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No.	Date	Revision
01	2023-12-07	ISSUED DP

Project Title
SUTTON CRESCENT RENTAL APARTMENT

435 SUTTON CRESCENT KELOWNA
Drawing Number

A1.01

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Drawing Title
ZONING & CODE SUMMARY

Date	2023-12-07
Job No.	m+m 22-1946
Scale	AS SHOWN
Drawn	SN
Checked	JD

ZONING SUMMARY SUTTON CRESCENT

ADDRESS	435 SUTTON CRESCENT, KELOWNA BC
LEGAL DESCRIPTION	PLAN KAP50371 LOT B TOWNSHIP 28 SECTION 32 & 33 EXCEPT PLAN KAP53887, KAP56444
DEVELOPMENT PERMIT AREA	YES
EXISTING ZONING	MFZ
WATER PROVIDER	GED
PROPOSED ZONING	VC1r - Village Centre (Rental only)
EXISTING LEGAL USE	VACANT
GRADES	EXISTING AVERAGE - FLAT
NUMBER OF NEW BUILDINGS	ONE

VC1r APARTMENT HOUSING RENTAL ONLY

CRITERIA	STANDARD	PROPOSAL
MINIMUM LOT WIDTH	25.0m	±83m
MINIMUM LOT AREA	750 sm	±86,202 sf
MINIMUM LOT DEPTH	30.0 m	±8,008.38 sm
Max. Base Height	22.0m / 6 storeys	±86.0m
Max. base density	Glenmore Village Centre ±1.8	14,131 sm / site area = ± 1.76
Max. Bonus Density for Rental Projects	An additional 0.3 FAR for rental only projects on affordable housing	Total FAR = 2.1

Coverage	max site coverage of all buildings ± 75%	max site coverage of all buildings, structures & impermeable surfaces = 65%
	35.7%	55.7%

Min Front Yard & Flanking Side Yard setback	3.0m	± 8.4 m

Min Building Stepback from Front Yard and Flanking Side Yard	3.0m	varies +/-1.5m to +/-3.0m (refer to bldg section A503)

Min Side Yard Setback	3.0m (owner emergency access only)	3.0m

Min Side Yard Setback	4.5m (3.0m plus 1.5m about single family housing)	+/- 7.5m EASEMENT WALKWAY TO PARK

Min Rear Yard Setback	4.5m (2.5m projection Bylaw 6.2.2)	4.5m

Min Common and Private Amenity Space	common & private amenity space = 3,402.5sm	private amenity space = 2,014.5m
	common amenity space = 920sm	common amenity space = 2,716 sm

Off-Street Parking	233.7 (refer to Village Centre)	234

Bicycle	RESIDENTIAL LONG TERM 172.5	174
	RESIDENTIAL SHORT TERM 12	12
	NUMBER OF LOADING SPACES N.A.	N.A.

Landscape Standard (APARTMENT)

- ONE TREE PER 55sm OF LANDSCAPE AREA OR 1 TREE PER 10 LINEAR METRES OF LANDSCAPE AREA.
- MAX. NUMBER OF PARKING SPACES IN A CONSECUTIVE ROW IS 15 WITH A LANDSCAPED ISLAND OR DRIVE AISLE SEPARATING THE NEXT 15 SPACES.

Coverage	Max site coverage of all Buildings	75%
	L1 footprint	30,816
	L1 podium paved parking	10,795
	L1 ramp	6,393
	Max site coverage of all Buildings, Structures and Impermeable Surfaces	85%
	L1 footprint	30,816
	L1 podium paved parking	10,795
	L1 ramp	6,393
		55.7%

BUILDING AREA not more than 6-storey building height

Required Max. Building Area	sm	sf
	1,500	16,145

Proposed Building-1 Footprint Area include projection of building above	±1,367	±14,716
Proposed Building-2 Footprint Area include projection of building above	±1,498	±16,121

GFA	±sf	±sm
LEVEL 1 RESID	30,816	2,863
LEVEL 2 RESID	29,668	2,758
LEVEL 3 RESID	30,618	2,845
LEVEL 4 RESID	30,618	2,845
LEVEL 5 RESID	30,618	2,845
LEVEL 6 RESID	29,846	2,773
TOTAL	182,204	16,927
LEVEL 0 parkade		±sf ±sm
		71,970 6,886

Parking calculations (refer to MF1 zone) (table 8.2.7 & 8.3)

VISITOR STALL	REQUIRED
MIN 0.14 SPACES & MAX 0.2 SPACES PER DWELLING UNIT	230 units x 14 less 10% Visitor = 29.0
TOTAL UNITS X 0.14 SPACES	Resid = 204.8

STALL SIZE	WIDTH	LENGTH	HEIGHT	# stalls	
REGULAR SIZE STALL	8'-3"	2.5m	19'-6"	6.0m	6-7
SMALL SIZE STALL (50% max)	7'-6"	2.3m	15'-0"	4.8m	6-7
ACCESSIBLE STALL	12'-10"	3.9m	19'-6"	6.0m	6-7
VAN ACCESSIBLE STALL	15'-0"	4.8m	19'-6"	6.0m	7-7
REGULAR PARALLEL STALL	8'-7"	2.9m	23'-0"	7.0m	7-7
SMALL PARALLEL STALL	8'-3"	2.5m	21'-4"	6.5m	6-7

DRIVE AISLES (2-way 90° pkg)	21'-4"	6.5m	-	-	6-7	2.0m
LOADING AREA	28 sm	3.0 m in width	4.0 m overhead clear			Loading Area: not required

Residential	batch	1b	2b	stall/unit	# stall
A	24			0.9	21.6
A1	12			0.9	10.8
A2	5			0.9	4.5
A3	40			0.9	36.0
B	72	1.0	72.0		
B1	6	1.0	6.0		
B2	9	1.0	9.0		
B3	4	1.1	4.4		
B4	2	1.0	2.0		
batchelor	0.9 stall				
1b	1.0 stall				
2b	1.1 stall				
3b	1.4 stall				
C		24	1.1	26.4	
C1		12	1.1	13.2	
C2		6	1.1	6.6	
C3		4	1.0	4.0	
C4		3	1.1	3.3	
C5		1	1.1	1.1	
C6		6	1.1	6.6	
Total	81	97	52		227.5
Required Resid					8.2,11(a)
Required Visitor					less 10%
Required Resid					227.5
Required Visitor					32.2
Total Required Resid					259.7
Total Required Resid					260
Total Required Resid					233.7

Provided	Full	HC	HC Van	SC	Subtotal	Total
Parkade	21				7	28
	10			2	12	
	10				10	
	10				10	
	17	2			19	
	17	2			19	
	17			1	18	
	16				16	
	19				19	
	19				19	
	5				5	
	23				23	
L0 Grade	7				7	188
L1 Grade						7
	7		2		9	
	10				10	
	10				10	
						29
Provided	Total	218	4	2	10	234

Loading area

Required	1 per 1,800 sm GFA
	1 (size: 30' 0" x 10' 0")

Not Required

RESID NFA	typ	L1	L2	L3	L4	L5	L6	unit count	area sm	area sf	total area sm	total area sf
bach	A	4	4	4	4	4	4	24	470	43.7	11,280	1,048
bach	A1	2	2	2	2	2	2	12	518	48.1	6,216	577
bach	A2	1	1	1	1	1	-	5	674	62.6	3,370	313
bach	A3	8	8	8	8	8	-	40	490	45.5	19,900	1,821
1b	B	12	12	12	12	12	72	624	58.0	44,958	4,174	
1b	B1	1	1	1	1	1	1	6	680	63.2	4,060	379
1b	B2	1	2	2	2	2	-	9	903	83.9	8,127	755
2b	B3	-	-	1	1	1	1	4	1,032	95.9	4,128	384
1b	B4	-	-	-	-	-	2	2	831	77.2	1,662	154
2b	C	4	4	4	4	4	4	24	882	81.9	21,168	1,967
2b	C1	2	2	2	2	2	2	12	870	80.8	10,440	970
2b	C2	1	1	1	1	1	1	6	910	84.5	5,460	507
1b	C3	-	-	1	1	1	1	4	680	64.1	2,760	256
2b	C4	-	-	-	-	-	3	3	943	87.6	2,829	263
2b	C5	-	-	-	-	-	1	1	1,135	105.4	1,135	105
2b	C6	1	1	1	1	1	1	6	820	76.2	4,920	457
TOTAL		37	38	40	40	40	35	230			152,103	14,131

OCCUPANT LOAD TABLE 3.1.17.1.

