



Sage Water

DESIGN GUIDELINES

AUGUST 28, 2023



A place where exploration
COMES NATURALLY

Steeped in history

and rich in memory making, Sage Water is a place where wetland exploration comes naturally, and wildlife trails stand as a testament to the connection between the people and wildlife who enjoy this land to the fullest extent.

Envisioned to be a vibrant, multi-generational community for active families, outdoor enthusiasts and trailblazers alike, it will also be the connective keystone between the Stonebridge and South Ridge communities.



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DISCLAIMER:

The Sage Water Design Guidelines are applicable to those properties within the Sage Water community that will not be required to go through a Form and Character DP process with the City of Kelowna. E&OE.





Lakeside Living

IN THE UPPER MISSION

Frazer Lake Development Limited Partnership FLD LP “herein referred to as the Developer” is proud to present Sage Water, a premier community located in Kelowna’s Upper Mission. Sage Water is a boutique selection of premium lots nestled into the mountain hillside.

Envisioned to be a vibrant, multi-generational community for active families, outdoor enthusiasts, and trailblazers alike, Sage Water is the connective keystone between the Stonebridge and South Ridge communities.

The Design Guidelines are intended to harmoniously blend the surrounding natural area with home styles and exceptional construction that will stand the test of time and create a lasting high-quality neighborhood amongst the existing and highly desirable Upper Mission community.

The emphasis is on a planned mix of Okanagan Modern, Modern Farmhouse, and Okanagan Contemporary designs. Quality of design, character and appearance are important to the experience of residents and visitors alike. Attention to detail in home design, including continuity and the incorporation of well-planned and articulated landscaping is key to maintaining the aesthetic experience and high value at Sage Water. With a limited number of lots available, these Guidelines are critical for an exceptional neighborhood.

Significant efforts have been made to ensure that the natural splendor of the Frazer Lake area will be left intact and that the protection of environmentally sensitive areas remain the highest priority before, during and long after the development has been completed. The existing network of walking trails on the property is being incorporated into the development of the neighborhood with the acknowledgement that they represent a significant amenity.

Site sensitive planning principles have been employed to ensure the highest quality for homeowners. The natural open space, existing trail network, the panoramic views of and proximity of Frazer Lake, the mountains, and city provides an ideal site for fully serviced residential homes in Kelowna’s Upper Mission neighborhood.



The Developer has accordingly mandated the enclosed Development Guidelines to assist you in maintaining the shared vision in the design and building of your home and property. These architectural and landscape guidelines are in place to ensure a high standard of development while allowing for creative expression in your design. All homeowners and Builders shall abide by these guidelines and regulations. The Design (or Architectural) Consultant will be the approving entity for all new home starts in the neighborhood on behalf of the Developer.

These Design Guidelines reflect the strong importance of the surrounding natural landscape, proximity to Frazer Lake, pedestrian and bicycle connectivity and the surrounding existing Upper Mission neighborhoods.

All parties proposing construction at Sage Water are required to follow the Development Guidelines. A refundable deposit for compliance in the amount of \$20,000 must be provided to the Developer upon closing of the lot purchase. It is the ultimate responsibility of the owner/builder to fully review, confirm understanding and acceptance of these Development Guidelines prior to design submission.

All applicants are required to comply with these guidelines. These guidelines do not take the place of any Provincial or Municipal laws or regulations. Owners and builders shall be solely responsible for following all applicable City of Kelowna zoning regulations, bylaws, and Province of British Columbia codes and regulations.

The Developer may, at its sole discretion, modify or change the Design Guidelines, acting in a reasonable manner or as directed by any regulatory body.

The Developer reserves the right to not accept builders into the development.

Architecture Inspired by the
OKANAGAN VALLEY



2.0

ARCHITECTURAL STYLES



2.1 OKANAGAN MODERN

Okanagan Modern architecture expertly combines sleek, minimalist design with advancements in engineering and building materials to create an upscale homestyle that's a natural fit for Okanagan living. Originally derived from the Bauhaus movement in Europe, the Modern build form promotes the use of metal and glass in vertically oriented applications, with distinctive wrap-around windows, projecting eyebrows, cantilevers and cube-like massing. Key elements to this design approach include the use of new building materials, implementation of engineering advancements for unique structural elements, and the use of a “form follows function” approach to create a comfortable and healthy home space.



2.2 OKANAGAN CONTEMPORARY

Harmonious and complimentary with its hillside surroundings, Okanagan Contemporary architecture features shed-style rooflines, stone accents, warm wood detailing, as well as extensive glazing to encourage natural light and to enjoy the view. Key elements to this design approach include the use of traditional materials in innovative ways to create grand entrances, post-and-beam architecture, and sliding wall systems that encourage indoor-outdoor living.



2.3 MODERN FARMHOUSE

A perfect pairing of sleek, clean lines and a familiar farmhouse aesthetic, Modern Farmhouse architecture pays homage to its prairie roots, with steep gabled roof lines, board and batten siding, hints of stone and brick, exposed wood, carriage style garage doors and large, welcoming porches that offer cozy curb appeal. Key elements to this design also include the use of strong contrast of white and black, with the black used to highlight structural features such as windows, doors, gutter/fascia, and rustic-style lighting.

At Sage Water, all architectural styles are inspired by the Okanagan Valley and intended to compliment the hillside geography, natural landscape and views of the surrounding mountains, valley and lake below. Additional consideration should be given to roof lines, open lighting concepts and colour schemes, all of which must be reviewed and approved by the Design Consultant.

3.1 | SIZE

Home footprint shall abide by the maximum site coverage outlined in the City of Kelowna bylaws and applicable covenant areas, including lot specific covenant restrictions.

3.2 | HEIGHT

Only one-storey rancher homes will be allowed on level and walk-out lots unless otherwise determined in consultation with the Developer and Design Consultant following review of massing and potential impacts on views of surrounding properties. Architecturally interesting massing and one and one-half storey homes will be encouraged as an alternative to a two-storey proposal. The maximum height of the dwelling house, building architectural features, and accessory buildings will be approved by the City of Kelowna. The submitted building plans MUST have the geodetic elevation clearly marked for the highest point of the house, the top of footings, and main the floor elevation.

Houses and other buildings with walls 23' or 7 meters high, as measured from the lowest point on finished grade adjacent to the wall, must have a roof line or decorative element in order to articulate the wall face.

3.3 | ELEVATIONS

No adjacent or opposite (across the street) dwelling house shall be constructed or maintained with the same exterior elevation as a previously approved house.

3.4 | HIGH VISIBILITY LOT SITES: (MORE THAN 1 VISIBLE ELEVATION)

Require special attention to architectural diversity and consistent finish on both street facing sides – lots with the front and rear of the home visible from any street must be completed to an equal caliber.



3.5 | FORMS OF CONSTRUCTION/ARCHITECTURAL STYLES

Some forms of construction/architectural styles will not be permitted, including but not restricted to, adobe, log, chalet, rustic, minimalist box, single dimension fronted, or highly experimental designs. It is at the sole discretion of the Design Consultant to approve or deny proposed forms of construction/architectural styles.

3.6 | ANCILLARY BUILDINGS

Such as carriage houses, pool houses, garages, gazebos, and free-standing storage buildings shall complement the architecture and materials/colour selection of the principal building, clearly shown on Building Plans to ensure sight lines of adjacent homes are not compromised.

