

2017.09.12

City of Kelowna  
Heritage Advisory Committee  
1435 Water Street  
Kelowna, BC V1Y 1J4

Attention: **Heritage Advisory Committee**  
RE: 188 Beach Ave Residence

Dear Committee Members,



MQN Architects has been engaged to design a replacement home for 188 Beach Ave within the Abbott Street Heritage Conservation area. The existing home on this property has been deteriorating for many years and would require substantial upgrades which are not feasible. The owners of this property are looking to demolish the existing house and construct a new home at this location.

The current owners were drawn to this location by the heritage nature of the properties and the character of the neighbourhood. Their intention is to build a home which is complimentary to the heritage character of the surrounding neighbourhood, which will reinforce the goals of the conservation area. Through the design process, MQN Architects has reviewed the requirements of the City of Kelowna Abbott Street & Marshall Street Heritage Conservation Areas. Based on this document the existing house at 188 Beach Avenue was classified as a Vernacular Cottage (late). The properties surrounding this area provide a range of building styles including Tudor Revival, Arts & Crafts and Early Suburban. The varieties of different styles that have developed over time in this area provides a cohesive, varied, and interesting neighbourhood. The design of the new house for 188 Beach Avenue has been developed following the design features of the Late Vernacular Cottage style.

In keeping with the Heritage Conservation requirements, which identifies the late cottage vernacular style for this property, we believe that it is sympathetic to the neighbouring properties and is well suited to the scale and positioning of the proposed home. Having drawn inspiration from this style the design maintains the character of the neighbourhood. The home incorporates period features, materiality, scale and detailing and the hip roof and fenestration are comparable to similar character homes in the area and of the identified style.

The new home's roofline is lowered towards the street which reduces the visual mass of the home on the corner property. Normally locating a garage in front of the house would not be in keeping with the character of a historic neighbourhood, however in this case McDougall Street is more akin to a back alley. The waterfront houses front towards the lake, with McDougall Street providing access. The siting of the home has also been carefully considered in our decision to align the Beach Ave side of the home with the existing home's setback. The proposed home is larger than the existing house, however when reviewed in the context of this neighbourhood, the proposed home is consistent with the scale of the adjacent houses and is still in keeping with the max 2 storey massing of this period.

Building on the ideas of the Abbott Street & Marshall Street Heritage Conservation Areas, 188 Beach avenue has been designed acknowledging the intents and design guidelines. The proposed design is derived from the historical architectural styles present in the local neighbourhood and the design works to reinforce the diversity and character which make this area of Kelowna a character neighbourhood. Below is a depiction of the proposed home design and our compliance with the 'Abbot Street & Marshall Street Heritage Conservation Area' 'Development Guidelines' related to the Late Vernacular Cottage listed characteristics;

- ✓ Less fanciful feel to the architecture
- ✓ Flush gable verges
- ✓ Up to 2 storey massing
- ✓ Asymmetrical façade design
- ✓ Clustered vertical window sashes
- ✓ Minor decorative detailing  
(window muntins, railings)
- ✓ Hip roof forms  
(sim. to other builds in the area)
- ✓ Wood shakes
- ✓ Siding in driftwood grey
- ✓ Interlocking asphalt roof shingles



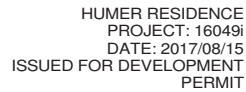
Thank you in advance for your time, efforts and consideration to assist us in building our clients dream home. If you require any further clarifications or details please don't hesitate to contact our office.

Yours truly,

  
Brian Quiring  
Partner  
MQN Architects

|   |           |   |
|---|-----------|---|
| <b>ATTACHMENT</b>                                     |           | <b>A</b>  |
| This forms part of application<br># <b>HAP17-0013</b> |           |   |
| Planner<br>Initials                                   | <b>EW</b> | <br><b>City of<br/>Kelowna</b><br>COMMUNITY PLANNING |

LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323





ATTACHMENT

B

This forms part of application  
# HAP17-0013

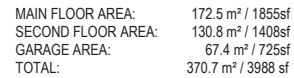
Planner  
Initials

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City of  
**Kelowna**  
COMMUNITY PLANNING

