

## **CAPRI CENTRE REDEVELOPMENT – PHASE ONE**

### Design Rationale

Tower One, forms an integral part of the **Capri Centre re-development**, multi tower mixed use masterplan, a lifestyle community amenity for the city of Kelowna.

This first phase residential tower, located on the corner of Sutherland Avenue and Capri Street will be the cornerstone of this future development, while setting a new standard for high-rise living.

The architectural massing of this modern residential tower is divided into three stacked boxes which are then gently twisted to soften its volumetric impact to the existing streetscape. Each box is separated by generous residential amenities and green areas which enrich tenant living experiences. At street level, the building podium is carefully geometrically layered and stacked to equally soften the impact to visiting pedestrians and neighbors alike.

In an additional gracious gesture, the ground floor skin raps a transparent entrance lobby, exposing a street-level art wall and treeline walkway, all contributing to the neighboring public realm.

Deep balconies provide comfort and privacy to the lower floor apartments.

The tower's graceful form, elegant glazing solution and genuine sensitivity to it's environment will stand as a benchmark for landmark projects in the City of Kelowna.



# CAPRI PHASE I KELOWNA ,BC

OWNER



RG PROPERTIES

2088-1177 West Hastings Street  
Vancouver, BC V6E 2K3

DESIGN CONSULTANT



EDMONDS INTERNATIONAL

Javier Barros Sierra 540  
Park Plaza Torre 1 P.01-01  
Santa Fe, México, D.F. 01210

HANS P. NEUMANN ARCHITECT INC.

1520 Highland Drive North  
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Telephone: (250) 868-0878

## DP DRAWINGS

NOVEMBER 2017





# SHEET LIST

A.00.01



SHEET NUMBER	SHEET REV. NUMBER	SHEET NAME
A.00		COVER PAGE
A.00.01		INDEX
A.00.02		CONTEXT PLAN
A.00.03		SITE PLAN
A.01.101		PROJECT INFORMATION
A.02.101		UNDERGROUND FLOOR PLAN
A.02.102		GROUND FLOOR
A.02.103		LEVEL 1 FLOOR PLAN
A.02.104		LEVEL 2 FLOOR PLAN
A.02.105		LEVEL 3 FLOOR PLAN
A.02.106		TYPICAL BACHELOR/STUDENT RESIDENCES
A.02.107		RESIDENCE AMENITY
A.02.108		TYPICAL FLOOR RESIDENCES
A.02.109		PENTHOUSES
A.02.110		PENTHOUSES
A.05.101		ELEVATION
A.05.102		ELEVATION
A.05.103		ELEVATION
A.05.104		ELEVATION
A.07.101		SECTION
A.07.102		SECTION
A.09.101		SHADOW ANALYSIS
A.09.102		PERSPECTIVES





CONTEXT PLAN



SITE PLAN





PROJECT

**CAPRI  
PHASE I**

Kelowna, B.C.  
residence

LOCATION

GENERAL NOTES:

1. THE DIMENSIONS RULE THE DRAWING.  
2. ALL DIMENSIONS MUST BE VERIFIED IN SITE.  
3. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS, NOTIFYING THE ARCHITECT OF ANY DISCREPANCY, OMISSION, IRREGULARITY OR CONFLICTS RELATED TO THE PROJECT. THE JOB IN THE WORKING AREA, WILL BE SUSPENDED PU TO BE APPROVED BY THE RESPONSIBLE ARCHITECT.  
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PHASE

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NO.	REMARKS	DATE

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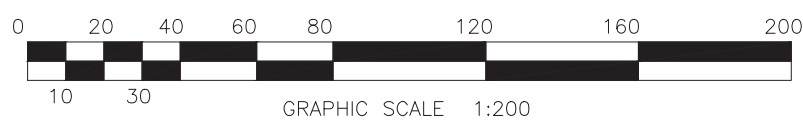
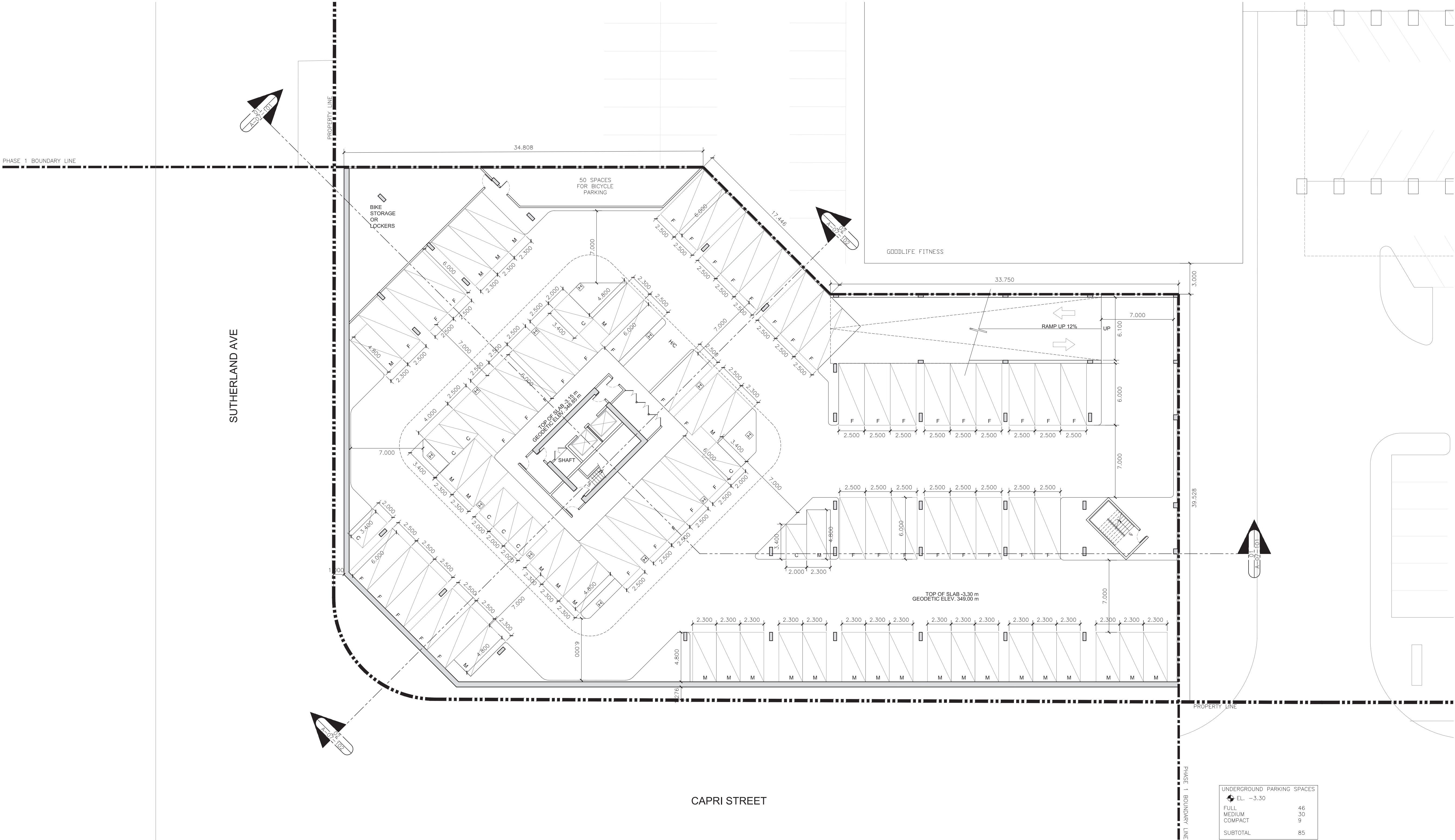
**SITE PLAN  
AND PHOTOGRAPHIES**

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1:750	LEVELS	MTS

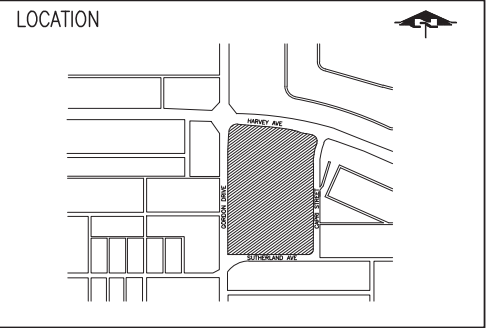
PROJECT NUMBER **16-01-04**

DRAWING NO. **A-03**





PROJECT  
**CAPRI  
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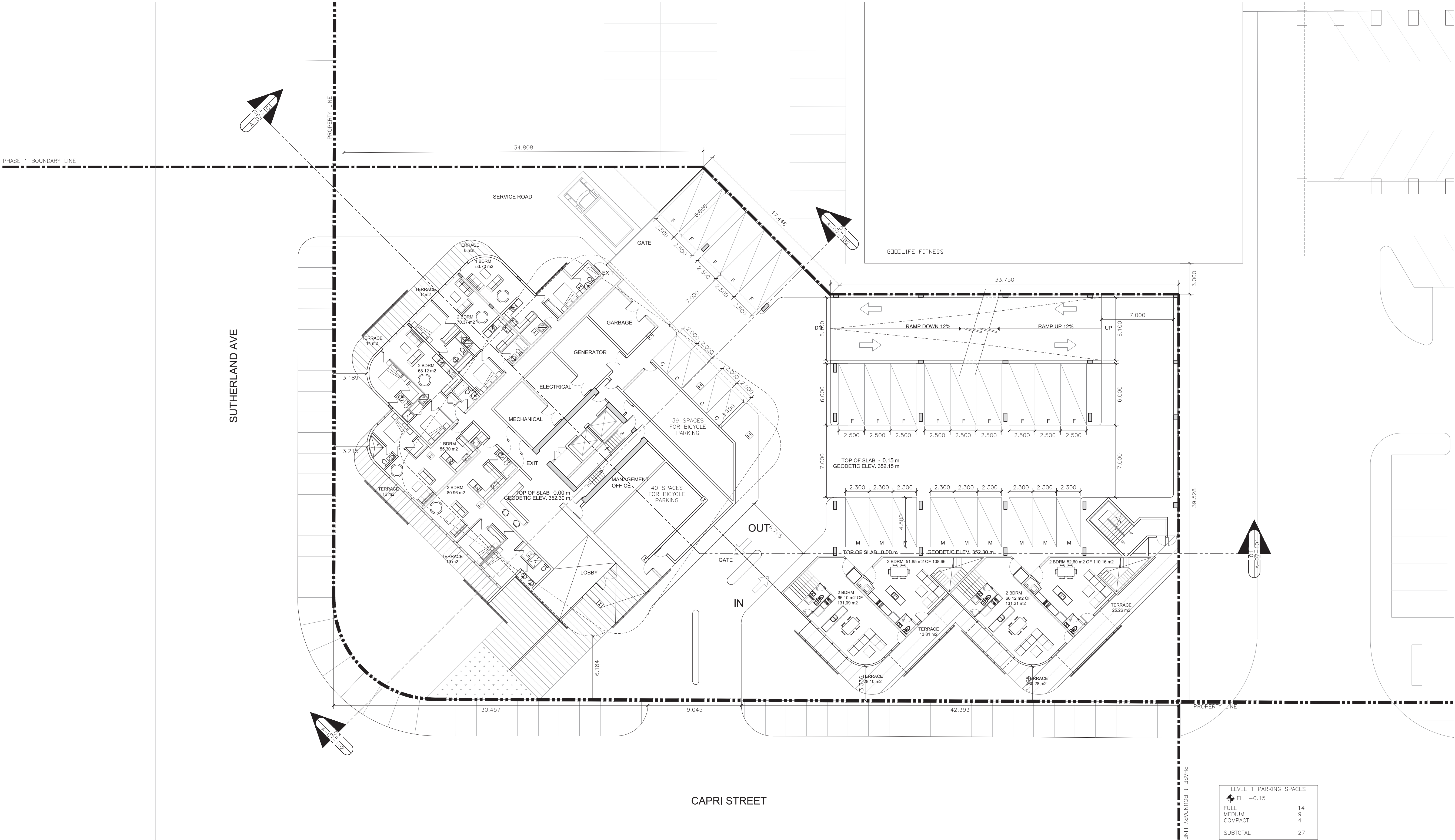
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NO.	REMARKS	DATE

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**UNDERGROUND  
FLOOR PLAN**

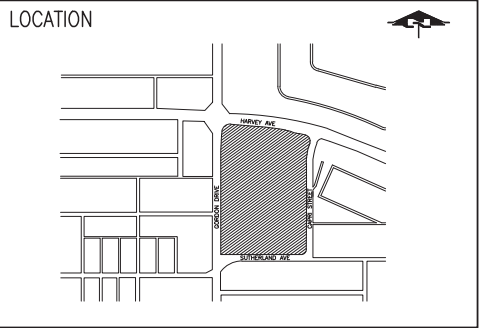
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MTS  
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DRAWING NO.  
**A-02-101**






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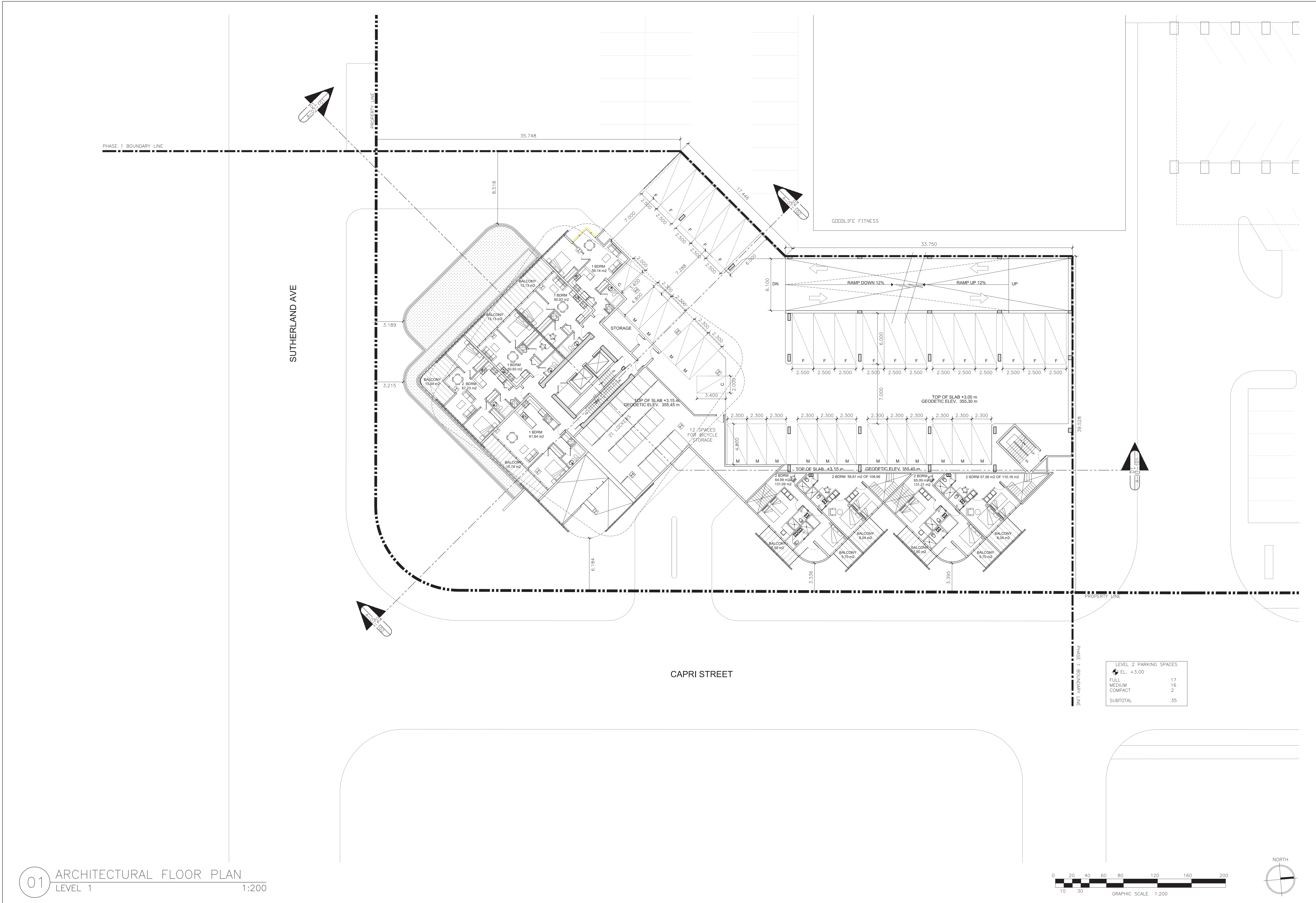
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**GROUND FLOOR  
LEVEL 1**

SCALE	DIMENSION	MTS
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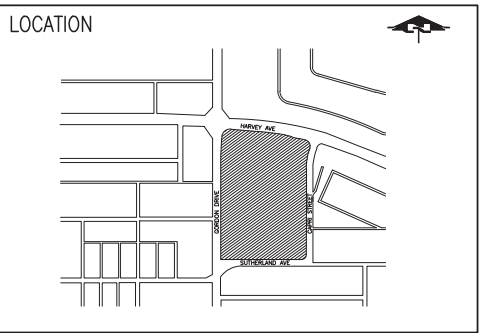




