



NEW TOWN

DESIGN RATIONALE

PURPOSE BUILT RENTAL HOUSING

RUTLAND URBAN CENTRE



PROPOSAL

This application is to construct a 6-storey purpose built rental apartment within the Rutland Urban Centre. This prominent, corner site is a consolidation of 385-405 Leathead Road & 530-540 Dougall Road N. The property is zoned UC4 under the current zoning bylaw and is proposed to be rezoned to UC4r to achieve the necessary rental subzone. The development will host 124 dwellings within 11 studios, 90 one-bedroom homes and 23 two-bedroom homes.



Figure 1: Site location outlined in red.

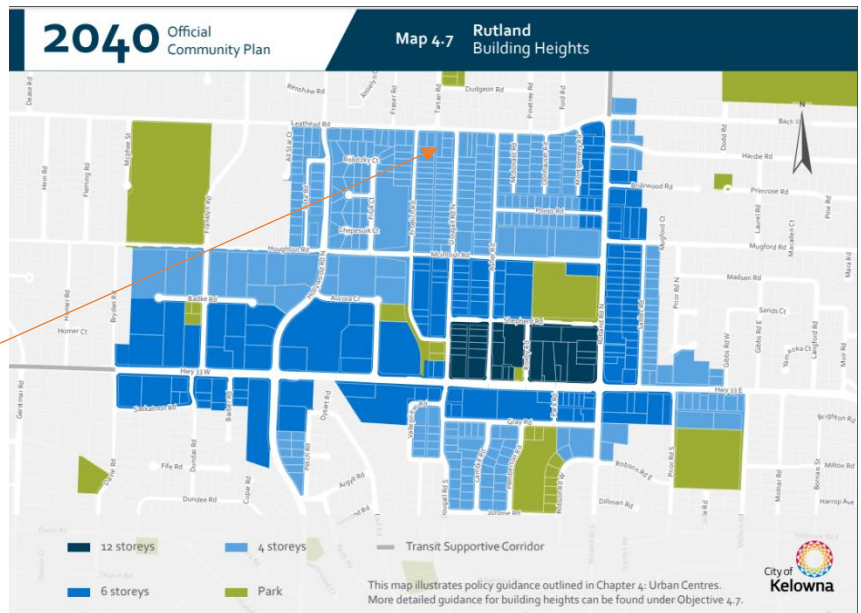


NEW TOWN

POLICY CONTEXT

This project is in the Rutland Urban Centre (UC4) as prescribed in the Zoning Bylaw and OCP. The bylaw map to the right shows this site as being suitable for 4 storey structures with bonus potential for 6 storeys

Subject Site



The identified Base FAR for this site is 1.6 FAR with a maximum height of 4 storeys. An additional 0.5 FAR Public Amenity & Streetscape Bonus is available, which also comes with an additional 2 storey height allowance. The estimated amenity streetscape bonus FAR is estimated to come at a \$58,636 cost, based on the site area of 2931.8sq.m. This application is also eligible for 0.3 FAR rental only project, achieved via the proposed UC4r subzone.

ARCHITECTURE FORM & CHARACTER



This mid-rise building has a distinctly modern residential personality. The massing is articulated with simple and effective uses of varied cladding materials with neutral, earth-toned colors. The building base is personalized with street-facing patio space to animate the pedestrian realm, while robust landscaping consisting of trees/shrubs delineates the boundary between public and private space.

The interior courtyard space at grade is oriented with a Southern aspect for plenty of light to accentuate the outdoor seating/recreation space. This at-grade amenity space is augmented by a shared deck on the 6th floor, as well as an expansive rooftop patio space for residents to enjoy. This collection of outdoor space will make this building one of the most livable rental apartments in the City.



ACCESS & PARKING

Vehicular access and site services are achieved exclusively via the rear laneway. The parkade entrance is located at the South end of the site, with a collection of surface parking stalls (primarily for visitors) sits directly adjacent the lane.

Parking fully meets the necessary bylaw parameters, while utilizing the rental housing parking rates and bonus long term bike parking provisions. With the site possessing a very high bike score, additional bicycle parking was identified as a priority. There will be a total of 173 bike parking stalls available for residents and visitors of this building.

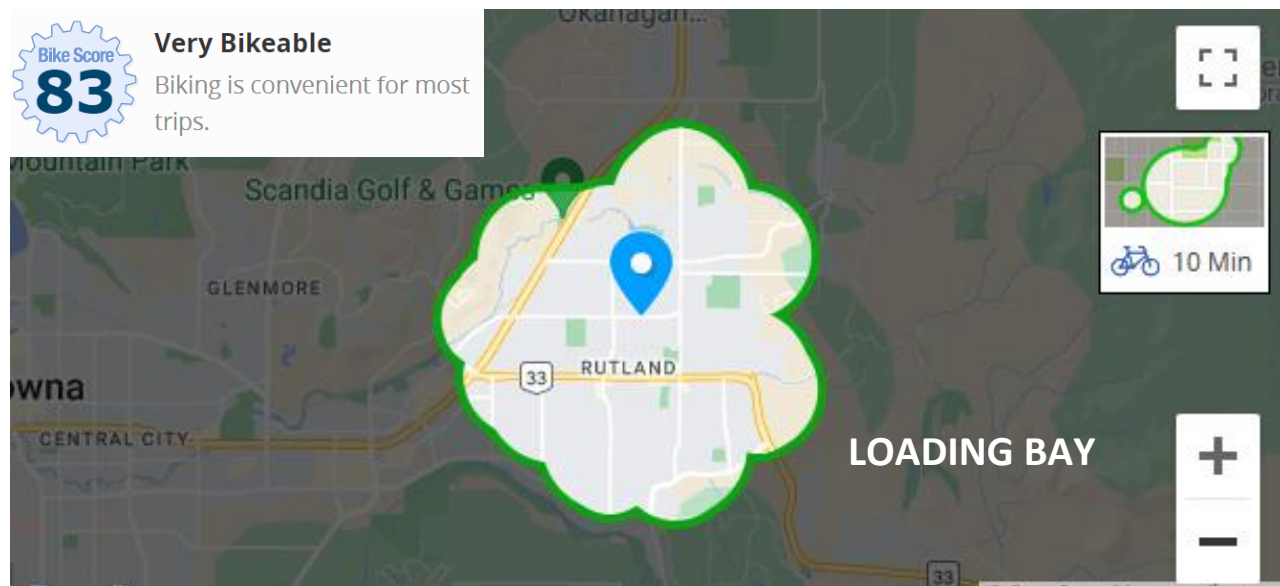


Figure 2: Travel Time Map - 10-minute bike ride.

BYLAW COMPLIANCE

This application has no bylaw variances.

SUMMARY

This development is a key rental housing component to be added within the context of the Rutland Urban Centre. It complies with the zoning bylaw in all aspects, follows the OCP guidelines for appropriate development and delivers 124 much needed homes in a variety of sizes. In summary, the proposal offers the right form, in the right place, at the right time. We offer the form and character as a fresh view of modern rental development and seek support from staff and Council in this endeavor.



THE RISE - 6 STOREY MFR (385-405 Leathead Rd & 530-540 Dougall Rd N, KELOWNA)

IFDP, 2023-02-01



ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING
200-1464 ST. PAUL STREET
KELOWNA, BC V1Y 2E6
e: roman@newtownservices.net t: (250) 860-8185

- A0.00D COVER PAGE
- A1.01D ZONING & BYLAW
- A2.01D SITE PLAN
- A3.00D PARKADE FLOOR PLAN
- A3.01D LEVEL 1 FLOOR PLAN
- A3.02D LEVEL 2 FLOOR PLAN
- A3.03D LEVEL 3-5 FLOOR PLAN
- A3.04D LEVEL 6 FLOOR PLAN
- A3.05D ROOFTOP AMENITY SPACE
- A4.00D MATERIALS
- A4.01D BUILDING ELEVATIONS
- A4.02D BUILDING ELEVATIONS
- A9.01D RENDERINGS

LANDSCAPE

CTQ CONSULTANTS LTD.
1334 ST. PAUL STREET,
KELOWNA, BC, V1Y 2E1
e: bdouglas@ctqconsultants.ca t: (250) 979-1221 Ext. 135

- LDP 1 COVER SHET
- LDP 2.1 LANDSCAPE PLAN - LEVEL 1
- LDP 2.2 LANDSCAPE PLAN - LEVEL 6 & ROFTOP
- LDP 3 LANDSCAPE PLAN - WATER CONSERVATION
- LDP 4 LANDSCAPE DETAILS

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

Seal



Revisions

No.	DATE	DESCRIPTION
1	2023-02-01	IFDP

FOR PERMIT ONLY

project title

THE RISE - 6 STOREY
PURPOSE BUILT RENTAL

project address

385-405 Leathead Rd &
530-540 Dougall Rd N,
KELOWNA

project no. 4215

File No. C:\Users\Roman\Documents\4215\4215-01-01\4215-01-01.dwg

drawing title

COVER PAGE

designed LA scale

drawn LA

checked JA

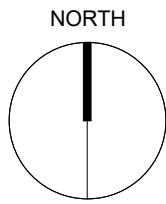
drawing no.

