

2017.12.05

City of Kelowna

1435 Water Street  
Kelowna, BC V1Y 1J4

Attention: **Emily Williamson**



Dear Emily,

MQN Architects has been engaged to design a replacement home for 188 Beach Ave within the Abbott Street Heritage Conservation area. The proposed house for this property went through the Heritage Advisory Committee and Planning Department this fall and the City of Kelowna came back with recommendations for consideration. Subsequently MQN has worked with the client to redesign the project to align more closely with the goals of the city for this community.

The revised design for 188 Beach Avenue has been modified to create a more open and welcoming street frontage. This property is a corner lot adjacent to the existing public waterfront access at Beach Ave and McDougall Street. To address the corner location the configuration of the drive access and garage have been flipped from the previous configuration to open to the street corner. The proposed configuration focuses the front yard towards the street corner creating a similar configuration to the house on the south side of Beach Avenue. Through the reconfiguration, the design has been updated with an upper balcony over the front entrance which extends across the front façade to break down the scale of the house to the street.

To fit into the heritage character of this neighbourhood the new design has been strongly influenced by the form of the original house circa 1965. Archive photos for this property show that the original house dated from the 1920's. The original house was designed with a material scheme which provided a high waistline proportion blending arts and crafts styling of the times. In more recent times the house lost this original character through renovations which re clad it in clapboard siding with a single colour and buried the house front in a 1960s carport. The proposed house looks back to the original high waisted composition for inspiration. Following the early photographs, the façade has been treated to a high waist with two classic colours. The front entrance of the house is centrally located at the intersection of the main house and the garage wing. To elevate the prominence of the entrance a stone finish has been added providing a visual focal point leading into the house.

The redesigned house for 188 Beach Avenue retains character from the original house which meeting the needs of the client. This revised design has addressed concerns which had been raised about the previous iteration and creates a welcoming frontage with eyes on the street. We trust that this design is in character with the Abbot Street Heritage Conservation area and reinforces the unique appeal of this neighbourhood.

Yours truly,



Brian Quiring  
Partner  
MQN Architects

# HUMER RESIDENCE

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

ATTACHMENT **B**

This forms part of application  
# HAP17-0013

Planner  
Initials **EW**



City of  
**Kelowna**  
COMMUNITY PLANNING

**MQN**  
ARCHITECTS

HUMER RESIDENCE  
PROJECT: 16049i  
DATE: 2017/12/06  
ISSUED FOR DEVELOPMENT  
PERMIT - REVISION 1

MICHAEL HUMER & MARIA VERDURMEN

ARCHITECTURAL  
MQN ARCHITECTS

#100 - 5313 32 AVENUE  
VERNON, BRITISH COLUMBIA V1T 2M7  
P: 250-542-1199 F: 250-542-5236

ARCHITECTURAL DRAWING LIST

A000 TITLE PAGE  
A003 EXTERIOR 3D VIEWS  
A001 SITE PLAN  
A001 MAIN FLOOR  
A202 SECOND FLOOR PLAN  
A203 FOUNDATION & ROOF PLAN  
A002 EXTERIOR ELEVATIONS  
A001 BUILDING SECTIONS

LANDSCAPE  
OUTLAND DESIGN

206 - 1889 SPALL ROAD  
KELOWNA, BRITISH COLUMBIA V1Y 4R2  
P: 250-868-9270

LANDSCAPE DRAWING LIST





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Planner  
 Initials

EW



City of  
**Kelowna**  
 COMMUNITY PLANNING

**MQN**  
**ARCHITECTS**  
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 T: 250-545-1199  
 www.mqna.ca

SEAL

CONSULTANT

NO	REV	ISSUE
1	A	ISSUE FOR PRELIMINARY CONSULTING
2	B	ISSUE FOR PRELIMINARY CONSULTING
3	C	ISSUE FOR PRELIMINARY CONSULTING
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24	X	ISSUE FOR PRELIMINARY CONSULTING
25	Y	ISSUE FOR PRELIMINARY CONSULTING
26	Z	ISSUE FOR PRELIMINARY CONSULTING

BEACH AVENUE VIEW



OKANAGAN LAKE VIEW

**HUMER RESIDENCE**  
 188 BEACH AVE, KELOWNA, BC  
 LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF  
 YALE DISTRICT, PLAN 36283

DRAWING TITLE

**EXTERIOR 3D VIEWS**

PROJECT: 16048

SCALE:

DRAWN BY: BY

CHECKED BY: JG

DRAWING:

**A003**

SEAL

CONSULTANT

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PROJECT TITLE

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

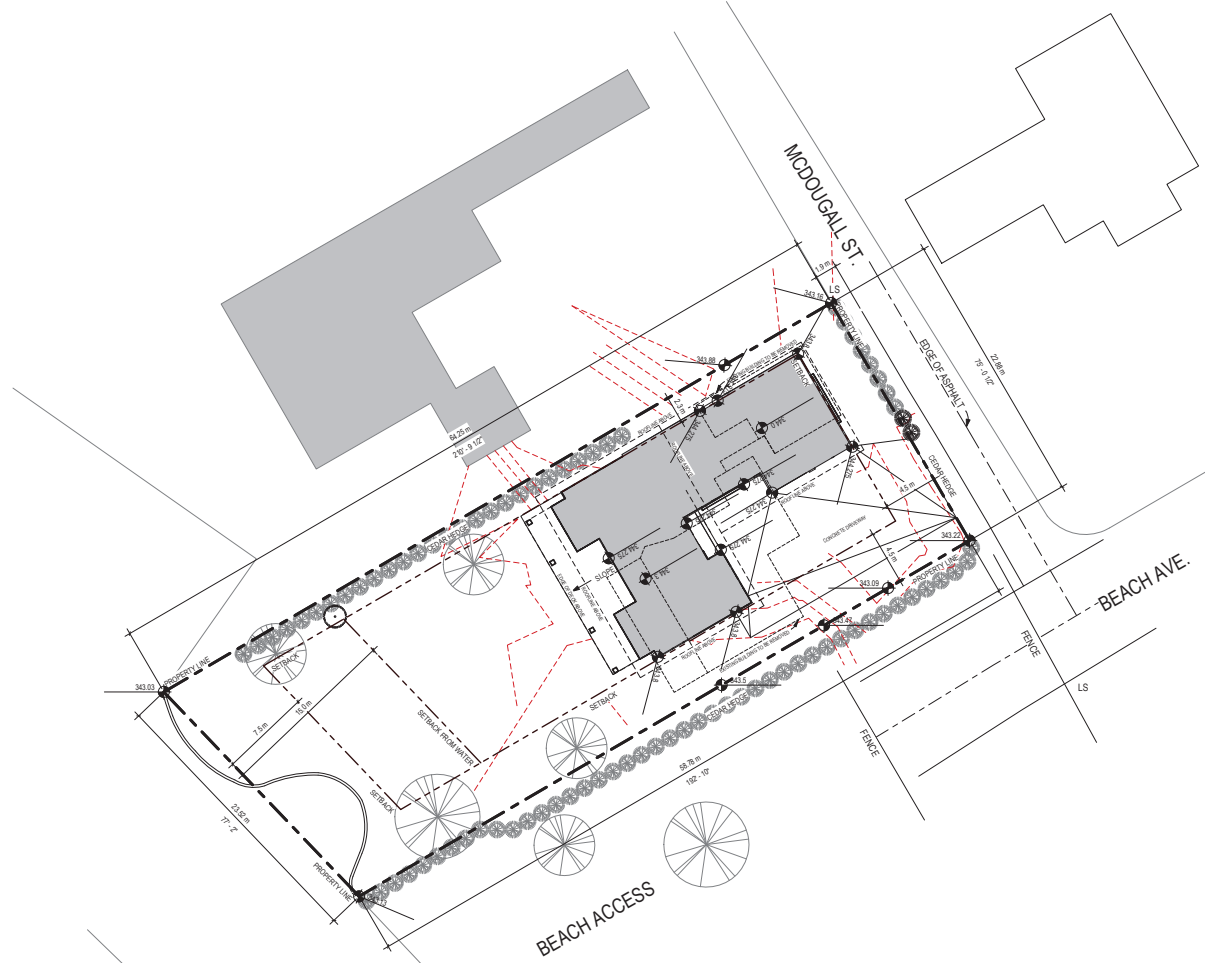
DRAWING TITLE

**SITE PLAN**

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

DRAWING:

**A101**



MAIN FLOOR AREA: 172.5 m² / 1855sf  
 SECOND FLOOR AREA: 130.8 m² / 1408sf  
 GARAGE AREA: 67.4 m² / 725sf  
 TOTAL: 370.7 m² / 3988 sf

**PROJECT STATISTICS**

ADDRESS  
 188 BEACH AVE, KELOWNA, BC  
 LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323  
 ZONING  
 R1U  
 URBAN RESIDENTIAL

ITEM	REQUIRED	PROVIDED
HEIGHT	2.5 STOREYS / 8.5 m (MAX)	2.0 STOREYS / 8.27 m
LOT AREA (GROSS)	550 m²	1407.2 m²
LOT AREA (NET)		1407.2 m²
FLOOR SPACE RATIO		370.7 m² / 1407.2 m² = 26%
BUILDING SITE COVERAGE	40.0% (MAX)	258.9 m² / 1407.2 m² = 17%
<b>1. SETBACKS</b>		
FRONT YARD (EAST)	4.5 m	4.5 m
SIDE YARD (NORTH)	2.3 m	2.3 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)	550 m²	1407.2 m²
IMPERMEABLE AREA	30.0% (MAX)	514.7 m² / 1407.2 m² = 37%
<b>4. BUILDING SITE COVERAGE</b>		
TOTAL BUILDING COVERAGE	/	258.9 m²
LOT AREA (NET)	/	1407.2 m²
SITE COVERAGE RATIO	/	258.9 m² / 1407.2 m² = 17%