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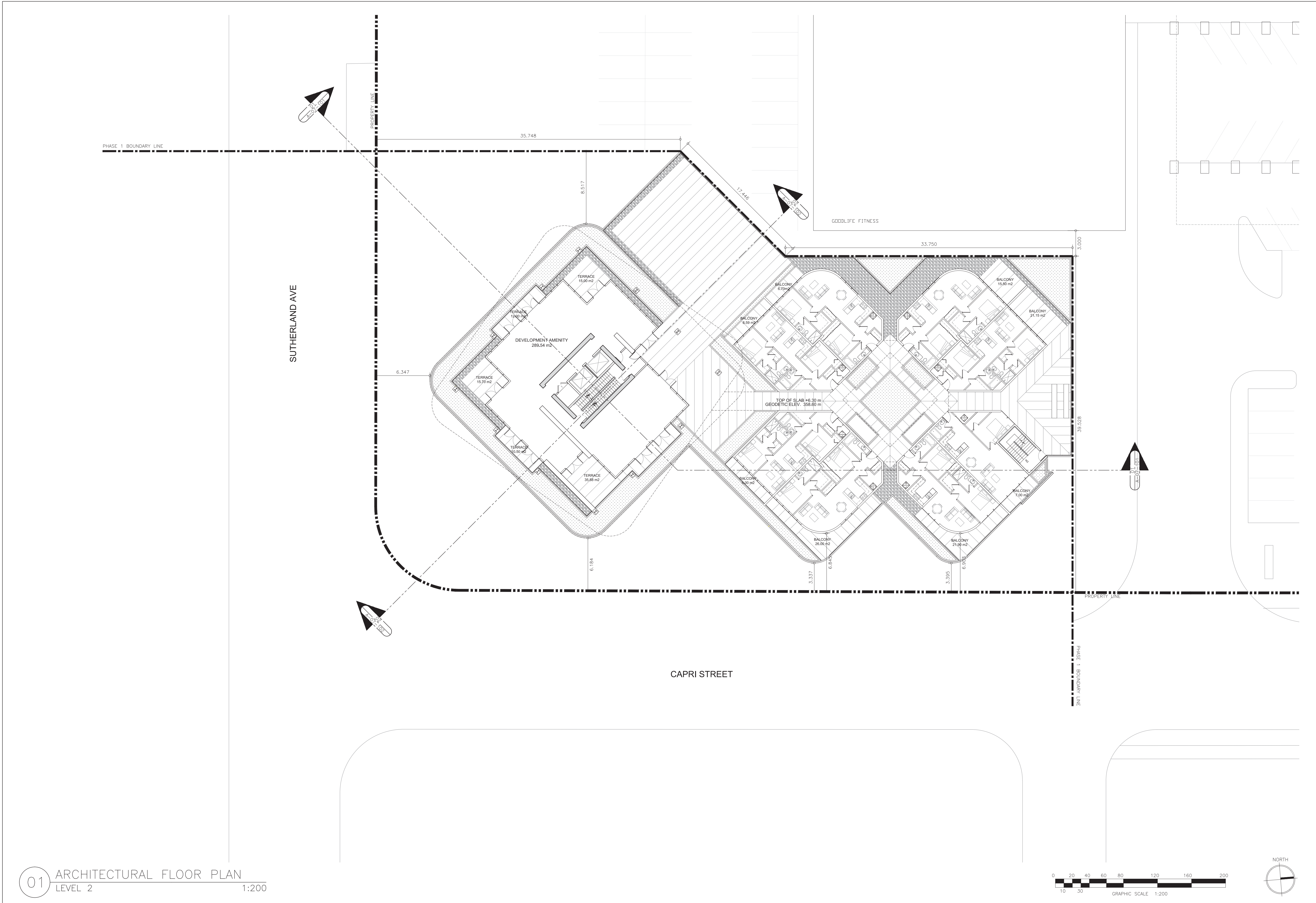
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DEVELOPMENT	DATE

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FLOOR PLAN LEVEL 2	
SCALE	DIMENSION
1:200	MTS
PROJECT NUMBER	LEVELS
16-01-04	MTS
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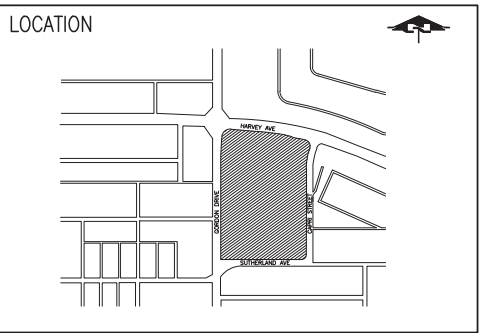




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**FLOOR PLAN  
LEVEL 3**

SCALE	DIMENSION	MTS
1:200	LEVELS	MTS

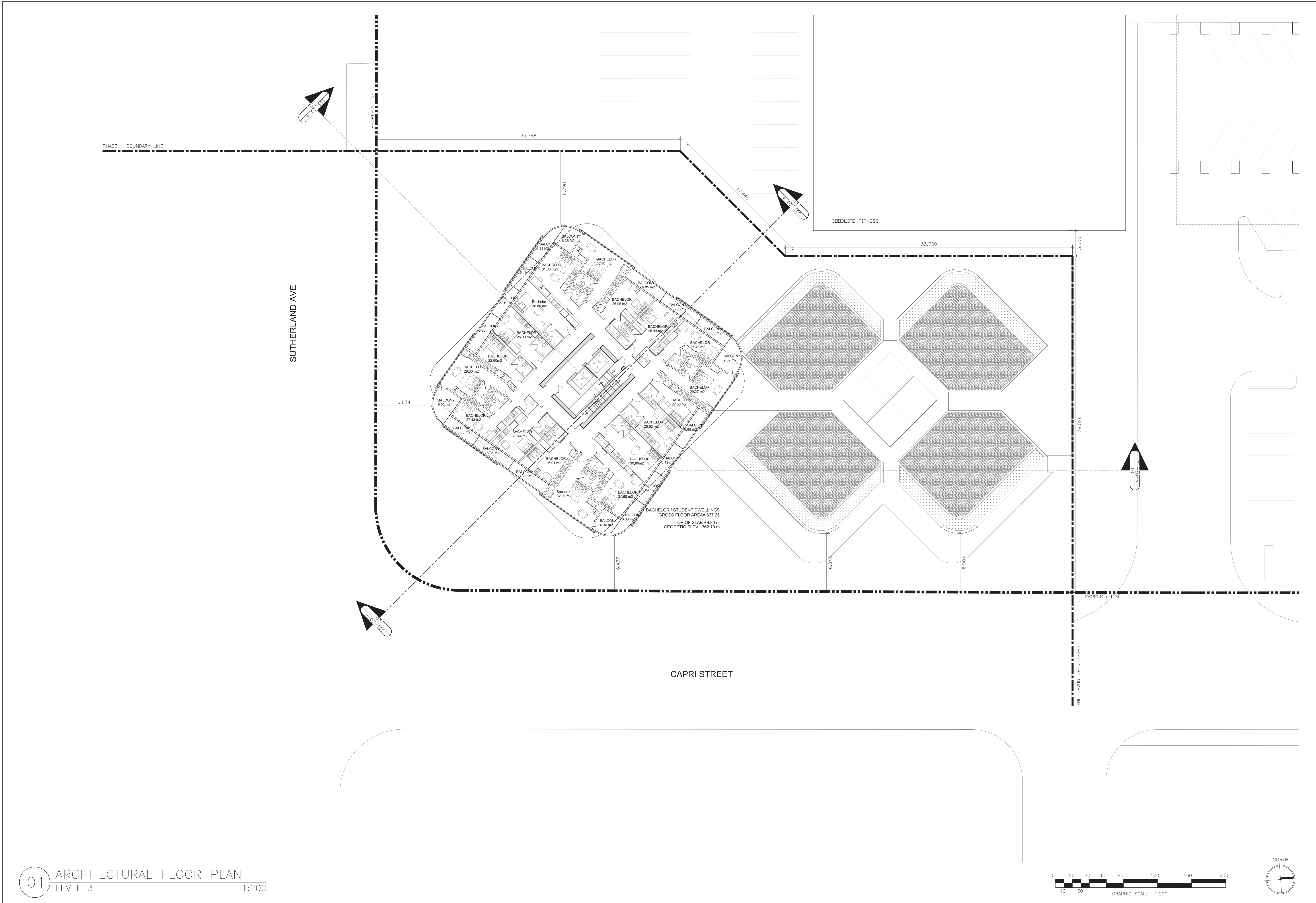
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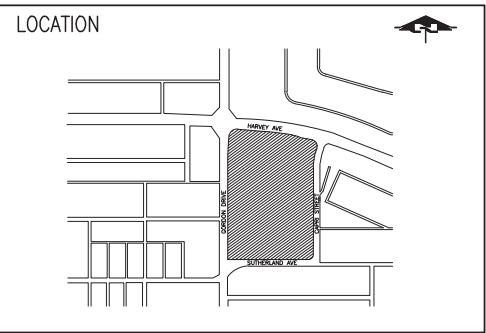




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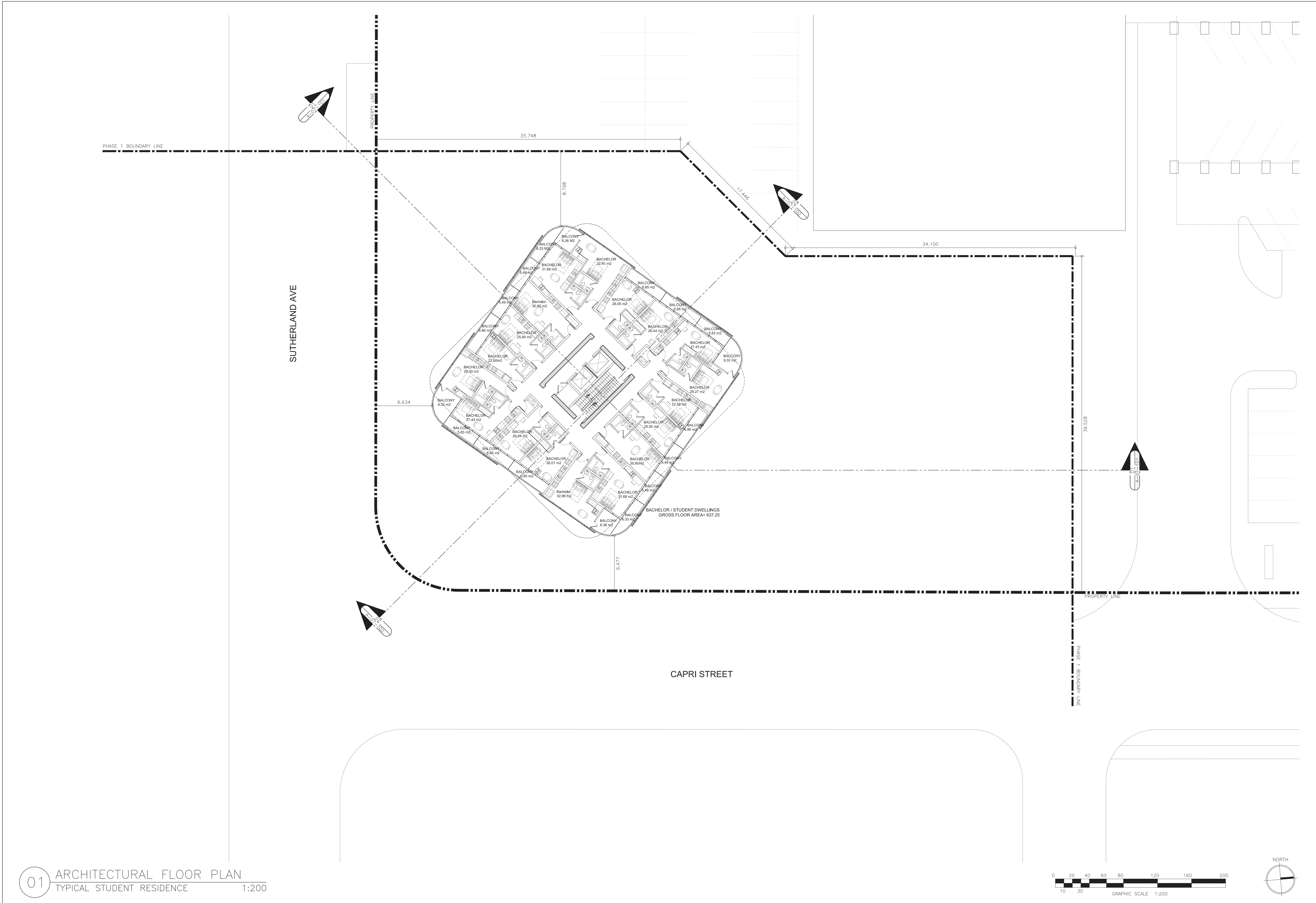
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**FLOOR PLAN  
LEVEL 4**

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PROJECT NUMBER	<b>16-01-04</b>		
DRAWING NO.	<b>A-02-105</b>		

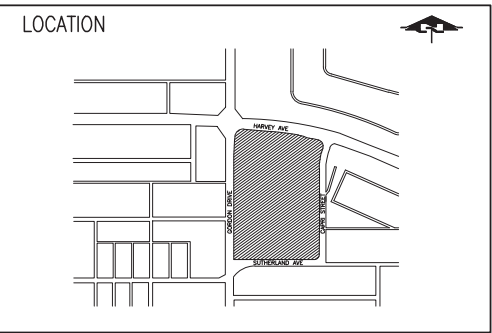




PROJECT

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CONTENT

TYPICAL FLOOR PLAN  
BACHELOR/STUDENT  
DWELLING

SCALE	DIMENSION	MTS
1:200	LEVELS	MTS

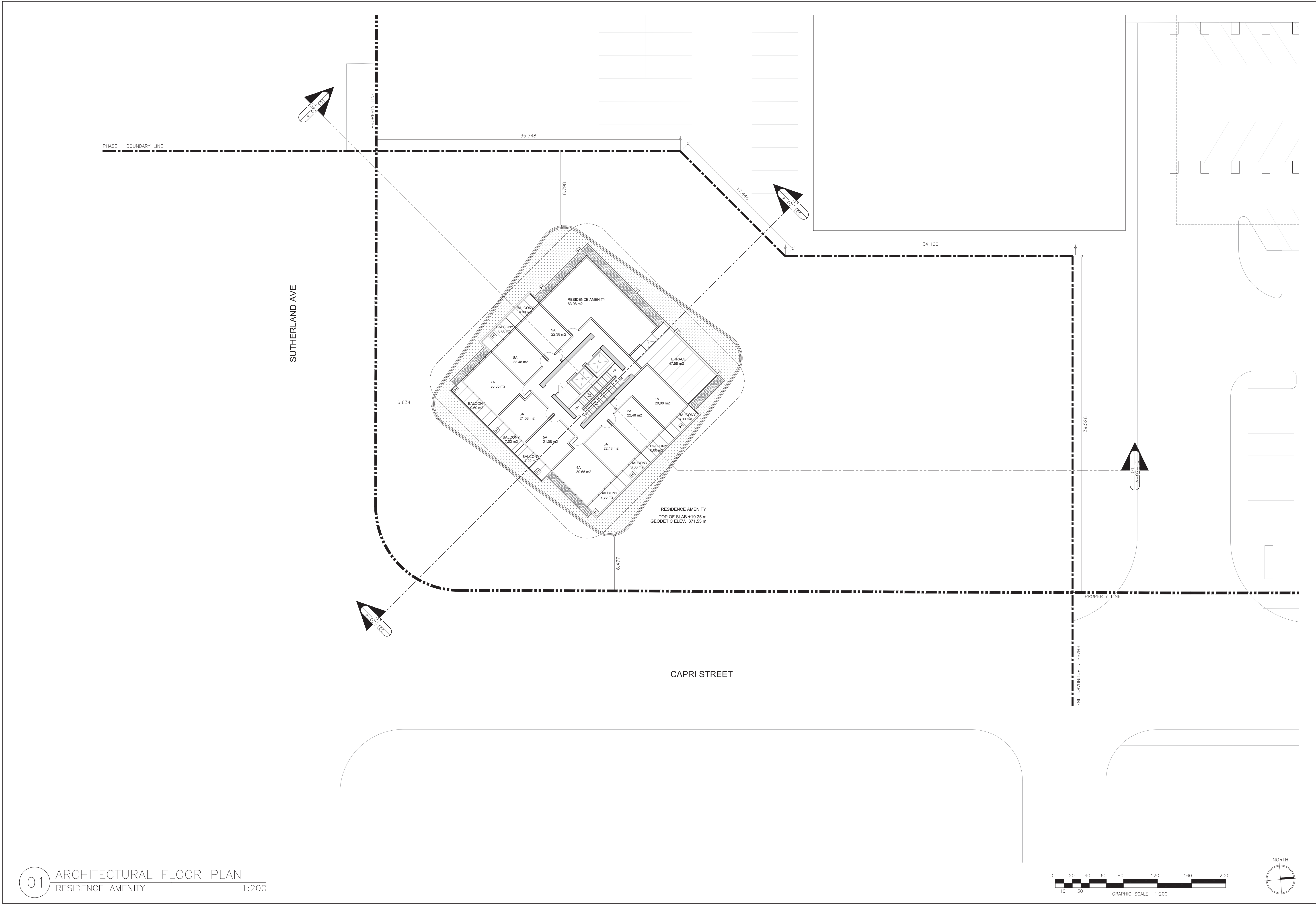
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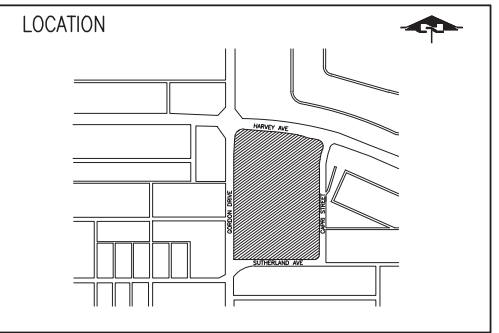




PROJECT

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**FLOOR PLAN  
RESIDENCE AMENITY**

