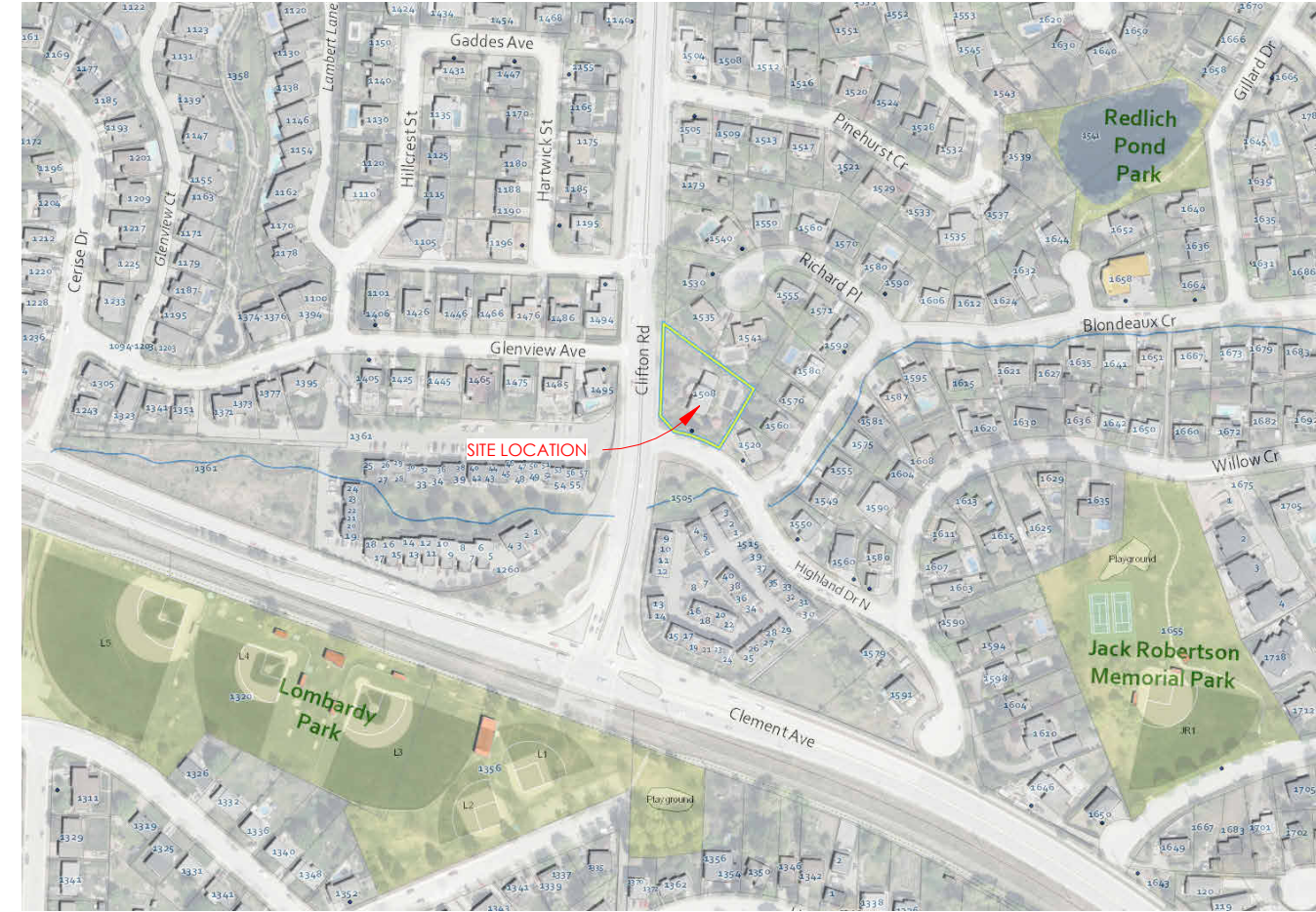
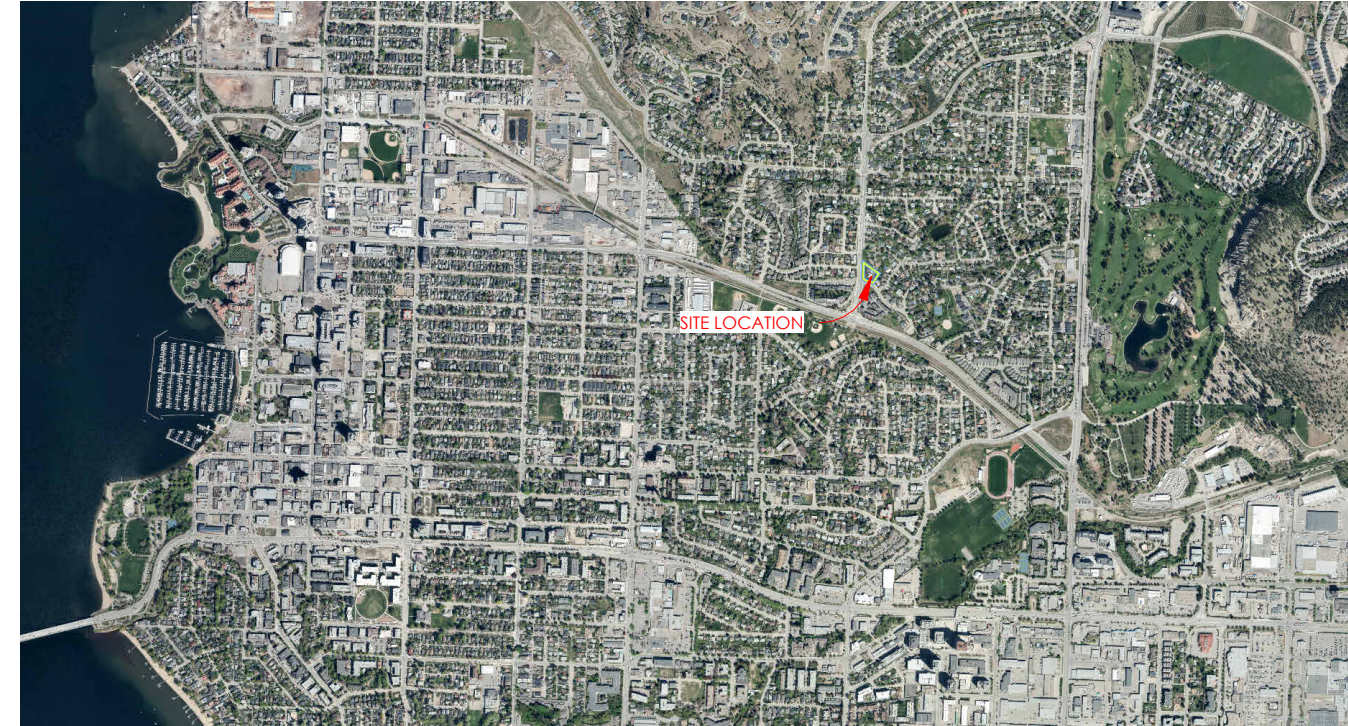


# THE HIGHLAND

ISSUED FOR DEVELOPMENT PERMIT 2024.06.19

1508 Highland Dr. N. Kelowna BC, V1Y 4K5  
 PLAN KAP21281 LOT 1 SECTION 29  
 TOWNSHIP 26 EXC EPT PLAN KAP85729.

## LOCATION MAP



## CLIENT:

### INNOCEPT DEVELOPMENTS.

CONTACT: KYLE MACKAY  
 200- 3505 14 ST SW,  
 CALGARY, AB  
 PHONE: 403-716-3152  
 EMAIL: KMACKAY@INNOCEPT.CA



## CONSULTANTS:

### ARCHITECTURAL:

**BLUEGREEN ARCHITECTURE INC.**  
 CONTACT: KIMBERLY FULLER  
 100-1353 ELLIS STREET  
 KELOWNA, BC V1Y 1Z9 CANADA  
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### CIVIL:

**ALPINE ENGINEERING**  
 CONTACT: JASON ANGUS  
 #203 - 2011 AGASSIZ ROAD  
 KELOWNA, BC V1Y 9Z8  
 PHONE:  
 EMAIL:



### LANDSCAPE:

**CTQ CONSULTANTS LTD.**  
 CONTACT: BYRON DOUGLAS  
 1334 ST. PAUL ST.  
 KELOWNA, BC  
 PHONE: 250-979-1221  
 EMAIL: BDOUGLAS@CTQCONSULTANTS.CA



## LIST OF DRAWINGS:

### ARCHITECTURAL DRAWING LIST

SHEET NUMBER	COVER SHEET	SHEET NAME
A0.0	COVER SHEET	
A1.0	SURVEY	
A1.1	SITE PLAN	
A1.2	SITE PLAN - COMMON AMENITY SPACE	
A1.3	SITE PLAN - GROWING MEDIUM AREA	
A2.0	BUILDING A FLOOR PLAN	
A2.1	BUILDING A FLOOR PLAN	
A2.2	BUILDING B FLOOR PLAN	
A2.3	BUILDING B FLOOR PLAN	
A2.4	BUILDING C FLOOR PLAN	
A2.5	BUILDING C FLOOR PLAN	
A2.6	BUILDING C FLOOR PLAN	
A2.7	BUILDING C FLOOR PLAN	
A2.8	BUILDING C FLOOR PLAN	
A2.9	BUILDING D FLOOR PLAN	
A2.10	BUILDING D FLOOR PLAN	
A2.11	BUILDING D FLOOR PLAN	
A3.0	BUILDING ELEVATIONS	
A3.1	BUILDING ELEVATIONS	
A3.2	BUILDING ELEVATIONS	
A3.3	MATERIAL	
A3.4	PERSPECTIVES	
A4.0	BUILDING SECTIONS	
A4.1	BUILDING SECTIONS	

Highland Townhouses		
Zoning Bylaw No 12375		
CURRENT ZONING: RU1	REQUIRED	PROVIDED
<b>PRINCIPLE USE</b>	MF2	MF2
	TOWNHOUSE	TOWNHOUSE
<b>PARCEL SIZE</b>	MINIMUM 900 M <sup>2</sup>	2513 M <sup>2</sup>
<b>LOT WIDTH</b>	MINIMUM 20 M	36 m
<b>LOT DEPTH</b>	MINIMUM 30 M	50 m
<b>NET FLOOR AREA</b>	N/A	2022 M <sup>2</sup>
<b>GROSS FLOOR AREA</b>	N/A	2759 M <sup>2</sup>
<b>PARKADE FLOORPLATE</b>	N/A	897 M <sup>2</sup>
<b>MAIN FLOOR FLOORPLATE</b>	N/A	898 M <sup>2</sup>
<b>FLOOR AREA RATIO</b>	1.0	0.80
<b>IMPERMEABLE SURFACE AREA</b>		780 M <sup>2</sup> - ASPHALT DRIVE AISLE + STAIRS
<b>MAXIMUM LOT COVERAGE (BUILDINGS)</b>	55%	36%
<b>MAXIMUM LOT COVERAGE (BUILDINGS &amp; IMPERMEABLE SURFACES)</b>	80%	67%
<b>MAXIMUM BUILDING HEIGHT</b>	11M (4 STOREY)	3 STOREYS
<b>SETBACKS (FRONT YARD &amp; FLANKING SIDE YARD - GROUND ORIENTED)</b>	FRONT YARD & FLANKING SIDE YARD - GROUND ORIENTED YARD (GROUND-ORIENTED RESIDENTIAL UNITS) - 3M - 9'-10 1/9"	FRONT YARD & FLANKING SIDE YARD - GROUND ORIENTED YARD - GROUND-ORIENTED RESIDENTIAL UNITS (WEST/SOUTH) - 3M
<b>SETBACKS (FRONT YARD &amp; FLANKING SIDE YARD - GROUND ORIENTED REDUCED)</b>	FRONT YARD & FLANKING SIDE YARD - GROUND ORIENTED REDUCED YARD (GROUND-ORIENTED RESIDENTIAL UNITS) - 2M - 6'-6 3/4"	FRONT YARD & FLANKING SIDE YARD - GROUND ORIENTED REDUCED YARD - GROUND-ORIENTED RESIDENTIAL UNITS (WEST/SOUTH) - 2M
<b>ZONING BYLAW NO. 12375 (SECTION 13.5)</b>	a) MAX FIRST FLOOR HEIGHT ABOVE CURB LEVEL = 1.2m b) MIN NET FLOOR AREA = 11m <sup>2</sup> c) HAVE AN INSTALLED SIDEWALK AND IRRIGATED LANDSCAPE BOULEVARD WITH STREET TREES	a) FIRST FLOOR HEIGHT ABOVE CURB LEVEL <1.2m b) MIN NET FLOOR AREA > 11m <sup>2</sup> c) HAVE AN INSTALLED SIDEWALK AND IRRIGATED LANDSCAPE BOULEVARD WITH STREET TREES
<b>SETBACKS (FRONT)</b>	FRONT YARD (WEST/SOUTH) - 3M - 9'-10 1/9"	FRONT YARD - WEST/SOUTH (WEST/SOUTH) - 2M
<b>SETBACKS (REAR)</b>	REAR YARD (NORTH) - 4.5M - 14'-9 1/6"	REAR YARD - NORTH (NO LANE) - 4.5M
<b>SETBACKS (SIDE)</b>	SIDE YARD (EAST) - 3M - 9'-10 1/9"	SIDE YARD - EAST (NO LANE) - 3M
<b>SETBACKS (LANDSCAPE)</b>	3M	3M
<b>BUILDING FRONTAGE</b>	MAXIMUM 100M	33 m
<b>ON A TRANSIT SUPPORTIVE CORRIDOR?</b>	YES	
<b>WITHIN URBAN CORE / CORE AREA?</b>	YES	
<b>LANE ACCESS?</b>	NO	
<b>ABUTS AN RU1, RU2, RU3, RU4 OR RUS ZONE?</b>	YES	
<b>PARKING REQUIREMENTS - TRANSIT CORRIDOR</b>	Min (1.4 x 11) + (1.1 X 8) = <b>24.2 stalls</b>	
<b>VISITOR PARKING REQUIREMENTS</b>	Min 0.14 spaces & Max 0.2 spaces per dwelling = 0.14 X 19 = <b>2.66 stalls</b>	TOTAL 27 STALLS (INCLUDE 2 VISITORS AND 1 ACCESSIBLE)
<b>ACCESSIBLE PARKING</b>	1 stall	
<b>MINIMUM BICYCLE PARKING REQUIRED</b>	0 LONG-TERM PARKING SPACE & 4 SHORT-TERM PARKING SPACE	4 SHORT-TERM PARKING SPACE
<b>LANDSCAPE AREA</b>	UP TO A MAX OF 3M LOCATED INTO A REQUIRED SETBACK	498.5m <sup>2</sup> (3M OMIT TO REAR & SIDE SETBACK, 2M INTO FRONT SETBACK)
<b>MINIMUM GROWING MEDIUM AREA</b>	498.5 X 75% = <b>373.9 m<sup>2</sup></b> (75% SOIL-BASED LANDSCAPING GROUND COVER IN LANDSCAPE AREAS)	374 m <sup>2</sup>
<b>COMMON AND PRIVATE AMENITY SPACE</b>	15m <sup>2</sup> X 19 = <b>285m<sup>2</sup></b> (15 m <sup>2</sup> PER DWELLING UNIT WITH MORE THAN 1 BEDROOM)	381 m <sup>2</sup>
<b>PRIVATE BALCONY &amp; PATIO AREA</b>		304 m <sup>2</sup>
<b>COMMON AMENITY SPACE</b>	4m <sup>2</sup> X 19 = <b>76m<sup>2</sup></b> (4m <sup>2</sup> PER DWELLING UNIT WITHIN THE REQUIRED SETBACK AREAS)	77 m <sup>2</sup>

