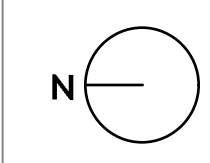


NOTES

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 *PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING*

BOTANICAL NAME	COMMON NAME	QTY*	SIZE/SPACING & REMARKS
TREES			
ACER GINNALA 'FLAME'	FLAME MAPLE	21	3m CAL
ACER SACCHARINUM 'SILVER QUEEN'	SILVER QUEEN MAPLE	7	5m CAL
CERCIS CANADENSIS 'ALBA'	ROYAL WHITE REDBUD	15	4m CAL
LIRIODENDRON TULIPIERA 'FASTIGIATA'	COLUMNAR TULIP TREE	7	5m CAL
PARROTIA PERSICA	PERSIAN IRONWOOD	3	4m CAL
SHRUBS			
CORNUS ALBA 'BUD'S YELLOW'	BUD'S YELLOW DOGWOOD	75	#02 CONT. /1.8M O.C. SPACING
EUONYMUS ALATA 'COMPACTA'	DWARF WINGED BURNING BUSH	70	#02 CONT. /1.5M O.C. SPACING
PERENNIALS & GRASSES			
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	75	#01 CONT. /0.9M O.C. SPACING
PANICUM VIRGATUM 'ROTSTRAHIBUSCH'	RED SWITCH GRASS	250	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	300	#01 CONT. /0.9M O.C. SPACING
YUCCA FILAMENTOSA 'COLOURGUARD'	COLOUR GUARD ADAM'S NEEDLE	100	#01 CONT. /0.75M O.C. SPACING



PROJECT TITLE
**KELOWNA AV
 3425 CIRCUIT ROAD**
 Kelowna, BC

DRAWING TITLE
**CONCEPTUAL
 LANDSCAPE PLAN**

ISSUED FOR / REVISION

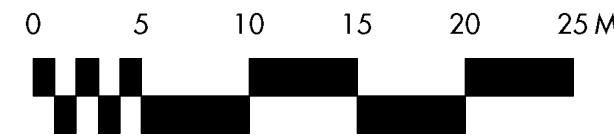
NO.	DATE	DESCRIPTION
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3	23.08.11	Development Permit
4	23.08.30	Reissued for Development Permit
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5	23.11.10	Reissued for Development Permit

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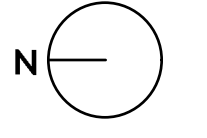


IRRIGATION NOTES

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.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 1,987 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 1,856 cu.m. / year
 WATER BALANCE = 131 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



