

PROJECT STATISTICS

ADDRESS
3081 HALL ROAD, KELOWNA BC, V1H 2R5
LOT 1, SECTION 16, SECTION 26, ODD DISTRICT PLAN 27991

ZONING
P2 - PUBLIC AND MINOR INSTITUTIONAL
PROPOSED USE: LONG TERM CARE HOME
ALLOWABLE USE: SUPPORTIVE HOUSING, HEALTH SERVICES (MINOR)

ITEM	REQUIRED	PROVIDED
HEIGHT	3.0 STOREYS / 13.5 m (MAX)	3.0 STOREYS / 13.5 m
1. BUILDING SETBACKS		
FRONT YARD (WEST)	6.0 m	6.0 m
SIDE YARD (SOUTH)	4.5 m	4.6 m
SIDE YARD (NORTH)	4.5 m	>4.5 m
REAR YARD (EAST)	7.5 m	8.0 m
2. LANDSCAPE SETBACKS		
FRONT YARD (WEST)	3.0 m	3.0 m
SIDE YARD (SOUTH)	3.0 m	N/A
SIDE YARD (NORTH)	3.0 m	3.0 m
REAR YARD (EAST)	3.0 m	N/A
3. FLOOR AREA RATIO		
NET FLOOR AREA	-	6055 m ²
LOT AREA	-	25495.2 m ²

ITEM	REQUIRED	PROVIDED
FLOOR AREA RATIO	1.0	0.23
4. BUILDING SITE COVERAGE		
TOTAL BUILDING COVERAGE	-	5510.10 m ²
LOT AREA	-	25495.2 m ²
BUILDING SITE COVERAGE	40.0% (MAX)	21.6%
5. SITE COVERAGE OF BUILDINGS, DRIVEWAYS AND PARKING		
TOTAL BUILDING COVERAGE	-	5510.10 m ²
TOTAL DRIVEWAY AND PARKING COVERAGE	-	3888.4 m ²
TOTAL	-	9398.5 m ²
SITE COVERAGE OF BUILDINGS, DRIVEWAYS AND PARKING (%)	60.0%	36.9%
6. PARKING - GROUP HOME		
RESIDENTS (1.0 PER 3 BEDS, PLUS 1.0)	81	81
ACCESSIBLE PARKING	3 SPACES (INCLUDED IN TOTAL)	4
VAN ACCESSIBLE PARKING	1 SPACE	1
TOTAL PARKING	82	86
SMALL CAR PARKING	50.0% (MAX)	-
7. LOADING		
7. LOADING (12800 m ²)	3	3
8. BICYCLE PARKING		
LONG TERM (1.0 PER 20 BEDS, PLUS 1.0 PER 10 EMPLOYEES)	18	18
SHORT TERM (6.0 PER ENTRY; 2 ENTRIES)	12	12

SCHEDULE A

This forms part of application
DP21-0128

Planner Initials **WM**



LEGEND
 382.4 P (P INDICATES PROPOSED)
 383.6 E (E INDICATES EXISTING)

- CONSTRUCTION NOTES**
- PROPOSED TRANSFORMER
 - PROPOSED LIFT STATION
 - PROPOSED EMERGENCY GENERATOR
 - BUILDING/WAYFINDING SIGNAGE
 - GARBAGE ENCLOSURE (REFER TO D404)
 - PEDESTRIAN ACCESS CROSSWALK
 - CONCRETE PATHWAY
 - SHORT TERM BIKE STORAGE
 - PASTURE POST & BARBED WIRE FENCE (REFER TO D404)
 - EXISTING FENCE TO REMAIN
 - LINE OF EXISTING BUILDING TO BE REMOVED
 - 1.2m CRUSHED STONE PATHWAY CW 0.6M SHOULDERS WITHIN 15m RMA SETBACK
 - EXISTING FENCE TO BE REMOVED ALONG HALL ROAD
 - EXISTING FIRE HYDRANT
 - EXISTING UTILITY POLE
 - PROPOSED NEW FIRE HYDRANT LOCATION
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - LINE OF EAVES ABOVE
 - EXISTING DRIVEWAY ACCESS TO REMAIN
 - PROPOSED NEW DRIVEWAY ACCESS
 - PROPOSED GRAVEL ACCESS ROAD



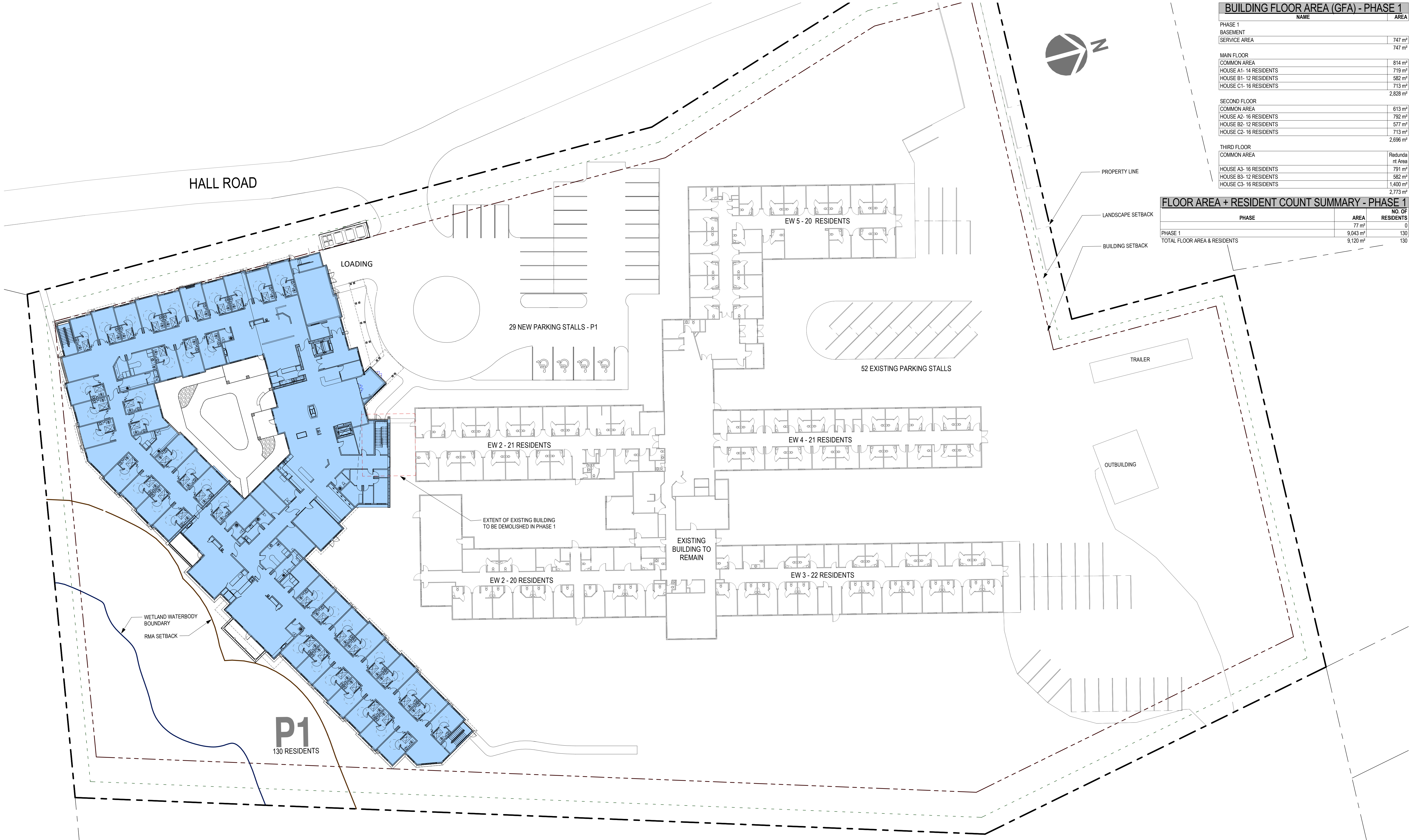
SITE PLAN

Kaigo - Mission Creek Landing Redevelopment
3081 Hall Road, Kelowna BC V1H 2R5

DRAWING: **D100**

ISSUED FOR DEVELOPMENT PERMIT
ON 2021/05/14

PROJECT: 18308
SCALE: 1:300



BUILDING FLOOR AREA (GFA) - PHASE 1	
NAME	AREA
PHASE 1	
BASEMENT	
SERVICE AREA	747 m ²
	747 m ²
MAIN FLOOR	
COMMON AREA	814 m ²
HOUSE A1- 14 RESIDENTS	719 m ²
HOUSE B1- 12 RESIDENTS	582 m ²
HOUSE C1- 16 RESIDENTS	713 m ²
	2,828 m ²
SECOND FLOOR	
COMMON AREA	613 m ²
HOUSE A2- 16 RESIDENTS	792 m ²
HOUSE B2- 12 RESIDENTS	577 m ²
HOUSE C2- 16 RESIDENTS	713 m ²
	2,696 m ²
THIRD FLOOR	
COMMON AREA	Redundant Area
HOUSE A3- 16 RESIDENTS	791 m ²
HOUSE B3- 12 RESIDENTS	582 m ²
HOUSE C3- 16 RESIDENTS	1,400 m ²
	2,773 m ²

FLOOR AREA + RESIDENT COUNT SUMMARY - PHASE 1		
PHASE	AREA	NO. OF RESIDENTS
PHASE 1	9,043 m ²	130
TOTAL FLOOR AREA & RESIDENTS	9,120 m ²	130

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BUILDING FLOOR AREA (GFA) - PHASE 1	
NAME	AREA
PHASE 1	
BASEMENT	747 m ²
SERVICE AREA	747 m ²
MAIN FLOOR	
COMMON AREA	814 m ²
HOUSE A1- 14 RESIDENTS	719 m ²
HOUSE B1- 12 RESIDENTS	582 m ²
HOUSE C1- 16 RESIDENTS	713 m ²
	2,828 m ²
SECOND FLOOR	
COMMON AREA	613 m ²
HOUSE A2- 16 RESIDENTS	792 m ²
HOUSE B2- 12 RESIDENTS	577 m ²
HOUSE C2- 16 RESIDENTS	713 m ²
	2,695 m ²
THIRD FLOOR	
COMMON AREA	Redundant Area
HOUSE A3- 16 RESIDENTS	791 m ²
HOUSE B3- 12 RESIDENTS	582 m ²
HOUSE C3- 16 RESIDENTS	1,400 m ²
	2,773 m ²

BUILDING FLOOR AREA (GFA) - PHASE 2	
NAME	AREA
PHASE 2	
MAIN FLOOR	
COMMON AREA	0 m ²
HOUSE E1- 16 RESIDENTS	1,312 m ²
	1,312 m ²
SECOND FLOOR	
COMMON AREA	118 m ²
HOUSE D2- 8 RESIDENTS	376 m ²
HOUSE E2- 16 RESIDENTS	802 m ²
	1,296 m ²
THIRD FLOOR	
COMMON AREA	113 m ²
HOUSE D3- 8 RESIDENTS	374 m ²
HOUSE E3- 16 RESIDENTS	802 m ²
	1,289 m ²
PHASE 2 - TOTAL	3,898 m ²

FLOOR AREA + RESIDENT COUNT SUMMARY - PHASE 2		
PHASE	AREA	NO. OF RESIDENTS
PHASE 1	77 m ²	0
PHASE 2	9,043 m ²	130
PHASE 2	3,898 m ²	64
TOTAL FLOOR AREA & RESIDENTS	13,017 m ²	194

P1
130 RESIDENTS

P2
64 RESIDENTS

SITE PLAN - PHASE 2

Kaigo - Mission Creek Landing Redevelopment
3081 Hall Road, Kelowna BC V1H 2R5

DRAWING: **D102**

ISSUED FOR DEVELOPMENT PERMIT
ON 2021/05/14

PROJECT: 18308
SCALE: 1 : 300



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BUILDING FLOOR AREA (GFA) - PHASE 1

NAME	AREA
PHASE 1	
BASEMENT	
SERVICE AREA	747 m ²
MAIN FLOOR	
COMMON AREA	814 m ²
HOUSE A1 - 14 RESIDENTS	719 m ²
HOUSE B1 - 12 RESIDENTS	582 m ²
HOUSE C1 - 16 RESIDENTS	713 m ²
	2,828 m ²

SECOND FLOOR	
COMMON AREA	613 m ²
HOUSE A2 - 16 RESIDENTS	792 m ²
HOUSE B2 - 12 RESIDENTS	577 m ²
HOUSE C2 - 16 RESIDENTS	713 m ²
	2,696 m ²
THIRD FLOOR	
COMMON AREA	Redundant Area
HOUSE A3 - 16 RESIDENTS	791 m ²
HOUSE B3 - 12 RESIDENTS	582 m ²
HOUSE C3 - 16 RESIDENTS	1,400 m ²
	2,773 m ²