3.7 | ROOF

From an architectural standpoint, the design should follow the contours of the site and surrounding environment. The goal is to minimize the visual impact of buildings and thus preference will be given to low slope roofs (up to 4/12 pitch), single pitch, or flat with large overhangs (minimum 24 inches). Under certain circumstances, a higher roof pitch may be considered, at the discretion of the Design Consultant.

The roofing material and colour must be consistent with the architectural style of the building. Permitted materials include laminate shingle (30+ years), tile, slate, and torch on (flat).

Finished fascia must be installed.

Roof shakes, wooden shingles and reflective materials will not be permitted.

Roof penetration elements (flues, vents, etc.) shall be organized to minimize roof clutter and roof penetration, plus located, wherever possible, with consideration to view exposure. Capping mechanical vent Chimneys with a chimney cap to hide the vent is encouraged. Painting to match the roof is a minimum finish standard. Rooftop mechanical equipment is not permitted, other than solar panels. Solar panels must be located and selected to minimize visual impact from the street or neighboring homes.



Ancillary roof elements, such as dormers and cupolas, that have details inconsistent with the remainder of the residence, will not be permitted. Flat skylights will be permitted provided they are situated with minimal visibility from the street.

3.8 | GUTTERS, DOWNSPOUTS AND PERIMETER DRAINAGE

All gutters and downspouts shall be designed to reflect the architectural style of the dwelling.

All drainage must follow the applicable City of Kelowna and Provincial Regulations and adhere to recommendations outlined in Engineering Reports for the neighborhood which are available through the Developer.

No drainage will be directly discharged onto adjacent public or private property.

No drainage will be directly discharged on to a slope. Excess water must be properly managed/dispersed within the property through collection, irrigation, or infiltration.

Natural drainage is established based on existing grades and all homes should accommodate pre-existing conditions. A lot below another will see some sheet flow runoff water from the lot above in a rain event and should grade/divert accordingly.

3.9 | GARAGE

Each single family and semi-detached residence shall have a garage, with provision for enclosed parking for no less than two (2) vehicles. For all other product types, parking must adhere to the City of Kelowna bylaws.

The architectural styles, forms, materials, and design details present in the dwelling house's elevation, including masonry and windows, shall be incorporated into garage elevations.

Garages must be enveloped into the building, constructed as a free-standing building.

Oversize garage doors (for RVs, boats, etc.) shall be designed as a single door, with separate roof form, and offset from the main garage elevation.



Garage door trim and hardware design must be compatible with the overall scheme.

3.10 | DRIVEWAYS & WALKWAYS

Walkways must be designed, constructed, and maintained in keeping with the overall character of the home and in a manner that matches or blends in with the driveway materials.

Walkways should accent the design of the home. Spaces between slab and integrated planters are encouraged.

Construction of driveways and walkways must allow for positive drainage of precipitation away from the building and from hard surfacing onto adjacent landscape with the incorporation of a 2% minimum slope on all hard surfaces up to a maximum slope of 15%.

3.11 | CHIMNEYS, FIREPLACES & VENTS

Any chimney that extends to the ground on the exterior of the dwelling must be finished to the ground line in the approved material.

Chimney caps shall be required where there is a prefabricated metal flue. Standard shrouds or hoods shall not be permitted.

No fireplace vents shall be located anywhere on the front of any dwelling house as all vents are required to be located on the rear or side of the residence.

All metal vents are to be painted to match the siding, roof, or trim colour, as applicable.

Beautiful living spaces

INDOORS & OUT





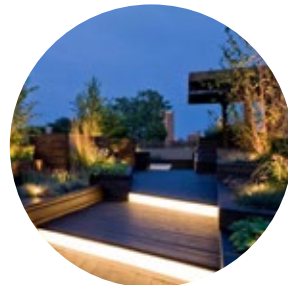
3.12 | BALCONIES, DECKS, PATIOS AND COURTYARDS

Shall complement the architecture of the home and other landscape elements.

Courtyards and trellis extensions from the main house are encouraged and must be shown on the plans. Long, continuous, horizontal, and repetitive balconies are not permitted.

Balconies and decks shall be designed to be supported by aesthetically substantial support columns.

Terraced landscape patios are encouraged, especially when designed in line with existing contours. Railings and safety measures must be implemented in accordance with municipal and provincial codes and regulations.



3.13 | EXTERIOR LIGHTING

Exterior lighting shall be designed and installed to enhance the architectural, landscape, front entrance, address plate, and lot entry walkway features of the residence. The quantity and location of lighting, including landscape, shall consider neighboring residences. An effort should be made to hide the lighting source as to not create unwanted glare and direct sightlines.

3.14 | UTILITIES

All utilities (water, sewer, gas, hydro, phone, cable, etc.) must be installed underground with re-vegetation over and where not under concrete drives or sidewalks.



3.15 | MAILBOXES AND ADDRESS MONUMENTATION

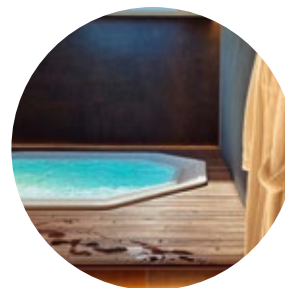
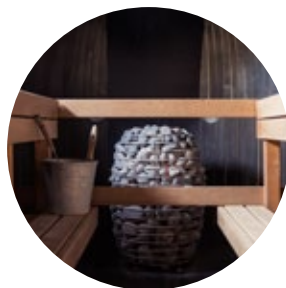
Community mailboxes will be assigned and provided by Canada Post. Mail will not be delivered to individual residences. All street number signage must be approved by the Design Consultant and shall be consistent in design, colour, numbering, and installation and must complement the style of the home. Lots accessed from a laneway are responsible for the installation of address markers at the laneway access or other easily visible location if desired by the homeowner.

3.16 | LEISURE ELEMENTS

3.16.1 | SWIMMING POOLS, HOT TUBS, SPAS

All pools (in ground only), hot tubs, and spas will be located between the residence and the rear building setback line or no build covenant boundary, and not within view from the street parallel and adjacent to the front yard of the lot. The design and construction of swimming pools will be undertaken in accordance with the British Columbia Building Code, Interior Health Authority Regulations and City of Kelowna Zoning Bylaw and permit approval. A copy of the approved permit is to be provided to the Design Consultant.

If exterior pool equipment enclosures cannot be incorporated within the residence, then they must be located within the rear or side yard setback and must be architecturally consistent with the residence and treated with similar massing, materials, and details as the dwelling house. Placement of such facilities should consider visual and noise implications for neighbouring properties. City of Kelowna approval may also be required for such enclosures.





3.16.2 | RECREATIONAL VEHICLES AND SPORTS EQUIPMENT

If you store recreational vehicles, boats and boating equipment, sport equipment, or similar seasonal equipment within accessory buildings it must be of the same architectural style and quality as the main building.

RVs, boats etc. are permitted to be parked along the side of the property but cannot be forward of the front face of the house or garage and must be screened with a permanent fixture matching the architectural style of the house. No temporary or plastic screens will be permitted. No commercial vehicles are allowed.

No temporary RV parking is permitted prior to the completion of construction.

3.16.3 | PLAY/LEISURE EQUIPMENT

No more than (1) outdoor play structure or other structures such as workout equipment. Any play or leisure equipment must be located within the rear yard and not visible from the street.