PROJECT TITLE
**KELOWNA AV
 3425 CIRCUIT ROAD**
 Kelowna, BC

DRAWING TITLE
**WATER CONSERVATION/
 IRRIGATION PLAN**

ISSUED FOR / REVISION	DATE	DESCRIPTION
2	23.07.07	Development Permit
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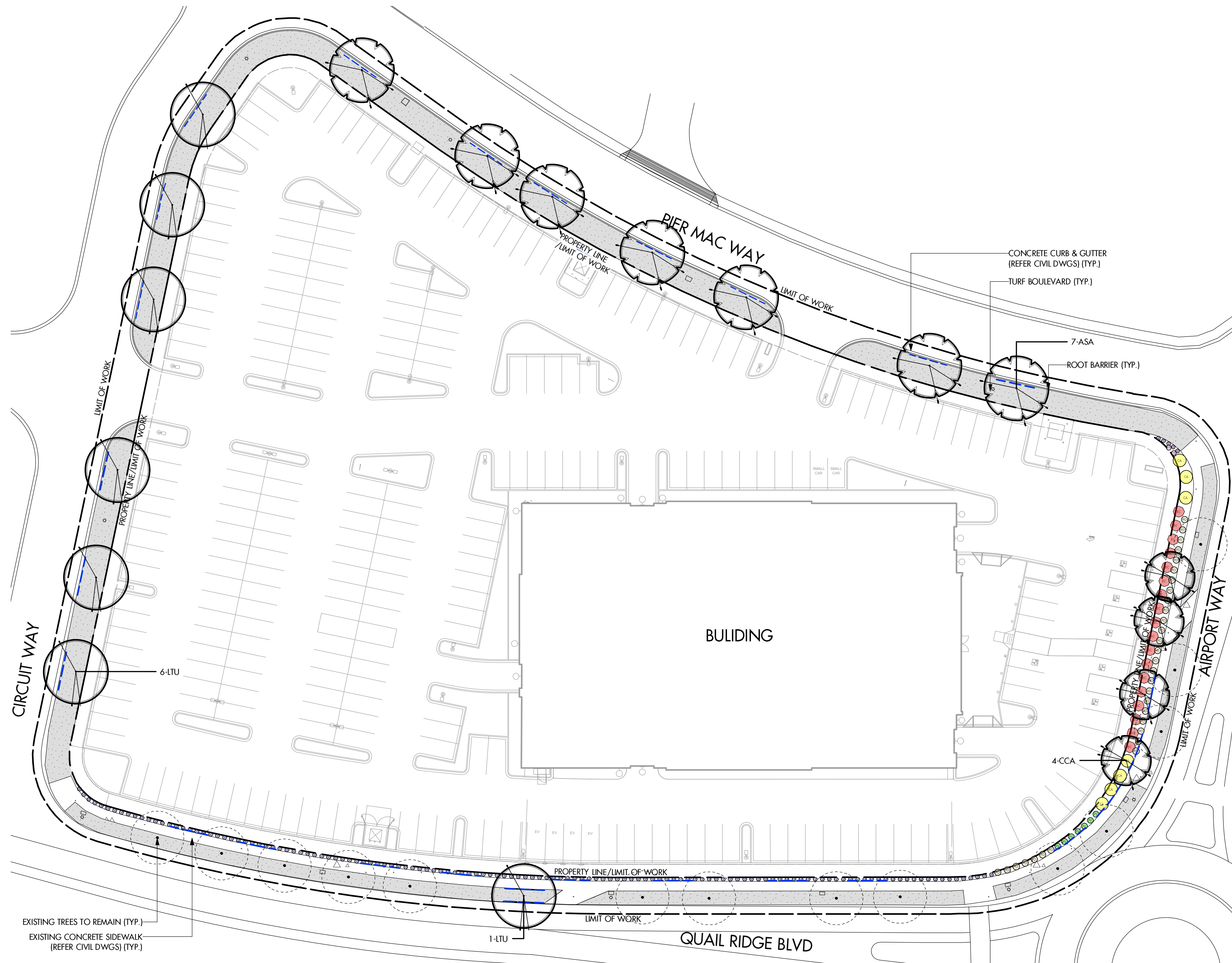


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IRRIGATION LEGEND			
<p>ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 290 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 97 cu.m.</p>	<p>ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 254 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 85 cu.m.</p>	<p>ZONE #9: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 92 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING ESTIMATED ANNUAL WATER USE: 79 cu.m.</p>	<p>ZONE #13: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 96 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 82 cu.m.</p>
<p>ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 254 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING ESTIMATED ANNUAL WATER USE: 85 cu.m.</p>	<p>ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 267 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 89 cu.m.</p>	<p>ZONE #10: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 106 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING ESTIMATED ANNUAL WATER USE: 91 cu.m.</p>	<p>ZONE #14: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 113 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 97 cu.m.</p>
<p>ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 228 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING ESTIMATED ANNUAL WATER USE: 76 cu.m.</p>	<p>ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 332 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 111 cu.m.</p>	<p>ZONE #11: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 64 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING ESTIMATED ANNUAL WATER USE: 55 cu.m.</p>	<p>ZONE #15: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 187 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 160 cu.m.</p>
<p>ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 249 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 93 cu.m.</p>	<p>ZONE #8: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 103 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING ESTIMATED ANNUAL WATER USE: 88 cu.m.</p>	<p>ZONE #12: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 91 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 78 cu.m.</p>	<p>ZONE #16: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 125 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 107 cu.m.</p>
			<p>ZONE #17: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 126 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 108 cu.m.</p>
			<p>ZONE #18: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 104 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 89 cu.m.</p>
			<p>ZONE #19: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 113 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 97 cu.m.</p>
			<p>ZONE #20: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 117 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 100 cu.m.</p>