| #100 - 3013 32nd Avenue, Vernon, BC V1T 2K7<br>T: 250-542-1199<br>www.mqn.ca   |     |                       |       |   |   |                       |   |   |                       |   |   |                       |   |      |            |            |            |
|--|-----|-----------------------|-------|---|---|-----------------------|---|---|-----------------------|---|---|-----------------------|---|------|------------|------------|------------|
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| CONSULTANT   |     |                       |       |   |   |                       |   |   |                       |   |   |                       |   |      |            |            |            |
| <table border="1"> <tr> <th>NO</th> <th>REV</th> <th>ISSUE</th> </tr> <tr> <td>1</td> <td>A</td> <td>ISSUED FOR PERMITTING</td> </tr> <tr> <td>2</td> <td>A</td> <td>ISSUED FOR PERMITTING</td> </tr> <tr> <td>3</td> <td>A</td> <td>ISSUED FOR PERMITTING</td> </tr> </table> | NO  | REV                   | ISSUE | 1 | A | ISSUED FOR PERMITTING | 2 | A | ISSUED FOR PERMITTING | 3 | A | ISSUED FOR PERMITTING | <table border="1"> <tr> <th>DATE</th> </tr> <tr> <td>2017/07/14</td> </tr> <tr> <td>2017/07/14</td> </tr> <tr> <td>2017/07/14</td> </tr> </table> | DATE | 2017/07/14 | 2017/07/14 | 2017/07/14 |
| NO   | REV | ISSUE                 |       |   |   |                       |   |   |                       |   |   |                       |   |      |            |            |            |
| 1  | A   | ISSUED FOR PERMITTING |       |   |   |                       |   |   |                       |   |   |                       |   |      |            |            |            |
| 2  | A   | ISSUED FOR PERMITTING |       |   |   |                       |   |   |                       |   |   |                       |   |      |            |            |            |
| 3  | A   | ISSUED FOR PERMITTING |       |   |   |                       |   |   |                       |   |   |                       |   |      |            |            |            |
| DATE   |     |                       |       |   |   |                       |   |   |                       |   |   |                       |   |      |            |            |            |
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| 2017/07/14   |     |                       |       |   |   |                       |   |   |                       |   |   |                       |   |      |            |            |            |
| PROJECT TITLE<br>HUMER RESIDENCE<br>188 BEACH AVE, KELOWNA, BC<br>LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF<br>YALE DISTRICT PLAN 36323  |     |                       |       |   |   |                       |   |   |                       |   |   |                       |   |      |            |            |            |
| DRAWING TITLE<br>EXTERIOR 3D VIEWS   |     |                       |       |   |   |                       |   |   |                       |   |   |                       |   |      |            |            |            |
| PROJECT: 16049<br>SCALE:<br>DRAWN BY:<br>CHECKED BY: JG<br>DRAWING:  |     |                       |       |   |   |                       |   |   |                       |   |   |                       |   |      |            |            |            |
| A003   |     |                       |       |   |   |                       |   |   |                       |   |   |                       |   |      |            |            |            |





