PROJECT DESCRIPTION

PROJECT NAME:
PROJECT ADDRESS: 3951 32ND AVENUE, VERNON, BC
LEGAL DESCRIPTION LOT A PLAN KAP68832 DISTRICT LOT 70 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLAN KAP80911.
FOLIO:05864.520 PID:025-002-856
OCP: RESIDENTIAL- MEDIUM DENSITY
ZONING: **MUM - Multi-Unit:Medium Scale**
SITE DIMENSIONS: IRREGULAR
SITE AREA: *4,433.71 SQ.M.* *0.44 HECTARE*
47,724 SF *1.10 ACRE*

PROJECT STATISTICS

DEVELOPMENT REGULATIONS	*REQUIRED / ALLOWED*	*PROPOSED*
DENSITY	**1.25**	
HEIGHT		TOWNHOME
	18 m (4 Storeys)	*3 Storeys*

SETBACK REQUIREMENT	Dwelling Unit(s)		Garage or Carport	
	Street	4.0m	*4.0M*	6.0m
	Laneway or Alley	4.0m		
	Lot	3.0m	*N/A*	
	Party Wall	0.0m	*0*	

MINIMUM LANDSCAPING AREA	**30%**	**31.5%**	
MINIMUM COMMON& PRIVATE AMENITY AREA(S)	$5m^2$ / bachelor Dwelling Unit $10m^2$ / 1 bedroom Dwelling Unit $15m^2$ / Dwelling Unit with more than 1 bedroom		
TOTAL AMENITY AREA	**220** SQ.M.	*7502 SF*	*696.9 SQ.M.*
COMMON AMENITY AREA	**144** SQ.M.	*2564 SF*	*238.2 SQ.M.*
PRIVATE AMENITY		*4938 SF*	*458.7 SQ.M.*

FAR CALCULATION :

MAX. BUILDING AREA BASED ON FAR **59,655.01 SF** **5,542 SQ.M**
FAR : **0.73**
TOWNHOUSE ***34,747 SF.*** ***3,228.1*** SQ.M.

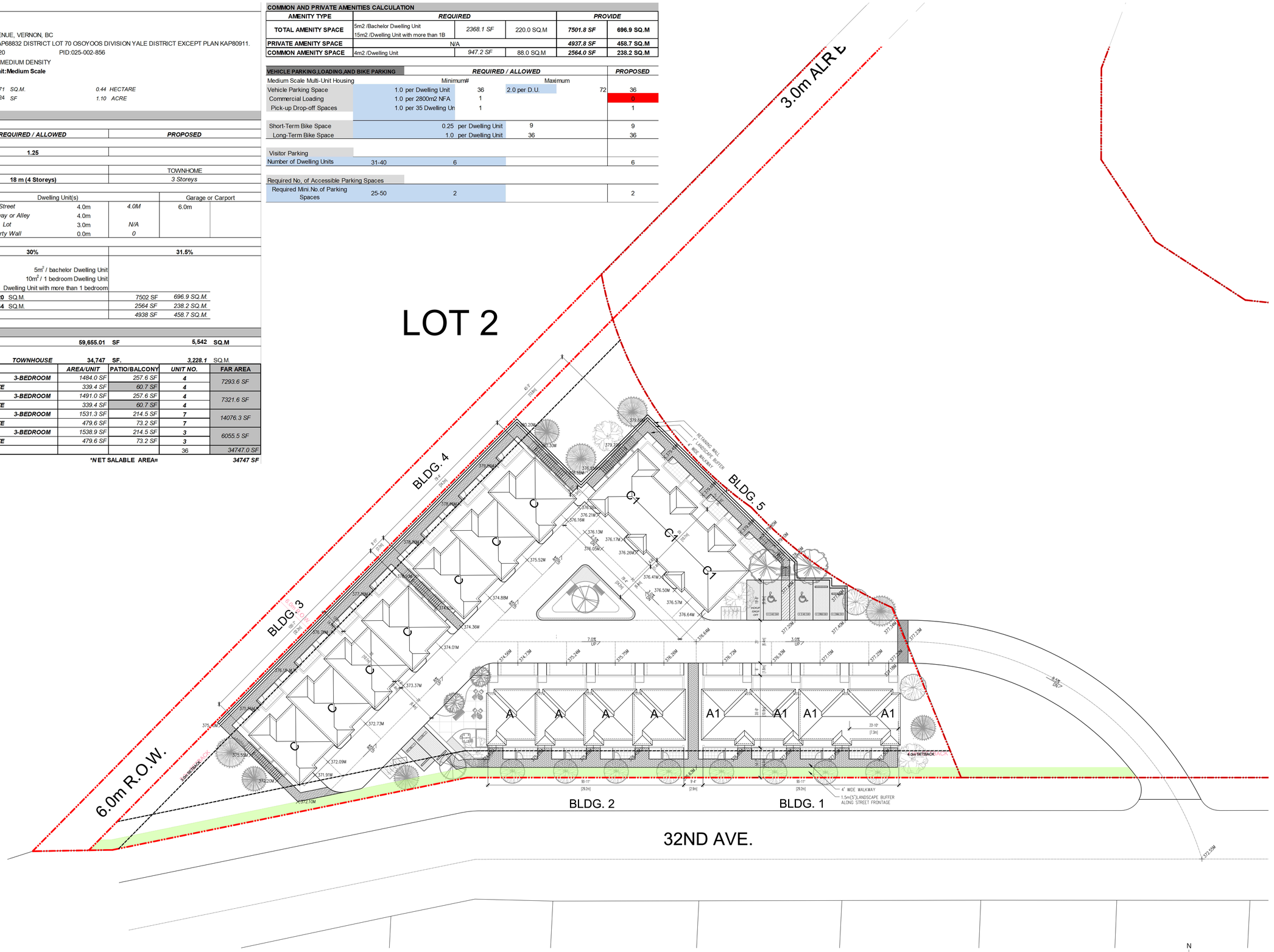
TOWNHOUSE		*AREA/UNIT*	*PATIO/BALCONY*	*UNIT NO.*	*FAR AREA*
T/H TYPE A	***MAIN UNIT 3-BEDROOM***	*1484.0 SF*	*257.6 SF*	***4***	*7293.6 SF*
	SECOND SUITE	*339.4 SF*	*60.7 SF*	***4***	
T/H TYPE A1	***MAIN UNIT 3-BEDROOM***	*1491.0 SF*	*257.6 SF*	***4***	*7321.6 SF*
	SECOND SUITE	*339.4 SF*	*60.7 SF*	***4***	
T/H TYPE C	***MAIN UNIT 3-BEDROOM***	*1531.3 SF*	*214.5 SF*	***7***	*14076.3 SF*
	SECOND SUITE	*479.6 SF*	*73.2 SF*	***7***	
T/H TYPE C1	***MAIN UNIT 3-BEDROOM***	*1538.9 SF*	*214.5 SF*	***3***	*6055.5 SF*
	SECOND SUITE	*479.6 SF*	*73.2 SF*	***3***	
SUBTOTAL				36	*34747.0 SF*

NET SALABLE AREA= ***34747 SF***

COMMON AND PRIVATE AMENITIES CALCULATION

AMENITY TYPE	*REQUIRED*			*PROVIDE*	
TOTAL AMENITY SPACE	5m2 /Bachelor Dwelling Unit 15m2 /Dwelling Unit with more than 1B	*2368.1 SF*	220.0 SQ.M	***7501.8 SF***	**696.9 SQ.M**
PRIVATE AMENITY SPACE	N/A			***4937.8 SF***	**458.7 SQ.M**
COMMON AMENITY SPACE	4m2 /Dwelling Unit	*947.2 SF*	88.0 SQ.M	***2564.0 SF***	**238.2 SQ.M**

VEHICLE PARKING,LOADING,AND BIKE PARKING		***REQUIRED / ALLOWED***			***PROPOSED***
Medium Scale Multi-Unit Housing		Minimum#		Maximum	
Vehicle Parking Space	1.0 per Dwelling Unit	36	2.0 per D.U.	72	36
Commercial Loading	1.0 per 2800m2 NFA	1			0
Pick-up Drop-off Spaces	1.0 per 35 Dwelling Un	1			1
Short-Term Bike Space	0.25 per Dwelling Unit		9		9
Long-Term Bike Space	1.0 per Dwelling Unit		36		36
Visitor Parking					
Number of Dwelling Units	31-40	6			6
Required No. of Accessible Parking Spaces					
Required Mini.No.of Parking Spaces	25-50	2			2



LOT 2- SITE PLAN (ROOF)

SCALE : 3/64"=1'-0"

N

Tel : 778-385-4761
Email : fei@mcai.ca
Address:
Besthome House Design Studio
2253-13353 Commerce Parkway
Richmond, BC, V6V 3A1

BESTHOME

House Design Studio

GENERAL CONDITIONS:

Check and verify all critical details and dimensions prior to the start of contruction and contact this office if any clarification is required. Written dimensions will always take precedence over scaled dimensions.

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no.:	date:	description:
revisions		
2		
1	JUL 2, 2026	Issued for D.P.

project title:
PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
LOT 2 - SITE PLAN (ROOF)

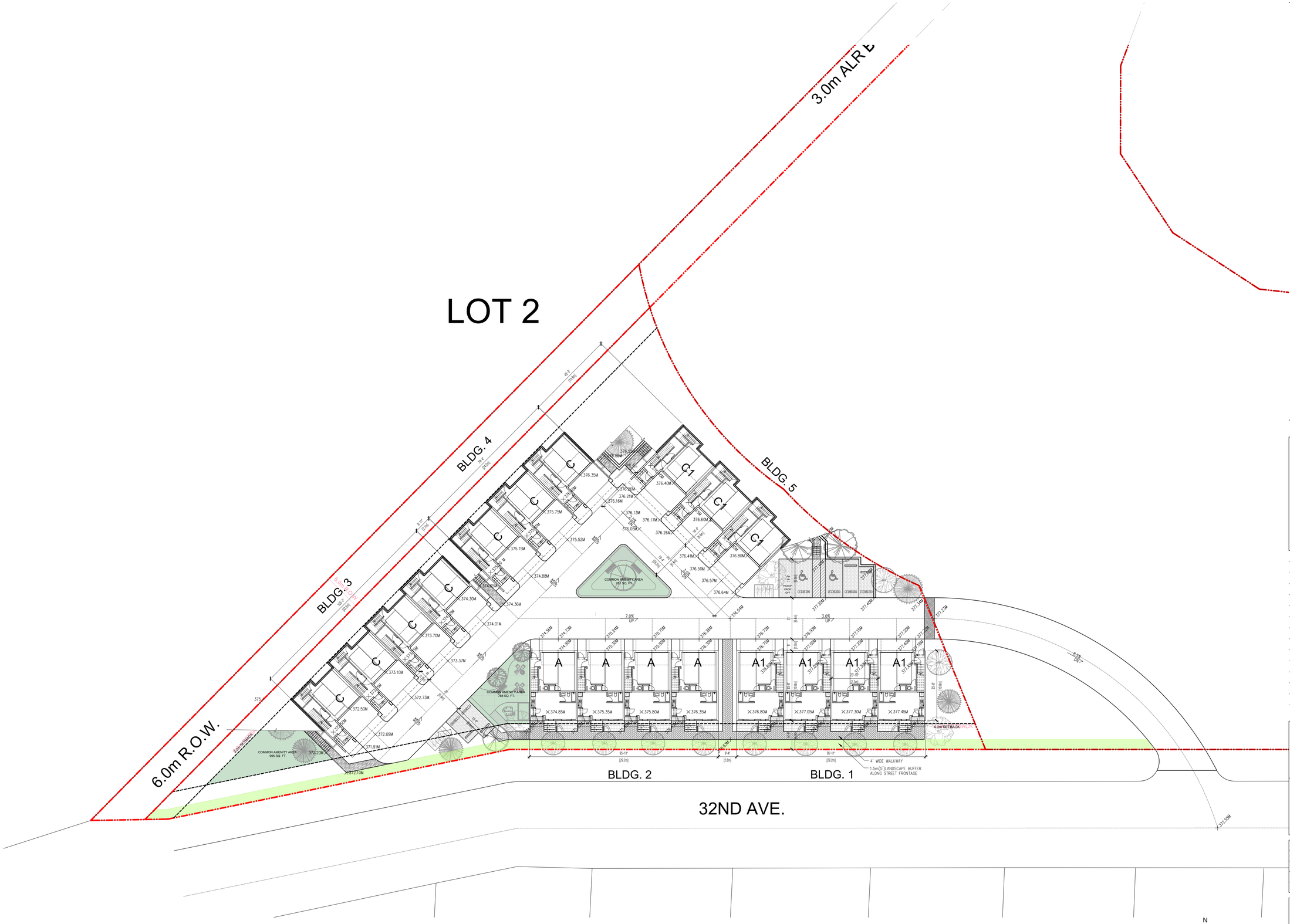
project no.:	26002
drawn by:	F.X.
checked by:	
date:	May.04/26
scale:	3/64"=1'-0"