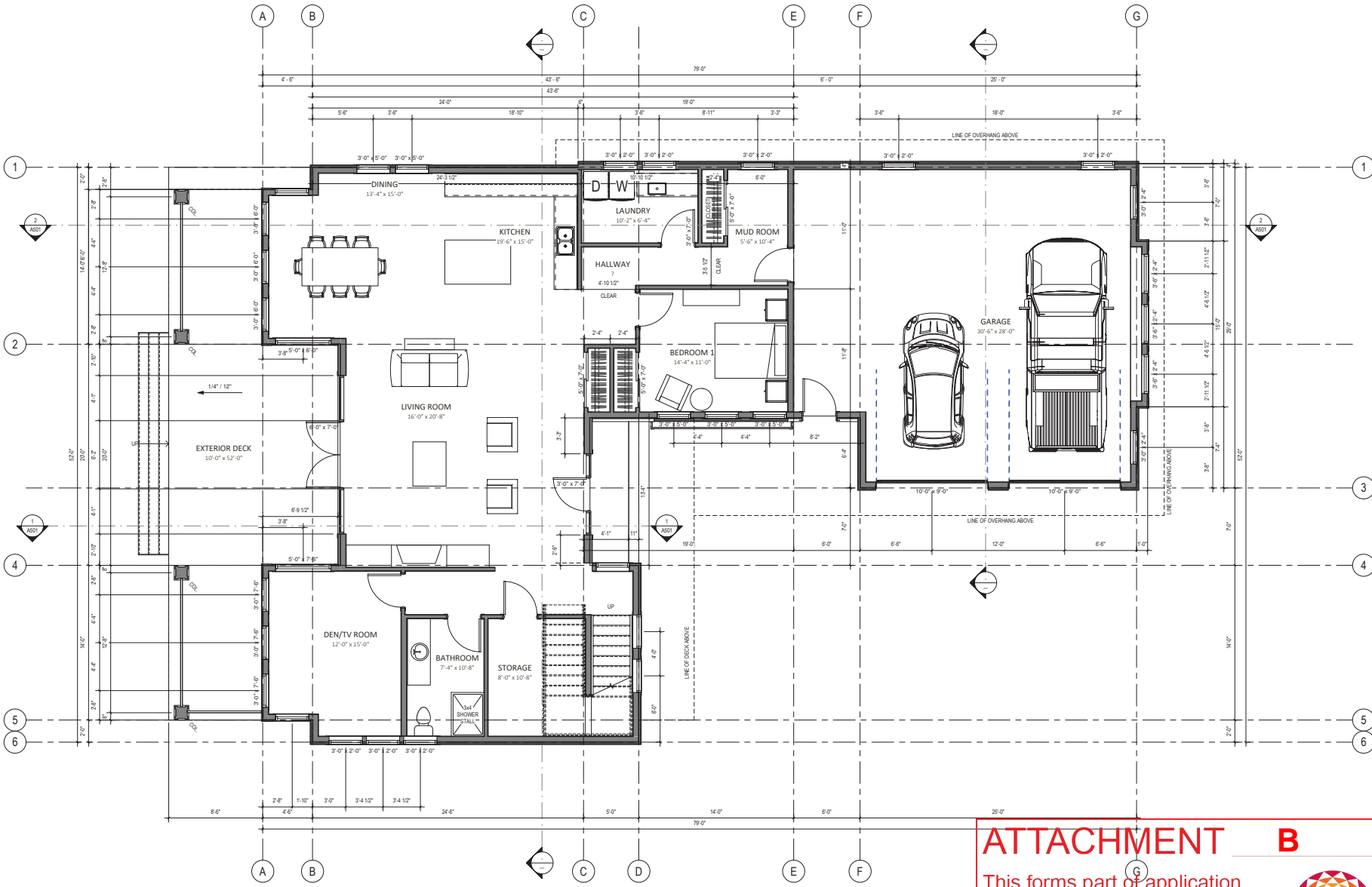
**ATTACHMENT B**

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Planner Initials **EW**

**City of Kelowna**  
 COMMUNITY PLANNING

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1 MAIN FLOOR  
1:40 SCALE, 1/4" = 1'-0"

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**MQN ARCHITECTS**  
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SEAL

CONSULTANT

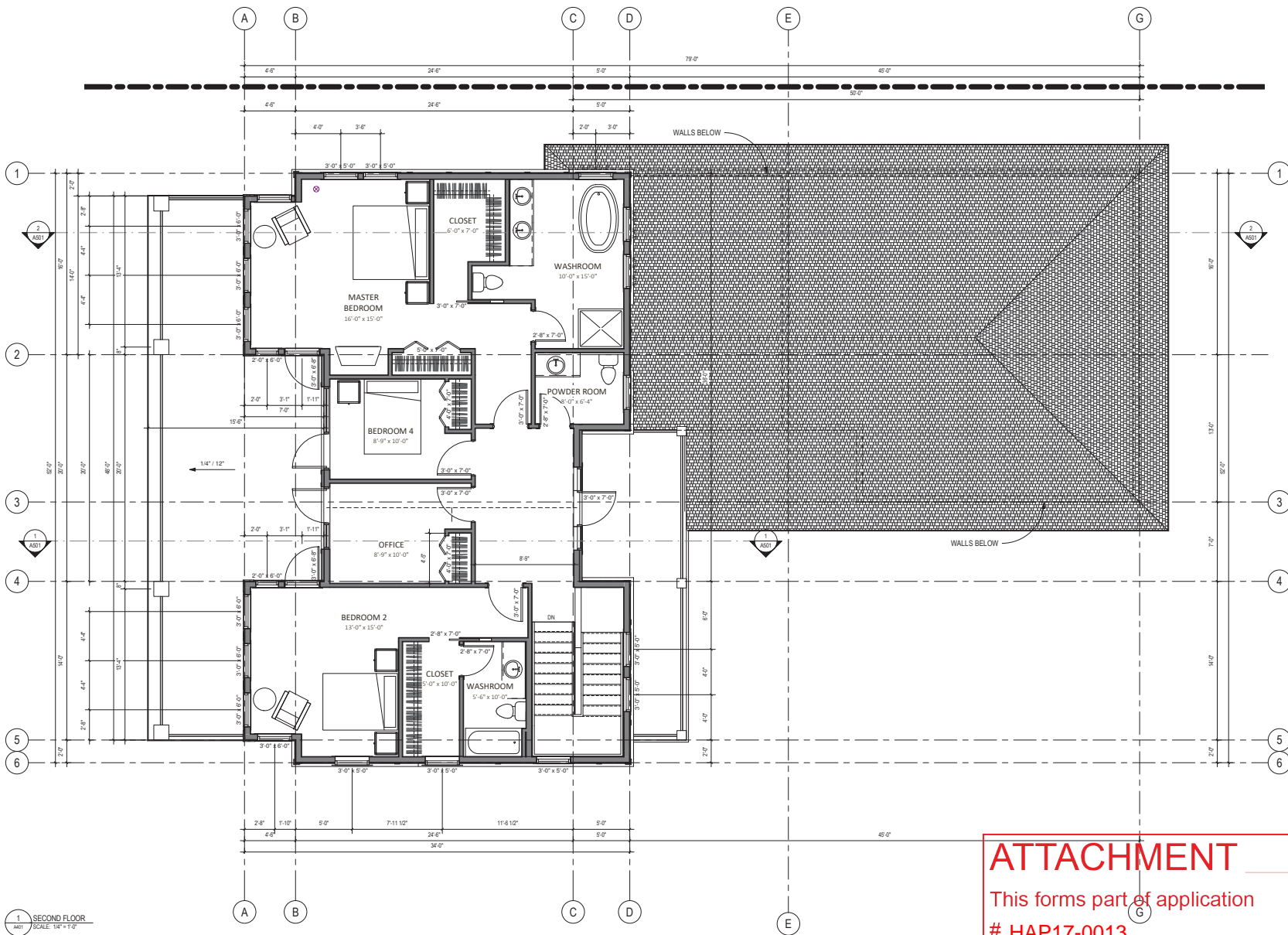
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PROJECT TITLE  
**HUMER RESIDENCE**

