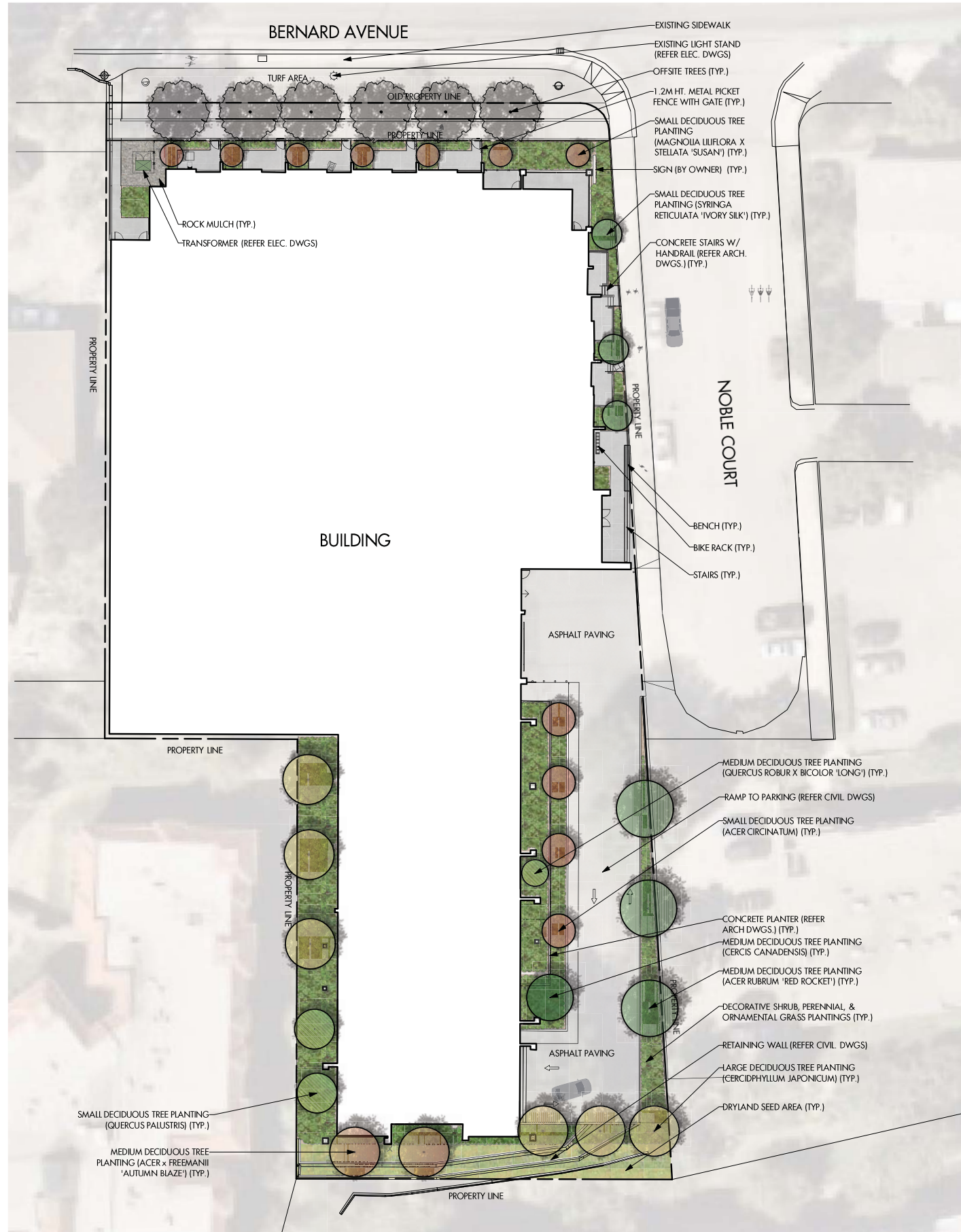


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SCHEDULE C

This forms part of application # DP23-0010

Planner Initials **TA**

City of Kelowna
DEVELOPMENT PLANNING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN NURSERY LANDSCAPE ASSOCIATION 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 BLACK WOOD MULCH OR DECORATIVE ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS IN WOOD MULCH AREAS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. HYDROSEED AREAS TO RECEIVE A MINIMUM OF 50mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS 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. HYDROSEEDING DRYLAND SEED AREAS:

DRYLAND SEED MIXTURE	BY WEIGHT	BY SPECIES
BLUE BUNCH WHEAT GRASS	40%	22%
ROUGH FESCUE	25%	20%
IDAHO FESCUE	15%	19%
PERENNIAL RYEGRASS	10%	7%
SANDBERG BLUEGRASS	5%	13%
JUNE GRASS	4%	18%
CANADA BLUEGRASS	1%	1%

HYDROSEEDING APPLICATION RATE

NATIVE SEED	DRYLAND SEED MIXTURE	125KG/HECTARE
FERTILIZER	18-18-18-2, 50% SULPHUR COATED UREA	300KG/HECTARE
MULCH	CANFOR ECOFIBRE PLUS TAC	2,800KG/HECTARE
TACKIFIER	GUAR	3% OF MIX

THE PRECEDING HYDROSEEDING MIXTURE IS TO BE APPLIED TO THE DRYLAND SEED AREA AS SHOWN ON THE DRAWING. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER CIRCINATUM	VINE MAPLE	4	4m CAL
ACER x FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	2	4m CAL
ACER PALMATUM 'SANGO-KAKU'	CORAL BARK MAPLE	3	3m CAL
ACER PALMATUM	JAPANESE MAPLE	1	4m CAL
ACER x FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2	4m CAL
CERCIDIPHYLLUM JAPONICUM	KATSURRA	6	5m CAL
CERCIS CANADENSIS	EASTERN REDBUD	1	3m CAL
MAGNOLIA LILIFLORA x STELLATA 'SUSAN'	'SUSAN' MAGNOLIA	8	3m CAL
QUERCUS PALUSTRIS	PIN OAK	2	3m CAL
QUERCUS ROBUR x BICOLOR 'LONG'	REGAL PRINCE OAK	1	4m CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	3	3m CAL
POPULUS TREMULOIDES 'ERECTA'	SWEEDISH COLUMNAR ASPEN	3	3m CAL
SHRUBS			
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	29	#02 CONT. /1.5M O.C. SPACING
FORSYTHIA INTERMEDIA 'COURDIAU'	GOLDEN PEEP FORSYTHIA	45	#02 CONT. /1.2M O.C. SPACING
PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE	29	#02 CONT. /1.5M O.C. SPACING
PINUS SYLVESTRIS 'GLAUCA NANA'	DWARF BLUE SCOTCH PINE	20	#02 CONT. /1.8M O.C. SPACING
ROSA RUGOSA 'BLANC DE COUBERT'	BLANC DE COUBERT ROSE	29	#02 CONT. /1.5M O.C. SPACING
SPRAEA BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	45	#02 CONT. /1.2M O.C. SPACING
PERENNIALS & ORNAMENTAL GRASSES			
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	65	#01 CONT. /0.9M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	262	#01 CONT. /0.45M O.C. SPACING
NEPETA x FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	65	#01 CONT. /0.9M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	117	#01 CONT. /0.75M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	146	#01 CONT. /0.6M O.C. SPACING



PROJECT TITLE

1575 BERNARD AVENUE MULTIFAMILY

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN GROUND FLOOR

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	22.12.21	Review
2	23.01.24	Review
3	23.03.20	Issue for DP
4		
5		

PROJECT NO. 22-1088

DESIGN BY GS

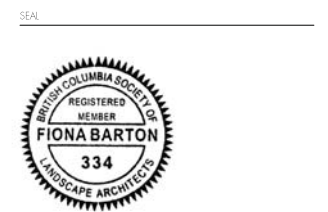
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SCHEDULE C

This forms part of application
 # DP23-0010

Planner Initials **TA**



PROJECT TITLE
**1575 BERNARD AVENUE
 MULTIFAMILY**
 Kelowna, BC

DRAWING TITLE
**CONCEPTUAL
 LANDSCAPE PLAN
 SECOND FLOOR**

ISSUED FOR / REVISION		
1	22.12.21	Review
2	23.01.24	Review
3	23.03.20	Issue for DP
4		
5		

PROJECT NO.	22-1088
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* REFER PAGE L1 FOR NOTES AND PLANT LIST

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- COMPOSITE DECK (TYP.)
- PERGOLA (BY OTHERS) (TYP.)
- DECORATIVE SHRUB, PERENNIAL, & ORNAMENTAL GRASS PLANTINGS (TYP.)
- 1.2M HT. METAL PICKET FENCE WITH GATE (TYP.)

