



LEGEND:

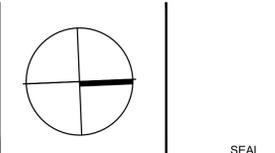
- | | | |
|---|---------------------------------------|----------------------------|
| DECIDUOUS TREES | UNITS PAVERS | WOOD FIBRE SAFETY SURFACE |
| PROPERTY LINE | COVENANT (TO REMAIN UNDISTURBED) | BIKE RACK (5 SPACES) |
| NO BUILD | COMPACTED GRAVEL PATHWAYS | HYDRANT (BY OTHERS) |
| 1.8m Ht. PRIVACY FENCE (BY OTHERS) | ORGANIC COMPOSTED MULCH | PLAY STRUCTURE (BY OTHERS) |
| 1.2m Ht. PRIVACY FENCE (BY OTHERS) | SOD LAWN | BENCH |
| DRIVEWAYS, PATIOS & ENTRIES (BY OTHERS) | ORNAMENTAL GRASS & PERENNIAL PLANTING | BOLLARD |
| ROAD & PARKING STALLS (BY OTHERS) | ORNAMENTAL GRASS & SHRUB PLANTING | |

- GENERAL NOTES:**
1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
 3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
 4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
 5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
 6. 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.

REPRESENTATIVE IMAGES:



PROJECT:
3210 SALMON ROAD, WEST KELOWNA, B.C.
CLIENT:
RENCORP HOMES INC.



NO.	DATE (MM/DD/YYYY)	REVISION
2	06/18/2021	RE-ISSUED FOR DEVELOPMENT PERMIT
1	07/28/2020	RE-ISSUED FOR DEVELOPMENT PERMIT
0	06/12/2020	ISSUED FOR DEVELOPMENT PERMIT

DESIGN: BD
DRAWN: JK
CHKD: BD
DATE: 04/29/2020
SCALE: 1:250

SITE PLAN
LDP-1

579 LAWRENCE AVE. KELOWNA, B.C. V1Y 6L8
PHONE: 250-469-9107 WWW.ECORA.CA

Project No. 201095

ATTACHMENT: 3
FILE NO.: DP-20-16
CITY OF WEST KELOWNA
PLANNING DEPARTMENT
CITY OF WEST KELOWNA

LEGEND:

