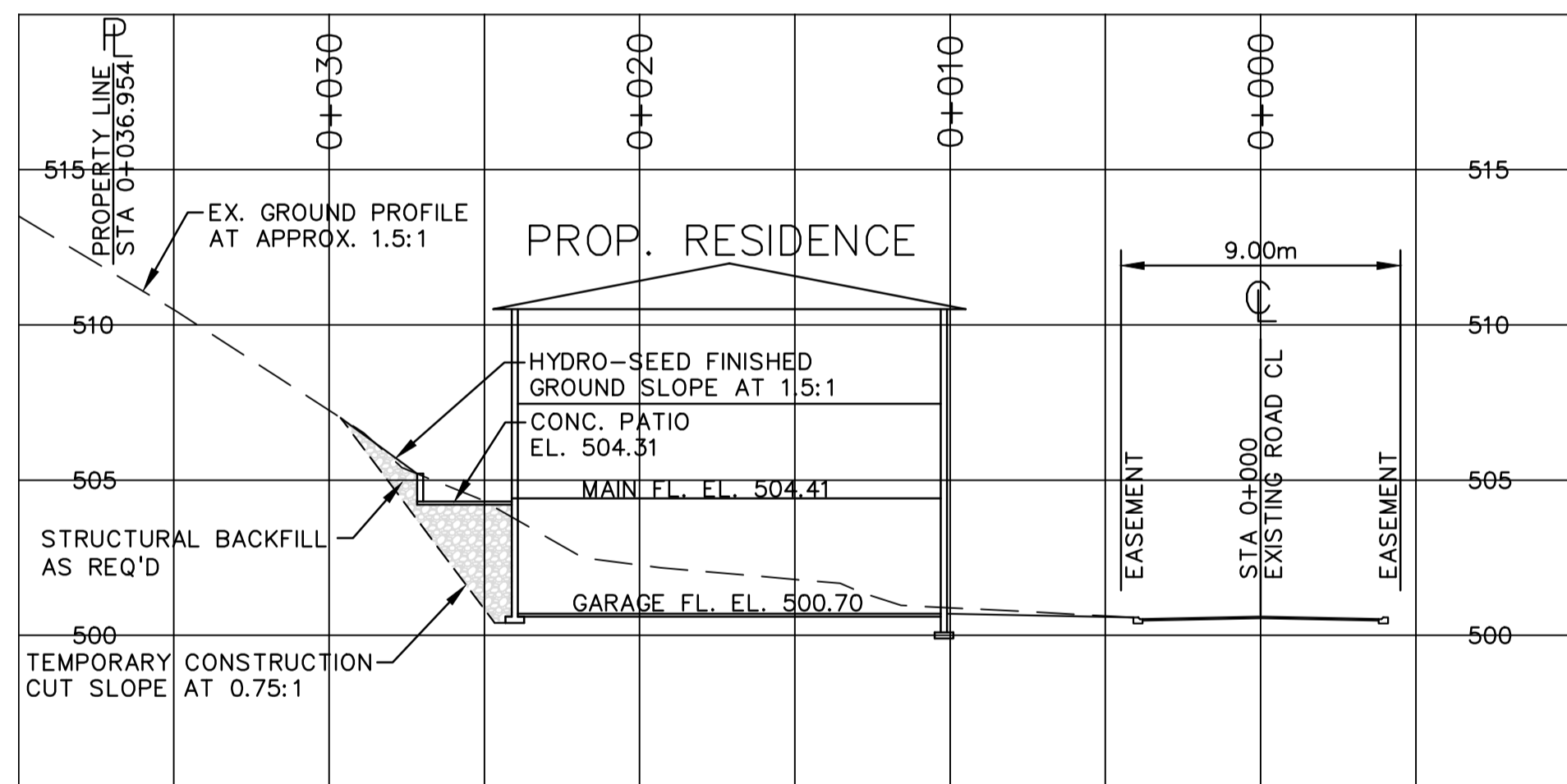
Arda Consultants Ltd. 275 NEAVE ROAD, KELOWNA BC, V1V 2L9 TEL: 250.807.7903 EMAIL: info@ardaconsultants.com		DRAWING NO. <b>1314.X1</b>
THE CITY OF KELOWNA ENGINEERING DEPARTMENT		CITY FILE No. —
CARLISLE GROUP LTD. 3179 VIA CENTRALE CROSS SECTIONS		DIVISION REV. NO. <b>5</b>
PLOT DATE:		



