Date: 2016-01-13

Edgecombe Builders
101, 1290 St. Paul Street Kelowna, BC, V1Y 2C9
Phone: 778-484-7077

Attn: Kevin Edgecombe

Re: 15965 Sole2 – 1350 St. Paul Street Kelowna – Design Rationale

Dear Kevin,

For submittal to City of Kelowna regarding Design rationale for the above noted project. The name 'Sole' is a direct reference to the footprint of the building; in this case, the footprint is compact, efficient, and distinctly urban. Increased density is a common goal of many planners and Official Community Plans, including Kelowna's, to promote dynamic central centers. The C7 zoning allows for sufficient height, and benefits from an amendment to the BC Building Code, permits additional height for wood framed buildings. More units and more density will benefit the city in a number of ways as there will be an increased residential component in the city centre, critical mass, and improved aesthetics. The strategy of a compact, mixed use, attractive, and environmentally designed building also supports the business plan and would make the project financially viable.

The 'Sole 2' development will occupy the entire site, except for a public access strip on the south side of the property, creating a strong urban edge at the pedestrian level along St. Paul Street and fit into the flourishing urban fabric. Expansive parking lots create unsightly gaps in the urban rhythm. 'Sole' will house its vehicle and bicycle parking within a two storey concrete podium, with Commercial Retail Units on the street side, and offices on the third floor. The Residential floors above will be clad in a combination of cement board and metal panels (see Elevations). There will be inclusion of wood as an accent material in columns, canopies, and trellises. All units will have balconies. The roof patio will provide a landscaped oasis with a view toward the lake. Affordability is important to the success of the project, but so is quality. More compact unit sizes allow for materials that create an attractive potential first home for a young urban professional, a recent graduate, or a retired couple. Diversity is also what makes downtown living interesting and dynamic.

Sustainable strategies will be explored for durability of materials, efficiency of systems, and water use reduction. The target market values this approach. Again, increased density means increased efficiency. The design, materials, colors, and systems of the proposed 'Sole' building will be a positive addition to the City Centre and will encourage similar development strategies, consistent with your planning direction that will benefit the City of Kelowna.

Sincerely,

Adam Bouzane for
Brian Quiring
Project Architect, CEO
MQN Architects

Brian F. Quiring
Architect AIBC, MAA, M.Arch

Vicki A. Topping
Architect AIBC, M.Arch. LEED AP+

100, 3313 - 32nd Avenue
Vernon, British Columbia
Canada V1T 2M7
T. 250.542.8085
F. 250.542.5236
E. info@mqn.ca
www.mqn.ca

Date: 2016-01-13

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101, 1290 St. Paul Street Kelowna, BC, V1Y 2C9
Phone: 778-484-7077

Attn: Kevin Edgecombe

Re: 15965 Sole2 – 1350 St. Paul Street Kelowna – Development Permit Variance Rationale

Dear Kevin,
Please refer to the below listed variance narrative for the above noted proposed project.

1. Internal Laneway size: Parking bylaw prescribes 7m width. Request variance allowing reduction to 6.0m. The approved and constructed Sole on St. Paul precedent is evoked and suggested for use on Sole 2. The main drive aisles would be wider than Sole on St. Paul, with aisle widths of 6.5m and 6.6m, as well as a greater portion of the stalls as large stalls than the predecessor.

2. Loading space: The proposed building has 100% site coverage precluding loading space. Request variance to reduce loading space requirement to 0. Precedent is Vernon bylaw which allows waiving of the loading space for the City Centre. Loading would be provided via temporary parking on St. Paul street, as with Sole on St. Paul.

3a. C7 Setback Above 15m Street side: The prescribed setback for this item is limited to no encroachment less than 3.0m, however our design proposed an encroachment of 0.1m to coincide with the original Sole 1 project design, form and character of the building. We also noted from the elevations, plans and rendering that only a portion of the total lot width varies this encroachment at the levels above 15m (approximately 68.2ft/105.6ft = 64.6% of the St. Paul face).

3b. C7 Setback Above 15m Abutting property side: The prescribed setback for this item is limited to no encroachment less than 4.0m, however our design proposed an encroachment of 3.7m on the north project face, to coincide with the original Sole 1 project design, form and character of the building. We propose the variance for the above given; that the south side does not exhibits this restriction and rather demonstrates 5.3m clear offering 24.5% over compliance (4.0m/5.3m). The north side encroachment also falls below a 10% variance at 7.5% encroachment ratio (3.7m/4.0m = 92.5% compliance).

[Continued on next page]

Brian F. Quiring
Architect AIBC, MAA, M.Arch

Vicki A. Topping
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3c. C7 angle of incidence above 15m: The prescribed setback for this item is limited to and angle of incidence of 80°. Proposed development suggests an angle of incidence at 88.5° to coincide with the original Sole 1 project design, form and character of the building. We propose the variance for the above given; the previous mentioned variance noted in item 5a creates the increased angle due to the street side encroachment. This variance falls below a 10% variance at 9.6% (80°/88.5°= 90.4% compliance). Deviation from the required compliance would significantly alter the form and function of the suggested project.

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3d. C7 maximum floor plate area above 15m. The prescribed maximum allowable area, for this lot is limited to 676m². The proposed design, which matches the original Sole project, only a few blocks to the north, exhibits a floor plate area of 956.7m². Though there is a significant deviation from the prescribed requirement, the suggested reduction would render the proposed project uneconomical and unfeasible. Utilizing the precedence of the success, form and character of the original Sole project to this proposed project, we believe that a variance for this item is reasonable.

3e. C7 maximum diagonal floor plate dimension above 15m. The prescribed maximum allowable diagonal distance, for this lot is limited to 39m. The proposed design, which matches the original Sole project, only a few blocks to the north, exhibits a diagonal floor plate distance of 48.1m. Following similar login to 5b, there is a significant deviation from the prescribed requirement. The suggested reduction would render the proposed project uneconomical and unfeasible. Utilizing the precedence of the success, form and character of the original Sole project to this proposed project, we believe that a variance for this item is reasonable.

We believe that the aforementioned variances are reasonable, and are necessary to allow this project to proceed. Feel free to contact us at any time with questions.

Sincerely,

Adam Bouzane for
Brian Quiring
Project Architect, CEO
MQN Architects

Brian F. Quiring
Architect AIBC, MAA, M.Arch

Vicki A. Topping
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SOLE 2 - 1350 ST. PAUL STREET, KELOWNA, BC

