

# YOUTH RECOVERY CENTRE

KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC

VRR OPCO ENTERPRISES LTD

A000	TITLE PAGE
A001	SITE PLAN
A002	LEARNING HUB - FLOOR PLANS
A003	COTTAGE 1 - FLOOR PLANS
A004	COTTAGE 2 - MAIN FLOOR PLAN
A005	COTTAGE 2 - SECOND FLOOR PLAN
A006	COTTAGE 3 - FLOOR PLANS
A007	BARN - FLOOR PLAN
A010	LEARNING HUB - ELEVATIONS
A011	COTTAGE 1 - ELEVATIONS
A012	COTTAGE 2 - ELEVATIONS
A013	COTTAGE 3 - ELEVATIONS
A014	BARN - ELEVATIONS
A015	RENDERINGS



**MQN**  
ARCHITECTS

YOUTH RECOVERY CENTRE  
PROJECT #: 23898  
ISSUED FOR DEVELOPMENT PERMIT  
2024.08.12



1 SITE PLAN  
SCALE: 1/32" = 1'-0"

PROPERTY INFORMATION						
CIVIL ADDRESS:	212 VALLEY ROAD NORTH, KELOWNA, BC V1V 2G1					
LEGAL ADDRESS:	KAP896 LOT 13, BLOCK 5					
CURRENT ZONING:	A2 - AGRICULTURE / RURAL RESIDENTIAL					
PROPOSED ZONING:	A2 - AGRICULTURE / RURAL RESIDENTIAL					
LOT AREA:	11,598.3 m² (SI)	124,843 ft² (IMP)				
BUILDING INFORMATION						
NUMBER OF NEW BUILDINGS:	5					
BUILDING FOOTPRINT (ALL BUILDINGS):	1,121.8 m² (SI)	12,076 ft² (IMP)				
TOTAL GROSS FLOOR AREA (GFA):	1,547.2 m² (SI)	16,654 ft² (IMP)				
TOTAL NET FLOOR AREA (NFA):	-	-				
NUMBER OF STOREYS:	2					
DRIVEWAYS AND PARKING AREAS:	1,005.7 m² (SI)	10,826 ft² (IMP)				
ZONING ANALYSIS						
JURISDICTION:	KELOWNA, ZONING BYLAW NO. 12375 A2 AGRICULTURAL AND RURAL RESIDENTIAL					
PRINCIPLE USES:	TEMPORARY SHELTER SERVICES <b>PROPOSED AMENDMENT</b>					
ACCESSORY USES:	AGRICULTURAL					
SPRINKLERS REQUIRED PER BYLAWS:	YES, COTTAGE 2 / NO ALL OTHERS					
SNOW LOAD REQUIRED PER BYLAWS:	SNOW LOAD Ss 1.8 Sr 0.1 FROST DEPTH 600mm					
SUBDIVISION REGULATIONS:						
	REQUIRED	PROVIDED				
MIN. SITE WIDTH:	40.0 m MIN	61.0 m				
MIN. SITE DEPTH:	N/A	186.0 m				
MIN. SITE AREA:	300,000 m² SEPTIC, 40,000 m² SEWER	11,598.3 m²				
DEVELOPMENT REGULATIONS:						
	REQUIRED	PROVIDED				
MAX SITE COVERAGE BUILDINGS (SI / IMP)	N/A	1,121.8 m²				
MAX SITE COVERAGE BUILDING (%)	20%	9.7%				
MAX IMPERMEABLE SITE COVERAGE (SI / IMP)	35%	1,579.2 m² = 1,121.8 m²				
MAX SITE COVERAGE (%)	35%	23.3%				
MAX BUILDING HEIGHT	10.0 m	2 STOREY / 6.6 m				
MAX BUILDING HEIGHT AGRICULTURAL	16.0 m	1 STOREY 6.0m				
SETBACKS:						
	REQUIRED	PROVIDED				
FRONT YARD (SOUTH):	6.0 m	6.0 m				
REAR YARD (NORTHEAST):	10.0 m, 15 m ALR	15.0 m				
SIDE YARD (NORTHWEST):	3.0 m, 15 m ALR	15.0m, BARN AT 4.5m				
SIDE YARD (SOUTHEAST):	3.0 m	3.0 m				
LANDSCAPE BUFFERS:						
	REQUIRED	PROVIDED				
FRONT YARD (SOUTH):	N/A	N/A				
REAR YARD (NORTHEAST):	4.0m BUFFER TO ALR	4.0m BUFFER TO ALR				
SIDE YARD (NORTHWEST):	4.0m BUFFER TO ALR	4.0m BUFFER TO ALR				
SIDE YARD (SOUTHEAST):	N/A	N/A				
FLOOR AREA RATIO (FAR):	N/A	N/A				
DENSITY (DWELLINGS / ha):	N/A	N/A				
OTHER REGULATIONS	REQUIRED	PROVIDED				
MIN. COMMON AMENITY SPACE	N/A	N/A				
PARKING CALCULATION						
	WIDTH	LENGTH	HEIGHT	REQUIRED	PROPOSED	%
REGULAR PARKING STALLS	2.5 m	6.0 m	2.0 m	2	14	93.3
ACCESSIBLE PARKING STALLS	3.7 m	6.0 m	2.3 m		1	6.7
VAN ACCESSIBLE PARKING STALLS	4.8 m	6.0 m	2.3 m		0	0
BACHELOR UNIT 1 BEDROOM UNIT 2 BEDROOM UNIT						
TOTAL PARKING STALLS					15	100.0
SMALL STALLS *0% OF STALLS MAY BE SMALL SIZE	2.3 m	4.8 m	2.0 m	0	0	0
DRIVE AISLE	6.0 m TYP, 6.5 m @ PARKING			PROVIDED		
	REQUIRED			PROVIDED		
VISITOR STALLS	N/A			N/A		
LOADING STALLS	1			1		
BIKE STALLS	N/A			N/A		
DENSITY CALCULATION						
	REQUIRED	PROVIDED				
BACHELOR UNITS	N/A	N/A				
1 BEDROOM UNITS	N/A	N/A				
2 BEDROOM UNITS	N/A	N/A				
TOTAL DWELLING UNITS	N/A	N/A				
MIN. PRIVATE OUTDOOR SPACE	N/A	N/A				



# SITE PLAN

YOUTH RECOVERY CENTRE  
KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC

DRAWING: **A001**

ISSUED FOR CLIENT REVIEW  
ON 2024/12/16

PROJECT: 23898  
SCALE: As indicated

DATE: 2024/08/20 10:28 AM FILE: C:\Users\Brianna\Documents\23898 Building Plan 23\_24\23898.mxd DRAWN BY: Author - CHECKED BY: Checker