DISCLAIMER: SITE RENDERING IS AN ARTISTIC IMPRESSION ONLY FOR FORM AND CHARACTER AND NOT AN ACCURATE REPRESENTATION OF FINAL ARCHITECTURE, LANDSCAPE, OR CIVIL DESIGN; REFER TO DETAILED DESIGN DRAWINGS FOR APPLICABLE DISAPLINE





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Client  
**INNOCEPT DEVELOPMENTS.**

Consultants



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A	2024.06.19	ISSUED FOR DP

NO.	DATE	DESCRIPTION
RECORD OF REVISIONS		

Project  
**THE HIGHLAND**  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**SURVEY**

Job Number 24.1264

Date 2024.06.07

Scale

Revision Number 0

Drawing Number



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 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**SITE PLAN**

Job Number 24.1264  
 Date 2024.06.07  
 Scale 1" = 10'-0"  
 Revision Number 0  
 Drawing Number



1 SITE PLAN  
 A1.1 1" = 10'-0"

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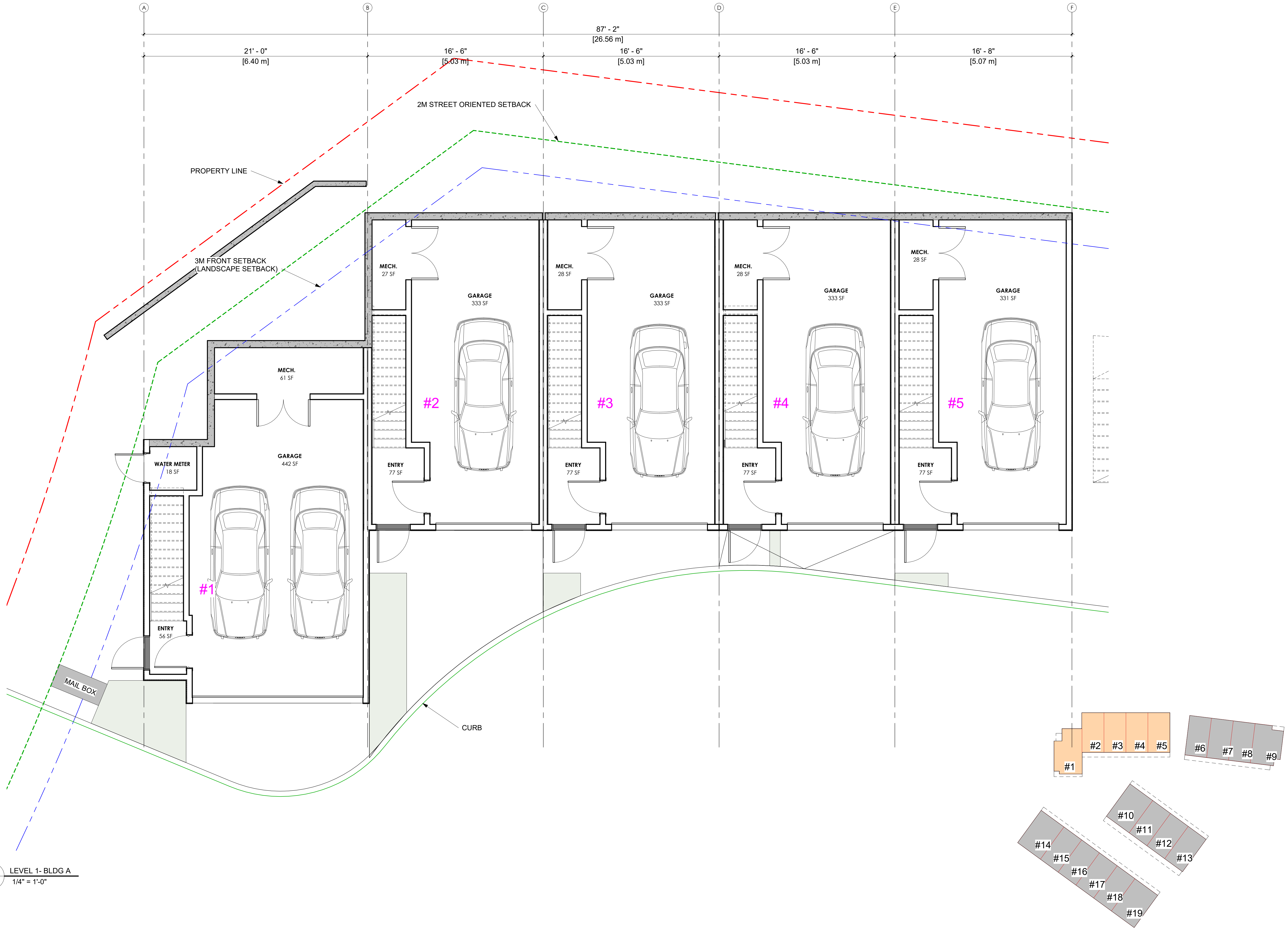
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Project  
**THE HIGHLAND**  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**BUILDING A FLOOR PLAN**

Job Number 24.1264  
 Date 2024.06.07  
 Scale As indicated  
 Revision Number 0  
 Drawing Number



1 LEVEL 1- BLDG A  
 A2.0 1/4" = 1'-0"

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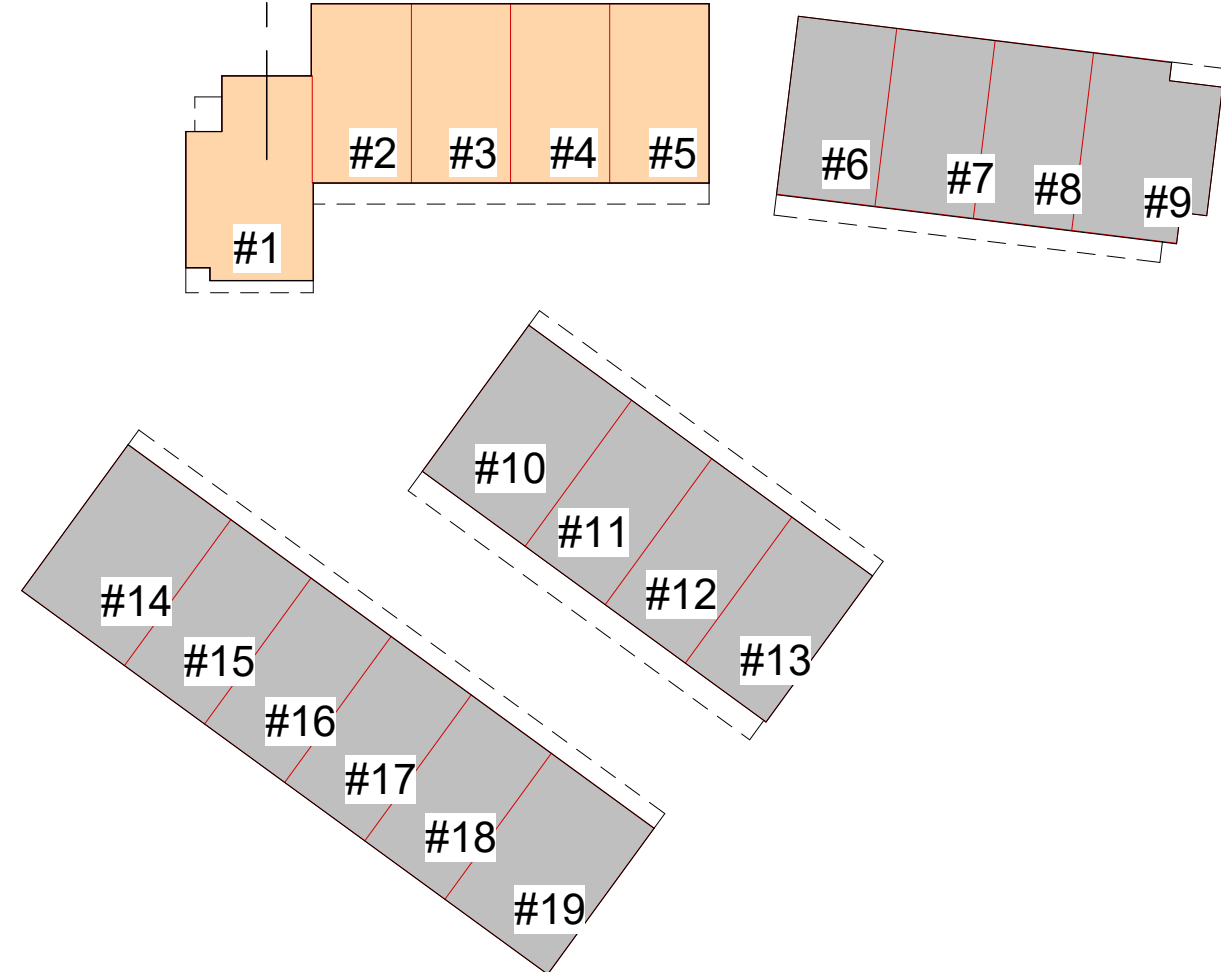
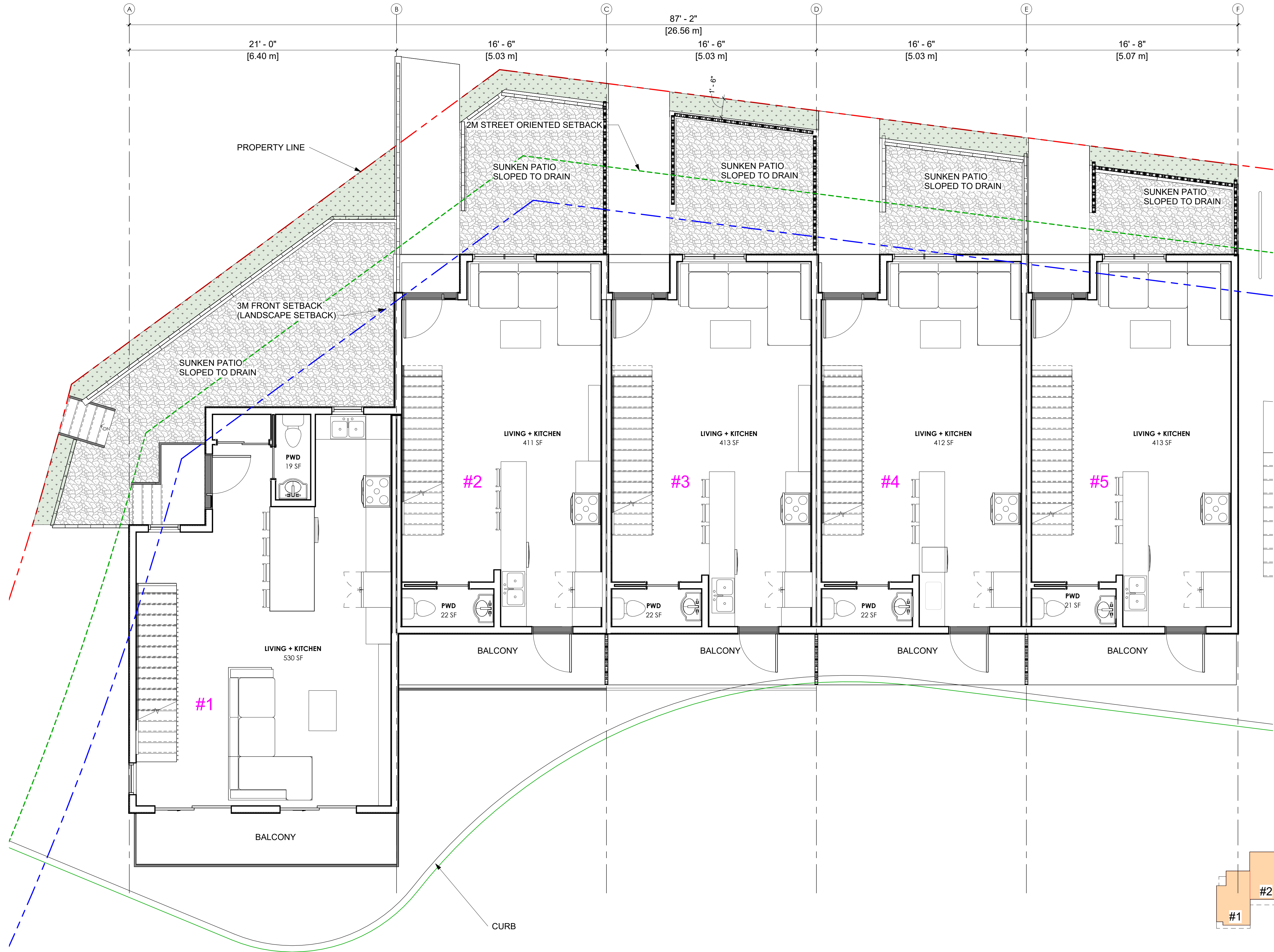
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 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