A0.00D

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KEYNOTES - SITE	
I.D	DESCRIPTION



SITE CONTEXT
1" = 40'-0"

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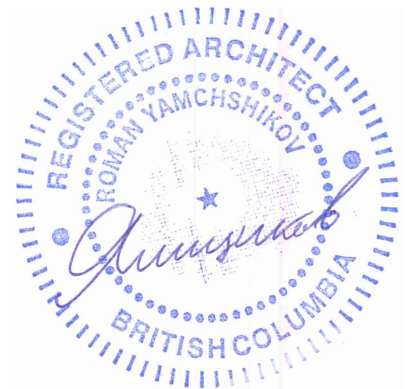
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project address

385-405 Leathead Rd &
530-540 Dougall Rd N,
KELOWNA

project no.

4215

drawing title

SITE PLAN

designed Designer scale As indicated

drawn Author

checked Checker

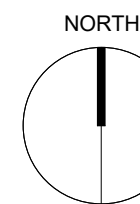
drawing no.

A2.01D

plotted 02/02/2023 11:04:03 AM

KEYNOTES - FLOOR PLAN

I.D. DESCRIPTION



A4.01D
2

1

2

3

A

WATER ENTRY

1

SMALL

TRAVEL DISTANCE: 41.06 m
MAX: 45m

PARKADE - 77 STALLS

TRAVEL DISTANCE: 21.79 m
MAX: 45m

38

HC

HC

26

25

ELEV.

MECH/SERV

13

14

WALL MOUNTED BIKE
RACK - TYP.

39

54

15

EXIT

55

SMALL

MECH/SERV

77

EXIT

66

65

TRAVEL DISTANCE: 25.83 m
MAX: 45m

SMALL

63

62

11

11

11

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11

WASH / REPAIR
STATION

BIKES (132)

URBAN RACKS -
DOUBLE STACKER

WALL MOUNTED BIKE
RACK - TYP.

12

12

16

16

18

18

17

17

A4.01D
1

B

C

1

2

3

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4215

File no. C:\Users\LA\Documents\4215\4215-001\4215-001.dwg

drawing title

PARKADE
FLOOR PLAN

designed LA scale 1/8" = 1'-0"

drawn LA

checked JA

drawing no.

A3.00D

plotted 01/02/2023 5:21:04 PM

I.D	DESCRIPTION
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Report all errors and omissions to the Architect.

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I.D	DESCRIPTION
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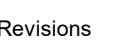


I.D	DESCRIPTION
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Seal

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project title

THE RISE - 6 STOREY
PURPOSE BUILT RENTAL

project address
385-405 Leathead Rd &
530-540 Dougall Rd N,
KELOWNA

project no. 4215

file no. C:\Users\Lenka.Algeriva\Documents\4215-WCPD_v2_lenka@newswireservices.net.v1

drawing title

1.5)/51 0.5

LEVEL 3-5

LOOP PLAN

FLOOR PLAN

designed	scale
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Designer	1/8" = 1'-0"
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Author

checked _____ Checker _____

drawing no. **A C C C D**

A303D

A3.03D

skottelund *et al.* • *Chronic Cocaine Alters the Dopamine System*

01/02/2023 5:22:10 PM

KEYNOTES - FLOOR PLAN

I.D. DESCRIPTION

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KELOWNA

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4215

drawing title

**LEVEL 6 FLOOR
PLAN**

designed

Designer

scale

1/8" = 1'-0"

drawn

Author

checked

Checker

drawing no.

A3.04D

plotted

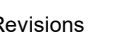
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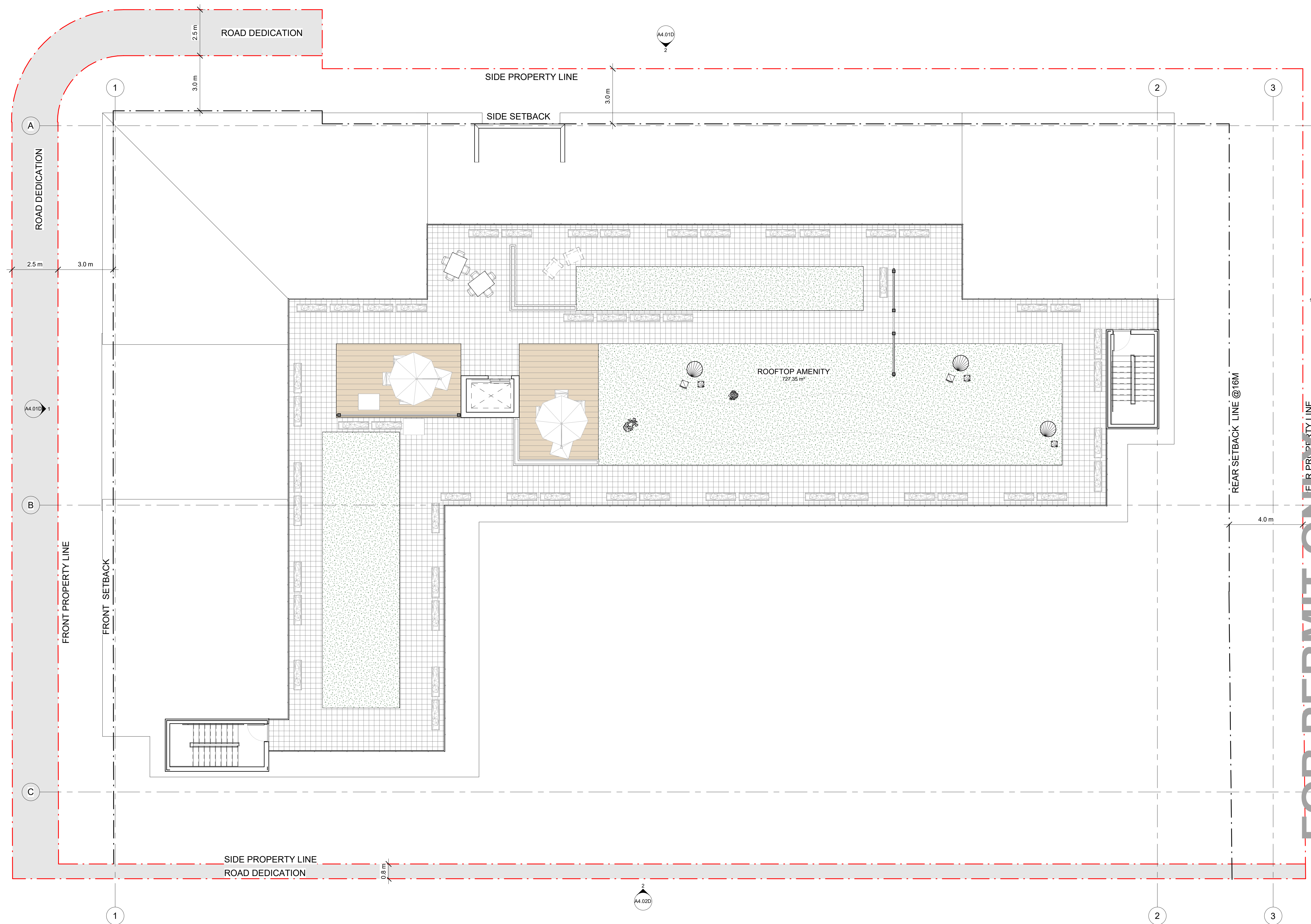
I.D	DESCRIPTION
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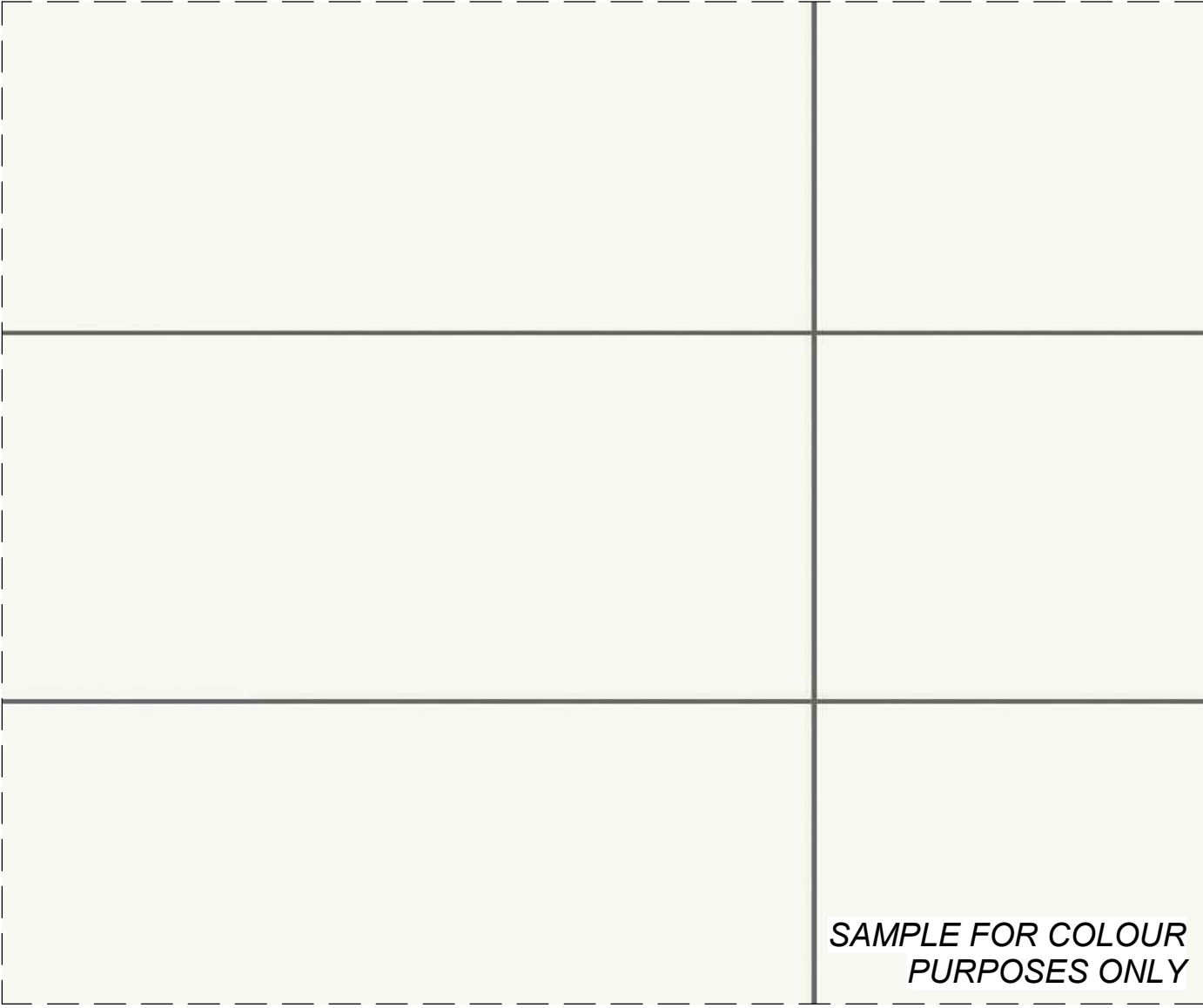
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COLOUR & CODE:
I.D NUMBER:

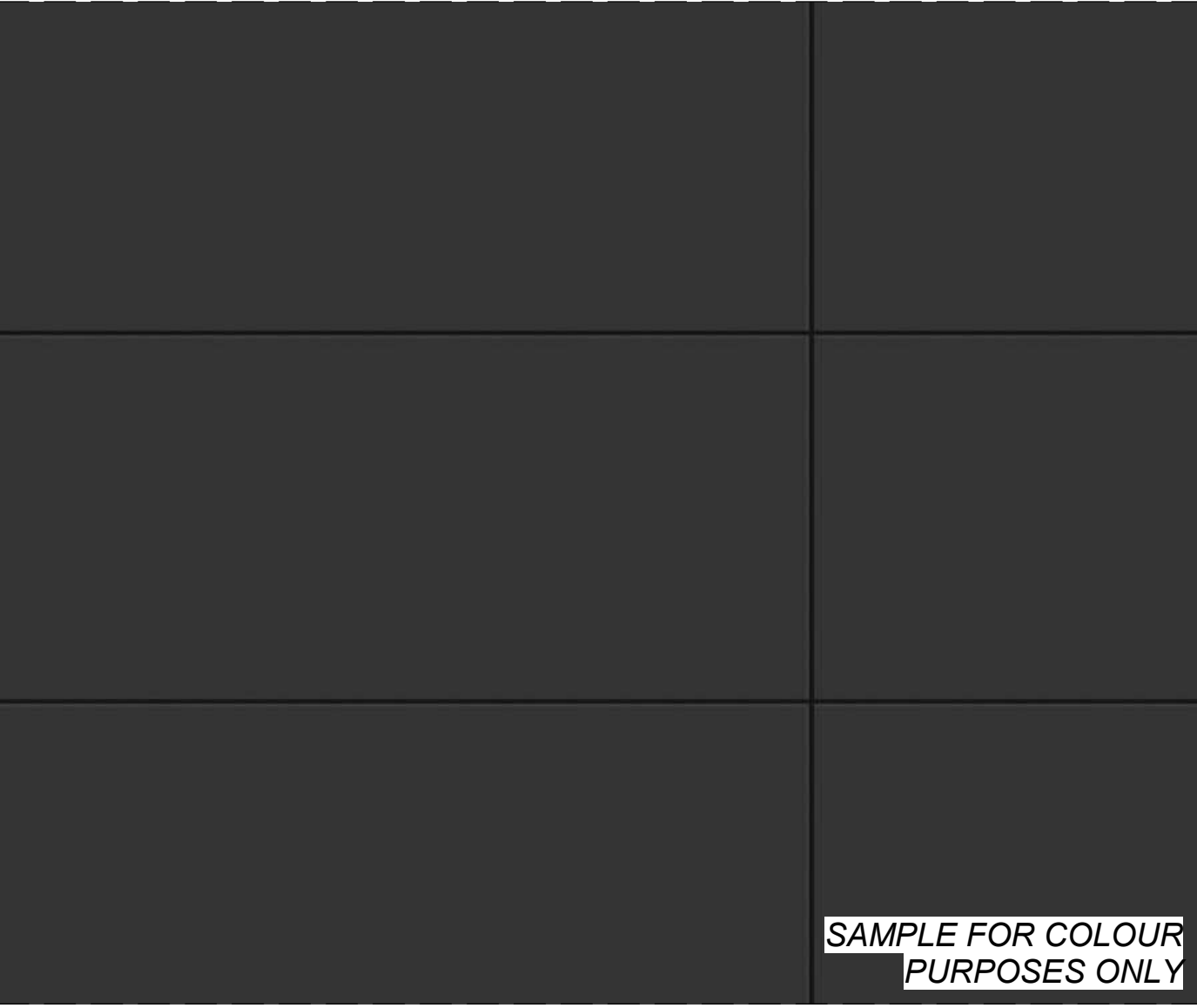
FIBRE CEMENT SIDING C/W REVEAL
WHITE
1.



SAMPLE FOR COLOUR
PURPOSES ONLY

PRODUCT:
COLOUR & CODE:
I.D NUMBER:

FIBRE CEMENT SIDING C/W REVEAL
IRON GREY / BLACK
2.



SAMPLE FOR COLOUR
PURPOSES ONLY

PRODUCT:
COLOUR & CODE:
I.D NUMBER:

COMPOSITE PANEL - NARROW PROFILE
LIGHT WOOD TEXTURE
3.



SAMPLE FOR COLOUR
PURPOSES ONLY

PRODUCT:
COLOUR & CODE:
I.D NUMBER:

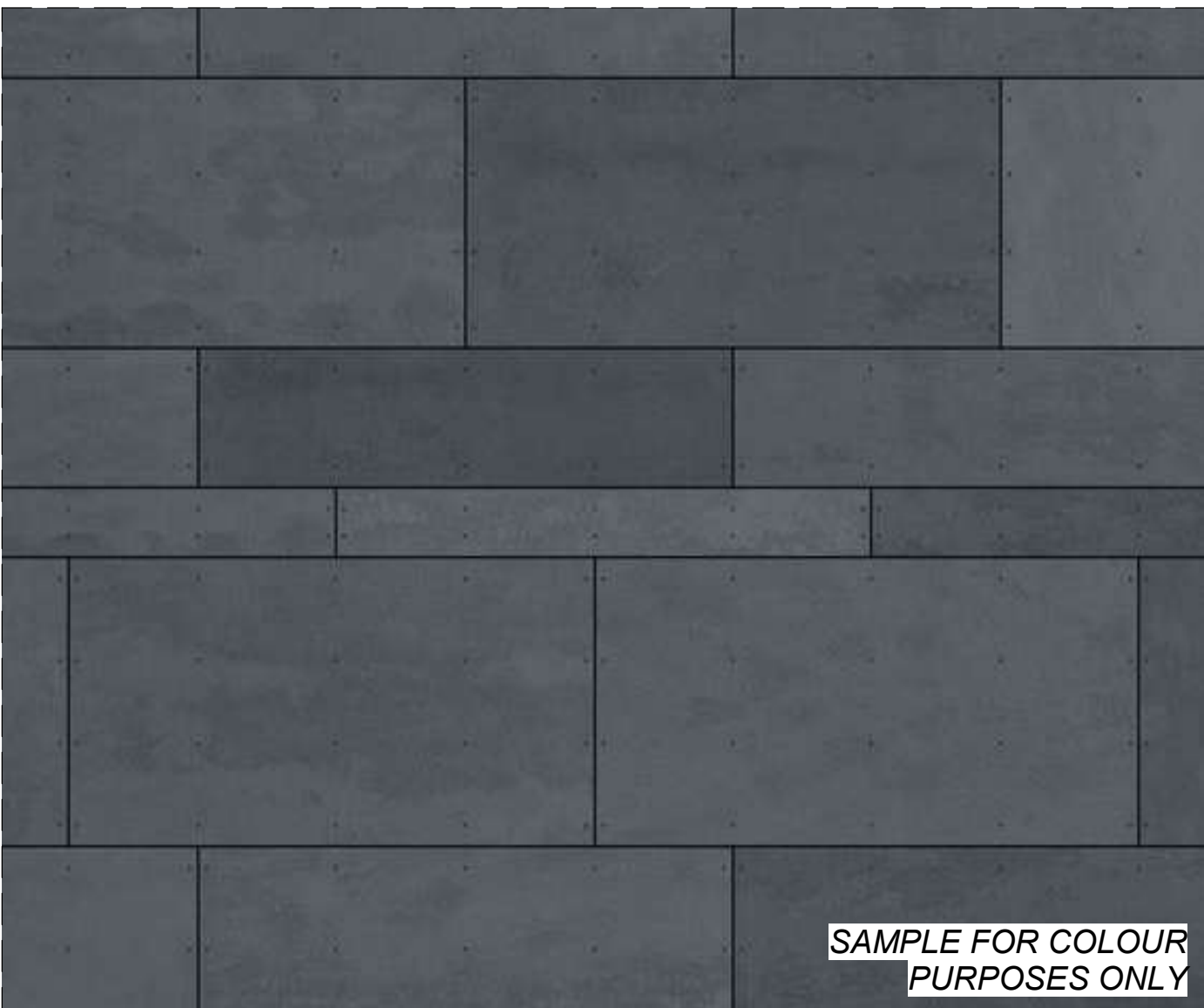
COMPOSITE PANEL - WIDE PROFILE
DARK WOOD TEXTURE
4.