Basketball hoops shall not be fixed to the buildings.

Trampolines will be permitted in rear yards and shall not be visible from the street.

3.17 | MISCELLANEOUS

All trash, recycling and green bin containers are to be stored within the main or accessory buildings or shall be screened from view from any public road or from any other lots, except on the day designated for garbage pickup.



3.18 | COLOURS

Exterior colours shall be selected to blend with the natural colours of the surrounding landscape. Accent colours shall be inspired by the geology, vegetation, flora, and fauna of the Okanagan.

Homes with the same or similar major exterior colour will be discouraged on adjacent homes. Approval will be determined by the Design Consultant.

Trim must be compatible in colour with the wall finishes.

Garage doors must be compatible with exterior colours – they must be painted, not left white unless part of the overall approved scheme for the home.

All wood deck assemblies including posts, floorboards, handrails, stair stringers, and treads shall be painted or stained to complement the main structure and shall not be left to weather naturally.

3.19 | MATERIALS

In general, all street front elevations should consist of a maximum of three materials.

The following materials are generally permitted:

- Acrylic stucco
- Cementitious siding in the form of clapboard or board & batten

Metal (non-reflective) and concrete siding will be considered with provided sample.

Masonry veneer of either brick or natural looking stone are acceptable as a secondary finish material – to be consistent with the natural materials. Round river rock is not permitted.

Strand board, ceramic or glazed tile, vinyl, aluminum, and reflective material are strictly prohibited.

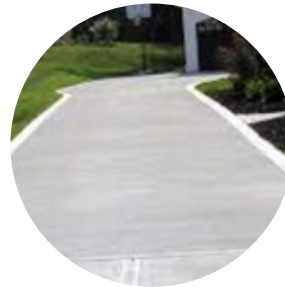
Permitted window and door materials include: vinyl, stained wood, metal, and aluminum clad.



Driveways shall be made of stone pavers, flagstone, exposed aggregate, brushed concrete, or smooth troweled concrete with cut lines.

Asphalt or gravel driveways are not permitted.

Changes in material shall occur in logical locations, typically at interior corners where one building mass meets another. In order to avoid the appearance of a false facade, a change of materials on external corners is strictly prohibited.

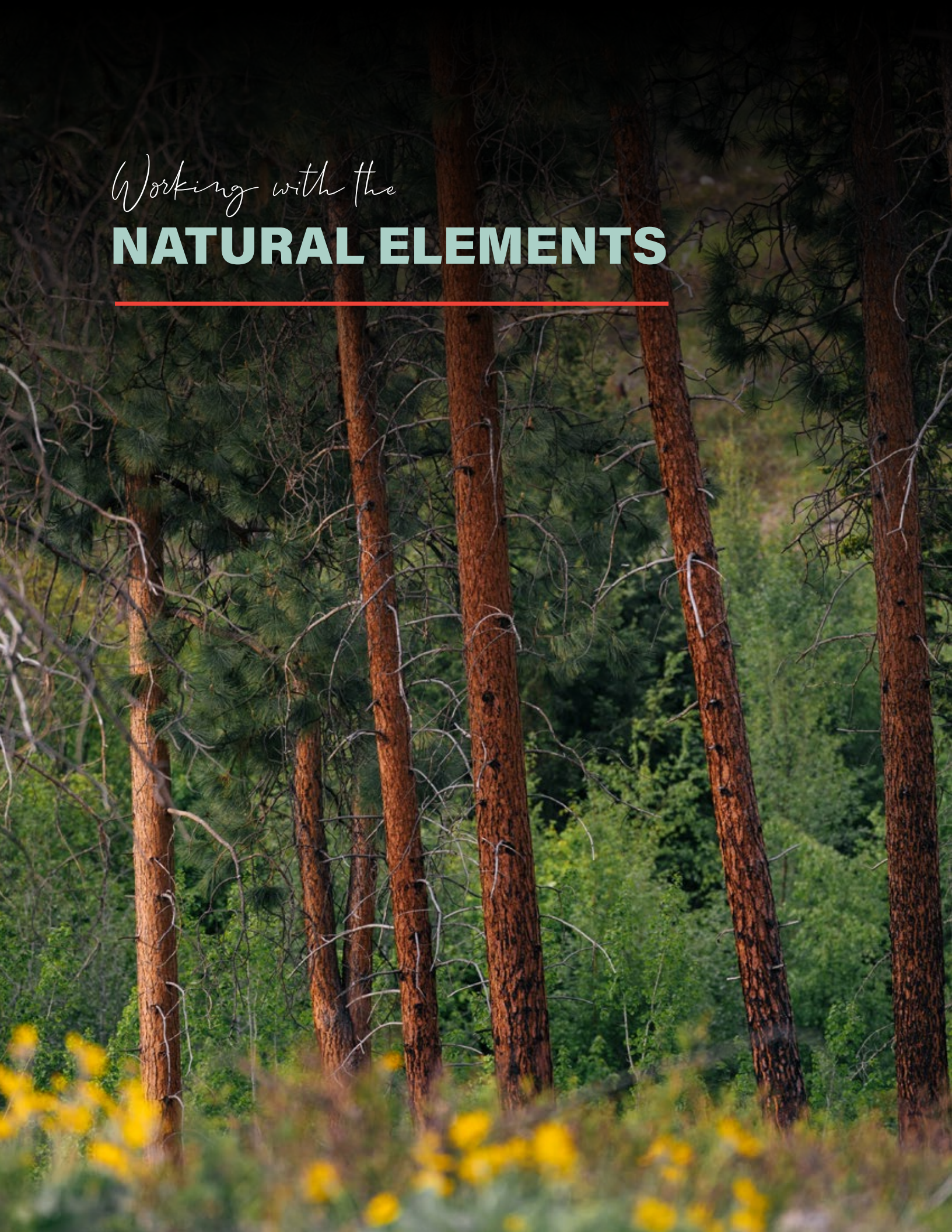


3.20 | FOUNDATION

All foundation walls exposed more than 8 inches (20cm) above the finished grade line shall be clad with material consistent with the elevation. All exposed foundations are to be covered preferably with an architectural finish matching the design of the finished elevation surface but at minimum with a textured parging to provide a consistent and uniform finish.

Working with the

NATURAL ELEMENTS





4.0

LANDSCAPE GUIDELINES

All residential lots shall be landscaped in a manner that complements the architectural style of the residence on such lot, incorporates outdoor spaces such as courtyards, porches, or verandas, and preserves the natural elements on the site by minimizing disturbance of existing grades. All plantings must be compatible with the Okanagan climate, non-invasive and non-intrusive.

4.1 | FENCES, SCREENING, HEDGES AND BOUNDARY WALL(S)

All owners must adhere to the City of Kelowna landscaping and screening bylaws.

The maximum height for fences constructed at natural grade in residential zones shall not exceed 2.0m (6.56 feet).

Front yard fences or hedges are prohibited.

No metal fence shall allow the ends of fence pickets or finials to extend above a horizontal rail due to the severe damage it could cause to wildlife trying to cross through or overtop of the fence.

Animal run enclosures and accommodation shall be permitted in rear or on the side of the dwelling. Must be within fenced and landscaped yard and screened from view.



The following fencing materials are permitted provided that the walls of the fencing and/or screen are incorporated as part of the home design and set back a minimum of 2 feet from top of slope on any rear yards:

- Black chain link.
- Plant materials and living fences.
- Approved wooden post and rail (spacing permitting).