DRAWING TITLE  
**MAIN FLOOR**

PROJECT: 16048  
SCALE: 1/4" = 1'-0"  
DRAWN BY: BY  
CHECKED BY: JG  
DRAWING:  
**A201**

188 BEACH AVE, KELOWNA, BC  
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF  
YALE DISTRICT, PLAN 36583



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

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 COMMUNITY PLANNING

**MQN ARCHITECTS**  
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SEAL

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PROJECT TITLE

**HUMER RESIDENCE**

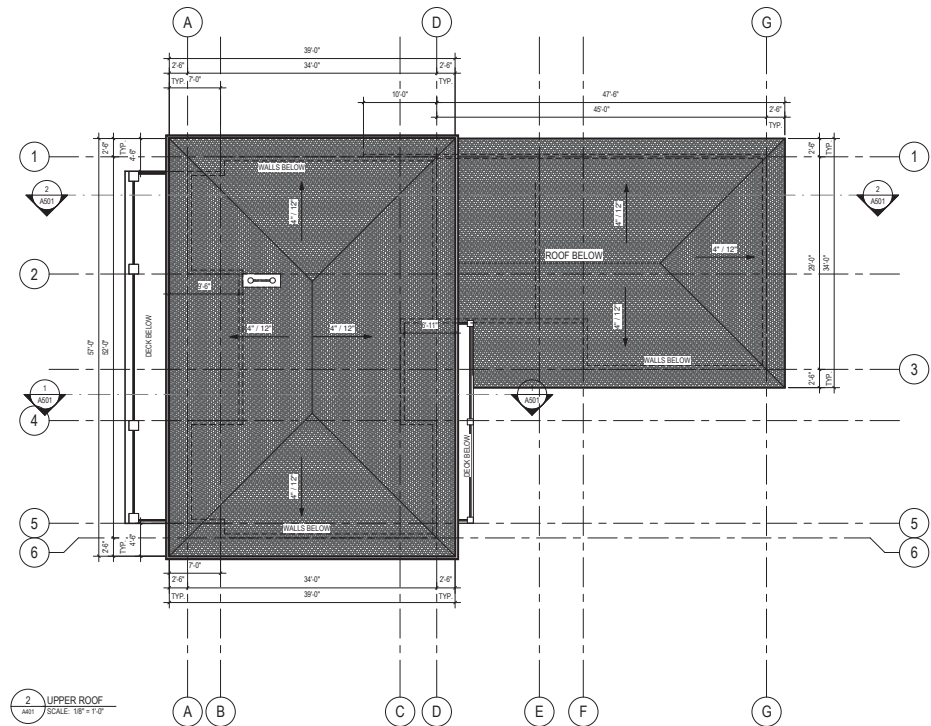
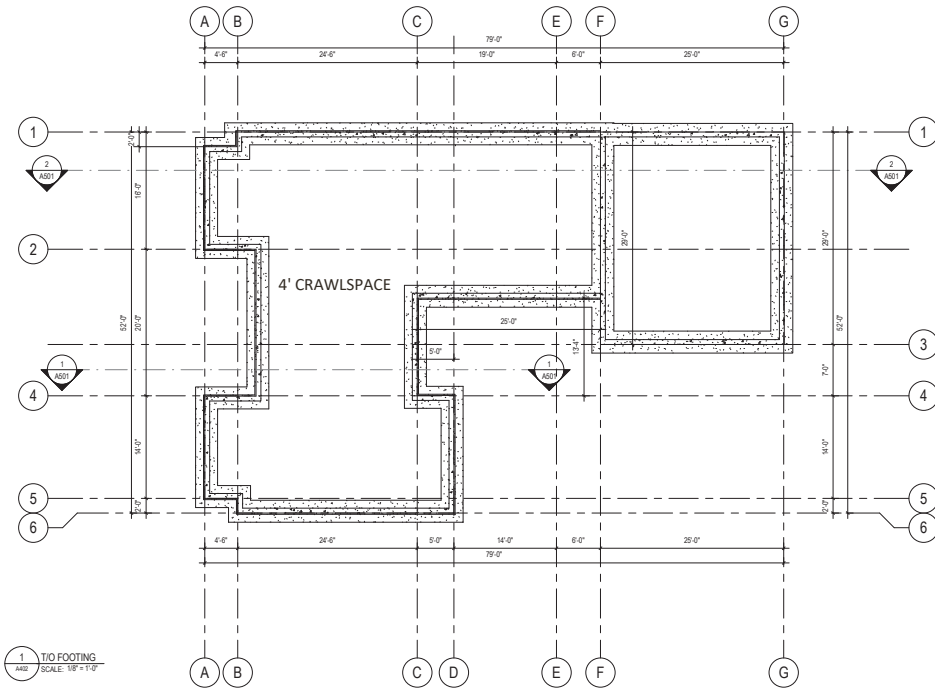
188 BEACH AVE, KELOWNA, BC  
 LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF  
 YALE DISTRICT PLAN 36283

DRAWING TITLE

**SECOND FLOOR PLAN**

PROJECT: 16648  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: BY  
 CHECKED BY: JG  
 DRAWING:

**A202**



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# HAP17-0013

Planner Initials **EW**

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**MQN ARCHITECTS**  
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SEAL

CONSULTANT

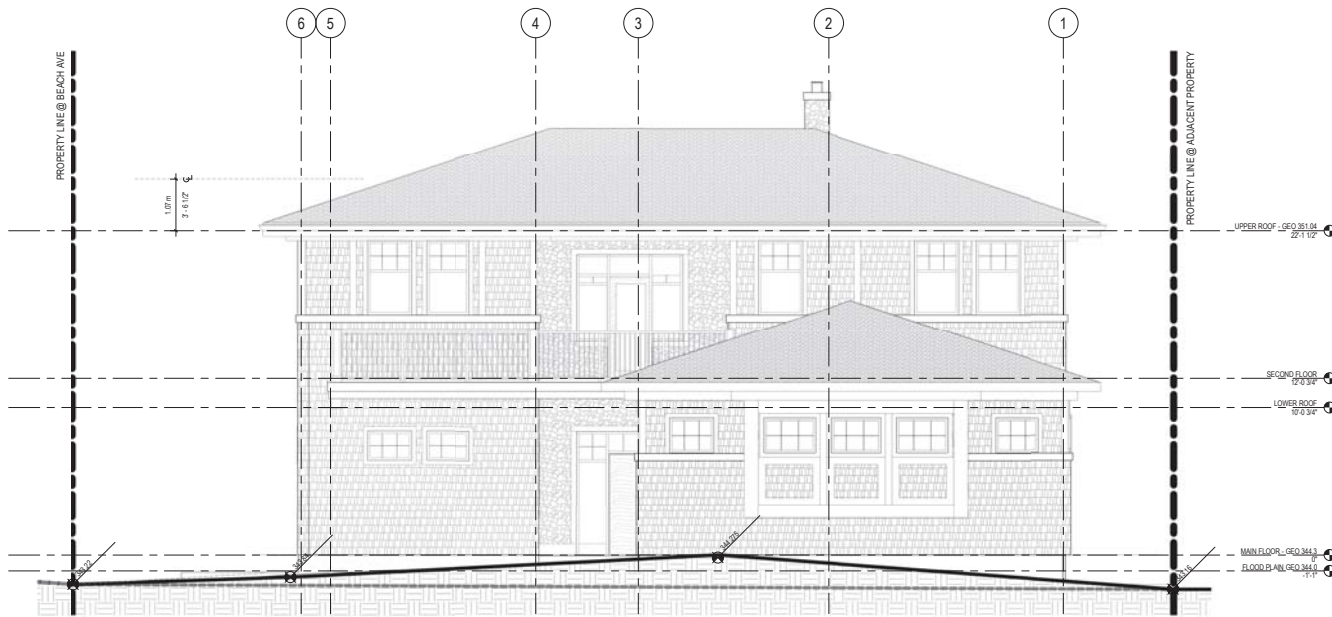
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1	4	ISSUE FOR PERMITTING
1	5	ISSUE FOR PERMITTING
1	6	ISSUE FOR PERMITTING

PROJECT TITLE  
**HUMER RESIDENCE**

DRAWING TITLE  
**FOUNDATION & ROOF PLAN**

PROJECT: 16048  
SCALE: 1/8" = 1'-0"  
DRAWN BY: BY  
CHECKED BY: JG  
DRAWING: **A203**

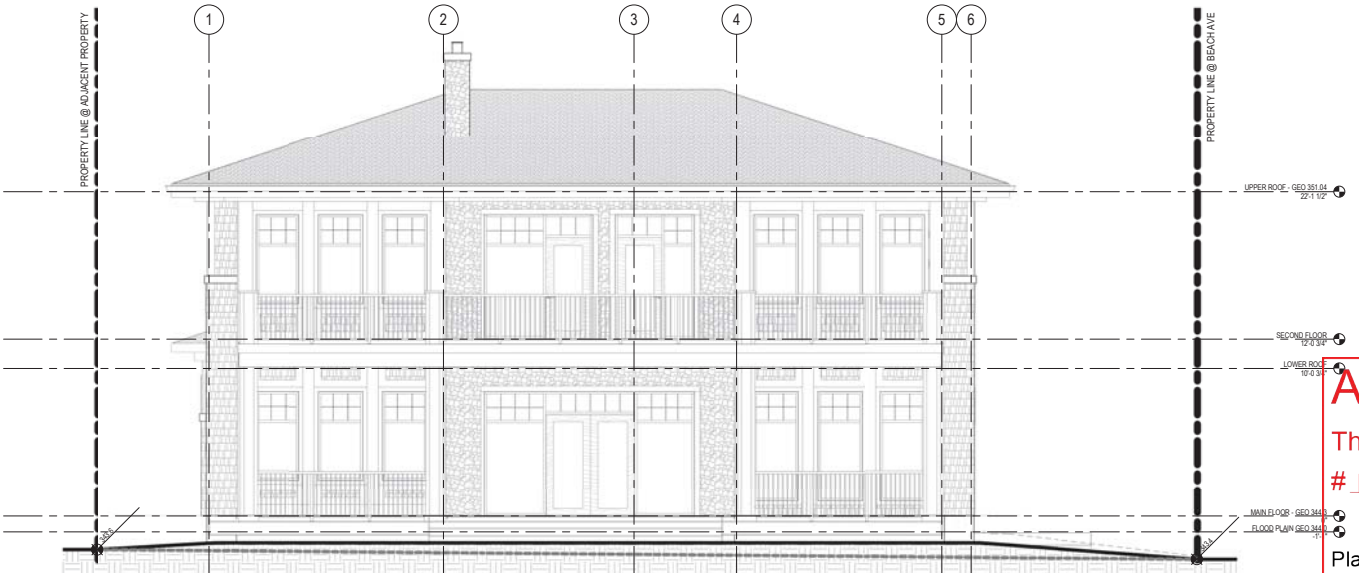
188 BEACH AVE, KELOWNA, BC  
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF  
YALE DISTRICT, PLAN 36283