SAMPLE FOR COLOUR
PURPOSES ONLY

PRODUCT:
COLOUR & CODE:
I.D NUMBER:

FIBRE CEMENT SIDING - RANDOM PATTERN
GREY
5.



SAMPLE FOR COLOUR
PURPOSES ONLY

PRODUCT:
COLOUR & CODE:
I.D NUMBER:

ACCENT ALUMINIUM CLADDING
SILVER
6.



SAMPLE FOR COLOUR
PURPOSES ONLY

PRODUCT:
COLOUR & CODE:
I.D NUMBER:


ALUMINIUM PICKET RAILING
BLACK GALVANIZED
7.



SAMPLE FOR COLOUR
PURPOSES ONLY

PRODUCT:
COLOUR & CODE:
I.D NUMBER:


GLASS RAILING
BLACK GALV. ALU POSTS W/TRANSPARENT GLASS PANELS
8.



SAMPLE FOR COLOUR
PURPOSES ONLY

PRODUCT:
COLOUR & CODE:
I.D NUMBER:

VINYL SLIDING DOOR
CLEAR GLASS; BLACK FRAME
9.



SAMPLE FOR COLOUR
PURPOSES ONLY

PRODUCT:
COLOUR & CODE:
I.D NUMBER:

VINYL WINDOW
CLEAR GLASS; BLACK FRAME
10.



SAMPLE FOR COLOUR
PURPOSES ONLY

PRODUCT:
COLOUR & CODE:
I.D NUMBER:

LOOP - 2 SPACE BIKE RACK
BLACK
11.



SAMPLE FOR COLOUR
PURPOSES ONLY

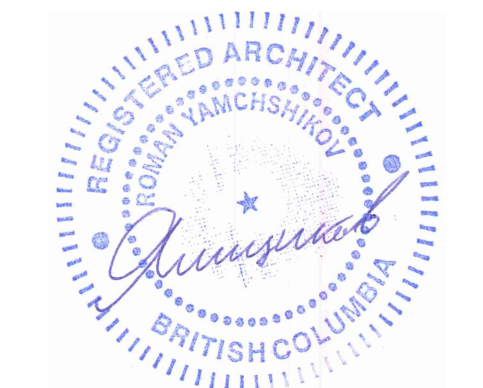
PRODUCT:
COLOUR & CODE:
I.D NUMBER:

MOLOK UNDERGROUND CONTAINERS
CEDAR EON PLASTIC FRAMING
12.



SAMPLE FOR COLOUR
PURPOSES ONLY

Seal



Revisions		
No.	DATE	DESCRIPTION
1	2023-02-01	IFDP

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1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

KEYNOTES - ELEVATION

I.D. DESCRIPTION

MATERIAL LEGEND

1. FIBRE CEMENT SIDING C/W REVEAL, WHITE
2. FIBRE CEMENT SIDING C/W REVEAL, IRON GREY/BLACK
3. COMPOSITE PANEL - NARROW PROFILE - LIGHT WOOD TEXTURE
4. COMPOSITE PANEL - WIDE PROFILE - DARK WOOD TEXTURE
5. EQUITONE FIBRE CEMENT SIDING - RANDOM - GREY
6. ACCENT ALUMINIUM CLADDING - SILVER
7. ALUMINIUM PICKET RAILING - GALVANIZED BLACK
8. GLASS RAILING - BLACK GALV. ALU POSTS W/TRANSPARENT GLASS PANELS
9. VINYL SLIDING DOOR - CLEAR GLASS; BLACK FRAME
10. VINYL WINDOW - CLEAR GLASS; BLACK FRAME
11. LOOP - 2 SPACE BIKE RACK - BLACK
12. MOLOK UNDERGROUND CONTAINERS - CEDAR EON PLASTIC FRAMING

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project title

**THE RISE - 6 STOREY
PURPOSE BUILT RENTAL**

project address

**385-405 Leathead Rd &
530-540 Dougall Rd N,
KELOWNA**

project no.

4215

File no. C:\Users\Leah\Documents\4215\4215-01.dwg

drawing title

**BUILDING
ELEVATIONS**

designed Designer scale As indicated

drawn Author

checked Checker

drawing no.

A4.01D

plotted 01/02/2023 5:23:25 PM

NEW TOWN SERVICES

385 LEATHEAD RD & DOUGALL RD N - MULTI-FAMILY DEVELOPMENT

LANDSCAPE WORKS - DEVELOPMENT PERMIT

KELOWNA, BC

FEBRUARY 1, 2023

LIST OF DRAWINGS

LDP 1 :	COVER SHEET
LDP 2.1 :	LANDSCAPE PLAN - LEVEL 1
LDP 2.2 :	LANDSCAPE PLAN - LEVEL 6 & ROOFTOP
LDP 3 :	LANDSCAPE PLAN - WATER CONSERVATION
LDP 4 :	LANDSCAPE DETAILS



SCALE : 1 : 200

ISSUED FOR :		
0	ISSUED FOR DEVELOPMENT PERMIT	2023-02-01
NO.	DESCRIPTION	DATE

PROJECT NO. : 22130-100 DATE: 2023-01-12

LEGEND:

- PROPOSED TREES
- PROPERTY LINE
- ASPHALT ROADS (REFER CIVIL)
- CONCRETE PAVING (REFER ARCHITECT AND CIVIL)
- DECK (REFER ARCHITECT)
- WOODEN DECK
- 600 x 600 HYDRAPRESSED UNIT PAVERS
- UNIT PAVERS
- DECORATIVE ROCK MULCH
- SOD PLANTING
- SHRUB PLANTING
- WOODEN BENCH
- LANDSCAPE WALL
- WOODEN SCREEN FENCE
- HEADERBOARD



