

PRECEDENT IMAGE: CLIMBING VINE ON WALL

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

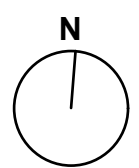
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE	2	5cm CAL.
CORNUS KOUSA	KOUSA DOGWOOD	5	3cm CAL.
GLEDITSIA TRIACANTHOS	HONEY LOCUST	7	5cm CAL.
GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	3	5cm CAL.
SHRUBS			
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	10	#02 CONT. /1.8M O.C. SPACING
PHILADELPHUS LEWISII 'BLIZZARD'	MOCK ORANGE 'BLIZZARD'	20	#02 CONT. /1.2M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	TINY WINE NINEBARK	20	#02 CONT. /1.2M O.C. SPACING
SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	20	#02 CONT. /1.2M O.C. SPACING
SYMPHORICARPOS ALBUS	SNOWBERRY	10	#02 CONT. /1.8M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA MILLEFOLIUM	COMMON YARROW	40	#01 CONT. /0.60M O.C. SPACING
COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF	40	#01 CONT. /0.6M O.C. SPACING
HELIOTRICHON SEMPERVIRENS	COREOPSIS	40	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	BLUE OAT GRASS	40	#01 CONT. /0.9M O.C. SPACING
PANICUM VIRGATUM	RUBY STELLA DAYLILY	20	#01 CONT. /0.9M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	SWITCH GRASS	20	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'CARADONNA'	DWARF RUSSIAN SAGE	40	#01 CONT. /0.6M O.C. SPACING
	CARADONNA PERENNIAL SALVIA	40	
VINES			
PARTHENOISSUS QUINQUEFOLIA	VIRGINIA CREEPER	18	#01 CONT. /2.5M O.C. SPACING

LANDSCAPE AREA CALCULATIONS

BASED ON TABLE 7.2 TREE & LANDSCAPING PLANTING REQUIREMENTS

ZONES	SQM	TYPE
ZONE 1	8	SHRUB
ZONE 2	4	AQUASTORM TECO BLOC
ZONE 3	11	SHRUB
ZONE 4	4	AQUASTORM TECO BLOC
ZONE 5	10.5	SHRUB
ZONE 6	1	SHRUB

TOTAL SETBACK AREA: 59SQM
 TOTAL LANDSCAPE AREA: 38.5 SQM
 % OF PROPOSED LANDSCAPE AREA: 76.5%



PROJECT TITLE

**1531 BERNARD AVENUE
 GROUND LEVEL**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
 LANDSCAPE PLAN**

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	24.04.30	Development Permit
2	24.08.20	Development Permit
3	24.08.26	Development Permit
4	24.08.29	Development Permit
5	24.09.03	Development Permit

