

DRAWING LIST

- L-1.0 Cover Page
- L-1.1 North Building Ground Level Plan 1/16" = 1'-0"
- L-1.2 South Building Ground Level Plan 1/16" = 1'-0"
- L-1.3 North Building Podium Level Plan 3/32" = 1'-0"
- L-1.4 South Building Podium Level Plan 3/32" = 1'-0"

- L-2.1 North Building Ground Level Planting Plan 1/16" = 1'-0"
- L-2.2 South Building Ground Level Planting Plan 1/16" = 1'-0"
- L-2.3 North Building Podium Level Planting Plan 1/16" = 1'-0"
- L-2.4 South Building Podium Level Planting Plan 1/16" = 1'-0"

- L-3.1 Sections 1/4" = 1'-0"

MATERIAL LEGEND

Key	Description
	C.i.p Concrete - Offsite
	Pool Deck Paver
	Hydrapressed Slabs
	Rubber Surface - Kids Play Area
	Rubber Surface - Pickleball Court
	Drain Rock

LIGHTING LEGEND

Key	Description
	Bollard Light
	Wall Light

PLANTING NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
- All trees to be staked in accordance with CNLA Standards.
- ALL STREET TREES Install 8' x 24" Deep Root Barrier centred on each tree between tree pit and sidewalk (ON BOTH SIDES: CURB AND SIDEWALK).
- For all existing on site services and survey symbols refer to survey drawings.

IRRIGATION NOTES

- High efficiency irrigation system to be provided for all 'Soft Landscape Areas' shown on the drawing.
- Irrigated areas to be installed as a design/build irrigation system from the stub outs provided.
- The irrigation system design and installation shall be in accordance with the irrigation industry of CNLA/CSLA Standards and Guidelines
- Irrigation system shall be completed with controllers, soil moisture sensors and /or rain sensors.
- Native, drought tolerant, low water use plants shall be used wherever possible. Refer to plant list for plant species specified.

PLANT LIST - ON SITE (PHASE 1)

TREES

SYMBOLS	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
	36	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	5cm Cal. B&B
	35	Acer palmatum 'Waterfall'	Waterfall Japanese Maple	3.5m Ht. Multi-stem
	42	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	5 cm Cal.
	22	Cercis canadensis	Eastern Redbud	
	4	Cornus kousa	Kousa Dogwood, Japanese Dogwood	5cm cal. B&B
	9	Fraxinus americana	White Ash	5cm Cal. B&B
	6	Gleditsia triacanthos	Thornless Honeylocust	5cm cal.
	9	Nyssa sylvatica	Tupelo	7cm Cal. B&B
	4	Pinus ponderosa	Ponderosa Pine	3.5m Ht.

Shrubs

SYMBOLS	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
Bt	112	Berberis thunbergii 'Crimson Pygmy' ('Atropurpurea Nana')	Crimson Pygmy Dwarf Japanese Barberry	#2 Pot / 24" O.C.
Bx	799	Buxus sempervirens 'Green Beauty'	Columnar Common Boxwood	#2 pot / 18" O.C.
Ck	209	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#2 pot / 24" O.C.
Ef	172	Euonymus fortunei	Wintercreeper	#3 Pot / 36" O.C.
Hs2	77	Hydrangea macrophylla 'Blushing Bride'	Endless Summer® Blushing Bride Hydrangea	#3 Pot / 36" O.C.
Hs1	115	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea (Blue)	#3 Pot / 36" O.C.
Jc	164	Juniperus communis	Common Juniper	#2 pot / 35" O.C.
jw	345	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	#2 pot / 24" O.C.
Mn	307	Mahonia nervosa	Longleaf Mahonia	#2 pot / 24" O.C.
Pe	78	Philadelphus lewisii	Mock Orange	#3 pot / 48" O.C.
Pj	213	Pieris japonica 'Compacta'	Compact Japanese Pieris	# 3 Pot / 36" O.C.
Pm	28	Pinus mugo	Swiss Mountain Pine, Mugo Pine	#3 Pot / 36" O.C.
Re	48	Ribes cereum	Squaw Currant	#2 pot / 36" O.C.
Rn	70	Rosa nootkatensis	Nootka Rose	# 3 Pot / 48" O.C.
Su	43	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#3 pot / 48" O.C.
T	1164	Taxus x media 'Hilli' (Male Plants Only)	Hill's Yew	4' ht B&B, 18" O.C.