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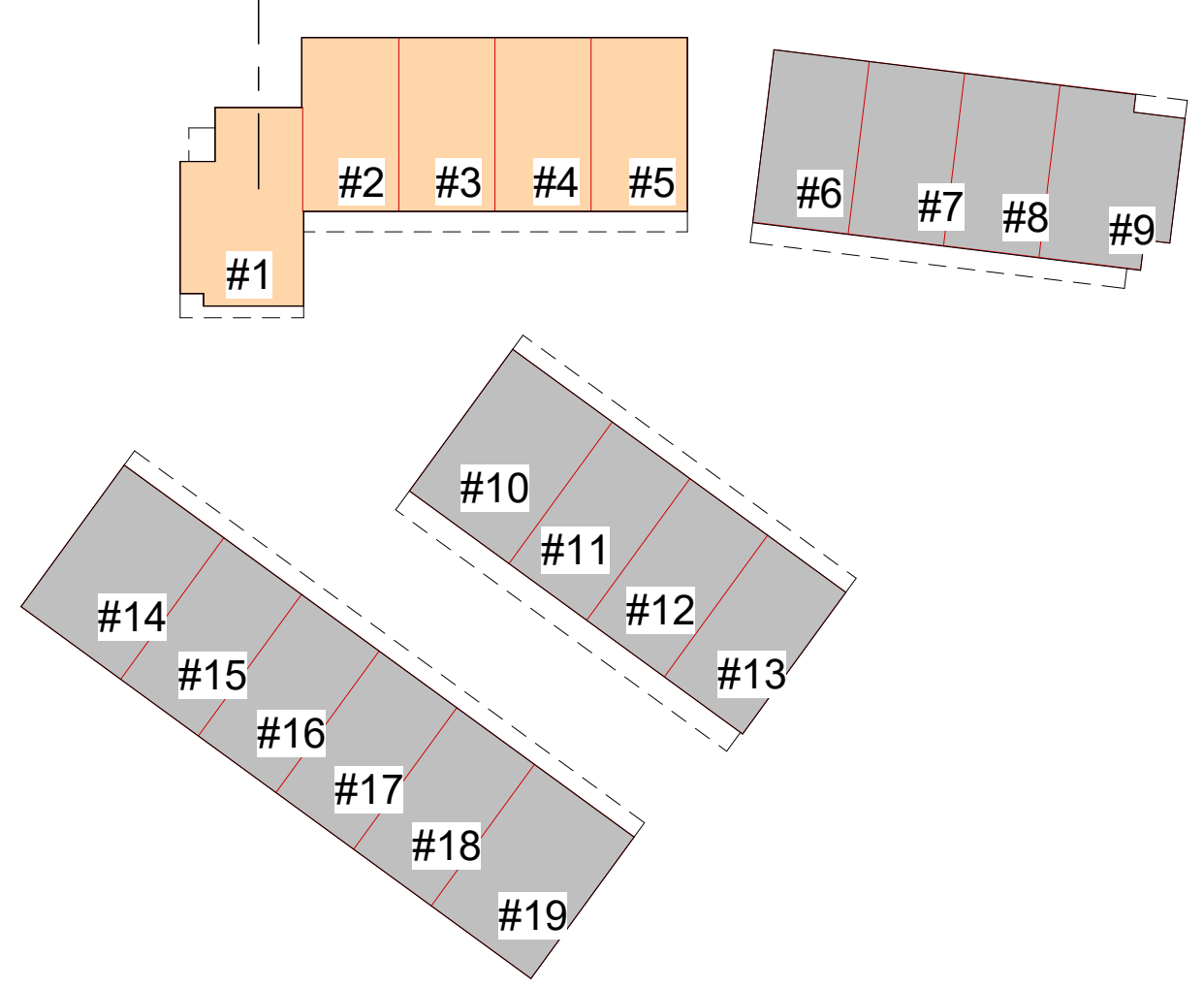
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Sheet Title  
**BUILDING A FLOOR PLAN**

Job Number 24.1264  
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1 LEVEL 3- BLDG A  
 A2.2 1/4" = 1'-0"

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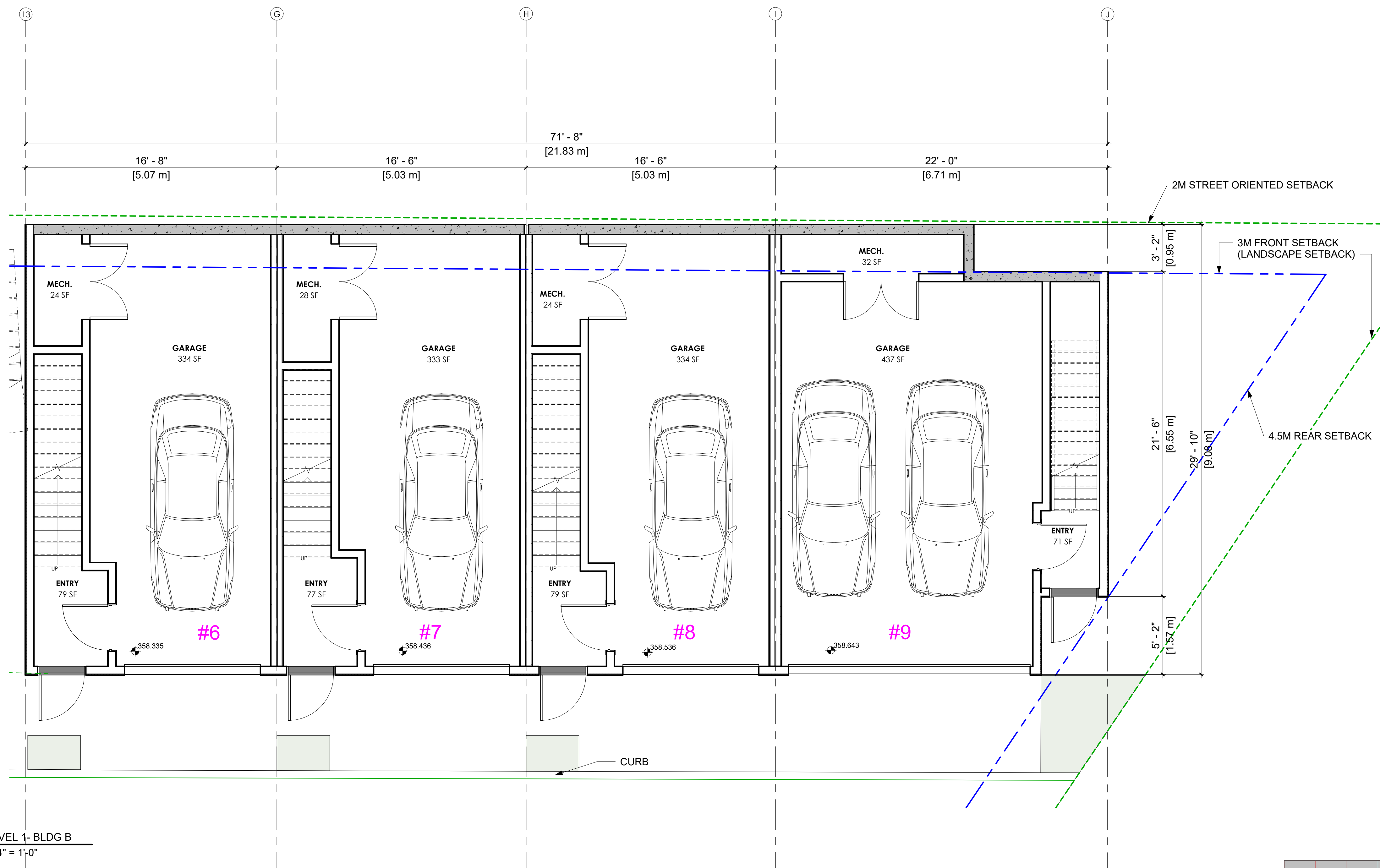
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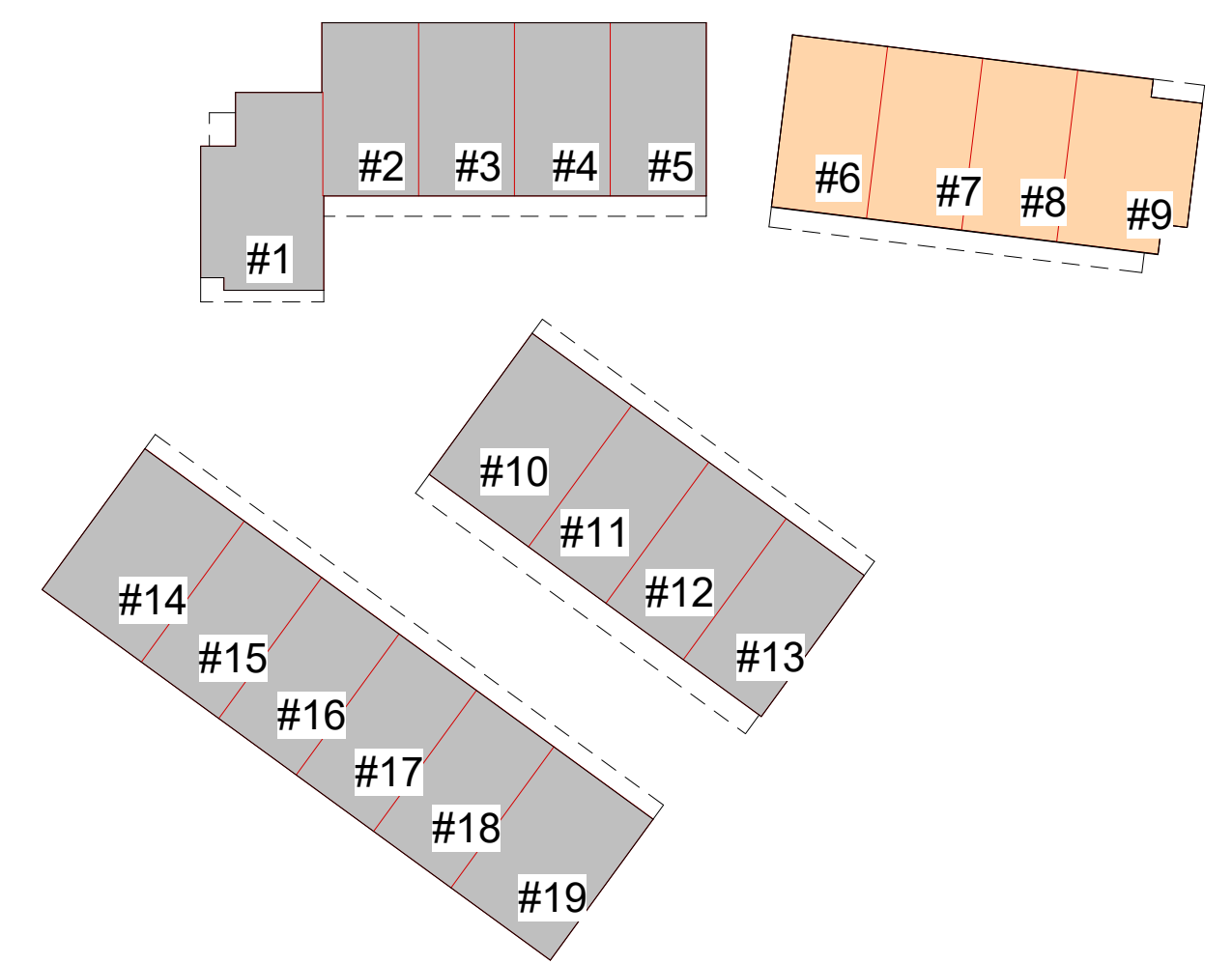
Project  
**THE HIGHLAND**  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**BUILDING B FLOOR PLAN**

Job Number 24.1264  
 Date 2024.06.07  
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1 LEVEL 1- BLDG B  
 A2.3 1/4" = 1'-0"



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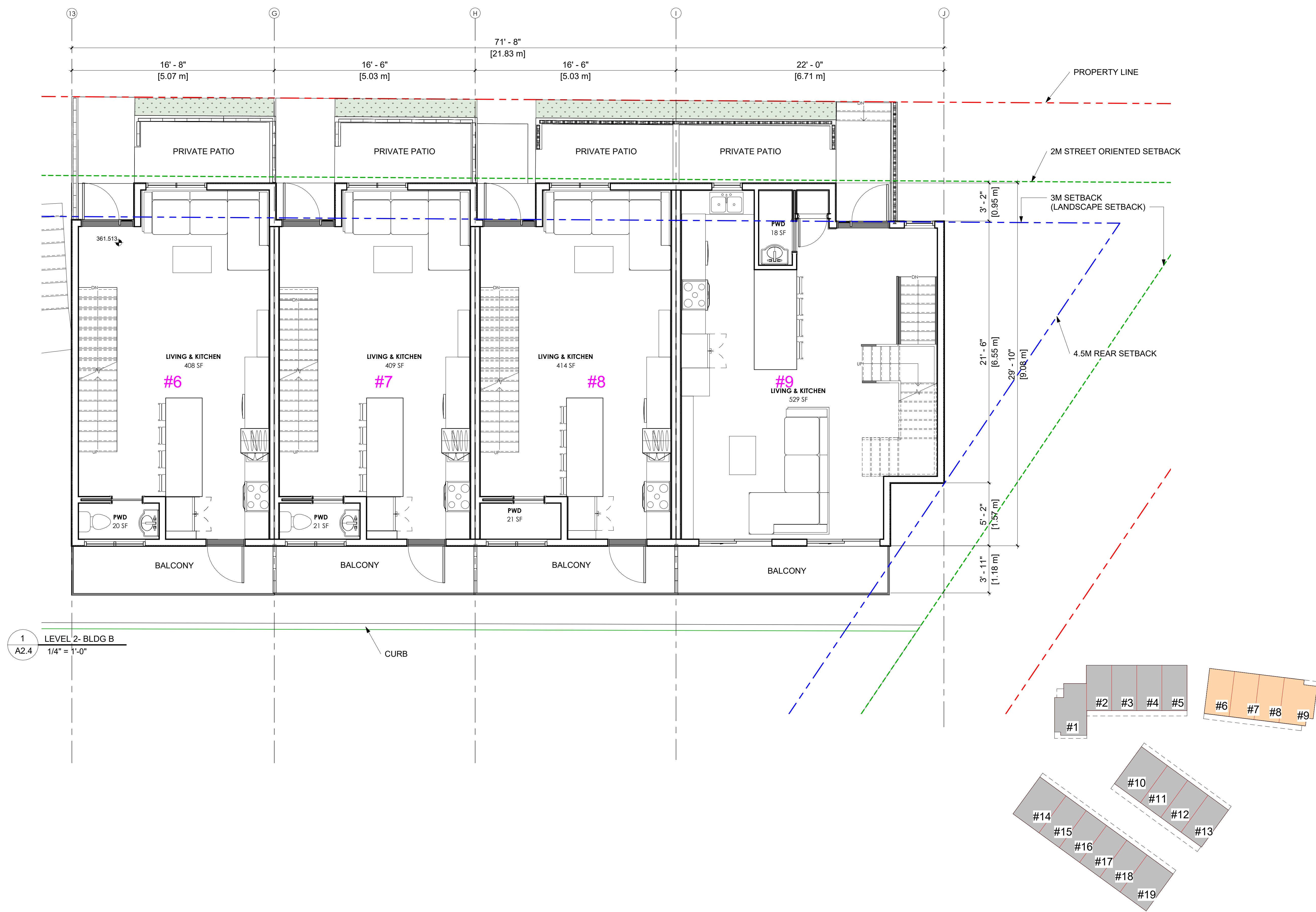
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Project  
**THE HIGHLAND**  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**BUILDING B FLOOR PLAN**

Job Number 24.1264  
 Date 2024.06.07  
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1  
 A2.4  
 LEVEL 2- BLDG B  
 1/4" = 1'-0"