BUILDING FLOOR AREA (GFA) - PHASE 2

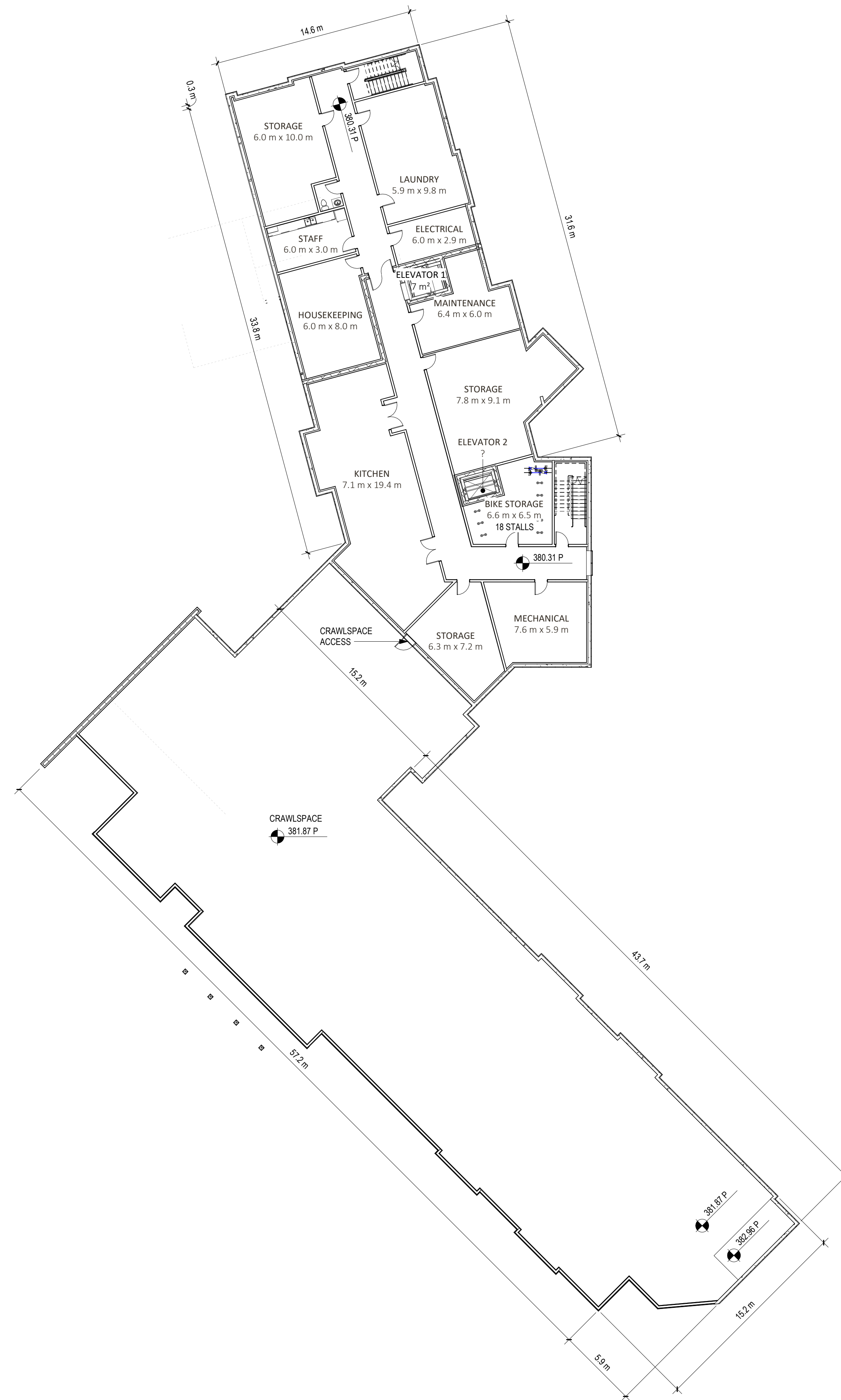
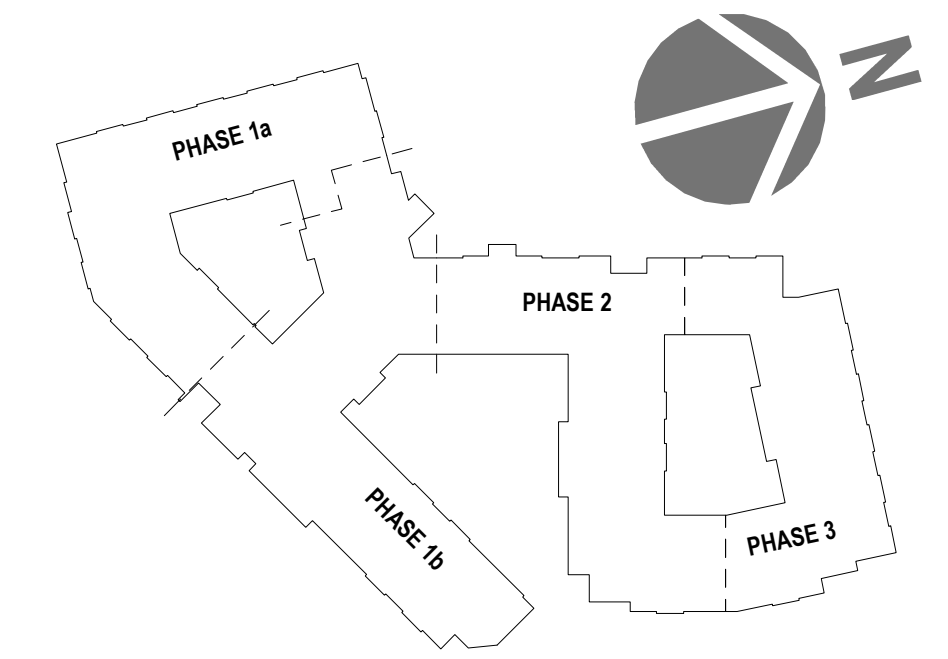
NAME	AREA
PHASE 2	
MAIN FLOOR	
COMMON AREA	0 m ²
HOUSE E1 - 16 RESIDENTS	1,312 m ²
	1,312 m ²
SECOND FLOOR	
COMMON AREA	118 m ²
HOUSE D2 - 8 RESIDENTS	376 m ²
HOUSE E2 - 16 RESIDENTS	802 m ²
	1,296 m ²
THIRD FLOOR	
COMMON AREA	113 m ²
HOUSE D3 - 8 RESIDENTS	374 m ²
HOUSE E3 - 16 RESIDENTS	802 m ²
	1,289 m ²
PHASE 2 - TOTAL	3,898 m ²

BUILDING FLOOR AREA (GFA) - PHASE 3

NAME	AREA
PHASE 3	
MAIN FLOOR	
COMMON AREA	236 m ²
HOUSE F1 - 16 RESIDENTS	842 m ²
	1,078 m ²
SECOND FLOOR	
COMMON AREA	236 m ²
HOUSE F2 - 16 RESIDENTS	842 m ²
	1,078 m ²
THIRD FLOOR	
COMMON AREA	235 m ²
HOUSE F3 - 16 RESIDENTS	841 m ²
	1,076 m ²
PHASE 3 - TOTAL	3,232 m ²

FLOOR AREA + RESIDENT COUNT SUMMARY - COMPLETE

PHASE	AREA	NO. OF RESIDENTS
PHASE 1	77 m ²	0
PHASE 1	9,043 m ²	130
PHASE 2	3,898 m ²	64
PHASE 3	3,232 m ²	48
TOTAL FLOOR AREA & RESIDENTS	16,250 m ²	242



BASEMENT / CRAWLSPACE PLAN

Kaigo - Mission Creek Landing Redevelopment
3081 Hall Road, Kelowna BC V1H 2R5

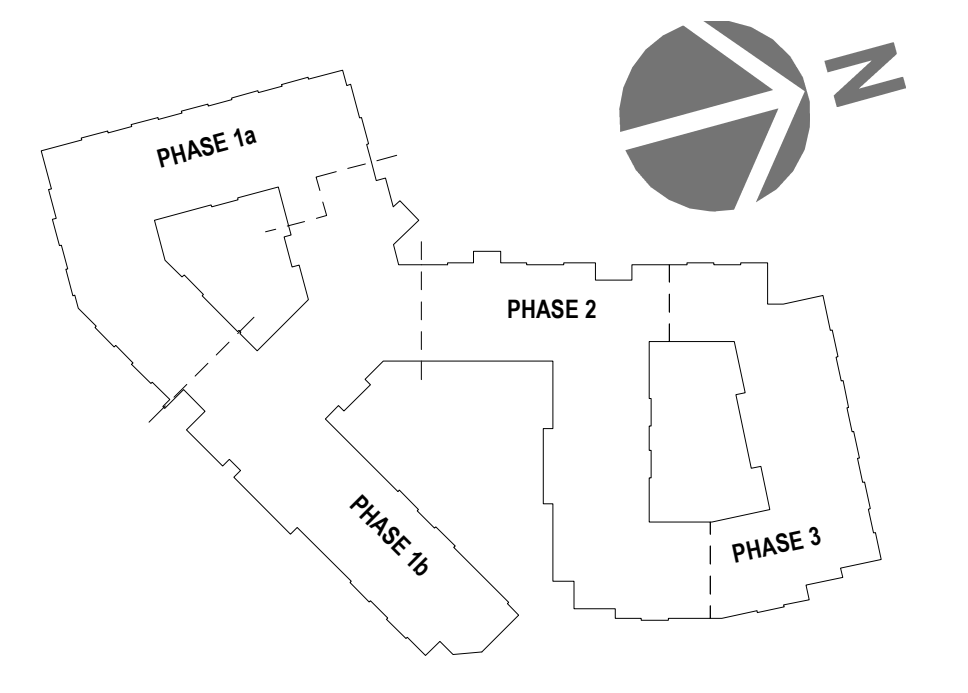
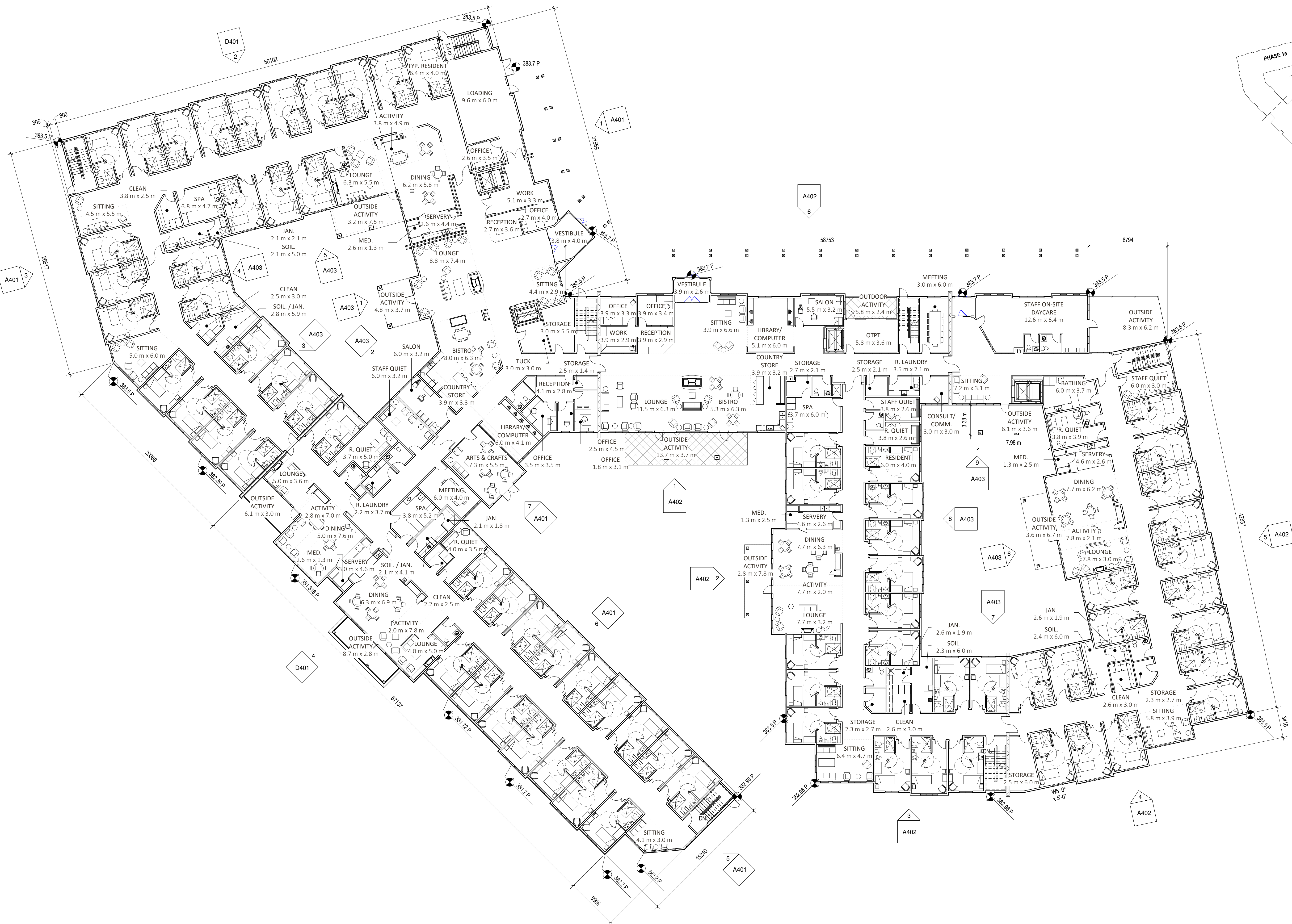


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ISSUED FOR DEVELOPMENT PERMIT
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PROJECT: 18308
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MAIN FLOOR PLAN

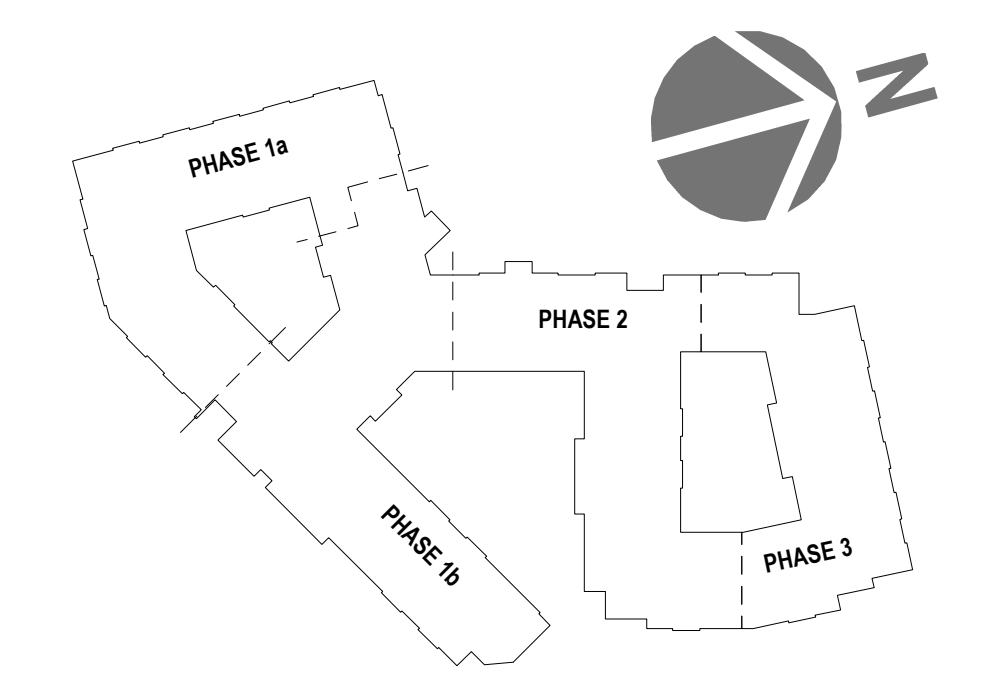
Kaigo - Mission Creek Landing Redevelopment
3081 Hall Road, Kelowna BC V1H 2R5

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ON 2021/05/14

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SECOND FLOOR PLAN

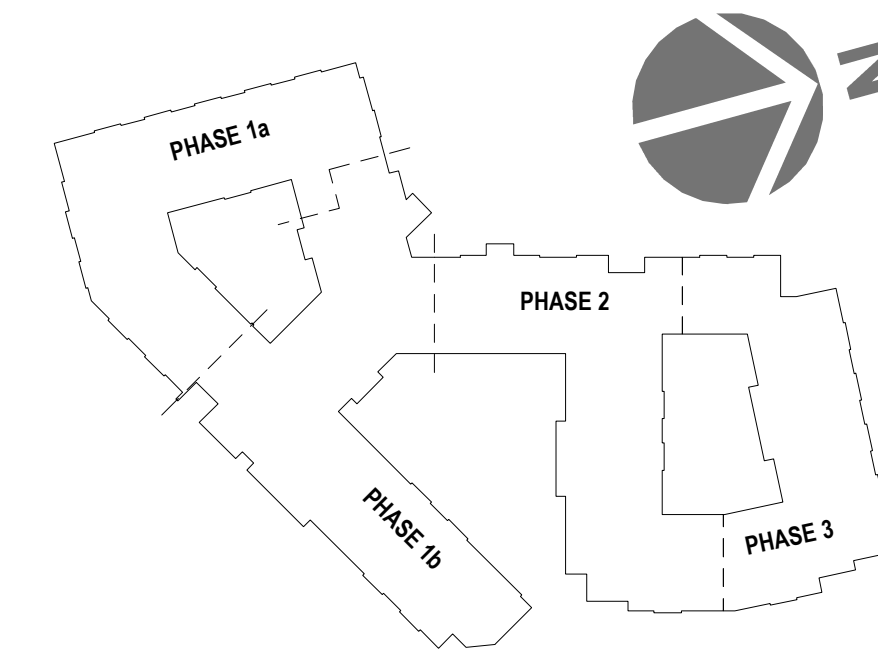
Kaigo - Mission Creek Landing Redevelopment
3081 Hall Road, Kelowna BC V1H 2R5

