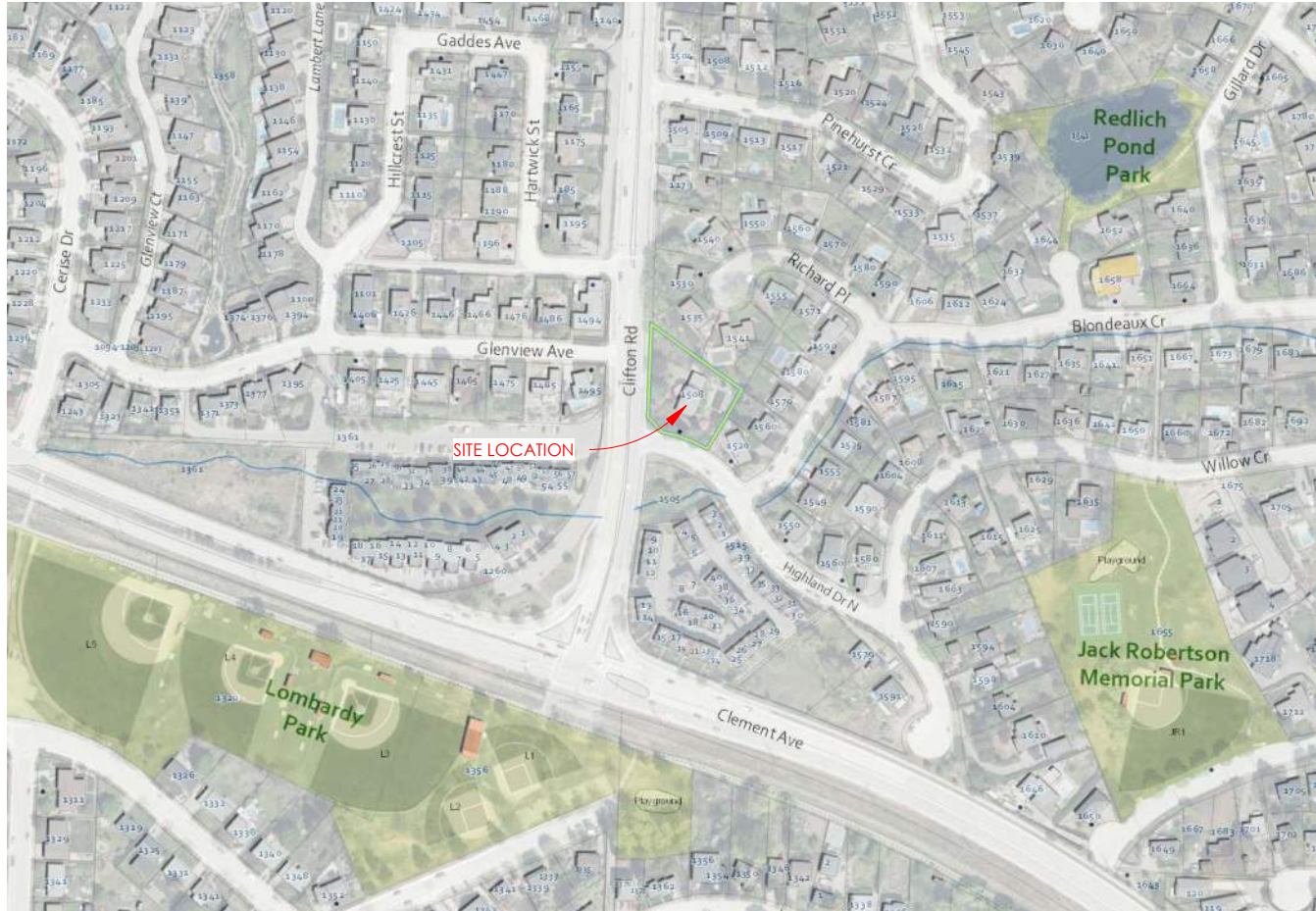


THE HIGHLAND

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2024.11.06

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
202- 1021 ELLIS STREET,
KELOWNA, BC
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
PHONE: 250.768.5960
EMAIL: KFULLER@BLUEGREENARCH.COM



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		SHEET NAME
A0.0		COVER SHEET
A1.0		SURVEY
A1.4		SITE PLAN -17 UNITS
A2.0		UNIT #1-#4 FLOOR PLAN
A2.1		UNIT #1-#4 FLOOR PLAN
A2.2		UNIT #1-#4 FLOOR PLAN
A2.3		UNIT #5-#10 FLOOR PLAN
A2.4		UNIT #5-#10 FLOOR PLAN
A2.5		UNIT #5-#10 FLOOR PLAN
A2.6		UNIT #11-#14 FLOOR PLAN
A2.7		UNIT #11-#14 FLOOR PLAN
A2.8		UNIT #11-#14 FLOOR PLAN
A2.9		UNIT #15-#17 FLOOR PLAN
A2.10		UNIT #15-#17 FLOOR PLAN
A2.11		UNIT #15-#17 FLOOR PLAN
A3.0		BUILDING ELEVATIONS
A3.1		BUILDING ELEVATIONS
A3.2		BUILDING ELEVATIONS
A3.3		BUILDING ELEVATIONS
A3.4		BUILDING ELEVATIONS
A3.5		BUILDING ELEVATIONS
A3.6		PERSPECTIVES

Highland Townhouses		
Zoning Bylaw No 12375		
CURRENT ZONING: RU1	REQUIRED	PROVIDED
PRINCIPLE USE	MF2	MF2
PARCEL SIZE	MINIMUM 900 M²	2513 M²
LOT WIDTH	MINIMUM 20 M	36 m
LOT DEPTH	MINIMUM 30 M	50 m
NET FLOOR AREA	N/A	2058 M²
GROSS FLOOR AREA	N/A	2630 M²
PARKADE FLOORPLATE	N/A	849 M²
MAIN FLOOR FLOORPLATE	N/A	849 M²
FLOOR AREA RATIO	1.0	0.82
IMPERMEABLE SURFACE AREA		986 M2 - ASPHALT DRIVE AISLE + STAIRS
MAXIMUM LOT COVERAGE (BUILDINGS)	55%	34%
MAXIMUM LOT COVERAGE (BUILDINGS & IMPERMEABLE SURFACES)	80%	73%
MAXIMUM BUILDING HEIGHT	11M (3 STOREY)	MAX 10.1M (3 STOREY)
SETBACKS (FRONT)	FRONT YARD (WEST/SOUTH) - 3M - 9'-10 1/9"	FRONT YARD - WEST/SOUTH (WEST/SOUTH) - 3M
SETBACKS (REAR)	REAR YARD (NORTH) - 4.5M - 14'-9 1/6"	REAR YARD - NORTH (NO LANE) - 4.5M
SETBACKS (SIDE)	SIDE YARD (EAST) - 3M - 9'-10 1/9"	SIDE YARD - EAST (NO LANE) - 3M
SETBACKS (LANDSCAPE)	3M	3M
BUILDING FRONTAGE	MAXIMUM 100M	24 m
ON A TRANSIT SUPPORTIVE CORRIDOR?	NO	NO
WITHIN URBAN CORE / CORE AREA?	YES	YES
LANE ACCESS?	NO	NO
ABUTS AN RU1, RU2, RU3, RU4 OR RUS ZONE?	YES	
UNIT NUMBER		17 UNITS (5 3-BEDS & 12 2 BEDS)
PARKING REQUIREMENTS	Min (1.4 x 12) + (1.6 X 5) = 24.8 stalls	
VISITOR PARKING REQUIREMENTS	Min 0.14 spaces & Max 0.2 spaces per dwelling = 0.14 X 17 = 2.38 stalls	
ACCESSIBLE PARKING	1 stall	
TOTAL PARKING	27 stalls	TOTAL 28 STALLS (INCLUDE 2 VISITORS AND 1 ACCESSIBLE)
MINIMUM BICYCLE PARKING REQUIRED	0 LONG-TERM PARKING SPACE & 4 SHORT-TERM PARKING SPACE	4 SHORT-TERM PARKING SPACE
LANDSCAPE AREA	UP TO A MAX OF 3M LOCATED INTO A REQUIRED SETBACK	356m²
MINIMUM GROWING MEDIUM AREA	356 X 75% = 267 m² (75% SOIL-BASED LANDSCAPING GROUNDCOVER IN LANDSCAPE AREAS)	267 m²
COMMON AND PRIVATE AMENITY SPACE	15m² X 17 = 255m² (15 m² PER DWELLING UNIT WITH MORE THAN 1 BEDROOM)	273 m²
PRIVATE BALCONY & PATIO AREA		204 m²
COMMON AMENITY SPACE	4m² X 17 = 68m² (4m² PER DWELLING UNIT WITHIN THE REQUIRED SETBACK AREAS)	69 m²

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

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Client

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Consultants

ALPINE ENGINEERING

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KIMBERLY FULLER
BRITISH COLUMBIA

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C	2024.09.04	RE-ISSUED FOR REZONING
D	2024.11.06	RE-ISSUED FOR DP

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

Project

THE HIGHLAND

ROW HOUSING

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

Sheet Title

COVER SHEET

Job Number

24.1264

Date

2024.11.056

Scale

12" = 1'-0"

Revision Number

0

Drawing Number

A0.0

2024-11-26 10:46 PM



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RECORD OF REVISIONS		

Project

THE HIGHLAND

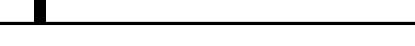
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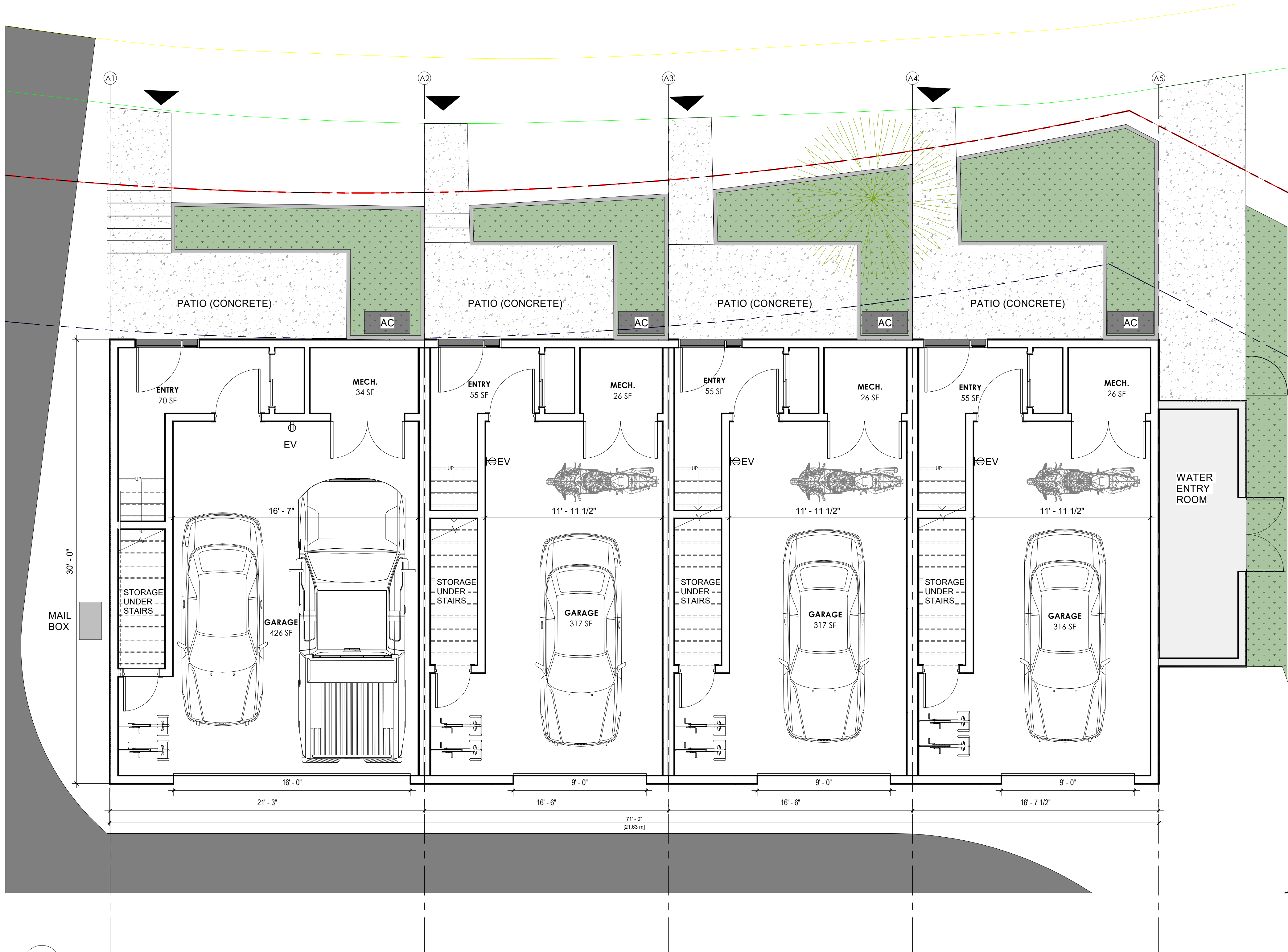
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Sheet Title