drawing no.:
A1.1

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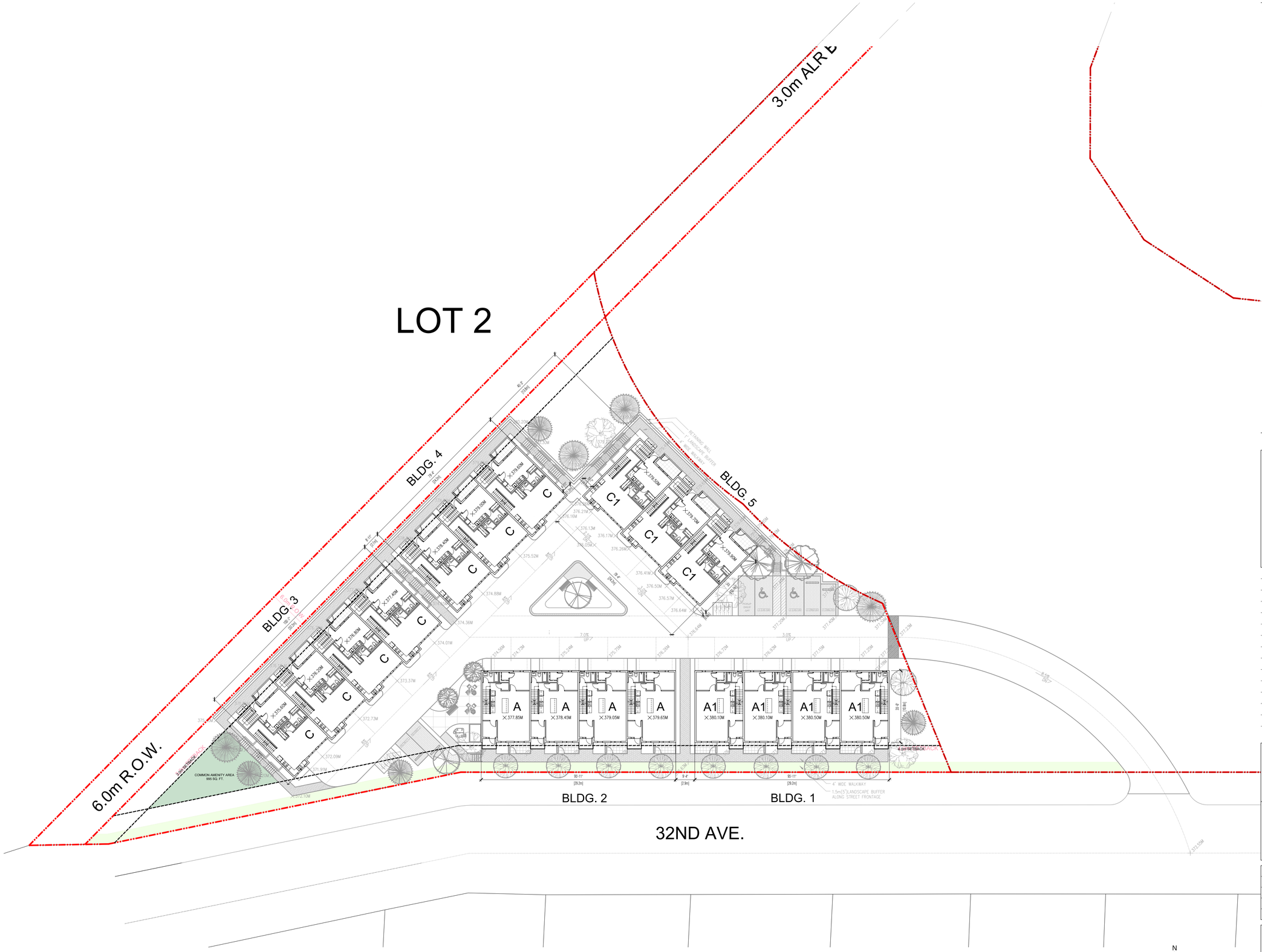
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PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
LOT 2 - SITE PLAN (GROUND LVL)

project no.:	26002
drawn by:	F.X.
checked by:	
date:	May.04/26
scale:	3/64"=1'-0"

drawing no.:
A1.2

LOT 2- SITE PLAN (GROUND LVL)
SCALE : 3/64"=1'-0"



LOT 2- SITE PLAN (2ND LVL)

SCALE : 3/64"=1'-0"

N

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Email : fei@mcai.ca
Address:
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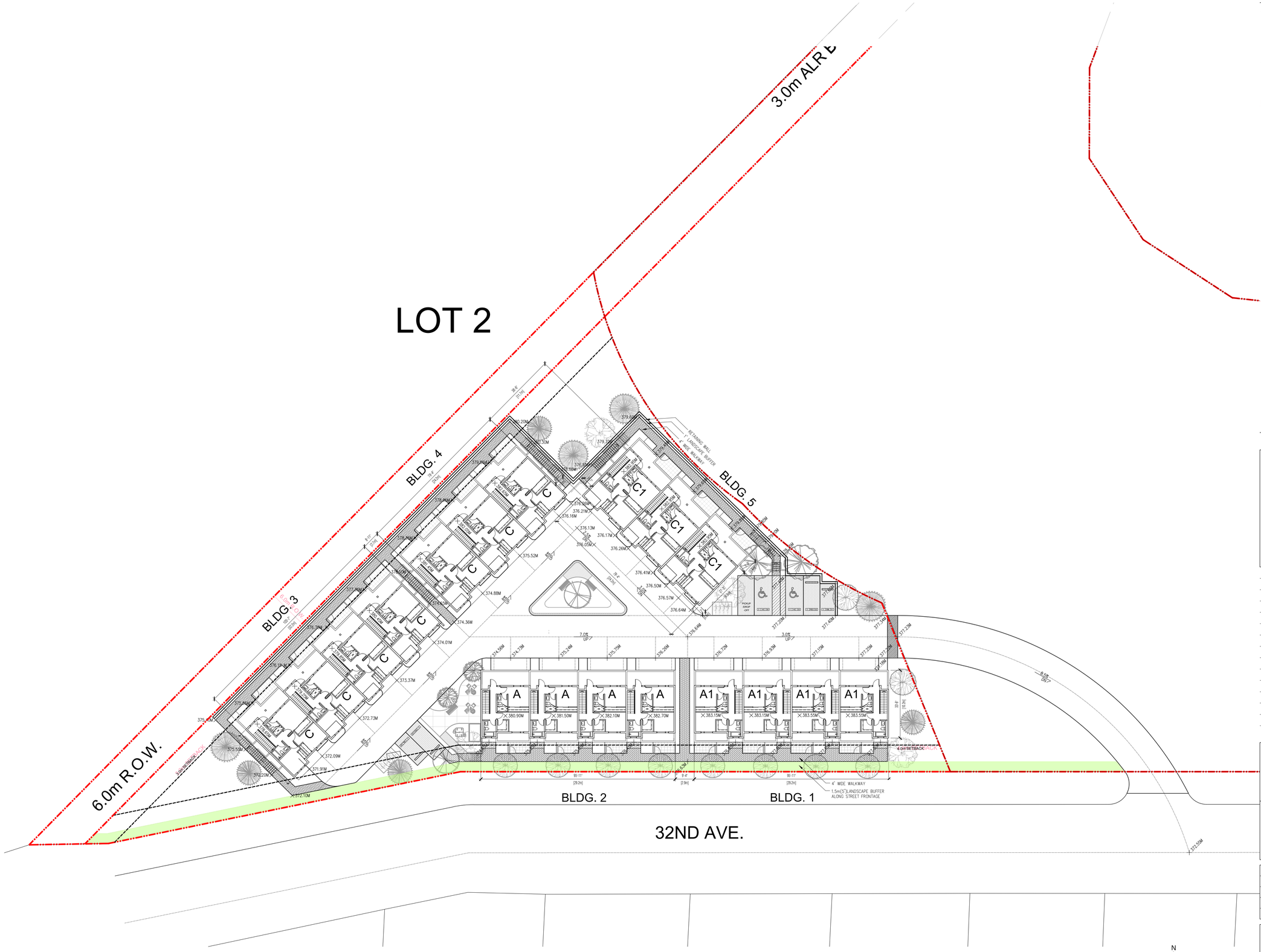
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project title:
PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
LOT 2 - SITE PLAN (2ND LVL)

project no.:	26002
drawn by:	F.X.
checked by:	
date:	May.04/26
scale:	3/64"=1'-0"

drawing no.:
A1.3



LOT 2- SITE PLAN (3RD LVL)

SCALE : 3/64"=1'-0"

N

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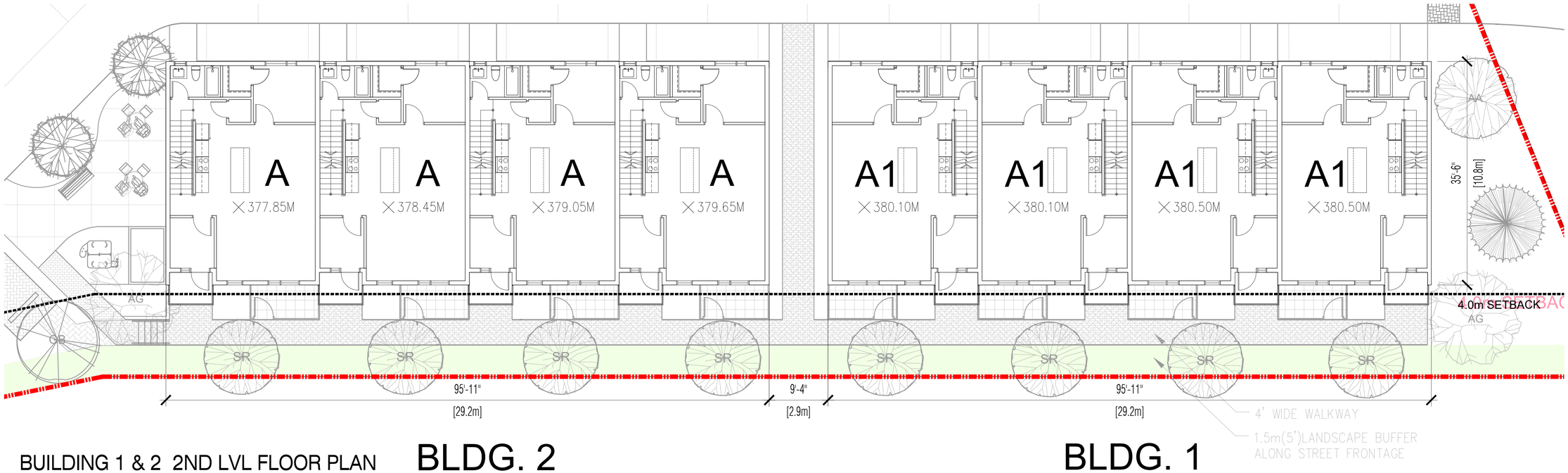
revisions

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PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
LOT 2 - SITE PLAN (3RD LVL)