EDGECOMBE BUILDERS

EDGECOMBE BUILDERS GROUP | sole Big Life. Small Footprint. | MQN ARCHITECTS

SOLE 2 - 1350 ST. PAUL STREET, KELOWNA, BC
ISSUED FOR DEVELOPMENT PERMIT
2016/01/13

ARCHITECTURAL
MQN ARCHITECTS

SUITE 100 – 3313 32ND AVENUE
VERNON, BRITISH COLUMBIA V1T 2M7
P: 250-542-1199 F: 250-542-5236

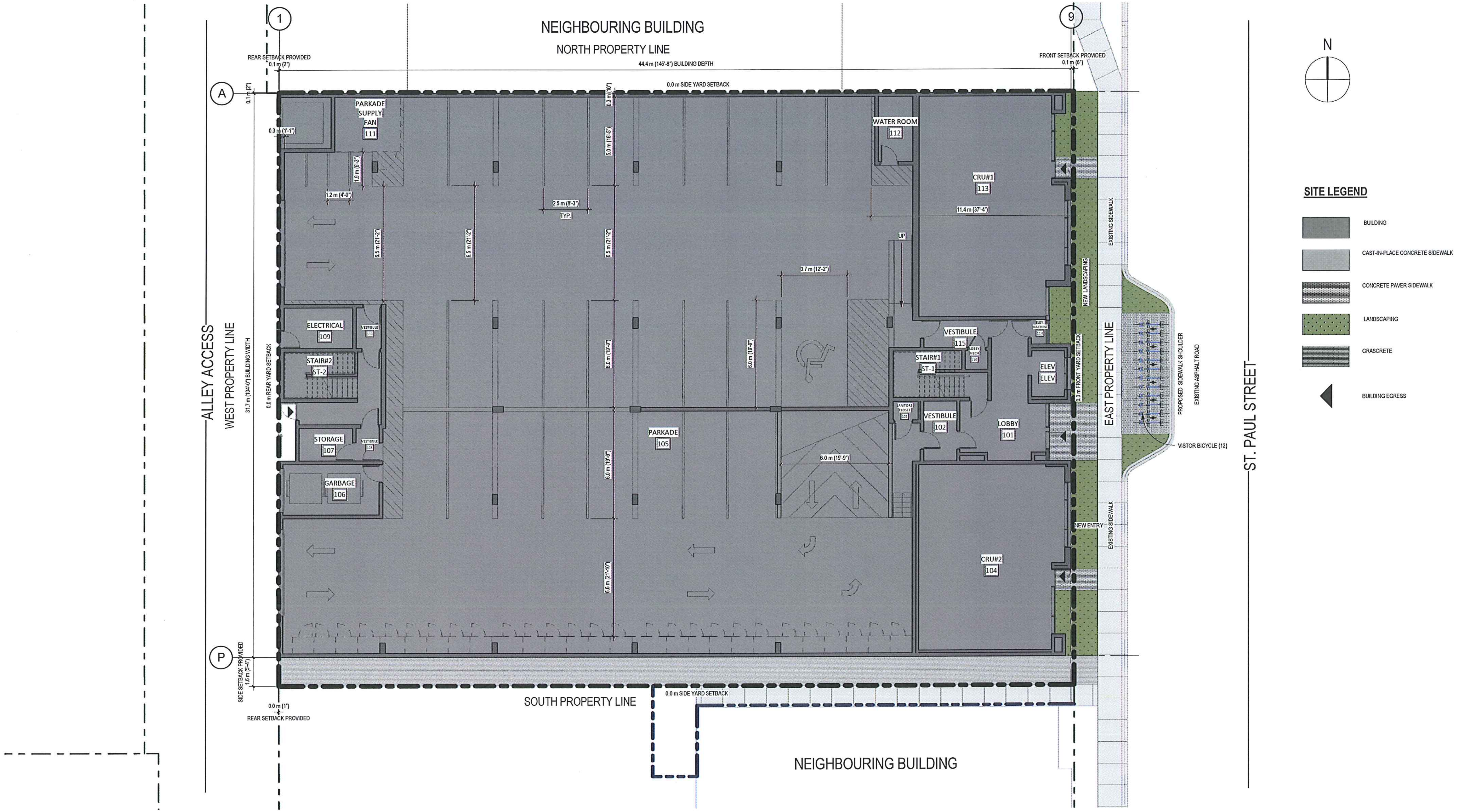
LANDSCAPE
BENCH SITE DESIGN

105-1289 ELLIS STREET
KELOWNA, BRITISH COLUMBIA V1Y 9X6
P: 250-860-6778

ARCHITECTURAL DRAWING LIST

LANDSCAPE DRAWING LIST

C:\Users\shawn\Documents\15965.Sole.2.0.CENTRAL_ShawnMQN.rvt



PROJECT STATISTICS

ADDRESS

1350 ST. PAUL STREET, KELOWNA, BC
P.I.D. 024-950-793, PLAN 68461, LOT #1, JUR. 214

ZONING

C7 ZONING: CENTRAL BUSINESS COMMERCIAL

PROPOSED USE: (B) APARTMENT HOUSING, (AA) OFFICES, (LL) RETAIL STORES, GENERAL
ALLOWABLE USE: (B) APARTMENT HOUSING, (AA) OFFICES, (LL) RETAIL STORES, GENERAL

ITEM	REQUIRED	PROVIDED
HEIGHT, AREA 1	44.0 m (MAX)	21.5 m
LOT AREA (GROSS)	/	1,487.9 m²
LOT AREA (NET)	/	1,487.9 m²
FLOOR AREA RATIO (F.A.R.)	9.0 (MAX)	3.8
1. SETBACKS		
FRONT YARD (EAST), BELOW 15M	0.0 m	0.1 m
SIDE YARD (NORTH), BELOW 15M	0.0 m	0.1 m
SIDE YARD (SOUTH), BELOW 15M	0.0 m	1.6 m
REAR YARD (WEST), BELOW 15M	0.0 m	0.0 m
FRONT YARD (EAST), ABOVE 15M (STREET)	3.0 m	0.1 m *(3a)
SIDE YARD (NORTH), ABOVE 15M (PROPERTY)	4.0 m	3.7 m *(3b)
SIDE YARD (SOUTH), ABOVE 15M (PROPERTY)	4.0 m	5.3 m
REAR YARD (WEST), ABOVE 15M (ALLEY)	0.0 m	0.0 m

ITEM	REQUIRED	PROVIDED
2. LANDSCAPE BUFFERS		
FRONT YARD (NORTH), LEVEL 2	3.0 m	3.0 m
SIDE YARD (EAST), LEVEL 3	3.0 m	3.0 m
SIDE YARD (WEST), LEVEL 3	3.0 m	3.0 m
REAR YARD (SOUTH), LEVEL 3	3.0 m	3.0 m
3. FLOOR AREA RATIO (F.A.R.)		
TOTAL FLOOR AREA	/	5,663.7 m²
LOT AREA (NET)	/	1,487.9 m²
FLOOR AREA RATIO	9.0	3.8
4. PARKING		
C7 ZONE COMMERCIAL USES	1,287.4 m² x 1.3 / 100 m² = 17	17 STALLS
DWELLING UNITS IN THE C7 COMMERCIAL ZONE	40 x 1.0 = 40 STALLS	40 STALLS
TOTAL PARKING	57 STALLS	57 STALLS
HANDICAP PARKING	1 STALL / 50 = 1 STALL	1 STALL
MOTORCYCLE PARKING (1.2mx2.2m P)	(NOT REQUIRED)	9 STALLS
COMPACT PARKING (2.0mx3.4m R)	10% (MAX) OF 55 = 7 S STALLS	0 STALLS
MEDIUM SIZE PARKING (2.3mx4.8m R, 2.5mx5.0m P)	40% (MAX) OF 55 = 22 M + 7 S STALLS	28 STALLS
FULL SIZE PARKING (2.5mx6.0m R, 2.5mx6.0m P)	50% (MIN) OF 55 = 28 L STALLS	29 STALLS
5. BICYCLE PARKING		
COMMERCIAL (CLASS I)	1,287.4 m² x 0.2 / 100m² GLA = 3	0 SPACES
COMMERCIAL (CLASS II)	1,287.4 m² x 0.6 / 100m² GLA = 8	0 SPACES
APARTMENT HOUSING (CLASS I)	40 x 0.5 / UNIT = 20 SPACES	0 SPACES
APARTMENT HOUSING (CLASS II)	40 x 0.1 / UNIT = 4 SPACES	0 SPACES
TOTAL CLASS I BICYCLE PARKING	23 SPACES	23 SPACES
TOTAL CLASS II BICYCLE PARKING	12 SPACES	12 SPACES

