



Transmittal Page 1 of 2

To: Planning Department
CC: Kyle Stewart

City of Kelowna
kyle@empowered-development.com

November 2, 2023

**Re: Design Rationale for the Proposed Development of
1095 Monterey Court, Kelowna, BC (The Site)**

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the rezoning associated with the proposed Development of 1095 Monterey Court in Kelowna to an MF1 Zone designation, we offer the following Rationale for the project:

Located south of the Rutland urban centre, 1095 Monterey Court is located on the southern boundary of the Rutland neighbourhood core area created by the 2040 OCP. While not in immediate proximity to the shopping centre of the Rutland urban centre, a quick bike ride or bus ride can have residents to any of the amenities they could need along Highway 33. If desired, the commute would also be doable by foot in under 30 minutes. This will allow families the freedom of living in this location without every member of the family requiring access to a car.

The proposed MF1 zone allows for small-scale townhouses that are strategically incorporated into the area, providing a sensitive increase in density from the existing duplex buildings in the neighbourhood.

The development provides an easily accessible mail centre, bicycle parking, and garbage & recycling area towards the entry of the site. The entrance will be provided via a drive aisle accessed off Monterey Court. The development consists of two (2) townhouse buildings, providing a total of eight (8) 3-bedroom units. While the MF1 zone allows for up to 8.0m (2-storeys) in building height, we will be requesting a variance for the building on the east side of the property to allow for 10.0m (3-storeys) in building height. We believe this location suites the requested variance as the building will be backing onto a steep hill, with Springfield Road running above it. Additionally, we are proposing to set the building back further from the east property line to help mitigate the impact it will have on its surroundings.

A 2-storey 3-plex is being proposed on the west side of the property, providing a 2-car garage, primary bedroom with ensuite, and large backyard patios. The second floor contains the kitchen, dining, living, two (2) bedrooms with a common bathroom, and large deck spaces.

A 3-storey 5-plex is being proposed on the east side of the property, providing a 2-car garage and large backyard patios. The second floor contains the kitchen, dining, living, powder room, and large deck spaces. The third floor contains the primary bedroom with ensuite, and two (2) bedrooms with a common washroom.



Transmittal Page 2 of 2

The proposed building form and style serves to maintain consistency with existing building typologies in the area, while still improving and modernizing the design on the property. The form and material selection are sensitive to the neighbourhood to ensure that the development will fit into its context both before and after surrounding lots get developed. Simplified massing is utilized to ensure both energy efficiency in the exterior wall layout, as well as cost effective construction.

In summary, the rationale for this project is as follows:

- i. Provide a sensitive increase in density to a neighbourhood where this density is desired.
- ii. Provide 3-bedroom units to accommodate the need for family-oriented housing.
- iii. Provide a building typology that fits into the context and allows for a cost-effective and energy-efficient built-form.
- iii. The proposed development meets all City of Kelowna Bylaw requirements except for the requirements on building height.
* A variance is being requested to increase the building height from 8.0m (2-storeys) to 10.0m (3-storeys) but only for the building located on the east side of the property.

This proposed development recognizes the City of Kelowna's strategic approach to overall growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy and planning initiatives.

We look forward to your supportive comments in response to this Rezoning/Development Variance Permit application.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:

Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.

1095 MONTEREY COURT, KELOWNA, BC



NORTHWEST VIEW FROM MONTEREY COURT



SITE KEY PLAN (NOT TO SCALE)

ARCHITECTURAL SHEET LIST

- A-000 COVER SHEET
- A-001 LOCATION CONTEXT
- A-002 2040 OCP RESPONSE
- A-003 SITE PLAN & PROJECT DATA
- A-101 B1 - LEVEL 1 & 2 PLANS
- A-102 B1 - LEVEL 3 & ROOF PLAN
- A-103 B2 - LEVEL 1, 2, & ROOF PLAN
- A-200 B1 - WEST ELEVATIONS
- A-201 B1 - NORTH & SOUTH ELEVATIONS
- A-202 B1 - EAST ELEVATIONS
- A-203 B2 - EAST ELEVATIONS
- A-204 B2 - NORTH & SOUTH ELEVATIONS
- A-205 B2 - WEST ELEVATIONS



SOUTHEAST VIEW FROM SPRINGFIELD ROAD

PROPERTY DESCRIPTION

CIVIC: 1095 MONTEREY CT, KELOWNA BC
 LEGAL: LOT 4, SECTION 23, ODYD, PLAN KAP25174

CONSULTANT TEAM

OWNER/ OPERATOR

Empowered Development
 900 - 2025 Willingdon Ave
 Burnaby, BC V5C 0J3
 778-829-6641

Contact(s):
 Kyle Stewart

ARCHITECTURAL

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 205-1626 Richter Street
 Kelowna, BC V1Y 2M3
 250-448-7801

Contact(s):
 Brandon Dobroskay

CIVIL

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 1258 Ellis Street
 Kelowna, BC V1Y 1Z4
 250-448-0157

Contact(s):
 Sean Potter

LANDSCAPING

Shelley Lynn Design
 9-2210 Horizon Drive
 West Kelowna, BC V1Z 3L4
 250-681-1826

Contact(s):
 Shelley Wempe



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Revision No., Date and Description
 11.03.23 FOR REZONING / DVP

Plot Date
 2023-11-02 @ 8:55:04 AM

PROJECT
 1095 Monterey Court

DRAWING TITLE
 COVER SHEET

Drawing No.
 A-000



FOR REZONING / DVP

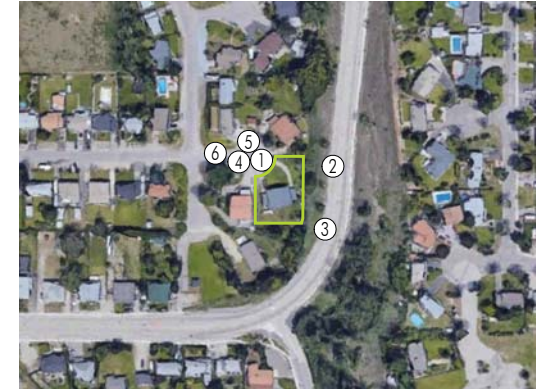
Site Description & Current Conditions

The proposed development consists of 2 buildings; a 5-plex and a 3-plex. Access will remain off Monterey Ct. Located south of the Rutland urban centre, 1095 Monterey Ct is located on the southern boundary of the Rutland neighbourhood core area created by the 2040 OCP.