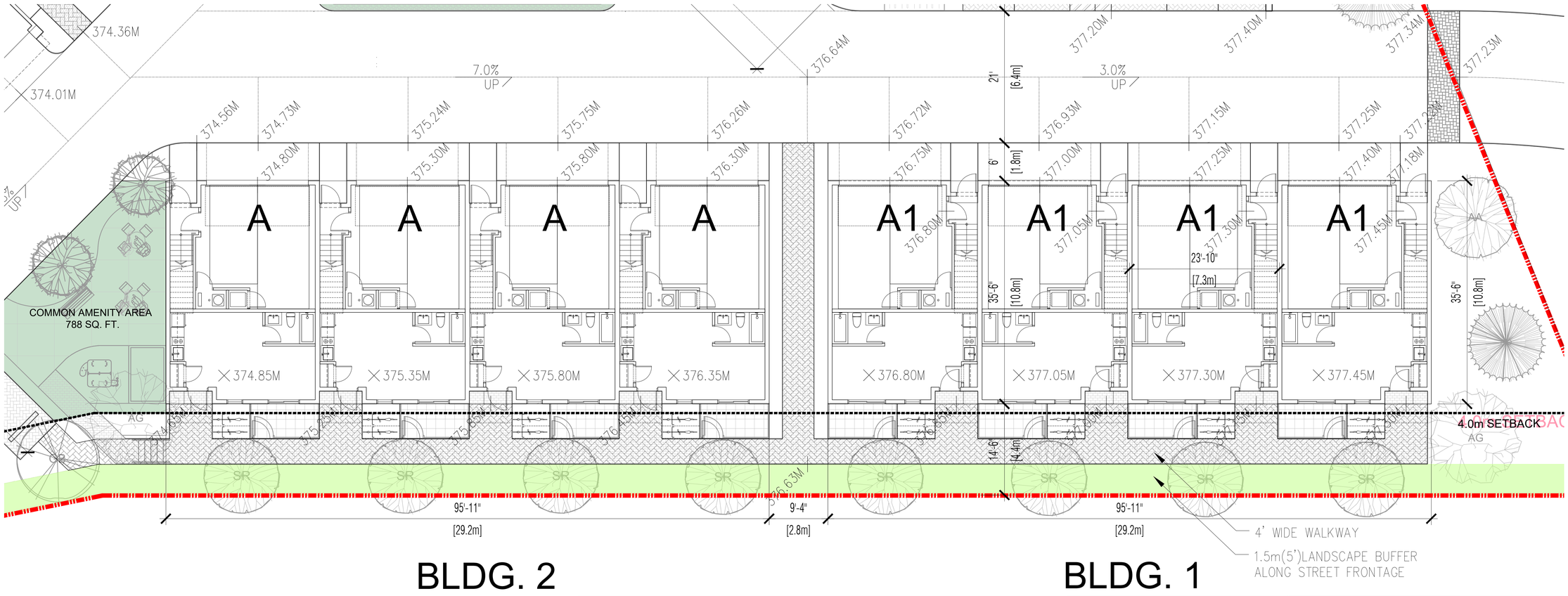
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drawn by:	F.X.
checked by:	
date:	May.04/26
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drawing no.:
A1.4



BUILDING 1 & 2 2ND LVL FLOOR PLAN

SCALE : 1/8"=1'-0"



BUILDING 1 & 2 GROUND LVL FLOOR PLAN

SCALE : 1/8"=1'-0"

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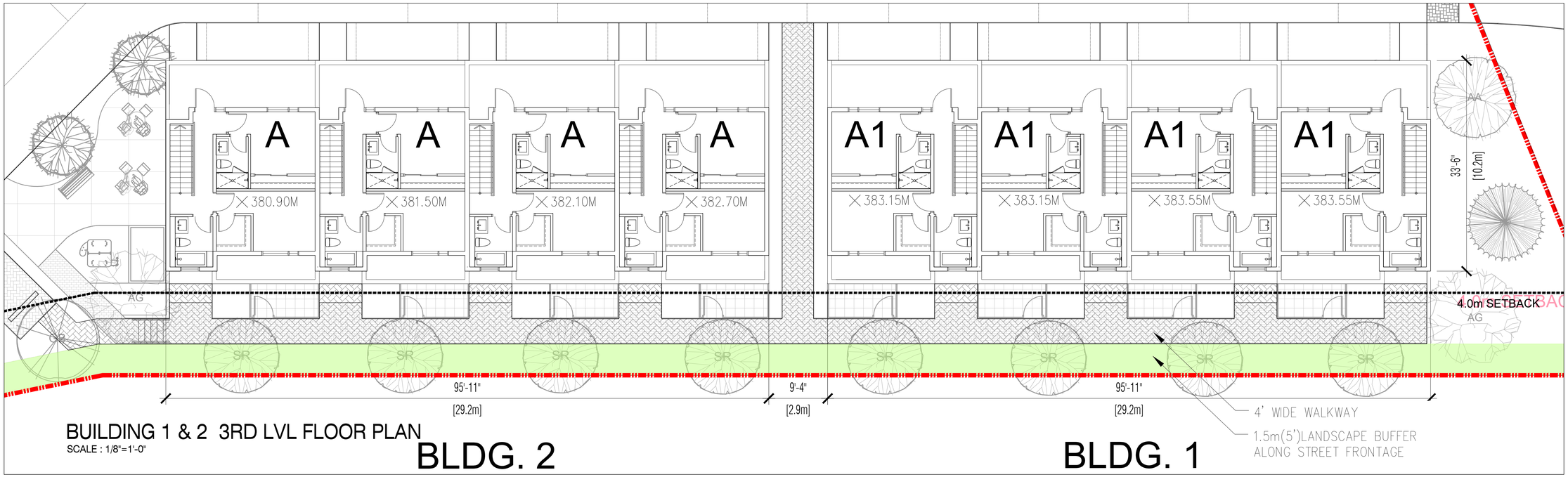
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project title:
PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
BUILDING 1&2 GROUND&2ND LVL FLOOR PLANS

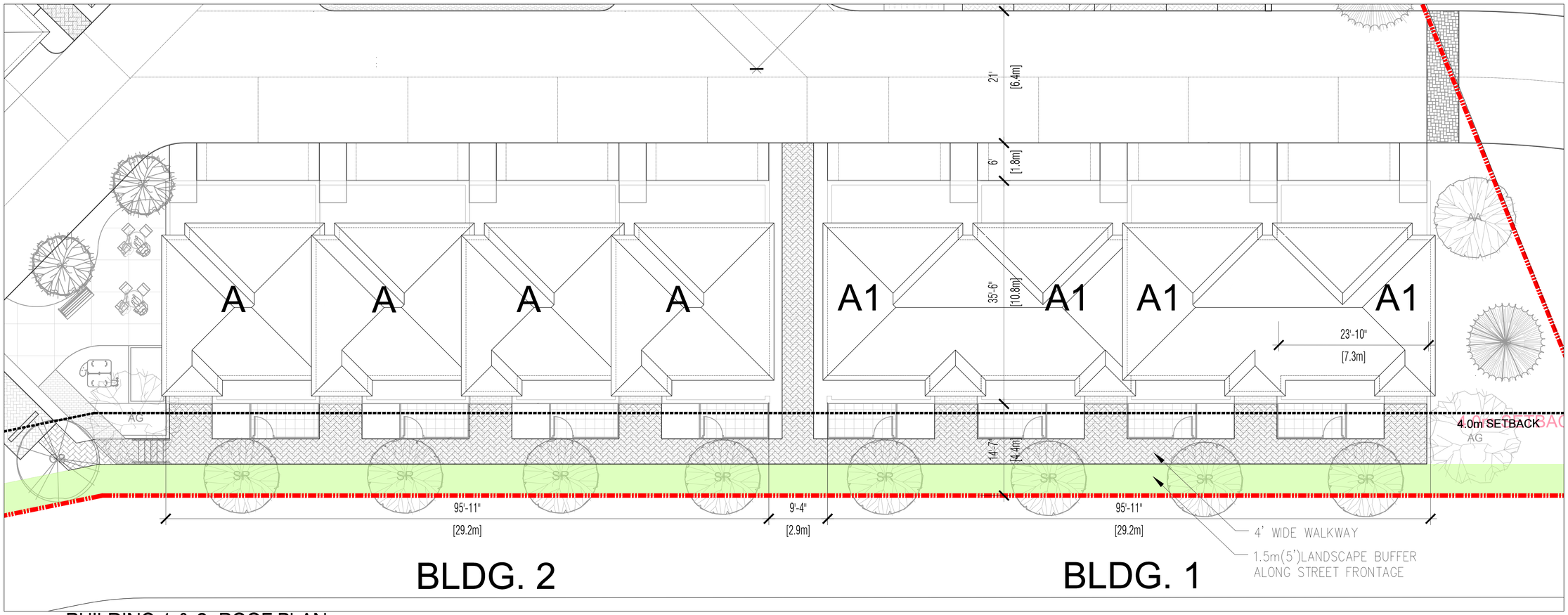
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drawn by:	F.X.
checked by:	
date:	May.04/26
scale:	1/8"=1'-0"

drawing no.:
A2.1



BUILDING 1 & 2 3RD LVL FLOOR PLAN

SCALE : 1/8"=1'-0"



BUILDING 1 & 2 ROOF PLAN

SCALE : 1/8"=1'-0"

Tel : 778-385-4761
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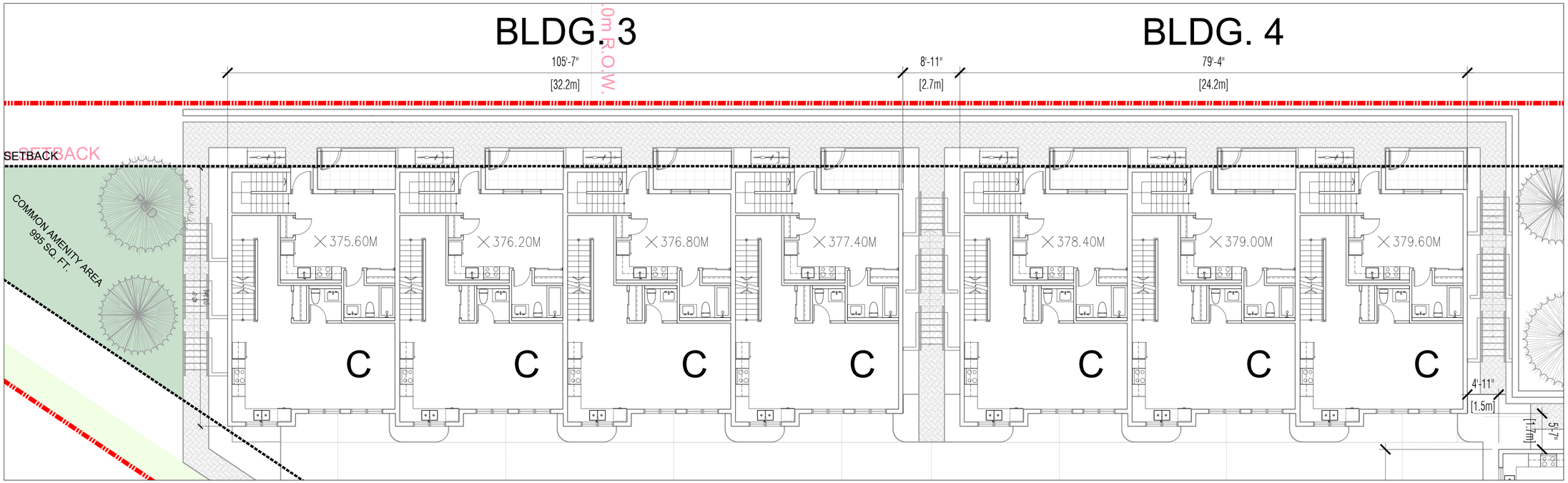
revisions

project title:
PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
BUILDING 1&2
3RD LVL& ROOF
FLOOR PLANS