Solid panel fencing, both material and location, must be approved by the Design Consultant. Fence materials that will not be permitted include reflective material, round or river rock/field stone or stacked rock walls.

4.1.1 | SCREENING OF MECHANICAL EQUIPMENT AND UTILITY CONNECTIONS

Mechanical equipment shall be screened with landscape plantings or partition screen that reflect the architectural style of the building and must not to be visible from streets or adjoining lots.

Exposed electrical equipment (vents, stub outs, drain lines, pipes, etc.) must be painted to match the exterior colour of the residence.

4.1.2 | RETAINING OR BOUNDARY WALLS

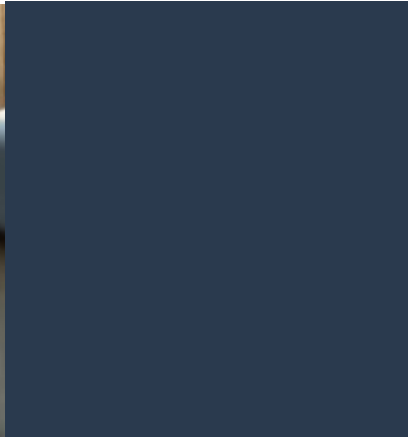
All retaining walls within lot lines are the responsibility of the lot owner and require approval of the Developer, Design Consultant and/or permit by City of Kelowna.

Proper drainage is to be used in the design and construction of all retaining walls.

The owner who changes existing grade is responsible for the costs of retaining. Due care and attention by the builder/owner is required when planning foundation/retaining walls for lot interfaces between adjoining lots.



RETAINING WALLS





Design must ensure reasonable lot interfaces and transitions and must be detailed in plans to be approved by Developer and Design Consultant. Grade transitions can be accomplished by various methods including but not limited to, foundation/retaining walls, slopes (no greater than 2H:1V), or steps.

Small architectural block walls will be allowed but must be complimentary to the home and must be approved as part of the final landscape plan.

If retaining walls are to be rock, they should be visually similar to that which is native to the site, match the exterior finish of the house, or be of architectural grade concrete with minimal visible seams.

Retaining walls will be maximum 1.2m in all yards (front, side, rear), and shall be included in the Architectural approval process.

4.2 | LANDSCAPE GRADING & DRAINAGE

All landscaping must be designed to minimize tree removal. Additional grading of the lot is to be kept to a minimum, and any changes to the established grading plan must be approved by the Developer or Design Consultant.

Planting and hardscape areas shall not impede or significantly alter drainage patterns.

The Design Consultant and/or the Developer have the right to reject any plan based on their professional analysis and interpretation of the guidelines.

Drainage protection must conform to the approved site grading plan. Any grade change between properties and parcel boundaries must be approved by the Developer, Design Consultant, and the City of Kelowna and will be the responsibility of the property owner making the grade change. If an owner makes a change to the grade, that owner shall install and maintain the appropriate measures to contain erosion and drainage as to not cause damage to adjacent properties. This also applies to the installation of retaining walls between adjacent properties.

A modern outdoor lounge area at night. In the foreground, a fire pit with a bright fire sits on a stone surface. Two large, rustic wooden benches are positioned behind it. The background features a modern building with large glass windows and a curved architectural element, illuminated from within. The scene is surrounded by lush greenery and trees.

Landscape **DESIGN**

4.3 | LANDSCAPE DESIGN

All yards are to be finished with trees, shrubs, and groundcover plants and lawn. Side yards must be finished minimum 6' back from the front face of the home. Landscaping and planting shall not be placed or be permitted to remain in registered right-of-way areas provided for installation and maintenance of utilities and drainage facilities, other than those treatments expressly permitted within the registered right-of-way document.

Landscape materials and structures shall not interfere or obstruct the view corridors from neighbouring residences. Construction of hard surface areas (patios/decks) shall allow for positive drainage of precipitation away from the building and from hard surfacing on to the adjacent landscape with the incorporation of a 2% minimum slope on all hard surfaces.



LAWN

The front yard lawn area must be no more than a maximum of 70% of the non-paved area of the front yard, including boulevards. Small narrow strips of lawn will not be approved.

Lawn areas must be sodded, planted, or covered with a Developer approved green synthetic turf product. Large areas of synthetic turf (<150 sq. ft.) are prohibited.



HEDGES

Landscape hedges are prohibited within the front yard.

Landscape hedges are preferably kept to under 5 feet. Anything 6 feet (1.8 meters) and over must not obstruct the view of neighboring homes. Drought tolerant plan varieties are preferred.



4.3.3

TREE PRESERVATION

The preservation of existing trees and undisturbed native growth on the lot is very important to the Shorerise neighbourhood. Trees within the constructed lot platform area have been removed, however where trees within that area have been maintained, removal of additional trees will be at the expense of the owner and must be approved by the Design Consultant.*

***Any trees planted as a part of the slope restoration must also be preserved.**



4.3.4

NEW TREE PLANTING OBLIGATION

All owners must plan a minimum of (2) new trees with at least (1) tree in the front yard. If electing to plant both trees in the front yard, (1) large and (1) medium tree species is preferred. Trees must be selected from an approved list of plantings. Trees outside of the list must be submitted to and approved by the Design Consultant.*

Additional: Deciduous trees must have a minimum caliper of 65mm and Conifers a minimum height of 2.0m upon date of inspection by the Design Consultant. No tree can be located in such a position that it restricts the view of a neighbouring homeowner. Any newly planted street trees on corner lots must be located outside the corner sightline triangle. The Design Consultant may advise on the boundary of the corner sightline triangle.

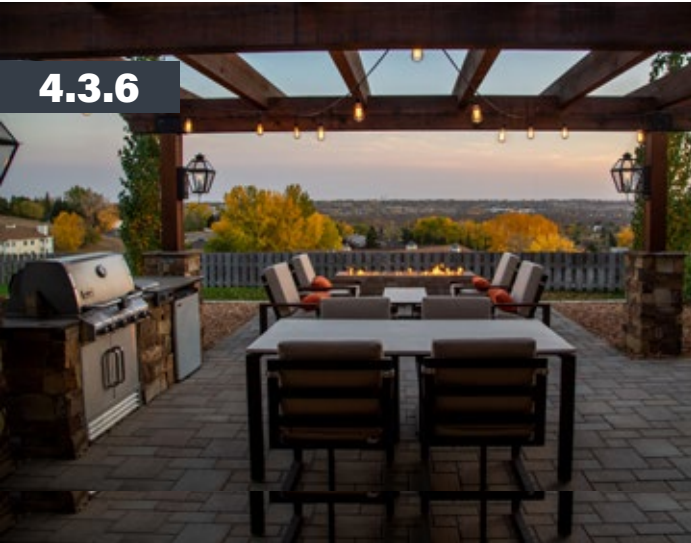
***See Appendix A for a comprehensive list of approved plantings for Shorerise. Please note that the Developer reserves the discretionary right to substitute approved plantings, as needed.**



4.3.5

LANDSCAPE DECKS

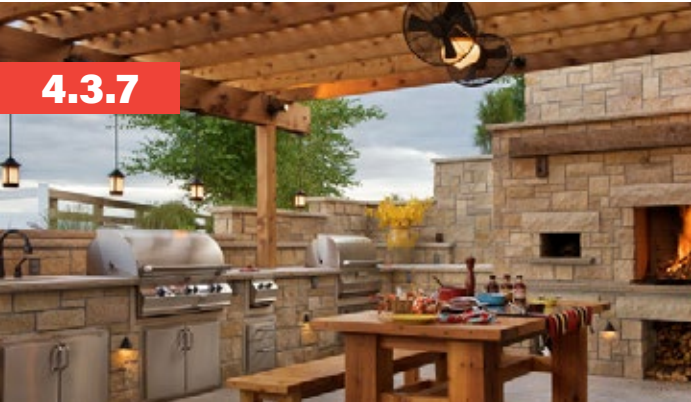
All landscape decks not attached to the building architecture will be constructed of durable materials and be lower profile, where possible, to limit the requirement for hand and guardrails.