SCALE	DIMENSION	MTS
1:200	LEVELS	MTS

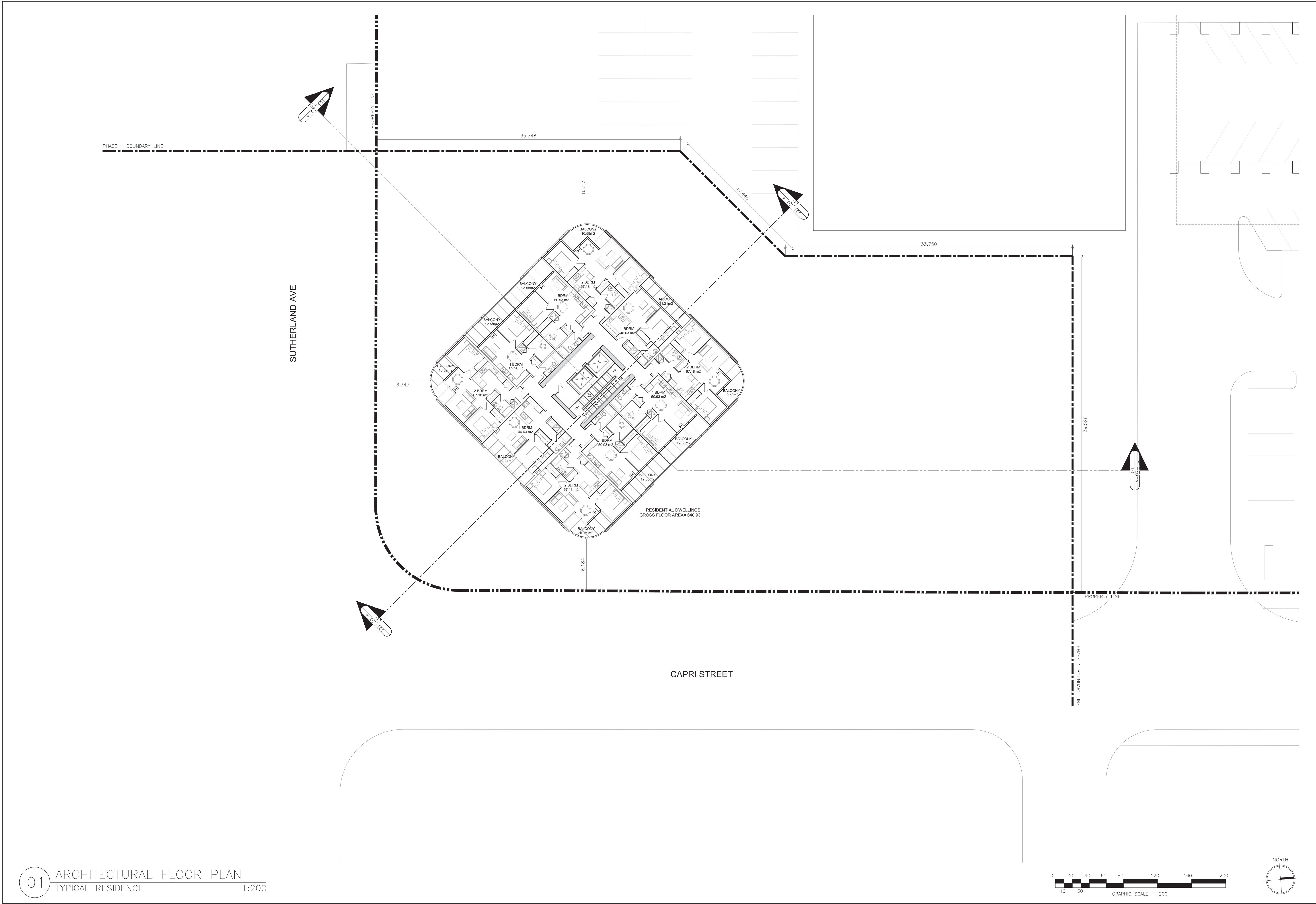
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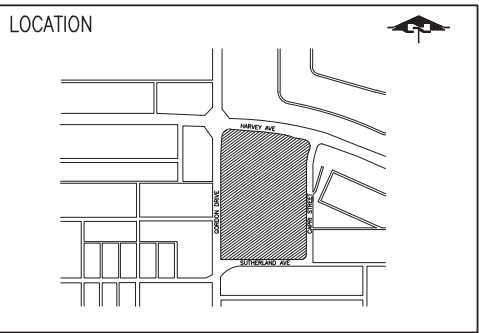
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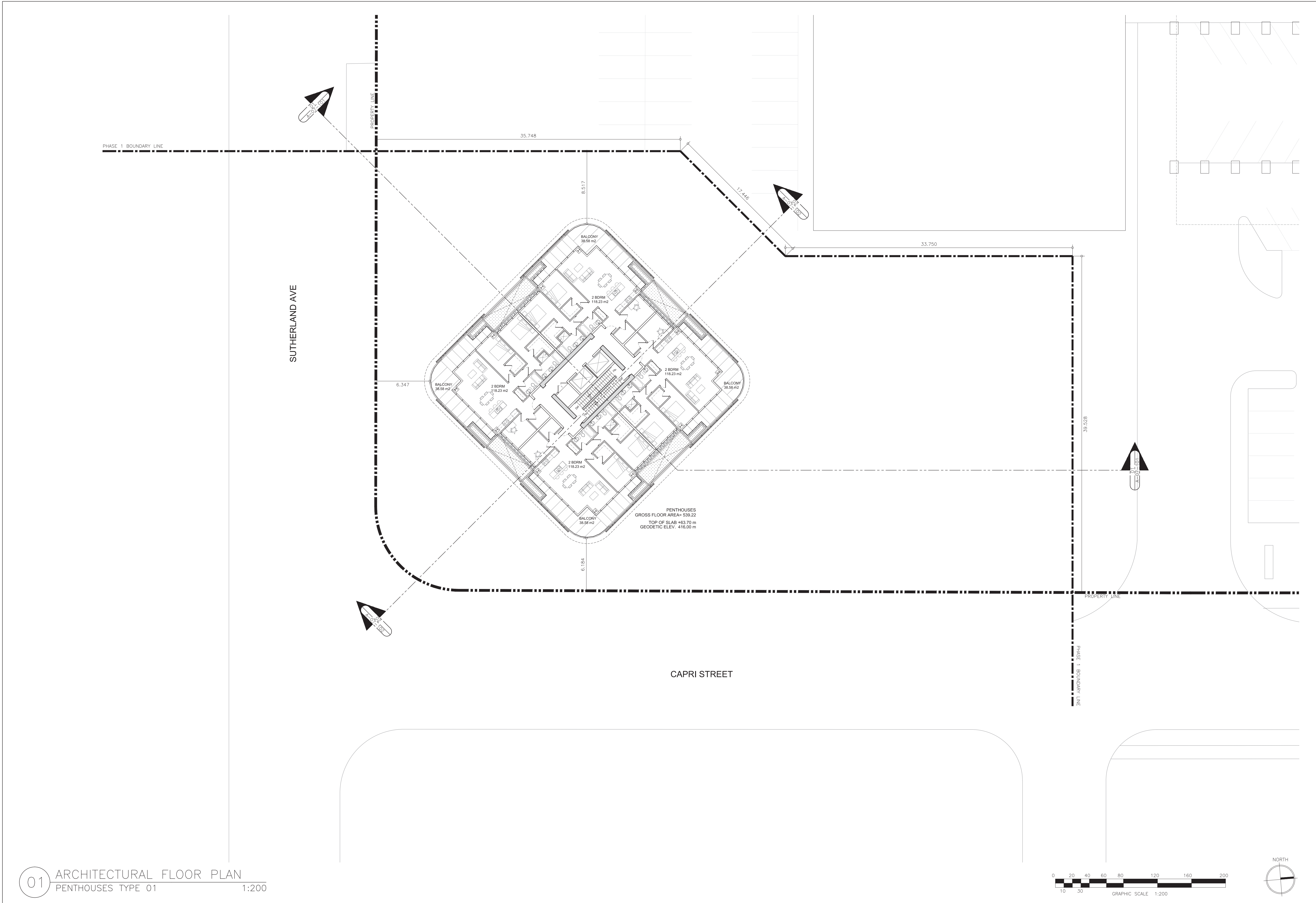
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**FLOOR PLAN  
TYPICAL RESIDENCE**

SCALE	DIMENSION	MTS
1:200	LEVELS	MTS

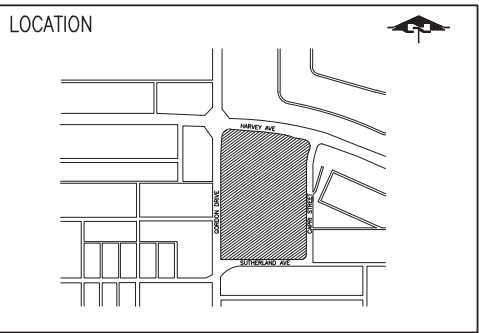
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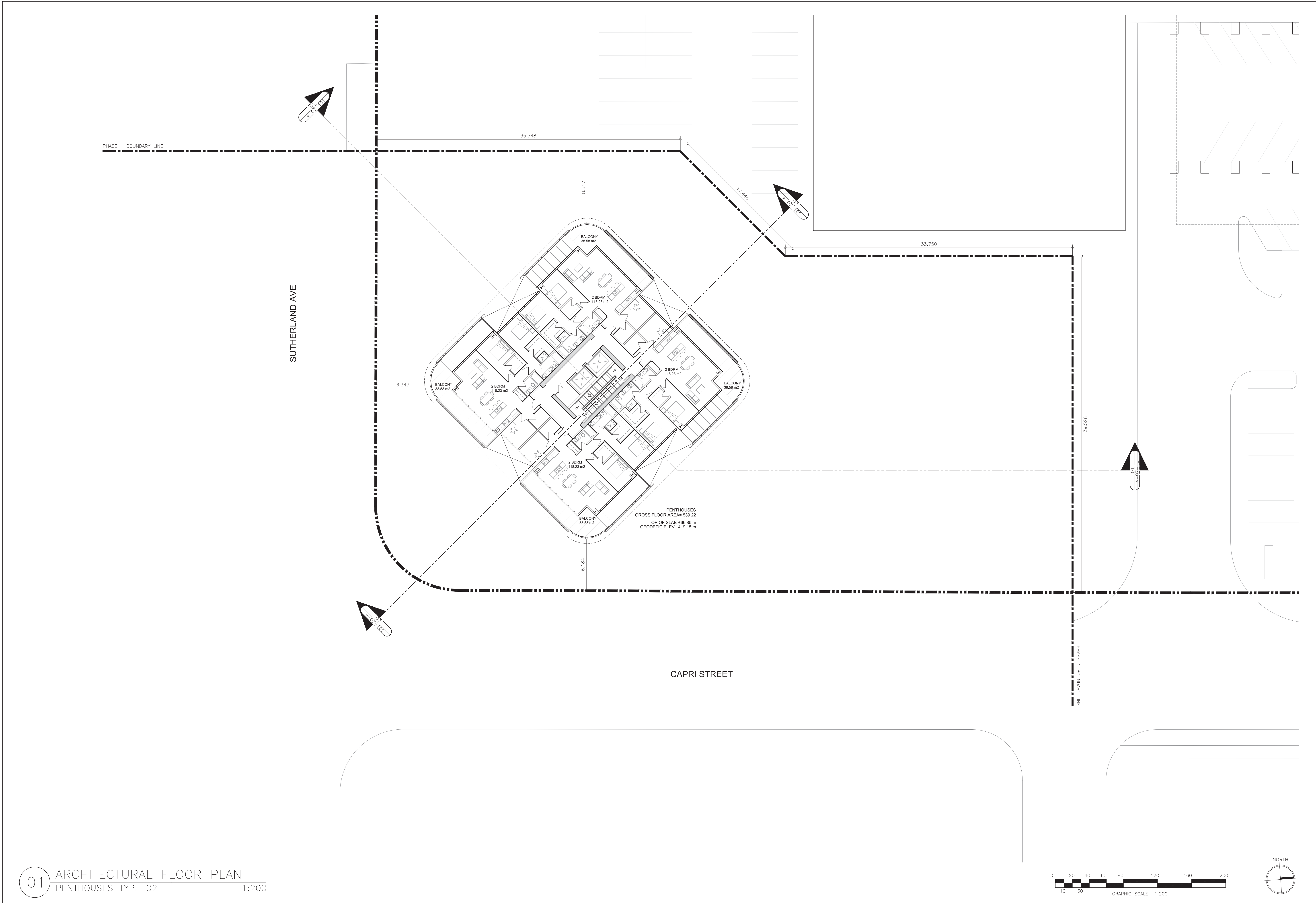
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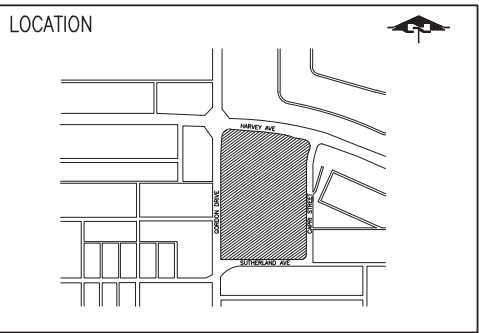
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CONTENT	FLOOR PLAN PENTHOUSES LEVEL 21	
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1:200	LEVELS	MTS
PROJECT NUMBER	<b>16-01-04</b>	
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**EDMONDS** EDMONDS INTERNATIONAL  
Javier Barros Sierra 540  
Park Plaza Torre 1 P.01-01  
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HANS P. NEUMANN  
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1520 Highland Drive North  
Kelowna, BC V1Y 4K5  
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PHASE  
**DP DRAWINGS**

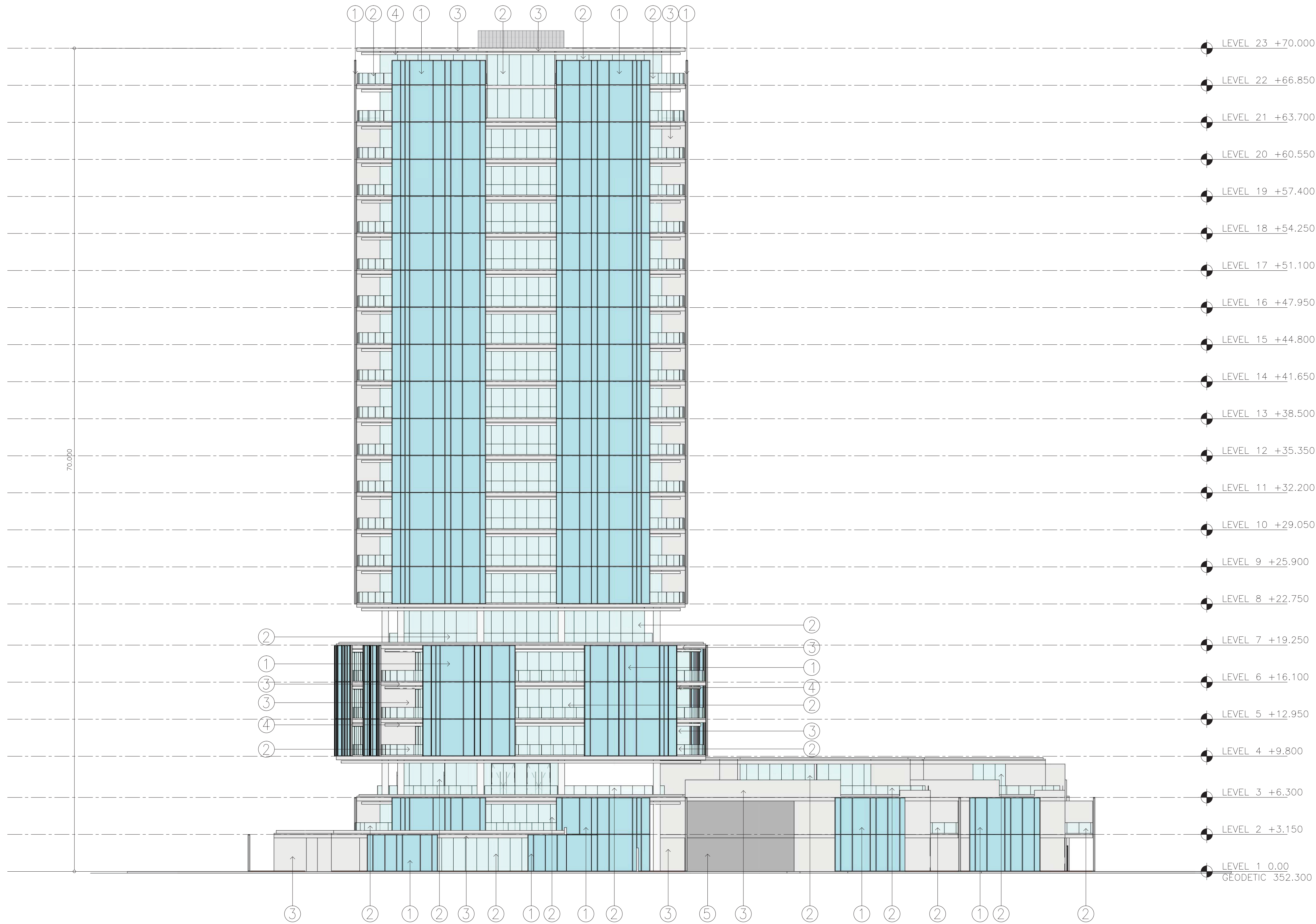
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**NOVEMBER/2017**

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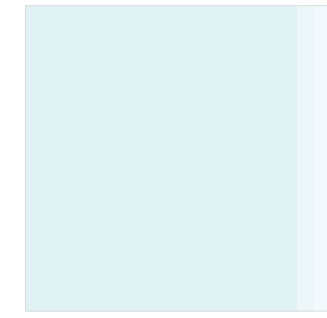
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NO.	REMARKS	DATE

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PROJECT NUMBER <b>16-01-04</b>		
DRAWING NO. A-02-110		

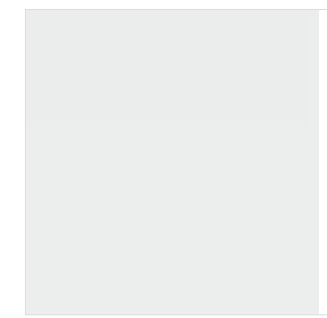




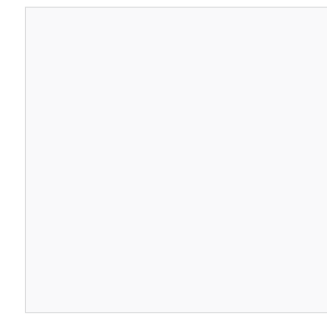
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WITH LIGHT SILVER  
METALLIC POWDER  
COAT ALUMINIUM  
FRAME