DRAWING: **D202**

ISSUED FOR DEVELOPMENT PERMIT
ON 2021/05/14

PROJECT: 18308
SCALE: 1:200

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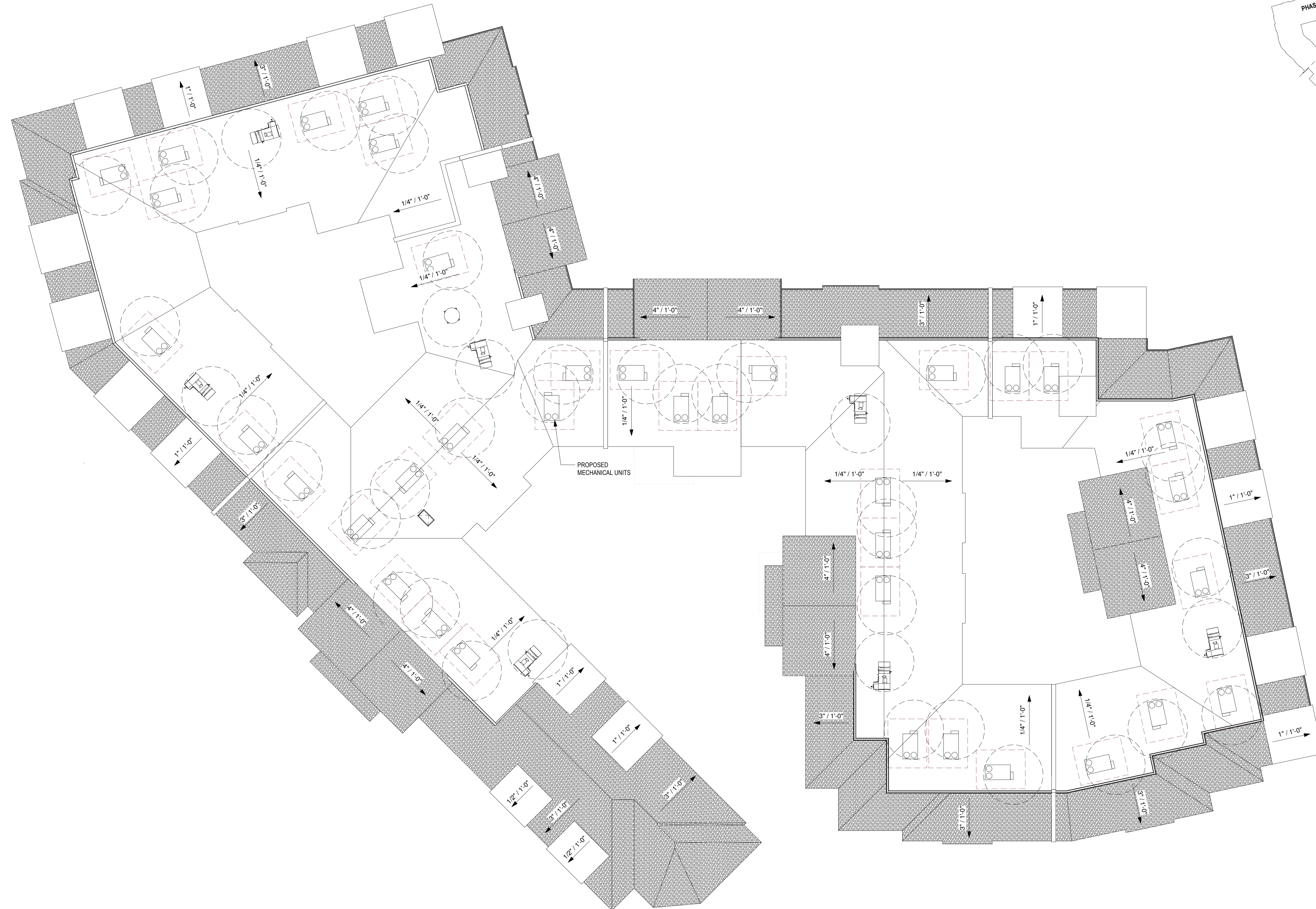
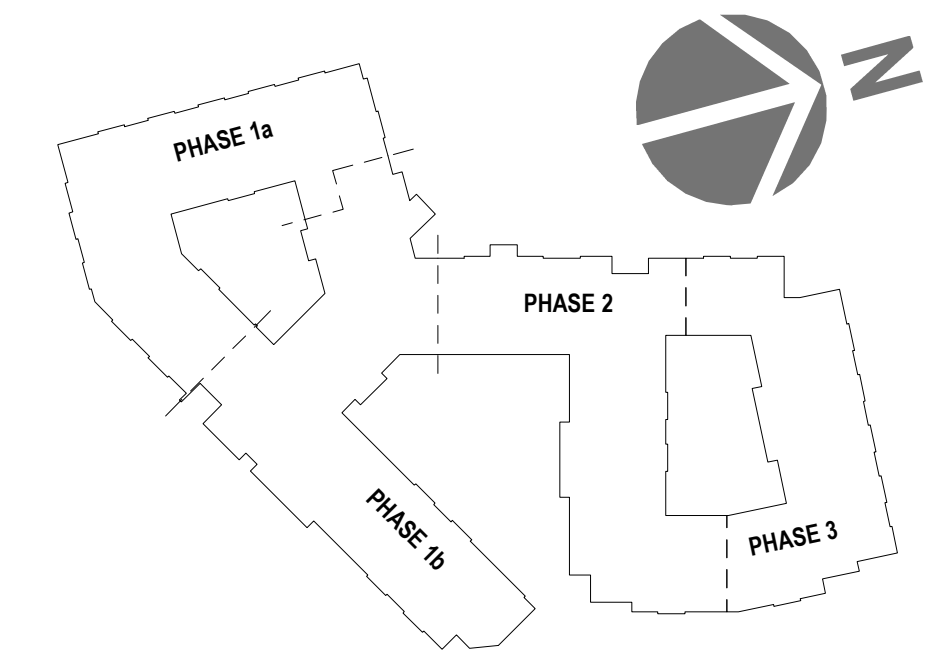
THIRD FLOOR PLAN

Kaigo - Mission Creek Landing Redevelopment
3081 Hall Road, Kelowna BC V1H 2R5

DRAWING: **D203**

ISSUED FOR DEVELOPMENT PERMIT
ON 2021/05/14

PROJECT: 18308
SCALE: 1:200



ROOF PLAN

Kaigo - Mission Creek Landing Redevelopment
3081 Hall Road, Kelowna BC V1H 2R5

SCHEDULE

B

This forms part of application

DP21-0128

Planner Initials **WM**

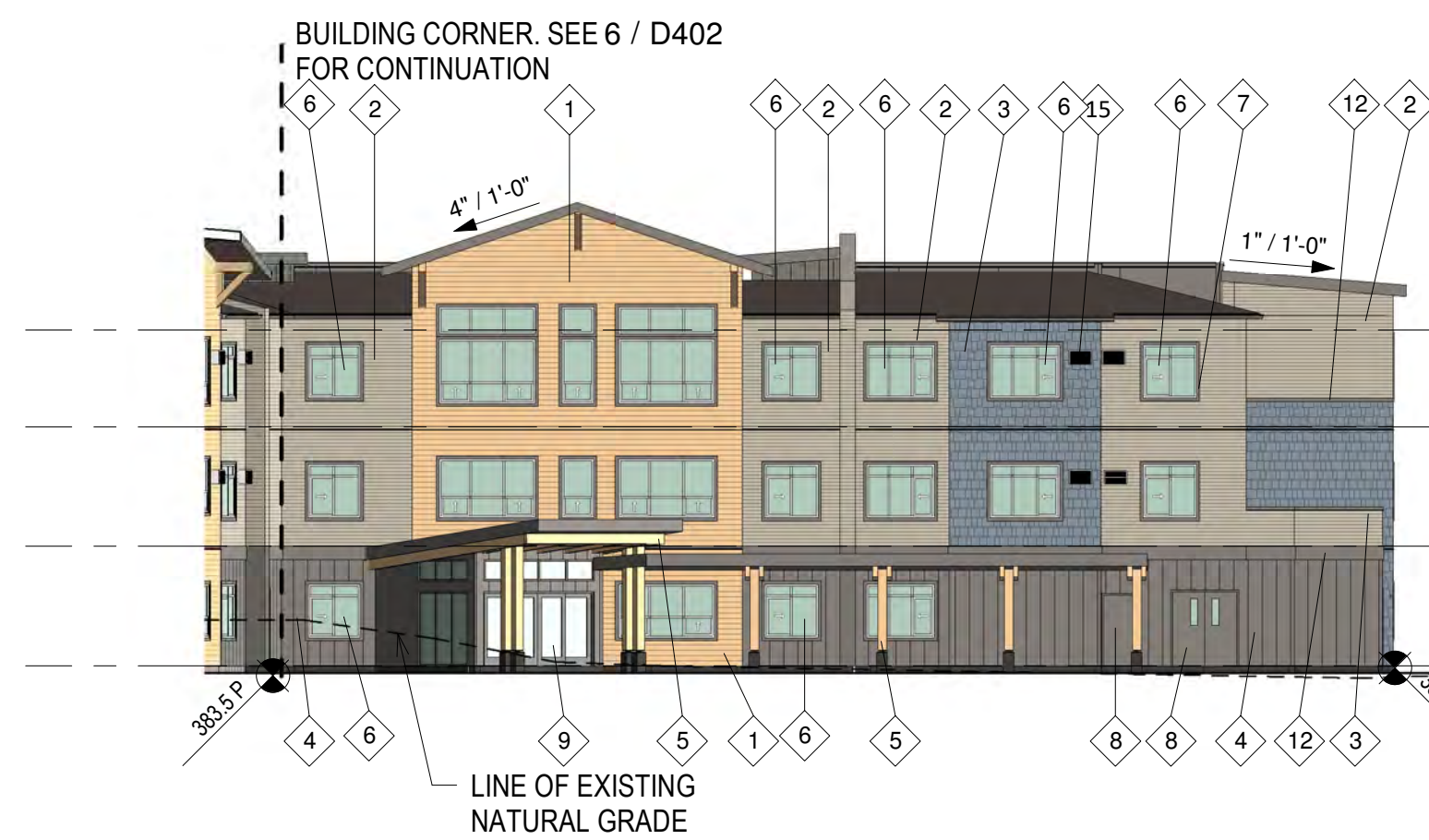


LEGEND

382.4 P (P INDICATES PROPOSED)
383.6 E (E INDICATES EXISTING)

EXTERIOR FINISH LEGEND

- 1 EXTRUDED ALUMINUM SIDING
PROFILE: HORIZONTAL TONGUE & GROOVE 4" EXPOSURE, WOODGRAIN FINISH
COLOUR: DARK FIR
- 2 FIBRE CEMENT LAP SIDING
PROFILE: WOODGRAIN, HORIZONTAL LAP, 4" EXPOSURE
COLOUR: 'COBBLESTONE'
- 3 BLUE FIBRE CEMENT SHINGLED SIDING
PRODUCT: STAGGERED EDGE HARDISHINGLE
COLOUR: JAMES HARDIE 'EVENING BLUE'
- 4 GRAY FIBRE CEMENT PANEL SIDING
PROFILE: SMOOTH, VERTICAL BATTENS @ 16" O.C.
COLOUR: JAMES HARDIE 'AGED PEWTER'
- 5 TIMBER FRAMING
FINISH: SMOOTH CW STAIN
COLOUR: NATURAL
- 6 EXTERIOR CLEAR GLAZING
FRAMING: VINYL
COLOUR: WHITE
- 7 FIBRE CEMENT WINDOW & DOOR TRIM
PROFILE: 144 SMOOTH
COLOUR: JAMES HARDIE 'AGED PEWTER'
- 8 INSULATED HOLLOW METAL DOORS
FRAMING: PRESSED STEEL
COLOUR: TO MATCH JAMES HARDIE 'AGED PEWTER'
- 9 EXTERIOR CLEAR STOREFRONT GLAZING
FRAMING: ALUMINUM
COLOUR: CLEAR ANODIZED
- 10 ASPHALT SHINGLE ROOFING
STYLE: ARCHITECTURAL
COLOUR: CHARCOAL GREY
- 11 EXTERIOR GLASS RAILING
FRAMING: ALUMINUM
COLOUR: TO MATCH JAMES HARDIE 'AGED PEWTER'
- 12 FIBRE CEMENT TRIM
PROFILE: SMOOTH
COLOUR: JAMES HARDIE 'AGED PEWTER'
- 13 EXTRUDED ALUMINUM SIDING
PROFILE: HORIZONTAL TONGUE & GROOVE 4" EXPOSURE, WOODGRAIN FINISH
COLOUR: DARK FIR
- 14 HOLLOW STRUCTURAL COLUMN
PRODUCT: CORROSION RESISTANT STEEL
COLOUR: LIGHT GRAY
- 15 AC UNIT



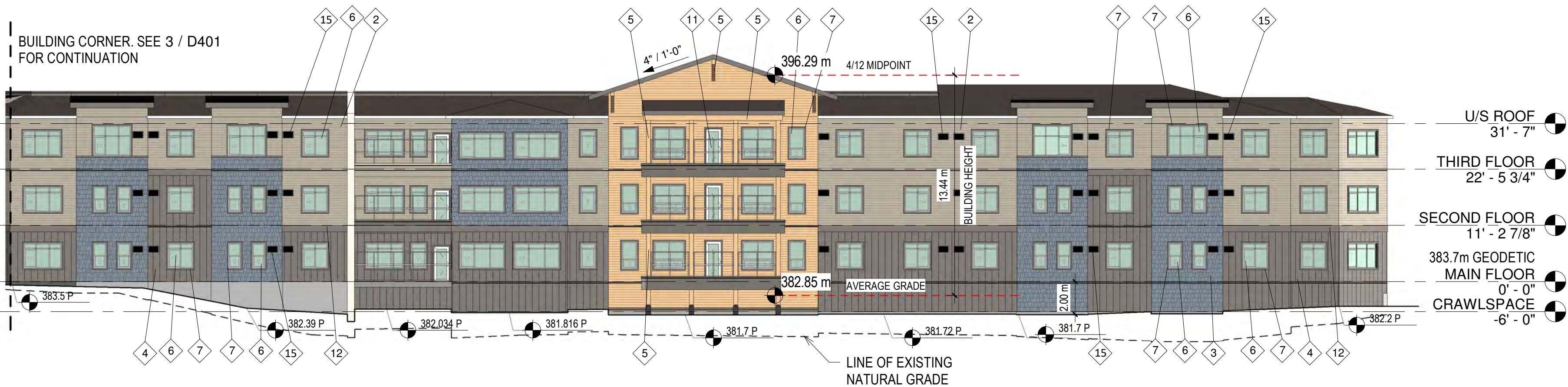
1 PHASE 1 - NORTH ELEVATION
SCALE: 1 : 200