# PROJECT STATISTICS

**ADDRESS**  
 186 BEACH AVE. KILGOWA, BC  
 LOT 1, DISTRICT LOT 14, 050YOUS DIVISION OF YALE DISTRICT, PLAN 3623

**ZONING**  
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 URBAN RESIDENTIAL

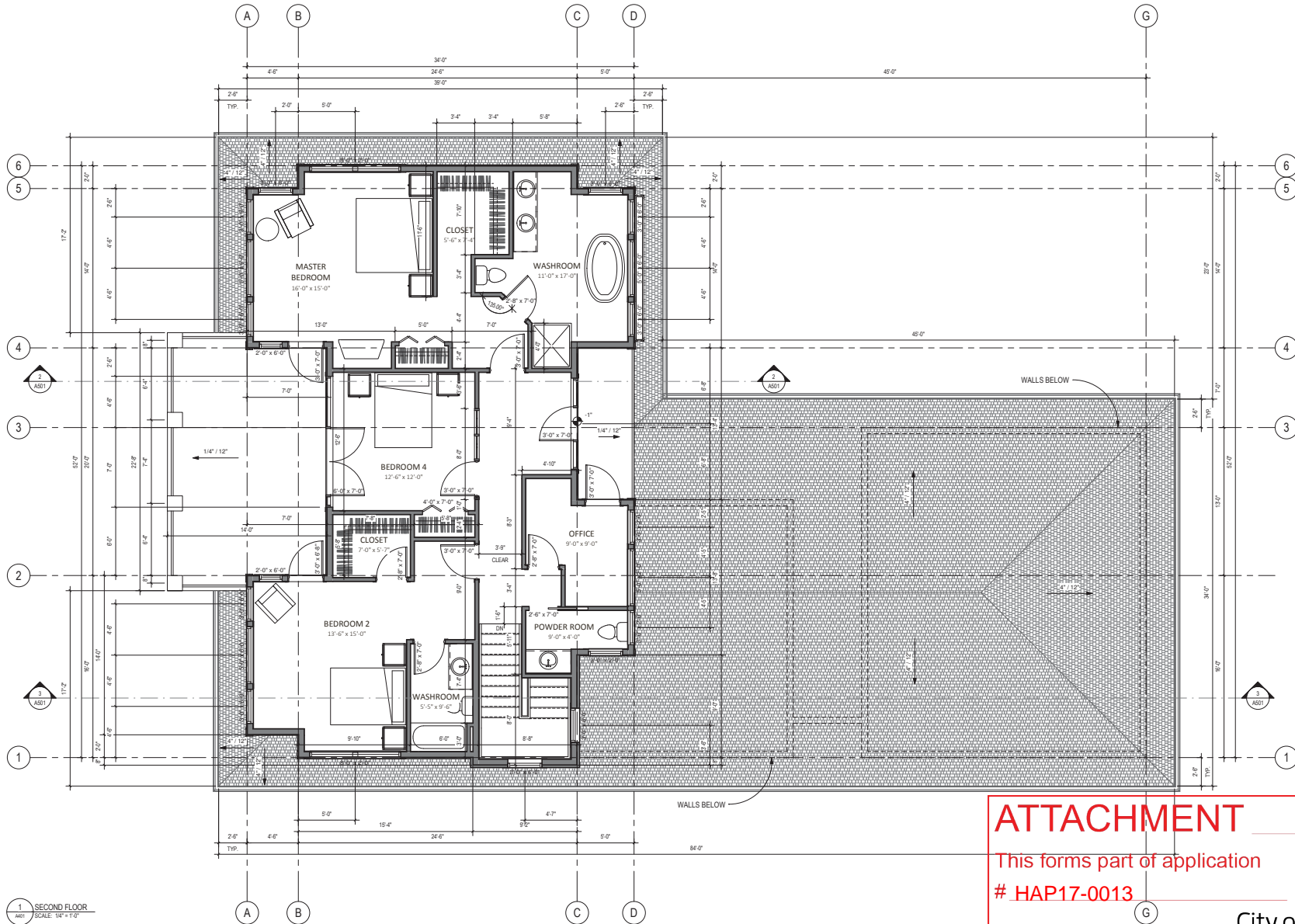
| ITEM                             | REQUIRED                  | PROVIDED   |
|----------------------------------|---------------------------|--|
| <b>HEIGHT</b>                    | 2.5 STOREYS / 9.5 m (MAX) | 2.5 STOREYS / 8.2 m                                |
| <b>LOT AREA (GROSS)</b>          | 588.2 m <sup>2</sup>      | 1407.2 m <sup>2</sup>                              |
| <b>LOT AREA (NET)</b>            | —                         | 1407.2 m <sup>2</sup>                              |
| <b>FLOOR SPACE RATIO</b>         | —                         | 392.9 m <sup>2</sup> / 1407.2 m <sup>2</sup> = 28% |
| <b>BUILDING SITE COVERAGE</b>    | 40.0% (MAX)               | 258.9 m <sup>2</sup> / 1407.2 m <sup>2</sup> = 17% |
| <b>1. SETBACKS</b>               |                           |  |
| FRONT YARD (EAST)                | 4.5 m                     | 4.5 m  |
| SIDE YARD (NORTH)                | 2.5 m                     | 4.5 m  |
| SIDE YARD (SOUTH)                | 4.5 m                     | 4.5 m  |
| REAR YARD (WEST)                 | 7.5 m / 15.0m to Water    | 30.1 m   |
| <b>2. LANDSCAPE BUFFERS</b>      |                           |  |
| FRONT YARD (NORTH)               | /                         | /  |
| SIDE YARD (EAST)                 | /                         | /  |
| SIDE YARD (WEST)                 | /                         | /  |
| REAR YARD (SOUTH)                | /                         | /  |
| <b>3. IMPERMEABLE</b>            |                           |  |
| LOT AREA (NET)                   | 588.2 m <sup>2</sup>      | 1407.2 m <sup>2</sup>                              |
| IMPERMEABLE AREA                 | 50.7% (MAX)               | 514.2 m <sup>2</sup> / 1407.2 m <sup>2</sup> = 37% |
| <b>4. BUILDING SITE COVERAGE</b> |                           |  |
| TOTAL BUILDING COVERAGE          | —                         | 258.9 m <sup>2</sup>                               |
| LOT AREA (NET)                   | —                         | 1407.2 m <sup>2</sup>                              |
| SITE COVERAGE RATIO              | —                         | 258.9 m <sup>2</sup> / 1407.2 m <sup>2</sup> = 17% |

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City of  
**Kelowna**  
COMMUNITY PLANNING





1 SECOND FLOOR  
A01 SCALE: 1/8" = 1'-0"

# ATTACHMENT B

This forms part of application  
# HAP17-0013

Planner  
Initials

EW



SEAL

CONSULTANT

| NO. | REV. | ISSUE                         | DATE       |
|-----|------|-------------------------------|------------|
| 1   | A    | ISSUED FOR PERMITTING         | 2017/04/14 |
| 2   | A    | ISSUED FOR PRELIMINARY PERMIT | 2017/05/03 |