② CLEAR GLAZING  
WITH MEDIUM GREY  
SILVER METALLIC  
POWDER COATED  
ALUMINIUM FRAME



③ FIBERCEMENT  
PANELS WITH  
MEDIUM GREY  
SMOOTH  
RENDERED FINISH

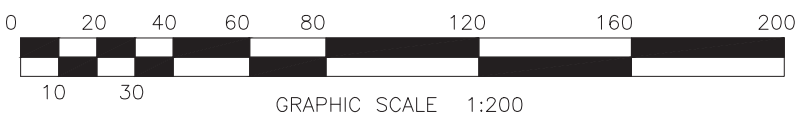


④ FIBERCEMENT  
PANELS WITH OFF  
WHITE PAINTED  
FINISH

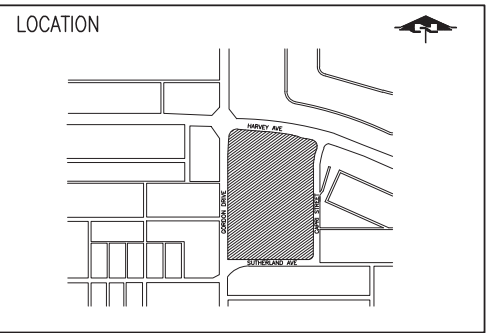


⑤ ALUMINIUM LOUVER  
WITH MEDIUM  
GREY POWDER  
COAT FINISH

ROOF MATERIAL:  
RUBBERGARD ECO WHITE EPDM  
SOLAR REFLECTIVE INDEX = 73 MIN



PROJECT  
**CAPRI  
PHASE I**  
Kelowna, B.C.  
residence



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DEVELOPMENT	DATE	SIGNATURE

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NO.	REMARKS	DATE

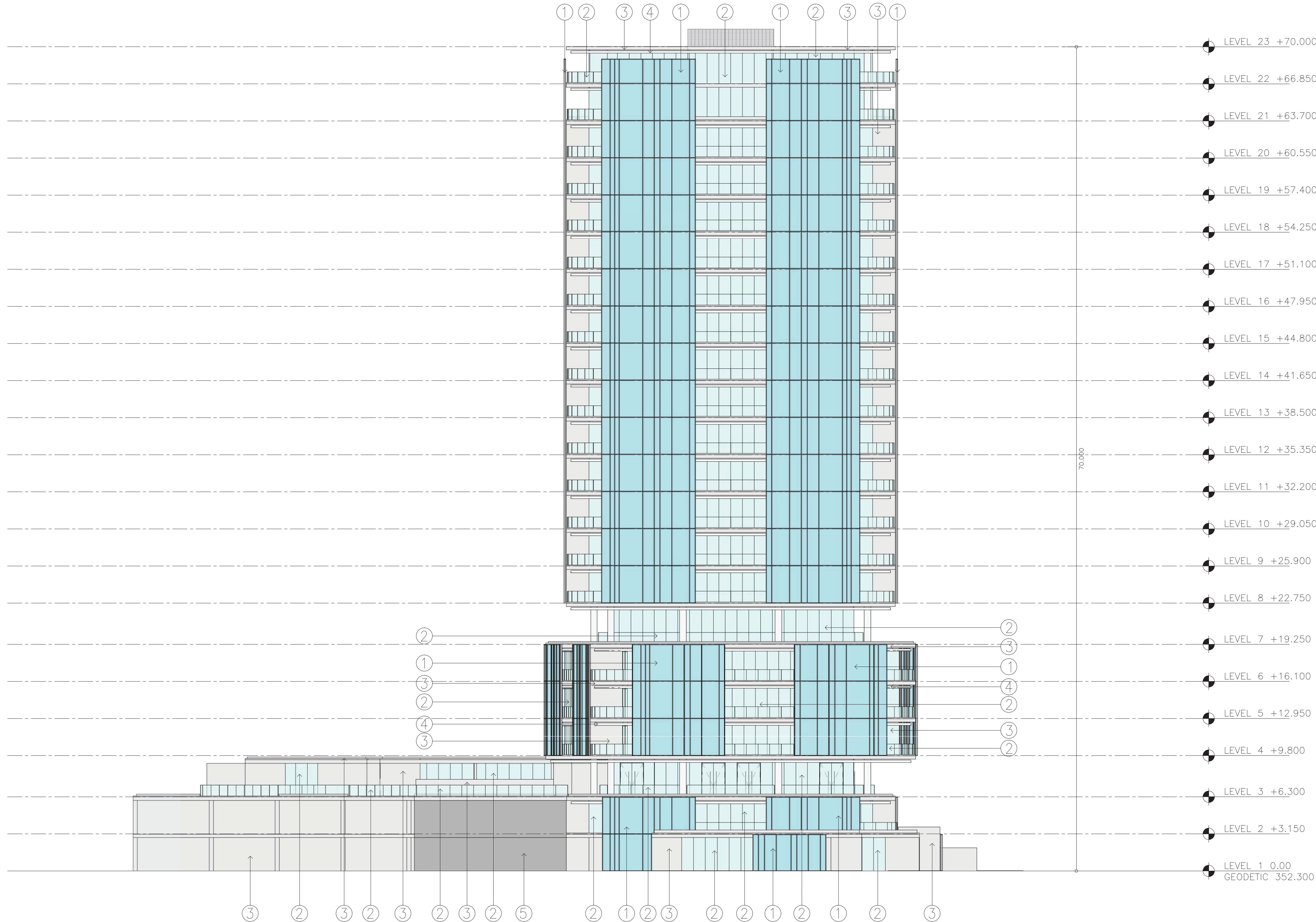
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SOUTH EAST**

SCALE	DIMENSION	MTS
1:200	LEVELS	MTS

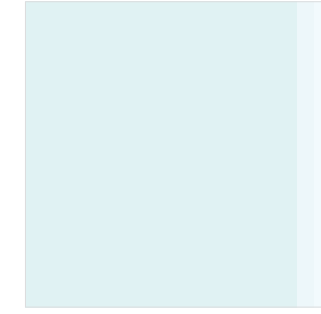
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**16-01-04**

DRAWING NO.  
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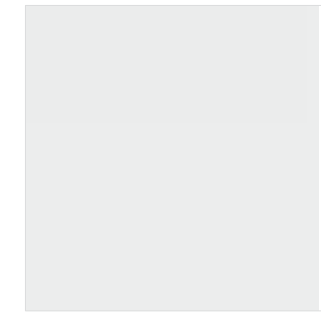




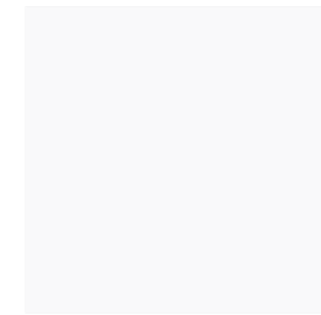
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WITH LIGHT SILVER  
METALLIC POWDER  
COAT ALUMINIUM  
FRAME



② CLEAR GLAZING  
WITH MEDIUM GREY  
SILVER METALLIC  
POWDER COATED  
ALUMINIUM FRAME



③ FIBERCEMENT  
PANELS WITH  
MEDIUM GREY  
SMOOTH  
RENDERED FINISH



④ FIBERCEMENT  
PANELS WITH OFF  
WHITE PAINTED  
FINISH



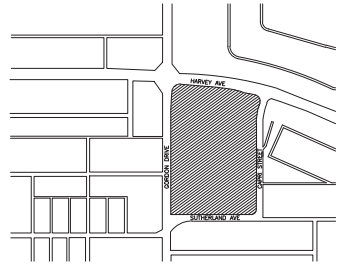
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WITH MEDIUM  
GREY POWDER  
COAT FINISH

ROOF MATERIAL:  
RUBBERGARD ECO WHITE EPDM  
SOLAR REFLECTIVE INDEX = 73 MIN

PROJECT

**CAPRI  
PHASE I**  
Kelowna, B.C.  
residence

LOCATION



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NO.	REMARKS	DATE

CONTENT

**ELEVATION  
SOUTH WEST**

SCALE

1:200

DIMENSION

MTS

LEVELS

MTS

PROJECT NUMBER

**16-01-04**

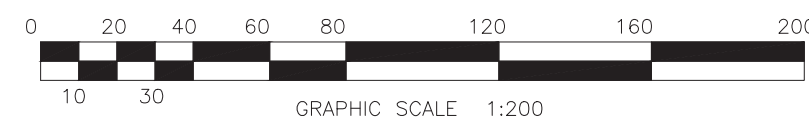
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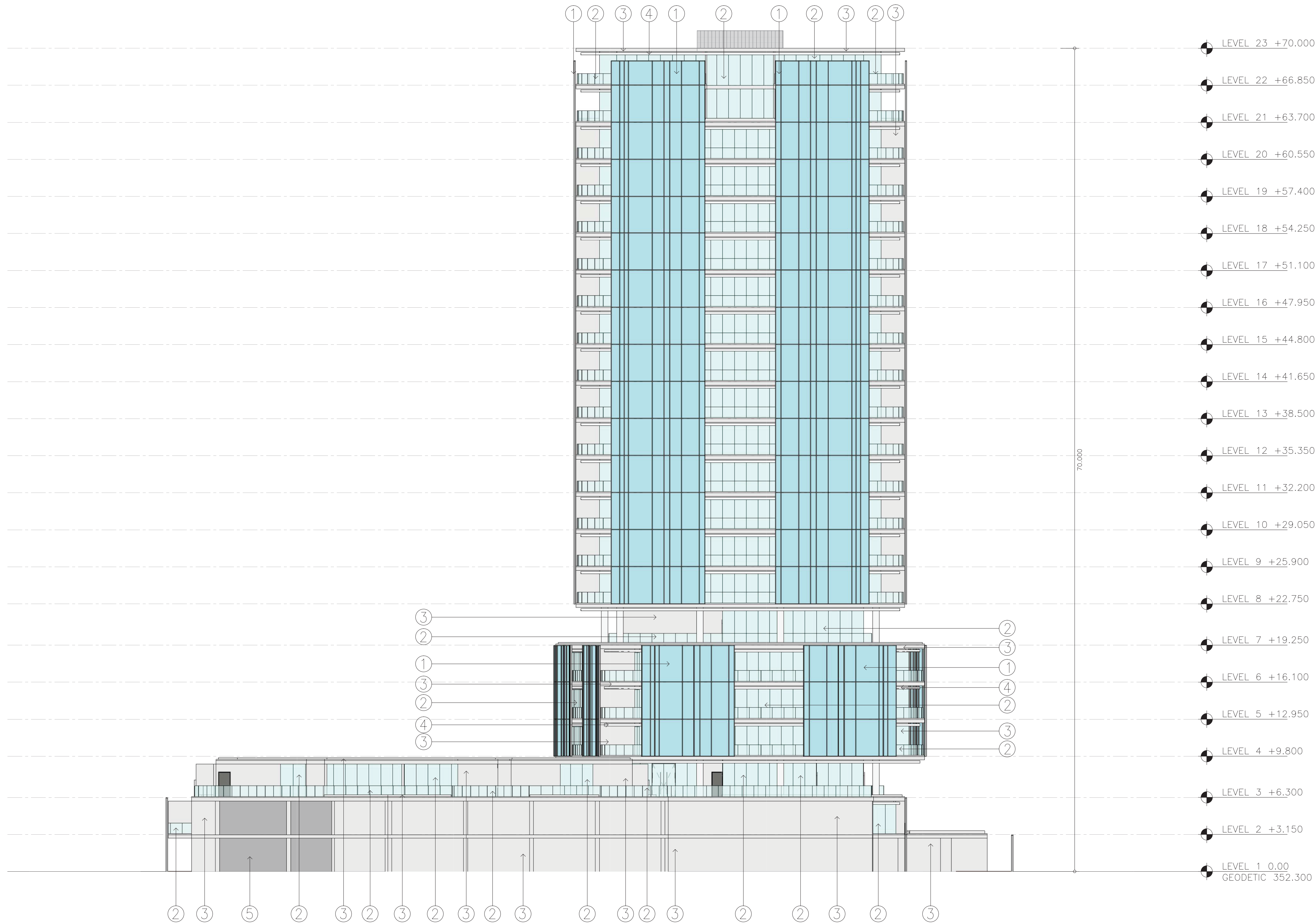
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**ELEVATION  
SOUTH WEST**

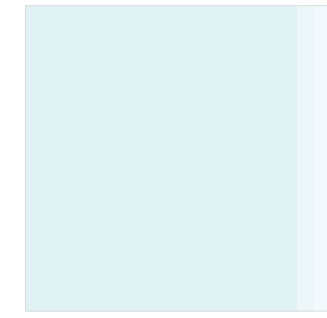
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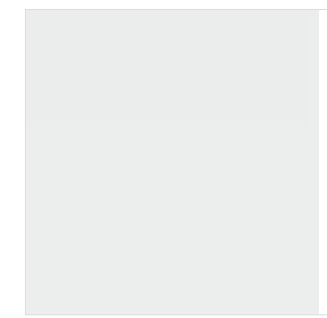




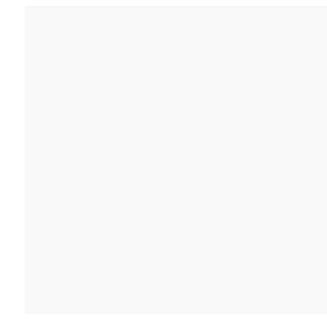
① TINTED GLAZING  
WITH LIGHT SILVER  
METALLIC POWDER  
COAT ALUMINIUM  
FRAME



② CLEAR GLAZING  
WITH MEDIUM GREY  
SILVER METALLIC  
POWDER COATED  
ALUMINIUM FRAME



③ FIBERCEMENT  
PANELS WITH  
MEDIUM GREY  
SMOOTH  
RENDERED FINISH



④ FIBERCEMENT  
PANELS WITH OFF  
WHITE PAINTED  
FINISH



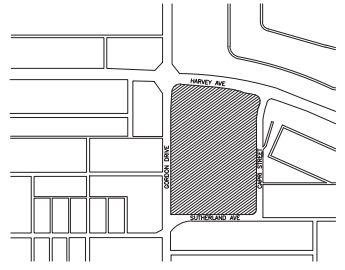
⑤ ALUMINIUM LOUVER  
WITH MEDIUM  
GREY POWDER  
COAT FINISH

ROOF MATERIAL:  
RUBBERGARD ECO WHITE EPDM  
SOLAR REFLECTIVE INDEX = 73 MIN

PROJECT

**CAPRI  
PHASE I**  
Kelowna, B.C.  
residence

LOCATION



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DATE E.O.

SIGNATURE

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CONTENT

**ELEVATION  
NORTH WEST**

SCALE

1:200

DIMENSION

MTS

LEVELS

MTS

PROJECT NUMBER

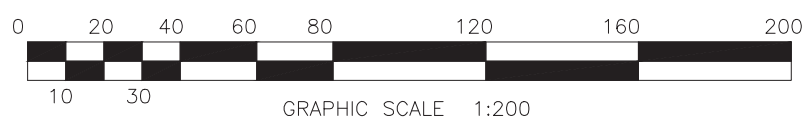
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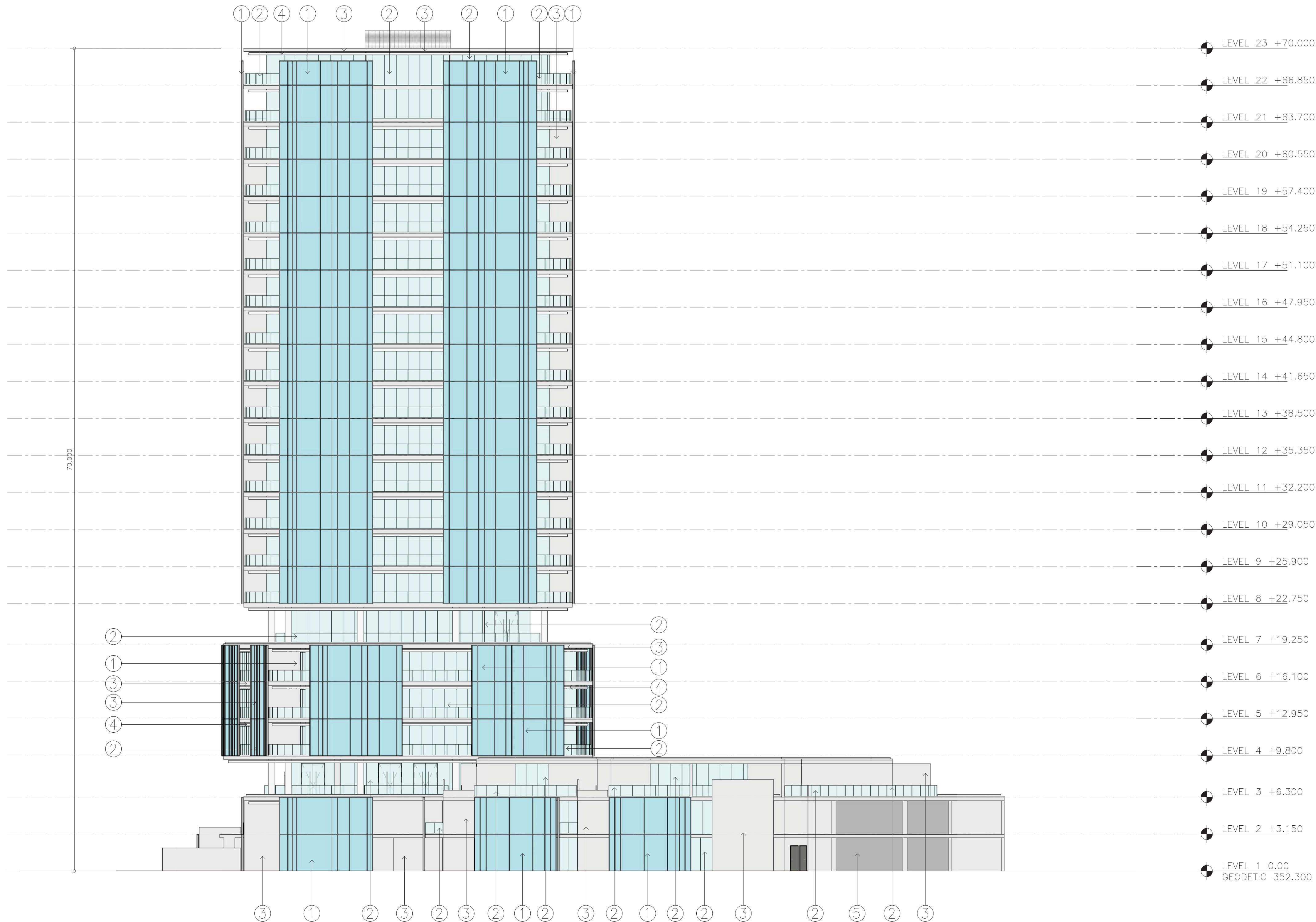
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**01** ELEVATION  
NORTH WEST

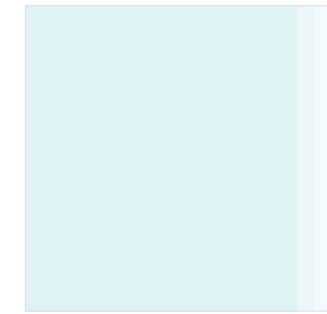
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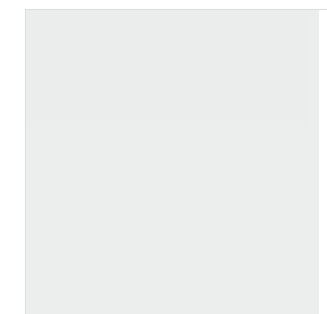




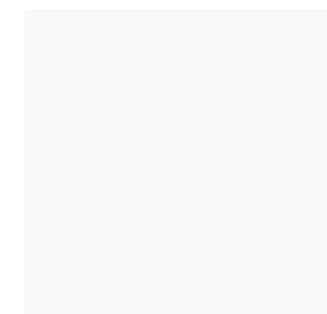
① TINTED GLAZING  
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METALLIC POWDER  
COAT ALUMINIUM  
FRAME