SCHEDULE C

This forms part of application # DP23-0010

Planner Initials **TA**



PROJECT TITLE
1575 BERNARD AVENUE MULTIFAMILY
 Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN (ROOF)

ISSUED FOR / REVISION		
1	22.12.21	Review
2	23.01.24	Review
3	23.03.20	Issue for DP
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5		

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* REFER PAGE L1 FOR NOTES AND PLANT LIST

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WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 979 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 665 cu.m. / year
 WATER BALANCE = 314 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

SCHEDULE C

This forms part of application # DP23-0010

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City of Kelowna
 DEVELOPMENT PLANNING

IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 103 sq.m.
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES
 ESTIMATED ANNUAL WATER USE: 34 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 65 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDINGS
 ESTIMATED ANNUAL WATER USE: 22 cu.m.
- ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 168 sq.m.
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDINGS
 ESTIMATED ANNUAL WATER USE: 56 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 127 sq.m.
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 42 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 188 sq.m.
 MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES
 ESTIMATED ANNUAL WATER USE: 63 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 99 sq.m.
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 33 cu.m.
- ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 91 sq.m.
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 78 cu.m.
- ZONE #8: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 91 sq.m.
 MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 78 cu.m.
- ZONE #9: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 129 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 43 cu.m.
- ZONE #10: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 157 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 52 cu.m.
- ZONE #11: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 73 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 63 cu.m.
- ZONE #12: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 84 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 72 cu.m.
- ZONE #13: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 88 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE
 ESTIMATED ANNUAL WATER USE: 29 cu.m.



PROJECT TITLE
1575 BERNARD AVENUE MULTIFAMILY
 Kelowna, BC

DRAWING TITLE
WATER CONSERVATION / IRRIGATION PLAN GROUND FLOOR

ISSUED FOR / REVISION		
1	22.12.21	Review
2	23.02.20	Issue for DP
3		
4		
5		

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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.