PROJECT NO

23-0585

DESIGN BY

GS/AM

DRAWN BY

DM

CHECKED BY

TK

DATE

SEP. 03, 2024

SCALE

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PAGE SIZE

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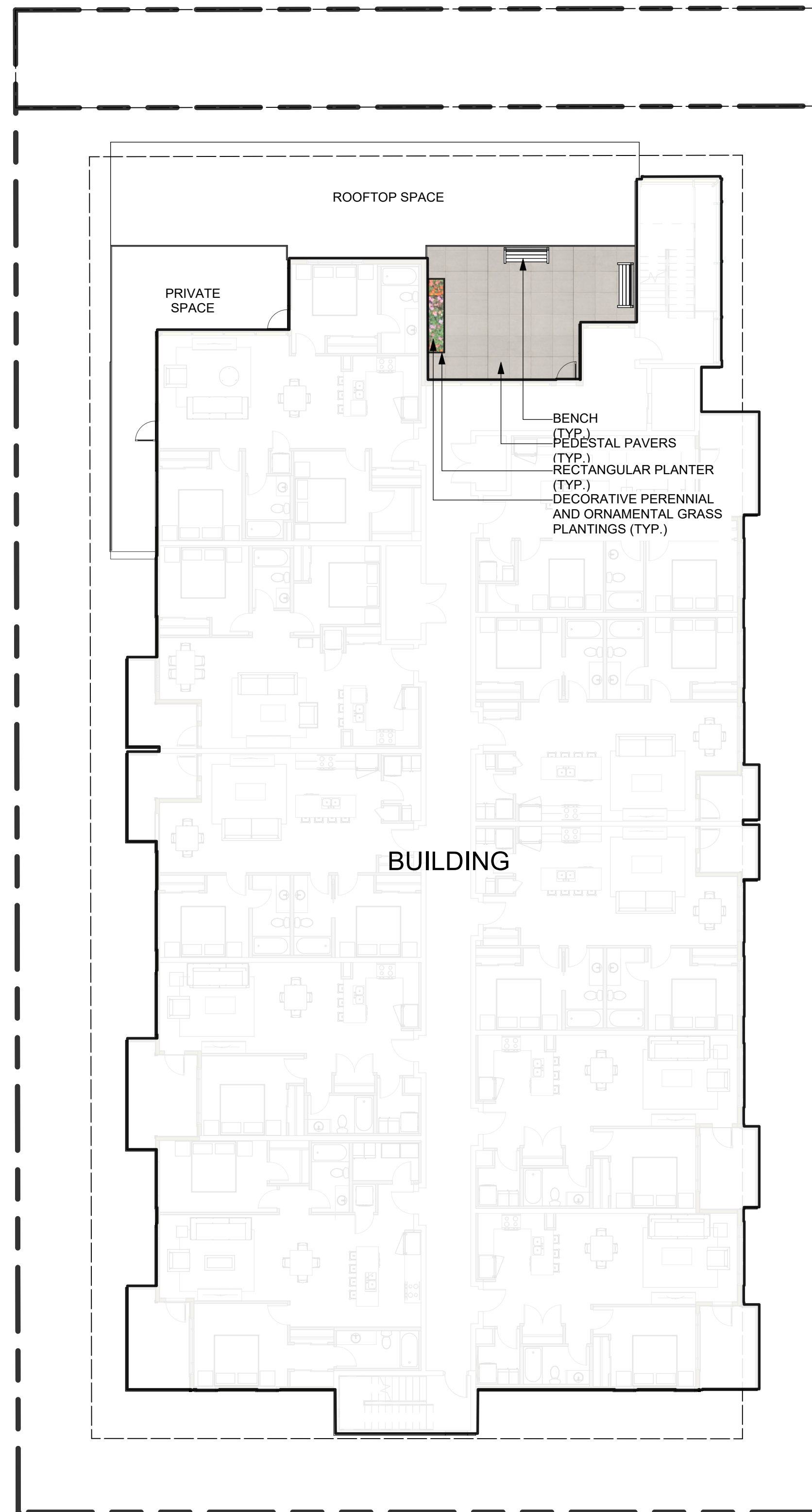
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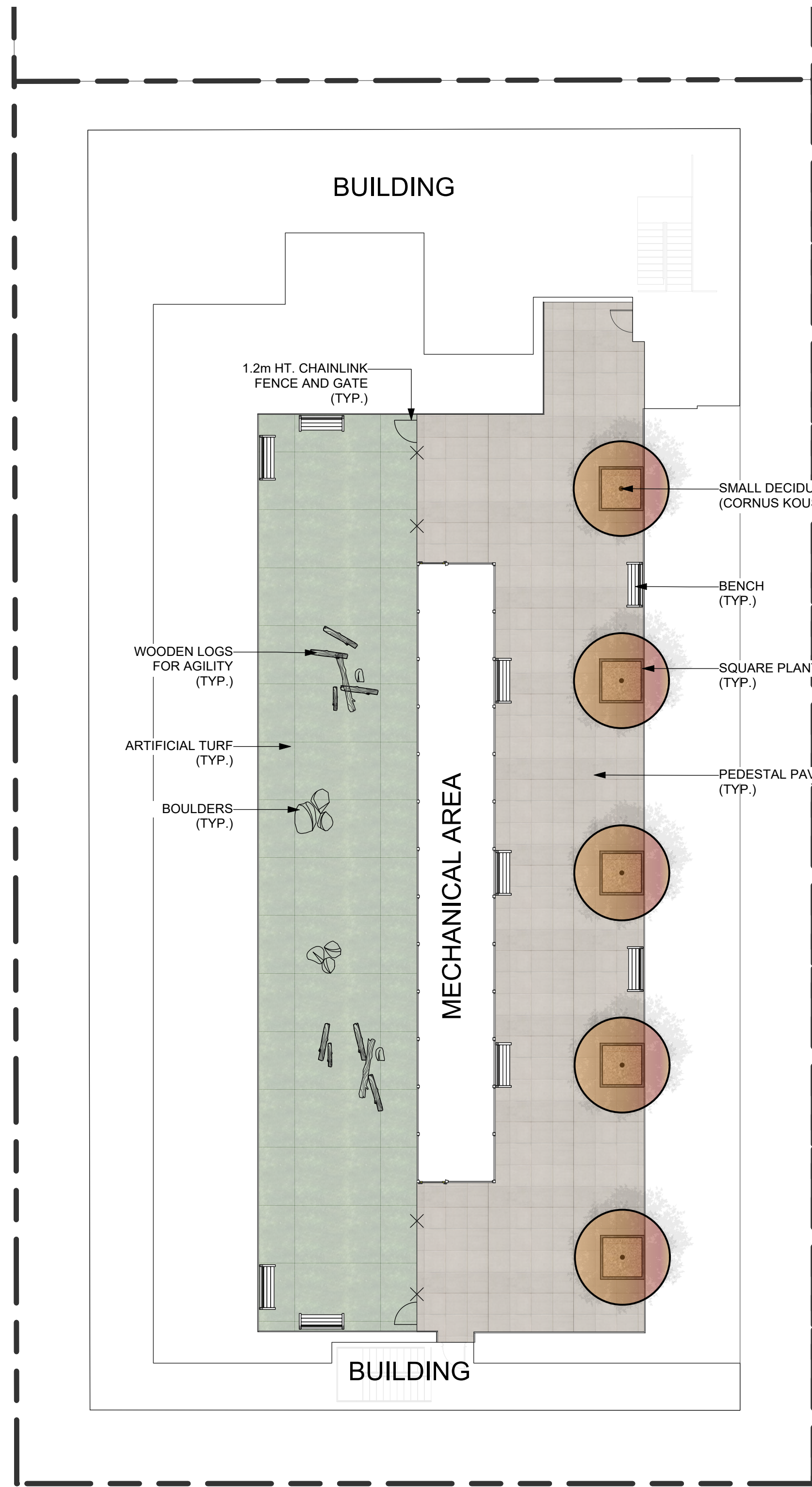
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LEVEL 6



