

**Project Data**

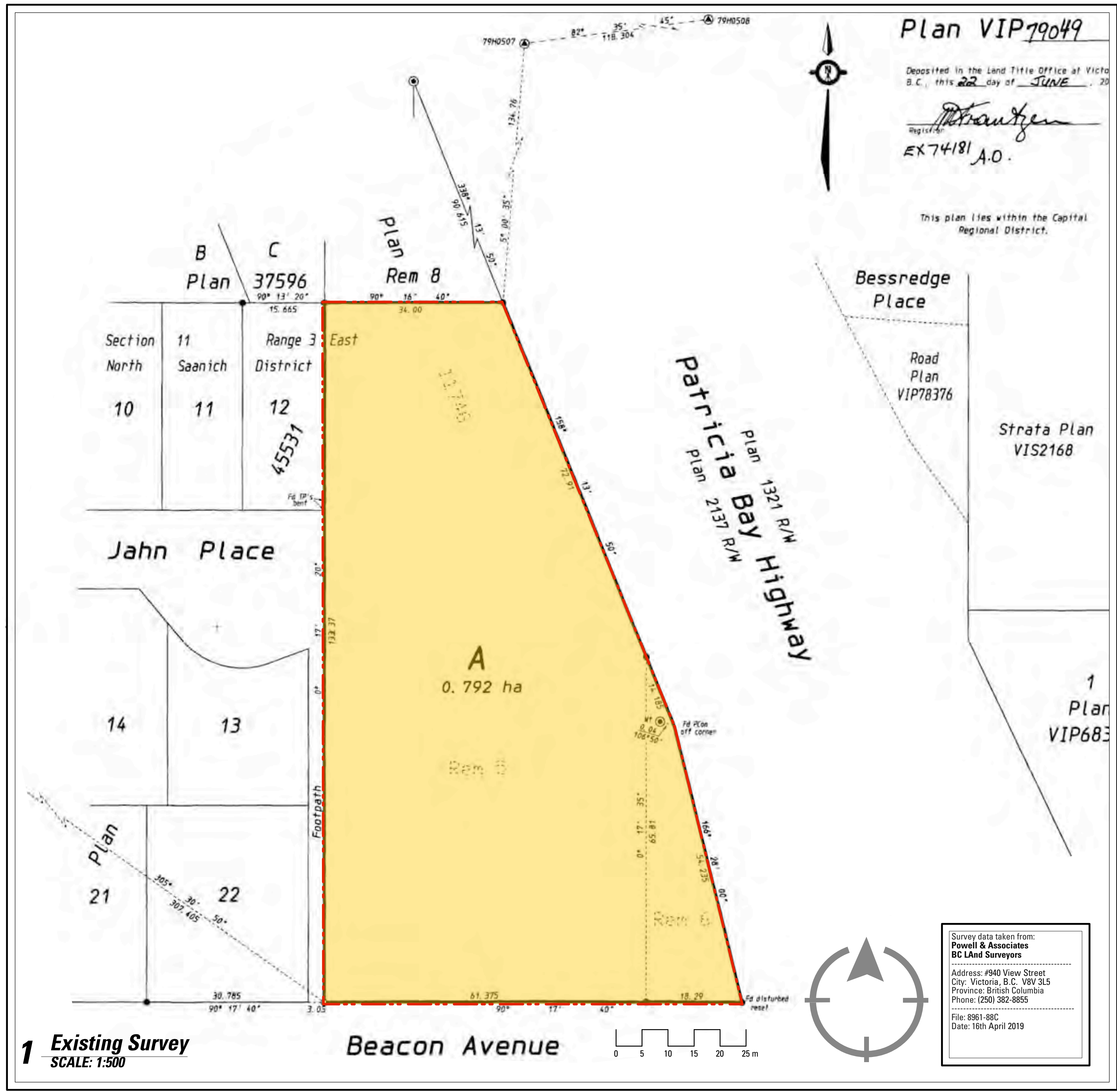
<b>Owner / Client:</b>	Kothari Group 141 Brunel Road suite #201, Mississauga, ON T: 905-273-4001 / 905-273-3248		
<b>Architect:</b>	Joseph R. Newell Architect.AIBC Joe Newell Architect Inc, 2-101 Presley Place, Victoria, B.C. T: 250-382-4240		
<b>Civic Address of Property:</b>	2180 Beacon Avenue, Sidney, BC		
<b>Legal Description:</b>	LOT A SECTION 11 RANGE 3 E NORTH SAANICH DISTRICT PLAN VIP79049 PID: 026-319-462		
<b>Zoning:</b>	Current: CD-23 - Commercial - travelling public Proposed: Custom Multi Family Residential Zone (using RM-7 as basis for density and coverage)		
<b>Project Description:</b>	Residential Building - 140 Units of 1, 2 and 3 bedroom apartments - 20% adaptable, 10%min 3 bedroom apartments on 1st and 2nd floors.		
<b>Site Area:</b>	7,918.5 m <sup>2</sup>	85,234 s.f.	
<b>Site Coverage:</b>	Permitted Coverage Proposed Coverage	55.00% 35.24%	
<b>Site FSR:</b>	Permitted Proposed	1 : 2.00 1 : 1.66	
<b>Building Coverage Area:</b>	2,790.7m <sup>2</sup>	30,031s.f.	
<b>Building Total Floor Area:</b>	13,106.2 m <sup>2</sup>	141,074 s.f.	
<b>Building Height:</b>	Permitted Height: 5 Storey Proposed Height: 5 Storey	19.00 m 18.56 m	62.34' 60.89'
<b>Setbacks:</b>	Front yard Permitted South / Beacon Ave : Proposed Exterior side yard Permitted East / Patricia Bay HWY Proposed Exterior side yard Permitted North East / Patricia Bay HWY : Proposed Rear yard Permitted North : Proposed Exterior side yard Permitted West : Proposed	4.50 m 6.68 m 4.50 m 4.50 m 4.50 m 5.50 m 4.55 m 4.50 m 8.96 m	14.76' 21.92' 14.76' 14.76' 14.76' 18.04' 14.93' 14.76' 29.40'
<b>Vehicle Parking:</b>	Required Parking Proposed Parking At Grade : Underground Parking :	1 space per apartment unit = 140 spaces 49 parking stalls , include 26 small car stalls & 4 type B accessible stalls 96 parking stalls , include 23 small car stalls & 2 type A accessible stalls	
<b>Total Proposed Parking:</b>	145 spaces provided		
<b>Bicycle Parking:</b>	Proposed Proposed	1 space per unit = 140 spaces + 6 spaces at each entrance 1 space per unit = 140 spaces + 6 spaces at each entrance	

**Residential Building**

<b>Unit Types and Numbers:</b>				
Floor	1 bed room	2 bed room	3 bed room	Total Units each Floor
Main Floor	11 units	10 units	6 unit	27 units
2nd Floor	11 units	10 units	7 unit	28 units
3rd Floor	16 units	16 units	/	32 units
4th Floor	16 units	16 units	/	32 units
5th Floor	8 units	10 units	3 units	21 units
	<b>62 units</b>	<b>62 units</b>	<b>16 units</b>	<b>Total Units: 140 units</b>
<b>Total Gross Floor Area :</b>				
Main Floor	2,768.4 m <sup>2</sup>	2,718.0 m <sup>2</sup>	29,798 s.f.	
2nd Floor	2,718.0 m <sup>2</sup>	2,718.0 m <sup>2</sup>	29,256 s.f.	
3rd Floor	2,730.5 m <sup>2</sup>	2,730.5 m <sup>2</sup>	29,391 s.f.	
4th Floor	2,730.5 m <sup>2</sup>	2,730.5 m <sup>2</sup>	29,391 s.f.	
5th Floor	2,158.8 m <sup>2</sup>	2,158.8 m <sup>2</sup>	23,237 s.f.	
<b>Total</b>	<b>13,106.2 m<sup>2</sup></b>	<b>13,106.2 m<sup>2</sup></b>	<b>141,074 s.f.</b>	

**Drawing List**

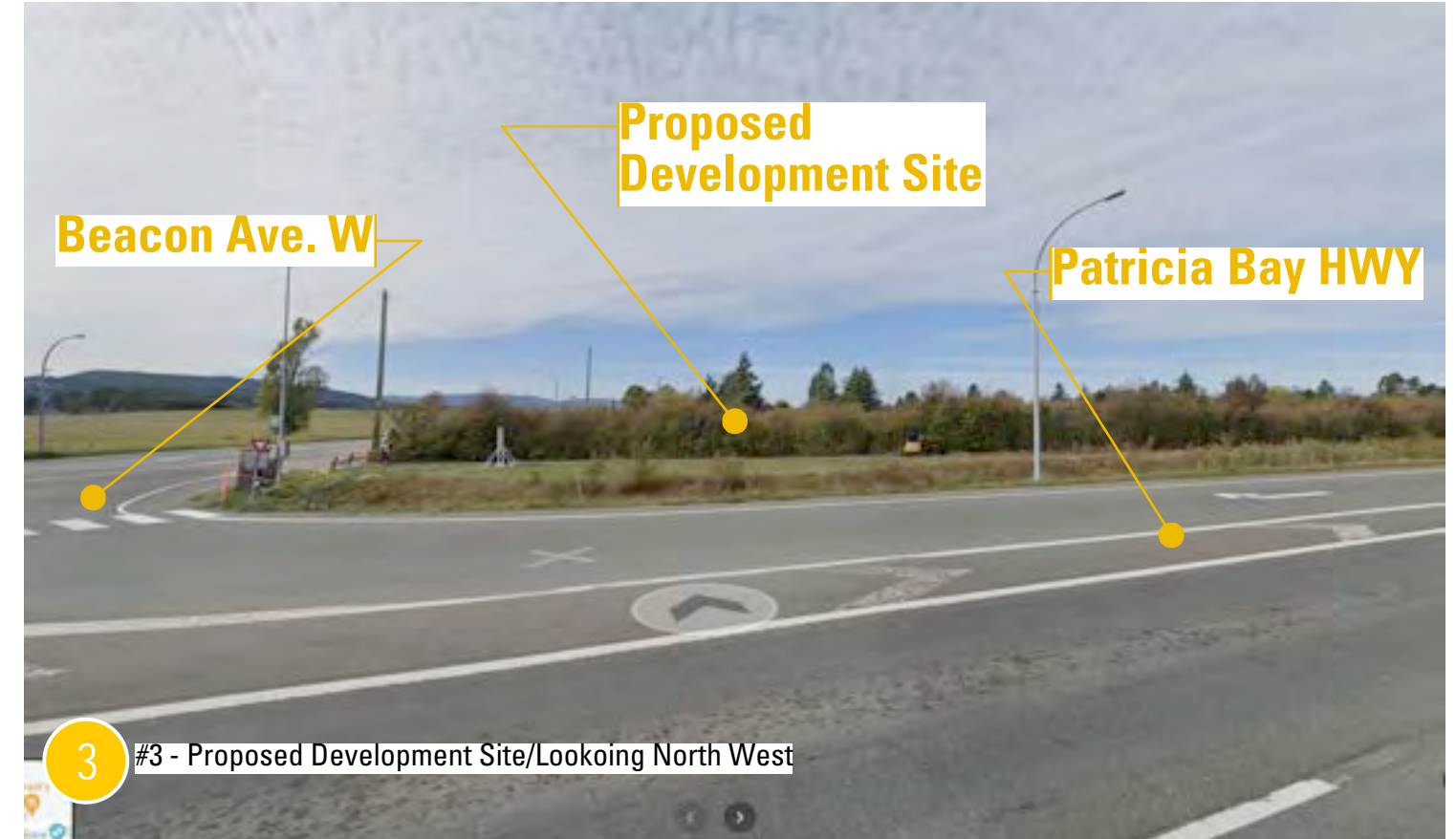
Architectural	Landscape Architecture	Civil
Joe Newell Architect Inc.	L.1 - Landscape Concept Plan	C.1 - Concept Site Servicing Plan
A.1 - Cover Page A.2 - Site Plan / Main Floor Plan A.3 - 2nd Floor Plan A.4 - 3rd & 4th Floor Plan A.5 - 5th Floor Plan A.6 - Parking Floor Plan A.7 - Roof Plan A.8 - Elevations A.9 - Building Sections and Street Elevations A.10 - Unit Floor Plans		



**Location: Aerial Photo**



**Site Aerial Photo**



Patricia Bay Highway

Beacon Avenue

Jahn Place

**1 Proposed - Site Plan / Main Floor Plan**  
SCALE: 1:200

Unit Types and Numbers:	1 bed room	2 bed room	3 bed room	Total Units each Floor
1st Floor	11 units	10 units	6 units	27 units
Total Gross Floor Area :	1st Floor	2,768.4 m <sup>2</sup>	29,799 s.f.	

Notes:  
Refer to ForSite Landscape Architects drawings and plant lists for hard and soft landscaping.  
Refer to JE Anderson Drawings for conceptual site servicing.  
All site lighting and site electrical fixtures to be supplied by underground electrical conduits.  
Building Electrical supply from pad mounted transformer to be delivered via underground electrical conduit.  
Pad Mounted Transformer supplied and installed by BC Hydro.