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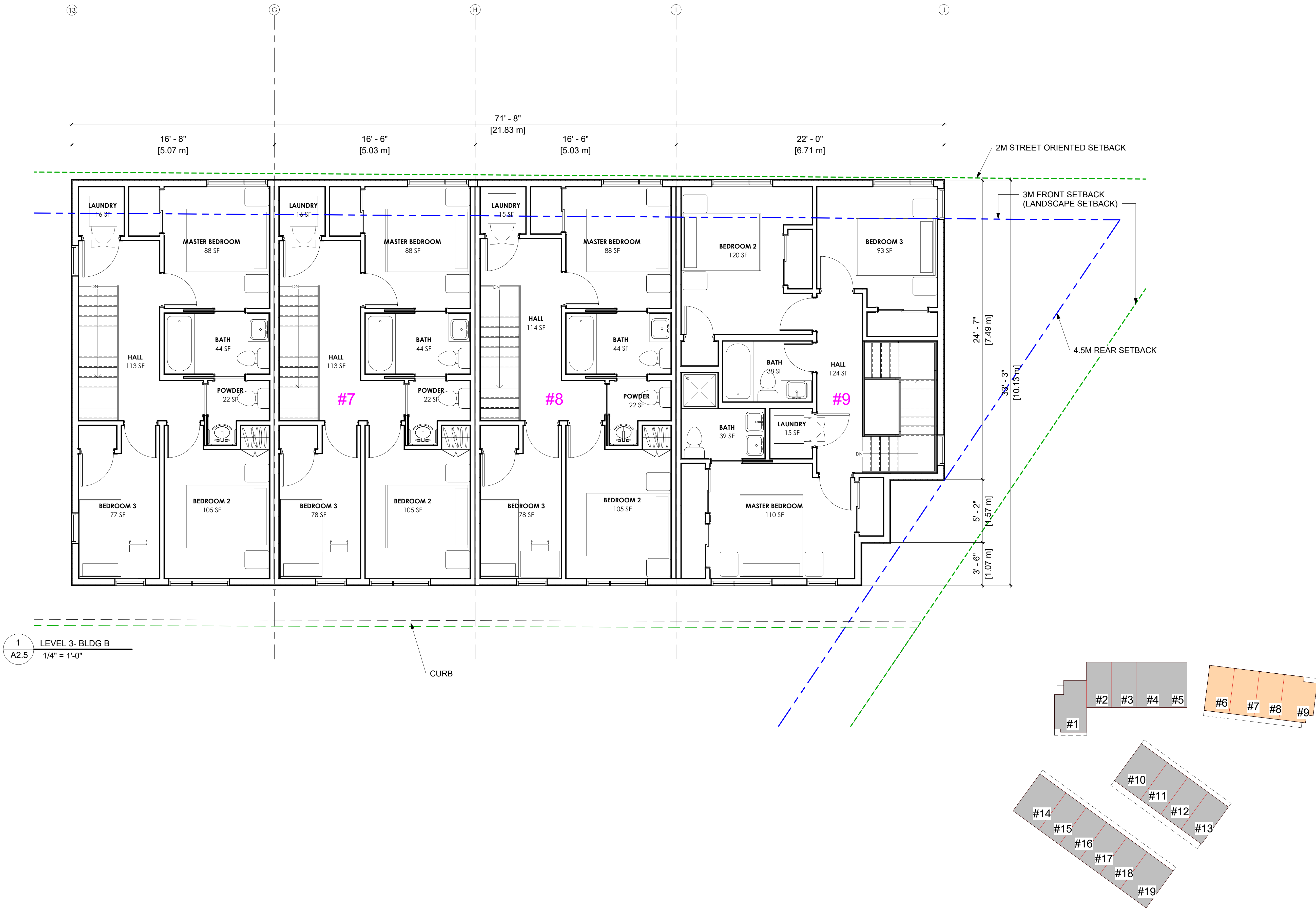
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 ROW HOUSING  
 1508 Highland Dr. N.  
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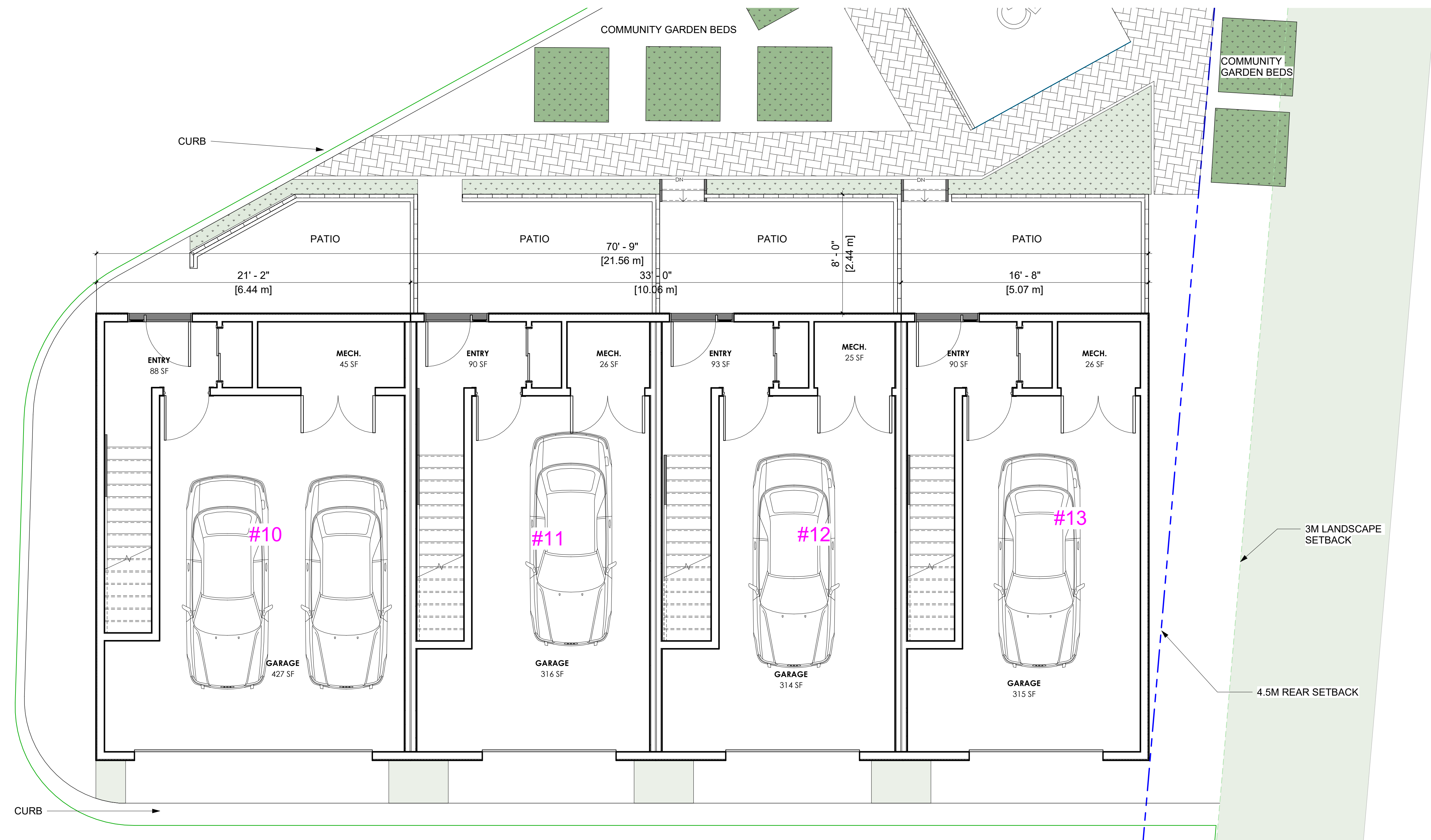
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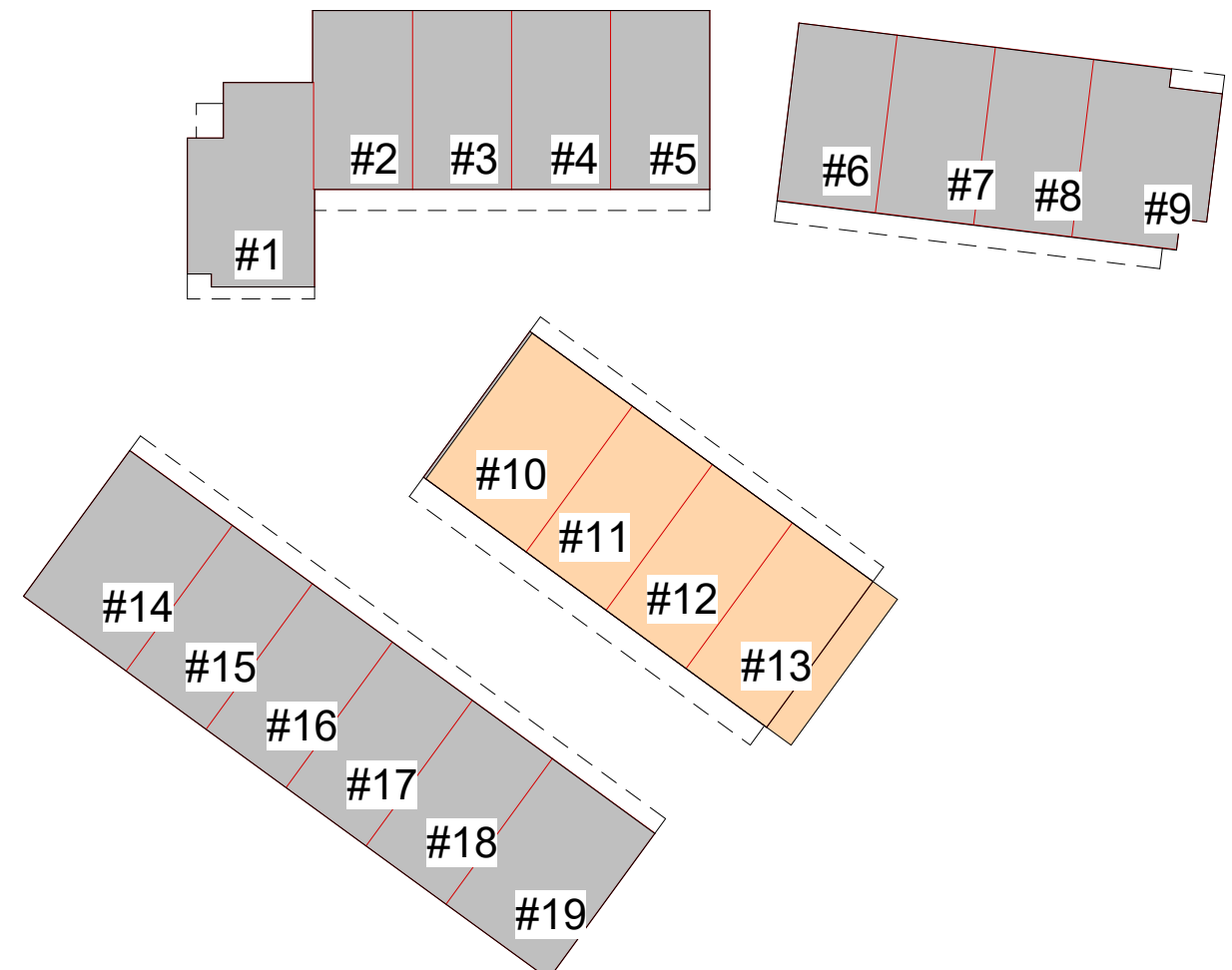
Project  
**THE HIGHLAND**  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**BUILDING C FLOOR PLAN**

Job Number 24.1264  
 Date 2024.06.07  
 Scale As indicated  
 Revision Number 0  
 Drawing Number



1 LEVEL 1- BLDG C  
 A2.6 1/4" = 1'-0"



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Project  
**THE HIGHLAND**  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**BUILDING C FLOOR PLAN**

Job Number 24.1264  
 Date 2024.06.07  
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 Drawing Number



1 LEVEL 2- BLDG C  
 A2.7 1/4" = 1'-0"

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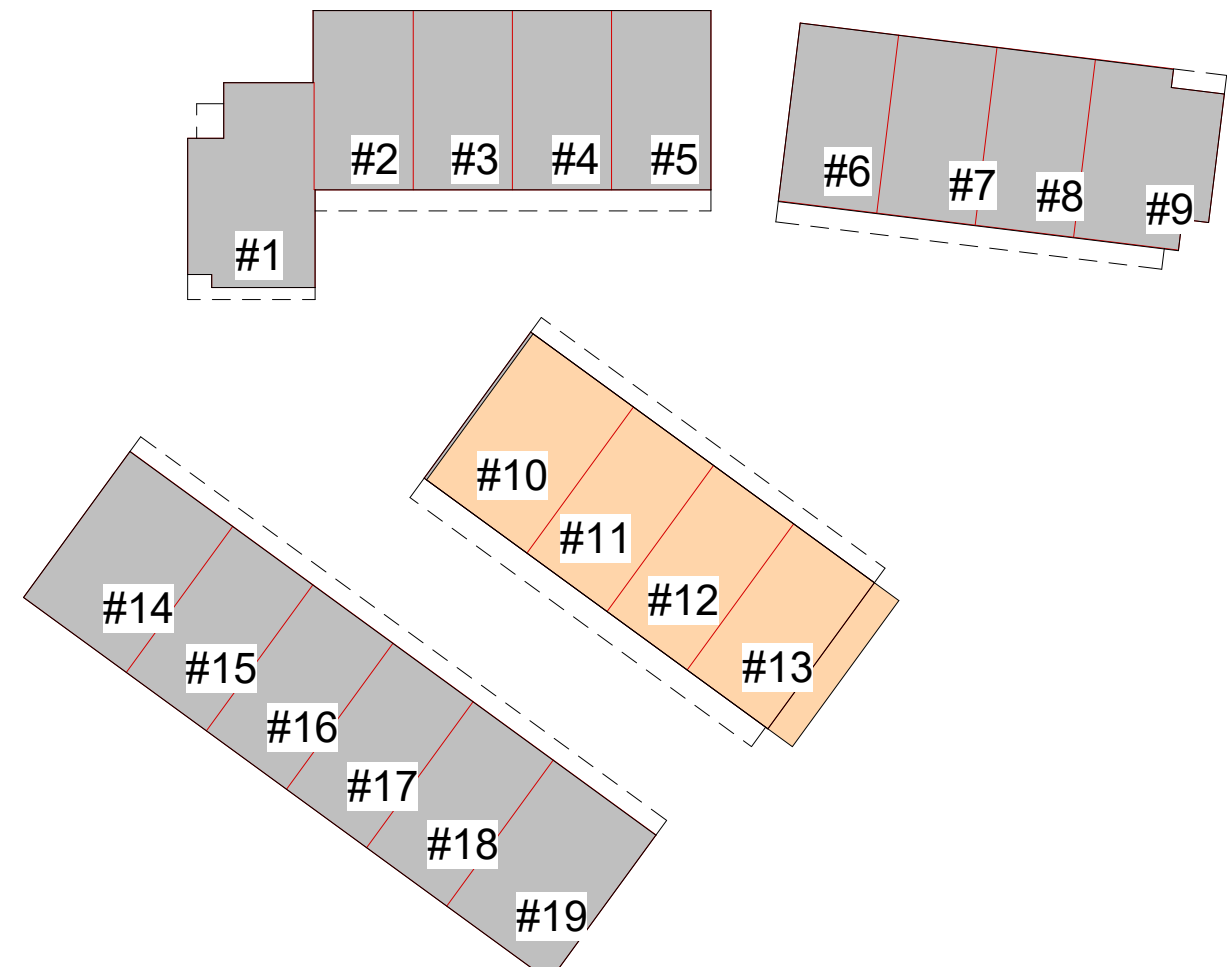
Project  
**THE HIGHLAND**  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**BUILDING C FLOOR PLAN**