ITEM	REQUIRED	PROVIDED
6. LOADING		
COMMERCIAL USES	1,287.4 m² x 1 / 1,900 m² = 1 SPACE	0 SPACES *(2)
7. PRIVATE OPEN SPACE		
BACHELOR DWELLING UNIT	20 x 6.0 m² / 1 BED UNIT = 120.0 m²	149.1 m²
1 BEDROOM DWELLING UNIT	20 x 10.0 m² / 1 BED UNIT = 200.0 m²	303.9 m²
TOTAL PRIVATE OPEN SPACE	320 m²	452.9 m²
VARIANCES		
1. LANEWAY WIDTH, VARIED FOR 2.5m WIDE STALLS ON ALL STALL SIZES	7.0m	6.0 m
2. LOADING SPACE, VARIED FOR LOADING IN BACK ALLEY, SIM. TO VERNON BYLAW FOR CITY CENTRE	1 SPACE	0 SPACES
3a. C7 ZONE AREA 1 [14.7.5 (e)] SETBACK ABOVE 15m AT A STREET VARIED	3.0 m	0.1 m
3b. C7 ZONE AREA 1 [14.7.5 (f)] SETBACK ABOVE 15m AT AN ABUTTING PROPERTY VARIED	4.0 m	3.7 m
3c. C7 ZONE AREA 1 [14.7.5 (g)] 80° SETBACK ABOVE 15m AT A STREET VARIED	80.0°	88.5°
3d. C7 ZONE AREA 1 [14.7.5 (h)] MAX FLOOR PLATE ABOVE 15m VARIED	676.0 m²	956.7 m²
3e. C7 ZONE AREA 1 [14.7.5 (j)] MAX DIAGONAL FLOOR PLATE DIMENSION ABOVE 15.0m	39.0 m	48.1 m

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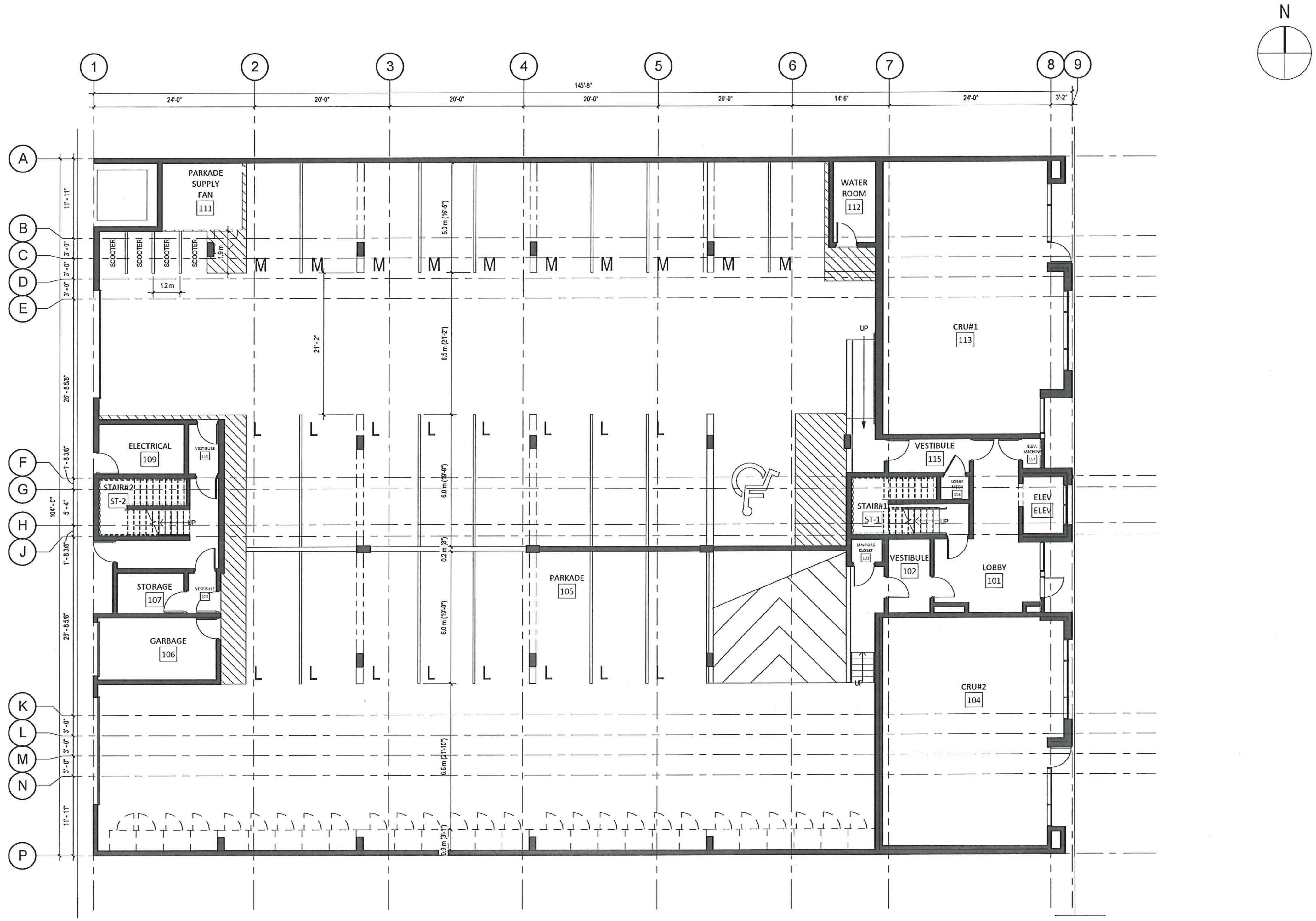
MQN ARCHITECTS

PROJECT TITLE: SOLE 2 - 1350 ST. PAUL STREET, KELOWNA, BC
DRAWING TITLE: SITE PLAN
PROJECT: 15965
DRAWING: A101



1 MAIN FLOOR PLAN
A101 SCALE: 1/8" = 1'-0"

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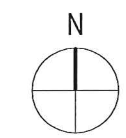
MQN ARCHITECTS