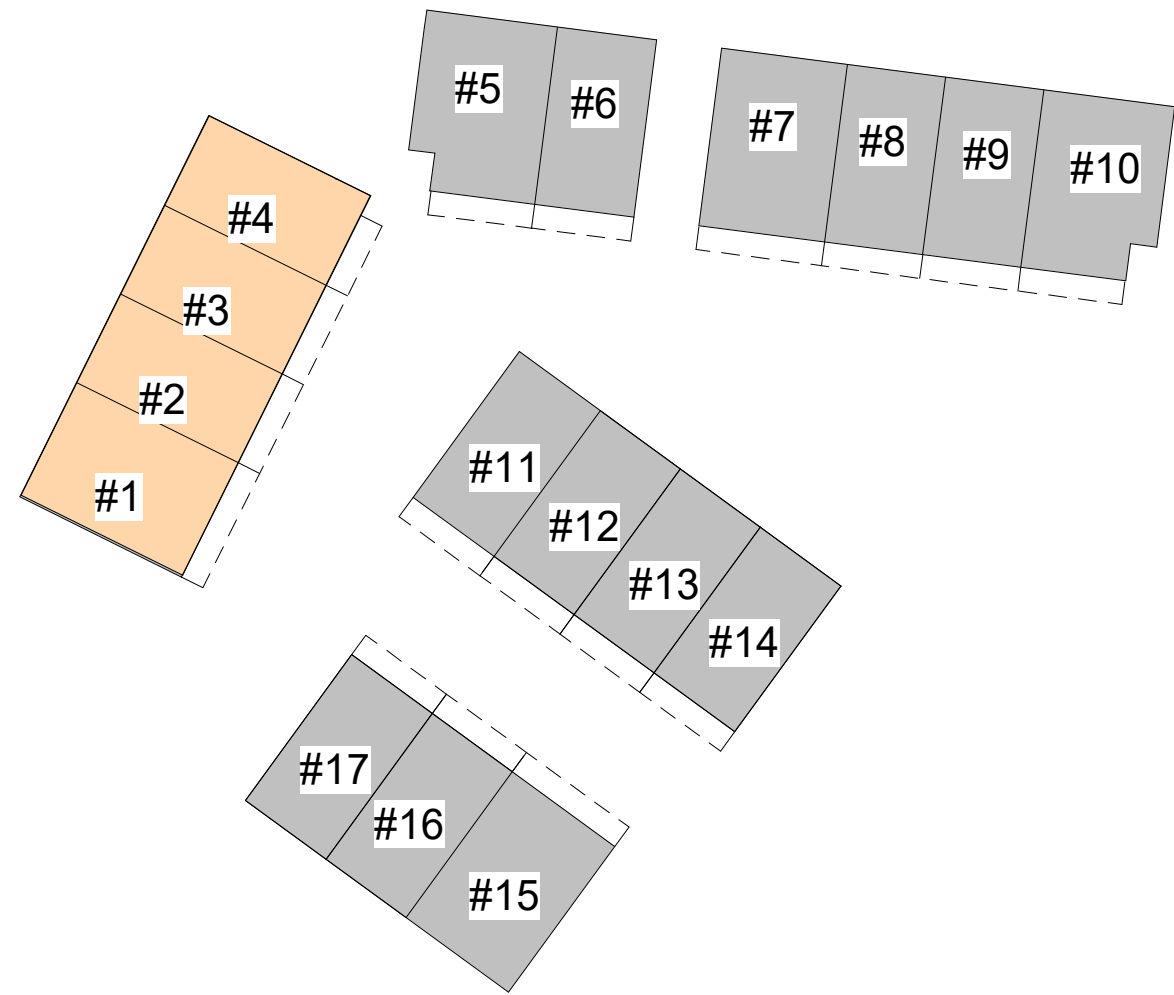
SURVEY


Job Number	24.1264
Date	2024.11.056
Scale	1/16"=1'-0"
Revision Number	0
Drawing Number	





1
A2.0
LEVEL 1- UNIT #1-#4
1/4" = 1'-0"





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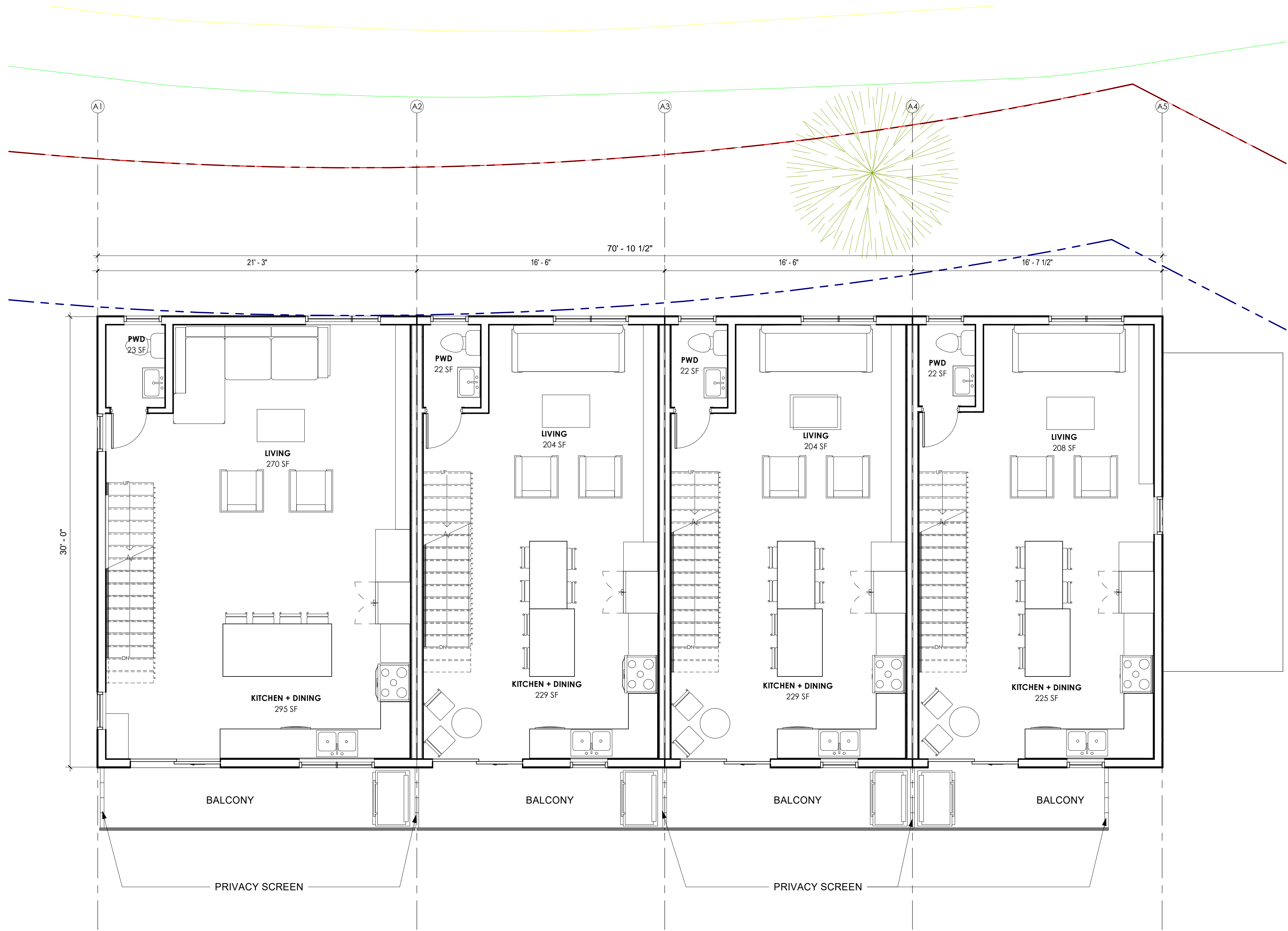
Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #1-#4 FLOOR PLAN

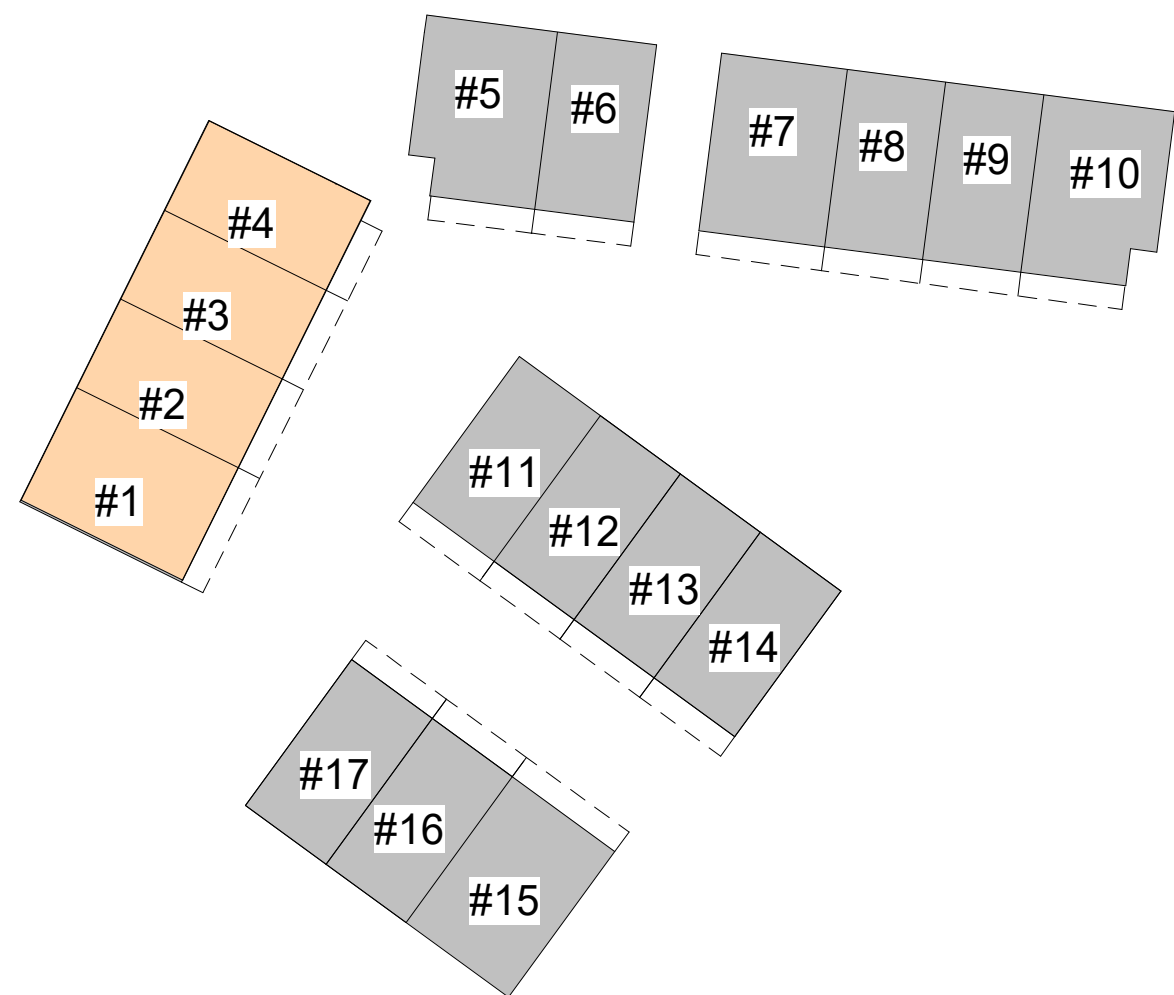
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Date	2024.11.056
Scale	As indicated
Revision Number	0
Drawing Number	