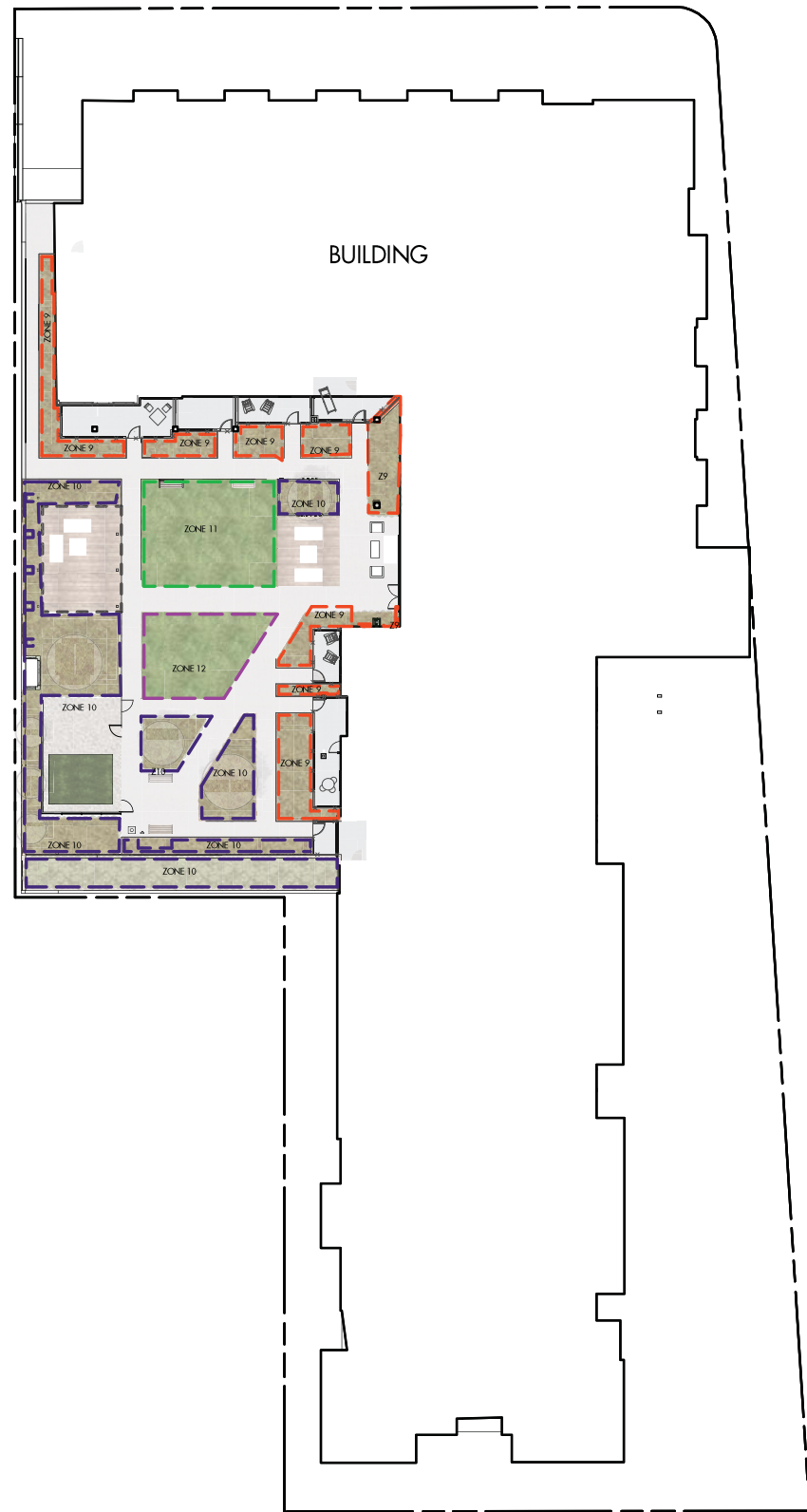
SCHEDULE C

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 # DP23-0010

Planner
 Initials **TA**



City of
Kelowna
 DEVELOPMENT PLANNING



PROJECT TITLE

**1575 BERNARD AVENUE
 MULTIFAMILY**
 Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION /
 IRRIGATION PLAN**
 SECOND FLOOR

ISSUED FOR / REVISION		
1	22.12.21	Review
2	23.03.20	Issue for DP
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PROJECT NO.	22-1088
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* REFER PAGE L3 FOR IRRIGATION NOTES AND LEGEND



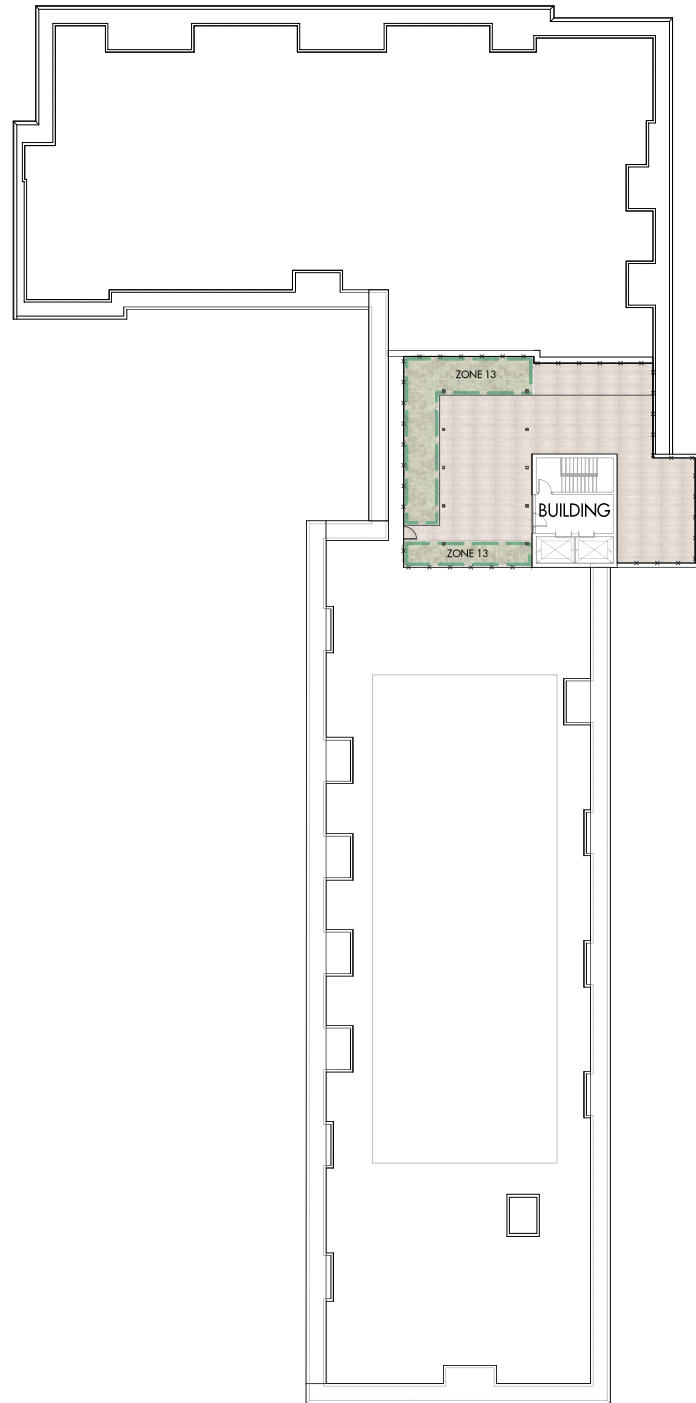
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 # DP23-0010



