



General Notes

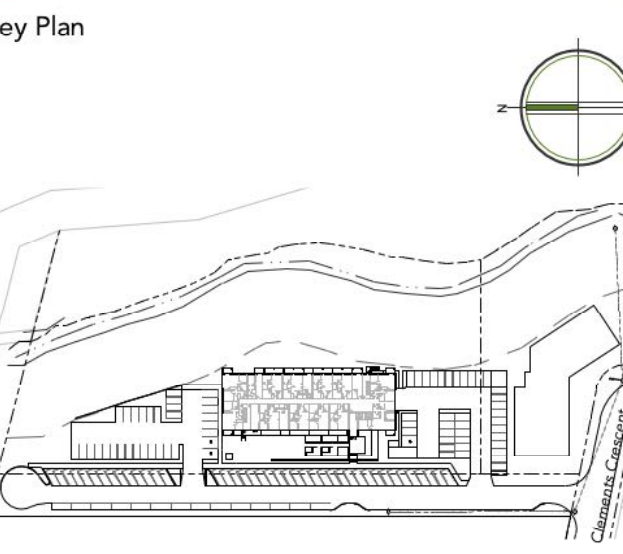
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Existing site conditions and vegetation

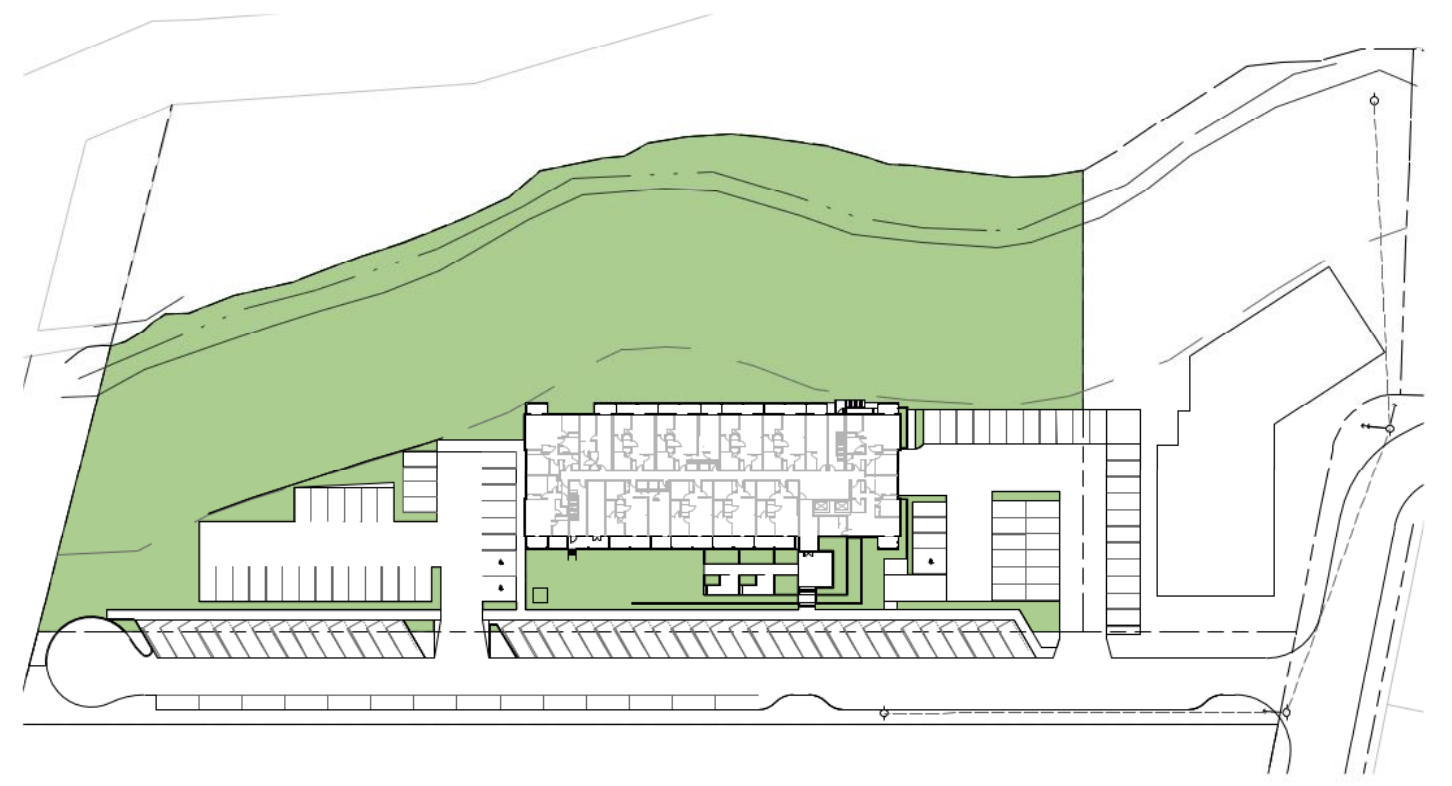
- The riparian setback area must remain protected and un-disturbed.
- Existing trees outside of the riparian protection area to remain shall be evaluated by a qualified local arborist and shall be protected according to their evaluation report and instructions.

