KERR Badke Road Multi

for KERR PROPERTIES

Development Permit

ARTIST RENDERING FOR REFERENCE ONLY.

DRAWING LIST

Architectural

DP0.0	COVER SHEET
DP1.1	PROJECT RENDERINGS
DP1.2	CONTEXT PLAN, PROJECT STATISTICS, SITE PHOTOS
DP1.3	PROPOSED SITE PLAN, SITE DETAILS
DP1.4	SITE & PARKING LEVEL DETAILS, STREETSCAPE ELEVATION
DP1.5	SHADOW STUDIES
DP2.1	FLOOR PLANS - LEVEL P1 & LEVEL 1
DP2.2	FLOOR PLANS - LEVEL 2 & LEVELS 3-5
DP2.3	FLOOR PLANS - LEVEL 6 & ROOF PLAN
DP3.1	BUILDING ELEVATIONS, EXTERIOR MATERIAL BOARD
DP3.2	BUILDING SECTIONS

Landscape

L1	CONCEPTUAL LANDSCAPE PLAN
L2	WATER CONSERVATION PLAN
L3	OFFSITE LANDSCAPE PLAN
L4	OFFSITE IRRIGATION PLAN

Civil

C10	COVER
C30	COMPOSITE UTILITY PLAN
C40	GRADING PLAN
C50	STORMWATER MANAGEMENT PLAN
C60	EROSION & SEDIMENT CONTROL PLAN

REVISIONS

#	DATE	DESCRIPTION
	2024 01 17	DP Issued to City

PRELIMINARY, NOT FOR CONSTRUCTION

GRAVITY ARCHITECTURE

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SEAL

REGISTERED ARCHITECT
J. R. STEPHEN N. BARNECUT
BRITISH COLUMBIA
22-030 DP
2024 01 17

PERMIT NUMBERS

PROJECT STATUS
Development Permit

PROJECT
KERR Badke Road Multi

765 Badke Rd, Kelowna, BC
Lot E, Plan KAP22268

TITLE
COVER SHEET

PROJECT NUMBER **22-030**	DRAWING NUMBER **DP0.0**
SCALE 1 : 1	
DESIGNER RTA	CHECKED -
DP DRAFTSPERSON RTA / SR	VERSION ISSUE DATE 2024 01 17
BP DRAFTSPERSON -	BP ISSUE DATE -

ARTIST RENDERING FOR REFERENCE ONLY.

1 **PROJECT RENDERING - STREET VIEW**
1 : 1

ARTIST RENDERING FOR REFERENCE ONLY.

2 **PROJECT RENDERING - MAIN ENTRANCE**
1 : 1

REVISIONS

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PROJECT

KERR Badke Road Multi

765 Badke Rd, Kelowna, BC
Lot E, Plan KAP22268

TITLE

PROJECT RENDERINGS

PROJECT NUMBER **22-030**	DRAWING NUMBER **DP1.1**
SCALE 1 : 1	
DESIGNER RTA	CHECKED -
DP DRAFTSPERSON RTA / SR	VERSION ISSUE DATE 2024 01 17
BP DRAFTSPERSON -	BP ISSUE DATE -

(1) **CONTEXT PLAN**
SCALE: NTS

(2) **VICINITY PLAN**
SCALE: NTS

1. SITE PHOTO

2. SITE PHOTO

3. SITE PHOTO

4. SITE PHOTO

5. SITE PHOTO

6. SITE PHOTO

LAND USE BYLAW ANALYSIS BASED ON BYLAW #12375

SITE AREA
- **5,029.04 m² = 0.53 ha**

LAND USE DESIGNATION
- **UC4 - Rutland Urban Centre**
- Neighbouring Lots' Designations: **UC4, EDINST (P1)**

8 - PARKING AND LOADING

SECTION 8.2.7.b: Ratio of Parking Spaces
- Min. Regular Size Vehicle parking spaces: **50%***
  *(all visitor parking spaces must be regular size vehicle parking spaces)
- Max. Small Size Vehicle parking spaces: **50%**

SECTION 8.2.17: Amount of Accessible Parking Spaces
- Min. # of Required Accessible Parking Spaces: **4**
- Min. # of Required Van Accessible Spaces: **1**

SECTION 8.3.1 Residential Multi-Dwelling Parking
Base Parking Requirement (Number of spaces)
Use: Apartment Housing
- **Min. 0.9 & Max. 1.25 spaces per 1-Bed unit**
- **Min. 1.0 & Max. 1.5 spaces per 2- or more Bed unit**

Minimum Visitor Parking Requirement
- **Min. 0.14 & Max 0.2 spaces per dwelling unit**

SECTION 8.4: Off Street Loading
- apartment housing not listed as a use requiring an off-street loading space

SECTION 8.5: Off-Street Bicycle Parking
Minimum Bicycle Parking Required (Number of spaces)
Use: Apartment Housing
- Long-term: **0.75 space per 1- & 2-Bed unit, 1.0 space per 3-Bed unit**
- Short-term: **6.0 spaces per entrance**

14 - CORE AREA & OTHER ZONES

SECTION 14.3: Urban Centre Zone Purposes
- **UC4 - Rutland Urban Centre**: a mixed commercial and residential zone for developments within the Rutland Urban Centre

SECTION 14.9: Principal and Secondary Land Uses
- **Apartment Housing - Principal Use**

SECTION 14.11: Commercial and Urban Centre Zone Development Regulations
- Max Site Coverage of all Buildings: **85%**
- Max Site Coverage of all Buildings, Structures, and Impermeable Surfaces: **90%**
- Min. Front Yard Setback: **3.0m**
- Min. Side Yard Setback: **0.0m***
  *(any portion of a building above 16.0m in height must be setback a minimum 4.0m from any lot line abutting another property)
- Min. Rear Yard Setback: 0.0m**
  (except it is **6.0m when abutting an education / institutional (EDINST) future land use designation)
- Min. Common and Private Amenity Space***: **10.0 m² per 1-Bedroom dwelling unit,15 m² per dwelling unit with more than 1-bedroom**
  ***(4.0m² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas)

SECTION 14.14: Density and Height
- Max. Base Density FAR: for areas indentified as 6 storeys = **1.8 FAR**
- Max. Base Height: for areas identified as 6 storeys = **6 storeys & 22.0m**

SITE INFORMATION

LAND USE DISTRICT		
	UC4 - Rutland Urban Centre	
LEGAL DESCRIPTION		
	Lot E, Plan KAP22268	
MUNICIPAL ADDRESS		
	765 Badke Rd, Kelowna	
COMMUNITY		
	Rutland	
SITE AREA		
	5,029 SM	54,132 SF
	1.24 AC	0.503 HA

DEVELOPMENT STATISTICS

PROPOSED USE			
	Rental Units, 120 Units Total		
UNIT COUNT			
	1 Bed	28 Units	23.3%
	2 Bed	78 Units	65.0%
	3 Bed	14 Units	11.7%
	TOTAL	120 Units	100.0%
PROJECT GFA			
	Parkade L1	3,889 SM	41,857 SF
	Main Floor	1,903 SM	20,478 SF
	Level 2	1,875 SM	20,182 SF
	Level 3	1,883 SM	20,271 SF
	Level 4	1,883 SM	20,271 SF
	Level 5	1,883 SM	20,271 SF
	Level 6	1,861 SM	20,036 SF
	TOTAL	15,177 SM	121,508 SF
FAR			
	Maximum	1.80	
	Proposed	1.80	No Bonus Required
PARCEL COVERAGE			
	Maximum	85.0%	
	Proposed	77.3%	
AMENITY AREA			
	Required	1,660 SM	Patios, Balconies, Indoor Amenity, Front Plaza, Rear Amenity
	Proposed	1,962 SM	
BUILDING HEIGHT			
	Maximum	22 m	6 Storeys
VEHICLE PARKING			
	Required		
	1 Bed	26 stalls	0.9 stalls / unit min.
	2 Bed	78 stalls	1.0 stalls / unit min.
	3 Bed	14 stalls	1.0 stalls / unit min.
	Visitor	16 stalls	.14 stalls / unit min.
	TOTAL	134 stalls	Resident + Visitor
	Proposed	110 stalls	Regular (93%)
		8 stalls	Small Vehicle (7%)
		16 stalls	Visitor
	TOTAL	134 stalls	Resident + Visitor
BICYCLE PARKING			
	Required Long Term		
	1- & 2-Bed	80 stalls	0.75 stalls/unit
	3 Bed	14 stalls	1.00 stalls/unit
	Required Short Term	6 stalls	6 stalls/entrance
	TOTAL	100 stalls	Long + Short Term

GENERAL NOTES

Proposed FAR Calculation based on Floor Area, Net divided by area of the lot as per Bylaw 12375

FAR CALCULATION DETAIL

SITE AREA			
		5,029 SM	54,132 SF
		1.24 AC	0.503 HA
FLOOR AREA, NET			
	Main Floor	1,453.9 SM	15,650 SF
	Level 2	1,512.3 SM	16,278 SF
	Level 3	1,520.3 SM	16,364 SF
	Level 4	1,520.3 SM	16,364 SF
	Level 5	1,520.3 SM	16,364 SF
	Level 6	1,500.8 SM	16,154 SF
	TOTAL	9,027.9 SM	97,175 SF
PROPOSED FAR			
	Maximum	1.80	
	Proposed	1.80	No Bonus Required
AREA COMPARISON TO 1.8 FAR (NO BONUS)			
	Proposed Floor Area, Net	9,027.9 SM	97,175 SF
	1.8 FAR Allowable Area	9,052.3 SM	97,438 SF
	DIFFERENCE	-24.4 SM	-262 SF

AMENITY AREA CALCULATION

OVERALL AMENITY AREA REQUIRED			
	1 Bed	280 SM	10 SM / Unit
	More than 1 Bed	1,380 SM	15 SM / Unit
	TOTAL	1,660 SM	
COMMON AMENITY AREA REQUIRED			
	All Units	480 SM	4 SM / Unit
OVERALL AMENITY AREAS PROVIDED		AREA	
		SM	SF
Private			
	Patios / Balconies	1,112	11,969
Common			
	Front Plaza	501	5,394
	Rear Amenity	348	3,750
	Indoor	0	0
	COMMON AMENITY PROVIDED	850 SM	9,144 SF
	TOTAL	1,962 SM	5,394 SF

WASTE & RECYCLING

REQUIRED			
Waste			
	Garbage	6,360 L	53.0 L / Unit / Week
	Organics	1,680 L	14.0 L / Unit / Week
	TOTAL	8,040 L	
Recycling			
	Mixed Containers	2,220 L	18.5 L / Unit / Week
	Mixed Papers	1,800 L	15.0 L / Unit / Week
	Cardboard	3,300 L	27.5 L / Unit / Week
	Glass	252 L	2.1 L / Unit / Week
	TOTAL	7,572 L	
PROVIDED			
	Waste & Organics	2,294 L	1 x 3 yd3 BIN
	Waste & Organics	6,116 L	2 x 4 yd3 BIN
	TOTAL	8,410 L	
	Mixed Recycling	4,588 L	2 x 3 yd3 BIN
	Mixed Recycling	3,058 L	1 x 4 yd3 BIN
	Glass	363 L	1 x 96 gal TOTE
	TOTAL	7,646 L	

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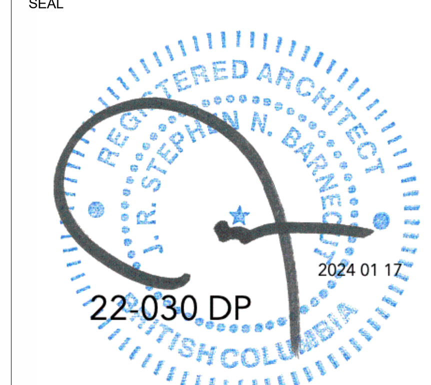


PERMIT NUMBERS

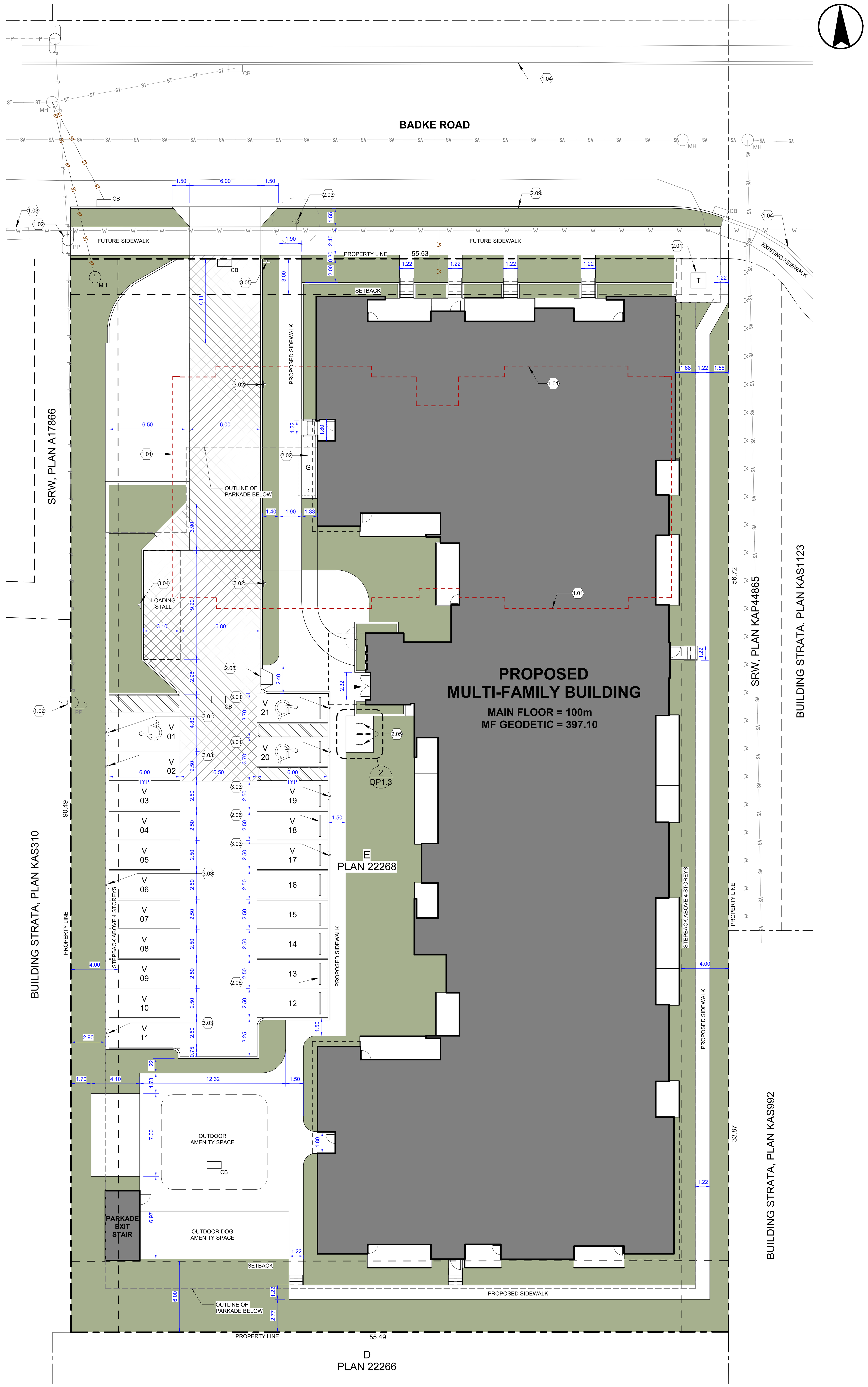
PROJECT STATUS
Development Permit

PROJECT
KERR Badke Road Multi

765 Badke Rd, Kelowna, BC
Lot E, Plan KAP22268

TITLE
CONTEXT PLAN, PROJECT STATISTICS, SITE PHOTOS

PROJECT NUMBER **22-030**	DRAWING NUMBER **DP1.2**
SCALE 1 : 1	
DESIGNER RTA	CHECKED -
DP DRAFTSPERSON RTA / SR	VERSION ISSUE DATE 2024 01 17
BP DRAFTSPERSON -	BP ISSUE DATE -



1 PROPOSED SITE PLAN
1 : 200

SURVEY INFORMATION

MUNICIPAL ADDRESS:
765 Badke Rd, Kelowna, BC

LEGAL ADDRESS:
Lot E, Plan KAP22268

LAND USE DESIGNATION: UC4 - Rutland Urban Centre

COMMUNITY: Rutland
INFILL: Yes

Survey completed by:

Ferguson Land Surveying & Geomatics
404 - 1630 Pandosy Street
Kelowna, B.C. V1Y 1P7
Phone: (250) 763-3115

Dated: 2019 06 03

Note: Unless otherwise specified, the dimensions shown relate to distances form property boundary to foundation walls only at the date of the survey.

Positions of spot elevations are approximate.
Distances are in metres and decimals thereof.