GROUNDCOVERS, GRASSES, FERNS & VINES

SYMBOLS	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
a	383	allium sphaerocephalon	Giant Allium	#1 Pot / 10" O.C.
au	426	Arctostaphylos uva-ursi	Bearberry	#1 Pot / 12" O.C.
cl	115	Calamagrostis x acutiflora 'Karl Foerster'	Foerster'S Feather Reed Grass	#2 pot / 24"O.C.
Cd	1052	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	#2 Pot / 36" O.C.
hs	150	Helictotrichon sempervirens	Blue Oat Grass	#2 pot / 24" O.C.
Lb	295	Lavandula angustifolia 'Blue Cushion'	Blue Cushion Lavender	#2 pot / 24" O.C.
Nt	133	Nassella tenuissima	Mexican Feather Grass	#2 Pot / 24" O.C.
no	160	Nepeta x 'Dropmore Hybrid'	Dropmore Blue Catmint	#2 pot / 24" O.C.

REFERENCE IMAGES



no.	date:	item:
4	07 Jun-23	Reissued for DP
3	19 May-23	Issued for DP
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1	30 Nov-22	Issued for Rezoning

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Project:



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Checked by: PK

Date: 07 JUNE 2023

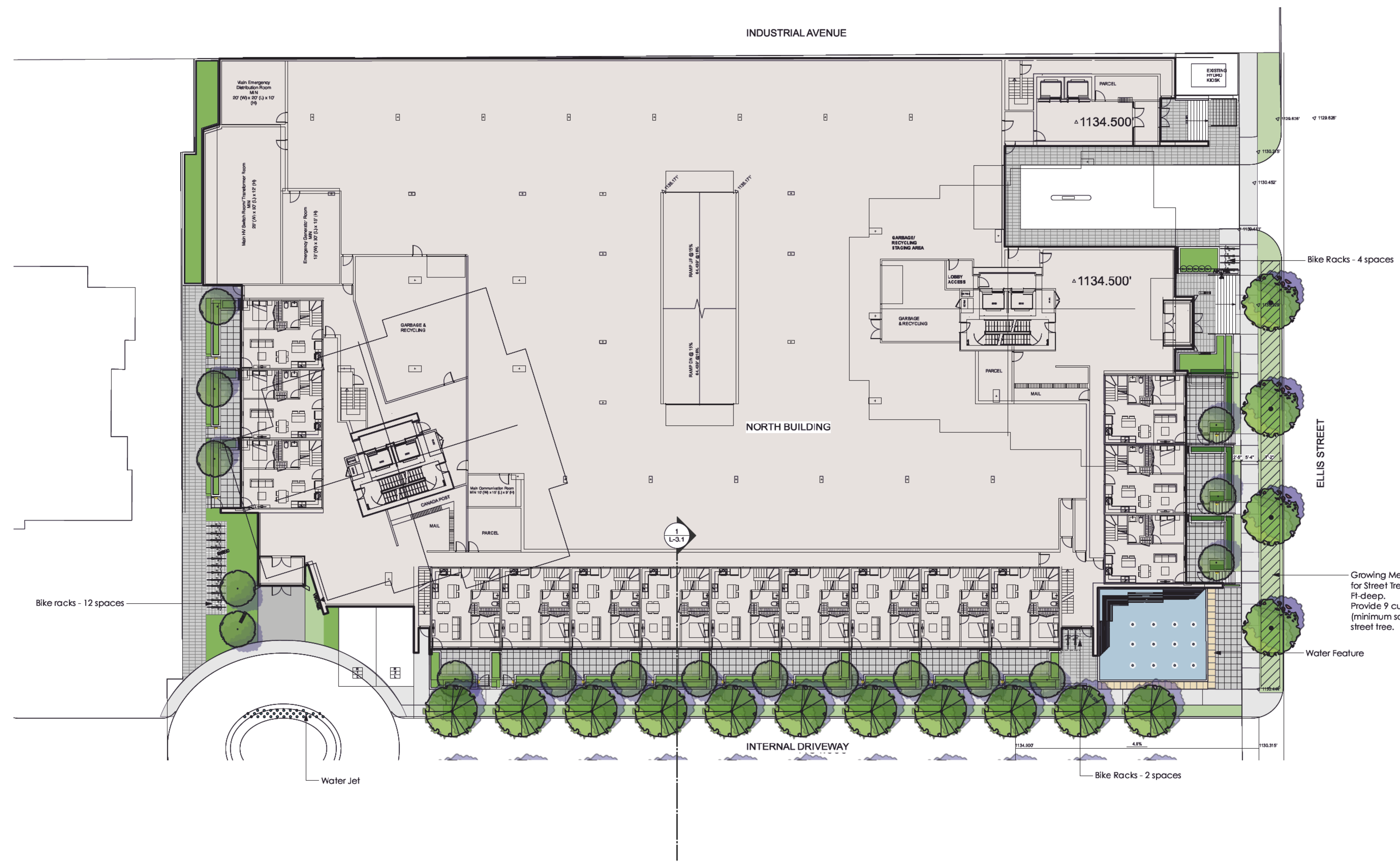
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COVER SHEET

Project No.: 21112

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Drawing Title:

