GREENSTONE
DEVELOPMENTS

November 24, 2023

Re: Rationale for the Proposed Development of 200, 210 and 230 Sadler Road, Kelowna

Dear City of Kelowna Planning Department,

Further to the submitted information, in connection with the Rezoning and Development Permit application associated with the proposed Development of 200, 210 and 230 Sadler Road, we offer the following Rationale for the project:

The proposed 6-storey building aligns seamlessly with the current zoning bylaw, offering no variances under the current UC4r zoning. As the inaugural development application on the street, its midblock location prompted voluntary side and rear yard setbacks, demonstrating a conscientious approach to its unique position. p

Mindful of our neighbors, we incorporated ground-oriented units and a community garden to preserve the neighborhood's "ground-oriented feel" during the transition to higher density. Balconies have been purposefully inset to minimize sightlines into surrounding properties, promoting privacy and reinforcing the ground-oriented ambiance. Pursuing UC4r zoning is our strategic response to Kelowna's housing crisis. Our goal is to offer a diverse unit mix across the 114 units, encompassing micro units and family-oriented 3-bedroom units, aligning with the pressing need for varied rental housing options in Kelowna.

Our commitment to mindful design extends to placing parking below grade, avoiding a visible parkade wall facing adjacent properties. Architectural features such as wood-like elements, a neutral color palette, and targeting Step Code 3 contribute to a welcoming and environmentally conscious development. The project, aligned with the OCP, reflects a community-endorsed planning approach. We believe our design will positively contribute to the Rutland Urban Centre.

We appreciate your time and consideration and look forward to supportive comments in response to this Rezoning and Development Permit application.

Sincerely,

Jeff Nishimura

Greenstone Devleopments

SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

ISSUED FOR DEVELOPMENT PERMIT

2023-11-24

ARCHITECTURAL

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DP-A1.02	ZONING PLANS
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DP-A4.03	PARTIAL BUILDING ELEVATIONS
DP-A4.11	3D VIEWS
DP-A5.01	BUILDING SECTIONS
DP-A5.02	BUILDING SECTIONS
DP-A8.01	UNIT PLANS

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GREENSTONE DEVELOPMENTS

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REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2023-11-23

Issued

No.	Date	Issued
1	2023-11-24	ISSUED FOR DEVELOPMENT PERMIT

Revision

No.	Date	Revision

Project Title

SADLER ROAD
RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number — Revision

DP-A0.01

Drawing Title

COVER & DRAWING LIST

Job No.	1983
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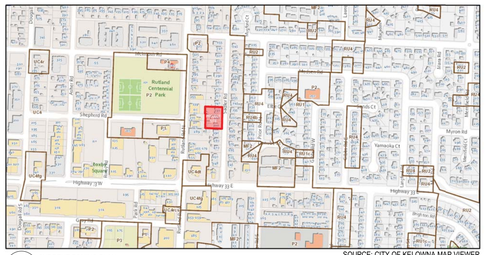
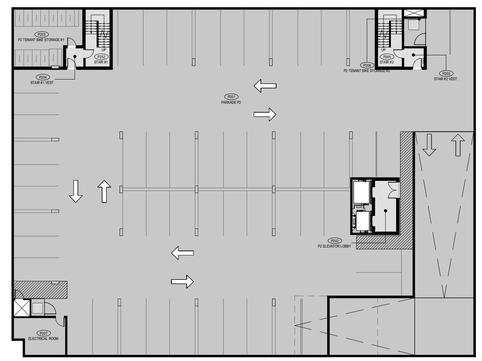
Drawn	T.R.
Checked	S.T.


Rutland Centennial Park
P2 Park
P3
P1
Highway 33 W
Rutland Rd N
Jaud Ave
Dehlow Rd
Tyrrania Ct
Mayer Rd
Hwy 33
Beaver Square
Rutland Square
Rutland Plaza
Rutland Square
Rutland Plaza
Rutland Square
Rutland Plaza



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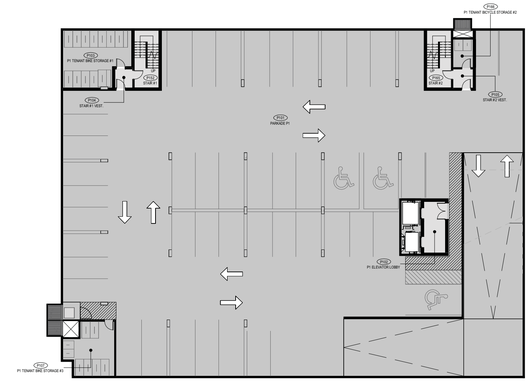

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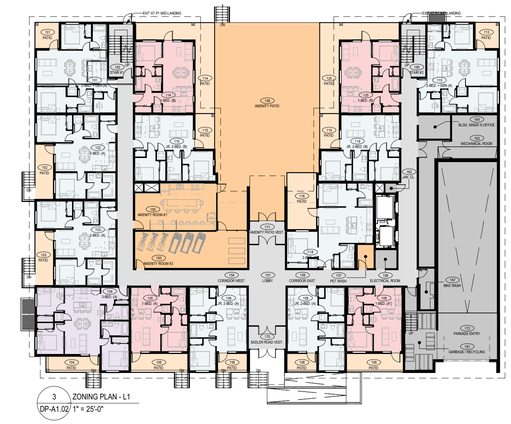

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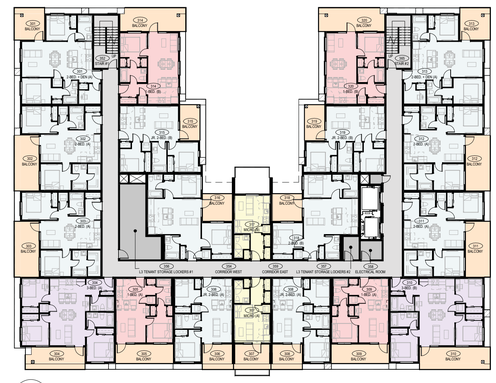
4 ZONING PLAN - L2
DP-A1.02 1" = 25'-0"



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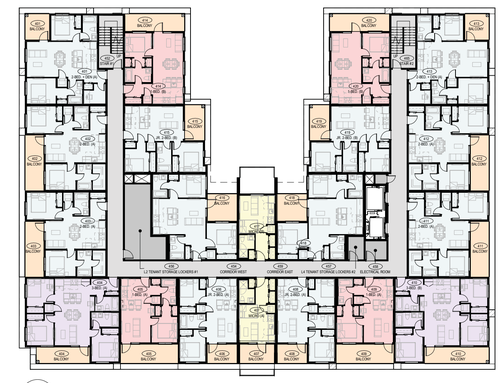

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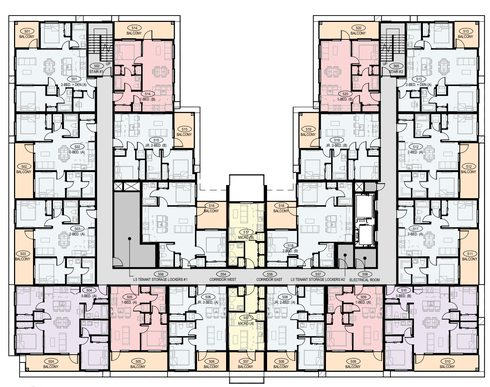

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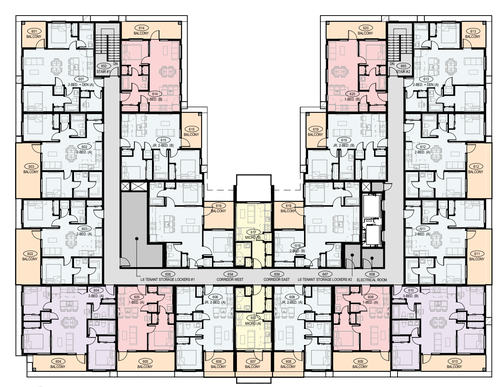

8 ZONING PLAN - L6
DP-A1.02 1" = 25'-0"

ZONING PLANS LEGEND:

NET INCLUDED IN F.A.R. CALCULATIONS	
	3-BEDROOM UNITS
	2-BEDROOM UNITS
	1-BEDROOM UNITS
	MICRO UNITS
GROSS NOT INCLUDED IN F.A.R. CALCULATIONS	
	PRIVATE AMENITY : BALCONIES & PATIOS
	COMMON AMENITY : AMENITY PATIO & AMENITY ROOMS
	CIRCULATION
	PARKING, BUILDING SERVICES, STORAGE

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BRITISH COLUMBIA

PROJECT NORTH

TRUE NORTH

Issued

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Project Title

SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

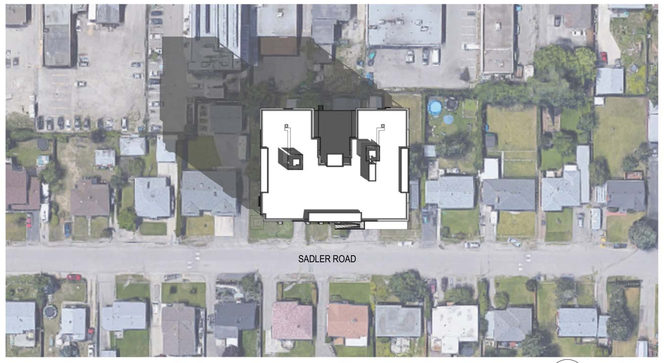
Drawing Number — Revision

DP-A1.02

Drawing Title

ZONING PLANS

Job No.	1983
Scale	1" = 25'-0"
Drawn	T.R.
Checked	S.T.



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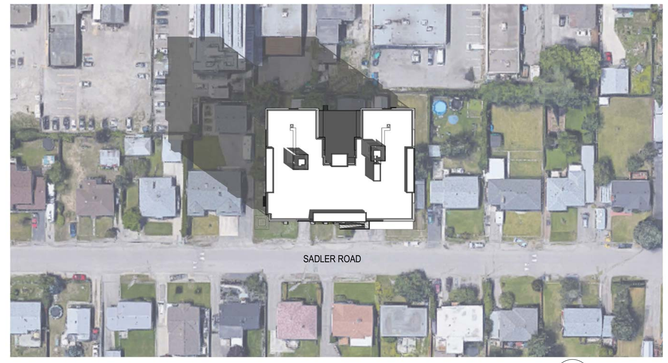

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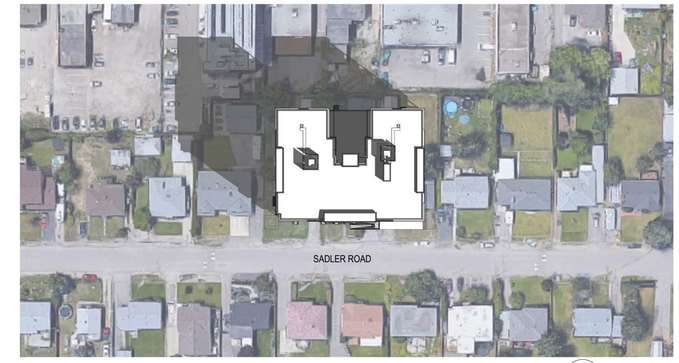

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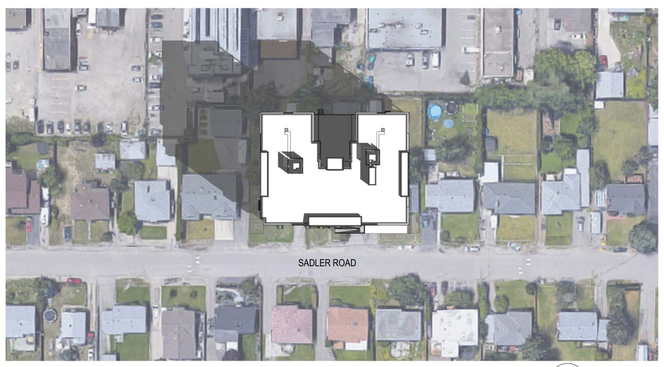
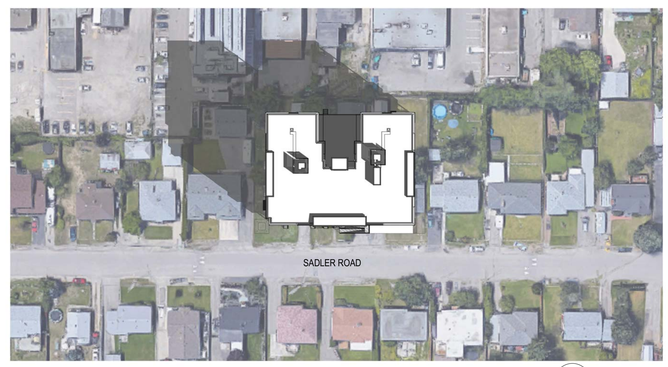


4 DP-A1.03 DAY: JUNE 21 TIME: 9:00AM



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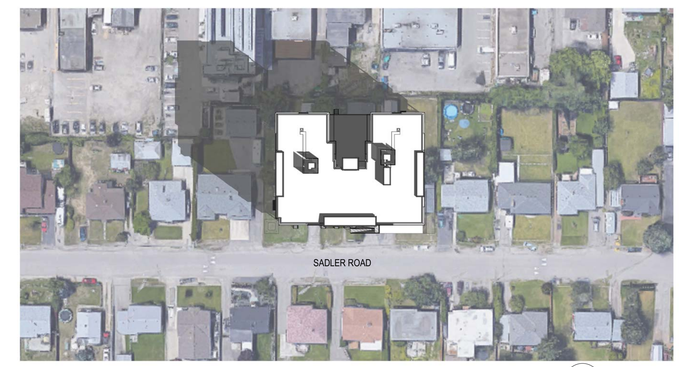

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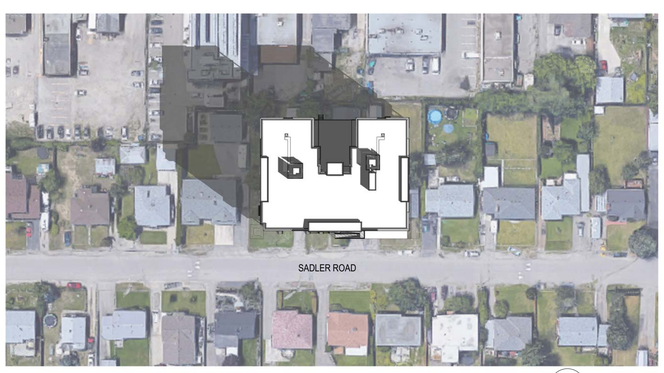

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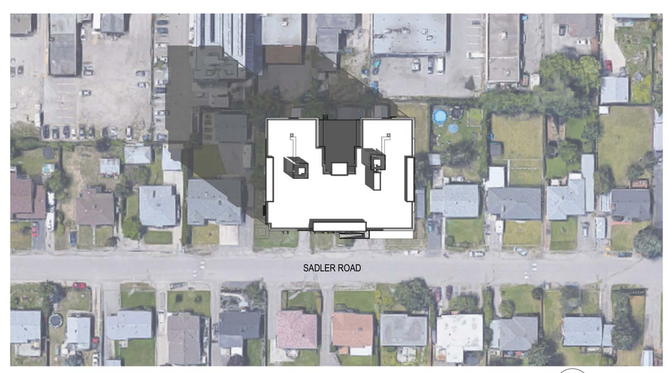

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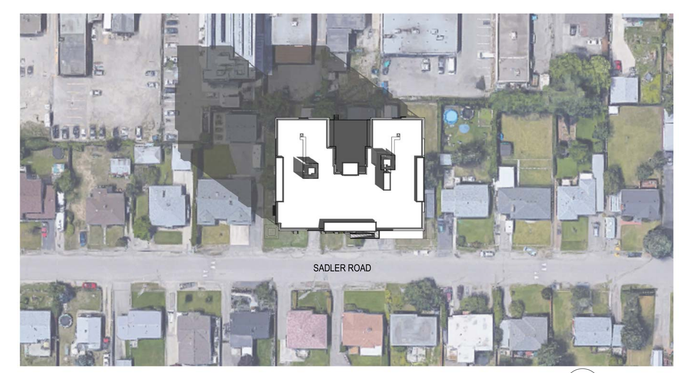

9 DP-A1.03 DAY: DEC. 21 TIME: 3:00PM

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GREENSTONE DEVELOPMENTS

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REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2023-11-23

PROJECT NORTH

TRUE NORTH

Issued

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Revision

No.	Date	Revision

Project Title

SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number

Revision

DP-A1.03

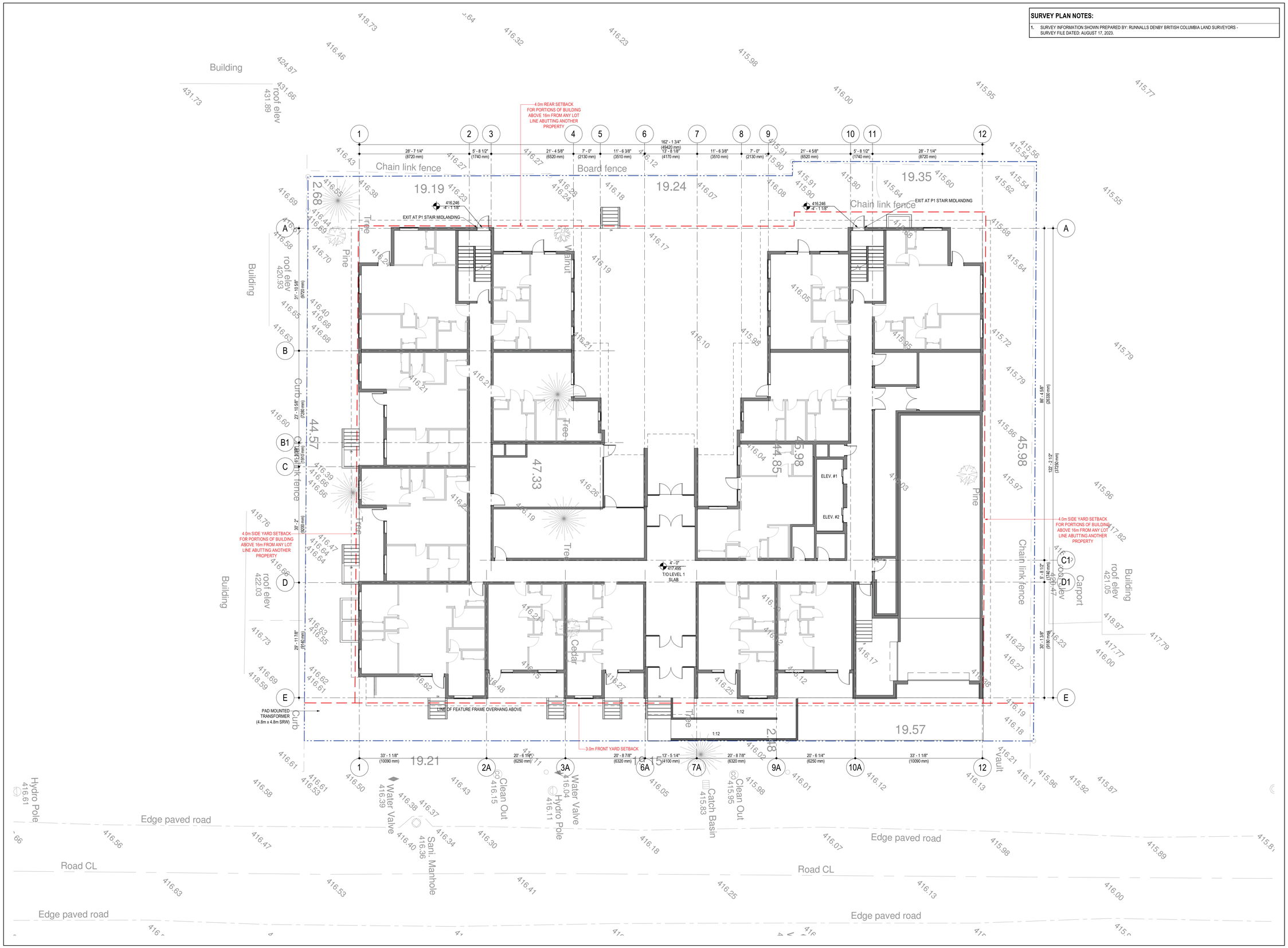
Drawing Title

SHADOW STUDY

Job No.	1983
Scale	1" = 80'-0"
Drawn	T.R.
Checked	S.T.

SURVEY PLAN NOTES:

1. SURVEY INFORMATION SHOWN PREPARED BY: RUNNALLS DENBY BRITISH COLUMBIA LAND SURVEYORS - SURVEY FILE DATED: AUGUST 17, 2023.



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200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number — Revision

DP-A2.01

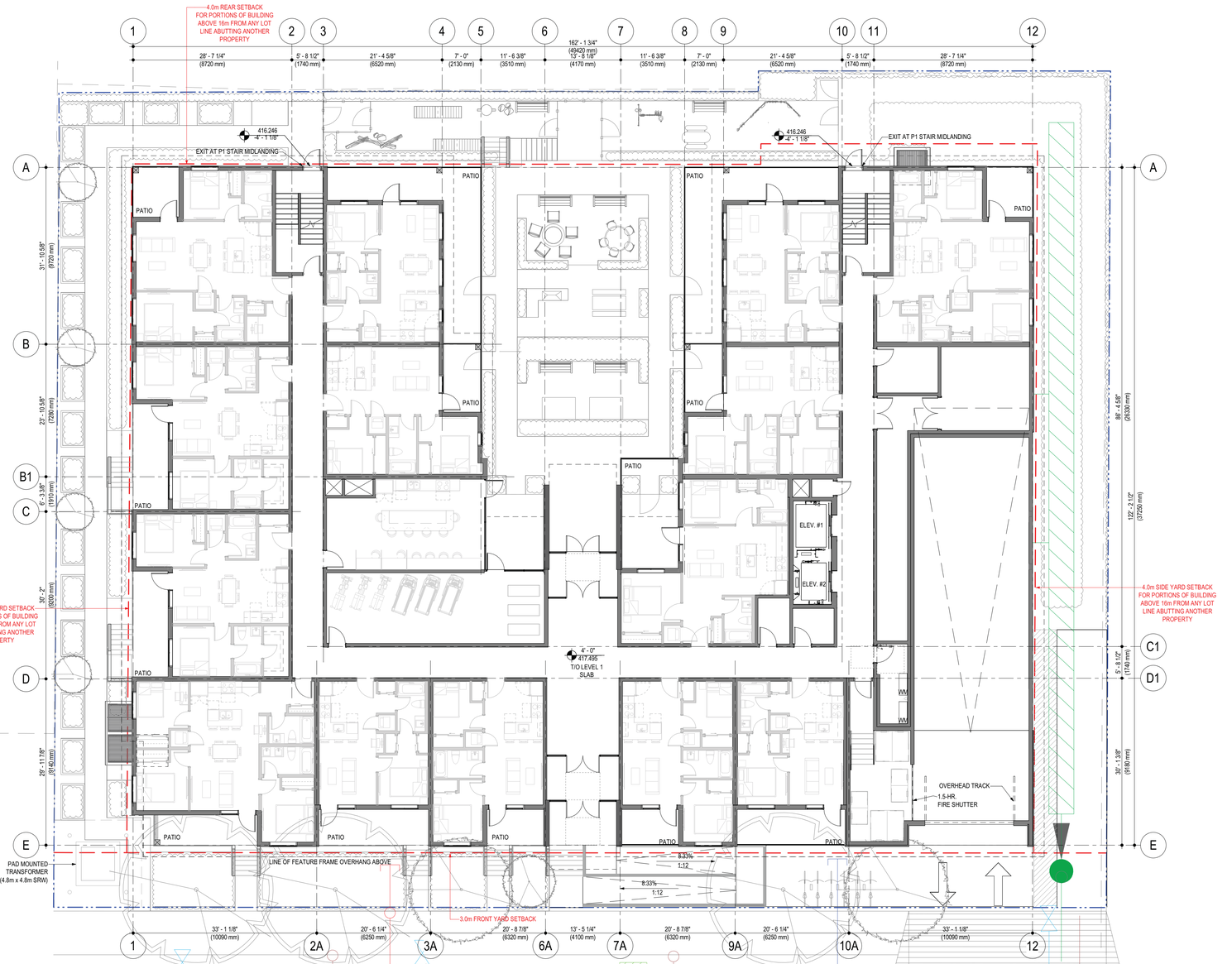
Drawing Title

SURVEY

Job No.	1983
Scale	3/32" = 1'-0"
Drawn	T.R.
Checked	S.T.

SITE PLAN NOTES:

1. ALL LANDSCAPE INFORMATION SHOWN PREPARED BY: ECORA - REFER TO LANDSCAPE D.P. DRAWINGS FOR MORE INFORMATION.
2. ALL SERVICING AND CIVIL INFORMATION SHOWN PREPARED BY PROTECH CONSULTING - REFER TO CIVIL D.P. DRAWINGS FOR MORE INFORMATION.



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200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number | Revision

DP-A2.02

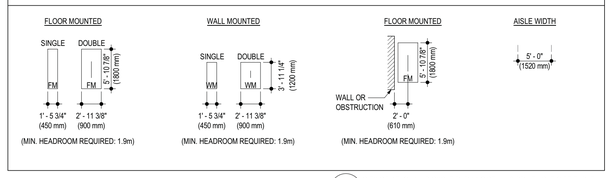
Drawing Title

SITE PLAN

Job No.	1983
Scale	3/32" = 1'-0"
Drawn	T.R.
Checked	S.T.

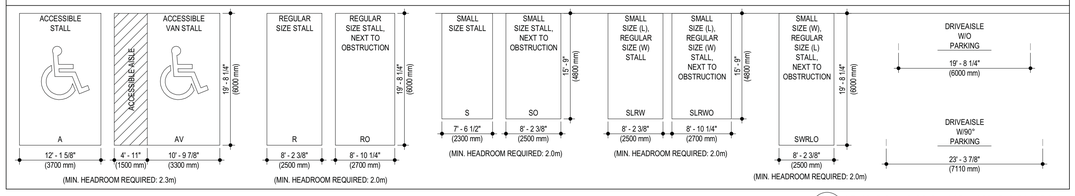
L3.1 - Plan Notes - Site

CITY OF KELOWNA BICYCLE STALL & AISLE SIZE TABLE: MIN SIZES SHOWN



2 / A3.01 CITY OF KELOWNA BICYCLE PARKING STALL & DRIVEAISLE SIZE TABLE
3/32" = 1'-0"

CITY OF KELOWNA PARKING STALL & DRIVEAISLE SIZE TABLE: MIN SIZES SHOWN



3 / A3.01 CITY OF KELOWNA CAR PARKING STALL & DRIVEAISLE SIZE TABLE
3/32" = 1'-0"

1 / DP-A3.01 LEVEL P1 FLOOR PLAN
1/8" = 1'-0"

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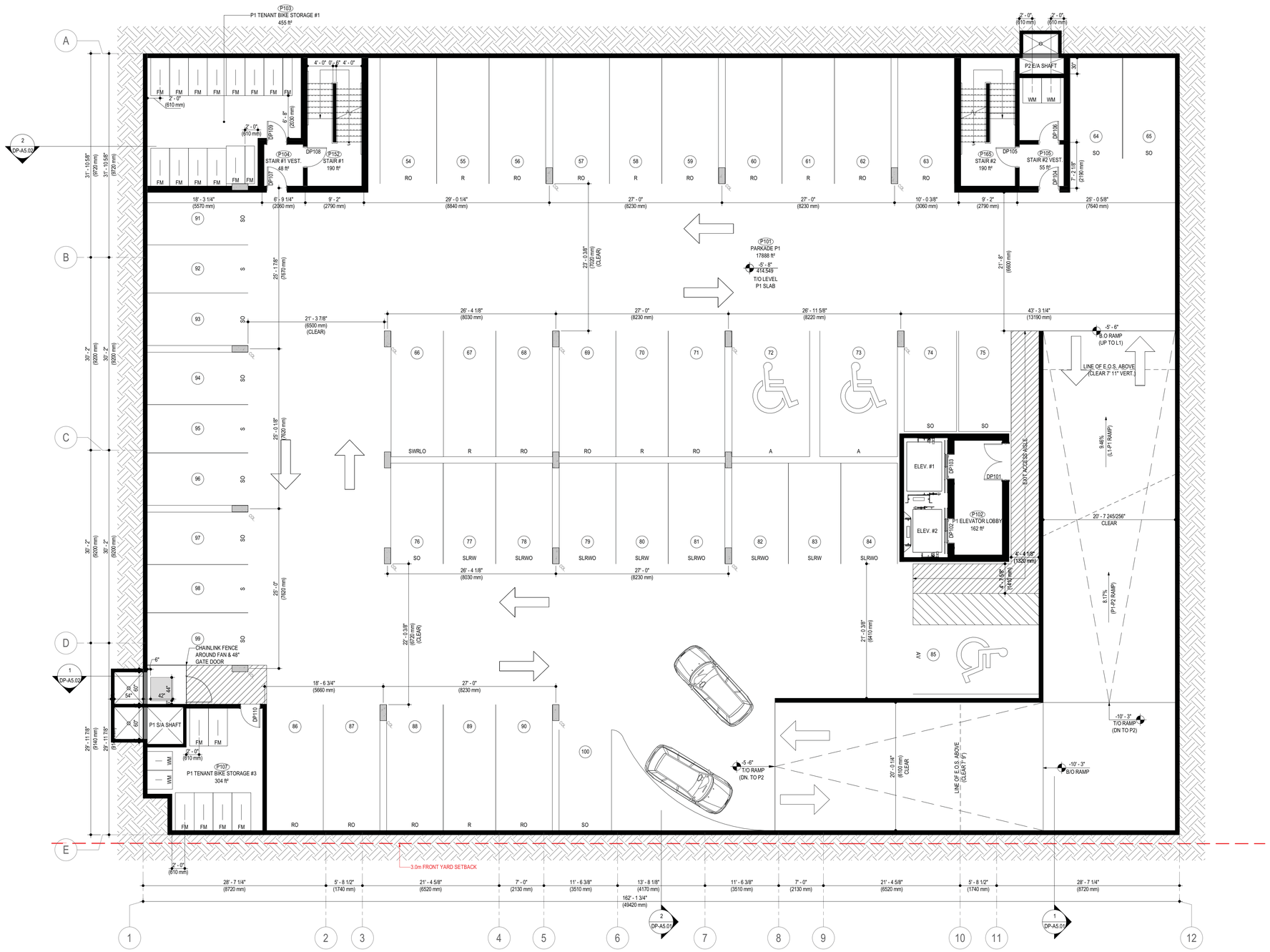
SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number — Revision
DP-A3.01

Drawing Title
LEVEL P2 PARKADE PLAN

Job No.	1983
Scale	AS SHOWN
Drawn	T.R.
Checked	S.T.



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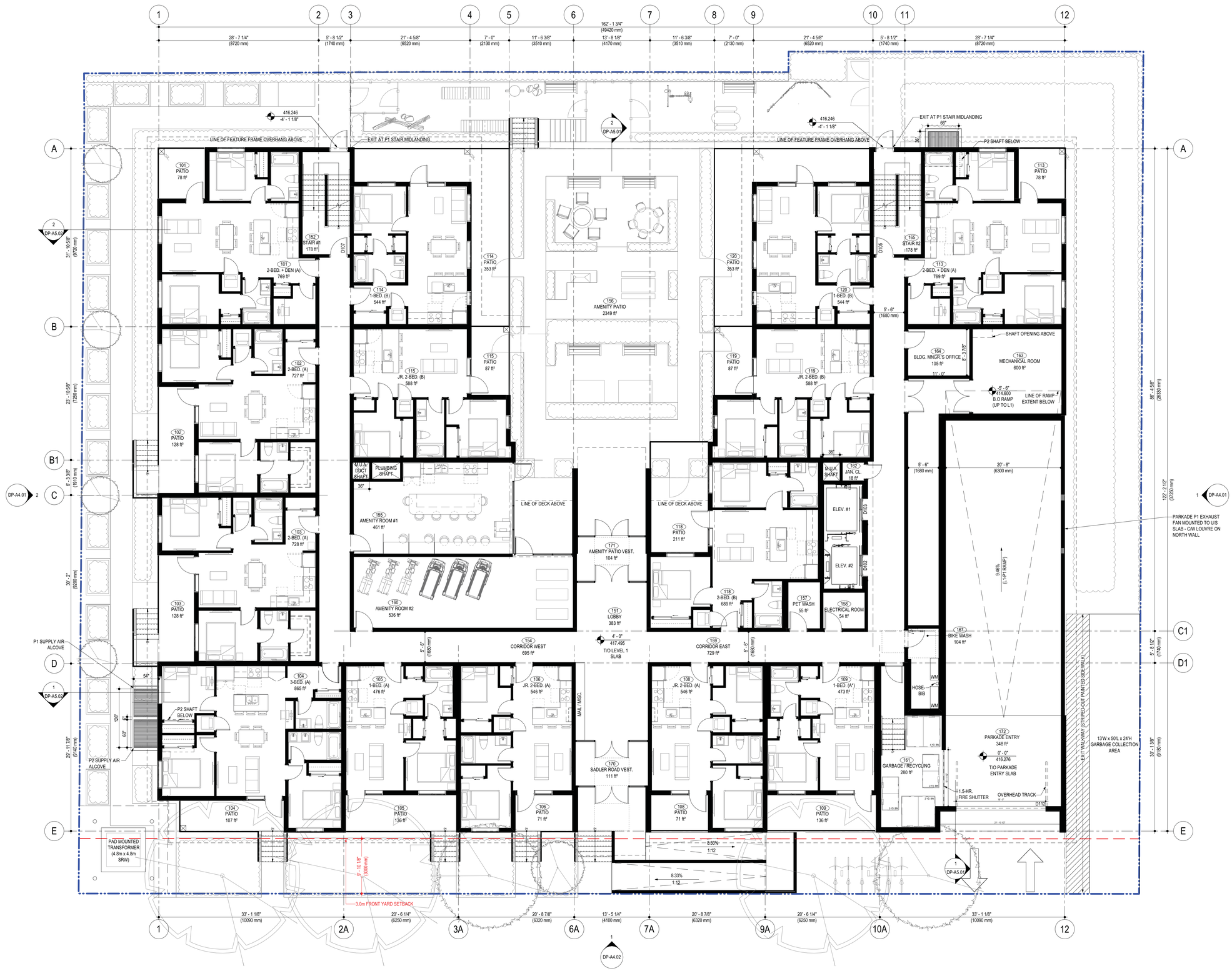
200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number | Revision
DP-A3.02

Drawing Title
LEVEL P1 PARKADE PLAN

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.



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Drawing Number — Revision

DP-A3.03

Drawing Title

LEVEL 1 FLOOR PLAN

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.

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GREENSTONE DEVELOPMENTS

DOMINIUM

REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2023-11-23

PROJECT NORTH
TRUE NORTH

Issued

No.	Date	Issued
1	2023-11-24	ISSUED FOR DEVELOPMENT PERMIT

Revision

No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number — Revision

DP-A3.04

Drawing Title

LEVEL 2 FLOOR PLAN

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.

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REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2023-11-23

PROJECT NORTH TRUE NORTH

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No.	Date	Issued
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Revision

No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number — Revision

DP-A3.05

Drawing Title

LEVEL 3 FLOOR PLAN

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.

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Revision

No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number | Revision

DP-A3.06

Drawing Title

LEVEL 4 FLOOR PLAN

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.

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Revision

No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number — Revision

DP-A3.07

Drawing Title

LEVEL 5 FLOOR PLAN

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.

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Revision

No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

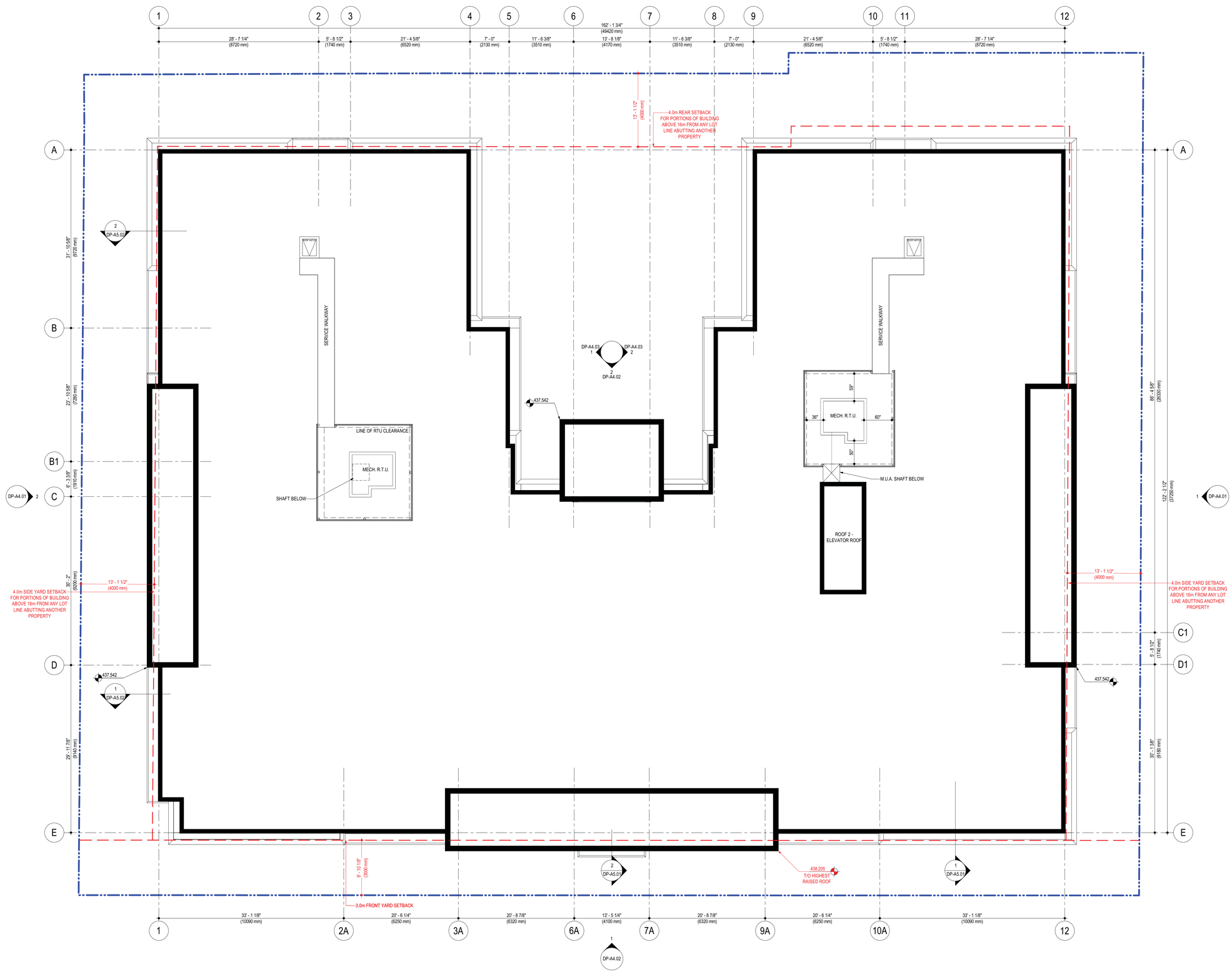
Drawing Number — Revision

DP-A3.08

Drawing Title

LEVEL 6 FLOOR PLAN

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.



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PROJECT NORTH
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No.	Date	Issued
1	2023-11-24	ISSUED FOR DEVELOPMENT PERMIT

Revision

No.	Date	Revision

Project Title

SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number — Revision

DP-A3.09

Drawing Title

ROOF PLAN

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.

2 DP-A4.01 ELEVATION - SOUTH 1/8" = 1'-0"

1 DP-A4.01 ELEVATION - NORTH 1/8" = 1'-0"

BUILDING ELEVATION KEYNOTE SCHEDULE

	MATERIAL	COLOUR
1.0 CLADDING		
1.1	FIBRE CEMENT PANEL	LIGHT GRAY
1.2	FIBRE CEMENT PANEL	MEDIUM GRAY
1.3	FIBRE CEMENT PANEL	DARK GRAY
1.4	METAL PANEL	WOOD LOOK - MEDIUM TONE
1.5	THIN BRICK VENEER	MEDIUM / DARK GRAY
1.6	EXPOSED ARCHITECTURAL CONCRETE	NATURAL CONCRETE
2.0 SOFFIT / FACIAS / TRIMS		
2.1	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	DARK GRAY
2.2	METAL SOFFIT PLANKS	WOOD LOOK - MEDIUM TONE
2.3	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	DARK GRAY
2.4	METAL TRIM FASCIA PANELS	WOOD LOOK - MEDIUM TONE
2.5	FIBRE CEMENT WALL PANEL TRIMS	SILVER METALLIC / CLEAR ANODIZED
2.6	METAL SOFFIT PLANKS	LIGHT GRAY
3.0 WINDOWS		
3.1	VINYL WINDOWS	LIGHT GRAY
	VISION GLAZING	CLEAR / NO TINT
3.2	ALUMINIUM STOREFRONT GLAZING	CLEAR ANODIZED
	VISION GLAZING	CLEAR / NO TINT
3.3	VINYL WINDOWS	MEDIUM GRAY
	VISION GLAZING	CLEAR / NO TINT
4.0 DOORS		
4.1	METAL DOOR	WOOD LOOK - MEDIUM TONE
4.2	ALUMINIUM & GLASS	CLEAR ANNODIZED
	VISION GLAZING	CLEAR / NO TINT
4.3	VINYL PATIO / BALCONY SWING DOORS	LIGHT GRAY
4.4	INSULATED OVERHEAD DOOR	MEDIUM GRAY
4.5	VINYL PATIO / BALCONY SWING DOORS	MEDIUM GRAY
5.0 ROOFS / FLASHINGS		
5.1	BUILT-UP ROOF MEMBRANE	GRAY / PATTERNED
5.2	BALCONY / DECK MEMBRANE	GRAY / PATTERNED
5.3	THROUGH WALL FLASHINGS	SILVER METALLIC
5.4	PARAPET CAP FLASHINGS	SILVER METALLIC
5.5	PARAPET CAP FLASHINGS	CHARCOAL
5.6	THROUGH WALL FLASHINGS	WOOD LOOK - MEDIUM TONE
5.7	THROUGH WALL FLASHINGS	CHARCOAL
6.0 METALS		
6.1	PATIO & RAMP METAL GUARDRAIL	BLACK
6.2	BALCONY METAL GUARDRAIL	DARK GRAY
7.0 SCREENS		
7.1	COMPOSITE DECK BOARDS / SLATS	DARK GRAY / GRAY POSTS
7.2	GLAZED BALCONY PRIVACY SCREEN	DARK GRAY
	GLAZING	FROSTED
8.0 SPECIALTIES		
8.1	SIGNAGE	T.B.D.

BUILDING ELEVATION MATERIAL SCHEDULE

FIBRE CEMENT PANEL - AGED PEWTER 1.3, 2.3,	FIBRE CEMENT PANEL - LIGHT MIST 1.2,	FIBRE CEMENT PANEL - ARCTIC WHITE 1.1, 2.1
BRICK - RUNNING - DARK GRAY 1.5	ROOF MEMBRANE - MEDIUM GRAY 5.1, 5.2	WOOD-LOOK PANEL 1.4, 2.2, 2.4, 4.1
METALS - CHARCOAL 2.3, 5.5, 7.1, 7.2	METALS - REGENT GRAY 3.1,	METALS - SILVER METALIC 2.5, 3.1, 4.3, 5.3, 5.4
METALS - MEDIUM GRAY 4.4,	ALUMINIUM - CLEAR ANODIZED 3.2	NATURAL CONCRETE 1.6

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GREENSTONE DEVELOPMENTS

DOMINIUM

REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2023-11-23

PROJECT NORTH

TRUE NORTH

Issued

No.	Date	Issued
1	2023-11-24	ISSUED FOR DEVELOPMENT PERMIT

Revision

No.	Date	Revision

Project Title

SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number

Revision

DP-A4.01

Drawing Title

BUILDING ELEVATIONS - NORTH & SOUTH

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.

2 ELEVATION - WEST
DP-A4.02 1/8" = 1'-0"

1 ELEVATION - EAST
DP-A4.02 1/8" = 1'-0"

BUILDING ELEVATION KEYNOTE SCHEDULE

	MATERIAL	COLOUR
1.0 CLADDING		
1.1	FIBRE CEMENT PANEL	LIGHT GRAY
1.2	FIBRE CEMENT PANEL	MEDIUM GRAY
1.3	FIBRE CEMENT PANEL	DARK GRAY
1.4	METAL PANEL	WOOD LOOK - MEDIUM TONE
1.5	THIN BRICK VENEER	MEDIUM / DARK GRAY
1.6	EXPOSED ARCHITECTURAL CONCRETE	NATURAL CONCRETE
2.0 SOFFIT / FACIAS / TRIMS		
2.1	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	DARK GRAY
2.2	METAL SOFFIT PLANKS	WOOD LOOK - MEDIUM TONE
2.3	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	DARK GRAY
2.4	METAL TRIM FASCIA PANELS	WOOD LOOK - MEDIUM TONE
2.5	FIBRE CEMENT WALL PANEL TRIMS	SILVER METALLIC / CLEAR ANODIZED
2.6	METAL SOFFIT PLANKS	LIGHT GRAY
3.0 WINDOWS		
3.1	VINYL WINDOWS	LIGHT GRAY
	VISION GLAZING	CLEAR / NO TINT
3.2	ALUMINIUM STOREFRONT GLAZING	CLEAR ANODIZED
	VISION GLAZING	CLEAR / NO TINT
3.3	VINYL WINDOWS	MEDIUM GRAY
	VISION GLAZING	CLEAR / NO TINT
4.0 DOORS		
4.1	METAL DOOR	WOOD LOOK - MEDIUM TONE
4.2	ALUMINIUM & GLASS	CLEAR ANNODIZED
	VISION GLAZING	CLEAR / NO TINT
4.3	VINYL PATIO / BALCONY SWING DOORS	LIGHT GRAY
4.4	INSULATED OVERHEAD DOOR	MEDIUM GRAY
4.5	VINYL PATIO / BALCONY SWING DOORS	MEDIUM GRAY
5.0 ROOFS / FLASHINGS		
5.1	BUILT-UP ROOF MEMBRANE	GRAY / PATTERNED
5.2	BALCONY / DECK MEMBRANE	GRAY / PATTERNED
5.3	THROUGH WALL FLASHINGS	SILVER METALLIC
5.4	PARAPET CAP FLASHINGS	SILVER METALLIC
5.5	PARAPET CAP FLASHINGS	CHARCOAL
5.6	THROUGH WALL FLASHINGS	WOOD LOOK - MEDIUM TONE
5.7	THROUGH WALL FLASHINGS	CHARCOAL
6.0 METALS		
6.1	PATIO & RAMP METAL GUARDRAIL	BLACK
6.2	BALCONY METAL GUARDRAIL	DARK GRAY
7.0 SCREENS		
7.1	COMPOSITE DECK BOARDS / SLATS	DARK GRAY / GRAY POSTS
7.2	GLAZED BALCONY PRIVACY SCREEN	DARK GRAY
	GLAZING	FROSTED
8.0 SPECIALTIES		
8.1	SIGNAGE	T.B.D.

BUILDING ELEVATION MATERIAL SCHEDULE

FIBRE CEMENT PANEL - AGED PEWTER	FIBRE CEMENT PANEL - LIGHT MIST	FIBRE CEMENT PANEL - ARCTIC WHITE
1.3, 2.3,	1.2,	1.1, 2.1
BRICK - RUNNING - DARK GRAY	ROOF MEMBRANE - MEDIUM GRAY	WOOD-LOOK PANEL
1.5	5.1, 5.2	1.4, 2.2, 2.4, 4.1
METALS - CHARCOAL	METALS - REGENT GRAY	METALS - SILVER METALIC
2.3, 5.5, 7.1, 7.2	3.1,	2.5, 3.1, 4.3, 5.3, 5.4
METALS - MEDIUM GRAY	ALUMINIUM - CLEAR ANODIZED	NATURAL CONCRETE
4.4,	3.2	1.6

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GREENSTONE DEVELOPMENTS

DOMINIUM

REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2023-11-23

PROJECT NORTH TRUE NORTH

Issued

No.	Date	Issued
1	2023-11-24	ISSUED FOR DEVELOPMENT PERMIT

Revision

No.	Date	Revision

Project Title

SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

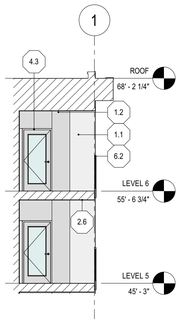
Drawing Number — Revision

DP-A4.02

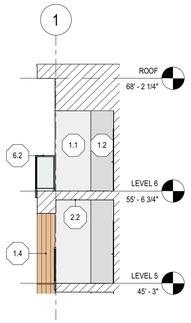
Drawing Title

BUILDING ELEVATIONS - EAST & WEST

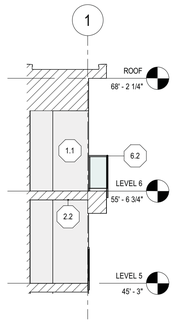
Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.



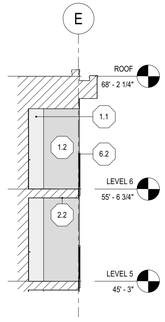
3 PARTIAL ELEVATION - UNIT X-01 WEST
DP-A4.03 1/8" = 1'-0"



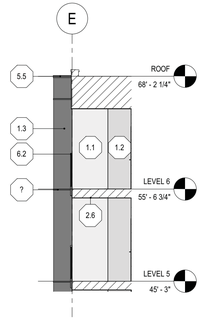
4 PARTIAL ELEVATION - UNIT X-02 EAST
DP-A4.03 1/8" = 1'-0"



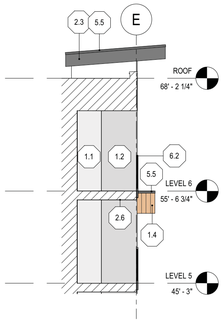
5 PARTIAL ELEVATION - UNIT X-02 WEST
DP-A4.03 1/8" = 1'-0"



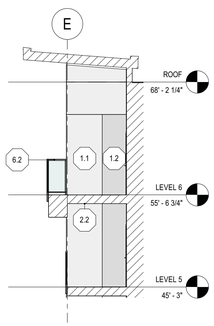
6 PARTIAL ELEVATION - UNIT X-04 SOUTH
DP-A4.03 1/8" = 1'-0"



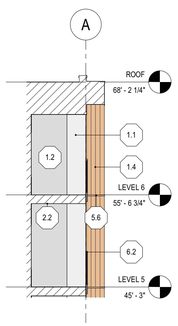
7 PARTIAL ELEVATION - UNIT X-05 NORTH
DP-A4.03 1/8" = 1'-0"



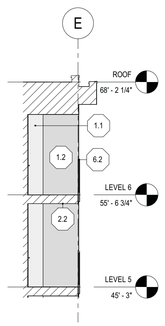
8 PARTIAL ELEVATION - UNIT X-05 SOUTH
DP-A4.03 1/8" = 1'-0"



9 PARTIAL ELEVATION - UNIT X-06 NORTH
DP-A4.03 1/8" = 1'-0"



10 PARTIAL ELEVATION - UNIT X-14 EAST
DP-A4.03 1/8" = 1'-0"



11 PARTIAL ELEVATION - UNIT X-16 SOUTH
DP-A4.03 1/8" = 1'-0"

2 PARTIAL ELEVATION - SOUTH
DP-A4.03 1/8" = 1'-0"

1 PARTIAL ELEVATION - NORTH
DP-A4.03 1/8" = 1'-0"

BUILDING ELEVATION KEYNOTE SCHEDULE

	MATERIAL	COLOUR
1.0 CLADDING		
1.1	FIBRE CEMENT PANEL	LIGHT GRAY
1.2	FIBRE CEMENT PANEL	MEDIUM GRAY
1.3	FIBRE CEMENT PANEL	DARK GRAY
1.4	METAL PANEL	WOOD LOOK - MEDIUM TONE
1.5	THIN BRICK VENEER	MEDIUM / DARK GRAY
1.6	EXPOSED ARCHITECTURAL CONCRETE	NATURAL CONCRETE
2.0 SOFFIT / FACIAS / TRIMS		
2.1	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	DARK GRAY
2.2	METAL SOFFIT PLANKS	WOOD LOOK - MEDIUM TONE
2.3	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	DARK GRAY
2.4	METAL TRIM FASCIA PANELS	WOOD LOOK - MEDIUM TONE
2.5	FIBRE CEMENT WALL PANEL TRIMS	SILVER METALLIC / CLEAR ANODIZED
2.6	METAL SOFFIT PLANKS	LIGHT GRAY
3.0 WINDOWS		
3.1	VINYL WINDOWS	LIGHT GRAY
	VISION GLAZING	CLEAR / NO TINT
3.2	ALUMINIUM STOREFRONT GLAZING	CLEAR ANODIZED
	VISION GLAZING	CLEAR / NO TINT
3.3	VINYL WINDOWS	MEDIUM GRAY
	VISION GLAZING	CLEAR / NO TINT
4.0 DOORS		
4.1	METAL DOOR	WOOD LOOK - MEDIUM TONE
4.2	ALUMINIUM & GLASS	CLEAR ANNODIZED
	VISION GLAZING	CLEAR / NO TINT
4.3	VINYL PATIO / BALCONY SWING DOORS	LIGHT GRAY
4.4	INSULATED OVERHEAD DOOR	MEDIUM GRAY
4.5	VINYL PATIO / BALCONY SWING DOORS	MEDIUM GRAY
5.0 ROOFS / FLASHINGS		
5.1	BUILT-UP ROOF MEMBRANE	GRAY / PATTERNED
5.2	BALCONY / DECK MEMBRANE	GRAY / PATTERNED
5.3	THROUGH WALL FLASHINGS	SILVER METALLIC
5.4	PARAPET CAP FLASHINGS	SILVER METALLIC
5.5	PARAPET CAP FLASHINGS	CHARCOAL
5.6	THROUGH WALL FLASHINGS	WOOD LOOK - MEDIUM TONE
5.7	THROUGH WALL FLASHINGS	CHARCOAL
6.0 METALS		
6.1	PATIO & RAMP METAL GUARDRAIL	BLACK
6.2	BALCONY METAL GUARDRAIL	DARK GRAY
7.0 SCREENS		
7.1	COMPOSITE DECK BOARDS / SLATS	DARK GRAY / GRAY POSTS
7.2	GLAZED BALCONY PRIVACY SCREEN	DARK GRAY
	GLAZING	FROSTED
8.0 SPECIALTIES		
8.1	SIGNAGE	T.B.D.

BUILDING ELEVATION MATERIAL SCHEDULE

FIBRE CEMENT PANEL - AGED PEWTER 1.3, 2.3,	FIBRE CEMENT PANEL - LIGHT MIST 1.2,	FIBRE CEMENT PANEL - ARCTIC WHITE 1.1, 2.1
BRICK - RUNNING - DARK GRAY 1.5	ROOF MEMBRANE - MEDIUM GRAY 5.1, 5.2	WOOD-LOOK PANEL 1.4, 2.2, 2.4, 4.1
METALS - CHARCOAL 2.3, 5.5, 7.1, 7.2	METALS - REGENT GRAY 3.1,	METALS - SILVER METALIC 2.5, 3.1, 4.3, 5.3, 5.4
METALS - MEDIUM GRAY 4.4,	ALUMINIUM - CLEAR ANODIZED 3.2	NATURAL CONCRETE 1.6

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GREENSTONE DEVELOPMENTS

DOMINIUM

REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2023-11-23

PROJECT NORTH
TRUE NORTH

Issued

No.	Date	Issued
1	2023-11-24	ISSUED FOR DEVELOPMENT PERMIT

Revision

No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number — Revision
DP-A4.03

Drawing Title
PARTIAL BUILDING ELEVATIONS

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.

1 DP-A4.11 3D VIEW - N/E CORNER
N.T.S.

2 DP-A4.11 3D VIEW - N/W CORNER
N.T.S.

3 DP-A4.11 3D VIEW - S/W CORNER
N.T.S.

4 DP-A4.11 3D VIEW - S/E CORNER
N.T.S.

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2023-11-23

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Issued

No.	Date	Issued
1	2023-11-24	ISSUED FOR DEVELOPMENT PERMIT

Revision

No.	Date	Revision

Project Title
SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number — Revision
DP-A4.11

Drawing Title
3D VIEWS

Job No.	1983
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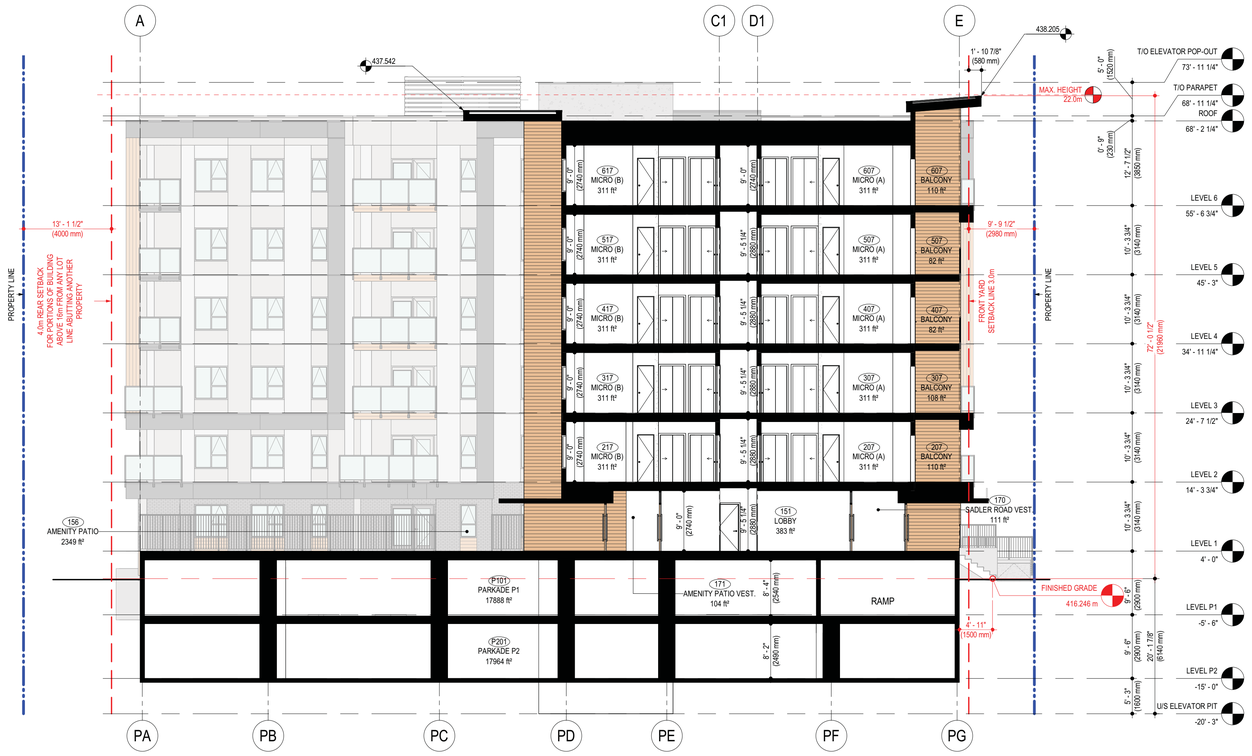
Drawn	T.R.
Checked	S.T.



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Project Title

SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number — Revision

DP-A5.01

Drawing Title

BUILDING SECTIONS

Job No.	1983
Scale	3/32" = 1'-0"
Drawn	T.R.
Checked	S.T.

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Revision

No.	Date	Revision

Project Title

SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number — Revision

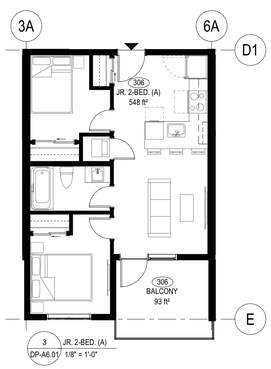
DP-A5.02

Drawing Title

BUILDING SECTIONS

Job No.	1983
Scale	3/32" = 1'-0"
Drawn	T.R.
Checked	S.T.

UNIT PLAN SYMBOL LEGEND:	
SYMBOL	REPRESENTATION
▼	UNIT ENTRY VIA CORRIDOR



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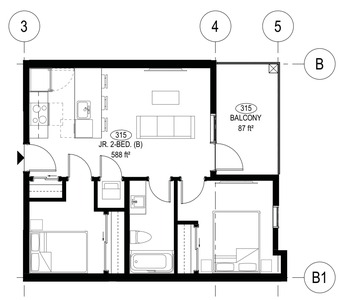

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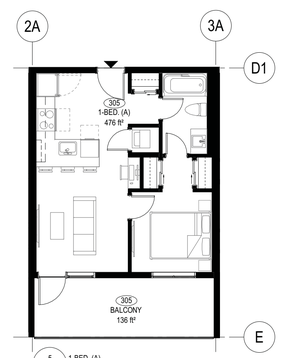

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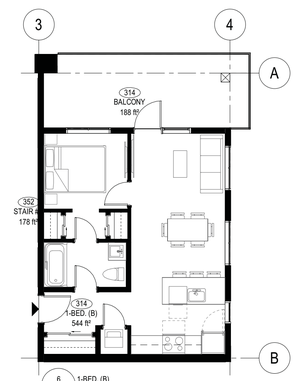

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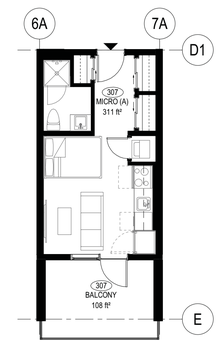

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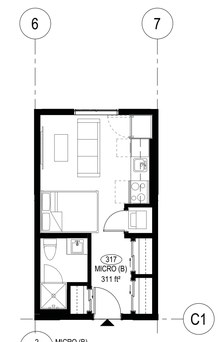

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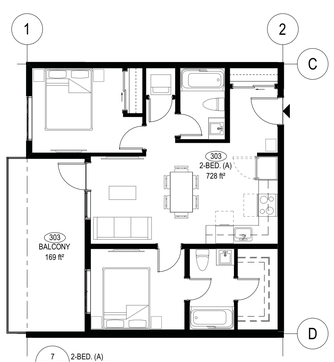

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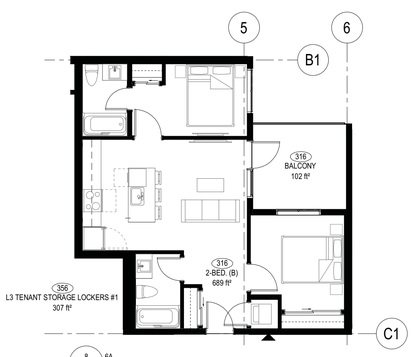

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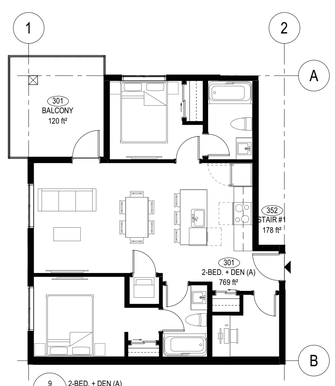

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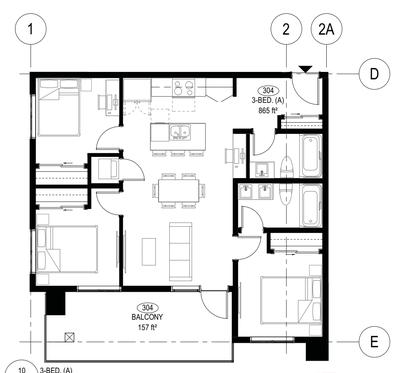

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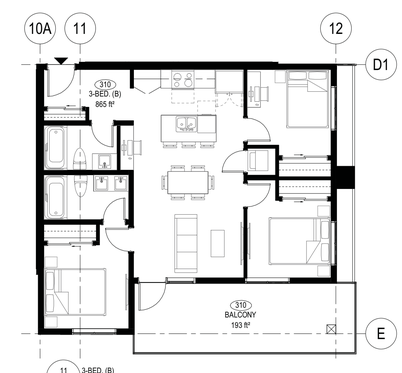

11 3-BED. (B) DP-A6.01 1/8" = 1'-0"

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2023-11-23

PROJECT NORTH

TRUE NORTH

Issued

No.	Date	Issued
1	2023-11-24	ISSUED FOR DEVELOPMENT PERMIT

Revision

No.	Date	Revision

Project Title

SADLER ROAD RENTAL PROJECT

200, 210, 230 SADLER ROAD KELOWNA, BC

Drawing Number

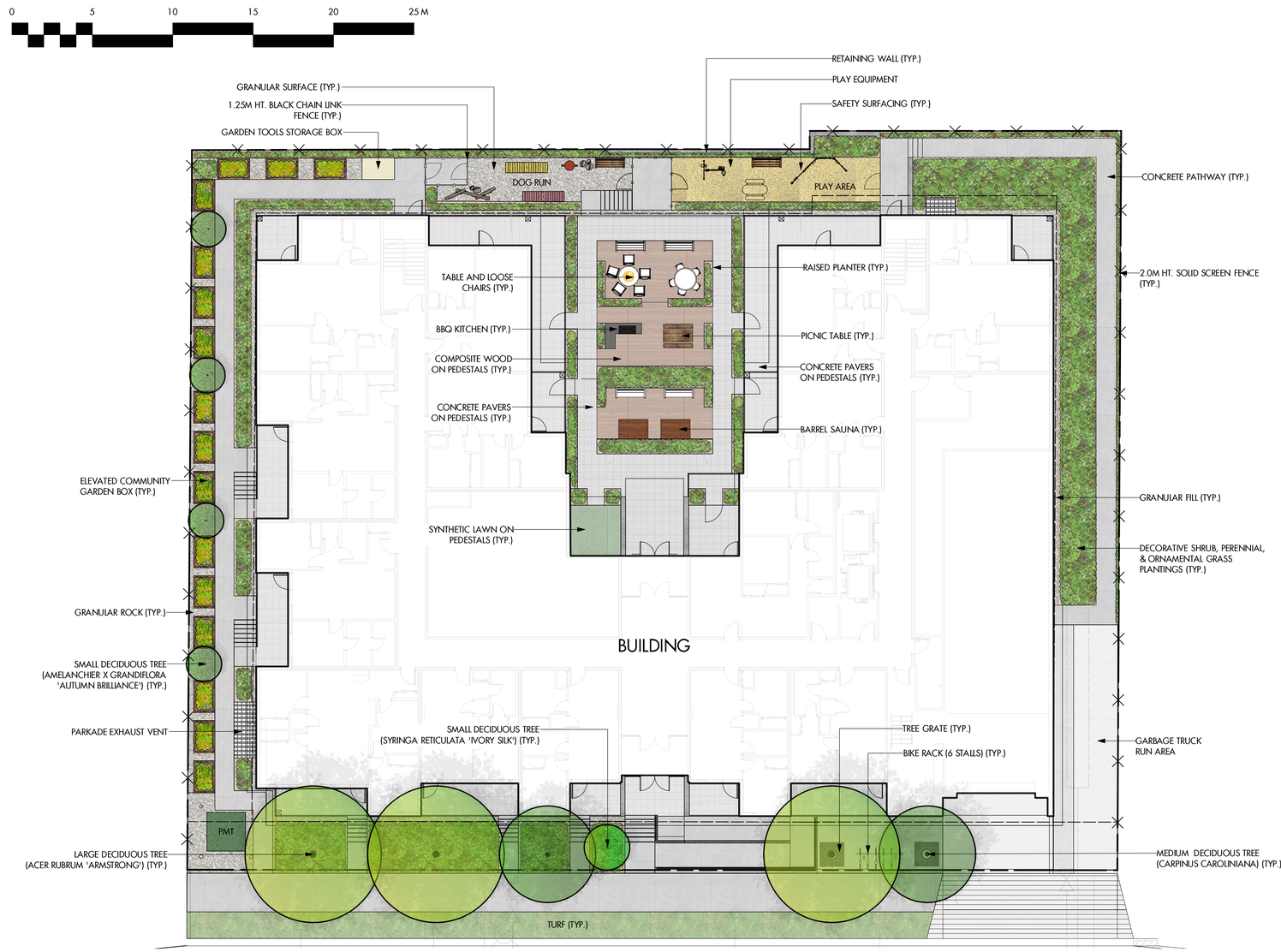
Revision

DP-A6.01

Drawing Title

UNIT PLANS

Job No.	1983
Scale	1/8" = 1'-0"
Drawn	T.R.
Checked	S.T.



PLANT LIST

QUANTITIES ESTIMATED ONLY. NOT FOR PRICING

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	3	5cm CAL.
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	4	3cm CAL.
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2	4cm CAL.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	1	3cm CAL.
SHRUBS			
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	81	#02 CONT. /0.6M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	20	#02 CONT. /1.2M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	20	#02 CONT. /1.3M O.C. SPACING
ROSA 'RADCON'	RAINBOW KNOCKOUT ROSE	29	#02 CONT. /1.0M O.C. SPACING
TAXUS MEDIA 'TAUTONII'	TAUTON YEW	29	#02 CONT. /1.0M O.C. SPACING
VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT CRANBERRY	13	#02 CONT. /1.5M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA MILLEFOLIUM 'TERRACOTTA'	TERRACOTTA YARROW	41	#01 CONT. /0.6M O.C. SPACING
ATHYRIUM FILIX-FEMINA 'LADY IN RED'	LADY IN RED FERN	18	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOESTER FEATHER REED GRASS	15	#01 CONT. /1.0M O.C. SPACING
ECHINACEA PURPUREA 'SOLAR FLARE'	SOLAR FLARE CONEFLOWER	41	#01 CONT. /0.6M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	41	#01 CONT. /0.6M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	41	#01 CONT. /0.6M O.C. SPACING
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	15	#01 CONT. /1.0M O.C. SPACING
TIARELLA CORDIFOLIA	FOAMFLOWER	41	#01 CONT. /0.6M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANDAIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 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 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 TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.

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.

7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS REPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

LEGEND

- CONCRETE PAVING
- CONCRETE PAVERS
- GARDEN PLANTING
- SHRUB PLANTING
- SYNTHETIC TURF
- SAFETY SURFACING
- COMPOSITE WOOD
- GRANULAR ROCK
- 1.25M BLACK CHAIN LINK FENCE
- 2.0M SOLID SCREEN FENCE
- DECIDUOUS TREE PLANTING

ecora
200-2045 Enterprise Way
Kelowna, BC V1Y 9T5
T (250) 469-9757
www.ecora.ca

N

PROJECT TITLE

SADLER ROAD RENTAL
200, 210, 230 SADLER ROAD

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	23.11.24	Review
2		
3		
4		
5		

PROJECT NO	230545
DESIGN BY	AM
DRAWN BY	JN
CHECKED BY	FB
DATE	NOV. 24, 2023
SCALE	1:150
PAGE SIZE	24x36

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

LS-101

NOT FOR CONSTRUCTION

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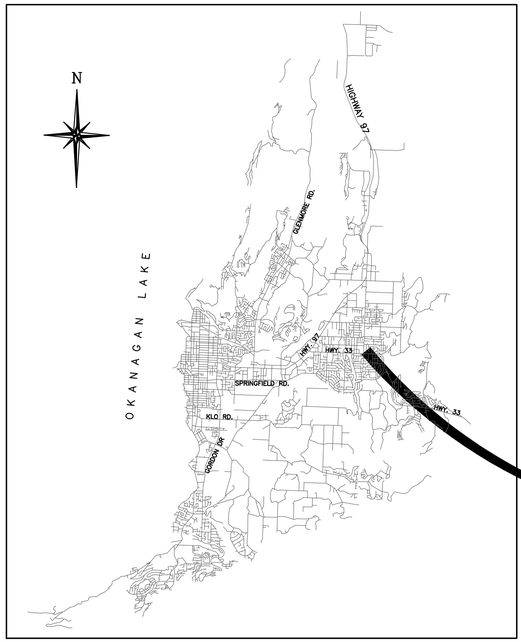
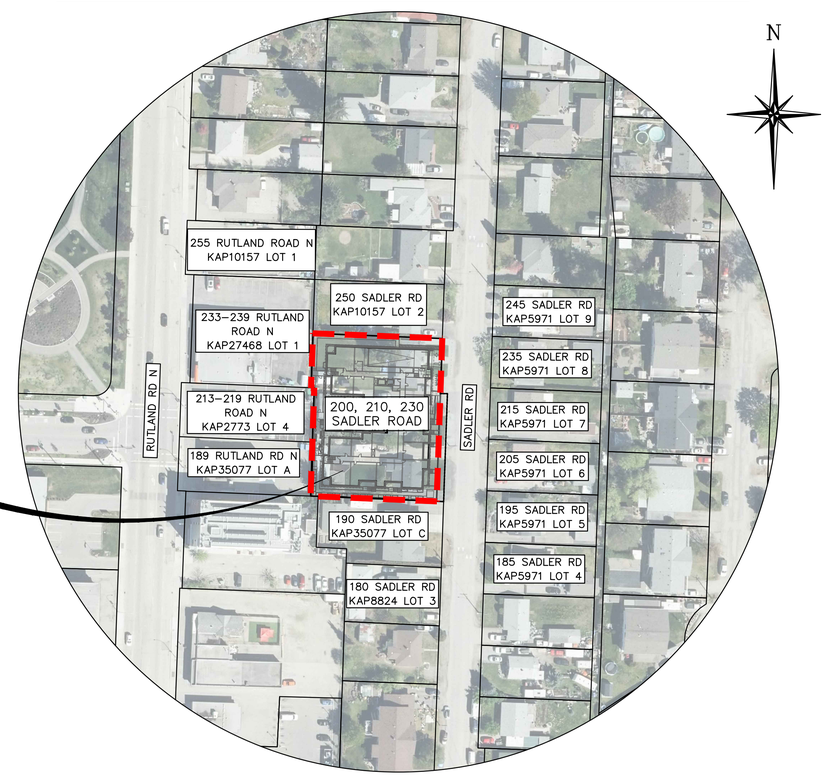
200, 210, 230 SADLER ROAD
KELOWNA, BC
MULTIFAMILY RENTAL PROJECT

2023

DRAWING NO.	DRAWING DESCRIPTION
23047-000	COVER SHEET
23047-101	COMPOSITE UTILITY PLAN
23047-102	SITE GRADING PLAN
23047-301	SITE GRADING SECTIONS
23047-103	STORMWATER MANAGEMENT PLAN
23047-201	OFFSITE WATER AND STORM IMPROVEMENTS





SCALE: 1:1000

GENERAL NOTES

SURVEY LAYOUT

THE CONTRACTOR SHALL BE RESPONSIBLE TO LAYOUT WORKS TO THE DESIGN AND SHALL CONFIRM DIGITAL DATA RECEIVED FROM THE ENGINEER CALIBRATES TO THE DISTANCES AND ELEVATIONS OF THE DESIGN.

CONTRACTORS CONSTRUCTION LAYOUT SURVEYOR WILL BE RESPONSIBLE FOR ESTABLISHING THEIR OWN CONTROL OF THE SITE AND IS TO BE CONFIRMED AGAINST DESIGN CAD PLANS FOR ACCURACY.

ACCURACY OF THE DIGITAL INFORMATION IS NOT GUARANTEED. SURFACES IF PROVIDED, ARE NOT INTENDED TO BE UTILIZED IN GPS TECHNOLOGY ENABLED CONSTRUCTION EQUIPMENT.

THE CONTRACTOR SHALL ENSURE THEY ARE USING THE MOST CURRENT DESIGN DRAWING, APPROVED SHOP DRAWINGS AND FIELD REVISION MEMOS.

CONTRACTOR PERMITS AND COMMENCEMENT OF WORK

THE CONTRACTOR IS RESPONSIBLE TO ENSURE THEY ARE WORKING UNDER ALL REGULATORY AND AGENCY PERMITTING WITH DOCUMENTATION IN HAND PRIOR TO EXCAVATION OF ANY SURFACE INCLUDING BUT NOT EXHAUSTIVE TO THE FOLLOWING:

- ROAD USE PERMIT WITH THIRD PARTY WORK ORDER TWO DAYS PRIOR TO COMMENCING WORK
- GROUND WATER DISPOSAL PERMIT AS PUMPING REQUIRES
- TRAFFIC MANAGEMENT PLAN WITH DETOUR AND PUBLIC NOTIFICATION AS REQUIRED
- BLASTING CERTIFICATE USING CERTIFIED SUBCONTRACTOR INCLUDING NOTIFICATION OF NEARBY UTILITIES

CONTRACTOR MUST FAMILIARIZE THEMSELVES WITH AND ENSURE THEY ARE IN POSSESSION OF THE MOST CURRENT VERSIONS OF:

- MMCD PLATINUM EDITIONS, 2009 STANDARD DRAWINGS AND MUNICIPAL SUPPLEMENTAL DRAWINGS
- ENVIRONMENTAL SETBACKS FROM DP DRAWINGS WITH FIELD DELINEATION AND MONITORING
- IFC DRAWINGS WITH CONFIRMATION OF MOST CURRENT SET

THE CONTRACTOR SHALL CONTACT THE MUNICIPAL JURISDICTION PRIOR TO CONSTRUCTION TO ENSURE:

- THEY HAVE THE COMPETENCE TO CONSTRUCT THE WORKS AND EXPERIENCED PERSONNEL TO MANAGE A SAFE WORK SITE
- THEY OBTAIN THE WORKS OR BUILDING PERMIT APPROPRIATE FOR THE LOCATION AND TYPE OF WORK
- THEY UNDERSTAND THE NOTIFICATION AND INSPECTION REQUIREMENTS OF THE REGULATING DISTRICT.

THE CONTRACTOR SHALL PRESENT APPLICATION TO CONSTRUCT WORKS WITHIN THE PROPERTY OF THE JURISDICTION/S OF CURRENT OR FUTURE OWNERSHIP OF THE AREA AND INCLUDE WITH THE APPLICATION:

PRIOR TO COMMENCING CONTRACT WORK, THE CONTRACTOR WILL BE REQUIRED TO:

- CONFIRM INSURANCE POLICY WITH AMOUNT AND INDEMNIFICATION CLAUSE SUITED THE MUNICIPAL REQUIREMENTS AND DATED TO CARRY THRU THE CONSTRUCTION PERIOD
- CONFIRM ASSURANCE OF WCB COMPLIANCE FOR WORKERS AND SUBTRADES AS REQUIRED

UTILITY LOCATES AND UTILITY DESIGN

UTILITY SERVICES TO EXTEND MIN 1.0m INTO NEW LOTS AND BE MARKED TO THE SURFACE USING APPROPRIATE DUCT VERTICALLY AT THE END OF EACH SERVICE, POWER, SHAW AND TELUS.

CONSTRUCTION OF NEW OR REPLACEMENT UTILITY WORKS MUST BE PERFORMED UNDER DIRECT DESIGN AND INSPECTION OF UTILITIES AND SUPPLEMENTAL TO CIVIL DRAWINGS AND INSPECTION.

THE CONTRACTOR SHALL ACQUAINT THEMSELVES WITH ALL EXISTING UTILITY AND WORKS WITHIN THE LEGAL BOUNDARIES OF THE WORKING AREA TO ENSURE WORKS ARE PROPERLY LOCATED AND REFERENCED TO CORRECT DRAWINGS OR EXPOSED AS NEEDED PRIOR TO EXCAVATION.

LOCATION OF WORKS SHOWN ON DESIGN DRAWINGS MUST BE CONFIRMED PRIOR TO COMMENCING CONSTRUCTION BY:

- FIELD REVIEW OF EXISTING WORKS WITH MEASUREMENTS TO REFERENCE EXISTING AND LOCATED WORKS TO DESIGN DRAWINGS AND PROPOSED EXCAVATION LIMITS
- IDENTIFYING WORKS TO BE TEMPORARILY THAT MUST BE SURVEYED WITH SETBACK CONTROL TO BE REPLACED TO EXISTING CONDITIONS AND LOCATION
- COORDINATING LOCATION OF UNDERGROUND WORKS BY UTILITY COMPANIES OR BY TECHNIQUES CARRIED OUT BY CERTIFIED PERSONNEL AND EQUIPMENT METHODOLOGIES.

CONTRACTOR TO NOTIFY DESIGN ENGINEER IF THERE IS A DISCREPANCY BETWEEN THE DESIGN DRAWINGS AND SITE CONDITIONS PRIOR TO CONSTRUCTING THE WORKS.

IF CHANGES TO THE DESIGN ARE REQUIRED THEY SHALL BE DETERMINED BY THE ENGINEER PRIOR TO CONSTRUCTING THE WORKS.

THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR THE DAMAGE, REPAIR OR REPLACEMENT TO EXISTING WORKS.

UTILITY COMPANY DRAWINGS MUST BE REVIEWED TO COMPREHEND THE LOCATION OF WORKS WITH RESPECT TO THE DESIGN DRAWINGS AND ANY RISKS ASSOCIATED WITH CONSTRUCTION DISTURBANCE.

LEGAL PINS OR DEMARCATION MUST BE LEFT UNDISTURBED UNTIL CONTACTING THE ENGINEER TO PROPERLY RECORD ITS REPLACEMENT.