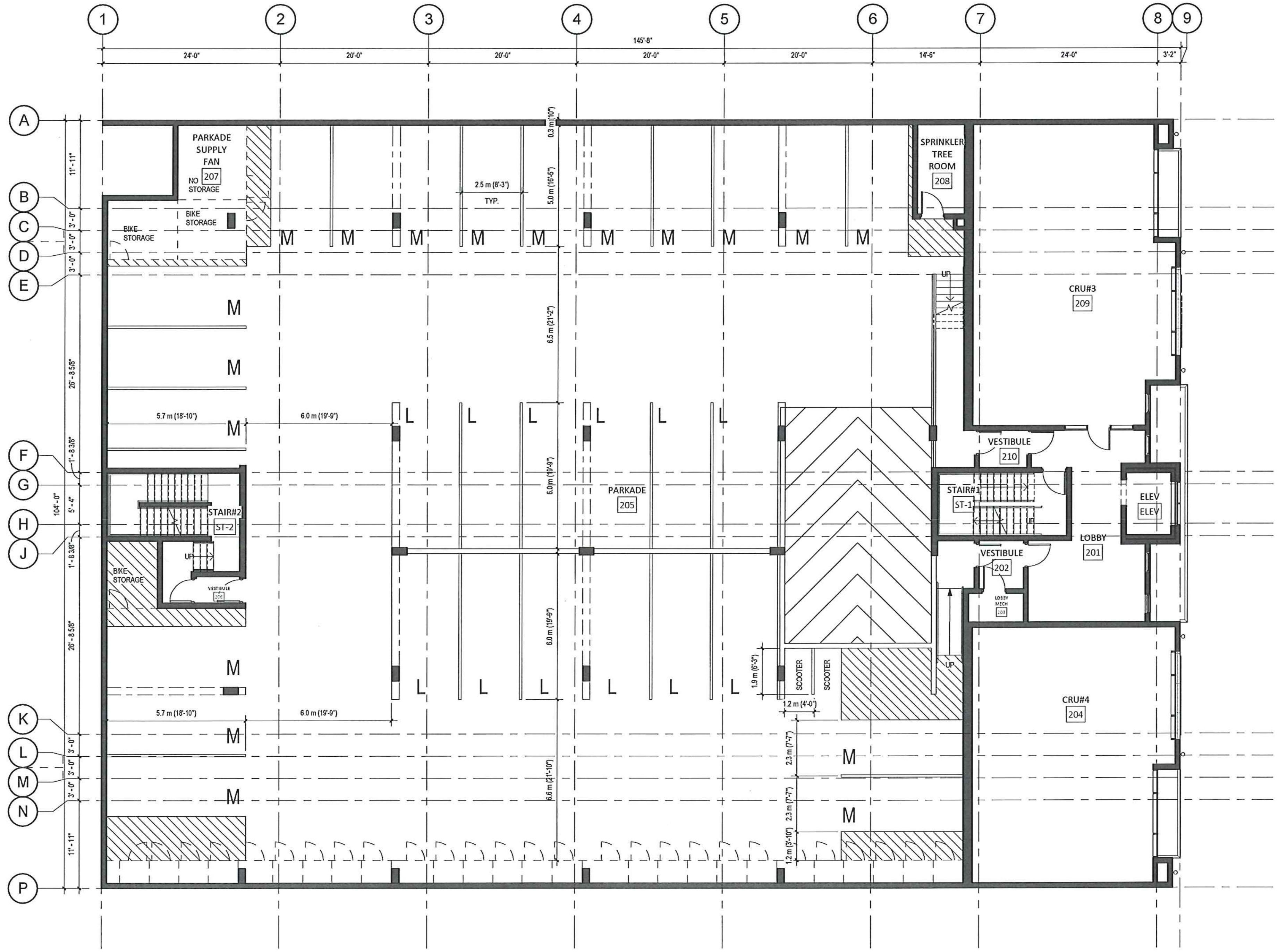
PROJECT TITLE: SOLE 2 - 1350 ST. PAUL STREET, KELOWNA, BC

DRAWING TITLE: MAIN FLOOR PLAN

DRAWING: A201

PROJECT: 15965





1 SECOND FLOOR PLAN
A401 SCALE: 1/8" = 1'-0"

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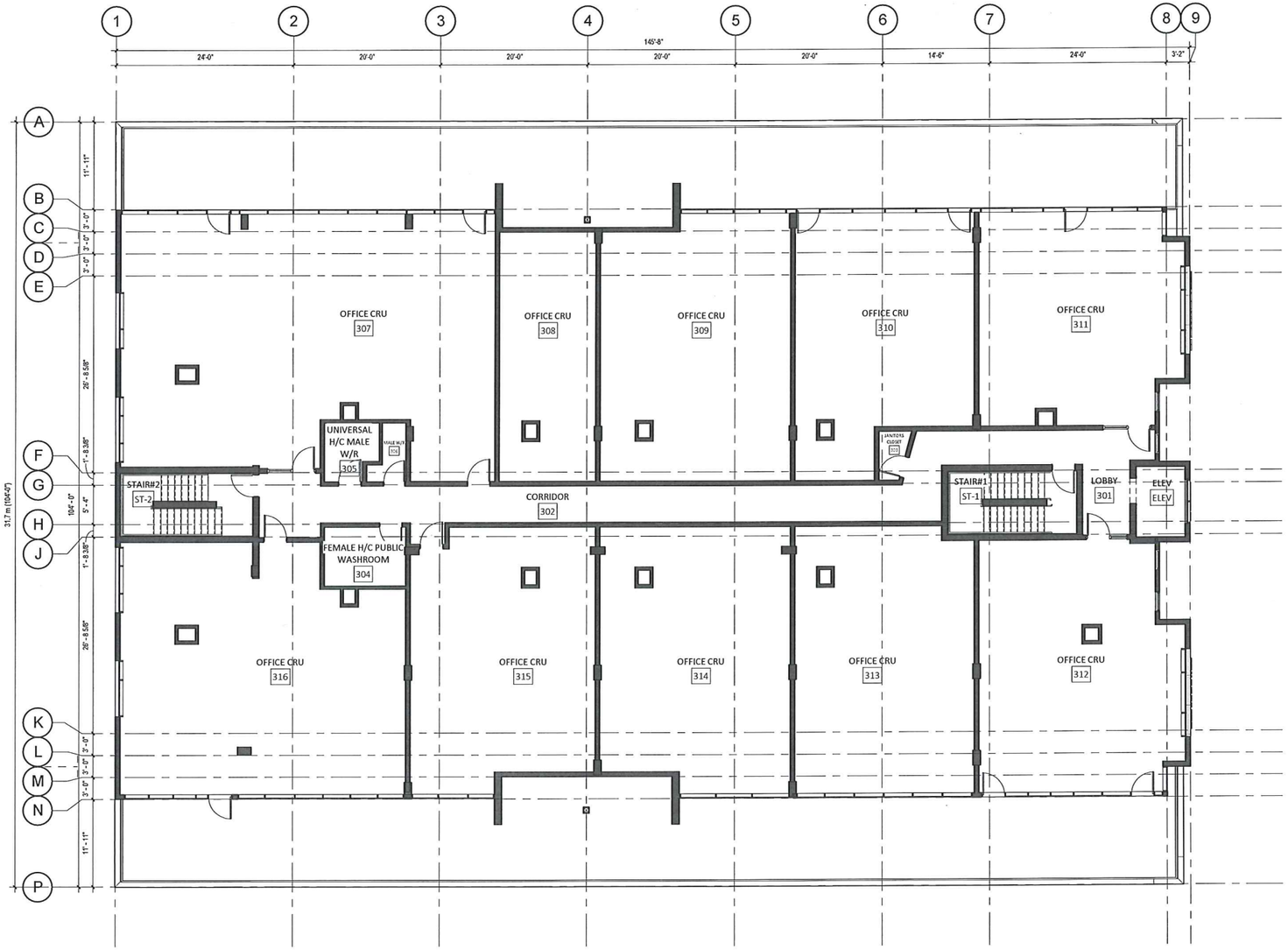
MQN ARCHITECTS

PROJECT TITLE: SOLE 2 - 1350 ST. PAUL STREET, KELOWNA, BC

DRAWING TITLE: SECOND FLOOR PLAN

PROJECT: 15965

DRAWING: A202



1 A101 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

NO.	REV.	ISSUE
		DEVELOPMENT PERMIT

DRAWING: A203
SCALE: 1/8" = 1'-0"
DRAWN BY: AJH

DRAWING TITLE: THIRD FLOOR PLAN

PROJECT TITLE: SOLE 2 - 1350 ST. PAUL STREET, KELOWNA, BC

PROJECT: 15965

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sole Big Life. Small Footprint.

MQN ARCHITECTS
#100 – 2313 32nd Ave, Vernon, BC V1T 2M7
T (250) 541-1986 www.mqnarchitects.com

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1 FOURTH FLOOR PLAN
A101 SCALE: 1/8" = 1'-0"