While not in immediate proximity to the shopping centre of the Rutland urban centre, the commute can be done by bus, bicycle, or foot in a short period of time.



SITE LOCATION



SITE CONDITION KEY MAP



1. VIEW FROM MONTEREY CT FACING THE SITE



2. VIEW FROM SPRINGFIELD ROAD FACING THE SITE



3. VIEW FROM SPRINGFIELD ROAD FACING THE SITE



4. VIEW FROM MONTEREY CT FACING ADJACENT SITE TO THE WEST



5. VIEW FROM MONTEREY CT FACING ADJACENT SITE TO THE NORTH



6. VIEW FROM MONTEREY RD TO MONTEREY CT

FOR REZONING / DVP

LIME ARCHITECTURE INC.
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 305-1626 Rutland Street, Kelowna, BC V1Y 2K2
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Revision No., Date and Description
 11.03.23 FOR REZONING / DVP

Plot Date
 2023-11-02 8:55:04 AM

PROJECT
 1095 Monterey Court

DRAWING TITLE
 LOCATION CONTEXT

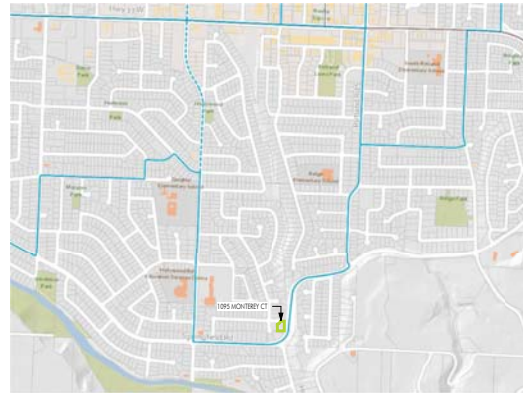
Drawing No.
 A-001



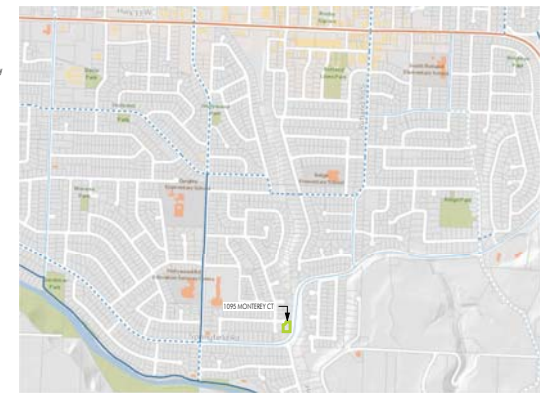
Transportation

Surrounded by both bus and bicycle paths, Kelowna's transportation network is accessible to residents who wish to travel without a car. There are multiple bus stops along Springfield Rd and Hollywood Rd, both in short walking distance from Monterey Ct. A quick bicycle ride or bus ride can have residents to any of the amenities they could need along Highway 33. If desired, the commute would also be possible by foot in under 30 minutes. This will allow families the freedom of living in this location without every member of the family requiring access to a car.

A bicycle path exists along Hollywood Rd (between Springfield Rd and Hollydell Rd), with a future bicycle path planned to connect the existing one to Rutland Rd. Hollywood Rd intersects Springfield Rd, and once on it, provides a direct route to Rutland Rd. This will be a very convenient location for those who wish to commute by bicycle rather than driving a car.



SURROUNDING TRANSIT



SURROUNDING BICYCLE PATHS

Response to Core Area Guidelines

Land Use and Urban Design Guidelines

Design residential infill to be sensitive to neighbourhood context:

- Side yards have been increased to provide additional separation from neighbouring lot lines.
- The 3-storey building is located along the hill adjacent Springfield Rd, mitigating the impact of the additional storey on it's surrounding context.

Housing Guidelines

Include diverse housing:

- A ground-oriented unit has been provided to support family-friendly housing.
- All units are 3-bedroom units to support a family-friendly neighbourhood development.

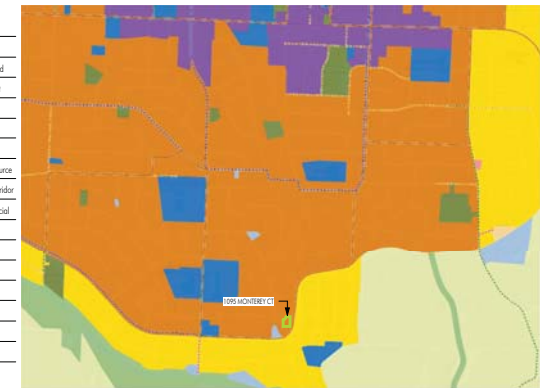
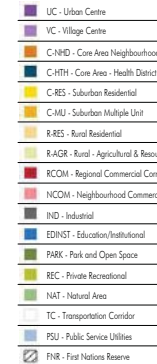
Provide private amenity space to enhance the quality of the development:

- Each unit is provided with their own private balcony as well as their own personal backyard space and patio.

Transportation Guidelines

Provide a bicycle-oriented Development:

- Long-term and short-term bicycle parking has been included to encourage biking as a convenient transportation option.
- Short-term bicycle racks are provided at the entrance of the site, and each unit is provided their own private garage in which long-term bicycle storage can be accommodated.



2040 OCP Future Land Use Plan

Response to Form & Character

Relationship to Street Guidelines

Design the building to frame and activate the public streets:

- The 2 buildings serve to frame the entrance of the site from Monterey Ct.
- Windows and front entry doors have been oriented to provide access directly from Monterey Ct and to provide "eyes on the street" for increased neighbourhood security.

