

CONSULTANTS:

ARCHITECTURAL
NOVATION ARCHITECTURE LTD.
 302-2237 LECKIE ROAD
 KELOWNA, BC V1Y 9T1
 TEL. (236) 420-4144

LANDSCAPE
ECORA ENGINEERING & RESOURCE GROUP LTD.
 2045 ENTERPRISE WAY
 KELOWNA, BC V1Y 9T5
 TEL. (250) 469-9757

CIVIL
D.E. PILLING & ASSOCIATES
 #200-540 GROVES AVE.
 KELOWNA, BC V1Y 4Y7
 TEL. (250) 765-2315

ZONING ANALYSIS:

Address: 252 Temple Court
 Legal: PID: 004-904-796 Lot 19 KAP 37210
 Zoning (Current): RU2
 Permitted Use: Refer to Zoning bylaw #8000 section 13.2
 Zoning (Proposed): RM3
 Permitted Use: Refer to Zoning bylaw #8000 section 13.9

Site Area:	3,629.4	sq.m.
	39,068	sq.ft.
	0.3630	Ha

	ALLOWED	PROPOSED
Min Lot Width	20.0	m
Min Lot Depth	30.0	m
Min Parcel Size	900.0	m ²
		3,629.4 m ²

	ALLOWED	PROPOSED
Front yard (ground-oriented)	2.0	m
Front yard	4.5	m
Front yard parking	6.0	N/A
Side yard (West)	3.0	m
Side yard (East)	3.0	m
Rear Yard	4.5	m

	LANDSCAPE BUFFER	Or Continuous Opaque Barrier
Front	Level 3.0	m
	2	9.81
Side	Level 3.0	m
	3	9.84
Rear	Level 3.0	m
	3	9.84

Parcel Coverage Maximum 55% (Buildings)
 Maximum 75% (Buildings, Parking and Driveways)

Floor Area Ratio 1.00
 Height Lesser of 11m or 3 storeys

New Private Open Space 25 sq.m. per unit (17 units)
Total

Parking 1.2 per 1 bedroom dwelling (0 units)
 1.4 per 2 bedroom dwelling (0 units)
 1.6 per 3 bedroom dwelling (17 units)
 0.14 per unit for visitor parking (17 units)

Bicycle Short-Term - 4 spaces or 1 per 5 units (whichever is greater)

ALLOWED/REQUIRED	PROPOSED
1,815	sq.m. 944
19,534	sq.ft. 10,156
2,178	sq.m. 1,960
23,441	sq.ft. 21,097

3,629	sq.m.	2,715	sq.m.
39,068	sq.ft.	29,224	sq.ft.

11	m	10.00	m
36	ft	32.81	ft

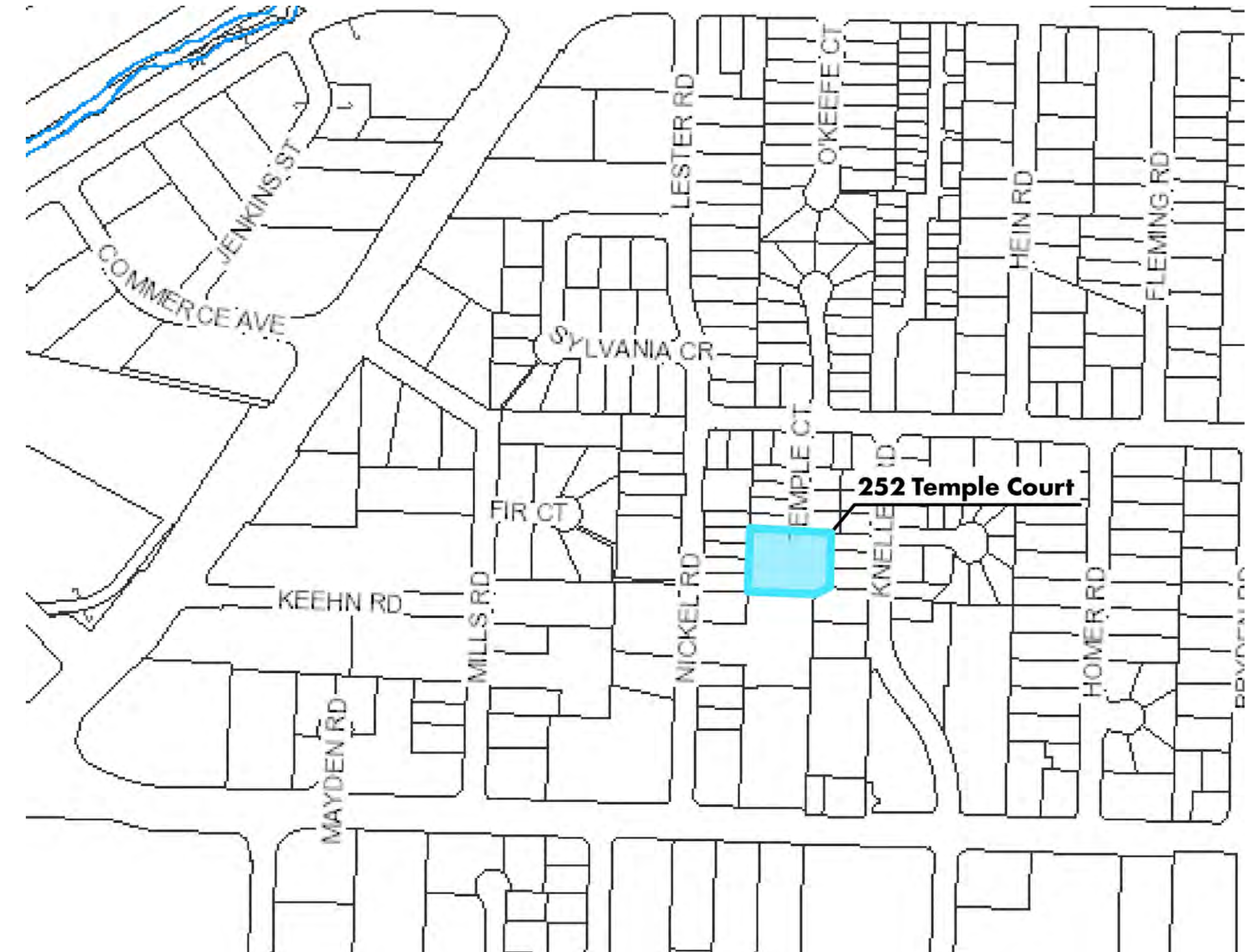
425.0	sq.m.	459.0	sq.m.
4574.8	sq.ft.	4940.8	sq.ft.
425.0	sq.m.	459.0	sq.m.
4574.8	sq.ft.	4940.8	sq.ft.

Required	0.0	spaces
	0.0	spaces
Visitor Required	2.38	spaces
Total Required	29	spaces

Visitor Provided	2	spaces
Total Provided	36	spaces

Required	4	spaces
Total Provided	4	spaces

CONTEXT SITE PLAN:



DRAWING INDEX:

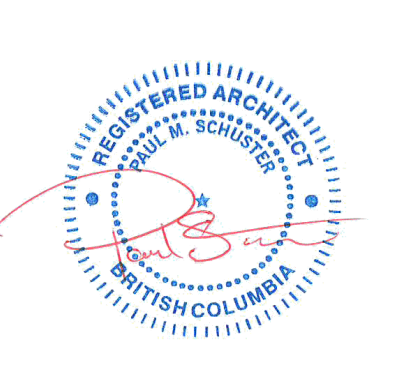
ARCHITECTURAL DRAWING LIST

NO.	NAME
A0.00	COVER SHEET
A0.01	VISUALIZATIONS
A1.00	SITE PLAN
A1.01	SITE SECTIONS
A1.02	UNIT PLANS
A2.00	FOUNDATION PLAN
A2.01	MAIN FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.03	THIRD FLOOR PLAN
A2.04	ROOF PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A3.03	EXTERIOR ELEVATIONS

ILLUSTRATIONS:



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2022-07-12

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No.	Date	Description
		Revisions

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 ARCHITECTURE LTD.
 302 - 2237 LECKIE ROAD
 KELOWNA BC V1Y 6Y5

project title
TEMPLE CRT TOWNHOUSES

252 TEMPLE CRT
 project no. 2116

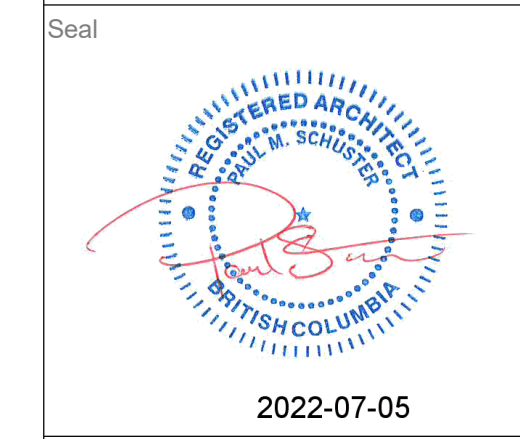
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COVER SHEET

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checked	PS	
drawing no.	A0.00	

