

DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP16-0157

Issued To: Shaun & Lori Ausenhaus
Site Address: 671 Glenwood Avenue
Legal Description: Lot 2 District Lot 14 ODYD Plan 6704
Zoning Classification: RM3 – Low Density Multiple Housing
Development Permit Area: Comprehensive Development Permit Area

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0157 for Lot 2 District Lot 14 ODYD Plan 6704, located at 671 Glenwood Avenue, Kelowna, BC to allow the construction of a multi-dwelling housing be approved subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated July 19, 2016;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of \$ 27,825.00 OR
- b) An Irrevocable Letter of Credit in the amount of \$ 27,825.00.

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or his or her designates**

CITY OF KELOWNA

MEMORANDUM

Date: July 19, 2016
File No.: Z16-0037

To: Community Planning (LK)

From: Development Engineering Manager (PI)

Subject: 671-681 Glenwood Ave

RU6 to RM3

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Ryan O'Sullivan

1. Domestic Water and Fire Protection

- a) This property is currently serviced with a 19mm-diameter water service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

The estimated cost of this construction, for bonding purposes, is \$12,000.

- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service per lot will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

The estimated cost of this construction, for bonding purposes, is \$10,000.

3. Road Improvements

- (a) Richter Street must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

- (b) Glenwood Avenue must be upgraded to an urban standard along the full frontage of this proposed development, sidewalk is need to complete this frontage.

4. **Subdivision**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) *Dedicate 2.5m width along the full frontage of Glenwood Avenue.*
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.
- (d) Provide 6m corner rounding at intersection of Glenwood Avenue and Richter Street.

5. **Development Permit and Site Related Issues**

- a) Direct the roof drains into on-site rock pits or splash pads.
- b) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.
- c) The access to this site must be from the lane. Access to Richter St. and Glenwood Ave. is not permitted as per bylaw.

6. **Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. **Bonding and Levy Summary**

(a) **Bonding**

Storm service upgrades	\$20,843.00
Sanitary service upgrades	\$10,000.00
Watermain and service upgrade	\$12,000.00
Road Frontage Improvements	\$31,984.38

Total Bonding	<u>\$74,827.38</u>
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8. **Administration Charge**

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST). in the amount of **\$2,749.90** (\$2,618.95 + 130.95GST)

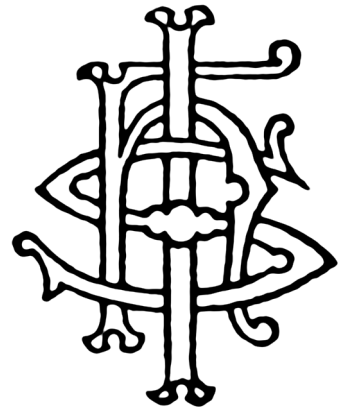
9. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

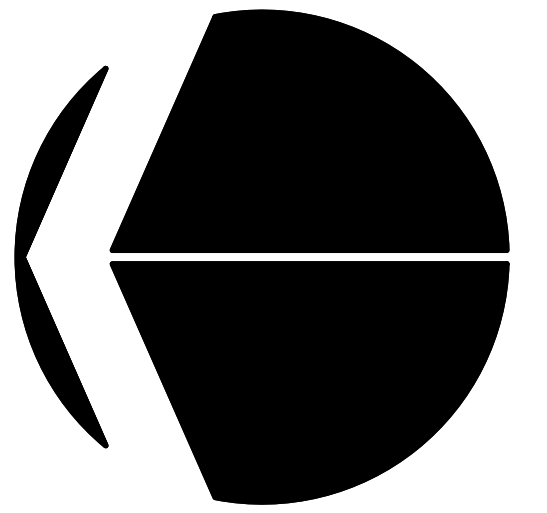


Purvez Irani, MS, P.Eng, PTOE
Development Engineering Manager
RO



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1392 MINE HILL DRIVE
KELOWNA, BC V1P 1S5
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(250) 212-7938

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PROJECT NORTH

REVISION	DATE	DISCRPTION

PROJECT

MULTIFAMILY DEVELOPMENT

671 GLENWOOD AVENUE

KELOWNA, BC V1Y 5M2

LOT 2 PLAN KAP6704

DRAWING TITLE

ELEVATIONS

DATE _____

JANUARY 18, 2016

DRAWING NUMBER

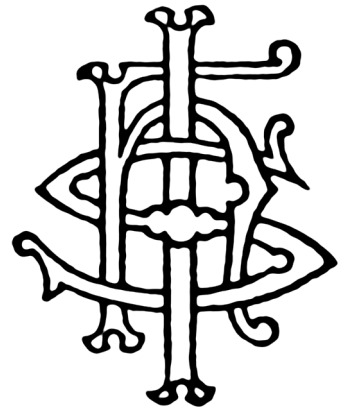
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1 EAST ELEVATION
Scale: 1/4" = 1'-0"

