

3061 ABBOTT STREET

SCHEDULE C

This forms part of application
DP22-0211



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials TA

KELOWNA, B.C.

LANDSCAPE DRAWINGS: ISSUED FOR DEVELOPMENT PERMIT APPLICATION

- L-0 COVER PAGE
- L-1 LANDSCAPE CONCEPT PLAN: LEVEL 1 ON-SITE
- L-2 LANDSCAPE CONCEPT PLAN: LEVEL 1 OFF-SITE
- L-3 LANDSCAPE CONCEPT PLAN: LEVEL 2
- L-4 HYDROZONE PLAN

DEVELOPMENT PERMIT NOTES:

- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.L.N.A. AND C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE CRUSHED ROCK. LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS. LANDSCAPE FABRIC SHALL BE NILEX 4545 OR APPROVED EQUAL.
- G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD. ALL TURF AREAS SHALL HAVE A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- H A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.



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LEGEND:

- DECIDUOUS TREE PLANTING
- ORNAMENTAL SHRUB, GRASS & PERENNIAL PLANTING
- C.I.P. CONCRETE PAVING W/ BROOM FINISH
- C.I.P. CONCRETE PAVING W/ SANDBLAST FINISH
- ROCK MULCH MAINTENANCE EDGE
- GROUND LEVEL PUBLIC ENTRY / EXIT
- GROUND LEVEL PRIVATE ENTRY / EXIT
- PARKADE LEVEL PUBLIC ENTRY / EXIT
- GROUND LEVEL VEHICULAR ENTRY / EXIT
- PARKADE LEVEL VEHICULAR ENTRY / EXIT

PLANT LIST - ON-SITE WORKS:

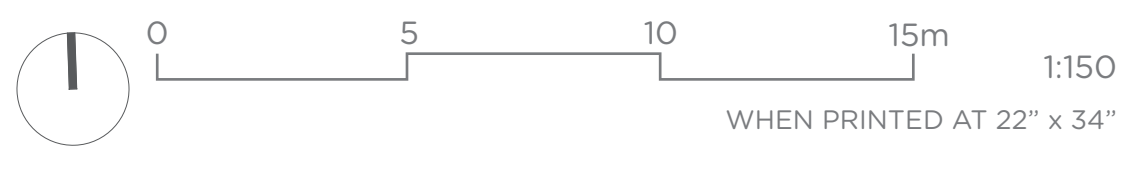
TREES			
Botanical Name	Common Name	Size	Root
<i>Acer rubrum</i> 'Karpick'	Karpick red maple	6cm Cal.	B&B
<i>Syringa reticulata</i> 'Ivory Silk'	Japanese tree lilac	6cm Cal.	B&B
SHRUBS			
Botanical Name	Common Name	Size	Root
<i>Ilex glabra</i> 'Strongbox'	Strongbox inkberry	#02 Cont./0.9m O.C.	Potted
<i>Philadelphus</i> 'Snowbelle'	Snowbelle mock orange	#02 Cont./0.9m O.C.	Potted
<i>Picea abies</i> 'Nidiformis'	Bird's nest spruce	#02 Cont./1.2m O.C.	Potted
PERENNIALS			
Botanical Name	Common Name	Size	Root
<i>Achillea millefolium</i> 'Terracotta'	Terracotta common yarrow	#01 Cont./0.6m O.C.	Potted
<i>Geum</i> 'Totally Tangerine'	Totally tangerine avens	#01 Cont./0.6m O.C.	Potted
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm coneflower	#01 Cont./0.9m O.C.	Potted
<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy sedum	#01 Cont./0.6m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size	Root
<i>Sesleria autumnalis</i>	Autumn moor grass	#01 Cont./0.6m O.C.	Potted



LANDSCAPE CONCEPT PLAN: LEVEL 1 ON-SITE

3061 ABBOTT STREET | KELOWNA, BC | LANDSCAPE CONCEPT

CEDAR AVE



NOT FOR CONSTRUCTION

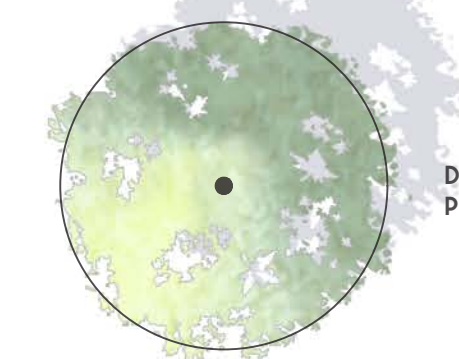
RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION JUNE 5, 2023