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

**FINISH MATERIALS**

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



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

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Planner  
Initials

EW



**City of  
Kelowna**  
COMMUNITY PLANNING

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ARCHITECTS

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T: 250-545-1199 www.mqna.ca

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SEAL

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CONSULTANT

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NO	REV	ISSUE	DATE	BY	APP	CHECKED	DATE

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PROJECT TITLE

HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC  
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF  
YALE DISTRICT, PLAN 36283

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DRAWING TITLE

EXTERIOR ELEVATIONS

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PROJECT: 16049

SCALE: As indicated

DRAWN BY: BY

CHECKED BY: JG

DRAWING:

A401



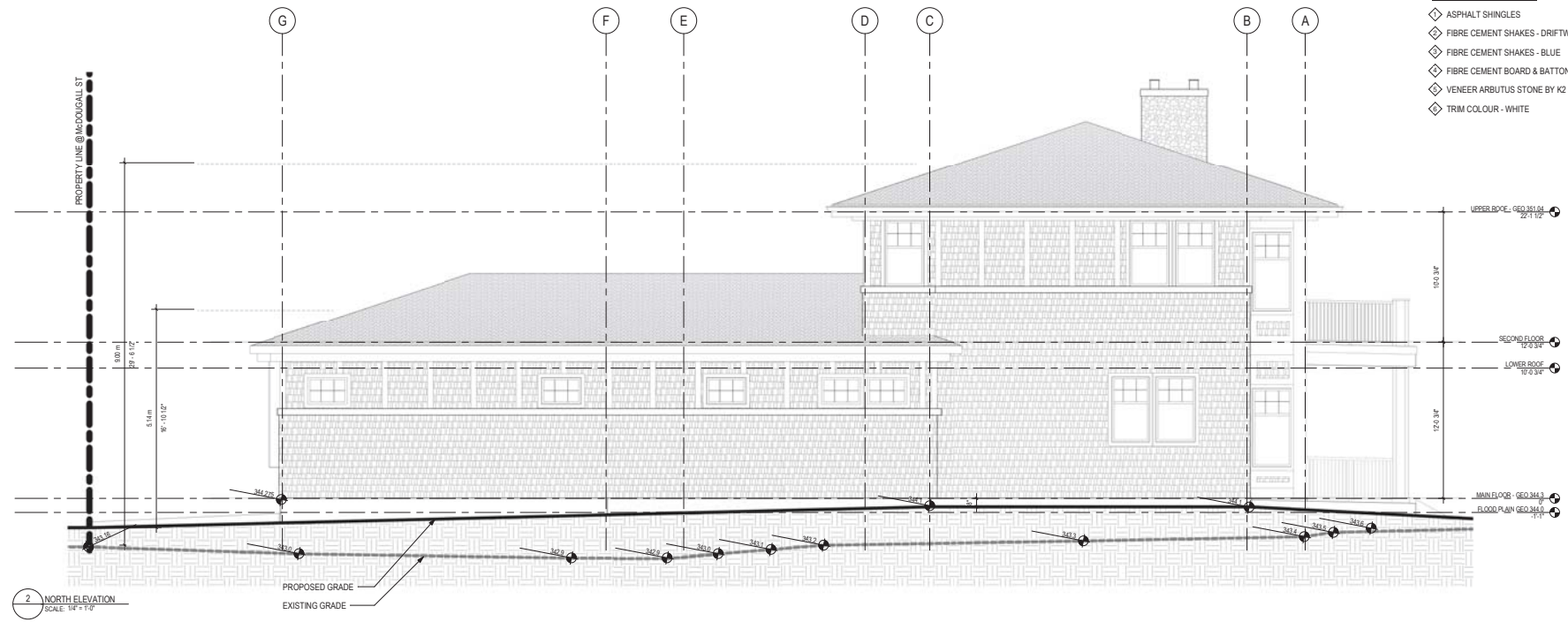
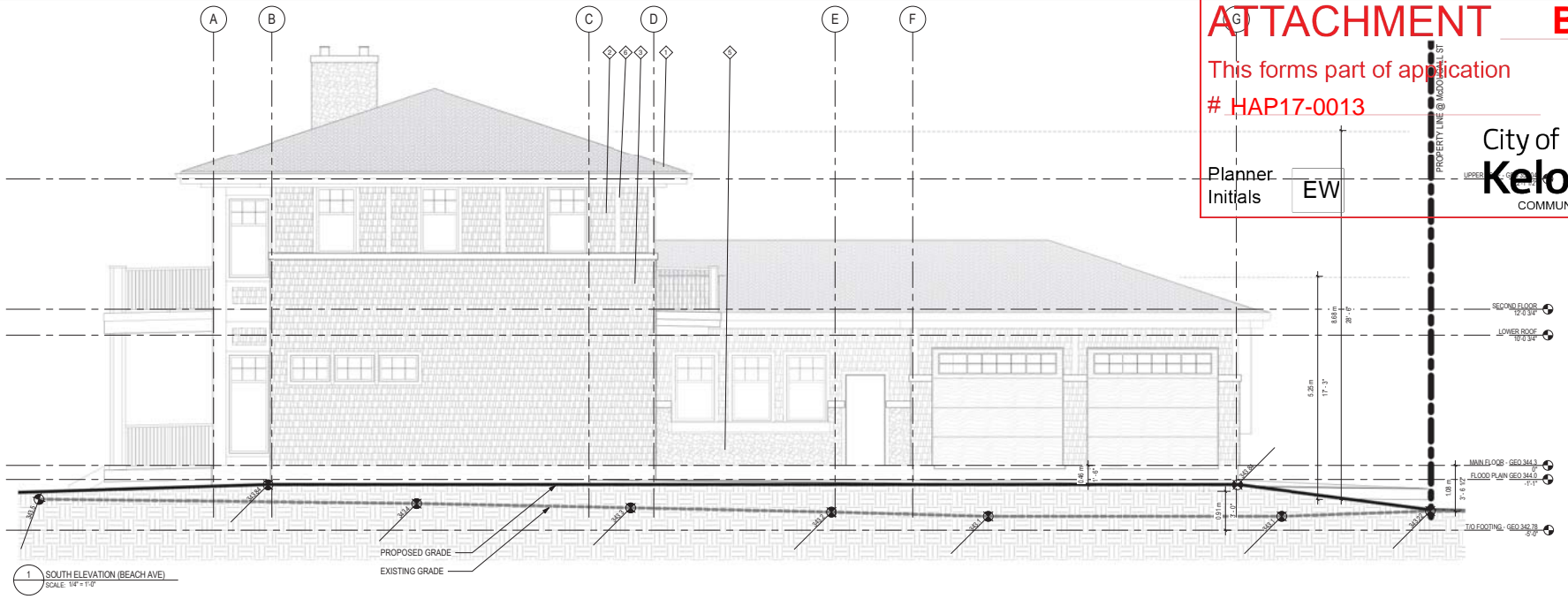
# ATTACHMENT B

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# HAP17-0013

Planner Initials **EW**



**MQN ARCHITECTS**  
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www.mqna.ca



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

SEAL	CONSULTANT	NO. REV.	ISSUE	PROJECT TITLE
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		194	ISSUE FOR PERMIT SUBMISSION	
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		200	ISSUE FOR PERMIT SUBMISSION	

PROJECT: 16048  
SCALE: As indicated  
DRAWN BY: JG  
CHECKED BY: JG  
DRAWING: A402





**ATTACHMENT B**

This forms part of application  
# HAP17-0013

Planner Initials 

EW
----

City of Kelowna  
COMMUNITY PLANNING







**ATTACHMENT C**

This forms part of application  
# HAP17-0013

Planner Initials EW



**City of Kelowna**  
COMMUNITY PLANNING

<b>MQN ARCHITECTS</b>							
#100 - 3113 32nd Avenue, Vernon, BC V1T 2K7 T: 250-545-1199 www.mqn.ca							
SEAL							
CONSULTANT							
NO	REV	ISSUE	DATE	BY	APP	CHKD	DATE
1	A	ISSUED FOR PERMITTING	2017/04				
2	A	ISSUED FOR PERMITTING	2017/04				
3	A	ISSUED FOR PERMITTING	2017/04				
PROJECT TITLE							
HUMER RESIDENCE							
188 BEACH AVE, KELOWNA, BC LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36523							
DRAWING TITLE							
EXTERIOR 3D VIEWS							
PROJECT: 1648							
SCALE:							
DRAWN BY: BY							
CHECKED BY: JG							
DRAWING:							
<b>A003</b>							