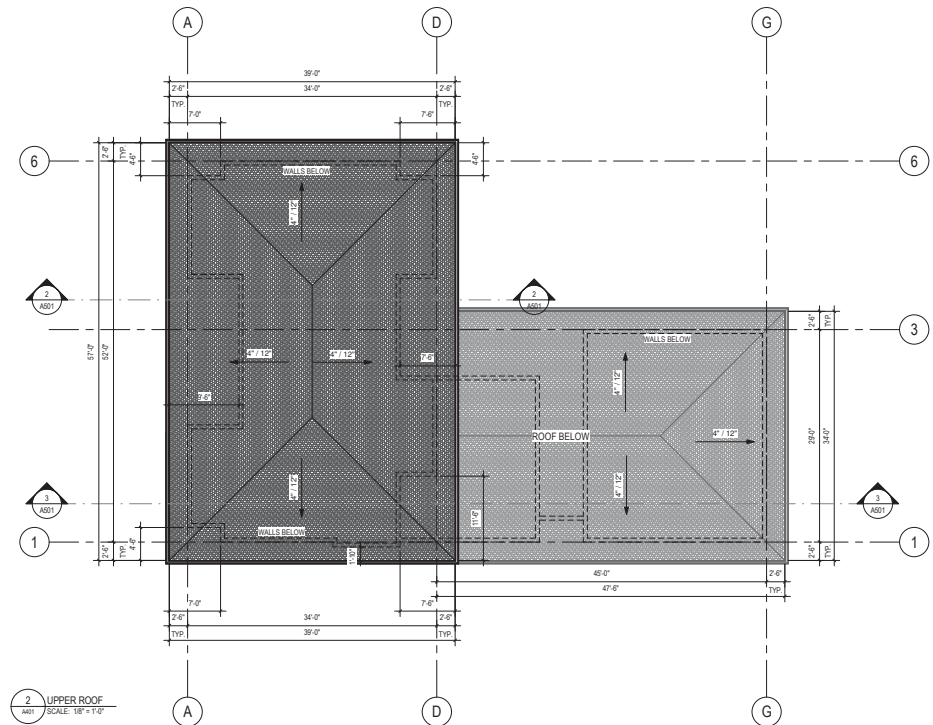
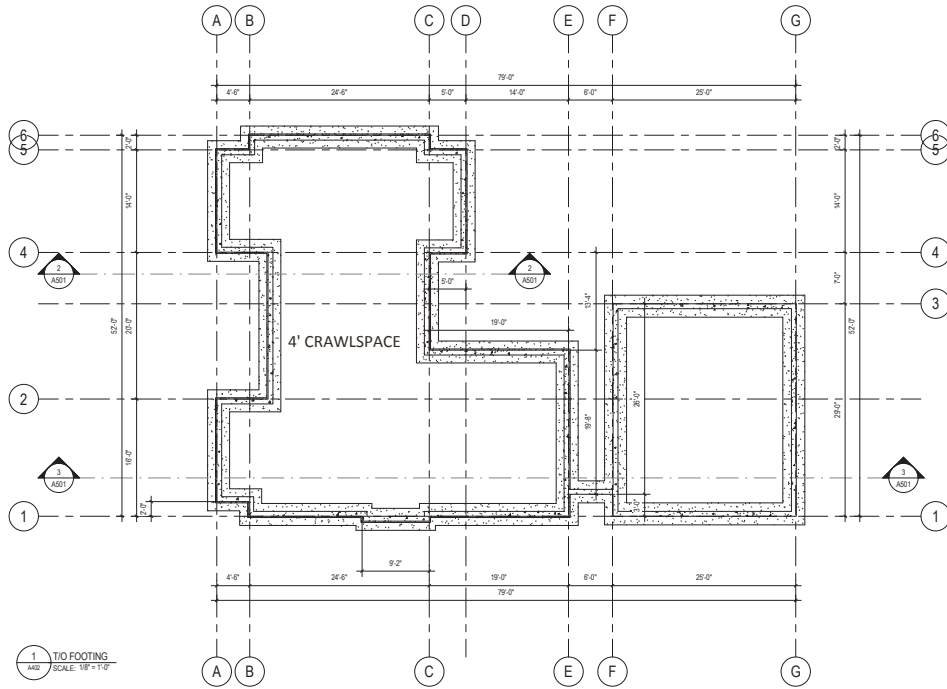
PROJECT TITLE  
**HUMER RESIDENCE**  
188 BEACH AVE, KELOWNA, BC  
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF  
YALE DISTRICT PLAN 36323

DRAWING TITLE

SECOND FLOOR PLAN

PROJECT: 16049  
SCALE: 1/8" = 1'-0"  
DRAWN BY: BY  
CHECKED BY: JG

DRAWING  
A202



# ATTACHMENT B

This forms part of application  
# HAP17-0013

Planner  
Initials

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City of  
**Kelowna**  
COMMUNITY PLANNING



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ISSUE

NO. REV.

PROJECT TITLE

HUMER RESIDENCE  
188 BEACH AVE. KELOWNA, BC  
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF  
YALE DISTRICT, PLAN 36323

DRAWING TITLE

FOUNDATION & ROOF  
PLAN

PROJECT: 16049

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

DRAWN BY: BY

CHECKED BY: JG

DRAWING:

A203





1 EAST ELEVATION (McDOUGALL STREET)  
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION (OKANAGAN LAKE)  
SCALE: 1/4" = 1'-0"

#### FINISH MATERIALS

- ◇ ASPHALT SHINGLES
- ◇ FIBRE CEMENT SHAKES - DRIFTWOOD GREY
- ◇ FIBRE CEMENT BOARD PANEL - DRIFTWOOD GREY
- ◇ FIBRE CEMENT BOARD & BATTON SIDING - DRIFTWOOD GREY
- ◇ VENEER ARBUTUS STONE BY K2 STONE
- ◇ TRIM COLOUR - WHITE

**ATTACHMENT B**

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# HAP17-0013

Planner  
Initials

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City of  
**Kelowna**  
COMMUNITY PLANNING