**2180 BEACON AVENUE**  
SIDNEY, BC

**PROPOSED RESIDENTIAL DEVELOPMENT**

**A2**

**Joe Newell**  
architect inc.

Date: September 26th, 2022

2-101 Presley Pl, Victoria, BC, V9B 0S4  
T (250) 382-4240 F (250) 382-5733  
www.joewellarchitect.com



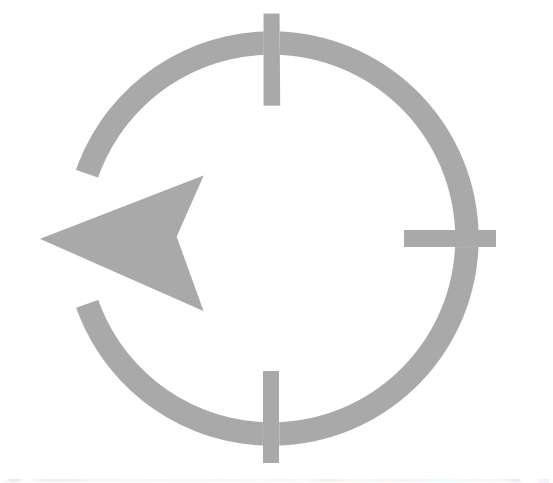


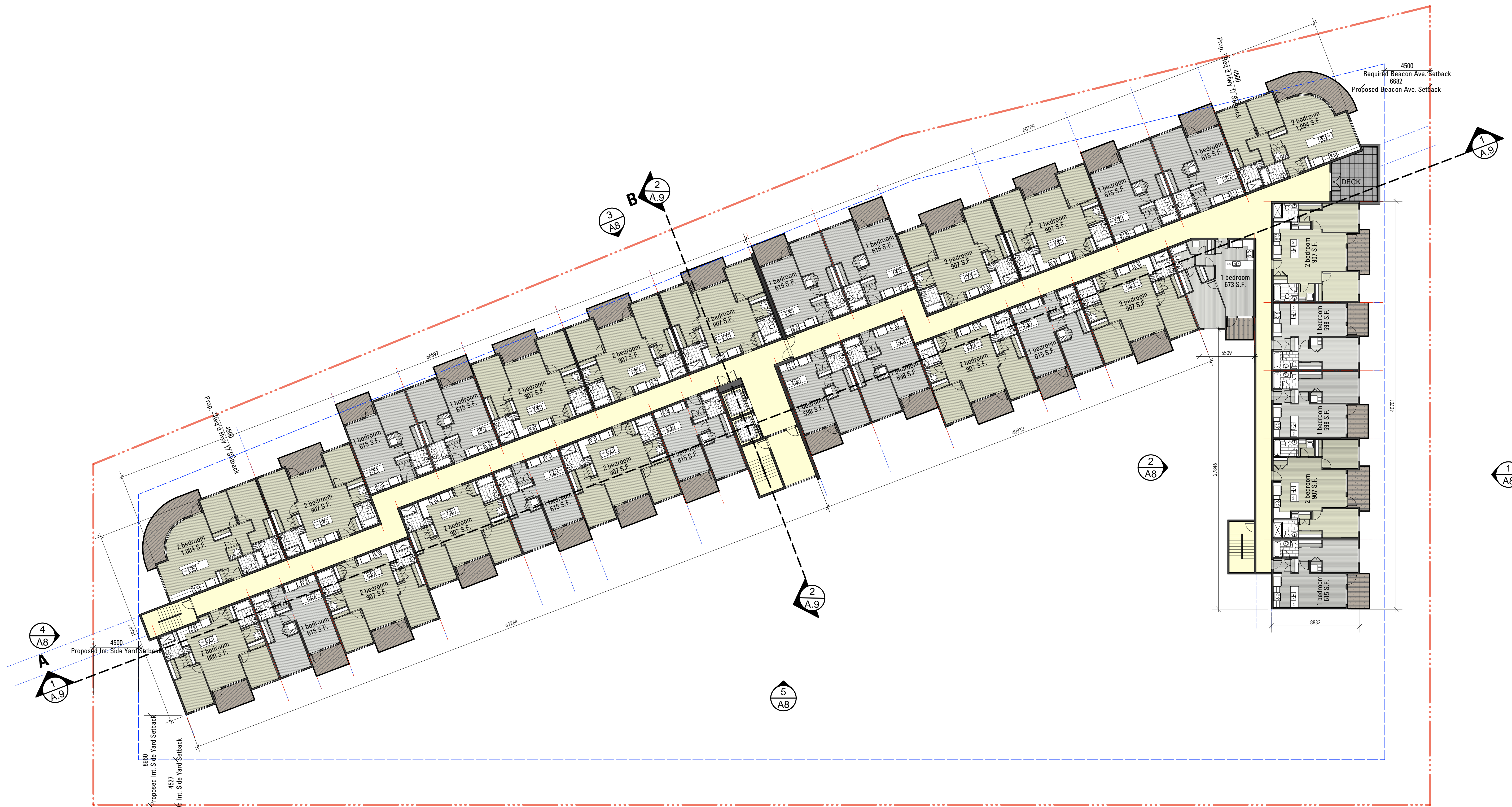
**1 2nd Floor Plan**  
SCALE: 1:200

Unit Types and Numbers:				
Floor	1 bed room	2 bed room	3 bed room	Total Units each Floor
2nd Floor	11 units	10 units	7 unit	28 units
Total Gross Floor Area :				
	2nd Floor	2,718.0 m <sup>2</sup>	29,256 s.f.	

**2180 BEACON AVENUE**  
SIDNEY, BC

**PROPOSED RESIDENTIAL DEVELOPMENT**

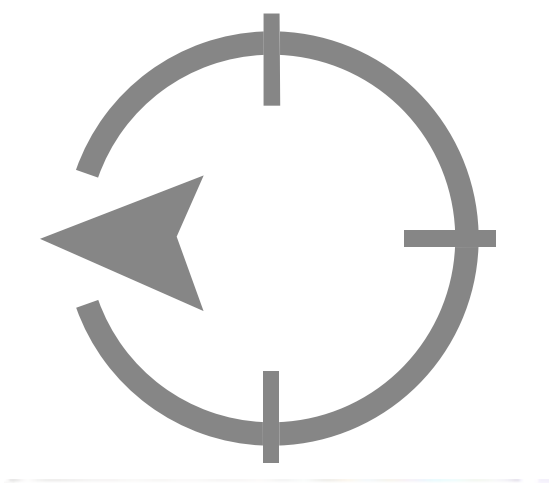


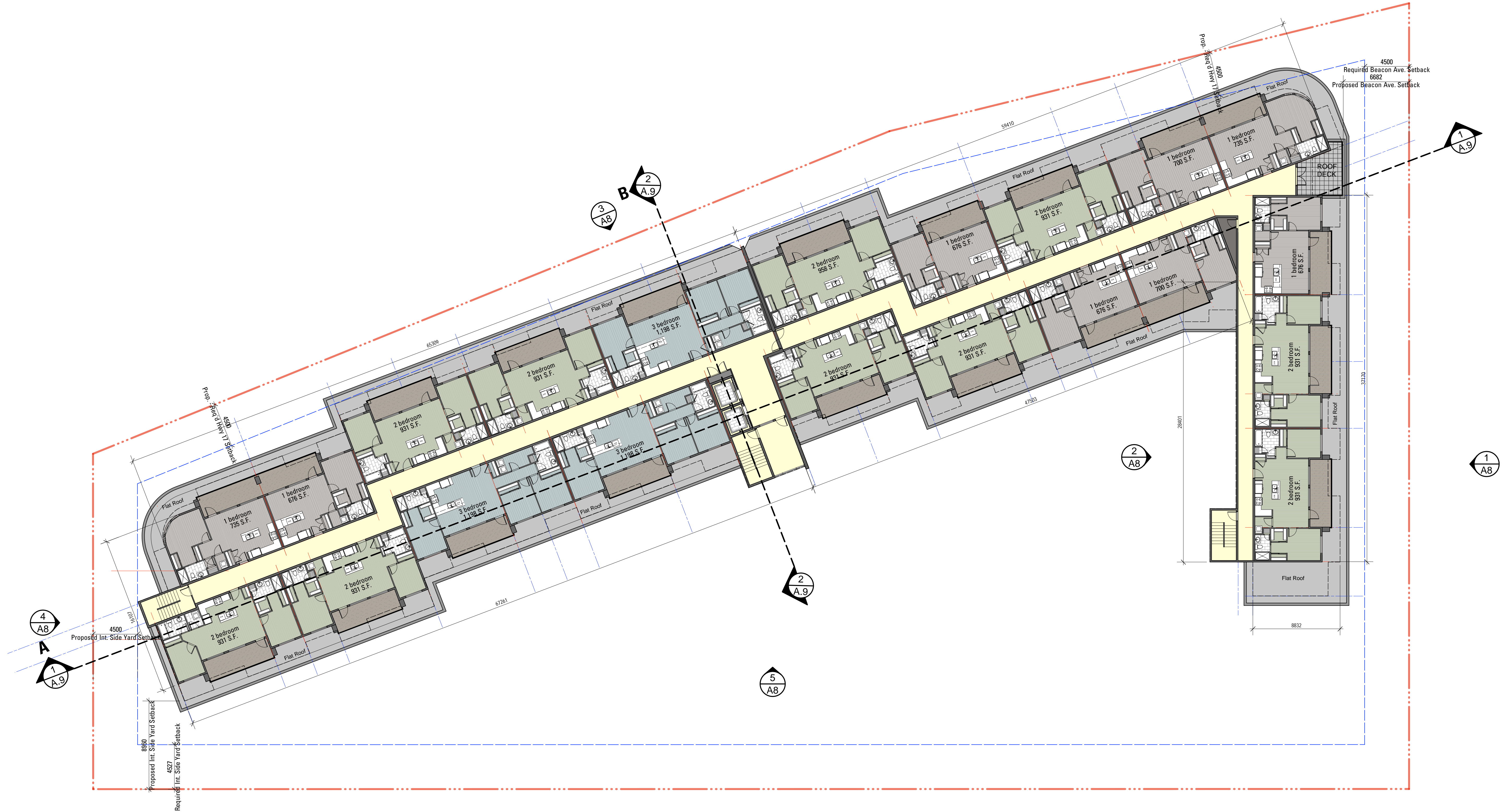


**1 3rd & 4th Floor Plan**  
SCALE: 1:200

Unit Types and Numbers:

Floor	1 bed room	2 bed room	3 bed room	Total Units each Floor
3rd Floor	16 units	16 units	/	32 units
4th Floor	16 units	16 units	/	32 units
Total Gross Floor Area :				
3rd Floor		2,730.5 m2	29,391 s.f.	
4th Floor		2,730.5 m2	29,391 s.f.	

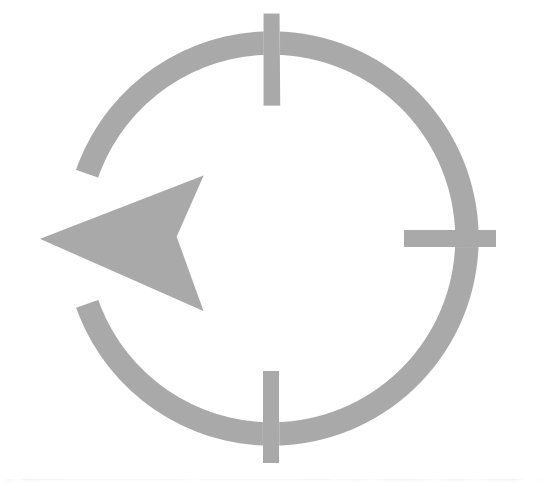




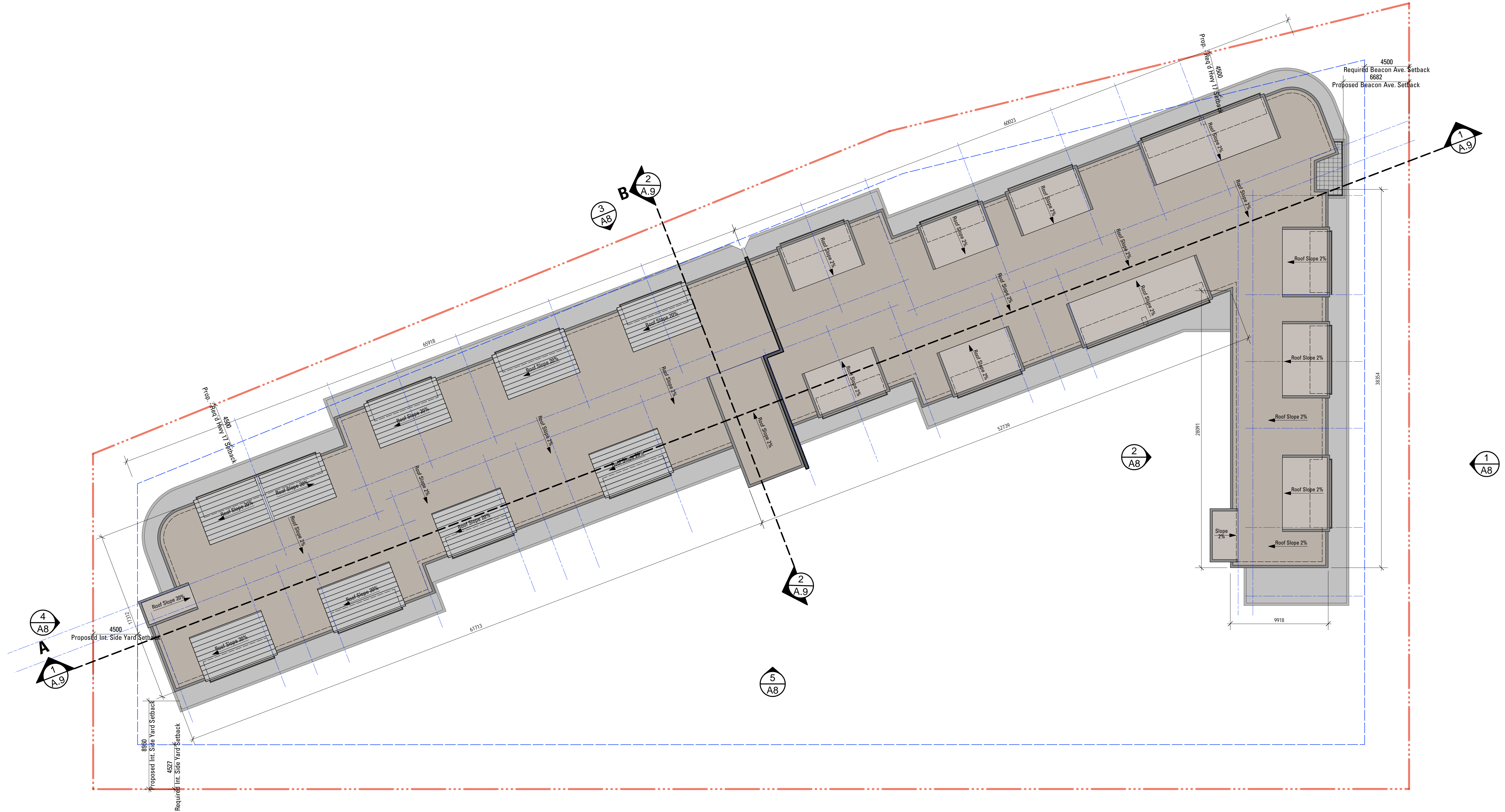
**1 5th Floor Plan**  
SCALE: 1:200

Unit Types and Numbers:

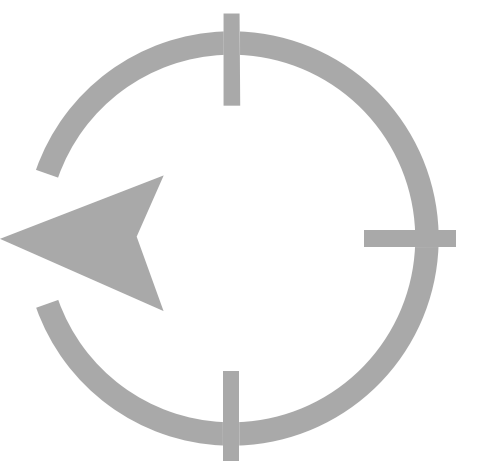
Floor	1 bed room	2 bed room	3 bed room	Total Units each Floor
5th Floor	8 units	10 units	3 units	21 units
Total Gross Floor Area :				
	5th Floor	2,158.8 m <sup>2</sup>	23,237 s.f.	