ROOFTOP

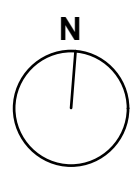
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PLANT LIST

PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE	2	5cm CAL.
CORNUS KOUSA	KOUSA DOGWOOD	5	3cm CAL.
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GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	3	5cm CAL.
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VINES			
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PROJECT TITLE

**1531 BERNARD AVENUE
LEVEL 6 & ROOFTOP**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

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NO.	DATE	REVISION
1	24.04.30	Development Permit
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PROJECT NO 23-0585

DESIGN BY GS/AM

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CHECKED BY TK

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SEAL

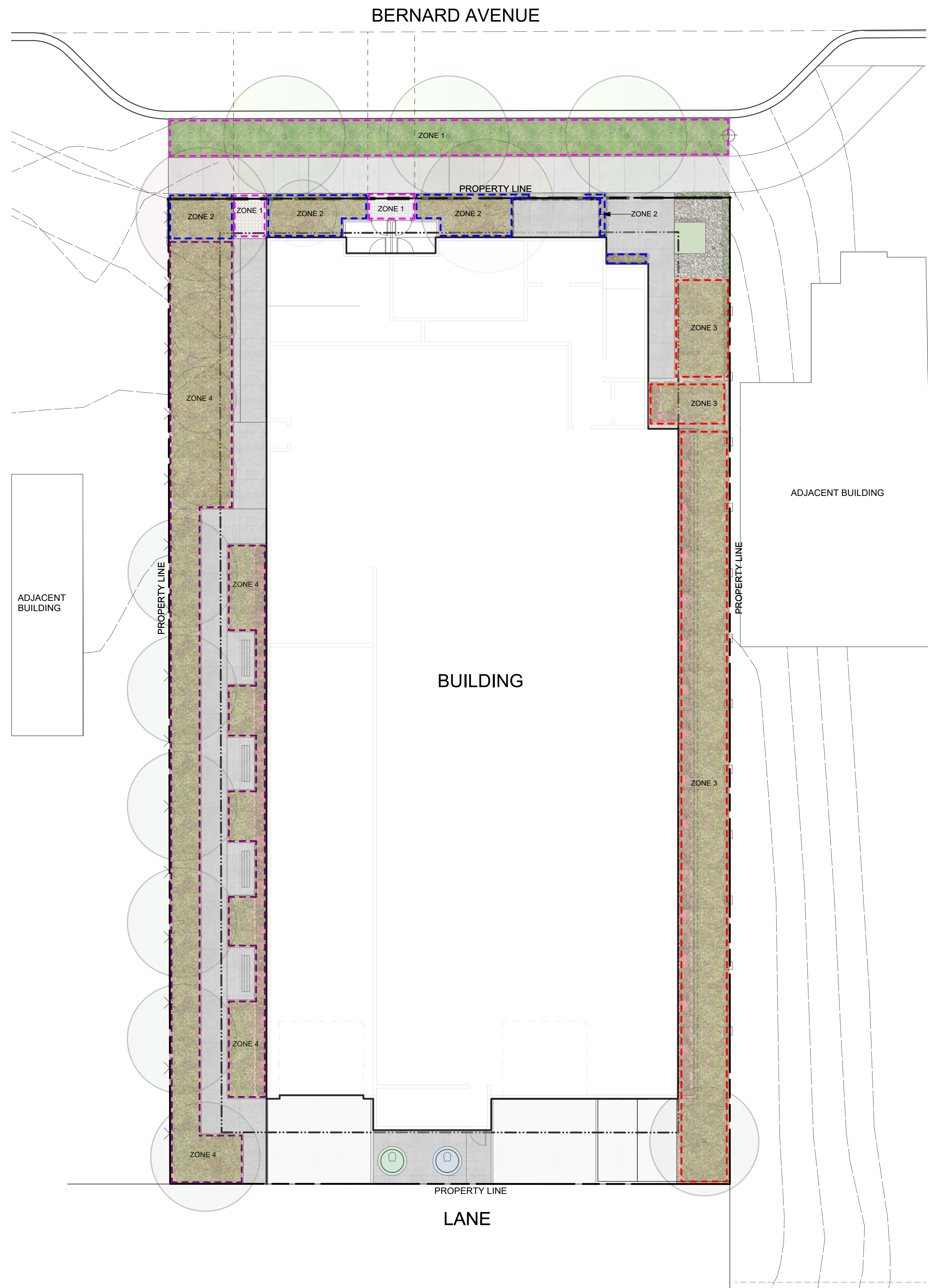


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L2/4

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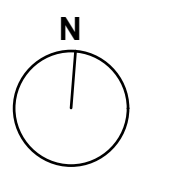
WATER CONSERVATION CALCULATIONS
 LANDSCAPE MAXIMUM WATER BUDGET (WB) = 303 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 164 cu.m. / year
 WATER BALANCE = 139 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 82 sq.m.
 MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 71 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 40 sq.m.
 MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 13 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 163 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 55 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 194 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 65 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 13 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 4 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 2 sq.m.
 MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING
 ESTIMATED ANNUAL WATER USE: 1 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.