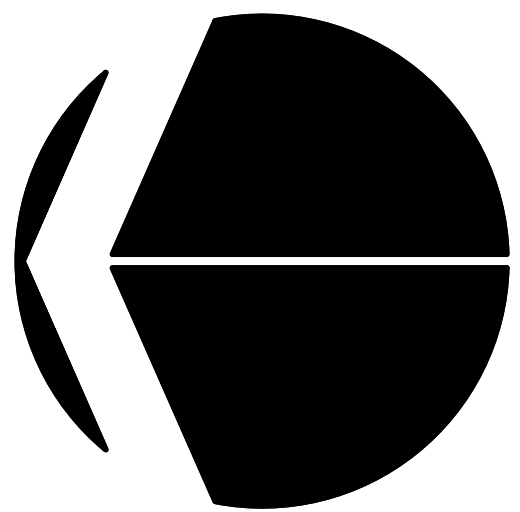


2 WEST ELEVATION
Scale: 1/4" = 1'-0"



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PROJECT NORTH

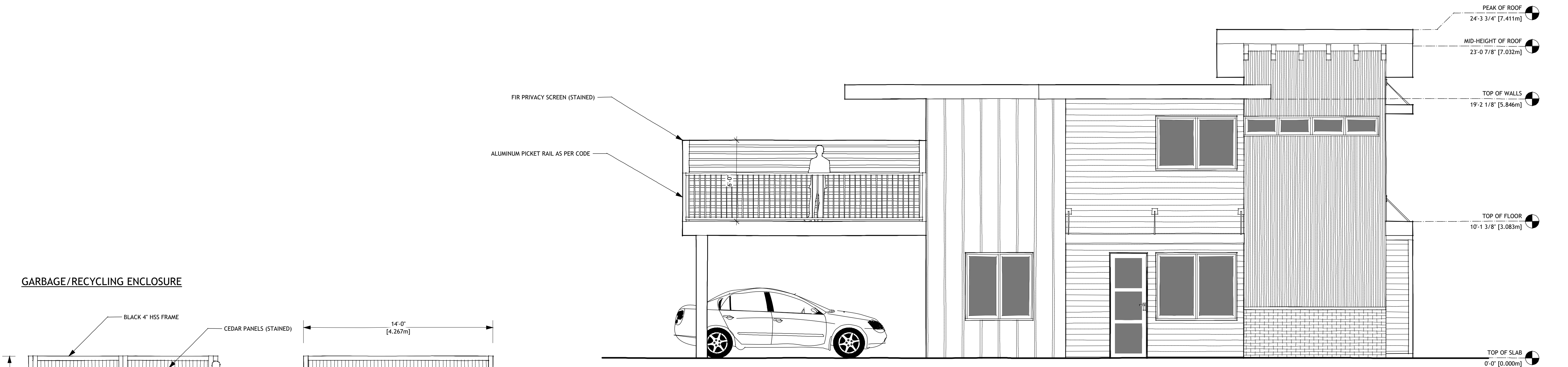
REVISION	DATE	DISCRIPTION

PROJECT
MULTIFAMILY DEVELOPMENT
671 GLENWOOD AVENUE
KELOWNA, BC V1Y 5M2
LOT 2 PLAN KAP6704

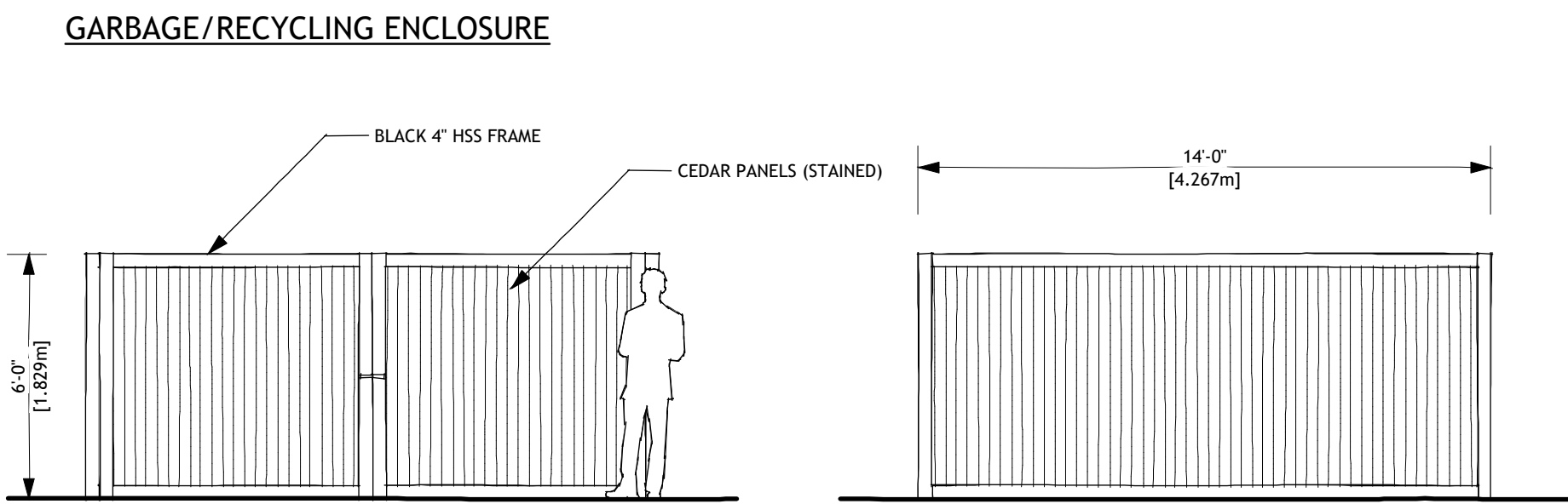
DRAWING TITLE
ELEVATIONS

DATE
JANUARY 18, 2016

DRAWING NUMBER
2
of
7

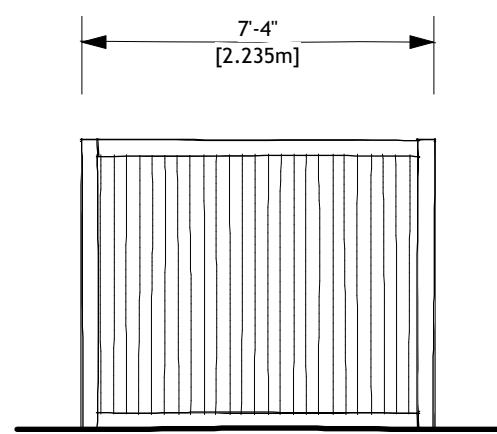


1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



3 WEST ELEVATION
Scale: 1/4" = 1'-0"


4 EAST ELEVATION
Scale: 1/4" = 1'-0"



5 NORTH/SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



PROJECT NORTH

PROJECT

MULTIFAMILY DEVELOPMENT

671 GLENWOOD AVENUE

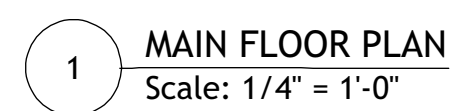
KELOWNA, BC V1Y 5M2

LOT 2 PLAN KAP6704

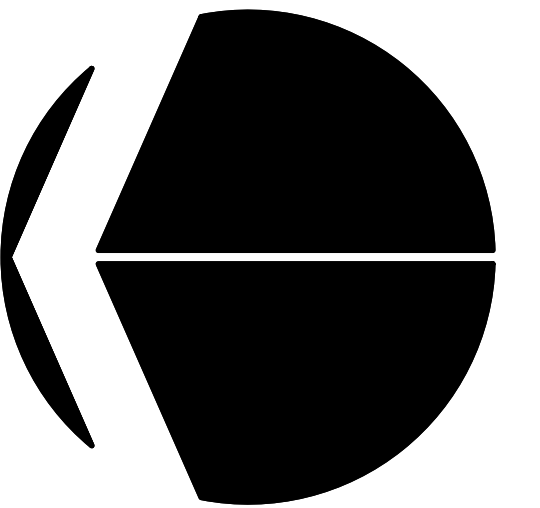
MAIN FLOOR PLAN

JANUARY 18, 2016

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Architectural floor plan of a two-story residential building, showing a symmetrical layout with two identical units. The plan includes the following rooms and dimensions:

- Living Room:** 11'8" x 10'11"
- Kitchen:** 9'2" x 10'11"
- Bath:** (Two per unit)