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LANDSCAPE LEGEND

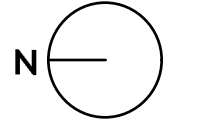
- DECIDUOUS TREE
- EXISTING TREE
- SHRUB/PERENNIAL
- TURF FROM SOD
- EXISTING CONCRETE PAVING
- ROOT BARRIER
- O.C. ON CENTER
- TYP. TYPICAL

LANDSCAPE NOTES

- 1. SPECIFICATIONS**
ALL WORK TO MEET PROJECT SPECIFICATIONS & CITY OF KELOWNA BYLAW 7900, SUBDIVISION BYLAW, SCHEDULE 5, AND ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA).
- 2. DIMENSIONS**
ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- 3. INSPECTIONS**
THE CONTRACTOR IS RESPONSIBLE TO GIVE THE SITE INSPECTOR 48 HOURS NOTICE BEFORE ALL REQUIRED INSPECTIONS.
- 4. LIMIT OF WORK**
ALL WORK OF THE CONTRACTOR SHALL BE WITHIN THE LIMIT OF WORK/ PROPERTY LINE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL VERIFY THE LIMIT OF WORK ON SITE WITH THE SITE INSPECTOR PRIOR TO CONSTRUCTION.
- 5. DESIGN INTENT**
THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.
- 6. CONTRACTOR'S JOB SITE CONDITIONS**
CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- 7. COMPOSITE BASE SHEET**
THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.
- 8. UTILITIES**
PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. MOST UTILITY COMPANIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT 'CALL BEFORE YOU DIG' PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800) 474-6886. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE.
THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATION, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE CONSULTANT CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- 9. SLEEVING**
REFER TO IRRIGATION PLAN FOR REQUIREMENTS OF SLEEVING UNDER PAVING.
- 10. PROJECT STAKING**
ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
- 11. GRADING AND DRAINAGE**
ALL PROPOSED PAVING AND TURF AREAS SHALL SMOOTHLY CONFORM TO EXISTING ADJACENT FEATURES. PROVIDE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL TURF & PLANTING AREAS.
- 12. CONTROL JOINTS**
CONTROL JOINTS WITHIN CONCRETE PAVING ARE TO BE SPACED AS FOLLOWS: SCORE JOINTS ARE TO BE A MAXIMUM OF 3.0m APART & EXPANSION JOINTS ARE TO BE A MAXIMUM OF 9.0m APART.
- 13. GROWING MEDIUM PLACEMENT**
GROWING MEDIUM SHALL BE PLACED AT 150mm MIN. DEPTH IN ALL TURF AREAS, 300mm IN PLANTING AREAS & 1000mm MIN. DEPTH IN ALL TREE PITS. AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED. EXTEND LENGTH OF TREE TO FIT TO ACHIEVE REQUIRED GROWING MEDIUM VOLUME. CONTRACTOR TO IMPORT GROWING MEDIUM OR SCREEN, AMEND & PLACE STOCKPILED ON-SITE TOPSOIL. GROWING MEDIUM TO MEET PROPERTIES FOR TREE PITS & LOW TRAFFIC LAWN AREAS AND PLANTING BEDS & PLANTERS, AS PER TABLE 2 IN THE CITY OF KELOWNA'S SUPPLEMENTAL TOPSOIL & FINISH GRADING SPECIFICATIONS.
- 14. BACKFILL**
EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.
- 15. WOOD MULCH**