Define ground-oriented units:

- The ground-oriented unit faces Monterey Ct, and is clearly defined, providing a visual accent to the overall development.
- Direct access will be provided via a stepping-stone pathway to communicate that the entrance is of a more private nature than the public entrance to the site.

Site Planning

Design to unique site conditions:

- The 3-storey building is designed as a compact 3-storey unit to allow itself to be built up against the steep hill adjacent Springfield Rd.

Use crime prevention through environmental design:

- The entrances are open and highly visible.
- Windows and balconies overlook public streets and provide natural surveillance.
- The building is free from any small enclosures that provide hiding spots.
- Window heights provide the residents a certain level of privacy while also allowing "eyes on the street."

Building Articulation, Features, & Material Guidelines

Articulate building facades into intervals:

- Building projections and balcony placement have been strategically located to create intervals.
- Window patterning and styles correlate with intervals.
- Each interval is reinforced with alternating roof lines.
- Material changes have been utilized in corresponding intervals.

Weather protection:

- Roof projections are used to provide weather protection from both rain infiltration and heat gain.



2040 OCP Relationship to Street Graphic

FOR REZONING / DVP



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Revision No., Date and Description
11.03.23 FOR REZONING / DVP

Plot Date
2023-11-02 9:55:05 AM

PROJECT
1956 Monterey Court

DRAWING TITLE
2040 OCP RESPONSE

Drawing No.

A-002



1095 MONTEREY COURT, KELOWNA, BC

PROPERTY DESCRIPTION:

CIVIC: 1095 MONTEREY COURT, KELOWNA, BC
 LEGAL: LOT 4, PLAN KAP25174, SECTION 23, TOWNSHIP 26

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA RU4 ZONING
 CORE AREA NEIGHBOURHOOD
 PROPOSED: MF1 ZONING

SITE INFORMATION:

GROSS SITE AREA = 17,924 SF (1,665m²)

SITE COVERAGE = 55% (9,858 SF)
 SITE COVERAGE + HARDSCAPING = 75% (13,443 SF)
 FAR = 0.6 (10,753 SF)

HEIGHT = 8.0m (2 STOREYS)

PRIVATE & COMMON AMENITY SPACE:

COMMON = N/A
 PRIVATE = N/A

YARD SETBACKS:

FRONT YARD = 4.0m
 FRONT YARD (GROUND ORIENTED) = 4.0m
 SIDE YARD (EAST) = 2.1m
 SIDE YARD (WEST) = 2.1m
 REAR YARD = 3.0m

PARKING CALCULATIONS:

3 BEDROOM UNITS =	8 UNITS x 1.4 = 11.2	16
VISITOR =	8 UNITS x 0.14 = 1.1	1
TOTAL =	12	17
ACCESSIBLE PARKING =	1 (0 VAN ACCESSIBLE)	1 (0 VAN ACCESSIBLE)

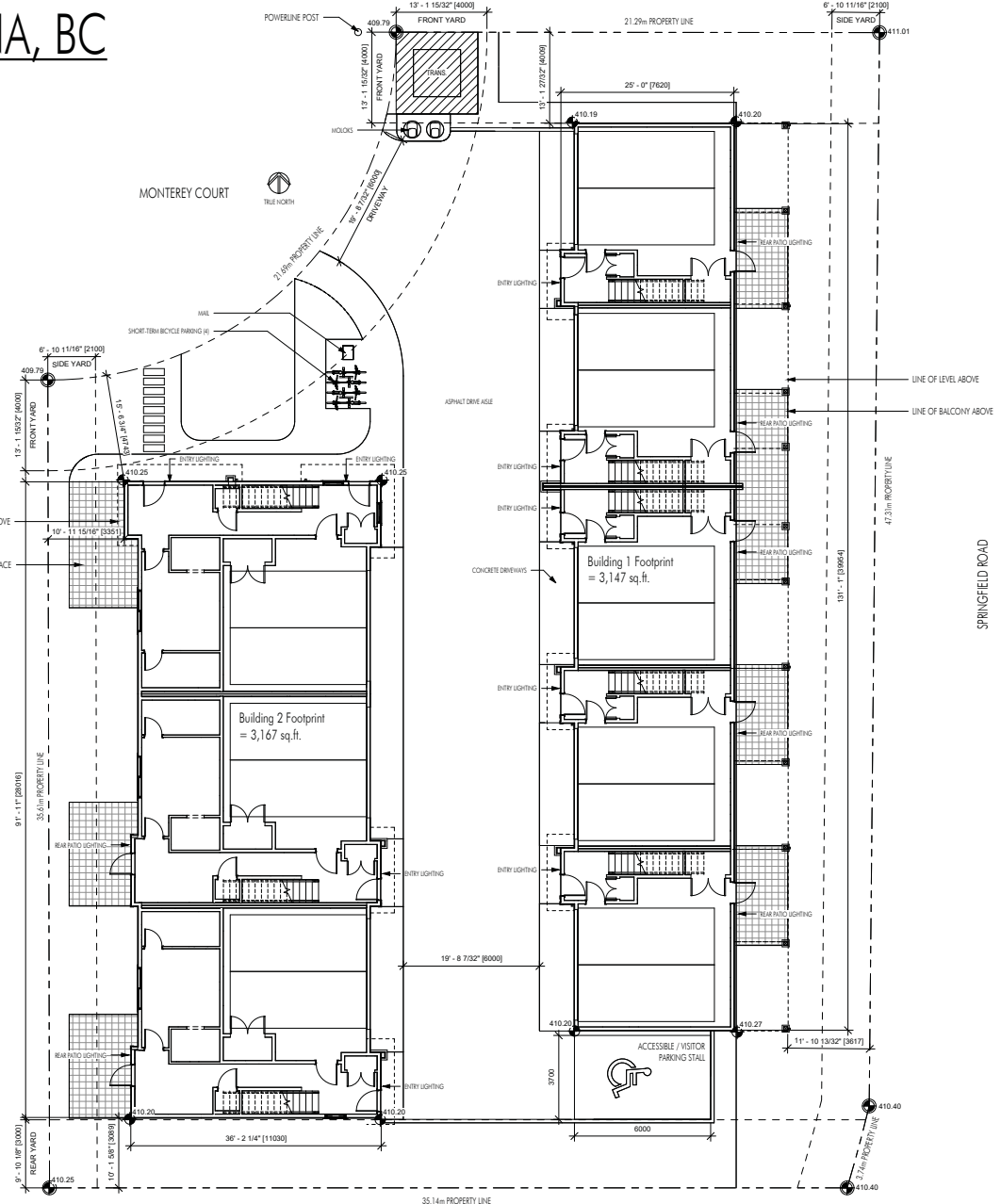
SHORT-TERM BICYCLE STORAGE:

TOWNHOUSES =	4	4
TOTAL =	4	4

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 1	3	1428 SF	387 SF
UNIT 2	3	1452 SF	387 SF
UNIT 3	3	1452 SF	387 SF
UNIT 4	3	1448 SF	387 SF
UNIT 5	3	1427 SF	387 SF
UNIT 6	3	1176 SF	300 SF
UNIT 7	3	1189 SF	300 SF
UNIT 8	3	1181 SF	300 SF
TOTAL UNIT AREAS		10753 SF	

PARKING		
COUNT	TYPE	
1	ACCESSIBLE - 90 deg	
16	REGULAR - 90 deg	
17		

PROPOSED
 15% (6,343 SF)
 73% (13,173 SF)
 0.6 (10,753 SF)
10.0m (3 STOREYS)
 REQUIRES VARIANCE



SURVEY BY VECTOR GEOMATICS
 DATED JULY 6, 2023

1 SITE PLAN
 A-003 1/8" = 1'-0"

FOR REZONING / DVP



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Revision No., Date and Description
 11.03.23 FOR REZONING / DVP

Plot Date
 2023-11-02 @ 5:55:06 AM

PROJECT
 1095 Monterey Court

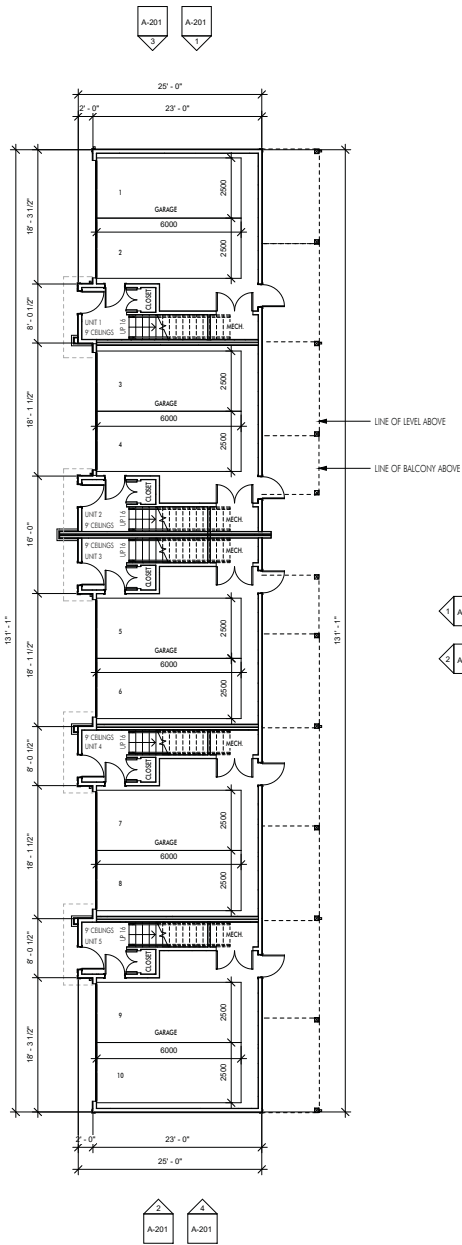
DRAWING TITLE
 SITE PLAN & PROJECT DATA

SITE PLAN & PROJECT DATA

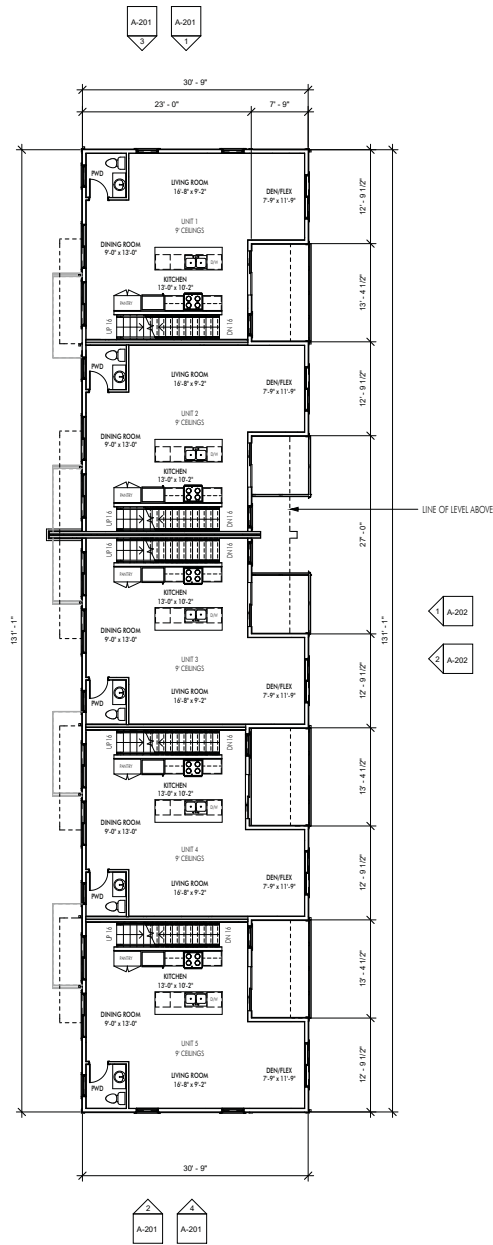
Drawing No.