- Bedroom:** 12'6" x 10'2" (Two per unit)
- Office:** 8'2" x 11'2"
- Deck:** 24'1" x 18'0"

The plan is annotated with dimensions and room labels. The overall dimensions of the building are 53'-8" wide by 34'-0" deep. The plan is divided into two main sections by a central corridor. The left section contains a Living Room, Kitchen, Bath, and two Bedrooms. The right section contains a Living Room, Kitchen, Bath, and two Bedrooms. The central corridor includes a staircase and a central area. The plan is also annotated with dimensions for the various rooms and the overall building footprint.

REVISION	DATE	DISCRPTION

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REVISION	DATE	DISCRPTION

MULTIFAMILY DEVELOPMENT

KEI OWNA BC V1Y 5M2

LOT 2 PLAN KAP6704

SITE PLAN

JANUARY 18, 2016

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- of

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REQUIRED PARKING	8 UNITS X 1.5 (1 BED + DEN)	12 STALLS
VISITOR PARKING	1 PER 7 UNITS	2 STALLS
TOTAL PARKING		12 STALLS

FULL SIZE STALLS	MIN. 50%	8 STALLS
MEDIUM SIZE STALLS	MAX. 50%	4 STALLS
BOULEVARD PARKING	NONE REQUIRED	4 STALLS
CLASS I BICYCLE PARKING	8 UNITS X 0.5	4 STALLS
CLASS II BICYCLE PARKING	8 UNITS X 0.1	1 STALL