THE CONTRACTOR SHALL SUPPLY AND PLACE OGO-GROW WOOD MULCH AT 75mm MIN. DEPTH TO THE PLANTING AREAS & 1.0m DIA. TREE CIRCLES IN TURF AREAS. NO PLASTIC FILM OR WEED BARRIER FABRIC IS PERMITTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS. THE WOOD MULCH PRODUCT SHALL BE NON MATTING, FREE OF CHUNKS, STICKS, SOLIS, STONES, CHEMICALS, ROOTS AND SALT.
- 16. ROOT BARRIER**
SHALL BE 450mm DEEP, AVAILABLE FROM DEEP ROOT OR APPROVED EQUAL. INSTALL IN 6.0m TYP. LENGTHS, AS SHOWN ON THE DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- 17. PLANT MATERIAL**
ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF SLOTTED OAK DEATH (PHYTOPHTHORA RAMORUM), ACCORDING TO THE THE CANADIAN FOOD INSPECTION AGENCY (CFIA), OR BC/LNA STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO THE OWNER FOR THE SUPPLY AND PLACEMENT OF DISEASED PLANTS RESULTING FROM HIS NEGLIGENCE.
PLANT MATERIAL AND PRODUCTS SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY OUTLAND DESIGN AT SOURCE OF SUPPLY. THE CONTRACTOR SHALL PROVIDE A (1) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL TO THE OWNER FROM THE DATE OF SUBSTANTIAL PERFORMANCE.
- 18. SUBSTITUTIONS**
THE CONTRACTOR SHALL NOT SUBSTITUTE PLANT MATERIAL OR PRODUCTS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNAPPROVED SUBSTITUTIONS.
- 19. QUANTITIES**
THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSIDERED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.
- 20. TREE LOCATIONS**
ALL PROPOSED TREE LOCATIONS SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR PRIOR TO INSTALLATION.
- 21. EXISTING TREE**
EXISTING TREE ON ADJACENT PROPERTY TO BE PROTECTED DURING CONSTRUCTION W/ BARRIER FENCING & SIGNAGE. EVERY REASONABLE EFFORT WILL BE MADE TO ENSURE THAT EXISTING TREES TO REMAIN ARE PROTECTED DURING THE ENTIRE CONSTRUCTION SEQUENCE. TREES ARE TO BE FENCED TO THE EXTENT OF THEIR EFFECTIVE ROOT ZONE THROUGH THE ENTIRE CONSTRUCTION SEQUENCE. EXCAVATIONS WITHIN THE EFFECTIVE ROOT ZONE ARE TO BE COORDINATED AND OVERSEEN BY A CERTIFIED ARBORIST. ONCE EXCAVATIONS ARE COMPLETE, PROTECTIVE FENCING WILL BE REINSTATED AT THE LIMIT OF EXCAVATION AND MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION SEQUENCE.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING & REMARKS
TREES				
ASA	8	ACER SACCHARINUM 'SILVER QUEEN'	SILVER QUEEN MAPLE	5cm CAL
CCA	4	CERCIS CANADENSIS 'ALBA'	ROYAL WHITE REDBUD	4cm CAL
ITU	7	LIRODENDON TUJIPIFERA 'FASTIGIATA'	COLUMNAR TUJIP TREE	5cm CAL
SHRUBS				
CA	7	CORNUS ALBA 'BUD'S YELLOW'	BUD'S YELLOW DOGWOOD	#02 CONT. /1.8M O.C. SPACING
EC	18	EUCONYMUS ALATA 'COMPACTA'	DWARF WINGED BURNING BUSH	#02 CONT. /1.5M O.C. SPACING
PERENNIALS & GRASSES				
NF	100	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#01 CONT. /0.9M O.C. SPACING
PV	7	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	RED SWITCH GRASS	#01 CONT. /1.0M O.C. SPACING
PO	20	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	#01 CONT. /0.9M O.C. SPACING
YF	2	YUCCA FILAMENTOSA 'COLOURGUARD'	COLOUR GUARD ADAM'S NEEDLE	#01 CONT. /0.75M O.C. SPACING