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 GROUND LEVEL**

Kelowna, BC
 DRAWING TITLE
**WATER CONSERVATION/
 IRRIGATION PLAN**

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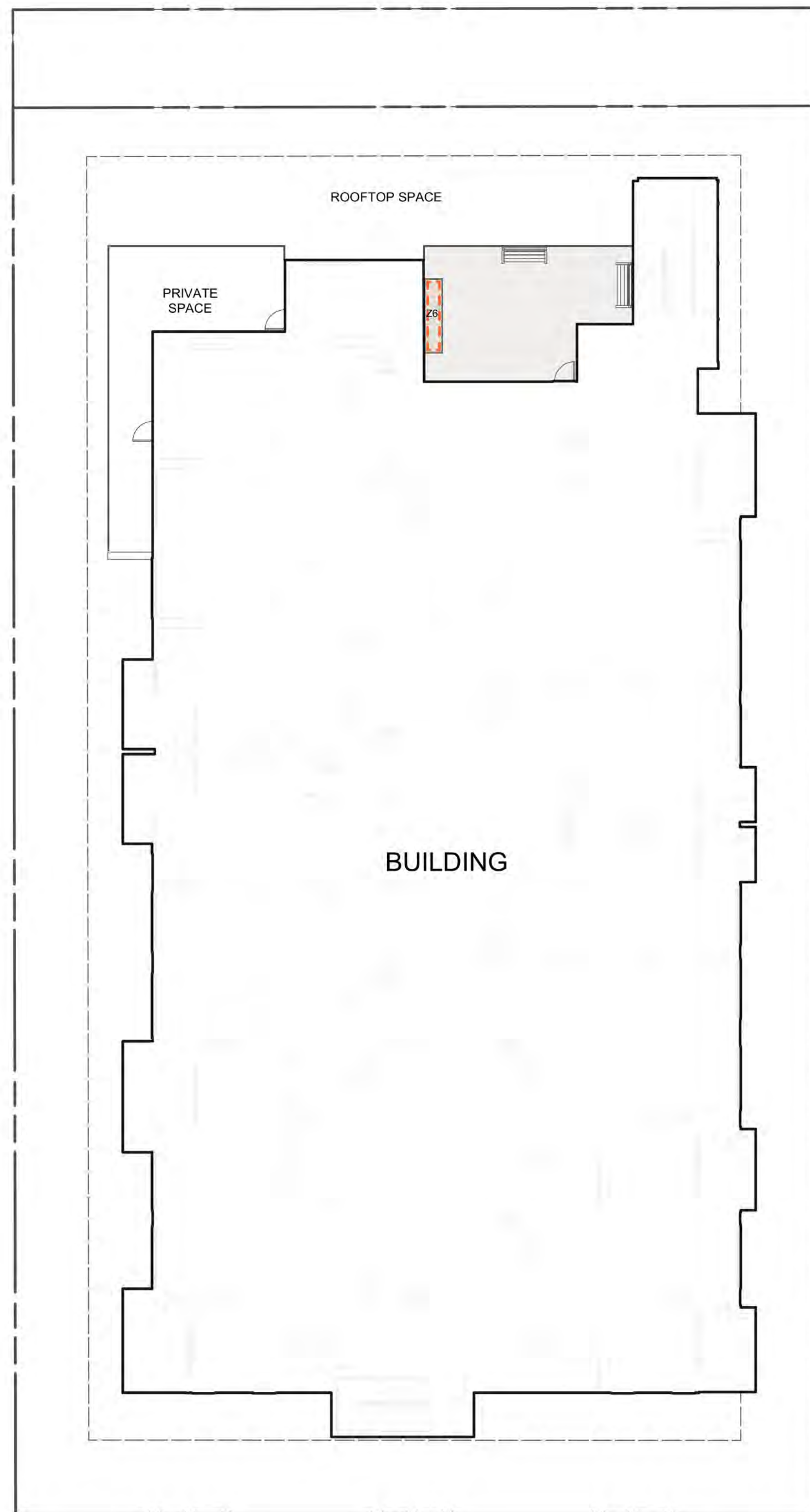