YYMMDD	ISSUE
20170714	1. A. ISSUED FOR PERMIT
20170714	2. A. ISSUED FOR PERMIT
20170714	3. A. ISSUED FOR PERMIT

NO	REV	ISSUE
1	A	ISSUED FOR PERMIT
2	A	ISSUED FOR PERMIT
3	A	ISSUED FOR PERMIT

PROJECT TITLE

**HUMER RESIDENCE**  
 188 BEACH AVE, KELOWNA, BC  
 LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36523

DRAWING TITLE

**SITE PLAN**

PROJECT: 16648

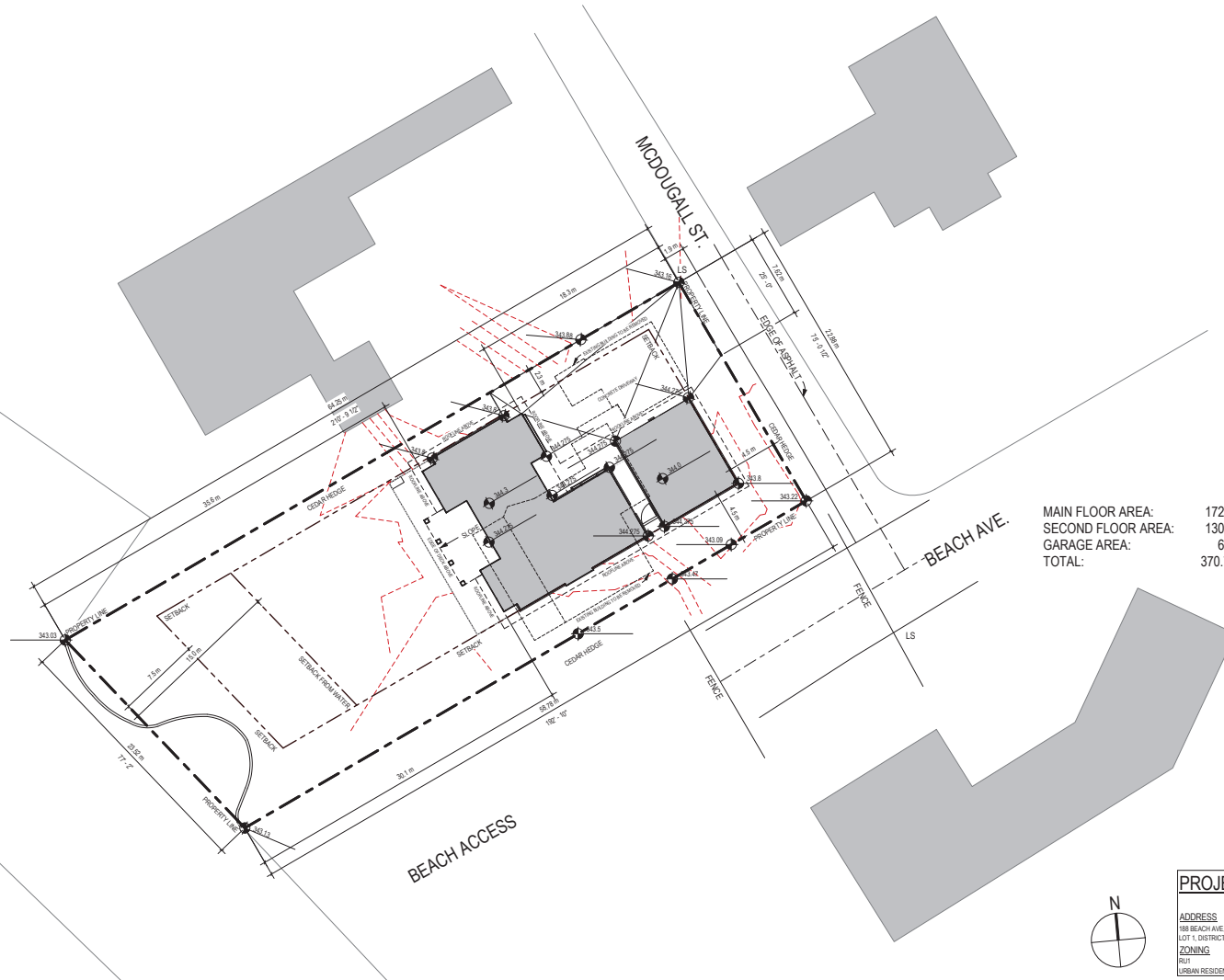
SCALE: 1/8" = 1'-0"

DRAWN BY: BY

CHECKED BY: JG

DRAWING:

**A101**



MAIN FLOOR AREA: 172.5 m<sup>2</sup> / 1855sf  
 SECOND FLOOR AREA: 130.8 m<sup>2</sup> / 1408sf  
 GARAGE AREA: 67.4 m<sup>2</sup> / 725sf  
 TOTAL: 370.7 m<sup>2</sup> / 3988 sf

PROJECT STATISTICS		
<b>ADDRESS</b>		
188 BEACH AVE, KELOWNA, BC LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36523		
<b>ZONING</b>		
RUB URBAN RESIDENTIAL		
ITEM	REQUIRED	PROVIDED
HEIGHT	2.5 STOREYS / 8.5 m (MAX)	2.0 STOREYS / 6.27 m
LOT AREA (GROSS)	550 m <sup>2</sup>	1407.2 m <sup>2</sup>
LOT AREA (NET)		1407.2 m <sup>2</sup>
FLOOR SPACE RATIO		370.7 m <sup>2</sup> / 1407.2 m <sup>2</sup> = 26%
BUILDING SITE COVERAGE	40.0% (MAX)	238.9 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)	2.3 m	2.3 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)	550 m <sup>2</sup>	1407.2 m <sup>2</sup>
IMPERMEABLE AREA	30.0% (MAX)	514.7 m <sup>2</sup> / 1407.2 m <sup>2</sup> = 37%
<b>4. BUILDING SITE COVERAGE</b>		
TOTAL BUILDING COVERAGE		238.9 m <sup>2</sup>
LOT AREA (NET)		1407.2 m <sup>2</sup>
SITE COVERAGE RATIO		238.9 m <sup>2</sup> / 1407.2 m <sup>2</sup> = 17%

**ATTACHMENT C**

This forms part of application  
 # HAP17-0013

Planner Initials **EW**

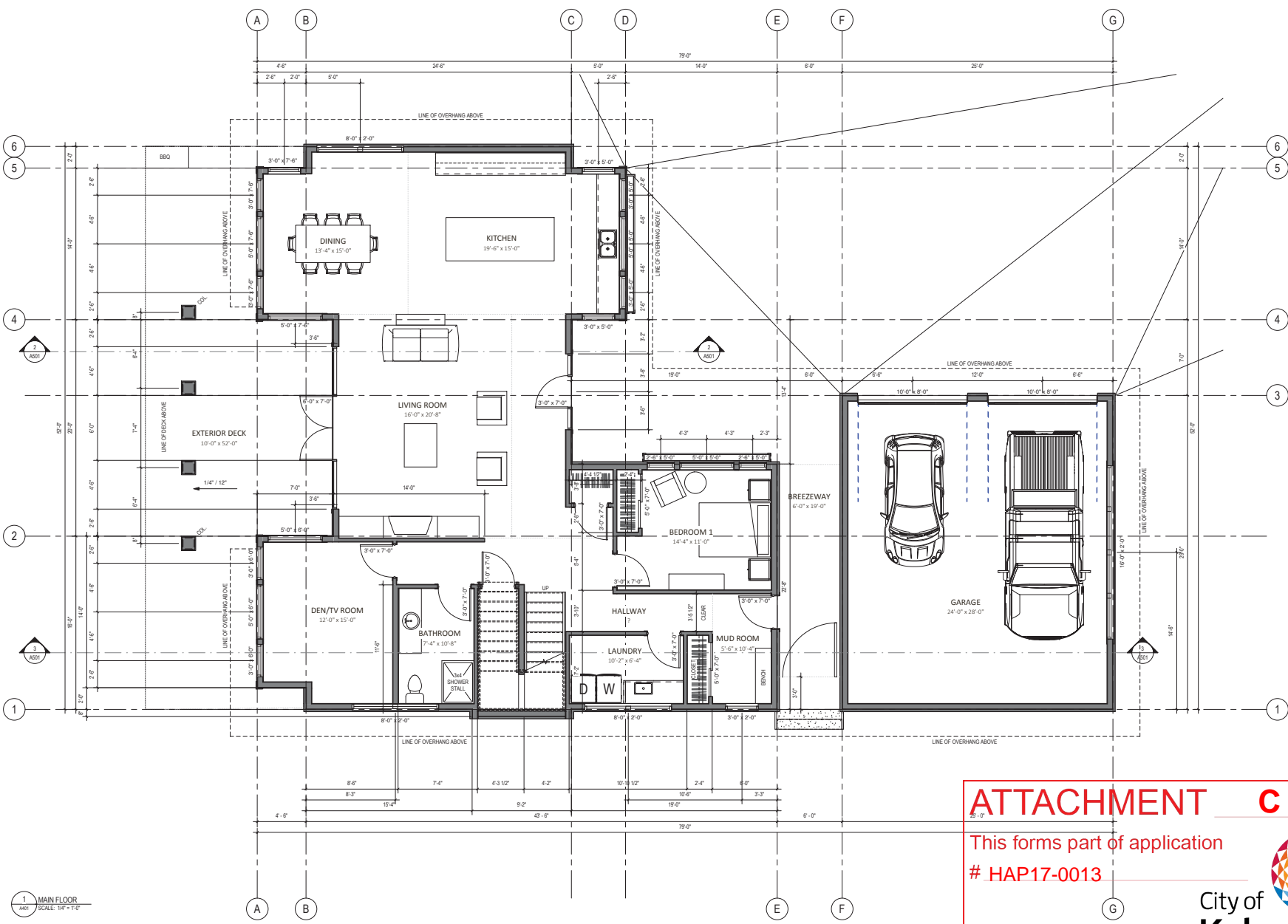
City of Kelowna  
 COMMUNITY PLANNING

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NO.	REV.	ISSUE
1	A	ISSUED FOR PERMITTING
2	B	ISSUED FOR PERMITTING
3	C	ISSUED FOR PERMITTING