City of
Kelowna
 DEVELOPMENT PLANNING

Planner
 Initials **TA**



PROJECT TITLE

**1575 BERNARD AVENUE
 MULTIFAMILY**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION /
 IRRIGATION PLAN
 (ROOF)**

ISSUED FOR / REVISION		
1	22.12.21	Review
2	23.03.20	Issue for DP
3		
4		
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PROJECT NO.	22-1088
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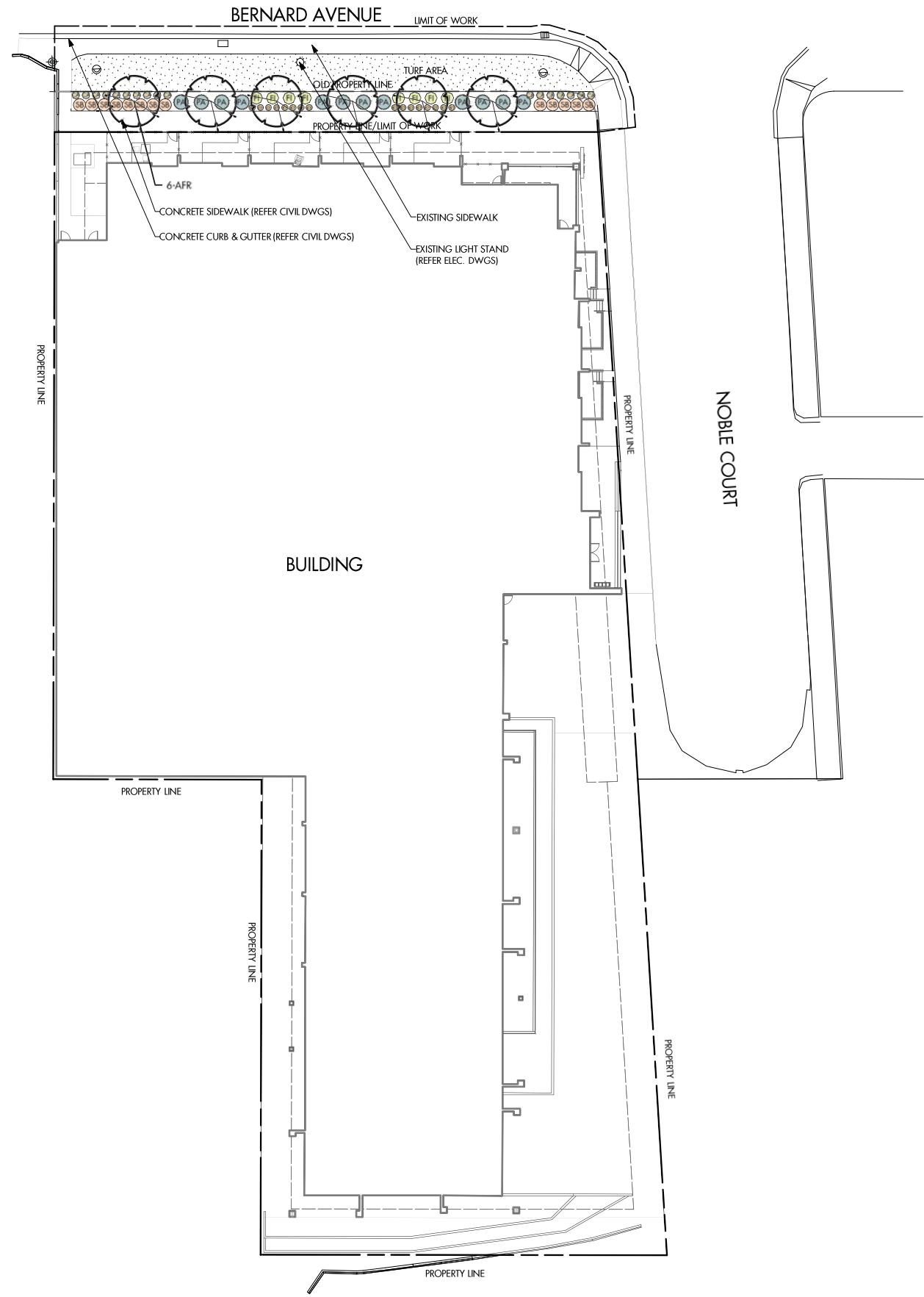
SCHEDULE C

