

Development Permit

DP24-0016



This permit relates to land in the City of Kelowna municipally known as

3200 St Amand Rd

and legally known as

Lot A District Lot 131 ODYD Plan EPP136561

and permits the land to be used for the following development:

Townhouses

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Approval: February 10, 2025

Development Permit Area: Form and Character

Existing Zone: MF2 – Townhouse Housing zone

Future Land Use Designation: C-NHD – Core Area Neighbourhood

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner’s authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Acaia Garden Properties Development Corp., Inc. No. BC1440521

Applicant: Song Peng

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT A

This forms part of application
DP24-0016

Planner Initials JI


City of Kelowna
DEVELOPMENT PLANNING

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP24-0016 for Lot A District Lot 131 ODYD Plan EPP136561 located at 3200 St Amand Rd, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect.

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$332,064.56**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.

ATTACHMENT A
This forms part of application # DP24-0016
Planner Initials JI
 City of Kelowna DEVELOPMENT PLANNING



SCROLLBAR

1	BLDG 1	RELOCATED
2	BLDG 2	RELOCATED
3	BLDG 3	RELOCATED
4	BLDG 4	RELOCATED
5	BLDG 5	RELOCATED
6	BLDG 6	RELOCATED
7	BLDG 7	RELOCATED
8	BLDG 8	RELOCATED

RESIDENTIAL DEVELOPMENT
ACACIA GARDEN PROPERTIES

1559 KLO Rd., 0150.0210.0220 St. Amand Rd



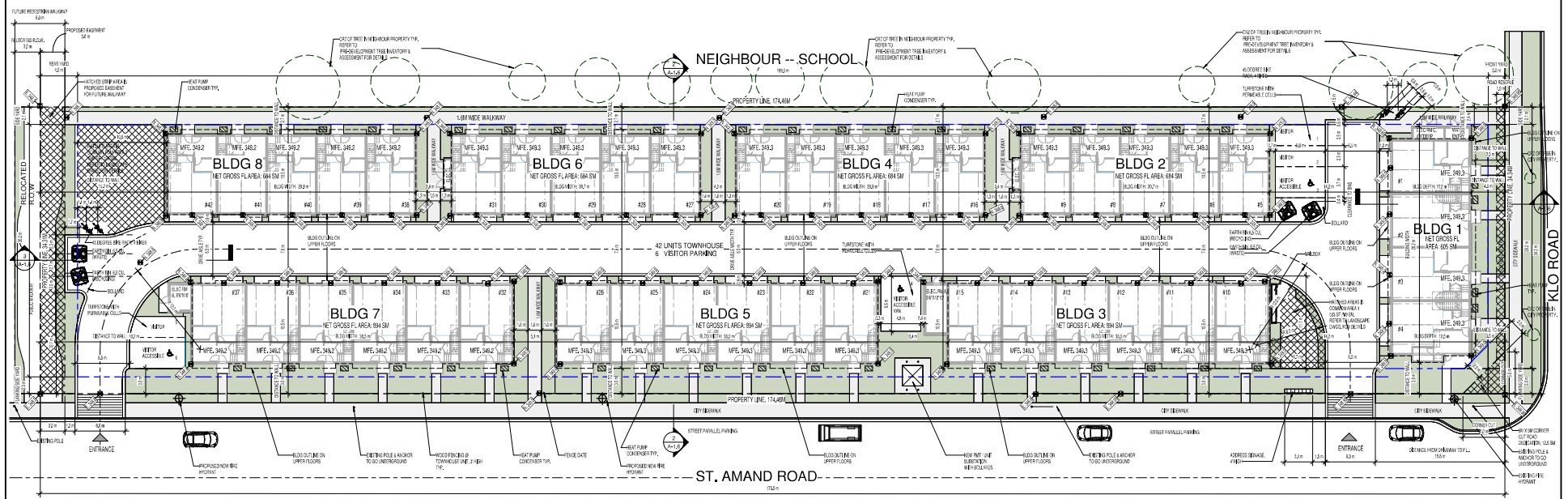
2308

SITE PLAN

2024-04
1 of 4 sheets
SP
A-1.1

LEGEND

- PROPERTY LINE
- EASEMENT, ROAD RESERVE
- REQUIRED SETBACK
- BLDG OUTLINE ON UPPER FLOOR



SITE PLAN
1/110' = 1/30'

ZONING INFORMATION

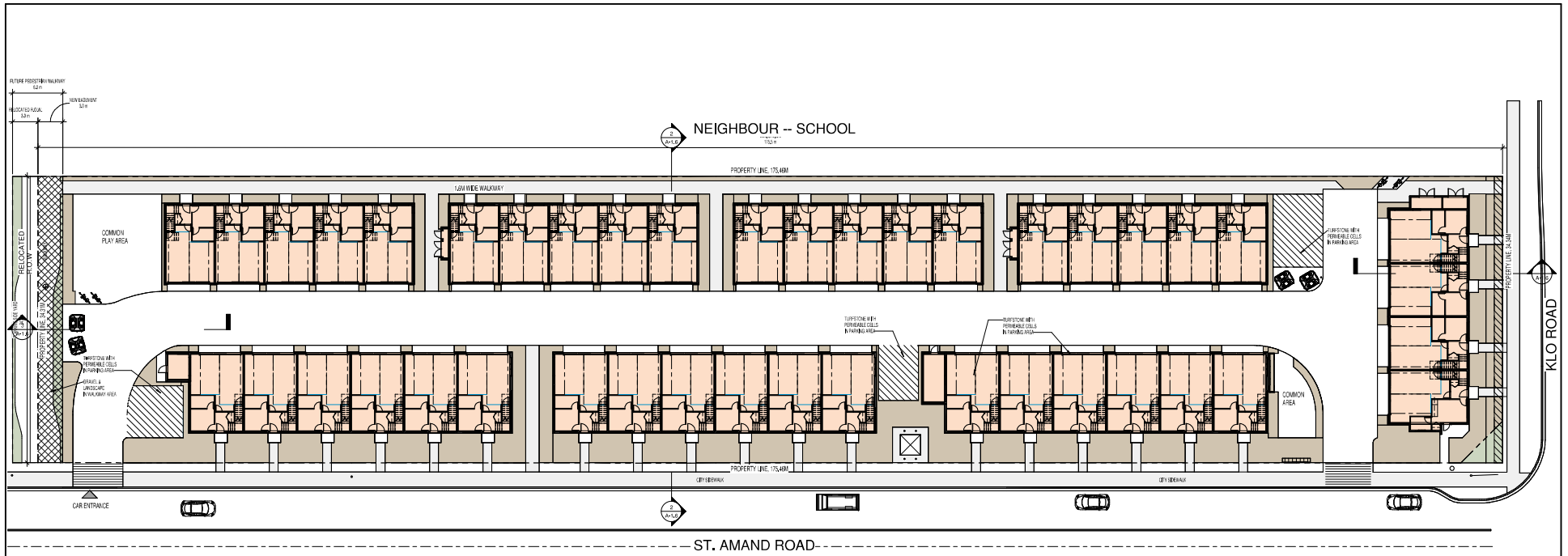
1. ADDRESS: 1559 KLO RD. 0150.0210.0220 ST AMAND RD	6. RESIDENTIAL UNITS: 42 UNITS	10. COMMON & PRIVATE AMENITY AREA: 42 X 25 = 1050 SQM	12. PARKING (TRANSIT SUPPORTIVE CORRIDOR): 42 FUL + 28 CAR = 68 CARS	13. BICYCLE PARKING (CORE AREA): N/A
2. ZONING: CURRENT: MFI WELL HOUSING; PROPOSED: MFI TOWNHOUSE	7. SETBACK: SOUTH (REAR): 4.2M; NORTH (FRONT): 12.0M; EAST (PLANNING SIDE): 2.0M; WEST (SIDE): 2.0M	11. LOT COVERAGE MAX ALLOWED: MFI 50%; LOT COVERAGE PROVIDED: MFI 40%	14. ACCESSIBLE PARKING REQUIRED: 3 CARS; ONE IS VAN ACCESSIBLE; ACCESSIBLE PARKING PROVIDED: 3 CARS; ONE IS VAN ACCESSIBLE	14. LONG TERM: N/A; SHORT TERM: 42.5 = 84
3. LOT AREA: 6,023 SQM; EXISTING ROAD DEDICATION: 122 SQM CORNER LOT; NEW LOT AREA: 6,011 SQM	8. HEIGHT: ALLOWED: 3 STOREY / 11 M; PROVIDED: 3 STOREY / 11 M	IMPERMEABLE SURFACE MAX ALLOWED: MFI 80%; IMPERMEABLE SURFACE PROVIDED: MFI 76%	15. SMALL CARS: 50% X 90 = 45 CARS; 45 CARS; NON VEHICLE PARKING IS SMALL CAR	15. SHORT TERM: N/A; SHORT TERM: 8
4. FLOOR AREA: NET GROSS FLOOR AREA (GF) / SM: BLDG 1: 8,483 SF / 894 SM; BLDG 2: 7,363 SF / 894 SM; BLDG 3: 9,623 SF / 894 SM; BLDG 4: 7,363 SF / 894 SM; BLDG 5: 9,623 SF / 894 SM; BLDG 6: 7,363 SF / 894 SM; BLDG 7: 9,623 SF / 894 SM; BLDG 8: 7,363 SF / 894 SM; TOTAL: 64,833 SF / 8,623 SM	9. COMMON OUTDOOR AMENITY AREA: REQUIRED: 42 X 4 = 168 SM; PROVIDED: COMMON AREA 1: 233 SF / 49 SM; COMMON PLAY AREA 2: 233 SF / 49 SM; TOTAL: 466 SF / 98 SM	REFER TO A-1.2 FOR LOT COVERAGE & PERMISSIBLE OVERLAY	16. EV CHARGING: 1 LEVEL 2 CHARGING PER UNIT REQUIRED; 1 LEVEL 2 CHARGING PER UNIT PROVIDED IN INDIVIDUAL GARAGES	16. SHORT TERM: N/A; SHORT TERM: 8
5. DENSITY: ALLOWED: 1.0; PROVIDED: 6.03 / 0.0225 = 1.0	NOTE: COMMON AMENITY + SW PER UNIT, CANNOT BE IN SETBACK AREA			16. RACKS FOR BIKES AT SOUTH END AND NORTH END

SCHEDULE A

This forms part of application
DP24-0016

Planner Initials **JJ**

City of Kelowna
DEVELOPMENT PLANNING



1 SITE PLAN LOT COVERAGE
1/16" = 1'-0"

OVERLAY LEGEND

	PERMEABLE AREA - LANDSCAPE & TURFSTONE PERMEABLE PAVING
	TOWNHOUSE GROUND FLOOR AREA
	GRAVEL
	TURFSTONE WITH PERMEABLE CELLS

LOT COVERAGE & PERMEABLE AREA

LOT AREA:	NEW LOT AREA AFTER DEDICATION:	9,011 SM
COVERED AREA:	TOWNHOUSE FIRST FLOOR TOTAL AREA:	2716 SF / 2564 SM
LOT COVERAGE:		294 / 6011 = 42%
PERMEABLE SURFACE:	LANDSCAPE:	10,770 SF / 1001 SM
	GRANITE & LANDSCAPE IN FUTURE WALKWAY:	1,334 SF / 100 SM
	TURFSTONE AT PARKING STALLS:	1,348 SF / 125 SM
		13,206 SF / 1227 SM
IMPERMEABLE SURFACE PROVIDED:		100% - (1227 / 6011) = 79.6%



This Plan, or a portion of it, is hereby approved in principle by the City of Kelowna. This approval is subject to the conditions set out in the attached report of staff. The City of Kelowna does not warrant, represent or guarantee the accuracy of the information contained herein. The City of Kelowna is not responsible for any errors or omissions in this plan. The City of Kelowna is not responsible for any errors or omissions in this plan.

DATE: 2024-07-15

NO.	DATE	DESCRIPTION
1	2024-07-15	PRELIMINARY PLAN
2	2024-07-15	REVISED PLAN
3	2024-07-15	REVISED PLAN
4	2024-07-15	REVISED PLAN
5	2024-07-15	REVISED PLAN
6	2024-07-15	REVISED PLAN
7	2024-07-15	REVISED PLAN
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9	2024-07-15	REVISED PLAN
10	2024-07-15	REVISED PLAN

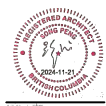
RESIDENTIAL DEVELOPMENT
 ACACIA GARDEN PROPERTIES
 1559 KLO Rd., 9150, 9210, 9220 St. Amand Rd

