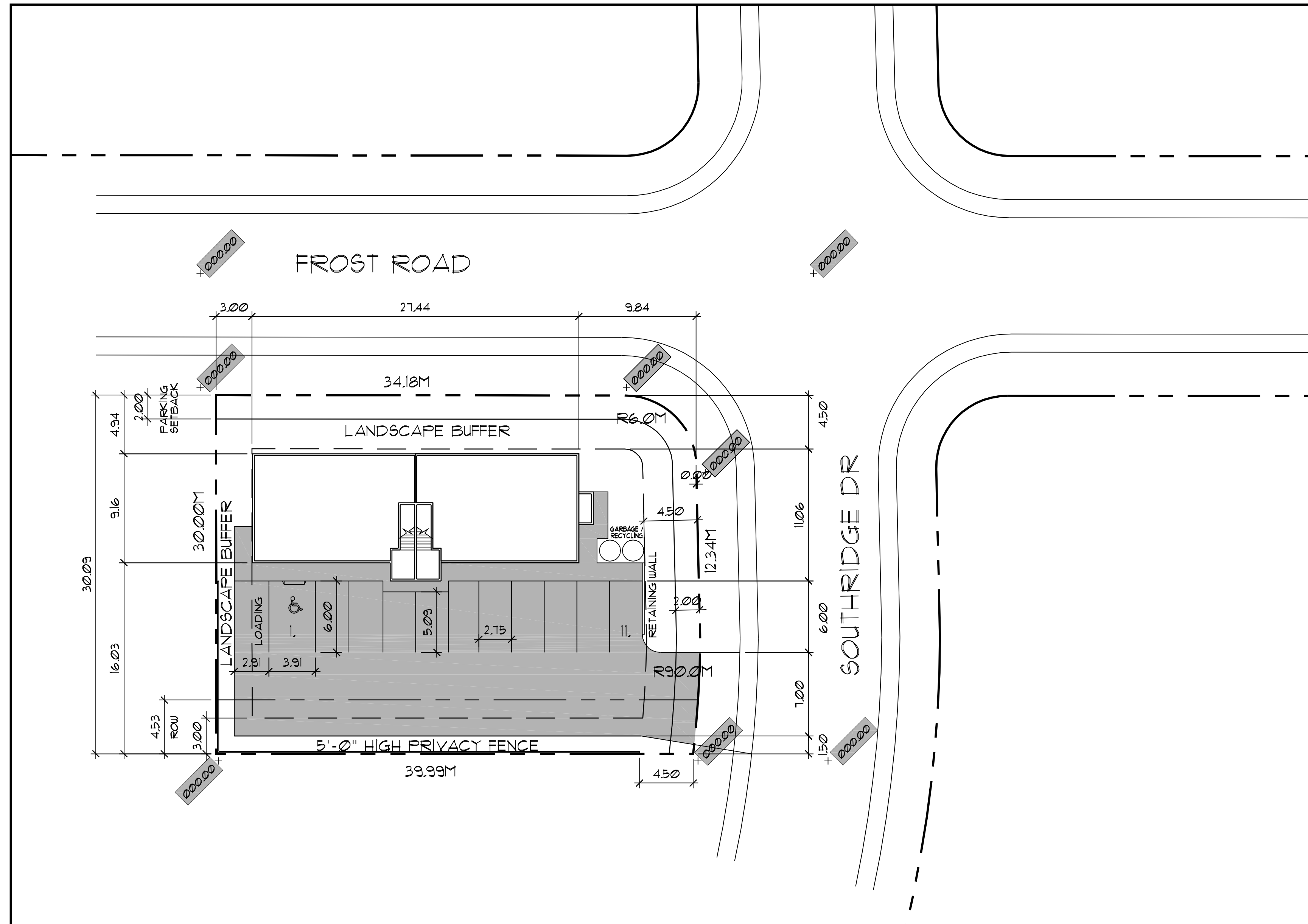
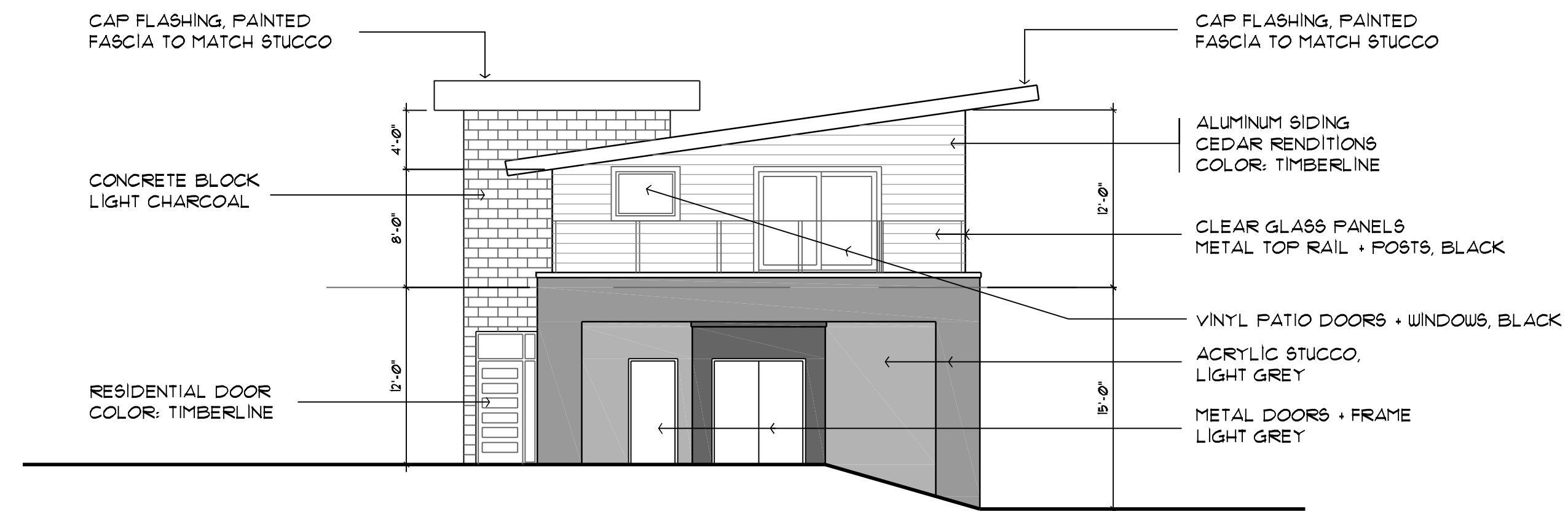