4.3.6

PATIOS

All patios not attached to the building shall be constructed of durable materials such as pre-cast pavers, exposed aggregate concrete, or natural stone. Asphalt, stamped concrete, or large fields of broom finish concrete surfacing is not permitted. Gravel and wood are preferred as accent materials only.



4.3.7

OUTDOOR KITCHEN & DINING AREAS

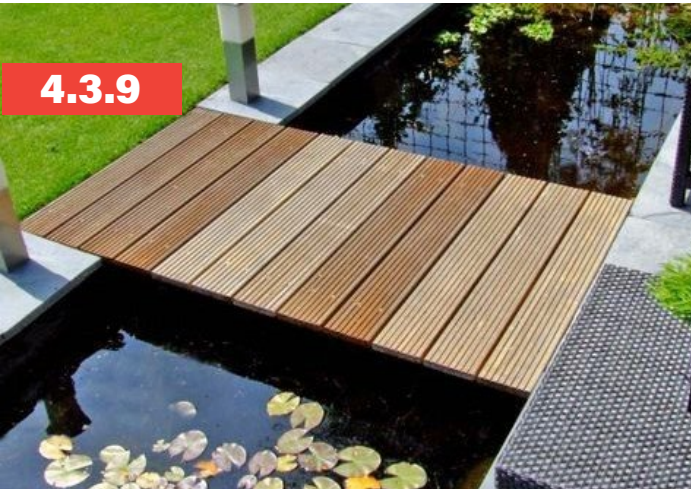
Outdoor cooking preparation areas and seating for dining must be installed in accordance with the British Columbia Building Code.



4.3.8

FIRE PITS

Gas fire pits are permitted but must be screened from view. Fire pit structures are to be built of solid, durable materials, complementary to the dominant architectural elements and finishes of the home.



4.3.9

GARDEN ORNAMENTATION

Decorative water features are encouraged as long as they incorporate water and energy conservancy. Architectural or sculptural forms that complement the building architecture are preferred and must be included as part of your original submission. Prefabricated garden ornaments are discouraged.

Natural Trees, Grasses & Shrubs to

ENCOURAGE SUSTAINABILITY





4.4 | LANDSCAPE MATERIALS

Landscape weed barriers, if utilized, must be approved by the Design Consultant, and shall not consist of plastic sheets.

Gravel and/or rock may be used in water features or in imitation dry creek beds and as ground cover. Lava rock types of ground cover will not be approved.

Xeriscaping of the landscape is encouraged. New landscape plantings should, wherever possible, use plant materials that are indigenous to the area. The plant database at okanaganxeriscape.org provides a useful guide to select plants appropriate for the Okanagan environment.

Groupings of plants are preferable to scattered specimens and the best impact will be achieved where masses of the same species are used.

Xeriscaping is not equivalent to ZEROscaping. Plant requirements will be abundant; Large rocks, ornaments, trellis, and features can complement Xeriscaping.



Owners are encouraged to restrict traffic and storage of material in any area on their lot where there is opportunity for it to be left in a natural state. This will preserve the natural areas and native species in their most pristine form and limit any further maintenance requirements from the owner. Once damaged restoration is difficult and typically requires irrigation to establish growth and maintenance to limit weeds. Owners are responsible for outlining “No-Disturb” areas on their lot that are protected by restrictive covenant, and ensuring those areas are left in an undisturbed state from the time of lot purchase. Your title documents will outline these covenant areas, if applicable. These areas should also be identified on all plans submitted to the Design Consultant for review.



Additional

ILLUMINATION



4.5 | IRRIGATION SYSTEMS

In recognition of the arid climate and to promote appropriate stewardship of our water resources, the irrigation system must be appropriate for the planting materials and landscape areas.

All landscaped areas must be irrigated by a timer controlled underground irrigation system as approved by the design consultant and by permit with the City of Kelowna, as required. Watering schedule, output and duration must be designed and programed by a professional.

Drip irrigation shall be used to prevent erosion and instability on such slopes. Rainwater barrels are permitted on side or in back yards unless in opposition to the City of Kelowna development engineering standards.

4.6 | LANDSCAPE LIGHTING

Landscape lighting is encouraged and must be low voltage.

All landscape lighting should be predominately “down lighting” and placed with consideration for neighbouring properties.

4.7 | PROHIBITED PLANTING MATERIALS

In addition to the approved plantings outlined in Section 4.3.4, alternate tree species reaching a mature height over 20 feet are generally prohibited but may be considered on a case-by-case basis by the Design Consultant where there is limited impact on view corridors. Refer to the Wildfire Mitigation Covenant with regard to prohibited planting materials.

There are certain plants that may harbour damaging diseases that can be transmitted to commercial orchards and vineyards in the Okanagan. For this reason, the following types of plants are not permitted as part of the planting plans:

- All trees of the genus *Malus* (apple or crab apples, including ornamental)
- All trees of the genus *Prunus* (flower cherries and flowering plum)
- All plants of the genus *Cydonia* (quince) and *Chaenomeles* (flowering quince)

The initial plan review is complimentary. The formal application process will encompass formal plan review, site review, final review, and approval.

The Design Consultant will charge a resubmission fee of \$250 to the owner if the owner is required to resubmit their application due to significant changes in the design.

If there are any concerns or questions at the commencement of the review process, owners are advised to seek clarification on any specific guidelines as soon as possible.

5.1 | PRE-DESIGN MEETING/PRELIMINARY REVIEW

Prior to applying for approval to design and construct a building, the Buyer and his/her designer and/or contractor can arrange a meeting with the Design Consultant to review existing site influences. This can be an in person or virtual meeting.

Items that will be reviewed by the Consultant:

- Grading plan and drainage patterns
- Unique lot features, view, corner, sloped
- Building orientation on the lot to establish building view corridors, private areas, sightline setbacks
- Driveway approach, location, and sidewalk location
- Legal pins, markers, covenants, right of ways, easements
- Location of utilities, hydrants, water-values, signs, street lighting, electrical, telephone

A building plot plan and/or draft concept plan may be submitted for preliminary siting review. These plans would not be considered part of the Preliminary Architectural Submission and will not require a formal application form. The buyer and their designer/contractor are required to have read through the Design Guidelines prior to the Pre-design meeting and confirm understanding and acceptance of the Design Guidelines.

Should there be any questions or concerns with the Design Guidelines they are to be brought up at the Pre-design meeting.

5.2 | PRELIMINARY ARCHITECTURAL DESIGN APPROVAL

The Buyer shall prepare and submit preliminary design plans for approval prior to commencing working drawings. This submission can be emailed to **sagewaterdc@emilanderson.ca**.