② CLEAR GLAZING  
WITH MEDIUM GREY  
SILVER METALLIC  
POWDER COATED  
ALUMINIUM FRAME



③ FIBERCEMENT  
PANELS WITH  
MEDIUM GREY  
SMOOTH  
RENDERED FINISH



④ FIBERCEMENT  
PANELS WITH OFF  
WHITE PAINTED  
FINISH



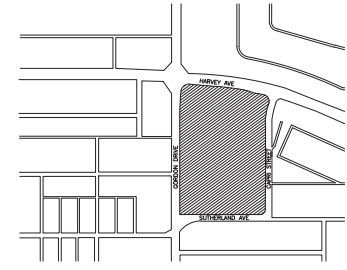
⑤ ALUMINIUM LOUVER  
WITH MEDIUM  
GREY POWDER  
COAT FINISH

ROOF MATERIAL:  
RUBBERGARD ECO WHITE EPDM  
SOLAR REFLECTIVE INDEX = 73 MIN

PROJECT

**CAPRI  
PHASE I**  
Kelowna, B.C.  
residence

LOCATION



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DESIGN CONSULTANT



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SIGNATURE

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NO.	REMARKS	DATE

CONTENT

**ELEVATION  
NORTH EAST**

SCALE

1:200

DIMENSION

MTS

LEVELS

MTS

PROJECT NUMBER

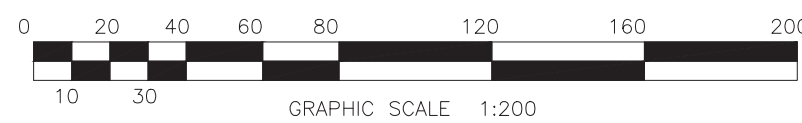
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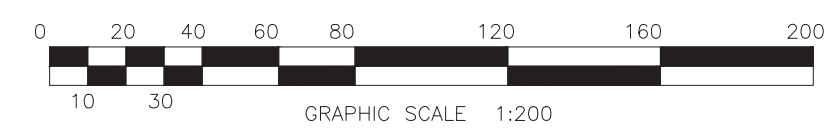
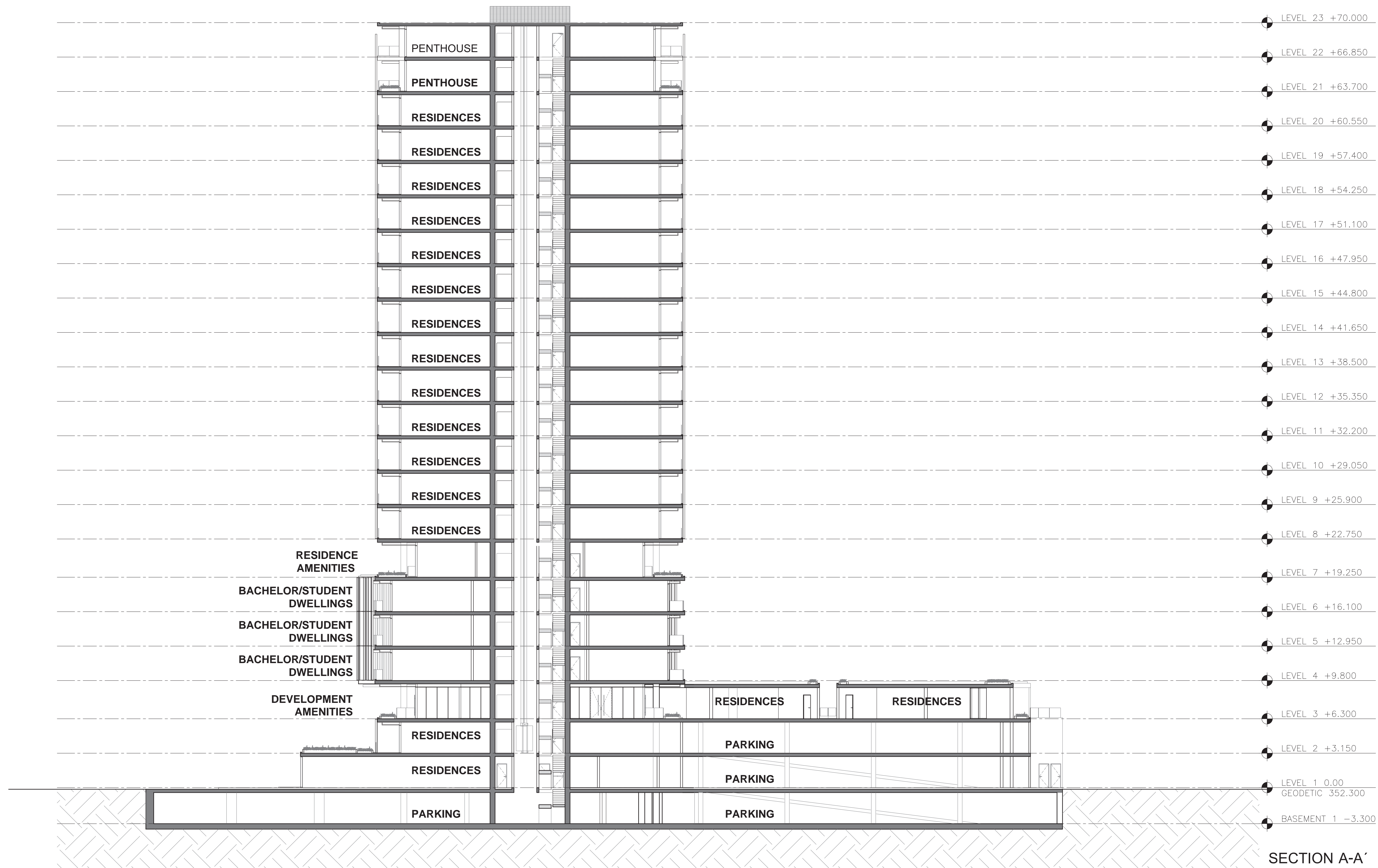
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**01** ELEVATION  
NORTH EAST

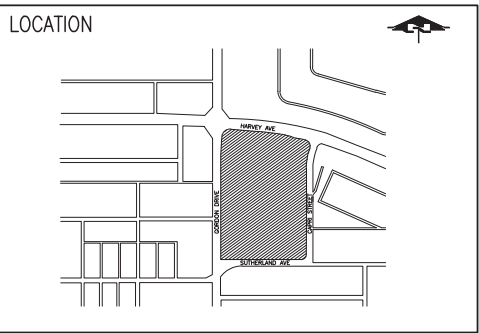
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PROJECT  
**CAPRI  
PHASE I**  
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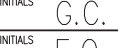
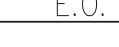
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DEVELOPMENT  E.O.

REVISIONS		
NO.	REMARKS	DATE

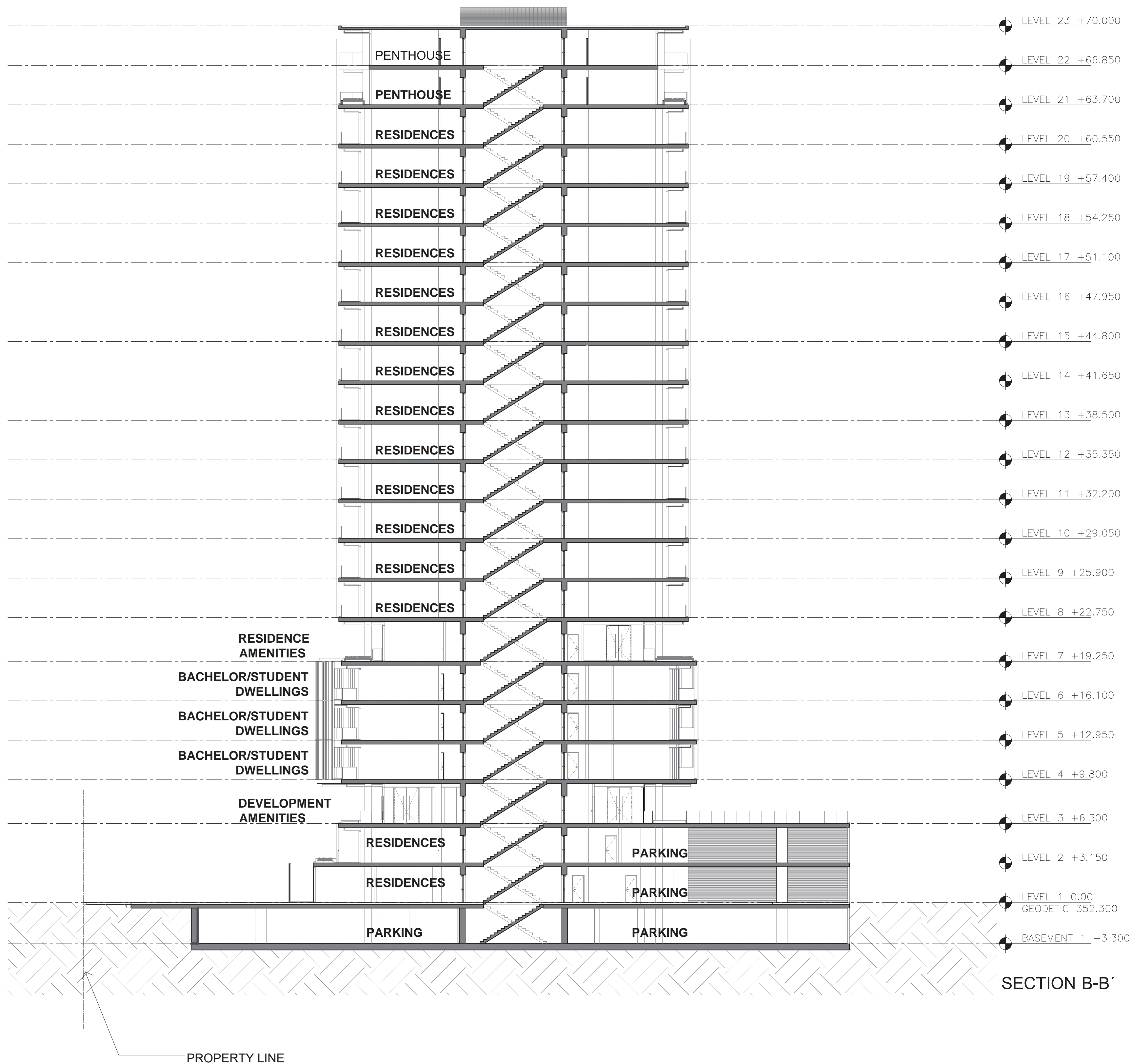
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LONGITUDINAL SECTION**

SCALE  
1:200  
DIMENSION  
MTS  
LEVELS  
MTS

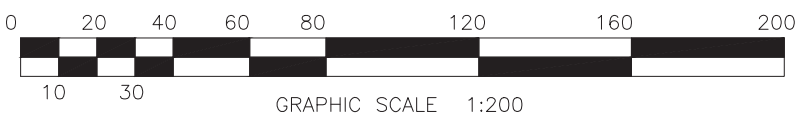
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**16-01-04**

DRAWING NO.  
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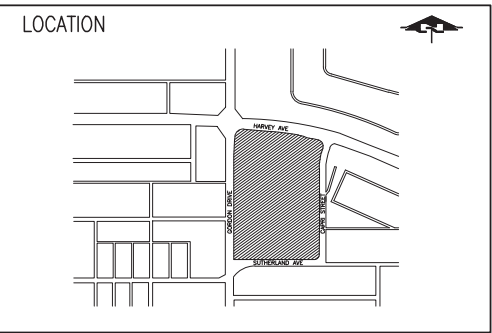




SECTION B-B'



PROJECT  
**CAPRI  
PHASE I**  
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residence



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REVISOR	G.C.	DATE
DEVELOPMENT	E.O.	DATE

