



3 3 8 6 W O O D S D A L E R O A D
LAKE COUNTRY, BC

MIXED USE SITE, LANDSCAPE PLAN

- L 1.0 Notes, Precedent Images
- L 1.1 Materials Plan
- L 1.2 Planting Plan

LANDSCAPE GENERAL NOTES

- 1 | Plant material and construction methods shall conform to minimum standards established in the current edition of the MMCD as well as the District of Lake Country Landscape Standards. Where standards and specifications differ, District of Lake Country construction and landscape supplemental specification to take precedence.
- 2 | The landscape design designated herein reflects the minimum District of Lake Country Landscaping and Screening - Zoning Bylaw 561, Section 8.
- 3 | Shrub bed to have a vertical spade cut edge at the fence and property line interface.
- 4 | Shrubs, grasses, and perennials to be placed within defined planting beds. All planting beds shall have a min. Of 450mm (18") of imported growing medium and 75mm (3") of Natures Gold organic landscape mulch (or approved equal) unless otherwise noted.
- 5 | Decorative rock areas shall have a minimum of 75mm (3") of decorative round rock. Landscape fabric shall be installed below all rock areas.
- 6 | Minimum slope of 2% for all hard and soft landscape areas to ensure positive drainage away from buildings. Refer to Civil Engineering plans for drainage information.
- 7 | Underground Utilities: Before commencing Construction of Works and Services, the Contractor must locate all underground utilities and structures that might be affected by the Construction of Works and Services and must consult with all public and private utilities to locate any other utilities or underground structures that are reasonably apparent from an inspection of the area in which the Works and Services are to be constructed.

PLANTING NOTES

- 1 | Final planting selections may vary depending upon availability at the time of construction. Substitutions to be reviewed and approved by The Field Room prior to installation.
- 2 | Flower bulbs to be planted in the fall and disbursed evenly throughout the front bed along Woodsdale Road.

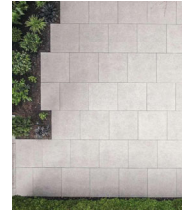
IRRIGATION NOTES

- 1 | Irrigation design, products, + install to meet the requirements of the City of Kelowna Water Use Regulations Bylaw no. 10480, and specifications Bylaw no. 7900, Part 6 - Schedule 5.
- 2 | For install see City of Kelowna Irrigation Details and Drawings, part 6C - Schedule 5.
- 3 | The irrigation system shall be equipped with an approved backflow prevention device, water meter, and shut off valve located outside the building and accessible to The City.
- 4 | An approved smart controller shall be installed with scheduling times taking into consideration microclimate, soil type, + slope.
- 5 | A flow sensor + master valve shall be connected to the controller and programmed to stop flow to the system in case of a water leak.

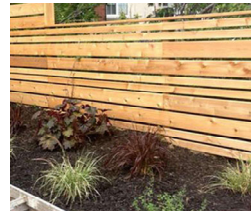
PRECEDENT IMAGES



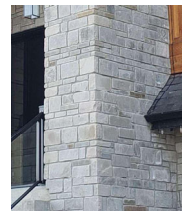
Informal seating



Patio hardscape



Privacy Fence & Garbage Enclosure



Stone Entrance Piers



Plant pallet



Bike Rack

revision	issue	
Issued for DP	Aug 11 04	
Revised	Aug 05 03	
Client review	Apr 15 02	
Meeting	Mar 15 01	
DESCRIPTION	DATE	NO.