PARKADE LEVEL 0	46sm / PERSON X 6,686 sm	145 PERSONS
LEVEL 1	2 PERSONS / SLEEPING RMS x 45 RMS	90 PERSONS
LEVEL 2	2 PERSONS / SLEEPING RMS x 46 RMS	92 PERSONS
LEVEL 3	2 PERSONS / SLEEPING RMS x 49 RMS	98 PERSONS
LEVEL 4	2 PERSONS / SLEEPING RMS x 49 RMS	98 PERSONS
LEVEL 5	2 PERSONS / SLEEPING RMS x 49 RMS	98 PERSONS
LEVEL 6	2 PERSONS / SLEEPING RMS x 48 RMS	96 PERSONS

EXIT FACILITIES

CONDO REQUIRED EXITS	2 MIN. PER FLOOR / IN EACH COMPARTMENT	3.1 to 3.6
----------------------	--	------------

PROVIDED	DOOR	STAIR
	6.1m / person min. 2 doors @ 2'-0" width = 162mm min.	8.0m / person 2 stairs @ 3'-10" width per floor = 7'-6" (2337mm)
PARKADE LEVEL 0	6.1 x 145 persons = 885mm	8.0 x 145 persons = 1,160mm
RESID LEVEL 1	6.1 x 90 persons = 549mm	8.0 x 90 persons = 720mm
RESID LEVEL 2	6.1 x 92 persons = 561mm	8.0 x 92 persons = 736mm
RESID LEVEL 3	6.1 x 98 persons = 598mm	8.0 x 98 persons = 784mm
RESID LEVEL 4	6.1 x 98 persons = 598mm	8.0 x 98 persons = 784mm
RESID LEVEL 5	6.1 x 98 persons = 598mm	8.0 x 98 persons = 784mm
RESID LEVEL 6	6.1 x 96 persons = 586mm	8.0 x 96 persons = 768mm
RESIDENTIAL UNITS	min. 1 door @ 800mm (each unit)	30" (814mm) door @ each unit

CONDO	EXIT THROUGH LOBBY	YES
	PANIC HARDWARE REQD (at exterior stair & lobby doors)	3.4.6.16.(2)
	EXIT EXPOSURE	OK
	MAX. TRAVEL DISTANCE	45m
	EXIT RATINGS REQUIRED:	1 HR (2 HR @ Parkade)
	STAIR SHAFTS	1 HR
	CORRIDORS	1 HR

BICYCLE PARKING 8.5 (pg 97)

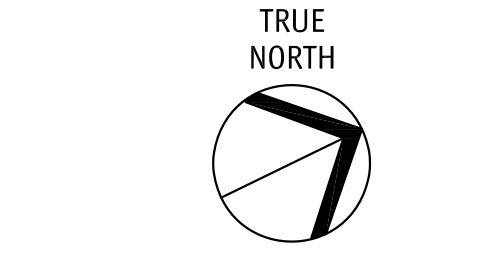
REQUIRED LONG TERM	BIKE SIZE STALL				
TYPE	#UNIT	#BIKE	REQUIRED BIKE	BIKE SIZE	STALL
A	24	bach	0.75	18.00	1.8 m
A1	12	bach	0.75	9.00	1.6 m
A2	5	bach	0.75	3.75	1.5 m
A3	40	bach	0.75	30.00	6 per entrance
B	72	1b	0.75	54.00	LONG TERM
B1	6	1b	0.75	4.50	batchelor, 1b, 2b = 0.75
B2	9	1b	0.75	6.75	3b = 1.0
B3	4	2b	0.75	3.00	PROVIDED LONG TERM
B4	2	1b	0.75	1.50	ground anchored (bylaw 6.5.6)
C	24	2b	0.75	18.00	
C1	12	2b	0.75	9.00	
C2	6	2b	0.75	4.50	
C3	4	1b	0.75	3.00	
C4	3	2b			



233 BERNARD AVENUE
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2023-12-07
 DP



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Project Title
**SUTTON CRESCENT
 RENTAL APARTMENT**

435 SUTTON CRESCENT KELOWNA
 Drawing Number

A3.01

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Drawing Title
LEVEL 1

scale: 1"=10'-0"

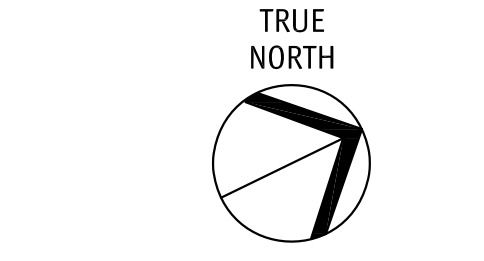
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 Drawing Title
LEVEL 2

scale: 1"=10'-0"

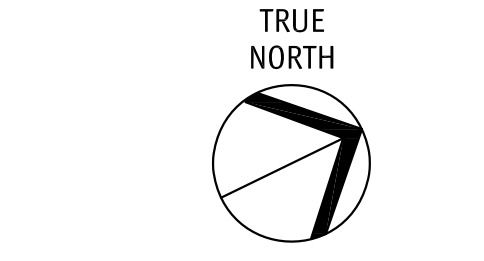
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LEVEL 3

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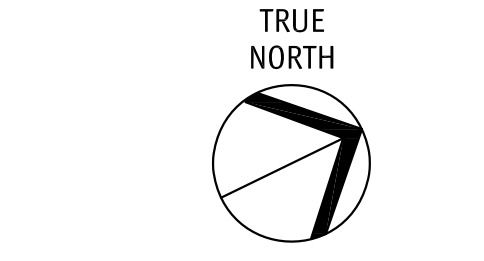
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Drawing Title
LEVEL 4

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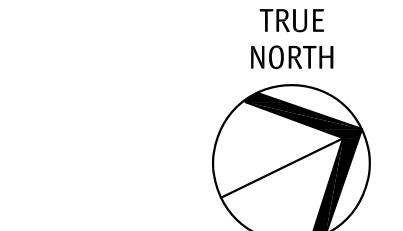
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Drawing Title
LEVEL 5

