



October 16, 2023

**Project:**

Morrison Fourplex Infill, Kelowna, BC

Re:

Design Rationale

**1.0 PROJECT DESCRIPTION**

The Morrison Avenue infill proposal seeks to readapt the common standards of the multifamily complex on what was once a single-family zoned lot, near the heart of the Pandosy core. Infill projects will become a major facet of increasing density around our urban cores in the coming years. Effort needs to be placed into creating a standard that can be modelled for future infill development, so that ideas and forms can be translated into something of a city-wide language in a local context where individual architecture is so often vastly different from its neighbours.

This project looks to create a new standard for infill projects in the City of Kelowna. Generally, these projects often look quite distinct from their surroundings given the need to provide access to the site from both a laneway for cars and the street for people - for all units. This often creates masses on the street that can make these forms imposing as they rise to become taller and narrower to ensure each home has sufficient access to street circulation. This massing type makes landscaping a byproduct of the form proposed, meaning these already distinct masses often have less opportunity to be eased into their surroundings through future foliage growth. These street front masses create backyard spaces that often get limited sunlight due to their height, while also limiting the privacy in these spaces (and so too the eagerness from residents to use them). Nothing happens where nothing happens and something happens where something happens – we would like to create common spaces on site where something can happen, to encourage others to join in either actively or passively, and we feel these commonalities are crucial on a site where potentially four families that might be strangers to one another will live.

In this we have some key motives for the project:

1. Ensure privacy is maintained in units,
2. Provide outdoor space that can be “claimed” by individual units on the shared lot,
3. Provide space for the movement of people,
4. Provide space for the infill growth of vegetation and the elements in the spaces left unbuilt,
5. Ensure the building is aware of its surrounding built context.
6. Encourage low-barrier socialization opportunities, which can be quite simple and mundane

The project features four units oriented in two “T” blocks. Two units are oriented perpendicular to the road, while two are oriented parallel to it. Of the two masses, one of these perpendicular units forms with one of the parallel to form the “T” shape in plan. The intersection of these forms creates spaces that differentiate the more publicly visible portions of the lot from an interior private courtyard. A covered walkway on ground level comes at the intersection of the two forms, creating a “gateway” moment for the interior yard space. This interior yard space is intended to act as something of a personalized garden space for the homes, where planters and pots can be brought in to fill out the space around a central tree. This is to help create outdoor spaces that are both attractive to be in (so too increasing the chance of social encounters between neighbours), while having the added benefit of increased privacy as the plants and the trees in this courtyard space grow and fade out direct views into interior spaces.

Units have been designed in such a way to ensure better privacy from both the form and the layouts of the interior rooms inside. Two of the units have ground-oriented bedrooms with upper-level living spaces, while two have upper level bedrooms with lower level living spaces. The idea here is that everyone will be using the living spaces and the bedroom spaces around similar “peak” times. With different units sleeping mainly on different floors, there can be better lookouts into the surrounding courtyard without compromising privacy through direct views between bedrooms. Access to the garage and garbage access spaces are made off the back alleyway.

**BLUEGREEN ARCHITECTURE**

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## **2.0 URBAN CONNECTIVITY**

The project is in an MF1 (Core Area Neighbourhood). This gives it great access to the rapidly developing Pandosy Core, very quick access to local waterfront amenities, and convenient distances to public transit or established walking and cycling pathways. This places the lot in a great position to allow its residents to engage with its surroundings in a plethora of ways (instead of car transit alone). Pandosy is very much a satellite of the downtown core, and so has convenient access to all daily needs within its locale.

## **3.0 SUSTAINABILITY**

Sustainability encompasses far more than energy usage. Regarding this energy though, both the construction process and the materiality of the building will be cognizant of the effects of construction and embodied energy involved. Thermal bridging will be minimized with continuous insulation, and windows facing direct sunlight will have increased glazing coefficients to help better control interior climatic conditions. Solar shading will be used, and a reliance on establishing good and healthy foliage on site will play a role in this (blocking the summer sun and shedding leaves to let in the winter sun). Steps in the façade and covered paths will protect entryways and materials vulnerable to water. Longevity of the assemblies are ensured through careful detailing and protection from the elements in forms like these steps.

Foliage is vital to this project. It will ultimately be what helps to ease these homes into their context over time, and their presence will create microclimates that help the building occupants to adapt to intense weather more readily. The courtyard design allows each home to experience some form of cross-ventilation, while actively encouraging residents to get outside and get moving. Care for the home is instilled through personal patios and garden spaces which will be provided with enough light to establish good growth. The home is designed for people first. The central path is accessible on foot or by bike. Cars are pushed to the laneway garage and hidden from the street. Given we realize these early infill projects will inevitably become precedents and standards for future developments, we have tried to make the building attractive yet economical. Two of the units are identical, the other two quite similar. This model can be multiplied and adapted for different material contexts. The building forms are simple, they leave ample space for foliage, and they are focused on the human scale rather than the scale of a motor vehicle.

## **4.0 CRIME PREVENTION**

Crime prevention comes from many different conditions. Regarding the site alone, sufficient measures have been taken to help promote community amongst the residents, and in doing so, helping to prevent and disincentivize crime through creating valued spaces that are desirable to be in and visually accessible.

## **5.0 LANDSCAPING**

Attractive outdoor space is key to this site and the motives for designing it as we have proposed. With limited hardscaping in the paths and deck spaces, we have left ample space for smaller plants, bushes, flowers, vines and potted medium to grow with adequate sunlight around the building. Space is left for some larger trees to take root, with space for medium or smaller size trees available in the interior courtyard. This foliage will help to maintain privacy between units, provide cooling through evapotranspiration and shade from the sun during the warmer months, and provide ample sensorial stimulus to help ease the space from the surrounding City. Please refer to the landscape drawings for details.

## 6.0 SUMMARY

Bluegreen Architecture's design team feels that the care for the human scale, the desire for higher Downtown density, as well as the care for the landscape in a dense lot in the midst of the city fabric, will help to create a meaningful space for the residents that come to occupy this space while providing a solid base of reference for future developments in the City. We hope to play a meaningful part in creating more meaningful, livable, human scaled and beautiful neighbourhoods in Kelowna to help marry the beauty of our surrounding landscape with what could be a beautiful architectural landscape, should we value it enough to care for it intentionally.

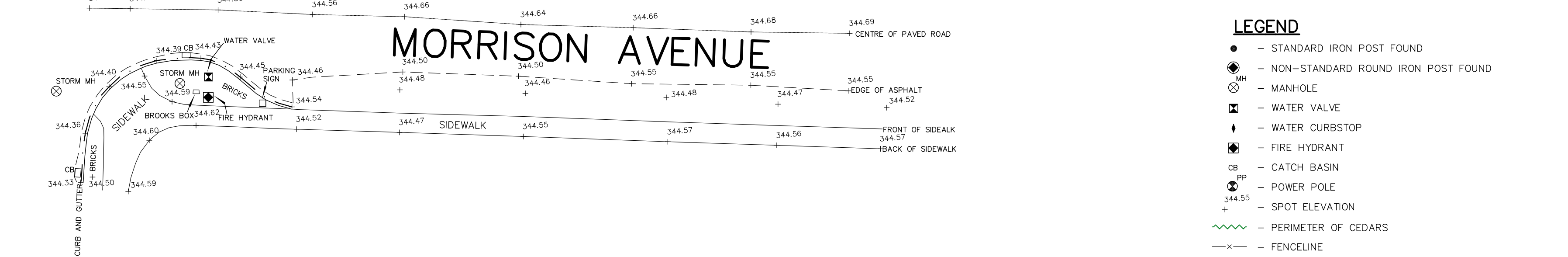
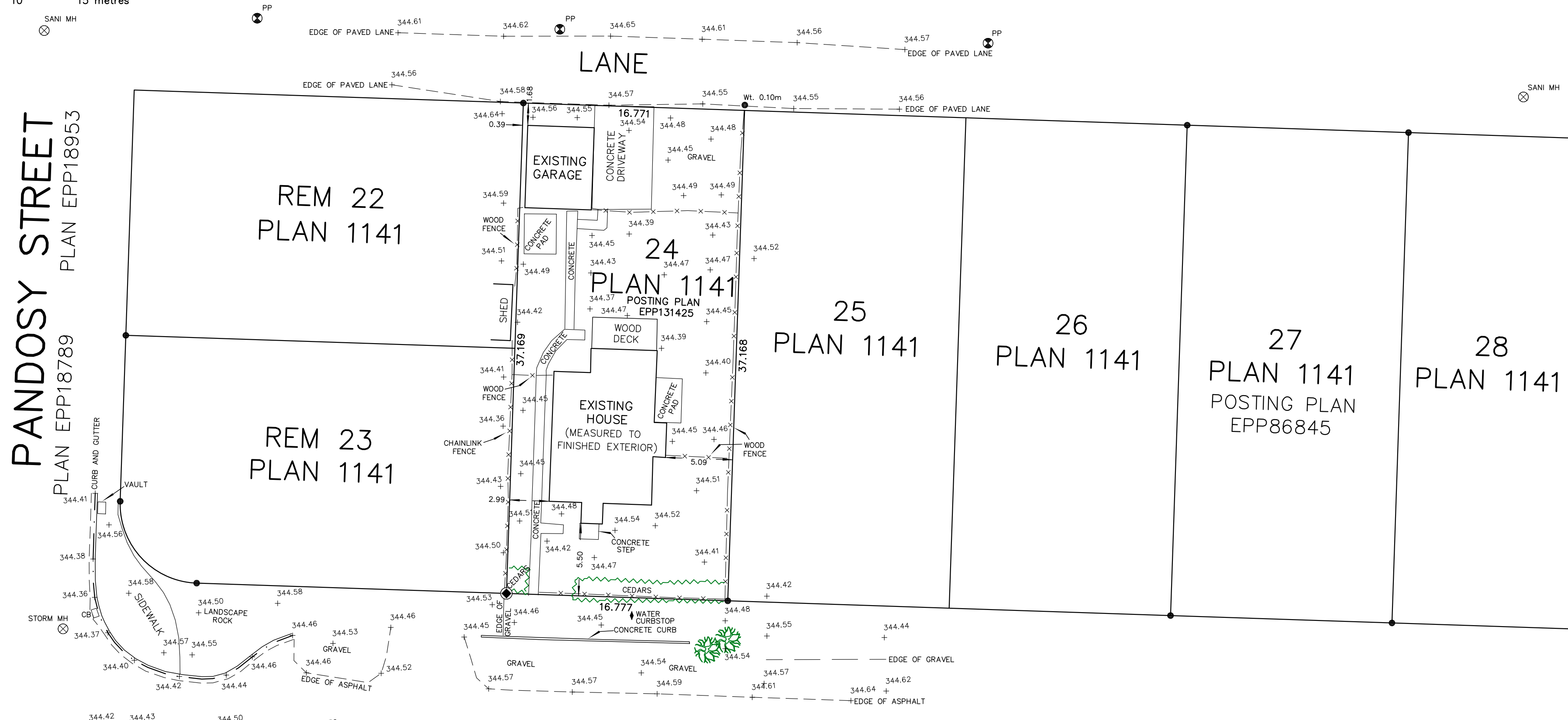
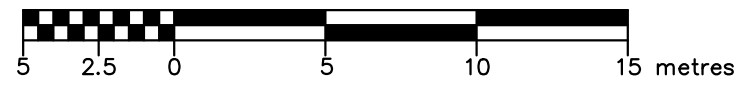
We look forward to your support for all this project brings to our community, and this unique opportunity to address and create an affordable living experience.