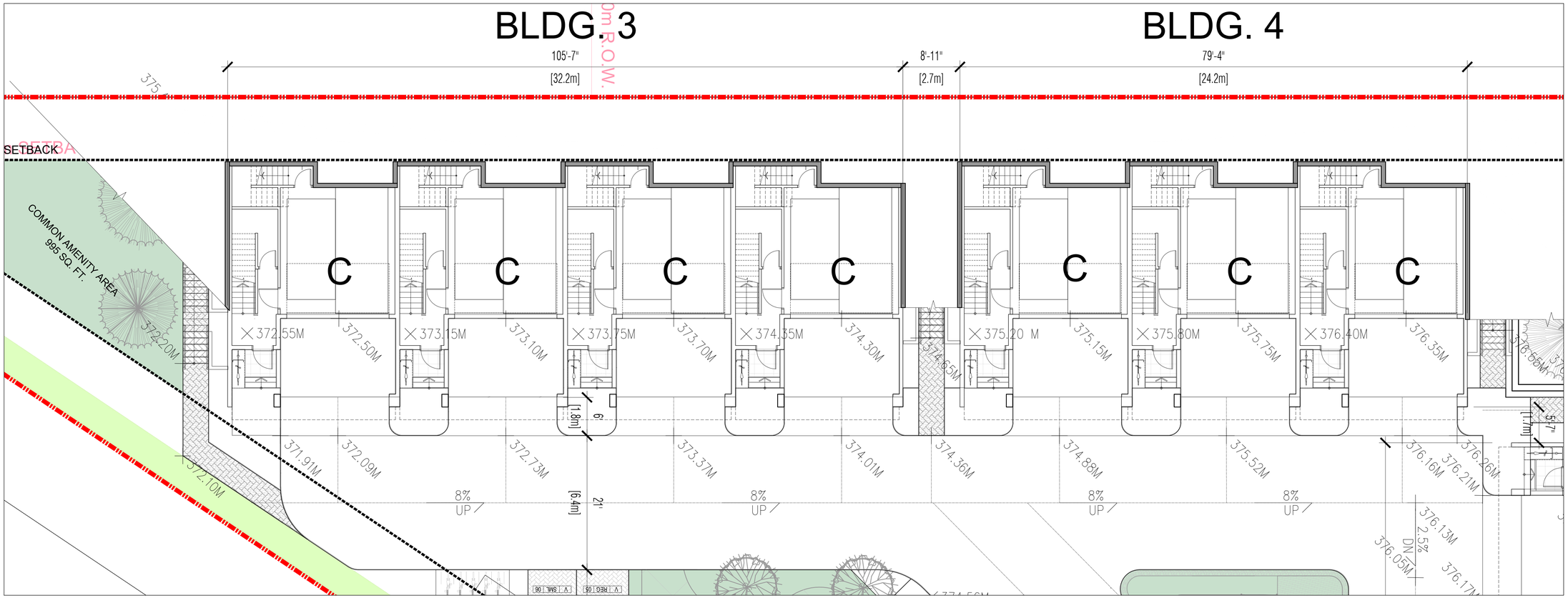
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drawn by:	F.X.
checked by:	
date:	May.04/26
scale:	1/16"=1'-0"

drawing no.:
A2.2



BUILDING 3 & 4 2ND LVL FLOOR PLAN

SCALE : 1/8"=1'-0"



BUILDING 3 & 4 GROUND LVL FLOOR PLAN

SCALE : 1/8"=1'-0"

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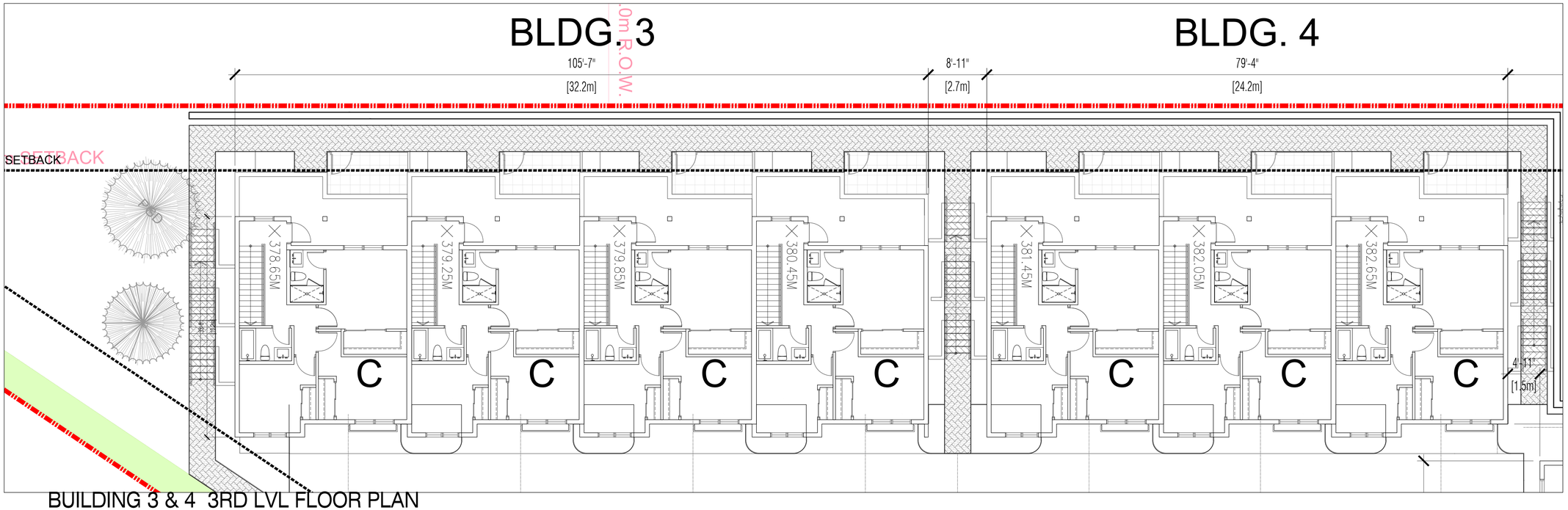
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PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
BUILDING 3&4
GROUND & 2ND LVL
FLOOR PLANS

project no.:	26002
drawn by:	F.X.
checked by:	
date:	May.04/26
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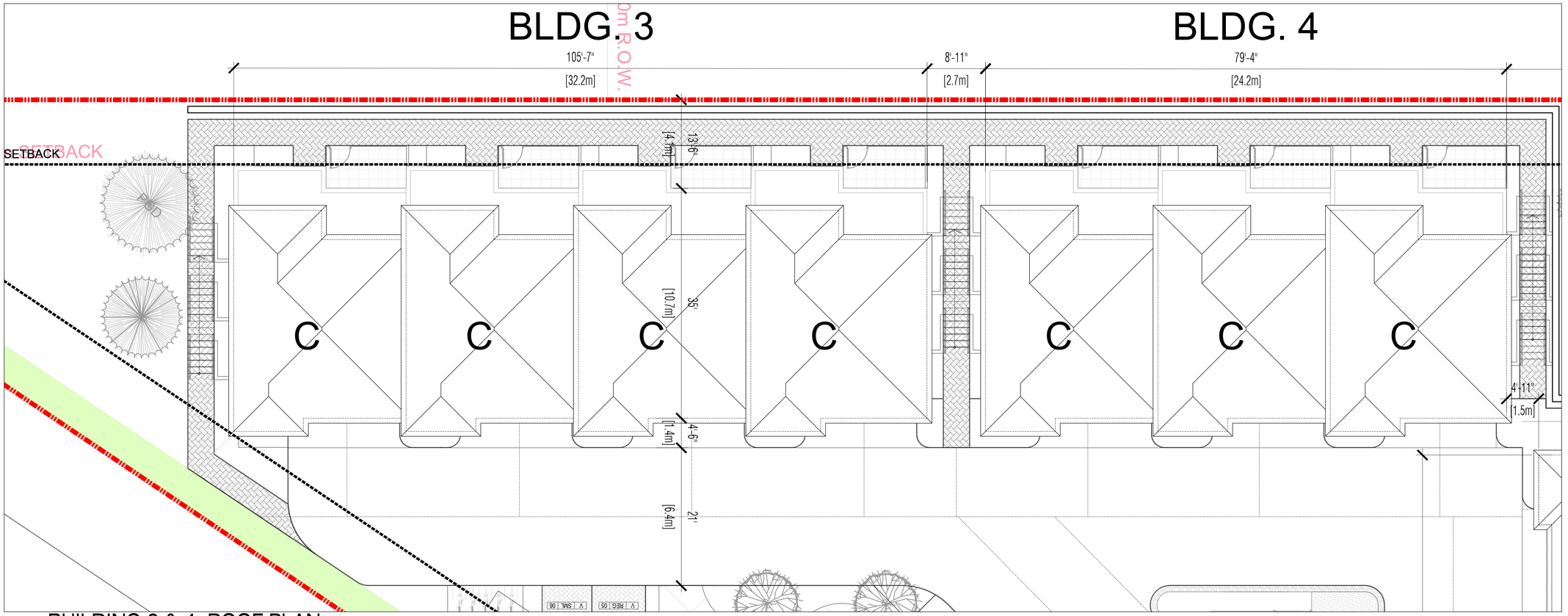
drawing no.:

A2.3



BUILDING 3 & 4 3RD LVL FLOOR PLAN

SCALE : 1/8"=1'-0"



BUILDING 3 & 4 ROOF PLAN

SCALE : 1/8"=1'-0"

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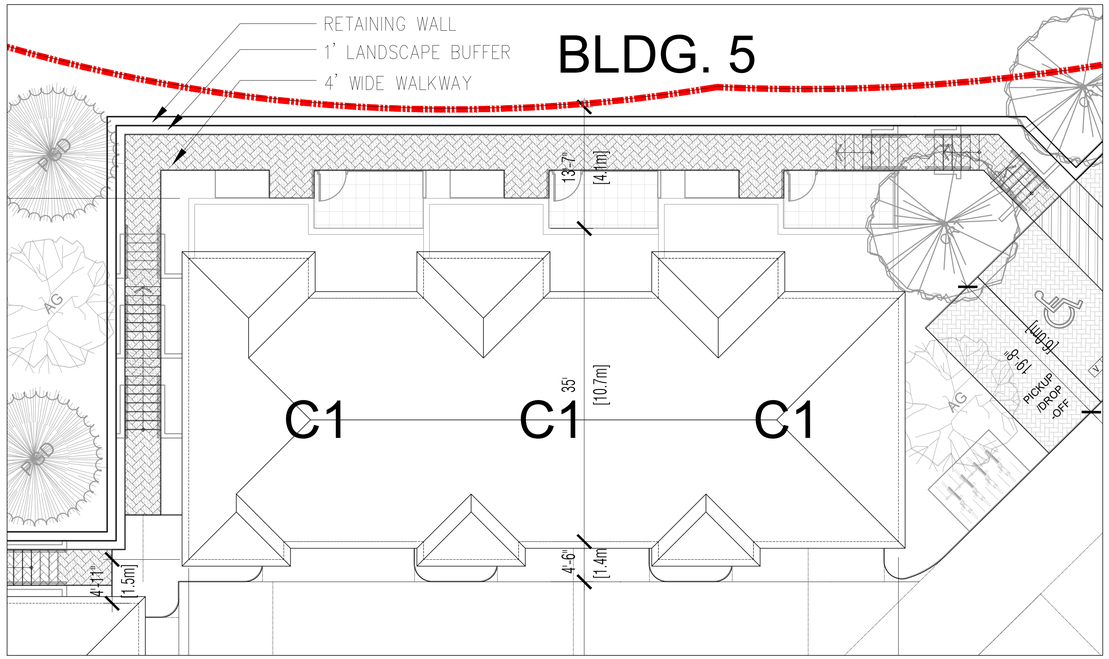
project title:
PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
BUILDING 3&4
3RD LVL& ROOF
FLOOR PLANS

project no.:	26002
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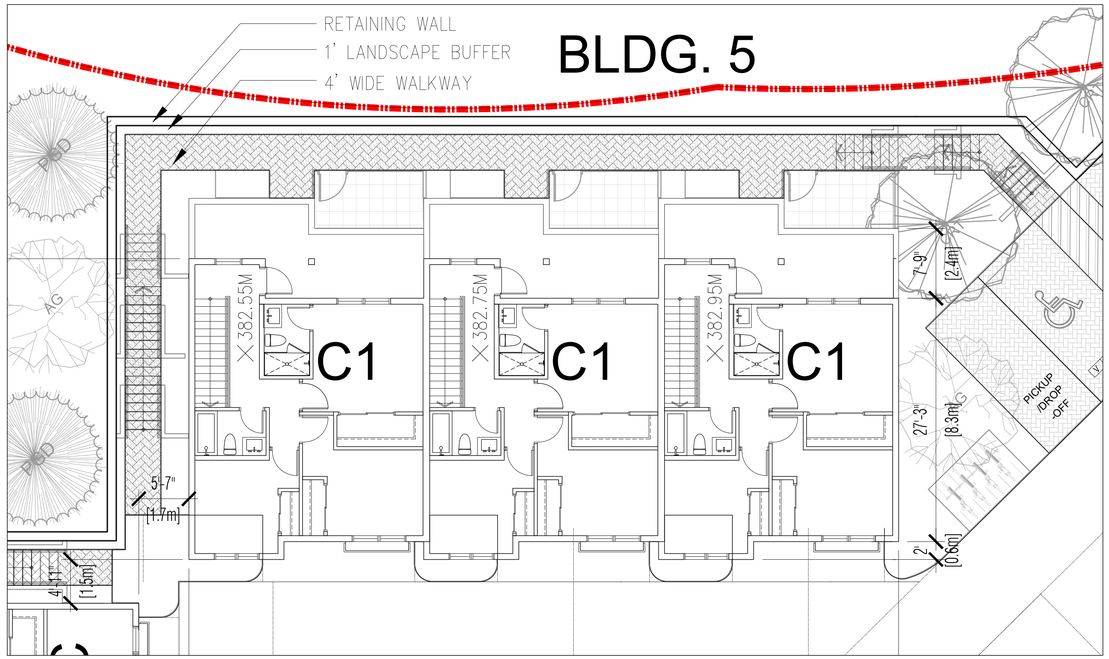
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A2.4