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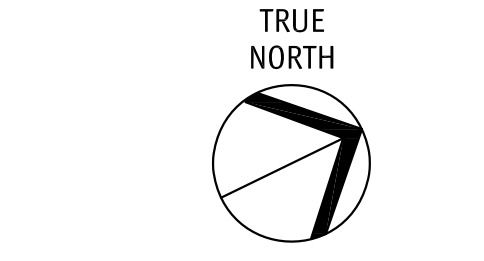
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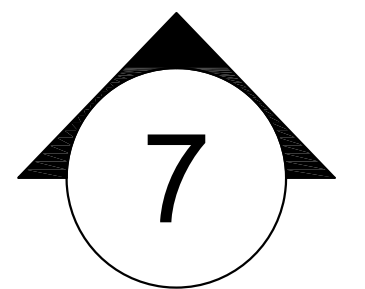
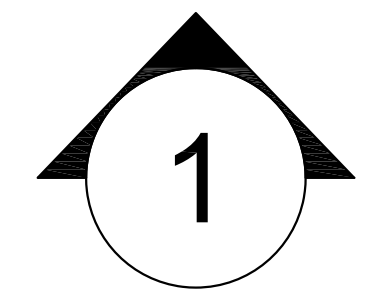
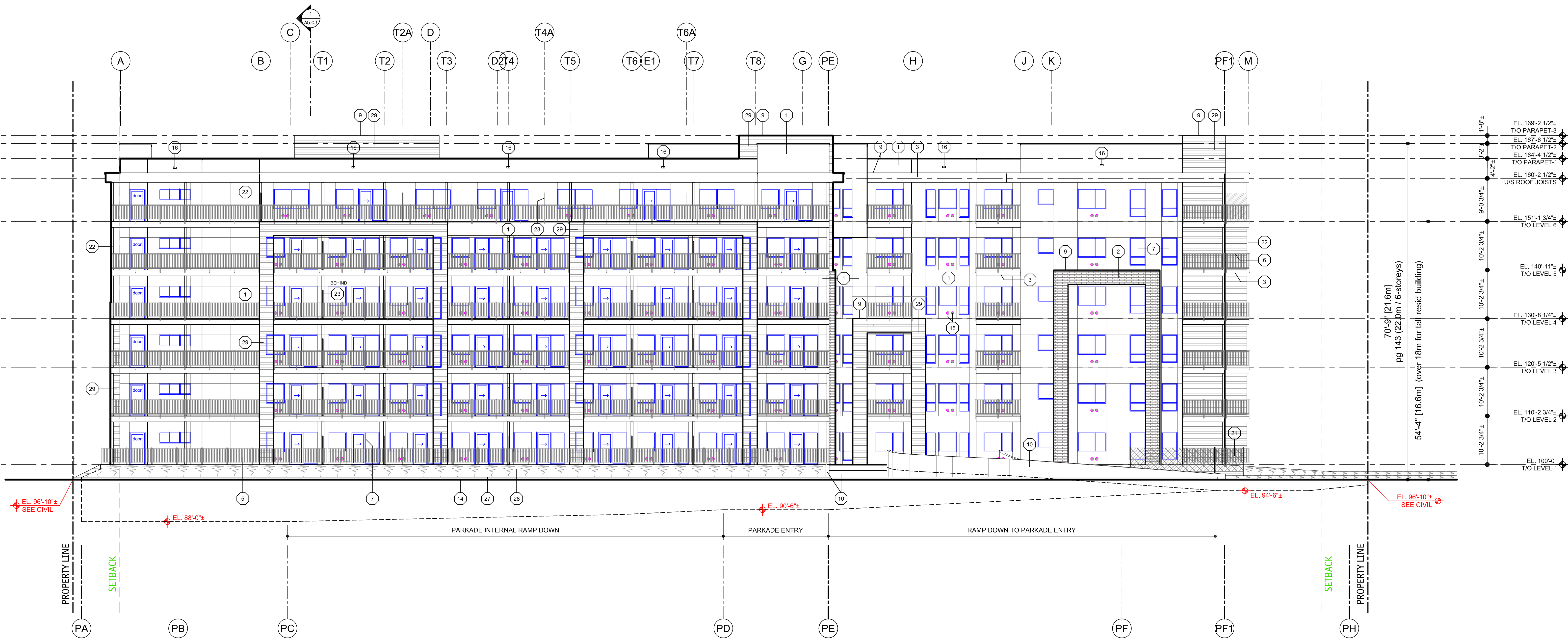
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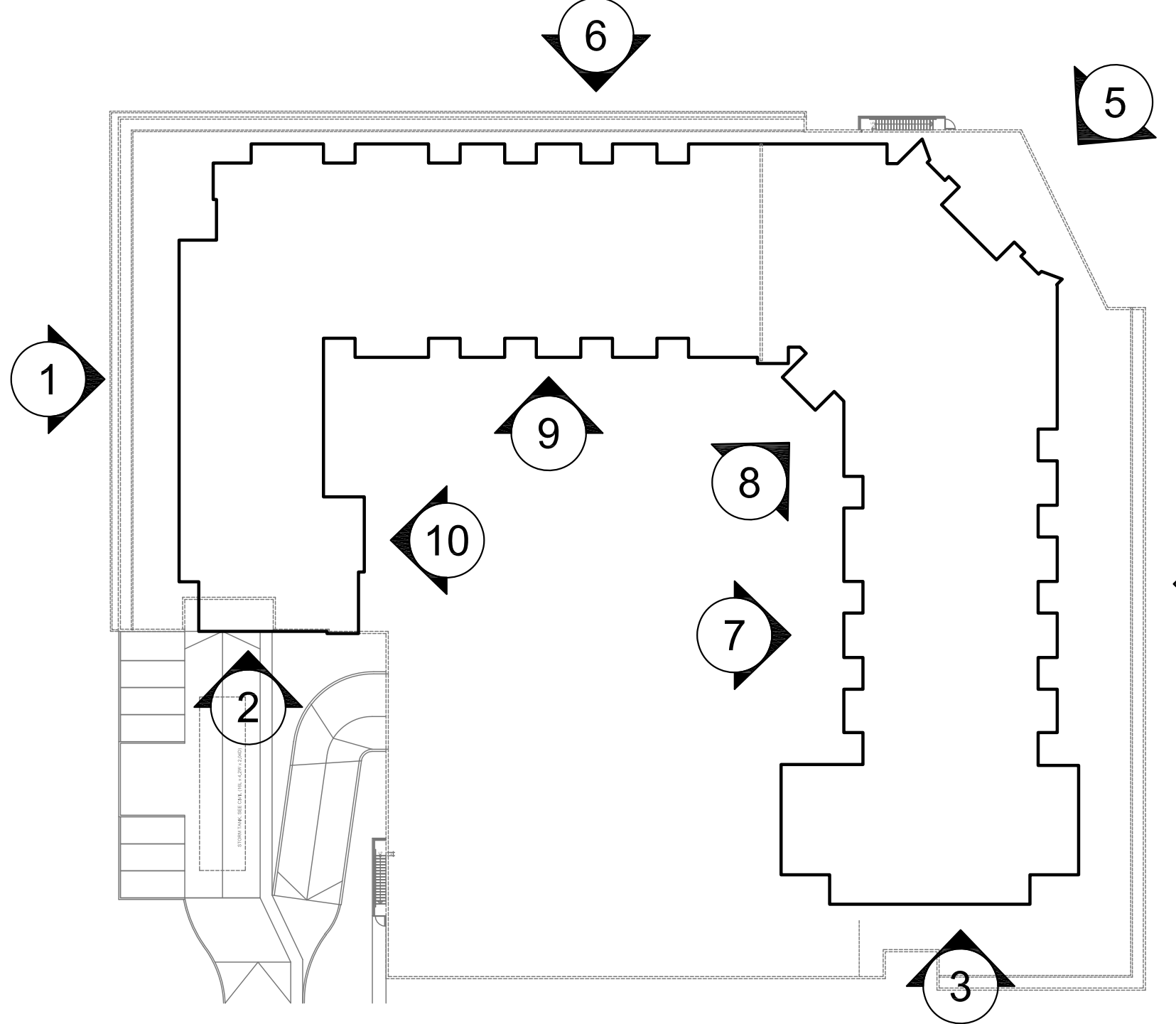
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LEVEL 6

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22 FIBRE CEMENT PANELS WRAPPED OVER WOOD COLUMNS	14 FINISHED GRADES (SEE CIVIL / LANDSCAPE)	7 VINYL WINDOW & DOOR COLOUR: TBC	ELEVATION KEY NOTES ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUF.'S STANDARD LINE OF COLOURS.
23 ALUM. / FROSTED GLASS PRIVACY SCREEN	15 PTAC MOUNTED AT LOW LEVEL C/W (2) VENTS - SEE MECH.	8 ALUM. STOREFRONT WINDOW & DOOR COLOUR: TBC	
24 PAINTED STEEL BEAM	16 PREFIN. METAL EMERGENCY OVERFLOW SCUPPER	9 PREFINISHED SHEET METAL FLASHING	1 FIBRE CEMENT PANELS C/W HORIZONTAL / VERTICAL REVEALS
25 GLULAM AND PAINTED STEEL ENTRY FEATURE COLUMN	17 SIGNAGE	10 EXPOSED CONCRETE C/W SACK RUBBED / PAINTED FINISH	2 BRICK VENEER
26 EMERGENCY OVERFLOW PIPE DRAIN	18 WALL MOUNTED INTERCOM (SEE ELEC.)	10a CONCRETE CAST REVEALS	3 FIBRE CEMENT PANEL / TRIM FASCIA C/W REVEALS
27 CONCRETE CURB (SEE CIVIL / LANDSCAPE)	19 PREFIN. RAIN WATER LEADER (SEE MECH.)	11 PAINTED METAL DOOR	4 ALUM. COMPOSITE PANELS C/W REVEALS
28 PLANTING (SEE LANDSCAPE)	20 PRE-CAST CONCRETE LINTEL	12 PAINTED METAL O/H DOOR	5 ALUM. PICKETS GUARDRAIL
29 HORIZONTAL ALUM. / WOOD GRAIN SIDING	21 CHAINLINK FENCE AND GATE	13 PREFIN. METAL LOUVERED GRILLES (SEE MECH.)	6 ALUM. / GLASS GUARDRAIL