PROJECT DATA		
CIVIC ADDRESS: 5008 SOUTHRIDGE DRIVE		
LEGAL DESCRIPTION: LOT 2, PLAN 68647, DL . O.D.Y.D.		
CURRENT ZONING: C1 LOCAL COMMERCIAL		
ZONING BYLAW REQUIREMENTS		
SITE AREA: 12,995 SQ.FT. (1,207.3 SQ.M.)		
BUILDING AREA:		
MAIN FLOOR (SERVICE):	2,520 SQ.FT. (234.1 SQ.M.)	
SECOND FLOOR (RESIDENTIAL):	2,120 SQ.FT. (197.0 SQ.M.)	
	4,640 SQ.FT. (431.1 SQ.M.)	
	REQUIREMENTS	EXISTING
LOT WIDTH	40.0m	30.0m
LOT DEPTH	30.0m	39.99m
LOT AREA	830 sq.m.	1,207.3 sq.m.
	PERMITTED	PROPOSED
FAR COMMERCIAL	0.3 (362.2 sq.m.)	0.19 (234.1 sq.m.)
FAR RESIDENTIAL	0.2 (241.5 sq.m.)	0.16 (197.0 sq.m.)
SITE COVERAGE	0.35 (422.6 sq.m.)	0.22 (260.1 sq.m.)
HEIGHT (m)	10.5m / 2.5 STOREYS	9.0m / 2 STOREYS
SETBACKS (m)		
FRONT (SOUTHRIDGE DRIVE)	4.5m	9.84m
SIDE (FROST ROAD)	4.5m	4.94m
SIDE (SOUTH)	3.0m	16.03m
REAR (WEST)	3.0m	3.0m
PARKING		
RETAIL @ 2.0/100 sq.m. GFA x 234.1 sq.m. =	5 STALLS	7 STALLS
RESIDENTIAL 2/UNIT =	4 STALLS	4 STALLS
LOADING @ 1/1900 sq.m. GFA =	1 STALL	1 STALL
BICYCLE PARKING		
CLASS I @ 0.2/100 sq.m. GLA or 1/10 EMPLOYEES =	1 SPACE	1 SPACES
CLASS II @ 0.6/100 sq.m. GLA =	2 SPACES	2 SPACES
LANDSCAPE BUFFERS (m)		
FRONT (SOUTHRIDGE DRIVE)	3.0m	4.5m
SIDE (FROST ROAD)	3.0m*	4.94m
SIDE (SOUTH)	3.0m*	OPAQUE BARRIER
REAR (WEST)	3.0m*	3.0m
		* OR OPAQUE BARRIER
LANDSCAPE TREATMENT LEVELS		
FRONT (SOUTHRIDGE DRIVE)	2	2
SIDE (FROST ROAD)	3	3
SIDE (SOUTH)	3	3
REAR (WEST)	3	3