PROPERTY LINE

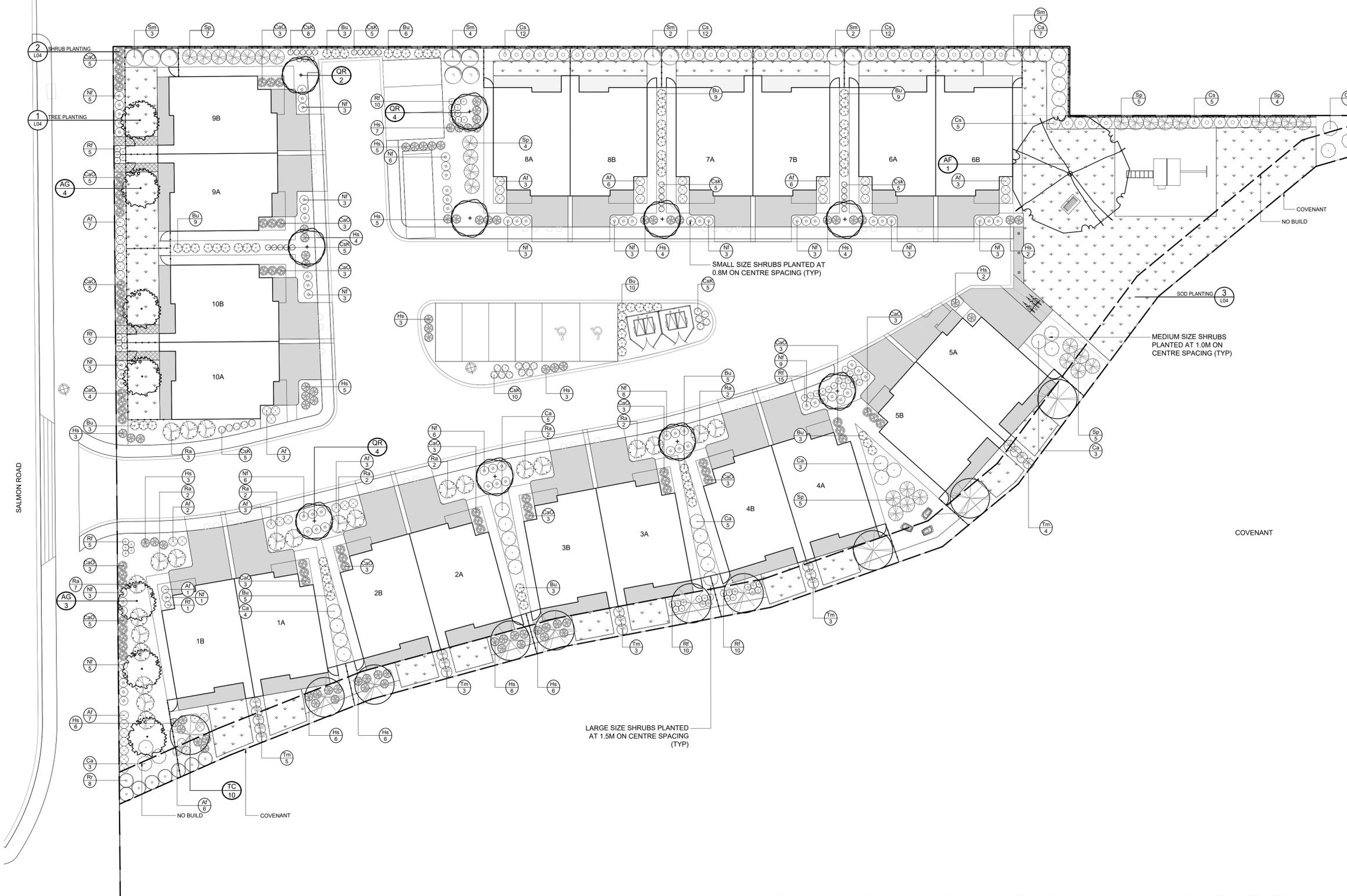
SOD

PLANTING AREA

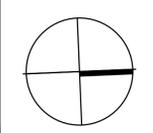
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	MATURE PLANT SIZE (HL.XWJ.)	SPACING
Deciduous Trees							
AF	<i>Acer freemanii</i> 'Jeffersred'	Autumn Blaze Maple	6cm Cal	B&B	1	15.0m x 12.0m	n/a
AG	<i>Acer ginnala</i> 'Flame'	Amur Maple	6cm Cal	B&B	7	6.0m x 4.5m	7m on centre
QR	<i>Quercus robur</i> 'Fastigiata'	Pyramidal English Oak	6cm Cal	B&B	10	15.0m x 4.0m	19m on centre
TC	<i>Tilia cordata</i> 'Summer Sprite®'	Summer Sprite® Linden	6cm Cal	B&B	10	5.0 x 4.0m	5.5m on centre
Shrubs							
Bu	<i>Buxus 'Green Mountain'</i>	Green Mountain Boxwood	#02	Potted	65	1.5m x 0.9m	0.9m - 1.2m on centre
Ca	<i>Cornus alba</i> 'Bahalo'	Ivory Halo Dogwood	#02	Potted	33	1.5m x 1.5m	1.5m on centre
Cs	<i>Cornus stolonifera</i> 'Arctic Fire®'	Red Osier Dogwood	#02	Potted	46	1.2m x 1.2m	1.2m on centre
CsK	<i>Cornus sericea</i> 'Kelsey'	Kelsey Dogwood	#01	Potted	48	0.6m x 0.6m	0.6m on centre
Ra	<i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac	#02	Potted	24	1.0m x 1.8m	1.5m - 1.8m on centre
Rr	<i>Rosa rugosa</i> 'Hansa'	Hansa Rose	#02	Potted	8	1.5m x 1.2m	1.2m on centre
Sp	<i>Salix purpurea</i> 'Nana'	Dwarf Arctic Willow	#02	Potted	30	1.5m x 1.5m	1.5m on centre
Sm	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	#02	Potted	12	1.5m x 1.8m	1.5m on centre
Tm	<i>Taxus x media</i> 'Hicksl'	Hicks Yew	#02	Potted	18	3.0m x 1.2m	0.9m on centre
Ornamental Grasses							
CaO	<i>Calamagrostis x acutiflora</i> 'Overdam'	Variegated Reed Grass	#02	Potted	60	1.2 x .9m	0.9m on centre
Hs	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#02	Potted	80	0.9m x 0.9m	0.9m - 1.2m on centre
Perennials							
Al	<i>Achillea filipendulina</i> 'Gold Plate'	Gold Plate Yarrow	#02	Potted	50	1.2m x 0.9m	0.9m - 1.2m on centre
Nf	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	#02	Potted	77	0.6m x 0.9m	0.6m - 0.9m on centre
Rf	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black Eyed Susan	#02	Potted	61	0.75m x 0.6m	0.6m - 0.75m on centre

PLANTING NOTES:

- ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF SUDDEN OAK DEATH (PHYTOPHTHORA RAMORUM), ACCORDING TO THE CANADIAN FOOD INSPECTION AGENCY (CFIA), OR CANADIAN LANDSCAPE STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO THE OWNER FOR THE SUPPLY AND PLACEMENT OF DISEASED PLANTS RESULTING FROM HIS NEGLIGENCE. PLANT MATERIAL AND PRODUCTS SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. THE CONTRACTOR SHALL PROVIDE A(1) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL TO THE OWNER FROM THE DATE OF SUBSTANTIAL PERFORMANCE.
- THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.
- ROCK MULCH IS TO BE PLACED, AT 60mm MIN. DEPTH TO THE PLANTING AREAS AS SHOWN ON THE DRAWINGS. THE ROCK MULCH PRODUCT SHALL BE FREE OF CHUNKS, STICKS, SOILS, CHEMICALS, ROOTS AND SALT.
- GROWING MEDIUM SHALL BE PLACED AT 300mm DEPTH IN ALL TURF AREAS, 300mm MIN. DEPTH TO ALL GROUNDCOVER PLANTING AREAS AND 450mm MIN. DEPTH TO ALL SHRUB PLANTING AREAS, UNLESS OTHERWISE SHOWN IN THE DRAWINGS. THE CONTRACTOR IS TO STOCKPILE ON SITE TOPSOIL MATERIAL, SCREEN & AMEND TO MEET PROPERTIES OF TYPE 2L FOR TURF AREAS & 2P FOR PLANTING AREAS, AS PER TABLE 6-3 IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- ALL PLANTING AREAS TO RECEIVE A FULLY AUTOMATED IRRIGATION SYSTEM, DESIGNED BY A CERTIFIED IRRIGATION DESIGNER.