CLIENT
Kofeod Contracting Ltd.
Merlin Kofeod
(250) 801-3939

PROJECT
3386 Woodsdale Road
Lake Country BC

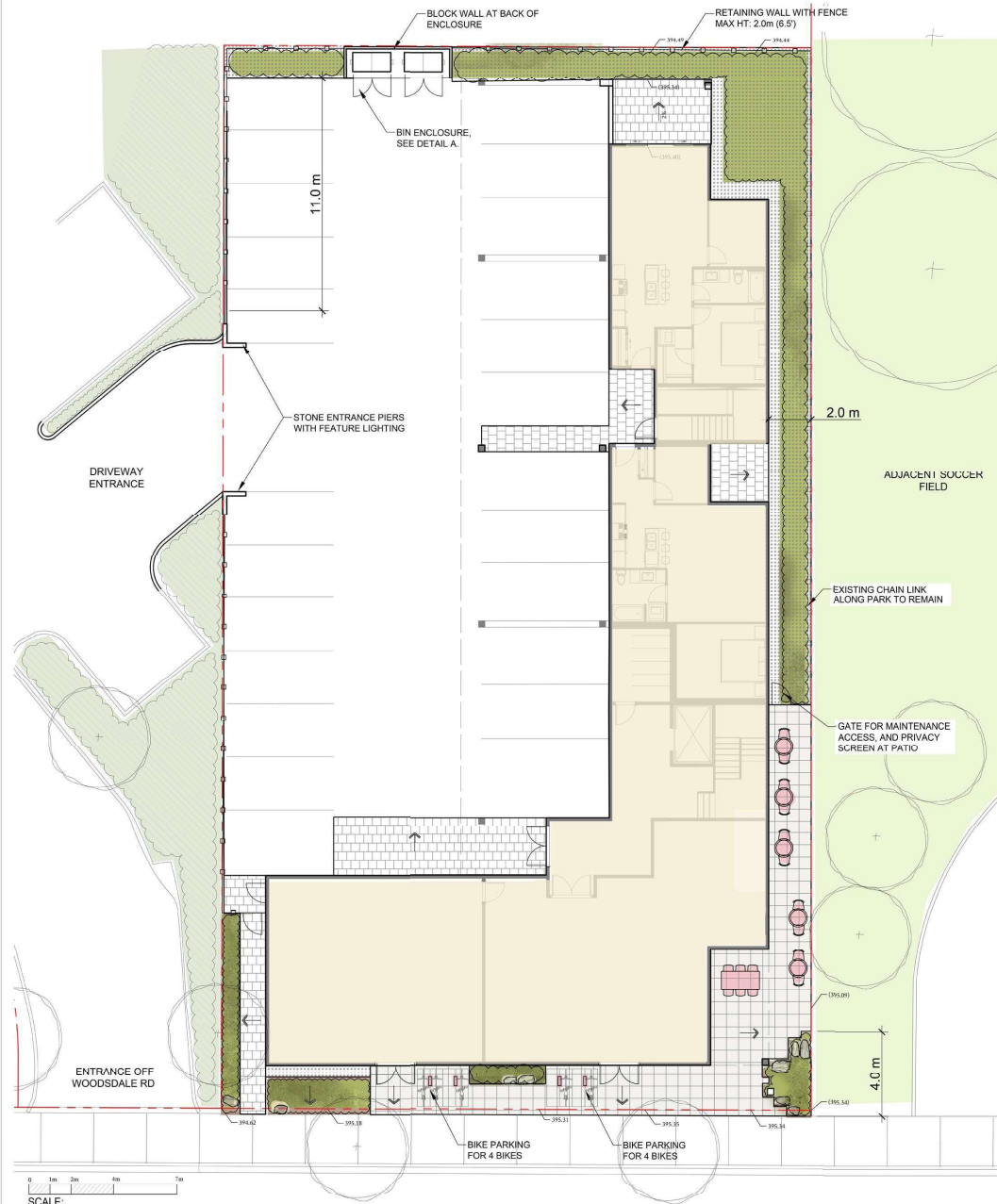
SHEET TITLE
Landscape Plan

design by . Sarah Enns
project number . 22004
date . August 2022

NORTH	SCALE
	1:100
	PAGE
	24" x 36"