## LEARNING HUB FLOOR PLAN

YOUTH RECOVERY CENTRE  
KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC

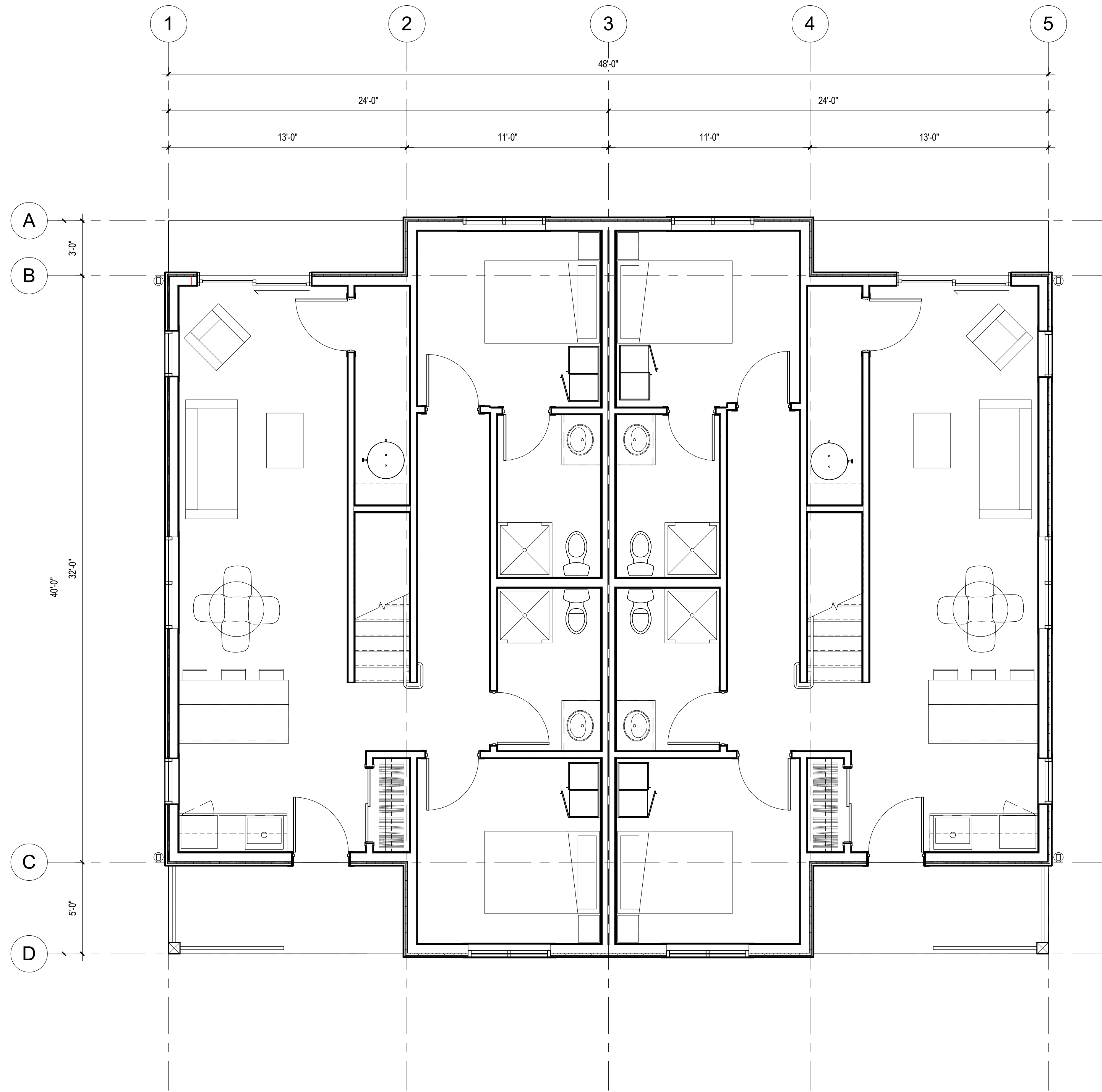


DRAWING: **A002**

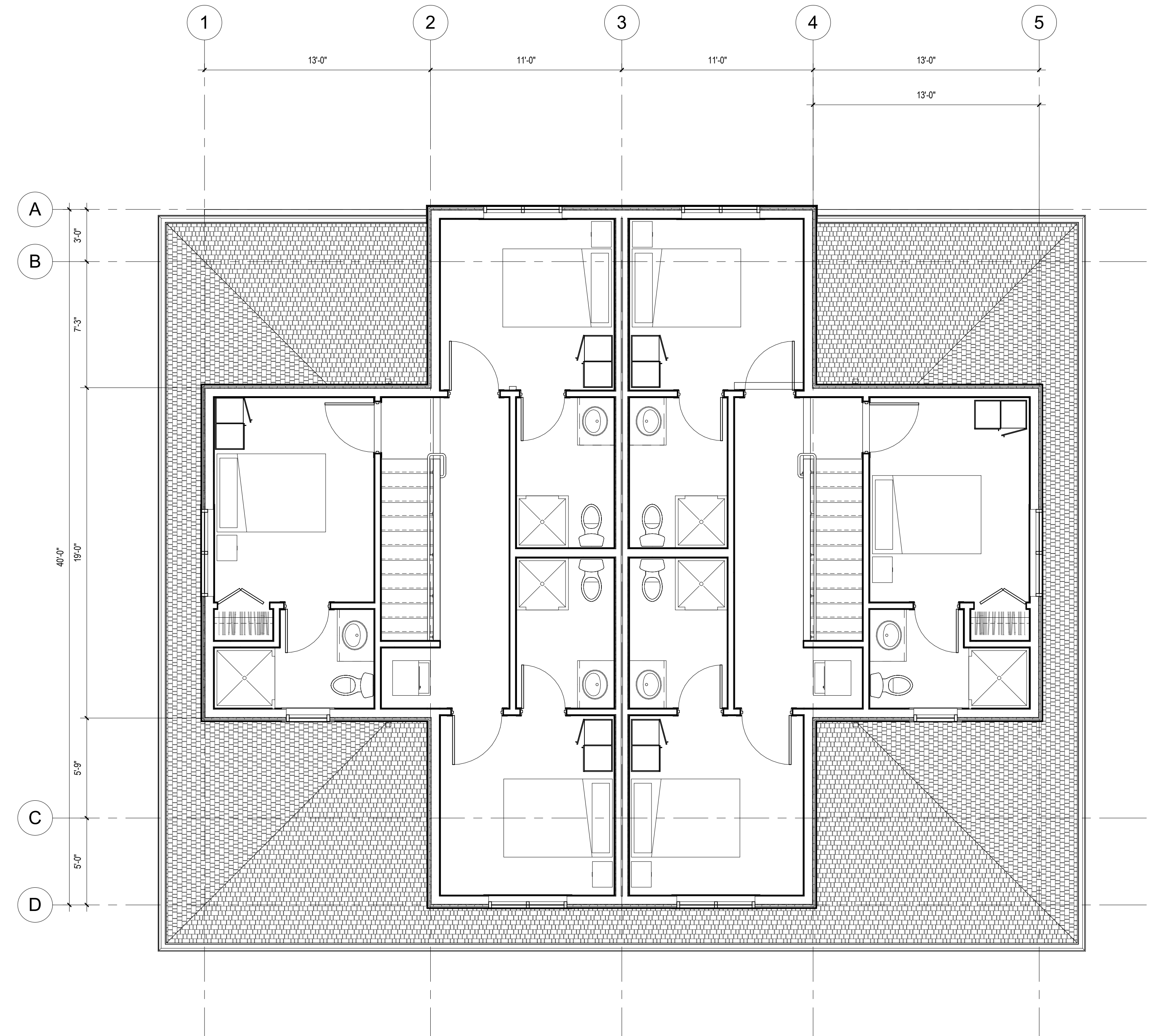
ISSUED FOR DEVELOPMENT PERMIT  
ON 2024.08.12

PROJECT: 23898  
SCALE: 1/4" = 1'-0"

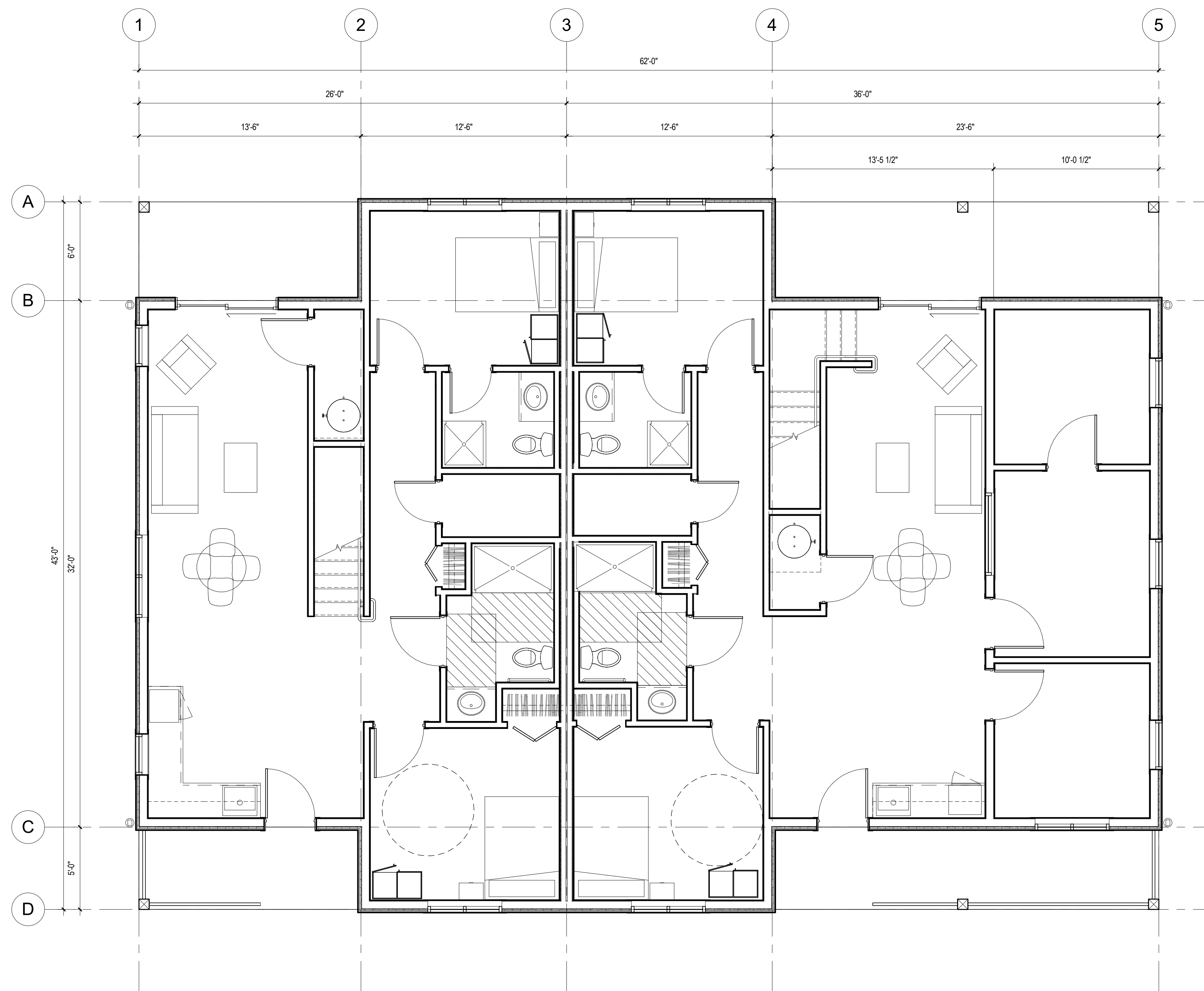
DATE: 8/20/24 11:30:00 AM FILE: C:\Users\jcooper\Documents\23898\Learning\_Hub\_Central\_23\learning\_hub.mxd DRAWN BY: Author - CHECKED BY: Checker



1 MAIN FLOOR  
A011 SCALE: 1/4" = 1'-0"



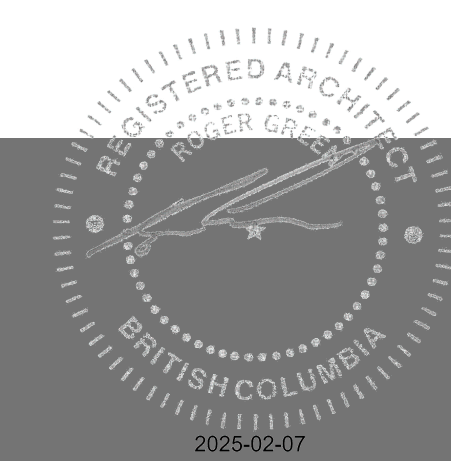
2 SECOND FLOOR  
A011 SCALE: 1/4" = 1'-0"



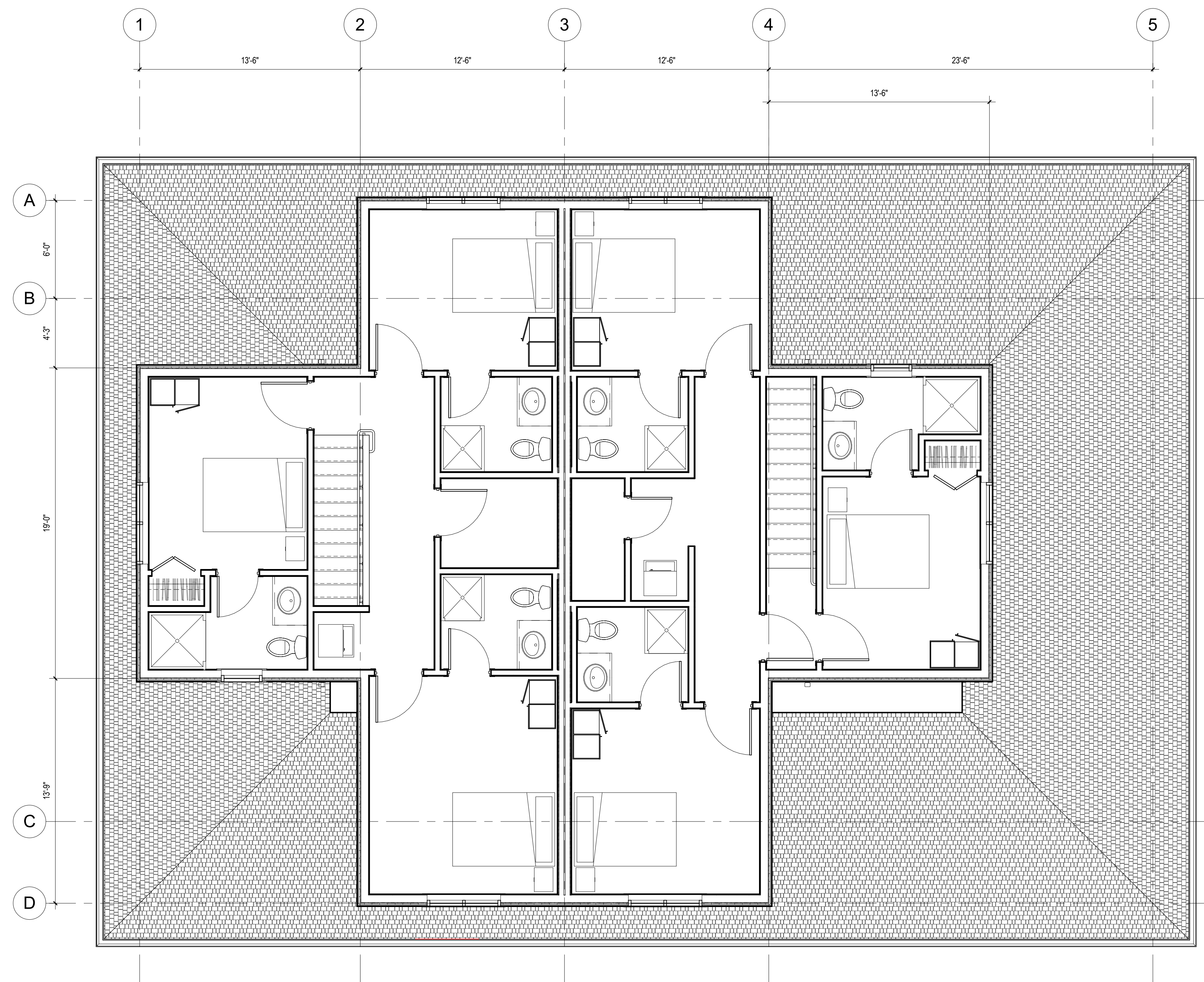
1 MAIN FLOOR  
A012 SCALE: 1/4" = 1'-0"