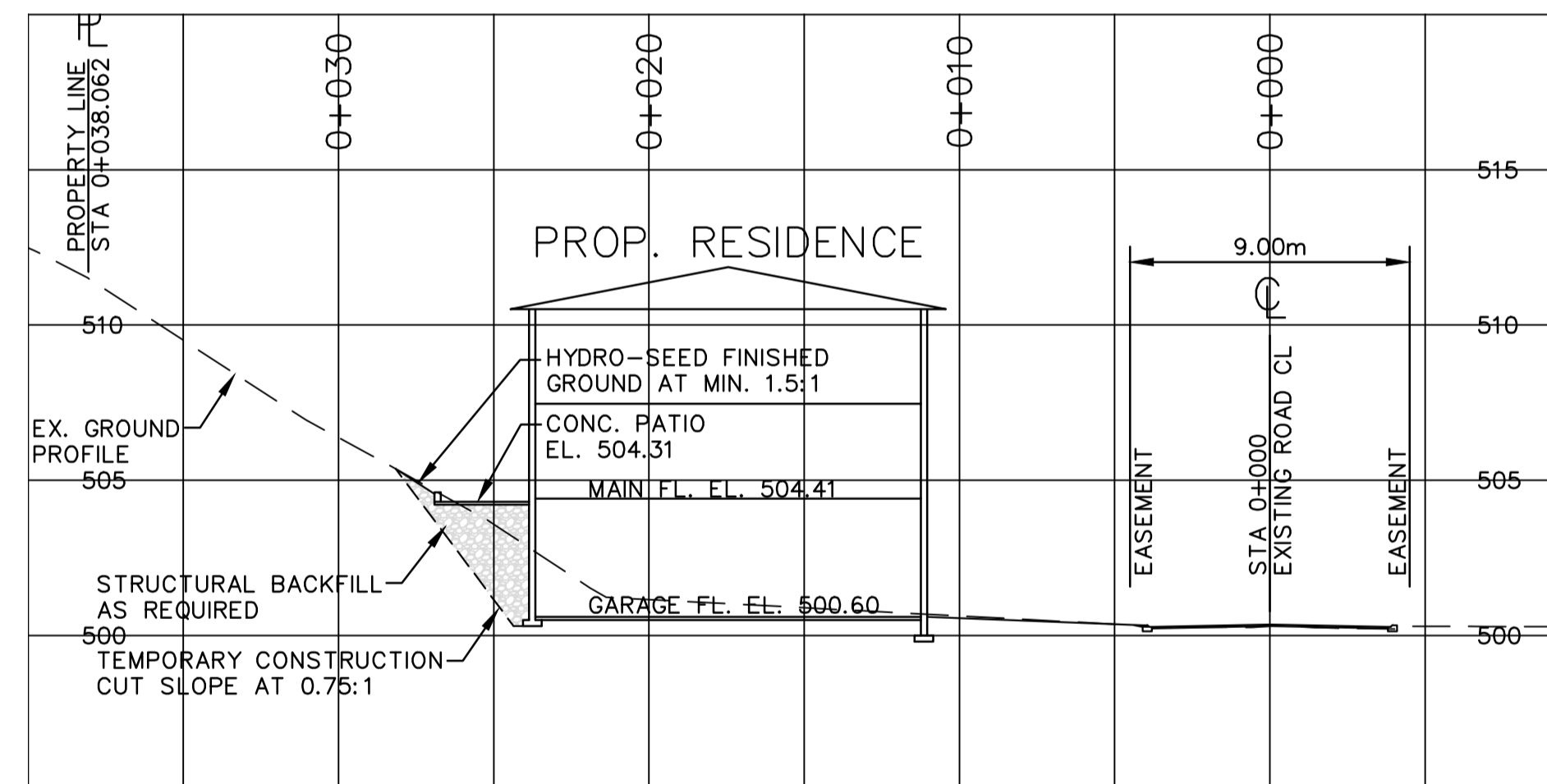
CROSS SECTION X5



CROSS SECTION X7



CROSS SECTION X4



CROSS SECTION X6

LEGEND	
CABLE TV	—
GAS	—
SAN. SEWER	—
STORM SEWER	—
U.G. ELECTRICAL	—
U.G. TELEPHONE	—
WATER	—
∩	CAP
▣	CATCH BASIN
⊕	ELECTRICAL BOX
⊕	HYDRANT
⊗	VALVE
⊗ <sup>LS</sup>	LAMP STANDARD
○	SANITARY MH (EXISTING)
●	SANITARY MH (PROPOSED)
○	STM (EXISTING)
●	STM (PROPOSED)
⊠	TRANSFORMER
⊠	UTILITY JUNCTION BOX