HARD / NON-PERMEABLE LANDSCAPING
Concrete (Sidewalks/Patios)

NON-LANDSCAPED AREAS
Building Footprint
Asphalt (Roads & Lanes)
Heavy Duty Concrete (Capable of supporting minimum fire truck load, as determined by the City of Kelowna)

LANDSCAPED AREAS
Extent of Soft Landscaping

LINE TYPES
Subject Property Lines
Adjacent Property Lines
Cantilevers / Projections
Eaves / Canopies

UTILITY LINE TYPES
W Water
T Telecom
SA Sanitary Sewer
P Power
ST Storm Sewer
OH Overhead
G Gas
(Misc.)

SPOT ELEVATION / GEODETICS
55.55 Existing Grade
55.55 Proposed Grade

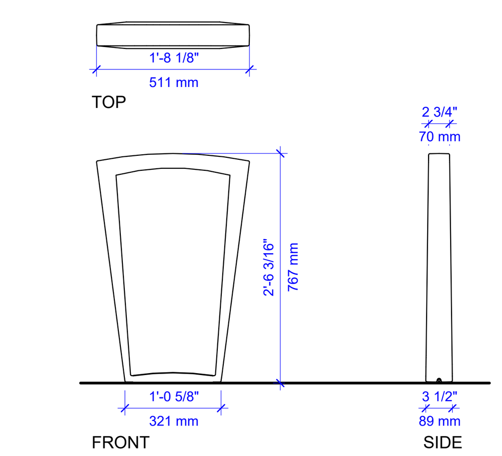
SITE LEGEND
Site Light
Site Light Bollard
Fire Hydrant
PP Power Pole
MH Manhole
CB Catch Basin
Site Sign
Primary Entrance

Keynote Legend

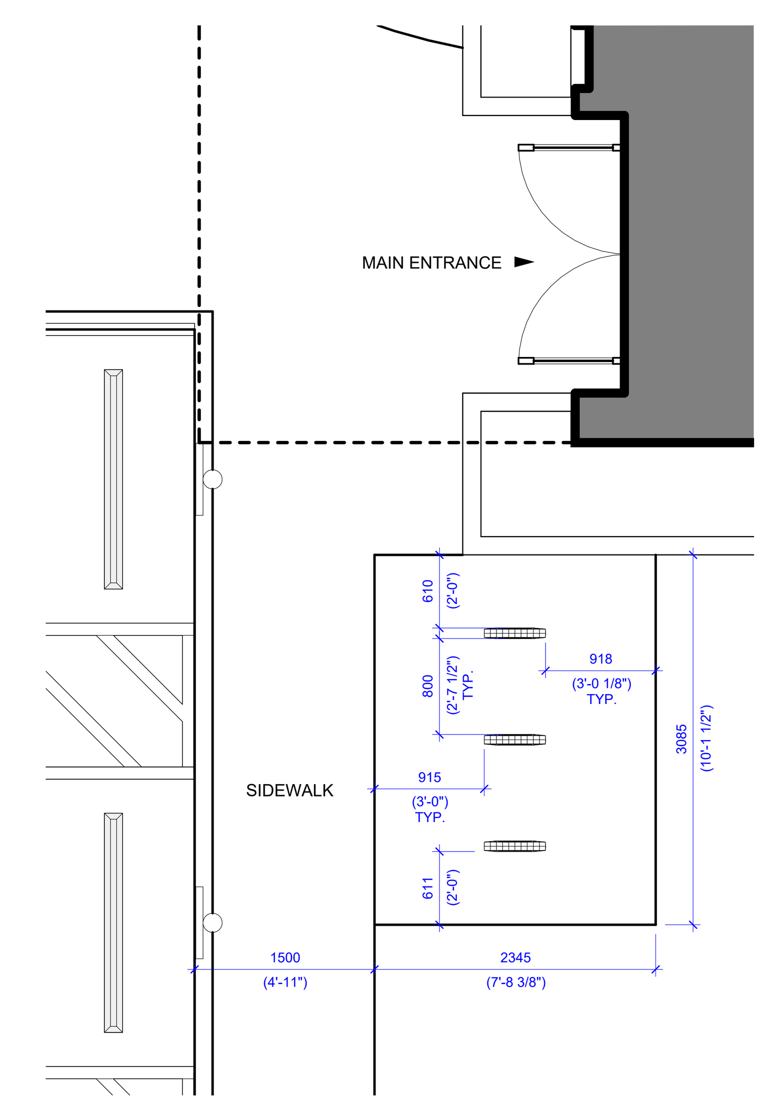
#	Keynote Text
1.01	EXISTING BUILDING TO BE REMOVED
1.02	EXISTING POWER POLE TO REMAIN
1.03	EXISTING ELECTRICAL VAULT TO REMAIN
1.04	EXISTING CURB TO REMAIN
2.01	PROPOSED ELECTRICAL TRANSFORMER
2.02	PROPOSED GAS METER LOCATION
2.03	PROPOSED FIRE HYDRANT
2.05	PROPOSED SHORT-TERM BIKE RACK, SEE DETAIL 3 / DP1.3
2.06	PROPOSED WHEEL STOP, TYP.
2.08	PROPOSED BARRIER FREE CURB CUT
2.09	PROPOSED NEW CURB TO ALIGN WITH PROVIDED ROAD PROFILE
3.01	PROPOSED "BARRIER FREE PARKING" SIGN
3.02	PROPOSED "NO PARKING, FIRE LANE" SIGN
3.03	PROPOSED "VISITOR PARKING" SIGN
3.04	PROPOSED "LOADING ZONE, NO PARKING" SIGN
3.05	PROPOSED "STOP" SIGN

GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR PROPOSED SITE SERVICING AND GRADES.
2. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS ON HARD AND SOFT LANDSCAPING, PROPOSED PLANTING, SITE FURNITURE.
3. REFER TO ELECTRICAL DRAWING FOR SITE LIGHTING LAYOUT.



3 BIKE RACK DETAIL
1 : 20



2 PLAN DETAIL - BIKE PARKING
1 : 50

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BRITISH COLUMBIA
22-030 DP
2024 01 17

PERMIT NUMBERS

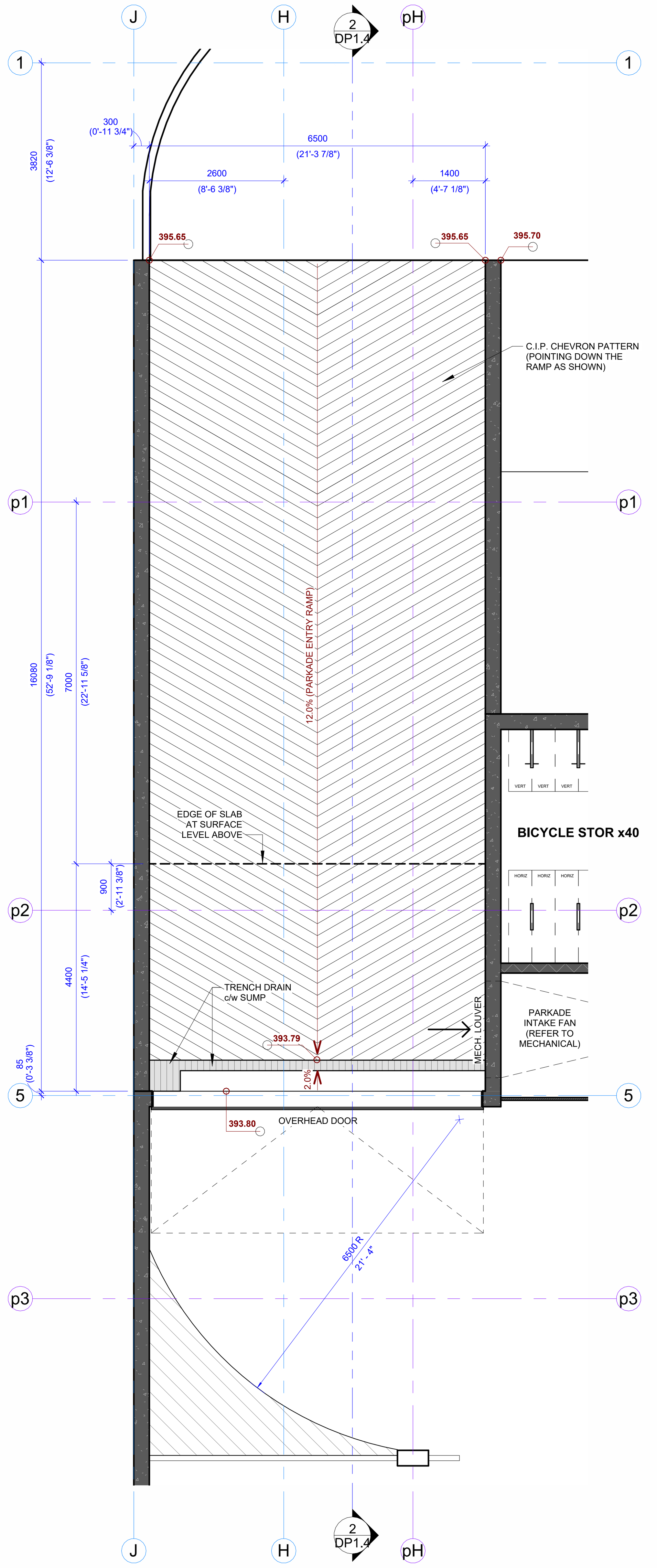
PROJECT STATUS
Development Permit

PROJECT
KERR Badke Road Multi

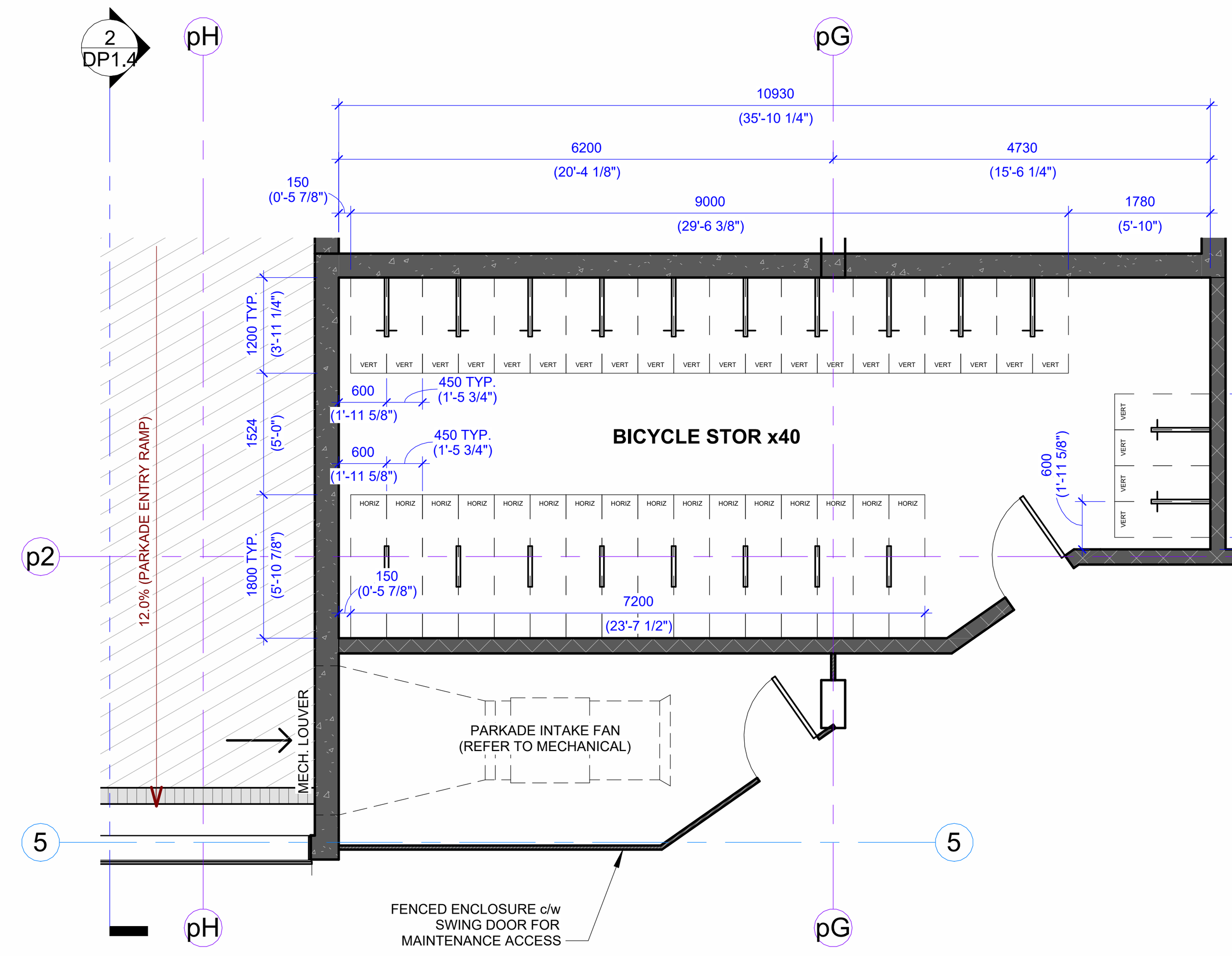
765 Badke Rd, Kelowna, BC
Lot E, Plan KAP22268

TITLE
PROPOSED SITE PLAN, SITE DETAILS

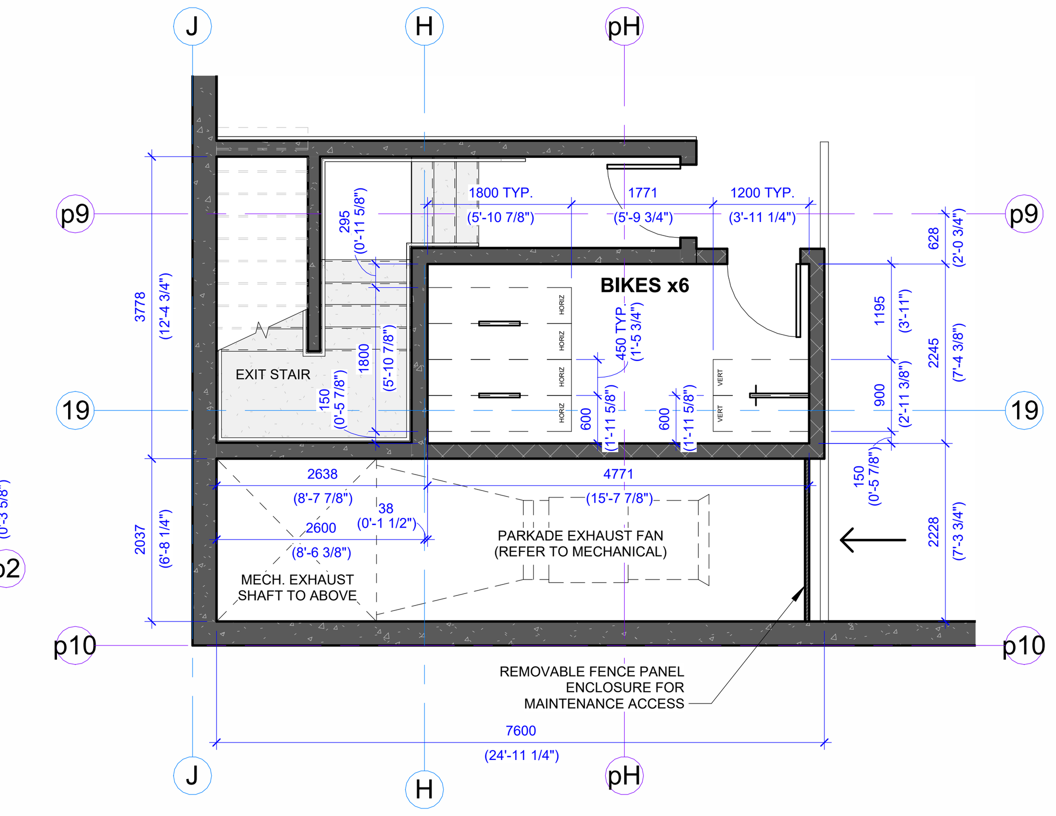
PROJECT NUMBER: **22-030**	DRAWING NUMBER: **DP1.3**
SCALE: As indicated	
DESIGNER: RTA	CHECKED: -
DP DRAFTSPERSON: RTA / SR	VERSION ISSUE DATE: 2024 01 17
BP DRAFTSPERSON: -	BP ISSUE DATE: -