NORTH BUILDING GROUND LEVEL PLAN

Project No.:
21112
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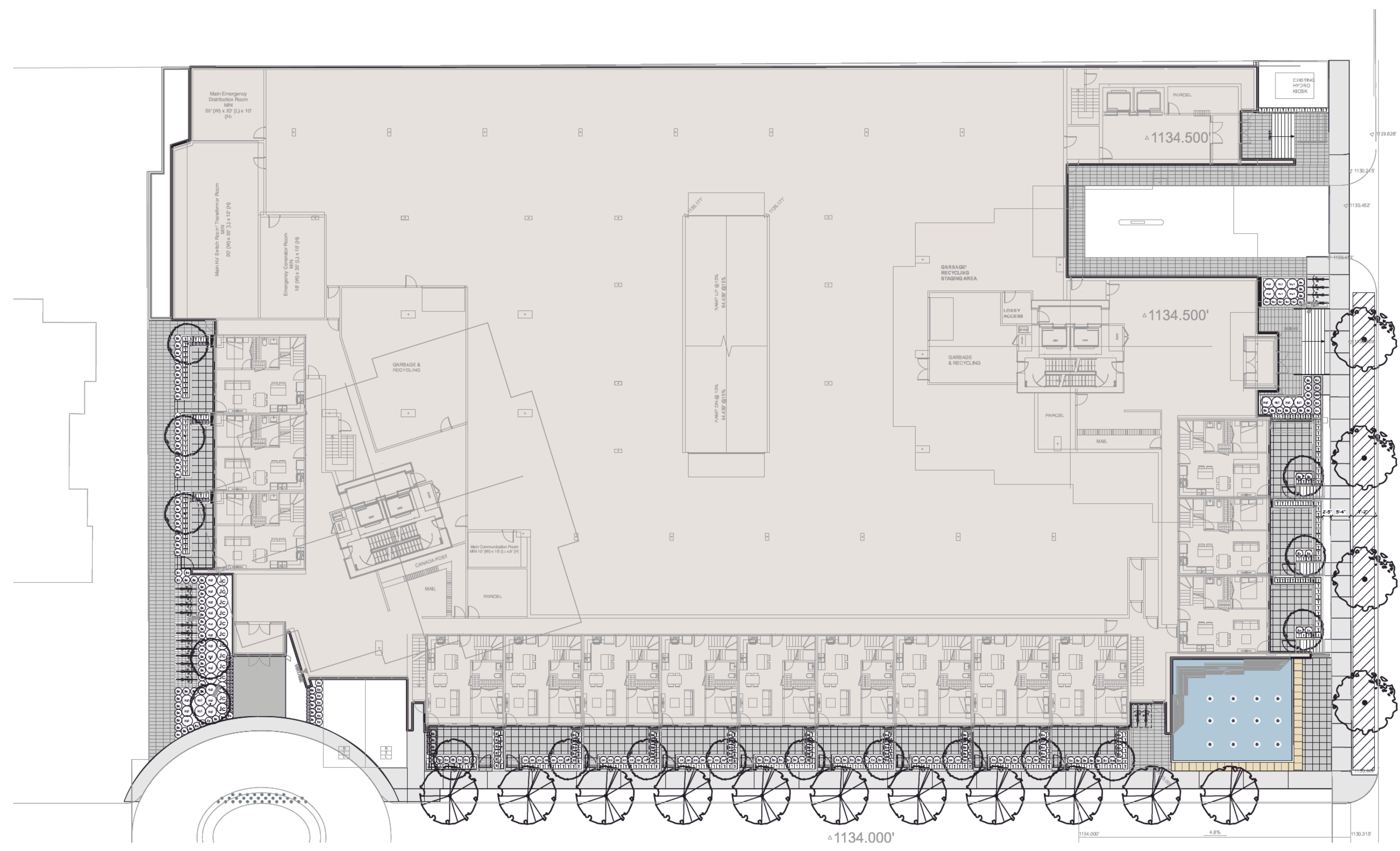
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THE VINTAGE
 AT WATERSCAPES

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SOUTH BUILDING GROUND LEVEL PLAN