SHRUB PLANTING



COURTYARD SPACE



PERGOLA STRUCTURE

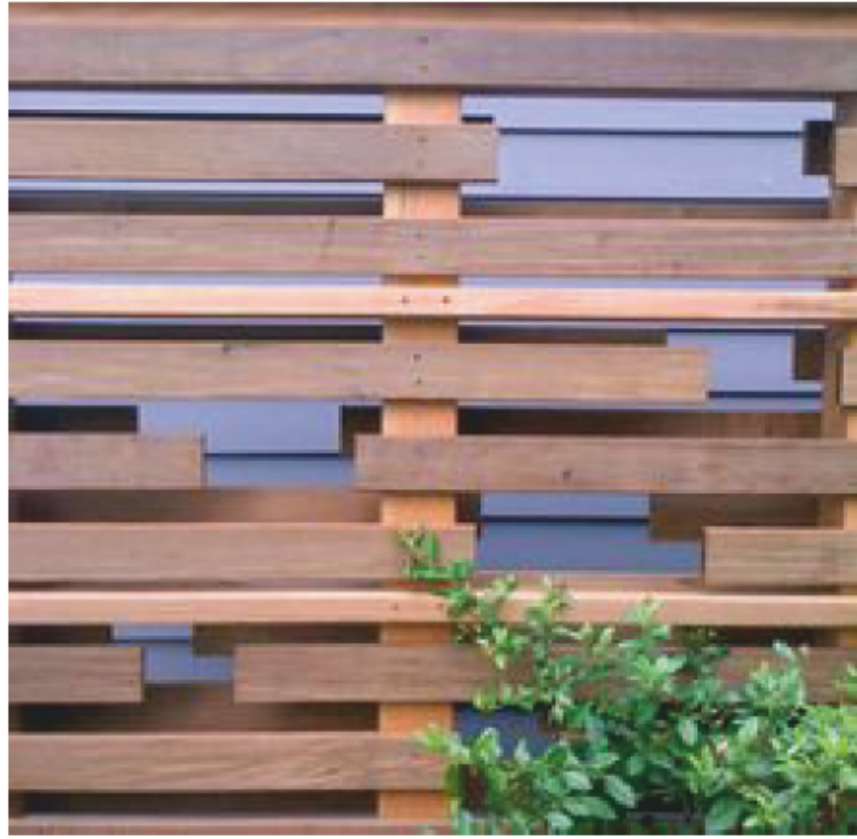


TREE PLANTING

FULL ON SITE PLANT LIST WITH QUANTITIES - GROUND FLOOR						
QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
Trees						
6	<i>Acer freemanii</i> 'Jeffersed'	Autumn Blaze Maple	6cm Cal	B&B	15 x 12m	12m o/c
4	<i>Acer palmatum</i> 'Bloodgood'	Japanese Maple	6cm Cal	B&B	4.5 x 4.5m	4.5m o/c
4	<i>Acer rubrum</i> 'Red Rocket'	Red Rocket Maple	6cm Cal	B&B	10 x 4.5m	6m o/c
3	<i>Amelanchier x Grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Service Berry	6cm Cal	B&B	4.5 x 4.5m	4.5m o/c
1	<i>Cercis canadensis</i>	Eastern Redbud	6cm Cal	B&B	6 x 6m	6m o/c
5	<i>Syringa reticulata</i>	Ivory Silk Tree Lilac	6cm Cal	B&B	7.5 x 4.5m	4.5m o/c
Shrubs						
16	<i>Berberis thunbergii</i> 'Sunsation'	Sunsation Barberry	#02	Potted	1.2 x 1.2m	1.2m o/c
138	<i>Buxus</i> 'Green Gem'	Green Gem Boxwood	#02	Potted	1.2 x 0.9m	0.9m o/c
10	<i>Cornus alba</i> 'Bailhala'	Ivory Halo Dogwood	#02	Potted	1.5 x 1.5m	1.5m o/c
20	<i>Mahonia repens</i>	Oregon Grape	#01	Potted	0.6 x 0.9m	1.5m o/c
22	<i>Rosa</i> 'Morden Blush'	Morden Blush Rose	#02	Potted	0.9 x 0.9m	0.9m o/c
10	<i>Sambucus nigra</i> 'Black Lace'	Black Lace Elderberry	#02	Potted	1.8 x 1.8m	1.8m o/c
19	<i>Spirea japonica</i> 'Gold Mound'	Gold Mound Spiraea	#02	Potted	0.9 x 1.2m	1.2m o/c
15	<i>Syringa meyeri</i> 'Miss Kim'	Miss Kim Lilac	#02	Potted	1.8 x 1.5m	1.5m o/c
25	<i>Taxus media</i> 'Tauntanii'	Tauntanii Yew	#02	Potted	1.2 x 1.5m	1.5m o/c
Ornamental Grasses						
53	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Fountain Grass	#01	Potted	0.6 x 0.6m	0.6m o/c
Perennials						
40	<i>Geranium sanguineum</i>	Dwarf Pink Geranium	#01	Potted	0.3 x 0.6m	0.3m o/c
23	<i>Hydrangea paniculata</i> 'Dharma'	Dharma Pee Gee Hydrangea	#02	Potted	2.4m x 2.4m	2.4m o/c
22	<i>Lavendula angustifolia</i> 'Munstead'	Munstead Lavender	#01	Potted	0.6 x 0.75m	0.75m o/c
37	<i>Nepetea faassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.6 x 0.9m	0.9m o/c

NOTES:

- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
- ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
- ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF ROCK MULCH UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 300mm MIN
TREES 1000mm MIN UNLESS OTHERWISE NOTED.
- CoK TREE BYLAW REQUIREMENTS:
47m LEATHEAD RD. & 70m DOUGALL RD N.
SETBACK EQUALS 117m : REQUIRES (12) TREES:
(6) LARGE, (3) MEDIUM & (3) SMALL.
- CoK BYLAW SOIL REQUIREMENTS FOR BYLAW TREES:
LARGE TREES: 30m³. OR 25m³ SHARED
MEDIUM TREES: 20m³ OR 18m³ SHARED
SMALL TREES: 15m³ OR 12m³ SHARED