LEGAL ADDRESS
CURRENT ZONING
PROPOSED ZONING
FUTURE LAND USE

671 GLENWOOD AVENUE
KELOWNA, BC V1Y 5M2
LOT 2 PLAN KAP6704
RU-6 TWO DWELLING HOUSING
RM3 - LOW DENSITY MULTIPLE HOUSING
MRL MULTIPLE UNIT RESIDENTIAL (LOW DENSITY)


	RM3 ZONE STANDARDS	PROPOSED
SITE AREA	900.00m2	1193.25m2
PROPOSED BUILDING FOOTPRINT AT GRADE (PER BLDG)		155.89m2
PROPOSED DECK AREA (PER BLDG)		81.38m2
PROPOSED PERMEABLE FRONT WALKWAYS (2X2 PAVERS)		9.92m2
PROPOSED PERMEABLE DRIVEWAY AREA (2X2 PAVERS)		290.21m2
PROPOSED CRUSH WALKWAYS		49.70m2
LOWER UNIT FINISHED FLOOR AREA		75.55m2
UPPER UNIT FINISHED FLOOR AREA		73.41m2
FLOOR AREA RATIO (WITH PARKING BONUS)	0.80	0.42
SITE COVERAGE (WITH SITE COVERAGE BONUS)	50.0%	39.8%
SITE COVERAGE INCLUDING HARD SURFACES	65.0%	64.9%

PROPOSED BUILDING HEIGHT	10m/3 STOREYS	7.032m/2 STOREYS
PARKING STALLS PROVIDED	12	12
BICYCLE STALLS PROVIDED	5	12
PRIVATE OPEN SPACE (LOWER UNITS)	15.00m ²	22.00m ²
PRIVATE OPEN SPACE (UPPER UNITS)	15.00m ²	40.69m ²

DISTANCE BETWEEN BUILDINGS	3.000m	5.790m
FRONT (NORTH) YARD SETBACK	1.500m	4.365m
REAR (SOUTH) YARD SETBACK	3.000m	3.565m
SIDE/FLANKING (EAST) YARD SETBACK	1.500m	1.628m
SIDE (WEST) YARD SETBACK	4.000m	6.905m

1 IN 200 YEAR FLOOD CONSTRUCTION LEVEL	343.660m	345.500m
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REVISION	DATE	DISCRPTION