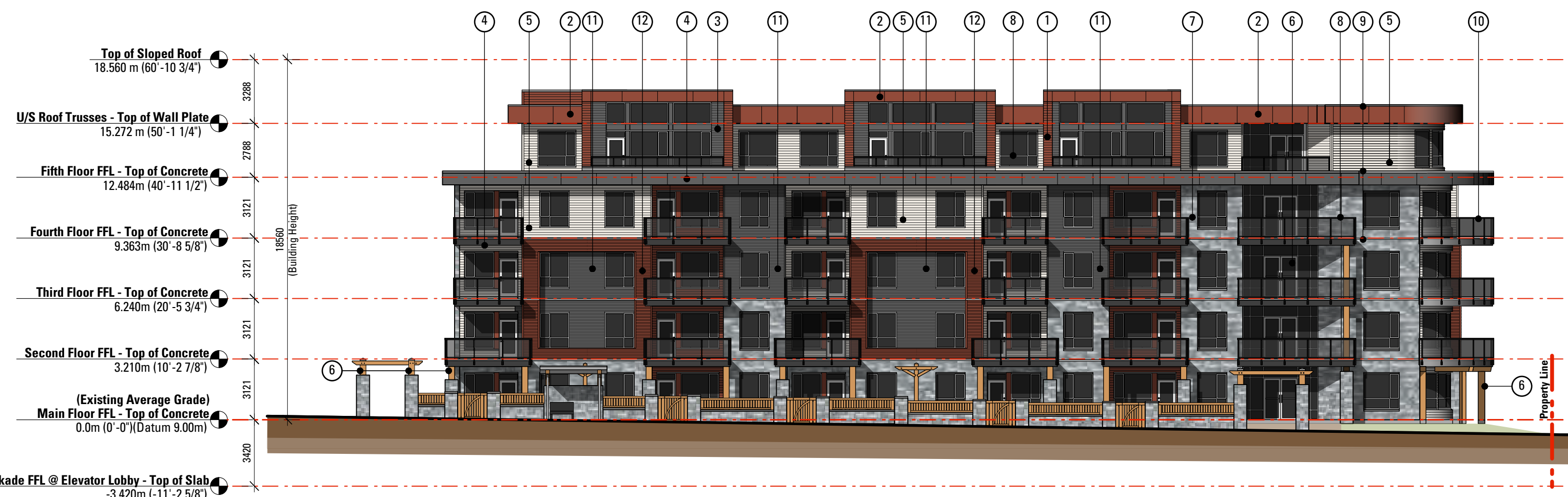






**1** Roof Plan  
SCALE: 1:200





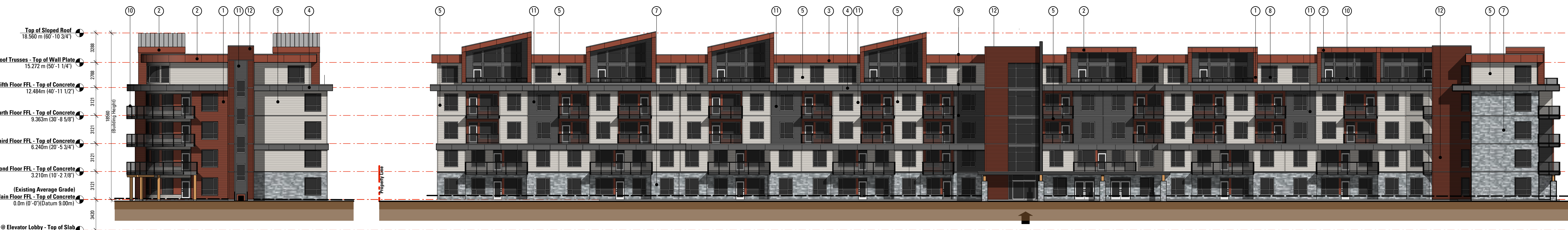
**1 South Elevation (Beacon Avenue)**  
Scale: 1:200



**2 North Elevation (courtyard)**  
Scale: 1:200



**3 East Elevation (Patricia Bay Highway)**  
Scale: 1:200



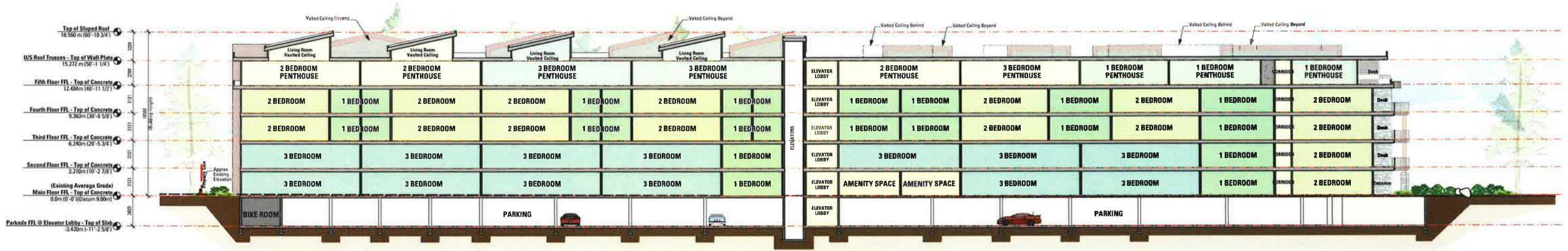
**4 North Elevation**  
Scale: 1:200

**5 West Elevation (Jahn Place / Courtyard)**  
Scale: 1:200

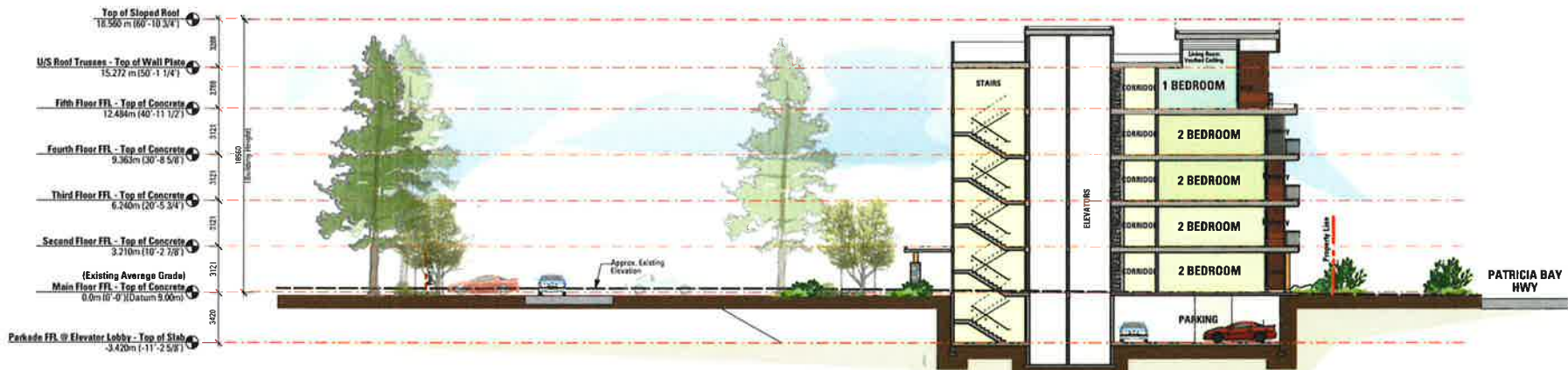
**Materials Key**

1	2	3	4	5	6	7	8	9	10	11	12
Fibre Cement Siding Lap Siding Horizontal Siding (Courtyards Red)	Fibre Cement Siding Smooth Panel Horizontal Siding (Courtyards Red)	Fibre Cement Siding Lap Siding James Hardie (Iron Grey)	Sheet Metal Facade (Weathered Zinc)	Fibre Cement Siding Lap Siding James Hardie White	Fencing / Posts / Trellises / Gates / Pergolas Natural Cedar - Stained Cedar - Semi-Transparent Stain	Stone Cladding Natural Stone Veneer Spring Valley Lodge Stone Veneer K2	Vinyl Window Frames (White)	Metal Cap Flashing/ Trolleys / Cross Cavity Pre-finished Metal Flashing Weathered Zinc	Balcony / Stair Railings Black or dark grey metallic	Corrugated Sheet Metal Weathered Zinc	Corrugated Sheet Metal Fire Red





**1 Building Section A**  
SCALE: 1:200



**2 Building Section B**  
SCALE: 1:200



**4 Site Location**  
SCALE: 1:250



**3 Beacon Avenue Street Elevation**  
SCALE: 1:250

**2180 BEACON AVENUE**  
SIDNEY, BC

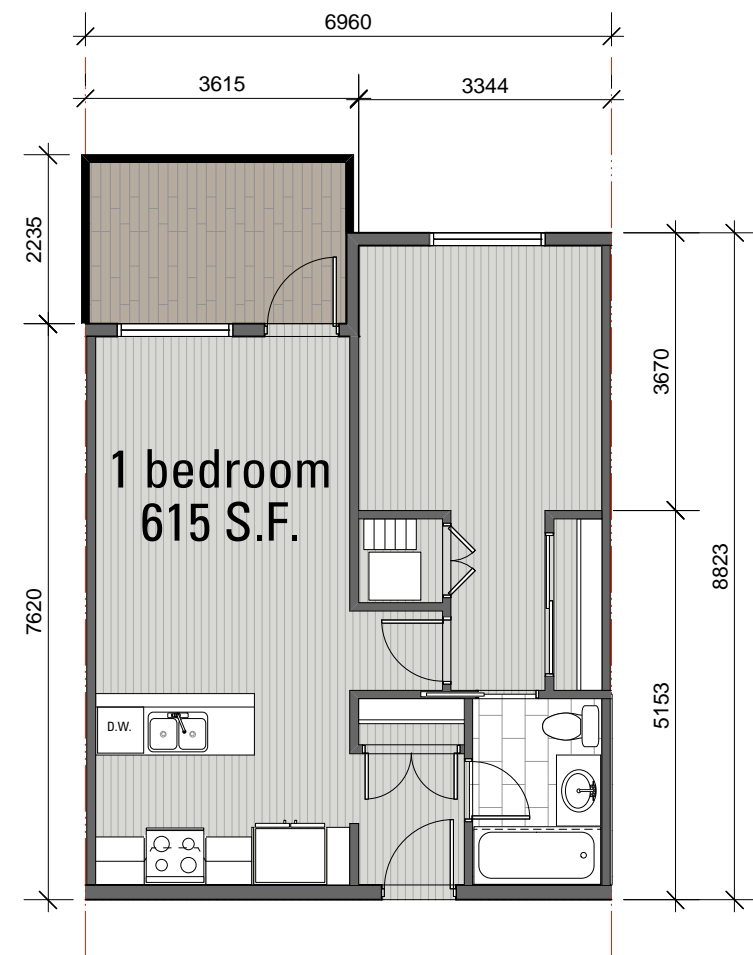
**PROPOSED RESIDENTIAL DEVELOPMENT**

**A9**

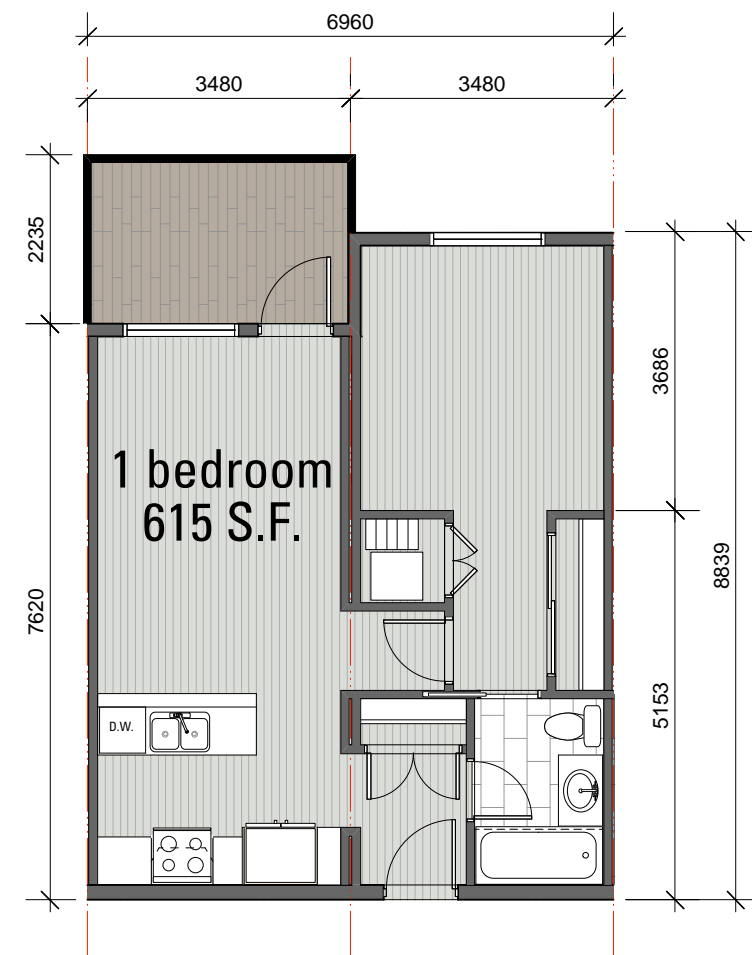
**Joe Newell**  
ARCHITECT INC.