**COTTAGE 2 - MAIN FLOOR PLAN**

YOUTH RECOVERY CENTRE  
KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC



DATE: 2024.11.29 4:41 AM FILE: C:\Users\m\Documents\23898\Cottage 2\Cottage 2 - Main Floor Plan.dwg DRAWN BY: Author CHECKED BY: Checker



1 SECOND FLOOR  
A012 SCALE: 1/4" = 1'-0"

## COTTAGE 2 - SECOND FLOOR PLAN

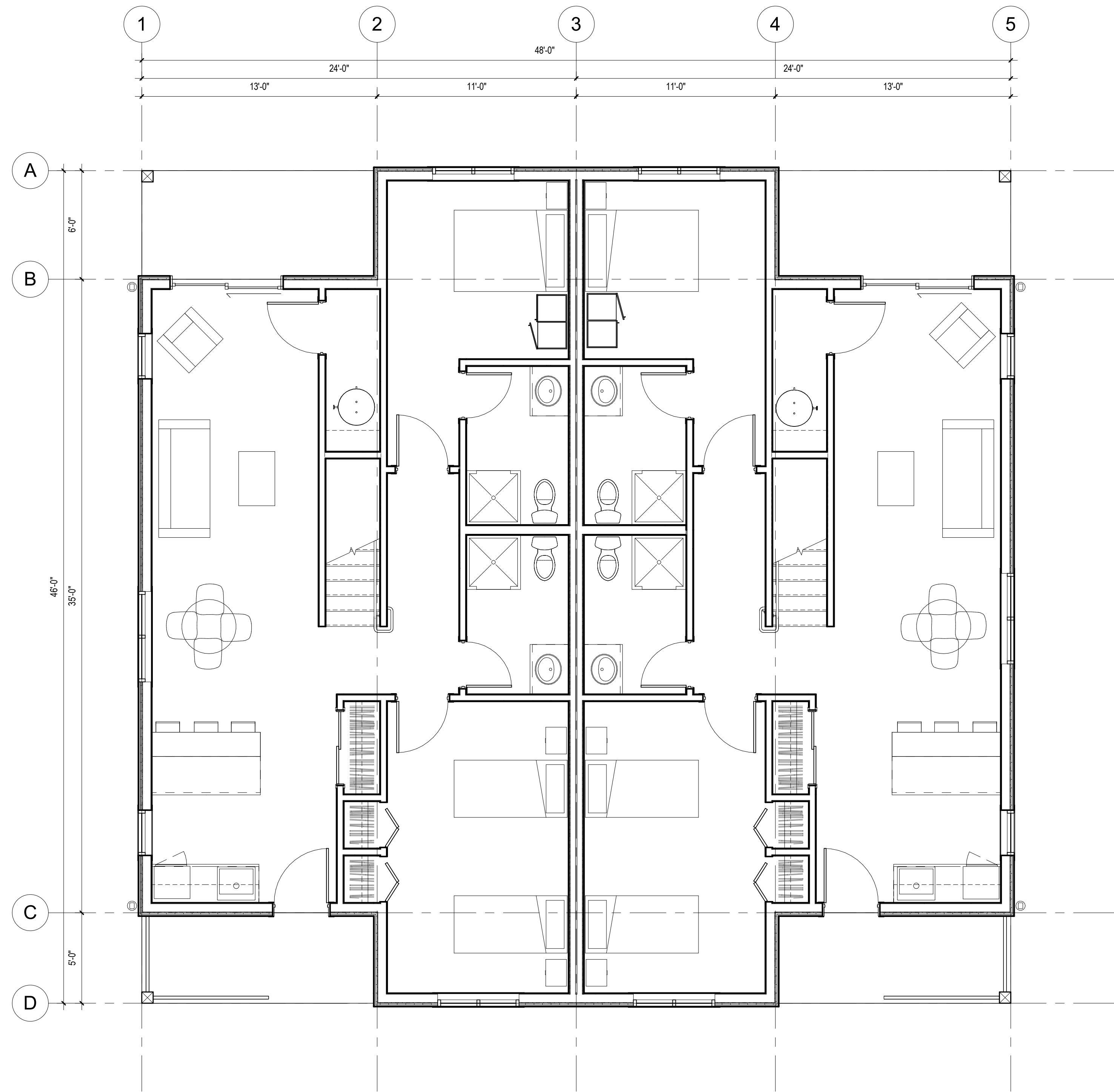
YOUTH RECOVERY CENTRE  
KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC



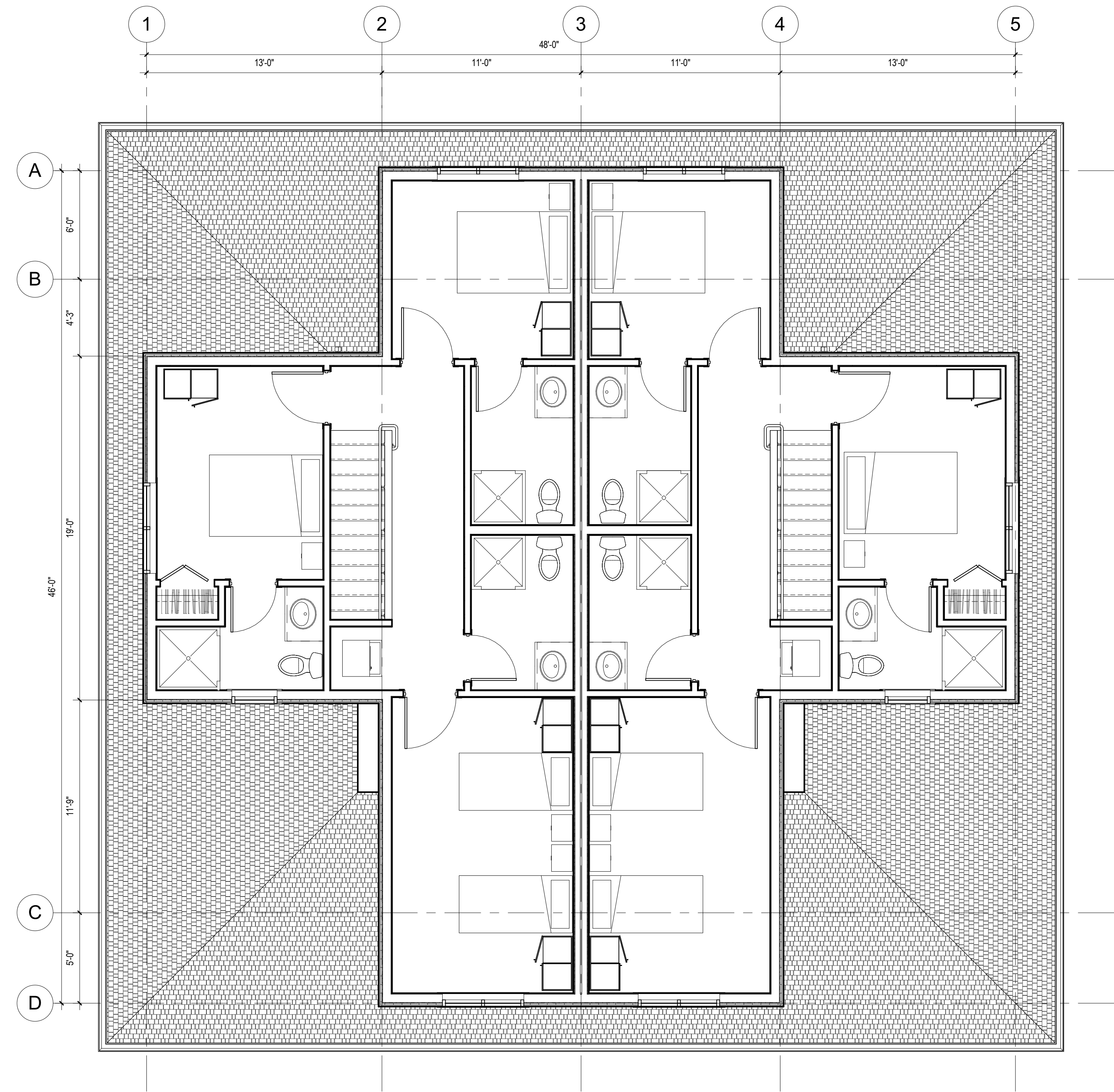
DRAWING: A005

ISSUED FOR DEVELOPMENT PERMIT  
ON 2024.08.12

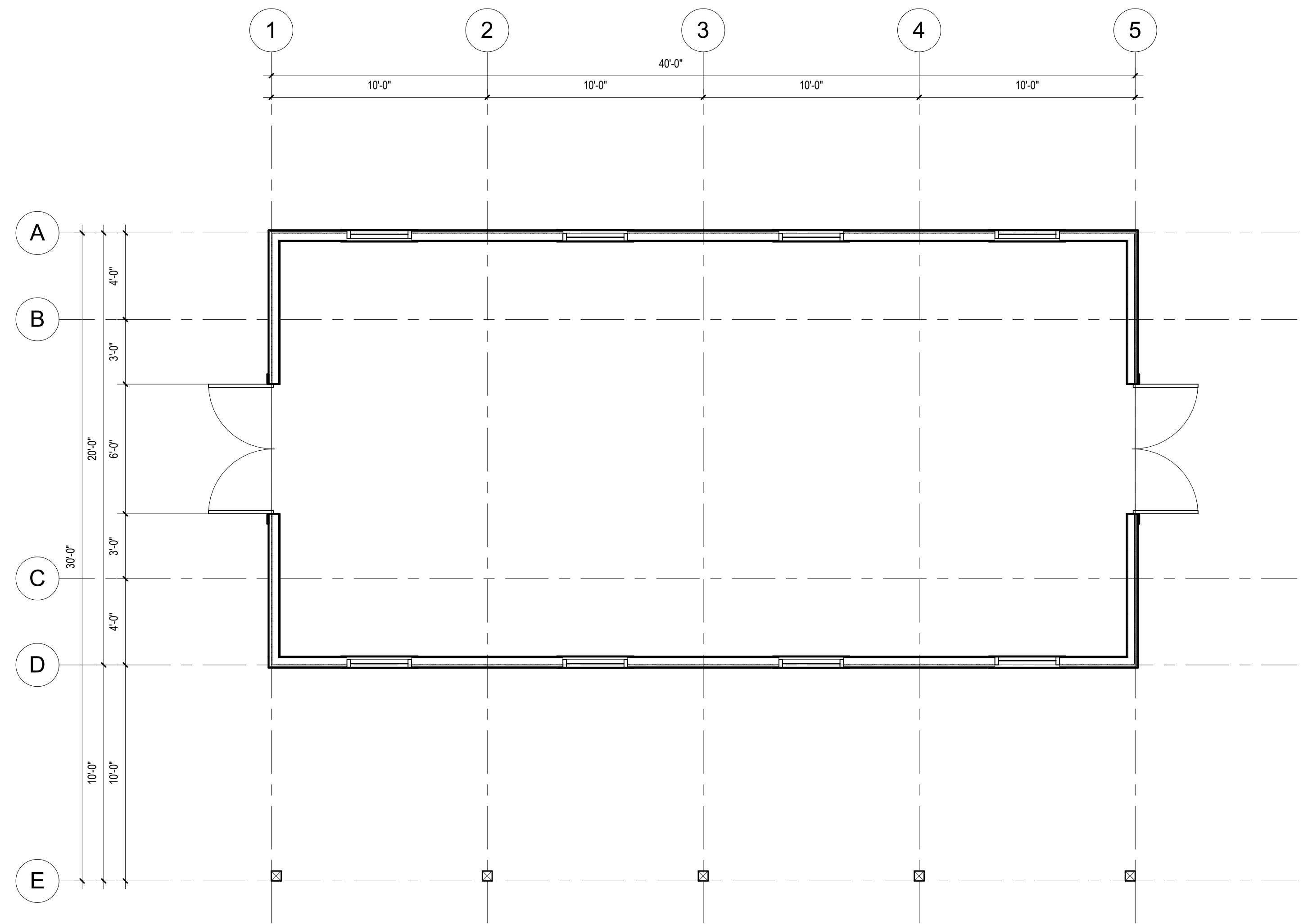
PROJECT: 23898  
SCALE: 1/4" = 1'-0"



1 MAIN FLOOR  
A013  
SCALE: 1/4" = 1'-0"

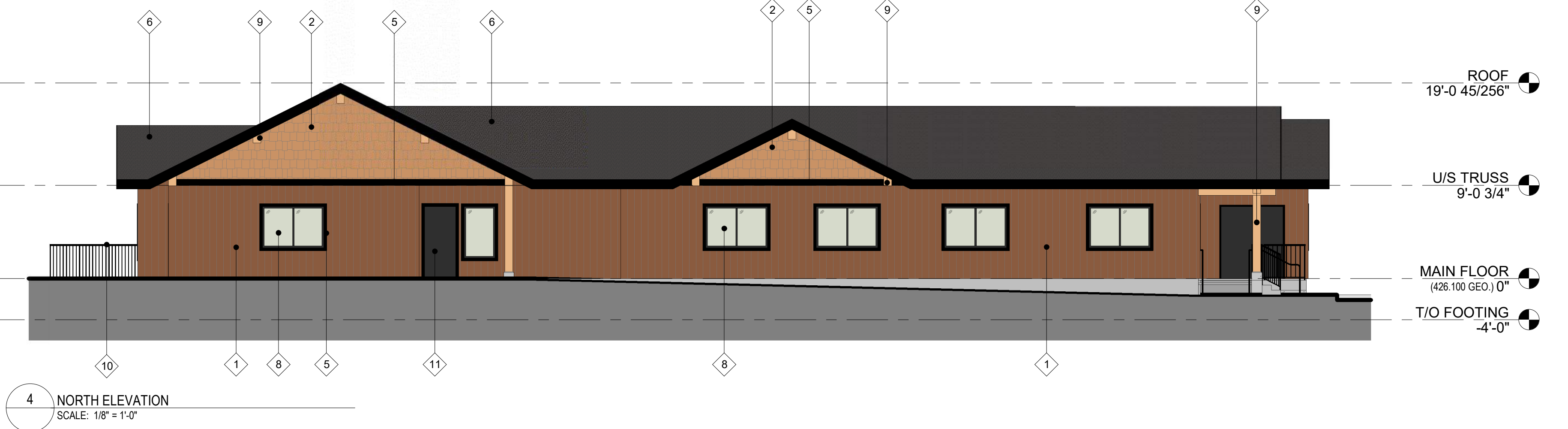
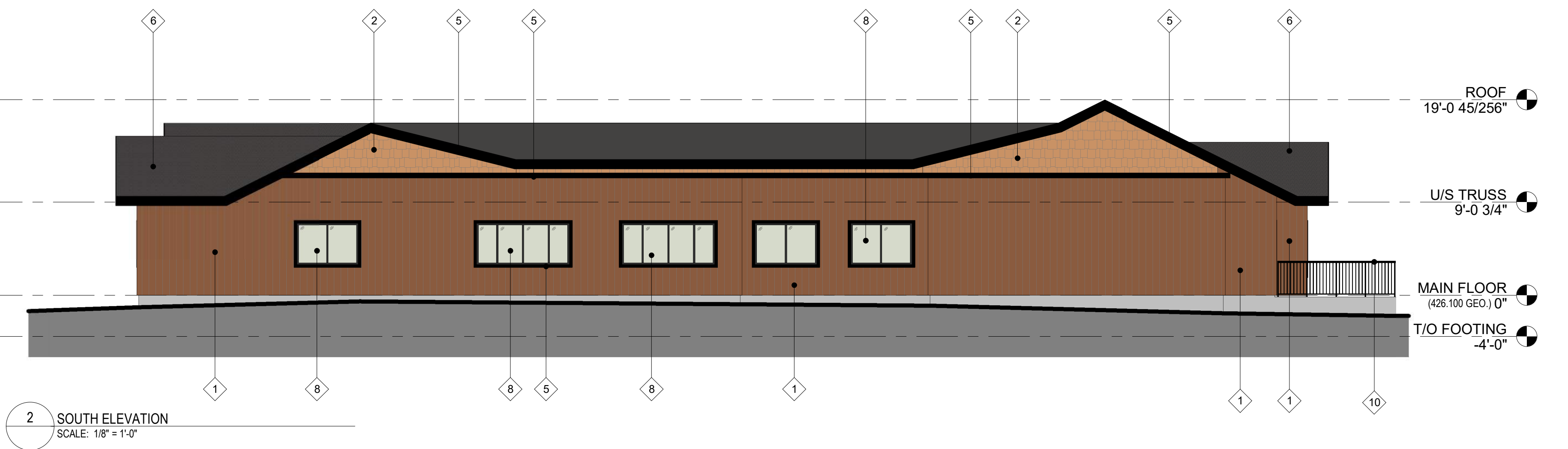