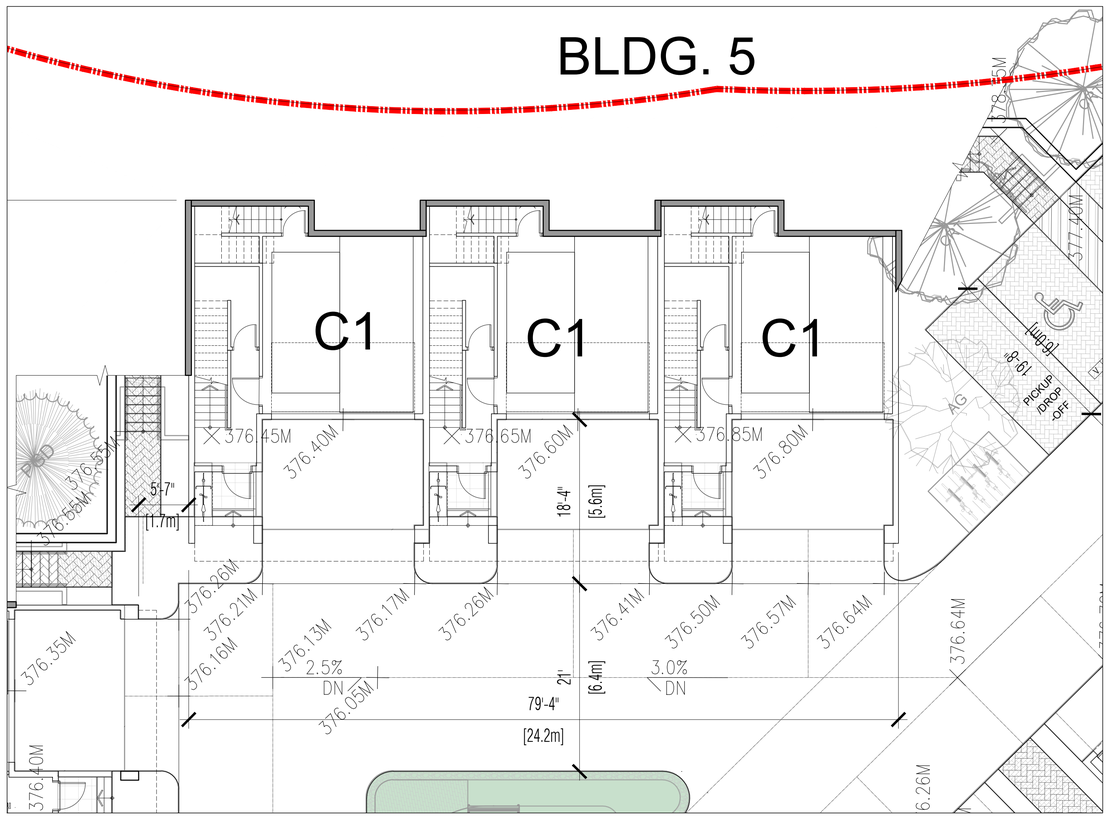
BUILDING 5 ROOF PLAN

SCALE : 1/8"=1'-0"



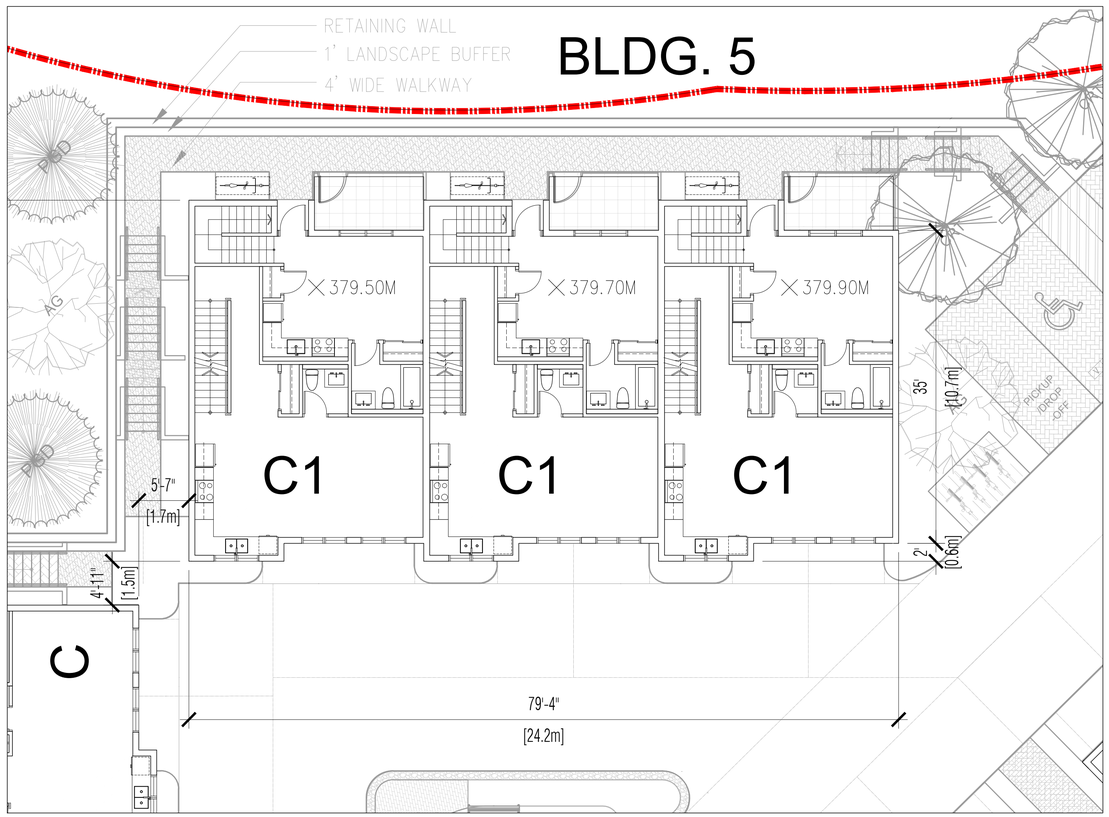
BUILDING 5 3RD LVL FLOOR PLAN

SCALE : 1/8"=1'-0"



BUILDING 5 GROUND FLOOR PLAN

SCALE : 1/8"=1'-0"



BUILDING 5 2ND LVL FLOOR PLAN

SCALE : 1/8"=1'-0"

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revisions

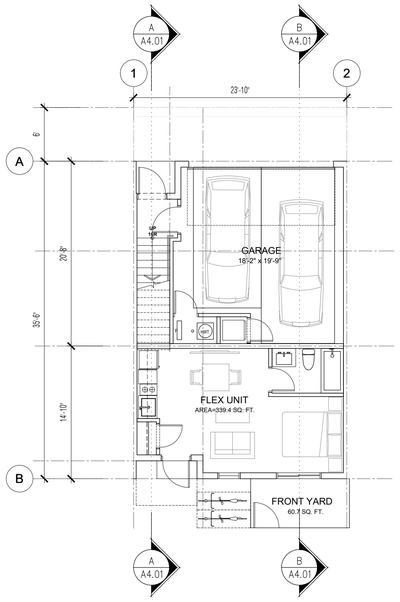
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PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
BUILDING 5
FLOOR PLANS

project no.:	26002
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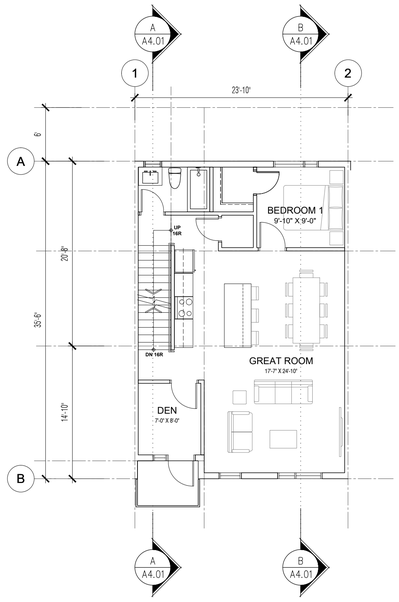
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A2.5



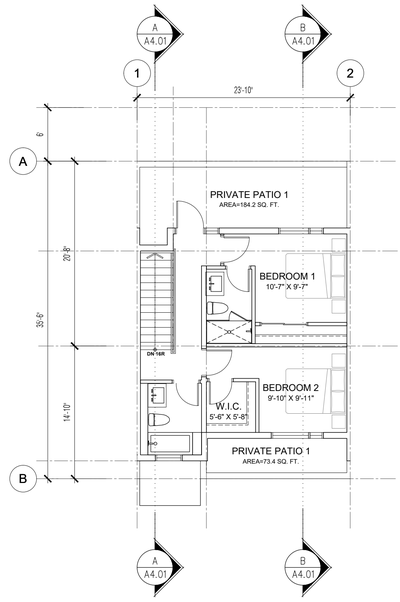
UNIT TYPE A
(3 BED + RENTAL UNIT)
GROUND FLOOR PLAN

GROSS FLOOR AREA = 417.2 SQ. FT.
GARAGE AREA = 399.2 SQ. FT.
GROSS FLOOR AREA = 1823.4 SQ.FT
INCL. FLEX UNIT 339.4 SQ.FT



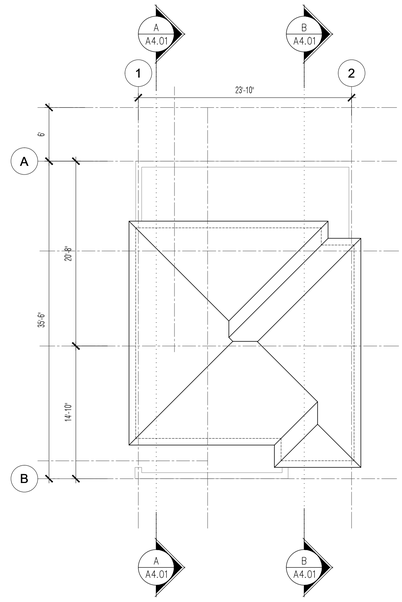
UNIT TYPE A
(3 BED + RENTAL UNIT)
2ND LVL PLAN

GROSS FLOOR AREA = 831.9 SQ. FT.



UNIT TYPE A
(3 BED + RENTAL UNIT)
3RD LVL PLAN

GROSS FLOOR AREA = 574.3 SQ. FT.