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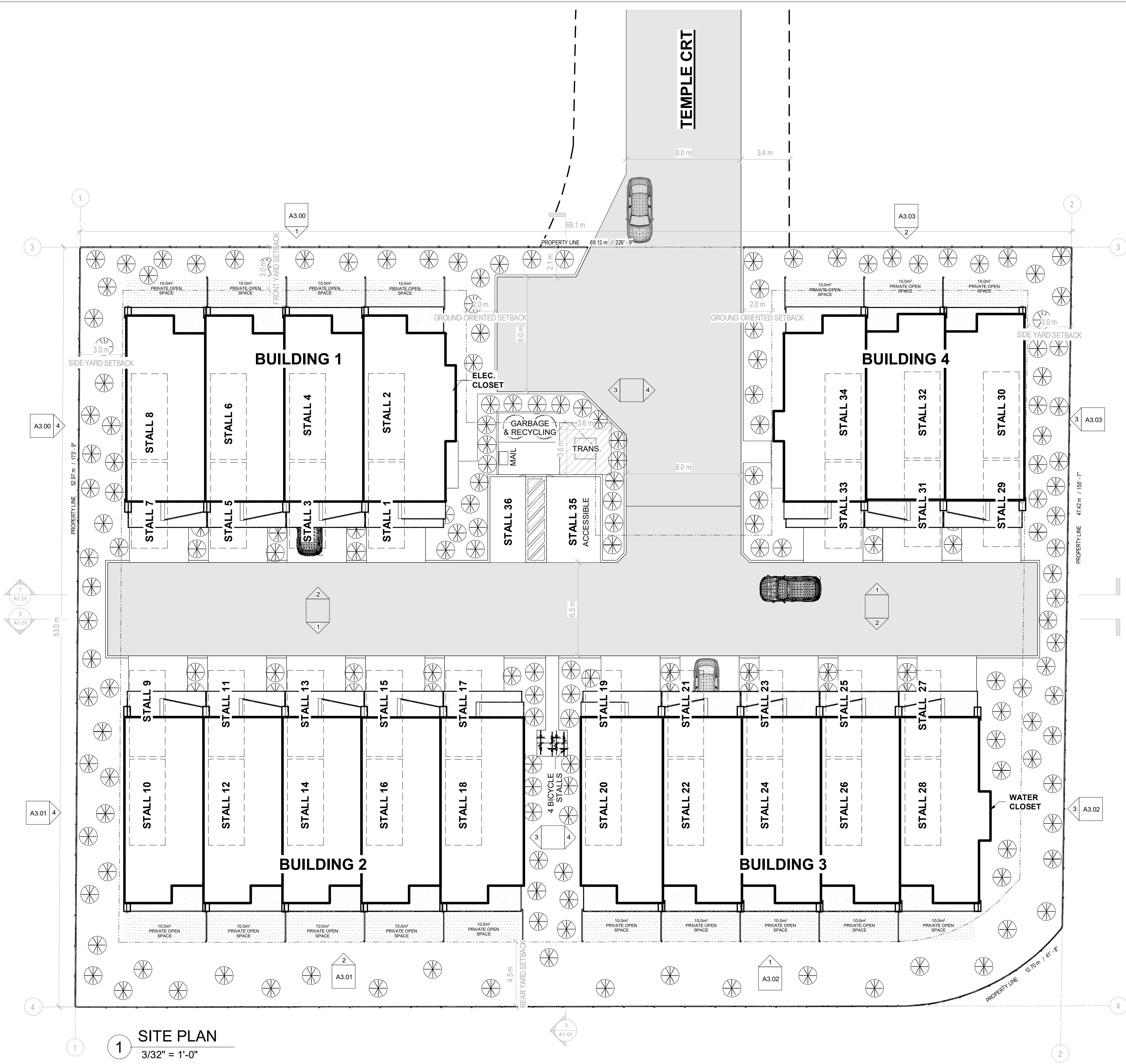
project title
 TEMPLE CRT TOWNHOUSES

252 TEMPLE CRT
 project no. 2116

drawing title
 VISUALIZATIONS

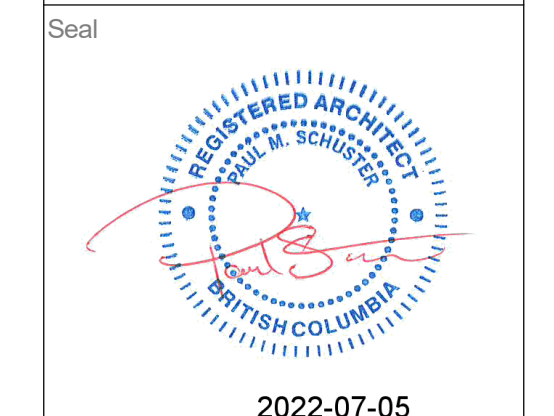
designed PS
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 checked PS

drawing no.
A0.01
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1 SITE PLAN
3/32" = 1'-0"

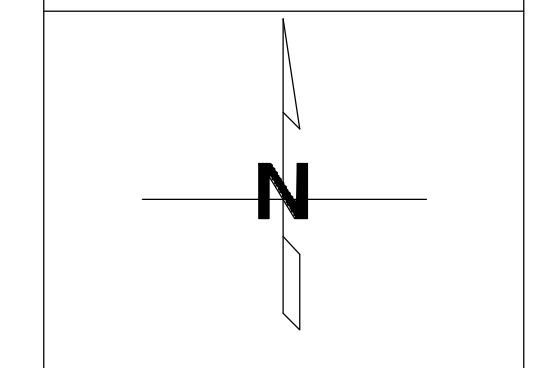
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project title
TEMPLE CRT TOWNHOUSES

252 TEMPLE CRT
 project no. 2116

drawing title
SITE PLAN

designed	PS	scale	3/32" = 1'-0"
drawn	BD		
checked	PS		
drawing no.	A1.00		

plotted 2022-07-05 9:05:54 AM



3 SITE SECTION C
1 : 100

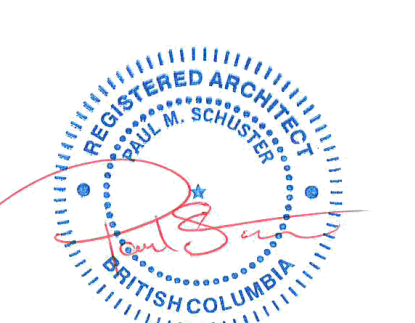


2 SITE SECTION B
1 : 100



1 SITE SECTION A
1 : 100

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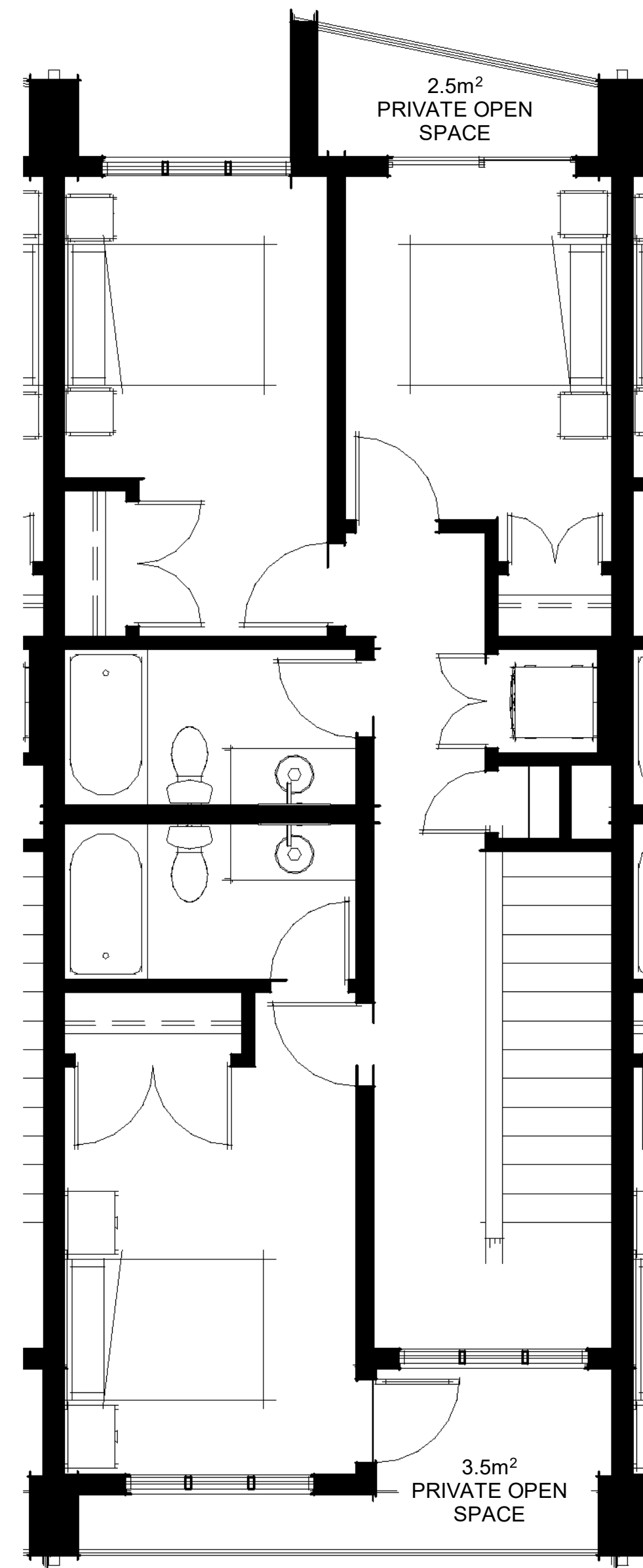
252 TEMPLE CRT
 project no. 2116