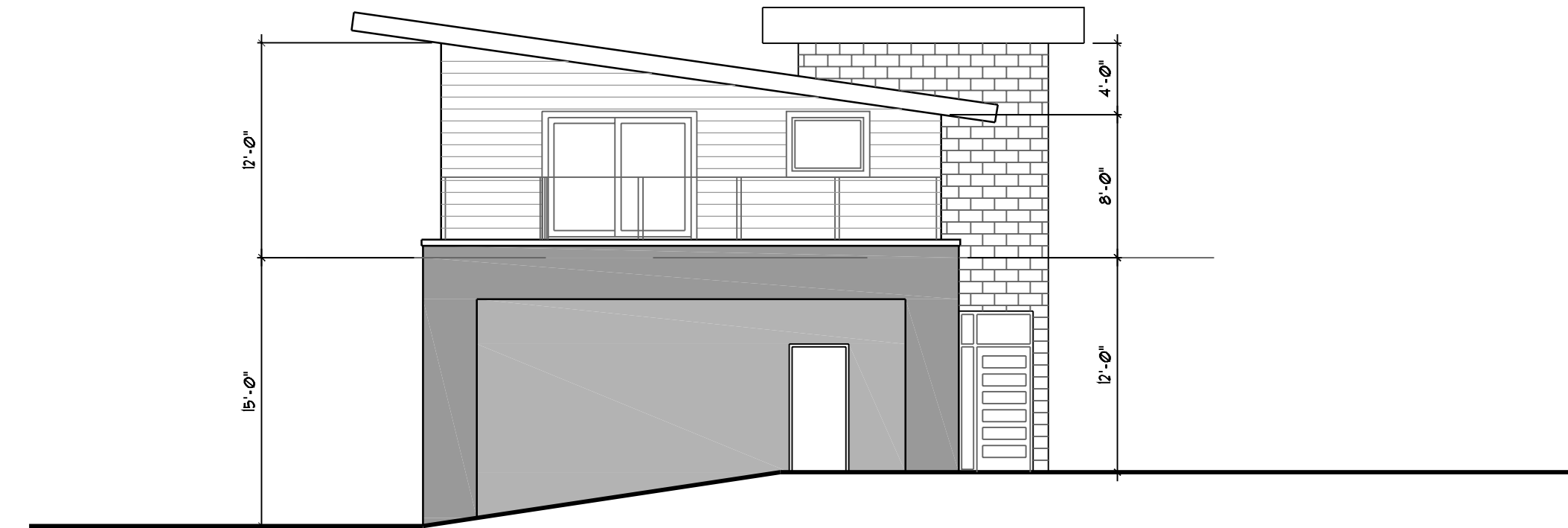


SITE PLAN
 SCALE: 1" = 20'-0"