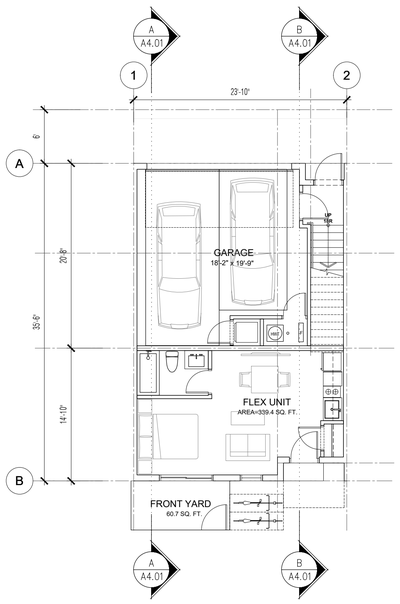


UNIT TYPE A
(3 BED + RENTAL UNIT)
ROOF PLAN

GROSS FLOOR AREA = 1823.4 SQ.FT
INCL. FLEX UNIT 339.4 SQ.FT

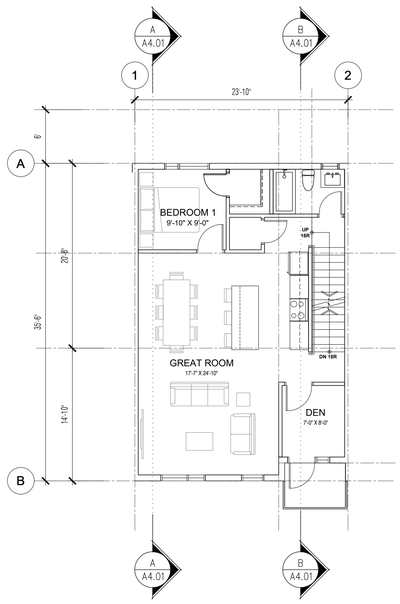
UNIT TYPE A FLOOR PLAN

SCALE : 1/8"=1'-0"



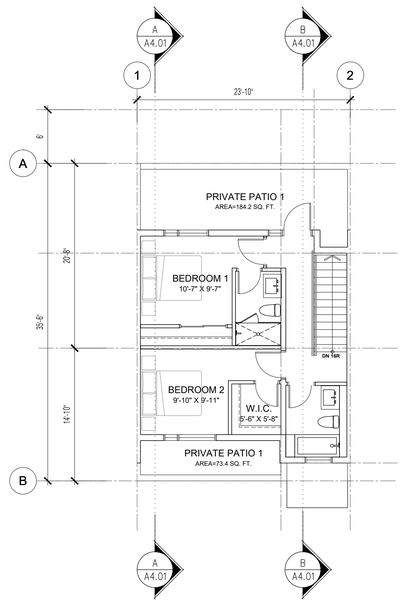
UNIT TYPE A1
(3 BED + RENTAL UNIT)
GROUND FLOOR PLAN

GROSS FLOOR AREA = 424.1 SQ. FT.
GARAGE AREA = 399.9 SQ. FT.
GROSS FLOOR AREA = 1830.3 SQ.FT
INCL. FLEX UNIT 339.4 SQ.FT



UNIT TYPE A1
(3 BED + RENTAL UNIT)
2ND LVL PLAN

GROSS FLOOR AREA = 831.9 SQ. FT.



UNIT TYPE A1
(3 BED + RENTAL UNIT)
3RD LVL PLAN

GROSS FLOOR AREA = 574.3 SQ. FT.

UNIT TYPE A1 FLOOR PLAN

SCALE : 1/8"=1'-0"

Tel : 778-385-4761
Email : fei@mcai.ca
Address:
Besthome House Design Studio
2253-13353 Commerce Parkway
Richmond, BC, V6V 3A1

BESTHOME

House Design Studio

GENERAL CONDITIONS:

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2		
1	JUL 2, 2026	Issued for D.P.

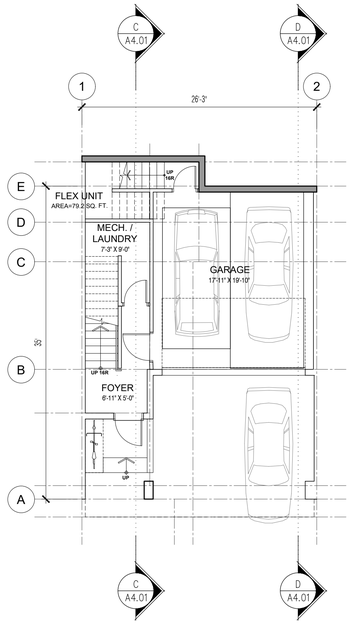
revisions

project title:
PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
UNIT A & A1 FLOOR PLANS

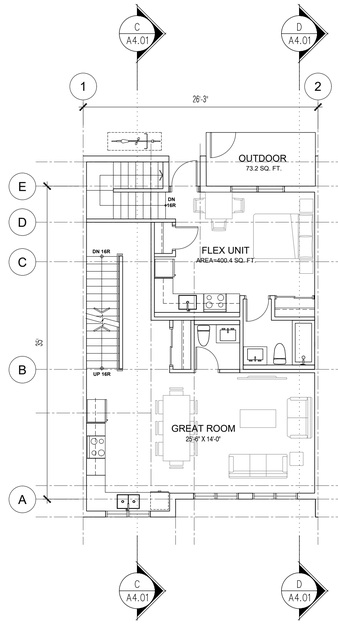
project no.:	26002
drawn by:	F.X.
checked by:	
date:	May.04/26
scale:	1/8"=1'-0"

drawing no.:
A2.6



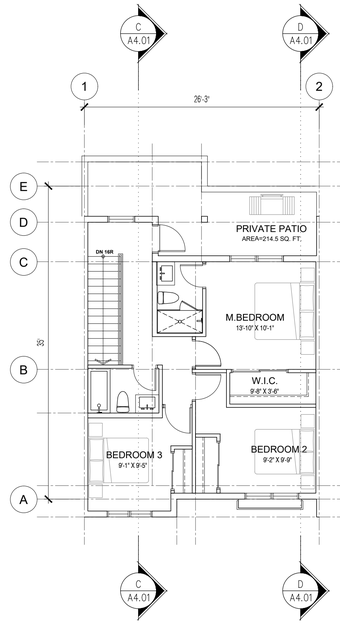
UNIT TYPE C
(3BED+FLEX+3.5BATH)
GROUND FLOOR PLAN

GROSS FLOOR AREA = 252.6 SQ. FT.
GARAGE AREA=388.3 SQ. FT. (EXCLU. FROM GROSS AREA)
TOTAL GROSS FLOOR AREA = 2010.9 SQ.FT
INCL. FLEX UNIT 479.6 SQ.FT



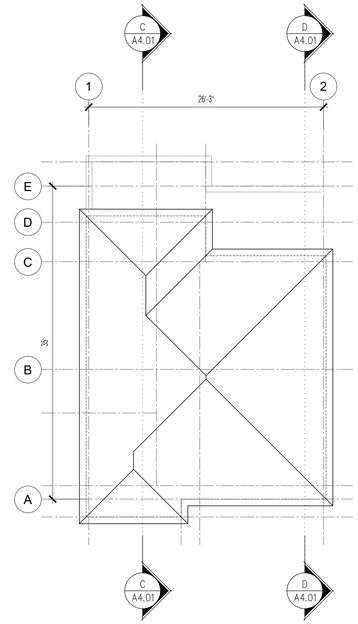
UNIT TYPE C
(3BED+FLEX+3.5BATH)
2ND FLOOR PLAN

GROSS FLOOR AREA = 986.4 SQ. FT.



UNIT TYPE C
(3BED+FLEX+3.5BATH)
3RD FLOOR PLAN

GROSS FLOOR AREA = 771.9 SQ. FT.

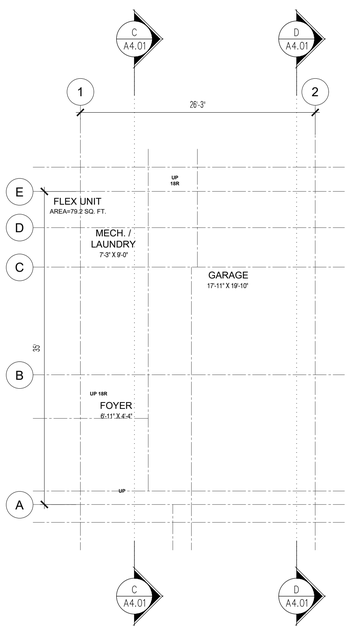


UNIT TYPE C
(3BED+FLEX+3.5BATH)
ROOF PLAN

GROSS FLOOR AREA = 2010.9 SQ.FT
INCL. FLEX UNIT 479.6 SQ.FT

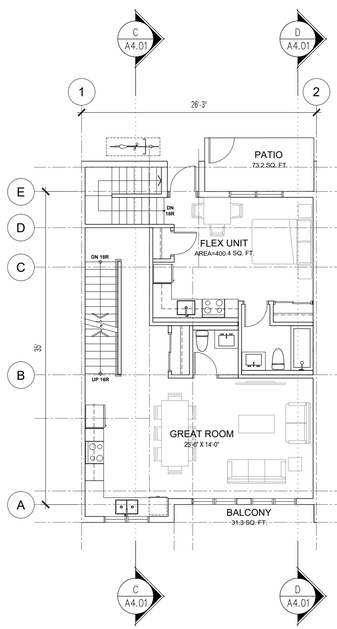
UNIT TYPE C FLOOR PLAN

SCALE : 1/8"=1'-0"



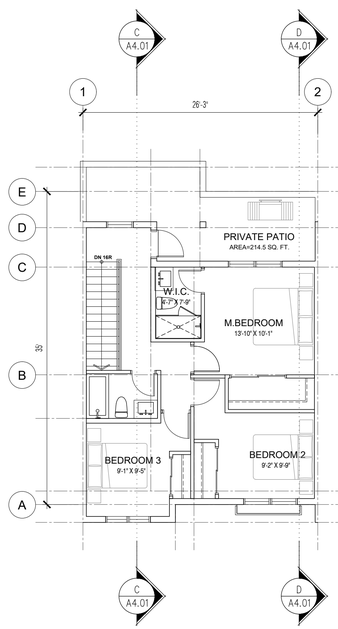
UNIT TYPE C1
(3BED+FLEX+3.5BATH)
GROUND FLOOR PLAN

GROSS FLOOR AREA = 260.2 SQ. FT.
GARAGE AREA=388.3 SQ. FT. (EXCLU. FROM GROSS AREA)
TOTAL GROSS FLOOR AREA = 2018.5 SQ.FT



UNIT TYPE C1
(3BED+FLEX+3.5BATH)
2ND FLOOR PLAN

GROSS FLOOR AREA = 986.4 SQ. FT.



UNIT TYPE C1
(3BED+FLEX+3.5BATH)
3RD FLOOR PLAN

GROSS FLOOR AREA = 771.9 SQ. FT.

UNIT TYPE C1 FLOOR PLAN

SCALE : 1/8"=1'-0"

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BESTHOME

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2		
1	JUL 2, 2026	Issued for D.P.

revisions

project title:
PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
UNIT C & C1 FLOOR PLANS

project no.:	26002
drawn by:	F.X.
checked by:	
date:	May.04/26
scale:	1/8"=1'-0"

drawing no.:
2.7

BLDG.1

BLDG. 2



BUILDING 1 & 2 FRONT ELEVATION (DRIVEWAY)

SCALE : 1/8"=1'-0"

BLDG. 2

BLDG. 1



BUILDING 1 & 2 STREET ELEVATION (32ND AVE.)