A401



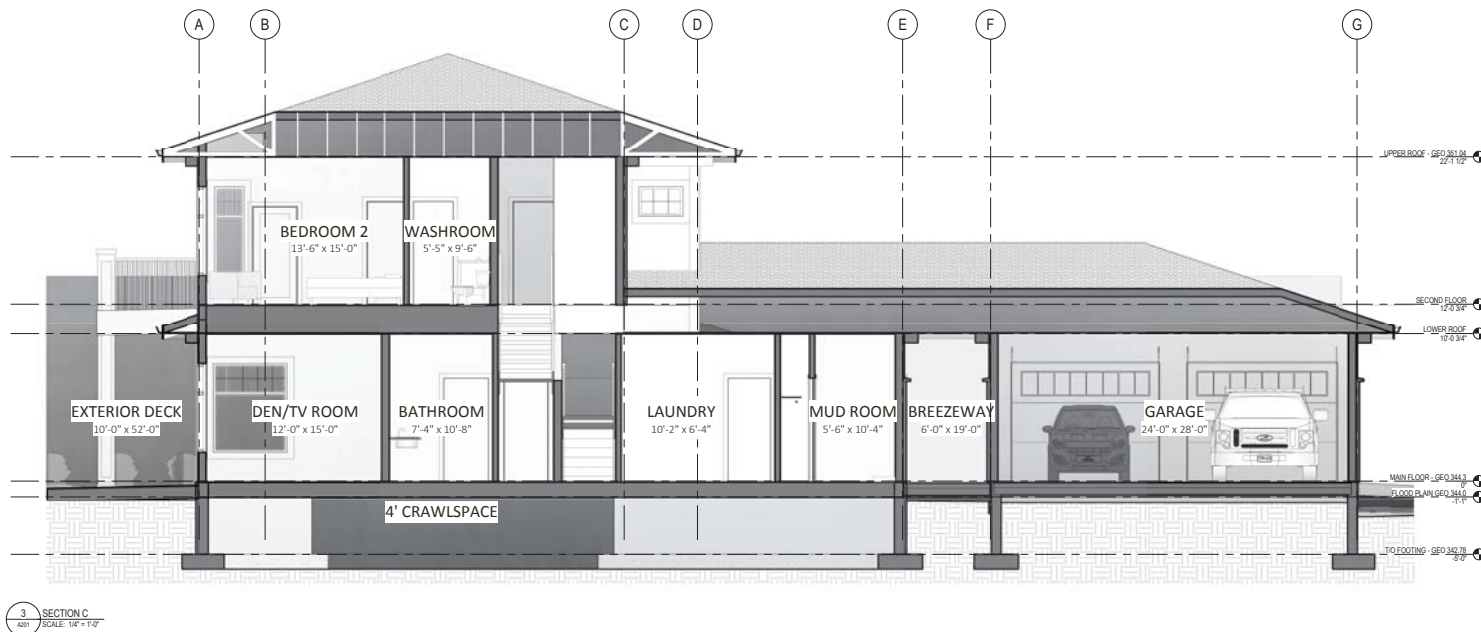
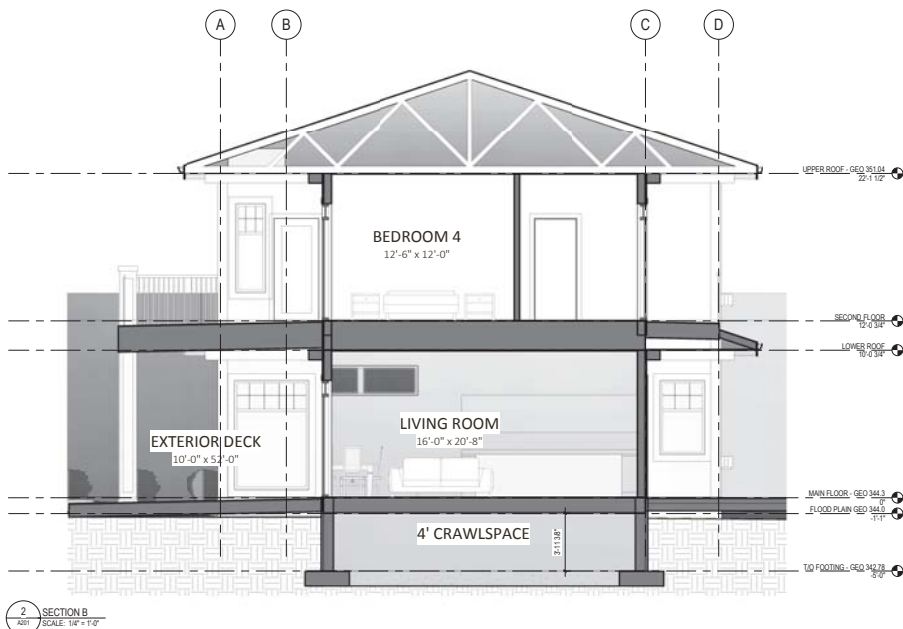
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Planner Initials **EW**

City of Kelowna  
COMMUNITY PLANNING

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| <div>MQN ARCHITECTS</div> <div>#100 - 3013 32nd Avenue, Vernon, BC V1T 2M7<br/>T: 250-545-1199<br/>www.mqna.ca</div> |  | SEAL  |
| CONSULTANT   |  |   |
| PROJECT TITLE  |  | HUMER RESIDENCE   |
| DRAWING TITLE  |  | EXTERIOR ELEVATIONS   |
| PROJECT:   |  | 188 BEACH AVE, KELOWNA, BC<br>LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF<br>YALE DISTRICT PLAN 36323 |
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# ATTACHMENT **B**

This forms part of application

# HAP17-0013

Planner  
Initials

EW



SEAL

CONSULTANT

| NO | REV | ISSUE                         | DATE       |
|----|-----|-------------------------------|------------|
| 1  | A   | ISSUED FOR PERMITTING         | 2017/04/14 |
| 2  | A   | ISSUED FOR PRELIMINARY PERMIT | 2017/07/14 |
| 3  | A   | ISSUED FOR PRELIMINARY PERMIT | 2017/08/03 |