Respectfully submitted,

Aaron Whalen, Associate & Project Designer, Bluegreen Architecture  
Kieran Mortimer, Project Designer, Bluegreen Architecture

# SITE PLAN SHOWING CERTAIN FEATURES ON LOT 24, DL 14, ODYD, PLAN 1141

CIVIC ADDRESS: 546 MORRISON AVENUE, KELOWNA, B.C.  
 PID: 010-424-563  
 SCALE 1:250



- LEGEND**
- - STANDARD IRON POST FOUND
  - ⊙ - NON-STANDARD ROUND IRON POST FOUND
  - ⊗ - MANHOLE
  - ⊠ - WATER VALVE
  - ⬇ - WATER CURBSTOP
  - ⊠ - FIRE HYDRANT
  - CB - CATCH BASIN
  - PP - POWER POLE
  - 344.55 + - SPOT ELEVATION
  - ~ - PERIMETER OF CEDARS
  - x- - FENCELINE
  - 🌳 - TREE

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FIELD SURVEY COMPLETED THIS 2nd DAY OF AUGUST, 2023.  
 ELEVATIONS ARE GEODETIC (ORTHOMETRIC CGVD28 HTv2.0) DERIVED FROM GNSS OBSERVATION AND KELOWNA MONUMENT #6488  
 ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED

**ECORA LAND SURVEYING LTD.**  
 284 MAIN STREET, PENTICTON, BC  
 PH: 250-492-2227 WEB: ECORA.CA  
 FILE: 230576 DWG: 230576-SITE



# MORRISON AVE. INFILL

## ISSUING FOR DP

FOURPLEX INFILL HOUSING  
546 MORRISON AVE.  
2023-09-25

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### ARCHITECTURAL DRAWING LIST

SHEET NUMBER	SHEET NAME
A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	ZONING AND DATA
A1.2	STREET FRONT
A2.0	FLOOR PLAN - LEVEL 1
A2.1	FLOOR PLAN - LEVEL 2
A2.2	FLOOR PLAN - ROOF
A2.3	UNIT CALLOUT
A2.4	UNIT CALLOUT
A2.5	SECTIONS
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.2	MATERIAL BOARD
A3.3	RENDERS



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### Consultants

### Seal

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### RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
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### Project

MORRISON AVE. FOURPLEX INFILL

LOT 24 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 1141

546 MORRISON AVE.

### Sheet Title

COVER SHEET

### Job Number

23.1149

### Date

10/16/23

### Scale

### Revision Number

0

### Drawing Number

A0.0

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PANDOSY STREET

MORRISON AVENUE

LANEWAY

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MORRISON AVE. FOURPLEX INFILL

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546 MORRISON AVE.

Sheet Title

SITE PLAN

Job Number 23.1149

Date 10/16/23

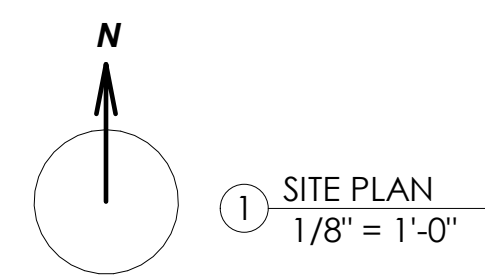
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Refer to Survey to see existing Architectural site conditions



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Project

**MORRISON AVE. FOURPLEX INFILL**

LOT 24 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 1141

546 MORRISON AVE.

Sheet Title

**ZONING AND DATA**

Job Number 23.1149

Date 10/16/23

Scale

Revision Number 0

Drawing Number

**A1.1**

**ZONING ANALYSIS - 546 MORRISON AVE.**

MORRISON AVE. FOURPLEX INFILL		
546 MORRISON AVE.		
CURRENT ZONING: RU4	REQUIRED	PROVIDED
	RU4 - SINGLE FAMILY	MF1 C-NHD - INFILL FOURPLEX
PRINCIPLE USE		
PARCEL SIZE	277.5 m <sup>2</sup>	623 m <sup>2</sup>
LOT WIDTH	7.5 m	16.76 m
LOT DEPTH	30.0 m	37.19 m
NET FLOOR AREA	499 m <sup>2</sup> (0.8 FAR) 623 m <sup>2</sup> (1 FAR)	446m <sup>2</sup>
BUILDING FOOTPRINT (INC. COVERED AREAS)	N/A	305 m <sup>2</sup>
PARKADE FLOORPLATE	N/A	67.2m <sup>2</sup>
MAIN FLOOR FLOORPLATE	N/A	236m <sup>2</sup>
FLOOR AREA RATIO	0.8	0.73
MAXIMUM LOT COVERAGE	55%	49.0%
SITE COVERAGE (INC. PARKING AND DRIVEWAYS)	75%	68%
MAXIMUM BUILDING HEIGHT	8.0 m and 2 Storeys	8.0 m and 2 Storeys
SETBACKS	FRONT YARD - 4M - 13'-1 1/2"	FRONT YARD (WEST) - 4M
	SIDE YARD - 1.2M - 3'-11 21/86"	SIDE YARD (NORTH) - 1.2M
	REAR YARD - 0.9M - 2'-11 3/7"	REAR YARD (EAST) - 0.9M
PARKING CALCULATIONS	SIDE YARD - 1.2M - 3'-11 1/4"	SIDE YARD (SOUTH) - 1.2M
	TOTAL UNITS = 4	TOTAL UNITS = 4 (3 BED)
	1 SPACES / UNIT = 4	PRIVATE GARAGE STALLS = 3 + 1 CARPORT
VISITOR (0.14/UNIT) = 1	VISITOR = USE ON STREET PARKING	
TOTAL REQUIRED = 4	TOTAL PROVIDED = 4	

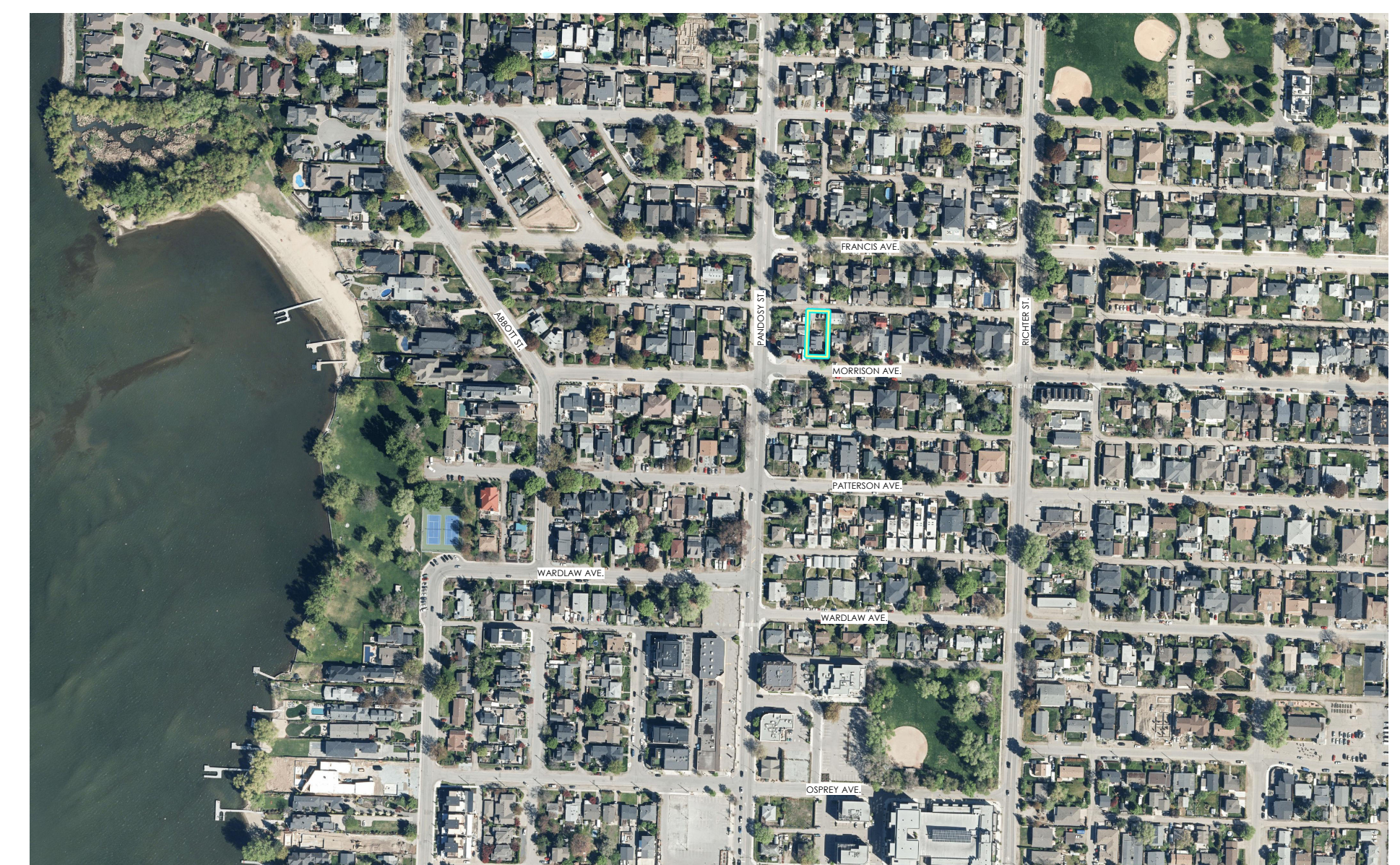
**AREA CALCULATIONS**

FIRST FLOOR	NO.	SF	SM	TOTAL SF	TOTAL SM	POS (SF)	POS (SM)	TOTAL POS (SF)	TOTAL POS (SM)
UNIT A1	1	519.6	48.27	519.6	48.27	0	0	0	0
UNIT A2	1	519.6	48.27	519.6	48.27	0	0	0	0
UNIT B1	1	581.7	54.04	581.7	54.04	422	39.21	422	39.21
UNIT B2	1	467	43.39	467	43.39	233	21.65	233	21.65
TOTAL	4			2087.9	193.97			653	60.86