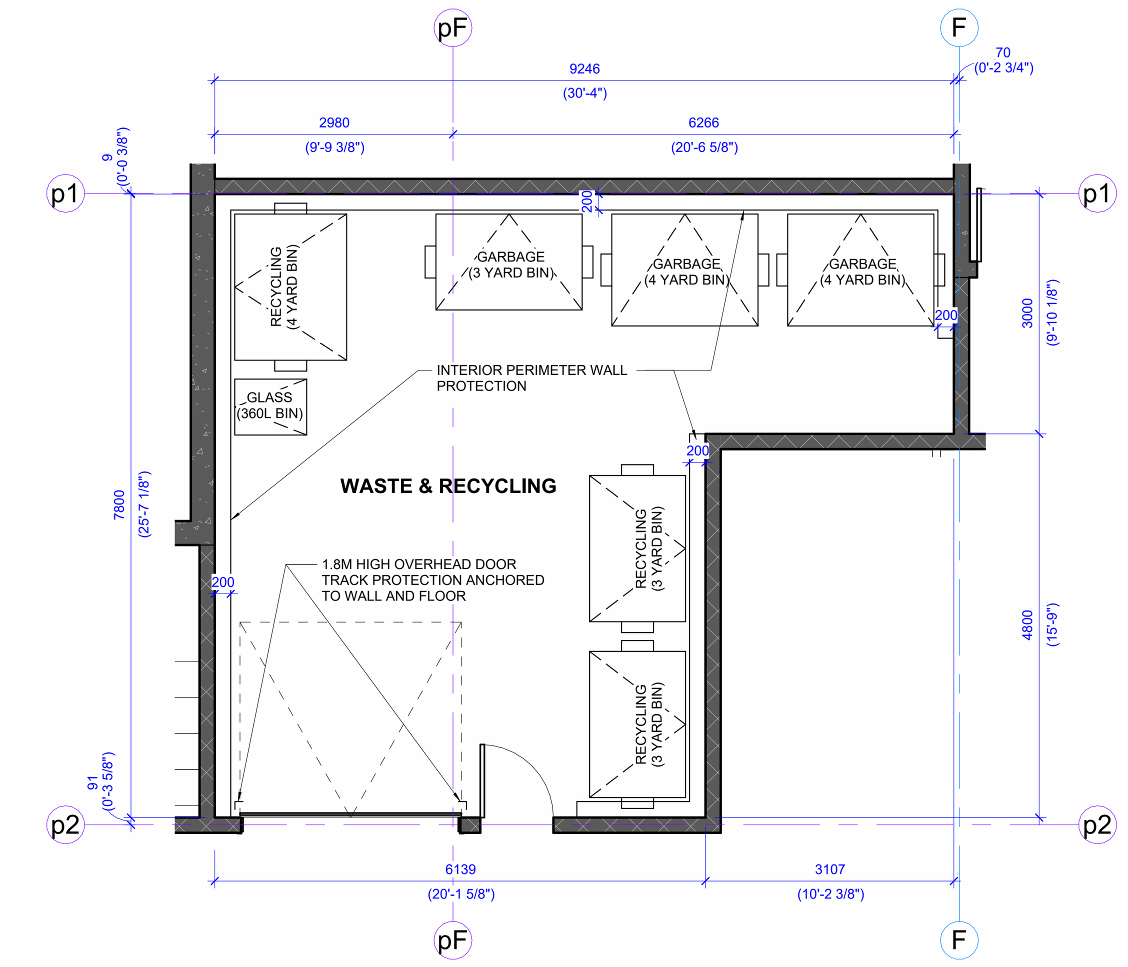
1 PLAN DETAIL - PARKADE ENTRY RAMP
1 : 75