Date: September 28th, 2022

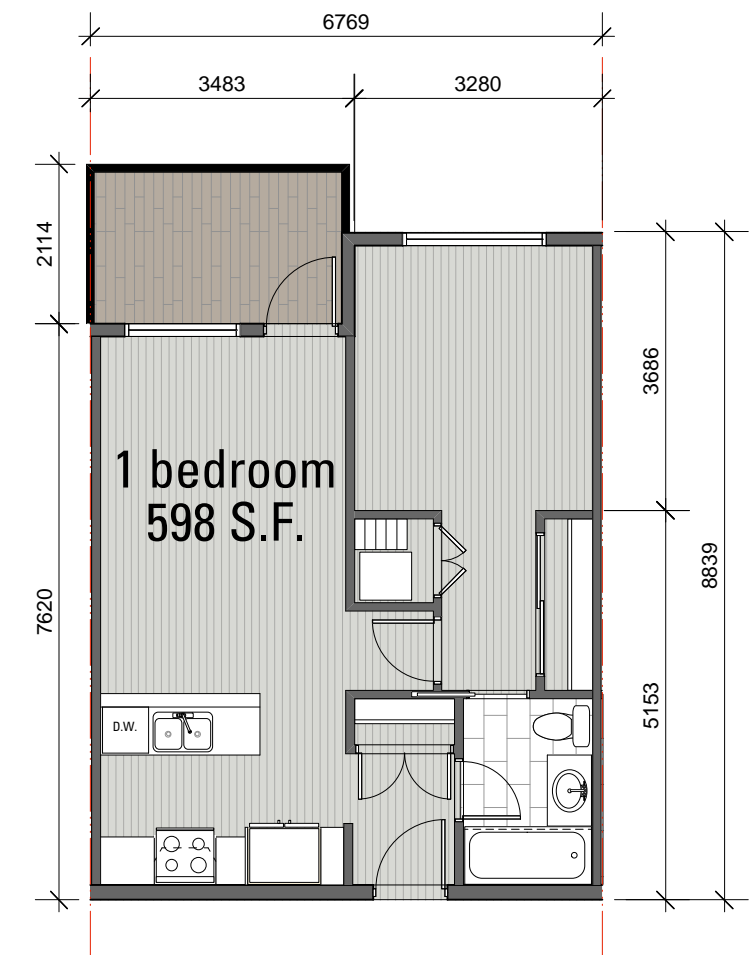
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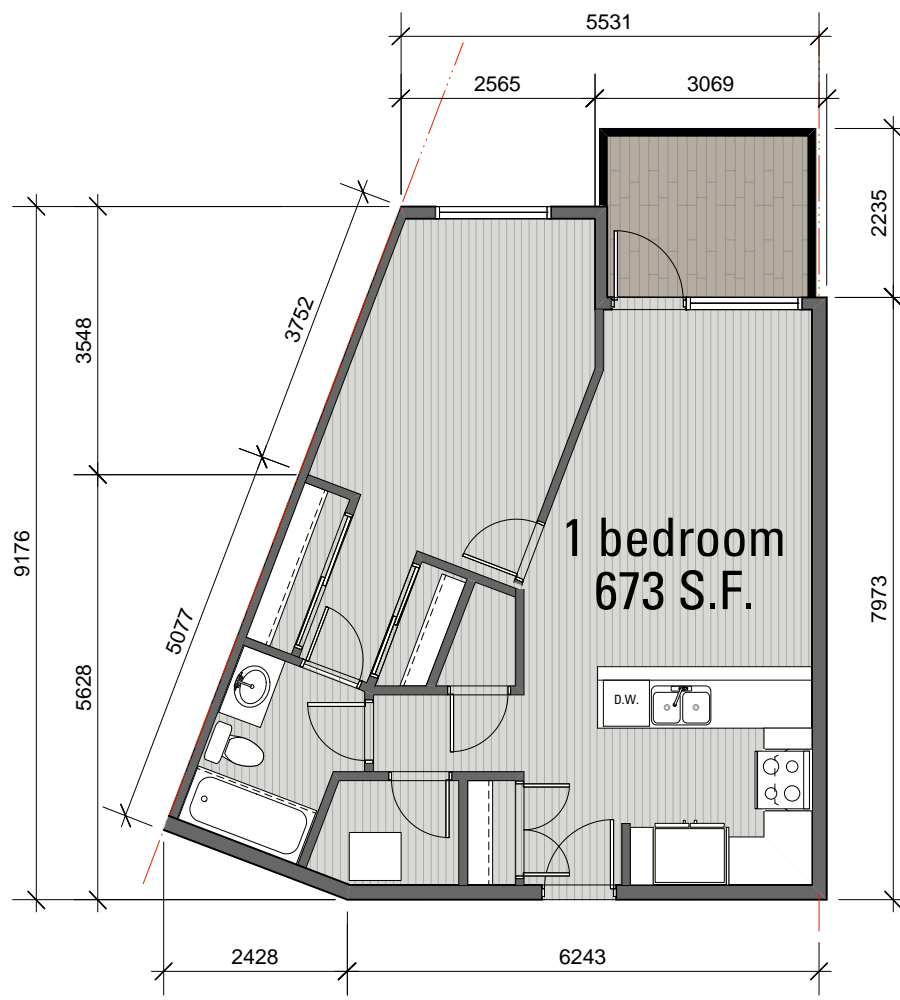
**1 1 Bedroom - Typ.**  
SCALE: 1:100



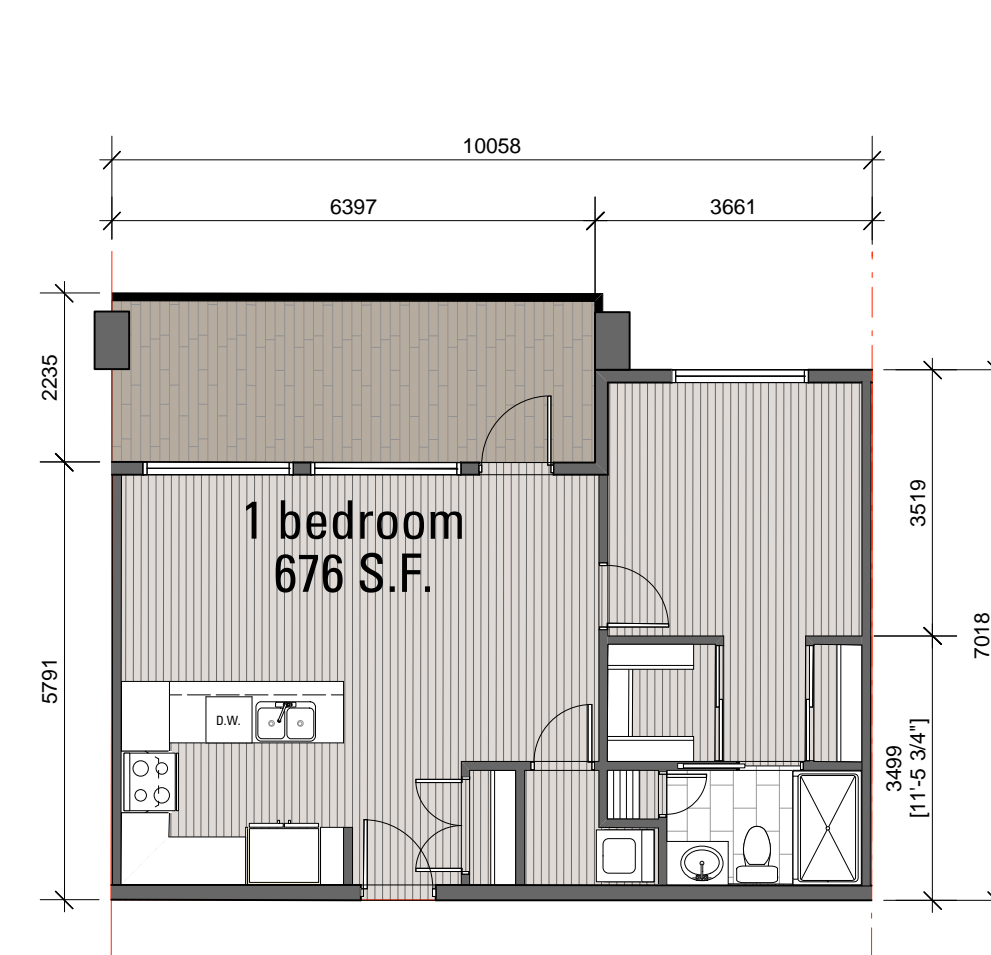
**2 Bedroom - w/ Party Wall**  
SCALE: 1:100



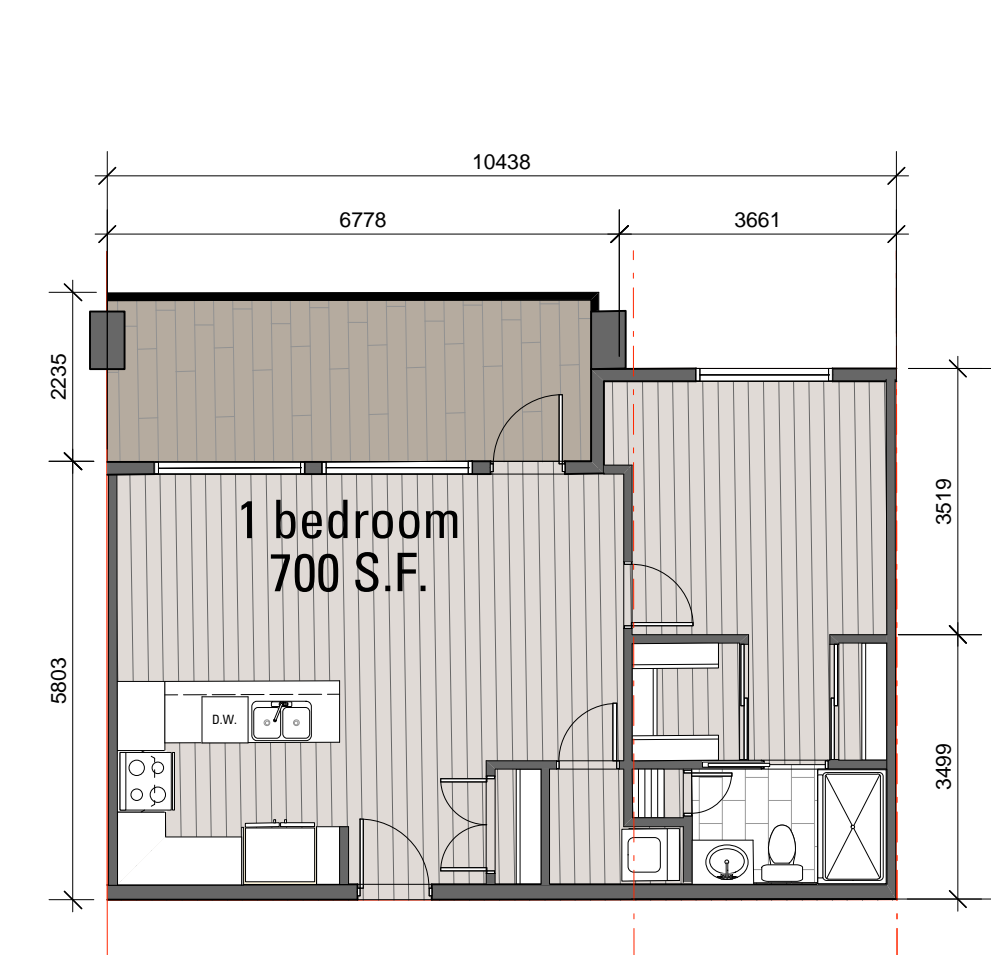
**3 1 Bedroom - Narrow Unit**  
SCALE: 1:100