Irrigation Notes

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1 Overall Landscape Plan
Scale: 1:300



2 Landscape area calculations
Scale: 1:1250

Site Information	
Address:	5481 Clements Crescent Peachland B.C.
Peachland Zoning:	RM4
Landscape Statistics	
Site Area	11,118.80 sq m
Landscape area provided	7,259.59 sq m 65.29% of site
Trees	
1 tree per 60 sq m	provided
Total	81
Deciduous Trees	66.00
75mm cal	26
50mm cal	40
Coniferous Trees	15.00
3m height	15.00
Shrubs	
1 Shrubs per 30 sq m	provided
Total	321
Deciduous	208.00
Coniferous	113.00

Legend		
trees	shrubs	groundcovers
douglas fir min 2.5m height	creeping blue spruce	flame grass
ponderosa pine min 2.5m height	dwarf mugho pine	variegated moor grass
black cottonwood min 60 mm cal	red twig dogwood	sod
lonestar linden min 60 mm cal	candy corn spirea	rock mulch
skyline honeylocust min 60 mm cal	little devil ninebark	
pinnacle birch min 60 mm cal	oso easy paprika rose	
green wall flowering crab min 60 mm cal	purple echinacea	
japanese lilac min 60 mm cal		

Plant List		
Qty	Common Name	Botanical Name
Ornamental Grasses and Groundcovers		
12	Flame Grass	Miscanthus sinensis 'Purpurascens'
35	Variegated Moor Grass	Molinia caerulea 'Variegata'
Shrubs		
Coniferous		
70	Creeping Blue Spruce	Picea pungens 'St. Mary's Broom'
43	Dwarf Mugho Pine	Pinus mugho 'pumilio'
Deciduous		
37	Arctic Fire Red Twig Dogwood	Cornus sericea 'Farrow'
58	Double play candy corn spirea	Spiraea japonica 'candy corn'
62	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'
35	Oso Easy Paprika Rose	Rosa sp 'Oso Paprika'
16	Purple Emperor Coneflower	Echinacea purpurea 'Purple Emperor'
Trees		
Coniferous		
5	Interior Douglas Fir	Pseudotsuga menziesii
10	Yellow Ponderosa Pine	Pinus ponderosa
Deciduous		
11	Black Cottonwood	Populus balsamifera
12	Lone Star Linden	Tilia cordata
3	Skyline Honeylocust	Gleditsia triacanthos 'Skycole'
9	Dakota Pinnacle Birch	Betula platyphylla 'Fargo'
17	Green Wall Flowering Crab	Malus 'Jefwall'
14	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'

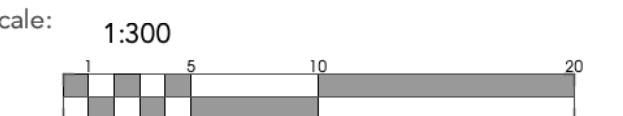
Maintenance Notes:
In accordance with FireSmart principles, the condominium corporation is to implement a maintenance program to include the following:
 • Keep areas adjacent to the building clear and free of dry leaves, branches and other debris.
 • Ensure inside of shrubs are clear of dry and dead plant material.
 • Prune trees each season to remove dry branches and keep clear of building structures.
 • Trim lower branches on evergreen trees to a height of 2m.
 • Ensure proper operation of irrigation system and providing continuous adequate moisture levels for plant material.