2ND FLOOR PLAN	NO.	SF	SM	TOTAL SF	TOTAL SM	POS (SF)	POS (SM)	TOTAL POS (SF)	TOTAL POS (SM)
UNIT A1	1	773.1	71.82	773.1	71.82	0	0	0	0
UNIT A2	1	773.1	71.82	773.1	71.82	47	4.37	47	4.37
UNIT B1	1	548.6	50.97	548.6	50.97	90	8.36	90	8.36
UNIT B2	1	703.25	65.33	703.25	65.33	455	42.27	455	42.27
TOTAL	4			2798.05	259.95			592	55

3RD FLOOR PLAN	NO.	SF	SM	TOTAL SF	TOTAL SM	POS (SF)	POS (SM)	TOTAL POS (SF)	TOTAL POS (SM)
UNIT A1	1	21	1.95	21	1.95	292	27.13	292	27.13
UNIT A2	1	21	1.95	21	1.95	292	27.13	292	27.13
UNIT B1	0	0	0	0	0	0	0	0	0
UNIT B2	0	0	0	0	0	0	0	0	0
TOTAL	2			42	3.9			584	54.26

TOTAL	NO.	SF	%	TOTAL SF	TOTAL SM	REQ'D POS (SF)	REQ'D POS (SM)	TOTAL POS (SF)	TOTAL POS (SM)
UNIT A1	1	1314.2	25%	1314	122.07	//	//	292	27.13
UNIT A2	1	1314.2	25%	1314	122.07	//	//	339	31.49
UNIT B1	1	1130.3	25%	1130	104.98	//	//	512	47.57
UNIT B2	1	1170.25	25%	1170	108.7	//	//	688	63.92
NET RESIDENTIAL	4		100%	4,928	457.83	0	0	1,831	170.11



SITE VIEW - AERIAL OF PANDOSY CORE



SITE VIEW - FROM MORRISON AVE. TOWARDS PANDOSY ST.



SITE VIEW - FRONT OF 546 MORRISON AVE.



SITE VIEW - FROM PANDOSY ST.

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Project

**MORRISON AVE. FOURPLEX INFILL**

LOT 24 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 1141

546 MORRISON AVE.

Sheet Title  
**STREETFRONT**

Job Number 23.1149

Date 10/16/23

Scale

Revision Number 0

Drawing Number

**A1.2**

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**MORRISON AVE.**

Streetfront elevation views of the adjacent sites and a panorama of the opposite side of the street directly across from the proposed site.



2483 PANDOSY ST - VIEW FROM MORRISON



546 MORRISON AVE - PROPOSED SITE



562 MORRISON AVE.



VIEW ACROSS THE STREET



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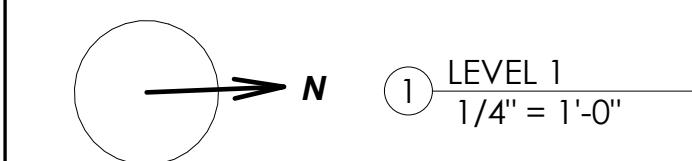
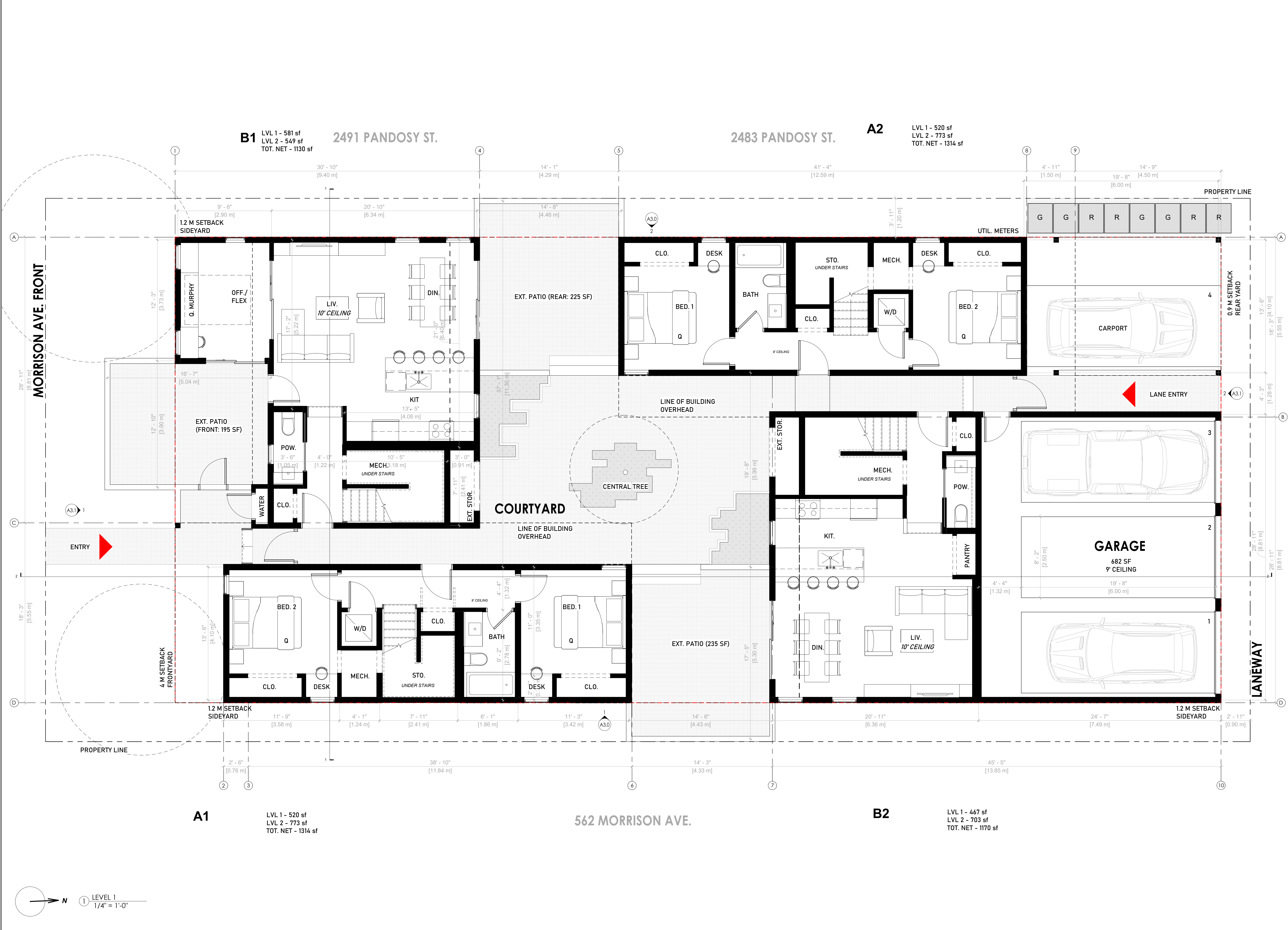
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**MORRISON AVE. FOURPLEX INFILL**  
 LOT 24 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 1141  
 546 MORRISON AVE.

Sheet Title  
**FLOOR PLAN - LEVEL 1**

Job Number 23.1149  
 Date 10/16/23  
 Scale 1/4" = 1'-0"  
 Revision Number 0  
 Drawing Number

**A2.0**



**B1** LVL 1 - 581 sf  
 LVL 2 - 549 sf  
 TOT. NET - 1130 sf

**2491 PANDOSY ST.**

**2483 PANDOSY ST.**

**A2** LVL 1 - 520 sf  
 LVL 2 - 773 sf  
 TOT. NET - 1314 sf

**A1** LVL 1 - 520 sf  
 LVL 2 - 773 sf  
 TOT. NET - 1314 sf

**562 MORRISON AVE.**

**B2** LVL 1 - 467 sf  
 LVL 2 - 703 sf  
 TOT. NET - 1170 sf

**DEVELOPMENT PERMIT**

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 Consultants

Seal

RECORD OF ISSUES		
NO.	DATE	DESCRIPTION
A	2022.XX.XX	ISSUED FOR XXXX

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NO.	DATE	DESCRIPTION

Project  
**MORRISON AVE. FOURPLEX INFILL**

LOT 24 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 1141

546 MORRISON AVE.

Sheet Title  
**FLOOR PLAN - LEVEL 2**

Job Number 23.1149

Date 10/16/23

Scale 1/4" = 1'-0"