GEOTECHNICAL CONSIDERATIONS

THE CONTRACTOR SHALL USE AND COORDINATE INDEPENDENT PROFESSIONAL GEOTECHNICAL ENGINEERING FOR MONITORING SITE CONDITIONS AND MATERIALS SELECTION AND TESTING INCLUDING AND NOT LIMITED TO:

- TRENCH STABILITY AND BACKFILL REQUIREMENTS
- GRAVEL SIEVE AND COMPACTION DENSITY
- ASPHALT QUALITY, DENSITY AND THICKNESS
- CONCRETE QUALITY AND STRENGTH

THE CONTRACTOR SHALL TOGETHER WITH THE OWNER SELECT THE GEOTECHNICAL ENGINEER CONSIDERING COMPETENCE, AVAILABILITY AND COST

THE OWNER SHALL PAY FOR THE TESTING REQUIRED BY MUNICIPAL BYLAWS AND RECOMMENDED BY GEOTECH

THE CONTRACTOR SHALL PAY FOR RETESTING OF FAILED INITIAL TESTS OR REPAIRED WORKS

THE CONTRACTOR SHALL INVESTIGATE INSPECTION REQUIREMENTS AND PROVIDE NOTICE TO THE GEOTECHNICAL ENGINEER FOR EACH ASPECT OF WORK TO BE TESTED. IF THE GEOTECHNICAL ENGINEER IS NOT RESPONSIVE TO THE TESTING REQUESTS, THE WORKS SHALL NOT PROCEED UNTIL TESTING IS DONE UNDER SUITABLE REPLACEMENT.

GEOTECHNICAL INSPECTION OF WORKS SHALL INCLUDE OBSERVATION OF IN-SITU MATERIAL FOR TRENCH BACKFILL REPLACEMENT OR PRIOR TO PLACING ANY FILL THEREON

THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF ALL SOURCES OF IMPORTED MATERIALS FOR CONSTRUCTION WITH ADEQUATE NOTICE TO HAVE THOSE TESTED.

SIEVE AND PROCTOR TESTS FOR SOIL PERFORMANCE ARE TO BE REVIEWED AND APPROVED BY GEOTECH AND CIVIL ENGINEER PRIOR TO PLACEMENT.

MUNICIPAL CONSTRUCTION STANDARDS AND CONTACTS

CITY OF KELOWNA - BYLAW 7900. 250-470-0490.

PIPE INSTALLATION

OFF-SITE SEWER WORKS SHALL CONFORM TO STANDARD DRAWINGS OF THE MMCD AND MUNICIPAL SUPPLEMENTS ON-SITE WORKS SHALL CONFORM TO BCBC (2018) PART 7 AS SUPERVISED BY A RED SEAL PLUMBER OR INSPECTED BY THE CIVIL ENGINEER. JURISDICTION OF BCBC INSPECTOR AND BUILDING PERMIT SHALL BE CONTACTED 24 HOURS PRIOR TO COVERING WORKS.

PIPE TO BE INSTALLED TO GRADE AND HORIZONTAL TOLERANCES BY HAND TAMPING SAND BEDDING UNDER THE HAUNCH AND TO THE SPRINGLINE OF THE COMPLETE LENGTH OF PIPE.

MACHINE TAMPING OF BEDDING ABOVE PIPE TO MINIMUM 1X PIPE DIA OR 2X BACKFILL AGGREGATE SIZE TO 95% SPD AFTER PIPE IS SECURELY BEDDED AS ABOVE.

TRENCH BACKFILL ABOVE BEDDING TO BE COMPACTED IN PLACE TO SPECIFICATION SUITED TO CHOSEN MATERIAL TYPE

MUNICIPALITIES SHALL BE CONTACTED FOR INSPECTION OR PROCEDURES PRIOR TO CONNECTION TO FUNCTIONAL AND OPERATING MUNICIPAL SYSTEMS

SANITARY SEWER WORKS

UNLESS OTHERWISE SPECIFIED THE SANITARY SERVICES SHALL:

- BE OF PVC DR 28 PIPE SLOPED AT A MINIMUM OF 2% FOR 100mm SIZE
- BE OF PVC DR 28 PIPE SLOPED AT A MINIMUM OF 1% FOR 150mm SIZE
- INCLUDE AN INSPECTION CHAMBER AT THE LOCATION SHOWN ON THE DRAWINGS AHEAD OF CONNECTION TO STREET MAIN.

SANITARY SEWER PIPES SHALL TESTED PRIOR TO COMPLETING SURFACE WORKS WITH ALL MAINS AND SERVICES PRESSURE TESTED TO 5 PSI, FLUSHED AND VIDEO INSPECTED.

END OF SERVICES TO EXTEND INTO PROPERTY (FOR SUBD) OR TO WITHIN ONE METER OF BUILDINGS AND BE DEMARKED WITH DEPTH OF SERVICE ON 2x4 (STUD) MARKER STAKE PAINTED RED/ ORANGE.

SERVICES REQUIRING ABANDONMENT SHALL BE DISCONNECTED AND CAPPED AT THE SEWER MAIN UNDER THE SURVEILLANCE OF MUNICIPAL STAFF.

SANITARY FORCE MAIN PIPE TO BE PVC C900 PC235 OR HDPE PIPE OF WHITE COLOUR WITH EACH PIPE (4 M SPACING) DEMARKED AS 'SANITARFORCEMAIN' FACING UP AND BEDDED WITH METALLIC MARKER TAPE 300mm ABOVE PIPE ON TOP OF BEDDING.

MANHOLES AND SURFACE WORKS

MANHOLES INSTALLED WITH BASE BELOW WATER TABLE SHALL BE EXFILTRATION TESTED TO CONFIRM NO LEAKAGE

ADJUSTABLE MANHOLE CASTINGS ARE TO BE SUPPLIED AND SET ON ALL NEW OR REFURBISHED MANHOLES.

ALL MANHOLE CASTINGS, NELSON BOXES AND COVERS WITHIN PAVED AREAS MUST BE SET TO CROSSFALL AND GRADE OF SURFACE AND WITHIN 5mm OF FINISH.

ALL EXISTING MANHOLES, NELSON BOXES, AND COVERS/VAULTS IN DISTURBED AREAS TO BE ADJUSTED TO NEW FINISHED GROUND ELEVATIONS AS NECESSARY

FOR NEW DEEP CURBS PLACED ALONG EXISTING ASPHALT SURFACE, THE ENGINEER SHALL BE ON-SITE TO INSPECT AND ADJUST CURB ELEVATION AND GRADE.

ASPHALT REMOVAL TO ACCOMMODATE THE LEAST AMOUNT POSSIBLE WHILE MAINTAINING SAFE EXCAVATION SLOPES BASED ON WSBC OR GEOTECHNICAL RECOMMENDATIONS

STRING LINES OR CONTROL FOR PLACEMENT OF CONCRETE CURBING AND/OR SIDEWALKS TO BE INSPECTED BY ENGINEER PRIOR TO POURING CONCRETE

CONTRACTOR TO PROVIDE MINIMUM 48 HR NOTICE TO ENGINEER FOR INSPECTION AND ADJUSTMENT PRIOR TO SCHEDULING SURFACE POUR/ PLACEMENT

ROAD SUBBASE AND BASE MATERIALS AND THICKNESSES SHALL BE CHOSEN APPROPRIATE TO THE TRAFFIC LOADS AND TO STRENGTH (CBR) OF UNDERLYING SUBGRADE - SEE GEOTECHNICAL RECOMMENDATIONS

CONTRACTOR TO BE RESPONSIBLE FOR SCHEDULING OF WORKS TO ENSURE ADEQUATE WEATHER CONDITIONS AT THE TIME OF PLACING ROAD BASE AND SURFACE TREATMENT (ASPHALT)

BASE GRAVELS TO BE COMPACTED TO MINIMUM 95% MPD WITH CONSIDERATION OF MOISTURE AND TEMPERATURE PRIOR TO PLACEMENT OF SURFACE TREATMENT

AFTER ANY FROST OR WET CONDITIONS PRECEDING ASPHALT PLACEMENT, A FINAL MEASUREMENT OF CONDITIONS AND WRITTEN CONFIRMATION FROM GEOTECH FOR PLACEMENT OF SURFACE TREATMENT IS RECOMMENDED.

ROAD RESTORATION TO BE CONSTRUCTED TO MMCD STANDARD DETAIL DRAWING G5 - PAVEMENT RESTORATION

STORM DRAINAGE WORKS

STORM PIPE CAN BE OF GASKETED PVC ULTRA-RIB OR SDR 35 AND LARGE PIPE CAN BE CONCRETE OF CLASS RECOMMENDED ON DRAWINGS.

CATCH BASIN PIPE TO BE PVC SDR 35 OF 200mm DIA FOR SINGLE GRATE OR 250mm FOR DOUBLE GRATE UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

UNLESS OTHERWISE SPECIFIED THE STORM SERVICES SHALL BE OF PVC DR28 AND:

- SLOPED AT A MINIMUM OF 1% FOR 100mm SIZE
- SLOPED AT A MINIMUM OF 0.5% FOR 150mm SIZE
- BE CONNECTED TO MAINS WITH WYES OR INSERTA TEES AS SPECIFIED.

ALL STORM WORKS SHALL BE FLUSHED AND VIDEOED PRIOR TO COMPLETING SURFACE WORKS COVERING THE INSTALLATION

END OF SERVICES TO EXTEND INTO PROPERTY (FOR SUBD) OR TO WITHIN ONE METER OF BUILDINGS AND BE DEMARKED WITH DEPTH TO SERVICE ON 2x4 (STUD) MARKER STAKE PAINTED GREEN.

ENGINEER TO BE CONTACTED FOR SURVEILLANCE OF WATER TABLE AND SOIL PERMEABILITY UPON EXCAVATION OF EACH DRYWELL WHICH CAN THEN BE ADJUSTED TO CONDITIONS.

DRAIN ROCK FOR PERFORATED STORM INFILTRATION TRENCH AND COBBLE FOR DRYWELL INFILTRATION TO BE COMPLETELY CONTAINED IN GEOFABRIC CLOTH WRAP WITH OVERLAPS TO PREVENT MIGRATION OF FINES TO ROCK VOIDS.

SET CATCH BASIN GRATES 40mm LOWER THAN CURB GRADE

CATCH BASINS TO BE MINIMUM 900mm INSIDE DIA X 1.5m DEPTH UNLESS SMALLER APPROVED BY ENGINEER AND WITH TRAPPING HOOD ON DISCHARGE LEAD TO ENCOURAGE TREATMENT OF SURFACE RUNOFF

WATER WORKS

UNLESS OTHERWISE SPECIFIED ALL WATERMAIN PIPING TO BE DR18 C900 PVC.

CONTRACTOR TO NOTIFY UTILITY STAFF OF CONSTRUCTION SCHEDULE AND TO ARRANGE PRECONSTRUCTION MEETING FOR:

- ASSESSMENT OF INSPECTION REQUIREMENTS
- CORROSION PROTECTION REQUIREMENTS
- DISINFECTION PROCEDURES WITH TESTING / SAMPLING WITNESS.

WATERMAIN INSTALLATION TO MAINTAIN 3.0m HORIZONTAL WALL TO WALL CLEARANCE FROM PARALLEL SEWER PIPES AND 0.45m VERTICAL SEPARATION FROM CROSSING SEWERS.

INSTALLATION TO MAINTAIN 1.5m FROST COVER AND USE BEND FITTINGS FOR DEFLECTION FOR ABRUPT SURFACE DEFLECTION.

ALL CONCRETE THRUST BLOCKS TO BE CAST IN PLACE. NO PRECAST THRUST BLOCKS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD.

WATER SERVICE SHUTOFF VALVE LOCATION TO BE ACCESSIBLE WITH EITHER CURB STOPS OR NELSON BOXES ADJUSTED TO FINISH GRADES.

END OF SERVICES TO EXTEND INTO PROPERTY (FOR SUBD) OR TO WITHIN ONE METER OF BUILDINGS AND BE DEMARKED WITH DEPTH TO SERVICE ON 2x4 (STUD) MARKER STAKE PAINTED BLUE.

WATERMAINS TO BE DISINFECTED TO AWWA C651.14 AND PRESSURE TESTED TO MMCD CLAUSES AND SHALL BE TESTED TO 1.5 X WORKING PRESSURE OR 200 PSI OR AS OTHERWISE DIRECTED BY ENGINEER.

ALL TEMPORARY BLOW OFFS INSTALLED FOR TESTING PURPOSES TO BE SIZED WITH THE COORDINATION OF THE CIVIL ENGINEER TO CONFIRM ADEQUATE FLUSHING VELOCITIES THAT MEET THE MOST CURRENT MMCD AND AWWA STANDARDS CAN BE OBTAINED

USE PIPE MATERIALS SPECIFIED ON DESIGN DRAWINGS OR ALTERNATIVES AS APPROVED AND DIRECTED BY ENGINEER AND APPROVING AUTHORITY.

CONTRACTOR TO EXERCISE CONTROL WHEN INSERTING SPIGOT TO BELL BY USING INSERTION MARKS. RESTRAIN JOINTS OR EXPOSE DOWNSTREAM CONNECTIONS AS WITNESSED BY INSPECTION TO ASSURE CONNECTION AND PREVENTION OF OVER-INSERTION.

PROVIDE MANUFACTURES SPECIFICATION FOR DEFLECTION TOLERANCES TO ENGINEER TO CONFIRM AND RECORD PIPE CURVATURE OR DEFLECTION OF JOINTS.

HYDRANTS TO BE INSTALLED WITHIN APPROPRIATE LENGTH OF BARREL TO PLACE THE BOTTOM FLANGE BETWEEN 50mm AND 150mm ABOVE FINISHED GRADE SURFACE WORKS

PRELIMINARY

ISSUED FOR DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

PROTECH CONSULTING

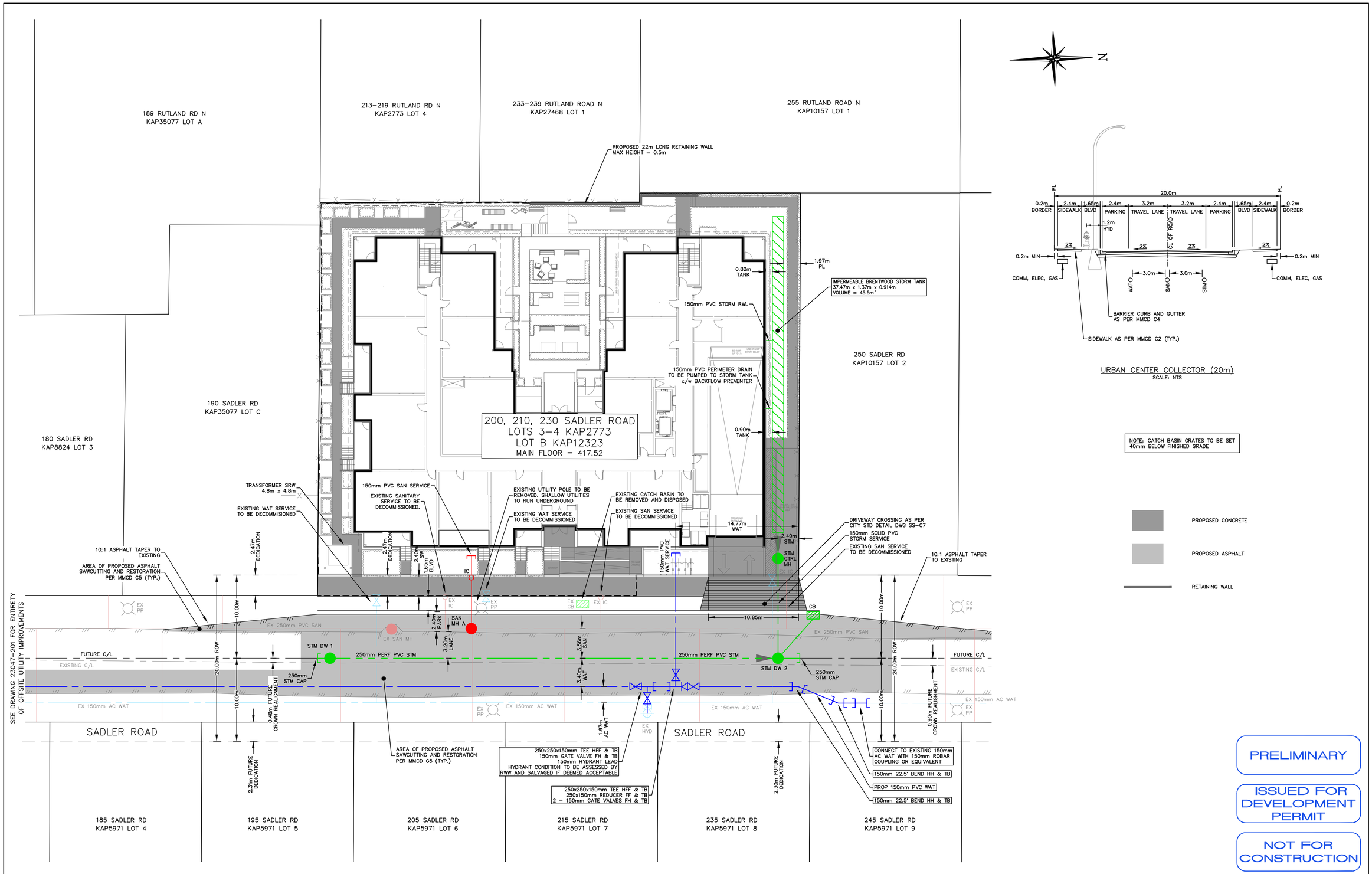
300 – 3275 Lakeshore Rd Kelowna B.C. Phone 860–1771