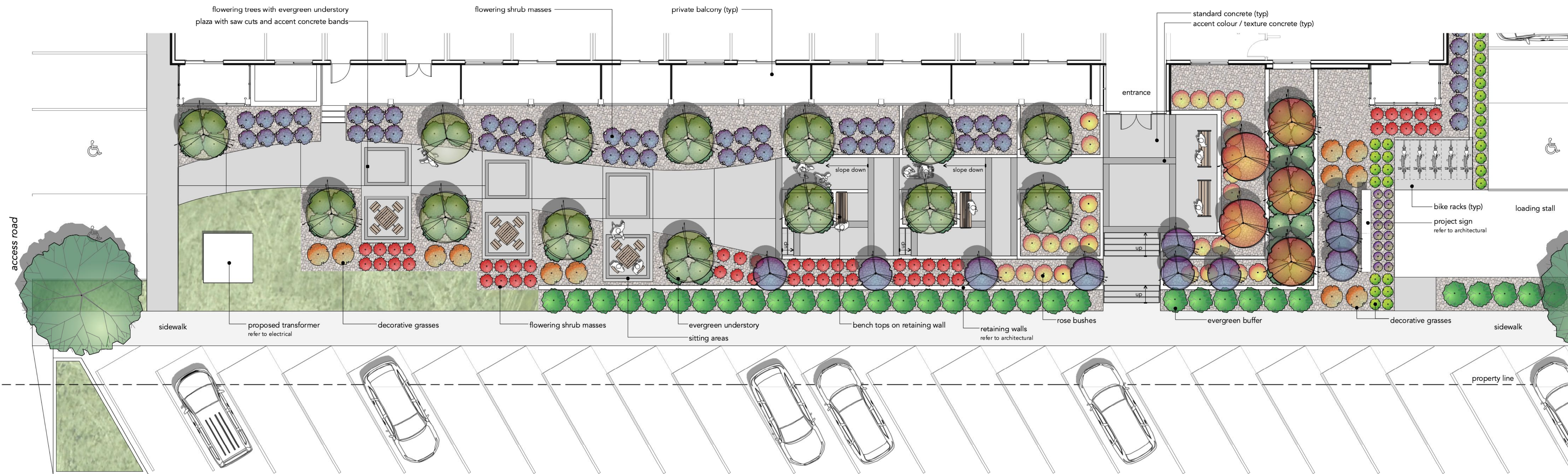
9	development permit	24.05.28
8	development permit	24.03.18
7	review and coordination	24.03.14
6	Development Permit DTR	22.11.18
5	Development Permit DTR	22.06.14
	Issued for:	Date: (yy.mm.dd)

Project No. 19-001
Project Title: **Clements Multifamily**
Peachland, B.C.