A-003





1 B1 - LEVEL 1
1/8" = 1'-0"



2 B1 - LEVEL 2
1/8" = 1'-0"



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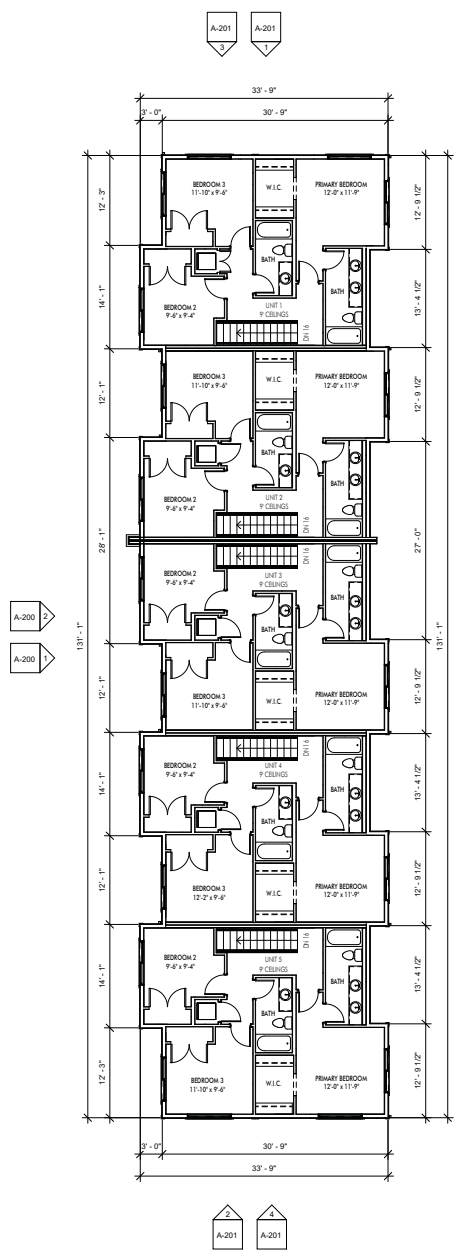
Revision No., Date and Description
11.03.23 FOR REZONING / DVP

Plot Date
2023-11-02 8:55:07 AM
PROJECT
1095 Monterey Court
DRAWING TITLE
B1 - LEVEL 1 & 2 PLANS

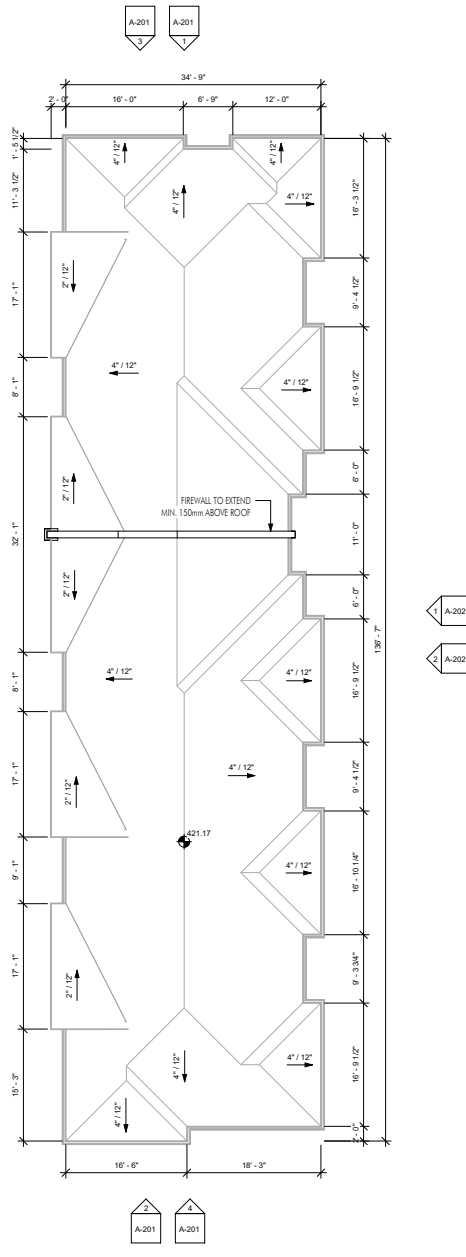
Drawing No.
A-101




FOR REZONING / DVP



1 B1 - LEVEL 3
 1/8" = 1'-0"



2 B1 - ROOF PLAN
 1/8" = 1'-0"



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Revision No., Date and Description
 11.03.23 FOR REZONING / DVP