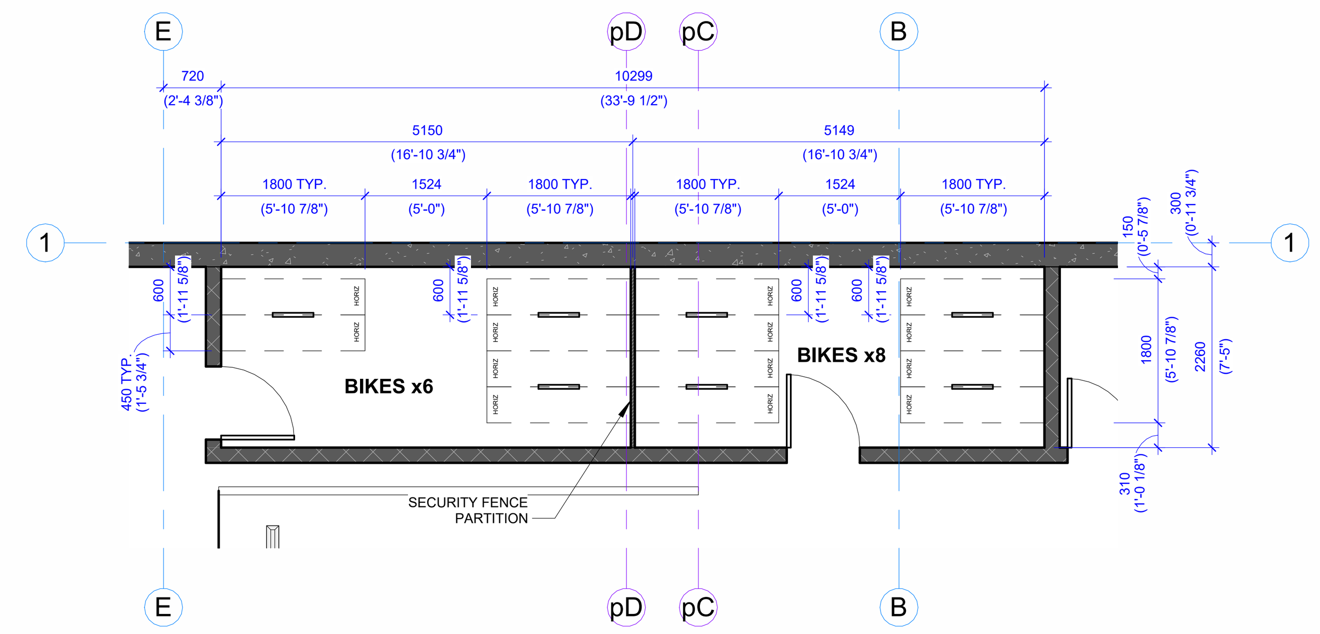
3 PLAN DETAIL - LEVEL P1 - BIKE STORAGE ROOM A
1 : 75



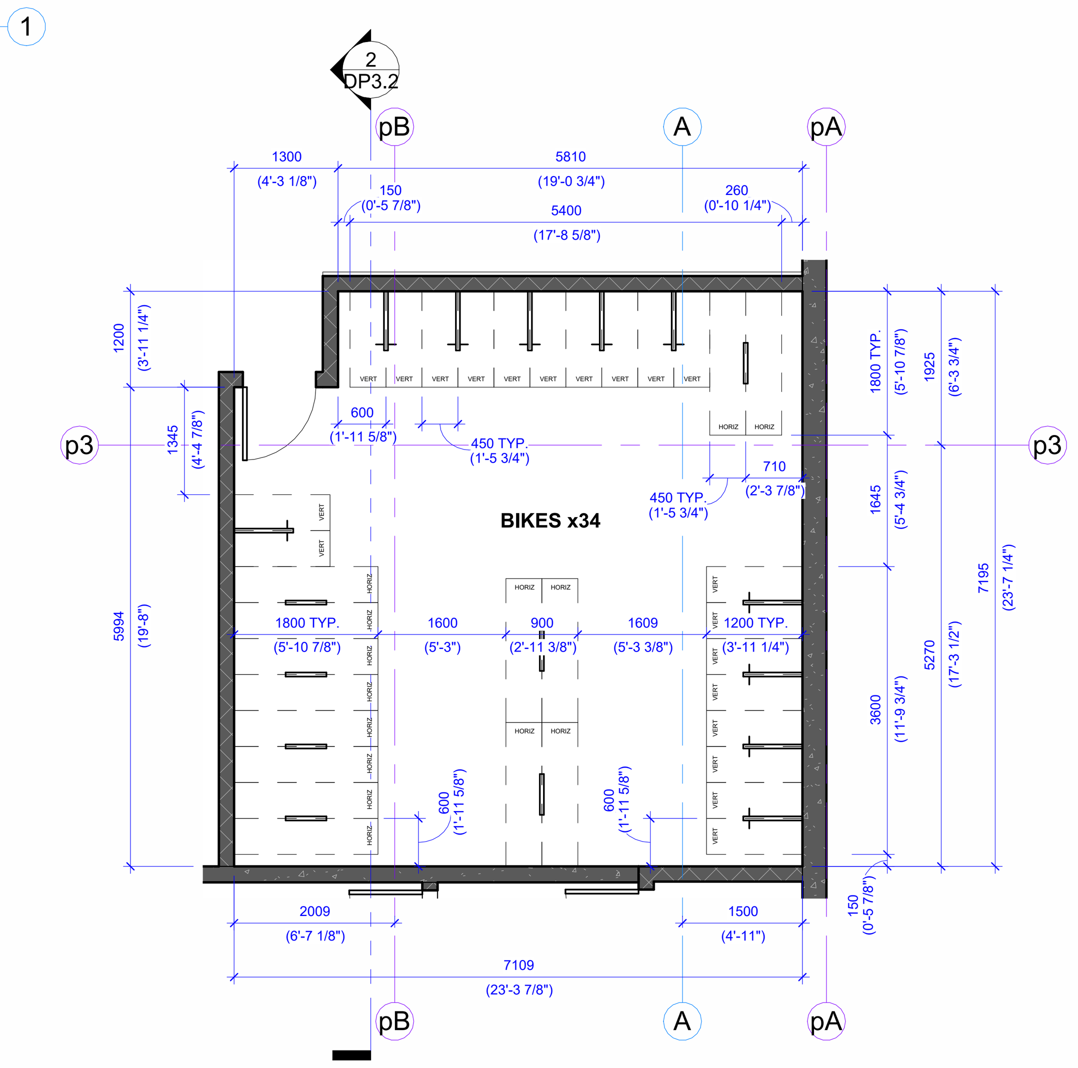
4 PLAN DETAIL - LEVEL P1 - BIKE STORAGE ROOM E
1 : 75



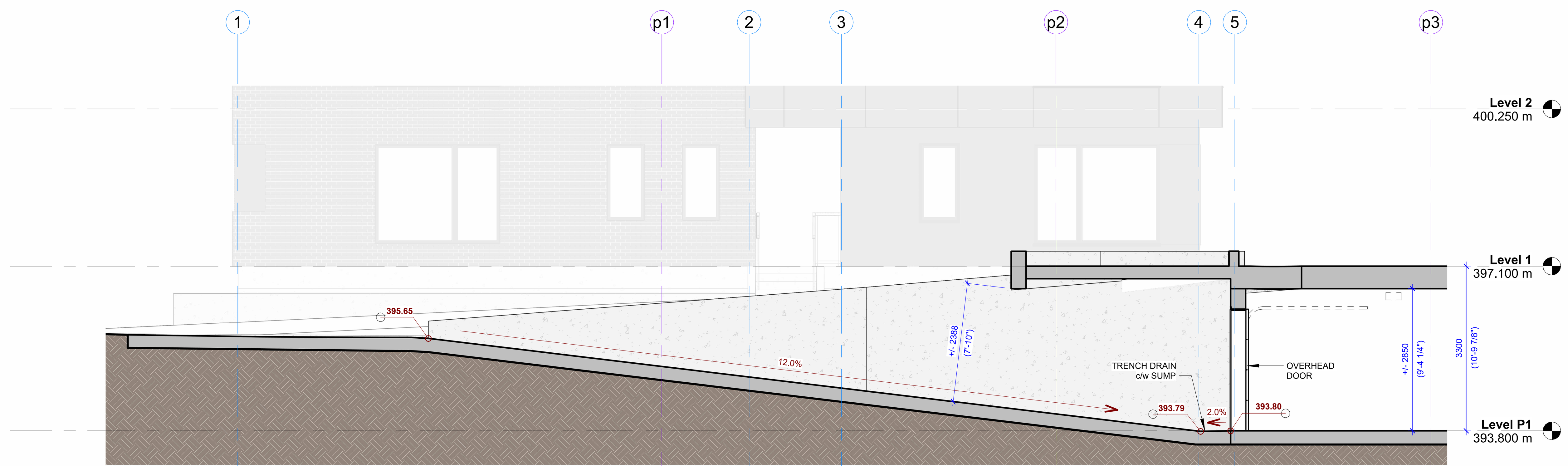
6 PLAN DETAIL - LEVEL P1 - WASTE & RECYCLING ROOM
1 : 75



5 PLAN DETAIL - LEVEL P1 - BIKE STORAGE ROOMS B & C
1 : 75

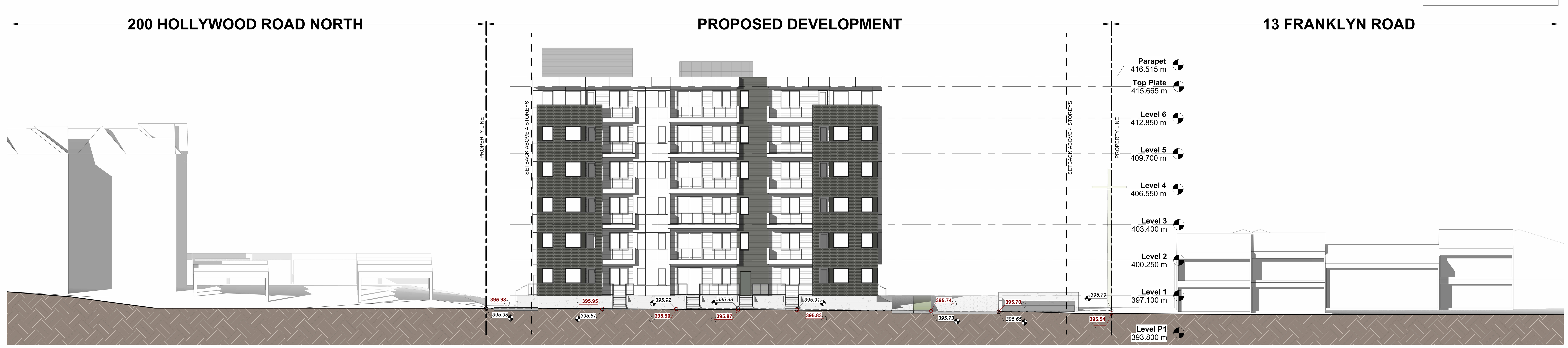


7 PLAN DETAIL - LEVEL P1 - BIKE STORAGE ROOM D
1 : 75



2 SECTION - PARKADE ENTRY RAMP
1 : 75

SPOT ELEVATION / GEODETICS
55.55 Existing Grade
55.55 Proposed Grade



8 DP - PROPOSED STREETSCAPE VIEW @ BADKE ROAD
1 : 200

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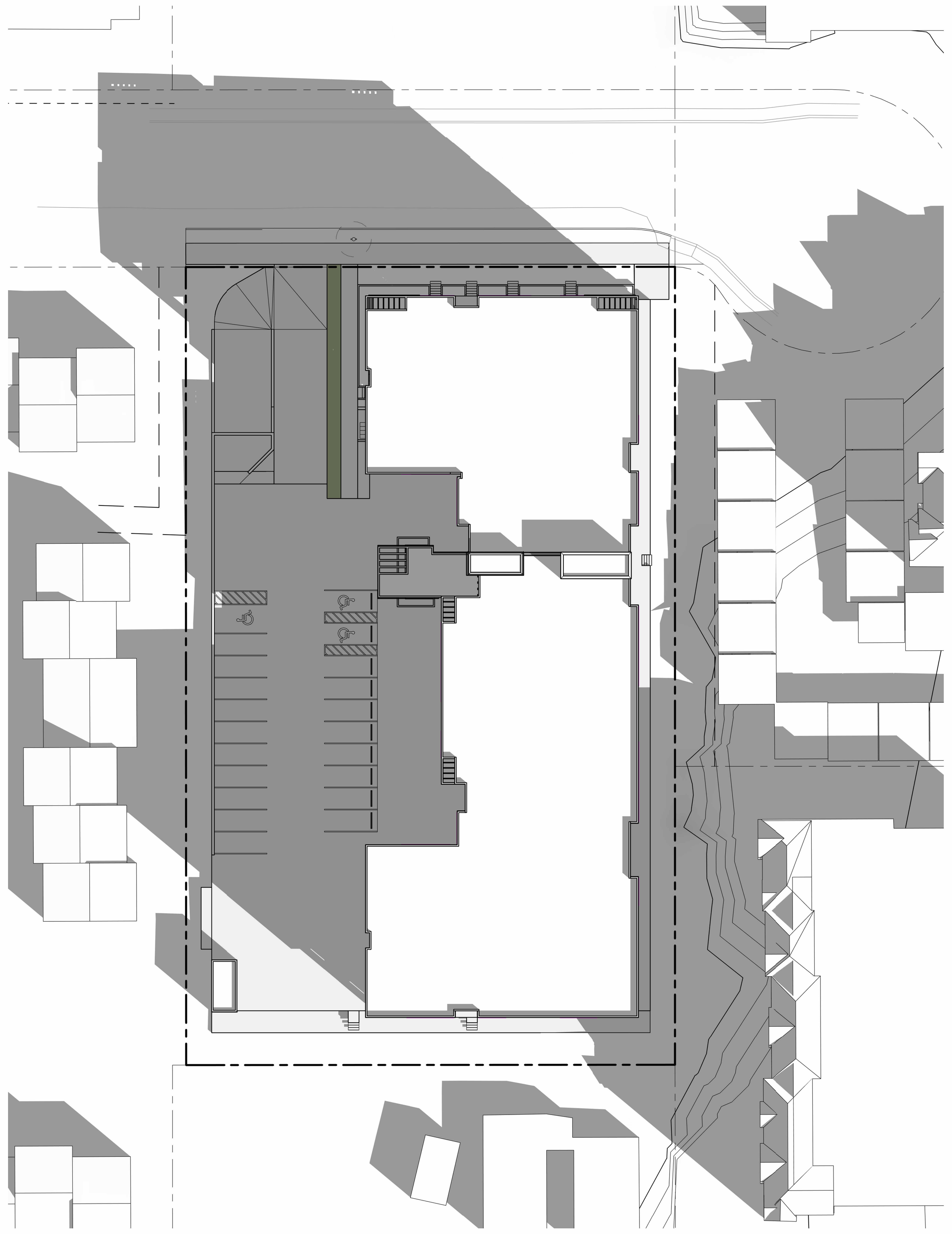
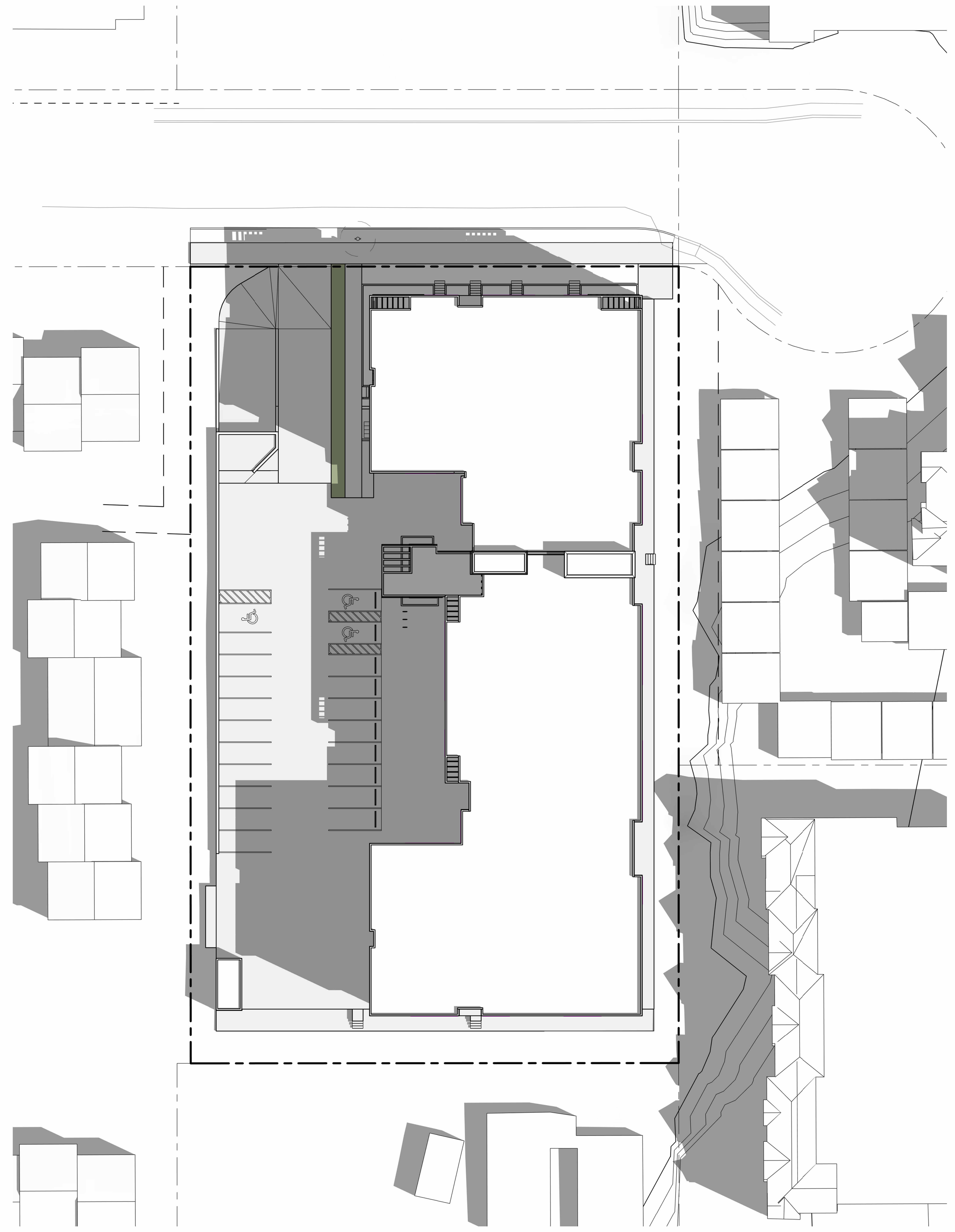
TITLE
SITE & PARKING LEVEL DETAILS, STREETSCAPE ELEVATION

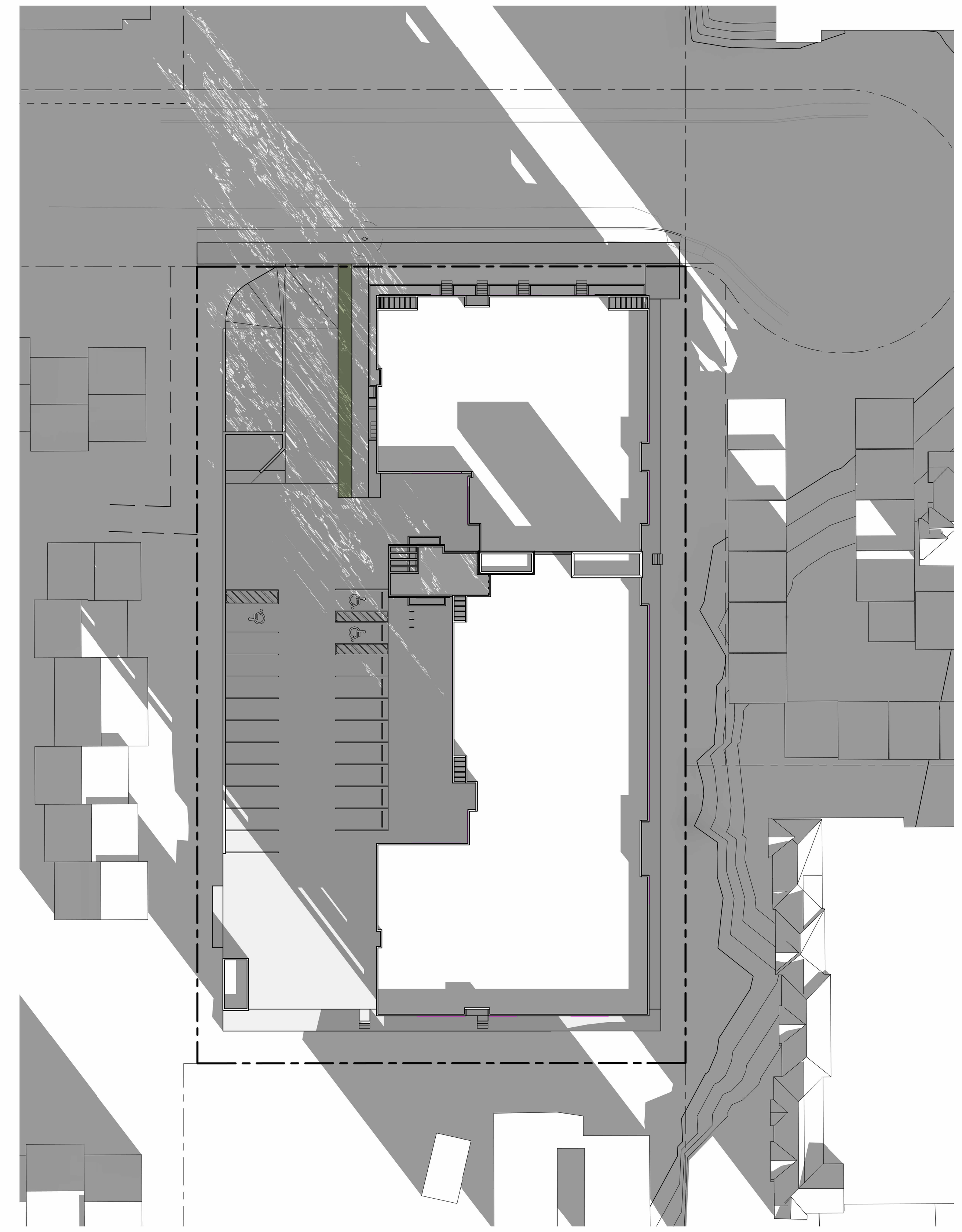
PROJECT NUMBER 22-030	DRAWING NUMBER DP1.4
SCALE As indicated	
DESIGNER RTA	CHECKED -
DP DRAFTSPERSON RTA / SR	VERSION ISSUE DATE 2024 01 17
BP DRAFTSPERSON -	BP ISSUE DATE -



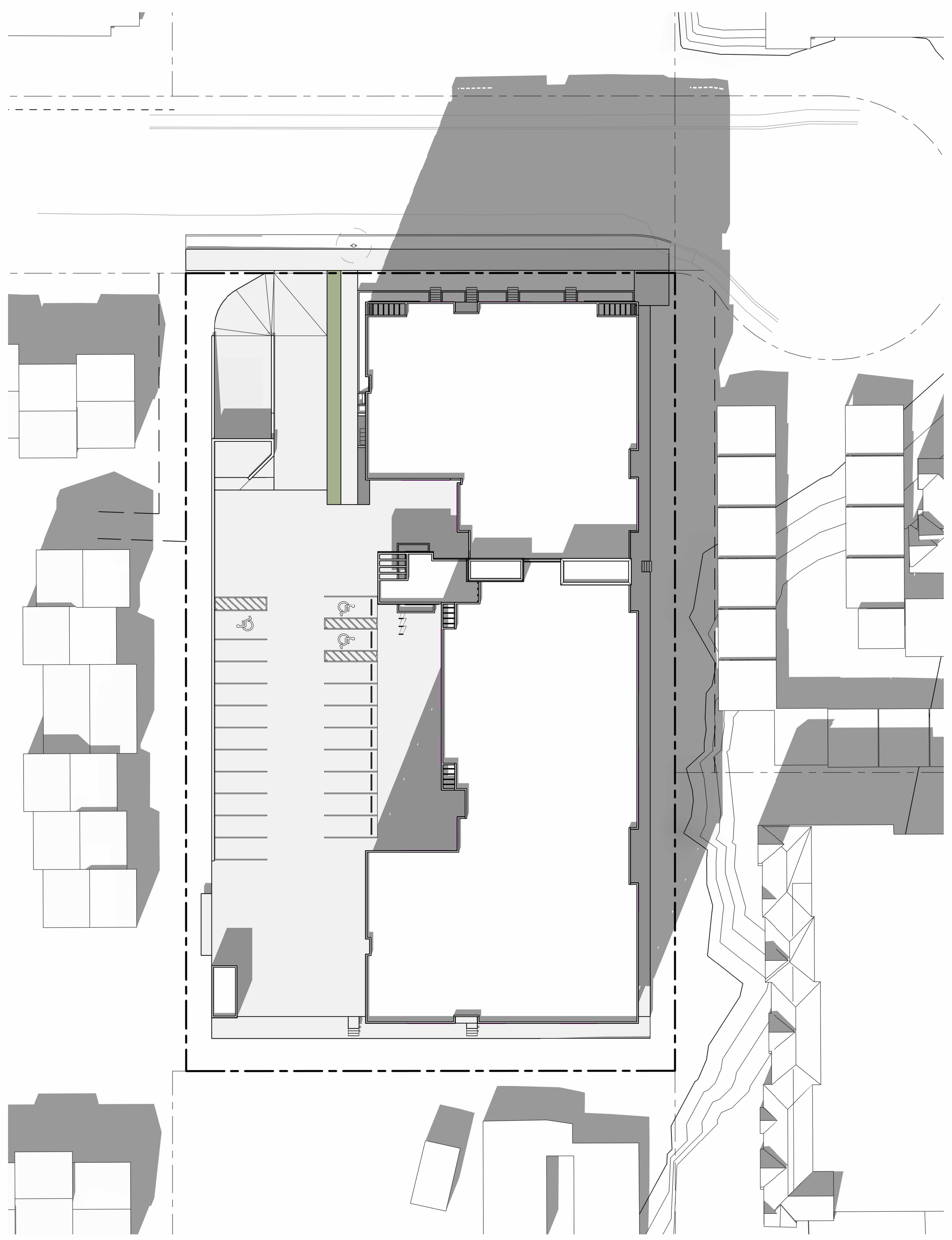
1 Shadow Study - Spring Equinox (Mar 22) @ 10am
1 : 500



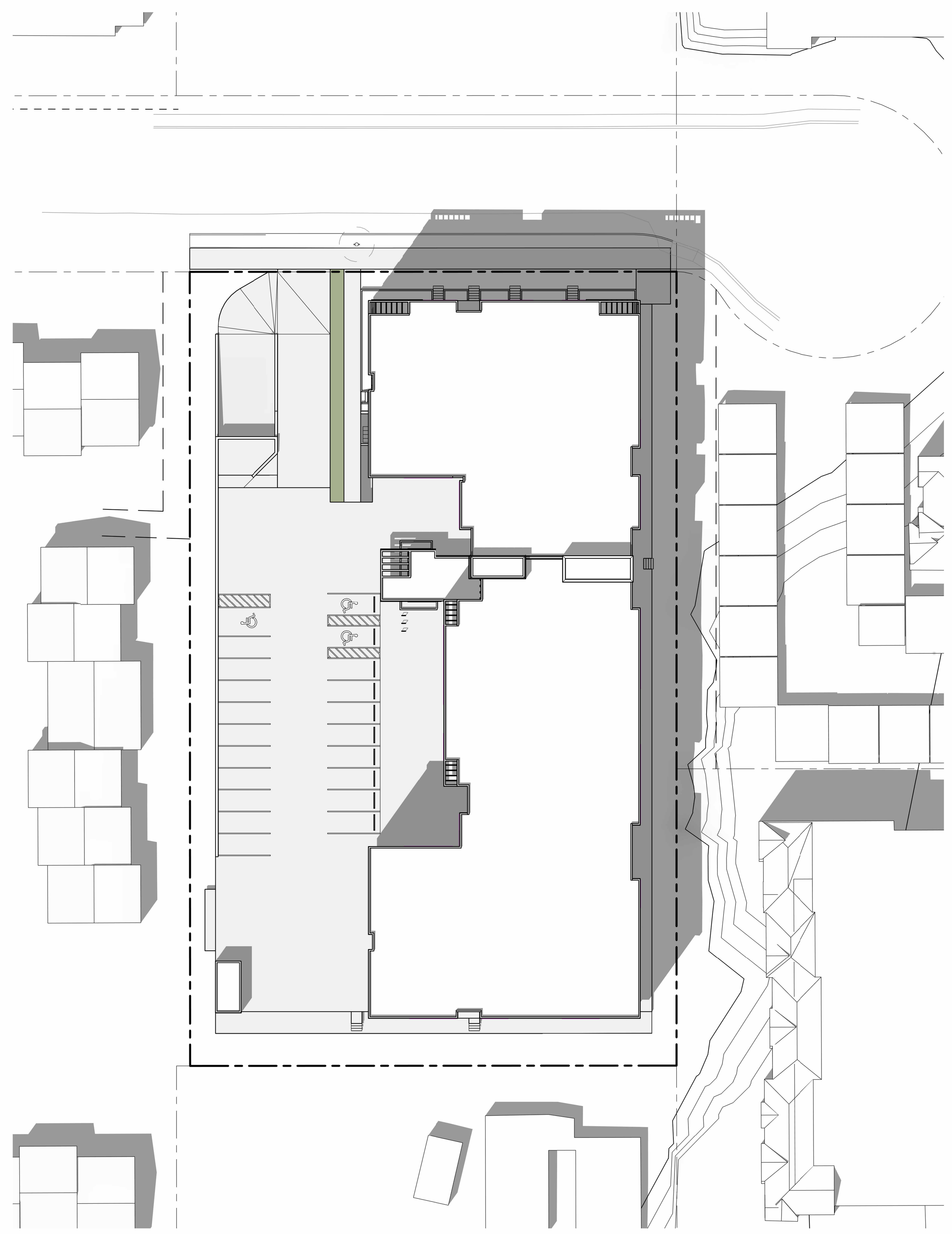
3 Shadow Study - Summer Solstice (June 22) @ 10am
1 : 500