DRAWING TITLE: FOURTH FLOOR PLAN

PROJECT TITLE: SOLE 2 - 1350 ST. PAUL STREET, KELOWNA, BC

PROJECT: 15965

DRAWING: A204

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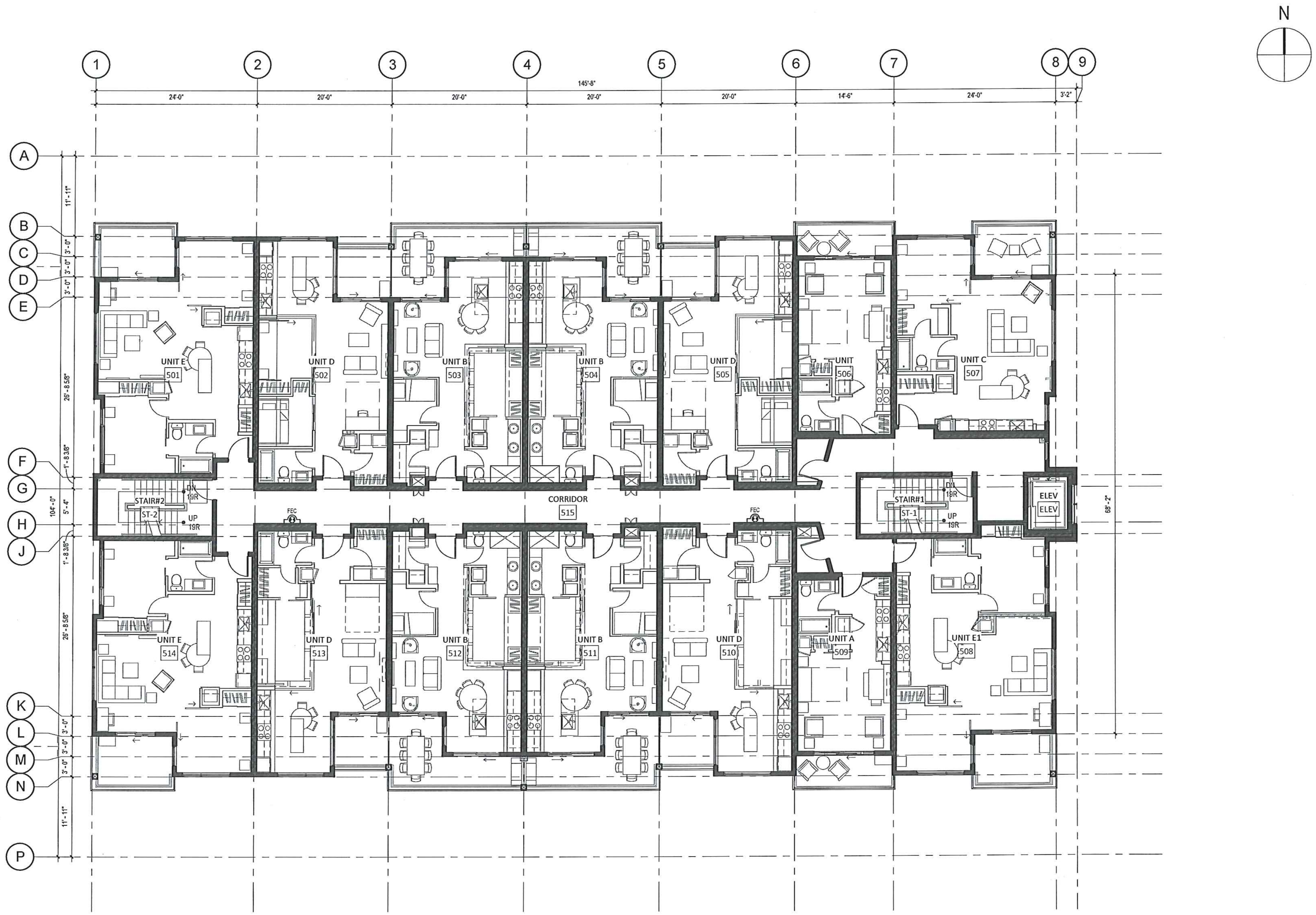
MQN ARCHITECTS



1 FIFTH FLOOR PLAN
A401 SCALE: 1/8" = 1'-0"

A205

FIFTH FLOOR PLAN

SOLE 2 - 1350 ST. PAUL STREET, KELOWNA, BC

15965

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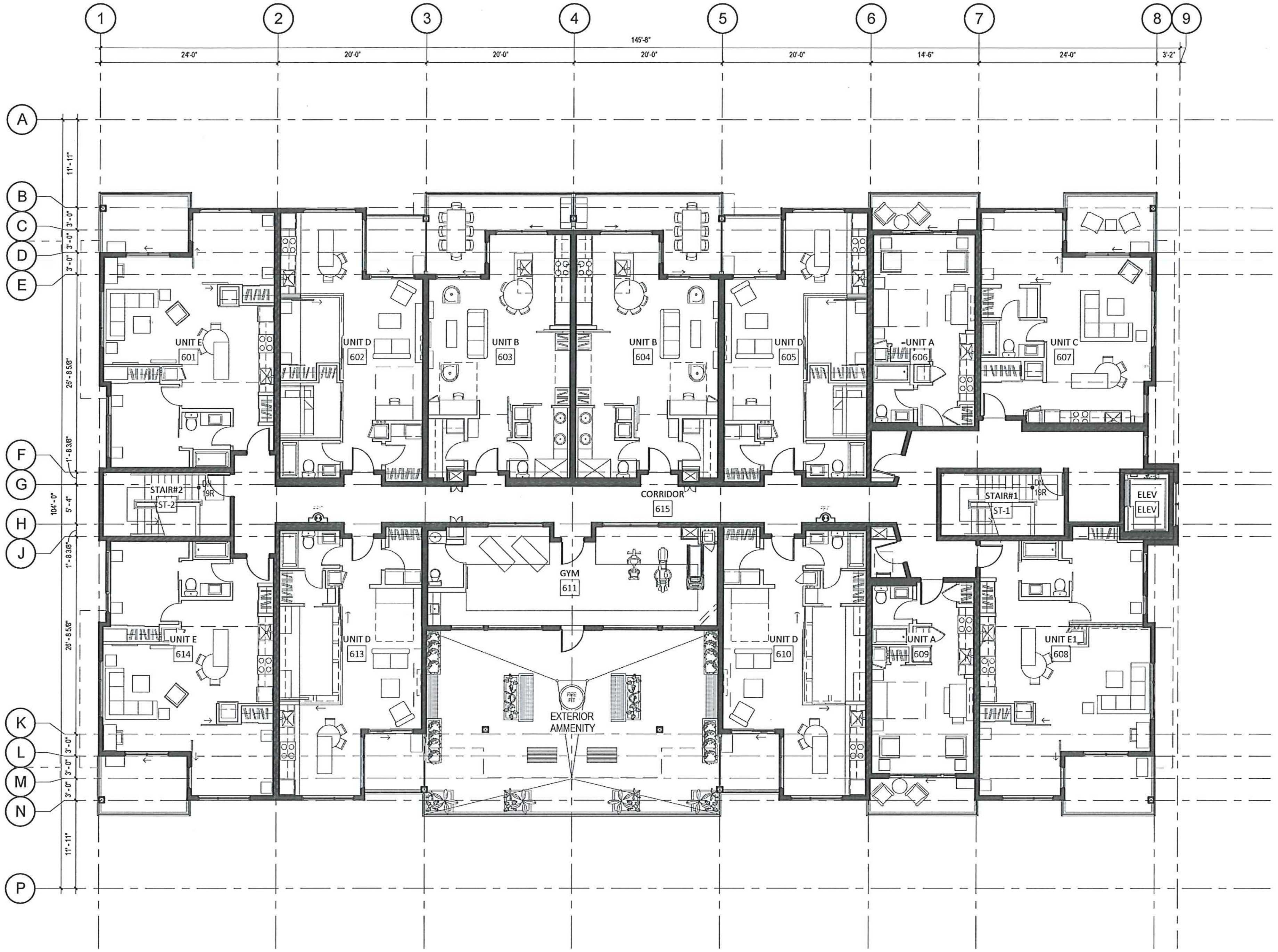