SCALE : 1/8"=1'-0"

Tel : 778-385-4761
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Address:
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revisions		
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1	JUL 2, 2026	Issued for D.P.

project title:
PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
BUILDING 1&2 ELEVATIONS

project no.:	26002
drawn by:	F.X.
checked by:	
date:	May.04/26
scale:	1/8"=1'-0"

drawing no.:
A3.1

BLDG. 4

BLDG. 3



BUILDING 1 & 2 2ND LVL FLOOR PLAN

SCALE : 1/8"=1'-0"

BLDG. 3

BLDG. 4



BUILDING 1 & 2 FRONT ELEVATION

SCALE : 1/8"=1'-0"

Tel : 778-385-4761
Email : fei@mcai.ca
Address:
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revisions		
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project title:
PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
BUILDING 3&4 ELEVATIONS

project no.:	26002
drawn by:	F.X.
checked by:	
date:	May.04/26
scale:	1/8"=1'-0"

drawing no.:
A3.2

BLDG. 5



BUILDING 5 3RD LVL FLOOR PLAN

SCALE : 1/8"=1'-0"

BLDG. 5



BUILDING 5 ROOF PLAN

SCALE : 1/8"=1'-0"

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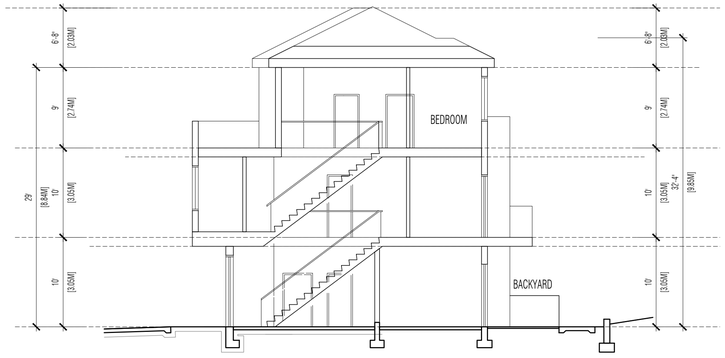
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revisions		
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1	JUL 2, 2026	Issued for D.P.

project title:
PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

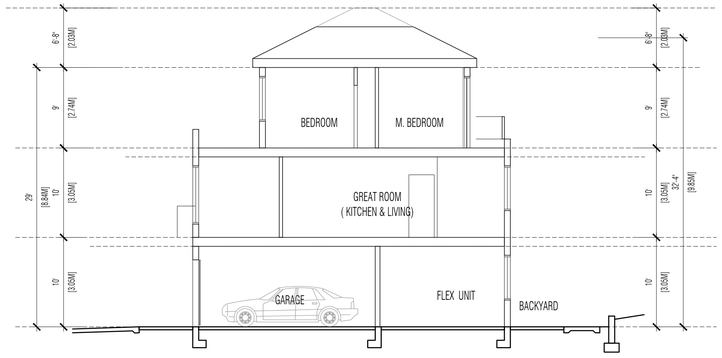
drawing title:
BUILDING 5
ELEVATIONS

project no.:	26002
drawn by:	F.X.
checked by:	
date:	May.04/26
scale:	1/8"=1'-0"

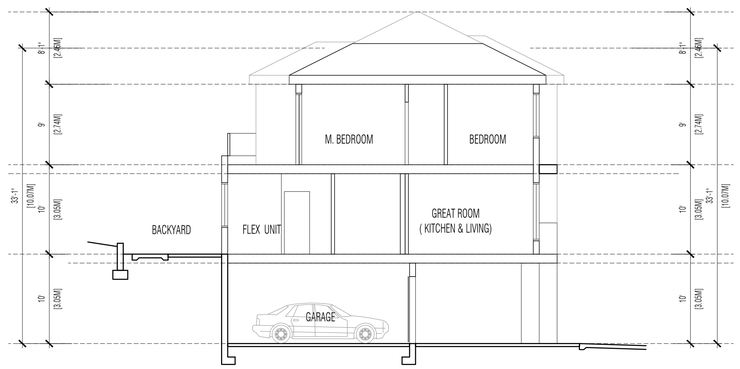
drawing no.:
A3.3



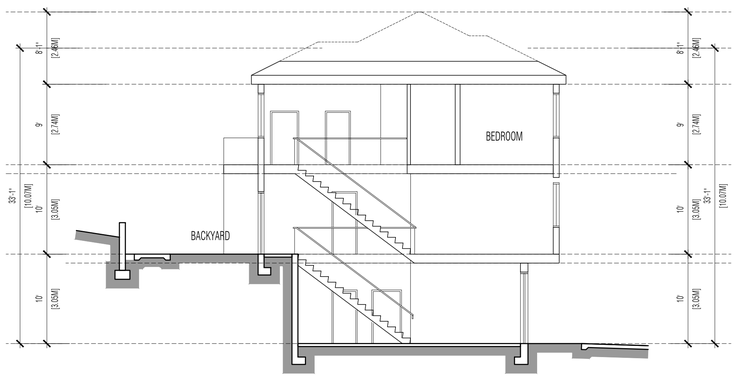
SECTION A-A
SCALE : 1/8"=1'-0"



SECTION B-B
SCALE : 1/8"=1'-0"



SECTION C-C
SCALE : 1/8"=1'-0"



SECTION D-D
SCALE : 1/8"=1'-0"

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revisions

project title:
PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
UNIT A&C SECTIONS

project no.:	26002
drawn by:	F.X.
checked by:	
date:	May.04/26
scale:	1/8"=1'-0"

drawing no.:
4.1







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revisions		
2		
1	JUL 2, 2026	Issued for D.P.

project title:
PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
BLDG 1&2
3D VIEWS

project no.:	26002
drawn by:	F.X.
checked by:	
date:	May.04/26
scale:	N.T.S.

drawing no.:
A5.1







Tel : 778-385-4761
Email : fei@mcai.ca
Address:
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revisions		
2		
1	JUL 2, 2026	Issued for D.P.

project title:
PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
BLDG 3&4
3D VIEW

project no.:	26002
drawn by:	F.X.
checked by:	
date:	May.04/26
scale:	N.T.S.

drawing no.:
A5.2







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Address:
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revisions		
2		
1	JUL 2, 2026	Issued for D.P.

project title:
PROPOSED RESIDENITAL DEVELOPMENT
3951 32ND AVE.
VERNON B.C.

drawing title:
BLDG 5 3D VIEWS

project no.:	26002
drawn by:	F.X.
checked by:	
date:	May.04/26
scale:	1/8"=1'-0"

drawing no.:
A5.3



0 2 4 6 8 10 m

N

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	CIP CONCRETE PAVING	
	18"x18" HYDRAPRESSED CONCRETE SLABS	
	CONCRETE UNIT PAVER	
	STAMPED ASPHALT PAVING	
	ENGINEERING WOOD CHIPS PLAYGROUND SURFACE	
	SAND BASED SODDED LAWN	
	PLANTING BED	
	1.5M LANDSCAPE BUFFER	
	GRAVEL	
	ASPHALT PAVING PER CIVIL	
	BIKE RACKS	
	6'-0" HIGH PRIVACY SCREEN	
	HANDRAIL	
	CONCRETE RETAINING WALL	
	BENCH	

LANDSCAPE NOTES

1. DO NOT SCALE DRAWINGS.

2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.

3.ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.

4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.

5. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF VERNON STANDARDS.

7. LAYOUT OF ALL OFF-SITE WORKS TO BE CONFIRMED WITH CITY OF SURREY PRIOR TO INSTALLATION.

HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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Revisions

NO.	Date	Note
A	2026-06-28	ISSUED FOR DP

LOT 2 PROPOSED RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS:
3951 32ND AVENUE.
VERNON BC

PROJECT NUMBER: 23-05

SCALE: 1:200

DRAWN BY: EL

REVIEWED BY: EL

Landscape Layout & Materials Plan

L1.0

ONSITE PLANT LIST

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AG	Acer griseum	Paperbark Maple	4	4cm cal.	
AA	Amelanchier Alnifolia	Apple Serviceberry	2	1.8m ht.	
CC	Cercis canadensis	Eastern Redbud	2	4cm cal.	
CRT	Crataegus crus-galli	Cockspur Hawthorn	2	4cm cal.	
Gb	Ginko biloba	Maidenhair Tree	2	4cm cal.	
PGD	Picea glauca 'Densata'	Black Hills Spruce	4	1.8m ht.	
PIO	Pinus contorta var. contorta	Shore Pine	4	1.8m ht.	
SR	Syringa reticulata	Japanese Tree Lilac	8	4cm cal.	
SHRUBS					
Rn	Ericameria nauseosa	rubber rabbitbrush		#2 pot	
Haa	Hydrangea arborescens 'Annabelle'	smooth hydrangea		#2 pot	
Hp	Hydrangea paniculata 'Grandiflora'	peegee hydrangea		#2 pot	
Hyq	Hydrangea quercifolia	Oakleaf Hydrangea		#3 pot	
Ma	Mahonia aquifolium	Oregon Grape Holly		#2 pot	
Mac	Mahonia aquifolium 'Compacta'	Compact Oregon Grape		#2 pot	
Mn	Mahonia nervosa	Dwarf Oregon Grape		#2 pot	
PI	Philadelphus lewisii	Wild Mock Orange		#5 pot	
psb	Philadelphus x 'Snowbelle'	Snowbelle Mock Orange		#5 pot	
Pms	Physocarpus 'Maroon Sunset'	Maroon Sunset Ninebark		#2 pot	
Rhm	Rhododendron 'Mount Saint Helens'	'Mount Saint Helens' Rhododendron		#3 pot	
Rh4	Rhododendron 'PJM'	PJM Rhododendron		#3 pot	
Ria	Ribes alpinum	Alpine Currant		#3 pot	
Rc	Ribes cereum	Wax Currant		#2 pot	
Rs	Ribes sanguineum	Red Flowering Currant		#5 pot	
Ro1	Rosa rugosa 'Purple Pavement'	Purple pavement Rugosa Rose		#3 pot	
Rw	Rosa woodsii	Wood's Wild Rose		#2 pot	
Shh	Sarcococca hookeriana humilis	Sweet Box		#2 pot	
Sc	Shepherdia canadensis	Soapberry		#2 pot	
sbT	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea		#2 pot	
Sj	Spiraea japonica Magic Carpet 'Walbuma'	Magic Carpet Spirea		#2 pot	
Sym	Symphoricarpos alba	Snowberry		#2 pot	
Sv	Syringa vulgaris	common lilac		#2 pot	
PERENNIALS & GROUNDCOVERS					
ar	Arctostaphylos uva-ursi 'Vancouver Jade'	Bearberry, Kinnikinick		#1 pot	
Dc	Daphne cneorum	Rock Daphne		#1 pot	
DI	Dicentra spectabilis 'Aurea'	Golden Bleeding Heart		#1 pot	
Ef	Euonymus fortunei 'Emerald n Gold'	Wintercreeper		#1 pot	
D	Hemerocallis 'Stella de Oro'	Reblooming Daylily		#1 pot	
Hn	Heuchera Northern Exposure™ Red	Northern Exposure Coral Bells		#1 pot	
La	Lavendula angustifolia	English Lavender		#1 pot	
Ps	Perovskia atriplicifolia	Russian Sage		#1 pot	
Sn	Salvia nemorosa 'Violet Riot'	Violet Riot Sage		#1 pot	
GRASS					
ha	Hakonechloa macra `Aureola`	Golden Japanese Forest Grass		#1 pot	
M2	miscanthus sinensis purpurascens	Flame Grass		#1 pot	

PLANTING NOTES:

1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.

2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.

3) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.

4) Minimum planting medium depths:
lawn - 6"/150mm
groundcover - 12"/300 mm
shrubs - 18"/450 mm
trees - 24"/600 mm (around & beneath rootball)