PROJECT TITLE

**HUMER RESIDENCE**  
188 BEACH AVE. KELOWNA, BC  
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF  
YALE DISTRICT PLAN 36323

DRAWING TITLE

**BUILDING SECTIONS**

PROJECT: 16048  
SCALE: 1/8" = 1'-0"  
DRAWN BY: JG  
CHECKED BY: JG

DRAWING

A501





Beach Ave viewing towards Beach Access



Corner of Beach Ave & McDougall Street



McDougall Ave Facing North

**ATTACHMENT** **B**

This forms part of application  
# HAP17-0013

Planner Initials EW



City of  
**Kelowna**  
COMMUNITY PLANNING





Property viewed from beach



Property viewed from beach



East View, from beach



Taken from Beach Access, facing North East

**ATTACHMENT**

This forms part of application  
# HAP17-0013 2017.08.04

Planner Initials EW

**B**



City of  
**Kelowna**  
COMMUNITY PLANNING

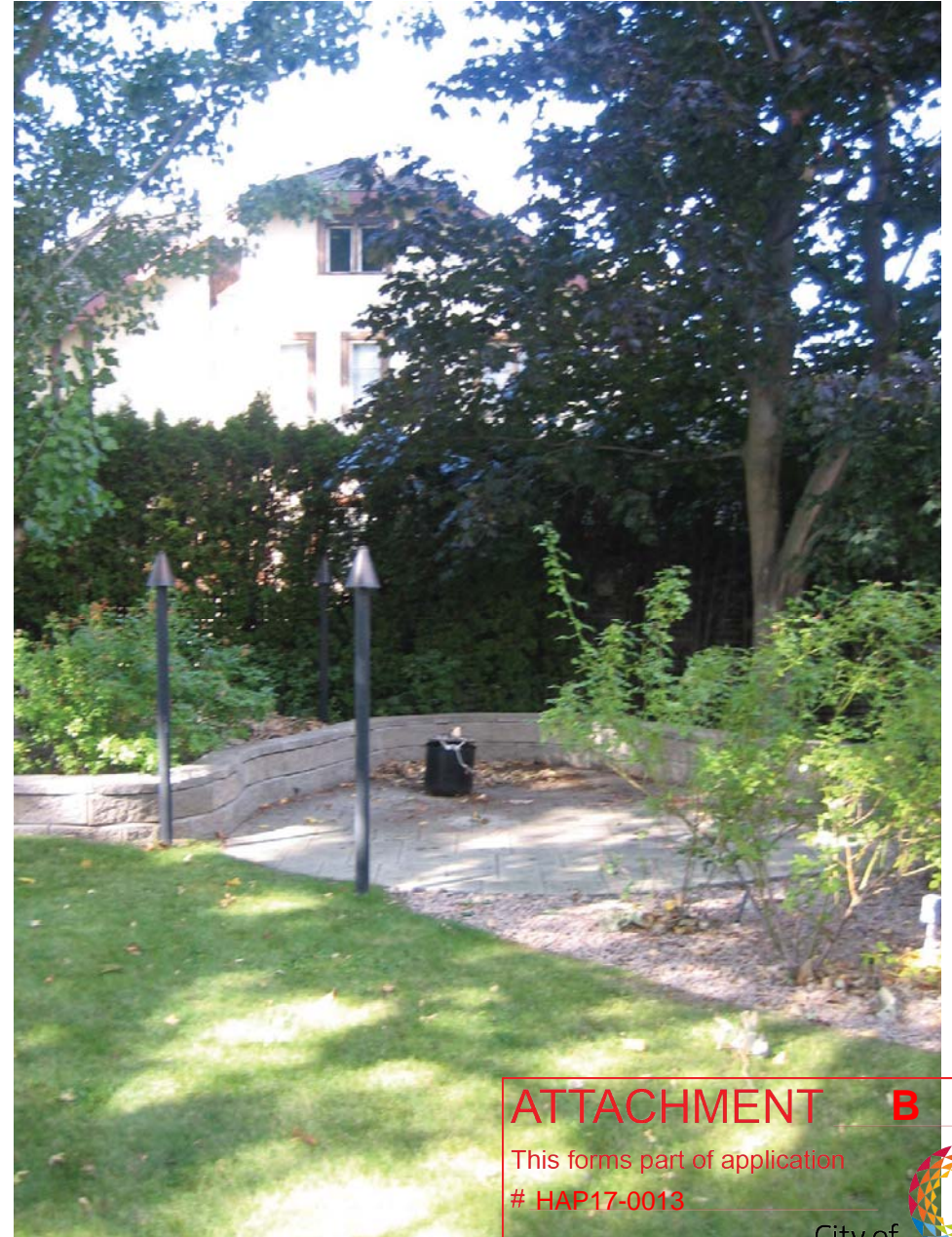




View towards lake



North view from back yard



North West view from back yard

**ATTACHMENT B**

This forms part of application  
# HAP17-0013

Planner  
Initials

EW



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## SITE & SURROUNDING

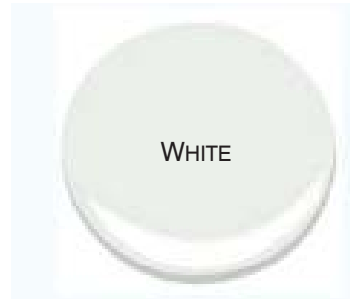
HUMER RESIDENCE 188 BEACH AVE, KELOWNA, B.C.