SCHEDULE A

This forms part of application
DP24-0016

Planner Initials **JJ**

City of Kelowna
DEVELOPMENT PLANNING

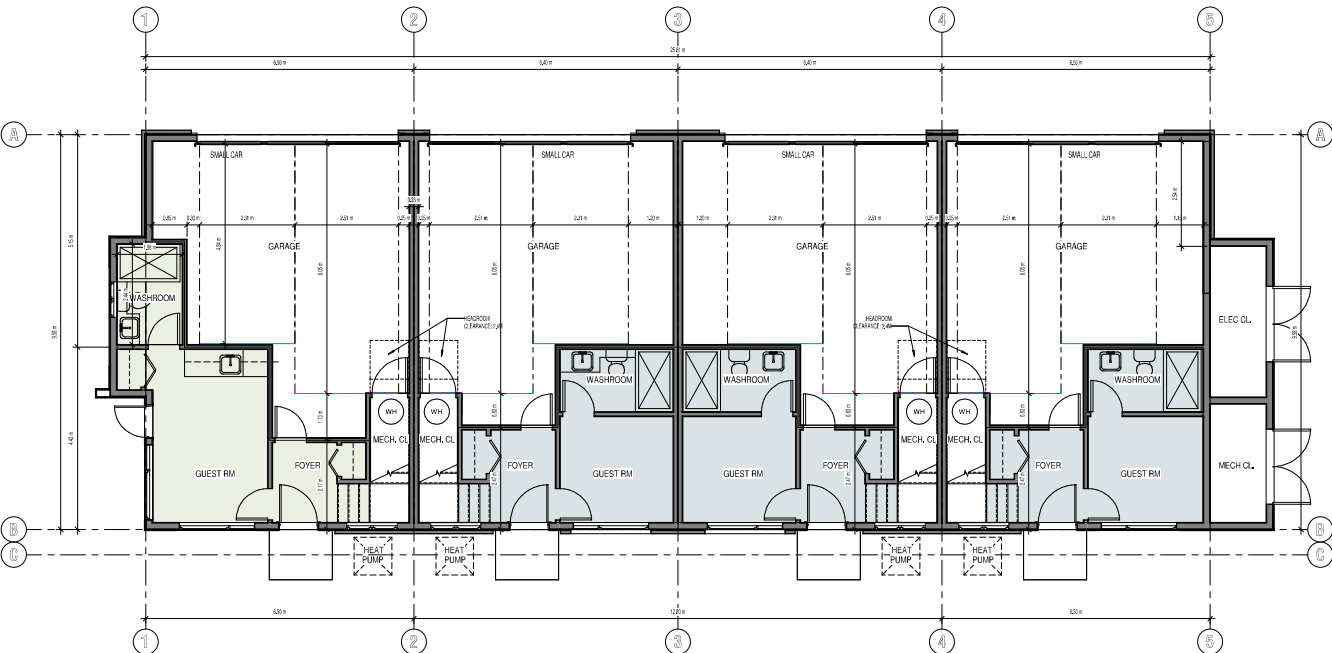


2308
SITE COVERAGE OVERLAY

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SCHEDULE

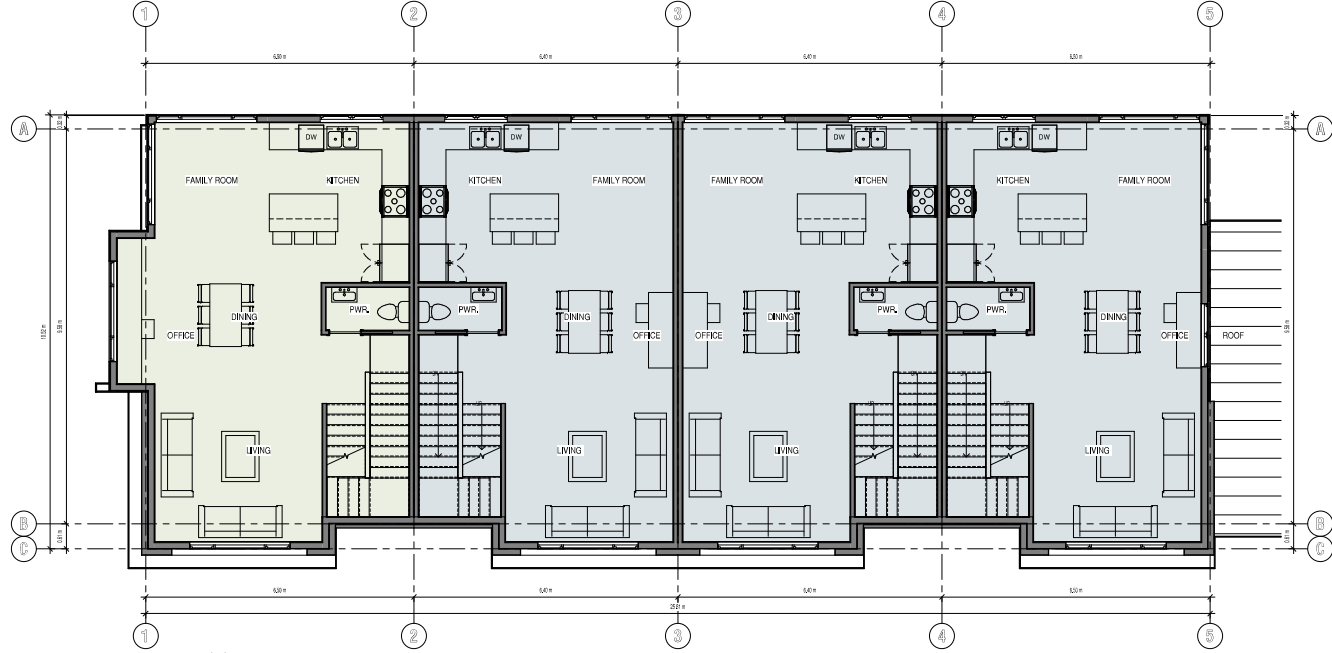
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2024-04-01
2	ISSUED FOR PERMIT	2024-04-01
3	ISSUED FOR PERMIT	2024-04-01
4	ISSUED FOR PERMIT	2024-04-01
5	ISSUED FOR PERMIT	2024-04-01



1
GROUND FLOOR
1/4" = 1'-0"

UNIT TYP LEGEND	
TYP C: 4 BEDROOMS	TYP C1: 4 BEDROOMS

	GROUND FLOOR AREA	GROSS NET FLOOR AREA
TYP C	4075 SF (38.56)	4390 SF (40.50)
TYP C1	4075 SF (38.56)	4390 SF (40.50)
TOTAL	8150 SF (77.12)	8780 SF (81.00)



2
2ND FLOOR
1/4" = 1'-0"

SCHEDULE A

This forms part of application
DP24-0016

Planner
Initials **JJ**

City of Kelowna
DEVELOPMENT PLANNING

RESIDENTIAL DEVELOPMENT
ACACIA GARDEN PROPERTIES
1589 KLO Rd., 0150, 0210, 0220 St Amund Rd



2308

BLDG 1 FLOOR PLANS

NO.	REVISION	DATE
1	As Issued	24

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SCHEDULE

NO.	DATE	DESCRIPTION
1	2024.04.10	ISSUED FOR PERMIT
2	2024.04.10	ISSUED FOR PERMIT
3	2024.04.10	ISSUED FOR PERMIT
4	2024.04.10	ISSUED FOR PERMIT

RESIDENTIAL DEVELOPMENT
 ACACIA GARDEN PROPERTIES

1559 KLO Rd., 3150, 3210, 3220 St. Amant Rd

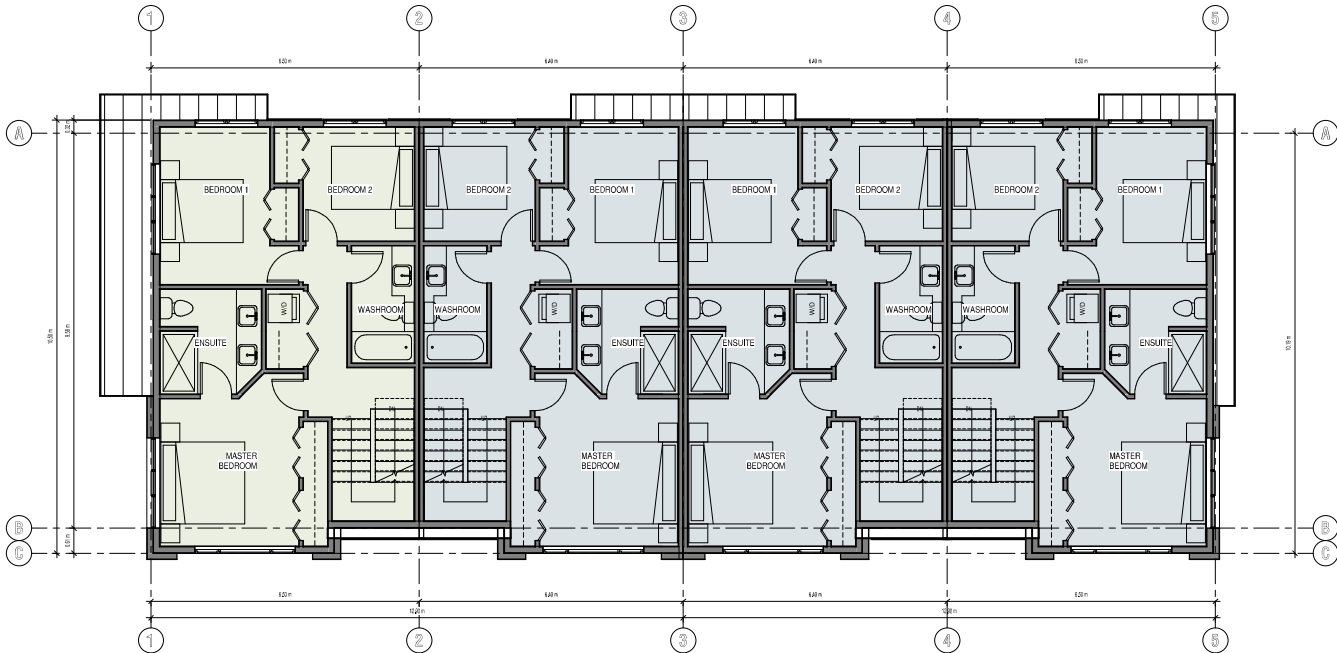


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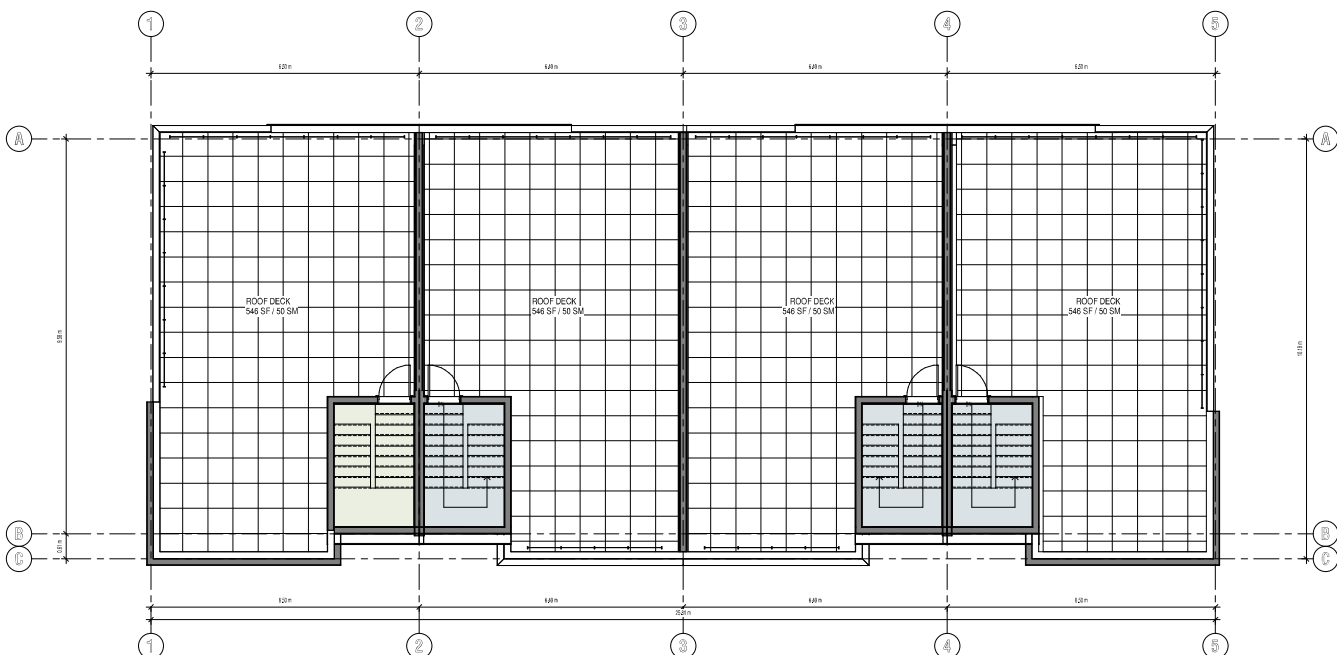
BLDG 1 FLOOR PLANS

DATE	2024.04.10	BY	JL
SCALE	1/4" = 1'-0"	APP'D	
DRAWN		CHECKED	

A-22



3RD FLOOR
 1/4" = 1'-0"



ROOF PLAN
 1/4" = 1'-0"

SCHEDULE A

This forms part of application
 # DP24-0016

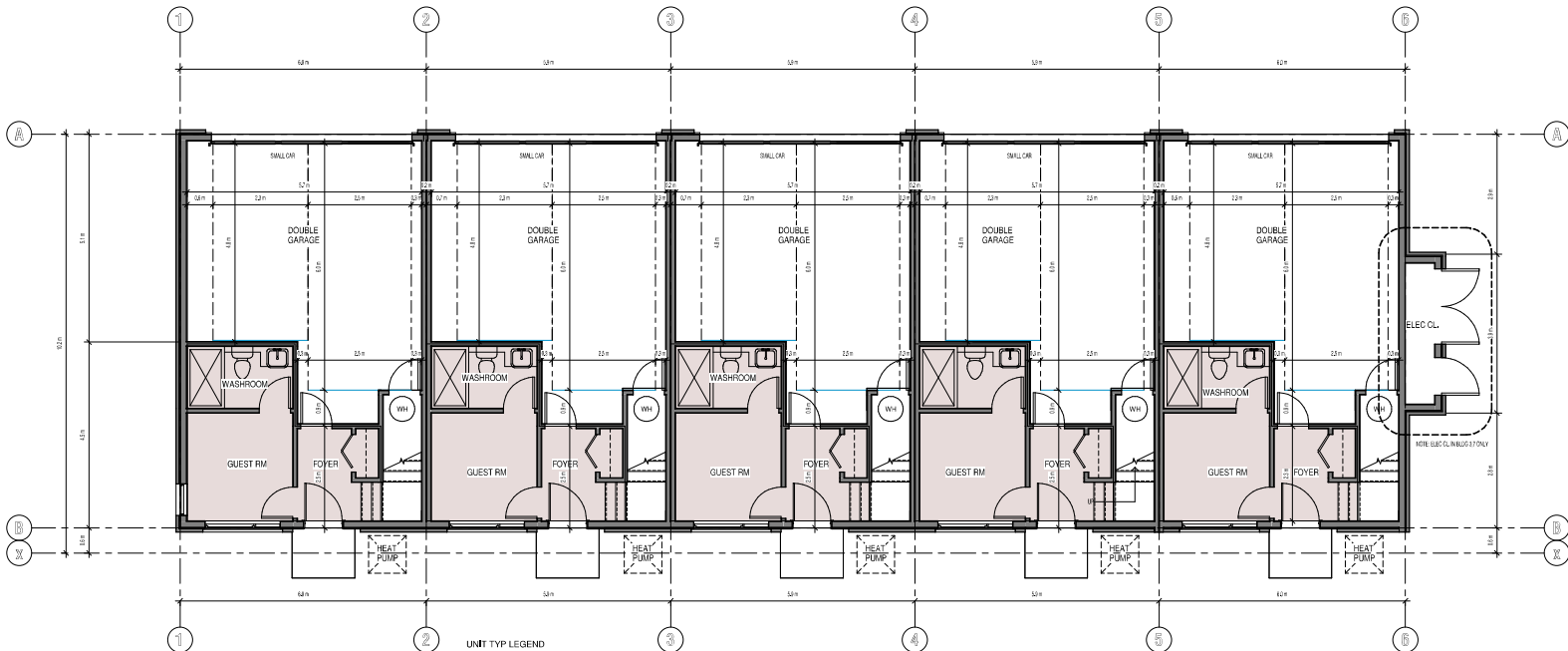
Planner Initials **JL**

City of Kelowna
 DEVELOPMENT PLANNING

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SCALE: 1/4" = 1'-0"