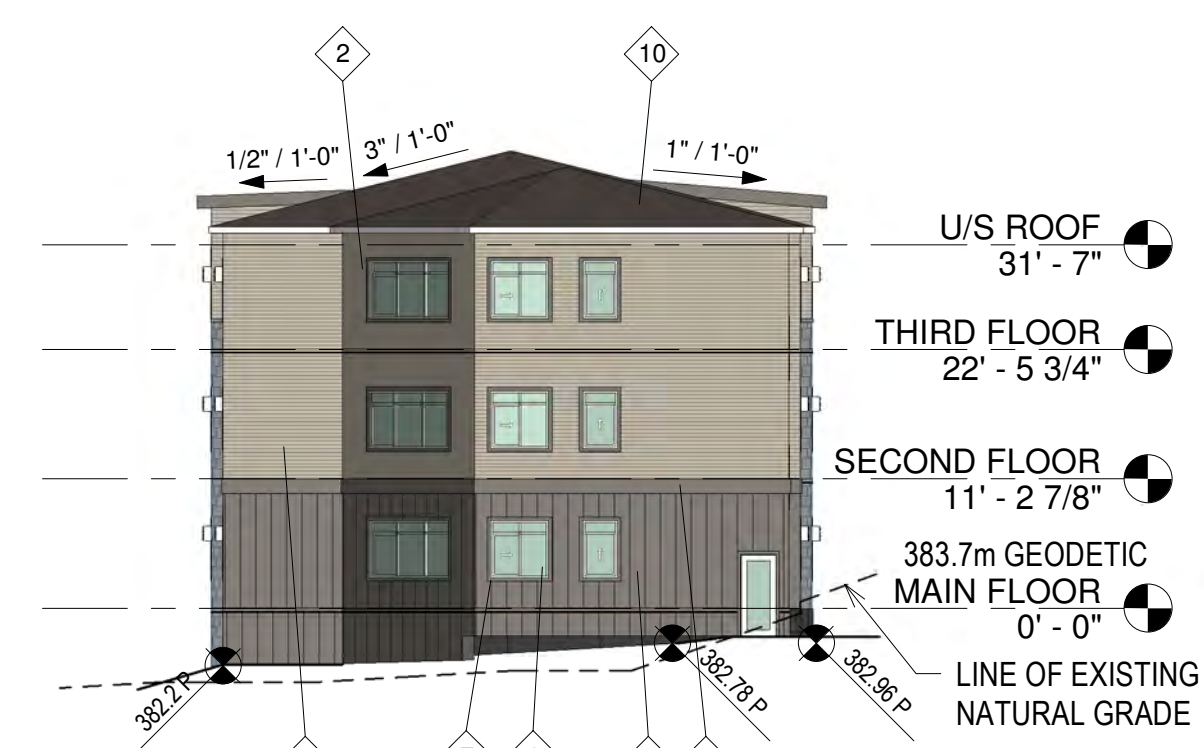
2 PHASE 1 - WEST
SCALE: 1 : 200



3 PHASE 1 - SOUTH ELEVATION
SCALE: 1 : 200



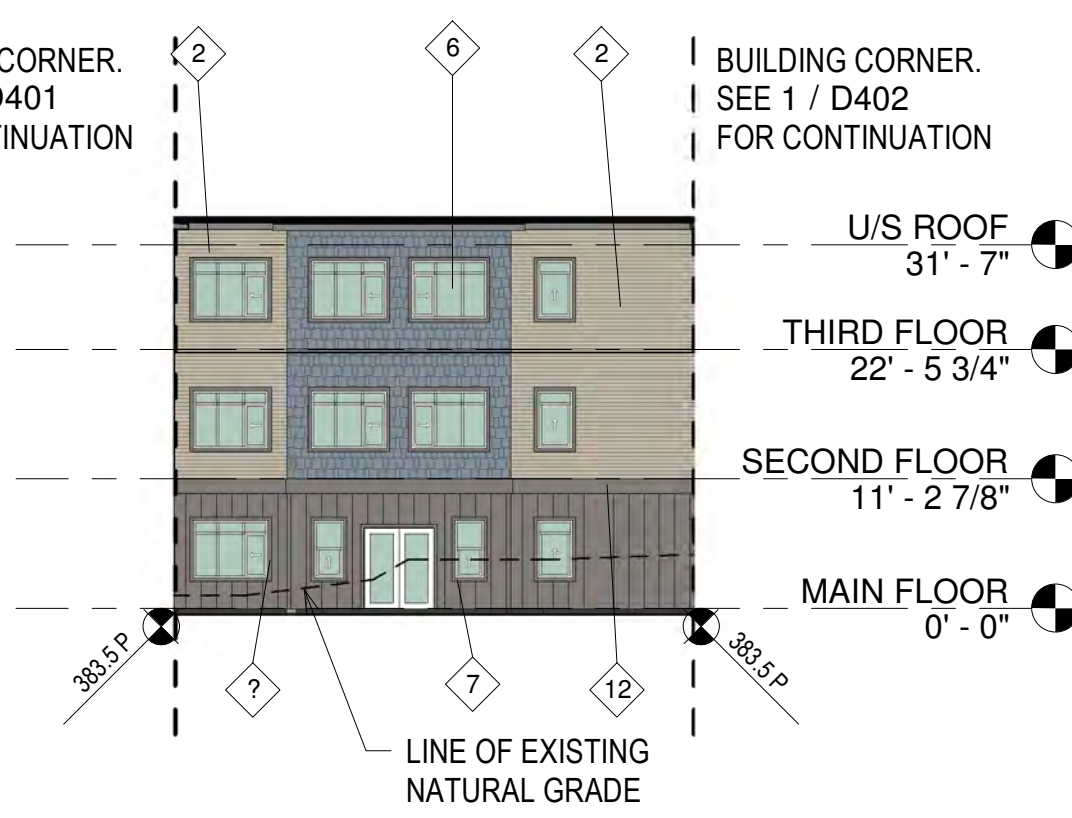
4 PHASE 1 - SE ELEVATION
SCALE: 1 : 200



5 PHASE 1 - NE ELEVATION
SCALE: 1 : 200

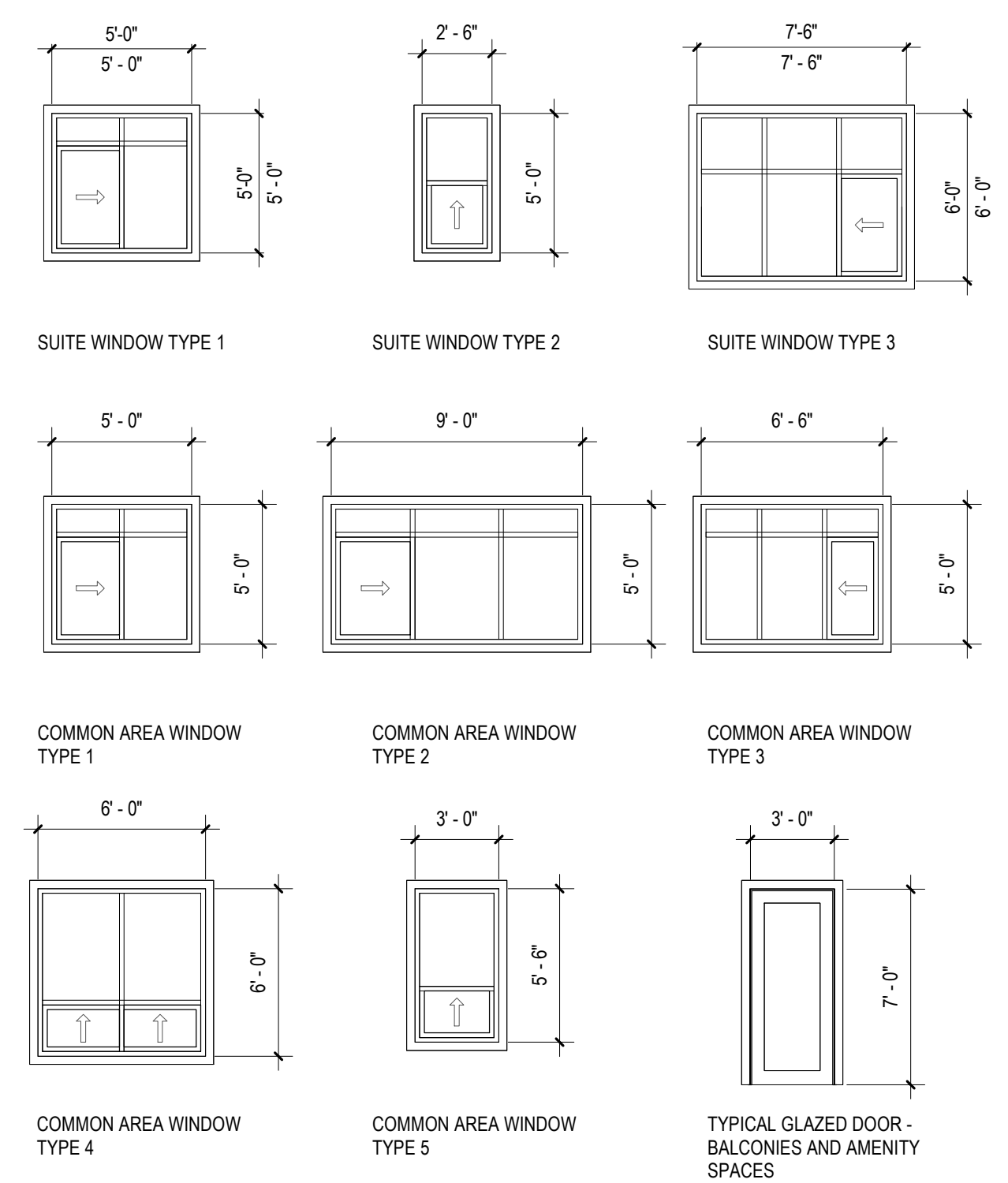


6 PHASE 1 - OPEN COURTYARD NW ELEVATION
SCALE: 1 : 200



7 PHASE 1 - OPEN COURTYARD NE ELEVATION
SCALE: 1 : 200

WINDOW SCHEDULE



ELEVATIONS

Kaigo - Mission Creek Landing Redevelopment
3081 Hall Road, Kelowna BC V1H 2R5



DRAWING: **D401**

ISSUED FOR DEVELOPMENT PERMIT
ON 2021/05/14

PROJECT: 18308
SCALE: As indicated

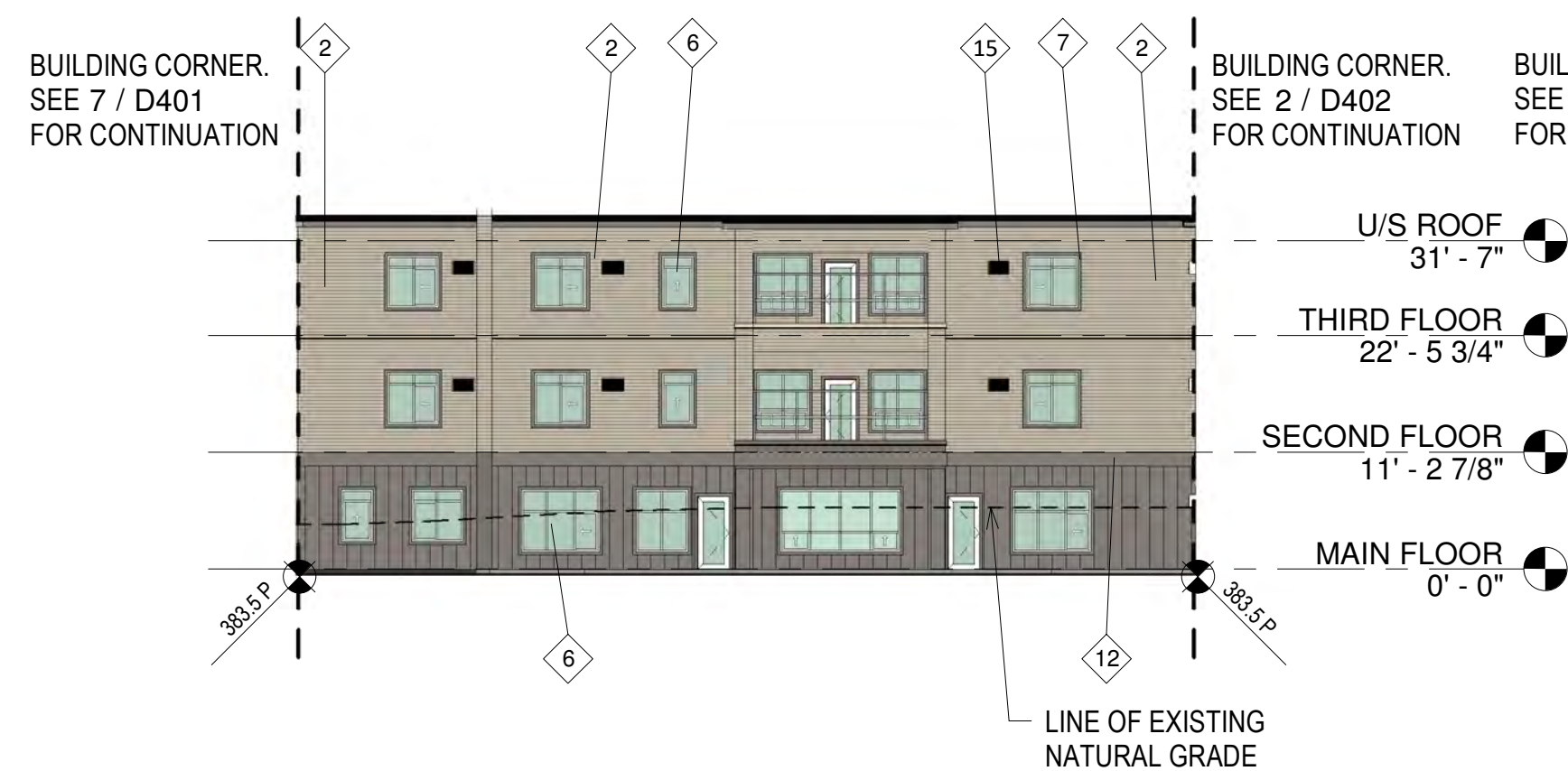
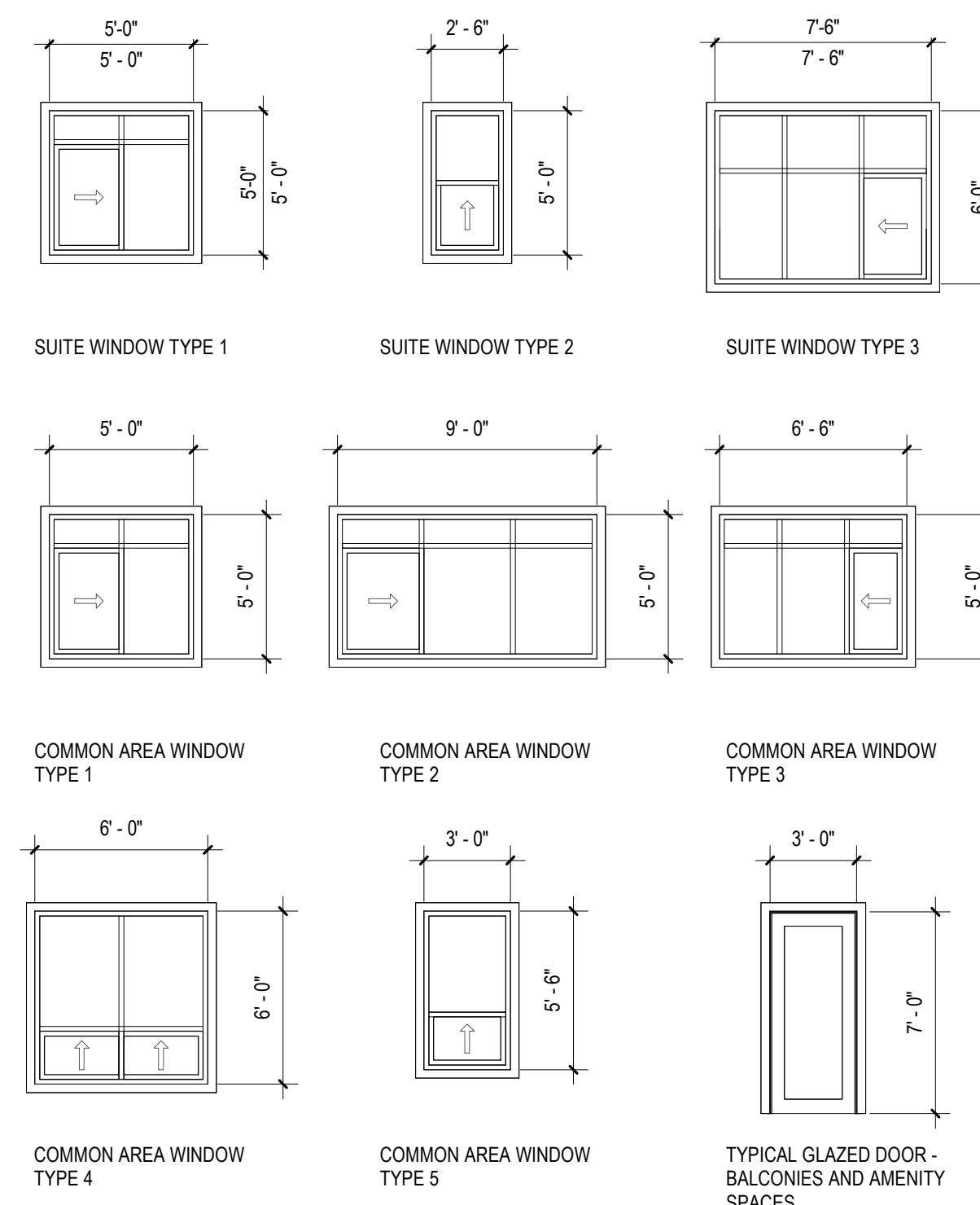
LEGEND