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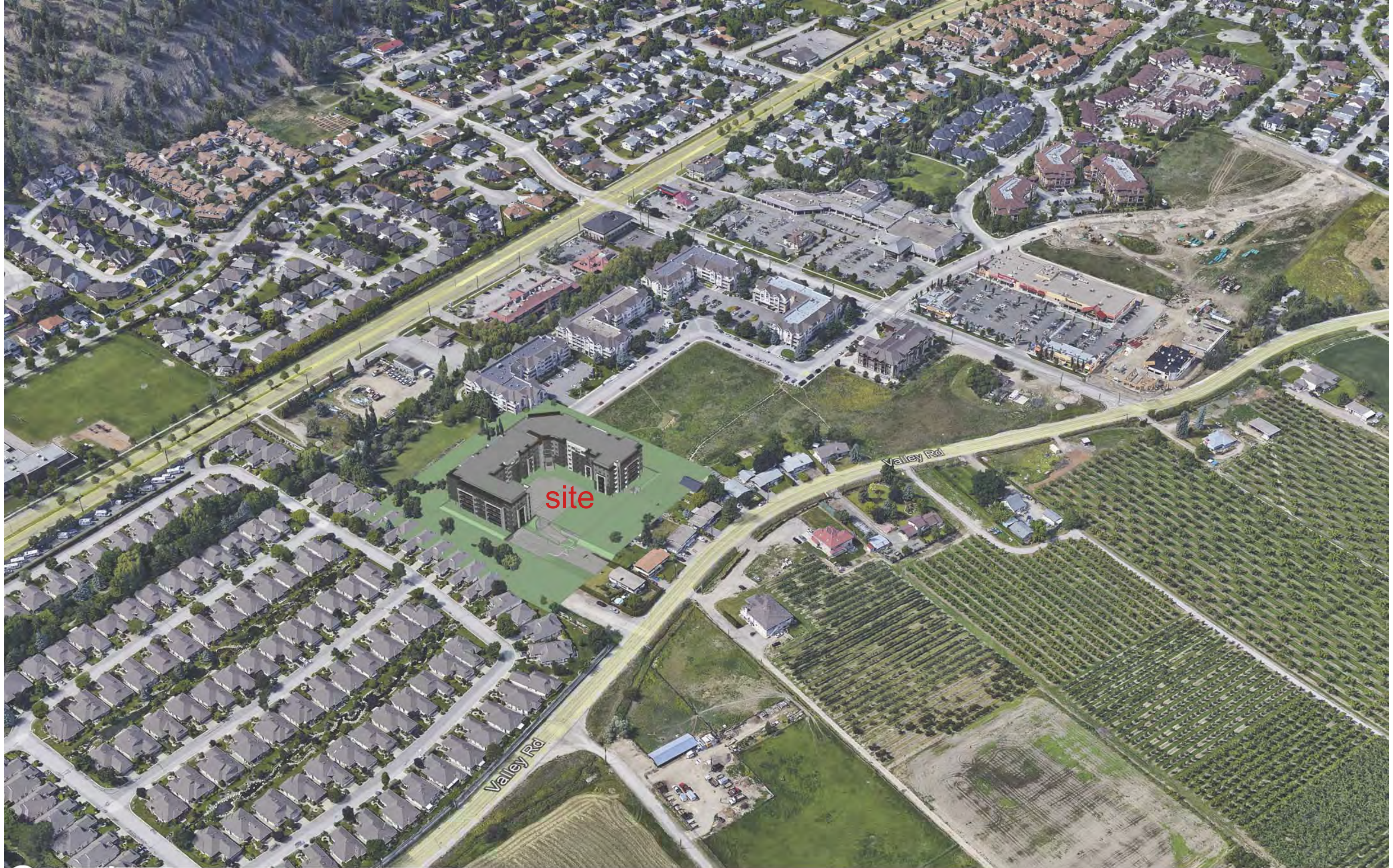
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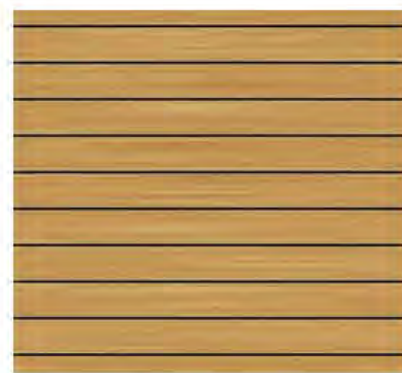
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BUILDING ELEVATION 1

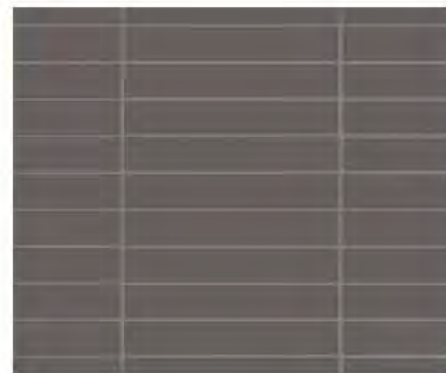
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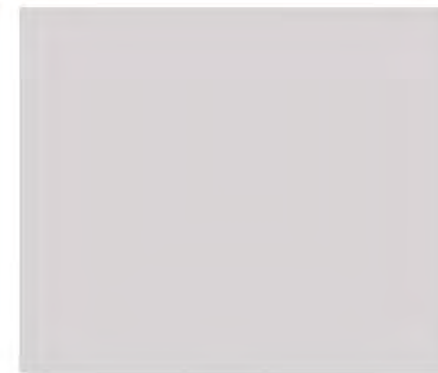
wood grain metal panel



brick stack bond



medium grey stucco



light grey stucco



dark grey stucco





MEIKLEJOHN ARCHITECTS INC.

435 SUTTON CRESCENT - MULTI-FAMILY DEVELOPMENT

KELOWNA, BC

LANDSCAPE WORKS- DEVELOPMENT PERMIT

DECEMBER 7, 2023






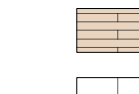





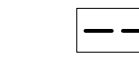
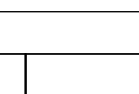
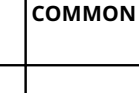
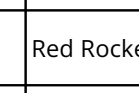
LIST OF DRAWINGS

- LDP 1 : COVER SHEET
- LDP 2 : LANDSCAPE PLAN - ONSITE
- LDP 3 : LANDSCAPE PLAN - OFFSITE
- LDP 4 : LANDSCAPE PLAN - WATER CONSERVATION
- LDP 5 : LANDSCAPE DETAILS
- LDP 6 : LANDSCAPE PERSPECTIVES

ZONING ANALYSIS TABLE

Landscaping Standards (7.2)	Zone	Proposed
Min. tree amount	17	17
Min. deciduous tree caliper	Large: 5 cm Medium: 4 cm Small: 3 cm	Large: 6 cm Medium: 6 cm Small: 6 cm
Min. coniferous tree height	250 cm	n/a
Min. ratio between tree size	Large: 50% minimum Medium: no min. or max. Small: 25% maximum	Large: 50% = 9 Medium: = 4 Small: 25% = 4
Min. growing medium area	75% soil-based landscaping groundcover in landscape areas	Exceeds 75% soil-based landscaping groundcover in landscape areas
Min. growing medium volumes per tree	Large: 30 m ³ or 25 cu.m. if connected by trench or cluster Medium: 20 cu.m. or 18 cu.m. if connected by trench or cluster Small: 15 cu.m. or 12 cu.m. if connected by trench or cluster	Large: 30 cu.m. or 25 cu.m. if connected by trench or cluster Medium: 20 cu.m. or 18 cu.m. if connected by trench or cluster Small: 15 cu.m. or 12 cu.m. if connected by trench or cluster
Landscape graded area (7.2.7)	Max. 1:3 (33%) lawn areas Max. 1:2 (50%) planting areas Min. 1:50 (2%) cross slopes	Max. 1:3 (33%) lawn areas Max. 1:2 (50%) planting areas Min. 1:50 (2%) cross slopes
Fence Height	Front/ flanking yards: 1.2m Side/ rear yards 2.0m	(refer Architect)
Riparian Management area?	y/n	n
Retention of trees on site?	y/n	n
Surface parking lot (7.2.10)?	y/n	y
Refuse & recycle bins screened?	y/n	y (inside building)
Other:	x	x