Plot Date
 2023-11-02 8:55:08 AM

PROJECT
 1995 Monterey Court

DRAWING TITLE
 B1 - LEVEL 3 & ROOF PLAN

Drawing No.
 A-102



FOR REZONING / DVP



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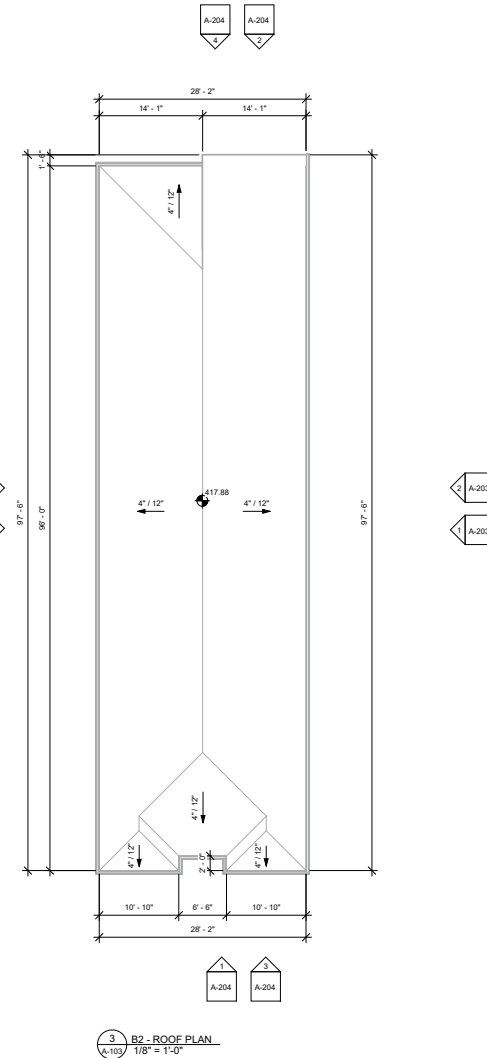
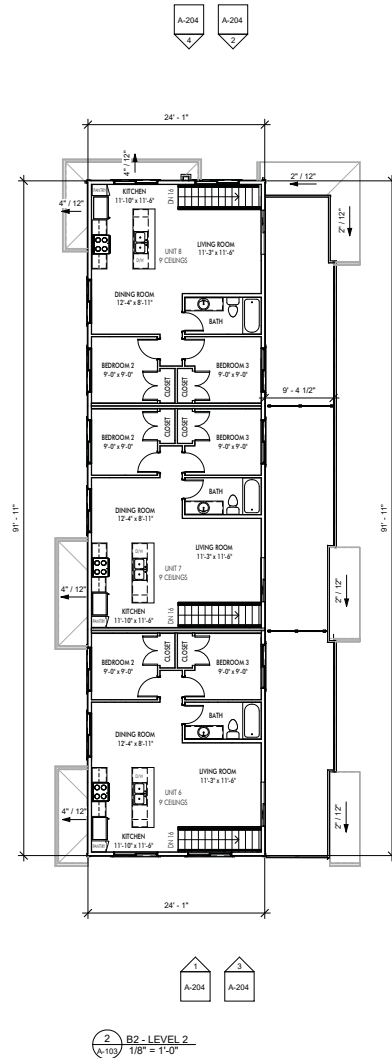
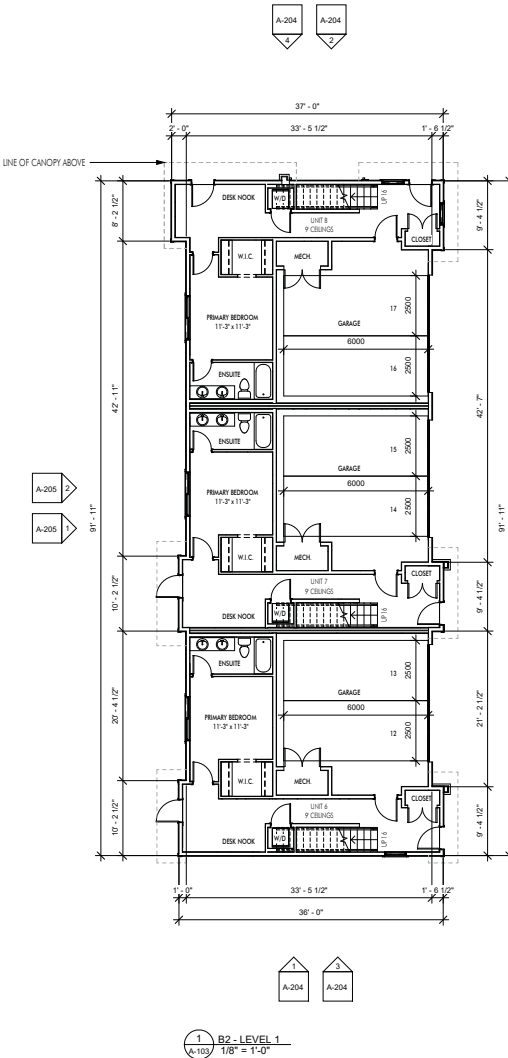
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Revision No., Date and Description
11.03.23 FOR REZONING / DVP

Plot Date
2023-11-02 8:55:09 AM
PROJECT
1055 Monterey Court
DRAWING TITLE
B2 - LEVEL 1, 2, & ROOF PLAN

Drawing No.
A-103



FOR REZONING / DVP



1 B1 WEST ELEVATION
1/8" = 1'-0"



2 B1 WEST ELEVATION (COLOURED)
1/8" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		HORIZONTAL SIDING: JAMES HARDIE, EVENING BLUE
2		VERTICAL BOARD & BATTEN SIDING/TRIM: JAMES HARDIE, PEARL GRAY
3		TRIM, FASCIA, & COLUMNS: JAMES HARDIE, ARCTIC WHITE
4		FEATURE COLUMNS: MUTUAL MATERIALS, COAL CREEK
5		WINDOWS, DOORS, RAILINGS, SOFFITS, GUTTERS, AND RWLS: WHITE ALUMINIUM
6		ASPHALT SHINGLE ROOFING: IKO, DUAL GREY

LIME
ARCHITECTURE INC.

PHONE 250-448-7881

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Williams, BC V1F 2K2

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11.03.23 FOR REZONING / DVP

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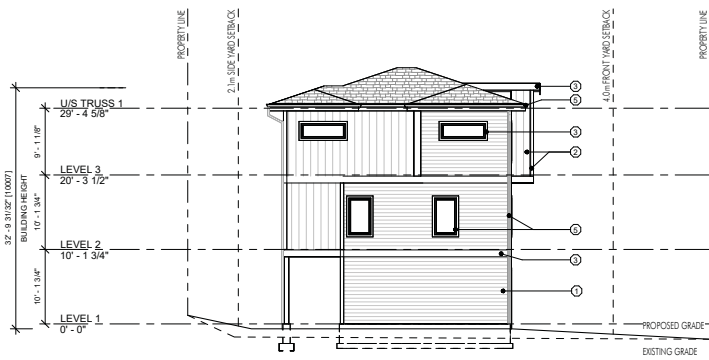
PROJECT
1595 Monterey Court