The submission is mandatory and shall include:

- Completed Preliminary Architectural Design Submission Form. A copy of the form is available by emailing **sagewaterdc@emilanderson.ca**.
- Preliminary site plan (scale: 1/8" = 1'0") illustrating the building envelope, footprint, setbacks, roof plan, decks and patios, sidewalks, driveways, pools, accessory buildings, window wells, air conditioning and pool equipment location (if applicable).
- Floor plans (scale 1/8" = 1'0") including basements, patios, decks, and accessory buildings.
- Plan elevations (scale 1/8" = 1'0") indicating pitch and height of roof and chimneys
- Four (4) sections of the lot (right, left, front and back views) from front to rear yard showing driveway, building finished landscape grade and any retaining walls. The section must include grade elevations indicated at: curb (left and right corners as well as centre of driveway), top of each floor including basement, underside of eaves, top of roof ridge, top and toe of slopes or retaining walls as well as the left corner, right corner, centre of rear property and centre of each side yard.
- Any other information the Design Consultant may request.

NOTE: Only complete submissions shall be reviewed.

5.3 | FINAL SUBMISSION FOR APPROVAL OF DESIGN PLANS

After the Preliminary plans have been reviewed and comments or revision requests have been addressed, the Buyer shall finalize the design and complete the working drawings and specifications for the building and site prior to making an application for a building permit. This is a mandatory requirement, and the submission must include:

- Completed Final Architectural Design Submission Form.
Email **sagewaterdc@emilanderson.ca** for a copy of the form.
- A final site plan (scale 1/8" = 1'0") which illustrates:
 - The building envelope, footprint, setbacks, roof plan, decks, patios, sidewalks, fences, driveways, pools, accessory buildings, window wells, retaining walls and air conditioning units.

- Grading Plan, indicating:
 - Driveway grades, Sidewalk grades, transitions to neighbouring lots, and general lot grading for drainage. With reference to public roadway feature and the location of statutory ROWs, easements, and covenants, such as no disturb areas.
- Floor plans (scale 1/8" = 1'0") including:
 - Foundation, basements, patios, decks, accessory buildings, garage, and all floors.
- Plan elevations (scale 1/8" = 1'0") indicating:
 - Pitch and height of roof and chimneys, plus geodetic elevation of roof height, top of footings and first floor. All elevations must be shown.
- Building sections (scale 1/8" = 1'0") indicating:
 - Wall heights, slab thickness, wall thickness and build up.
- Four (4) sections of the lot (right, left, front and back views) from front to rear yard showing driveway, building finished landscape grade and any retaining walls. The section must include grade elevations indicated at: curb (left and right corners as well as centre of driveway), top of each floor including basement, underside of eaves, top of roof ridge, top and toe of slopes or retaining walls as well as the left corner, right corner, centre of rear property and centre of each side yard.
- All exterior materials and colours. A colour sample sheet of all exterior wall materials, trim, and roof material is required.

Timing:

The architectural consultant shall, within 14 working days of receipt of the full design submission, make a decision in his/her absolute discretion to approve or disapprove the plans submitted.

Note:

Once design approval has been granted, any revisions must be submitted in writing for approval to the Architectural Design Consultant. Changes made without approval may void compliance.

5.4 | COMPLETION TIMELINES

The construction of the home, based on approved drawings, must start within 18 months of the lot purchase completion from the Developer. At time of closing, the Developer will register an Option to Purchase (Developer buy-back mechanism) on the property to enforce this requirement. Once started, construction of the home is to be completed within 18 months of the start time.

Final compliance reviews may be weather dependent during winter months.

6.1 | LANDSCAPE SUBMISSION REQUIREMENTS

A professionally prepared digital landscape plan (hand drawn submissions will not be accepted) must be submitted for approval. Submissions, including all items noted below, can be emailed to sagewaterdc@emilanderson.ca.

- Site Grading Plan – must conform to approved grading plan submitted with the final submission for approval.
- Retaining walls – Cross section and location to be shown.
- Hardscape – Style and location to be shown on plan.
- Parking pads and material.
- Detailed plant and tree list – showing locations and total counts.
- Swimming Pools and spas.
- Sheds- To be permitted with adherence to City of Kelowna Bylaws and Developer Approval, prefabricated sheds are strongly advised against and should rather be constructed with similar style to the main dwelling. Exceptions to the prefabricated sheds is to the sole discretion of the Developer and may be considered on a case-by-case basis with proper samples/examples provided for review.
- Fencing, screening, hedges, and boundary walls.
- Fire pits, outdoor kitchen and dining areas.
- Irrigation plan.
- Landscape lighting locations and specifications.

6.2 | REVIEW AND APPROVAL PROCESS

A preliminary review meeting may be scheduled with the design consultant prior to submitting a final landscape plan.

Once landscape plan is submitted and approved by the Design Consultant landscaping construction can now begin.

Upon completion of landscaping, a on site meeting is to be booked with the Design Consultant to ensure physical landscaping does not differ from the approved design. Once approved, the landscape compliance deposit will be returned in partial or full subject to outlined deficiencies.



Professional Landscaping Plans may be submitted closer to completion of the home construction to allow for a more cohesive landscaping design with the finished home. Any variations to the previously approved grading plan must be noted. Please allow for up to ten (10) working days for review of the proposed landscaping plan. Proposed elements not explicitly permitted shall be accompanied with pictures of examples or samples for Developer consideration. Once approved, alterations may only be permitted by written acceptance by the Developer.

7.0

COMPLIANCE DEPOSIT

A refundable compliance deposit in the amount of \$20,000 is payable at time of conveyance of the lot. As a standard \$10,000 will be held for compliance with the Architectural Guidelines and submission requirements. \$10,000 will be held for compliance with the Landscape Guidelines and submission requirements.

It is at the discretion of the Design Consultant delegate the weighted average of the total compliance deposit between architecture and landscaping. The Design Consultant will not release approved plans unless Developer has received the compliance deposit in full.

The deposit will be held by the Developer. No interest will be paid on this compliance deposit. The deposit will be released only upon inspected completed building and landscape works on site, and issuance of occupancy permit by City of Kelowna. Making use of the property without prior approval and in advance of completed inspections will result in deposit being forfeited to the Developer.

The Developer has the right to hold the compliance deposit in whole or in part for any non-compliance set out in this document.



7.1 I COMPLIANCE DEPOSIT REFUND PROCEDURE

An application in writing must be made to the Design Consultant for return of the architecture portion of the compliance deposit balance once all of the home construction is completed, which includes site cleanup and final inspection, and occupancy permit issued by City of Kelowna.

No inspection performed by the Design Consultant is in any way a structural inspection, nor is it in lieu of inspections required by the City of Kelowna. The Design Consultant's approved inspection report will be forwarded to the Developer for release of the compliance deposit.

Once the design consultant has confirmed the physical landscaping is in accordance with the approved plans the landscape compliance deposit will be returned in partial or full subject to outlined deficiencies.

The deposit will not be returned (will be forfeited to the Developer) in the event of:

1. Violation of the building scheme.
2. Changes in the approved design without approval of the Design Consultant.
3. Re-sale of the property where construction has not yet commenced or is not yet completed, unless the owner arranges for a new deposit by a new purchaser/owner.
4. Site disturbance of any kind prior to the design approval being granted.