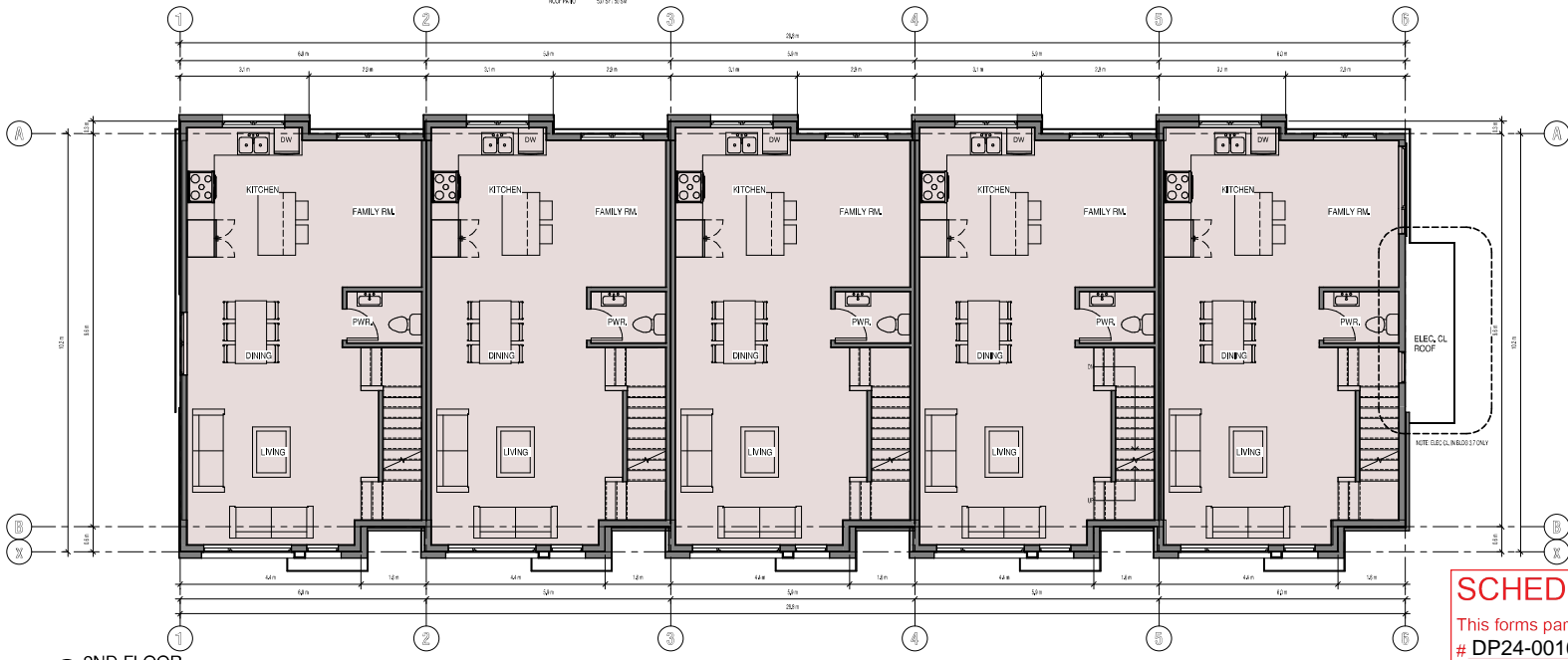
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-01-15
2	ISSUED FOR CONSTRUCTION	2024-02-01
3	ISSUED FOR AS-BUILT	2024-03-15



1 GROUND FLOOR
 1/4" = 1'-0"

UNIT TYP LEGEND

UNIT TYPE	NO. OF UNITS	TOTAL AREA (SQ FT)	TOTAL AREA (SQ M)
TYP A - 4 BEDROOMS	5	10,500	972



2 2ND FLOOR
 1/4" = 1'-0"

SCHEDULE A
 This forms part of application
 # DP24-0016

Planner Initials **JI**

City of Kelowna
 DEVELOPMENT PLANNING

RESIDENTIAL DEVELOPMENT
 ACACIA GARDEN PROPERTIES
 1559 KLO Rd., 3150, 3210, 3220 St. Amund Rd



2308

BLDG 2,4,6,8
 FLOOR PLANS

A-23

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SCHEDULE

1	ROOF	ROOF DECK
2	3RD FLOOR	3RD FLOOR
3	3RD FLOOR	3RD FLOOR
4	3RD FLOOR	3RD FLOOR
5	3RD FLOOR	3RD FLOOR
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97	3RD FLOOR	3RD FLOOR
98	3RD FLOOR	3RD FLOOR
99	3RD FLOOR	3RD FLOOR
100	3RD FLOOR	3RD FLOOR

SCHEDULE A

This forms part of application
 # DP24-0016

Planner Initials **JJ**



City of Kelowna
 DEVELOPMENT PLANNING

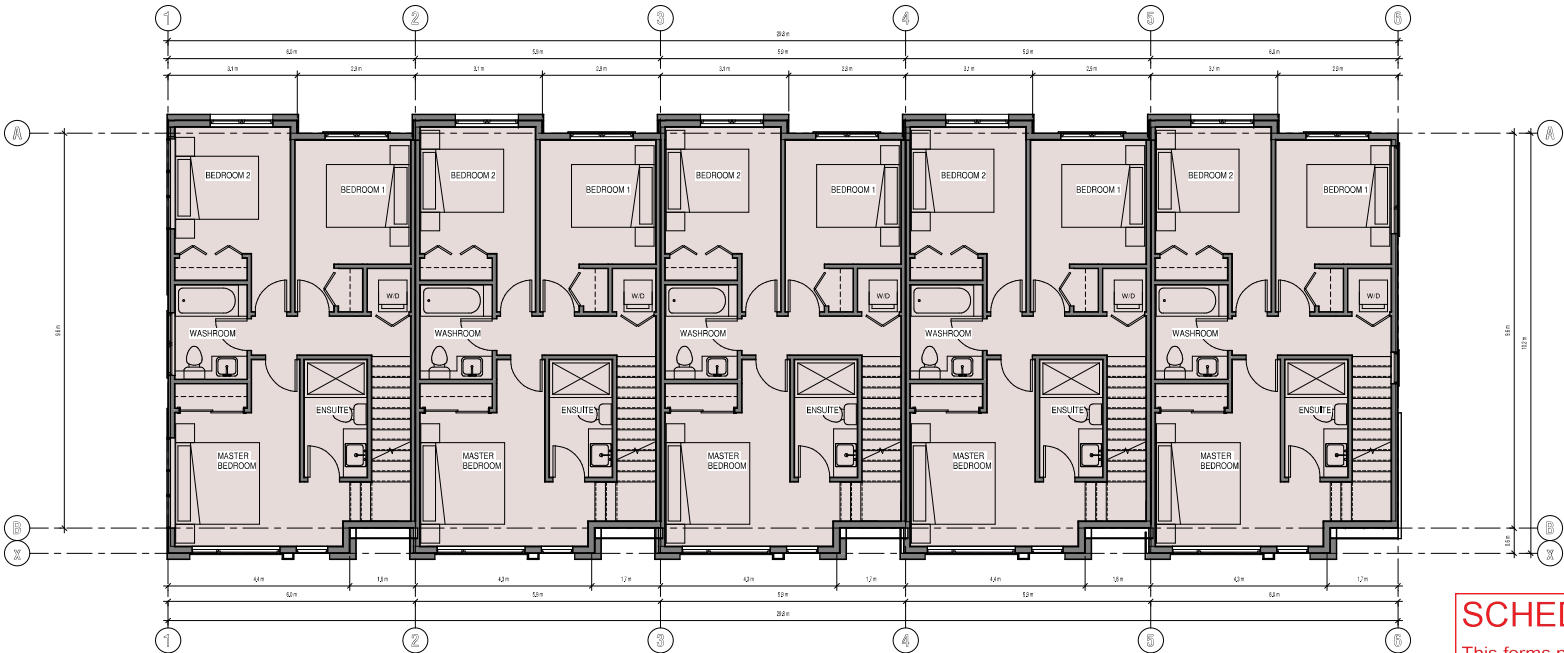
RESIDENTIAL DEVELOPMENT
 ACACIA GARDEN PROPERTIES
 1559 KLO Rd. #150, 3210 St. Amant Rd



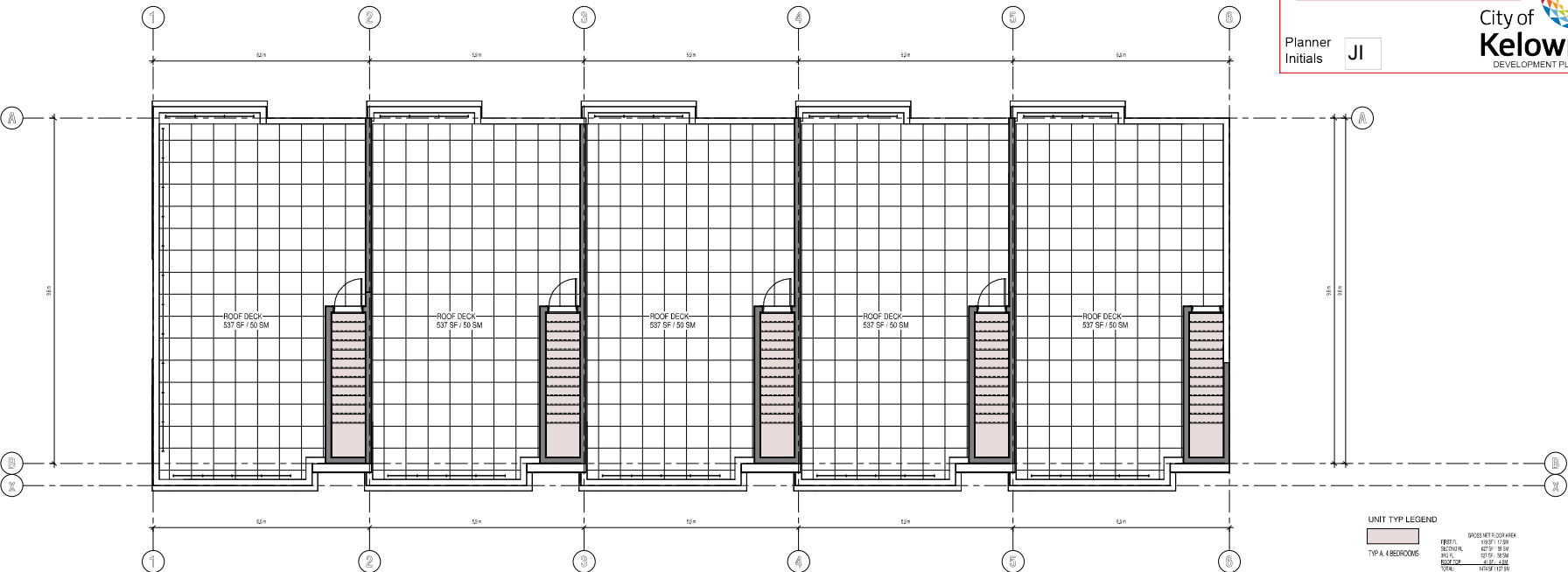
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BLDG 2,4,6,8
 FLOOR PLANS

A-24



3RD FLOOR
 1/4" = 1'-0"



ROOF PLAN
 1/4" = 1'-0"

UNIT TYP LEGEND

TYPE 4 BEDROOMS	FREE FL. AREA	537 SF / 50 SM
	NET AREA	427 SF / 39 SM
	ROOF DECK	110 SF / 10 SM
	COMMON	163 SF / 15 SM
	ROOF W/D	97 SF / 9 SM
	GRASS	10 SF / 1 SM
	ROOF W/D	97 SF / 9 SM

A-24

This Plan, or a duplicate
 of it, is to be used only for the
 specific project and site
 shown. It is not to be used
 for any other project or site
 without the written consent
 of the Architect.