PROJECT

MULTIFAMILY DEVELOPMENT

671 GLENWOOD AVENUE

KELOWNA, BC V1Y 5M2

LOT 2 PLAN KAP6704

DRAWING TITLE

SECTION

DATE JANUARY 18, 2016

DRAWING NUMBER

6
of
7



1. THE DESIGNER MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE MEASUREMENTS AND DETAILS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS AND/OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS IT IS INCUMBERT ON YOU TO ADVISE OUR OFFICE AS SOON AS POSSIBLE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS AND REPLACE ANY PLANS IF NECESSARY. IN THIS WAY WE CAN BETTER SERVE YOU AND PREVENT ERRORS FROM REOCCURRING.
2. ALL FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOILS AND BELOW THE FROST LINE. FOUNDATION WALL HEIGHTS AND THICKNESSES AS WELL AS FOOTING SIZES MAY NEED TO BE ADJUSTED AND/OR REINFORCED DUE TO SITE CONDITIONS. ANY ENGINEERING SERVICES REQUIRED ARE THE RESPONSIBILITY OF THE OWNER OR BUILDER.
3. APPROVED SMOKE ALARMS TO BE INSTALLED AND INTERCONNECTED.
4. BUILDER TO CHECK SNOW LOAD REQUIREMENTS FOR THEIR LOCAL AREA AND MAKE ANY NECESSARY ADJUSTMENTS PRIOR TO CONSTRUCTION.
5. CARBON MONOXIDE ALARMS SHALL CONFORM TO CSA 6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES".
6. DAMPROOFING OF 6 MIL POLYETHYLENE, WITH SEAMS LAPPED, OVER 4" OF GRANULAR FILL SHALL BE LAID UNDER CONCRETE SLABS. A FLEXIBLE SEALANT SHALL BE PLACED WHERE THE SLAB AND FOUNDATION WALL MEET.
7. DIMENSIONS TAKE PRECEDENCE TO SCALE.
8. DRAINAGE AROUND FOUNDATION TO CONSISTING OF A 4" DIAMETER PIPED COVERED WITH A MINIMUM OF 6" CRUSHED STONE SHALL BE PLACED AROUND THE PERIMETER OF THE BUILDING.
9. ENSURE THAT WINDOWS IN FUTURE BEDROOMS HAVE A MINIMUM AREA OF .35m² (3.75 FT²) WITH AN UNOBSTRUCTED HEIGHT AND WIDTH OF 380mm (15"). THE WINDOW OPENING SHALL BE A MAXIMUM OF 1.5m (5') ABOVE THE FLOOR.
10. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING.
11. EXTERIOR WALLS ARE DRAWN AT 6"
12. LIGHTING AND ELECTRICAL LAYOUTS TO BE SPECIFIED BY THE OWNER OR BUILDER MUST MEET WITH 2012 CBCRC REQUIREMENTS.
13. PLANS ARE BASED ON THE USE OF #2 OR BETTER SPF, UNLESS OTHERWISE STATED. LAMINATED BEAMS WILL REQUIRE AN ENGINEER'S CERTIFICATION. THIS IS THE RESPONSIBILITY OF THE OWNER OR BUILDER.
14. REFER TO ENGINEERED FLOOR JOIST AND ROOF TRUSS LAYOUT TO CONFIRM BEAM, POST AND PAD FOOTING LOCATION AND SIZES. ENSURE PROPER BEARING IS PROVIDED FOR ALL BEAMS.
15. ROOF SPACES SHALL BE VENTED WITH ROOF, EAVE AND/OR GABLE END TYPE VENTS TO A MIN OF 1:300 OF THE INSULATED AREA.
16. SITING OF THE HOME IS THE RESPONSIBILITY OF THE BUILDER IN CONJUNCTION WITH THE HOMEOWNER.
17. THE DRAWINGS HAVE BEEN PREPARED TO CONFORM TO THE 2012 EDITION OF THE BRITISH COLUMBIA BUILDING CODE. THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO THE CBCRC AND LOCAL ORDINANCES AND BYLAWS. ALL INSTALLATION OF MATERIALS SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICES AND MANUFACTURERS INSTRUCTIONS. LOCAL BUILDING DEPARTMENTS MAY REQUIRE CERTIFICATION FROM A STRUCTURAL ENGINEER FOR PART OR ALL OF THE STRUCTURE. ANY ENGINEERING FEES ARE THE RESPONSIBILITY OF THE OWNER OR BUILDER.
18. THE INSTALLATION OF ALL PLUMBING, HVAC AND ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND THE APPLICABLE SECTIONS OF THE 2012 CBCRC.
19. THE SITING OF THE HOME MUST BE IN COMPLIANCE WITH CITY OF KELOWNA BYLAWS. BEFORE COMMENCEMENT OF CONSTRUCTION, ENSURE THAT THE SITE PLAN HAS BEEN APPROVED BY A CITY OF KELOWNA BUILDING OFFICIAL.
20. VANITY SIZES ARE FOR REFERENCE ONLY. REFER TO APPROVED KITCHEN LAYOUT FOR CABINET SIZES.
21. CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT, SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADINGS.
22. CONFIRM ALL DIMENSIONS ON-SITE PRIOR TO BEGINNING CONSTRUCTION
23. EXTERIOR DOORS SHALL BE SOLID CORE AND WEATHERSTRIPPED. GARAGE DOORS TO DWELLING TO BE AS ABOVE AND SELF-CLOSING.
24. GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS AND HOUSE SITING MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
25. MIN. 25% OF UNOBSTRUCTED ROOF VENT AREA SHALL BE AT BOTH THE SOFFIT AND TOP OF ATTIC. ROOF VENTING SHALL BE IN ACCORDANCE WITH CBCRC 9.19.1.2.
26. PROVIDE Baffle FOR AIR SPACE (EQUAL TO SOFFIT VENTING) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.
27. THE FACE OF SHEATHED EXTERIOR WALLS SHALL BE FLOUSH WITH FOUNDATION WALLS.
28. WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH SILL GASKET OR OTHER APPROVED METHOD. PLATES TO BE ANCHORED TO CONCRETE FOUNDATION WITH 1/2" DIA. #307 ANCHOR BOLTS AT 4'-0" O.C.

- LAMINATE SHINGLES
- BITUMEN SATURATED ROOFING PAPER
- 7/16" SHEATHING W/ H-CLIPS
- ENGINEERED ROOF TRUSSES @ 24" O.C.
- LOOSE FILL INSULATION
- 6 MIL POLY VAPOUR & AIR BARRIER
- 1/2" CEILING BOARD (TEXTURED)

- HARIDIPLANK LAP SIDING/BOARD & BATTEN
- BUILDING PAPER
- 3/8" SHEATHING
- 2X6 STUD WALL - STUDS @ 16" O.C.
- BATT TYPE INSULATION
- 6 MIL POLY VAPOUR & AIR BARRIER
- 1/2" DRYWALL (PAINTED)

- 1/2" DRYWALL (PAINTED)
- 2X4 STUD WALL - STUDS @ 16" O.C.
- 1/2" DRYWALL (PAINTED)

- 1/2" DRYWALL (PAINTED)
- 2X4 STUD WALL - STUDS @ 16" O.C.
- 1/2" DRYWALL (PAINTED)