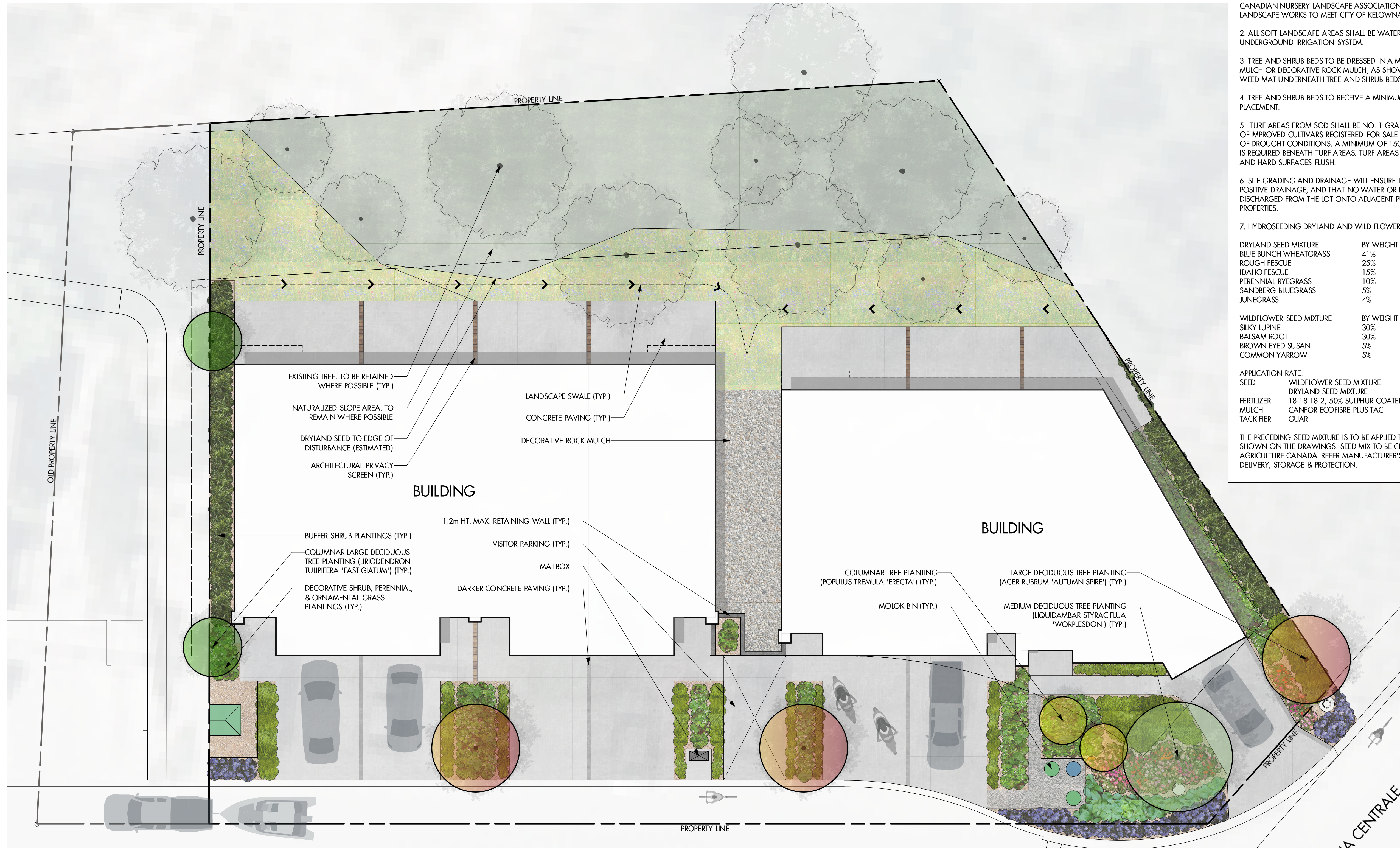
No.	MM/DD/YY	DATE	BY	REVISION
3	05/09/23	G.E.R.		GENERAL REVISIONS
2	11/17/21	G.E.R.		FOR DP SUBMISSION
1	08/21/21	G.E.R.		GENERAL REVISIONS



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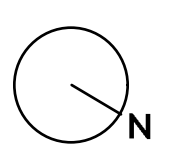
DRAWN	G.E.R.
DESIGN	G.E.R.
APPROVED	
DATE	APR., 2021
SCALE	H=1:200 V=1:200

