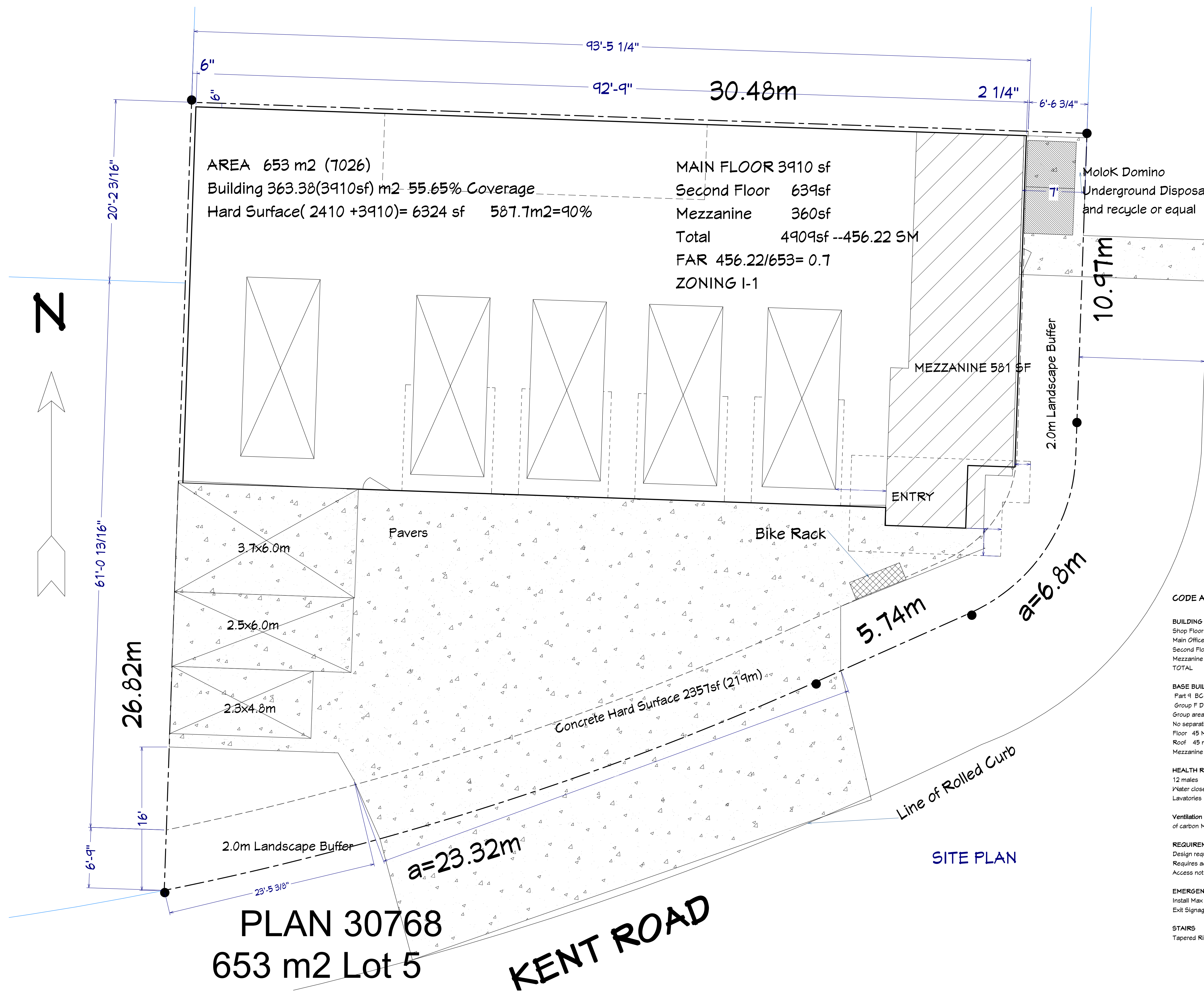


Rational for the Proposed Structure at 1950 Kent Road, Kelowna B.C.

PM Automotive has operated at 1950 Kent Road since 2007. The owners of Northway Ventures and PM Automotive Ltd. are Poitr and Agneiska Mazur. On May 26, 2024, their building and contents were completely destroyed by fire. The previous building was longer than the proposed plan as there was no required front setback when it was originally built. The existing lot coverage was 100% and we have reduced that to 90%. The boulevard area of this property will be landscaped as shown on the landscape design. This area added to the actual property will include an additional area of approximately 214 m². That considered brings the overall project coverage to 76%. Eco pavers were considered to reduce that more but with the amount of cars going in and out, they would likely shift and look disorderly. The garbage bin was previously located on the East side of the building (Evergreen Court) and their preference is for it to remain there so as not to crowd on site parking. The Molok System is being considered for this location

The new proposed building will be similar in size but significantly improved from an architectural and functional perspective. The office and reception has been moved from the West corner to the Southeast corner for easier approach by customers. This detail will provide an improved the presence of the corner entering Evergreen Court. This building will house five car repair bays.

I solicit your support on these variances so Poitr and Agneiska Masur can resume business as they have in the past.



AREA 653 m² (7026)
 Building 363.38(3910sf) m² 55.65% Coverage
 Hard Surface(2410 +3910)= 6324 sf 587.7m²=90%

MAIN FLOOR 3910 sf
 Second Floor 639sf
 Mezzanine 360sf
 Total 4909sf --456.22 SM
 FAR 456.22/653= 0.7
 ZONING I-1

MoloK Domino
 Underground Disposal
 and recycle or equal

EVERGREEN COURT

PLAN 30768
653 m² Lot 5

KENT ROAD

SITE PLAN

CODE ANALYSIS

BUILDING AREA	3835 sf	OCC LOAD
Shop Floor	3240sf 306.5m ²	28m ² / person 11
Main Office	557sf 6	
Second Floor	651 sf 110.4m ²	9.3m ² / person 12
Mezzanine	580sf 53.9m ²	48m ² / person 2
TOTAL	5046sf 469m ²	Total Occ Load 25

BASE BUILDING CODE ANALYSIS
 Part 4 BCBC Art 4.10.2.1
 Group F Div 2 Med Hazard Industrial Two Storey
 Group area is subsidiary to the F-2
 No separation required to Office/ Entry 9.10.9.14(2)
 Floor 45 Min FRR Art 9.10.8.1
 Roof 45 min FRR or Non Combust
 Mezzanine 0 FRR

HEALTH REQUIREMENTS
 12 males 12 Females
 Water closets 1 male 1 Female Minimum
 Lavatories 1 male 1 Female Minimum

Ventilation to be provided as per 3.3.5.4(4) to avoid accumulation of carbon Monoxide and exhaust.

REQUIREMENTS FOR PERSON H DISABILITIES
 Design requirements as per 3.8.2
 Requires access width min 1.0m
 Access not required to second floor as second floor area less than 600m²

EMERGENCY LIGHTS
 Install Max 8 ft from the floor where they are installed
 Exit Signage optional/ recommended (less and 150 Occ load)

STAIRS
 Tapered Risers required as per 3.3.1.16 BCBC 24

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROPOSED BUILDING
NORTHWAY VENTURES LTD
 1950 Kent Road



BC LTRP
 Russ Van de Sype
 P/ Design & Consulting
 Principal/ Consultant
 1950 Kent Road, Victoria BC V8M 1Y1

DATE:

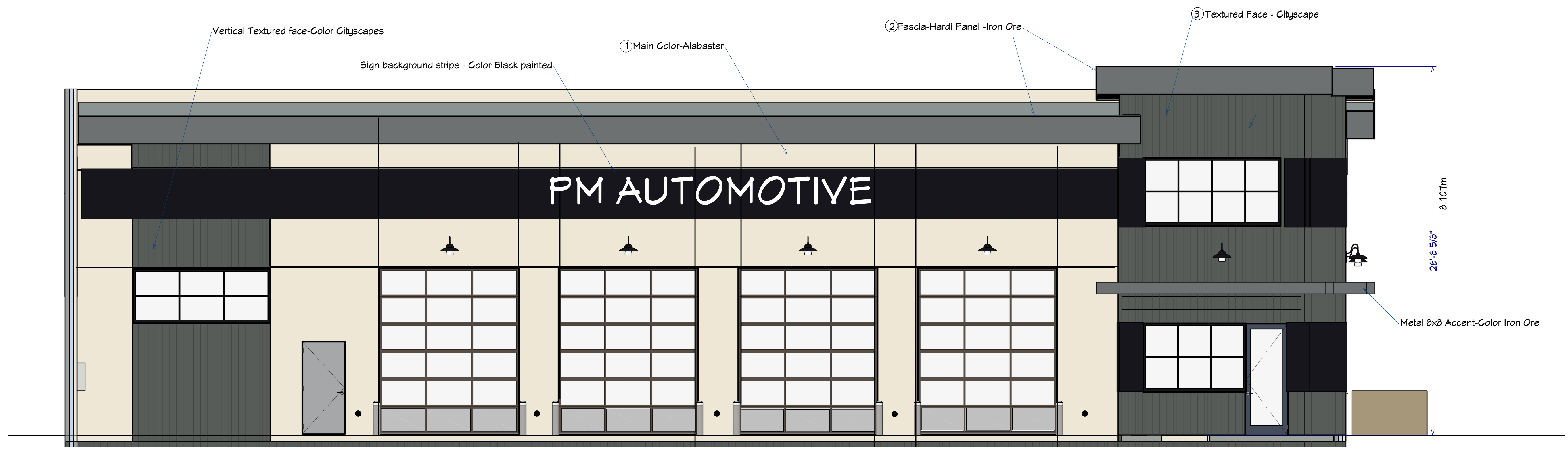
2024-10-03

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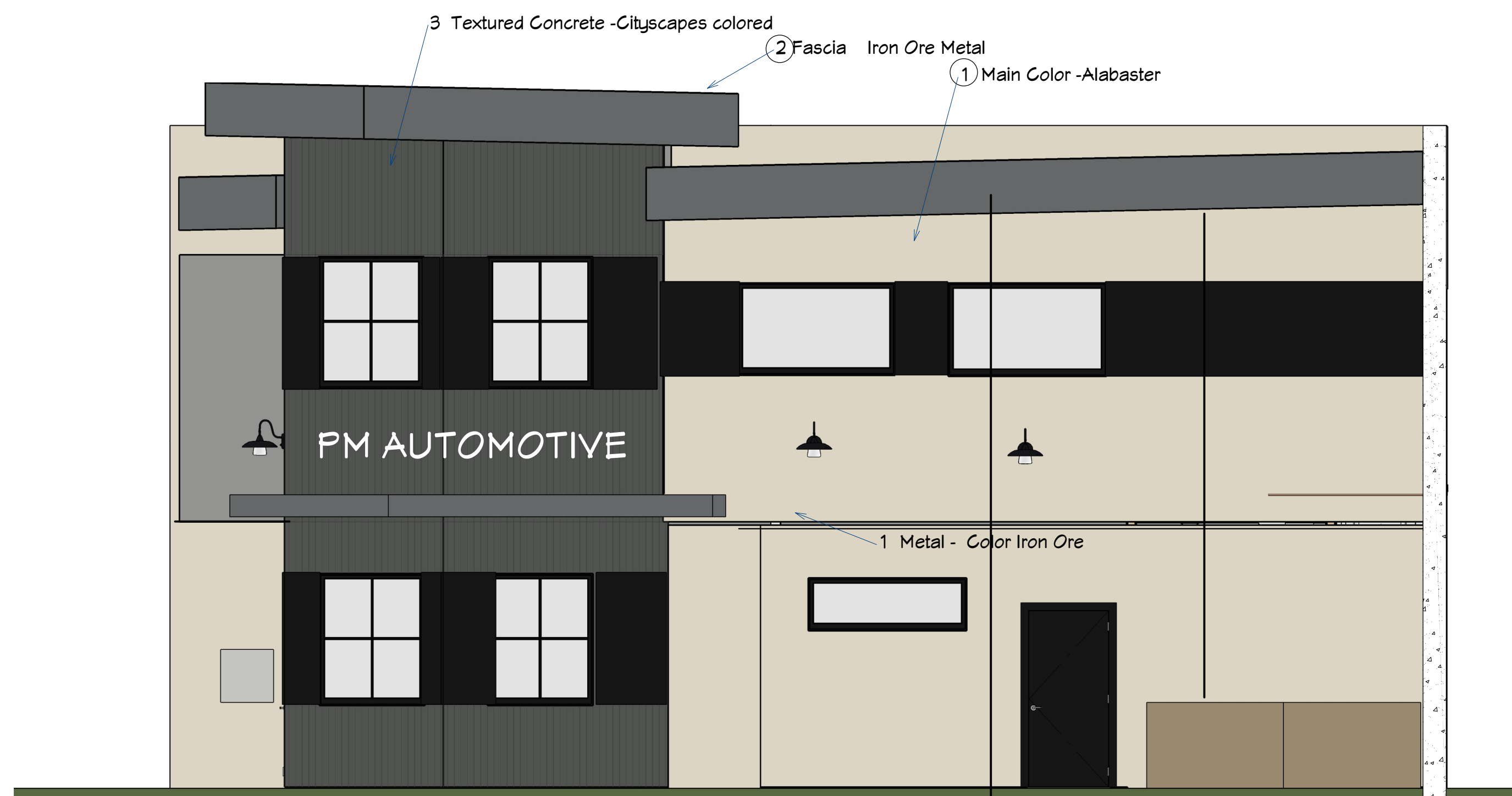
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SHEET:

PRELIMINARY ONLY



Elevation 4



Elevation 5



Camera 1

PRELIMINARY ONLY

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

PROPOSED BUILDING
 NORTHWAY VENTURES LTD
 1950 Kent Road



RV
 Russ Van de Sype
 P. Eng. Design & Consulting
 Principal / Consultant
 [Professional Seal]

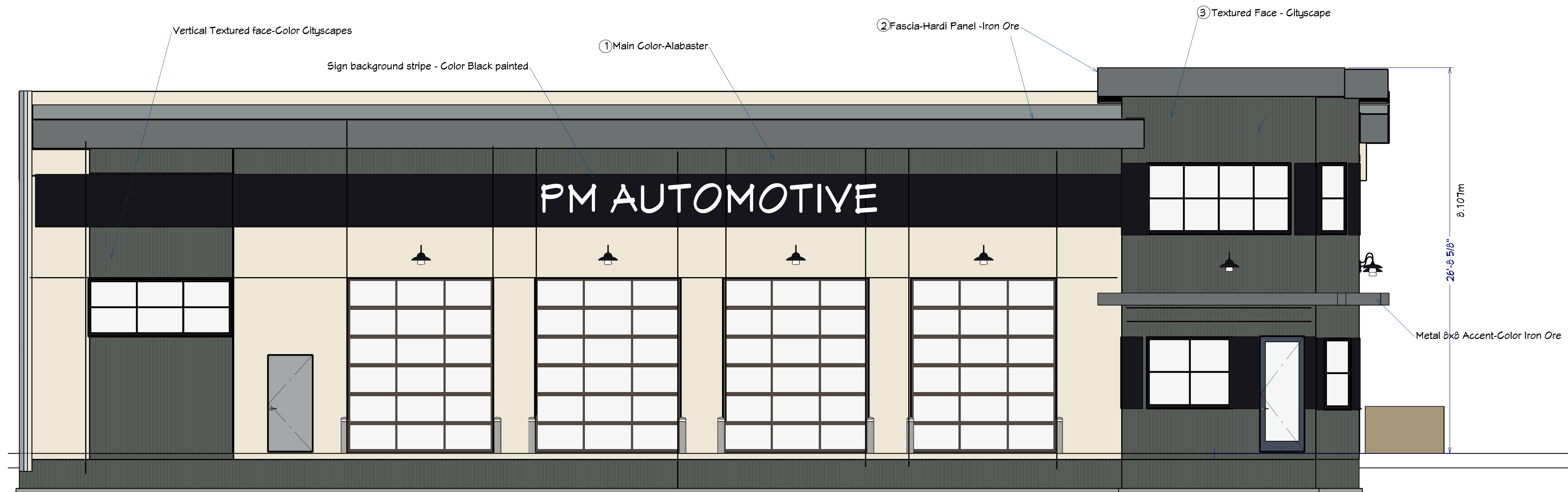
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2024-10-03

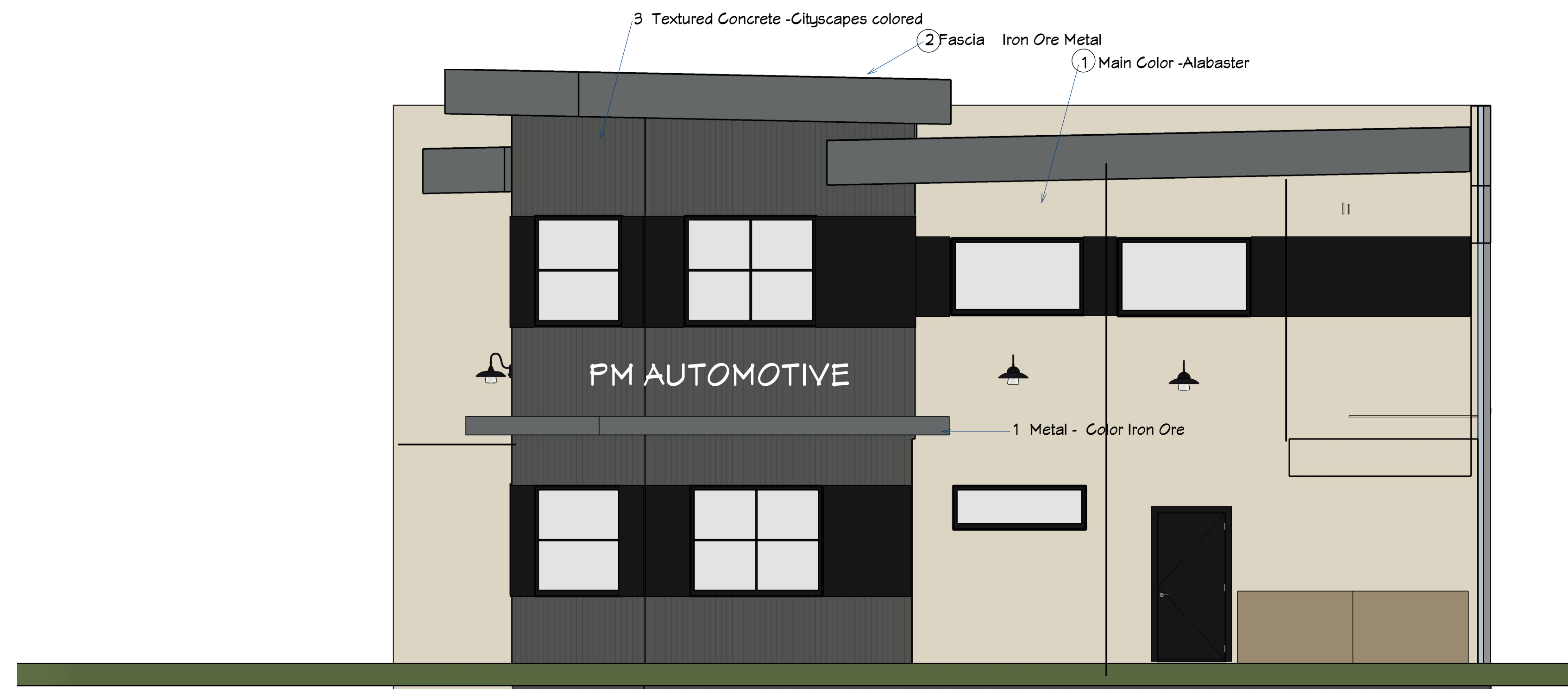
SCALE:

1/4"=1'-0"

SHEET:



Elevation 4



Elevation 5

REVISION TABLE	
NUMBER	DATE

PROPOSED BUILDING
 NORTHWAY VENTURES LTD
 1950 Kent Road

Russ Van de Sype
 RV Design & Consulting
 Principal/ Consultant
 BCABD Professional Membership



DATE:

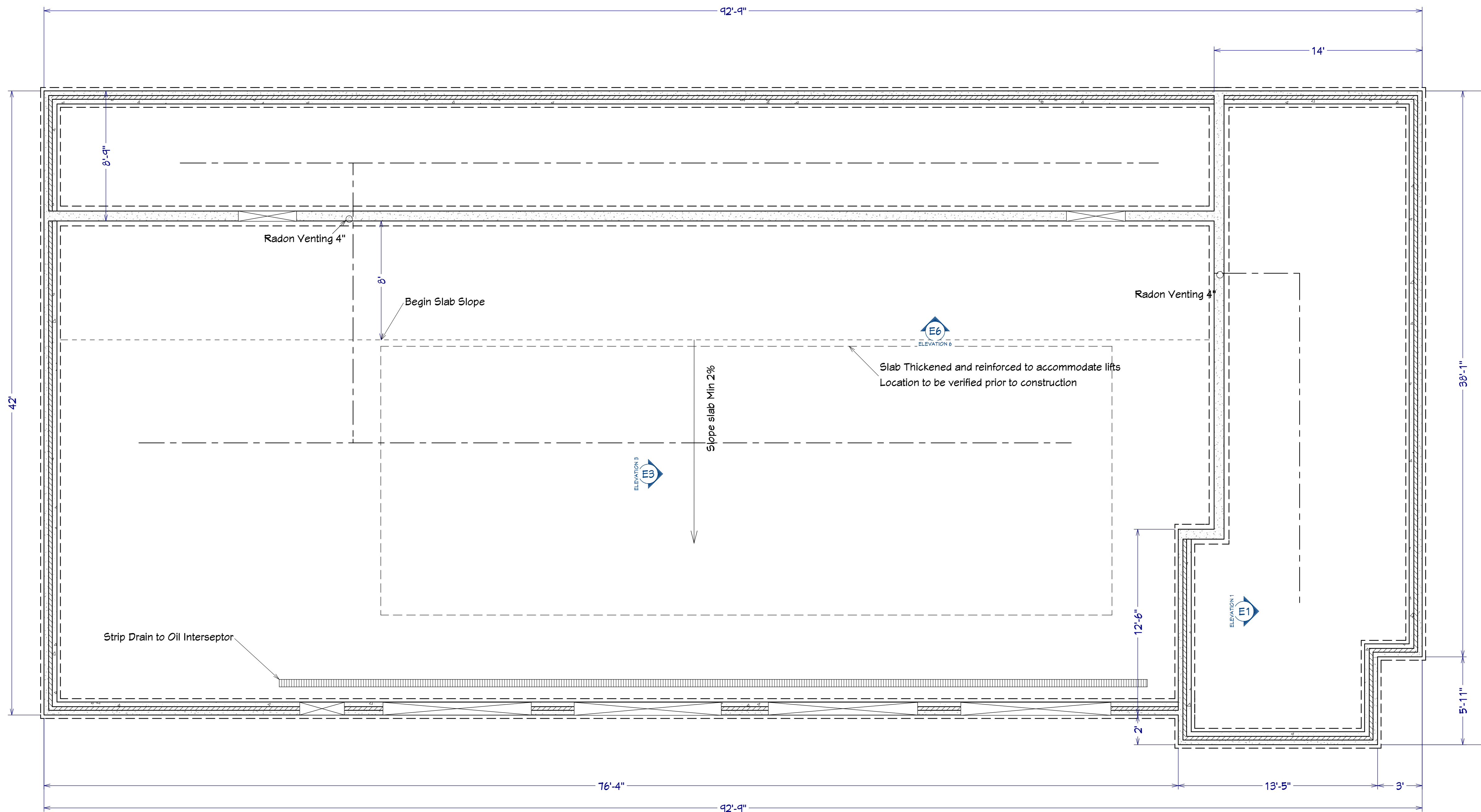
2024-09-06

SCALE:

1/4"=1'-0"

SHEET:

A-2



Foundation

GENERAL NOTES
 Dimensions provided shall take precedence over scale. Contractor to verify all dimensions of Building Designer and Consultant drawings prior to work commencement. Any discrepancies are to be reported immediately. Any notes elsewhere on the plans that exceed the requirements stated in the general notes take precedence.
 Prior to any alterations or modifications of plans or details on site, Contractor(s), tradesperson(s), or homeowner(s) must contact the Building Designer to confirm Building Code requirements and to maintain accuracy and completeness of the plans.
 All references to the British Columbia Building Code (BCBC) are for its most current edition or published revision thereto, approved by ministerial order by the Province of British Columbia. Any reference to a dated edition or revision is to be assumed for the equivalent requirement in the most current edition. All work shall comply with the current edition of the British Columbia Building Code, the rules and customs of best trade practice to be executed by skilled tradespersons, well equipped and adequately supervised. All references to the BCBC is to Division B of the British Columbia Building Code unless otherwise noted.
 Designer and/or Contractor to confirm all aspects of siting and placement of structure on lot.
 Designer not responsible for placement. In the event that the proposed new or existing structure does not conform to the requirements of the B.C. Building Code an engineer(s) may be necessary and such services are for the owner's account.
 All materials to be of best quality, complying with the applicable sections of the current CSA, CGSB and BCBC standards. All materials shall be used strictly according to manufacturers printed directions, where not inconsistent with this specification; no dilution permitted except where specified.
 Grades shown on plans are estimates. Foundation wall heights and house siting may require adjustment to suit site conditions.

ROUGH CARPENTRY
 All construction and materials to comply with the "approved" current issue and amendments of CMC and BCBC. The Manufactured homes and units to comply with BCBC and CSA requirements. All structural framing members are sized for standard grade No. 2 better Service Pine Fir (in accordance with NLGA standard grading rules for Canadian Lumber) except where specifically noted otherwise. Framing contractor to provide backing for all plumbing accessories, shelving, curtain rods, cabinets, etc. Contractor shall be responsible for the proper setting out of all work and ensure no eccentric loads occur.

CONCRETE
 All concrete used for footings and foundations to be not less than 15 MPa @ 28 days unless otherwise noted. All concrete used for floors is to be not less than 20 MPa @ 28 days unless otherwise noted. All concrete used for concrete garage floors and exterior steps to be min. 50 MPa @ 28 days. Exterior slabs, garage and carport slabs an entrainment of 9-3% required. All foundations and footings to be carried down to solid undisturbed bearing.

ELECTRICAL PANELS
 Electrical Facilities to comply with BCBC 4.34 and 4.36.
 All electrical facilities, panels, lighting and any fixed equipment shall comply with the Canadian Electrical Code, BCBC 4.34 and 4.36, and shall be installed by a certified electrician. A registered professional to design and/or verify work as required by the local authority having jurisdiction.

DOORS, WINDOWS, AND SKYLIGHTS
 All windows, doors, and skylights to meet the requirements laid forth in B.C.B.C. 4.11 and 4.36.
 All manufactured windows, doors and skylights to comply with B.C.C. 4.11.1(1)(a) and with AAMA/NDMA/CSA 1011.5 20A440 "NAFIS-North American Fenestration Standard/Specification for Windows, Doors, and Skylights", & A4403.01 "Canadian Supplement to: NAFIS".
 The following window requirements are derived from B.C.B.C. Table G-4 as per B.C.B.C. 4.14.3, and are to be used to satisfy the requirements of "NAFIS" National Window Fenestration Performance, DP 460, FGDG, Water Resistance 150, Minimum Thermal Resistance ratings of windows as per B.C.B.C. 4.36.
 Windows and Doors - U 0.32 - 1.60 USI
 Front Entrance Door - U 0.48 - 2.60 USI
 Glass Block - U 0.51 - 2.90 USI
 Skylight - U 0.51 - 2.90 USI
 Sluight and walls - R 18.14 - 2.18 RSI
 Overhead Garage Doors - R 4.29 - 1.10 RSI
 Side built doors and windows to comply with BCBC 5.10.2, and 4.36.2 T(3)
 Flashing to be above all doors and windows not directly protected by eaves.
 Limited patio doors are to be used for exterior garage utility doors and the door(s) separating the residence and the garage, and whenever allowed by BCBC 4.14.2(2).
 All interior doors to clear finish flooring by 12mm (1/2") to allow for unobstructed air distribution.
 Ensure exterior entrance doors, including sliding doors, meets BCBC 4.15 resistance to forced entry.

INSULATION AND VAPOUR BARRIER
 Insulation to be continuous around all openings. Effective RSI values are calculated using the Parallel Path Method, with all parts of the assembly taken into account. Any deviation from listed assemblies must be reported to the Building Designer for RSI value recalculation.
 Refer to section notes for assemblies and to the Thermal Resistance of Wall, Ceiling, and Floor Assemblies calculations listed later on page.
 Insulation values not to be decreased below required levels at any point around major penetrations, wall-floor connections, window/door headers, behind electrical breaker boxes, or around plumbing or ducting in walls.
 Refer to BCBC 4.36 for exceptions.
 Effective thermal resistance values are based of those in BCBC 4.36 for Zone 5 (5000 to 5999 Heating Degree Days in Celsius Degree-Days)
 Ceilings below attic without HRV - R 49.23 - 3.61 RSI
 Ceilings below attic with HRV - R 39.23 - 4.11 RSI
 Floors over unheated/exterior spaces with and without HRV - R 26.52 - 4.61 RSI
 Concrete Voids or Flat roofs with and without HRV - R 26.31 - 4.61 RSI
 Exterior Walls above grade without HRV - R 11.41 - 3.25 RSI
 Exterior Walls above grade with HRV - R 18.87 - 2.15 RSI
 Foundation Walls below grade or < 600mm above grade with and without HRV - R 18.82 - 2.18 RSI
 Heated Concrete Slabs (between exterior walls) with and without HRV - R 13.11 - 2.32 RSI
 Concrete Floor Slabs < 600mm below grade with and without HRV - R 11.13 - 1.98 RSI
 Concrete Floor Slabs > 600mm below grade - N/A - N/A
 All "rigid insulation" to be extruded polystyrene insulation. If contractor/builders uses expanded polystyrene insulation they must use equivalent RSI values as shown in the insulation table on this page and to ensure correct RSI values are used.
 0.18 RSI (R 5.5) to be installed between concrete foundation wall and concrete slab connections to provide a thermal break where applicable. Window Headers to be insulated with extruded polystyrene insulation. All interior joints to be have 48mm (2") extruded polystyrene insulation, or RSI 7.84 glass wall insulation.
 Vapour barriers to comply with BCBC 4.29.4.
 Tape all seams of extruded polystyrene insulation, fill with spray applied insulation at penetrations to prevent air spaces where required. Extruded Polystyrene to comply with the requirements of BCBC 4.29.4.2(b) to fulfil the requirements of a vapour barrier.
 6 MIL polyethylene vapour barrier to be supplied uninterrupted around all openings.
 Polyethylene vapour barrier to be structurally supported, by being attached to studs, light fixtures, and plugs.
 Contractor to supply hooking as required.

MECHANICAL
 Plumbing installation shall comply with BCBC Part 1, BCBC 4.31, 4.36.4, and the "Canadian Electrical Code".

NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED BUILDING
NORTHWAY VENTURES LTD
 1950 Kent Road

Russ Van de Sype
 RV Design & Consulting
 Principal/Consultant
 BCABD Professional Membership



DATE:

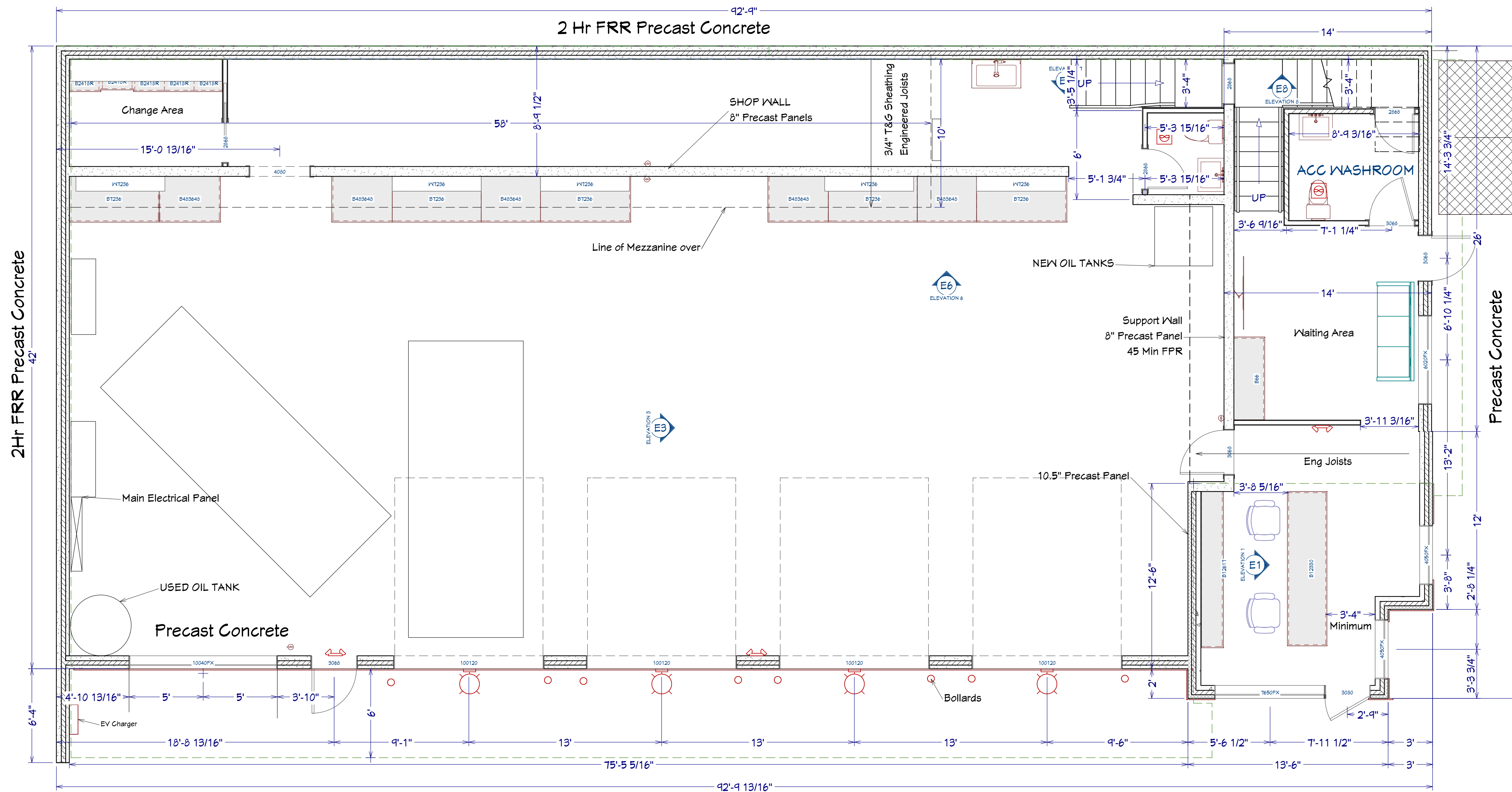
2024-09-06

SCALE:

1/4"=1'-0"

SHEET:

A-4



1st Floor
 BUILDING AREA
 3379 SQ FT

CODE ANALYSIS

	BUILDING AREA		OCC LOAD
Shop Floor	3298sf	306.5m2	28m2/ person 1
Main Office	531sf	6	
Second Floor	651 sf	110.4m2	9.3m2/ person 1
Mezzanine	580sf	53.9m2	48m/ person :
TOTAL	5046sf	469m2	Total Occ Load 25

BASE BUILDING CODE ANALYSIS
 Part 9 BCBC Art 9.10.2.1
 Group F Div 2 Med Hazard Industrial Two Storey
 Group area is subsidiary to the F-2
 No separation required to Office/ Entry 9.10.4.19(2)
 Floor 45 Min FRR Art 9.1.10.8.1
 Roof 45 min FRR or Non Combust
 Mezzanine 0 FRR

HEALTH REQUIREMENTS
 12 males 12 Females
 Water closets 1 male 1 Female Minimum
 Lavatories 1 male 1 Female Minimum

Ventilation to be provided as per 3.3.5.4(4) to avoid accumulat
 of carbon Monoxide and exhaust.

REQUIREMENTS FOR PERSON H DISABILITIES
 Design requirements as per 3.8.2
 Requires access width min 1.0m
 Access not required to second floor as second floor area less th

EMERGENCY LIGHTS
 Install Max 8 ft from the floor where they are installed
 Exit Signage optional/ recommended (less and 150 Occ load)

STAIRS
 Tapered Risers required as per 3.3.1.16 BCBC 24

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED BUILDING
NORTHWAY VENTURES LTD
 1950 Kent Road



BC 178
 Russ Van de Surpe
 P. Eng
 P. Eng Design & Consulting
 Principal/Consultant
 1000-1000-1000-1000

DATE:

2024-09-26

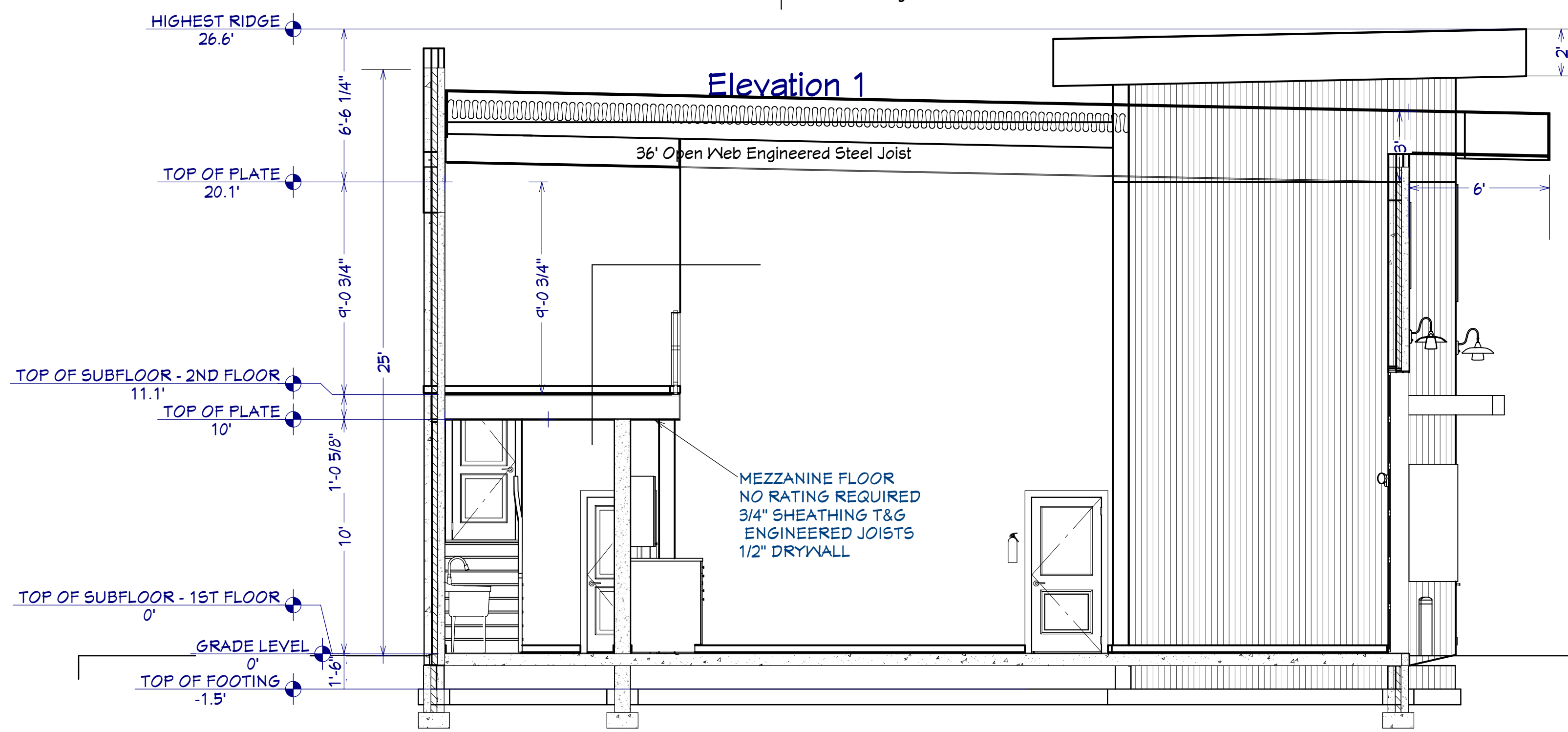
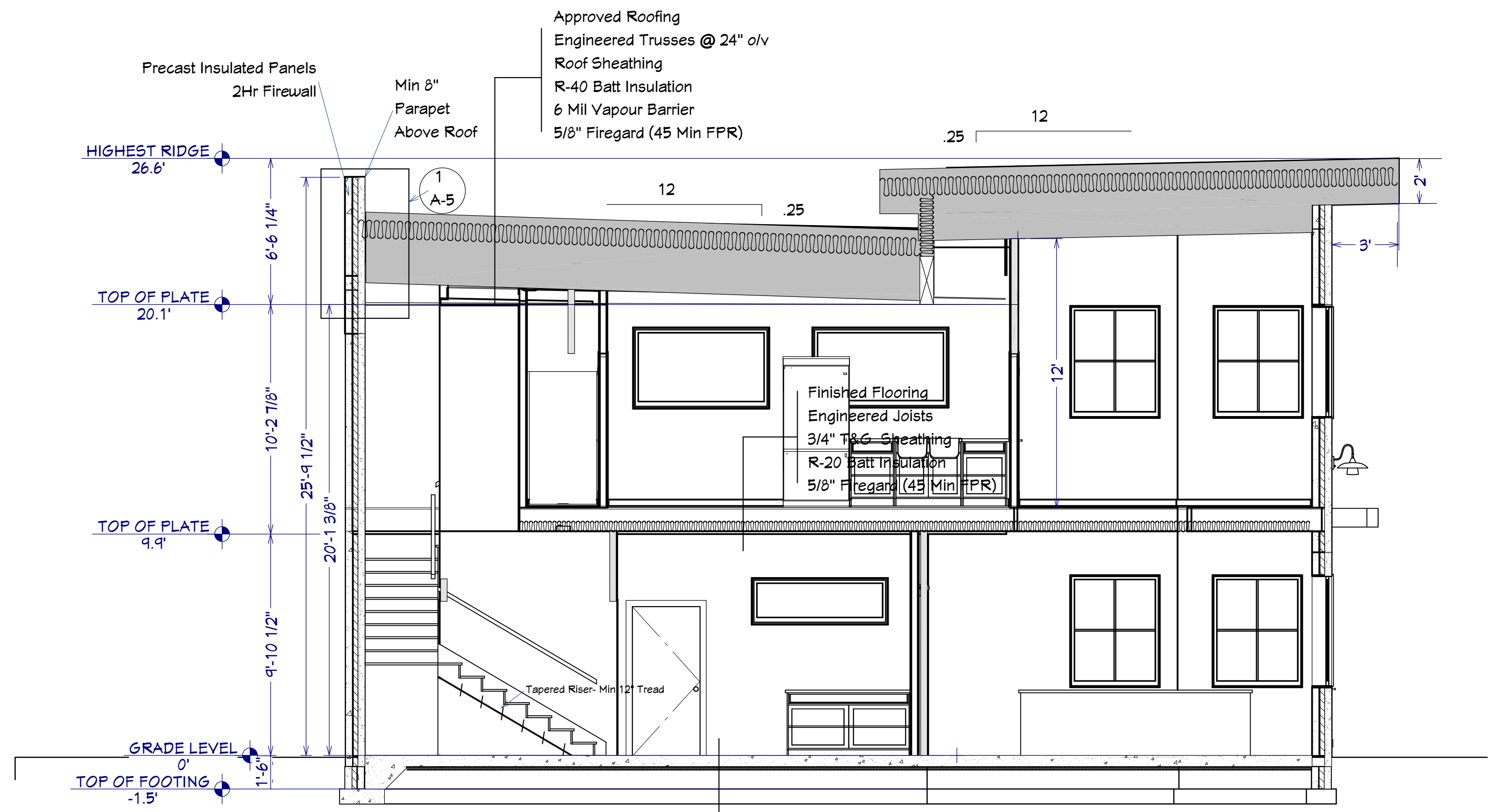
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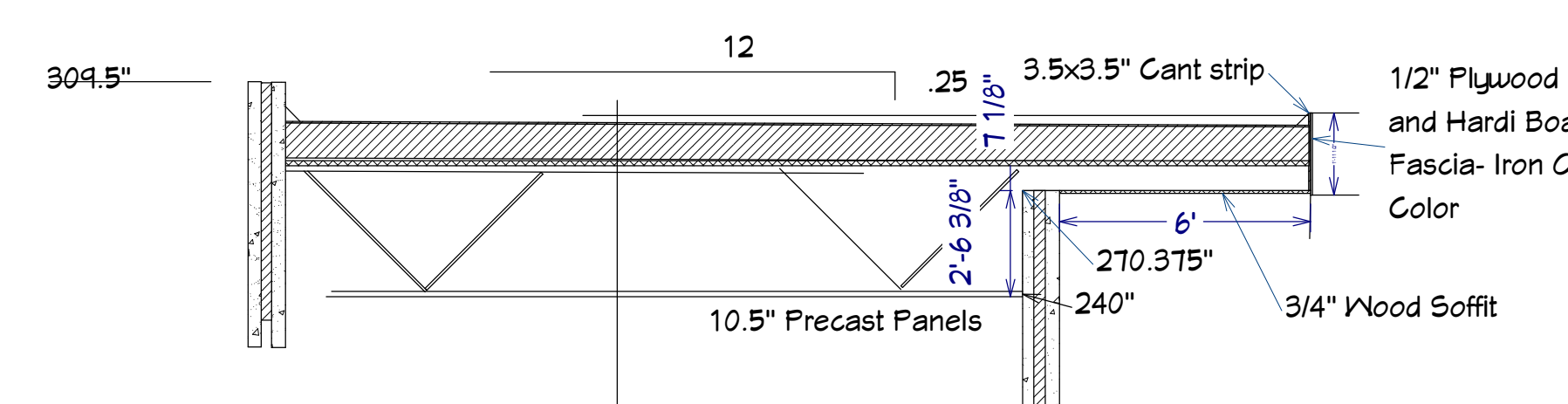
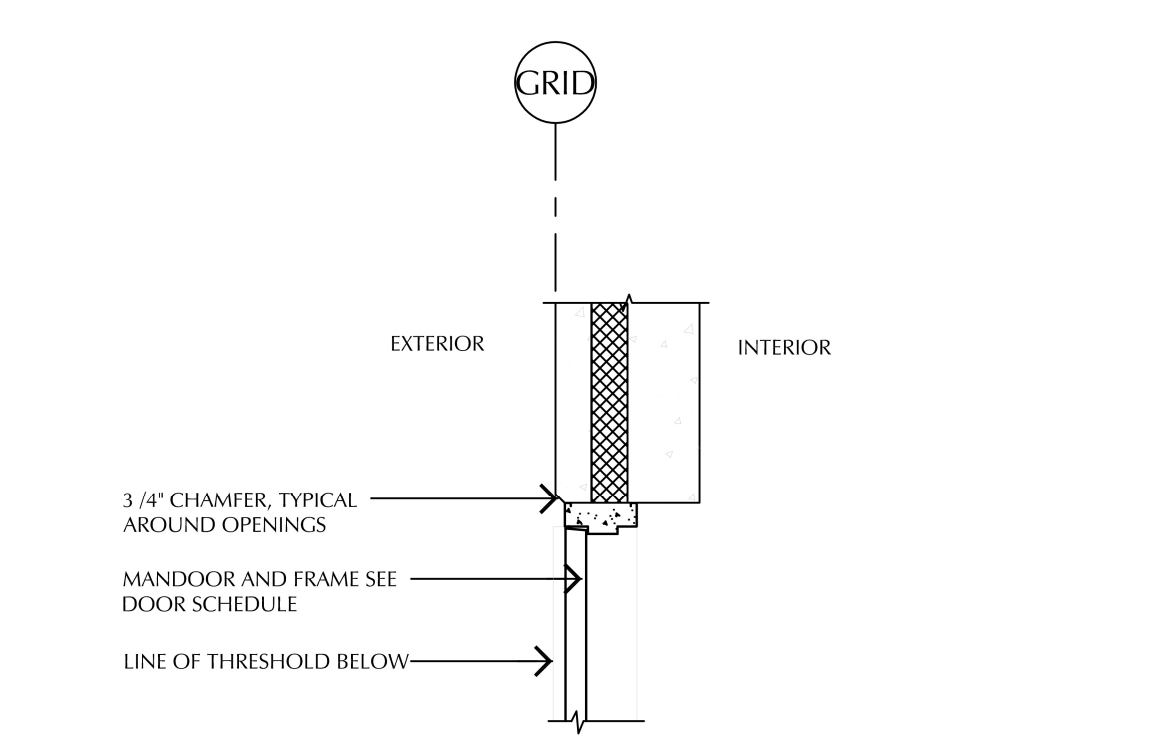