DATE: 11/11/2024

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/2024
2	ISSUED FOR PERMIT	11/11/2024
3	ISSUED FOR PERMIT	11/11/2024
4	ISSUED FOR PERMIT	11/11/2024

RESIDENTIAL DEVELOPMENT
 ACACIA GARDEN PROPERTIES

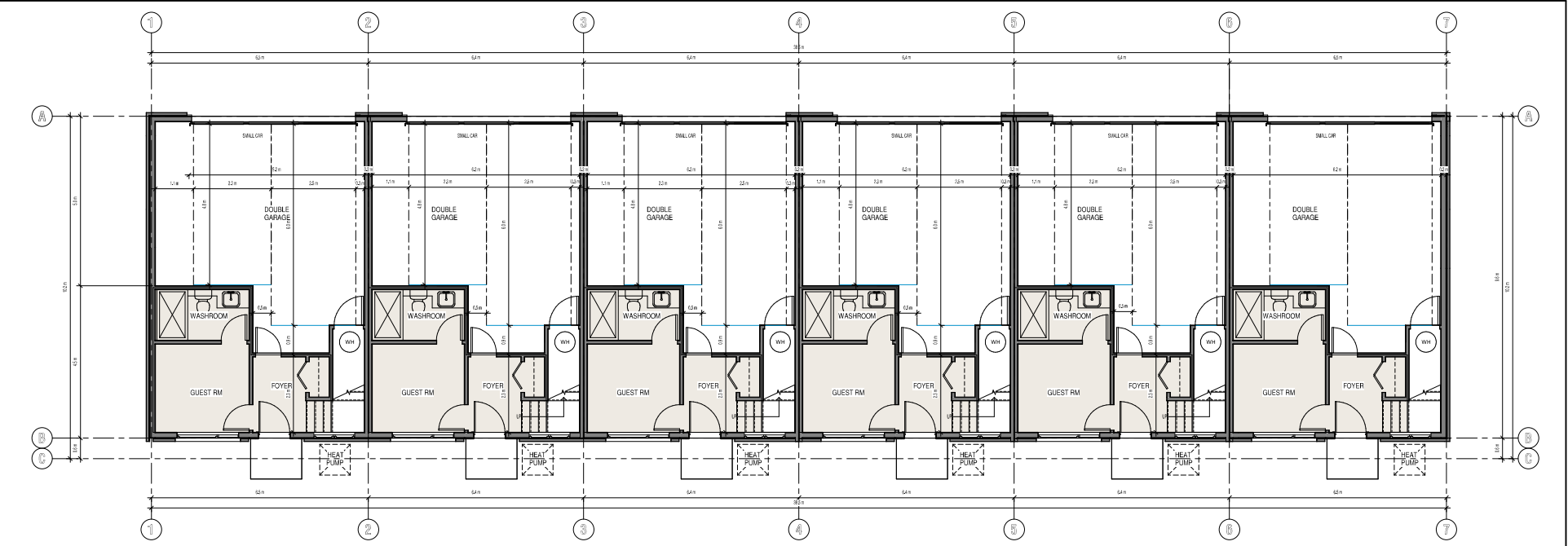
1559 KLO Rd., 3150, 3210, 3220 St. Amant Rd



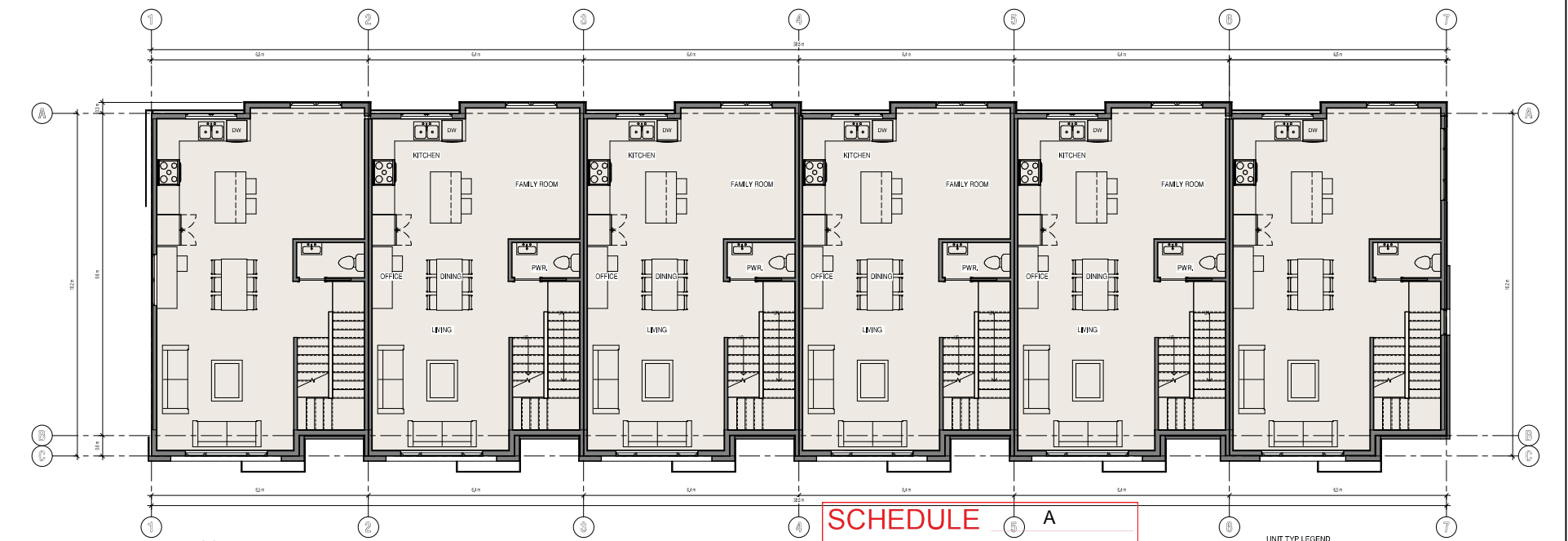
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BLDG 3,5,7
 FLOOR PLANS

A-2.5



1 GROUND FLOOR
 1/4" = 1'-0"



2 2ND FLOOR
 1/4" = 1'-0"

SCHEDULE A
 This forms part of application
 # DP24-0016

City of Kelowna
 DEVELOPMENT PLANNING

Planner Initials **J1**

UNIT TYP LEGEND

TYP B	4 BEDROOMS	GROSS IN-FLOOR AREA: 184 SF / 17.06 M ²
TYP C	4 BEDROOMS	GROSS IN-FLOOR AREA: 175 SF / 16.26 M ²
TYP D	4 BEDROOMS	GROSS IN-FLOOR AREA: 175 SF / 16.26 M ²
TYP E	4 BEDROOMS	GROSS IN-FLOOR AREA: 175 SF / 16.26 M ²

It is noted that the architect is not responsible for the accuracy of the information provided in this document unless specifically stated otherwise. The architect is not responsible for the accuracy of the information provided in this document unless specifically stated otherwise.

DATE: 11/11/2024

NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	11/11/2024
3	ISSUED FOR PERMIT	11/11/2024
4	ISSUED FOR PERMIT	11/11/2024
5	ISSUED FOR PERMIT	11/11/2024
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8	ISSUED FOR PERMIT	11/11/2024
9	ISSUED FOR PERMIT	11/11/2024
10	ISSUED FOR PERMIT	11/11/2024

RESIDENTIAL DEVELOPMENT
 ACACIA GARDEN PROPERTIES

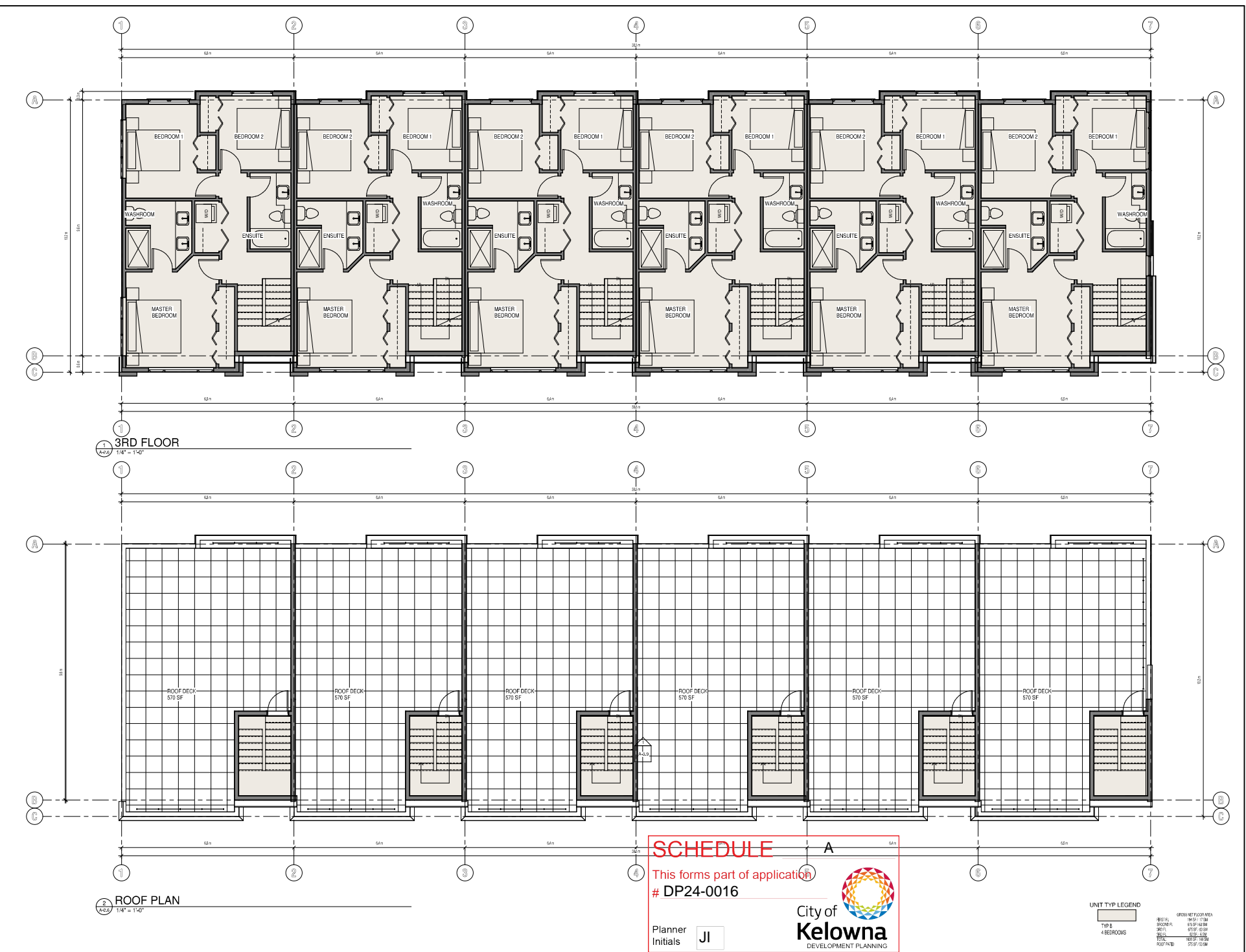
1559 KLO Rd., 3150, 3210, 3220 St. Amant Rd



2308

BLDG 3,5,7
 FLOOR PLANS

A-2.6



3RD FLOOR
 1/4" = 1'-0"

ROOF PLAN
 1/4" = 1'-0"

SCHEDULE A

This forms part of application # DP24-0016

Planner Initials **JJ**

UNIT TYP LEGEND

TYP B	4 BEDROOMS	GRAND NET FLOOR AREA
		180 SF / 17.30M
		2300 SF / 213.00M
		360 SF / 33.30M
		180 SF / 16.65M
		25 SF / 2.30M

SCHEDULE B

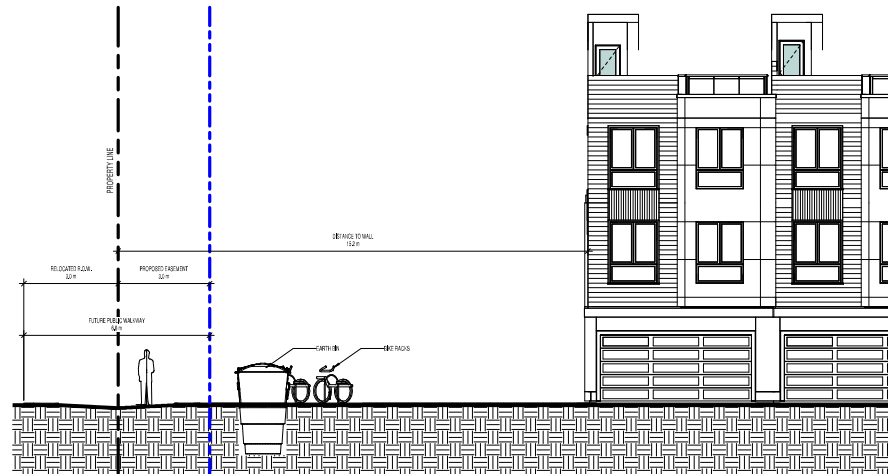
This forms part of application
 # DP24-0016

Planner Initials **JJ**

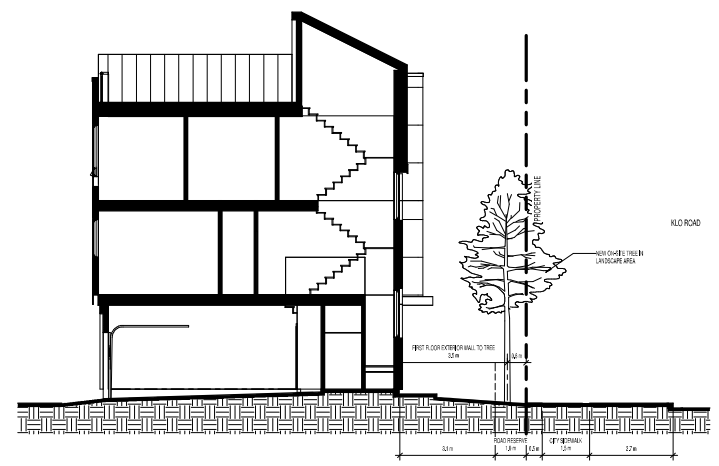
City of Kelowna
 DEVELOPMENT PLANNING



2 SITE SECTION -- TOWNHOUSE
 3/16" = 1'-0"



3 SITE SECTION @ REAR YARD
 3/16" = 1'-0"



1 SITE SECTION @ KLO STREET FRONT
 3/16" = 1'-0"

It is noted that the Applicant is required to provide a Design Architect or Engineer, or both, as required, to prepare a final site plan and to provide a final site plan to the City of Kelowna Development Planning Department.