LEGEND:

-  PROPOSED TREES
-  PROPERTY LINE
-  SETBACK LINE
-  ASPHALT PAVING
-  CONCRETE PAVING
-  UNIT PAVERS
-  UNIT PAVERS
-  UNIT PAVERS
-  RIVER ROCK MULCH
-  SHRUB PLANTING
-  PERENNIAL PLANTING
-  SOD PLANTING
-  BOULDER
-  HDR
-  ROOT BARRIER

ON SITE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (HxWd.)
Trees Deciduous				
<i>Acer rubrum 'Red Rocket'</i>	Red Rocket Maple	6cm Cal	B&B	11.5 x 4.5m
<i>Cercis canadensis</i>	Eastern Redbud	6cm Cal	B&B	9 x 9m
<i>Liquidambar styraciflua 'Slender Silhouette'</i>	'Slender Silhouette' Sweetgum	6cm Cal	B&B	15 x 2m
<i>Platanus x acerifolia 'Bloodgood'</i>	Bloodgood London Planetree	6cm Cal	B&B	20 x 18m
Shrubs				
<i>Cornus alba 'Elegantissima'</i>	Silver Leaf Dogwood	#02	Potted	2 x 1.5m
<i>Euonymus alatus 'Compactus'</i>	Dwarf Burning Bush	#02	Potted	1.5 x 1.8m
<i>Physocarpus opulifolius 'Dart's Gold'</i>	Common Ninebark	#02	Potted	1.5 x 1.5m
<i>Pinus mugo 'Slowmound'</i>	Slowmound Mugo Pine	#02	Potted	0.75 x 1m
<i>Rhus aromatica 'Gro-Low'</i>	Fragrant Sumac	#02	Potted	1.5 x 1.8m
<i>Rosa rugosa 'Hansa'</i>	Hansa Rose	#02	Potted	1.5 x 1.2m
<i>Salix purpurea 'Nana'</i>	Dwarf Arctic Willow	#02	Potted	1.5 x 1.5m
<i>Syringa meyeri 'Palibin'</i>	Dwarf Korean Lilac	#02	Potted	1.5 x 1.8m
<i>Taxus cuspidata 'Monloo'</i>	Emerald Spreader® Japanese Yew	#02	Potted	0.75 x 2.4m
Ornamental Grasses				
<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass	#01	Potted	1.5 x 1.2m
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted	1 x 0.9m
<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Grass	#01	Potted	1.8 x 1.8m
<i>Miscanthus sinensis 'Yaku Jima'</i>	Eulalia Grass	#01	Potted	1.5 x 1.0m
<i>Panicum virgatum 'Rotstrahlbusch'</i>	Red Switch Grass	#01	Potted	1.5 x 0.9m
Perennials				
<i>Achillea filipendulina 'Gold Plate'</i>	'Gold Plate' Yarrow	#01	Potted	1.2 x 0.9m
<i>Aster frikartii 'Monch'</i>	Frikart's Aster	#01	Potted	0.9 x 0.9m
<i>Echinacea purpurea 'Magnus'</i>	Magnus Coneflower	#01	Potted	0.6 x 0.6m
<i>Eupatorium dubium 'Baby Joe'</i>	Dwarf Joe Pye Weed	#01	Potted	0.75 x 0.9m
<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint	#01	Potted	0.6 x 0.9m
<i>Perovskia atriplicifolia 'Blue Spire'</i>	'Blue Spire' Russian Sage	#01	Potted	1 x 1.2m
<i>Rudbeckia fulgida 'Goldsturm'</i>	Black Eyed Susan	#01	Potted	0.75 x 0.6m
<i>Sedum spectabile 'Autumn Joy'</i>	Autumn Joy Stonecrop	#01	Potted	0.6 x 0.6m



TREE PLANTING

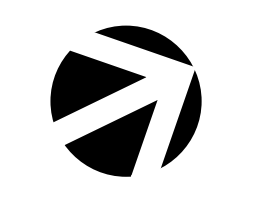
SHRUB / PERENNIAL & ORNAMENTAL GRASS PLANTING

FURNITURE & HARDSCAPES



NOTES:

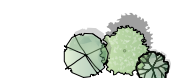

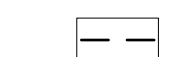



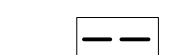
1. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
2. ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
3. ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF COMPOSTED BARK MULCH UNLESS OTHERWISE NOTED.
4. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
5. SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 300mm MIN
TREES 1000mm MIN UNLESS OTHERWISE NOTED.
6. CoK BYLAW SOIL REQUIREMENTS FOR BYLAW TREES:
LARGE TREES: 30m³ OR 25m³ SHARED
MEDIUM TREES: 20m³ OR 18m³ SHARED
SMALL TREES: 15m³ OR 12m³ SHARED
7. CoK BYLAW 75% SOIL-BASED LANDSCAPING GROUND COVER IN SETBACK AREAS.
8. CoK TREE BYLAW REQUIREMENTS: LINEAR METERS OF LANDSCAPE AREA EQUALS 170LM/10: REQUIRES (17) TREES: (9) LARGE, (4) MEDIUM & (4) SMALL.

