

WETTON ROAD RESIDENTIAL DEVELOPMENT

CIVIC ADDRESS: 3746/3748 WETTON ROAD

CITY OF WEST KELLOWNA

LOT 1, PLAN 19238, DISTRICT LOTS 5059 & 5069, ODYD

CURRENT ZONING: R3 - LOW DENSITY MULTIPLE RESIDENTIAL
 PROPOSED ZONING: R3 - LOW DENSITY MULTIPLE RESIDENTIAL W/ SITE SPECIFIC TEXT AMENDMENT
 DATE: JAN 7 2022

ZONING REQUIREMENTS

ZONING	REQUIRED	PROPOSED	Metric	VARIANCE	REMARKS/RATIONALE
SITE AREA:	3400	25395.5	2359.3	NO	
MIN USABLE AREA	980	14215.0	1320.6	NO	
SITE FRONTAGE:	30	153.7	46.8	NO	
FAR	0.75	0.95		NO	
TOTAL LOT COVERAGE:				NO	
BUILDING(S):	50	9554.9	887.7	38%	NO
DRIVEWAY(S):		3055.8	283.9	12%	NO
BUILDING HEIGHT	10.0 / 3.0		13.7 / 4.0	m / Storeys	YES
SETBACKS					NO
FRONT (EAST)	4.5		2.9 / 7.1	m	YES
SIDE (SOUTH)	3.0		3.2	m	NO
EXTERIOR SIDE (NORTH)	4.5		4.5	m	NO
REAR (WEST)	7.5		15.8	m	NO
NORTH YARD PROJECTIONS	0.6			m	NO
SOUTH YARD PROJECTIONS	0.6			m	NO
DRIVE AISLE WIDTH	6.0		6.0	m	NO
PRIVATE OUTDOOR SPACE					NO
UNIT - A		340	31.6		NO
UNIT - B	S	270	25.1		NO
UNIT - C		285	26.5		NO

PARKING REQUIREMENTS

REQUIRED PARKING	PROVIDED PARKING		
DWELLING (2 PER UNIT)	24		
VISITOR STALLS	2		
TOTAL	26		
DESCRIPTION	SIZE	QTY	STALL %
UNIT GARAGE	FULL	12	44%
PARKADE	SMALL	5	19%
PARKADE	FULL	6	22%
PARKADE	ACCESS.	1	4%
VISITOR - SURFACE	FULL	2	7%
VISITOR - PARKADE	ACCESS.	1	4%
TOTAL		27	

BUILDING INFORMATION

UNIT TYPE/DESCRIPTION	LEVEL 0 UNVLPD	LEVEL 1 UNVLPD	LEVEL 2 UNVLPD	LEVEL 3 UNVLPD	PRIVATE OUTDOOR	UNIT NET	UNIT GROSS	UNIT QTY	UNIT TTL NET	UNIT TTL GROSS
A SPLIT LEVEL	442	268	678	678	340	1,798	2,066	6	10,788	12,396
B STANDARD	440	270	684	724	270	1,848	2,118	5	9,240	10,590
C ENLARGED	509	270	841	886	285	2,236	2,506	1	2,236	2,506
P1 PARKADE	6,565	97					6,662			
TOTAL UNITS								12		
TOTAL SITE NET									22,264	
TOTAL SITE GROSS										25,492

Notes:
 1. Private outdoor spaces including suspended and grade level patios omitted
 2. Above noted areas are provided in imperial (square-feet) unless noted otherwise.
 3. Net areas include all developed space less stair openings
 4. Total Site Gross includes undvlpd area including garage space area
 5. Total FAR calculated based on Gross Floor Area of: 24128.6

GROSS FLOOR AREA	LEVEL 0	LEVEL 1	LEVEL 2	LEVEL 3	TTL GROSS
BUILDING A		2923.5	4504	4703.9	12131.4
BUILDING B		2753.9	4347.8	4542.5	11644.2
WAT/SPRINKL		232			232
ELECTRICAL		121			121
TOTAL AREA					24128.6

FLOOR AREA RATIO	GROSS FLOOR AREA	24128.6
SITE AREA	25395.5	
FAR	0.95	

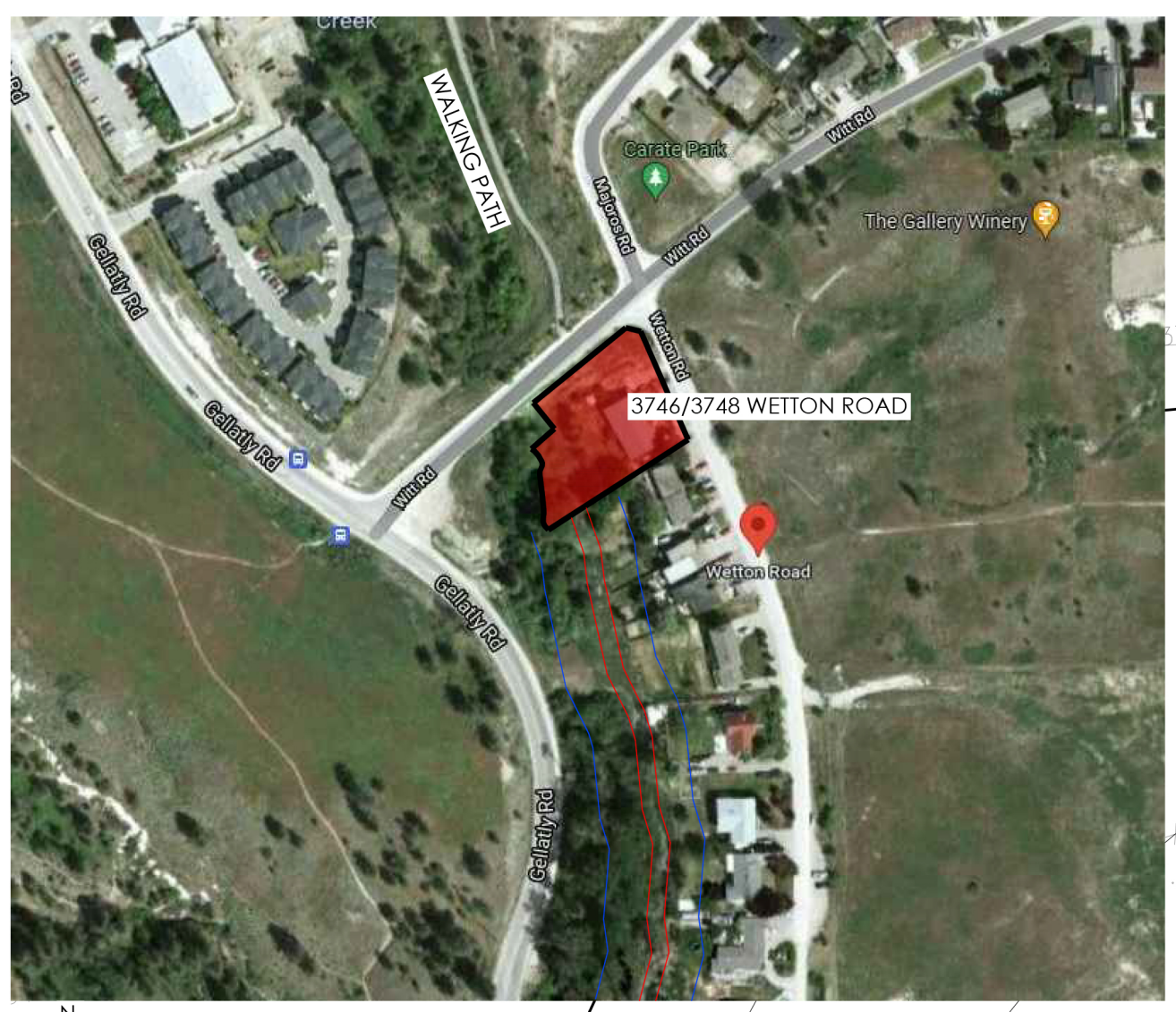
ACCESSIBLE PARKING REQUIREMENTS	
No. of Required Standard Parking Spaces	No. of Required Accessible Parking Spaces
0 to 10	0
11 to 20	1
21 to 100	2
101 to 1000	2 Per 100 Required Spaces or Part Thereof