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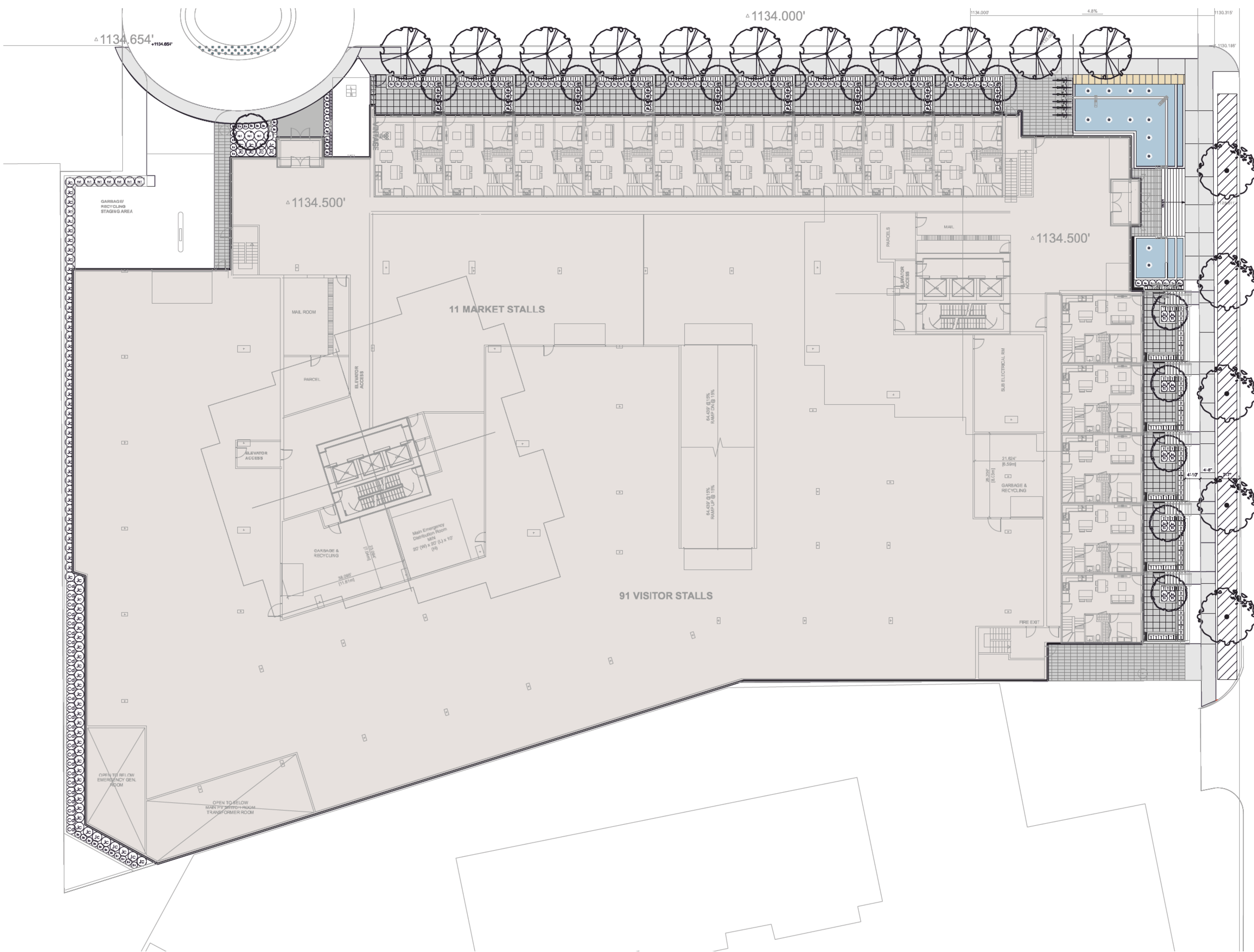