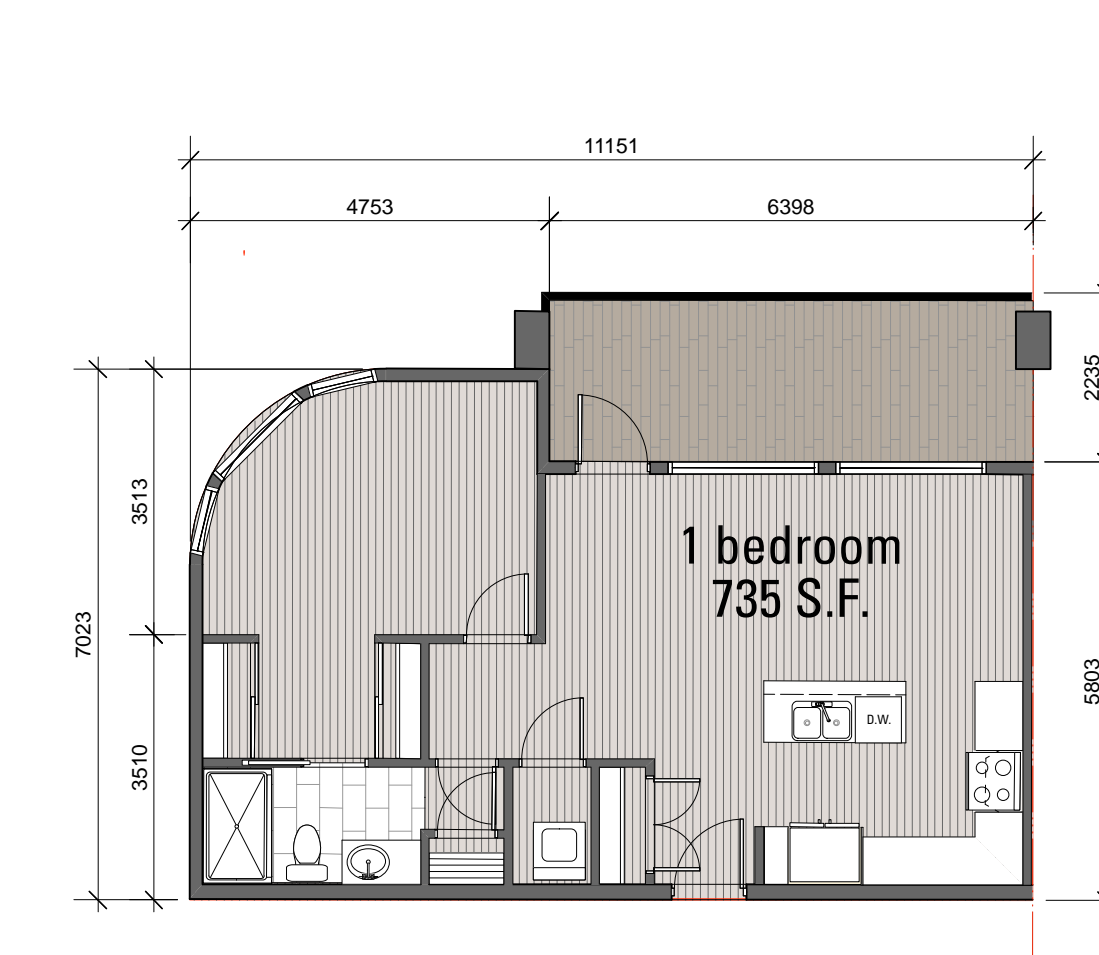
**4 1 Bedroom - Inside Corner**  
SCALE: 1:100



**5 1 Bedroom - Penthouse - Typ.**  
SCALE: 1:100



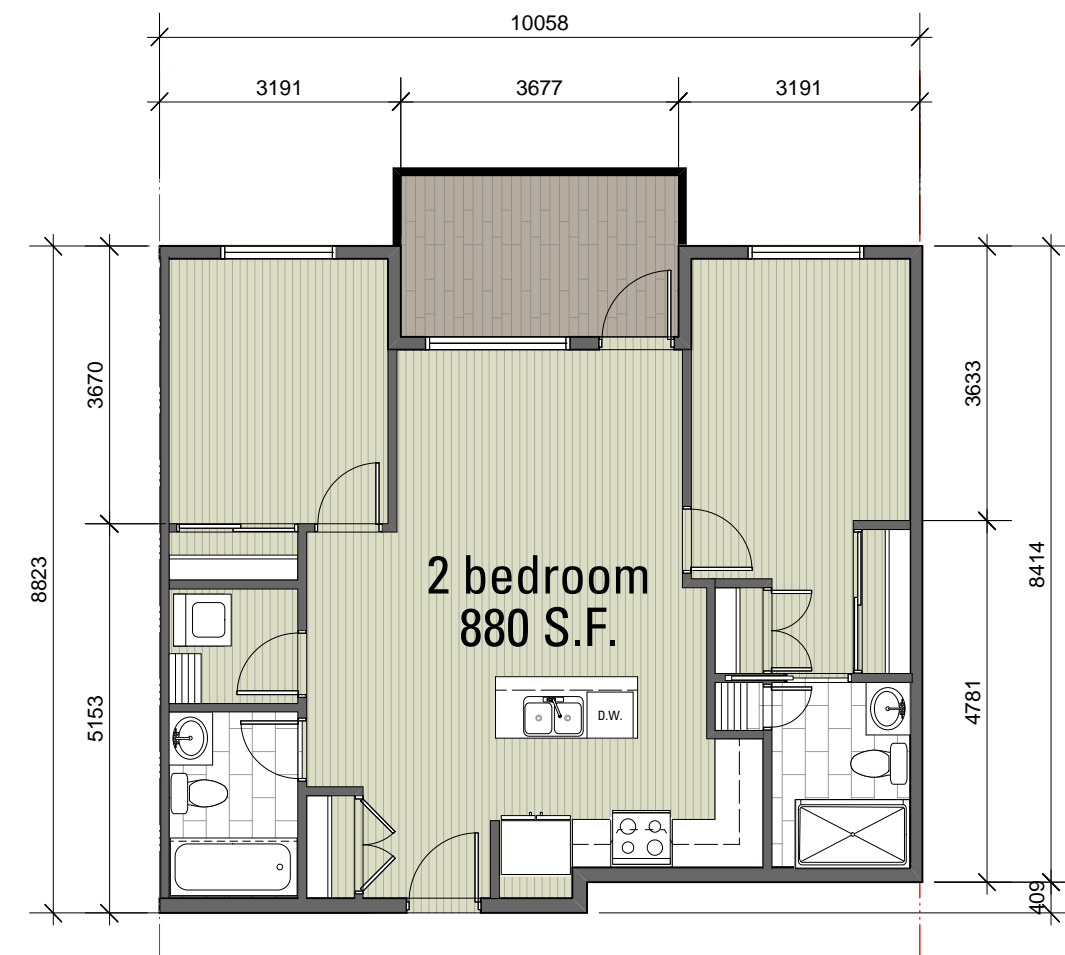
**6 1 Bedroom - Penthouse - Wide Unit**  
SCALE: 1:100



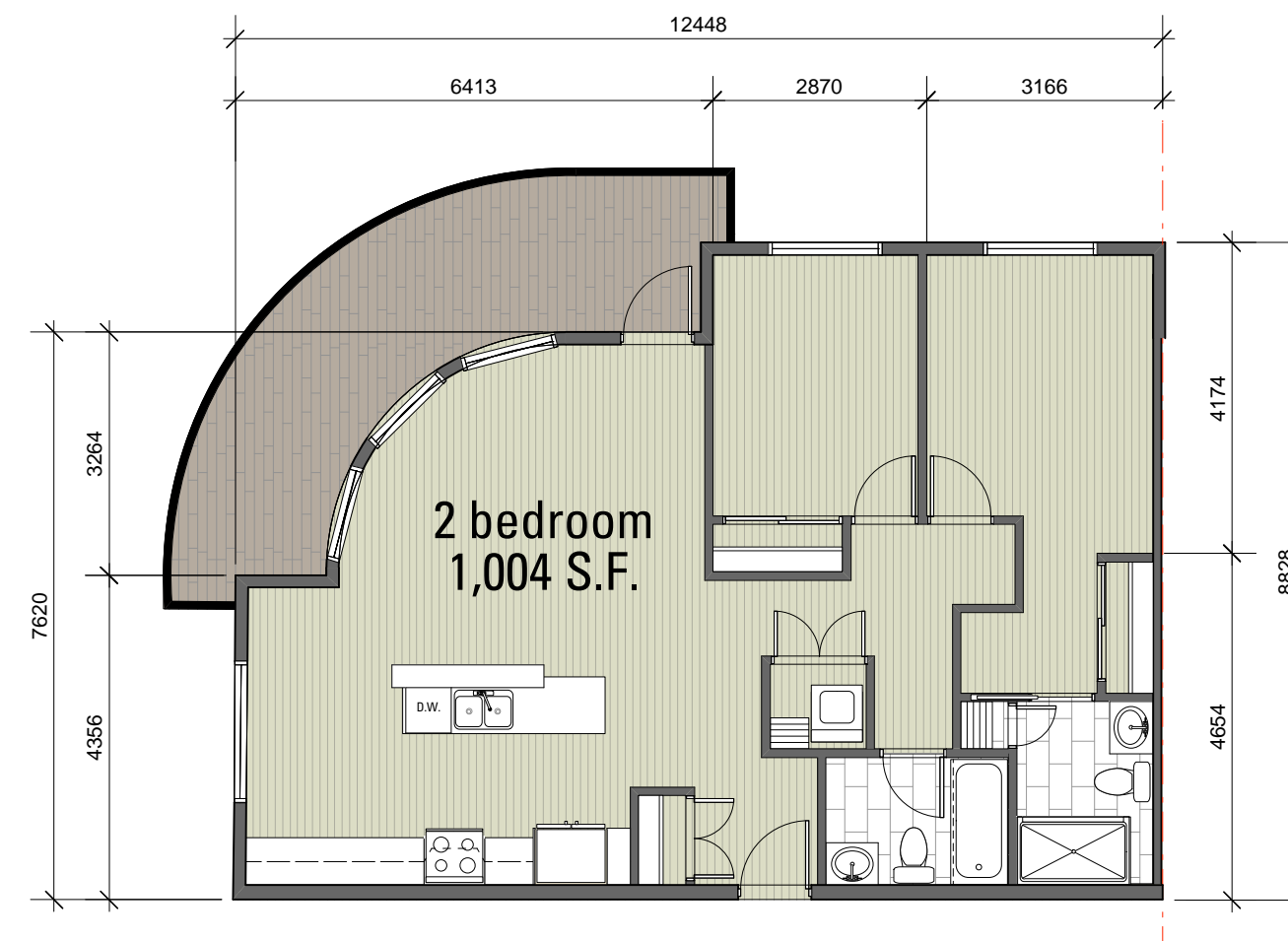
**7 1 Bedroom - Penthouse - Corner Unit**  
SCALE: 1:100