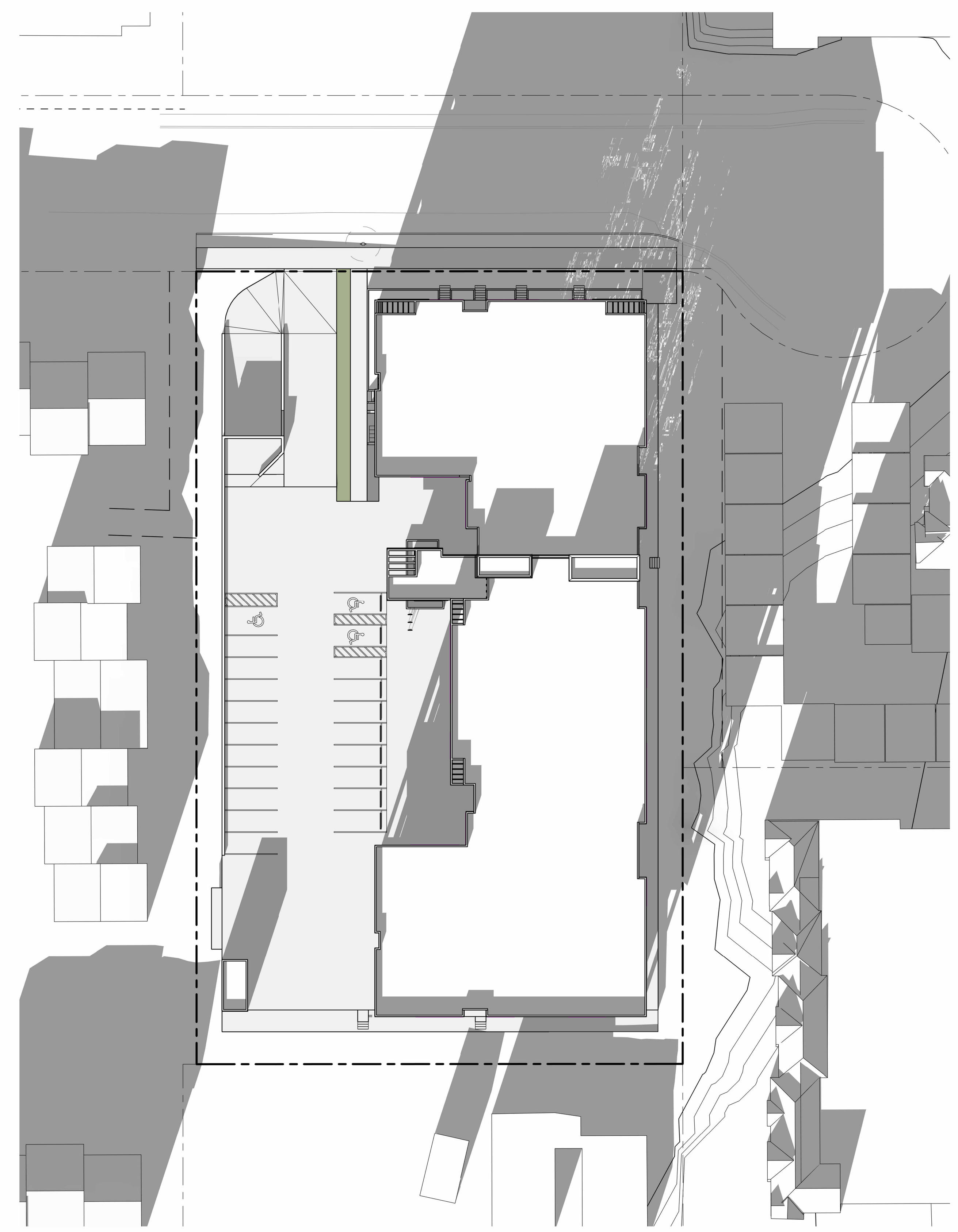
5 Shadow Study - Winter Solstice (Dec 22) @ 10am
1 : 500



2 Shadow Study - Spring Equinox (Mar 22) @ 2pm
1 : 500



4 Shadow Study - Summer Solstice (June 22) @ 2pm
1 : 500



6 Shadow Study - Winter Solstice (Dec 22) @ 2pm
1 : 500

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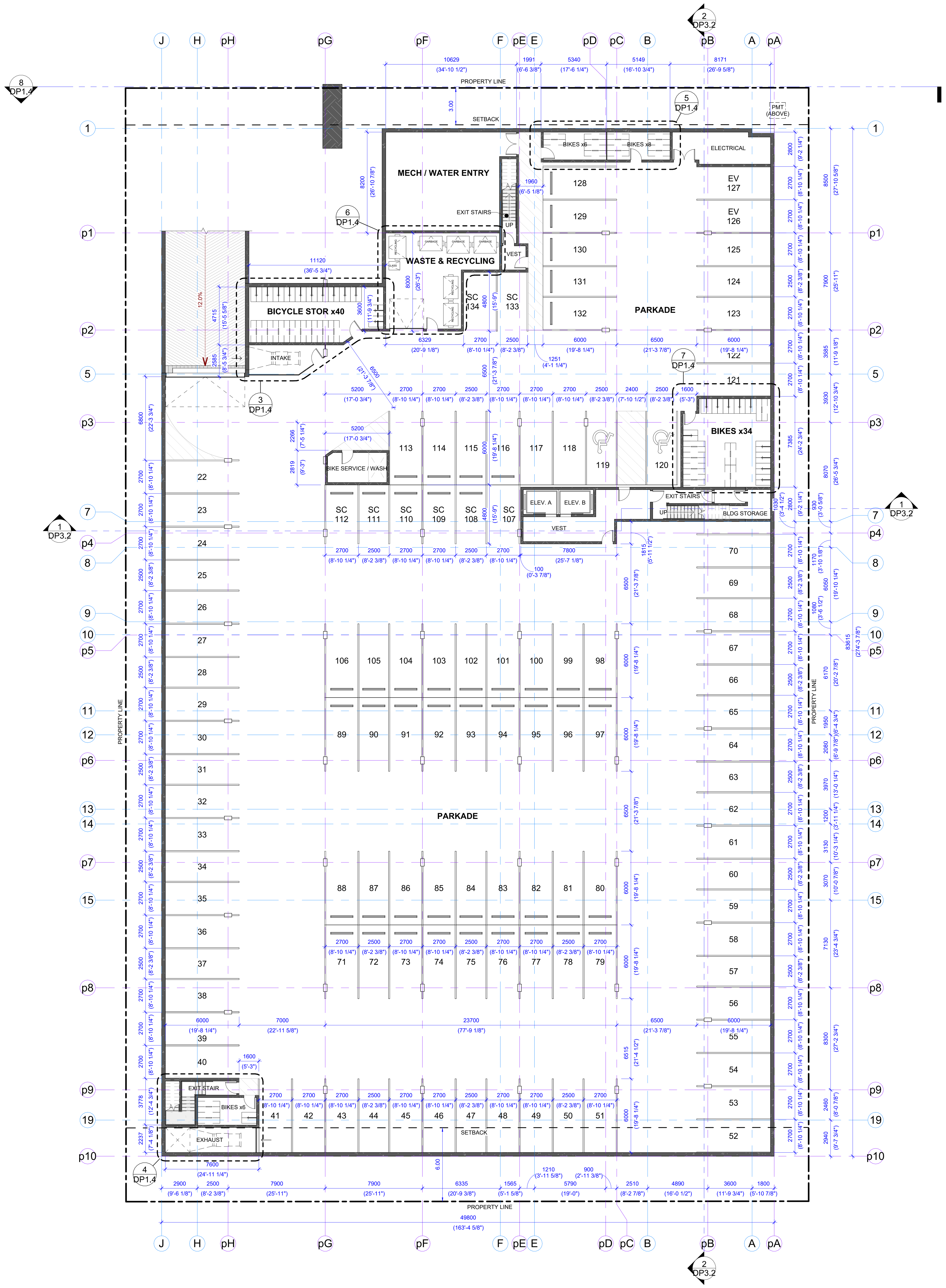
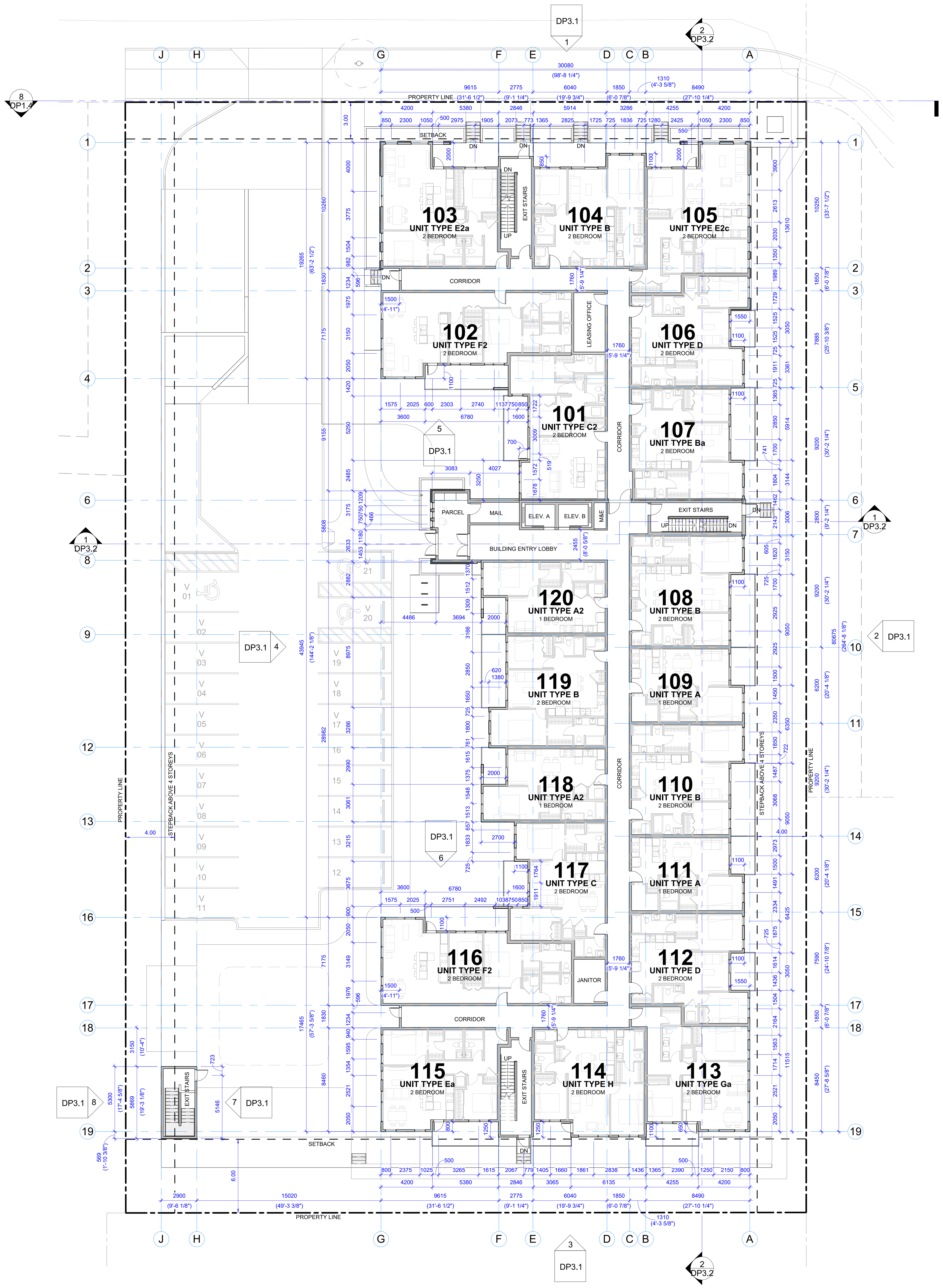
TITLE
SHADOW STUDIES

PROJECT NUMBER	DRAWING NUMBER
22-030	**DP1.5**
SCALE 1 : 500	
DESIGNER RTA	CHECKED -
DP DRAFTSPERSON RTA / SR	VERSION ISSUE DATE 2024 01 17
BP DRAFTSPERSON -	BP ISSUE DATE -



1 Level P1 - DP
1 : 200



2 Level 1 - DP
1 : 200

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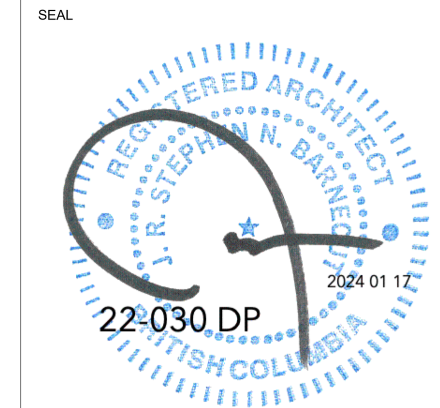

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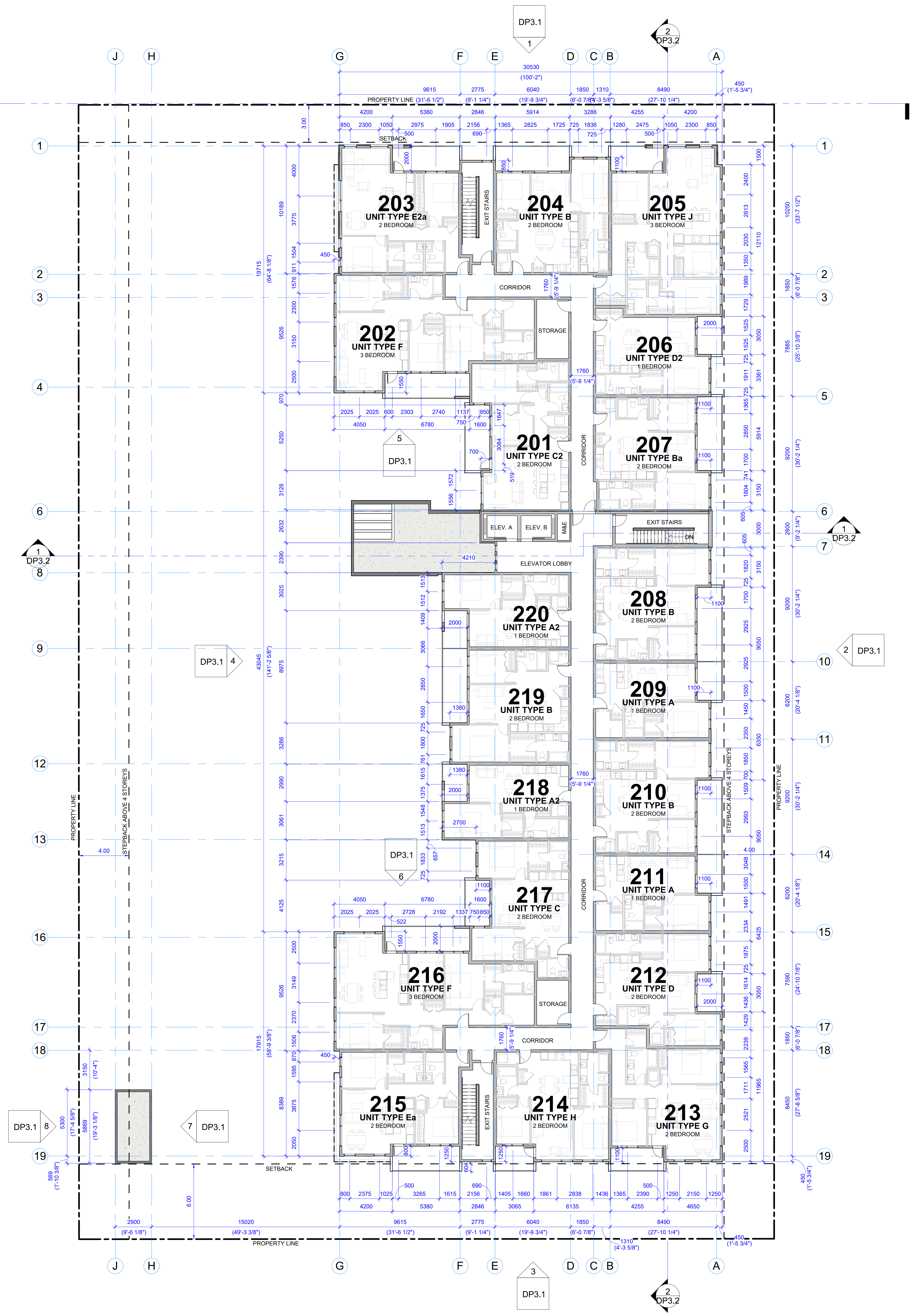
PROJECT STATUS
Development Permit