PERMIT TO PRACTICE NO.: 1001403

200, 210, 230 SADLER ROAD, KELOWNA, BC
LOTS 3-4 KAP2773, LOT B KAP12323

Protech File: 23047
City File: XXX-XXX

FILE LOCATION: P:\PROJECTS\23047 - 200-230 Sadler Road\3 - CAD FILES\3 - Production Sheet Drawings\2 - Detailed Design\0 - General Drawings\23047-000.dwg
LAST REV. BY: PROTECH\ETS.SYM



LEGEND

- WATER
- SAN. SEWER
- STORM SEWER
- GAS
- U/G UTILITY (ALIGNMENT)
- EX. MANHOLE MH #
- PROP. MANHOLE MH #
- POWER POLE P.P.
- LAMP STANDARD L.S.
- CATCH BASIN C.B.
- HYDRANT HYD
- SURVEY MONUMENT
- WATER CURB STOP
- SANITARY INSPECTION CHAMBER
- STORM INSPECTION CHAMBER
- TRANSFORMER – POWER
- SERVICE BOX

PROTECH CONSULTING
300 – 3275 Lakeshore Rd Kelowna B.C. Phone 860–1771
PERMIT TO PRACTICE NO.: 1001403

NO.	DATE	BY	REVISION	CH'KD
2	2023–11–24	DWS	ISSUED FOR DEVELOPMENT PERMIT	DTP
1	2023–09–22	DWS	ISSUED FOR COORDINATION	DTP

DRAWN	DWS
DESIGN	DWS
APPROVED	DTP
DATE	SEPT 2023
SCALE HORIZ.	1:200
SCALE VERT.	–

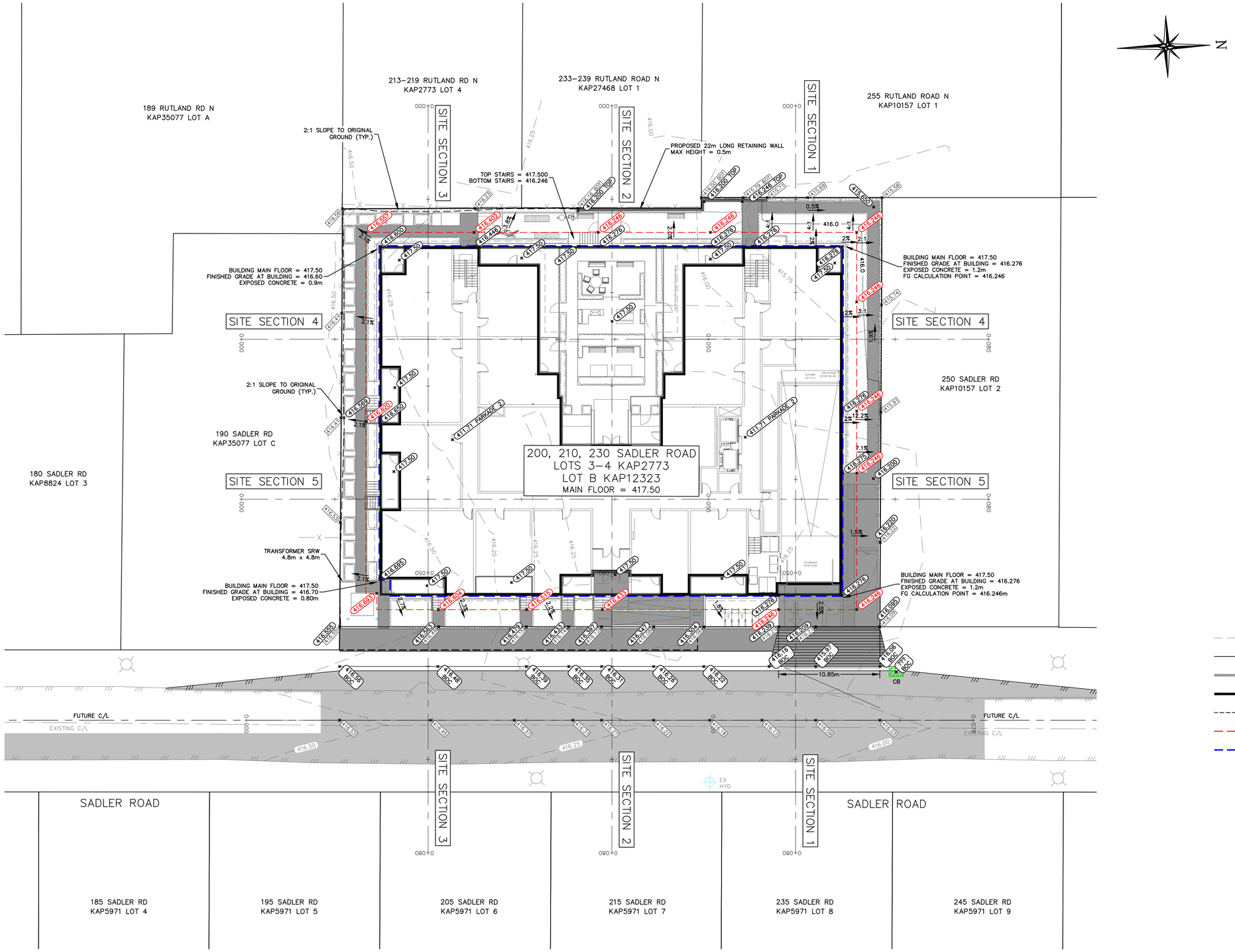
THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

GREENSTONE DEVELOPMENTS
200, 210, 230 SADLER ROAD
MULTIFAMILY RENTAL PROJECT
COMPOSITE UTILITY PLAN

DIVISION

DRAWING NO. 23047–101

REV. NO. 2



PROPOSED CONCRETE

PROPOSED ASPHALT

586.65 EXISTING GROUND ELEVATIONS

586.65 PROPOSED GROUND ELEVATIONS

586.65 EXISTING GROUND CONTOURS

586.65 PROPOSED GROUND CONTOURS

RETAINING WALL

BUILDING PERIMETER

TOP / TOE OF SLOPE

FINISHED GRADE CALCULATION POINT

TEMPORARY SLOPING OR SHORING (TO BE CONFIRMED BY GEOTECHNICAL ENGINEER)

PRELIMINARY

ISSUED FOR DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G UTILITY (ALIGNMENT)

EX. MANHOLE MH #
PROP. MANHOLE MH #
POWER POLE P.P.
LAMP STANDARD L.S.
CATCH BASIN C.B.
HYDRANT HYD
SURVEY MONUMENT

WATER CURB STOP
SANITARY INSPECTION CHAMBER
STORM INSPECTION CHAMBER
TRANSFORMER – POWER
SERVICE BOX

PROTECH CONSULTING

300 – 3275 Lakeshore Rd Kelowna B.C. Phone 860–1771

PERMIT TO PRACTICE NO.: 1001403

NO.	DATE	BY	REVISION	CH'KD
2	2023–11–24	DWS	ISSUED FOR DEVELOPMENT PERMIT	DTP
1	2023–10–04	DWS	ISSUED FOR COORDINATION	DTP

DRAWN	DWS
DESIGN	DWS
APPROVED	DTP
DATE	SEPT 2023
SCALE HORIZ.	1:200
VERT.	–

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

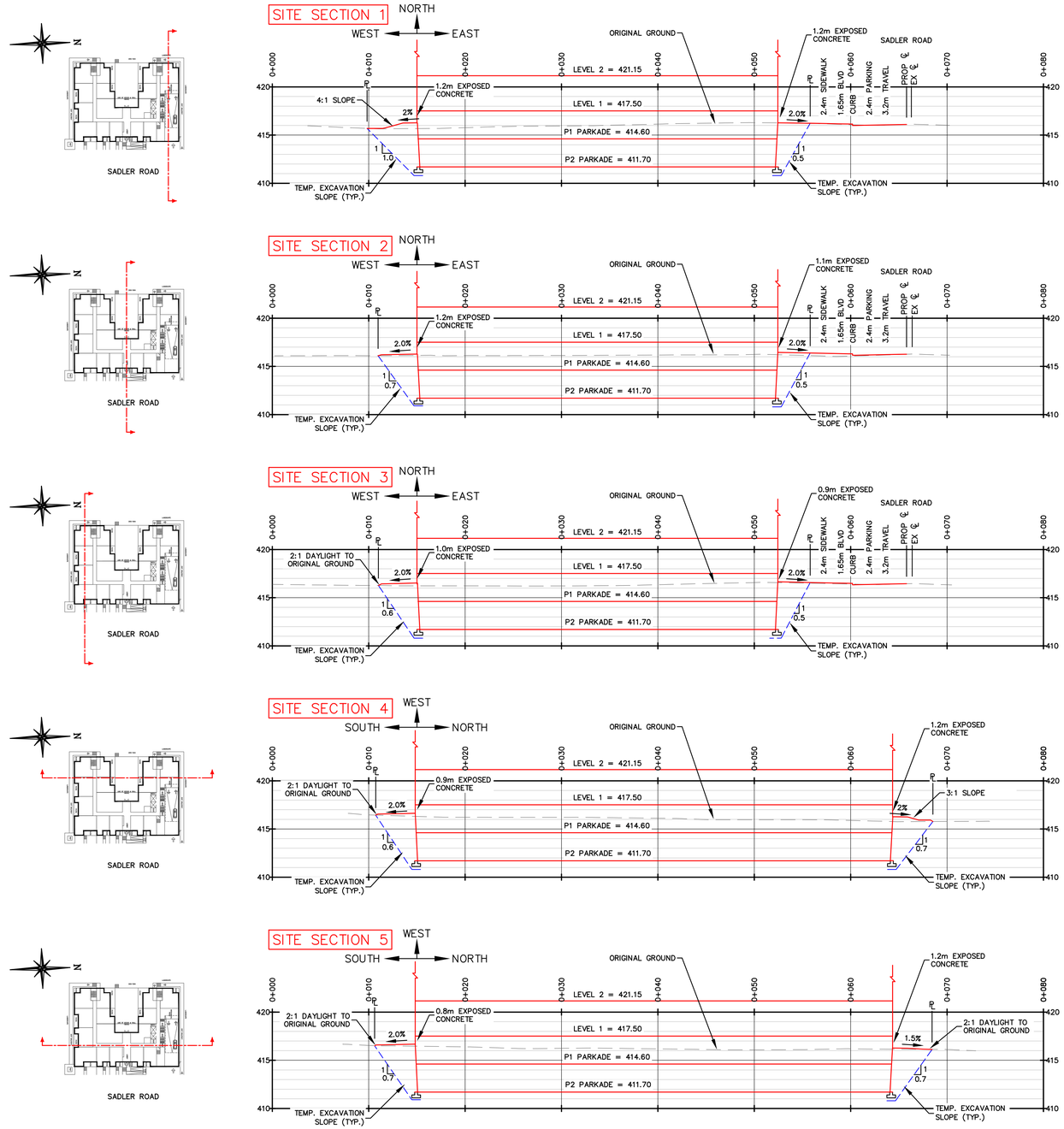
GREENSTONE DEVELOPMENTS
200, 210, 230 SADLER ROAD
MULTIFAMILY RENTAL PROJECT
SITE GRADING PLAN

DIVISION

DRAWING NO. 23047–102

REV. NO. 2

FILE LOCATION: N:\PROJECTS\23047 – 200-230 Sadler Road\1 – CAD FILES\3 – Production Sheet Drawings\3 – Detailed Design\1 – Plan View Drawings\23047-102.dwg
PLOTTED BY: DWS
PLOTTED ON: 2023-11-24



NOTE: GEOTECHNICAL ENGINEER TO REVIEW AND APPROVE TEMPORARY CONSTRUCTION SLOPES OR SHORING

NOTE: STRUCTURAL ENGINEER TO CONFIRM FOOTING DEPTH AND DIMENSIONS

PRELIMINARY

ISSUED FOR DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G UTILITY (ALIGNMENT)
EX. MANHOLE MH #
PROP. MANHOLE MH #
POWER POLE P.P.
LAMP STANDARD L.S.
CATCH BASIN C.B.
HYDRANT HYD
SURVEY MONUMENT
WATER CURB STOP
SANITARY INSPECTION CHAMBER
STORM INSPECTION CHAMBER
TRANSFORMER – POWER
SERVICE BOX

PROTECH CONSULTING

300 – 3275 Lakeshore Rd Kelowna B.C. Phone 860–1771

PERMIT TO PRACTICE NO.: 1001403

NO.	DATE	BY	REVISION	CH'KD
2	2023–11–24	DWS	ISSUED FOR DEVELOPMENT PERMIT	DTP
1	2023–10–04	DWS	ISSUED FOR COORDINATION	DTP

DRAWN	DWS
DESIGN	DWS
APPROVED	DTP
DATE	SEPT 2023
SCALE HORIZ.	1:250
SCALE VERT.	1:250

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

GREENSTONE DEVELOPMENTS
200, 210, 230 SADLER ROAD
MULTIFAMILY RENTAL PROJECT
SITE GRADING SECTIONS

DIVISION

DRAWING NO. 23047–301

REV. NO. 2

FILE LOCATION: G:\PROJECTS\23047 – 200-230 Sadler Road\1 – CAD FILES\3 – Production Sheet Drawings\3 – Section Drawings\23047–301.dwg
PLOTTED BY: DWS
PLOT DATE: 2023-11-24

OFFSITE POST DEVELOPMENT RATES

Post Development Weighted Runoff Coefficient

224	m^2	Unimproved	C=	0.10
1108	m^2	Asphalt	C=	0.95
0	m^2	Building	C=	0.90
0	m^2	Other	C=	0.00
			Weighted C =	**0.81**
			Total Area =	**0.13 ha**

Post Development Rainfall Intensity

$I = a \times (T)^b$

WHERE I = Rainfall Intensity (mm/hr)
a = 12.2
b = -0.723

Rainfall Duration (min)	0.0028	x	C	x	I	A	x	SF	Q_{post}
5	0.0028		0.81		74	0.13		15%	0.025 m^3/s
10	0.0028		0.81		45	0.13		15%	0.015 m^3/s
15	0.0028		0.81		33	0.13		15%	0.011 m^3/s
20	0.0028		0.81		27	0.13		15%	0.009 m^3/s
30	0.0028		0.81		20	0.13		15%	0.007 m^3/s
45	0.0028		0.81		15	0.13		15%	0.005 m^3/s
60	0.0028		0.81		12	0.13		15%	0.004 m^3/s
180	0.0028		0.81		6	0.13		15%	0.002 m^3/s
360	0.0028		0.81		3	0.13		15%	0.001 m^3/s

INFILTRATION FLOW RATES

Q=kiA / SF

WHERE
Q = Infiltration Flow
SF = Safety Factor
k = Hydraulic Conductivity
i = Hydraulic Gradient
A = Infiltration Area

Hydraulic Conductivity = 5.0E-05 m/s
Safety Factor = 2

Detention Facility	Hydraulic Gradient m/m	Infiltration Area m^2	Infiltration Flow L/s
Drywells	1.83	27.71	1.3
Perforated Pipes	0.55	51.00	0.7
Tanks	0.00	0.00	0.0

Total Infiltration Flow = 1.0 L/s

1 lps removed as Pre Development rates Require Removal

STORAGE VOLUME REQUIRED

Tc	x	(	Post Dev Flow	-	Pre Dev Flow	-	Infilt. Flow	)	x	Safety Factor	=	Storage Volume
5	x	(	0.025	-	0.000	-	9.69E-04	)	x	0%		7.29 m^3
10	x	(	0.015	-	0.000	-	9.69E-04	)	x	0%		8.60 m^3
15	x	(	0.011	-	0.000	-	9.69E-04	)	x	0%		9.40 m^3
20	x	(	0.009	-	0.000	-	9.69E-04	)	x	0%		9.96 m^3
30	x	(	0.007	-	0.000	-	9.69E-04	)	x	0%		10.70 m^3
45	x	(	0.005	-	0.000	-	9.69E-04	)	x	0%		11.31 m^3
60	x	(	0.004	-	0.000	-	9.69E-04	)	x	0%		11.59 m^3
180	x	(	0.002	-	0.000	-	9.69E-04	)	x	0%		9.98 m^3
360	x	(	0.001	-	0.000	-	9.69E-04	)	x	0%		3.85 m^3