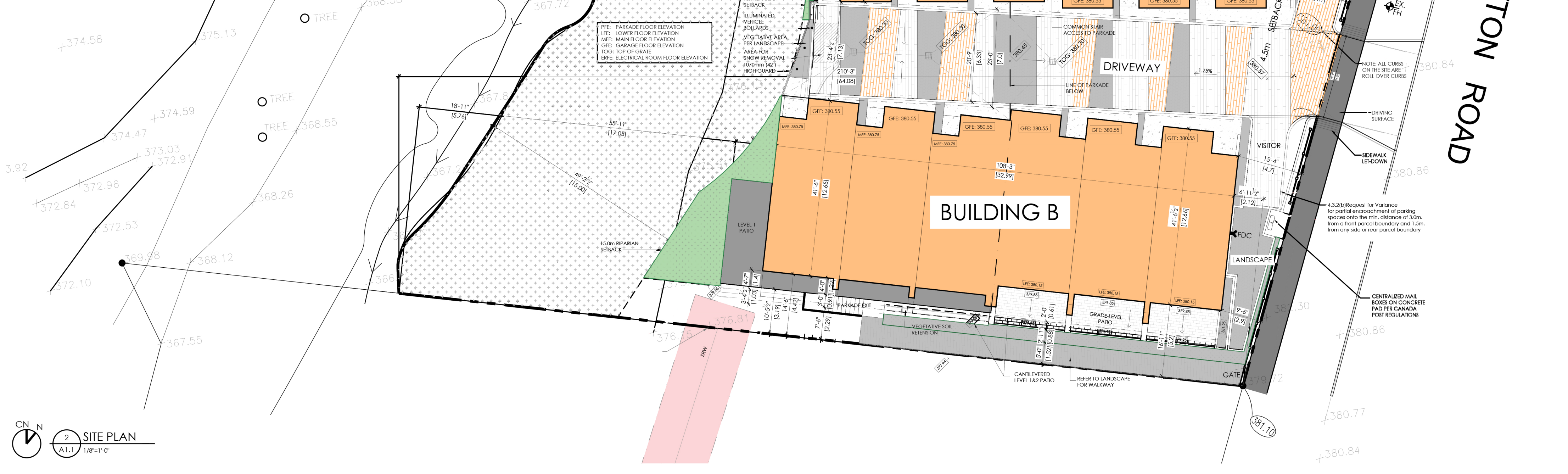
4 STREET VIEW - WETTON ROAD & WITT ROAD



5 STREET VIEW - WITT ROAD



1 KEY PLAN

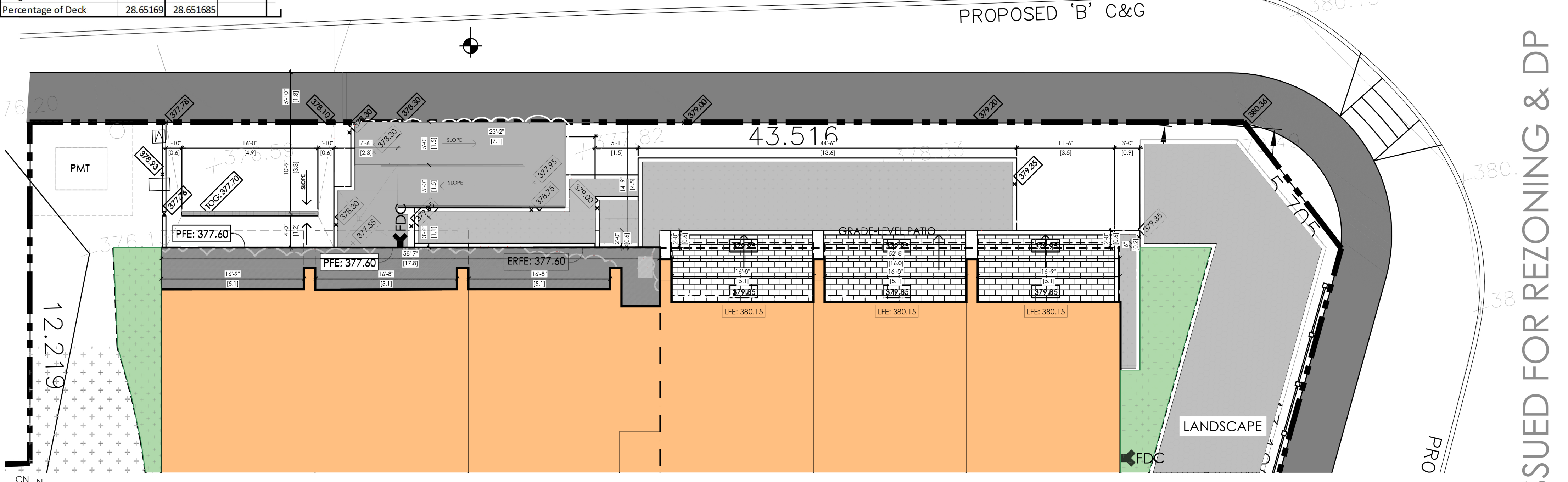


2 SITE PLAN

Section 3.6.4 (2.b) cantilevered patios			
Building	Unit A (m)	Unit B (m)	Unit C (m)
Building A	5.1	5.1	5.1
Length of Patios	17.8	17.8	17.8
Percentage of Deck	28.65169	28.651685	28.651685
Building B	5.1	5.1	
Length of Patios	17.8	17.8	
Percentage of Deck	28.65169	28.651685	

Section 10.9.5 (h) AMENITY SPACE			
OUTDOOR AMENITY	No. of Units	Area Per Unit (sq.m.)	AREA (sq.m.)
REQUIRED	12	NOT REQUIRED	NOT REQUIRED
PROVIDED	12	6.43	77.27

- VARIANCES REQUESTED:**
- That the 1.2m siting exemption for balconies (s.3.8.4(a)(ii,b)) into the required minimum siting distance from the interior side and exterior side parcel boundary be increased from 35% of the overall length of the building face to 100%.
 - That the maximum height for a principal building (s.10.10.5.(f)) be increased from 10.0m to a maximum of 3 storeys to 13.7m to a maximum of 4 storeys.
 - That the front parcel boundary setback (s.10.10.5.(g).i) be reduced from 4.5m to 2.9m.
 - That the minimum distance parking spaces shall be located from the front parcel boundary in multiple residential zones (s.4.3.2.(b)) be reduced from 3.0m to 0.71m.
 - A site-specific text amendment to increase the maximum FAR in the R3 zone from 0.75 to 0.95.



3 ENLARGED SITE PLAN @ PARKADE ENTRANCE



#202 - 110 Hw 33 West, Kelowna, BC, V1X 1X7
 Tel: 778-753-2650

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- KAMLOOPS
- KELOWNA

Scale
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 This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any errors or omissions are to be reported immediately to the architect.
 Consultants

NO.	DATE	RECORD OF REVISIONS
3	22.10.13	REVISED AS PER COMMENTS OF Co/FWK
2	22.07.05	REVISED AS PER COMMENTS OF Co/FWK
1	21.10.06	REVISED & ISSUED FOR COORDINATION

NO.	DATE	RECORD OF REVISIONS
8	22.10.13	REVISED SUBMISSION FOR DP
7	22.06.20	RE-ISSUED FOR REZONING & DP
6	20.01.28	RE-ISSUED FOR REZONING & DP
5	22.01.07	ISSUED FOR REZONING & DP
4	21.11.29	ISSUED FOR COORDINATION
3	21.10.06	REVISED & ISSUED FOR COORDINATION
2	21.09.22	ISSUED FOR COORDINATION
1	21.07.20	ISSUED FOR CLIENT REVIEW

Project	WETTON RESIDENTIAL DEVELOPMENT
	WEST KELLOWNA, BC
Sheet Title	SITE PLAN
Job Number	21.941
Date	2022.10.21
Scale	
Issue Number	8
Drawing Number	A1.1

ISSUED FOR REZONING & DP

NO.	DATE	RECORD OF REVISIONS
2	22.07.05	REVISED AS PER COMMENTS OF Co/WK
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NO.	DATE	RECORD OF ISSUES
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Project