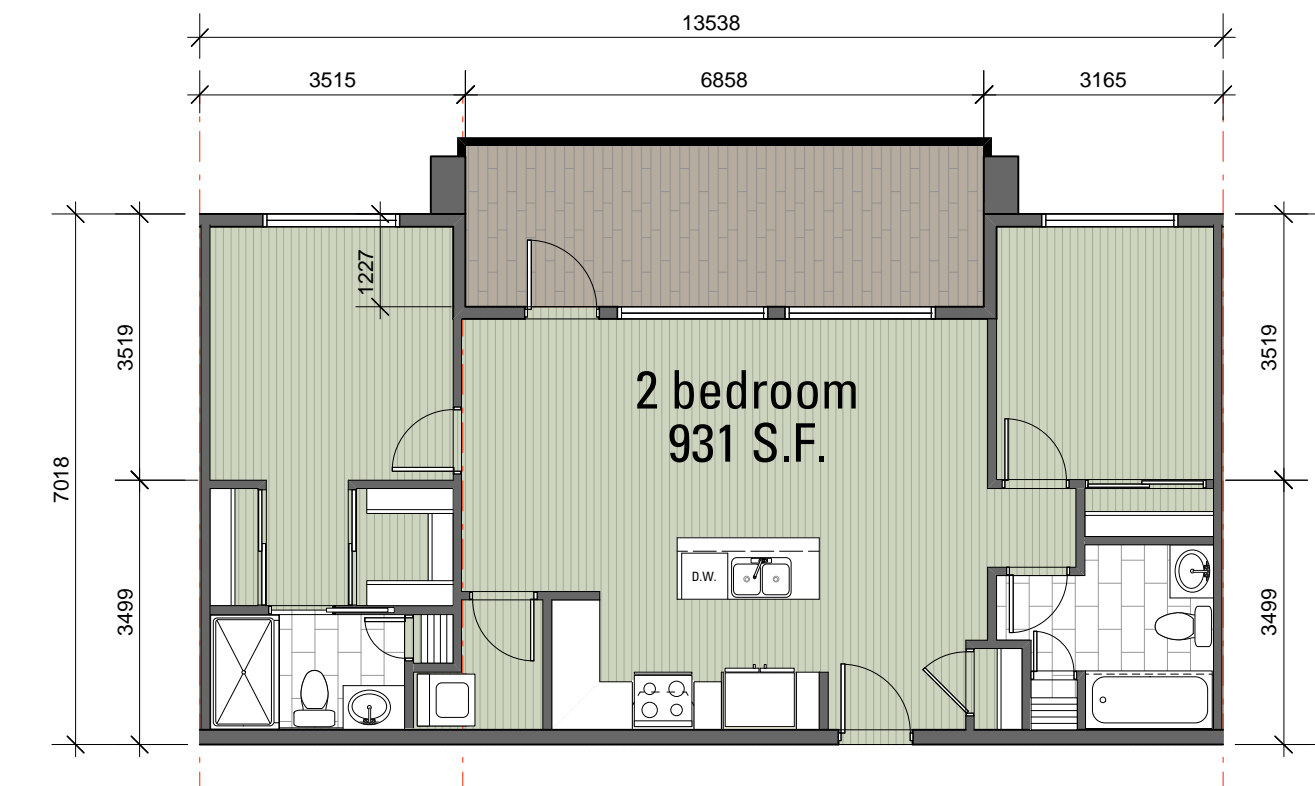
**8 2 Bedroom - Typ.**  
SCALE: 1:100



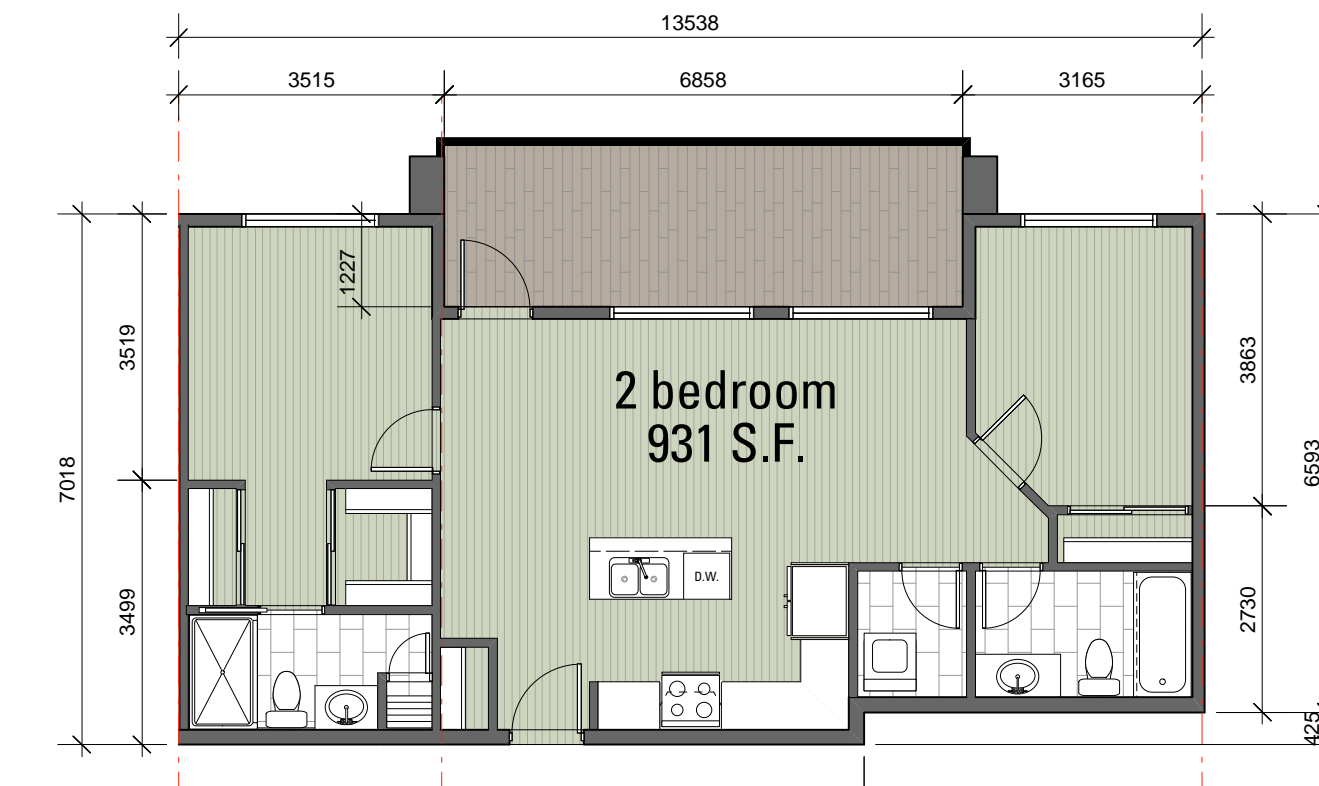
**9 2 Bedroom - End Unit**  
SCALE: 1:100



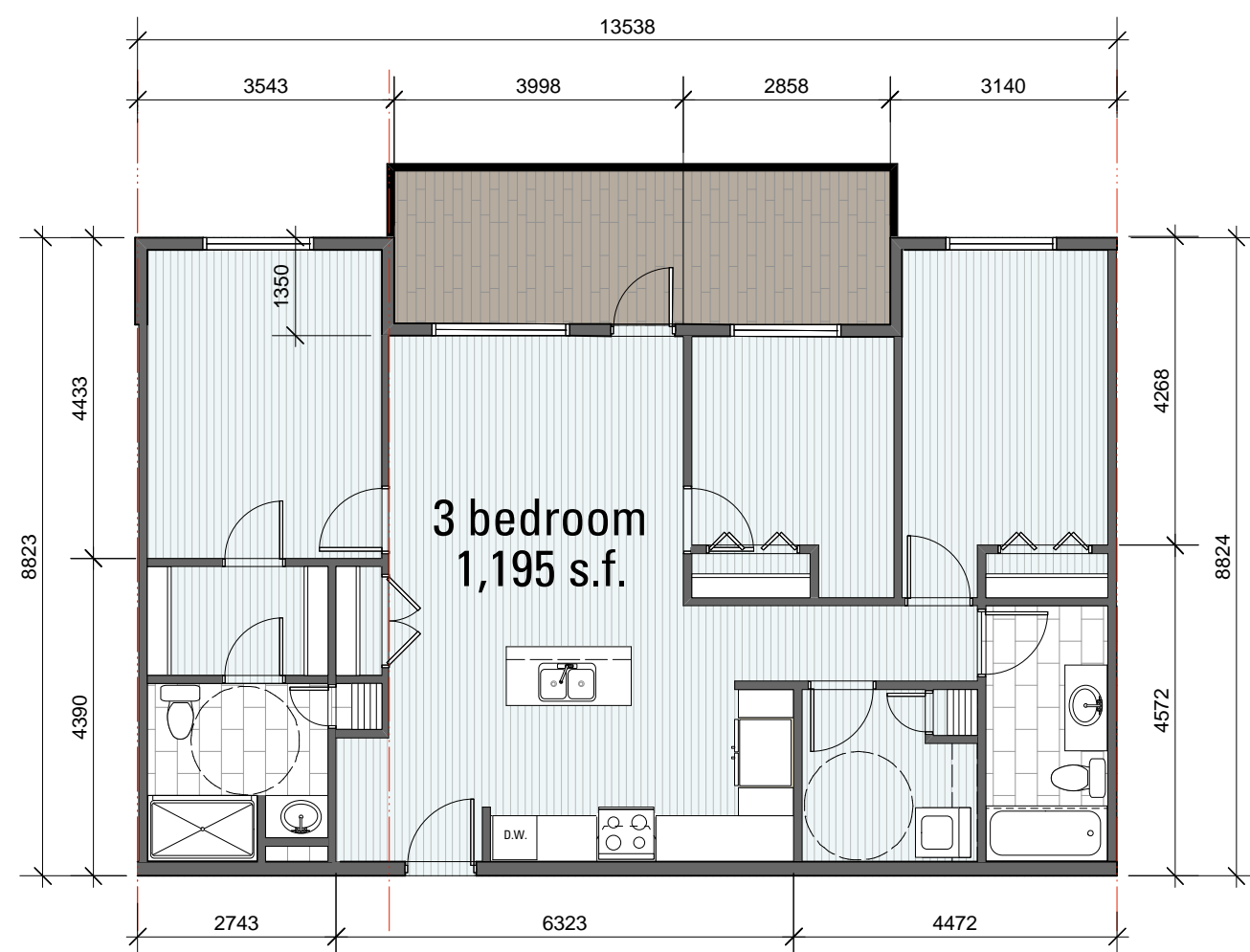
**10 2 Bedroom - Corner Unit**  
SCALE: 1:100



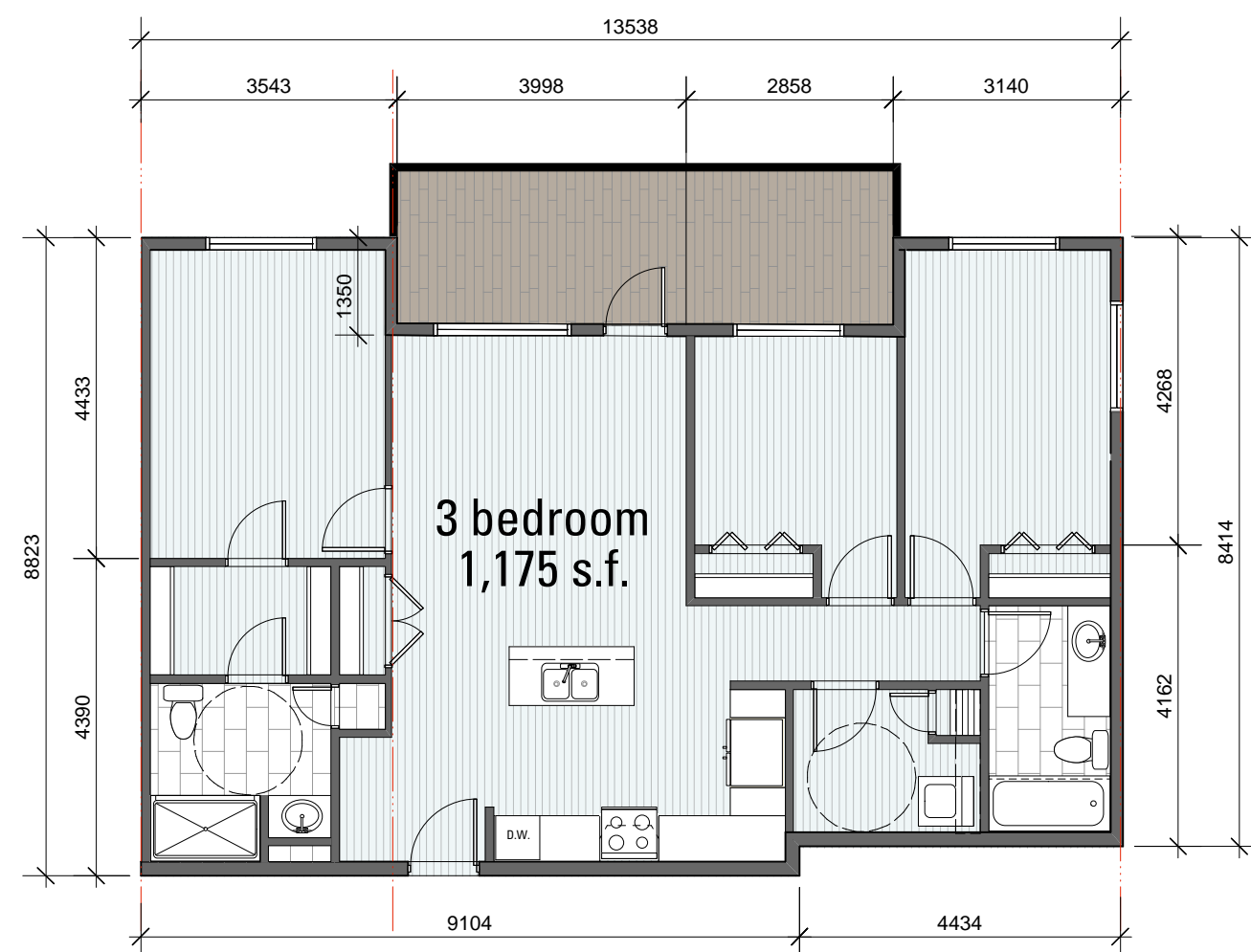
**11 2 Bedroom - Penthouse - Typ.**  
SCALE: 1:100



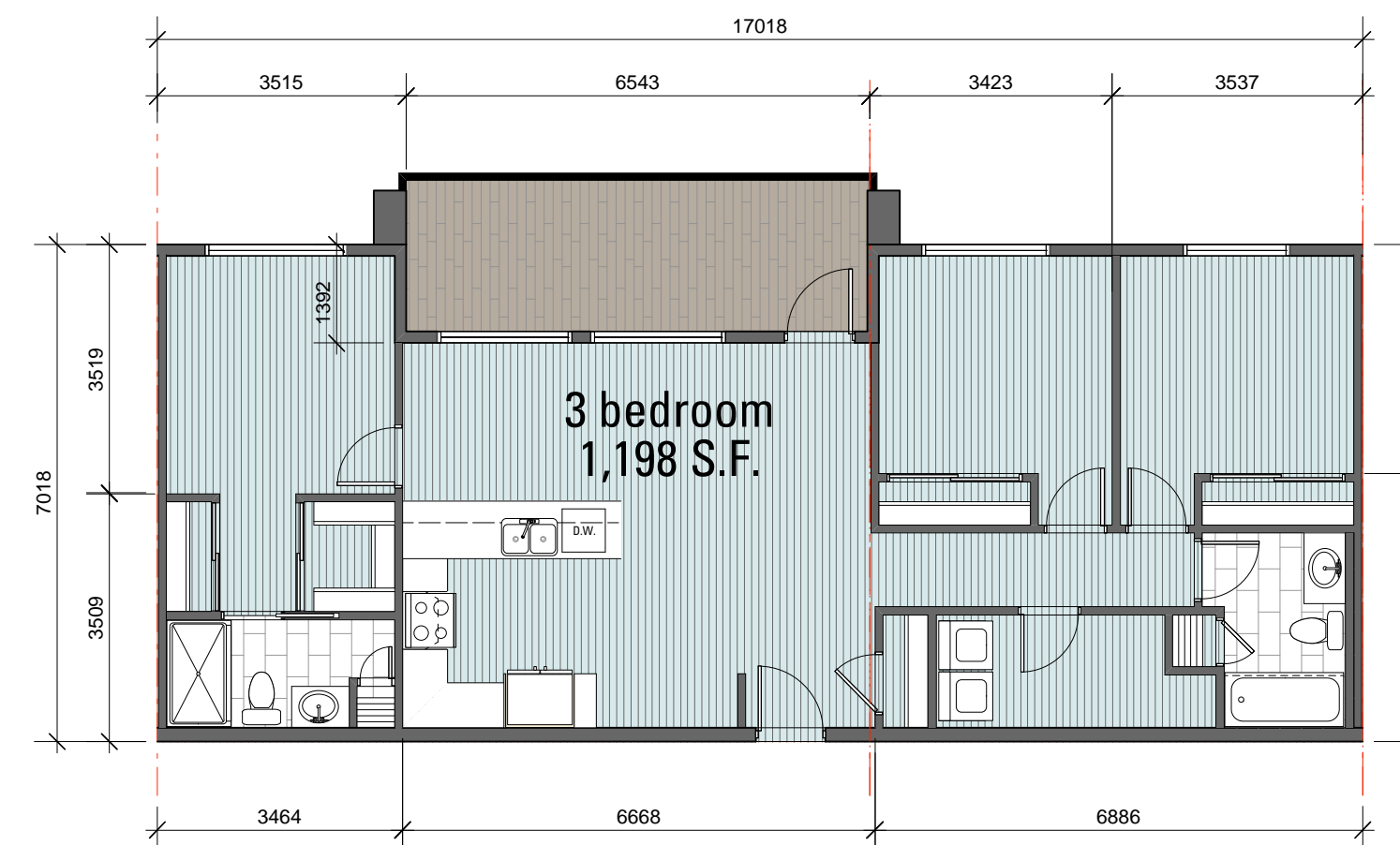
**12 2 Bedroom - Penthouse - End Unit**  
SCALE: 1:100