PROJECT
KERR Badke Road Multi

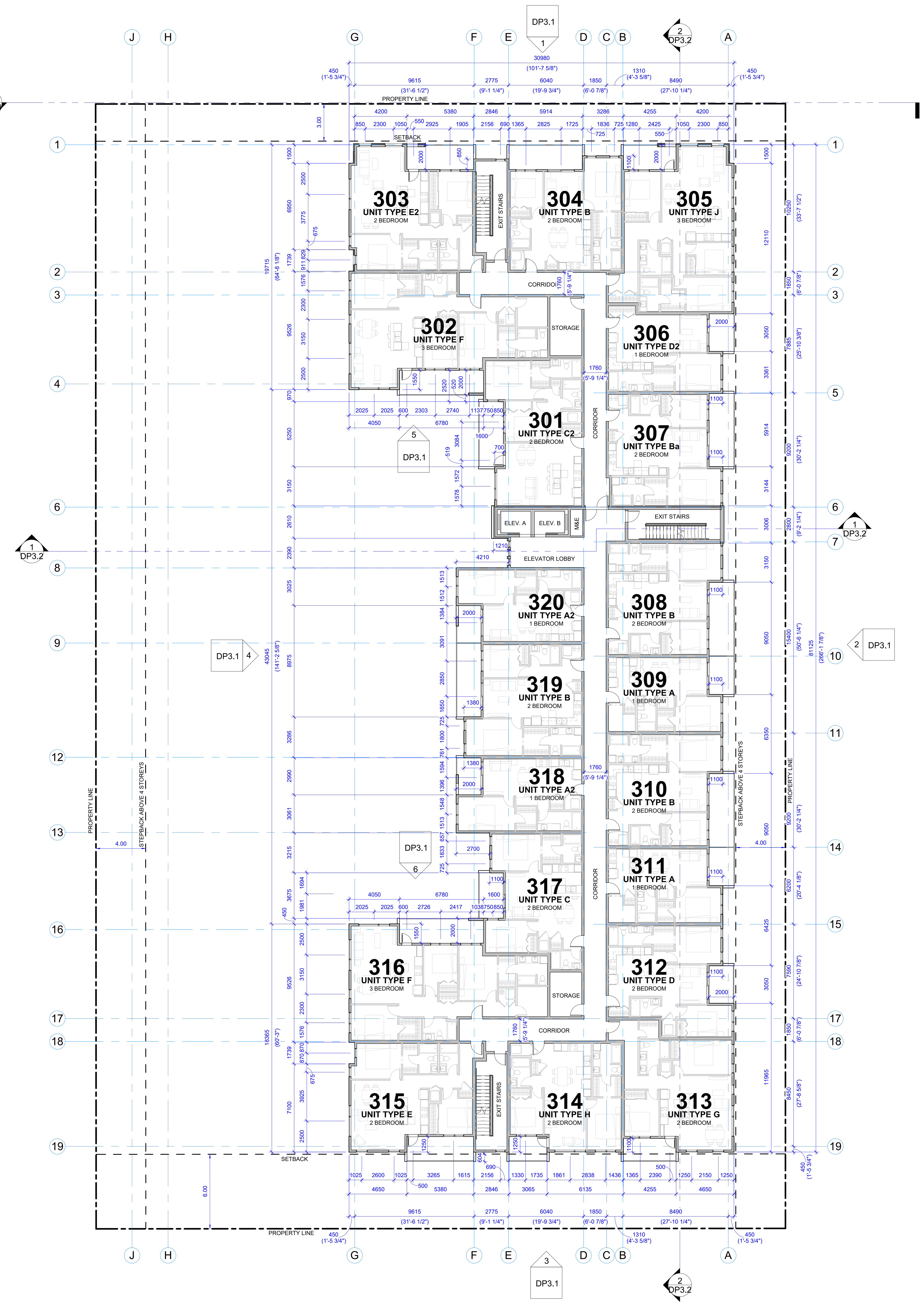
765 Badke Rd, Kelowna, BC
Lot E, Plan KAP22268

TITLE
FLOOR PLANS - LEVEL P1 & LEVEL 1

PROJECT NUMBER: **22-030**	DRAWING NUMBER: **DP2.1**
SCALE: 1 : 200	
DESIGNER: RTA	CHECKED: -
DP DRAFTSPERSON: RTA / SR	VERSION ISSUE DATE: 2024 01 17
BP DRAFTSPERSON: -	BP ISSUE DATE: -



1 Level 2 - DP
1 : 200



2 Level 3-5 - DP
1 : 200

REVISIONS

#	DATE	DESCRIPTION
	2024 01 17	DP Issued to City

PRELIMINARY, NOT FOR CONSTRUCTION

GRAVITY ARCHITECTURE
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SEAL

REGISTERED ARCHITECT
J. R. STEPHEN N. BARNECUT
BRITISH COLUMBIA
22-030 DP
2024 01 17

PERMIT NUMBERS

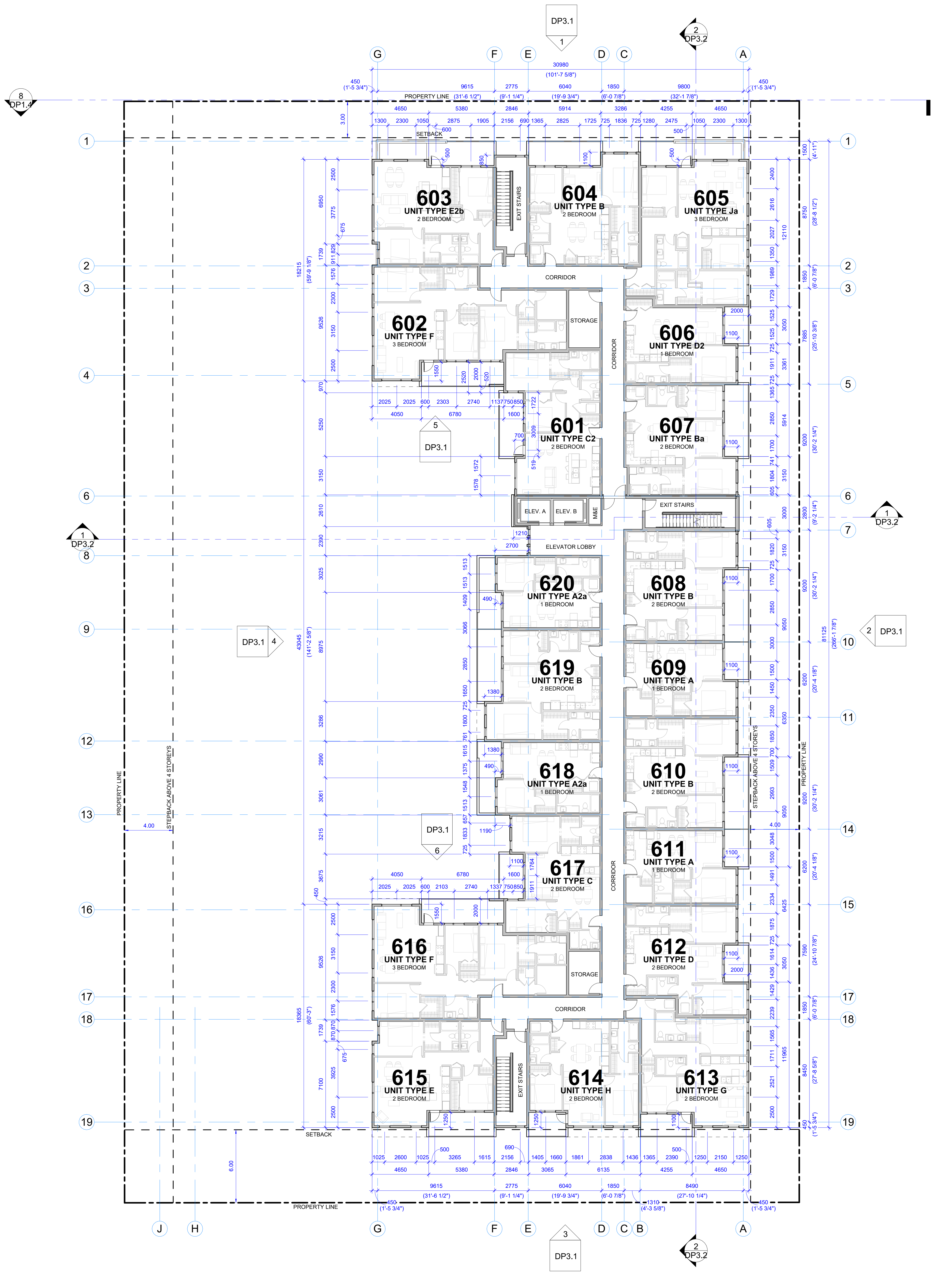
PROJECT STATUS
Development Permit

PROJECT
KERR Badke Road Multi

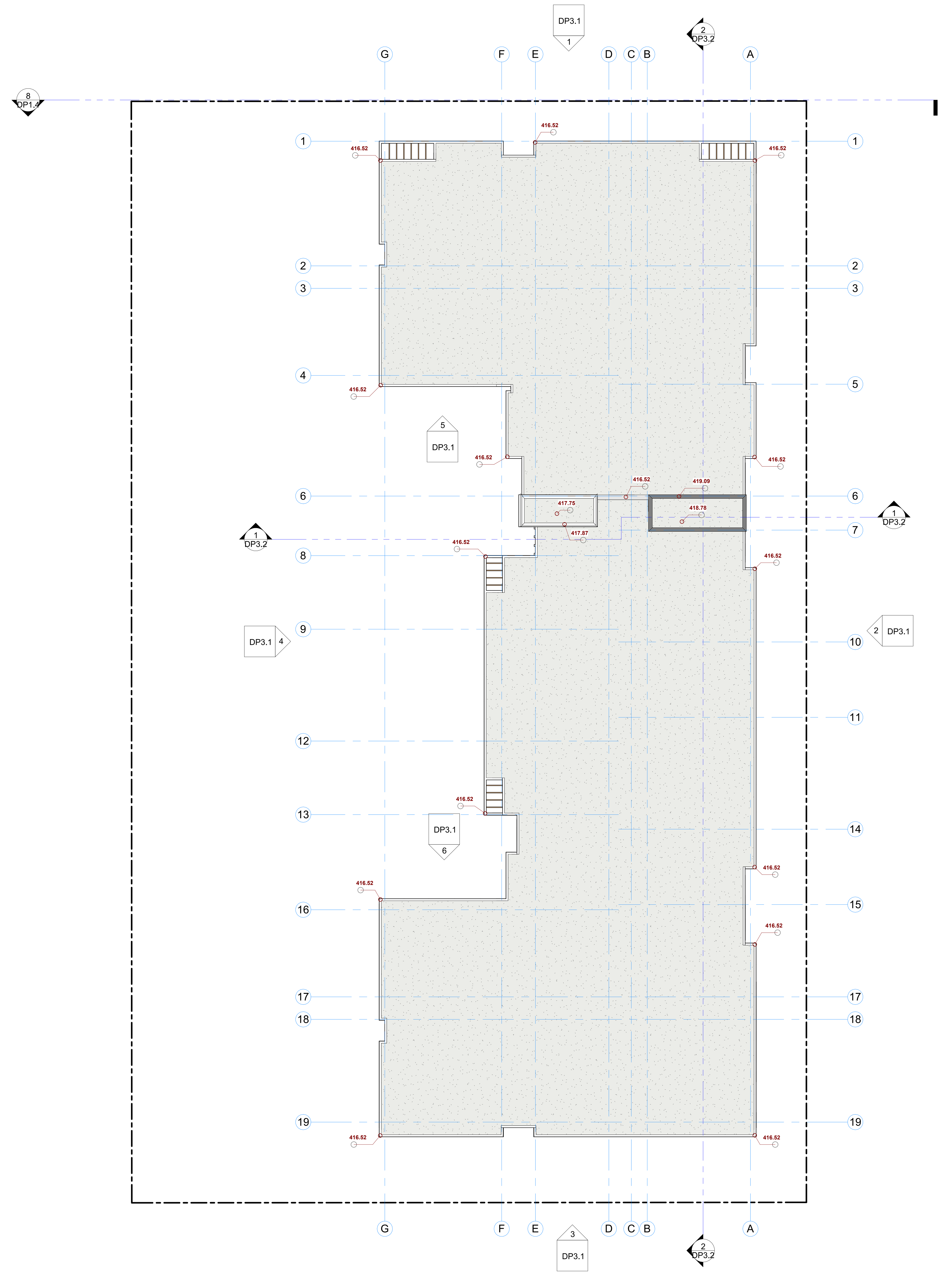
765 Badke Rd, Kelowna, BC
Lot E, Plan KAP22268

TITLE
FLOOR PLANS - LEVEL 2 & LEVELS 3-5

PROJECT NUMBER **22-030**	DRAWING NUMBER **DP2.2**
SCALE 1 : 200	
DESIGNER RTA	CHECKED -
DP DRAFTSPERSON RTA / SR	VERSION ISSUE DATE 2024 01 17
BP DRAFTSPERSON -	BP ISSUE DATE -



1 Level 6 - DP
1 : 200



2 Roof - DP
1 : 200

REVISIONS

#	DATE	DESCRIPTION
	2024 01 17	DP Issued to City

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22-030 DP
2024 01 17

PERMIT NUMBERS

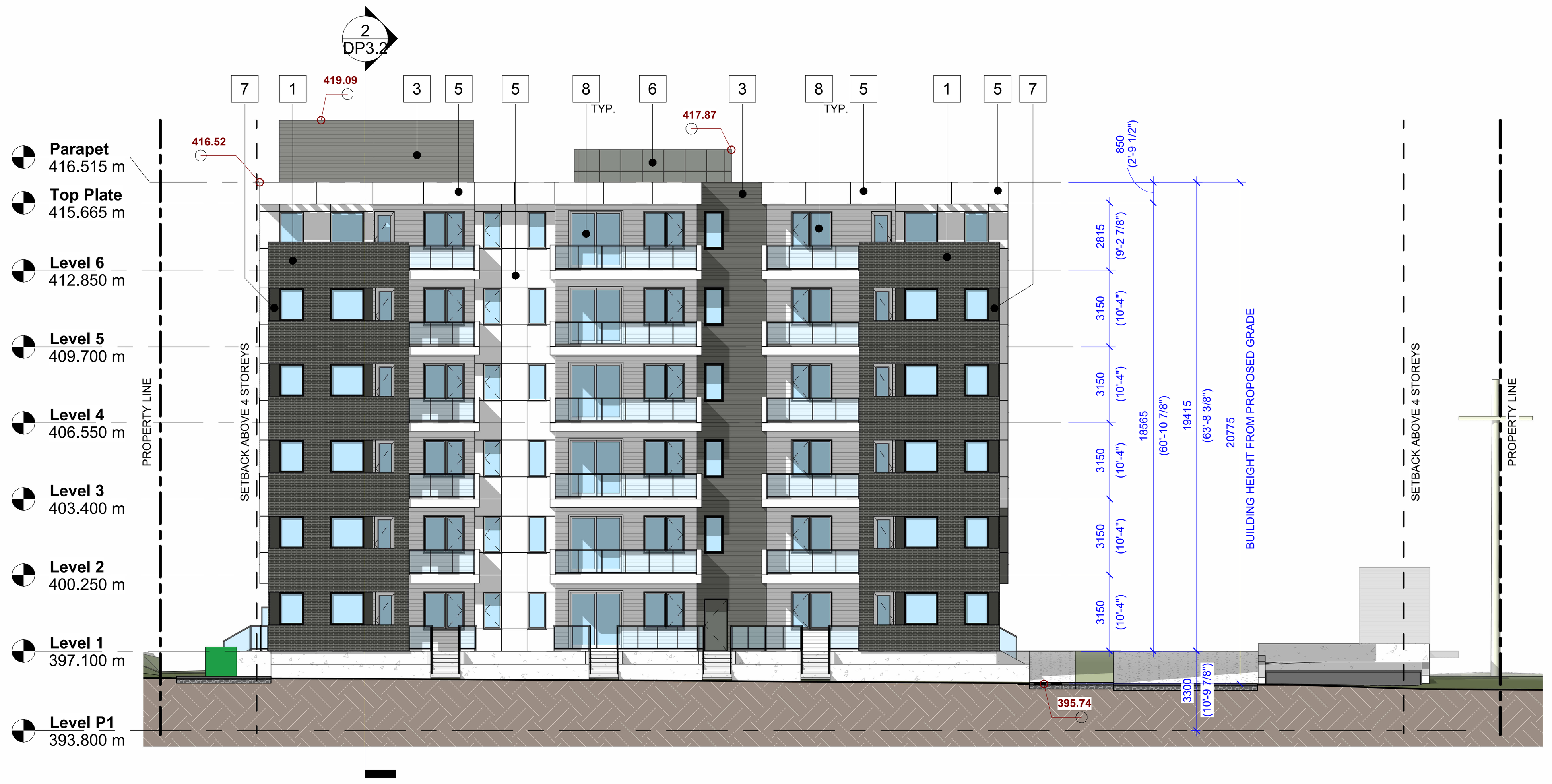
PROJECT STATUS
Development Permit

PROJECT
KERR Badke Road Multi

765 Badke Rd, Kelowna, BC
Lot E, Plan KAP22268

TITLE
FLOOR PLANS - LEVEL 6 & ROOF PLAN

PROJECT NUMBER	DRAWING NUMBER
22-030	**DP2.3**
SCALE: 1 : 200	
DESIGNER: RTA	CHECKED: -
DP DRAFTSPERSON: RTA / SR	VERSION ISSUE DATE: 2024 01 17
BP DRAFTSPERSON: -	BP ISSUE DATE: -