FREE STANDING WALL



RAISED METAL PLANTER WALLS & ARTIFICIAL TURF



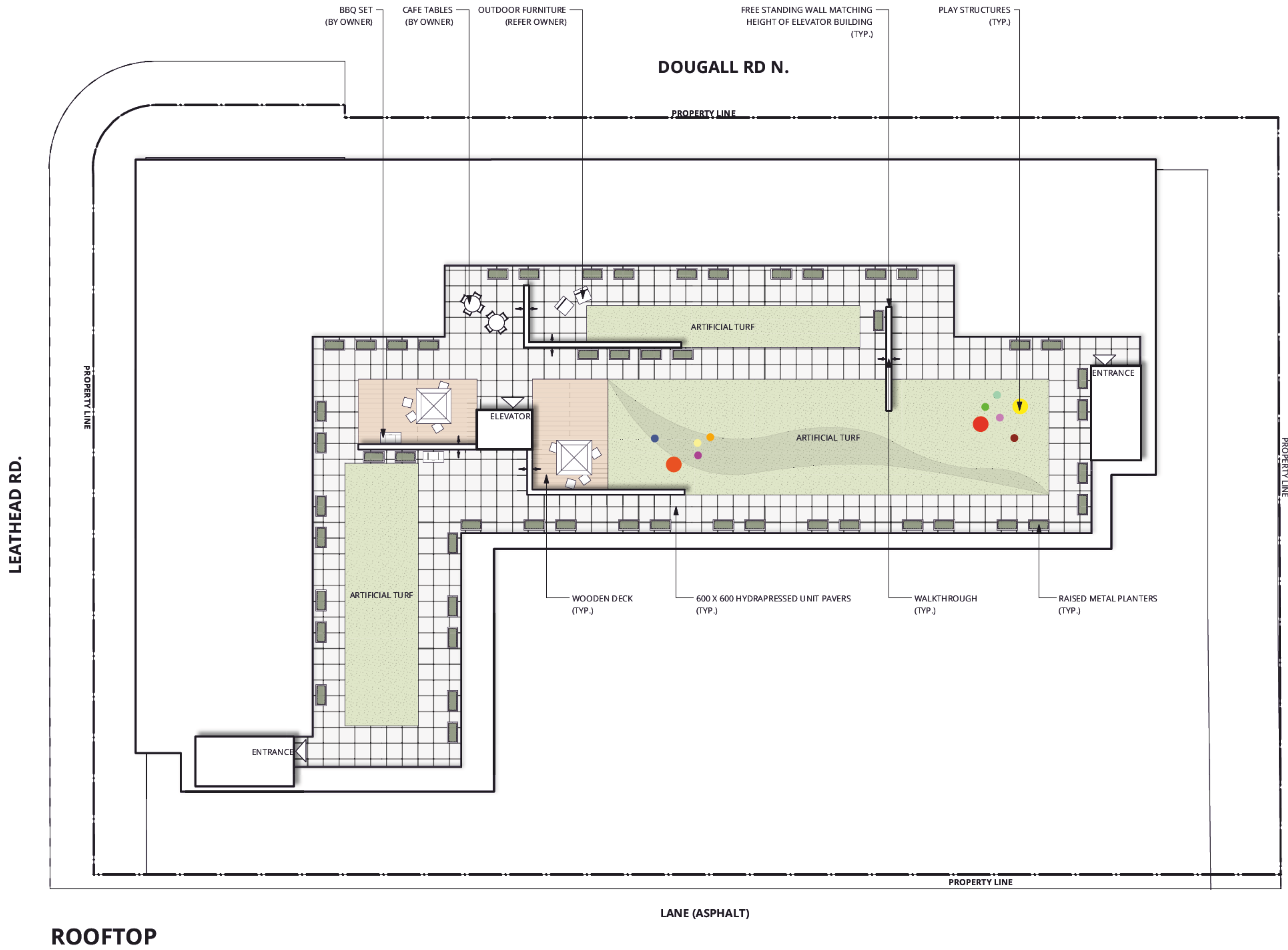
HYDRAPRESSED UNIT PAVERS



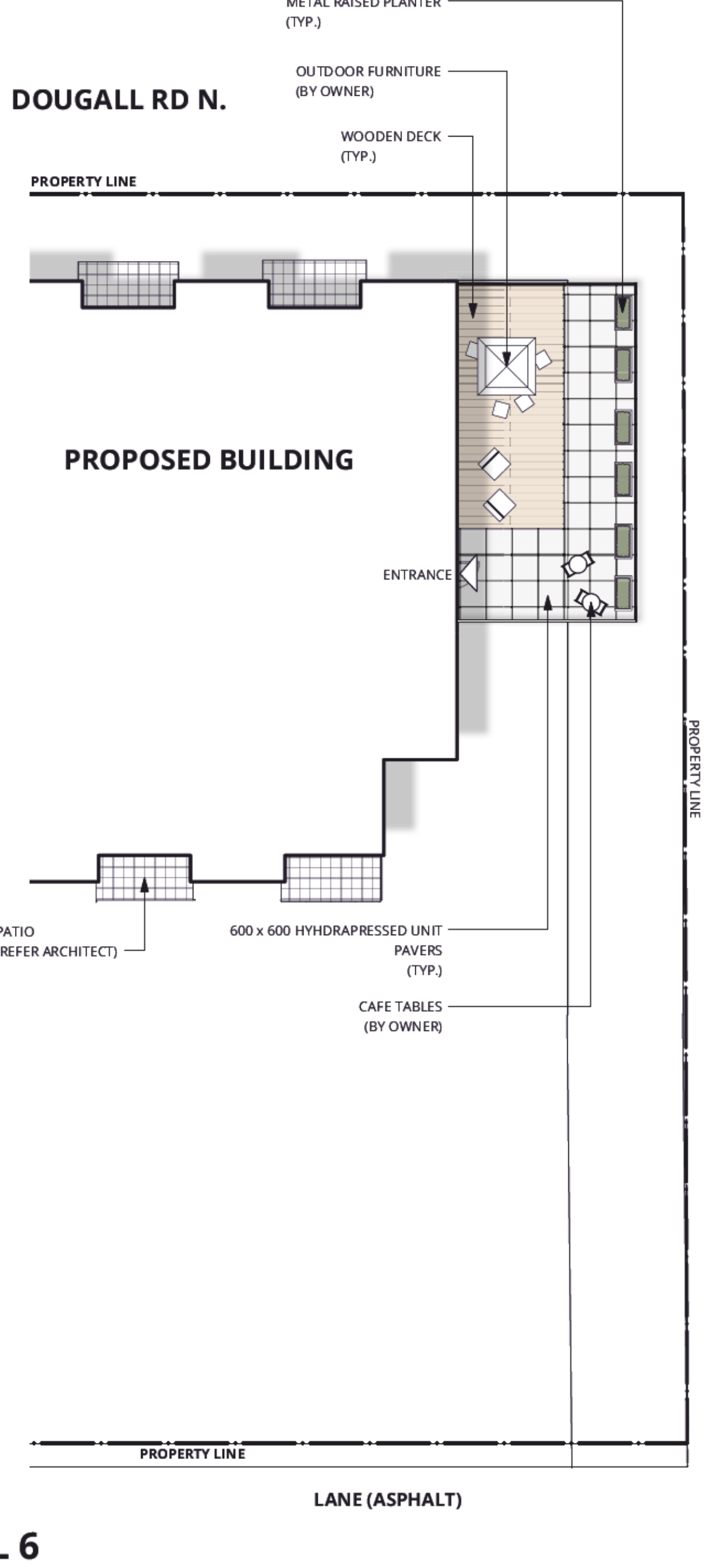
OUTDOOR AMENITY

LEGEND:

- PROPOSED TREES
- PROPERTY LINE
- ASPHALT ROADS (REFER CIVIL)
- CONCRETE PAVING (REFER ARCHITECT AND CIVIL)
- DECK (REFER ARCHITECT)
- WOODEN DECK
- 600 x 600 HYDRAPRESSED UNIT PAVERS
- UNIT PAVERS
- DECORATIVE ROCK MULCH
- SOD PLANTING
- SHRUB PLANTING
- WOODEN BENCH
- LANDSCAPE WALL
- WOODEN SCREEN FENCE
- HEADERBOARD



ROOFTOP



LEVEL 6


NOTES:

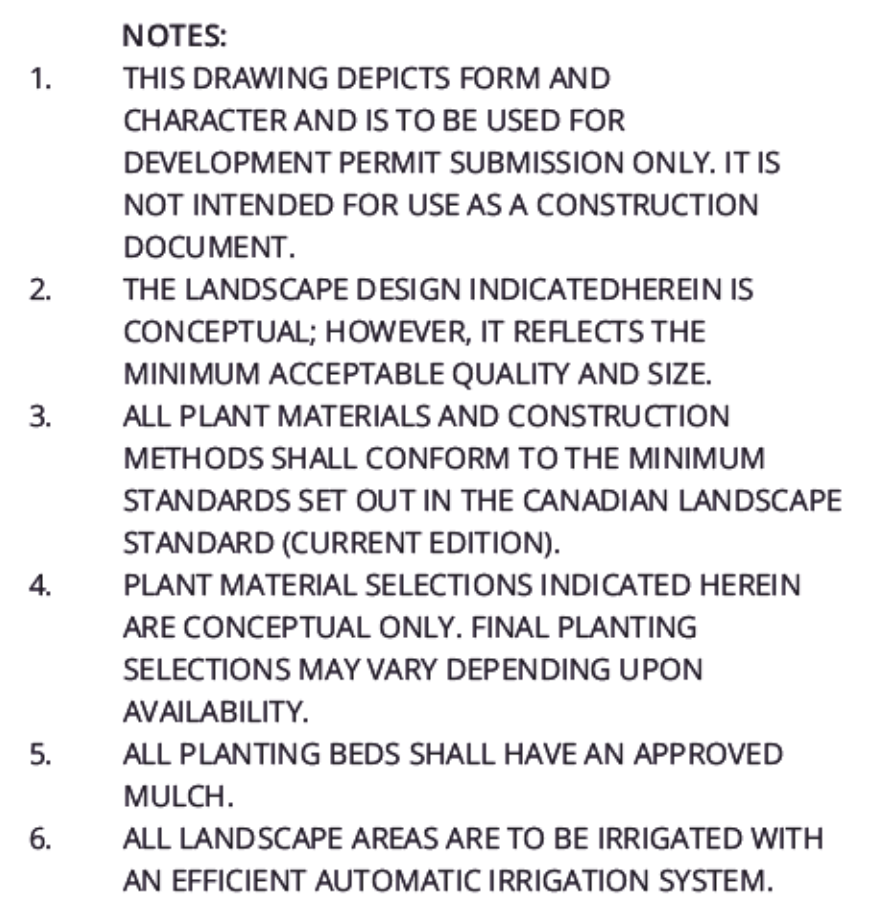
- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
- ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
- ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF ROCK MULCH UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 300mm MIN
TREES 1000mm MIN UNLESS OTHERWISE NOTED.
- CoK TREE BYLAW REQUIREMENTS:
47m LEATHEAD RD. & 70m DOUGALL RD N.
SETBACK EQUALS 117m : REQUIRES (12) TREES:
(6) LARGE, (3) MEDIUM & (3) SMALL.
- CoK BYLAW SOIL REQUIREMENTS FOR BYLAW TREES:
LARGE TREES: 30m³. OR 25m³ SHARED
MEDIUM TREES: 20m³ OR 18m³ SHARED
SMALL TREES: 15m³ OR 12m³ SHARED