Job Number 24.1264  
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1 LEVEL 3- BLDG C  
 A2.8 1/4" = 1'-0"



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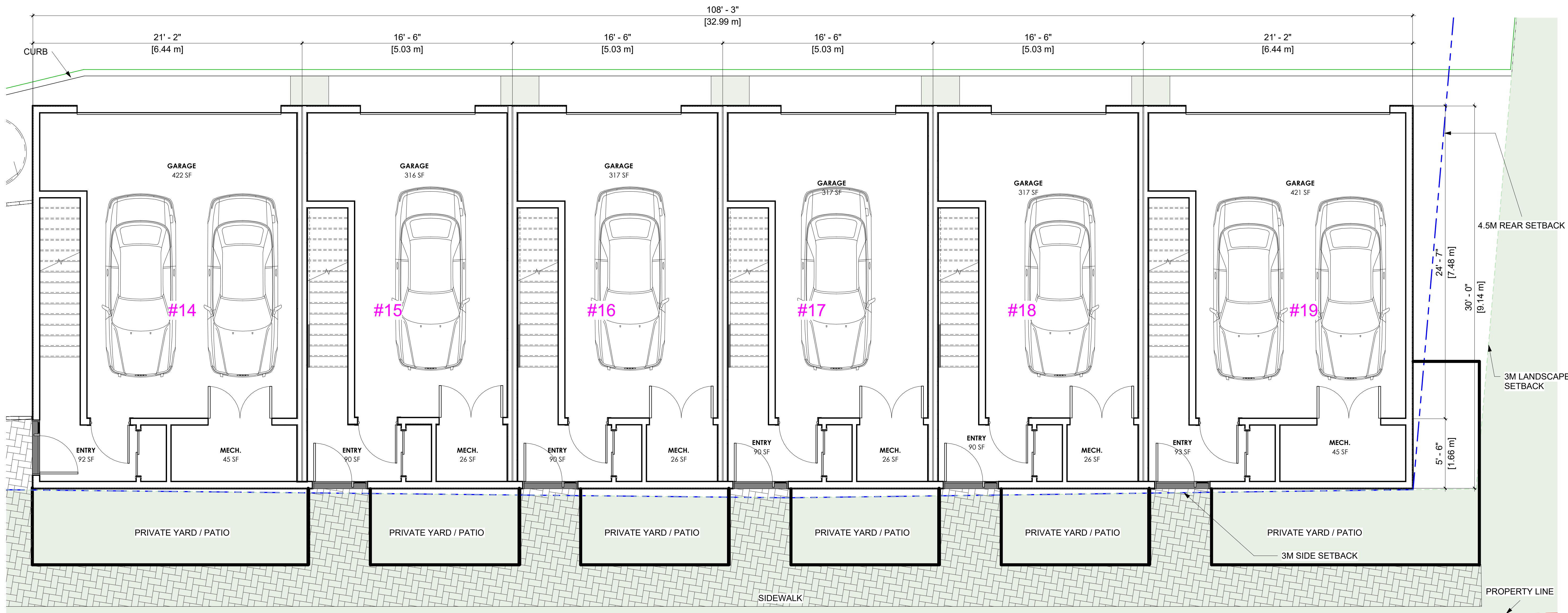
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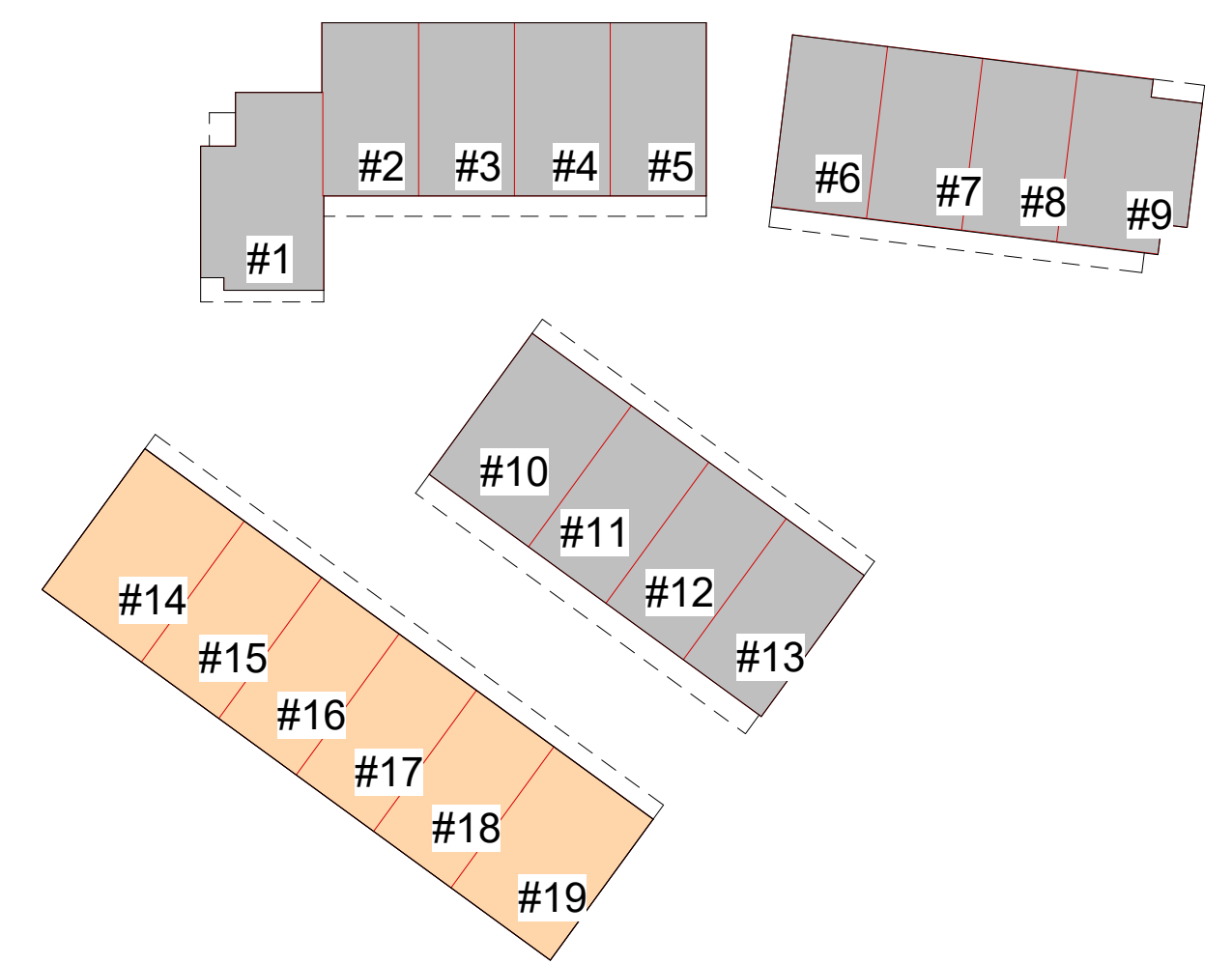
Project  
 THE HIGHLAND  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
 BUILDING D FLOOR  
 PLAN

Job Number 24.1264  
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1 LEVEL 1- BLDG D  
 A2.9 1/4" = 1'-0"

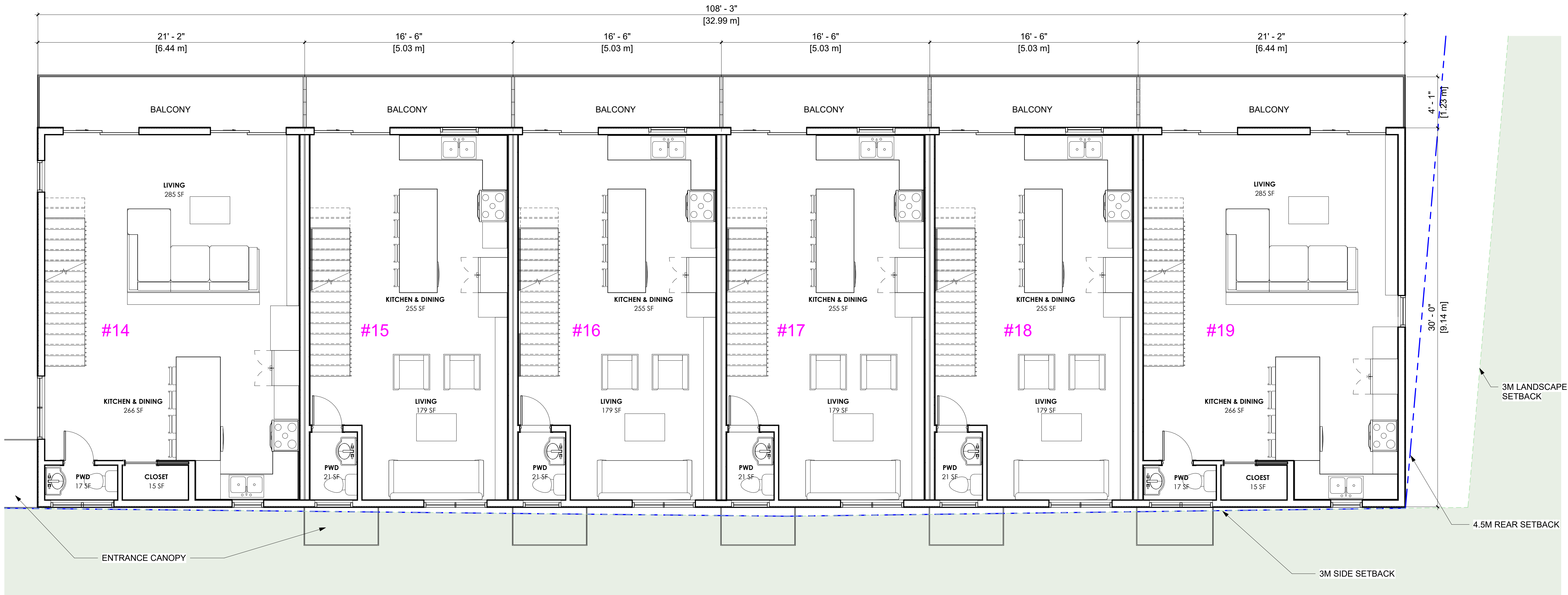


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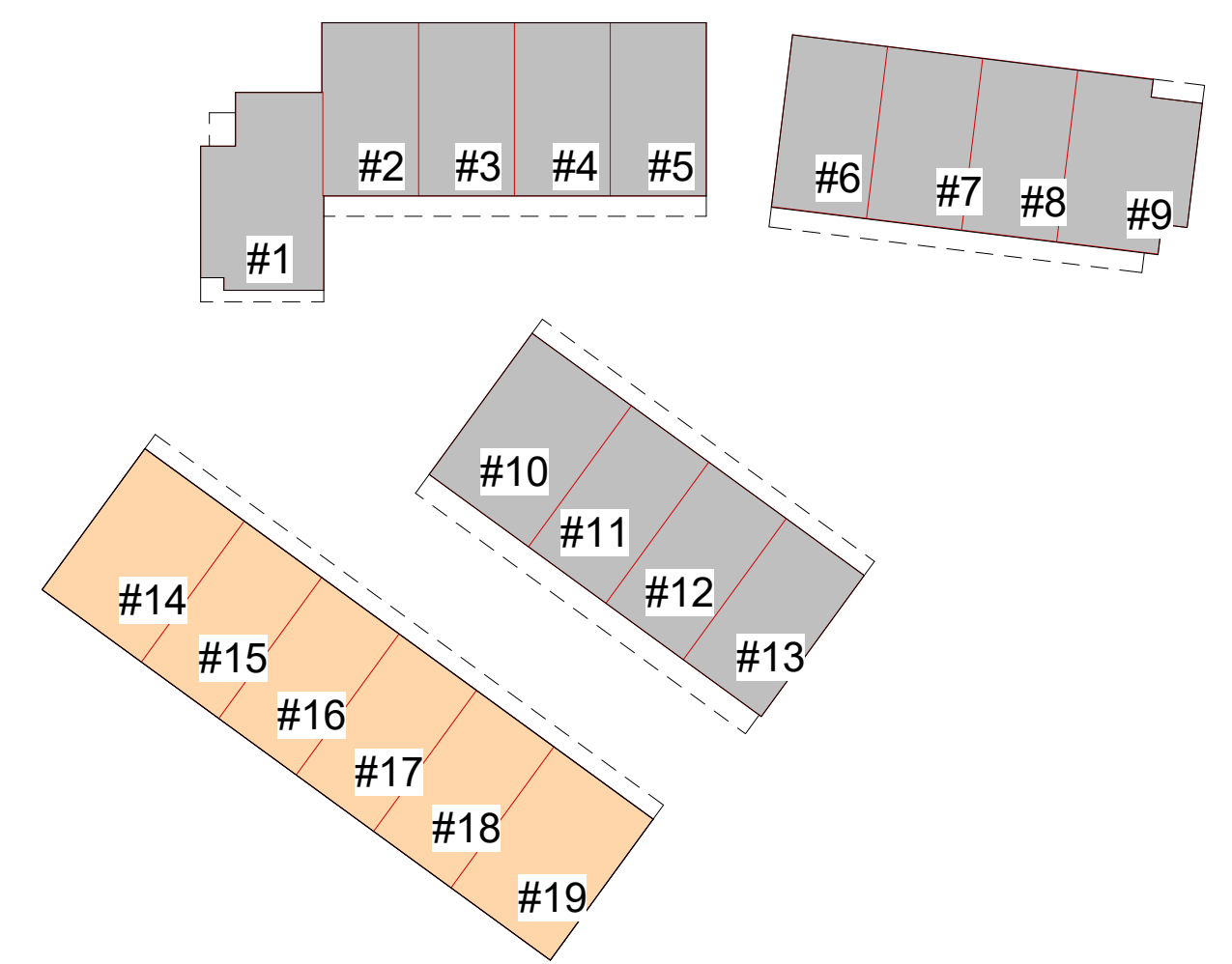
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A	2024.06.19	ISSUED FOR DP



1 LEVEL 2- BLDG D  
 A2.10 1/4" = 1'-0"



NO.	DATE	DESCRIPTION
RECORD OF REVISIONS		

Project  
**THE HIGHLAND**  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**BUILDING D FLOOR PLAN**

Job Number 24.1264  
 Date 2024.06.07  
 Scale As indicated  
 Revision Number 0  
 Drawing Number

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Client: INNOCEPT DEVELOPMENTS.  
 Consultants:



NO.	DATE	DESCRIPTION
A	2024.05.01	ISSUED FOR REZONING
A	2024.06.19	ISSUED FOR DP

NO.	DATE	DESCRIPTION
RECORD OF REVISIONS		

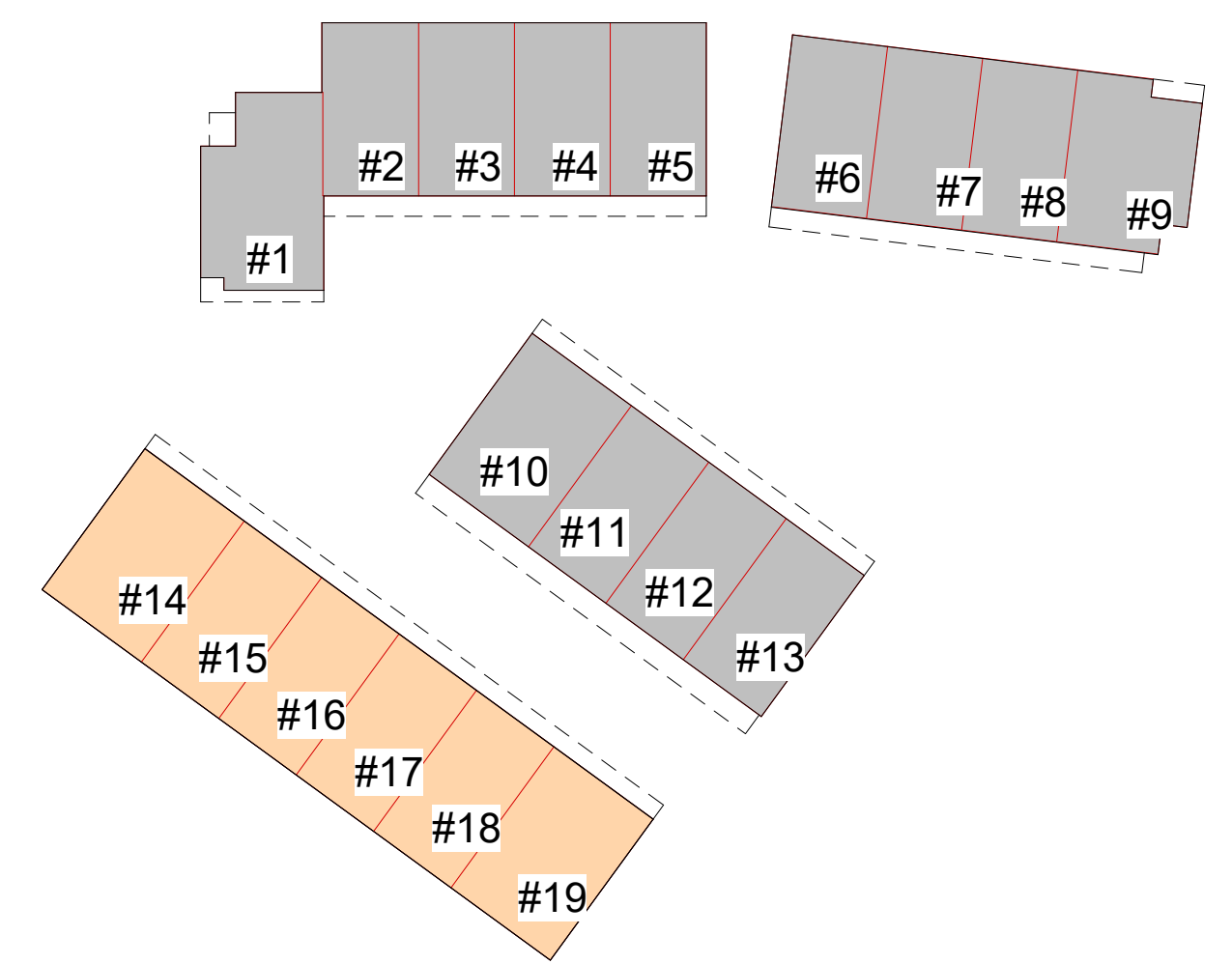
Project: THE HIGHLAND  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title: BUILDING D FLOOR PLAN

Job Number: 24.1264  
 Date: 2024.06.07  
 Scale: As indicated  
 Revision Number: 0  
 Drawing Number:



1 LEVEL 3- BLDG D  
 A2.11 1/4" = 1'-0"



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Client  
**INNOCEPT DEVELOPMENTS.**

Consultants



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NO.	DATE	DESCRIPTION
RECORD OF REVISIONS		

Project  
**THE HIGHLAND**  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**BUILDING ELEVATIONS**

Job Number	24.1264
Date	2024.06.07
Scale	As indicated
Revision Number	0
Drawing Number	

**MATERIAL LEGEND:**

1	LAP SIDING - JAMES HARDIE (COASTAL GRAY)
2	LAP SIDING - JAMES HARDIE (WHITE GRANITE)
3	LAP SIDING - WOODTONE JAMES HARDIE (AGED PEWTER)
4	LAP SIDING - WOODTONE JAMES HARDIE (ARCTIC WHITE)
5	FASCIA - JAMES HARDIE (IRON GRAY)
6	BRICK - BLACK (TWILIGHT ZONE)
7	BRICK - WHITE (CHANTILLY LACE)



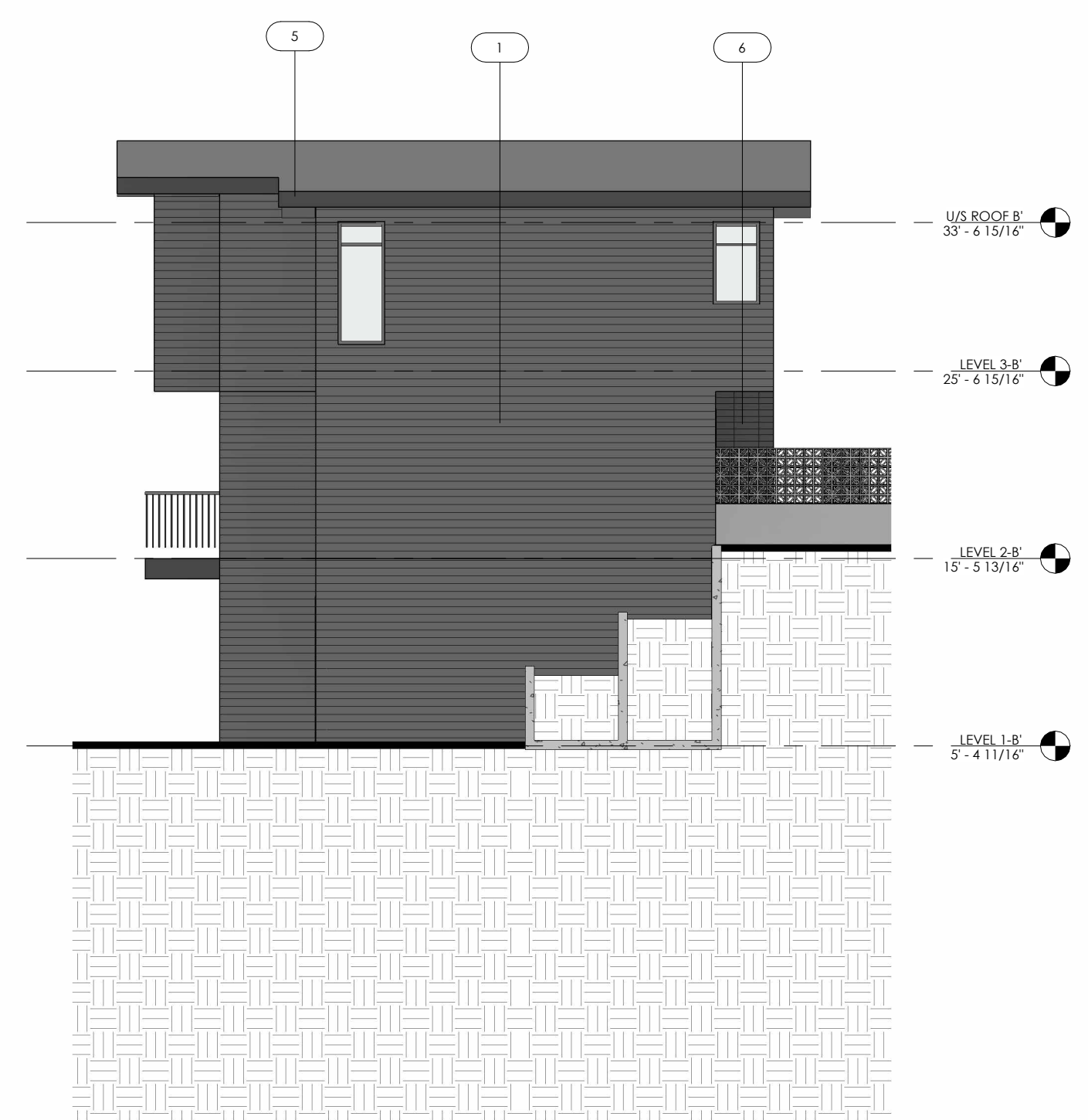
**1 WEST ELEVATION - BUILDING A & B**  
 A3.0 1/8" = 1'-0"



**3 SOUTH ELEVATION - BUILDING A**  
 A3.0 1/8" = 1'-0"



**6 EAST ELEVATION - BUILDING A & B**  
 A3.0 1/8" = 1'-0"



**4 NORTH ELEVATION - BUILDING B**  
 A3.0 1/8" = 1'-0"



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**INNOCEPT DEVELOPMENTS.**

Consultants



**MATERIAL LEGEND:**

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2	LAP SIDING - JAMES HARDIE (WHITE GRANITE)
3	LAP SIDING - WOODTONE JAMES HARDIE (AGED PEWTER)
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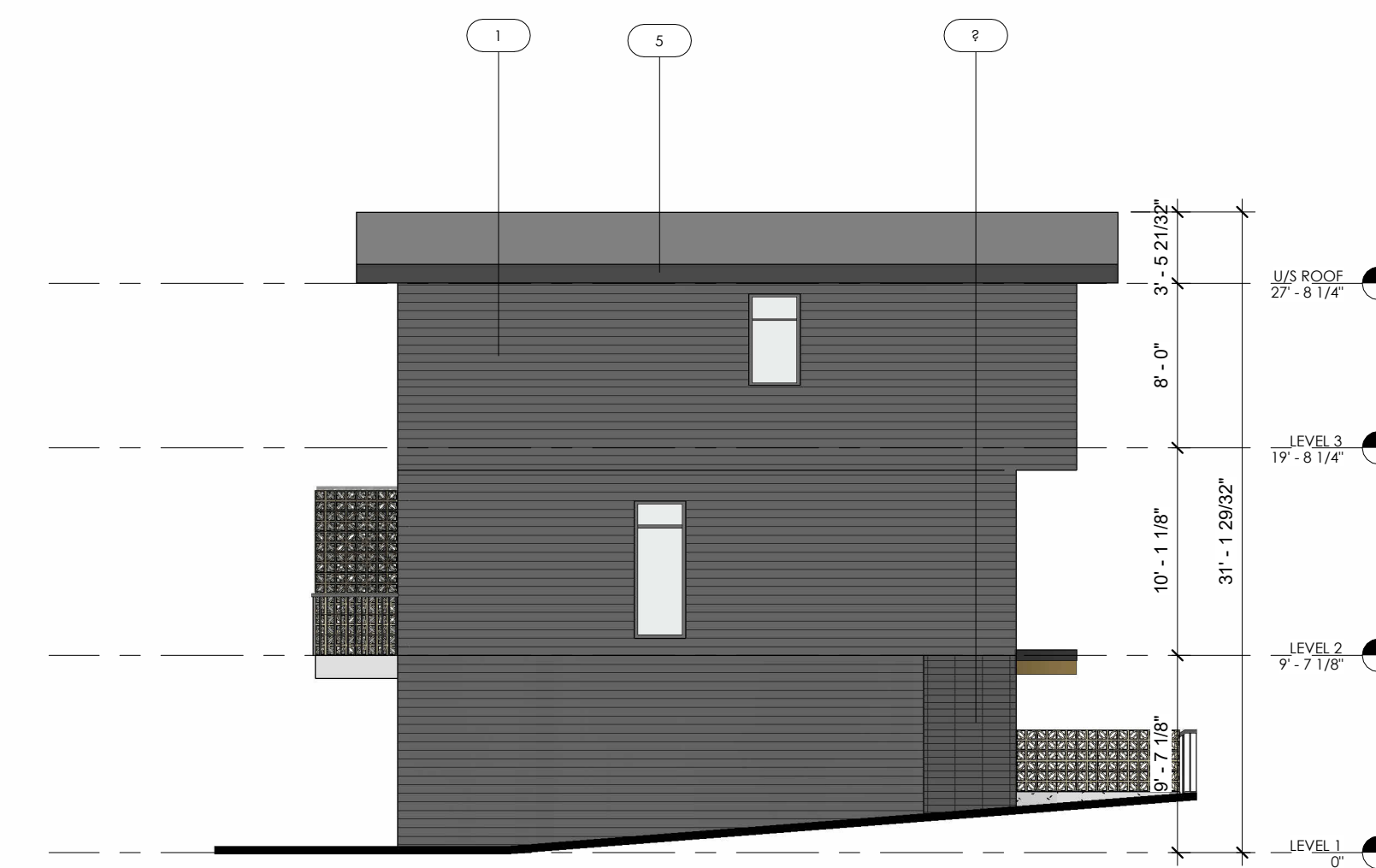
**1 EAST ELEVATION - BUILDING C**  
 A3.1 1/8" = 1'-0"



**2 SOUTH ELEVATION - BUILDING C**  
 A3.1 1/8" = 1'-0"



**3 WEST ELEVATION - BUILDING C**  
 A3.1 1/8" = 1'-0"



**4 NORTH ELEVATION - BUILDING C**  
 A3.1 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
A	2024.05.01	ISSUED FOR REZONING
A	2024.06.19	ISSUED FOR DP

NO.	DATE	DESCRIPTION
RECORD OF REVISIONS		

Project  
**THE HIGHLAND**  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**BUILDING ELEVATIONS**

Job Number	24.1264
Date	2024.06.07
Scale	As indicated
Revision Number	0
Drawing Number	