WETTON
RESIDENTIAL DEVELOPMENT

WEST KELOWNA, BC

Sheet Title

LEVEL 0 PARKADE FLOOR PLAN

Job Number 21.941

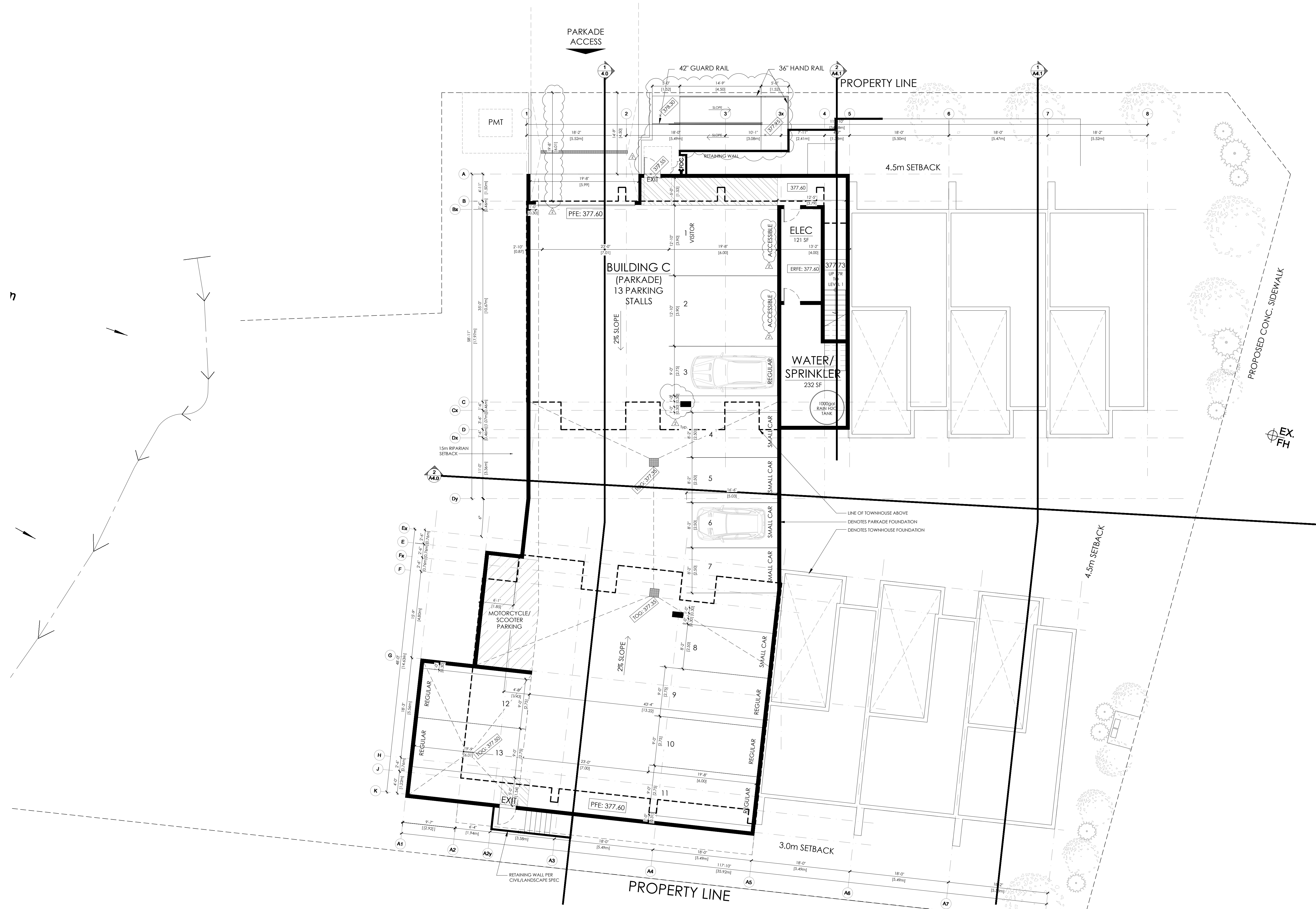
Date 2022.07.05

Scale

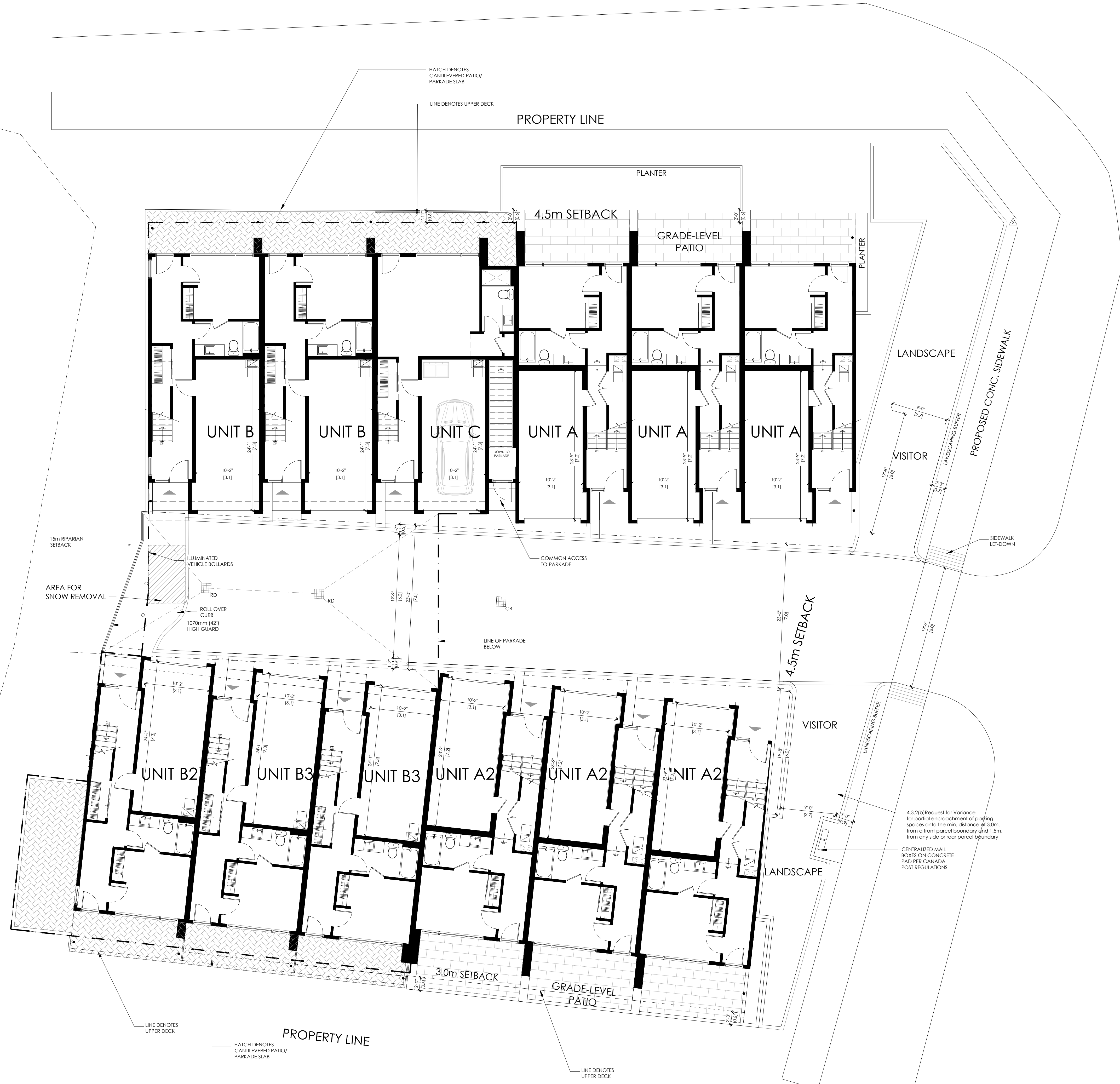
Issue Number 5

Drawing Number

A2.0



ISSUED FOR REZONING & DP

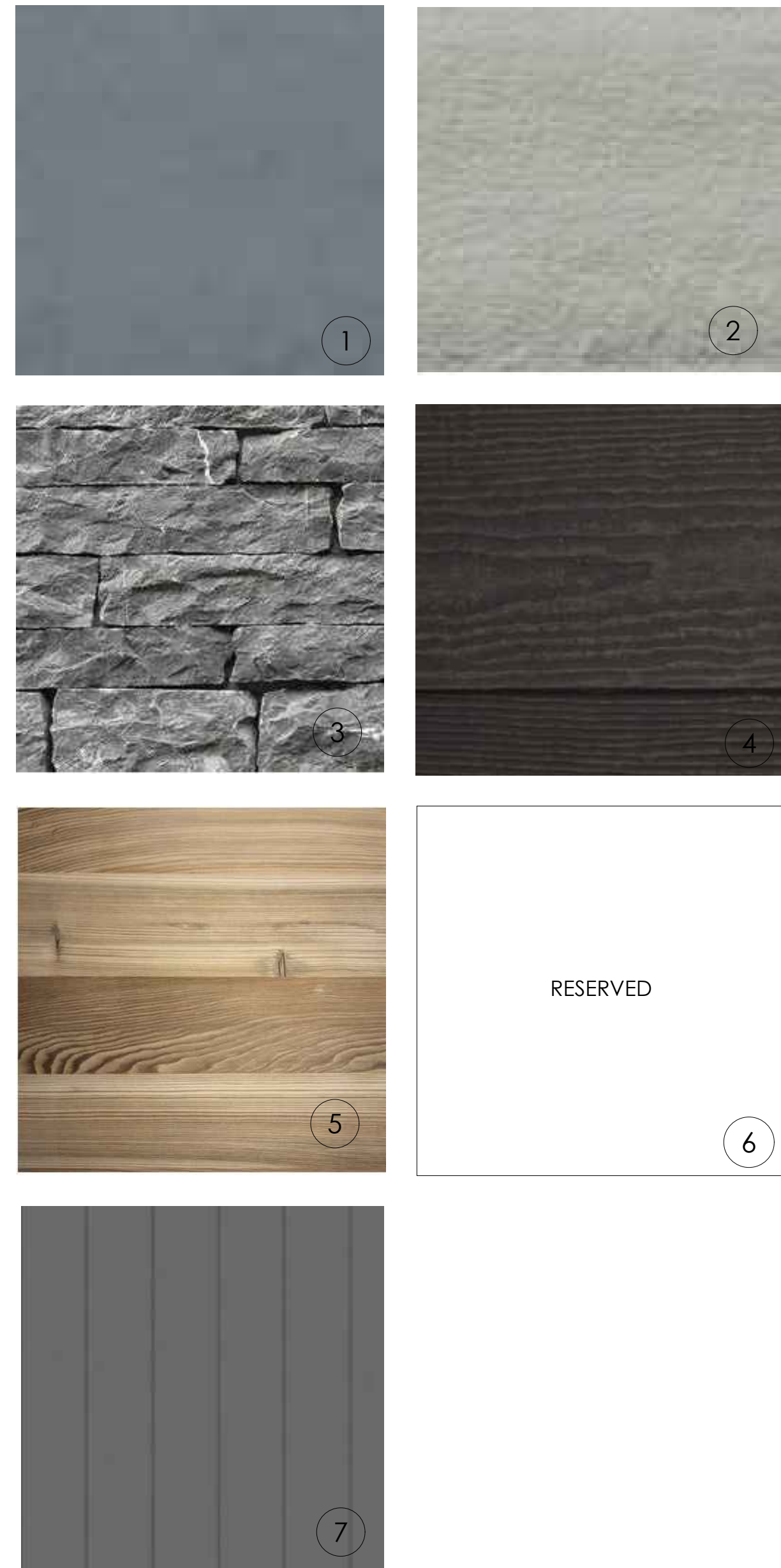


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	WEST KELOWNA, BC
Sheet Title	LEVEL 1 FLOOR PLAN
Job Number	21.941
Date	2022.07.05
Scale	
Issue Number	5
Drawing Number	A2.1



EXTERIOR FINISH SCHEME:

1. COLOUR SELECTION MATERIAL TYPE U.N.O.
- LS DENOTES FIBRE CEMENT LAP SIDING (SMOOTH)
LS(T) DENOTES FIBRE CEMENT LAP SIDING (TEXTURED)
FCP DENOTES FIBRE CEMENT PANEL (SMOOTH) W/ REVEAL TRIM
FCS DENOTES FIBRE CEMENT SHIM, STRAIGHT EDGE PANEL
FCT DENOTES FIBRE CEMENT TRIM (SMOOTH)
PFW DENOTES FINISHED WOOD MEMBER (COLUMN, BEAM, ETC.)
PFM DENOTES PRE-FINISHED METAL
WF DENOTES WINDOW FRAME
SV DENOTES THIN STONE VENEER
PFG DENOTES PRE-FABRICATED GUARD W/ TEMPERED GLASS
LF DENOTES LANDSCAPE FEATURE (MATERIAL TBD)
AEC ARCHITECTURALLY EXPOSED CONCRETE (PAINTED)
SSM DENOTES PFM STANDING SEAM ROOF
PFMC DENOTES PRE-FINISHED METAL (CORRUGATED)
AS ACRYLIC STUCCO(SMOOTH)

NOTES:

- COLOUR/FINISH SWATCHES PROVIDED ARE APPROXIMATE REPRESENTATIONS FOR THE INTENDED COLOUR SCHEME. CONTRACTOR TO SUBMIT COMPLETE FINAL COLOUR/FINISH SWATCHES FOR OWNER/ARCHITECT APPROVAL PRIOR TO PRODUCT PROCUREMENT & PLACEMENT.
- PROVIDE COLOUR/FINISH MOCKUPS FOR ARCHITECT'S REVIEW.