PROJECT TITLE

**KELOWNA AV
3425 CIRCUIT ROAD**

Kelowna, BC

DRAWING TITLE

**OFFSITE
LANDSCAPE PLAN**

ISSUED FOR / REVISION

NO.	DATE	DESCRIPTION
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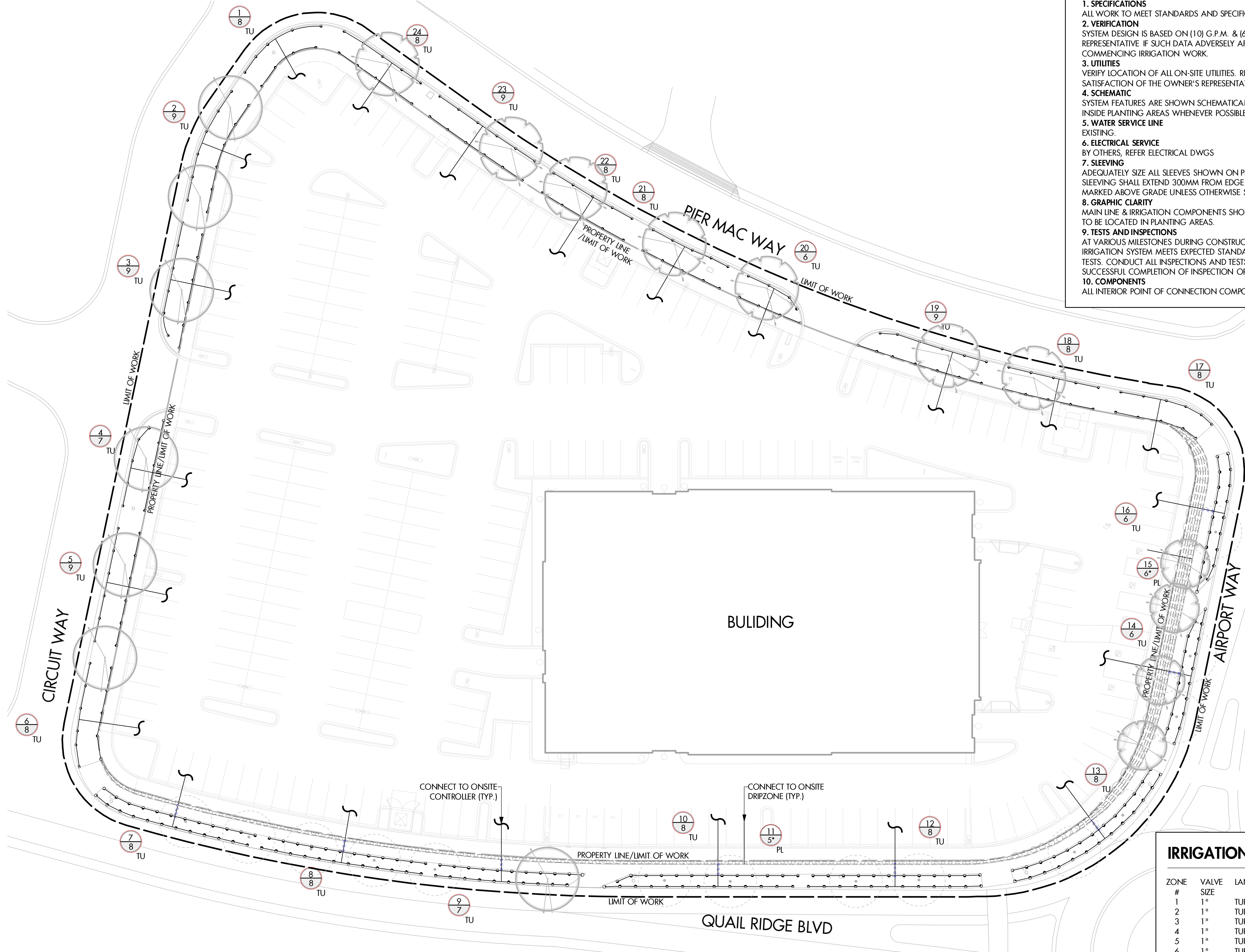
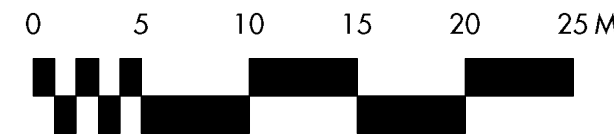