Arda Consultants Ltd. 275 NEAVE ROAD, KELOWNA BC, V1V 2L9		TEL: 250.807.7903 EMAIL: info@ardaconsultants.com	DRAWING NO. <b>1314.X2</b>
THE CITY OF KELOWNA ENGINEERING DEPARTMENT		CITY FILE No. —	
CARLISLE GROUP LTD. 3179 VIA CENTRALE CROSS SECTIONS		DIVISION	REV. NO. <b>3</b>
PLOT DATE:			



**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN NURSERY LANDSCAPE ASSOCIATION STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
  2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm BLACK WOOD MULCH OR DECORATIVE ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS IN WOOD MULCH AREAS.
  4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
  5. 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.
  7. HYDROSEEDING DRYLAND AND WILD FLOWER SEED AREAS
- | DRYLAND SEED MIXTURE  | BY WEIGHT | BY SPECIES |
|-----------------------|-----------|------------|
| BLUE BUNCH WHEATGRASS | 41%       | 23%        |
| ROUGH FESCUE          | 25%       | 20%        |
| IDAHO FESCUE          | 15%       | 19%        |
| PERENNIAL RYEGRASS    | 10%       | 7%         |
| SANDBERG BLUEGRASS    | 5%        | 13%        |
| JUNEGRASS             | 4%        | 18%        |
- | WILDFLOWER SEED MIXTURE | BY WEIGHT |  |
|-------------------------|-----------|--|
| SILKY LUPINE            | 30%       |  |
| BALSAM ROOT             | 30%       |  |
| BROWN EYED SUSAN        | 5%        |  |
| COMMON YARROW           | 5%        |  |
- APPLICATION RATE:  
 SEED WILDFLOWER SEED MIXTURE 1 KG/HECTARE  
 DRYLAND SEED MIXTURE 50 KG/HECTARE  
 FERTILIZER 18-18-18-2, 50% SULPHUR COATED UREA 400 KG/HECTARE  
 MULCH CANFOR ECOFIBRE PLUS TAC 2,800 KG/HECTARE  
 TACKIFIER GUAR 3% OF MIX
- THE PRECEDING SEED MIXTURE IS TO BE APPLIED TO THE DRYLAND SEED AREAS SHOWN ON THE DRAWINGS. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.



PROJECT TITLE  
**3179 VIA CENTRALE**

Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION	DATE	DESCRIPTION
1	21.12.20	Issued for Development Permit
2	21.12.22	Issued for Development Permit
3	23.05.31	Issued for Development Permit
4		
5		

PROJECT NO.	21-097
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	MAY 31, 2023
SCALE	1:100
PAGE SIZE	24x36"