5008 SOUTHRIDGE DR, KELOWNA		
LOT 2, PLAN 68647		
SCALE: 1" = 20'-0"	SITE PLAN	
DATE: FEB 22 2020		
		DRAWING No. A1



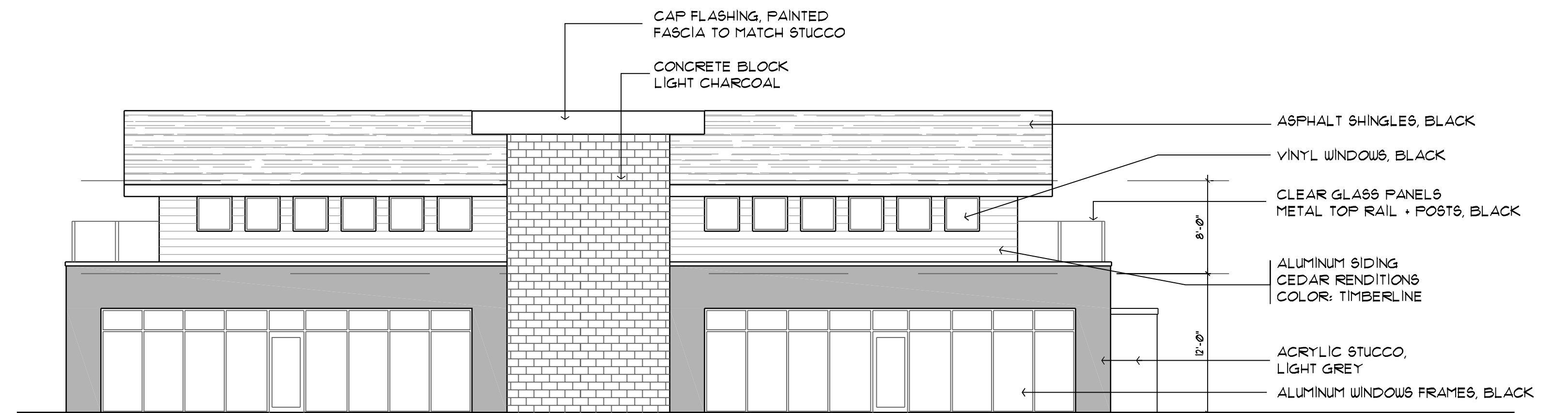
SOUTHRIDGE ELEVATION
 SCALE: 1/8" = 1'-0"