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IRRIGATION NOTES

1. **SPECIFICATIONS**
ALL WORK TO MEET STANDARDS AND SPECIFICATIONS PER CITY OF KELOWNA BYLAW 7900, SUBDIVISION BYLAW, SCHEDULE 5.
2. **VERIFICATION**
SYSTEM DESIGN IS BASED ON (10) G.P.M. & (60) P.S.I. AVAILABLE AT THE POINT OF CONNECTION. VERIFY SAME AND NOTIFY THE OWNER'S REPRESENTATIVE IF SUCH DATA ADVERSELY AFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING AND PRIOR TO COMMENCING IRRIGATION WORK.
3. **UTILITIES**
VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. **SCHEMATIC**
SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS WHENEVER POSSIBLE.
5. **WATER SERVICE LINE**
EXISTING.
6. **ELECTRICAL SERVICE**
BY OTHERS. REFER ELECTRICAL DWGS
7. **SLEEVING**
ADEQUATELY SIZE ALL SLEEVES SHOWN ON PLAN. SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVING SHALL EXTEND 300MM FROM EDGE OF PAVING INTO LAWN OR PLANTING AREA, AND SHALL HAVE ENDS CLEARLY MARKED ABOVE GRADE UNLESS OTHERWISE SHOWN.
8. **GRAPHIC CLARITY**
MAIN LINE & IRRIGATION COMPONENTS SHOW ON PLAN FOR GRAPHIC CLARITY. CONTRACTOR TO VERIFY ALL MATERIALS IN THE FIELD. VALVE BOXES TO BE LOCATED IN PLANTING AREAS.
9. **TESTS AND INSPECTIONS**
AT VARIOUS MILESTONES DURING CONSTRUCTION, INSPECTION AND TESTING OF COMPONENTS WILL BE REQUIRED TO ENSURE PERFORMANCE OF IRRIGATION SYSTEM MEETS EXPECTED STANDARDS. PROVIDE EQUIPMENT AND PERSONNEL NECESSARY FOR PERFORMANCE OF INSPECTIONS AND TESTS. CONDUCT ALL INSPECTIONS AND TESTS IN THE PRESENCE OF THE CONTRACT ADMINISTRATOR. KEEP WORK UNCOVERED AND ACCESSIBLE UNTIL SUCCESSFUL COMPLETION OF INSPECTION OR TEST.
10. **COMPONENTS**
ALL INTERIOR POINT OF CONNECTION COMPONENTS TO BE BRASS.

IRRIGATION LEGEND

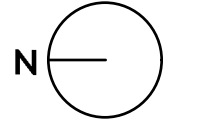
- • • • POP-UP SPRAYHEAD W/ FIXED SPRAY NOZZLES (8' RADIUS); HUNTER PROS-04-PRS30-CV W/ TORO PRECISION SERIES NOZZLES
- • • • POP-UP SPRAYHEAD W/ FIXED SPRAY NOZZLES (10' RADIUS); HUNTER PROS-04-PRS30-CV W/ TORO PRECISION SERIES NOZZLES
- • • • POP-UP SPRAYHEAD W/ FIXED SPRAY NOZZLES (12' RADIUS); HUNTER PROS-04-PRS30-CV W/ TORO PRECISION SERIES NOZZLES
- • • • POP-UP SPRAYHEAD W/ FIXED SPRAY NOZZLES (15' RADIUS); HUNTER PROS-04-PRS30-CV W/ TORO PRECISION SERIES NOZZLES
- SUBSURFACE DRIP SYSTEM FOR PLANTING AREAS; NETAFIM TECHLINE CV, 0.4 GPH, 0.45m EMITTER SPACING & 0.45m +/- LATERAL SPACING. SUPPLY & FLUSH MANIFOLDS TO BE 1" CLASS 200 PVC.
- IRRIGATION SLEEVE; SCHEDULE 40 PVC, 3" MIN. OR TWICE THE DIA. OF PIPE CONTAINED. INSTALL IRRIGATION WIRING IN SEPARATE 2" ELECTRICAL CONDUIT. EXTEND SLEEVE 0.3m PAST EDGE OF HARD SURFACE.
- 1- VALVE NUMBER
- 14- GALLONS PER MINUTE (GPM)
- PL- LANDSCAPE TYPE (TU-TURF, PA-PLANTING AREAS)
- LATERAL LINE, 1" CLASS 200 PVC UNLESS OTHERWISE NOTED