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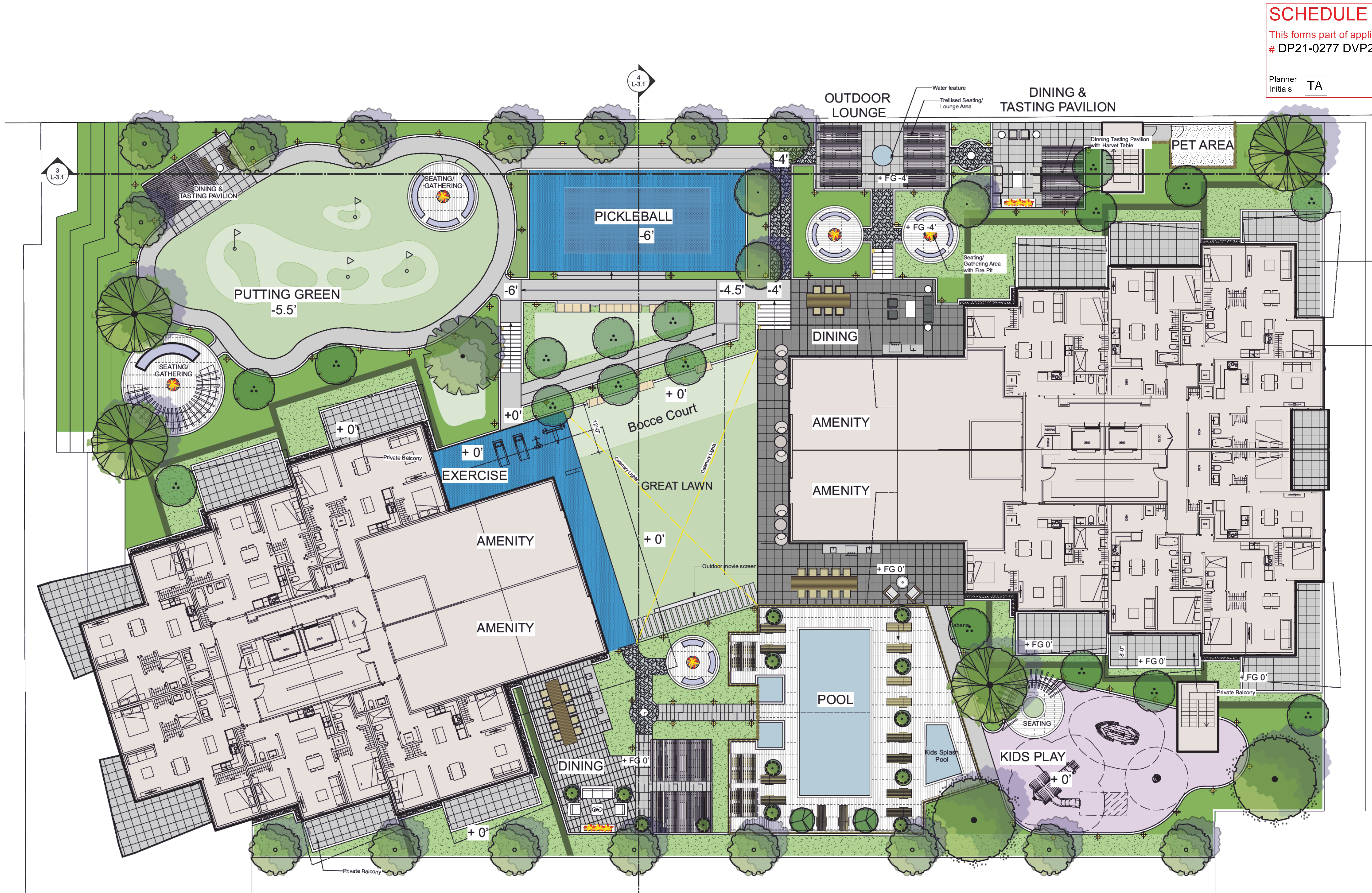
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NORTH BUILDING PODIUM LEVEL PLAN

Project No.: 21112
 Sheet No.:



SCHEDULE C
 This forms part of application
 # DP21-0277 DVP21-0278
 Planner Initials TA
 City of Kelowna
 DEVELOPMENT PLANNING

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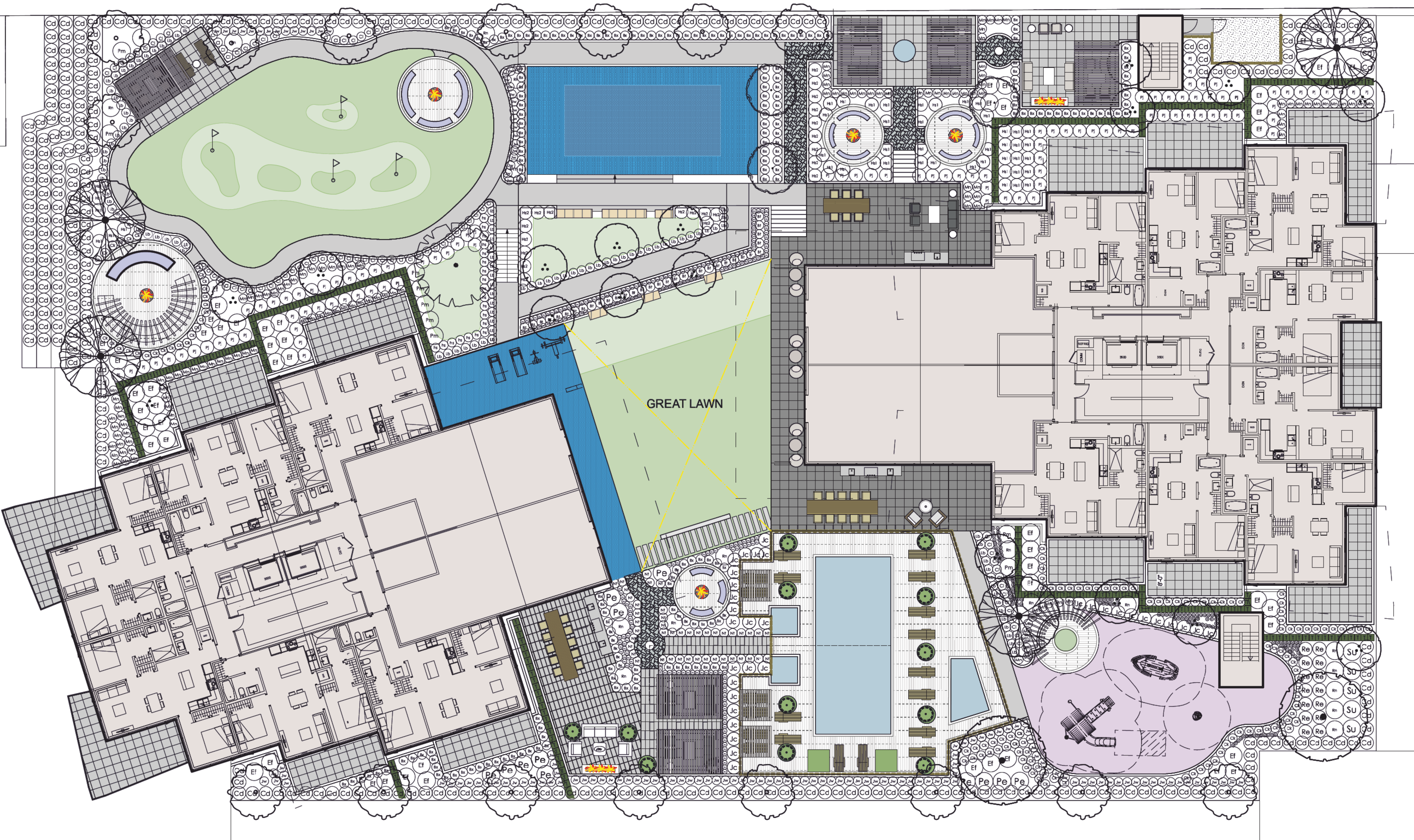
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**SOUTH BUILDING PODIUM
 LEVEL PLAN**