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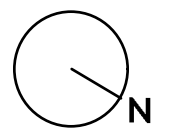
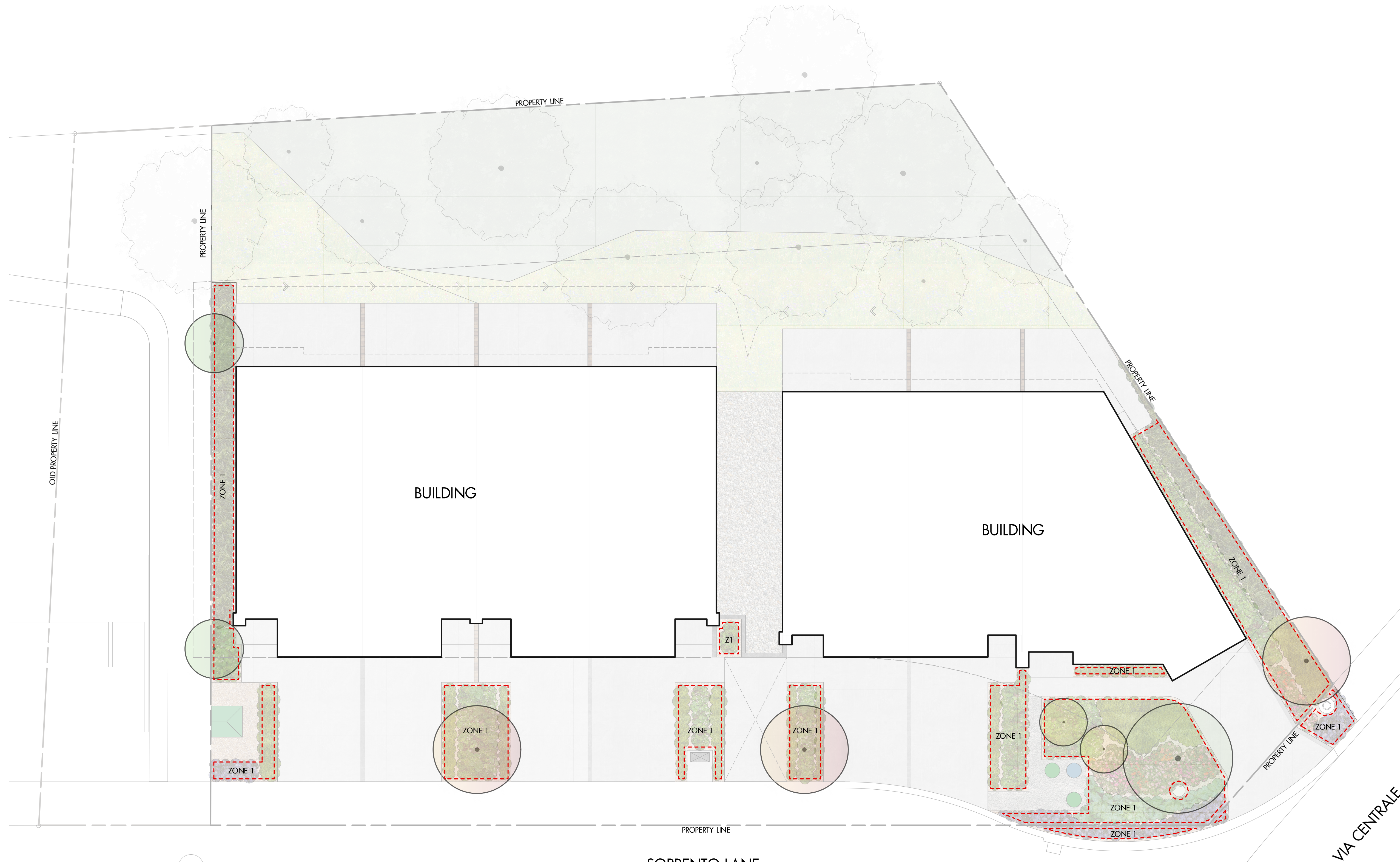
DRAWING NUMBER

**L1/2**

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**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE RED MAPLE	3	5cm CAL
LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEETGUM	2	4cm CAL
LIRIODENDRON TULIFERA 'FASTIGIATUM'	COLUMNAR TULIP TREE	2	5cm CAL
POPULUS TREMULA 'ERECTA'	COLUMNAR SWEDISH ASPEN	2	4cm CAL
<b>SHRUBS</b>			
CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	12	#01 CONT. /1.2M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	DWARF BURNING BUSH	8	#01 CONT. /1.5M O.C. SPACING
HYDRANGEA PANICULATA 'JAN'	LITTLE LIME HYDRANGEA	12	#01 CONT. /1.2M O.C. SPACING
PINUS ABIES 'NIDIFORMIS'	NEST SPRUCE	8	#01 CONT. /1.5M O.C. SPACING
SPIREA BUUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	12	#01 CONT. /1.2M O.C. SPACING
SYRINGA MEYERI 'PAUBIN'	DWARF KOREAN LILAC	8	#01 CONT. /1.5M O.C. SPACING
<b>PERENNIALS, GRASSES &amp; GROUNDCOVERS</b>			
ARCTOSTAPHYLOS LIVA-URS	KINNICKINICK	15	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	15	#01 CONT. /0.9M O.C. SPACING
ECHINACEA 'CHEYENNE SPIRIT'	CHEYENNE SPIRIT CONEFLOWER	15	#01 CONT. /0.9M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	8	#01 CONT. /1.2M O.C. SPACING
PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	12	#01 CONT. /1.0M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	15	#01 CONT. /0.9M O.C. SPACING



PROJECT TITLE

**3179 VIA CENTRALE**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/  
IRRIGATION PLAN**

ISSUED FOR / REVISION

1	21.12.20	Issued for Development Permit
2	21.12.22	Issued for Development Permit
3	23.05.31	Issued for Development Permit
4		
5		

PROJECT NO.	21-097
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
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SCALE	1:100
PAGE SIZE	24x36"

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DRAWING NUMBER

**L2/2**

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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.

**IRRIGATION LEGEND**

ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 171 sq.m.  
MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
ESTIMATED ANNUAL WATER USE: 57 cu.m.

**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 368 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 57 cu.m. / year  
WATER BALANCE = 311 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS