AUGUST LUXURY MOTORCARS

2800 HIGHWAY 97 NORTH, KELOWNA, B.C.

SCHEDULE A

This forms part of application

DP18-0218

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials WM

GENERAL CODE DESCRIPTION:

BRITISH COLUMBIA BUILDING CODE 2018

Building Classification:
(3.2.2.75.) Group F, Division 2, up to 4 Storeys, Increased Area, Sprinklered.

Repair Garage & Sales Rooms - Group F, Division 2.
Maximum Building Area = 4800 sq. m. if 2 Storeys in Building Height.
Permitted to be Combustible & Non-Combustible Construction Used Singly or in Combination.
Floor Assemblies = Fire Separation not less than 45 Min. Fire-Resistance Rating.
Mezzanines = If of Combustible Construction not less than 45 Minute Fire-Resistance Rating.
Loadbearing Walls, Columns & Arches = If of Combustible Construction and Supporting a Assembly Required to have a Fire-Resistance Rating shall have a Fire-Resistance Rating of not less than 45 Minute, OR Be of Non-Combustible Construction , AND
Loadbearing Walls, Columns & Arches Supporting Supporting a Fire Separation shall have a Fire-Resistance Rating Not Less Than That Required for the Fire Separation.

Facing 2 Streets

Total Building Area = 26,307.86 sq. ft. (2444 sq. m.)

SITE DETAILS:	ZONE REQUIREMENT	PROPOSAL
SITE AREA (sq.m.)	1000 sq.m.	6420.41 sq.m.
SITE WIDTH (m)	40m	280.38m
SITE DEPTH (m)	30m	47.20m (irregular)
SITE COVERAGE OF BUILDING(S) (%)	60%	BLDG A = 2274 sq.m. BLDG B = 169.81 sq.m. TOTAL = 2443.81 sq.m. 38%
SITE COVERAGE OF BUILDINGS, DRIVEWAYS, AND PARKING (%)	60%	58%

DEVELOPMENT REGULATIONS:	ZONE REQUIREMENT	PROPOSAL
TOTAL NUMBER & TYPES OF UNITS	0	(OFFICE/ SHOWROOM/ SERVICE)
FLOOR AREA (GROSS/NET)	3852.23 sq.m.	2670.59 sq.m.
FLOOR AREA RATIO (FAR)	.60	.42
BUILDING HEIGHT (STORIES/METERS)	(3 STOREYS/ 12m)	(2 STOREYS/ 11.68m)
BUILDING(S) SETBACKS (m):		
FRONT	2m (MOT 4.5m)	4m (.5m variance req'd)
SIDE (INCLUDE DIRECTION)	0.0m (N)	4.5m (N)
SIDE (INCLUDE DIRECTION)	0.0m (S)	> 0.0m (S)
REAR	0.0m	0.0m
NUMBER OF PARKING STALLS/LOADING SPACES	49	50
SETBACKS TO PARKING (m):		
FRONT	2m	2m
SIDE (INCLUDE DIRECTION)	N/A	N/A
SIDE (INCLUDE DIRECTION)	N/A	N/A
REAR	N/A	N/A
DRIVE AISLE WIDTH (m)	N/A	5.5m
NUMBER OF BICYCLE PARKING SPACES	N/A	5
PRIVATE OPEN SPACE AREA	N/A	N/A

APRIL 04/2019

J.P. SAUTER
ARCHITECT
J. PETER SAUTER - PRINCIPAL ARCHITECT
HOLDER OF CERTIFICATE OF PRACTICE - AAA - AIBC - SAA

DEVELOPER:
INNOCEPT
DEVELOPMENT & REAL ESTATE OUTSOURCING

REVISIONS

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PROJECT
NEW INDUSTIAL/RETAIL LUXURY VEHICLE SALES
AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

FOR
AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

DRAWING TITLE
COVER SHEET
ZONING & CODE INFORMATION

SCALE AS NOTED
SEAL
DATE APRIL 04/2019
DRAWN CNS/JPS
CHECKED RM/JPS
PROJ. NO 2018-15
FILE NO. 2018-15

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DRAWING NO.
A0.0 / 6

BOX 61075, KENSINGTON P.O.,
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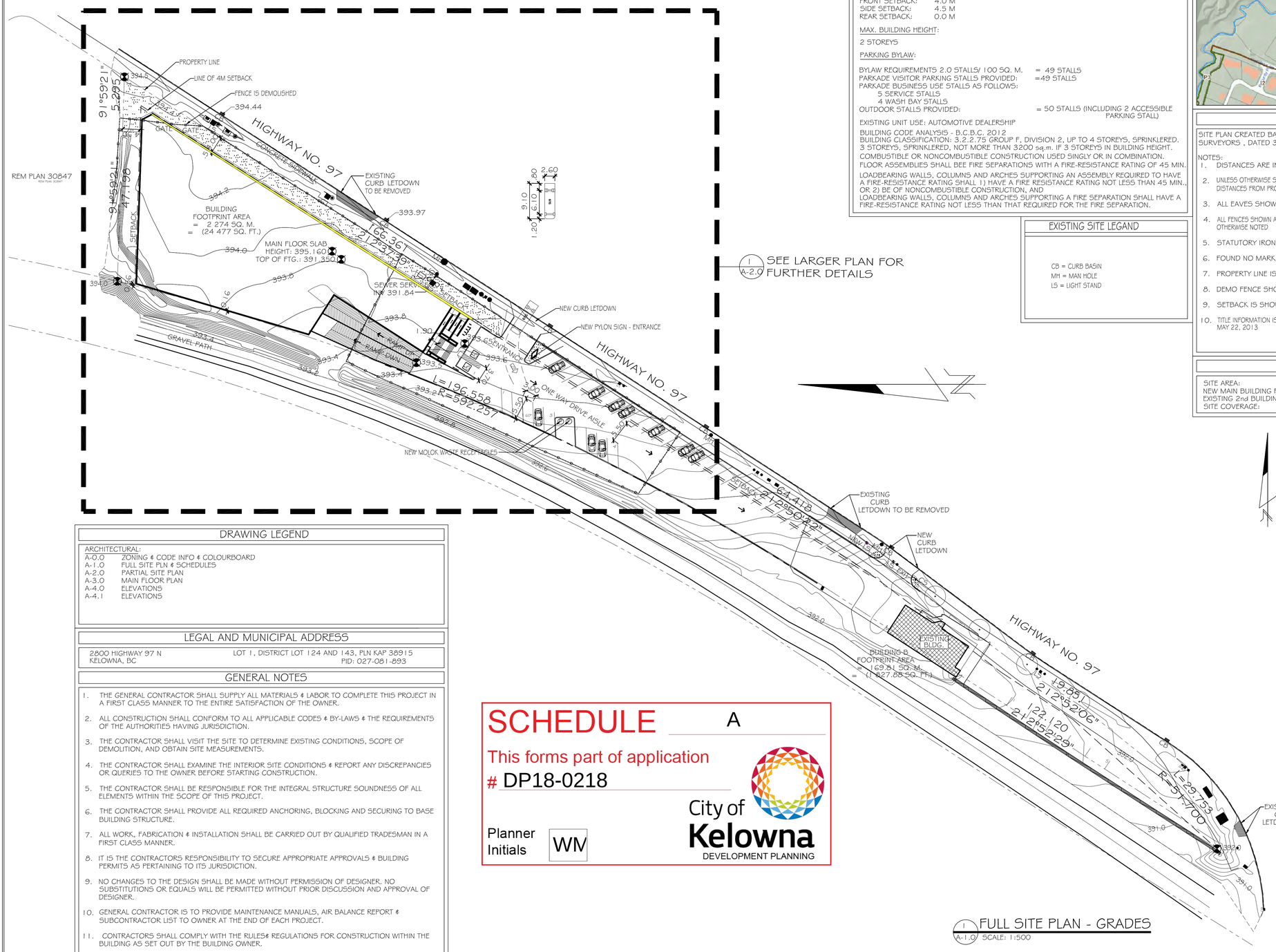

BYLAW & CODE ANALYSIS

LANDUSE DESIGNATION:

EXISTING ZONING: A1 (AGRICULTURAL 1), I2 (GENERAL INDUSTRIAL)
[CHANGE OF USE TO C10 (SERVICE COMMERCIAL) ZONING]
MAJOR BUILDING CLASSIFICATION: AUTOMOTIVE VEHICLE SALES

SETBACKS:

FRONT SETBACK: 4.0 M
SIDE SETBACK: 4.5 M
REAR SETBACK: 0.0 M

MAX. BUILDING HEIGHT:

2 STOREYS

PARKING BYLAW:

BYLAW REQUIREMENTS 2.0 STALLS/ 100 SQ. M. = 49 STALLS
PARKADE VISITOR PARKING STALLS PROVIDED: =49 STALLS
PARKADE BUSINESS USE STALLS AS FOLLOWS:
5 SERVICE STALLS
4 WASH BAY STALLS
OUTDOOR STALLS PROVIDED: = 50 STALLS (INCLUDING 2 ACCESSIBLE PARKING STALL)

EXISTING UNIT USE: AUTOMOTIVE DEALERSHIP

BUILDING CODE ANALYSIS - B.C.B.C. 2012
BUILDING CLASSIFICATION: 3.2.2.75 GROUP F, DIVISION 2, UP TO 4 STOREYS, SPRINKLERED.
3 STOREYS, SPRINKLERED, NOT MORE THAN 3200 sq.m. IF 3 STOREYS IN BUILDING HEIGHT.
COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION.
FLOOR ASSEMBLIES SHALL BEE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING OF 45 MIN.
LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL 1) HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45 MIN., OR 2) BE OF NONCOMBUSTIBLE CONSTRUCTION, AND
LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING A FIRE SEPARATION SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE FIRE SEPARATION.

EXISTING SITE LEGAND

CB = CURB BASIN
MH = MAN HOLE
LS = LIGHT STAND

KEY PLAN

SURVEY GENERAL NOTES

SITE PLAN CREATED BASED ON RPR CREATED BY MATHIEU M. BOURGEOIS ALBERTA LAND SURVEYORS , DATED 3RD DAY OF JUNE, 2013.

NOTES:

1. DISTANCES ARE IN METRES
2. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO PERPENDICULAR DISTANCES FROM PROPERTY BOUNDARY TO FOUNDATION WALLS
3. ALL EAVES SHOWN ARE DIMENSIONED FROM FOUNDATION TO FASCIA
4. ALL FENCES SHOWN ARE WITHIN 0.20 METRES OF THE PROPERTY LINES UNLESS OTHERWISE NOTED
5. STATUTORY IRON POST FOUND THUS:
6. FOUND NO MARK IS SHOWN THUS: Fd. No Mk.
7. PROPERTY LINE IS SHOWN THUS
8. DEMO FENCE SHOWN THUS:
9. SETBACK IS SHOWN THUS
10. TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE NO. 131 095 704 DATED MAY 22, 2013

AREAS

SITE AREA:	6 420.41 SQ. M (0.64 HECTARES)
NEW MAIN BUILDING FOOTPRINT:	2 274 SQ. M (24 477 SQ. FT)
EXISTING 2nd BUILDING FOOTPRINT:	169.81 SQ. M (1 827.88 SQ. FT)
SITE COVERAGE:	36%

2 SATELLITE VIEW
A-1.0 SCALE: NTS

DRAWING LEGEND

ARCHITECTURAL:

A-0.0	ZONING & CODE INFO & COLOURBOARD
A-1.0	FULL SITE PLN & SCHEDULES
A-2.0	PARTIAL SITE PLAN
A-3.0	MAIN FLOOR PLAN
A-4.0	ELEVATIONS
A-4.1	ELEVATIONS

LEGAL AND MUNICIPAL ADDRESS

2800 HIGHWAY 97 N
KELOWNA, BC

LOT 1, DISTRICT LOT 124 AND 143, PLN KAP 38915
PID: 027-081-893

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL SUPPLY ALL MATERIALS & LABOR TO COMPLETE THIS PROJECT IN A FIRST CLASS MANNER TO THE ENTIRE SATISFACTION OF THE OWNER.
2. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES & BY-LAWS & THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE EXISTING CONDITIONS, SCOPE OF DEMOLITION, AND OBTAIN SITE MEASUREMENTS.
4. THE CONTRACTOR SHALL EXAMINE THE INTERIOR SITE CONDITIONS & REPORT ANY DISCREPANCIES OR QUERIES TO THE OWNER BEFORE STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTEGRAL STRUCTURE SOUNDNESS OF ALL ELEMENTS WITHIN THE SCOPE OF THIS PROJECT.
6. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED ANCHORING, BLOCKING AND SECURING TO BASE BUILDING STRUCTURE.
7. ALL WORK, FABRICATION & INSTALLATION SHALL BE CARRIED OUT BY QUALIFIED TRADESMAN IN A FIRST CLASS MANNER.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE APPROPRIATE APPROVALS & BUILDING PERMITS AS PERTAINING TO ITS JURISDICTION.
9. NO CHANGES TO THE DESIGN SHALL BE MADE WITHOUT PERMISSION OF DESIGNER. NO SUBSTITUTIONS OR EQUALS WILL BE PERMITTED WITHOUT PRIOR DISCUSSION AND APPROVAL OF DESIGNER.
10. GENERAL CONTRACTOR IS TO PROVIDE MAINTENANCE MANUALS, AIR BALANCE REPORT & SUBCONTRACTOR LIST TO OWNER AT THE END OF EACH PROJECT.
11. CONTRACTORS SHALL COMPLY WITH THE RULES& REGULATIONS FOR CONSTRUCTION WITHIN THE BUILDING AS SET OUT BY THE BUILDING OWNER.
12. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE MECHANICAL AND ELECTRICAL DRAWINGS & SPECIFICATIONS - IF APPLICABLE. WORK BETWEEN ALL TRADES SHALL BE COORDINATED.
13. ENSURE THAT ALL WALLS RECEIVING MILLWORK HAVE ADEQUATE SUPPORT IN THE PARTITION.

APRIL 04/2019

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Planner Initials WM

City of Kelowna
DEVELOPMENT PLANNING

1 FULL SITE PLAN - GRADES
A-1.0 SCALE: 1:500

J.P. SAUTER
ARCHITECT

J. PETER SAUTER - PRINCIPAL ARCHITECT
HOLDER OF CERTIFICATE OF PRACTICE - AAA - AIBC - SAA

DEVELOPER:
INNOCEPT
DEVELOPMENT & REAL ESTATE OUTSOURCING

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AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

FOR
AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

DRAWING TITLE
FULL SITE PLAN

SCALE AS NOTED
SEAL
DATE APRIL 04/2019
DRAWN CNS/JPS
CHECKED RM/JPS
PROJ. NO 2018-15
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A1.0 / 6

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SCHEDULE B

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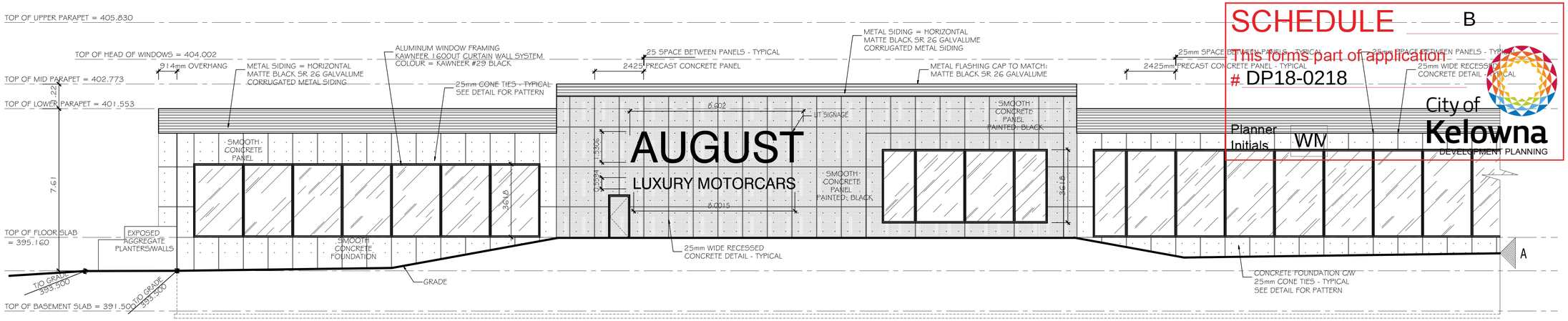
DP18-0218

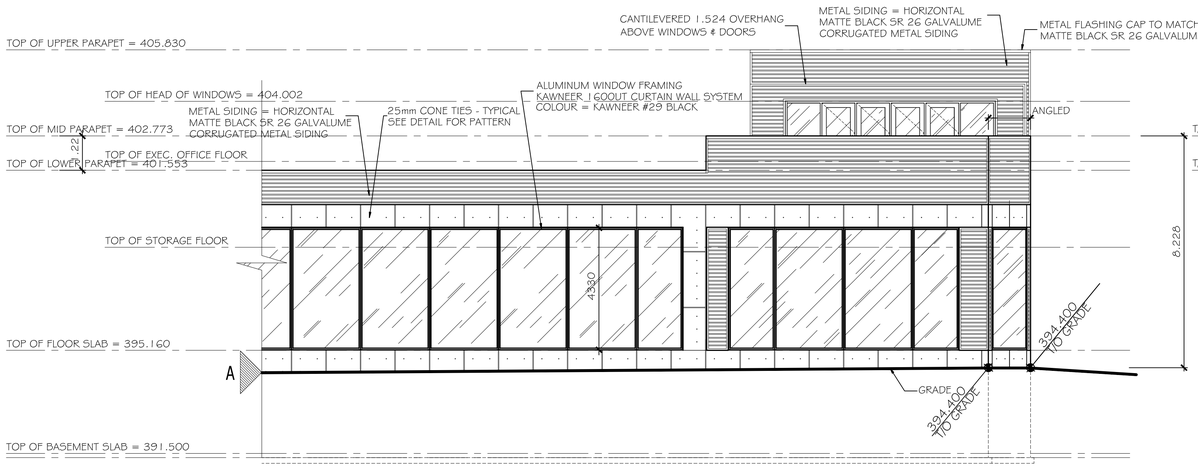
Planner Initials WM

City of Kelowna

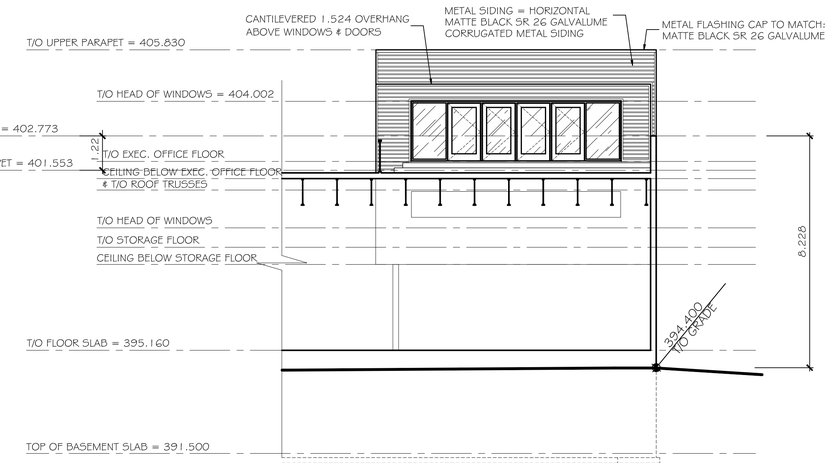
DEVELOPMENT PLANNING



1 A-4 PARTIAL EAST ELEVATION HIGHWAY 97
SCALE: 1:100

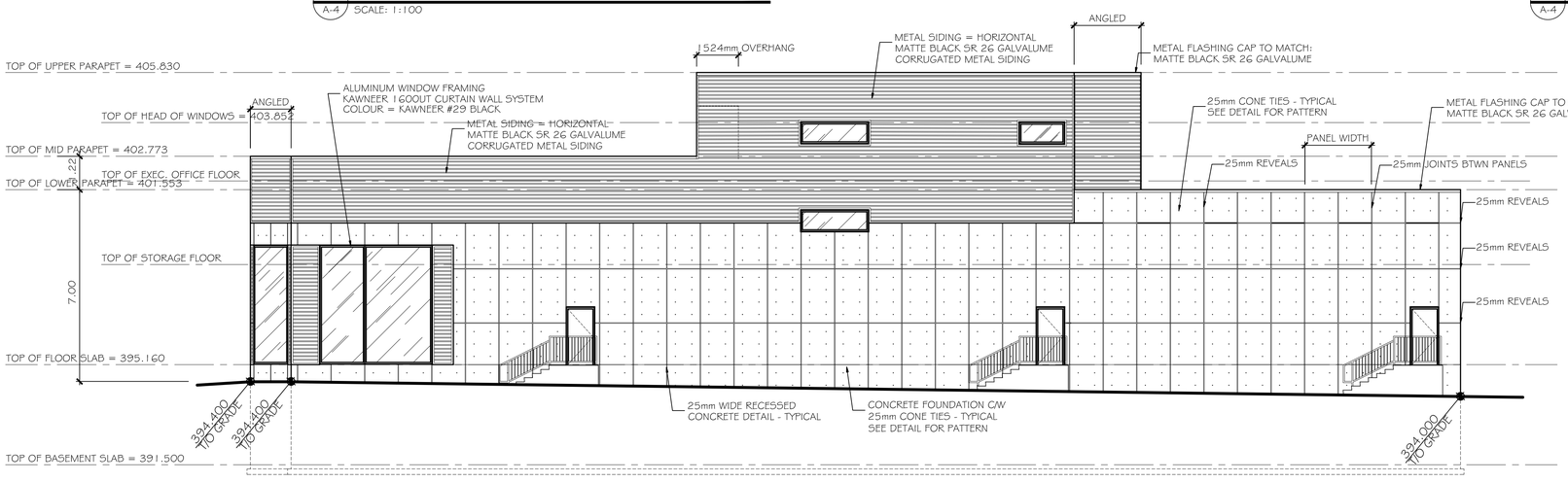


2 A-4 CONT'D PARTIAL EAST ELEVATION HIGHWAY 97
SCALE: 1:100

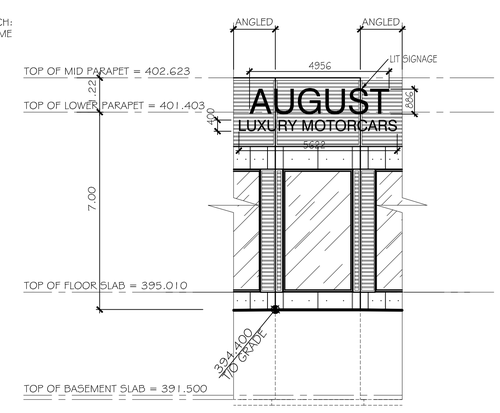


5 A-4 EXECUTIVE OFFICE - ROOF - ELEVATION HIGHWAY 97
SCALE: 1:100

PARTIAL SECTION MAIN FLOOR - SHOW ROOM



3 A-4 CORNER & SIDE - NORTH ELEVATION
SCALE: 1:100



4 A-4 PARTIAL CORNER ELEVATION HIGHWAY 97
SCALE: 1:100

APRIL 04/2019

J.P. SAUTER ARCHITECT

J. PETER SAUTER - PRINCIPAL ARCHITECT
HOLDER OF CERTIFICATE OF PRACTICE - AAA - AIBC - SAA

DEVELOPER:

INNOCEPT
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ELEVATIONS

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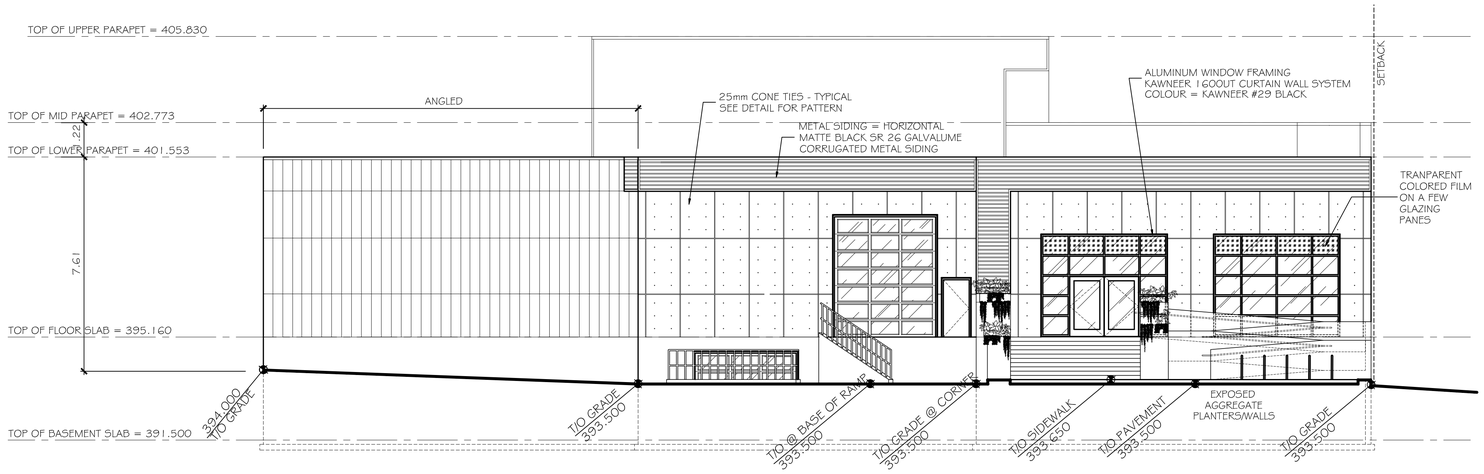
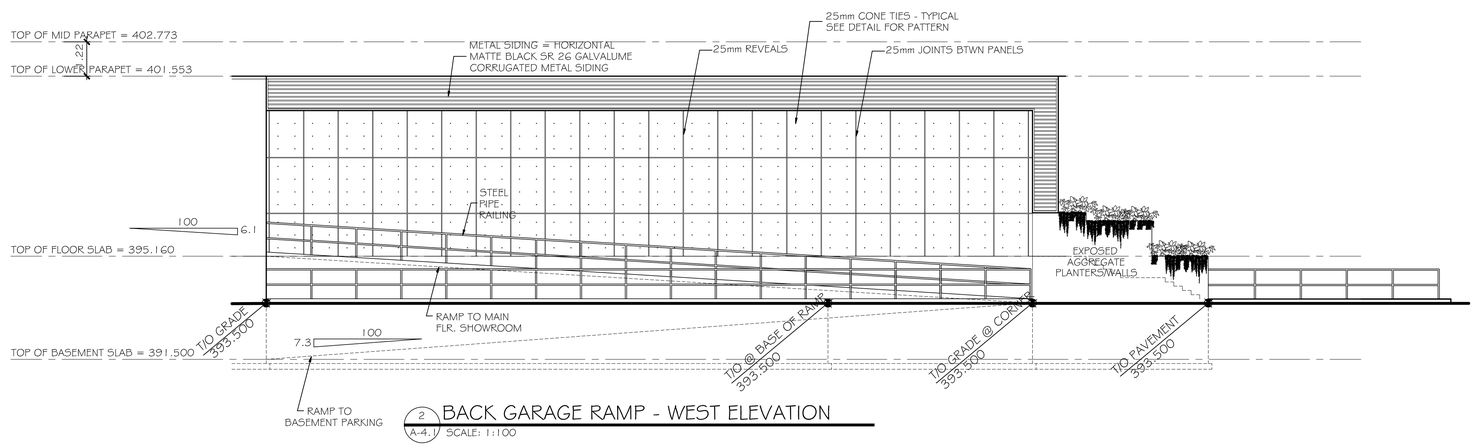
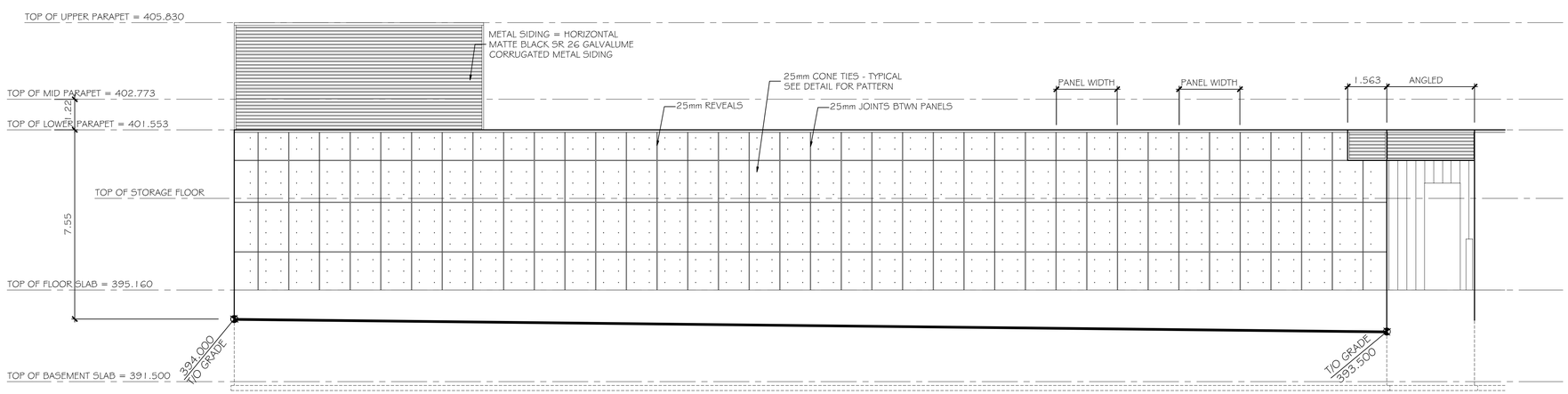