The Developer reserves the right to deduct from the deposit any funds required for:

1. Failure to clean up site.
2. Unauthorized dumping or cleaning of materials on any portion of the subdivision land.
3. Failure to remove excavated material spilled on roads, sidewalks, or on neighbourhood walkways and sidewalks.
4. Repair of roads, sidewalks, curbs, and damaged utilities.
5. Damages deemed valid by the Developer where there are significant impacts, costs or damage.

The image shows the interior of a building under construction. The structure is made of light-colored wood, featuring a prominent gabled roof with exposed rafters and a central ridge beam. The walls are also made of wood, with some sections showing diagonal bracing. Large windows are visible on the left side, looking out onto a wooded area. The floor is made of plywood. The lighting is warm and natural, coming from the windows. The overall scene is one of active construction.

Construction & Site
ACTIVITY

8.1 | NO-BUILD, NO-DISTURB COVENANT AREAS AND ENVIRONMENTALLY SENSITIVE AREAS

The community at Sage Water is surrounded by natural beauty and environmentally sensitive areas. Significant effort has been taken to ensure that the surrounding vegetation and riparian areas have been protected and left intact.

Some lots at Sage Water will have areas deemed “no-disturb” and or “no-build” due to environmental sensitivity area’s delineated by the City of Kelowna and other considerations. The terms of the covenant must be strictly adhered to within these portions of the property.

8.2 | EROSION AND DUST CONTROL

Erosion and dust control mechanisms must be approved by the Design Consultant, installed and maintained.

No lot shall have lot grading, drainage, or ground conditions that will result in water or loose impediments escaping onto adjoining properties.

8.3 | GENERAL

8.3.1 | LEGAL SURVEY

It is the lot owner’s responsibility to determine the exact lot lines and boundary.

8.3.2 | SITE GRADING PLAN

Must conform to approved grading plan.



8.3.3 | DAMAGE TO UTILITIES

All conditions of the site are considered to be sound, complete, and in full working order at the time of sale completion. It is the responsibility of the owner or the owner's agent to bring any deficiencies to the attention of the Developer prior to lot conveyance.

8.3.4 | SITE CLEANUP

All construction debris is to be organized daily and any trash piles are to be picked up no less than each Friday. All sites should appear visually organized and tidy.

8.3.5 | SIGNAGE

The City of Kelowna Bylaws shall be met at all times.

8.4 | SITE ACTIVITIES

Blasting – Each owner is encouraged to work with the topography to minimize secondary blasting required to accomplish their objectives. If blasting is required the owner or agent must contact the Developer in writing two (2) weeks prior to the blasting date with the detailed blasting and monitoring plan, plus provide evidence of geotechnical engineering oversight. Owner or agent must comply with all City of Kelowna Bylaws.

Carefully planned grading work has been completed to minimize additional subsurface work other than pool construction.



While lots may be purchased by Builders and future residents alike, homes at Sage Water may only be built by Qualified Builders. To qualify, Builders must:

- Be a member of an Okanagan chapter of the CHBA or affiliated Home Builder Organizations
- Demonstrate they are committed to safe and responsible work practices
- Provide proof of an active third-party warranty program
- Present a historical and pictorial summary of similarly completed projects to the satisfaction of the Developer's Design Consultant
- Consistently build homes that complement and enhance the Shorerise Project as it progresses.

All builders will be required to work together with the Developer's Design Consultant to ensure neighbouring homes complement one another with respect to streetscape, sense of scale, mass, street-appeal, and quality.

Sage Water will ensure that high-quality, like-minded builders make this project a premier Okanagan destination, with a reputation for quality and design, so purchasers/residents have confidence in the value of the neighbourhood and the security of their investment.

Appendix A

LANDSCAPE GUIDELINES





OKANAGAN MODERN

Consists of:

- 80% Mixed-size Shrubs with rock/mulch on ground plane
- 20% Perennials
- Minimum 2 trees



OKANAGAN CONTEMPORARY

Consists of:

- 40% Shrubs
- 20% Native grass
- 20% Mixed mulch on ground plane
- 20% Perennials
- Minimum 2 trees



MODERN FARMHOUSE

Consists of:

- 40% Shrubs
- 40% Native grass on ground plane
- 20% Perennials
- Minimum 2 trees



9.1 TREES

Categorized by: Botanical Name, Common Name, Exposure, Size and Seasonal Interest



Acer Tartaricum Subsp. Ginnala
Amur Maple
Full sun/Partial shade
4.5-6m tall, 4.5-6m spread
Red/yellow leaves in Fall



Cornus 'Rutcan'
Constellation Dogwood
Partial shade
4.5-6m tall, 3.5-5.5m spread
Red/purple leaves in Fall



Maackia Amurensis
Amur Maackia
Full sun/Partial shade
6-9m tall, 6-9m spread
White flowers in Summer



Amelanchier x Grandiflora
'Autumn Brilliance'
Autumn Brilliance Serviceberry
Full sun/Partial shade
4-8m tall, 4-8m spread
Orange/red leaves in Fall



Magnolia Stellata 'Royal Star'
Royal Star Magnolia
Partial shade
4-6m tall, 3-4.5m spread
White flowers in Spring



Syringa Reticulata 'Ivory Silk'
Ivory Silk Tree Lilac
Full sun
6-7.5m tall, 4.5-6m spread
White flowers in later Spring



Euonymus Alatus
Burning Bush
Full sun/Partial shade
4.5-6m tall, 4.5-6m spread
Red leaves in Fall



Hamamelis x Intermedia
'Arnold Promise'
Arnold Promise Witch Hazel
Full sun/Partial shade
3.5-4.5m tall, 3.5-4.5m spread
Yellow flowers in early Spring



9.2 LARGE SHRUBS

Categorized by: Botanical Name, Common Name, Exposure, Size and Seasonal Interest



Pinus Nigra 'Komet'
Austrine Pine Komet
Full sun
3-4.5m tall, 0.9-1.2m spread
Year-round silvery green foliage



Syringa Patula 'Miss Kim'
Miss Kim Lilac
Full sun
1.2-2.7m tall, 1.5-2m spread
Pink flowers in late Spring



Rhus Glabra
Rhus Glabra
Full sun/Partial shade
2.7-4.5m tall, 2.7-4.5m spread
Orange/red leaves in Fall



Juniperus Scopulorum
'Blue Arrow'
Blue Arrow Upright Juniper
Full sun
3.5-4.5m tall, 0.6m spread
Year-round blue-green foliage



Philadelphus Lewisii 'Waterton'
Waterton Mock Orange
Full sun/Partial shade
1.8-2.4m tall, 1.2-1.8m spread
White flowers in late Spring



Syringa Prestoniae 'Royalty'
Royalty Preston Lilac
Full sun
2-2.5m tall, 1.5-1.5m spread
Purple flowers in late Spring



Forsythia x Intermedia
'Lynwood Gold'
Lynwood Gold Forsythia
Full sun
1.8-2.7m tall, 1.8-2.7m spread
Yellow flowers in Spring



Juniperus Scopulorum
'Moonglow'
Moonglow Upright Juniper
Full sun
3.5-4.5m tall, 3.5-4.5m spread
Yellow flowers in early Spring



9.3 MEDIUM SHRUBS

Categorized by: Botanical Name, Common Name, Exposure, Size and Seasonal Interest