- ALL PRODUCTS SPECIFIED ARE PER THE FOLLOWING OR "APPROVED EQUAL".
- ALL PRE-FINISHED METAL (PFM) FLASHING TO MATCH OR BE OF A SIMILAR COLOUR TO THE FINISH MATERIAL COLOUR THAT IT SERVES OR IS ADJACENT TO, INCLUDING BUT NOT LIMITED TO DRIP FLASHING AROUND FIBRE CEMENT WINDOW/DOOR TRIMS.
- ALL FIBRE CEMENT PRODUCTS SHALL BE TRIMMED (IE, CORNER, TERMINATION, TRANSITION ETC.) USING "LIGHT TRIM" EXTRUDED ALUMINUM TRIM (OR EQUAL) U.N.O.; TRIM PROFILE TO SUIT THE APPROPRIATE APPLICATION. TRIM TO BE COLOUR MATCH TO FIELD COLOUR WHICH IT SERVES, OR THE DOMINANT FINISH WHERE SERVING MORE THAN ONE.

- 1 FIELD COLOUR #2 COLOUR: NEPTUNE BLUE TRIM: COLOUR MATCH PRE-FORMED ALU.
- 2 FIELD COLOUR #3 COLOUR: ARGENT CRAY (SMOOTH)
- 3 FIELD COLOUR #4 COLOUR: WEST COAST LEDGESTONE
- 4 FIELD COLOUR #5 COLOUR: SHOU SUGI BAN TRIM: COLOUR MATCH PRE-FORMED ALU.
- 5 FIELD COLOUR #6 COLOUR: SQUARE - EDGE T&G, CLEAR CEDAR CLADDING TRIM: CLEAR ANOD. PRE-FORMED ALU.
- 6 RESERVED
- 7 FIELD COLOUR #8 COLOUR: MEDIUM GREY TRIM: COLOUR MATCH



1 NORTH PERSPECTIVE (WITT ROAD)
A3.0 nts



2 NORTH-WEST PERSPECTIVE (WITT ROAD)
A3.0 nts



2 EAST PERSPECTIVE (WETTON ROAD)
A3.0 nts



BALCONY GUARD - CLEAR ANNOIDIZED



VEGETATIVE RETENSION SYSTEM (SPECIES PER LANDSCAPE)

ISSUED FOR REZONING & DP

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BUILDING PERSPECTIVES		
Job Number	21.941	
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Issue Number	5	
Drawing Number		