Revision Number 0

Drawing Number

**A2.1**

2491 PANDOSY ST.

2483 PANDOSY ST.

562 MORRISON AVE.



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Project

**MORRISON AVE. FOURPLEX INFILL**

LOT 24 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 1141

546 MORRISON AVE.

Sheet Title

**FLOOR PLAN - ROOF**

Job Number 23.1149

Date 10/16/23

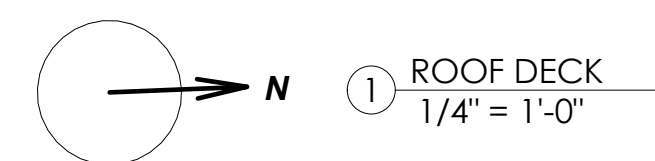
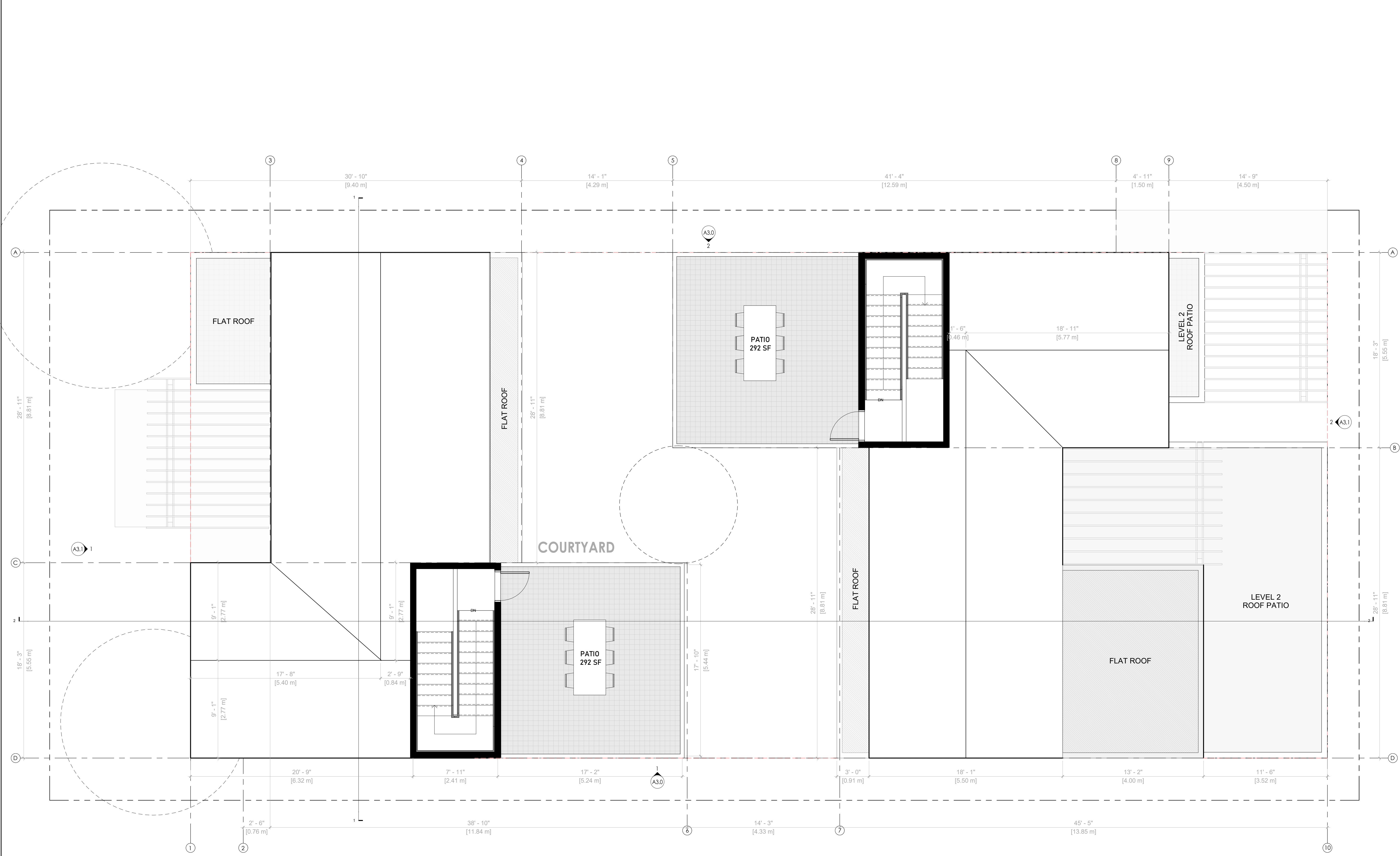
Scale 1/4" = 1'-0"