- 382.4 P (P INDICATES PROPOSED)
- 383.6 E (E INDICATES EXISTING)

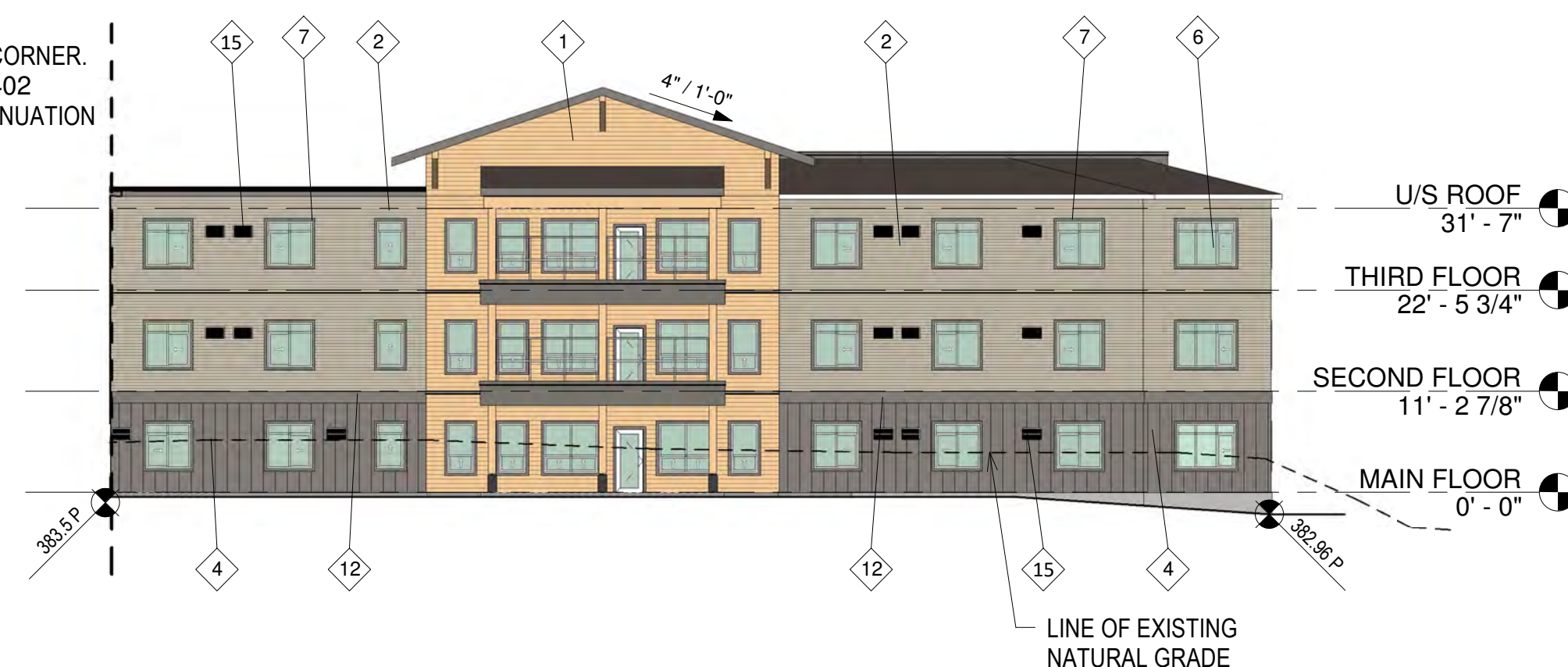
EXTERIOR FINISH LEGEND

- 1 EXTRUDED ALUMINUM SIDING
PROFILE: HORIZONTAL TONGUE & GROOVE 4" EXPOSURE, WOODGRAIN FINISH
COLOUR: DARK FIR
- 2 FIBRE CEMENT LAP SIDING
PROFILE: WOODGRAIN, HORIZONTAL LAP, 4" EXPOSURE
COLOUR: "COBBLESTONE"
- 3 BLUE FIBRE CEMENT SHINGLED SIDING
PRODUCT: STAGGARED EDGE HARDISHINGLE
COLOUR: JAMES HARDIE "EVENING BLUE"
- 4 GRAY FIBRE CEMENT PANEL SIDING
PROFILE: SMOOTH, VERTICAL BATTENS @ 16" O.C.
COLOUR: JAMES HARDIE "AGED PEWTER"
- 5 TIMBER FRAMING
FINISH: SMOOTH CW STAIN
COLOUR: NATURAL
- 6 EXTERIOR CLEAR GLAZING
FRAMING: VINYL
COLOUR: WHITE
- 7 FIBRE CEMENT WINDOW & DOOR TRIM
PROFILE: 1x4 SMOOTH
COLOUR: JAMES HARDIE "AGED PEWTER"
- 8 INSULATED HOLLOW METAL DOORS
FRAMING: PRESSED STEEL
COLOUR: TO MATCH JAMES HARDIE "AGED PEWTER"
- 9 EXTERIOR CLEAR STOREFRONT GLAZING
FRAMING: ALUMINUM
COLOUR: CLEAR ANODIZED
- 10 ASPHALT SHINGLE ROOFING
STYLE: ARCHITECTURAL
COLOUR: CHARCOAL GREY
- 11 EXTERIOR GLASS RAILING
FRAMING: ALUMINUM
COLOUR: TO MATCH JAMES HARDIE "AGED PEWTER"
- 12 FIBRE CEMENT TRIM
PROFILE: SMOOTH
COLOUR: JAMES HARDIE "AGED PEWTER"
- 13 EXTRUDED ALUMINUM SIDING
PROFILE: HORIZONTAL TONGUE & GROOVE 4" EXPOSURE, WOODGRAIN FINISH
COLOUR: DARK FIR
- 14 HOLLOW STRUCTURAL COLUMN
PRODUCT: CORROSION RESISTANT STEEL
COLOUR: LIGHT GRAY
- 15 AC UNIT