A2.0

2024-11-26 4:05:02 PM



1
A2.1 LEVEL 2- UNIT #1-#4
1/4" = 1'-0"





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Project
THE HIGHLAND

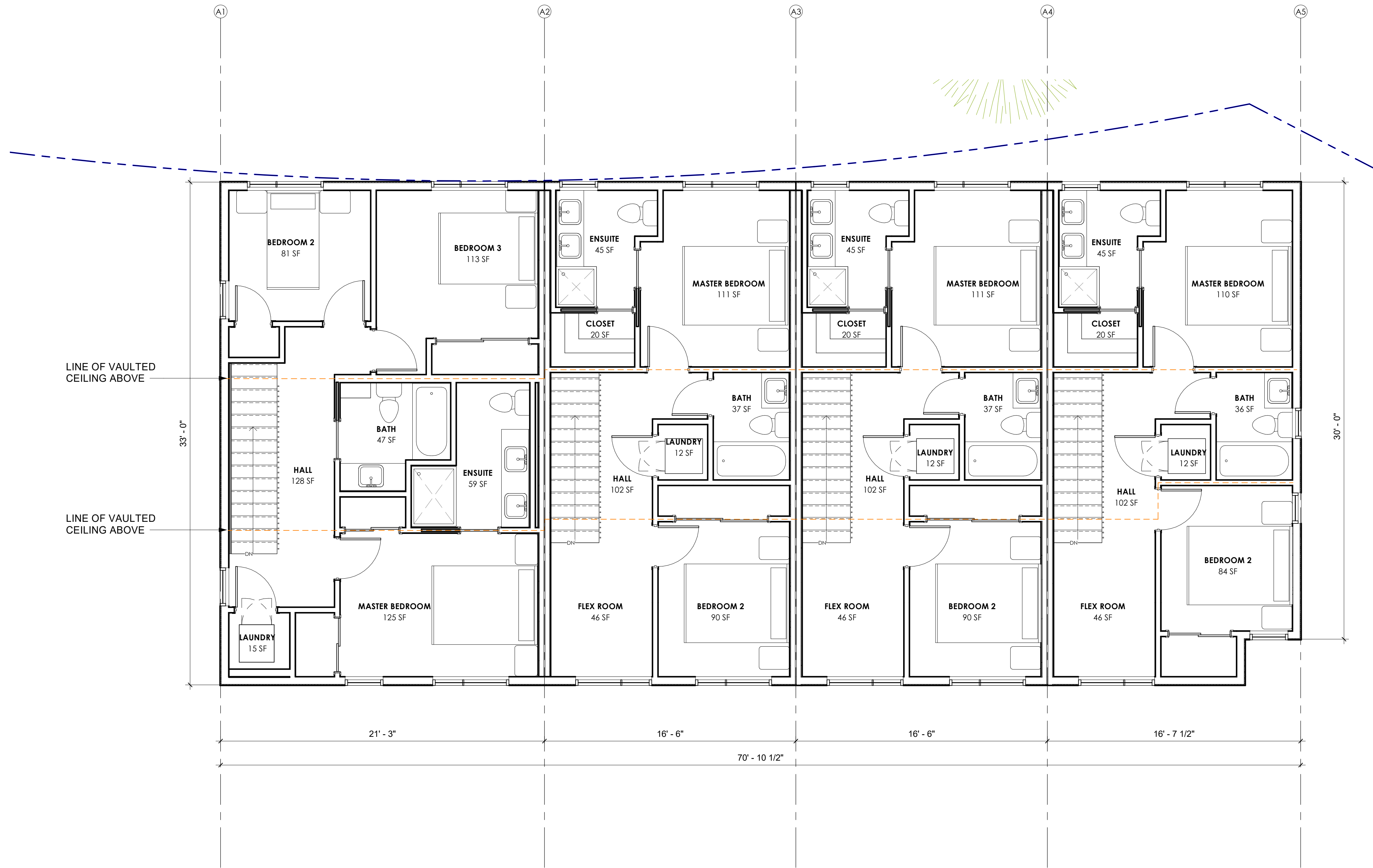
ROW HOUSING

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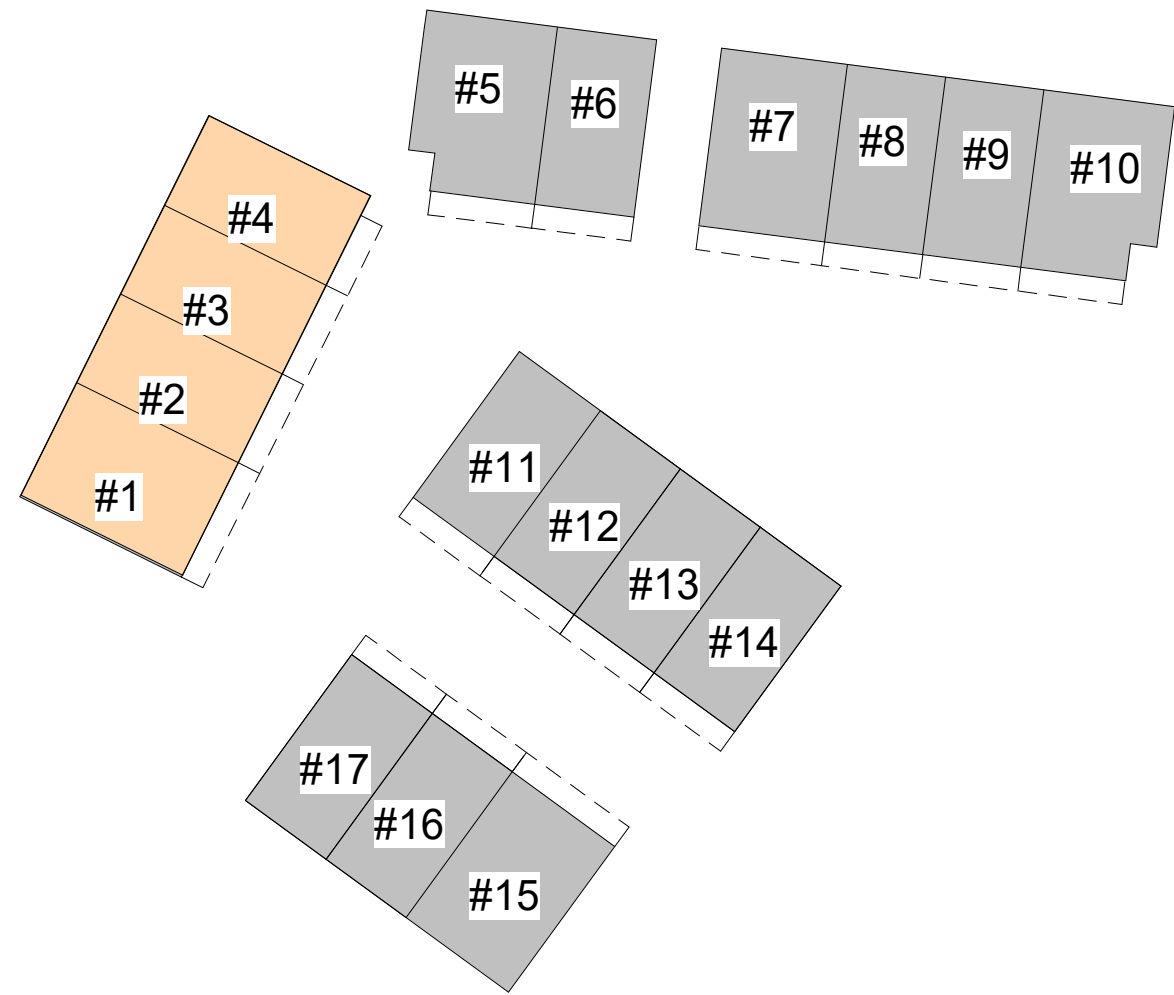
Sheet Title	UNIT #1-#4 FLOOR PLAN
Job Number	24.1264
Date	2024.11.056
Scale	As indicated
Revision Number	0
Drawing Number	


A2.1

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1 LEVEL 3- UNIT #1-#4
A2.2 1/4" = 1'-0"








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NO.	DATE	DESCRIPTION

Project
THE HIGHLAND

ROW HOUSING

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

Sheet Title
UNIT #1-#4 FLOOR PLAN

Job Number24.1264

Date2024.11.056

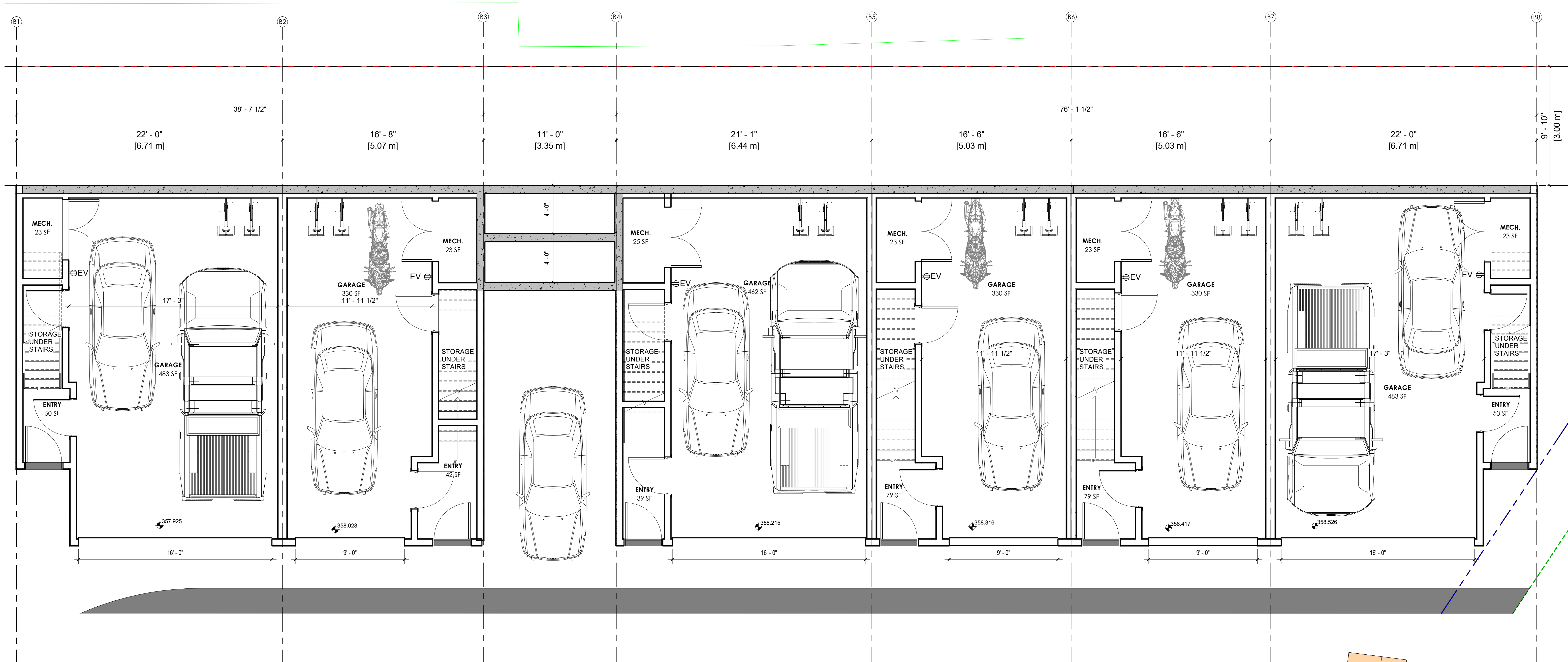
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Revision Number0

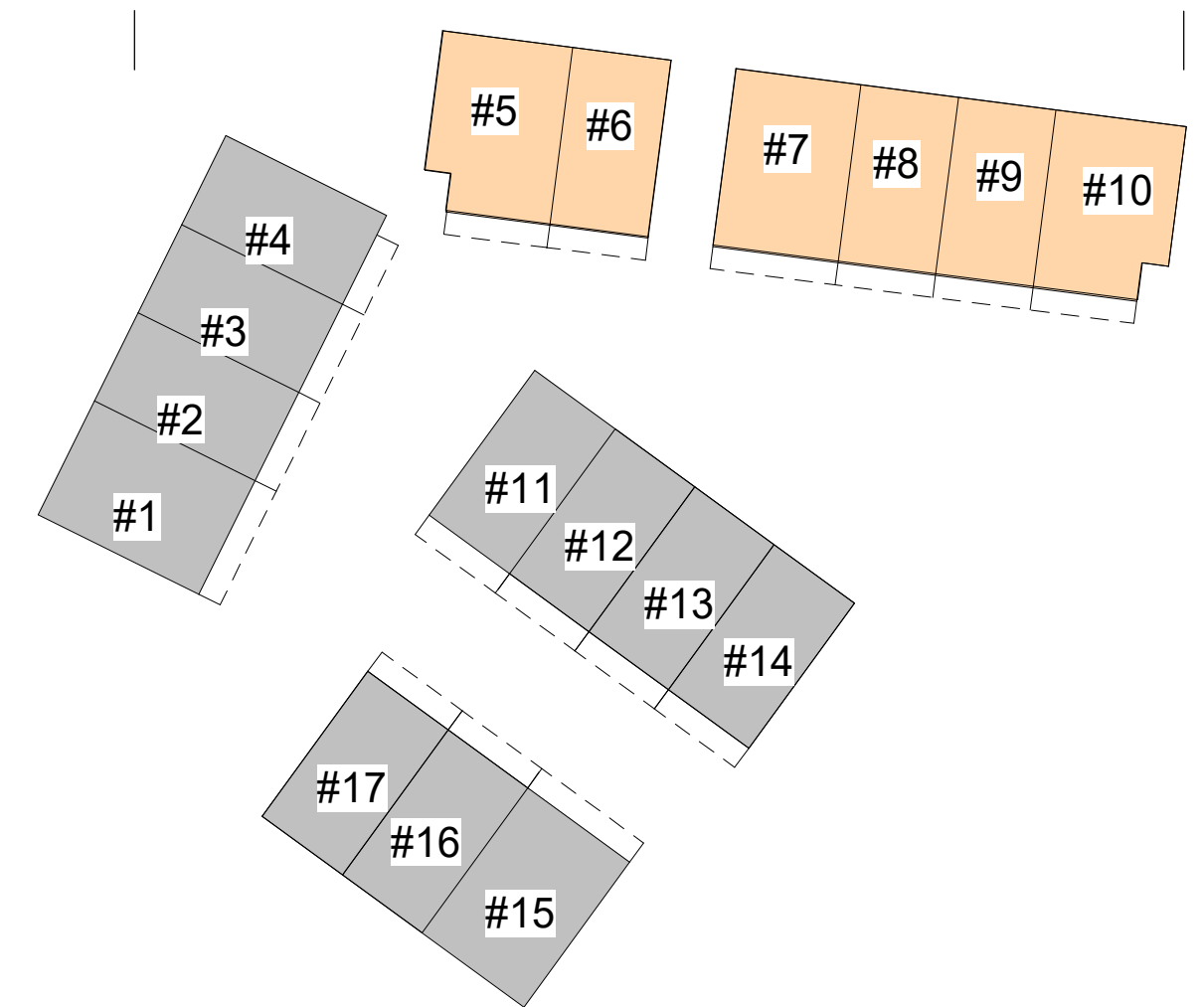
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RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