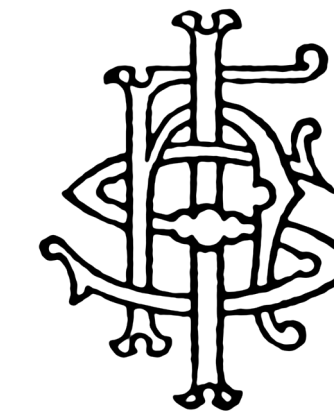
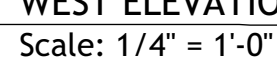
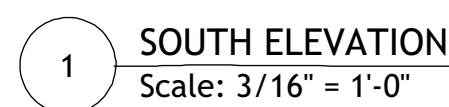
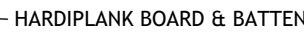
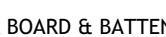
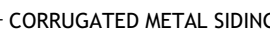
- INTERIOR FLOOR COVERINGS
- 3/4" T & G PLYWOOD SUBFLOOR
- 11 7/8" TJI SILENT FLOOR (SEE APPROVED LAYOUT FOR JOIST SPACING AND PLACEMENT)
- 1/2" DRYWALL (TEXTURED) IN FINISHED AREAS ONLY
- REFER TO APPROVED FLOOR LAYOUT DIAGRAM

- 8" CONCRETE FROST WALL
- MIN. 20 MPa 28 DAY CONCRETE STRENGTH
- 10M BAR (VERT.) @ 18" O.C.
- 10M BAR (HORIZ.) @ 48" O.C. ALTERNATING
- 24" X 24" 15M CORNER BARS @ ALL CORNERS
- 1 1/2" CLEAR TO REBAR FROM INSIDE OF WALL
- 1/2" A307 ANCHOR BOLTS REQ'D @ 4'-0" O.C.
- RIGID INSULATION

- 4" CONCRETE SLAB (20 MPA MIN)
- 10M BARS @ 16" E.W. IN TILED FLOOR AREAS
- 6 MIL POLY LAPPED NOT LESS THAN 12" & ALL JOINTS SEALED TO PREVENT AIR LEAKAGE
- RIGID INSULATION
- MINIMUM 4" CLEAN GRANULAR MATERIAL

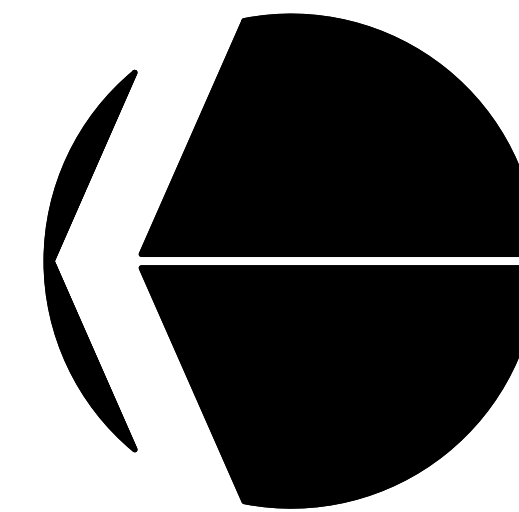
- PROVIDE ROUGH-IN FOR FUTURE SUBFLOOR DEPRESSURIZATION SYSTEM TO CONTROL SOIL GAS AS PER CBC 9.13.4.3

- 4" CONCRETE SLAB (32 MPA MIN)
- MIN. 2% SLOPE TO FRONT OF GARAGE
- 5% MIN AIR ENTRAINMENT
- 10M BARS @ 18" E.W.
- 6" MIN WELL COMPACTED GRANULAR FILL
- UNEXCAVED EARTH