08-16-2017





ASPHALT SHINGLES



WINDOWS AND TRIM COLOR



WINDOWS AND TRIM



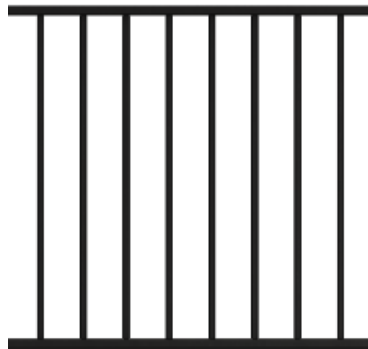
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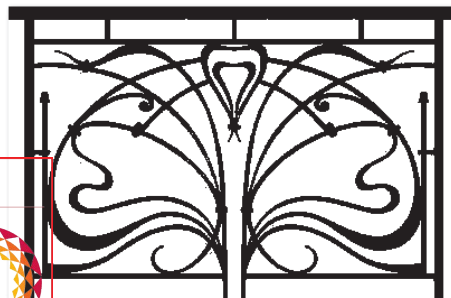
SHAKE SIDING



ALL SIDING COLOR



BEACHSIDE DECK RAILING



DECORATIVE BALCONY RAILING



BOARD AND BATON SIDING

## ATTACHMENT B

This forms part of application

# HAP17-0013

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City of  
**Kelowna**  
COMMUNITY PLANNING



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Architecture & Interior Design

## PROPOSED EXTERIOR FINISHES

HUMER RESIDENCE 188 BEACH AVE, KELOWNA, B.C.

08-16-2017



## NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. 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 50mm WOOD MULCH. DO NOT PLACE WOOD MULCH UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SCD 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.

## PLANT LIST

| BOTANICAL NAME  | COMMON NAME                   | QTY | SIZE / SPACING & REMARKS     |
|---|-------------------------------|-----|------------------------------|
| <strong>TREES</strong>  |                               |     |                              |
| ACER PALMATUM 'GLOWING EMBERS'                                      | GLOWING EMBERS JAPANESE MAPLE | 1   | 6cm CAL.                     |
| CERCIDIPHYLLUM JAPONICUM  | KATSURA TREE                  | 1   | 6cm CAL.                     |
| PRUNUS 'SNOW GOOSE'   | SNOW GOOSE CHERRY             | 7   | 6cm CAL.                     |
| <strong>SHRUBS, ORNAMENTAL GRASSES, PERENNIALS &amp; VINES</strong> |                               |     |                              |
| ACHILLEA 'MOONSHINE'  | MOONSHINE YARROW              | 13  | #01 CONT./0.5M O.C. SPACING  |
| ALOPECURUS PRATENSIS 'AUREA VAREGATA'                               | YELLOW FORTAIL GRASS          | 96  | #01 CONT./0.6M O.C. SPACING  |
| BUXUS 'GREEN GEM'   | GREEN GEM BOXWOOD             | 46  | #01 CONT./0.6M O.C. SPACING  |
| GERANIUM x 'SPISH SPLASH'   | SPISH SPLASH GERANIUM         | 16  | #01 CONT./0.6M O.C. SPACING  |
| HOSTA 'FRANCEE'   | FRANCEE HOSTA                 | 16  | #01 CONT./0.6M O.C. SPACING  |
| HOSTA 'PRAYING HANDS'   | PRAYING HANDS HOSTA           | 12  | #01 CONT./0.6M O.C. SPACING  |
| LAVANDULA ANGUSTIFOLIA 'HIDCOTE'                                    | HIDCOTE ENGLISH LAVENDER      | 97  | #01 CONT./0.6M O.C. SPACING  |
| LEUCANTHEMUM SUPERBUM 'AGLAIA'                                      | AGLAIA SHASTA DAISY           | 13  | #01 CONT./0.6M O.C. SPACING  |
| LIATRIS SPICATA 'KOBOLD'  | KOBOLD GAYFEATHER             | 28  | #01 CONT./0.3M O.C. SPACING  |
| UNIJM PERENNIE 'SAPPHIRE'   | SWARF BLUE FLAX               | 41  | #01 CONT./0.5M O.C. SPACING  |
| MERTENSIA PERIOCARPA  | JAPANESE BLUEBELLS            | 15  | #01 CONT./0.3M O.C. SPACING  |
| PENINSETUM ALOPECUROIDES  | FOUNTAIN GRASS                | 25  | #01 CONT./1.0M O.C. SPACING  |
| PHILADELPHUS 'SNOWBELLE'  | SNOWBELLE MOCKORGEANE         | 29  | #01 CONT./1.0M O.C. SPACING  |
| PHLOX SUBULATA 'SNOW QUEEN'   | WHITE MOSS PHLOX              | 41  | #01 CONT./0.5M O.C. SPACING  |
| RUBROCKIA FLUGIDA 'GOLDSTURM'                                       | GOLDSTURM RUBROCKIA           | 14  | #01 CONT./0.75M O.C. SPACING |
| SEDUM SPECTABILE 'AUTUMN FIRE'                                      | AUTUMN FIRE STONECROP         | 17  | #01 CONT./0.5M O.C. SPACING  |
| SYRINGA MEYERI 'PAUBIN'   | DWARF KOREAN LILAC            | 27  | #02 CONT./1.5M O.C. SPACING  |
| SYRINGA VULGARIS 'MADAME LEMOINE'                                   | MADAME LEMOINE FRENCH LILAC   | 12  | #02 CONT./2.5M O.C. SPACING  |