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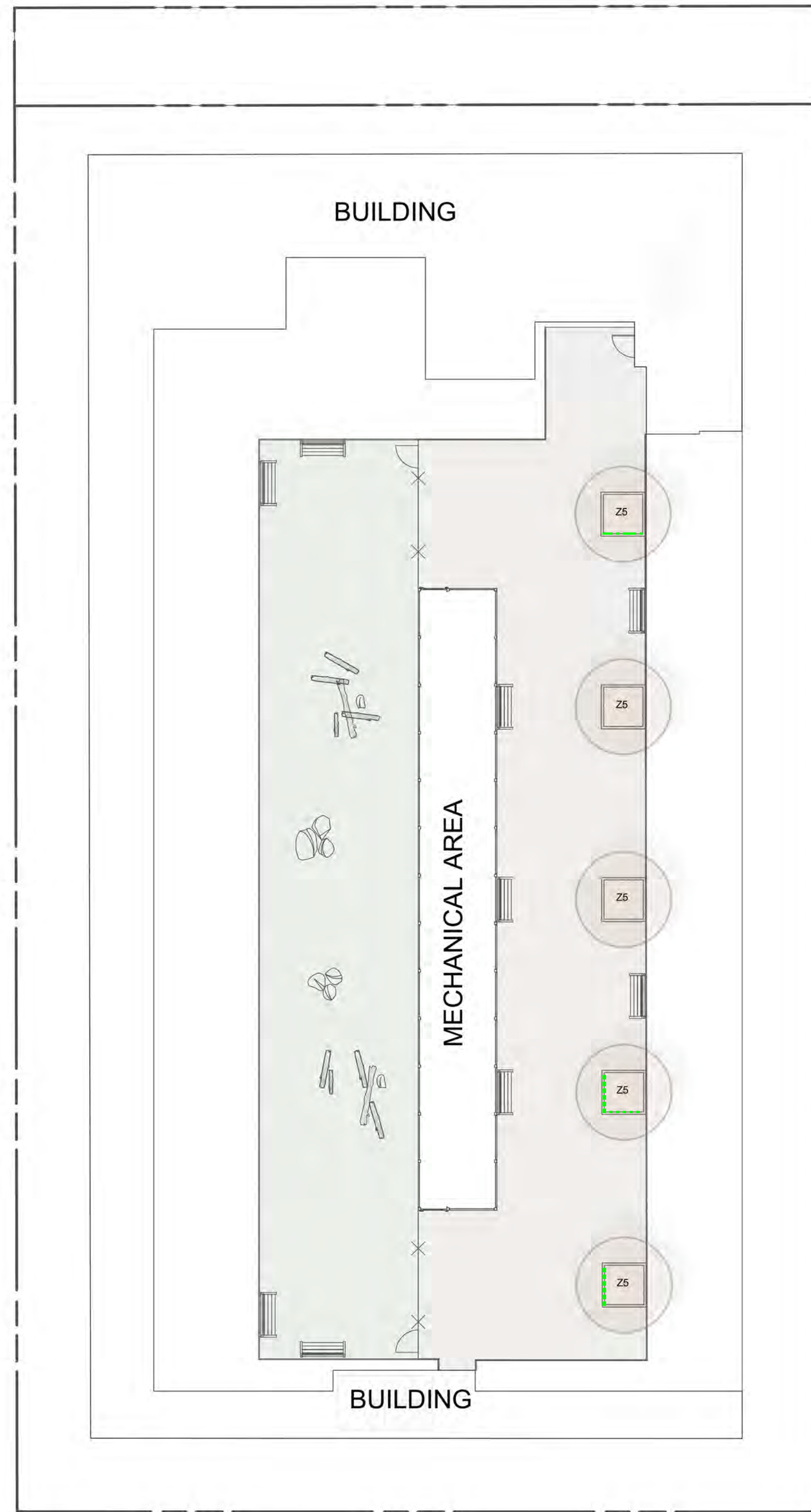
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LEVEL 6



ROOFTOP

WATER CONSERVATION CALCULATIONS

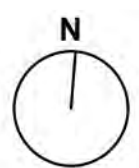
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