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DP23-0010



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials TA



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 DERIVED 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. ARCHITECT.
- 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) 474-6866. EXCAVATION IS DEFINED AS BEING 15 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 DETERMINATION 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, AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED. 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, 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. 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.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES				
AFR	ACER x FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	6	4cm CAL.
SHRUBS				
FI	FORSYTHIA INTERMEDIA 'COURDIAU'	GOLDEN PEEP FORSYTHIA	8	#02 CONT. /1.2M O.C. SPACING
PA	PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE	12	#02 CONT. /1.5M O.C. SPACING
SB	SPIRAEA BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	13	#02 CONT. /1.2M O.C. SPACING
PERENNIALS & ORNAMENTAL GRASSES				
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	17	#01 CONT. /0.9M O.C. SPACING
RF	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	16	#01 CONT. /0.6M O.C. SPACING



PROJECT TITLE
**1575 BERNARD AVENUE
MULTIFAMILY**
Kelowna, BC

DRAWING TITLE
**OFFSITE
LANDSCAPE PLAN**

ISSUED FOR / REVISION		
1	22.12.09	Review
2	22.12.20	Review
3		
4		
5		

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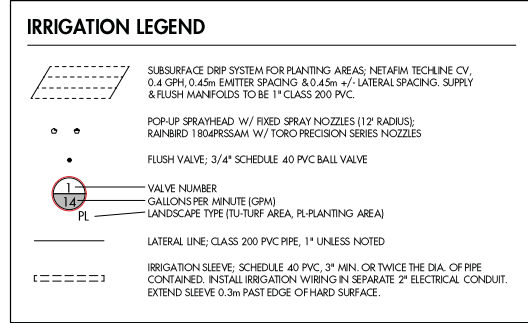
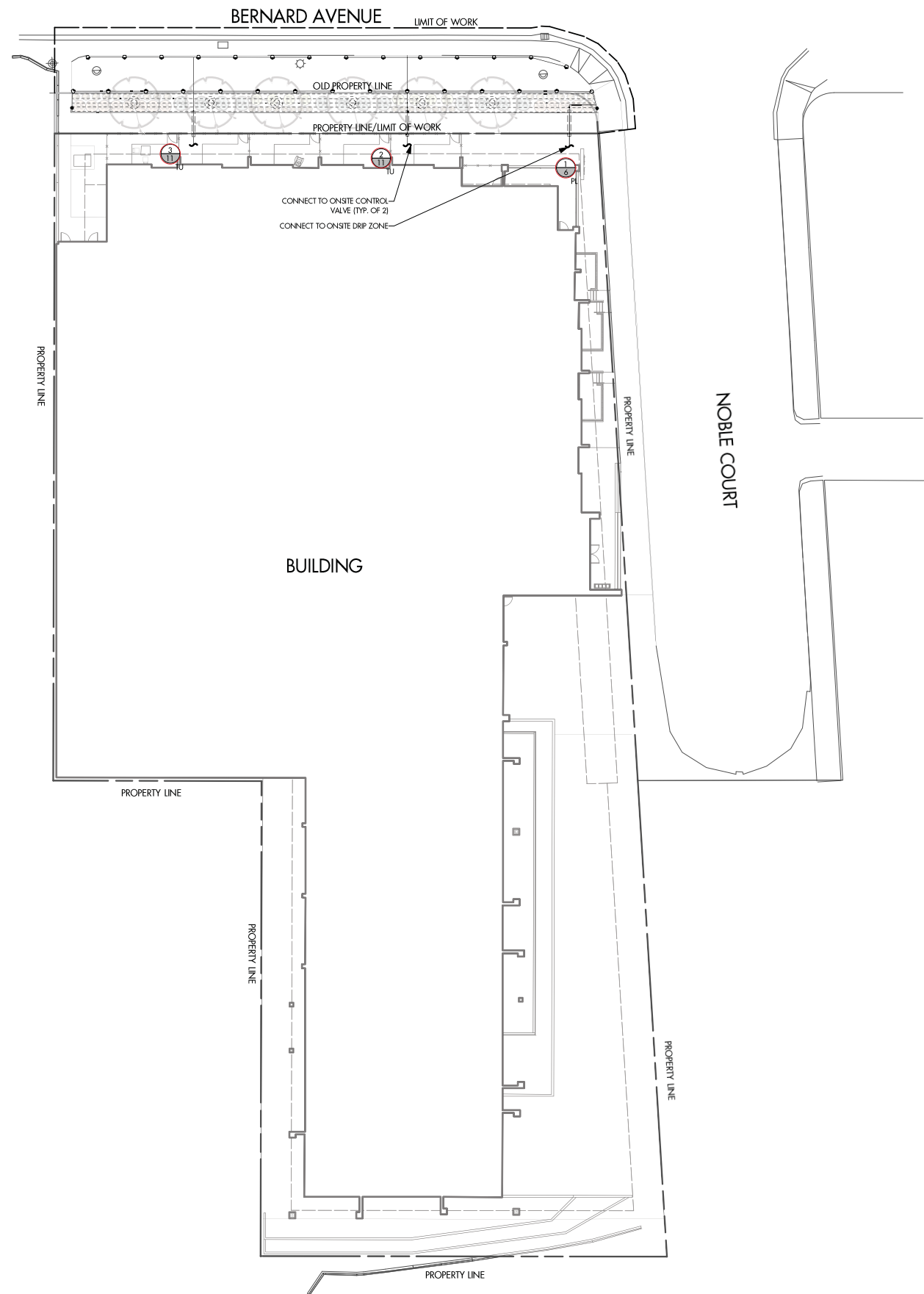