drawing title
 SITE SECTIONS

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checked	PS		
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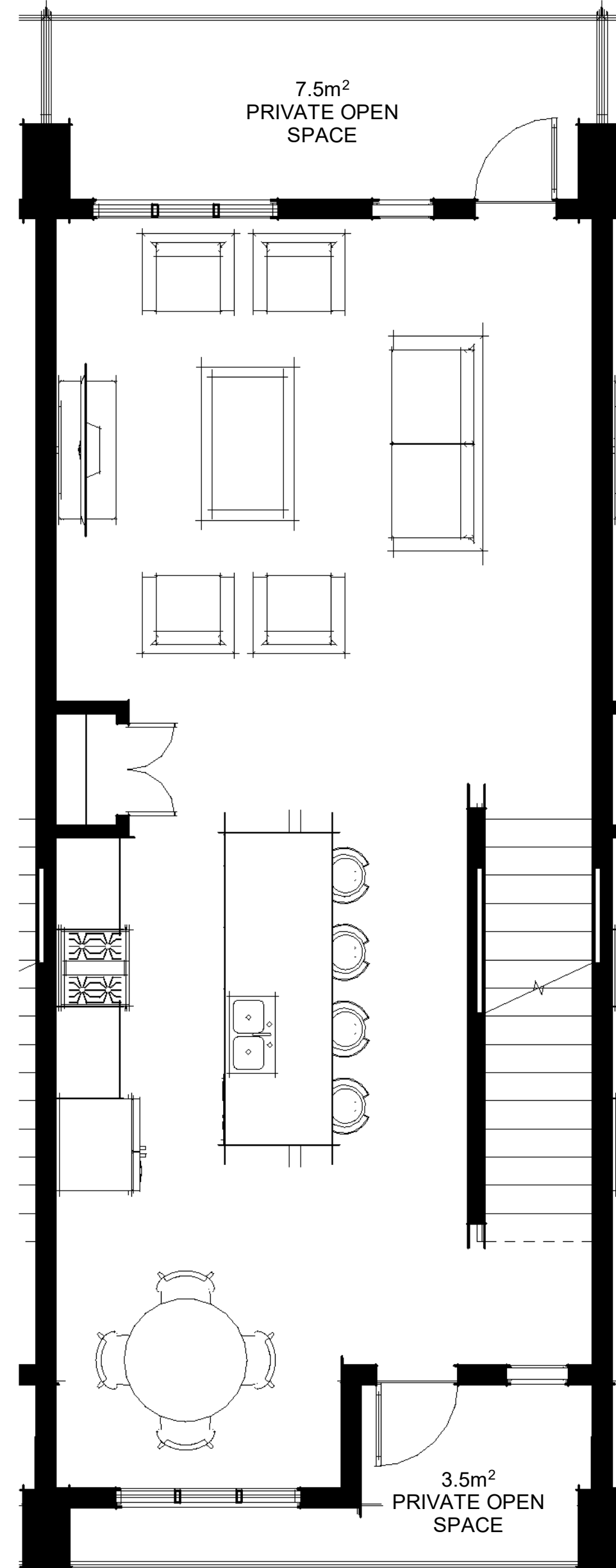
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TYPICAL UNIT = 159.7m² (1,719.0ft²) + GARAGE



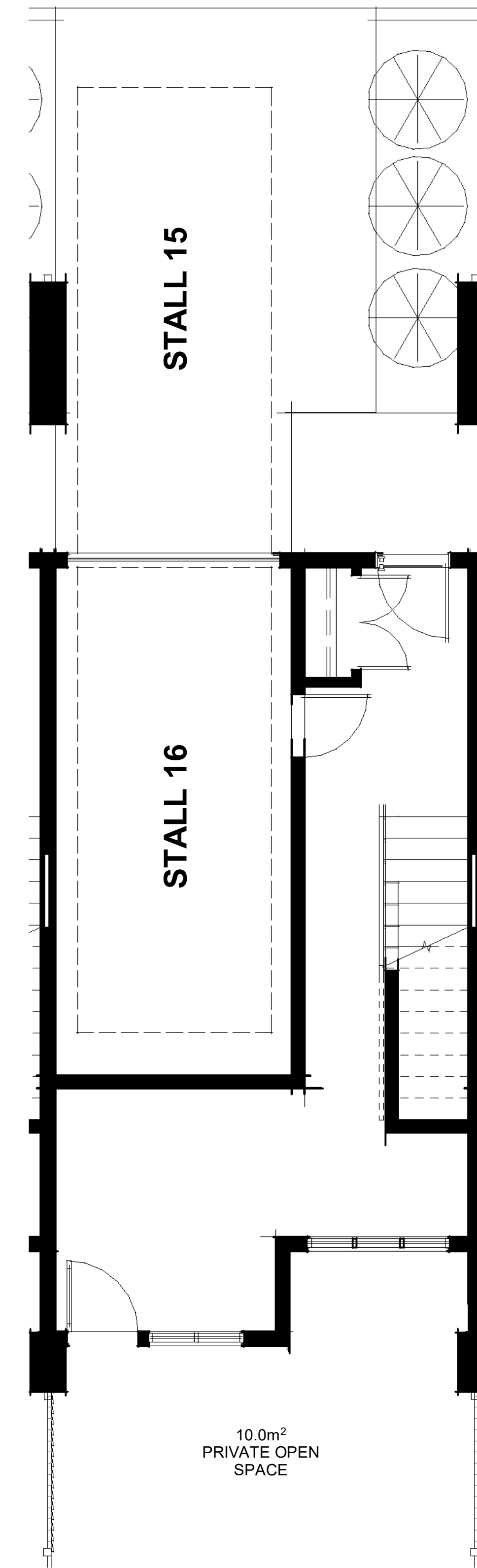
3 THIRD FLOOR
1/4" = 1'-0"

THIRD = 64.4m² (693.2ft²)



2 SECOND FLOOR
1/4" = 1'-0"

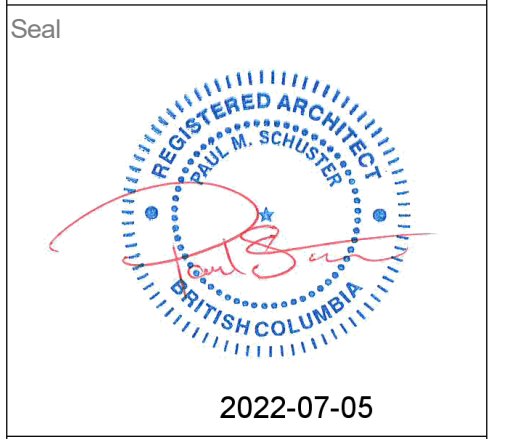
SECOND = 64.0m² (688.9ft²)



1 MAIN FLOOR
1/4" = 1'-0"

MAIN = 31.3m² (336.9ft²)
GARAGE = 22.0m² (236.8ft²)

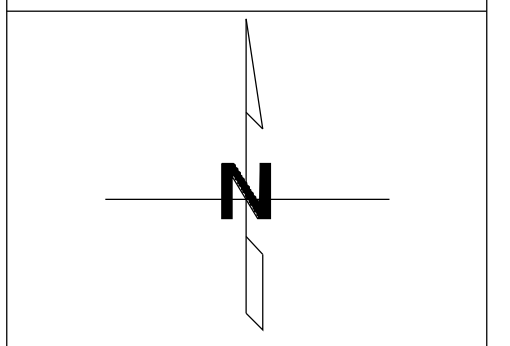
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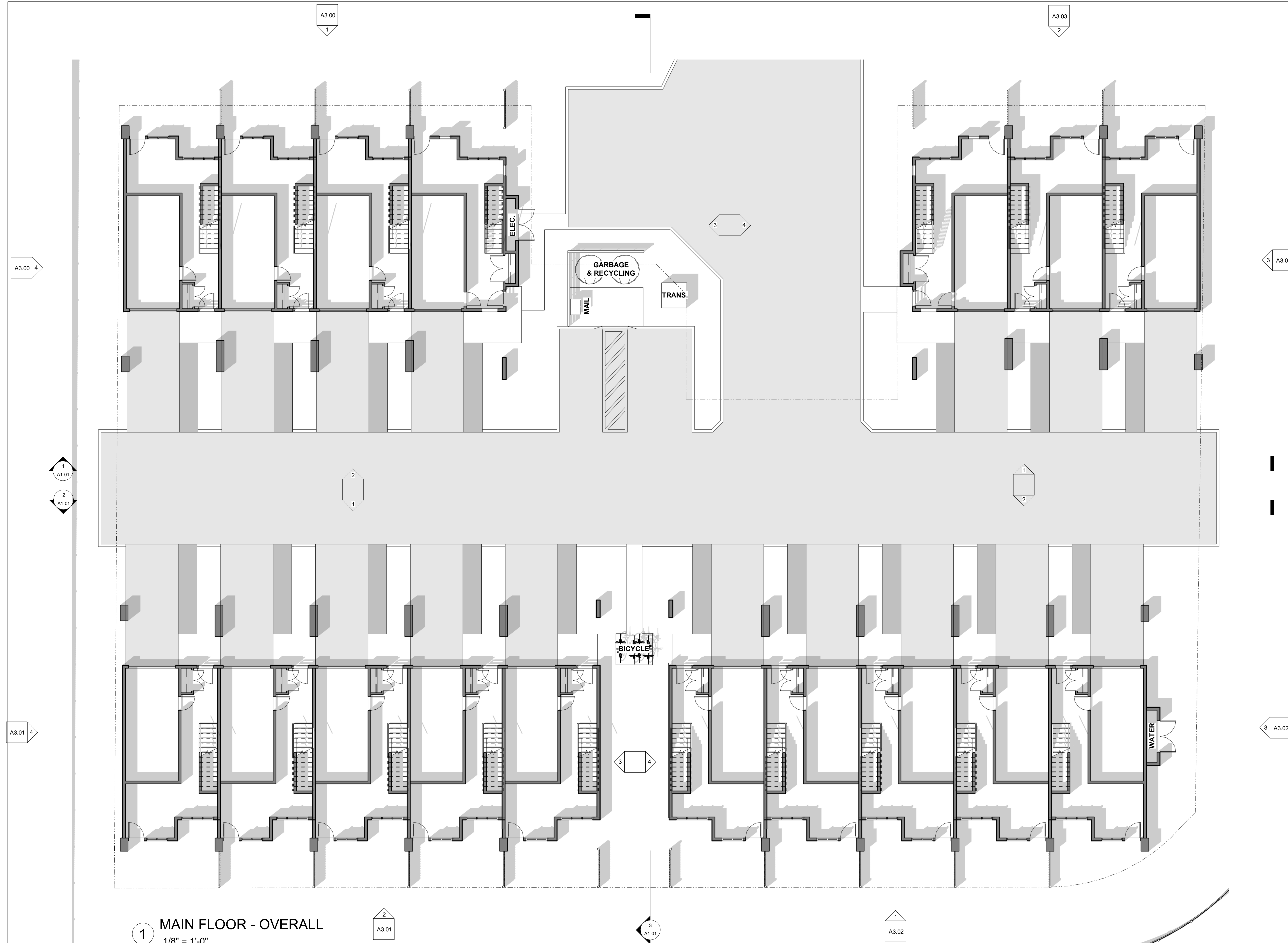
project title
TEMPLE CRT TOWNHOUSES

252 TEMPLE CRT
project no. 2116

drawing title
UNIT PLANS

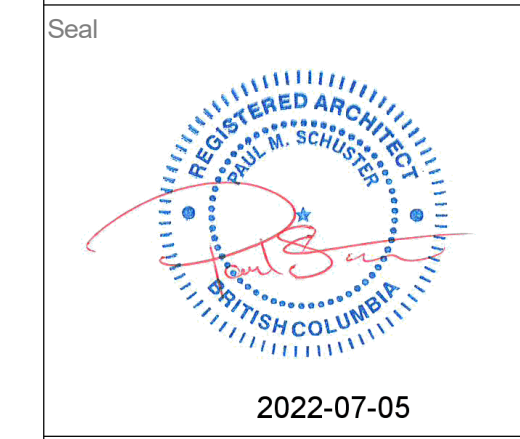
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checked	PS		

drawing no.
A1.02
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1 MAIN FLOOR - OVERALL
1/8" = 1'-0"

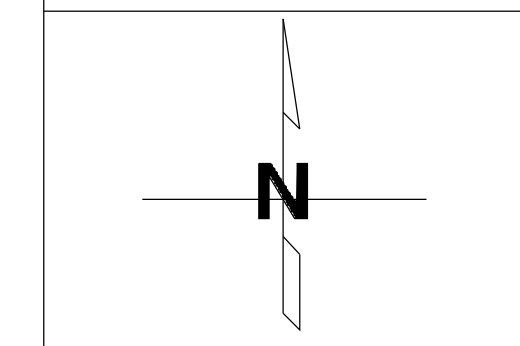
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project title
TEMPLE CRT TOWNHOUSES

252 TEMPLE CRT
 project no. **2116**

drawing title
MAIN FLOOR PLAN

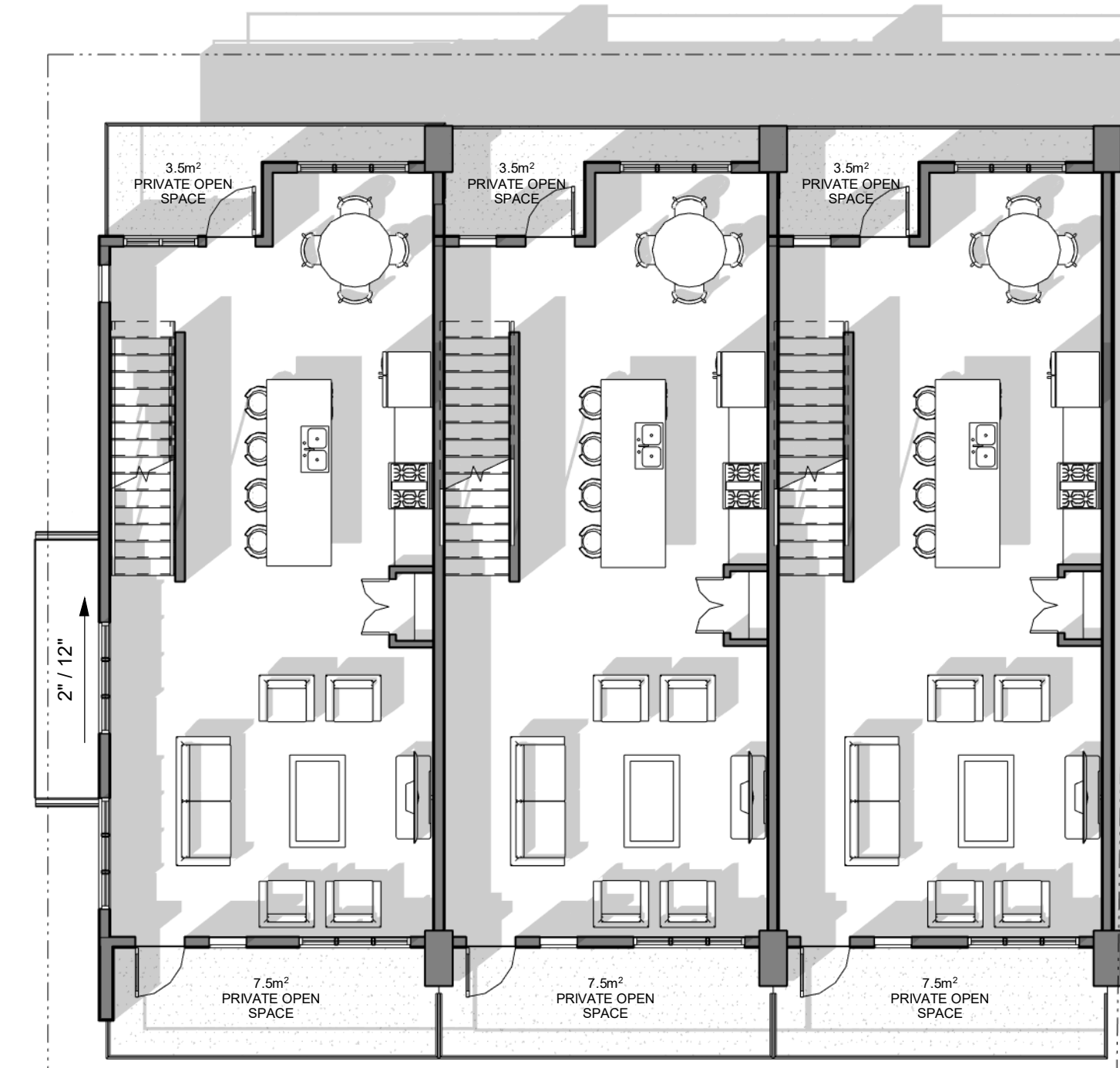
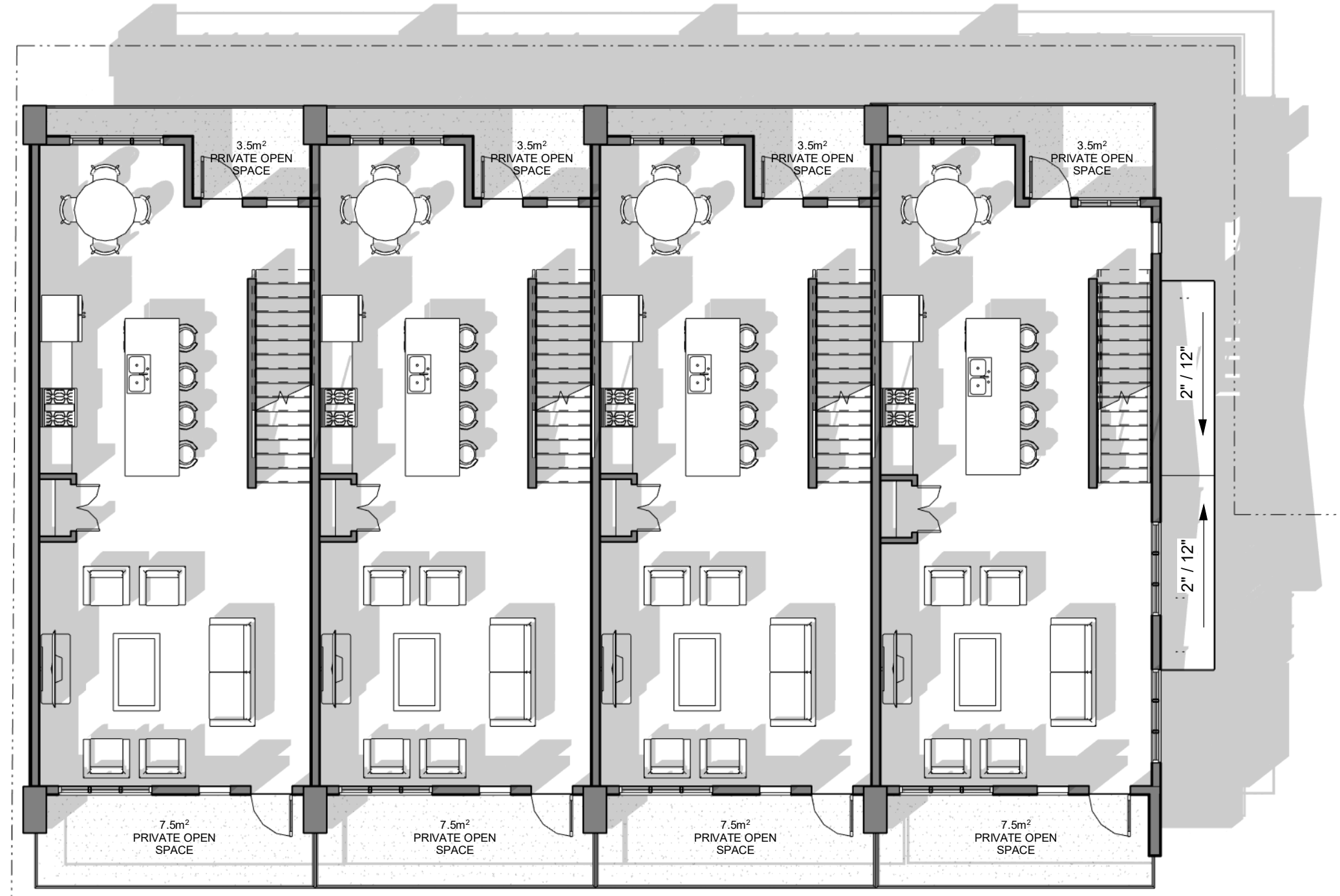
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 drawn BD
 checked PS

drawing no.
A2.01

plotted 2022-07-05 9:06:46 AM

A3.00
1

A3.03
2



3 4

3 A3.03

A3.00 4

1
A1.01

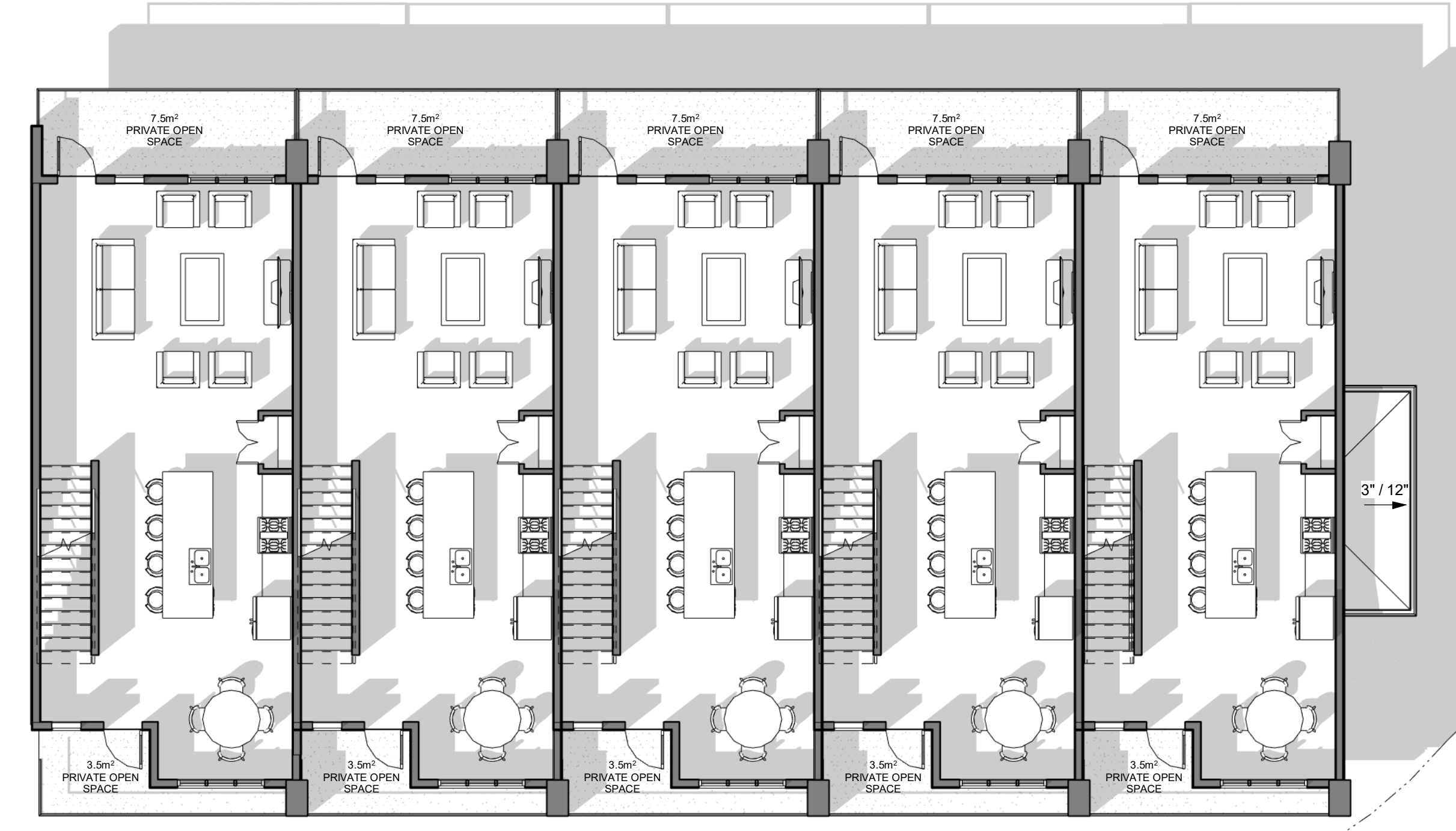
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2

1

1

2



3 4

3 A3.02

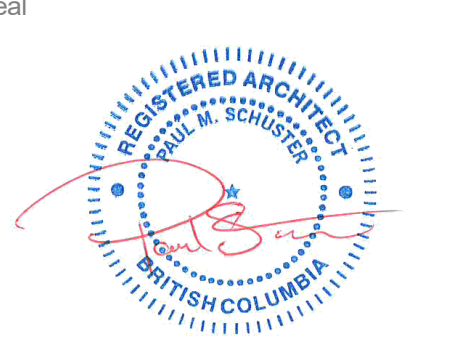
1 SECOND FLOOR - OVERALL
1/8" = 1'-0"

2
A3.01

3
A1.01

1
A3.02

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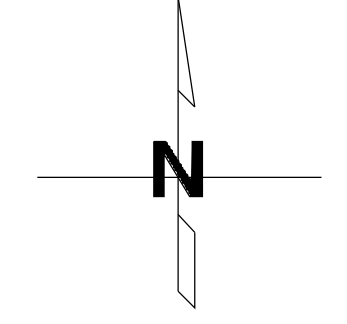


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project title
TEMPLE CRT TOWNHOUSES

252 TEMPLE CRT
project no. 2116

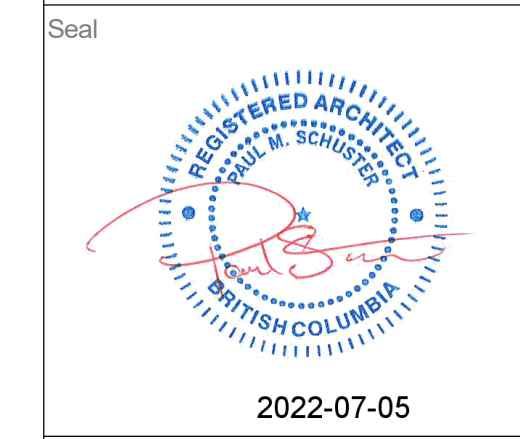
drawing title
SECOND FLOOR PLAN

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drawn	BD		
checked	PS		

drawing no.
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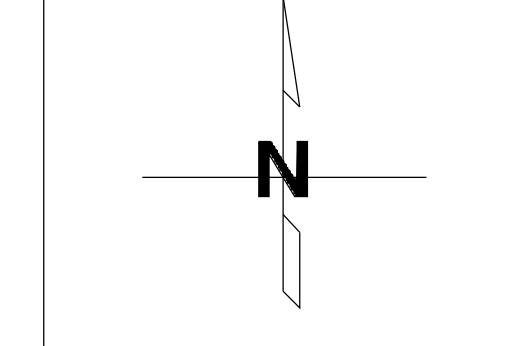
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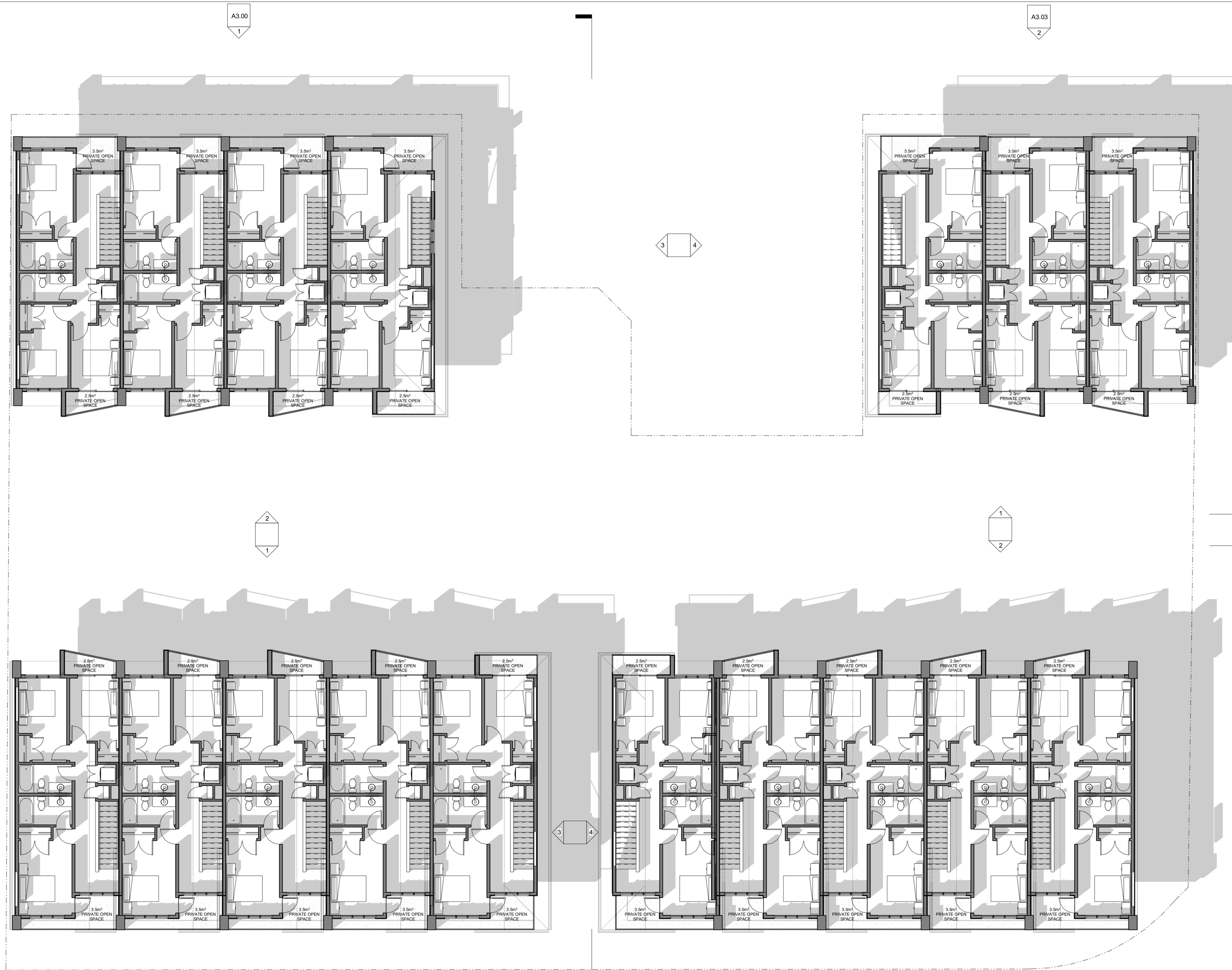
project title
TEMPLE CRT TOWNHOUSES

252 TEMPLE CRT
 project no. 2116

drawing title
THIRD FLOOR PLAN

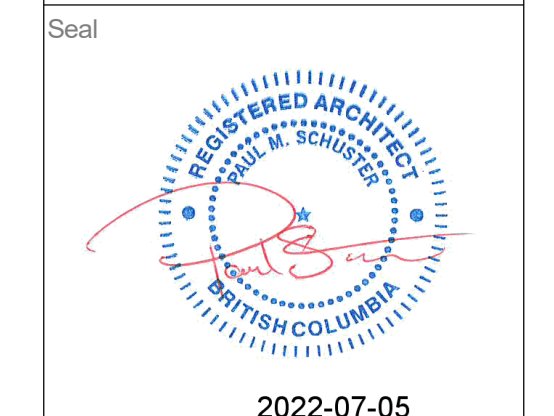
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1 THIRD FLOOR - OVERALL
 1/8" = 1'-0"