1 SIXTH FLOOR PLAN
A401 SCALE: 1/8" = 1'-0"

N

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MQN ARCHITECTS

PROJECT TITLE: SOLE 2 - 1350 ST. PAUL STREET, KELOWNA, BC

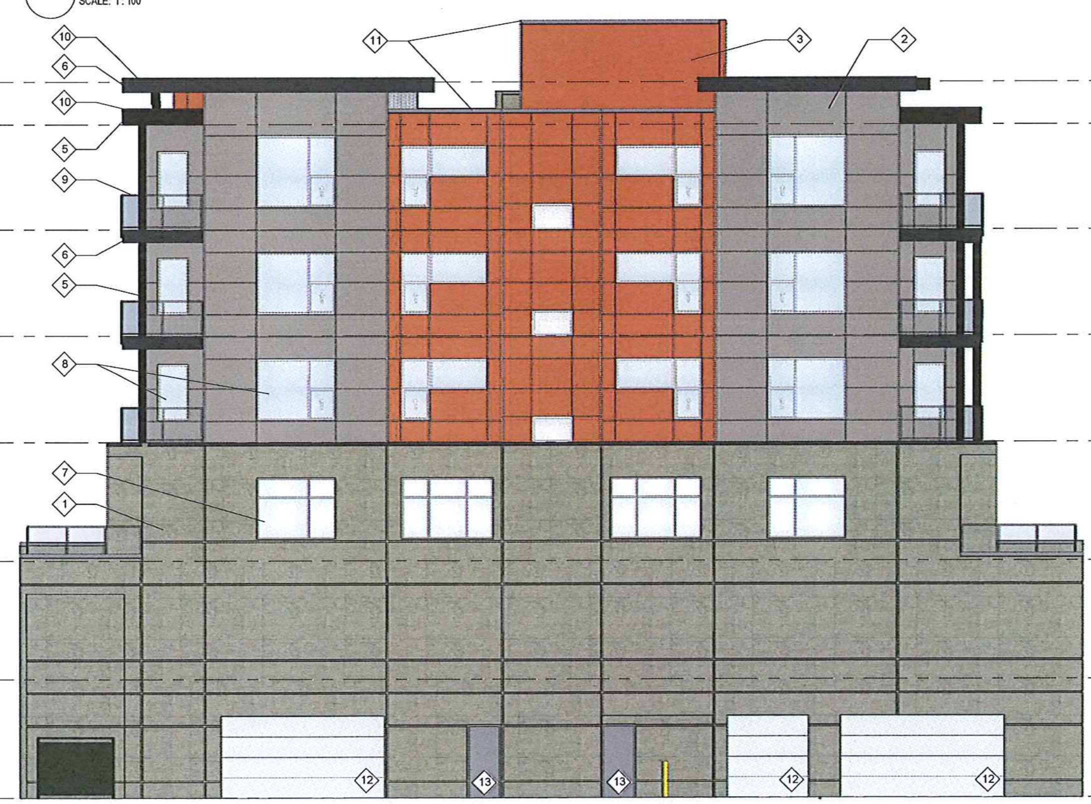
DRAWING TITLE: SIXTH FLOOR PLAN

DRAWING: A206

PROJECT: 15965

1 EAST ELEVATION
SCALE: 1 : 100

2 SOUTH ELEVATION
SCALE: 1 : 100



3 WEST ELEVATION
SCALE: 1 : 100

4 NORTH ELEVATION
SCALE: 1 : 100

EXTERIOR FINISH LEGEND

1	ARCHITECTURAL CONCRETE, CONE SNAP TIE FORMING PROFILE: SMOOTH HORIZONTAL FORMS C/W 2" REVEALS COLOUR: NATURAL CONCRETE (NO TINT OR SEALER)
2	TAUPE PTD. FIBER CEMENT VERTICAL SIDING PROFILE: SMOOTH FINISH C/W H-CHANNEL JOINT COLOUR: BENJAMIN MOORE "METROPOLIS" CC-546
3	ORANGE PTD. FIBER CEMENT VERTICAL SIDING PROFILE: SMOOTH FINISH C/W H-CHANNEL JOINT COLOUR: BENJAMIN MOORE "NAVAJO RED" 2171-10
4	GALVANIZED CORRUGATED METAL PANEL SIDING PROFILE: 7/8" SINE WAVE CORRUGATED COLOUR: GALVANIZED STEEL
5	STAINED & SEALED HEAVY TIMBER FRAMING FINISH: SATIN SHEEN ON PLANED & SANDED SURFACE COLOUR: DARK WALNUT TRANSLUCENT STAIN ON FIR
6	CHARCOAL HARDIE TRIM FASCIAS & BELLY BANDS FINISH: SMOOTH COLOUR: CHARCOAL
7	EXTERIOR CLEAR CURTAIN WALL GLAZING FRAMING: ALUMINUM COLOUR: GALVALUME
8	EXTERIOR CLEAR GLAZING FRAMING: VINYL COLOUR: WHITE
9	EXTERIOR GLASS RAILING FRAMING: ALUMINUM COLOUR: CHARCOAL - TO MATCH <6>
10	DARK GREY PREFINISHED METAL FLASHING & COLUMNS FINISH: SEMI-GLOSS COLOUR: CHARCOAL - TO MATCH <6>
11	LIGHT GREY PREFINISHED METAL FLASHING FINISH: SEMI-GLOSS COLOUR: GALVALUME - TO MATCH <4>
12	OVERHEAD DOORS PROFILE: SMOOTH COLOUR: GALVANIZED STEEL
13	PRESSED STEEL DOORS PROFILE: SMOOTH COLOUR: GALVALUME - TO MATCH <4>,<12>
14	PREFINISHED SPANDREL PANEL IN ALUMINUM ASSEMBLY FINISH: SMOOTH COLOUR: CHARCOAL - TO MATCH <6>
15	2 PLY SBS ROOF MEMBRANE FINISH: SMOOTH COLOUR: BLACK

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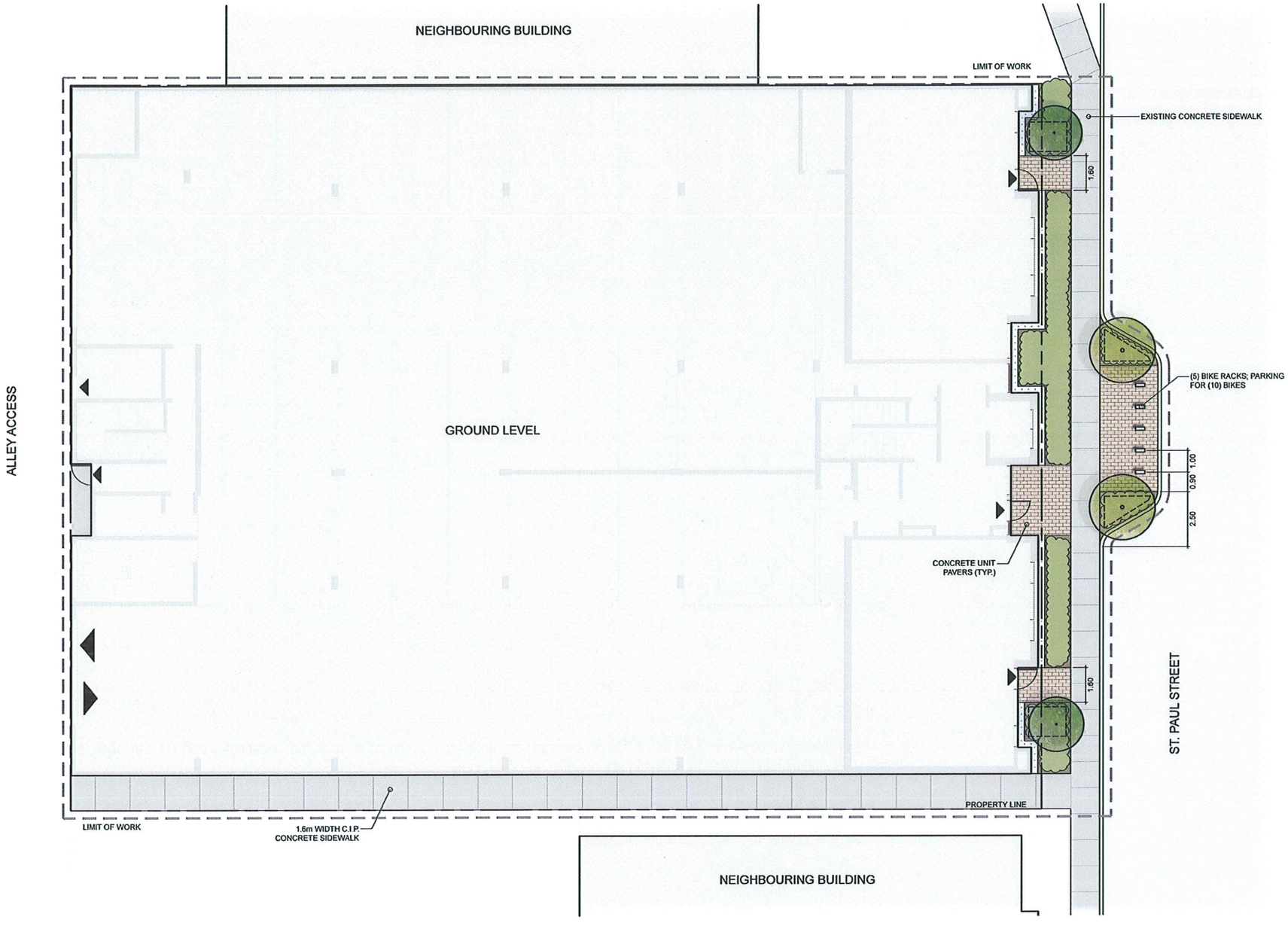
MQN ARCHITECTS