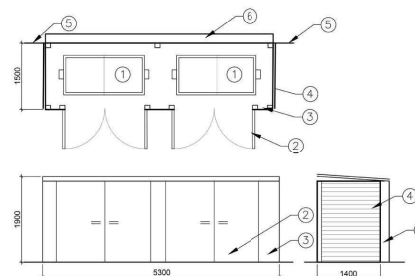
SHEET NUMBER

L-1.0



LEGEND

- EXISTING OFFSITE TREE
- CAFE PAVER
TYPE: ABBOTSFORD CONCRETE ARISTOCRAT
SIZE: 23.5" x 23.5"
COLOUR: TO BE DETERMINED
- ENTRANCE/PATIO PAVER
TYPE: ABBOTSFORD CONCRETE CLASSIC STANDARD
COLOUR: TO BE DETERMINED
- WATER DRAINAGE DIRECTION
- GRADE MARKER SHOWN FOR REFERENCE ONLY
- PROPOSED PLANTING BED
MULCH: ORGANIC
- PROPOSED PLANTING BED
MULCH: ROUND ROCK
- OFFSITE PLANTING TO BE AMENDED WITH ADDITIONAL SCREENING TO PARKING AREA
- LANDSCAPE BOULDERS
- ROCK MAINTENANCE EDGE ALONG BUILDING
- BIKE RACK
TYPE: LANDSCAPEFORMS RING
COLOUR: TO BE DETERMINED
- PRIVACY FENCE
HEIGHT: 1.8m (6')
TYPE: WOOD, HORIZONTAL SLATS
- EXISTING CHAIN LINK



1. Waste and recycling bins
 2. Swing gates with latch
 3. Front/back/roof panel
 4. Side panel
 5. Perimeter fence
 6. Concrete block wall
- NOTES
A. Front and side panels to be horizontal wood slat, consistent with fence

A BIN ENCLOSURE

revision . issue

DESCRIPTION	DATE	NO.
Issued for DP	Aug 11	04
Revised	Aug 05	03
Client review	Apr 15	02
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Kofoed Contracting Ltd.
Merlin Kofoed
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Lake Country BC

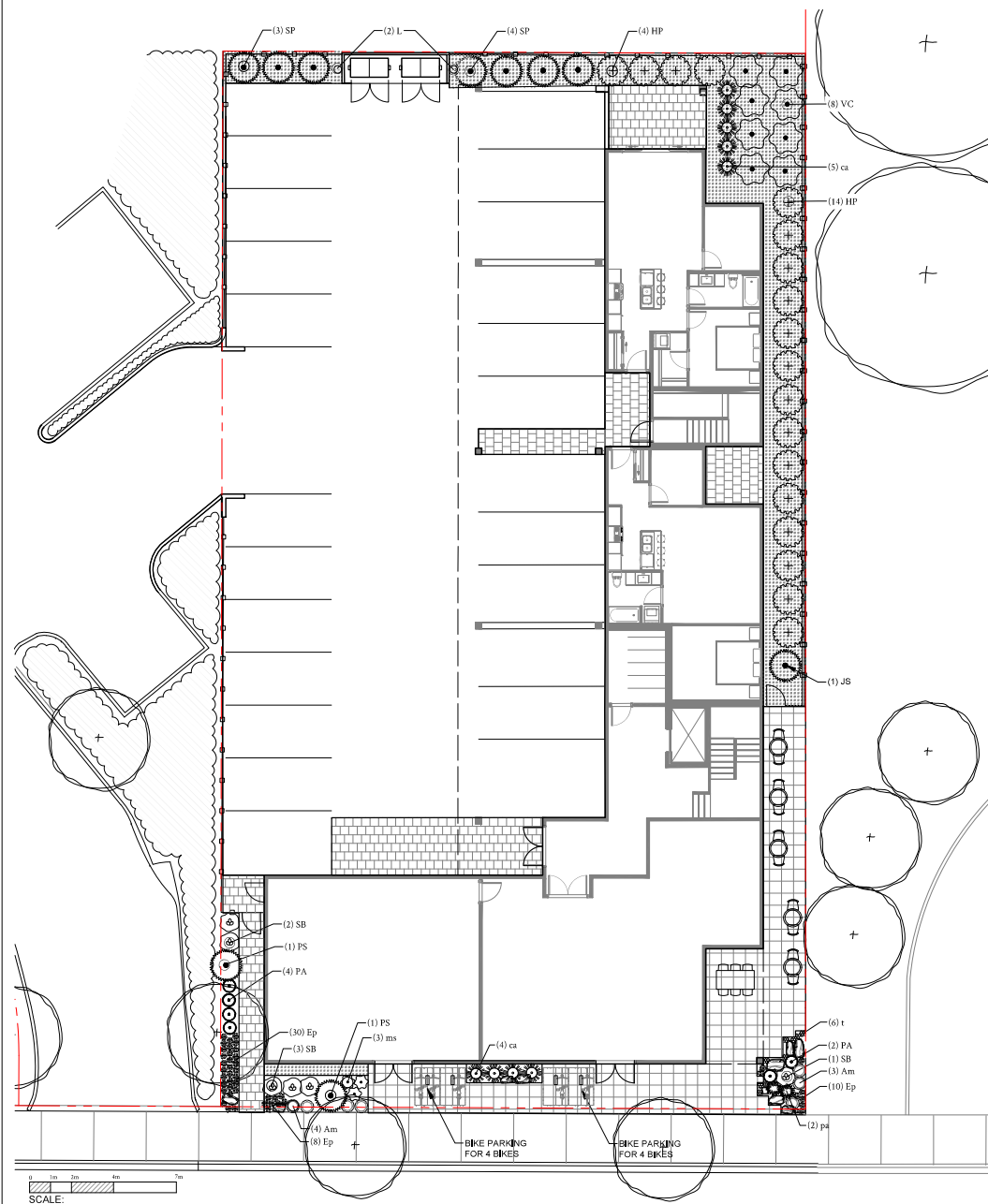
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LEGEND