3210 SALMON ROAD, WEST KELOWNA, B.C.
 CLIENT:
 RENCORP HOMES INC.



SEAL

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PLANTING PLAN
 LDP-2
 Project No. 201095

579 LAURENCE AVE. KELOWNA, B.C. V1Y 6L8
 PHONE: 250-469-9101 WWW.ECORA.CA

HYDROZONE LEGEND:

-  LOW WATER REQUIREMENTS: DROUGHT TOLERANT SHRUBS, GRASSES AND PERENNIALS
-  MEDIUM WATER REQUIREMENTS: SHRUBS, GRASSES AND PERENNIALS
-  HIGH WATER REQUIREMENTS: SOD AREA

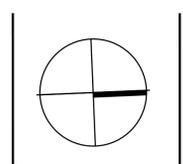


SALMON ROAD

COVENANT



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SEAL

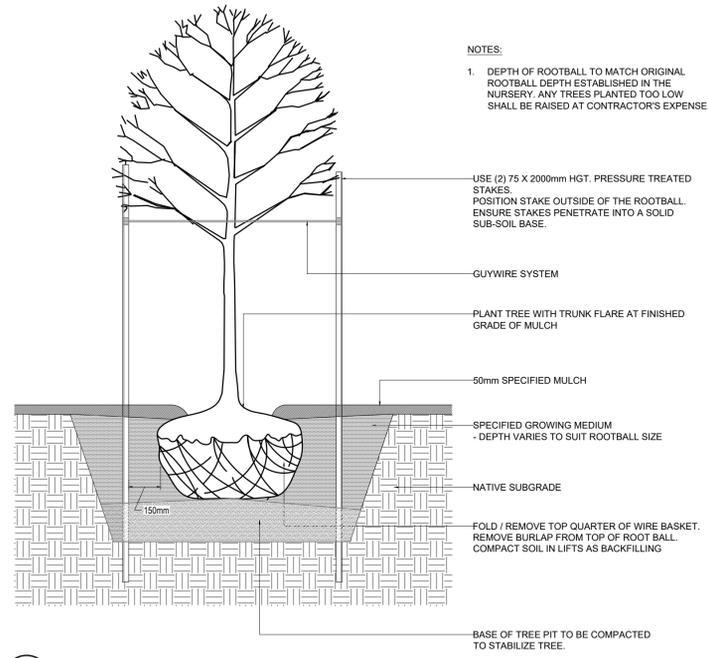
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HYDROZONE PLAN

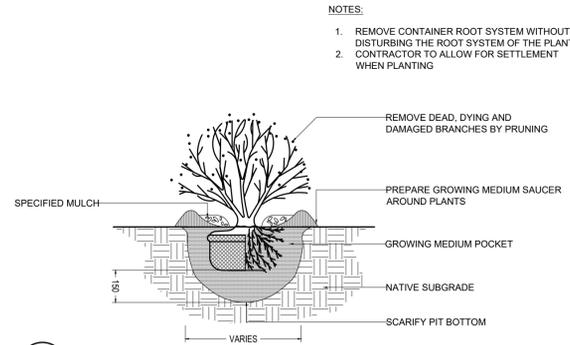
LDP-3

Project No. 201095



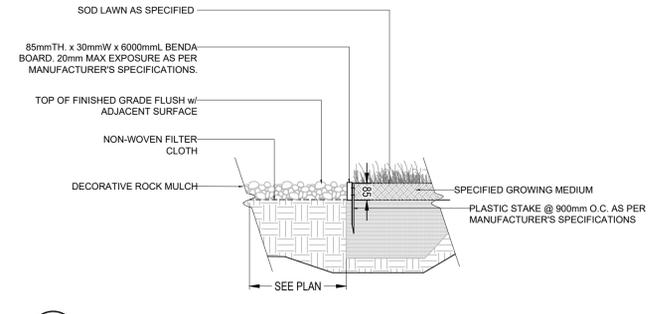
NOTES:
1. DEPTH OF ROOTBALL TO MATCH ORIGINAL ROOTBALL DEPTH ESTABLISHED IN THE NURSERY. ANY TREES PLANTED TOO LOW SHALL BE RAISED AT CONTRACTOR'S EXPENSE.

1 TREE PLANTING
LDP-2 / 1:20



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

2 SHRUB PLANTING
LDP2 / 1:20



3 SOD PLANTING
LDP2 / 1:20

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