NO.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT PERMIT	2023-02-01

 MEDIUM WATER REQUIREMENTS SHRUBS

 HIGH WATER REQUIREMENTS SOD

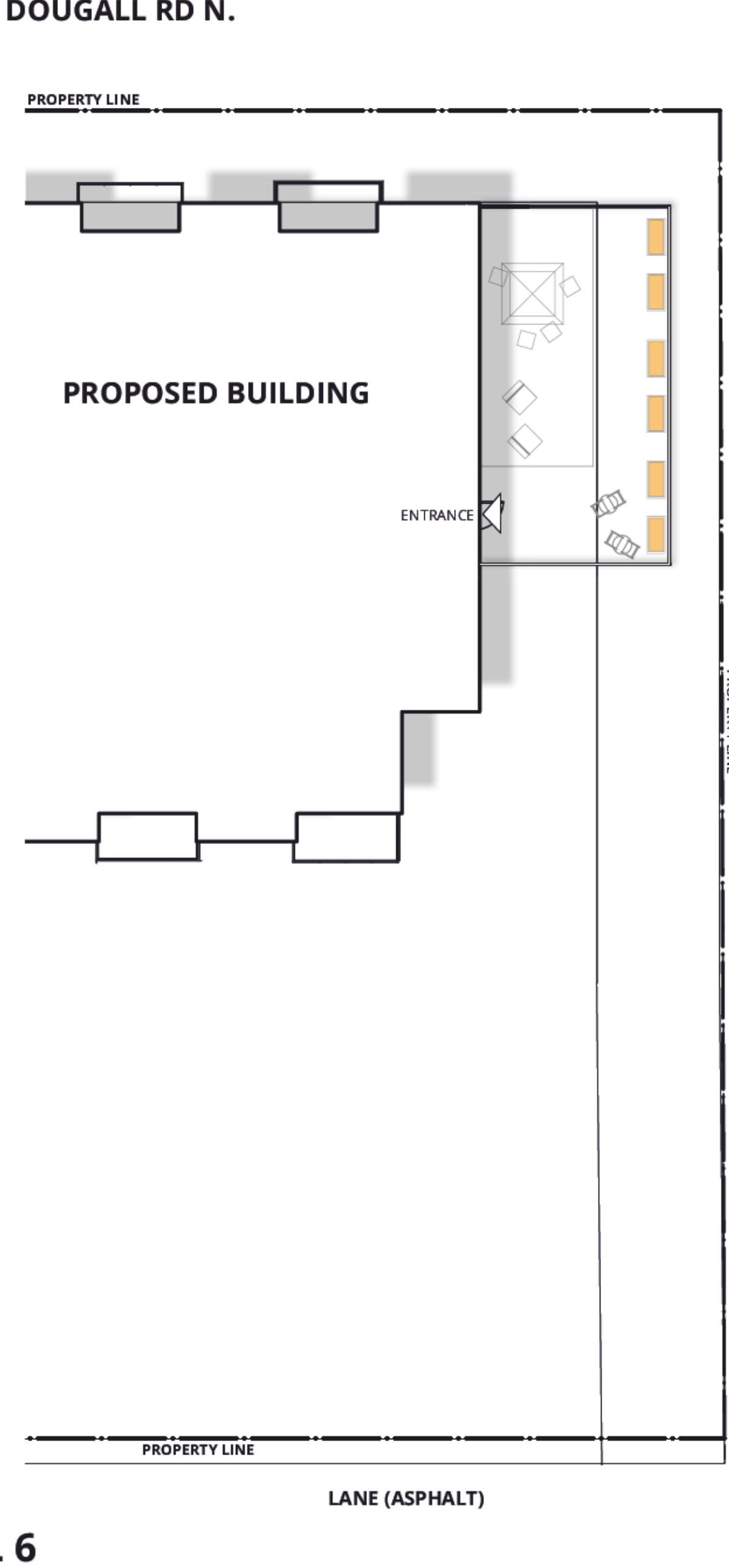
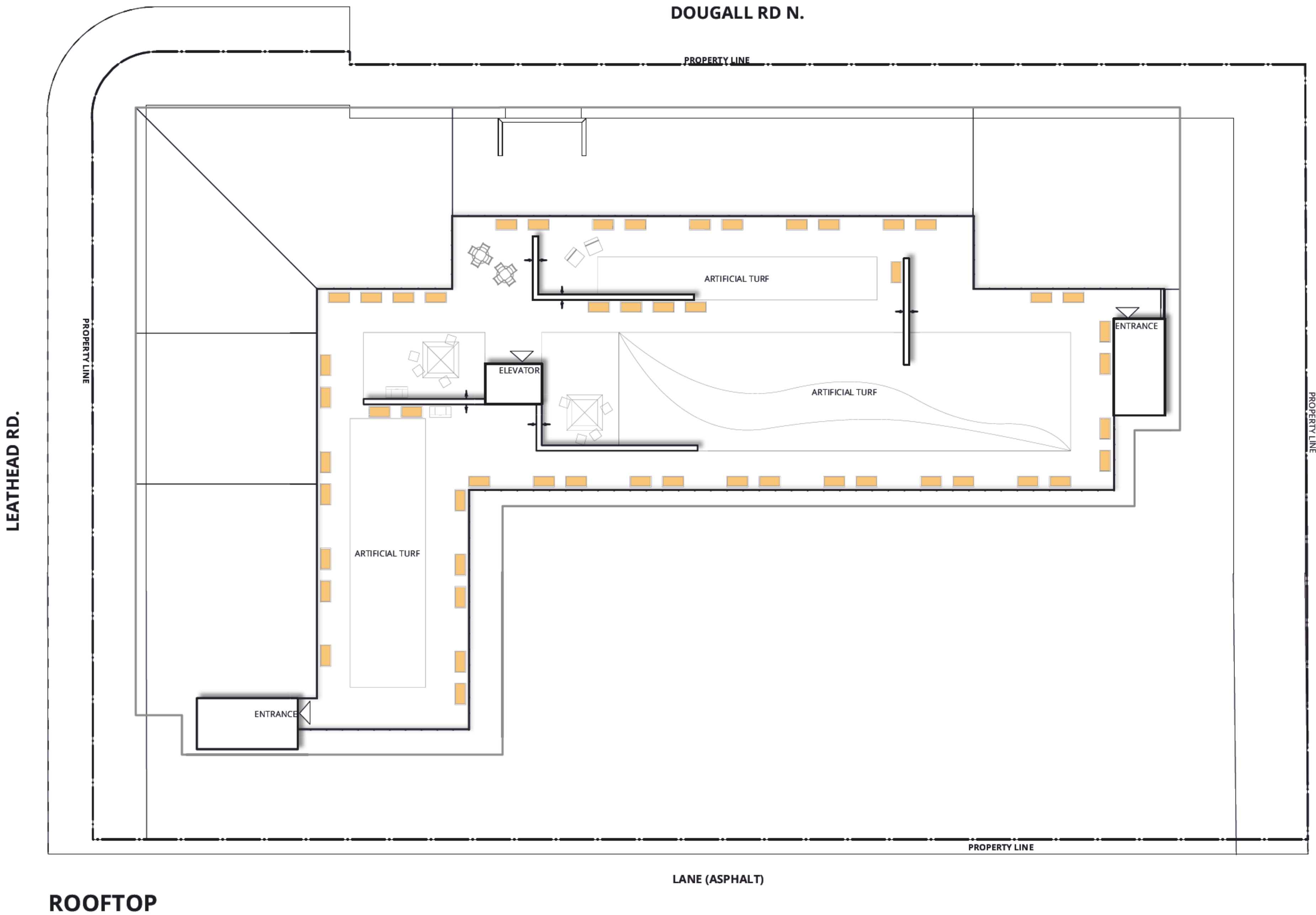


SCALE : 1 : 200

0	ISSUED FOR DEVELOPMENT PERMIT	2023-02-01
NO.	DESCRIPTION	DATE

LEGEND:

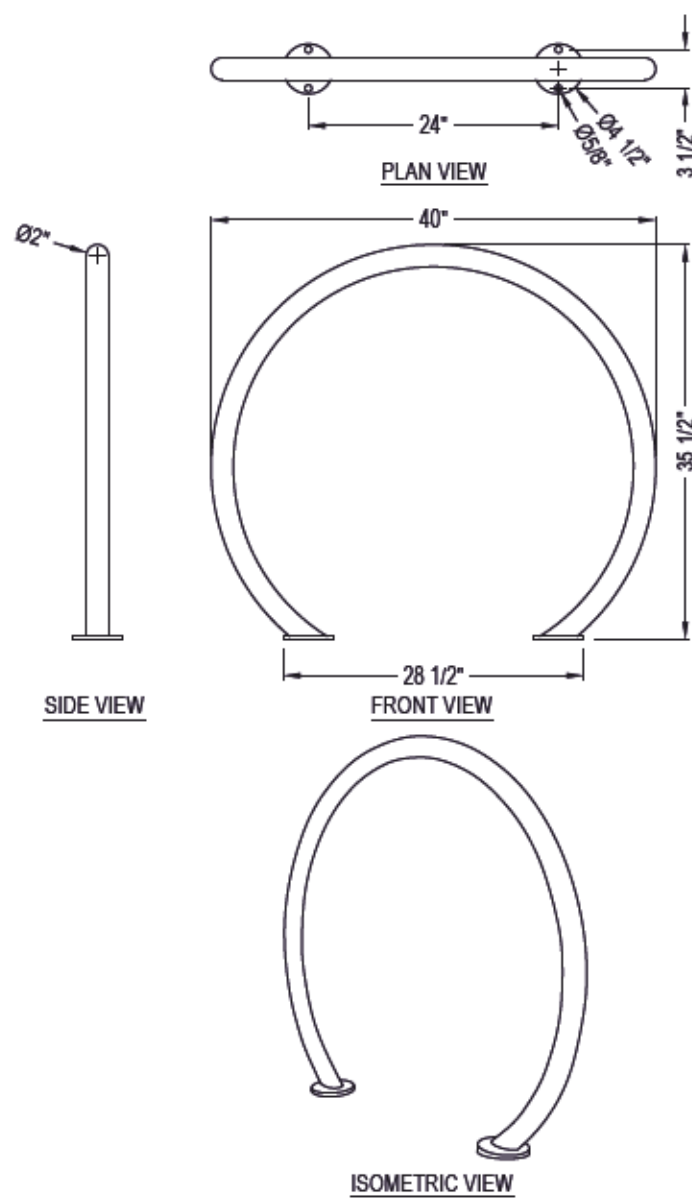
- MEDIUM WATER REQUIREMENTS SHRUBS
- HIGH WATER REQUIREMENTS SOD



- NOTES:
- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
 - THE LANDSCAPE DESIGN INDICATED HEREIN IS CONCEPTUAL; HOWEVER, IT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
 - ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 - PLANT MATERIAL SELECTIONS INDICATED HEREIN ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
 - ALL PLANTING BEDS SHALL HAVE AN APPROVED MULCH.
 - ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.