DATE: _____

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2024-04-10
2	ISSUE FOR PERMIT	2024-04-10
3	ISSUE FOR PERMIT	2024-04-10
4	ISSUE FOR PERMIT	2024-04-10
5	ISSUE FOR PERMIT	2024-04-10

RESIDENTIAL DEVELOPMENT
 ACACIA GARDEN PROPERTIES
 1559 KLO Rd., 3150, 3210, 3220 St. Amund Rd



2308

SITE SECTIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2024-04-10
2	ISSUE FOR PERMIT	2024-04-10
3	ISSUE FOR PERMIT	2024-04-10
4	ISSUE FOR PERMIT	2024-04-10
5	ISSUE FOR PERMIT	2024-04-10

A-1.6

SCHEDULE B

This forms part of application
 # DP24-0016

Planner Initials **JJ**

City of Kelowna
 DEVELOPMENT PLANNING



1 NORTH ELEVATION
 1/4" = 1'-0"



4 SOUTH ELEVATION
 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL TAG: [1] [2] [3] [4] [5] [6] [7] [8] [9] [10] [11] [12] [13] [14] [15] [16] [17] [18] [19]

MATERIAL & FINISH:

- 1 - LUXPRO METAL CRAFT SERIES, FOLDED WALL METAL PANEL, VERTICAL INSTALL
- 2 - HARDE BRICK
- 3 - HARDE PANEL
- 4 - HARDE BOARD WITH BATTEN
- 5 - THIN BRICKS
- 6 - METAL CAP FLASHING
- 7 - WOOD TRIM
- 8 - ANKO METAL SCREEN
- 9 - METAL FLASHING
- 10 - STANDING SEAM METAL PANEL
- 11 - ALLEN BRICKS
- 12 - VINYL WINDOW / SLIDING DOOR
- 13 - LAMINATED GLAZING DOOR
- 14 - METAL DOOR
- 15 - ALUMINUM STOREFRONT WINDOW
- 16 - PRIVITY GLASS SCREEN
- 17 - INSULATED GARAGE SECTION DOOR
- 18 - METAL RAILING
- 19 - CONCRETE, SMOOTH FINISH

COLOR:

- A - LUXPRO - KNOTTY-REDWOOD
- B - BM CC-68 SILVER SATIN
- C - BM F-0540 DEEP SPACE
- D - BM 208-100Y PORCELAN
- E - BM 218-108 BLACK BEAUTY
- F - BM HC-08 SHELBURNE BLUFF
- G - LUXPRO - BRIFTWOOD
- H - BL CATALOG - ROUTE #6
- I - COLOR TO MATCH ADJACENT WALL
- J - BL CATALOG - GRAPHITE GREY

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-01-15
2	ISSUED FOR PERMIT	2024-01-15
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RESIDENTIAL DEVELOPMENT
 ACACIA GARDEN PROPERTIES
 1559 KLO Rd., 3150, 3210, 3220 St. Amand Rd



1 INTERIOR SIDE ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION
1/4" = 1'-0"

SCHEDULE B

This forms part of application
DP24-0016

Planner Initials **JJ**



City of
Kelowna
DEVELOPMENT PLANNING

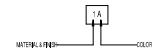
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SCHEDULE

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9	ISSUED	2024/01/10	JJ
10	ISSUED	2024/01/10	JJ

EXTERIOR FINISH SCHEDULE

MATERIAL TAG:



MATERIAL & FINISH:

- 1 - LUXPRO METAL CRAFT SERIES, FOLDED WALL METAL PANEL, VERTICAL INSTALL
- 2 - HARDE SIDING
- 3 - HARDE PANEL
- 4 - HARDE BOARD WITH BATTEN
- 5 - TRIM SIDINGS
- 6 - METAL CAP FLASHING
- 7 - WOOD TRIM
- 8 - ANKO METAL SCREEN
- 9 - METAL FLASHING
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- 18 - METAL TRIMING
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COLOR:

- A - LUXPRO-KNOTTY-REDWOOD
- B - BM CC-08 SILVER SATIN
- C - BM P-0540 DEEP SPACE
- D - BM ZS-100VY PORSLAIN
- E - BM ZS-1018 BLACK BEAUTY
- F - BM HC-08 SHELBYRNE BLUFF
- G - LUXPRO-DRIFTWOOD
- H - BL CATALOG-ROUTE 66
- I - COLOR TO MATCH ADJACENT WALL
- J - BL CATALOG - GRAYWITE GREY

RESIDENTIAL DEVELOPMENT
 ACACIA GARDEN PROPERTIES
 1559 KLO Rd., 3150, 3210, 3220 St. Amant Rd.



2308

BLDG 1
ELEVATIONS

2024/01/10
As Issued
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A-32

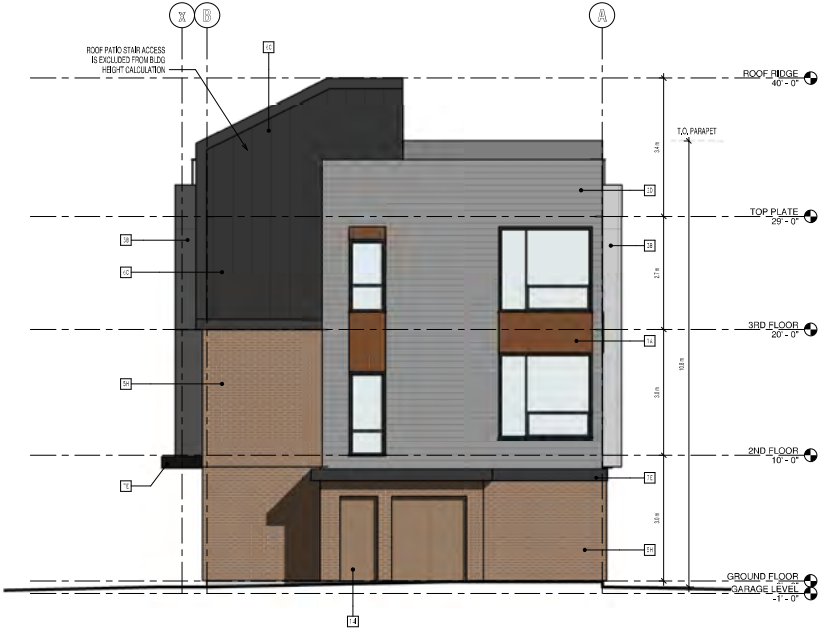
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NO.	DESCRIPTION	DATE	BY
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EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

SCHEDULE B
This forms part of application
DP24-0016

Planner Initials **JL**

EXTERIOR FINISH SCHEDULE

MATERIAL TAG:	COLOR
1A	

MATERIAL & FINISH:
1 - LUMPRO METAL ORNAT SERIES, FOLDED WALL METAL PANEL, VERTICAL INSTALL
2 - HARDBE SIDING
3 - HARDBE PANEL
4 - HARDBE BOARD WITH BATTEN
5 - TRIM BRICKS
6 - METAL CAP FLASHING
7 - WOOD TRIM
8 - ANCOO METAL SCREEN
9 - METAL FLASHING
10 - STANDING SEAM METAL PANEL
11 - ALLEN BLOCKS
12 - VINYL WINDOW / SLIDING DOOR
13 - LAMINATED GLAZING DOOR
14 - METAL DOOR
15 - ALUMINUM STOREFRONT WINDOW
16 - FRAMING GLASS SCREEN
17 - INSULATED GARAGE SECTION DOOR
18 - METAL RAILING
19 - CONCRETE, SMOOTH FINISH

COLOR:
A - LUMPRO - KNOTTY-REDWOOD
B - BM OC 06 SILVER SATIN
C - BM 2025-20 DEEP SPACE
D - BM 2801VIVY PORCELAIN
E - BM 2103-1 BLACK BEAUTY
F - BM HC 29 SHILBURN BLUFF
G - LUMPRO - DRIFTWOOD
H - IRL CATALOG - ROUTE 66
I - COLOR TO MATCH ADJACENT WALL
J - IRL CATALOG - GRAPHITE GREY

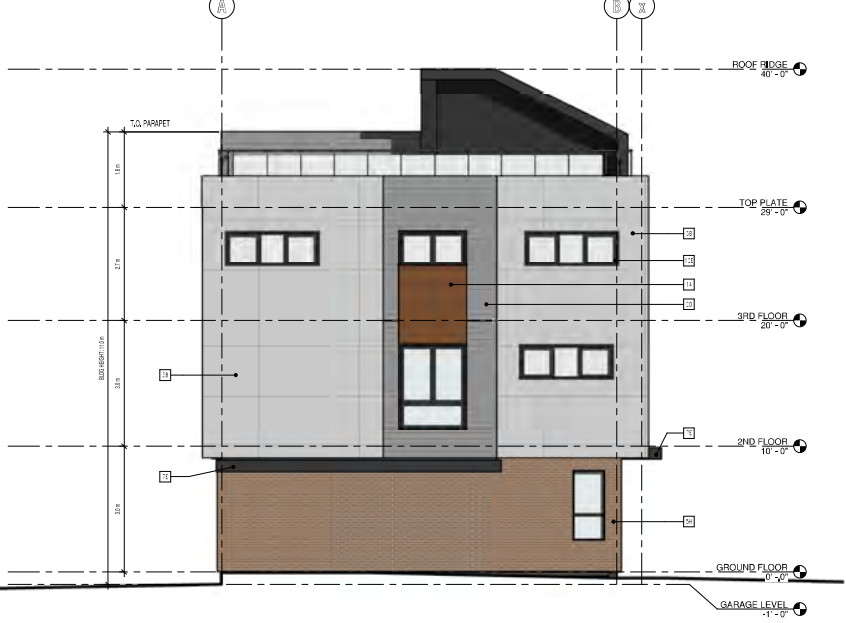
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 98. Design Review of the project
 99. Design Review of the project
 100. Design Review of the project

SCHEMATIC

1	REVISION	DATE
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100	REVISION	DATE



1 WEST ELEVATION
 1/4" = 1'-0"



2 SOUTH ELEVATION
 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL TAG:

MATERIAL FINISH: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

MATERIAL & FINISH: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

MATERIALS FINISH:

- LUXPRO METAL CRAFT SERIES, FOLDED WALL METAL PANEL, VERTICAL INSTALL
- HARDIE SIDING
- HARDIE PANEL
- HARDIE BOARD WITH BATTERY
- TRIM BRICKS
- METAL CAP FLASHING
- WOOD TRIM
- ALUMINO METAL SCREEN
- METAL FLASHING
- STANDING SEAM METAL PANEL
- ALLEN BLOCKS
- NYL WINDOW / SLIDING DOOR
- LAMINATED GLAZING DOOR
- METAL DOOR
- ALUMINUM STOREFRONT WINDOW
- PRIVACY GLASS SCREEN
- INSULATED GARAGE SECTION DOOR
- METAL RAILING
- CONCRETE SMOOTH FINISH

SCHEDULE B

This forms part of application
 # DP24-0016

Planner Initials **JJ**

City of Kelowna
 DEVELOPMENT PLANNING

COLOR:

A - LUXPRO - KNIGHT WHEATWOOD
 B - BM OC-16 SILVER SATIN
 C - BM F12-40 DEEP SPACE
 D - BM Z81 IVORY PORCELAIN
 E - BM E108-10 BLACK BEAUTY
 F - BM HC-38 BYE BURNING BLUFF
 G - LUXPRO - CRAFTWOOD
 H - IXL CATALOG - ROUTE 66
 I - COLOR TO MATCH ADJACENT WALL
 J - IXL CATALOG - GRAPHITE GREY

RESIDENTIAL DEVELOPMENT
 ACACIA GARDEN PROPERTIES
 1559 KLO Rd., St 150, 3210, 3220 St Amand Rd



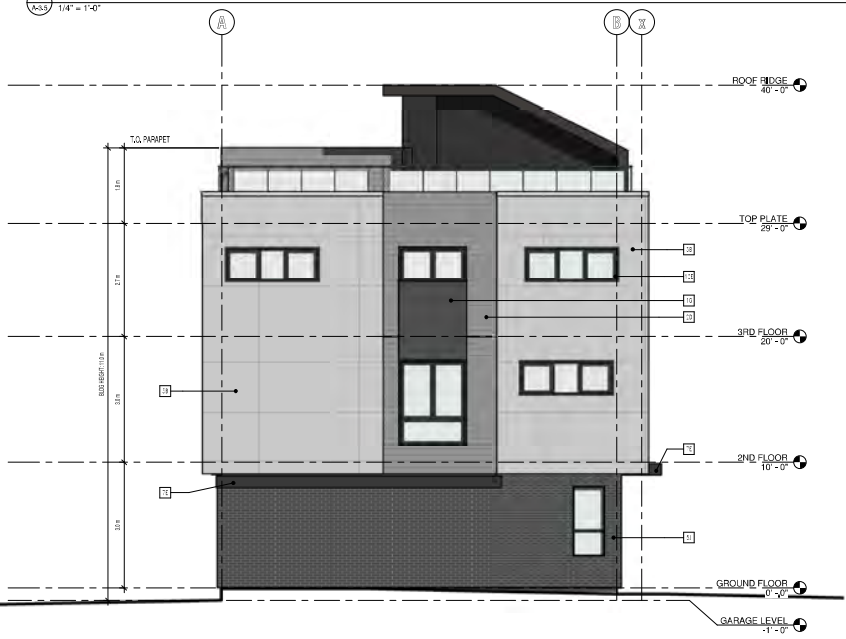
It is the policy of SPRINTACT to provide the highest quality design services to our clients. We are committed to providing a professional and efficient service. All designs, drawings, and specifications are prepared in accordance with the standards of the architectural profession. We warrant that the drawings and specifications are a true and accurate representation of the work to be performed.

DATE: 11/15/2024

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/2024
2	ISSUED FOR PERMIT	11/15/2024
3	ISSUED FOR PERMIT	11/15/2024
4	ISSUED FOR PERMIT	11/15/2024
5	ISSUED FOR PERMIT	11/15/2024
6	ISSUED FOR PERMIT	11/15/2024
7	ISSUED FOR PERMIT	11/15/2024
8	ISSUED FOR PERMIT	11/15/2024
9	ISSUED FOR PERMIT	11/15/2024
10	ISSUED FOR PERMIT	11/15/2024
11	ISSUED FOR PERMIT	11/15/2024
12	ISSUED FOR PERMIT	11/15/2024
13	ISSUED FOR PERMIT	11/15/2024
14	ISSUED FOR PERMIT	11/15/2024
15	ISSUED FOR PERMIT	11/15/2024
16	ISSUED FOR PERMIT	11/15/2024
17	ISSUED FOR PERMIT	11/15/2024
18	ISSUED FOR PERMIT	11/15/2024
19	ISSUED FOR PERMIT	11/15/2024
20	ISSUED FOR PERMIT	11/15/2024



1 WEST ELEVATION
 1/4" = 1'-0"



2 SOUTH ELEVATION
 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL TAG	COLOR
1A	
1A	

MATERIAL & FINISH
1 - LUXPRO METAL CRAFT SERIES, FOLDED WALL METAL PANEL, VERTICAL INSTALL
2 - HARDC STUNS
3 - HARDC PANEL
4 - HARDC BOARD WITH BATTEN
5 - THIN BRICKS
6 - METAL CAP FLASHING
7 - WOOD TRIM
8 - AMICO METAL SCREEN
9 - METAL FLASHING
10 - STANDING SEAM METAL PANEL
11 - ALLEN BLOCKS
12 - VINYL WINDOW / SLIDING DOOR
13 - LAMINATED GLAZING DOOR
14 - METAL DOOR
15 - ALUMINUM STOREFRONT WINDOW
16 - PRIVACY GLASS SCREEN
17 - INSULATED GARAGE SECTION DOOR
18 - METAL RAILING
19 - CONCRETE, SMOOTH FINISH