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**INNOCEPT DEVELOPMENTS.**

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Seal



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Project

**THE HIGHLAND**  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**BUILDING ELEVATIONS**

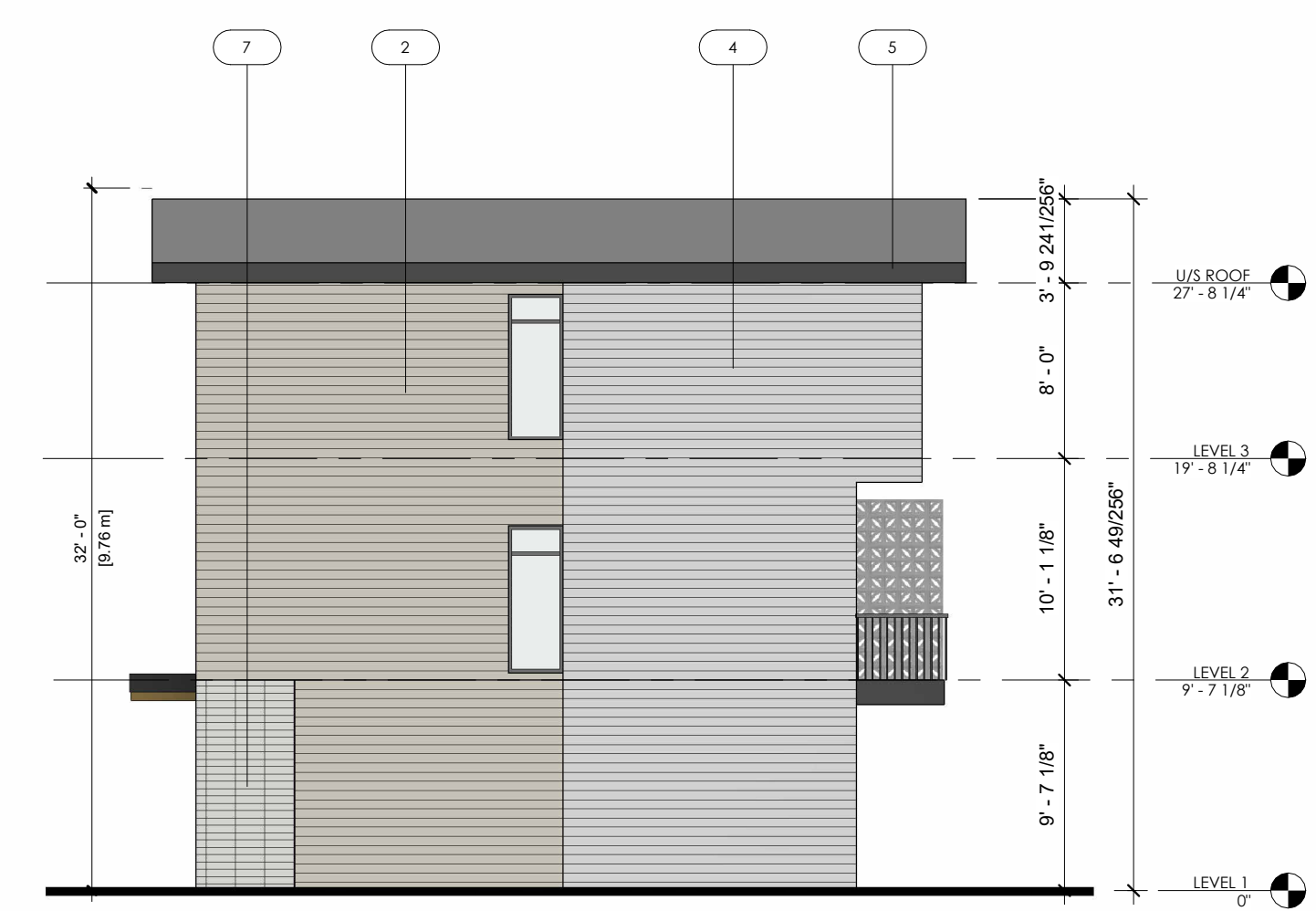
Job Number	24.1264
Date	2024.06.07
Scale	As indicated
Revision Number	0
Drawing Number	

**MATERIAL LEGEND:**

1	LAP SIDING - JAMES HARDIE (COASTAL GRAY)
2	LAP SIDING - JAMES HARDIE (WHITE GRANITE)
3	LAP SIDING - WOODTONE JAMES HARDIE (AGED PEWTER)
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5	FASCIA - JAMES HARDIE (IRON GRAY)
6	BRICK - BLACK (TWILIGHT ZONE)
7	BRICK - WHITE (CHANTILLY LACE)



**1 EAST ELEVATION - BUILDING D**  
 A3.2 1/8" = 1'-0"



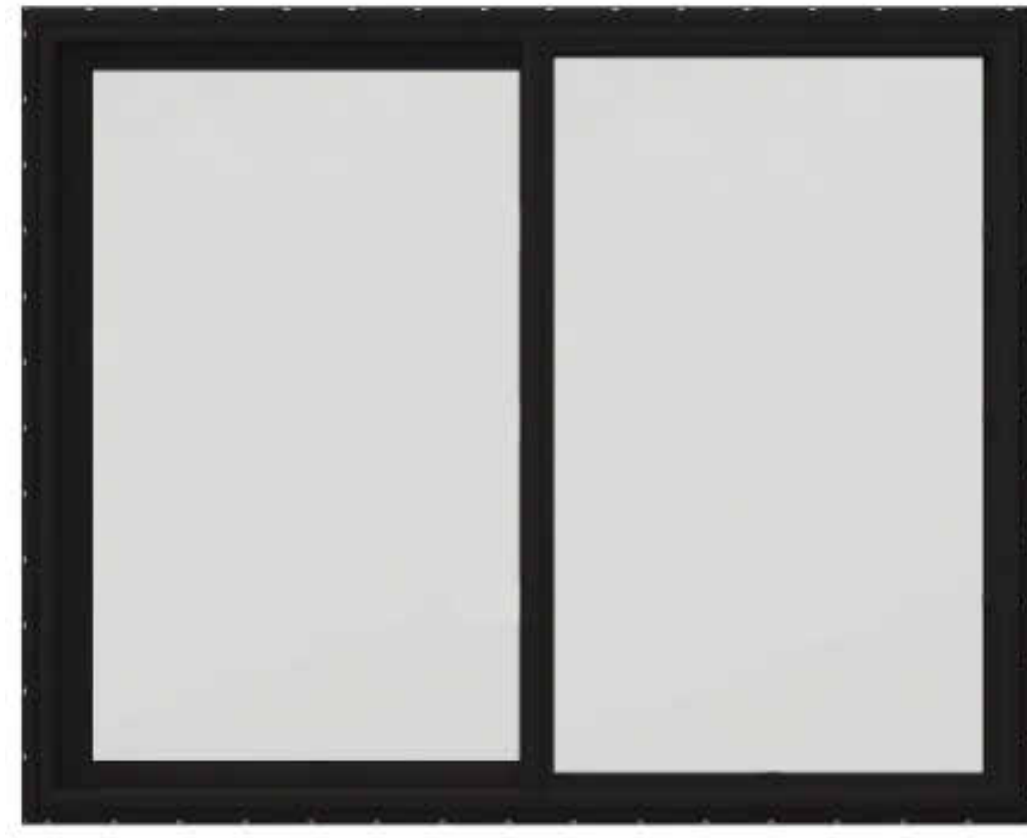
**2 NORTH ELEVATION - BUILDING D**  
 A3.2 1/8" = 1'-0"



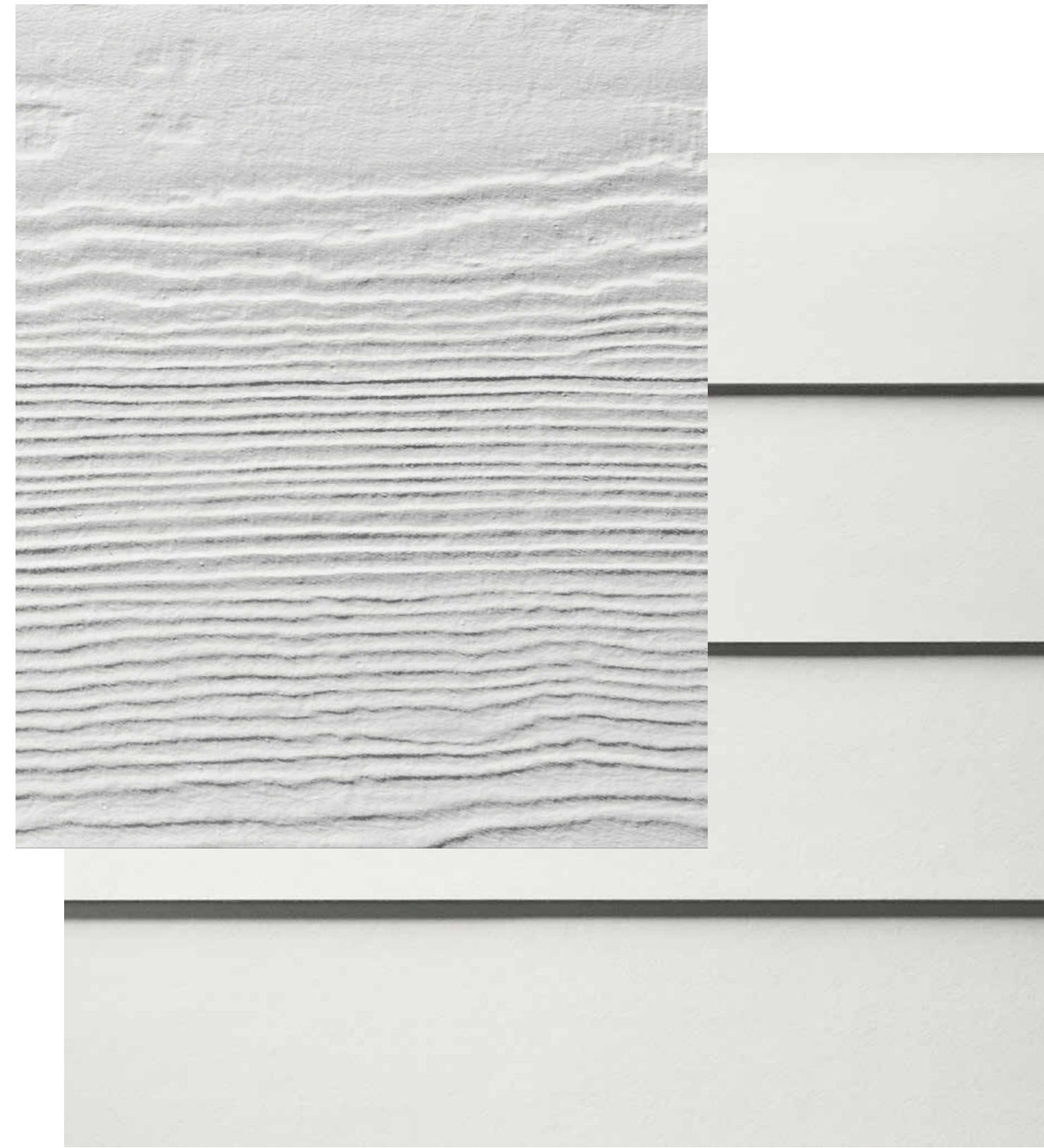
**3 WEST ELEVATION - BUILDING D**  
 A3.2 1/8" = 1'-0"



**4 SOUTH ELEVATION - BUILDING D**  
 A3.2 1/8" = 1'-0"

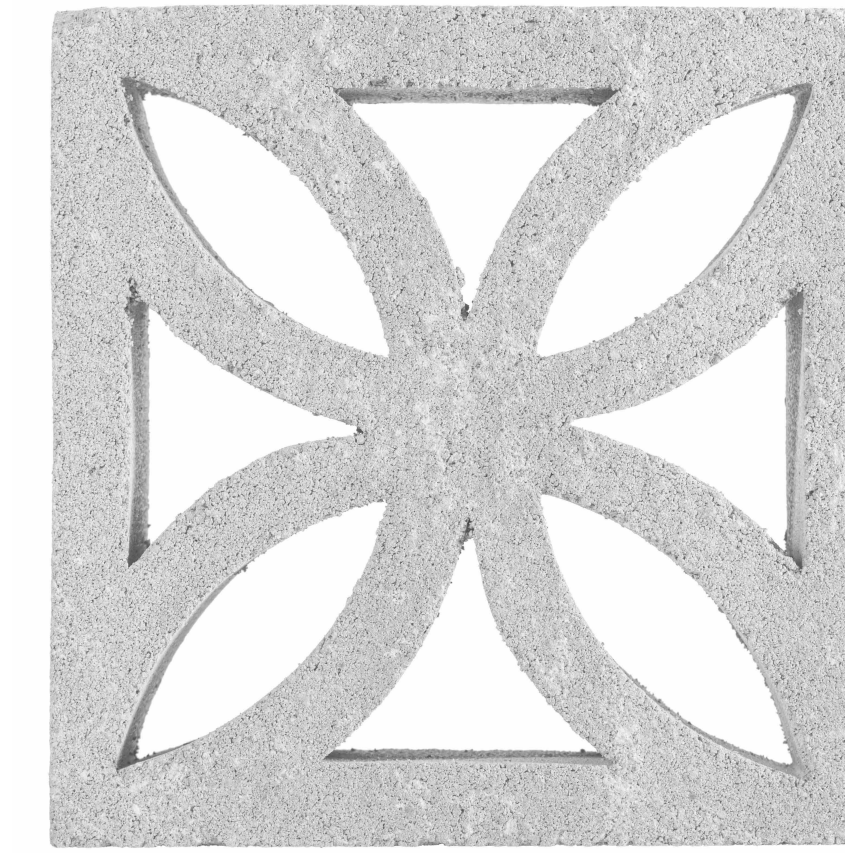


ELEVATION A



Black Window Frames  
 "White Granite" James Hardie  
 "Arctice White" James Hardie Accent  
 Breezeblock - Grey  
 Brick - White (Chantilly Lace OC-65)

BREEZE BLOCK



DOOR COLORS

Bright Yellow - 2022-30  
 Orange Juice - 2017-10  
 Fairytale Blue - 2055 -50  
 Bright Lime - 2025-10



ELEVATION B



Black Window Frames  
 "Coastal Gray" James Hardie  
 "Aged Pewter" James Hardie Accent  
 Breezeblock - Painted White  
 Brick - Black (Twilight Zone 2127-10)



NO.	DATE	DESCRIPTION
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Project  
**THE HIGHLAND**  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**MATERIAL**

Job Number 24.1264

Date 2024.06.07

Scale

Revision Number 0

Drawing Number

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Project  
**THE HIGHLAND**  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**PERSPECTIVES**

Job Number 24.1264  
 Date 2024.06.07  
 Scale  
 Revision Number 0  
 Drawing Number



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Project  
**THE HIGHLAND**  
 ROW HOUSING  
 1508 Highland Dr. N.  
 Kelowna BC, V1Y 4K5