- EXISTING OFFSITE TREE
- CAFE PAVEMENT
TYPE: ABBOTSFORD CONCRETE ARISTOCRAT
SIZE: 23.5" x 23.5"
COLOUR: TO BE DETERMINED
- ENTRANCE PATIO PAVEMENT
TYPE: ABBOTSFORD CONCRETE CLASSIC STANDARD
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- WATER DRAINAGE DIRECTION
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- LANDSCAPE BOULDERS
- ROCK MAINTENANCE EDGE ALONG BUILDING
- BIKE RACK
TYPE: LANDSCAPE FORMS, RING
COLOUR: TO BE DETERMINED
- PRIVACY FENCE
HEIGHT: 1.8m (6')
TYPE: WOOD, HORIZONTAL SLATS
- EXISTING CHAIN LINK

PLANT LIST

SHRUBS		KEY QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
	HP	18	Hydrangea paniculata 'Jane' PPAF, PBRAF	Lime light hydrangea	#2 Pot	1.5m (5') O.C.
	JS	1	Juniperus scopulorum 'Medora'	Medora juniper	#2 Pot	0.9m (3') O.C.
	PS	2	Pinus strobus 'Blue Shag'	Blue shag dwarf white pine	#2 Pot	1.2m (4') O.C.
	PA	6	Picea abies 'Little Gem'	Little gem norway spruce	#2 Pot	0.6m (2') O.C.
	SP	7	Salix purpurea 'Nana'	Dwarf arctic willow	#2 Pot	1.5m (5') O.C.
	SB	6	Spiraea betulifolia 'Toi'	Toi Birch leaf spirea	#2 Pot	0.9m (3') O.C.
	VC	8	Viburnum carlesii 'SMVCB'	Spice korzampice viburnum	#2 Pot	1.5m (5') O.C.
PERENNIALS		KEY QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
	Am	7	Achillea x 'Moon dust'	Moon dust yarrow	#1 Pot	0.6m (2') O.C.
	Ep	48	Echinacea purpurea 'Pow Wow Wildberry'	PowWow wildberry coneflower	#1 Pot	0.3m (1') O.C.
GRASSES		KEY QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
	ca	9	Calamagrostis x acutiflora 'Karl Foerster'	Karl foerster reed grass	#2 Pot	0.9m (3') O.C.
	pa	2	Pennisetum alopecuroides 'Hamel'	Hamel dwarf fountain grass	#1 Pot	0.9m (3') O.C.
	ms	3	Miscanthus sinensis 'Adagio'	Dwarf maiden grass	#1 Pot	0.9m (3') O.C.
GROUND COVER		KEY QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
	t	6	Thymus	Creeping thyme (Coccineus group)	#1 Pot	0.3m (1') O.C.
VINES + BULBS		KEY QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
	L	2	Lonicera heckrottii 'Goldflame'	Goldflame honeysuckle	#1 Pot	as shown
	n/a	30	Tulipa 'Peach Blossom'	Double early tulip	bulb	see note
OFF SITE		KEY QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
*To be field fit, layout and spacing to be approved by The Field Room.						
SHRUBS, PERENNIALS & GRASSES		KEY QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
		30	Picea abies 'Little Gem'	Little gem norway spruce	#2 Pot	0.6m (2') O.C.
		7	Salix purpurea 'Nana'	Dwarf arctic willow	#2 Pot	1.5m (5') O.C.
		6	Spiraea betulifolia 'Toi'	Toi Birch leaf spirea	#2 Pot	0.9m (3') O.C.
		7	Achillea x 'Moon dust'	Moon dust yarrow	#1 Pot	0.6m (2') O.C.
		48	Echinacea purpurea 'Pow Wow Wildberry'	PowWow wildberry coneflower	#1 Pot	0.3m (1') O.C.
		9	Calamagrostis x acutiflora 'Karl Foerster'	Karl foerster reed grass	#2 Pot	0.9m (3') O.C.
		3	Miscanthus sinensis 'Adagio'	Dwarf maiden grass	#1 Pot	0.9m (3') O.C.