Project

THE HIGHLAND

ROW HOUSING

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

Sheet Title

UNIT #5-#10 FLOOR
PLAN

Job Number 24.1264

Date 2024.11.056

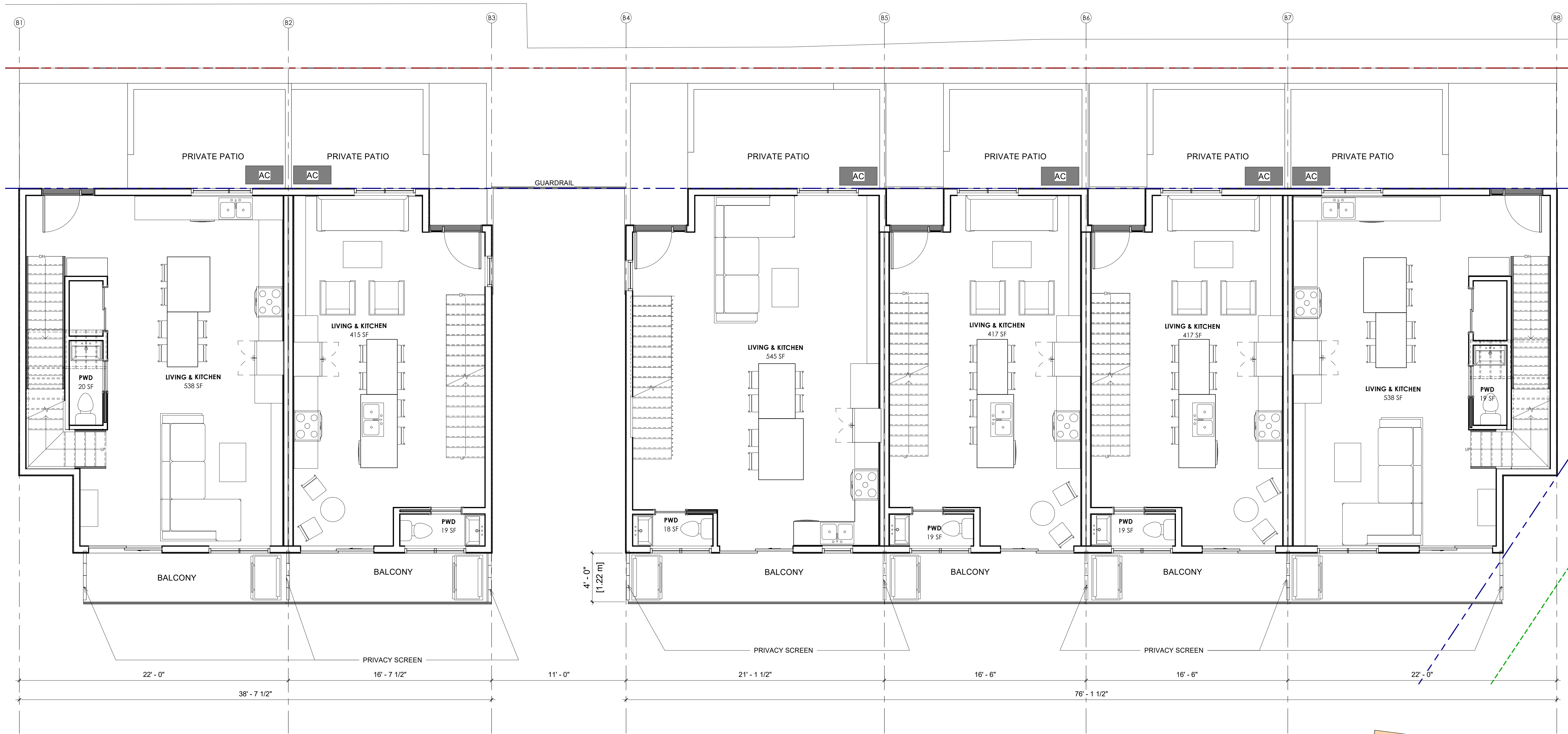
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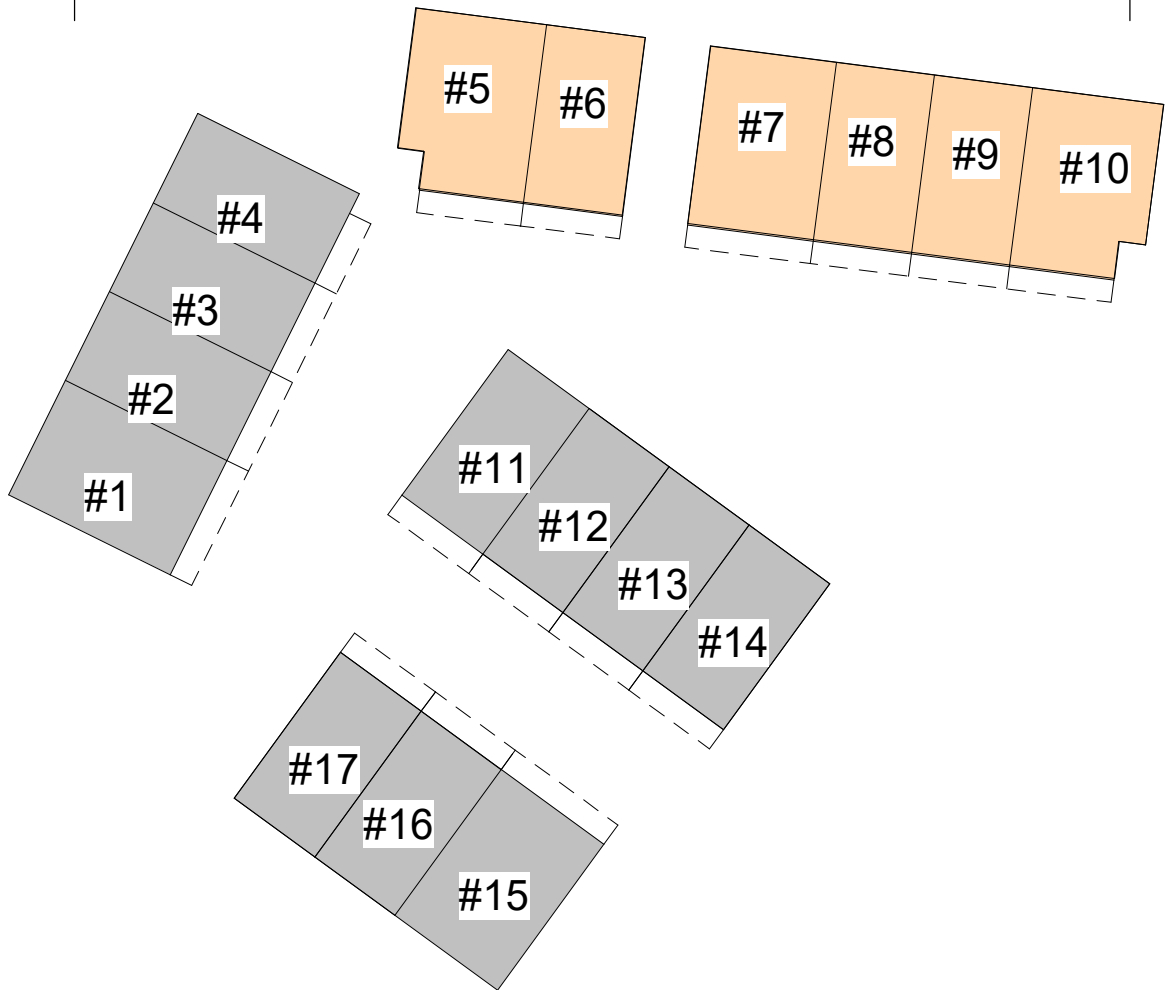
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1/4" = 1'-0"



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RECORD OF REVISIONS		

Project
THE HIGHLAND

ROW HOUSING

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

Sheet Title
UNIT #5-#10 FLOOR PLAN

Job Number 24.1264

Date 2024.11.056

Scale As indicated

Revision Number 0

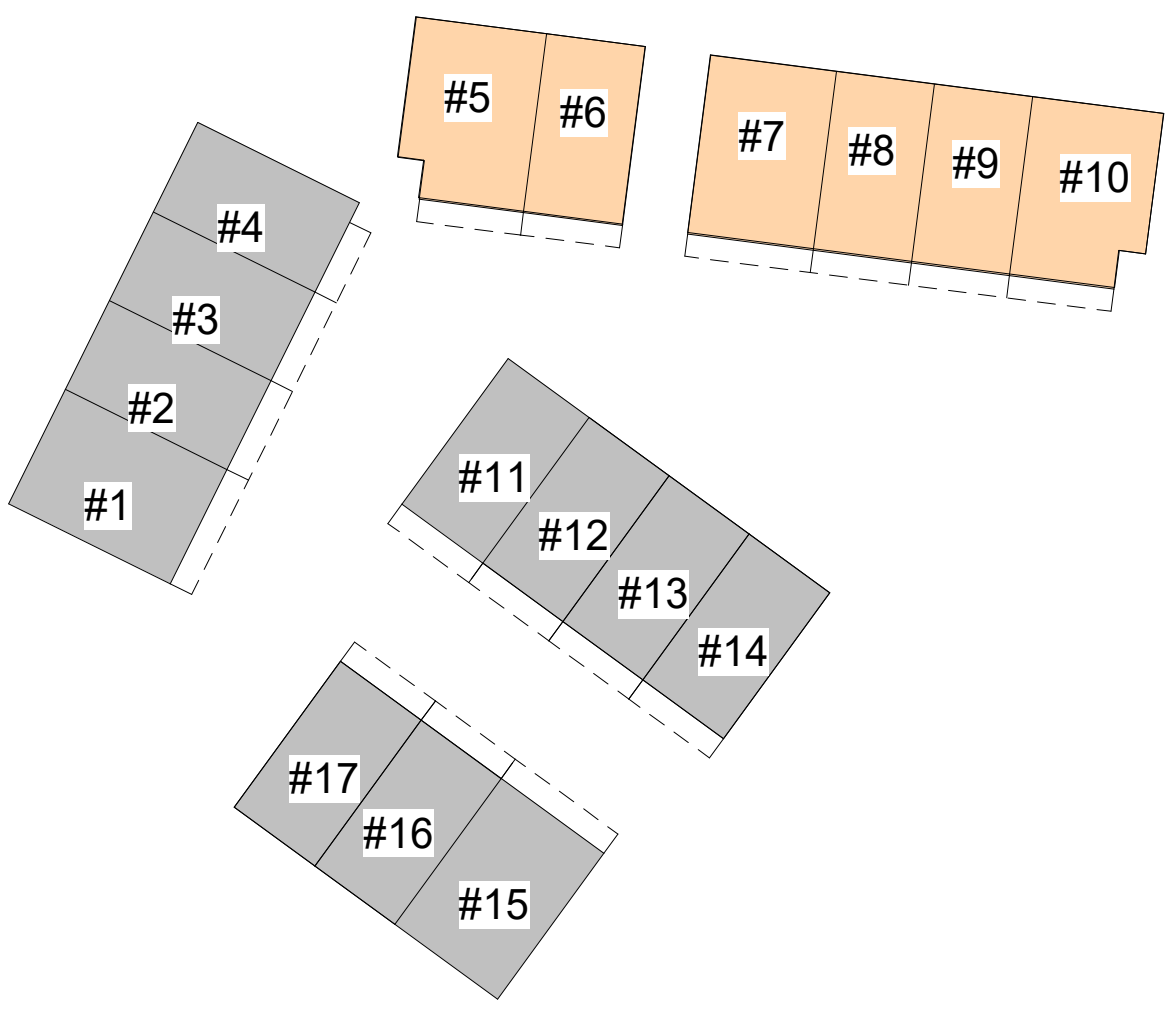
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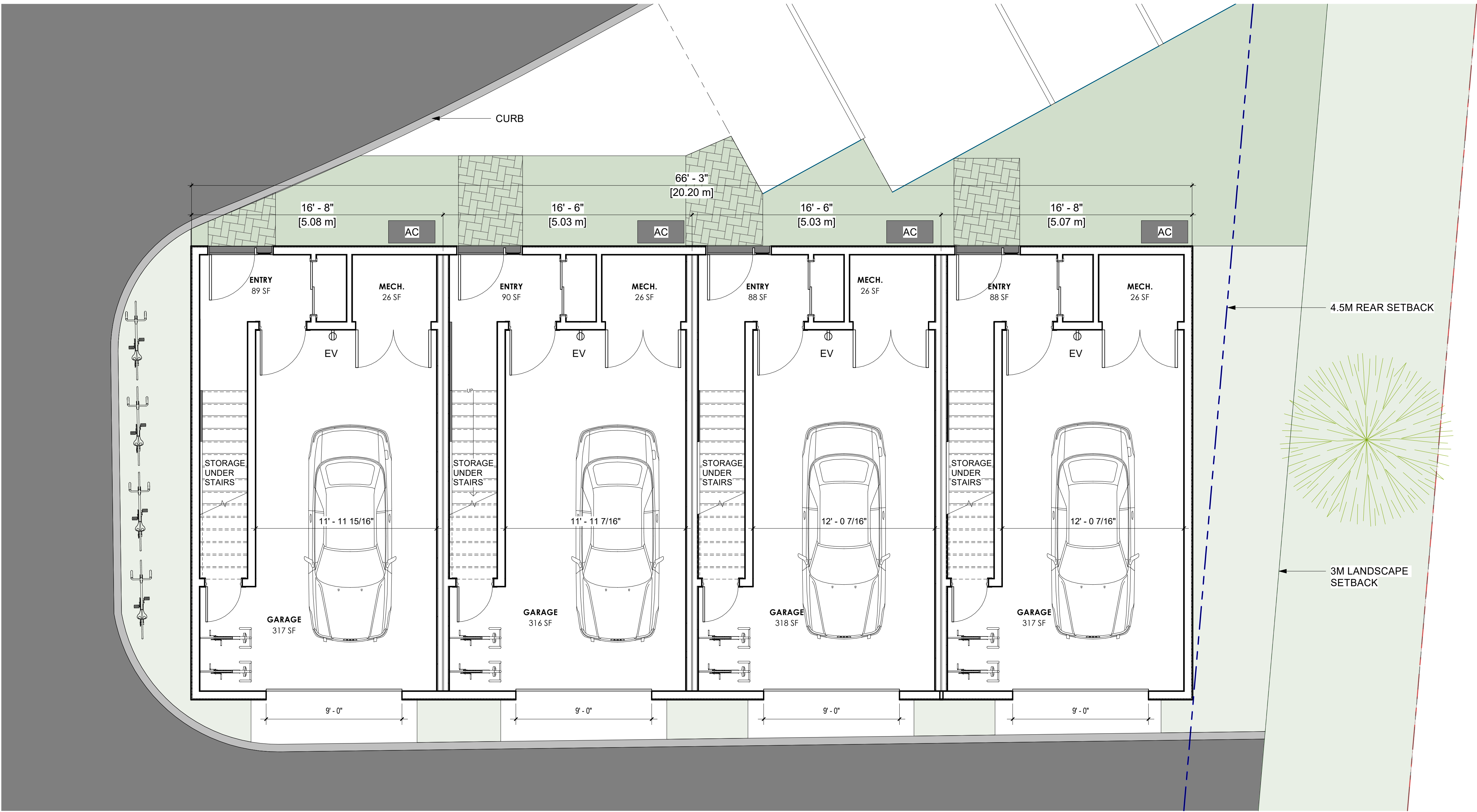
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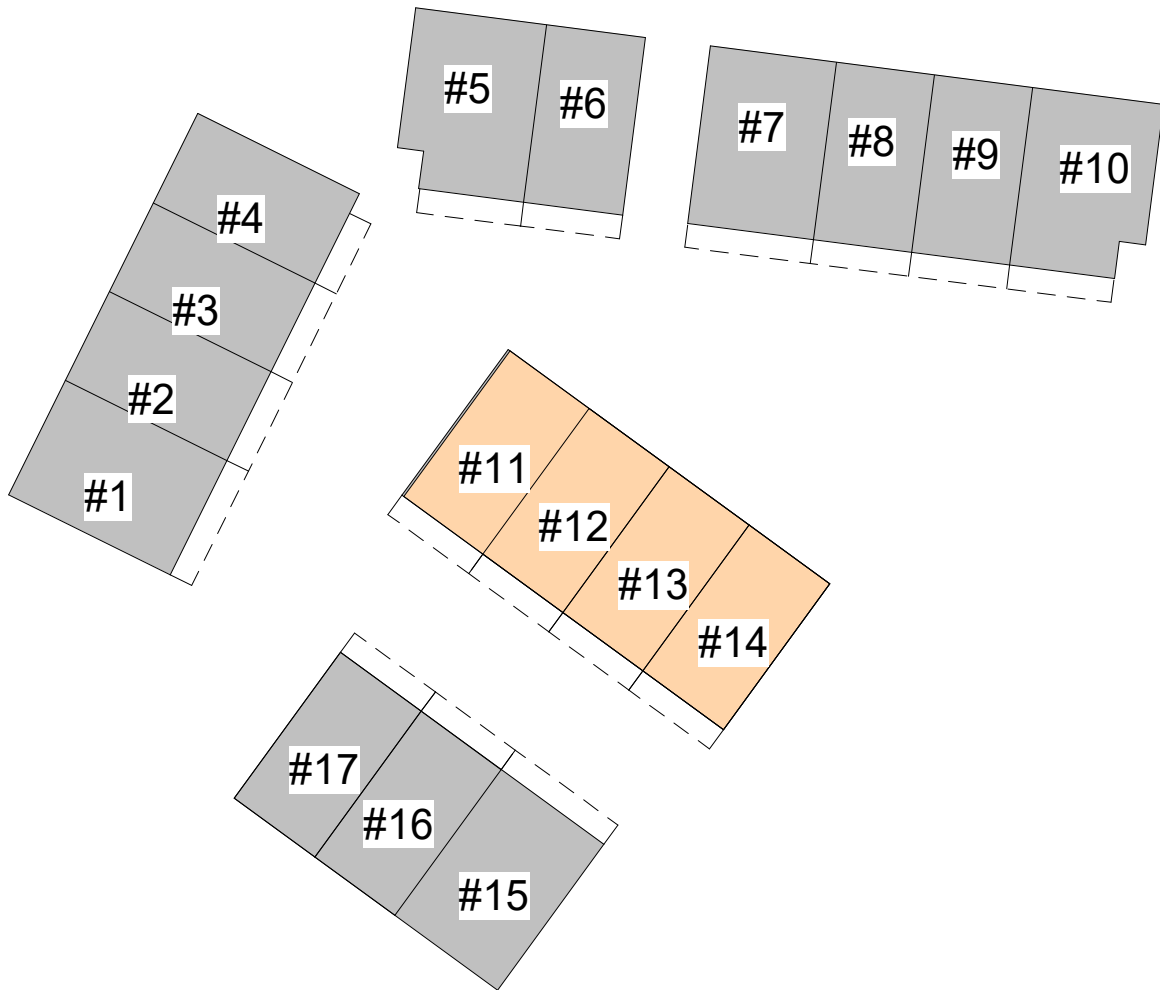