DETERMINING AVERAGE GRADE BUILDING A					
BUILDING A	x	y	x-y	(x-y) + y	Aver. Grade
North Elevation	379.65	377.65	2	1	378.65
South Elevation	380.55	378.75	-1.8	0.9	379.65
West Elevation	378.95	378.95	0	0	378.95
East Elevation	381.45	381.55	-0.1	-0.05	381.5
					1518.75
AVERAGE GRADE BUILDING A					379.6875

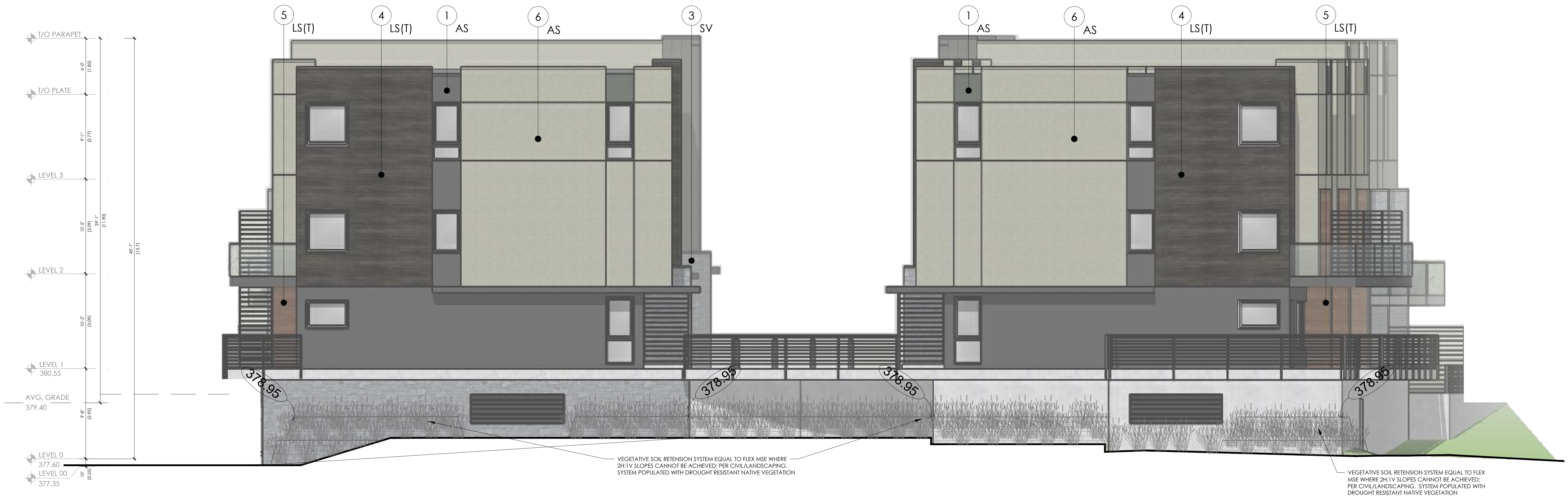
BUILDING A NORTH BUILDING ELEVATION
A3.1 3/16"=1'-0"



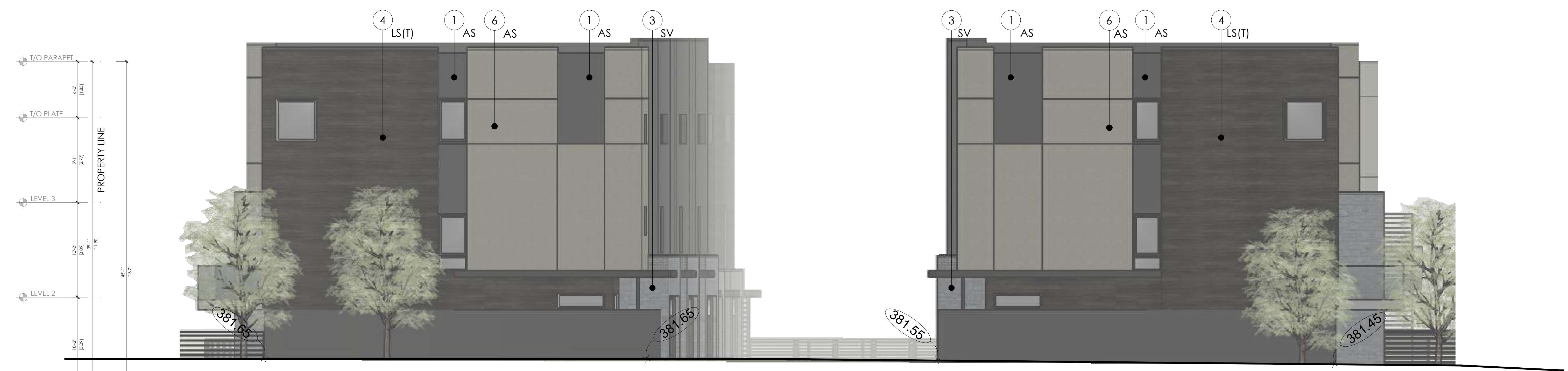
BUILDING A SOUTH BUILDING ELEVATION
A3.1 3/16"=1'-0"

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RESIDENTIAL DEVELOPMENT		
WEST KELOWNA, BC		
Sheet Title		
BUILDING ELEVATIONS		
Job Number	21.941	
Date	2022.07.05	
Scale		
Issue Number	5	
Drawing Number	A3.1	



**BUILDING A & B
WEST BUILDING ELEVATION**
A3.2 3/16-1/0'



**BUILDING B & A
EAST BUILDING ELEVATION**
A3.2 3/16-1/0'

DETERMINING AVERAGE GRADE BUILDING B					
BUILDING B	x	y	x-y	(x-y) + y	Aver. Grade
North Elevation	380.55	379.35	1.2	0.6	379.95
South Elevation	379.65	378.95	0.7	0.35	379.3
West Elevation	378.95	378.95	0	0	378.95
East Elevation	381.65	381.65	0	0	381.65
					1519.85
AVERAGE GRADE BUILDING B					379.9625

DETERMINING AVERAGE GRADE BUILDING A					
BUILDING A	x	y	x-y	(x-y) + y	Aver. Grade
North Elevation	379.65	377.65	2	1	378.65
South Elevation	380.55	378.75	1.8	0.9	379.65
West Elevation	378.95	378.95	0	0	378.95
East Elevation	381.45	381.55	-0.1	-0.05	381.5
					1518.75
AVERAGE GRADE BUILDING A					379.6875

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WETTON RESIDENTIAL DEVELOPMENT		
WEST KELOWNA, BC		
Sheet Title		
BUILDING ELEVATIONS		
Job Number	21.941	
Date	2022.07.05	
Scale		
Issue Number	5	
Drawing Number	A3.2	



BUILDING B SOUTH BUILDING ELEVATION
A3.3 3/16/21

DETERMINING AVERAGE GRADE BUILDING B					
BUILDING B	x	y	x-y	(x-y) + y	Aver. Grade
North Elevation	380.55	379.35	1.2	0.6	379.95
South Elevation	379.65	378.95	0.7	0.35	379.3
West Elevation	378.95	378.95	0	0	378.95
East Elevation	381.65	381.65	0	0	381.65
AVERAGE GRADE BUILDING B					379.9625



BUILDING B NORTH BUILDING ELEVATION
A3.3 3/16/21

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WETTON		
RESIDENTIAL DEVELOPMENT		
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Sheet Title		
BUILDING ELEVATIONS		
Job Number	21.941	
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Scale		
Issue Number	5	
Drawing Number	A3.3	



Design Rationale and Summary

This unique residential project being located near a Creek, presented us with two distinct landscape zones with different design issues, the SPEA restoration zone to the west and the frontage with flanking streets to the East and the North. The treatment of these two flanking streets and the hierarchy of multiple access points as appropriate to the architectural response is the basis of our landscape design.

The SPEA is being designed with the help of Triton environmental Consultant to insure that the plant species and bio-diversity meet the zone's criteria. The landscape design integrated with the architectural component is done keeping in view the usability, hierarchy and the wayfinding.

The landform itself and the planters on the north side of the project add the features that we have sought to use as integral part of the landscape design expression.