ATTACHMENT B

This forms part of application  
# HAP17-0013

Planner  
Initials

EW

City of  
Kelowna  
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LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road  
Kelowna, BC V1Y 4R2  
T (250) 868-9270  
www.outlanddesign.ca



PROJECT TITLE

HUMER RESIDENCE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL  
LANDSCAPE PLAN

ISSUED FOR / REVISION

|   |          |        |
|---|----------|--------|
| 1 | 17.08.16 | Review |
| 2 |          |        |
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PROJECT NO. 17048

DESIGN BY CS

DRAWN BY CS

CHECKED BY RB

DATE AUGUST 16, 2017

SCALE 1:150

SEAL

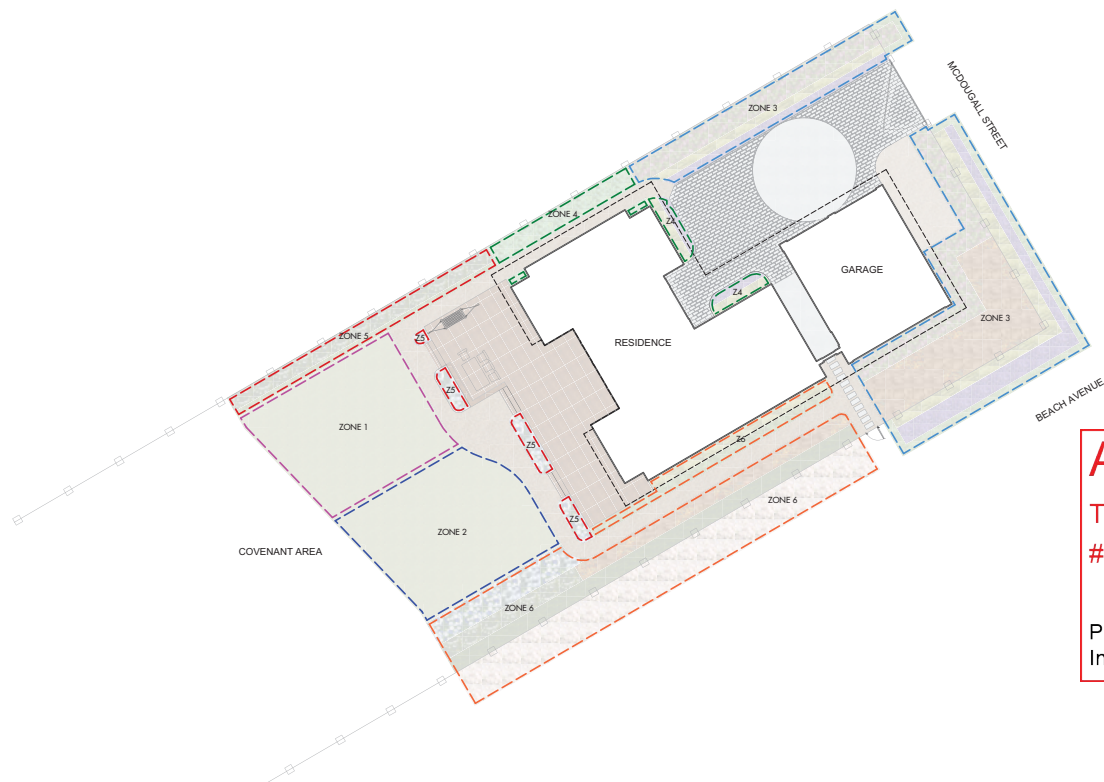


DRAWING NUMBER

L1/2

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### WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 860 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 587 cu.m. / year

WATER BALANCE = 273 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.

## ATTACHMENT B

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### IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA  
TOTAL AREA: 92.5 sq.m.  
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 132 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA  
TOTAL AREA: 94 sq.m.  
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 134 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 201 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
ESTIMATED ANNUAL WATER USE: 112 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 28 sq.m.  
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
ESTIMATED ANNUAL WATER USE: 16 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 41.5 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES AND HEDGE  
ESTIMATED ANNUAL WATER USE: 23 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 179 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED  
ESTIMATED ANNUAL WATER USE: 99 cu.m.



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PROJECT TITLE

**HUMER RESIDENCE**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/  
IRRIGATION PLAN**

ISSUED FOR / REVISION

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| 1 | 17.08.16 | Review |
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| 4 |          |        |

PROJECT NO. 17048

DESIGN BY CS

DRAWN BY CS

CHECKED BY RB

DATE AUGUST 16, 2017

SCALE 1:150

SEAL



DRAWING NUMBER

**L2/2**

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