**HUMER RESIDENCE**  
 188 BEACH AVE, KELOWNA, BC  
 LOT 1, DISTRICT LOT 14, OSSOYOOK DIVISION OF  
 YALE DISTRICT, PLAN 36523

**MAIN FLOOR**  
 PROJECT: 16648  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: [blank]  
 CHECKED BY: JG  
 DRAWING: A201



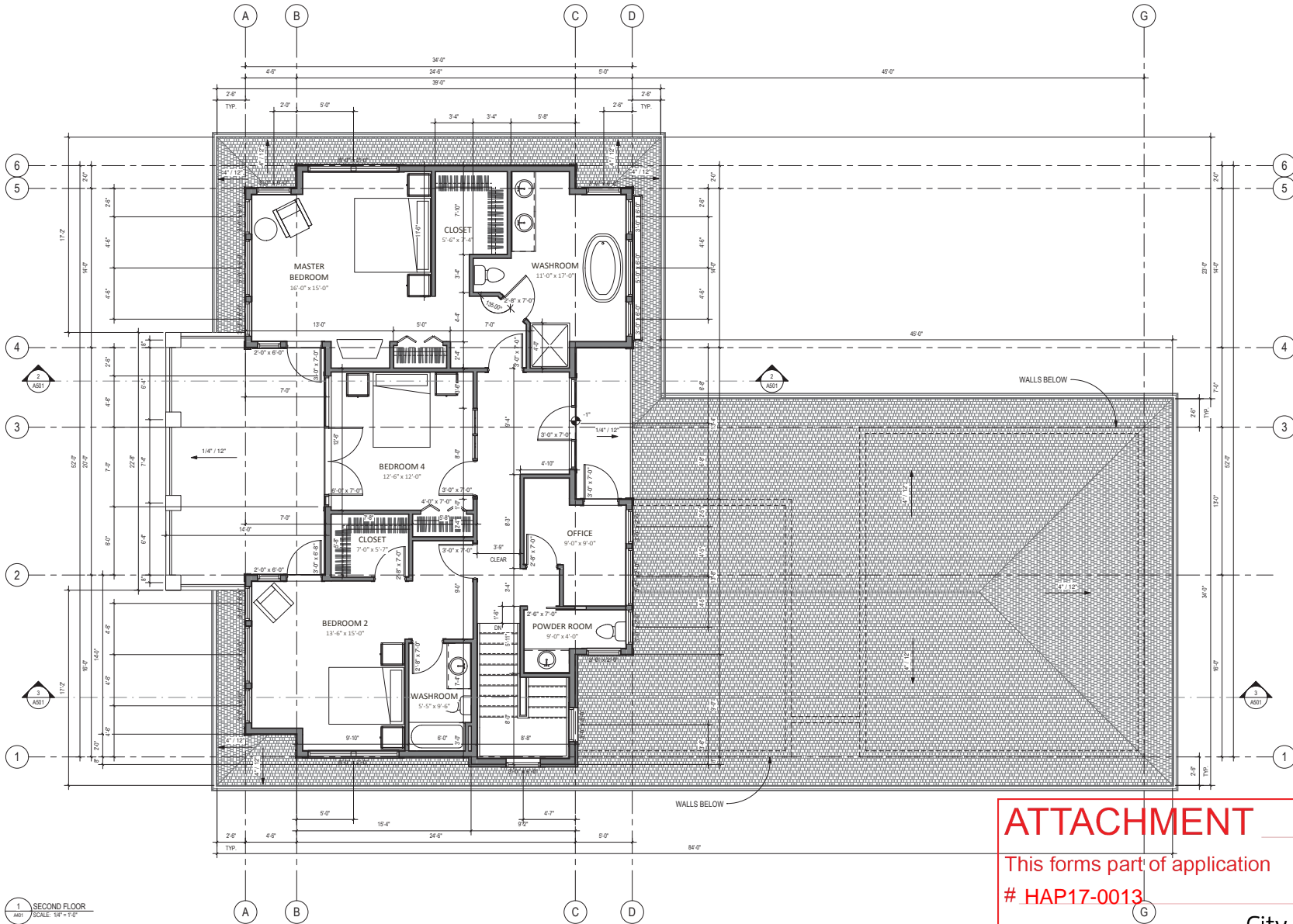
**ATTACHMENT C**  
 This forms part of application  
 # HAP17-0013

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City of Kelowna  
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1 MAIN FLOOR  
 1/8" = 1'-0"

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1 SECOND FLOOR  
 A01 SCALE: 1/4" = 1'-0"

**ATTACHMENT C**

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 # HAP17-0013

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**City of Kelowna**  
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**MQN ARCHITECTS**  
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 T: 250-545-1199  
 www.mqna.ca

SEAL

CONSULTANT

NO.	REV.	ISSUE
1	A	ISSUED FOR PERMITTING
2	B	ISSUED FOR PERMITTING
3	A	ISSUED FOR PERMITTING
4	A	ISSUED FOR PERMITTING
5	A	ISSUED FOR PERMITTING
6	A	ISSUED FOR PERMITTING

PROJECT TITLE

**HUMER RESIDENCE**

188 BEACH AVE, KELOWNA, BC  
 LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF  
 YALE DISTRICT, PLAN 36523

DRAWING TITLE

**SECOND FLOOR PLAN**

PROJECT: 16648  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: BY  
 CHECKED BY: JG  
 DRAWING: A202







1 EAST ELEVATION (McDOUGALL STREET)  
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



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

**ATTACHMENT C**

This forms part of application  
# HAP17-0013

Planner Initials EW

City of **Kelowna**  
COMMUNITY PLANNING

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SEAL

CONSULTANT

NO	REV	ISSUE
1	A	ISSUED FOR DEVELOPMENT REVIEW

PROJECT TITLE

**HUMER RESIDENCE**

188 BEACH AVE, KELOWNA, BC  
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF  
YALE DISTRICT, PLAN 36523

DRAWING TITLE

**EXTERIOR ELEVATIONS**

PROJECT: 16648

SCALE: As indicated

DRAWN BY: BY

CHECKED BY: JG

DRAWING: A401

# ATTACHMENT C

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# HAP17-0013

Planner Initials **EW**



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COMMUNITY PLANNING

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1 SOUTH ELEVATION (BEACH AVE)  
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



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

NO	REV	ISSUE
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2	A	ISSUED FOR PERMITTING
3	A	ISSUED FOR PERMITTING
4	A	ISSUED FOR PERMITTING

NO	REV	ISSUE
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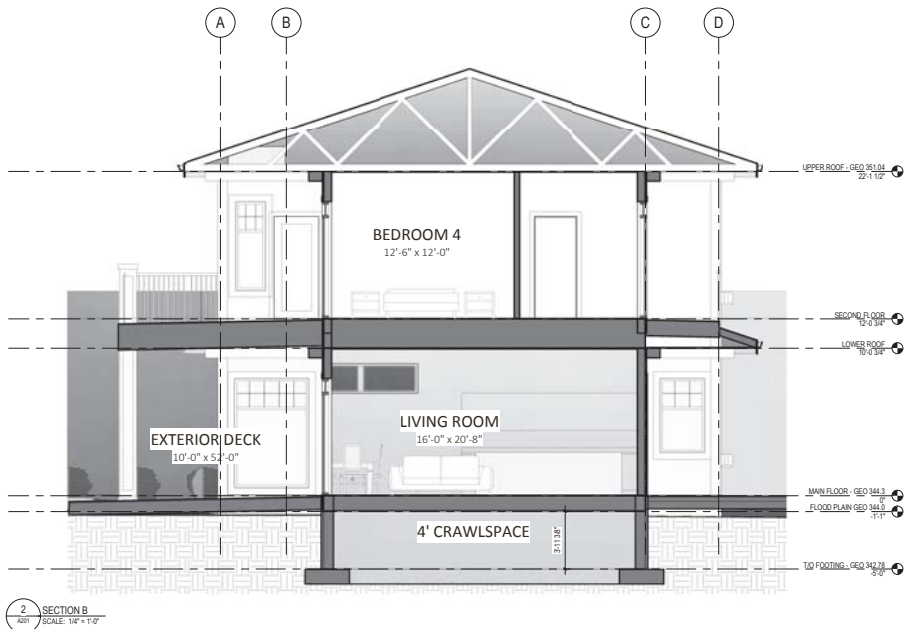
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188 BEACH AVE, KELOWNA, BC  
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF  
YALE DISTRICT, PLAN 36523