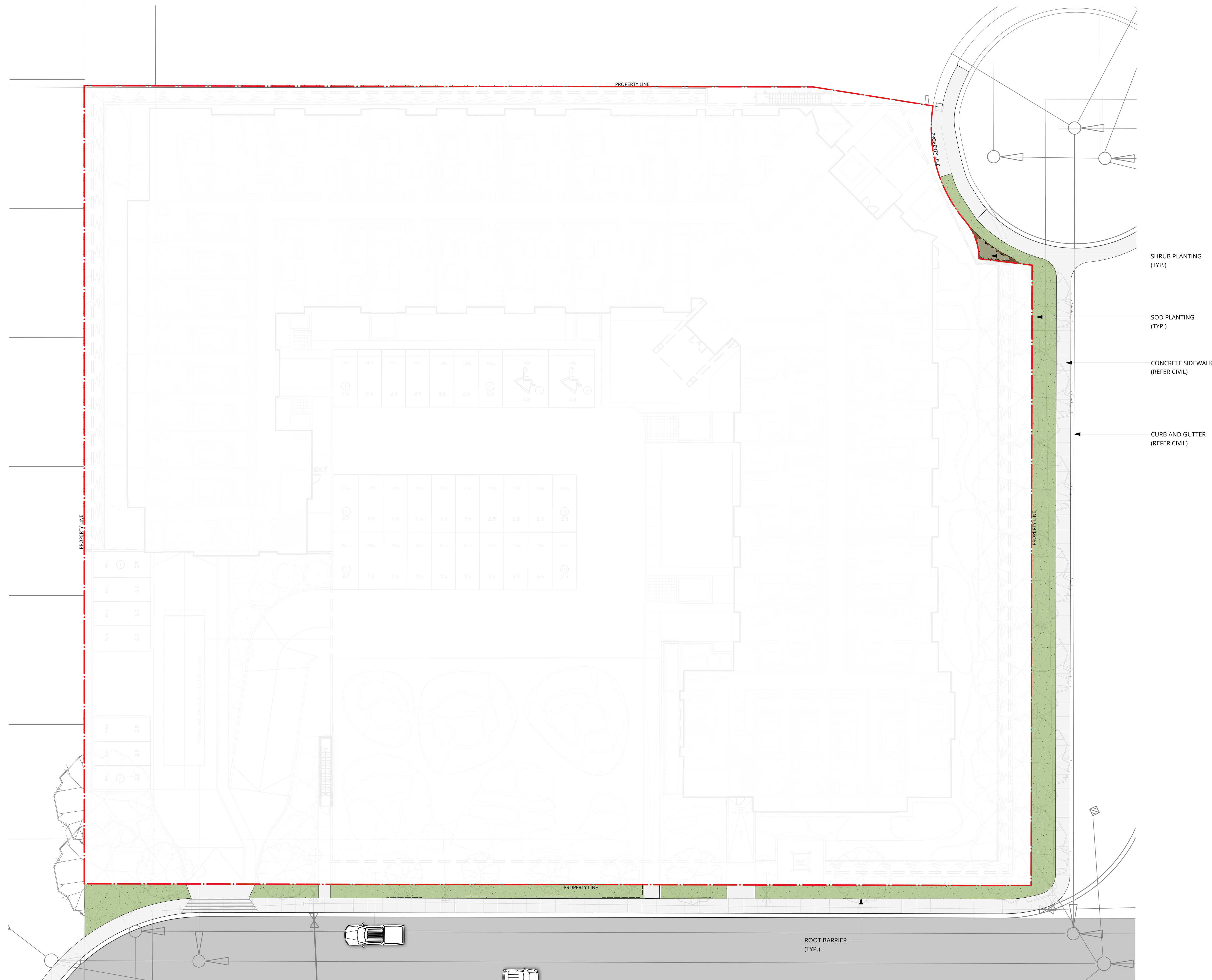


SCALE: 1 : 200

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023-12-07
0	ISSUED FOR 90% DEVELOPMENT PERMIT REVIEW	2023-08-28

LEGEND:

-  PROPOSED TREES
-  PROPERTY LINE
-  SETBACK LINE
-  CONCRETE PAVING
-  SOD PLANTING
-  SHRUB PLANTING
-  ROOT BARRIER



SHRUB PLANTING (TYP.)

SOD PLANTING (TYP.)

CONCRETE SIDEWALK (REFER CIVIL)

CURB AND GUTTER (REFER CIVIL)

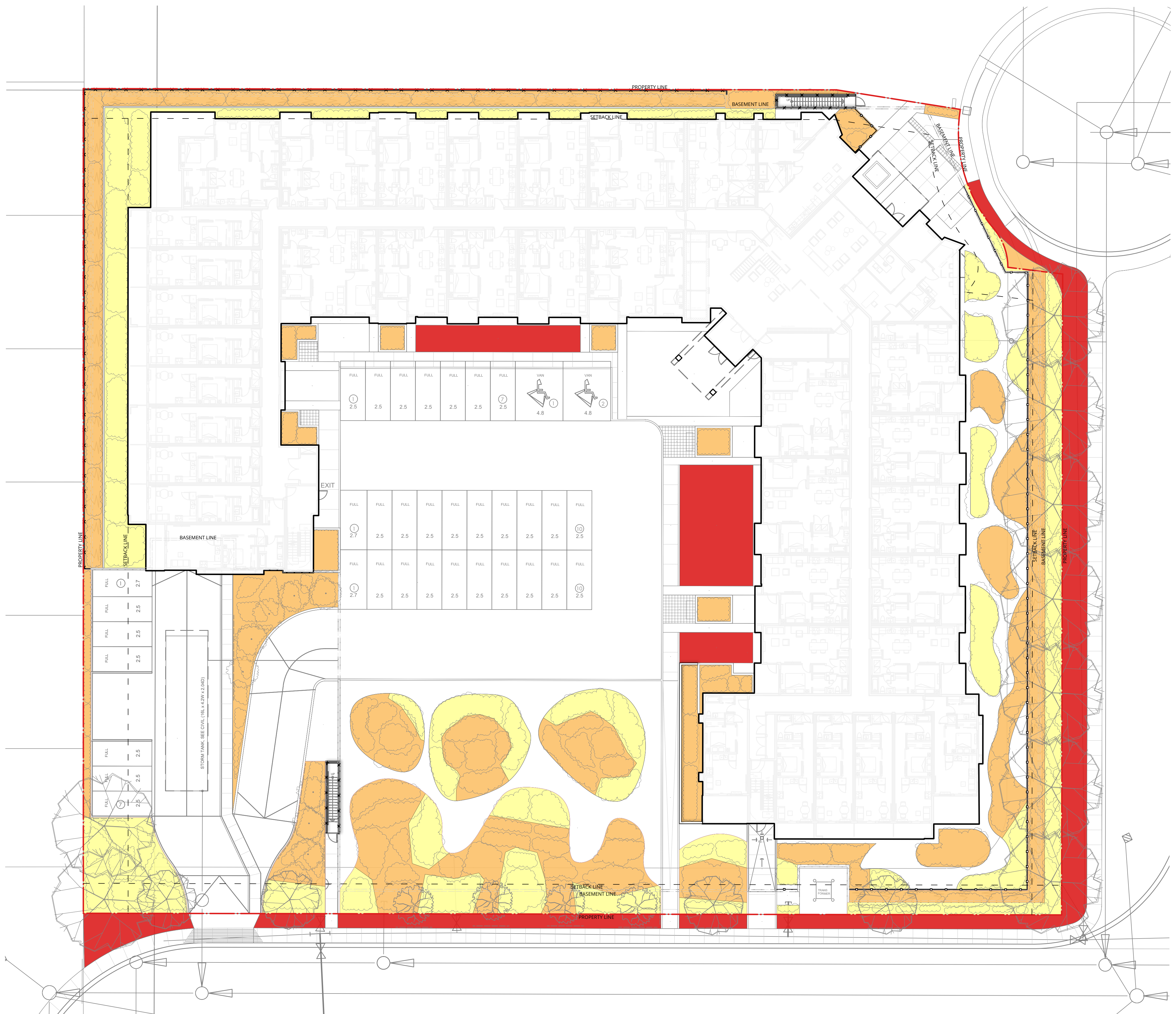
OFF SITE PLANT LIST						
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING	ZONE
Ornamental Grasses						
<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass	#01	Potted	1.5 x 1.2m	1.2m o/c	3
Perennials						
<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint	#01	Potted	0.6 x 0.9m	0.6m - 0.9m o/c	4

NOTES:

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3. ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF COMPOSTED BARK MULCH UNLESS OTHERWISE NOTED.
4. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
5. SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 300mm MIN
TREES 1000mm MIN UNLESS OTHERWISE NOTED.
6. CoK BYLAW SOIL REQUIREMENTS FOR BYLAW TREES:
LARGE TREES: 30m³ OR 25m³ SHARED
MEDIUM TREES: 20m³ OR 18m³ SHARED
SMALL TREES: 15m³ OR 12m³ SHARED

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- LEGEND:**
- LOW WATER REQUIREMENTS
GRASSES / PERENNIALS
 - MEDIUM WATER REQUIREMENTS SHRUBS
 - HIGH WATER REQUIREMENTS SOD