2 SECOND FLOOR  
A013  
SCALE: 1/4" = 1'-0"



1 MAIN FLOOR  
A014 SCALE: 1/4" = 1'-0"

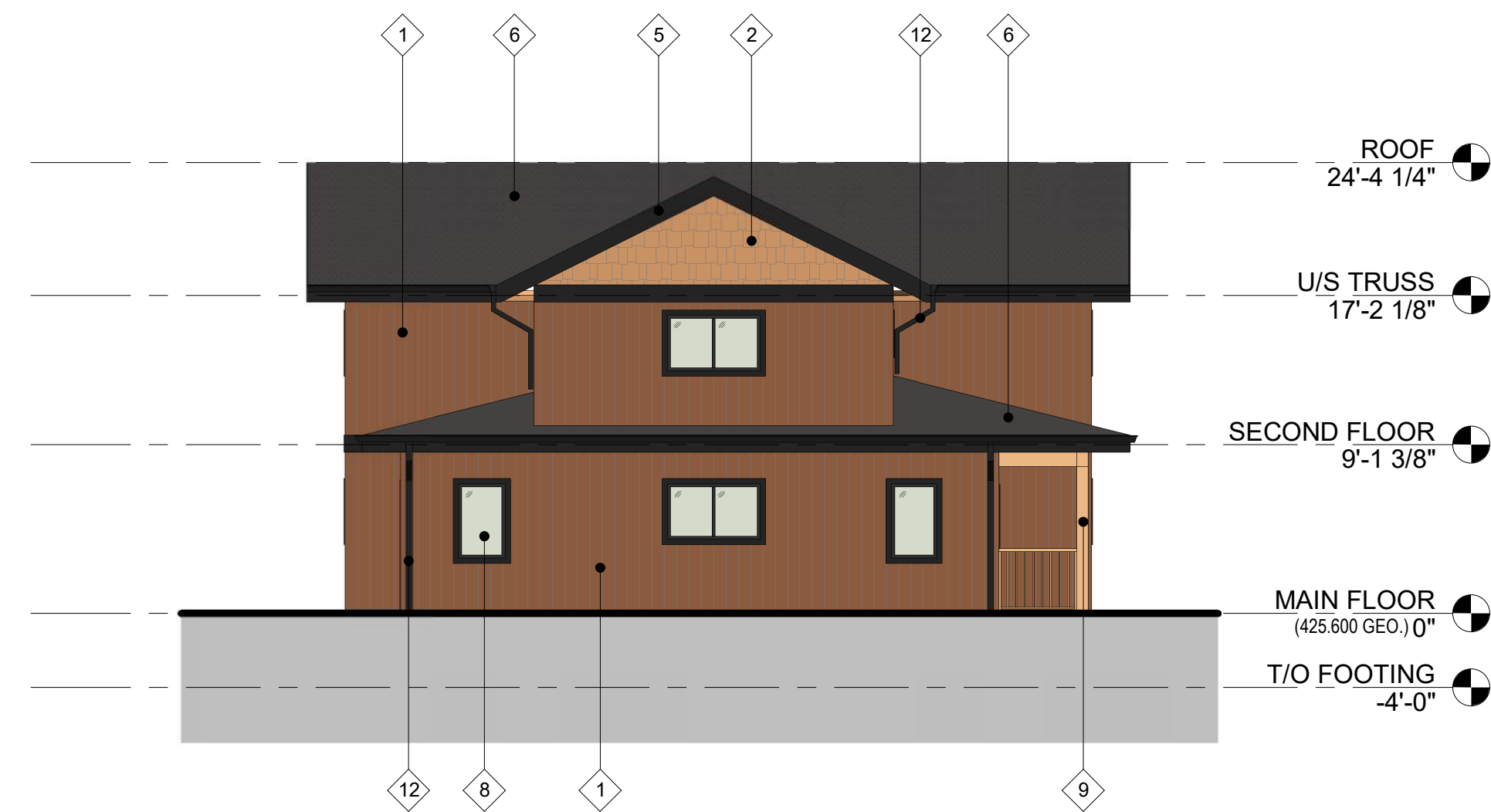




**EXTERIOR FINISHES LEGEND**

- |  |   |
|--|---|
| 1 VINYL SIDING<br>MANUFACTURER: KAYCAN<br>TYPE: BOARD AND BATTEN<br>COLOUR: MAHOGANY   | 7 ALUMINUM STOREFRONT GLAZING<br>FRAME COLOUR: BLACK ANODIZED<br>GLAZING: LOW-E GLAZING |
| 2 VINYL SIDING<br>MANUFACTURER: KAYCAN<br>TYPE: SHAKE<br>COLOUR: SPICE   | 8 VINYL WINDOWS<br>FRAME COLOUR: BLACK<br>GLAZING: LOW-E GLAZING                        |
| 3 CEMENT BOARD SIDING<br>MANUFACTURER: JAMES HARDIE<br>TYPE: BOARD AND BATTEN<br>COLOUR: PAINTED TO MATCH KAYCAN MAHOGANY                  | 9 HEAVY TIMBER ACCENT FRAMING<br>SPECIES: TBC   |
| 4 CEMENT BOARD SIDING<br>MANUFACTURER: JAMES HARDIE<br>TYPE: HARDIE SHINGLE - STRAIGHT EDGE PANEL<br>COLOUR: PAINTED TO MATCH KAYCAN SPICE | 10 ALUMINUM GUARD<br>COLOUR: BLACK  |
| 5 TRIM BOARD<br>MANUFACTURER: KAYCAN<br>TYPE: WOOD GRAIN<br>COLOUR: BLACK  | 11 METAL DOOR<br>FRAME COLOUR: BLACK<br>DOOR COLOUR: BLACK                              |
| 6 ASPHALT SHINGLE<br>COLOUR: GREY  | 12 GUTTER AND DOWN SPOUTS<br>COLOUR: BLACK  |

DATE: 2024.11.22 4:41 AM FILE: C:\Users\jcooper\Documents\23898\Learning\_Hub\_Central\_23\learning\_hub.dwg DRAWN BY: Author CHECKED BY: Checker



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



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



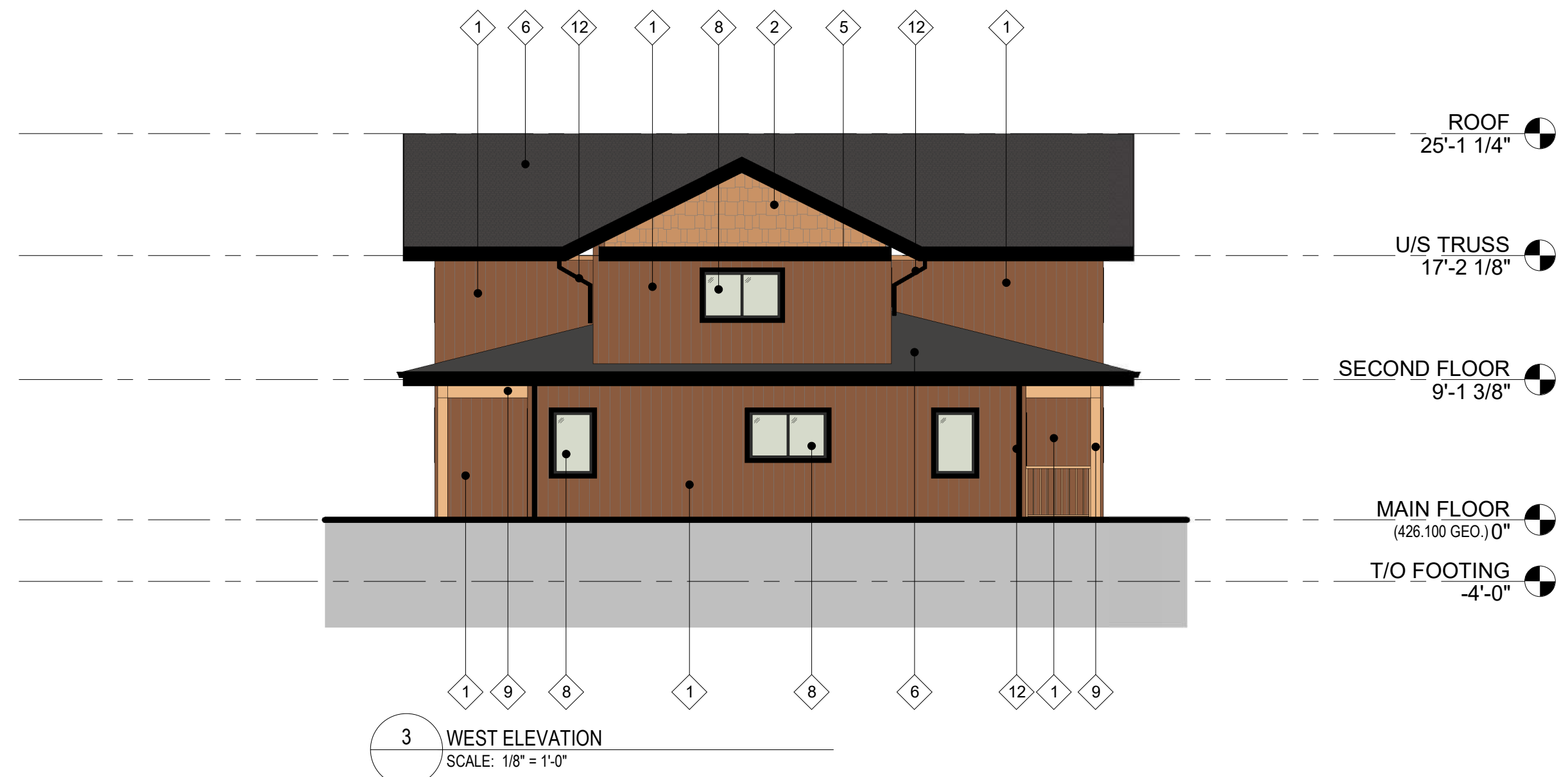
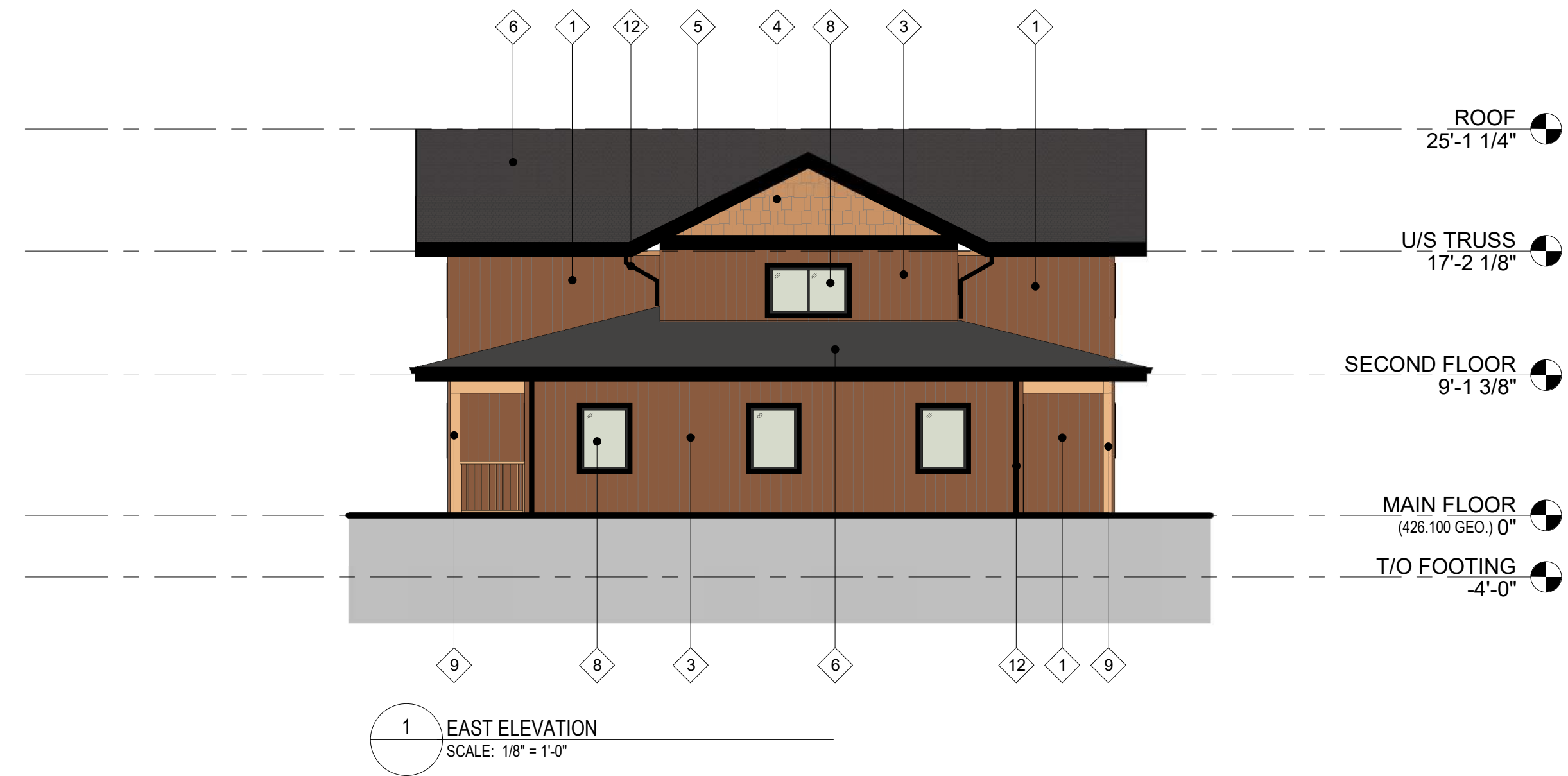
3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