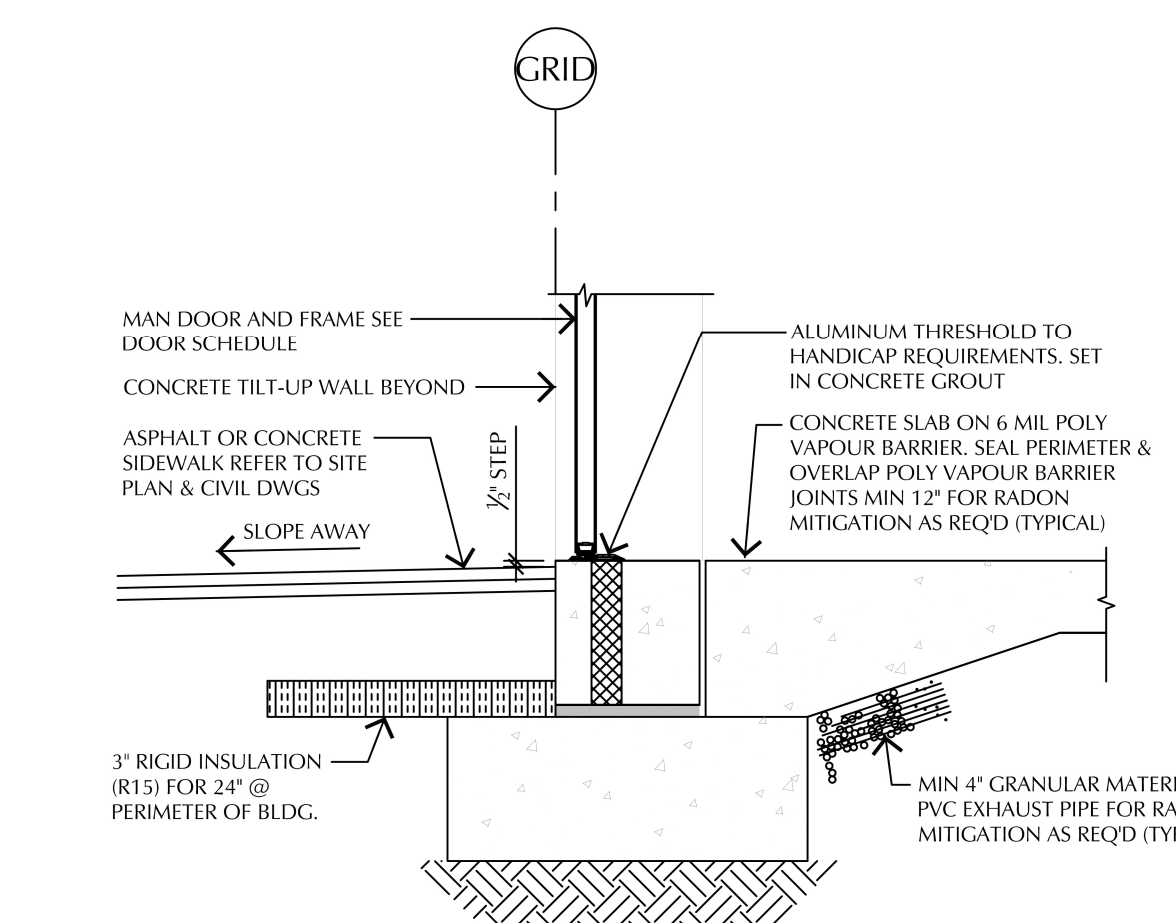
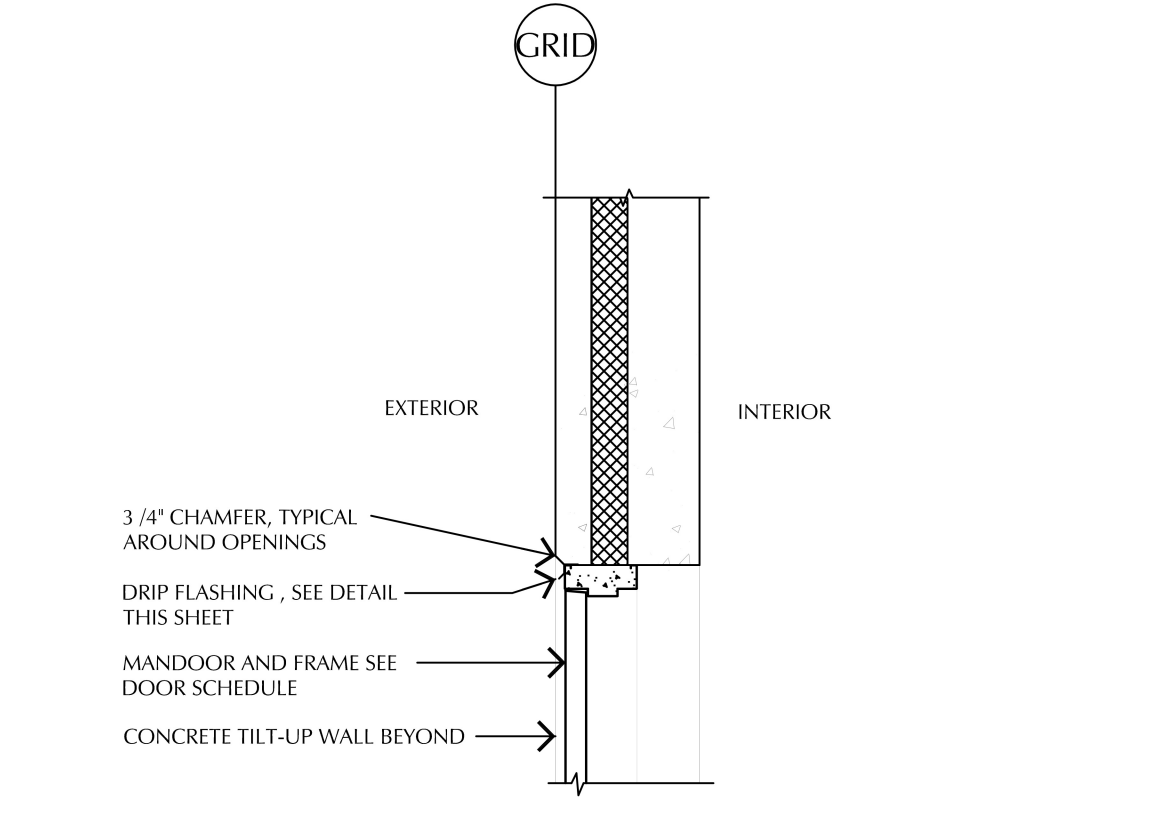
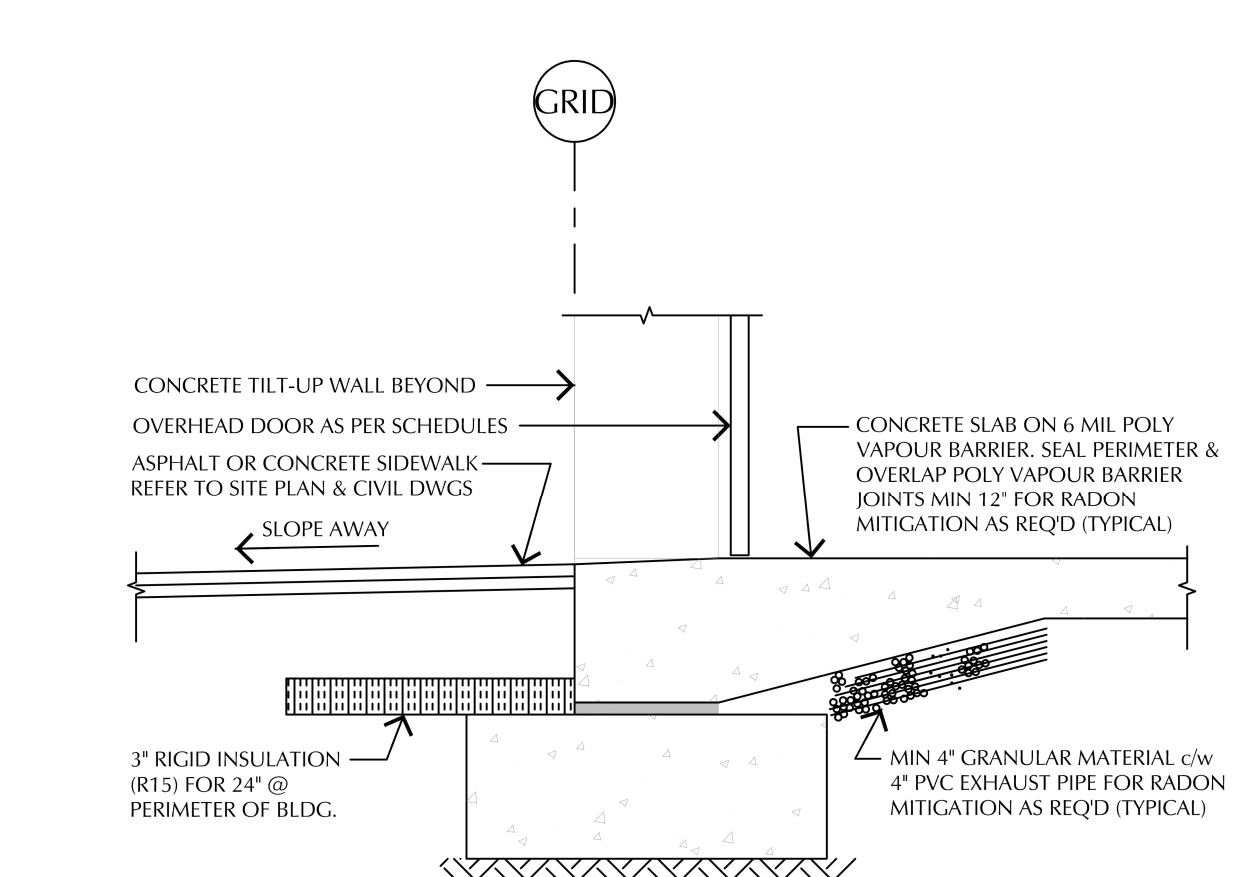
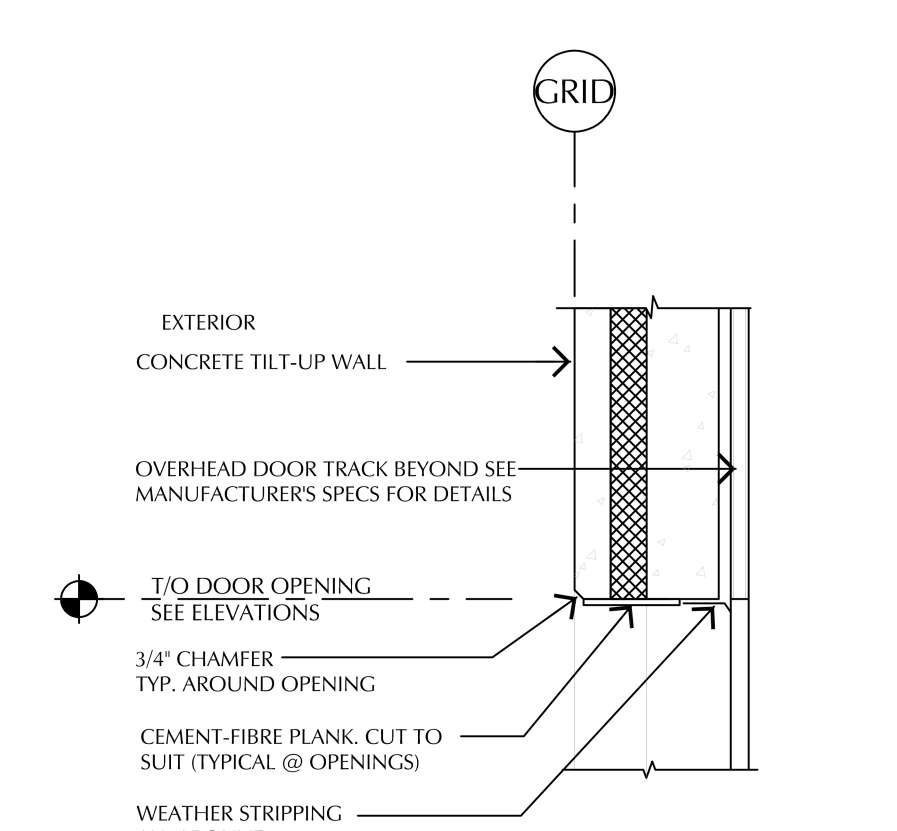
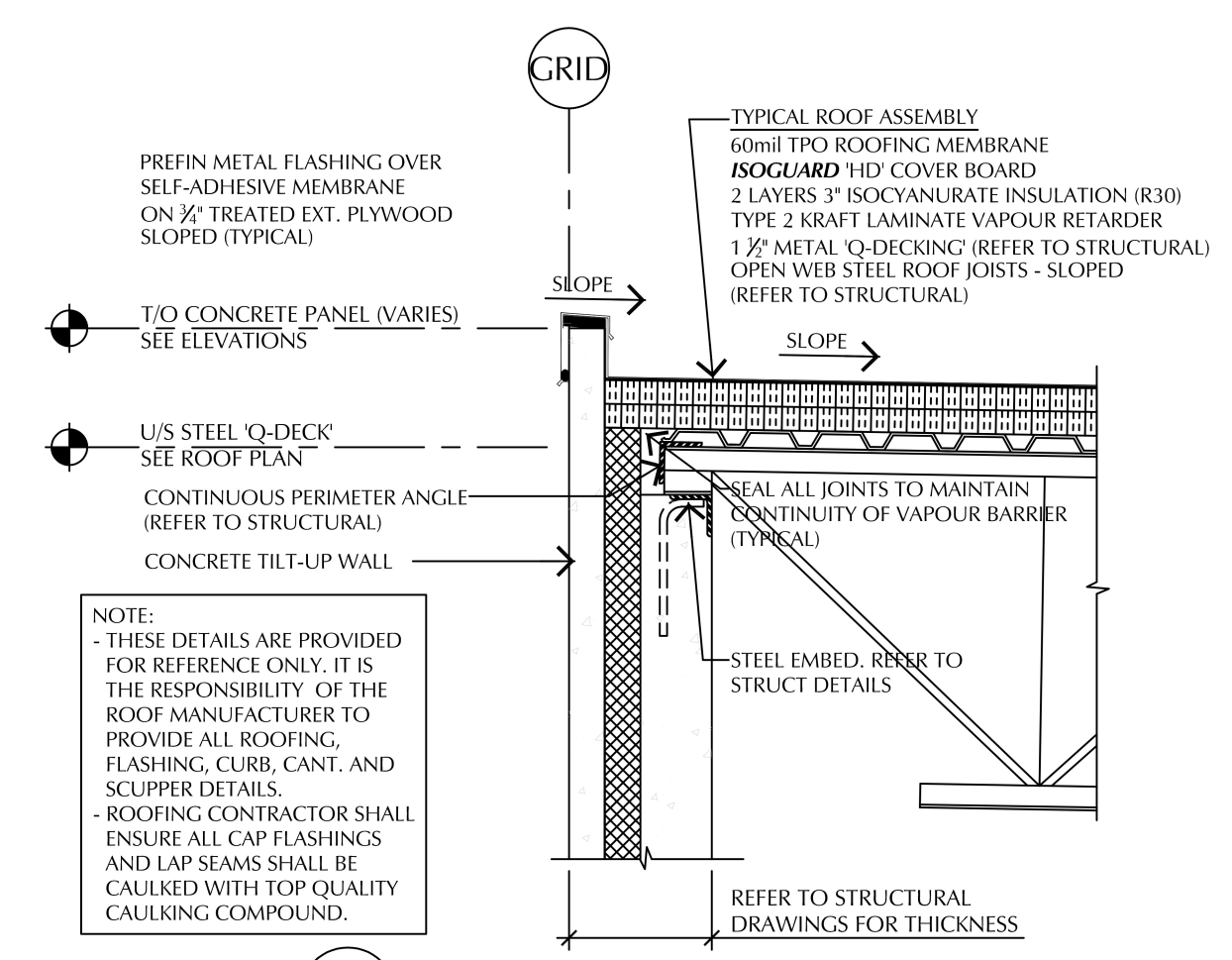
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A-3