Revision Number 0

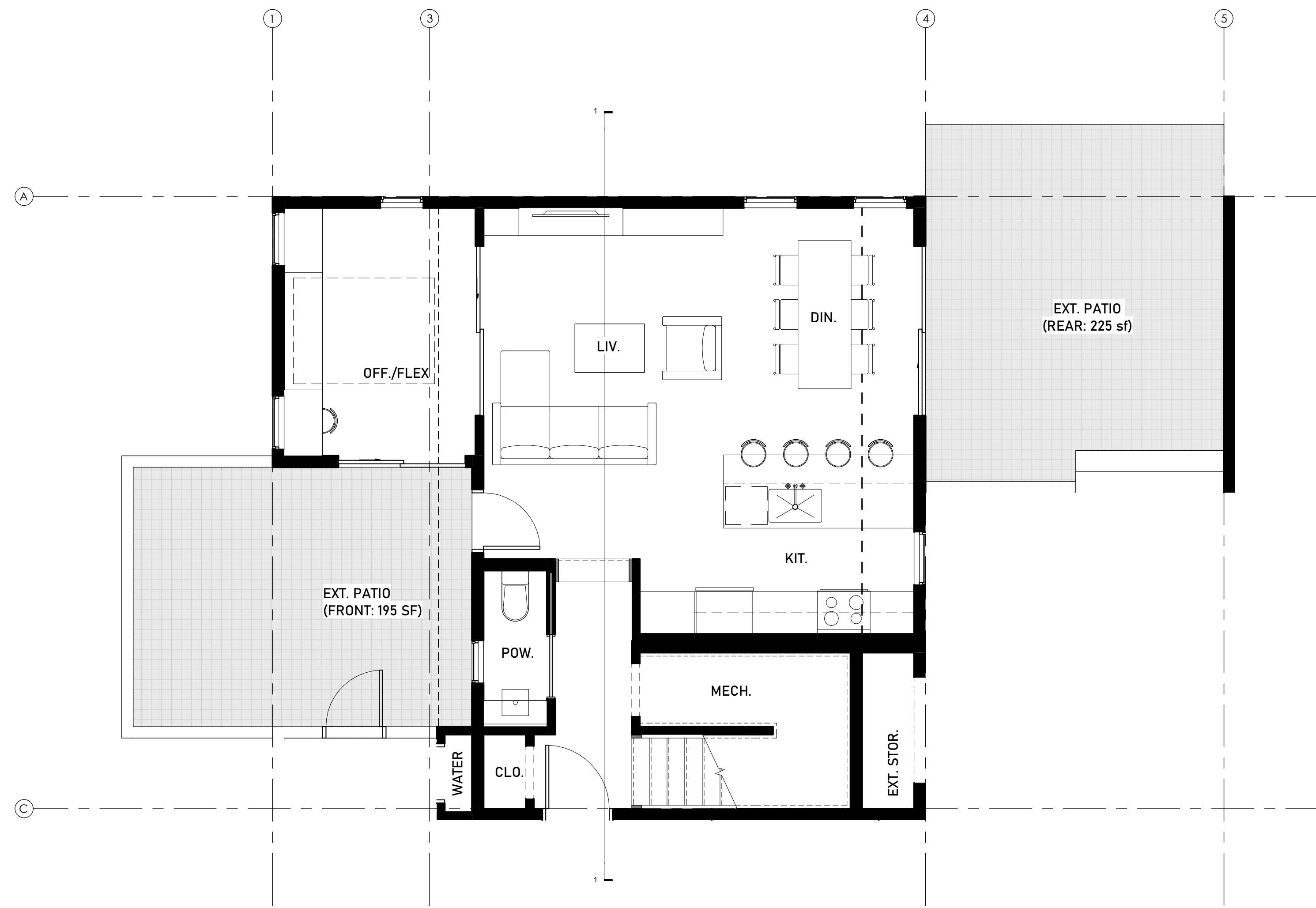
Drawing Number

**A2.2**

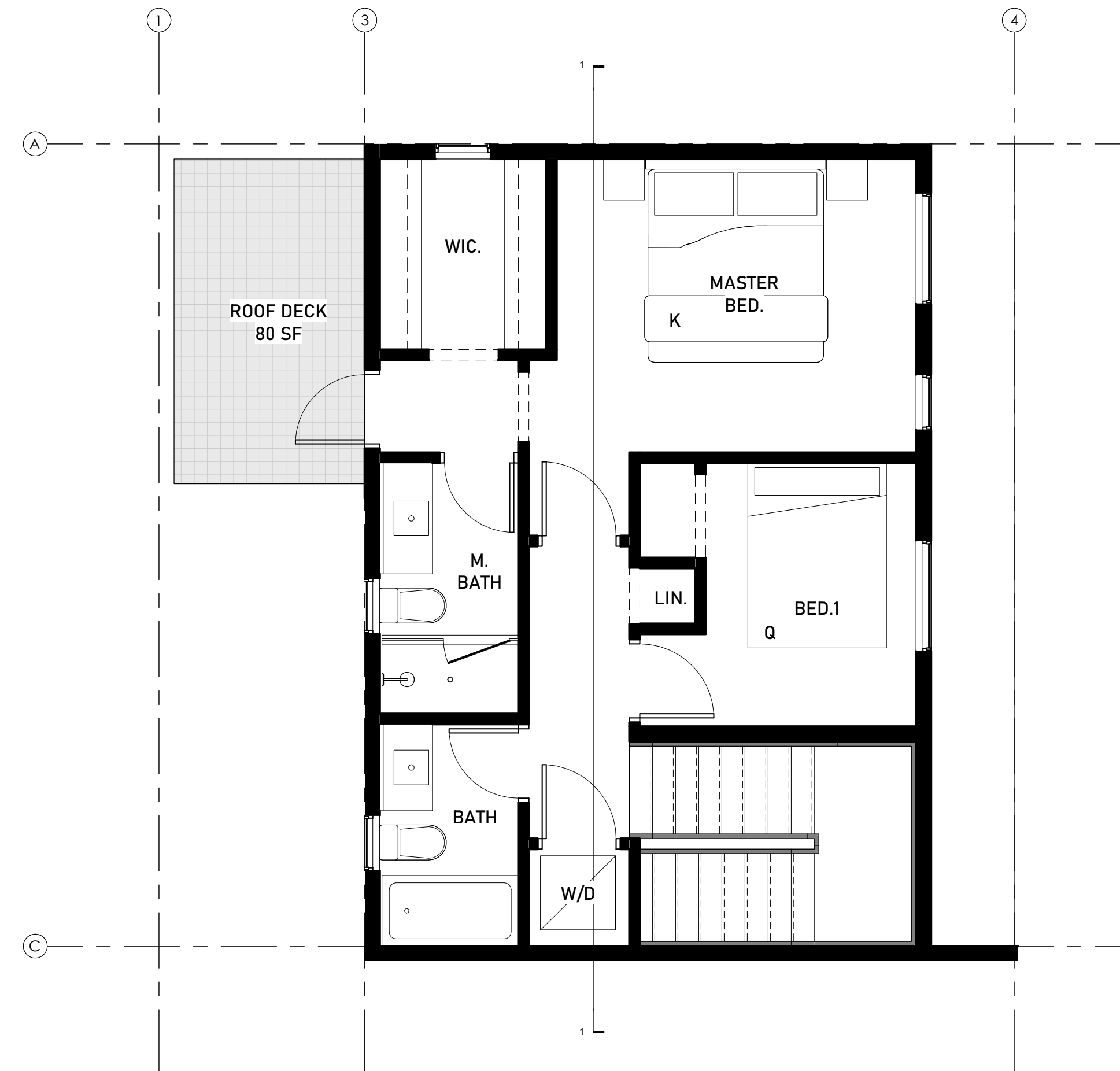
2023.10.16 4:08:42 PM



B1

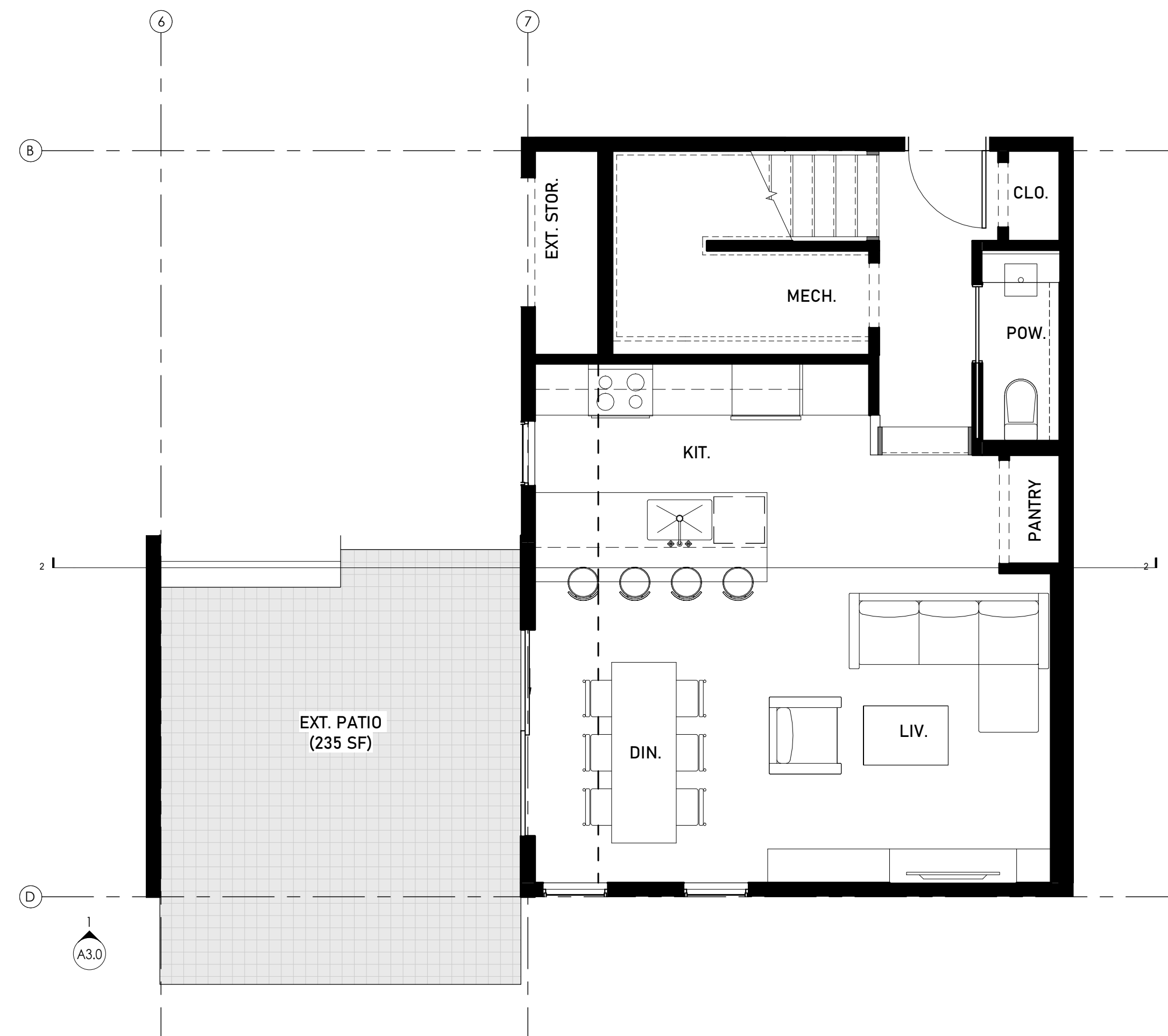


1 UNIT B1 - LVL 1  
1/4" = 1'-0"



2 UNIT B1 - LVL 2  
1/4" = 1'-0"

B2



3 UNIT B2 - LVL 1  
1/4" = 1'-0"



4 UNIT B2 - LVL 2  
1/4" = 1'-0"

BLUEGREEN

#100-1333 EB Sheet  
Kelowna, BC V1Y 1Z9  
p:236.420.3550  
www.bluegreenarchitecture.com

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Project

MORRISON AVE.  
FOURPLEX INFILL

LOT 24 DISTRICT LOT 14 OSOYOOS  
DIVISION YALE DISTRICT PLAN 1141

546 MORRISON AVE.

Sheet Title

UNIT CALLOUT

Job Number 23.1149

Date 10/16/23

Scale 1/4" = 1'-0"