**EXTERIOR FINISHES LEGEND**

- |  |   |
|--|---|
| 1 VINYL SIDING<br>MANUFACTURER: KAYCAN<br>TYPE: BOARD AND BATTEN<br>COLOUR: MAHOGANY   | 7 ALUMINUM STOREFRONT GLAZING<br>FRAME COLOUR: BLACK ANODIZED<br>GLAZING: LOW-E GLAZING |
| 2 VINYL SIDING<br>MANUFACTURER: KAYCAN<br>TYPE: SHAKE<br>COLOUR: SPICE   | 8 VINYL WINDOWS<br>FRAME COLOUR: BLACK<br>GLAZING: LOW-E GLAZING                        |
| 3 CEMENT BOARD SIDING<br>MANUFACTURER: JAMES HARDIE<br>TYPE: BOARD AND BATTEN<br>COLOUR: PAINTED TO MATCH KAYCAN 'MAHOGANY'                  | 9 HEAVY TIMBER ACCENT FRAMING<br>SPECIES: TBC   |
| 4 CEMENT BOARD SIDING<br>MANUFACTURER: JAMES HARDIE<br>TYPE: HARDIE SHINGLE - STRAIGHT EDGE PANEL<br>COLOUR: PAINTED TO MATCH KAYCAN 'SPICE' | 10 ALUMINUM GUARD<br>COLOUR: BLACK  |
| 5 TRIM BOARD<br>MANUFACTURER: KAYCAN<br>TYPE: WOOD GRAIN<br>COLOUR: BLACK  | 11 METAL DOOR<br>FRAME COLOUR: BLACK<br>DOOR COLOUR: BLACK                              |
| 6 ASPHALT SHINGLE<br>COLOUR: GREY  | 12 GUTTER AND DOWN SPOUTS<br>COLOUR: BLACK  |



**EXTERIOR FINISHES LEGEND**

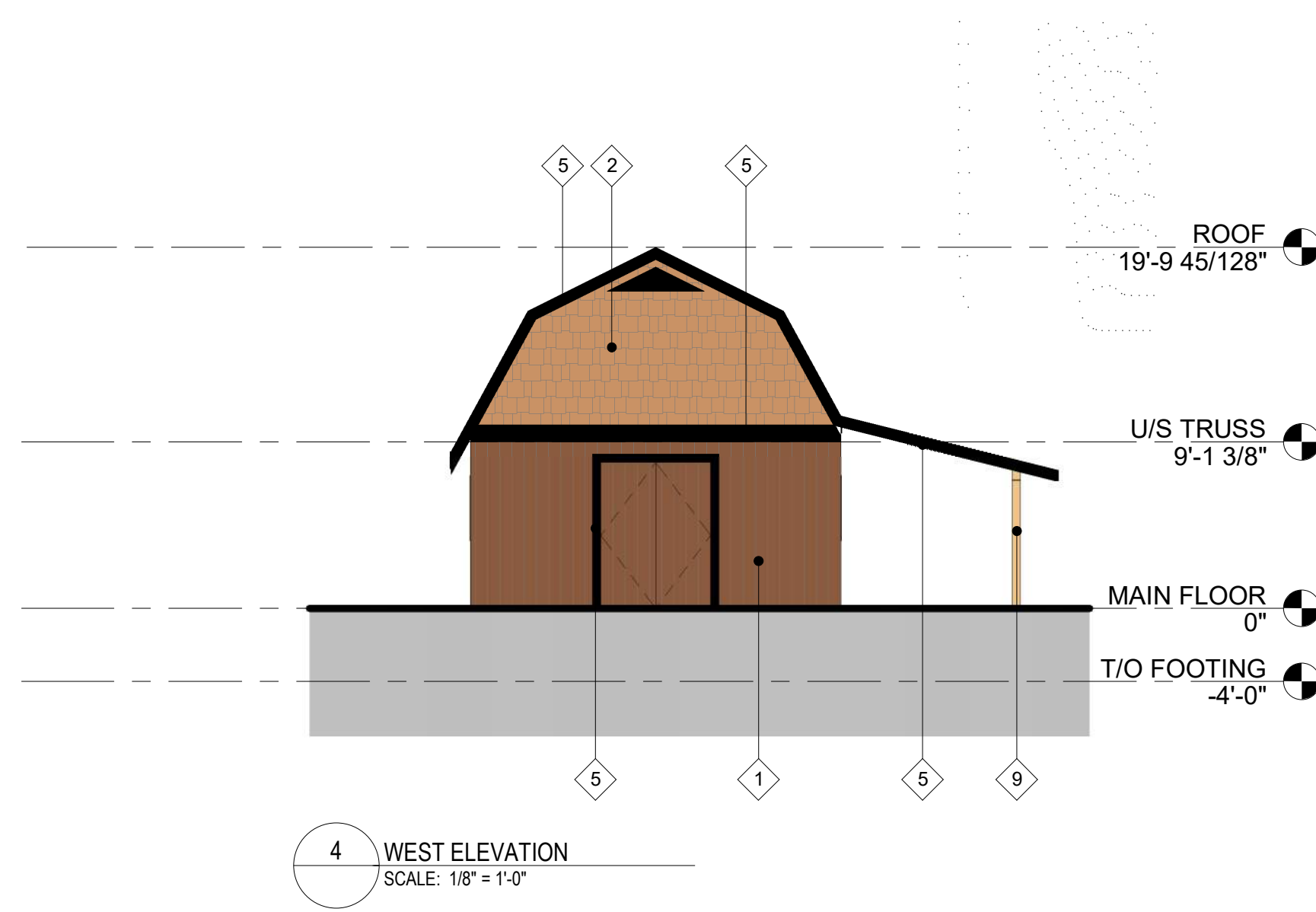
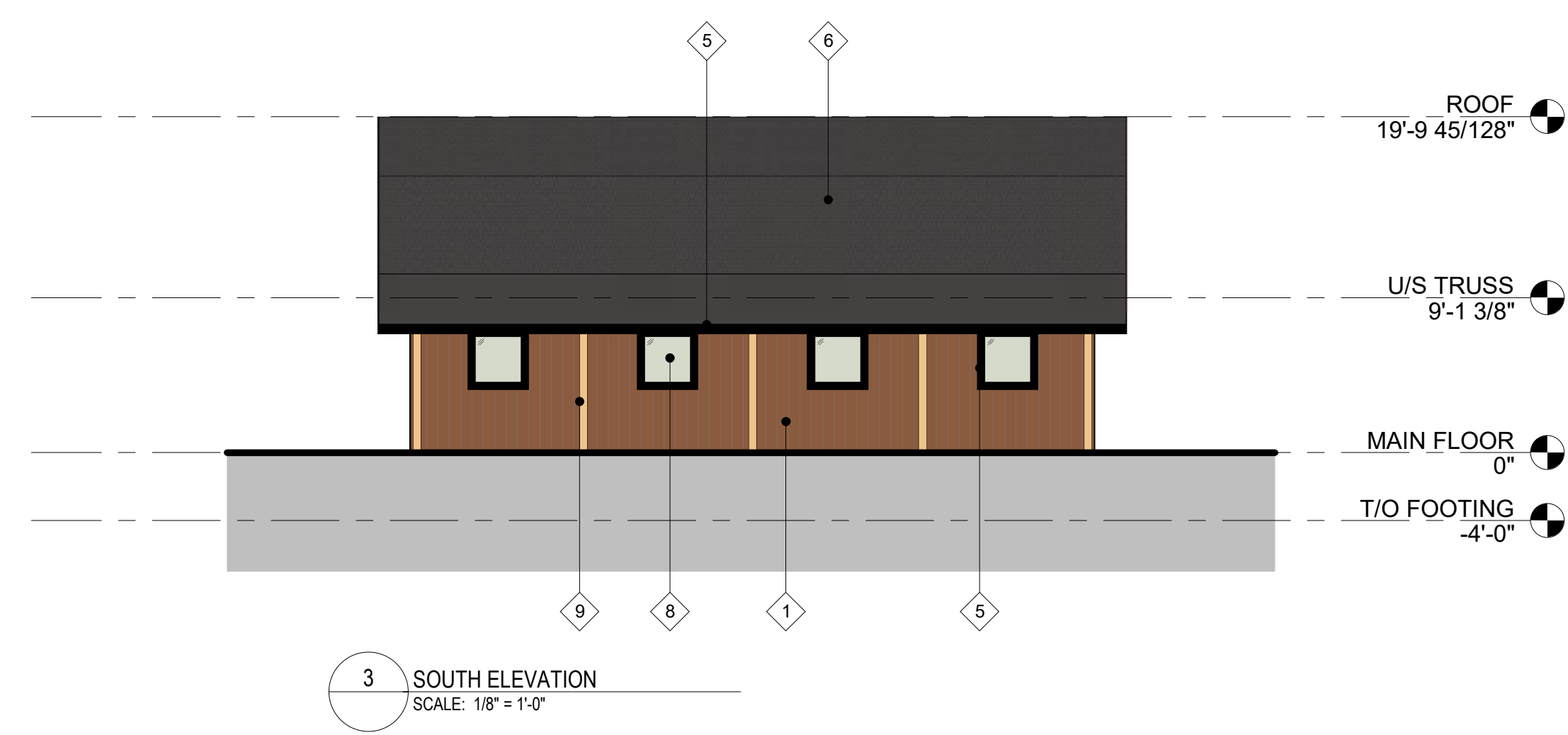
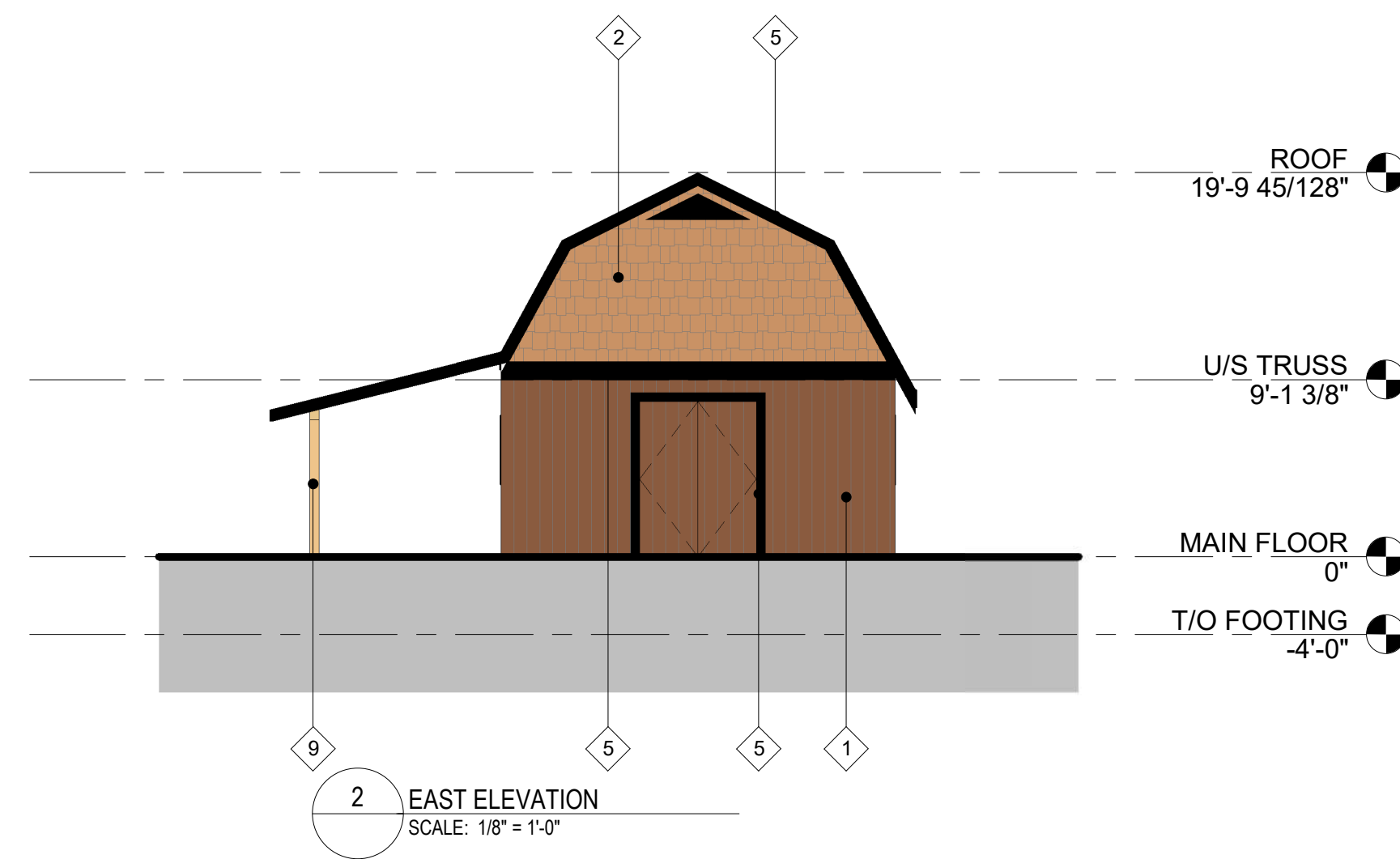
- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>1 VINYL SIDING<br/>MANUFACTURER: KAYCAN<br/>TYPE: BOARD AND BATTEN<br/>COLOUR: MAHOGANY</li> <li>2 VINYL SIDING<br/>MANUFACTURER: KAYCAN<br/>TYPE: SHAKE<br/>COLOUR: SPICE</li> <li>3 CEMENT BOARD SIDING<br/>MANUFACTURER: JAMES HARDIE<br/>TYPE: BOARD AND BATTEN<br/>COLOUR: PAINTED TO MATCH KAYCAN MAHOGANY</li> <li>4 CEMENT BOARD SIDING<br/>MANUFACTURER: JAMES HARDIE<br/>TYPE: HARDIE SHINGLE - STRAIGHT EDGE PANEL<br/>COLOUR: PAINTED TO MATCH KAYCAN SPICE</li> <li>5 TRIM BOARD<br/>MANUFACTURER: KAYCAN<br/>TYPE: WOOD GRAIN<br/>COLOUR: BLACK</li> <li>6 ASPHALT SHINGLE<br/>COLOUR: GREY</li> </ul> | <ul style="list-style-type: none"> <li>7 ALUMINUM STOREFRONT GLAZING<br/>FRAME COLOUR: BLACK ANODIZED<br/>GLAZING: LOW-E GLAZING</li> <li>8 VINYL WINDOWS<br/>FRAME COLOUR: BLACK<br/>GLAZING: LOW-E GLAZING</li> <li>9 HEAVY TIMBER ACCENT FRAMING<br/>SPECIES: TBC</li> <li>10 ALUMINUM GUARD<br/>COLOUR: BLACK</li> <li>11 METAL DOOR<br/>FRAME COLOUR: BLACK<br/>DOOR COLOUR: BLACK</li> <li>12 GUTTER AND DOWN SPOUTS<br/>COLOUR: BLACK</li> </ul> |
|---|---|