Drawing Title: **Overall Landscape Plan**

Drawn by: cmp
Checked by: cmp
Drawing No. **L-0**

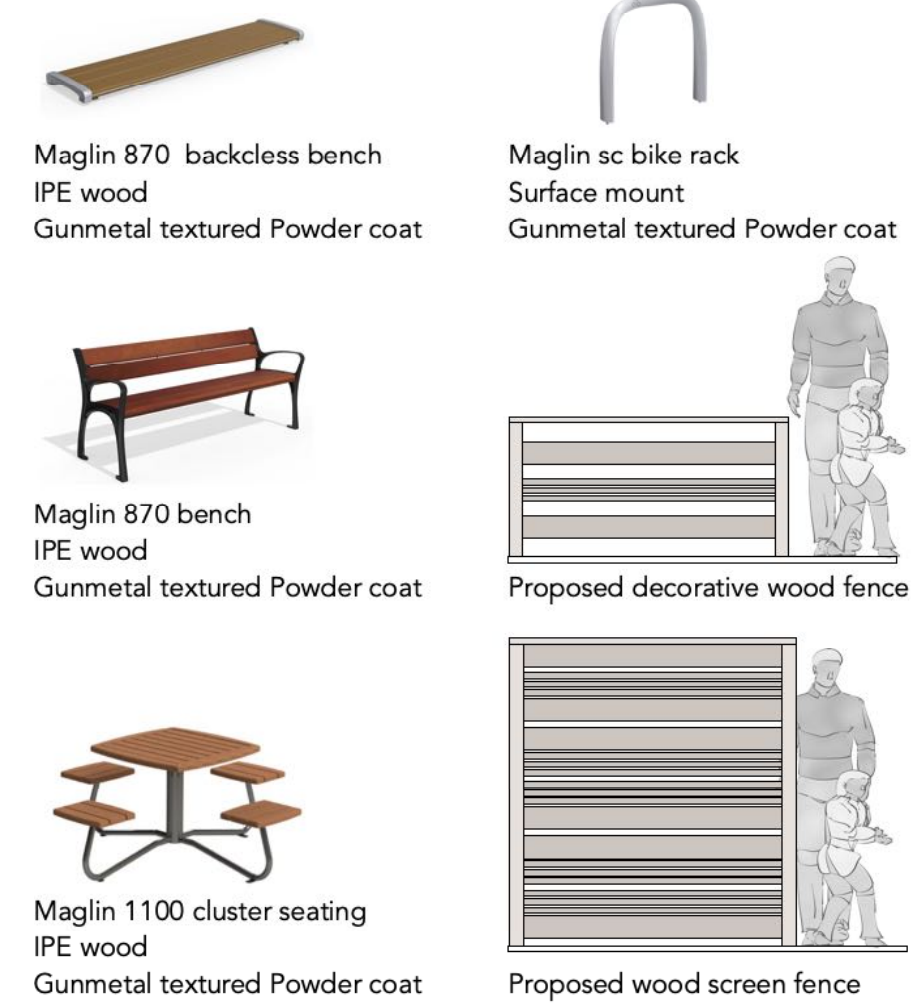




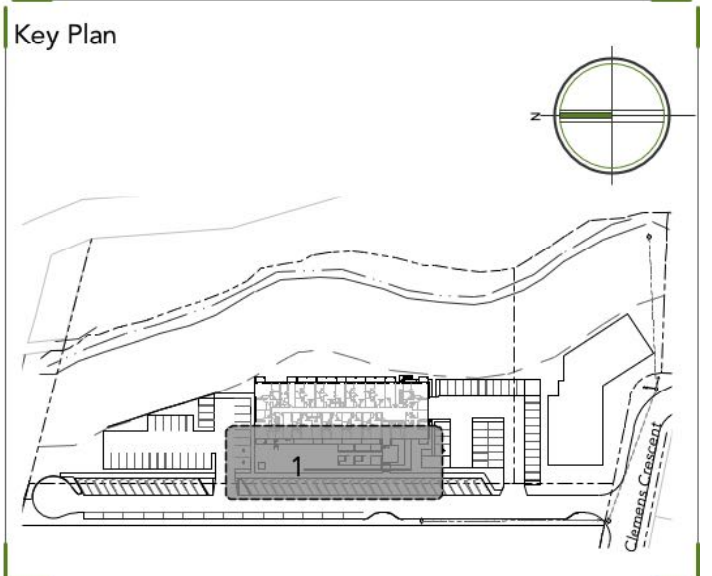
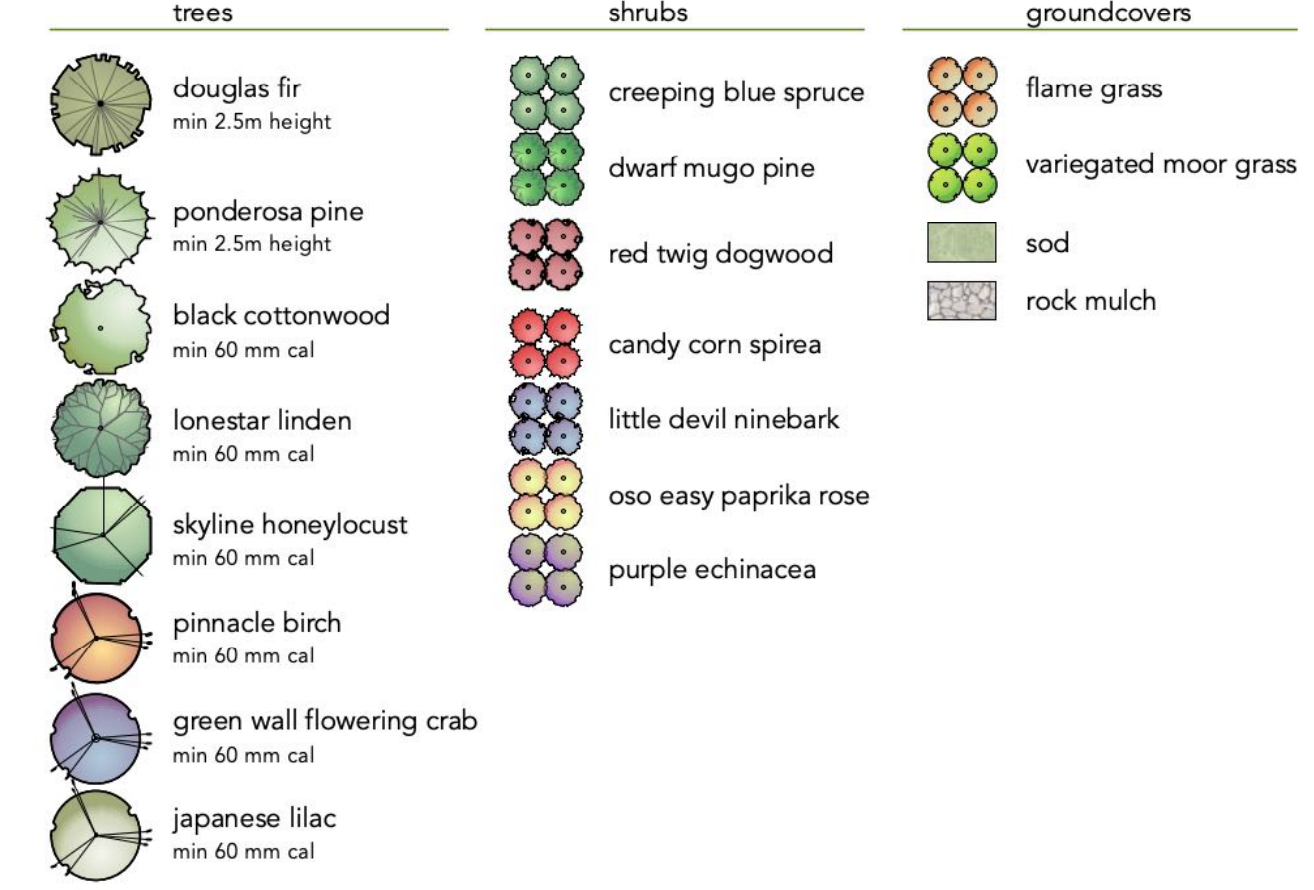
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- Existing site conditions and vegetation**
- The riparian setback area must remain protected and un-disturbed.
 - Existing trees outside of the riparian protection area to remain shall be evaluated by a qualified local arborist and shall be protected according to their evaluation report and instructions.
- Irrigation Notes**
- All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards. Contractor is responsible for coordination with other trades and subconsultants regarding the specifics of the system, including location of power and water sources. If possible, connect to existing irrigation system. Ensure power and water meters are properly installed and operating prior to utilization of the system.

1 Main entry plaza detail
Scale: 1:100

Proposed Site furnishings



Legend

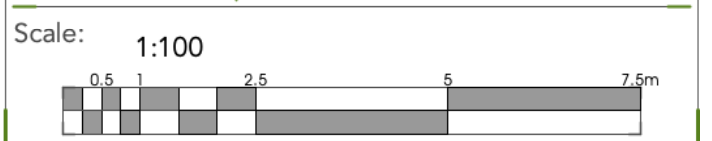


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Project No. 19-001
Project Title.
Clements Multifamily
Peachland, B.C.