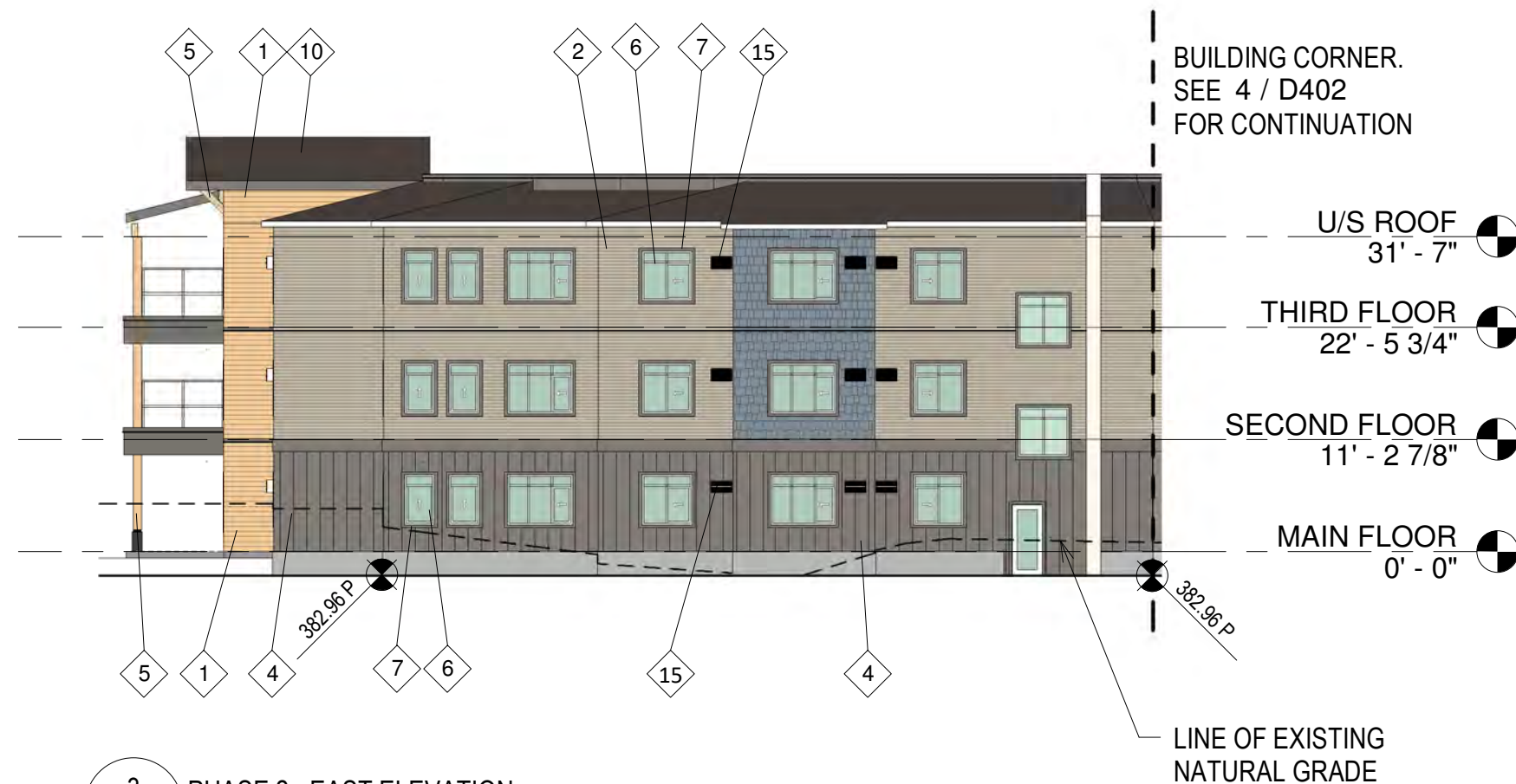
WINDOW SCHEDULE



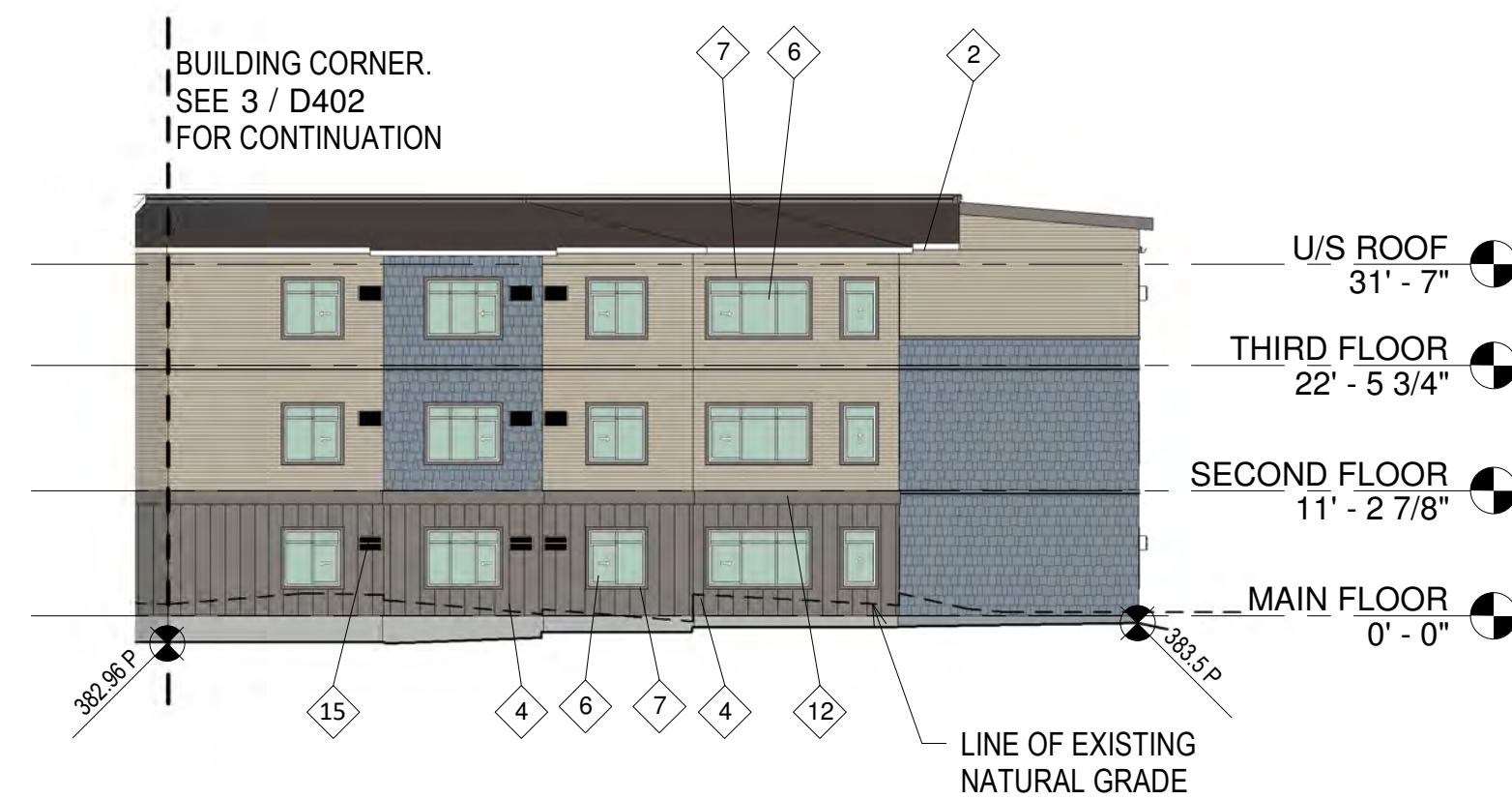
1 PHASE 2 - OPEN COURTYARD EAST ELEVATION
D201 SCALE: 1 : 200



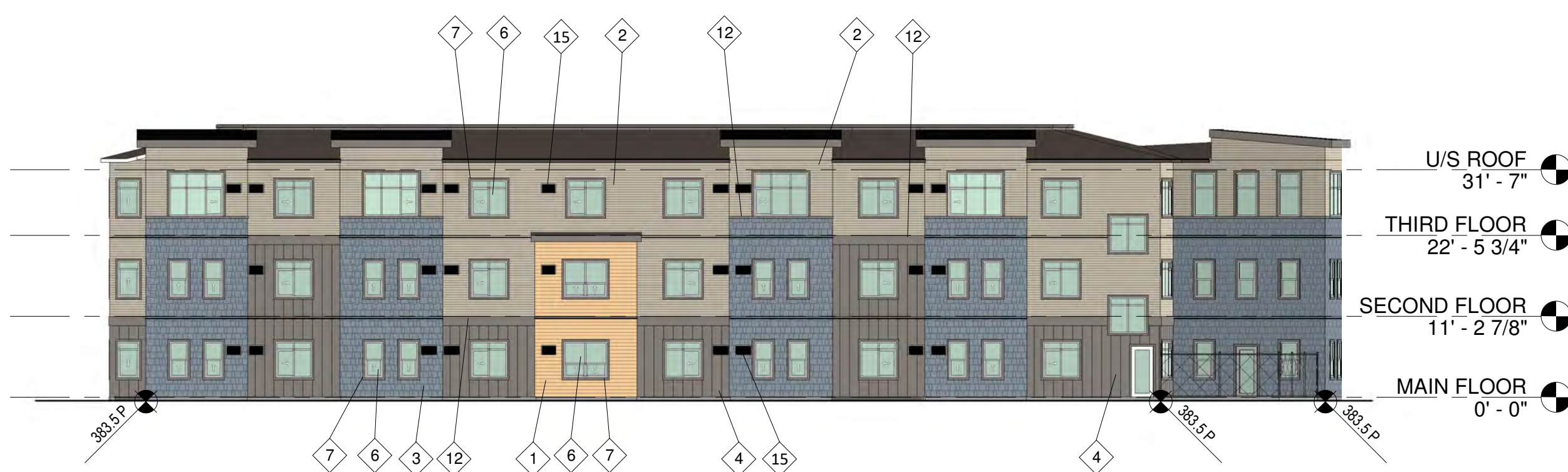
2 PHASE 2 - OPEN COURTYARD SOUTH ELEVATION
D201 SCALE: 1 : 200



3 PHASE 2 - EAST ELEVATION
D201 SCALE: 1 : 200



4 PHASE 3 - EAST ELEVATION
D201 SCALE: 1 : 200



5 PHASE 3 - NORTH ELEVATION
D201 SCALE: 1 : 200



6 PHASE 2/3 - WEST ELEVATION
D201 SCALE: 1 : 200

LEGEND

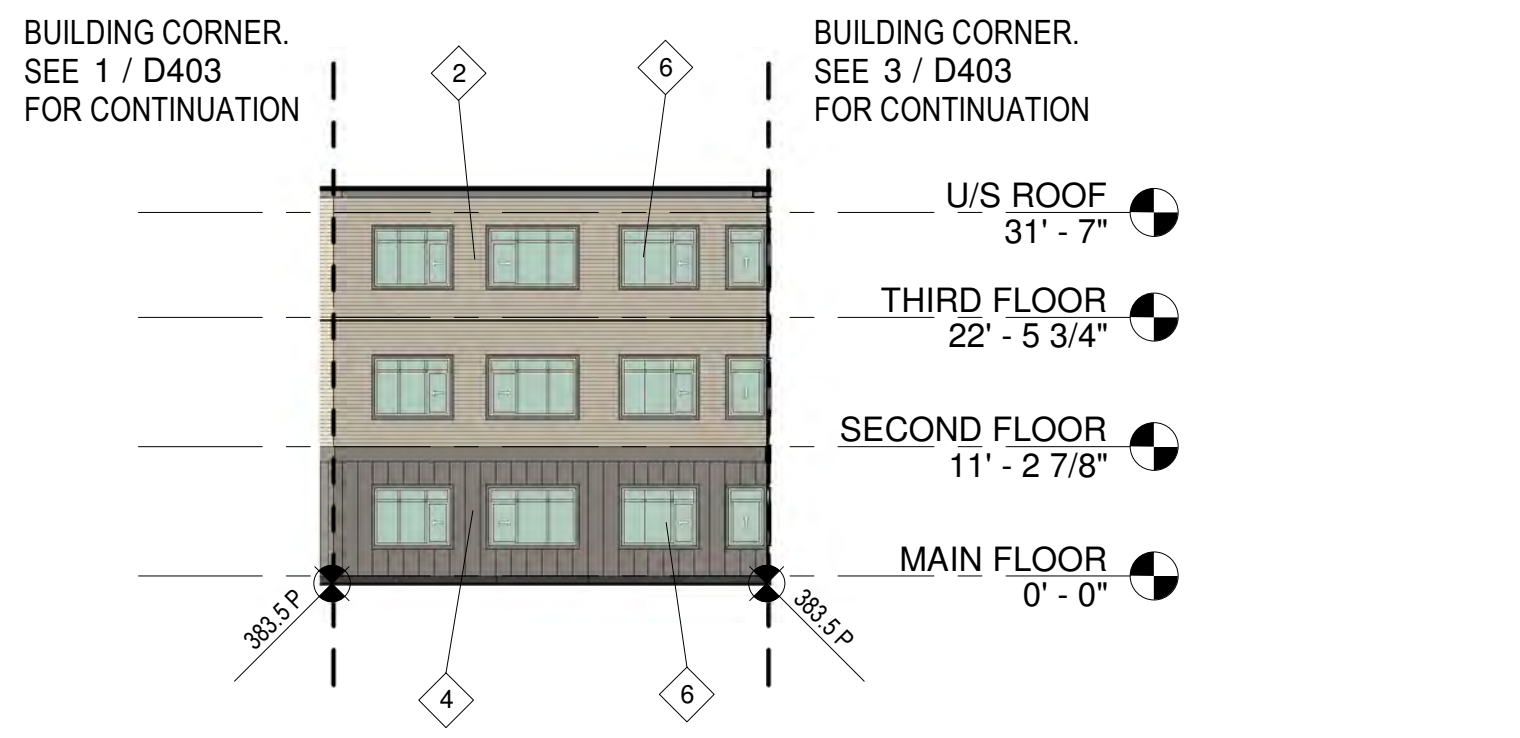
383.4 P (T* INDICATES PROPOSED)
383.6 E (E* INDICATES EXISTING)

EXTERIOR FINISH LEGEND

- 1 EXTRUDED ALUMINUM SIDING
PROFILE: HORIZONTAL TONGUE & GROOVE 4" EXPOSURE, WOODGRAIN FINISH
COLOUR: DARK FIR
- 2 FIBRE CEMENT LAP SIDING
PROFILE: WOODGRAIN, HORIZONTAL LAP, 4" EXPOSURE
COLOUR: "COBBLESTONE"
- 3 BLUE FIBRE CEMENT SHINGLED SIDING
PRODUCT: STAGGERED EDGE HARDISHINGLE
COLOUR: JAMES HARDIE "EVENING BLUE"
- 4 GRAY FIBRE CEMENT PANEL SIDING
PROFILE: SMOOTH, VERTICAL BATTENS @ 16" O.C.
COLOUR: JAMES HARDIE "AGED PEWTER"
- 5 TIMBER FRAMING
FINISH: SMOOTH CHW STAIN
COLOUR: NATURAL
- 6 EXTERIOR CLEAR GLAZING
FRAMING: VINYL
COLOUR: WHITE
- 7 FIBRE CEMENT WINDOW & DOOR TRIM
PROFILE: 1x4 SMOOTH
COLOUR: JAMES HARDIE "AGED PEWTER"
- 8 INSULATED HOLLOW METAL DOORS
FRAMING: PRESSED STEEL
COLOUR: TO MATCH JAMES HARDIE "AGED PEWTER"
- 9 EXTERIOR CLEAR STOREFRONT GLAZING
FRAMING: ALUMINUM
COLOUR: CLEAR ANNOXIDIZED
- 10 ASPHALT SHINGLE ROOFING
STYLE: ARCHITECTURAL
COLOUR: CHARCOAL GREY
- 11 EXTERIOR GLASS RAILING
FRAMING: ALUMINUM
COLOUR: TO MATCH JAMES HARDIE "AGED PEWTER"
- 12 FIBRE CEMENT TRIM
PROFILE: SMOOTH
COLOUR: JAMES HARDIE "AGED PEWTER"
- 13 EXTRUDED ALUMINUM SIDING
PROFILE: HORIZONTAL TONGUE & GROOVE 4" EXPOSURE, WOODGRAIN FINISH
COLOUR: DARK FIR
- 14 HOLLOW STRUCTURAL COLUMN
PRODUCT: CORROSION RESISTANT STEEL
COLOUR: LIGHT GRAY
- 15 AC UNIT



