

PROJECT TITLE  
**1021 LAWSON AVENUE**

Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION		
2	20.04.13	Development Permit
3	22.05.31	Development Permit
4	22.12.20	Development Permit
5	23.02.09	Development Permit
6	23.06.01	Development Permit
7	23.12.04	Development Permit
8	24.05.17	Development Permit

PROJECT NO.	20035
DESIGN BY	DF/AM
DRAWN BY	NM/MC
CHECKED BY	AM
DATE	MAY 17, 2024
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SEAL



DRAWING NUMBER

**LS-101**

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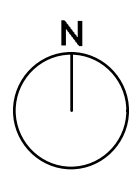
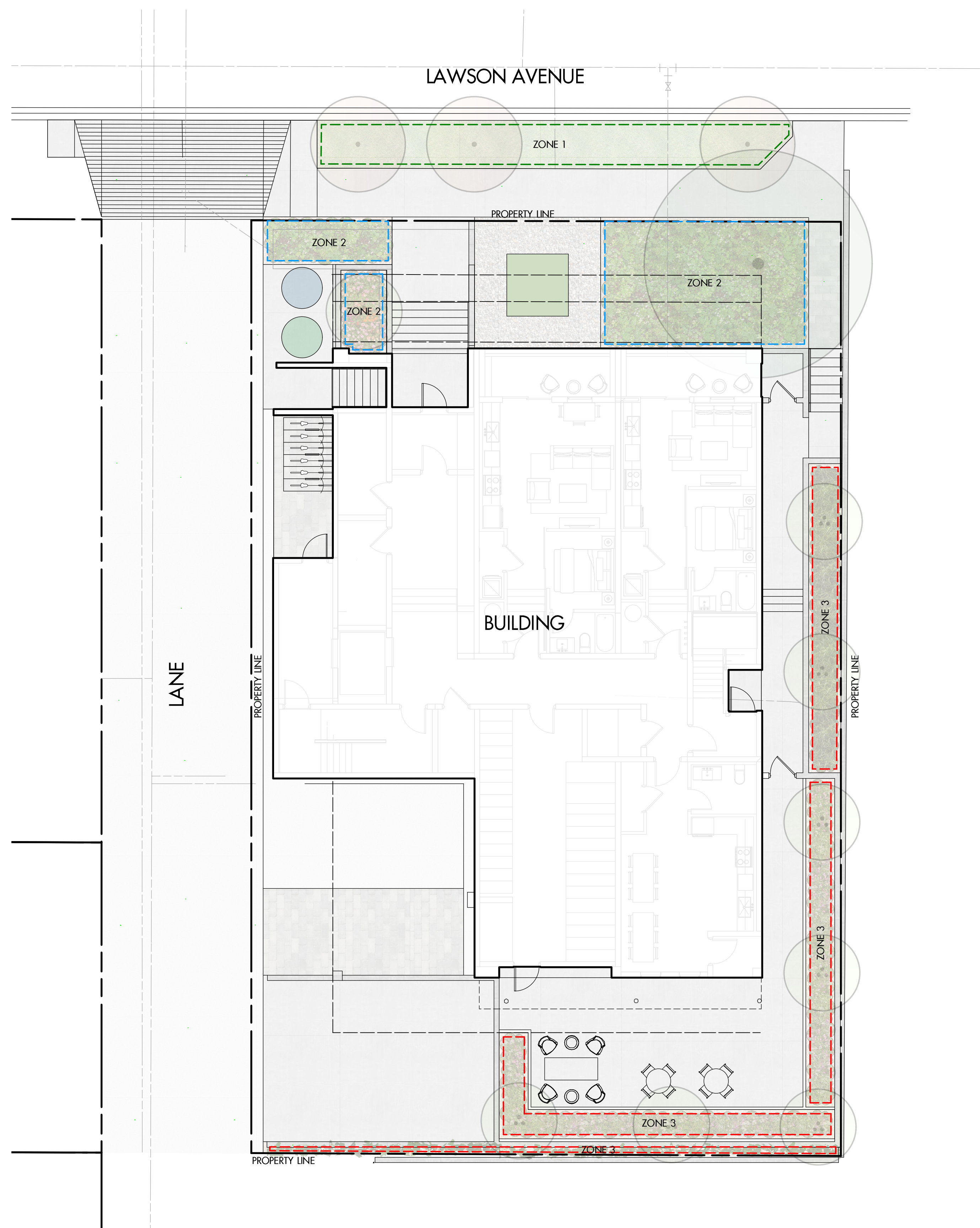
**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 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 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREA 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.
6. 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.
7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

**PLANT LIST**

\*QUANTITIES ESTIMATED ONLY, NOT FOR PRICING\*

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
BETULA PLATYPHYLLA 'FARGO'	DAKOTA PINNACLE BIRCH	8	3m CAL
PISTACIA CHINENSIS	CHINESE PISTACHE	1	5m CAL
<b>SHRUBS</b>			
HYDRANGEA SERRATA 'TUFF STUFF AH-HA'	REBLOOMING MOUNTAIN HYDRANGEA	10	#02 CONT. /1.5M O.C. SPACING
JUNIPERUS VIRGINIANA 'BLUE ARROW'	BLUE ARROW JUNIPER	18	MIN. 1.5m HT./1.2M O.C. SPACING
PICEA ABIES 'NIDIFORMIS'	NEST SPRUCE	4	#02 CONT. /2.0M O.C. SPACING
SPIRAEA BJUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	10	#02 CONT. /1.5M O.C. SPACING
<b>PERENNIALS, GRASSES &amp; VINES</b>			
ATHYRIUM FILIX-FEMINA	LADY FERN	12	#01 CONT. /1.2M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	12	#01 CONT. /1.2M O.C. SPACING
CLEMATIS 'JACKMANII'	JACKMAN'S CLEMATIS	18	#01 CONT. /2.0M O.C. SPACING
COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF TICKSEED	8	#01 CONT. /1.0M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	8	#01 CONT. /1.8M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	12	#01 CONT. /1.0M O.C. SPACING
SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM	8	#01 CONT. /1.5M O.C. SPACING



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**1021 LAWSON AVENUE**

Kelowna, BC

DRAWING TITLE  
**WATER CONSERVATION/  
 IRRIGATION PLAN**

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**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER BUDGET (W8) = 89 cu.m. / year  
 ESTIMATED LANDSCAPE WATER USE (WU) = 60 cu.m. / year  
 WATER BALANCE = 29 cu.m. / year

\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

**IRRIGATION LEGEND**

-  **ZONE #1:** LOW VOLUME POP UP SPRAY HEADS FOR TURF AREAS  
 TOTAL AREA: 31 sq.m.  
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 27 cu.m.
-  **ZONE #2:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 51 sq.m.  
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 17 cu.m.
-  **ZONE #3:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 48 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING  
 ESTIMATED ANNUAL WATER USE: 16 cu.m.

**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.