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IRRIGATION ZONE CHART

ZONE #	VALVE SIZE	LANDSCAPE TYPE	PRODUCT TYPE	APPLICATION RATE	OPERATING PRESSURE	ZONE FLOW	OPERATING TIME
1	1"	PLANTING AREA	DRIP	7.4mm/hr	40 PSI	6 GPM	45 MINS / 2X PER WEEK
2	1"	TURF AREA	SPRAYHEADS	25.4mm/hr	50 PSI	11 GPM	20 MINS / 3X PER WEEK
3	1"	TURF AREA	SPRAYHEADS	25.4mm/hr	50 PSI	11 GPM	20 MINS / 3X PER WEEK

*CALCULATED FOR OFFSITE PORTION ONLY
 **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 = 210 MINS / WEEK (3.5 HRS)

IRRIGATION NOTES

- SPECIFICATIONS**
ALL SPECIFIED WORK TO MEET THE PROJECT SPECIFICATIONS, 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).
- VERIFICATION**
SYSTEM DESIGN IS BASED ON 10) G.P.M. & (7.5) 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.
- 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.
- 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.
- WATER SERVICE LINE**
EXISTING.
- ELECTRICAL SERVICE**
BY OTHERS; REFER ELECTRICAL DWGS.
- 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.
- 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.
- 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.
- COMPONENTS**
ALL INTERIOR POINT OF CONNECTION COMPONENTS TO BE BRASS.

SCHEDULE C
 This forms part of application
 # DP23-0010
 Planner Initials **TA**
 City of Kelowna
 DEVELOPMENT PLANNING



PROJECT TITLE
1575 BERNARD AVENUE MULTIFAMILY
 Kelowna, BC

DRAWING TITLE
OFFSITE IRRIGATION PLAN

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	22.12.09	Review
2	22.12.21	Review
3		
4		
5		

PROJECT NO. 22-1088

DESIGN BY	GS
DRAWN BY	LA
CHECKED BY	FB
DATE	DEC. 21, 2022
SCALE	1:250
PAGE SIZE	24x36"

SEAL



DRAWING NUMBER

L8/8

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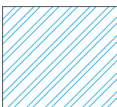