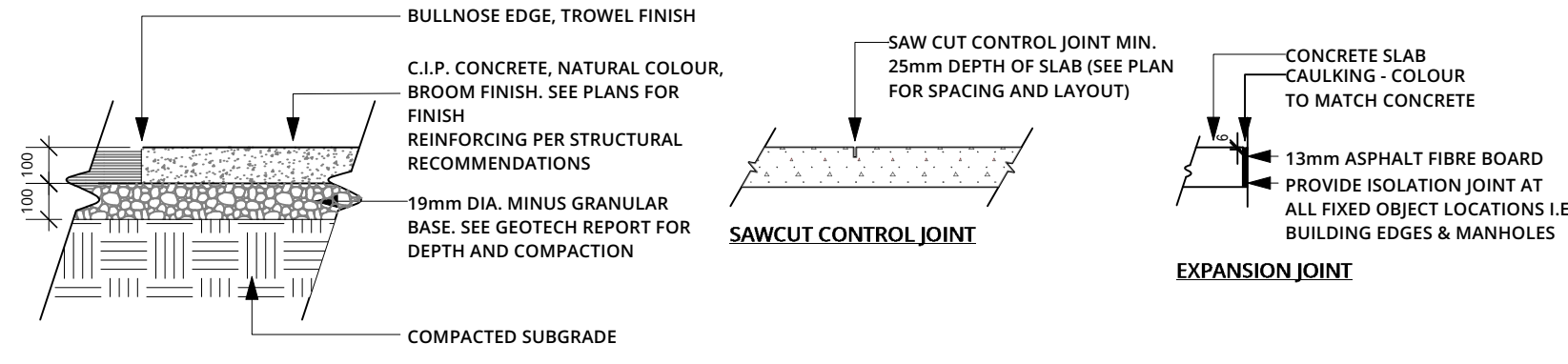


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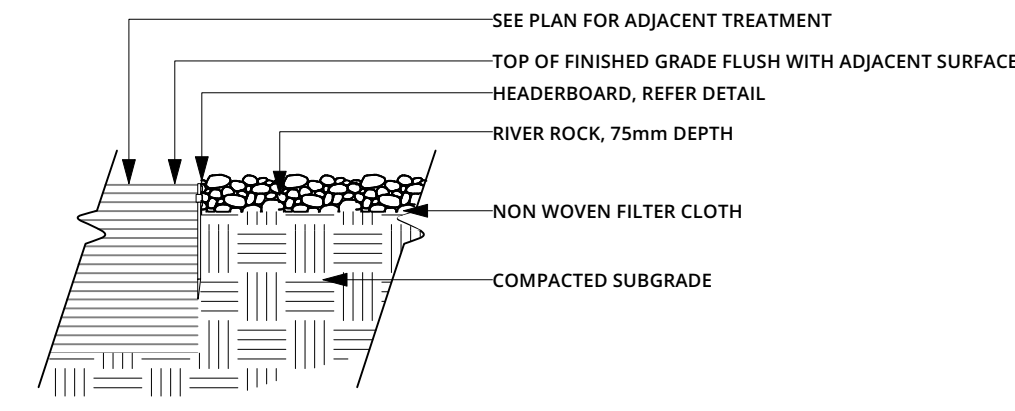
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NOTES:
1. PLACE EXPANSION JOINTS AT 9M MAX. INTERVALS IN ACCORDANCE WITH THE CONTROL JOINTS SHOWN ON THE PLAN & AT ALL FIXED OBJECT LOCATIONS SUCH AS BUILDING EDGES & MANHOLES.



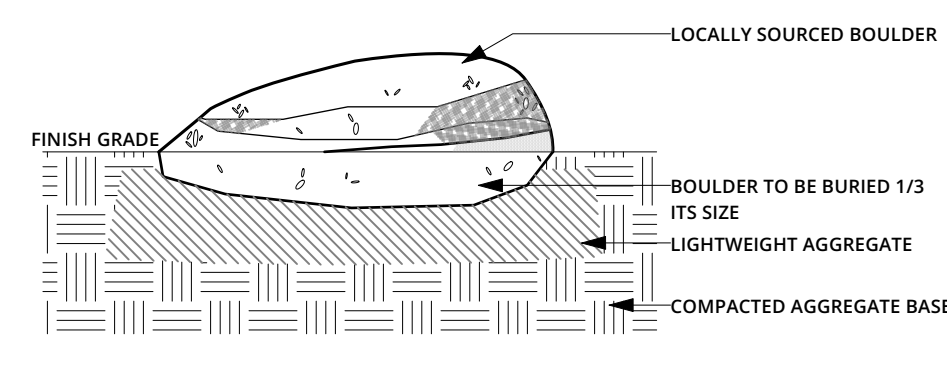
1 CONCRETE PAVING
LDP 2 1:20

NOTES:
1. RIVER ROCK MULCH TO BE A MIXTURE OF: 1) 70% RIVER ROCK 1"2" RIVER ROCK 2) 30% RIVER ROCK 3"6" COBBLE OR APPROVED EQUAL. AVAILABLE AT BC ROCKS 250 862 0862.



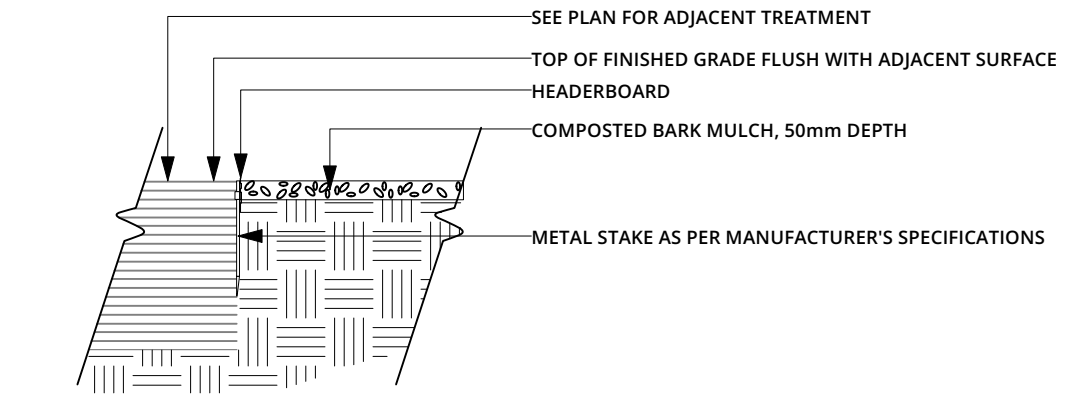
2 RIVER ROCK
LDP 2 1:20

NOTES:
1. LANDSCAPE BOULDER TO BE LOCALLY SOURCED, GRANITE, GREY & BROWN, SIZE TO VARY 800 X 800mm.



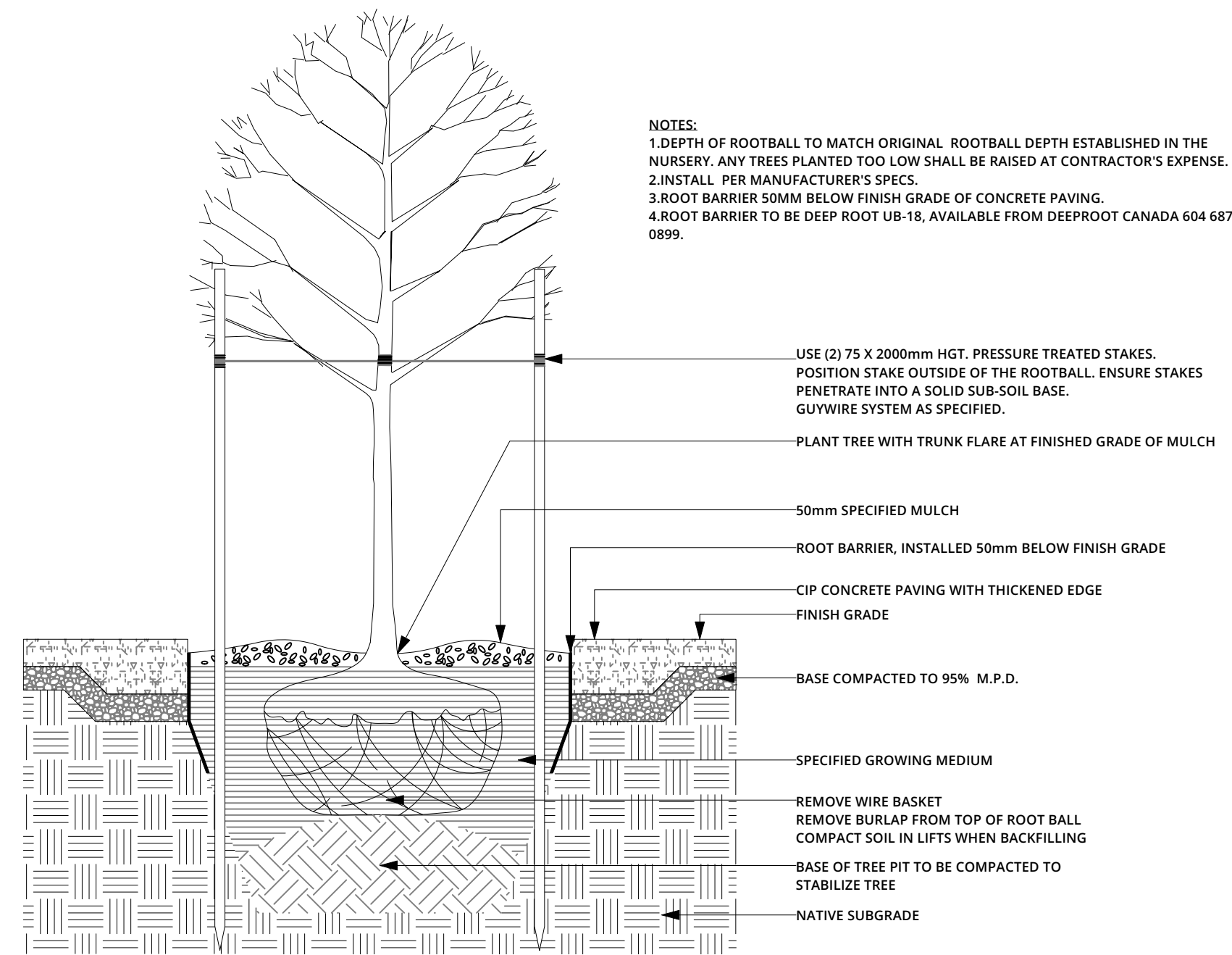
3 BOULDER
LDP 2 1:20

NOTES:
1. HEADERBOARD TO BE PERMALOC ALUMINUM EDGER - CLEANLINE. 4.8mmTH x 5.5mmHT x 4.8mL. MILL FINISH WITH STANDARD 305mm STAKE. AVAILABLE FROM PERMALOC PRODUCTS 616 399 9600. INSTALL PER MANUFACTURER'S RECOMMENDATION.