Revision Number 0

Drawing Number

A2.3

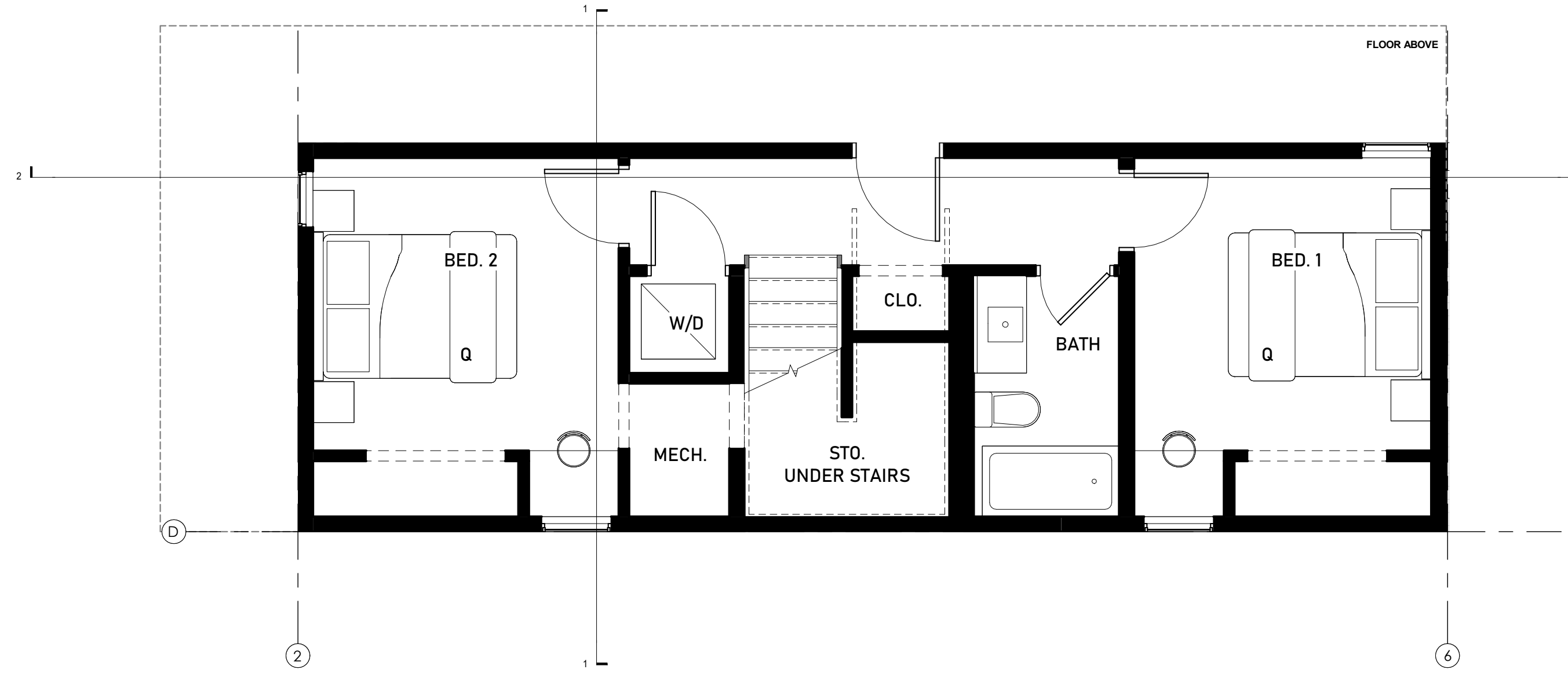
2023.10.16 4:08:43 PM

# A1 AND A2

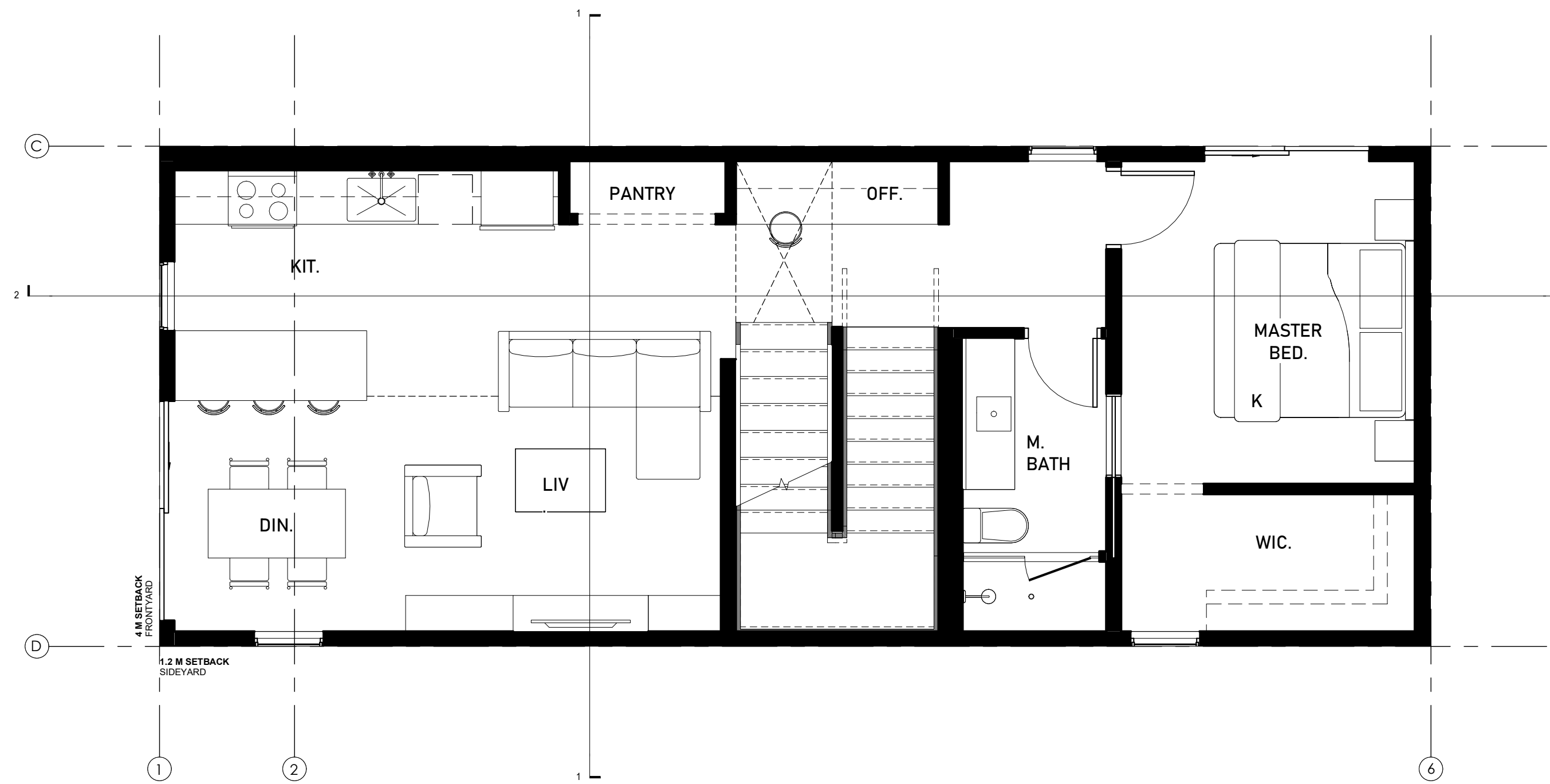
These units share all features except the balcony deck that extends out on LVL 2. of Unit A2.

On Unit A1. (facing Morrison Ave. to the South), this is a Juliet balcony.

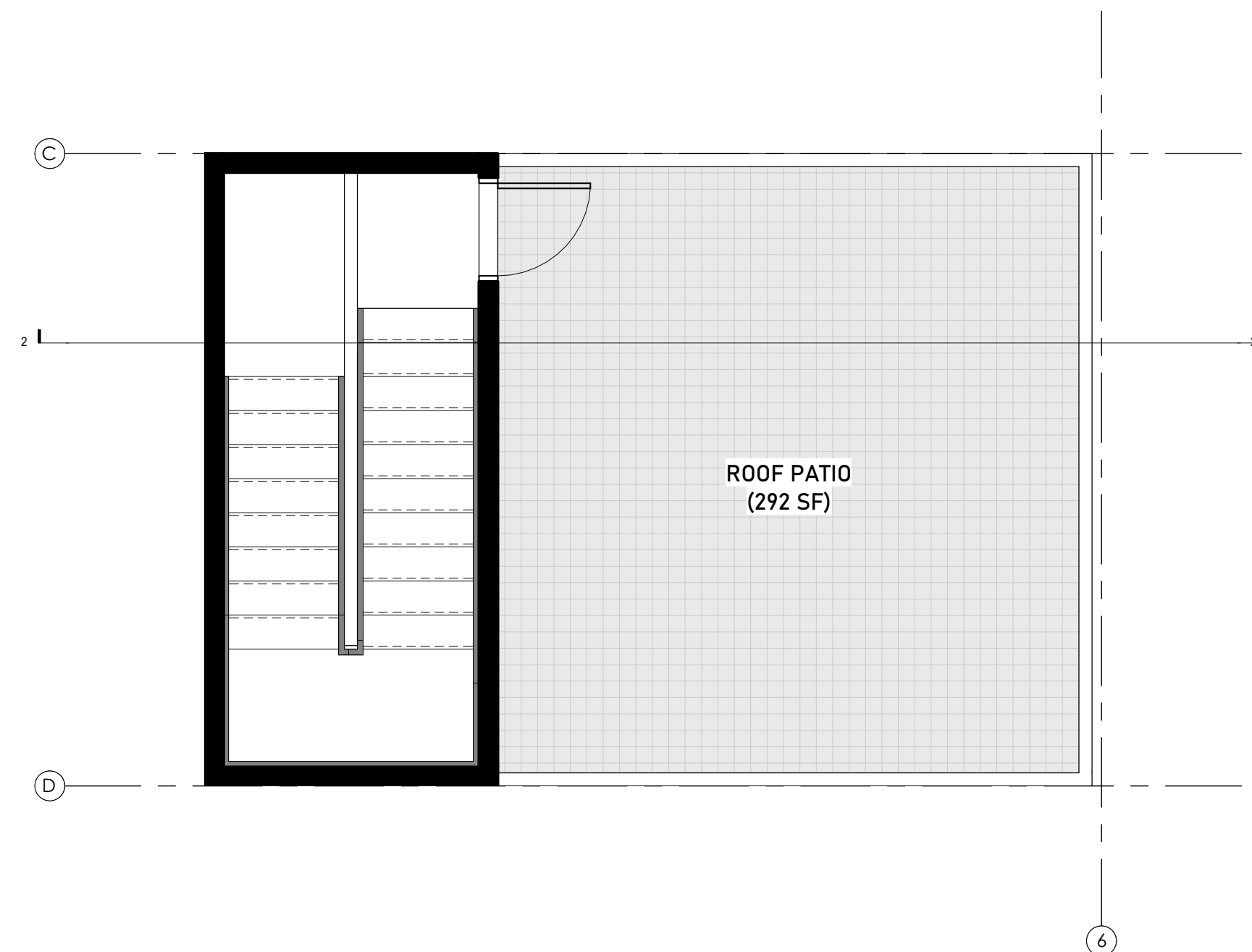
① UNIT A1/A2 - LVL 1  
1/4" = 1'-0"



② UNIT A1/A2 - LVL 2  
1/4" = 1'-0"



③ UNIT A1/A2 - ROOF  
1/4" = 1'-0"



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NO.	DATE	DESCRIPTION

**Project**  
MORRISON AVE. FOURPLEX INFILL  
LOT 24 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 1141  
546 MORRISON AVE.

**Sheet Title**  
UNIT CALLOUT

Job Number 23.1149  
Date 10/16/23  
Scale 1/4" = 1'-0"  
Revision Number 0  
Drawing Number

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NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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**Project**

**MORRISON AVE. FOURPLEX INFILL**  
 LOT 24 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 1141  
 546 MORRISON AVE.

**Sheet Title**

**SECTIONS**

Job Number	23.1149
Date	10/16/23
Scale	1/8" = 1'-0"
Revision Number	0
Drawing Number	



① (1) East-West Section  
 1/8" = 1'-0"



② (2) North-South Section  
 1/8" = 1'-0"

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**Project**

**MORRISON AVE. FOURPLEX INFILL**  
 LOT 24 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 1141  
 546 MORRISON AVE.

**Sheet Title**

**ELEVATIONS**

Job Number 23.1149

Date 10/16/23

Scale As indicated

Revision Number 0

Drawing Number

**A3.0**

2023.10.16 4:08:48 PM

**ELEVATION MATERIAL LEGEND:**

1	ARCHITECTURALLY EXPOSED CONCRETE TYPE: MEDIUM DENSITY FORM FINISH COLOUR: NATURAL CONC.
2	ARCHITECTURAL WOOD FENCE
3	METAL GLAZ VINYL WINDOWS TYPE: EUROGLAZ ALUM. HYBRID, DUAL PANE, LOW E COLOUR: DARK GREY OR BLACK
4	THERMAL WOOD SIDING (WEATHERED) ASH SINGLE RABBIT WITH CUTEX OIL
5	MAC METAL ARCHITECTURAL PANEL MS1 PROFILE COLOUR: TITANIUM BLACK
6	STUCCO TYPE - FINE SAND FINISH COLOUR: CREAM WHITE
7	WOOD TRELLIS
8	STEEL GATE POWDERCOATED COLOUR: MELON YELLOW
9	EXTERIOR ACCENT FLASHING CAP COLOUR: BLACK MANUFACTURER: CASCADIA METALS
10	ALUMINUM RAILING COLOUR: BLACK 42" GUARD HEIGHT
11	EXTERIOR ACCENT FLASHING/TRIM COLOUR COLOUR: BLACK MANUFACTURER: CASCADIA METALS
12	GARAGE DOOR COLOUR: BLACK MANUFACTURER: ALUMINR



① East Elevation  
 1/8" = 1'-0"



② West Elevation  
 1/8" = 1'-0"

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**Project**  
 MORRISON AVE. FOURPLEX INFILL  
 LOT 24 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 1141  
 546 MORRISON AVE.