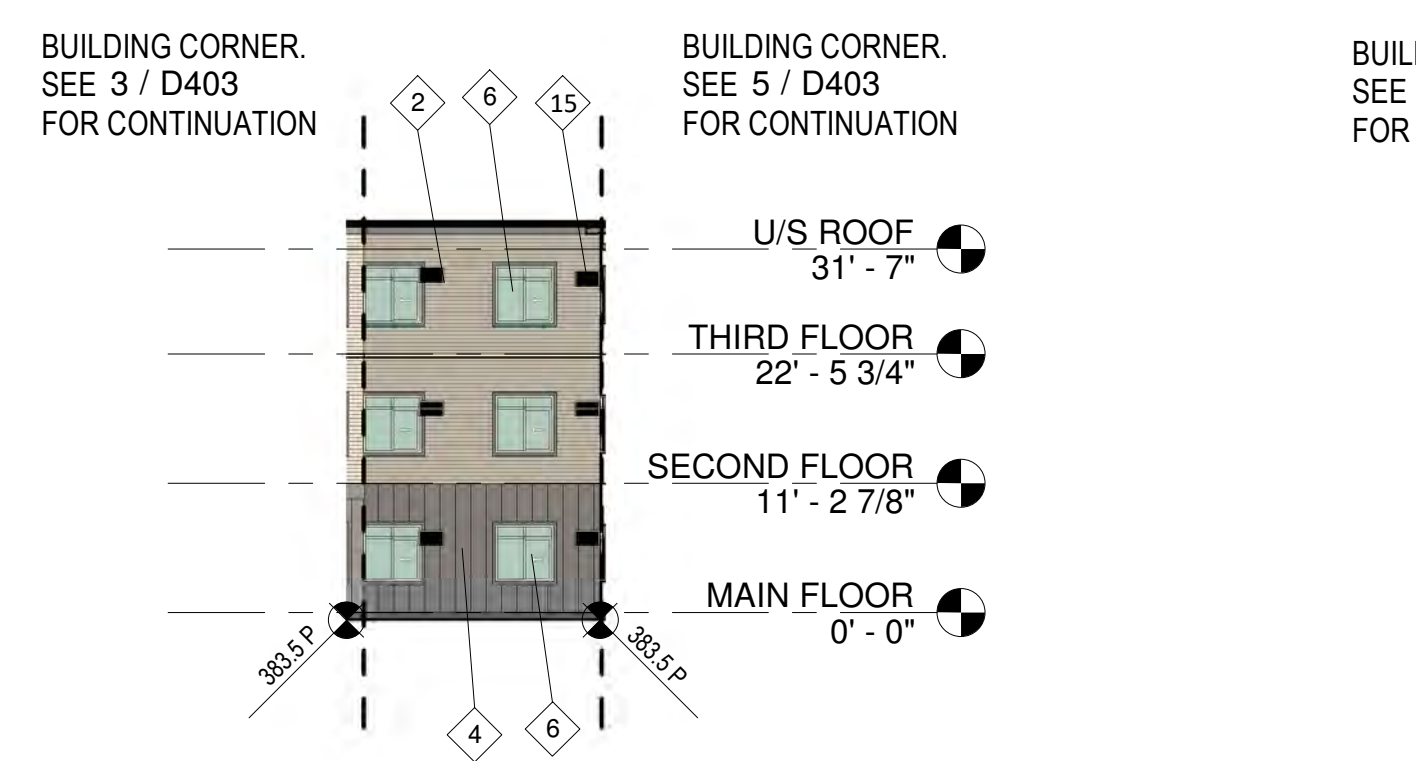
1 PHASE 1 - CLOSED COURTYARD NORTH ELEVATION
D201 SCALE: 1: 200



2 PHASE 1 - CLOSED COURTYARD EAST ELEVATION
D201 SCALE: 1: 200



3 PHASE 1 - CLOSED COURTYARD SE ELEVATION
D201 SCALE: 1: 200



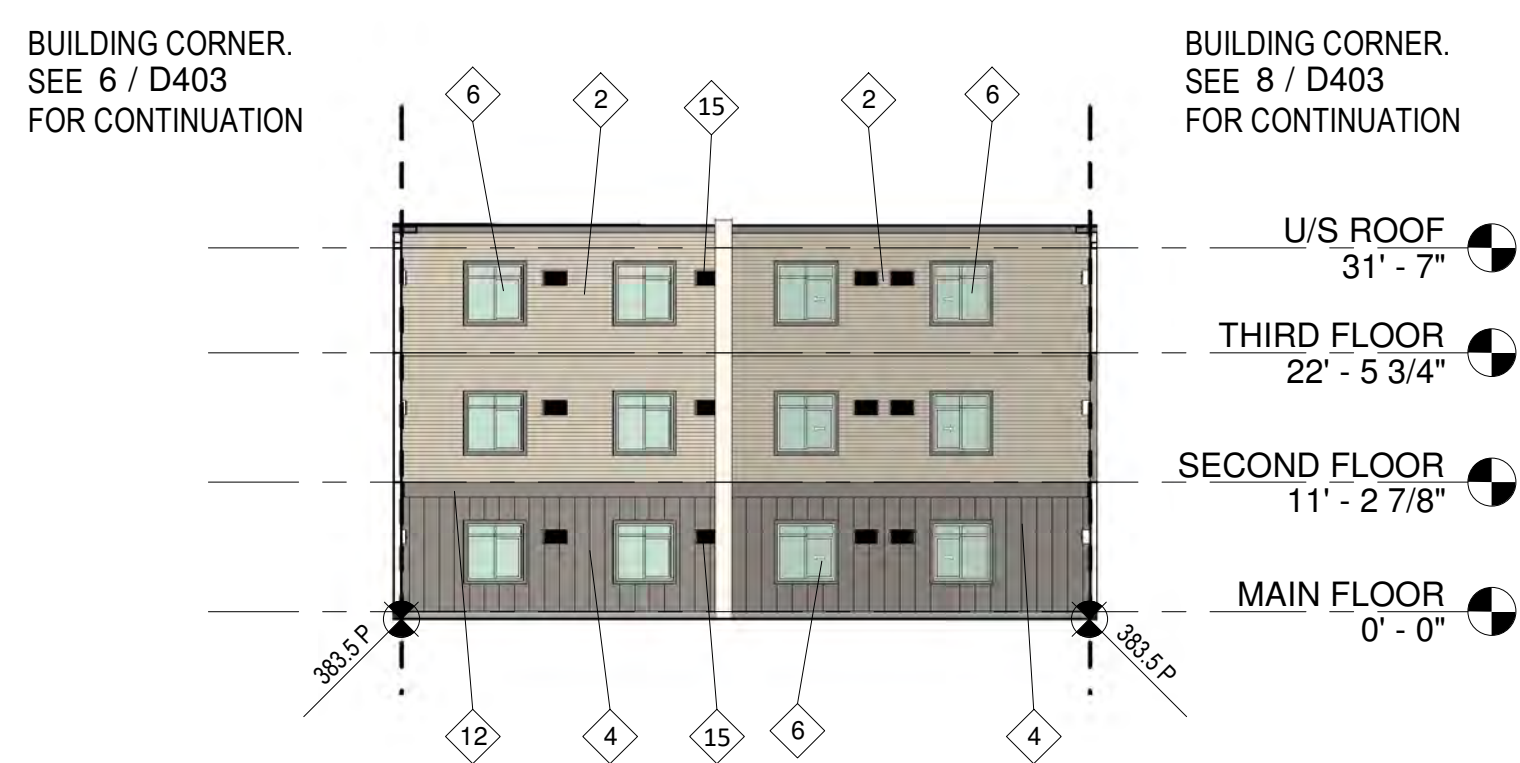
4 PHASE 1 - CLOSED COURTYARD SOUTH ELEVATION
D201 SCALE: 1: 200



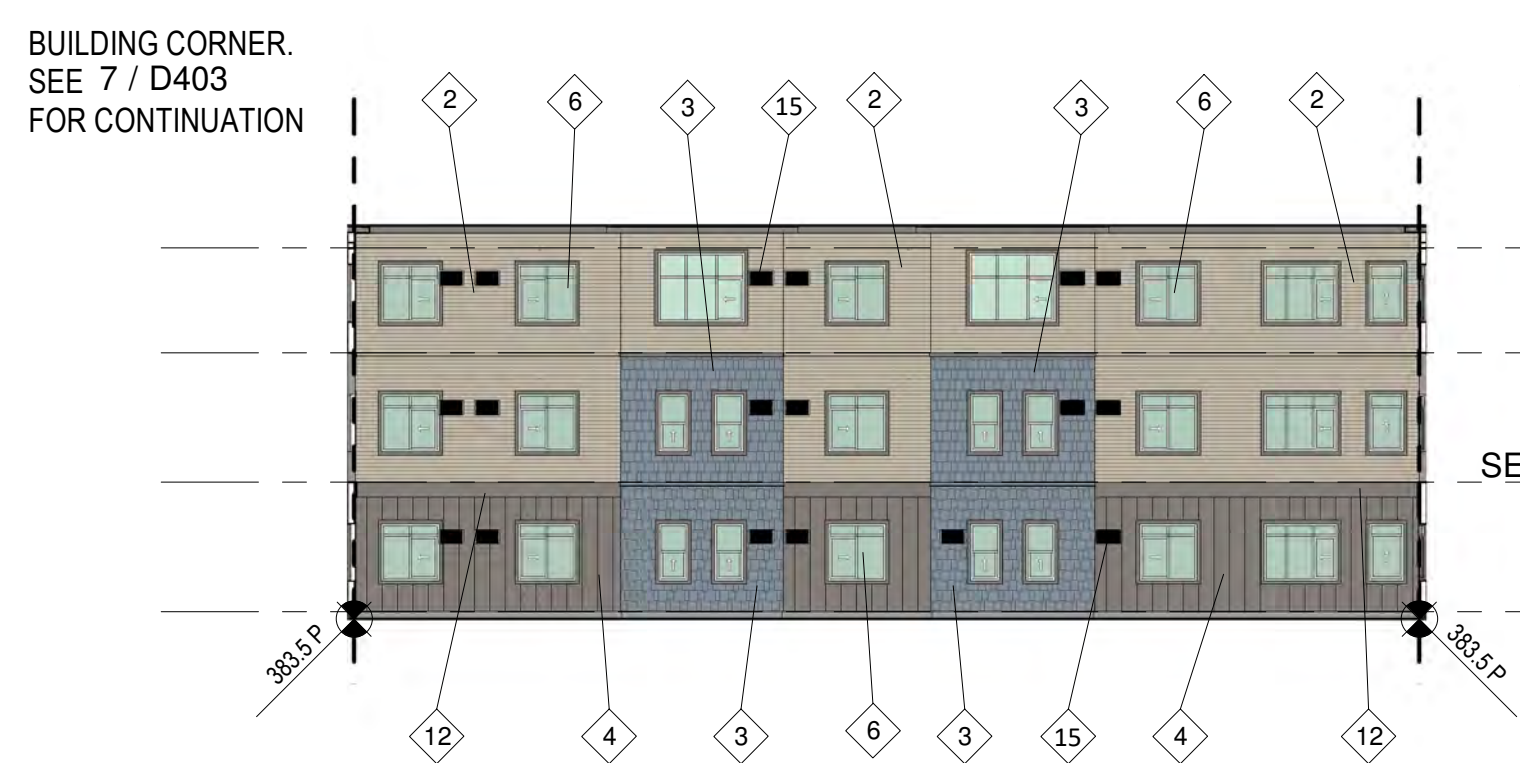
5 PHASE 1 - CLOSED COURTYARD WEST ELEVATION
D201 SCALE: 1: 200



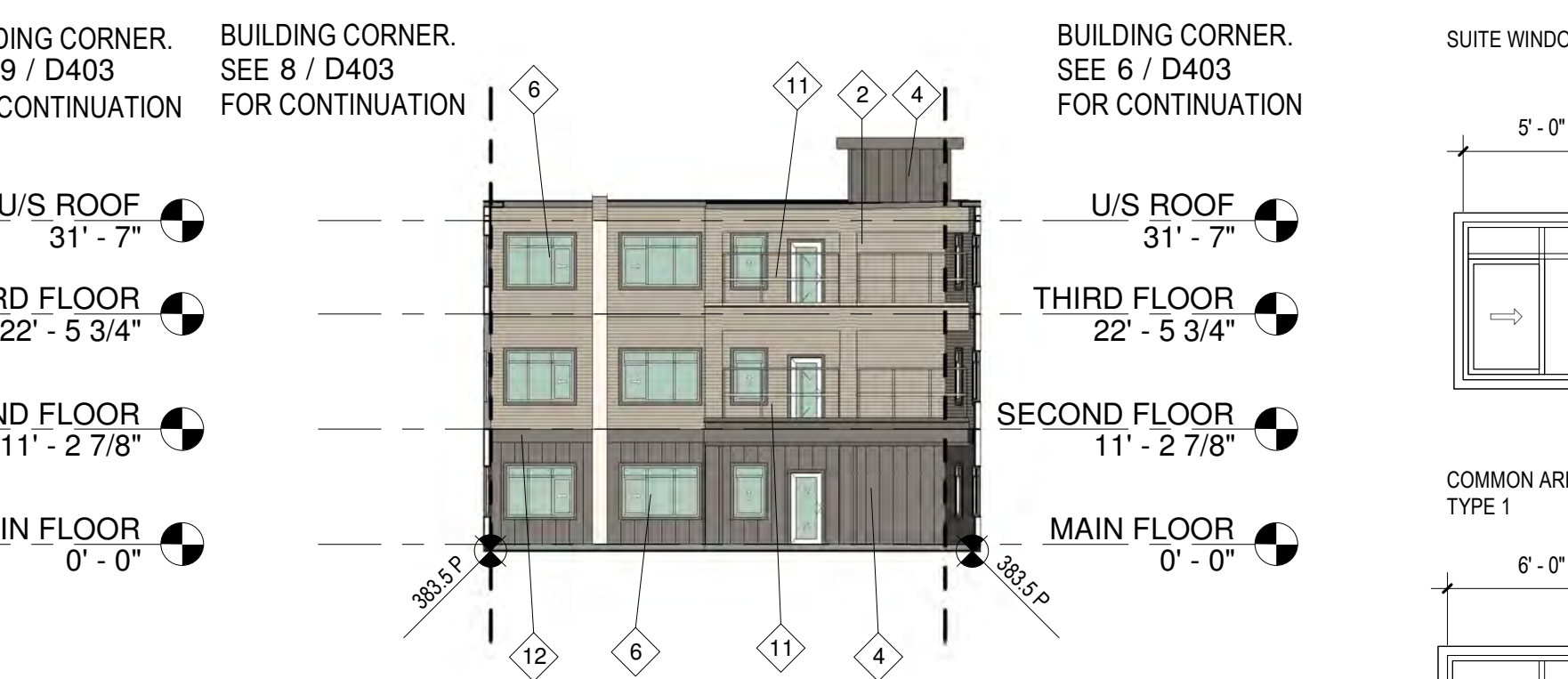
6 PHASE 2/3 - CLOSED COURTYARD NORTH ELEVATION
D201 SCALE: 1: 200



7 PHASE 2/3 - CLOSED COURTYARD EAST ELEVATION
D201 SCALE: 1: 200

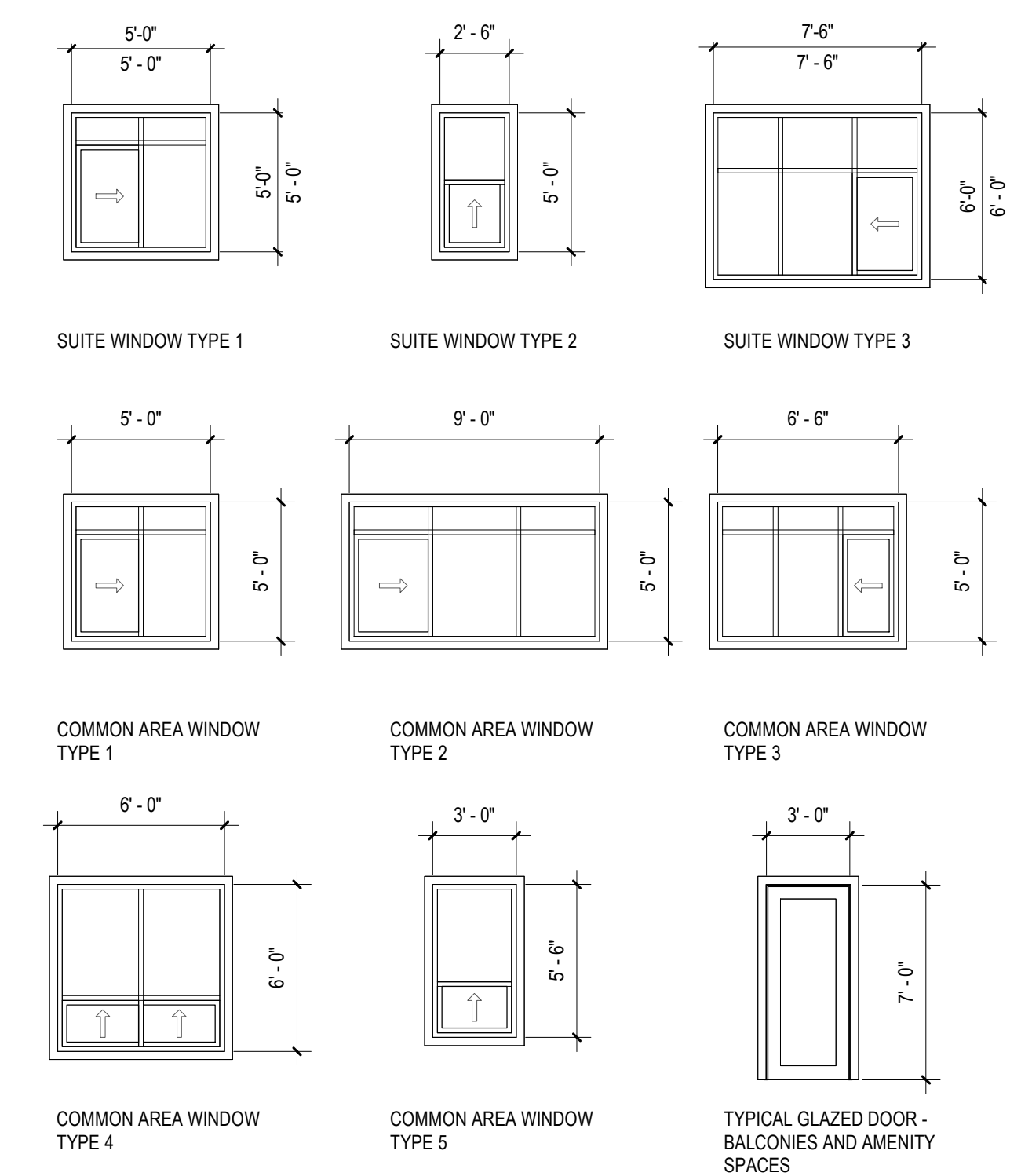


8 PHASE 2/3 - CLOSED COURTYARD SOUTH ELEVATION
D201 SCALE: 1: 200



9 PHASE 2/3 - CLOSED COURTYARD WEST ELEVATION
D201 SCALE: 1: 200

WINDOW SCHEDULE





1 STREETScape - HALL RD
SCALE: 1:300



EXTERIOR FINISH LEGEND

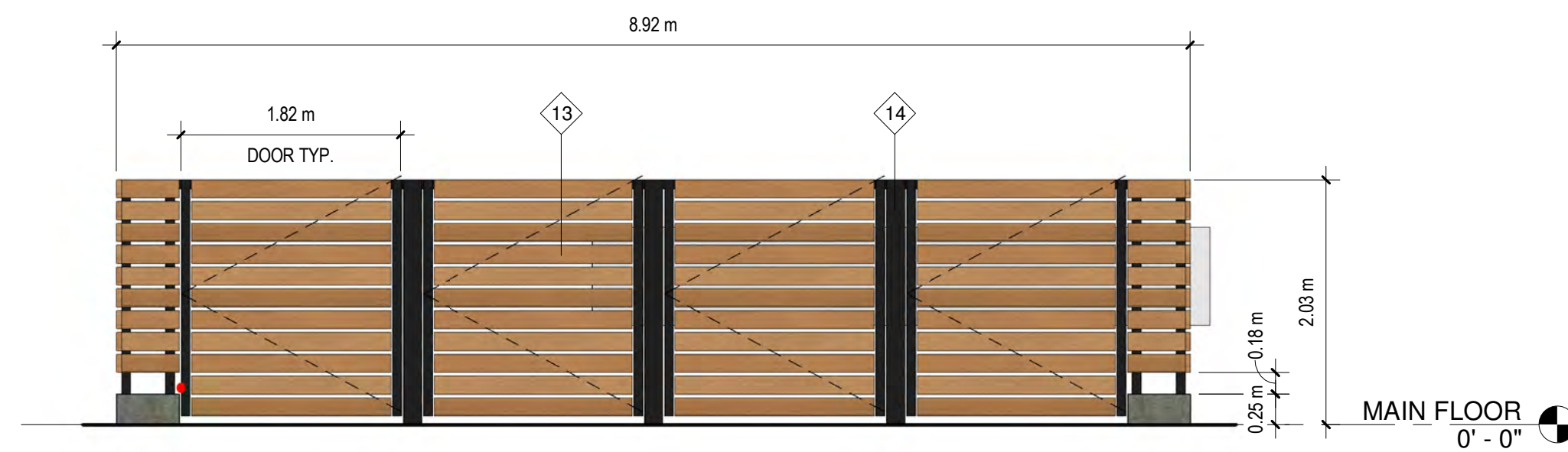
- 1 EXTRUDED ALUMINUM SIDING
PROFILE: HORIZONTAL TONGUE & GROOVE 4" EXPOSURE, WOODGRAIN FINISH
COLOUR: DARK FIR
- 2 FIBRE CEMENT LAP SIDING
PROFILE: WOODGRAIN, HORIZONTAL LAP, 4" EXPOSURE
COLOUR: "COBBLESTONE"
- 3 BLUE FIBRE CEMENT SHINGLED SIDING
PRODUCT: STAGGERED EDGE HARDISHINGLE
COLOUR: JAMES HARDIE "EVENING BLUE"
- 4 GRAY FIBRE CEMENT PANEL SIDING
PROFILE: SMOOTH, VERTICAL BATTENS @ 16" O.C.
COLOUR: JAMES HARDIE "AGED PEWTER"
- 5 TIMBER FRAMING
FINISH: SMOOTH CW STAIN
COLOUR: NATURAL
- 6 EXTERIOR CLEAR GLAZING
FRAMING: VINYL
COLOUR: WHITE
- 7 FIBRE CEMENT WINDOW & DOOR TRIM
PROFILE: 1x4 SMOOTH
COLOUR: JAMES HARDIE "AGED PEWTER"
- 8 INSULATED HOLLOW METAL DOORS
FRAMING: PRESSED STEEL
COLOUR: TO MATCH JAMES HARDIE "AGED PEWTER"
- 9 EXTERIOR CLEAR STOREFRONT GLAZING
FRAMING: ALUMINUM
COLOUR: CLEAR ANNOXIDIZED
- 10 ASPHALT SHINGLE ROOFING
STYLE: ARCHITECTURAL
COLOUR: CHARCOAL GREY
- 11 EXTERIOR GLASS RAILING
FRAMING: ALUMINUM
COLOUR: TO MATCH JAMES HARDIE "AGED PEWTER"
- 12 FIBRE CEMENT TRIM
PROFILE: SMOOTH
COLOUR: JAMES HARDIE "AGED PEWTER"
- 13 EXTRUDED ALUMINUM SIDING
PROFILE: HORIZONTAL TONGUE & GROOVE 4" EXPOSURE, WOODGRAIN FINISH
COLOUR: DARK FIR
- 14 HOLLOW STRUCTURAL COLUMN
PRODUCT: CORROSION RESISTANT STEEL
COLOUR: LIGHT GRAY
- 15 AC UNIT