PRELIMINARY ONLY



ROOF SYSTEM 45 min FRR or Non Combustible Waterproof Membrane R-40 min Rigid Insulation Engineered Trusses -Open Web Steel	EXTERIOR WALL PANELS As per Structural Engineer 10.5" Precast Insulated Panels	FLOOR SYSTEM 45 Min FRR 3/4 T&G Sheathing 11 7/8 Engineered Joists R-20 Batt Insulation 5/8" Firegard Drywall
	SLAB - Slope to garage door	SECOND FLOOR WALL 45 Min FRR 2x6@16" o/c R-20 Batt Insulation 6 Mil V Barrier office side 1/2" Firegard drywall both sides
	INTERIOR WALL PANELS As per Structural Engineer 8" Precast Insulated Panels	



PRELIMINARY ONLY
ROOF SECTION

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROPOSED BUILDING
NORTHWAY VENTURES LTD
1950 Kent Road



Russ Van de Sype
P/E Design & Consulting
Principal/Consultant
1950 Kent Road, Suite 101
London, ON N6G 1K7
Tel: 519-875-1111
Fax: 519-875-1112

DATE:	2024-09-26
SCALE:	1/4"=1'-0"
SHEET:	A-4

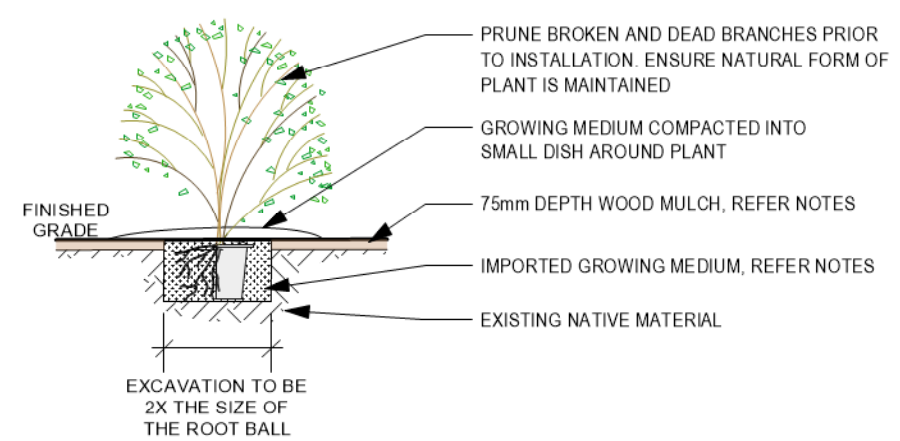
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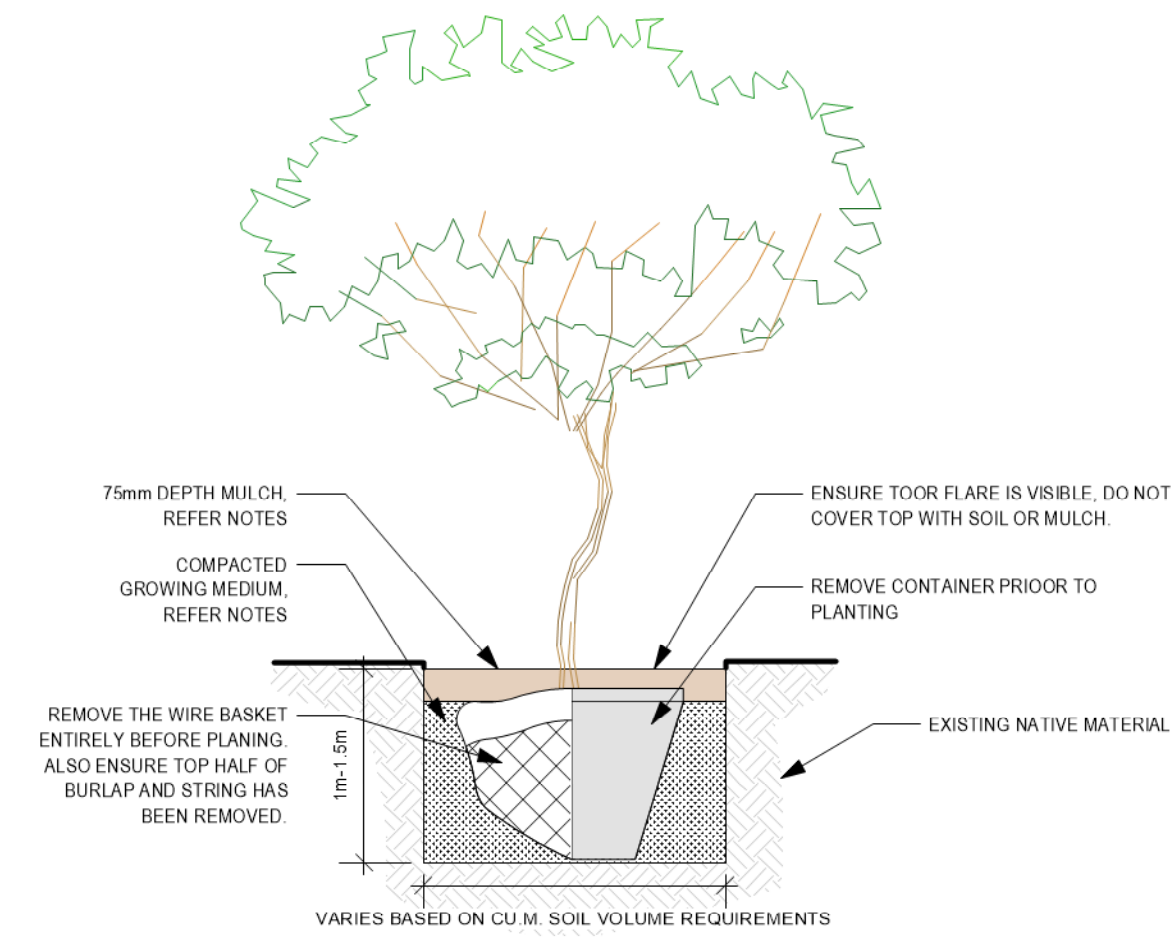
NOTE:
 1. TREES TO BE SUPPORTED IN PLACE USING CEDAR STAKES & POLY MESH STRAP ASSEMBLY INSTALLED PER MANUFACTURER'S SPECIFICATION. STAKES TO ONLY BE INSTALLED IN LOCATIONS OF HIGH WIND, STEEP SLOPES AND WHERE THE CALIBER OF THE TREE IS LESS THAN 5cm IN DIA.
 2. ENSURE ROOT BALL IS THOROUGHLY SATURATED PRIOR TO INSTALLATION.
 3. WHEN TREE IS PLANTING IN ROCK MULCH OR TURF AREA, CONTRACTOR TO INSTALL 1m DIA. RING OF WOOD MULCH TO HELP RETAIN MOISTURE.

DETAILS

NOTE:
 1. ENSURE ROOT BALL IS THOROUGHLY SATURATED PRIOR TO INSTALLATION.
 2. WHEN SHRUB, PERENNIAL OR ORNAMENTAL GRASS IS PLANTED IN ROCK MULCH, CONTRACTOR TO INSTALL 0.6m DIA. RING OF WOOD MULCH TO HELP RETAIN MOISTURE.



X
LXX
 N.T.S.
SHRUB PLANTING IN GROUND - Typical Section



X
LXX
 N.T.S.
TREE PLANTING IN GROUND - Typical Section

NOTES

- 1) LANDSCAPE STANDARD**
 WORK OF THE CONTRACTOR SHALL MEET OR EXCEED ALL SPECIFICATIONS AND STANDARDS ESTABLISHED IN THE LATEST VERSION OF SECTION 7 IN CITY OF KELOWNA BYLAW 12375 AND THE CANADIAN LANDSCAPE STANDARD (JOINTLY PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA)).
- 2) INSPECTIONS**
 THE CONTRACTOR SHALL GIVE THE SITE INSPECTOR 48 HOURS NOTICE BEFORE ALL REQUIRED INSPECTIONS.
- 3) WOOD MULCH**
 THE CONTRACTOR SHALL SUPPLY AND PLACE DOUGLAS RED FIR MULCH, AT 75MM DEPTH (MIN.) TO THE BASE OF EACH OF THE INSTALLED PLANTS & ANY TREES IN TURF TO HAVE A MINIMUM 2M DIAM. RING OF WOOD MULCH AS SHOWN ON THE DRAWINGS. NO PLASTIC FILM OR WEED BARRIER FABRIC IS PERMITTED UNLESS OTHERWISE SPECIFIED ON THE DRAWING OR THE OWNER. CONTRACTOR TO CONFIRM THE WOOD MULCH SUPPLIED IS FREE OF ANY FOREIGN CHUNKS, STICKS, SOILS, STONES, CHEMICALS, SALT AND ROOTS, AND IS NON-MATTING.
- 4) ROCK MULCH**
 ALL LANDSCAPE BEDS ALONG THE BASE OF THE BUILDING TO RECEIVE 75MM DEPTH OF DECORATIVE ROCK MULCH W/ WEED BARRIER FABRIC INSTALLED BELOW.
- 4) GROWING MEDIUM**
 IMPORT GROWING MEDIUM SHALL BE PLACED AT 300MM DEPTH IN ALL PLANTING AREAS AND 150MM DEPTH IN ALL TURF AREAS, AS SHOWN IN THE DRAWINGS (TREE VOLUME BASED ON FRONTAGE ZONING CALCULATION TABLE). GROWING MEDIUM IS TO MEET PROPERTIES OF TYPE 2P FOR PLANTING AREAS AND TREE PITS AND TYPE 2L FOR TURF AREAS, AS PER TABLE T-6.3.5.3 IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- 5) DESIGN INTENT**
 THESE DRAWINGS ARE A REPRESENTATION OF THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING A LANDSCAPE ARCHITECT IF ANY ADDITIONAL CLARIFICATION OR DETAILS ARE NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.
- 6) 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 BCLNA OR CANADIAN FOOD INSPECTION AGENCY (CFIA) STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SUPPLY AND PLACEMENT OF DISEASED PLANTS RESULTING FROM THEIR NEGLIGENCE TO THE OWNER. AT SOURCE OF SUPPLY, PLANT MATERIAL AND PRODUCTS SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE A (3) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL FROM THE DATE OF SUBSTANTIAL PERFORMANCE. 80% SURVIVAL RATE IS REQUIRED FOR BOND TO BE RETURNED TO CLIENT.
- 7) SUBSTITUTIONS**
 THE CONTRACTOR SHALL NOT SUBSTITUTE PLANT MATERIAL OR PRODUCTS WITHOUT THE WRITTEN CONSENT OF THE CLIENT AND WILL BE HELD RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNAPPROVED SUBSTITUTIONS.
- 8) COMPOSITE BASE SHEET**
 THE PROPOSED IMPROVEMENTS DISPLAYED ON THESE DRAWINGS ARE SUPERIMPOSED ON THE BASE SHEET. THIS BASE SHEET IS COMPILED FROM ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, THE TOPOGRAPHIC SURVEY, AND OTHER DATA MADE AVAILABLE TO THE DESIGNER. THE DESIGNER SHALL NOT BE HELD LIABLE FOR INACCURACIES, OMISSIONS, CHANGES, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED ONLY AS AN AID AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.
- 9) CONTRACTORS' JOB SITE CONDITIONS**
 CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING CONSTRUCTION. THIS INCLUDES: 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. CONTRACTOR TO REFER ENVIRONMENTAL PROFESSIONALS REQUIREMENTS FOR KEEPING THE SITE WITHIN REGULATIONS.
- 10) UTILITIES**
 THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. MOST UTILITY COMPANIES HAVE ACCESS TO THE UNDERGROUND SERVICE ALERT PROGRAM CALL BEFORE YOU DIG. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS 48 HOURS PRIOR TO 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 EXCAVATION IS THE ONLY WAY TO REVEAL THE TYPES, EXTENT, SIZES, LOCATION, AND DEPTHS OF UNDERGROUND UTILITIES. HOWEVER, THE CONSULTANT CAN ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES NOT SHOWN ON THESE DRAWINGS.
- 11) IRRIGATION**
 PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED UNDER ALL SOFTSCAPE MATERIAL BY A QUALIFIED IRRIGATION PROFESSIONAL.
- 12) GRADING & DRAINAGE**
 ALL STRUCTURES TO HAVE POSITIVE DRAINAGE AWAY FROM BUILDINGS.