**13 3 Bedroom - Typ.**  
SCALE: 1:100



**14 3 Bedroom - End Unit**  
SCALE: 1:100



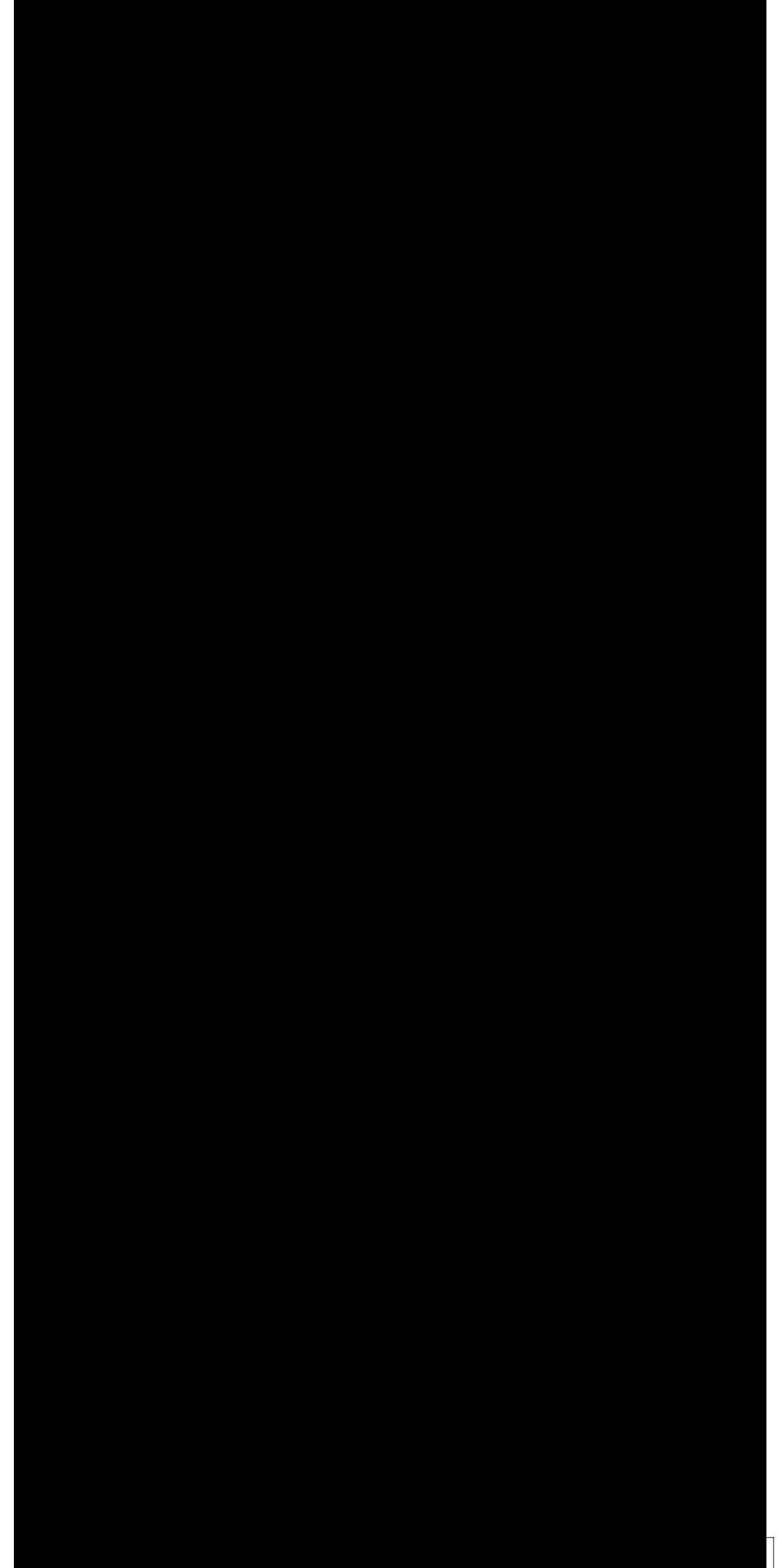
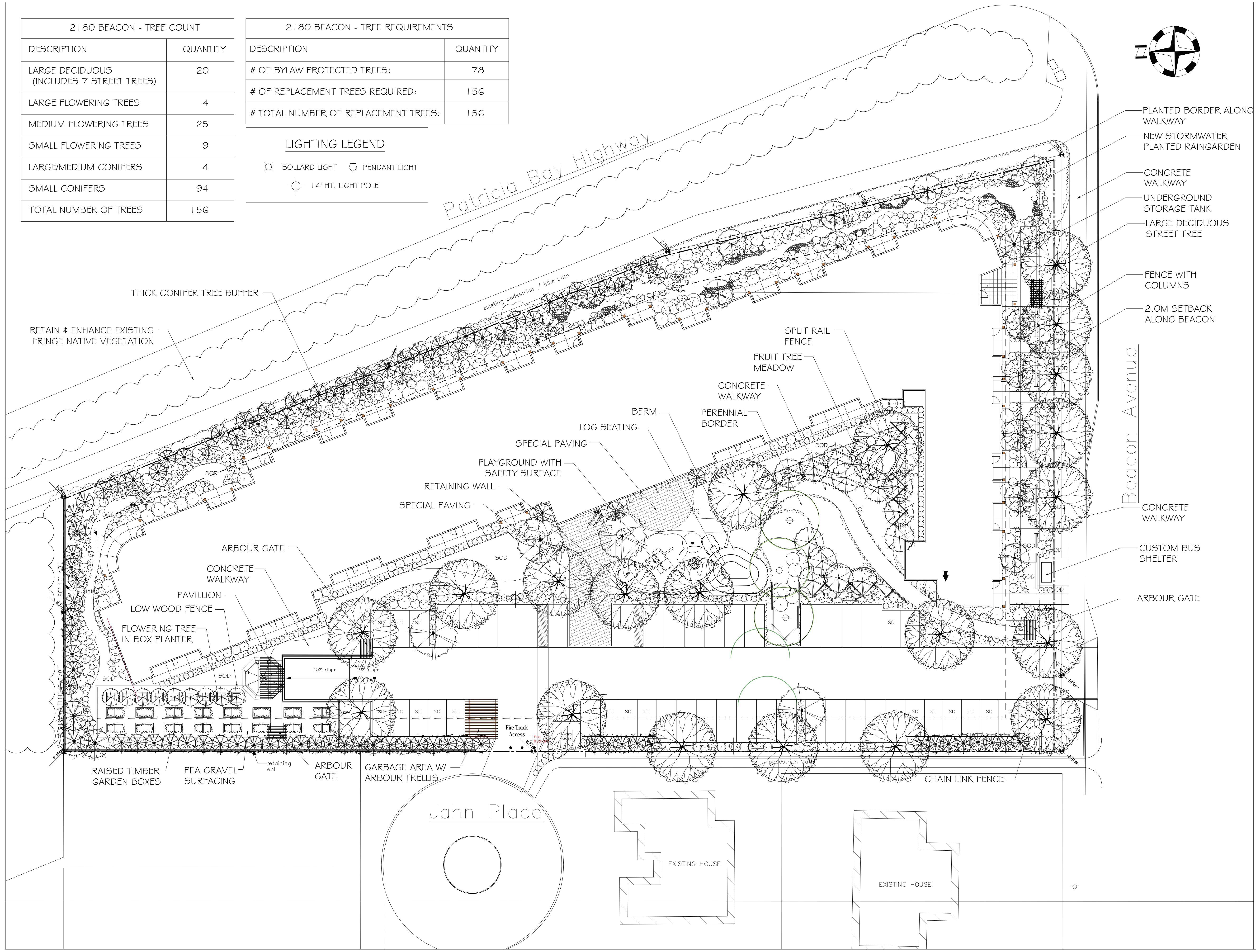
**15 3 Bedroom - Penthouse - Typ.**  
SCALE: 1:100

2180 BEACON - TREE COUNT	
DESCRIPTION	QUANTITY
LARGE DECIDUOUS (INCLUDES 7 STREET TREES)	20
LARGE FLOWERING TREES	4
MEDIUM FLOWERING TREES	25
SMALL FLOWERING TREES	9
LARGE/MEDIUM CONIFERS	4
SMALL CONIFERS	94
TOTAL NUMBER OF TREES	156

2180 BEACON - TREE REQUIREMENTS	
DESCRIPTION	QUANTITY
# OF BYLAW PROTECTED TREES:	78
# OF REPLACEMENT TREES REQUIRED:	156
# TOTAL NUMBER OF REPLACEMENT TREES:	156

**LIGHTING LEGEND**

- ⊗ BOLLARD LIGHT    ◊ PENDANT LIGHT
- ⊕ 14' HT. LIGHT POLE



**SOFTSCAPE LEGEND**

- LARGE DECIDUOUS SHADE TREE
- LARGE AND SMALL CONIFEROUS TREES
- LARGE SHRUB
- MEDIUM SHRUB
- SMALL SHRUB
- SMALL ORNAMENTAL DECIDUOUS TREES
- GROUND COVER & PERENNIALS

**2180 BEACON AVENUE**  
SIDNEY, BC

**Landscape Concept Plan (Revised)**  
Date: October 13, 2022

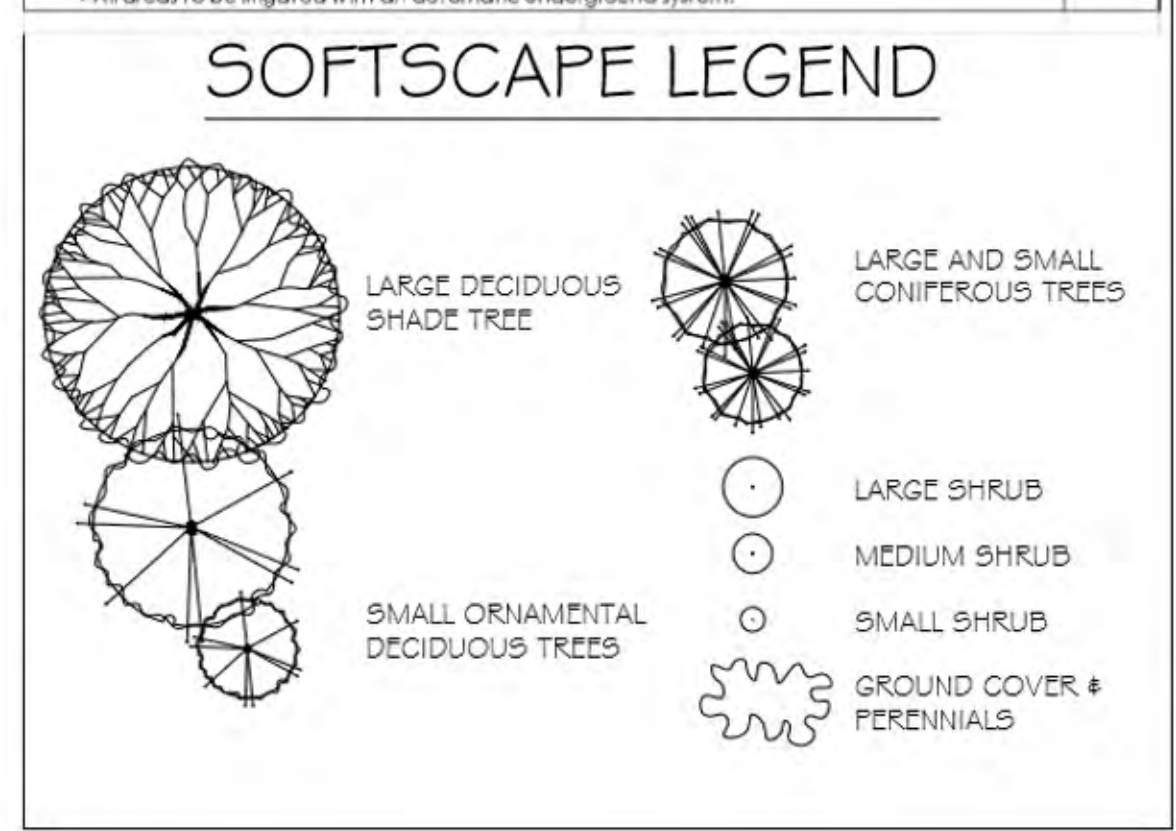


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# TOTAL NUMBER OF REPLACEMENT TREES:	156