3 A-4.1 FRONT ENTRANCE - SOUTH ELEVATION
SCALE: 1:100



2 A-4.1 BACK GARAGE RAMP - WEST ELEVATION
SCALE: 1:100



3 A-4.1 BACK - WEST ELEVATION
SCALE: 1:100

APRIL 04/2019

SCHEDULE B

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Planner Initials WM

City of Kelowna
DEVELOPMENT PLANNING

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DEVELOPMENT PLANNING

0 5 10 15 20 25 M

SOLID FENCE - PRE-CAST - METAL OPTIONS

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM. ALL CITY OF KELOWNA LAND SHALL BE IRRIGATED IN ACCORDANCE WITH BYLAW 7900.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NO PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

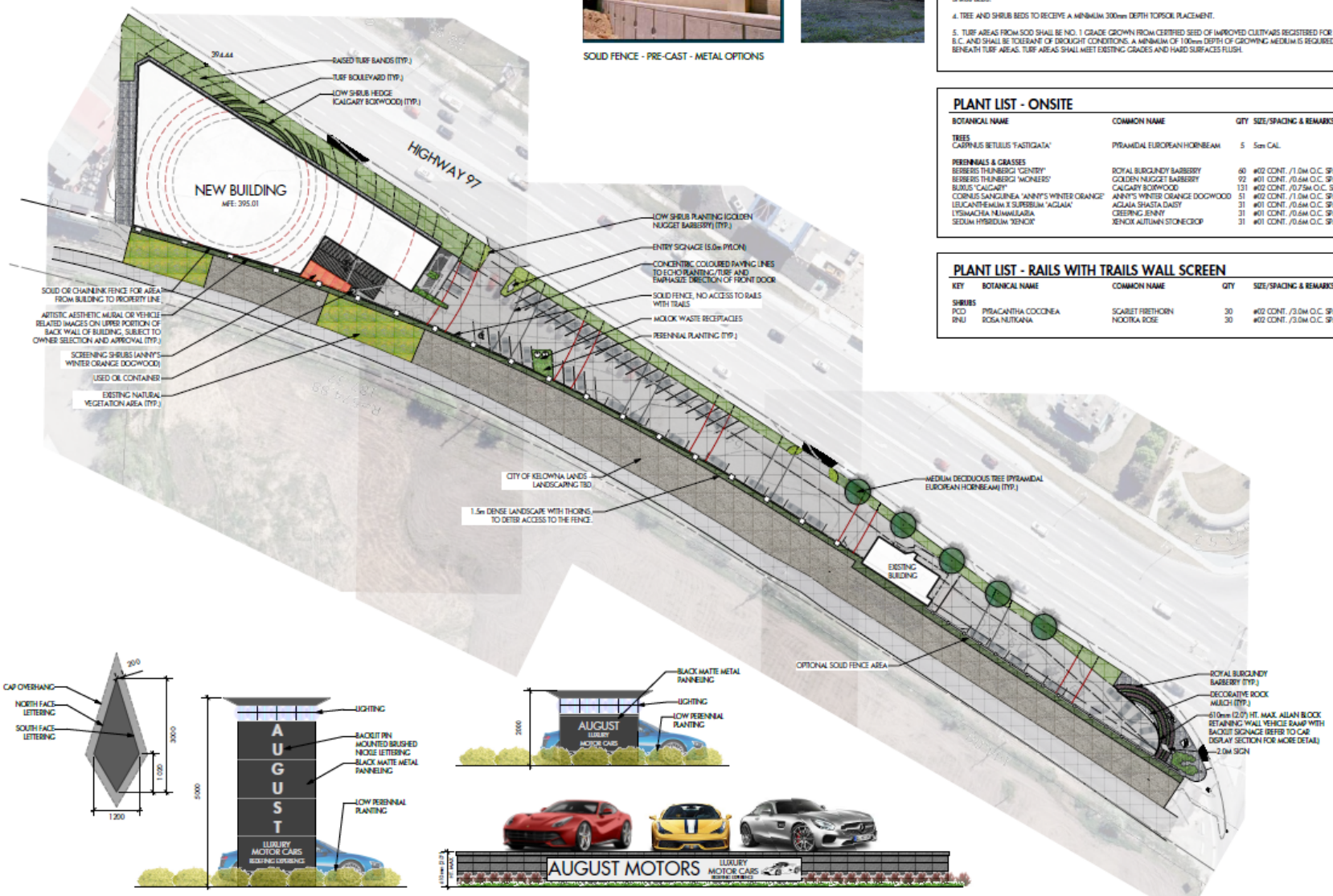
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

