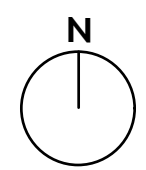


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LANDSCAPE ARCHITECTURE

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PROJECT TITLE

**460 LEATHEAD ROAD**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	20.07.10	Review
2	20.11.10	Review
3	20.11.16	Review
4		
5		

PROJECT NO. 20060

DESIGN BY FB

DRAWN BY WVC

CHECKED BY FB

DATE NOV. 16, 2020

SCALE 1:100

PAGE SIZE 24"x36"

SEAL



DRAWING NUMBER

**L1/2**

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**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN NURSERY LANDSCAPE ASSOCIATION 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 OGOGROW MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS IN WOOD MULCH AREAS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF 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.

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
FRAXINUS ORNUS 'JFS-COATE'	URBAN BOUQUET ASH	10	6cm CAL.
QUERCUS COCCINEA	SCARLET OAK	1	6cm CAL.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	16	6cm CAL.
<b>SHRUBS</b>			
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	20	#02 CONT. /1.5M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	14	#02 CONT. /1.8M O.C. SPACING
PINUS SYLVESTRIS 'GLAUCNA NANA'	DWARF BLUE SCOTCH PINE	7	#02 CONT. /2.5M O.C. SPACING
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	11	#02 CONT. /2.0M O.C. SPACING
<b>PERENNIALS &amp; GRASSES</b>			
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	11	#01 CONT. /1.5M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	11	#01 CONT. /1.5M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	17	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	17	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	24	#01 CONT. /1.0M O.C. SPACING

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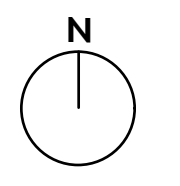
### IRRIGATION LEGEND

	<b>ZONE #1:</b> LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 126 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 180 cu.m.
	<b>ZONE #2:</b> LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 73 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 104 cu.m.
	<b>ZONE #3:</b> LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 74 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 106 cu.m.
	<b>ZONE #4:</b> LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 74 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES ESTIMATED ANNUAL WATER USE: 106 cu.m.
	<b>ZONE #5:</b> LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 73 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES ESTIMATED ANNUAL WATER USE: 104 cu.m.
	<b>ZONE #6:</b> HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 82 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 35 cu.m.
	<b>ZONE #7:</b> HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 86 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES ESTIMATED ANNUAL WATER USE: 37 cu.m.
	<b>ZONE #8:</b> HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 141 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES ESTIMATED ANNUAL WATER USE: 60 cu.m.

### WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 835 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 732 cu.m. / year  
WATER BALANCE = 103 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.



PROJECT TITLE

**460 LEATHEAD ROAD**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION PLAN**

ISSUED FOR / REVISION		
1	20.07.10	Review
2	20.11.10	Review
3	20.11.16	Review
4		
5		

PROJECT NO.	20060
DESIGN BY	FB
DRAWN BY	WVC
CHECKED BY	FB
DATE	NOV. 16, 2020
SCALE	1:100
PAGE SIZE	24"x36"

SEAL



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