SCHEDULE B

This forms part of application
 # DP24-0016

Planner Initials **JJ**

COLOR
A - LUXPRO-KNOTTYHARDWOOD
B - BM-02-05 SILVER SATIN
C - BM-212-20 DEEP SPACE
D - BM-220-BURY PORCELAIN
E - BM-105-10 BLACK BEAUTY
F - BM-MC-25 SHELFINE BLUFF
G - LUXPRO-CRAFTWOOD
H - BILCATALOG-ROUTE 66
I - COLOR TO MATCH ADJACENT WALL
J - BILCATALOG-GRAPHITE GREY

RESIDENTIAL DEVELOPMENT
 ACACIA GARDEN PROPERTIES
 1559 KLO Rd., 3150, 3210, 3220 St. Amant Rd



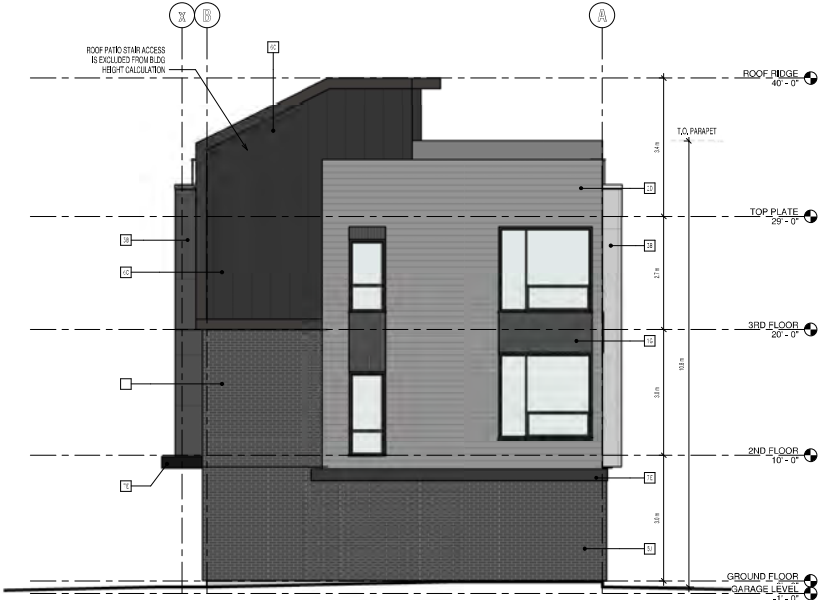
1.5. Particulars of materials to be used in the works shall be as shown in the drawings, or as approved in writing by the Engineer, and shall be of the best quality obtainable at the time of the works.

SCHEMATIC

NO.	DATE	DESCRIPTION
1	2024-01-15	ISSUED FOR PERMIT
2	2024-02-15	ISSUED FOR PERMIT
3	2024-03-15	ISSUED FOR PERMIT
4	2024-04-15	ISSUED FOR PERMIT

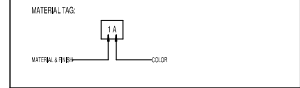


EAST ELEVATION
 1/4" = 1'-0"



NORTH ELEVATION
 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE



MATERIAL TAG	MATERIAL & FINISH
1	LUSPRO METAL CRAFT SERIES, FOLDED WALL METAL PANEL, VERTICAL INSTALL
2	HARDE BOARD
3	HARDE PANEL
4	HARDE BOARD WITH BATTEN
5	TRIM BRICKS
6	METAL CAP FLASHING
7	WOOD TRIM
8	AMMO METAL SCREEN
9	METAL FLASHING
10	STAINING SEAM METAL PANEL
11	ALUM. BLOCS
12	MVIL WINDOW / SLIDING DOOR
13	LAMINATED GLAZING DOOR
14	METAL DOOR
15	ALUMINA STOREFRONT WINDOW
16	PRIVACY GLASS SCREEN
17	INSULATED GARAGE SECTION DOOR
18	METAL RAILING
19	CONCRETE SMOOTH FINISH

COLOR
A - LUSPRO - KNOTTY REDWOOD
B - BM DC-26 SILVER BATH
C - BM 2124-01 DEEP SPACE
D - BM 2129 BERRY PORCELAIN
E - BM 2128-10 BLACK BEAUTY
F - BM HC-26 SHE-BURNIE BUFF
G - LUSPRO - SHETWOOD
H - DL CATALOG - ROUTE 66
I - COLOR TO MATCH ADJACENT WALL
J - DL CATALOG - GRANITE GREY

SCHEDULE B
 This forms part of application
 # DP24-0016
 Planner Initials **JJ**
 City of Kelowna
 DEVELOPMENT PLANNING

RESIDENTIAL DEVELOPMENT
 ACACIA GARDEN PROPERTIES
 1559 KLO Rd., 3150, 3210, 3220 St. Amand Rd



2308
 BLDG 4.8
 ELEVATIONS
 A-3.6

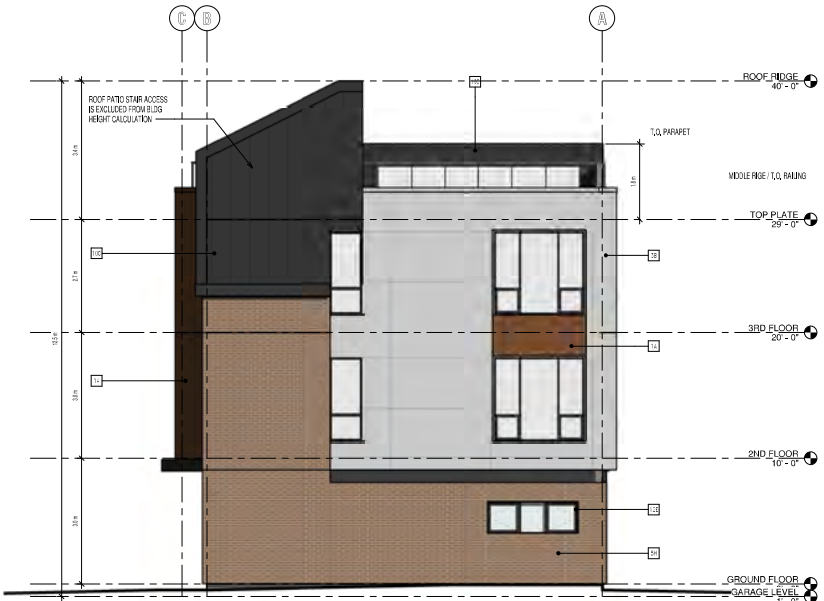
It is further agreed that the Architect is not responsible for any errors or omissions in the drawings or specifications, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by negligence, and that the Architect shall not be held liable for any such errors or omissions.

SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	2024-01-15	ISSUED FOR PERMIT
2	2024-01-15	ISSUED FOR PERMIT
3	2024-01-15	ISSUED FOR PERMIT
4	2024-01-15	ISSUED FOR PERMIT
5	2024-01-15	ISSUED FOR PERMIT



EAST ELEVATION
 1/4" = 1'-0"



NORTH ELEVATION
 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL TAG	COLOR
1 - NEWTECHWOOD COMPOSITE WOOD SIDING (HPI, VERTICAL INSTALL)	
2 - HARDE SIDING	
3 - HARDE PANEL	
4 - HARDE BOARD WITH BATTEN	
5 - TRIM BRICKS	
6 - METAL CAP FLASHING	
7 - WOOD TRIM	
8 - ANKO METAL SCREEN	
9 - METAL FLASHING	
10 - STANDING SEAM METAL PANEL	
11 - ALLEN BLOCKS	
12 - VINYL WINDOW / SLIDING DOOR	
13 - LAMINATED GLAZING DOOR	
14 - METAL DOOR	
15 - ALUMINUM STOREFRONT WINDOW	
16 - PRIVITY GLASS SCREEN	
17 - INSULATED GARAGE SECTION DOOR	
18 - METAL TRIMING	
19 - CONCRETE, SMOOTH FINISH	

COLOR
A - PERUVIAN TEAK
B - BM 02-05 SILVER SATIN
C - BM 2105-00 DEEP SPACE
D - BM 2201 IVORY PORCELAIN
E - BM 2108-10 BLACK BEAUTY
F - BM 10-08 SHELBYBURNE BUFF
G - RED CEDAR
H - WAGNER BRICK COVER
I - COLOR TO MATCH ADJACENT WALL
J - WAGNER BRICK, CLARENFLAND
K - SILVER GREY

SCHEDULE B
 This forms part of application
 # DP24-0016

Planner Initials **JL**

City of Kelowna
 DEVELOPMENT PLANNING

RESIDENTIAL DEVELOPMENT
 ACACIA GARDEN PROPERTIES
 1559 KLO Rd., St. 150, 3210, 3220 St. Amand Rd



2308

BLDG 5 ELEVATIONS

A-3.7

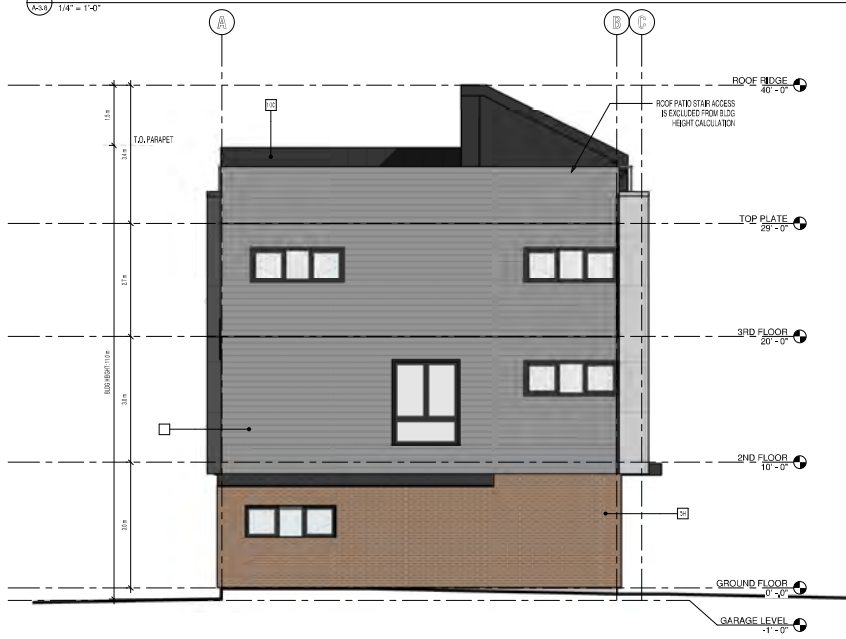
1.1. Particulars of materials to be used in the works shall be described in detail in the Bill of Materials, which shall be submitted with the drawings. The Contractor shall be responsible for obtaining samples of all materials to be used in the works, and for submitting them to the Architect for approval. The Contractor shall be responsible for obtaining all necessary permits and licenses for the works.

SCHEMATIC

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FOUNDATION				
2	FOUNDATION				
3	FOUNDATION				
4	FOUNDATION				
5	FOUNDATION				
6	FOUNDATION				
7	FOUNDATION				
8	FOUNDATION				
9	FOUNDATION				
10	FOUNDATION				
11	FOUNDATION				
12	FOUNDATION				
13	FOUNDATION				
14	FOUNDATION				
15	FOUNDATION				
16	FOUNDATION				
17	FOUNDATION				
18	FOUNDATION				
19	FOUNDATION				
20	FOUNDATION				



WEST ELEVATION
 1/4" = 1'-0"



SOUTH ELEVATION
 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL TAG	DESCRIPTION
1-18	MATERIAL & FINISH
19-20	COLOR

MATERIAL & FINISH
1 - NEWTECH WOOD COMPOSITE WOOD SIDING, VERTICAL INSTALL.
2 - HARDE SIDING
3 - HARDE PANEL
4 - HARDE BOARD WITH BATTEN
5 - THIN BRICKS
6 - METAL CAP FLASHING
7 - WOOD TRIM
8 - ALUMCO METAL SCREEN
9 - METAL FLASHING
10 - STANDING SEAM METAL PANEL
11 - ALLEN BLOCKS
12 - VINYL WINDOW / SLIDING DOOR
13 - LAMINATED GLAZING DOOR
14 - METAL DOOR
15 - ALUMINUM STOREFRONT WINDOW
16 - PRIVACY GLASS SCREEN
17 - INSULATED GARAGE SECTION DOOR
18 - METAL RAILING
19 - CONCRETE, SMOOTH FINISH

COLOR
A - PERUNIAN TEAK
B - BM 00-01 SILVER SATIN
C - BM 215-01 DEEP SPACE
D - BM 281-01 RUBY PORCELAIN
E - BM 212-01 BLACK BEAUTY
F - BM HC-28 SHIELDRINE BUFF
G - RED CEDAR
H - MAKEUP BRICK COVER
I - COLOR TO MATCH ADJACENT WALL
J - MAKEUP BRICK, CUMBERLAND
K - SILVER GREY

SCHEDULE B
 This forms part of application
 # DP24-0016

Planner Initials: **JJ**

City of Kelowna
 DEVELOPMENT PLANNING



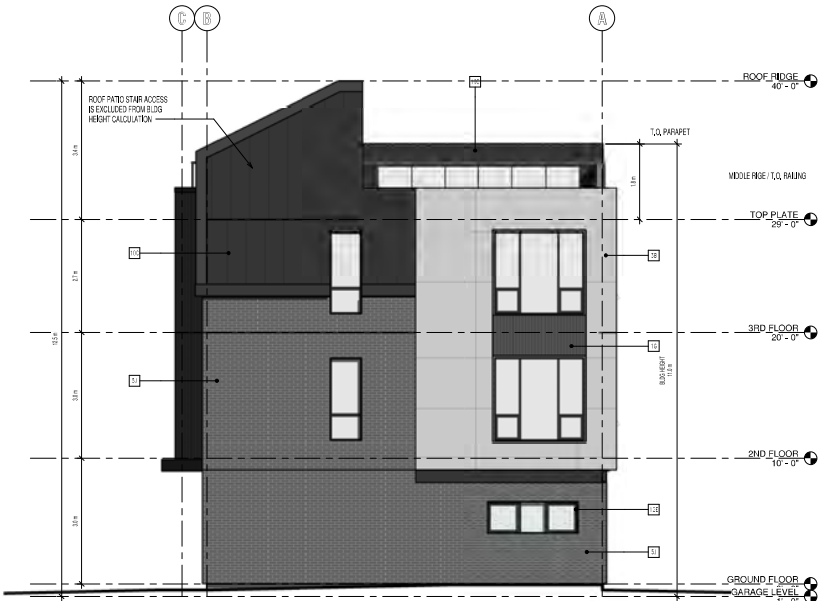
It is noted that all exterior
 finishes are to be applied to
 the exterior of the building.
 All finishes shall be applied
 in accordance with the
 manufacturer's instructions.
 The contractor shall be
 responsible for obtaining
 all necessary permits and
 approvals.