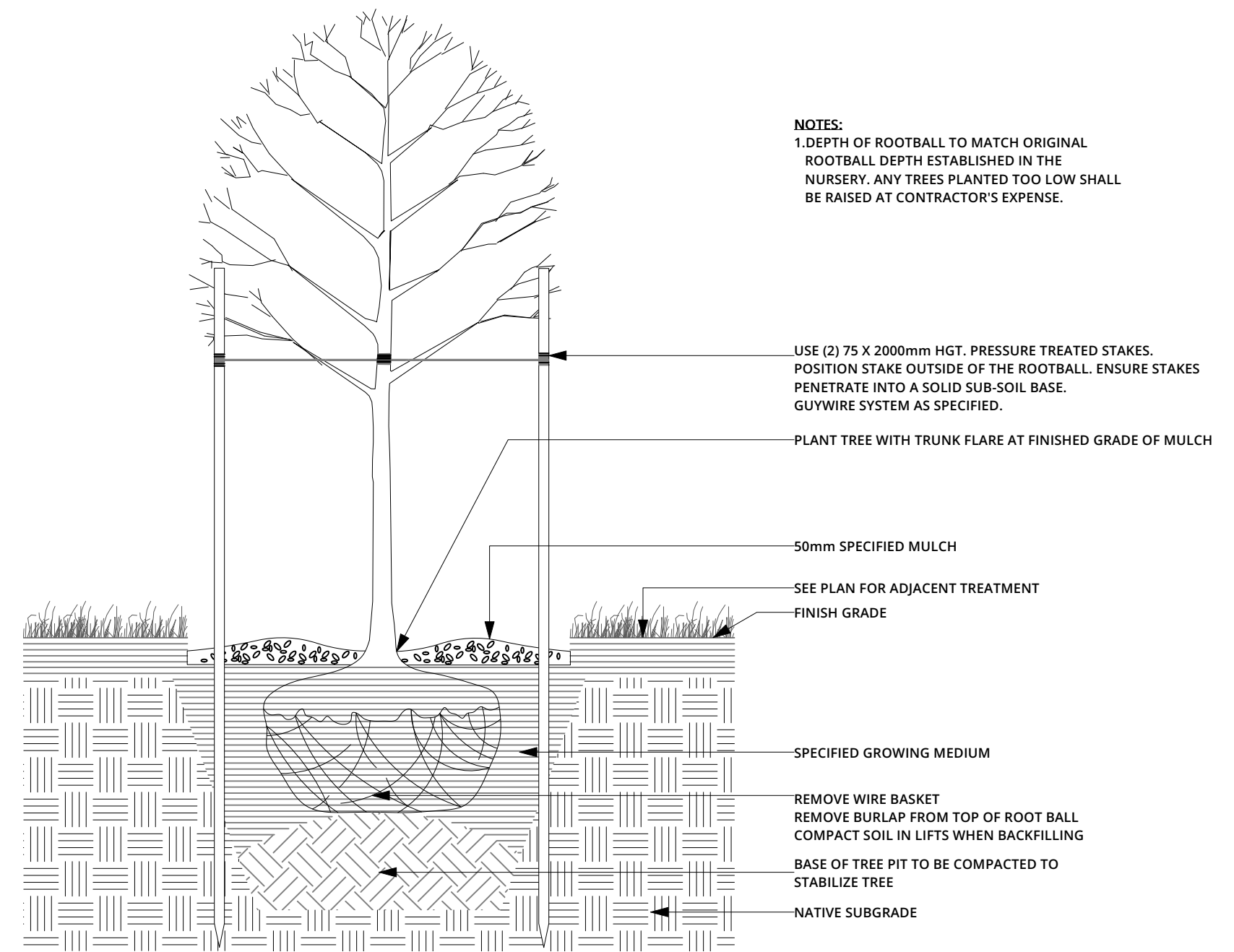
4 HEADERBOARD
LDP 2 1:20

NOTES:
1. DEPTH OF ROOTBALL TO MATCH ORIGINAL. ROOTBALL DEPTH ESTABLISHED IN THE NURSERY. ANY TREES PLANTED TOO LOW SHALL BE RAISED AT CONTRACTOR'S EXPENSE.
2. INSTALL PER MANUFACTURER'S SPECS.
3. ROOT BARRIER 50MM BELOW FINISH GRADE OF CONCRETE PAVING.
4. ROOT BARRIER TO BE DEEP-ROOT UB-18, AVAILABLE FROM DEEPROOT CANADA 604 687 0899.



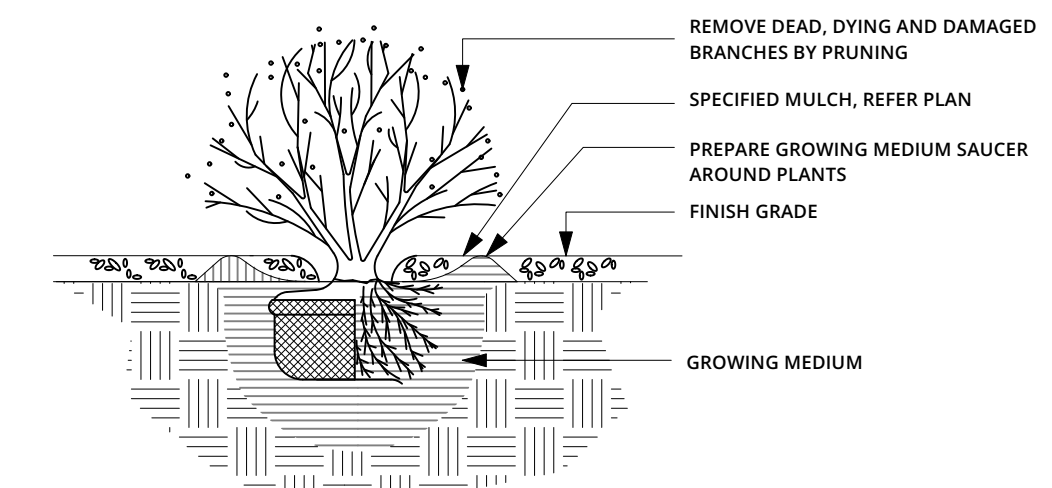
5 ROOT BARRIER
LDP 2 1:20

NOTES:
1. DEPTH OF ROOTBALL TO MATCH ORIGINAL. ROOTBALL DEPTH ESTABLISHED IN THE NURSERY. ANY TREES PLANTED TOO LOW SHALL BE RAISED AT CONTRACTOR'S EXPENSE.



6 TREE PLANTING
LDP 2 1:20

NOTES:
1. REMOVE CONTAINER WITHOUT DISTURBING THE ROOT SYSTEM OF THE PLANT.
2. CONTRACTOR TO ALLOW FOR SETTLEMENT WHEN PLANTING.



7 SHRUB PLANTING
LDP 2 1:20



VIEW FROM BUILDING ENTRY



WEST VIEW FROM RAISENAN ROAD



SOUTH VIEW FROM RAISENAN ROAD

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