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LEGEND:



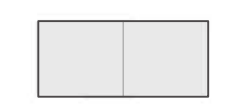
DECIDUOUS PLANTING



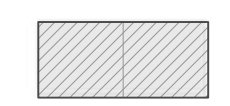
ORNAMENTAL SHRUB, GRASS & PERENNIAL PLANTING



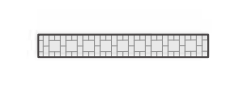
SODDED LAWN



C.I.P. CONCRETE PAVING



C.I.P. CONCRETE PAVING W/ SANDBLAST FINISH



PANDOSY PAVER BAND STANDARD



GROUND LEVEL PUBLIC ENTRY / EXIT



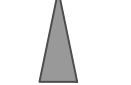
GROUND LEVEL PRIVATE ENTRY / EXIT



PARKADE LEVEL PUBLIC ENTRY / EXIT



GROUND LEVEL VEHICULAR ENTRY / EXIT



PARKADE LEVEL VEHICULAR ENTRY / EXIT

PLANT LIST - OFF-SITE WORKS:

TREES

Botanical Name	Common Name	Size	Root
<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster honeylocust	6cm Cal.	B&B
<i>Zelkova serrata</i> 'Village Green'	Village Green zelkova	6cm Cal.	B&B

SHRUBS

Botanical Name	Common Name	Size	Root
<i>Ilex glabra</i> 'Strongbox'	Strongbox inkberry	#02 Cont./0.9m O.C.	Potted
<i>Syringa pubescens subsp. patula</i> 'Miss Kim'	'Miss Kim' lilac	#02 Cont./1.5m O.C.	Potted

PERENNIALS

Botanical Name	Common Name	Size	Root
<i>Penstemon hirsutus</i>	Hairy beardtongue	#01 Cont./0.9m O.C.	Potted
<i>Ratibida columnifera</i>	Upright prairie coneflower	#01 Cont./0.9m O.C.	Potted
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm coneflower	#01 Cont./0.9m O.C.	Potted

GRASSES

Botanical Name	Common Name	Size	Root
<i>Sesleria autumnalis</i>	Autumn moor grass	#01 Cont./0.6m O.C.	Potted