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**NORTH BUILDING PODIUM
LEVEL PLANTING PLAN**

Project No.: 21112

Sheet No.:



SCHEDULE C

This forms part of application # DP21-0277 DVP21-0278



City of Kelowna
DEVELOPMENT PLANNING

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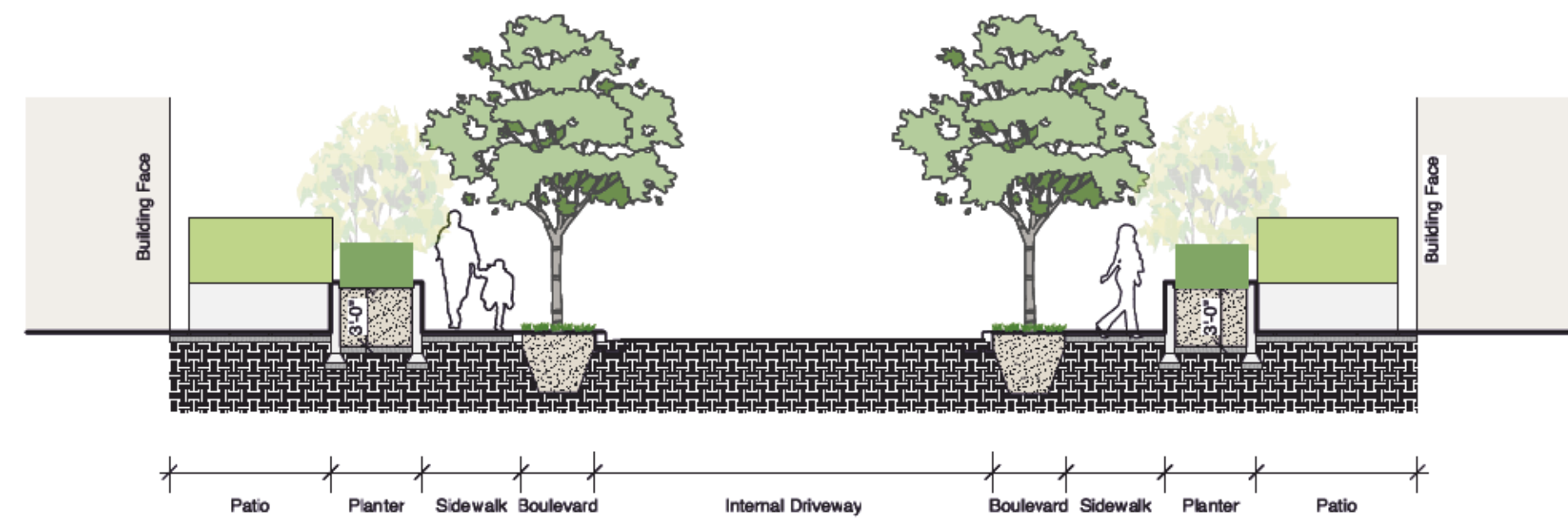