IRRIGATION ZONE CHART

ZONE #	VALVE SIZE	LANDSCAPE TYPE	PRODUCT TYPE	APPLICATION RATE	OPERATING PRESSURE	ZONE FLOW	OPERATING TIME
1	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	8 GPM	20 MINS / 3X PER WEEK
2	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	9 GPM	20 MINS / 3X PER WEEK
3	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	9 GPM	20 MINS / 3X PER WEEK
4	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	7 GPM	20 MINS / 3X PER WEEK
5	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	9 GPM	20 MINS / 3X PER WEEK
6	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	8 GPM	20 MINS / 3X PER WEEK
7	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	8 GPM	20 MINS / 3X PER WEEK
8	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	8 GPM	20 MINS / 3X PER WEEK
9	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	7 GPM	20 MINS / 3X PER WEEK
10	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	9 GPM	20 MINS / 3X PER WEEK
11	1"	PLANTING AREAS	DRIP	7.4mm/hr	40 PSI	5" GPM	45 MINS / 2X PER WEEK
12	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	8 GPM	20 MINS / 3X PER WEEK
13	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	8 GPM	20 MINS / 3X PER WEEK
14	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	6 GPM	20 MINS / 3X PER WEEK
15	1"	PLANTING AREAS	DRIP	7.4mm/hr	40 PSI	6" GPM	45 MINS / 2X PER WEEK
16	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	6 GPM	20 MINS / 3X PER WEEK
17	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	8 GPM	20 MINS / 3X PER WEEK
18	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	8 GPM	20 MINS / 3X PER WEEK
19	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	9 GPM	20 MINS / 3X PER WEEK
20	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	6 GPM	20 MINS / 3X PER WEEK
21	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	8 GPM	20 MINS / 3X PER WEEK
22	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	8 GPM	20 MINS / 3X PER WEEK
23	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	9 GPM	20 MINS / 3X PER WEEK
24	1"	TURF AREAS	SPRAYHEAD	25.4mm/hr	50 PSI	9 GPM	20 MINS / 3X PER WEEK

* OPERATING TIMES ARE SHOWN AS A BASE THEORETICAL SCHEDULE ONLY, BASED ON EVERY DAY WATERING IN JULY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SETTING THE IRRIGATION SCHEDULE TO ENSURE THAT PLANT MATERIAL RECEIVES ADEQUATE WATERING.

TOTAL RUNTIME PER WEEK = 1500 MINS / WEEK (25 HRS)
*GPM CALCULATED ARE FOR OFFSITE PORTIONS ONLY



PROJECT TITLE

**KELOWNA AV
3425 CIRCUIT ROAD**

Kelowna, BC

DRAWING TITLE

**OFFSITE
IRRIGATION PLAN**

ISSUED FOR / REVISION

2	23.07.07	Development Permit
3	23.08.11	Development Permit
4	23.08.30	Revised for Development Permit
5	23.11.03	Revised for Development Permit
5	23.11.10	Revised for Development Permit

PROJECT NO: 23-0500

DESIGN BY: FB

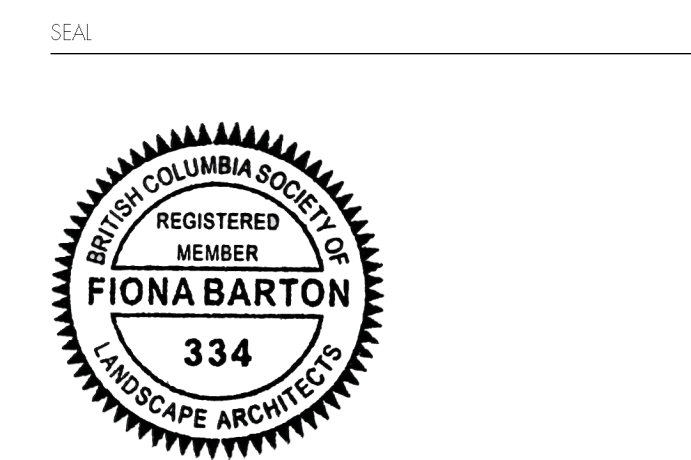
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DATE: NOV. 10, 2023

SCALE: 1:350

PAGE SIZE: 24x36



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