**Sheet Title**  
 ELEVATIONS

Job Number 23.1149  
 Date 10/16/23  
 Scale As indicated  
 Revision Number 0  
 Drawing Number

**ELEVATION MATERIAL LEGEND:**

1	ARCHITECTURALLY EXPOSED CONCRETE TYPE: MEDIUM DENSITY FORM FINISH COLOUR: NATURAL CONC.
2	ARCHITECTURAL WOOD FENCE
3	METAL GLAZ VINYL WINDOWS TYPE: EUROGLAZ ALUM. HYBRID, DUAL PANE, LOW E. COLOUR: DARK GREY OR BLACK
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5	MAC METAL ARCHITECTURAL PANEL MS1 PROFILE COLOUR: TITANIUM BLACK
6	STUCCO TYPE - FINE SAND FINISH COLOUR: CREAM WHITE
7	WOOD TRELLIS
8	STEEL GATE POWDERCOATED COLOUR: MELON YELLOW
9	EXTERIOR ACCENT FLASHING CAP COLOUR: BLACK MANUFACTURER: CASCADIA METALS
10	ALUMINUM RAILING COLOUR: BLACK 42" GUARD HEIGHT
11	EXTERIOR ACCENT FLASHING/TRIM COLOUR COLOUR: BLACK MANUFACTURER: CASCADIA METALS
12	GARAGE DOOR COLOUR: BLACK MANUFACTURER: ALLUMINR



① South Elevation  
 1/8" = 1'-0"



② North Elevation  
 1/8" = 1'-0"



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**MORRISON AVE. FOURPLEX INFILL**

LOT 24 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 1141

546 MORRISON AVE.

Sheet Title

**MATERIAL BOARD**

Job Number 23.1149

Date 10/16/23

Scale As indicated

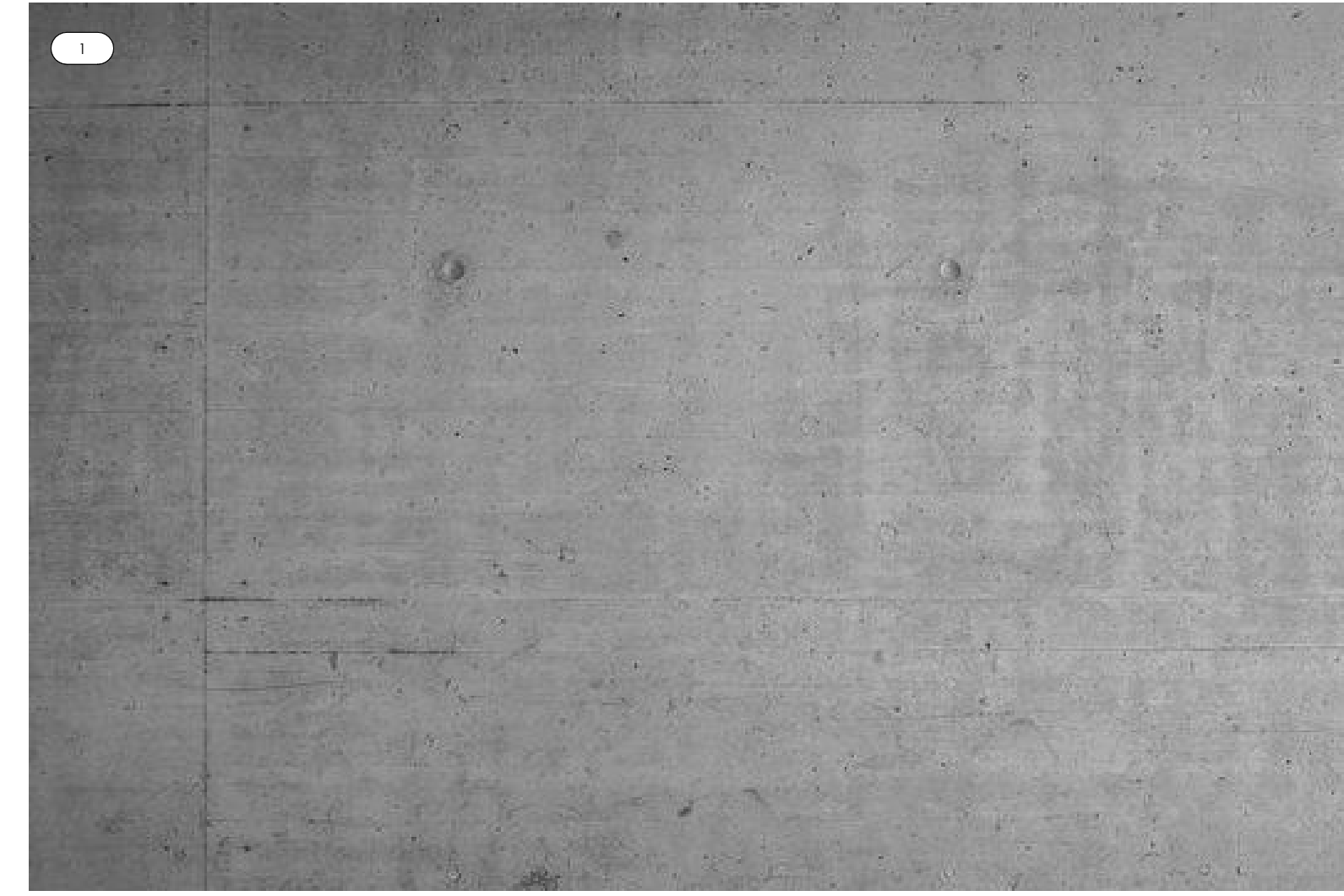
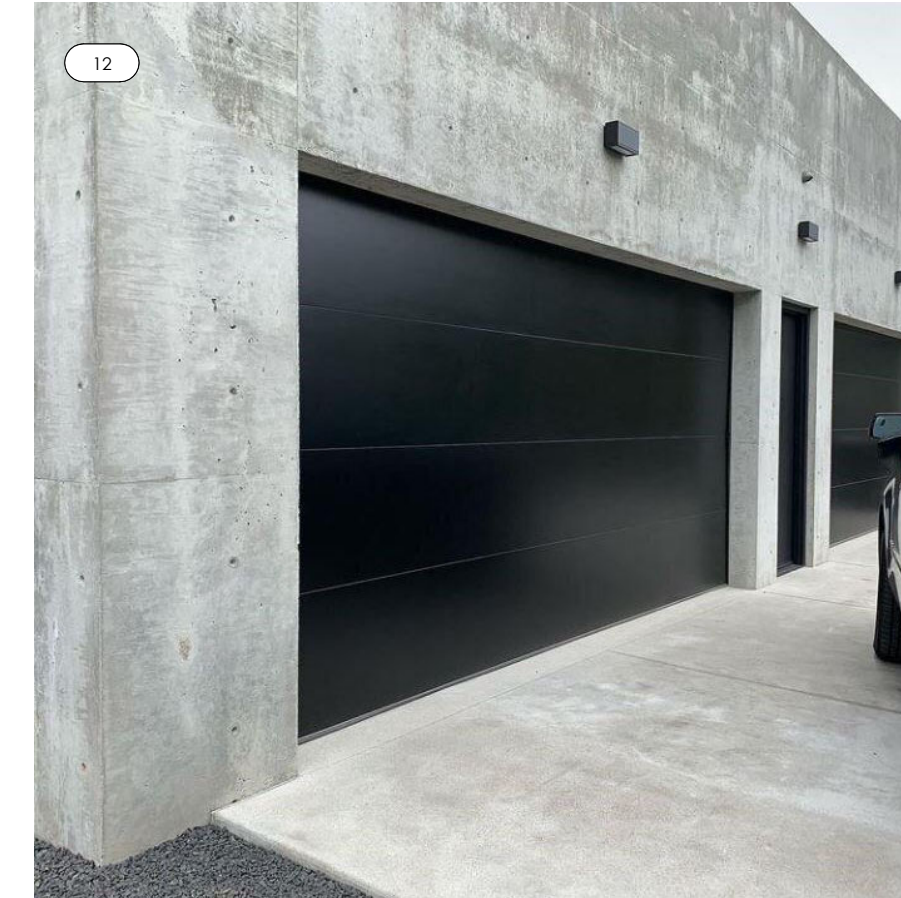
Revision Number 0