The main drive between the two building blocks (North and South), has been visualized to contain a variety of surfaces (permeable and aesthetically contextual) to provide interest and functionality. This is why we chose Industria pavers along with the GrassGrid, that was placed on areas that were designed on grade.

The plants along Wetton Road, the ones at the unit entries, and the ones placed at the focal end of the driveway all have been treated to offer a richer and more welcoming entry for both pedestrians and vehicles.

With the building design as well as wanting to put more emphasis on the planting elements, simple and modern looking hardscape elements were selected throughout the project.

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per "CNTA Standards". Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the 'BC Landscape Standard'. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:	
Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground' areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch.

The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.

Plant species and varieties may not be substituted without the approval of the Landscape architect.

All wood fences to be cedar, with one coat of clear penetrating preservative.

All engineering drawings (Civil, Mechanical, Envelope and Electrical) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered overriding only in case of soft landscape (planting).

All soft landscape areas to be serviced by High Efficiency Irrigation System.



2 Aristokrat Porcelain Slabs
Scale: NTS



3 SOME PROPOSED PLANTS
Scale: NTS



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC
6047831450 | ruchlr@architecturepanel.com

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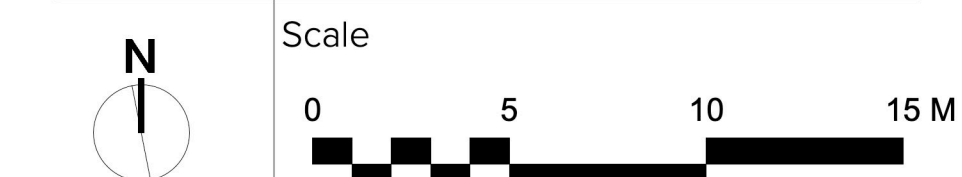
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Wetton Road Residential

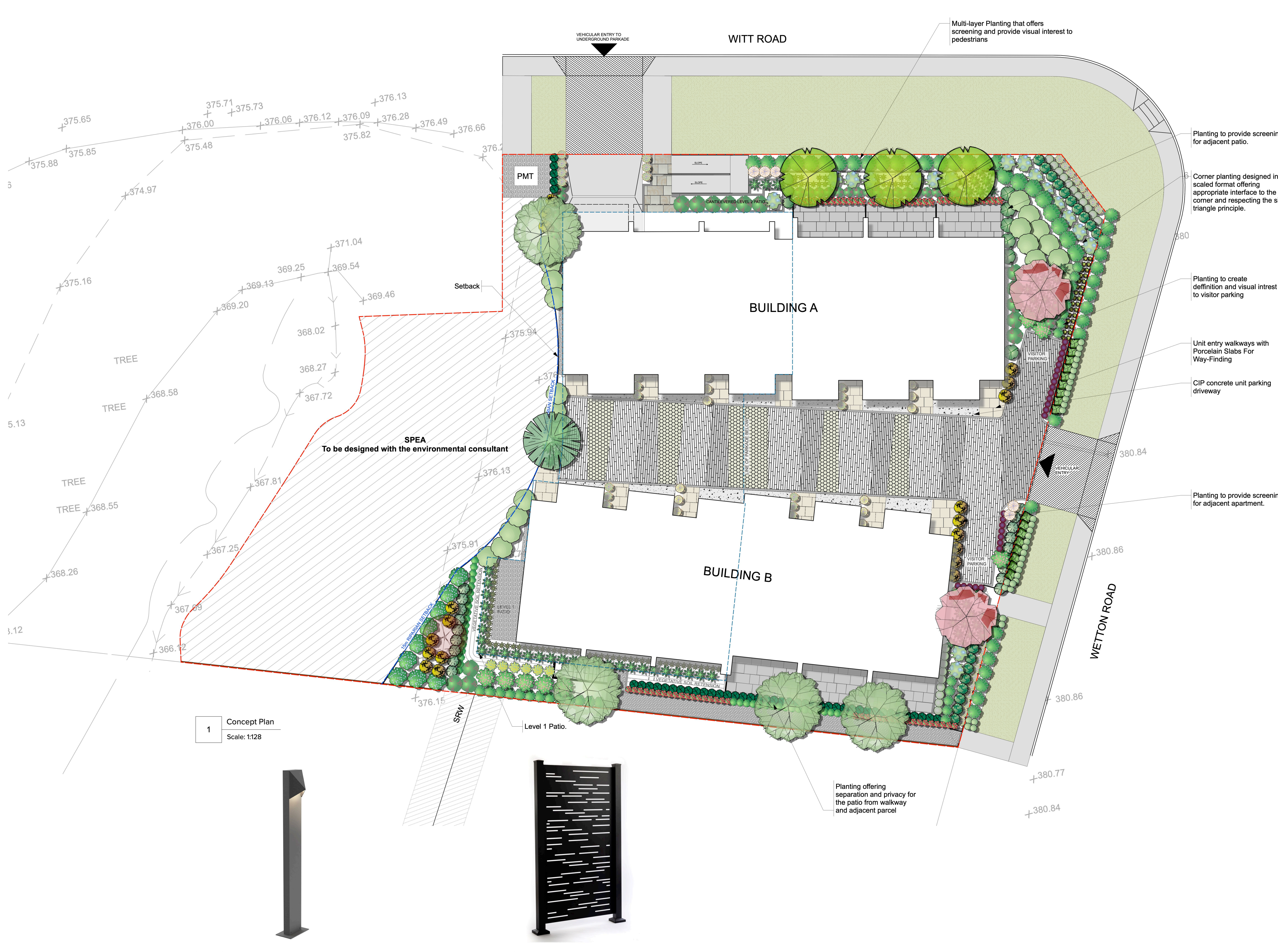
Owner

Sheet Title
KEYPLAN

Total Sheets 6	Sheet No. L1
Drawn By LT	Checked By SD
Reviewed By RD	Status DP Application
Contractors	Consultants Bluegreen Architecture Inc
AHJ CITY OF WEST KELOWNA	Documents

No	Date	Issue Notes
A	12-09-21	DP Application
B	09-15-22	DP Application
C	10-21-22	DP Application





ARCHITECTURE PANEL INC.
 ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, Whiterock, BC
 6047831450 | ruchlr@architecturepanel.com

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Project
Wetton Road Residential

Owner

Sheet Title
CONCEPT PLAN

Total Sheets	Sheet No.
6	L2
Drawn By	Checked By
LT	SD
Reviewed By	Status
RD	DP Application
Contractors	Consultants
	Bluegreen Architecture Inc

AHJ
 CITY OF WEST KELOWNA Documents

No	Date	Issue Notes
A	12-09-21	DP Application
B	09-15-22	DP Application
C	10-21-22	DP Application