REVISIONS		
NO.	REMARKS	DATE

CONTENT  
**SECTION  
CROSS SECTION**

SCALE	DIMENSION	MTS
1:200	LEVELS	MTS

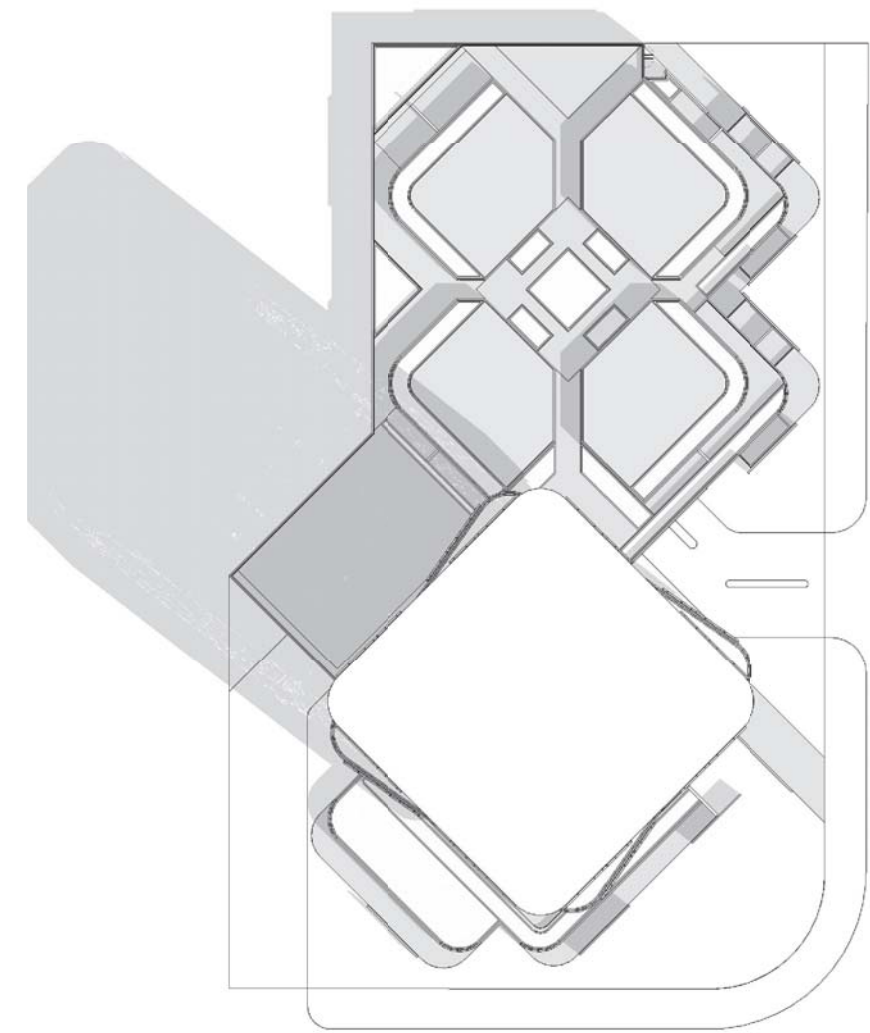
PROJECT NUMBER  
**16-01-04**

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**A-07-102**

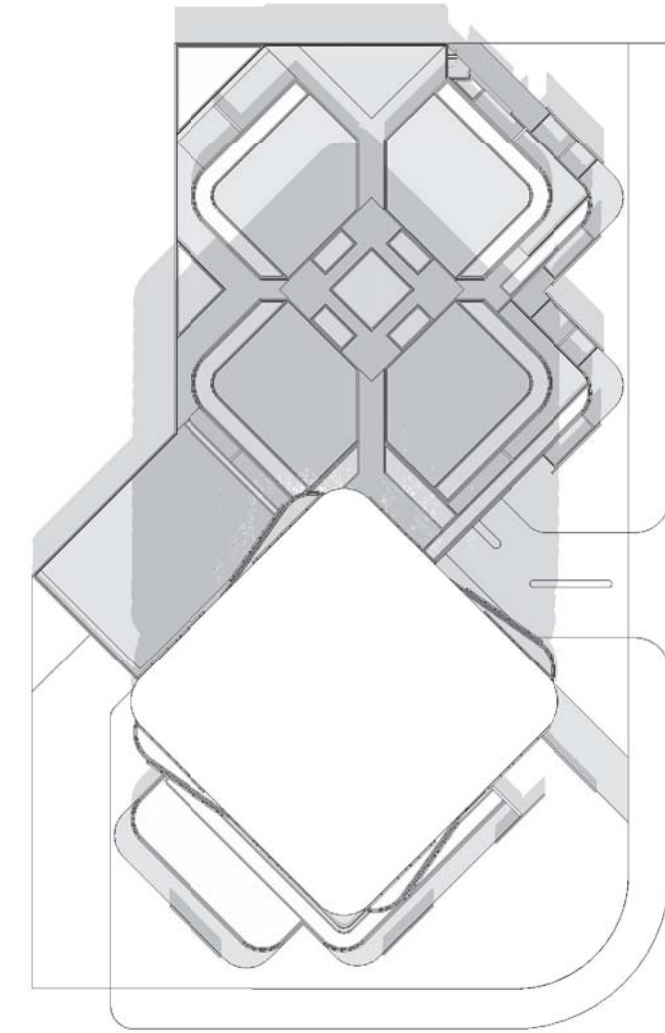


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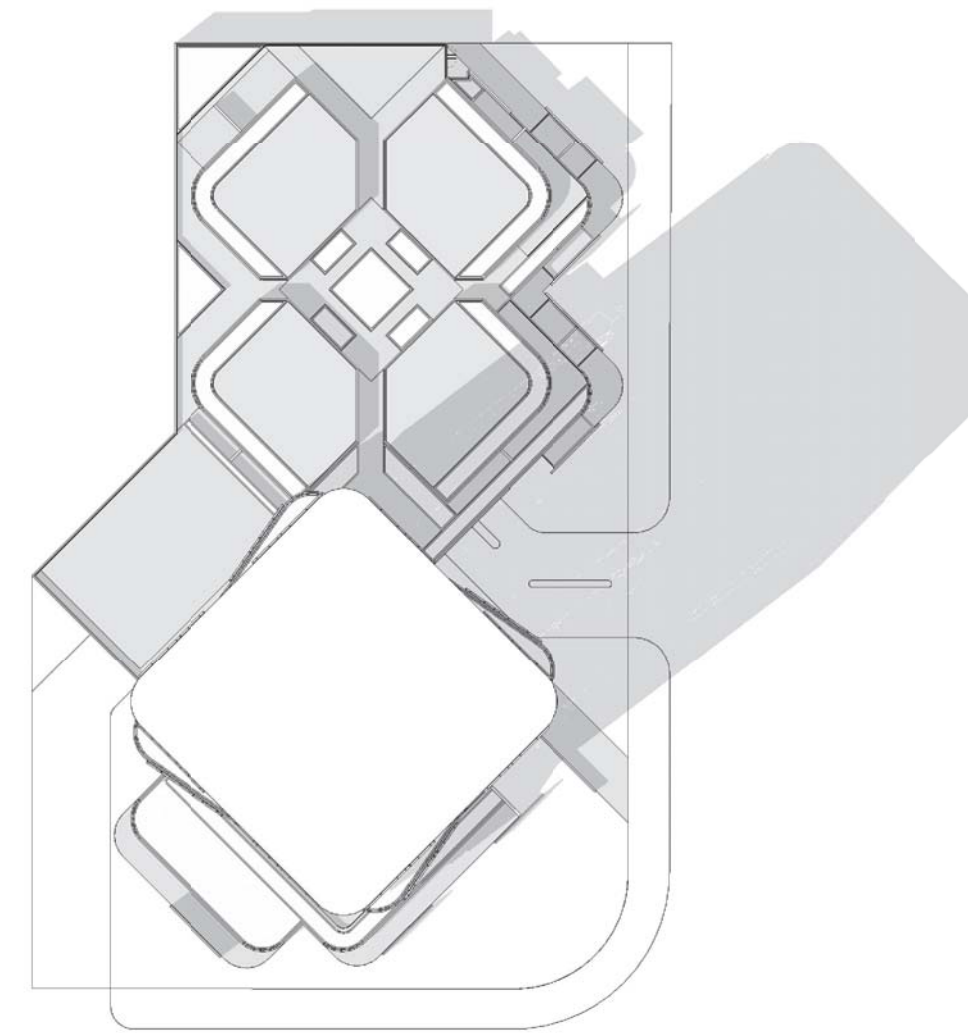
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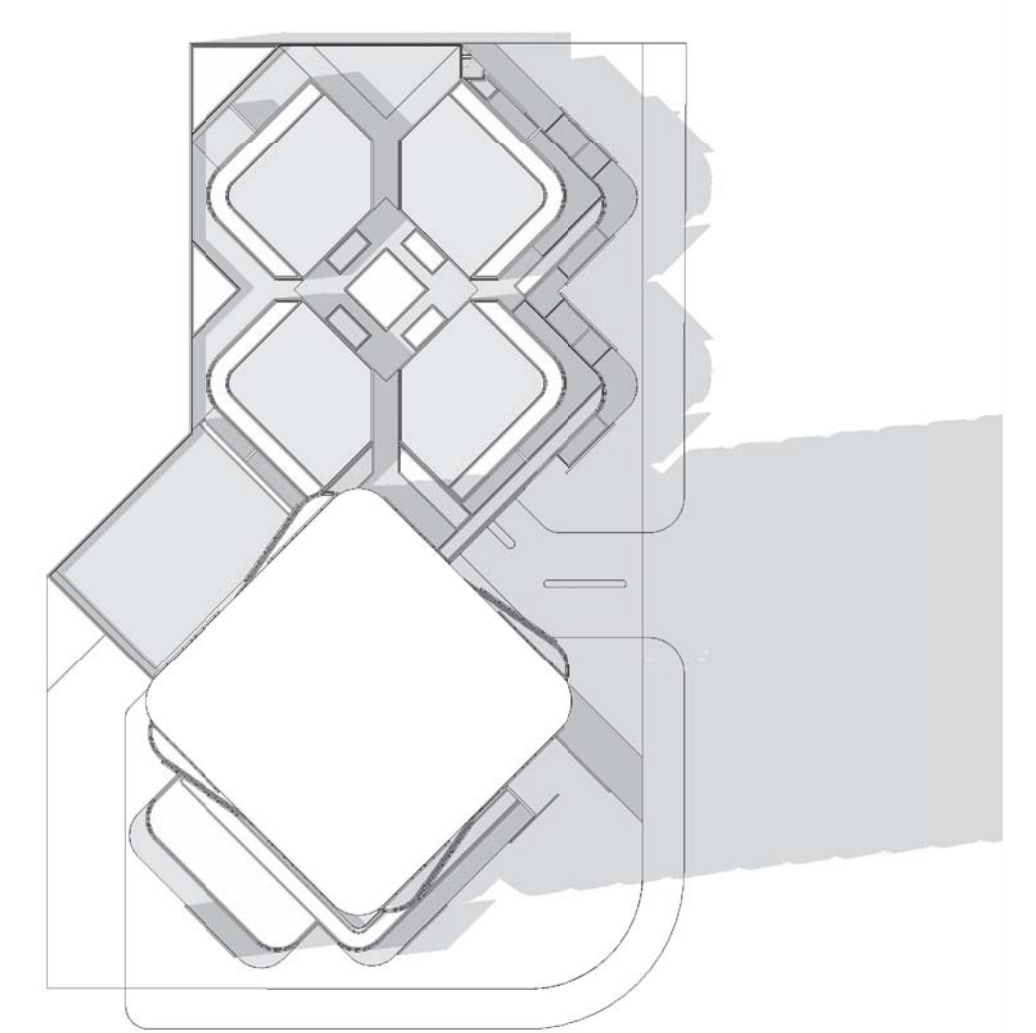
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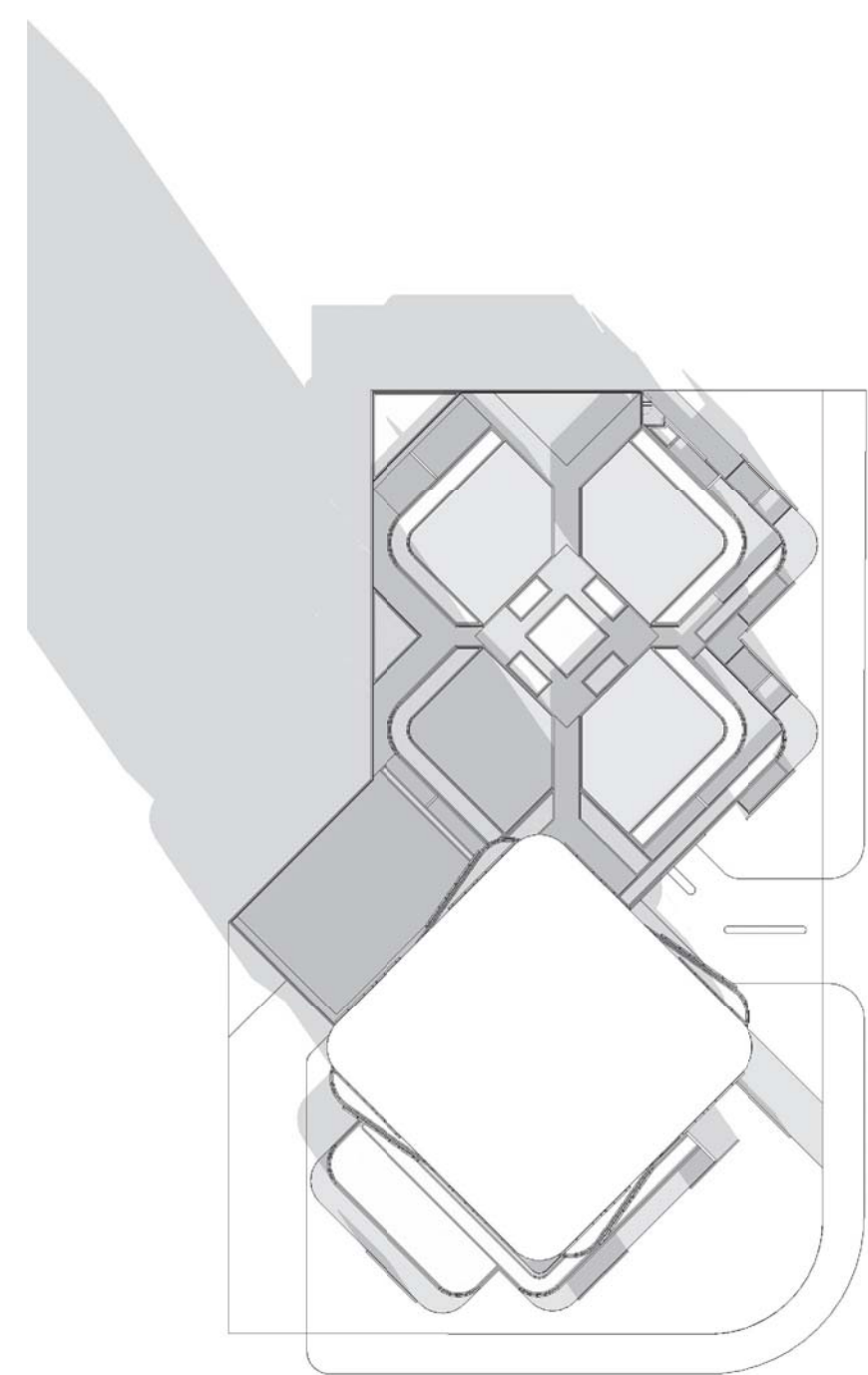
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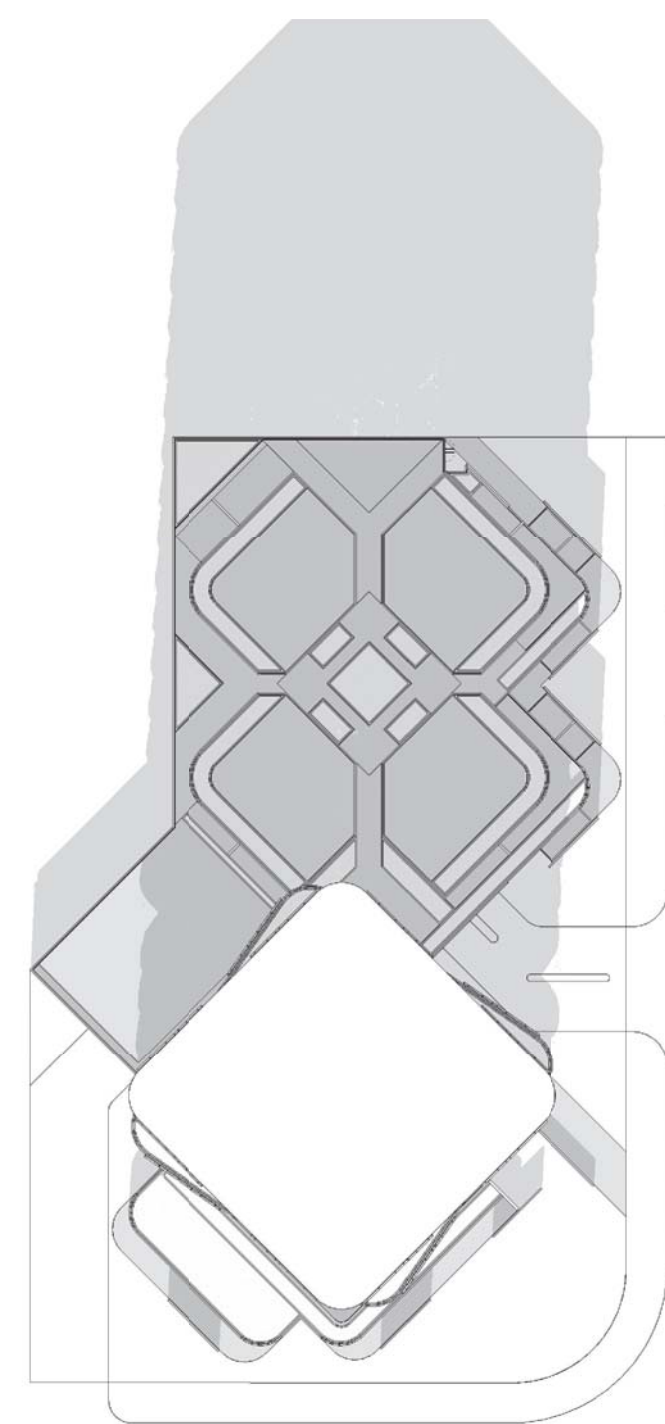
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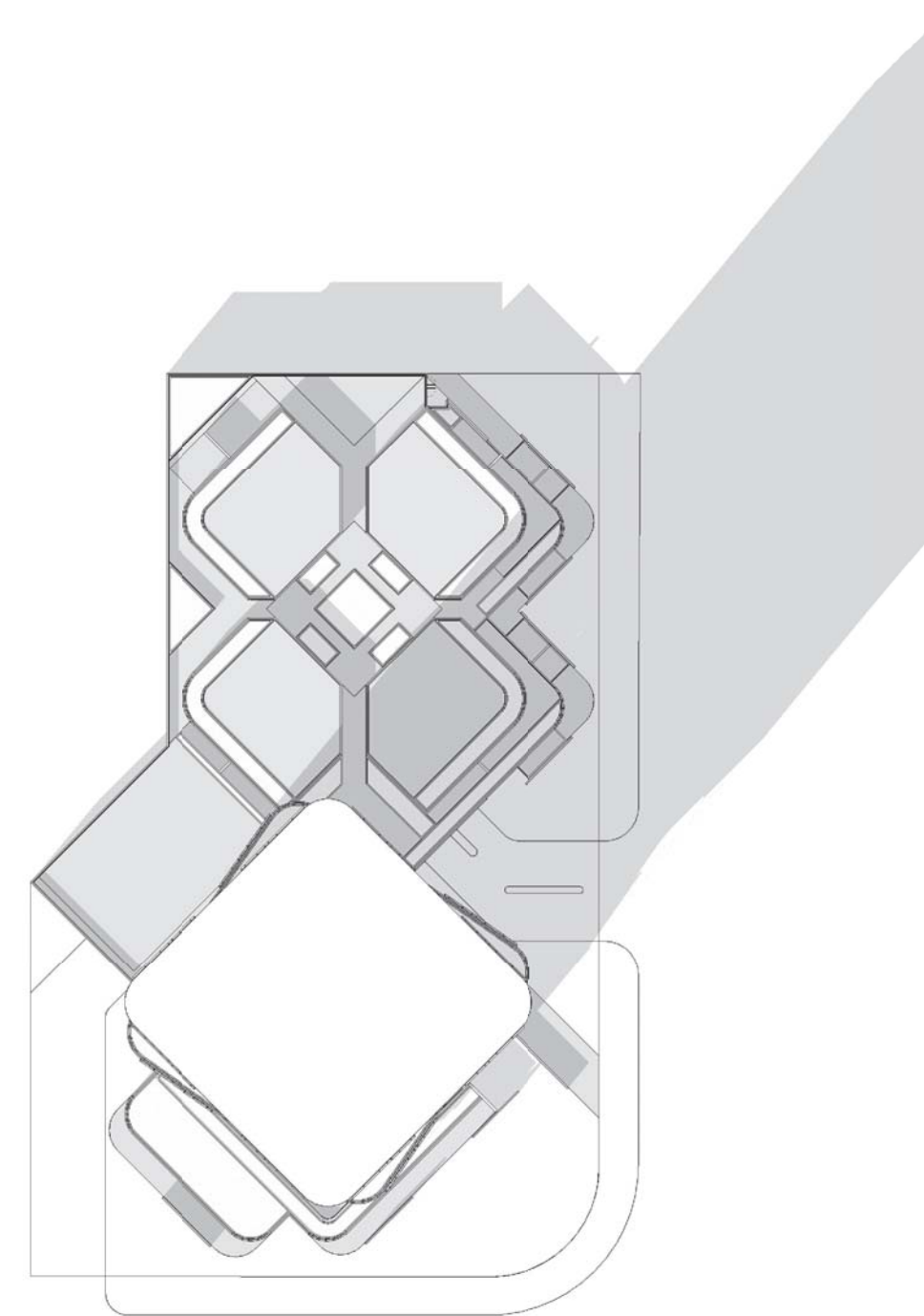
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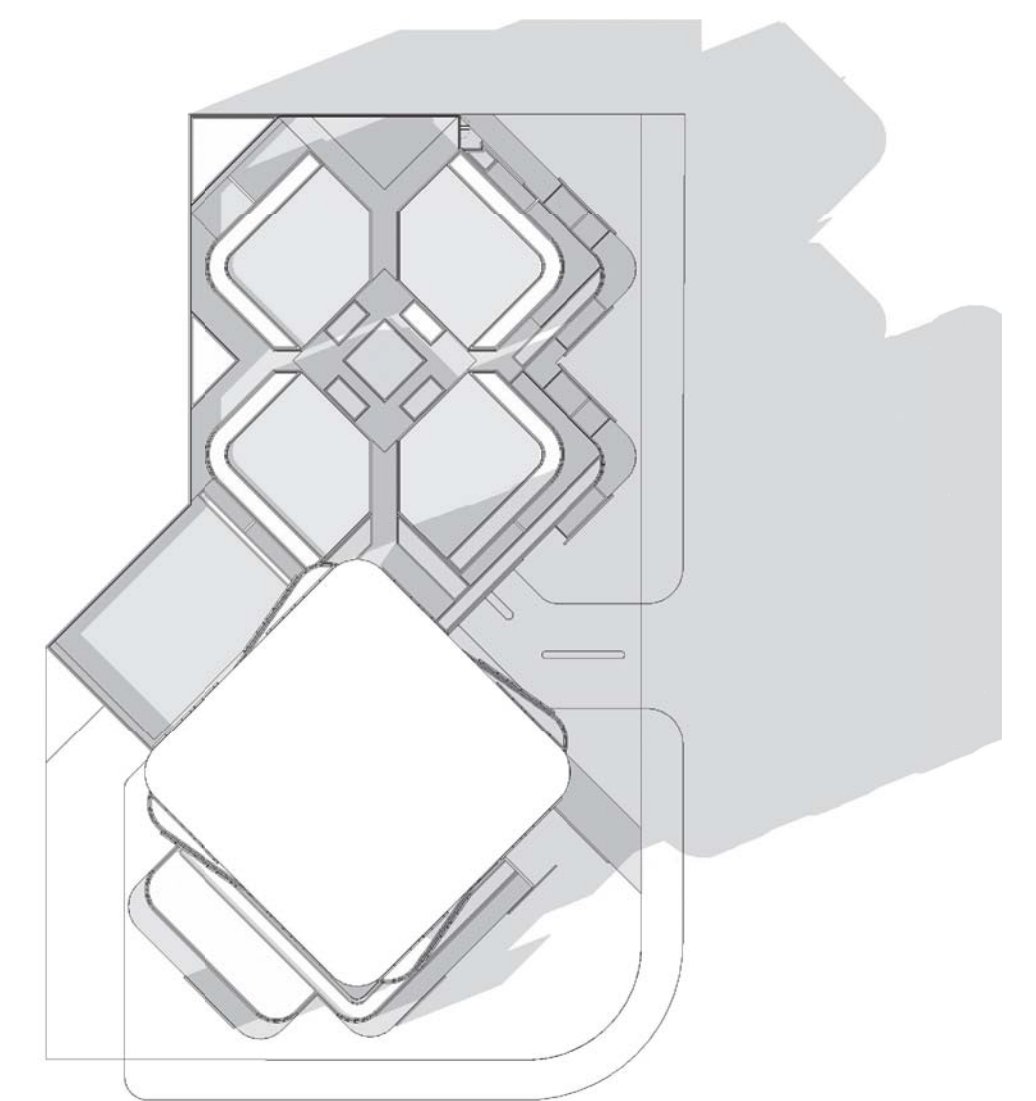
SEPT 21, 10:00 AM



SEPT 21, 12:00 PM



SEPT 21, 2:00 PM



SEPT 21, 4:00 PM











# CAPRI PHASE 1

KELOWNA, B.C.

LANDSCAPE DRAWINGS: ISSUED FOR DEVELOPMENT PERMIT APPLICATION

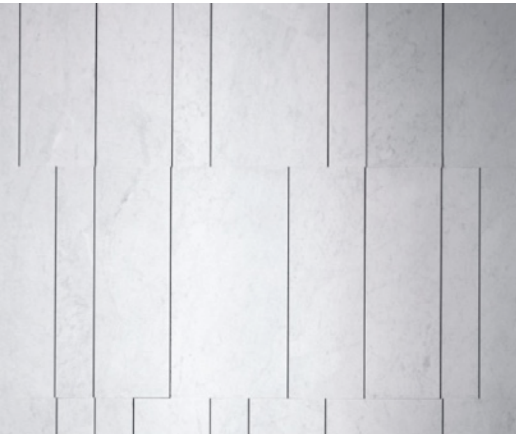
- L0 COVER SHEET
- L1 PRECEDENT IMAGES
- L2 LEVEL 1 LANDSCAPE PLAN
- L3 LEVEL 2 LANDSCAPE PLAN
- L4 LEVEL 3 LANDSCAPE PLAN
- L5 LEVEL 4 LANDSCAPE PLAN
- L6 LEVEL 7 LANDSCAPE PLAN
- L7 HYDROZONE PLAN: LEVEL 1
- L8 HYDROZONE PLAN: LEVEL 2
- L9 HYDROZONE PLAN: LEVEL 3

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.L.N.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 SHRUBS, GRASSES AND PERENNIALS 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 DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE CRUSHED ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- G LAWN AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM
- H 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.