Okanagan Landscape Studio
 info@oklandscapestudio.com



Revision Issue	DESCRIPTION	DATE	NO.
Initial Concept		05/09/24	01

PROJECT
 Russ Van de Sype

SITE ADDRESS
 1950 Kent Road,
 Kelowna

SHEET TITLE
 CONCEPT PLAN

Design by SP
 Project Number 24-041
 Date 05/09/24

N

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 PAGE 24"x36"

SHEET NUMBER

L-01

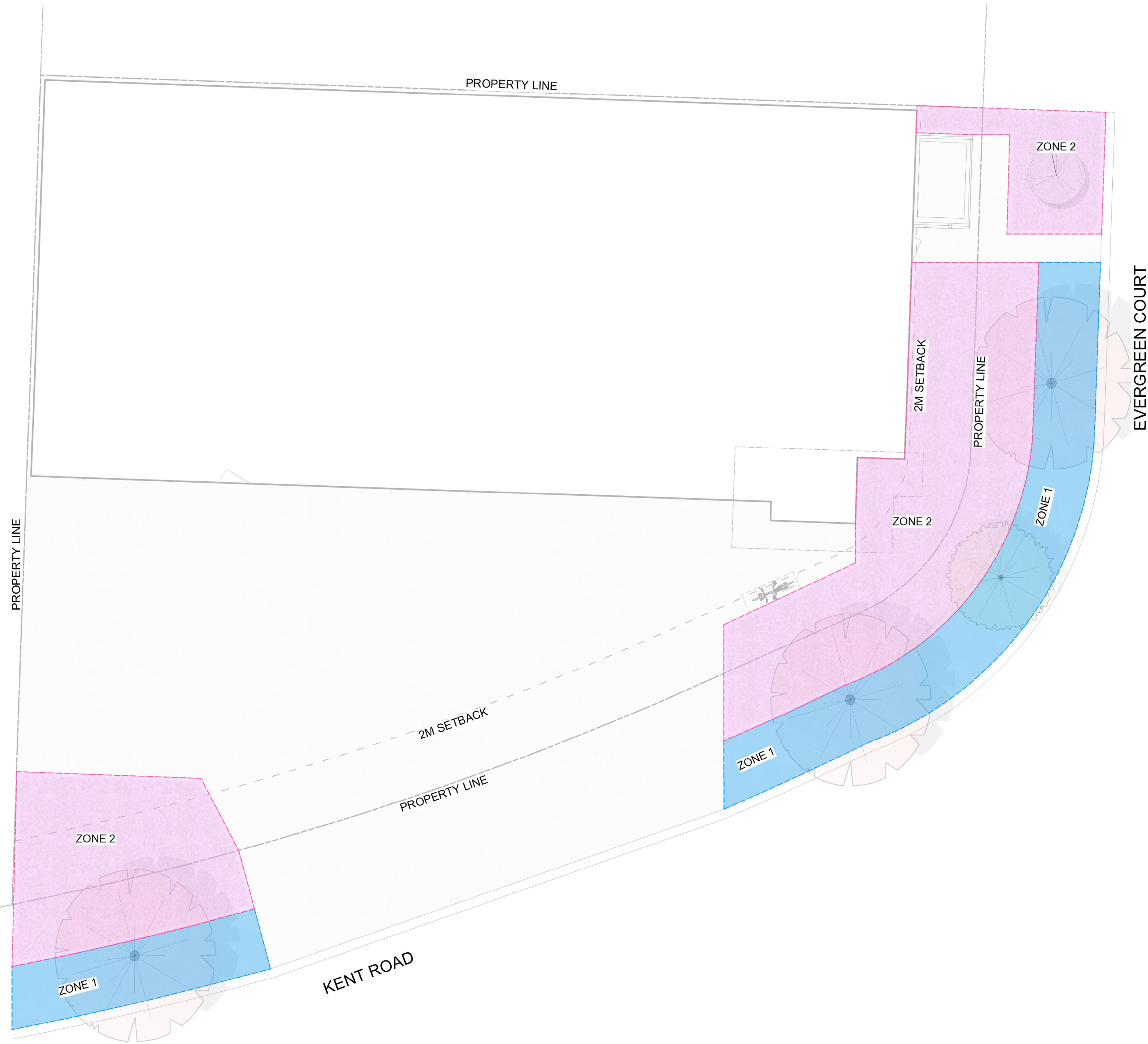
FRONTAGE ZONING CALCULATION

2M (+ BOULEVARD) FRONTAGE LANDSCAPE AREA (L.A.)
 MIN. # OF TREE'S W/ IN 'L.A.': 55 lm = MIN. 5 TREES
 MIN. GROWING MEDIUM AREA: N/A
 MIN. SETBACK FROM STRUCTURE: MIN DISTANCE 3.6M
 MIN. GROWING MEDIUM PER TREE: (1) SINGLE LARGE TREE 30 cu.m.,
 (2) SHARED LARGE TREE 15 cu.m. PER TREE, (1) SHARED MEDIUM TREE 12 cu.m.,
 (1) SINGLE SMALL TREE 12 cu.m.

"DRIVEWAY NOT INCLUDED IN CALCULATIONS"

PLANTING SCHEDULE

Botanical Name	Common Name	Qty	Notes
Trees			
Acer saccharum	Sugar Maple	3	50mm cal.
Gleditsia tr. 'Sunburst'	Sunburst Honey Locust	1	40mm cal.
Syringa 'Ivory Silk'	Ivory Silk Lilac	1	30mm cal.
Shrubs, Perennials & Ornamental Grasses			
Achillea mill. 'Summer Pastels'	Summer Pastels Yarrow	16	1G CONT.
Calamagrostis x acutiflora	Reed Grass	11	1G CONT.
Cornus alba 'Bailhalo'	Ivory Halo dogwood	5	1G CONT.
Euonymus alatus 'Compactus'	Dwarf Burning Bush	5	1G CONT.
Festuca glauca 'Elijah Blue'	Elijah blue fescue	16	1G CONT.
Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	16	1G CONT.
Leucanthemum x superbum	Shasta Daisy	11	1G CONT.
Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	13	1G CONT.
Picea pungens 'Montgomery'	Montgomery Spruce	8	1G CONT.
Rudbeckia ful. 'Goldsturm'	Brown Eyed Susan	13	1G CONT.
Salvia nemorosa 'Caradonna'	Caradonna Salvia	13	1G CONT.
Schizachyrium sco. 'Blue Heaven'	Little Bluestem	9	1G CONT.
Spiraea bum. 'Dart's Red'	Dart's Red Spirea	8	1G CONT.



IRRIGATION NOTES

- 1. INSTALLATION PRACTICES**
ALL IRRIGATION INSTALLATION PRACTICES TO MEET IABC STANDARDS, INSTALLED BY A CIT CERTIFIED PROFESSIONAL
- 2. SYSTEM DESIGN**
SYSTEM IS DESIGNED BASED ON 10 GPM & 75 PSI AVAILABLE FROM EXTERIOR STUB OUT.
- 3. GRAPHIC CLARITY**
DESIGN IS SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. CONTRACTOR TO INSTALL ALL COMPONENTS IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS WHENEVER POSSIBLE
- 4. IRRIGATION SLEEVES**
ALL SLEEVES TO BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION AND EXTEND 300mm INTO LAWN OR PLANTING AREA

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 147 CU.M./YEAR
 ESTIMATED LANDSCAPE WATER USE (WU) = 124 CU.M. / YEAR
 WATER BALANCE = 23 CU.M. / YEAR

*SEE ATTACHED IRRIGATION APPLICATION FOR CALCULATION BREAKDOWNS

ZONE LEGEND

- ▭ ZONE #1 : LOW VOLUME POP-UP SPRAY HEADS FOR WATERED MOWN LAWN AREAS.
TOTAL AREA: 61 SQM.
MICROCLIMATE: SOUTH EAST FACING TURF AREA WITH MINIMAL BUILDING & TREE SHADE
ESTIMATED WU: 70 CU.M.
- ▭ ZONE #2 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 123 SQM.
MICROCLIMATE: SOUTH EAST FACING PLANTING AREA WITH MODERATE COVERAGE FROM BUILDING & TREE
ESTIMATED WU: 55 CU.M.



Okanagan Landscape Studio
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Revision Issue	DESCRIPTION	DATE	NO.
	Initial Concept	05/09/24	01

PROJECT
Russ Van de Sype

SITE ADDRESS
**1950 Kent Road,
Kelowna**

SHEET TITLE
**IRRIGATION
LAYOUT PLAN**

Design by SP
Project Number 24-041
Date 05/09/24

N
SCALE 1:75
PAGE 24"x36"

SHEET NUMBER
L-02