PROJECT TITLE: SOLE 2 - 1350 ST. PAUL STREET, KELOWNA, BC

DRAWING TITLE: EXTERIOR ELEVATIONS

PROJECT: 15965

DRAWING: A401



LEGEND:

- ACER RUBRUM 'RED ROCKET'
- POPULUS TREMULOIDES 'ERECTA'
- COTINUS COGGYCRIA 'ANCOT'
- SHRUBS, GRASSES & PERENNIALS
- C.I.P. CONCRETE WALKWAY
- CONCRETE UNIT PAVERS
- COBBLE MAINTENANCE EDGE
- CONCRETE PEDESTAL PAVERS
- ROOT BARRIER

NORTH

PLANT LIST:

TREES

Botanical Name	Common Name	Size	Root
Acer rubrum 'Red Rocket'	Red rocket maple	6 cm. Cal.	B&B
Populus tremuloides 'Erecta'	Columnar Swedish aspen	6 cm. Cal.	B&B

SHRUBS

Botanical Name	Common Name	Size/Spacing	Root
Arctostaphyllos uva-ursi	Kinnickinnick	#01 Cont./0.6m O.C.	Potted
Cotinus coggygria 'Ancot'	Golden spirit smoketree	#05 Cont./ N/A	Potted

PERENNIALS & Grasses

Botanical Name	Common Name	Size/Spacing	Root
Alchemilla mollis	Lady's mantle	#01 Cont./0.6m O.C.	Potted
Calamagrostis brachytricha	Korean feather reed grass	#01 Cont./0.60m O.C.	Potted
Echinacea 'White Swan'	White swan coneflower	#01 Cont./0.60m O.C.	Potted
Festuca idahoensis 'Joseph'	Joseph Idaho fescue	#01 Cont./0.3m O.C.	Potted
Helleborus orientalis	Lenten rose	#01 Cont./0.45m O.C.	Potted
Sesleria autumnalis	Autumn moor grass	#01 Cont./0.3m O.C.	Potted

DEVELOPMENT PERMIT NOTES:

A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.N.T.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.

B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS

C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.

D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.

E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.

F A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

REVISIONS / ISSUED:

NO.	DATE	DESCRIPTION
2	JAN. 11/16	ISSUED FOR DP
1	JAN 08/16	ISSUED FOR REVIEW

BENCH
SITE DESIGN
| 105-1289 ellis street, kelowna bc V1Y 9X6 |
| t 250 869 6778 |

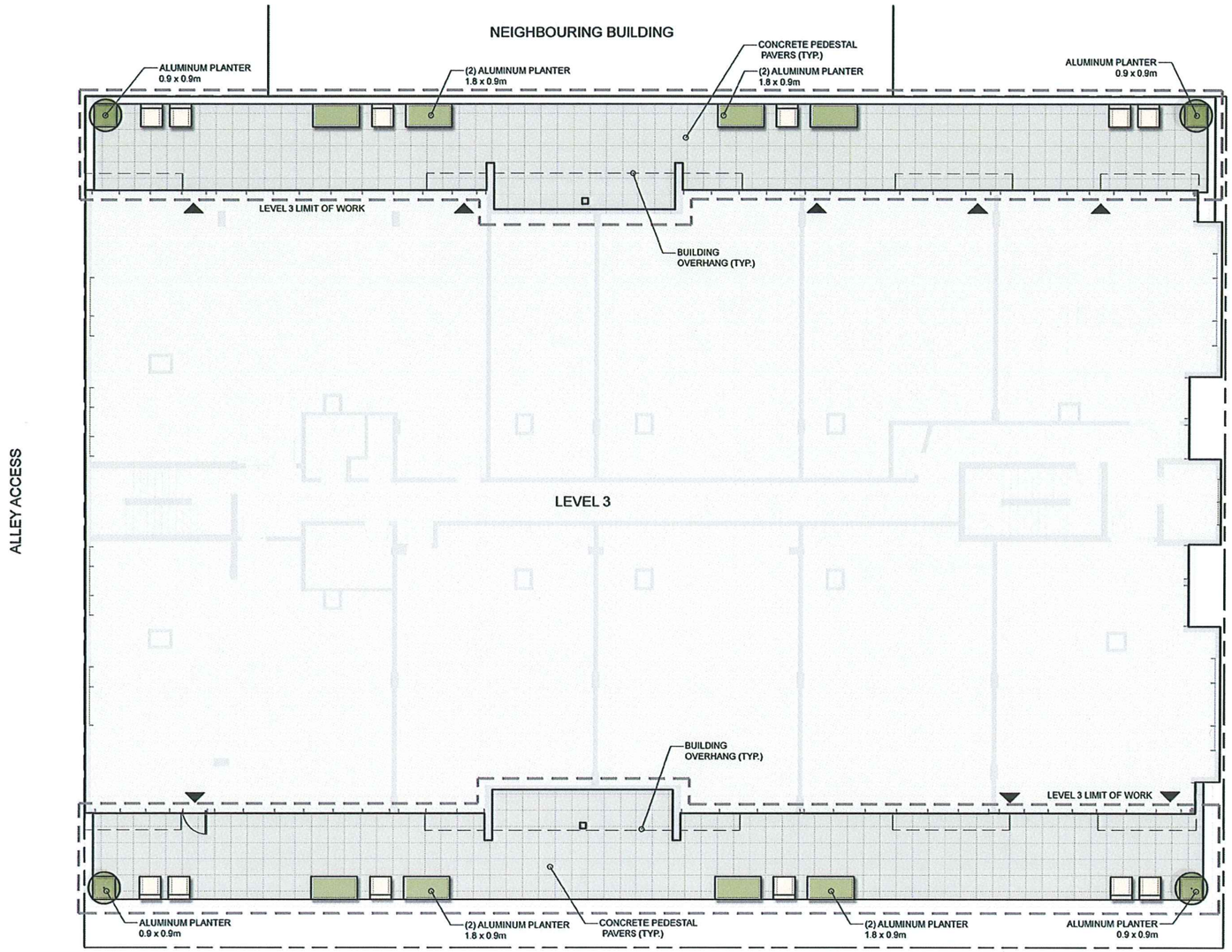
CLIENT:
SOLE DOWNTOWN DEVELOPMENTS LTD.
KELOWNA, B.C.

PROJECT:
SOLE 2
1350 ST. PAUL STREET
KELOWNA, B.C.