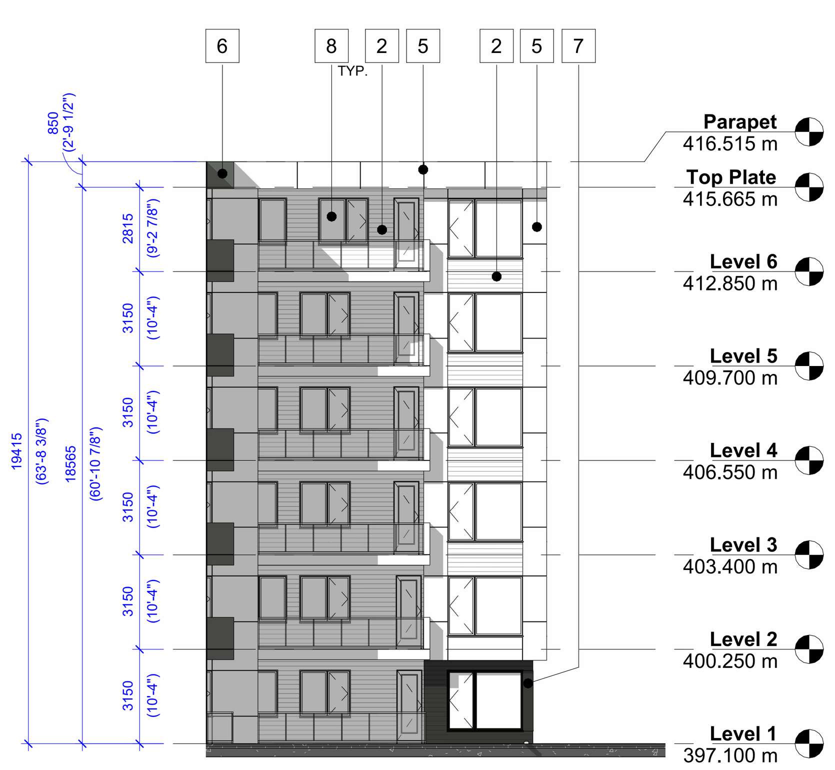
1 **North - DP**
1 : 200

2 **East - DP**
1 : 200

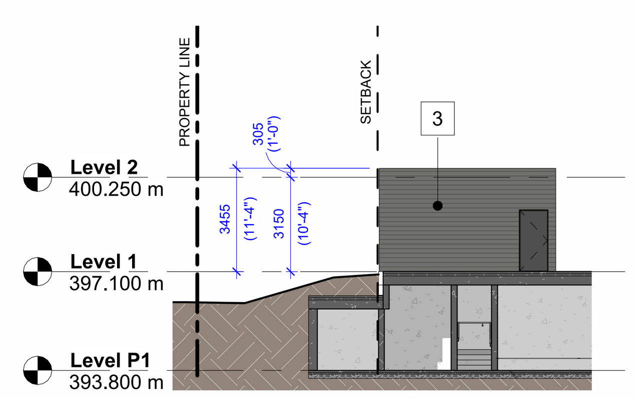
3 **South - DP**
1 : 200

4 **West - DP**
1 : 200

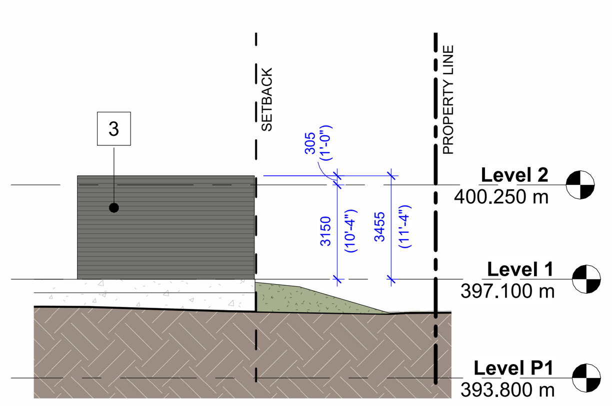
5 **South (Return Wall North of Bldg Entry) - DP**
1 : 200



6 **North (Return Wall South of Bldg Entry) - DP**
1 : 200



7 **East (Parkade Stair Core Projection) - DP**
1 : 200



8 **West (Parkade Stair Core Projection) - DP**
1 : 200

Exterior Materials		
#	Description	Colour
1	Brick	Charcoal
2	Cementitious Plank Siding	White
3	Cementitious Plank Siding	Mid Gray
4	Cementitious Plank Siding	Charcoal
5	Cementitious Panel	White
6	Cementitious Panel	Mid Gray
7	Cementitious Panel	Charcoal
8	Residential Windows & Doors	TBD
9	Metal Plank	Wood-look

2. Cementitious Panel, White
3. Cementitious Panel, Mid Gray
4. Cementitious Panel, Charcoal
8a. Metal Flashing, Window Frames, White
8b. Metal Flashing, Window Frames, Railings, Black

1. Brick Veneer, Charcoal
5. Cementitious Plank, White
6. Cementitious Plank, Mid Gray
7. Cementitious Plank, Charcoal
9. Wood-look Plank, Cedar

9 **EXTERIOR MATERIAL BOARD**

REVISIONS

#	DATE	DESCRIPTION
	2024 01 17	DP Issued to City

PRELIMINARY, NOT FOR CONSTRUCTION

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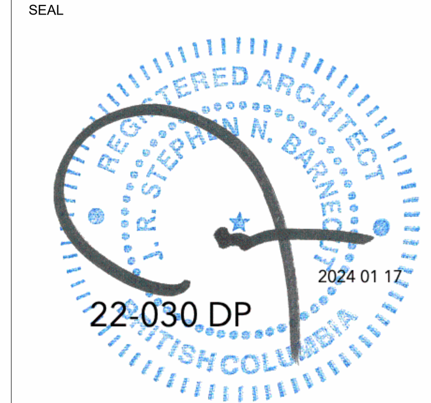


PERMIT NUMBERS

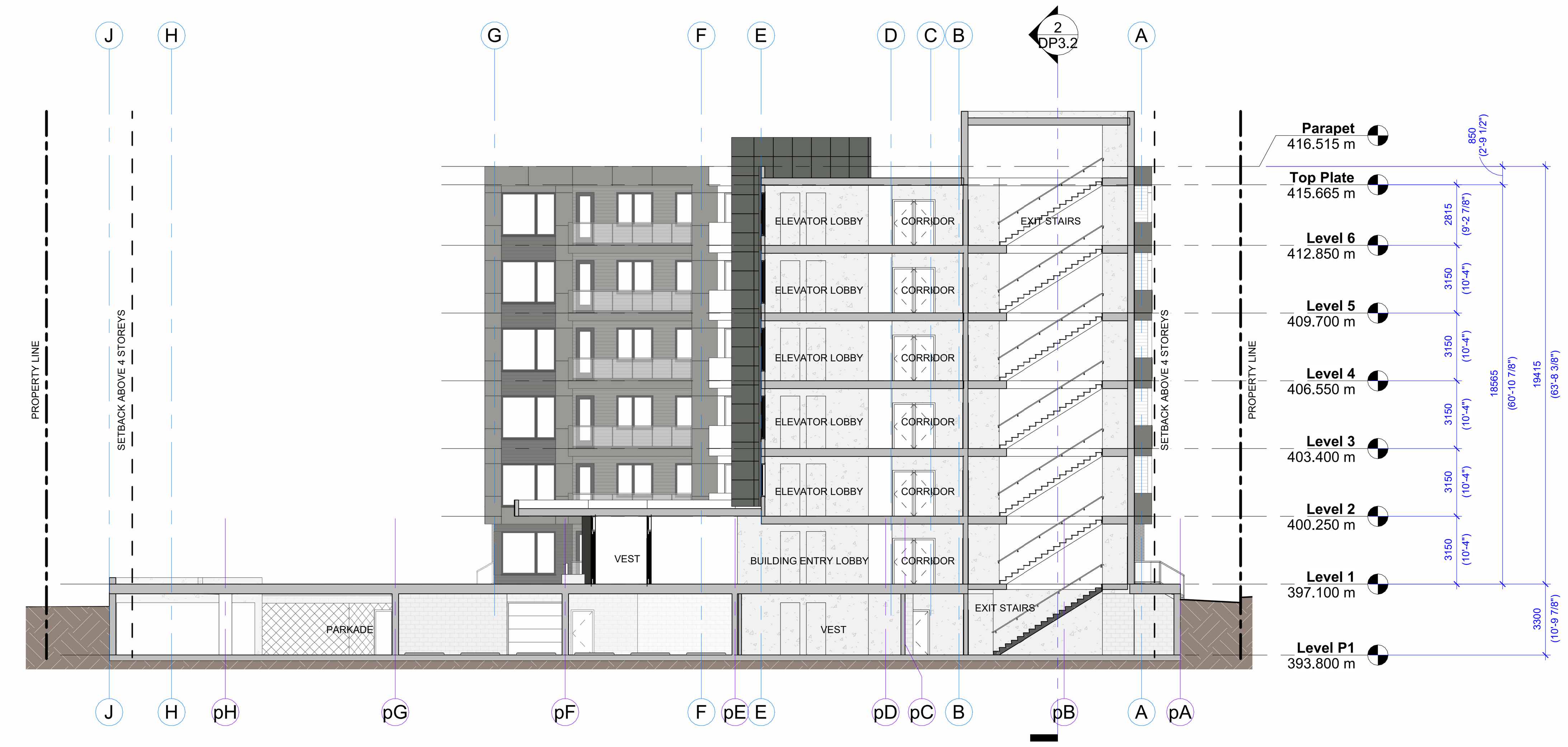
PROJECT STATUS
Development Permit

PROJECT
KERR Badke Road Multi

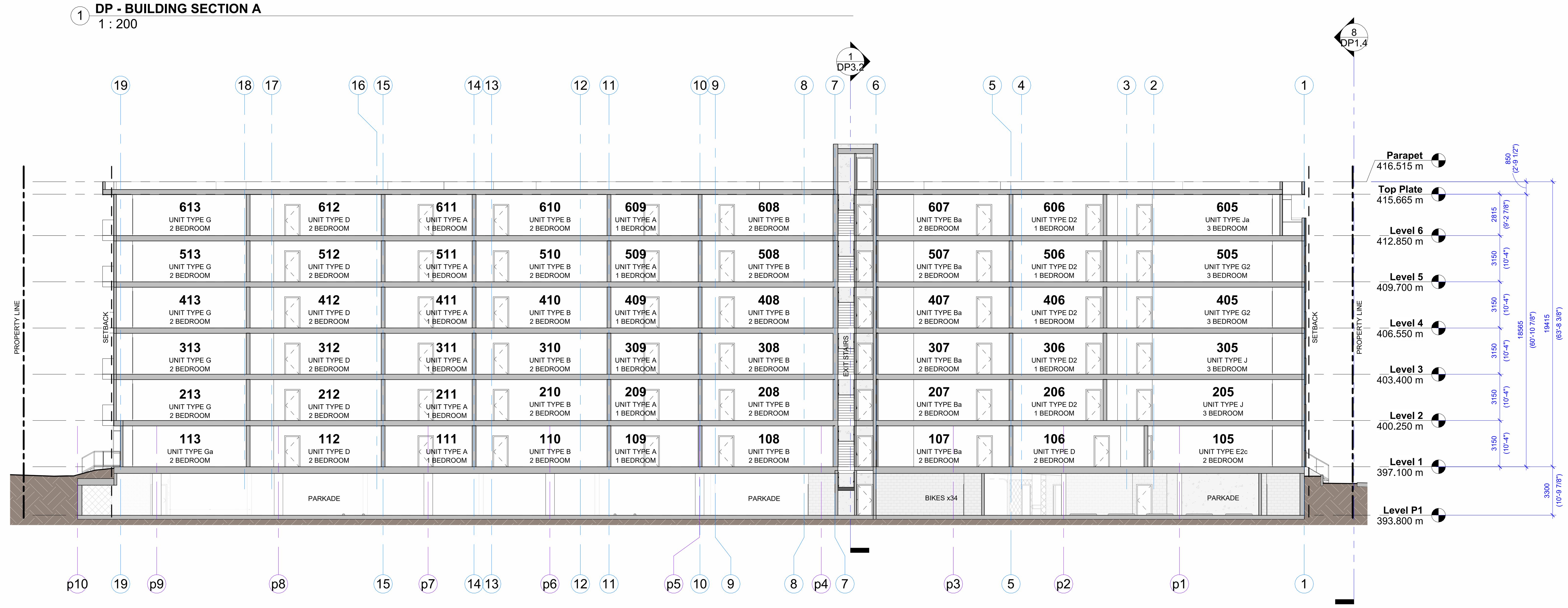
765 Badke Rd, Kelowna, BC
Lot E, Plan KAP22268

TITLE
BUILDING ELEVATIONS, EXTERIOR MATERIAL BOARD

PROJECT NUMBER: **22-030**	DRAWING NUMBER: **DP3.1**
SCALE: As indicated	
DESIGNER: RTA	CHECKED: -
DP DRAFTSPERSON: RTA / SR	VERSION ISSUE DATE: 2024 01 17
BP DRAFTSPERSON: -	BP ISSUE DATE: -



1 **DP - BUILDING SECTION A**
1 : 200



2 **DP - BUILDING SECTION B**
1 : 200

PRELIMINARY, NOT FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION
	2024 01 17	DP Issued to City

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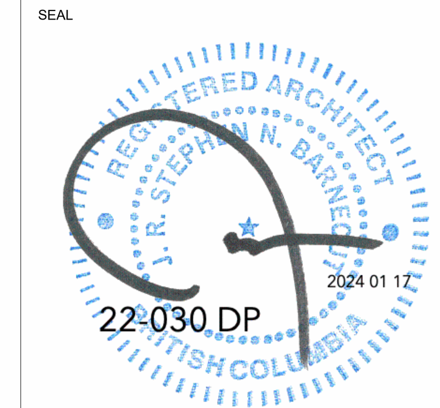


PERMIT NUMBERS

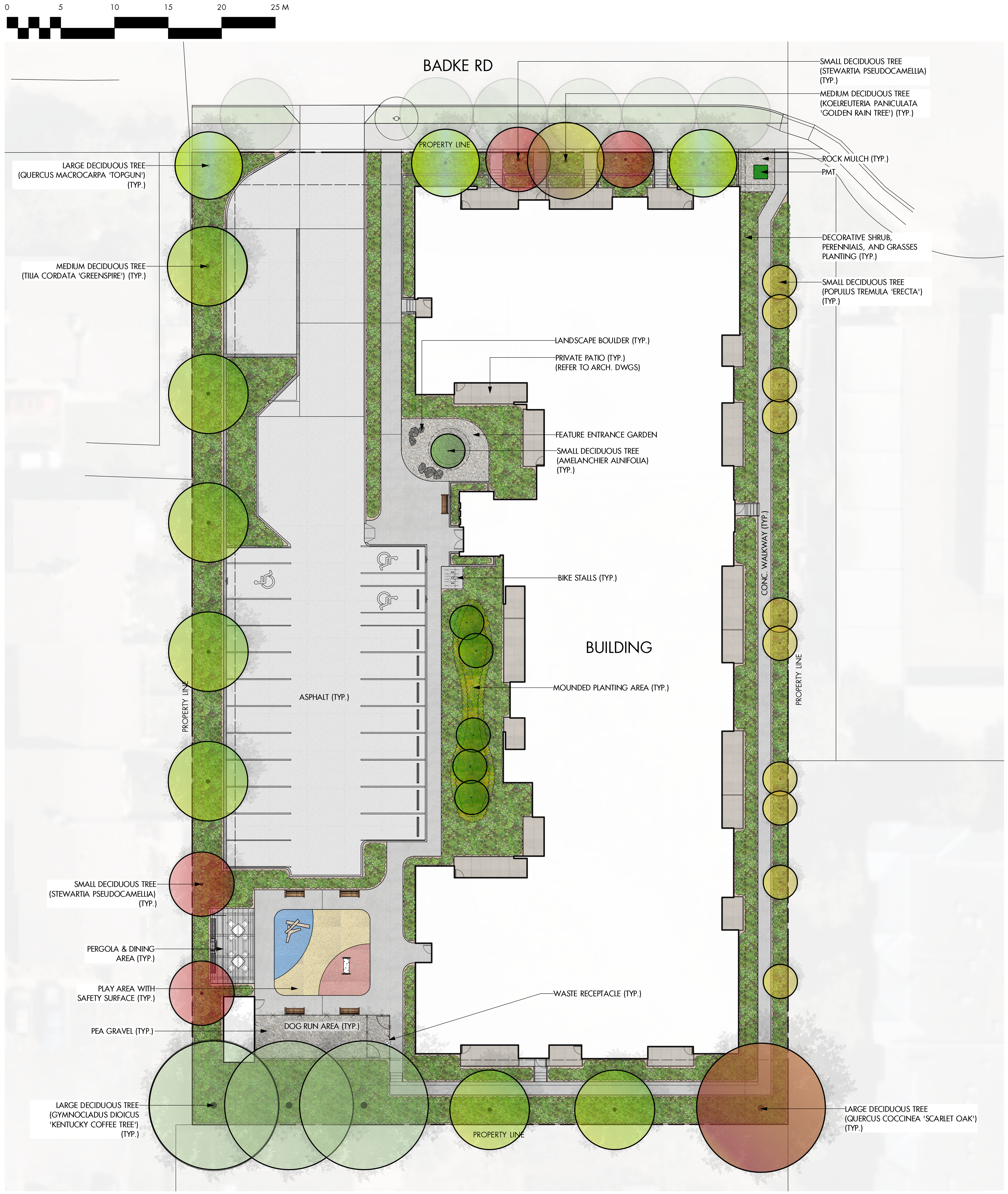
PROJECT STATUS
Development Permit

PROJECT
KERR Badke Road Multi

765 Badke Rd, Kelowna, BC
Lot E, Plan KAP22268

TITLE
BUILDING SECTIONS

PROJECT NUMBER 22-030	DRAWING NUMBER **DP3.2**
SCALE 1 : 200	
DESIGNER RTA	CHECKED -
DP DRAFTSPERSON RTA / SR	VERSION ISSUE DATE 2024 01 17
BP DRAFTSPERSON -	BP ISSUE DATE -



NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANDAIAN 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.