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PROJECT NORTH

REVISION	DATE	DISCRIPTION

PROJECT

MULTIFAMILY DEVELOPMENT

671 GLENWOOD AVENUE

KELOWNA, BC V1Y 5M2

LOT 2 PLAN KAP6704

DRAWING TITLE

COLOUR BOARD

DATE _____

JANUARY 18, 2016

DRAWING NUMBER

7
— of —
7

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SCHEDULE

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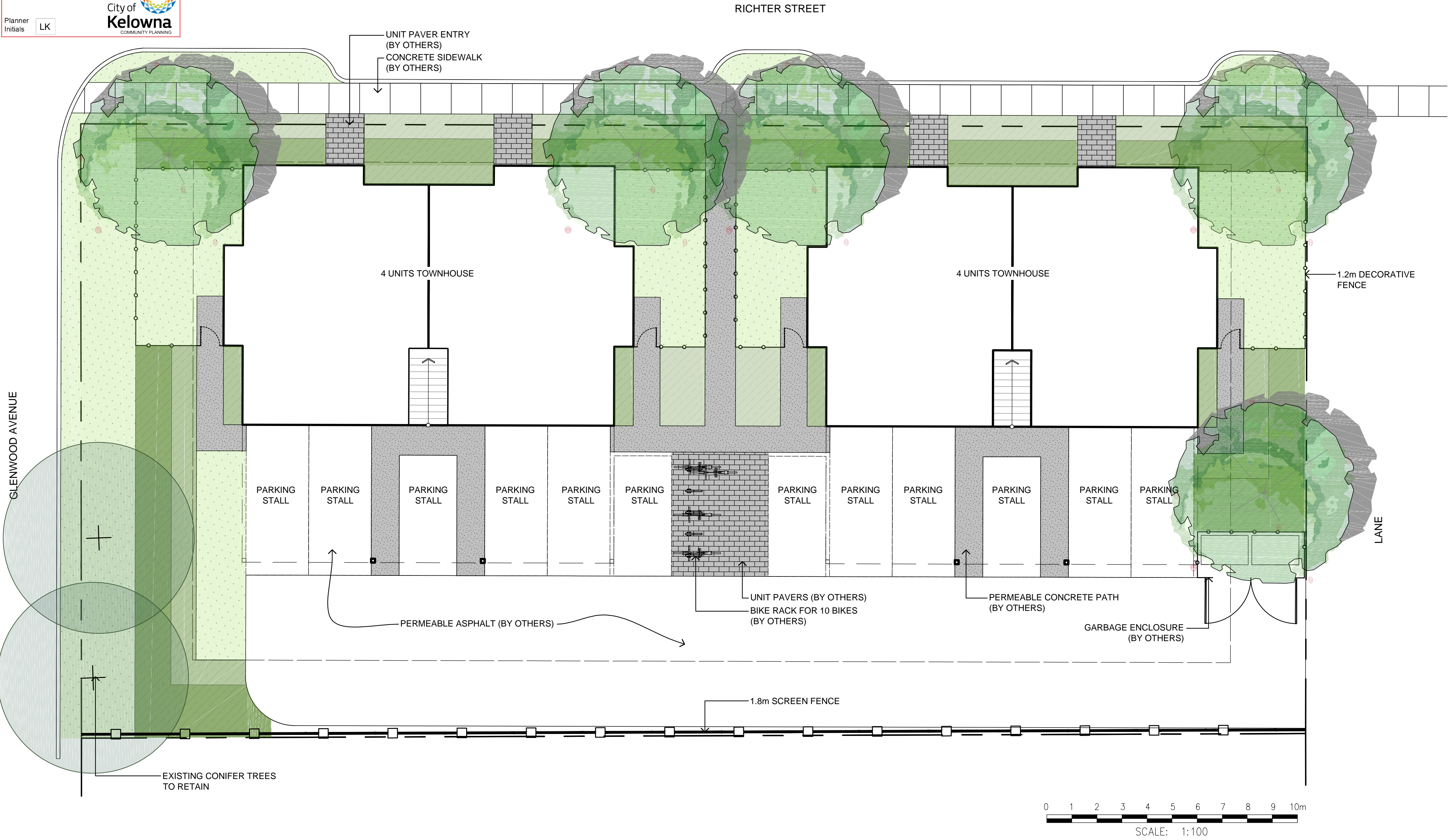
This forms part of application
Z16-0037

Planner
Initials

LK

City of
Kelowna

COMMUNITY PLANNING



- LANDSCAPE DEVELOPMENT DATA:
1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE B.C. LANDSCAPE STANDARD (CURRENT EDITION).
 2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
 3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
 4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
 5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
 6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANT LIST					
Qty.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
Trees Deciduous					
5	<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm Cal	B&B	13.5m x 9m
Shrubs					
39	<i>Buxus sempervirens</i>	Boxwood	#01	Potted	1.0m x 1.0m
30	<i>Euonymus alatus</i>	Winged Burning Bush	#05	Potted	2.0 x 1.5m
Grasses					
12	<i>Calamagrostis x acutiflora</i> 'Overdam'	Variegated Reed Grass	#01	Potted	1.25m x 0.90m
16	<i>Panicum virgatum</i> 'Shenandoah'	Switchgrass	#01	Potted	1.20m x 0.9m
22	<i>Pennisetum alopecuroides</i> 'Red Head'	Fountain Grass	#01	Potted	1.20m x 1.00m
Perennials					
40	<i>Nepeta x fassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.90m x 0.90m
16	<i>Sedum</i> 'Autumn Joy'	Autumn Stonecrop	#01	Potted	0.70m x 0.75m

SITE PLAN LEGEND:

- EXISTING CONIFER TREE
- PROPOSED DECIDUOUS TREE
- PROPERTY LINE
- SHRUB PLANTING
- PERENNIAL PLANTING
- ORNAMENTAL GRASS PLANTING
- SOD AREA
- UNIT PAVING (BY OTHERS)
- PERMEABLE CONCRETE PATHWAY (BY OTHERS)
- BIKE RACK
- 1.2m HEIGHT DECORATIVE FENCE
- 1.8m SCREEN FENCE



Cercidiphyllum japonicum



Euonymus alatus



Buxus sempervirens



Sedum 'Autumn Joy'



Nepeta x fassenii 'Walker's Low'



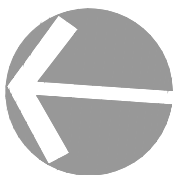
Panicum virgatum 'Shenandoah'



Calamagrostis x acutiflora 'Overdam'



Pennisetum alopecuroides 'Red Head'



REVISIONS / ISSUED	
1	MAY 13/16
NO. DATE	DESCRIPTION

PROJECT
671 GLENWOOD AVENUE MULTIFAMILY DEVELOPMENT

CLIENT
VIKING REAL ESTATE INC.