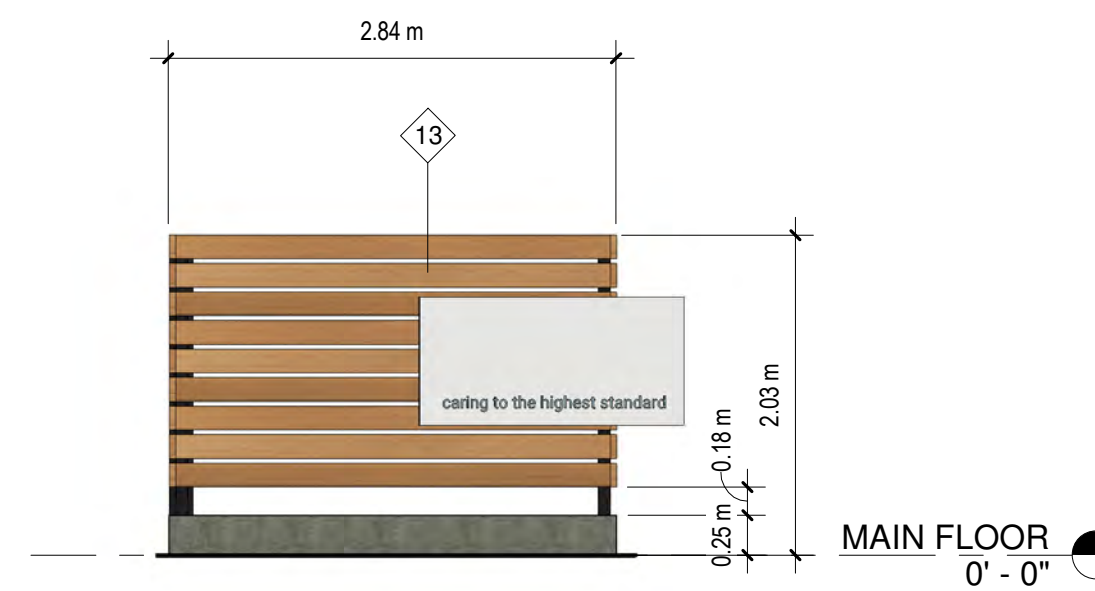
TYPICAL PASTURE POST & WIRE MESH FENCING



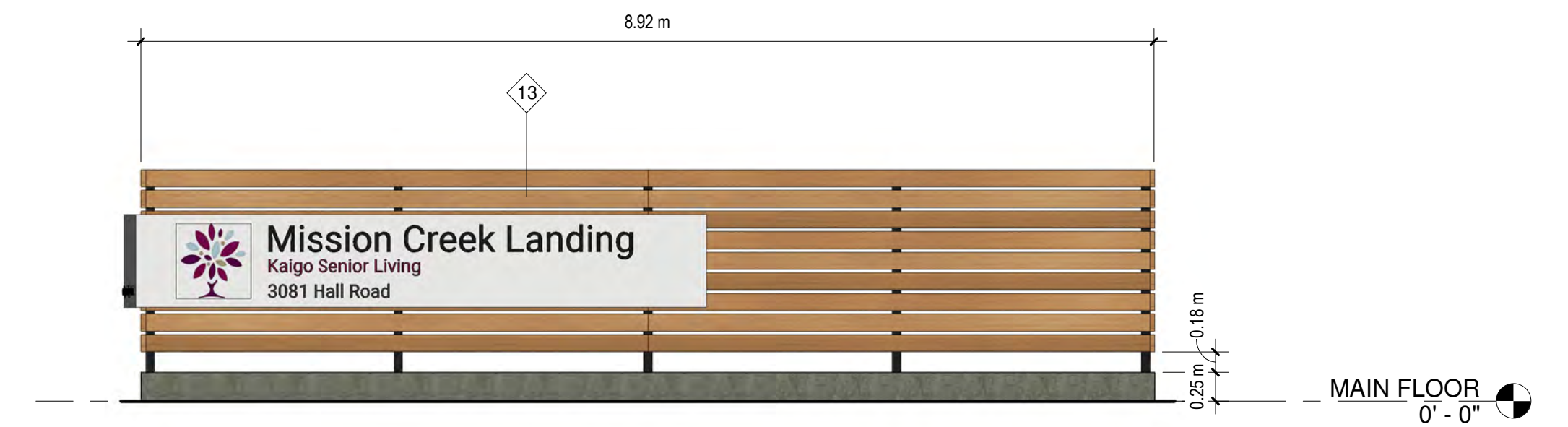
TYPICAL 6' HIGH CHAIN LINK FENCE



2 GARBAGE ENCLOSURE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 GARBAGE ENCLOSURE - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 GARBAGE ENCLOSURE/SIGNAGE - REAR ELEVATION
SCALE: 1/4" = 1'-0"



HARDIE SHINGLE - BALTIC BLUE

HARDIE LAP SIDING - COBBLESTONE

ALUMINUM SIDING - DARK FIR

WOOD STAIN - BUTTERNUT

CAMBRIDGE SHINGLES - CHARCOAL GREY

HARDIE PANEL VERTICAL SIDING - AGED PEWTER

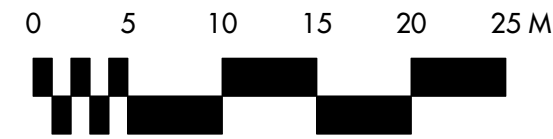


WINDOWS - WHITE VINYL



STOREFRONT - ANODIZED ALUMINUM





SCHEDULE C

This forms part of application
DP21-0128

Planner Initials **WV**



- ### NOTES
- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS.
 - ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 - TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 - TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 - 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.
 - 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.
 - HYDROSEEDING DRYLAND SEED AREAS:

DRYLAND SEED MIXTURE	BY WEIGHT BY SPECIES
BLUE BUNCH WHEAT GRASS	40% 22%
ROUGH FESCUE	25% 20%
IDAHO FESCUE	15% 19%
PERENNIAL RYEGRASS	10% 7%
SANDBERG BLUEGRASS	5% 13%
JUNE GRASS	4% 18%
CANADA BLUEGRASS	1% 1%
- HYDROSEEDING APPLICATION RATE
 NATIVE SEED DRYLAND SEED MIXTURE, 125KG/HECTARE
 FERTILIZER 18-18-18-2, 50% SULPHUR COATED UREA, 300KG/HECTARE
 MULCH CANFOR ECOFIBRE, 2,800KG/HECTARE
 TACKIFIER GUAR, 3% OF MIX

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE
MISSION CREEK LANDING
3081 HALL ROAD

Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	21.05.10	Review
2	21.05.13	Review
3		
4		
5		

PROJECT NO: 21-043
 DESIGN BY: KM
 DRAWN BY: IK/SJP
 CHECKED BY: FB
 DATE: MAY. 13, 2021
 SCALE: 1:400
 PAGE SIZE: 24x36"

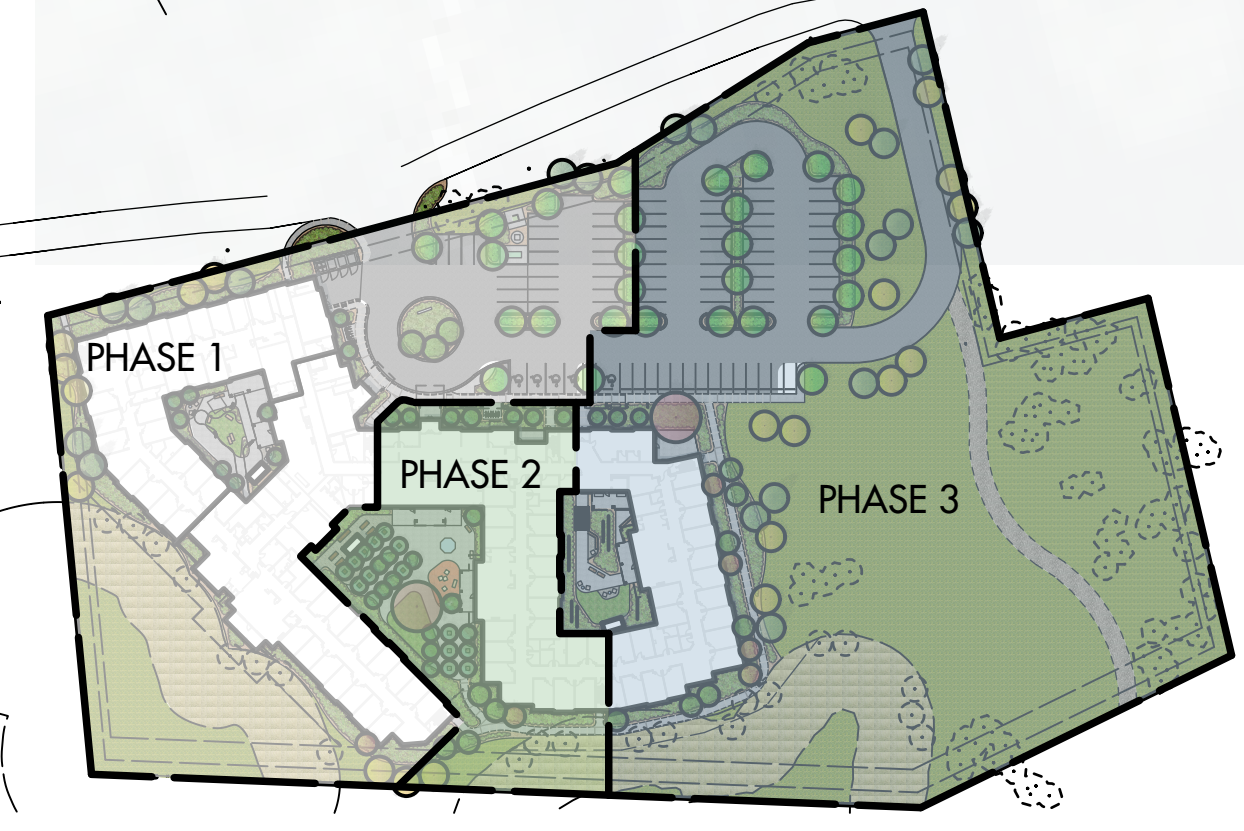
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DRAWING NUMBER

L1/2

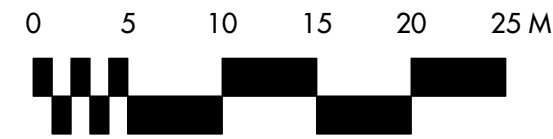
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PHASING PLAN
SCALE 1:1500

PLANT LIST

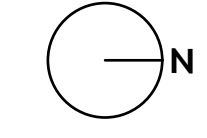
BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS	BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES				PERENNIALS, GRASSES & VINES			
ACER RUBRUM 'RED ROCKET'	BOWHALL RED MAPLE	6	6cm CAL.	ALCHEMILLA MOLLIS	LADY'S MANTLE	198	#01 CONT. /1.0m O.C. SPACING
ACER RUBRUM 'SCARSEN'	SCARLET SENTINEL MAPLE	28	6cm CAL.	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	SILVERMOUND	136	#01 CONT. /1.2m O.C. SPACING
CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	11	6cm CAL.	ARUNICUS DIOICUS	GOATS BEARD	61	#01 CONT. /1.8m O.C. SPACING
CORNUS FLORIDA 'PRAIRIE PINK'	PRAIRIE PINK DOGWOOD	3	6cm CAL.	ASTER	ASTER	198	#01 CONT. /1.0m O.C. SPACING
FRAXINUS AMERICANA 'JUNGINGER'	AUTUMN PURPLE WHITE ASH	2	6cm CAL.	ASTER X FRIKARTII 'MONCH'	JOE PYE WEED	87	#01 CONT. /1.5m O.C. SPACING
PINUS PONDEROSA	PONDEROSA PINE	18	2.0M HT MIN.	EUTROCHILUM DUBIUM 'LITTLE JOE'	BLUE OAT GRASS	87	#01 CONT. /1.5m O.C. SPACING
POPULUS TREMULOIDES	TREMBLING ASPEN	20	6cm CAL.	HELICTOTRICHON SEMPERVIRENS	WALKER'S LOW CATMINT	136	#01 CONT. /1.2m O.C. SPACING
QUERCUS ROBAR X ALBA 'SKINNY GENES'	SKINNY GENES OAK	45	6cm CAL.	HELIOPSIS HELIANTHOIDES 'SUMMER SUN'	SUMMER SUN FALSE SUNFLOWER	198	#01 CONT. /1.0m O.C. SPACING
				NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	136	#01 CONT. /1.2m O.C. SPACING
				PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	87	#01 CONT. /1.5m O.C. SPACING
SHRUBS				SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	198	#01 CONT. /1.0m O.C. SPACING
CORNUS SANGUINEA 'CATO'	ARCTIC SUN DOGWOOD	53	#02 CONT. /2.0m O.C. SPACING	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	198	#01 CONT. /1.0m O.C. SPACING
EUONYMOUS ALATA 'COMPACTA'	BURNING BUSH	34	#02 CONT. /2.5m O.C. SPACING				
HYDRANGEA ARBORESCENS 'ABETWO'	INCREDIBALL HYDRANGEA	53	#02 CONT. /2.0m O.C. SPACING				
PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	53	#02 CONT. /2.0m O.C. SPACING				
PICEA ABIES 'PUMILIA'	NORWAY SPRUCE	34	#02 CONT. /2.5m O.C. SPACING				
SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	93	#02 CONT. /1.5m O.C. SPACING				
SYRINGA MEYERI 'PALIBIN'	KOREAN LILAC	53	#02 CONT. /2.0m O.C. SPACING				
VIBURNUM OPULUS 'COMPACTUM'	EUROPEAN CRANBERRY	53	#02 CONT. /2.0m O.C. SPACING				



WATER CONSERVATION CALCULATIONS
 LANDSCAPE MAXIMUM WATER BUDGET (WB) = 1915 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 955 cu.m. / year
 WATER BALANCE = 960 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

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

- 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.



PROJECT TITLE
MISSION CREEK LANDING
 3081 HALL ROAD

Kelowna, BC

DRAWING TITLE
**WATER CONSERVATION /
 IRRIGATION PLAN**

ISSUED FOR / REVISION		
1	21.05.10	Review
2	21.05.13	Review
3		
4		
5		

PROJECT NO	21-043
DESIGN BY	KM
DRAWN BY	IK
CHECKED BY	FB
DATE	MAY. 13, 2021
SCALE	1:400
PAGE SIZE	24x36"

SEAL



DRAWING NUMBER

L2/2

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IRRIGATION LEGEND

<p>ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 211 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 56 cu.m.</p>	<p>ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 153 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 41 cu.m.</p>	<p>ZONE #9: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 200 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 53 cu.m.</p>	<p>ZONE #13: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 135 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 36 cu.m.</p>	<p>ZONE #17: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 149 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 40 cu.m.</p>	<p>ZONE #21: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 52 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 47 cu.m.</p>
<p>ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 225 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 60 cu.m.</p>	<p>ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 175 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 47 cu.m.</p>	<p>ZONE #10: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 174 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 46 cu.m.</p>	<p>ZONE #14: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 104 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 28 cu.m.</p>	<p>ZONE #18: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 72 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 19 cu.m.</p>	
<p>ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 183 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 49 cu.m.</p>	<p>ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 192 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 51 cu.m.</p>	<p>ZONE #11: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 194 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 52 cu.m.</p>	<p>ZONE #15: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 115 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 31 cu.m.</p>	<p>ZONE #19: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 43 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 37 cu.m.</p>	
<p>ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 193 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 51 cu.m.</p>	<p>ZONE #8: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 132 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 35 cu.m.</p>	<p>ZONE #12: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 155 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 41 cu.m.</p>	<p>ZONE #16: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 108 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 29 cu.m.</p>	<p>ZONE #20: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 82 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 70 cu.m.</p>	