Drawing Title:
Plaza details

Drawn by: cmp
Checked by: cmp
Drawing No. L-1





General Notes

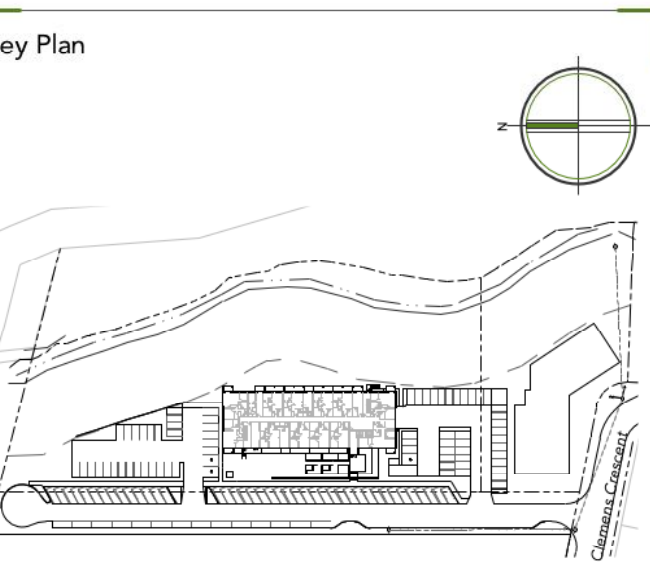
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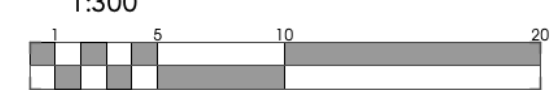


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Project No. 19-001
 Project Title: **Clements Multifamily**
 Peachland, B.C.

Drawing Title: **Restoration Plan**

Drawn by: cmp
 Checked by: cmp
 Drawing No. **L-2**

Scale: 1:300


1 Restoration Plan
 Scale: 1:300

Restoration areas plant list

Common Name	Botanical Name
Riparian restoration area	
Trees - 10	
Black Cottonwood	Populus balsamifera
Shrubs - 650	
Douglas Maple	Acer glabrum
Sitka Alder	Alnus viridis
Water Birch	Betula occidentalis
Common Snowberry	Symphoricarpos albus
Mock Orange	Philadelphus lewisii
Nootka Rose	Rosa nootka
Tall Oregon-grape	Berberis aquifolium
Upland restoration area	
Trees - As per landscape plan	
Interior Douglas-fir	Pseudotsuga menziesii
Ponderosa Pine	Pinus ponderosa
Shrubs - 20	
Tall Oregon-grape	Berberis aquifolium
Grasses - 775 m2 broadcast seeded	
Rough Fescue	Festuca campestris
Grasses - 700 plugs	
Rough Fescue	Festuca campestris
Bluebunch Wheatgrass	Pseudoroegneria spicata

Restoration Plan Notes

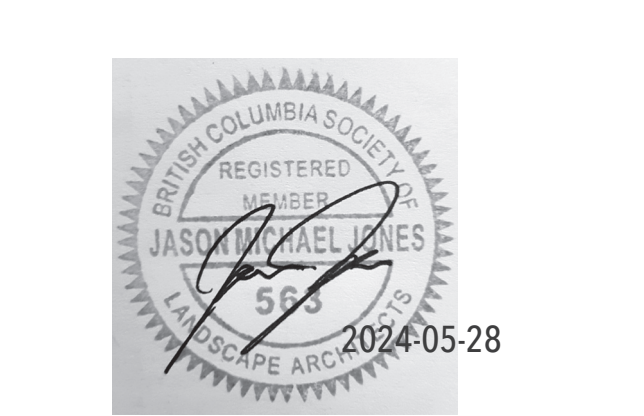
- This restoration plans follows the recommendations made by the environmental consultant. Refer to environmental report restoration plan for further details.
- The exact location and number of individual plants will be determined through a field fit approach under the guidance of the Environmental Monitor.
- All disturbed soils must be restored with native Grade A grass seed free of invasive species to minimize establishment of invasive plant species, erosion, and to restore the area to early successional conditions.
- Grass seed mixes must be approved by the EM before purchase and use. Restoration grass mixes cannot include species considered invasive within B.C. and grass seed mixes should be suitable for the environmental conditions. All seed mixes will be submitted to a certified seed testing laboratory for germination and purity analysis. Seed analysis certificates are to be provided prior to purchase. Grass seed should be broadcast and hand-raked into the soil and hydroseeded on steep slopes or large areas.