Required Volume = 11.6 m^3

STORAGE VOLUME PROVIDED

C = CLOSED SYSTEM
I = INFILTRATION SYSTEM

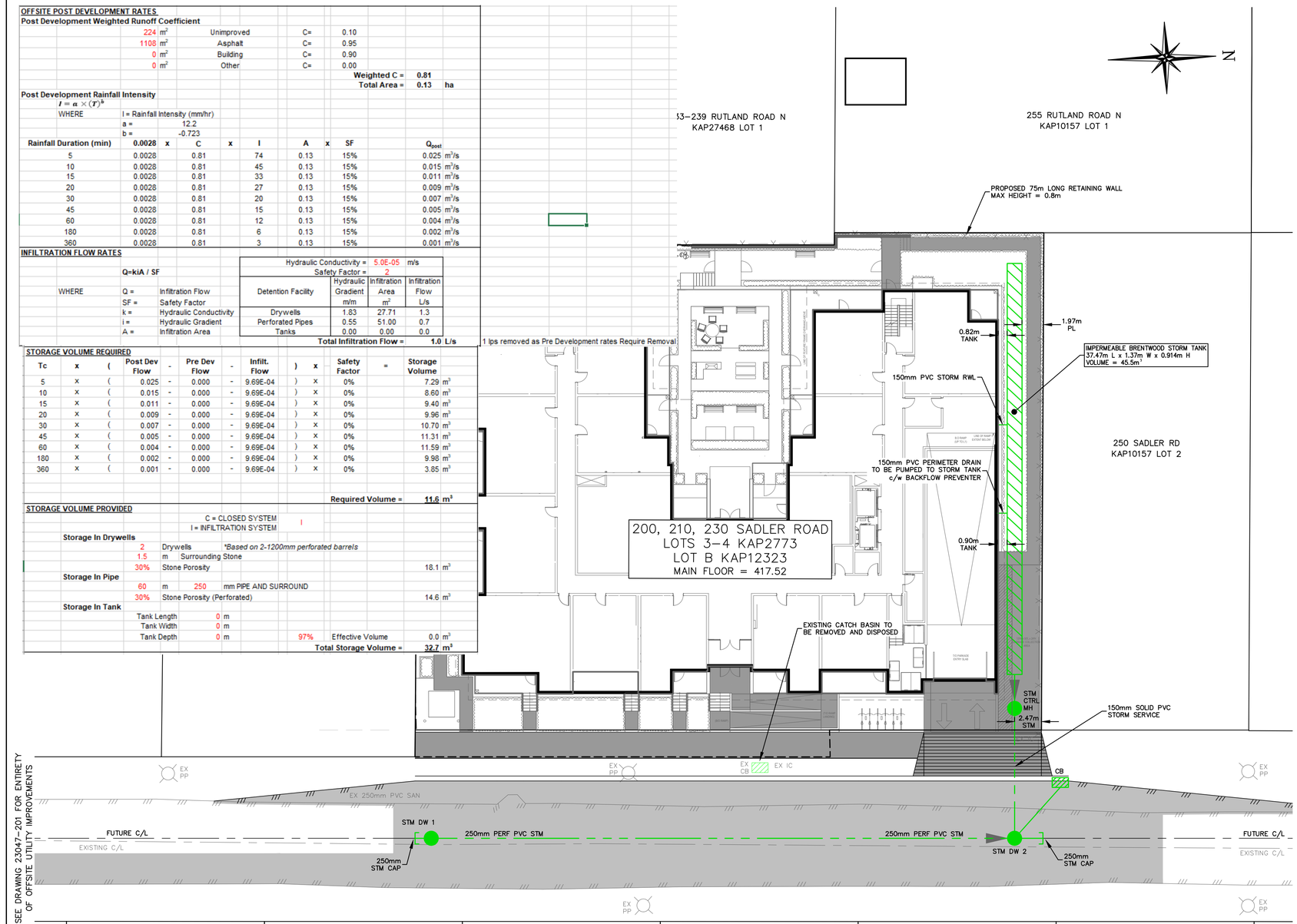
I

Storage In Drywells
2 Drywells *Based on 2-1200mm perforated barrels
1.5 m Surrounding Stone
30% Stone Porosity 18.1 m^3

Storage In Pipe
60 m 250 mm PIPE AND SURROUND
30% Stone Porosity (Perforated) 14.6 m^3

Storage In Tank
Tank Length 0 m
Tank Width 0 m
Tank Depth 0 m 97% Effective Volume 0.0 m^3

Total Storage Volume = 32.7 m^3



PRELIMINARY

ISSUED FOR DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

STORM DETENTION DESIGN SHEET
Modified Rational Method

Date:	Sept 13, 2023
Project Name:	Sadler Appartments
File Number:	23047
Calculations By:	David-James T. Pauls P.Eng.
Engineer of Record:	David-James T. Pauls P.Eng.

PRE DEVELOPMENT FLOW RATES

Q=0.0028CIACa

WHERE
Q=FLOWRATE
C=WEIGHTED RUNOFF COEFFICIENT
I=RAINFALL INTENSITY
A=AREA
Ca=ANTECEDENT PRECIPITATION COEFFICIENT

Pre Development Weighted Runoff Coefficient

2613	m^2	Unimproved	C=	0.10
0	m^3	Asphalt	C=	0.95
0	m^2	Building	C=	0.90
0	m^3	Other	C=	0.00
			Weighted C =	**0.10**
			Total Area =	**0.26 ha**

Pre Development Rainfall Intensity

WHERE I = Rainfall Intensity (mm/hr)
a = 12.2
b = -0.723

$T = \frac{3.26\,(1.1 - C)\,L^{0.5}}{S_w^{0.33}}$ Airport Formula (Time of Concentration, min)

WHERE C= 0.10 Weighted Runoff Coefficient
L= 42 m Watershed Length
S_W= 0.05 % Watershed Slope
T_c= 56.8 min.

Rainfall Intensity (I) = 12.7 mm/hr

Q_{pre}= 0.0028 x C x I x A
Q_{pre}= 0.0028 x 0.10 x 12.70 x 0.26 **Q_{pre}= 0.0009 m^3/s**

POST DEVELOPMENT FLOW RATES

Post Development Weighted Runoff Coefficient

781	m^2	Unimproved	C=	0.10
0	m^3	Asphalt	C=	0.95
1832	m^2	Building	C=	0.90
0	m^3	Other	C=	0.00
			Weighted C =	**0.66**
			Total Area =	**0.26 ha**

Post Development Rainfall Intensity

WHERE I = Rainfall Intensity (mm/hr)
a = 21.3
b = -0.767

Rainfall Duration (min)	0.0028	x	C	x	I	A	x	SF	Q_{post}
5	0.0028		0.66		143	0.26		15%	0.079 m^3/s
10	0.0028		0.66		84	0.26		15%	0.046 m^3/s
15	0.0028		0.66		62	0.26		15%	0.034 m^3/s
20	0.0028		0.66		49	0.26		15%	0.027 m^3/s
30	0.0028		0.66		36	0.26		15%	0.020 m^3/s
45	0.0028		0.66		27	0.26		15%	0.015 m^3/s
60	0.0028		0.66		21	0.26		15%	0.012 m^3/s
180	0.0028		0.66		9	0.26		15%	0.005 m^3/s
360	0.0028		0.66		5	0.26		15%	0.003 m^3/s

INFILTRATION FLOW RATES

Q=kiA / SF

WHERE
Q = Infiltration Flow
SF = Safety Factor
k = Hydraulic Conductivity
i = Hydraulic Gradient
A = Infiltration Area

Hydraulic Conductivity = 1.0E-03 m/s
Safety Factor = 2

Detention Facility	Hydraulic Gradient m/m	Infiltration Area m^2	Infiltration Flow L/s
Drywells	1.83	0.00	0.0
Perforated Pipes	0.55	0.00	0.0
Tanks	0.91	0.00	0.0

Total Infiltration Flow = 0.0 L/s

STORAGE VOLUME REQUIRED

Tc	x	(	Post Dev Flow	-	Pre Dev Flow	-	Infilt. Flow	)	x	Safety Factor	=	Storage Volume
5	x	(	0.079	-	0.001	-	0.00E+00	)	x	0%		23.43 m^3
10	x	(	0.046	-	0.001	-	0.00E+00	)	x	0%		27.31 m^3
15	x	(	0.034	-	0.001	-	0.00E+00	)	x	0%		29.79 m^3
20	x	(	0.027	-	0.001	-	0.00E+00	)	x	0%		31.64 m^3
30	x	(	0.020	-	0.001	-	0.00E+00	)	x	0%		34.33 m^3
45	x	(	0.015	-	0.001	-	0.00E+00	)	x	0%		37.07 m^3
60	x	(	0.012	-	0.001	-	0.00E+00	)	x	0%		38.98 m^3
180	x	(	0.005	-	0.001	-	0.00E+00	)	x	0%		44.69 m^3
360	x	(	0.003	-	0.001	-	0.00E+00	)	x	0%		44.31 m^3

Required Volume = 44.7 m^3

STORAGE VOLUME PROVIDED

C = CLOSED SYSTEM
I = INFILTRATION SYSTEM

C

Storage In Drywells
0 Drywells *Based on 2-1200mm perforated barrels
1 m Surrounding Stone
30% Stone Porosity 0.0 m^3

Storage In Pipe
0 m 250 mm PIPE AND SURROUND
30% Stone Porosity (Perforated) 0.0 m^3

Storage In Tank
Tank Length 37.474 m
Tank Width 1.371 m
Tank Depth 0.914 m 97% Effective Volume 45.5 m^3

Total Storage Volume = 45.5 m^3

LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G UTILITY (ALIGNMENT)
EX. MANHOLE MH #
PROP. MANHOLE MH #
POWER POLE P.P.
LAMP STANDARD L.S.
CATCH BASIN C.B.
HYDRANT HYD
SURVEY MONUMENT
WATER CURB STOP
SANITARY INSPECTION CHAMBER
STORM INSPECTION CHAMBER
TRANSFORMER – POWER
SERVICE BOX

PROTECH CONSULTING
300 – 3275 Lakeshore Rd Kelowna B.C. Phone 860–1771
PERMIT TO PRACTICE NO.: 1001403

NO.	DATE	BY	REVISION	CH'KD
1	2023–11–24	DWS	ISSUED FOR DEVELOPMENT PERMIT	DTP

DRAWN	DWS
DESIGN	DWS
APPROVED	DTP
DATE	SEPT 2023
SCALE HORIZ.	1:200
VERT.	–

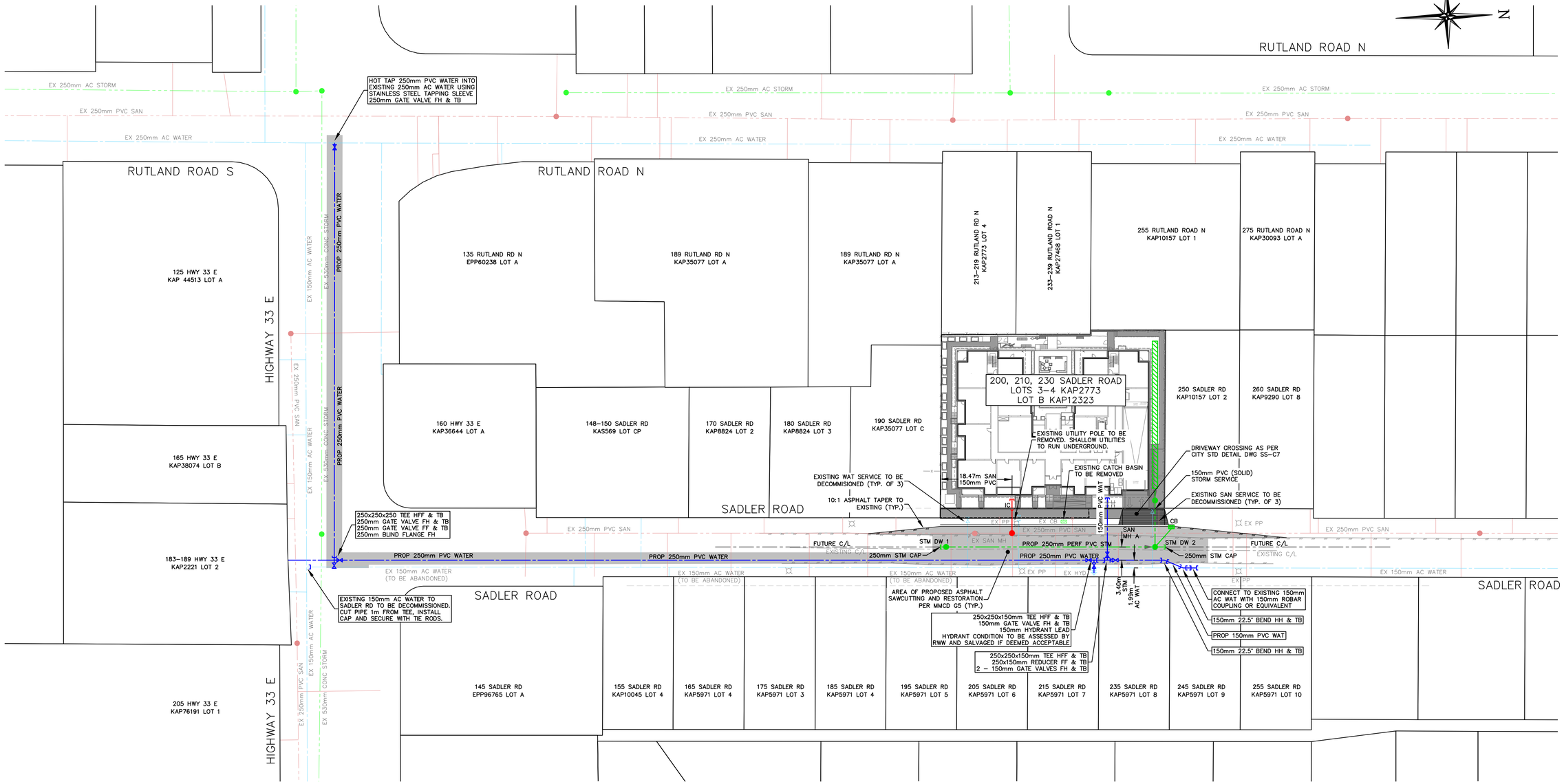
THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

GREENSTONE DEVELOPMENTS
200, 210, 230 SADLER ROAD
MULTIFAMILY RENTAL PROJECT
STORMWATER MANAGEMENT PLAN

DIVISION

DRAWING NO. 23047–103

REV. NO. 1



PROPOSED CONCRETE

PROPOSED ASPHALT

RETAINING WALL

PRELIMINARY

ISSUED FOR DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G UTILITY (ALIGNMENT)
EX. MANHOLE MH #
PROP. MANHOLE MH #
POWER POLE P.P.
LAMP STANDARD L.S.
CATCH BASIN C.B.
HYDRANT HYD
SURVEY MONUMENT
WATER CURB STOP
SANITARY INSPECTION CHAMBER
STORM INSPECTION CHAMBER
TRANSFORMER – POWER
SERVICE BOX

PROTECH CONSULTING

300 – 3275 Lakeshore Rd Kelowna B.C. Phone 860–1771

PERMIT TO PRACTICE NO.: 1001403

NO.	DATE	BY	REVISION	CH'KD
1	2023–11–24	DWS	ISSUED FOR DEVELOPMENT PERMIT	DTP

DRAWN	DWS
DESIGN	DWS
APPROVED	DTP
DATE	OCT 2023
SCALE	
HORIZ.	1:500
VERT.	1:50

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

GREENSTONE DEVELOPMENTS
200, 210, 230 SADLER ROAD
MULTIFAMILY RENTAL PROJECT
OFFSITE WATER AND STORM UPGRADES

DIVISION

DRAWING NO. 23047–201

REV. NO. 1

FILE LOCATION: J:\PROJECTS\23047 – 200-230 Sadler Road\1 – CAD FILES\3 – Production Sheet Drawings\3 – Detailed Design\3 – Plan Profile Drawings\23047-201.dwg
DATE: Nov 15, 2023 - 10:19 AM