LEVEL 1



UNIT PAVERS TYPE 1



UNIT PAVERS TYPE 2



ARCH. CONCRETE & TIMBER BENCH



UNDER-BENCH LIGHTING



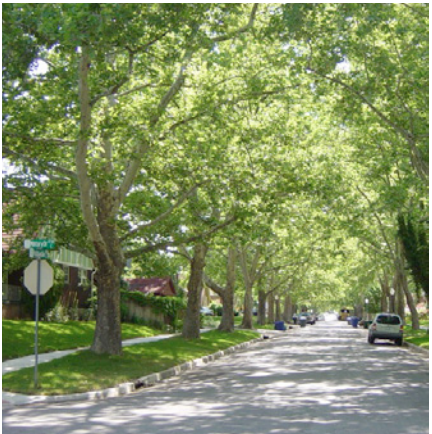
SIMPLE METAL FENCE



LIT ADDRESS MARKER



OUTDOOR COURTYARD



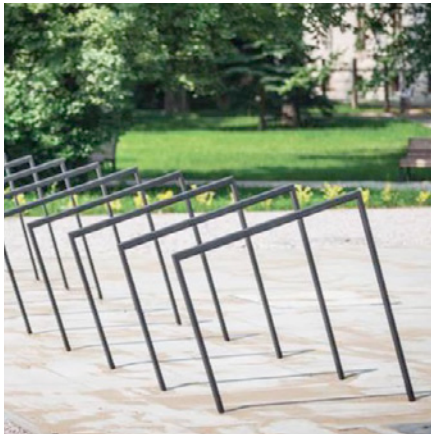
LARGE STREET TREES



SMALL FLOWERING TREES



MINIMALIST PLANTING DESIGN

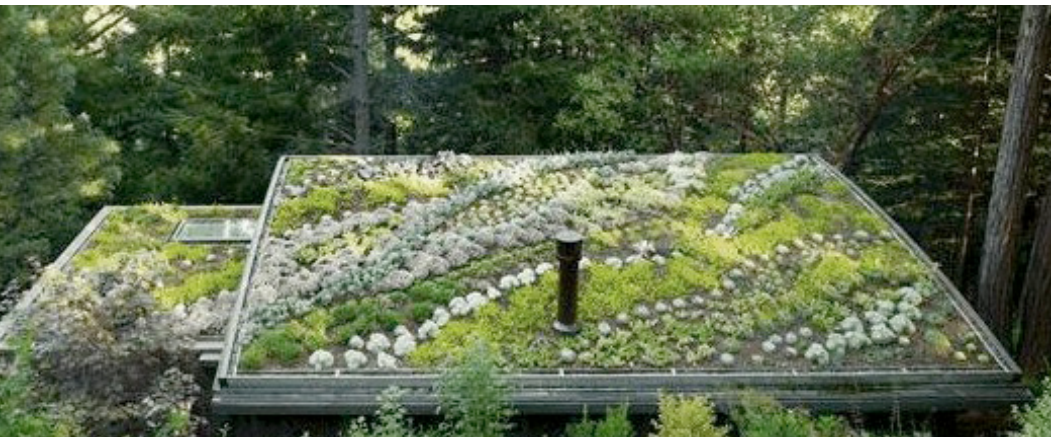


BIKE RACKS

LEVEL 2

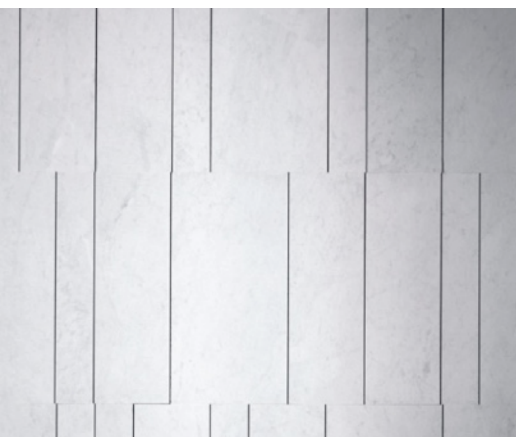


EXTENSIVE GREEN ROOF

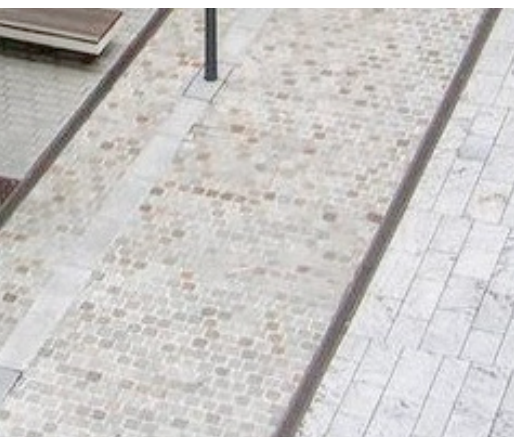


LOW DECIDUOUS & EVERGREEN PLANTINGS WITH SEASONAL INTEREST

LEVEL 3



PAVERS TYPE 1



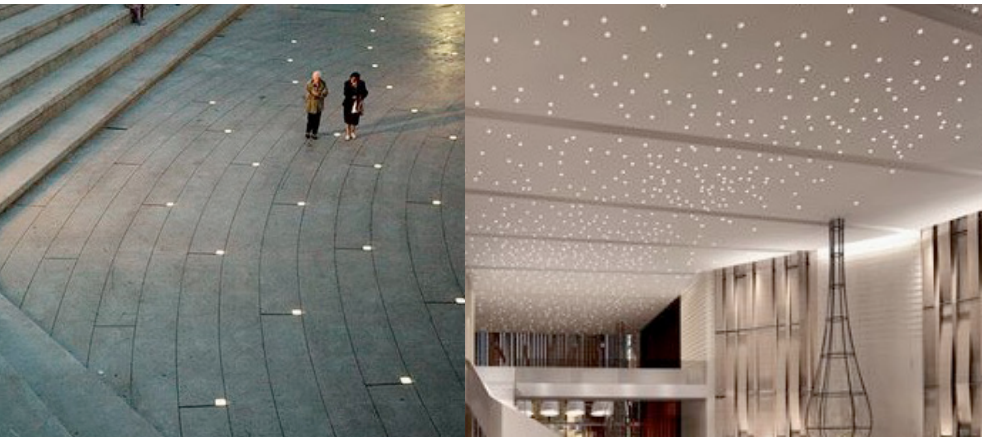
PAVERS TYPE 2



TIMBER PERGOLA



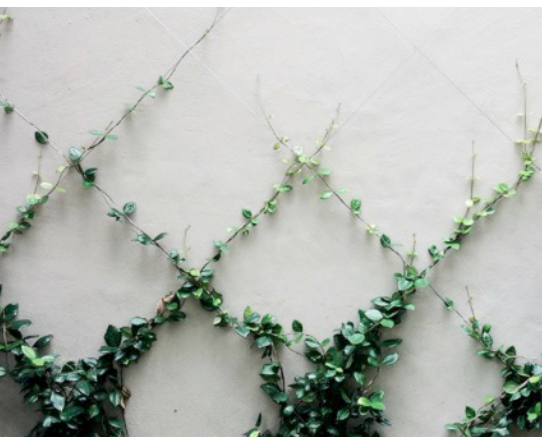
OUTDOOR LIVING ROOMS



LED PAVING FEATURE & ARCH. LIGHTING FEATURE



FEATURE FLOWERING TREE



GARDEN HOME FACADE

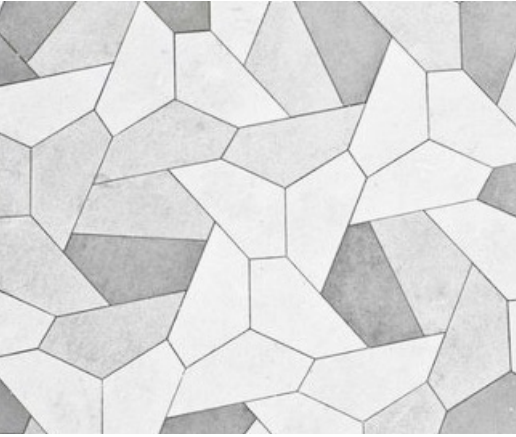


CONCRETE PLANTERS



TUMBLEWEED ROOF FEATURE

LEVEL 4



ROOF PANEL PATTERN



GRASSLAND PATTERN



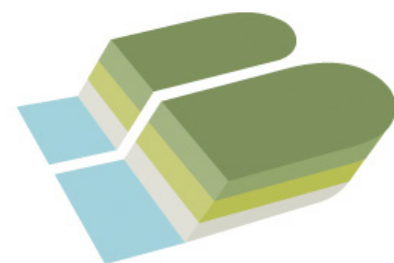
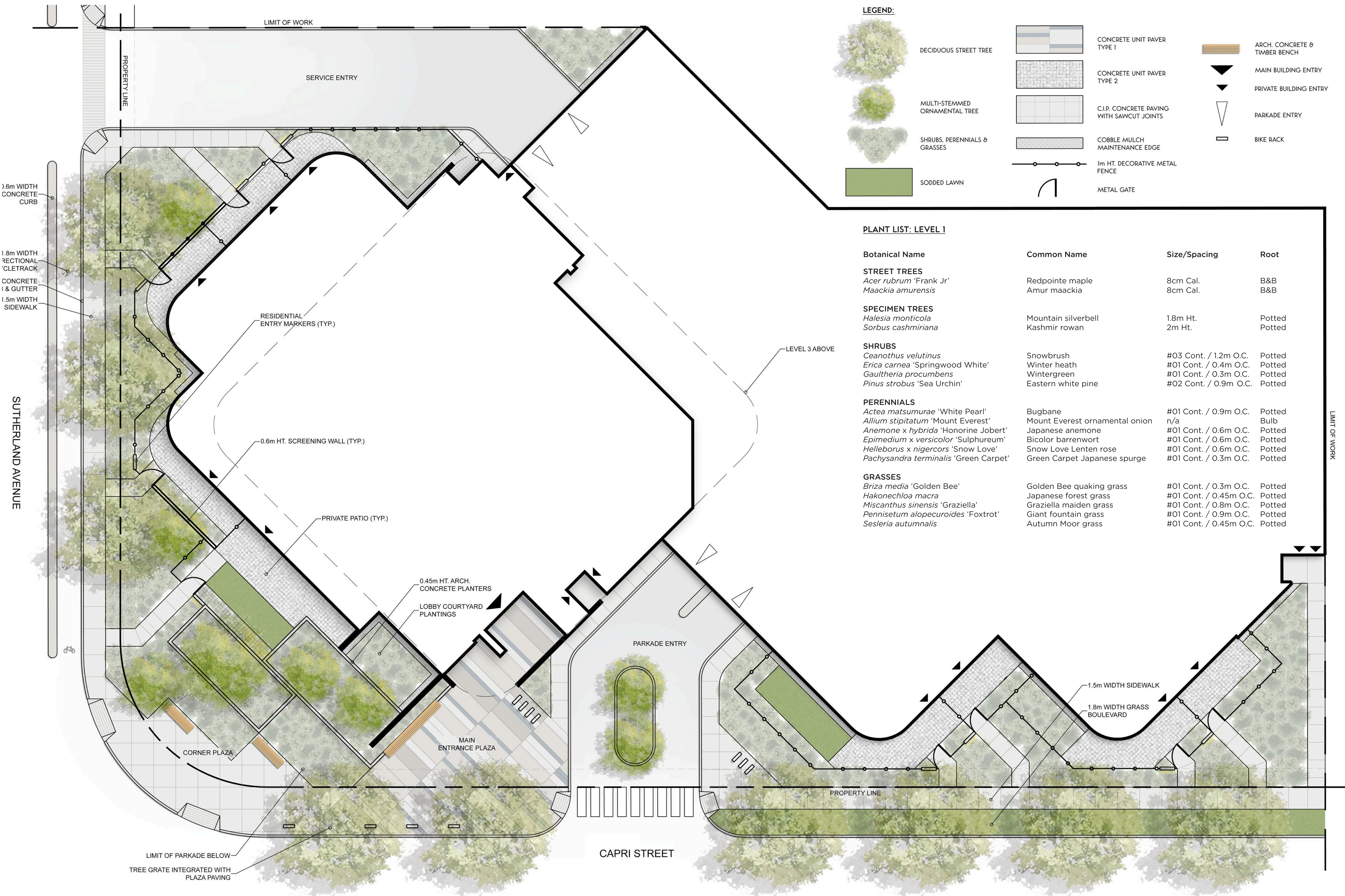
ROOF PANEL COLOUR GRADIENT

LEVEL 7

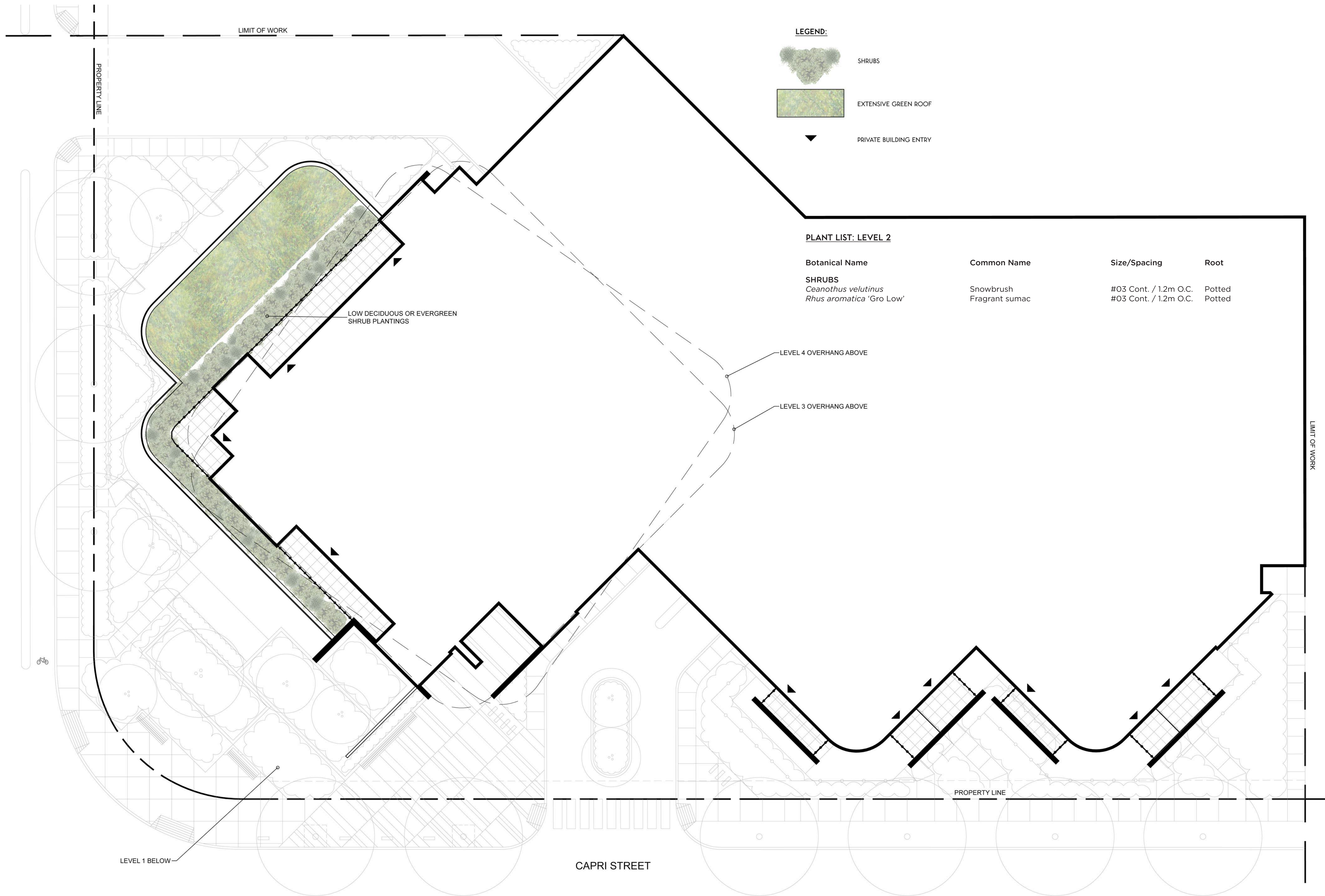


TUMBLEWEED ROOF FEATURE WITH DECORATIVE STONE









L3

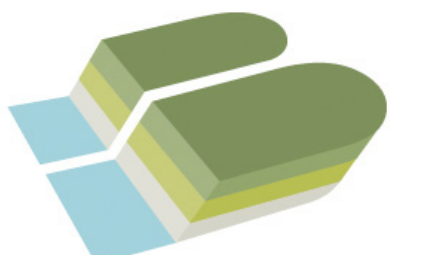
LEVEL 2

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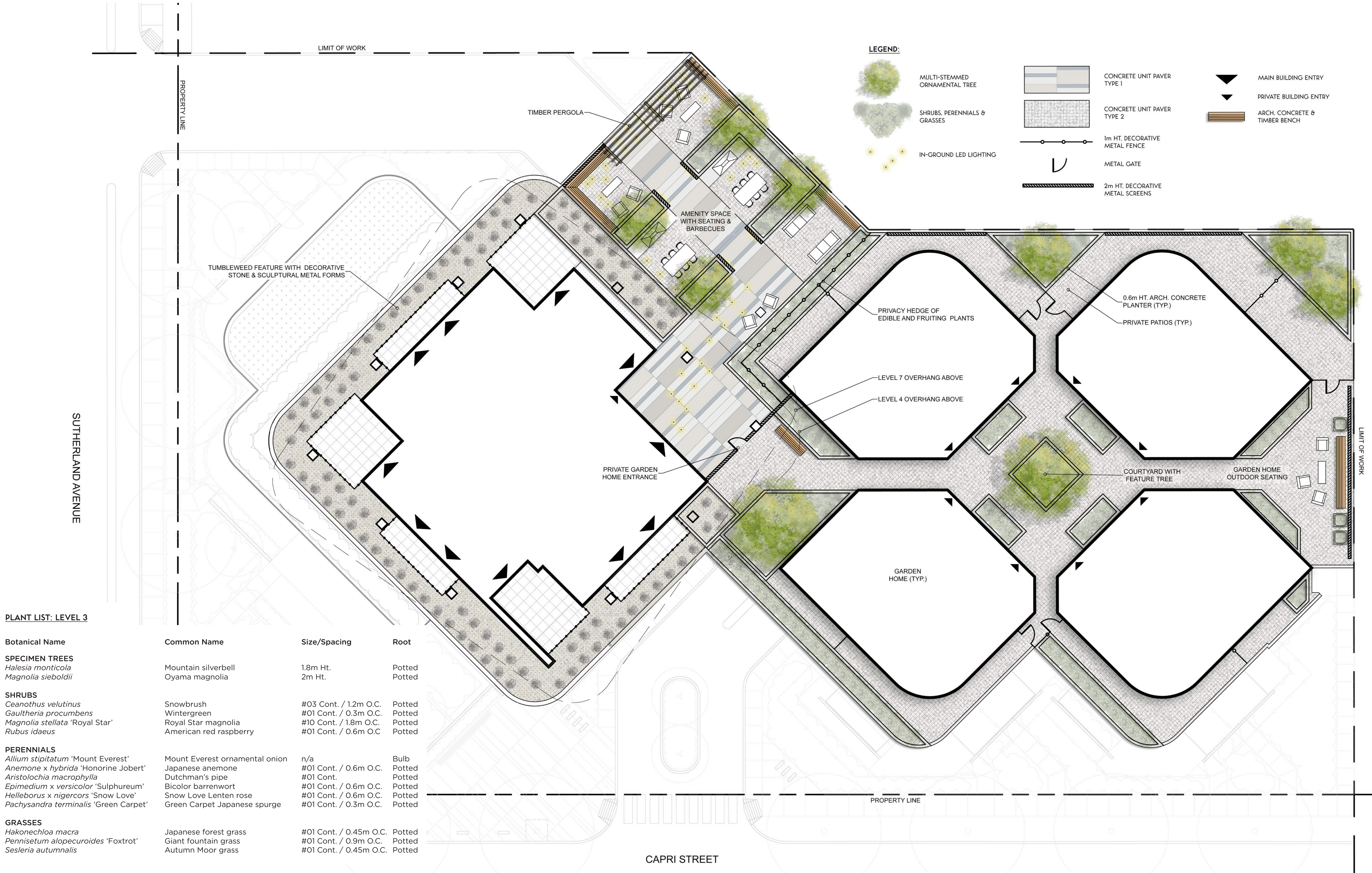
0 1 2 4 6 8 10m 1:125