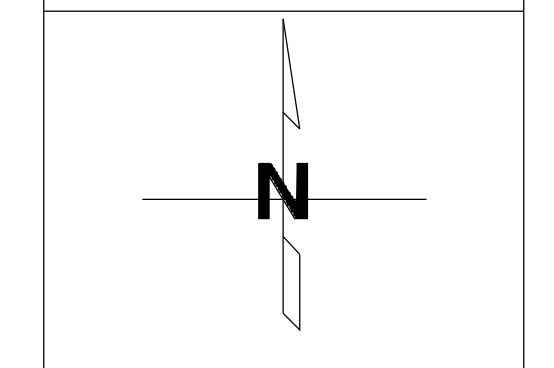
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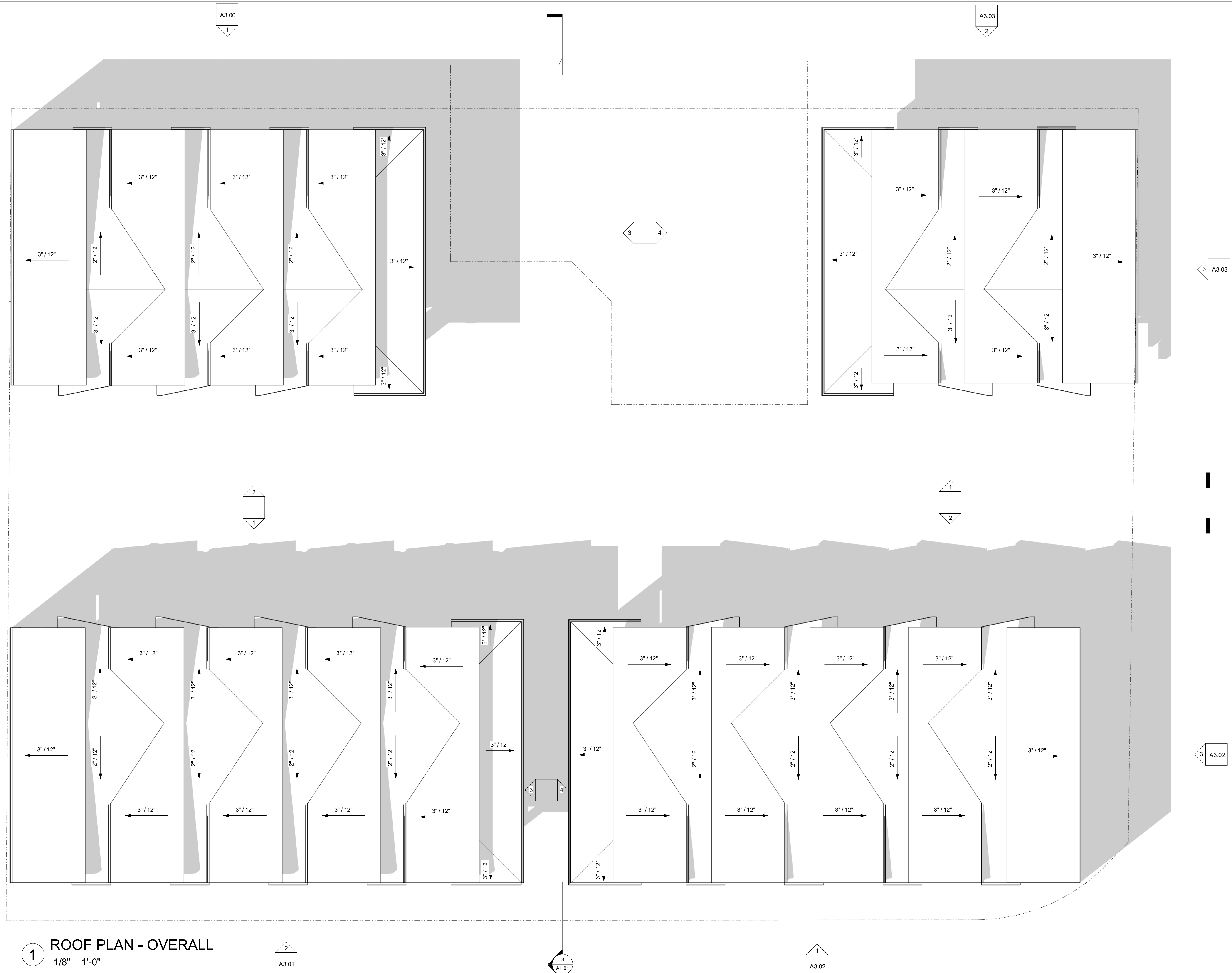
project title
TEMPLE CRT TOWNHOUSES

252 TEMPLE CRT
 project no. 2116

drawing title
ROOF PLAN

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checked	PS		
drawing no.	A2.04		

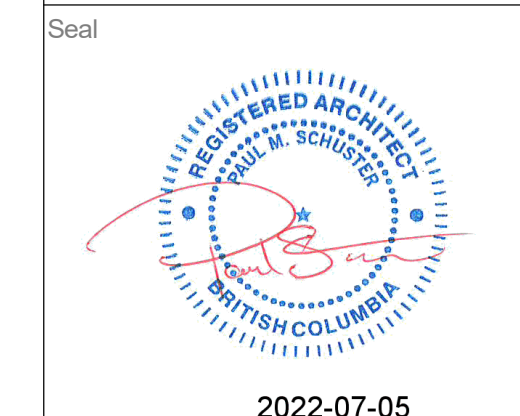
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1 ROOF PLAN - OVERALL
 1/8" = 1'-0"

KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
1	VERTICAL SIDING (BARREL OAK)
2	HORIZONTAL SIDING (BARREL OAK)
3	STUCCO SIDING (AESTHETIC WHITE)
4	STUCCO SIDING (TRICORN BLACK)
5	ASPHALT SHINGLES (TWILIGHT BLACK)
6	BLACK ALUMINIUM
7	CLEAR GLAZING

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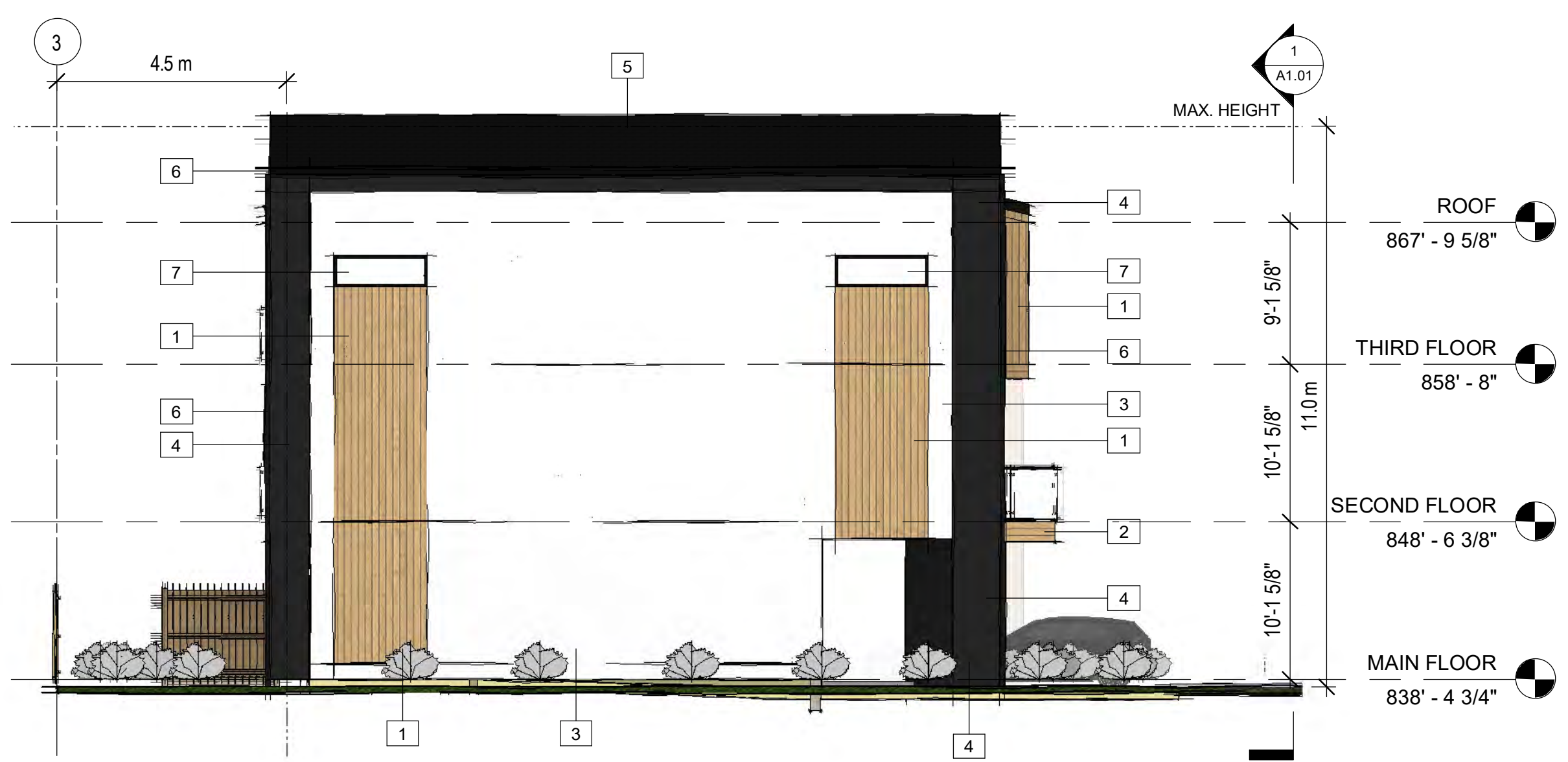
project title
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 project no. 2116

drawing title
 EXTERIOR ELEVATIONS

designed PS scale 1/8" = 1'-0"
 drawn BD
 checked PS

drawing no.
A3.00
 plotted 2022-07-05 9:07:21 AM



4 B1 West Elevation
 1/8" = 1'-0"



2 B1 South Elevation
 1/8" = 1'-0"



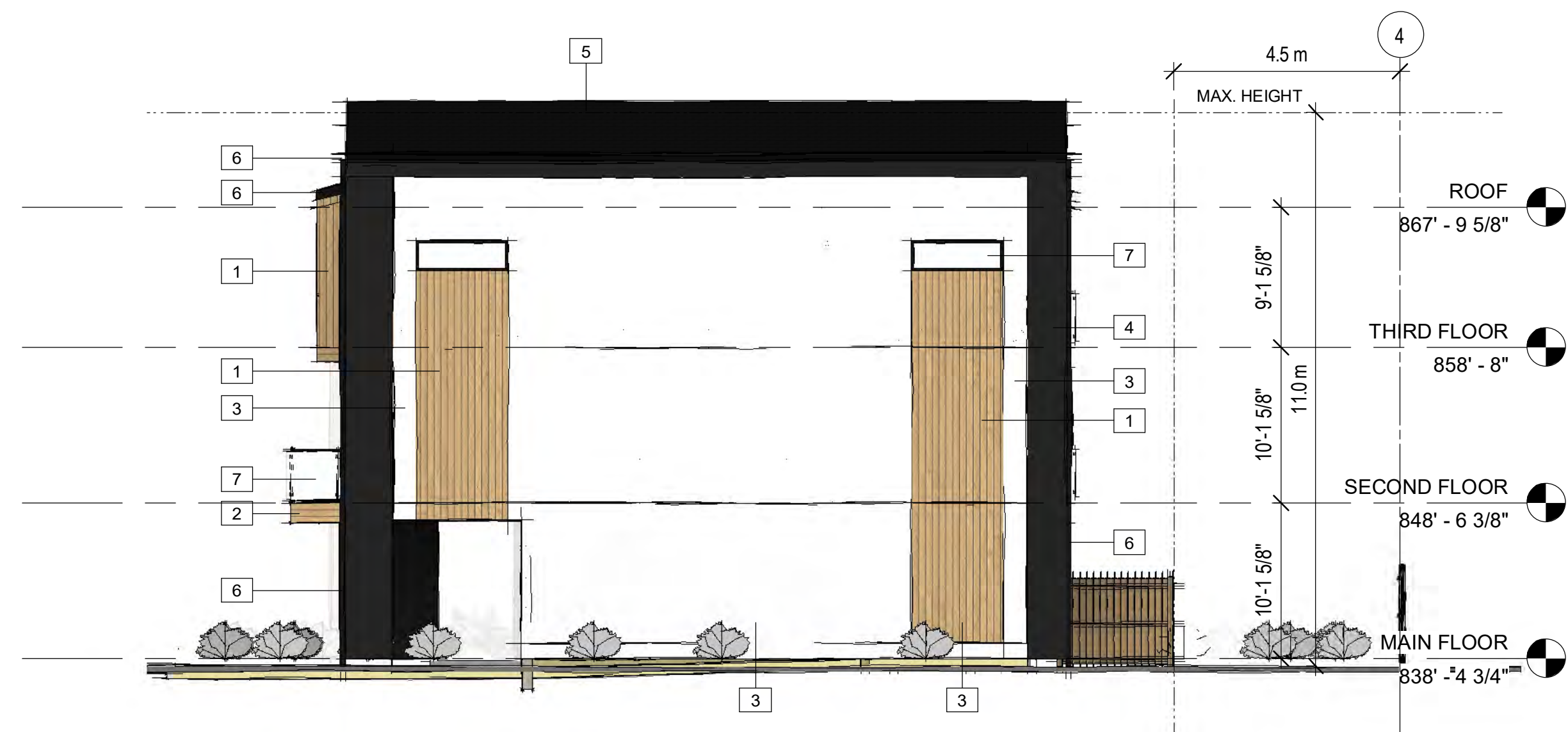
3 B1 East Elevation
 1/8" = 1'-0"



1 B1 North Elevation
 1/8" = 1'-0"

KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
1	VERTICAL SIDING (BARREL OAK)
2	HORIZONTAL SIDING (BARREL OAK)
3	STUCCO SIDING (AESTHETIC WHITE)
4	STUCCO SIDING (TRICORN BLACK)
5	ASPHALT SHINGLES (TWILIGHT BLACK)
6	BLACK ALUMINIUM
7	CLEAR GLAZING

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 Any omissions or discrepancies shall be reported to the architect.



4 B2 West Elevation
 1/8" = 1'-0"



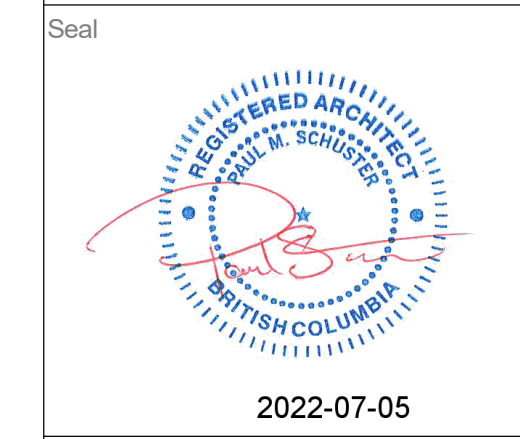
1 B2 North Elevation
 1/8" = 1'-0"



3 B2 East Elevation
 1/8" = 1'-0"



2 B2 South Elevation
 1/8" = 1'-0"



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1	20220705	ISSUED FOR DP	



project title
 TEMPLE CRT TOWNHOUSES

252 TEMPLE CRT
 project no. 2116

drawing title
 EXTERIOR ELEVATIONS

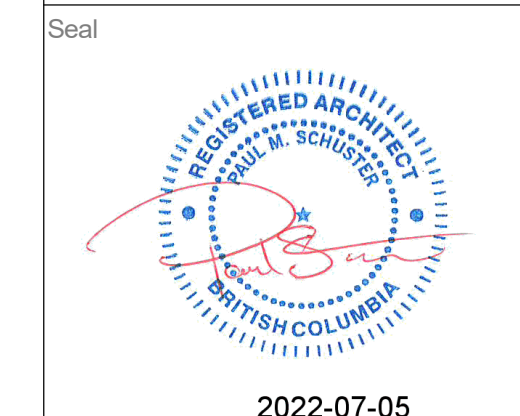
designed PS scale 1/8" = 1'-0"
 drawn BD
 checked PS

drawing no.
A3.01
 plotted 2022-07-05 9:07:42 AM

KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
1	VERTICAL SIDING (BARREL OAK)
2	HORIZONTAL SIDING (BARREL OAK)
3	STUCCO SIDING (AESTHETIC WHITE)
4	STUCCO SIDING (TRICORN BLACK)
5	ASPHALT SHINGLES (TWILIGHT BLACK)
6	BLACK ALUMINIUM
7	CLEAR GLAZING

Notes:
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No.	Date	Description
1	2022/07/05	ISSUED FOR DP
		Revisions



project title
 TEMPLE CRT TOWNHOUSES

252 TEMPLE CRT
 project no. 2116

drawing title
 EXTERIOR ELEVATIONS

designed PS scale 1/8" = 1'-0"
 drawn BD
 checked PS

drawing no.
A3.02
 plotted 2022-07-05 9:08:03 AM



4 B3 West Elevation
 1/8" = 1'-0"



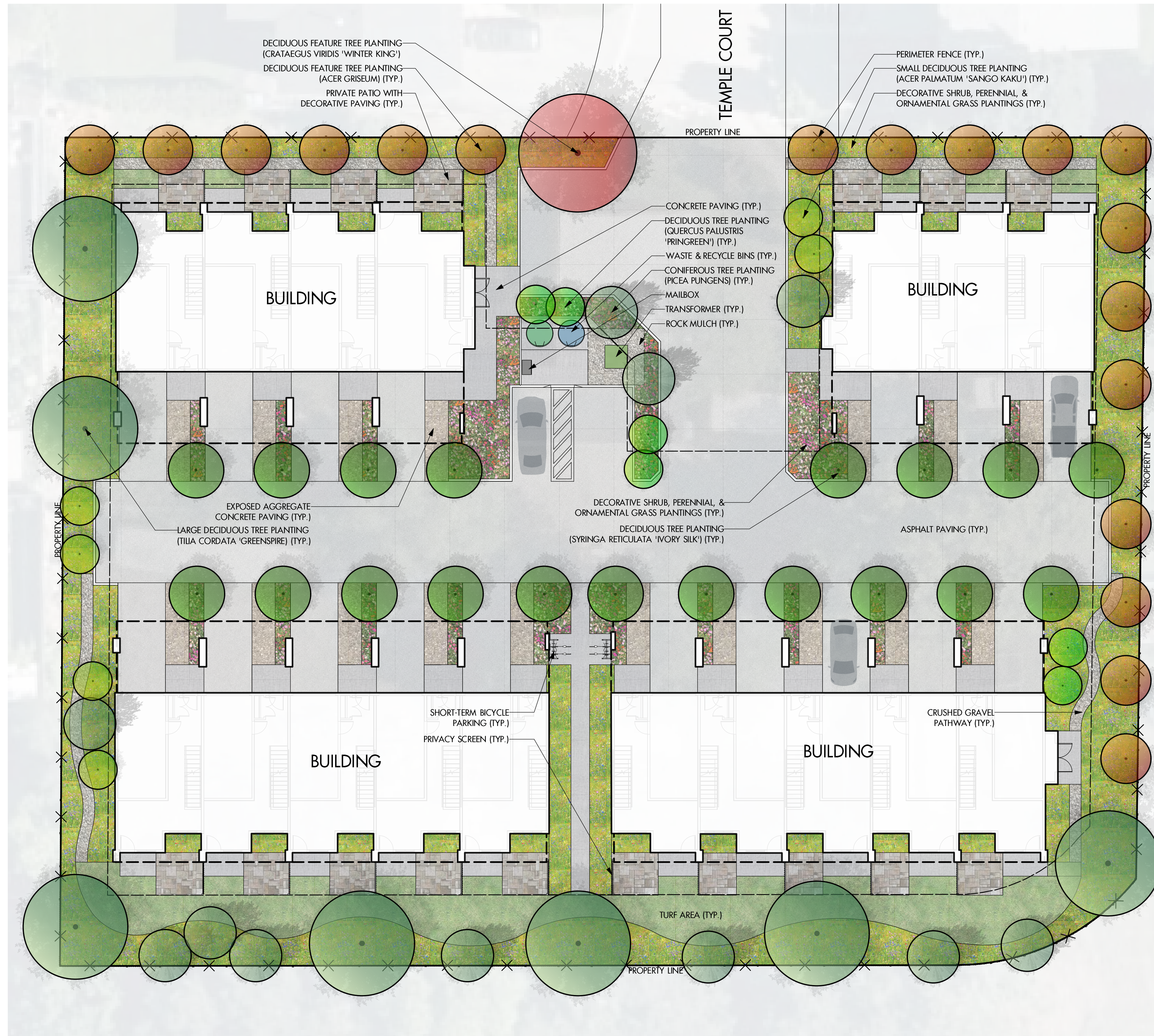
2 B3 North Elevation
 1/8" = 1'-0"