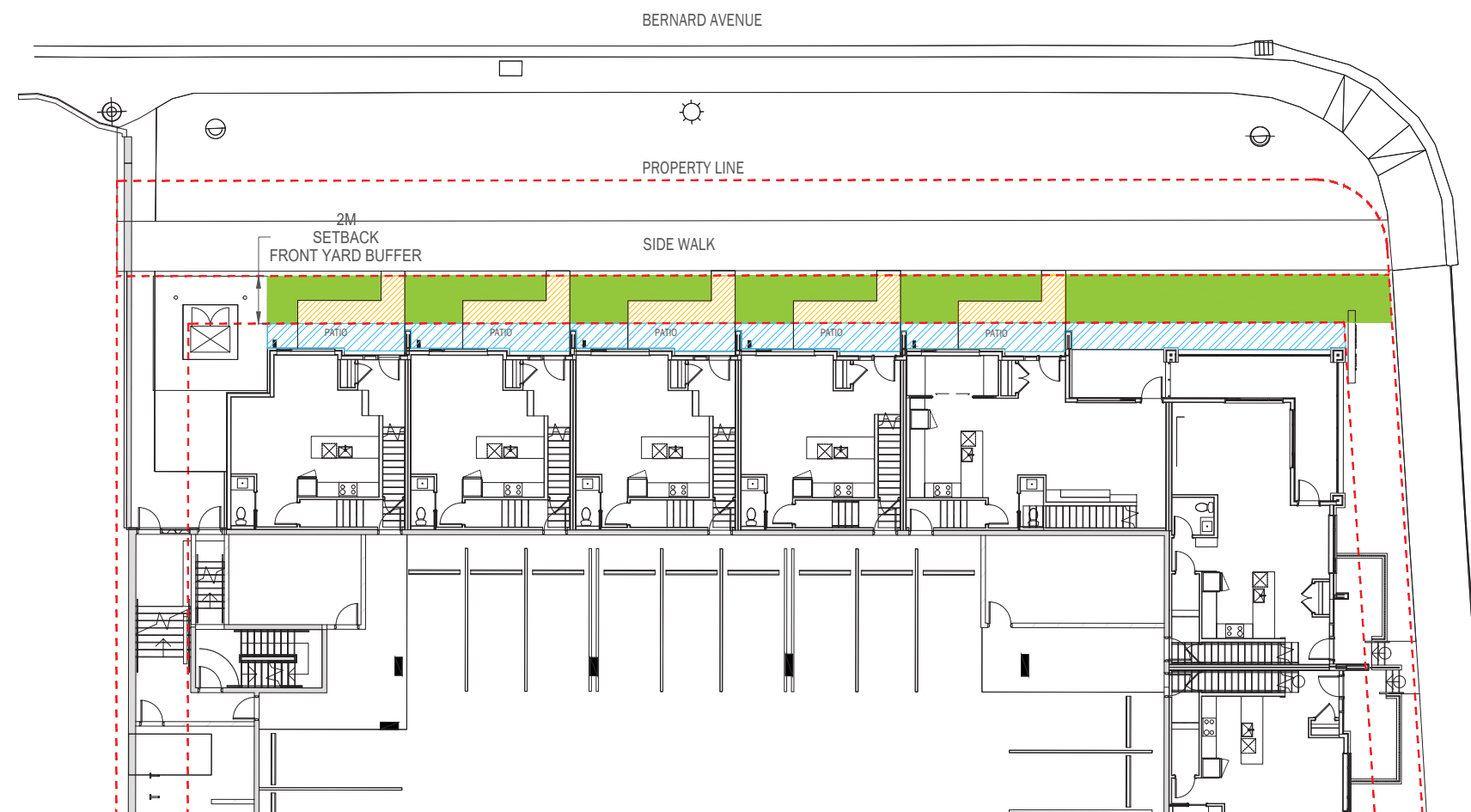
SCALE 1:100

GROWING MEDIUM REQUIRED IN FRONTYARD BUFFER AS PER BYLAW = 107 cu.m

STRUCTURAL SOIL AREA AVAILABLE IN SETBACK AND ADJACENT PATIO AREA PROVIDE AN ADDITIONAL 62.1 cu.m OF GROWING TO MEDIUM TO MEET BYLAW REQUIREMENTS.

TOTAL GROWING MEDIUM AREA AVAILABLE = 129.5 cu.m

-  PLANTING AREA WITHIN 2m SETBACK
GROWING MEDIUM AREA IN SETBACK = 67.4m2
-  PRIVATE PATIO AREA WITHIN 2m SETBACK
STRUCTURAL SOIL AREA IN SETBACK = 26.2m2
-  PRIVATE PATIO/PLANTING AREA ADJACENT TO 2m SETBACK
STRUCTURAL SOIL AVAILABLE ADJACENT TO SETBACK = 35.9m2
*CITY OF KELOWNA HAVE VERBALLY CONFIRMED AREA ADJACENT CAN BE USED TO ACHIEVE REQUIRED GROWING MEDIUM



SCHEDULE C

This forms part of application # DP23-0010

Planner Initials **TA**

City of Kelowna

NO. ISSUE/ REVISION DEVELOPMENT PLANNING

NO.	ISSUE/ REVISION	DEVELOPMENT PLANNING
1	REVIEW	23.03.20
2		
3		
4		
5		
6		
7		

PROJECT
1575 BERNARD AVENUE

PROJECT ADDRESS
1575 BERNARD AVENUE
KELOWNA, BC

TITLE
STRUCTURAL SOIL REVIEW

PROJECT NO. 22-1088
DRAWN LA
CHECKED GS

DRAWING NO. **SP.1.0**
REVISION NO. **1**