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A2.5 LEVEL 3- UNIT #5-#10
1/4" = 1'-0"





1 LEVEL 1- UNIT #11-#14
A2.6 1/4" = 1'-0"



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RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

Project
THE HIGHLAND

ROW HOUSING

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

Sheet Title
UNIT #11-#14 FLOOR PLAN

Job Number
24.1264

Date
2024.11.056

Scale
As indicated

Revision Number
0

Drawing Number

A2.6

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RECORD OF ISSUES		
NO.	DATE	DESCRIPTION
A	2024.05.01	ISSUED FOR REZONING
B	2024.06.19	ISSUED FOR DP
C	2024.09.04	RE-ISSUED FOR REZONING
D	2024.11.06	RE-ISSUED FOR DP

NO.	DATE	DESCRIPTION
RECORD OF REVISIONS		

Project

THE HIGHLAND

ROW HOUSING

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

Sheet Title

UNIT #11-#14 FLOOR
PLAN

Job Number 24.1264

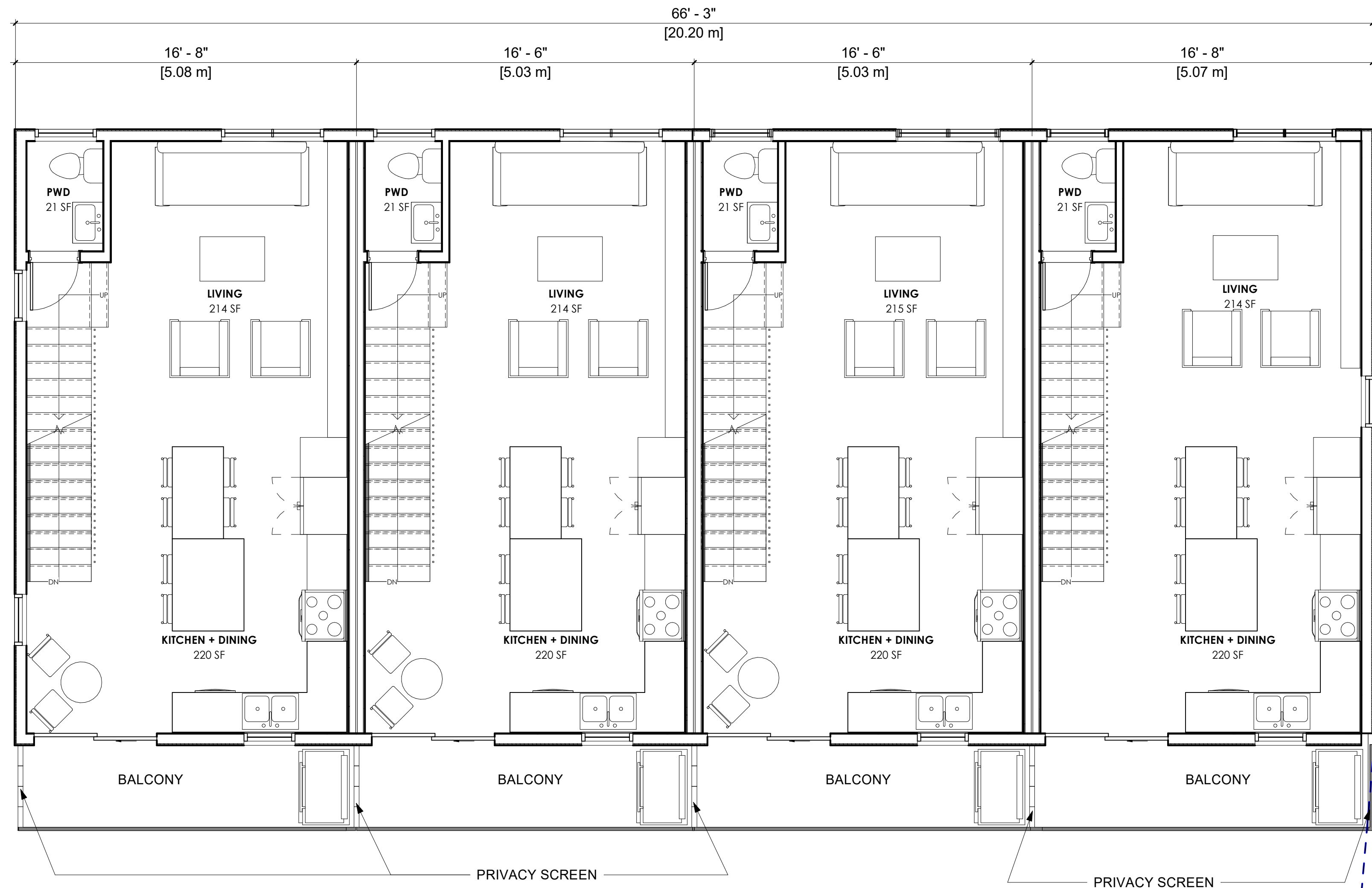
Date 2024.11.056