DRAWING TITLE
B1 - WEST ELEVATIONS

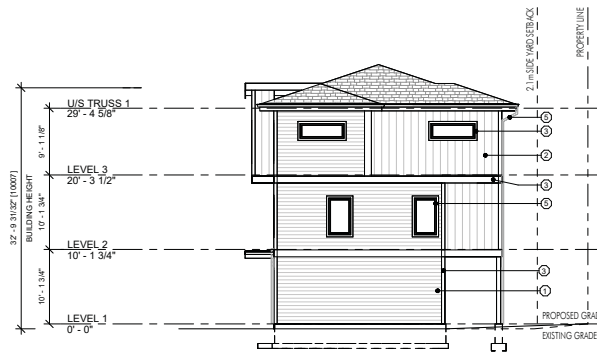
Drawing No.
A-200



FOR REZONING / DVP



1 B1 NORTH ELEVATION
A-201 1/8" = 1'-0"



2 B1 SOUTH ELEVATION
A-201 1/8" = 1'-0"



3 B1 NORTH ELEVATION (COLOURED)
A-201 1/8" = 1'-0"



4 B1 SOUTH ELEVATION (COLOURED)
A-201 1/8" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		HORIZONTAL SIDING: JAMES HARDIE, EVENING BLUE
2		VERTICAL BOARD & BATTEN SIDING/TRIM: JAMES HARDIE, PEARL GRAY
3		TRIM, FASCIA, & COLUMNS: JAMES HARDIE, ARCTIC WHITE
4		FEATURE COLUMNS: MUTUAL MATERIALS, COAL CREEK
5		WINDOWS, DOORS, RAILINGS, SOFFITS, GUTTERS, AND RWLs: WHITE ALUMINIUM
6		ASPHALT SHINGLE ROOFING: IKO, DUAL GREY



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Revision No., Date and Description
11.03.23 FOR REZONING / DVP

Plot Date
2023-11-02 @ 8:55:19 AM

PROJECT
1096 Monterey Court

DRAWING TITLE
B1 - NORTH & SOUTH ELEVATIONS

Drawing No.
A-201



FOR REZONING / DVP



1 B1 EAST ELEVATION
A-202
1/8" = 1'-0"



2 B1 EAST ELEVATION (COLOURED)
A-202
1/8" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		HORIZONTAL SIDING: JAMES HARDIE, EVENING BLUE
2		VERTICAL BOARD & BATTEN SIDING/TRIM: JAMES HARDIE, PEARL GRAY
3		TRIM, FASCIA, & COLUMNS: JAMES HARDIE, ARCTIC WHITE
4		FEATURE COLUMNS: MUTUAL MATERIALS, COAL CREEK
5		WINDOWS, DOORS, RAILINGS, SOFFITS, GUTTERS, AND RWLS: WHITE ALUMINIUM
6		ASPHALT SHINGLE ROOFING: IKO, DUAL GREY



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All trades are to adhere to the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia building code and most recent editions including all published revisions and addenda. All trades shall ensure full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including but not limited to water, sewer, gas, fiber and telephone.

Revision No., Date and Description
11.03.23 FOR REZONING / DVP

Plot Date
2023-11-02 8:55:27 AM

PROJECT
1095 Monterey Court

DRAWING TITLE
B1 - EAST ELEVATIONS

Drawing No.
A-202



FOR REZONING / DVP



1 B2 EAST ELEVATION
A-203
1/8" = 1'-0"



2 B2 EAST ELEVATION (COLOURED)
A-203
1/8" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		HORIZONTAL SIDING: JAMES HARDIE, EVENING BLUE
2		VERTICAL BOARD & BATTEN SIDING/TRIM: JAMES HARDIE, PEARL GRAY
3		TRIM, FASCIA, & COLUMNS: JAMES HARDIE, ARCTIC WHITE
4		FEATURE COLUMNS: MUTUAL MATERIALS, COAL CREEK
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6		ASPHALT SHINGLE ROOFING: IKO, DUAL GREY



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Revision No., Date and Description

11.03.23 FOR REZONING / DVP

Plot Date
2023-11-02 8:55:25 AM

PROJECT
1595 Monterey Court

DRAWING TITLE
B2 - EAST ELEVATIONS

Drawing No.
A-203

REGISTERED ARCHITECT
LIME ARCHITECTURE INC.
177 COLUMBIA STREET
WILLIAMS, BC V1F 2R2

FOR REZONING / DVP

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Revision No., Date and Description

11.03.23 FOR REZONING / DVP

Plot Date
 2023-11-02 8:55:44 AM

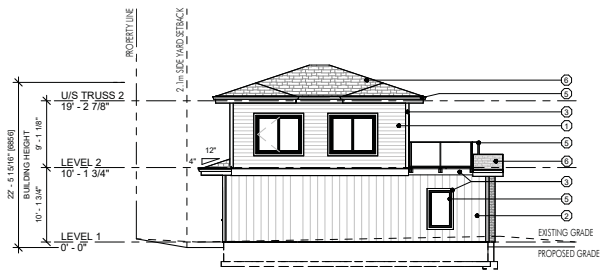
PROJECT
 1595 Monterey Court

DRAWING TITLE
 B2 - NORTH & SOUTH ELEVATIONS

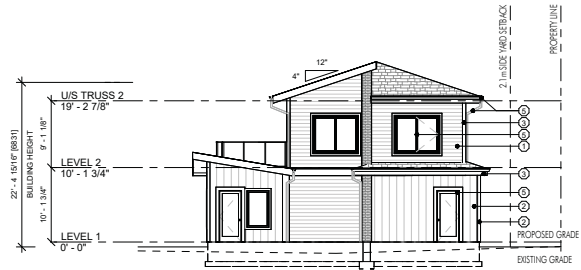
Drawing No.
 A-204



EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		HORIZONTAL SIDING: JAMES HARDIE, EVENING BLUE
2		VERTICAL BOARD & BATTEN SIDING/TRIM: JAMES HARDIE, PEARL GRAY
3		TRIM, FASCIA, & COLUMNS: JAMES HARDIE, ARCTIC WHITE
4		FEATURE COLUMNS: MUTUAL MATERIALS, COAL CREEK
5		WINDOWS, DOORS, RAILINGS, SOFFITS, GUTTERS, AND RWLs: WHITE ALUMINIUM
6		ASPHALT SHINGLE ROOFING: IKO, DUAL GREY