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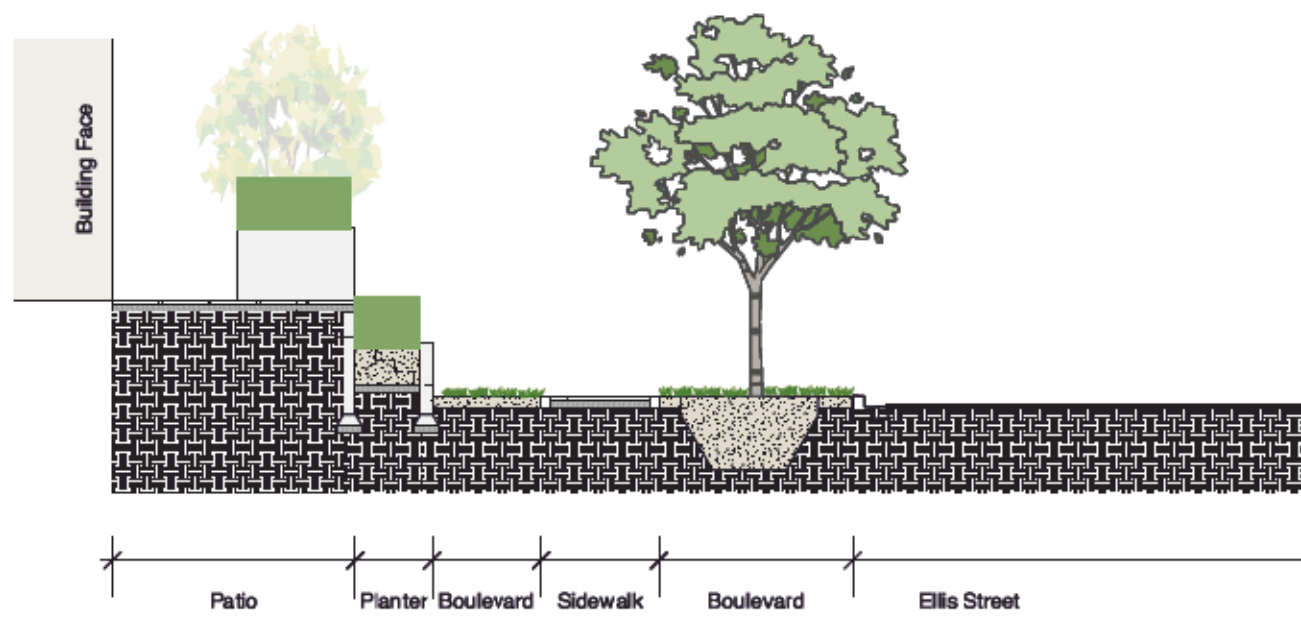
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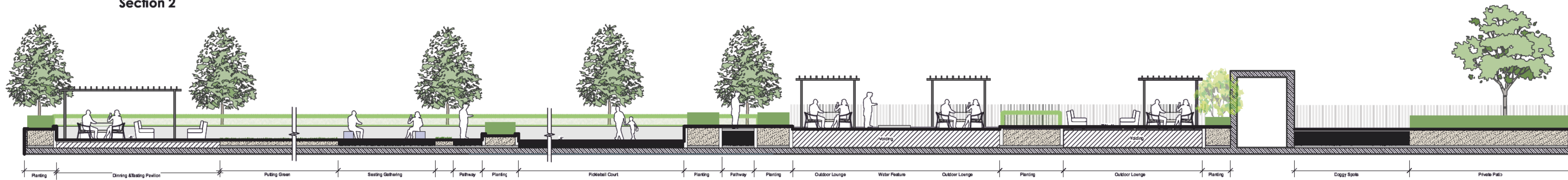
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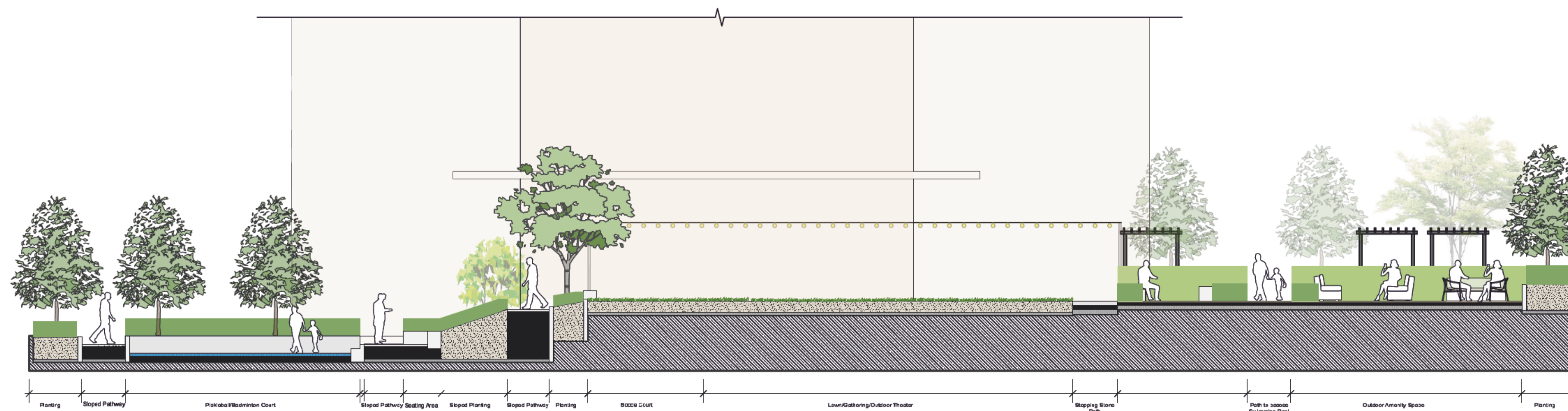
Section 1