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. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS REPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

PLANT LIST

QUANTITIES ESTIMATED ONLY. NOT FOR PRICING

BOTANICAL NAME	COMMON NAME	QTY*	SIZE/SPACING & REMARKS
TREES			
AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	6	3cm CAL.
GYMNOCLADUS DIOCIUS	KENTUCKY COFFEE TREE	3	5cm CAL.
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	1	4cm CAL.
POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	10	3cm CAL.
QUERCUS COCCINEA	SCARLET OAK	1	5cm CAL.
QUERCUS MARCOCARPA	TOP GUN BUR OAK	3	5cm CAL.
STEWARTIA PSEUDOCAMILLA	JAPANESE STEWARTIA	4	3cm CAL.
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	7	4cm CAL.
SHRUBS			
CORNUS ALBA 'SIBIRICA VARIEGATA'	SIBERIAN VARIEGATED DOGWOOD	18	#02 CONT. /2.5M O.C. SPACING
ERICAMERIA NAUSEOSA	RABBITBRUSH	28	#02 CONT. /2.0M O.C. SPACING
EUONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	49	#02 CONT. /1.5M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	49	#02 CONT. /1.5M O.C. SPACING
PICEA PUNGENS 'GLOBOSA'	GLOBE BLUE SPRUCE	28	#02 CONT. /2.0M O.C. SPACING
SPIRAEA TRILOBATA ' FAIRY QUEEN'	FAIRY QUEEN SPIREA	77	#02 CONT. /1.2M O.C. SPACING
SYMPHORICARPOS ALBUS	SNOWBERRY	77	#02 CONT. /1.2M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA FILIPENDULINA 'MOONSHINE'	MOONSHINE YARROW	80	#01 CONT. /0.9M O.C. SPACING
ANDROPOGON GERADII	BIG BLUESTEM	45	#01 CONT. /1.2M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	65	#01 CONT. /1.0M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	65	#01 CONT. /1.0M O.C. SPACING
MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	45	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	29	#01 CONT. /1.5M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	29	#01 CONT. /1.5M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	29	#01 CONT. /1.5M O.C. SPACING

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N

PROJECT TITLE

765 Badke Road

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	23.12.18	DP
2	24.02.20	DP REVISIONS
3		
4		
5		

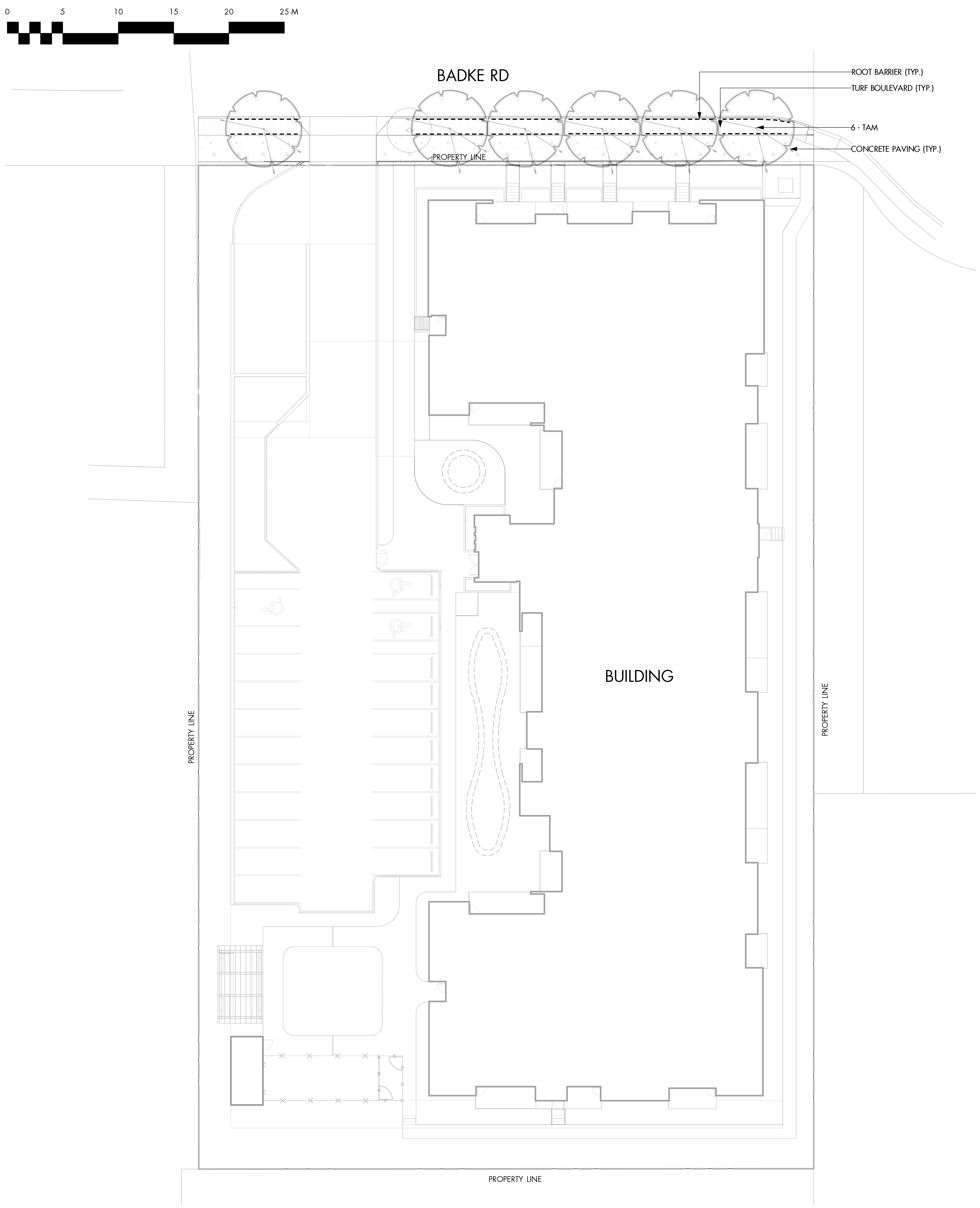
PROJECT NO	23-0395
DESIGN BY	GS/AM
DRAWN BY	JN
CHECKED BY	GH
DATE	FEB. 20, 2024
SCALE	1:200
PAGE SIZE	24x36

SEAL

DRAWING NUMBER

LS-101

NOT FOR CONSTRUCTION



LANDSCAPE LEGEND

	DECIDUOUS TREE
	TURF FROM SOD
	CONCRETE PAVING
	ROOT BARRIER
TYP.	TYPICAL

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING & REMARKS
TREES				
TAM	6	TILIA AMERICANA 'BOULEVARD'	AMERICAN LINDEN	5cm CAL.

LANDSCAPE NOTES

1. SPECIFICATIONS
ALL WORK TO MEET PROJECT SPECIFICATIONS & CITY OF KELOWNA BYLAW 7900, SUBDIVISION BYLAW, SCHEDULE 5, AND ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA).

2. DIMENSIONS
ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

3. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE TO GIVE THE SITE INSPECTOR 48 HOURS NOTICE BEFORE ALL REQUIRED INSPECTIONS.

4. LIMIT OF WORK
ALL WORK OF THE CONTRACTOR SHALL BE WITHIN THE LIMIT OF WORK/ PROPERTY LINE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL VERIFY THE LIMIT OF WORK ON SITE WITH THE SITE INSPECTOR PRIOR TO CONSTRUCTION.

5. DESIGN INTENT
THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.

6. CONTRACTORS' JOB SITE CONDITIONS
CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.

7. COMPOSITE BASE SHEET
THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.

8. UTILITIES
PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. MOST UTILITY COMPANIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT 'CALL BEFORE YOU DIG' PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800) 474-6886. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE.
THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATION, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE CONSULTANT CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.

9. SLEEVING
REFER TO IRRIGATION PLAN FOR REQUIREMENTS OF SLEEVING UNDER PAVING.

10. PROJECT STAKING
ALL PROPOSED 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.

11. GRADING AND DRAINAGE
ALL PROPOSED PAVING AND TURF AREAS SHALL SMOOTHLY CONFORM TO EXISTING ADJACENT FEATURES. PROVIDE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL TURF & PLANTING AREAS.

12. CONTROL JOINTS
CONTROL JOINTS WITHIN CONCRETE PAVING ARE TO BE SPACED AS FOLLOWS: SCORE JOINTS ARE TO BE A MAXIMUM OF 3.0m APART & EXPANSION JOINTS ARE TO BE A MAXIMUM OF 9.0m APART.

13. GROWING MEDIUM PLACEMENT
GROWING MEDIUM SHALL BE PLACED AT 150mm MIN. DEPTH IN ALL TURF AREAS, 300mm IN PLANTING AREAS & 1000mm MIN. DEPTH IN ALL TREE PITS, AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED. EXTEND LENGTH OF TREE TO PIT TO ACHIEVE REQUIRED GROWING MEDIUM VOLUME. CONTRACTOR TO IMPORT GROWING MEDIUM OR SCREEN, AMEND & PLACE STOCKPILED ON-SITE TOPSOIL. GROWING MEDIUM TO MEET PROPERTIES FOR TREE PITS & LOW TRAFFIC LAWN AREAS AND PLANTING BEDS & PLANTERS, AS PER TABLE 2 IN THE CITY OF KELOWNA'S SUPPLEMENTAL TOPSOIL & FINISH GRADING SPECIFACTIONS.

14. BACKFILL
EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.

15. WOOD MULCH
THE CONTRACTOR SHALL SUPPLY AND PLACE OGO-GROW WOOD MULCH AT 75mm MIN. DEPTH TO THE PLANTING AREAS & 1.0m DIA. TREE CIRCLES IN TURF AREAS. NO PLASTIC FILM OR WEED BARRIER FABRIC IS PERMITTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS. THE WOOD MULCH PRODUCT SHALL BE NON MATTING, FREE OF CHUNKS, STICKS, SOILS, STONES, CHEMICALS, ROOTS AND SALT.

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

17. PLANT MATERIAL
ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF SUDDEN OAK DEATH (PHYTOPHTHORA RAMORUM), ACCORDING TO THE THE CANADIAN FOOD INSPECTION AGENCY (CFIA), OR BCLNA STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO THE OWNER FOR THE SUPPLY AND PLACEMENT OF DISEASED PLANTS RESULTING FROM HIS NEGLIGENCE.
PLANT MATERIAL AND PRODUCTS SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY OUTLAND DESIGN AT SOURCE OF SUPPLY. THE CONTRACTOR SHALL PROVIDE A (1) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL TO THE OWNER FROM THE DATE OF SUBSTANTIAL PERFORMANCE.

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

19. QUANTITIES
THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.

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

21. EXISTING TREE
EXISTING TREE ON ADJACENT PROPERTY TO BE PROTECTED DURING CONSTRUCTION W/ BARRIER FENCING & SIGNAGE. EVERY REASONABLE EFFORT WILL BE MADE TO ENSURE THAT EXISTING TREES TO REMAIN ARE PROTECTED DURING THE ENTIRE CONSTRUCTION SEQUENCE. TREES ARE TO BE FENCED TO THE EXTENT OF THEIR EFFECTIVE ROOT ZONE THROUGH THE ENTIRE CONSTRUCTION SEQUENCE. EXCAVATIONS WITHIN THE EFFECTIVE ROOT ZONE ARE TO BE COORDINATED AND OVERSEEN BY A CERTIFIED ARBORIST. ONCE EXCAVATIONS ARE COMPLETE, PROTECTIVE FENCING WILL BE REINSTATED AT THE LIMIT OF EXCAVATION AND MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION SEQUENCE.

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PROJECT TITLE

765 Badke Road

Kelowna, BC

DRAWING TITLE

OFFSITE LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	23.12.15	Review
2	24.02.20	DP REVISIONS
3		
4		
5		

PROJECT NO	23-0395
DESIGN BY	GS/AM
DRAWN BY	JN
CHECKED BY	GH
DATE	FEB. 20, 2024
SCALE	1:200
PAGE SIZE	24x36

SEAL

DRAWING NUMBER

LP-101

NOT FOR CONSTRUCTION

TREE ASSESSMENT TABLE

T/X#	Latin Name	Common Name	Age Class	Height (m)	DBH (cm)	CTPZ (Rm)	TPZ (Rm)	TPZ (m2)	N (Rm)	E (Rm)	S (Rm)	W (Rm)	Observations	Recommendations	SULE	Category
T1	Malus sp.	crab apple	Y	3.5	4	0.24	0.48	0.72	0.76	0.76	0.76	0.76	Young tree. Nice structure. Good health.	Candidate for retention.	25	G(ood)
T2	Malus sp.	crab apple	Y	3.5	5	0.30	0.60	1.13	0.76	0.76	0.76	0.76	Young tree. Nice structure. Good health.	Candidate for retention.	25	G(ood)
T3	Ulmus pumila	Siberian elm	EM	4.5	15	0.90	1.80	10.17	2.29	3.81	3.05	3.05	Invasive species. Heavily reduced in the last 5-10 years. Multiple leaders.	Remove.	-	(E)X(clude)
T(4)	Ulmus pumila	Siberian elm	SM	3	15	0.90	1.80	10.17	2.29	3.05	2.29	3.81	Invasive species. Grouping of a few trees. Heavily reduced in the last 5-10 years. Multiple leaders.	Remove.	-	(E)X(clude)
T(5)	Ulmus pumila	Siberian elm	EM	4.5	10	0.60	1.20	4.52	3.81	4.57	5.33	3.05	Invasive species. Grouping of a few trees.	Remove.	-	(E)X(clude)
T6	Picea pungens	blue spruce	SM	6.5	25	1.50	3.00	28.26	1.52	1.52	1.52	1.52	Canopy significantly lifted. Appears to be in good health. Is growing in turf. On neighboring property	Retain and protect.	25	A(verage)
T(7)	Ailanthus altissima	tree of heaven	SM	4.5	10	0.60	1.20	4.52	1.52	3.05	3.05	1.52	Invasive species. Grouping of a few trees. Heavily reduced in the last 5-10 years. Multiple leaders.	Remove.	-	(E)X(clude)
T(8)	Ulmus pumila	Siberian elm	SM	5.5	10	0.60	1.20	4.52	3.05	4.57	1.52	5.33	Invasive species. Grouping of a few trees. Heavily reduced in the last 5-10 years. Multiple leaders.	Remove.	-	(E)X(clude)
T(9)	Ulmus pumila	Siberian elm	SM	5.5	10	0.60	1.20	4.52	3.81	0.76	4.57	2.29	Invasive species. Grouping of a few trees. Heavily reduced in the last 5-10 years. Multiple leaders.	Remove.	-	(E)X(clude)
T10	Tilia cordata	little leaf linden	EM	14.5	36	2.16	4.32	58.60	3.81	3.05	3.81	3.81	Specimen. Good health and structure. On neighboring property.	Retain and protect.	40+	G(ood)
T11	Tilia cordata	little leaf linden	EM	13	34	2.04	4.08	52.27	3.05	3.05	3.81	4.57	Specimen. Good health and structure. On neighboring property.	Retain and protect.	40+	G(ood)
T(12)	Populus alba	white poplar	SM	7	15	0.90	1.80	10.17	5.33	4.57	6.10	3.05	Invasive species. Grouping of a few trees. On neighboring property.	Consult with neighboring property about removal.	10	P(oor)
T(13)	Populus alba	white poplar	EM	5	45	2.70	5.40	91.56	5.33	1.52	5.33	3.81	Invasive species. Grouping of a few trees. Heavily reduced in the last 5-10 years. Multiple leaders.	Remove.	-	(E)X(clude)
T14	Ulmus pumila	Siberian elm	SM	4	15	0.90	1.80	10.17	3.05	3.05	3.05	2.29	Invasive species. Grouping of a few trees. Heavily reduced in the last 5-10 years. Multiple leaders.	Remove.	-	(E)X(clude)

1 Plan, Tree Inventory
Scale: 1:200

LEGEND: TREE ASSESSMENT

DRIP LINE
TRUNK & CATEGORY
CRZ (6 x DBH)
TPZ (12 x DBH)
T#: GOOD
T#: AVERAGE
T#: POOR
T#: EXCLUDE/REMOVE
REMOVED / MISSING TREE

SEED & SPARROW DESIGN
202 - 251 Lawrence Ave., Kelowna, BC, V1Y 6L2
hello@seedandsparrow.ca | 778.940.6175

Project Title: 765 Badke Rd
Project Location: 765 Badke Rd, Kelowna, BC V1X 2B7
Project Number: 23-A009
Client Name: Kerr Properties Ltd.
Project Manager: C. Szymberski
Printing Date: 23.11.24
Design Phase:
Project Phase:
File Name: 23-A009_765 Badke Rd_Kerr Properties_SSD_23.11.24.vwx

Issued:

#	YY/MM/DD	Notes:
A	23/11/24	Pre-Development Tree Assessment Issued

Revision:

#	YY/MM/DD	Notes:

Design by: C. Szymberski
Reviewed by: S. Aitken

Drawing Title:
Pre-Development Tree Inventory Plan

Sheet #:
TA-01