SHEET TITLE
LANDSCAPE PLAN
LEVEL 1

DESIGN BY	XS
DRAWN BY	SD
CHECKED BY	XS
PROJECT NO.	16-001
SCALE	1:100

SHEET NO.
L-1.1



ST. PAUL STREET

NORTH

LEGEND:

- ACER RUBRUM 'RED ROCKET'
- POPULUS TREMULOIDES 'ERECTA'
- COTINUS COGGYGRIA 'ANCOT'
- SHRUBS, GRASSES & PERENNIALS
- C.I.P. CONCRETE WALKWAY
- CONCRETE UNIT PAVERS
- COBBLE MAINTENANCE EDGE
- CONCRETE PEDESTAL PAVERS
- ROOT BARRIER

PLANT LIST:

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PERENNIALS & Grasses

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Calamagrostis brachytricha	Korean feather reed grass	#01 Cont./0.60m O.C.	Potted
Echinacea 'White Swan'	White swan coneflower	#01 Cont./0.60m O.C.	Potted
Festuca idahoensis 'Joseph'	Joseph Idaho fescue	#01 Cont./0.3m O.C.	Potted
Helleborus orientalis	Lenten rose	#01 Cont./0.45m O.C.	Potted
Sesleria autumnalis	Autumn moor grass	#01 Cont./0.3m O.C.	Potted

DEVELOPMENT PERMIT NOTES:

A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.N.T.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.

B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS

C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.

D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.

E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.

F A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

REVISIONS / ISSUED:

NO.	DATE	DESCRIPTION
2	JAN. 11/16	ISSUED FOR DP
1	JAN 08/16	ISSUED FOR REVIEW

BENCH SITE DESIGN
[105-1289 ellis street, kelowna bc V1Y 9X6]
[t 250 860 6778]

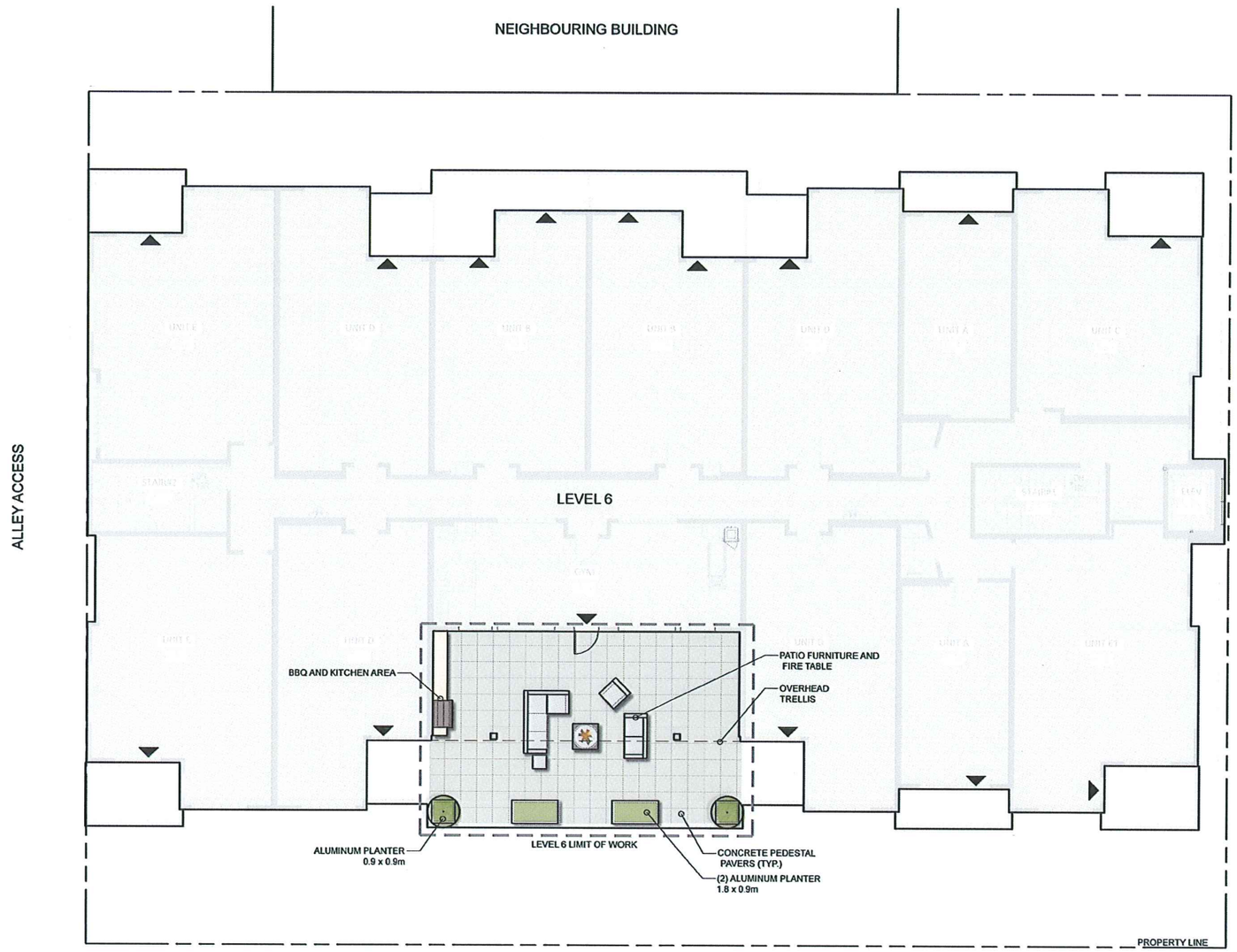
CLIENT:
SOLE DOWNTOWN DEVELOPMENTS LTD.
KELOWNA, B.C.

PROJECT:
SOLE 2
1350 ST. PAUL STREET
KELOWNA, B.C.

SHEET TITLE
LANDSCAPE PLAN
LEVEL 3

DESIGN BY	KB
DRAWN BY	SD
CHECKED BY	KB
PROJECT NO.	16-001
SCALE	1:100

SHEET NO.
L-1.2



LEGEND:

- ACER RUBRUM 'RED ROCKET'
- POPULUS TREMULOIDES 'ERECTA'
- COTINUS COGGYGRIA 'ANCOT'
- SHRUBS, GRASSES & PERENNIALS
- C.I.P. CONCRETE WALKWAY
- CONCRETE UNIT PAVERS
- COBBLE MAINTENANCE EDGE
- CONCRETE PEDESTAL PAVERS
- ROOT BARRIER

NORTH

PLANT LIST:

TREES

Botanical Name	Common Name	Size	Root
Acer rubrum 'Red Rocket'	Red rocket maple	6 cm. Cal.	B&B
Populus tremuloides 'Erecta'	Columnar Swedish aspen	6 cm. Cal.	B&B

SHRUBS

Botanical Name	Common Name	Size/Spacing	Root
Arctostaphylos uva-ursi	Kinnickinnick	#01 Cont./0.6m O.C.	Potted
Cotinus coggygria 'Ancot'	Golden spirit smoketree	#05 Cont./ N/A	Potted

PERENNIALS & Grasses

Botanical Name	Common Name	Size/Spacing	Root
Alchemilla mollis	Lady's mantle	#01 Cont./0.6m O.C.	Potted
Calamagrostis brachytricha	Korean feather reed grass	#01 Cont./0.60m O.C.	Potted
Echinacea 'White Swan'	White swan coneflower	#01 Cont./0.60m O.C.	Potted
Festuca idahoensis 'Joseph'	Joseph Idaho fescue	#01 Cont./0.3m O.C.	Potted
Helleborus orientalis	Lenten rose	#01 Cont./0.45m O.C.	Potted
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REVISIONS / ISSUED:

NO.	DATE	DESCRIPTION
2	JAN 11/16	ISSUED FOR DP
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KELOWNA, B.C.

PROJECT:
SOLE 2
1350 ST. PAUL STREET
KELOWNA, B.C.

SHEET TITLE
LANDSCAPE PLAN
LEVEL 6

DESIGN BY	XS
DRAWN BY	SD
CHECKED BY	XS
PROJECT NO.	16-001
SCALE	1:100

SHEET NO.
L-1.3