SCHEMATIC

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-01-15
2	ISSUED FOR PERMIT	2024-01-15
3	ISSUED FOR PERMIT	2024-01-15
4	ISSUED FOR PERMIT	2024-01-15
5	ISSUED FOR PERMIT	2024-01-15
6	ISSUED FOR PERMIT	2024-01-15
7	ISSUED FOR PERMIT	2024-01-15
8	ISSUED FOR PERMIT	2024-01-15
9	ISSUED FOR PERMIT	2024-01-15
10	ISSUED FOR PERMIT	2024-01-15



EAST ELEVATION
 1/4" = 1'-0"



NORTH ELEVATION
 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
MATERIAL TAG	COLOR
MATERIAL FINISH	
1 - LUXPRO METAL CRAFT SERIES, FOLDED WALL METAL, PANEL, VERTICAL INSTALL	
2 - HARDE SIDING	
3 - HARDE PANEL	
4 - HARDE BOARD WITH BATTEN	
5 - TRIM BRICKS	
6 - METAL CAP FLASHING	
7 - WOOD TRIM	
8 - ANKO METAL SCREEN	
9 - METAL FLASHING	
10 - STANDING SEAM METAL PANEL	
11 - ALLEN BLOCKS	
12 - VINYL WINDOW / SLIDING DOOR	
13 - LAMINATED GLAZING DOOR	
14 - METAL DOOR	
15 - ALUMINUM STOREFRONT WINDOW	
16 - PRIVACY GLASS SCREEN	
17 - INSULATED GARAGE SECTION DOOR	
18 - METAL TRIMMING	
19 - CONCRETE, SMOOTH FINISH	
COLOR	
A - LUXPRO - KNOTTY-REDWOOD	
B - BM 02-05 SILVER SATIN	
C - BM 1105-00 DEEP SPACE	
D - BM 251 IVORY PORCELAIN	
E - BM 2108-10 BLACK BEAUTY	
F - BM 16-28 SHELTERED BLUFF	
G - LUXPRO - DRIFTWOOD	
H - RL CATALAG - AGENT #6	
I - COLOR TO MATCH ADJACENT WALL	
J - RL CATALAG - GRAYMATE GREY	

SCHEDULE B
 This forms part of application
 # DP24-0016

Planner Initials **JJ**

City of Kelowna
 DEVELOPMENT PLANNING



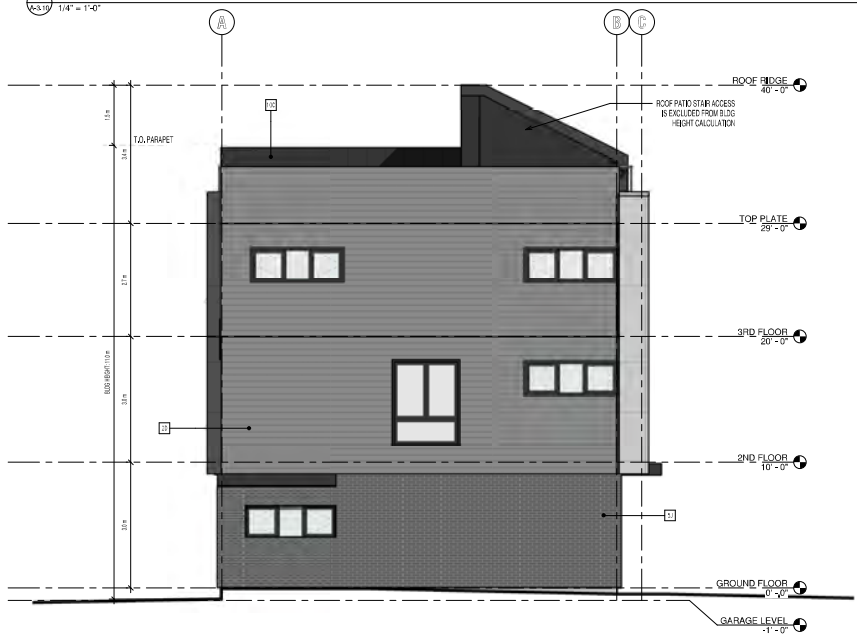
1. Planning or a subsequent
 2. Review of the project
 3. Design Approval of any
 4. or the physical layout of
 5. items, which when series
 6. All single copies, of the
 7. project is reviewed by the
 8. Party, on the day of the
 9. project only, the work will be
 10. done, extracts when other
 11. necessary.

SCROLL DOWN

NO.	DATE	DESCRIPTION
1	2024	4/22/2024
2	2024	4/22/2024
3	2024	4/22/2024
4	2024	4/22/2024
5	2024	4/22/2024
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7	2024	4/22/2024
8	2024	4/22/2024
9	2024	4/22/2024
10	2024	4/22/2024
11	2024	4/22/2024
12	2024	4/22/2024
13	2024	4/22/2024
14	2024	4/22/2024
15	2024	4/22/2024
16	2024	4/22/2024
17	2024	4/22/2024
18	2024	4/22/2024
19	2024	4/22/2024



WEST ELEVATION
 1/4" = 1'-0"



SOUTH ELEVATION
 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL TAG	COLOR
MATERIAL TAG	COLOR
MATERIAL & FINISH	
1 - LUOPRO METAL CRAFT SERIES, FOLDED WALL METAL PANEL, VERTICAL INSTALL	
2 - HARDE SIDING	
3 - HARDE PANEL	
4 - HARDE BOARD WITH BATTEN	
5 - THIN BRICKS	
6 - METAL CAP FLASHING	
7 - WOOD TRIM	
8 - ANCO/METAL SCREEN	
9 - METAL FLASHING	
10 - STANDING SEAM METAL PANEL	
11 - ALLEN BLOCKS	
12 - VINYL WINDOW / SLIDING DOOR	
13 - LAMINATED GLAZING DOOR	
14 - METAL DOOR	
15 - ALUMINUM STOREFRONT WINDOW	
16 - PRIVACY GLASS SCREEN	
17 - INSULATED GARAGE SECTION DOOR	
18 - METAL HAILING	
19 - CONCRETE, SMOOTH FINISH	
COLOR	
A - LUOPRO - KNOTT-REDWOOD	
B - BM OC-01 SILVER SATIN	
C - BM 215240 DEEP SPACE	
D - BM 281109Y PORCELAIN	
E - BM 212810 BLACK BEAUTY	
F - BM HC28 SHIELD/IRIDE BUFF	
G - LUOPRO - BRITWOOD	
H - BLS CATALOG - ROUTE 66	
I - COLOR TO MATCH ADJACENT WALL	
J - IXL CATALOG - GRAPHITE GREY	

SCHEDULE B
 This forms part of application
 # DP24-0016
 Planner Initials **JJ**

 City of Kelowna
 DEVELOPMENT PLANNING

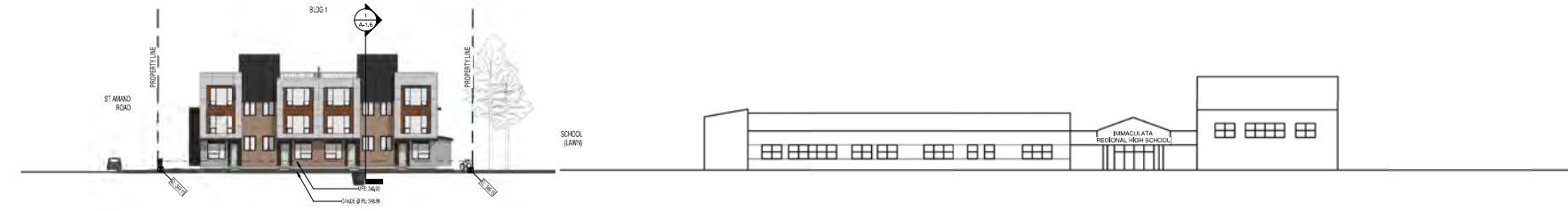


If Parking or a Substrate
 is shown in the context of
 Design, it should be noted
 on the technical level of
 drawings that it is a
 design element, not the
 final design. The use of a
 colored area, or a shaded
 area, should not be
 used to indicate other
 information.

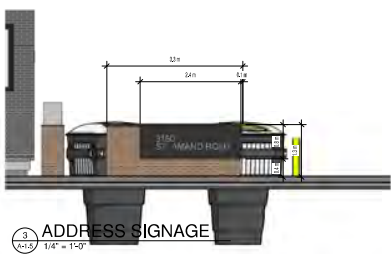
SCALE: 1/8" = 1'-0"



1 STREETSCAPE (ST AMAND RD)
 1/16" = 1'-0"



2 STREETSCAPE (KLO ROAD)
 1/16" = 1'-0"



3 ADDRESS SIGNAGE
 1/4" = 1'-0"

SCHEDULE B

This forms part of application
 # DP24-0016

Planner Initials **JJ**

City of **Kelowna**
 DEVELOPMENT PLANNING

NO.	DATE	DESCRIPTION
1	2024-04-12	468817-010-P
2	2024-04-12	468817-010-P
3	2024-04-12	468817-010-P
4	2024-04-12	468817-010-P
5	2024-04-12	468817-010-P
6	2024-04-12	468817-010-P
7	2024-04-12	468817-010-P
8	2024-04-12	468817-010-P
9	2024-04-12	468817-010-P
10	2024-04-12	468817-010-P

RESIDENTIAL DEVELOPMENT
 ACACIA GARDEN PROPERTIES
 1559 KLO Rd., 3150, 3210, 3220 St Amand Rd



NO.	DESCRIPTION	DATE
1	ISSUE	04/01/2024
2	ISSUE	04/01/2024
3	ISSUE	04/01/2024
4	ISSUE	04/01/2024
5	ISSUE	04/01/2024
6	ISSUE	04/01/2024
7	ISSUE	04/01/2024
8	ISSUE	04/01/2024
9	ISSUE	04/01/2024
10	ISSUE	04/01/2024



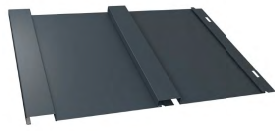
SCHEDULE B

This forms part of application # DP24-0016

Planner Initials **JJ**



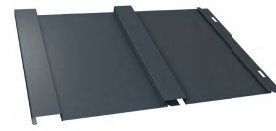
STANDING SEAM METAL ROOF PANEL



STEEL BOARD AND BATTEN SIDING TO MATCH ROOF



STANDING SEAM METAL ROOF PANEL



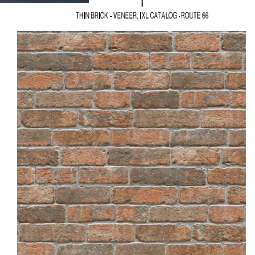
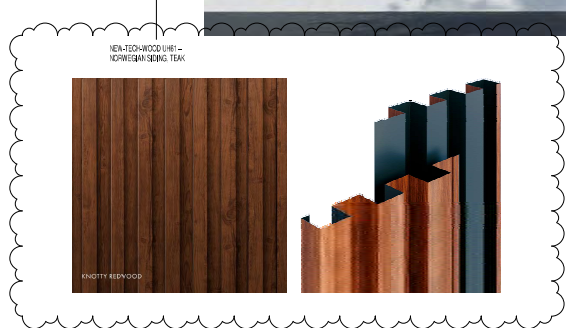
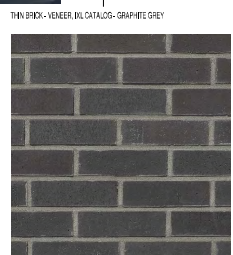
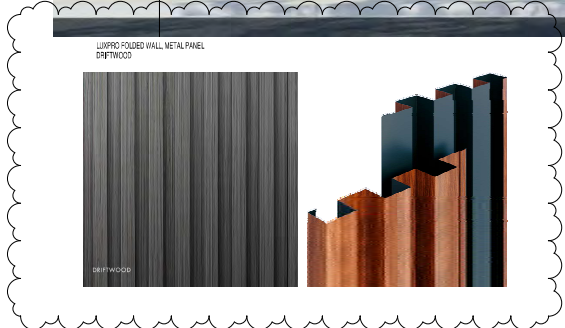
STEEL BOARD AND BATTEN SIDING TO MATCH ROOF

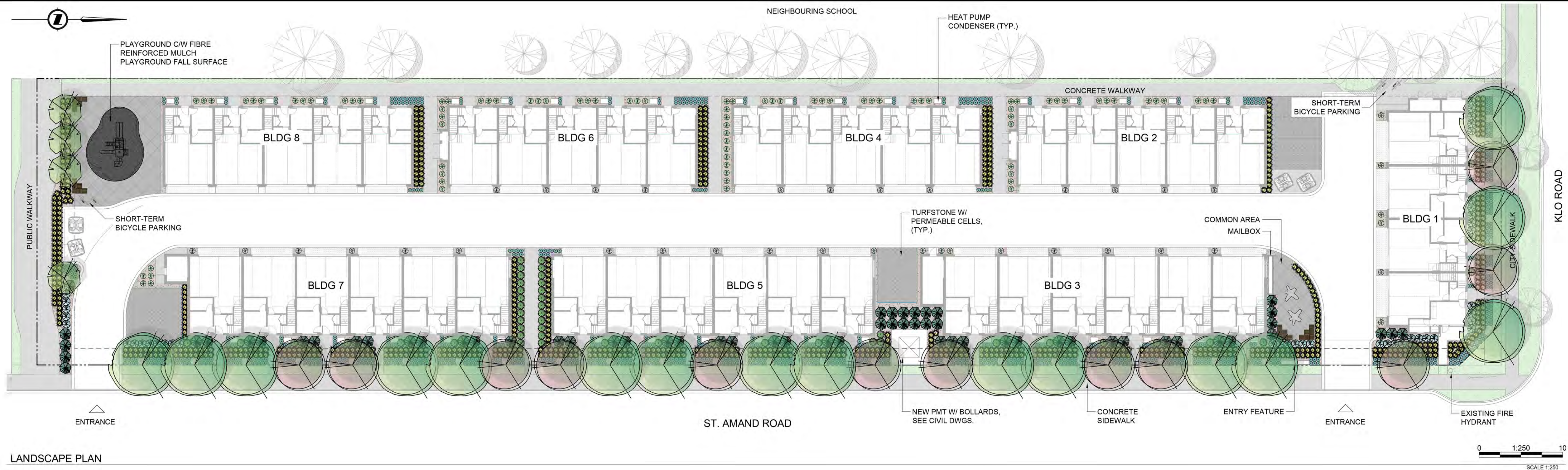


HORIZONTAL LAP SIDING



HORIZONTAL PLANK SMOOTH FINISH





LANDSCAPE PLAN

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED DROUGHT TOLERANT SOD ON 150mm DEPTH TOPSOIL
- PROPOSED PLANTING BED WITH 75mm DEPTH SHREDDED, SELF-BINDING WOOD MULCH
- STANDARD GREY CONCRETE C/W BROOM FINISH
- 100mm DEPTH COLOURED CONCRETE W/ SAWCUT PATTERN
- KLO ROAD RESERVE
- DRIVEWAY, SEE CIVIL DWGS.
- TURFSTONE W/ PERMEABLE CELLS
- EXISTING TREE TO RETAINED
- BLOCK BENCH, BLOCK HEIGHTS TBD AT DETAILED DESIGN BY MAGLIN PIXEL (OR APPROVED EQUAL) QTY: 12
- REINFORCED CAST STONE BENCH, SIZE TBD AT DETAILED DESIGN BY LANDSCAPE FORM FLOR (OR APPROVED EQUAL) QTY: 2
- BIKE RACKS BY LANDSCAPE FORMS (OR APPROVED EQUAL) QTY: 4