3 B3 East Elevation
 1/8" = 1'-0"



1 B3 South Elevation
 1/8" = 1'-0"

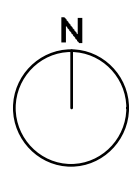


NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DOUGLAS RED FIR MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS 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 100mm 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 LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER GRISEUM	PAPERBARK MAPLE	18	6m CAL
ACER PALMATUM 'SANGO KAKU'	SANGO KAKU JAPANESE MAPLE	6	6m CAL
CRATAEGUS VIRIDIS 'WINTER KING'	GREEN HAWTHORN	1	6m CAL
PICEA PUNGENS	BLUE SPRUCE	11	2.5M HT. MIN.
QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR OAK	6	6m CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	19	6m CAL
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	7	6m CAL
SHRUBS			
BERBERIS 'THUNBERGII' 'MONOMB'	CHERRY BOMB BARBERRY	24	#01 CONT. /1.5M O.C. SPACING
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	54	#01 CONT. /1.0M O.C. SPACING
CORNUS ALBA 'BALHALO'	IVORY HALO DOGWOOD	14	#02 CONT. /2.0M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE	14	#02 CONT. /2.0M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	24	#01 CONT. /1.5M O.C. SPACING
ROSA 'MORDEN SUNRISE'	MORDEN SUNRISE ROSE	37	#01 CONT. /1.2M O.C. SPACING
SPIRAEA 'GOLDMOUND'	GOLDMOUND SPIREA	37	#01 CONT. /1.2M O.C. SPACING
SYMPHORICARPOS ALBUS	SNOWBERRY	24	#01 CONT. /1.5M O.C. SPACING
SYRINGA 'PENDA'	BLOOMERANG DARK LILAC	14	#02 CONT. /2.0M O.C. SPACING
PERENNIALS, GRASSES, & GROUNDCOVERS			
ALCHEMILLA MOLIS	LADY'S MANTLES	36	#01 CONT. /0.9M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	29	#01 CONT. /1.0M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	20	#01 CONT. /1.2M O.C. SPACING
HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	36	#01 CONT. /0.9M O.C. SPACING
HOSTA 'FRAGRANT BOUQUET'	FRAGRANT BOUQUET HOSTA	13	#01 CONT. /1.5M O.C. SPACING
IRIS SIBIRICA 'PAINTED DESERT'	PAINTED DESERT SIBIRIAN IRIS	36	#01 CONT. /0.9M O.C. SPACING
ILEX CANTHEMUM SUPERBUM 'AGLAIA'	AGLAIA SHASTA DAISY	20	#01 CONT. /1.2M O.C. SPACING
PANICUM VIRGATUM 'ROSTRAHIBUSCH'	RED SWITCHGRASS	20	#01 CONT. /1.2M O.C. SPACING
PENNISETUM 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	36	#01 CONT. /0.9M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	29	#01 CONT. /1.0M O.C. SPACING
SALVIA NEMOROSA 'CARADONNA'	CARADONNA MEADOW SAGE	29	#01 CONT. /1.0M O.C. SPACING



PROJECT TITLE
252 TEMPLE CT TOWNHOMES

Kelowna, BC
 DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

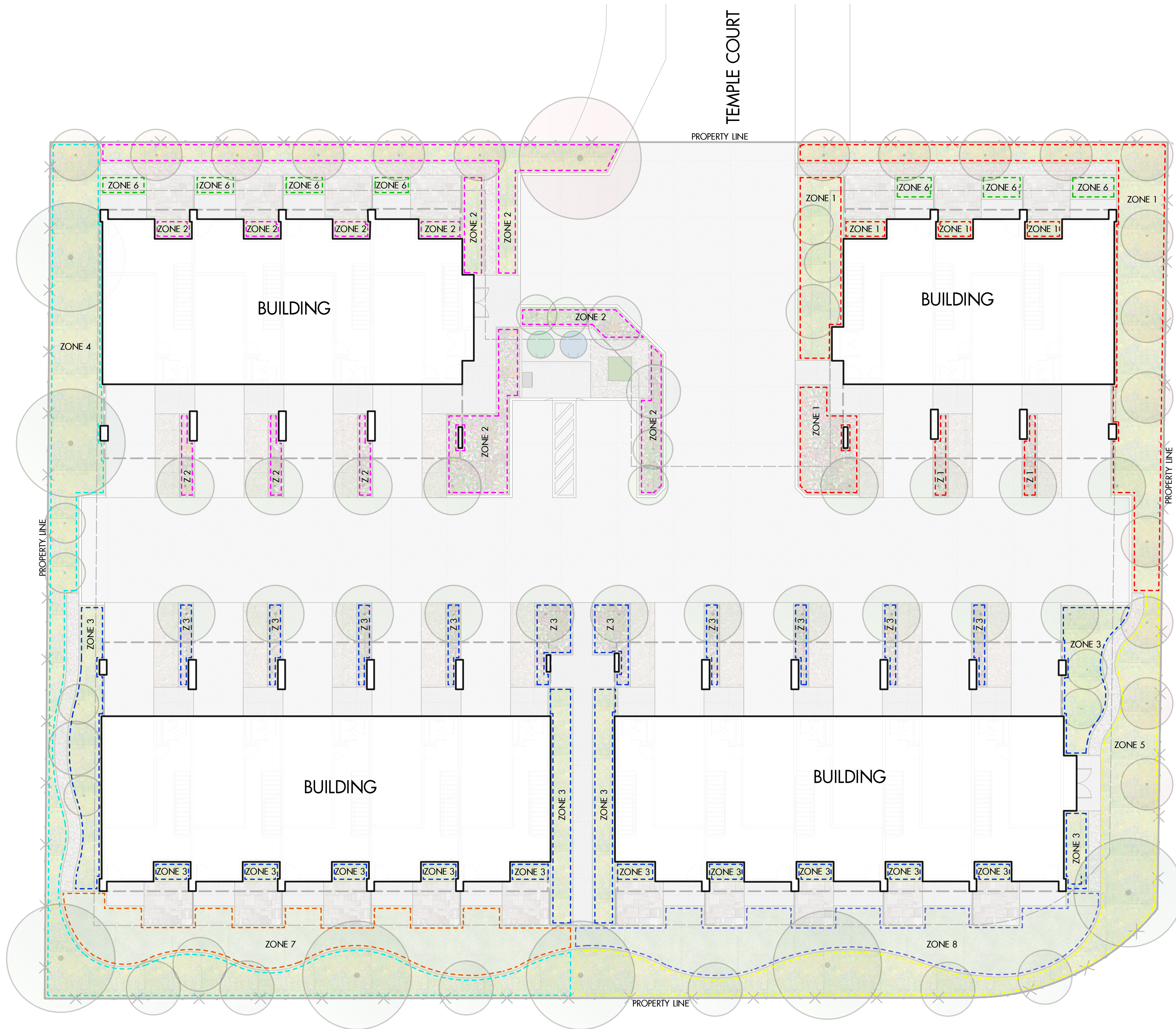
1	22.06.21	Review
2		
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PROJECT NO: 22-0477
 DESIGN BY: KM
 DRAWN BY: FH
 CHECKED BY: FB
 DATE: JUNE 21, 2022
 SCALE: 1:150
 PAGE SIZE: 24x36"



DRAWING NUMBER
L1/2

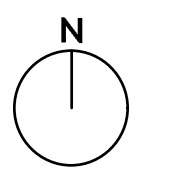
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WATER CONSERVATION CALCULATIONS
 LANDSCAPE MAXIMUM WATER BUDGET (WB) = 611 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 449 cu.m. / year
 WATER BALANCE = 162 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

- IRRIGATION NOTES**
- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
 - THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
 - 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.
 - 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.
 - DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 - IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 - IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
 - 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.

- IRRIGATION LEGEND**
- ZONE #1:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 176 sq.m.
 MICROCLIMATE: NORTH EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 59 cu.m.
 - ZONE #2:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 136 sq.m.
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 45 cu.m.
 - ZONE #3:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 187 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 62 cu.m.
 - ZONE #4:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 180 sq.m.
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 60 cu.m.
 - ZONE #5:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 130 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 43 cu.m.
 - ZONE #6:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 24 sq.m.
 MICROCLIMATE: NORTHEAST EXPOSURE, SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 21 cu.m.
 - ZONE #7:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 90 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 77 cu.m.
 - ZONE #8:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 95 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 81 cu.m.



PROJECT TITLE
252 TEMPLE CT TOWNHOMES

Kelowna, BC
 DRAWING TITLE

WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION	DATE	REVISION
1	22.06.21	Review
2		
3		
4		
5		

PROJECT NO.	22-0477
DESIGN BY	KM
DRAWN BY	FH
CHECKED BY	FB
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SCALE	1:150
PAGE SIZE	24x36"

SEAL



DRAWING NUMBER

L2/2

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