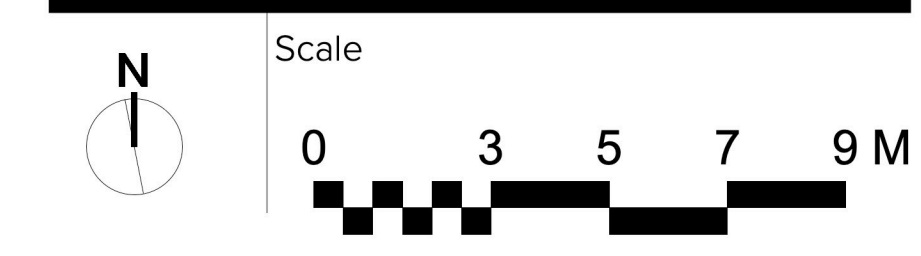
1 Concept Plan
 Scale: 1:128



2 Sonneman 7323.74-WL Triform Compact LED Bollard (F1)
 Scale: NTS



3 HIDEAWAY Patio Screen (F2)
 Scale: NTS





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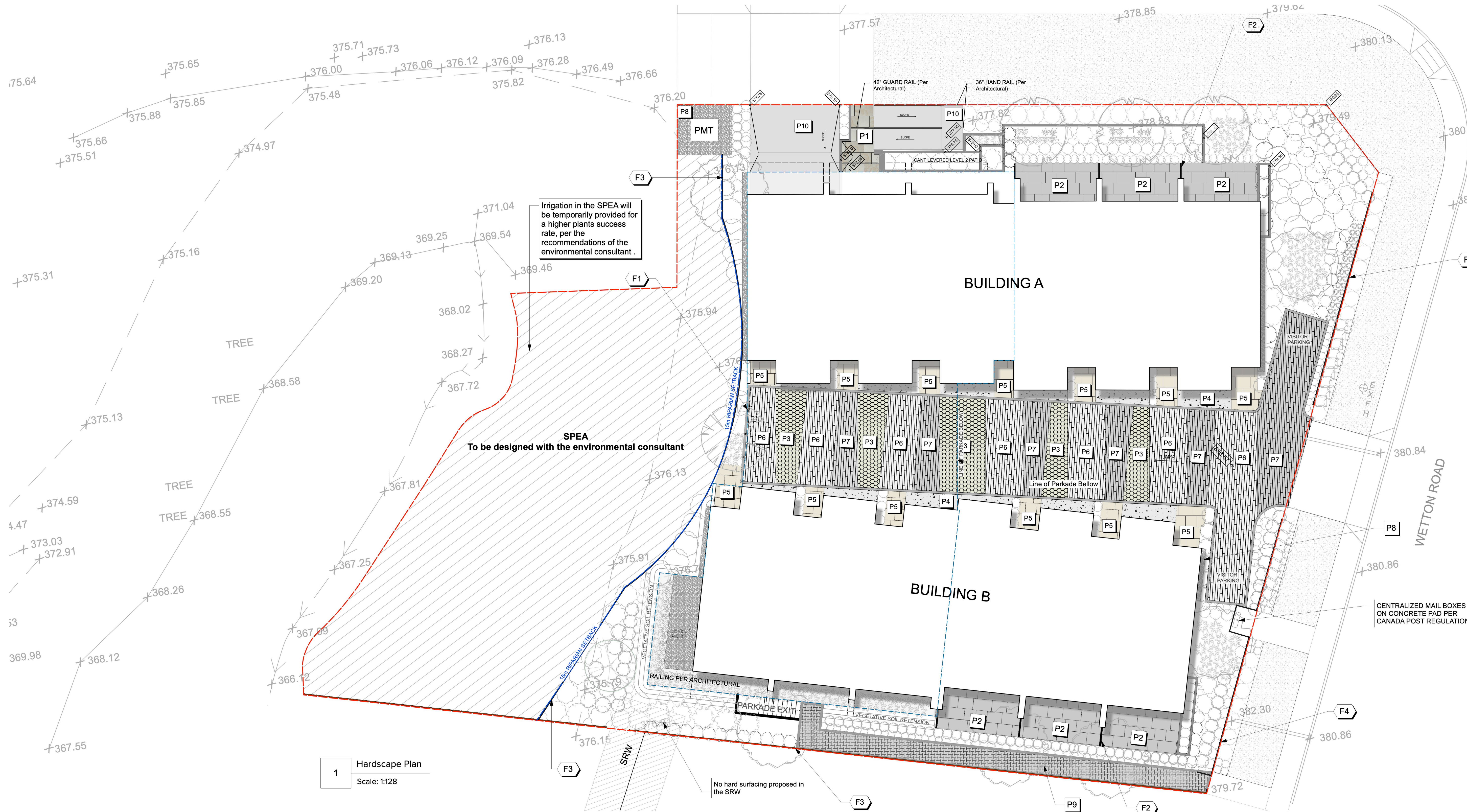
Project
Wetton Road Residential

Owner

Sheet Title HARDSCAPE PLAN

Total Sheets	Sheet No.
6	L3
Drawn By	Checked By
LT	SD
Reviewed By	Status
RD	DP Application
Contractors	Consultants
	Bluegreen Architecture Inc
AHJ	Documents
CITY OF WEST KELOWNA	

No	Date	Issue Notes
A	12-09-21	DP Application
B	09-15-22	DP Application
C	10-21-22	DP Application



1 Hardscape Plan
Scale: 1:128

- Hardscape Legend**
- P1** The Aristokrat® Series 2cm Porcelain Slabs (Cascade Granite). (See L5/10)
 - P2** The Aristokrat® Series 2cm Porcelain Slabs (Arctic Mist). (See L5/10)
 - P3** GrassGrid. (See L5/11)
 - P4** CIP Concrete with Saw Cut Joints Rock-salt finish. (See L5/12)
 - P5** The Aristokrat® Series 2cm Porcelain Slabs (Coffee Cream). (See L5/10)
 - P6** Industria Smooth Commercial - 600 X 100 (Greyed Nickel). (See L5/09)
 - P7** Industria Smooth Commercial - 600 X 100 (SHALE GREY). (See L5/09)
 - P8** Crushed Gravel
 - P9** Abbotsford Classic Standard Series. (See L5/13)
 - P10** CIP Concrete with Saw Cut Joints Broom Finish.

- Furnishing Legend**
- F1** Sonneman 7323.74-WL Triform Compact LED Bollard. (See L2/2)
 - F2** HIDEAWAY Patio Screen. (See L2/3)
 - F3** 6' Cedar Fence. (See L5/7,8)
 - F4** 4' Cedar Fence. (See L5/7,8)





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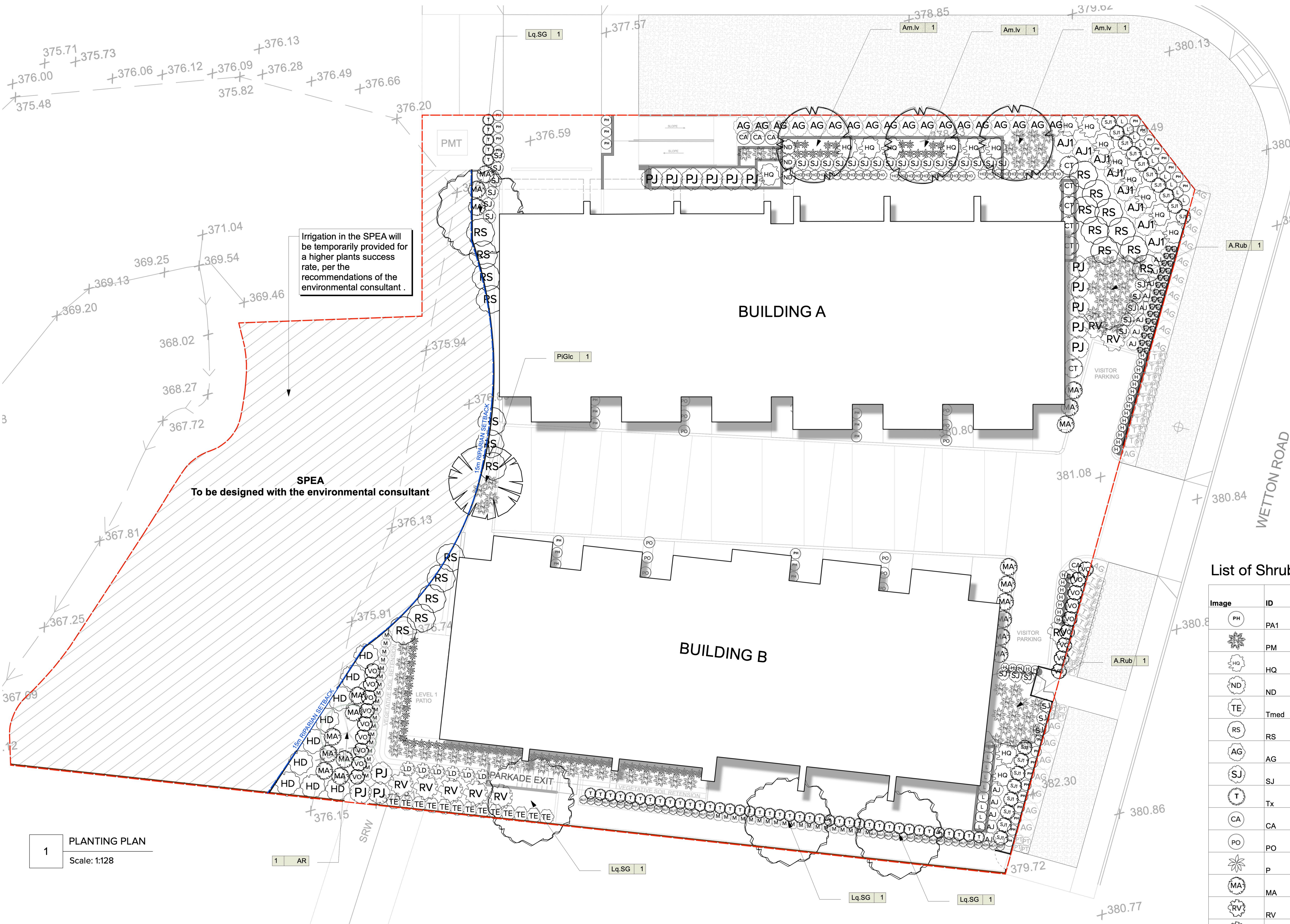
Project Wetton Road Residential

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Sheet Title PLANTING PLAN

Total Sheets 6	Sheet No. L4
Drawn By LT	Checked By SD
Reviewed By RD	Status DP Application
Contractors	Consultants Bluegreen Architecture Inc
AHJ CITY OF WEST KELOWNA	Documents

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Irrigation in the SPEA will be temporarily provided for a higher plants success rate, per the recommendations of the environmental consultant.