PLANT LIST - ONSITE

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	5	5cm CAL.
PERENNIALS & GRASSES			
BERBERIS THUNBERGI 'CENTRY'	ROYAL BURGUNDY BARBERRY	60	#02 CONT. /1.0M O.C. SPACING
BERBERIS THUNBERGI 'MONLERS'	GOLDEN NUGGET BARBERRY	92	#01 CONT. /0.6M O.C. SPACING
BUXUS 'CALGARY'	CALGARY BOXWOOD	131	#02 CONT. /0.75M O.C. SPACING
CORNUS SANGUINEA 'ANNY'S WINTER ORANGE'	ANNY'S WINTER ORANGE DOGWOOD	51	#02 CONT. /1.0M O.C. SPACING
LEUCANTHEMUM X SUPERBUM 'AGLAIA'	AGLAIA SHASTA DAISY	31	#01 CONT. /0.6M O.C. SPACING
LYSIMACHIA NUMMULARIA	CREEPING JENNY	31	#01 CONT. /0.6M O.C. SPACING
SEDUM HYBRIDUM 'XENOX'	XENOX AUTUMN STONECROP	31	#01 CONT. /0.6M O.C. SPACING

PLANT LIST - RAILS WITH TRAILS WALL SCREEN

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
SHRUBS				
PCD	PYRACANTHA COCCINEA	SCARLET FIRETHORN	30	#02 CONT. /3.0M O.C. SPACING
RNU	ROSA NUTKANA	NOOTKA ROSE	30	#02 CONT. /3.0M O.C. SPACING



PYLON SIGN, 2M SIGN, & CAR DISPLAY AREA CONCEPTS

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303 - 590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca

N

PROJECT TITLE

AUGUST MOTORCARS

Kelowna, BC

DRAWING TITLE

DEVELOPMENT PERMIT

ISSUED FOR / REVISION		
1	18.09.10	Review
2	19.09.19	Review
3	19.11.05	Review
4	20.03.09	Review
5	20.06.19	Review