Hydrangea Arborescens
Grandiflora 'Annabelle'
Annabelle Hydrangea
Partial shade
1-1.5m tall, 1.2-1.8m spread
Pale green/white flowers in
Summer till Fall



Juniperus Chinensis 'Stricta'
Stricta Chinese Juniper
Full sun
1.5-1.5m tall, 0.6-1.2m spread
Year-round blue-green foliage



Pinus Mugo Pumilio
Pumilio Mugo Pine
Full sun
0.9-1.5m tall, 1.8-3m spread
Year-round green foliage



Spiraea Betulifolia Tor'
Birchleaf Spiraea
Full sun
4-8m tall, 4-8m spread
Orange/red leaves in Fall



Rhus Typhina 'Bailtiger'
Stag's Horn Sumac Tiger Eyes
Full sun/Partial sun
0.9-1.8m tall, 0.9-1.8m spread
Orange/red leaves in Fall



Juniperus Sabina
Savin Juniper
Full sun
1.2-1.8m tall, 1.5-3m spread
Year-round green foliage



Pinus Strobus 'Blue Shag'
Eastern White Pine
Full sun
1.5-1.8m tall, 1.5-1.8m spread
Year-round blue-green foliage



Weigela Florida 'Sonic Bloom Pearl'
Sonic Bloom Pearl Weigela
Full sun
1.2-1.5m tall, 1.2-1.5m spread
White/pink flowers in Spring
Summer and Fall



9.4 ORNAMENTAL LOT REPRESENTATIVE PLANT LIST

TREES

Botanical Name

Acer Tartaricum Subsp. Ginnala
Amelanchier x Grandiflora 'Autumn Brilliance'
Cornus 'Rutcan'
Euonymus Alatus
Hamamelis x Intermedia 'Arnold Promise'
Maackia Amurensis
Magnolia Stellata 'Royal Star'
Syringa Reticulata 'Ivory Silk'

Common Name

Amur Maple
Autumn Brilliance Serviceberry
Constellation Dogwood
Burning Bush
Arnold Promise Witch Hazel
Amur Maackia
Royal Star Magnolia
Ivory Silk Lilac Tree

LARGE SHRUBS

Botanical Name

Forsythia x Intermedia 'Lynwood Gold'
Juniperus Scopulorum 'Blue Arrow'
Juniperus Scopulorum 'Moonglow'
Pinus Nigra 'Komet'
Philadelphus Lewisii 'Waterton'
Rhus Glabra
Syringa x Prestoniae 'Royalty'
Syringa Pubescens Subsp. Patula 'Miss Kim'
Hibiscus Syriacus Blue Chiffon

Common Name

Lynwood Gold Forsythia
Blue Arrow Upright Juniper
Moonglow Upright Juniper
Austrian Pine Komet
Waterton Mock Orange
Smooth Sumac
Royalty Preston Lilac
Miss Kim Lilac
Rose of Sharon

MEDIUM SHRUBS

Botanical Name

Hydrangea Arborescens Grandiflora 'Annabelle'
Juniperus Chinensis 'Stricta'
Juniperus Sabina
Pinus Mugo 'Pumilio'
Pinus Strobus 'Blue Shag'
Rhus Typhina 'Bailtiger'
Spiraea Betulifolia 'Tor'
Weigela Florida 'Sonic Bloom Pearl'

Common Name

Annabelle hydrangea
Stricta Chinese juniper
Savin Juniper
Pumilio Mugo Pine
Eastern White Pine
Stag's Horn Sumac Tiger Eyes
Birchleaf Spiraea
Sonic Bloom Pearl Weigela



SMALL SHRUBS

Botanical Name

Berberis Thunbergii 'Gentry'
Berberis Thunbergii 'Monomb'
Berberis Thunbergii 'Aurea'
Hydrangea Paniculata 'Bobo'
Juniperus Sabina 'Skandia'
Juniperus Squamata 'Blue Star'
Picea Pungens 'Glauca Globosa'
Pinus Mugo 'Slowmound'
Potentilla Fruticosa 'Abbotswood'
Spiraea x Bumalda 'Anthony Waterer'
Spiraea Japonica 'Goldmound'

Common Name

Royal Burgundy Barberry
Cherry Bomb Barberry
Aurea Barberry
Bobo Hyrdangea
Skandia Juniper
Blue Star Flaky Juniper
Glauca Globosa Colorado Spruce
Slowmound Mugo Pine
Abbotswood Shrubby Ciquefoil
Anthony Waterer Spirea
Goldmound Spirea

GROUNDCOVERS

Botanical Name

Arctostaphylos Uva-Ursi
Juniperus Horizontalis 'Blue Chip'
Paxistima Canbyi
Rhus Aromatica 'Gro-Low'
Spiraea Japonica 'Magic Carpet'

Common Name

Kinnikinnick
Blue Chip juniper
Cliff Green
Gro-Low Sumac
Spirea 'Magic Carpet'

PERENNIALS

Botanical Name

Artemesia Schmidtiana 'Nana'
Artemesia Stelleriana 'Silver Brocade'
Aster Alpinus 'Goliath'
Aster Conspicuous
Coreopsis Verticilla
Echinacea Purpurea
Geum 'Totally Tangerine'
Hemerocallis Fluva 'Stella D'Oro'
Heuchera Cylindrica
Nepeta Racemosa 'Walker's Low'
Rudbeckia Fulgida 'Goldstrum'
Sedum Spectabile 'Autumn Joy'

Common Name

Silver Mound
Silver Brocade Artemesia
Goliath Aster
Showy Aster
Whorled Tickseed
Coneflower
Totally Tangerine Avens
Stella D'Oro Daylily
Coral Bells
Walker's Low Blue Catmint
Goldstrum Coneflower
Autumn Joy Stonecrop



GRASSES

Botanical Name

Bouteloua Gracilis
Calamagrostis Acutiflora 'Karl Foerster'
Calamagrostis Brachytricha
Deschampsia Cespitosa
Festuca Idahoensis
Helictotrichon Sempervirens
Miscanthus Sinensis 'Gracillimus'
Sesleria Autumnalis

Common Name

Blue Grama
Karl Foerster
Korean Feather Reed Grass
Tufted Hairgrass
Idaho Fescue
Blue Oat Grass
Maiden Grass
Autumn Moor Grass

9.5 NATIVE EDGE & SLOPE PLANT LIST

TREES

Botanical Name

Amelanchier × Grandiflora 'Autumn Brilliance'
Shepherdia Argentea

Common Name

Autumn Brilliance Serviceberry
Silver Buffaloberry

LARGE SHRUBS

Botanical Name

Sambucus Nigra Ssp Caerulea

Common Name

Blue Elderberry

SHRUBS

Botanical Name

Artemesia Tridentata
Ericameria Nauseosa
Rhus Glabra

Common Name

Big Sagebrush
Rabbitbrush
Smooth Sumac



GROUNDCOVER

Botanical Name

Arctostaphylos Uva-Ursi
Mahonia Aquifolium

Common Name

Kinnikinnick
Oregon Grape

PERENNIALS

Botanical Name

Anaphalis – Margaritacea
Artemisia Frigida
Gaillardia Aristate
Heuchera Cylindrica
Heterotheca Villosa
Penstemon Fruticosus

Common Name

Pearly Everlasting
Prairie Sage
Brown Eyed Susan
Round-Leafed Alumroot
Golden-Aster
Shrubby Penstemon



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