LANDSCAPE CONCEPT PLAN: LEVEL 1 OFF-SITE

3061 ABBOTT STREET | KELOWNA, BC | LANDSCAPE CONCEPT

CEDAR AVE

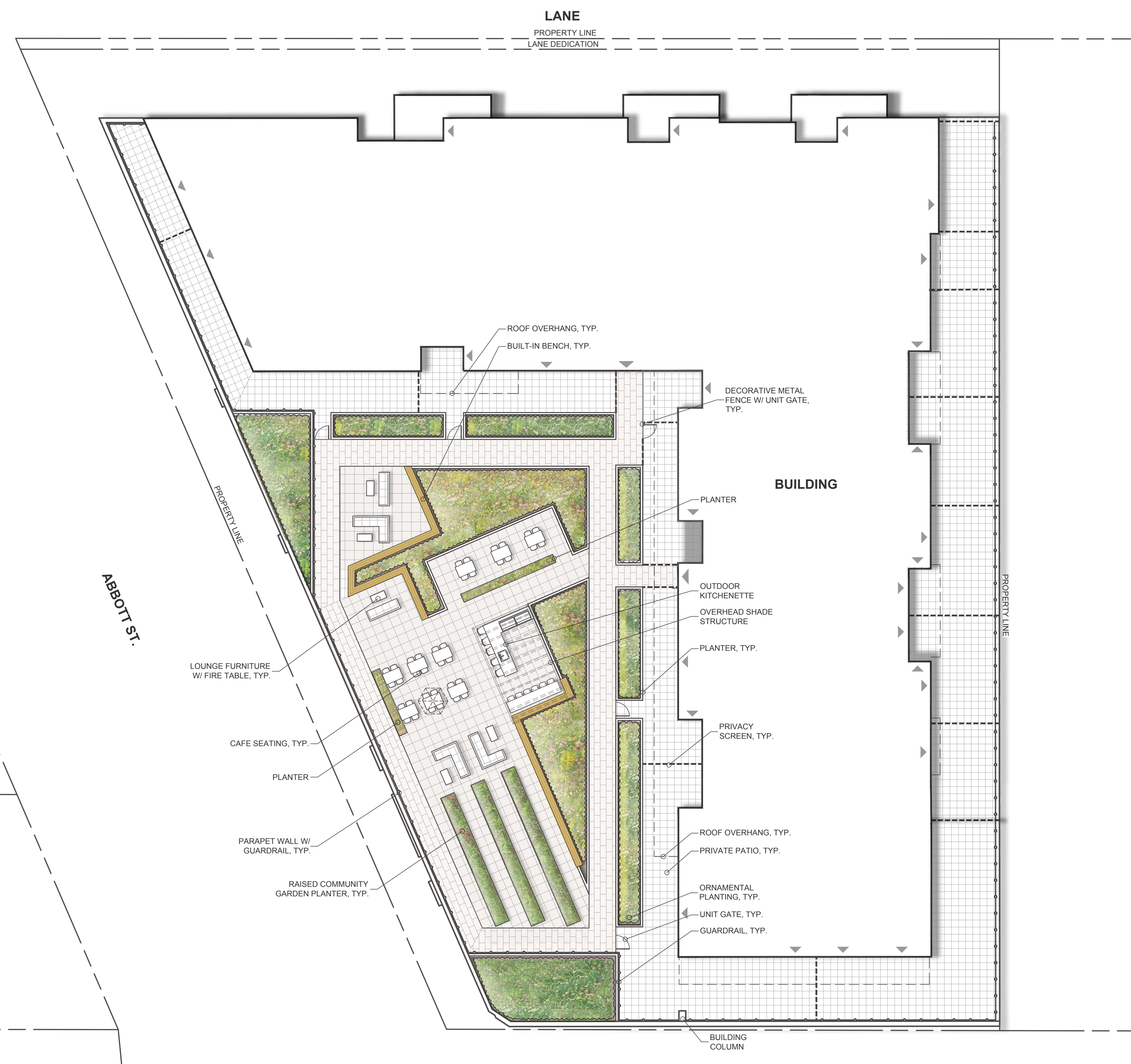
NOT FOR CONSTRUCTION

RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION JUNE 5, 2023





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LEGEND:

- ORNAMENTAL SHRUB, PERENNIAL & GRASS PLANTING
- CONCRETE UNIT PAVER - TYPE 1
- CONCRETE UNIT PAVER - TYPE 2
- PUBLIC ENTRY / EXIT
- PRIVATE ENTRY / EXIT

PLANT LIST - LEVEL 2 WORKS:




SHRUBS			
Botanical Name	Common Name	Size	Root
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#02 Cont./1.2m O.C.	Potted
<i>Ilex glabra</i> 'Strongbox'	Strongbox inkberry	#02 Cont./0.9m O.C.	Potted
<i>Philadelphus</i> 'Snowbelle'	Snowbelle mock orange	#02 Cont./0.9m O.C.	Potted
<i>Spiraea betulifolia</i> 'Tor'	Tor birchleaf spirea	#02 Cont./0.9m O.C.	Potted
PERENNIALS			
Botanical Name	Common Name	Size	Root
<i>Achillea millefolium</i> 'Terracotta'	Terracotta common yarrow	#01 Cont./0.6m O.C.	Potted
<i>Geum</i> 'Totally Tangerine'	Totally tangerine avens	#01 Cont./0.6m O.C.	Potted
<i>Lavandula angustifolia</i> 'Hidcote'	Hidcote lavender	#01 Cont./0.6m O.C.	Potted
<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy sedum	#01 Cont./0.6m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size	Root
<i>Helictotrichon sempervirens</i>	Blue oat grass	#01 Cont./0.6m O.C.	Potted
<i>Sesleria autumnalis</i>	Autumn moor grass	#01 Cont./0.6m O.C.	Potted
VINES			
Botanical Name	Common Name	Size	Root
<i>Evonymus fortunei</i> 'Coloratus'	Purple wintercreeper	#01 Cont./0.9m O.C.	Potted





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LEGEND:

-  HIGH WATER USE
-  MODERATE WATER USE
-  NO WATER USE - STONE MULCH