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

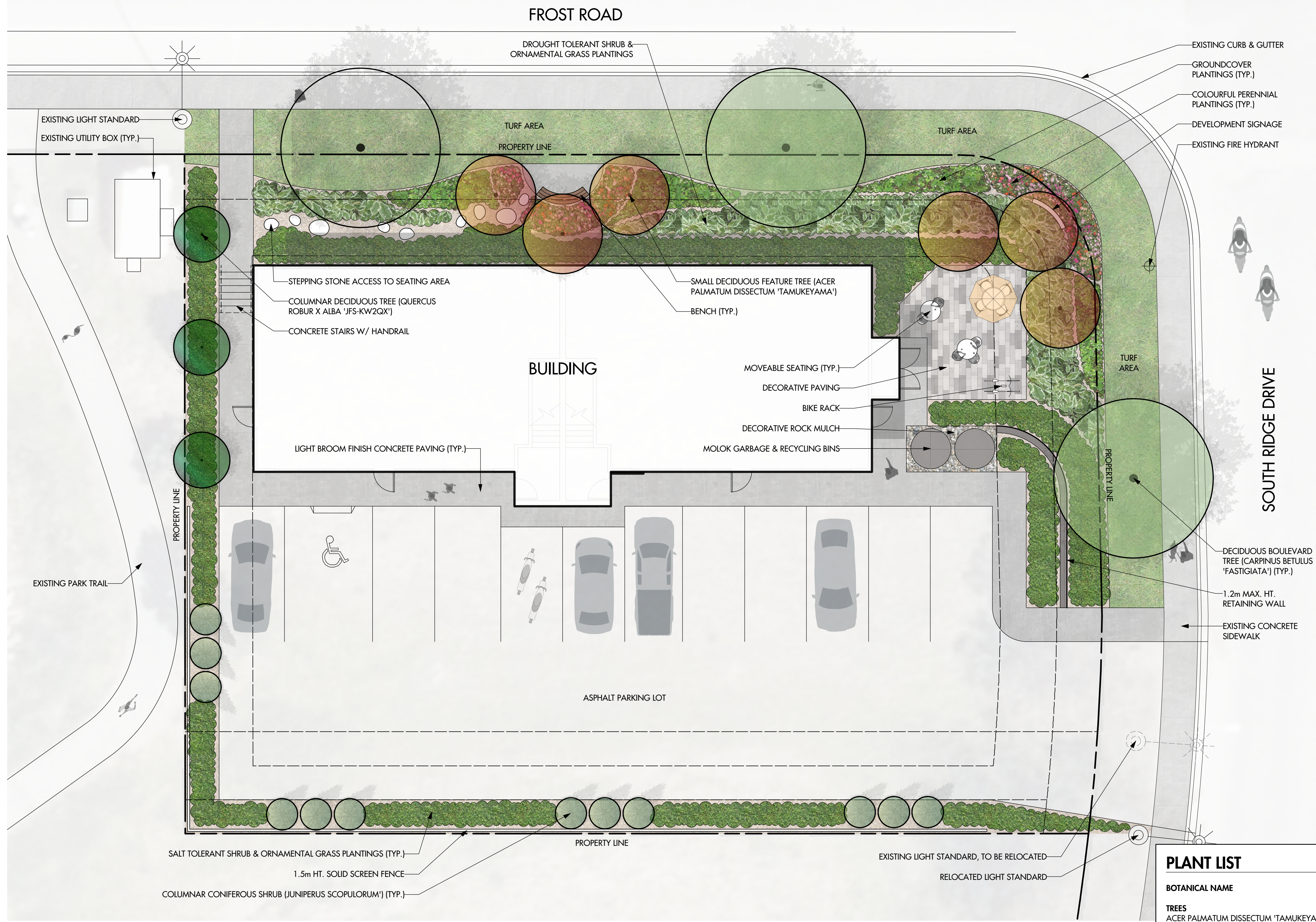


FROST ROAD ELEVATION
 SCALE: 1/8" = 1'-0"



PARKING (SOUTH) ELEVATION
 SCALE: 1/8" = 1'-0"

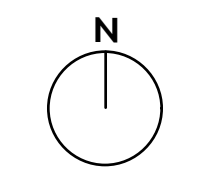
5008 SOUTHRIDGE DR, KELOWNA		
LOT 2, PLAN 68647		
SCALE: 1/8" = 1'-0"	ELEVATIONS	
DATE: FEB 22020		
		DRAWING No. A3



- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CSLA STANDARDS & ALL OFFSITE LANDSCAPE IMPROVEMENTS TO MEET CITY OF KELOWNA BYLAW 7900 REQUIREMENTS.
 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 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.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PALMATUM DISSECTUM 'TAMUKEYAMA'	TAMUKEYAMA JAPANESE MAPLE	6	6cm CAL.
CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	3	6cm CAL.
QUERCUS ROBUR X ALBA 'JFS-KW2QX'	SKINNY GENES OAK	3	6cm CAL.
SHRUBS			
CORNUS SANGUINEA 'WINTER BEAUTY'	BLOOD TWIG DOGWOOD	7	#02 CONT. /1.8M O.C. SPACING
FORSYTHIA X INTERMEDIA 'MINDOR'	SHOW OFF FORSYTHIA	4	#02 CONT. /2.5M O.C. SPACING
JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	12	#15 CONT. /1.5M O.C. SPACING
PHYSOCARPUS OPLIFOLIUS 'MINDIA'	COPPERTINA NINEBARK	4	#02 CONT. /2.5M O.C. SPACING
PNUS SYLVESTRIS 'GLAUCO NANA'	DWARF BLUE SCOTCH PINE	6	#02 CONT. /2.0M O.C. SPACING
RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	4	#02 CONT. /2.5M O.C. SPACING
SAMBUCUS NIGRA 'EVA'	BLACK LACE ELDERBERRY	6	#02 CONT. /2.0M O.C. SPACING
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	7	#02 CONT. /1.8M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	SILVER MOUND ARTEMISIA	17	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	9	#01 CONT. /1.2M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE WEED	6	#01 CONT. /1.5M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	17	#01 CONT. /0.9M O.C. SPACING
LIGULARIA STENOCEPHALA 'THE ROCKET'	THE ROCKET LIGULARIA	6	#01 CONT. /1.5M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	6	#01 CONT. /1.5M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	6	#01 CONT. /1.5M O.C. SPACING
MATTEUCIA STRUTHIOPTERIS	OSTRICH FERN	13	#01 CONT. /1.0M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	17	#01 CONT. /0.9M O.C. SPACING



PROJECT TITLE
5008 SOUTH RIDGE DRIVE

Kelowna, BC
 DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	20.01.07	Review
2		
3		
4		
5		