**EXTERIOR FINISHES LEGEND**

- 1 VINYL SIDING  
MANUFACTURER: KAYCAN  
TYPE: BOARD AND BATTEN  
COLOUR: MAHOGANY
- 2 VINYL SIDING  
MANUFACTURER: KAYCAN  
TYPE: SHAKE  
COLOUR: SPICE
- 3 CEMENT BOARD SIDING  
MANUFACTURER: JAMES HARDIE  
TYPE: BOARD AND BATTEN  
COLOUR: PAINTED TO MATCH KAYCAN 'MAHOGANY'
- 4 CEMENT BOARD SIDING  
MANUFACTURER: JAMES HARDIE  
TYPE: HARDIE SHINGLE - STRAIGHT EDGE PANEL  
COLOUR: PAINTED TO MATCH KAYCAN 'SPICE'
- 5 TRIM BOARD  
MANUFACTURER: KAYCAN  
TYPE: WOOD GRAIN  
COLOUR: BLACK
- 6 ASPHALT SHINGLE  
COLOUR: GREY
- 7 ALUMINUM STOREFRONT GLAZING  
FRAME COLOUR: BLACK ANODIZED  
GLAZING: LOW-E GLAZING
- 8 VINYL WINDOWS  
FRAME COLOUR: BLACK  
GLAZING: LOW-E GLAZING
- 9 HEAVY TIMBER ACCENT FRAMING  
SPECIES: TBC
- 10 ALUMINUM GUARD  
COLOUR: BLACK
- 11 METAL DOOR  
FRAME COLOUR: BLACK  
DOOR COLOUR: BLACK
- 12 GUTTER AND DOWN SPOUTS  
COLOUR: BLACK

DATE: 06/20/24 11:47:43 AM FILE: C:\Users\m\Documents\23898\Cottage 3\Cottage 3 - Elevations.dwg  
DRAWN BY: Author - CHECKED BY: Checker



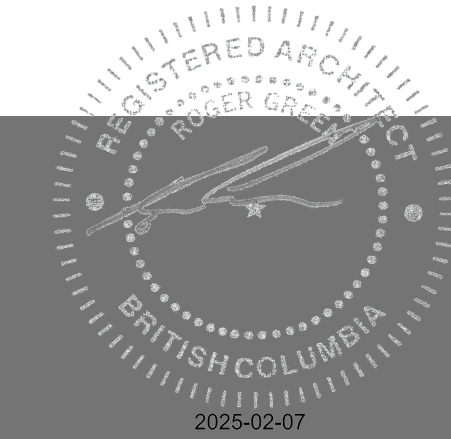
**EXTERIOR FINISHES LEGEND**

- |  |   |
|--|---|
| 1 VINYL SIDING<br>MANUFACTURER: KAYCAN<br>TYPE: BOARD AND BATTEN<br>COLOUR: MAHOGANY   | 7 ALUMINUM STOREFRONT GLAZING<br>FRAME COLOUR: BLACK ANODIZED<br>GLAZING: LOW-E GLAZING |
| 2 VINYL SIDING<br>MANUFACTURER: KAYCAN<br>TYPE: SHAKE<br>COLOUR: SPICE   | 8 VINYL WINDOWS<br>FRAME COLOUR: BLACK<br>GLAZING: LOW-E GLAZING                        |
| 3 CEMENT BOARD SIDING<br>MANUFACTURER: JAMES HARDIE<br>TYPE: BOARD AND BATTEN<br>COLOUR: PAINTED TO MATCH KAYCAN 'MAHOGANY'                  | 9 HEAVY TIMBER ACCENT FRAMING<br>SPECIES: TBC   |
| 4 CEMENT BOARD SIDING<br>MANUFACTURER: JAMES HARDIE<br>TYPE: HARDIE SHINGLE - STRAIGHT EDGE PANEL<br>COLOUR: PAINTED TO MATCH KAYCAN 'SPICE' | 10 ALUMINUM GUARD<br>COLOUR: BLACK  |
| 5 TRIM BOARD<br>MANUFACTURER: KAYCAN<br>TYPE: WOOD GRAIN<br>COLOUR: BLACK  | 11 METAL DOOR<br>FRAME COLOUR: BLACK<br>DOOR COLOUR: BLACK                              |
| 6 ASPHALT SHINGLE<br>COLOUR: GREY  | 12 GUTTER AND DOWN SPOUTS<br>COLOUR: BLACK  |



**BARN - ELEVATIONS**

YOUTH RECOVERY CENTRE  
KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC

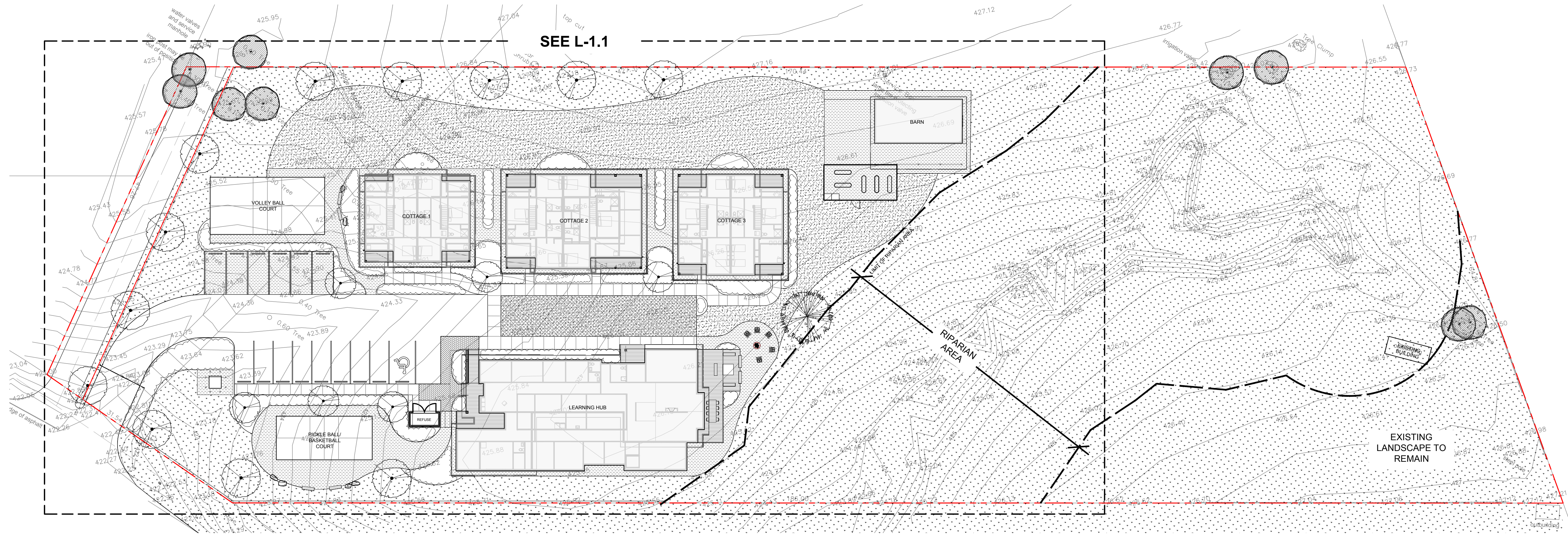


ISSUED FOR DEVELOPMENT PERMIT  
ON 2024.08.12

DRAWING: **A014**  
PROJECT: 23898  
SCALE: As indicated

DATE: 2024.10.29 PM FILE: C:\Users\j\Documents\23898 Barn, Corral, 23, 1st floor.dwg  
DRAWN BY: Author - CHECKED BY: Checker





DESCRIPTION	DATE	NO.
Revised	Feb. 06	04
Issued for DP	Dec. 31	03
DP Review	Nov. 01	02
Review	Oct. 04	01

SITE PLAN

LANDSCAPE NOTES

GENERAL

1 | Plant material and construction methods shall conform to minimum standards established in the latest edition of the Canadian landscape standards, published by the C.N.L.A. and the C.S.L.A. as well as the city of Kelowna landscape standards.