PLANT MATERIALS
(PLANT HARDINESS ZONE 6A)

TREE PLANTING

- THORNLESS HONEYLOCUST
Gleditsia triacanthos
- TOBA HAWTHORN
Crataegus x mordenensis 'Toba'
- RED OAK
Quercus rubra

SHRUB PLANTING

- SAVIN JUNIPER
Juniperus sabina
- SLOWMOUND MUGO PINE
Pinus mugo 'Slowmound'
- COLUMNAR MUGO PINE
Pinus mugo 'Columnaris'

PERENNIALS & ORNAMENTAL GRASSES

- KARL FOERSTER FOUNTAIN GRASS
Calamagrostis x acutiflora 'Karl Foerster'
- BLUE DUNE LYME GRASS
Leymus arenarius 'Blue Dune'
- BLUE OAT GRASS
Helictotrichon sempervirens

GENERAL NOTES

1. THIS DRAWING HAS BEEN PREPARED FOR REVIEW PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
2. LANDSCAPE AND CIVIL DRAWINGS SHALL BE COORDINATED. LANDSCAPE GRADING SHALL CONFORM TO THE SITE GRADING AND DRAINAGE CIVIL DRAWINGS. ENSURE POSITIVE DRAINAGE ON WALKWAY AND SURROUNDING LANDSCAPE.
3. LOCATION OF UNDERGROUND UTILITIES TO BE CONFIRMED PRIOR TO COMMENCEMENT OF LANDSCAPE WORKS.
4. ALL LANDSCAPE AREAS SHALL BE AUTOMATICALLY IRRIGATED, AUTOMATED IRRIGATION AS PER IRRIGATION DRAWINGS.
5. VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE OWNER PRIOR TO CONSTRUCTION.
6. DO NOT SCALE DRAWINGS.
7. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.

PLANTING NOTES

1. ALL LANDSCAPING WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND BE IN ACCORDANCE WITH CITY OF KELOWNA STANDARDS/GUIDELINES.
2. ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
3. ALL PLANTING BED AND TREE WELLS TO HAVE A MINIMUM OF 100mm DEPTH WOOD MULCH. ENSURE CLEAR RADIUS OF 100mm AROUND PLANT STEM.
4. SOD TO BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE DROUGHT TOLERANT.
5. STAKE TREE LOCATIONS AND BED EDGES FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. PROVIDE GROWING MEDIUM DEPTHS/VOLUMES AS FOLLOWS:
TREES - 1000mm DEPTH
PLANTING BEDS (SHRUBS | PERENNIALS) - 450mm
CONTINUOUS DEPTH
LAWN - 150mm CONTINUOUS DEPTH

SCHEDULE C

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Rev	Date	Description	Drawn	Design	App'd
PB	2024-10-29	REISSUED FOR DEVELOPMENT PERMIT	TM	TM	TM
PB	2024-09-24	REISSUED FOR DEVELOPMENT PERMIT	TM	TM	TM
PB	2024-05-23	ISSUED FOR DEVELOPMENT PERMIT	LJ	TM	TM
PA	2024-05-15	ISSUED FOR REVIEW	LJ	TM	TM

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THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

ORIGINAL DWG SIZE: ANSI D (22" x 34")



710 Laval Crescent
Kelowna BC
Canada V2C 5P3
Tel 250 374 2200



PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING HAS NOT BEEN APPROVED AND MAY CONTAIN ERRORS AND OMISSIONS

ACACIA GARDEN PROPERTIES
LANDSCAPE PLAN

Drawing No.

L101

Project Number 2451-82406-00
Rev. PB

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.						✓
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.					✓	
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.						✓
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. <ul style="list-style-type: none"> • Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); • The street wall does not include upper storeys that are setback from the primary frontage; and • A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys. 						✓
2.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.						✓
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.						✓
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> • Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and • Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice. 					✓	

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2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.	✓					
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
c. Limit the maximum grades on development sites to 30% (3:1)	✓					
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; Incorporating terracing to create usable open spaces around the building Using the slope for under-building parking and to screen service and utility areas; Design buildings to access key views; and Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped). 	✓					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.						✓
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.					✓	
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.					✓	
2.1.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> Underground (where the high water table allows) Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); 						✓

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<ul style="list-style-type: none"> Garages or at-grade parking integrated into the building (located at the rear of the building); and Surface parking at the rear, with access from the lane or secondary street wherever possible. 						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.					✓	
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> Landscaping; Trellises; Grillwork with climbing vines; or Other attractive screening with some visual permeability. 						✓
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> Covered short-term parking in highly visible locations, such as near primary building entrances; and Secure long-term parking within the building or vehicular parking area. 					✓	
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						✓
2.1.5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	3	4	5
a. Site buildings to protect mature trees, significant vegetation, and ecological features.				✓		
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	✓					
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						✓
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> Locating outdoor spaces where they will receive ample sunlight throughout the year; Using materials and colors that minimize heat absorption; Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and Using building mass, trees and planting to buffer wind. 						✓
f. Use landscaping materials that soften development and enhance the public realm.						✓

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g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.	✓					
j. Design sites to minimize water use for irrigation by using strategies such as: <ul style="list-style-type: none"> • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and • Using recycled water irrigation systems. 	✓					
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	✓					
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	✓					
m. Use exterior lighting to complement the building and landscape design, while: <ul style="list-style-type: none"> • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility. 					✓	
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.						✓
2.1.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval. 						✓
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. <p>Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters;</p>						✓

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ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.						✓
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.					✓	
f. Provide weather protection such as awnings and canopies at primary building entries.						✓
g. Place weather protection to reflect the building's architecture.						✓
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						✓
i. Provide visible signage identifying building addresses at all entrances.				✓		

SECTION 4.0: TOWNHOUSES & INFILL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
3.1 Townhouses & Infill						
3.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Design primary unit entrances to provide: <ul style="list-style-type: none"> A clearly visible front door directly accessible from a public street or publicly accessible pathway via a walkway, porch and/or stoop; Architectural entrance features such as stoops, porches, shared landings, patios, recessed entries, and canopies; A sense of transition from the public to the private realm by utilizing strategies such as changes in grade, decorative railings, and planters; and Punctuation, articulation, and rhythm along the street 						✓
b. A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways or stoops. Exceptions can be made in cases where the water table requires this to be higher.						✓
c. In the case of shared landings that provide access to multiple units, avoid having more than two doors in a row facing outward.	✓					
d. For buildings oriented perpendicularly to the street (e.g. shotgun townhomes), ensure that the end unit facing the street is a custom street-oriented unit with primary entry directly accessible from the fronting street and primary living space at grade.	✓					
e. For large townhouse projects (e.g. master planned communities with internal circulation pattern), Guidelines 3.1.1.a-d apply for					✓	

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units facing strata roads as well as those units fronting onto public streets.						
3.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Wherever possible, reflect the positive attributes of adjacent housing while integrating new higher density forms of housing as envisioned in the OCP.						✓
b. Scale and site buildings to establish consistent rhythm along the street by, for example, articulating individual units through integration of recessed entries, balconies, a change in materials and slight projection/recess in the façade.						✓
c. Limit the number of connected townhouse units to a maximum of 6 units before splitting into multiple buildings. • In larger townhouse developments (e.g., master planned communities with internal circulation pattern), integrate a large proportion of 4 unit townhouse buildings to create a finer gran of development and limit visual impacts.						✓
3.1.3 Site Planning	N/A	1	2	3	4	5
a. Gated or walled communities are not supported.						✓
b. For large townhouse projects, consider including communal amenity buildings.	✓					
Connectivity						
c. Provide pedestrian pathways on site to connect: • Main building entrances to public sidewalks and open spaces; • Visitor parking areas to building entrances; • From the site to adjacent pedestrian/trail/cycling networks (where applicable).					✓	
d. When pedestrian connections are provided on site, frame them with an active edge – with entrances and windows facing the path or lane.					✓	
e. For large townhouse projects (e.g. master planned communities with internal circulation pattern): • Design the internal circulation pattern to be integrated with and connected to the existing and planned public street network.	✓					
Facing Distances and Setbacks						
f. Locate and design buildings to maintain access to sunlight, and reduce overlook between buildings and neighbouring properties.						✓
g. Separate facing buildings on site a minimum of 10 – 12 m to provide ample spatial separation and access to sunlight.			✓			
h. Limit building element projections, such as balconies, into setback areas, streets, and amenity areas to protect solar access.						✓
i. Front yard setbacks on internal roads should respond to the height of townhouses, with taller townhouses (e.g. 3 storeys) having greater setbacks to improve liveability and solar access.						✓
3.1.4 Open Spaces						
a. Design all units to have easy access to useable private or semi-private outdoor amenity space.					✓	

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b. Design front yards to include a path from the fronting street to the primary entry, landscaping, and semi-private outdoor amenity space.						✓
c. Avoid a 'rear yard' condition with undeveloped frontages along streets and open spaces.						✓
d. Design private outdoor amenity spaces to: <ul style="list-style-type: none"> • Have access to sunlight; • Have railing and/or fencing to help increase privacy; and • Have landscaped areas to soften the interface with the street or open spaces/ 				✓		
e. Design front patios to: <ul style="list-style-type: none"> • Provide an entrance to the unit; and • Be raised a minimum of 0.6 m and a maximum of 1.2 m to create a semi-private transition zone. 						✓
f. Design rooftop patios to: <ul style="list-style-type: none"> • Have parapets with railings; • Minimize direct sight lines into nearby units; and • Have access away from primary facades. 						✓
g. Design balconies to be inset or partially inset to offer privacy and shelter, reduce building bulk, and minimize shadowing. <ul style="list-style-type: none"> • Consider using balcony strategies to reduce the significant potential for heat loss through thermal bridge connections which could impact energy performance. 	✓					
h. Provide a minimum of 10% of the total site area to common outdoor amenity spaces that: <ul style="list-style-type: none"> • Incorporate landscaping, seating, play space, and other elements that encourage gathering or recreation; and • Avoid isolated, irregularly shaped areas or areas impacted by parking, mechanical equipment, or servicing areas. 				✓		
i. For large townhouse projects, provide generous shared outdoor amenity spaces integrating play spaces, gardening, storm water and other ecological features, pedestrian circulation, communal amenity buildings, and other communal uses.					✓	
j. Design internal roadways to serve as additional shared space (e.g. vehicle access, pedestrian access, open space) using strategies such as: <ul style="list-style-type: none"> • High quality pavement materials (e.g. permeable pavers); and • Providing useable spaces for sitting, gathering and playing. 					✓	
3.1.5 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Provide landscaping in strategic locations throughout to frame building entrances, soften edges, screen parking garages, and break up long facades.					✓	
Site Servicing						
b. Exceptions for locating waste collection out of public view can be made for well-designed waste collection systems such as Molok bins.						✓
Parking	ATTACHMENT					B

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c. Rear-access garage or integrated tuck under parking is preferred in townhouses, in general, and is required for townhouses facing public streets.						✓
d. Centralized parking areas that eliminate the need to integrate parking into individual units are supported.						✓
e. Front garages and driveway parking are acceptable in townhouses facing internal strata roads, with the following considerations: <ul style="list-style-type: none"> Architecturally integrate the parking into the building and provide weather protection to building entries; and Design garage doors to limit visual impact, using strategies such as recessing the garage from the rest of the façade. 					✓	
f. Provide visitor parking in accessible locations throughout the site and provide pedestrian connections from visitor parking to townhouse units. Acceptable locations include: <ul style="list-style-type: none"> Distributed through the site adjacent to townhouse blocks; and Centralized parking, including integration with shared outdoor amenity space 						✓
Access						
g. Ensure that internal circulation for vehicles is designed to accommodate necessary turning radii and provides for logical and safe access and egress.						✓
h. For large townhouse projects (e.g. master planned communities with internal circulation pattern), a minimum of two access/egress points to the site is desired.						✓
i. Locate access points to minimize impacts of headlights on building interiors.						✓
j. Design the internal circulation pattern and pedestrian open space network to be integrated with and connected to the existing and planned public street and open space network.					✓	
3.1.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Design facades to articulate the individual units while reflecting positive attributes of neighbourhood character. Strategies for achieving this include: <ul style="list-style-type: none"> Recessing or projecting facades to highlight the identity of individual units; and Using entrance features, roofline features, or other architectural elements. 						✓
b. To maximize integration with the existing neighbourhood, design infill townhouses to: <ul style="list-style-type: none"> Incorporate design elements, proportions, and other characteristics found within the neighbourhood; and Use durable, quality materials similar or complementary to those found within the neighbourhood. 					✓	
c. Maintain privacy of units on site and on adjacent properties by minimizing overlook and direct sight lines from the building using strategies such as:						✓

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<ul style="list-style-type: none"> • Off-setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns from direct sight lines; • Use of clerestory windows; • Use of landscaping or screening; and • Use of setbacks and articulation of the building. 						
<p>d. In larger townhouse developments (e.g. master planned communities with internal circulation pattern), provide modest variation between different blocks of townhouse units, such as change in colour, materiality, building, and roof form.</p>						✓

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