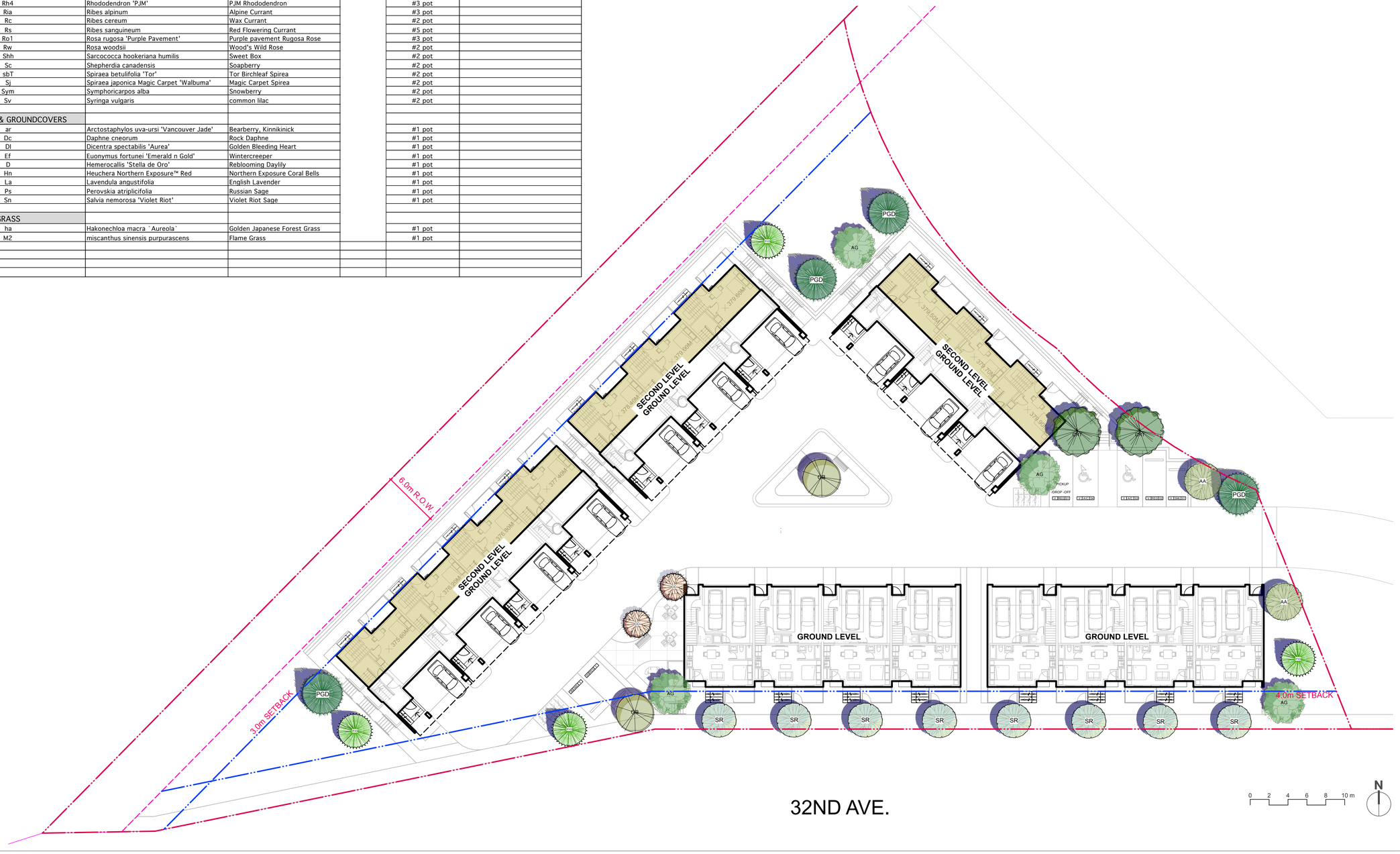
5) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certificaiton Program.

6) Landscape areas shall be comprised of a maximum of 30% lawn areas for xeriscape landscaping area.

7) All landscape areas are to be maintained according to the Landscape Maintenance Bylaw #5014.

8) All landscape areas are to meet the requirements of the Zoning Bylaw #5000, as amended.

9) Install proper efficent irrigation system per the Landscape Standards Bylaw 5015.



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Revisions

NO.	Date	Note
A	2026-06-28	ISSUED FOR DP

LOT 2 PROPOSED RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS:
3951 32ND AVENUE.
VERNON BC

PROJECT NUMBER: 23-05

SCALE: 1:200

DRAWN BY: EL

REVIEWED BY: EL

Landscape Planting Plan - Trees

L2.0

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	CIP CONCRETE PAVING	
	CONCRETE SLAB PAVING	
	PEDESTRIAN CONCRETE UNIT PAVERS	
	STAMPED ASPHALT PAVING	
	ENGINEERING WOOD CHIPS PLAYGROUND SURFACE	
	LAWN	
	PLANTING BED	
	1.5M LANDSCAPE BUFFER	
	GRAVEL	
	BIKE RACKS	
	6'-0" HIGH WOOD FENCE	
	HANDRAIL	
	BENCH	

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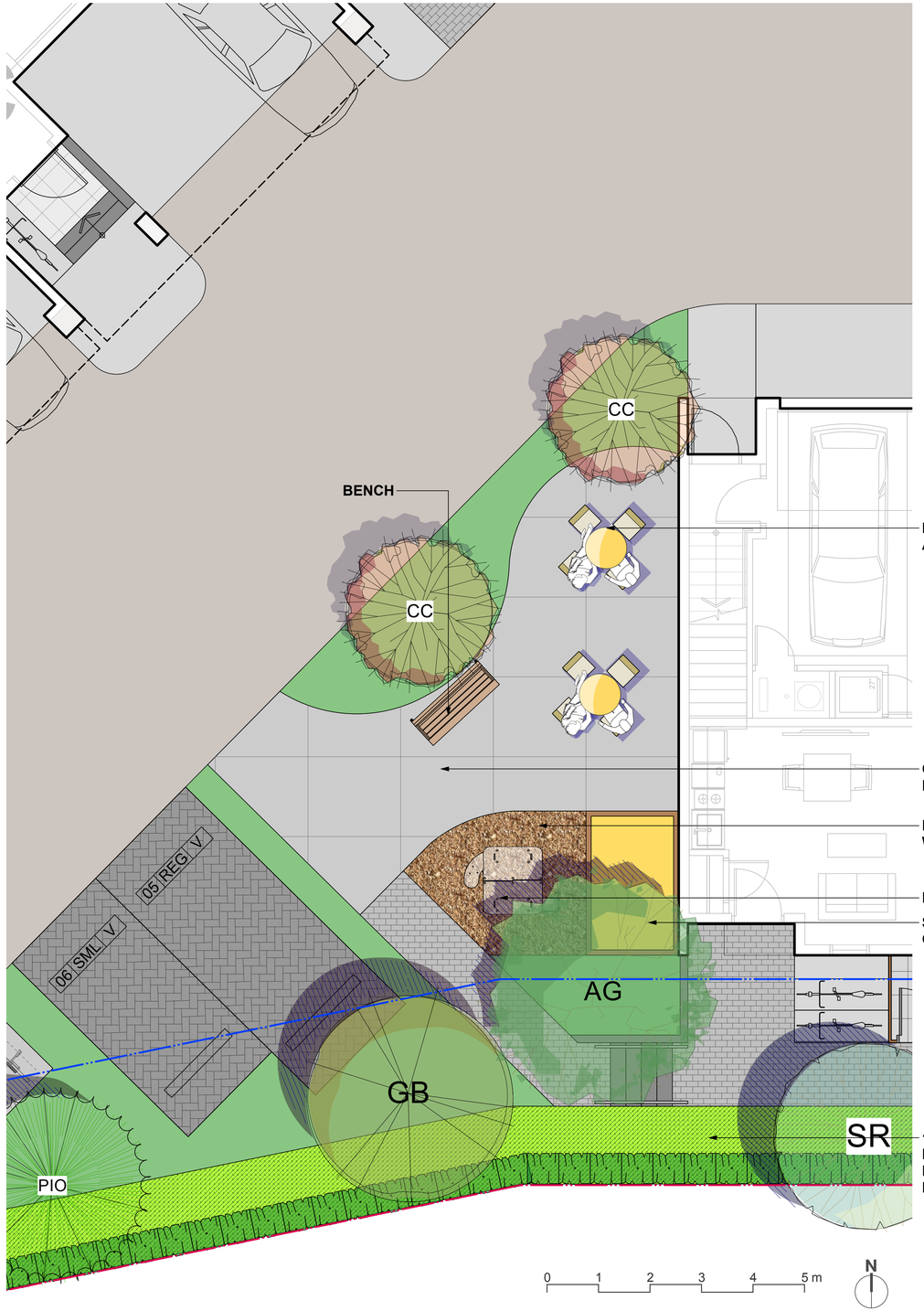
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4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.

5. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF VERNON STANDARDS.

7. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF SURREY PRIOR TO INSTALLATION.



Sand Play



Playhouse



Movable Table and Chairs



CIP Concrete Paving



HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

Revisions

NO.	Date	Note
A	2026-06-28	ISSUED FOR DP

LOT 2 PROPOSED RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS:
3951 32ND AVENUE.
VERNON BC

PROJECT NUMBER: 23-05

SCALE: 1:50

DRAWN BY: EL

REVIEWED BY: EL

Outdoor Amenity Area 1 Enlargement Plan

L3.0

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	CIP CONCRETE PAVING	
	CONCRETE SLAB PAVING	
	PEDESTRIAN CONCRETE UNIT PAVERS	
	STAMPED ASPHALT PAVING	
	ENGINEERING WOOD CHIPS PLAYGROUND SURFACE	
	LAWN	
	PLANTING BED	
	1.5M LANDSCAPE BUFFER	
	GRAVEL	
	BIKE RACKS	
	6'-0" HIGH WOOD FENCE	
	HANDRAIL	
	BENCH	

LANDSCAPE NOTES

1. DO NOT SCALE DRAWINGS.

2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.

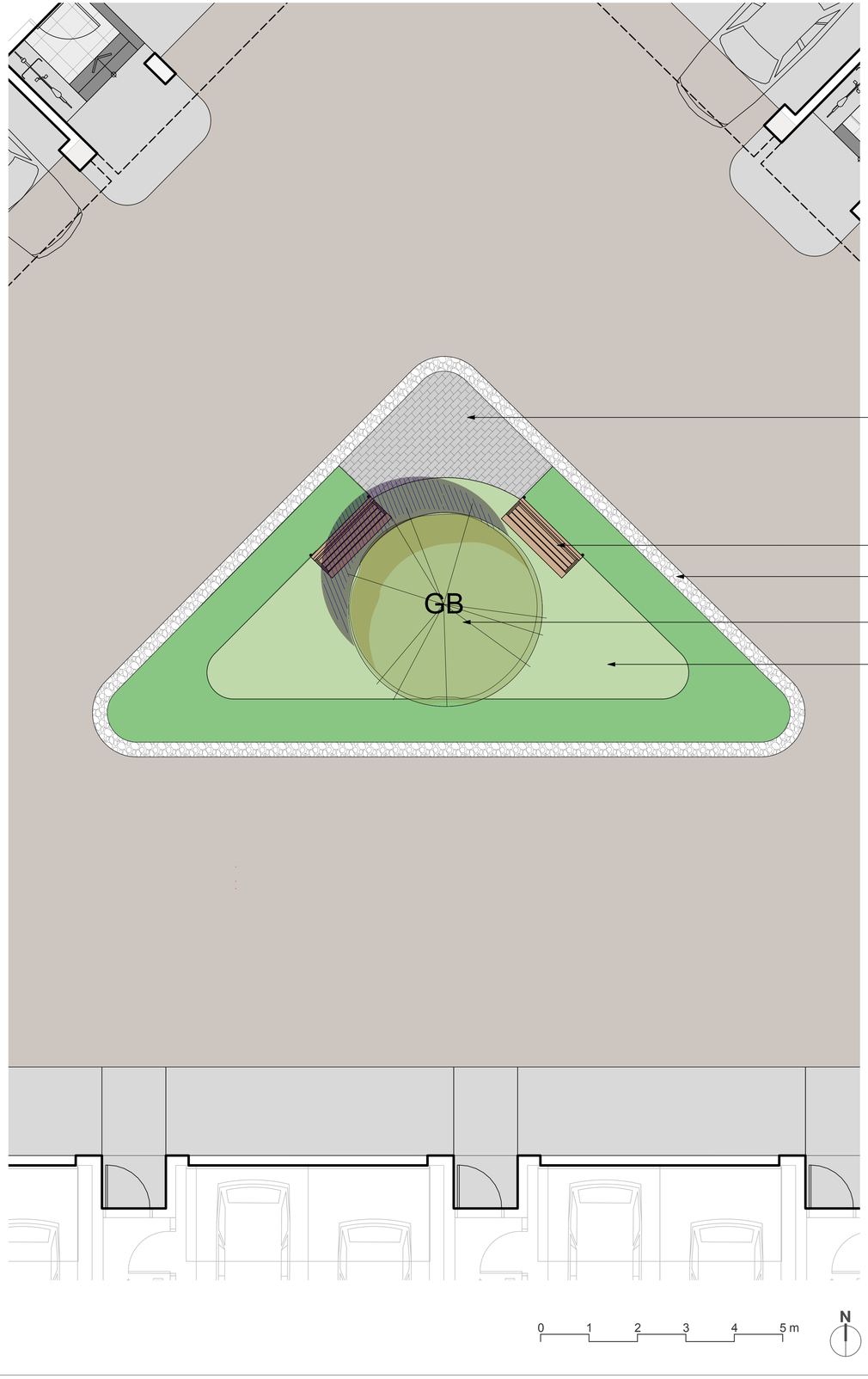
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Feature Tree and Community Lawn



Bench



HOMING LANDSCAPE ARCHITECTURE

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Outdoor Amenity Area 2 Enlargement Plan

L3.1