Section 2



Section 3



Section 4

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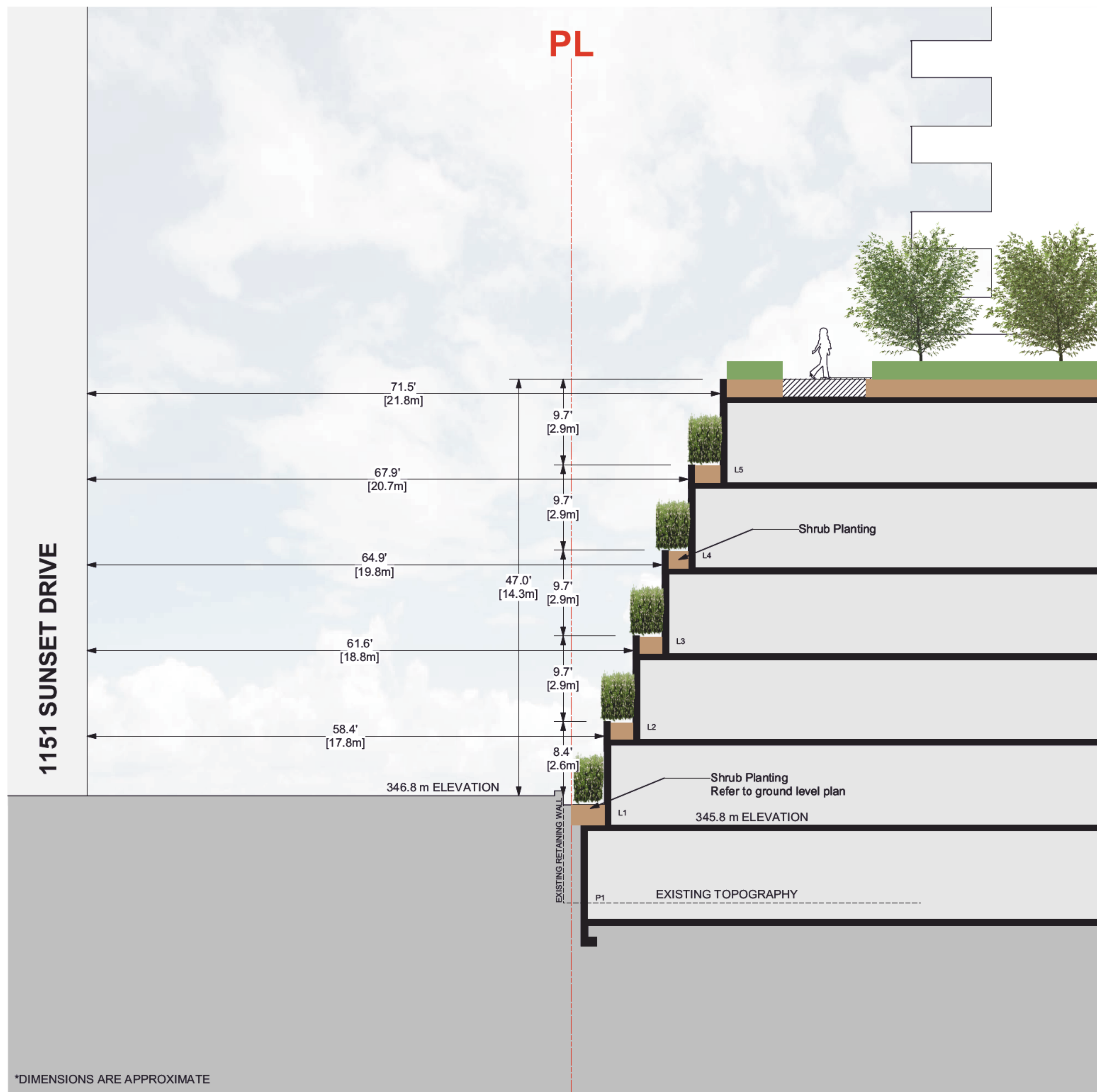
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SECTIONS

Project No.: 21112

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Section 5

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