Sheet Title  
**BUILDING SECTIONS**

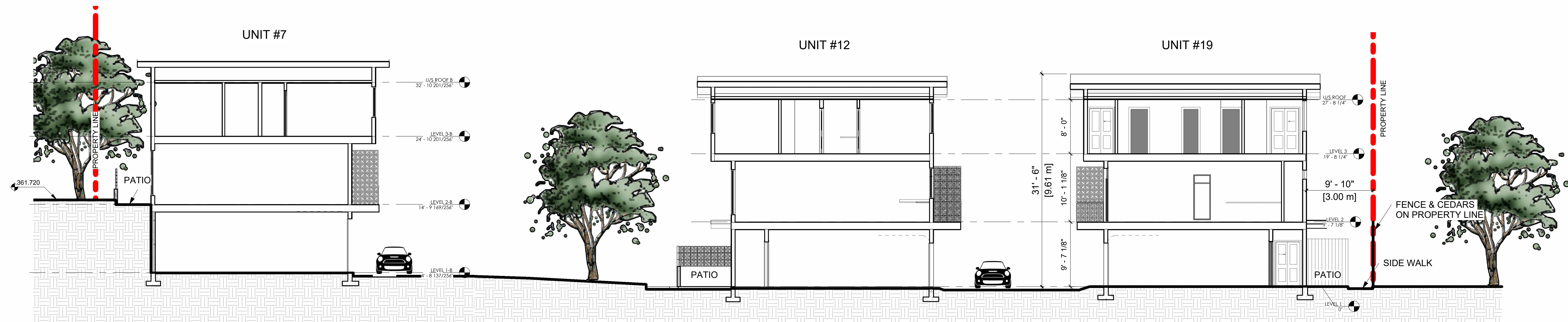
Job Number 24.1264

Date 2024.06.07

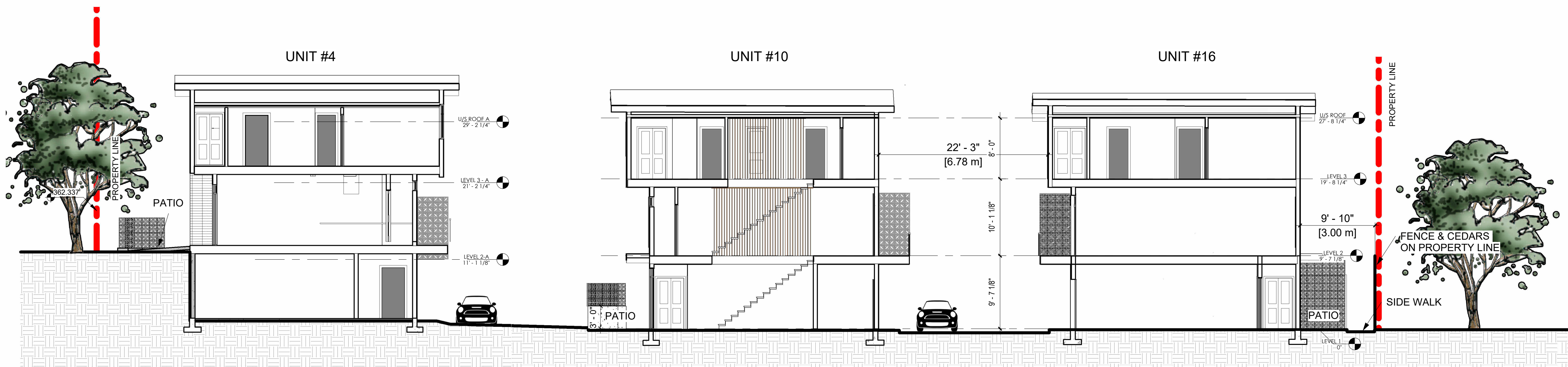
Scale As indicated

Revision Number 0

Drawing Number



1 SECTION2  
 A4.0 1/8" = 1'-0"



2 SECTION-2  
 A4.0 1/8" = 1'-0"



3 ELEVATION-3  
 A4.0 1/8" = 1'-0"

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**THE HIGHLAND**  
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Sheet Title  
**BUILDING SECTIONS**

Job Number 24.1264

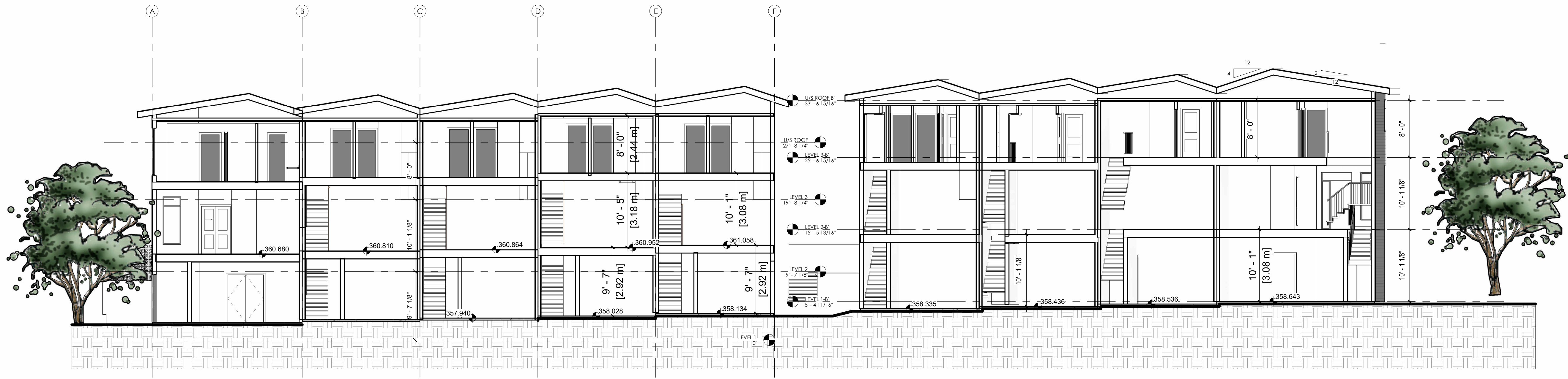
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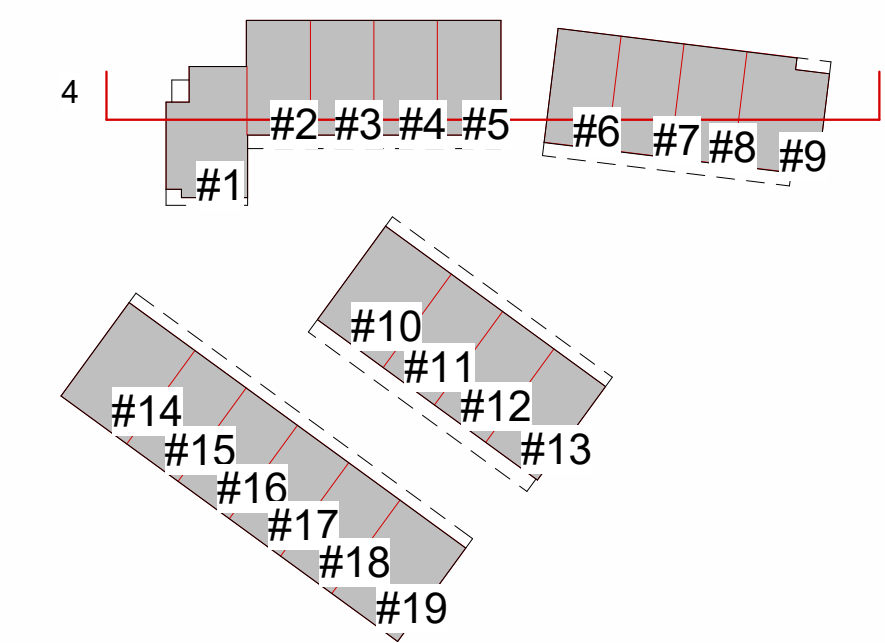
Revision Number 0

Drawing Number

**A4.1**



1 Section 4  
 A4.1 1/8" = 1'-0"



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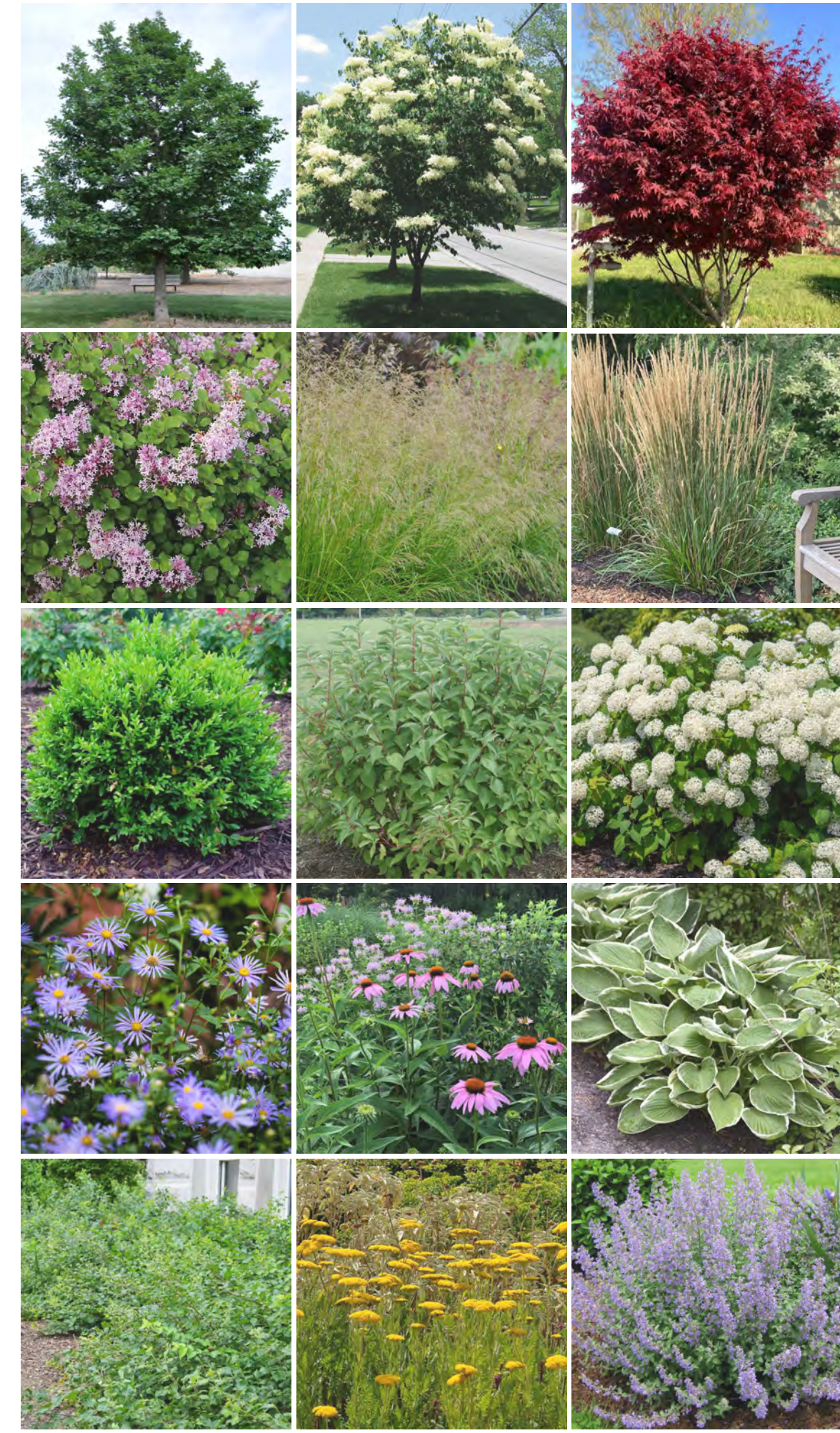


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- NOTES:**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.
  2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm 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 GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 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.



**PLANT MATERIALS:**



**PLANT LIST:**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
<b>Trees Deciduous</b>				
3	<i>Acer palmatum</i> 'Bloodgood'	Bloodgood Japanese Maple	5cm Cal	B&B
4*	<i>Cercidiphyllum japonicum</i>	Katsura Tree	5cm Cal	B&B
1	<i>Magnolia stellata</i> 'Susan'	Susan Magnolia	5cm Cal	B&B
7*	<i>Quercus macrocarpa</i>	Bur Oak	5cm Cal	B&B
4*	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5cm Cal	B&B
1	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5cm Cal	B&B
<b>Shrubs</b>				
	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	#02	Potted
	<i>Cornus stolonifera</i> 'Arctic Fire'	Arctic Fire Red Osier Dogwood	#02	Potted
	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	#02	Potted
	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea	#02	Potted
	<i>Rhus aromatica</i> 'Gro-Low'	Gro Low Fragrant Sumac	#02	Potted
	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	#02	Potted
	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	#02	Potted
<b>Ornamental Grasses</b>				
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#01	Potted
	<i>Deschampsia caespitosa</i> 'Goldtau'	Gold Dew Tufted Hair Grass	#01	Potted
<b>Perennials</b>				
	<i>Achillea filipendulina</i> 'Gold Plate'	Gold Plate Yarrow	#01	Potted
	<i>Aster frikartii</i> 'Monch'	Frikart's Aster	#01	Potted
	<i>Echinacea purpurea</i>	Purple Coneflower	#01	Potted
	<i>Geranium 'Rozanne'</i>	Rozanne Geranium	#01	Potted
	<i>Hosta 'Francee'</i>	Francee Plantain Lilly	#01	Potted
	<i>Matteuccia struthiopteris</i>	Ostrich Fern	#01	Potted
	<i>Nepeta x jaassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted
	<i>Pachysandra terminalis</i>	Japanese Spurge	#01	Potted
	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	#01	Potted
	<i>Rudbeckia fulgida</i> 'Goldstrum'	Goldstrum Black Eyed Susan	#01	Potted

\* - Cok Bylaw No.12375 Required Tree



**NOT FOR CONSTRUCTION**

2	ISSUED FOR DEVELOPMENT PERMIT	2024-06-18
1	ISSUED FOR REVIEW	2024-06-14
ISSUE	DESCRIPTION	DATE

**CLIENT NAME:**  
**INNOCEPT DEVELOPMENTS**

**PROJECT NAME:**  
**1508 HIGHLAND DRIVE N.**

**DRAWING TITLE:**  
**LANDSCAPE SITE PLAN**

DRAWN:	NM	DRAWING NO.:	LDP2
CHECKED:	NM		
PROJECT NO.:	24017-100		
SCALE:	1:125		



**WATER CONSERVATION CALCULATIONS**  
 LANDSCAPE MAXIMUM WATER BUDGET (WB) = 491 cu.m. / year  
 ESTIMATED LANDSCAPE WATER USE (WU) = 249 cu.m. / year  
 WATER BALANCE = 242 cu.m. / year  
 \*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

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- NOTES:**
1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 18490 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
  2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
  3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
  4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
  5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
  6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
  7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
  8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



NOT FOR CONSTRUCTION

2	ISSUED FOR DEVELOPMENT PERMIT	2024-06-18
1	ISSUED FOR REVIEW	2024-06-14
ISSUE	DESCRIPTION	DATE

CLIENT NAME:  
**INNOCEPT DEVELOPMENTS**

PROJECT NAME:  
**1508 HIGHLAND DRIVE N.**

DRAWING TITLE:  
**WATER CONSERVATION PLAN**

DRAWN:	NM	DRAWING NO.:	<b>LDP3</b>
CHECKED:	NM		
PROJECT NO.:	24017-100		
SCALE:	1:125		





STOP

Highland  
1508