DRAWING TITLE  
**EXTERIOR ELEVATIONS**

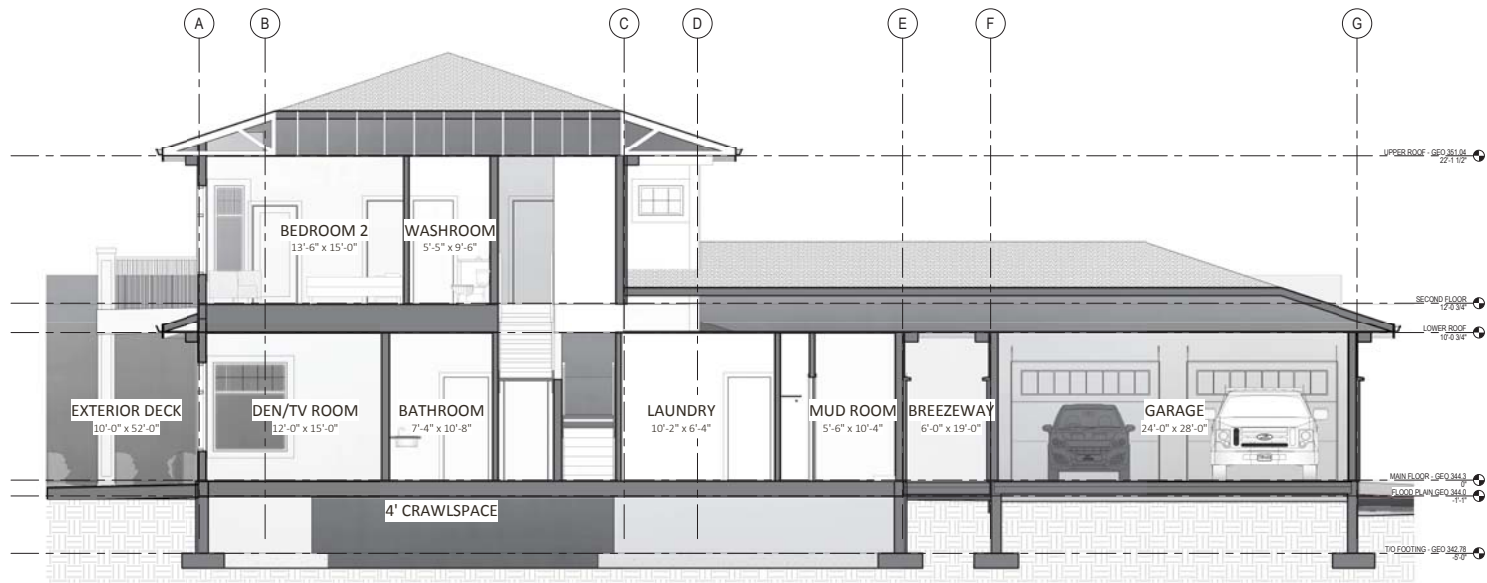
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SCALE: As indicated  
DRAWN BY: BY  
CHECKED BY: JG

DRAWING:  
**A402**

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2 SECTION B  
SCALE: 1/8" = 1'-0"



3 SECTION C  
SCALE: 1/8" = 1'-0"

# ATTACHMENT C

This forms part of application  
# HAP17-0013

Planner Initials EW



City of  
**Kelowna**  
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CONSULTANT

NO.	REV.	ISSUE
1	A	ISSUED FOR PERMIT
2	B	ISSUED FOR PERMIT
3	A	ISSUED FOR PERMIT

PROJECT TITLE  
**HUMER RESIDENCE**

DRAWING TITLE  
**BUILDING SECTIONS**

PROJECT: 16648  
SCALE: 1/8" = 1'-0"  
DRAWN BY: BY  
CHECKED BY: JG  
DRAWING:  
**A501**

188 BEACH AVE, KELOWNA, BC  
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF  
YALE DISTRICT PLAN 36523



Beach Ave viewing towards Beach Access



Corner of Beach Ave & McDougall Street



McDougall Ave Facing North

**ATTACHMENT C**

This forms part of application  
# HAP17-0013

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**Kelowna**  
COMMUNITY PLANNING



Property viewed from beach



Property viewed from beach



East View, from beach




Taken from Beach Access, facing North East

**ATTACHMENT C**

This forms part of application  
# HAP17-0013

2017.08.04

City of Kelowna  
COMMUNITY PLANNING

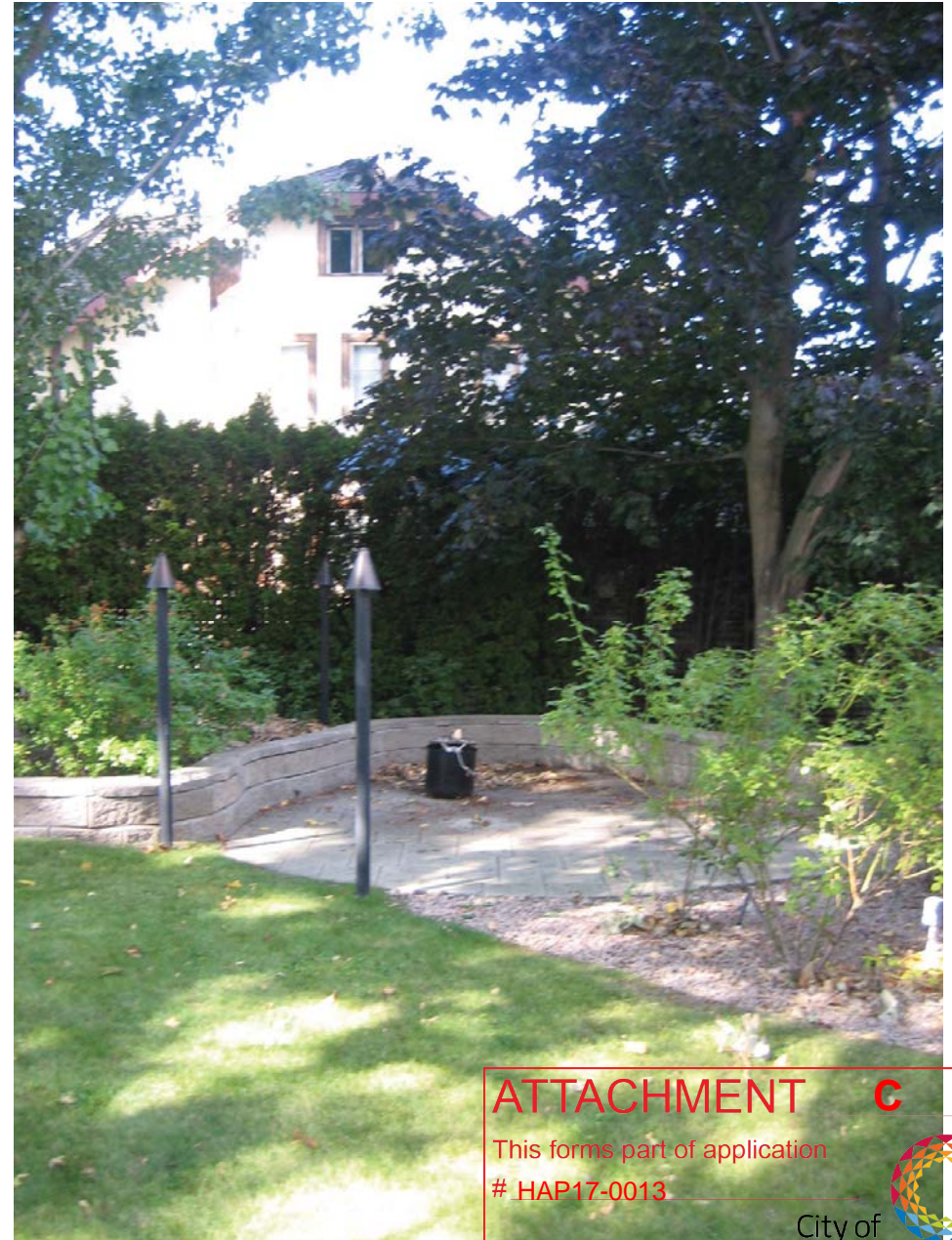




View towards lake



North view from back yard



North West view from back yard

**ATTACHMENT C**

This forms part of application  
# HAP17-0013

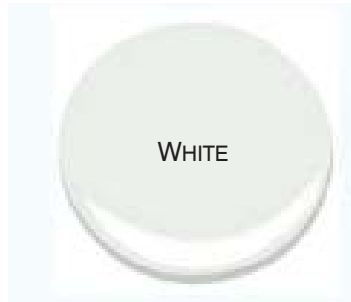
Planner Initials **EW**

City of **Kelowna**  
COMMUNITY PLANNING





ASPHALT SHINGLES



WINDOWS AND TRIM COLOR



WINDOWS AND TRIM



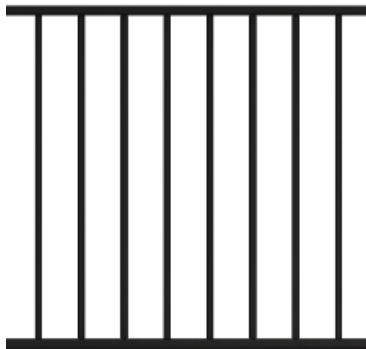
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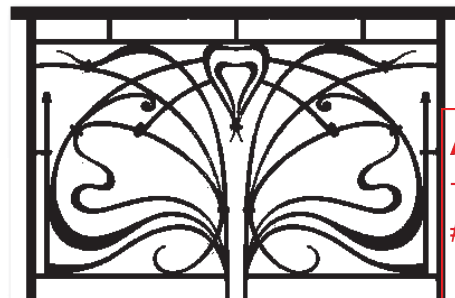
SHAKE SIDING