Preliminary estimate of probable costs

No	Item	Qty	Unit	Unit Cost	Comments	Total
1.0 Softscape and Plant Material						
1.1	Deciduous Trees	64	each	\$850	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 54,400
1.2	Coniferous Trees	15	each	\$850	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 12,750
1.3	Deciduous Shrubs	208	each	\$65	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 13,520
1.4	Coniferous Shrubs	113	each	\$65	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 7,345
1.5	Ornamental Grasses	47	each	\$35	Supply and Install, Includes Topsoil, bark mulch and 2 year warranty.	\$ 1,645
1.6	Sod	725	sq. m.	\$10	Including 15mm of topsoil and grading	\$ 7,254
1.8	Irrigation	1	allow	\$15,000	Micro spray and/or Dripline Irrigation System. Design Build by contractor to be reviewed and approved by Landscape Architect.	\$ 15,000
Subtotal						\$ 111,914
2.0 Hardscape						
2.1	Concrete paving	533	sq.m.	\$110	125mm thick concrete paving with rebar or wire mesh. Broom finish with sawcut control joints at 1.5-2.0m O.C.	\$ 58,603
2.2	Accent colour concrete	21	sq.m.	\$115	125mm thick concrete paving with rebar or wire mesh. Broom finish with sawcut control joints at 1.5-2.0m O.C. Interstar colour Black Onyx (2 bags)	\$ 2,427
Subtotal						\$ 61,030
3.0 Site Furnishings						
3.1	Decorative wood fence	73	l. m.	\$200	Decorative wood fence as per contract documents 0.9m (3') height.	\$ 14,631
3.2	Benches	4	each	\$2,500	benches as per drawings	\$ 10,000
3.3	Bike racks	5	each	\$650	bike racks as per drawings	\$ 3,250
3.4	Tables	3	each	\$3,500	cluster seating tables as per drawings	\$ 10,500
Subtotal						\$ 38,381
Estimated Total Cost						\$ 211,326

Notes.

1. This is a preliminary opinion of probable costs based on development permit design plans, not a guaranteed cost figure.
2. Contractors are responsible for accurate quantity calculations and field measurements.
3. Cost estimate does not include; haulage, maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging.
4. All costs include supply and installation unless otherwise noted.
5. All costs are exclusive of GST.



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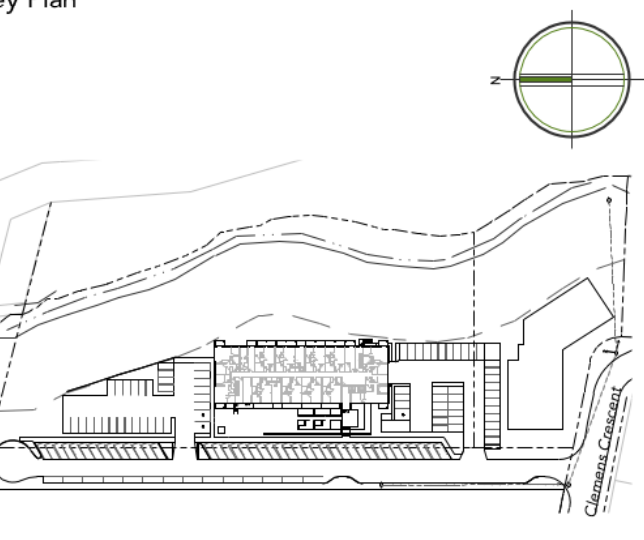
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Key Plan



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Project No. 19-001

Project Title. **Clements Multifamily**

Peachland, B.C.

Drawing Title: **Cost Estimate**

Drawn by: cmp Drawing No.

Checked by: cmp **L-3**

Scale: as noted