revision . issue

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 3386 Woodsdale Road
 Lake Country BC

SHEET TITLE
Landscape Plan

design by . Sarah Enns
 project number . 22004

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L-1.2

Estimate of Probable Cost

Landscape DP



PROJECT NAME | 3386 Woodsdale Road

PROJECT No. | 22004

DATE | August 11, 2022

No.	ITEM	UNIT	QTY	COST	PRICE
1.0	GROWING MEDIUM				
1.1	Shrub growing medium - 0.45m depth	m3	62	\$175	\$10,789
				1.0 TOTAL	\$10,789
2.0	MULCH				
2.1	Rock bed mulch - 0.075m depth	m3	3	\$195	\$521
2.3	Composted organic mulch - 0.075m depth	m3	2	\$95	\$185
				2.0 TOTAL	\$707
3.0	SHRUBS GRASSES & PERENNIALS				
3.1	Plant - #2 pot	ea.	57	\$30	\$1,710
3.2	Plant - #1 pot	ea.	66	\$20	\$1,320
				3.0 TOTAL	\$3,030
4.0	IRRIGATION				
4.1	Drip irrigation system (head, pipe, valve)	m2	136	\$20	\$2,720
4.2	Controller	ea.	1	\$2,000	\$2,000
4.3	Point of connection	ea.	1	\$1,500	\$1,500
				4.0 TOTAL	\$6,220
5.0	FENCING				
5.1	Garbage enclosure	l.s.	1	\$5,000	\$5,000
5.2	Chain link slats	l.m.	31	\$80	\$2,480
5.2	Side and back yards	l.m.	60	\$120	\$7,200
				5.0 TOTAL	\$14,680
6.0	LANDSCAPE FEATURES				
6.1	Landscape boulders	ea.	9	\$210	\$1,890
6.2	Bike rack	ea.	4	\$575	\$2,300
				6.0 TOTAL	\$4,190
7.0	INSPECTION & MAINTENANCE				
7.1	Inspections, by The Field Room	ea.	4	\$360	\$1,440
7.2	One year maintenance period	ea.	1	\$2,500	\$2,500
				7.0 TOTAL	\$3,940
				TOTAL	\$43,555
				(15%) CONTINGENCY	\$6,533
				GRAND TOTAL	\$50,089

NOTES:

- Construction costing for concrete curbs and patio pavers by others
- Inspections by The Field Room to include, but not limited to: construction inspection, substantial performance inspection, final completion inspection, and one-year maintenance review.
- See corresponding development permit drawings L-1.0, L1.1 & L-1.2 Issued August 11, 2022