1 B2 SOUTH ELEVATION
 A-204 1/8" = 1'-0"



2 B2 NORTH ELEVATION
 A-204 1/8" = 1'-0"



3 B2 SOUTH ELEVATION (COLOURED)
 A-204 1/8" = 1'-0"



4 B2 NORTH ELEVATION (COLOURED)
 A-204 1/8" = 1'-0"

FOR REZONING / DVP



1 B2 WEST ELEVATION
A-205 1/8" = 1'-0"



2 B2 WEST ELEVATION (COLOURED)
A-205 1/8" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		HORIZONTAL SIDING: JAMES HARDIE, EVENING BLUE
2		VERTICAL BOARD & BATTEN SIDING/TRIM: JAMES HARDIE, PEARL GRAY
3		TRIM, FASCIA, & COLUMNS: JAMES HARDIE, ARCTIC WHITE
4		FEATURE COLUMNS: MUTUAL MATERIALS, COAL CREEK
5		WINDOWS, DOORS, RAILINGS, SOFFITS, GUTTERS, AND RVLs: WHITE ALUMINIUM
6		ASPHALT SHINGLE ROOFING: IKO, DUAL GREY

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Revision No., Date and Description
11.03.23 FOR REZONING / DVP

Plot Date
2023-11-02 8:55:51 AM

PROJECT
1595 Monterey Court

DRAWING TITLE
B2 - WEST ELEVATIONS

Drawing No.
A-205



FOR REZONING / DVP

EMPOWERED DEVELOPMENT
1095 Monterey Road
Kelowna, BC

sheet		date	revision
scale	1/20'	September 26, 2023	REV002
drawn by	SJEMPE	checked by	KSTEM
		drawing #	1095MR



PRELIMINARY DESIGN ONLY. THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSIDERED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT.
WARRANTIES ARE NULL AND VOID DUE TO DAMAGE FROM MULEFTS SUCH AS DEER, RABBITS, VOLES AND OTHER RODENTS. AS THESE PLANTS LISTED MAY BE RATED AS RESISTANT TO THESE ANIMAL SPECIES, IT IS NOT GUARANTEED ACCURATE.

CLIENT'S SIGNATURE OF ACCEPTANCE
THIS SIGNATURE AUTHORIZES THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION OF THIS PROJECT AS PRESENTED BY THIS DESIGN.
THIS SIGNATURE ALSO ACKNOWLEDGES THE SCOPE AND DETAILS OF THE PROJECT AS REPRESENTED BY THIS DESIGN. ANY SUBSEQUENT CHANGES MUST BE MADE VIA CHANGE ORDER AND WILL RESULT IN ADDITIONAL COSTS.

DEVELOPER'S SIGNATURE OF ACCEPTANCE

LANDSCAPE NOTES:
UNDERGROUND IRRIGATION TO BE INSTALLED AND INCLUDES POP-UPS FOR TURF AND DRIP LINES FOR PLANT BEDS.
ALL LANDSCAPING TO FOLLOW BCMA GUIDELINES.
ALL MEASUREMENTS AND QUANTITIES TO BE CONFIRMED.
ALL TREES TO BE FINISH 30% SIZE.
ALL SHRUBS TO BE #2 POT SIZE.
ALL PERENNIALS AND GRASSES TO BE #2 POT SIZE.
ALL TURF TO BE ORGANIC/BROWN DROUGHT TOLERANT TURF.
ALL PLANT BEDS TO BE NOTIFIED ROCK MULCH EXCEPT PLANT BEDS AGAINST STRUCTURES WHICH ARE SPECIFIED AS ROCK MULCH FOR FRESHWATER REGULATIONS.
SITE GRADE IS GENERALLY FLAT - FINAL GRADE TO GENTLY SLOPE AWAY FROM BUILDING FOR PROPER DRAINAGE.

*****PLANT DISCLAIMER*****
DUE TO COVID-19 CIRCUMSTANCES AFFECTING THE NURSERY INDUSTRY, PLANT SUBSTITUTIONS MAY BE NECESSARY. IN THE EVENT THAT A PLANT LISTED ABOVE CANNOT BE OBTAINED, A CLOSE AND SIMILAR PLANT SPECIES MAY BE INSTALLED IN ITS PLACE.

LANDSCAPING SCHEDULE	ZONE	PROPOSED
FIN. TREE ZEPHYRUS	1 PER 12 Linear Feet	1 PER 65 Linear Feet
FIN. DECIDUOUS TREE CALIPER	5-8 cm FH-4 cm L-5 cm	5-8 cm FH-4 cm L-6 cm
FIN. CONIFEROUS TREE HEIGHT	300 cm	200 cm
FIN. RATIO BETWEEN TREE SIZE	5-25% FH-1% No Limb L-50% FH	5-25% FH-1% L-5 (2 50% FH)
FIN. GROWING MEDIA VOLUMES PER TREE	5-6 m³ FH-20 m³ L-30m³	5-6 m³ FH-20 m³ L-30m³
LANDSCAPING GRADED AREA	7.5	7.5
FIN. CE HEIGHT	2.5	2.5
RETENTION OF EXISTING TREES ON SITE?	YES	2.5
SURFACE PAVING LOT (FLOOR)?	NO	20 m
REPLACE & RECYCLE BMS SCREENED?	YES	

Qty	Botanical Name	Common Name
10	Jurinea virginica Blue Arrow	BLUE ARROW JUNCER
6	Populus tremula Erecta	ERECTA ASPEN
2	Coronilla varia	EUROPEAN HORSEBEECH
7	Jurinea scopulorum T'orange'	FOONGLON JUNCER
4	Acer palmatum	HORSYAT MAPLE
3	Coronilla j. nonstrans' Total	TOTA HAWTHORN
Shrub		
4	Corvus alba 'White'	HAWY HILD DOGWOOD
4	Corvus alba'era	RED OSER DOGWOOD
4	Rubus 'Barbora' Rose Clus'	ROSE GLOM BARBERRY
Overseed Grasses		
30	Coronilla x scutellaria 'Karl Foerster'	KARL FOERSTER GRASS
24	Coronilla varia'elba	KOREAN FEATHER REED GRASS
Perennials		
6	Rudbeckia H10	BLACK-EYED SUSAN
8	Hesperis matronalis	CATTYB
9	Parthenocis ac'elba	RUSSIAN SAGE