Scale As indicated

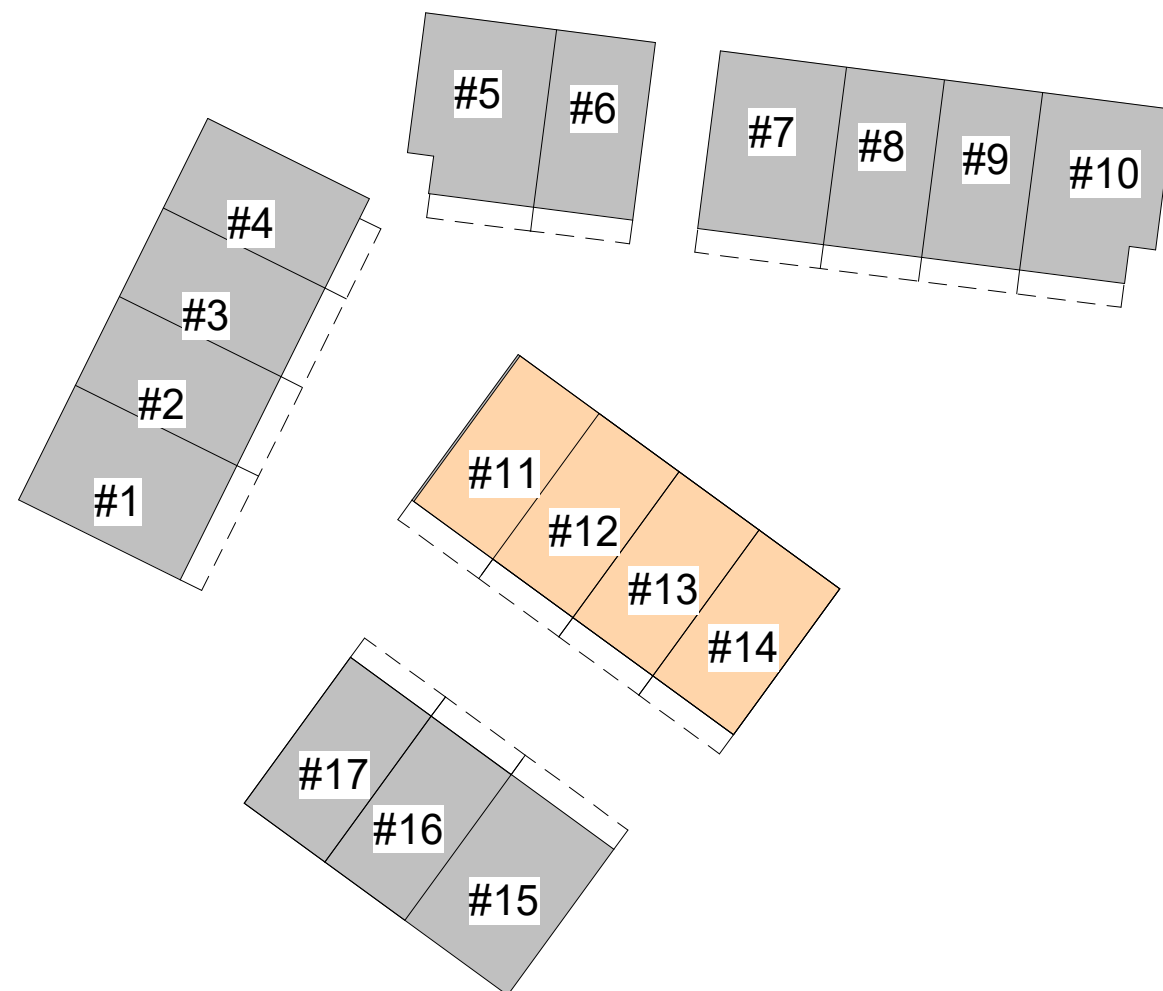
Revision Number 0

Drawing Number

A2.7



1
A2.7 LEVEL 2- UNIT #11-#14
1/4" = 1'-0"



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THE HIGHLAND

ROW HOUSING

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

Sheet Title
UNIT #11-#14 FLOOR PLAN

Job Number 24.1264

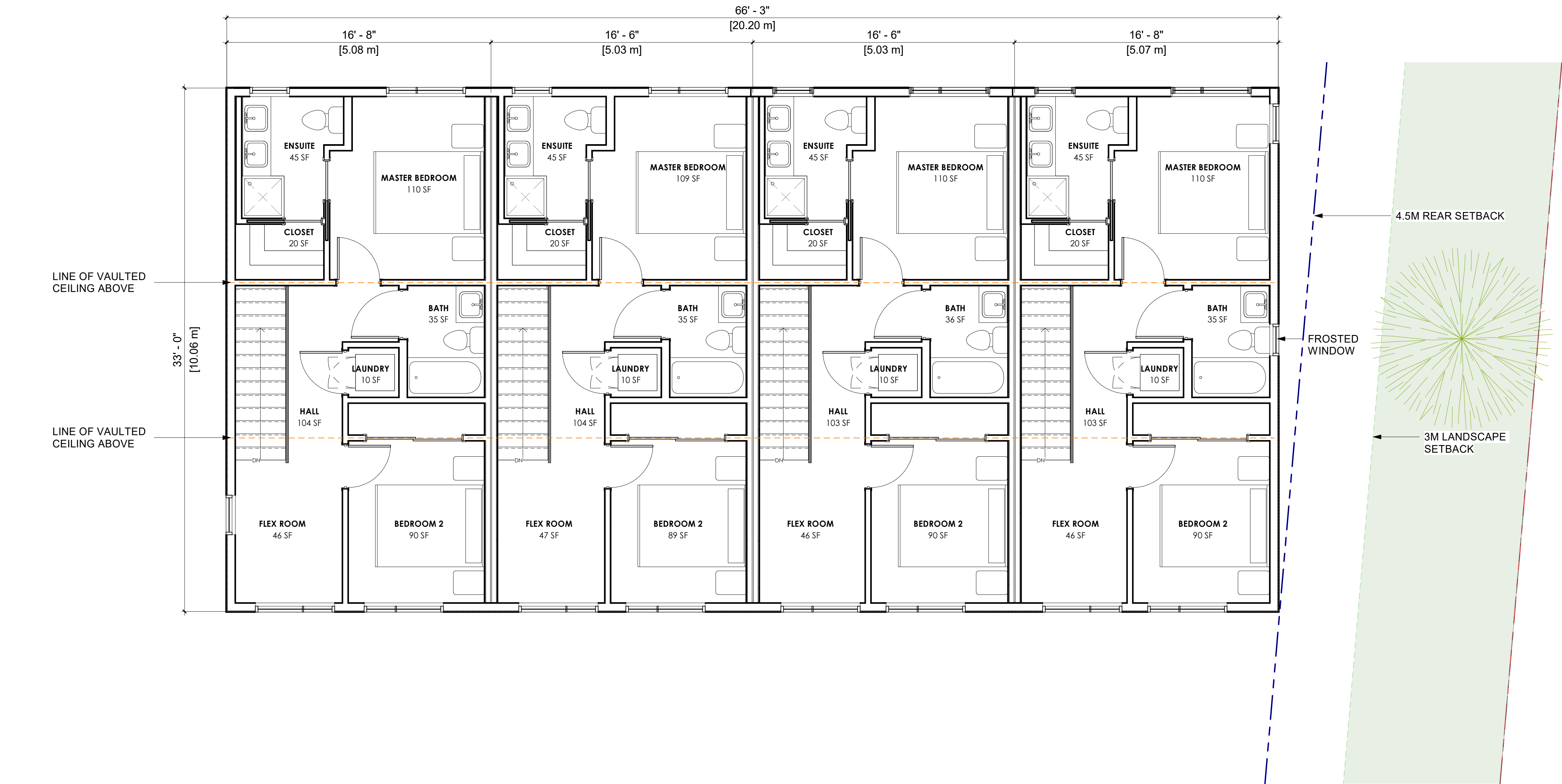
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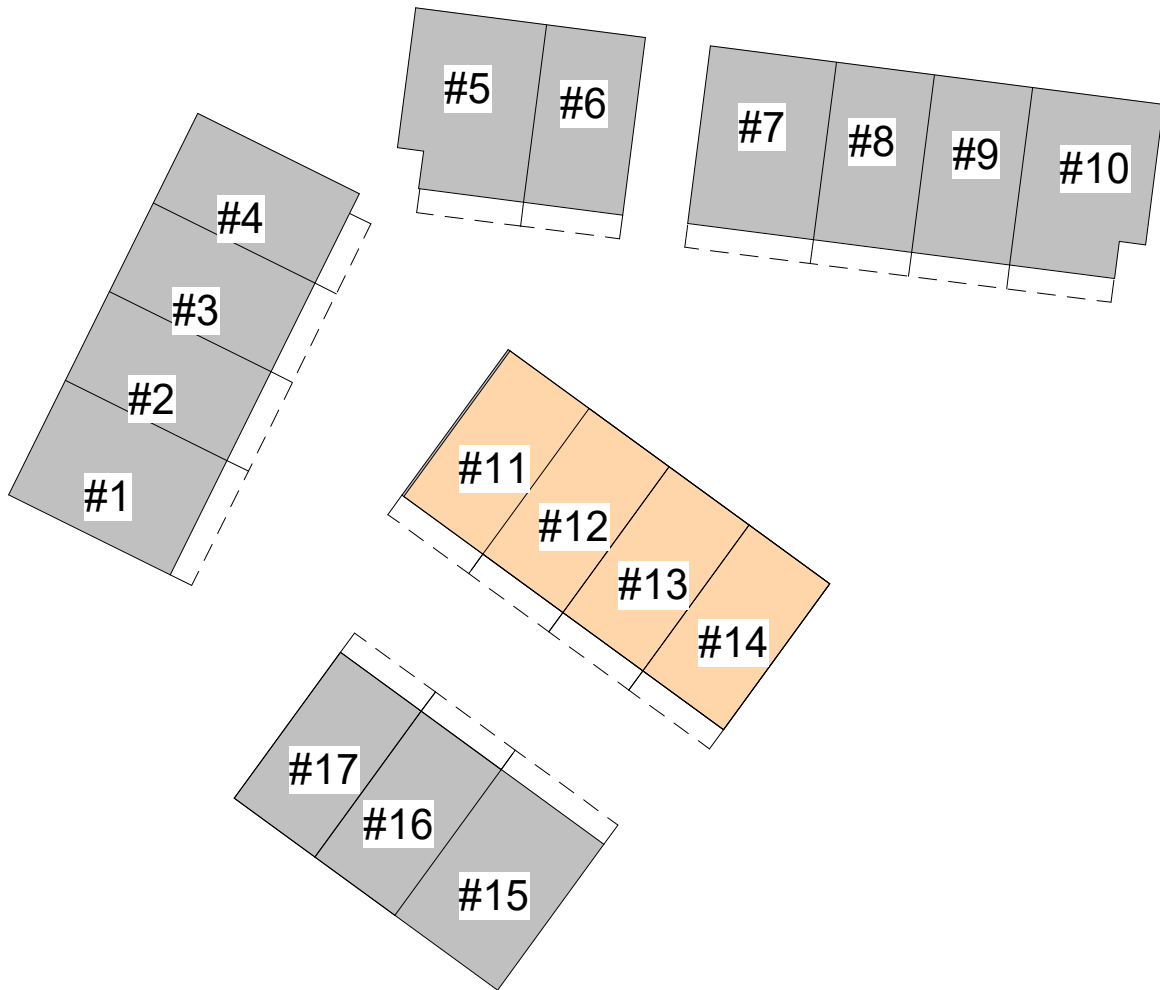
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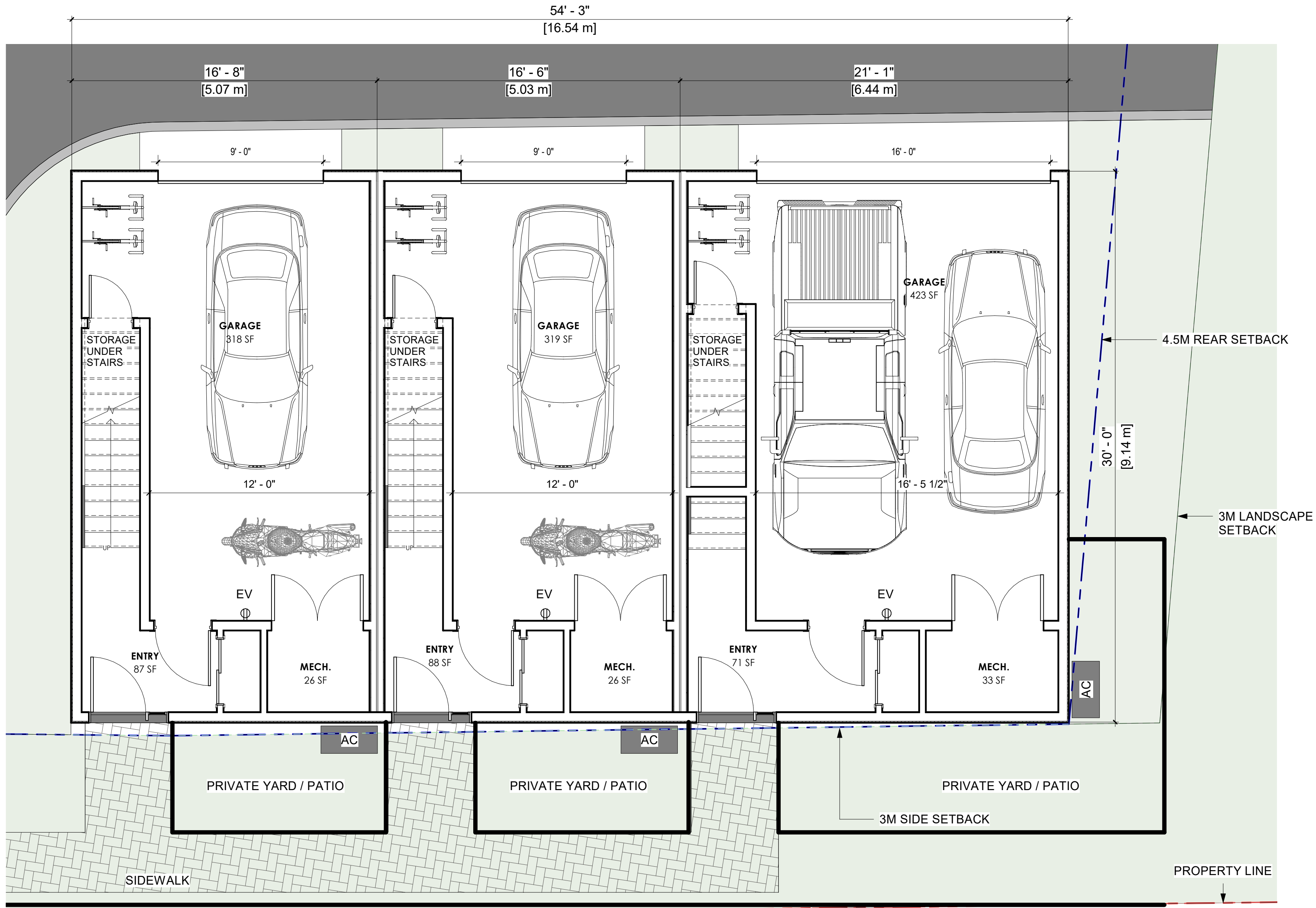
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A2.8

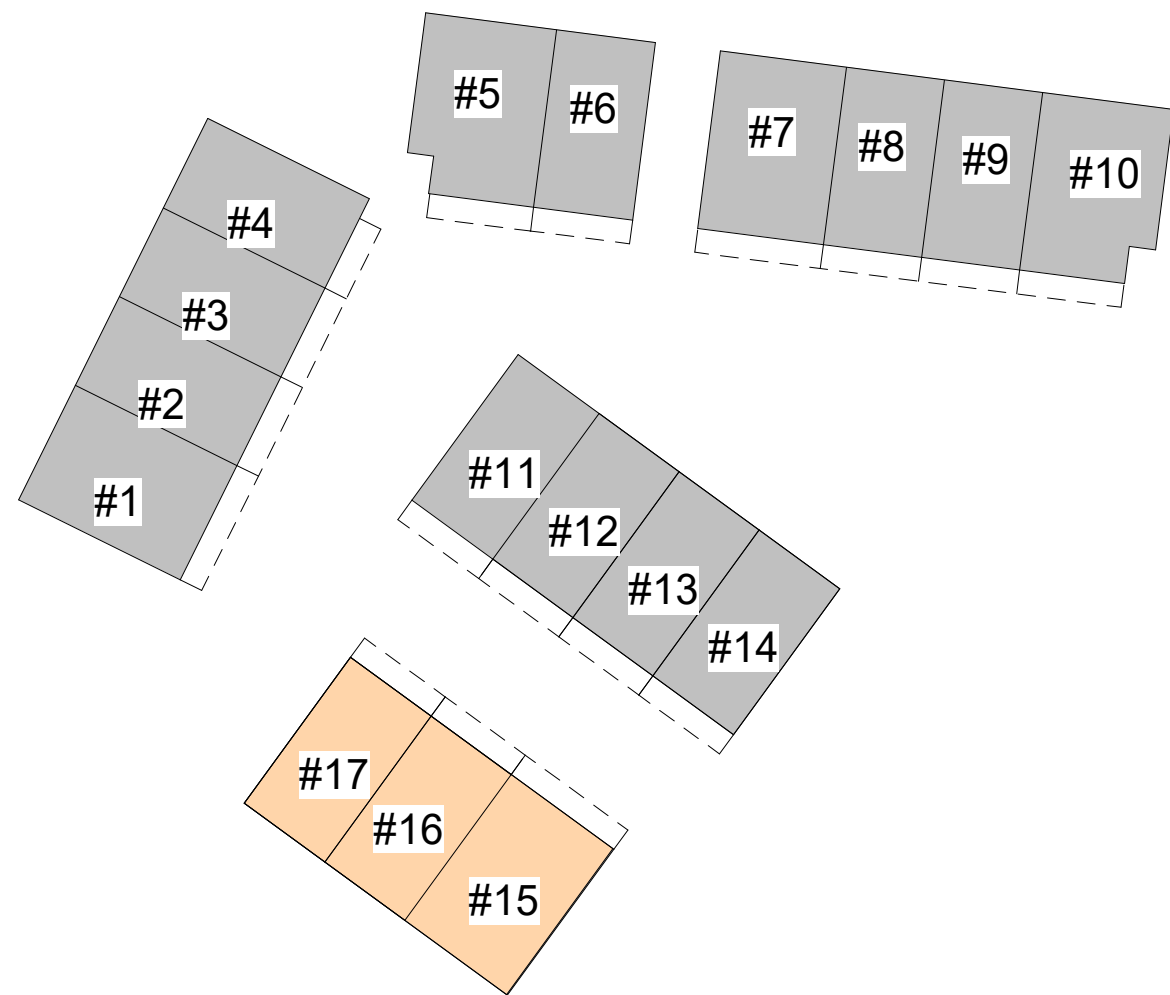



1
A2.8
LEVEL 3- UNIT #11-#14
1/4" = 1'-0"





1 LEVEL 1- UNIT #15-#17
A2.9 1/4" = 1'-0"





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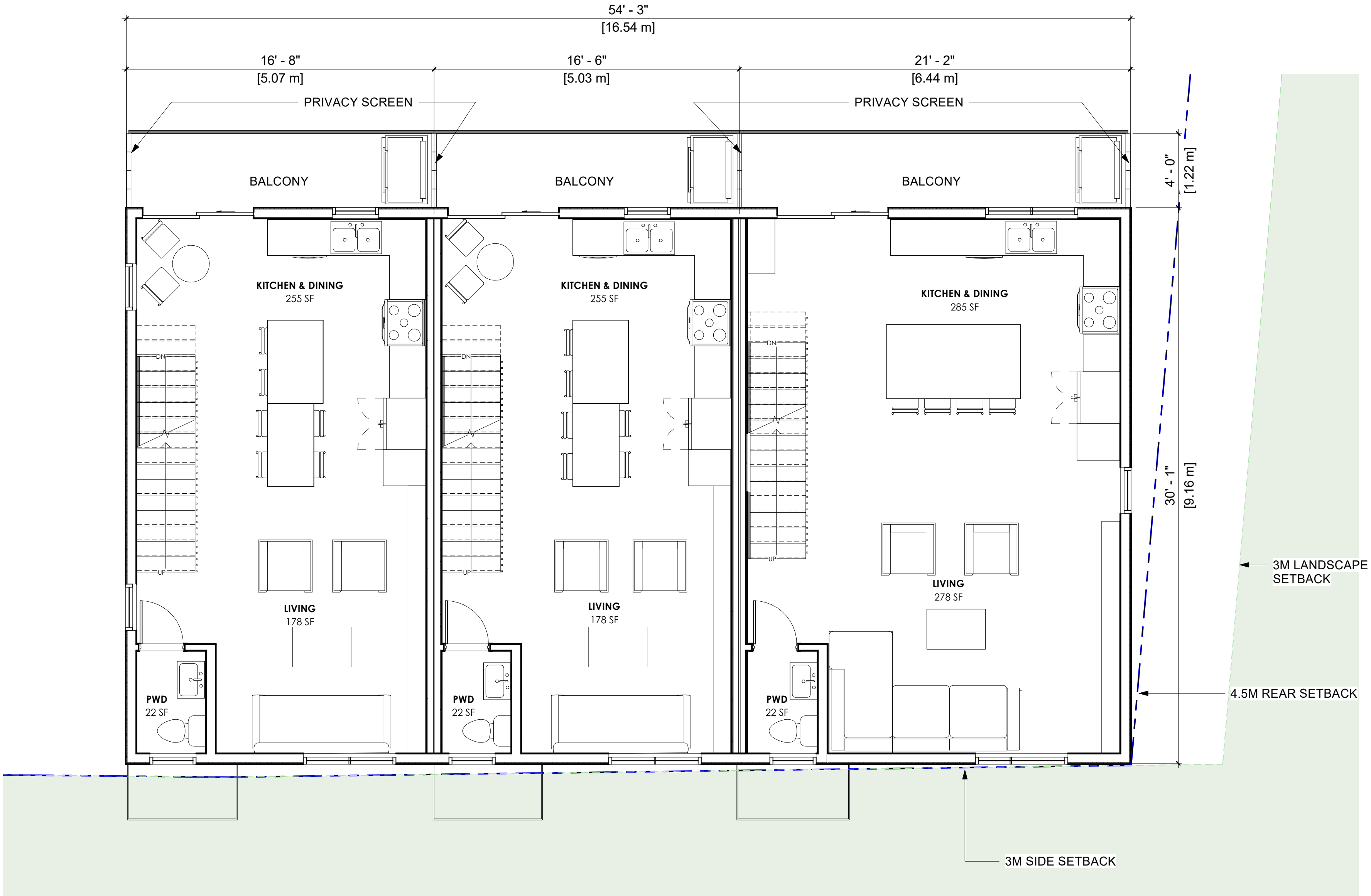
Project
THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title
UNIT #15-#17 FLOOR PLAN