BENCH  
SITE DESIGN





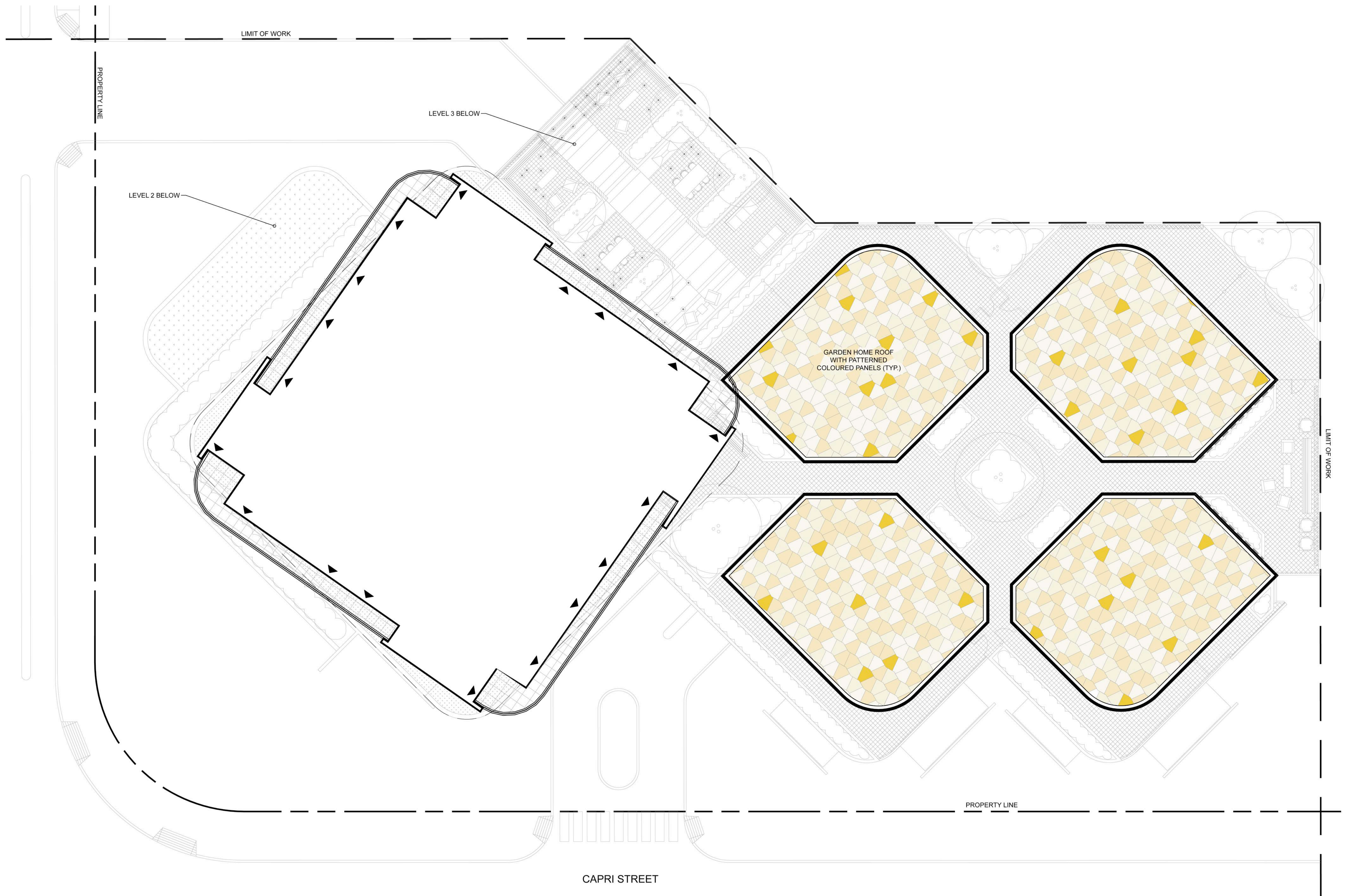


PLANT LIST: LEVEL 3

Botanical Name	Common Name	Size/Spacing	Root
<strong>SPECIMEN TREES</strong>			
<i>Halesia monticola</i>	Mountain silverbell	1.8m Ht.	Potted
<i>Magnolia sieboldii</i>	Oyama magnolia	2m Ht.	Potted
<strong>SHRUBS</strong>			
<i>Ceanothus velutinus</i>	Snowbrush	#03 Cont. / 1.2m O.C.	Potted
<i>Gaultheria procumbens</i>	Wintergreen	#01 Cont. / 0.3m O.C.	Potted
<i>Magnolia stellata</i> 'Royal Star'	Royal Star magnolia	#10 Cont. / 1.8m O.C.	Potted
<i>Rubus idaeus</i>	American red raspberry	#01 Cont. / 0.6m O.C.	Potted
<strong>PERENNIALS</strong>			
<i>Allium stipitatum</i> 'Mount Everest'	Mount Everest ornamental onion	n/a	Bulb
<i>Anemone x hybrida</i> 'Honorine Jobert'	Japanese anemone	#01 Cont. / 0.6m O.C.	Potted
<i>Aristolochia macrophylla</i>	Dutchman's pipe	#01 Cont.	Potted
<i>Epimedium x versicolor</i> 'Sulphureum'	Bicolor barrenwort	#01 Cont. / 0.6m O.C.	Potted
<i>Helleborus x nigercors</i> 'Snow Love'	Snow Love Lenten rose	#01 Cont. / 0.6m O.C.	Potted
<i>Pachysandra terminalis</i> 'Green Carpet'	Green Carpet Japanese spurge	#01 Cont. / 0.3m O.C.	Potted
<strong>GRASSES</strong>			
<i>Hakonechloa macra</i>	Japanese forest grass	#01 Cont. / 0.45m O.C.	Potted
<i>Pennisetum alopecuroides</i> 'Foxtrot'	Giant fountain grass	#01 Cont. / 0.9m O.C.	Potted
<i>Sesleria autumnalis</i>	Autumn Moor grass	#01 Cont. / 0.45m O.C.	Potted







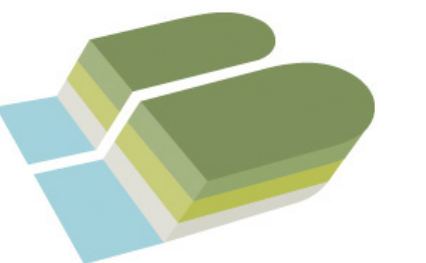
L5

LEVEL 4

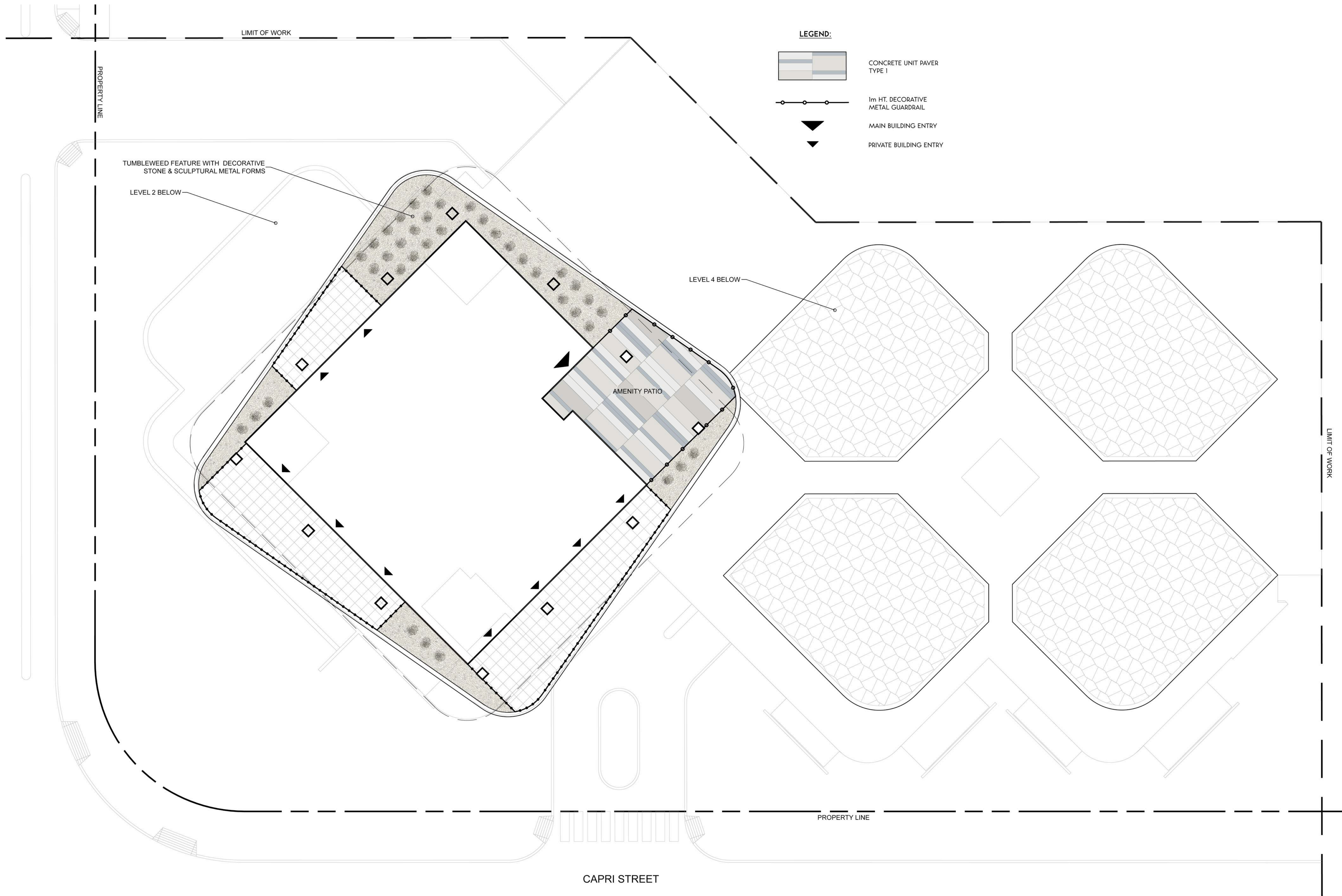
CAPRI PHASE 1 | KELOWNA, BC | LANDSCAPE CONCEPT | NOVEMBER 3, 2017



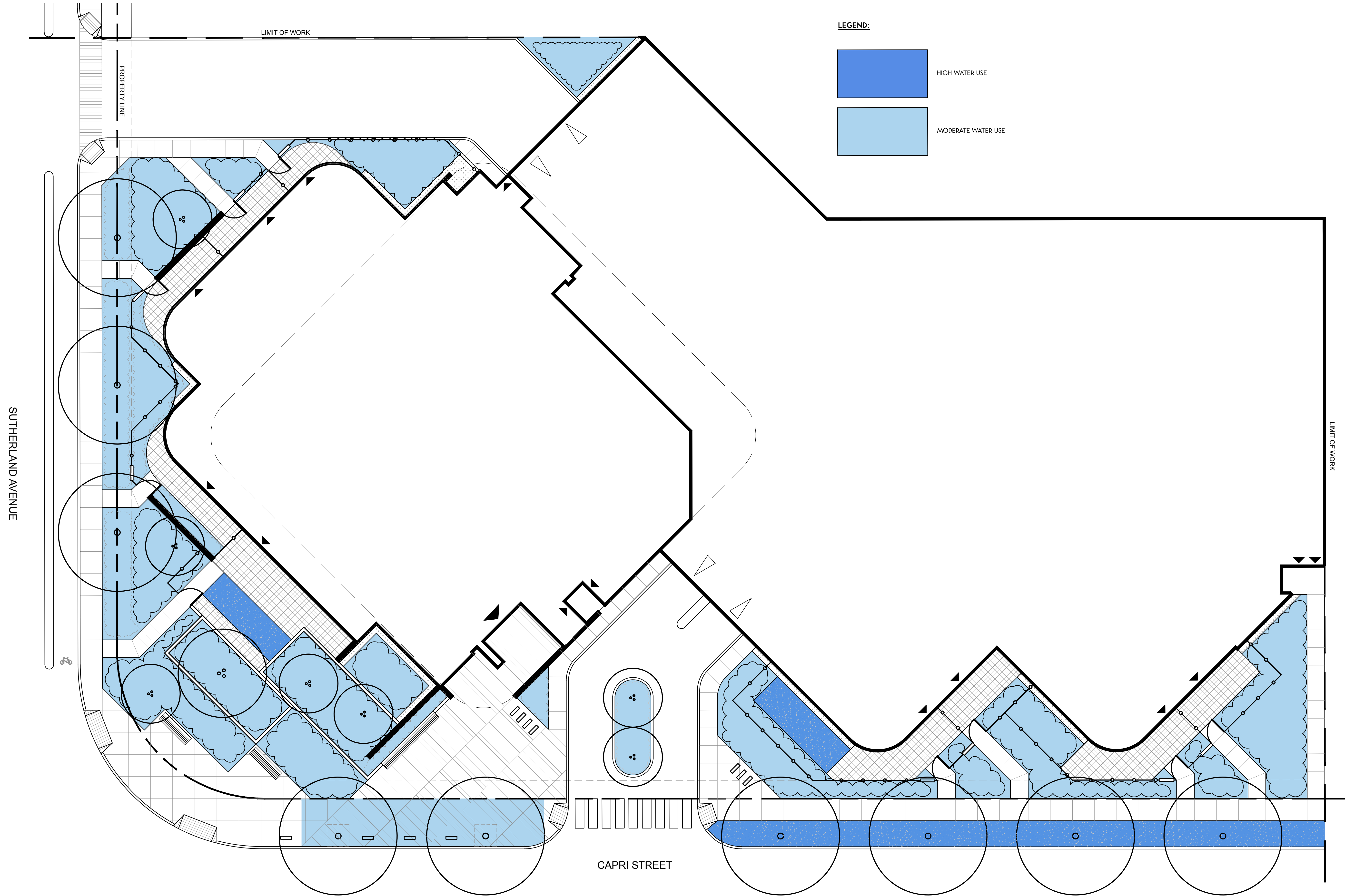
BENCH  
SITE DESIGN









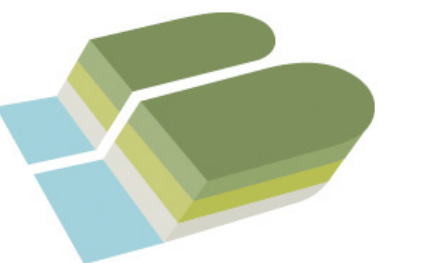


L7

## HYDROZONE PLAN: LEVEL 1

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**BENCH**  
SITE DESIGN





SUTHERLAND AVENUE

PROPERTY LINE

LIMIT OF WORK

LEGEND:



MODERATE WATER USE

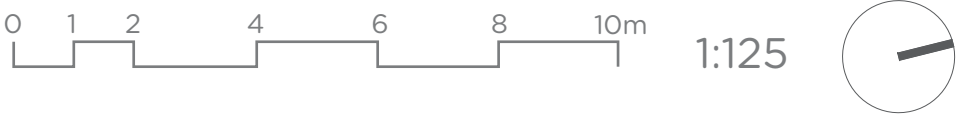
LIMIT OF WORK

CAPRI STREET

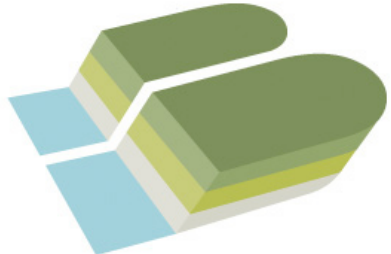
L8

HYDROZONE PLAN: LEVEL 2

CAPRI PHASE 1 | KELOWNA, BC | LANDSCAPE CONCEPT | NOVEMBER 3, 2017



BENCH  
SITE DESIGN



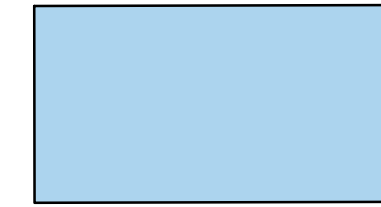


SUTHERLAND AVENUE

LIMIT OF WORK

PROPERTY LINE

LEGEND:



MODERATE WATER USE

LIMIT OF WORK

CAPRI STREET

L9

HYDROZONE PLAN: LEVEL 3

CAPRI PHASE 1 | KELOWNA, BC | LANDSCAPE CONCEPT | NOVEMBER 3, 2017

0 1 2 4 6 8 10m 1:125



BENCH  
SITE DESIGN