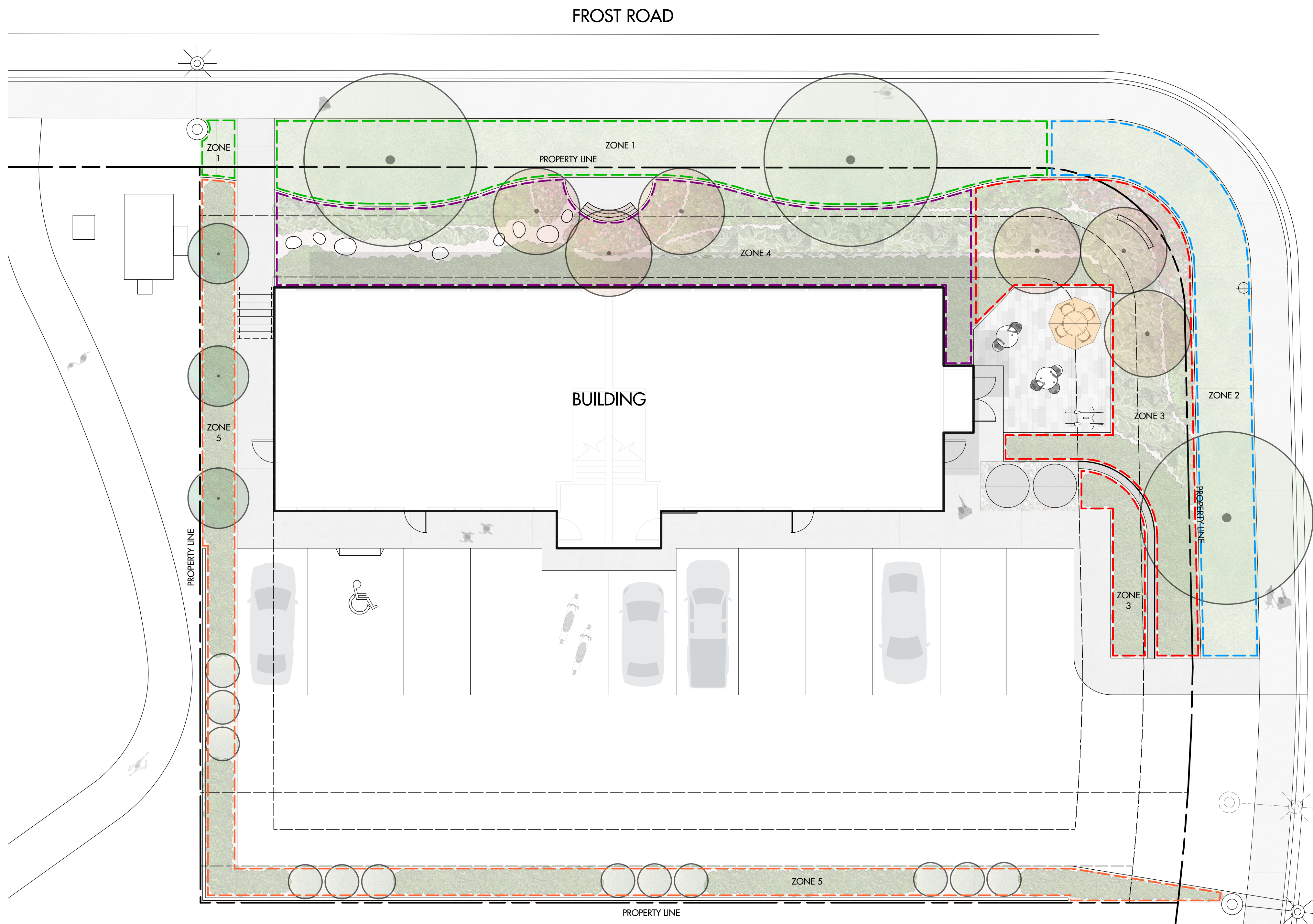
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 DESIGN BY: KM
 DRAWN BY: KM
 CHECKED BY: FB
 DATE: FEB. 7, 2020
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 PAGE SIZE: 24"x36"



DRAWING NUMBER

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IRRIGATION NOTES

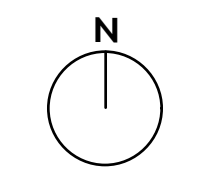
1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS 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.

IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 100 sq.m.
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 143 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 61 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 87 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 98 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 54 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 108 sq.m.
 MICROCLIMATE: NORTHWEST 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: 96 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 51 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 463 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 398 cu.m. / year
 WATER BALANCE = 65 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



PROJECT TITLE
5008 SOUTH RIDGE DRIVE

Kelowna, BC
 DRAWING TITLE

WATER CONSERVATION & IRRIGATION PLAN

ISSUED FOR / REVISION

1	20.01.07	Review
2		
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PROJECT NO	20013
DESIGN BY	KM
DRAWN BY	KM
CHECKED BY	FB
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