PROJECT NO	18077
DESIGN BY	RW
DRAWN BY	MC
CHECKED BY	FB
DATE	JUNE 19, 2020
SCALE	1:500

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

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0 5 10 15 20 25 M

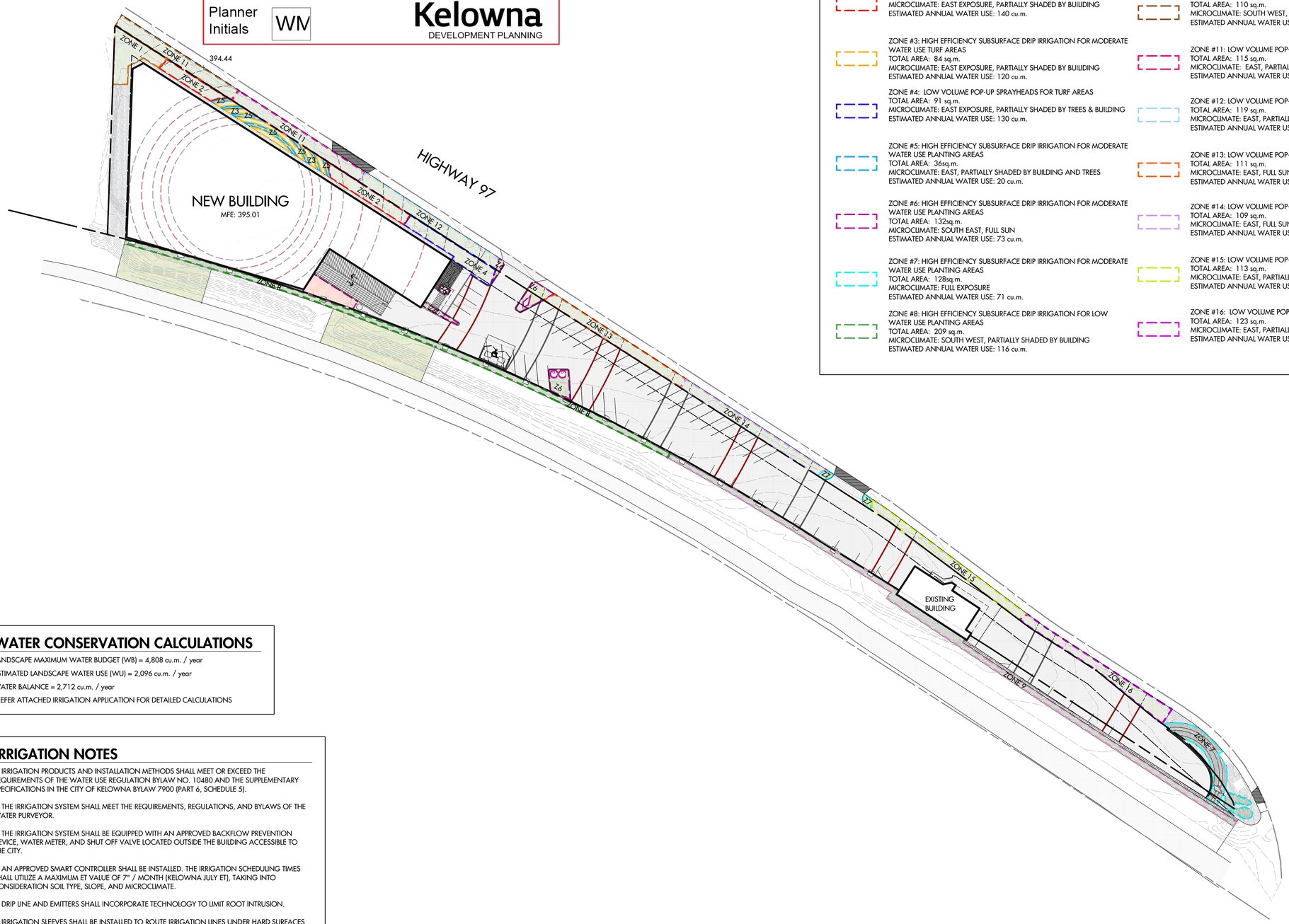
SCHEDULE C

This forms part of application

DP18-0218

Planner Initials WM

City of Kelowna
DEVELOPMENT PLANNING



IRRIGATION LEGEND

ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 91 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUIILDING
ESTIMATED ANNUAL WATER USE: 130 cu.m.

ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 98 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUIILDING
ESTIMATED ANNUAL WATER USE: 140 cu.m.

ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE TURF AREAS
TOTAL AREA: 84 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUIILDING
ESTIMATED ANNUAL WATER USE: 120 cu.m.

ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 91 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 130 cu.m.

ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 36sq.m.
MICROCLIMATE: EAST, PARTIALLY SHADED BY BUILDING AND TREES
ESTIMATED ANNUAL WATER USE: 20 cu.m.

ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 132sq.m.
MICROCLIMATE: SOUTH EAST, FULL SUN
ESTIMATED ANNUAL WATER USE: 73 cu.m.

ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 128sq.m.
MICROCLIMATE: FULL EXPOSURE
ESTIMATED ANNUAL WATER USE: 71 cu.m.

ZONE #8: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR LOW WATER USE PLANTING AREAS
TOTAL AREA: 209 sq.m.
MICROCLIMATE: SOUTH WEST, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 116 cu.m.

ZONE #9: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR LOW WATER USE PLANTING AREAS
TOTAL AREA: 274 sq.m.
MICROCLIMATE: SOUTH WEST, FULL SUN
ESTIMATED ANNUAL WATER USE: 152 cu.m.

ZONE #10: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 110 sq.m.
MICROCLIMATE: SOUTH WEST, FULL SUN
ESTIMATED ANNUAL WATER USE: 157 cu.m.

ZONE #11: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 115 sq.m.
MICROCLIMATE: EAST, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 164 cu.m.

ZONE #12: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 119 sq.m.
MICROCLIMATE: EAST, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 170 cu.m.

ZONE #13: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 111 sq.m.
MICROCLIMATE: EAST, FULL SUN
ESTIMATED ANNUAL WATER USE: 159 cu.m.

ZONE #14: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 109 sq.m.
MICROCLIMATE: EAST, FULL SUN
ESTIMATED ANNUAL WATER USE: 156 cu.m.

ZONE #15: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 113 sq.m.
MICROCLIMATE: EAST, PARTIALLY SHADED TREES
ESTIMATED ANNUAL WATER USE: 50 cu.m.

ZONE #16: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 123 sq.m.
MICROCLIMATE: EAST, PARTIALLY SHADED TREES
ESTIMATED ANNUAL WATER USE: 65 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 4,808 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 2,096 cu.m. / year

WATER BALANCE = 2,712 cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. 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).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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PROJECT TITLE

AUGUST MOTORCARS

Kelowna, BC

DRAWING TITLE

IRRIGATION/WATER CONSERVATION PLAN

ISSUED FOR / REVISION		
2	18.09.10	Review
3	19.09.19	Review
4	19.11.05	Review
5	20.03.09	Review
6	20.06.19	Review

PROJECT NO	18-077
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	JUNE 19, 2020
SCALE	1:250

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L2/2

ISSUED FOR REVIEW ONLY

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