Drawing Number

**A3.2**

**ELEVATION MATERIAL LEGEND:**

1	ARCHITECTURALLY EXPOSED CONCRETE TYPE: MEDIUM DENSITY FORM FINISH COLOUR: NATURAL CONC.
2	ARCHITECTURAL WOOD FENCE
3	METAL CLAD VINYL WINDOWS TYPE: EUROCLAD ALUM. HYBRID, DUAL PANE, LOW E. COLOUR: DARK GREY OR BLACK
4	THERMAL WOOD SIDING (WEATHERED) ASH SINGLE RABBET WITH CUTEX OIL
5	MAC METAL ARCHITECTURAL PANEL M51 PROFILE COLOUR: TITANIUM BLACK
6	STUCCO TYPE: FINE SAND FINISH COLOUR: CREAM WHITE
7	WOOD TRELLIS
8	STEEL GATE POWDERCOATED COLOUR: MELON YELLOW
9	EXTERIOR ACCENT FLASHING CAP COLOUR: BLACK MANUFACTURER: CASCADIA METALS
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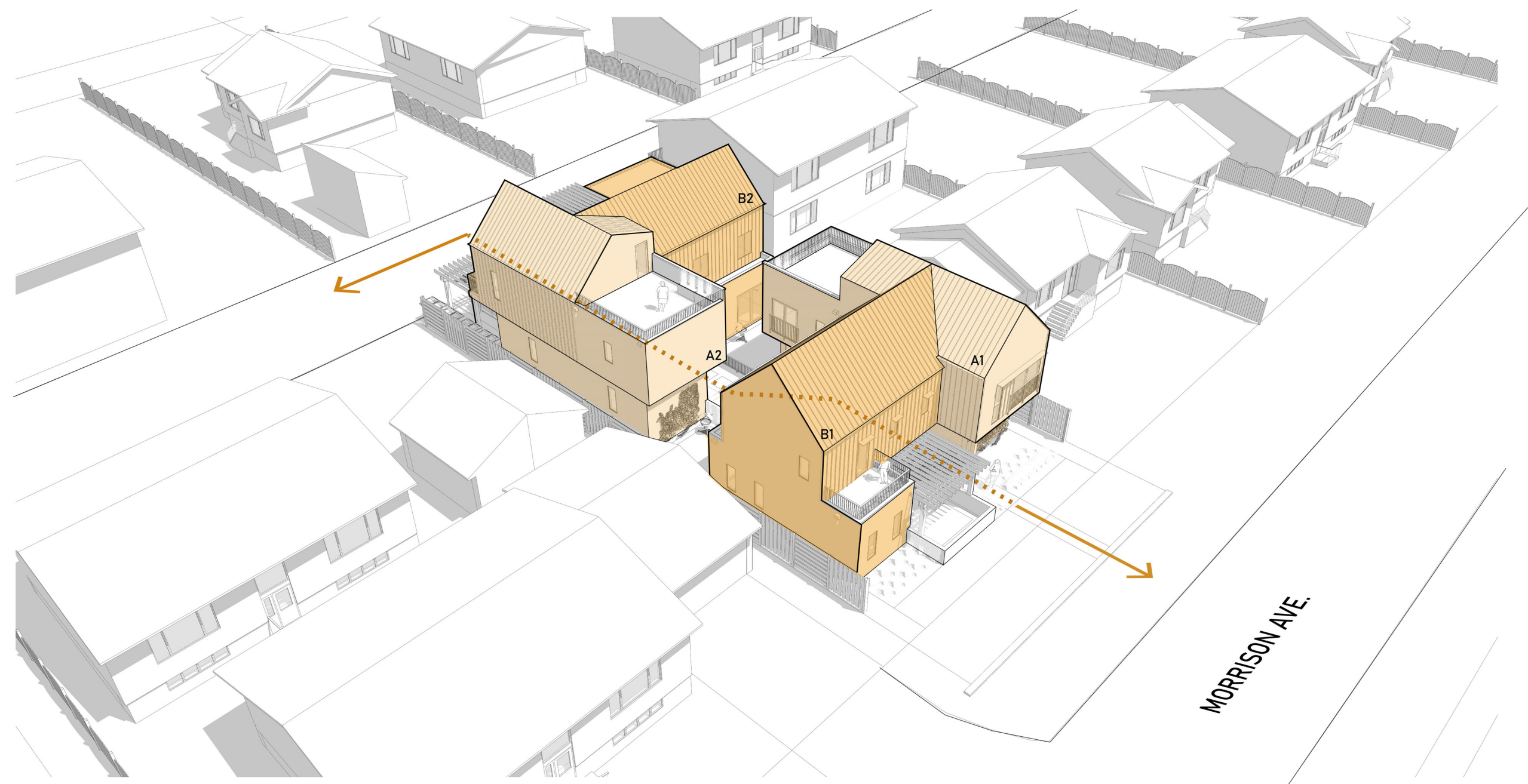
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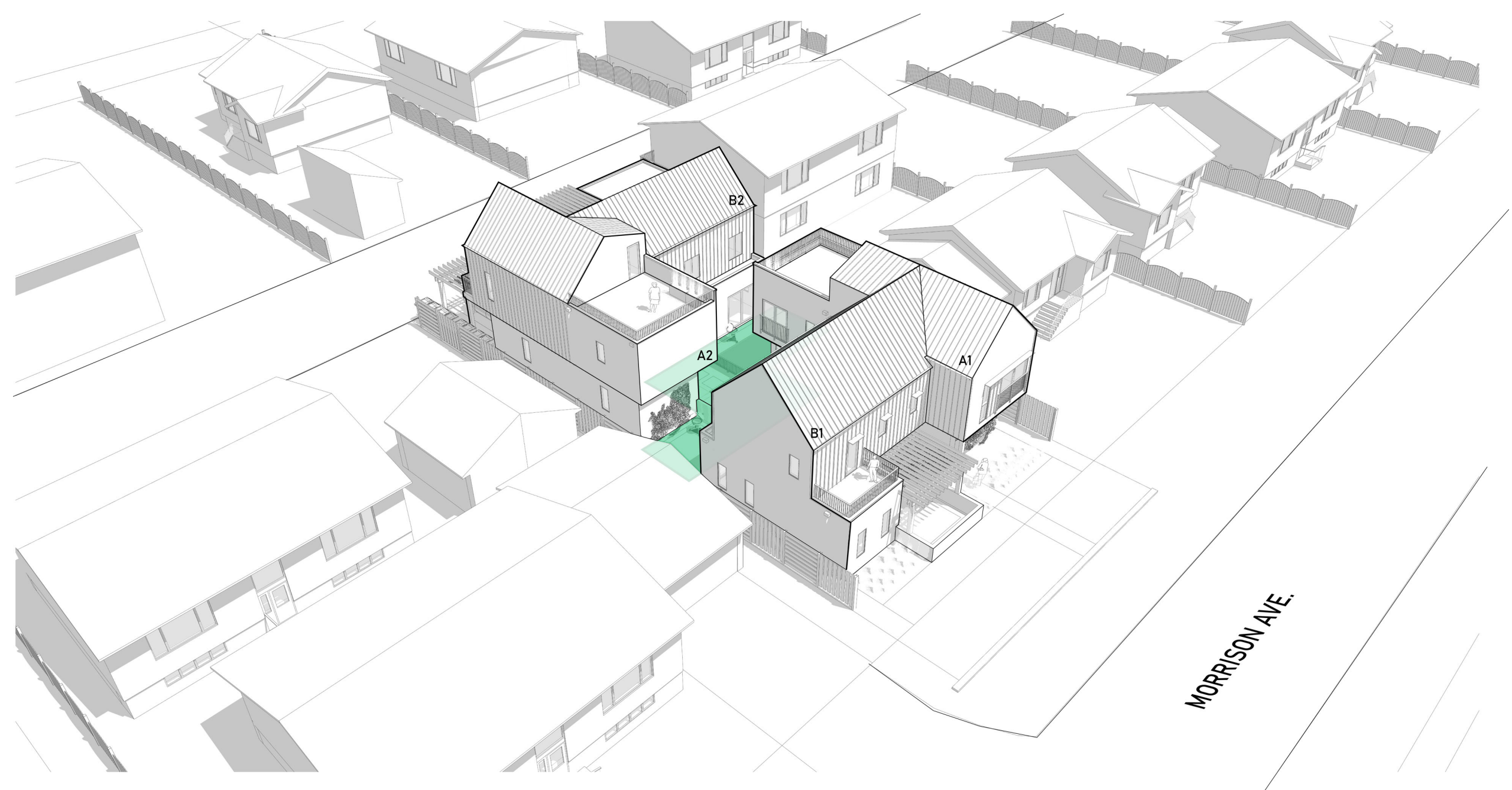
**Project**  
 MORRISON AVE. FOURPLEX INFILL  
 LOT 24 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 1141  
 546 MORRISON AVE.

**Sheet Title**  
 RENDERS

Job Number 23.1149  
 Date 10/16/23  
 Scale  
 Revision Number 0  
 Drawing Number



AERIAL - UNITS AND INTERSECTING PATHWAY



AERIAL - COURTYARD



RENDER - FRONT (MORRISON AVE.)



RENDER - FRONT (MORRISON AVE.)



RENDER - REAR

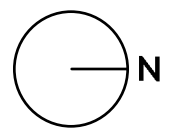


**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	TWOMBLY'S RED SENTINEL JAPANESE MAPLE	1	3m CAL. /PER PLAN
ACER SACCHARINUM 'SILVER CLOUD'	SILVER CLOUD MAPLE	1	5m CAL. /PER PLAN
CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE EUROPEAN HORNBEAM	1	4m CAL. /PER PLAN
<b>SHRUBS</b>			
ROSA WOODSII	WOOD'S ROSE	1	#02 CONT. /1.5M O.C. SPACING
SYMPHORICARPOS ALBUS	WHITE SNOWBERRY	3	#02 CONT. /1.0M O.C. SPACING
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>			
ECHINACEA PURPUREA 'ALBA'	WHITE SWAN CONEFLOWER	13	#01 CONT. /0.6M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	30	#01 CONT. /0.4M O.C. SPACING
ECHINACEA PURPUREA 'PURPLE EMPEROR'	PURPLE EMPEROR CONEFLOWER	13	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'CHICAGO PICOTE'	CHICAGO PICOTE DAYLILY	8	#01 CONT. /0.75M O.C. SPACING
HEMEROCALLIS 'LUXURY LACE'	LUXURY LACE DAYLILY	6	#01 CONT. /0.9M O.C. SPACING
HEMEROCALLIS 'PARDON ME'	PARDON ME DAYLILY	8	#01 CONT. /0.75M O.C. SPACING
LAVENDULA ANGSTIFOLIA 'HIDCOTE SUPERIOR'	HIDCOTE SUPERIOR LAVENDER	13	#01 CONT. /0.6M O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	53	#01 CONT. /0.3M O.C. SPACING
RUBRICKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	19	#01 CONT. /0.5M O.C. SPACING
PANICUM VIRGATUM 'HANSE HERMS'	HANSE HERMS SWITCH GRASS	15	#01 CONT. /AS PER PLAN
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	13	#01 CONT. /0.6M O.C. SPACING



PROJECT TITLE

**546 MORRISON AVE.**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	23.09.25	Review
2		
3		
4		
5		

PROJECT NO. 23-0561

DESIGN BY AM

DRAWN BY JN

CHECKED BY FB

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**LS-101**

NOT FOR CONSTRUCTION

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