2 | Final planting selections may vary depending upon availability at the time of construction. Substitutions to be reviewed and approved by project landscape designer prior to installation.

3 | Organic mulch, Better Earth Douglas Red Fir or pre-approved equal, shall be used in all shrub beds with a depth of 75mm (3").

4 | Decorative rock mulch used in accent beds as noted on the plan to be 25MM Kettle Valley Granite, at a depth of 75mm (3") with landscape fabric installed below.

5 | Hydroseed shall be a grade 'A' premium seed mix, installed on a soil depth of 150mm, during the spring or fall weather window (march - may, or october - november) to allow for proper establishment and limit the need of temporary irrigation.

- Seed Mix:
- Blue bunch wheat grass 20%
- Slender wheat grass 40%
- Rough fescue 20%
- Perennial ryegrass 10%
- June grass 10%
- Seed Rate :: 45 KG/HA

6 | Minimum slope of 2% for all hard and soft landscape areas to ensure positive drainage away from buildings. Refer to Geo-technical, and Civil Engineering plans for drainage information. Elevations indicated on landscape plan for reference only.

7 | Garbage enclosure to be screened with vertical slats, material consistent with colour and material from architecture.

IRRIGATION

1 | Irrigation design, products, + install to meet the requirements of the City of Kelowna Water Use Regulations Bylaw no. 10480, and specifications Bylaw no. 7900 (part 6, schedule 5).

2 | The irrigation system shall be equipped with an approved backflow prevention device, water meter, and shut off valve located outside the building and accessible to he city.

3 | An approved smart controller shall be installed with scheduling times taking into consideration microclimate, soil type, + slope.

4 | A flow sensor + master valve shall be connected to the controller and programmed to stop flow to the system in case of a water leak.

PROPOSED PLANT LIST

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE
AR	4	Acer rubrum 'Armstrong'	Armstrong red maple	6cm Cal, B+B
SA	7	Sorbus aucuparia 'Fastigiata'	Pyramidal mountain ash	5cm Cal, B+B
PT	6	Populus tremuloides 'erecta'	Columnar quacking aspen	6cm Cal, B+B
PP	1	Pinus ponderosa	Ponderosa pine	2.5m Ht, B+B

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE
Aa	15	Amelanchier alnifolia	Saskatoon	#2 Pot
Cs	20	Cornus sericea	Red osier dogwood	#2 Pot
Ma	10	Mahonia aquifolium	Oregon grape	#2 Pot
Pm	20	Pinus mugo 'Pumilio'	Pumilio mugo pine	#2 Pot
Pf	80	Potentilla fruticosa 'Abbotswood'	Abbotswood potentilla	#2 Pot
Rg	25	Rhus glabra	Smooth Sumac	#2 Pot
Rw	25	Rosa woodsii	Prairie rose	#2 Pot

PERENNIALS

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE
am	56	Achillea millefolium 'New vinatge white'	New vinatge white yarrow	#1 Pot
af	56	Aster x frikartii 'Monch'	Frikart's aster	#1 Pot
ls	56	Leucanthemum x superbum 'Snowcap'	Snowcap shasta daisy	#1 Pot
nr	56	Nepeta racemosa 'Walker's Low'	Catmint	#1 Pot

GRASSES

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE
dc	40	Deschampsia cespitosa	Tufted hair grass	#1 Pot
ma	40	Miscanthus sinensis 'Adagio'	Dwarf maiden grass	#1 Pot
mp	40	Miscanthus sinensis purpurascens	Flame grass	#1 Pot
mg	40	Miscanthus sinensis 'Gracillimus'	Maiden grass	#1 Pot

GROUND COVER

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE
au	56	Arctostaphylos uva-ursi 'Massachusetts'	Kinnickinnick	#1 Pot
tp	56	Thymus psuedolanuginosus	Woolly thyme	#1 Pot

LANDSCAPE STANDARDS, TABLE 7.2

A2 - Agriculture / Rural Residential

LANDSCAPE STANDARDS	ZONE REQUIRMENT	PROPOSED LANDSCAPE
Minimum tree amount (boulevard)	3	3
Minimum deciduous tree caliper	Lg: 5cm Med: 4cm	Lg: 6cm Med: 5cm
Minimum coniferous tree height	2.5 m	2.5 m
Minimum ratio between tree size	50% large 25% small	80% large 20% medium
Minimum growing medium area (area not including existing road through site, internal parking and building access)	53%	
Minimum growing medium volumes per tree	3 lg. - 75 m3 3 med. - 54 m3	3 lg. - 75 m3 3 med. - 54 m3
Landscape graded areas	shrub bed: max 50% cross slope: min 2%	shrub bed: max 50% cross slope: min 2%
Fence height	2.4 m	1.8m
Riparian management area	yes	
Retention of existing trees on site	yes	
Surface parking lot	15 stalls	
Garbage & recycling bin screen	yes	

CLIENT

VRR OPCO  
Enterprises Ltd.

PROJECT

Youth Recovery Centre  
Valley Road North  
Kelowna BC

SHEET TITLE

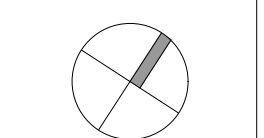
Landscape Site Info

design by . Sarah Enns

project number . 24014

date . February 2025

NORTH

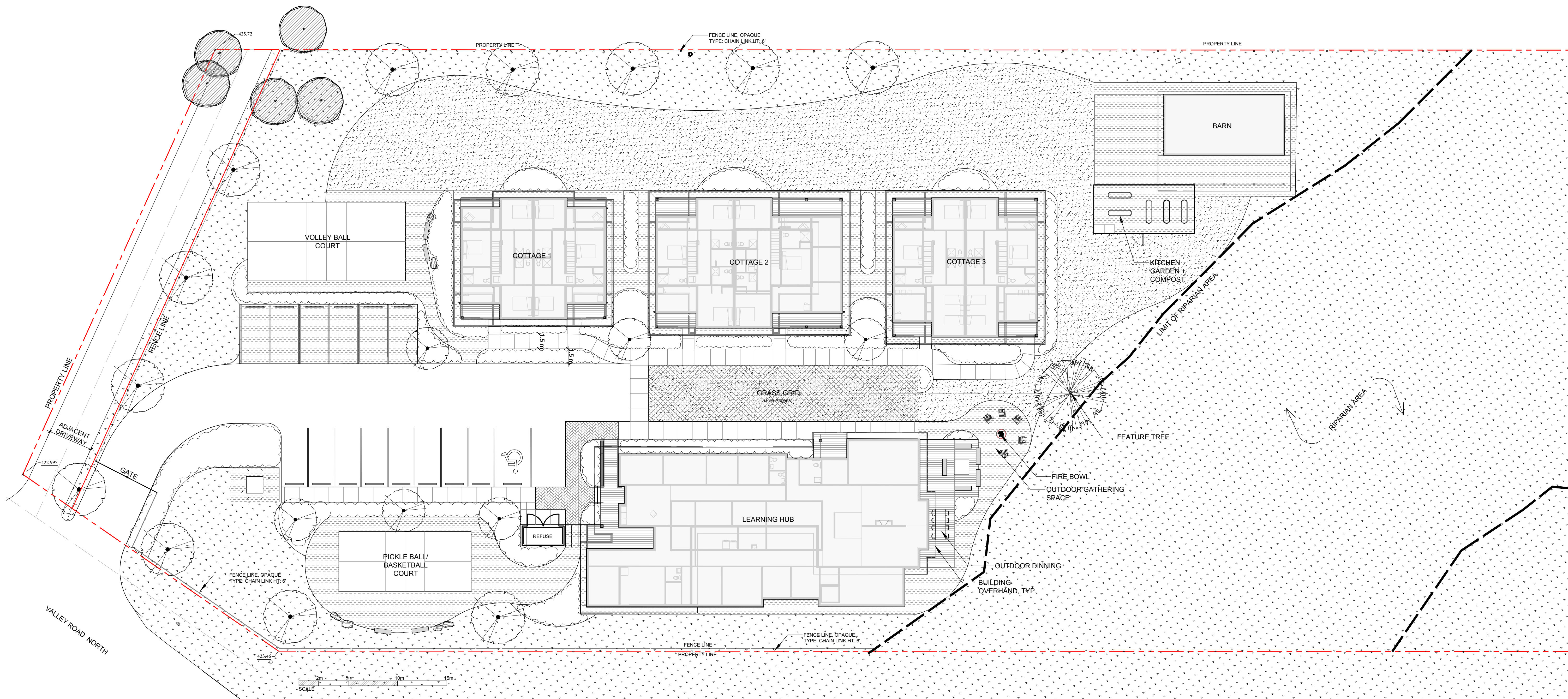


SCALE

1: 200  
PAGE  
24" x 36"

SHEET NUMBER

L-1.0



revision . issue

DESCRIPTION	DATE	NO.
Revised	Feb. 06	04
Issued for DP	Dec. 31	03
DP Review	Nov. 01	02
Review	Oct. 04	01

CLIENT

VRR OPCO  
Enterprises Ltd.

PROJECT

Youth Recovery Centre  
Valley Road North  
Kelowna BC

SHEET TITLE

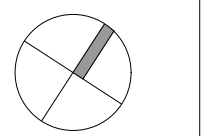
Landscape Plan

design by . Sarah Enns

project number . 24014

date . February 2025

NORTH



SCALE

1: 200



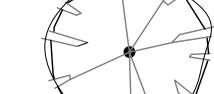



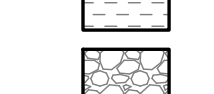
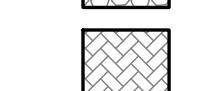
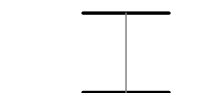




PAGE

24" x 36"

SHEET NUMBER

L-1.1

LEGEND

-  TREE PROTECTION FENCING
-  EXISTING TREE TO REMAIN
-  LARGE TREE
-  NATURALIZED SEED MIX
-  ORNAMENTAL PLANTING SHRUBS, GRASSES + PERENNIALS
-  GRAVEL SURFACING
-  ROCK COBBLE
-  DECORATIVE PAVER
-  C.I.P. CONCRETE SIDEWALK
-  SOD LAWN
-  SOD LAWN, GRASS GRID FOR FIRE TRUCK ACCESS
-  BENCH
-  LANDSCAPE BOULDERS

LANDSCAPE FEATURES