ALL SIDING COLOR



BEACHSIDE DECK RAILING

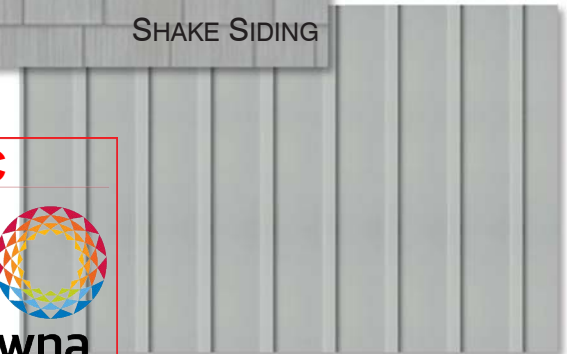


DECORATIVE BALCONY RAILING

**ATTACHMENT C**

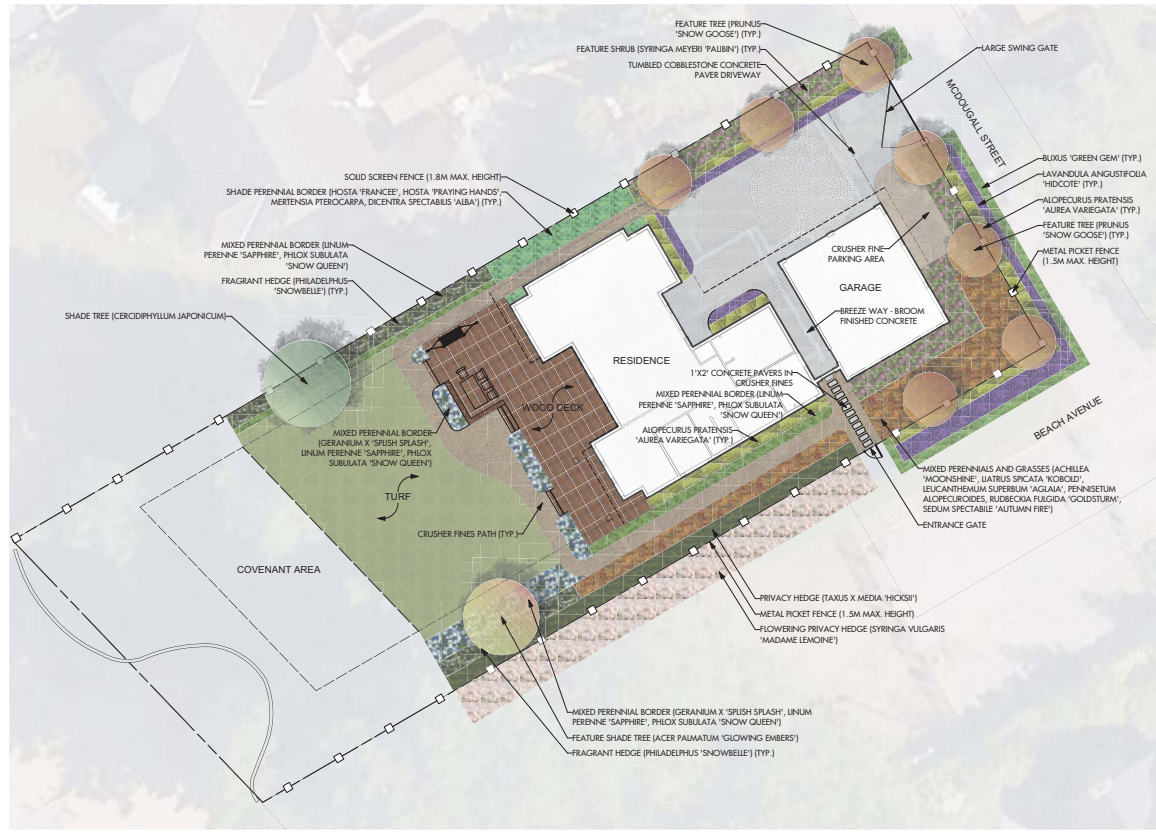
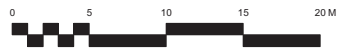
This forms part of application  
# HAP17-0013

Planner  
Initials **EW**



BOARD AND BATON SIDING





- NOTES**
- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
  - ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TINED UNDERGROUND IRRIGATION SYSTEM.
  - TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm 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 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
<b>TREES</b>			
ACER PALMATUM 'GLOWING EMBERS'	GLOWING EMBERS JAPANESE MAPLE	1	6cm CAL.
CERCIDIPHYLLUM JAPONICUM	KATSURAI TREE	1	6cm CAL.
PRUNUS 'SNOW GOOSE'	SNOW GOOSE CHERRY	7	6cm CAL.
<b>SHRUBS, ORNAMENTAL GRASSES, PERENNIALS &amp; VINES</b>			
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	13	#01 CONT./0.5M O.C. SPACING
ALOECLURUS PRATENSIS 'AUREA VAREGATA'	YELLOW FOXTAIL GRASS	96	#01 CONT./0.6M O.C. SPACING
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	46	#01 CONT./0.5M 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 ANGSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	97	#01 CONT./0.6M O.C. SPACING
LEUCANTHEMUM SUPERBUM 'AGLAI'A'	AGLAI'A SHASTA DAISY	13	#01 CONT./0.6M O.C. SPACING
LIATRIS SPICATA 'KOBOLD'	KOBOLD GAYFEATHER	28	#01 CONT./0.5M O.C. SPACING
LIUNJA PERENNE 'SAPPHIRE'	SWARF BLUE FLAX	41	#01 CONT./0.5M O.C. SPACING
MERTENSIA PERIOCARPA	JAPANESE BLUEBELLS	15	#01 CONT./0.5M O.C. SPACING
PENINSETUM ALOPECUROIDES	FOUNTAIN GRASS	25	#01 CONT./1.0M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE WOODCROGANE	29	#01 CONT./1.0M O.C. SPACING
PHLOX SUBULATA 'SNOW QUEEN'	WHITE HOSS 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 MEYER 'PALIBIN'	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 C**

This forms part of application # HAP17-0013

Planner Initials **EW**

City of Kelowna COMMUNITY PLANNING

**HUMER RESIDENCE**

Kelowna, BC

**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION	DATE	BY
1	17.08.16	Review
2		
3		
4		

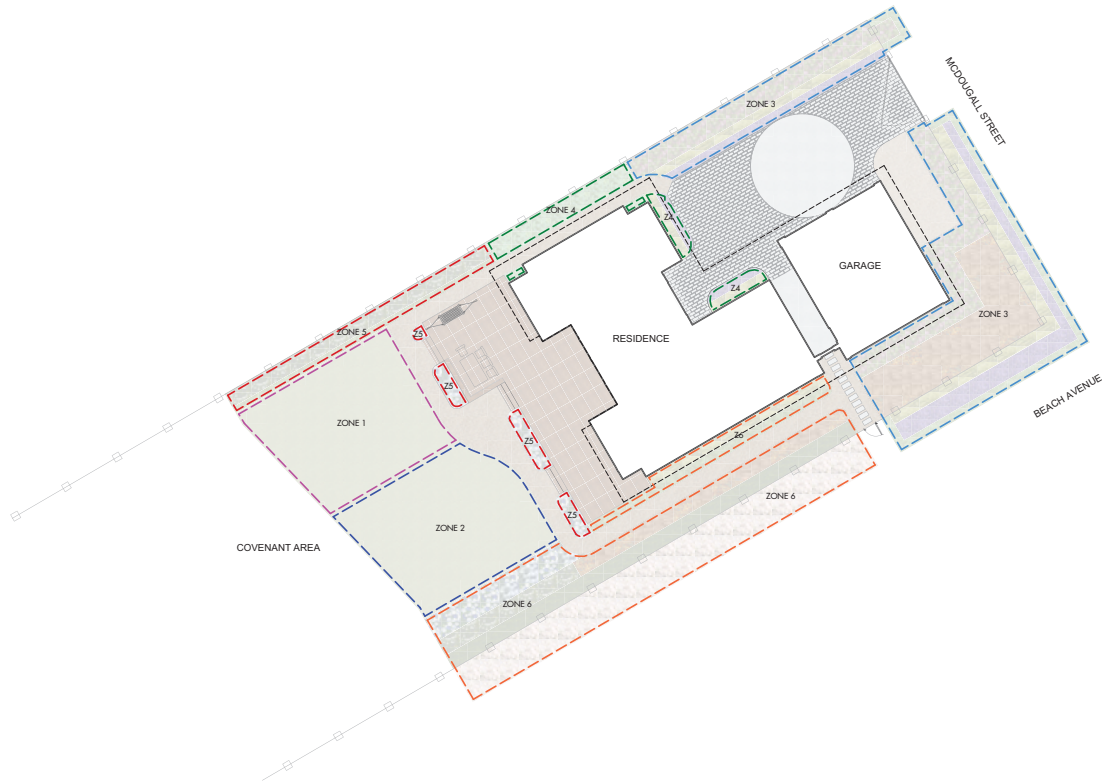
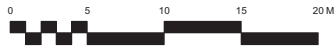
PROJECT NO: 17048  
DESIGN BY: CS  
DRAWN BY: CS  
CHECKED BY: FB  
DATE: AUGUST 16, 2017  
SCALE: 1:150

SEAL

**FIONA BARTON**  
REGISTERED MEMBER  
LANDSCAPE ARCHITECT  
334

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<sup>3</sup>/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 C**

This forms part of application

# HAP17-0013

Planner Initials **EW**



**OUTLAND DESIGN**  
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  
**WATER CONSERVATION/  
IRRIGATION PLAN**

ISSUED FOR / REVISION		
1	17.08.16	Review
2		
3		
4		

PROJECT NO.	17048
DESIGN BY	CS
DRAWN BY	CS
CHECKED BY	FB
DATE	AUGUST 16, 2017
SCALE	1:150

SEAL



DRAWING NUMBER

**L2/2**

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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: 9.4 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.