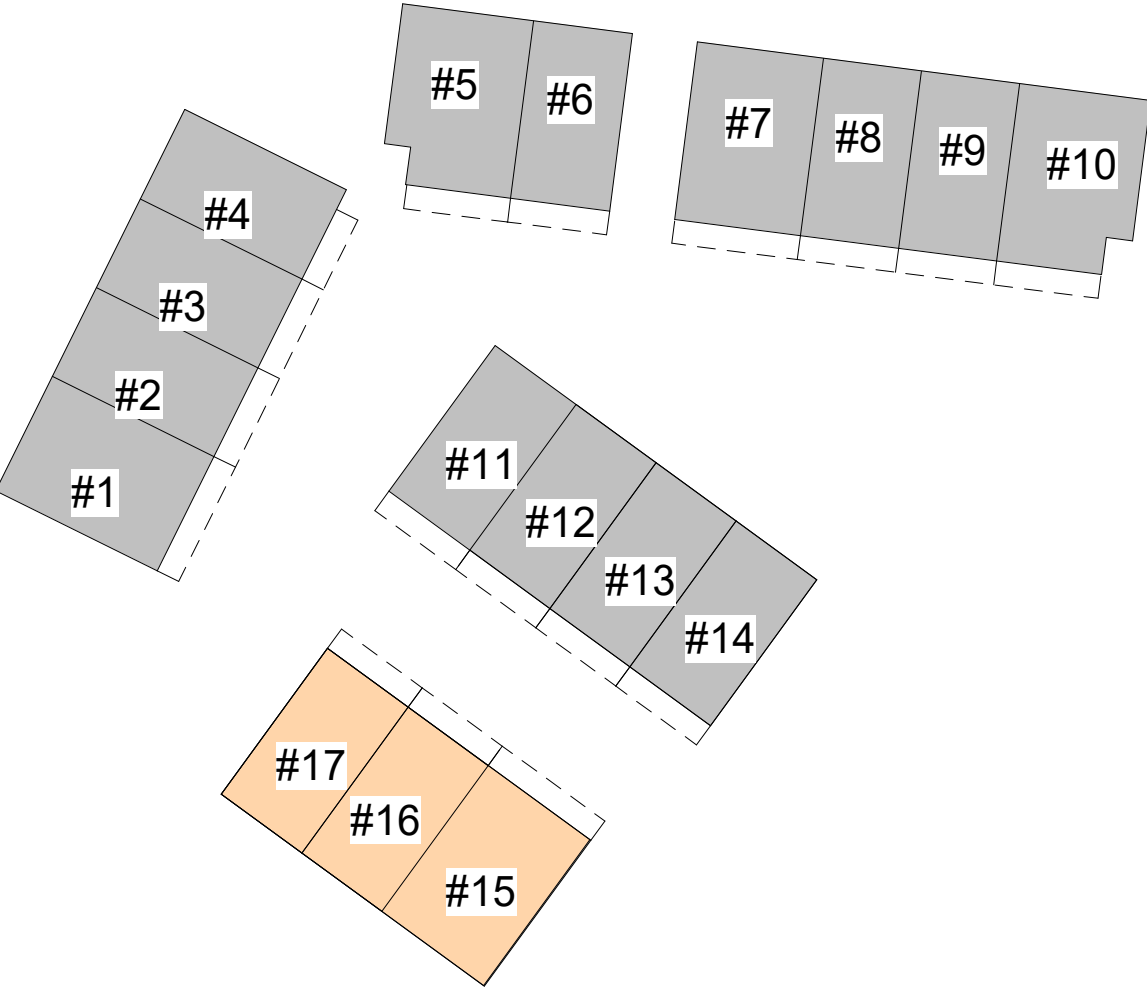
Job Number	24.1264
Date	2024.11.056
Scale	As indicated
Revision Number	0
Drawing Number	

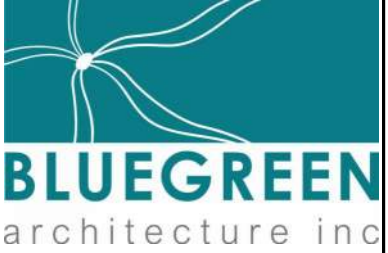
A2.9

2024-11-26 4:05:33 PM



1 LEVEL 2- UNIT #15-#17
A2.10 1/4" = 1'-0"








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RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

Project
THE HIGHLAND

ROW HOUSING

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

Sheet Title	UNIT #15-#17 FLOOR PLAN
Job Number	24.1264
Date	2024.11.056
Scale	As indicated
Revision Number	0
Drawing Number	

A2.10

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RECORD OF ISSUES		
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RECORD OF REVISIONS		

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

Sheet Title
UNIT #15-#17 FLOOR
PLAN

Job Number 24.1264

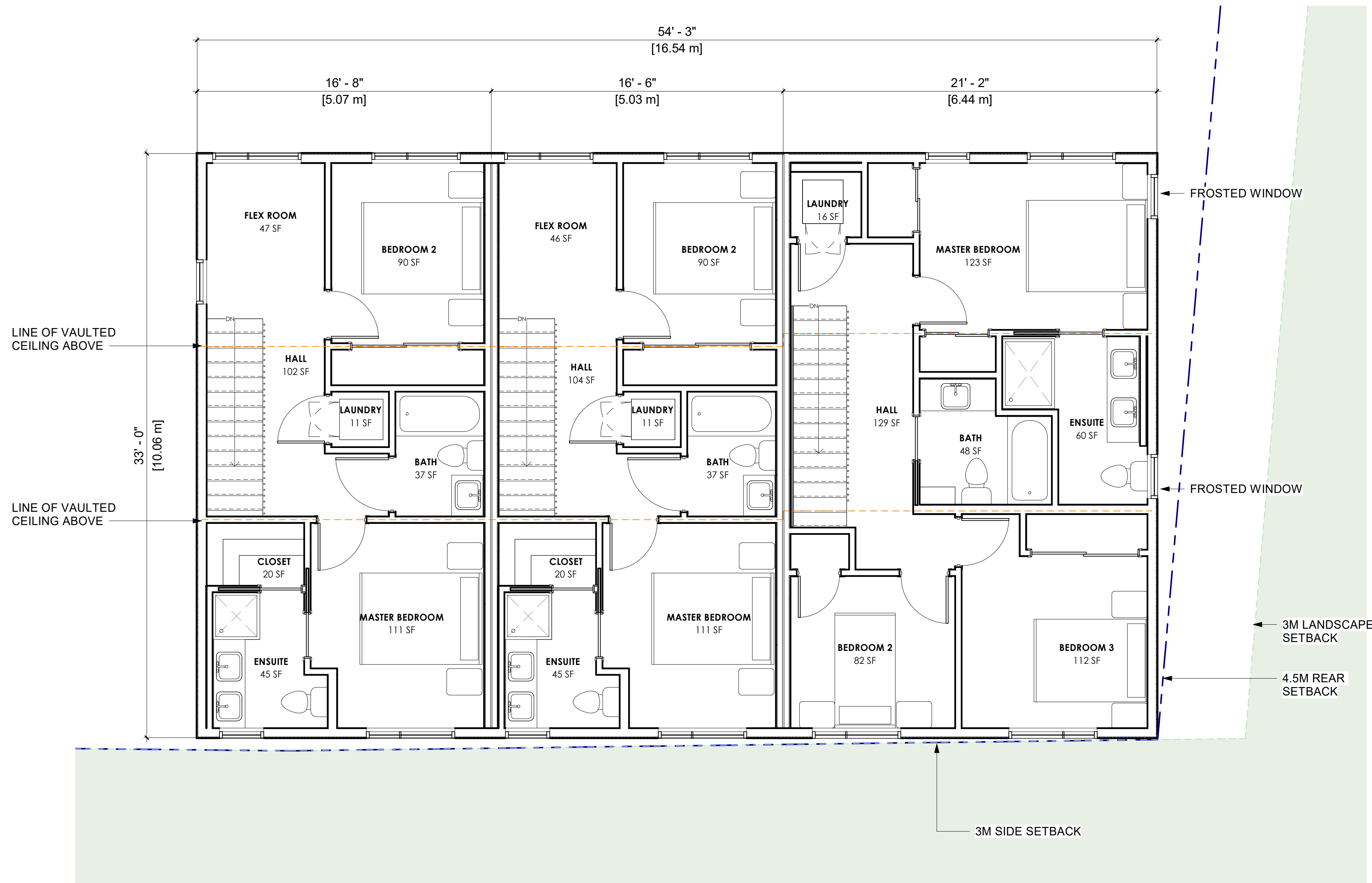
Date 2024.11.056

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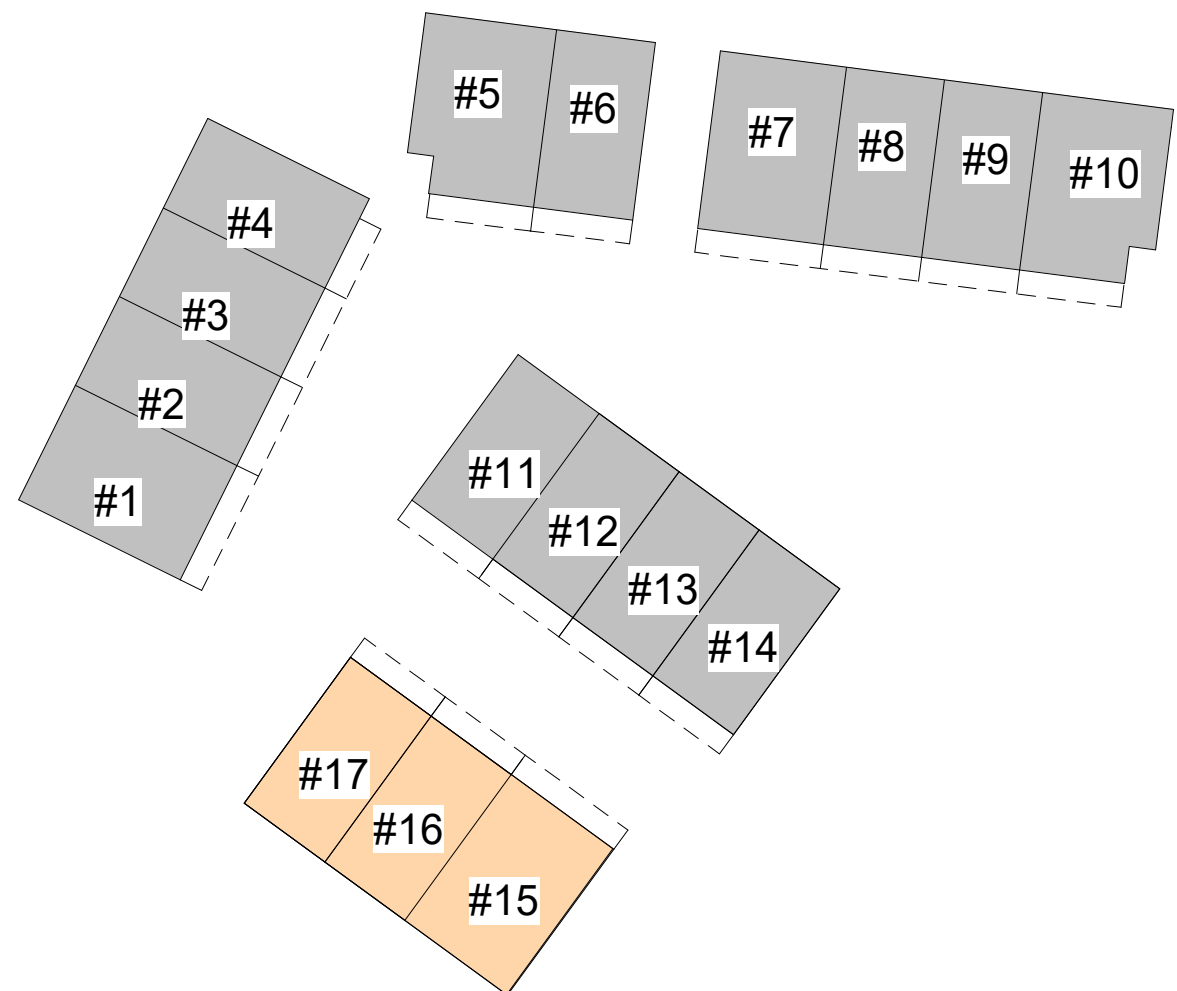
Revision Number 0

Drawing Number

A2.11



1 LEVEL 3- UNIT #15-#17
A2.11 1/4" = 1'-0"






1 SOUTH ELEVATION - UNIT #1-#4
A3.0 3/16" = 1'-0"



2 NORTH ELEVATION - UNIT #1-#4
A3.0 3/16" = 1'-0"

MATERIAL LEGEND:

- 1 LAP SIDING - DARK
- JAMES HARDIE (IRON GRAY)
- 2 LAP SIDING - LIGHT
- JAMES HARDIE (COBBLE STONE)
- 3 LAP SIDING
- WOODTONE JAMES HARDIE (CASCADE SLATE)
- 4 LAP SIDING
- WOODTONE JAMES HARDIE (ASPEN RIDGE)
- 5 FASCIA
- JAMES HARDIE (IRON GRAY)
- 6 STACKED BOND BRICK
- BLACK (TWILIGHT ZONE 2127-10)
- 7 STACKED BOND BRICK
- PAINTED TO MATCH COBBLE STONE
- 8 BREEZE BLOCK
- 9 PANEL SIDING
- JAMES HARDIE (MATCH TO CASCADE SLATE)
- 10 PANEL SIDING
- JAMES HARDIE (MATCH TO ASPEN RIDGE)



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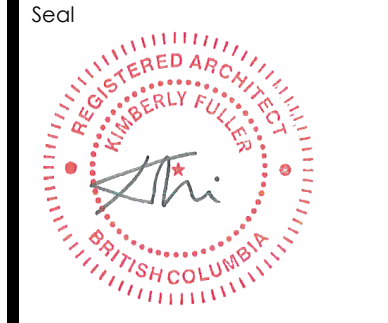
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D	2024.11.04	RE-ISSUED FOR DP

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

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

Sheet Title
BUILDING ELEVATIONS

Job Number	24.1264
Date	2024.11.056
Scale	As indicated
Revision Number	0
Drawing Number	

