



LEGAL DESCRIPTION

PROPOSED DEVELOPMENT OF PART OF LOT 1, PLAN KAP77945, SEC. 25 TP 26, & SEC. 30 TP 27, O.D.Y.D.

CIVIC ADDRESS: 1610 SWAINSON ROAD

LEGEND

- PROPOSED SWALE OR DITCH
- POST-DEVELOPMENT DRAINAGE VECTOR (& GRADE)
- SPOT ELEVATIONS
- ROCK PIT LOCATION AND ELEVATION OF EX. GROUND
- 100 YR. FLOOD ROUTE ( SURFACE )
- 100 YR. FLOOD ROUTE ( IN PIPE )

DRAINAGE NOTES

1. ROOF LEADERS TO DISCHARGE ON SPLASH PADS OR TO ROCKPITS.
2. TOE OF FILL OR CUT TO MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINES OF ABUTTING PROPERTIES.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR FINE LOT GRADING WHICH MAY INCLUDE DRAINAGE SWALES, LANDSCAPING AND IRRIGATED BOULEVARDS.

DATE	NO.	BY	REVISION

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PROJECT  
**1610 SWAINSON ROAD  
KELOWNA, B.C.**

SHEET TITLE  
**LANDSCAPE PLAN**

DRAWN	CHECKED	SCALE	DATE	SHEET NO.
RAH	G.P. S.	AS NOTED	2016.02.22	<b>L 2</b>
				Rev. 0

THIS LANDSCAPE PLAN IS FOR CITY OF KELOWNA APPROVAL AND FOR PRICING, PLANTING SPACING, AND TYPES OF PLANTS ARE SUBJECT TO CHANGE WITH APPROVAL OF THE CITY OF KELOWNA AND THE OWNER.



1610 Swainson Road

Plant Schedule

Common Name	Botanical Name	Zone	Planting Size	Spacing on Centre	Quantity
Cheyenne Privet					
Magnolia Stellata	Royal Star Magnolia	5	305 mm Pot	2m	12

Trees

Silver or Paper Birch	Betula	5	1 500 - 2000	8 000 mm	25
Cottonwood	Populus Deltiodes	5	1 500 - 2 000	8 000 mm	25
ALTERNATE WITHIN BERM BORDER ALONG PROPERTY LINE (3M)				every 4 000 alternate	

Under Storey

Oregon Grape	Mahonia Aquiiifulium	5	305 mm	2 000 mm	50
Common Snowberry	Symphoricarpos Albus	5	305 mm	2 000 mm	50
Wood Rose	Rosa Gymnocarpo	5	305 mm	2 000 mm	50

Dryland Seed Mixture

Common Name	Botanical Name	Zone	by Weight	By Species
Blue Bunch Wheatgrass	Pseudoroegneria Spicata		41%	23%
Rough Fescue	Festuca Scabellla		25%	20%
Idaho Fescue	Festuca Idahoensis		15%	19%
Perennial Rye grass	Lolium Ryegrass		7%	7%
Sandberg Bluegrass	Poa Sandbergi		13%	13%
Junegrass	Koeleria Macrantha		18%	18%

Wildflower Seed Mixture

Common Name	Botanical Name	Zone	by Weight	By Species
Silky Lupine	Lupinus Sericeus		30%	
Balsam Root	Balsamorhiza		30%	
Brown Eyed Susan	Rudbeckia Hirta		35%	
Common Yarrow	Achillea Milleffolium		5%	

Application Rate:

Seed	Wildflower Seed Mix	1KG/Hectare
	Dryland Seed Mixture	125KG/Hectare
Fertilizer	18-18-18-2, 50% Sulfur	400 KG/Hectare
Mulch	Canfor Ecofibre Plus	2,800 KG/Hectare
Tackifier	Guar	3% of Mix

D.1: Solid Wood Fence  
All posts and rails shall be rough sawn of "No. 1 Structural" grade, pressure treated with a wood preservative non-toxic to surrounding plant material, in accordance with CSA Standard O80.2 and compatible with staining requirements below. Stain to match fence boards.

All fence boards and planks shall be rough sawn of "Quality Fencing" grade, finished with penetrating stain with preservative, conforming to CGSB Standards 1-GP145M and 204M, applied to all surfaces prior to installation and on any cuts thereafter.

Line posts shall be minimum 8.0 ft. in length and at least (standard) 4"x 4".

Corner posts shall be minimum 8.0 ft. in length and at least (standard) 6"x 6".

Fence rails (min. 3) shall be maximum 7.5 ft. in length and at least (standard) 2"x 4".

Cap rails shall be at least (standard) 2"x 6". Cant to drain.

The finished height of opaque fencing shall be at least 6.0 ft.

All nails used in fence construction shall meet the following specifications:

- 8.1 Minimum gauge of nails used - #9, common in post/rail connections  
8.2 Minimum gauge of nails used - #11.5, common in rail/fence board connections  
8.3 Galvanized - CSA G164

Line posts shall be placed no more than 8.0 ft. o.c. and be firmly anchored in the soil to a depth of not less than 2.0 ft.

The fence shall be constructed in accordance with these specifications and details, which forms part of these specification.