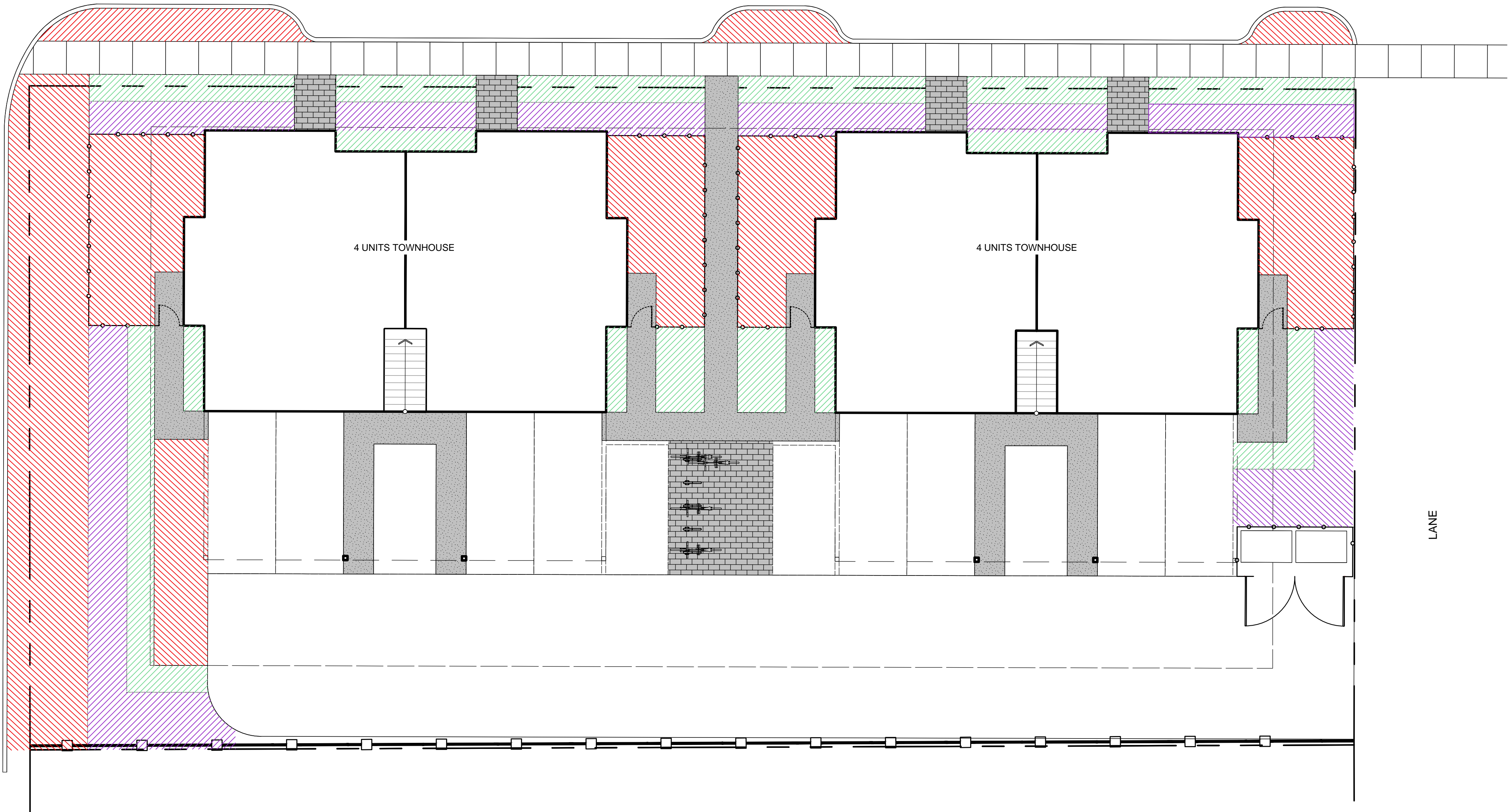
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
540 Leon Ave. Kelowna, BC V1Y 6J6 t: 250.869.1334 f: 250.862.4849 www.mmm.ca

DESIGN BY	BD	SHEET TITLE PLANTING PLAN
DRAWN BY	YY	
CHECKED BY	RF	
PROJECT NO.	5116057-000	
SCALE	1:100	SHEET NO. LDP-1
		OF 2

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GLENWOOD AVENUE

RICHTER STREET



HYDROZONE PLAN LEGEND:

- LOW WATER REQUIREMENTS (90sq.m.)
- MEDIUM WATER REQUIREMENTS (90sq.m.)
- HIGH WATER REQUIREMENTS (200sq.m.)

SCHEDULE

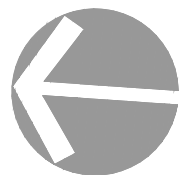
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SHEET TITLE

HYDROZONE PLAN

SHEET NO.

LDP-2