NOTES:

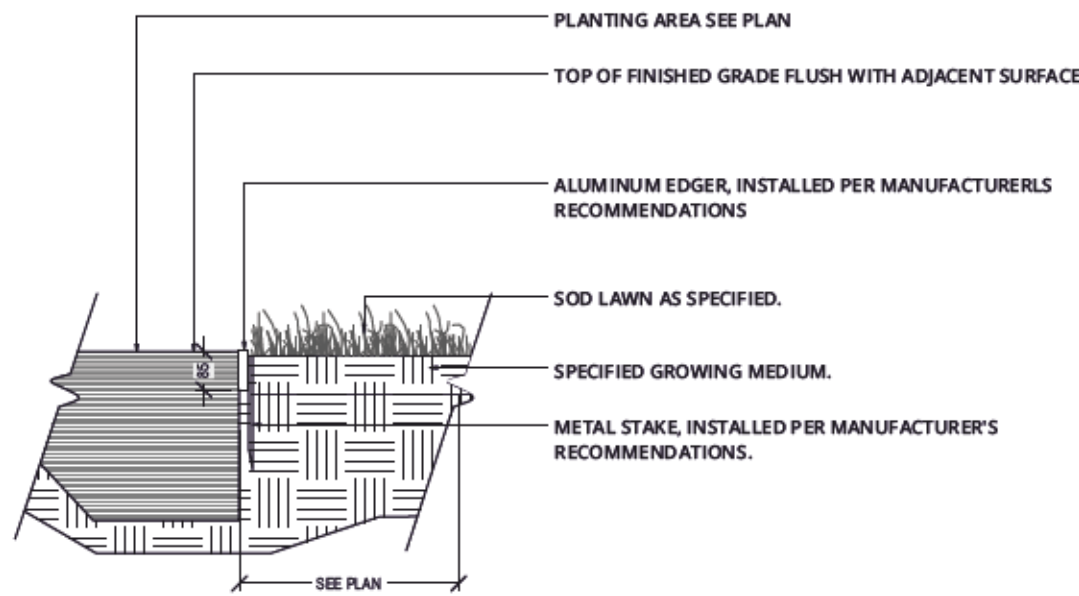
1. BIKE RACK TO BE LOOP 2 SPACE BIKE RACK MODEL NUMBER LBRP-1-SS (STAINLESS) COLOUR BLACK
INSTALL PER MANUFACTURER'S SPECIFICATION WITH TAMPER RESISTANT NUTS AVAILABLE FROM WISHBONE SITE
FURNISHINGS 866 626 0476



1 BIKE RACK
LDP 2 1:20

NOTES:

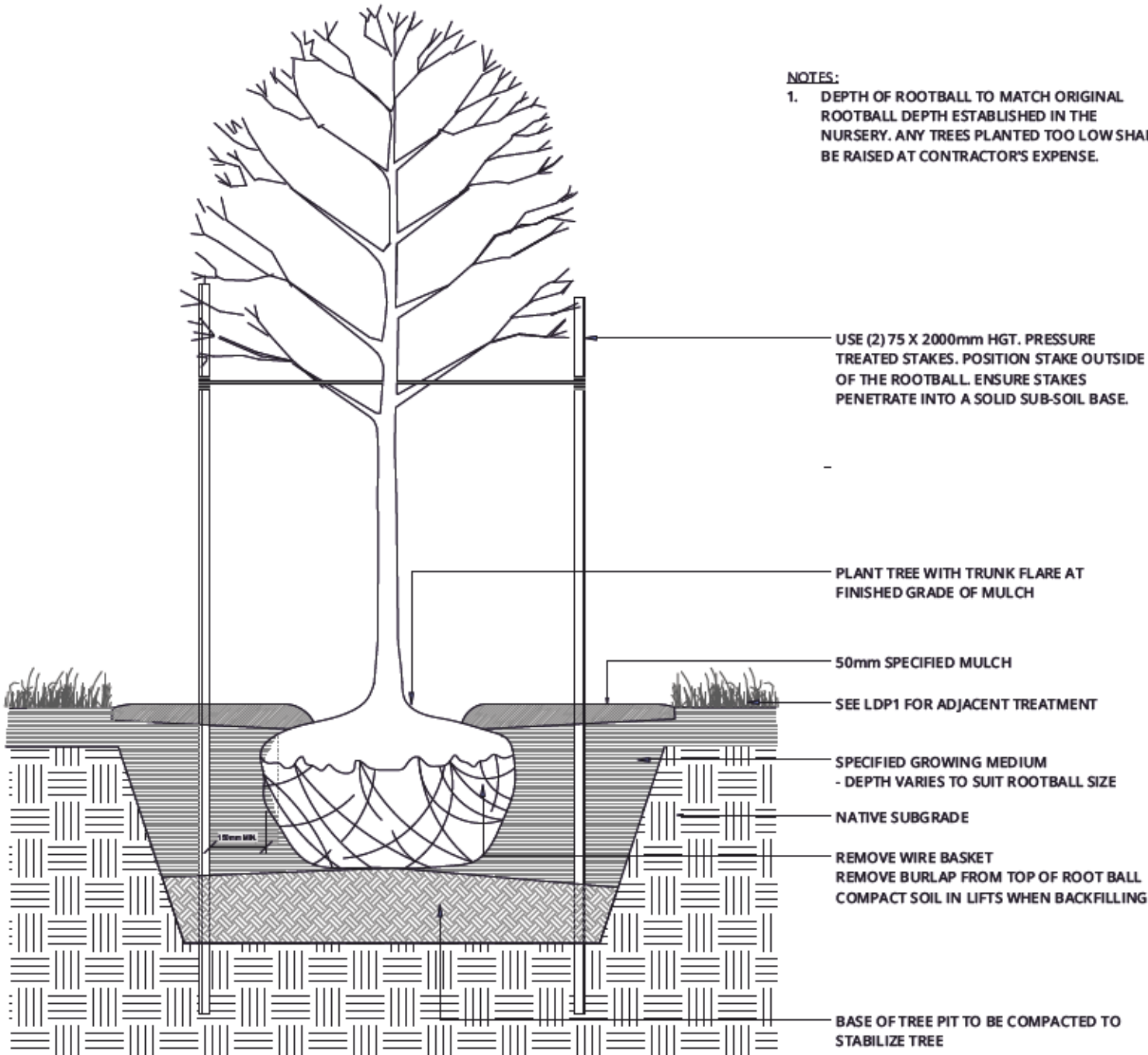
1. HEADERBOARD TO BE PERMALOC CLEANLINE 3/16" x 5" x 16" WILL FINISH AVAILABLE FROM PERMALOC 616 399 9600



2 HEADERBOARD
LDP 2 1:20

NOTES:

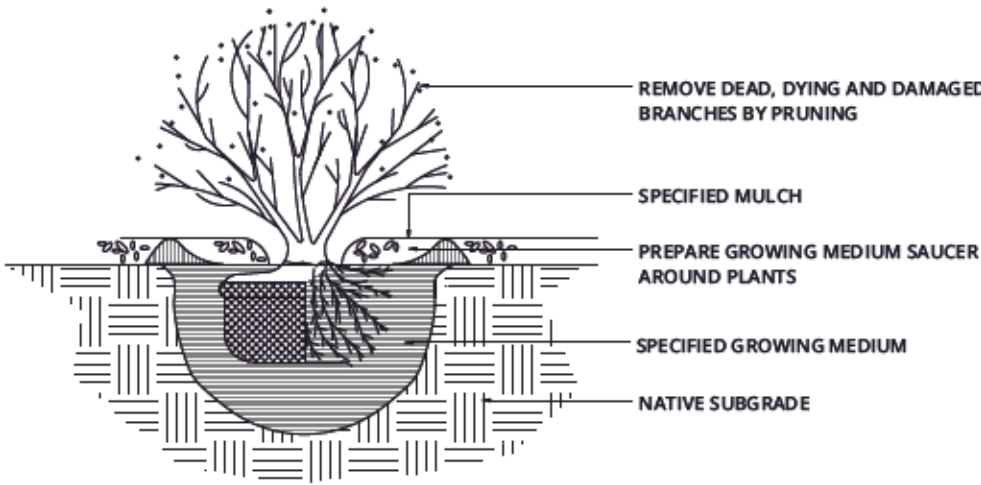
1. DEPTH OF ROOTBALL TO MATCH ORIGINAL
ROOTBALL DEPTH ESTABLISHED IN THE
NURSERY. ANY TREES PLANTED TOO LOW SHALL
BE RAISED AT CONTRACTOR'S EXPENSE.



3 TREE PLANTING
LDP 2 1:20

NOTES:

1. REMOVE CONTAINER WITHOUT DISTURBING THE ROOT SYSTEM OF THE PLANT.
2. CONTRACTOR TO ALLOW FOR SETTLEMENT WHEN PLANTING.



4 SHRUB PLANTING
LDP 4 1:20

SEAL



SCALE : 1 : 20

ISSUED FOR :

0	ISSUED FOR DEVELOPMENT PERMIT	2023-02-01
NO.	DESCRIPTION	DATE

LANDSCAPE DETAILS

LDP 4

PROJECT NO. : 22130-100 DATE :2023-01-12