A3.0

2024-11-26 4:05:35 PM



1 WEST ELEVATION - UNIT #5-#10
A3.1 3/16" = 1'-0"



2 EAST ELEVATION - UNIT #5-#10
A3.1 3/16" = 1'-0"

MATERIAL LEGEND:	
1	LAP SIDING - DARK - JAMES HARDIE (IRON GRAY)
2	LAP SIDING - LIGHT - JAMES HARDIE (COBBLE STONE)
3	LAP SIDING - WOODTONE JAMES HARDIE (CASCADE SLATE)
4	LAP SIDING - WOODTONE JAMES HARDIE (ASPEN RIDGE)
5	FASCIA - JAMES HARDIE (IRON GRAY)
6	STACKED BOND BRICK - BLACK (TWILIGHT ZONE 2127-10)
7	STACKED BOND BRICK - PAINTED TO MATCH COBBLE STONE
8	BREEZE BLOCK
9	PANEL SIDING - JAMES HARDIE (MATCH TO CASCADE SLATE)
10	PANEL SIDING - JAMES HARDIE (MATCH TO ASPEN RIDGE)

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D	2024.11.06	RE-ISSUED FOR DP

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
1		

Project

THE HIGHLAND

ROW HOUSING

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

Sheet Title

BUILDING ELEVATIONS

Job Number

24.1264

Date

2024.11.056

Scale

As indicated

Revision Number

0

Drawing Number

A3.1

2024-11-26 4:55:36 PM



1 EAST ELEVATION - UNIT #1-#4
A3.2 3/16" = 1'-0"



2 WEST ELEVATION - UNIT #1-#4
A3.2 3/16" = 1'-0"



4 SOUTH ELEVATION - UNIT #5-#10
A3.2 3/16" = 1'-0"



3 NORTH ELEVATION - UNIT #5-#10
A3.2 3/16" = 1'-0"

MATERIAL LEGEND:

- 1 LAP SIDING - DARK
- JAMES HARDIE (IRON GRAY)
- 2 LAP SIDING - LIGHT
- JAMES HARDIE (COBBLE STONE)
- 3 LAP SIDING
- WOODTONE, JAMES HARDIE (CASCADE SLATE)
- 4 LAP SIDING
- WOODTONE, JAMES HARDIE (ASPEN RIDGE)
- 5 FASCIA
- JAMES HARDIE (IRON GRAY)
- 6 STACKED BOND BRICK
- BLACK (TWILIGHT ZONE 2127-10)
- 7 STACKED BOND BRICK
- PAINTED TO MATCH COBBLE STONE
- 8 BREEZE BLOCK
- 9 PANEL SIDING
- JAMES HARDIE (MATCH TO CASCADE SLATE)
- 10 PANEL SIDING
- JAMES HARDIE (MATCH TO ASPEN RIDGE)

RECORD OF ISSUES		
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THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N.
Kelowna BC, V1Y 4K5

Sheet Title
BUILDING ELEVATIONS

Job Number 24.1264

Date 2024.11.056

Scale As indicated

Revision Number 0

Drawing Number



2 WEST ELEVATION - UNIT #11-14
A3.3 3/16" = 1'-0"



1 EAST ELEVATION - UNIT #11-14
A3.3 3/16" = 1'-0"

MATERIAL LEGEND:

- 1 LAP SIDING - DARK
- JAMES HARDIE (IRON GRAY)
- 2 LAP SIDING - LIGHT
- JAMES HARDIE (COBBLE STONE)
- 3 LAP SIDING
- WOODTONE JAMES HARDIE (CASCADE SLATE)
- 4 LAP SIDING
- WOODTONE JAMES HARDIE (ASPEN RIDGE)
- 5 FASCIA
- JAMES HARDIE (IRON GRAY)
- 6 STACKED BOND BRICK
- BLACK (TWILIGHT ZONE 2127-10)
- 7 STACKED BOND BRICK
- PAINTED TO MATCH COBBLE STONE
- 8 BREEZE BLOCK
- 9 PANEL SIDING
- JAMES HARDIE (MATCH TO CASCADE SLATE)
- 10 PANEL SIDING
- JAMES HARDIE (MATCH TO ASPEN RIDGE)

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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 2024.11.056

Scale As indicated

Revision Number 0

Drawing Number

A3.3

2024-11-26 4:05:37 PM



1 EAST ELEVATION - UNIT #15-#17
A3.4 3/16" = 1'-0"



2 WEST ELEVATION - UNIT #15-#17
A3.4 3/16" = 1'-0"

MATERIAL LEGEND:

- 1 LAP SIDING - DARK
- JAMES HARDIE (IRON GRAY)
- 2 LAP SIDING - LIGHT
- JAMES HARDIE (COBBLE STONE)
- 3 LAP SIDING
- WOODTONE JAMES HARDIE (CASCADE SLATE)
- 4 LAP SIDING
- WOODTONE JAMES HARDIE (ASPEN RIDGE)
- 5 FASCIA
- JAMES HARDIE (IRON GRAY)
- 6 STACKED BOND BRICK
- BLACK (TWILIGHT ZONE 2127-10)
- 7 STACKED BOND BRICK
- PAINTED TO MATCH COBBLE STONE
- 8 BREEZE BLOCK
- 9 PANEL SIDING
- JAMES HARDIE (MATCH TO CASCADE SLATE)
- 10 PANEL SIDING
- JAMES HARDIE (MATCH TO ASPEN RIDGE)

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ROW HOUSING

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Sheet Title
BUILDING ELEVATIONS

Job Number	24.1264
Date	2024.11.056
Scale	As indicated
Revision Number	0
Drawing Number	

A3.4



1 SOUTH ELEVATION - UNIT #11-#17
A3.5 3/16" = 1'-0"



2 NORTH ELEVATION - UNIT #11-#17
A3.5 3/16" = 1'-0"

MATERIAL LEGEND:

- 1 LAP SIDING - DARK
- JAMES HARDIE (IRON GRAY)
- 2 LAP SIDING - LIGHT
- JAMES HARDIE (COBBLE STONE)
- 3 LAP SIDING
- WOODTONE JAMES HARDIE (CASCADE SLATE)
- 4 LAP SIDING
- WOODTONE JAMES HARDIE (ASPEN RIDGE)
- 5 FASCIA
- JAMES HARDIE (IRON GRAY)
- 6 STACKED BOND BRICK
- BLACK (TWILIGHT ZONE 2127-10)
- 7 STACKED BOND BRICK
- PAINTED TO MATCH COBBLE STONE
- 8 BREEZE BLOCK
- 9 PANEL SIDING
- JAMES HARDIE (MATCH TO CASCADE SLATE)
- 10 PANEL SIDING
- JAMES HARDIE (MATCH TO ASPEN RIDGE)

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RECORD OF ISSUES

NO.	DATE	DESCRIPTION
A	2024.05.01	ISSUED FOR REZONING
B	2024.06.19	ISSUED FOR DP
C	2024.09.04	RE-ISSUED FOR REZONING
D	2024.11.04	RE-ISSUED FOR DP

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
2024.11.05

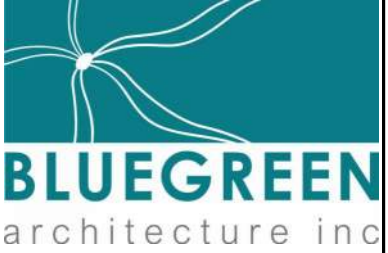
Scale
As indicated

Revision Number
0

Drawing Number
A3.5

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BLUEGREEN
architecture inc.

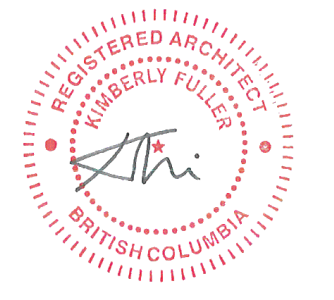
#100-1333 Elm Street
Kelowna, BC V1Y 1Y7
p236.420.3550
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Client
INNOCEPT DEVELOPMENTS.

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RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
Project THE HIGHLAND		
ROW HOUSING		
1508 Highland Dr. N. Kelowna BC, V1Y 4K5		
Sheet Title PERSPECTIVES		
Job Number	24.1264	
Date	2024.11.056	
Scale		
Revision Number	0	
Drawing Number		

A3.6

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INNOCEPT DEVELOPMENTS

1508 HIGHLAND DR. N.
- MULTI-FAMILY DEVELOPMENT

LANDSCAPE WORKS - REVIEW

OCTOBER 4, 2024

LIST OF DRAWINGS

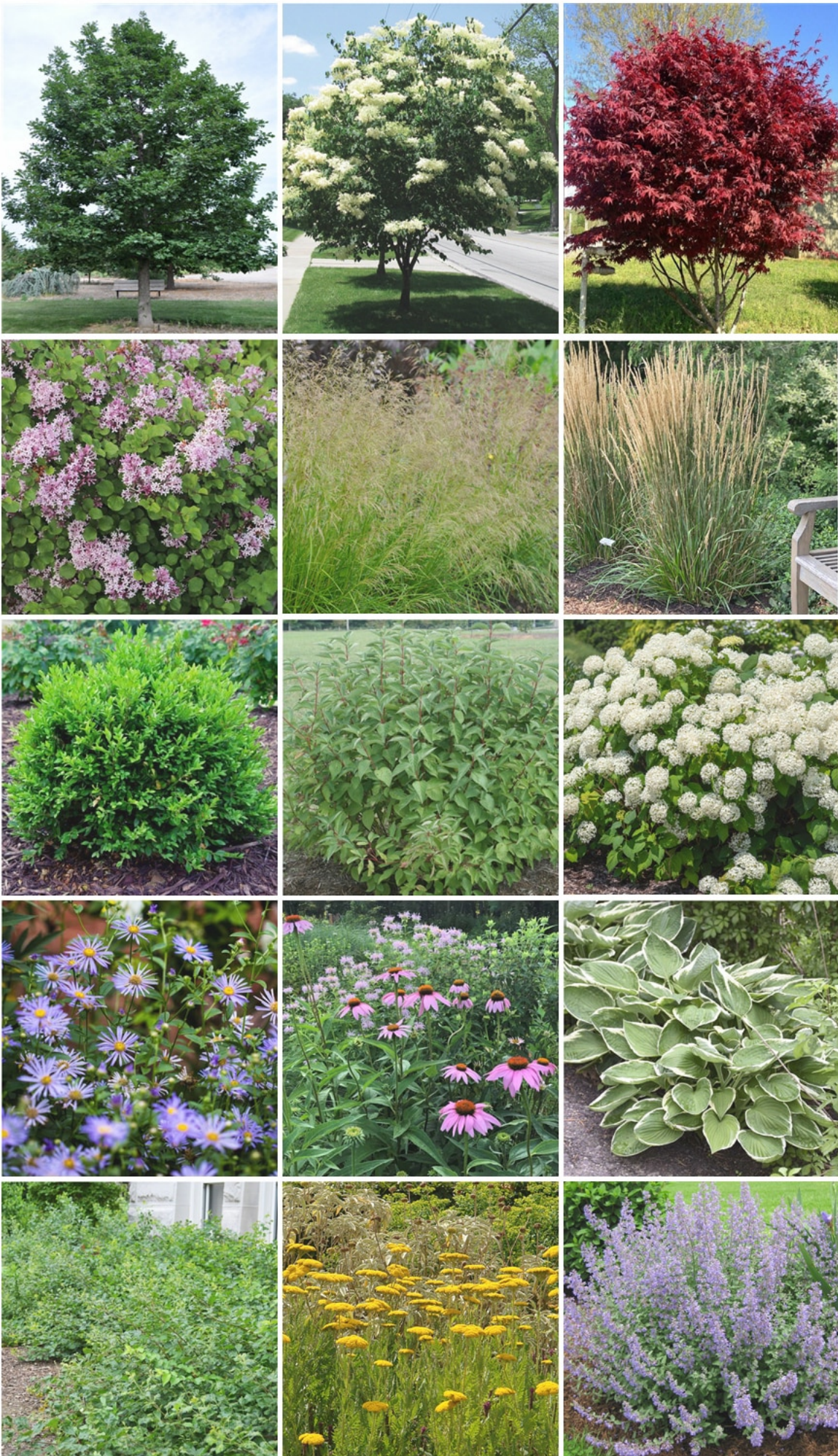
- LDP 1 : LANDSCAPE SITE PLAN
- LDP 2 : WATER CONSERVATION PLAN

ZONING ANALYSIS TABLE

PROJECT NAME: - MF2 - 1508 Highland Dr. N.				
Landscape Bylaw 12375 (Table 7.2)	MF2 ZONE (1/10 LM)	Proposed	Additional	Compliance (Y/N)
Min. tree amount	Landscape lin. m setback = 163/10 =16 trees (min.)	16 Trees	4 Trees	Y
Min. deciduous tree caliper:	Large: 5cm Medium: 4cm Small:3cm	All deciduous trees=5cm Caliper	All deciduous trees=5cm Caliper	Y
Min. coniferous tree height:	250cm	N/A	N/A	N/A
Min. ratio between tree size:	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	Large (L): 8 = 50% Medium (M): 4 = 25% Small (S): 4 = 25%	Large (L): 0 Trees Medium (M): 3 Trees Small (S): 1 Tree	Y
Min. growing medium (planted) area	Min. planted area 453 x 75% = 340m2*	Total planted area: 338m2*	N/A	N
Min. growing medium volumes per tree	(L) Tree: Single: 30cu.m, Pair: 20cu.m, Shared: 25cu.m (M) Tree: Single: 20cu.m, Pair: 15cu.m, Shared: 12cu.m (S) Tree: Single: 15cu.m, Pair: 12cu.m, Shared: 10cu.m	(L) Tree: Shared: 7 Trees/15cu.m (M) Tree: Single: 1 Tree/20cu.m, Shared: 2 Trees/15cu.m (S) Tree: Single: 15cu.m, Pair: 2 Trees/12cu.m	(L) Tree: N/A (M) Tree: 3 Trees/4cu.m (S) Tree: 1 Trees/4cu.m	Y
Landscape graded areas (7.2.7)	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	N/A	Y
Fence height	2.0m max.	1.8m max.	N/A	Y
Riparian management area (Y/N)	No, development area not within a riparian management zone			Y
Existing tree retention (Y/N)	Y			Y
Surface parking lot over 15 stalls (Y/N)	N			Y
Refuse & recycle screening (Y/N)	Moloks			Y
Comments	Soil volumes by Bylaw trees can be achieved by incorporating soil cells.			



PLANT MATERIALS:



PLANT LIST:

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

* - Cok Bylaw No.12375 Required Tree

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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.

SEAL



NOT FOR CONSTRUCTION		
3	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-10-04
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:	NV	DRAWING NO.:	LDP1
CHECKED:	NM		
PROJECT NO.:	24017-100		
SCALE:	1:125		



WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 449 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 207 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. 10400 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELLOWNA 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 (KELLOWNA 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.

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