SUGGESTED PLANT LIST				
Key	Common Name	Latin Name	Size	
<b>Trees</b>	VMA.P Vine Maple	Acer circinnatum	8cm Cal.	
	MA.P Japanese Maple	Acer palmatum var. 'Bloodgood'	8cm Cal.	
	RM.AP Red Maple	Acer rubrum var. 'Bowhall'	8cm Cal.	
	SASK Sawtooth Berry	Amelanchier alnifolia	8cm Cal.	
	KAT Katara Tree	Cercidiphyllum japonicum	8cm Cal.	
	PDGG Pacific Dogwood	Cornus nuttallii var. 'Eddie's White Wonder'	8cm Cal.	
	SRB Serbian Spruce	Picea omorika	2.2m HT	
	PRUN Autumn Flowering Cherry	Prunus autumnalis	8cm Cal.	
	STR Japanese Snowbell	Stylox japonica	8cm Cal.	
	WRC Western Red Cedar	Thuja plicata var. 'Excelsior'	2.2m HT	
<b>Large Shrubs</b>	CEAN California Lilac	Ceanothus var. 'Victoroid'	1.5m HT	
	PIER Lily of the Valley Shrub	Pieris japonica var. 'Forest Flame' & 'Valley Rose'	#5 Pot	
	LRHA Rhododendron	Rhododendron var. 'Pink Wallower'	#5 Pot	
	LRHB Rhododendron	Rhododendron var. 'Gomer Waterer'	#5 Pot	
	HOPI Ocean Spray	Hedyscopus decolor	#5 Pot	
	NINE Ninebark	Physocarpus opulifolius var. 'Diablo'	#5 Pot	
	SVIS Summer Snowflake Viburnum	Viburnum plicatum var. 'Summer Snowflake'	#5 Pot	
<b>Medium Shrubs</b>	ABE Glossy Abelia	Abelia x grandiflora	#2 Pot	
	ALAT Dwarf Burning Bush	Euonymus alata var. 'Compacta'	#5 Pot	
	MEX Mexican Orange Blossom	Chrysia ternata	#5 Pot	
	DOG Variegated Dogwood	Cornus alba var. 'Vivory Halo'	#2 Pot	
	SAL Salal	Gaultheria shallon	#2 Pot	
	PEV Rhododendron	Pieris japonica var. 'Valley Rose'	#2 Pot	
	MRHA Rhododendron	Rhododendron var. 'Unique' & 'Christmas Cheer'	#2 Pot	
	VACC Evergreen Huckleberry	Vaccinium ovatum	#2 Pot	
	OTTO Otto Luiken Laurel	Prunus laurocerasus var. 'Otto Luiken'	#2 Pot	
	MRHB Rhododendron	Rhododendron var. 'Unique'	#5 Pot	
	RIBE Red Flowering Currant	Ribes sanguineum var. 'King Edward'	#2 Pot	
	SNOW Snowberry	Symphoricarpos albus	#2 Pot	
	DVIB David Viburnum	Viburnum davidii	#2 Pot	
	SMAAG Star Magnolia	Magnolia stellata var. 'Beth'	#7 Pot	
<b>Small Shrubs</b>	SPB Spirea	Spirea	#1 Pot	
	AJAP Pink Evergreen Azalea	Azalea var. 'Gumpo Pink'	#2 Pot	
	DEYO Autumn Fern	Dryopteris erythorosa	#2 Pot	
	AJAW Azalea White	Azalea japonica var. 'Gumpo White'	#1 Pot	
	DWES Dwarf Escallonia	Escallonia x Newport Dwarf	#2 Pot	
	HELE Lenten Rose	Hebe x orientalis & Hebe x niger	#1 Pot	
	HYD Hydrangea	Hydrangea macrophylla var. 'Forever Pink'	#1 Pot	
	CASC Cascade Mahonia	Mahonia nervosa	#1 Pot	
	DWMO Dwarf Mock Orange	Philadelphus lewisii var. 'Snowdwarf'	#1 Pot	
	DWJ Dwarf Lily of the Valley Shrub	Pieris japonica var. 'Daburante'	#1 Pot	
	DWARF Dwarf Fern	Polystichum medium	#1 Pot	
	DWRH Dwarf Rhododendron	Rhododendron var. 'Snow Ball' & 'Jack'	#2 Pot	
	SARC Sweetbox	Sarcococca hookeriana humilis	#1 Pot	
	EUCF Creeping Euonymus	Euonymus fortunei var. 'Emerald Gaiety'	#1 Pot	
<b>Ground Covers</b>	BEAR Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	SP4	
	BERG Heartleaf Bergenia	Bergenia cordifolia var. 'Bressingham Ruby'	SP5	
	VINC Vinca	Vinca minor var. 'Double Blue' & 'Alba'	SP4	
	VITI Mountain Cranberry	Vitis idaea minus	SP4	
	LAM Lamium	Lamium maculatum var. 'White Nancy'	SP4	
	GAUL Wintergreen	Gaultheria procumbens	SP4	
<b>Vines</b>	ARM Evergreen Clematis	Clematis armandi	#5 Pot	
	CLEM Clematis	Clematis var. 'Elizabeth'	#2 Pot	
	OJAS Summer Jasmine	Jasminum officinale	#1 Pot	
	VIRG Virginia Creeper	Vitacea vitacea	#1 Pot	
	CAEX Variegated Ledge	Parthenocissus quinquefolia var. 'Engelmann'	#1 Pot	
<b>Perennials</b>	ASTI Astilbe	Astilbe chinensis var. 'Pumila'	SP5	
	MONI Montebretia	Crocasmia var. 'Lucifer'	SP5	
	HEMY Yellow Dwarf Daylily	Hemerocallis var. 'Stella d'Oro'	SP5	
	HEUC Coral Bell	Heuchera micrantha var. 'Bressingham Bronze'	SP5	
	IRIS Sweet Iris	Iris pallida var. 'Aurea - Variegata'	SP5	
	LAV English Lavender	Lavandula angustifolia var. 'Hiscoke'	SP5	
	SCIZ Kaffir Lily	Schizanthus loccinea var. 'Oregon Sunset'	SP5	
	CAOB Native Sedge	Carex Obovata	SP5	
	MAIRI Marsh Marigold	Callia Leposepala	SP5	
	TEST Home Sedge	Carex testacea	SP5	
	MISC Miscanthus	Miscanthus	SP5	
<b>Bulbs</b>	SNDR Snowdrops	Galanthus nivalis	Bulb	



**2180 BEACON AVENUE**  
SIDNEY, BC

Landscape Concept Plan (Revised)  
Date: October 13, 2022



# 2180 BEACON AVENUE

SUGGESTED PLANT LIST					
	Key	Common Name	Latin Name	Size	
Trees	VMAP	Vine Maple	<i>Acer circinatum</i>	6cm Cal.	
	JMAP	Japanese Maple	<i>Acer palmatum</i> var. 'Bloodgood'	6cm Cal.	
	RMAP	Red Maple	<i>Acer rubrum</i> var. 'Bowhall'	6cm Cal.	
	SASK	Saskatoon Berry	<i>Amelanchier alnifolia</i>	6cm Cal.	
	KAT	Katsura Tree	<i>Cercidiphyllum japonicum</i>	8cm Cal.	
	PDWG	Pacific Dogwood	<i>Cornus nuttallii</i> var. 'Eddie's White Wonder'	6cm Cal.	
	SERS	Serbian Spruce	<i>Picea omorika</i>	2.2m Ht.	
	PRUN	Autumn Flowering Cherry	<i>Prunus autumnalis</i>	8cm Cal.	
	STYR	Japanese Snowbell	<i>Styrax japonica</i>	6cm Cal.	
	WRC	Western Red Cedar	<i>Thuja plicata</i> var. 'Excelsa'	2.2m Ht.	
Large Shrubs	CEAN	California Lilac	<i>Ceanothus</i> var. 'Victoria'	1.5m Ht.	
	PIER	Lily of the Valley Shrub	<i>Pieris japonica</i> var. 'Forest Flame' & 'Valley Rose'	#5 Pot	
	LRHA	Rhododendron	<i>Rhododendron</i> var. 'Pink Wallpaper'	#5 Pot	
	LRHB	Rhododendron	<i>Rhododendron</i> var. 'Gomer Waterer'	#5 Pot	
	HODI	Ocean Spray	<i>Holidiscus discolor</i>	#5 Pot	
	NINE	Ninebark	<i>Physocarpus opulifolius</i> var. 'Diablo'	#5 Pot	
SVIB	Summer Snowflake Viburnum	<i>Viburnum plicatum</i> var. 'Summer Snowflake'	#5 Pot		
Medium Shrubs	ABE	Glossy Abelia	<i>Abelia x grandiflora</i>	#2 Pot	
	ALAT	Dwarf Burning Bush	<i>Euonymus alata</i> var. 'Compacta'	#5 Pot	
	MEX	Mexican Orange Blossom	<i>Choisya ternata</i>	#5 Pot	
	DOG	Variegated Dogwood	<i>Cornus alba</i> var. 'Ivory Halo'	#2 Pot	
	SAL	Salal	<i>Gaultheria shallon</i>	#2 Pot	
	PIEV	Lily of the Valley Shrub	<i>Pieris japonica</i> var. 'Valley Rose'	#2 Pot	
	MRHA	Rhododendron	<i>Rhododendron</i> var. 'Unique' & 'Christmas Cheer'	#5 Pot	
	VACC	Evergreen Huckleberry	<i>Vaccinium ovatum</i>	#2 Pot	
	OTTO	Otto Luyken Laurel	<i>Prunus laurocerasus</i> var. 'Otto Luyken'	#2 Pot	
	MRHB	Rhododendron	<i>Rhododendron</i> var. 'Unique'	#5 Pot	
	RIBE	Red Flowering Currant	<i>Ribes sanguineum</i> var. 'King Edward'	#2 Pot	
	SNOW	Snowberry	<i>Symphoricarpos albus</i>	#2 Pot	
	DVIB	David Viburnum	<i>Viburnum davidii</i>	#2 Pot	
	SMAG	Star Magnolia	<i>Magnolia stellata</i> var. 'Betty'	#7 Pot	
Small Shrubs	SPIR	Spiraea	<i>Spiraea</i>	#1 Pot	
	AZAP	Pink Evergreen Azalea	<i>Azalea</i> var. 'Gumpo Pink'	#2 Pot	
	DRYO	Autumn Fern	<i>Dryopteris erythrosora</i>	#SP5 Pot	
	AZAW	Azalea White	<i>Azalea japonica</i> var. 'Gumpo White'	#1 Pot	
	DWES	Dwarf Escallonia	<i>Escallonia x Newport Dwarf</i>	#2 Pot	
	HELE	Heleborus	<i>Helleborus orientalis</i> & <i>Helleborus niger</i>	#1 Pot	
	HYD	Hydrangea	<i>Hydrangea macrophylla</i> var. 'Forever Pink'	#1 Pot	
	CASC	Cascade Mahonia	<i>Mahonia nervosa</i>	#1 Pot	
	DWMO	Dwarf Mock Orange	<i>Philadelphus lewisii</i> var. 'Snowdwarf'	#1 Pot	
	DWPJ	Dwarf Lily of the Valley Shrub	<i>Pieris japonica</i> var. 'Debutante'	#1 Pot	
	POLY	Sword Fern	<i>Polystichum munitum</i>	#1 Pot	
	DWRH	Dwarf Rhododendron	<i>Rhododendron</i> var. 'Bow Bells' & 'Jock'	#2 Pot	
	SARC	Sweetbox	<i>Sarcococca hookerana humilis</i>	#1 Pot	
	EUOF	Creeping Euonymus	<i>Euonymus fortunei</i> var. 'Emerald Gaiety'	#1 Pot	
	Ground Covers	BEAR	Bearberry	<i>Arctostaphylos uva-ursi</i> var. 'Vancouver Jade'	SP4
		BERG	Heartleaf Bergenia	<i>Bergenia cordifolia</i> var. 'Bressingham Ruby'	SP5
VINC		Periwinkle	<i>Vinca minor</i> var. 'Double Blue' & 'Alba'	SP4	
VITI		Mountain Cranberry	<i>Vitis idaea</i> minus	SP4	
LAM		Lamium	<i>Lamium maculatum</i> var. 'White Nancy'		
GAUL		Wintergreen	<i>Gaultheria procumbens</i>		
Vines	ARM	Evergreen Clematis	<i>Clematis armandii</i>	#5 Pot	
	CLEM	Clematis	<i>Clematis</i> var. 'Elizabeth'	#2 Pot	
	OJAS	Summer Jasmine	<i>Jasminum officinale</i>	#1 Pot	
	VRG	Virginia Creeper	<i>Parthenocissus quinquefolia</i> var. 'Engelmannii'	#1 Pot	
CARX	Variegated Sedge				
Perennials	ASTI	Astilbe	<i>Astilbe chinensis</i> var. 'Pumila'	SP5	
	MONT	Montebretia	<i>Crocasmia</i> var. 'Lucifer'	SP5	
	HEMY	Yellow Dwarf Daylily	<i>Hemerocallis</i> var. 'Stella d'Oro'	SP5	
	HEUC	Coral Bells	<i>Heuchera micrantha</i> var. 'Bressingham Bronze'	SP5	
	IRIS	Sweet Iris	<i>Iris pallida</i> var. 'Aureo-Variegata'	SP5	
	LAV	English Lavender	<i>Lavandula angustifolia</i> var. 'Hidcote'	SP5	
	SCIZ	Kaffir Lily	<i>Schizostylis coccinea</i> var. 'Oregon Sunset'	SP5	
	CAOB	Native Sedge	<i>Carex Obovata</i>	SP5	
	MARI	Marsh Marigold	<i>Caltha leptosepala</i>	SP5	
	TEST	Flame Sedge	<i>Carex Testacea</i>	SP5	
MISC	Miscanthus				
Bulbs	SNDR	Snowdrops	<i>Gallanthus nivallis</i>	Bulb	



| KATSURA



| FLOWERING CHERRY



| SERBIAN SPRUCE



| RED MAPLE

## PLANT PALETTE | trees

# 2180 BEACON AVENUE



CALIFORNIA LILAC



RHODODENDRON



LILY OF THE VALLEY



DWARF BURNING BUSH



GOLD FLAME SPIREA



GLOSSY ABELIA



DAVID VIBURNUM

# 2180 BEACON AVENUE



PACIFIC NINEBARK



OREGON GRAPE



NOOTKA ROSE



RED TWIG  
DOGWOOD



SALAL



RED FLOWERING  
CURRANT



SNOWBERRY

PLANT PALETTE | native shrubs

# 2180 BEACON AVENUE



| KAFFIR LILY



| CORAL BELLS



| LIGNONBERRY



| SHOOTING STAR



| FLAME SEDGE



| VARIAGATED  
SEDE



| HEARTLEAF  
BERGENIA



| MAIDENHAIR  
GRASS



| BEARBERRY

PLANT PALETTE | perennials, grasses & groundcovers



# 2180 BEACON AVENUE



PLAY STRUCTURE



GARDEN BOX PLANTER



BOULDERS



PAVERS



RAINGARDEN



FRUIT TREE MEADOW



LOG SEATING



SPLIT RAIL FENCE



PEAGRAVEL

SPECIAL FEATURES | furnishings