SPEA
To be designed with the environmental consultant

1 PLANTING PLAN
Scale: 1:128

List of Trees

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	Am.liv	3	Amelanchier laevis	Allegheny Serviceberry	6 cm. cal.
	Lq.SG	4	Liquidambar styraciflua	American Sweetgum	7 cm. cal.
	PiGlc	1	Picea glauca	White Spruce	3 m
	A.Rub	2	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.
	AR	1	Acer rubrum 'Bowhall'	Bowhall red maple	6 cm. cal.

REFER TO L3 FOR PAVING LEGEND.

List of Shrubs

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	PA1	37	Pennisetum alopecuroides 'Hamelin'	Hamelin Dwarf Fountain Grass	#2 pot
	PM	76	Polystichum munitum	swordfern	#3 pot
	HQ	17	Hydrangea quercifolia	Oakleaf Hydrangea	#3 pot
	ND	3	Nandina domestica	Heavenly Bamboo	#3 pot
	Tmed	13	Taxus x media	H.M.Eddie	#3pot
	RS	21	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot
	AG	18	Abelia grandiflora	Glossy abelia	#3 pot
	SJ	34	Skimmia japonica	Japanese Skimmia	#2 pot
	Tx	45	Taxus sp	Yew, hedge variety	1.5 m. ht.
	CA	5	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#2 pot
	PO	12	Pennisetum orientale	Oriental Fountain Grass	#3 pot
	P	72	Polystichum polyblepharum	Tassel Fern	#2 pot
	MA	19	Mahonia aquafolium	Oregon grapw	#3 pot
	RV	8	Rhododendron Vulcan	Red Rhododendron	#7 pot
	LD	6	Ligularia dentata 'Brit Marie Crawford'	Brit Marie Crawford Ligularia	#1 pot
	PJ	14	Pieris japonica 'Mountain Fire'	Mountain Fire Lily Of The Valley	#3 pot
	M	37	Mahonia nervosa	Dull Oregon grape	#1 pot
	AU1	36	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 por
	CT	6	Choisya ternata	Mexican Orange Blossom	#5 pot
	L	20	Lavendula vars	Lavender	#1 pot
	SJ1	18	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot
	AJ1	8	Aucuba japonica 'Picturata'	Picturata Aucuba	#3 pot
	HL	30	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#1 pot
	AJ	13	Azalea japonica	Japanese azalea	#3 pot
	VO	18	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot
	H	26	Heuchera vars	Coral bells	#1 pot
	HO	34	Helleborus orientalis 'Red'	Red Flowering Lenten Rose	#1 pot
	HD	9	Holodiscus discolor	oceanspray	#3 pot



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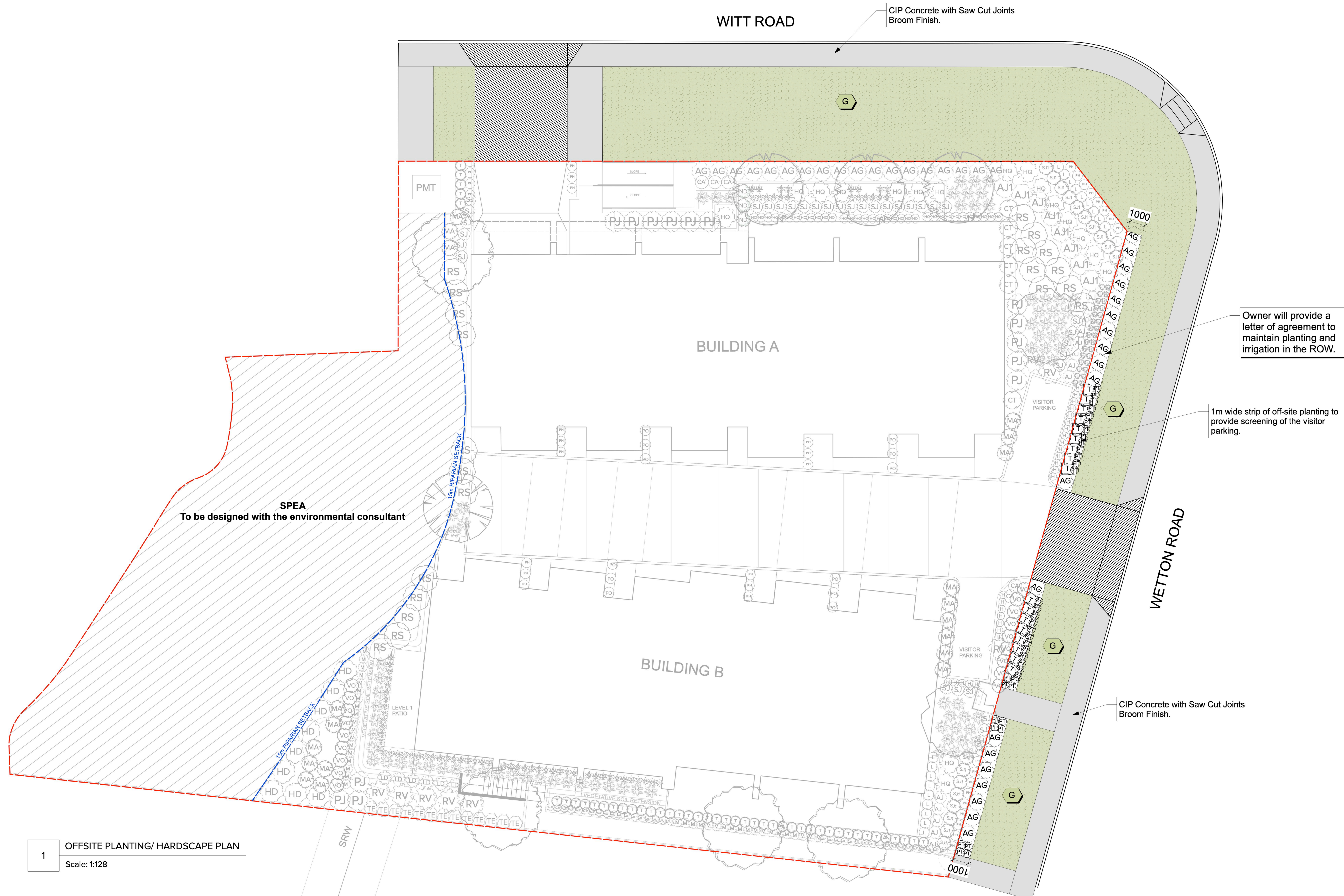
Project
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Sheet Title
OFF-SITE

Total Sheets 6	Sheet No. L6
Drawn By LT	Checked By SD
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AHJ CITY OF WEST KELOWNA	Documents

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1 OFFSITE PLANTING/ HARDSCAPE PLAN
Scale: 1:128

List of Off-site Shrubs

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	AG	19	Abelia grandiflora	Glossy abelia	#2 pot
	T	17	Taxus sp	Yew, hedge variety	1.5 m. ht.
	PT	37	Pachysandra terminalis	Japanese Spurge	#1 pot

Non-Netted SOD

